



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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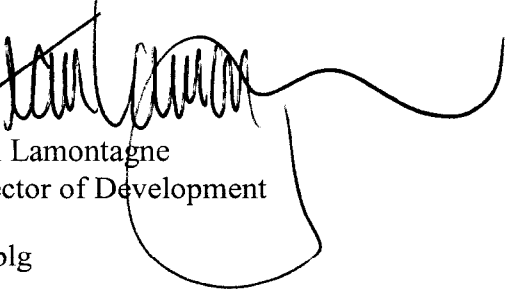
**To:** Development Permit Panel  
**From:** Jean Lamontagne  
Director of Development  
**Date:** January 24, 2006  
**File:** DP 03-247945  
**Re:** **Application by Gomberoff Bell Lyon Architects Group Inc. for a Development Permit at 8080 Francis Road**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 28 three-storey townhouses at 8080 Francis Road on a site zoned Comprehensive Development District (CD/159); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Reduce the public road setback from Francis Road from 6 m to 5.4 m for the northwest building 3;
  - b) Permit projections into public road setback from Rideau Gate of maximum 1.5 m for decks and 0.6 m for bays limited to the second floor; and
  - c) Permit projections into the public road setback from Francis Road of maximum 1.5 m for decks and 0.6 m for the third floor.



Jean Lamontagne  
Director of Development

SB:blg  
Att.

## Staff Report

### Origin

Gomberoff Bell Lyon Architects Group Inc. has applied to the City of Richmond for permission to develop 28 three-storey townhouses on 8080 Francis Road.

The site formerly contained an older Synagogue and two (2) single-family homes. The subject application is for a portion of the original property which was subdivided, leaving 9080 No. 3 Road for the construction of a new Synagogue for the Eitz Chaim Congregation.

The site was rezoned from Assembly District (ASY) to Comprehensive Development District (CD/159) for this project under Bylaw 7860 (Rezoning Application RZ 03-243383).

### Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Background

The Broadmoor Area property is located near the intersection of Francis Road and No. 3 Road. The proposed site has frontages on Francis Road and Rideau Gate. The existing development surrounding the site is as follows:

- To the north, across Francis Road, is a commercial strip mall, zoned “Neighbourhood Commercial District (C2)” and a townhouse development zoned “Townhouse District (R2)”;
- To the east and south, facing Rideau Drive and across Rideau Gate, are single-family homes, zoned “Single-Family Housing District” (R1/E and R1/K); and
- To the west, facing No. 3 Road, is a gas station zoned “Gas Station District (G1)” and the portion of the subject property subdivided for the future proposed construction of a new Synagogue, zoned “Assembly District (ASY)”.

### Rezoning and Public Hearing Results

During the rezoning, staff identified the following items to be resolved at the Development Permit stage:

- The provision of indoor amenity space onsite or in the future adjacent synagogue; and
- A variance to permit projections into the public road setbacks to permit porches and bays facing both Francis Road and Rideau Gate (see ‘Zoning Compliance/Variations’ section below).

### Indoor Amenity Space

As identified in the staff report on the rezoning application, the indoor amenity requirement could be satisfied through securing permission to use the meeting room and social gathering facilities (minimum 70 m<sup>2</sup>) within the future assembly building (Eitz Chaim Congregation) at 9080 No. 3 Road for the future townhouse residents through a covenant registered on title against the property at 9080 No. 3 Road. Such a covenant has been registered on title against 9080 No. 3 Road and will be supplemented with an easement plan at time of Building Permit when the assembly building floor plans have been finalized.

## **Public Hearing**

A Public Hearing for the rezoning of this site was held on December 20, 2004. The Public Hearing Minutes indicate that concerns about the form and character of the project were expressed at the Public Hearing and in written submissions, including:

- Impact of building height on sunlight availability, views and privacy of adjacent homes;
- Traffic; and
- Accessible unit design.

Staff worked with the applicant to address these issues in the following ways:

### **Building Height:**

As noted by staff during the rezoning, the townhouse buildings are three-storeys in height to ensure a compact footprint to maximize the setbacks (**Reference Plan A**). However, the floor plate of the third floor of the townhouse blocks closest to existing single-family homes (Buildings 6 and 7) have been stepped back, reduced, and living space fully integrated into the roof form, mimicking a two-storey condition. A hip roof has been incorporated over the end units to increase sunlight penetration. The rooflines have been stepped down towards the adjacent dwellings to the south.

In addition, the proposed building setbacks adjacent to single-family lots (8 m to 12.1 m) exceed the required setbacks that would have been required under the previous assembly zoning (7.5 m) or the typical setbacks for conventional townhouse zones (3 m). The proposal includes reduced setbacks along Francis Road of 5.4 m and 4.5 m to provide a more animated streetscape and allow for additional setbacks along the rear (south) property line adjacent to single-family dwellings in order to facilitate tree retention and enhance privacy.

### **Traffic:**

During the rezoning, in response to community concern, the vehicle access into the development was relocated from Rideau Gate to Francis Road to minimize the impact of vehicular traffic into the neighbourhood. The proposal meets the onsite parking requirements for residents and visitors with two (2) parking spaces for each townhouse unit and six (6) surface visitor parking spaces.

### **Accessible Unit Design:**

An alternate floor plan demonstrating potential for adaptability for accessibility is provided for Unit #16 (unit type C) with the addition of an elevator onto the west side of the building (**Reference Plan B**). In addition to a three-storey building addition, this would require significant alteration to the second floor bay, master bedroom and both third floor bathrooms. Blocking inside of the walls will be provided in all washrooms to facilitate future installation of grab bars/handrails.

## 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 (OCP) and is generally in compliance with the Comprehensive Development District (CD/159) except for the zoning variances noted below.

## Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Reduce the public road setback from Francis Road from 6 m to 5.4 m for the northwest building 3.

*(Staff supports the proposed variance as it is a direct result of the stepped front property line and increased rear yard setback, involves only one (1) of three (3) buildings facing Francis Road. The reduced setback of 5.4 m is greater than the permitted setback of 4.5 m for buildings 1 and 2. The varying setbacks of the three (3) buildings improves the visual interest of Francis Road through texture and animation. The relaxation enables an increased setback along the south residential interface of the site adjacent to single-family homes).*

- 2) Permit projections into public road setback from Rideau Gate of maximum 1.5 m for decks and 0.6 m for bays limited to the second floor.

*(Staff supports the proposed variance as the projections at the second floor for decks and bays contribute to the architectural form and character of the development, building articulation and animation of the streetscape. The second floor decks have been wrapped around the buildings to the Rideau Gate elevation to provide architectural articulation to the side elevations of both buildings facing Rideau Gate. The applicant has worked with the neighbourhood to design the Rideau Gate streetscape in a way that does not locate unit front entries onto this local road to minimise traffic into the existing single-family neighbourhood, and the project provides a well articulated side elevation).*

- 3) Permit projections into the public road setback from Francis Road of maximum 1.5 m for decks and 0.6 m for the third floor.

*(Staff supports the proposed variance as the projections contribute to the architectural form and character of the development, building articulation, liveability of the units and animation of the streetscape. The second floor decks provide private outdoor space for the units facing Francis Road and contribute to the liveability of these units. Projections for porches and bays into public road setbacks are consistent with townhouse development throughout the City).*

## Advisory Design Panel Comments

The Advisory Design Panel was supportive. A copy of the relevant excerpt from the Advisory Design Panel Minutes from March 9, 2005 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

The Advisory Design Panel supported the proposed design subject to the incorporation of the following (See **Attachment 2** for the applicant's response):

- i) the creation of pedestrian linkage through the site and in particular, to the future synagogue site;
- ii) clarification of the garbage and recycling enclosure to ensure that the design complements the architecture of the building;
- iii) ensure direct sight lines to the mailbox kiosk and consideration of pulling the kiosk further into the site;
- iv) consideration of flipping Unit 25A to locate the entrance closer to Rideau Gate; and
- v) incorporate paving bands to break up the wide expanse of asphalt.

All of these have been addressed and incorporated in the proposed plans, with the exception of moving the Unit 25A front entrance to Rideau Gate. The end unit entrances were kept away from Rideau Gate at the request of the area residents. However, streetscape articulation of material variety, windows (main living areas, garage and bedroom), and projecting bays was enhanced with wrap-around balconies. Special paving to break up the expanse of asphalt was incorporated in the entry and intersection areas.

## **Analysis**

### ***Conditions of Adjacency***

- The impact of the development upon the adjacent gas station is mitigated through the provision of an increased setback, 1.8 m privacy fencing and planting of hedging and small trees; and
- The impact of the development upon adjacent single-family homes to the south, east and west has been mitigated through increased setbacks, reduced massing and building height, careful building design, landscape buffering including hedges and trees, landscape retention and privacy fencing:

Setbacks: As previously outlined, the setbacks to adjacent back yards were increased to a range from 8 m to 12.1 m. The Comprehensive Development District (CD/159) permits the projections of 1 m which are proposed into the south and west setbacks on four (4) buildings (buildings #4 through #7) for second floor decks. These deck projections have been reduced from the depth of 1.5 m shown throughout the rezoning process. The setback to the south has been further increased with recessed third floors (buildings #6 and #7).

Massing: As discussed earlier, the building massing was reduced along the south residential interface. The floor plate of the third floor of the townhouse blocks closest to existing single-family residents units (Buildings 6 and 7) have been stepped back, reduced, and living space fully integrated into the roof form, mimicking a two-storey condition. A hip roof has been incorporated over the end units to increase sunlight penetration. The apparent height of the southern buildings has also been reduced with the rooflines stepping down towards the adjacent dwellings to the south.

### ***Urban Design and Site Planning***

- The applicant has demonstrated a sensitive transition to the adjacent single-family homes to the south, east and west;

- The streetscapes are animated with pedestrian-oriented front entries and a mailbox kiosk (Francis Road only), pedestrian entry paths for the development, including a connection to the future Synagogue; articulated buildings; and varying building types and setbacks;
- Children's play opportunities on site include private yards and a large central outdoor amenity area including children's play equipment. The outdoor amenity area (695 m<sup>2</sup>) is four (4) times larger than the minimum requirement;
- Vehicle access is provided from Francis Road;
- Visitor parking (6 spaces) are provided throughout the development site. These include two (2) accessible parking spaces provided next to the central outdoor amenity area;
- Headlight glare into adjacent single-family lots has been mitigated with tree retention, hedge planting and privacy fencing;
- The site has been designed to accommodate fire-fighting requirements. A centrally located fully enclosed room has been incorporated into the building design for central garbage and recycling collection (Building 4); and
- The requirement for indoor amenity space has been satisfied with the registration of a restrictive covenant on the adjacent property at 9080 No. 3 Road to ensure access to meeting room and social gathering space in the future assembly Synagogue building. This approach was supported by staff during the rezoning.

#### ***Architectural Form and Character***

- The building forms are well articulated;
- The proposed building materials (Hardi-plank siding, Hardi-shingles, Hardi-board, painted wood trim, metal garage doors with transom windows and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines;
- Visual interest and variety has been incorporated with five (5) different building types, varying setbacks and spacing along meandering roads and a central amenity space; and
- The impact of blank garage doors has been mitigated on the internal manoeuvring aisles with balconies, transom windows and separation with planting and pedestrian entries.

#### ***Landscape Design and Open Space Design***

- The landscape design includes the retention of five (5) existing trees including a significant Oak tree facing Rideau Gate and four (4) Birch trees which provide privacy screening to adjacent single-family homes;
- The planting of 53 new trees is proposed in compensation for the removal of seven (7) existing trees due to conflicts with building and internal road locations. Unfortunately the applicant is not able to increase the number of trees planted along the perimeter due to the potential for conflict with the sanitary sewer along the west property line; and
- The landscape design also includes a central outdoor amenity space with children's play equipment, privacy fencing, special paving treatment with patterning and colour, as well as substantial planting.

#### ***Universal Accessibility***

- As outlined earlier, an alternate floor plan demonstrating potential for adaptability for accessibility is provided for Unit #16 (unit type C) with the installation of an addition for an elevator (**Reference Plan B**). This would require significant alteration; and
- Blocking inside of the walls will be provided in all adaptable unit washrooms to facilitate future installation of grab bars/handrails.

## Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. Throughout the rezoning and Development Permit processes, the applicant has addressed public concerns that were expressed with meaningful amendments. The applicant has presented a development that offers a sensitive transition to adjacent single-family homes and fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.  
Planner 1  
(Local 4282)

SB:blg

The following requirements have been satisfied:

- Registration of a restrictive covenant on 9080 No. 3 Road for the benefit of the future townhouse owners to secure permission to use meeting room and social gathering facilities (Min. 70 m<sup>2</sup>) within the future Eitz Chaim Congregation building; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$100,747.

The following conditions are required to be met prior to future Building Permit issuance:

- Submission of a construction traffic management plan; and
- Blocking /backing to facilitate future installation of grab bars to be incorporated into Building Permit drawings.



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 (604) 276-4000

**Development Application  
 Data Sheet**  
 Development Applications Department

**DP 03-247945**

**Attachment 1**

Address: 8080 Francis Road Planning Area(s): Broadmoor  
 Applicant: GBL Architects Group Inc. Owner: Eitz Chaim Congregation / Vermillion Properties  
 Floor Area Gross: 4,679.7 m<sup>2</sup> Floor Area Net: 3,395.8 m<sup>2</sup>

	Formerly	Proposed
Site Area:	5,063.7 m <sup>2</sup> on the portion of the site under application	5,055.7m <sup>2</sup> (after dedication of 4 m x 4 m corner cut)
Land Uses:	Assembly-place of worship	Multi-Family Residential
Zoning:	ASY	CD/159
Number of Units:	2 single-family homes & synagogue	28 townhouses

	Bylaw Requirement	Proposed	Variance
Density (units/acre)	n/a	24 upa	None
Floor Area Ratio:	Max. 0.7	0.67	None
Lot Coverage – Building:	Max. 40%	36%	None
Lot Size:	Min. 4,500 m <sup>2</sup>	5,055.7 m <sup>2</sup>	None
<b>Setback: Francis Road (North):</b>	<b>Min. 4.5 m – 6 m</b>	<b>4.5 m – 5.4 m</b>	<b>Reduced setback &amp; projections</b>
<b>Setback - Rideau Gate (East):</b>	<b>Min. 6 m</b>	<b>6 m</b>	<b>Deck &amp; Bay Projections</b>
Setback – Side Yard (South):	Min. 8 m –12.1 m	8 m –12.1 m	None
Setback – Rear Yard (West):	Min. 3.7 m – 7 m	3.7 m – 7 m	None
Height (m):	Max. 11 m	11 m	None
Off-street Parking Spaces – Regular/Visitor*:	56 and 6	56 and 6	None
Tandem Parking Spaces	56	56	None
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	Min. 70 m <sup>2</sup> in adjacent future Synagogue	None
Amenity Space – Outdoor:	Min. 168 m <sup>2</sup>	7,485 m <sup>2</sup>	None



**Annotated Excerpt from the Minutes from  
The Design Panel Meeting**

**Wednesday, March 09 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall**

5. Townhouses  
*GBL Arch.*  
8080 Francis Road

DP 03-247945

The comments of the Panel included:

- It was unfortunate that no access was allowed to the existing Oak tree could have been a fantastic front door marker. Is there an opportunity for a collector path or other pedestrian linkage especially on the south side to the future synagogue?
- ensure a direct line of site to the to playground area and the mailbox kiosk. Would it be possible to move the mailbox location in and away from Francis Road?
- the location of the garbage/recycling area was not great. On Rideau Gate - the units could be flipped with entrances from the outboard side which would provide a sense of creating a street side thereby giving the feeling of an entrance.
- the attached elevator was impressive – congratulations.
- the paving looked stark and could be broken up especially at the road ends.

Mr. Gomberoff said that the creation of a pedestrian link through the site and, in part, to the future synagogue was possible; the garbage/recycling area would complement the architecture of the building or it could be relocated; a direct site line to the mail box kiosk would be provided and it would be pulled further into the site; consideration would be given to flipping Unit 25A to locate the entrance closer to Rideau Gate; and paving bands would be added.

It was moved and seconded that DP 03-247945 move forward subject to the incorporation of the following comments:

- i) the creation of pedestrian linkage through the site and in particular to the future synagogue site – ***link incorporated to future synagogue site;***
- ii) clarification of the garbage and recycling enclosure to ensure that the design complements the architecture of the building – ***enclosed room in building;***
- iii) ensure direct sight lines to the mailbox kiosk and consideration of pulling the kiosk further into the site – ***Kiosk pulled into site with direct sightlines;***
- iv) consideration of flipping Unit 25A to locate the entrance closer to Rideau Gate – ***Entrances kept away from Rideau Gate at the request of the area residents. However, streetscape articulation of material variety, windows (main living areas, garage and bedroom), and projecting bays enhanced with wrap-around balcony;***
- v) incorporate paving bands to break up the wide expanse of asphalt – ***incorporated at entry intersection.***

CARRIED



**No. DP 03-247945**

To the Holder: GOMBEROFF BELL LYON ARCHITECTS GROUP INC.

Property Address: 8080 FRANCIS ROAD

Address: C/O JULIO GOMBEROFF  
#140 – 2034 WEST 11TH AVENUE  
VANCOUVER, BC V6J 2C9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to:
  - a) Reduce the public road setback from Francis Road from 6 m to 5.4 m for the northwest building 3.
  - b) Permit projections into public road setback from Rideau Gate of maximum 1.5 m for decks and 0.6 m for bays.
  - c) Permit projections into the public road setback from Francis Road of maximum 1.5 m for decks and 0.6 m for the third floor.
4. 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 #1 to #10 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$100,747 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.

# Development Permit

No. DP 03-247945

To the Holder: GOMBEROFF BELL LYON ARCHITECTS GROUP INC.

Property Address: 8080 FRANCIS ROAD

Address: C/O JULIO GOMBEROFF  
#140 – 2034 WEST 11TH AVENUE  
VANCOUVER, BC V6J 2C9

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

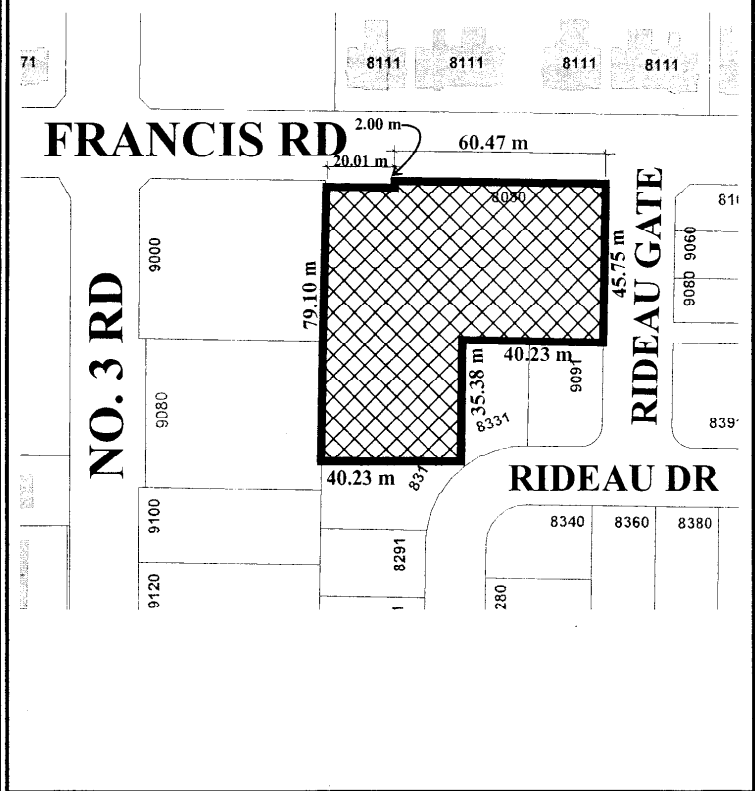
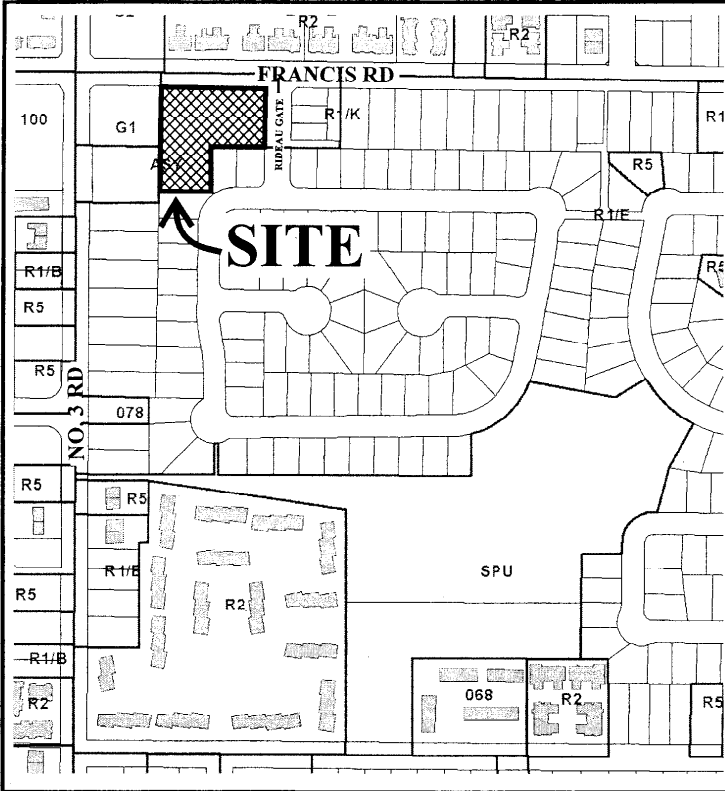
DELIVERED THIS DAY OF , .

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MAYOR

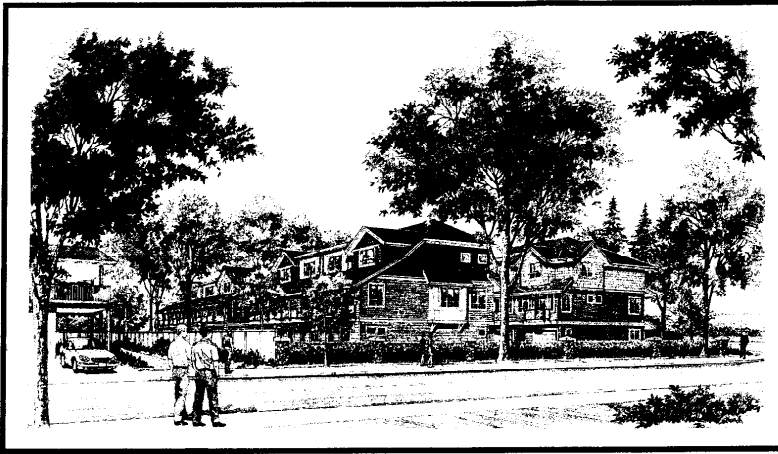


# City of Richmond



## DP 03-247945 SCHEDULE "A"

Original Date: 10/03/03  
 Revision Date: 09/21/05  
 Note: Dimensions are in METRES



STREETSCAPE ALONG RIDEAU GATE

SITE DATA

**CIVIC ADDRESS:** 8080 FRANCIS ROAD

**LEGAL ADDRESS:** LOT 1 SEC 28 BLOCK 4 NORTH 8 IN NW/4

**ZONING:** CD/59 **B.P. 17848**

**GROSS SITE AREA:** 54,507.4 SF

**NET SITE AREA:** 54,211.1 SF

**DENSITY CALCULATION:** 17 UPA

**F.S.R. AREA:** ALLOWED 0.70 38,095 SF

**TOTAL F.S.R. AREA:** PROPOSED 0.87 38,553 SF

**MAX. HEIGHT:** ALLOWED 11M

**LOT COVERAGE:** MAX. ALLOWED 0.40 21,788 SF

**PROPOSED 0.36 19,710.3**

**OPEN SPACE:** MAX. ALLOWED 8.5M/UNIT

**PROPOSED 64.59 SF/UNIT 1,292 SF**

**SETBACKS:**

REAR	5M	19,585 FT
FRONT	5M	17,117 FT
SIDEW	4.5M	13,544 FT
SIDEW	4.5M	13,544 FT
SIDEW	7M	22,875 FT

**PARKING CALCULATION:**

REQUIRED: 56 (2.0 PER UNIT)

PROVIDED: 63 (8.0 ON GARAGE UNITS, 2 INCL)

**TOTAL PARKING PROVIDED: 63**

NO.	TYPE	SIZE	UNIT AREA	TOTAL AREA	COVERAGE	TOTAL COV.
			SF	SF	%	SF
1	A	300	1,350	4,825.0	69.7	3,475
2	B	300	1,350	4,825.0	69.7	3,475
3	C	300	1,350	4,825.0	69.7	3,475
4	D	300	1,350	4,825.0	69.7	3,475
5	E	300	1,350	4,825.0	69.7	3,475
6	F	300	1,350	4,825.0	69.7	3,475
7	G	300	1,350	4,825.0	69.7	3,475
8	H	300	1,350	4,825.0	69.7	3,475
9	I	300	1,350	4,825.0	69.7	3,475
10	J	300	1,350	4,825.0	69.7	3,475
11	K	300	1,350	4,825.0	69.7	3,475
12	L	300	1,350	4,825.0	69.7	3,475
13	M	300	1,350	4,825.0	69.7	3,475
14	N	300	1,350	4,825.0	69.7	3,475
15	O	300	1,350	4,825.0	69.7	3,475
16	P	300	1,350	4,825.0	69.7	3,475
17	Q	300	1,350	4,825.0	69.7	3,475
18	R	300	1,350	4,825.0	69.7	3,475
19	S	300	1,350	4,825.0	69.7	3,475
20	T	300	1,350	4,825.0	69.7	3,475
21	U	300	1,350	4,825.0	69.7	3,475
22	V	300	1,350	4,825.0	69.7	3,475
23	W	300	1,350	4,825.0	69.7	3,475
24	X	300	1,350	4,825.0	69.7	3,475
25	Y	300	1,350	4,825.0	69.7	3,475
26	Z	300	1,350	4,825.0	69.7	3,475
27	AA	300	1,350	4,825.0	69.7	3,475
28	AB	300	1,350	4,825.0	69.7	3,475
29	AC	300	1,350	4,825.0	69.7	3,475
30	AD	300	1,350	4,825.0	69.7	3,475
31	AE	300	1,350	4,825.0	69.7	3,475
32	AF	300	1,350	4,825.0	69.7	3,475
33	AG	300	1,350	4,825.0	69.7	3,475
34	AH	300	1,350	4,825.0	69.7	3,475
35	AI	300	1,350	4,825.0	69.7	3,475
36	AJ	300	1,350	4,825.0	69.7	3,475
37	AK	300	1,350	4,825.0	69.7	3,475
38	AL	300	1,350	4,825.0	69.7	3,475
39	AM	300	1,350	4,825.0	69.7	3,475
40	AN	300	1,350	4,825.0	69.7	3,475
41	AO	300	1,350	4,825.0	69.7	3,475
42	AP	300	1,350	4,825.0	69.7	3,475
43	AQ	300	1,350	4,825.0	69.7	3,475
44	AR	300	1,350	4,825.0	69.7	3,475
45	AS	300	1,350	4,825.0	69.7	3,475
46	AT	300	1,350	4,825.0	69.7	3,475
47	AU	300	1,350	4,825.0	69.7	3,475
48	AV	300	1,350	4,825.0	69.7	3,475
49	AW	300	1,350	4,825.0	69.7	3,475
50	AX	300	1,350	4,825.0	69.7	3,475
51	AY	300	1,350	4,825.0	69.7	3,475
52	AZ	300	1,350	4,825.0	69.7	3,475
53	BA	300	1,350	4,825.0	69.7	3,475
54	BB	300	1,350	4,825.0	69.7	3,475
55	BC	300	1,350	4,825.0	69.7	3,475
56	BD	300	1,350	4,825.0	69.7	3,475
57	BE	300	1,350	4,825.0	69.7	3,475
58	BF	300	1,350	4,825.0	69.7	3,475
59	BG	300	1,350	4,825.0	69.7	3,475
60	BH	300	1,350	4,825.0	69.7	3,475
61	BI	300	1,350	4,825.0	69.7	3,475
62	BJ	300	1,350	4,825.0	69.7	3,475
63	BK	300	1,350	4,825.0	69.7	3,475
64	BL	300	1,350	4,825.0	69.7	3,475
65	BM	300	1,350	4,825.0	69.7	3,475
66	BN	300	1,350	4,825.0	69.7	3,475
67	BO	300	1,350	4,825.0	69.7	3,475
68	BP	300	1,350	4,825.0	69.7	3,475
69	BQ	300	1,350	4,825.0	69.7	3,475
70	BR	300	1,350	4,825.0	69.7	3,475
71	BS	300	1,350	4,825.0	69.7	3,475
72	BT	300	1,350	4,825.0	69.7	3,475
73	BU	300	1,350	4,825.0	69.7	3,475
74	BV	300	1,350	4,825.0	69.7	3,475
75	BW	300	1,350	4,825.0	69.7	3,475
76	BX	300	1,350	4,825.0	69.7	3,475
77	BY	300	1,350	4,825.0	69.7	3,475
78	BZ	300	1,350	4,825.0	69.7	3,475
79	CA	300	1,350	4,825.0	69.7	3,475
80	CB	300	1,350	4,825.0	69.7	3,475
81	CC	300	1,350	4,825.0	69.7	3,475
82	CD	300	1,350	4,825.0	69.7	3,475
83	CE	300	1,350	4,825.0	69.7	3,475
84	CF	300	1,350	4,825.0	69.7	3,475
85	CG	300	1,350	4,825.0	69.7	3,475
86	CH	300	1,350	4,825.0	69.7	3,475
87	CI	300	1,350	4,825.0	69.7	3,475
88	CJ	300	1,350	4,825.0	69.7	3,475
89	CK	300	1,350	4,825.0	69.7	3,475
90	CL	300	1,350	4,825.0	69.7	3,475
91	CM	300	1,350	4,825.0	69.7	3,475
92	CN	300	1,350	4,825.0	69.7	3,475
93	CO	300	1,350	4,825.0	69.7	3,475
94	CP	300	1,350	4,825.0	69.7	3,475
95	CQ	300	1,350	4,825.0	69.7	3,475
96	CR	300	1,350	4,825.0	69.7	3,475
97	CS	300	1,350	4,825.0	69.7	3,475
98	CT	300	1,350	4,825.0	69.7	3,475
99	CU	300	1,350	4,825.0	69.7	3,475
100	CV	300	1,350	4,825.0	69.7	3,475
101	CW	300	1,350	4,825.0	69.7	3,475
102	CX	300	1,350	4,825.0	69.7	3,475
103	CY	300	1,350	4,825.0	69.7	3,475
104	CZ	300	1,350	4,825.0	69.7	3,475
105	DA	300	1,350	4,825.0	69.7	3,475
106	DB	300	1,350	4,825.0	69.7	3,475
107	DC	300	1,350	4,825.0	69.7	3,475
108	DD	300	1,350	4,825.0	69.7	3,475
109	DE	300	1,350	4,825.0	69.7	3,475
110	DF	300	1,350	4,825.0	69.7	3,475
111	DG	300	1,350	4,825.0	69.7	3,475
112	DH	300	1,350	4,825.0	69.7	3,475
113	DI	300	1,350	4,825.0	69.7	3,475
114	DJ	300	1,350	4,825.0	69.7	3,475
115	DK	300	1,350	4,825.0	69.7	3,475
116	DL	300	1,350	4,825.0	69.7	3,475
117	DM	300	1,350	4,825.0	69.7	3,475
118	DN	300	1,350	4,825.0	69.7	3,475
119	DO	300	1,350	4,825.0	69.7	3,475
120	DP	300	1,350	4,825.0	69.7	3,475
121	DQ	300	1,350	4,825.0	69.7	3,475
122	DR	300	1,350	4,825.0	69.7	3,475
123	DS	300	1,350	4,825.0	69.7	3,475
124	DT	300	1,350	4,825.0	69.7	3,475
125	DU	300	1,350	4,825.0	69.7	3,475
126	DV	300	1,350	4,825.0	69.7	3,475
127	DW	300	1,350	4,825.0	69.7	3,475
128	DX	300	1,350	4,825.0	69.7	3,475
129	DY	300	1,350	4,825.0	69.7	3,475
130	DZ	300	1,350	4,825.0	69.7	3,475
131	EA	300	1,350	4,825.0	69.7	3,475
132	EB	300	1,350	4,825.0	69.7	3,475
133	EC	300	1,350	4,825.0	69.7	3,475
134	ED	300	1,350	4,825.0	69.7	3,475
135	EE	300	1,350	4,825.0	69.7	3,475
136	EF	300	1,350	4,825.0	69.7	3,475
137	EG	300	1,350	4,825.0	69.7	3,475
138	EH	300	1,350	4,825.0	69.7	3,475
139	EI	300	1,350	4,825.0	69.7	3,475
140	EJ	300	1,350	4,825.0	69.7	3,475
141	EK	300	1,350	4,825.0	69.7	3,475
142	EL	300	1,350	4,825.0	69.7	3,475
143	EM	300	1,350	4,825.0	69.7	3,475
144	EN	300	1,350	4,825.0	69.7	3,475
145	EO	300	1,350	4,825.0	69.7	3,475
146	EP	300	1,350	4,825.0	69.7	3,475
147	EQ	300	1,350	4,825.0	69.7	3,475
148	ER	300	1,350	4,825.0	69.7	3,475
149	ES	300	1,350	4,825.0	69.7	3,475
150	ET	300	1,350	4,825.0	69.7	3,475

**GENERAL NOTES**

REQUESTED VARIANCES:  
 1. DECK PROJECTIONS (1.5M) INTO PUBLIC ROAD SETBACKS (FRANCIS RD. & RIDEAU GATE).  
 2. SECOND FLOOR BAY PROJECTION (0.6M) INTO 6M PUBLIC ROAD SETBACKS (RIDEAU GATE).  
 3. THIRD FLOOR PROJECTION INTO 4.5M PUBLIC ROAD SETBACK (FRANCIS RD.)

FOR EXISTING TREES TO BE RETAINED OR REMOVED REFER TO LANDSCAPE DWGS.

FOR SITE DETAILS SUCH AS HARD SURFACES AND FENCES, REFER TO LANDSCAPE ARCHITECT'S DRAWINGS. ALL RETAINING WALLS AND SLOPES ARE TO BE COORDINATED WITH LANDSCAPE ARCHITECT.

**PARKING CALCULATION**

REQUIRED RES	20	56 SPACES
VISITORS	02 SPACES/UNIT	8 SPACES
ALLOWED H/C	2.8	1 SPACE
ALLOWED SMALL CARS	30.8	17 SPACES
PROVIDED RES	36 (2 SPACES/UNIT IN GARAGES)	
VISITORS	8 ON GRADE, INCLUDING 2 H/C	
TOTAL PARKING PROVIDED:	62	

SIZE OF PARKING SPACES AND AISLES AS PER THE CITY OF RICHMOND ZONING BY-LAW-DIVISION 400-OFF-STREET PARKING AND LOADING REQUIREMENTS.

- STANDARD STALL: 8'-0" (2.65m) x 10'-11" (5.5m)
- SMALL STALL (30% MAX.): 7'-11" (2.4m) x 16'-5" (5m)
- H/C STALL: 12'-1 1/2" (3.7m) x 18'-0" (5.5)

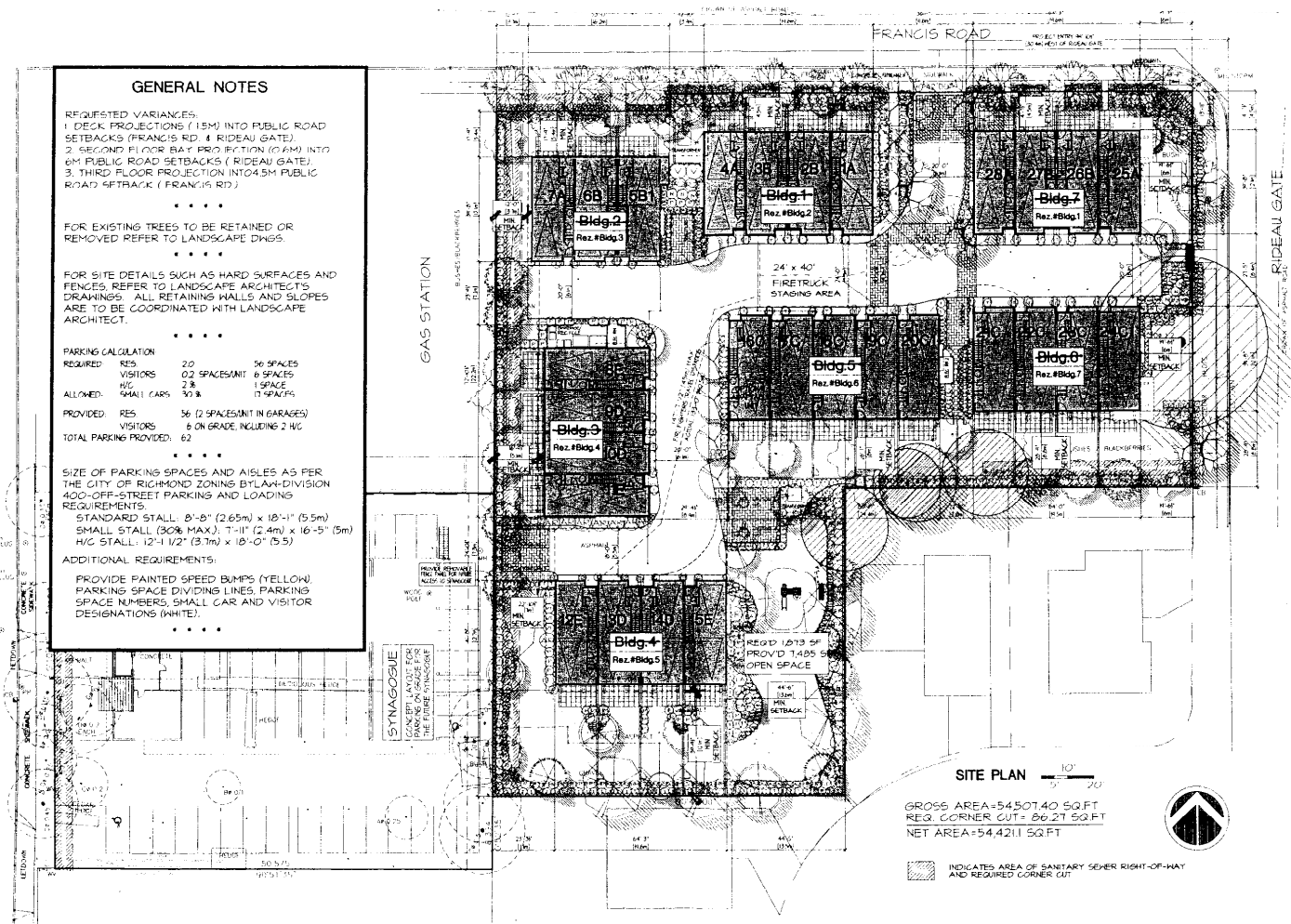
**ADDITIONAL REQUIREMENTS:**

PROVIDE PAINTED SPEED BUMPS (YELLOW), PARKING SPACE DIVIDING LINES, PARKING SPACE NUMBERS, SMALL CAR AND VISITOR DESIGNATIONS (WHITE).

GAS STATION

FRANCIS ROAD

RIDEAU GATE



**SITE PLAN**



GROSS AREA=54,507.40 SQ.FT  
 REQ. CORNER CUT= 86.27 SQ.FT  
 NET AREA=54,421.13 SQ.FT

INDICATES AREA OF SANITARY SEWER RIGHT-OF-WAY AND REQUIRED CORNER CUT



FEB 15 2006

PLAN # 2

CITY FILE: DP 03-247945

8080 FRANCIS ROAD  
 RICHMOND, BC  
 28 TOWNHOUSE DEVELOPMENT  
 FOR VERMILLION PROPERTIES

SITE PLAN

SITE	10/11/2003
DRAWN BY	PAC/ER
CHECKED BY	
SCALE	1/8" = 1'-0"
PLOTTED	11 JAN 03
GD FILE	331-03E
JOB NUMBER	0327

**A-1.01**



REGISTERED PROFESSIONAL ENGINEER  
IN THE PROVINCE OF BRITISH COLUMBIA  
NO. 40485 (1998) REG. NO. 10000  
PLAT 1810

### GENERAL NOTES

REQUESTED VARIANCES:  
1. DECK PROJECTIONS (1.5M) INTO PUBLIC ROAD SETBACKS (FRANCIS RD. & RIDEAU GATE)  
2. SECOND FLOOR BAY PROJECTION (0.6M) INTO 6M PUBLIC ROAD SETBACKS (RIDEAU GATE)  
3. THIRD FLOOR PROJECTION INTO 0.5M PUBLIC ROAD SETBACK (FRANCIS RD.)

FOR EXISTING TREES TO BE RETAINED OR REMOVED REFER TO LANDSCAPE DRWG.

FOR SITE DETAILS SUCH AS HARD SURFACES AND FENCES REFER TO LANDSCAPE ARCHITECT'S DRAWINGS. ALL RETAINING WALLS AND SLOPES ARE TO BE COORDINATED WITH LANDSCAPE ARCHITECT.

PARKING CALCULATION

REQUIRED	RES	20	56 SPACES
	VISITORS	0.2 SPACES/UNIT	8 SPACES
	H/C	2%	1 SPACE
ALLOWED	SMALL CARS	30%	17 SPACES
PROVIDED	RES	56 (2 SPACES/UNIT IN GARAGES)	
	VISITORS	8 ON GRADE INCLUDING 2 H/C	
TOTAL PARKING PROVIDED		62	

SIZE OF PARKING SPACES AND AISLES AS PER THE CITY OF RICHMOND ZONING BY-LAW-DIVISION 400-OFF-STREET PARKING AND LOADING REQUIREMENTS.  
STANDARD STALL: 8'-8" (2.65m) x 12'-1" (3.5m)  
SMALL STALL (30% MAX.): 7'-11" (2.4m) x 12'-5" (3.5m)  
H/C STALL: 12'-1 1/2" (3.7m) x 15'-0" (4.5m)

ADDITIONAL REQUIREMENTS:  
PROVIDE PAINTED SPEED BUMPS (YELLOW), PARKING SPACE DIVIDING LINES, PARKING SPACE NUMBERS, SMALL CAR AND VISITOR DESIGNATIONS (WHITE).

MAX 0.6 M THIRD FLOOR PROJECTION BY VARIANCE (TYP. ALONG FRANCIS)

MAX 0.6 M BAY PROJECTION BY VARIANCE

MAX 1.5 M DECK PROJECTION

MAX 1 M DECK PROJECTION (TYP.)

MAX 1 M DECK PROJECTION (TYP.)

MAX 1.5 M DECK PROJECTION BY VARIANCE (TYP. ALONG FRANCIS & RIDEAU)

BUILDING SETBACKS  
PLAN # 3  
FEB 15 2006

CITY FILE: DP 03-247945

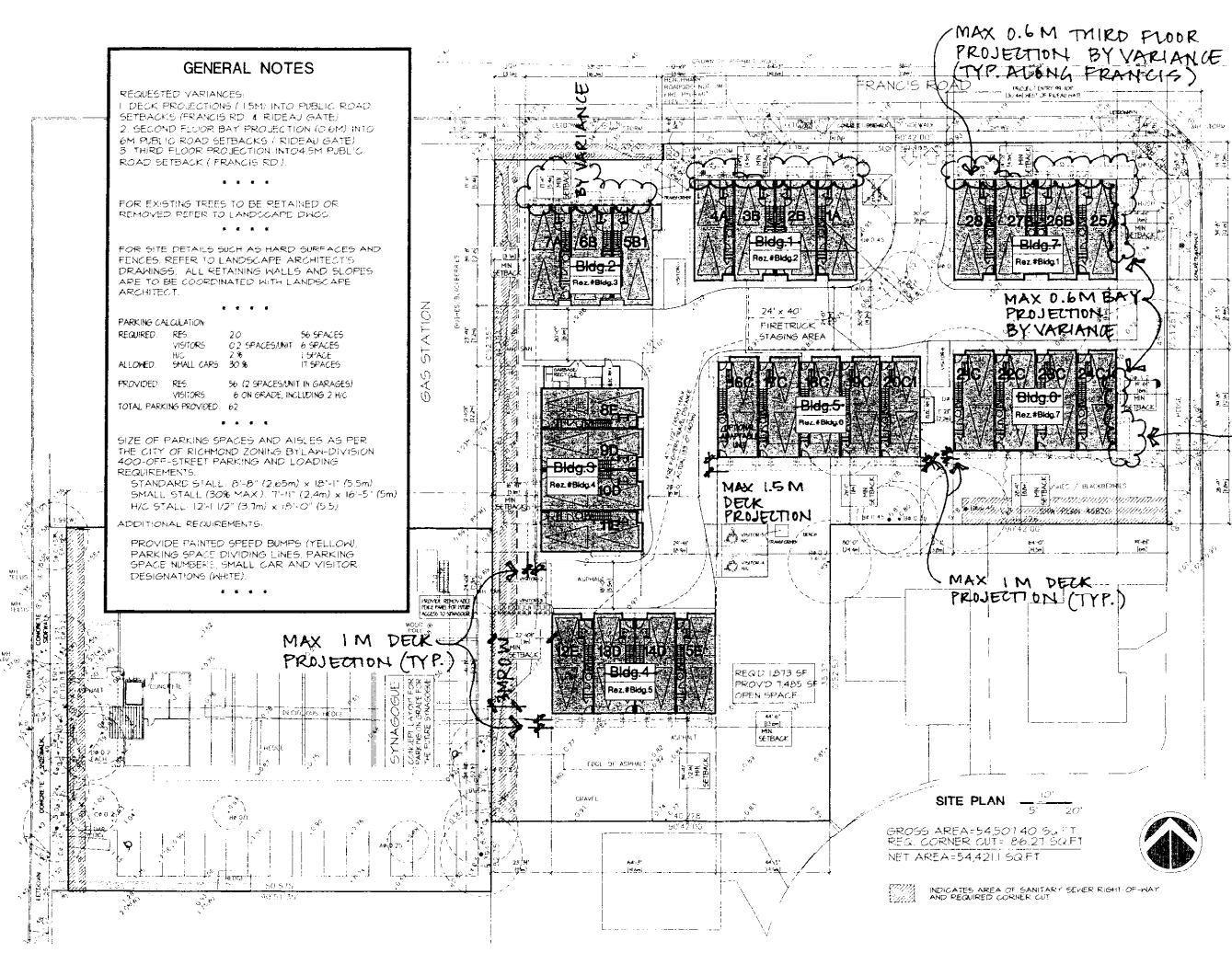
8080 FRANCIS ROAD  
RICHMOND, BC  
28 TOWNHOUSE DEVELOPMENT  
FOR VERMILLION PROPERTIES

SITE PLAN  
FIRE TRUCK ACCESS

DATE	SEPT 2003
DRAWN BY	AJG/CP
CHECKED BY	TTG + TTG
SCALE	1" = 10'-0"
PRINTED	11 JULY 03
DATE	227-576

JOB NUMBER 0327

A-1.01A



SITE PLAN  
GROSS AREA=5450140 SQ FT  
REG. CORNER CUT: 8621 SQ FT  
NET AREA=544211 SQ FT

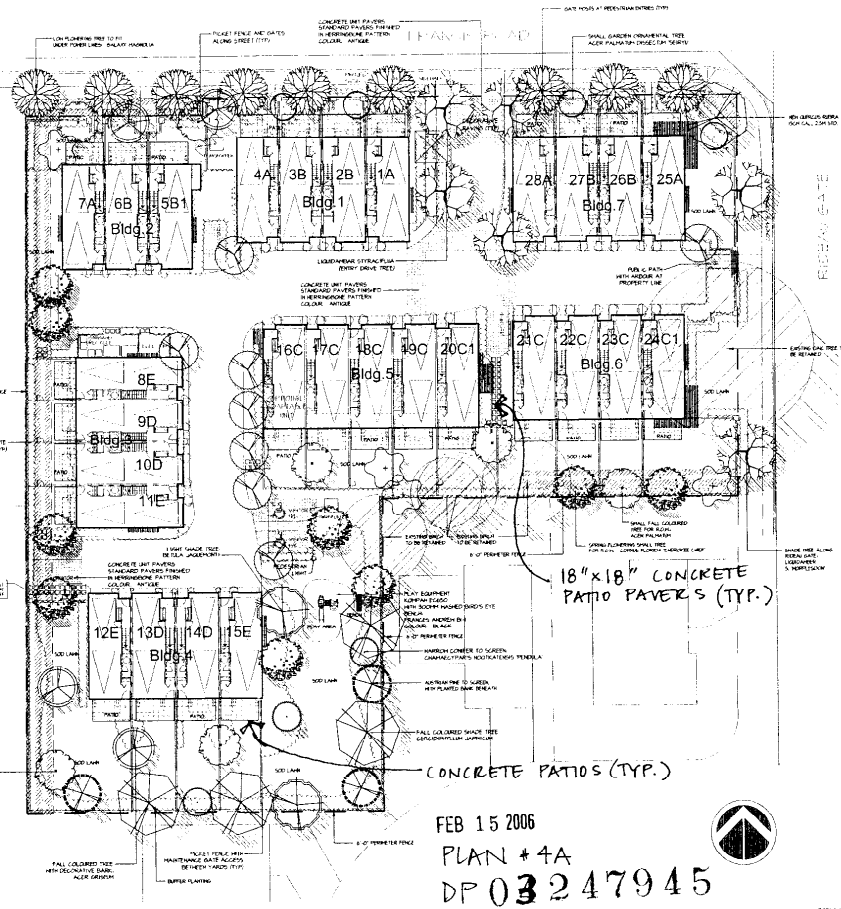
INDICATES AREA OF SANITARY SEWER RIGHT-OF-WAY AND REQUIRED CORNER CUT



KEY CITY BOTANICAL NAME	COMMON NAME	DMG JOB NUMBER 04284
1 ALICE BRANCH PLANE	PLANE TREE	PLANTED: 100' x 100'
2 ALICE GRASS	GRASS	PLANTED: 100' x 100'
3 ALICE PALM	PALM	PLANTED: 100' x 100'
4 ALICE PALM	PALM	PLANTED: 100' x 100'
5 ALICE PALM	PALM	PLANTED: 100' x 100'
6 ALICE PALM	PALM	PLANTED: 100' x 100'
7 ALICE PALM	PALM	PLANTED: 100' x 100'
8 ALICE PALM	PALM	PLANTED: 100' x 100'
9 ALICE PALM	PALM	PLANTED: 100' x 100'
10 ALICE PALM	PALM	PLANTED: 100' x 100'
11 ALICE PALM	PALM	PLANTED: 100' x 100'
12 ALICE PALM	PALM	PLANTED: 100' x 100'
13 ALICE PALM	PALM	PLANTED: 100' x 100'
14 ALICE PALM	PALM	PLANTED: 100' x 100'
15 ALICE PALM	PALM	PLANTED: 100' x 100'
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17 ALICE PALM	PALM	PLANTED: 100' x 100'
18 ALICE PALM	PALM	PLANTED: 100' x 100'
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21 ALICE PALM	PALM	PLANTED: 100' x 100'
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23 ALICE PALM	PALM	PLANTED: 100' x 100'
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27 ALICE PALM	PALM	PLANTED: 100' x 100'
28 ALICE PALM	PALM	PLANTED: 100' x 100'
29 ALICE PALM	PALM	PLANTED: 100' x 100'
30 ALICE PALM	PALM	PLANTED: 100' x 100'
31 ALICE PALM	PALM	PLANTED: 100' x 100'
32 ALICE PALM	PALM	PLANTED: 100' x 100'
33 ALICE PALM	PALM	PLANTED: 100' x 100'
34 ALICE PALM	PALM	PLANTED: 100' x 100'
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49 ALICE PALM	PALM	PLANTED: 100' x 100'
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55 ALICE PALM	PALM	PLANTED: 100' x 100'
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57 ALICE PALM	PALM	PLANTED: 100' x 100'
58 ALICE PALM	PALM	PLANTED: 100' x 100'
59 ALICE PALM	PALM	PLANTED: 100' x 100'
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75 ALICE PALM	PALM	PLANTED: 100' x 100'
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78 ALICE PALM	PALM	PLANTED: 100' x 100'
79 ALICE PALM	PALM	PLANTED: 100' x 100'
80 ALICE PALM	PALM	PLANTED: 100' x 100'
81 ALICE PALM	PALM	PLANTED: 100' x 100'
82 ALICE PALM	PALM	PLANTED: 100' x 100'
83 ALICE PALM	PALM	PLANTED: 100' x 100'
84 ALICE PALM	PALM	PLANTED: 100' x 100'
85 ALICE PALM	PALM	PLANTED: 100' x 100'
86 ALICE PALM	PALM	PLANTED: 100' x 100'
87 ALICE PALM	PALM	PLANTED: 100' x 100'
88 ALICE PALM	PALM	PLANTED: 100' x 100'
89 ALICE PALM	PALM	PLANTED: 100' x 100'
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91 ALICE PALM	PALM	PLANTED: 100' x 100'
92 ALICE PALM	PALM	PLANTED: 100' x 100'
93 ALICE PALM	PALM	PLANTED: 100' x 100'
94 ALICE PALM	PALM	PLANTED: 100' x 100'
95 ALICE PALM	PALM	PLANTED: 100' x 100'
96 ALICE PALM	PALM	PLANTED: 100' x 100'
97 ALICE PALM	PALM	PLANTED: 100' x 100'
98 ALICE PALM	PALM	PLANTED: 100' x 100'
99 ALICE PALM	PALM	PLANTED: 100' x 100'
100 ALICE PALM	PALM	PLANTED: 100' x 100'

- PERMANENT IRRIGATION SYSTEM TO BE PROVIDED FOR LANDSCAPING

- ALL WORKS IN CITY BLVD TO BE APPROVED THROUGH SEPARATE SERVICING AGREEMENT



FEB 15 2006  
 PLAN #4A  
 DP 03247945

NO.	DATE	REVISION DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

**DMG**  
 landscape architects

A Partnership of  
 J.D. ANDERSON & ASSOCIATES LLC  
 FAYATTE CONSULTING AND CONSTRUCTION LLC  
 MARY CHAPMAN CONSULTANTS LLC

Suite 2000 - 4100 Elm Creek Drive  
 Richmond, Virginia 23220  
 Tel: 804.477.2962 Fax: 804.477.4725

PROJECT  
 8000 FRANCES ROAD  
 RICHMOND, VA

DRAWING TITLE  
**LANDSCAPE PLAN**

DATE: 02/15/06 DRAWING NUMBER:  
 SCALE: 1/8" = 1'-0" L1  
 DESIGN: MFL/ML  
 CHECK: MFL/ML OF 4  
 DRAWN: MFL/ML  
 DMG PROJECT NUMBER: 04-284







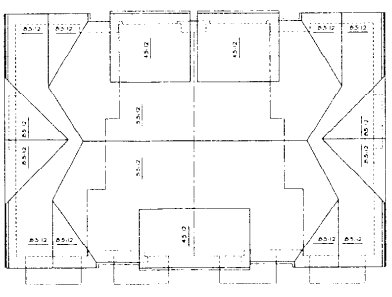
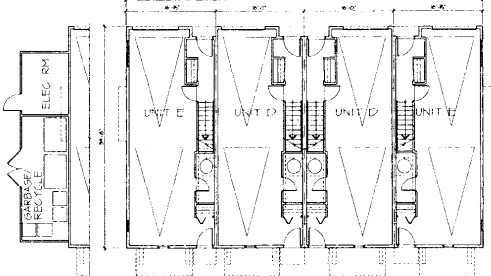
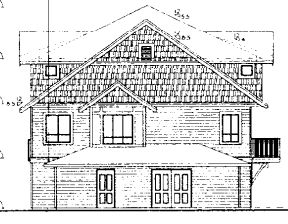
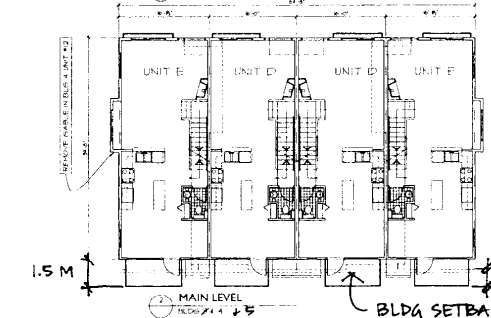
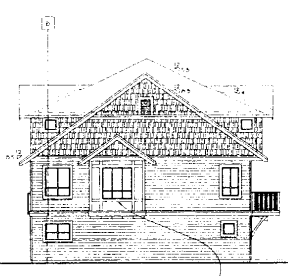
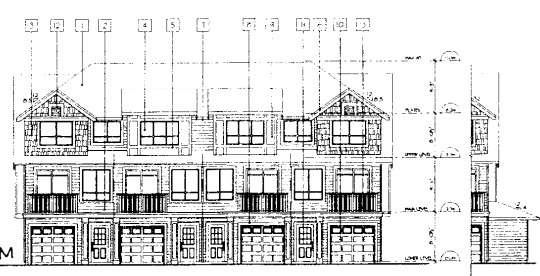
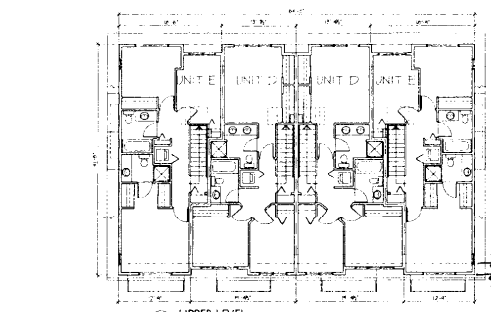






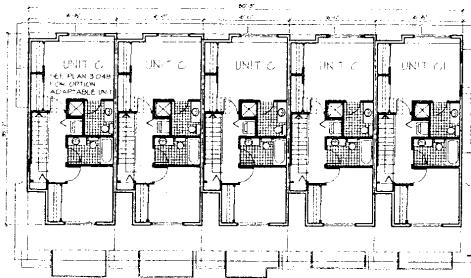
NOTES  
 TO GENERAL

NOTHING  
 TO BE  
 SHOWN  
 UNLESS  
 SPECIFICALLY  
 NOTED  
 OTHERWISE

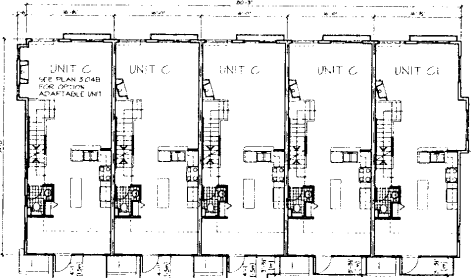


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[Symbol]	03	ST. EXTERIOR HANDICAPED SIGNING
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[Symbol]	36	INTERIOR HANDICAPED SIGNING
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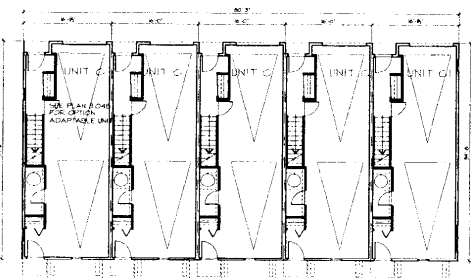
FEB 15 2006  
 PLAN # 7  
 CITY FILE: DP 03-247945  
 8080 FRANCIS ROAD  
 RICHMOND, BC  
 28 TOWNHOUSE DEVELOPMENT  
 FOR VERMILION PROPERTIES  
 FLOOR PLANS  
 BLDG 4 + 5  
 DATE: 02/15/06  
 DRAWN BY: JG  
 CHECKED BY: JG  
 SCALE: 1/8" = 1'-0"  
 CAD FILE: 0311-BLDG.PLT  
 JOB NUMBER: 0327



UPPER LEVEL  
 BLDG 6



MAIN LEVEL  
 BLDG 6



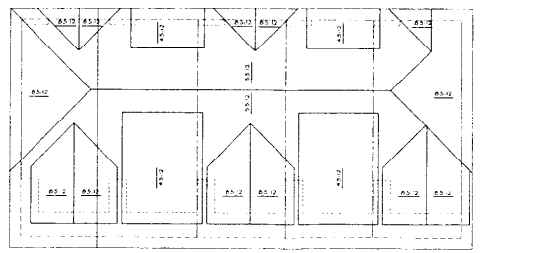
LOWER LEVEL  
 BLDG 6



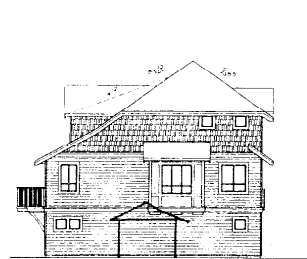
FRONT ELEVATION  
 BLDG 6



REAR ELEVATION  
 BLDG 6



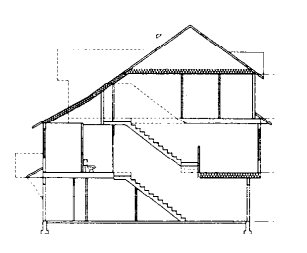
ROOF PLAN  
 BLDG 6



SIDE ELEVATION  
 ELEV. RM 2  
 BLDG 6 UNIT 20



SIDE ELEVATION  
 BLDG 6 UNIT 20



SECTION  
 BLDG 6

NOTES

REVISIONS

CODE	TAG	DESCRIPTION
(1)		ASYMPTIC SHINGLE ROOF
(2)		ST. EDWARDS HARDWARE STORE
(3)		ST. EDWARDS HARDWARE STORE
(4)		HARDWARE STORE
(5)		2x4 STUDS @ 16" ON CENTER
(6)		1/2" GYPSUM BOARD
(7)		BATTERED & SILL CASING
(8)		TRIM, MOULDING, BRACKETS TO PAINTED WOOD
(9)		HARD PANELED SIDING
(10)		METAL PANEL GARAGE DOOR
(11)		PAINT GRADE METAL GARAGE DOOR
(12)		PAINTED WOOD DECKING
(13)		PAINTED WOOD DECKING
(14)		WOOD RAILING, PAINTED

FEB 15 2006  
 PLAN # 8  
 CITY FILE: DP-03-247945

8080 FRANCIS ROAD  
 RICHMOND, BC  
 28 TOWNHOUSE DEVELOPMENT  
 FOR VERMILION PROPERTIES  
 FLOOR PLANS  
 BLDG # 6

DATE: 02/15/06  
 DRAWN BY: DC  
 CHECKED BY: JC  
 SCALE: 1/8" = 1'-0"  
 PROJECT: 0327  
 CAD FILE: 177-BLDG06.dwg  
 JOB NUMBER: 0327

NOTES  
 1. SEE GENERAL NOTES

KEYNOTE  
 1. 1/2" X 1/2" SQUARE  
 2. 1/2" X 1/2" SQUARE  
 3. 1/2" X 1/2" SQUARE  
 4. 1/2" X 1/2" SQUARE

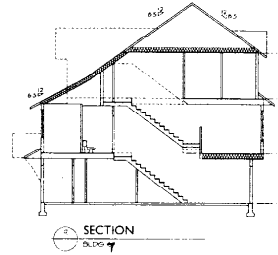
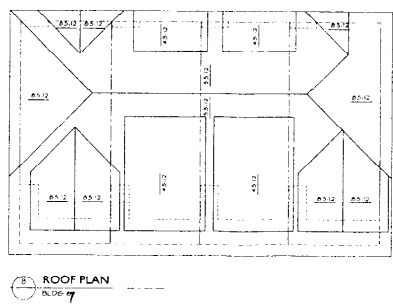
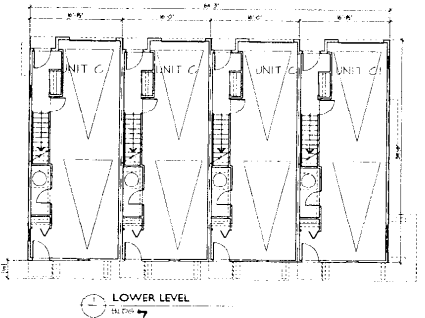
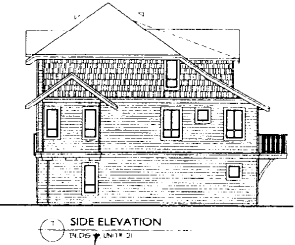
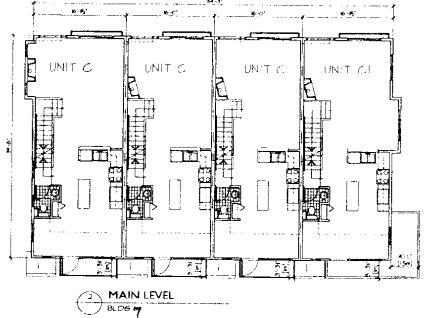
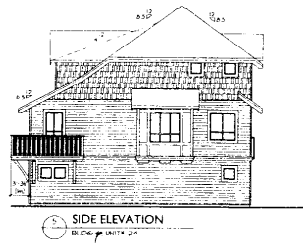
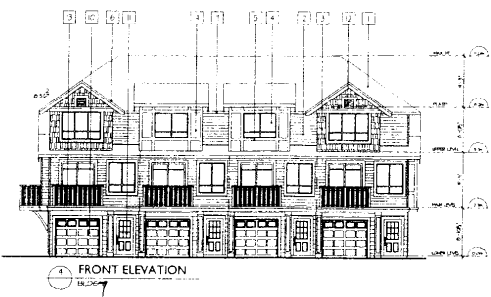
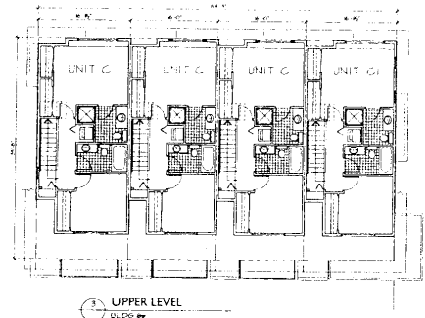
**FINISH SCHEDULE**  
 CODE TAG DESCRIPTION

1	ACRYLIC GUNKLE ROOF
2	STYROFOAM INSULATION SIDING
3	EXPOSURE 5 HARDWOOD SIDING
4	EXPOSURE 5 HARDWOOD SIDING
5	EXPOSURE 5 HARDWOOD SIDING
6	EXPOSURE 5 HARDWOOD SIDING
7	EXPOSURE 5 HARDWOOD SIDING
8	EXPOSURE 5 HARDWOOD SIDING
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50	EXPOSURE 5 HARDWOOD SIDING

FEB 15 2006  
**PLAN # 9**  
 CITY FILE: DP 03-247945

8080 FRANCOIS ROAD  
 RICHMOND, BC  
 28 TOWNHOUSE DEVELOPMENT  
 FOR VEMILLION PROPERTIES  
**FLOOR PLANS**  
 BLDG # 7

DATE: \_\_\_\_\_  
 DRAWN BY: DC  
 CHECKED BY: JC  
 SCALE: 1/8" = 1'-0"  
 PLOTTED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 JOB NUMBER: 0327







REGISTERED ARCHITECTS  
 18 800 WEST 104 STREET  
 VANCOUVER, BC V6P 4C4  
 TEL: 604-271-1111  
 FAX: 604-271-1112  
 PLOT INFO

NOTES  
 1. SEE PLAN

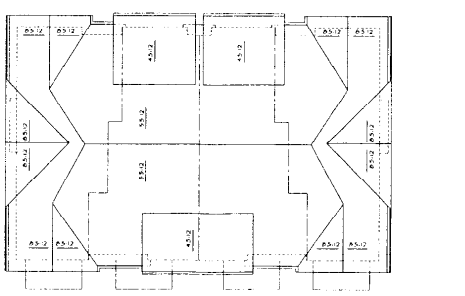
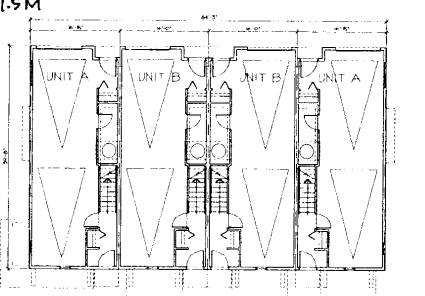
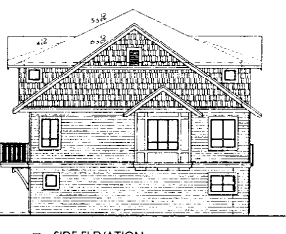
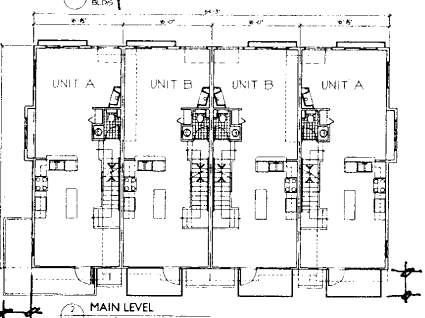
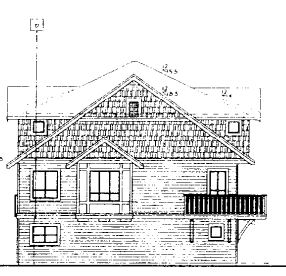
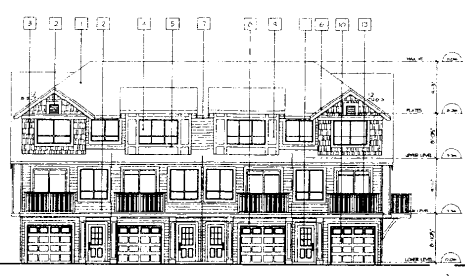
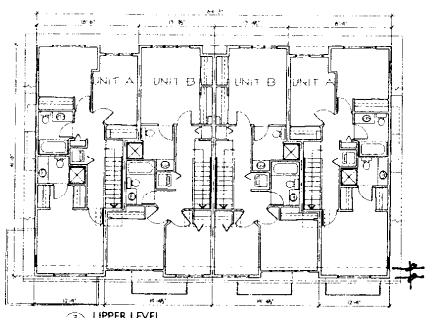
REVISIONS  
 NO. DATE REVISION  
 1. 03/01/06 1. 03/01/06  
 2. 03/01/06 2. 03/01/06  
 3. 03/01/06 3. 03/01/06

FEB 15 2006  
 PLAN # 10  
 CITY FILE: DP 03-247945

8080 FRANCIS ROAD  
 RICHMOND, BC  
 28 TOWNHOUSE DEVELOPMENT  
 ESCHEMATION PROPERTIES  
 FLOOR PLANS  
 BLDG. X

DATE: DC  
 DRAWN BY: PL  
 CHECKED BY: 10/11/06  
 SCALE: 1/8" = 1'-0"  
 PLOTTED: 10/11/06  
 CAL FILE: 107 BLDG.X  
 JOB NUMBER: 0327

A-2.6

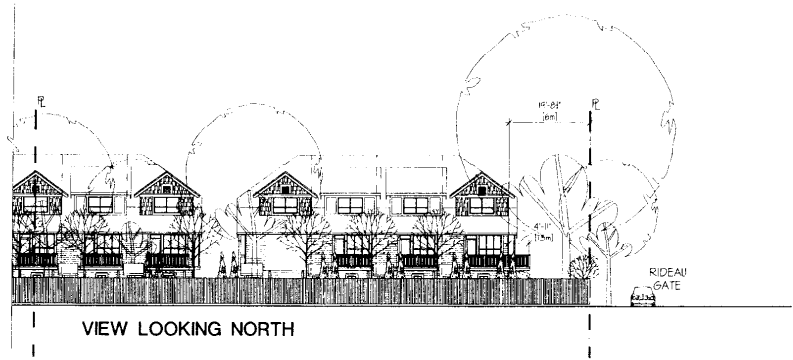
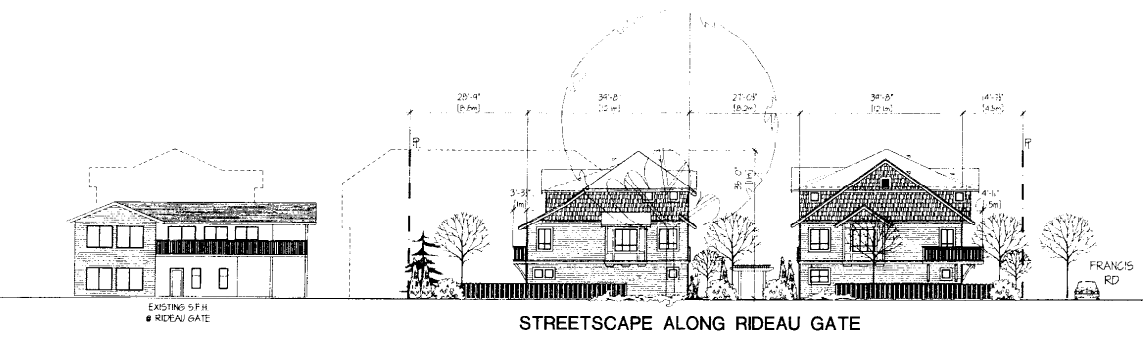


CODE TAG	DESCRIPTION
1	ASPHALT SHINGLE ROOF
2	5" EXPOSURE HARDY-PLANK SIDING
3	5" EXPOSURE HARDY-PLANKS
4	WPC/PC
5	PAINTED WOOD DOOR
6	PAINTED WOOD DOOR
7	PAINTED WOOD DOOR
8	PAINTED WOOD DOOR
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10	PAINTED WOOD DOOR
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98	PAINTED WOOD DOOR
99	PAINTED WOOD DOOR
100	PAINTED WOOD DOOR

NOTES  
 1. SEE PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	02/15/06	ISSUED FOR PERMIT
2	02/15/06	REVISED PER CITY COMMENTS
3	02/15/06	REVISED PER CITY COMMENTS
4	02/15/06	REVISED PER CITY COMMENTS
5	02/15/06	REVISED PER CITY COMMENTS



FEB 15 2006

Reference Plan **A**

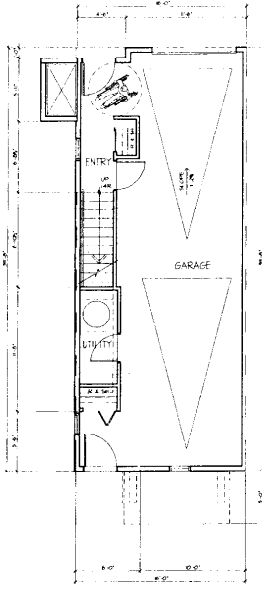
CITY FILE: DP 03-247945

8080 FRANCIS ROAD  
 RICHMOND, BC  
 28 TOWNHOUSE DEVELOPMENT  
 FOR VERMILLION PROPERTIES

STREETSCAPES

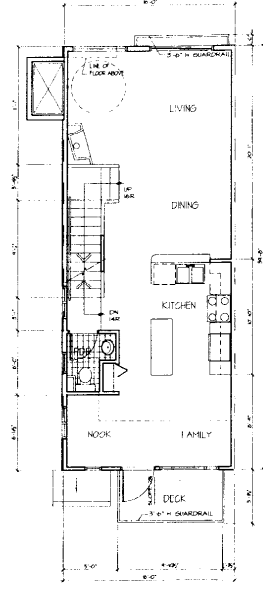
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CHECKED BY	3/13/04
SCALE	1/8" = 1'-0"
PLOTTED	1/11/04
CAD FILE	331-479-1-1-1.dwg
JOB NUMBER	0327

**A-102**



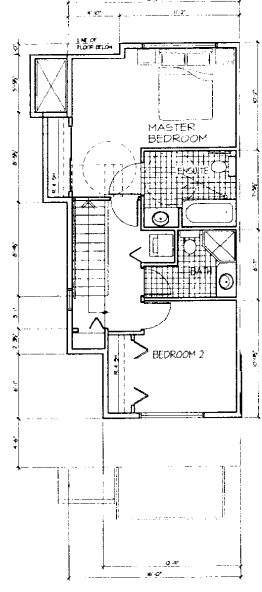
**LOWER LEVEL**  
 8' 0" HIGH CEILING  
 TYP. WINDOW HEAD HEIGHT - 6'-10"

FINISHED FAR AREA: 1305 SF  
 GARAGE: 490.3 SF  
 TOTAL LOWER LEVEL: 625.0 SF



**MAIN LEVEL**  
 8' 0" HIGH CEILING  
 TYP. WINDOW HEAD HEIGHT - 7'-10"

FAR AREA: 562.3 SF  
 SITE COVERAGE AREA: 6917.7 SF



**UPPER LEVEL**  
 8' 0" HIGH CEILING  
 TYP. WINDOW HEAD HEIGHT - 6'-10"

FAR AREA: 442.1 SF

OPTIONAL ADAPTABLE UNIT FOR THE LOCATION OF UNIT #16  
 UNIT C-TOTAL FAR AREA = 1204.9 SF, COVERAGE = 6917.7 SF

NOTES

REVISIONS

FEB 15 2016  
 Reference Plan B  
 CITY FILE: DP 03-247945

8080 FRANCIS ROAD  
 RICHMOND, BC

28 TOWNHOUSE DEVELOPMENT  
 ESCROW MILLIKEN PROPERTIES

UNIT PLANS  
 UNIT C - OPTIONAL

DATE: DC  
 DRAWN BY: JC  
 CHECKED BY: JC  
 DATE: 1/14/16  
 PROJECT: 03-247945  
 CLIENT: MILLIKEN PROPERTIES  
 PROJECT NUMBER: 0327

**A-3.04B**