

Schedule 1 to the Minutes of  
the Development Permit Panel  
meeting held on Wednesday,  
December 10, 2025

## DEVELOPMENT PERMIT PANEL DP 23-031545



**PROPOSED 1&2-STOREY COMMERCIAL BUILDINGS**

CIVIC ADDRESS: LOT B 8680 ALEXANDRA RD, RICHMOND BC



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



2 VIEW 1



3 VIEW 2



4 VIEW 3



5 VIEW 4

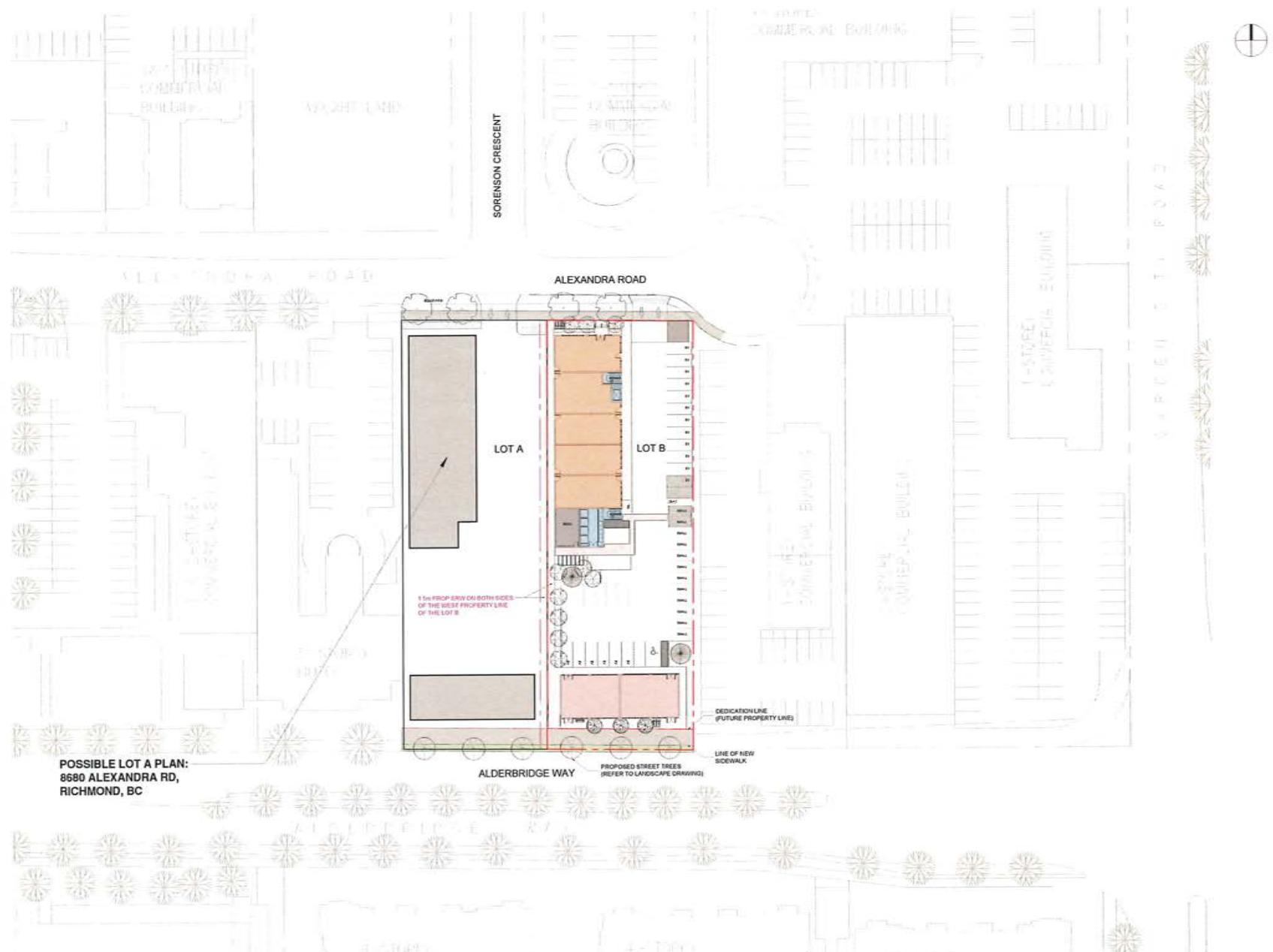
1

LOT B, 8680  
ALEXANDRA RD.,  
RICHMOND, BC

PROPOSED STREET TREES  
REFER TO LANDSCAPE DRAWING

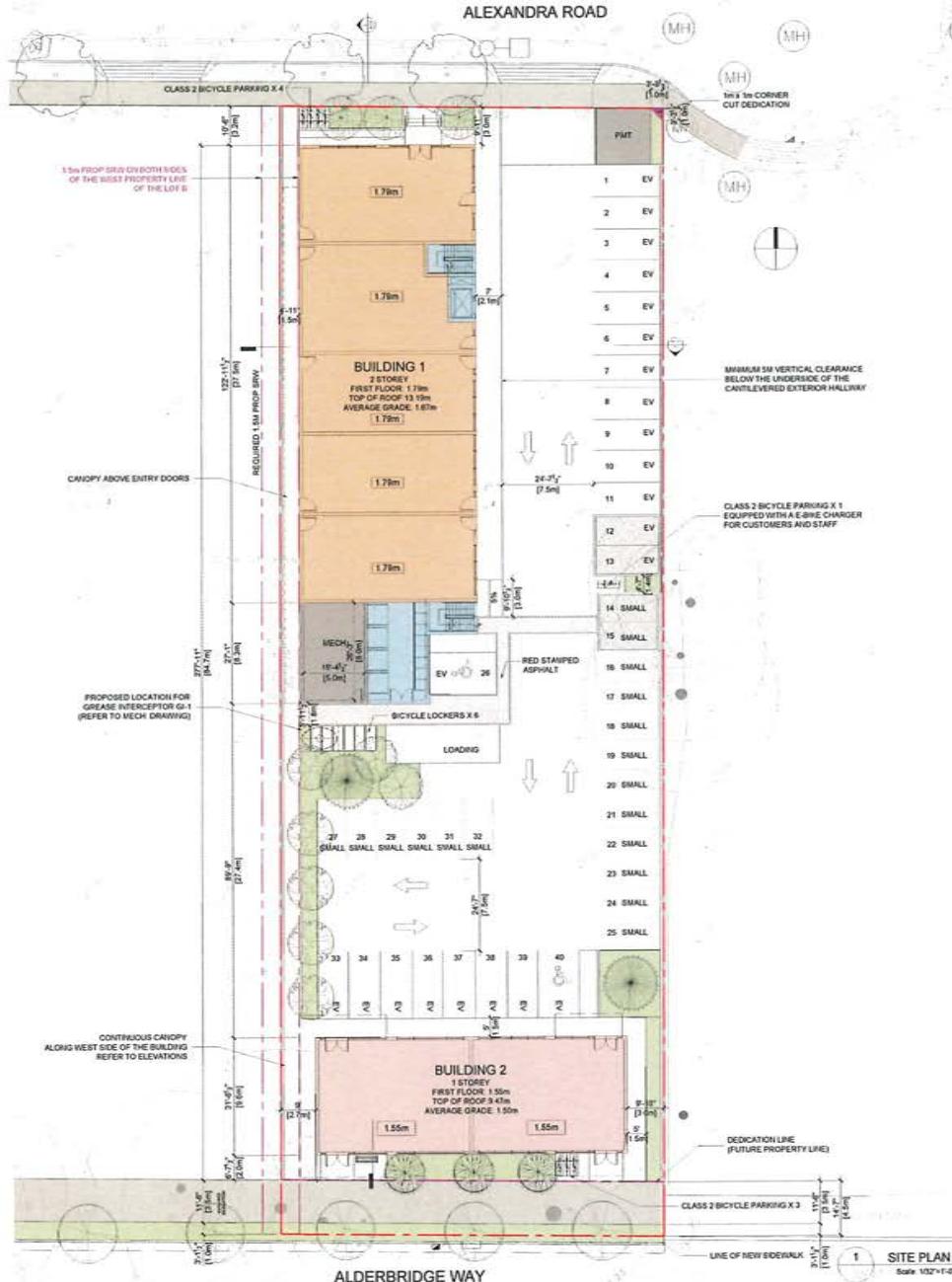
LOT A, 8680  
ALEXANDRA RD.,  
RICHMOND, BC

1 CONTEXT PLAN



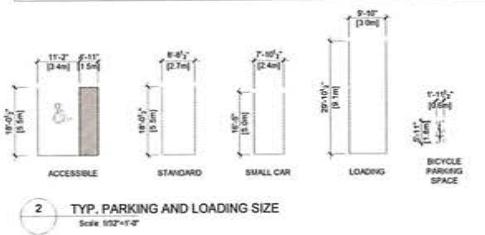
POSSIBLE LOT A PLAN:  
8680 ALEXANDRA RD,  
RICHMOND, BC

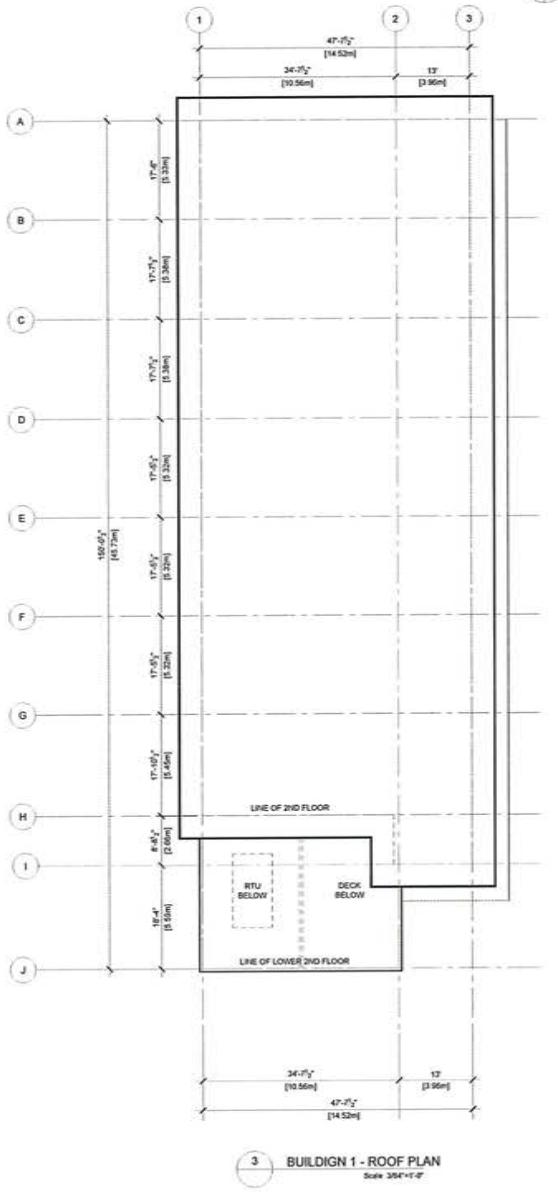
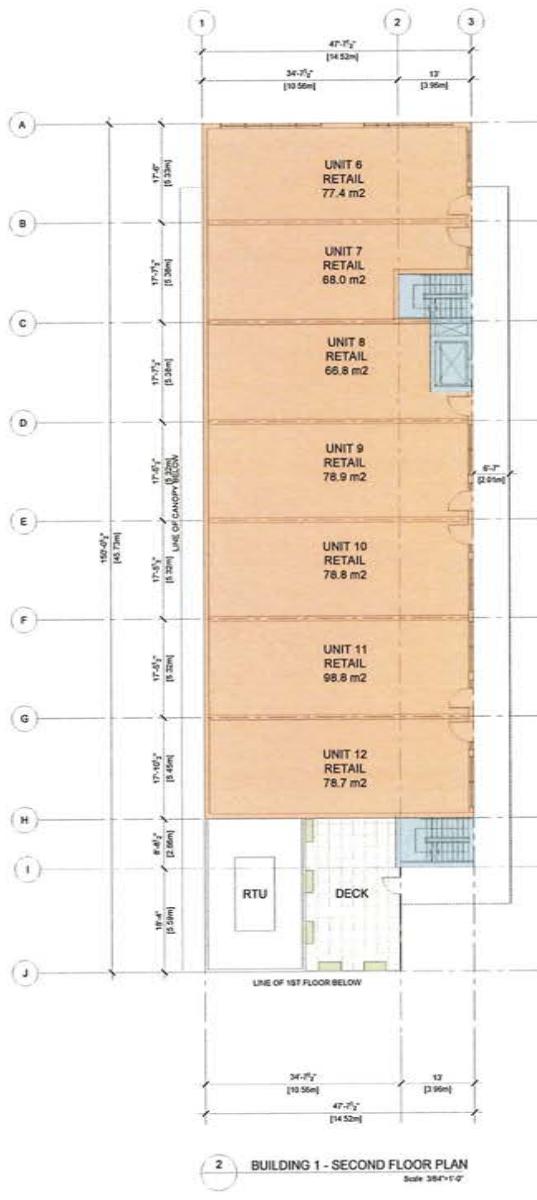
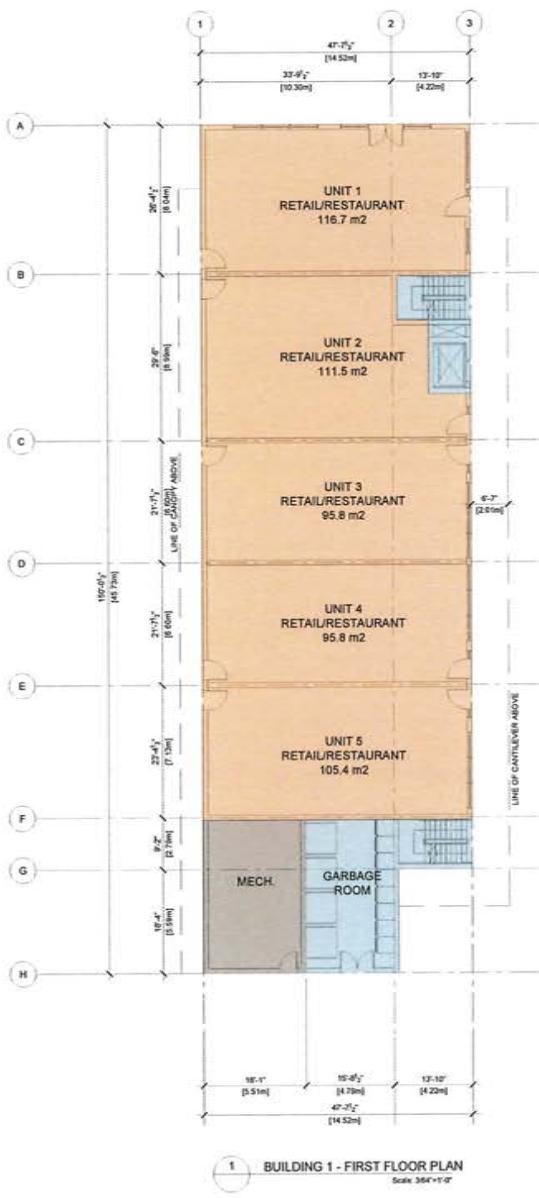
LOT A POSSIBLE SITE PLAN



Zoning Analysis Table					
Civic Address	8680 ALEXANDRA RD				
Legal Description	LOT 1 SEC 33 BLK 5N RG 6W PL EPP38189 LOT 1, BLOCK 5N, PLAN EPP38189, SECTION 33, RANGE 6 W, NEW WESTMINSTER LAND DISTRICT, BC				
Current Zoning	CA				
Lot B-Area	7,898m <sup>2</sup> [31,193.8 sq ft]				
Proposed Zoning	CA				
CRITERIA		CA ZONE REQUIREMENTS		PROPOSED	
Minimum Lot Area		no requirement (zoning bylaw 10.3.8)		2,758.3m <sup>2</sup> [29,650 sq ft] after dedication	
Height		12m [39.97 ft]		Building 1: 2 Storey, 11.52m Building 2: 1 Storey, 9.79m	
Front Yard (north)		3m [9.84 ft]		3.0m	
Rear Yard (south)		3m [9.84 ft]		2.0m	
Side Yard (west)		3m [9.84 ft]		1.5m	
Side Yard (east)		3m [9.84 ft]		3.0m	
Lot coverage		50%		Building 1: 641.7m <sup>2</sup> Building 2: 246.4 m <sup>2</sup> Total: 888.1 m <sup>2</sup> [932 ft] (after dedication)	
FAR		0.5		Building 1: first floor: commercial: 525.6 m <sup>2</sup> [5658 sq ft] elevator+stairways: 29.5 m <sup>2</sup> [317 sq ft] garbage room: 40 m <sup>2</sup> [432 sq ft]  second floor: commercial: 525.6 m <sup>2</sup> [5658 sq ft] stairways: 9.7 m <sup>2</sup> [104 sq ft]  Building 2: commercial: 246.4 m <sup>2</sup> [2652 sq ft]  Total: 1376.9 m <sup>2</sup> [14821 sq ft] FAR: 0.50 (after dedication)	
Minimum Parking Requirements		First floor: 4.2 spaces per 100.0 m <sup>2</sup> of gross leasable floor area 4.2 x 783.9 m <sup>2</sup> /100=32.92  Upper floor: General Retail 3.0 spaces per 100m <sup>2</sup> of GFA, up to 350m <sup>2</sup> , plus 4.0 space for each additional 100m <sup>2</sup> , with 5% reduction 3.0 x 350m <sup>2</sup> /100 + 4.0 x (25.6-350m <sup>2</sup> ) /100 x 95% = 16.65 Total: 49.57  TDM reduction: 80% x 49.57=39.66		Regular size: 20 Small car: 18 Accessible: 2 Total: 40  22 parking spaces will have Lv 2 EV charge capacity	
Accessible Parking		min. 2 % when 11 or more		2	
Parking Stall Dimension		Standard: 2.65m W x 5.5 m L (8.53 ft. W x 18.04 ft. L) Small: 2.4m W x 5.5 m L (7.87 ft. W x 18.04 ft. L) Accessible: 2.7m W x 5.5m L (11.15 ft. W x 18.04 ft. L) Shared Holes: 1.5m Accessible Vans: 3.4m W x 5.5m L (11.15 ft. W x 18.04 ft. L) Shared Aisle: 1.5m		Small : max 50% when 31 or more	
Drive Aisle Width		7.5m		7.5m	
Loading requirement		1 Medium size on-site designated		1 Medium size on-site designated	
Loading space size		Medium: 9.1m L x 3m W x 3.8m H		Medium: 9.1m L x 3m W x 3.8m H	
Bicycle Parking		Class 1: 0.27 / 100.0 m <sup>2</sup> gross leasable area greater than 100 m <sup>2</sup> 0.27 x 1341.1 /100=3.6		4	
Bicycle Parking		Class 2: 0.4 / 100.0 m <sup>2</sup> gross leasable area greater than 100 m <sup>2</sup> 0.4 x 1341.1 /100=5.4		5	
Bicycle Dimension		1.8m (horizontal)/1.0m (vertical) L x 0.6m W x 1.9m H		1.8m (horizontal)/1.0m (vertical) L x 0.6m W x 1.9m H	

NOTE: FOR BUILDING PERMIT APPLICATIONS SUBMITTED TO THE CITY SHALL COMPLY WITH STEP 2 WITH EL-2 ENERGY COMPLIANCE







1 PRESPECTIVE - FROM NORTHEAST  
Scale NTS





1 PRESPECTIVE - FROM EAST  
Scale 1:16



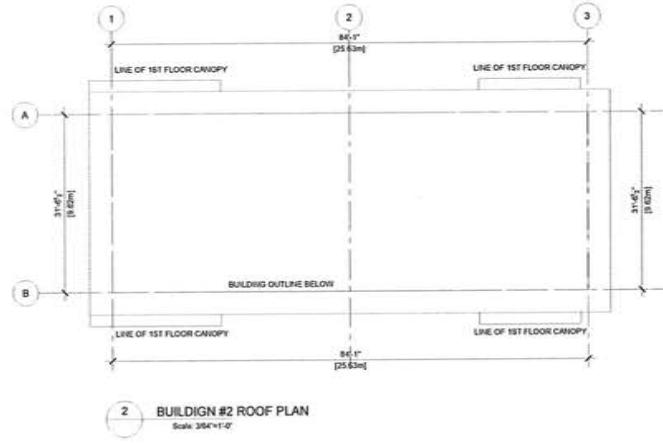
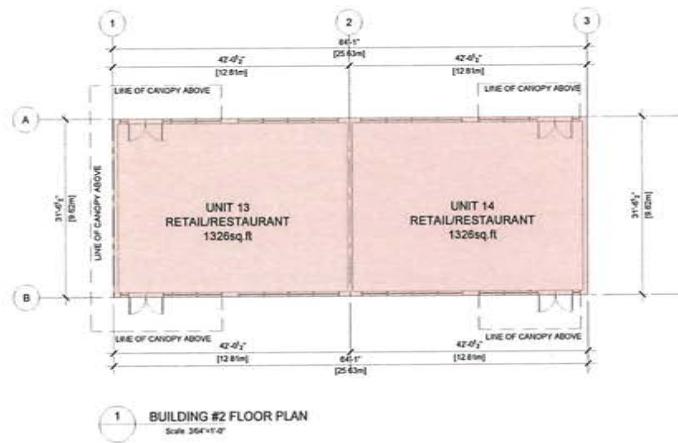


## MATERIAL KEY

- 1 COMPOSITE PANEL, COLOR PEARL WHITE
- 2 COMPOSITE PANEL, COLOR GREY BEIGE
- 3 SAFETY GLASS CANOPY WITH METAL FRAME
- 4 METAL PANEL/UVFLASHING, SILVER METALLIC COLOR
- 5 CLEAR ACOZOON 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

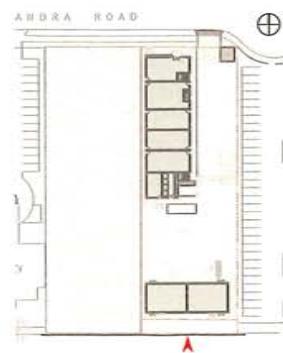
NOTE:  
ALL SIGNAGE IS SUBJECT TO THE CITY'S SIGN BYLAW







1 PRESPECTIVE - FROM SOUTH-WEST  
50M RVS

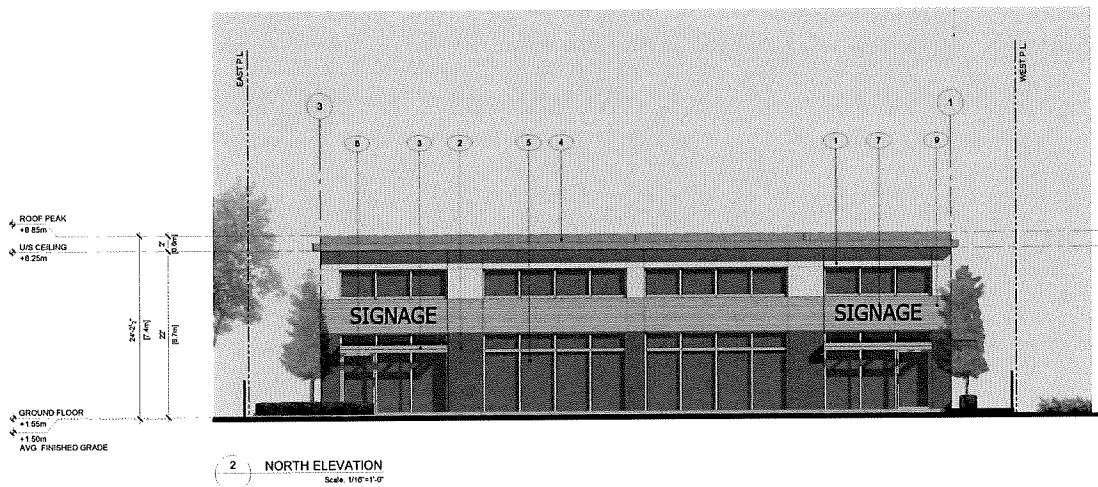
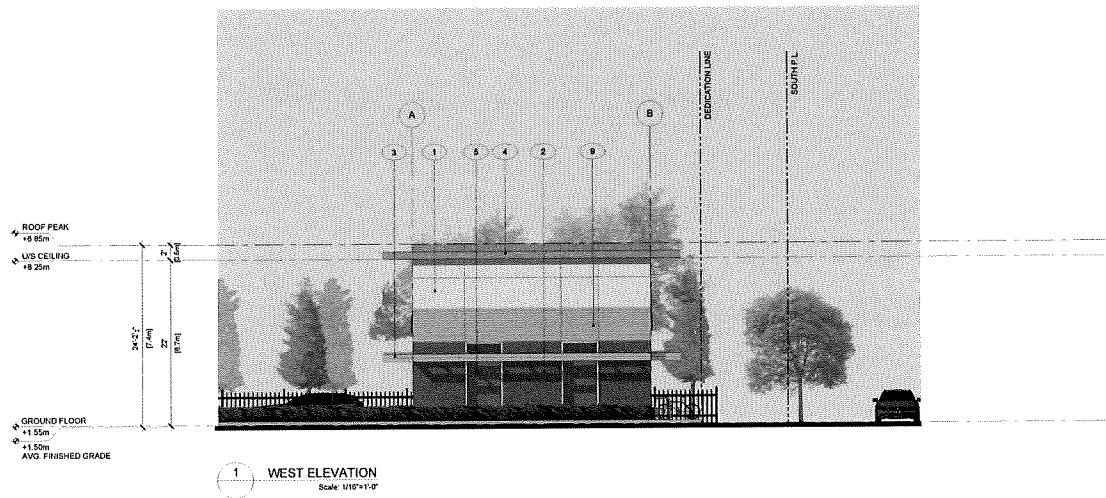




#### MATERIAL KEY

- 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 PANEL/FLASHING, SILVER METALLIC COLOR
- 5 CLEAR ANODIZED HIGH PERFORMANCE GLAZING WITH PRE-FINISHED SILVER 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

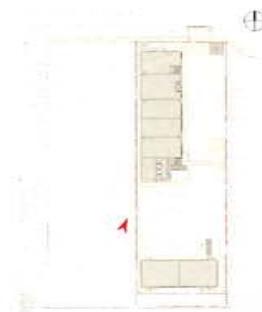
NOTE:  
ALL SIGNAGE IS SUBJECT TO THE CITY'S SIGN BYLAW  
ALL SIGNAGE IS SUBJECT TO A SEPARATE SIGN APPLICATION



1 3D VIEW 1  
Scale 1:15



1 3D VIEW 2  
Scale NTS





1 3D VIEW 3  
Scale 1:150



SPRING EQUINOX  
MARCH 21 (DST)



10 AM  
(PDT: UTC -7:00)

SUMMER EQUINOX  
JUNE 21 (DST)



10 AM  
(PDT: UTC -7:00)

FALL EQUINOX  
SEPTEMBER 22 (DST)



10 AM  
(PDT: UTC -7:00)



02 PM  
(PDT: UTC -7:00)



02 PM  
(PDT: UTC -7:00)



02 PM  
(PDT: UTC -7:00)



04 PM  
(PDT: UTC -7:00)

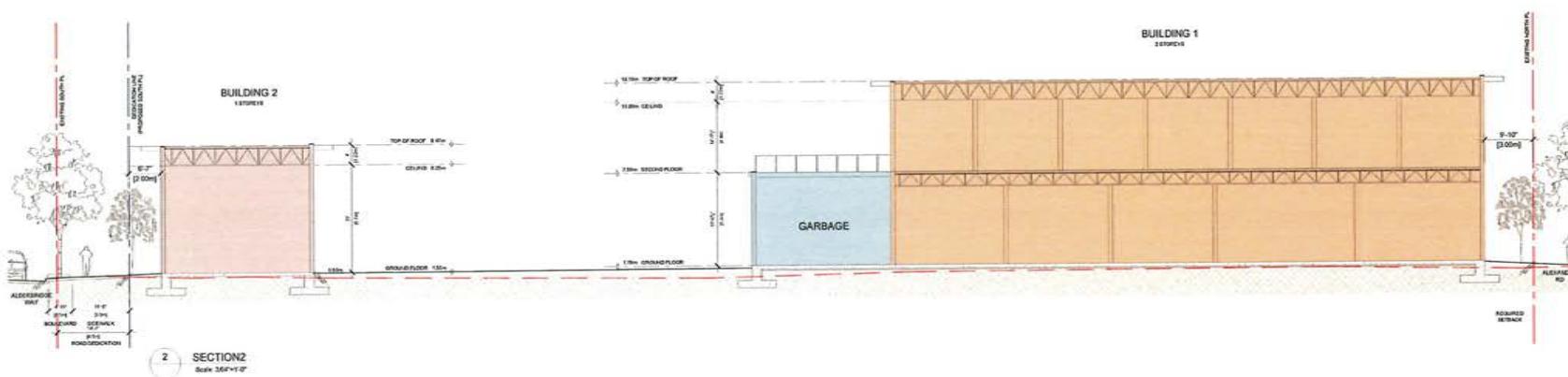
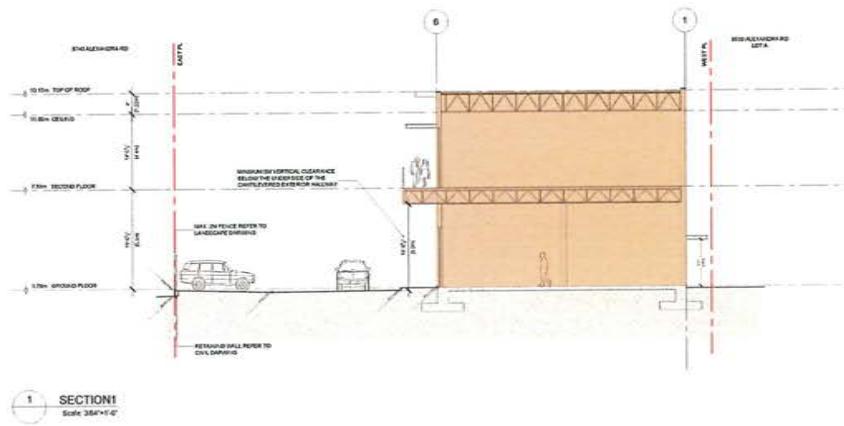


04 PM  
(PDT: UTC -7:00)



04 PM  
(PDT: UTC -7:00)







1 PERSPECTIVE-NORTHEASTERN  
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 PANELING/FLASHING, SILVER METALLIC COLOR
- 5 CLEAR ANODIZED HIGH-PERFORMANCE GLAZING WITH FIRE 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



2 MATERIAL BOARD  
Scale: N.T.S.

NOTE:  
ALL SIGNAGE IS SUBJECT TO THE CITY'S SIGN BY-LAW  
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 NEGLECT OF THIS ADVICE.

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

LAYOUT OF HARDCAPE, 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 W 11TH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3539  
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	2023-10-06
B	ISSUED FOR DP
C	2024-07-10
D	ISSUED FOR DP
E	2024-08-06
F	ISSUED FOR DP
G	2024-08-23
H	ISSUED FOR DP
I	ISSUED FOR DP
J	2025-09-05
K	2025-10-22
L	2025-11-06

## 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





**HOMING  
LANDSCAPE  
ARCHITECTURE**

ADDRESS: 1423 WYTHE AVENUE,  
VANCOUVER, BC, V6A 1K9  
CELL: 778-323-3330  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

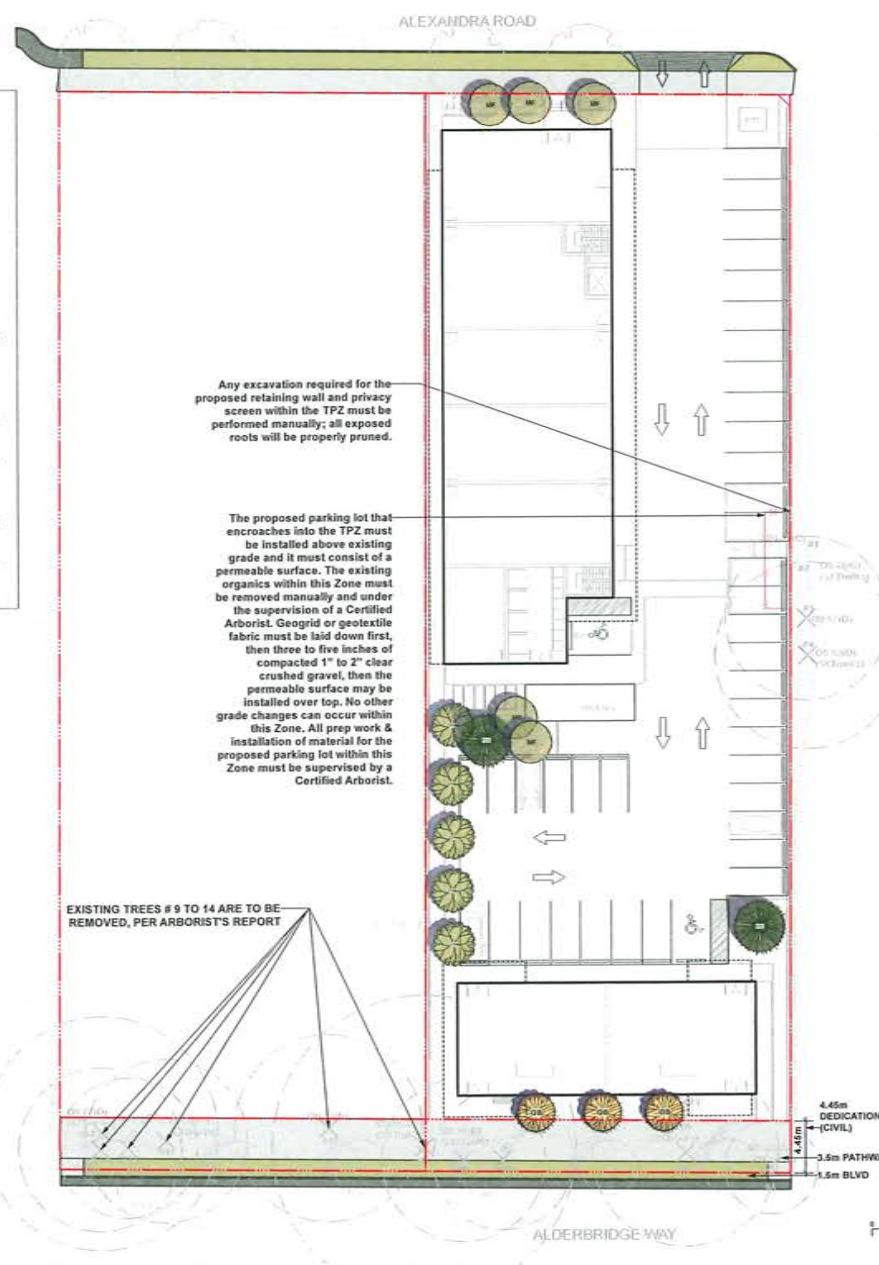
DO NOT SCALE THE DRAWINGS. COPY-RIGHT  
RESERVED. IF A DISCREPANCY OCCURS  
BETWEEN THE DRAWINGS AND THE  
SPECIFICATIONS, THE SPECIFICATIONS  
ASSOCIATED WITH THE PROJECT IS THE  
CORRECT DOCUMENT. THE DRAWINGS  
SHALL BE REFERRED IN WRITING TO THE  
LANDSCAPE ARCHITECT FOR  
CLARIFICATION AND APPROVAL BEFORE  
PROCEEDING WITH WORKS.

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



## NEW COMMERCIAL DEVELOPMENT

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

PROJECT NUMBER: 23-20

SCALE: 1/16"=10' (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	1L3.1
	EXISTING TREES TO BE RETAINED	

**1. DO NOT SCALE DRAWINGS.**

2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION  
WITH ALL OTHER CONSULTANT DRAWINGS.

3. ALL EXISTING INFORMATION APPROXIMATE ONLY.  
VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH  
SITE CONDITIONS. REPORT DISCREPANCIES TO  
CONSULTANT TEAM PRIOR TO PROCEEDING.

4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.

5. THE LOCATION OF ALL PROPOSED HARDSCAPE SITE FURNISHINGS ARE TO BE FLAGGED OUT ON THE CONTRACTOR AND APPROVED BY THE LAND ARCHITECT PRIOR TO INSTALLATION.

6. ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.

7. LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.

8. FENCING ALONG WEST PROPERTY LINE TO BE REMOVED UPON THE COMPLETION OF THE FULL SRW.



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	2023-10-06	ISSUED FOR DP
B	2024-07-10	ISSUED FOR DP
C	2024-09-06	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

2008 RELEASED - 04-22

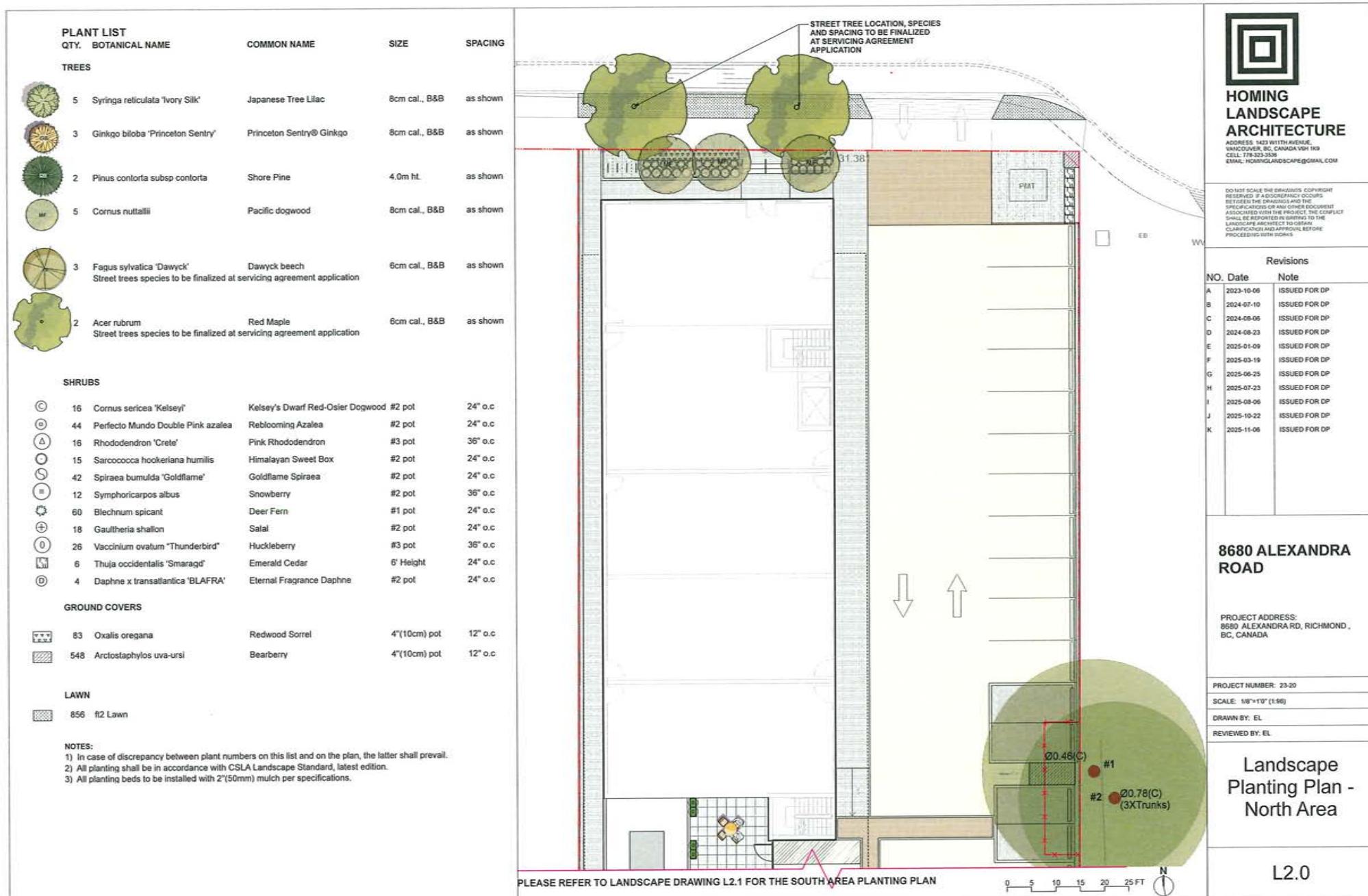
卷之三

卷之三

REVIEWED BY: E.

## Landscape Layout and Materials Plan

L1.0



**PLANT LIST**  
QTY. BOTANICAL NAME COMMON NAME SIZE SPACING

**TREES**

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

**SHRUBS**

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

**GROUND COVERS**

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

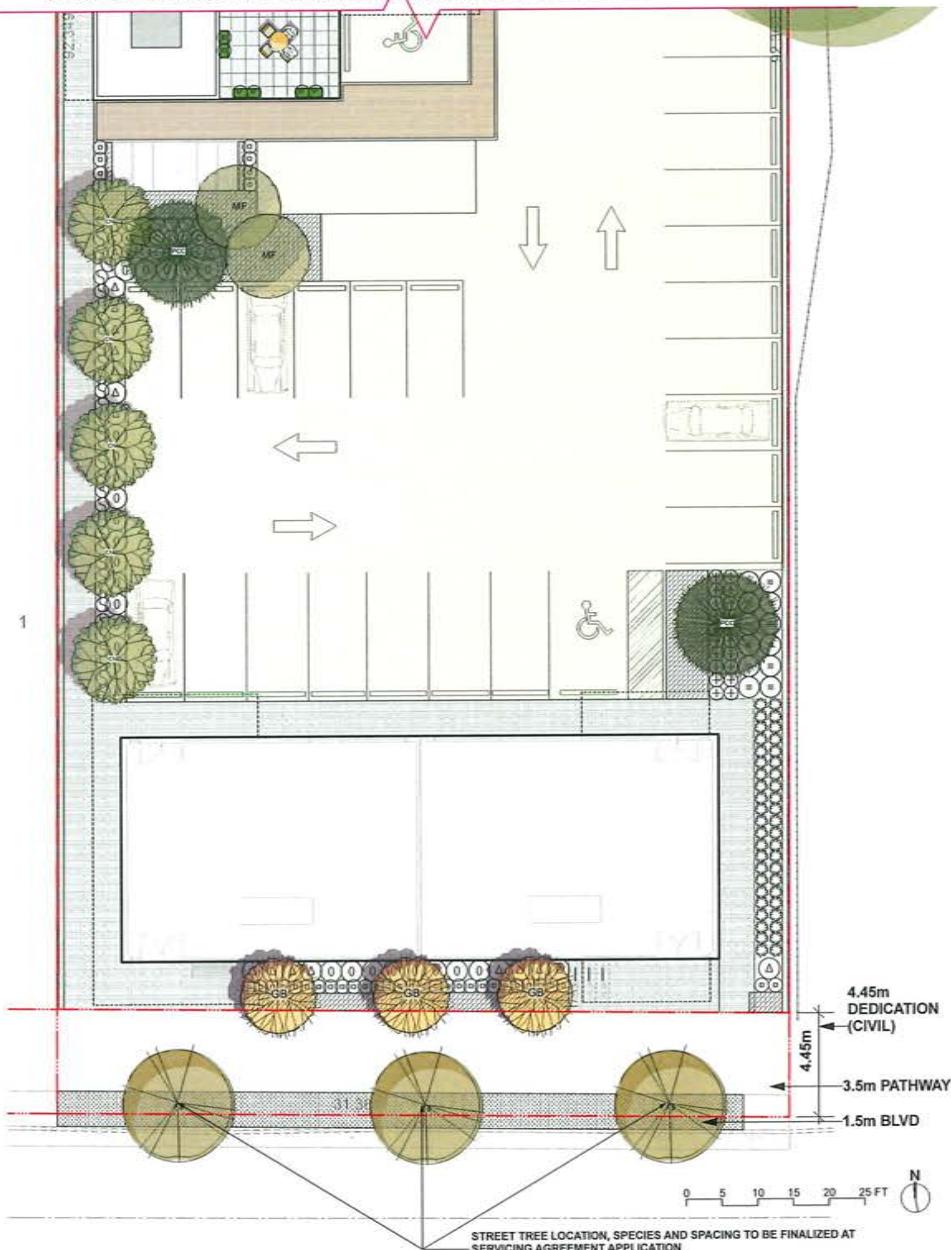
**LAWN**

	856	ft <sup>2</sup> 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 WYTHE AVENUE,  
VANCOUVER, BC, CANADA V6H 1N9  
CELL: 778-323-2323  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT  
RESERVED. THE DRAWINGS ARE THE PROPERTY  
OF HOMING LANDSCAPE ARCHITECTURE.  
SPECIFICATIONS OR ANY OTHER INFORMATION  
CONTAINED IN THE DRAWINGS OR IN THE  
ACCOMPANYING NOTES OR COMMENTS  
SHALL BE REPORTED IN WRITING TO THE  
LANDSCAPE ARCHITECT. IT IS THE  
CLARIFICATION AND AGREEMENT, BEFORE  
PROCEEDING WITH WORKS.

**Revisions**

NO.	Date	Note
A	2023-10-06	ISSUED FOR DP
B	2024-07-19	ISSUED FOR DP
C	2024-09-05	ISSUED FOR DP
D	2024-09-23	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	2025-11-18	ISSUED FOR DP

**8680 ALEXANDRA  
ROAD**

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

PROJECT NUMBER: 23-20

SCALE: 1/8"=10' (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

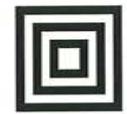


## LIGHTING NOTES

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: 1420 WILLOW 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 CONTRACT DOCUMENTS ASSOCIATED WITH THE PROJECT, THE CONTRACT SHOULD BE REFERRED IN WRITING TO THE LANDSCAPE ARCHITECT FOR 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

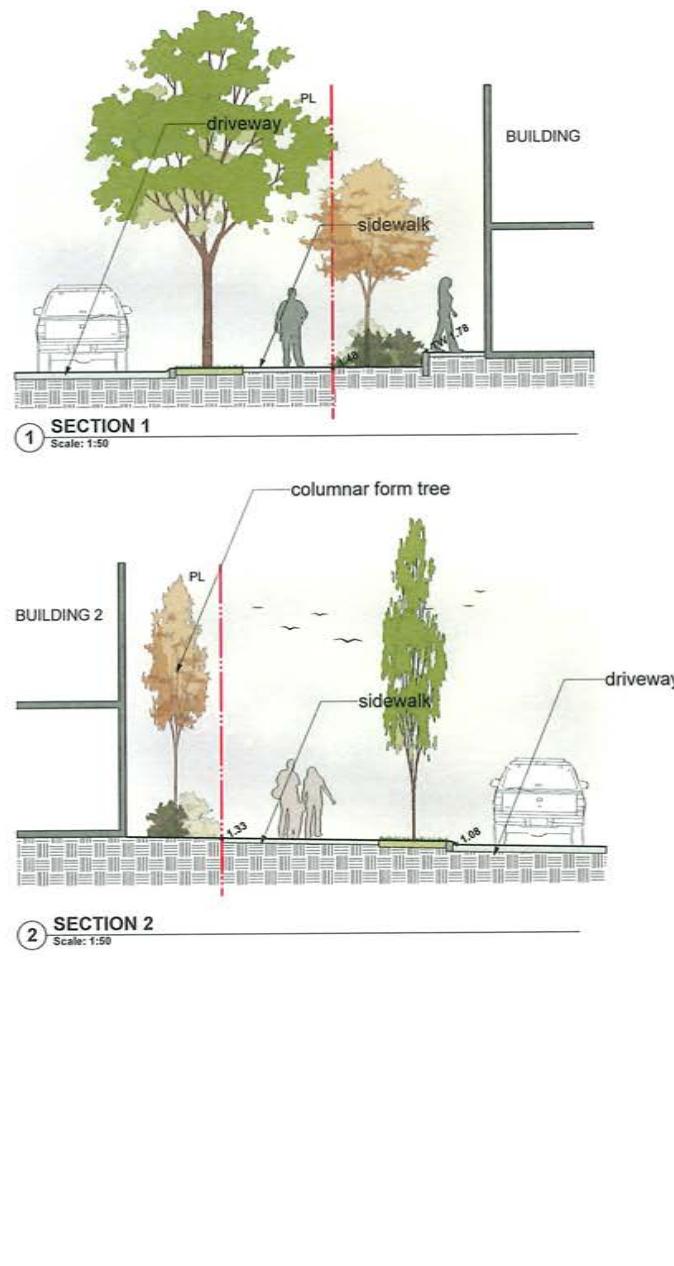
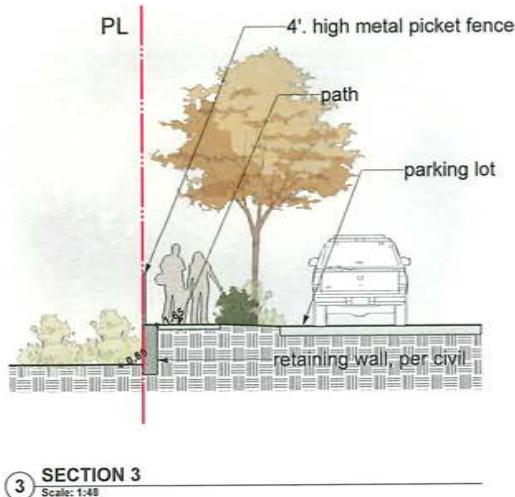
SCALE: 1/16"=1'0" (1:162)

DRAWN BY: EL

REVIEWED BY: EL

Conceptual  
Landscape  
Lighting Plan

L2.2



DO NOT SCALE THE DRAWINGS. COPYRIGHT  
RESERVED. IF A DISPUTE OCCURS  
BETWEEN THE DRAWINGS AND THE  
SPECIFICATIONS, THE SPECIFICATIONS  
ASSOCIATED WITH THE PROJECT, THE  
DRAWINGS SHALL BE REFERRED IN WRITING TO THE  
LANDSCAPE ARCHITECT FOR CLARIFICATION  
AND APPROVAL BEFORE  
PROCEEDING WITH DESIGN.

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	2025-03-18	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

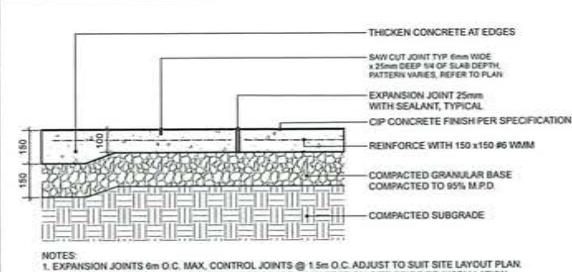
## 8680 ALEXANDRA ROAD

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

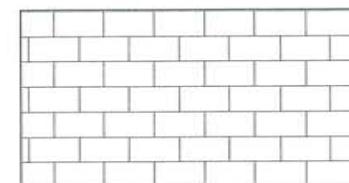
PROJECT NUMBER: 23-20  
SCALE: AS SHOWN  
DRAWN BY: EL  
REVIEWED BY: EL

## Sections

L2.3

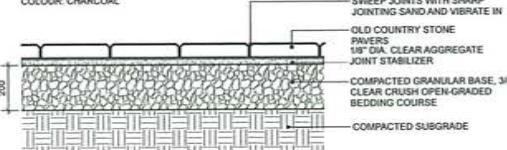


1 CIP CONCRETE ON GRADE (TYPICAL)



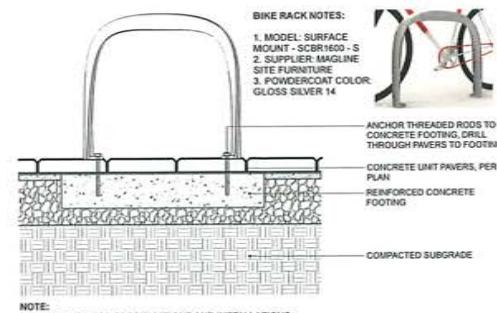
PLAN  
CLASSIC STANDARD PAVERS - STANDARD SIZE BY  
ABBOTSFORD CONCRETE (1-800-463-4091)  
DIMENSIONS: STANDARD 225(L) x 112.5(W) x 60(T) mm (8-7/8" x  
4-7/16" x 2-3/8")  
PATTERN: RUNNING BOND

COLOUR: CHARCOAL



NOTE:  
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE  
NOT ADJACENT TO A SOLID EDGE CONDITION.

2 CONCRETE UNIT PAVING ON GRADE



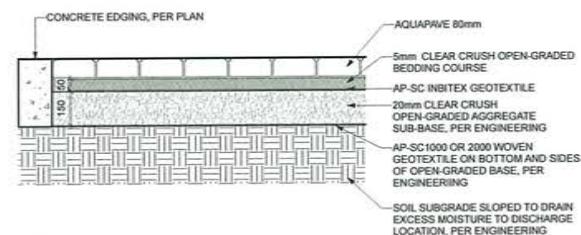
NOTE:  
PER SUPPLIER FOR SPECIFICATIONS AND INSTALLATIONS.

3 BIKE RACK

AQUAPAVE STANDARD PAVER  
BY ABBOTSFORD CONCRETE PRODUCTS  
PATTERN: RUNNING BOND  
LENGTH: 8-3/8" (221MM)  
WIDTH: 4-5/16" (110MM)  
THICKNESS: 3-1/8" (68MM)



COLOR: CHARCOAL



NOTE:  
1. REFER TO ENGINEERING DRAWINGS FOR THE BASE MATERIALS INSTALLED UNDERNEATH THE PAVERS.  
2. THE CONDITIONS UNDER THE PAVERS SHALL BE APPROVED BY ENGINEERS BEFORE PAVERS INSTALLATION.

4 AQUAPAVE PERMEABLE PAVER

Scale: 1:10



5 4' HIGH METAL PICKET FENCE

Scale: N/A



6 STAMPED ASPHALT PEDESTRIAN PATH



7 OUTDOOR BIKE LOCKER

Scale: N/A



HOMING  
LANDSCAPE  
ARCHITECTURE

ADDRESS: 1423 WILLOW AVENUE,  
VANCOUVER, BC, CANADA V6M 1M8  
CELL: 778-323-3208  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT  
RESERVED. ALL INFORMATION OCCURS  
BETWEEN THE CROPPING EDGES OF THE  
ASSOCIATED DRAWING. THE PROJECT, THE  
Landscape Architect, and the Engineer  
shall be reported in writing to the  
Landscape Architect for engineering  
clarifications and approval before  
proceeding with works.

#### Revisions

NO.	Date	Note
1	2023-10-06	ISSUED FOR DP
2	2024-07-10	ISSUED FOR DP
3	2024-08-06	ISSUED FOR DP
4	2024-08-23	ISSUED FOR DP
5	2025-01-09	ISSUED FOR DP
6	2025-03-19	ISSUED FOR DP
7	2025-06-25	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

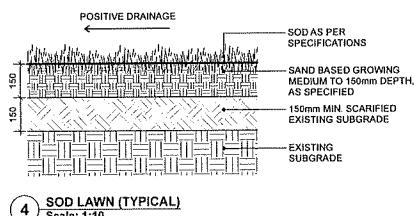
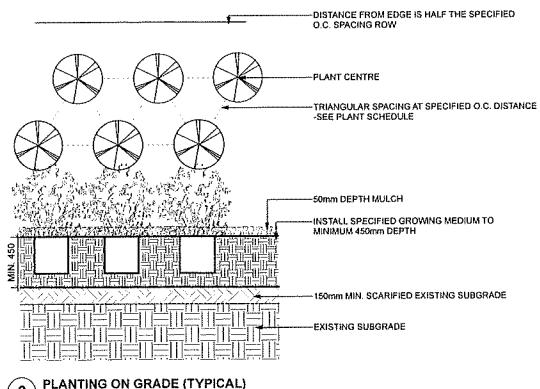
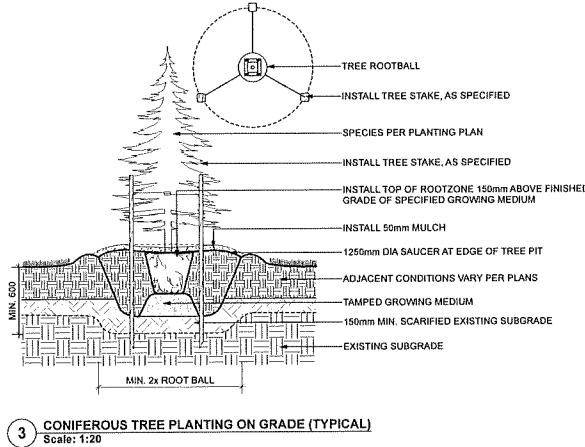
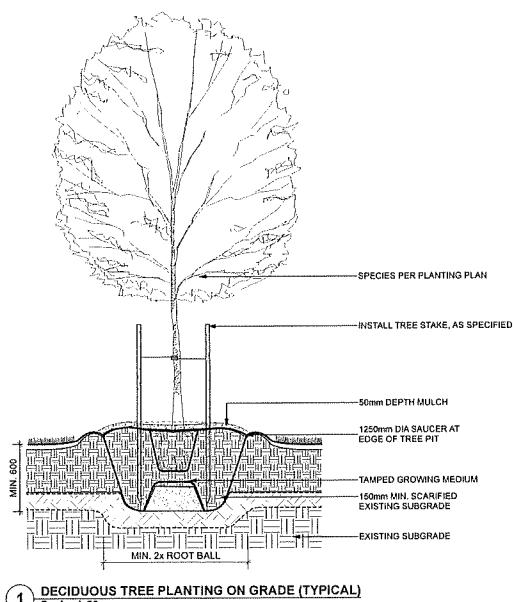
SCALE: AS SHOWN

DRAWN BY: EI

REVIEWED BY: EL

## Hardscape & Furnishing Details

L3.0



DO NOT SCALE THE DRAWINGS. COPYRIGHT  
PROTECTED. A MAJOR DESIGN CONFLICT  
DETECTS THE DRAWINGS AND THE  
SPECIFICATIONS. THE PROJECT TEAM  
SHALL BE REPORTED IN WRITING TO THE  
LANDSCAPE ARCHITECTURE. A MAJOR  
CLARIFICATION AND APPROVAL BEFORE  
PROCEEDING WITH WORKS

Revisions		
NO.	Date	Note
1	2023-10-06	ISSUED FOR DP
2	2024-07-10	ISSUED FOR DP
3	2024-08-06	ISSUED FOR DP
4	2024-08-23	ISSUED FOR DP
5	2025-01-06	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