

DEVELOPMENT PERMIT PANEL

DP 23-031545



PROPOSED 1&2-STOREY COMMERCIAL BUILDINGS

CIVIC ADDRESS: LOT B 8680 ALEXANDRA RD, RICHMOND BC



1 LOCATION PLAN
Scale: N.T.S.

SUBJECT PROPERTY:
LOT B, 8680
ALEXANDRA RD.,
RICHMOND, BC



2 VIEW 1



3 VIEW 2

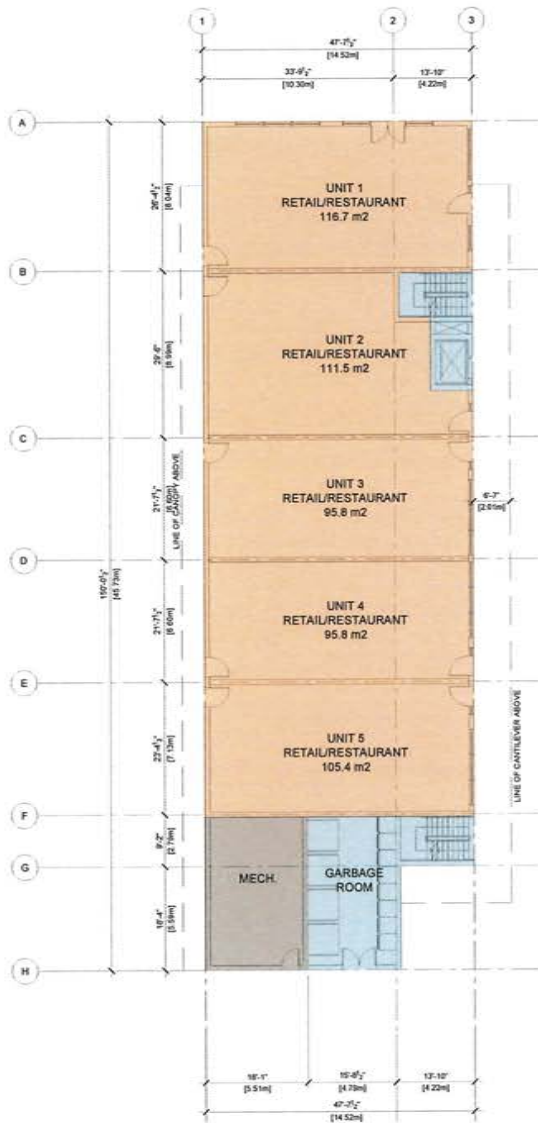


4 VIEW 3

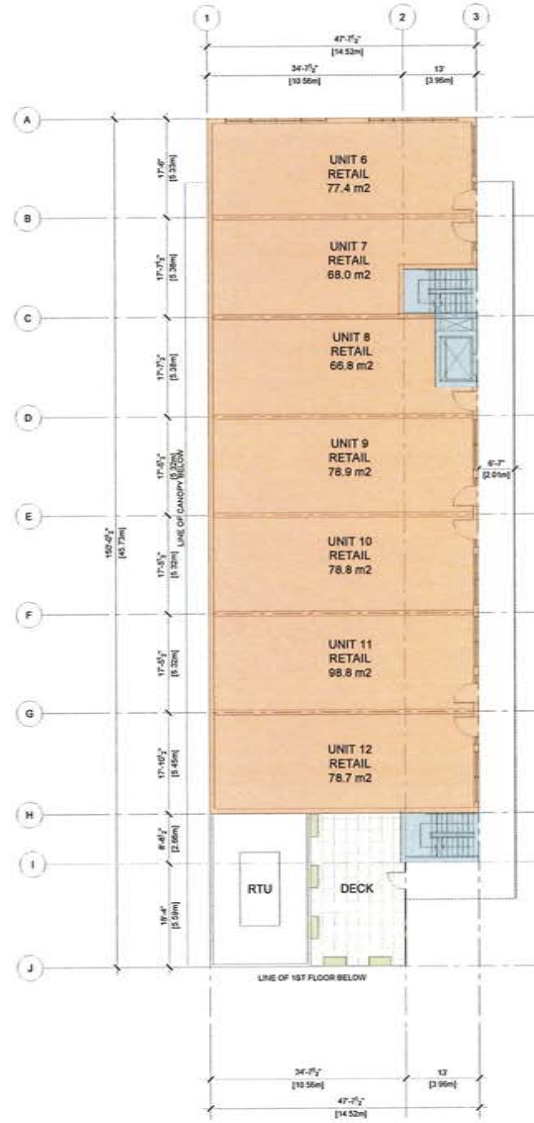


5 VIEW 4

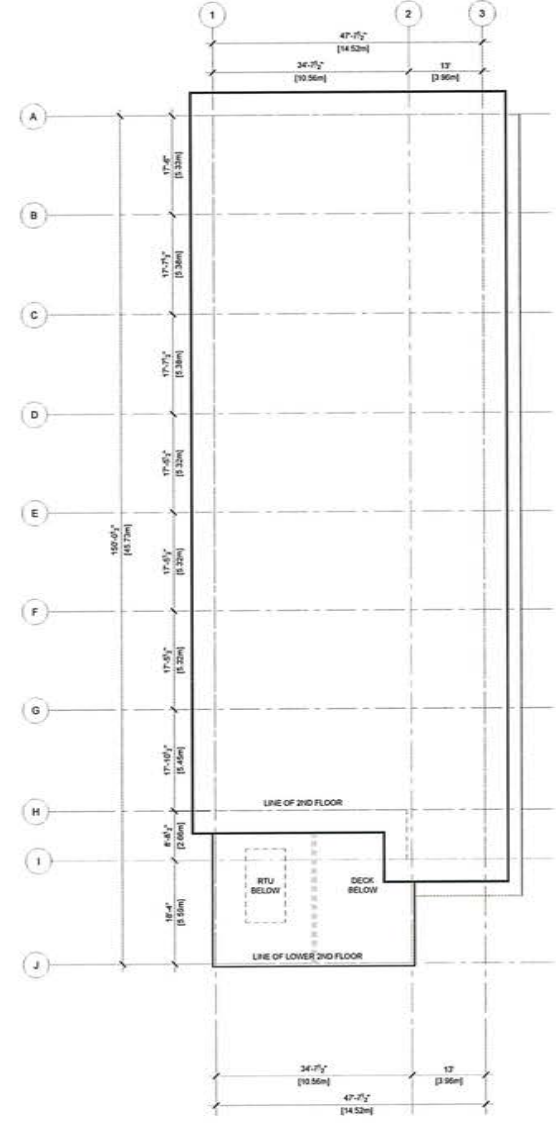




1 BUILDING 1 - FIRST FLOOR PLAN
Scale 3/8"=1'-0"



2 BUILDING 1 - SECOND FLOOR PLAN
Scale 3/8"=1'-0"



3 BUILDING 1 - ROOF PLAN
Scale 3/8"=1'-0"



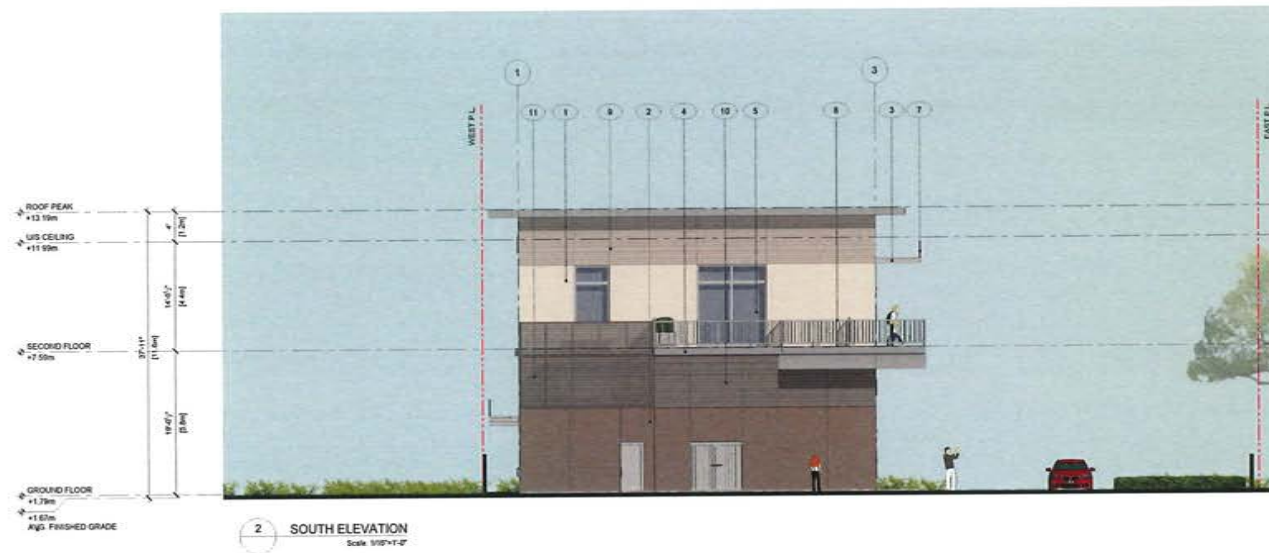
1 PRESPECTIVE - FROM NORTHEAST
Scale 1/16"





1 PRESPECTIVE - FROM EAST
Scale 1/125

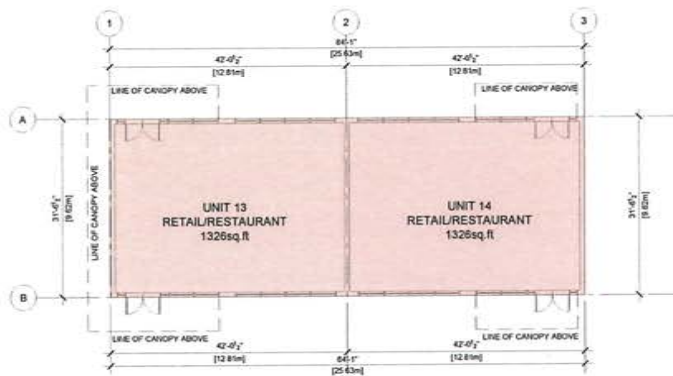




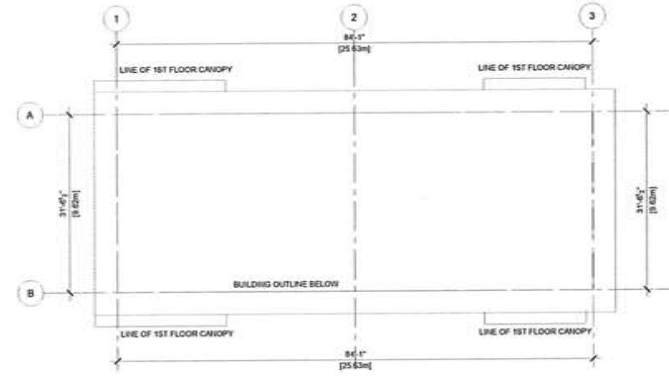
MATERIAL KEY

- 1 COMPOSITE PANEL, COLOR: PEARL WHITE
- 2 COMPOSITE PANEL, COLOR: GREY BEIGE
- 3 SAFETY GLASS CANOPY WITH METAL FRAME
- 4 METAL PANELING/FLASHING, SILVER METALLIC COLOR
- 5 CLEAR ANODIZED HIGH PERFORMANCE GLAZING WITH PRE FINISHED LIGHT SILVER METALLIC COLOR ALUMINUM FRAME
- 6 METAL STOREFRONT DOOR, LIGHT SILVER METALLIC COLOR TO MATCH CURTAIN WALL
- 7 SIGNAGE
- 8 METAL RAILING, PAINTED - LIGHT GREY
- 9 CORRUGATED COMPOSITE PANEL, COLOR: PEARL WHITE
- 10 CORRUGATED COMPOSITE PANEL, COLOR: GREY BEIGE
- 11 METAL LOUVER SCREEN

NOTE:
ALL SIGNAGE IS SUBJECT TO THE CITY'S SIGN BYLAW
ALL SIGNAGE IS SUBJECT TO THE CITY'S SIGN BYLAW



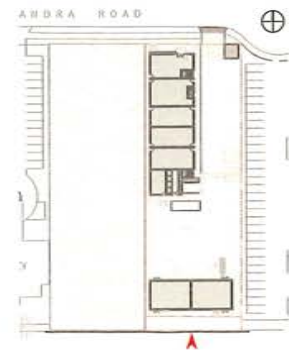
1 BUILDING #2 FLOOR PLAN
Scale: 3/64"=1'-0"



2 BUILDING #2 ROOF PLAN
Scale: 3/64"=1'-0"



1 PRESPECTIVE - FROM SOUTH-WEST
Scale NTS

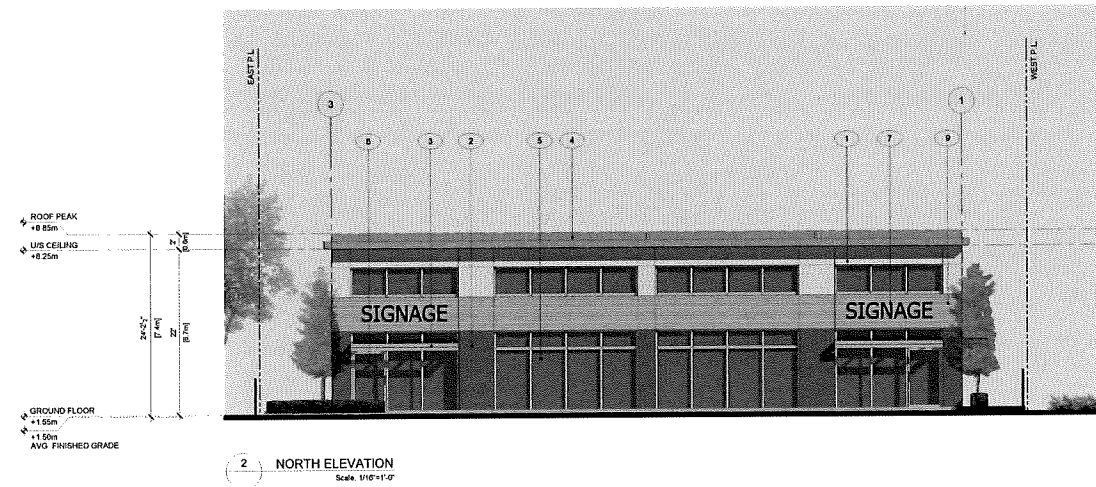
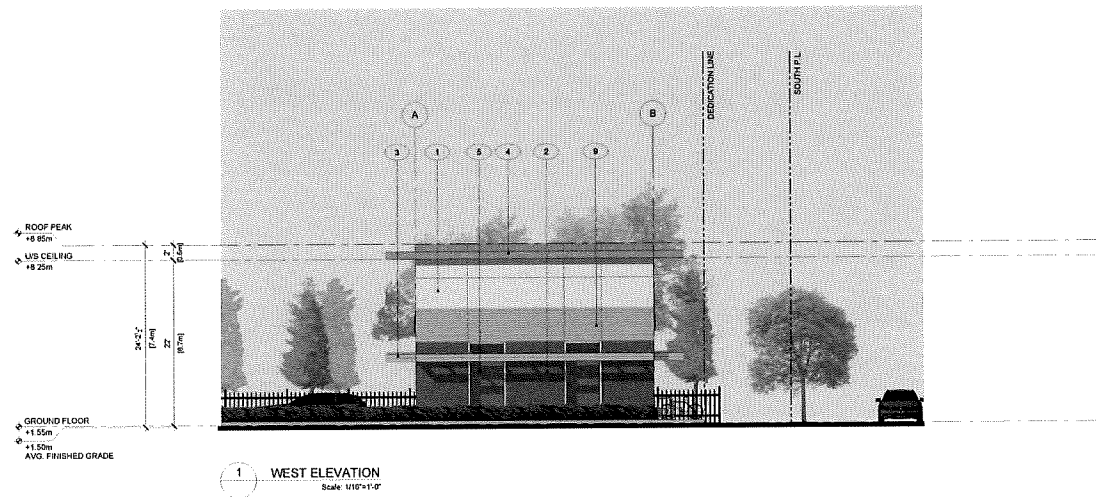




MATERIAL KEY

- 1 COMPOSITE PANEL, COLOR PEARL WHITE
- 2 COMPOSITE PANEL, COLOR GREY BEIGE
- 3 SAFETY GLASS CANOPY WITH METAL FRAME
- 4 METAL PANELING/FLASHING, SILVER METALLIC COLOR
- 5 CLEAR ANODIZED HIGH-PERFORMANCE GLAZING WITH PRE-FINISHED LIGHT SILVER METALLIC COLOR ALUMINUM FRAME
- 6 METAL STOREFRONT DOOR, LIGHT SILVER METALLIC COLOR TO MATCH CURTAIN WALL
- 7 SIGNAGE
- 8 METAL RAILING, PAINTED - LIGHT GREY
- 9 CORRUGATED COMPOSITE PANEL, COLOR PEARL WHITE
- 10 CORRUGATED COMPOSITE PANEL, COLOR GREY BEIGE
- 11 METAL LOUVRE SCREEN

NOTE:
ALL SIGNAGE IS SUBJECT TO THE CITY'S SIGN BYLAW
ALL SIGNAGE IS SUBJECT TO A SEPARATE SIGN APPLICATION



MATERIAL KEY

- 1 COMPOSITE PANEL, COLOR: PEARL WHITE
- 2 COMPOSITE PANEL, COLOR: GREY BEIGE
- 3 SAFETY GLASS CANOPY WITH METAL FRAME
- 4 METAL PANELING/FLASHING, SILVER METALLIC COLOR
- 5 CLEAR ANODIZED HIGH-PERFORMANCE GLAZING WITH PRE-FINISHED LIGHT SILVER METALLIC COLOR ALUMINUM FRAME
- 6 METAL STOREFRONT DOOR, LIGHT SILVER METALLIC COLOR TO MATCH CURTAIN WALL
- 7 SIGNAGE
- 8 METAL RAILING, PAINTED - LIGHT GREY
- 9 CORRUGATED COMPOSITE PANEL, COLOR: PEARL WHITE
- 10 CORRUGATED COMPOSITE PANEL, COLOR: GREY BEIGE
- 11 METAL LOUVRE SCREEN

NOTE:
ALL SIGNAGE IS SUBJECT TO THE CITY'S SIGN BYLAW
ALL SIGNAGE IS SUBJECT TO A SEPARATE SIGN APPLICATION



1 3D VIEW 1
Scale: N.T.S.





1 3D VIEW 2
Scale: NTS





1 3D VIEW 3
Scale: N.T.S.





SPRING EQUINOX
MARCH 21 (DST)



10 AM
(PDT: UTC -7:00)



02 PM
(PDT: UTC -7:00)



04 PM
(PDT: UTC -7:00)

SUMMER EQUINOX
JUNE 21 (DST)



10 AM
(PDT: UTC -7:00)



02 PM
(PDT: UTC -7:00)



04 PM
(PDT: UTC -7:00)

FALL EQUINOX
SEPTEMBER 22 (DST)



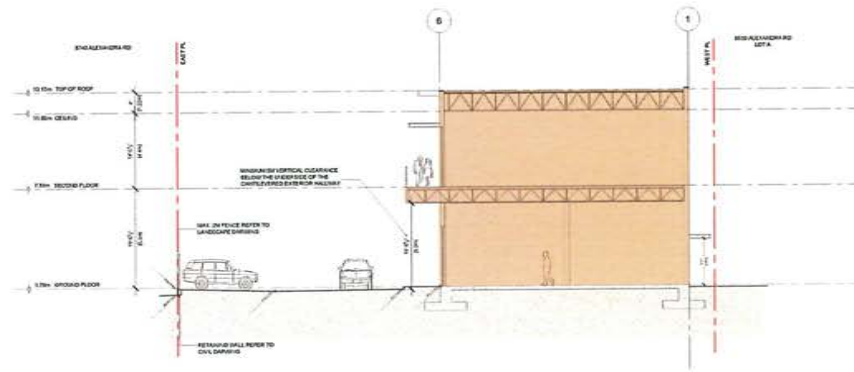
10 AM
(PDT: UTC -7:00)



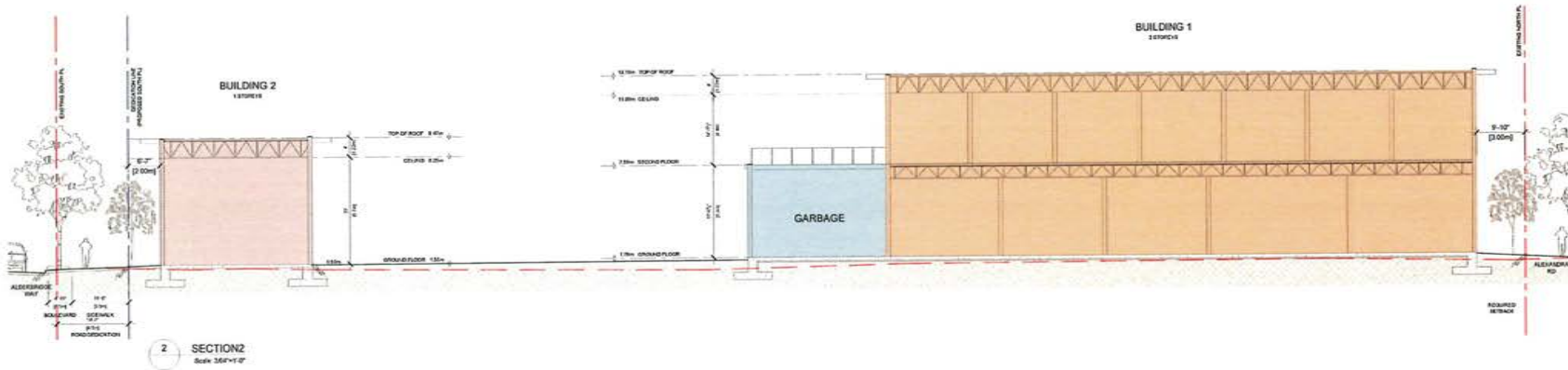
02 PM
(PDT: UTC -7:00)



04 PM
(PDT: UTC -7:00)



1 SECTION 1
Scale: 3/8"=1'-0"



2 SECTION 2
Scale: 3/8"=1'-0"



1 PERSPECTIVE-NORTHEASTERN
Scale: N.T.S.



2 MATERIAL BOARD
Scale: N.T.S.

MATERIAL KEY

- 1 COMPOSITE PANEL, COLOR: PEARL WHITE
- 2 COMPOSITE PANEL, COLOR: GREY BEIGE
- 3 SAFETY GLASS CANOPY WITH METAL FRAME
- 4 METAL PANEL/FLASHING, SILVER METALLIC COLOR
- 5 CLEAR ANODIZED HIGH-PERFORMANCE GLAZING WITH PRE-FINISHED LIGHT SILVER METALLIC COLOR ALUMINUM FRAME
- 6 METAL STOREFRONT DOOR, LIGHT SILVER METALLIC COLOR TO MATCH CURTAIN WALL
- 7 SIGNAGE
- 8 METAL RAILING, PAINTED - LIGHT GREY
- 9 CORRUGATED COMPOSITE PANEL, COLOR: PEARL WHITE
- 10 CORRUGATED COMPOSITE PANEL, COLOR: GREY BEIGE
- 11 METAL LOUVER SCREEN

NOTE:
ALL SIGNAGE IS SUBJECT TO THE CITY'S SIGN BYLAW
ALL SIGNAGE IS SUBJECT TO A SEPARATE SIGN APPLICATION

NEW COMMERCIAL DEVELOPMENT

8680 ALEXANDRA RD, RICHMOND BC

LANDSCAPE SET: ISSUED FOR DP

NOVEMBER 6, 2025

LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	SHEET NAME
L 0 0	LANDSCAPE COVER SHEET AND DESIGN RATIONALE
L 0 1	LANDSCAPE TREE MANAGEMENT PLAN
L 0 2	LANDSCAPE REPLACEMENT TREE PLAN
L 1 0	LANDSCAPE LAYOUT AND MATERIALS PLAN
L 2 0	LANDSCAPE PLANTING PLAN - NORTH AREA
L 2 1	LANDSCAPE PLANTING PLAN - SOUTH AREA
L 2 2	CONCEPTUAL LANDSCAPE LIGHTING PLAN
L 2 3	SECTIONS
L 3 0	HARDSCAPE & FURNISHING DETAILS
L 3 1	SOFTSCAPE DETAILS

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

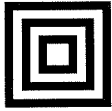
LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CSLA LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

HOMING LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE CITY OF RICHMOND.



**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1423 WITH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT
RESERVED. IF A DISCREPANCY OCCURS
BETWEEN THE DRAWINGS AND THE
SPECIFICATIONS OR ANY OTHER DOCUMENT
ASSOCIATED WITH THE PROJECT, THE CONFLICT
SHALL BE REPORTED IN WRITING TO THE
LANDSCAPE ARCHITECT TO OBTAIN
CLARIFICATION AND APPROVAL BEFORE
PROCEEDING WITH WORKS.

Revisions

NO.	Date	Note
A	2023-10-08	ISSUED FOR DP
B	2024-07-10	ISSUED FOR DP
C	2024-08-06	ISSUED FOR DP
D	2024-08-23	ISSUED FOR DP
E	2025-01-09	ISSUED FOR DP
F	2025-03-19	ISSUED FOR DP
G	2025-06-25	ISSUED FOR DP
H	2025-07-23	ISSUED FOR DP
I	2025-08-06	ISSUED FOR DP
J	2025-10-22	ISSUED FOR DP
K	2025-11-06	ISSUED FOR DP

NEW COMMERCIAL DEVELOPMENT

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND,
BC, CANADA

PROJECT NUMBER: 23-20

SCALE: N/A

DRAWN BY: EL

REVIEWED BY: EL

**Landscape Cover
Sheet**

L0.0

EXISTING TREE TO BE RETAINED,
REFER TO ARBORIST REPORT
AND TREE MANAGEMENT PLAN
PREPARED BY ARBORIST

EXISTING TREE AND TREE STUMP
TO BE REMOVED, REFER TO
ARBORIST REPORT AND TREE
MANAGEMENT PLAN PREPARED BY
ARBORIST, TO BE CONFIRMED PER
ARBORIST ON-SITE WITH CITY OF
RICHMOND ARBORIST PRIOR TO
REMOVAL

TREE PROTECTION FENCING
TREE PROTECTION FENCING TO
BE INSTALLED PER CITY OF
RICHMOND STANDARDS AND TREE
MANAGEMENT PLAN PREPARED
BY ARBORIST

1. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
2. DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.
3. INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF RICHMOND STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.
4. CONTRACTOR TO CONTACT CITY ARBORIST, PROJECT ARBORIST AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
5. CONSTRUCTION WORK WITHIN THE DRIP LINES OF TREES SHALL MINIMIZE DISTURBANCE TO TREES AND ROOTS.
6. ALL ROOTS GREATER THAN 2cm in DIAMETER SHOULD BE HAND PRUNED.
7. ADEQUATELY CARE FOR TREES THROUGHOUT CONSTRUCTION, WATER THE RETAINED TREES REGULARLY.
8. STUMPS TO BE CUT FLUSH TO GRADE AND DUG OUT IF NOTED TO BE REMOVED FROM SITE.

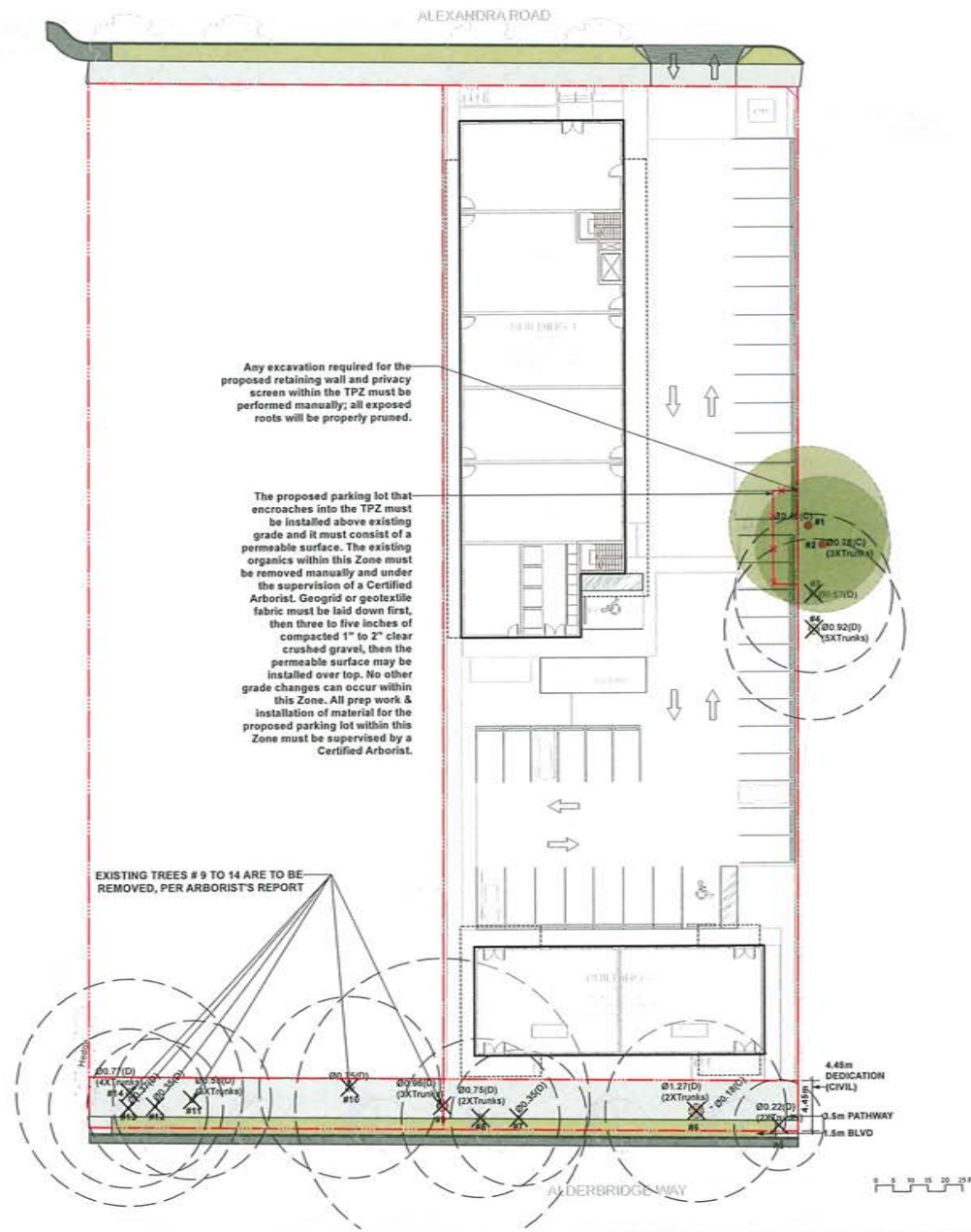


Fig. 2 – Tree Protection Zone Sign

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).



**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

NO.	Date	Note
A	2023-10-06	ISSUED FOR DP
B	2024-07-10	ISSUED FOR DP
C	2024-08-06	ISSUED FOR DP
D	2024-08-23	ISSUED FOR DP
E	2025-01-09	ISSUED FOR DP
F	2025-03-19	ISSUED FOR DP
G	2025-06-25	ISSUED FOR DP
H	2025-07-23	ISSUED FOR DP
I	2025-08-06	ISSUED FOR DP
J	2025-10-22	ISSUED FOR DP
K	2025-11-06	ISSUED FOR DP

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND,
BC, CANADA

PROJECT NUMBER: 23-20

SCALE: 1/16"=1'0" (1:192)

DRAWN BY: EL

REVIEWED BY: EL

Landscape Tree Management Plan

L0.1

REPLACEMENT TREES SUMMARY

TOTAL 5 ONSITE TREES AND 2 OFFSITE TREES TO BE REMOVED, WHICH REQUIRES 14 REPLACEMENT TREES TO BE INSTALLED. ALL REPLACEMENT TREES WILL BE INSTALLED ON SITE, REFER TO THE PLANT LIST BELOW.

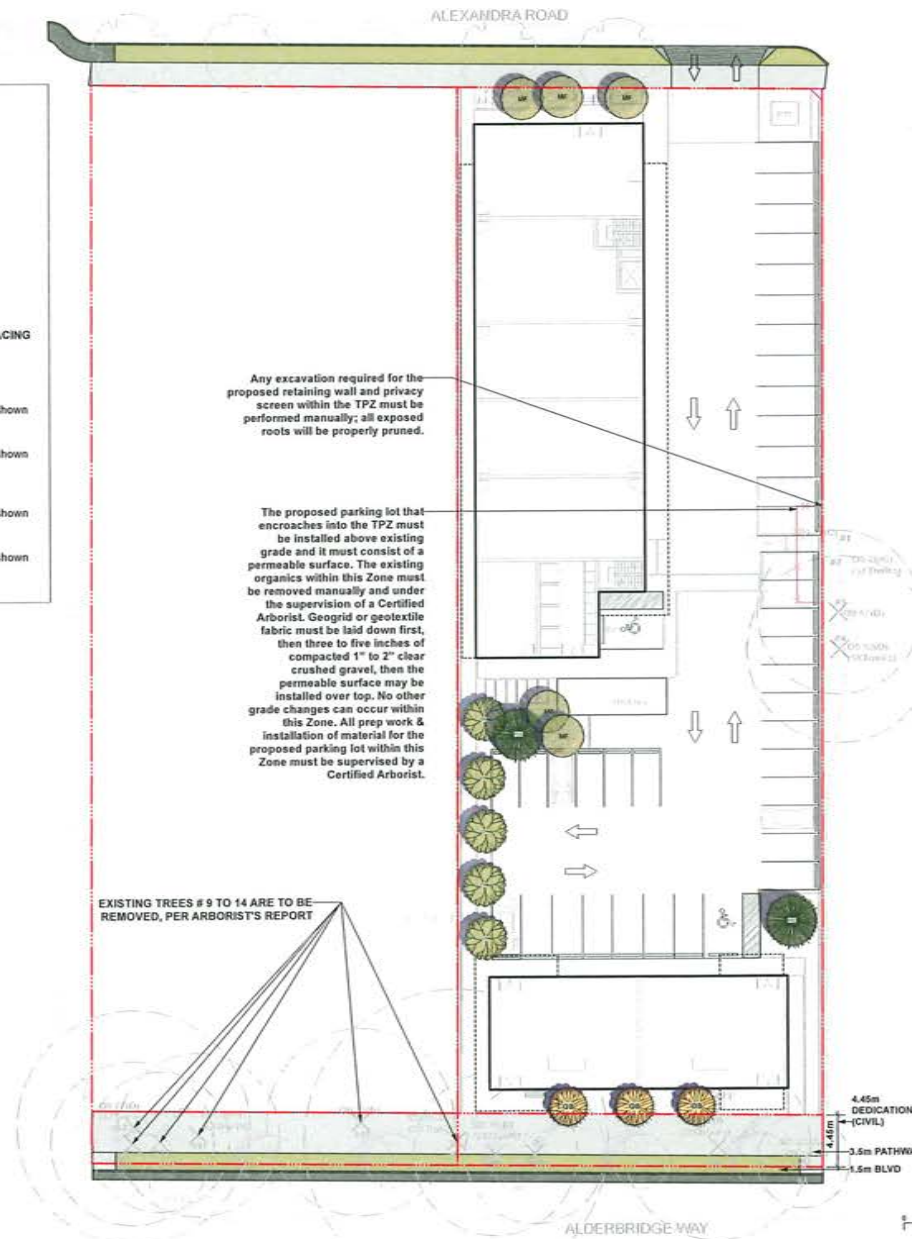
REPLACEMENT TREES LEGEND

PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
------	----------------	-------------	------	---------

TREES

5	<i>Syringa reticulata</i> 'Ivory Silk'	Japanese Tree Lilac	8cm cal., B&B	as shown
3	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry® Ginkgo	8cm cal., B&B	as shown
2	<i>Pinus contorta</i> subsp. <i>contorta</i>	Shore Pine	4.0m ht.	as shown
5	<i>Cornus nuttallii</i>	Pacific dogwood	8cm cal., B&B	as shown



HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 191TH AVENUE
VANCOUVER, BC, CANADA V6H 1W8
CELL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORK.

Revisions

NO.	Date	Note
A	2023-10-06	ISSUED FOR DP
B	2024-07-10	ISSUED FOR DP
C	2024-06-06	ISSUED FOR DP
D	2024-06-23	ISSUED FOR DP
E	2025-01-09	ISSUED FOR DP
F	2025-03-19	ISSUED FOR DP
G	2025-06-25	ISSUED FOR DP
H	2025-07-23	ISSUED FOR DP
I	2025-08-06	ISSUED FOR DP
J	2025-10-22	ISSUED FOR DP
K	2025-11-06	ISSUED FOR DP

NEW COMMERCIAL DEVELOPMENT

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND,
BC, CANADA

PROJECT NUMBER: 23-20

SCALE: 1/16"=1'0" (1:192)

DRAWN BY: EL

REVIEWED BY: EL

Landscape Replacement Tree Plan

L0.2

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CIP CONCRETE PAVING	1/L3.0
	RED COLOR STAMPED ASPHALT PAVING	6/L3.0
	CHARCOAL COLOR PERMEABLE PAVER	4/L3.0
	LAWN	4/L3.1
	PLANTING BED	2/L3.1
	BIKE RACKS	3/L3.0
	4' HIGH METAL PICKET FENCE	5/L3.0
	PROPOSED REPLACEMENT TREES	1/L3.1
	EXISTING TREES TO BE RETAINED	

- DO NOT SCALE DRAWINGS.
- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.
- FENCING ALONG WEST PROPERTY LINE TO BE REMOVED UPON THE COMPLETION OF THE FULL SRW.



HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-322-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THIS PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

Revisions

NO.	Date	Note
A	2023-10-06	ISSUED FOR DP
B	2024-07-10	ISSUED FOR DP
C	2024-08-06	ISSUED FOR DP
D	2024-08-23	ISSUED FOR DP
E	2025-01-09	ISSUED FOR DP
F	2025-03-19	ISSUED FOR DP
G	2025-06-25	ISSUED FOR DP
H	2025-07-23	ISSUED FOR DP
I	2025-08-06	ISSUED FOR DP
J	2025-10-22	ISSUED FOR DP
K	2025-11-06	ISSUED FOR DP

8680 ALEXANDRA ROAD

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND,
BC, CANADA

PROJECT NUMBER: 23-20

SCALE: 1/16"=1'0" (1:192)

DRAWN BY: EL

REVIEWED BY: EL

Landscape Layout and Materials Plan

L1.0

PLANT LIST

QTY. BOTANICAL NAME COMMON NAME SIZE SPACING

TREES

5	 <i>Syringa reticulata</i> 'Ivory Silk'	Japanese Tree Lilac	8cm cal., B&B	as shown
3	 <i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry® Ginkgo	8cm cal., B&B	as shown
2	 <i>Pinus contorta</i> subsp. <i>contorta</i>	Shore Pine	4.0m ht.	as shown
5	 <i>Cornus nuttallii</i>	Pacific dogwood	8cm cal., B&B	as shown
3	 <i>Fagus sylvatica</i> 'Dawick'	Dawick beech	6cm cal., B&B	as shown
Street trees species to be finalized at servicing agreement application				
2	 <i>Acer rubrum</i>	Red Maple	6cm cal., B&B	as shown
Street trees species to be finalized at servicing agreement application				

SHRUBS

16	 <i>Cornus sericea</i> 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood #2 pot	24" o.c.
44	 <i>Perfecto Mundo</i> Double Pink azalea	Reblooming Azalea #2 pot	24" o.c.
16	 <i>Rhododendron</i> 'Crete'	Pink Rhododendron #3 pot	36" o.c.
15	 <i>Sarcococca hookeriana</i> humilis	Himalayan Sweet Box #2 pot	24" o.c.
42	 <i>Spiraea bumulda</i> 'Goldflame'	Goldflame Spiraea #2 pot	24" o.c.
12	 <i>Symphoricarpos</i> albus	Snowberry #2 pot	36" o.c.
60	 <i>Blechnum</i> spicant	Deer Fern #1 pot	24" o.c.
18	 <i>Gaultheria</i> shallon	Salal #2 pot	24" o.c.
26	 <i>Vaccinium ovatum</i> 'Thunderbird'	Huckleberry #3 pot	36" o.c.
6	 <i>Thuja occidentalis</i> 'Smaragd'	Emerald Cedar 6' Height	24" o.c.
4	 <i>Daphne x transatlantica</i> 'BLAFRA'	Eternal Fragrance Daphne #2 pot	24" o.c.

GROUND COVERS

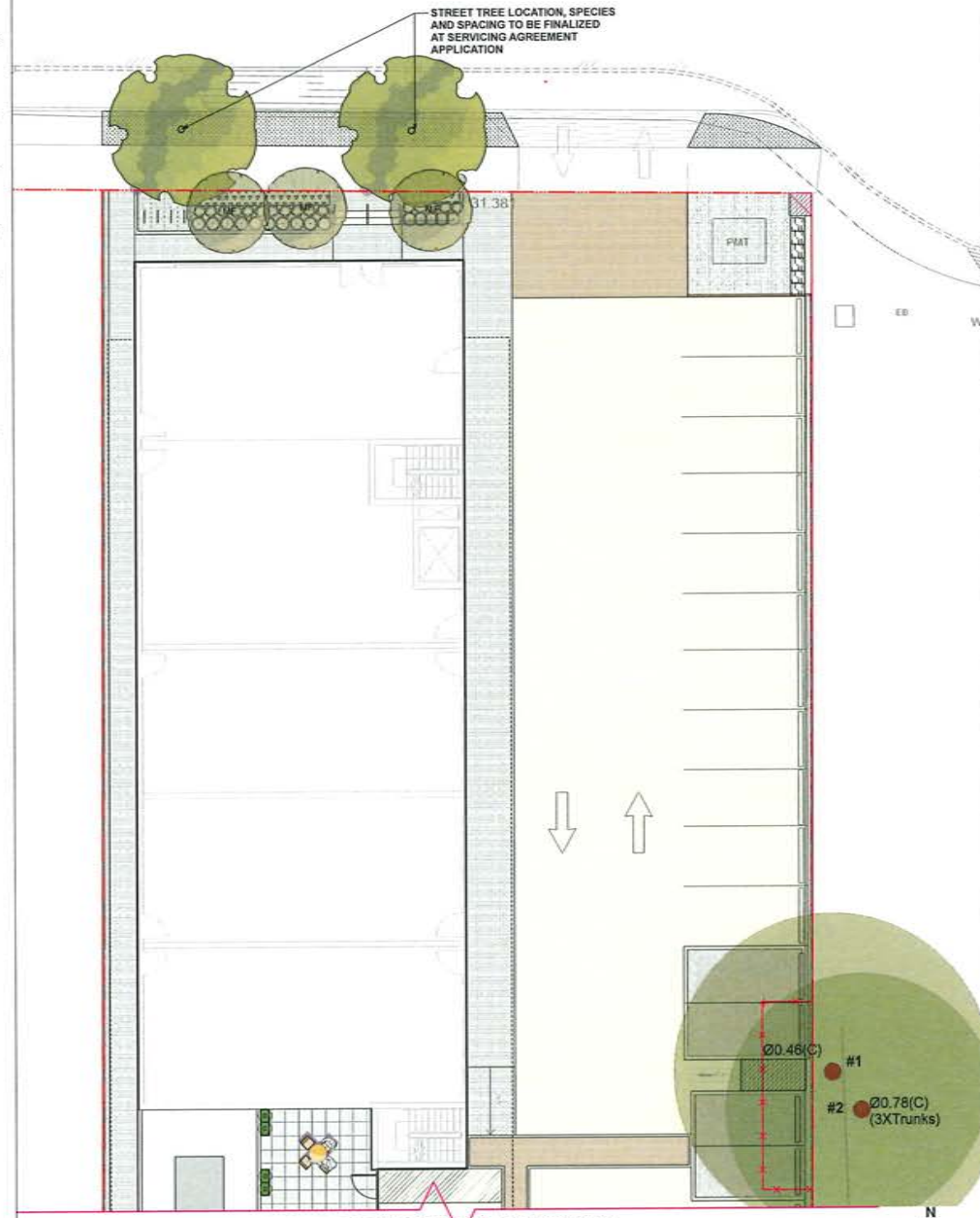
83	 <i>Oxalis</i> oregana	Redwood Sorrel	4"(10cm) pot	12" o.c.
548	 <i>Arctostaphylos</i> uva-ursi	Bearberry	4"(10cm) pot	12" o.c.

LAWN

856	 fl2 Lawn
-----	--

NOTES:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
- 3) All planting beds to be installed with 2"(50mm) mulch per specifications.



HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 WITH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3538
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT
RESERVED IF A DISCREPANCY OCCURS
BETWEEN THE DRAWINGS AND THE
SPECIFICATIONS OR ANY OTHER DOCUMENT
ASSOCIATED WITH THE PROJECT, THE CONFLICT
SHALL BE REPORTED IN WRITING TO THE
LANDSCAPE ARCHITECT TO OBTAIN
CLARIFICATION AND APPROVAL BEFORE
PROCEEDING WITH WORK.

Revisions

NO.	Date	Note
A	2023-10-06	ISSUED FOR DP
B	2024-07-10	ISSUED FOR DP
C	2024-08-06	ISSUED FOR DP
D	2024-08-23	ISSUED FOR DP
E	2025-01-09	ISSUED FOR DP
F	2025-03-19	ISSUED FOR DP
G	2025-06-25	ISSUED FOR DP
H	2025-07-23	ISSUED FOR DP
I	2025-08-06	ISSUED FOR DP
J	2025-10-22	ISSUED FOR DP
K	2025-11-06	ISSUED FOR DP

8680 ALEXANDRA ROAD

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND,
BC, CANADA

PROJECT NUMBER: 23-20

SCALE: 1/8"=1'0" (1:96)

DRAWN BY: EL

REVIEWED BY: EL

Landscape Planting Plan - North Area

L2.0

PLANT LIST

QTY. BOTANICAL NAME COMMON NAME SIZE SPACING

TREES

5	<i>Syringa reticulata</i> 'Ivory Silk'	Japanese Tree Lilac	8cm cal., B&B	as shown
3	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry® Ginkgo	8cm cal., B&B	as shown
2	<i>Pinus contorta</i> subsp. <i>contorta</i>	Shore Pine	4.0m ht.	as shown
5	<i>Cornus nuttallii</i>	Pacific dogwood	8cm cal., B&B	as shown
3	<i>Fagus sylvatica</i> 'Dawycyk' Street trees species to be finalized at servicing agreement application	Dawycyk beech	6cm cal., B&B	as shown
2	<i>Acer rubrum</i> Street trees species to be finalized at servicing agreement application	Red Maple	6cm cal., B&B	as shown

SHRUBS

16	<i>Cornus sericea</i> 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood #2 pot	24" o.c.
44	<i>Perfecto Mundo</i> Double Pink azalea	Reblooming Azalea	#2 pot 24" o.c.
16	<i>Rhododendron</i> 'Crete'	Pink Rhododendron	#3 pot 36" o.c.
15	<i>Sarcococca hookeriana</i> humilis	Himalayan Sweet Box	#2 pot 24" o.c.
42	<i>Spiraea bumulda</i> 'Goldflame'	Goldflame Spiraea	#2 pot 24" o.c.
12	<i>Symphoricarpos</i> albus	Snowberry	#2 pot 36" o.c.
60	<i>Blechnum</i> spicant	Deer Fern	#1 pot 24" o.c.
18	<i>Gaultheria</i> shallon	Salal	#2 pot 24" o.c.
26	<i>Vaccinium ovatum</i> "Thunderbird"	Huckleberry	#3 pot 36" o.c.
6	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Cedar	6' Height 24" o.c.
4	<i>Daphne x transatlantica</i> 'BLAFRA'	Eternal Fragrance Daphne	#2 pot 24" o.c.

GROUND COVERS

83	<i>Oxalis</i> oregana	Redwood Sorrel	4"(10cm) pot 12" o.c.
548	<i>Arctostaphylos</i> uva-ursi	Bearberry	4"(10cm) pot 12" o.c.

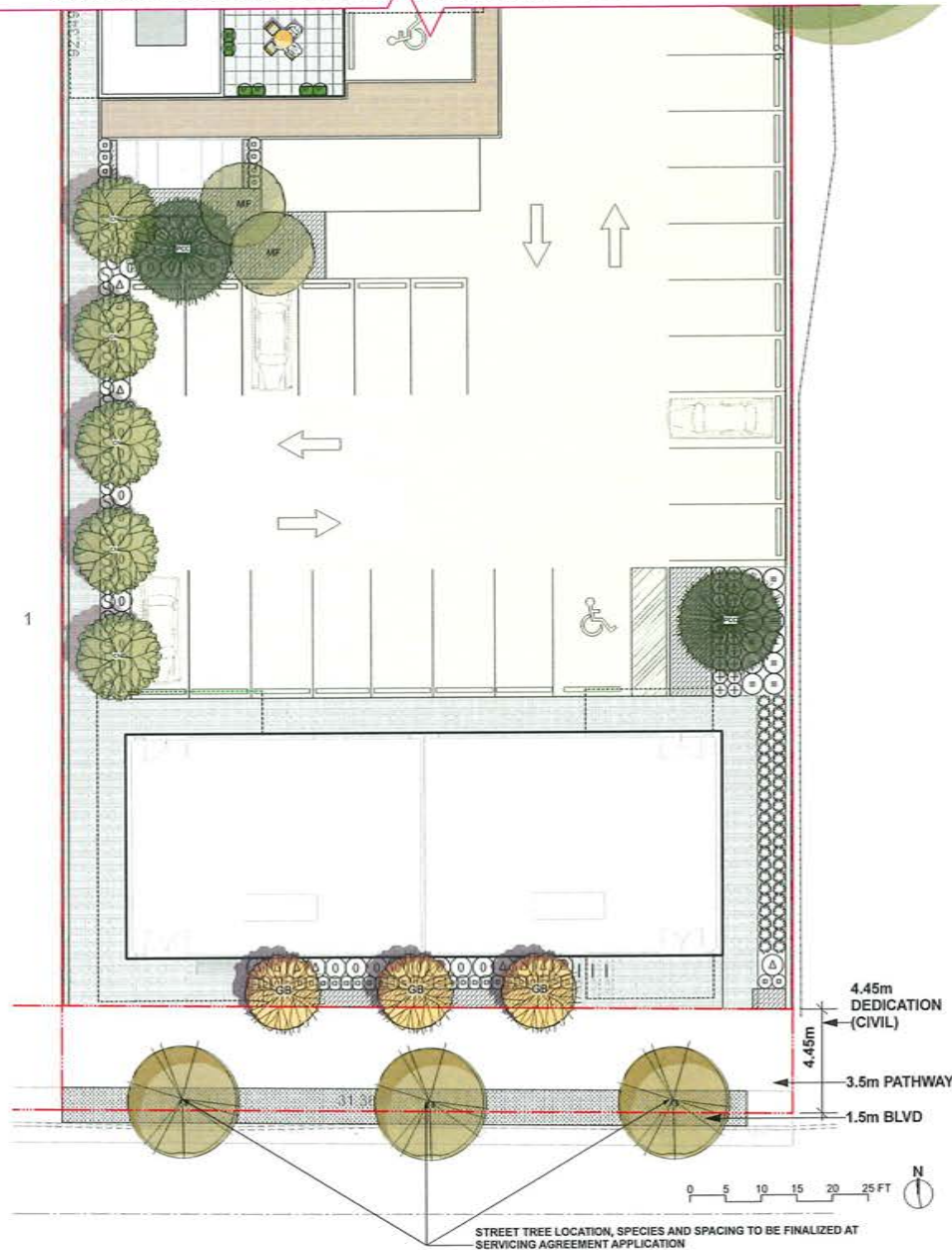
LAWN

856	ft2 Lawn
-----	----------

NOTES:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
- 3) All planting beds to be installed with 2"(50mm) mulch per specifications.

PLEASE REFER TO LANDSCAPE DRAWING L2.0 FOR THE NORTH AREA PLANTING PLAN



**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1423 WYTH AVENUE,
VANCOUVER, BC, CANADA V6H 1W9
CELL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT
RESERVED. IF A DISCREPANCY OCCURS
BETWEEN THE DRAWINGS AND THE
SPECIFICATIONS OR ANY OTHER DOCUMENT
ASSOCIATED WITH THIS PROJECT, THE CONTRACT
SHALL BE REPORTED IN WRITING TO THE
LANDSCAPE ARCHITECT TO OBTAIN
CLARIFICATION AND APPROVAL BEFORE
PROCEEDING WITH WORK.

Revisions

NO.	Date	Note
A	2023-10-06	ISSUED FOR DP
B	2024-07-10	ISSUED FOR DP
C	2024-08-06	ISSUED FOR DP
D	2024-08-23	ISSUED FOR DP
E	2025-01-09	ISSUED FOR DP
F	2025-03-19	ISSUED FOR DP
G	2025-06-25	ISSUED FOR DP
H	2025-07-23	ISSUED FOR DP
I	2025-08-06	ISSUED FOR DP
J	2025-10-22	ISSUED FOR DP
K	2025-11-06	ISSUED FOR DP

**8680 ALEXANDRA
ROAD**

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND,
BC, CANADA

PROJECT NUMBER: 23-20

SCALE: 1/8"=1'-0" (1:96)

DRAWN BY: EL

REVIEWED BY: EL

**Landscape
Planting Plan -
South Area**

L2.1

LANDSCAPE LIGHTING LEGENDS

SYMBOL MATERIALS



BOLLARD LIGHT





PARKING LOT POLE DOWNLIGHT WITH SHIELD





STEP LIGHT





WALL MOUNTED DOWNLIGHT



LIGHTING NOTES

1. CONCEPTUAL LANDSCAPE LIGHTING PLAN IS PROVIDED FOR INFORMATION ONLY. REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR CONSTRUCTION.
2. CONTRACTOR TO COORDINATE RECESSED FORMING, ELECTRICAL CONDUIT, AND LOCATION LOGISTICS WITH OTHER TRADES AS REQUIRED.
3. CONTRACTOR TO ENSURE ALL LIGHTING WIRE AND FIXTURES MUST BE INSTALLED TO MEET THE LOCAL ELECTRICAL REGULATIONS AND SAFETY REQUIREMENTS



**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K8
CELL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT
RESERVED. IF A DISCREPANCY OCCURS
BETWEEN THE DRAWINGS AND THE
SPECIFICATIONS OR ANY OTHER DOCUMENT
ASSOCIATED WITH THE PROJECT, THE CONTRACT
SHALL BE REPORTED IN WRITING TO THE
LANDSCAPE ARCHITECT FOR WRITING
CLARIFICATION AND APPROVAL BEFORE
PROCEEDING WITH THE WORK.

Revisions		
NO.	Date	Note
A	2023-10-06	ISSUED FOR DP
B	2024-07-10	ISSUED FOR DP
C	2024-08-06	ISSUED FOR DP
D	2024-08-23	ISSUED FOR DP
E	2025-01-09	ISSUED FOR DP
F	2025-03-19	ISSUED FOR DP
G	2025-06-25	ISSUED FOR DP
H	2025-07-23	ISSUED FOR DP
I	2025-08-06	ISSUED FOR DP
J	2025-10-22	ISSUED FOR DP
K	2025-11-06	ISSUED FOR DP

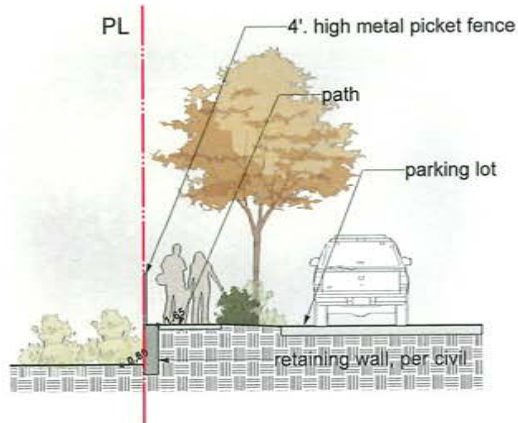
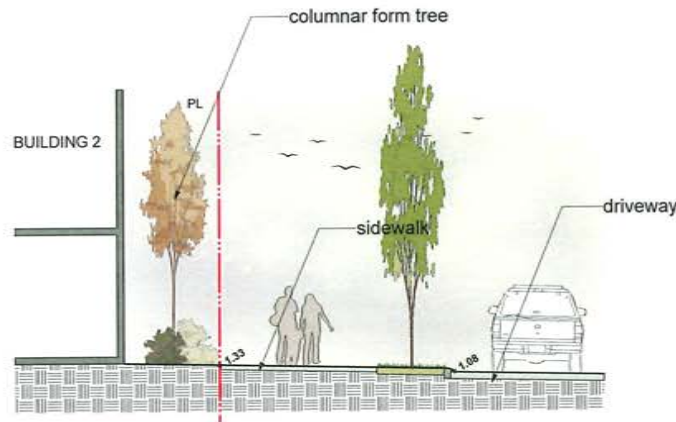
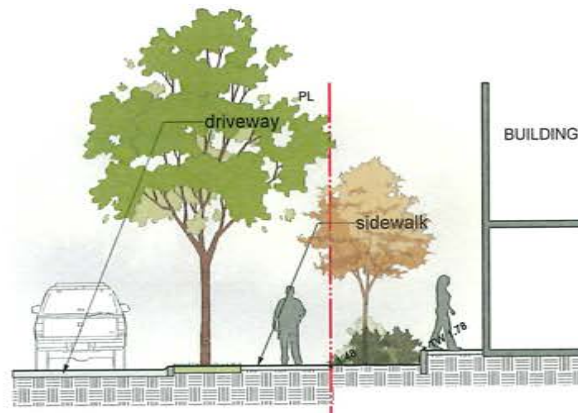
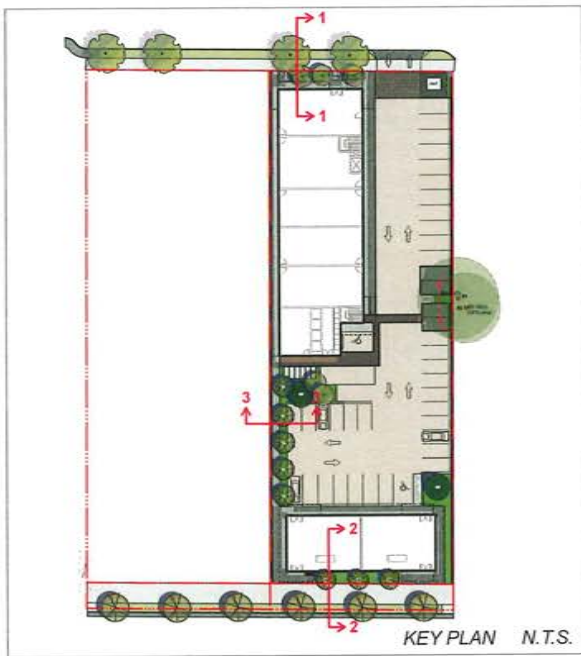
**8680 ALEXANDRA
ROAD**

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND,
BC, CANADA

PROJECT NUMBER: 23-20
SCALE: 1/16"=1'0" (1:192)
DRAWN BY: EL
REVIEWED BY: EL

**Conceptual
Landscape
Lighting Plan**

L2.2



Revisions	
NO.	Note
A	2023-10-06 ISSUED FOR DP
B	2024-07-10 ISSUED FOR DP
C	2024-06-06 ISSUED FOR DP
D	2024-06-23 ISSUED FOR DP
E	2025-01-09 ISSUED FOR DP
F	2025-05-19 ISSUED FOR DP
G	2025-06-25 ISSUED FOR DP
H	2025-07-23 ISSUED FOR DP
I	2025-08-06 ISSUED FOR DP
J	2025-10-22 ISSUED FOR DP
K	2025-11-06 ISSUED FOR DP

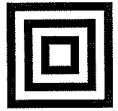
8680 ALEXANDRA ROAD

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND,
BC, CANADA

PROJECT NUMBER: 23-20
SCALE: AS SHOWN
DRAWN BY: EL
REVIEWED BY: EL

Sections

L2.3



**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1W9
CELL: 778-323-3538
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT
RESERVED IF A DISCREPANCY OCCURS
BETWEEN THE DRAWINGS AND THE
SPECIFICATIONS OR ANY OTHER DOCUMENT
ASSOCIATED WITH THE PROJECT. THE CONTRACT
SHALL BE REPORTED IN WRITING TO THE
LANDSCAPE ARCHITECT TO OBTAIN
CLARIFICATION AND APPROVAL BEFORE
PROCEEDING WITH WORK.

Revisions

NO.	Date	Note
1	2023-10-06	ISSUED FOR DP
2	2024-07-10	ISSUED FOR DP
3	2024-06-06	ISSUED FOR DP
4	2024-09-23	ISSUED FOR DP
5	2025-01-09	ISSUED FOR DP
6	2025-03-19	ISSUED FOR DP
7	2025-06-26	ISSUED FOR DP
8	2025-07-23	ISSUED FOR DP
9	2025-08-06	ISSUED FOR DP
10	2025-10-22	ISSUED FOR DP
11	2025-11-06	ISSUED FOR DP

**8680 ALEXANDRA
ROAD**

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND,
BC, CANADA

PROJECT NUMBER: 23-20

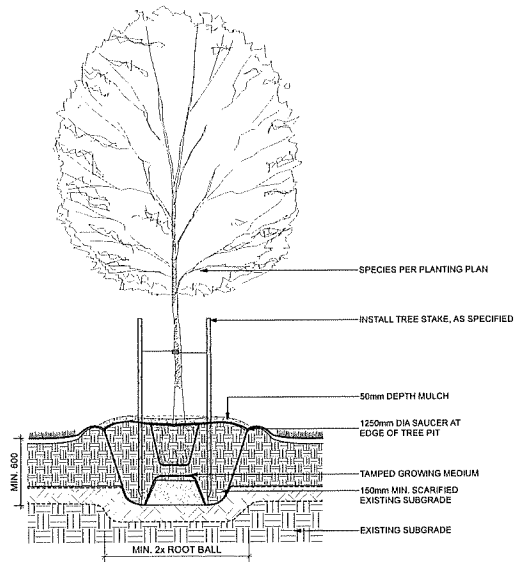
SCALE: AS SHOWN

DRAWN BY: EL

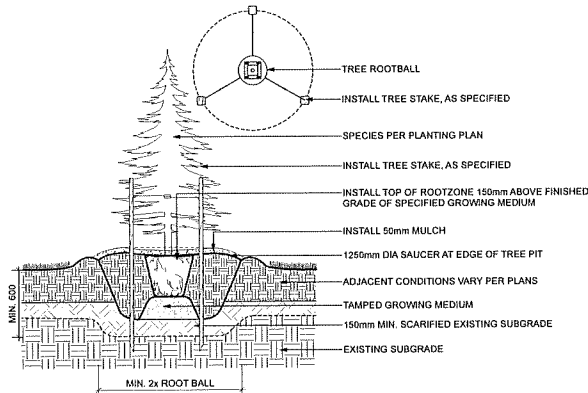
REVIEWED BY: EL

Softscape Details

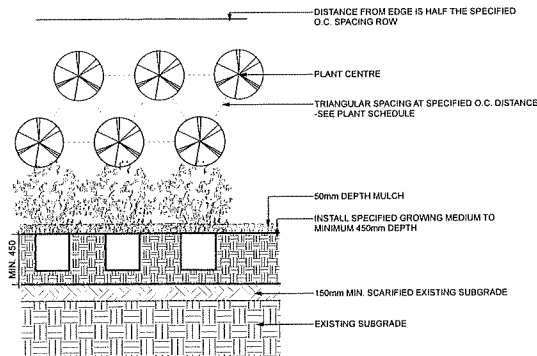
L3.1



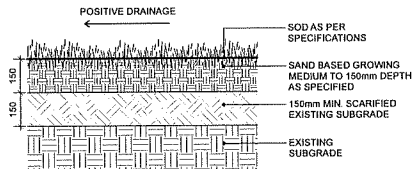
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



3 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



2 PLANTING ON GRADE (TYPICAL)
Scale: 1:20



4 SOD LAWN (TYPICAL)
Scale: 1:10