City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	February 8, 2019
From:	Wayne Craig Director of Development	**File:**	DP 18-825006
Re:	**Application by IBI Group Architects (Canada) Inc. for a Development Permit at 9455 and 9533 Bridgeport Road**		

Staff Recommendation

That a Development Permit be issued which would permit the construction of two hotels at 9455 and 9533 Bridgeport on sites zoned "Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)".

Wayne Craig
Director of Development

WC: mm
Att. 5

Staff Report

Origin

IBI Architects (Canada) Inc. has applied to the City of Richmond for permission to develop two hotels at 9455 and 9533 Bridgeport Road on sites zoned "Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)". These sites are currently vacant.

The sites were rezoned (RZ 10-539048) on September 11, 2017. The Development Permit (DP 11-594571) for the sites was also issued on September 11, 2017 for this multi-phase development that includes:

- The subject hotel sites at 9455 and 9533 Bridgeport Road.
- A Business Centre (office/light industrial building) at 9466 Beckwith Road on which a Building Permit is pending issuance.

This current Development Permit application is being sought authorize proposed design changes to the two hotel buildings fronting Bridgeport Road (**Attachments 1, 2 and 3**).

The Servicing Agreement (SA 12-611073) required for the sites has been entered into with the City and other legal documents have been registered on title as a condition of approval of the above-noted rezoning. The Servicing Agreement includes widening of Bridgeport Road to accommodate a centre median and Beckwith Road to accommodate wider travel lanes and an on-street bike lane. The frontage works along each of these roads include new sidewalks and grassed boulevards. There will also be an upgrade of the storm sewers along both Beckwith and Bridgeport Roads and a new water line running north through the site within a Statutory Right-of-Way. A new north-south road will be constructed which straddles the Hotel 1 and 2 sites and connects Bridgeport Road to Beckwith Road. Public access over this road is secured by a Statutory Right-of-Way. All required contributions and securities from the previous applications remain with the City.

The relatively minor proposed external changes to buildings principally involve:

- For 9533 Bridgeport Road (Hotel 1): There is a proposed increase in height from 9 to 10 storeys, changes to façade articulation, increased glazing, a minimal increase to the tower floor plate size, and a decrease in the main floor area from 1,211 m^2 (13,035 ft^2) to 1,166 m^2 (12,514ft^2). The number of rooms has decreased from 122 to 112 in the revised proposal.
- For 9455 Bridgeport Road (Hotel 2): While maintaining the height at 12 storeys, there are proposed changes to façade articulation, increased glazing, an increase in tower floor plate size from 791 m^2 (8,510 ft^2) to 865 m^2 (9,301 ft^2) and an increase in the main floor area from 1,400 m^2 (15,065ft^2) to 1,471m^2 (15,835 ft^2). The number of rooms has increased from 167 to 200 in the revised proposal.

There have also been minor changes to the parking, loading and recycling areas, tree retention and landscaping as discussed below in this staff report.

The above modifications have been required to accommodate the proposed changes to the unit layouts and design required by Marriott International who will operate the 112-room Hotel 1 as an extended-stay "Marriott Residence Inn" and the 200-room Hotel 2 as a short-stay "Marriott Courtyard Inn".

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

Development surrounding the subject site is as follows:

- To the North: A large lot at 9466 Beckwith Road zoned "Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)" and subject to the above-noted approved Development Permit (DP 11-594571) which authorizes the construction of an 11-storey Business Centre building on this lot and applies to the subject hotel sites. There is also a vacant lot at 9520 Beckwith Road currently zoned "Single Detached (R1/F)" that subject to an in-process Rezoning Application (RZ 18-821103) to permit construction of a seven storey office and light industrial building. This rezoning application is currently under staff review. A staff report on this rezoning application will be presented to Council at the time of completion of this staff review. This lot is designated "General Urban – Transect 4 (25m) Area B – Industrial Reserve: Limited Commercial" within the City Centre Area Plan (CCAP);
- To the East: There are four large retail/commercial buildings on a site zoned "Auto-Oriented Commercial (CA)" and designated "General Urban – Transect 4 (25m) Area B – Industrial Reserve: Limited Commercial" within the CCAP;
- To the South: Across Bridgeport Road is the access ramp to Highway 99 which is zoned "School and Institutional Use (SI)"; and
- To the West: There is the Highway 99 / Oak Street Bridge corridor which is zoned "School and Institutional Use (SI)".

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, it complies with the intent of the applicable sections of the Official Community Plan, City Centre Area Plan and is generally in compliance with the "Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)" zone.

Advisory Design Panel Comments

Given the subject Development Permit application involves relatively minor changes to the approved DP 11-594571, the application was not referred again to the Advisory Design Panel. This existing Development Permit was previously reviewed and supported by the Advisory Design Panel. A copy of the relevant excerpt from the Advisory Design Panel Minutes from December 8, 2011 is attached for reference (**Attachment 4**). The design response provided by

the applicant in 2011 is included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

In addition to the changes included the applicant's ADP response in 2011, the current proposed Development Permit addresses the following elements previously noted by the ADP:

- More details on the location of the exterior building lighting have been included with the proposed new Development Permit plans. Also, there is a Building Permit issuance condition requiring a report from the applicant's lighting engineer confirming that that the exterior lighting system equipment, design and brightness will not cause excessive light spill onto the Oak Street bridge, the surrounding area and into the atmosphere. There will be a covenant registered on title ensuring that the exterior lighting remains as originally designed and that provides the City with the ability request the owner dim the lighting if needed.
- The canopies over both porte cochere entrances have been reduced in depth and have been revised to be constructed of a combination of glass and more refined structural members.
- The main floor podium roofs, visible from the hotel towers above podiums, include extensive green roof plantings (e.g. grasses and mosses) and several clusters of small shrubs.
- The parking area adjacent to the tree retention area at the northeast corner of the Hotel 1 site has been reduced is size and re-configured to enhance and enlarge the tree retention area.
- The revised landscape plans include additional trees within the building setbacks to Bridgeport Road and adjacent to the Oak Street Bridge.

Analysis

Conditions of Adjacency

- The Hotel 1 and Hotel 2 building podiums are set relatively close respectively at 2.5 m (8.2 ft.) and 3.0 (9.8 ft.) to Bridgeport Road to create an animated, urban environment. The hotel towers are further setback on the podiums to reduce shadowing and provide a more comfortable pedestrian environment. The hotel setbacks also include deciduous trees to provide an attractive soft streetscape along Bridgeport Road.
- The exterior sides of the sites facing the Airport Gateway Plaza to the east and Oak Street Bridge to the west include well-planted landscape strips with deciduous trees to provide a visual buffer and a sense of natural enclosure of the hotel surface parking lots. These well landscaped buffers also wrap around the southeast and southwest corners of the site to visually screen the parking lots facing Bridgeport Road.
- The north side of the Hotel 1 site has a tree retention area that includes preservation of 10 large coniferous and deciduous trees that provides an attractive buffer to the property at 9520 Beckwith Road on which further tree retention area is proposed as part of the rezoning application under staff review for that site (as noted above).
- The north side of the Hotel 2 site includes a driveway to the hotel's rear surface parking lot and also provides access to the parkade on the adjacent Business Centre at 9466 Beckwith Road. This driveway includes a sidewalk on its north side leading to the parkade entrance on the Business Centre building.

Urban Design and Site Planning

Site Planning:

- In the existing Development Permit, the two hotel towers have been sited to create a logical circulation pattern along the north-south road that extends northward adjacent to the Business Centre building and Beckwith Road.
- The hotel podiums provide continuity of the streetwall at-grade while the slender hotel towers permit slot views across the site along the north-south road the Business Centre building and further to the north.
- The at-grade common area and dining areas in the hotel podiums will help animate and enhance the pedestrian environment along Bridgeport Road and the north-south road.
- Vehicle access continues to be provided by the proposed north-south road that straddles the Hotel 1 and Hotel 2 sites and that connects Bridgeport Road to Beckwith Road. This private road was secured for public access via registration of a Statutory Right of Way on title prior to the approval of the rezoning for the subject hotel sites and the adjacent 11-storey Business Centre site (see **Attachment 3**).
- The two hotel towers continue to have their main front pedestrian and vehicle drop-offs located within the porte cocheres directly adjacent to the north-south road.
- The majority of parking and loading areas for each hotel continue to be located in surface parking lots to the functional rear sides of the hotels, adjacent to the Airport Gateway Plaza (east of Hotel 1) and the Oak Street Bridge (west of Hotel 2). The parking spaces at the north-east corner of the Hotel 1 site have been re-configured to enhance the tree protection area previously established with the approved Development Permit.
- The remainder of both hotels' parking continues to be located within the large parkade structure within the Business Centre at 9466 Beckwith Road. As noted above, this building was included in the same Rezoning and Development Permit applications approved for the hotel sites. The Hotel 2 site driveway to its rear surface parking lot also provides access to the Business Centre parkade on the adjacent site. Further discussion of parking is provided below in this report.
- In summary, the proposed revisions to the hotel buildings do not alter the overall site design which has satisfactorily considered conditions of adjacency.

Urban Design:

- Both proposed hotel podiums extend toward the street and contain a restaurant and a guest dining facility fronting Bridgeport Road with streetfront glazing. There are minor changes to the fenestration of both hotel podiums that are the result of changes to the interior layout and programming of the hotels.
- The podiums continue to provide continuity of the streetwall at-grade facing Bridgeport Road and the north-south road through the site.
- The overall designs of the two towers remain essentially the same. The towers are located on top of relatively small podiums and provide a comfortable transition to Bridgeport Road and

the north-south road. The improved tree retention area north of Hotel 1 will also provide a natural, green buffer to proposed office/light industrial building at 9520 Beckwith Road.

Parking

- The total number of parking spaces has increased to 187 spaces from 174 spaces in the existing Development Permit. Specifically, the parking is proposed to be changed as follows:
  - The revised Hotel 1 is provided with 67 parking spaces, a decrease from the 75 spaces in the original proposal. The number of surface parking spaces on the Hotel 1 site has been increased from 49 to 56 spaces in the revised proposal.
  - The revised Hotel 2 is provided with 120 parking spaces, an increase from the 99 in the original proposal. The number of surface parking spaces on the Hotel 2 site has been decreased from 62 to 61 spaces in the revised proposal.
  - The remaining 70 parking spaces for Hotel 1 and Hotel 2 are provided within the parkade within the adjacent Business Centre at 9466 Beckwith Road; this results in the number of hotel parking spaces in the parkade being increased from 63 to 70 spaces.
- To accommodate these additional seven parking spaces in the Business Centre, the existing registered restrictive covenant and easement (LTSA No. CA6265843) will need to be amended as condition of issuance of the Development Permit. With these changes, the two hotels and Business Centre will continue to be in accordance with the requirements of the Zoning Bylaw.
- There are two accessible parking spaces for Hotel 1 and three accessible parking spaces for Hotel 1 as required under the Zoning Bylaw.
- The hotels are provided with a total of 10 Class 1 (employee/occupant) bicycle parking spaces and the required 10 Class 2 (visitor) bicycle parking spaces.
- Each hotel is provided with two medium (SU9) loading spaces as required under the Zoning Bylaw.

Architectural Form and Character

There continues to be overall building design differences that visually distinguish the two hotels from each other, including variation in height, façade composition and roof treatment as discussed below.

Design of Hotel 1 (9533 Bridgeport Road):

- There has been an increase in height of Hotel 1 from nine to 10 storeys. There also has been a minimal increase to the tower floor plate size. The main floor area has been decreased from 1,211 m^2 (13,035 ft^2) to 1,166 m^2 (12,514ft^2).
- While the overall design remains similar, the revised design includes more façade articulation, increased glazing and a reduction in the use of metal panels.
- While the colour and material palette remains generally the same, there has been a subtle change in the mix of materials and colours within facades for Hotel 1 (see comparison of elevations in Plans A1013 and A1014 in the attached Reference Plans).

Design of Hotel 2 (9455 Bridgeport Road):

- The height of Hotel 2 has been maintained at 12 storeys.
- There has been an increase in tower floor plate size from 791 m^2 (8,510 ft^2) to 865 m^2 (9,301 ft^2) and increase in the main floor area from 1,400 m^2 (15,065ft^2) to 1,471m^2 (15,835 ft^2).
- While the overall design remains similar, the revised design includes increased glazing and a reduction in the use of metal panels.
- There have also been changes to the façade articulation related to the larger floor plates and changes in interior layout (see comparison of elevations in Plans A1015 and A1016 in the attached Reference Plans).

Design Elements Common to Both Hotels:

- Each hotel podium continues to include large sections of window wall facing onto Bridgeport Road and facing the north-south private road. Substantial stone panels surround each of the building's main entrances. The remainder of the building podiums facing the private road and Bridgeport Road continue to be composed of metal panels.
- The cladding on the functional rear elevations of the hotel podiums on east side of Hotel 1 and west side of Hotel 2 has been changed from painted concrete to include fluted metal panels. A larger architectural metal canopy has also been added to the east elevation of the Hotel 1 podium.
- The main building roofs and the porte cochere roofs for both hotel buildings are comprised of the similar aerodynamic shapes and are clad in metal panels as in the original Development Permit.
- The depth of the porte cochere canopies has been reduced and their design refined to include finer structural members with glass.
- While Hotel 1 continues to include sections of light brown and orange glass, there are also common light blue and green glass colours and white metal panels in Hotels 1 and 2 that unify the design of both buildings.
- There have been refinements to the design of the lighted glass panels and metal louvers added to the concrete building cores on the centre of the east façade of Hotel 1 (facing the adjacent Airport Gateway Plaza) and the centre of the west façade of Hotel 2 (facing the Oak Street Bridge).
- The smaller backlit glass panels and strips at south ends of each hotel facing Bridgeport Road have also been refined to provide subtle differentiation between the buildings.
- The applicant's lighting consultant has advised that the above-noted building lighting includes translucent covers and dimming capabilities to reduce glare and any unnecessary brightness that may affect the neighboring area and the Oak Street Bridge. This lighting will automatically shut off at pre-set times between midnight or business closing, whichever is later, and 6am or business opening.

- There is a Building Permit issuance condition requiring that detailed exterior lighting specifications and dimmers be provided within the building permit plans for each of the hotels based on the recommendations of a lighting engineer to reduce light spill onto the Oak Street Bridge, the adjacent properties and the broader area.
- In this regard, there will be registration of a restrictive covenant that will require the continued operation of both hotel building's exterior lighting and light dimmers in accordance with lighting engineering report and plans required by the City prior to Building Permit issuance. The covenant would also allow the City to request the owners and operators of the hotels to adjust the lighting timing and lighting levels to address concerns regarding light spill onto Highway 99, the surrounding area and the broader atmosphere.

Tree Retention

- Existing Trees: There are 10 trees adjacent to the south property line of the adjacent site at 9520 Beckwith Road that will be protected in comparison to the nine trees to be retained in the current approved Development Permit.
- The 12 adjacent trees at 9520 Beckwith Road are proposed to be protected as part of the proposed development for this site now under staff review (RZ 18-821103).
- Together these on-site and off-site trees form a viable grove of 22 trees with 11 Douglas Fir, four Western Red Cedar, two Western Hemlock, two Hazel, two Lawson Cypress and one Mountain Ash.
- The proposed landscape plan accommodates 80 replacement trees, the same number as included within the portion of the existing approved Development Permit for the Hotel 1 and Hotel 2 sites.

Landscape Design and Open Space Design

Public Realm Design:

- Behind the proposed 2.0 m (6.6 ft.) off-site sidewalk within the Bridgeport Road allowance, the setbacks of the Hotels 1 and 2 respectively include 2.5 m (8.0 ft.) to 3.0 m (9.8 ft.) wide intensively planted landscape beds. The revised Development Permit also includes the addition of 11 Red Maples adjacent within the hotel setbacks to the Bridgeport Road frontage.
- There also continue to be planting areas framing both hotel driveway entrances to the north-south private road with ornamental Cherry and Black Locust trees.

Site Landscape Design:

- There continue to be sweeping semi-circular driveways leading form the north-south private street to each of the hotel's covered porte cochere entrances.
- The open-air dining areas, located between each of the hotel porte cocheres and Bridgeport Road, have been expanded in size to provide more seating and a more animated streetscape.
- There continues to be a 2.0 m (6.6 ft.) wide shrub and Aspen tree buffer strip along the east property line of the Hotel 1 next to the Airport Gateway Plaza. The previously proposed

small overhead trellises with vine plantings over the parking spaces will be removed to reduce maintenance to improve visibility of the surface parking stalls for CPTED reasons. The existing wood fence on the adjacent property will remain in place.

- There continues to be a 1.5 m (5.0 ft.) wide shrub and Aspen tree buffer strip along west property line of the Hotel 2 site facing the Oak Street Bridge. A 1.8 m (6.0 ft.) solid wood fence has been added to provide an additional physical and visual buffer to the area under the Oak Street Bridge.
- The use of permeable pavers has been expanded to cover all of the parking spaces and bus laybys within both hotel surface parking lots.
- The north-south road continues to be paved with sandblasted concrete, but with a finer grain saw-cut pattern than in the approved Development Permit. There continues to be 1.5 m (5.0 ft.) wide sidewalks along both sides of this road.
- Full cut-off luminaires with efficient light sources and direct light downward where needed, will be used in the pedestrian pathways, sidewalks and landscaped areas.
- Comprehensive irrigation plans (L-06A to L-06F) have been added to the landscape plans.
- The applicant will be required to provide an updated landscaping security in the amount of $284,990 for Hotel 1 and $289,323 for Hotel 2 prior to Development Permit issuance.

Sustainability

The proposed development includes the following sustainable features:

- The proposed buildings will continue to meet minimum LEED Silver (version 4) equivalent standards including the use of effective water and waste management systems, passive solar shading strategies and low flow fixtures. See **Attachment 5** for the LEED checklist.
- The will be a legal agreement registered on title as a condition of the Building Permit issuance that ensures that the buildings are designed to be connected to a District Energy Utility (DEU) when available and provide the necessary access to the buildings by Lulu Island Energy Company (LIEC). The developer will also be required to provide mechanical drawings and energy modeling, which shall be reviewed by the City and LIEC for compliance with DEU requirements (i.e. capable of connecting to a future DEU system) prior to Building Permit issuance.

Accessibility

The proposed development also includes the accessible design elements as listed below:

- There are three wheelchair accessible suites in Hotel 1 and five such suites in Hotel 2.
- Both hotels include porte-cochere areas at the front lobbies to provide weather protection for the drop-off and pick-up of mobility-impaired clients.

Crime Prevention Through Environmental Design

- The substantial area of windows at the hotel lobbies and ground-level amenity spaces provide clear views onto the exterior pedestrian areas associated with the building and Bridgeport Road. Pedestrian-scale bollard lighting is provided on the sites.

- Hotel visitor and staff activity will provide more 'eyes on the street' contributing to site safety and security.

Aircraft Noise Policy & City Noise Bylaw

- As a condition of the previous rezoning of the site, an aircraft noise covenant was registered on title as provided by the OCP Aircraft Noise Policy. This covenant indemnifies the City with regards to aircraft noise and does not require completion of an acoustical report for hotel uses.
- The applicant's acoustic engineers have provided a letter advising that the proposed hotel designs can satisfy the requirements of the City's Noise Bylaw 8856. In this regard, there is a Building Permit issuance condition that requires that the developer provide an acoustic engineer's report addressing the City's Noise Bylaw 8856, and that any recommended detailed design elements to be included within the Building Permit plans to the satisfaction of the City.

Duration of Stay

The applicant is proposing that Hotel 1 include cooking facilities in each of the rooms to facilitate longer stays. Under the original rezoning application, a covenant that prohibits stratification and sale of rooms to individuals was secured. To ensure that the hotel operates as a hotel, the applicant has agreed to register a covenant on the Hotel 1 site to limit guest stays within a calendar year as follows:

- 85% of the guest stays would not exceed 30 nights,
- 12% of the guest stays would not exceed 100 nights;
- 2% of the guest stays would not exceed 180 nights; and
- 1% of guest stays would not exceed 270 nights.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommends that the Development Permit be endorsed, and issuance by Council be recommended.

Mark McMullen
Senior Coordinator - Major Projects

MM:rg

Attachment 1: Development Application Data Sheet
Attachment 2: Location Map
Attachment 3: Overall Development Site Plan
Attachment 4: Excerpt from the Advisory Design Panel Minutes
Attachment 5: LEED Scorecard

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

- Receipt of a Letter-of-Credit for landscaping in the amount of $284,990 for 9533 Bridgeport Road / Lot 1 (Hotel 1) and $289,323 for 9455 Bridgeport Road (Hotel 2).
- Amendment the existing restrictive covenant and easement (LTSA No. CA6265843) to change the total number of hotel parking spaces secured on Business Centre (Lot 3) at 9466 Beckwith Road from 63 to 70 spaces and as follows:
  1. The minimum number of parking spaces secured for Lot 1 (Hotel 1) be decreased from 26 to 11 spaces; and
  2. The minimum number of parking spaces secured for Lot 3 (Hotel 2) be increased from 37 to 59 spaces.
- Registration of a restrictive covenant or other legal agreements or measures, as determined to the satisfaction of the Director of Development, to limit the length of guest stay in Hotel 1 at 9533 Bridgeport Road to provide that:
  1. 85% of the guest stays at the hotel would be for not more than 30 continuous or total nights in a given calendar year;
  2. No greater than 12% of the guest stays at the hotel may be up to a maximum of 100 continuous nights or total nights in a given calendar year;
  3. No greater than 2% of total guest stays may be for up to 180 continuous nights or total nights in a given calendar year;
  4. No greater than 1% of total guest stays may be for up to 270 continuous nights or total nights in a given calendar year; and
  5. The operations of the hotel will not fall under the *British Columbia Residential Tenancy Act* (travel accommodations are specifically excluded from the Act under Section 4) but rather the *British Columbia Hotel Keepers Act*.
- Registration of a restrictive covenant or other legal agreements or measures, as determined to the satisfaction of the Director of Development, that will:
  1. Require the continued operation of both hotel building's exterior lighting and light dimmers in accordance with lighting engineering report and detailed plans required by the City prior to Building Permit issuance; and
  2. Permit the City to request the owners and operators of the hotels to adjust the lighting timing and lighting levels to address concerns regarding light spill onto Highway 99 and into the atmosphere effecting aircraft navigation.

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

- Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City and the Lulu Island Energy Company (LIEC), securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
  1. No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modeling report satisfactory to the Director of Engineering;
  2. If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until:

     a. the Owner has applied for and connected to the DEU for the purposes of providing internal space heating and domestic hot water heating to the Building, in accordance with the Service Provider Agreement;

     b. the owner enters into a Service Provider Agreement with the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City; and

     c. the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for the installation, operation and maintenance on each intervening property of all necessary facilities for supplying the Services to the Lands or subdivided portion thereof, by the City and/or the City's DEU service provider, Lulu Island Energy Company.
  3. If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:

a. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;

b. the owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation;

c. the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building; and

d. the owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.

4. The Owner shall, on or before the Connection Deadline, apply for, connect to and utilize the DEU for the purposes of providing internal space heating and cooling and domestic hot water heating to all Buildings on the Lands and enter into a Service Provide Agreement to the satisfaction of the City;
5. No Building(s) shall be constructed, used or maintained on the Lands except in full compliance with the Agreement, the City's bylaws, regulations and policies, including the Bylaw, the applicable Service Provider Agreement(s) and the Approved Heating and Cooling System Plans for the Building(s).

- The developer shall also provide mechanical drawings and energy modeling, which shall be reviewed to satisfaction of LIEC and the City for compliance with District Energy System requirements (i.e. capable of connecting to future DEU system).
- The developer shall provide a report from an acoustic engineer addressing the City's Noise Bylaw 8856 and include any necessary design elements within the Building Permit plans to the satisfaction of the City.
- The developer shall provide detailed exterior lighting specifications and light dimmers within the building permit plans for each of the hotels based on a report from the applicant's lighting engineer that confirms that that the exterior lighting system equipment, design and brightness will not cause excessive light spill onto Highway 99, the surrounding area and the broader atmosphere.
- 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 Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm).

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 18-825006 **Attachment 1**

Address: 9455 and 9533 Bridgeport Road

Applicant: IBI Group Architects (Canada) Inc.

Owner: Beckwith One BT Holdings Ltd., Bridgeport East BT Holdings Ltd. & Bridgeport West BT Holdings Ltd.

Planning Area(s): City Centre

Floor Area Gross: 8,545 m^2 for Hotel 1 & 11,376 m^2 for Hotel 2

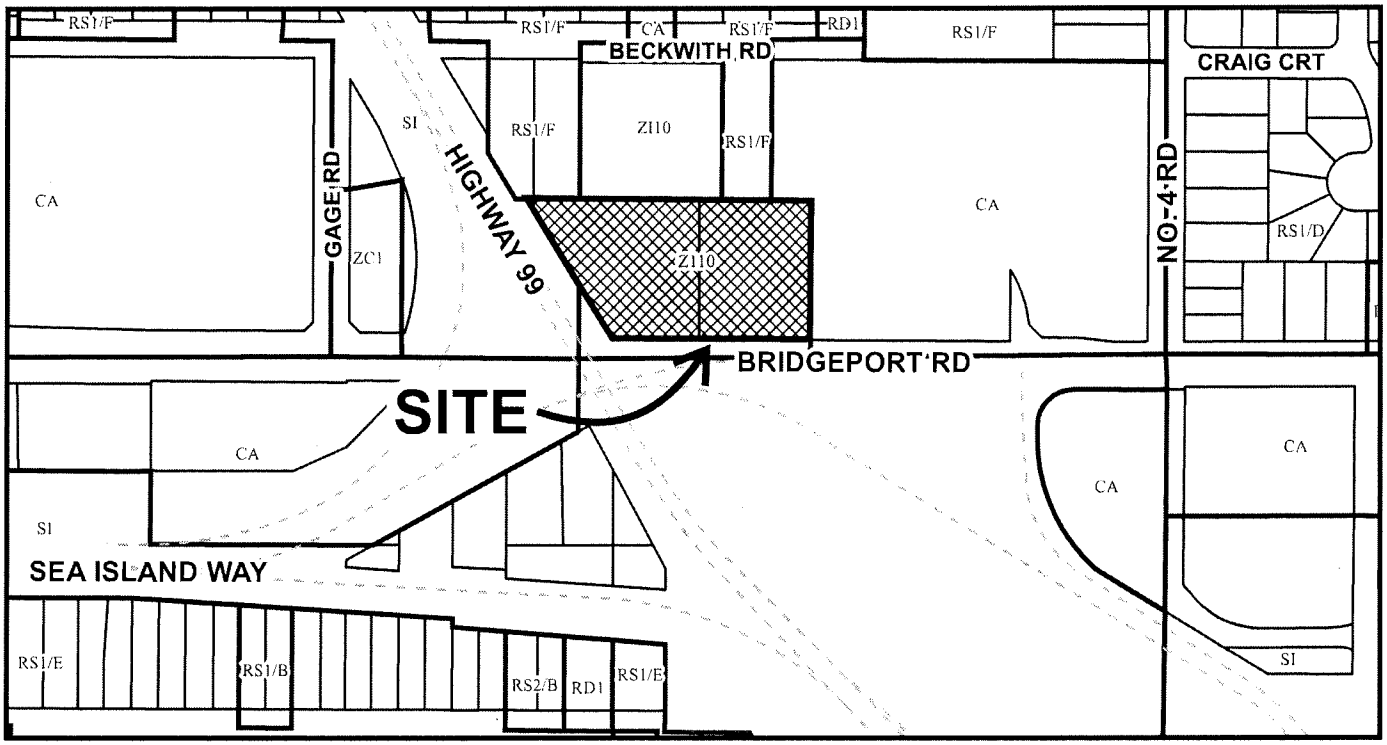
Floor Area Net: 7,696 m^2 for Hotel 1 & 10,193 m^2 for Hotel 2

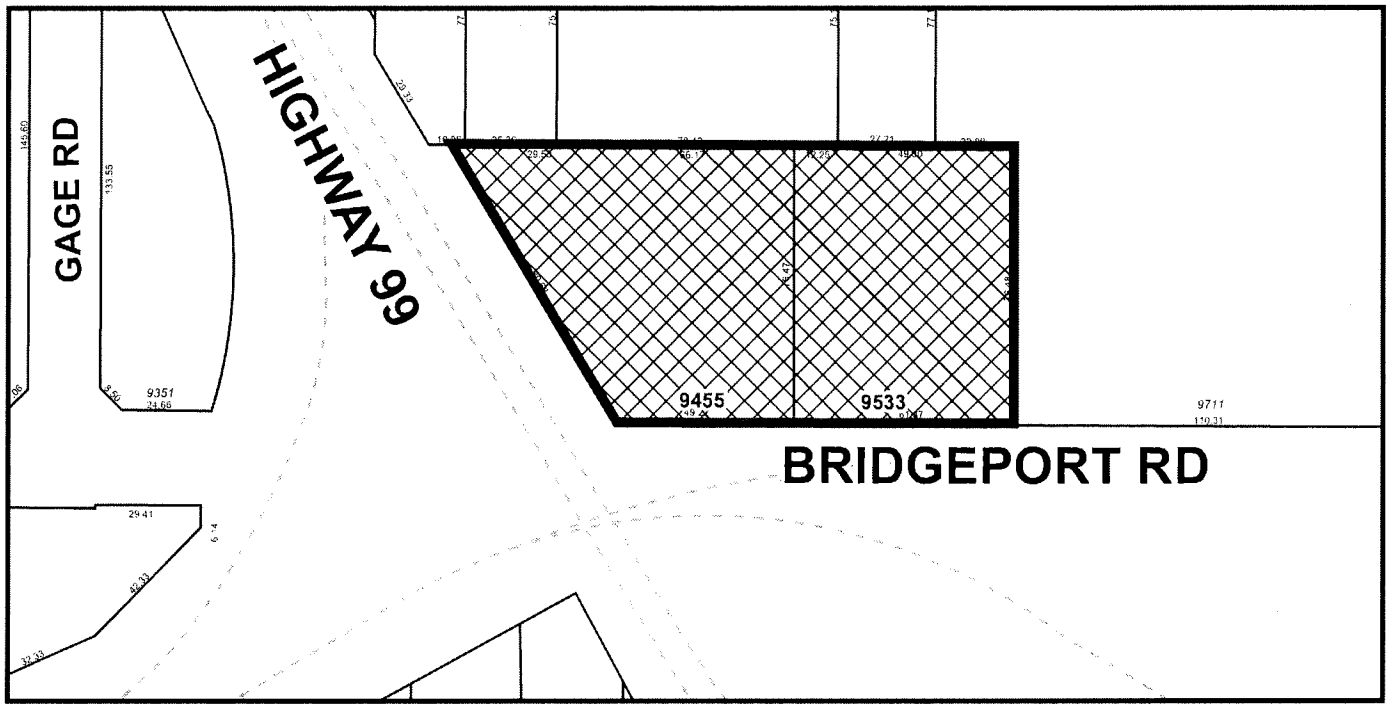
	Existing	Proposed
Site Area:	4,700 m^2 for Hotel 1 site & 5,544 m^2 for Hotel 2 site	4,700 m^2 for Hotel 1 site & 5,544 m^2 for Hotel 2 site
Land Uses:	Vacant	Two Hotels
OCP Designation:	MEMP – Mixed Employment	MEMP – Mixed Employment
Area Plan Designation:	General Urban T4 (25m) – Area B	General Urban T4 (25m) – Area B
Zoning:	"Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)"	"Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)"
Number of Units:	None	112 rooms in Hotel 1 & 200 rooms in Hotel 2

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.85 FAR (Shared Between 3 Lots Covered by Zone)	1.85 FAR (Shared Between 3 Lots Covered by Zone)	none permitted
Lot Coverage:	Max. 50%	25% for Hotel 1 28% for Hotel 2	none
Setback – Front Yard	Min. 2.5 m	2.50 m 3.06 m	none
Setback – West Side (Hotel 1): Setback – East Side (Hotel 1):	Min. 10.0 m for building Min. 8.0 m for canopy Min. 10.0 m	> 10.0 m for building 8.0 m for canopy 14.5 m	none
Setback – Hwy 99/West (Hotel 2): Setback – East Side (Hotel 2):	Min. 10.0 m Min. 10.0 m for building Min. 8.0 m for canopy	10.0 m > 10.0 m for building 8.0 m for canopy	none
Setback – Rear Yard:	Min. 9.0 m	17.17 m for Hotel 1 14.08 m for Hotel 2	none
Height (m):	Max. 47.0 m	43.60 m for Hotel 1 46.41 m for Hotel 2	none

Lot Size:	None	4,700 m^2 for Hotel 1 site & 5,544 m^2 for Hotel 2 site	none
Off-street Parking Spaces – Regular/Commercial:	67 spaces for Hotel 1 and 120 spaces for Hotel 2	67 for Hotel 1 and 120 for Hotel 2	none
Off-street Parking Spaces – Accessible:	2 spaces for Hotel 1 and 3 spaces for Hotel 2	2 spaces for Hotel 1 and 3 spaces for Hotel 2	none
Total off-street Spaces:	N/A	N/A	none
Tandem Parking Spaces	not permitted	none	none
Amenity Space – Indoor:	Min. 70 m^2	N/A	none
Amenity Space – Outdoor:	N/A	N/A	none

City of Richmond



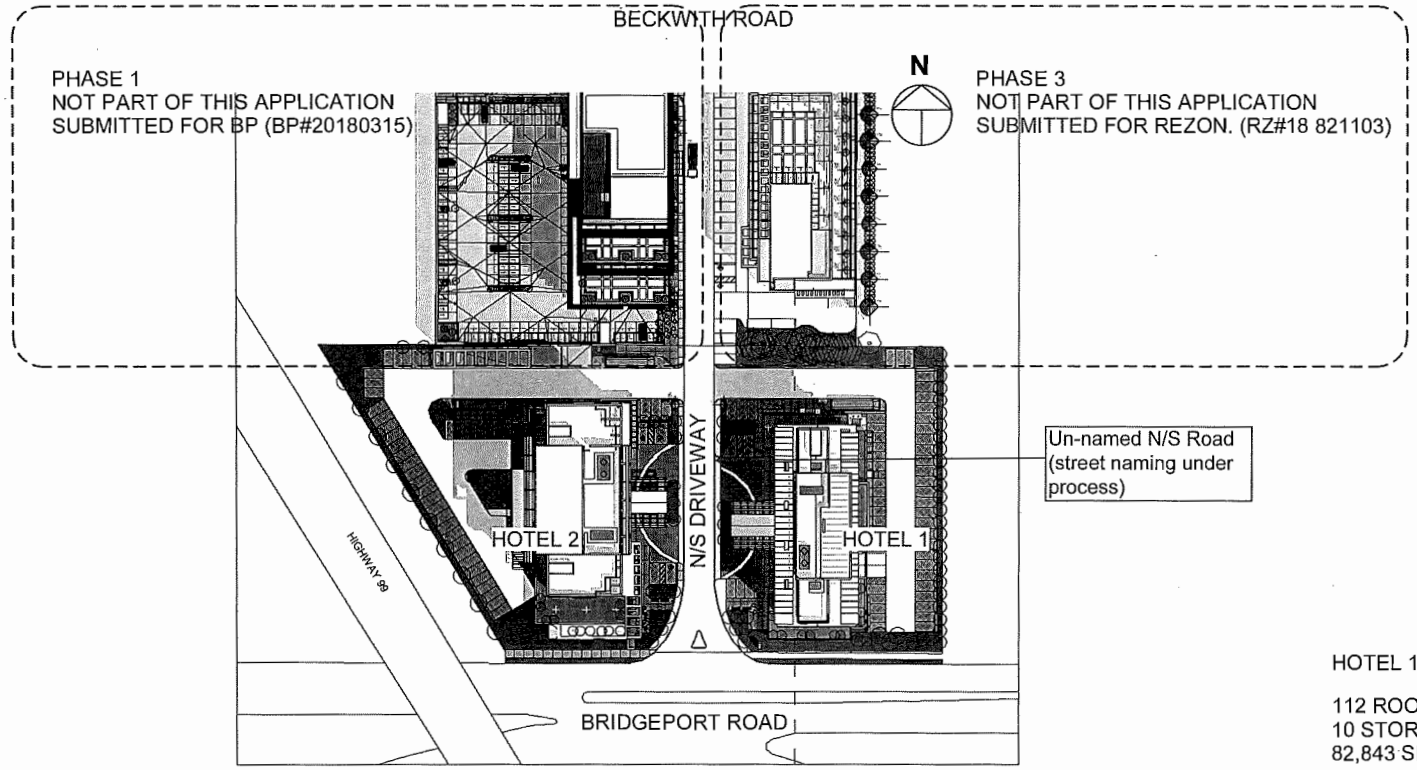


DP 18-825006

Original Date: 06/14/18

Revision Date: 06/19/18

Note: Dimensions are in METRES



HOTEL 2 (PHASE 2)

200 ROOMS
12 STOREYS
109,721 SF

HOTEL 1 (PHASE 2)

112 ROOMS
10 STOREYS
82,843 SF

SITE PLAN

SITE: 176,128 SF
FAR: 321,285 SF

IBI

9455 & 9533 BRIDGEPORT ROAD

ATTACHMENT 3

PHASE IMAGE A 1001

NTS

Attachment 4

Excerpt from the Minutes from
The Advisory Design Panel Meeting

December 8, 2011 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

DP 11-594571 – HIGH-RISE COMMERCIAL DEVELOPMENT WITH TWO HOTEL TOWERS AND ONE BUSINESS CENTRE TOWER

ARCHITECT: IBI Group
PROPERTY LOCATION: 9451, 9491, 9511, 9531 and 9551 Bridgeport Road and 9440, 9460 and 9480 Beckwith Road

Panel Discussion

Comments from the Panel were as follows:

- like the project; scale is appropriate for the area; section between the hotel towers is proportionally correct;
- landscape design is simple, clean and effective;
- Hotel 1 is very different from the office building and Hotel 2; Hotel 1 is nicely articulated; roof form works well;
- Hotel 2 and office building are very different; provide architectural expression to Hotel 2 to achieve visual connectivity to the business building;
- ***Similar lighting strategies to be utilized by both buildings, including the addition of a light feature on the middle vertical portion of the west face of the office building between the sloping glass walls. This additional light feature as well as the others will be dimmable and low intensity to conserve energy and prevent excessive light pollution. As seen from the bridge deck of Highway 99, this additional feature on the Business Centre will provide connectivity between the two buildings, as well as contribute to the Public Art component for all three buildings.***
- appreciate the efforts put by the applicant into the project since its initial presentation to the Panel;
- simplicity of the landscape treatment unifies the project nicely;
- treatment along the edges are appropriate; like the idea of the retention of the trees which provide a nice remnant of the site;
- consider reducing parking spaces in the area near the existing trees; expand the vegetative area to give more room for trees to survive;
- ***We have already initiated an appropriate response to this item through preliminary discussion with Ken Bell, arborist consultant for the project, in which parking in this location may be reoriented to provide more clearance around the existing trees,***

and ensure their protection during the preloading and construction phases of the project.

- consider reducing the scale of canopies above the hotels' entrance to provide a sense of intimacy;
- ***Scale of the canopies to be considered again during BP stage. Structure has been oversized and will most likely be constructed of smaller structural members, which will result in an overall lighter appearance once constructed.***
- consider increasing the quality and quantity of trees in the parking and patio areas and moving those row of trees to the outside edge of the stalls to act as bollards;
- ***Landscape architect to continue to revise overall landscape design as per comments, including the provision of Swedish poplar and Amanogawa cherry trees (see following comment).***
- Swedish poplar trees in front of the office building (west side of the north-south internal road) may not have enough room to grow; consider smaller columnar trees, e.g. Amanogawa cherry to increase the quantity of and spacing between trees;
- appreciate the efforts of the applicant in addressing the concerns of a challenging project;
- like the roof deck landscape treatment on level 3 of the office building; ensure that this will be carried through in the project; provide irrigation on the roof parking;
- ***Client is committed to providing roof deck landscape treatment as depicted on all levels. Top deck of parkade to have appropriate irrigation system to ensure vegetation at this level is not compromised.***
- consider repeating the Bridgeport Road entrance way treatment at the Beckwith Road entrance; Beckwith Road entrance is expected to be used frequently, particularly by motorists/pedestrians going to the office building;
- ***Landscape architect to reconsider appropriate treatment of landscape at Beckwith Road entry to site, to be enhanced to similar condition as entry off of Bridgeport Road.***
- piece of north blank wall not a concern as it is a parkade wall;
- consider providing treatments, e.g. green roof treatments or patterned aggregates for canopies that don't have skylights to enhance their visual appeal when viewed from above;
- ***Further consideration to be given to those lower levels of each building visible from higher floors, including roof deck treatments as well as the hotel entry canopies.***
- project is nicely done; has higher quality compared to the other buildings in the neighbourhood; will improve the neighbourhood; has opportunity to become a landmark in Richmond; appreciate the quality of the applicant's presentation to the Panel;

- the three buildings are distinctly different; consider providing a unifying feature to present them as part of one development, e.g. repeating lighting element in Hotel 1 into Hotel 2; will lighten up the neighbourhood;
- ***As noted above, the addition of a vertical light feature on the Business Centre will provide connectivity between the three buildings.***
- consider improving the relationship between the two hotels which are vertically facing each other; consider angled mass for Hotel 2 to soften the space between the two hotels;
- ***Connectivity between the two hotels has been intended through the use of similar light features/Public Art, as well as providing similar expression in their porte cochères.***
- appreciate the changes to the project made by the applicant in response to the previous comments of the Panel;
- excellent response to the west side of the office building; appreciate the angled curtain wall of the office building; a win-win situation; increases the quality of massing and architectural design of the building;
- appreciate the increase in the number of universal design suites in the two hotels; look forward to future increases if warranted to accommodate more seniors;
- appreciate the applicant for the quality of presentation materials and model;
- proposed development has the potential to become a landmark project in a key location in Richmond;
- look forward to hearing applicant's response to Panel's comments regarding public art;
- carry the lighting in Hotel 1 into Hotel 2; will have a strong impact on the west side of Hotel 2 which is facing Oak Street Bridge; and
- ***See comments above.***
- multi-phase projects take time to evolve; applicant is requested to provide visual details on how the rest of the site will look like in the interim.
- ***This has been provided as part of the current Landscape package, with further revision to be provided as per comments at the BP stage.***

Panel Decision

It was moved and seconded

That DP 11-594571 move forward to the Development Permit Panel subject to the applicant addressing the items discussed by the Panel, including the items highlighted below:

1. consider visual connectivity between Hotel 1 and Hotel 2; and

   As noted above, further consideration is to be given to the light features of all three buildings as work commences with the Public Art consultant, in order to provide visual

connectivity as well as reinforce the landmark/gateway intent of the project as the site is built out.

2. consider looking at the quality and quantity of trees both in terms of species, placement and spacing.

   As noted above, quality and quantity of trees and other surface vegetation to be revisited by both arborist and landscape architect for appropriateness and overall desired effect.

CARRIED

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Y	?	N			
1			Credit	Integrative Process	1

13	1	0	Location and Transportation		16
		0	Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
		0	Credit	High Priority Site	2
5			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
	1		Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

6	4	0	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
	2		Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
3			Credit	Rainwater Management	3
	2		Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

7	1	0	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1	1		Credit	Outdoor Water Use Reduction	2
3			Credit	Indoor Water Use Reduction	6
2			Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

16	0	0	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
6			Credit	Enhanced Commissioning	6
8			Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
		0	Credit	Demand Response	2
		0	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
		0	Credit	Green Power and Carbon Offsets	2

5	2	0	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		0	Credit	Building Life-Cycle Impact Reduction	5
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1			Credit	Construction and Demolition Waste Management	2

8	5	0	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
1	2		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1	1		Credit	Interior Lighting	2
	1		Credit	Daylight	3
	1		Credit	Quality Views	1
1			Credit	Acoustic Performance	1

1	5	0	Innovation		6
	5		Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

0	0	0	Regional Priority		4
		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1

57	18	0	TOTALS	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

IBI

9455 & 9533 BRIDGEPORT ROAD

ATTACHMENT 5

City of Richmond

Development Permit

No. DP 18-825006

To the Holder:	IBI Group Architects (Canada) Inc.
Property Address:	9455 and 9533 Bridgeport Road
Address:	700 - 1285 West Pender Street Vancouver, BC V6E 4B1

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 #DP18-825006-1 to #DP18-825006-63 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 $284,990 for 9533 Bridgeport Road (Hotel 1) and $289,323 for 9455 Bridgeport Road (Hotel 2) 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 DP18-825006

To the Holder:	IBI Group Architects (Canada) Inc.
Property Address:	9455 and 9533 Bridgeport Road
Address:	700 - 1285 West Pender Street Vancouver, BC V6E 4B1

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.

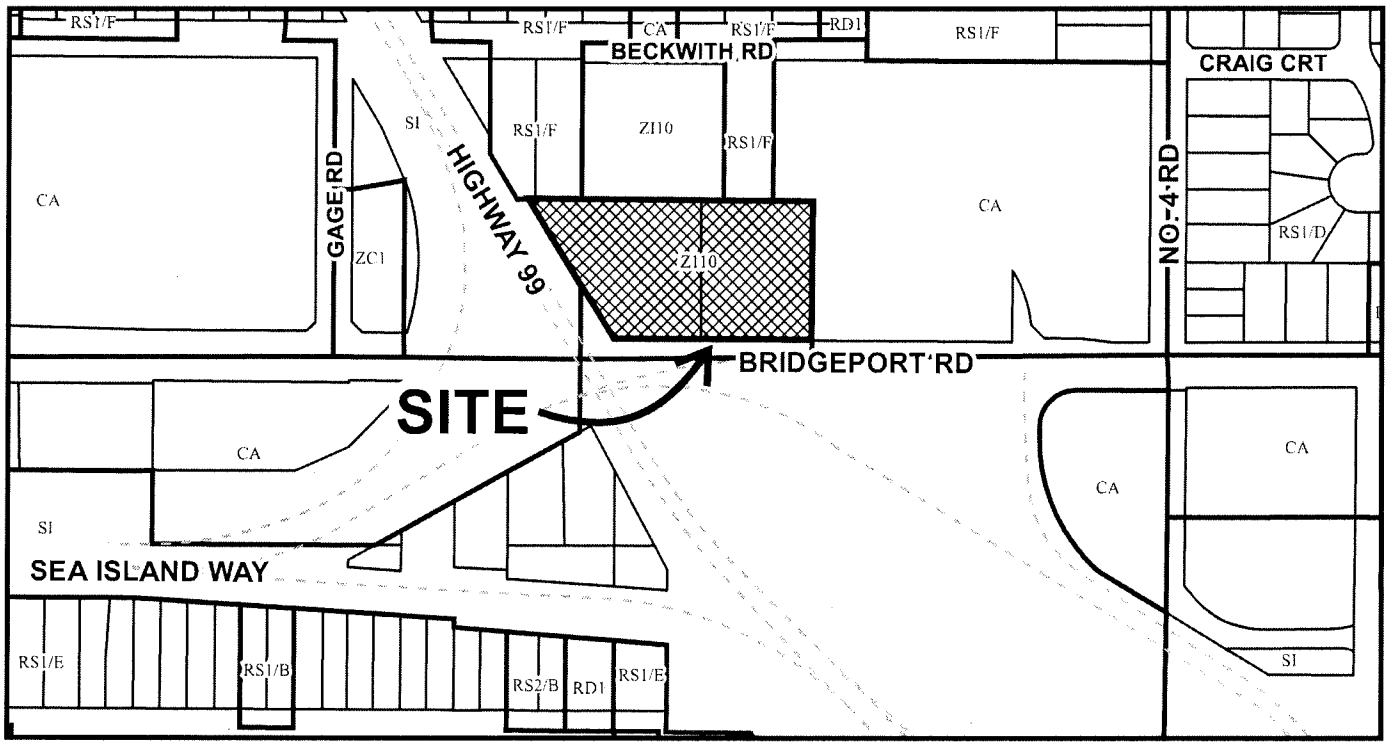
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

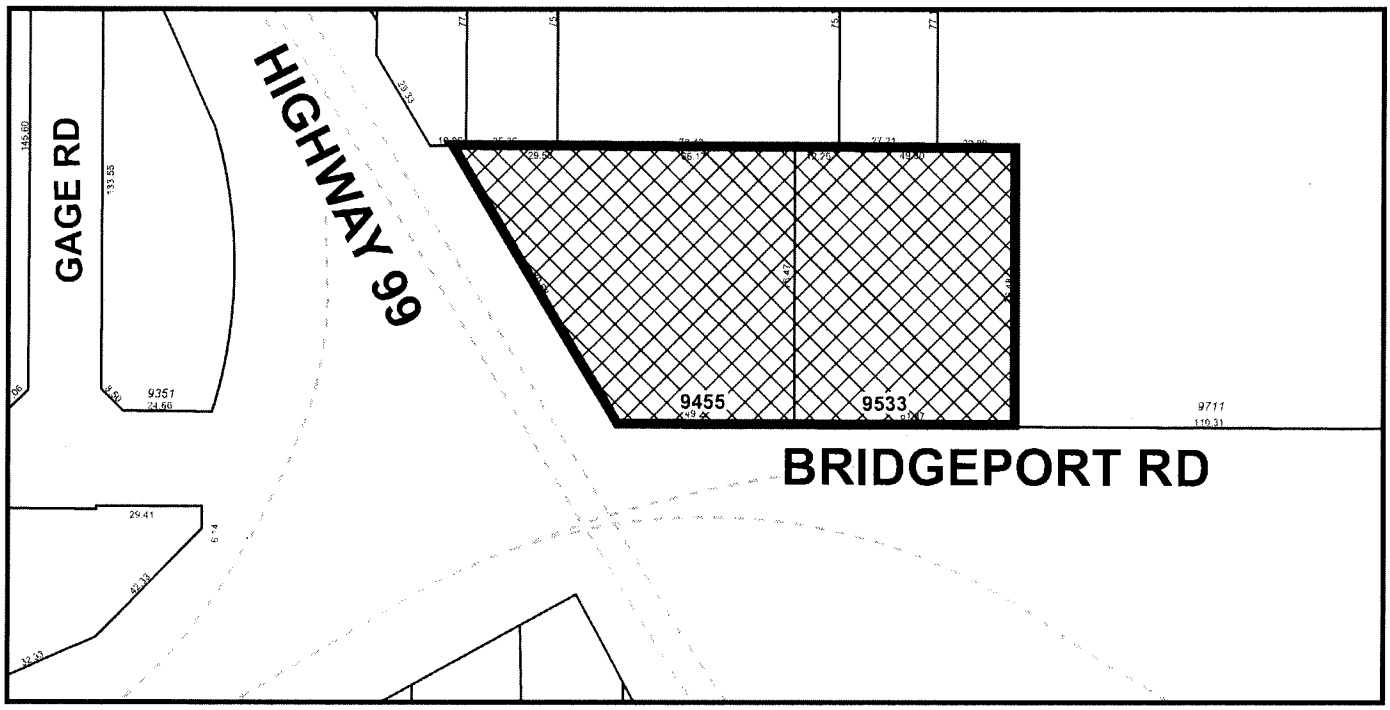
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond



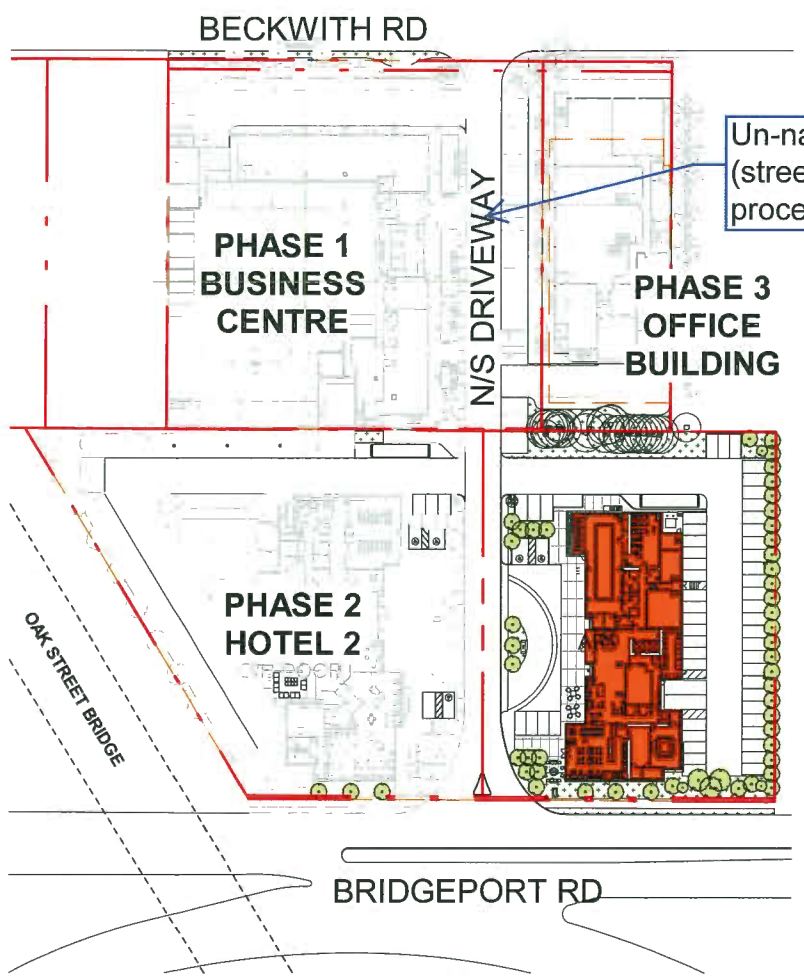


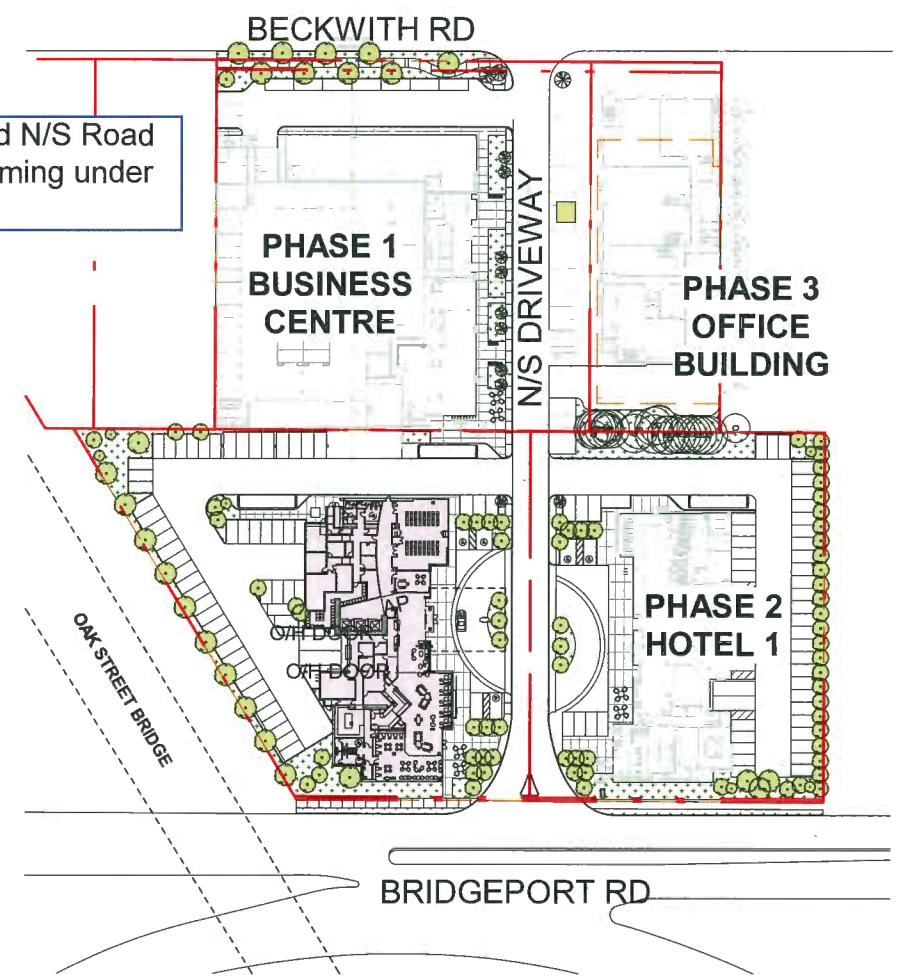
DP 18-825006
SCHEDULE "A"

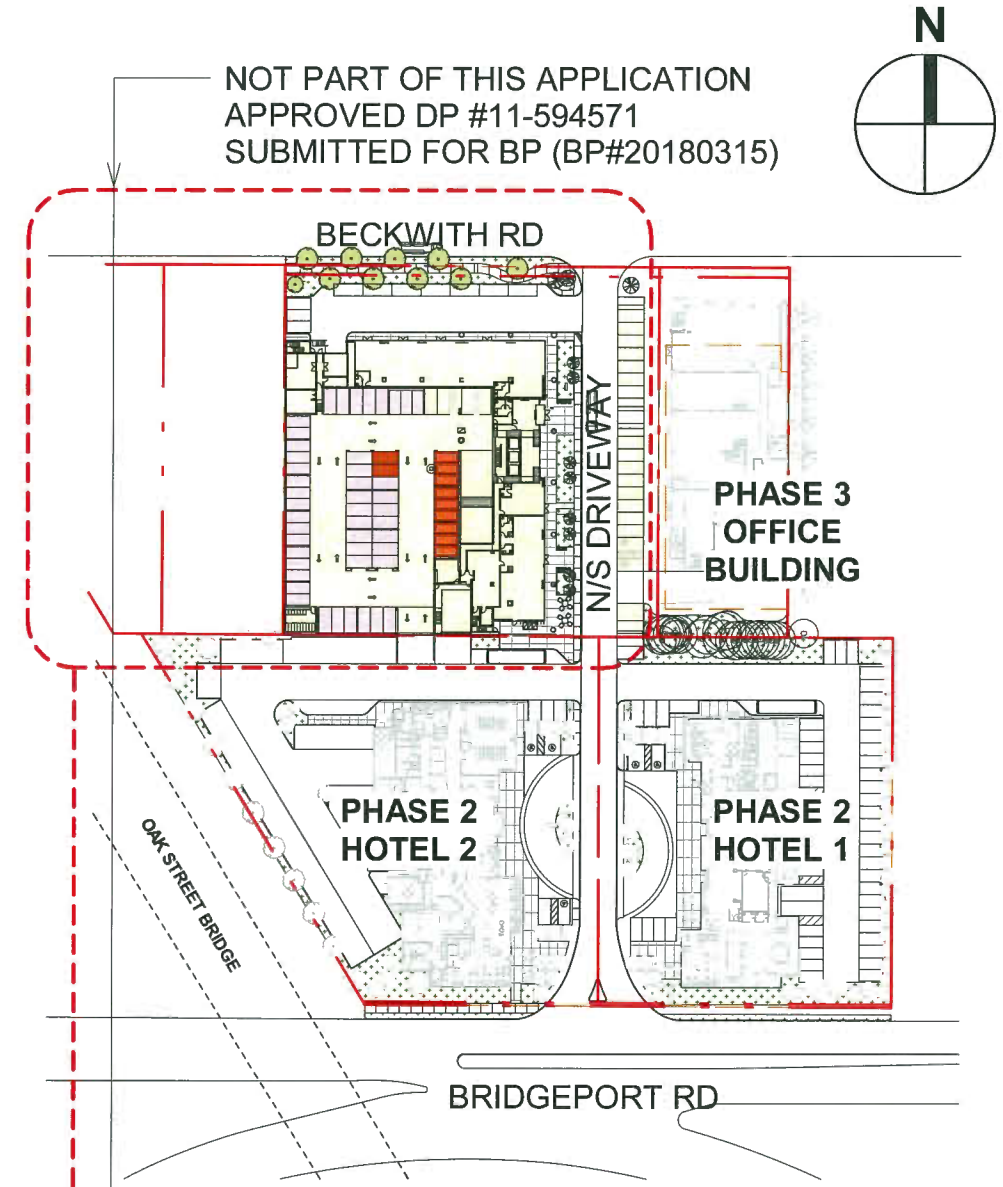
Original Date: 06/14/18

Revision Date: 06/19/18

Note: Dimensions are in METRES







PHASE 2 - HOTEL 1	
SUB-DIVISION AREA:	50988 SF**
TOTAL PARKING REQUIRED:	67
TOTAL PARKING PROVIDED:	67

* NOTE: 67 PARKING PROVIDED IN TOTAL, INCLUDING:
- 56 ON-SITE STALLS
- 11 OFF-SITE STALLS IN PHASE 1 (BUSINESS CENTRE).

REFER TO SHEETS A1008a & A1008b & A1008c

** SUB-DIVISION TO BE CONFIRMED BY CIVIL ENGINEER / SURVEYOR

PHASE 2 - HOTEL 2	
SUB-DIVISION AREA:	60037 SF**
TOTAL PARKING REQUIRED:	120
TOTAL PARKING PROVIDED:	120

* NOTE: 120 PARKING PROVIDED IN TOTAL, INCLUDING:
- 61 ON-SITE STALLS
- 59 OFF SITE STALLS IN PHASE 1 (BUSINESS CENTRE)

REFER TO SHEETS A1008d & A1008b & A1008c

** SUB-DIVISION TO BE CONFIRMED BY CIVIL ENGINEER / SURVEYOR

PHASE 1 - BUSINESS CENTER	
SUB-DIVISION AREA:	65103 SF**
TOTAL PARKING REQUIRED:	315
TOTAL PARKING PROVIDED:	319

* NOTE: 319 PARKING PROVIDED IN TOTAL, INCLUDING:
- 249 STALLS FOR BUSINESS CENTER (L1/P1 TO L3/P4),
- 11 OFF-SITE STALLS FOR HOTEL 1 (L1/P1),
- 59 OFF-SITE STALLS FOR HOTEL 2 (L1/P1&P2).

GROUND LEVEL SHOWN
REFER TO SHEETS A1008b & A1008c

** SUB-DIVISION TO BE CONFIRMED BY CIVIL ENGINEER / SURVEYOR

IBI

9455 & 9533 BRIDGEPORT ROAD

PHASING PLAN - GROUND LEVEL SHOWN

A 1008

DP 18-825006

1/64" = 1'-0"

PARKING RATIO

		REQUIRED BASED ON BYLAW	REQ. PARKING BASED ON SHARED OFFICE/HOTEL PARKING: MON. TO FRI. 8am TO 5pm	REQ. PARKING BASED ON SHARED OFFICE/HOTEL PARKING: ALL OTHER TIMES	REQ. PARKING WITH ALLOWANCE FOR SHARED PARKING & TDM MEASURES	PROPOSED PARKING: BY PHASE		TOTAL
HOTEL 01	BR. UNITS	63 (0.5 per /unit)	70% REDUCTION = 59	83	10% REDUCTION = 75	49	ON SITE	75
	CONFERENCE	7 (10 per /1076 SF)						
	RESTAURANT	9 (4.4 per /1076 SF)						
	LOUNGE & BREAKFAST	4 (4.4 per /1076 SF)				26	OFF SITE ON PHASE 2 LOT	
	SUB-TOTAL	83				75		
HOTEL 02	BR. UNITS	84 (0.5 per /unit)	70% REDUCTION = 77	109	10% REDUCTION = 99	62	ON SITE	99
	RESTAURANT	8 (4.4 per /1076 sf.)						
	CONFERENCE	15 (10 per /1076 SF)				37	OFF SITE ON PHASE 2 LOT	
	LOUNGE & BREAKFAST	2 (4.4 per /1076 SF)						
	SUB-TOTAL	109				99		
BUSINESS CENTER	OFFICE SPACE	295 (3 per /1076 SF)	315	15% REDUCTION = 268	10% REDUCTION = 242	319	ON SITE: EXTERIOR PARKING 33; L1 PARKING 62; P1 PARKING 68; P2 PARKING 68; L3 ROOF PARKING 88	256
	MEETING	10 (3 per /1076 SF)						
	RESTAURANT	10 (4.4 per /1076)				-26 SHARED OFF SITE PARK. HOTEL 1; -37 SHARED OFF SITE PARK. HOTEL 2		
	SUB-TOTAL	315				260		
TOTAL		507	451	460	416			430

FOR REFERENCE ONLY: EXTRACT FROM APPROVED DP #11-594571

HOTEL 01 (112 ROOMS) - AREA BREAKDOWN

	FAR: HOTEL / OTHER AREAS	LOUNGE / BREAKFAST	CONFERENCE	BREAKFAST PREP	LOBBY & COMMON AREA	AMENITY	ADMIN	FAR SUB-TOTAL	NON FSR (MEP/SERV)	GROSS FLOOR AREA
TOP										
MECH									1,756	1,756
10	6,514				1,105			7,619	586	8,205
9	6,928				1,105			8,033	586	8,619
8	6,928				1,105			8,033	586	8,619
7	6,928				1,105			8,033	586	8,619
6	6,928				1,105			8,033	586	8,619
5	6,928				1,105			8,033	586	8,619
4	6,928				1,105			8,033	586	8,619
3	6,928				1,105			8,033	586	8,619
2	6,641				1,086		541	8,268	905	9,173
1	2,777	1,213	649	423	1,868	3,378	417	10,725	1,789	12,514
TOTAL	64,428	1,213	649	423	11,794	3,378	958	82,843	[illegible]	91,981

HOTEL 02 (200 ROOMS) - AREA BREAKDOWN

	FAR: HOTEL/ OTHER AREAS	RESTAURANT	KITCHEN	LOUNGE/ BREAKFAST	CONFERENCE	LOBBY & COMMON AREA	AMENITY	HOTEL ADMIN	FAR SUB-TOTAL	NON FSR (MEP/SERV.)	GROSS FLOOR AREA
TOP											
MECH										3,269	3,269
12	6,619					1,369			7,988	630	8,618
11	7,477					1,369			8,846	720	9,566
10	7,296					1,396			8,692	609	9,301
9	7,296					1,396			8,692	609	9,301
8	7,296					1,396			8,692	609	9,301
7	7,296					1,396			8,692	609	9,301
6	7,296					1,396			8,692	609	9,301
5	7,296					1,396			8,692	609	9,301
4	7,296					1,396			8,692	609	9,301
3	7,296					1,396			8,692	609	9,301
2	6,520			1,569		1,569	1,332	722	10,143	609	10,752
1	4,977	1,263	650	1,593	1,893	2,617		216	13,208	2,627	15,835
TOTAL	83,961	1,263	650	1,593	1,893	19,092	1,332	937	109,721	[illegible]	122,448

HOTEL 01 UNIT BREAKDOWN

FLOOR	TYPE A: STUDIO	TYPE B: 1 BEDROOM	TYPE C: ACCESSIBLE UNIT	TYPE D: PENTHOUSE (PH) STD	TYPE E: PENTHOUSE (PH) CORNER		SUB-TOTAL
L 10	1			4	4		9
L 9	9	4					13
L 8	9	4					13
L 7	9	4					13
L 6	9	4					13
L 5	9	4					13
L 4	8	4	1				13
L 3	8	4	1				13
L 2	7	4	1				12
L 1							
SUB-TOTAL	69	32	3	4	4		112

HOTEL 02 UNIT BREAKDOWN

FLOOR	TYPE A: DOUBLE QUEEN (DQ) SUITE	TYPE B: KING SUITE	TYPE C: KING SUITE (KS) ACCESSIBLE	TYPE D: PENTHOUSE UNITS PH-STD	TYPE E: PENTHOUSE UNITS PH-STD	TYPE F: PENTHOUSE UNITS PH-CORNER	SUB-TOTAL
L12	2	2		4	2	2	12
L11	7	12					19
L 10	7	12					19
L 9	7	12					19
L 8	7	12					19
L 7	7	12					19
L 6	7	11	1				19
L 5	7	11	1				19
L 4	7	11	1				19
L 3	7	11	1				19
L 2	7	9	1				17
L 1							
SUB-TOTAL	72	115	5	4	2	2	200

VEHICULAR PARKING

REFERENCE: Section 7.13 Of the Bylaw

		REQUIRED: REQUIRED BASED ON BYLAW	REQ. PARKING BASED ON SHARED OFFICE/HOTEL REDUCTION: MON. TO FRI. 8am TO 5pm	REQ. PARKING BASED ON SHARED OFFICE/HOTEL REDUCTION: ALL OTHER TIMES	WITH 10% TDM Reduction: MON. TO FRI. 8am TO 5pm	WITH 10% TDM Reduction: ALL OTHER TIMES	PARKING PROVIDED: BY PHASE (BREAKDOWN)	LOCATION	TOTAL
HOTEL 01	BR. UNITS	56 (0.5 per /unit)	30% REDUCTION	0% REDUCTION	10% REDUCTION	0% REDUCTION	56	ON SITE	67
	CONFERENCE	10 (10 per /1076 SF)	52	74	47	67			
	LOUNGE & BREAKFAST	8 (4.4 per /1076 SF)					11	OFF SITE ON PHASE 1 LOT	
	SUB-TOTAL	74					56		
HOTEL 02	BR. UNITS	100 (0.5 per /unit)	30% REDUCTION	0% REDUCTION	10% REDUCTION	0% REDUCTION	61	ON SITE	120
	CONFERENCE	15 (10 per /1076 SF)	83	133	84	120			
	LOUNGE & RESTAURANT	19 (4.4 per /1076 SF)					59	OFF SITE ON PHASE 1 LOT	
	SUB-TOTAL	133					61		
BUSINESS CENTER	OFFICE SPACE	295 (3 per /1076 SF)	0% REDUCTION	15% REDUCTION	0% REDUCTION	15% REDUCTION	249	ON SITE: EXTERIOR PARKING 34; P1 PARKING 3; P2 PARKING 55; P3 PARKING 68; P4 ROOF PARKING 89	249
	CONFERENCE	10 (3 per /1076 SF)	315	268	284	241			
	RESTAURANT	10 (4.4 per /1076)					11	SHARED OFF SITE PARK. HOTEL 1	
							59	SHARED OFF SITE PARK HOTEL 2	
	SUB-TOTAL	315					319		
TOTAL		522	460	475	414	428	436		436

NOT PART OF THIS APPLICATION APPROVED DP #11-594571 SUBMITTED FOR BP (BP# 20180315)

BRIDGEPORT HOTELS

SITE - 3 SUBDIVISIONS 22 BLOCK 5 NORTH RANGE 6 WEST	LOT 1 PID: 030-237-963 (9533 BRIDGEPORT RD)
	LOT 2 PID: 030-237-971 (9466 BECKWITH RD)
NWD PLAN EPP72726	LOT 3 PID: 030-237-980 (9455 BRIDGEPORT RD)
ZONGING SUB-AREA	A EA-B; SUB AREA : A2 (EXPECTING OVERLAP)
SITE AREA (S.F.) (BEFORE DEDICATION)	176,128
SITE AREA (S.F.) (AFTER DEDICATION)	173,668
FAR ALLOWED (S.F.) (AFTER DEDICATION)	SHARED BETWEEN 3 SUBDIVISIONS: 1.85 — 321,285.8
FAR PROVIDED (S.F.)	321,195.0; FAR 1.85
DIFFERENCE (S.F.)	91

AREAS PROVIDED	FSR (S.F.)	MEP/SERV. (S.F.)	GROSS (S.F.)
HOTEL 01	82,843	9,138	91,981
HOTEL 02	109,721	12,727	122,448
BUSINESS CENTER	128,631	102,648	231,279
TOTAL	321,195	124,513	445,708

BIKE PARKING SUMMARY

REFERENCE: Section 7.14.10 of the Bylaw - TBD by Director of Transportation

	CLASS 1	CLASS 2	TOTAL
HOTEL 01	REQUIRED 2; PROVIDED 3	REQUIRED 2; PROVIDED 3	REQUIRED 4; PROVIDED 6
HOTEL 02	REQUIRED 2; PROVIDED 3	REQUIRED 2; PROVIDED 3	REQUIRED 4; PROVIDED 6
BUSINESS CENTER	REQUIRED 28; PROVIDED 36	REQUIRED 42; PROVIDED 15	REQUIRED 70; PROVIDED 51
TOTAL	REQUIRED 32; PROVIDED 42	REQUIRED 46; PROVIDED 21	REQUIRED 78; PROVIDED 63

As per City of Richmond Parking Bylaw Section 7, Table 7.7.2.3 General Parking Requirements & Table 7.9.4.1 Blended City Centre Parking Requirements for Zone 3:

- 1 space per 2 hotel guest bedrooms (ie. 0.5 space per 1 hotel guest bedroom); plus
- 10 spaces per 100.0 m² of gross leasable floor area of building used for accessory restaurant, meeting/convention facilities, lounges and banquet hall purposes; plus
- 3 spaces per 100.0 m² of gross leasable floor area of building used for general or convenience retail (Also Note: On the first floor of the building, a rate of 4.4 spaces per 100.0 m² of gross leasable floor area of building would be applicable for retail, restaurant and office and on the second floor or above, a rate of 3 spaces per 100.0 m² of gross leasable floor area of building would be applicable).

PARKING BREAKDOWN PROVIDED (PER TYPE/Building)

	REGULAR	SMALL	ACCESSIBLE	TOTAL STALLS
HOTEL 01	37	28	2	67
HOTEL 02	93	24	3	120
BUSINESS CENTER	129	117	3	249
TOTAL	259	169	8	436

PARKING SUMMARY COMPARISON BETWEEN APPROVED DP AND NEW DP APPLICATION

	Approved DP #11-594571 (after TDM reduction)		New DP Application (after TDM reduction)		Notes for New DP Application	
HOTEL 01	REQUIRED	75	REQUIRED	67	56 on-site/surface ; 11 in BC Building	
	PROVIDED	75	PROVIDED	67		
HOTEL 02	REQUIRED	99	REQUIRED	120	61 on-site/surface; 59 in BC Building	
	PROVIDED	99	PROVIDED	120		
BUSINESS CENTER	REQUIRED	242	REQUIRED	241	Dedicated to BC after TDM	241
	PROVIDED	256	PROVIDED	249	Shared with H1&2 after TDM	70
					Surplus after TDM to share	8
TOTAL	REQUIRED	416	REQUIRED	428		
	PROVIDED	430	PROVIDED	436		

LOADING SUMMARY

REFERENCE: Section 7.13 Of the Bylaw

	MEDIUM SIZE	LARGE SIZE	TOTAL
HOTEL 01	REQUIRED 2; PROVIDED 2	REQUIRED N/A; PROVIDED N/A	REQUIRED 2; PROVIDED 2
HOTEL 02	REQUIRED 2; PROVIDED 2	REQUIRED N/A; PROVIDED N/A	REQUIRED 2; PROVIDED 2
TOTAL	REQUIRED 4; PROVIDED 4	REQUIRED N/A; PROVIDED N/A	REQUIRED 4; PROVIDED 4

IBI

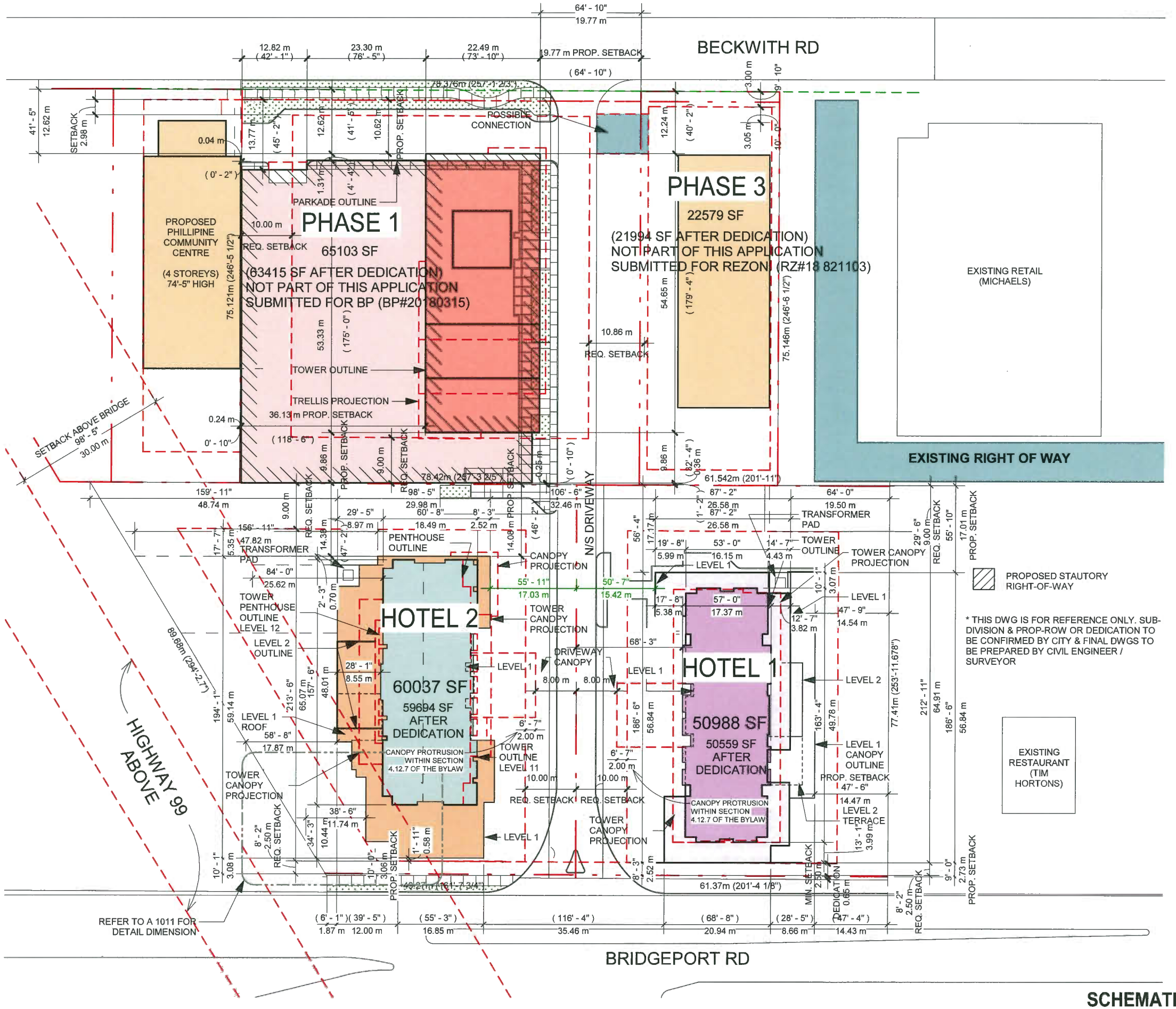
9455 & 9533 BRIDGEPORT ROAD

STATISTICS

A 1009

DP 18-825006 — 2

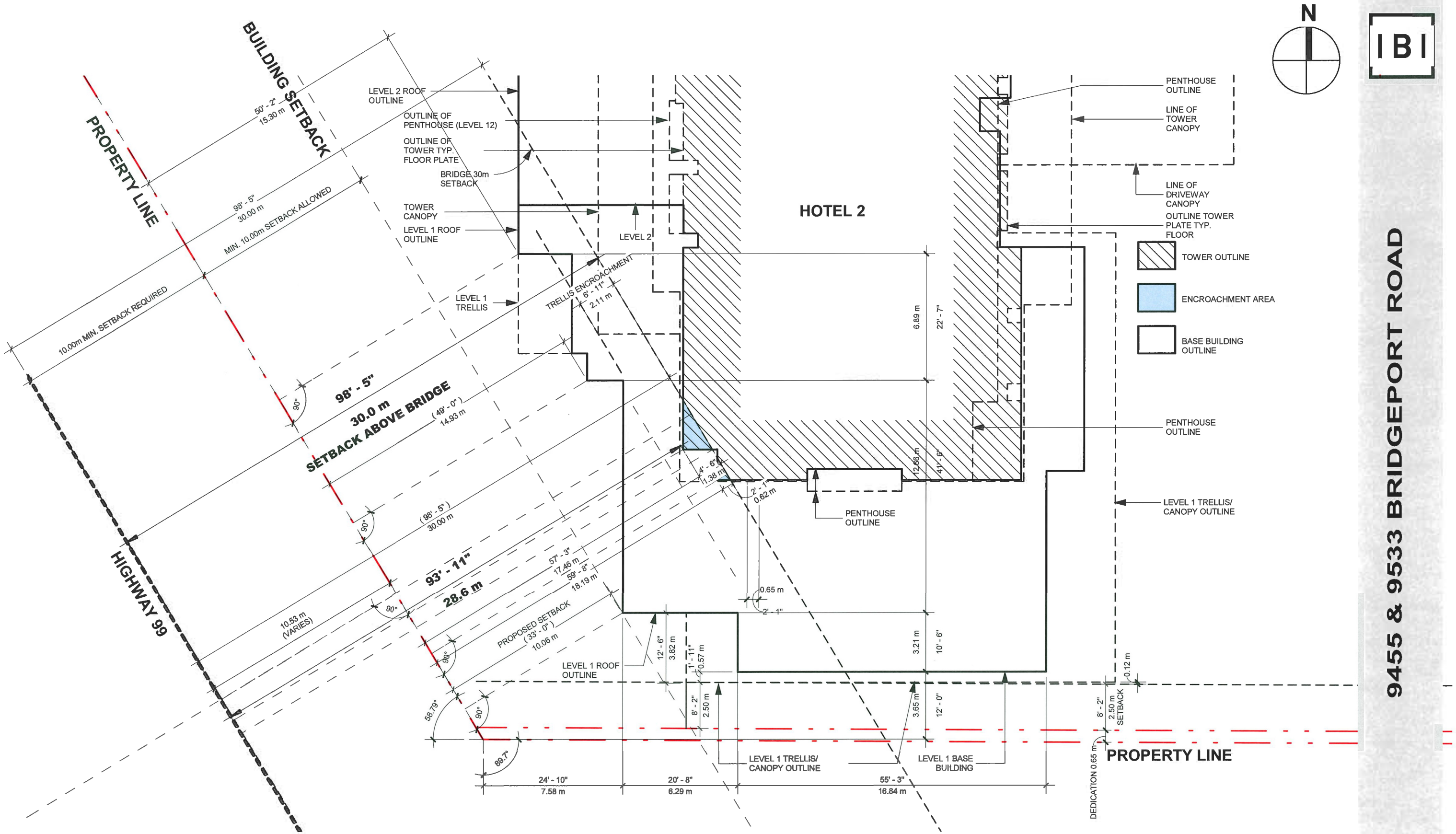
NTS



SCHEMATIC BUILDING SETBACK A 1010

1/32" = 1'-0"

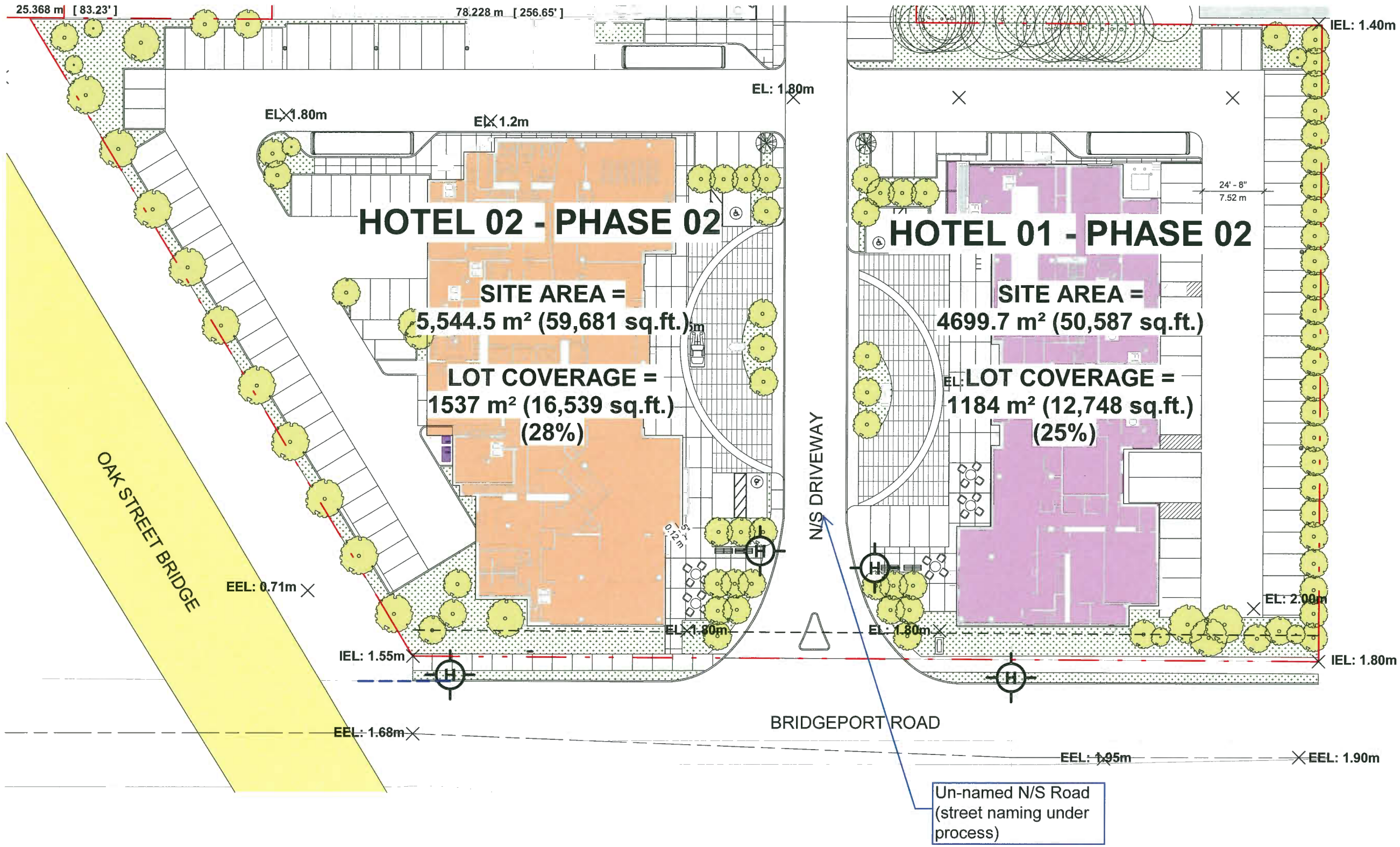
DP 18-825006-3



SCHEMATIC BUILDING SETBACK DETAIL **A 1011**

DP 18-825006-4

1/8" = 1'-0"



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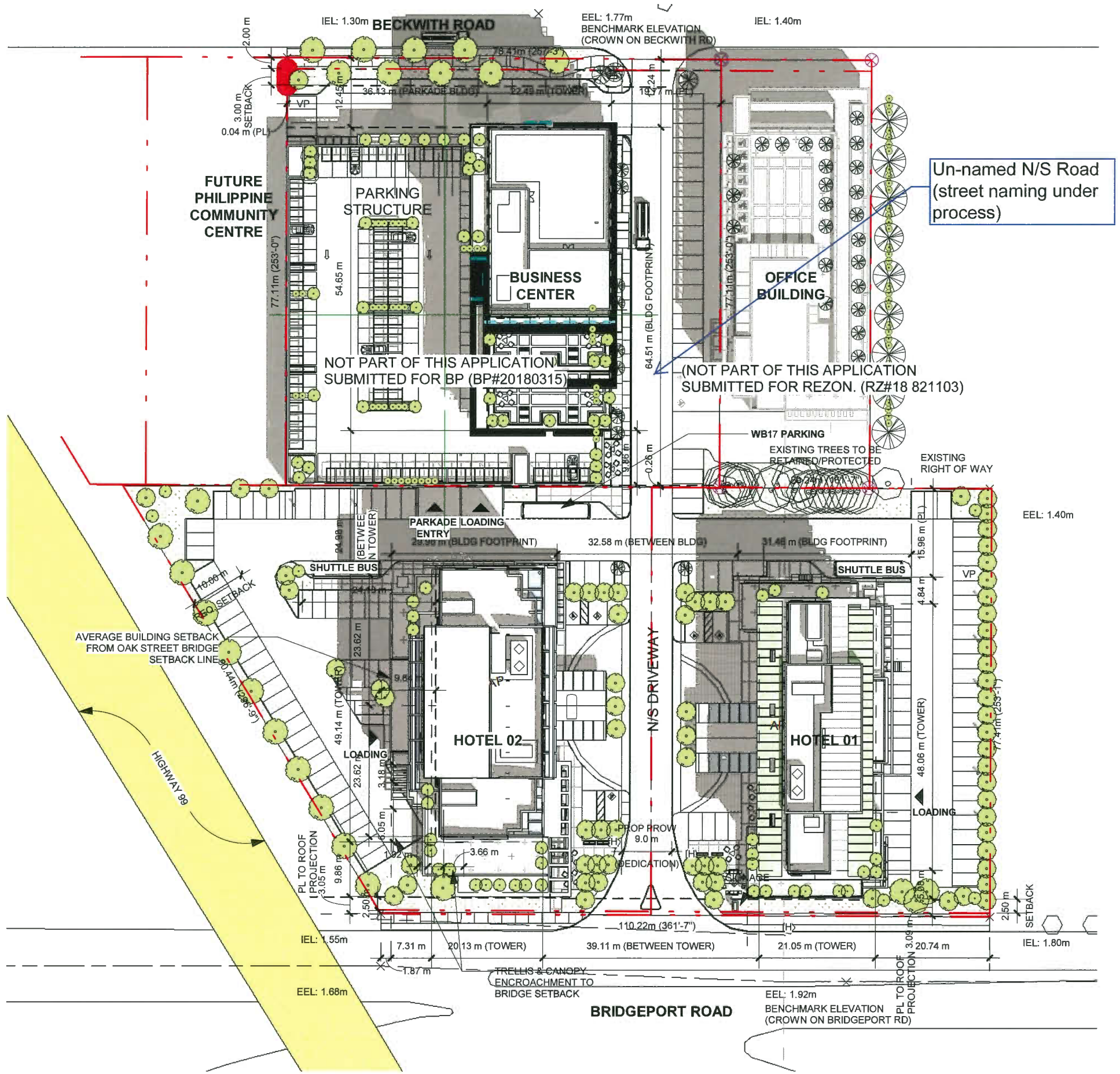
9455 & 9533 BRIDGEPORT ROAD

LOT COVERAGE A 1100

DP 18-825006-5



N

IBI

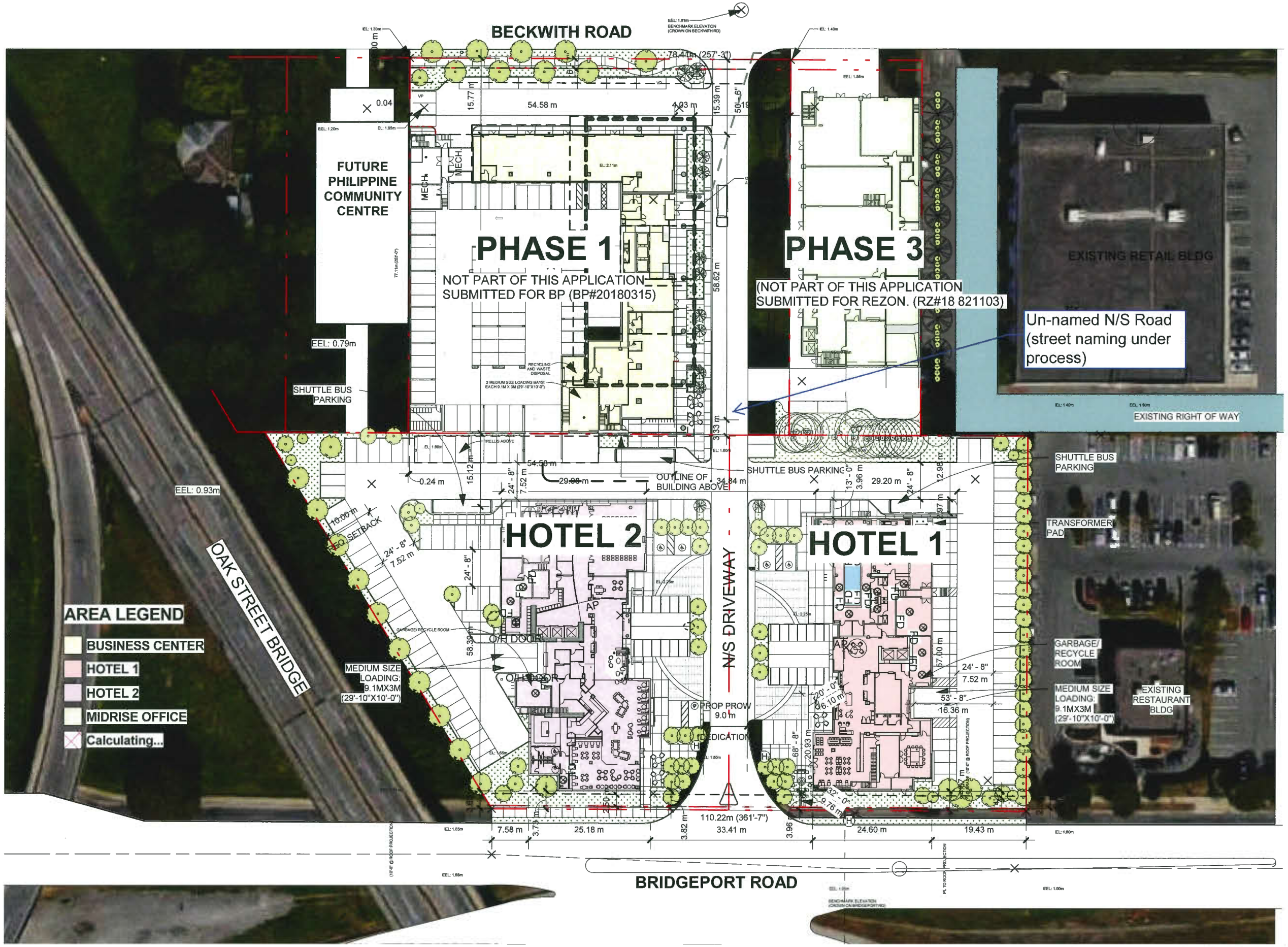
9455 & 9533 BRIDGEPORT ROAD

NOTE:
SEE A1102 FOR GROUND LEVEL SITE PLAN

SITE PLAN-ROOF **A 1101**

DP 18-825006

1/32" = 1'-0"



IBI

9455 & 9533 BRIDGEPORT ROAD

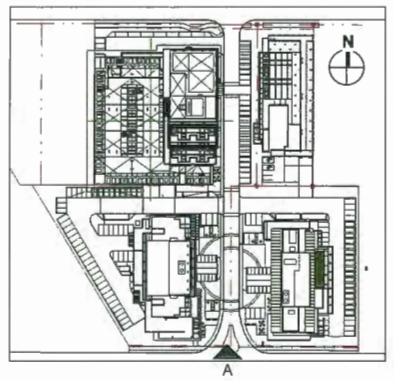
SITE PLAN-GROUND FLOOR LAYOUT

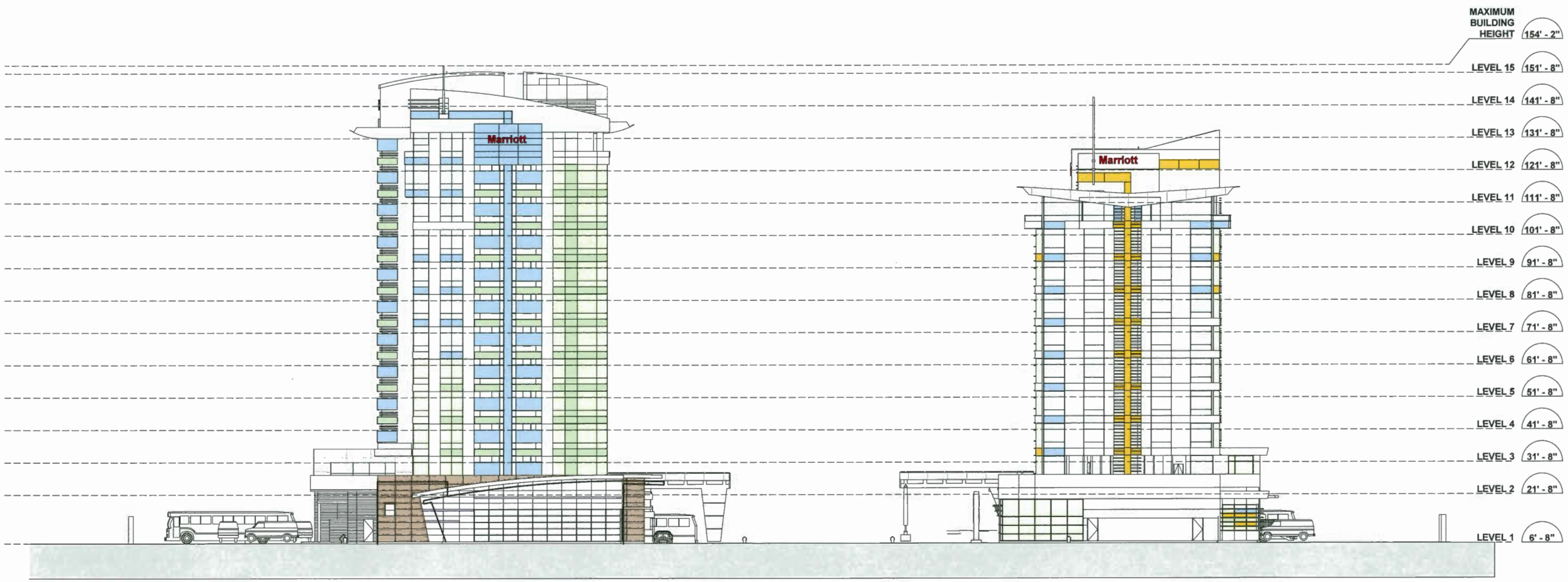
A 1102

1/32" = 1'-0"

DP 18-825006

KEYPLAN





IBI

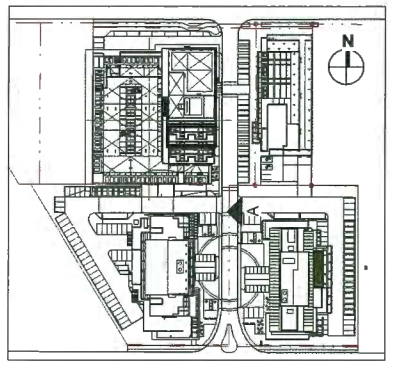
9455 & 9533 BRIDGEPORT ROAD

PROJECT SOUTH ELEVATION **A 1201**

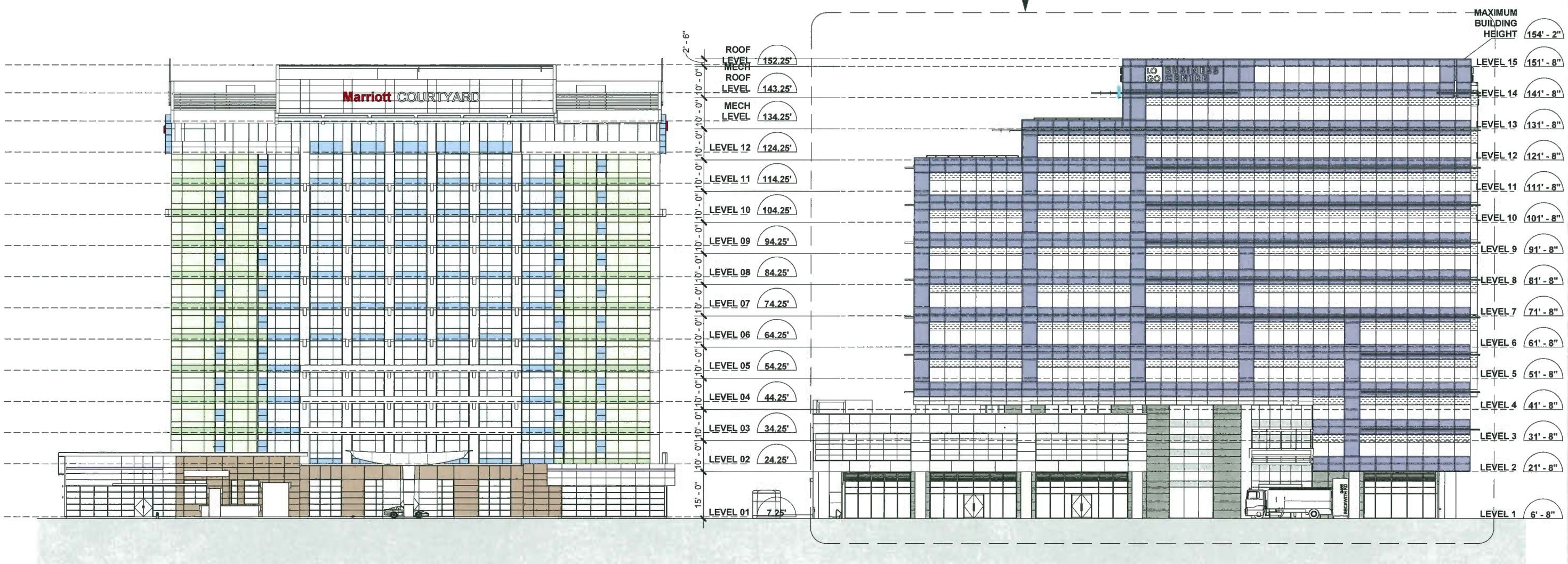
1/16" = 1' 0"

DP 18-825006-8

KEYPLAN



NOT PART OF THIS APPLICATION
SUBMITTED FOR BP (BP#20180315)



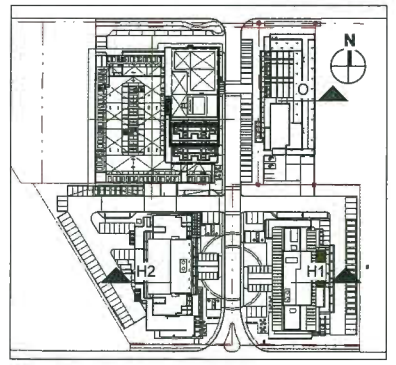
IBI

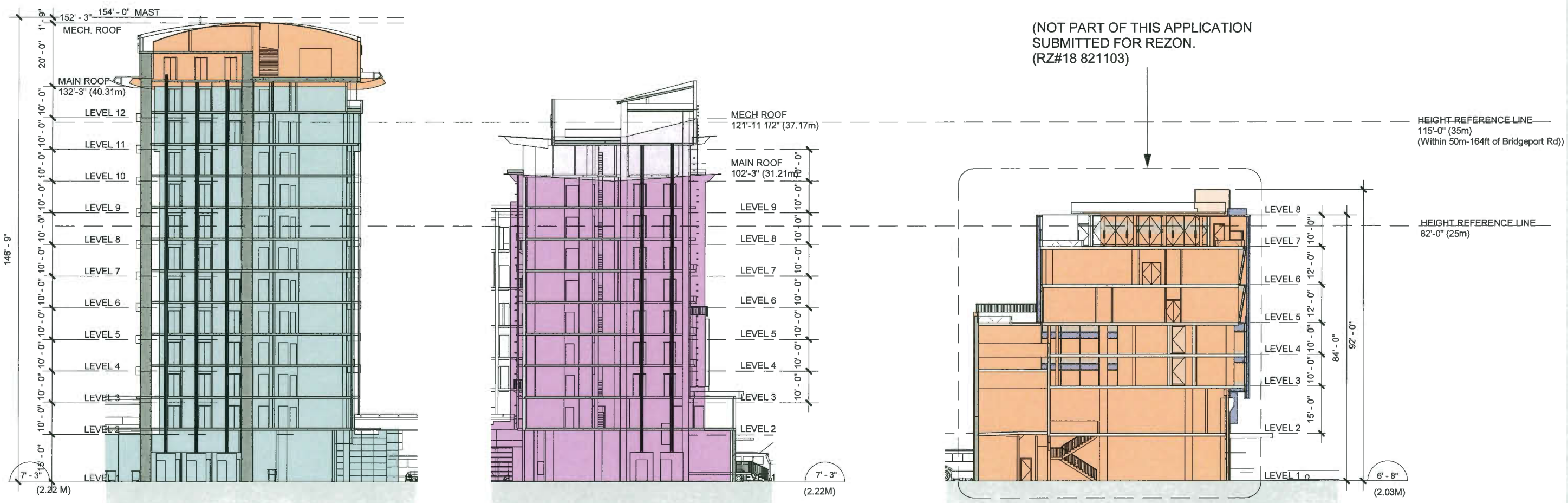
9455 & 9533 BRIDGEPORT ROAD

PROJECT EAST ELEVATION A 1202

DP 18-825006 1/16" = 1'-0"

KEYPLAN





H2- HOTEL 2

H1 -HOTEL 1

O - OFFICE

IBI

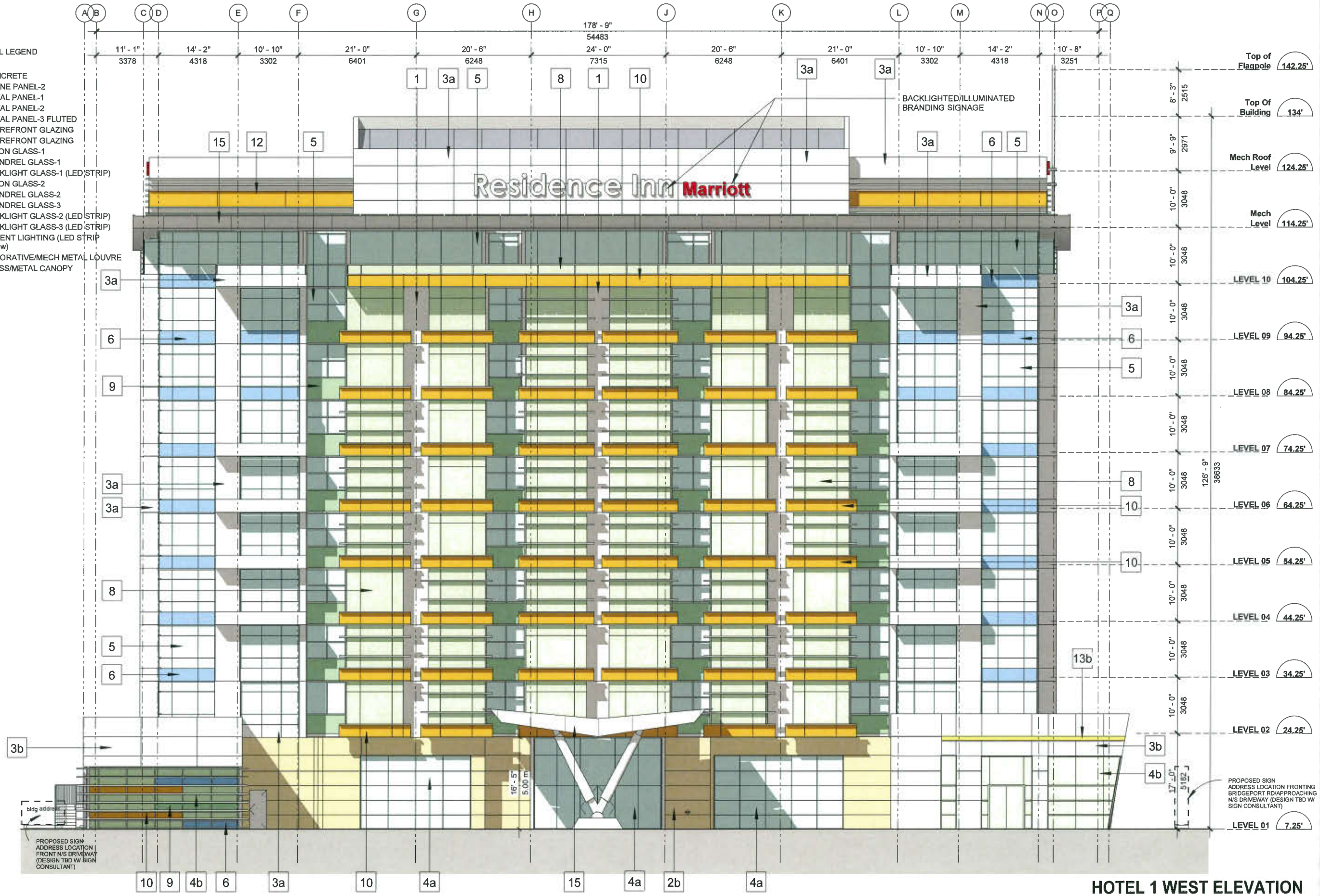
9455 & 9533 BRIDGEPORT ROAD

SCHEMATIC SECTION **A 1401**

DP 18-825006 1/16" = 1'-0"

MATERIAL LEGEND

1	CONCRETE
2b	STONE PANEL-2
3a	METAL PANEL-1
3b	METAL PANEL-2
3c	METAL PANEL-3 FLUTED
4a	STOREFRONT GLAZING
4b	STOREFRONT GLAZING
5	VISION GLASS-1
6	SPANDREL GLASS-1
7	BACKLIGHT GLASS-1 (LED STRIP)
8	VISION GLASS-2
9	SPANDREL GLASS-2
10	SPANDREL GLASS-3
11	BACKLIGHT GLASS-2 (LED STRIP)
12	BACKLIGHT GLASS-3 (LED STRIP)
13b	ACCENT LIGHTING (LED STRIP Yellow)
14	DECORATIVE/MECH METAL LOUVRE
15	GLASS/METAL CANOPY



IBI

HOTEL 1

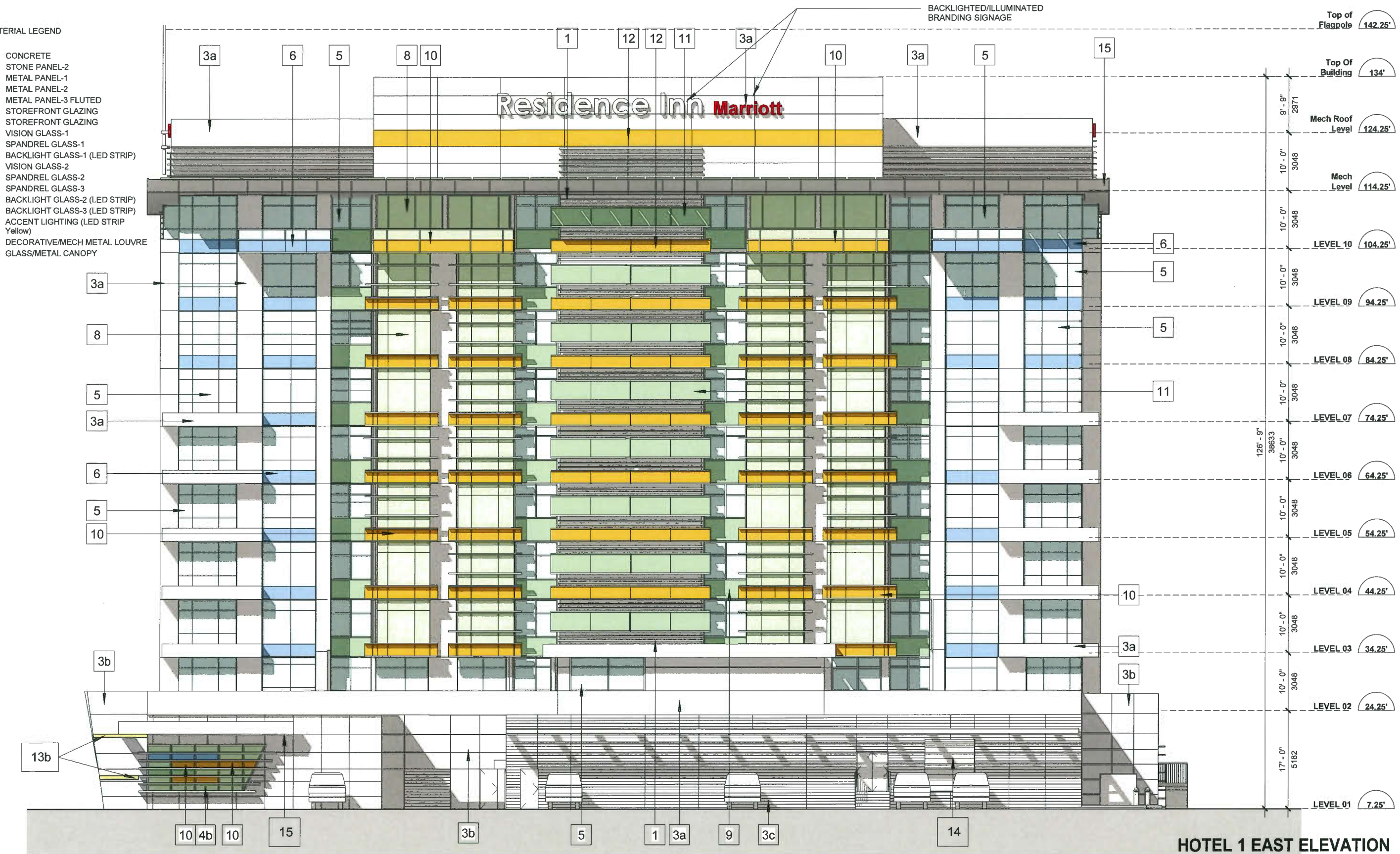
HOTEL 1 WEST ELEVATION

A 2101

DP 18-825006 -11

MATERIAL LEGEND

1	CONCRETE
2b	STONE PANEL-2
3a	METAL PANEL-1
3b	METAL PANEL-2
3c	METAL PANEL-3 FLUTED
4a	STOREFRONT GLAZING
4b	STOREFRONT GLAZING
5	VISION GLASS-1
6	SPANDREL GLASS-1
7	BACKLIGHT GLASS-1 (LED STRIP)
8	VISION GLASS-2
9	SPANDREL GLASS-2
10	SPANDREL GLASS-3
11	BACKLIGHT GLASS-2 (LED STRIP)
12	BACKLIGHT GLASS-3 (LED STRIP)
13b	ACCENT LIGHTING (LED STRIP Yellow)
14	DECORATIVE/MECH METAL LOUVRE
15	GLASS/METAL CANOPY



HOTEL 1 EAST ELEVATION

A 2102

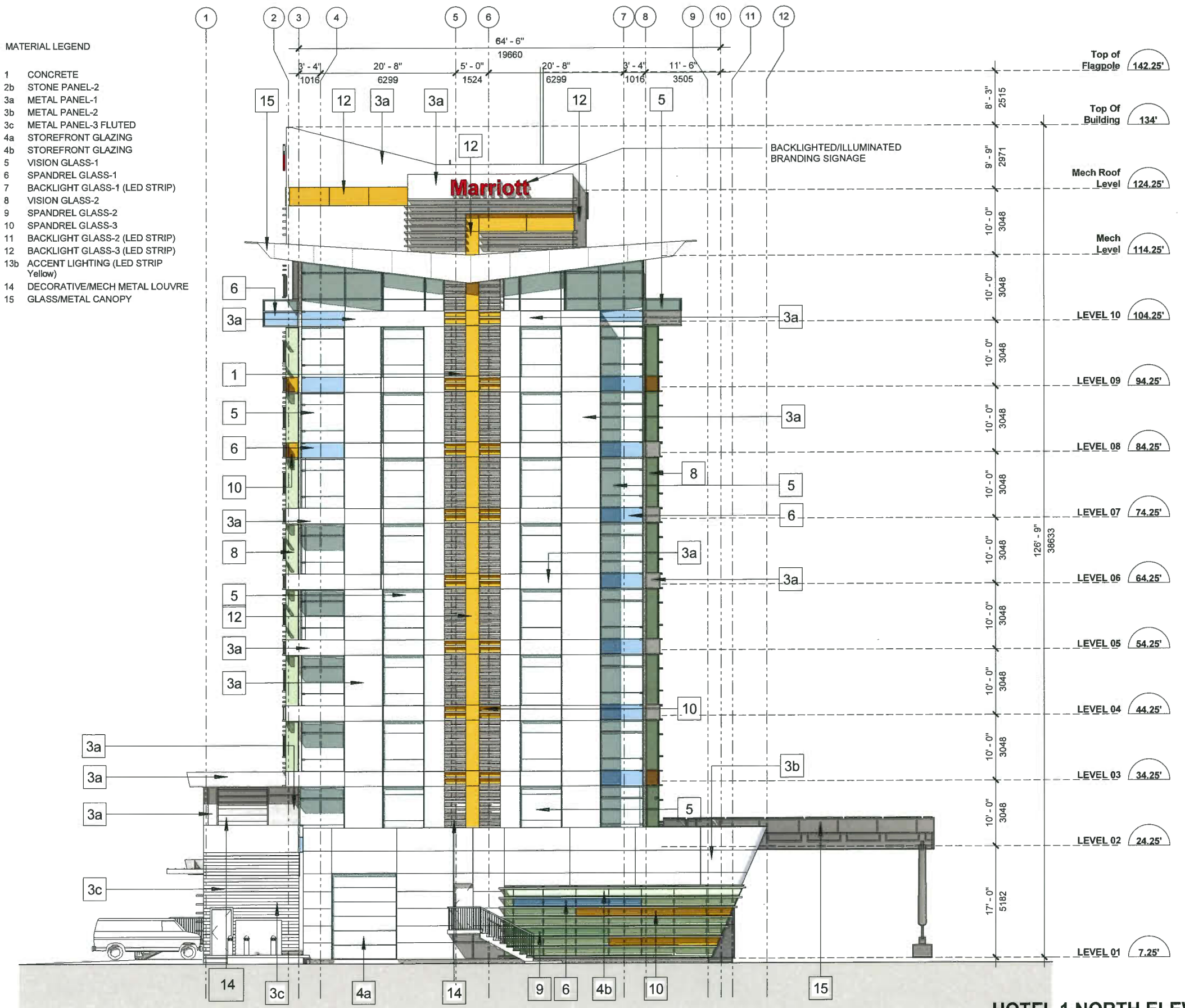
IBI

HOTEL 1

DP 18-825006-12

MATERIAL LEGEND

1	CONCRETE
2b	STONE PANEL-2
3a	METAL PANEL-1
3b	METAL PANEL-2
3c	METAL PANEL-3 FLUTED
4a	STOREFRONT GLAZING
4b	STOREFRONT GLAZING
5	VISION GLASS-1
6	SPANDREL GLASS-1
7	BACKLIGHT GLASS-1 (LED STRIP)
8	VISION GLASS-2
9	SPANDREL GLASS-2
10	SPANDREL GLASS-3
11	BACKLIGHT GLASS-2 (LED STRIP)
12	BACKLIGHT GLASS-3 (LED STRIP)
13b	ACCENT LIGHTING (LED STRIP Yellow)
14	DECORATIVE/MECH METAL LOUVRE
15	GLASS/METAL CANOPY



HOTEL 1 NORTH ELEVATION A 2103

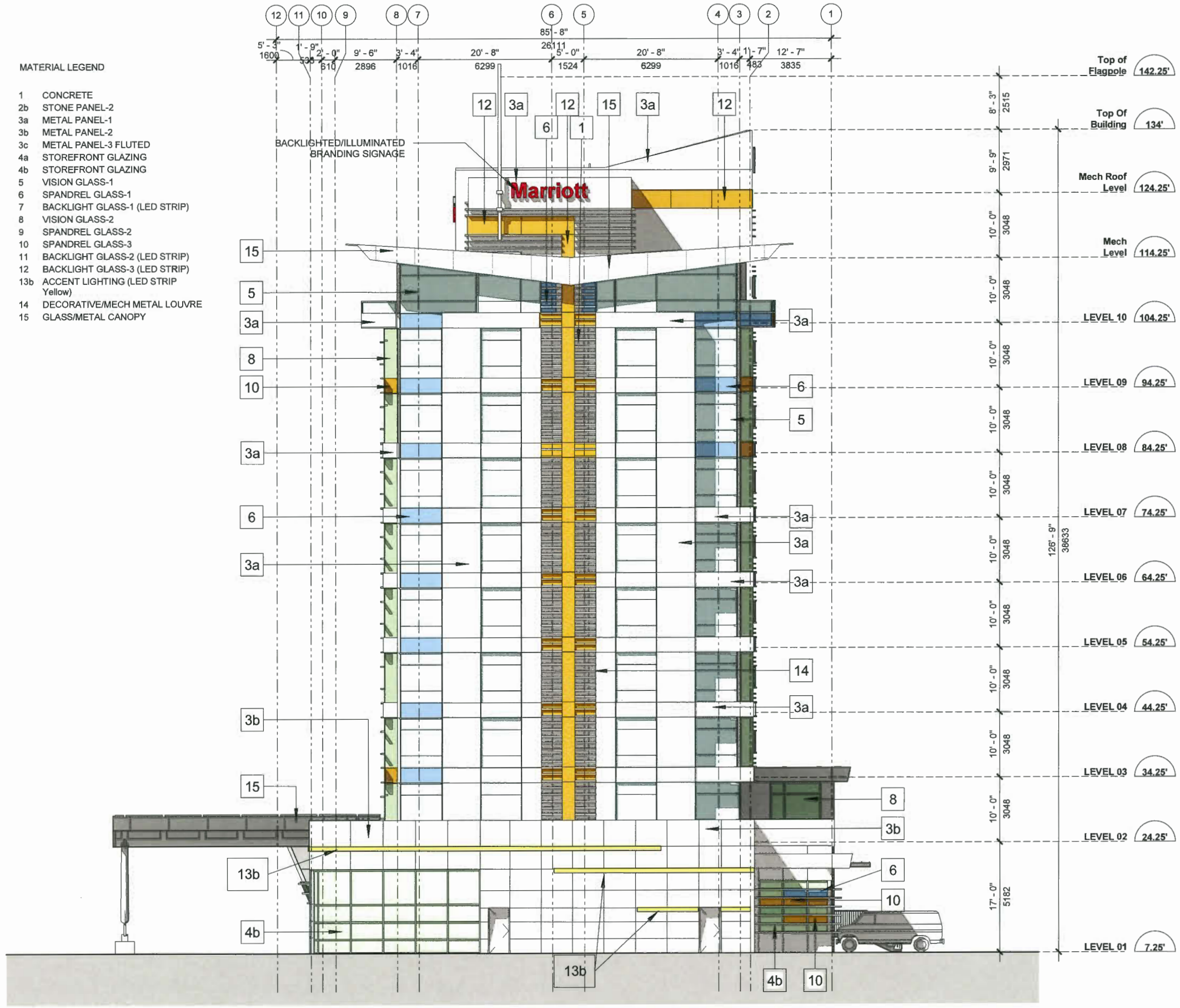
DP 18-825006 -13

IBI

HOTEL 1

MATERIAL LEGEND

1	CONCRETE
2b	STONE PANEL-2
3a	METAL PANEL-1
3b	METAL PANEL-2
3c	METAL PANEL-3 FLUTED
4a	STOREFRONT GLAZING
4b	STOREFRONT GLAZING
5	VISION GLASS-1
6	SPANDREL GLASS-1
7	BACKLIGHT GLASS-1 (LED STRIP)
8	VISION GLASS-2
9	SPANDREL GLASS-2
10	SPANDREL GLASS-3
11	BACKLIGHT GLASS-2 (LED STRIP)
12	BACKLIGHT GLASS-3 (LED STRIP)
13b	ACCENT LIGHTING (LED STRIP Yellow)
14	DECORATIVE/MECH METAL LOUVRE
15	GLASS/METAL CANOPY

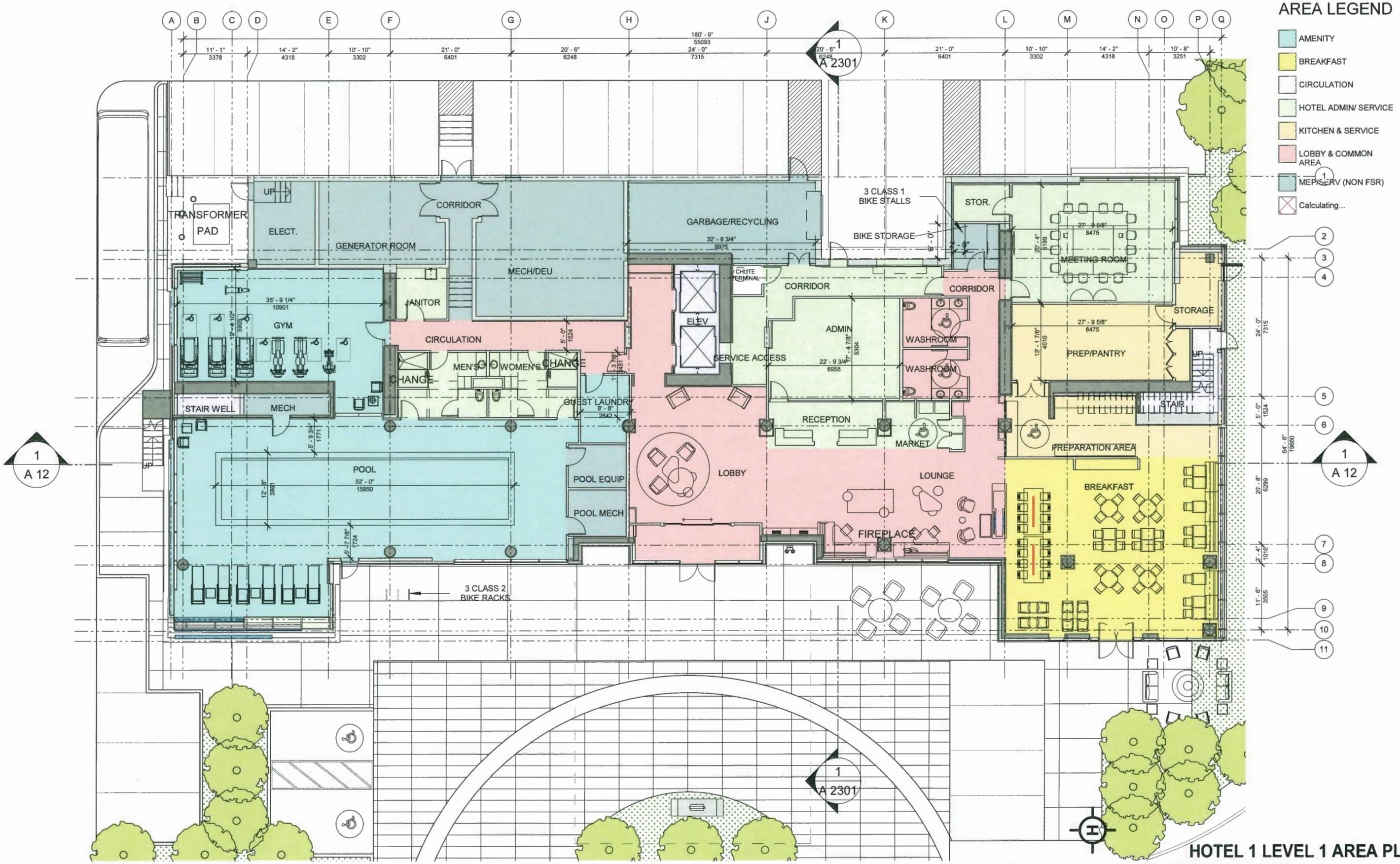


IBI

HOTEL 1

HOTEL 1 SOUTH ELEVATION A 2104

DP 18-825006-14

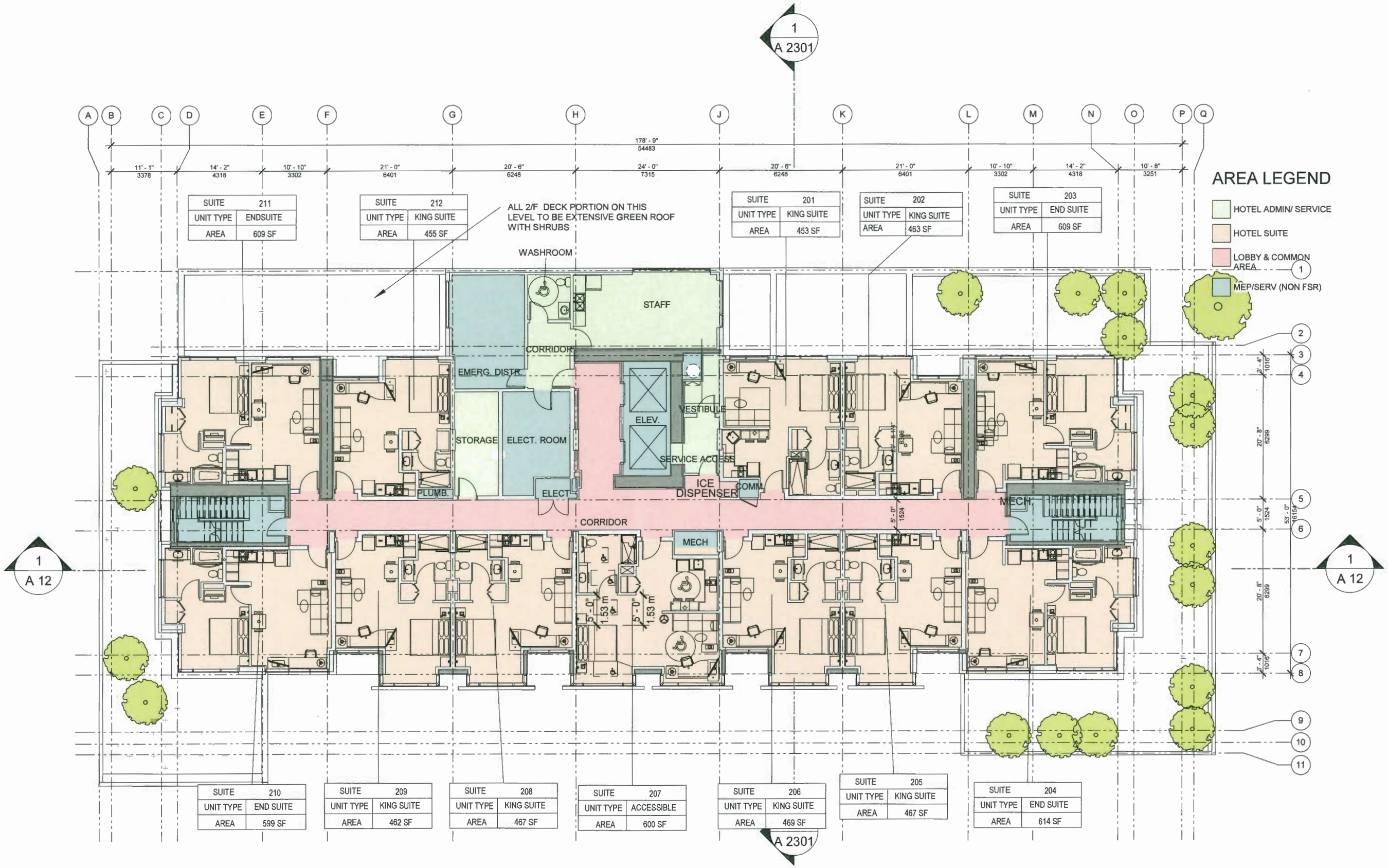


HOTEL 1 LEVEL 1 AREA PLAN

A 2201

1/16" = 1'-0"

DP 18-825006-15



IBI

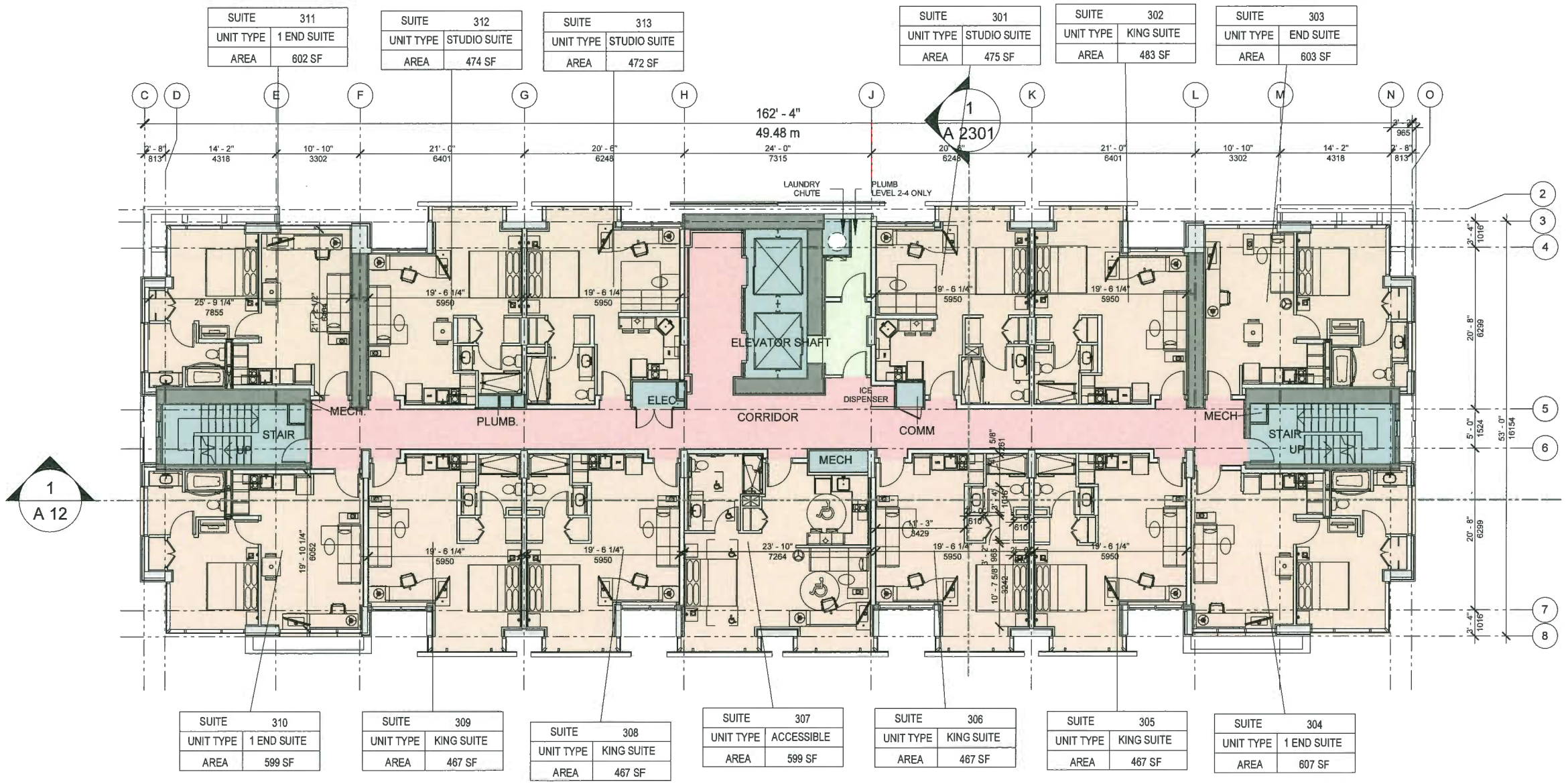
HOTEL 1

HOTEL 1 LEVEL 2 AREA PLAN A 2202

DP 18-825006

1/16" = ~~1'-0"~~ 16

IBI

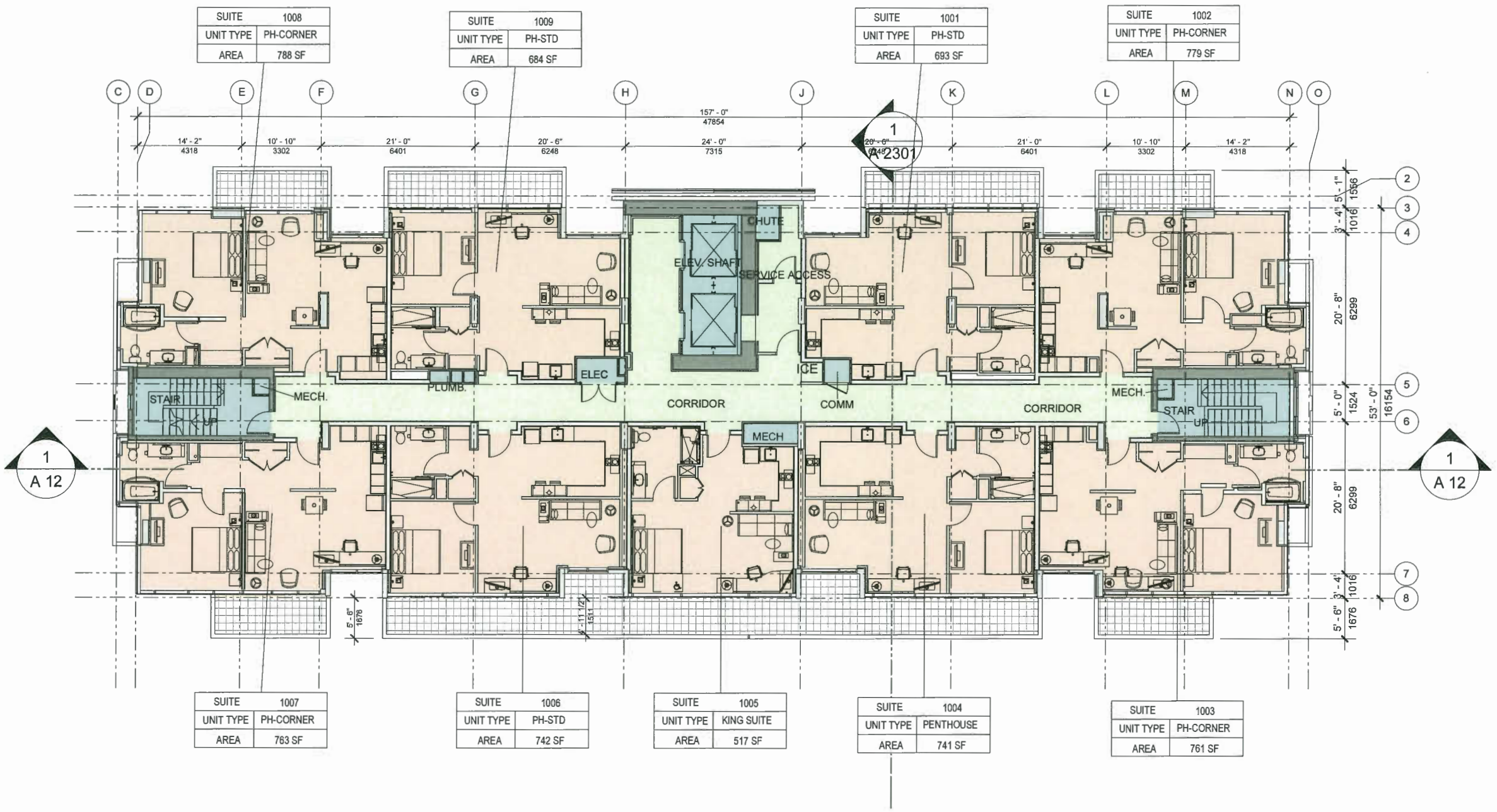


HOTEL 1

HOTEL 1 LEVEL 3-9 TYP AREA PLAN A 2203

DP 18-825006 1/16" = 1'-0"

IBI

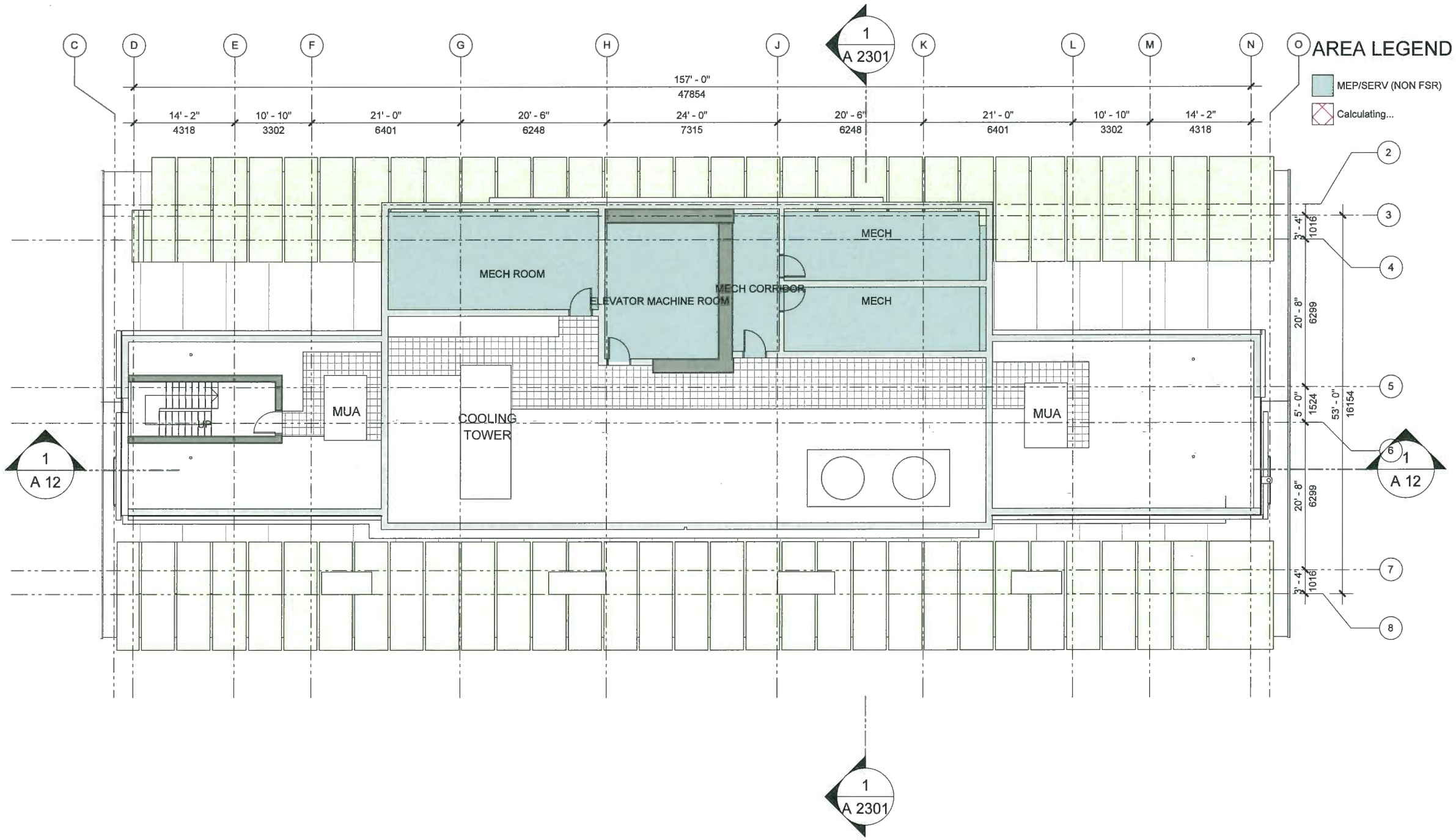


HOTEL 1

HOTEL 1 LEVEL 10 AREA PLAN **A 2204**

1/16" = 1'-0"

DP 18-825006-18

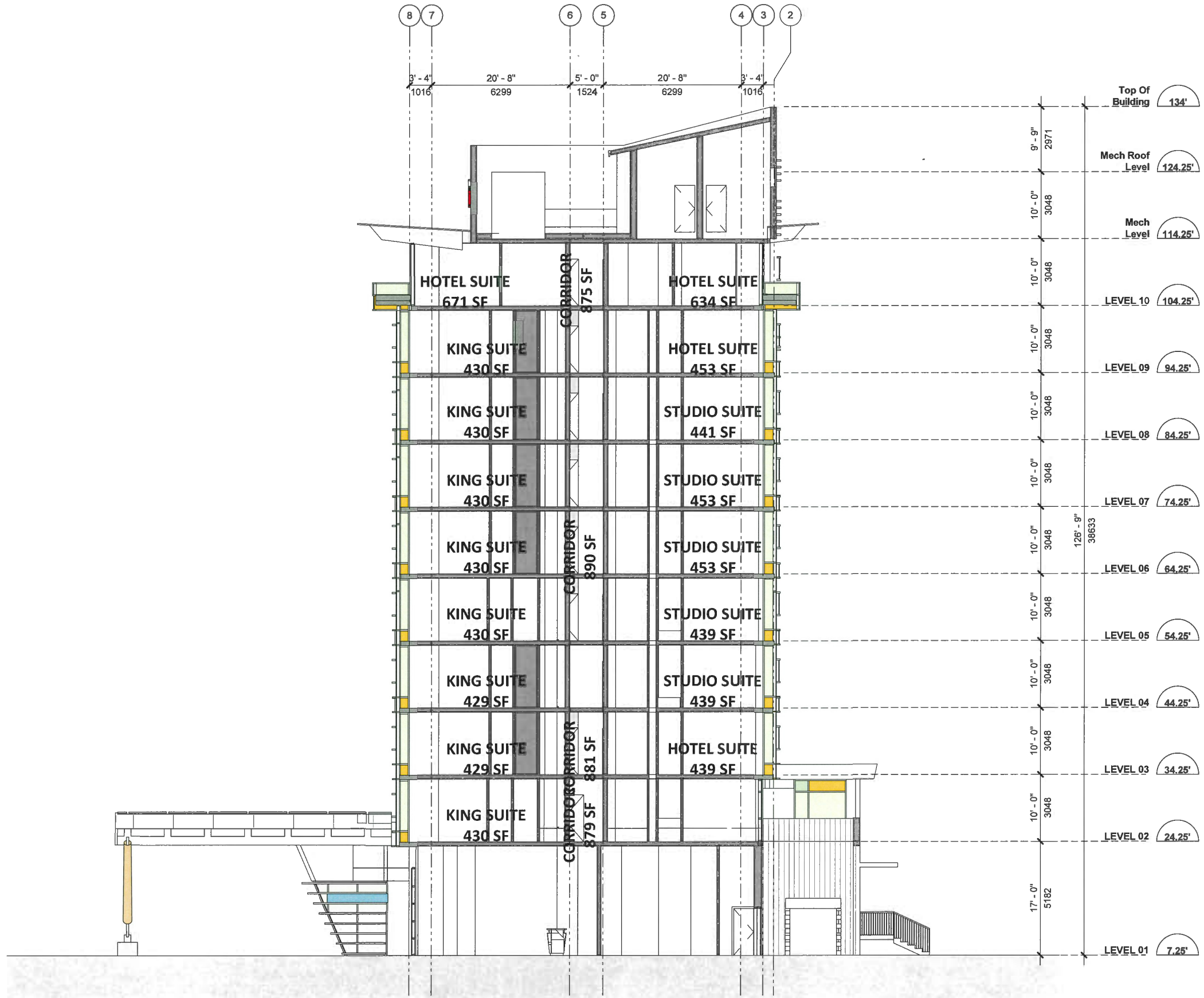


IBI

HOTEL 1

HOTEL 1 MECHANICAL ROOF AREA PLAN A 2205

DP 18-825006 -19



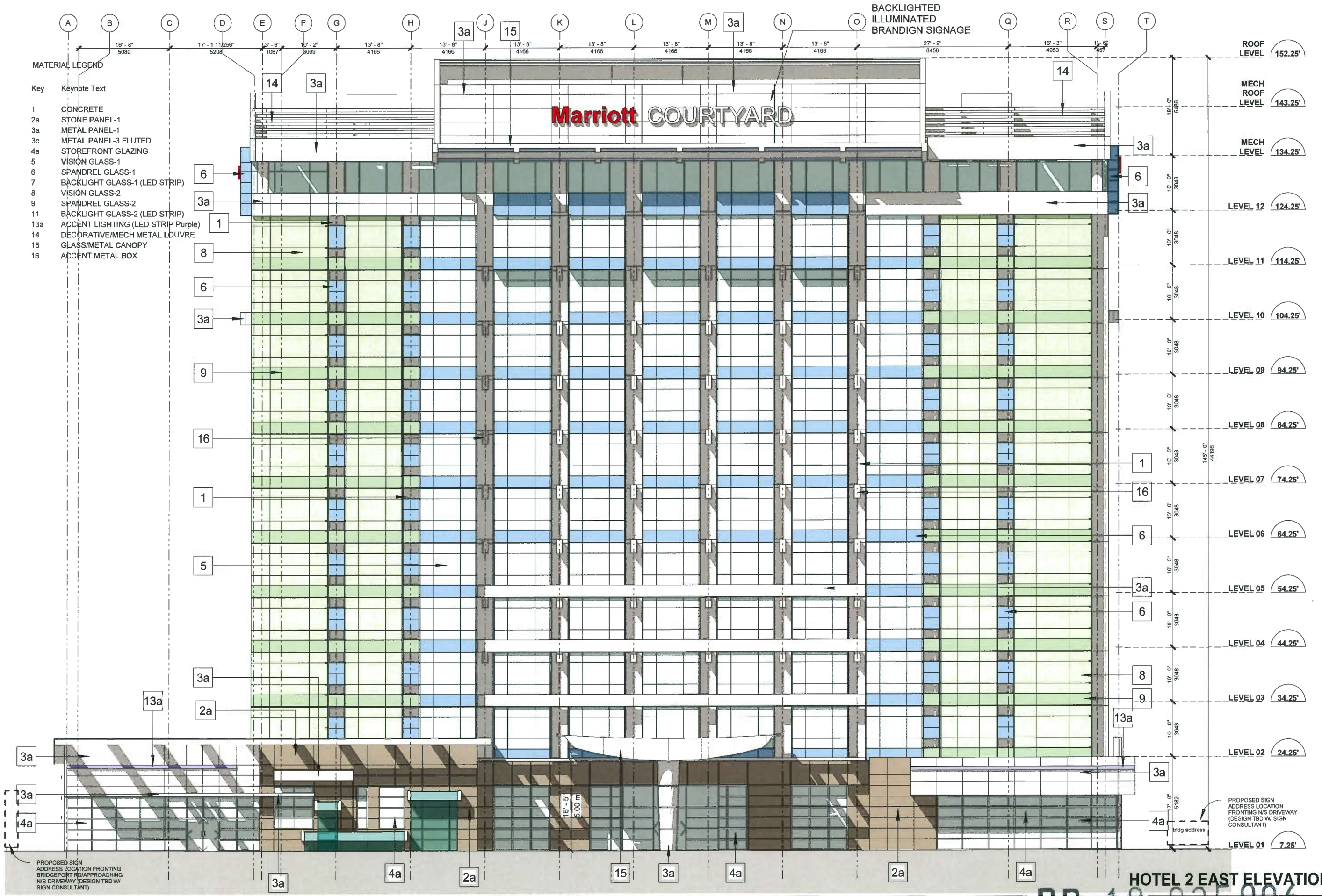
IBI

HOTEL 1

HOTEL 1 - Section B-B

A 2301

DP 18-825006-20



MATERIAL LEGEND

Key	Keynote Text
1	CONCRETE
2a	STONE PANEL-1
3a	METAL PANEL-1
3c	METAL PANEL-3 FLUTED
4a	STOREFRONT GLAZING
5	VISION GLASS-1
6	SPANDREL GLASS-1
7	BACKLIGHT GLASS-1 (LED STRIP)
8	VISION GLASS-2
9	SPANDREL GLASS-2
11	BACKLIGHT GLASS-2 (LED STRIP)
13a	ACCENT LIGHTING (LED STRIP Purple)
14	DECORATIVE/MECH METAL LOUVRE
15	GLASS/METAL CANOPY
16	ACCENT METAL BOX

IBI

HOTEL 2

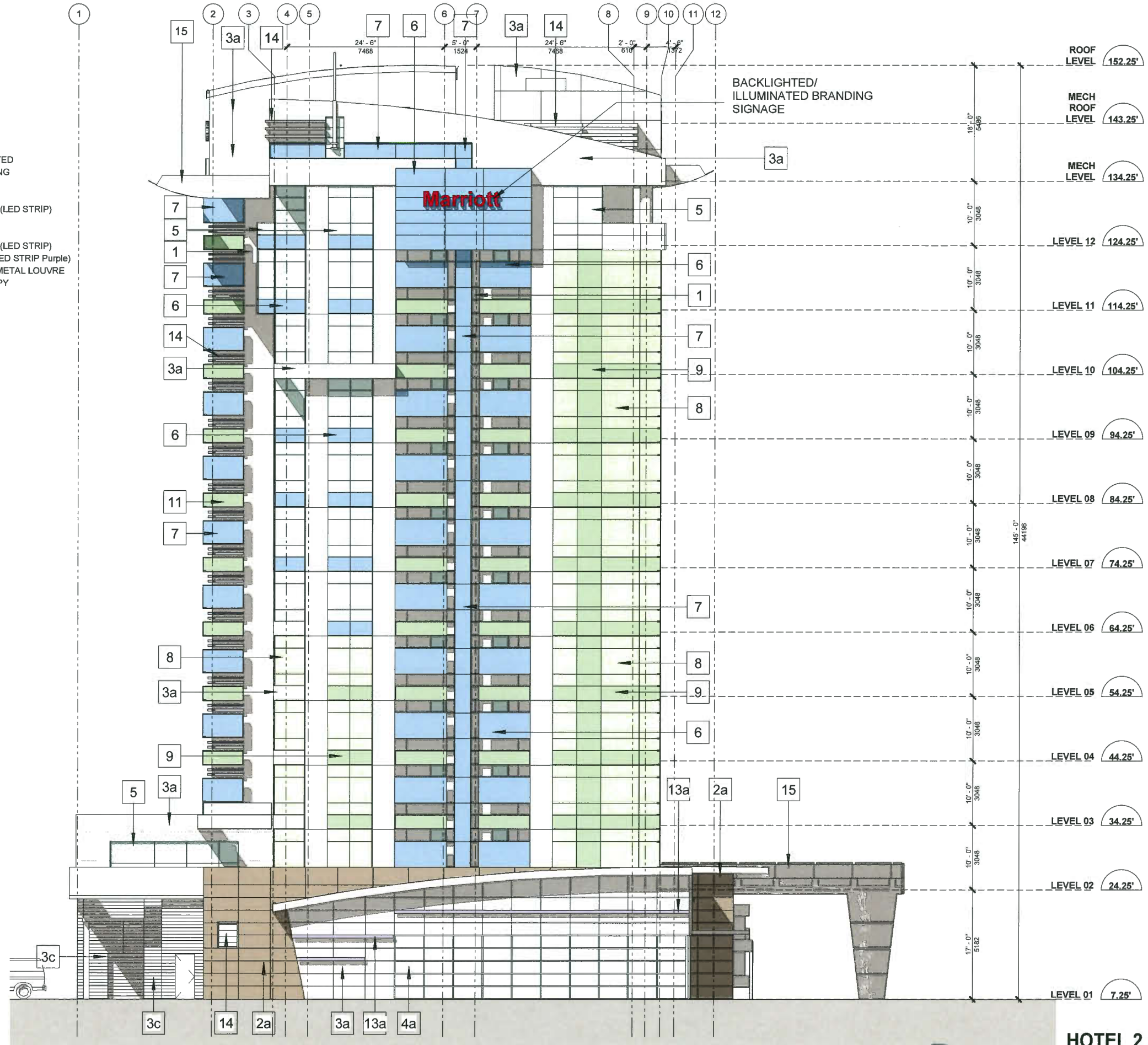
HOTEL 2 EAST ELEVATION

A 3101

DP 18-825006-21

MATERIAL LEGEND

Key	Keynote Text
1	CONCRETE
2a	STONE PANEL-1
3a	METAL PANEL-1
3c	METAL PANEL-3 FLUTED
4a	STOREFRONT GLAZING
5	VISION GLASS-1
6	SPANDREL GLASS-1
7	BACKLIGHT GLASS-1 (LED STRIP)
8	VISION GLASS-2
9	SPANDREL GLASS-2
11	BACKLIGHT GLASS-2 (LED STRIP)
13a	ACCENT LIGHTING (LED STRIP Purple)
14	DECORATIVE/MECH METAL LOUVRE
15	GLASS/METAL CANOPY
16	ACCENT METAL BOX

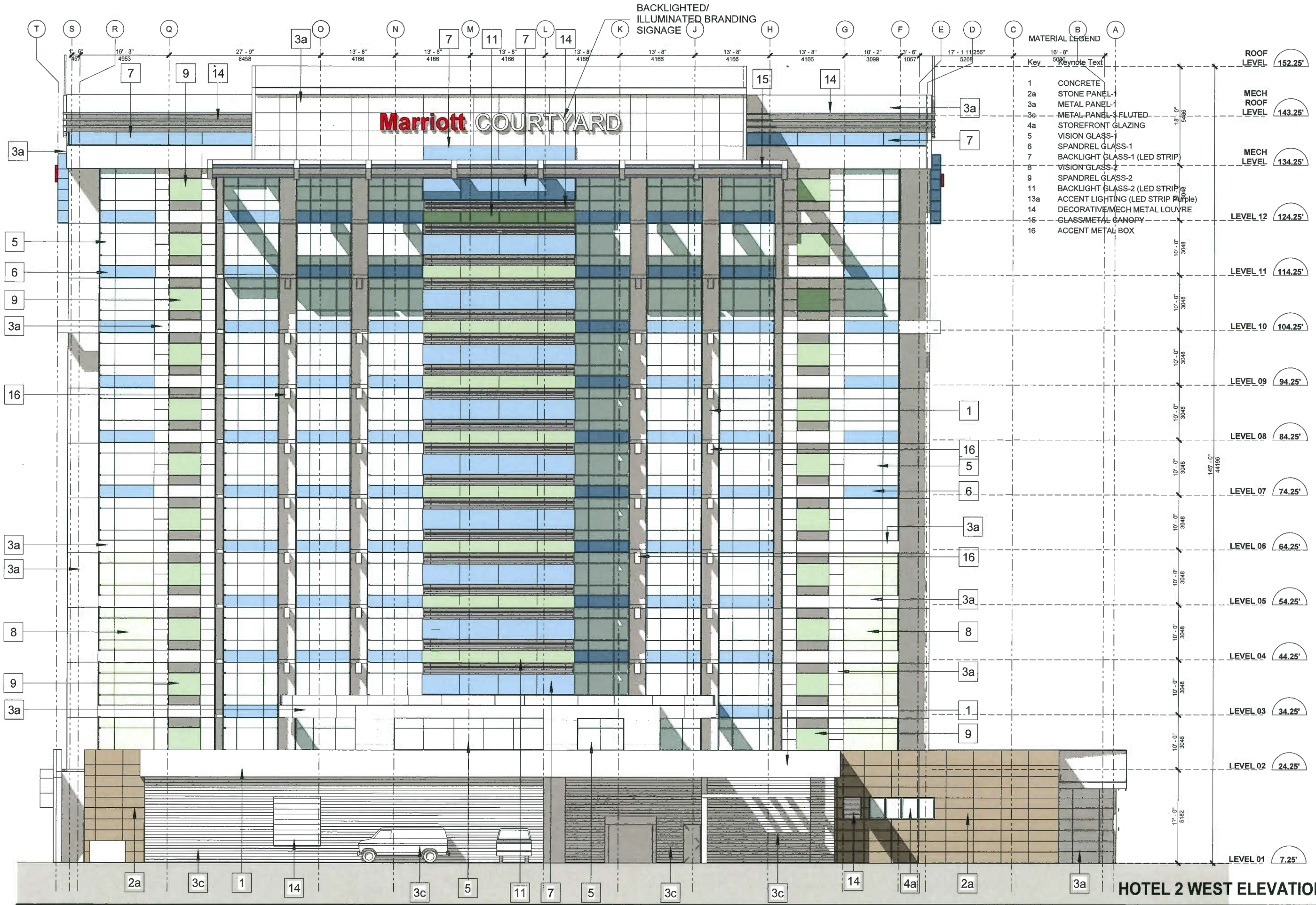


IBI

HOTEL 2

HOTEL 2 SOUTH ELEVATION A 3102

DP 18-825006-22



IBI

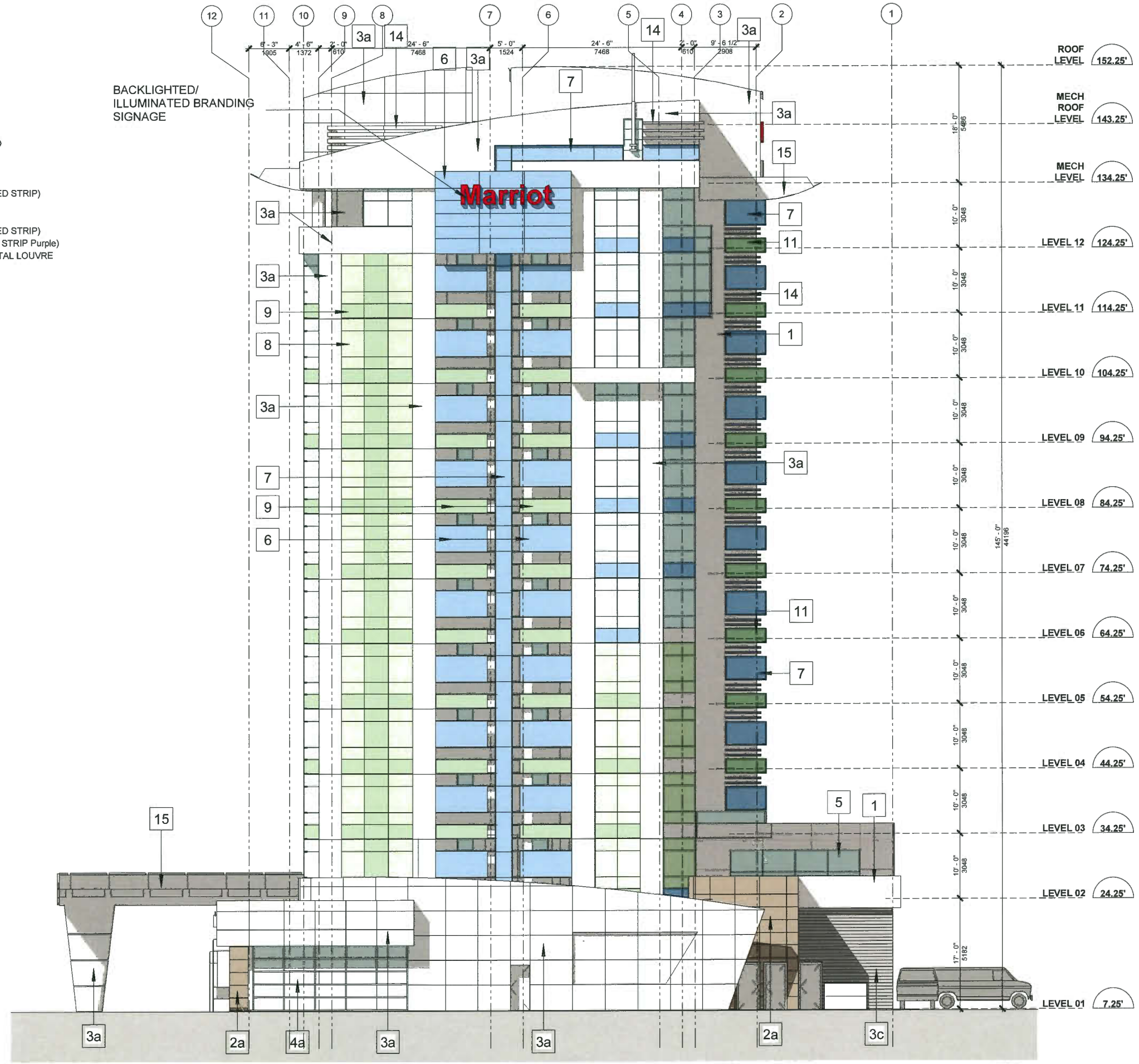
HOTEL 2

HOTEL 2 WEST ELEVATION A 3103

DP 18-825006-23

MATERIAL LEGEND

Key	Keynote Text
1	CONCRETE
2a	STONE PANEL-1
3a	METAL PANEL-1
3c	METAL PANEL-3 FLUTED
4a	STOREFRONT GLAZING
5	VISION GLASS-1
6	SPANDREL GLASS-1
7	BACKLIGHT GLASS-1 (LED STRIP)
8	VISION GLASS-2
9	SPANDREL GLASS-2
11	BACKLIGHT GLASS-2 (LED STRIP)
13a	ACCENT LIGHTING (LED STRIP Purple)
14	DECORATIVE/MECH METAL LOUVRE
15	GLASS/METAL CANOPY
16	ACCENT METAL BOX



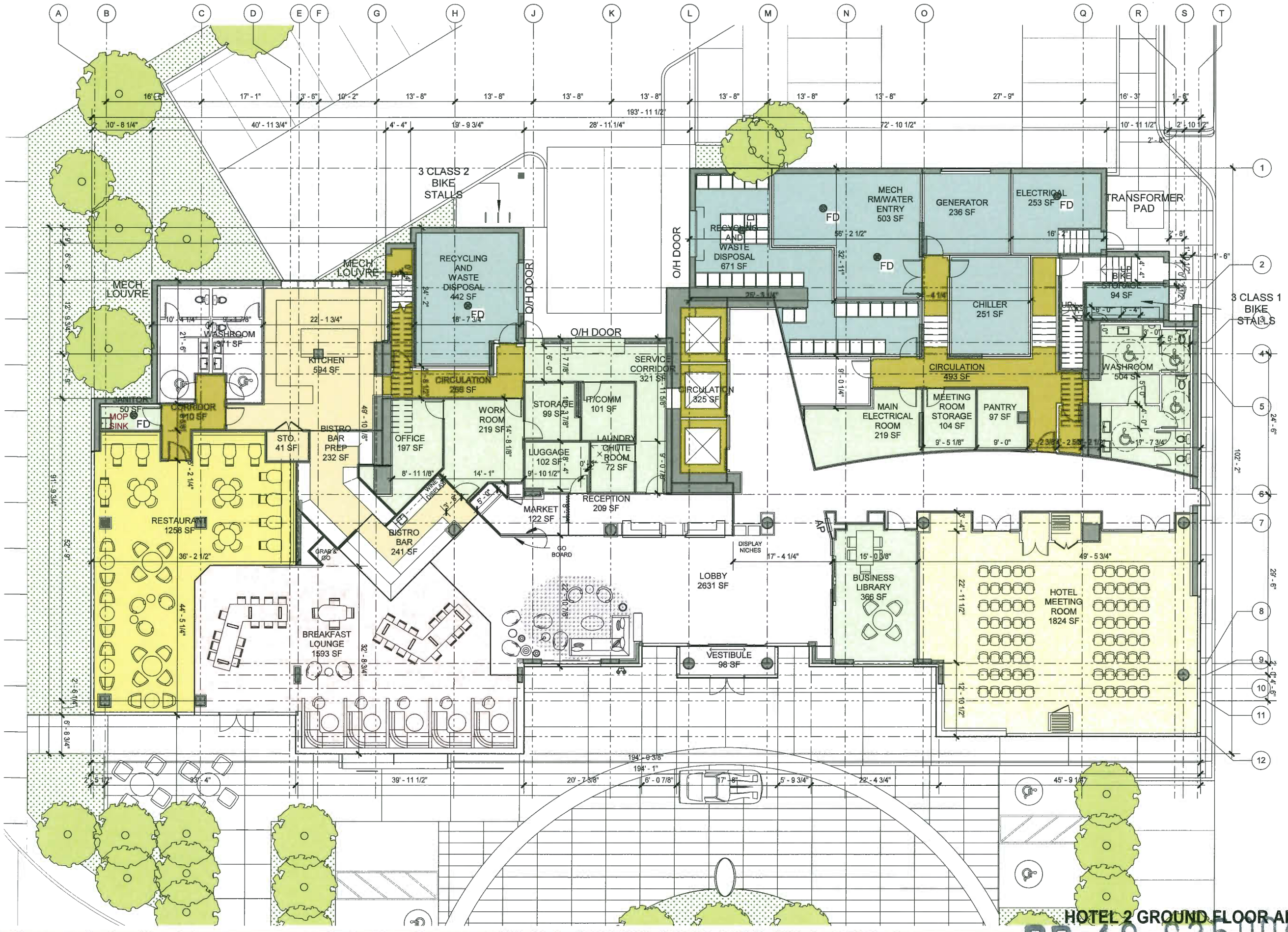
IBI

HOTEL 2

HOTEL 2 NORTH ELEVATION

A 3104

DP 18-825006 -24

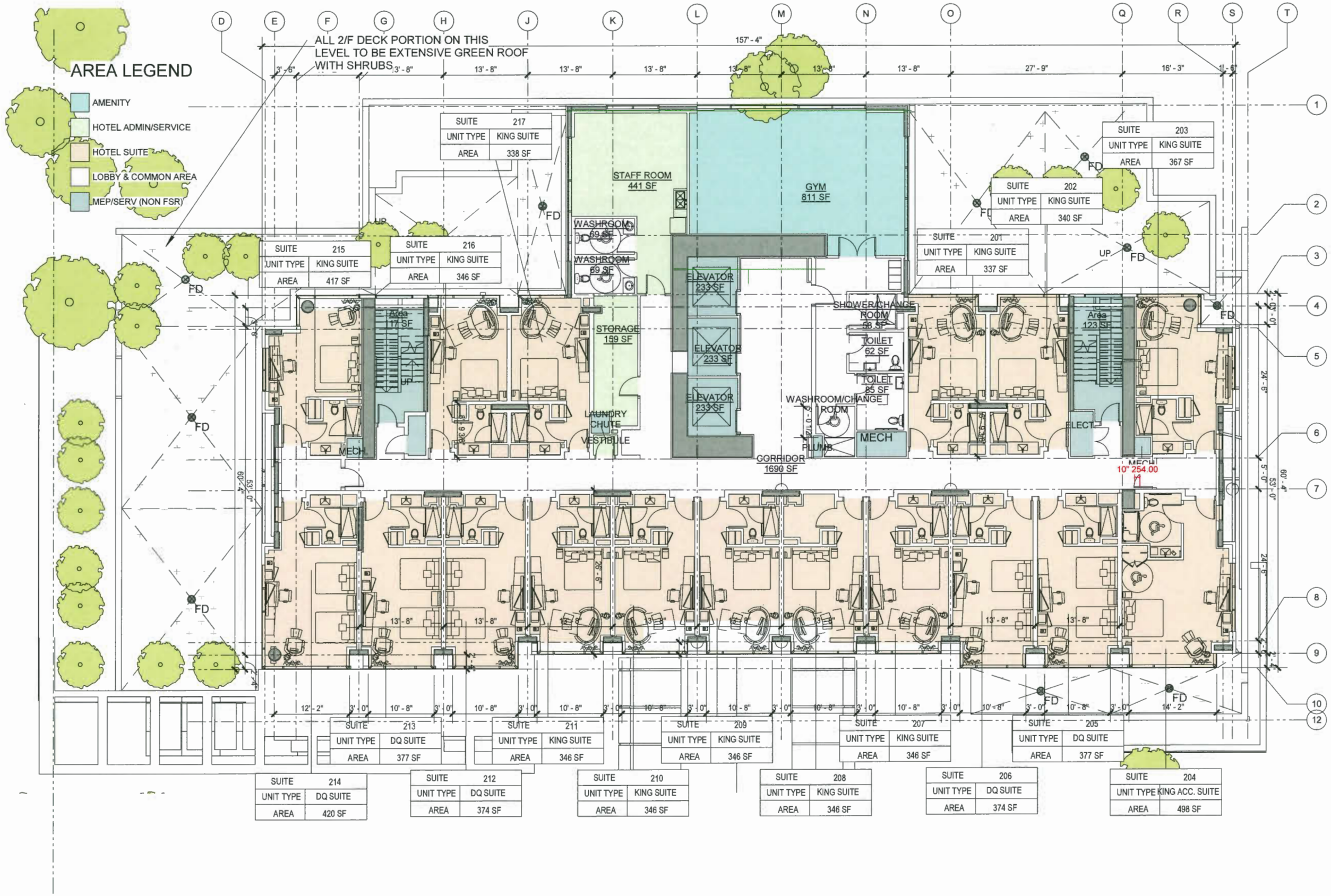


IBI

HOTEL 2

HOTEL 2 GROUND FLOOR AREA PLAN A 3201

DP 18-825006-25



IBI

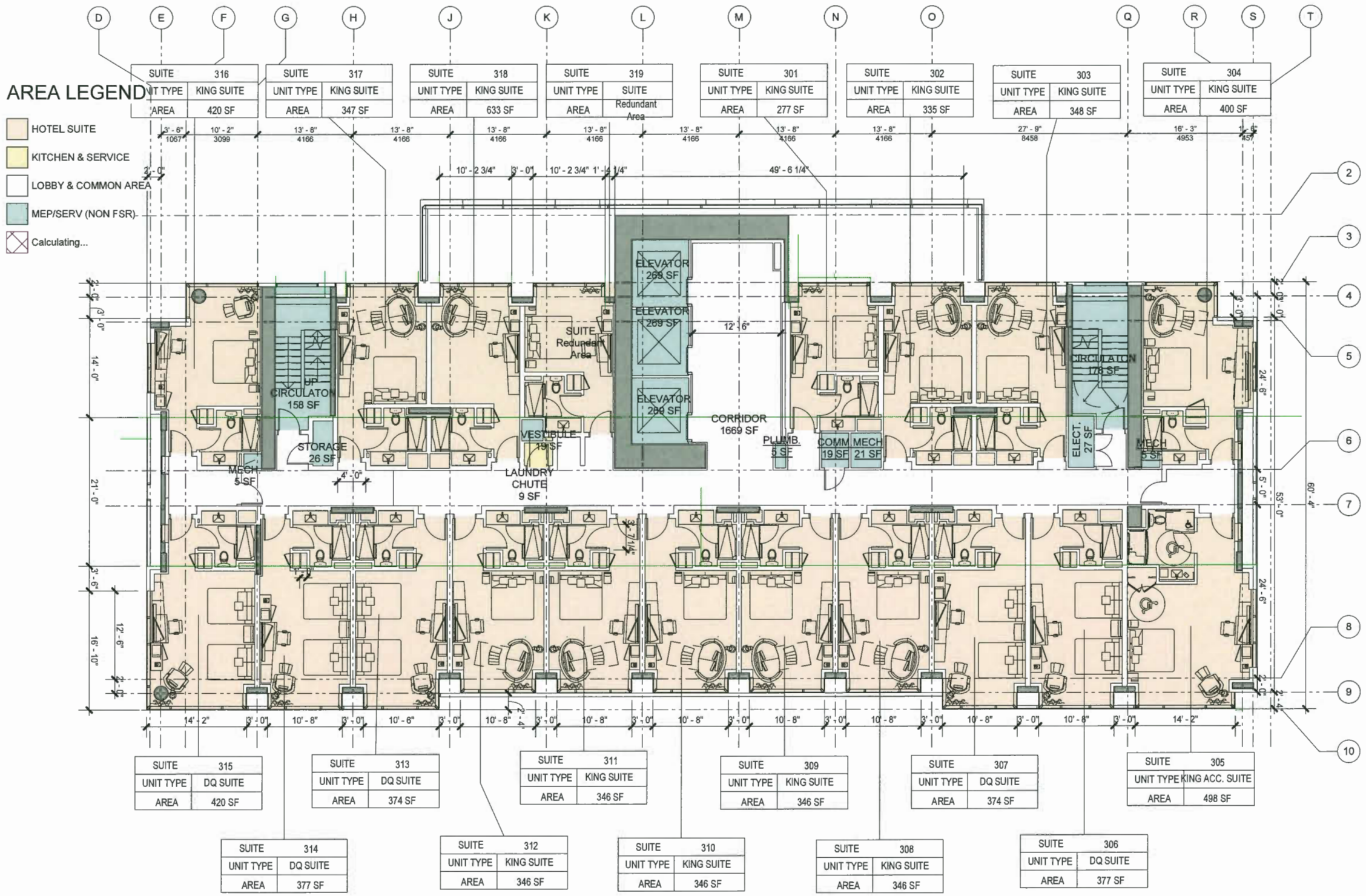
HOTEL 2 LEVEL 2

HOTEL 2 LEVEL 2 AREA PLAN A 3202

DP 18-825006 - 26

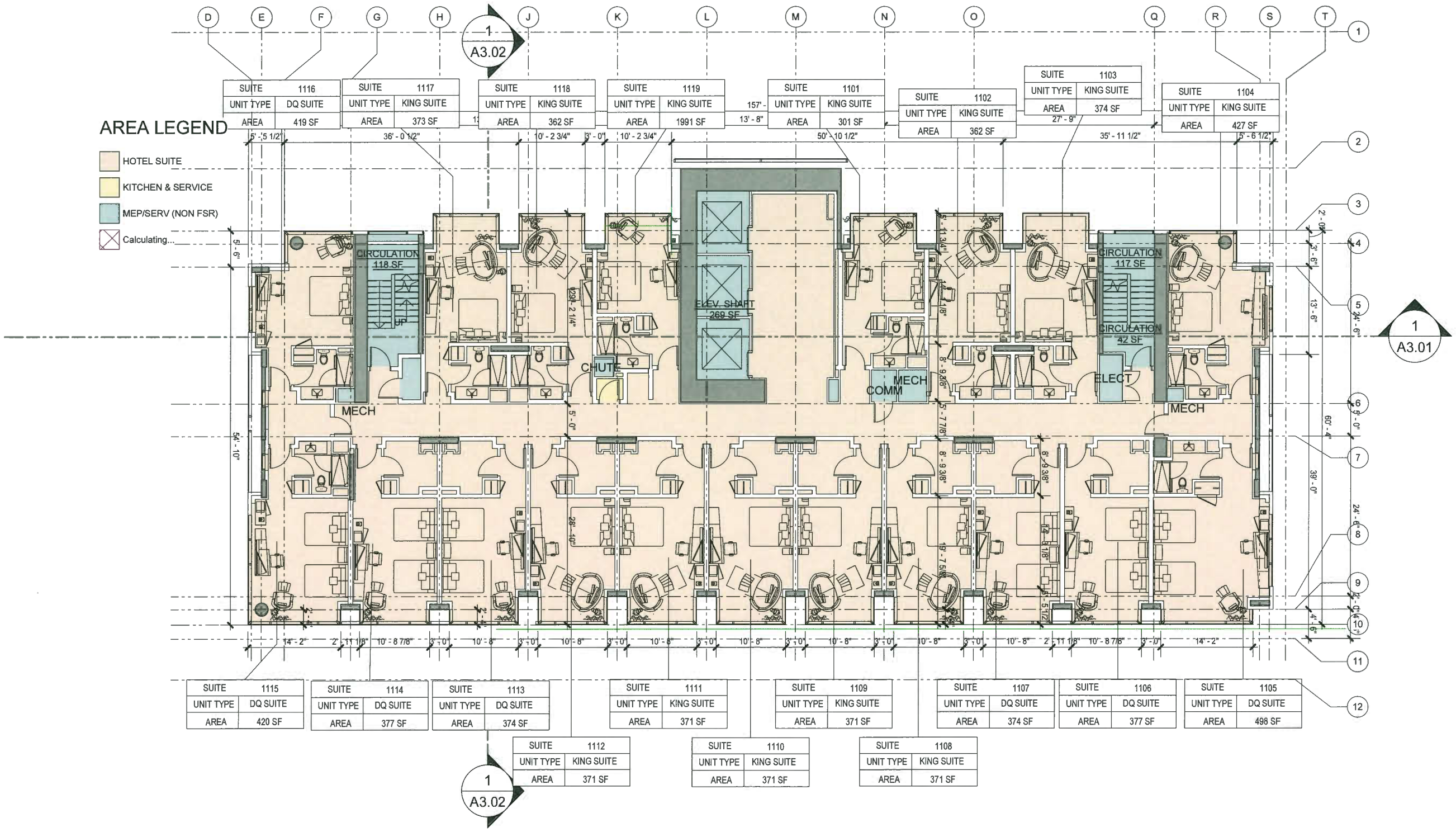
IBI

HOTEL 2



HOTEL 2 LEVEL 3-10 (TYP) AREA PLAN A 3203

DP 18-825006-27



IBI

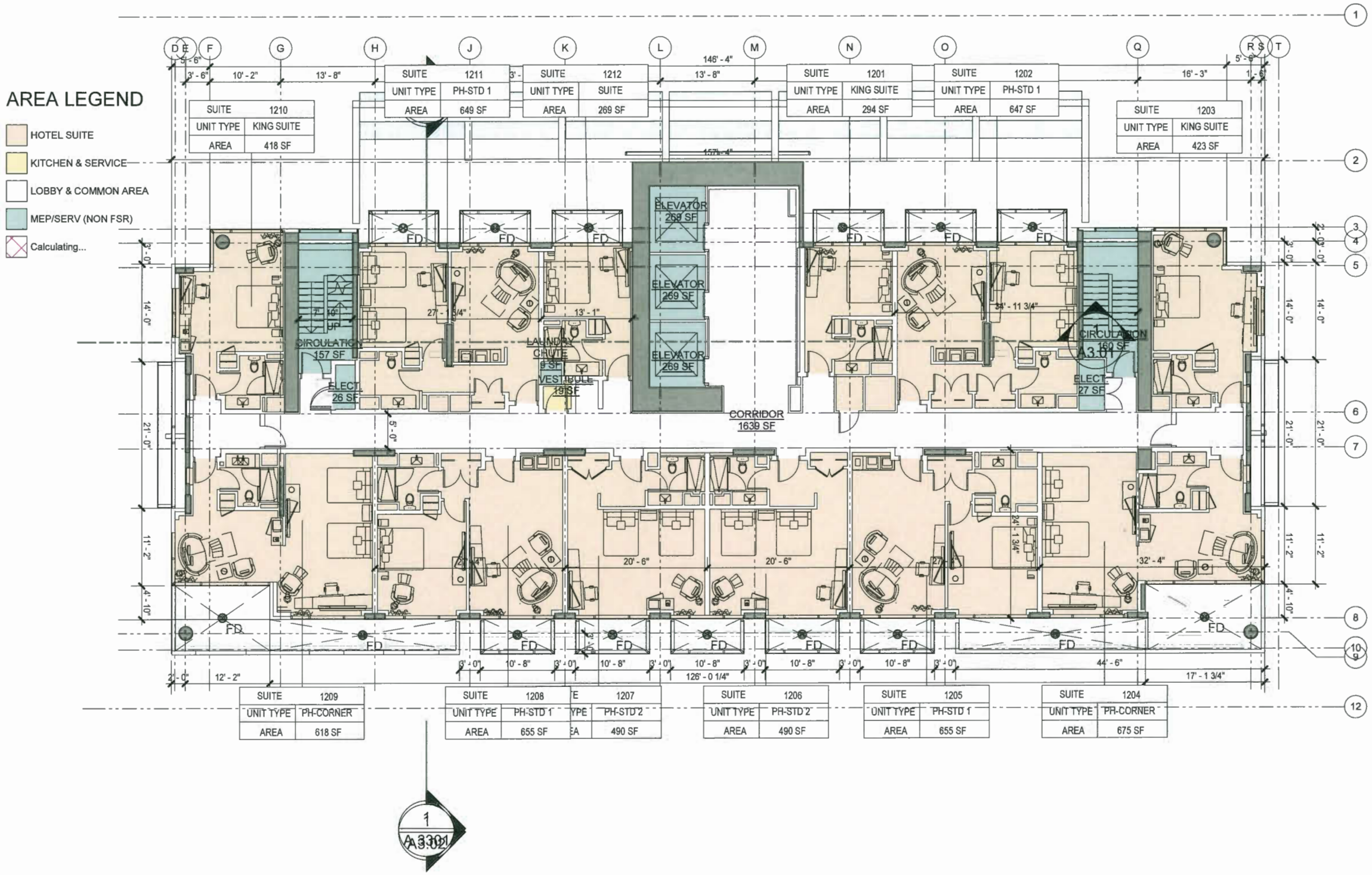
HOTEL 2 LEVEL 11

HOTEL 2 LEVEL 11 AREA PLAN A 3204

DP 18-825006-28

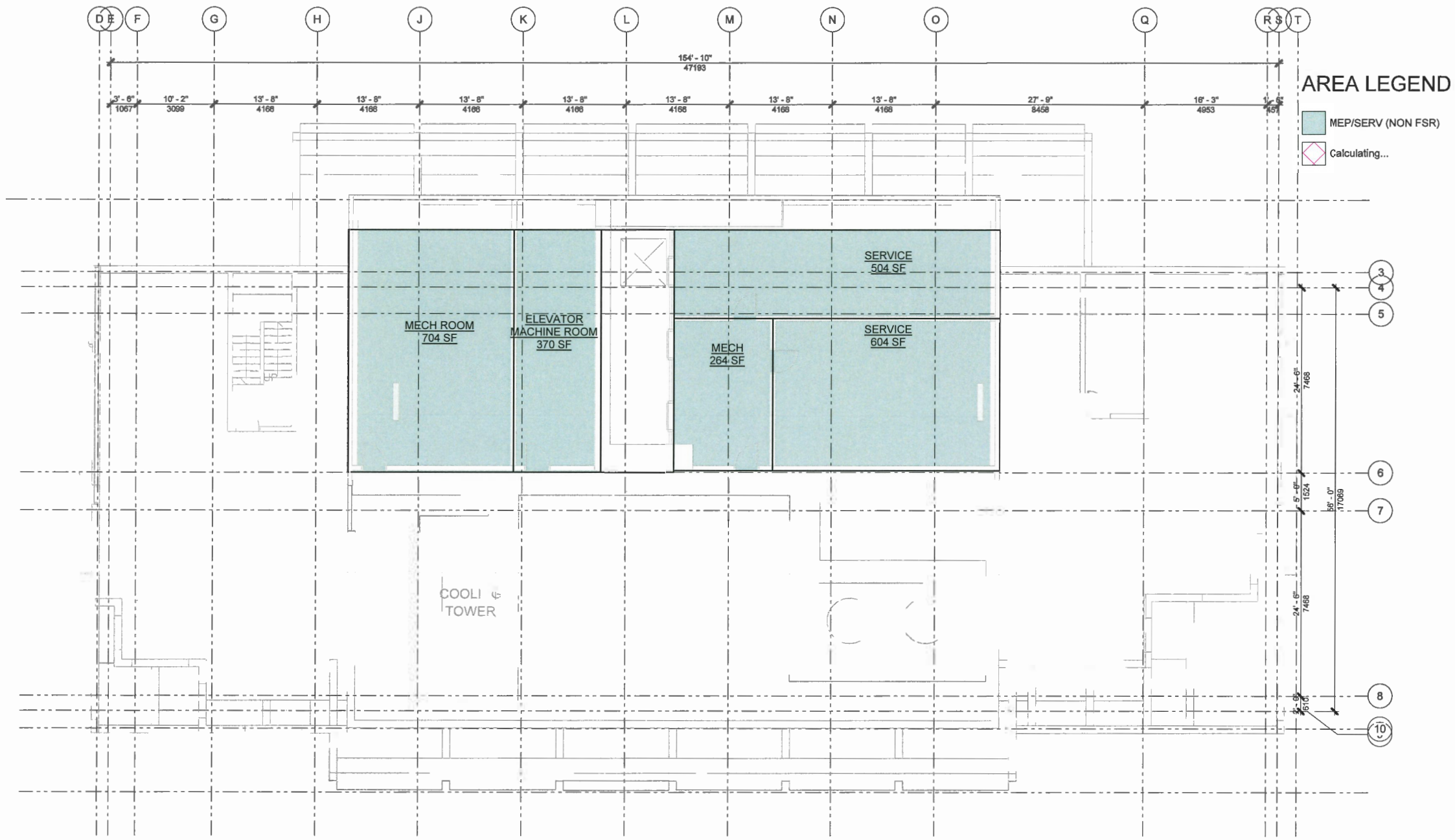
IBI

HOTEL 2



HOTEL 2 LEVEL 12 (PENTHOUSE) FLOOR PLAN A 3205

DP 18-825006 -29

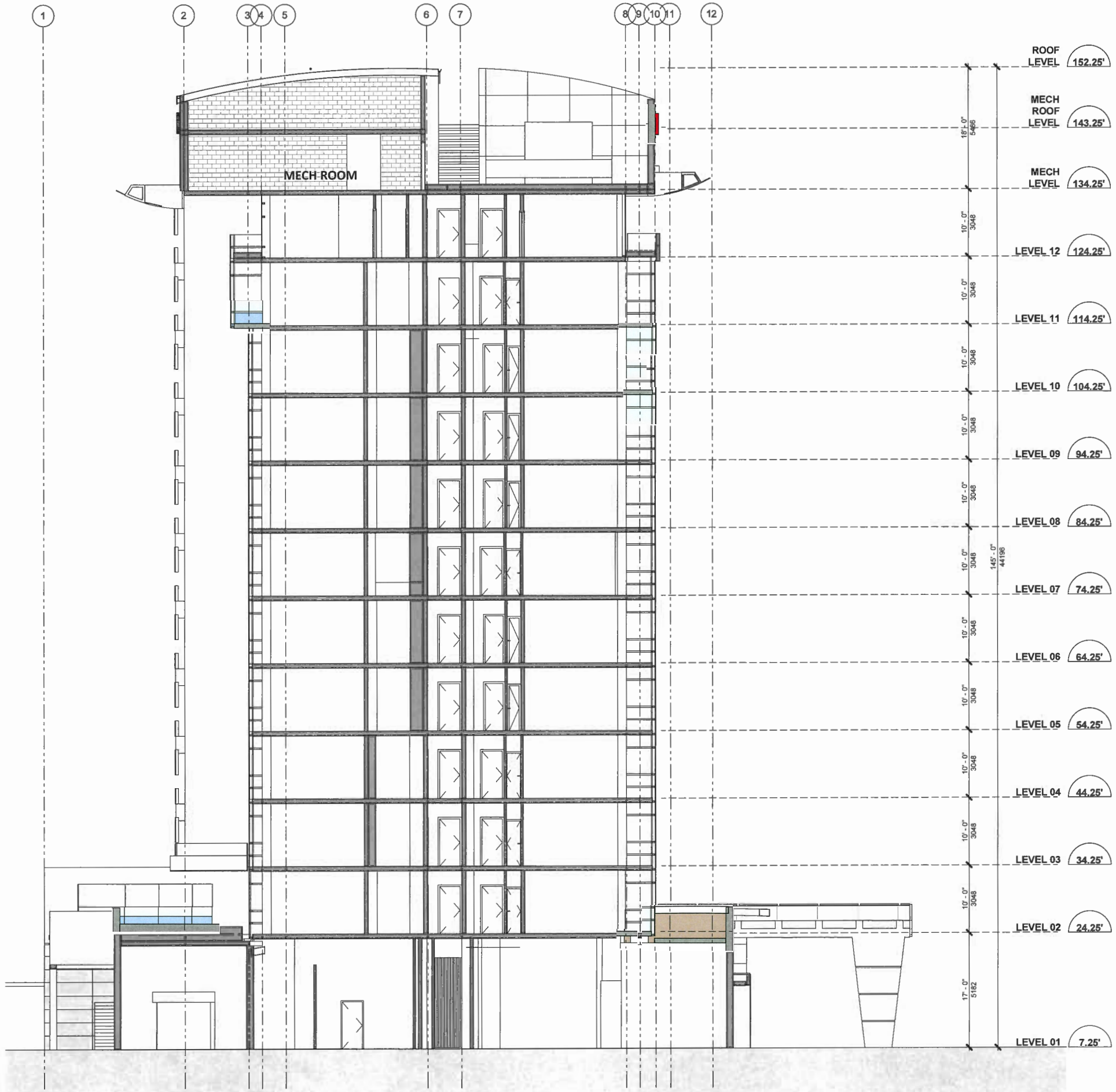


IBI

HOTEL 2

HOTEL 2 MECHANICAL LEVEL AREA PLAN A 3206

DP 18-825006 -30

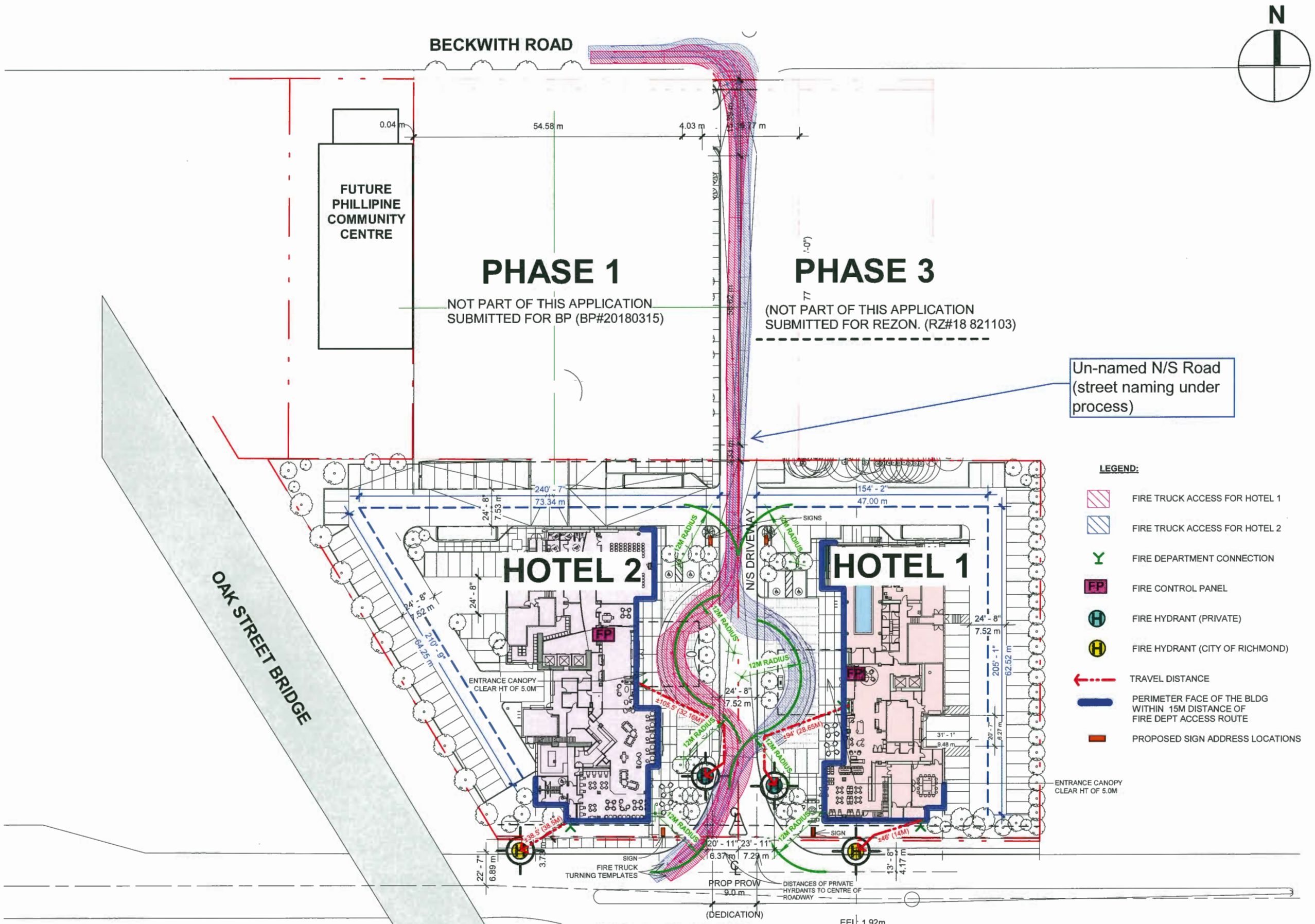


IBI

HOTEL 2

HOTEL 2 - Section B-B A 3301

DP 18-825006 -31



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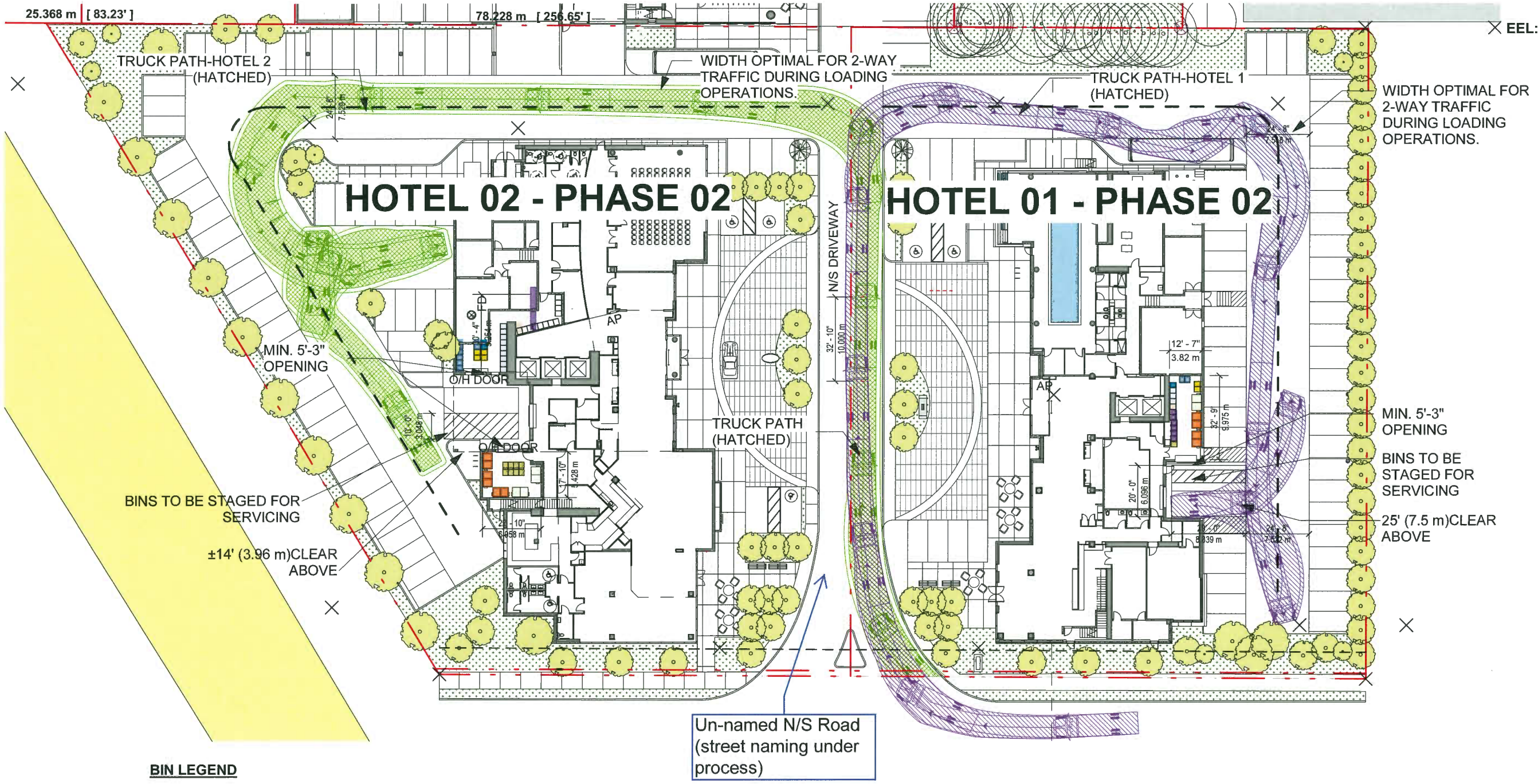
9455 & 9533 BRIDGEPORT ROAD

FIRE TRUCK ACCESS

A 5011

DP 18-825006-32



BIN LEGEND

HOTEL 1

Garbage pick up will be 2x per week.	Storage Area Required for One	Number of Bins	Total Space Required	
Commercial Mixed Containers	1.26 m2	2	2.52 m2	27.13 ft2
Commercial Refundable Beverage Containers	0.97 m2	1	0.97 m2	10.44 ft3
Commercial Mixed Paper (including newspaper)	1.26 m2	3	3.78 m2	40.69 ft4
Commercial Glass	0.97 m2	2	1.94 m2	20.88 ft5
Commercial Food Scraps, and Yard Trimmings	0.97 m2	6	5.82 m2	62.65 ft6
Commercial Cardboard	4.88 m2	1	4.88 m2	52.53 ft7
Commercial Garbage	4.88 m2	2	9.76 m2	105.06 ft8
Commercial Grease/Tallow	0.12 m2	2	0.24 m2	2.58 ft9
Total			29.91 m2	321.95 ft2

HOTEL 2

Garbage pick up will be 2x per week.	Storage Area Required for One	Number of Bins	Total Space Required	
Commercial Mixed Containers	1.26 m2	7	8.82 m2	94.94 ft2
Commercial Refundable Beverage Containers	0.97 m2	2	1.94 m2	20.88 ft3
Commercial Mixed Paper (including newspaper)	1.26 m2	9	11.34 m2	122.06 ft4
Commercial Glass	0.97 m2	2	1.94 m2	20.88 ft5
Commercial Food Scraps, and Yard Trimmings	0.97 m2	17	16.49 m2	177.50 ft6
Commercial Cardboard	4.88 m2	2	9.76 m2	105.06 ft7
Commercial Garbage	4.88 m2	3	14.64 m2	157.58 ft8
Commercial Grease/Tallow	0.12 m2	4	0.48 m2	5.17 ft9
Total			65.41 m2	704.07 ft2

IBI

9455 & 9533 BRIDGEPORT ROAD

WASTE MANAGEMENT PLAN A 6000

DP 18-825006-33

Bridgeport Hotel 1 and 2

Issued for Development Permit

Contact Information	Other Key Contacts:	
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042 Primary project contact: Andrew Danielson andrew@vdz.ca o. 604 546 0931 Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920	Chungwa Investment Co. Ltd. Project Owner Unit 1800 - 570 Granville Street Vancouver, BC V6C 3P1	IBI Group Architects Inc. Project Building Architecture 700-1285 West Pender Street Vancouver, BC V6E 4B1 p. 604 683 8797
	Legal Address and Description:	
	LOT 1 SEC 22 BLK 5N RG 6W PL EPP72726 LOT 3 SEC 22 BLK 5N RG 6W PL EPP72726	

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	TREE PRESERVATION PLAN
L-03	OVERALL SITE AND TREE PLAN
L-04A	NORTH WEST LANDSCAPE PLAN
L-04B	SOUTH WEST LANDSCAPE PLAN
L-04C	NORTH CENTRAL LANDSCAPE PLAN
L-04D	SOUTH CENTRAL LANDSCAPE PLAN
L-04E	NORTH EAST LANDSCAPE PLAN
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L-05A	NORTH WEST PLANTING PLAN
L-05B	SOUTH WEST PLANTING PLAN
L-05C	NORTH CENTRAL PLANTING PLAN
L-05D	SOUTH CENTRAL PLANTING PLAN
L-05E	NORTH EAST PLANTING PLAN
L-05F	SOUTH EAST PLANTING PLAN
L-06A	NORTH WEST IRRIGATION PLAN
L-06B	SOUTH WEST IRRIGATION PLAN
L-06C	NORTH CENTRAL IRRIGATION PLAN
L-06D	SOUTH CENTRAL IRRIGATION PLAN
L-06E	NORTH EAST IRRIGATION PLAN
L-06F	SOUTH EAST IRRIGATION PLAN
L-07	ROOF LANDSCAPE PLANS
L-08A	SECTIONS
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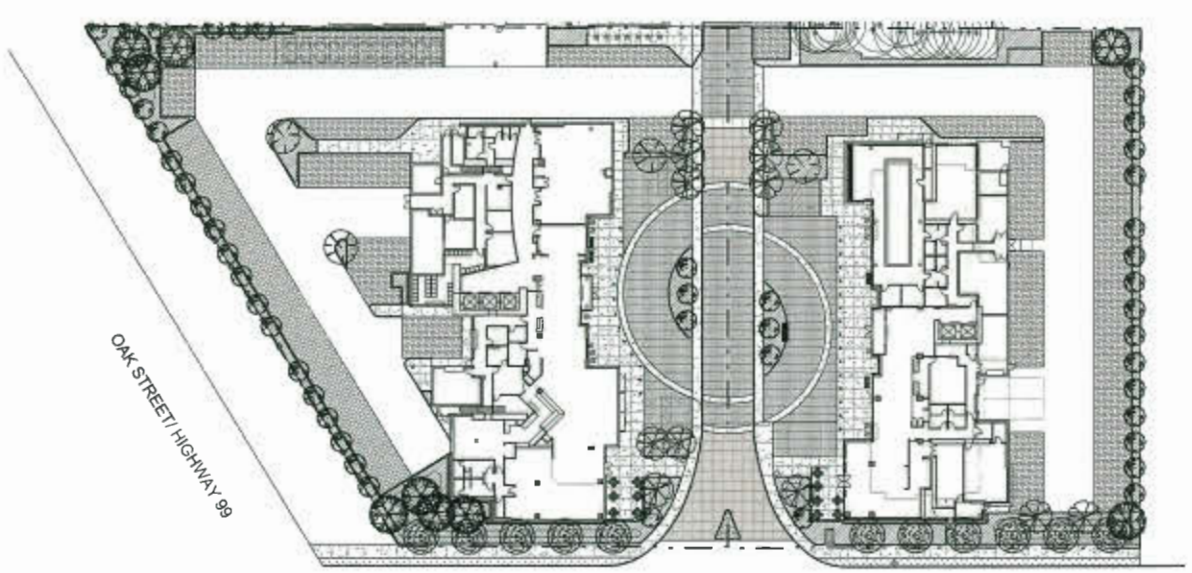
L-08C	SECTIONS
L-09	OFFSITE PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LN-01	GENERAL NOTES



1 SITE PLAN OVERVIEW
Scale 1:500

2 LOCATION MAP
N.T.S.

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6	AD	Issued for Development Permit	Feb 1, 2019
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4	AD	Issued for 50% BP Review	Dec 21, 2018
3	AD	Issued for Development Permit	Nov 28, 2018
2	AD	Issued for Development Permit	June 4, 2018
1	FW	Issued for Review	May 22, 2018

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Bridgeport Hotel 1 and 2

Location:

9533 Bridgeport Rd & 9455 Bridgeport Rd

Drawn: AD

Checked: MVDZ

Approved: MVDZ

Scale: AS SHOWN

Stamp:

Original Sheet Size: 24"x36"

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Drawing Title: COVER SHEET

NORTH

VDZ Project #: DP2018-33

Drawing #: L-01

W:\VDZ_SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-01 COVER SHEET.DWG

DP 18-825006 - 34

Tree Protection Zone

The Tree Protection Zone (TPZ) encompasses the drip line of the tree as illustrated in Fig. 1a and 1b.

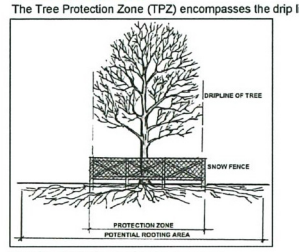

*Fig. 1a - Example of a **drip line** on a tree*

*Fig. 1b - Example of a **drip line** on a tree with one side pruned*

Note: If the tree is on an adjacent property, the drip line must still be protected on your side of the property line. If the branches have been cut or pruned, the TPZ must protect the original drip line of the tree (Fig. 1b).

Tree Protection Distance Table

*Minimum Protection Required Around Tree

Tree Trunk Diameter			Distance from Trunk		Total Diameter	
cm	inches	feet	m	feet	m	feet
20	8	0.6	1.2	3.9	2.60	8.5
25	10	0.8	1.5	4.9	3.25	10.7
30	12	1.0	1.8	5.9	3.90	12.8
35	14	1.2	2.1	6.9	4.55	14.9
40	16	1.3	2.4	7.9	5.20	17.1
45	18	1.5	2.7	8.9	5.85	19.2
50	20	1.7	3.0	9.8	6.50	21.3
55	22	1.8	3.3	10.8	7.15	23.5
60	24	2.0	3.6	11.8	7.80	29.6
75	30	2.5	4.5	14.8	9.75	32.0
90	36	3.0	5.0	16.4	10.90	35.8
100	40	3.3	6.0	19.7	13.00	42.7

Tree Protection Zone Signage

All TPZ are required to have signage as shown in Fig. 2. The signage must be a minimum of 11"x14" in size on *at least* 2 sides. A sign is now available for download from the City of Richmond's Tree Bylaw webpage at www.richmond.ca/sustainability/environment/treeremoval.htm

For Tree Protection Barrier inspection requests and enquiries call 604-247-4684.

NOTE: Failure to maintain tree protection barriers may result in fines of up to $10,000.00 per offence.

Fig. 2 – Tree Protection Zone Sign

2 TREE PROTECTION FENCE

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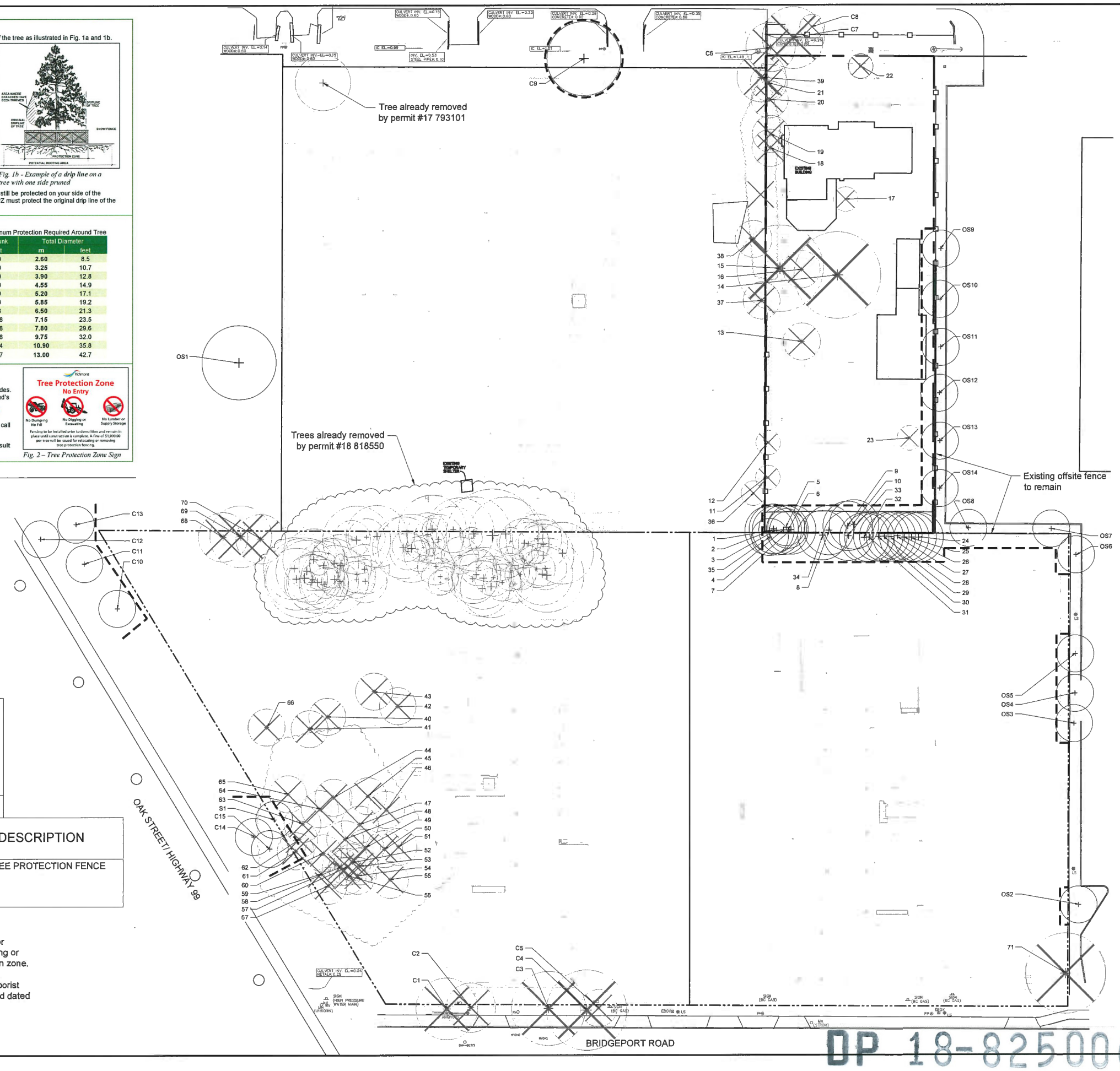

TREE LEGEND

Existing Tree to Remain	Existing Tree to be Removed

KEY	REF.	DESCRIPTION
- - - - -	2 / AR-01	TREE PROTECTION FENCE

Note:

1. Contact Arborist (Kelly Koome, 778-885-6777, kkoome@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ)
2. Read this plan together with the arborist report prepared by Kelly Koome and dated November 26, 2018.

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REVISIONS TABLE FOR SHEET

Project:

Bridgeport Hotel 1 and 2

Location:
9466 Beckwith Rd, 9520 Beckwith Rd,
9533 Bridgeport Rd & 9455
Bridgeport Rd

Drawn: FW

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Approved: MVDZ

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Drawing Title: TREE PRESERVATION PLAN

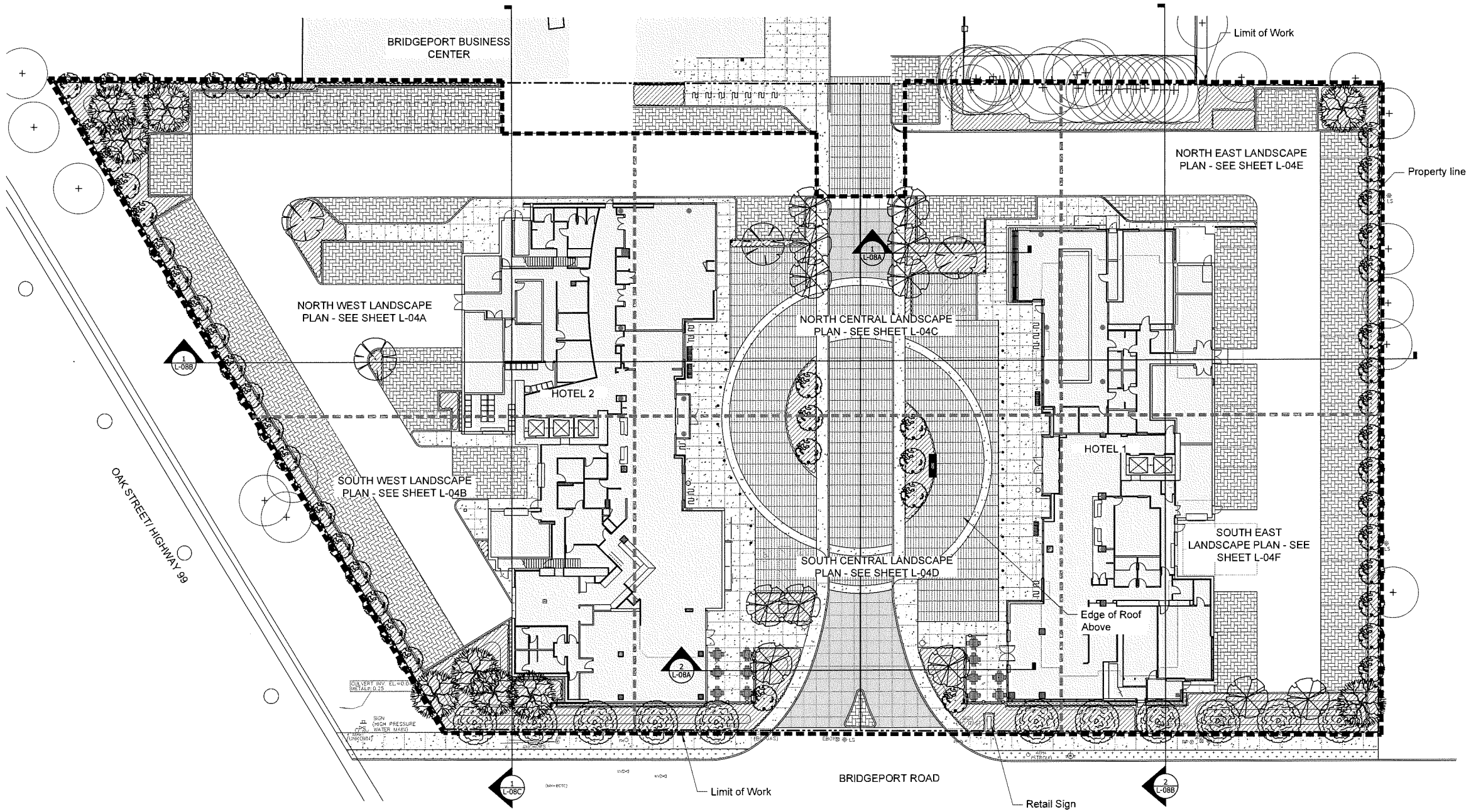
NORTH

VDZ Project #: DP2018-33

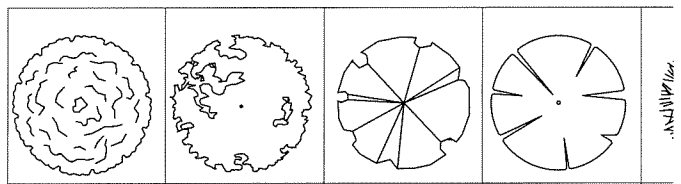
Drawing #: L-02

DP 18-825006 — 35

W:\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-02 TREE PRESERVATION PLAN.DWG



TREE LEGEND



Acer rubrum	Populus tremula 'Erecta'	Prunus x yedoensis 'Akebono'	Robinia pseudoacacia 'Frisia'	Thu

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	11	Acer rubrum	Red Maple	B&B; 6cm cal.; 1.8m std.	Per Plan
See Legend	48	Populus tremula 'Erecta'	Swedish Aspen	B&B; 6cm cal.; 3.0m Ht.	Per Plan
See Legend	12	Prunus x yedoensis 'Akebono'	Daybreak Cherry	B&B; 6cm cal.; 1.2m std.	Per Plan
See Legend	4	Robinia pseudoacacia 'Frisia'	Golden Leaf Black Locust	B&B; 6cm cal.; 1.2m std.	Per Plan
See Legend	9	Thuja plicata	Western Red Cedar	B&B; 5.0m Ht.; Single leader	Per Plan

1:250

DP 18-825006

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Drawing Title: OVERALL SITE AND TREE PLAN

NORTH

VDZ Project #: DP2018-33

Drawing #: L-03

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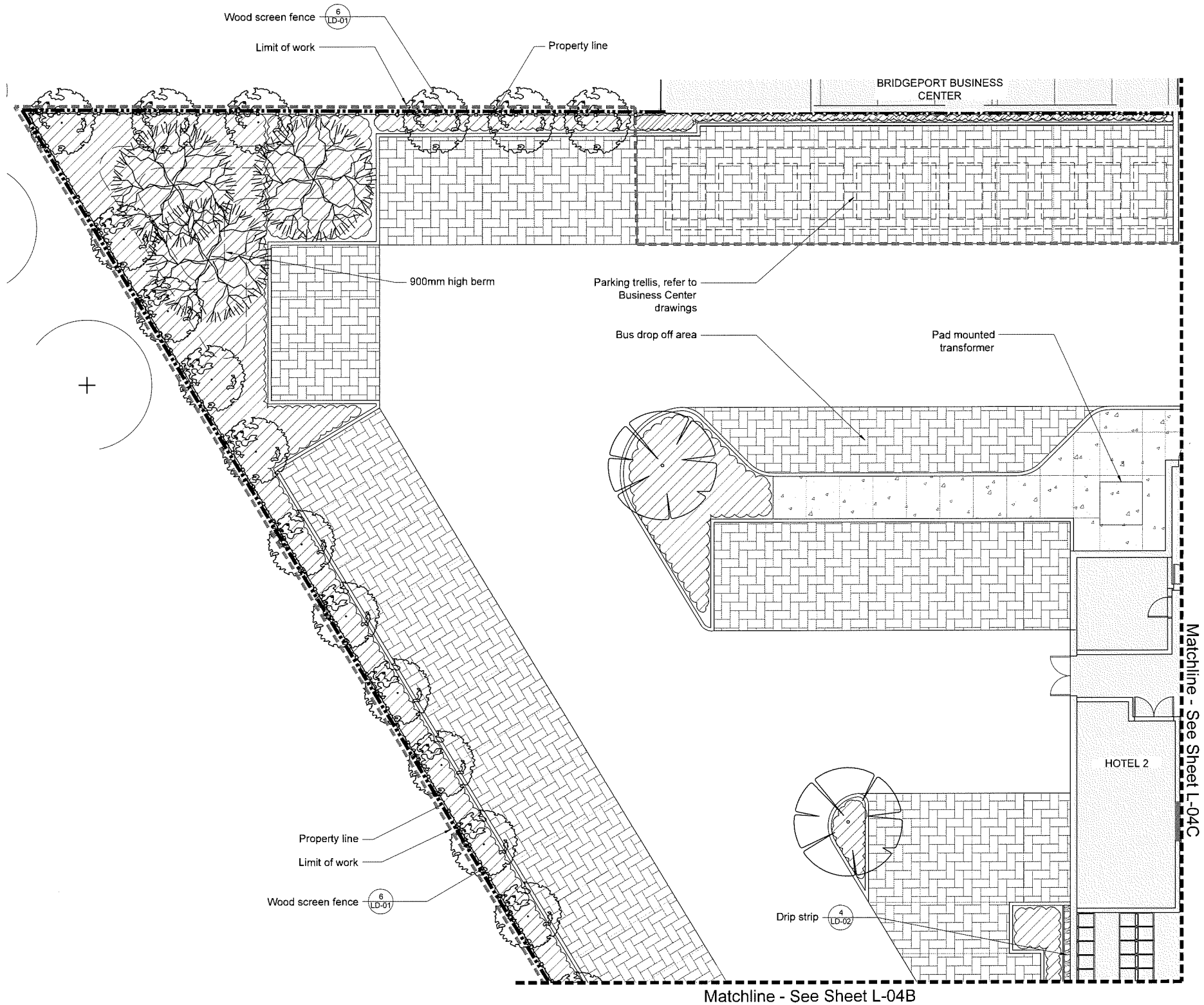
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	2 / LD-01	PEDESTRIAN CONCRETE Colour: Natural Finish: Broom Joints: Sawcut
	1 / LD-01	VEHICULAR CONCRETE Colour:Natural Finish: Medium Sandblast Joints: Sawcut
	4 / LD-01	PERMEABLE PAVEMENT Product: SF-Rima Size: 240mm x 240mm x 80mm Colour: Grey Manufacturer: Expocrete
	1 / LD-01	VEHICULAR CONCRETE 2 Colour: Natural Finish: Medium Sandblast Joints: Sawcut @ 500mm o.c. spacing
		SOD
		PLANTING AREA
	2 / LD-02	BIKE RACK Model: Flo Colour: Metallic Silver Manufacturer: Landscape Forms
	1 / LD-02	WASTE RECEPTACLE Model: Lakeside Colour: IPE Manufacturer: Landscape Forms
	3 / LD-02	BENCH Model: Parc Center Size: 610mm x 1702mm x 889mm Manufacturer: Landscape Forms or approved equal
	5 / LD-02	BOLLARD LIGHT Model: FGP Path Manufacturer: Landscape Forms or approved equal



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REVISIONS TABLE FOR SHEET

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Location:

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Drawing Title: NORTH WEST LANDSCAPE PLAN

NORTH

VDZ Project #: DP2018-33

Drawing #: L-04A

DP 18-825006 -37

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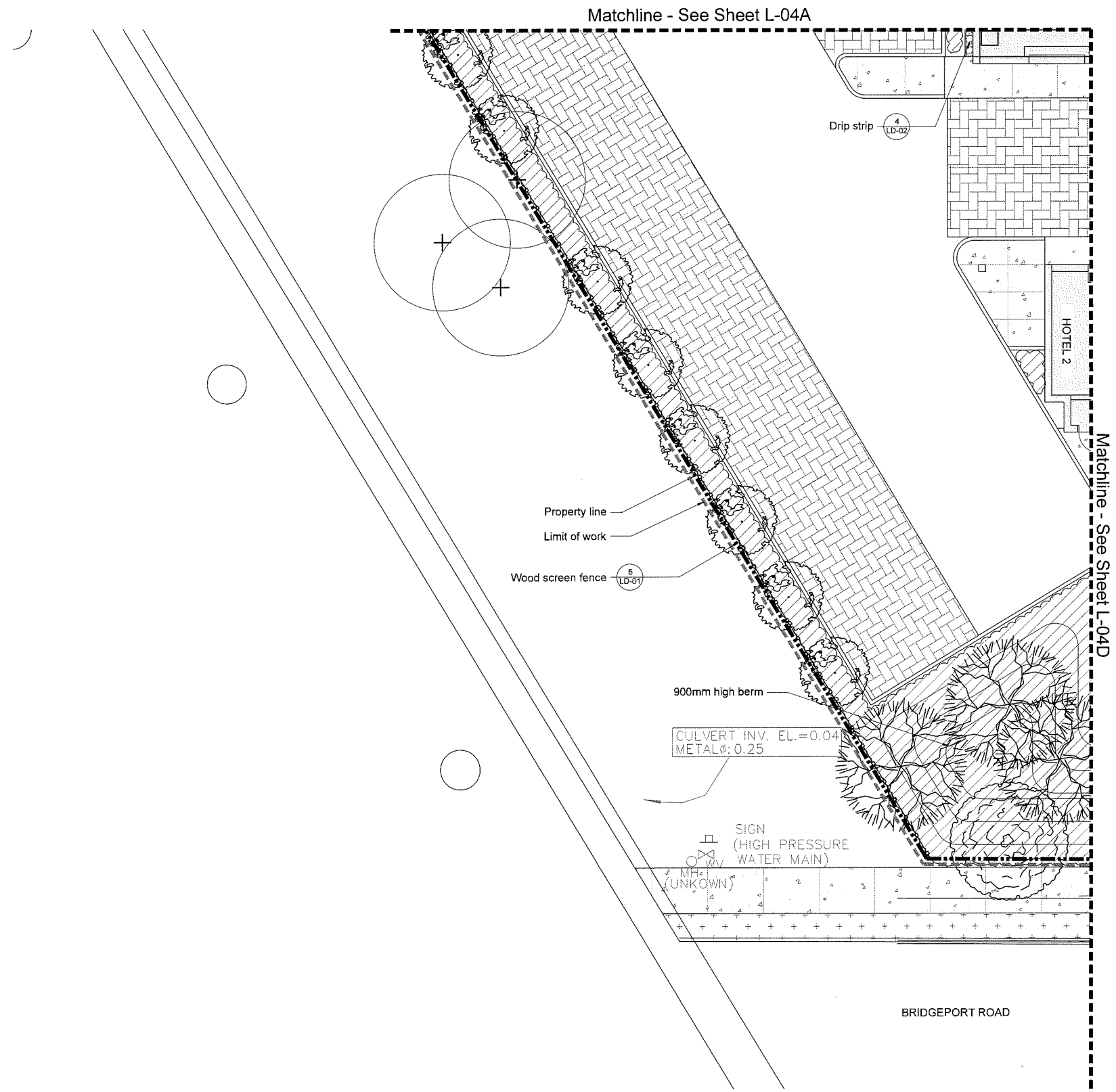
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	2 / LD-01	PEDESTRIAN CONCRETE Colour: Natural Finish: Broom Joints: Sawcut
	1 / LD-01	VEHICULAR CONCRETE Colour: Natural Finish: Medium Sandblast Joints: Sawcut
	4 / LD-01	PERMEABLE PAVEMENT Product: SF-Rima Size: 240mm x 240mm x 80mm Colour: Grey Manufacturer: Expocrete
	1 / LD-01	VEHICULAR CONCRETE 2 Colour: Natural Finish: Medium Sandblast Joints: Sawcut @ 500mm o.c. spacing
		SOD
		PLANTING AREA
	2 / LD-02	BIKE RACK Model: Flo Colour: Metallic Silver Manufacturer: Landscape Forms
	1 / LD-02	WASTE RECEPTACLE Model: Lakeside Colour: IPE Manufacturer: Landscape Forms
	3 / LD-02	BENCH Model: Parc Center Size: 610mm x 1702mm x 889mm Manufacturer: Landscape Forms or approved equal
	5 / LD-02	BOLLARD LIGHT Model: FGF Path Manufacturer: Landscape Forms or approved equal



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Project:

Bridgeport Hotel 1 and 2

Location:

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Drawing Title: SOUTH WEST LANDSCAPE PLAN

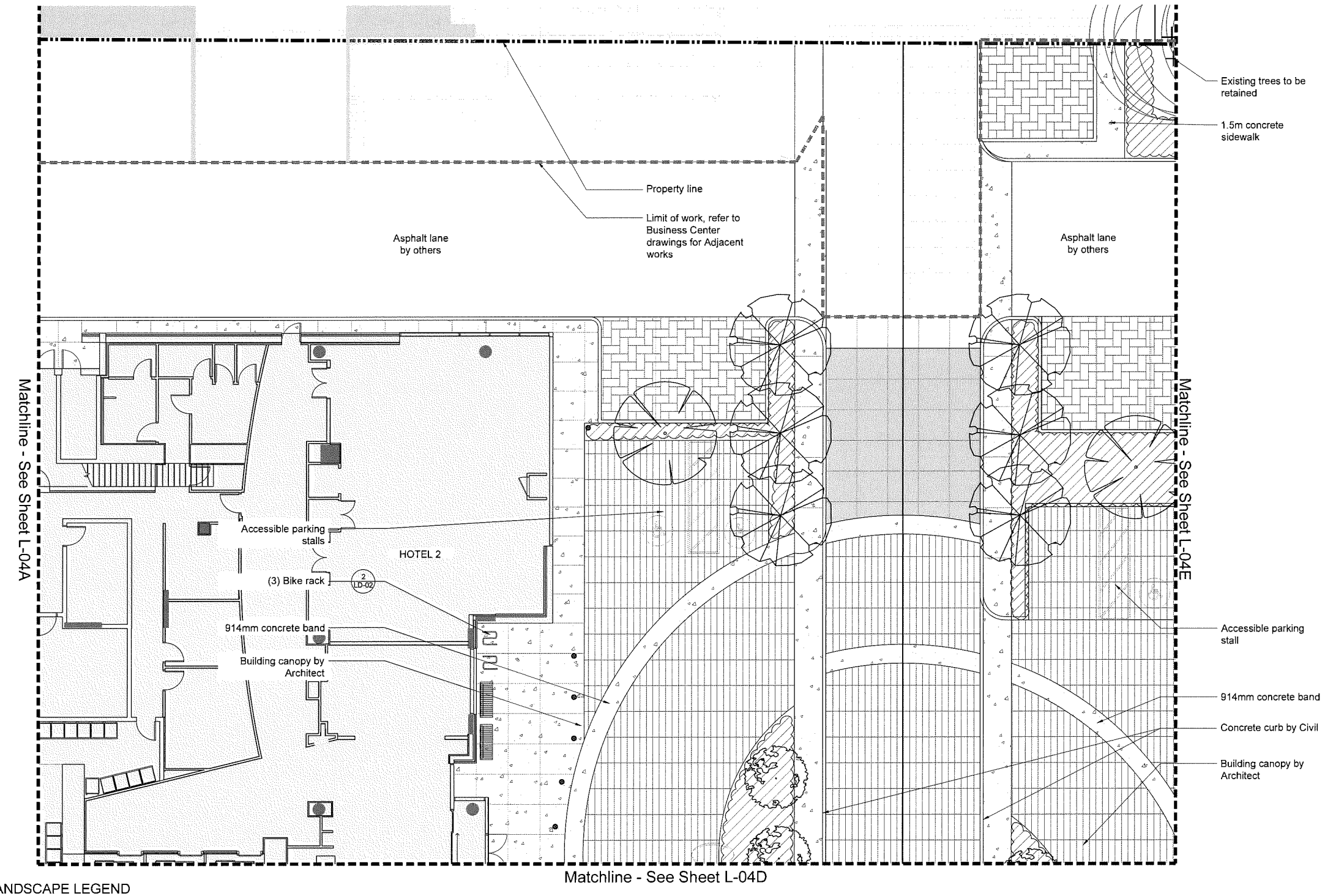
NORTH

VDZ Project #: DP2018-33

Drawing #: L-04B

W:\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-04B SOUTH WEST LANDSCAPE PLAN.DWG

DP 18-825006 - 38



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
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1:100 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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Project:

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Location:

9533 Bridgeport Rd & 9455 Bridgeport Rd

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Checked: MVDZ

Approved: MVDZ

Scale: 1:100

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Drawing Title: NORTH CENTRAL LANDSCAPE PLAN

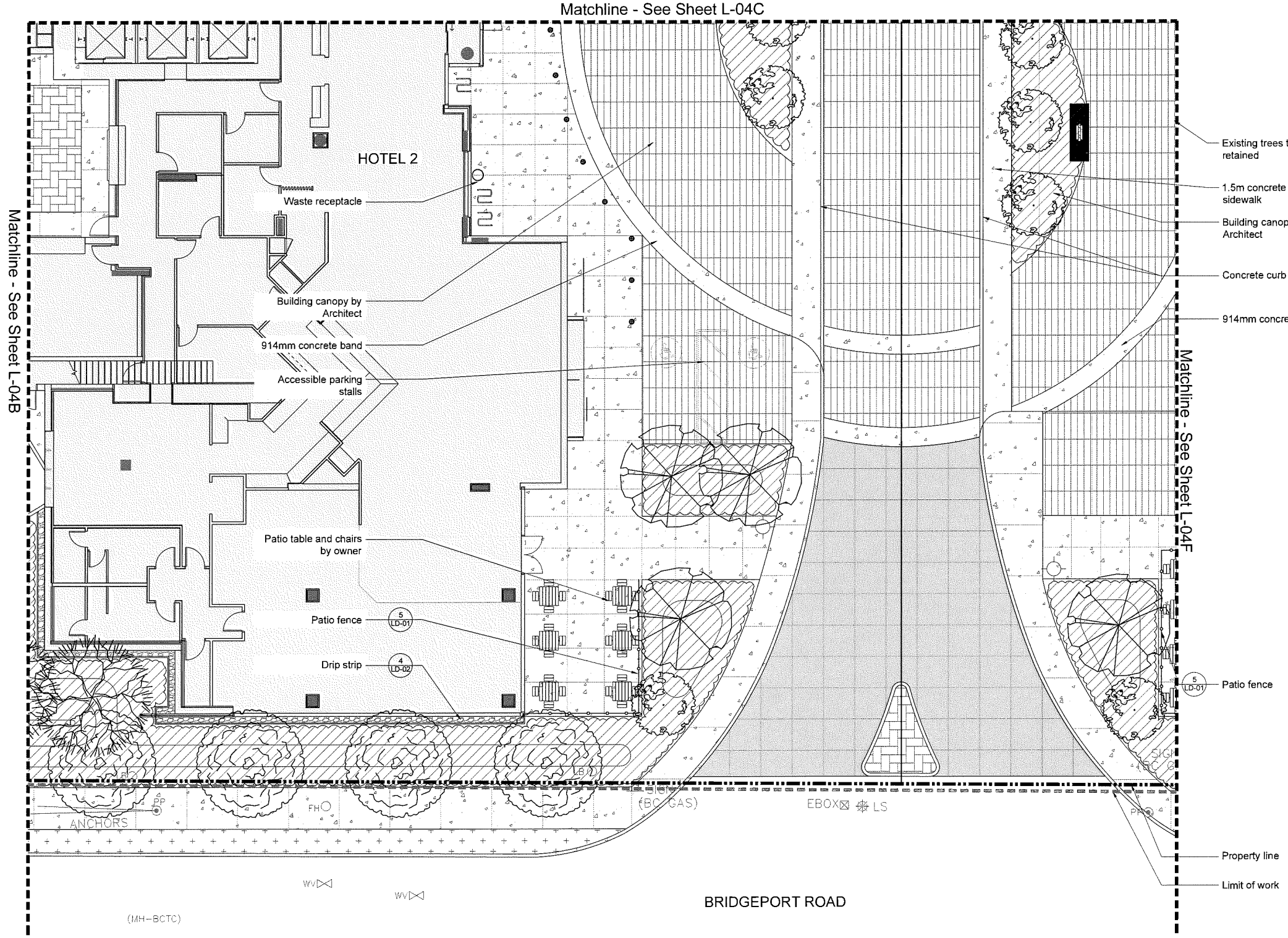
NORTH

VDZ Project #: DP2018-33

Drawing #: L-04C

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-04C NORTH CENTRAL LANDSCAPE PLAN.DWG

DP 18-825006 -39



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	2 LD-01	PEDESTRIAN CONCRETE Colour: Natural Finish: Broom Joints: Sawcut
	1 LD-01	VEHICULAR CONCRETE Colour:Natural Finish: Medium Sandblast Joints: Sawcut
	4 LD-01	PERMEABLE PAVEMENT Product: SF-Rima Size: 240mm x 240mm x 80mm Colour: Grey Manufacturer: Expocrete
	1 LD-01	VEHICULAR CONCRETE 2 Colour: Natural Finish: Medium Sandblast Joints: Sawcut @ 500mm o.c. spacing

		SOD
		PLANTING AREA
	2 LD-02	BIKE RACK Model: Flo Colour: Metallic Silver Manufacturer: Landscape Forms
	1 LD-02	WASTE RECEPTACLE Model: Lakeside Colour: IPE Manufacturer: Landscape Forms
	3 LD-02	BENCH Model: Parc Center Size: 610mm x 1702mm x 889mm Manufacturer: Landscape Forms or approved equal

•	5 LD-02	BOLLARD LIGHT Model: FGP Path Manufacturer: Landscape Forms or approved equal

1:100

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No.	By:	Description	Date
6	AD	Issued for Development Permit	Feb 1, 2019
5	AD	Issued for Development Permit	Jan 29, 2019
4	AD	Issued for 50% BP Review	Dec 21, 2018
3	AD	Issued for Development Permit	Nov 28, 2018
2	AD	Issued for Development Permit	June 4, 2018
1	FW	Issued for Review	May 22, 2018

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Bridgeport Hotel 1 and 2

Location:

9533 Bridgeport Rd & 9455 Bridgeport Rd

Drawn: AD

Checked: MVDZ

Approved: MVDZ

Scale: 1:100

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Drawing Title: SOUTH CENTRAL LANDSCAPE PLAN

NORTH

VDZ Project #: DP2018-33

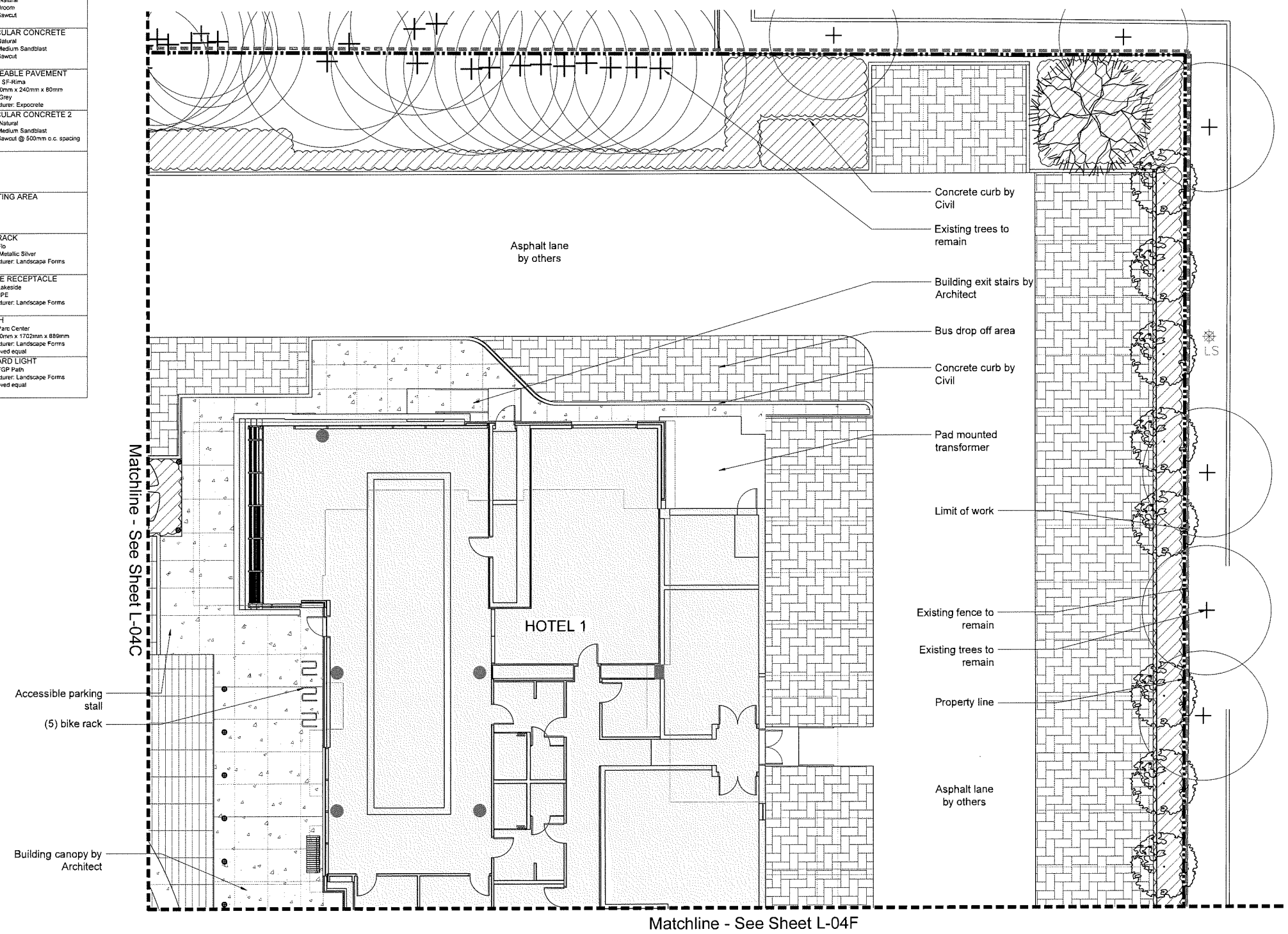
Drawing #: L-04D

DP 18-825006 -40

W:\DZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-04D SOUTH CENTRAL LANDSCAPE PLAN.DWG

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	2 LD-01	PEDESTRIAN CONCRETE Colour: Natural Finish: Broom Joints: Sawcut
	1 LD-01	VEHICULAR CONCRETE Colour:Natural Finish: Medium Sandblast Joints: Sawcut
	4 LD-01	PERMEABLE PAVEMENT Product: SF-Rima Size: 240mm x 240mm x 80mm Colour: Grey Manufacturer: Expocrete
	1 LD-01	VEHICULAR CONCRETE 2 Colour: Natural Finish: Medium Sandblast Joints: Sawcut @ 500mm o.c. spacing
		SOD
		PLANTING AREA
	2 LD-02	BIKE RACK Model: Flo Colour: Metallic Silver Manufacturer: Landscape Forms
	1 LD-02	WASTE RECEPTACLE Model: Lakeside Colour: IPE Manufacturer: Landscape Forms
	3 LD-02	BENCH Model: Parc Center Size: 610mm x 1702mm x 889mm Manufacturer: Landscape Forms or approved equal
	5 LD-02	BOLLARD LIGHT Model: FGP Path Manufacturer: Landscape Forms or approved equal



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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Bridgeport Hotel 1 and 2

Location:

9533 Bridgeport Rd & 9455 Bridgeport Rd

Drawn: AD

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Approved: MVDZ

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Drawing Title: NORTH EAST LANDSCAPE PLAN

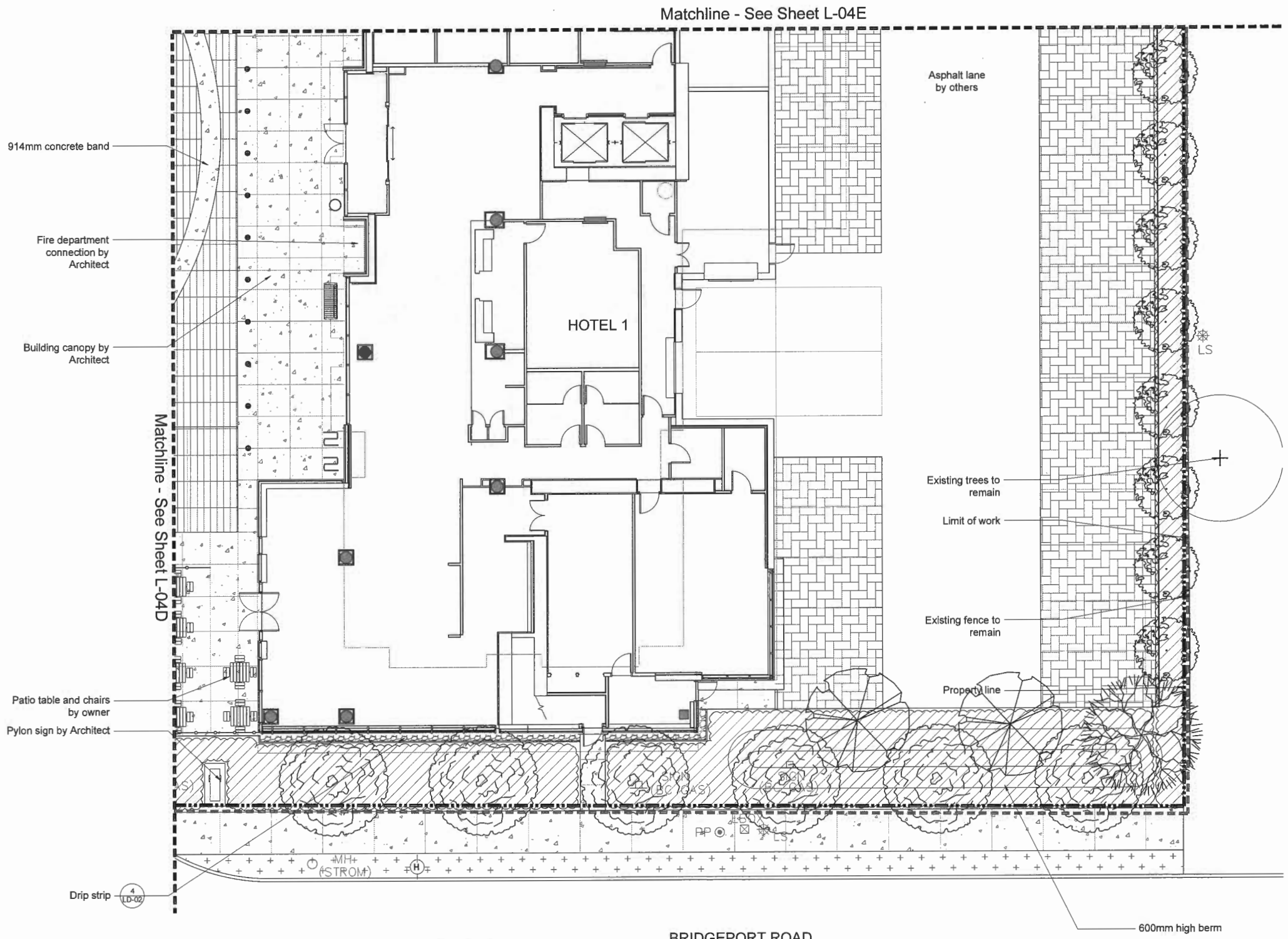
NORTH

VDZ Project #: DP2018-33

Drawing #: L-04E

DP 18-825006-41

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-04E NORTH EAST LANDSCAPE PLAN.DWG



LANDSCAPE LEGEND

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	1 LD-01	VEHICULAR CONCRETE 2 Colour: Natural Finish: Medium Sandblast Joints: Sawcut @ 500mm o.c. spacing

		SOD
		PLANTING AREA
	2 LD-02	BIKE RACK Model: Flo Colour: Metallic Silver Manufacturer: Landscape Forms
	1 LD-02	WASTE RECEPTACLE Model: Lakeside Colour: IPE Manufacturer: Landscape Forms
	3 LD-02	BENCH Model: Parc Center Size: 610mm x 1702mm x 889mm Manufacturer: Landscape Forms or approved equal

•	5 LD-02	BOLLARD LIGHT Model: FGP Path Manufacturer: Landscape Forms or approved equal

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BP 18-825006

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Location:

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Approved: MVDZ

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Drawing Title: SOUTH EAST LANDSCAPE PLAN

NORTH

VDZ Project #: DP2018-33

Drawing #: L-04F

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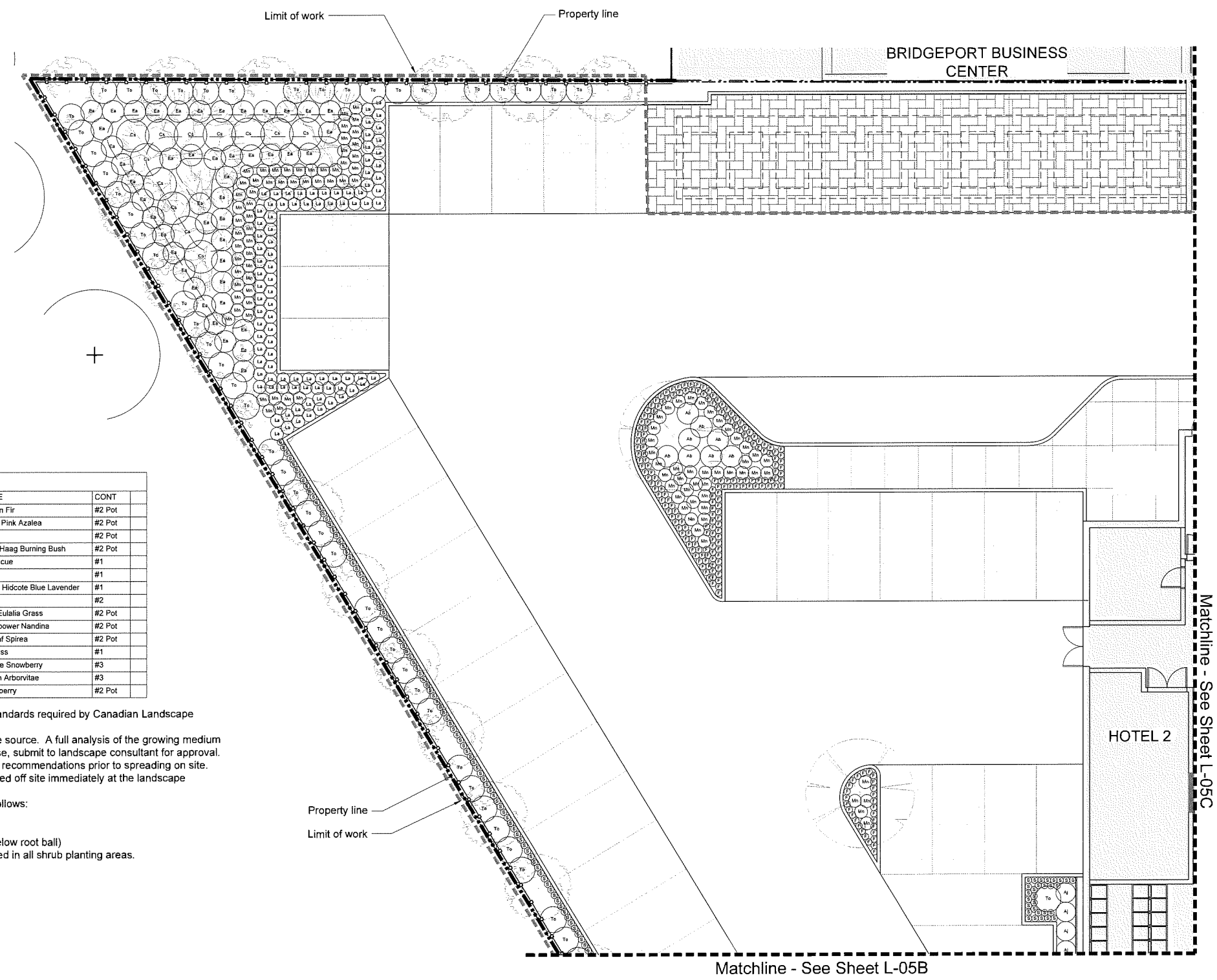

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
Ab	72	Abies balsamea `Nana` / Dwarf Balsam Fir	#2 Pot
Aj	119	Azalea japonica `Gumpo Pink` / Dwarf Pink Azalea	#2 Pot
Cs	30	Cornus sericea / Red Twig Dogwood	#2 Pot
Ea	117	Euonymus alatus `Rudy Haag` / Rudy Haag Burning Bush	#2 Pot
F	363	Festuca glauca `Elijah Blue` / Blue Fescue	#1
Gs	215	Gaultheria shallon / Salal	#1
La	329	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	#1
Mn	184	Mahonia nervosa / Oregon Grape	#2
Ms	75	Miscanthus sinensis `Morning Light` / Eulalia Grass	#2 Pot
Nd	217	Nandina domestica `Fire Power` / Firepower Nandina	#2 Pot
Sc	45	Spiraea x bumalda `Crispa` / Crisp Leaf Spirea	#2 Pot
S	1 097	Stipa tenuissima / Finestem Needlegrass	#1
Sa	55	Symphoricarpos albus / Common White Snowberry	#3
To	111	Thuja occidentalis `Brandon` / Brandon Arborvitae	#3
Vo	10	Vaccinium ovatum / Evergreen Huckleberry	#2 Pot

1. All plant material shall meet or exceed standards required by Canadian Landscape Standards guidelines.
2. Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
3. Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
4. Growing medium depths for planting as follows:
   a. Shrubs: 450mm
   b. Sod: 150mm
   c. Tree pits: 1000mm with 300mm (below root ball)
5. 25mm minus compost mulch to be installed in all shrub planting areas.
6. All landscaped areas to be irrigated.

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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REVISIONS TABLE FOR SHEET

Project:

Bridgeport Hotel 1 and 2

Location:

9533 Bridgeport Rd & 9455 Bridgeport Rd

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Approved: MVDZ

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Drawing Title: NORTH WEST PLANTING PLAN

NORTH

VDZ Project #: DP2018-33

Drawing #: L-05A

DP 18-825006 - 43

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-05A NORTH WEST PLANTING PLAN.DWG

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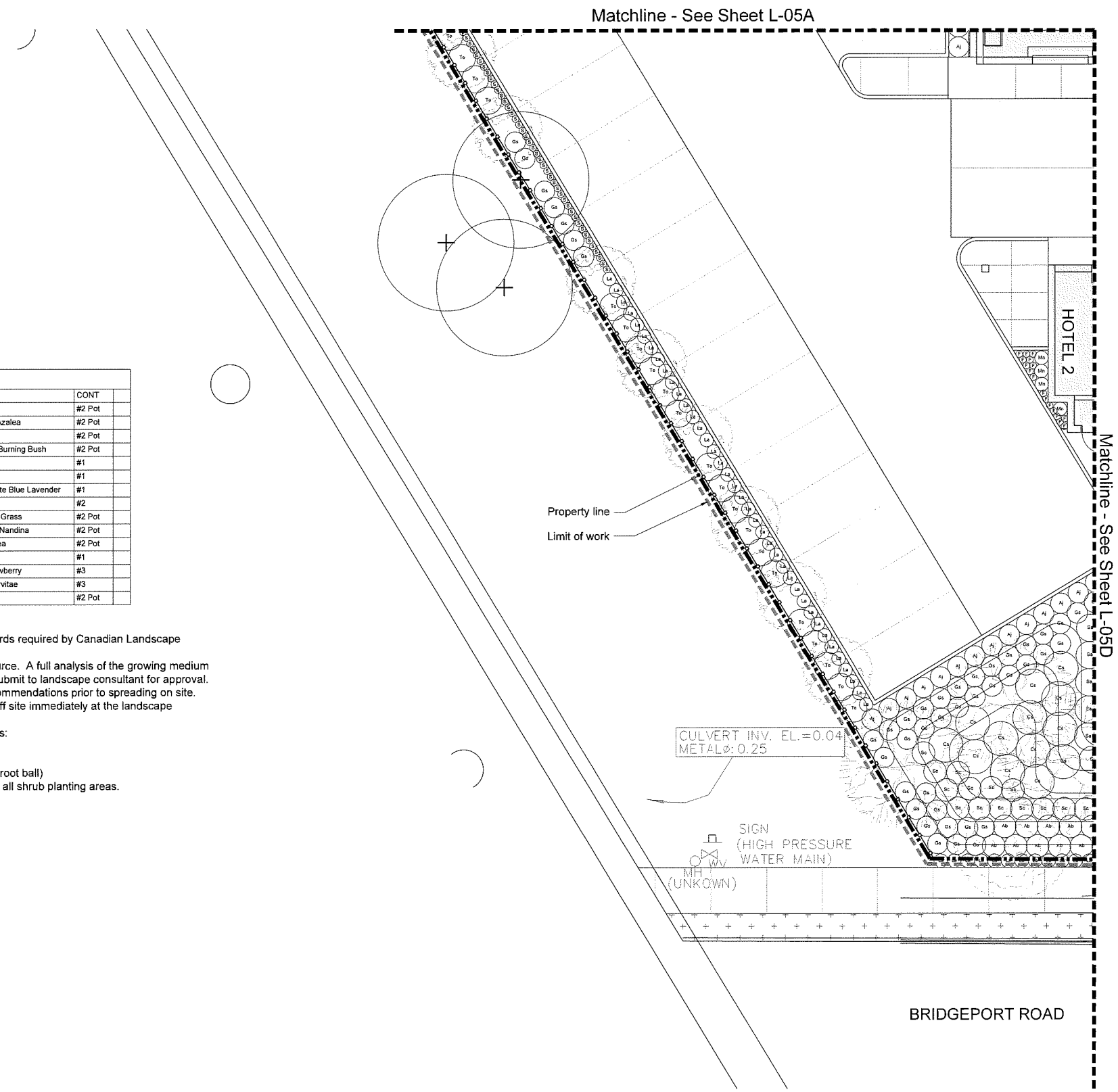

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	
Ab	72	Abies balsamea `Nana` / Dwarf Balsam Fir	#2 Pot	
Aj	119	Azalea japonica `Gumpo Pink` / Dwarf Pink Azalea	#2 Pot	
Cs	30	Cornus sericea / Red Twig Dogwood	#2 Pot	
Ea	117	Euonymus alatus `Rudy Haag` / Rudy Haag Burning Bush	#2 Pot	
F	363	Festuca glauca `Elijah Blue` / Blue Fescue	#1	
Gs	215	Gaultheria shallon / Salal	#1	
La	329	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	#1	
Mn	184	Mahonia nervosa / Oregon Grape	#2	
Ms	75	Miscanthus sinensis `Morning Light` / Eulalia Grass	#2 Pot	
Nd	217	Nandina domestica `Fire Power` / Firepower Nandina	#2 Pot	
Sc	45	Spiraea x bumalda `Crispa` / Crisp Leaf Spirea	#2 Pot	
S	1 097	Stipa tenuissima / Finestem Needlegrass	#1	
Sa	55	Symphoricarpos albus / Common White Snowberry	#3	
To	111	Thuja occidentalis `Brandon` / Brandon Arborvitae	#3	
Vo	10	Vaccinium ovatum / Evergreen Huckleberry	#2 Pot	

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   c. Tree pits: 1000mm with 300mm (below root ball)
5. 25mm minus compost mulch to be installed in all shrub planting areas.
6. All landscaped areas to be irrigated.

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Bridgeport Hotel 1 and 2

Location:

9533 Bridgeport Rd & 9455 Bridgeport Rd

Drawn: AD

Checked: MVDZ

Approved: MVDZ

Scale: 1:100

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Drawing Title: SOUTH WEST PLANTING PLAN

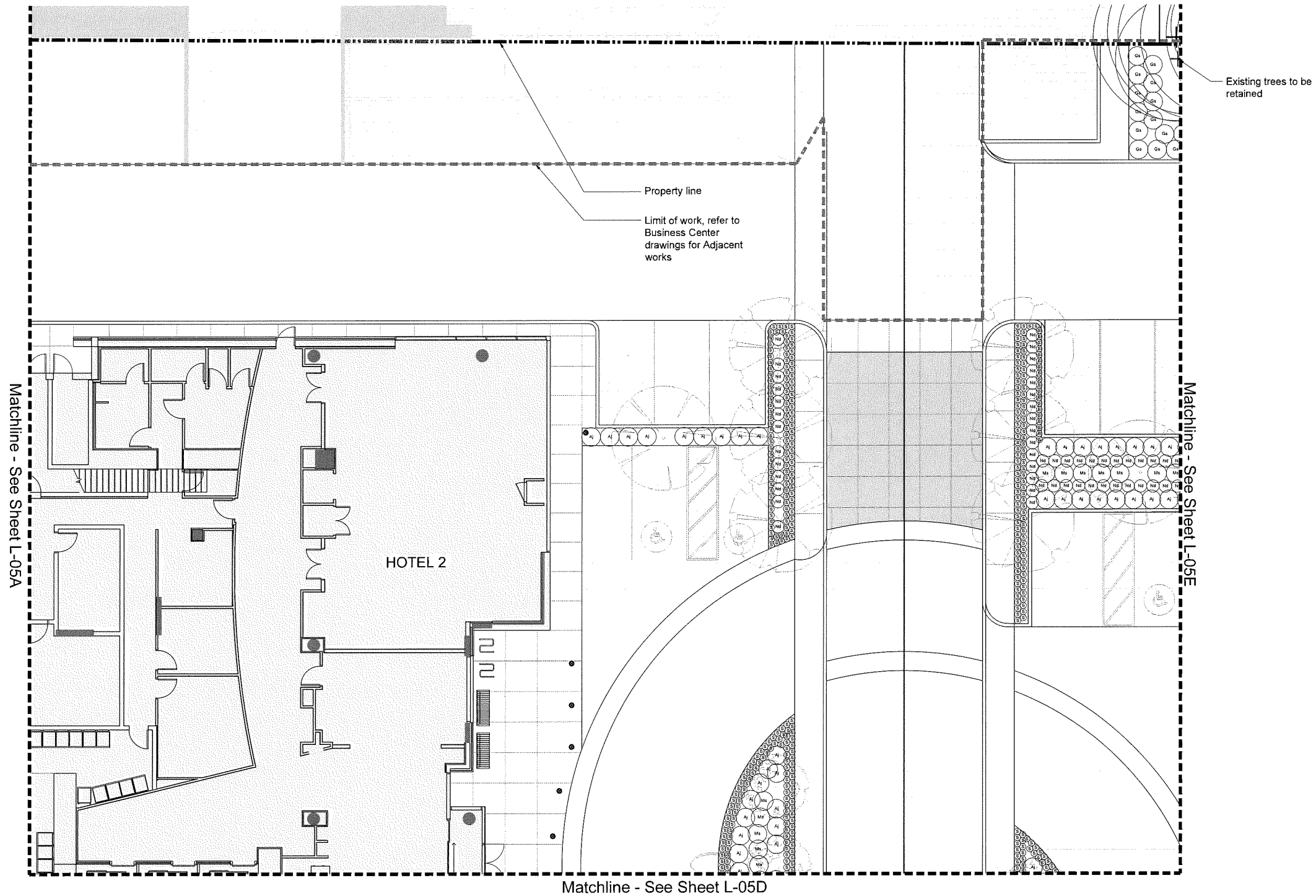
NORTH

VDZ Project #: DP2018-33

Drawing #: L-05B

DP 18-825006 -44

W:\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWGS\SHEETS\L-05B SOUTH WEST PLANTING PLAN.DWG



PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	
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F	363	Festuca glauca `Elijah Blue` / Blue Fescue	#1	
Gs	215	Gaultheria shallon / Salal	#1	
La	329	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	#1	
Mn	184	Mahonia nervosa / Oregon Grape	#2	
Ms	75	Miscanthus sinensis `Morning Light` / Eulalia Grass	#2 Pot	
Nd	217	Nandina domestica `Fire Power` / Firepower Nandina	#2 Pot	
Sc	45	Spiraea x bumalda `Crispa` / Crisp Leaf Spirea	#2 Pot	
S	1 097	Stipa tenuissima / Finestem Needlegrass	#1	
Sa	55	Symphoricarpos albus / Common White Snowberry	#3	
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1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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REVISIONS TABLE FOR SHEET

Project:

Bridgeport Hotel 1 and 2

Location:

9533 Bridgeport Rd & 9455 Bridgeport Rd

Drawn: AD

Checked: MVDZ

Approved: MVDZ

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Drawing Title: NORTH CENTRAL PLANTING PLAN

NORTH

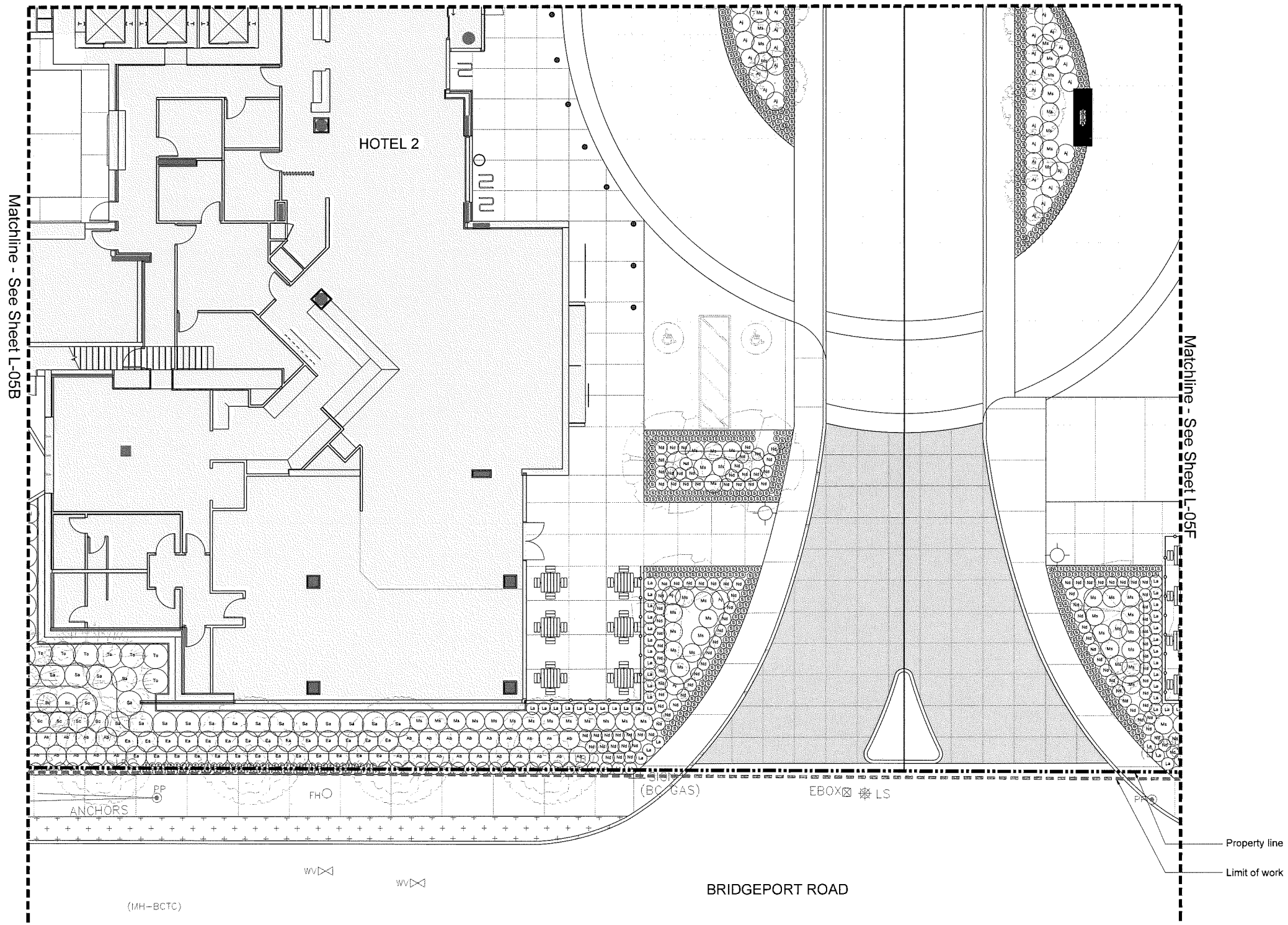
VDZ Project #: DP2018-33

Drawing #: L-05C

DP 18-825006

-45

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-05C NORTH CENTRAL PLANTING PLAN.DWG



PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
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2	AD	Issued for Development Permit	June 4, 2018
1	FW	Issued for Review	May 22, 2018

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Bridgeport Hotel 1 and 2

Location:

9533 Bridgeport Rd & 9455 Bridgeport Rd

Drawn: AD

Checked: MVDZ

Approved: MVDZ

Scale: 1:100

Stamp:

Original Sheet Size: 24"x36"

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Drawing Title: SOUTH CENTRAL PLANTING PLAN

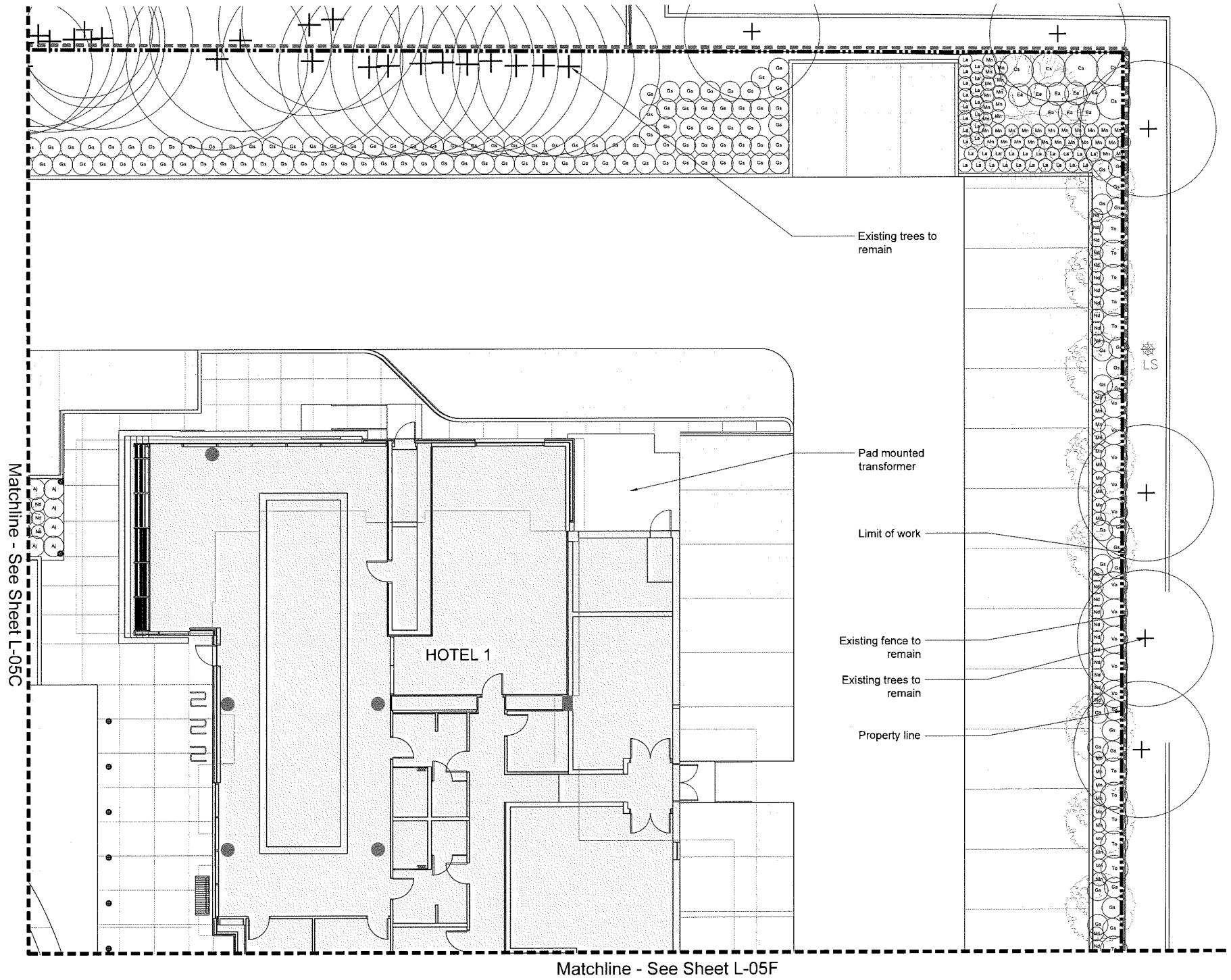
NORTH

VDZ Project #: DP2018-33

Drawing #: L-05D

DP 18-825006

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-05D SOUTH CENTRAL PLANTING PLAN.DWG



PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
Ab	72	Abies balsamea 'Nana' / Dwarf Balsam Fir	#2 Pot
Aj	119	Azalea japonica 'Gumpo Pink' / Dwarf Pink Azalea	#2 Pot
Cs	30	Cornus sericea / Red Twig Dogwood	#2 Pot
Ea	117	Euonymus alatus 'Rudy Haag' / Rudy Haag Burning Bush	#2 Pot
F	363	Festuca glauca 'Elijah Blue' / Blue Fescue	#1
Gs	215	Gaultheria shallon / Salal	#1
La	329	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	#1
Mn	184	Mahonia nervosa / Oregon Grape	#2
Ms	75	Miscanthus sinensis 'Morning Light' / Eulalia Grass	#2 Pot
Nd	217	Nandina domestica 'Fire Power' / Firepower Nandina	#2 Pot
Sc	45	Spiraea x bumalda 'Crispa' / Crisp Leaf Spirea	#2 Pot
S	1 097	Stipa tenuissima / Finestem Needlegrass	#1
Sa	55	Symphoricarpos albus / Common White Snowberry	#3
To	111	Thuja occidentalis 'Brandon' / Brandon Arborvitae	#3
Vo	10	Vaccinium ovatum / Evergreen Huckleberry	#2 Pot

1. All plant material shall meet or exceed standards required by Canadian Landscape Standards guidelines.
2. Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
3. Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
4. Growing medium depths for planting as follows:
   a. Shrubs: 450mm
   b. Sod: 150mm
   c. Tree pits: 1000mm with 300mm (below root ball)
5. 25mm minus compost mulch to be installed in all shrub planting areas.
6. All landscaped areas to be irrigated.

1:100 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

DP 18-825006 -97

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No.	By:	Description	Date
6	AD	Issued for Development Permit	Feb 1, 2019
5	AD	Issued for Development Permit	Jan 29, 2019
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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Bridgeport Hotel 1 and 2

Location:

9533 Bridgeport Rd & 9455 Bridgeport Rd

Drawn: AD

Checked: MVDZ

Approved: MVDZ

Original Sheet Size: 24"x36"

Scale: 1:100

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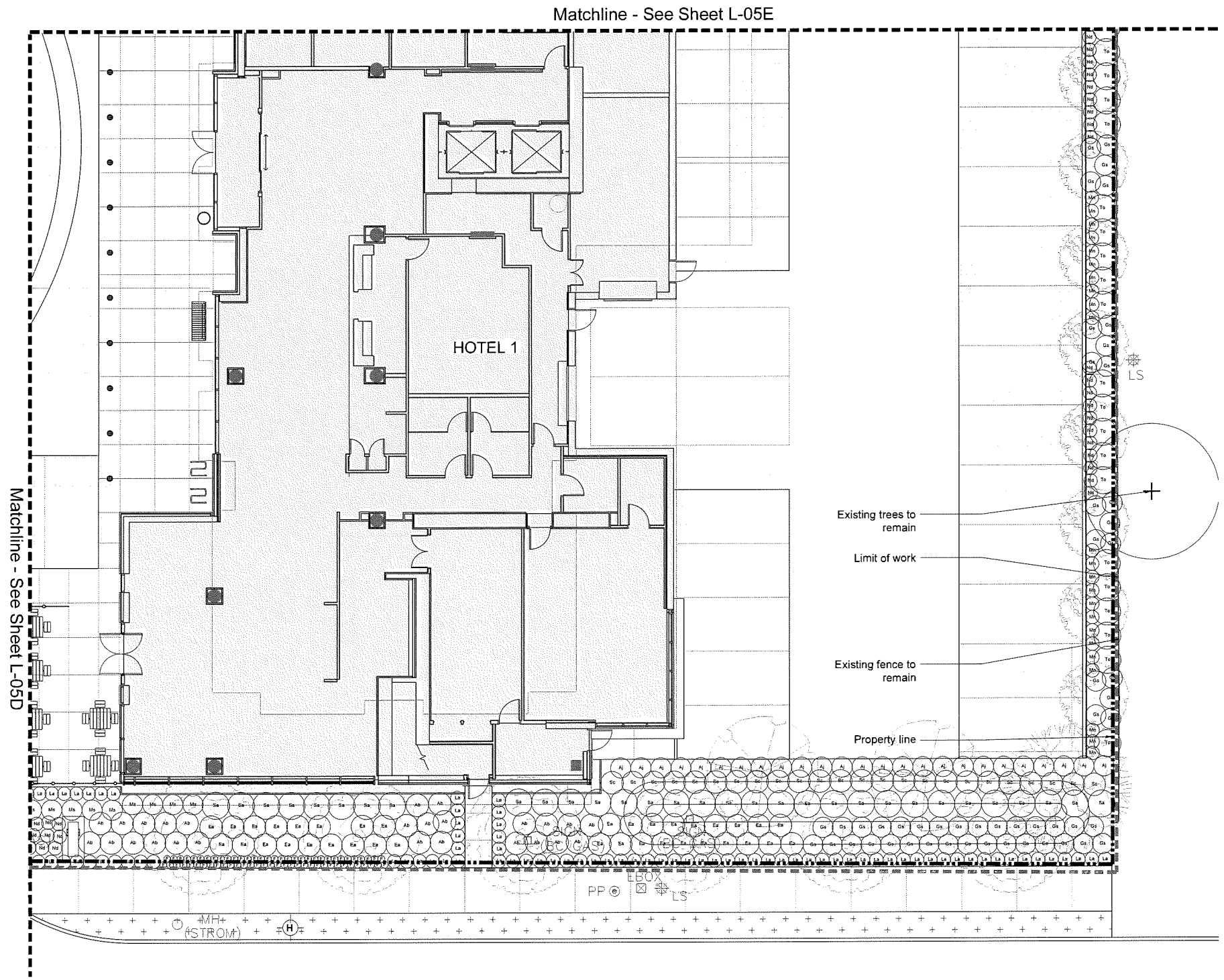
Drawing Title: NORTH EAST PLANTING PLAN

NORTH

VDZ Project #: DP2018-33

Drawing #: L-05E

W:\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-05E NORTH EAST PLANTING PLAN.DWG



PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
Ab	72	Abies balsamea `Nana` / Dwarf Balsam Fir	#2 Pot
Aj	119	Azalea japonica `Gumpo Pink` / Dwarf Pink Azalea	#2 Pot
Cs	30	Cornus sericea / Red Twig Dogwood	#2 Pot
Ea	117	Euonymus alatus `Rudy Haag` / Rudy Haag Burning Bush	#2 Pot
F	363	Festuca glauca `Elijah Blue` / Blue Fescue	#1
Gs	215	Gaultheria shallon / Salal	#1
La	329	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	#1
Mn	184	Mahonia nervosa / Oregon Grape	#2
Ms	75	Miscanthus sinensis `Morning Light` / Eulalia Grass	#2 Pot
Nd	217	Nandina domestica `Fire Power` / Firepower Nandina	#2 Pot
Sc	45	Spiraea x bumalda `Crispa` / Crisp Leaf Spirea	#2 Pot
S	1 097	Stipa tenuissima / Finestem Needlegrass	#1
Sa	55	Symphoricarpos albus / Common White Snowberry	#3
To	111	Thuja occidentalis `Brandon` / Brandon Arborvitae	#3
Vo	10	Vaccinium ovatum / Evergreen Huckleberry	#2 Pot

BRIDGEPORT ROAD

1. All plant material shall meet or exceed standards required by Canadian Landscape Standards guidelines.
2. Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
3. Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
4. Growing medium depths for planting as follows:
   a. Shrubs: 450mm
   b. Sod: 150mm
   c. Tree pits: 1000mm with 300mm (below root ball)
5. 25mm minus compost mulch to be installed in all shrub planting areas.
6. All landscaped areas to be irrigated.

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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Location:

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Approved: MVDZ

Scale: 1:150

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Drawing Title: SOUTH EAST PLANTING PLAN

NORTH

VDZ Project #: DP2018-33

Drawing #: L-05F

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-05F SOUTH EAST PLANTING PLAN.DWG

DP 18-825006

-48

IRRIGATION NOTES:

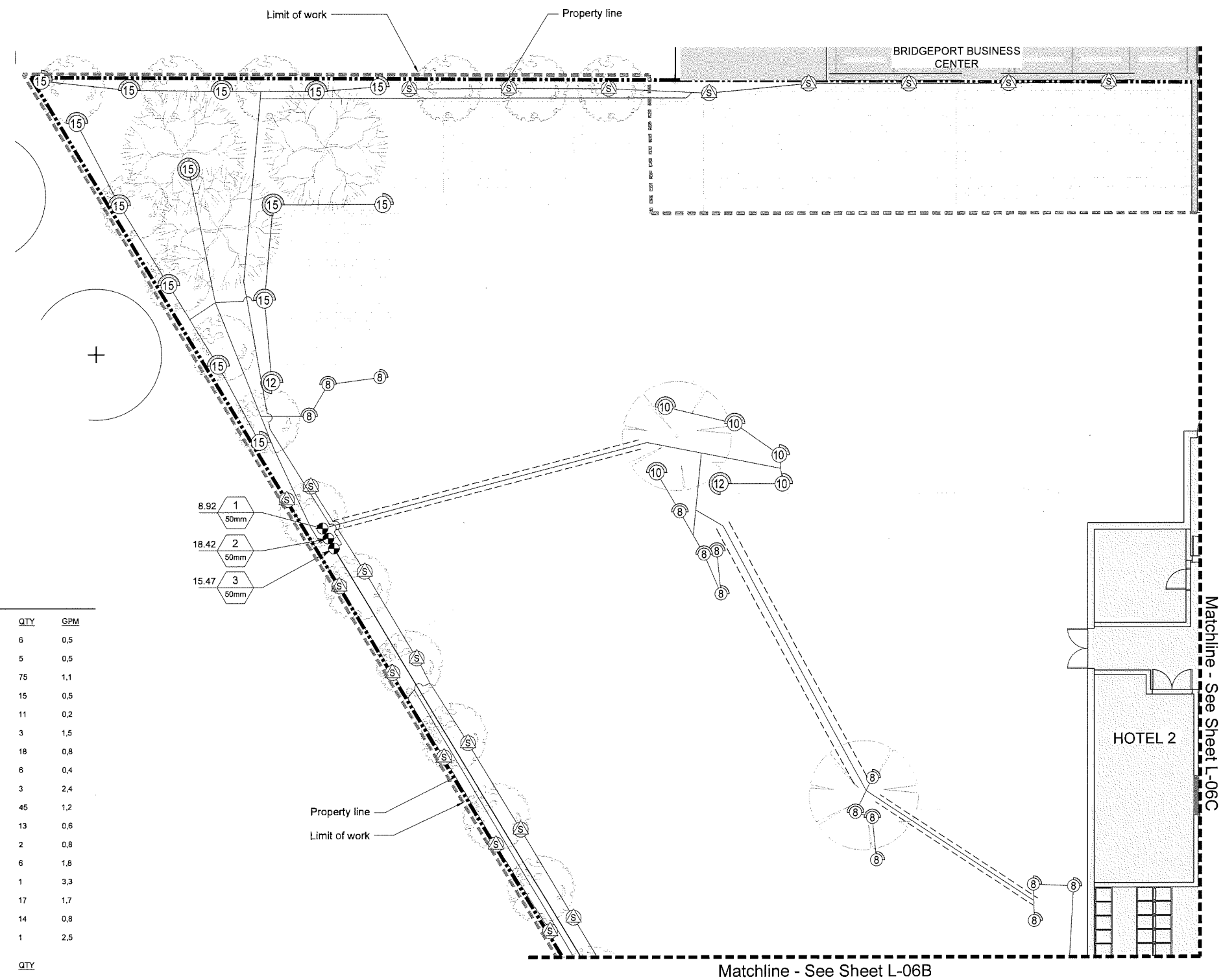
1. System is based on 50 PSI (min.) and 25 GPM (max.) at the connection point.
2. Contractor to determine pipe layout to ensure system operates as per specifications.
3. Velocity in all irrigation lines not to exceed 5' per second. Contractor to adjust pipe sizing accordingly.
4. If a discrepancy occurs between drawings and specifications, specifications are to be followed
5. All length quantities shown are approximate. Contractor to verify all quantities.
6. Back Flow Prevention Valve and Water Meter as per City of Richmond standards. New service boxes sized to contain all required valves and blow-out tees. To match City of Richmond standards.
7. Each irrigation line to have 4" SCH 40 PVC sleeving under all sidewalks. Steel sleeving to be used under all vehicular roads and driveways.
8. All service connections to be coordinated with civil and mechanical engineer. Allow for proper winterization through ball valve installation.
9. Coordinate all irrigation trenches and pipe locations to avoid conflicts with proposed utilities.
10. Low-point irrigation heads require anti-draining check valves if not already provided in irrigation head specification.
11. All products to be installed as per manufacturer's specifications unless noted otherwise. Contractor to provide all permits required for installation of irrigation system.
12. Contractor to verify the existence, location and elevation of all underground utilities and services prior to commencement of the work.
13. All pipe to be installed at a minimum of 18" below finish grade.
14. Main line to be installed at a minimum of 24" below finish grade.
15. All valves to be installed in 10" or larger valve box.
16. All irrigation heads in non turf areas to be 12" High Pop heads.
17. Control wire from the controller to valves shall be a minimum 14-gauge burial type, CSA approved type PE direct burial wire.
18. Contractor to confirm pressure and pipe sizing at connection point and install pressure reducer as required.
19. Provide as built drawings for any changes made to the irrigation plan.
20. The Irrigation system will be inspected by the consultant upon completion.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	GPM
15	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	6	0,5
15	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	5	0,5
15	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	75	1,1
8	Rain Bird 1812-SAM-PRS-NP-U U8 Series	15	0,5
8	Rain Bird 1812-SAM-PRS-NP-U U8 Series	11	0,2
10	Rain Bird 1812-SAM-PRS-NP-U U10 Series	3	1,5
10	Rain Bird 1812-SAM-PRS-NP-U U10 Series	18	0,8
10	Rain Bird 1812-SAM-PRS-NP-U U10 Series	6	0,4
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	3	2,4
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	45	1,2
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	13	0,6
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	2	0,8
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	6	1,8
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	1	3,3
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	17	1,7
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	14	0,8
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	1	2,5

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 25 mm, 40 mm , 50 mm Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	15
	Irrigation Lateral Line: CPVC Schedule 40	1 306 m
	Irrigation Mainline: PVC Schedule 40	116,2 m
	Pipe Sleeve: CPVC Schedule 40	91,9 m

Valve Callout
Valve Number
Valve Flow
Valve Size



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REVISIONS TABLE FOR SHEET

Project:

Bridgeport Hotel 1 and 2

Location:

9533 Bridgeport Rd & 9455 Bridgeport Rd

Drawn: AD

Checked: MVDZ

Approved: MVDZ

Stamp:

Original Sheet Size: 24"x36"

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Drawing Title: NORTH WEST IRRIGATION PLAN

NORTH

VDZ Project #: DP2018-33

Drawing #: L-06A

W:\DZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-06A NORTH WEST IRRIGATION PLAN.DWG

DP 18-825006 -49

IRRIGATION NOTES:

1. System is based on 50 PSI (min.) and 25 GPM (max.) at the connection point.
2. Contractor to determine pipe layout to ensure system operates as per specifications.
3. Velocity in all irrigation lines not to exceed 5' per second. Contractor to adjust pipe sizing accordingly.
4. If a discrepancy occurs between drawings and specifications, specifications are to be followed
5. All length quantities shown are approximate. Contractor to verify all quantities.
6. Back Flow Prevention Valve and Water Meter as per City of Richmond standards. New service boxes sized to contain all required valves and blow-out tees. To match City of Richmond standards.
7. Each irrigation line to have 4" SCH 40 PVC sleeving under all sidewalks. Steel sleeving to be used under all vehicular roads and driveways.
8. All service connections to be coordinated with civil and mechanical engineer. Allow for proper winterization through ball valve installation.
9. Coordinate all irrigation trenches and pipe locations to avoid conflicts with proposed utilities.
10. Low-point irrigation heads require anti-draining check valves if not already provided in irrigation head specification.
11. All products to be installed as per manufacturer's specifications unless noted otherwise. Contractor to provide all permits required for installation of irrigation system.
12. Contractor to verify the existence, location and elevation of all underground utilities and services prior to commencement of the work.
13. All pipe to be installed at a minimum of 18" below finish grade.
14. Main line to be installed at a minimum of 24" below finish grade.
15. All valves to be installed in 10" or larger valve box.
16. All irrigation heads in non turf areas to be 12" High Pop heads.
17. Control wire from the controller to valves shall be a minimum 14-gauge burial type, CSA approved type PE direct burial wire.
18. Contractor to confirm pressure and pipe sizing at connection point and install pressure reducer as required.
19. Provide as built drawings for any changes made to the irrigation plan.
20. The Irrigation system will be inspected by the consultant upon completion.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	GPM
15	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	6	0,5
15	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	5	0,5
15	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	75	1,1
8	Rain Bird 1812-SAM-PRS-NP-U U8 Series	15	0,5
8	Rain Bird 1812-SAM-PRS-NP-U U8 Series	11	0,2
10	Rain Bird 1812-SAM-PRS-NP-U U10 Series	3	1,5
10	Rain Bird 1812-SAM-PRS-NP-U U10 Series	18	0,8
10	Rain Bird 1812-SAM-PRS-NP-U U10 Series	6	0,4
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	3	2,4
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	45	1,2
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	13	0,6
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	2	0,8
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	6	1,8
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	1	3,3
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	17	1,7
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	14	0,8
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	1	2,5

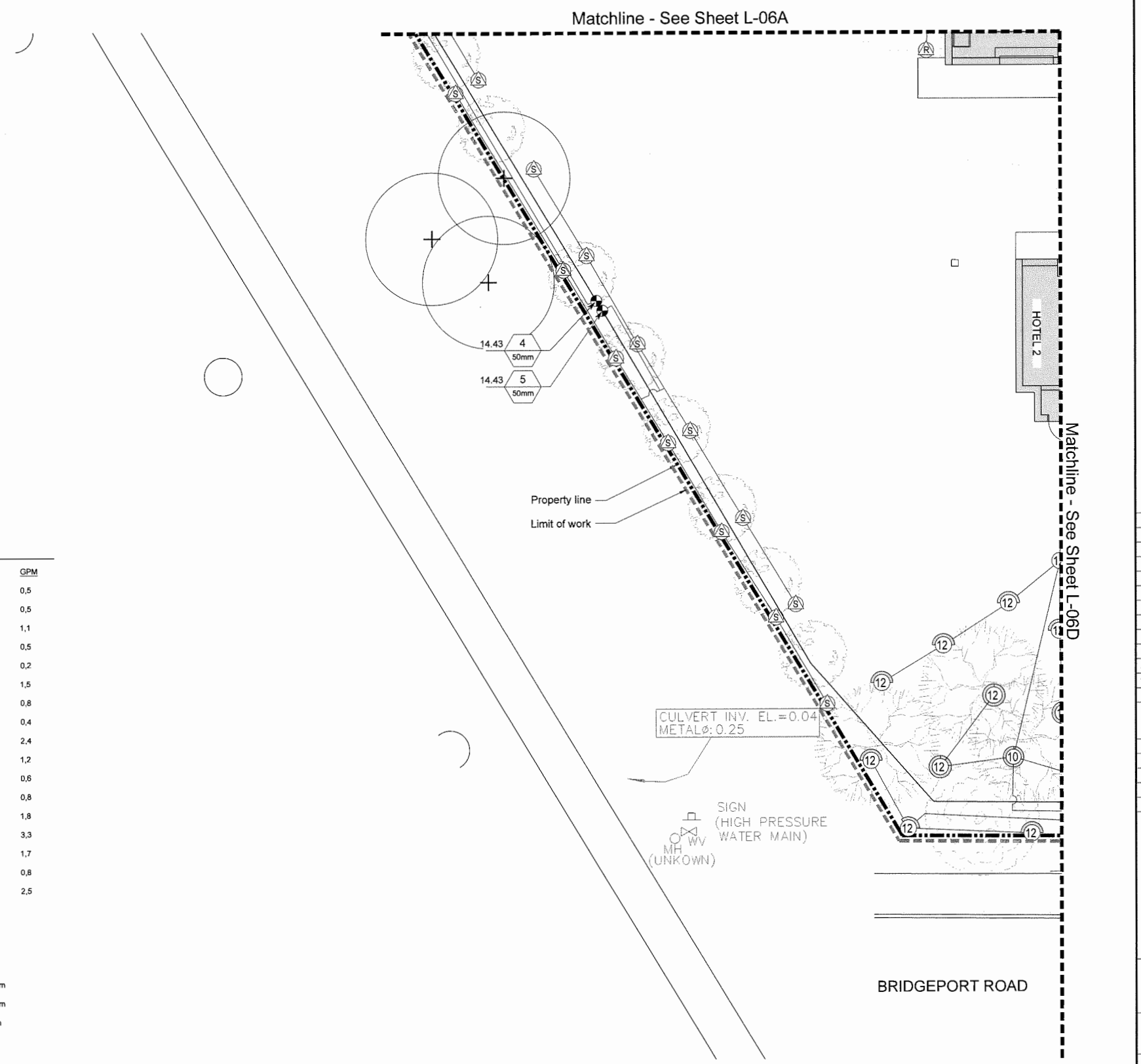
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 25 mm, 40 mm , 50 mm Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	15
	Irrigation Lateral Line: CPVC Schedule 40	1 306 m
	Irrigation Mainline: PVC Schedule 40	116,2 m
	Pipe Sleeve: CPVC Schedule 40	91,9 m

Valve Callout

Valve Number

Valve Flow

Valve Size



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No.	By:	Description	Date

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Project:

Bridgeport Hotel 1 and 2

Location:

9533 Bridgeport Rd & 9455 Bridgeport Rd

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Drawing Title: SOUTH WEST IRRIGATION PLAN

NORTH

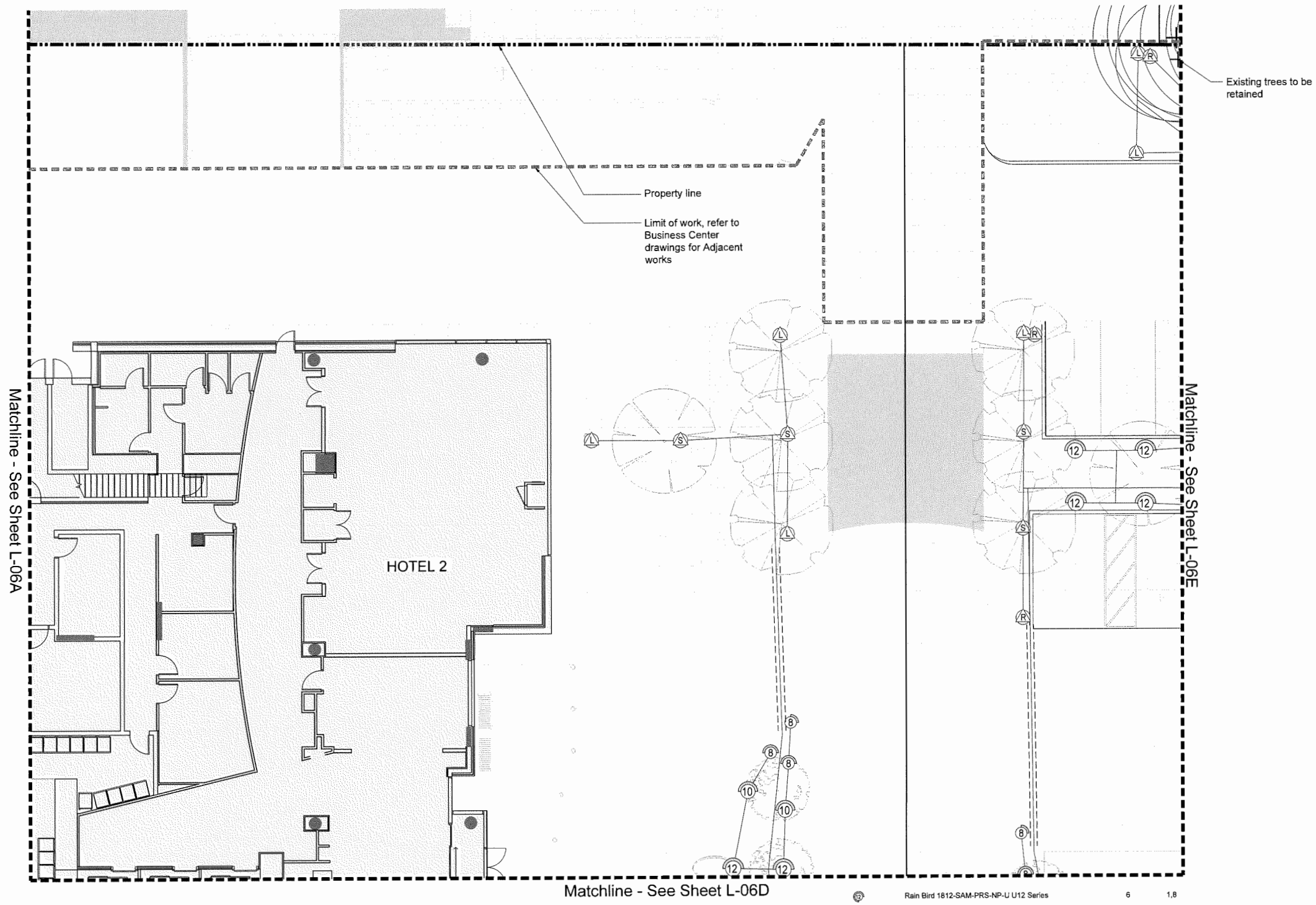
VDZ Project #: DP2018-33

Drawing #: L-06B

DP 18-825006

-50

W:\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-06B SOUTH WEST IRRIGATION PLAN.DWG



IRRIGATION NOTES:

1. System is based on 50 PSI (min.) and 25 GPM (max.) at the connection point.
2. Contractor to determine pipe layout to ensure system operates as per specifications.
3. Velocity in all irrigation lines not to exceed 5' per second. Contractor to adjust pipe sizing accordingly.
4. If a discrepancy occurs between drawings and specifications, specifications are to be followed
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6. Back Flow Prevention Valve and Water Meter as per City of Richmond standards. New service boxes sized to contain all required valves and blow-out tees. To match City of Richmond standards.
7. Each irrigation line to have 4" SCH 40 PVC sleeving under all sidewalks. Steel sleeving to be used under all vehicular roads and driveways.
8. All service connections to be coordinated with civil and mechanical engineer. Allow for proper winterization through ball valve installation.
9. Coordinate all irrigation trenches and pipe locations to avoid conflicts with proposed utilities.
10. Low-point irrigation heads require anti-draining check valves if not already provided in irrigation head specification.
11. All products to be installed as per manufacturer's specifications unless noted otherwise. Contractor to provide all permits required for installation of irrigation system.
12. Contractor to verify the existence, location and elevation of all underground utilities and services prior to commencement of the work.
13. All pipe to be installed at a minimum of 18" below finish grade.
14. Main line to be installed at a minimum of 24" below finish grade.
15. All valves to be installed in 10" or larger valve box.
16. All irrigation heads in non turf areas to be 12" High Pop heads.
17. Control wire from the controller to valves shall be a minimum 14-gauge burial type, CSA approved type PE direct burial wire.
18. Contractor to confirm pressure and pipe sizing at connection point and install pressure reducer as required.
19. Provide as built drawings for any changes made to the irrigation plan.
20. The Irrigation system will be inspected by the consultant upon completion.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	GPM
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15	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	5	0,5
15	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	75	1,1
8	Rain Bird 1812-SAM-PRS-NP-U U8 Series	15	0,5
8	Rain Bird 1812-SAM-PRS-NP-U U8 Series	11	0,2
10	Rain Bird 1812-SAM-PRS-NP-U U10 Series	3	1,5
10	Rain Bird 1812-SAM-PRS-NP-U U10 Series	18	0,8
10	Rain Bird 1812-SAM-PRS-NP-U U10 Series	6	0,4
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	3	2,4
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	45	1,2
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	13	0,6
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	2	0,8
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	6	1,8
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	1	3,3
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	17	1,7
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	14	0,8
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	1	2,5

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 25 mm, 40 mm , 50 mm Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	15
	Irrigation Lateral Line: CPVC Schedule 40	1 306 m
	Irrigation Mainline: PVC Schedule 40	116,2 m
	Pipe Sleeve: CPVC Schedule 40	91,9 m

Valve Callout

Valve Number
Valve Flow
Valve Size

1:100

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REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Bridgeport Hotel 1 and 2

Location:

9533 Bridgeport Rd & 9455 Bridgeport Rd

Drawn: AD

Checked: MVDZ

Approved: MVDZ

Stamp:

Original Sheet Size: 24"x36"

Scale: 1:100

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Drawing Title: NORTH CENTRAL IRRIGATION PLAN

NORTH

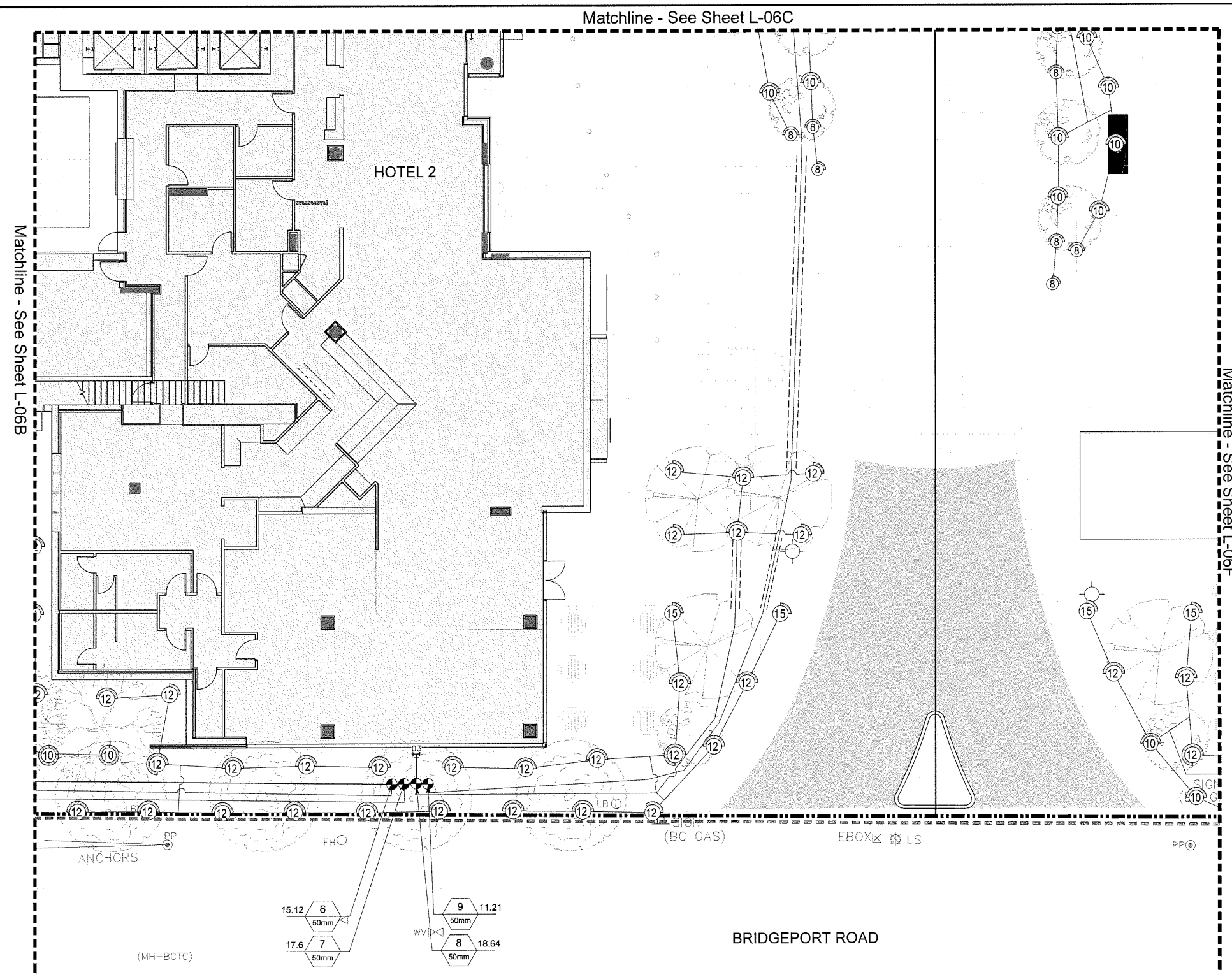
VDZ Project #: DP2018-33

Drawing #: L-06C

DP 18-825006

-51

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWGS\SHEETS\L-06C NORTH CENTRAL IRRIGATION PLAN.DWG



IRRIGATION NOTES:

1. System is based on 50 PSI (min.) and 25 GPM (max.) at the connection point.
2. Contractor to determine pipe layout to ensure system operates as per specifications.
3. Velocity in all irrigation lines not to exceed 5' per second. Contractor to adjust pipe sizing accordingly.
4. If a discrepancy occurs between drawings and specifications, specifications are to be followed
5. All length quantities shown are approximate. Contractor to verify all quantities.
6. Back Flow Prevention Valve and Water Meter as per City of Richmond standards. New service boxes sized to contain all required valves and blow-out tees. To match City of Richmond standards.
7. Each irrigation line to have 4" SCH 40 PVC sleeving under all sidewalks. Steel sleeving to be used under all vehicular roads and driveways.
8. All service connections to be coordinated with civil and mechanical engineer. Allow for proper winterization through ball valve installation.
9. Coordinate all irrigation trenches and pipe locations to avoid conflicts with proposed utilities.
10. Low-point irrigation heads require anti-draining check valves if not already provided in irrigation head specification.
11. All products to be installed as per manufacturer's specifications unless noted otherwise. Contractor to provide all permits required for installation of irrigation system.
12. Contractor to verify the existence, location and elevation of all underground utilities and services prior to commencement of the work.
13. All pipe to be installed at a minimum of 18" below finish grade.
14. Main line to be installed at a minimum of 24" below finish grade.
15. All valves to be installed in 10" or larger valve box.
16. All irrigation heads in non turf areas to be 12" High Pop heads.
17. Control wire from the controller to valves shall be a minimum 14-gauge burial type, CSA approved type PE direct burial wire.
18. Contractor to confirm pressure and pipe sizing at connection point and install pressure reducer as required.
19. Provide as built drawings for any changes made to the irrigation plan.
20. The Irrigation system will be inspected by the consultant upon completion.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	GPM
A	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	6	0,5
B	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	5	0,5
C	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	75	1,1
8	Rain Bird 1812-SAM-PRS-NP-U U8 Series	15	0,5
8	Rain Bird 1812-SAM-PRS-NP-U U8 Series	11	0,2
10	Rain Bird 1812-SAM-PRS-NP-U U10 Series	3	1,5
10	Rain Bird 1812-SAM-PRS-NP-U U10 Series	18	0,8
10	Rain Bird 1812-SAM-PRS-NP-U U10 Series	6	0,4
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	3	2,4
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	45	1,2
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	13	0,6
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	2	0,8
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	6	1,8
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	1	3,3
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	17	1,7
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	14	0,8
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	1	2,5

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 25 mm, 40 mm , 50 mm Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	15
	Irrigation Lateral Line: CPVC Schedule 40	1 306 m
	Irrigation Mainline: PVC Schedule 40	116,2 m
	Pipe Sleeve: CPVC Schedule 40	91,9 m

Valve Callout
Valve Number
Valve Flow
Valve Size

1:100

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No.	By:	Description	Date
6	AD	Issued for Development Permit	Feb 1, 2019
5	AD	Issued for Development Permit	Jan 29, 2019
4	AD	Issued for 50% BP Review	Dec 21, 2018
3	AD	Issued for Development Permit	Nov 28, 2018
2	AD	Issued for Development Permit	June 4, 2018
1	FW	Issued for Review	May 22, 2018

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Drawing Title: SOUTH CENTRAL IRRIGATION PLAN

NORTH

VDZ Project #: DP2018-33

Drawing #: L-06D

DP 18-825006 -52

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWGS\SHEETS\L-06D SOUTH CENTRAL IRRIGATION PLAN.DWG

IRRIGATION NOTES:

1. System is based on 50 PSI (min.) and 25 GPM (max.) at the connection point.
2. Contractor to determine pipe layout to ensure system operates as per specifications.
3. Velocity in all irrigation lines not to exceed 5' per second. Contractor to adjust pipe sizing accordingly.
4. If a discrepancy occurs between drawings and specifications, specifications are to be followed
5. All length quantities shown are approximate. Contractor to verify all quantities.
6. Back Flow Prevention Valve and Water Meter as per City of Richmond standards. New service boxes sized to contain all required valves and blow-out tees. To match City of Richmond standards.
7. Each irrigation line to have 4" SCH 40 PVC sleeving under all sidewalks. Steel sleeving to be used under all vehicular roads and driveways.
8. All service connections to be coordinated with civil and mechanical engineer. Allow for proper winterization through ball valve installation.
9. Coordinate all irrigation trenches and pipe locations to avoid conflicts with proposed utilities.
10. Low-point irrigation heads require anti-draining check valves if not already provided in irrigation head specification.
11. All products to be installed as per manufacturer's specifications unless noted otherwise. Contractor to provide all permits required for installation of irrigation system.
12. Contractor to verify the existence, location and elevation of all underground utilities and services prior to commencement of the work.
13. All pipe to be installed at a minimum of 18" below finish grade.
14. Main line to be installed at a minimum of 24" below finish grade.
15. All valves to be installed in 10" or larger valve box.
16. All irrigation heads in non turf areas to be 12" High Pop heads.
17. Control wire from the controller to valves shall be a minimum 14-gauge burial type, CSA approved type PE direct burial wire.
18. Contractor to confirm pressure and pipe sizing at connection point and install pressure reducer as required.
19. Provide as built drawings for any changes made to the irrigation plan.
20. The Irrigation system will be inspected by the consultant upon completion.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	GPM
S	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	6	0,5
S	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	5	0,5
S	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	75	1,1
8	Rain Bird 1812-SAM-PRS-NP-U U8 Series	15	0,5
8	Rain Bird 1812-SAM-PRS-NP-U U8 Series	11	0,2
10	Rain Bird 1812-SAM-PRS-NP-U U10 Series	3	1,5
10	Rain Bird 1812-SAM-PRS-NP-U U10 Series	18	0,8
10	Rain Bird 1812-SAM-PRS-NP-U U10 Series	6	0,4
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	3	2,4
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	45	1,2
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	13	0,6
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	2	0,8
12	Rain Bird 1812-SAM-PRS-NP-U U12 Series	6	1,8
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	1	3,3
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	17	1,7
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	14	0,8
15	Rain Bird 1812-SAM-PRS-NP-U U15 Series	1	2,5

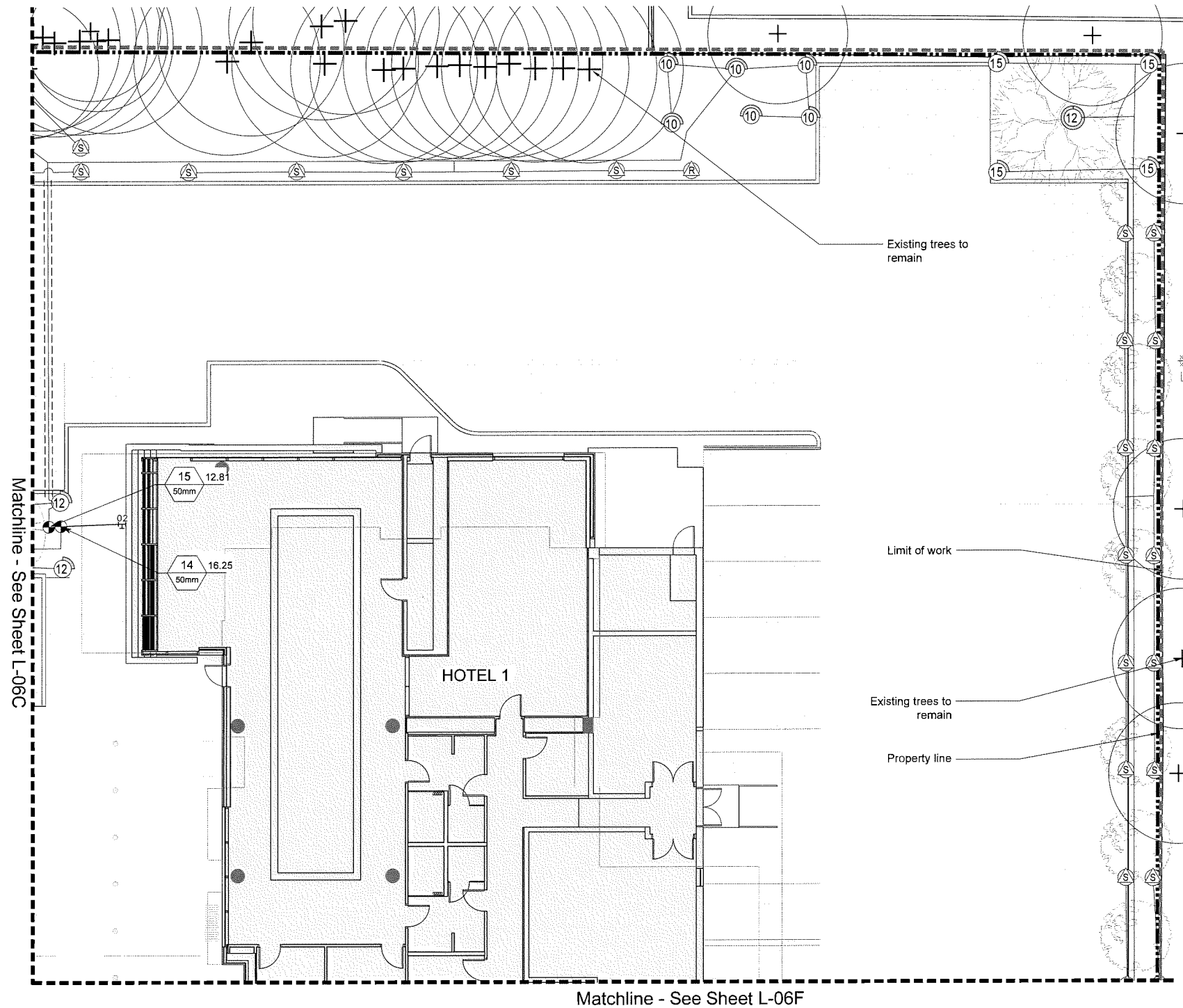
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 25 mm, 40 mm , 50 mm Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	15
	Irrigation Lateral Line: CPVC Schedule 40	1 306 m
	Irrigation Mainline: PVC Schedule 40	116,2 m
	Pipe Sleeve: CPVC Schedule 40	91,9 m

Valve Callout

Valve Number

Valve Flow

Valve Size



1:150

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1	FW	Issued for Review	May 22, 2018

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Approved: MVDZ

Scale: 1:150

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Drawing Title: NORTH EAST IRRIGATION PLAN

NORTH

VDZ Project #: DP2018-33

Drawing #: L-06E

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-06E NORTH EAST IRRIGATION PLAN.DWG

DP 18-825006 -53

IRRIGATION NOTES:

1. System is based on 50 PSI (min.) and 25 GPM (max.) at the connection point.
2. Contractor to determine pipe layout to ensure system operates as per specifications.
3. Velocity in all irrigation lines not to exceed 5' per second. Contractor to adjust pipe sizing accordingly.
4. If a discrepancy occurs between drawings and specifications, specifications are to be followed
5. All length quantities shown are approximate. Contractor to verify all quantities.
6. Back Flow Prevention Valve and Water Meter as per City of Richmond standards. New service boxes sized to contain all required valves and blow-out tees. To match City of Richmond standards.
7. Each irrigation line to have 4" SCH 40 PVC sleeving under all sidewalks. Steel sleeving to be used under all vehicular roads and driveways.
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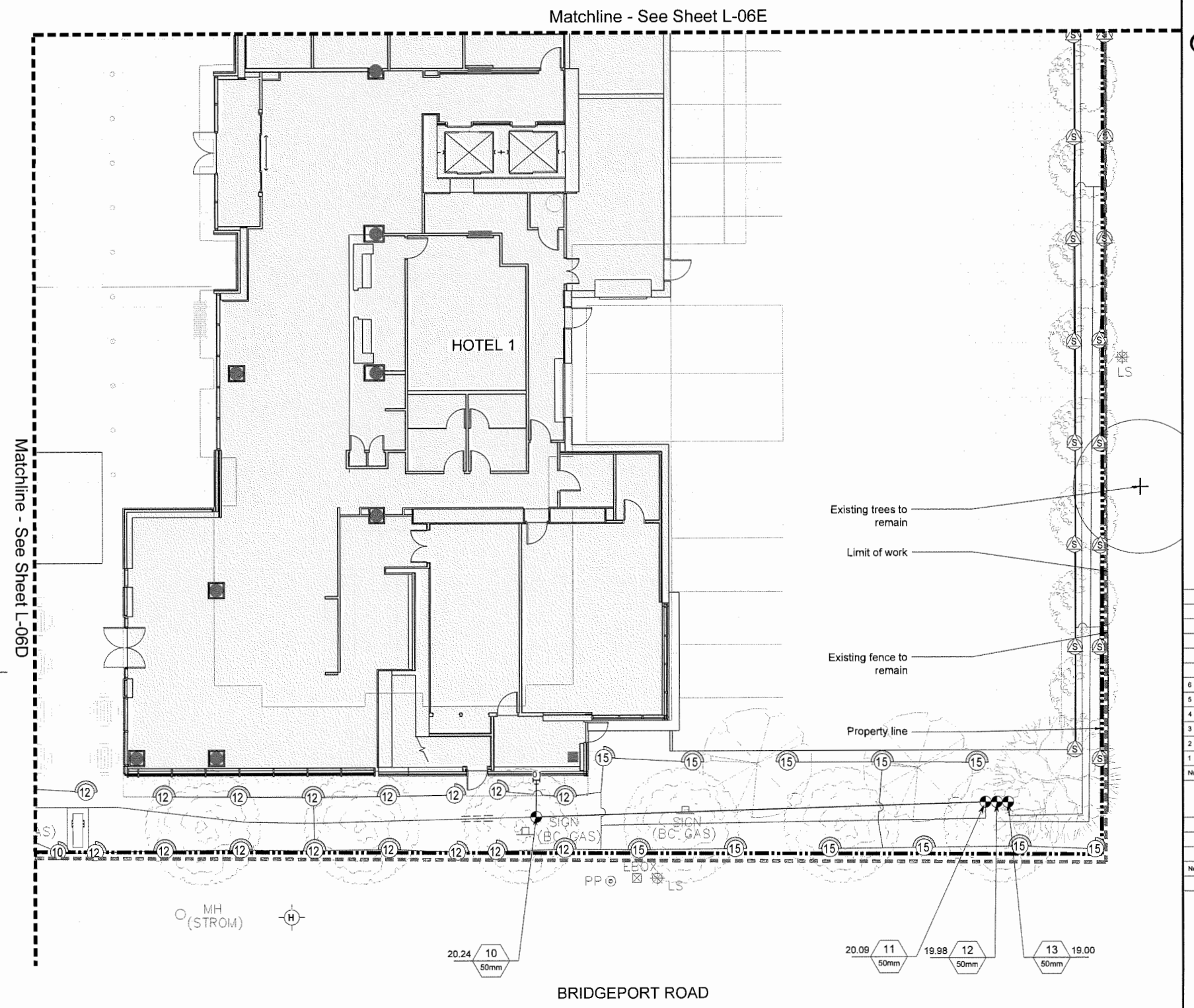
16. All irrigation heads in non turf areas to be 12" High Pop heads.
17. Control wire from the controller to valves shall be a minimum 14-gauge burial type, CSA approved type PE direct burial wire.
18. Contractor to confirm pressure and pipe sizing at connection point and install pressure reducer as required.
19. Provide as built drawings for any changes made to the irrigation plan.
20. The Irrigation system will be inspected by the consultant upon completion.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	GPM
6	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	6	0,5
5	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	5	0,5
75	Rain Bird 1812-SAM-PRS-NP-U 15 Strip Series	75	1,1
15	Rain Bird 1812-SAM-PRS-NP-U U8 Series	15	0,5
11	Rain Bird 1812-SAM-PRS-NP-U U8 Series	11	0,2
3	Rain Bird 1812-SAM-PRS-NP-U U10 Series	3	1,5
18	Rain Bird 1812-SAM-PRS-NP-U U10 Series	18	0,8
6	Rain Bird 1812-SAM-PRS-NP-U U10 Series	6	0,4
3	Rain Bird 1812-SAM-PRS-NP-U U12 Series	3	2,4
45	Rain Bird 1812-SAM-PRS-NP-U U12 Series	45	1,2
13	Rain Bird 1812-SAM-PRS-NP-U U12 Series	13	0,6
2	Rain Bird 1812-SAM-PRS-NP-U U12 Series	2	0,8
6	Rain Bird 1812-SAM-PRS-NP-U U12 Series	6	1,8
1	Rain Bird 1812-SAM-PRS-NP-U U15 Series	1	3,3
17	Rain Bird 1812-SAM-PRS-NP-U U15 Series	17	1,7
14	Rain Bird 1812-SAM-PRS-NP-U U15 Series	14	0,8
1	Rain Bird 1812-SAM-PRS-NP-U U15 Series	1	2,5

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 25 mm, 40 mm , 50 mm Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	15
	Irrigation Lateral Line: CPVC Schedule 40	1 306 m
	Irrigation Mainline: PVC Schedule 40	116,2 m
	Pipe Sleeve: CPVC Schedule 40	91,9 m

Valve Callout
Valve Number
Valve Flow
Valve Size



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Drawing Title: SOUTH EAST IRRIGATION PLAN

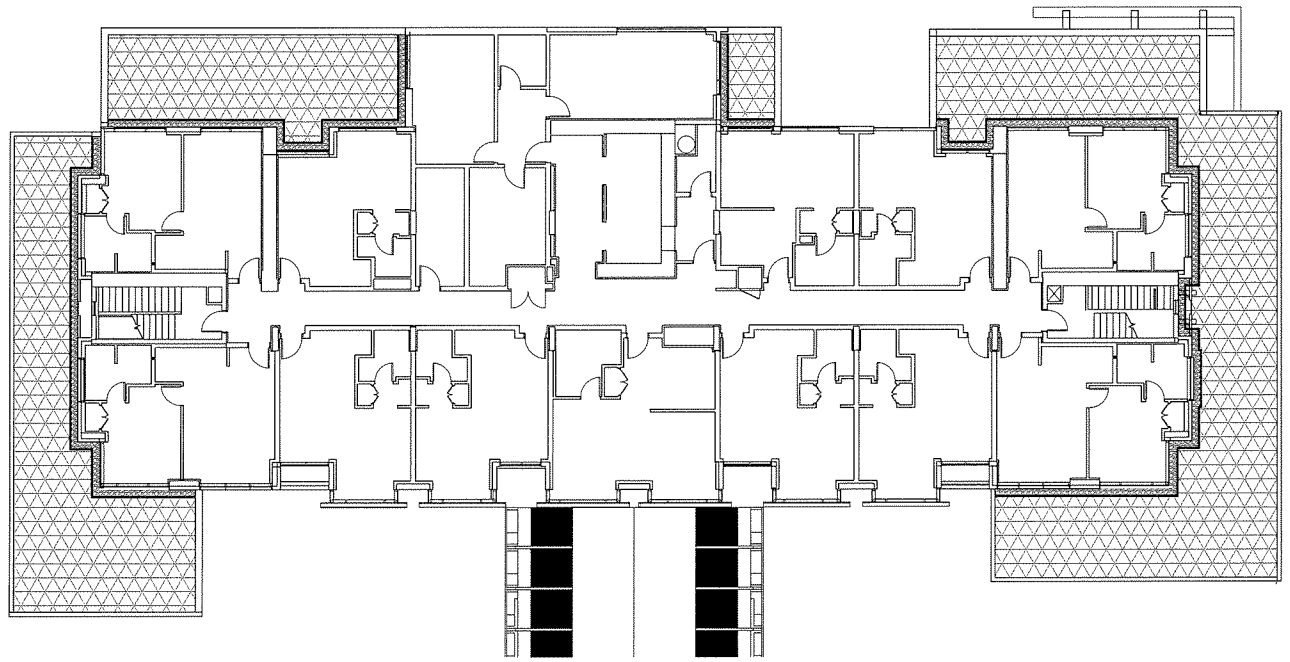
NORTH

VDZ Project #: DP2018-33

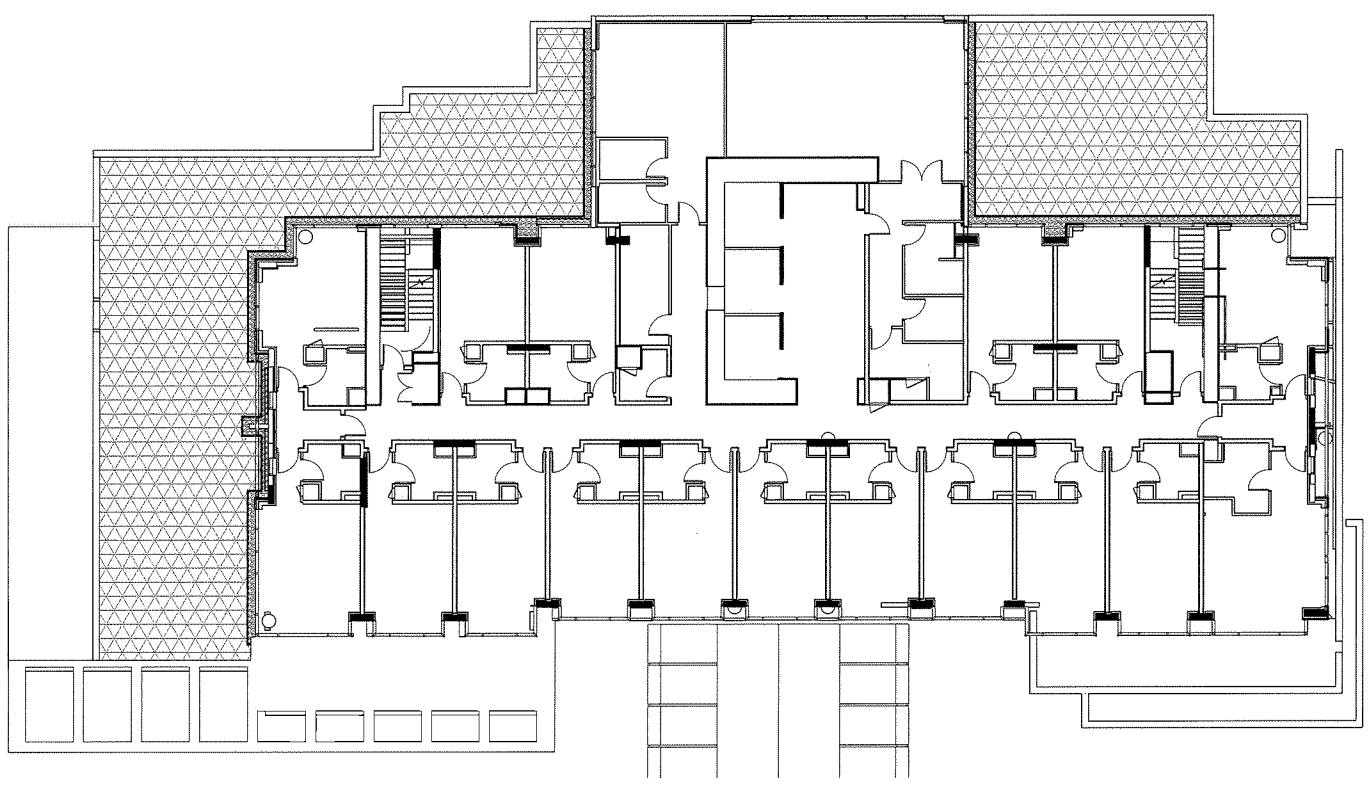
Drawing #: L-06F

DP 18-825006 -54

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMIT\DACTYL\SDP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-06E SOUTH EAST IRRIGATION PLAN.DWG



1 HOTEL 1 - LEVEL 2 ROOF PLAN
Scale 1:150



2 HOTEL 2 - LEVEL 2 ROOF PLAN
Scale 1:150

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		EXTENSIVE GREEN ROOF
		DRIP STRIP

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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Drawing Title: ROOF LANDSCAPE PLANS

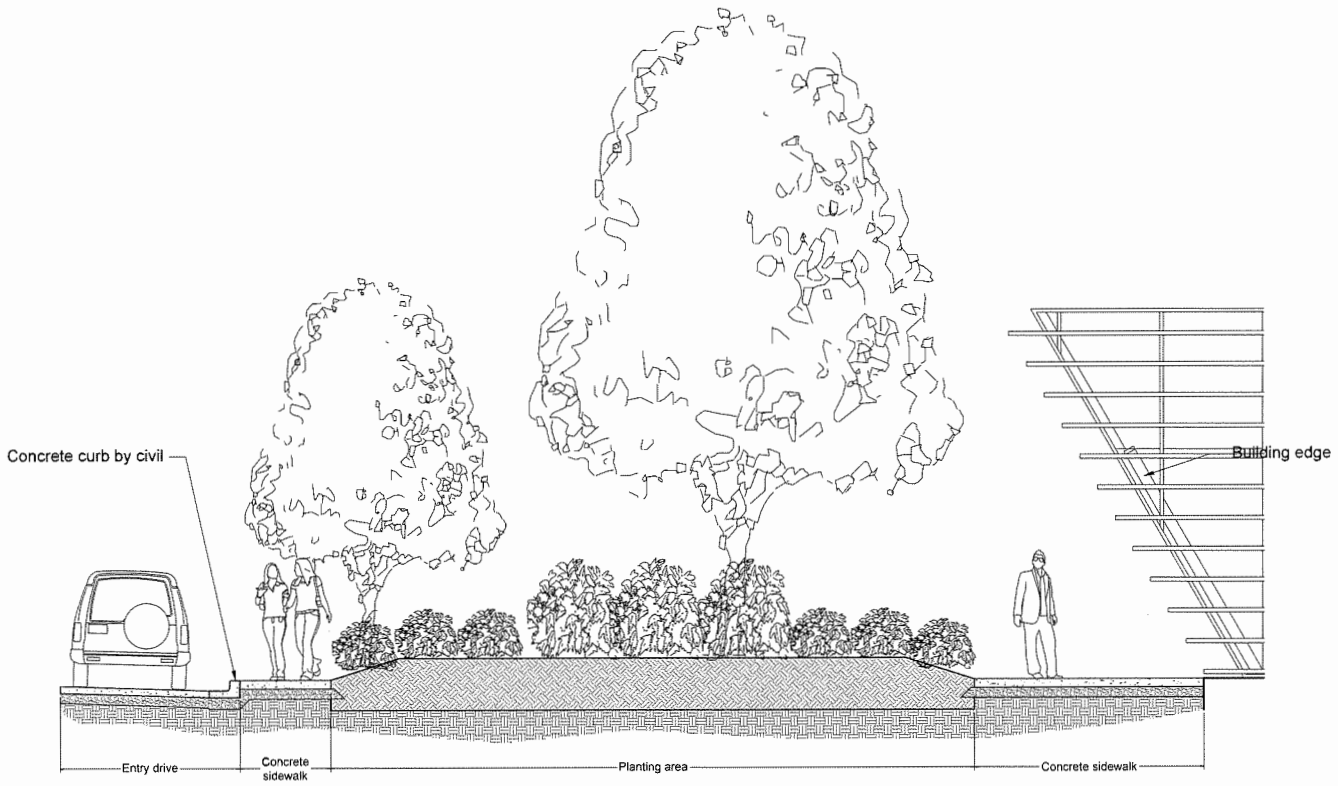
NORTH

VDZ Project #: DP2018-33

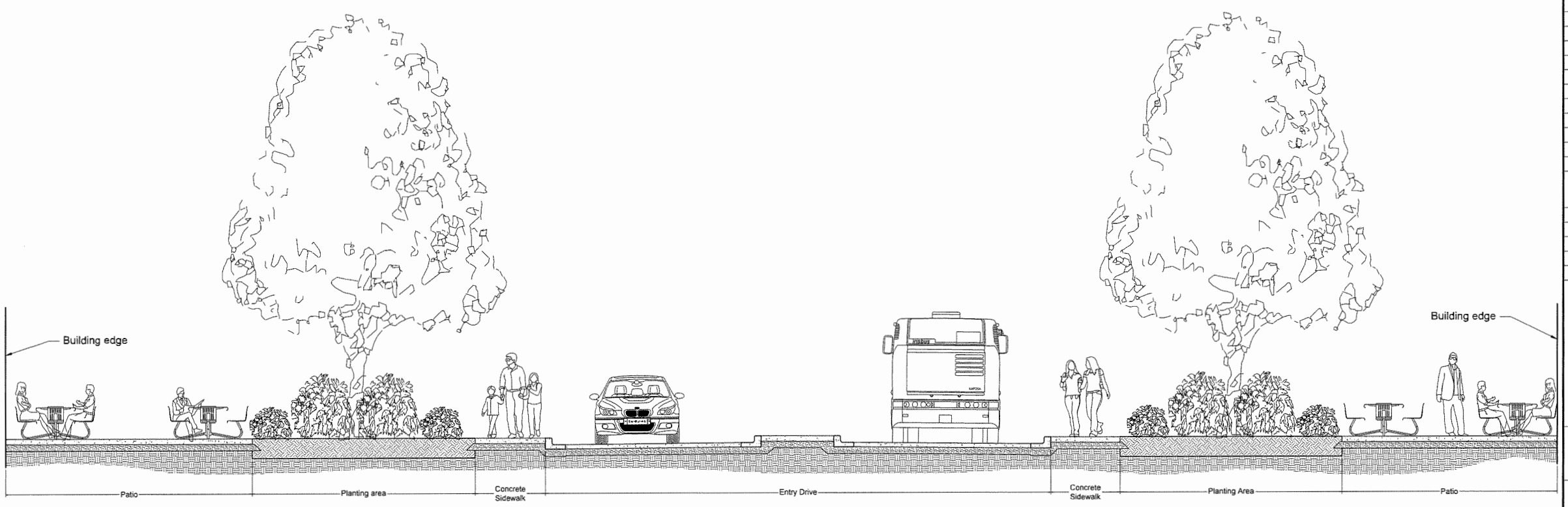
Drawing #: L-07

DP 18-825006 -55

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-07 ROOF LANDSCAPE PLANS.DWG



1 SECTION A
Scale 1:50



2 SECTION B
Scale 1:50

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Bridgeport Hotel 1 and 2

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Drawing Title: SECTIONS

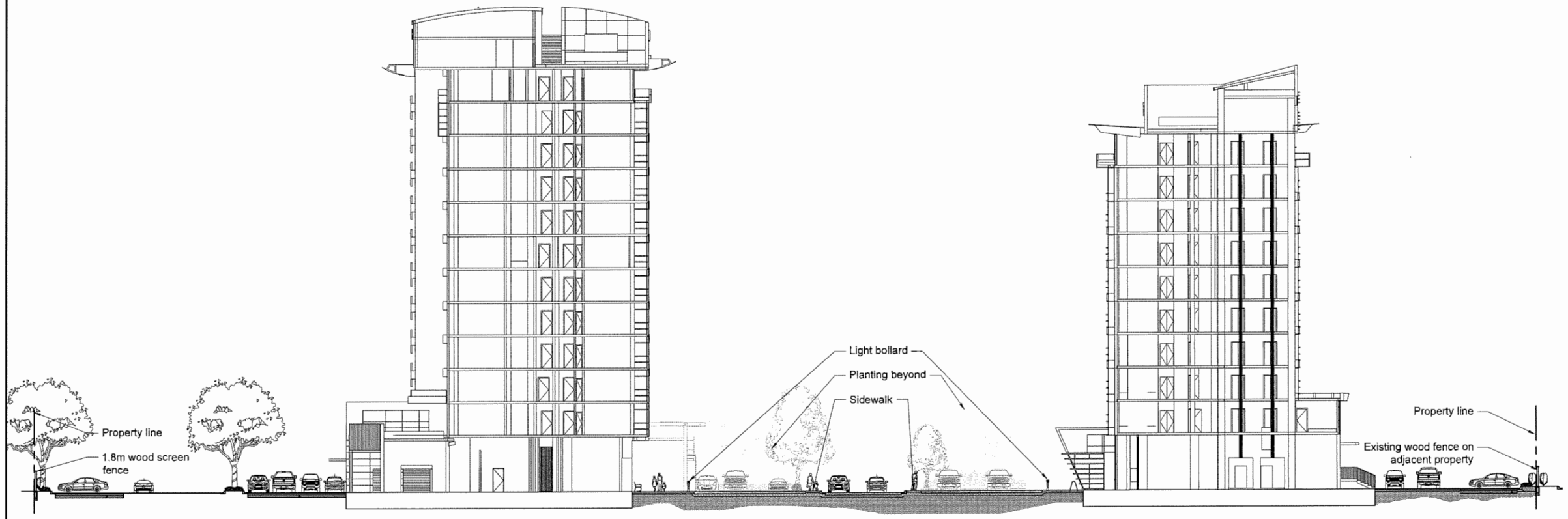
NORTH

VDZ Project #: DP2018-33

Drawing #: L-08A

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-08A SECTIONS.DWG

DP 18-825006-56



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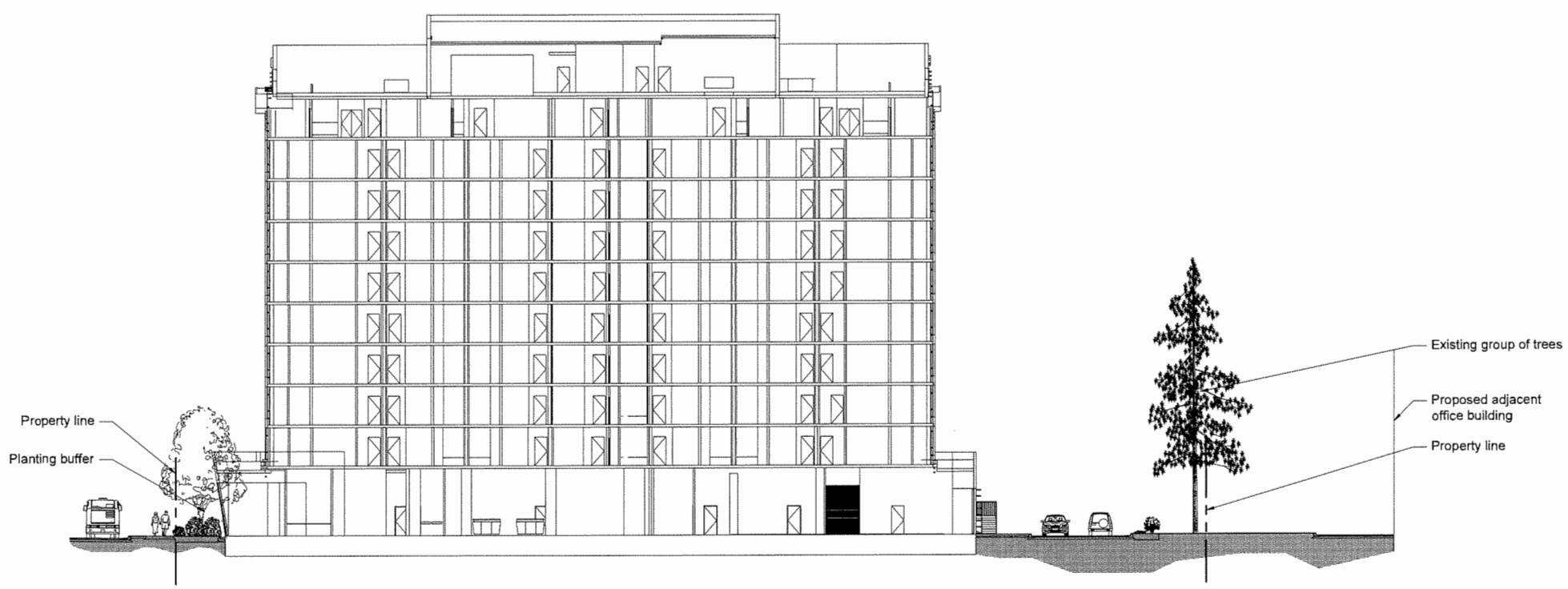

2 SECTION D
Scale 1:200

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1	FW	Issued for Review	May 22, 2018

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Bridgeport Hotel 1 and 2

Location:

9533 Bridgeport Rd & 9455 Bridgeport Rd

Drawn: AD

Checked: MVDZ

Approved: MVDZ

Scale: AS SHOWN

Stamp:

Original Sheet Size: 24"x36"

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Drawing Title: SECTIONS

NORTH

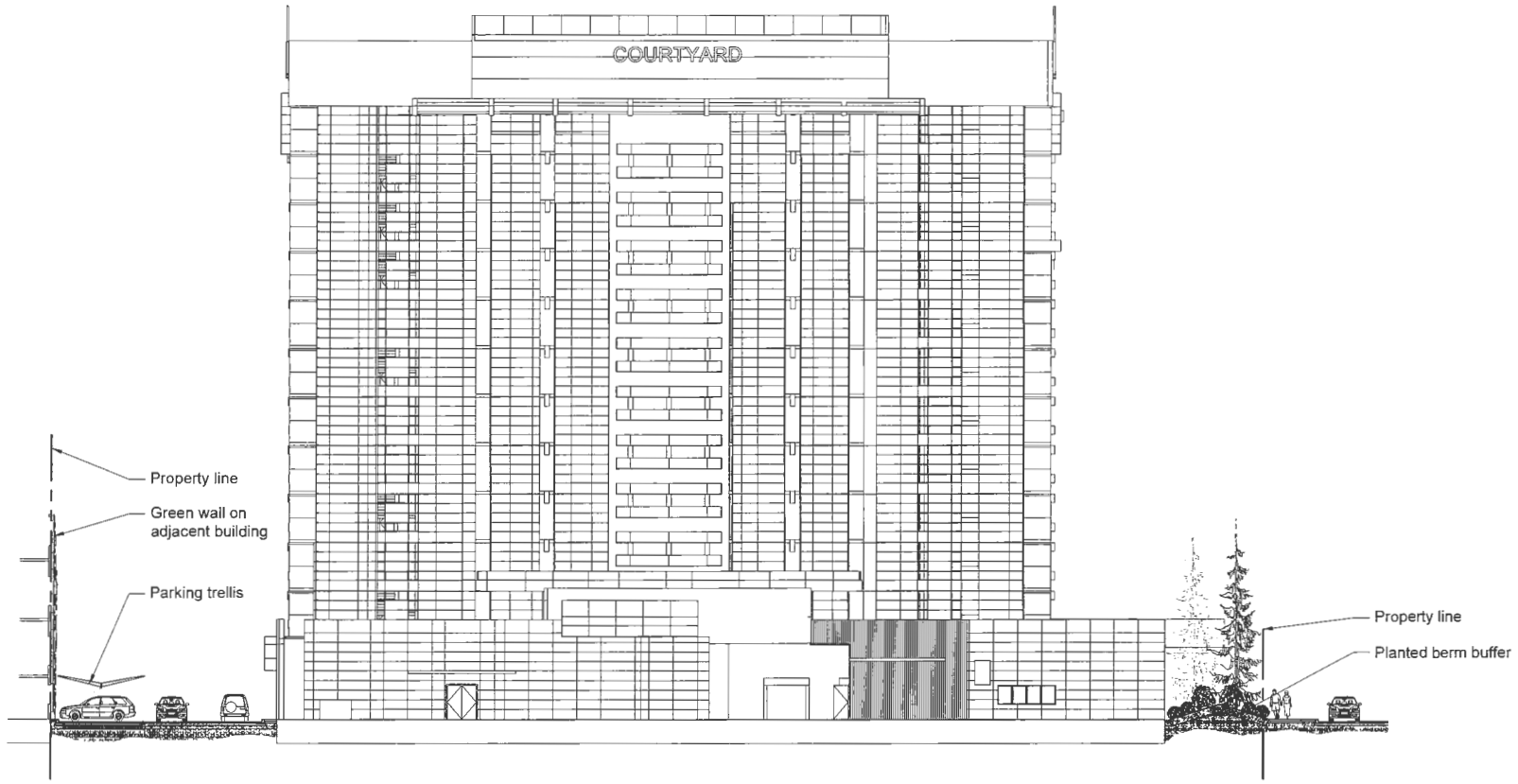
VDZ Project #: DP2018-33

Drawing #: L-08B

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-08B SECTIONS.DWG

DP 18-825006

-57



1 SECTION E
Scale 1:200

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Drawing Title: SECTIONS

VDZ Project #: DP2018-33

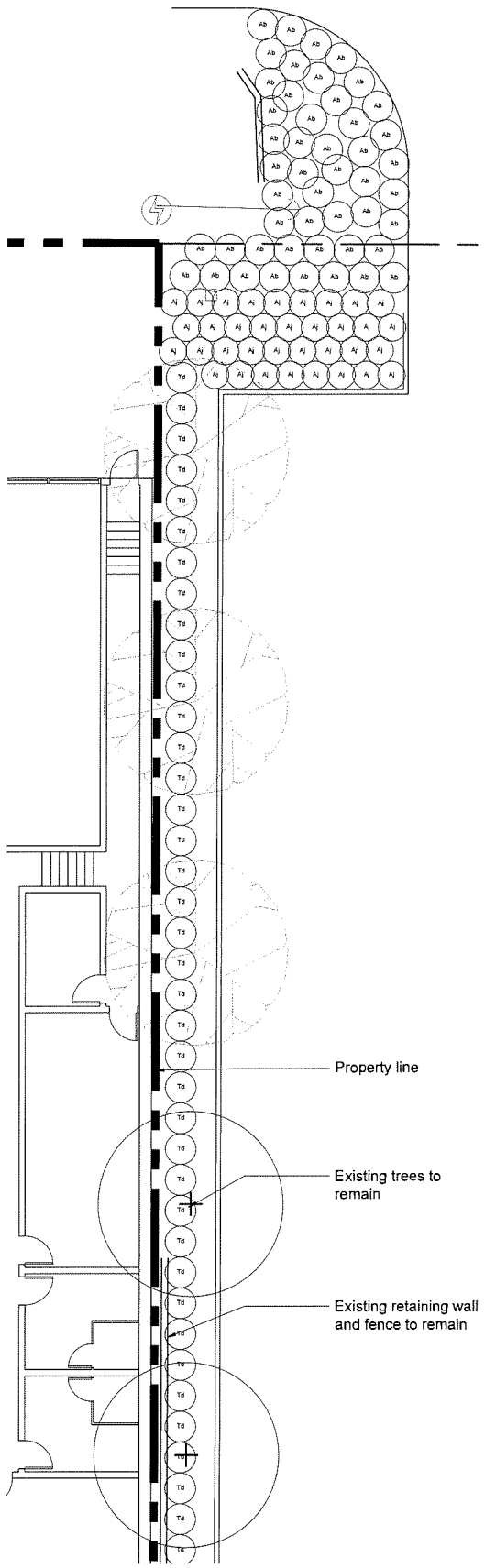
Drawing #: L-08C

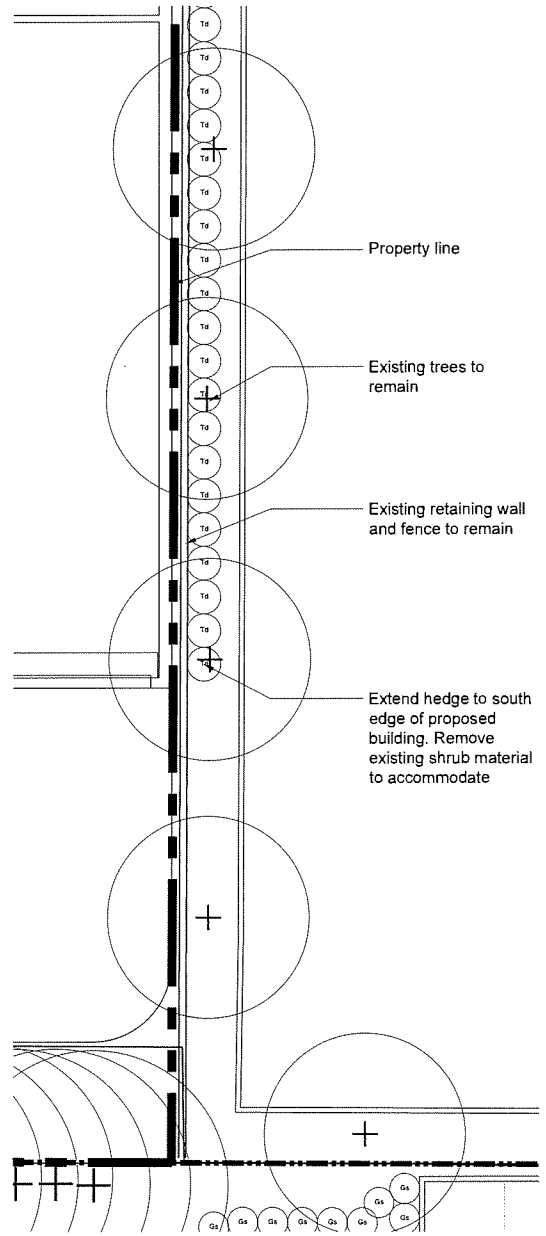
NORTH

DP 18-825006

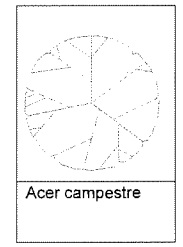
-58

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-08C SECTIONS.DWG





TREE LEGEND



Acer campestre

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	30	Acer campestre	Hedge Maple	B&B; 6cm cal.; 3.0m Ht.	Per Plan

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
Ab	48	Abies balsamea 'Nana' / Dwarf Balsam Fir	#2 Pot
Aj	35	Azalea japonica 'Gumpo Pink' / Dwarf Pink Azalea	#2 Pot
Td	59	Thuja occidentalis 'Degroot's Spire' / DeGroot's Spire Cedar	2.5m ht.

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2	AD	Issued for Neighbour Review	Jan 28, 2019
1	AD	Issued for Development Permit	Jan 18, 2019

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Project:

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Location:

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Approved: MVDZ

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Drawing Title: OFFSITE PLAN

NORTH

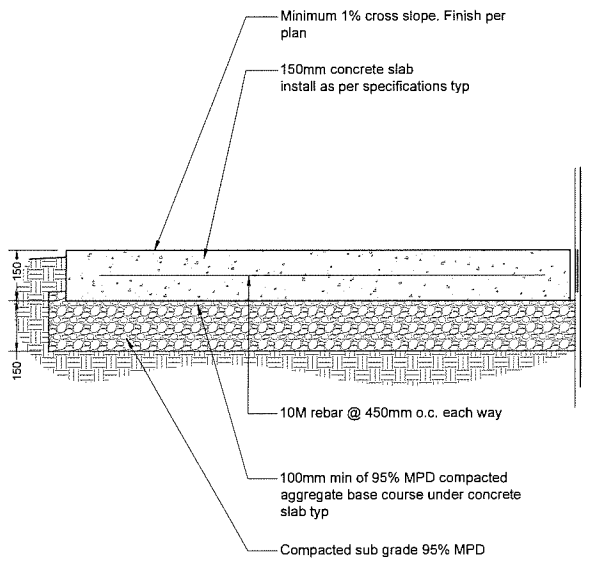
VDZ Project #: DP2018-33

Drawing #: L-09

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

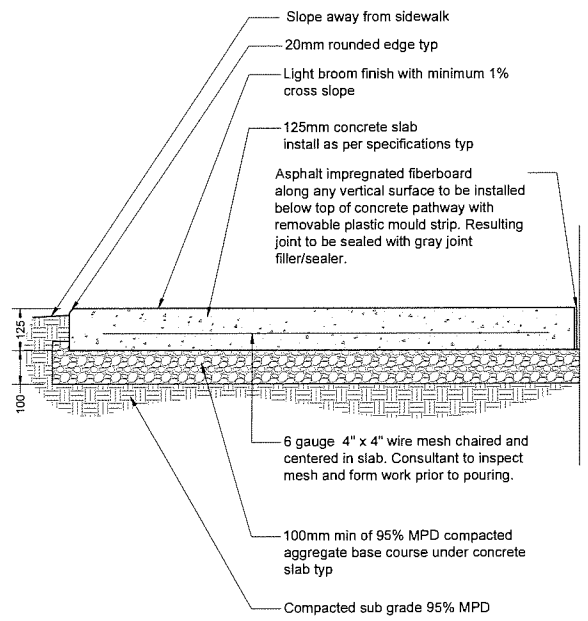
DP 18-825006 — 59

W:\DZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\L-09 OFFSITE PLAN.DWG



Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal scorelines at 1500mm o.c. unless shown otherwise. Refer to plans.
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway

1 VEHICULAR CONCRETE
Scale 1:10



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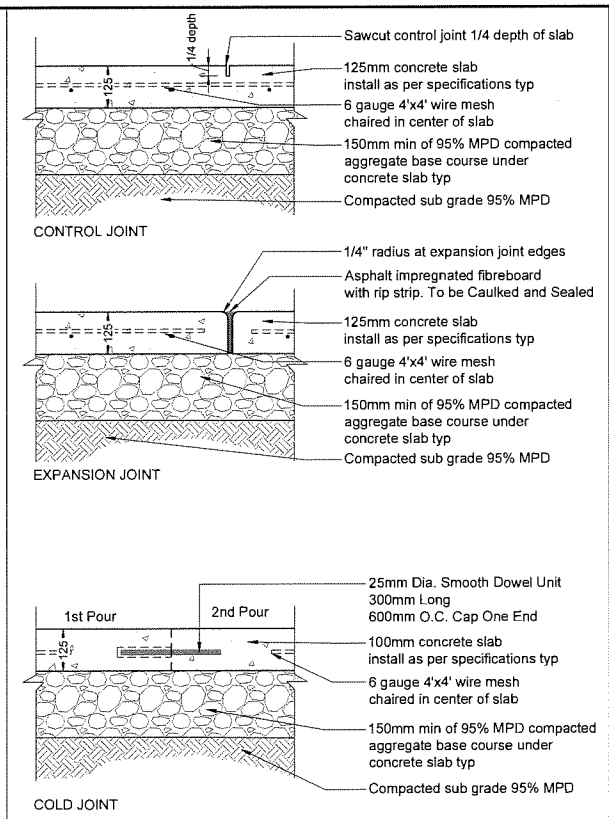
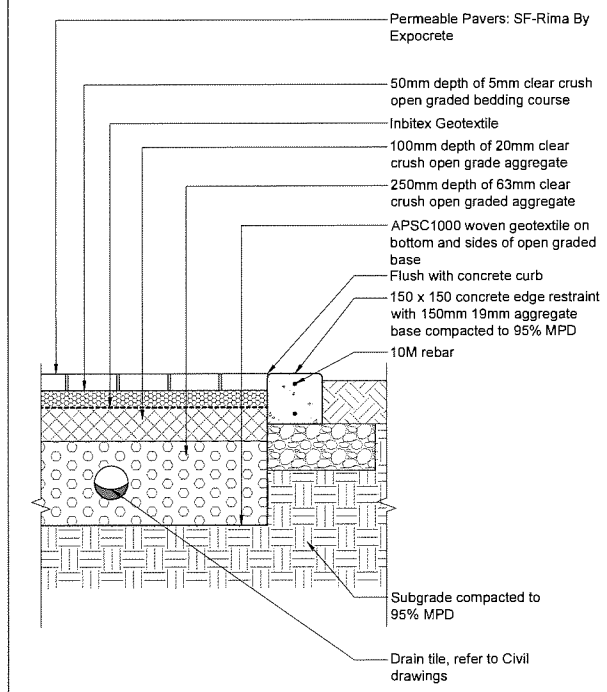
2. Horizontal scorelines at 1500mm o.c. unless shown otherwise. Refer to plans.
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway

2 CONCRETE PAVING
Scale 1:10

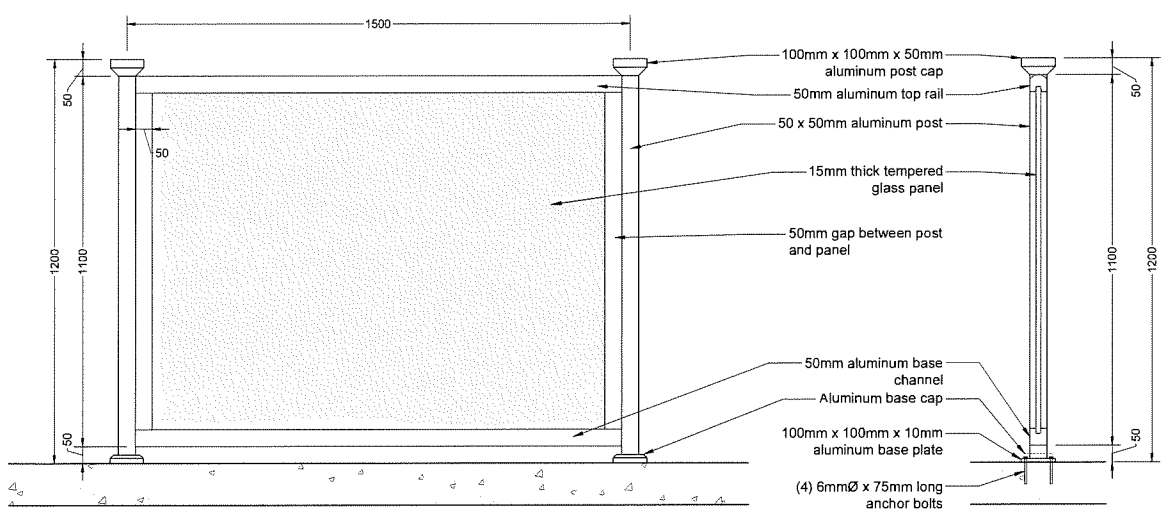


3 CONCRETE JOINTS
Scale 1:10



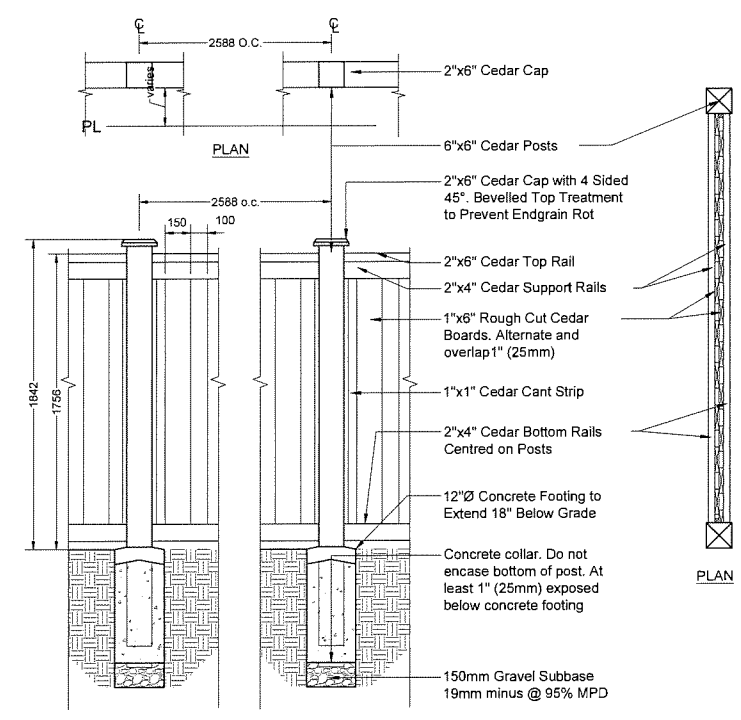
Notes:
1. Install all components as per manufacturer's specifications.
2. Grid pattern.
3. Concrete curb control joint every 3m.

4 PERMEABLE PAVERS
Scale 1:10



NOTES:
1. Contractor to provide shop drawings.
2. Post spacing to be equal along runs to max. 1500mm.
3. All metal to be powdercoated black.

5 PATIO FENCE
Scale 1:10



Note:
1. Fence to be constructed in conformance with the Morgan Creek Design Guildelines part 3.12.
2. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.

6 WOOD SCREEN FENCE
Scale 1:20

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Drawing Title: DETAILS

VDZ Project #: DP2018-33

Drawing #: LD-01

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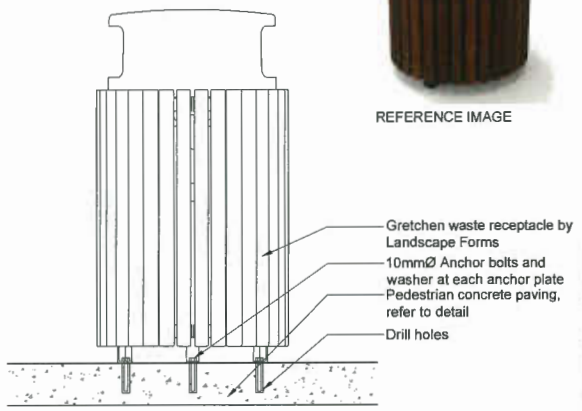
NOTES:
Install per manufacturers specifications

REFERENCE IMAGE



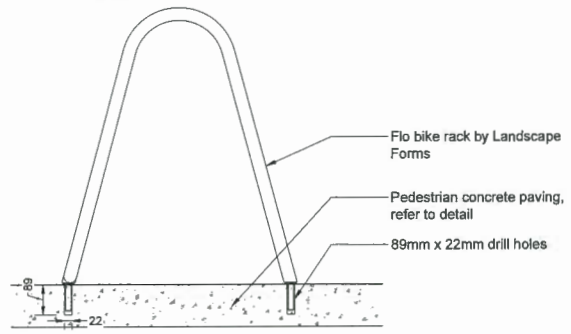
SECTION

WASTE RECEPTACLE
Model: Gretchen
Size: 559mm x 1067mm
Mount: Surface
Options: Side opening
Colour: IPE
Manufacturer: Landscape Forms
www.landscapeforms.com

1 WASTE RECEPTACLE
Scale 1:10

NOTES:
Install per manufacturers specifications

REFERENCE IMAGE

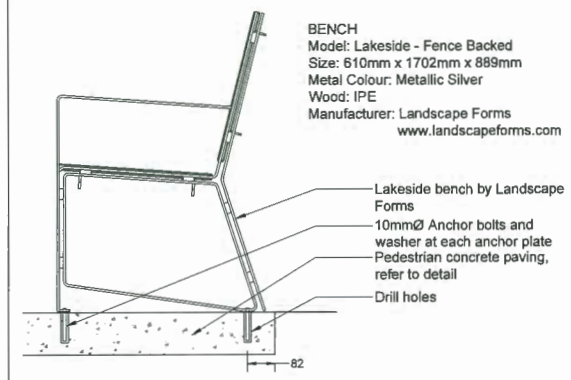


SECTION

BIKE RACK
Model: Flo
Size: 38mm x 635mm x 686mm
Mount: Embedded
Colour: Metallic Silver
Manufacturer: Landscape Forms
www.landscapeforms.com

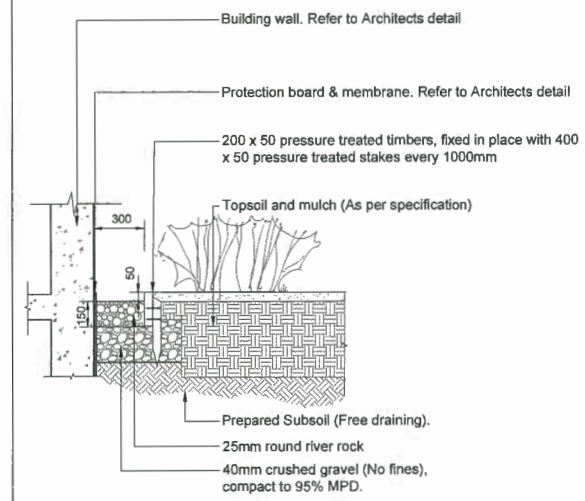
2 BIKE RACK
Scale 1:10

NOTES:
1. Install per manufacturers specifications.
2. Podium benches to be anchored to concrete bands on rear legs only.



BENCH
Model: Lakeside - Fence Backed
Size: 610mm x 1702mm x 889mm
Metal Colour: Metallic Silver
Wood: IPE
Manufacturer: Landscape Forms
www.landscapeforms.com

3 BENCH
Scale 1:10

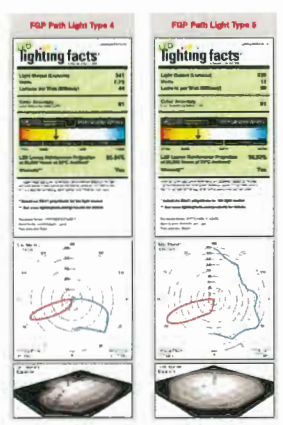


4 DRIP STRIP
Scale 1:20

landscape

FGP PATH LIGHT
Product Data Sheet

Lighting Facts®



Electrical

FGP Path Light Type 4

FGP Path Light Type 5

page 1 of 2

landscape

FGP PATH LIGHT
Product Data Sheet

Finish

Fargard IP, offered exclusively by Landscape Forms, is a 10 step program of cleaning, priming, and powdercoating that resists fading, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Fargard IP contains no heavy metals and is free of Hazardous Air Pollutants.

To Order

Sample: Product, Lamp, Drive Current, Color Temperature, Input Voltage, and Powdercoat Color

Product	Lamp	Drive Current	Color Temp.	Input Voltage
AO FGP	400LA (910LED, Type 4) / 400LB (910LED, Type 5)	085F (350 mA)	40K (4000K) / 30K (3000K) / 25K (2500K)	UNV (100-277VAC)

EXAMPLE: AO - 400LA - 085F - 30K - UNV - Powdercoat Color

Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

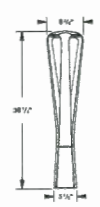
Warranty

LED lighting products are warranted for 10 years.

Other

UL Listed, Port 6 Compliant. Non Generation Luminaire Winner U.S. Patent D752,289

Designed by Francisco Gomez Paz



For more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Toward Enduring Land.
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page 2 of 2
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5 BOLLARD LIGHT
N.T.S.

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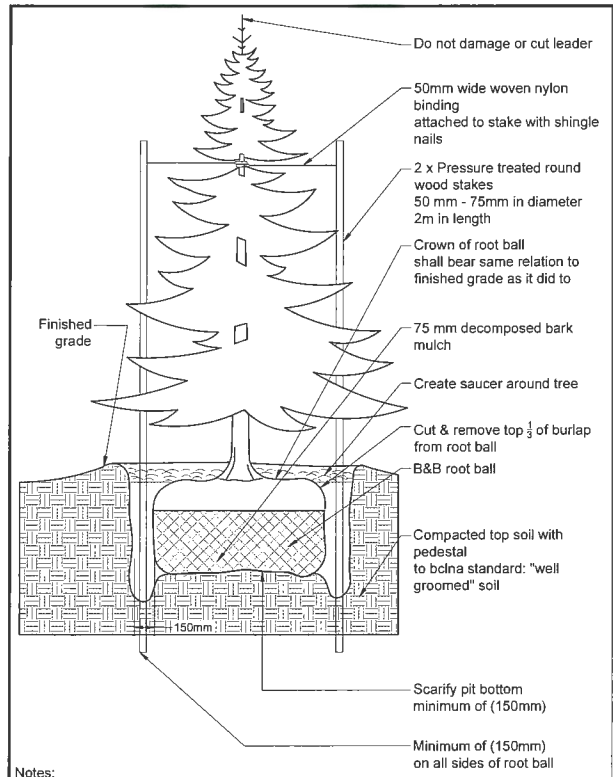
Drawing Title: DETAILS

VDZ Project #: DP2018-33

Drawing #: LD-02

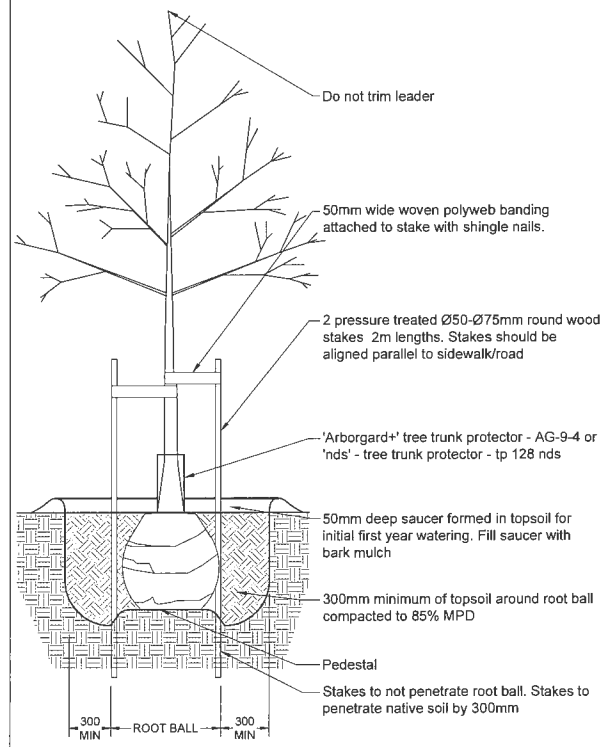
DP 18-825006 - 67

\\02-SERVER\PROJECTS\DEVELOPMENT PERMIT\DP ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\LD-02 DETAILS.DWG



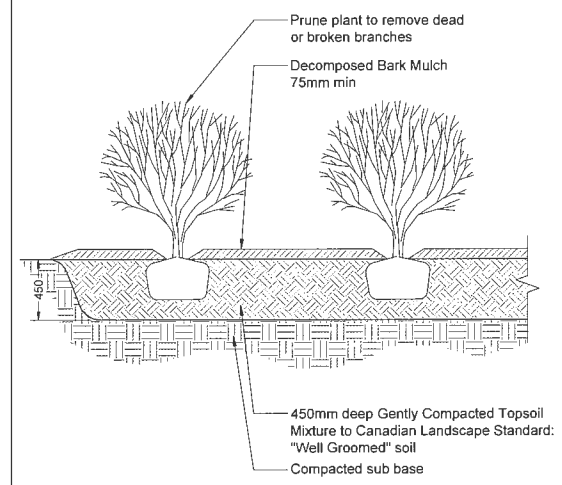
Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

1 CONIFEROUS TREE
Scale 1:25



Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem, unless specified otherwise.

2 DECIDUOUS TREE
Scale 1:25



NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil saucer diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

3 SHRUB
Scale 1:25

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Drawing Title: DETAILS

VDZ Project #: DP2018-33

Drawing #: LD-03

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DP 18-825006
62

GENERAL LANDSCAPE NOTES:

PROJECT CONTACT:

1.1 Inquiries regarding landscape drawings should be addressed to the person(s) identified in the contact information on the cover page.

PROJECT COORDINATION:

2.1 The contractor(s) responsible for completing the landscape scope of work shall conform to the reference standards, submittals process, coordination standards, specifications, and works as defined under the "General Scope" of the master specification (complete).

DRAWINGS AND SPECIFICATIONS:

3.1 The contractor, sub-contractor, and coordinating trades/suppliers responsible for completing the landscape scope of work is responsible for reviewing the master specification package for the project in conjunction with all consultant drawings, inclusive of landscape.

3.2 Should any drawing or detail conflict with the master specification file the contractor must immediately notify the design team for coordination prior to order, preparation or installation of said conflicting works (typ).

3.3 The contractor(s) responsible for completing servicing, hard and soft landscape works are responsible for providing the landscape architect with a complete "project record copy" of mark-ups or changes to works defined in the Landscape Drawings. This is in addition to any record drawing requests defined under the general scope. The project record copy mark-ups should be completed with red pen if submitted as a hard copy or in red coloured notes if submitted as a PDF.

LANDSCAPE CONCRETE WORK:

4.1 All concrete shall conform to all standards identified under the master specification and specifications by the Civil Engineer (refer to civil drawings, with references to MMCD specs) (complete). All concrete pour-in-place flatwork to be installed as per section 03 30 20 of the latest MMCD unless otherwise specified indicated in drawing package.

4.2 Concrete reinforcing for vertical landscape cast in place walls shall comply with details and specifications. The general contractor will be responsible for providing a engineer's stamp on shop drawings for all vertical concrete higher than 1.2m (typ).

4.3 All horizontal exterior concrete surfaces shall have a light broom finish or approved equal unless specified otherwise

4.4 All vertical concrete surfaces inclusive of cast in place walls shall have a light sand blast finish or approved equal unless specified otherwise

4.5 The contractor should confirm the locations of control joint patterning and expansion joints with the landscape architect prior to installation for concrete paving surfaces and walls. The contractor is to provide control joints chaulked in place for inspection and approval by the landscape architect prior to installation.

UNIT PAVING:

5.1 Precast concrete unit pavers or natural stone unit pavers must be provided in a 2m x 2m 'mock-up' on site a minimum 2 weeks prior to order of materials for approval by the landscape architect. The mock-up should be installed as per manufacturer's specifications and include any bedding material, pedestals, grouts or mortar specified in project drawings or specifications. Grouts, mortars, sealers, or products that require drying time must have been installed a minimum 48 hours prior to the time of review by the landscape architect.

5.2 All approved unit paving and bedding or joining materials should be installed as per manufacturers specifications

5.3 Professionals should be qualified and experienced (minimum 5 years) in installing paving products specified in landscape drawings

METALS:

6.1 All metal work shall conform to the master specification for the project (complete)

6.2 Additional references that apply to metal work (may not necessarily be included under the master specification):

SPEC NOTE: Edit the following for the specific project

- .1 American Society for Testing and Materials International, (ASTM).
- .1 ASTM A53/A53M_[02], Specification for Pipe, Steel, Black and Hot_Dipped, Zinc_Coated, Welded and Seamless.
- .2 ASTM A121_[99], Specification for Zinc_Coated (Galvanized) Steel Barbed Wire.
- .3 ASTM D5116_[97], Standard Guide For Small_Scale Environmental Chamber Determinations of Organic Emissions From Indoor Materials/Products.
- .2 Canadian General Standards Board (CGSB).
- .1 CAN/CGSB_1.28_[98], Alkyd, Exterior House Paint.
- .2 CAN/CGSB_1.69_[98], Aluminum Paint.
- .3 CAN/CGSB_1.181_[99], Ready_Mixed Organic Zinc_Rich Coating.
- .4 CAN/CGSB_1_GP_138M_[97], Paint Exterior Latex Type Flat.
- .3 Canadian Standards Association (CSA International).
- .1 CAN/CSA-A23.1-[00]/A23.2-[F00], Concrete Materials and Methods of Concrete Construction/Methods of Test for Concrete.
- .2 CSA G42_[1964(R1998)], Galvanized (Zinc_Coated) Steel Farm_Field Wire Fencing.
- .3 CSA_O80 Series_[97], Wood Preservation.
- .4 Environmental Choice Program (ECP).
- .1 CCD-047a-[98], Paints, Surface Coatings.
- .2 CCD-47b-[98], Stains, Surface Coatings.
- .3 CCD-47c-[98], Varnishes, Surface Coatings.
- .4 CCD-048-[95], Surface Coatings -Recycled Water-Borne.

6.3 All fences, fasteners and railings shall be submitted via shop drawing and submitted for approval by the landscape architect prior to purchase or installation

6.4 All fasteners used in wood connections (i.e. screws, nails, etc) are to be countersunk and predrilled to prevent wood splitting unless specified otherwise

6.5 All anchor plates, hangers, and affiliated fastener joining materials must meet flush between joining surfaces without gaps, unless specified otherwise

6.6 All metal work shall be treated for protection from corrosion (i.e. Aluminum must be anodized and steel must be galvanized or stainless steel) prior to additional coatings of paints or sealers. This is inclusive of fasteners.

6.7 All metal bonding (i.e. welding or soldering) must be completed and metal work should be treated for protection from corrosion. Bonding work should be concealed by the finishes of the metal work. Sanding or handwork needed to provide a smooth and consistent finish along the bonded metal material should be done to match the finish of the metals used for joining

6.8 All railing heights, picket spacing, and rail spacing should be in accordance with the British Columbia Building Code, CAN/CSA - Z614-07 and affiliated ASTM standards

6.9 Install a grounding rod on all fences, metal posts or poles taller than 6' (1800mm) in height through the direction of the project electrical engineer. Contractor to confirm the location(s) of said work at the time of project start-up with the electrical engineer and landscape architect

IRRIGATION:

7.1 Irrigation work should be completed to comply with the Canadian Electrical Code and Canadian Plumbing Code

7.2 Irrigation work should be completed by and installer with over 5 years experience in irrigation work

7.3 Refer to irrigation drawings for additional specifications

PLANTING AND SOFTSCAPES:

8.1 All landscape materials, planting and softscaping shall conform to standards defined under the master specification and BC Landscape Standards, latest edition.

8.2 Warranty of plant material shall conform to BC Landscape Standards, latest edition.

8.3 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where slopes, berms or mounds are used as part of soft landscaping features prior to the installation of plant material. A minimum 7 days notice is required for this review.

8.4 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where sod or seed are used as part of soft landscaping features prior to the installation of sod or seed. A minimum 7 days notice is required for this review. Preparation of sod and seed areas shall conform to BC Landscape Standards. No 1 Turfgrass and No. 1 Canadian seed standards apply as defined through BC Landscape Standards. Installation and maintenance specifications of sod and seed shall apply as defined through BC Landscape Standards.

8.5 Establishment maintenance must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment maintenance practice and procedures are defined under the BC Landscape Standards, latest edition. This should be compliant with "Level 2, well groomed landscapes"

8.6 Establishment watering must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment watering practice and procedures are defined under the BC Landscape Standards, latest edition. This should be compliant with "Level 2, well groomed landscapes"

8.7 The landscape contractor should provide the landscape architect with one week's notice to perform a review at local nurseries who are supplying major plant orders to the site. The landscape architect reserves the right to reject plant material that does not meet drawing specification or BC Landscape Standards at any time, despite any review of said materials.

8.8 The landscape contractor must submit a soil report/test report to that shows that growing mediums comply with the standards identified in the BC Landscape Standards, latest edition for "Level 2, well groomed landscapes"

8.9 The general contractor shall pay for a minimum two (2) random tests will be performed during the course of construction to confirm that the growing medium being installed on site matches the test approved by the landscape architect. The landscape architect will notify the general contractor of when said tests will occur and soil samples should be mailed out within 48 hours of this notice. Failure to have soil match approved material could result in removal, amendment or reinstallation of appropriate material at the contractor's expense. Soil tests should be sent to Pacific Soil Analysis Incorporated or approved equal testing center.
Pacific Soil Analysis Inc.
Suite 5-11720 Voyageur Way, RICHMOND, BC V6X 3G9
Telephone 604 273 8226

8.10 Landscape mulch shall conform to BC Landscape Standards and be installed at depths specified under BC Landscape Standards, 7th edition. Mulch must be non-toxic. Mulch should be dark brown or black in colour; red coloured mulch is not permitted unless specified otherwise.

8.11 Filter fabric must be provided in any areas were drain rock is used as a mulch substitute or landscape feature, with the exception of drip strips (unless noted otherwise).

EXTERIOR SITE FURNISHINGS:

9.1 Site furnishings shall all be provided via shop drawing submittals through the submittal processes defined under the master specification.

9.2 It is expected that the landscape architect shall see a shop drawing for every piece of landscape site furnishing specified in landscape drawings. It is the contractor's responsibility to receive approval from the landscape architect on all colours, installation options and affiliated finishes through shop drawing submittals prior to the purchase or installation of site furnishings.

9.3 All site furnishings should be installed as per the manufacturer's specifications.

9.4 It is the contractor's responsibility to notify the landscape architect if a conflict occurs between the installation requirements defined by manufacturers and the landscape site plan, specifications, or details.

van der Zalm + associates Inc.
Parks & Recreation + Civil Engineering
Urban Design + Landscape Architecture
Suite 1, 20177 97b Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0024
F 604.882.0042
info@vdz.ca

No.	By:	Description	Date
6	AD	Issued for Development Permit	Feb 1, 2019
5	AD	Issued for Development Permit	Jan 29, 2019
4	AD	Issued for 50% BP Review	Dec 21, 2018
3	AD	Issued for Development Permit	Nov 28, 2018
2	AD	Issued for Development Permit	June 4, 2018
1	FW	Issued for Review	May 22, 2018

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Bridgeport Hotel 1 and 2

Location:

9533 Bridgeport Rd & 9455 Bridgeport Rd

Drawn: AD

Checked: MVDZ

Approved: MVDZ

Scale:

Stamp:

Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PP/HA/BP DRAWINGS MUST NOT BE PROCEED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: GENERAL NOTES

VDZ Project #: DP2018-33

Drawing #: LN-01

DP 18-825006

85

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-33 BRIDGE PORT HOTEL 1 AND 2\DWG\SHEETS\LN-01 GENERAL NOTES.DWG

BRIDGEPORT HOTELS

PROJECT OVERVIEW:

The proposed phase of the project consisting of two hotels is located at the lot north of Bridgeport Road, east of the Highway 99/Oak Street Bridge and south of Beckwith Road. The site is surrounded by mixed-use retail and hotel uses to the south, west and east along the arterial roads. The north is primarily old residential buildings, with some light-industrial uses. The site is also approximately 1km walking distance from Bridgeport Canada Line station.

The primary design approach for this phase is to maximize the full potential of the strategic location of the site that has considerable street frontage on the south and north sides, with exposure to the major traffic along the arterial roads, proximity to the airport, Canada Line and surrounding mixed use commercial and hotel uses. This phase consists of two Hotel structures with 10 and 12 storeys each placed along Bridgeport Road and will present a vibrant urban planning and architectural solution that will revitalize the character of the neighbourhood and stimulate its future potential. A generously centeral landscape located along north-south internal road connecting Bridgeport to Beckwith Road, serves as the main access to both buildings, while a perpendicular east-west internal road serves as the main distributor to parking and services for each building. Each of the hotels are to have their own surface parking to their rear and north sides with a landscaped buffer between them and Bridgeport Road.

Every effort has been taken in the development of these buildings to respect the OCP design guidelines, as well as to implement an environmentally friendly and sustainable design approach, while introducing strong design elements that will enhance the City's vision for future growth in this area. It is the intent of the project, with its landscaped site layout and proportionately articulated building masses, that combined with efficient land use that it in turn may become a landmark for the north Richmond area, to stand as a gateway to Richmond as one approaches from the north on Highway 99.

CONSULTANTS LIST:

OWNER / DEVELOPER	**CHUNGHWA INVESTMENT** 1800-570 GRANVILLE STREET VANCOUVER BC V6C 3P1 TEL: 604-558-7967
ARCHITECT:	**IBI GROUP ARCHITECTS (CANADA) INC.** 700-1285 W PENDER ST VANCOUVER BC V6E 4B1 TEL: 604-683-8797
LANDSCAPE ARCHITECT:	**van der zalm + associates inc.** 97TH AVENUE LANGLEY BC V1M 4B9 TEL: 604-882-0024
TRANSPORTATION ENGINEERING	**IBI GROUP ARCHITECTS (CANADA) INC.** 700-1285 W PENDER ST VANCOUVER BC V6E 4B1 TEL: 604-683-8797
CIVIL ENGINEER	**CORE CONCEPT CONSULTING LTD** 220-2639 VIKING WAY RICHMOND BC V6V 3B7 TEL: 604-249-5040
SURVEYOR:	**MATSON PECK & TOPLISS** 320-11120 HORSESHOE WAY RICHMOND BC V7A 5H7 TEL: 604-270-9331
GEOTECHNICAL:	**GEOPACIFIC** 1779 W. 75TH AVENUE VANCOUVER BC V6P 6P2 TEL: 604-439-0922

IBI

2019-02-07 RE-ISSUED FOR DEVELOPMENT PERMIT

DP 18-825006 - Reference

DRAWING	ARCHITECTURAL	SCALE
COVERPAGE	BRIDGE PORT HOTELS CONSULTANT LIST/PROJECT OVERVIEW	-
01	BRIDGEPORT HOTEL & BUSINESS CENTER (BHBC),RICHMOND B.C. TABLE OF CONTENTS/INTRO/CONTEXT/ZONING (EXTRACT FROM DP#11-594571)	-
02	BHBC SITING/BUILDING ORIENTATION/VIEWS/MASSING & BUILDING HEIGHT (EXTRACT FROM DP#11-594571)	-
03	BHBC ARCHITECTURAL CHARACTER/LIVABILITY & SECURITY/LANDSCAPE & SUSTAINABILITY (EXTRACT FROM DP#11-594571)	-
04	BHBC PUBLIC ART/PARKING & LOADING (EXTRACT FROM DP#11-594571)	-
A0002	DRAWING LIST	NTS
A1001	PHASES/ PHASE IMAGE	NTS
A1002	CONTEXT PLAN 1	NTS
A1003	CONTEXT PLAN 2	NTS
A1004	GIS MAP	NTS
A1005	SITE IMAGE PRIOR TO SITE CLEARANCE	NTS
A1006	SURVEY DRAWING	NTS
A1007	SUBDIVISION LAYOUT FOR PHASED DEV'T	1/32"=1'-0"
A1008	PHASING PLAN-GROUND LEVEL SHOWN	1/64"=1'-0"
A1008a	PHASE 2 PARKING COUNT - HOTEL 1 ON-SITE PARKING	NTS
A1008b	PHASE 1 PARKING COUNT - BUSINESS CENTRE GROUND FLOOR	NTS
A1008c	PHASE 1 PARKING COUNT - BUSINESS CENTRE PARKING LEVEL P2	NTS
A1008d	PHASE 2 PARKING COUNT - HOTEL 2 ON-SITE PARKING	NTS
A1009	STATISTICS	-
A1010	SCHEMATIC BUILDING SETBACK	1/32"=1'-0"
A1011	SCHEMATIC BUILDING SETBACK DETAIL	1/8"=1'-0"
A1012	HOTEL 1 - WEST & SOUTH ELEVATIONS COMPARISON	NTS
A1013	HOTEL 1 - NORTH & EAST ELEVATIONS COMPARISON	NTS
A1014	HOTEL 2 - WEST & SOUTH ELEVATIONS COMPARISON	NTS
A1015	HOTEL 2 - NORTH & EAST ELEVATIONS COMPARISON	NTS
A1016	HOTEL 2 - NORTH & EAST ELEVATIONS COMPARISON	NTS
A1021	HOTEL 1 RENDERING - DAY VIEW	NTS
A1022	HOTEL 2 RENDERING - DAY VIEW	NTS
A1023	RENDERINGS - NIGHT VIEW	NTS
A1026	STREETSCAPE RENDERING	NTS
A1027	HOTELS 1 & 2 - STREETSCAPE RENDERINGS	NTS
A1030	VISUAL CONNECTION BETWEEN BUILDINGS	NTS
A1031	VISUAL CONNECTION BETWEEN BUILDINGS	NTS
A1100	LOT COVERAGE	1/40"=1-0"
A1101	SITE PLAN - ROOF	1/32"=1-0"
A1102	SITE PLAN - GROUND FLOOR LAYOUT	1/32"=1-0"
A1103	SHADOW STUDY	1"=80'-0"
A1104	SHADOW STUDY	1"=80'-0"
A1201	PROJECT SOUTH ELEVATION	1/16"=1'-0"
A1202	PROJECT EAST ELEVATION	1/16"=1'-0"
A1401	SCHEMATIC SECTION	1/16"=1'-0"
A1601	AERIAL VIEW 1	NTS
A1602	AERIAL VIEW 2	NTS
A1603	AERIAL VIEW 3	NTS
A1611	PERSPECTIVE BRIDGEPORT RD 1	NTS
A1612	PERSPECTIVE BRIDGEPORT RD 2	NTS
A1613	PERSPECTIVE FROM OAK ST. BRIDGE	NTS
A2100a	PERSPECTIVE 01	NTS
A2100b	PERSPECTIVE 02	NTS
A2101	HOTEL 1 WEST ELEVATION	-
A2102	HOTEL 1 EAST ELEVATION	-
A2103	HOTEL 1 NORTH ELEVATION	-
A2104	HOTEL 1 SOUTH ELEVATION	-
A2201	HOTEL 1 LEVEL 1 AREA PLAN	1/16"=1'-0"
A2202	HOTEL 1 LEVEL 2 AREA PLAN	1/16"=1'-0"
A2203	HOTEL 1 TYPICAL AREA PLAN	1/16"=1'-0"
A2204	HOTEL 1 LEVEL 10 AREA PLAN	1/16"=1'-0"
A2205	HOTEL 1 MECHANICAL ROOF AREA PLAN	1/16"=1'-0"
A2301	HOTEL 1 - SECTION B-B	-
A3001	HOTEL 2 PERSPECTIVE FROM BRIDGEPORT ROAD	NTS
A3002	HOTEL 2 PERSPECTIVE FROM NORTHEAST	NTS
A3003	HOTEL 2 PERSPECTIVE FROM OAK ST. BRIDGE 1	NTS
A3004	HOTEL 2 PERSPECTIVE FROM OAK ST. BRIDGE 2	NTS
A3101	HOTEL 2 EAST ELEVATION	-
A3102	HOTEL 2 SOUTH ELEVATION	-
A3103	HOTEL 2 WEST ELEVATION	-
A3104	HOTEL 2 NORTH ELEVATION	-
A3201	HOTEL 2 GROUND FLOOR AREA PLAN	1/16=1'-0"
A3202	HOTEL 2 LEVEL 2 AREA PLAN	1/16=1'-0"
A3203	HOTEL 2 LEVEL 3 (TYP.) AREA PLAN	1/16=1'-0"
A3204	HOTEL 2 LEVEL 12 (PENTHOUSE) AREA PLAN	1/16=1'-0"
A3205	HOTEL 2 MECHANICAL LEVEL AREA PLAN	1/16=1'-0"
A3301	HOTEL 2 SECTION B-B	-
A4000	FAR OVERLAY STATISTICS	1/16=1'-0"
A4101	HOTEL 1 LEVEL 01 FLOOR AREA OVERLAY	1/16=1'-0"
A4102	HOTEL 1 LEVEL 02 FLOOR AREA OVERLAY	1/16=1'-0"
A4103	HOTEL 1 LEVEL 03-09 FLOOR AREA OVERLAY	1/16=1'-0"
A4104	HOTEL 1 LEVEL 10 FLOOR AREA OVERLAY	1/16=1'-0"
A4105	HOTEL 1 LEVEL MECH FLOOR AREA OVERLAY	1/16=1'-0"
A4106	HOTEL 2 LEVEL 01 FLOOR AREA OVERLAY	1/16=1'-0"
A4107	HOTEL 2 LEVEL 02 FLOOR AREA OVERLAY	1/16=1'-0"
A4108	HOTEL 2 LEVEL 03-10 FLOOR AREA OVERLAY	1/16=1'-0"
A4109	HOTEL 2 LEVEL 11 FLOOR AREA OVERLAY	1/16=1'-0"
A4110	HOTEL 2 LEVEL 12 FLOOR AREA OVERLAY	1/16=1'-0"
A4111	HOTEL 2 LEVEL MECH FLOOR AREA OVERLAY	1/16=1'-0"
A5000	WB17 TRUCK TURNING WHEEL PATH - PART A SOUTH ENTRANCE (EXTRACT FROM DP#11-	1/15"=1'-0"
A5001a	WB17 TRUCK TURNING WHEEL PATH - PART A NORTH ENTRANCE (EXTRACT FROM DP#11-	1/15"=1'-0"
A5004	WB 17 TRUCK TURN (EXTRACT FROM DP#11-594571)	AS SHOWN
A5011	FIRE TRUCK ACCESS	AS SHOWN
A5012	LOADING TRUCK ACCESS	AS SHOWN
A6000	WASTE MANAGEMENT PLAN	AS SHOWN
A7000	LEAD SCORE CARD	0
	LANDSCAPE	
L-01	COVER SHEET	
L-02	TREE PRESERVATION PLAN	1/300
L-03	OVERALL SITE AND TREE PLAN	1/250
L-04A	WEST LANDSCAPE PLAN	1/150
L-04B	CENTRAL LANDSCAPE PLAN	1/150
L-04C	EAST LANDSCAPE PLAN	1/150
L-04D	ROOF LANDSCAPE PLANS	1/150
L-05	SECTIONS	AS SHOWN
LD-01	DETAILS	AS SHOWN
LD-02	DETAILS	AS SHOWN

IBI

9455 & 9533 BRIDGEPORT ROAD

DRAWING LIST **A 0002**

NTS

DP 18-825006 - Reference

N

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9455 & 9533 BRIDGEPORT ROAD

DP 18-825006 Reference

CONTEXT PLAN 1 of A 1002

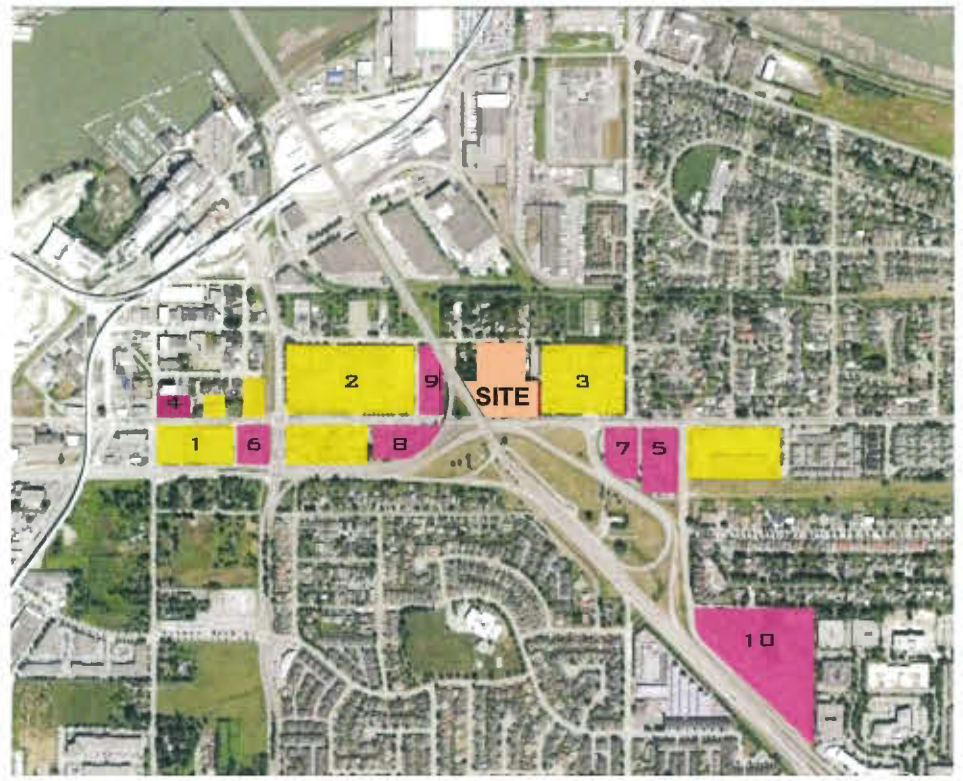
NTS

1 RETAIL SPACE

2 COSTCO

3 OFFICE DEPOT

4 HAMPTON INN



5 TRAVELODGE HOTEL

6 EXECUTIVE INN

7 SANDMAN HOTEL

8 BEST WESTERN

9 HOLIDAY INN

10 SANDMAN SIGNATURE

N

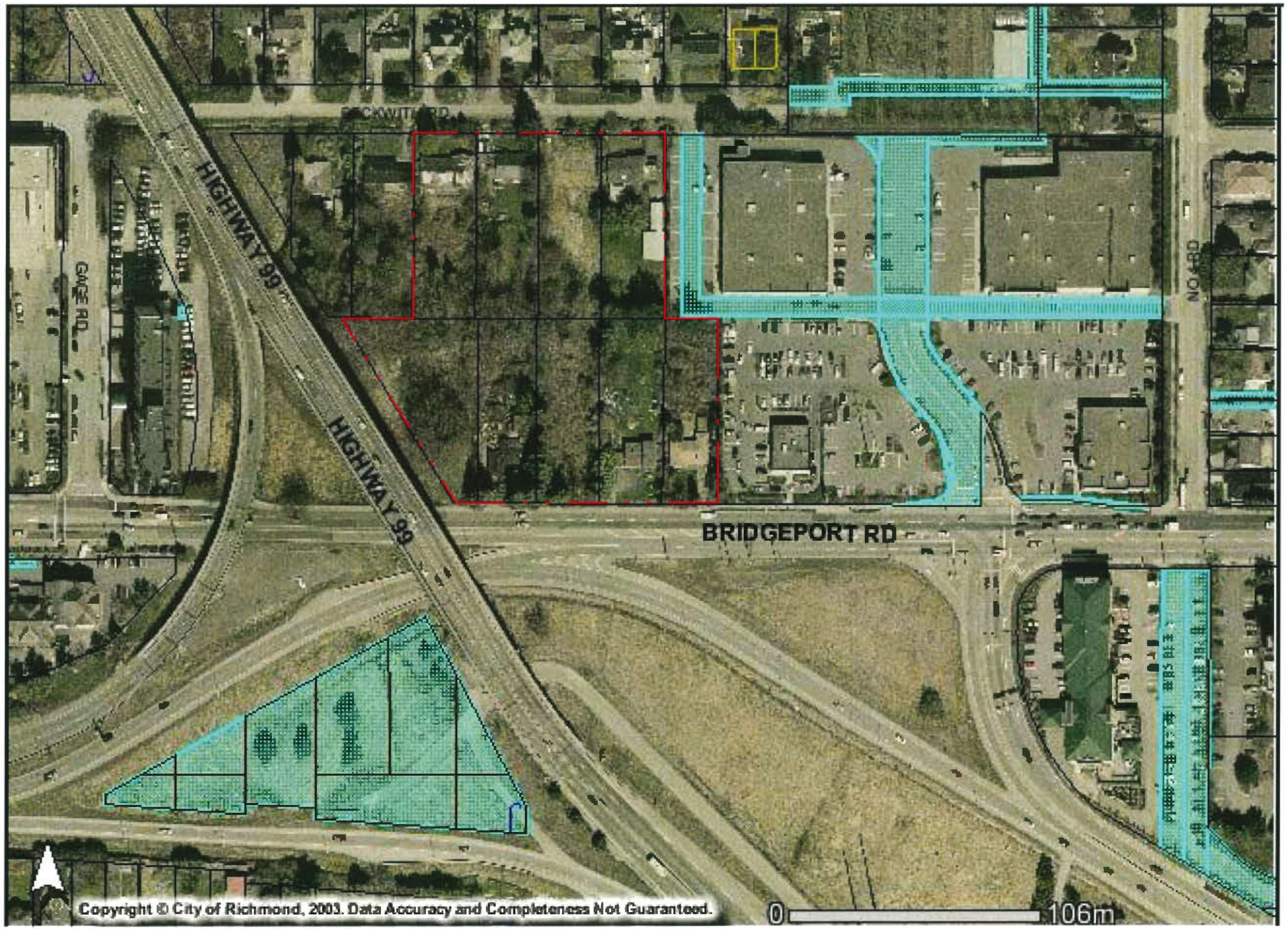
IBI

9455 & 9533 BRIDGEPORT ROAD

CONTEXT PLAN 2 A 1003

NTS

DP 18-825006 Reference



N

IBI

9455 & 9533 BRIDGEPORT ROAD

GIS SITE MAP A 1004

NTS

DP 18-825006 Reference

IBI

9455 & 9533 BRIDGEPORT ROAD

SOUTH OF SITE

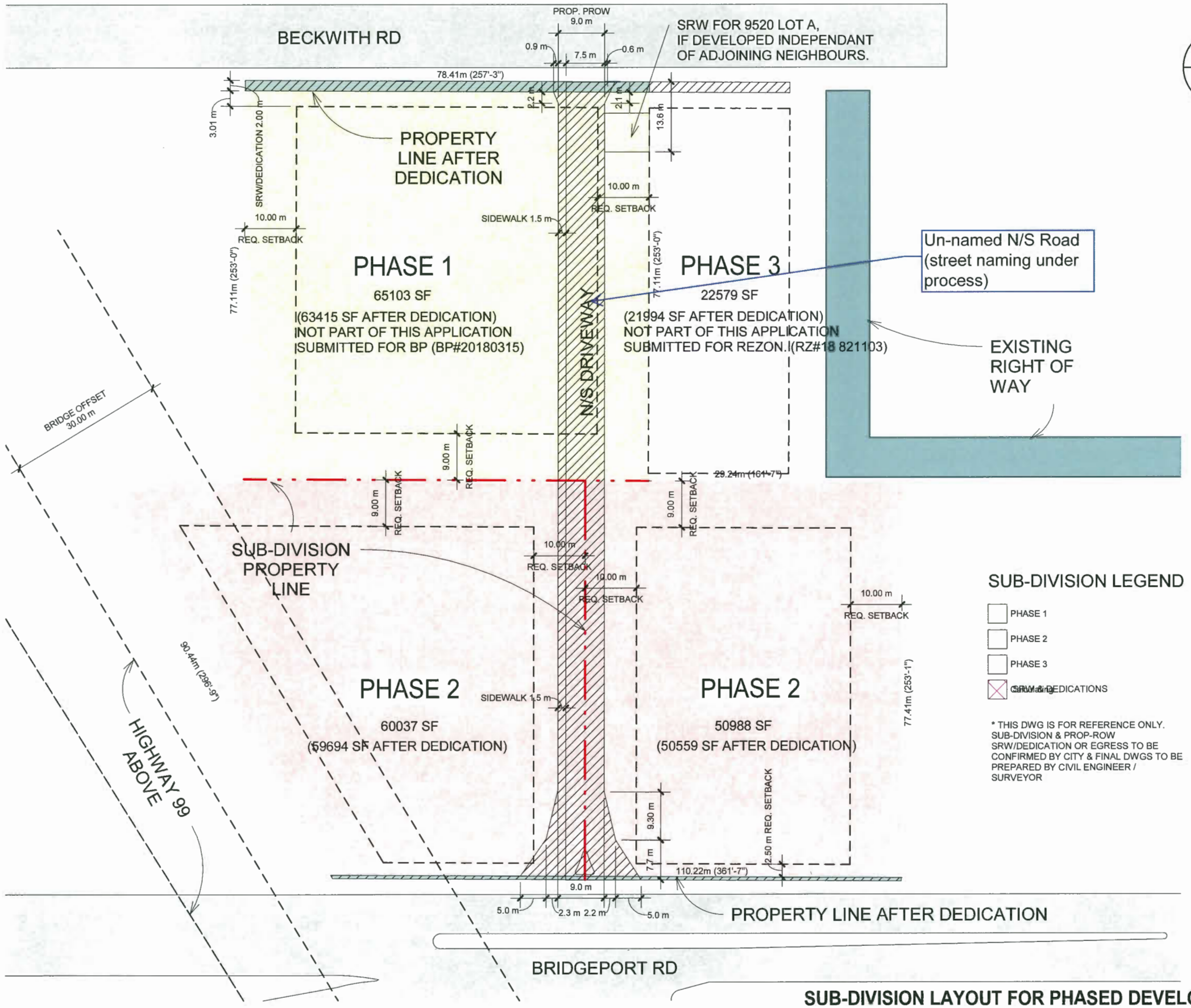
NORTH OF SITE

NORTH OF SITE

SITE IMAGE PRIOR TO SITE CLEARANCE A 1005

NTS

DP 18-825006 Reference



IBI

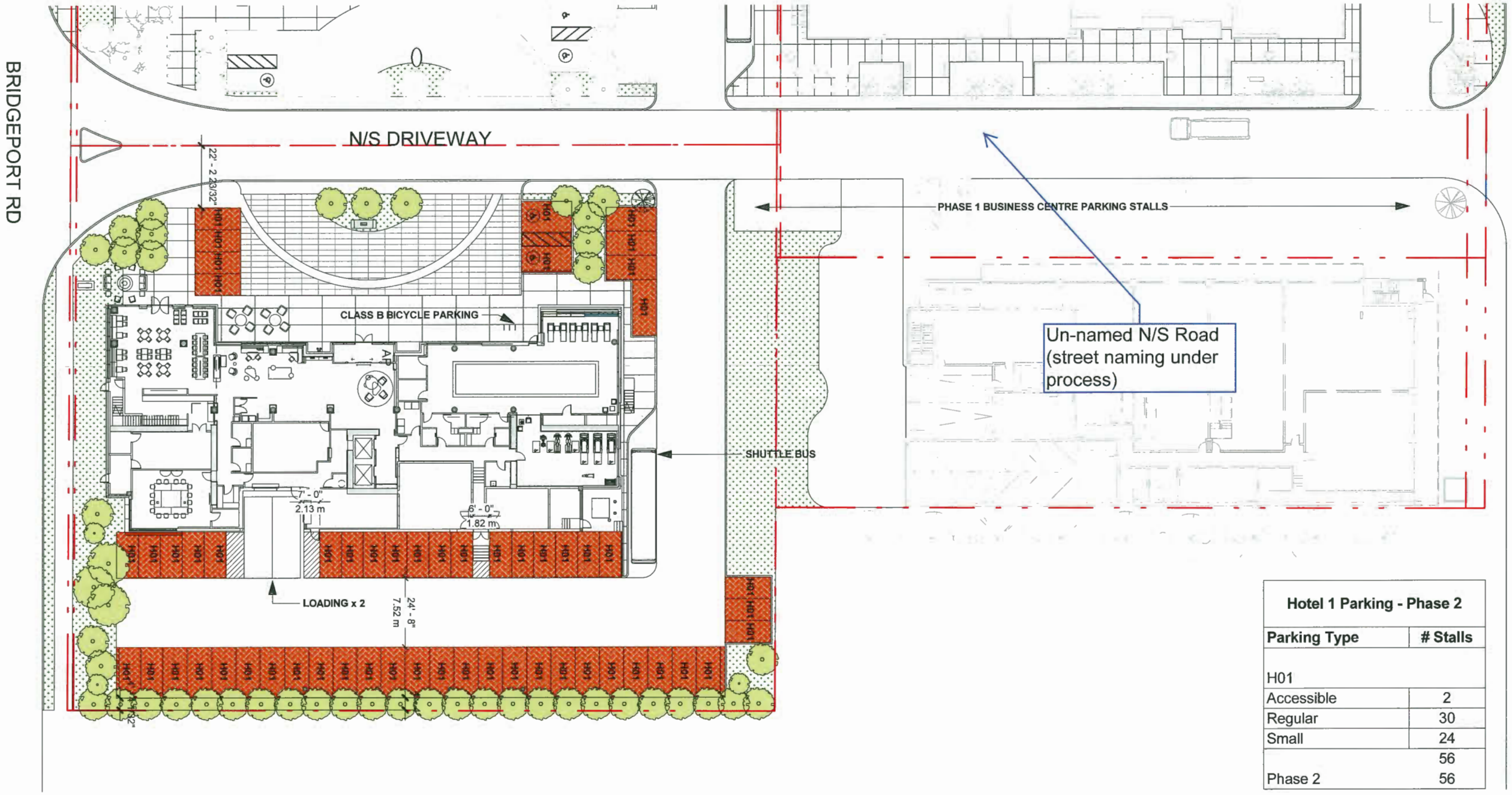
9455 & 9533 BRIDGEPORT ROAD

SUB-DIVISION LAYOUT FOR PHASED DEVELOPMENT

A 1007

1/32" = 1'-0"

DP 18-825006-Reference



Hotel 1 Parking - Phase 2	
Parking Type	**# Stalls**
H01	
Accessible	2
Regular	30
Small	24
	56
Phase 2	56

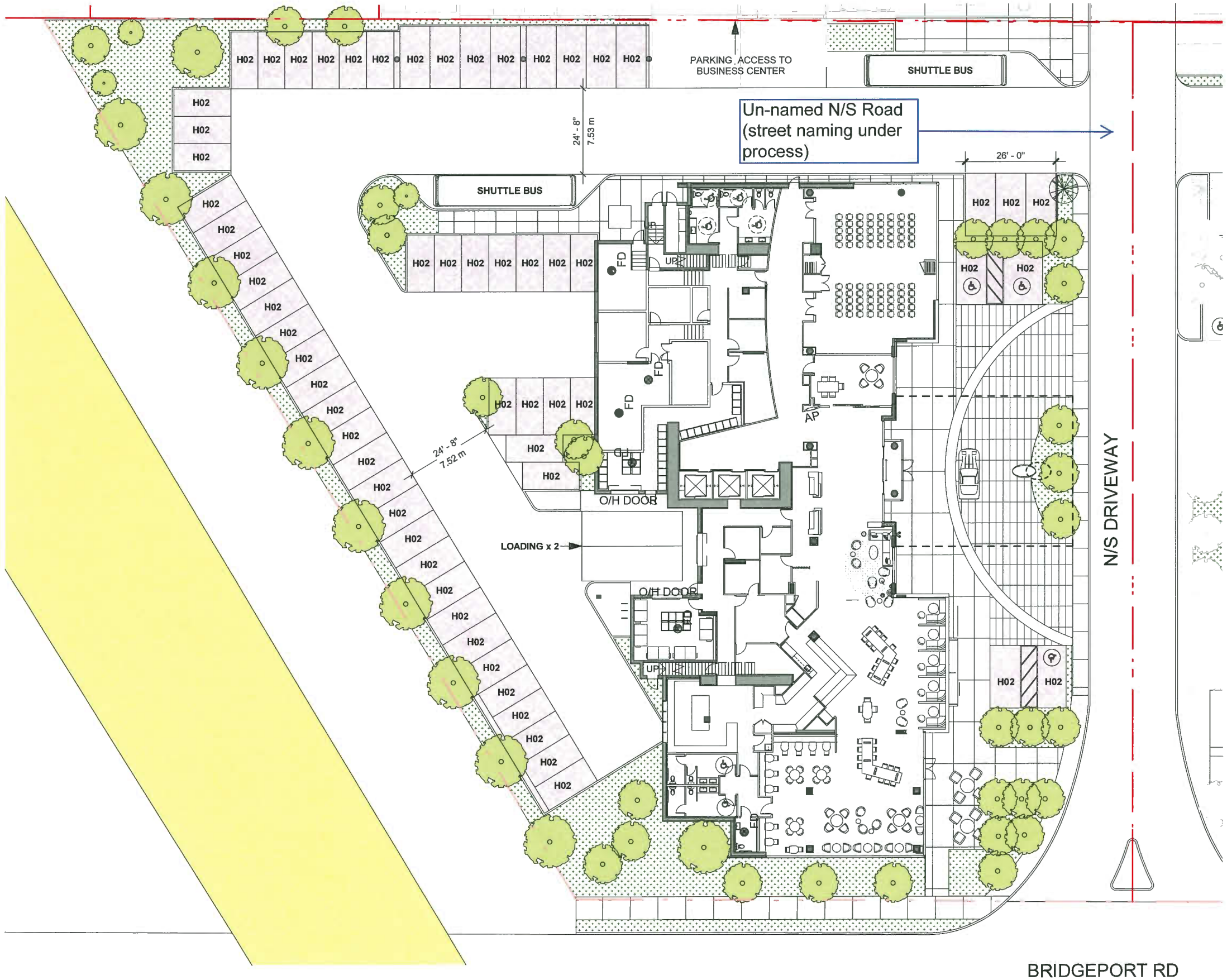
IBI

9455 & 9533 BRIDGEPORT ROAD

PHASE 2 PARKING COUNT - HOTEL 1 ON-SITE PARKING **A 1008a**

NTS

DP 18-825006 Reference



LEGEND

H02 = HOTEL 2

Hotel 2 Parking - Phase 2	
Parking Type	**# Stalls**
H02	
Accessible	3
Regular	31
Small	27
	61
Phase 2	61

IBI

9455 & 9533 BRIDGEPORT ROAD

PHASE 2 PARKING COUNT - HOTEL 2 ON-SITE PARKING **A 1008b**

DP 18-825006 - Reference

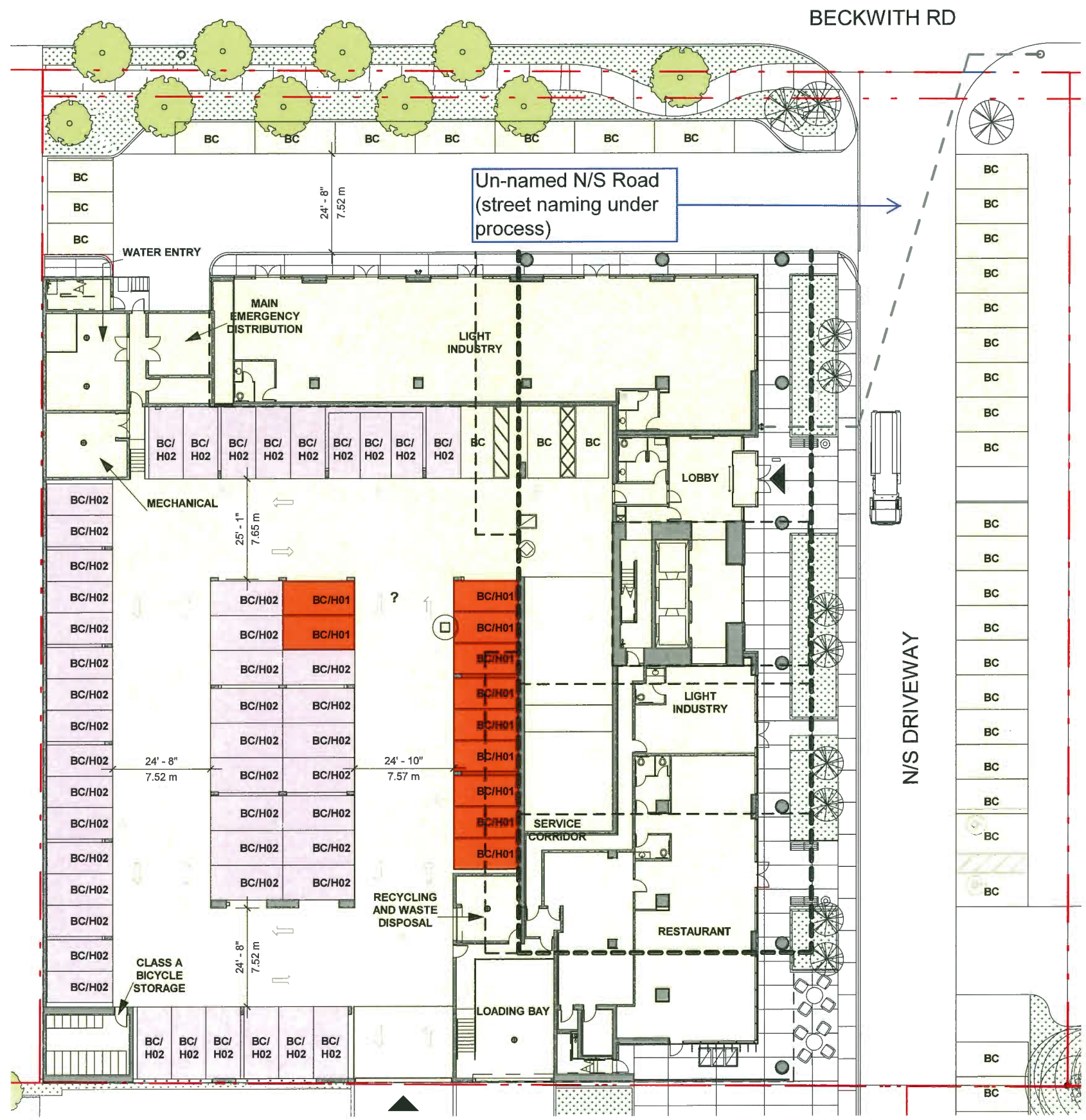
NOTE:
BUSINESS CENTRE IS NOT PART OF THIS APPLICATION
APPROVED DP #11-594571
SUBMITTED FOR BP (BP#20180315)

LEGEND

BC = BUSINESS CENTRE
H01 = HOTEL 1
H02 = HOTEL 2
BC/H01, BC/H02 = SHARED

PARKING - PHASE 1

Parking Type	# Stalls
BC	
Level 1/P1	
Accessible	3
Regular	31
Small	3
Level P2	
Accessible	
Regular	19
Small	36
Level P3	
Accessible	
Regular	33
Small	35
Level P4	
Accessible	
Regular	41
Small	48
H01	
Level 1/P1	
Small	9
Regular	2
H02	
LEVEL 1/P1	
Small	19
Regular	28
	TOTAL
Phase 1 Parking - BC, H01, H02	**319**



IBI

9455 & 9533 BRIDGEPORT ROAD

PHASE 1 PARKING COUNT - BUSINESS CENTRE GROUND FLOOR

A 1008c

DP 18-825006 - Reference

Accessible Parking Space Signage and Layout:

7.5.14 For on-site parking areas which contain 11 or more spaces, a minimum of 2% of the required **parking spaces**, rounded upward to the nearest whole number, shall be:

(a) located close, and be accessible to the **building** entrance;

(b) marked with a clearly visible sign identifying the spaces for use by disabled persons only as shown in Section 7.5.14.A accompanying and forming part of Section 7.5.14;

(c) marked on the parking surface with the international symbol for wheelchair accessibility as shown in Section 7.5.14.A accompanying and forming part of Section 7.5.14;

(d) provided with a ramp located at the end of the shared aisle as shown in Section 7.5.14.A accompanying and forming part of Section 7.5.14; and

(e) provided in the arrangement shown in Section 7.5.14.B accompanying and forming part of Section 7.5.14.

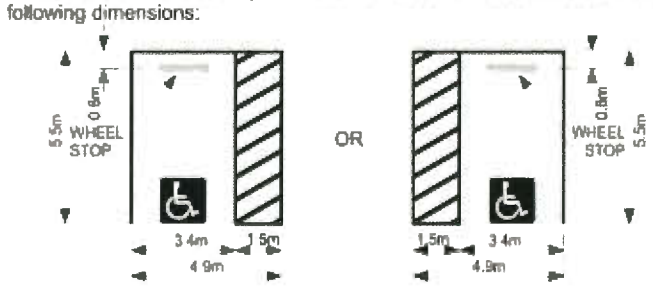
7.5.15 For residential **uses** that require a minimum of three visitor **parking spaces**, a minimum of 2% of the total required **parking spaces**, rounded upward to the nearest whole number, shall be:

(a) marked with a clearly visible sign identifying the spaces for use by disabled persons only as shown in Section 7.5.14.A accompanying and forming part of Section 7.5.14;

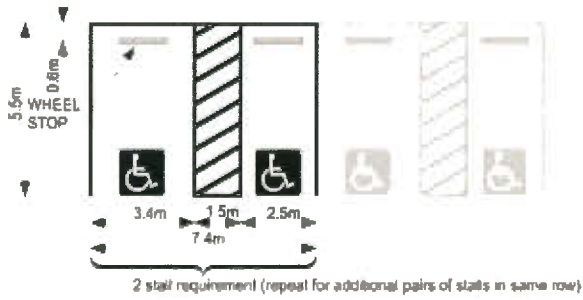
(b) marked on the parking surface with the international symbol for wheelchair accessibility as shown in Section 7.5.14.A accompanying and forming part of Section 7.5.14; and

7.5.14.B

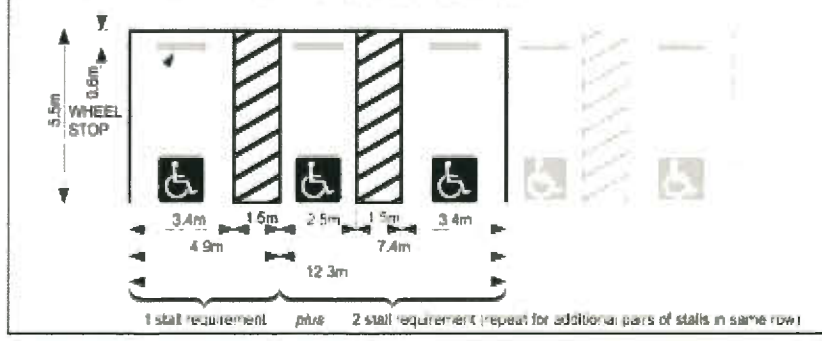
1. For one accessible stall required, such a stall shall be van accessible and have the following dimensions:

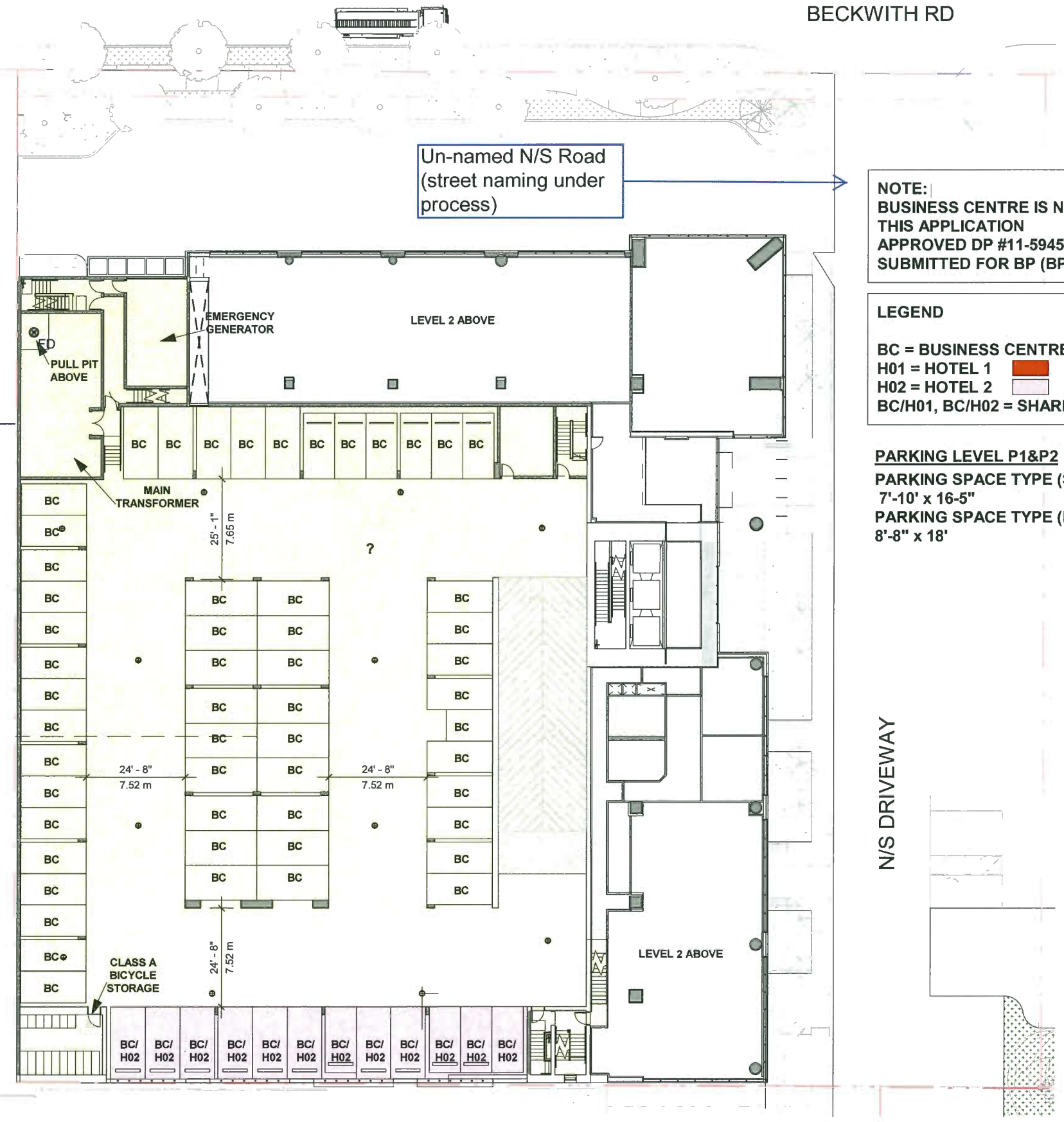


2. For two or more even number of accessible stalls required, the stalls shall be marked as:



3. For three or more odd number of accessible stalls required, a combination of requirements 1 and 2 shall be used and marked as:





NOTE:
BUSINESS CENTRE IS NOT PART OF THIS APPLICATION
APPROVED DP #11-594571
SUBMITTED FOR BP (BP#20180315)

LEGEND

BC = BUSINESS CENTRE
H01 = HOTEL 1
H02 = HOTEL 2
BC/H01, BC/H02 = SHARED

PARKING LEVEL P1&P2

PARKING SPACE TYPE (SMALL):
7'-10' x 16-5"
PARKING SPACE TYPE (REGULAR):
8'-8" x 18'

IBI

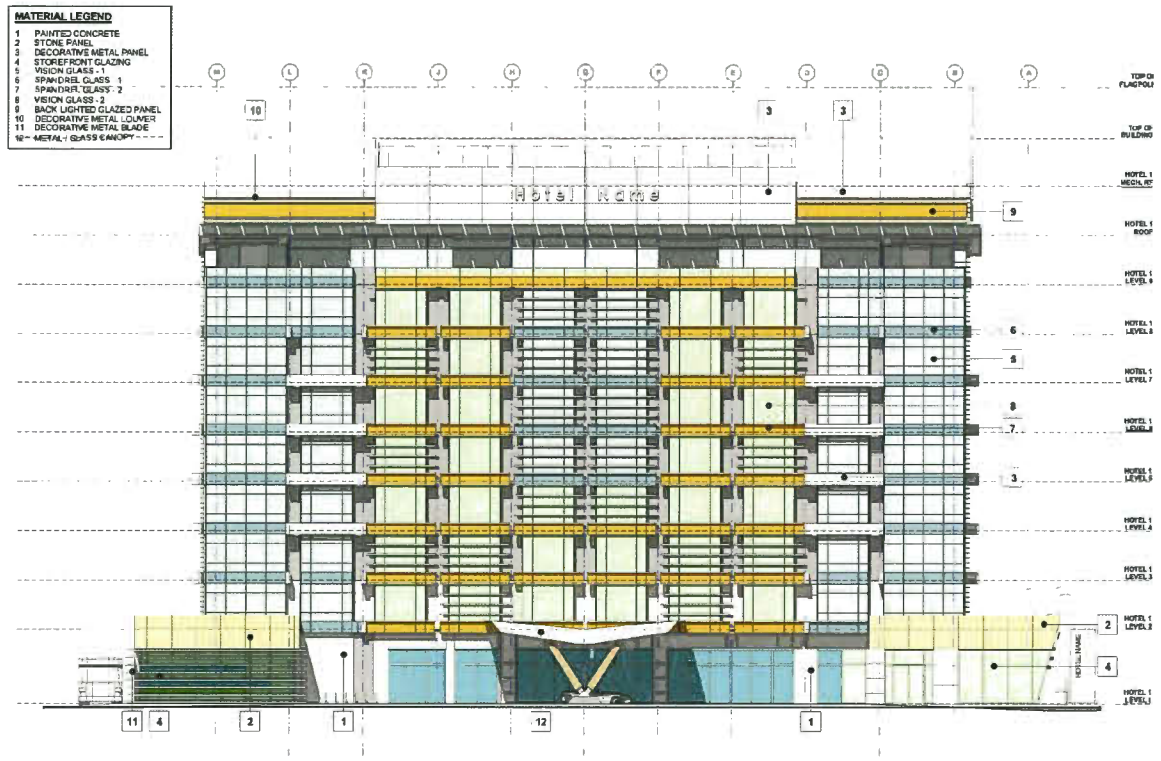
9455 & 9533 BRIDGEPORT ROAD

PHASE 1 PARKING COUNT - BUSINESS CENTRE PARKING LEVEL P2 **A 1008d**

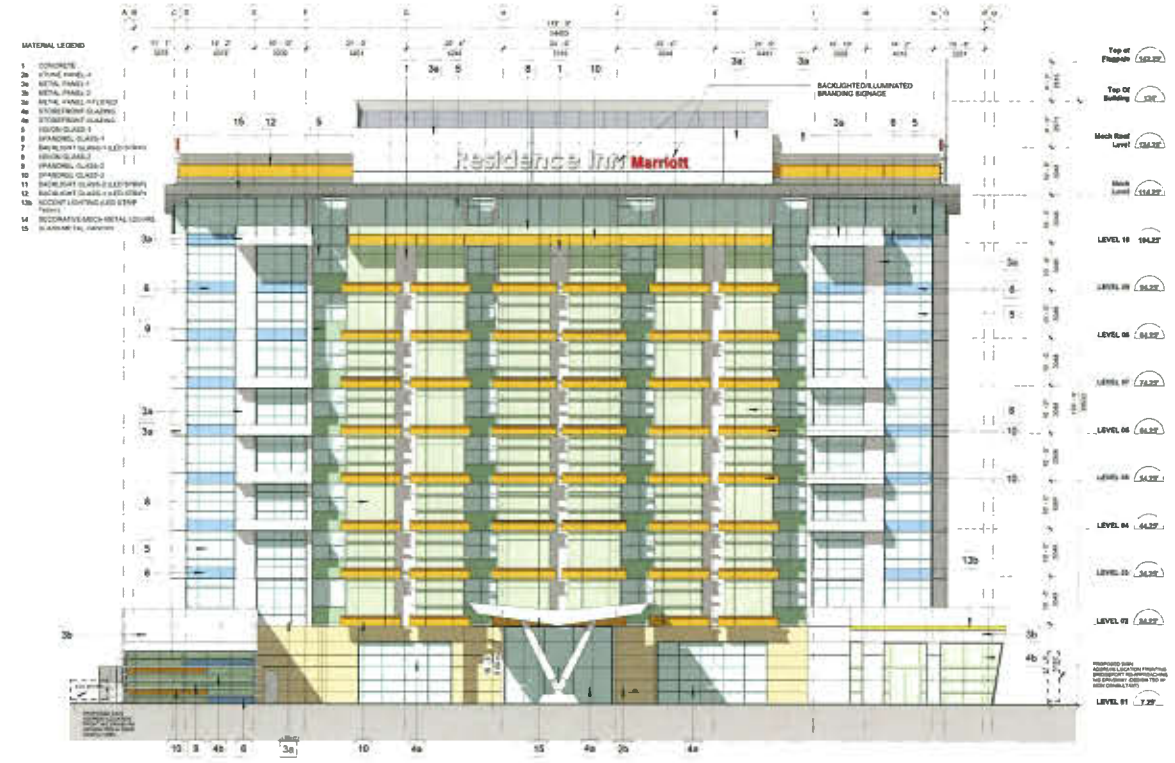
DP 18-825006 - Reference

DP # 11-594571 (OLD)

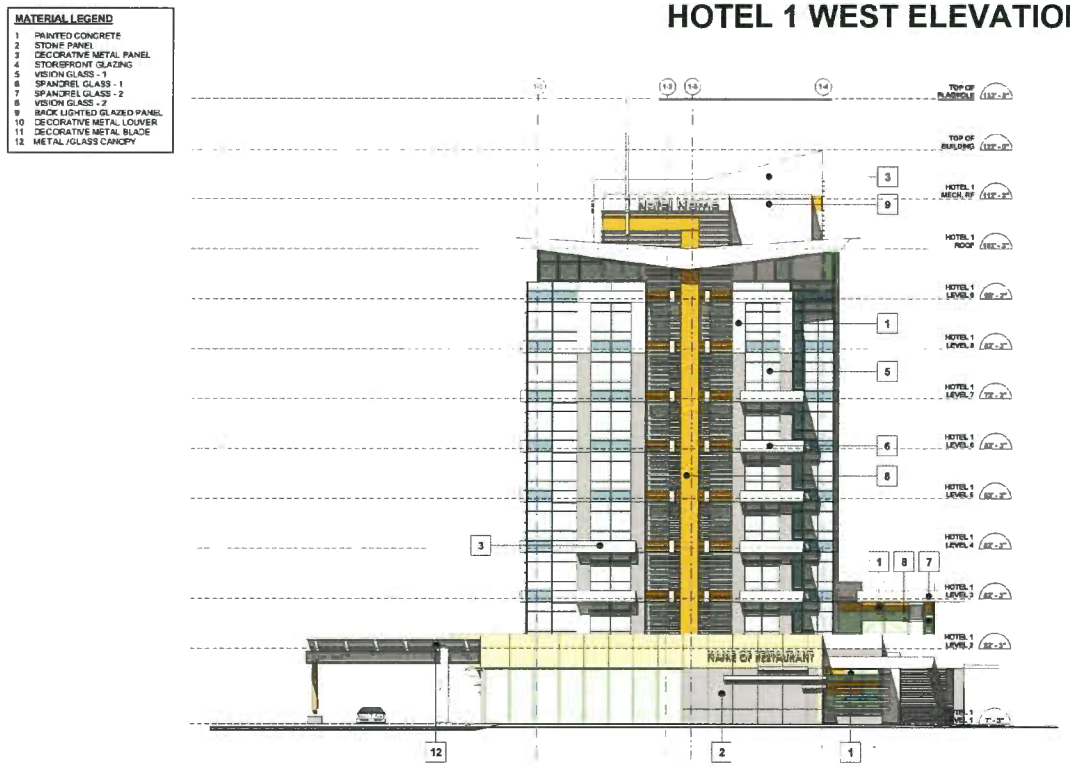
PROPOSED (NEW DP)



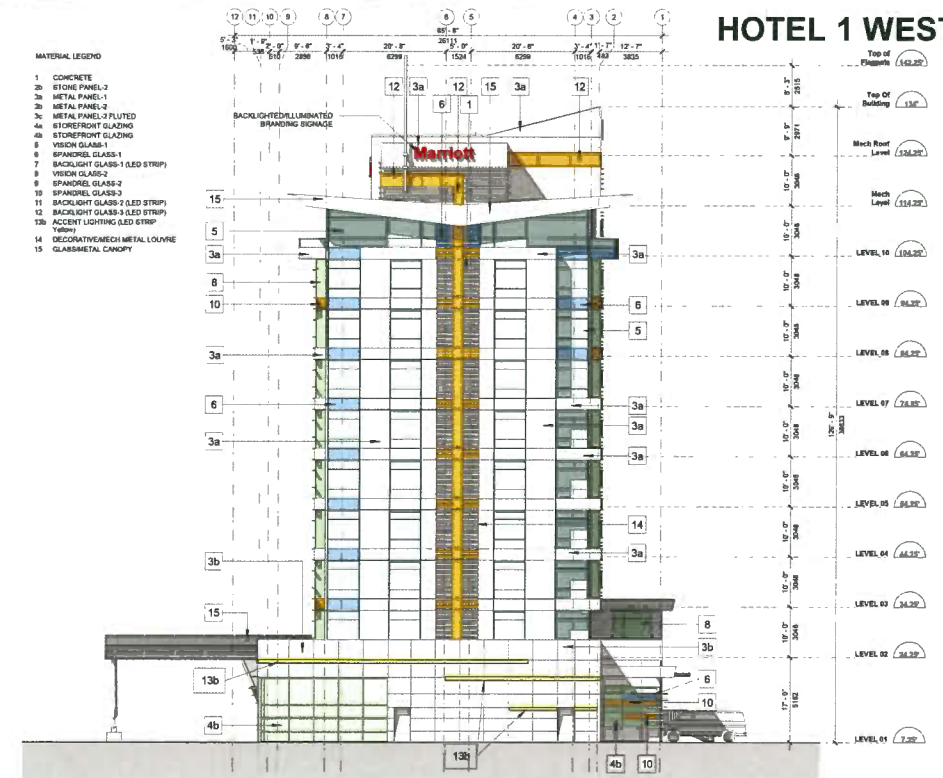
HOTEL 1 WEST ELEVATION (OLD)



HOTEL 1 WEST ELEVATION (NEW)



HOTEL 1 SOUTH ELEVATION (OLD)



HOTEL 1 SOUTH ELEVATION (NEW)

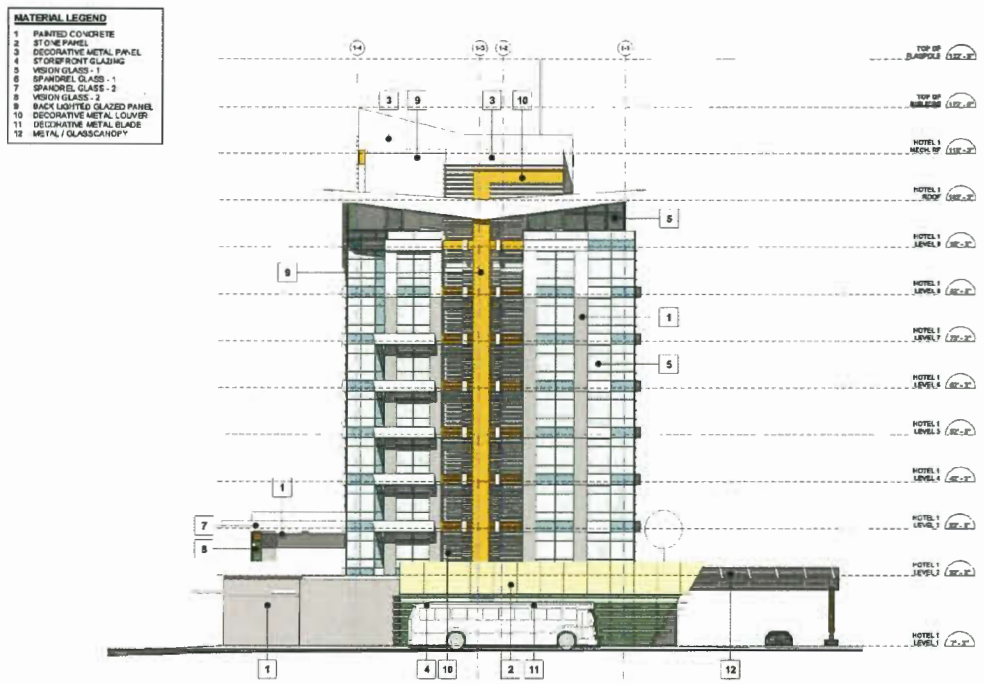
IBI

9455 & 9533 BRIDGEPORT ROAD

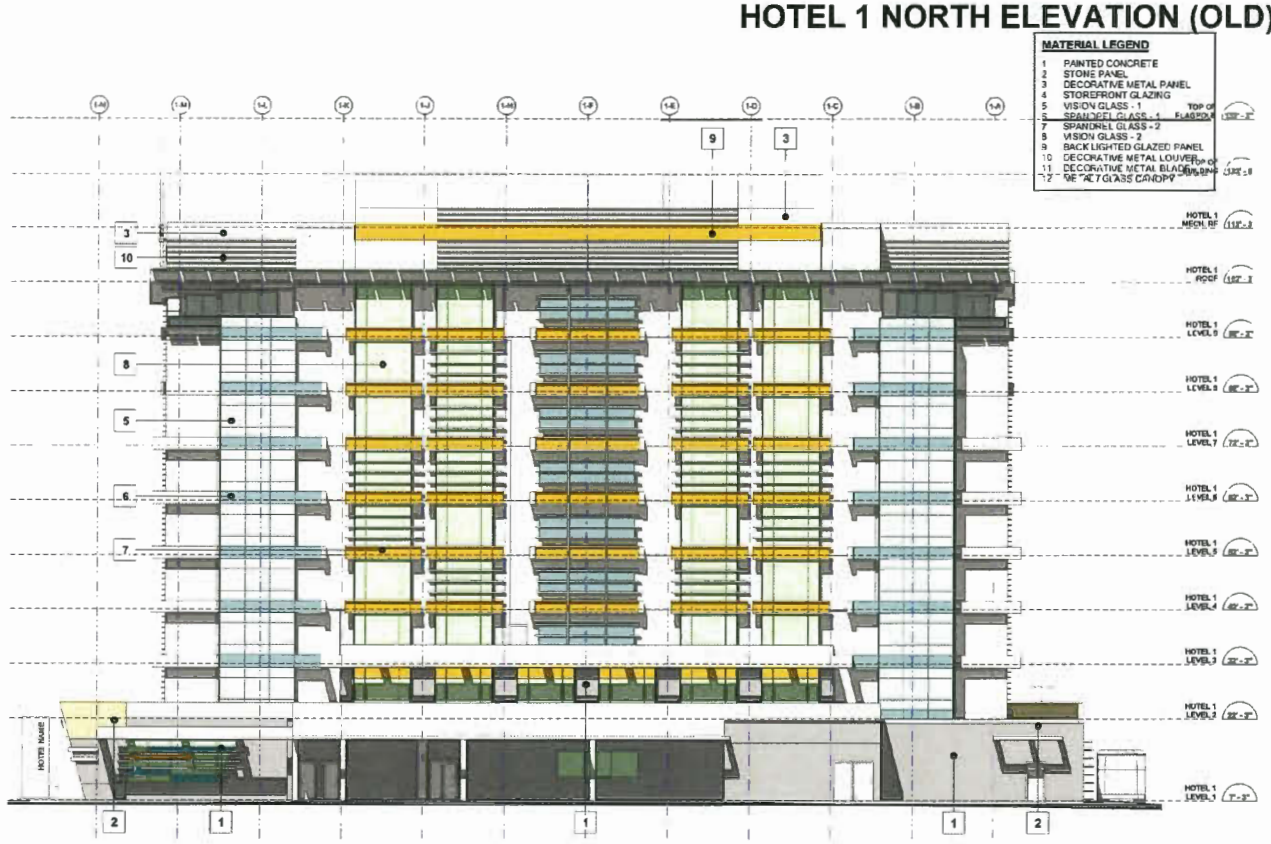
HOTEL 1 ELEVATION COMPARISON A 1013

DP 18-825006 - Reference

DP # 11-594571 (OLD)

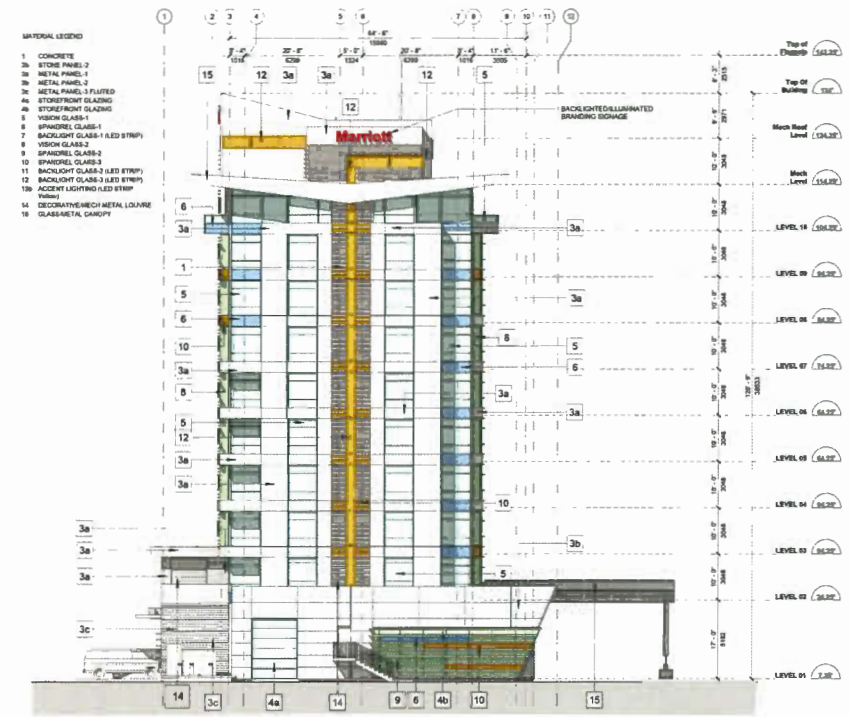


HOTEL 1 NORTH ELEVATION (OLD)

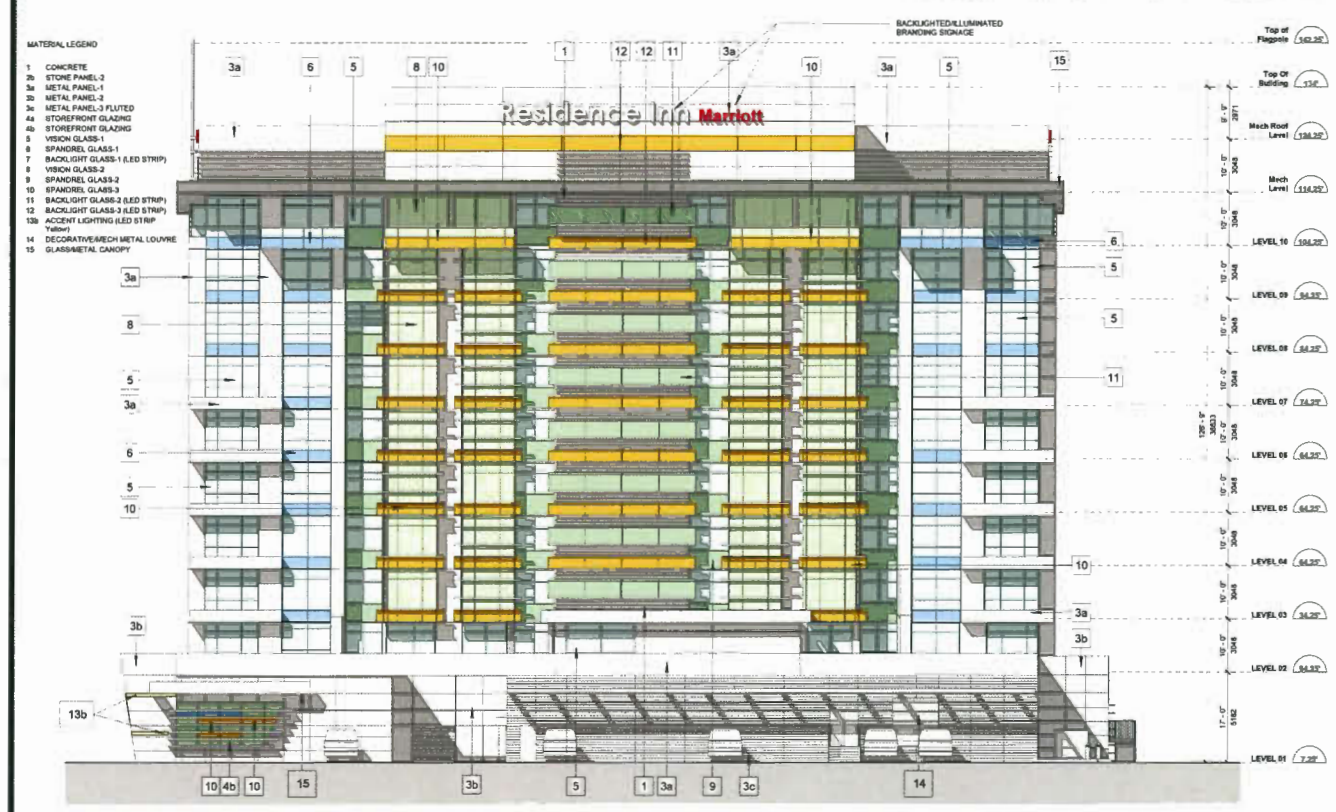


HOTEL 1 EAST ELEVATION (OLD)

PROPOSED (NEW DP)



HOTEL 1 NORTH ELEVATION (NEW)



HOTEL 1 EAST ELEVATION (NEW)

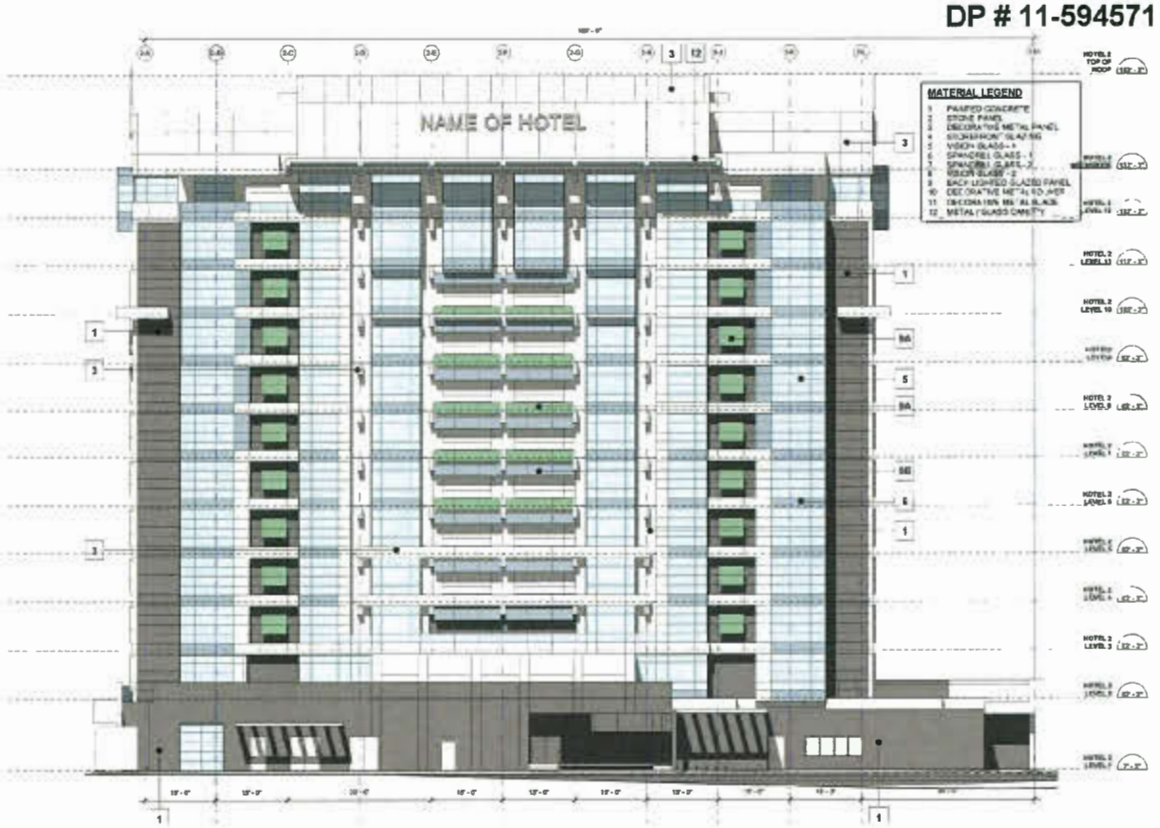
IBI

9455 & 9533 BRIDGEPORT ROAD

HOTEL 1 ELEVATION COMPARISON A 1014

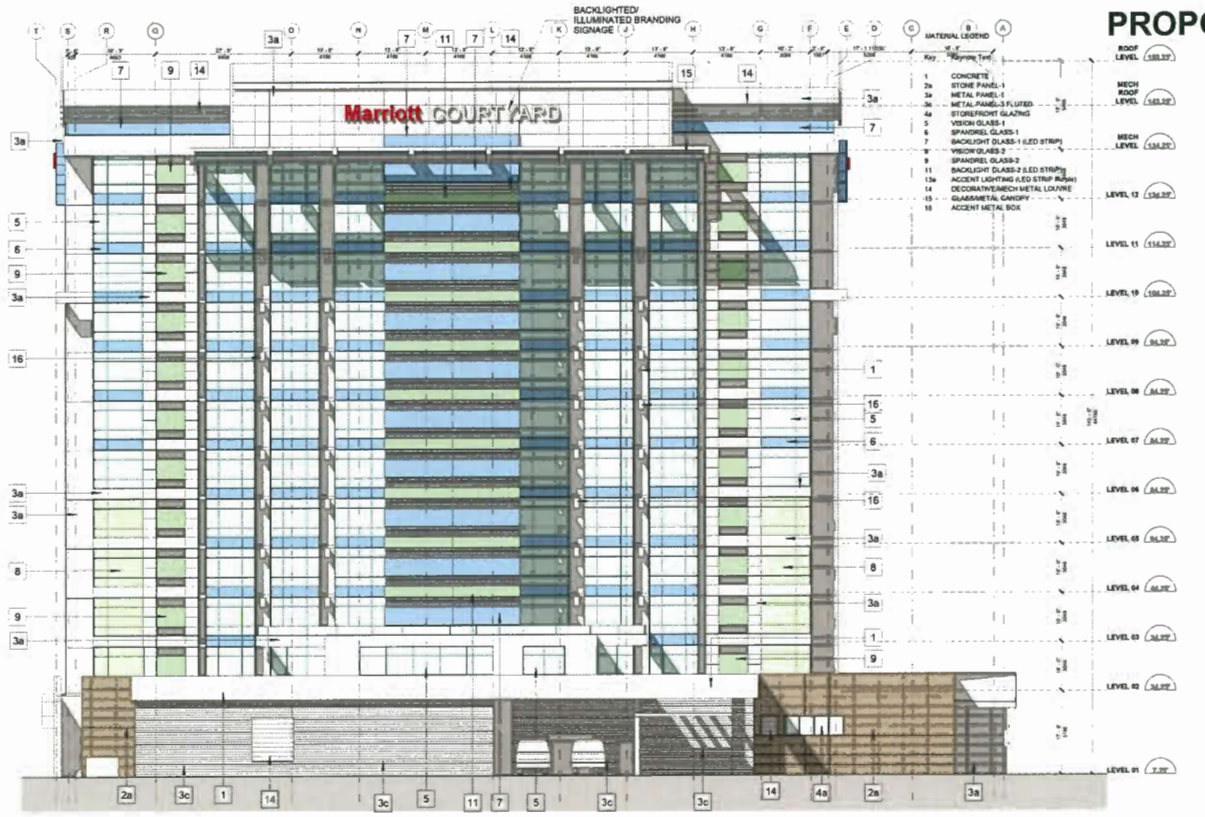
DP 18-825006 - Reference

DP # 11-594571 (OLD)

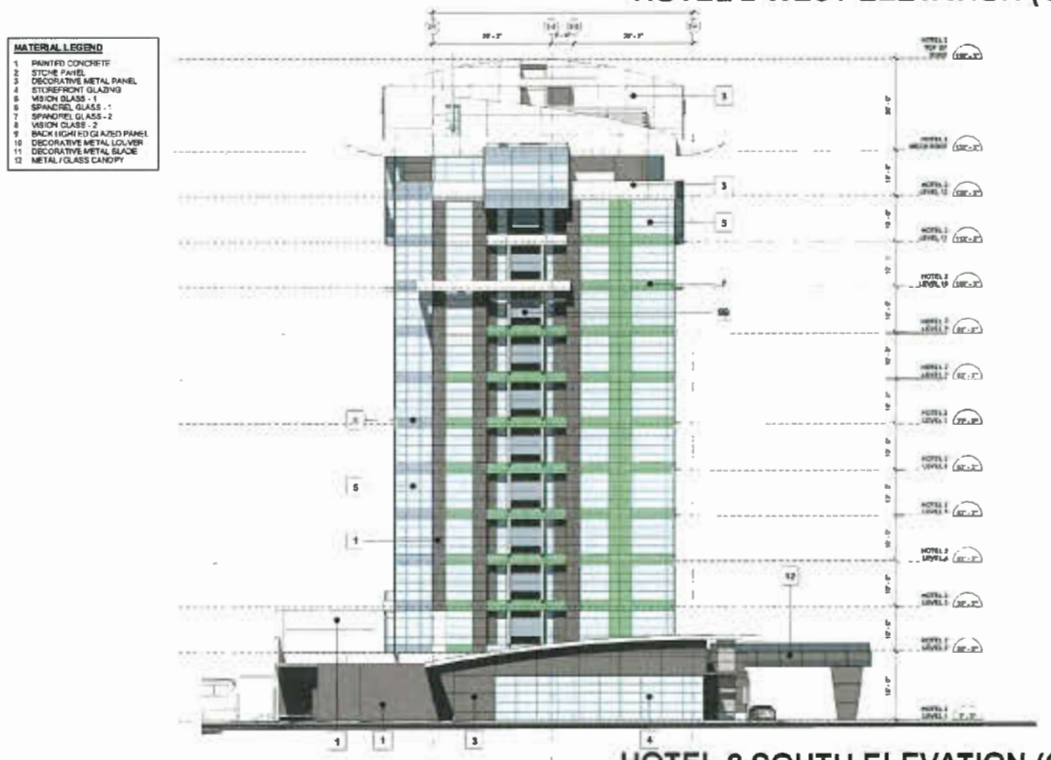


HOTEL 2 WEST ELEVATION (OLD)

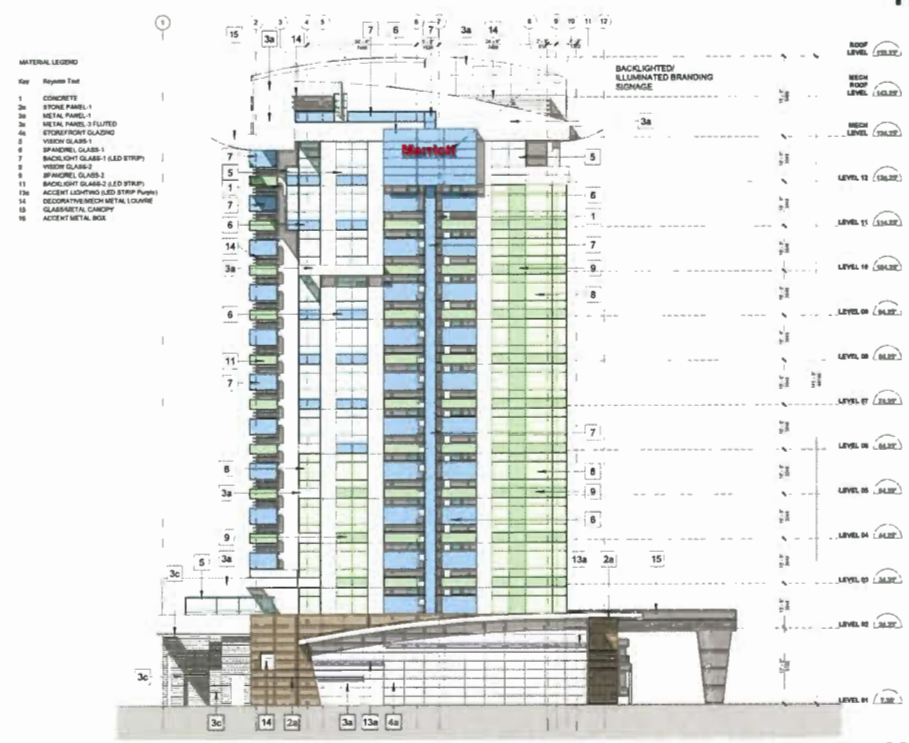
PROPOSED (NEW DP)



HOTEL 2 WEST ELEVATION (NEW)



HOTEL 2 SOUTH ELEVATION (OLD)



HOTEL 2 SOUTH ELEVATION (NEW)

IBI

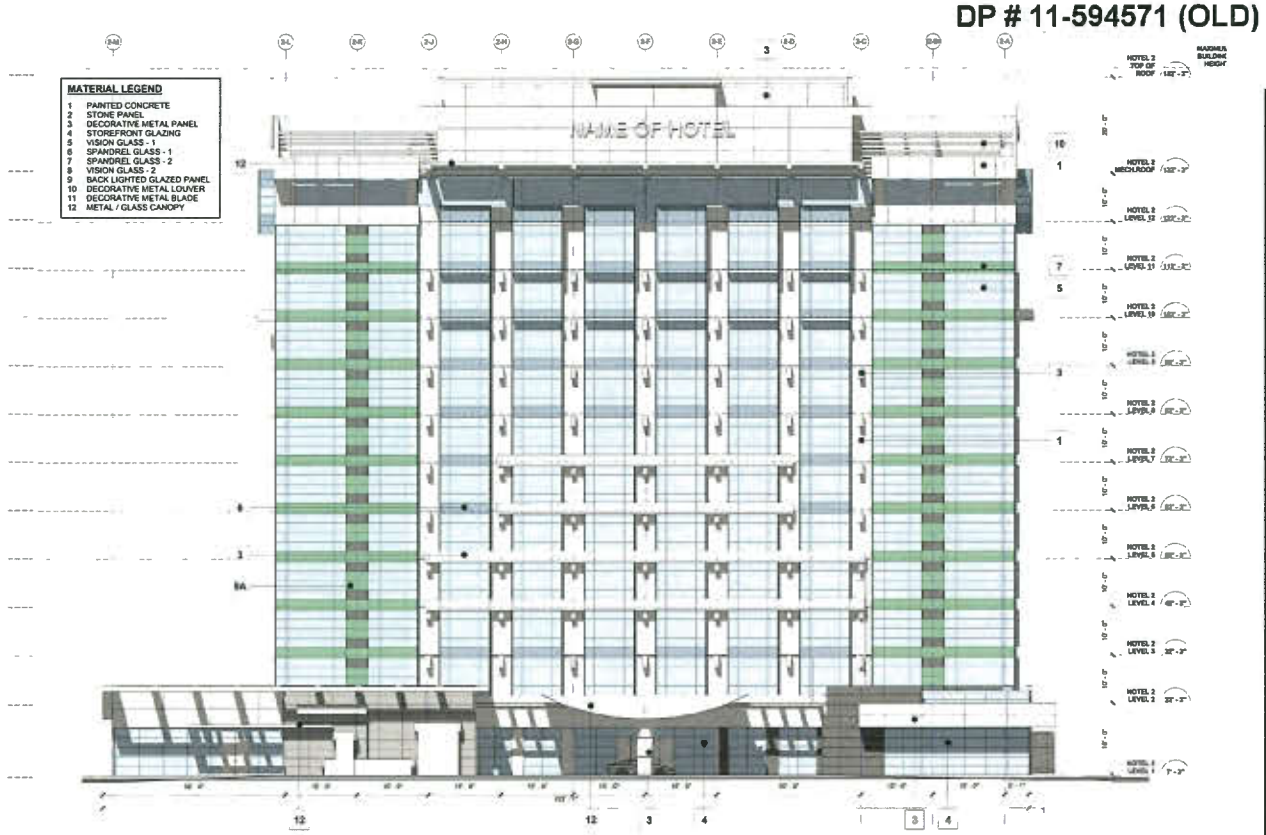
9455 & 9533 BRIDGEPORT ROAD

HOTEL 2 ELEVATION COMPARISON

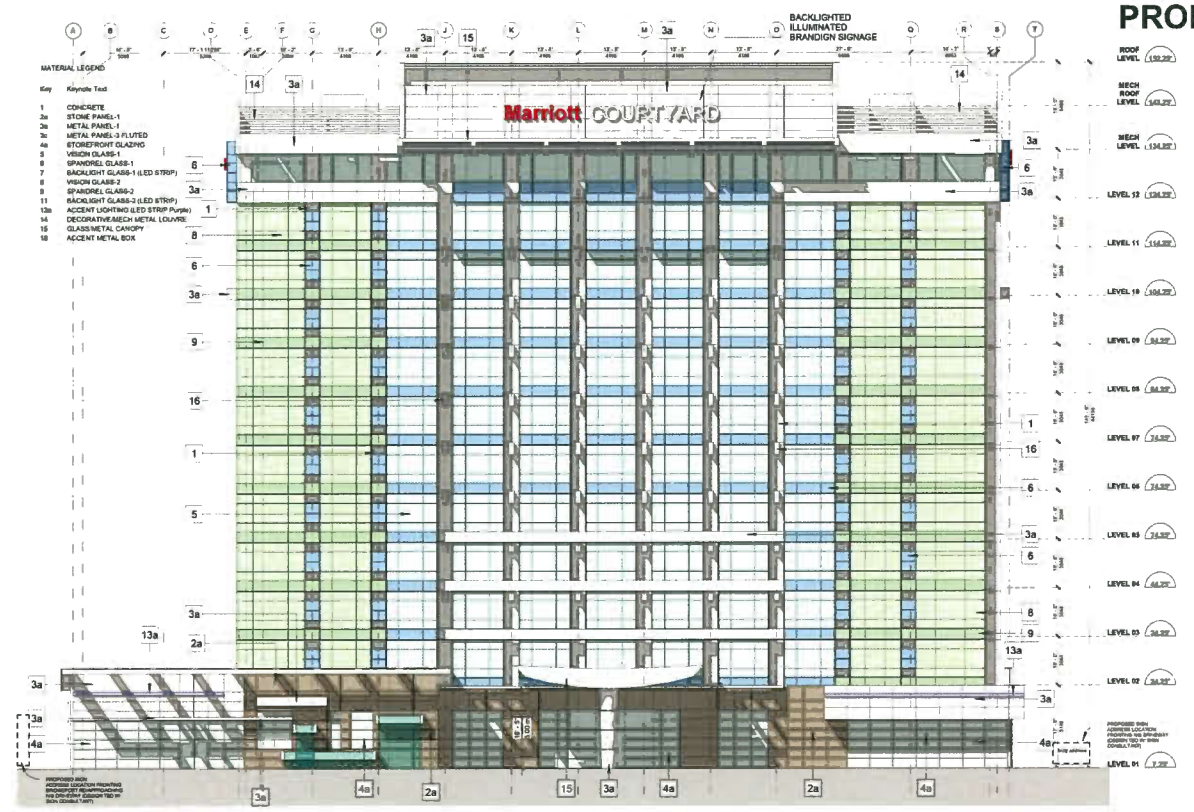
A 1015

DP 18-825006 - Reference

DP # 11-594571 (OLD)



HOTEL 2 EAST ELEVATION (OLD)



PROPOSED (NEW DP)

HOTEL 2 EAST ELEVATION (NEW)

HOTEL 2 NORTH ELEVATION (OLD)

HOTEL 2 NORTH ELEVATION (NEW)

IBI

9455 & 9533 BRIDGEPORT ROAD

HOTEL 2 ELEVATION COMPARISON

A 1016

DP 18-825006 – Reference

IBI

9455 & 9533 BRIDGEPORT ROAD

HOTEL 1 RENDERING - DAY VIEW

A 1021

DP 18-825006 NTS Reference

IBI

9455 & 9533 BRIDGEPORT ROAD

HOTEL 2 RENDERING - DAY VIEW

A 1022

NTS

DP 18-825006 – Reference

IBI

9455 & 9533 BRIDGEPORT ROAD

STREETSCAPE RENDERING

A 1026

DP 18-825006 – Reference

IBI

9455 & 9533 BRIDGEPORT ROAD

HOTELS 1 & 2 -STREETSCAPE RENDERING

A 1027

NTS

DP 18-825006 - Reference

HOTEL 1. HOTEL 2. BUSINESS CENTER.

A1 - *All buildings show curtain glazing facades creating a check pattern.*
A2 - *All three buildings have strong horizontal elements thus creating harmonious connection between the buildings while maintaining individual character.*
A3 - *Shading components have been incorporated into all three building designs providing a connected functionality visually, while the practical functionality of the building differs.*

BUSINESS CENTER.

B1 - *All buildings have a corner glazing structure with a setback intigrated into the designs as shown.*
B2 - *Building names have been located to the top of each building for clear visibility.*
B3 - *The horizontal shades seen on the Business Center create a visable comparable to both Hotels roof canopies.*

HOTEL 1. BC HOTEL 2.

H1 - *The relationship that can be seen emulated in all the buildings is the continuity of materials moving horizontally from one facade to the next. Thus creating a wrap around effect as shown in these images on all three buildings with different materials and function.*

Height and mass reinforce their similartities and visual connection.

HOTEL 2. HOTEL 1. BUSINESS CENTER.

C1 - *Curtain glazed corners are all visually showing the same wrap-around concept using different colors and material to achieve the same visual asthetic.*
C2 - *Verticality aspects are also visually present within all three buildings strenghtening the relationship between each build but adversity in the materials used allows for individuality.*

G1 - *A continuity found at the top, and to the corner of all three buildings are poles.*

F1 - *Set backs created on different levels between the Business Center and the Hotels 1 & 2 still emits a correlation between all three buildings allowing a prominent horizontal feature, relating the three buildings visually*

HOTEL 2.

BUSINESS CENTER. HOTEL 1.

E1 - *The predominant base is found for all three buildings with an ideal ratio proportion to their building counterparts.*
E2 - *They are completed with interesting features such as, a green roof or water featured wall combining the relationship of natural elements amongst the three buildings.*
E3 - *Active ground floor use shown in all three buildings base have similar function which will create interest, activity and safety along the street front but also a relationship commercially and visually.*

D1 - *The canopy overhangs of the three buildings create a strong identity of good visual and physical connection between the street, their lobbies and both hotels. Their identical joist connections replicated with a similar frame and glass finish connect all three canopies of different proportions.*
D2 - *The columns used for support of the large Hotels canopy speak the same language as the columns around the Business Center, replicating importance and grandeur.*

*** BUSINESS CENTER IS NOT PART OF THIS APPLICATION SUBMITTED FOR BP (BP#20180315)**

IBI

9455 & 9533 BRIDGEPORT ROAD

VISUAL CONNECTION BETWEEN BUILDINGS **A 1030**

DP 18-825006 - Reference

Hotel 2 - Entrance view

Hotel 2 - Rear view

Hotel 1

Business Center

A

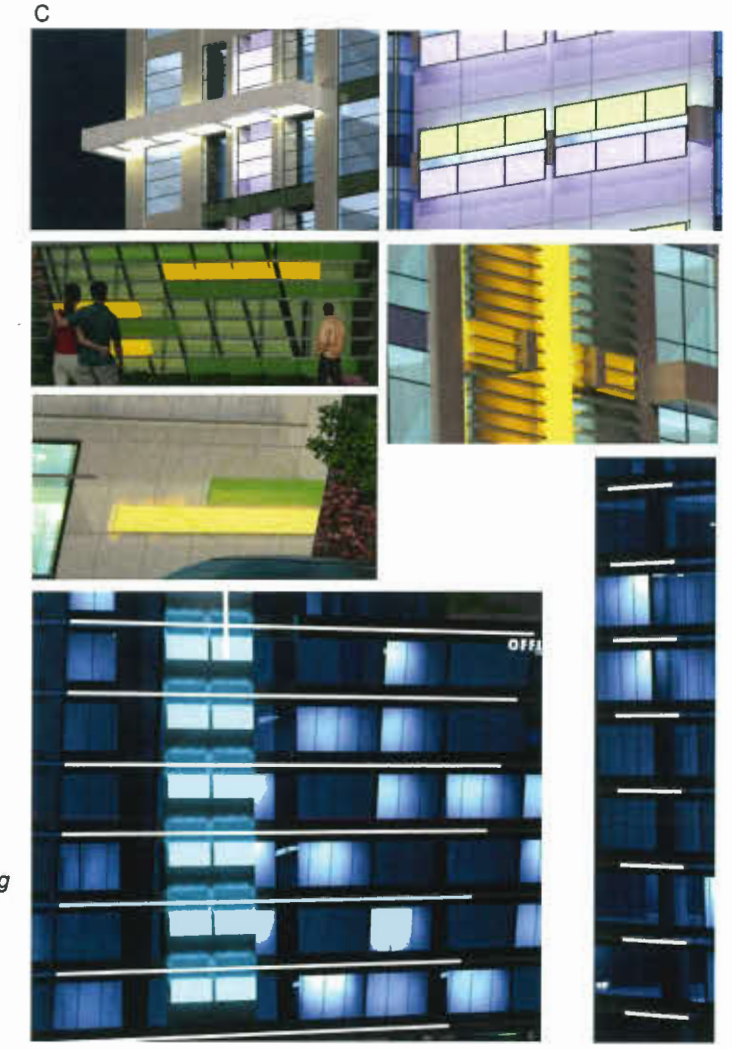
B

Signage *is illuminated by lighting for all buildings. Visibilty is clear from street view and allows a uniformity between all buildings.*

Accent Lighting *features on each of the three buildings providing distinct character, creating a public art, emphasizing the relationship and connectivity between each of the buildings as shown in images A. and elaborating the unique functional use and nature of each structure.*

Accent Lighting *is visable on each building facade highlighting particular elements as shown in images C in an artistic fashion of public display. This gives a connectivity between each building while the different illuminated aspects give each building an individuality.*

C



*** BUSINESS CENTER IS NOT PART OF THIS APPLICATION SUBMITTED FOR BP (BP#20180315)**

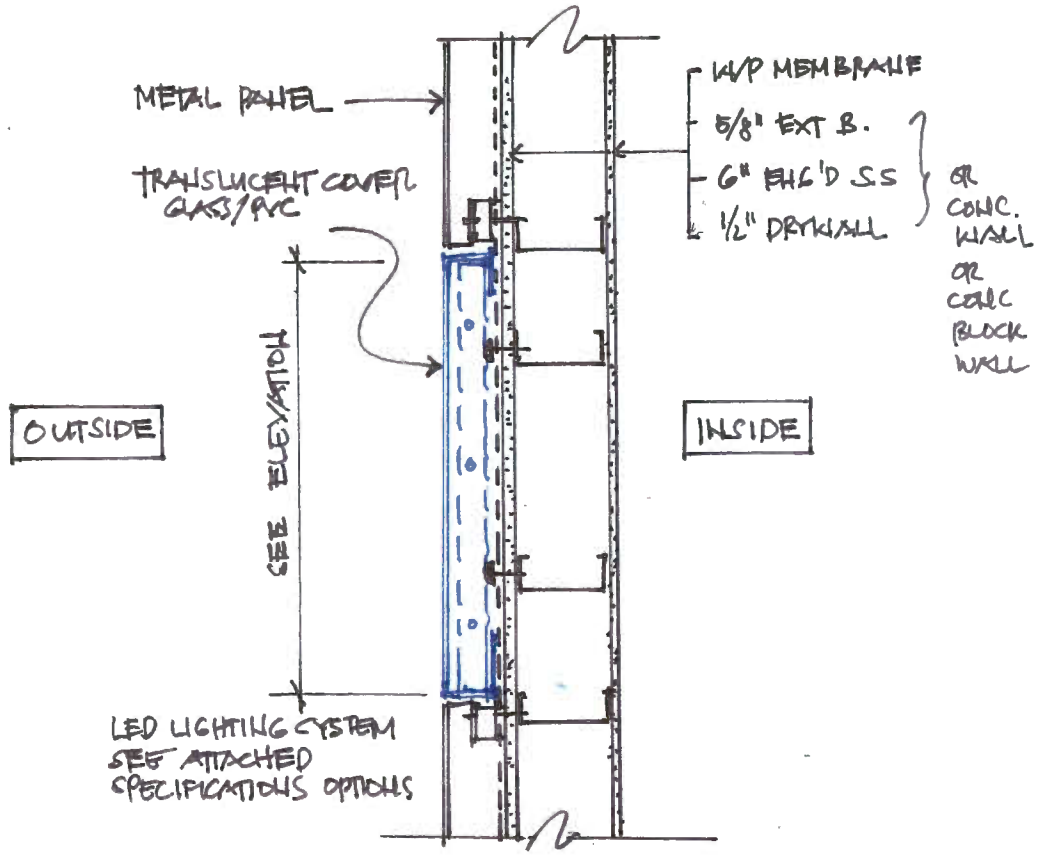
VISUAL CONNECTION BETWEEN BUILDINGS

A 1031

IBI

9455 & 9533 BRIDGEPORT ROAD

DP 18-825006 Reference



TYPICAL LIGHT STRIP DETAIL
NTS.

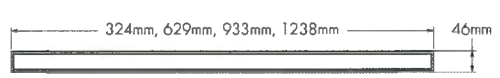
APPLICABLE TO ACCENT LIGHT PANELS

Specification Sheet — **lumenfacade nano** LOGN

WHITE AND STATIC COLOURS

Project Name _____ **Qty** _____

Type _____ **Catalog / Part Number** _____



Top view

Front and side views

Specification Sheet — **lumenfacade nano** LOGN

WHITE AND STATIC COLOURS

Colours and Colour Temperatures

2200K 2700K 3000K 3500K 4000K

Red Green Blue

Controls

ON/OFF UCTL

Ratings

IP66 IK08

Certifications

Performance

Delivered Output	884 lm (6.6 W/m, 1219 mm fixture, 4000K, 30° x 30°, UCTL), 1,767 lm (13.1 W/m, 1219 mm fixture, 4000K, 30° x 30°, UCTL)
Delivered Intensity	20,676 cd at nadir (6.6 W/m, 1219 mm fixture, 4000K, 8° x 8°, UCTL), 41,352 cd at nadir (13.1 W/m, 1219 mm fixture, 4000K, 8° x 8°, UCTL)
Illuminance at Distance	Minimum 1 fc at 43.9 m (6.6 W/m, 1219 mm fixture, 4000K, 8° x 8°, UCTL), Minimum 1 fc at 61.9 m (13.1 W/m, 1219 mm fixture, 4000K, 8° x 8°, UCTL)
Colour Consistency	3 SDCM (2 SDCM for 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10°, 60° x 10°, W and WW optics)
Colour Rendering	CRI 80+
Lumen Maintenance	L70 >90,000 hrs

SAMPLE LED LIGHTING SYSTEM OPTIONS (FOR REFERENCE ONLY)
See attached specifications for further information

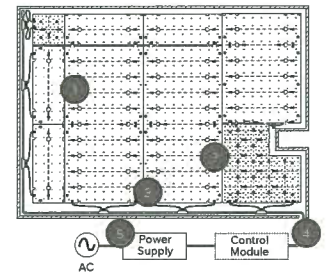
APPLICABLE TO BACKLIGHTED PANELS

COOLEDGE™

COOLEDGE cUL TILE EXTERIOR R2 - SPECIFICATIONS

PROJECT		REFERENCE TYPE	
SPECIFIED BY		QUANTITY	
DATE		NOTE	For Luminous Surfaces

SYSTEM OVERVIEW



Illuminate facades, canopies, entrances (including arches & columns) and large-scale graphics

1	TILE Exterior R2
2	TILE Exterior R2 Cut-out
3	TILE T-Cable
4	TILE Exterior Starter Kit
5	Power and Control

GENERAL

Location	Damp location
Operating Temp.	-4 to 131°F
Storage Temp.	-40 to 158°F
Relative Humidity	90% max (non-condensing)
Operating Voltage	58 VDC
Electrical Connections	Tool-less snap connectors
Exposure	Not to be exposed to direct sunlight, rain or snow. Intended for installation behind diffuser materials.

SPECIFICATION

cUL Listed Damp Location lighting system inclusive of flexible light emitting sheets, connectors, low voltage cables, and LED drivers. Light output from the system must be ± 10% of 600/300 lumens/sqft across the total illuminated area post-installation. Color Rendering Index (CRI) must be >90 and color consistency between light sheets must be typical 3 SDCM. Electrical connections between light emitting sheets and between cables and light emitting sheets must be tool-less and allow more than one connect/ disconnect iteration. System must include the capability to accommodate obstacles, angles, and curves. System warranty is 5 years.

FEATURES

- Two choices of constant lumen output ensure consistent highly calibrated illumination
- Color consistency of typically 3 SDCM between TILEs meets stringent requirements for large area installations
- Factory cutting and sealing means systems are adaptable to any size installation and can accommodate obstacles and shapes while reducing installation time and potential errors
- Constant voltage electrical architecture is fully scalable without loss of performance or need to reconfigure drivers
- Low setback distances, flexibility, and no requirement for a heat sink enable optimal integration with luminous surfaces
- Multiple options for dimming, lumen level, and CCT offer the most adaptable illumination for large surface areas available today
- Mounts directly to non-conductive construction materials (eg. drywall, plywood)

Cooledge Lighting Inc.
110-13558 Commerce Parkway
Richmond, BC V6V 2L1 Canada

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F +1 604 273 2660
T +1 844 455 4448
W cooledgelighting.com

Cooledge Lighting reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

PSD-0027-R00-092818 (LTR) V5

DLC DOC #1001

LumiSheet
LED Light Panel

LumiSheet has revolutionized retail and architectural lighting. This frameless LED light panel produces a bright, even light across its entire surface. It can be ordered in any shape, size, and color and can be put virtually anywhere. Behind graphics. On walls. On ceilings. On floors. As lit shelving. The applications are endless.

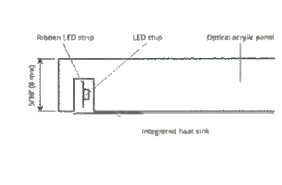
FEATURES

- ✓ Available in custom sizes, shapes, and curves
- ✓ Can be used in frameless designs
- ✓ Slim (8 mm, optional 6 mm thick)
- ✓ 3D v-cutting technology
- ✓ High brightness (up to 10,000 lux)
- ✓ Long LED lifespan (70,000+ hours)
- ✓ Energy saving and maintenance free (70% energy savings over traditional lighting)
- ✓ Superior consistent light quality
- ✓ Advanced 3-year warranty

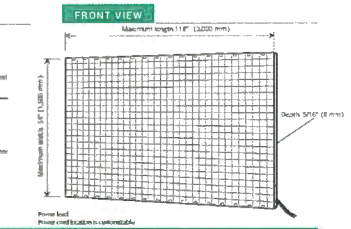
1-866-766-0509 | RFQ@DLC-LUMISHEET.COM WWW.DLC-LUMISHEET.COM

DLC DOC #1001

PROFILE VIEW



FRONT VIEW



SPECIFICATIONS

Electrical				
Input Voltage	12 VDC		24 VDC (optional)	
	Standard	**CCT**		**RGB**
Power Consumption	4.0 W/ft	4.0 W/ft		5.0 W/ft
Wire Size	20 AWG 2 wire	20 AWG 2 wire		22 AWG 4 wire
Wiring	Each panel must have direct connection to power supply. Do not wire panels in series			
Connector	Standard 5' (1,500 mm), optional 10' (3,000 mm)			
	2.1 / 5.5 mm barrel plug	Bare wire		Bare wire
Certification	UL recognized component (E362078), UL listed (E346146)			
Physical				
	Standard	**CCT**		**RGB**
Color Temperature	3000 K, 3500 K, 4100 K	5300 K, 6300 K	CCT (3000 K - 6500 K)	RGB
High CRI	> 90 available (12 VDC only) in 3000 K, 4100 K, 5300 K			
Mounting	Wall mounted with screws, Z-clips, U-channel, or mirror clips			
Operating Temperature	30 °C (32 °F) – 40 °C (-104 °F)			
Environment	Dry location only (indoor)			
Thickness	5/16" (8 mm)			Optional 1/4" (6 mm)
Minimum Size	2" (50 mm) L x 2" (50 mm) W			
Maximum Size	118" (3,000 mm) L x 59" (1,500 mm) W			
Weight	1.95 lbs / sq ft (9.54 kg / sq m)			

Notes:
- Acrylic and other manufacturing components and methods may contribute to an expansion or contraction of tiles based on environment or loading factors. Please allow a minimum of 3/16" (4.75 mm) to compensate for any changes in the actual dimensions of this product.
- Our bandlic white LEDs utilize separate warm and cool white channels for color mixing. 3rd party controls must account for generation of between mixing of 8% two channels (Example: 3000 K (Warm White) = 3000 K 100% ON & 6500 K (Cool White) OFF. Balancing/Blending of both = 3000 K 50% ON & 6500 K 50% ON. 5300 K = 3000 K OFF & 5300 K 100% ON. Both channels cannot be allowed to operate at 100% simultaneously as the LED are not engineered to handle such high current.
- LED flux temperature listed in this literature is a best derived from raw LED data. Actual flux/lumen output can vary +/- 20% based upon environmental conditions including but not limited to inclusion into LGPs and the use of diffusion materials. A precise ANSI binning system is utilized to help maintain LED conformity and to minimize variances.
- DLC strives to maintain Light control over specification factors. However specifications are subject to change on rare occasion. These changes may not be reflected here.

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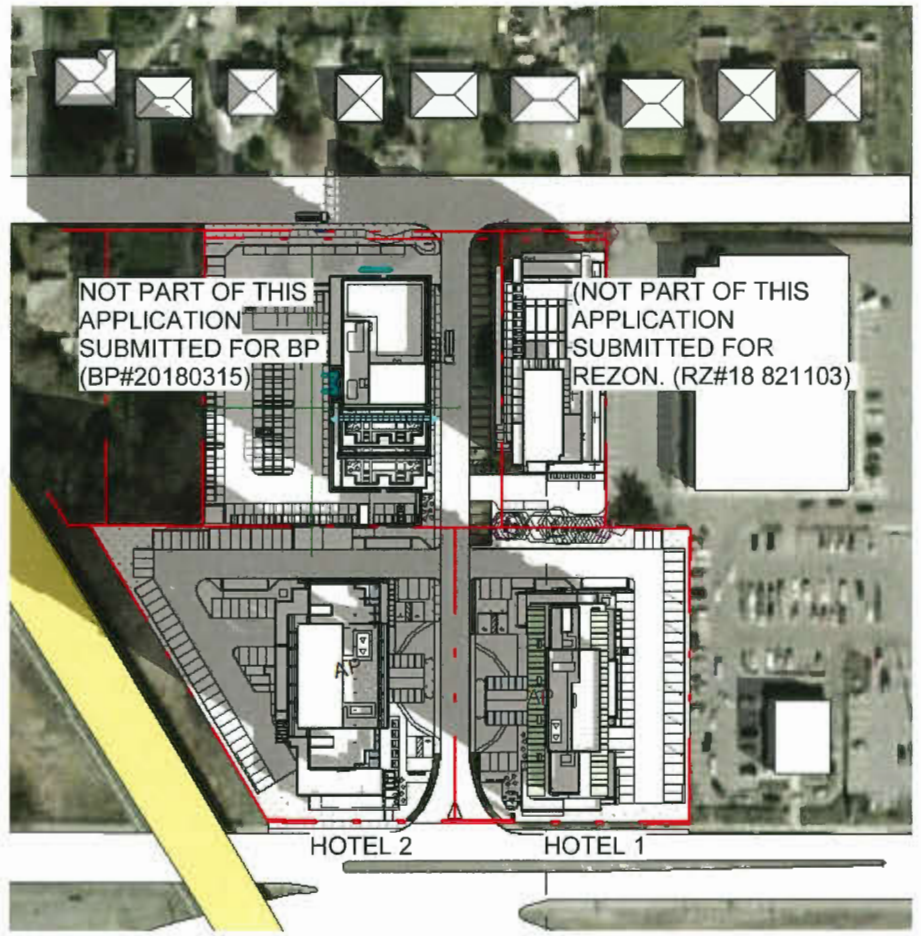
BACKLIGHT AND ACCENT LIGHTING LED STRIP **A 1040**

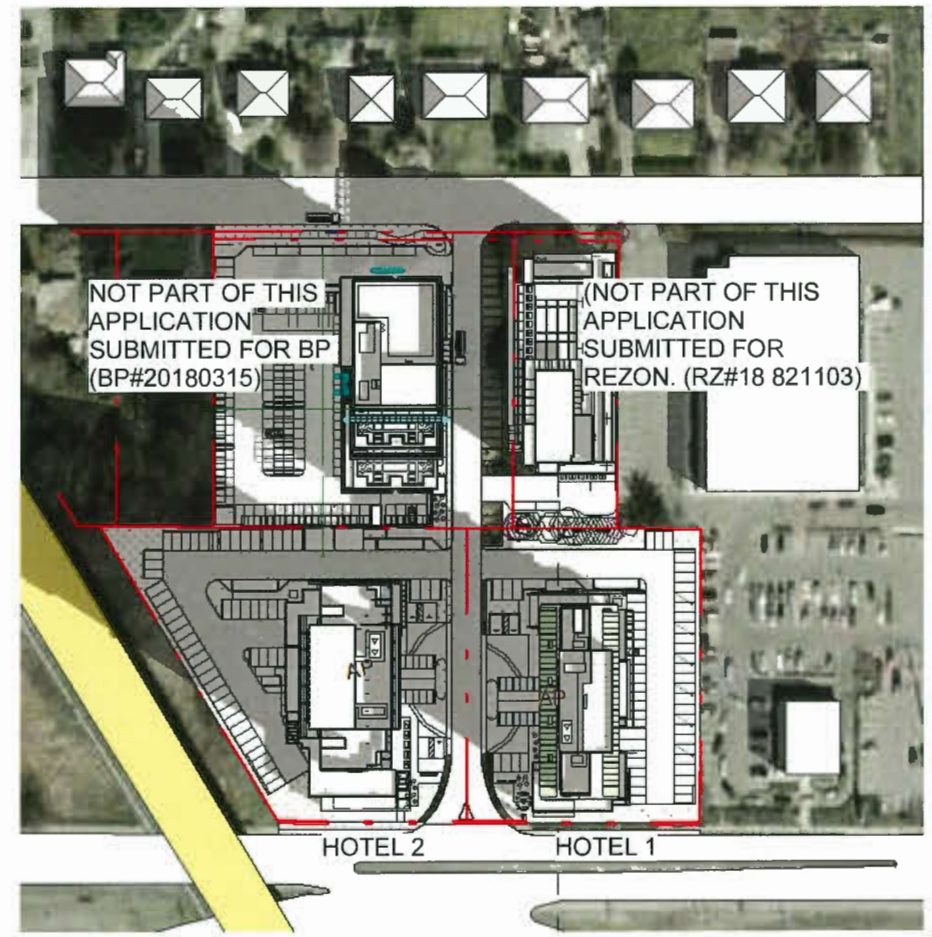
DP 18-825006 -Reference

IBI

9455 & 9533 BRIDGEPORT ROAD



MARCH 21 - 10:00 AM



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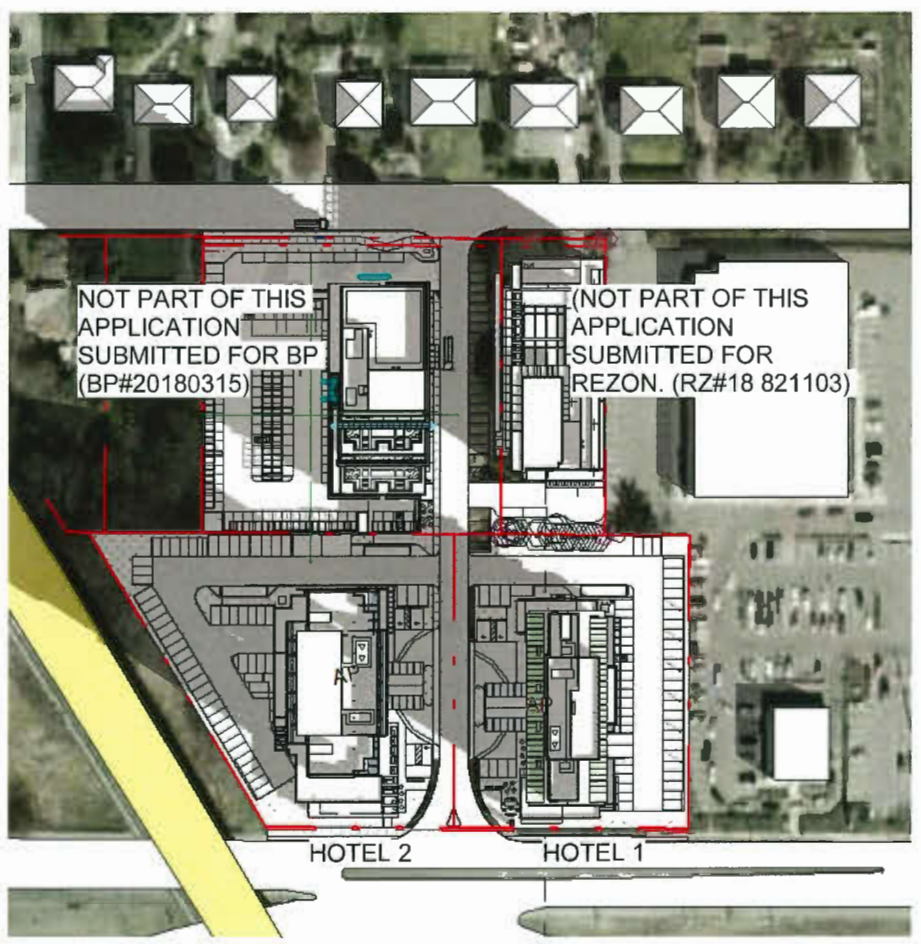

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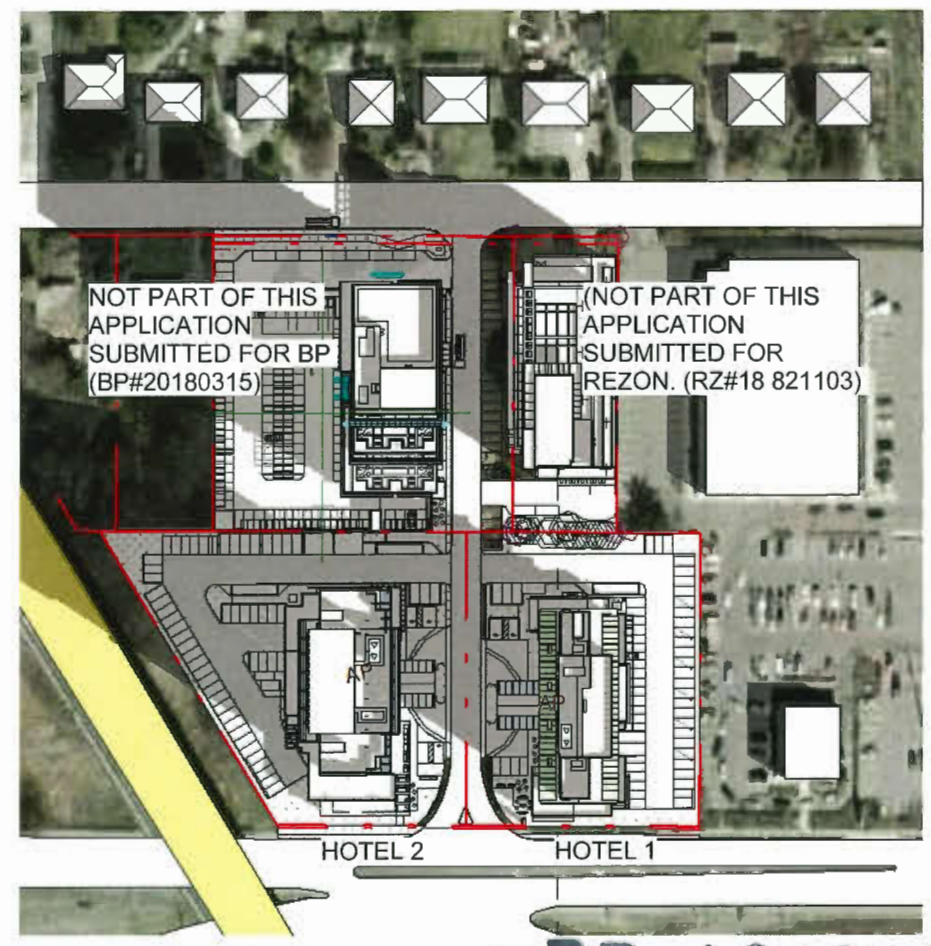

MARCH 21 - 4:00 PM

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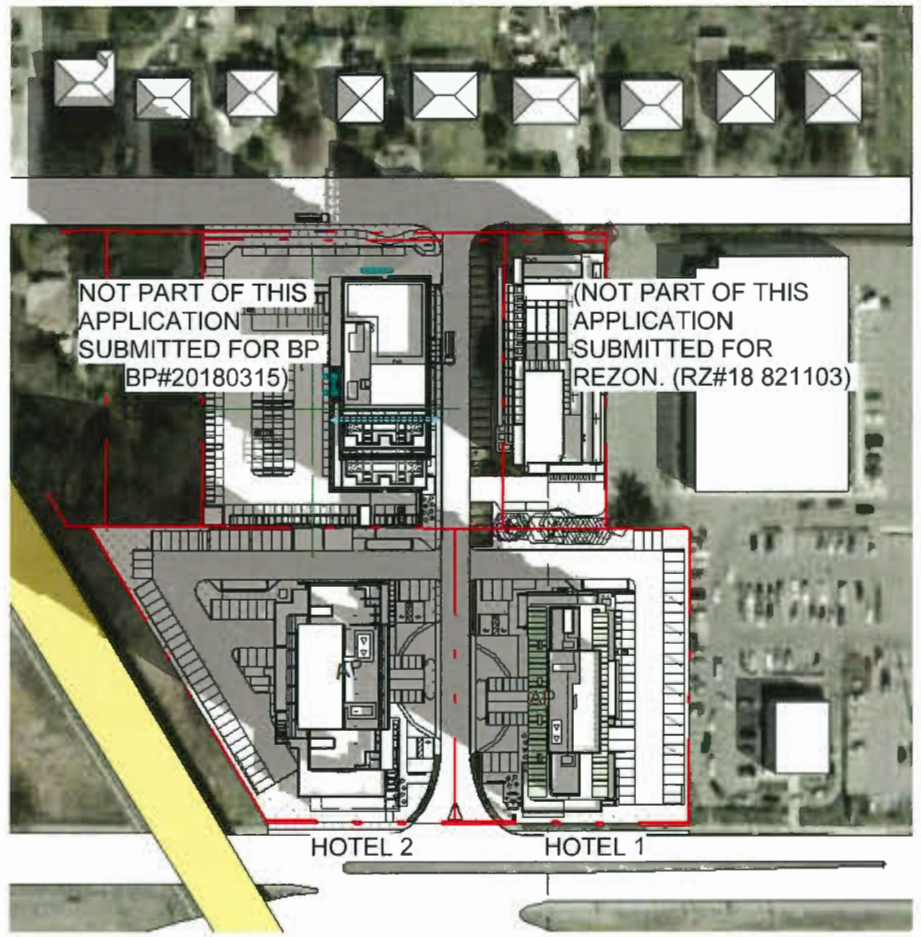
IBI

9455 & 9533 BRIDGEPORT ROAD

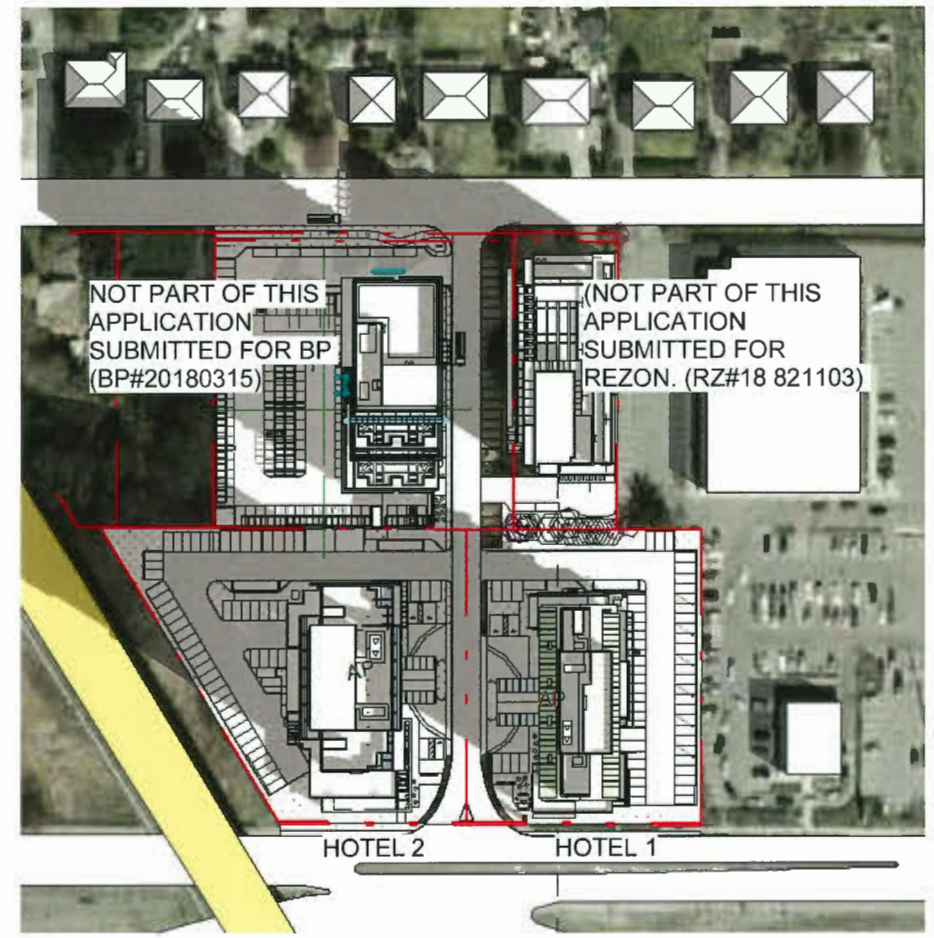
SHADOW STUDY A 1103

1" = 80'-0"

DP 18-825006 - Reference



SEPT. 22 - 10:00 AM



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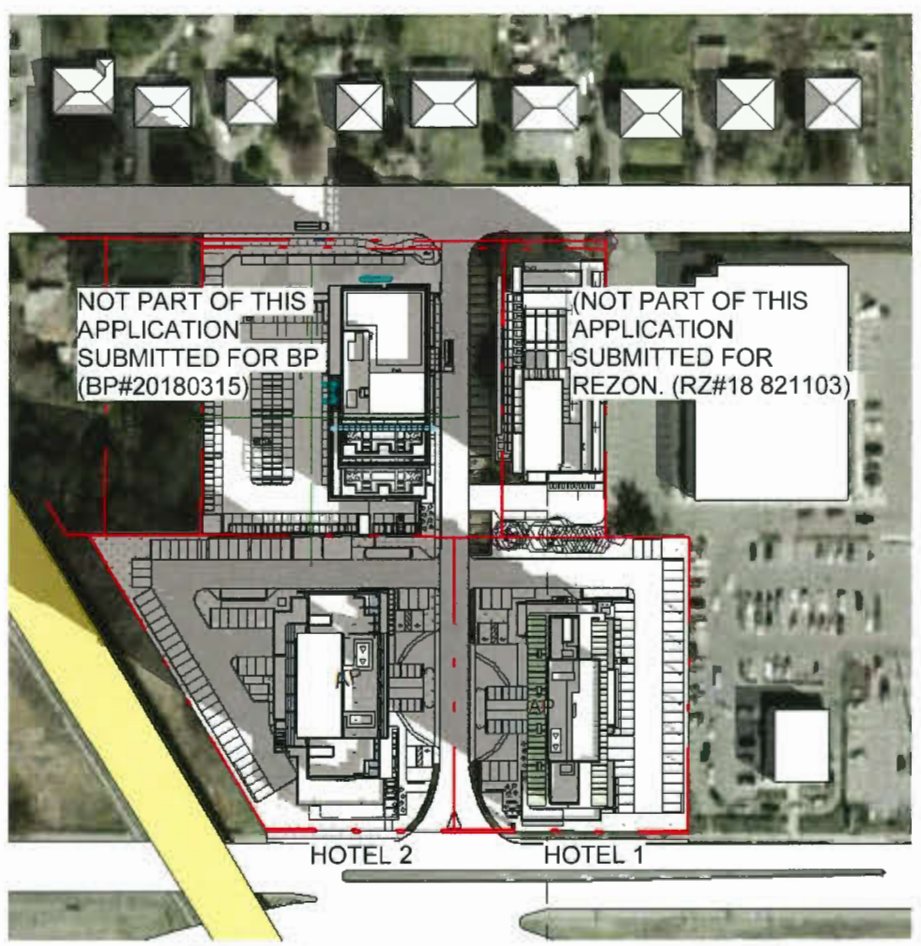

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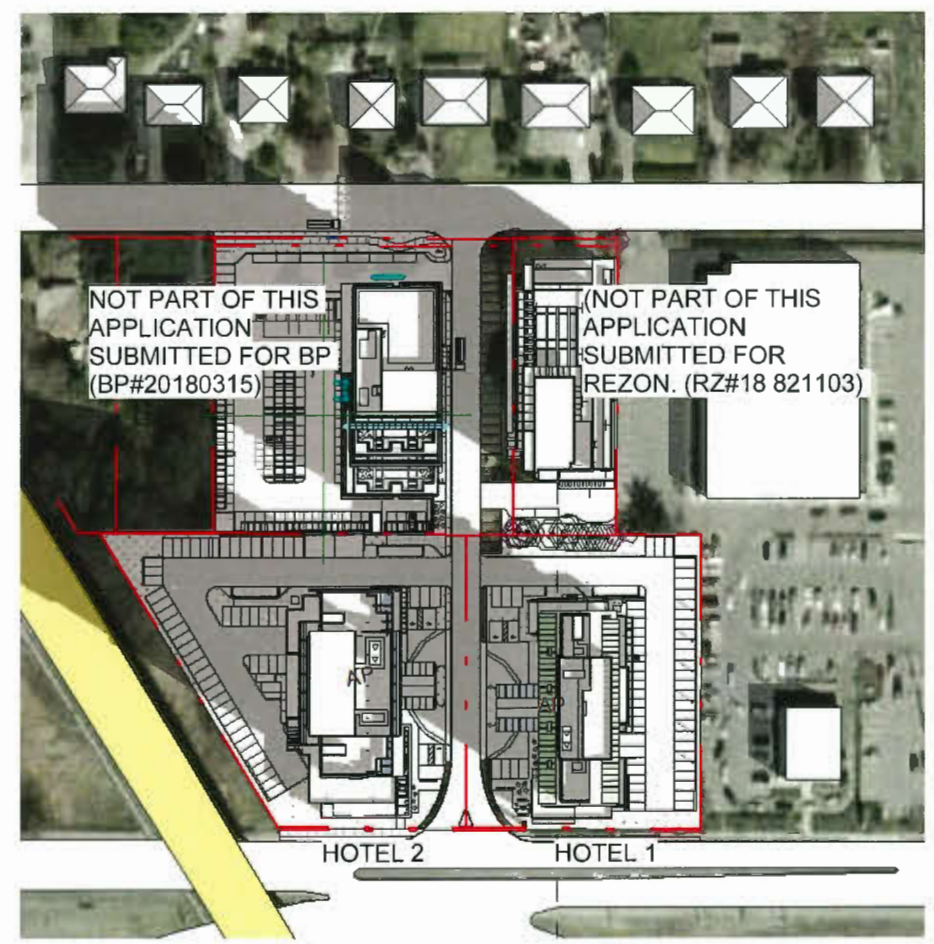


SEPT. 22 - 4:00 PM

N

IBI

9455 & 9533 BRIDGEPORT ROAD

SHADOW STUDY **A 1104**

1" = 60'-0"

DP 18-825006 Reference

IBI

9455 & 9533 BRIDGEPORT ROAD

AERIAL VIEW 1

A 1601

NTS

DP 18-825006 - Reference

IBI

9455 & 9533 BRIDGEPORT ROAD

AERIAL VIEW 2 A 1602

NTS

DP 18-825006 - Reference

IBI

9455 & 9533 BRIDGEPORT ROAD

AERIAL VIEW 3

A 1603

NTS

DP 18-825006 – Reference

IBI

9455 & 9533 BRIDGEPORT ROAD

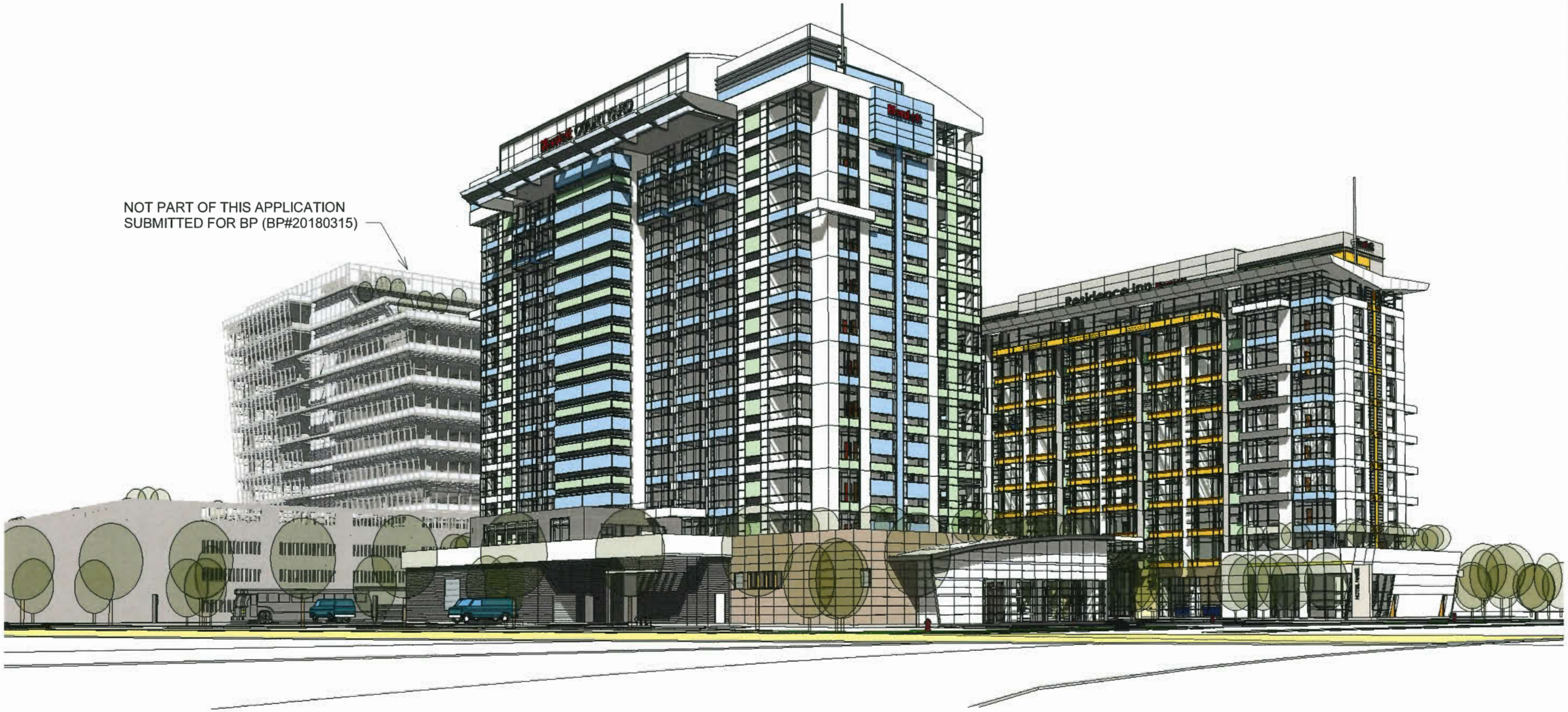
PERSPECTIVE BRIDGEPORT RD 1 A 1611

NTS

DP 18-825006 - Reference

IBI

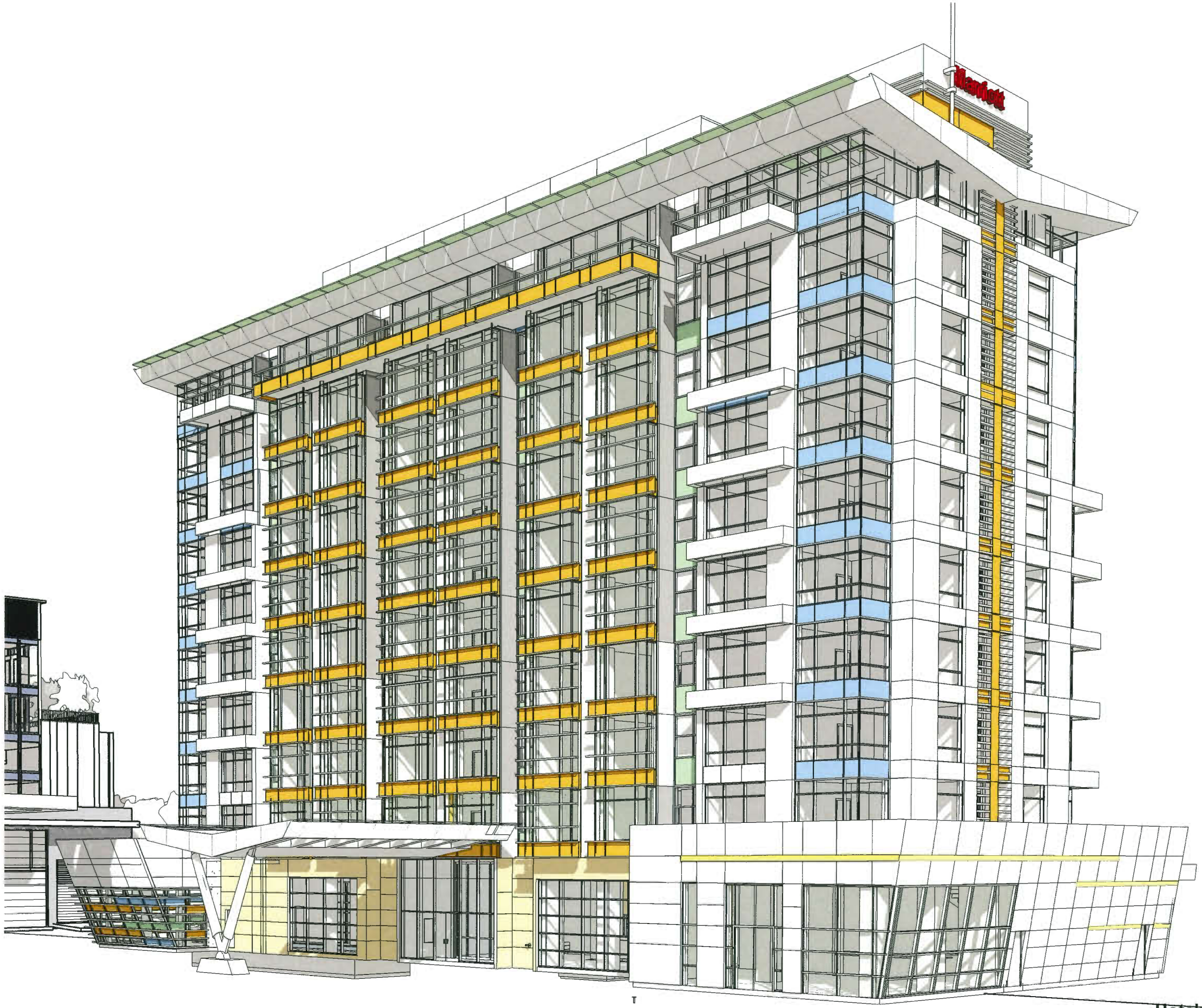
9455 & 9533 BRIDGEPORT ROAD



PERSPECTIVE BRIDGEPORT RD 2 A 1612

NTS

DP 18-825006 - Reference



IBI

HOTEL 1

Hotel 01 - Perspective 01

A 2100a

DP 18-825006 - Reference

IBI

HOTEL 1

Hotel 01 - Perspective 02 A 2100b

DP 18-825006 – Reference

IBI

9455 & 9533 BRIDGEPORT ROAD

HOTEL 2 PERSPECTIVE FROM BRIDGEPORT ST 1

A 3001

NTS

DP 19-025006 - Reference

IBI

9455 & 9533 BRIDGEPORT ROAD

HOTEL 2 PERSPECTIVE FROM NORTH EAST

A 3002

NTS

DP 18-825006 - Reference

IBI

9455 & 9533 BRIDGEPORT ROAD

HOTEL 2 PERSPECTIVE FROM OAK ST BRIDGE 1

A 3003

NTS

DP 18-825006 - Reference

IBI

9455 & 9533 BRIDGEPORT ROAD

HOTEL 2 PERSPECTIVE FROM OAK ST BRIDGE 2

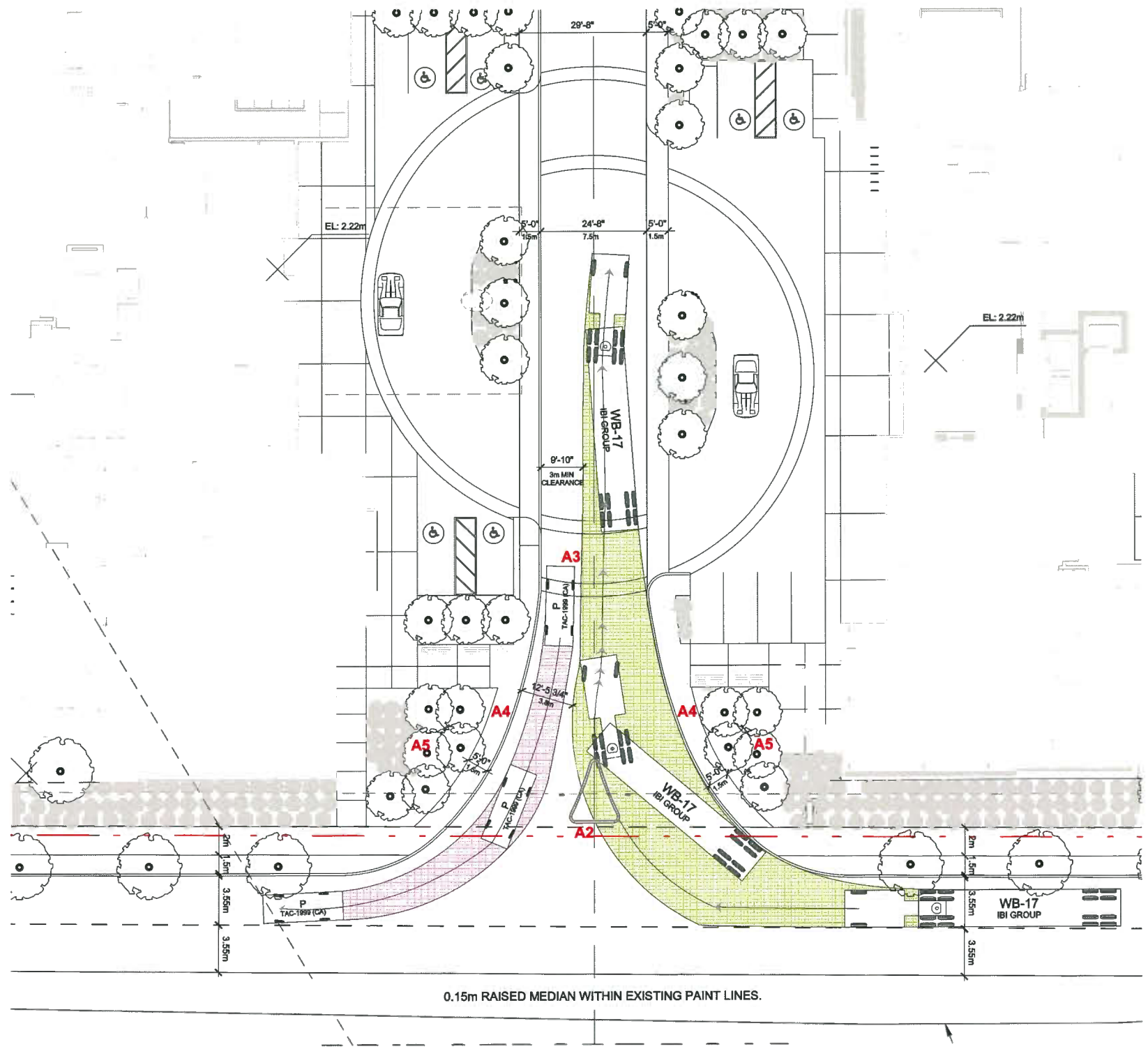
A 3004

DP 18-825006 Reference

26986 BRIDGEPORT HOTEL

BRIDGEPORT ROAD

RICHMOND, BC



BRIDGEPORT RD

NOTE:

A1 - TURNING TEMPLATES OF WB-17 VEHICLES ARE PROVIDED AT NORTHERN AND SOUTHERN END OF THE LANE TO CONFIRM THE DESIGN ACCESS AND ASSOCIATED RIGHT-OF-WAY REQUIREMENTS.

A2 - THE WB-17 VEHICLES EGRESS/ACCESS WHEEL PATH OVERLAPS THE RAISED ISLAND.

A3 - 0.5M MIN GAP BETWEEN PASSING VEHICLES

A4 - A MIN 1.5M WIDE SIDEWALK IS PROVIDED BESIDE THE VEHICLE ACCESS/EGRESS DRIVEWAYS AT THE SOUTH END OF THE N-S LANE SRW.

A5 - DESIGNATED VEGETATION IS REDUCED TO ACCOMMODATE SIDEWALK AND VEHICLE TURNING.

A6 - THE WB-17 WHEEL PATH EGRESS ONTO BRIDGEPORT RD ENCROAHES THE SECOND LANE WESTBOUND.

EGRESS

ACCESS

IBI

EXTRACT FROM DP #11-594571

WB17 TRUCK TURNING WHEEL PATH

PART A - SOUTH ENTRANCE

1/15"=1'-0"

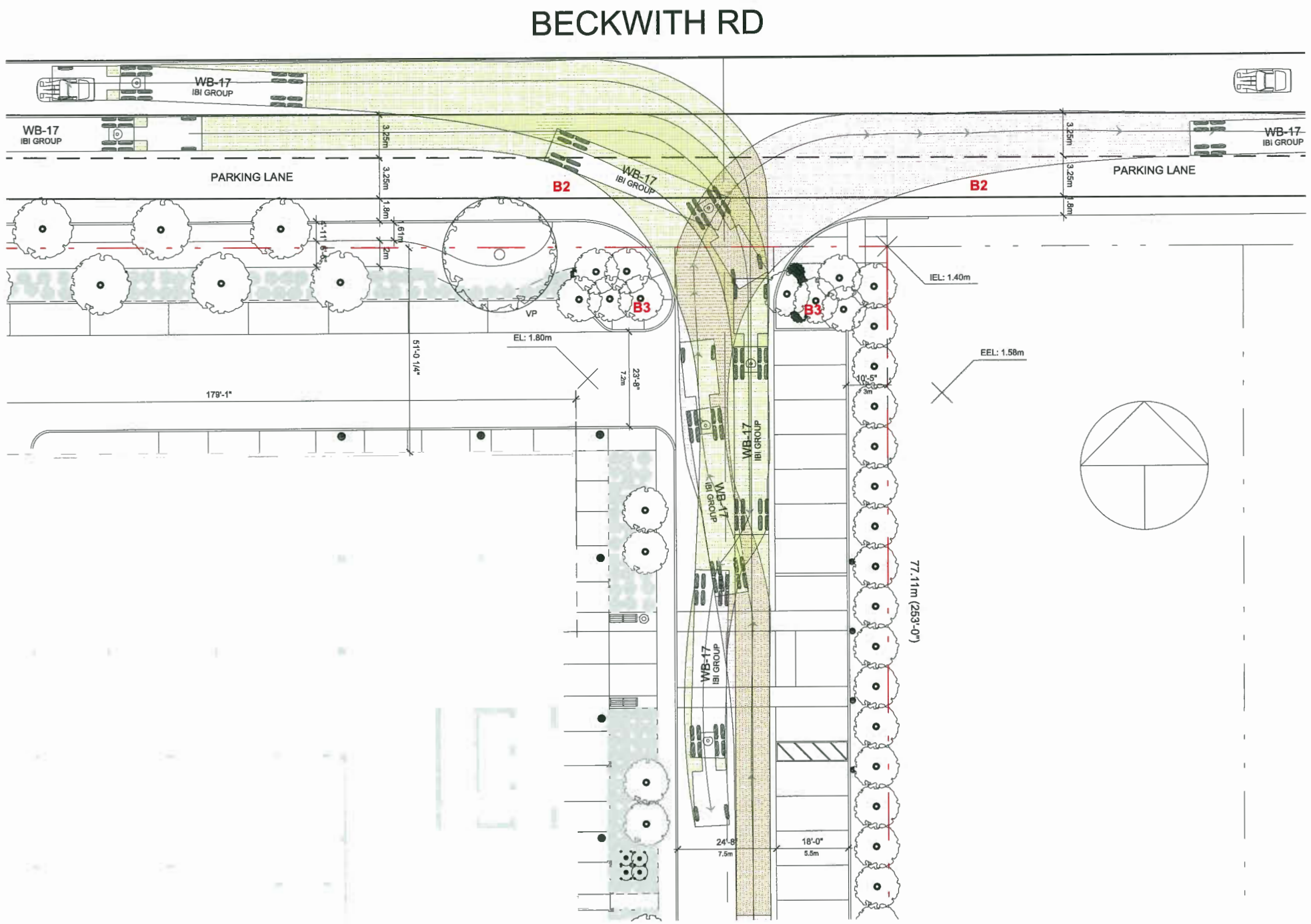
A 5000

DP 18-825006 - Reference

26986 BRIDGEPORT HOTEL

BRIDGEPORT ROAD

RICHMOND, BC



NOTE:

B1 - TURNING TEMPLATES OF WB-17 VEHICLES ARE PROVIDED AT NORTHERN AND SOUTHERN END OF THE LANE TO CONFIRM THE DESIGN ACCESS AND ASSOCIATED RIGHT-OF-WAY REQUIREMENTS.

B2 - THE WB-17 WHEEL PATH BOTH ACCESS FROM WESTBOUND AND EGRESS TO EASTBOUND ON BECKWITH RD CROSS THE PARKING LANE.

B3 - DESIGNATED VEGETATION IS REDUCED TO ACCOMMODATE SIDEWALK AND VEHICLE TURNING.

B4 - THE WB-17 WHEEL PATH EGRESS ONTO BECKWITH RD WESTBOUND ENCROACHES BOTH LANES EASTBOUND (SEE DWG A0.03).

EGRESS

ACCESS

IBI

EXTRACT FROM DP #11-594571

WB17 TRUCK TURNING WHEEL PATH

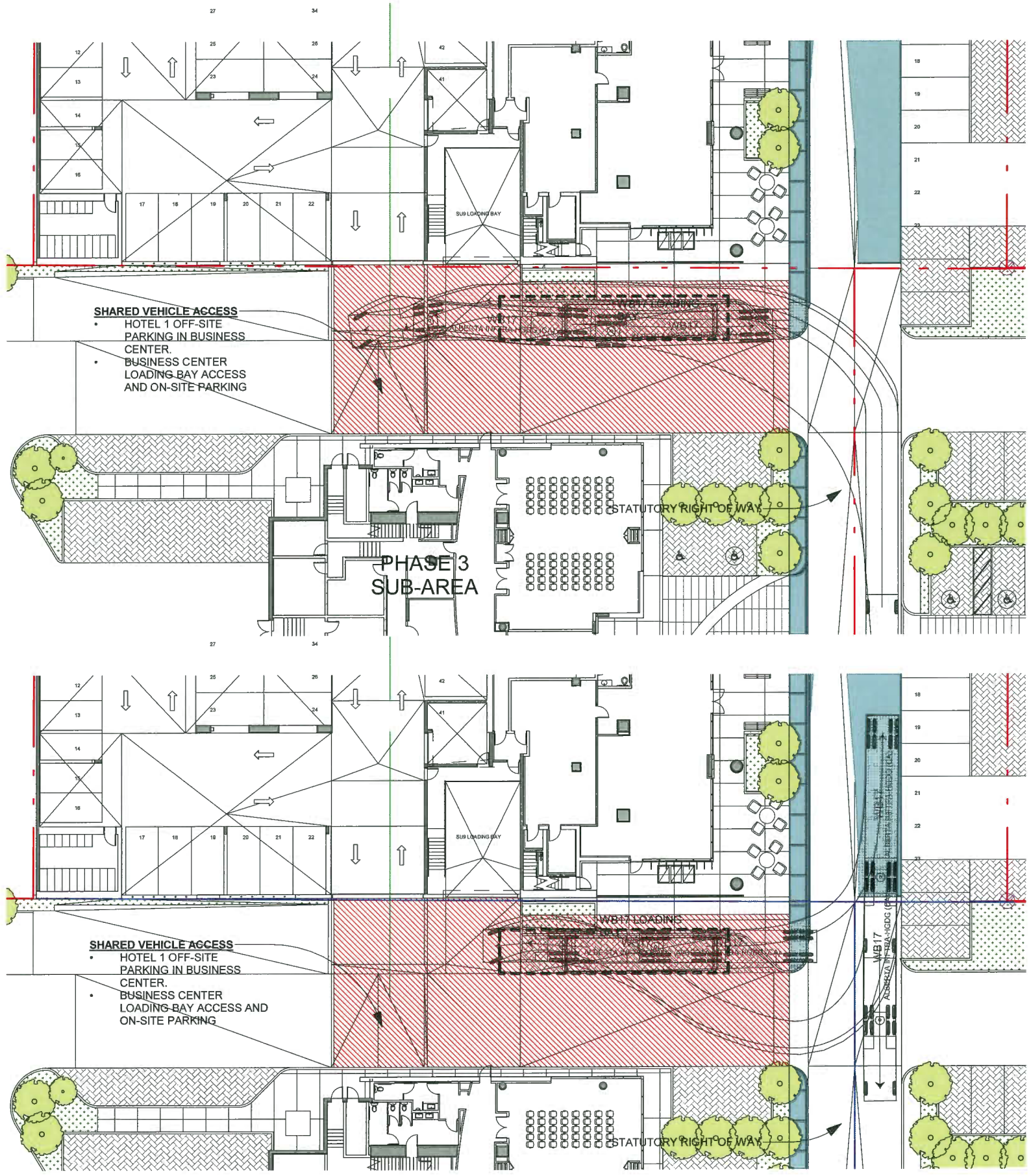
PART A - NORTH ENTRANCE

1/15"=1'-0"

A5001a

2012-06-11

DP 18-825006 Reference

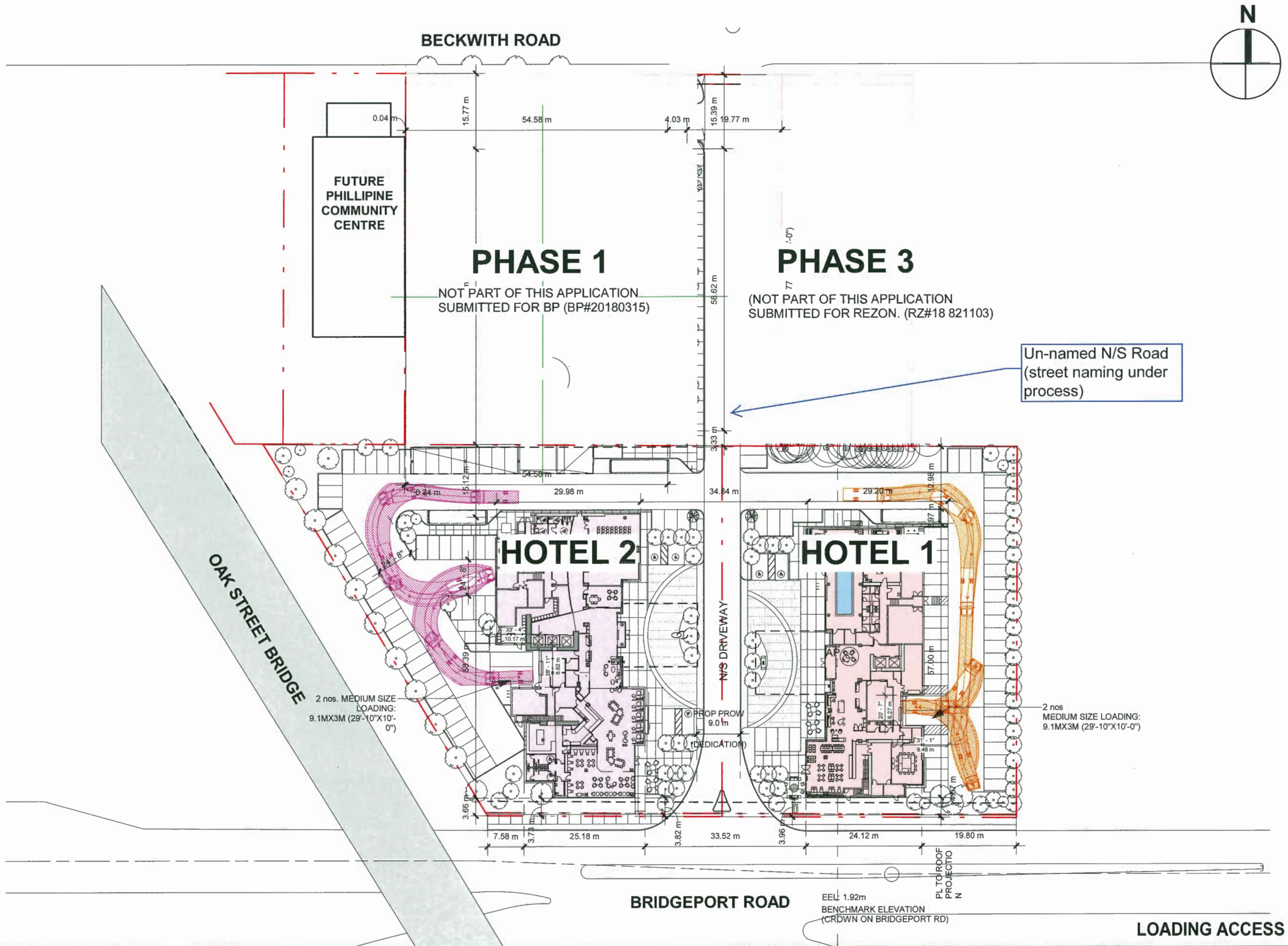


IBI

9455 & 9533 BRIDGEPORT ROAD

WB17 TRUCK TURN A 5004

DP 18-825006 Reference



9455 & 9533 BRIDGEPORT ROAD

LOADING ACCESS

A 5012

DP 18-825006 Reference