



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: April 9, 2003
File: DP 02-221667
Re: Application by Sharif Senbel for a Development Permit at 8640 Alexandra Road

Manager's Recommendation

That a Development Permit be issued for a property at 8640 Alexandra Road that would:

1. Permit the construction of a five-storey hotel on a site zoned Automobile Oriented Commercial District (C6); and
2. Vary the provisions of the *Zoning and Development Bylaw* to reduce the road setback from 6 m (19.685 ft.) to 0 for an entry structure and trellis.

for Joe Erceg
Manager, Development Applications

AJ:blg
Att.

Staff Report

Origin

Sharif Senbel, Architect, has applied on behalf of Intercol Holdings Ltd. for a 50 room "La Quinta" hotel on Alexandra Road. The property also has frontage on Alderbridge Way.

A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information

Site Area:	2,840 m ² (30,570.5 ft ²)
Building Area:	2,633.8 m ² (28,350.9 ft ²)
Site Coverage:	50% Allowed 25.23% Proposed
F.A.R.:	1.5 Allowed 0.92 Proposed
Parking:	34 Spaces Required 34 Spaces Proposed

Findings of Fact

Criteria and policies for the issuance of Development Permits appear in Schedule 2.10 of Bylaw 7100, the *City Centre Area Plan*, part of the *Official Community Plan*.

Development surrounding the subject site is as follows:

To the north, is existing commercial development;

To the east, is a vacant lot;

To the south, is the "Lions Park" residential development, under construction; and

To the west, is the "Venicia" strip mall.

Staff Comments

Urban Development - Design

We are pleased to see that most of the staff and Design Panel changes have been addressed. However, we still have some concerns about the HVAC units in the rooms. Basically, these are not energy efficient systems, and are not appropriate for an urban area. They create unnecessary noise both at the sidewalk and in rooms. We recommend a central system.

Mr. Bill Kahangura, P. Eng, has submitted a report comparing the two systems and recommending the in-room system because of lower initial cost and 10-12 year payback period. The central system is indeed more efficient (average energy consumption of 1.0 kW/ton) but comes at a higher initial cost of \$235,000. The in-room system is 1.3 to 1.4 kW/ton with an initial cost of \$235,000. This illustrates the short-term thinking of not just this project but many similar projects in Richmond and in Canada. Perhaps there is a need for government incentives to promote energy efficiency since we have endorsed the Kyoto protocol on climate change. There is clearly no short-term benefit to a developer.

Urban Development - Utilities

Prior to the Development Permit being issued by Council, the following must be completed:

- Dedication of 1.83 m wide strip of road along the entire south property line (Alderbridge Way frontage).
- Granting of a 1.50 m Tri-Party Utility right-of-way immediately north of the 1.83 m dedication.
- Registration of a Restrictive Covenant ensuring sole vehicular access is to Alexandra Road only.

No other Development Permit concerns. Then, prior to issuance of a Building Permit, the developer is to design and construct the following via our standard Servicing Agreement.

- a. Full beautification upgrade of the entire Alderbridge Way frontage. Works include, but are not limited to, creation of a 0.9 m grass and treed boulevard, plus installation of City Centre street lights behind the existing curb and behind that, pour a 1.50 m concrete sidewalk, planting a second row of street trees behind the walk. Note: the sidewalk may be “jogged” to clear the existing trees.
- b. Full beautification upgrade across the entire Alexandra Road frontage. Works include, but are not limited to, removing the existing sidewalk and creating a 1.20 m grass and treed boulevard along with installation of City Centre streetlights. Behind the new boulevard, pour a 1.50 m sidewalk with a second row of trees behind that.

All works are at the developer’s sole cost, with no credits available.

The applicants are aware of these requirements, and have amended the landscape plans accordingly.

Urban Development – Transportation

No objections. Consider funding wheelchair ramps at the intersection of Alderbridge Way and Kwantlen Street, and adjustments to the loop detector as necessary.

The crossing at the Alexandra Road driveway should be maximum 7.5 m wide, and should have a ramp, not a curb return.

Public Art

We recommend that the developer contribute \$17,000 to the Richmond Public Art Program in accordance with Council policy. Please contact Kari Huhtala, the Public Art Liaison for details regarding how the program works, art selection, location, etc. Since there is no Public Art in the vicinity, this might be an ideal opportunity.

Building Approvals

Provide a code analysis. There may be some problems with limiting distance for windows on the east and west. *The Architect has provided a preliminary analysis and consulted with the Building Department.*

Fire Prevention, Detection and Protection

No comments received.

Garbage and Recycling

We recommend that allowance be made for voluntary recycling. The City will not be picking up recyclable materials from hotels. *The applicants have provided an adequate screened, roofed garbage recycling enclosure at the north-east corner of the building.*

Analysis of the City Centre Guidelines

The following is a checklist of the guidelines, with areas of compliance shown with a and staff comments in **bold type**:

4.3 General Design Considerations

4.3.1 Public Amenity: Contribute to the establishment of a “complete community”.

- Mix of uses, and their distribution, should serve to strengthen neighbourhoods.
- Promote streets for pedestrian activity and make them the focus of public life.
- Social and cultural features should be made plentiful, accessible, and of higher quality.
- Natural, built, and human heritage should be retained, enhanced, and celebrated.
- Safety in design should provide for surveillance, territoriality, effective lighting, and increased security around potential crime targets.

4.3.2 Environmental Factors: Enhance liveability of the public and private realms.

- Sun and shade, influenced by massing and siting, should ensure the liveability of:
 - a) Public Realm - Around noon, 3-5 hours, minimum, of sunlight to streets subject to sunlight standards (Fig.2), and outdoor spaces in general. (Mar 2 - Sept 21).

- b) Semi-Private Open Spaces - Maximize direct sunlight between 10am and 2pm for all uses, plus 4pm to early evening for residential uses.
 - c) Private Residential Open Space - Ensure direct sun to at least 75% of dwelling units and their open spaces. (May require shadow study of subject site and neighbours.)
- Weather protection should be designed to enhance pedestrian comfort and activity:
 - a) Throughout City Centre - It is promoted adjacent to public uses, transit, building entries, across barriers (i.e. parking lots), and where a “gap” can be filled.
 - b) Special Pedestrian Area - Its provision and continuity are directed as per Fig.3.
 - c) Types - In higher-density and mixed-use areas, canopies (1.8 m deep x 2.74 m high, min.) and arcades (2.5 m deep x 4.2 m high, min.) are preferred over fabric awnings.
 - Wind and pedestrian comfort - Protect pedestrian areas, in general, and high-activity pedestrian areas, in particular, from the negative effects of the prevailing easterly wind, local wind conditions, and site-generated wind conditions.
 - Noise - North of Granville Avenue, a registered acoustics professional must verify residential development, subject to rezoning or subdivision, meets CMHC standards. **n/a.**
 - Public views and vistas, including the skyline, should be preserved and enhanced.
- 4.3.3 Streetscapes: Promote a green and pedestrian-oriented environment.
- Pedestrian amenities, including high-quality, coordinated street improvements (i.e. underground utilities and restricted driveways at sidewalks), building design features (i.e. vent fumes away from public areas), and furnishings, should be provided to distinguish the public realm, enhance pedestrian comfort, and strengthen local character. **Add benches along both street frontages, and along Alexandra Road also add a bike rack and litter receptacle. (Done).**
 - Universal accessibility should be provided to both buildings and sites, and use of ramps and segregation of mobility-impaired and “primary” circulation/uses must be minimized.
 - Publicly-accessible open space treatment should provide for:
 - a) Edges - Edges should be well defined and animated by public/residential uses.
 - b) Preferred Orientation - South.
 - c) Openness - Ensure at least 50% of frontage is open to the sidewalk.
 - d) Grade Elevation - Within 1m of the nearest curb, unless the space is 1000 m² or more, conveniently links public streets, or accesses key destinations.
 - e) Mobility Impaired - Provide a travel route, 1.5 m wide minimum, to key features.
 - f) Overhead Obstructions - None, except trees, “park” features, and temporary structures (including “kiosks” no larger than 14 m² and one-storey).
 - g) Open Space Links – 12 m minimum width where two public streets are linked.
 - h) Perimeter Walls - Walls that extend for 30 m or more, shall be a maximum of 11 m high, above which such walls must step back not less than 4.5 m.
 - i) Dining - Any restaurant use must be unenclosed (except for temporary cover), and occupy no more than 30% of the total open space.
 - Streetscape treatment should include:
 - a) Building Setbacks from Public Streets:
 - “Recreational” streets, 6 m, trail/promenade and green landscaping.
 - High-density residential streets, 3.5-6 m, “display gardens”, semi-private outdoor spaces, and unit/building entries.
 - Lower-density residential streets, 6 m, landscaped gardens.

- High-density and pedestrian-oriented retail streets, 3 m, enhanced walkway and/or seating/dining/display area.
- b) “Display garden” - Provide adjacent to high-density, grade-level residential and “inaccessible” uses (i.e. banks), defined by low walls, 0.15-0.45 m high, and possible fences, totalling no higher than 1 m from grade).
- c) Street Edge Treatments - Features should complement City treatments, including:
 - Boulevards - Grass in low-density and low pedestrian-volume areas, and pavers in high-density and high pedestrian-volume areas:
 - Street Trees - Columnar in high-density and retail areas, and broader, spreading shapes elsewhere.
 - Street Tree Spacing – 9 m, planted in a single row along the curb except, where indicated in Fig.5, a second parallel row should be planted on private property.

4.3.4 Urban Form: Develop a human-scaled, pedestrian- and transit-oriented environment.

- City form should enhance local character and human-scale with smaller blocks, lanes, pedestrian links, infill, and more intense land use near transit and valued amenities.
- Bulk and height should be liveable, cohesive, and support varied uses/roles, through:
 - a) Low-Rise - Both independent and “podium” buildings should predominate.
 - b) Taller Buildings - Selective use, where densification, views, open space, or skyline definition is important and can be better achieved.
 - c) Towers:
 - Staggered spacing of 24 m minimum.
 - 600 m² max. floorplates above 21 m elevation, especially for residential.
 - 4.5 m minimum setback from the face of “podium” base-buildings.
 - Terracing of lower tower floors where appropriate.
- Architectural elements should promote human comfort and urban amenity, through:
 - a) Roofs - Taller buildings and roofs should enhance the skyline, while lower roofs should be visually attractive and, where practical, designed as usable open space.
 - b) Entrances - Building entries should open directly onto and animate the street, distinguish clearly between uses, and be highly visible, accessible, and safe.
 - c) Exterior Walls - Walls, glazing, details, materials, lighting, and related landscaping should contribute to a high-quality, human-scaled image at the street, lane, and interior sidewalls, and should enhance the relationship between the pedestrian realm and upper storeys.

See Design Panel comments. (Done).

4.4 Land Use-Specific Design Considerations

4.4.1 Residential: **n/a.**

4.4.2 Retail: Encourage retail development to enhance liveability and pedestrianization.

- Important pedestrian retail areas should anchor mixed-use areas, and include:
 - a) Outdoor-Seating/Display/Dining - Within 2 m of the related retail/restaurant frontage, space permitting, and open to the sidewalk, except in the case of restaurant use which may erect a temporary barrier up to 1 m high.
 - b) Lighting - Pedestrian-oriented, enhancing local character, festivity, and safety.
 - c) Retail Frontages - Average frontage of 7.6 m and a maximum of 15.2 m, except where interrupted by pedestrian amenities, such as courtyards.
- Indoor retail pedestrian systems **n/a.**

- Neighbourhood “main streets” should provide for the daily shopping, business, and community needs of residents through development of:
 - a) Retail Centres - At least 1200 m² of retail (for each 0.8 km diameter neighbourhood), plus other uses, complementary to adjacent centres.
 - b) Visibility and Access - Provide visibility/access from arterial roads, strong transit/pedestrian/bicycle links with other centres and amenities, and pedestrian weather protection.
 - c) Mixed Use - Provide public (i.e. retail and community) uses at grade, with residential and other “non-public” uses above.
 - d) Neighbourhood Focus - Provide uses, street treatments, furnishings, gathering spaces, and forms of development which reinforce its local role and character.
- Local commercial needs of residential neighbourhoods may be accommodated through the spot development of no more than 375 m² of local commercial uses per development, and 1200 m² aggregate total development, designed to enhance local character, diversity, and adjacent community uses/activities. **n/a.**

4.4.3 Amenity Space: Enhance access to high-quality, usable, indoor amenity spaces.

- Public space provided by new development, as defined under Bylaw 5300, should be tailored to one or more uses determined by the City, provide barrier-free public access, be convenient to outdoor space and parking, and ensure that exterior windows extend for a length equal to at least 20% of the perimeter of the facility.
- Semi-Private Space, for the common use of residents or non-residential tenants or employees.

4.4.4 Parking and Loading: Improve the safety/appearance/effectiveness of these uses.

- Lane system should be retained and expanded to enhance access, emergency service, and back-of-house operations wherever practical. Elsewhere:
 - a) Access - Typically from secondary streets.
 - b) Driveways - Consolidate to minimize pedestrian interruption and duplication of vehicular routes, and to provide a more coherent circulation system.
 - c) Car/Service Entrances - Minimize impact on pedestrians and the streetscape.
- Visual impact of new and existing parking lots/structures should be minimized by:
 - a) Multi-Level Structures - No grade-level street frontage permitted, and screening with non-parking uses and special facade treatments required above-grade.
 - b) Surface Lots - Must be situated to the rear of buildings, except in Aberdeen’s low-density (0.5 FAR) automobile-oriented, non-residential areas where:
 - Maximum building setback is 40 m.
 - Pedestrian weather protection links the building with the street.
 - Minimum of 1 tree is provided for each 2 parking spaces.
 - Special paving/landscaping enhances the pedestrian experience.
 - c) Surface Lot Landscaping - Enhance streetscape appearance, continuity, and safety.
 - d) Tree Coverage:
 - Surface Lots - Trees must be provided such that, within 10 years of development, 70% of the lot is shaded in summer.
 - Rooftop Parking - Trees and overhead planting must be provided such that, within 5 years, 70% of the surface is shaded in summer and 50% is concealed from view year-round.
 - e) Maximum Area - Any single surface lot, or the aggregate total of adjacent surface lots, shall not exceed 0.25 ha, except in the case of Aberdeen’s Automobile-Oriented Commercial and Industrial uses where it shall not exceed 1.21 ha.

- Parking reduction opportunities should be sought through the sharing of parking facilities and coordination with the off-site opportunities.
- Bicycle parking and end-of-trip facilities must be provided:
- Loading, garbage, and recycling facilities/operations should not impair lane, road, or sidewalk activities or appearance; and, should either be fully enclosed within a building, or open to a lane and screened with appropriate roofs and walls to minimize noise and visual impact.

Design Panel

- The Advisory Design Panel gave the project their support on the third occasion on April 9, 2003, although it was not unanimous, and the support was conditional on the applicant making several revisions to the building design. Minutes will be distributed separately. The applicant has agreed to all of the conditions.

Analysis

This is a hotel chain originating in the US, and will be the first of its kind in Canada. The owner is a local franchisee. The design is dictated to a certain extent by head office, however the architect made some concessions to local guidelines and climatic conditions. For example, a cornice/overhang and darker colour stucco will reduce the possibility of leaks and streaks. In addition, he added a brick base or "podium" and introduced reveals/trim to give the building a more urban feel. One minor variance is required for an entry "gazebo" and trellis structure on Alexandra Road.

The landscaping, existing tree preservation, street furniture and City Centre standard street improvements are all of high quality and will enhance the area.

Conclusions

The City has received an application for a "La Quinta" hotel on Alexandra Road. The applicant has made some attempt to modify the stock design for this franchise hotel to fit into Richmond's urban setting. The project will preserve a stand of trees along Alderbridge Way and will provide some good quality landscaping and street improvements to City Centre standards.



Alex Jamieson
Planner 2 - Urban Design

AJ:blg

There are conditions to be met:

Prior to forwarding this application to Council, a Letter of Credit is required for landscaping; and evidence is required that a professional will be monitoring the health of existing trees during construction,

Prior to a Building Permit, the existing trees must be fenced, the applicant is to enter into the City's standard Servicing Agreement for frontage works on Alderbridge Way & Alexandra Road & for crosswalk/signal upgrades at Kwantlen Street, road dedication is required along Alderbridge Way along with a tri-party utility right-of-way, and a covenant may be required to restrict access from Alderbridge Way.



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

Development Permit Application
Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): 8640 Alexandra Rd.

Legal Description(s): Lot 36 Sections 33 & 34, Block 5 north,
range 6 west, N.W.D., Plan 6979

Applicant: Sharif Senbel

Correspondence/Calls to be directed to:

Name: Sharif Senbel

Address: 201-304 W. Cordova
Vancouver

V6B 1E8
Postal Code

Tel. No.: 604 605 6995

Business

Residence

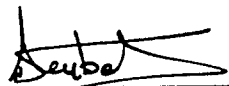
E-mail: studiosenbel@telos.net

604 605 6993
Fax

Property Owner(s) Signature(s): _____

Please print name

or

Authorized Agent's Signature: 

Attach Letter of Authorization

SHARIF SENBEL

Please print name

For Office Use

Date Received: Dec 10 / 02

Application Fee: 4545⁰⁰

File No.: 02-221667
Only assign if application is complete

Receipt No.: 13-0015210

ENTERED



To the Holder: SHARIF SENBEL

Property Address: 8640 ALEXANDRA ROAD

Address: #201 – 304 WEST CORDOVA STREET
VANCOUVER, BC V6B 1E8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2, 3 and 4 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1 and 2 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, trees, benches, bike racks, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #5 to #7 attached hereto. There shall be no additional signs except for those indicated on the attached plans.
4. As a condition of the issuance of this Permit, Council is holding the security set out below 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, or 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. In addition to other remedies, if any of the existing trees die or are damaged during construction, the City may cash the letter of credit in an amount equal to the value of the trees.

To the Holder: SHARIF SENBEL
Property Address: 8640 ALEXANDRA ROAD
Address: #201 – 304 WEST CORDOVA STREET
VANCOUVER, BC V6B 1E8

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$56,700.

- 5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
- 6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

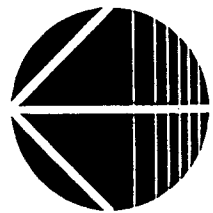
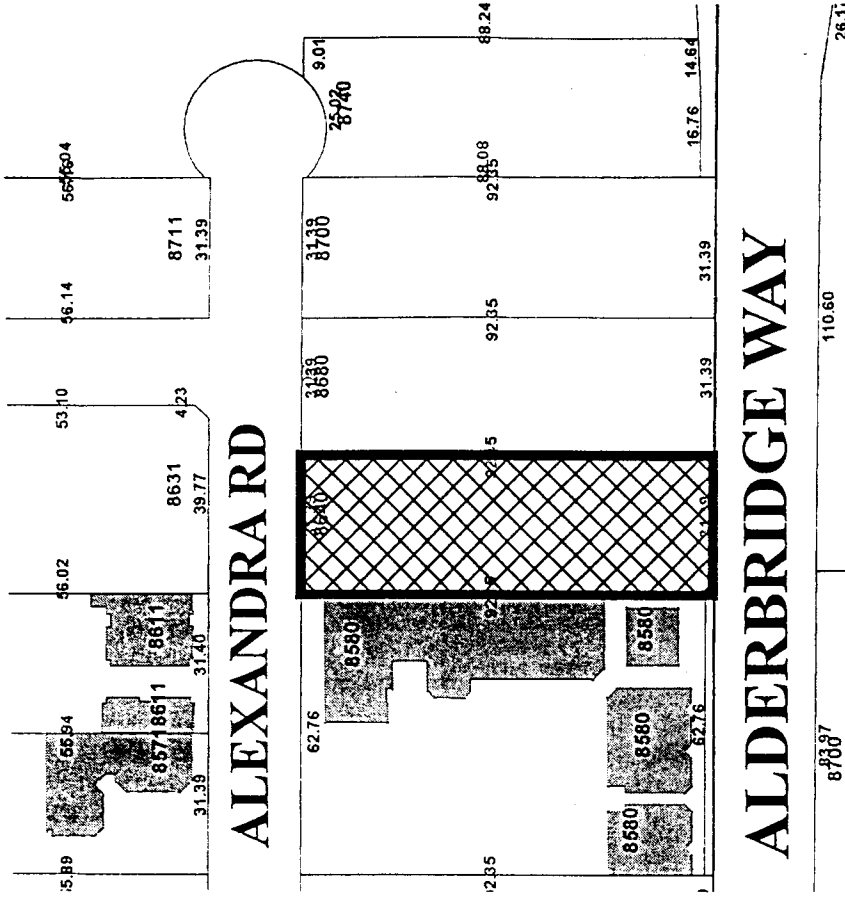
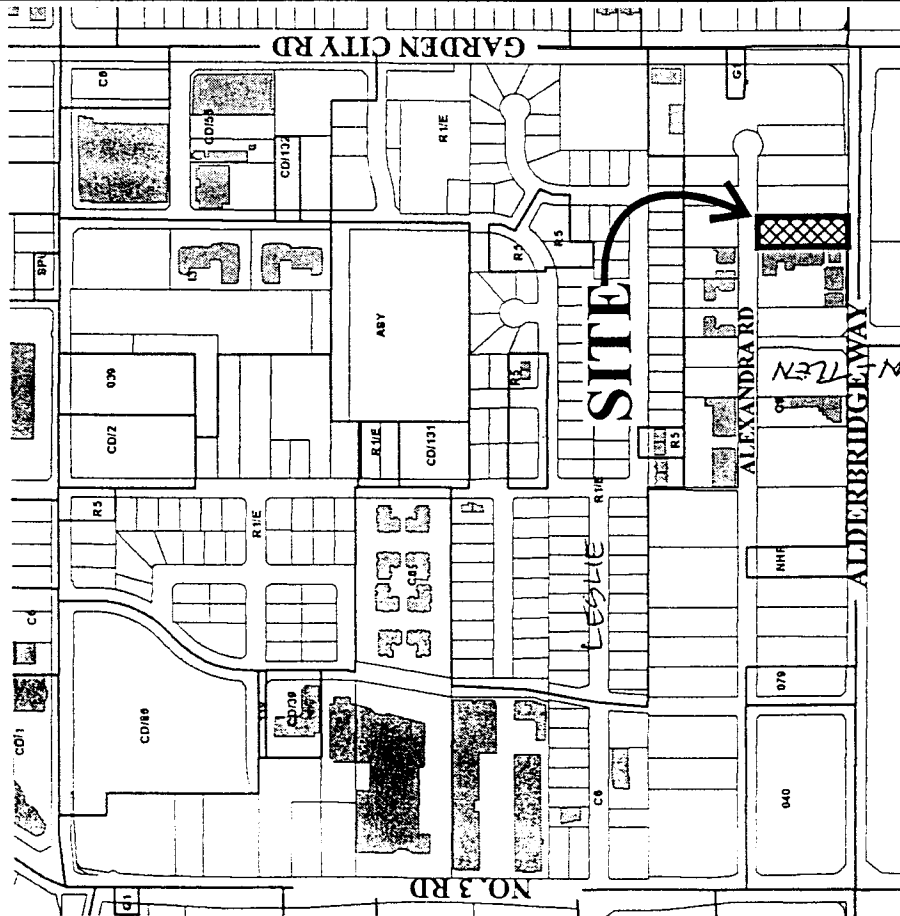
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

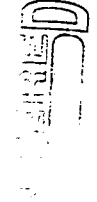


City of Richmond



DP 02-221667

SCHEDULE "A"



Original Date: 12/18/02

Revision Date:

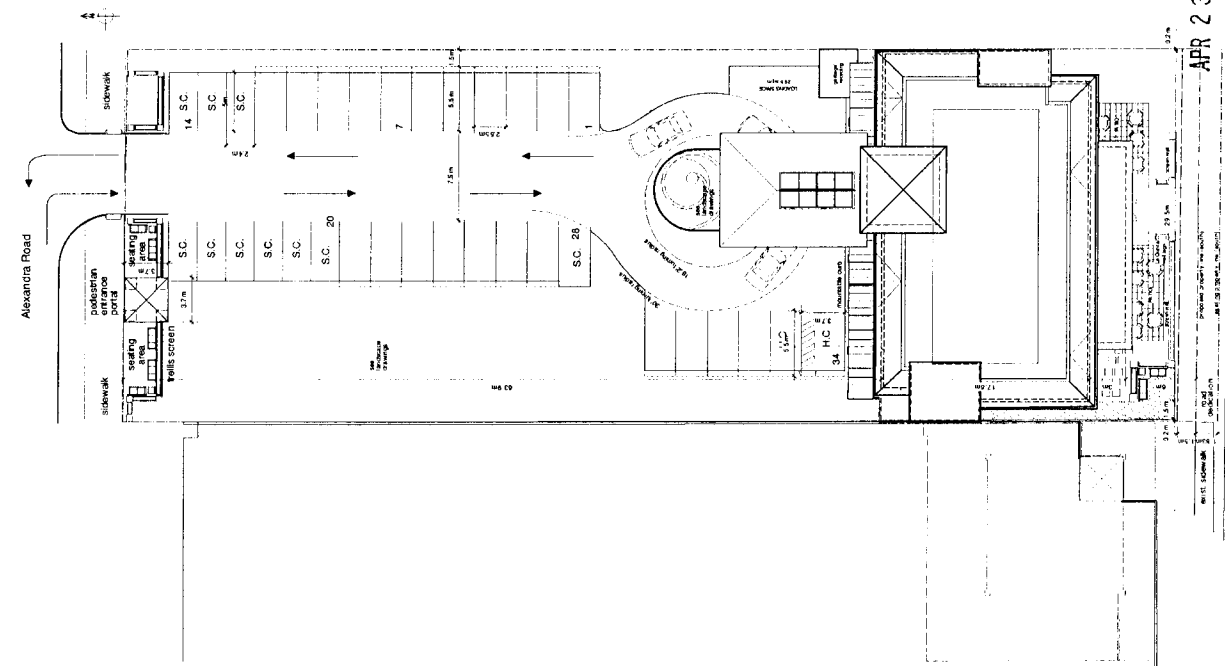
Note: Dimensions are in METRES

Richmond Hotel
8640
Alexandria Road
Richmond, SC

ISSUES

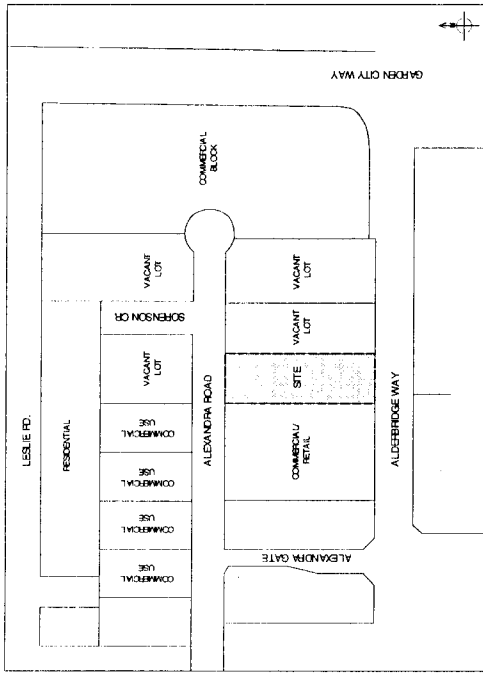
1	A.P.P. Review	04/05/2007
2	Final Review	04/07/2007
3	Final Review	04/11/2007
4	A.P.P. Review	04/15/2007
5	A.P.P. Review	04/19/2007
6	A.P.P. Review	04/23/2007
7	A.P.P. Review	04/27/2007

Site Plan
Context P



APR 23 2008
Alderidge Way DP 02.2.21067

SITE PLAN
Scale: 1:200



CONTEXT PLAN
Scale: 1:1200

PROJECT DATA

Address: 8640 Alexandria Road
Richmond, SC

Legal: Lot 85, Section 35, Block 5, North Range & West, New Westminster District, Plan 6979

Zoning: C-6 - Auto Oriented Commercial District

Planning Area: City Centre, South Aberdeen

Proposed Use: 50 Room Hotel

Site Area: 2,840 sq.m.

Floor Area Ratio:
Allowable: 0.57 (2,840/2) 26,963 sq.m.
Proposed: 2,838 sq.m. (26,936 sq.m.)

Lot Coverage:
Allowable: 50%
Proposed: 25.22%

Floor Areas:
Ground Floor: 985.9 sq.m. (10,244.5 sq.ft.)
Floors 3 - 5: 528.5 sq.m. (5,692.3 sq.ft.)

Roof Height:
Allowable: 45 m (top of tower)
Proposed: 22.8 m

Street setbacks:
Allowable: 6 m
Proposed: 6 m

Parking:
Required: 34 (12 H.C., 10 Small Car)

Parking setbacks:
Allowable: 1.5 m and 3 m
Proposed: 1.5 m and 3 m

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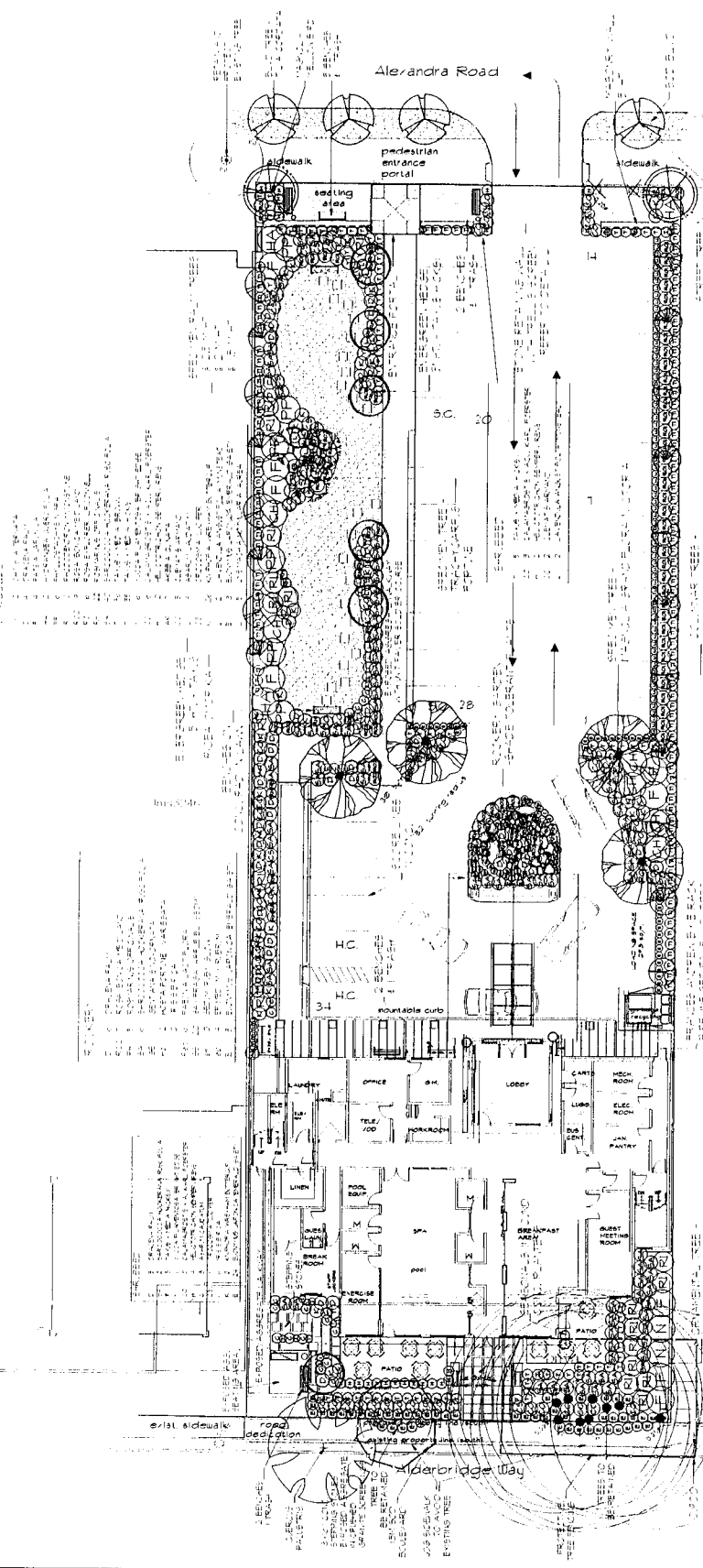
DMG
 A Division of
 landscape architects
 300 14th Street, Suite 100
 Richmond, Virginia 23219
 Phone: (804) 781-1100
 Fax: (804) 781-1101
 E-mail: dmga@dmga.com

APR 23 2003
 PROJECT: 221667

RICHMOND HOTEL
 8640 ALEXANDRA ROAD
 RICHMOND, BC

DRAWING TITLE: LANDSCAPE PLAN

DATE:	SCALE:	DRAWING NUMBER:
DRAWN BY:	CHECKED BY:	DATE:
PROJECT NUMBER:	OF 4	02-242



PLANT SCHEDULE

NO.	SYM.	PLANT NAME	COMMON NAME	PLANT SIZE	PLANT QUANTITY
1	P1	PLANT NAME	COMMON NAME	PLANT SIZE	PLANT QUANTITY
2	P2	PLANT NAME	COMMON NAME	PLANT SIZE	PLANT QUANTITY
3	P3	PLANT NAME	COMMON NAME	PLANT SIZE	PLANT QUANTITY
4	P4	PLANT NAME	COMMON NAME	PLANT SIZE	PLANT QUANTITY
5	P5	PLANT NAME	COMMON NAME	PLANT SIZE	PLANT QUANTITY
6	P6	PLANT NAME	COMMON NAME	PLANT SIZE	PLANT QUANTITY
7	P7	PLANT NAME	COMMON NAME	PLANT SIZE	PLANT QUANTITY
8	P8	PLANT NAME	COMMON NAME	PLANT SIZE	PLANT QUANTITY
9	P9	PLANT NAME	COMMON NAME	PLANT SIZE	PLANT QUANTITY
10	P10	PLANT NAME	COMMON NAME	PLANT SIZE	PLANT QUANTITY

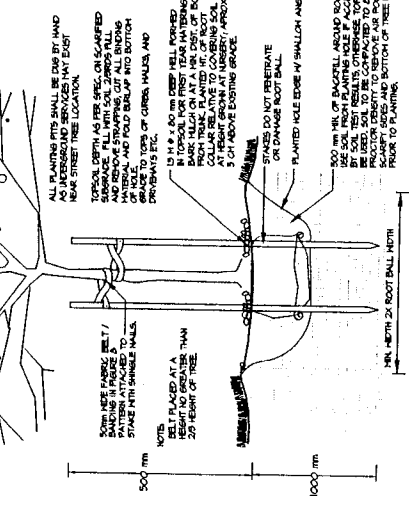
PROJ. # 221667
 #2
 ALEXANDRA ROAD

NOTES:
 1. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE PLANT SCHEDULE.
 2. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
 3. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
 4. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
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 10. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN.

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TREE STAKES TO BE ALIGNED WITH TREE TRUNK. STAKES SHALL BE 2x2x2 FT. 1" SQUARE ABOVE GRADE. TREE BARK SHOULD NOT BE DAMAGED BY STAKES. STAKES SHALL NOT BE EXPOSED TO SUN FROM 90° DEVIATION.

TREE PLANTING NOTES:
 THE FOLLOWING ARE MINIMUM STANDARDS FOR STREET TREE PLACEMENT
 TREES SHALL NOT BE PLANTED WITHIN
 6.0 M FROM STREET LAMP STANDARDS
 6.0 M FROM CONCRETE DRIVE LINES
 1.0 M FROM SIDEWALKS
 1.0 M FROM MANHOLES
 2.0 M FROM DRIVEWAYS
 2.0 M FROM UNDERGROUND UTILITIES



TYPICAL DECIDUOUS TREE PLANTING DETAIL
 N.T.S.

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	DMG JOB NUMBER: 02-242
4	+	CARPENUS BETULINA PASTIGIATA	PIRAHAIAN EUROPEAN HORNBEECH	6CM CAL; B4B	
4	+	EXISTING TREE	RETAIN		
4	+	MAGNOLIA GRANDIFLORA VICTORIA	SOUTHERN MAGNOLIA - SPECIMEN	25M HT; 15M STD; B4B	
2	+	MAGNOLIA SOULANGIANA	SAUZEY MAGNOLIA	3M HT; 1.5 M STD; B4B; MULTI STEM	
6	+	MAGNOLIA x 'TELLON BIRD'	MAGNOLIA	10CM CAL; 1.5M STD; B4B	
4	+	PICEA OMORICA	SERBIAN SPRUCE	25M HT; B4B	
4	+	PRUNUS GALLIERYANA REDSPIRE	ORNAMENTAL PEAR	6CM CAL; 1.5M STD; B4B	
1	+	QUERCUS PALUSTRIS	PIN OAK	10CM CAL; 1.5M STD; B4B	
4	+	TILIA CORDATA	LITTLE LEAF LINDEN	10CM CAL; 1.5M STD; B4B	
3	+	TRACHYCARPUS FORTUNEI	CHINESE MIMBULL PALM	10.25M HT @ 1.5M HT (INCLUDING FRONDS); M8; SPECIMEN	
6	+	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#5 POT; 50CM	
5	+	DRACENA PALM	DRACENA	#1 POT; 20 CM HT	
4	+	FATSIA JAPONICA	JAPANESE ARALIA	#5 POT; 50CM MULTI STEM	
4	+	HYDRANGEA OXERIFOLIA	OAKLEAF HYDRANGEA	#5 POT; 80CM	
2	+	NANDINA DOMESTICA	HEAVENLY BAMBOO	#5 POT; 50CM	
6	+	PHYLLOSTACHYS NERA	BLACK BAMBOO	#5 POT; 60CM	
14	+	RHOXODENDRON MOONSTONE	RHOXODENDRON; PEACHBLOSSOM	#5 POT; 50CM	
26	+	ROSA 'BONICA HEIDLAND'	BONICA HEIDLAND ROSE; PINK	#2 POT; 40CM	
41	+	ROSA EXPLORER 'J.P. CONNELL'	J.P. CONNELL ROSE; YELLOW	#2 POT; 40CM	
27	+	ROSHARINUS OFFICINALIS	ROSEMARY	#1 POT; 15CM	
84	+	SARGOCOCOA HOOKERIANA RUSCIFOLIA	FRAGRANT SARGOCOCOA	#2 POT; 50CM	
110	+	TAXUS X MEDIA BROWNI	TEN	#2 POT; 50CM	
84	+	TAXUS X MEDIA HICKSII	HICKS YEN	#2 POT; 50CM	
7	+	YUCCA FILAMENTOSA 'BRIGHT EDGE'	ADAM'S NEEDLE VARIEGATED	#2 POT; 30CM	
GRASSES					
40	+	CAULYAGROSTIS X ACUTIFLORA KARL FORRSTER; DIAMOND GRASS		#2 POT	
31	+	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT; HEAVY	
VINE					
AK	+	ACEBIA QUINTATA	FIVE-LEAF ACEBIA	#2 POT; 60CM	
CC	+	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	#5 POT; 15CM; STAKED	
FERN/BIANAL					
C	22	ASARUM CANDIDUM	MILD GINGER	#1 POT; 25CM	
C5	13	CROCOSMIA LUCIFER	CROCOSMIA	#1 POT	
6E	11	GENTIANA SINO-ORNATA	AUTUMN GENTIAN	SP3	
141	12	HOSTA FORTUNEI VARIEGATA	VARIEGATED HOSTA	#1 POT; 1 EYE; HEAVY SHADE	
I	21	IRIS SIBERICA	SIBERIAN IRIS; BLUE VARIETY	#1 POT; 2 FAN	
K	34	KNIPHOFIA 'FRESHMAN BUTTERCUP'	TORCH LILY - YELLOW	#1 POT	
L	25	LAVENDULA ANGUSTIFOLIA 'HINSTEAD'	ENGLISH LAVENDER	#1 POT	
P60	6	PAEONIA LACTIFLORA	CHINESE GARDEN PEONY	3-4 EYE TUBERS; MIXED COLOURS; DOUBLES	
55	20	SAXIFRAGA 'APPLE BLOSSOM'	SAXIFRAGE	#1 POT	
5m	10	SEXTUM RUBY 'GLOW'	SEDM	#1 POT	
6C					
9P	14	ERHEMIUM X RIBRUM	BARRENMOOT	#1 POT; 25CM	
E	101	BONNIA JAPONICA 'BERALD GALEY'	BONNIA; SILVER VARIEGATED	#1 POT; 25CM	
L	70	LYNCHACHIA NUMMULARIA 'AUREA'	GOLDEN CREEPING JENNY	SP3	
PO	7	POLYSTICHUM SETIFERUM DIVISIOLEBUM	ALASCAN FERN	#1 POT; 25CM	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMTA STANDARDS. 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 50% OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HAINLAND 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

DMG
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PROJECT:
 RICHMOND HOTEL
 8840 ALEXANDRA ROAD
 RICHMOND, BC

DRAWING TITLE: LANDSCAPE DETAILS AND SECTIONS
DATE: APR 2 2003
SCALE: 1/4" = 1'-0"
DRAWN BY: L2
CHECKED BY:
DATE:
DMG PROJECT NUMBER: 02-242
OF 4

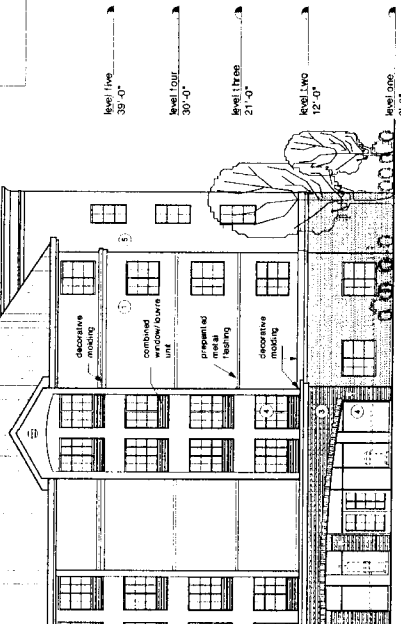
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APR 2 2003

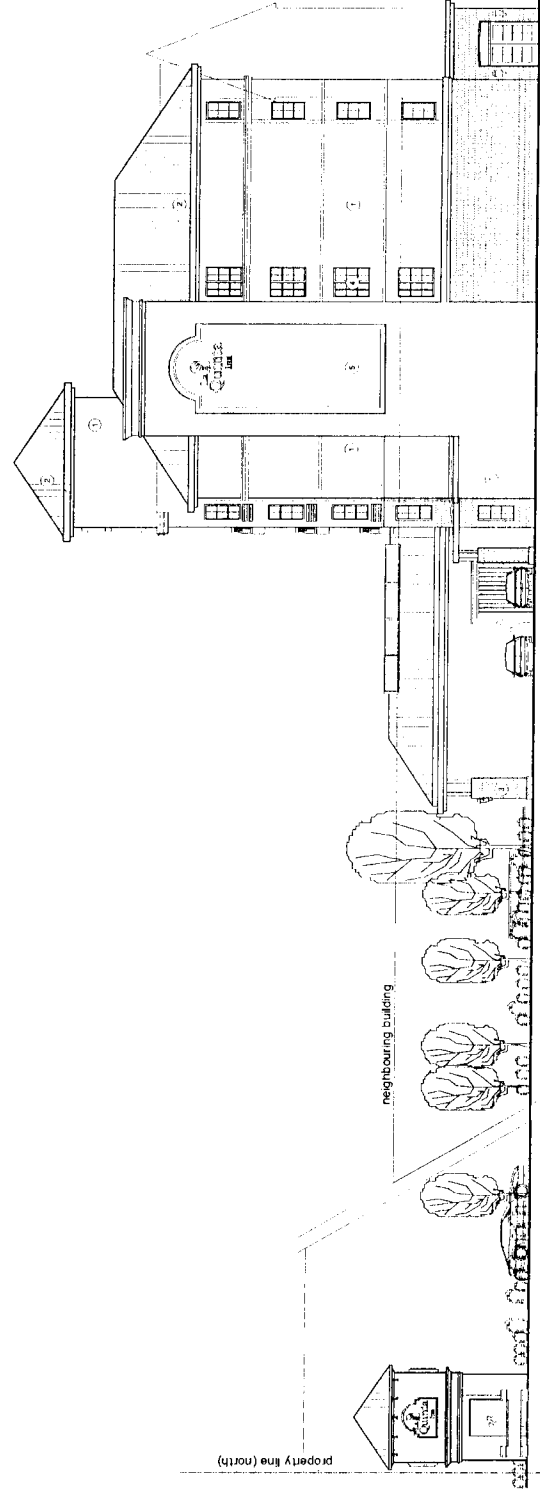
DR02-221667

Richmond
 Hotel
 8640
 Alexandra Road
 Richmond, BC

- MATERIAL LEGEND**
- 1. PAINTED STEEL - COLOR: PUEBLO
 - 2. METAL ROOFING - ROOF: TILED
 - 3. BRICK - COLOR: RED - FINISH: SMOOTH
 - 4. WINDOW / GLAZING
 - 5. PAINTED CONCRETE



South Elevation (Aldridge Way)



APR 23 2003
 DP02-221657



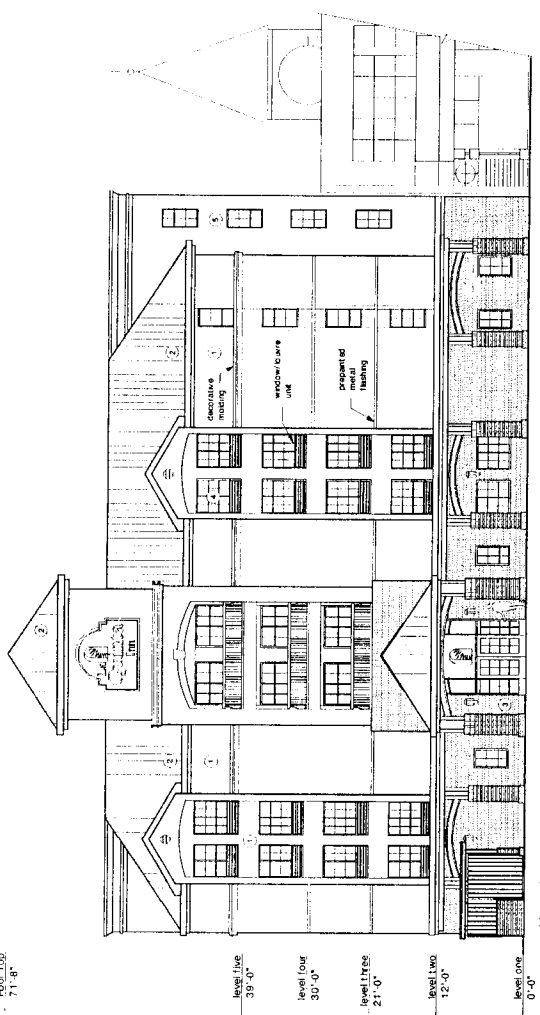
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page no	A - 3.1
drawing	Elevation
notes	

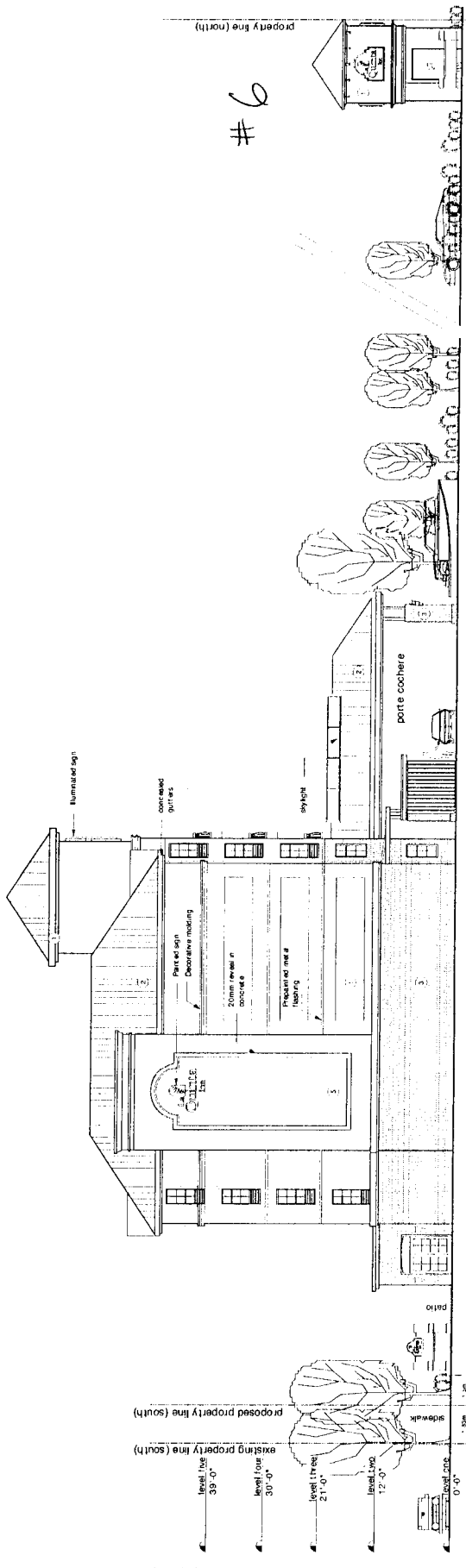
1 D.P. 2/15/2003
 2 3/10/2003
 3 3/15/2003
 4 3/27/2003
 5 A.D.P. Review
 6 A.D.P. Review
 7 4/20/2003

Richmond
 Hotel
 86-40
 Alexandra Road
 Richmond, BC

- MATERIAL LEGEND**
- 1 PAINTED STUCCO - COLOUR: PUEBLO
 - 2 METAL ROOFING - ROOF TILE RED
 - 3 BRICK - COURSEWORK: SMOOTH TEXTURE
 - 4 WINDOW / GLAZING
 - 5 FINISHED CONCRETE



North Elevation



East Elevation

#6

APR 23 2003

DR02.221667



A - 3.2

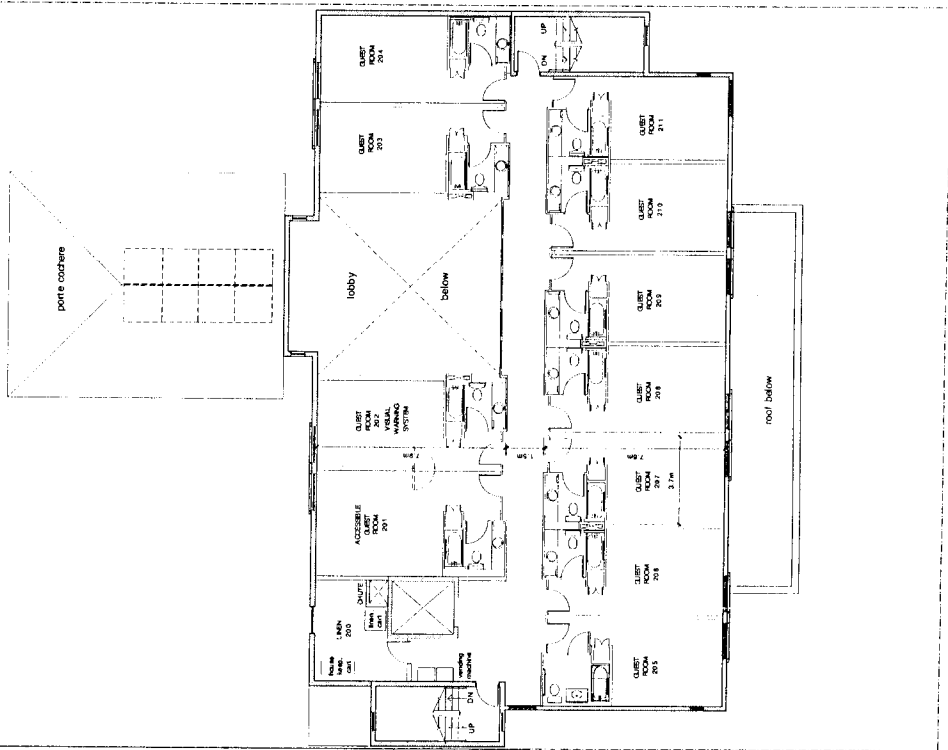
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drawing

notes

ISSUE	DATE	DESCRIPTION
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2	20.04.2003	20.04.2003
3	20.04.2003	20.04.2003
4	20.04.2003	20.04.2003
5	20.04.2003	20.04.2003
6	20.04.2003	20.04.2003
7	20.04.2003	20.04.2003

Richmond
Hotel
8640
Alexandra Road
Richmond, BC



ISSUES

1	2008-01-15	2008-01-15	2008-01-15	2008-01-15
2	2008-01-15	2008-01-15	2008-01-15	2008-01-15
3	2008-01-15	2008-01-15	2008-01-15	2008-01-15
4	2008-01-15	2008-01-15	2008-01-15	2008-01-15
5	2008-01-15	2008-01-15	2008-01-15	2008-01-15
6	2008-01-15	2008-01-15	2008-01-15	2008-01-15
7	2008-01-15	2008-01-15	2008-01-15	2008-01-15

NOTES

DRAWING

Second Floor
scale: 1:100

page no.

A - 2.2



Richmond Hotel
 8640
 Alexandra Road
 Richmond, BC



ISSUES
 1 3-D Model
 2 2-D Floor Plan
 3 2-D Section
 4 2-D Section
 5 2-D Section
 6 2-D Section
 7 2-D Section

1	3-D Model	Jan 12, 2013
2	2-D Floor Plan	Jan 12, 2013
3	2-D Section	Jan 12, 2013
4	2-D Section	Jan 12, 2013
5	2-D Section	Jan 12, 2013
6	2-D Section	Jan 12, 2013
7	2-D Section	Jan 12, 2013

NOTES

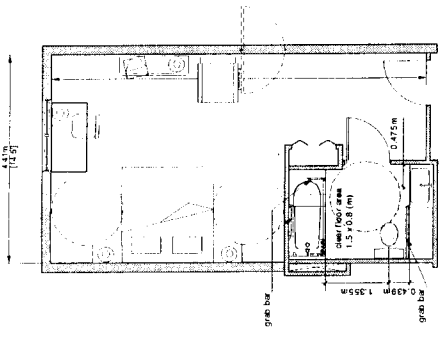
Typical Floor
 3 - 5
 scale: 1:100

page no

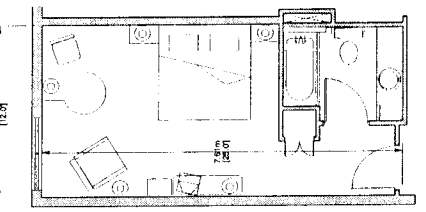
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DOC. 221657

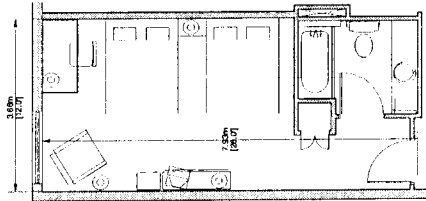


STANDARD ACCESSIBLE
 complies to BCBC 3.8.3.14



STANDARD KING

GUEST ROOM TYPES
 scale 1:50



STANDARD DOUBLE QUEEN

TYPICAL FLOOR 3, 5
 scale 1:100

