



City of
Richmond

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel

Date: May 1, 2013

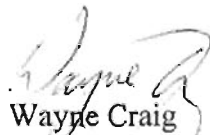
From: Wayne Craig
Director of Development

File: DP 12 - 623994
HA 12 - 624406

Re: **Application by Cotter Architects Inc. for a Development Permit and a
Heritage Alteration Permit at 3531 Bayview Street**

Staff Recommendations:

1. That a Development Permit be issued which would permit the construction of a new two-storey mixed-use building over one (1) level of parking at 3531 Bayview Street;
2. That a Heritage Alteration Permit be issued for the site at 3531 Bayview Street in accordance with Development Permit 12 – 623994; and
3. That Development Permit No. 85-060 for the former building on the site be discharged from the Land Title Record.



Wayne Craig
Director of Development

BK:kt

Att.

Staff Report

Origin

Cotter Architects Inc. has applied to the City of Richmond for permission to develop a two-storey mixed use building with one (1) level of parking for 30 cars provided under the building at 3531 Bayview Street, on a site currently zoned IL Light Industrial. The building would feature six (6) ground oriented commercial units with a total commercial retail area of 708.76 sq. m (7,629 sq. ft.), and six (6) dwelling units. The site is currently vacant as the building formerly occupying the site was demolished in May 2011.

The site is being rezoned from “Light Industrial (IL)” to “Commercial Mixed Use (ZMU22) – Steveston Commercial” for this project under Bylaw 9001 (application RZ 12 - 615239). Bylaw 9001 received Third Reading following the Public Hearing on March 18, 2013 and the conditions associated with Final Adoption of the Rezoning are being addressed by the owner.

A Servicing Agreement for road improvements on Bayview Street, 3rd Avenue and the lane to the east, including a crosswalk on Bayview Street is a condition of Final Adoption of Bylaw No. 9001.

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 site is located at the north-east corner of Bayview Street and 3rd Avenue in the Steveston Village. To the east of the site is a municipal lane. Under the Steveston Village Conservation Strategy (the Strategy) the site can be developed at a maximum density of 1.6 FAR, and a height of three-storeys. The proposed development is consistent with the provisions of the Strategy, although the proposal is only for a density of 1.18 FAR.

The designation of the Steveston Village Core as a Heritage Conservation Area requires a Council-issued Heritage Alteration Permit in tandem with the Development Permit.

Development surrounding the subject site is as follows:

- To the North: Existing commercial buildings: zoned “Steveston Commercial (CS2)”, maximum height two (2) storeys;
- To the East: Existing commercial building: zoned “Steveston Commercial (CS2)”, maximum height two (2) storeys;
- To the South: Vacant remediated parcel zoned “Light Industrial (IL)”; and
- To the West: Historic site zoned “Light Industrial (IL)”, occupied by the Gulf of Georgia Cannery National Historic Site.

- The proposed building would introduce a character with a strong urban retail frontage on the south and west of the site, and upper storey residential units, generally in keeping with recent developments in the Steveston Village.

- The proposal meets the size and massing requirements contained within the Steveston Area Plan and the Steveston Village Conservation Strategy. The site has a land use designation of "Heritage Mixed Use (Commercial-Industrial with Residential & Office Above). The finishes on the building facades would be in keeping with the Development Permit guidelines in the Area Plan.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. Adjustments and further design development undertaken during the Development Permit review process have addressed the issues raised and are described in italics.

- Bayview Street elevation with further articulation of the facade, and design changes to strengthen the reference to the historic lot lines;
The articulation of the facade has been increased and a varied palette of materials has been proposed. The result is an improved facade design and a stronger reference to the historic lot lines.
- Roof pitch and massing to be further detailed;
The proposed roof form and pitch have been simplified and roof line variation has been introduced to minimize the roof massing impacts.
- Glazing on north facade (main entrance to second floor apartment) to be revisited;
The project architect has introduced additional window division and details, including a narrow horizontal band that helps to break up the dominance of this design feature.
- Signage to be reviewed by staff to ensure compliance with the Steveston Village Conservation Strategy and the Sign Regulation Bylaw.
The proposed signage appears to be consistent with the Sign Regulation Bylaw and the Strategy. Individual Sign Permit applications will require issuance of a separate Heritage Alteration Permit, delegated to the Director of Development.

The Public Hearing for the rezoning of this site was held on March 18, 2013. At the Public Hearing, there were no concerns expressed about rezoning the property.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, the proposal complies with the intent of the applicable sections of the Official Community Plan and the Steveston Area Plan.

Previous Development Permit

Development Permit No. 85-060 was registered on the title of the property in 1985 to control the development of the previous building on the site. As this building has been demolished and the proposed building requires a new development permit, it is recommended that Council authorize the discharge of Development Permit No. 85-060 from the title of the property.

Advisory Design Panel Comments

The project was reviewed by the Advisory Design Panel (ADP) on April 4, 2013. The ADP was generally supportive of the development and stated that the proposal presented an effective mixed-use design in the heritage context of the Steveston Village. The palette presented by the architect was supported by the ADP as a departure from typical colour schemes for commercial buildings and was considered appropriate within the Steveston Village. Roofing material was discussed and the architect has proposed a high quality shake profile roof shingle as a reference to traditional cedar roofing used in the past. A copy of the relevant excerpt from the Advisory Design Panel Minutes from April 4, 2013 is attached for reference (**Attachment 2**).

The ADP provided comments and direction to the architect to work on two specific aspects of the design: resolution of the impervious surface along Bayview Street; and the use of materials to strengthen the link between the project and the industrial character of the area. The landscape plan has been amended to introduce a variety of paving materials and colours to break up the paved area, and landscaped areas have been shown along the frontage of the site.

Specific building materials discussed by the ADP focused on the roofing material and the use of cultured stone veneer on the base of the building. The roofing material will be a shake profile asphalt shingle, and the building base will feature real stone to address the ADP comments. It was suggested that board finished concrete be used, echoing the industrial character of the area, but staff noted opposition to exposed concrete had been raised at a public information meeting and at the review of the project by the Richmond Heritage Commission.

The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Staff are satisfied with the design development undertaken by the architect in response to the ADP comments and recommendations.

Analysis

Conditions of Adjacency

- The proposed building would introduce a strong urban retail frontage to the site, with residential on the upper floor, consistent with other recent developments in the Steveston Village.
- A strong character –defining site feature is the site grade, which falls approximately 1.8 m from south the north. The south portion of the eastern adjacent property has been excavated during the past and a parking lot has been constructed beneath the building.
- Properties to the north are all one-storey older commercial buildings, with rear parking areas, providing separation from the three-storey facade of the proposed building.
- The Steveston Village Conservation Strategy encourages mixed-use buildings with residential above commercial, at a height of two and three storeys. Ultimate re-development of Moncton Street to the north of site will likely features some two-storey buildings, addressing adjacency and compatibility issues.

Urban Design and Site Planning

- The proposed development meets the intention of the Steveston Area Plan Design Guidelines for new development in the Steveston Village Heritage Conservation Area. The type, scale and character of the building is also compatible with the requirements and guidelines of the Steveston Village Conservation Strategy.
- The proposed building addresses the site grade change which occurs across the property, with the north of the site approximately 1.8 m lower than the south portion of the site.
- The building presents a two-storey pitched roof facade on the south, fronting onto Bayview Street, and three-storey facade with a varied roof line to the north of the site. The third storey on the north facade results from the under-building parking structure, and a commercial unit that fronts onto 3rd Avenue to the west.
- Pedestrian access to the commercial units is achieved with direct street access to the units fronting Bayview Street and 3rd Avenue.
- Two (2) residential units – one (1) large apartment and self-contained house-keeper's unit within the apartment – would be accessed from the 3rd Avenue side of the site, the lowest portion of the site.
- The remaining four (4) residential units would have access from the lane on the east side of the site, secondary access for the house-keeper's unit is also provided from the lane.
- The exact configuration of off-site works including the location of the sidewalk and boulevard configuration is undetermined at this time. The Transportation Division is in the process of public consultation regarding potential streetscape improvements on Bayview Street that might have an impact on the sidewalk location and alignment, and planting configuration. The ultimate design will be constructed through a Servicing Agreement with the City or through a cash-in-lieu contribution, subject to the outcome of the Transportation Division's streetscape study for Bayview Street.
- The proposed landscaping design shows planting areas which extend off-site into the public road rights-of-way. The location of planting at the south-west and south-east corners of the site is proposed to help manage the transition in grade as the sidewalks turn these corners. Ultimate design of these planting areas will be coordinated with frontage works through the Servicing Agreement.
- The subject property is encumbered by 5.0 m wide Servicing Right-of-Way for an existing box drainage culvert which runs along the entire south edge of the site. This right-of-way pushes the building back from the south property line by the proposed 5.6 m setback.
- Five (5) of the six (6) apartment units would have some dedicated private outdoor space in the form of patios or second floor deck space, and three (3) of the units would have access to private roof-top amenity areas. The sixth dwelling unit is the housekeeper's located within the large apartment, and has no dedicated outdoor area.
- Vehicle parking for residents is provided in a parking structure under the building. It is proposed that 10 of the residential parking spaces would be provided in enclosed garages, and the balance of required residential and commercial parking – an additional 20 spaces – provided in the shared parking area under the building.
- Residential visitors' stalls are shared with the commercial parking, consistent with the Zoning Bylaw. The size and configuration of parking stalls meets the minimum requirements of the Zoning Bylaw.

- Actual parking provided is:
 - 1.8 spaces per dwelling unit for a total of 11 residential spaces plus 1 visitors' space.
 - 2 spaces per 100 sq. m of commercial area, or 18 commercial spaces, consistent with the provisions of the Steveston Village Conservation Strategy.
- Long term bike storage is provided in a storage area in the parking structure, and within the private garages, and two additional locking storage areas are provided in the parking garage. Six Class 2 spaces (a bicycle rack) will also be provided on the south of the site, near the proposed commercial units. The number of bike parking spaces proposed would meet the requirements of the Zoning Bylaw.
- The garbage and recycling area is provided within the parking level. The number of containers needed for this development meets City requirements. Garbage collection services will be provided by private contract.

Design Guidelines Compliance

- The development would meet the development permit guidelines for the Steveston Village with the varied roof line proposed, and the clear articulation with a strong base to the building differentiated from the upper floor. Residential windows are proposed to have a design reminiscent of windows used in the past and overall high quality of materials is proposed.
- Weather protection is provided for commercial units in the form of flat metal and panel glass canopies, which are well integrated into the building design and meet the guidelines for the area.
- The proposed building design achieves a functional reference to the historic lot lines for the property, as required in the Steveston Area Plan.
- An articulated roof line is proposed and functional roof top deck areas would be provided, consistent with the Development Permit guidelines.
- Commercial unit entrances are well articulated and are recessed from the front wall of the building, breaking up the facade and echoing a historical pattern of individual store-fronts.

Architectural Form and Character

- The overall height and massing of the proposal meets the guidelines of the area plan and the Steveston Village Conservation Strategy.
- The Steveston Village Conservation Strategy identifies the fine grain of development as a key heritage feature of the Village. Building design should reflect the historic lot lines in the Village. The proposed building reflects and reinforces this heritage character through articulation of the building, colour and materials. There is adequate articulation along the street frontages, in particular on Bayview Street, with a variety of material types and projections from the main building envelope.
- Proposed materials would vary across the facade, and features hardie lap siding and shingle siding, consistent with the design guidelines in the Steveston Area Plan. The proposed cultured stone base helps to ground the building.
- Duroid shingles in a grey shake profile and colour will finish the roof.
- The exterior colours are drawn from the Benjamin Moore Vancouver heritage palette: Strathcona Gold is proposed for the shingle siding for approximately one-third of the

building, and Point Grey grey for the balance of the building. The white trim shown is a traditional colour choice and works well with the proposed design. A colour board will be presented at the Development Permit Panel meeting.

- Windows are proposed to be charcoal grey, providing contrast in the facade. A large feature glazed area on the north side of the building is also proposed. A variety of windows are proposed for the building, with commercial units featuring powder-coated aluminum commercial windows.
- For the residential units, two-thirds of the windows will be real wood framed windows with a metal veneer on the exterior. One-third of the windows would be a high-quality vinyl windows painted to match the other windows used in the building. The use of the vinyl windows is limited to the east and north of the building.

Landscape and Open Space Design

- The former site configuration featured a parking lot on the east portion of the site, set at approximately 1.8 m below the elevation of Bayview Street, and a building occupying the west portion of the site. Landscaping was limited to a small grass boulevard on the Bayview street frontage. Accordingly, there are no existing trees or other landscaping on the site which could be incorporated into the landscape design.
- The Steveston Area Plan provides guidelines for landscaping in this area, which suggest that the frontage of sites fronting on Bayview Street have low planted areas and planters, without large trees, maintaining the historic open feel of the waterfront areas and preserving views to the Fraser River. The proposed landscaping responds well to this public realm objective.
- As most of the areas fronting Bayview Street will have pavement as a dominant feature, the applicant is proposing concrete unit pavers at the commercial frontage in contrasting colours and accent bands. A soldier course of unit pavers will be used as a band to define the commercial frontages. The paved area south of the building is proposed to be broken up with contrasting bands of pavers. The stairway at the west will be a semi-permanent modular stair unit that can be removed for access to the culvert if required.

Sustainability measures

A range of sustainability measures are proposed by the applicant including:

- Brownfield redevelopment;
- Multiple uses into one development;
- Close proximity to neighborhood service centre and recreation amenities;
- Adjacent to transit;
- On-site bicycle storage;
- Secure common areas for recycling, organics and garbage storage;
- Rapidly renewable wood-frame construction for upper stories;
- High-albedo roofing;
- Low-emissions paints and sealers;
- Low-E double pane windows;
- Drought-resistant planting requiring minimal irrigation;
- Energy-efficient LED lighting;
- Energy star appliances;
- Adaptable housing compliance; and

- Programmable thermostats

Crime Prevention through Environmental Design

- The proposed building design features considerable glazing of lower floor commercial units, providing opportunities for casual surveillance of the outdoor spaces of the building.
- There is good casual surveillance to the ground floor area and surrounding streets from the proposed residential units and the street to provide a sense of additional security.
- In order to enhance security on the east side of the site, a locking entrance gate is proposed at the bottom of the stairs leading to the residential access.
- An entrance gate is also proposed for the residential entrance from 3rd Avenue. Gates are proposed to be a decorative black metal, consistent with the materials and design proposed for the building.
- To increase safety at night, wall mounted marine-style lamps are proposed along the retail – commercial frontage.

Accessible Housing

- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- The largest proposed apartment will also feature wider hallways and has elevator access directly to the unit, achieving some of the adaptable housing guidelines.

Heritage Alteration Permit


- The development site is located within the Steveston Village Heritage Conservation Area and all new development requires a Heritage Alteration Permit (HAP) issued by Council. The HAP has been drafted to require construction to be as per the Development Permit issued for the site.
- The proposed building design meets the design guidelines for new development in the Village, and would be compatible with the existing character of the surrounding area.

Conclusions

The proposed development is consistent with the Development Permit Guidelines for Steveston Village, as outlined in the Steveston Area Plan. The proposal also meets the guidelines, density provisions, and parking reductions of the Steveston Village Conservation Strategy.

The proposed massing and scale of the building would be a good fit with the existing character of the surrounding area, and would contribute to the on-going re-development of the

Steveston Village as a high-quality mixed use area. Staff support the proposed development.


Barry Konkin
Planner 2

BK:kt

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Minutes & Applicant responses (in italics)

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

- Payment of cash in-lieu of on-site indoor amenity space in the amount of \$2,000; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$112,155.12.
- Discharge of Development Permit 85-060 for the former building on the site.
- Registration of a legal agreement to ensure that the shared commercial / residential parking is not assigned to any specific tenant.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 12 – 623994 / HA 12 - 624406

Attachment 1

Address: 3531 Bayview Street

Applicant: Cotter Architects Inc.

Owner: Penta Bayview Holdings Ltd.

Planning Area: Steveston Village

Floor Area Gross: 1,901 m²

Floor Area Net: 1,901 m²

	Existing	Proposed
Site Area:	1,619 sq. m (17,426 sq.ft)	1,611 sq. m (17,342 sq.ft) after dedication
Land Uses:	Vacant site	2-storey mixed-use building over a partially in-ground parking structure
OCP Designation:	Neighbourhood Service Centre	No change
Zoning:	Light Industrial (IL)	ZMU22 – Commercial Mixed - Use Steveston Commercial
Number of Units:	Vacant	6 Commercial units including Retail 6 Residential

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.2	1.18	none permitted
Lot Coverage:	Max. 70%	67%	None
Setback – Front Yard (west):	Min. 0 m	0	None
Setback – Side Yard (north):	Min. 1.5 m	1.5 m	None
Setback – Side Yard (south):	Min. 5.6 m	5.6 m	None
Setback – Rear Yard:	Min. 0 m	0	None
Height (m):	Max. 15 m gsc	15 m gsc	None
Lot Size:	1,619 sq. m (17,426 sq.ft)	1,611 sq. m (17,342 sq.ft) after dedication	None
Off-street Parking Spaces – Residential	8 spaces (R) 1 spaces (V) (shared with commercial)	12 spaces (R) 1 spaces (V) (shared with commercial)	None
Residential Visitors'/Commercial:	17	18	

Off-street Parking Spaces – Accessible:	1	1	None
Total off-street Spaces:	25	30	None
Amenity Space – Indoor:	Cash in lieu	Cash in lieu	None
Amenity Space – Outdoor:	NA	NA	None

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, April 4, 2013 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

DP 12-623994 – 2-STOREY MIXED USE BUILDING WITH 6 DWELLING UNITS AND 6 CRUS

APPLICANT: Cotter Architects Inc.

PROPERTY LOCATION: 5351 Bayview Street

Applicant's Presentation

Architect Rob Whetter, Cotter Architects, Landscape Designer Johnny Zhang, Rod Maruyama and Associates Inc., and Dana Westermark, President, Oris Consulting, presented the project and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- Don't favour mixing commercial with residential uses in a development as they have different CPTED standards and types of security requirements; the joint walkway from the outside going to the common courtyard on the east side of the building would also be accessible by non-residents; should be properly gated to prevent outsiders from straying into the courtyard.

There are a great many examples of successful mixed use buildings that integrate sound CPTED strategies. The design of the East courtyard has been revised, with more clarity around public/private separation. In order to provide optimal privacy and security for residents the fence and gate at the East property line will be full height and securely locked. Thus there is no need for an added gate within the courtyard.

- Appreciate the development on two (2) grids which mirrors the streets; like its subtlety; adds to the presence of the street.
- Concern on the use of asphalt shingles; consider pressure-treated shingles or cedar shingles for more aesthetic and heritage-appropriate character.

Based on this comment we selected a different, thicker asphalt shingle for the roofing. This is a 3-ply product that has more texture and relief than a typical asphalt shingle. The product selected is CertainTeed Landmark TL.

- Good to see that Residence 1 is adaptable.
- Stairs provide alternate access for visitors of apartments and residences that are accessed by the elevator in the southeast corner.
- Site plan and elevations work well.
- Concern on the long corridor entry into Residence 3; the space is deep and narrow and elevated off the lane.

Please see response to first comment from the ADP.

- There is lack of connectivity between CRUs and the lane; consider breaking up (1) the retaining wall adjacent to CRU 2 and add stairs to help CRU 1 and reduce the size of the dead ended terrace off CRU 2; and (2) the retaining wall adjacent to CRU 6 and add stairs to provide connectivity to the lane and the edge.

Along both East and West sides the retaining wall has been shortened to provide a smoother transition to the CRUs. Along the West property line a new set of stairs has been added for better access between the CRUs and 3rd Ave. New planted bermed areas at both corners mediate the grade transitions from the raised CRU entries and the decline of 3rd Ave and the Lane.

- Form and character work well; project broken into two (2) small elements and respectful to the Steveston heritage.
- Rendering shows a darker finishing/cladding that has a bluish tint as opposed to the colour sample board which shows a very gray colour; the bluish tone will add vibrancy to the architectural character of the building.
- Agree with comments regarding how the building resolves itself with the street; scale, form and character seems to be incrementally built over time; pitched roof is great; appreciate the articulation and scale of the commercial frontage.
- Do not like the use of cultured stone at the ground level; consider alternative material, e.g., board form concrete which would be a more honest and functional material, which respects the heritage of the Steveston village.

Real stone facing will be used instead of cultured stone.

- Difficult to comment on landscaping in view of the still ongoing studies on the public realm along Bayview Street; however, consider incorporating more soft landscaping along Bayview Street and provide stronger swaths of planting with informal clump/s of trees to provide shade/canopy; consider pioneer species of trees; look at informal planting at Granville Island.
- Agree with comments regarding concern on cultured stone clad retaining walls.
- Like the architecture of the building.

- Concern on the scale of the public realm along Bayview Street; proposed four (4) planters are too small in relation to the magnitude of the public realm and will be difficult to maintain; look at opportunity to introduce more appropriate scale of landscaping.

Large planted areas have been added at both corners along Bayview. An additional planted area has been added mid-block to further break up the plaza and demarcate the location of the historical lot line. A contrasting paving pattern has been added to provide a sense of scale and texture to the ground.

- Find the project interesting but also difficult; building type is difficult to ascertain; residential feel of the building looks odd in an area that has a commercial/industrial heritage; similar to the nearby development with Waves Coffee House but the subject development has a different feel.

Generally speaking the design direction is well-liked and supported.

- Building is well resolved in terms of articulation and use of the site.
- Fishing shed/cannery building forms would be more appropriate for the subject development; steel clad roofs would be more appropriate than asphalt shingles.

See roof details above.

- There is a lack of green landscaping in the proposed development; the building has a very residential feel but is not carried through in the landscaping, e.g. should have front yards, picket fence, etc.

As explained above more green landscaping has been added.

- Prefer more robust commercial or industrial type of materials versus the faux type of applied finishes that are being proposed; more honest materials will work well.

All proposed materials offer good quality, durability, and appearance.

- Gas meters located in Level P1 is a fire protection concern.
- Low exhaust termination of the parkade should be studied to ensure that residents and surrounding properties will not be impacted.
- A great looking project which is completely in keeping with the heritage of Steveston.
- The project is a good addition to the neighbourhood.
- Concern on the well glazed grand staircase facing a commercial establishment.

Through the interior design process it is anticipated that an interior screen or film will be used to ensure appropriate privacy for the residents.

- Appreciate the use and combination of bold colours in the proposed development which should be used more in developments in Richmond and other municipalities in lieu of a beige palette.
- A good example of a multi-use building.

Panel Decision

It was moved and seconded

That DP 12-623994 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel and (1) working with staff towards resolution and development of the impervious surface along Bayview Avenue where there is support for the introduction of soft informal landscaping including trees, and (2) to work with staff to consider alternative and appropriate materials to strengthen the link between the project and the industrial heritage of the area, specifically reviewing the roof , retaining structures and parkade walls.

CARRIED



No. DP 12 - 623994

To the Holder: COTTER ARCHITECTS INC.
Property Address: 3531 BAYVIEW STREET
Address: #235 - 11300 NO. 5 ROAD, RICHMOND, BC V7A 5J7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans DP 12-623994 #1 to DP 12-623994 #14 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$ 112,155.12 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 12 - 623994

To the Holder: COTTER ARCHITECTS INC.

Property Address: 3531 BAYVIEW STREET

Address: #235 - 11300 NO. 5 ROAD, RICHMOND, BC V7A 5J7

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , 2013.

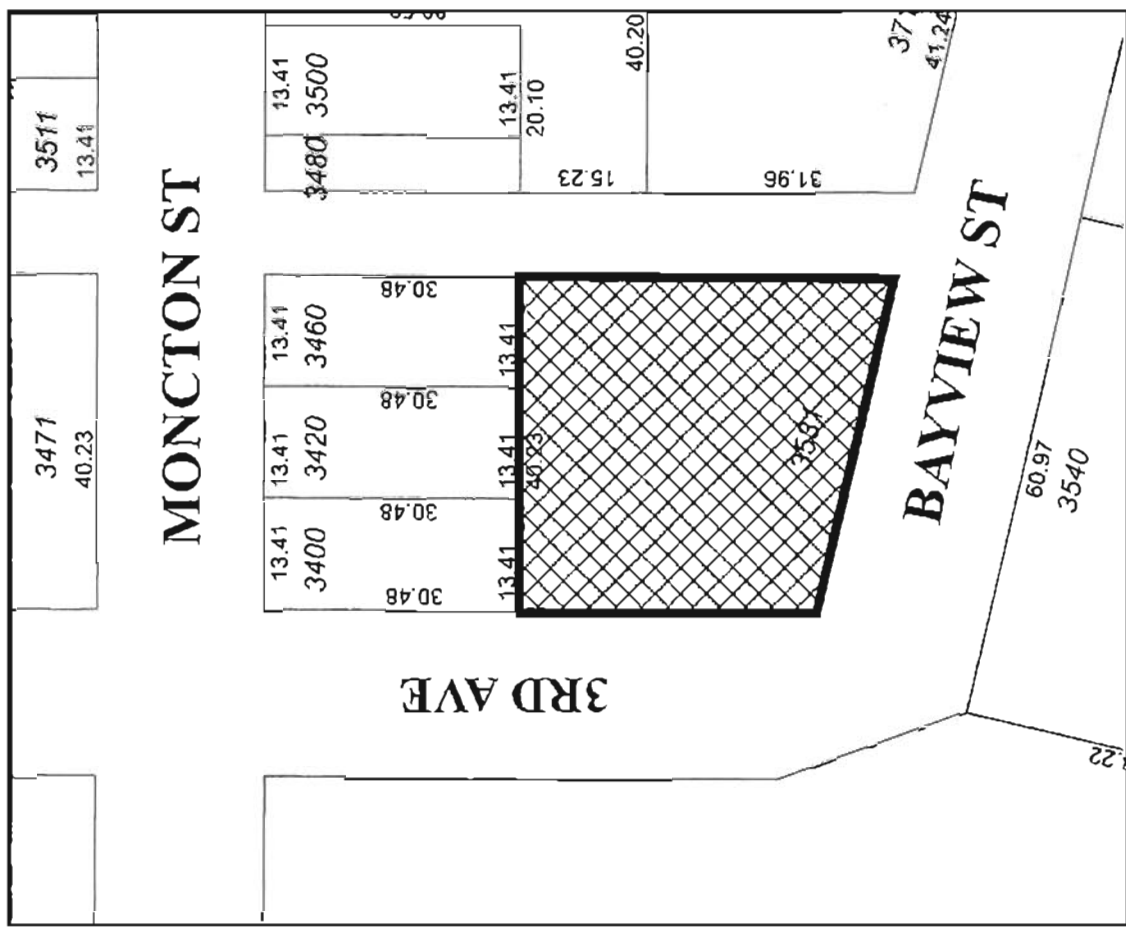
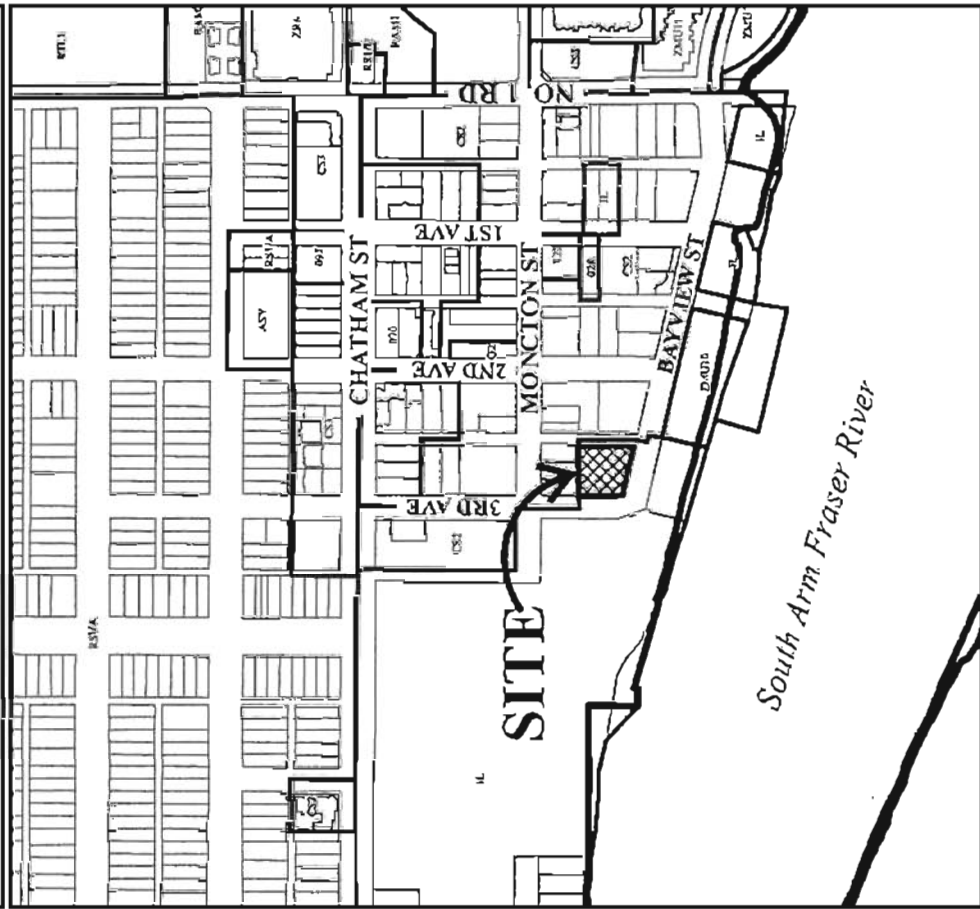
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , 2013.

MAYOR



City of Richmond



DP 12-623994

SCHEDULE "A"

Original Date: 11/02/12

Revision Date:

Note: Dimensions are in METRES



File No.: HA 12 - 624406

To the Holder: Penta Bayview Holdings Ltd.

Property Address: 3531 Bayview Street

Legal Description: Parcel Identifier: 001-618-555
Lot "A" (Y60944E) Block 6 Section 10 Block 3 North Range 7 West
New Westminster District Plan 249

(s.972, Local Government Act)

- 1. (Reason for Permit)
 - Designated Heritage Property (s.967)
 - Property Subject to Temporary Protection (s.965)
 - Property Subject to Heritage Revitalization Agreement (s.972)
 - Property in Heritage Conservation Area (s.971)
 - Property Subject to s.219 Heritage Covenant
- 2. This Heritage Alteration Permit is issued in accordance with Development Permit DP 12 – 623994.
- 3. This Heritage Alteration 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.
- 4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE DAY OF xxx, 2013

DELIVERED THIS <Day> DAY OF <Month>, 2013

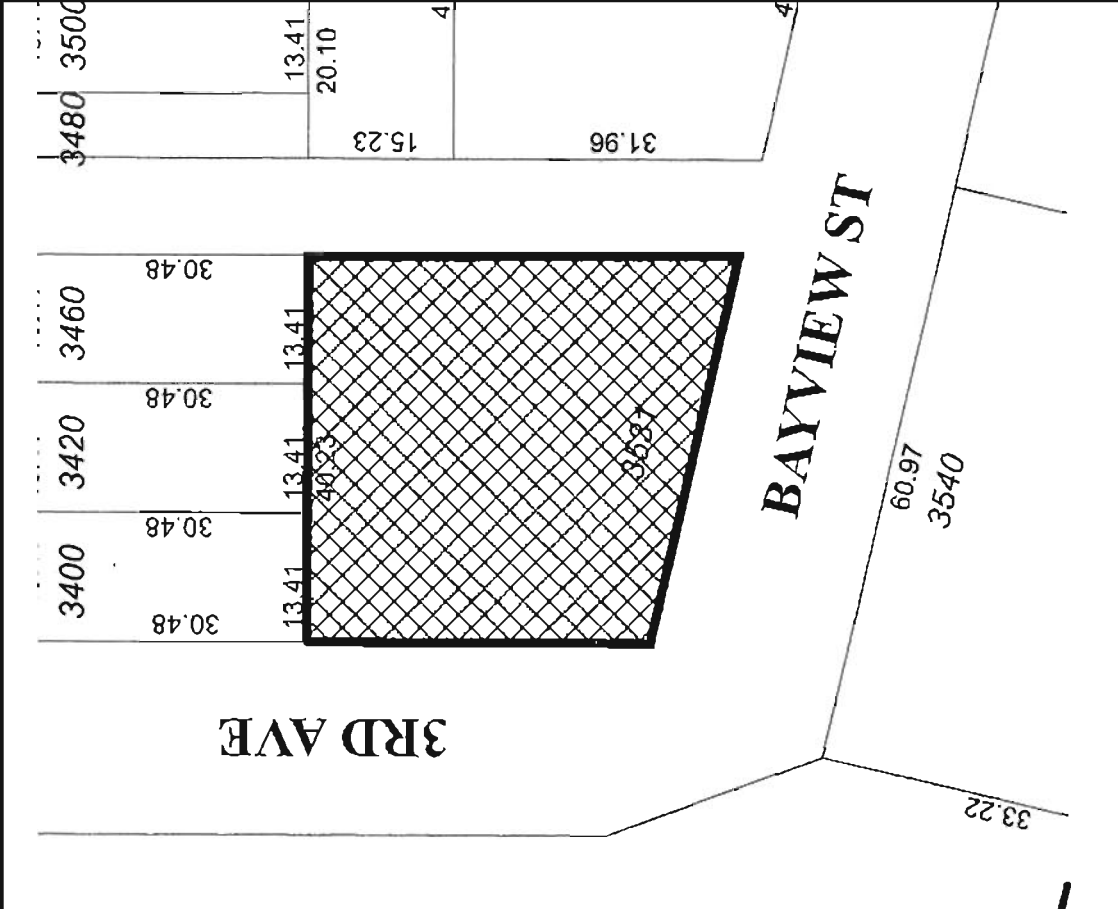
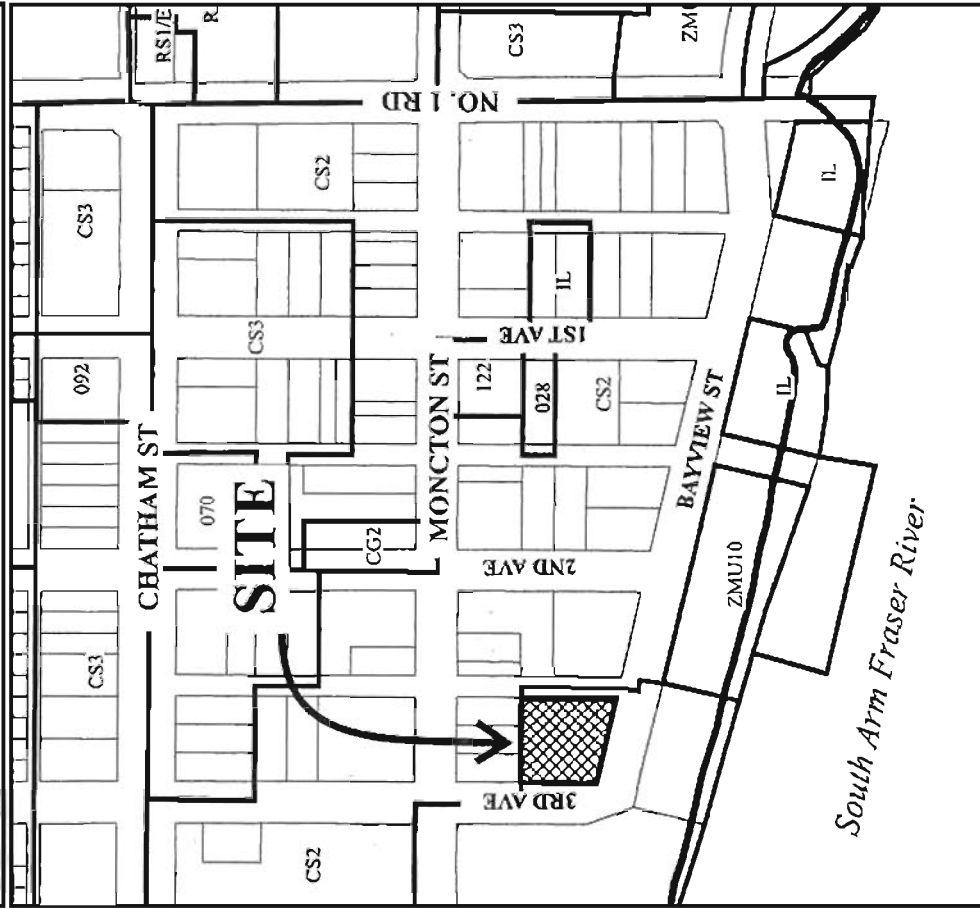
MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE LOCAL GOVERNMENT ACT, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



City of Richmond



HA 12-624406

Original Date: 11/06/12

Revision Date:

Note: Dimensions are in METRES

PROJECT INFORMATION

CLIENT ADDRESS:
3531 Bayview Street, Richmond, BC

LEGAL ADDRESS:
lot "A" Block 6 section 10 Block 3 north range 1 east 10 W.P.A.
plan 289

PARCEL ID:
06-14114695

APPLICANT:
COTTER ARCHITECTS

CURRENT ZONING:
L (Light Industrial)

PROPOSED ZONING:
ZM122 (Commercial Mixed-Use Services Commercial)

DP:
DP 1642394

DRAWING LIST

ARCHITECTURAL:
A-000 Cover Sheet
A-010 Development Data/ General Notes
A-101 Site Plan
A-111 Level P1 Parking
A-112 Level L1 Floor Plan
A-113 Level L2 Floor Plan
A-114 Level L3 Roof Deck
A-115 Roof Plan
A-201 Building Elevations
A-202 Building Elevations
A-301 Building Sections

PROJECT DIRECTORY

CLIENT:
Penta Bayview Holdings Ltd
2011 35th Street
Richmond, BC
T(604) 264-6694, F(604) 244-2284

ARCHITECTURAL:
Cotter Architects Inc.
1150 West Georgia Street
Vancouver, BC V6E 4E6
T(604) 272-1477, F(604) 272-1411

LANDSCAPE:
Rod Miyayama & Associates Inc.
880-C-101 West 43rd Avenue
Vancouver, BC V6C 6S6
T(604) 874-5967, F(604) 874-6031

SUPPLIER:
Olsen & Associates
1150 West Georgia Street
Vancouver, BC V6E 4E6
T(604) 531-4067, F(604) 671-5911

CIVIL:
MPT Engineering Co. Ltd
4230-11320 Havelock Way
Vancouver, BC V7A 6V6
T(604) 270-9531, F(604) 270-4437

STRUCTURAL:
Walker Smith Bowers
118-3459 Havelock Drive
Burnaby, BC V5C 6K3
T(604) 294-3753, F(604) 284-7714

MECHANICAL & ELECTRICAL:
Williams Engineering Canada Inc.
10000 Glenridge Avenue
Aurora, Ontario
T(604) 885-7860, F(604) 853-1818

ENVIRONMENTAL:
Portinger Gahery Environmental
Consultants Ltd.
1200-1395 West Georgia Street
Vancouver, BC V6E 4E6
T(604) 682-3217, F(604) 682-3217

GEOTECHNICAL:
GeoPacific Consultants Ltd.
215-1200 West 10th Avenue
Vancouver, BC V6C 1B9
T(604) 436-6922, F(604) 439-9189

BUILDING ENVELOPE:
XXX
Address
City, BC
T(604) 506-6000, F(604) 506-6000

CONSULTING ENGINEER:
CFT Engineering
802-1801 Ross Street
Burnaby, BC
T(604) 664-2384, F(604) 664-2622

INTERIOR DESIGNER:
Martina Interiors & Co.
1778 Havelock Way
Vancouver, BC
T(604) 251-1477, F(604) 506-6000

RESIDENTIAL / COMMERCIAL DEVELOPMENT
3531 Bayview Street, Richmond, BC



LOCATION MAP



Project Site

DP-1262394-1



DEVELOPMENT PERMIT SUBMISSION
MAY 3, 2013

NOTES

NOT FOR CONSTRUCTION

1.	DATE	11/11/2011
2.	BY	ARCHITECTS
3.	DESCRIPTION	RESIDENTIAL/COMMERCIAL MIXED USE DEVELOPMENT
4.	PROJECT NO.	12623994-4
5.	SHEET NO.	1 OF 1
6.	SCALE	AS SHOWN
7.	DATE	11/11/2011
8.	BY	ARCHITECTS
9.	DESCRIPTION	RESIDENTIAL/COMMERCIAL MIXED USE DEVELOPMENT
10.	PROJECT NO.	12623994-4
11.	SHEET NO.	1 OF 1
12.	SCALE	AS SHOWN
13.	DATE	11/11/2011
14.	BY	ARCHITECTS
15.	DESCRIPTION	RESIDENTIAL/COMMERCIAL MIXED USE DEVELOPMENT
16.	PROJECT NO.	12623994-4
17.	SHEET NO.	1 OF 1
18.	SCALE	AS SHOWN
19.	DATE	11/11/2011
20.	BY	ARCHITECTS
21.	DESCRIPTION	RESIDENTIAL/COMMERCIAL MIXED USE DEVELOPMENT
22.	PROJECT NO.	12623994-4
23.	SHEET NO.	1 OF 1
24.	SCALE	AS SHOWN
25.	DATE	11/11/2011
26.	BY	ARCHITECTS
27.	DESCRIPTION	RESIDENTIAL/COMMERCIAL MIXED USE DEVELOPMENT
28.	PROJECT NO.	12623994-4
29.	SHEET NO.	1 OF 1
30.	SCALE	AS SHOWN

cotter
ARCHITECTS
2015 - 11100 RD 3 ROAD, RICHMOND, BC V6V 2Z7
Tel: 604-273-1111 Fax: 604-273-1112
www.cotterarchitects.com

BAYVIEW
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT
3031 Bayview Street, Richmond, BC

Project: Bayview Holdings Ltd.

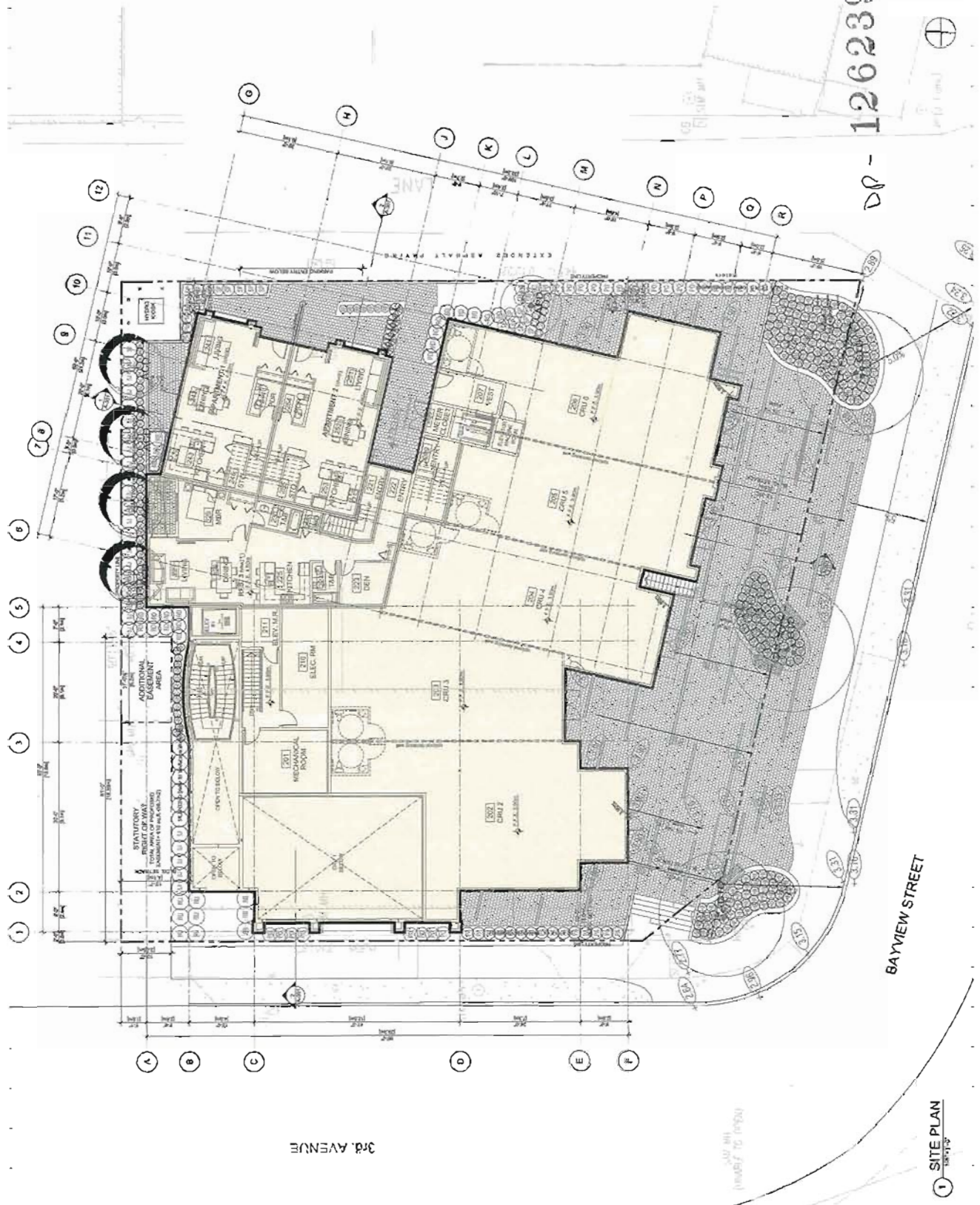
DATE	11/11/2011
BY	ARCHITECTS
DESCRIPTION	RESIDENTIAL/COMMERCIAL MIXED USE DEVELOPMENT
PROJECT NO.	12623994-4
SHEET NO.	1 OF 1
SCALE	AS SHOWN

SITE PLAN

12623994-4

DP -

A-101



3rd AVENUE

BAYVIEW STREET

1 SITE PLAN

NOTES:
 WALL MARKING LOCATING (Minimum requirements)
 3/16" for separation
 1/4" for separation
 1/2" for separation
 1/2" for separation
 1/2" for separation

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMIT	10/11/12
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50	ISSUED FOR PERMIT	10/11/12

cotter
 ARCHITECTS
 3053 Bayview Street, Richmond, BC V6X 3A9
 TEL: 604.273.1111 FAX: 604.273.1112
 WWW.COTTERARCHITECTS.COM

BAYVIEW
 RESIDENTIAL COMMERCIAL
 MIXED USE DEVELOPMENT
 3053 Bayview Street, Richmond, BC

Client: Penita Bayview Holdings Ltd.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/11/12
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49	ISSUED FOR PERMIT	10/11/12
50	ISSUED FOR PERMIT	10/11/12

LEVEL P1 FLOOR PLAN

DR-12623994-5

Sheet No. A-111



1 LEVEL P1
 10-11-12

NOTES:
 FINISH (MATCH LIVING) (Minimum finish schedule)
 1. 1/2" Drywall
 2. 1/2" Drywall
 3. 1/2" Drywall
 4. 1/2" Drywall

NOT FOR CONSTRUCTION

NO.	DESCRIPTION
1	1/2" DRYWALL
2	1/2" DRYWALL
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cotter
 ARCHITECTS
 1000 BAYVIEW DRIVE, SUITE 100
 BAYVIEW, ONTARIO M2H 3P4

BAYVIEW RESIDENTIAL COMMERCIAL MIXED USE DEVELOPMENT
 3501 Bayview Street, Toronto, ON

Client: **Perla Bayview Holdings Ltd.**

Contract No.: **18-001**
 Date: **10/10/2018**
 Scale: **1/8" = 1'-0"**
 Drawing No.: **18-001-01**

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/10/2018
2	ISSUED FOR PERMIT	10/10/2018
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LEVEL 1 FLOOR PLAN

DR-12623994-6



A-112



LEVEL 1
 IMPACT

NOTES:

- 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE PERMITTED PLAN.
- 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE PERMITTED PLAN.
- 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE PERMITTED PLAN.
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- 30. ALL WORK TO BE DONE IN ACCORDANCE WITH THE PERMITTED PLAN.

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	2024-09-12	JM
2	ISSUED FOR PERMITTING	2024-09-12	JM
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ARCHITECTS

500 BAYVIEW STREET, RICHMOND, BC V6V 1K7
TEL: (604) 271-1111
WWW.COTTERARCHITECTS.COM

BAYVIEW
RESIDENTIAL / COMMERCIAL
MIXED USE DEVELOPMENT
3031 Bayview Street, Richmond, BC

client: **Penta Bayview Holdings Ltd.**

DATE: 2024-09-12

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMITTING	2024-09-12	JM
2	ISSUED FOR PERMITTING	2024-09-12	JM
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LEVEL 2 FLOOR PLAN

DP-12623994-7

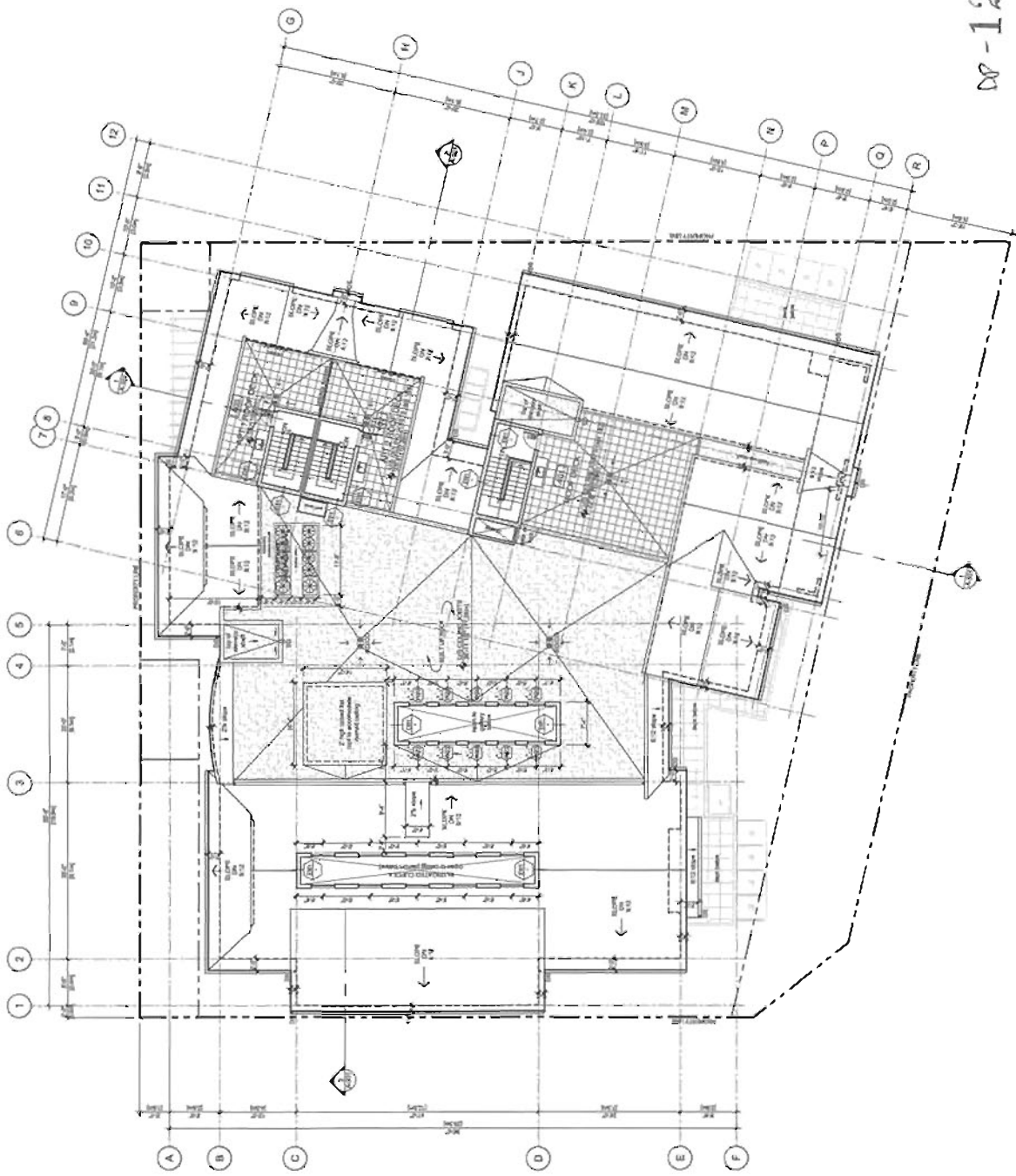
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A-113



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NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-08-15
2	ISSUED FOR CONSTRUCTION	2024-09-01
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ARCHITECTS

1000 - 1230 BURNHAM STREET, VANCOUVER, BC V6A 1K2
TEL: 604-681-1111 FAX: 604-681-1112
WWW.COTTERARCHITECTS.COM

BAYVIEW
RESIDENTIAL / COMMERCIAL
MIXED USE DEVELOPMENT
2031 Bayview Street, Richmond, BC

Permit Bayview Holdings Ltd.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-08-15
2	ISSUED FOR CONSTRUCTION	2024-09-01
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LEVEL 3 ROOF DECK

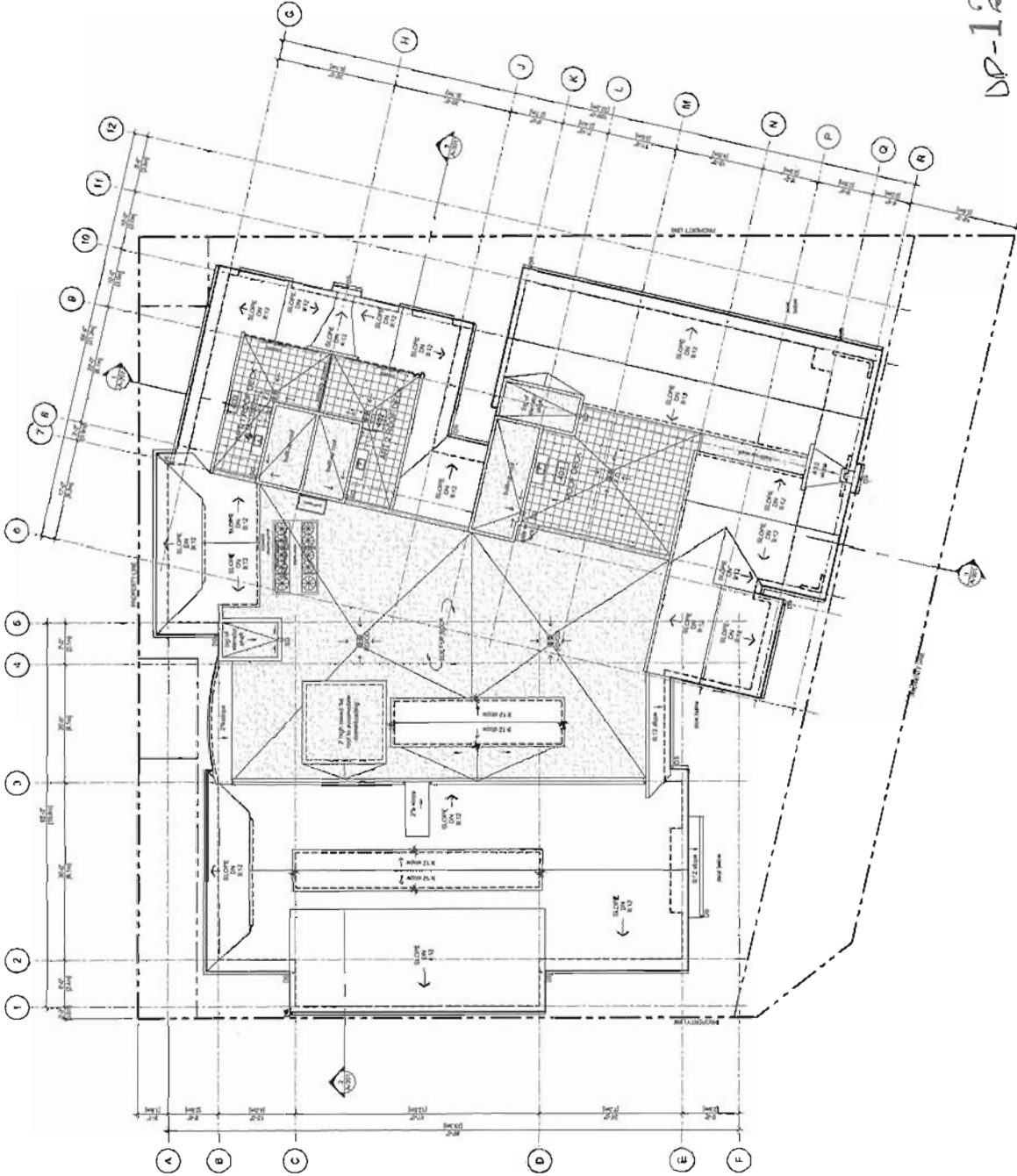
12623994-8



A-114

LEVEL 3 ROOF DECK

NOTES



1 ROOF PLAN

NO.	DESCRIPTION	DATE
1	PROJECT INITIATION	
2	SCHEMATIC DESIGN	
3	PRELIMINARY DESIGN	
4	FINAL DESIGN	
5	CONSTRUCTION DOCUMENTS	
6	CONSTRUCTION ADMINISTRATION	
7	PROJECT COMPLETION	
8	PROJECT CLOSURE	
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cotter
ARCHITECTS

1101 EAST BAYVIEW AVENUE, SUITE 100
RICHMOND, VIRGINIA 23220
TEL: 804.771.1100 FAX: 804.771.1101
WWW.COTTERARCHITECTS.COM

PROJECT: BAYVIEW
RESIDENTIAL COMMERCIAL
MIXED USE DEVELOPMENT
1537 Bayview Street, Richmond, VA

OWNER: Perini Bayview Holdings LLC

DATE: 10/15/2014
SCALE: AS SHOWN
DRAWN BY: J. B. [unreadable]
CHECKED BY: [unreadable]

ROOF PLAN

DP-12623994-9



A-115

NOTES

MATERIAL LEGEND

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99	BRICK	SQ. FT.			
100	BRICK	SQ. FT.			

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ARCHITECTS
1225 - 14100 140 STREET, RICHMOND, BC, V6V 1P7
RICHMOND, BC
WWW.COTTERARCHITECTS.COM

BAYVIEW
RESIDENTIAL COMMERCIAL
MIXED USE DEVELOPMENT
3827 Bayview Street, Richmond, BC

DATE: 10/10/2018
DRAWN BY: J. BAYNE
CHECKED BY: J. BAYNE
SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	BRICK	SQ. FT.			
2	BRICK	SQ. FT.			
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98	BRICK	SQ. FT.			
99	BRICK	SQ. FT.			
100	BRICK	SQ. FT.			

BAYVIEW
RESIDENTIAL COMMERCIAL
MIXED USE DEVELOPMENT
3827 Bayview Street, Richmond, BC

DATE: 10/10/2018
DRAWN BY: J. BAYNE
CHECKED BY: J. BAYNE
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

DR-12623994-10

NOTES

- 1. WALL FINISHES (SEE FINISH SCHEDULE)
- 2. 3/4" REBAR
- 3. 1" REBAR
- 4. 1.5" REBAR
- 5. 2" REBAR

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	08/14/12
2	ISSUED FOR PERMITS	08/14/12
3	ISSUED FOR PERMITS	08/14/12
4	ISSUED FOR PERMITS	08/14/12
5	ISSUED FOR PERMITS	08/14/12
6	ISSUED FOR PERMITS	08/14/12
7	ISSUED FOR PERMITS	08/14/12
8	ISSUED FOR PERMITS	08/14/12
9	ISSUED FOR PERMITS	08/14/12
10	ISSUED FOR PERMITS	08/14/12
11	ISSUED FOR PERMITS	08/14/12
12	ISSUED FOR PERMITS	08/14/12

cotter
ARCHITECTS
4225 - 3300 WOODS LANE, RICHMOND, BC V6V 3P7
TEL: 604-273-1111 FAX: 604-273-1112

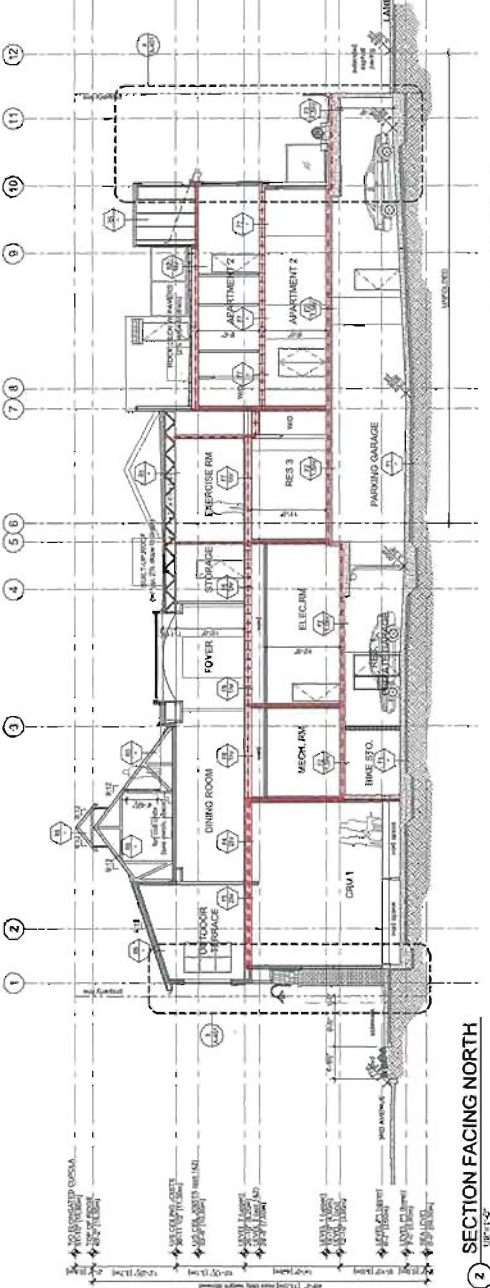
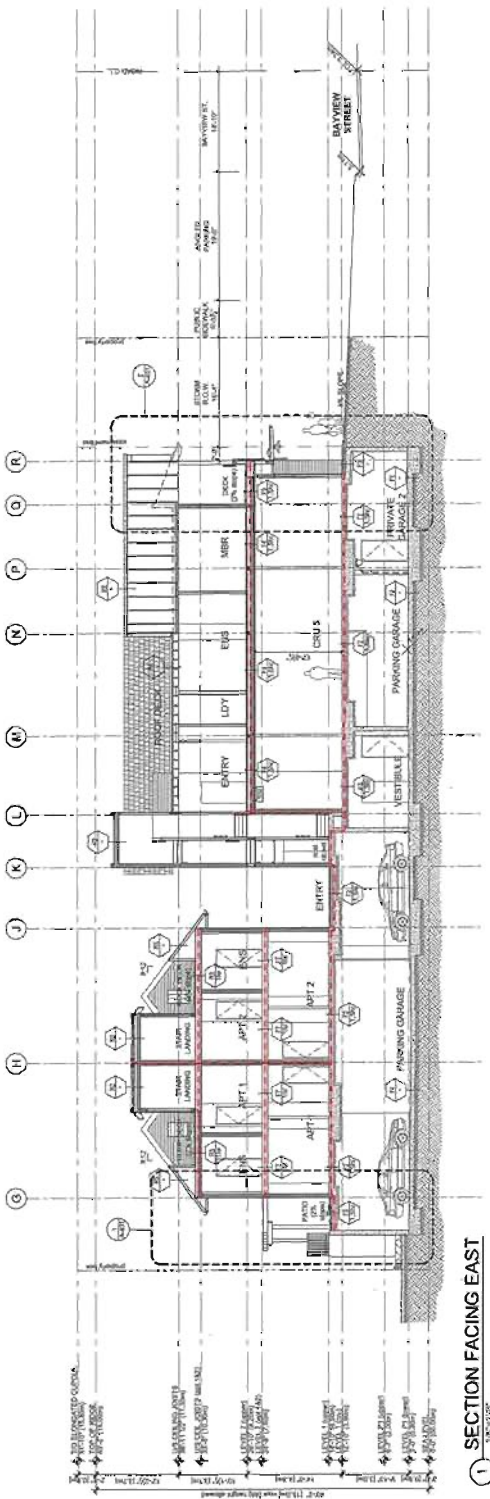
BAYVIEW
RESIDENTIAL COMMERCIAL
MIXED USE DEVELOPMENT
3551 Bayview Street, Richmond, BC

Panda Bayview Holdings Ltd.

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	08/14/12
2	ISSUED FOR PERMITS	08/14/12
3	ISSUED FOR PERMITS	08/14/12
4	ISSUED FOR PERMITS	08/14/12
5	ISSUED FOR PERMITS	08/14/12
6	ISSUED FOR PERMITS	08/14/12
7	ISSUED FOR PERMITS	08/14/12
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9	ISSUED FOR PERMITS	08/14/12
10	ISSUED FOR PERMITS	08/14/12
11	ISSUED FOR PERMITS	08/14/12
12	ISSUED FOR PERMITS	08/14/12

BUILDING SECTIONS

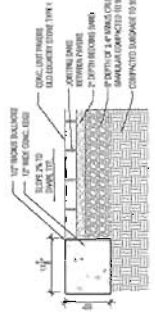
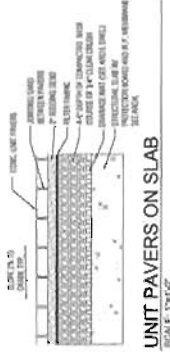
A-301



00-12623994-12

NOTES

- 1. CONTRACTOR SHALL CHECK ALL DIMENSIONS, ANGLES AND LOCATIONS BEFORE ANY CONSTRUCTION BEGINS. VERIFY ALL DIMENSIONS AND LOCATIONS BEFORE ANY CONSTRUCTION BEGINS.
- 2. CONTRACTOR SHALL CHECK ALL DIMENSIONS, ANGLES AND LOCATIONS BEFORE ANY CONSTRUCTION BEGINS. VERIFY ALL DIMENSIONS AND LOCATIONS BEFORE ANY CONSTRUCTION BEGINS.
- 3. CONTRACTOR SHALL CHECK ALL DIMENSIONS, ANGLES AND LOCATIONS BEFORE ANY CONSTRUCTION BEGINS. VERIFY ALL DIMENSIONS AND LOCATIONS BEFORE ANY CONSTRUCTION BEGINS.



MARUYAMA
LANDSCAPE ARCHITECTS

1101 S. 11th Street, Suite 101, Richmond, VA 23261
Phone: (804) 781-1111
Fax: (804) 781-1112
www.maruyama.com

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	03/11/10
2	REVISED PLAN	03/11/10
3	REVISED PLAN	03/11/10
4	REVISED PLAN	03/11/10
5	REVISED PLAN	03/11/10
6	REVISED PLAN	03/11/10
7	REVISED PLAN	03/11/10
8	REVISED PLAN	03/11/10
9	REVISED PLAN	03/11/10
10	REVISED PLAN	03/11/10

cotter
ARCHITECTS

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www.cotterarchitects.com

BAYVIEW
RESIDENTIAL / COMMERCIAL
MIXED USE DEVELOPMENT
1101 S. 11th Street
Richmond, VA

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	03/11/10
2	REVISED PLAN	03/11/10
3	REVISED PLAN	03/11/10
4	REVISED PLAN	03/11/10
5	REVISED PLAN	03/11/10
6	REVISED PLAN	03/11/10
7	REVISED PLAN	03/11/10
8	REVISED PLAN	03/11/10
9	REVISED PLAN	03/11/10
10	REVISED PLAN	03/11/10

LAYOUT PLAN

AS UPDATED APR. 30, 2013

L1



NO:1111

LAYOUT PLAN
SCALE: 1/8" = 1'-0"

00-12623994-03



NO.	DESCRIPTION	DATE
1	PRELIMINARY LAYOUT	10/15/12
2	FINAL LAYOUT	11/15/12
3	AS BUILT	04/30/13



BAYVIEW
RESIDENTIAL / COMMERCIAL
MIXED USE DEVELOPMENT
331 Bayview Street
Richmond, BC

DATE	10/15/12
BY	MM
DATE	11/15/12
BY	MM
DATE	04/30/13
BY	MM

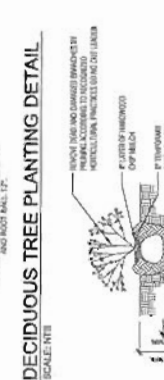
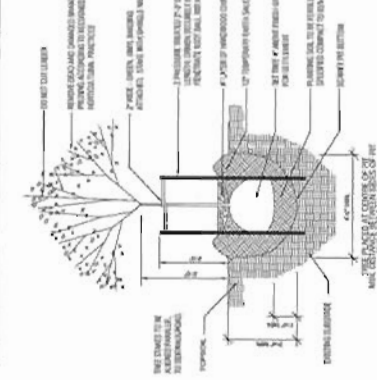
PLANTING PLAN

AS UPDATED APR. 30, 2013
L2

- GENERAL LANDSCAPE NOTES:**
1. ALL PLANTING MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND SHALL BE SUPPLIED BY THE CONTRACTOR.
 2. PLANTING MATERIALS SHALL BE DELIVERED TO THE PROJECT SITE IN A CONDITION THAT WILL ALLOW FOR EASY INSTALLATION AND MAINTENANCE.
 3. PLANTING MATERIALS SHALL BE STORED PROPERLY TO PREVENT DAMAGE.
 4. PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST VERSIONS OF THE CANADIAN STANDARDS FOR PLANTING.
 5. PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST VERSIONS OF THE CANADIAN STANDARDS FOR PLANTING.
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 20. PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST VERSIONS OF THE CANADIAN STANDARDS FOR PLANTING.

PLANT LIST:

REF	SYM	REVISION NAME	COMMON NAME	SIZE	QTY
101	T1	TREES	WYOMING SPRUCE	1.5M H	110
102	T2	ACTINOPHYLLON	ACTINOPHYLLON	1.5M H	110
103	T3	SPRINGERS	SPRINGERS	1.5M H	110
104	T4	REDWOOD	REDWOOD	1.5M H	110
105	T5	WESTERN RED CEDAR	WESTERN RED CEDAR	1.5M H	110
106	T6	WESTERN DOUGLASS FIR	WESTERN DOUGLASS FIR	1.5M H	110
107	T7	WESTERN WHITE PINE	WESTERN WHITE PINE	1.5M H	110
108	T8	WESTERN LARCH	WESTERN LARCH	1.5M H	110
109	T9	WESTERN SPRUCE	WESTERN SPRUCE	1.5M H	110
110	T10	WESTERN RED CEDAR	WESTERN RED CEDAR	1.5M H	110
111	T11	WESTERN DOUGLASS FIR	WESTERN DOUGLASS FIR	1.5M H	110
112	T12	WESTERN WHITE PINE	WESTERN WHITE PINE	1.5M H	110
113	T13	WESTERN LARCH	WESTERN LARCH	1.5M H	110
114	T14	WESTERN SPRUCE	WESTERN SPRUCE	1.5M H	110
115	T15	WESTERN RED CEDAR	WESTERN RED CEDAR	1.5M H	110
116	T16	WESTERN DOUGLASS FIR	WESTERN DOUGLASS FIR	1.5M H	110
117	T17	WESTERN WHITE PINE	WESTERN WHITE PINE	1.5M H	110
118	T18	WESTERN LARCH	WESTERN LARCH	1.5M H	110
119	T19	WESTERN SPRUCE	WESTERN SPRUCE	1.5M H	110
120	T20	WESTERN RED CEDAR	WESTERN RED CEDAR	1.5M H	110



DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS

SHRUB PLANTING DETAIL
SCALE: NTS



PLANTING PLAN
SCALE: 1/8" = 1'-0"

Dr-12623994-14