



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 5, 2023

From: Wayne Craig
Director, Development

File: DP 21-934415

Re: **Application by Zhao XD Architect Ltd. for a Development Permit at 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of 25 townhouse units at 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road on a site zoned "Town Housing (ZT94) – Francis Road (Broadmoor)".

A handwritten signature in black ink, appearing to read "Wayne Craig".

Wayne Craig
Director, Development
(604-247-4625)

WC:el
Att. 4

Staff Report

Origin

Zhao XD Architect Ltd. has applied to the City of Richmond on behalf of 1125640 BC Ltd. (Directors: Yan Zhao, Fuhua Yuan and Man Yuan) for permission to develop 25 townhouse units at 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road.

The site is being rezoned from “Single Detached (RS1/E)” to “Town Housing (ZT94) – Francis Road (Broadmoor),” for this project under Bylaw 10254 (RZ 20-907463), which received third reading following the Public Hearing on July 19, 2021. The site currently contains eight single-family homes, which will be demolished.

Highlights of the proposed development include:

- 25 townhouse units including:
 - 13 three-storey units in three townhouse clusters along Francis Road; and
 - 12 two-storey duplex style units in six townhouse clusters along the rear property line.
- Three of the two-storey units are designed in accordance with the convertible unit guidelines.
- Nine existing bylaw-sized trees will be retained on-site, including three trees in the proposed outdoor amenity area and six trees within the rear yards.

A Servicing Agreement is required as a condition of Building Permit issuance and includes, but is not limited to, the following improvements:

- Removal of the existing sidewalk and replacement with 2.0 m concrete sidewalk at the property line, 1.5 m landscaped boulevard, and 0.15 m concrete curb and gutter.
- Replace approximately 150 m long existing watermain along the Francis Road frontage.
- Replace approximately 150 m long AC sanitary main along the entire south property line, complete with new manholes per City spacing requirements.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north: Across Francis Road, single detached dwellings on properties zoned “Single Detached (RS1/C)” and townhouse dwellings on a property zoned “Low Density Townhouses (RTL1)”.
- To the south: Single detached and duplex dwellings on properties fronting Glenbrook Drive zoned “Single Detached (RS1/E)”.

To the east and west: Single detached dwellings on properties zoned “Single Detached (RS1/E),” which are designated “Arterial Road Townhouse” in the Arterial Road Land Use Policy.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 19, 2021. At the Public Hearing, the following concerns about rezoning the property were expressed; the applicant’s responses to the concerns are provided in *italics*.

1. Increased traffic

A Traffic and Parking Assessment Report has been submitted with the application. The study concludes that the proposed 25-unit townhouse development will have very minor impact on the traffic operations of the future road network; therefore, no traffic or parking issues would be expected. This report has been reviewed and accepted by Transportation department.

2. Construction impacts

Construction will follow City and other governmental regulations and guidelines, as well as industry standards; therefore, negative impact of construction will be prevented or minimized. In addition, prior to building permit issuance, the applicant will be required to submit a Construction Traffic and Parking Management Plan to the satisfaction of the City to mitigate impacts of heavy truck traffic during construction.

3. Neighbouring fences

All existing fences on the neighbouring properties will be maintained; a new fence will be installed on site abutting to the existing fences.

Staff have also received correspondence from a cyclist enquiring opportunity for cycling infrastructure improvements along Francis Road as part of the subject development permit application (Attachment 2). The suggestions are listed below with staff’s responses provided in *italics*:

1. Remove street parking and provide a bike lane in front of the development.

The implementation of cycling facilities in the City is guided by the Cycling Network Plan, the update of which was endorsed by Council on July 26, 2022. The Plan was developed based on extensive stakeholder and public engagements. In the Plan development, considerations were given to factors such as safety, connectivity, utility and convenience, feasibility, network gaps, and social equity. Francis Road, from No. 4 Road to west dyke, is identified as a future major cycling route in the Official Community Plan. Based on the work completed in the recent Cycling Network Plan update which identifies priorities for the next 15 years, this section of Francis Road falls outside of that 15-year priority list.

All townhouse developments are required to provide on-site off-street car parking facilities for residents and visitors. The Zoning Bylaw rates are 2.0 spaces and 0.2 spaces per dwelling unit for resident and visitor parking respectively.

2. Development to provide secure bike parking options for residents.

The proposed development features bicycle parking spaces in garages for residents and short-term bicycle parking for visitors by the mailbox kiosk located opposite to the entry driveway.

3. Minimize the number of driveways connecting to the road, and thus minimize the number of traffic conflict zones for cyclists.

A fundamental component of the City's Arterial Road Policy is to limit the number of driveway access points to arterial roads upon redevelopment. The subject development was able to consolidate the number of driveways from eight to one; a Statutory Right-of-ways (SRW) to provide shared cross access to future neighbouring developments is also secured as part of Rezoning.

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 and is generally in compliance with the “Town Housing (ZT94) – Francis Road (Broadmoor)” zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) has reviewed the project and supports it. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, December 15, 2021, is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘**bold italics**’.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings generally address the massing of the surrounding residential developments.
- Three-storey units are proposed along Francis Road with building height stepped down to two-storeys and one-storey along the east and west property lines respectively to provide appropriate transition to the adjacent single-family homes.
- Two-storey units in duplex form as well as the outdoor amenity area are proposed along the rear (south) property line to minimize privacy and overlook concerns.
- The existing site grade along the rear (south) property line will be maintained to provide an appropriate transition to the adjacent single-family properties to the south and to accommodate tree retention on-site and on the neighbouring properties.
- The existing site grade along the east and west property lines will also be maintained, except that a retaining wall no taller than 0.3 m may be required at the east and west ends of the internal drive aisle.

- A 1.8 m tall wood fence will be installed along the east, west and south property lines to protect the privacy of the neighbouring single-family homes. This new wood fence would not replace the existing fences on the adjacent properties.
- Twelve existing trees on site and on the neighbouring properties, along the rear property line of the site, will be retained; and a variety of new trees will be planted along the rear property line to enhance the interfaces between the proposed townhouse development and the existing adjacent residential developments.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.

Urban Design and Site Planning

- The site layout includes 25 townhouse units in nine buildings arranged on either side of a central east-west drive aisle.
- Units along Francis Road are designed to have a strong street presence with individual front entrances and yards; units along the rear (south) property line will have access from the internal drive aisle.
- All units will have two vehicle parking spaces in a side-by-side double car garage.
- A total of five visitor parking spaces, including one accessible visitor parking space, will be provided throughout the site. The number of visitor parking spaces proposed meets the minimum bylaw requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with the zoning bylaw requirements.
- The provision of private outdoor spaces complies with the Development Permit Guidelines of the OCP. All units will have private outdoor spaces consisting of a front or a rear yard; units fronting Francis Road will also have a second-storey Juliet balcony off of the living room, facing the drive aisle; and a third-storey Juliet balcony off of the master bedroom, facing the road. Rear units do not have balconies but feature larger outdoor spaces at grade.
- Outdoor amenity space is proposed opposite the site entry for maximum casual surveillance opportunity and sun exposure. The size and location of the outdoor amenity space facilitate tree preservation on site and are appropriate in providing an open landscape and amenity space convenient to all units. A mailbox kiosk with weather protection elements will be provided in the outdoor amenity space.
- No private indoor amenity space is proposed on site. A \$54,839.00 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.
- Two garbage, recycling and organic waste storage enclosures are proposed near the middle of the site flanking the entry driveway. The enclosures have been incorporated into the design of Buildings #1 and #2 to minimize visual impact.
- Vehicles servicing the site are able to complete a three-point turn in the drive aisle to enter and exit the site in a forward motion.

- Signage indicating that the driveway on the subject site may connect to the future adjacent townhouse developments is proposed to be installed at each end of the drive aisle so that future residents/owners/strata of the subject development are aware that they may be required to provide access to the east and west.

Architectural Form and Character

- A modern and contemporary architectural design is proposed for the subject site.
- Individuality of units is expressed through distinct architectural treatments for unit entrance, canopies, balconies, fin-walls, roof line features, as well as private landscaped patios/yards with fences and gates at front units.
- A pedestrian scale is generally achieved along Francis Road and the internal drive aisle through the inclusion of variation in building projections, recesses, varying material/colour combinations, landscape features, and the use of individual unit entrances.
- The impact of blank garage doors along the internal drive aisle has been mitigated with panel patterned doors, unit entrances, and planting islands.
- The proposed building materials (asphalt roof shingles, Hardie panel & siding, wood fascia board and trim, cultured stone cladding, etc.) are generally consistent with the Official Community Plan (OCP) Guidelines.
- A palette of earth tone colours with bold coloured accents is proposed. Some metal and glass elements are selected to enhance the “modern and contemporary architectural” aesthetic.

Tree Retention and Replacement

- Tree preservation was reviewed at the rezoning stage.
 - A total of 32 bylaw-sized trees were identified on-site.
 - Five trees were noted on the neighbouring properties.
- Eleven trees (tag# 307, 308, 309, 312, 313, 314, 315, 316, 317, 318, and 319) were proposed to be retained and protected on site.
 - Trees # 307-309 are located within the proposed outdoor amenity space.
 - Trees 312-319 are located within the existing sanitary right-of-way along the rear property line. Through the review of the preliminary Servicing Agreement design, it was determined that the required sanitary main upgrades are in conflict with tree retention along the rear property line. Staff worked with the developers and accepted an alternative construction method (i.e., pipe bursting) in order to protect as many existing trees along the rear property line as possible. Trees #316 and #317 will need to be removed to accommodate the construction of the sanitary upgrades. The project arborist confirmed that the removal of these two trees would not impact the survival of the other existing trees along the rear property line.
 - Four additional replacement trees will be required for the proposed removal of the two Western Red Cedar trees (Trees # 316 & #317) based on the 2:1 tree replacement requirement.

- A survival security for the protected trees, in the amount of \$55,000.00, has been secured at Rezoning.
- A proof of contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones has been secured at Rezoning.
- 21 trees (tag# 301, 302, 303, 304, 305, 306, 310, 311, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, and 332) located on the development site are either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
 - Based on the 2:1 tree replacement ratio stated in the Official Community Plan (OCP), 46 replacement trees are required. The applicant is proposing to plant 30 replacement trees on-site, including four conifers and 26 deciduous trees.
 - The landscape architect confirmed that the current landscape plan maximizes on-site tree planting; the combination of existing and proposed trees lends itself to an improved urban realm; trees are proposed in locations to reduce the possibility of future damage.
 - The applicant has agreed to provide a voluntary contribution of \$12,000.00 to the City's Tree Compensation Fund in lieu of planting the remaining 16 replacement trees. A voluntary contribution in the amount of \$7,500.00 has been secured at Rezoning stage; the applicant has agreed to provide the remaining \$4,500.00 voluntary cash contribution prior to DP issuance.
- Five trees (tag# A, B, C, D, E) located on neighbouring properties are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.

Landscape Design and Open Space Design

- The street edge along Francis Road will be defined with landscaping including various trees, shrubs and ground covers. Specimen conifer trees are being specified on the west and east ends of the frontage along Francis Road to provide a visual reference for the beginning and end of the project. A low 0.9 m tall transparent aluminum fence with gates will be installed along the road frontage to accommodate visually interesting plant species.
- Each unit along Francis Road will have a private front yard with an outdoor patio, shade tree, and shrub/groundcover planting to generate animation along the streetscape. The front yards will be separated with a low privacy screen with landscaping to provide privacy for individual units.
- Landscape pockets with small trees and shrubs will be provided along the main east-west internal drive aisle.
- The location of outdoor amenity space provides easy access and visual transparency and surveillance for the townhouse residents. A children's play area, mailbox kiosk and visitor bicycle parking are included in the outdoor amenity space.
- A multi-functional play structure and a play house are proposed within the outdoor amenity area. These play structures/elements are chosen to fit into the provided space and to allow multiple children to play at the same time.

The equipment provides different play opportunities for the development of social, imagination, balance, and motor skills. A bench is also proposed in the children's play area for caregivers.

- Permeable pavers with decorative pattern will be used on all surface parking spaces and the internal driveway except concrete paving is proposed at the internal road intersection and dead ends to break up the expansive paved surface on-site.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$227,750.60 in association with the Development Permit.

Crime Prevention Through Environmental Design

- The site plan and individual unit layout create opportunity for passive surveillance.
- The private open yard spaces are defined by fence and shrubs. Fencing adjacent to the streets are low and transparent, providing visual connection over the street from the private yards.
- Low-level landscape lighting is proposed in the outdoor amenity area; wall-mounted lights are provided along the building faces to enhance visual supervision from windows and balconies located along the internal drive aisle. Shielded, downward-facing lighting will be used at the south elevations of the duplex buildings, adjacent to the neighbouring single-family homes.

Sustainability

- The project will be designed to meet Step Code 2 requirements of the BC Energy Step Code with a low-carbon energy system.
- Energy Star appliances, low flush toilet, low flow shower head and energy efficient lighting (LED) will be provided.
- High efficient air source heat pump system will also be provided; condenser units for the street fronting units will typically be located on the balconies facing the internal drive aisle, and the condenser units for the rear units will be located between the duplex buildings.
- Level 2 EV charging is provided in each garage as per Richmond Zoning Bylaw 8500.

Accessible Housing

- The proposed development includes three convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of a chair lift (where the staircase has been dimensioned to accommodate this) in the future, if desired.

- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell handrails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

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



Edwin Lee
Planner 2
(604-276-4121)

EL:js

- Att. 1: Development Application Data Sheet
2: Correspondence Received
3: Excerpt from Advisory Design Panel Meeting Minutes (October 7, 2020)
4: Development Permit Considerations



DP 21-934415

Attachment 1

Address: 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road

Applicant: Zhao XD Architect Ltd.

Owner: 1125640 BC Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 4,356 m² (46,896.9 ft²)

Floor Area Net: 3,016 m² (32,464.4 ft²)

	Existing	Proposed
Site Area:	5,027 m ²	No change
Land Uses:	Single detached homes	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Town Housing (ZT94) – Francis Road (Broadmoor)
Number of Units:	8 single detached homes	25 townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	40%	None
Lot Coverage – Non-porous Surfaces:	Max. 65%	64.4%	None
Lot Coverage – Landscaping:	Min. 25%	25.0%	None
Setback – Front Yard:	Min. 4.5 m	4.5 m	None
Setback – Side Yard (East):	Min. 3 m	3.0 m	None
Setback – Side Yard (West):	Min. 3 m	3.0 m	None
Setback – Rear Yard:	Min. 6 m	6 m	None
Height (m):	Max. 12 m	12 m (3 storeys) along Francis Road and 9 m (2 storeys) along south property line	None
Lot Size:	None	5,027 m ²	None
Lot Width:	Min. 40.0 m	150.0 m	None
Lot Depth:	Min. 33.0 m	33.5 m	None
Off-street Parking Spaces – Residential (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None

Total off-street Spaces:	50 (R) and 5 (V)	50 (R) and 5 (V)	None
Off-street Parking Spaces – Accessible:	Min. 2% when 11 or more spaces are required (50 x 2% = 1 spaces)	1	None
Small Car Parking Spaces:	Max. 50% when 31 or more spaces are provided on-site (55 x Max. 50% = 27)	15 spaces (i.e. 28%)	None
Tandem Parking Spaces	Max. 50% of proposed residential spaces in enclosed garages (50 x Max. 50% = 25)	None	None
Bicycle Parking Spaces:	1.25 (Class 1) and 0.2 (Class 2) per unit	2.0 (Class 1) and 0.2 (Class 2) per unit	None
Bicycle Parking Spaces – Total:	32 (Class 1) and 5 (Class 2)	50 (Class 1) and 5 (Class 2)	None
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m ² per unit (25 x 6 m ² = 150 m ²)	150 m ²	None

ATTACHMENT 2

From: Jesse Li <jesse.li2002@gmail.com>
Sent: August 16, 2022 11:30 PM
To: DevApps <DevApps@richmond.ca>
Subject: Regarding development and rezoning applications on Francis Rd

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi there,

As a cyclist in Richmond, I would like to note that Francis Rd is an informal cycling route used by cyclists, and that there is an opportunity to work with developers to enable cycling infrastructure improvements along this route.

In particular, for the townhouse redevelopments/rezonings planned at 9371 Francis Rd and 9200 Francis Rd, I would like to see the following considerations made by the developers:

- To rely on off-street parking rather than on-street parking, so that residents do not need on-street parking and so the space occupied by a parking lane may later be reallocated towards a bike lane
- To provide secure bike parking options for residents, such as a shared bike cage
- To minimize the number of driveways connecting to the road, and thus minimize the number of traffic conflict zones for cyclists

Best regards,
Jesse Li

Excerpt from the Minutes from
The Design Panel Meeting

Thursday, December 16, 2021 – 4:00 p.m.
Remote (Webex) Meeting

1. **DP 21-934415 – 25-UNIT ARTERIAL ROAD TOWNHOUSES**

ARCHITECT: Zhao XD Architect Ltd.

LANDSCAPE ARCHITECT: van der Zalm + Associates

PROPERTY LOCATION: 9200-9340 Francis Road

Applicant's Presentation

Architect Xuedong Zhao, Zhao XD Architect Ltd. and Landscape Architect Travis Martin, van der Zalm and Associates, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the materials package and presentation of the project by the applicant which are easy to follow and informative; also appreciate the project's landscape plan;
- support the choice of planting materials for the project;
- appreciate the retention of existing mature trees on the site; the applicant should ensure that the location of structures in the shared outdoor amenity area will not impact the root protection zone;

Configuration and design of the outdoor amenity area has been revised. The designs have been made based on arborist's report and instructions to make sure that tree roots are well protected with required TPZs.

- the applicant should provide more details on the diagrams to show how the various landscape elements and structures fit together in the shared outdoor amenity area;

Configuration and design of the outdoor amenity area has been revised. The shared outdoor amenity area is centrally located and regular in shape for easy use and design. The landscape plans including a number of plans show the placements of various landscape elements and structures which fit together for the area, as well as detailed drawings/diagrams for the landscaping features as proposed.

- appreciate the landscaping for the spaces between the buildings; however, the applicant should carefully select the plant materials for these spaces to ensure their survivability; look at precedents in similar projects in the city;

The selected plants such as Polystichum munitum, Kalmia latifolia, Skimmia japonica can fit well in partial shaded area suitable for the spaces between buildings.

- consider removing the hydropressed stepping slabs along the south side of the shared outdoor amenity area as they are not useful and replacing them with a hedge in order to provide privacy for residents of adjacent properties;

The stepping slabs (stones) are removed; shrubs are proposed instead.

- the applicant needs to clarify whether there is provision for an elevator or chairlift for the convertible units;

Chairlift is proposed for convertible units.

- the two garbage and recycling rooms on both sides of the driveway may not be necessary; the applicant is encouraged to consult with City staff whether one garbage and recycling room on one side would be sufficient;

The size of each garbage/recycling closet is not sufficient for all townhouse units. The two separate garbage/recycling closets make them more convenient to use as townhouse tenants do not need to cross busy driveway entrance to reach garbage/recycling closet on their side.

- review the location of the PMT at the west end of Building 1 as it appears not viable from cost and technical perspectives; consider relocating the PMT to a more central location in the site;

The PMT is relocated.

- also consider relocating the parking stall adjacent to the shared outdoor amenity area to the space that will be vacated by the PMT to add more usable space for the shared outdoor amenity area;

Parking stall adjacent to the outdoor amenity area is relocated.

- consider installing a significant tree on the west and east ends of the frontage along Francis Road to provide a visual reference for the beginning and end of the project;

The building development as a whole has already been providing significant “visual reference for the beginning and end of the project”, so that any additional “visual reference” is not necessary in considerations for the development impact to the neighbourhood. Planting setbacks are required from the existing catch basin and light poles. Larger specimen conifer trees are being specified to provide year-round interest along the frontage.

- consider increasing the size of windows, particularly on the third floor of the three-storey buildings to provide better living conditions inside the building and a create a softer look on the exterior of the buildings;

Window sizes facing interior driveway are limited per Building Code for “limiting distance” requirements which must be complied with for fire safety, so that the window sizes cannot be increased. The sizes of the window are proper in respect to bedroom sizes on the third floors.

- the applicant could have better explained the project through more detailed renderings;

The color perspective/renderings are provided with all necessary detailing.

- the front façades of three-storey units facing Francis Road need improvement particularly on the ground floor where the garage window is located to enhance the pedestrian experience along the street; also, the applicant needs to clarify the type of garage window that is proposed, e.g. whether it is a false or usable window;

Garage windows facing the Francis Road as currently proposed were enlarged/improved per City comments already. They are real useable windows. There are landscaping features at front including plants that will hide big portion of the windows so that the design is considered adequately to enhance the pedestrian experience along the Francis Road.

- consider relocating the heat pumps from the front yards of the three-storey units to the rear, e.g. at the balconies facing the internal drive aisle;

Heat pump condensers are relocated away from front yard.

- the architectural plans show a lot of projections and articulations on the buildings; the applicant needs to ensure that their heights and alignments to the driveway will not impact the circulation of the garbage and fire trucks;

As shown on overall 2nd Floor Plan, there is no building projection into required width for internal drive aisle. The clear height available for the driveway aisle is more than 5M required for emergency vehicles or garbage and fire trucks.

- the applicant should further coordinate with their mechanical consultant at the Building Permit stage to ensure a cohesive heating/cooling system which includes the use of air source heat pumps and electric baseboards;

More design in detail and coordination will be made during Building Permit drawing stage.

- the applicant should ensure that landscape elements such as the wood trellis over the mailbox will not impact the root protection zone of retained trees in the shared outdoor amenity area;

Mailbox has been relocated away from TPZ.

- appreciate the provision of wall blocking for the washrooms of all townhouse units; also appreciate the provision of ramp access to the children's play area for strollers, walkers and wheelchairs;
- proposed space for stairlift for the convertible units meets functional requirements; however, consider integrating stacked closets to better accommodate future installation of an elevator;

Stair lift is proposed for the two-storey convertible units. Elevator/lift is not selected so that stacked closets are not proposed for this project.

- consider installing pre-wiring for automatic doors at entrances of townhouse units;

There are already enough space around Unit entrance doors in compliance with accessibility requirements, pre-wiring should be installed only if the space is limited at entrance door area.

- consider installing electrical outlets and switches that are positioned between 18 to 42 inches from ground level to make them more accessible;

Outlets and switches will follow the notes shown on the Convertible Units plans, as well as the Building Code requirements.

- appreciate the accessibility of the garbage and recycling rooms;
- consider assigning mail boxes for convertible units which are between 20 to 40 inches above ground level to make them accessible;

Most of the mailboxes will be in this height range so that mailbox assignment for accessibility use should be well provided.

- consider minor changes to the architectural elements along Francis Road to create a bit of playfulness and animation along the front façade and break down the repetitiveness of buildings and units, e.g. through introducing more variations to the height of the feature element on the front façade of the buildings along Francis Road

The intent is achieved with color improvements. The color for Building 2 is "flipped" from what was proposed and new colors are reversed to contrast with rest of Buildings facing Francis Road.

- consider increasing the separation between Buildings 2 and 3 to highlight the visual separation of the two buildings;

More than 2M is provided between Buildings 2 and 3. Additional architectural treatment such as "vertical fin wall" is used to visually separate two buildings. Revision of building color also enhance a "visual separation".

- support the choice of colour palette for the buildings; does not support the suggestion to introduce additional colours as more colours would create too much of a hodge podge of colours;

Limited number of color is used.

- investigate opportunities for introducing taller plantings along the frontage to provide more buffer between the sidewalk and the buildings and add more variety in landscaping;

Tall trees are already proposed in the front yard for the buildings facing Francis Road, which create a certain buffer between the sidewalk and the buildings, while adequate visual transparency is still maintained. Larger specimen conifer trees are being specified to provide year-round interest.

- not concerned with the proposed modern architecture of the project as the neighbourhood is changing;
- appreciate the design of the shared outdoor amenity area and the retention of mature trees; also appreciate the three-storey units stepping down to two-storeys to provide an appropriate interface with neighbouring single-family homes;
- appreciate the retention of trees on portions along the south side of the subject site which will mitigate solar gain for the two-storey buildings; however, there is potential for significant solar gain on the second floor windows facing south; consider installing fixed horizontal shading for these windows to reduce their solar exposure;

Roof eaves are projected above the second floor windows to limit the solar gain.

- the project's proposed mechanical system is not clear and confusing; a condensing unit and a heat pump are noticeably different and the combined costs of an air-conditioning system and electric baseboard for heating do not make sense; consider consolidating the mechanical system for heating and cooling into an air source heat pump together with the heat recovery ventilators which would allow the project to reduce costs and achieve BC Building Step Code 3;

The condenser unit is an outdoor part of heat-pump, while electrical base board is often used to supplement and compensate any required additional HVAC load per Building Code requirements. Details to be determined at Building Permit stage.

- recommend that the applicant consult with and get the approval of the Fire Department regarding the proposed location of the fire hydrant;

New fire hydrant is proposed at an appropriate location for fire-fighting use. The design including access route has been reviewed by Fire Department.

- the proposed Juliet balconies will get some thermal bridging and will impact the energy performance of the building; consider detailing the Juliet balconies so they can be insulated;

Thermal bridge for the railings of Juliet balconies is minimized through surfaced mounting on projected eave fascia board distant from wall insulation location.

- consider installing natural barriers around the children's play area to enhance the safety of children as it is located in close proximity to the internal drive aisle;

The outdoor amenity area and children's play area have been further improved. Adding a natural barrier between the drive aisle and play area is not possible with the current fall zones. However, the play equipment for younger children is placed away from the drive aisle. Additionally, seating is provided with good vision to children and vehicles and can be used by parents to improve the safety of those using the space.

- review the design of the shed roof at the west end of Building 1 where the PMT is located as it is not consistent with the design of the project;

The sloped roofs were introduced to ease the transitions between the “modern” style development and existing neighboring home character (dominantly with sloped roof).

- the wide frontage of the site presents an opportunity to enhance the street presence of townhouse units along Francis Road; consider introducing subtle changes in the vertical elements of the buildings and a different colour for each front door of the townhouse units to help break down the repetitiveness of the front façade and enhance the individuality of each unit;

The intent is achieved with color improvements on claddings. The color for Building 2 is “flipped” from what was proposed, and new colors are reversed for more contrast with rest of Buildings facing Francis Road.

- the massing and overall scale of the project is well done considering the constraints of the tight and narrow site;
- support Panel comments to add more diversity between buildings and units, e.g. through changes in materials and colours;

See similar response above with color improvements.

- consider increasing the opening of the site entrance; the two garbage and recycling stations could be consolidated;

See similar response above.

- the applicant needs to show the relationship and overall match between the character of the buildings and the landscape along Francis Road; more detailed plans showing one block of frontage fence and entry signage should be added in the materials package in future stages of consideration of the project;

Landscape drawings LD-02 and LD-03 show details for these items. Detail 1 on Sheet LD-02 shows the design of front gate and fence in modern style that is consistent to the character of the buildings.

- the rear elevation of the two-storey duplex buildings facing existing single-family homes is interesting as it looks almost identical to the front façade of three-storey units facing Francis Road; however, consider introducing some changes in the rear elevation of the two-storey units to reduce the abrupt transition to single family homes to the south, e.g. through reducing the size of windows on the second floor in order to address potential overlook and solar gain concerns;

The sloped roof introduced to the rear duplex buildings has addressed the concern on “abrupt transition” to single family homes on the south and it’s a great improvement. The existing trees along the south property line will help ease this transition. Additionally, trees are being proposed in yards that do not have existing trees, which will grow to screen views to and from the neighbours. Hedges are planted where they can be along the property line, which will eventually grow to create a soft transition.

- consider integrating rainwater leaders from Buildings 4-9 with the open spaces between units which could function as rainwater infiltration or conveyance areas and tie in with the larger storm water management system on the subject site; the approach could help the overall landscape function more naturally;

Gravels and other soft landscaping surface materials are used for these spaces between the Buildings 4-9 for better rainwater infiltration. The drain tiles collecting rainwater around buildings as well as the rainwater from roofs via rainwater leaders can be integrated and managed with the storm water drainage system, where infiltration is achieved through perforated weep tiles.

- consider replacing the proposed Japanese Cedar trees along the south side of the internal drive aisle with an appropriate species of deciduous trees (e.g., birch tree) that would grow well in a shady and wet area, allow more sunlight penetration into the space between units during winter, and compliant with the stormwater feature of the internal space;

Japanese Cedar has been revised to *Quercus palustris* 'Green Pillar' / Green Pillar Oak, which would be good tolerate to wet soil / rain garden and in tight space.

- appreciate the proposed planting with lots of contrast and variation; however, planting layouts in the materials package are difficult to read;

Enlarged planting plans provided.

- the landscape architect needs to review with City staff the proposed landscaping within the Right-of-Ways (ROWs) on the subject site to ensure it will not conflict with the City's intended use of the ROWs;

Landscaping design within the city's ROW has been revised.

- the two proposed play equipment will have limited play value to only a few children; consider redesigning the children's play area to maximize its play value and allow more users, e.g. through incorporating a lawn; and

Two new play structures have been incorporated in this design. The equipment targets different age groups, has multifunctional features, and allows multiple children to play at the same time.

- appreciate the provision of a raised wood deck in the shared outdoor amenity area which is not common in similar developments; however, the applicant should ensure that the root protection zone will not be impacted.

Deck has been removed from the design based on revised arborist report and updated tree protection schemes.

The following written comments submitted by Panel member Kelly Riopelle were read into the record by Virendra Kallianpur, Staff Liaison: support the massing of three storeys along Francis Road and two storeys behind;

- support contemporary expression to provide a mix of architectural expressions in the neighbourhood;
- appreciate the cultured stones and red doors at pedestrian scale and breaks between Buildings 1, 2 and 3;
- consider flipping colour palette of Building 2 with the same materials to better contrast against Buildings 1 and 3 and aligned with City of Richmond guidelines;

ADP's suggestion is taken for color improvements to Building 2, where the colors are "flipped" in comparison to other buildings on its east and west.

- applicant needs to confirm no unpainted clear aluminum trims will be used and all trims will be colour matched to adjacent materials to ensure optimal architectural expression of the buildings; and

All trims/flushing will match the cladding for color. No clear aluminum trim will be used.

- convertible unit M to future accessible needs appear reasonable although it is almost identical to unit H.

Panel Decision

It was moved and seconded

That DP 21-934415 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



Address: 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road

File No.: DP 21-934415

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Receipt of a Letter of Credit for landscaping in the amount of \$227,750.60 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).
2. City acceptance of the developer's offer to voluntarily contribute \$4,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



No. DP 21-934415

To the Holder: Zhao XD Architect Ltd.

Property Address: 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road

Address: 11181 Voyageur Way, Suite 255,
Richmond, BC V6X 3N9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #31 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$227,750.60 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 21-934415

To the Holder: Zhao XD Architect Ltd.
Property Address: 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road
Address: 11181 Voyageur Way, Suite 255,
Richmond, BC V6X 3N9

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

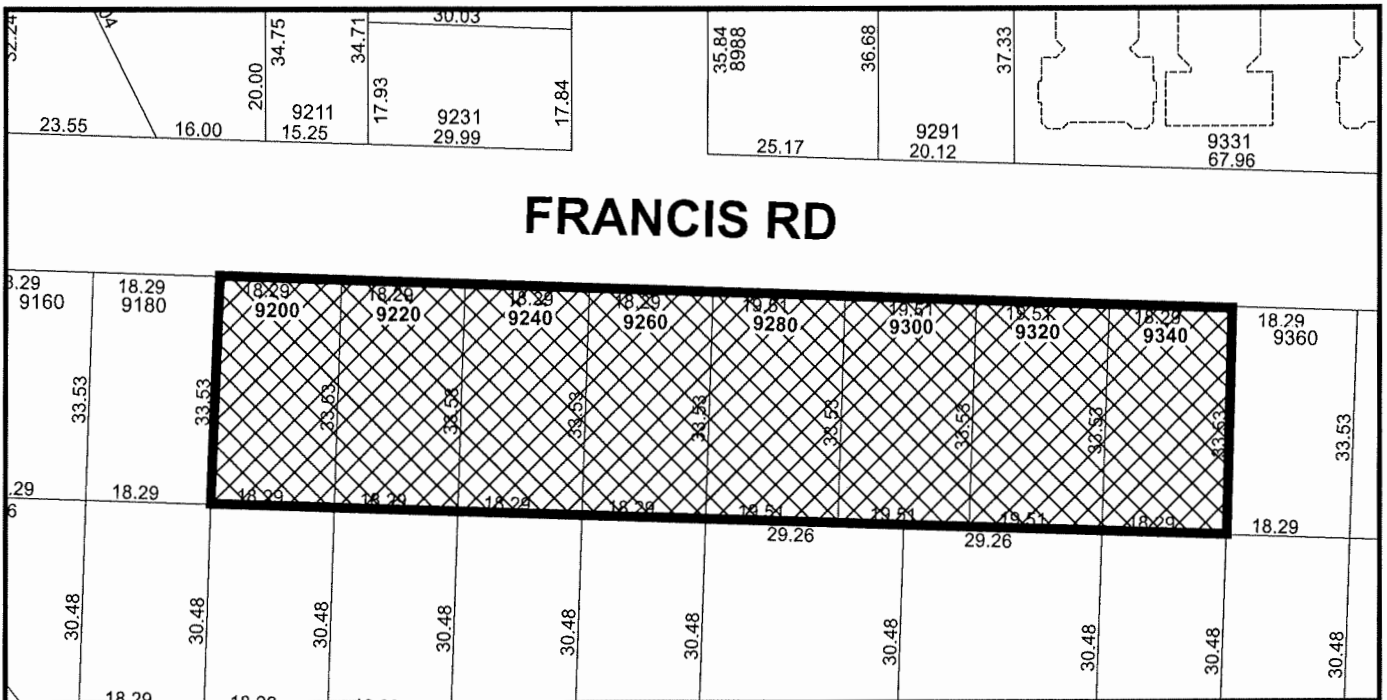
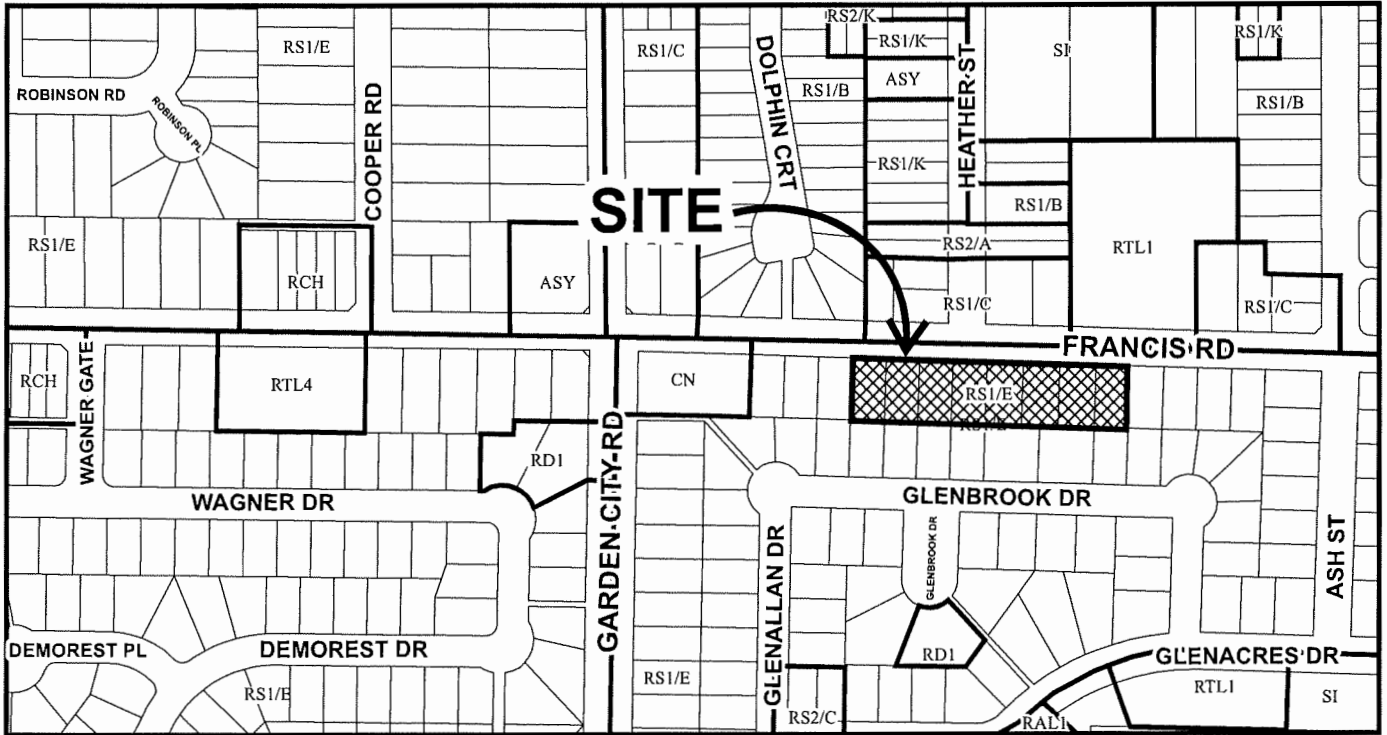
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



	<h2>DP 21-934415 SCHEDULE "A"</h2>	Original Date: 06/24/21 Revision Date: Note: Dimensions are in METRES
--	--	---



ZHAO XD ARCHITECT LTD.

www.zhaoarch.com Tel: 604 275-8882

ISSUED ON MAR. 22, 2023 FOR CITY COMMENTS & DPP



25-UNIT TOWNHOUSE DEVELOPMENT
9200 - 9340 FRANCIS ROAD, RICHMOND, BC

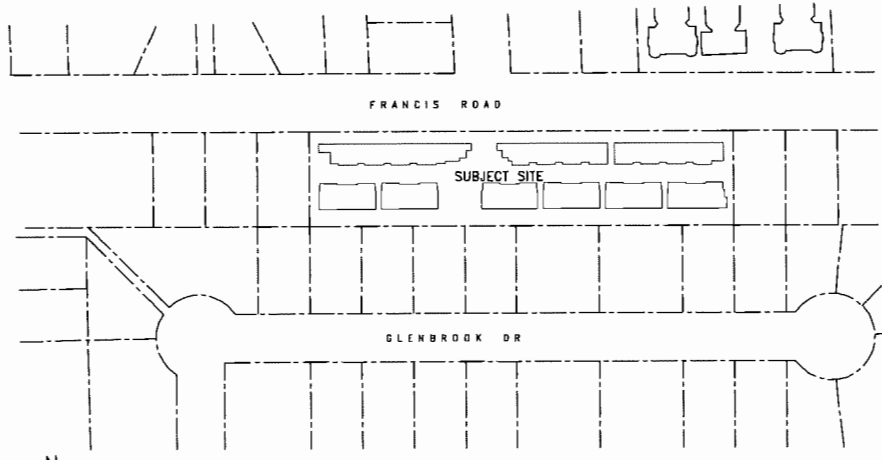
DP 21-934415

June 5, 2023

PLAN #1 (NOTES: SEE TOWNHOUSE DEVELOPMENT PLAN FOR UNIT LAYOUT, FINISHES & GATES)



25-UNIT TOWNHOUSE DEVELOPMENT
9200 - 9340 FRANCIS ROAD, RICHMOND, BC



CONTEXT PLAN
N.T.S.

BAY WINDOW NOTES:
BAY WINDOW SEAT MIN. 2' ABOVE FINISHED FLOOR IS STRUCTURALLY PROTRUDED FROM THE WALL. NO FLOORING JOIST EXTENDS BEYOND THE WALL TO PREVENT A CONVERSION TO USABLE FLOOR SPACE.

F.A.R. CALCULATION: LOT AREA: 54128.5 SQ.FT.

F.A.R. (0.6):	FAR =	32465.3	SQ.FT.
UNIT 'A'	1305.8	SQ.FT. X 5	6529.0
UNIT 'A' (MIRROR)	1305.8	SQ.FT. X 4	5223.2
UNIT 'A1'	1305.8	SQ.FT.	1305.8
UNIT 'H'	1291.2	SQ.FT. X 5	6455.5
UNIT 'H' (MIRROR)	1291.2	SQ.FT. X 4	5164.8
UNIT 'M'	1307.1	SQ.FT. X 2	2614.2
UNIT 'M' (MIRROR)	1307.1	SQ.FT.	1307.3
UNIT 'U'	1230.6	SQ.FT.	1230.6
UNIT 'V'	1317.4	SQ.FT.	1317.4
UNIT 'W'	1317.2	SQ.FT.	1317.2
TOTAL PROPOSED = (0.6 FAR)		32465.0	SQ.FT.

• CONVERTIBLE UNITS

SUSTAINABILITY STRATEGY

A. Building Design for Energy Saving

Sustainability strategy has been taken for the proposed development including the energy saving with the study and proposal by Certified Energy Advisor (CEA). All 6 buildings in the proposed development have been reviewed by CEA and the design is proposed to achieve BC Energy Step Code requirements based on development Climate Zone, heated floor space, and the presence of cooling system, etc.

- Reductions of air leakage will reduce heating and cooling costs, with heat recovery ventilators (HRV) or equivalent providing fresh air to each townhome unit.
- Thicker wall insulations are provided to reduce heat loss.
- Increased insulation below concrete slabs, in walls, roof, and exposed floors will improve the thermal performance of each building when compared to the standard house used to be built.
- Power outlet in private garage for charging electric cars is also featured in the design.
- Energy Star windows with low-E glazing or equivalent;
- Climate-based automatic irrigation controls will minimize the use of water on site.
- Locally sourced materials reduce exhaust and fuel consumption;
- Pre-ducting within building for future solar energy panels;
- Buildings are located and windows are placed to maximize natural light and ventilation;
- High efficient air source heat pump system is proposed, and this will save the heating and cooling energy.
- All interior and exterior lights to be LED light bulbs.
- Bath room fans to have low noise level and Energy Star.
- Building and site lighting will provide safe light levels while avoiding offsite light spillage and night-sky lighting;
- Low energy appliances will be installed in all units (such as "Energy Star" rated appliances).

B. Building Materials for Long Lasting and Easy Maintenance

- Building elevations use Hardie siding products to provide a durable and aesthetic look with easy maintenance;
- Rain screen system prevents material rot to the wall sheathing;
- Air tight seal to all spaces with blow test verification as according to Certified Energy Advisor;
- Low VOC paint will be used for townhouse unit interiors for good indoor quality.
- Opportunity to Conserve Water
- Install low flush toilet to reduce water consumption;
- Install low flow shower head to reduce water consumption;
- Install permeable paving on driveway to reduce surface run off to city sewer system.

AGING IN PLACE FEATURES FOR ALL UNITS:

- SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- BLOCKING TO STAIR WALLS FOR FUTURE LIFT INSTALLATION

DEVELOPMENT DATA

ADDRESS: 9200, 9220, 9240, 9260, 9280, 9300, 9320 & 9340 FRANCIS ROAD
LEGAL DESCRIPTION: LOTS 257 AND 258 PLAN 35222 AND LOTS 89 TO 94 PLAN 34103 ALL OF SECTION 27 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT
P.I.D. NUMBERS: P.I.D. 004-344-979 P.I.D. 007-150-946 P.I.D. 003-486-109 P.I.D. 002-262-398 P.I.D. 007-009-411 P.I.D. 003-598-772 P.I.D. 006-127-690 P.I.D. 004-305-531
PLANNING AREA(S): 06 BROADMOOR / ARTERIAL ROAD POLICY

	EXISTING	PROPOSED
SITE SIZE (SM):	5027 SM (54108.9 S.F.)	5027 SM (54108.9 S.F.)
LAND USES:	SINGLE-FAMILY RESIDENTIAL	TOWNHOUSE
OCF DESIGNATION:	NEIGHBOURHOOD RESIDENTIAL	NEIGHBOURHOOD RESIDENTIAL
AREA PLAN DESIGNATION:	OCF ARTERIAL ROAD POLICY	OCF ARTERIAL ROAD POLICY
ZONING:	SINGLE DETACHED (RS-1E)	TOWN HOUSING (T194)
NUMBER OF UNITS:	8	25

	BYLAW REQUIREMENT	PROPOSED	VARIANCE
FLOOR AREA RATIO:	0.60 (32465.3 SF)	0.60 (32465.3 SF)	
LOT COVERAGE - BUILDING:	MAX. 40% (21643.6 SF)	40% (21516.4 SF)	NONE
LOT COVERAGE - LIVE LANDSCAPING:	MIN. 25% (13527.2 SF)	25% (13527.2 SF)	NONE
LOT COVERAGE - NON-POROUS AREA:	MAX. 65% (35170.8 SF)	64.4% (35170.8 SF)	NONE
SETBACK - FRONT SETBACK (NORTH):	MIN. 4.5M	4.5M	NONE
SETBACK - EAST SIDE YARD:	MIN. 3.0M	3.0M	NONE
SETBACK - WEST SIDE YARD:	MIN. 3.0M	3.0M	NONE
SETBACK - REAR YARD (SOUTH):	MIN. 6.0M	6.0M	NONE
HEIGHT:	12M (3 STOREYS)	12M (3 STOREYS)	NONE
LOT SIZE (MIN. DIMENSIONS):	(MIN. 40M WIDE MIN. 33M DEEP)	150M WIDE 33.53M DEEP	NONE NONE
RESIDENTIAL PARKING SPACES:	50 SPACES (2/UNIT)	50 SPACES (2/UNIT)	NONE
VISITOR PARKING SPACES:	0.2 SPACES/ UNIT= 5	5 SPACES	NONE
OFF-STREET PARKING SPACES-TOTAL:	55 SPACES	55 SPACES	NONE
ACCESSIBLE VISITOR PARKING SPACE:	2% OF TOTAL REQ'D STALLS	1 SPACE	NONE
STANDARD SIZE PARKING SPACES:	50% SPACES = 25 SPACES	34 SPACES	NONE
TANDEM PARKING SPACES:	MAX. 50% OF TOTAL PARKING	0 SPACES	NONE
EV CHARGING EQUIPMENT:	LEVEL 2 EV CHARGING OUTLETS	PROVIDED PER REQUIREMENTS	NONE
BICYCLE PARKING SPACE-CLASS-1:	1.25 SPACES PER UNIT	2 SPACES PER UNIT	NONE
BICYCLE PARKING SPACE-CLASS-2:	0.2 SPACES PER UNIT	5 SPACES	NONE
AMENITY SPACE - INDOOR:	MIN. 50 SM OR CASH-IN-LIEU	CASH-IN-LIEU	NONE
AMENITY SPACE - OUTDOOR:	MIN. 6 SM PER UNIT	1615 SF (6 SM PER UNIT)	NONE
PRIVATE OPEN SPACE:	MIN. 30 SM PER UNIT	MIN. 30 SM PER UNIT	NONE

* INCLUDING UTILITY CLOSETS

ZHAO XD ARCHITECT LTD.

255-11181 Voyageur Way,
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Web: zhaorich.com



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15 MAY/23	CITY COMMENTS/DPP
15 DEC/22	CITY COMMENTS/DPP
29 SEP/22	CITY COMMENTS/DPP
07 FEB/22	ADP COMMENTS
22 NOV/21	ADP
07 JUN/21	CITY COMMENTS
04 MAY/21	DP APPLICATION
10 JUN/20	REZONING APP

Date: Issued For:

A A DETAIL NUMBER
B B LOCATION SHEET
C C DETAIL SHEET

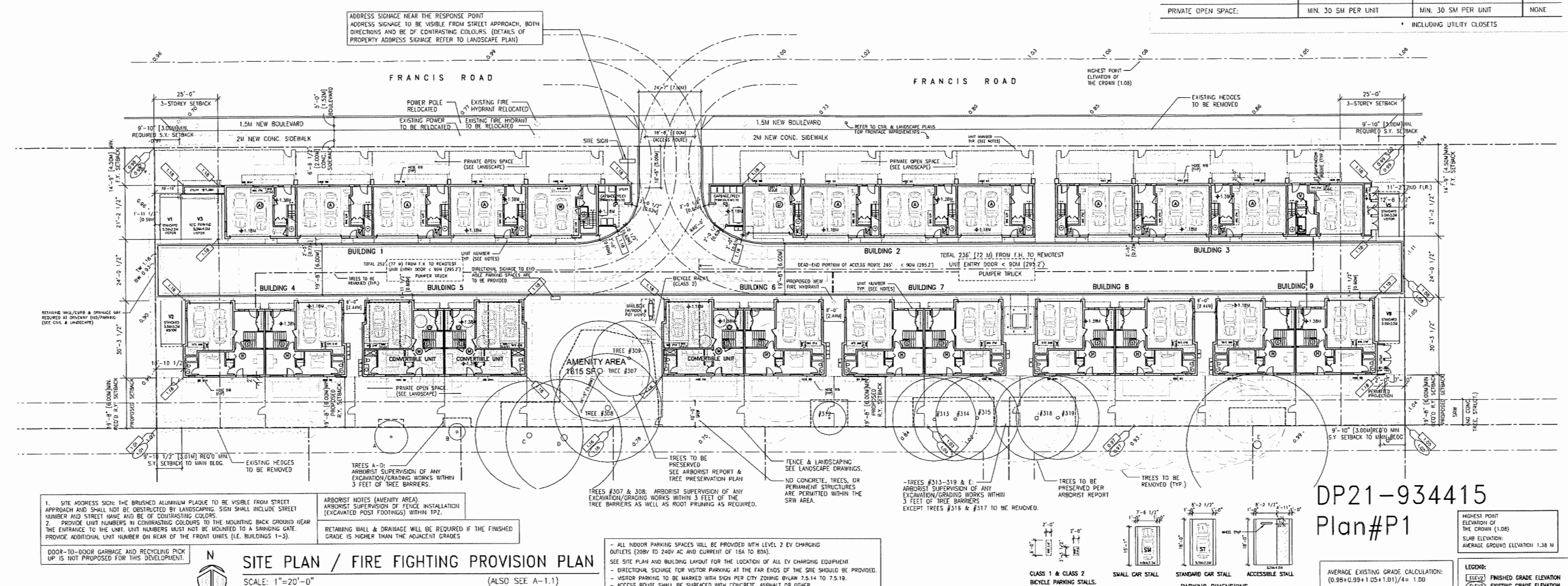
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Project: **TOWNHOUSE DEVELOPMENT**

9200-9340 Francis Road
RICHMOND, BC

Drawing Title: **SITE PLAN & DATA**

Date: _____
Scale: _____
Drawn By: _____
Checked By: _____
Project No.: _____
Drawing No.: _____



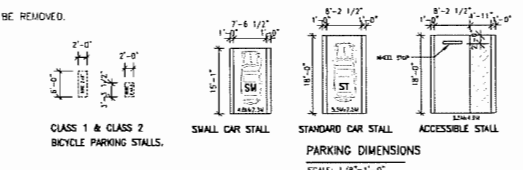
1. SITE ADDRESS SIGN: THE BRUSHED ALUMINUM PLaque TO BE VISIBLE FROM STREET APPROACH AND SHALL NOT BE OBSTRUCTED BY LANDSCAPING. SIGN SHALL INCLUDE STREET NUMBER AND STREET NAME AND BE OF CONTRASTING COLOURS.

2. PROVIDE UNIT NUMBERS IN CONTRASTING COLOURS TO THE MOUNTING BACK GROUND NEAR THE ENTRANCE TO THE UNIT. UNIT NUMBERS MUST NOT BE MOUNTED TO A SHADING GATE. PROVIDE ADDITIONAL UNIT NUMBER ON REAR OF THE FRONT UNITS (I.E. BUILDINGS 1-3).

DOOR-TO-DOOR GARBAGE AND RECYCLING PICK UP IS NOT PROPOSED FOR THIS DEVELOPMENT.

ARBORIST NOTES (AMENITY AREA):
ARBORIST SUPERVISION OF FENCE INSTALLATION (EXCAVATED POST FOOTINGS) WITHIN TPZ.
RETAINING WALL & DRAINAGE WILL BE REQUIRED IF THE FINISHED GRADE IS HIGHER THAN THE ADJACENT GRADES.

- ALL INDOOR PARKING SPACES WILL BE PROVIDED WITH LEVEL 2 EV CHARGING OUTLETS (208V TO 240V AC AND CURRENT OF 16A TO 80A).
SEE SITE PLAN AND BUILDING LAYOUT FOR THE LOCATION OF ALL EV CHARGING EQUIPMENT.
- DIRECTIONAL SIGNAGE FOR VISITOR PARKING AT THE FAR ENDS OF THE SITE SHOULD BE PROVIDED.
- VISITOR PARKING TO BE MARKED WITH SIGN PER CITY ZONING BYLAW 7.5.14 TO 7.5.19.
- ACCESS ROUTE SHALL BE SURFACED WITH CONCRETE, ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT UNDER ALL CLIMATIC CONDITIONS (80,000LBS).



DP21-934415
Plan#P1

AVERAGE EXISTING GRADE CALCULATION:
(0.99+0.99+1.05+1.01)/4 = 1.00

LEGEND:
FINISHED GRADE ELEVATION
EXISTING GRADE ELEVATION

DP 21-934415

June 5, 2023

PLAN #3



**ZHAO XD
ARCHITECT
LTD.**

#255-11181 Voyageur Way,
Richmond, BC V6X 3N9
Tel. (604) 275-8882
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Email: info@zhaorarch.com
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15 DEC/22	CITY COMMENTS/DPP
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07 FEB/22	ADP COMMENTS
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07 JUN/21	CITY COMMENTS
04 MAY/21	DP APPLICATION
10 JUN/20	REZONING APP
Date:	Issued For:

A	A DETAIL NUMBER
B	B LOCATION SHEET
C	C DETAIL SHEET

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Project:
TOWNHOUSE DEVELOPMENT

9200-9340 Francis Road
RICHMOND, BC

Drawing Title:
**SITE PLAN 1
(ENLARGED)**

Date:

Scale:

Drawn By:

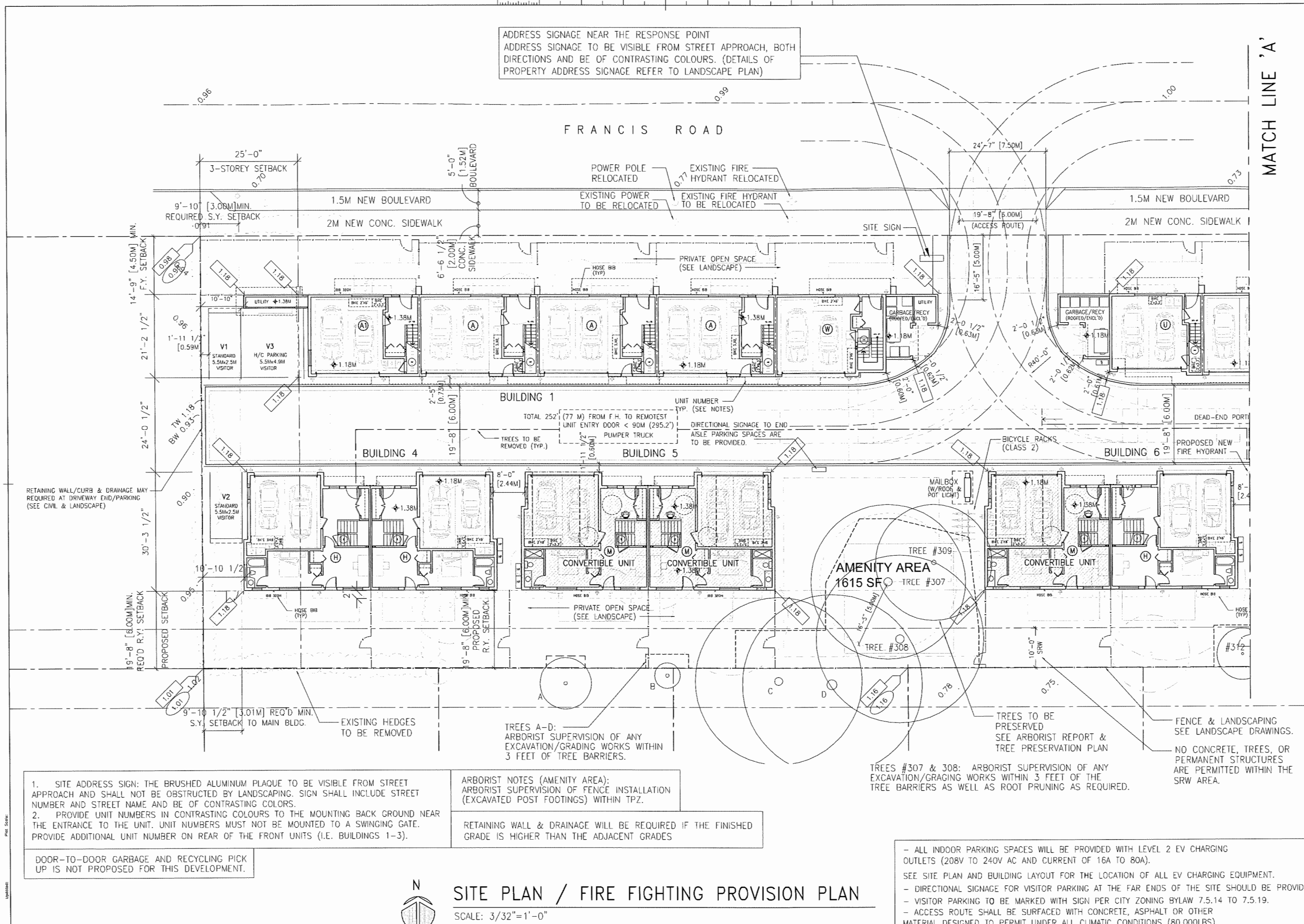
Checked By:

Project No.:

Drawing No.:

A1.1

PLAN #4



ADDRESS SIGNAGE NEAR THE RESPONSE POINT
ADDRESS SIGNAGE TO BE VISIBLE FROM STREET APPROACH, BOTH DIRECTIONS AND BE OF CONTRASTING COLOURS. (DETAILS OF PROPERTY ADDRESS SIGNAGE REFER TO LANDSCAPE PLAN)

MATCH LINE 'A'

- SITE ADDRESS SIGN: THE BRUSHED ALUMINUM PLAQUE TO BE VISIBLE FROM STREET APPROACH AND SHALL NOT BE OBSTRUCTED BY LANDSCAPING. SIGN SHALL INCLUDE STREET NUMBER AND STREET NAME AND BE OF CONTRASTING COLORS.
- PROVIDE UNIT NUMBERS IN CONTRASTING COLOURS TO THE MOUNTING BACK GROUND NEAR THE ENTRANCE TO THE UNIT. UNIT NUMBERS MUST NOT BE MOUNTED TO A SWINGING GATE. PROVIDE ADDITIONAL UNIT NUMBER ON REAR OF THE FRONT UNITS (I.E. BUILDINGS 1-3).

ARBORIST NOTES (AMENITY AREA):
ARBORIST SUPERVISION OF FENCE INSTALLATION (EXCAVATED POST FOOTINGS) WITHIN TPZ.

RETAINING WALL & DRAINAGE WILL BE REQUIRED IF THE FINISHED GRADE IS HIGHER THAN THE ADJACENT GRADES

DOOR-TO-DOOR GARBAGE AND RECYCLING PICK UP IS NOT PROPOSED FOR THIS DEVELOPMENT.

- ALL INDOOR PARKING SPACES WILL BE PROVIDED WITH LEVEL 2 EV CHARGING OUTLETS (208V TO 240V AC AND CURRENT OF 16A TO 80A).
- SEE SITE PLAN AND BUILDING LAYOUT FOR THE LOCATION OF ALL EV CHARGING EQUIPMENT.
- DIRECTIONAL SIGNAGE FOR VISITOR PARKING AT THE FAR ENDS OF THE SITE SHOULD BE PROVIDED.
- VISITOR PARKING TO BE MARKED WITH SIGN PER CITY ZONING BYLAW 7.5.14 TO 7.5.19.
- ACCESS ROUTE SHALL BE SURFACED WITH CONCRETE, ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT UNDER ALL CLIMATIC CONDITIONS (80,000LBS).

SITE PLAN / FIRE FIGHTING PROVISION PLAN

SCALE: 3/32"=1'-0"



June 5, 2023

DP 21-934415



ZHAO XD ARCHITECT LTD.

#255-11181 Voyageur Way,
Richmond, BC V6X 3N9
Tel. (604) 275-8882
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Date: Issued For:

A	A DETAIL NUMBER
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Project:

TOWNHOUSE DEVELOPMENT

9200-9340 Francis Road
RICHMOND, BC

Drawing Title:

SITE PLAN 2 (ENLARGED)

Date:

Scale:

Drawn By:

Checked By:

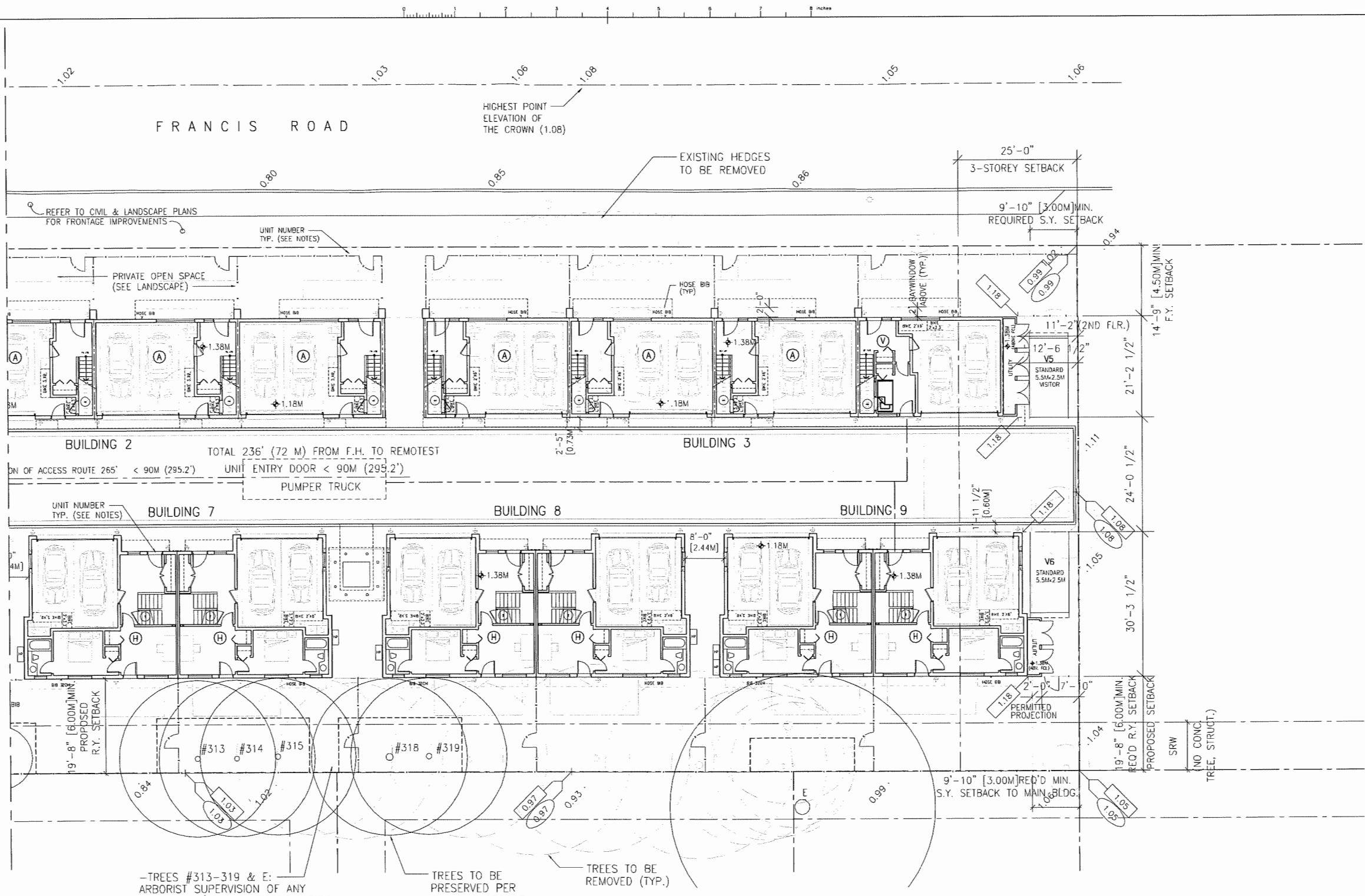
Project No.:

Drawing No.:

A1.2

PLAN #5

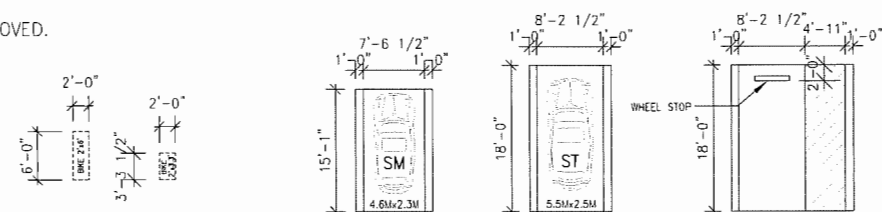
MATCH LINE 'A'



- TREES #313-319 & E: ARBORIST SUPERVISION OF ANY EXCAVATION/GRADING WORKS WITHIN 3 FEET OF TREE BARRIERS EXCEPT TREES #316 & #317 TO BE REMOVED.

TREES TO BE PRESERVED PER ARBORIST REPORT

TREES TO BE REMOVED (TYP.)



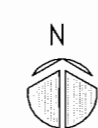
CLASS 1 & CLASS 2 BICYCLE PARKING STALLS. SMALL CAR STALL STANDARD CAR STALL ACCESSIBLE STALL
SCALE: 1/8"=1'-0"

AVERAGE EXISTING GRADE CALCULATION:
(0.98+0.99+1.05+1.01)/4= 1.00

HIGHEST POINT ELEVATION OF THE CROWN (1.08)
SLAB ELEVATION:
AVERAGE GROUND ELEVATION 1.38 M

LEGEND:
ELEV2 FINISHED GRADE ELEVATION
ELEV0 EXISTING GRADE ELEVATION

- ALL INDOOR PARKING SPACES WILL BE PROVIDED WITH LEVEL 2 EV CHARGING OUTLETS (208V TO 240V AC AND CURRENT OF 16A TO 80A).
SEE SITE PLAN AND BUILDING LAYOUT FOR THE LOCATION OF ALL EV CHARGING EQUIPMENT.
- DIRECTIONAL SIGNAGE FOR VISITOR PARKING AT THE FAR ENDS OF THE SITE SHOULD BE PROVIDED.
- VISITOR PARKING TO BE MARKED WITH SIGN PER CITY ZONING BYLAW 7.5.14 TO 7.5.19.
- ACCESS ROUTE SHALL BE SURFACED WITH CONCRETE, ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT UNDER ALL CLIMATIC CONDITIONS (80,000LBS).



SITE PLAN / FIRE FIGHTING PROVISION PLAN

SCALE: 3/32"=1'-0"

June 5, 2023

DP 21-934415



ZHAO XD ARCHITECT LTD.

#255-11181 Voyageur Way,
Richmond, BC V6X 3N9
Tel. (604) 275-8882
Fax (604) 909-1736

Email: info@zhaoarch.com
Web: zhaoarch.com



This drawing shall not be used for construction unless it is countersigned by the CONSULTANT.

15 MAY/23	CITY COMMENTS/DPP
15 DEC/22	CITY COMMENTS/DPP
29 SEP/22	CITY COMMENTS/DPP
07 FEB/22	ADP COMMENTS
22 NOV/21	ADP
07 JUN/21	CITY COMMENTS
04 MAY/21	DP APPLICATION
10 JUN/20	REZONING APP
Date:	Issued For:

A	A DETAIL NUMBER
B	B LOCATION SHEET
C	C DETAIL SHEET

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Project:
TOWNHOUSE DEVELOPMENT

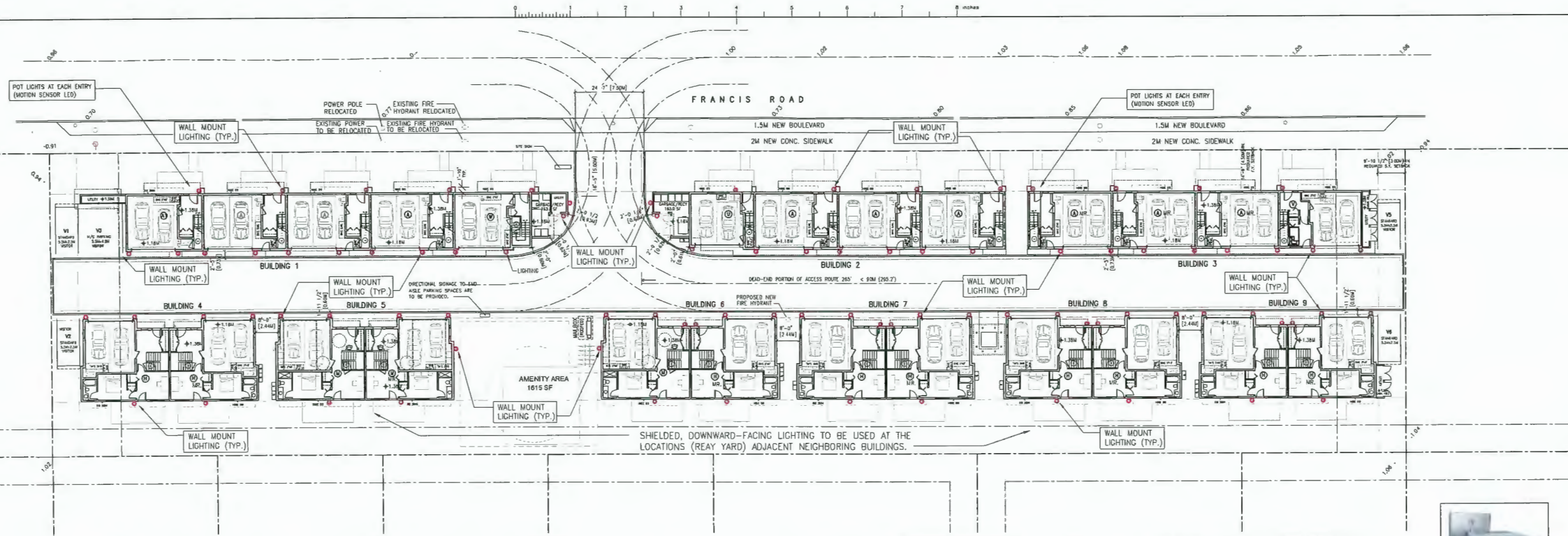
9200-9340 Francis Road
RICHMOND, BC

Drawing Title:
FIRE FIGHTING PROVISION PLAN

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:

A1.3

PLAN #6



LIGHTING PLAN
SCALE: 1"=20'-0"

LEGEND:
● WALL MOUNTED LIGHTING (MOTION SENSITIVE)

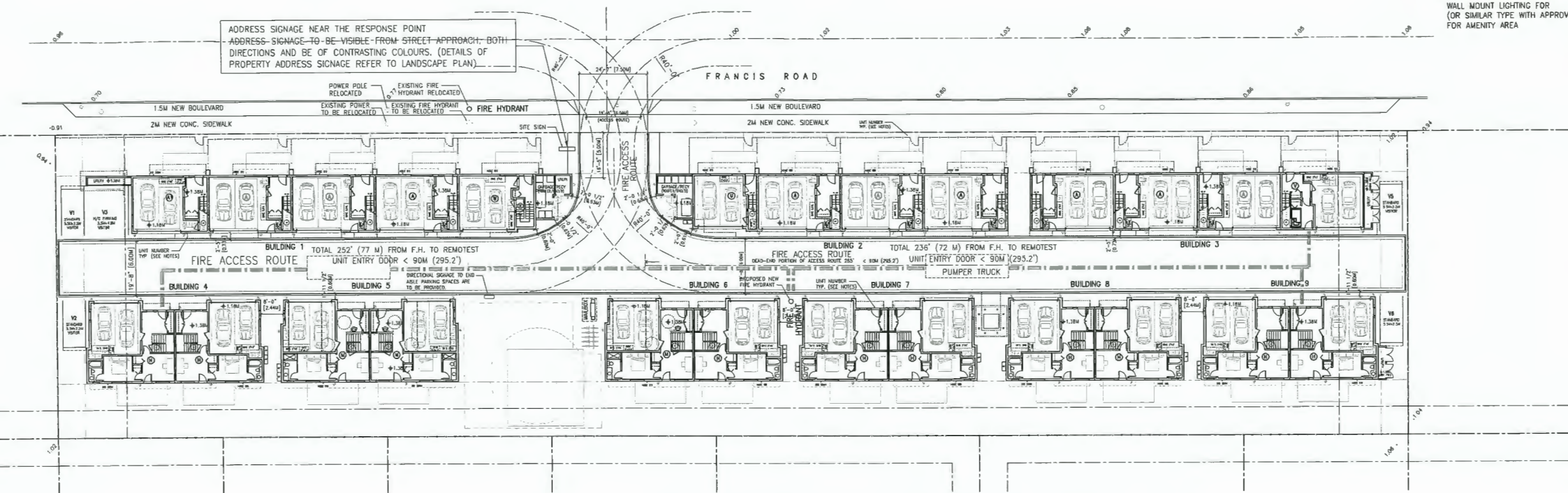
NOTES:
LIGHTING WILL MINIMIZE AND/OR ELIMINATE NIGHTTIME LIGHT POLLUTION AND SPILL ONTO ADJACENT PROPERTIES. SHIELDED, DOWNWARD-FACING LIGHTING TO BE USED AT THE LOCATIONS ADJACENT NEIGHBORING BUILDINGS.

AGING IN PLACE FEATURES FOR ALL UNITS:
-SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
-LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
-BLOCKING TO STAIR WALLS FOR FUTURE LIFT INSTALLATION

BAY WINDOW NOTES:
BAY WINDOW SEAT MIN. 2" ABOVE FINISHED FLOOR IS STRUCTURALLY PROTRUDED FROM THE WALL. NO FLOORING JOIST EXTENDS BEYOND THE WALL TO PREVENT A CONVERSION TO USABLE FLOOR SPACE.



WALL MOUNT LIGHTING FOR (OR SIMILAR TYPE WITH APPROVAL) FOR AMENITY AREA



FIRE FIGHTING PROVISION PLAN
SCALE: 1"=20'-0"

1. SITE ADDRESS SIGN: THE BRUSHED ALUMINUM PLAQUE TO BE VISIBLE FROM STREET APPROACH AND SHALL NOT BE OBSTRUCTED BY LANDSCAPING. SIGN SHALL INCLUDE STREET NUMBER AND STREET NAME AND BE OF CONTRASTING COLORS.
2. PROVIDE UNIT NUMBERS IN CONTRASTING COLOURS TO THE MOUNTING BACK GROUND NEAR THE ENTRANCE TO THE UNIT. UNIT NUMBERS MUST NOT BE MOUNTED TO A SWINGING GATE. PROVIDE ADDITIONAL UNIT NUMBER ON REAR OF THE FRONT UNITS (I.E. BUILDINGS 1-3).

DP 21-934415

June 5, 2023



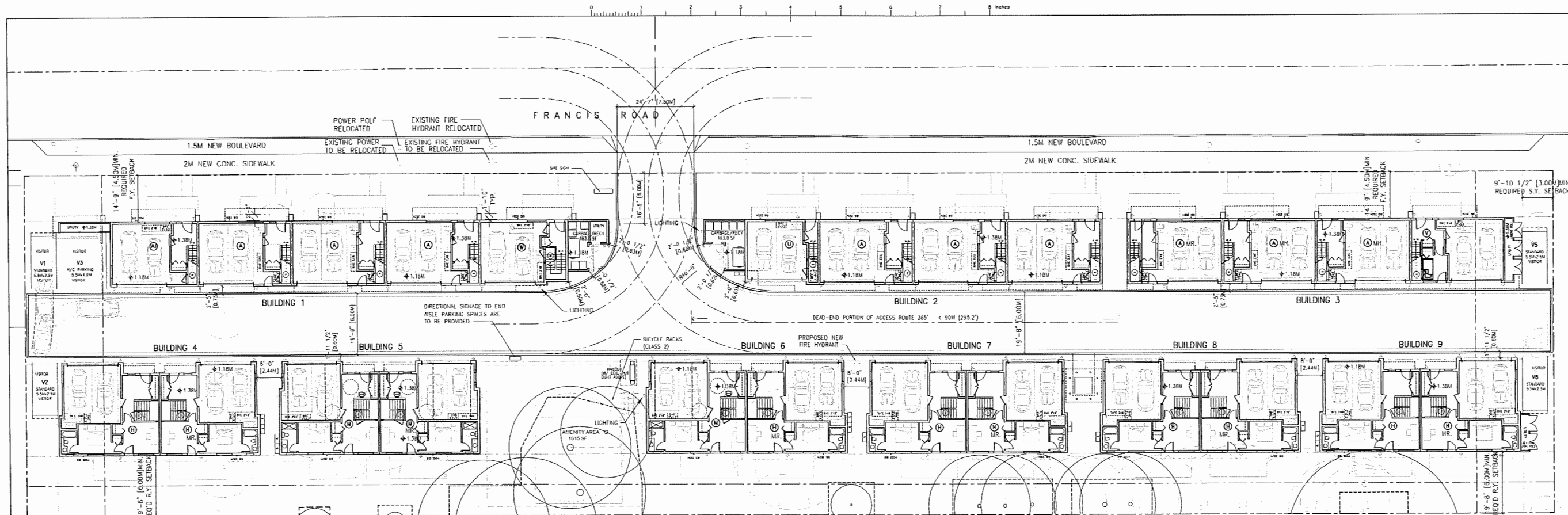
ZHAO XD ARCHITECT LTD.

#255-11181 Voyageur Way,
Richmond, BC V6X 3N9
Tel. (604) 275-8882
Fax (604) 909-1736

Email: info@zhaarch.com
Web: zhaarch.com



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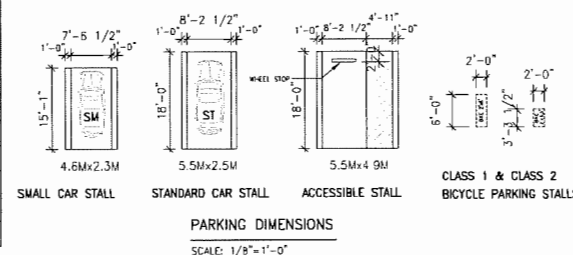
PARKING PLAN
SCALE: 1/16"=1'-0"

- LEGEND:**
- HEAT-PUMP CONDENSER
 - WALL MOUNTED LIGHTING (MOTION SENSITIVE)

- NOTES:**
- VISITOR PARKING SIGN SHALL INDICATE PARKING IS FOR VISITORS TO THE 8251 WILLIAMS ROAD ONLY.
 - PROVIDE DEVELOPMENT ADDRESS IN CONTRASTING COLOURS TO THE MOUNTING BACK GROUND. SIGNAGE IS NOT TO BE OBTSCURED BY LANDSCAPING AND MUST BE VISIBLE FROM THE STREET APPROACH.
 - PROVIDE UNIT NUMBERS IN CONTRASTING COLOURS TO THE MOUNTING BACK GROUND NEAR THE ENTRANCE TO THE UNIT. UNIT NUMBERS MUST NOT BE MOUNTED TO A SWIRLING GATE. PROVIDE ADDITIONAL UNIT NUMBER ON REAR OF THE FRONT UNITS.

NOTES: LIGHTING WILL MINIMIZE AND/OR ELIMINATE NIGHTTIME LIGHT POLLUTION AND SPILL ONTO ADJACENT PROPERTIES. SHIELDED, DOWNWARD-FACING LIGHTING TO BE USED.

	BYLAW REQUIREMENT	PROPOSED
RESIDENTIAL PARKING SPACES:	50 SPACES (2/UNIT)	50 SPACES (2/UNIT)
VISITOR PARKING SPACES:	0.2 SPACES/ UNIT= 5	5 SPACES
OFF-STREET PARKING SPACES-TOTAL:	55 SPACES	55 SPACES
ACCESSIBLE VISITOR PARKING SPACE:	2% OF TOTAL RED'D STALLS	1 SPACE
STANDARD SIZE PARKING SPACES:	50% SPACES = 25 SPACES	34 SPACES
TANDEM PARKING SPACES:	MAX. 50% OF TOTAL PARKING	0 SPACES
EV CHARGING EQUIPMENT:	LEVEL 2 EV CHARGING OUTLETS	PROVIDED PER REQUIREMENTS
BICYCLE PARKING SPACE-CLASS-1:	1.25 SPACES PER UNIT	2 SPACES PER UNIT
BICYCLE PARKING SPACE-CLASS-2:	0.2 SPACES PER UNIT	5 SPACES



- ALL INDOOR PARKING SPACES WILL BE PROVIDED WITH LEVEL 2 EV CHARGING OUTLETS (208V TO 240V AC AND CURRENT OF 16A TO 80A).
SEE SITE PLAN AND BUILDING LAYOUT FOR THE LOCATION OF ALL EV CHARGING EQUIPMENT.
TO BE SUPPLIED WITH ENERGIZED OUTLETS IN ORDER TO SUPPORT EV CHARGING, WITH EACH PARKING SPACE CAPABLE OF RECEIVING "LEVEL 2" CHARGING AT A PERFORMANCE LEVEL OF AT LEAST 12 KWH WITHIN A MAX 8-HOUR PERIOD
- DIRECTIONAL SIGNAGE FOR VISITOR PARKING AT THE FAR ENDS OF THE SITE SHOULD BE PROVIDED.
- VISITOR PARKING TO BE MARKED WITH SIGN PER CITY ZONING BYLAW 7.5.14 TO 7.5.19.

15 MAY/23	CITY COMMENTS/DPP
15 DEC/22	CITY COMMENTS/DPP
29 SEP/22	CITY COMMENTS/DPP
07 FEB/22	ADP COMMENTS
22 NOV/21	ADP
07 JUN/21	CITY COMMENTS
04 MAY/21	DP APPLICATION
10 JUN/20	REZONING APP
Date:	Issued For:
A	A DETAIL NUMBER
B	B LOCATION SHEET
C	C DETAIL SHEET

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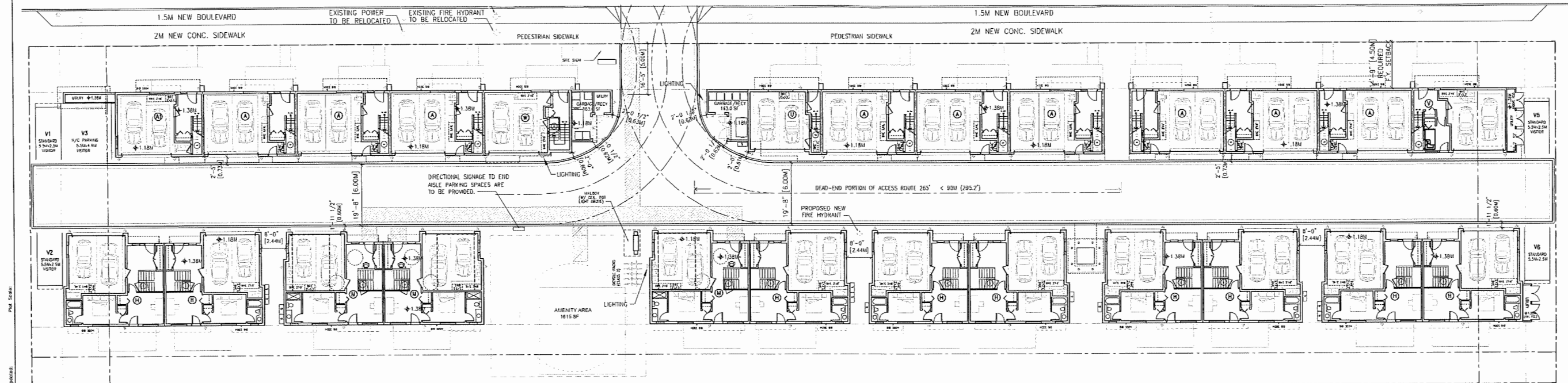
Project:
TOWNHOUSE DEVELOPMENT

9200-9340 Francis Road
RICHMOND, BC

Drawing Title:
PARKING PLAN, LIGHTING PLAN & ACCESSIBILITY PLAN

Date:
Scale:
Drawn By:
Checked By:
Project No.:

Drawing No.: **A2**



SITE PLAN SHOWING WHEELCHAIR CIRCULATION ROUTES
SCALE: 1/16"=1'-0"

- AGING IN PLACE FEATURES FOR ALL UNITS:
- SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
 - BLOCKING TO STAIR WALLS FOR FUTURE LIFT INSTALLATION

Plan#P2 DP21-934415

DP 21-934415

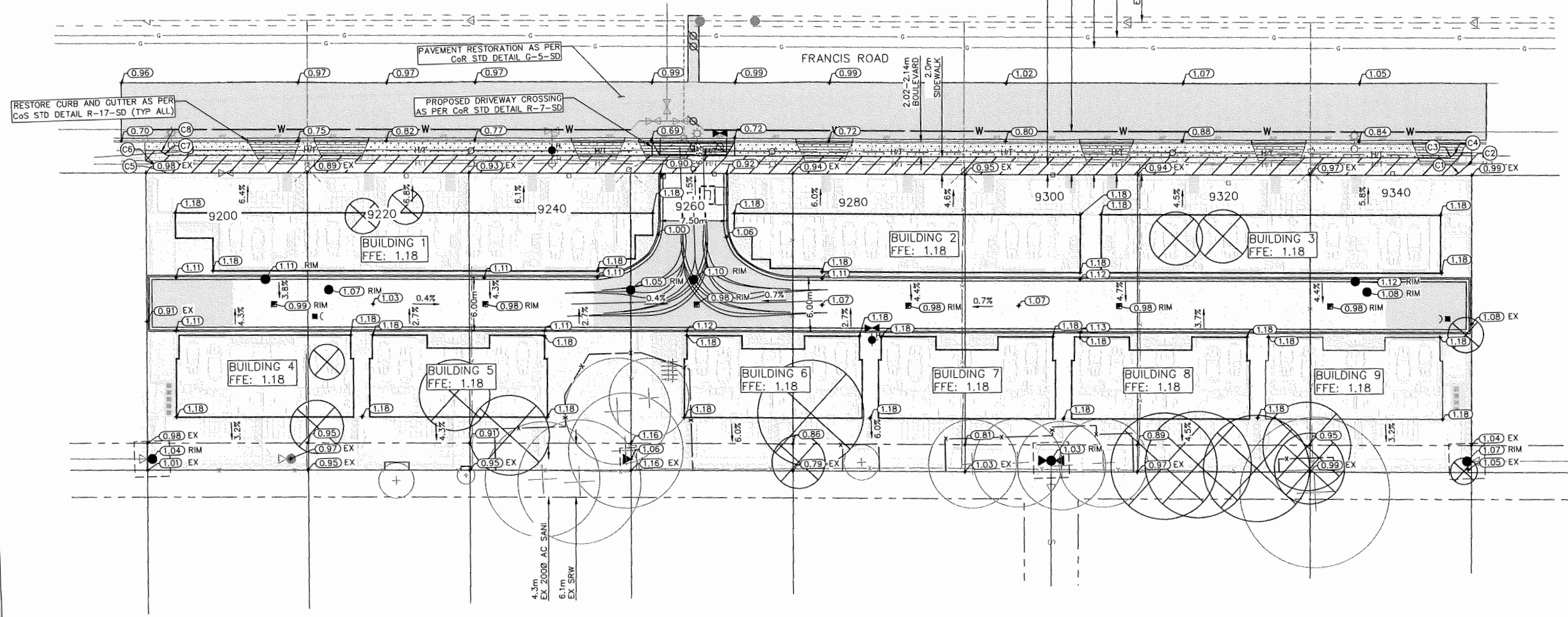
June 5, 2023

PLAN #7

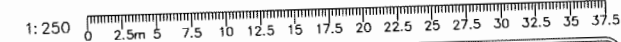


LEGEND		
EXISTING	PROPOSED	DESCRIPTION
	(100.00)	FINISHED GROUND ELEVATION
	(100.00) EX	EXISTING GROUND ELEVATION
	(100.00) RIM	RIM ELEVATION
		SANITARY SEWER
		STORM SEWER
		CATCH BASIN - TOP INLET
		WATER MAIN
		WATER VALVE
		HYDRANT
		BLOW-OFF
		CURB & GUTTER
		SIDEWALK
		TREE PROTECTION FENCE
		GAS MAIN
		UTILITY POLE
		OVERHEAD HYDRO/TEL
		ASPHALT
		BOULEVARD
		EXISTING TREE TO BE REMOVED
		EXISTING TREE TO BE RETAINED

PROPOSED AMOUNT OF FILL = 748 CUBIC METERS



NOTES:
PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLETION, THE OWNER'S ENGINEER SHALL SUBMIT A CERTIFICATE OF INSPECTION FOR THE WORKS IN A FORM AND CONTENT ACCEPTABLE TO THE CITY AND PREPARED AND SEALED BY THE OWNER'S ENGINEER CERTIFYING TO THE CITY THAT THE WORKS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.



City of Richmond
1111 12 3 ROAD, FRANKS RD, VANCOUVER

TITLE: 9200-9340 FRANCIS ROAD
GRADING PLAN

CITY FILE #SA21-932603
DESIGN: TW
DRAWN: JH
CHECKED: TW
ENGINE: TW
DWG. No: CV-01
SCALE: 1:250
DATE: 2023 04 14
SEC: 17-4

BENCHMARK
NO. 1000000.00
ELEVATION: 100.00
DATE: 2023 04 14

REFERENCE DRAWINGS	
PLAN	2023 04 14
SECTION	2023 04 14
UTILITY	2023 04 14
ASPHALT	2023 04 14
BOULEVARD	2023 04 14
TREE PROTECTION FENCE	2023 04 14
CURB & GUTTER	2023 04 14
SIDEWALK	2023 04 14
WATER MAIN	2023 04 14
WATER VALVE	2023 04 14
HYDRANT	2023 04 14
CATCH BASIN - TOP INLET	2023 04 14
STORM SEWER	2023 04 14
SANITARY SEWER	2023 04 14
RIM ELEVATION	2023 04 14
EXISTING GROUND ELEVATION	2023 04 14
FINISHED GROUND ELEVATION	2023 04 14

REVISIONS	
5	2023 04 14 JH TW ISSUED FOR DEVELOPMENT PERMIT
4	2023 03 03 JH TW RE-ISSUED FOR SERVICING AGREEMENT
3	2023 02 01 JH TW RE-ISSUED FOR SERVICING AGREEMENT
2	2022 12 09 JH TW RE-ISSUED FOR SERVICING AGREEMENT
1	2022 05 26 JH TW ISSUED FOR SERVICING AGREEMENT

June 5, 2023

DP 21-934415

PLAN #8



**Pacific Sun
Tree
Services**

604-323-4270

Dave@pacificsuntree.com
www.pacificsuntree.com

Mailbox #460
Unit 130 - 1959 152nd Street
Surrey, B.C.
V4A 0C4

**Tree Management
Plan:
Amendment #6**

OVERVIEW

Date: May 18, 2023

Client: 1125640 B.C. LTD.

Project: Townhomes

Project Address: 9200 - 9340 Francis Rd
Richmond, B.C.

- Tree Recommended for Retention: ●
- Tree Recommended for Removal: X
- Undersized Tree: UT ●
- Crown Dripline for:
 - Retain Tree ○
 - Remove Tree ○

Tree Protection Barrier: (delineates TPZ)

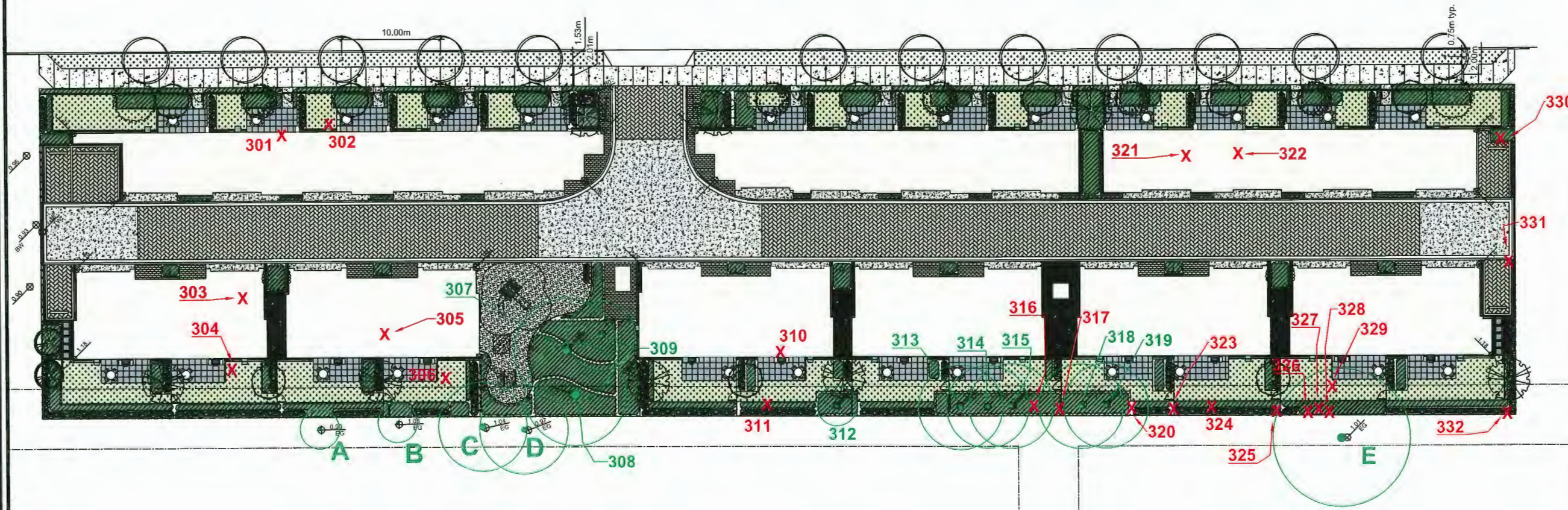
Critical Root Zone:

Crown Protection Zone:

- Notes:
- To provide legibility, where trees are densely clustered, the crown dripline may not be shown for some trees.
 - Trees recommended for retention are illustrated with DBH to scale (except for trees with numerous small stems).
 - Calculations and measurements for Tree Barriers, CRZ & TPZ are from the outside trunk of the subject tree.

Tree ID	Species	DBH (cm)
301	Sawara Falsecypress	20
302	Sawara Falsecypress	22
303	Cherry spp.	28
304	Fig spp.	12 x2 + 6
305	Fig spp.	20 x2 + 15
306	Apple spp.	19 + 15
307	Western Redcedar	70
308	Scotch Pine	89
309	Falsecypress	40
310	Apple spp.	20 + 18 x2
311	Holly spp.	16 + 14
312	Holly spp.	11 x2
313	Western Redcedar	40
314	Western Redcedar	33
315	Western Redcedar	39
316	Western Redcedar	35
317	Western Redcedar	32
318	Western Redcedar	35 + 28
319	Western Redcedar	37
320	Western Redcedar	30 + 10
321	Falsecypress	26
322	Falsecypress	23
323	Douglas-fir	61

Tree ID	Species	DBH (cm)
324	Douglas-fir	50
325	Sawara Falsecypress	53
326	Cherry spp.	37
327	Fig spp.	18 + 10
328	Fig spp.	20 x2
329	Apple spp.	46 + 26
330	Western Redcedar	45
331	Scotch Pine	12 x3
332	Falsecypress	20+12+10x2
A	Apple spp.	30
B	Holly spp.	25
C	Holly spp.	45 + 40
D	Western Redcedar	35 + 30x2
E	Western Redcedar	45+35



DP 21-934415

June 5, 2023

PLAN #9



Pacific Sun Tree Services

604-323-4270

Dave@pacificsuntree.com
www.pacificsuntree.com

Mailbox #460
Unit 130 - 1959 152nd Street
Surrey, B.C.
V4A 0C4

**Tree Management Plan:
Amendment #6
Protection Measures
East Sheet**

Date: May 19, 2023

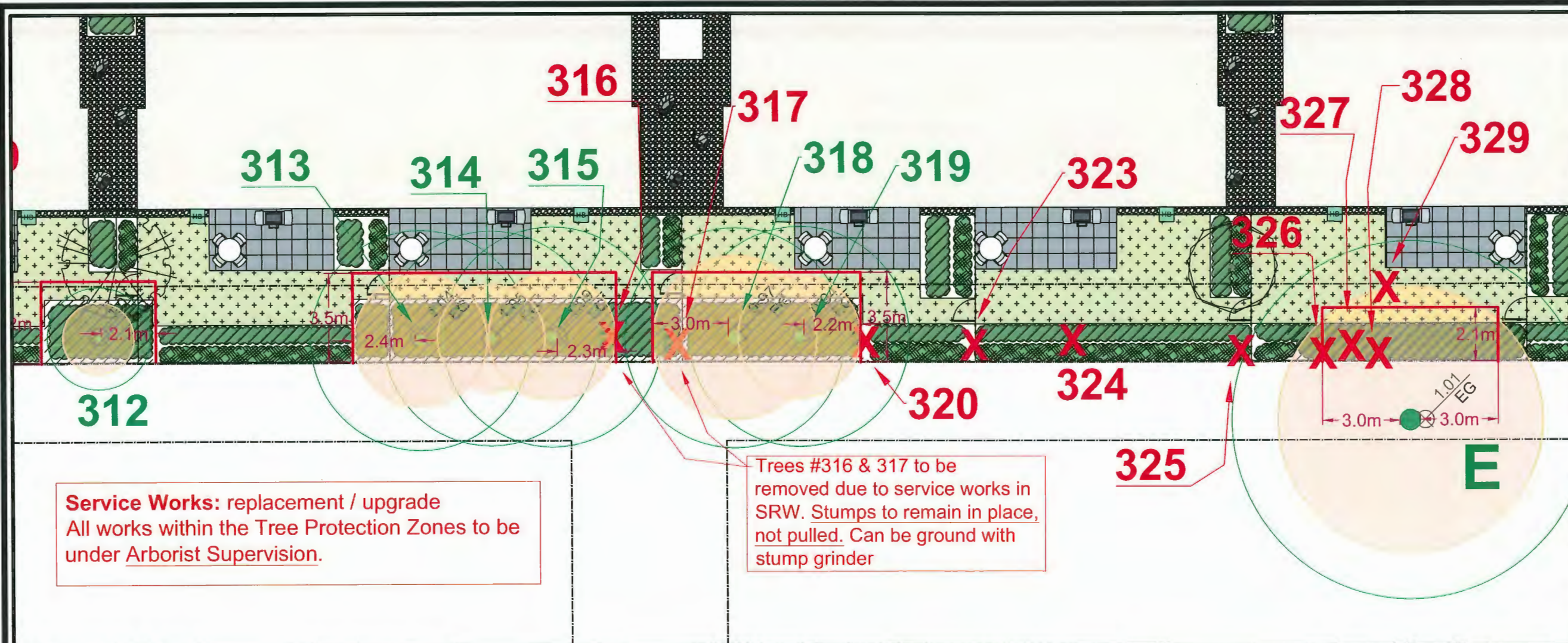
Client: 1125640 B.C. LTD.

Project: Townhomes

Project Address: 9200 - 9340 Francis Rd
Richmond, B.C.

- Tree Recommended for Retention: ●
- Tree Recommended for Removal: X
- Undersized Tree: UT ●
- Crown Dripline for:
 - Retain Tree ○
 - Remove Tree ○
- Tree Protection Barrier: (delineates TPZ) [Red Line]
- Critical Root Zone: [Orange Area]
- Crown Protection Zone: [Green Area]

- Notes:
- To provide legibility, where trees are densely clustered, the crown dripline may not be shown for some trees.
 - Trees recommended for retention are illustrated with DBH to scale (except for trees with numerous small stems).
 - Calculations and measurements for Tree Barriers, CRZ & TPZ are from the outside trunk of the subject tree.



Service Works: replacement / upgrade
All works within the Tree Protection Zones to be under Arborist Supervision.

Trees #316 & 317 to be removed due to service works in SRW. Stumps to remain in place, not pulled. Can be ground with stump grinder

General Tree Protection Measures:
Tree Barriers to remain in place throughout construction and until city approval for removal to begin landscaping works. All works within the Tree Protection Zones (TPZs) to be under project Arborist supervision.

Excavation/Grading:
No excavation or grading in the TPZs. Only ground disturbance within TPZs as per Landscaping section. Arborist supervision of any excavation/grading within 3 feet of the Tree Barriers.

Crown Pruning:
Prior to commencement of excavation / grading works, the crowns of the retained trees to be raised for clearance as necessary for construction and future site use while maintaining a healthy proportion of crown. Pruning to be conducted by or supervised by the project Arborist.

Landscaping:

- Site preparation**
Only organic layer (top 5cm) to be removed from existing grade within TPZs. Removal by hand tools or, where approved by the project Arborist, by mini excavator operating with tracks outside TPZ. Weed control to be achieved through placement of landscape fabric over grade.
- Soil**
A maximum of 12 to 15cm depth of soil to be placed over existing grade for garden beds. Where sod is installed the total depth of underlying soil and the turf sod should not exceed 15cm depth.
- Planting Area**
 - Target 10 to 12cm depth of new soil overlaid existing grade (post site prep). Maximum 15cm depth. Soil to be tapered to 0cm at tree trunks.
 - Plantings should be small so required digging to plant is predominantly within the new soil layer. Plants should be relatively small at maturity and not form continuous coverage or otherwise have creeping habit.



**Pacific Sun
Tree
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604-323-4270

Dave@pacificsuntree.com
www.pacificsuntree.com

Mailbox #460
Unit 130 - 1959 152nd Street
Surrey, B.C.
V4A 0C4

**Tree Management
Plan:
Amendment #6
Protection Measures
West Sheet**

Date: May 18, 2023

Client: 1125640 B.C. LTD.

Project: Townhomes

Project Address: 9200 - 9340 Francis Rd
Richmond, B.C.

Tree Recommended for Retention: ●

Tree Recommended for Removal: X

Undersized Tree: UT ●

Crown Dripline for:
Retain Tree ○

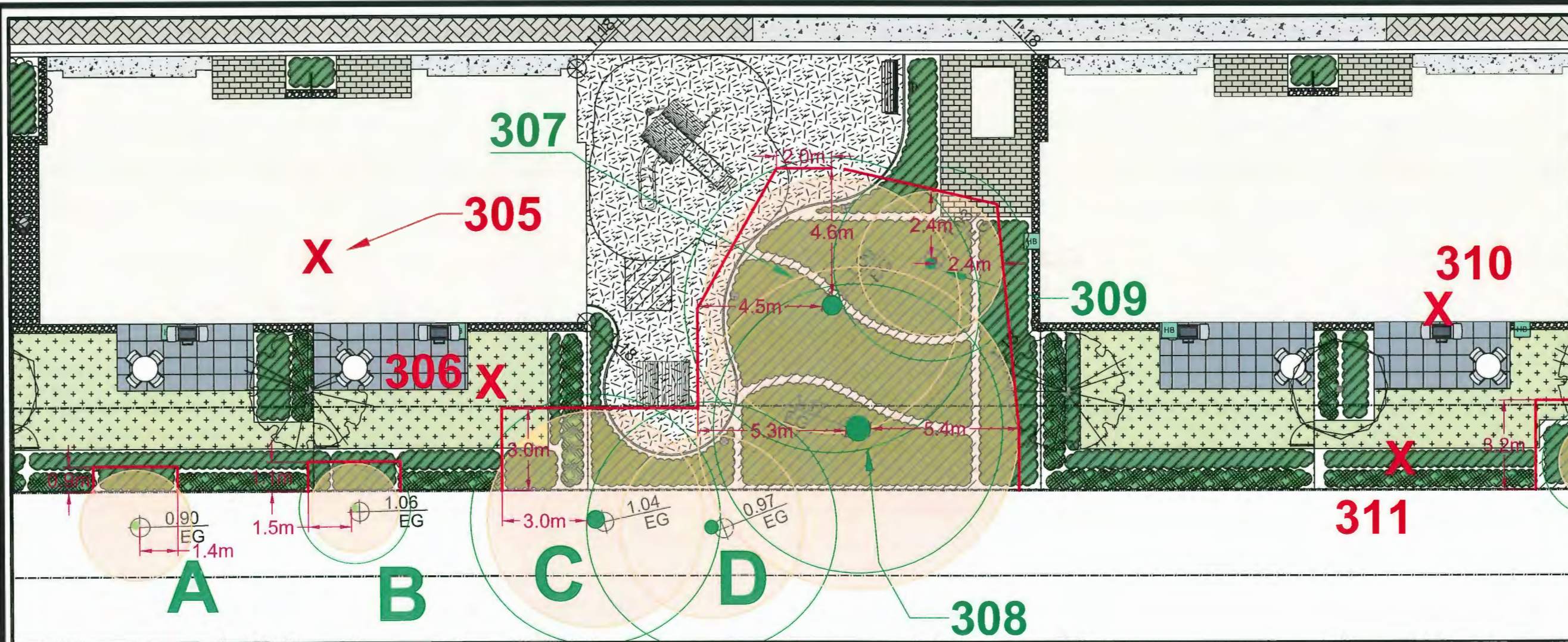
Remove Tree ○

Tree Protection Barrier: (delineates TPZ) —

Critical Root Zone: —

Crown Protection Zone: —

- Notes:
- To provide legibility, where trees are densely clustered, the crown dripline may not be shown for some trees.
 - Trees recommended for retention are illustrated with DBH to scale (except for trees with numerous small stems).
 - Calculations and measurements for Tree Barriers, CRZ & TPZ are from the outside trunk of the subject tree.



General Tree Protection Measures:

Tree Barriers to remain in place throughout construction and until city approval for removal to begin landscaping works. All works within the Tree Protection Zones (TPZs) to be under project Arborist supervision.

Excavation/Grading:

No excavation or grading in the TPZs. Only ground disturbance within TPZs as per Amenity Area, Site Preparation. Arborist supervision of any excavation/grading within 3 feet of the Tree Barriers.

Crown Pruning:

Prior to commencement of excavation works, the crowns of the retained trees to be raised for clearance as necessary for construction and future site use while maintaining a healthy proportion of crown. Pruning to be conducted by or supervised by the project Arborist.

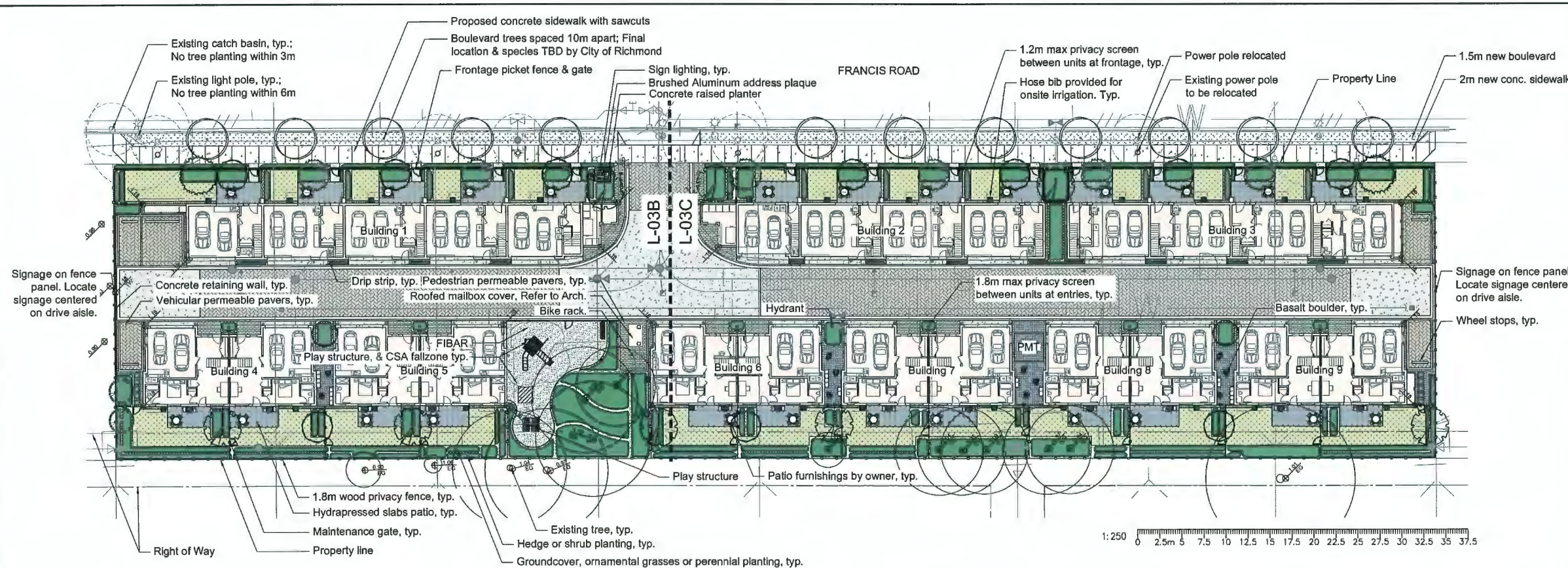
Amenity Area: (within TPZs)

- Site preparation
Only organic layer (top 5cm) to be removed from existing grade within TPZs. Removal by hand tools or, where approved by the project Arborist, by mini excavator operating with tracks outside TPZ. Subsequently, weed control to be achieved, as required, through placement of landscape fabric over grade.
- Subgrade Material for Play Area: Sand/Other Aggregate
A maximum of 10cm depth to be placed over grade. Minimal compaction.
- Surface Material for Play Area: Fibar
To be installed over sand/other aggregate per item 2.
- Retaining wall for Fibar playing area:
To consist only of posts or similar for support - no continuous footing.
- Planting Area:
a) Target 10 to 12cm depth of new soil overlaid existing grade (post site prep). Maximum 15cm depth. Soil to be tapered to 0cm at tree trunks.

- b) Plantings should be small so required digging to plant is predominantly within the new soil layer. Plants should be relatively small at maturity and not form continuous coverage or otherwise have creeping habit.

Hardscaping within TPZ: (mailbox / bike rack area)

- Site preparation - as per Amenity Area
- Subgrade material (e.g. roadbase/sand) to be no greater than 15cm depth. Minimal compaction necessary.
- Paving Stones surface.



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer griseum / Paperbark Maple	B&B	8cm cal.	8
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	8cm cal.	10
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	8cm cal.	6
	Picea omonika / Serbian Spruce	B&B	4m ht.	2
	Picea pungens 'Iseli Fastigiata' / Fastigiata Spruce	B&B	4m ht.	2
	Quercus palustris 'Green Pillar' / Green Pillar Oak	B&B	8cm cal.	2

Existing Tree Street Tree (8cm caliper min.)

UTILITIES

KEY	DESCRIPTION
	HOSE BIB To be coordinated with mechanical and architecture.

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		CONCRETE SIDEWALK (OFFSITE)
	5,6 LD-01	CONCRETE PAVING (ONSITE)
	7 LD-01	PERMEABLE PAVERS (ped.) AquaPave pavers by Belgard 221.5 x 110 x 80mm Colour: Harvest (Offset R.B.)
	7 LD-01	PERMEABLE PAVERS (veh.) AquaPave pavers by Belgard 221.5 x 110 x 90mm Colour: Harvest (Huntingboone)
	5 LD-01	HYDRAPRESSED SLABS (pavil.) Texada by Abbotsford Concrete 910mm x 610mm x 50mm Colour: Natural
	8 LD-01	HYDRAPRESSED SLABS (step) Texada by Abbotsford Concrete 910mm x 610mm x 50mm Colour: Natural
		2-6" RIVER ROCK
		FIBAR

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		ONSITE / OFFSITE
		SOD (PROPOSED) See Landscape Notes for Specifications
	3 LD-01	PLANTING
	3 LD-01	HEDGE

FENCING & SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	1 LD-02	1.8m PRIVACY FENCE Cedar
	2 LD-02	FRONTAGE FENCE Aluminum frame with Cedar slat insert
	3 LD-02	PRIVACY SCREEN Cedar
	3 LD-03	BIKE RACK 2300 Series Iconic Bike Rack Colour: Silver 14 Manufacturer: Magin

PERMEABILITY CALCULATIONS

	AREA (m ²)	PERCENTAGE
TOTAL LOT	5,027	100%
NON-PERMEABLE SURFACES	3442	68.5%
PERMEABLE SURFACES	1585	31.5%

	PLANTING	PERCENTAGE
PLANTING	769	15.3%
SOD	496	9.9%
FIBAR	103	2%
GRANULAR	119	2.3%
PERMEABLE PAVERS	98	1.8%
PERMEABLE SURFACES	1585	31.5%

No.	By:	Description	Date
11	PC	Issued for DP	2023-06-01
10	PC	Issued for DP	2023-05-19
9	PC	Issued for DP	2023-03-31
8	PC	Issued for DP	2023-01-17
7	PC	Issued for DP	2022-06-27
6	PC	Issued for DP	2022-03-18
5	PC	Issued for ADP Comments	2022-02-28
4	PC	Issued for DP	2021-11-25
3	PC	Issued for DP	2021-05-25
2	PC	Issued for DP	2021-05-04
1	PC	Issued for Review	2021-04-20

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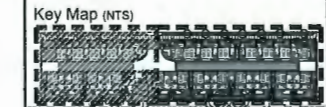
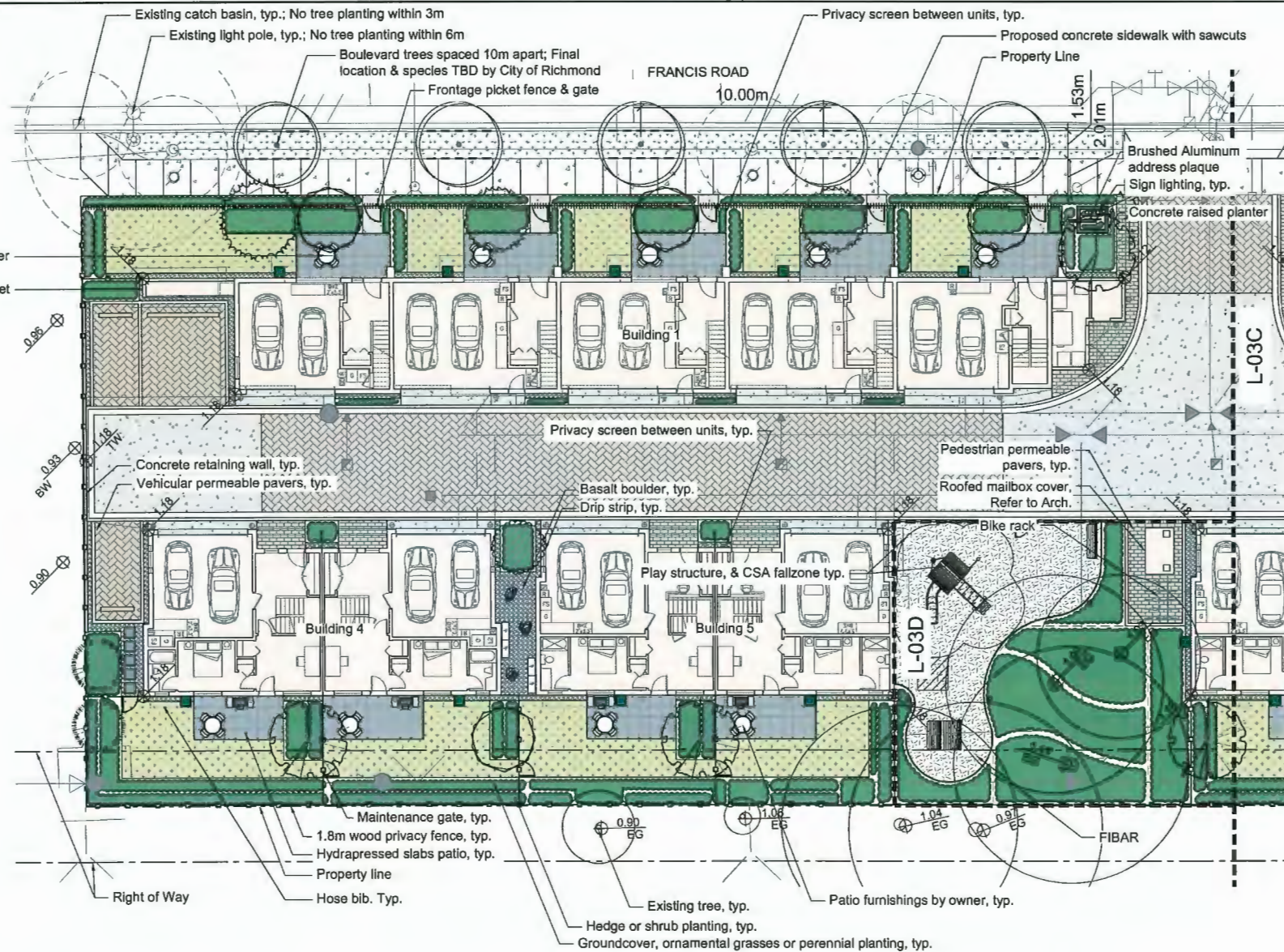
No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project: 9200-9340 Francis Road
 Location: 9200-9340 Francis Road
 Richmond, B.C.

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Drawing Title: LANDSCAPE ARCHITECTURAL PLAN
 Drawing #: L-03A
 V02 Project #: DP2021-06
 NORTH



No.	By:	Description	Date
11	PC	Issued for DP	2023-06-01
10	PC	Issued for DP	2023-05-19
9	PC	Issued for DP	2023-03-31
8	PC	Issued for DP	2023-01-17
7	PC	Issued for DP	2022-06-27
6	PC	Issued for DP	2022-03-16
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4	PC	Issued for DP	2021-11-25
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2	PC	Issued for DP	2021-05-04
1	PC	Issued for Review	2021-04-20

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HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		CONCRETE SIDEWALK (OFFSITE)
	5.6 LD-01	CONCRETE PAVING (ONSITE)
	7 LD-01	PERMEABLE PAVERS (ped.) AquaPave pavers by Belgarda 221.5 x 110 x 60mm Colour: Harvest (Offset R.B.)
	7 LD-01	PERMEABLE PAVERS (veh.) AquaPave pavers by Belgarda 221.5 x 110 x 60mm Colour: Harvest (Herringbone)
	5 LD-01	HYDRAPRESSED SLABS (patio) Tessada by Abbotsford Concrete 610mm x 610mm x 50mm Colour: Natural
	8 LD-01	HYDRAPRESSED SLABS (step) Tessada by Abbotsford Concrete 610mm x 610mm x 50mm Colour: Natural
		2-6" RIVER ROCK
		FIBAR

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		Onsite / Offsite
	3 LD-01	PLANTING
	3 LD-01	HEDGE

FENCING & SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	1 LD-02	1.8m PRIVACY FENCE Cedar
	2 LD-02	FRONTAGE FENCE Aluminum frame with Cedar slat insert
	3 LD-02	PRIVACY SCREEN Cedar
	3 LD-03	BIKE RACK 2300 Series Iconic Bike Rack Colour: Silver 14 Manufacturer: Magin

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer griseum / Paperbark Maple	B&B	6cm cal.	8
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	6cm cal.	10
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	8cm cal.	6
	Picea omorika / Serbian Spruce	B&B	4m ht.	2
	Picea pungens 'Isell Fastigiata' / Fastigiata Spruce	B&B	4m ht.	2
	Quercus palustris 'Green Pillar' / Green Pillar Oak	B&B	6cm cal.	2

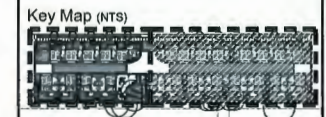
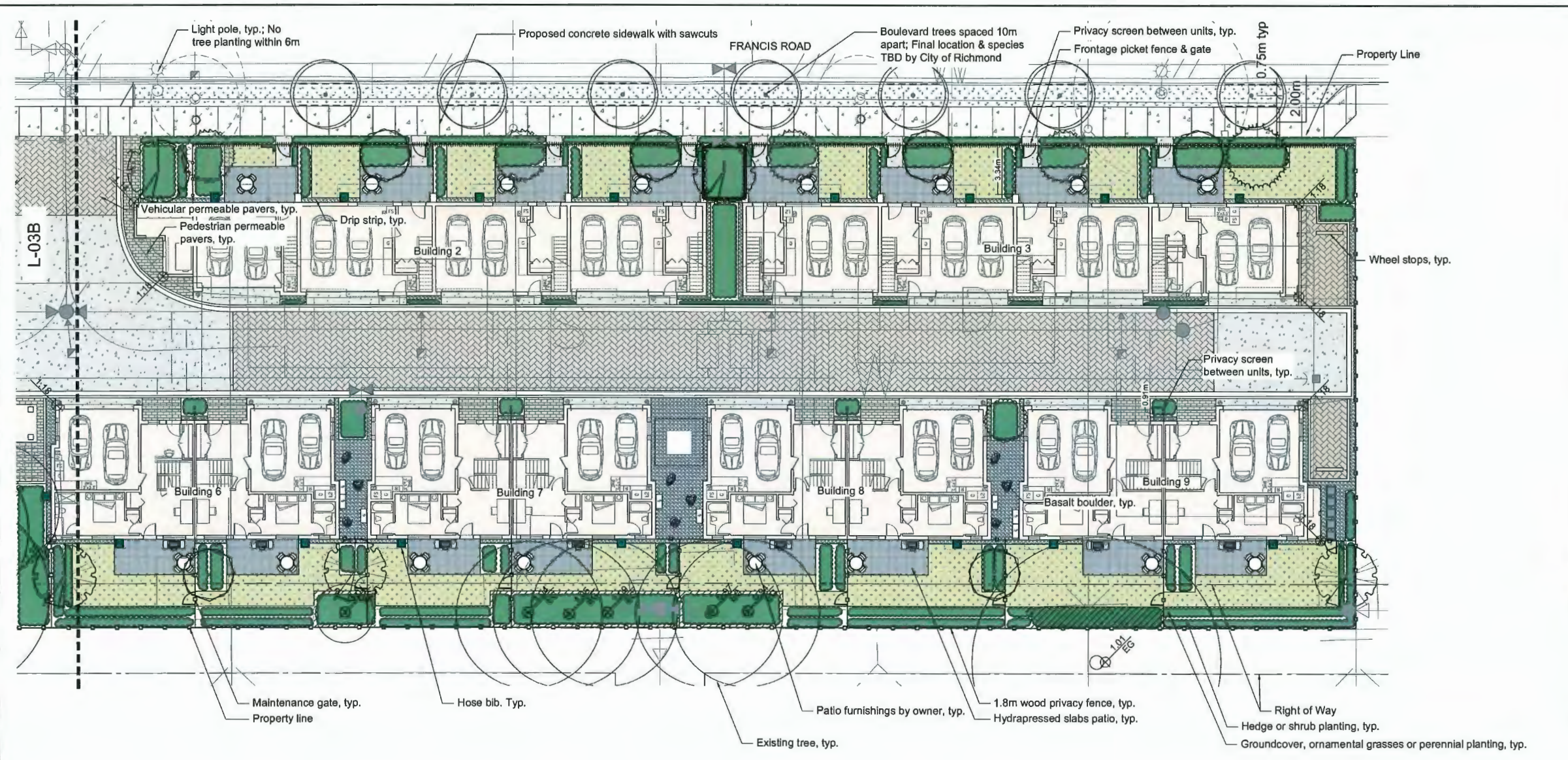


UTILITIES

KEY	DESCRIPTION
	HOSE BIB To be coordinated with mechanical and architecture.



PROJECTS/DEVELOPMENT PERMIT/ACTIVEDP2021-048 20009340 FRANCIS ROAD, DWG/SHEET 15-L-03B MATERIALS & LAYOUT PLAN WEST.DWG



No.	By	Description	Date
11	PC	Issued for DP	2023-06-01
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HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		CONCRETE SIDEWALK (OFFSITE)
	5,6 LD-01	CONCRETE PAVING (ONSITE)
	7 LD-01	PERMEABLE PAVERS (ped.) AquaPave pavers by Belgard 221.5 x 110 x 60mm Colour: Harvest (Offset R/B)
	7 LD-01	PERMEABLE PAVERS (veh.) AquaPave pavers by Belgard 221.5 x 110 x 60mm Colour: Harvest (Herringbone)
	5 LD-01	HYDRAPRESSED SLABS (patio) Tessada by Abbotsford Concrete 610mm x 610mm x 50mm Colour: Natural
	8 LD-01	HYDRAPRESSED SLABS (step) Tessada by Abbotsford Concrete 610mm x 610mm x 50mm Colour: Natural
		2-6" RIVER ROCK
		FIBAR

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		Onsite / Offsite
		SOD (PROPOSED) Site Landscape Notes for Specifications
	3 LD-01	PLANTING
	3 LD-01	HEDGE

FENCING & SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	1 LD-02	1.8m PRIVACY FENCE Cedar
	2 LD-02	FRONTAGE FENCE Aluminum frame with Cedar slat board
	3 LD-02	PRIVACY SCREEN Cedar
	3 LD-03	BIKE RACK 2300 Series Iconic Bike Rack Colour: Silver 14 Manufacturer: Magin

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer griseum / Paperbark Maple	B&B	8cm cal.	8
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	8cm cal.	10
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	8cm cal.	6
	Picea omarika / Sarbian Spruce	B&B	4m ht.	2
	Picea pungens 'Iseli Fastigiata' / Fastigiata Spruce	B&B	4m ht.	2
	Quercus palustris 'Green Pillar' / Green Pillar Oak	B&B	8cm cal.	2



UTILITIES

KEY	DESCRIPTION
	HOSE BIB To be coordinated with mechanical and architecture.

PROJECT DEVELOPMENT PERMIT ACTIVE DP2021-06 82009340 FRANCIS ROAD S. DWGSHEET(S) LSC MATERIALS & LAYOUT PLAN EAST.DWG

Drawing Title: MATERIALS & LAYOUT PLAN EAST



VDZ Project #: DP2021-06

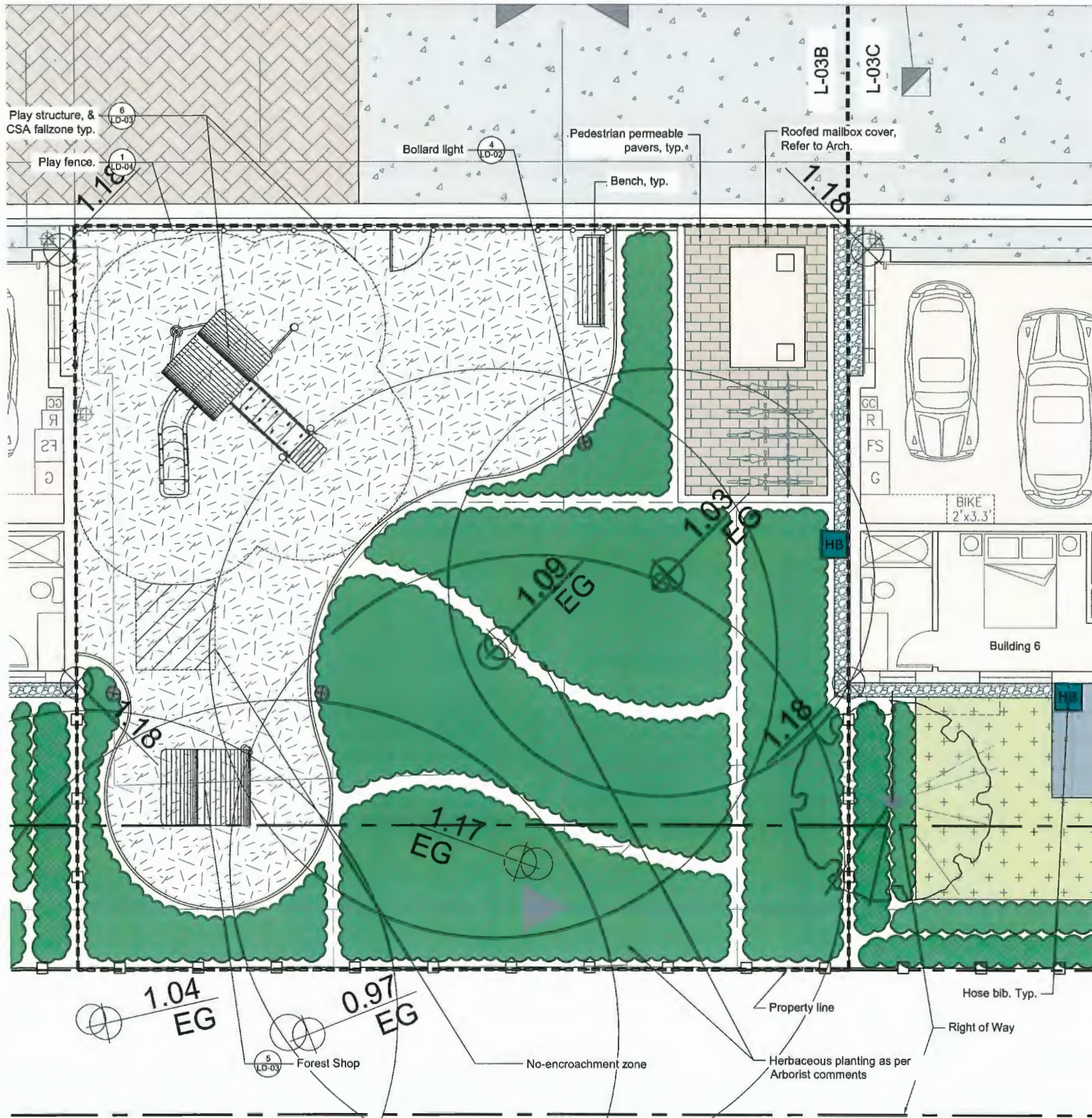
Drawing #: L-03C

DP 21-934415

June 5, 2023



PLAN #14



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		CONCRETE SIDEWALK (OFFSITE)
	5.6 LD-01	CONCRETE PAVING (ONSITE)
	7 LD-01	PERMEABLE PAVERS (ped.) AgriPave pavers by Belgard 221.5 x 110 x 60mm Colour: Harvest (Offsite R.B.)
	7 LD-01	PERMEABLE PAVERS (veh.) AgriPave pavers by Belgard 221.5 x 110 x 60mm Colour: Harvest (Herringbone)
	5 LD-01	HYDRAPRESSED SLABS (patio) Texada by Abbotford Concrete 610mm x 610mm x 50mm Colour: Natural
	8 LD-01	HYDRAPRESSED SLABS (slip) Texada by Abbotford Concrete 610mm x 610mm x 50mm Colour: Natural
		2-6" RIVER ROCK
		FIBAR

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	Onsite / Offsite	SOD (PROPOSED) See Landscape Notes for Specifications
	3 LD-01	PLANTING
	3 LD-01	HEDGE

FENCING & SITE FURNISHINGS

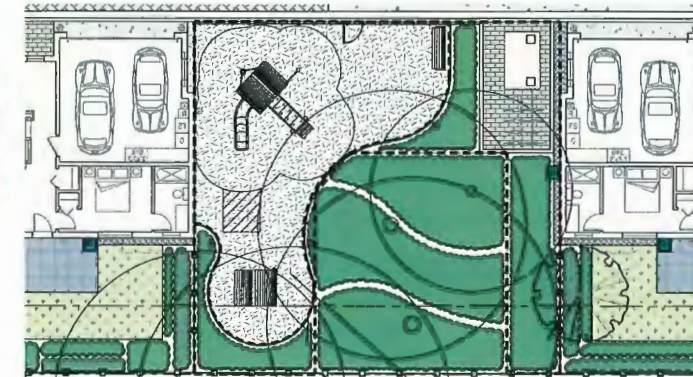
KEY	REF.	DESCRIPTION
	1 LD-02	1.5m PRIVACY FENCE Cedar
	2 LD-02	FRONTAGE FENCE Aluminum frame with Cedar slat insert
	3 LD-02	PRIVACY SCREEN Cedar
	3 LD-03	BIKE RACK 2300 Series Ironic Bike Rack Colour: Silver 14 Manufacturer: Maglin

LIGHTING LEGEND

BOLLARD LIGHT (See Electrical drawings)
 Model: BLM24
 Manufacturer: Philips
 Notes: To be coordinated with Electrical Engineer.

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer griseum / Paperbark Maple	B&B	8cm cal.	8
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	8cm cal.	10
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	8cm cal.	6
	Picea omorika / Serbian Spruce	B&B	4m ht.	2
	Picea pungens 'Iseli Fastigiata' / Fastigiata Spruce	B&B	4m ht.	2
	Quercus palustris 'Green Pillar' / Green Pillar Oak	B&B	8cm cal.	2



Key Map (NTS)



No.	By	Description	Date
11	PC	Issued for DP	2023-06-01
10	PC	Issued for DP	2023-05-19
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8	PC	Issued for DP	2023-01-17
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4	PC	Issued for DP	2021-11-25
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1	PC	Issued for Review	2021-04-20

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1 AMENITY AREA
 Scale 1:50

2 AMENITY AREA AREAS
 Scale 1:150



Planting Notes:

- Plants in this plant list are specified according to the Canadian Nursery Landscape Association Canadian standards for nursery stock and section 12, container grown plants of the BC landscape standard, current edition.
- All plant material shall meet or exceed standards required by BCLNA or BCCLA guidelines. Plant material to be approved by landscape architect prior to delivery to site.
- Topsoil supplied shall be from a reputable source. A full analysis of the topsoil will be required at the contractor's expense, submit to landscape consultant for approval.
- Amend topsoil per soil analysis recommendations prior to spreading on site. Rejected topsoil shall be removed from site immediately at the landscape contractors expense.
- Topsoil depths for planting as follows:
 - shrubs: 450mm
 - sod: 200mm
 - tree pits: 1000mm with 300mm (below root ball)
- 2" minus compost mulch to be installed in all shrub planting areas.
- Plantings to be offset 250mm from curb and other edges in proximity to parking spaces and pedestrian walkways measured from edge of foliage.
- All planting within Tree Protection Zone to be supervised by a certified arborist

Key Map (NTS)



No.	By:	Description	Date
11	PC	Issued for DP	2023-06-01
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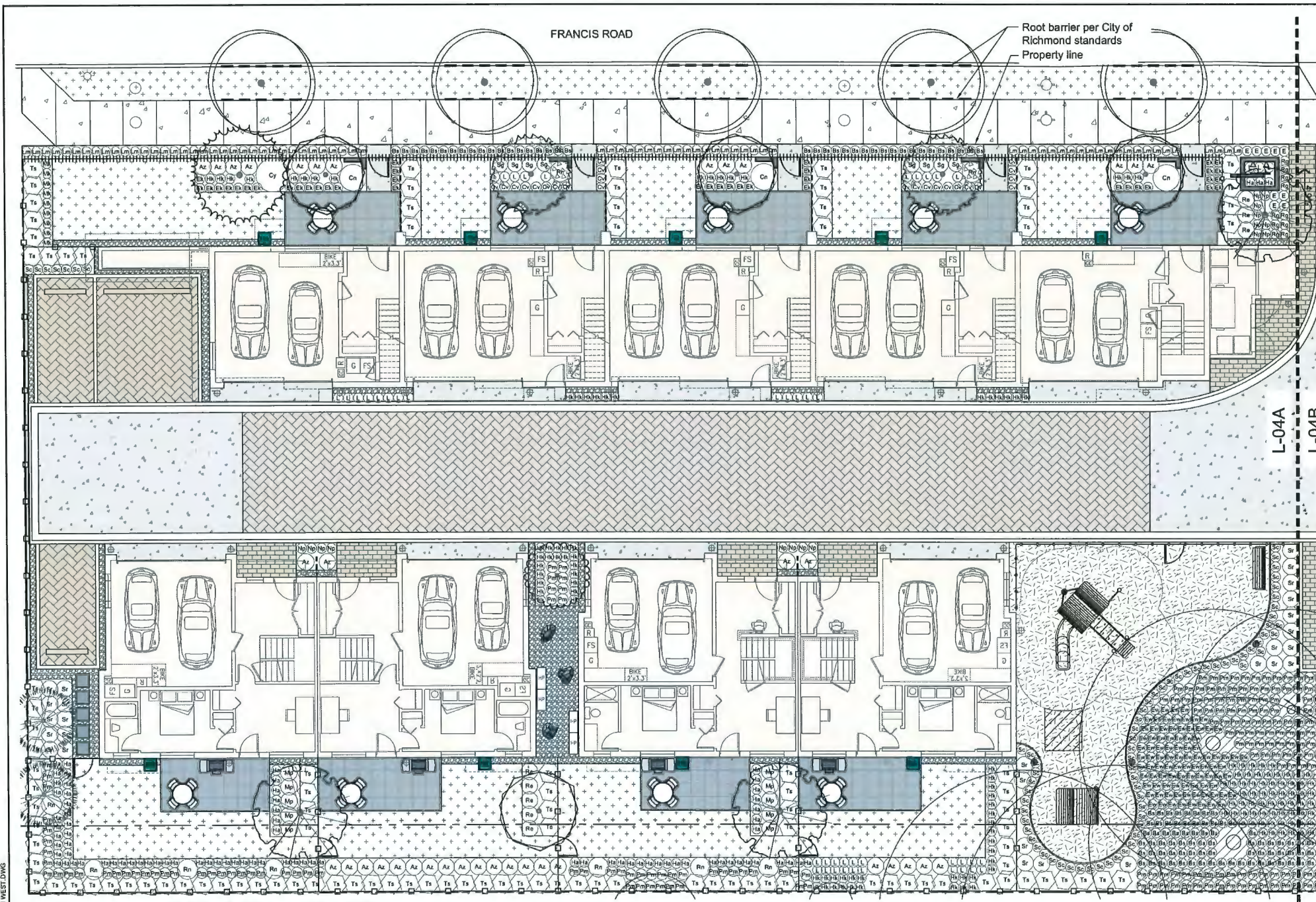
Location:
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Hatched area:
Only Bark Mulch within 0.5m minimum distance of outer trunks. Maximum 10 to 12cm depth of new soil outside Bark Mulch areas. Permeable Landscape Fabric to be placed over existing grade for weed control (no mechanical removal) and soil placed overtop without compaction. Only small sized and dispersed herbaceous plantings.

Right of way

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

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer griseum / Paperbark Maple	B&B	8cm cal.	8
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	8cm cal.	10
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	8cm cal.	6
	Picea omorika / Serbian Spruce	B&B	4m ht.	2
	Picea pungens 'Iseli Fastigiate' / Fastigiate Spruce	B&B	4m ht.	2
	Quercus palustris 'Green Pillar' / Green Pillar Oak	B&B	8cm cal.	2
	Existing Tree			
	Street Tree (8cm caliper min.)			

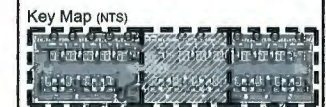
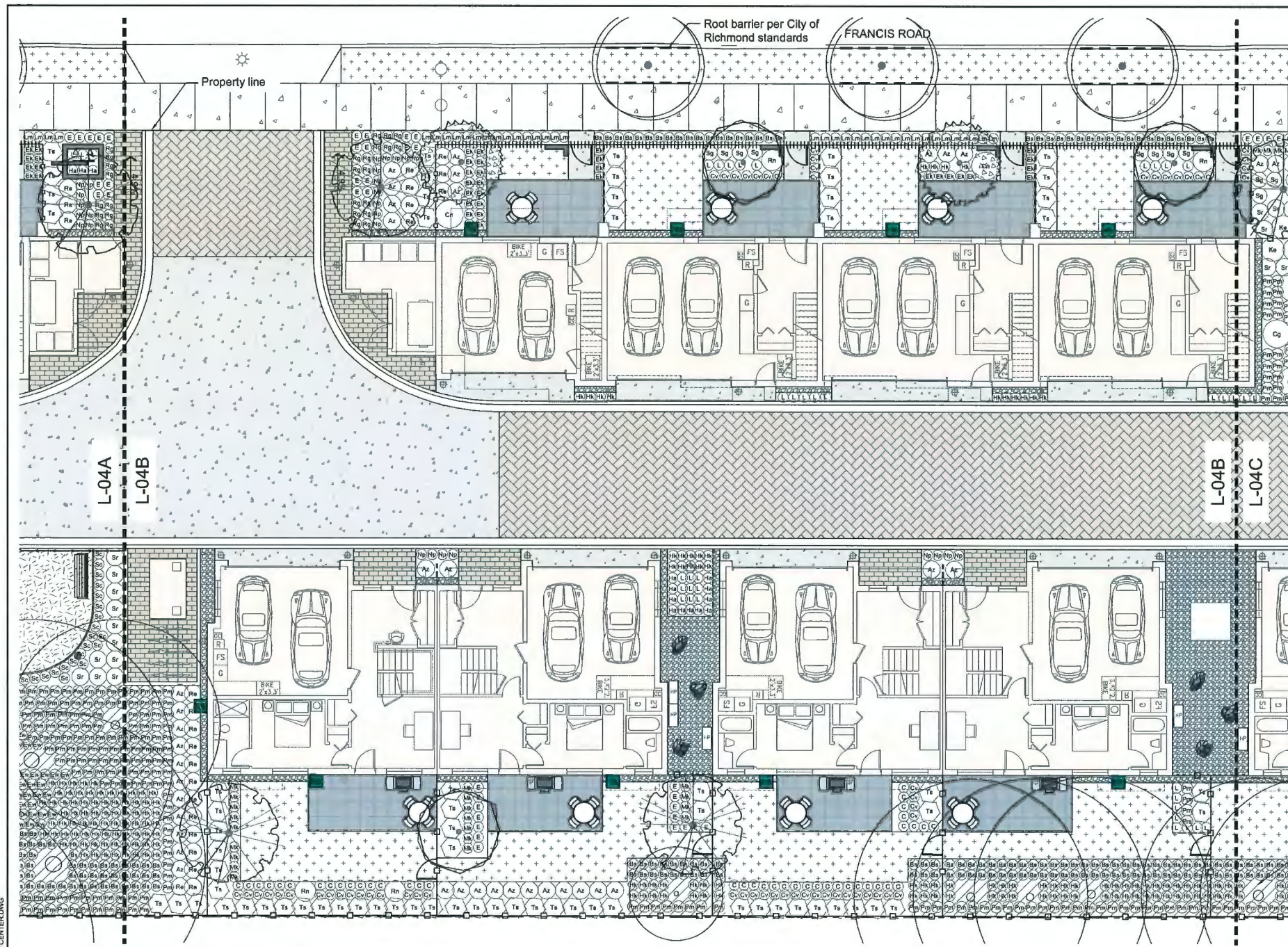
PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Az	Azalea japonica 'Hino Crimson' / Hino Crimson Japanese Azalea	#3	0.75m	125
Cy	Colinus coggygria 'Young Lady' / Dwarf Smoke Tree	#2	1.5m	2
Ke	Kalmia latifolia 'Elf' / Dwarf Mountain Laurel	#3	1m	3
Np	Nandina domestica 'Fire Power' / Firepower Nandina	#3	0.45m	43
Rn	Rhododendron x 'Nova Zembla' / Rhododendron	#3	0.9m	16
Re	Rhododendron x 'P.J.M.' / PJM Rhododendron	#3	0.75m	28
Sc	Sarcococca ruscifolia / Fragrant Sarcococca	#2	0.45m	78
Sr	Skimmia japonica 'Rubella' / Skimmia	#2	0.75m	36
Sg	Spiraea japonica 'Goldmound' / Spirea	#2	0.85m	30
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Bs	Blechnum spicant / Deer Fern	#1	0.45m	324
Pm	Polystichum munitum / Western Sword Fern	#2	0.5m	326
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
C	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	0.45m	48

Ha	Hakonechloa macro 'Aureola' / Golden Japanese Forest Grass	#1	0.45m	108
Mk	Miscanthus sinensis 'Little Kitten' / Little Kitten Maiden Grass	#1	0.45m	50
Mp	Miscanthus sinensis 'Purpurescens' / Flame Grass	#1	0.75m	20
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Cv	Calluna vulgaris 'Silver Knight' / Silver Knight Heather	#1	0.45m	113
E	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	#1	0.45m	51
Ek	Erica x darleyensis 'Kramer's Red' / Kramer's Red Heather	#1	0.45m	104
Ew	Euphorbia characias wulfenii / Evergreen Spurge	#1	0.45m	92
Hk	Hosta x 'Krossa Regal' / Krossa Regal Daylily	#1	0.45m	329
Lm	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1	0.45m	157
L	Liriope spicata 'Big Blue' / Creeping Lily Turf	#1	0.45m	101
Rg	Rudbeckia fulgida sullivantii 'Goldsturm' / Black-Eyed Susan	#1	0.45m	26
DWARF CONIFERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Cg	Chamaecyparis obtusa 'Gracilis' / Slender Hinoki Cypress	1.2m ht.	1.2m	3
Cn	Chamaecyparis obtusa 'Nana Gracilis' / Dwarf Hinoki Cypress	#3	1.2m	7
Ts	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	1.6m ht	0.9m	254

Planting Notes:

- Plants in this plant list are specified according to the Canadian Nursery Landscape Association Canadian standards for nursery stock and section 12, container grown plants of the BC landscape standard, current edition.
- All plant material shall meet or exceed standards required by BCLNA or BCCLA guidelines. Plant material to be approved by landscape architect prior to delivery to site.
- Topsoil supplied shall be from a reputable source. A full analysis of the topsoil will be required at the contractor's expense, submit to landscape consultant for approval.
- Amend topsoil per soil analysis recommendations prior to spreading on site. Rejected topsoil shall be removed from site immediately at the landscape contractor's expense.
- Topsoil depths for planting as follows:
 - shrubs: 450mm
 - sod: 200mm
 - tree pits: 1000mm with 300mm (below root ball)
- 2" minus compost mulch to be installed in all shrub planting areas.
- Plantings to be offset 250mm from curb and other edges in proximity to parking spaces and pedestrian walkways measured from edge of foliage.
- All planting within Tree Protection Zone to be supervised by a certified arborist



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Hatched area:
Only Bark Mulch within 0.5m minimum distance of outer trunks. Maximum 10 to 12cm depth of new soil outside Bark Mulch areas. Permeable Landscape Fabric to be placed over existing grade for weed control (no mechanical removal) and soil placed overtop without compaction. Only small sized and dispersed herbaceous plantings.

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer giseum / Paperbark Maple	B&B	8cm cal.	8
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	8cm cal.	10
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	8cm cal.	6
	Picea omorika / Serbian Spruce	B&B	4m ht.	2
	Picea pungens 'Isell Fastigiate' / Fastigiate Spruce	B&B	4m ht.	2
	Quercus palustris 'Green Pillar' / Green Pillar Oak	B&B	8cm cal.	2

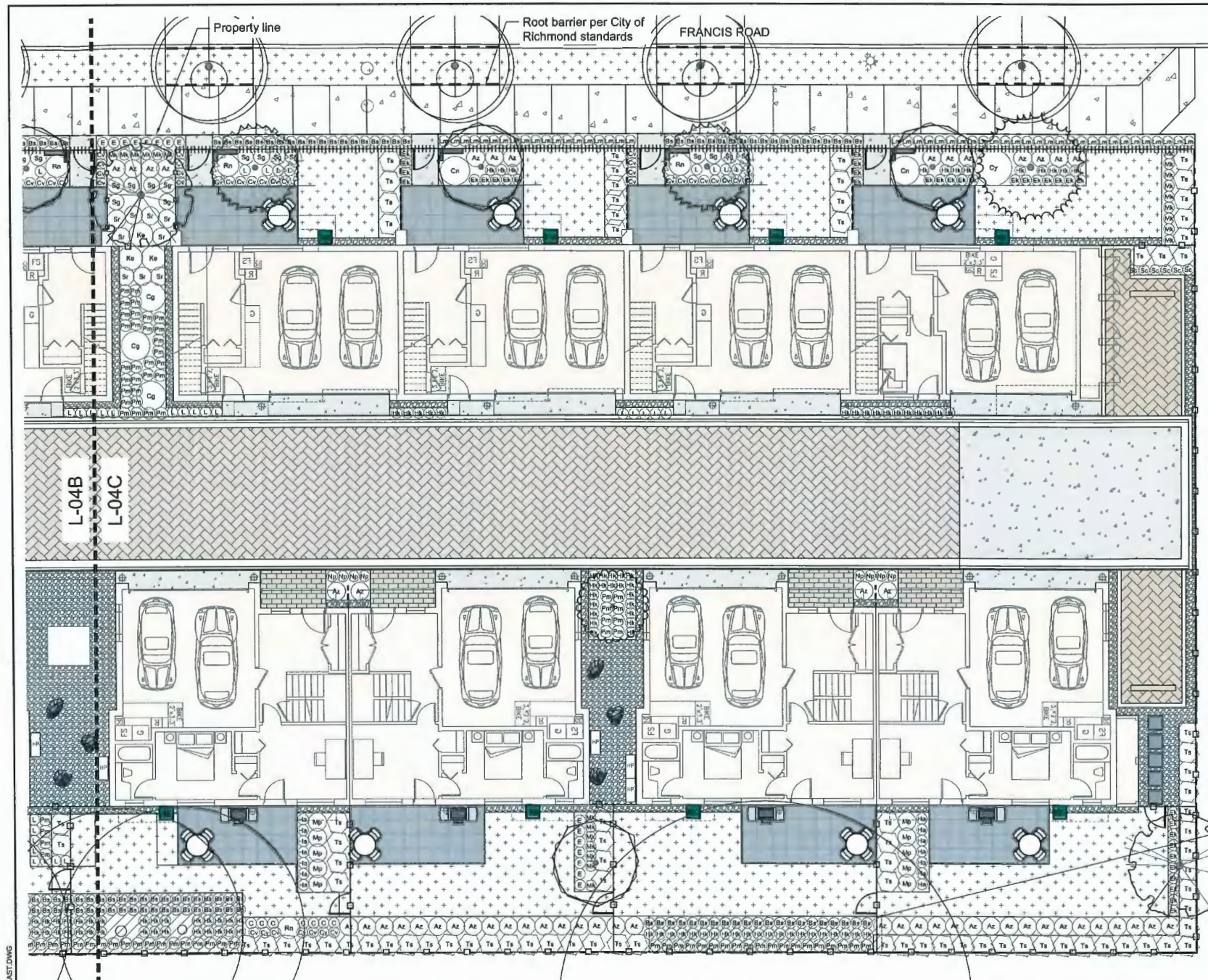


PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Az	Azalea japonica 'Hino Crimson' / Hino Crimson Japanese Azalea	#3	0.75m	125
Cy	Cotinus coggygria 'Young Lady' / Dwarf Smoke Tree	#2	1.5m	2
Ke	Kalmia latifolia 'Elf' / Dwarf Mountain Laurel	#3	1m	3
Np	Nandina domestica 'Fire Power' / Firepower Nandina	#3	0.45m	43
Rn	Rhododendron x 'Nova Zembla' / Rhododendron	#3	0.9m	16
Re	Rhododendron x 'P.J.M.' / P.J.M. Rhododendron	#3	0.75m	28
Sc	Sarcococca ruscifolia / Fragrant Sarcococca	#2	0.45m	78
Sr	Skimmia japonica 'Rubella' / Skimmia	#2	0.75m	36
Sg	Spiraea japonica 'Goldmound' / Spirea	#2	0.65m	30
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Bs	Blechnum spicant / Deer Fern	#1	0.45m	324
Pm	Polystichum munitum / Western Sword Fern	#2	0.5m	326
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
C	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	0.45m	48

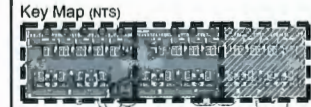
Ha	Hakonechloa macro 'Aureola' / Golden Japanese Forest Grass	#1	0.45m	108
Mk	Miscanthus sinensis 'Little Kitten' / Little Kitten Maiden Grass	#1	0.45m	50
Mp	Miscanthus sinensis 'Purpureus' / Flame Grass	#1	0.75m	20
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Cv	Calluna vulgaris 'Silver Knight' / Silver Knight Heather	#1	0.45m	113
E	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	#1	0.45m	51
Ek	Erica x darleyensis 'Kramer's Red' / Kramer's Red Heather	#1	0.45m	104
Ew	Euphorbia characias wulfenii / Evergreen Spurge	#1	0.45m	92
Hk	Hosta x 'Krossa Regal' / Krossa Regal Daylily	#1	0.45m	329
Lm	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1	0.45m	157
L	Liriope spicata 'Big Blue' / Creeping Lily Turf	#1	0.45m	101
Rg	Rudbeckia fulgida sultivantii 'Goldsturm' / Black-Eyed Susan	#1	0.45m	26
DWARF CONIFERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Cg	Chamaecyparis obtusa 'Gracilis' / Slender Hinoki Cypress	1.2m ht.	1.2m	3
Cn	Chamaecyparis obtusa 'Nana Gracilis' / Dwarf Hinoki Cypress	#3	1.2m	7
Ts	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	1.8m ht	0.9m	254





- Planting Notes:**
- Plants in this plant list are specified according to the Canadian Nursery Landscape Association Canadian standards for nursery stock and section 12, container grown plants of the BC landscape standard, current edition.
 - All plant material shall meet or exceed standards required by BCLNA or BCSLA guidelines. Plant material to be approved by landscape architect prior to delivery to site.
 - Topsoil supplied shall be from a reputable source. A full analysis of the topsoil will be required at the contractor's expense, submit to landscape consultant for approval.
 - Amend topsoil per soil analysis recommendations prior to spreading on site. Rejected topsoil shall be removed from site immediately at the landscape contractor's expense.
 - Topsoil depths for planting as follows:
 - shrubs: 450mm
 - sod: 200mm
 - tree pits: 1000mm with 300mm (below root ball)
 - 2" minus compost mulch to be installed in all shrub planting areas.
 - Plantings to be offset 250mm from curb and other edges in proximity to parking spaces and pedestrian walkways measured from edge of foliage.
 - All planting within Tree Protection Zone to be supervised by a certified arborist

VDZ+A
 LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
 FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
 100-9181 Church St | 102-355 Kingsway
 Fort Langley, BC | Vancouver, BC
 V1M 2R8 | V5T 3J7
 www.vdz.ca | 604-882-0024



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8	PC	Issued for DP	2023-01-17
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6	PC	Issued for DP	2022-03-16
5	PC	Issued for ADP Comments	2022-02-28
4	PC	Issued for DP	2021-11-25
3	PC	Issued for DP	2021-05-25
2	PC	Issued for DP	2021-05-04
1	PC	Issued for Review	2021-04-20

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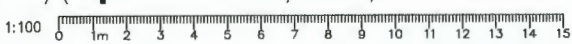
Location:
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Stamp:

Checked: PC

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TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer glabrum / Paperbark Maple	B&B	8cm cal.	8
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	8cm cal.	10
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	8cm cal.	6
	Picea omorika / Serbian Spruce	B&B	4m ht.	2
	Picea pungens 'Iseli Fastigiata' / Fastigiata Spruce	B&B	4m ht.	2
	Quercus palustris 'Green Pillar' / Green Pillar Oak	B&B	8cm cal.	2
	Existing Tree			
	Street Tree (8cm caliper min.)			

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Az	Azalea japonica 'Hino Crimson' / Hino Crimson Japanese Azalea	#3	0.75m	125	Ha	Hakonechloa macra 'Aureola' / Golden Japanese Forest Grass	#1	0.45m	108
Cy	Cotinus coggygria 'Young Lady' / Dwarf Smoke Tree	#2	1.5m	2	Mk	Miscanthus sinensis 'Little Kitten' / Little Kitten Maiden Grass	#1	0.45m	50
Ke	Kalmia latifolia 'Elf' / Dwarf Mountain Laurel	#3	1m	3	Mp	Miscanthus sinensis 'Purpurescens' / Flame Grass	#1	0.75m	20
Np	Nandina domestica 'Fire Power' / Firepower Nandina	#3	0.45m	43	Cv	Calluna vulgaris 'Silver Knight' / Silver Knight Heather	#1	0.45m	113
Rn	Rhododendron x 'Nova Zembla' / Rhododendron	#3	0.9m	16	E	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	#1	0.45m	51
Re	Rhododendron x 'P.J.M.' / P.J.M. Rhododendron	#3	0.75m	28	Ek	Erica x darleyensis 'Kramer's Red' / Kramer's Red Heather	#1	0.45m	104
Sc	Sarcococca ruscifolia / Fragrant Sarcococca	#2	0.45m	78	Ew	Euphorbia characias wulfenii / Evergreen Spurge	#1	0.45m	92
Sr	Skimmia japonica 'Rubella' / Skimmia	#2	0.75m	36	Hk	Hosta x 'Krossa Regal' / Krossa Regal Daylily	#1	0.45m	329
Sg	Spiraea japonica 'Goldmound' / Spiraea	#2	0.65m	30	Lm	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1	0.45m	157
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	L	Liriope spicata 'Big Blue' / Creeping Lily Turf	#1	0.45m	101
Bs	Blechnum spicant / Deer Fern	#1	0.45m	324	Rg	Rudbeckia fulgida sullivanii / Black-Eyed Susan	#1	0.45m	26
Pm	Polystichum munitum / Western Sword Fern	#2	0.5m	326	DWARF CONIFERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	Cg	Chamaecyparis obtusa 'Gracilis' / Slender Hinoki Cypress	1.2m ht.	1.2m	3
C	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	0.45m	48	Cn	Chamaecyparis obtusa 'Nana Gracilis' / Dwarf Hinoki Cypress	#3	1.2m	7
					Ts	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	1.8m ht	0.9m	254

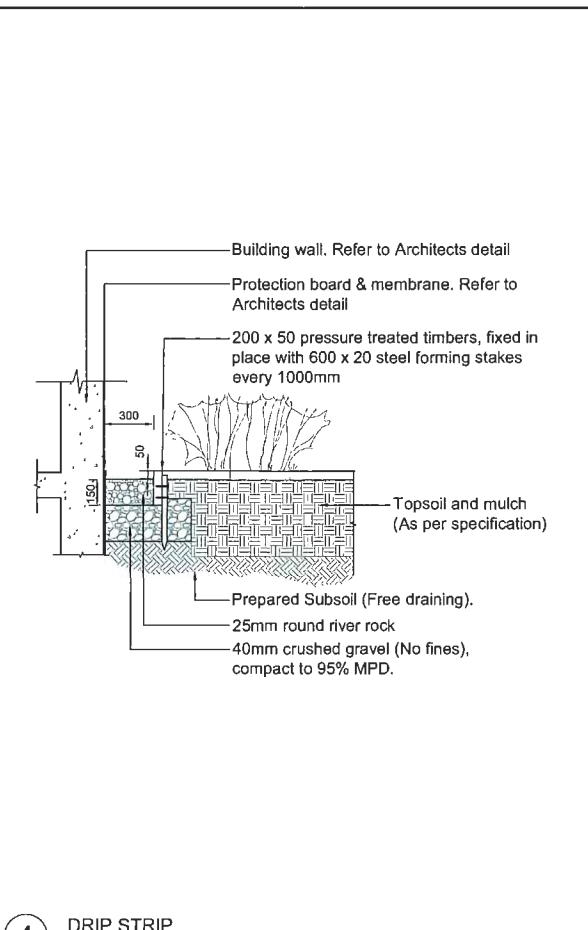
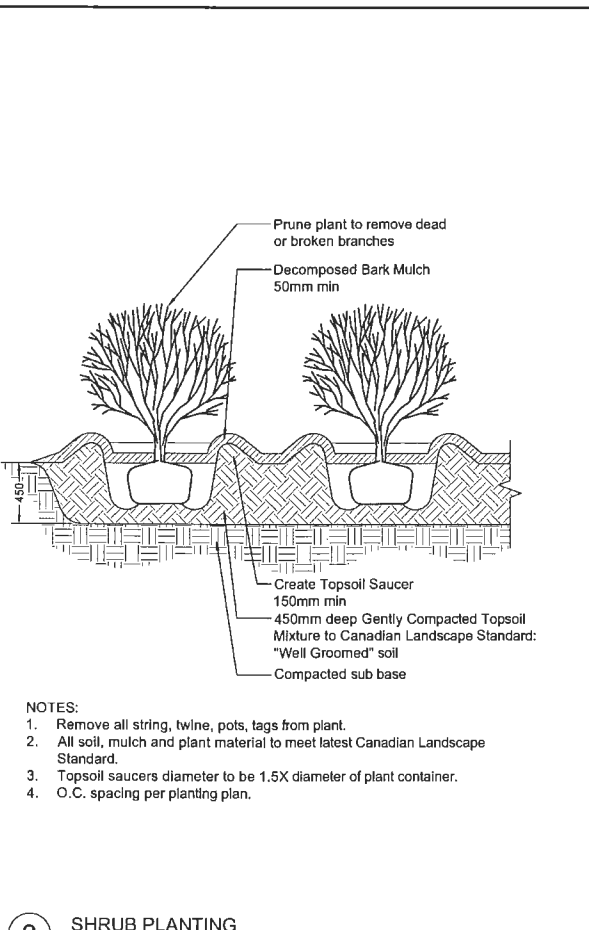
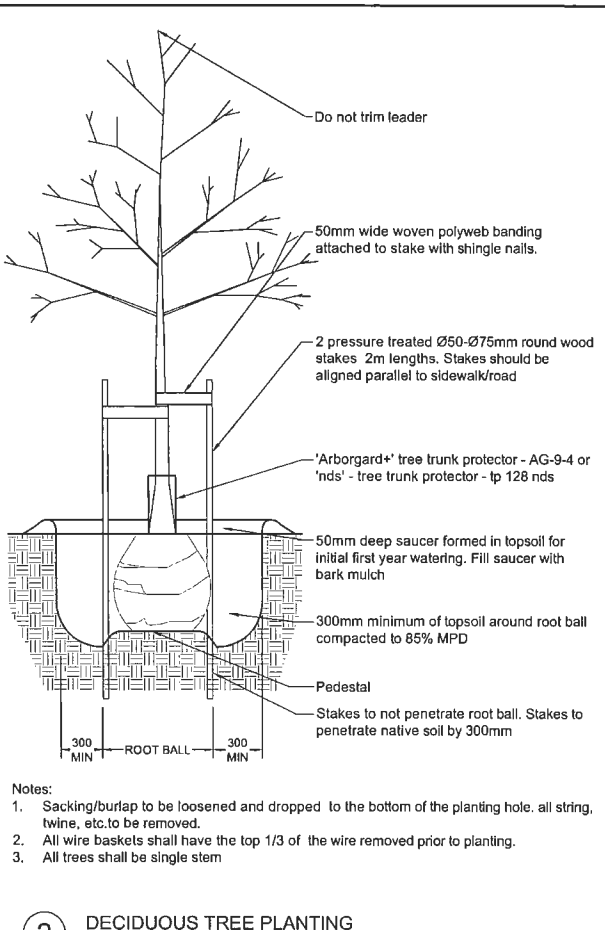
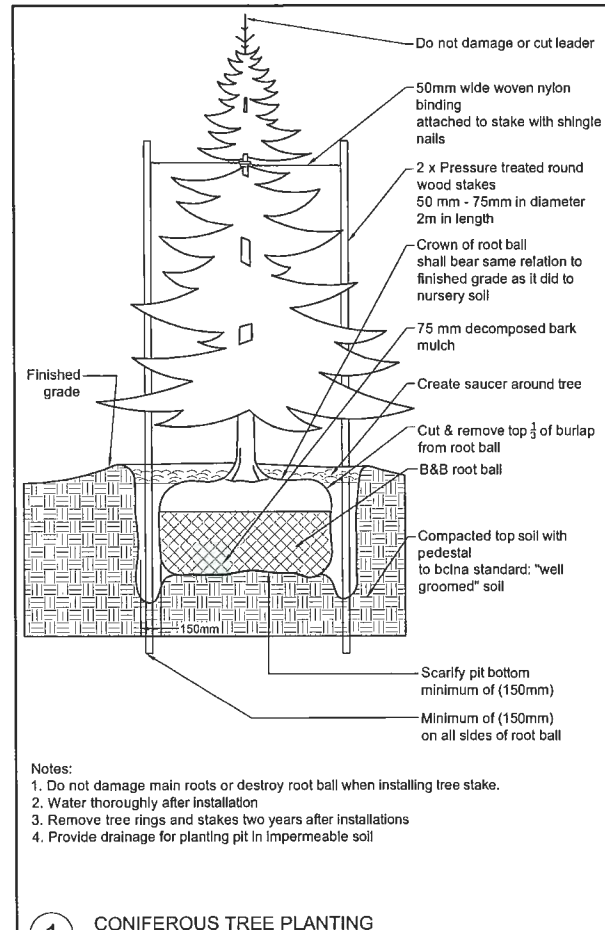
Hatched area:
Only Bark Mulch within 0.5m minimum distance of outer trunks. Maximum 10 to 12cm depth of new soil outside Bark Mulch areas. Permeable Landscape Fabric to be placed over existing grade for weed control (no mechanical removal) and soil placed overtop without compaction. Only small sized and dispersed herbaceous plantings.

DP 21-934415

June 5, 2023

PLAN #18

Drawing Title: **PLANTING PLAN EAST**
 Drawing #: **L-04C**
 Project #: **DP2021-06**

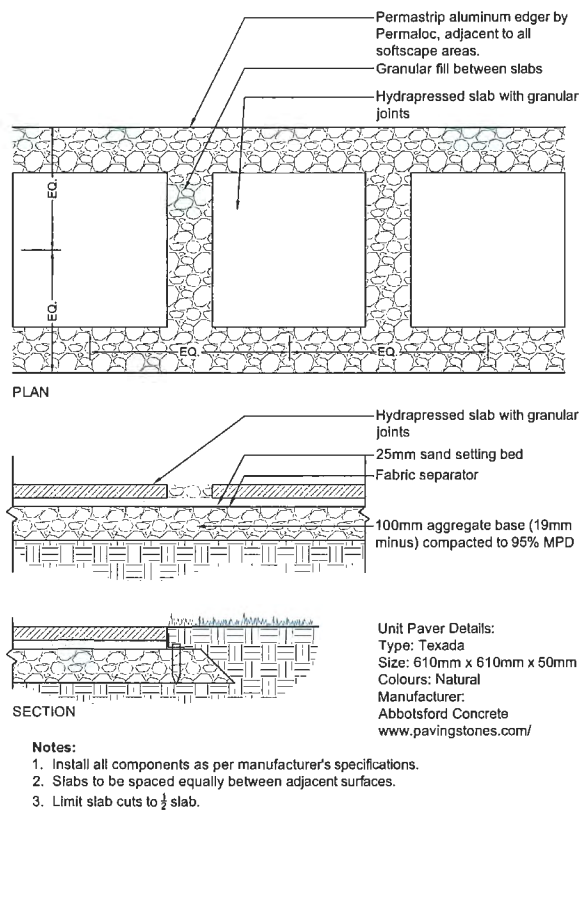
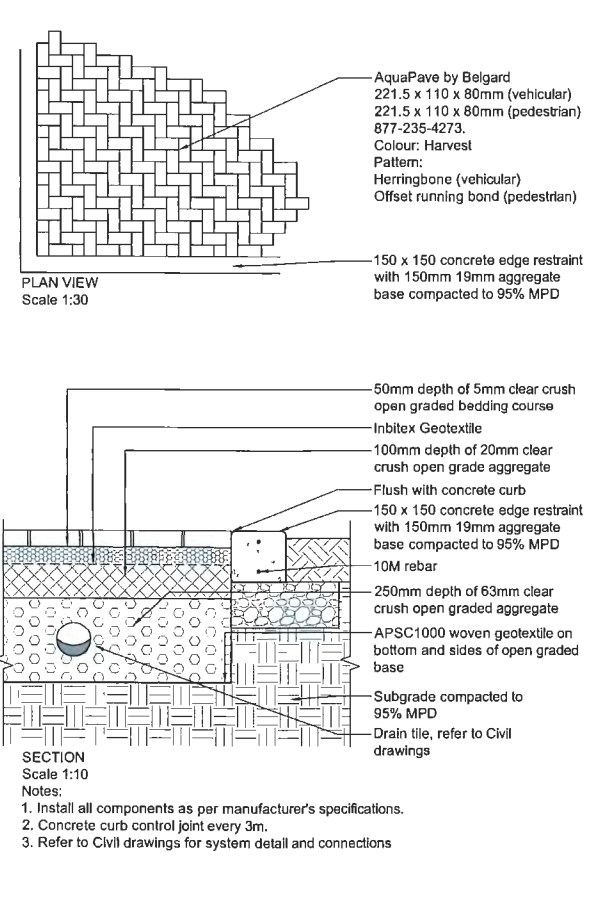
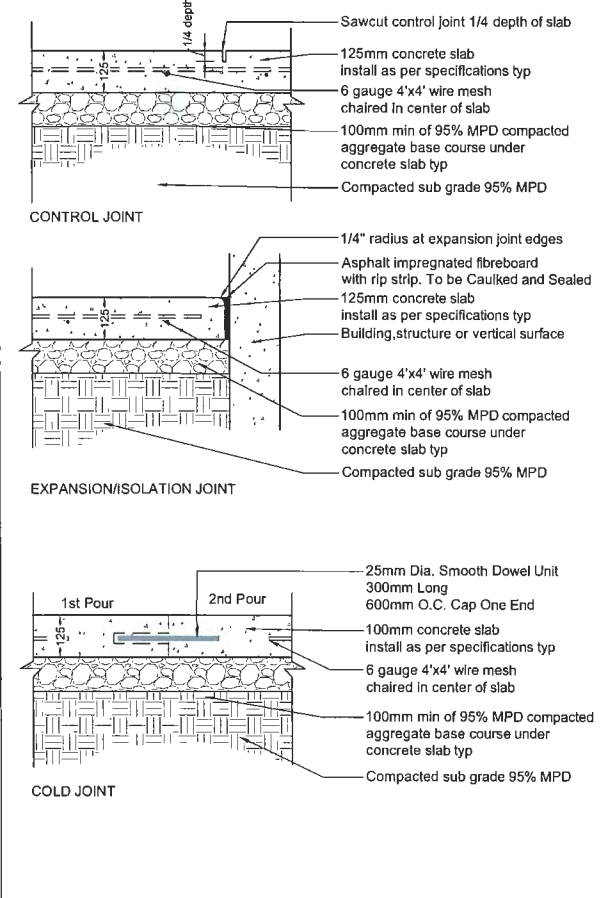
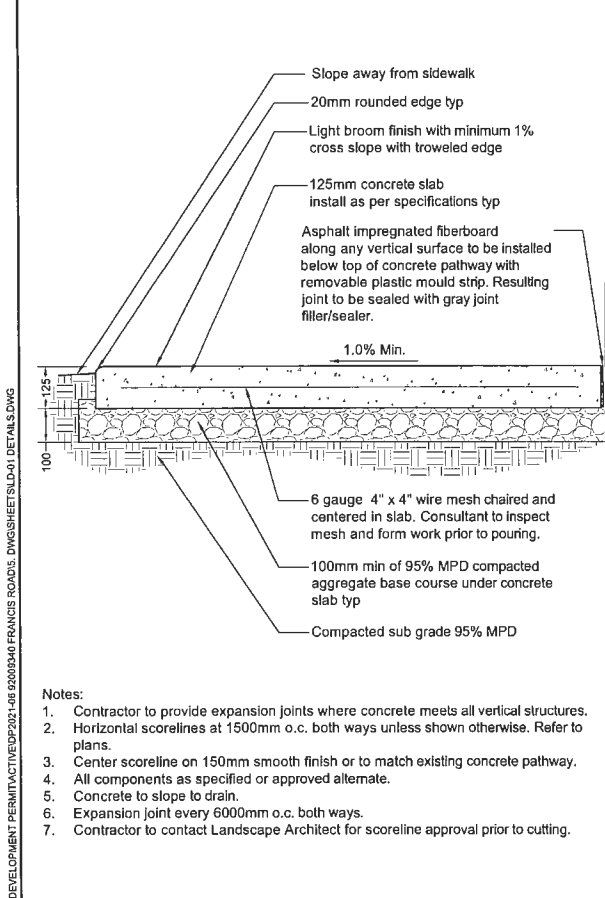


1 CONIFEROUS TREE PLANTING
Scale 1:25

2 DECIDUOUS TREE PLANTING
Scale 1:25

3 SHRUB PLANTING
Scale 1:25

4 DRIP STRIP
Scale 1:20



5 CONCRETE PAVING
Scale 1:10

6 CONCRETE JOINTS
Scale 1:10

7 PERMEABLE PAVERS
Scale 1:10

8 SLABS IN GRANULAR
Scale 1:10

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11	PC	Issued for DP	2023-06-01
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Drawing Title: DETAILS
 Vdz Project#: DP2021-06
 Drawing #: LD-01

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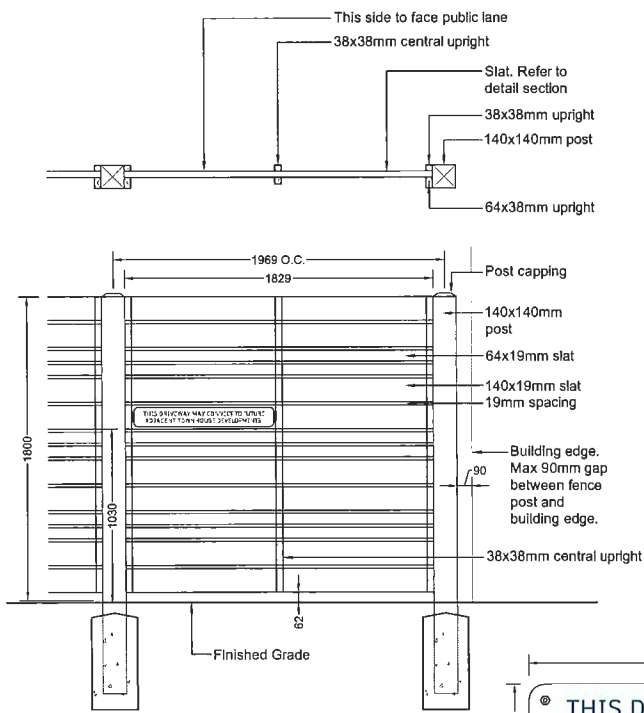
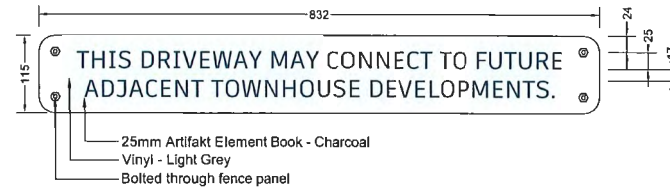
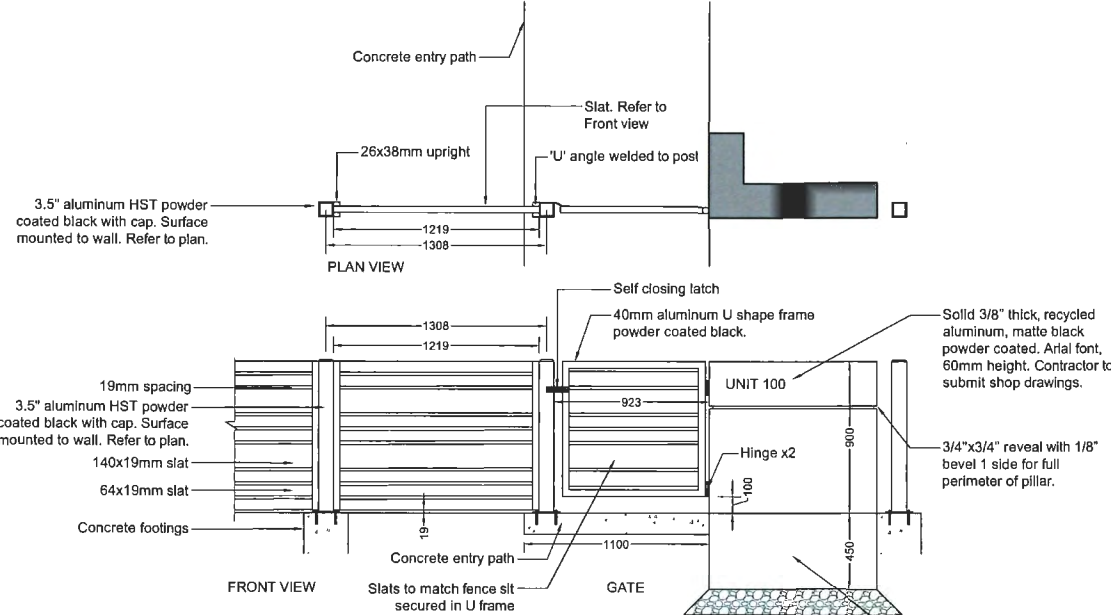


Image shows indicative slat spacing design.

- Notes:
1. All hardware to be hot dipped galvanized and painted black.
 2. All wood to be S4S western red cedar.
 3. All timber to be stained with Behr Waterproofing Stain and Sealer - Semi-Transparent (Colour: Russet - to be reviewed and approved by landscape architect after viewing samples). Follow all manufacturer's instructions including preparation requirements and products.
 4. Spacing between wooden slats to be 19mm (1").
 5. Contractor to provide shop drawings for review prior to construction.
 6. Refer to plan for locations of signage.

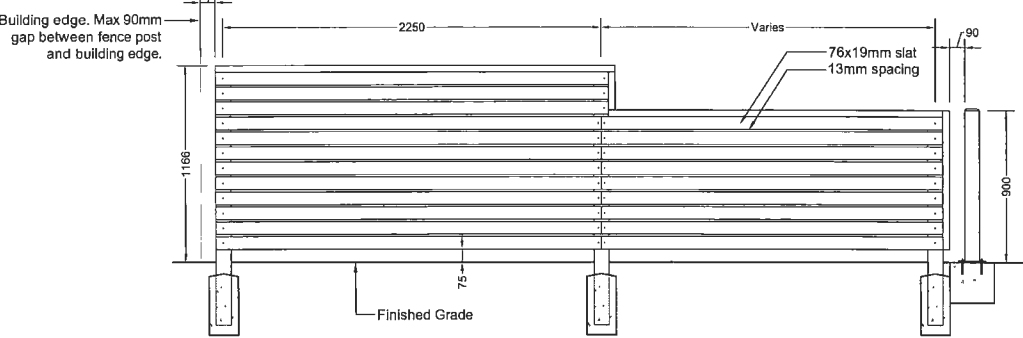
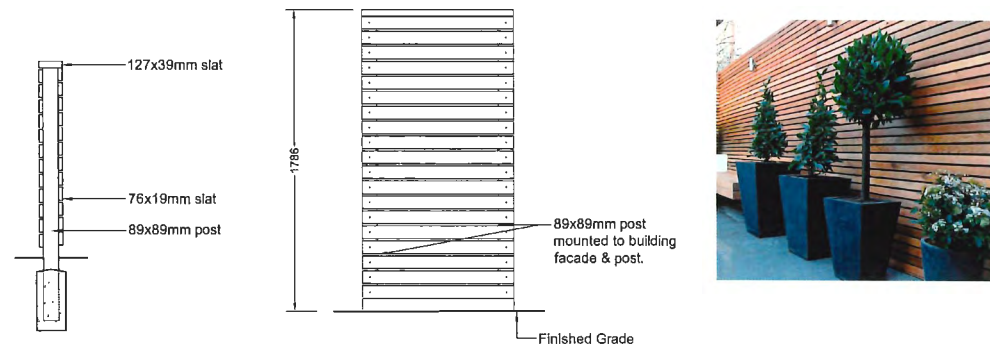


1 BACKYARD PRIVACY FENCE
Scale 1:20



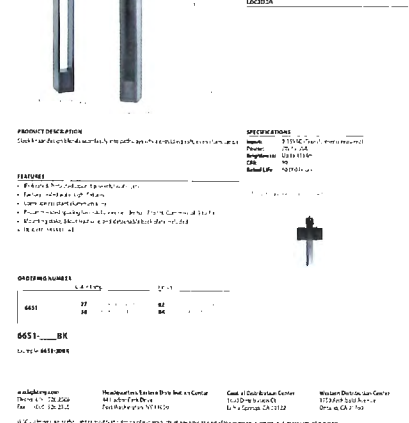
- NOTES:
1. All hardware to be hot dipped galvanized and painted black.
 2. All wood to be S4S western red cedar.
 3. All timber to be stained with Behr Waterproofing Stain and Sealer - Semi-Transparent (Colour: Russet - to be reviewed and approved by landscape architect after viewing samples). Follow all manufacturer's instructions including preparation requirements and products.
 4. Contractor to provide shop drawings for review prior to construction.

2 FRONTYARD FENCE WITH GATE
Scale 1:20



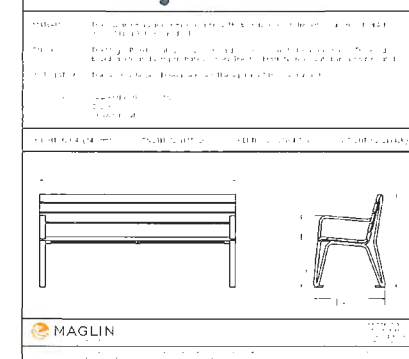
- NOTES:
1. All hardware to be hot dipped galvanized and painted black.
 2. All wood to be S4S western red cedar.
 3. All timber to be stained with Behr Waterproofing Stain and Sealer - Semi-Transparent (Colour: Russet - to be reviewed and approved by landscape architect after viewing samples). Follow all manufacturer's instructions including preparation requirements and products.
 4. Contractor to provide shop drawings for review prior to construction.

3 PRIVACY SCREEN
Scale 1:20



BOLLARD LIGHT:
 Type: 6651 Gate LED
 Bollard/Path
 Colour: Black
 Colour Temp: 27 (2700K)
 Manufacturer: WAC Lighting
 Supplier: WAC Lighting
 1750 Archibald Avenue
 Ontario, CA 91760
 waclighting.com
 Phone (800) 526.2588
 Note: final light fixture to be coordinated with Electrical.

4 BOLLARD LIGHTING
Scale NTS



Bench
 Model #: 2300 Series Iconic: Backed Bench
 Colour: Silver 14
 Manufacturer: Maglin
 www.maglin.com
 Or approved equal

5 BENCH
Scale NTS

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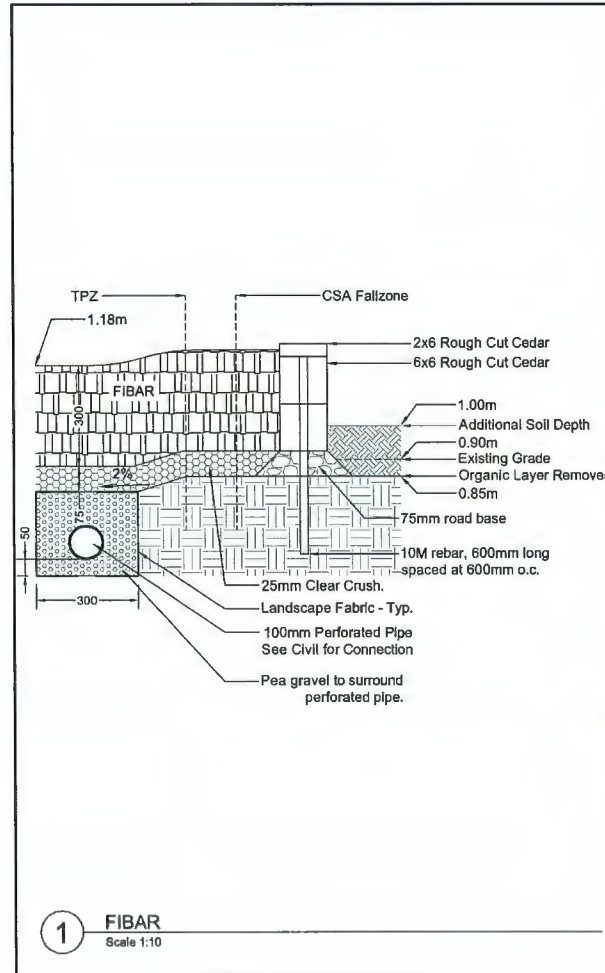
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Location: 9200-9340 Francis Road Richmond, B.C.

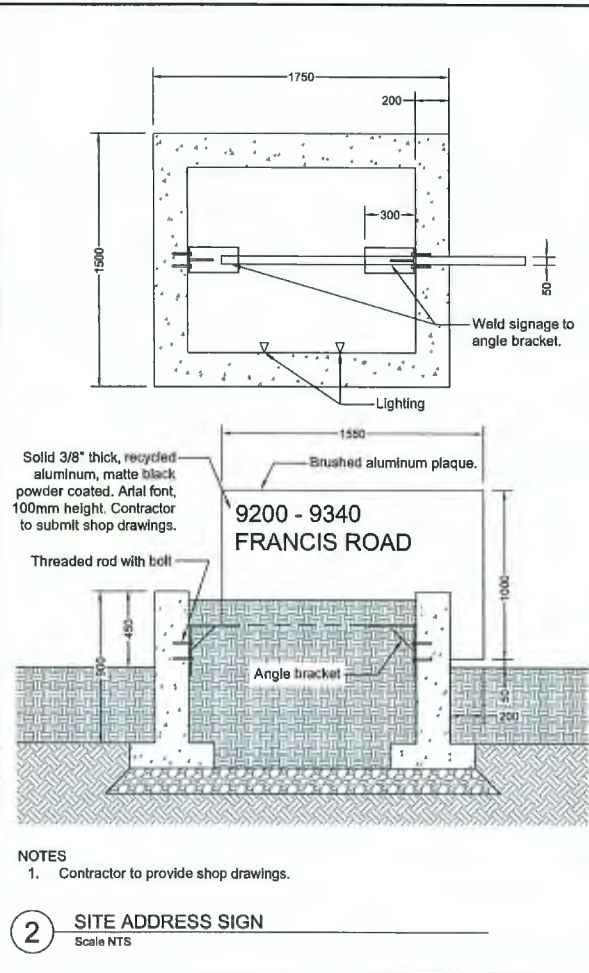
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Drawing Title: DETAILS
 VDZ Project#: DP2021-06
 Drawing #: LD-02

PROJECT DEVELOPMENT PERMIT/ACTIVEDP2021-06 9200-9340 FRANCIS ROAD: DIMS/SHEETS/SLD/01 DETAILS/DWG



1 FIBAR
Scale 1:10

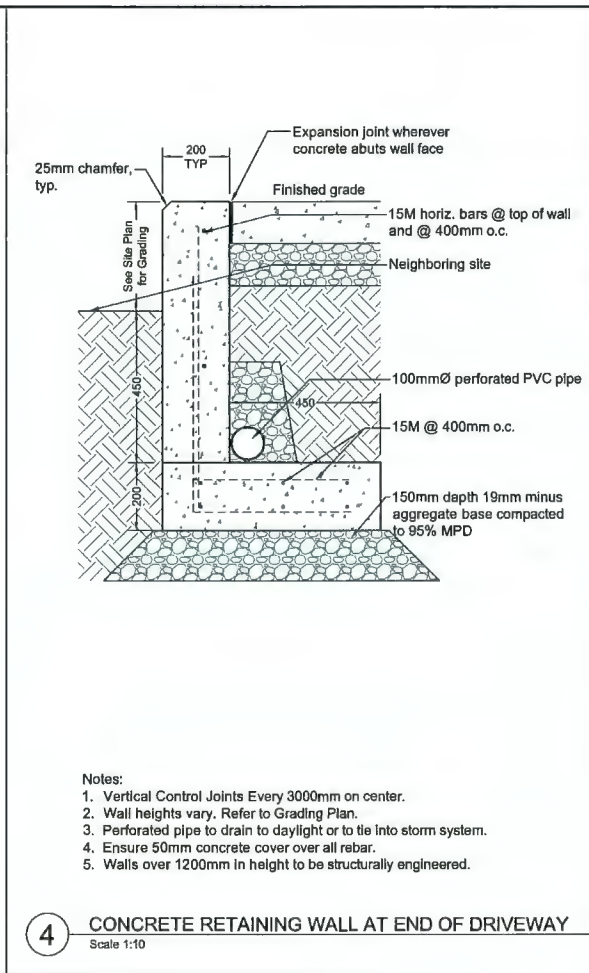


2 SITE ADDRESS SIGN
Scale NTS



BIKE RACK
 Model #: 2300 Series Iconic Bike Rack
 Colour: Silver 14
 Manufacturer: Maglin
 www.maglin.com
 Or approved equal

3 BIKE RACK
Scale NTS



4 CONCRETE RETAINING WALL AT END OF DRIVEWAY
Scale 1:10

No.	By:	Description	Date
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10	PC	Issued for DP	2023-05-19
9	PC	Issued for DP	2023-03-31
8	PC	Issued for DP	2023-01-17
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Drawing Title: DETAILS
 VDZ Project #: DP2021-06
 LD-03

Forest Shop

NRO407

Item no. NRO407-0621

General Product Information

Dimensions LxWxH: 160x193x258 cm

Age group: 2 - 5

Play capacity (users): 7

Colour options: [Color swatches]

NOTES:
 Supplier: Parkworks by MAKR
 Address: 6286 203 Street C100
 Langley BC, V3A 5E6
 Phone: 604.940.0067

The WOW of the open Forest shop with its nice, curved roof is immense. It can be entered and played from all sides and allows for interaction from the inside-out and vice versa. This makes it a universally designed unit that can be used by all ages and abilities. The two counters are great for exchanging, for storing stuff or supporting sand play. The sand wheel adds to the tactile experience of sand play, training children's cause-and-effect understanding. The sieve in the table children shift sand through. For young children that trains their understanding of object permanence: that things still exist when they are out of sight. The Forest Shop inspires dramatic play, which is great for children's language development and cognitive-creative skills. The den character of the Forest Shop supports breaks and social development.

5 ROBINIA PLAY STRUCTURE
Scale NTS

Play Tower with Slide & Curly Climber

NRO1021

Item no. NRO1021-1021

General Product Information

Dimensions LxWxH: 414x459x440 cm

Age group: 2 - 5

Play capacity (users): 9

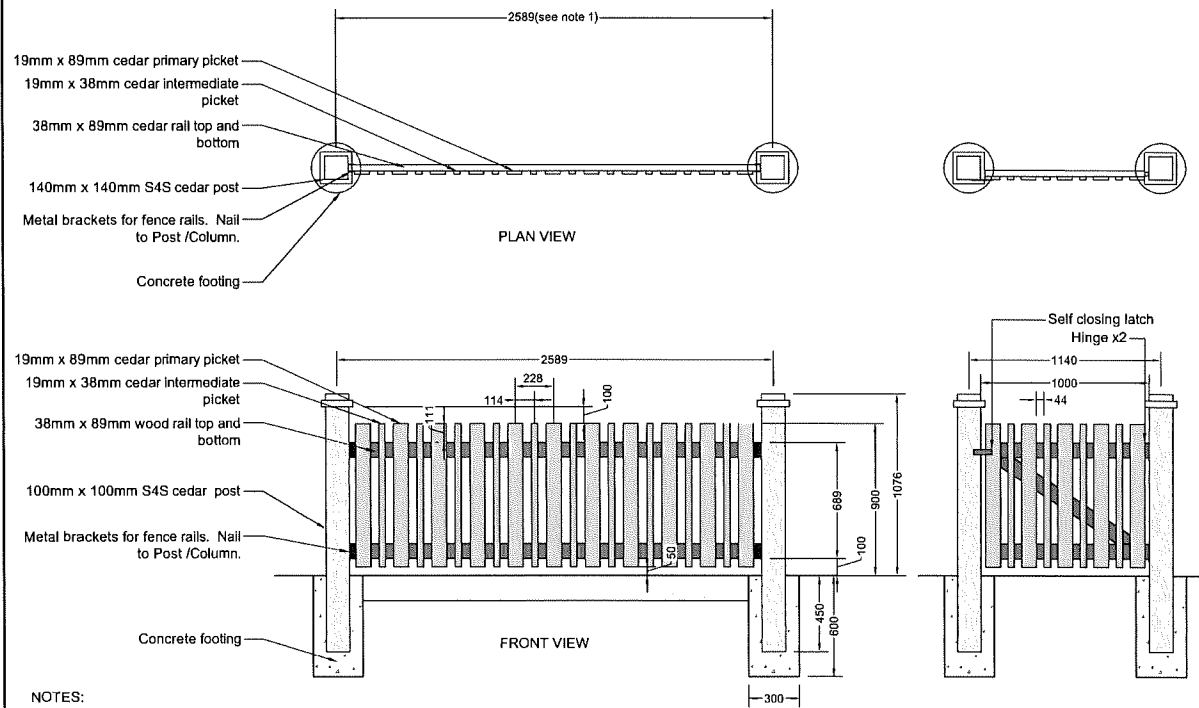
Colour options: [Color swatches]

NOTES:
 Supplier: Parkworks by MAKR
 Address: 6286 203 Street C100
 Langley BC, V3A 5E6
 Phone: 604.940.0067

The Play Tower with Slide & Curly Climber is a concentrated, yet varied play motivator for children. The targeted selection of popular play activities stimulates children to play for a long time, again and again. The accessible stairway leads to the choice of a slide or a rotating glide event. Both are great fun and they train the senses of balance and space, very important for judging distances and navigating through spaces confidently and securely. The Curly Climber additionally trains proprioception: the awareness of where your body parts need to be placed to manage tasks. The fast access via the accessible stairway provides a loop, running up and sliding or gliding down, repeating the action. This is great cardio training, but it also encourages turn-taking which helps builds social-emotional awareness.

6 ROBINIA PLAY HOUSE
Scale NTS

PROJECT DEVELOPMENT PERMIT ACTIVITY 2021-08 0200340 FRANCIS ROAD. DWG SHEETS (LD-03) DETAILS.DWG



- NOTES:
1. All hardware to be hot dipped galvanized and painted black.
 2. All wood to be S4S western red cedar.
 3. All timber to be stained with Behr Waterproofing Stain and Sealer - Semi-Transparent (Colour: Russet - to be reviewed and approved by landscape architect after viewing samples). Follow all manufacturer's instructions including preparation requirements and products.
 4. Contractor to provide shop drawings for review prior to construction.

1 PLAYGROUND FENCING
 Scale 1:20

No.	By:	Description	Date
11	PC	Issued for DP	2023-06-01
10	PC	Issued for DP	2023-05-19
9	PC	Issued for DP	2023-03-31
8	PC	Issued for DP	2023-01-17
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2	PC	Issued for DP	2021-05-04
1	PC	Issued for Review	2021-04-20

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Drawing Title: DETAILS

VDZ Project #: DP2021-06

Drawing #: LD-04

SUBJECT DEVELOPMENT PERMIT ACT/DP2021-06 92009340 FRANCIS ROAD.DWG SHEET(S) LD-04 DETAILS.DWG

25-UNIT TOWNHOUSE DEVELOPMENT
 9200-9340 FRANCIS ROAD
 RICHMOND, BC

EXTERIAL FINISH - MATERIAL & COLOR

HARDIE BOARD / SIDING
 COBBLE STONE

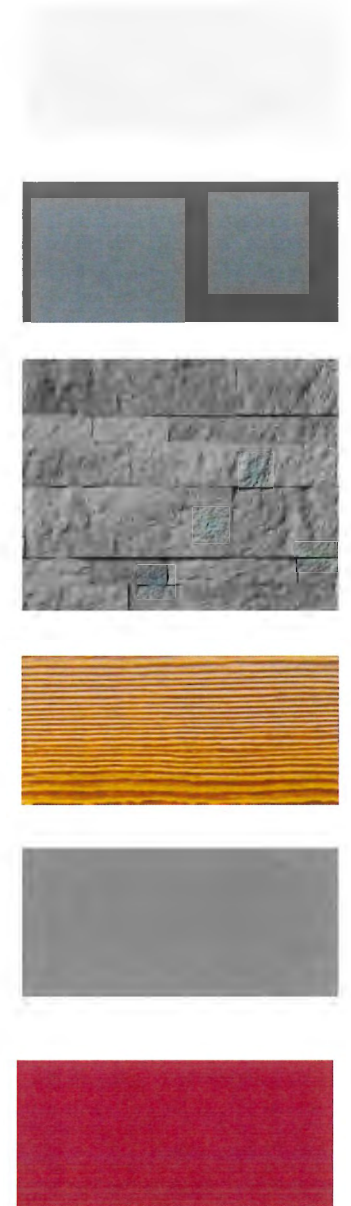
HARDIPANEL / SIDING
 AGED PEWTER

FACE BRICK (CULTURE STONE)
 TALUS HEWN STONE BY BORAL

FISHER (CEMENT BOARD SIDING)
 CEDARTONE 2.0

GARAGE DOOR
 BM: AF-720 SPARROW

SOLID CORE WOOD DOOR
 ("RED-BROWN")



EXTERIOR FINISH & COLOR	
①	JAMES HARDIE PANEL* / COBBLE STONE
②	JAMES HARDIE PANEL* / AGED PEWTER
③	FISHER (CEMENT BOARD SIDING) - CEDARTONE 2.0
④	GLASS/ALUMN. GUARD SYSTEM
⑤	HARDIE SIDING (7") - AGED PEWTER
⑥	DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
⑦	CULTURED STONE BY BORAL - HEWN STONE
⑧	POT LIGHTS AT EACH ENTRY (MOTION SENSOR LED)
⑨	HOLLOW CORE DOOR - "RED-BROWN"
⑩	GARAGE DOOR - GREY
⑪	LIGHT FIXTURE (MOTION SENSOR LED)
⑫	2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - AGED PEWTER
⑬	PICKET/GLASS ALUMN. GUARD SYSTEM
⑭	HARDIE SIDING (7") - COBBLE STONE
⑮	2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - COBBLE STONE
⑯	ASPHALT SHINGLES - BLACK - IKO
⑰	WOOD TRIM - COLOR TO FOLLOW WALL CLADDING/COLOR ELEVATION

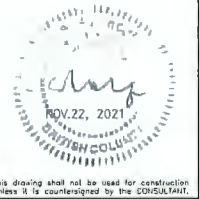
* EASYTRIM ON FACADE FACING STREET OR ENTRY DRIVEWAY INCLUDING CONNECTED TURNING SIDES, AND BOARD & BATTEN ELSEWHERE



**ZHAO XD
ARCHITECT
LTD.**

#255-11181 Voyagor Way,
Richmond, BC V6X 3N9
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Fax (604) 908-1736

Email: info@zhaarch.com
Web: zhaarch.com



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15 MAY/23	CITY COMMENTS/DPP
15 DEC/22	CITY COMMENTS/DPP
29 SEP/22	CITY COMMENTS/DPP
07 FEB/22	ADP COMMENTS
22 NOV/21	ADP
07 JUN/21	CITY COMMENTS
04 MAY/21	DP APPLICATION
10 JUN/20	REZONING APP
Date:	Issued For:

A	A DETAIL NUMBER
B	B LOCATION SHEET
C	C DETAIL SHEET

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Project:
TOWNHOUSE DEVELOPMENT

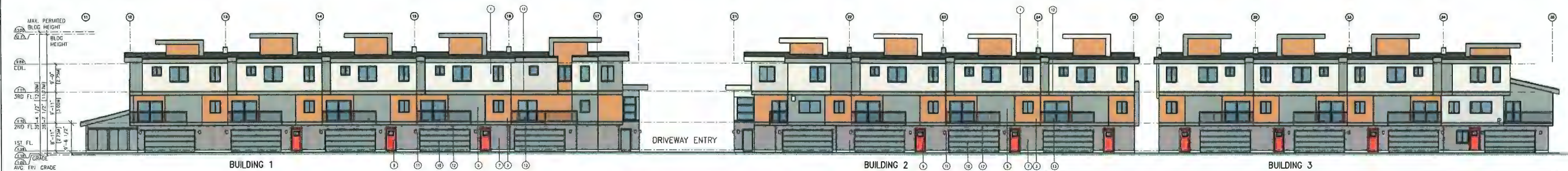
9200-9340 Francis Road
RICHMOND, BC

Drawing Title:
ELEVATIONS

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:



NORTH ELEVATIONS FRANCIS ROAD - STREET ELEVATION
SCALE: 1/16"=1'-0"

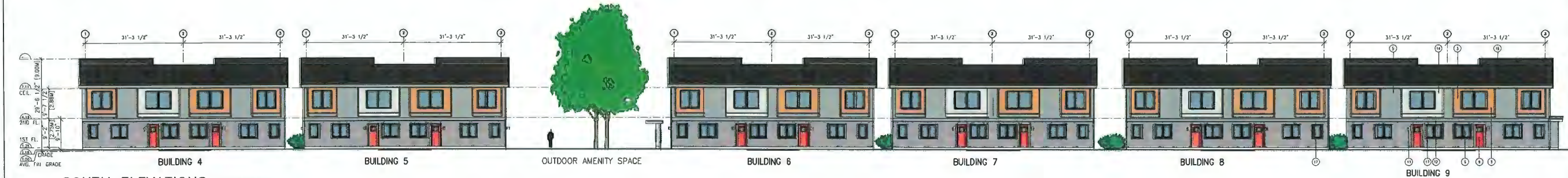


SOUTH ELEVATIONS INTERNAL DRIVEWAY
SCALE: 1/16"=1'-0"

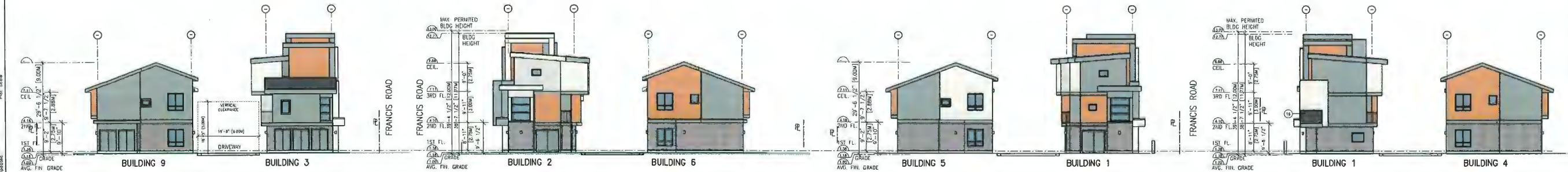
TO PROVIDE TOWN HOUSE (TH) UNIT NUMBERS OF CONTRASTING COLOURS TO THE MOUNTING BACK GROUND AND BE NEAR THE ENTRANCE TO THE PROPERTY. ADDRESS NOT TO BE OBTURED BY LANDSCAPING OR LOCATED ON A SWINGING GATE. TH UNITS TO HAVE A REAR UNIT NUMBER. (NOTE: DETAILS OF UNIT ADDRESS SIGNAGE REFER TO ELEVATIONS.)



NORTH ELEVATIONS INTERNAL DRIVEWAY
SCALE: 1/16"=1'-0"



SOUTH ELEVATIONS REAR YARD
SCALE: 1/16"=1'-0"



EAST ELEVATIONS
SCALE: 1/16"=1'-0"

WEST ELEVATIONS
SCALE: 1/16"=1'-0"

EAST ELEVATIONS
SCALE: 1/16"=1'-0"

WEST ELEVATIONS
SCALE: 1/16"=1'-0"

DP 21-934415

June 5, 2023

DP21-934415

Plan#P4
PLAN #24

A4



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NORTH ELEVATIONS FRANCIS ROAD - STREET ELEVATION
SCALE: 1/16"=1'-0"



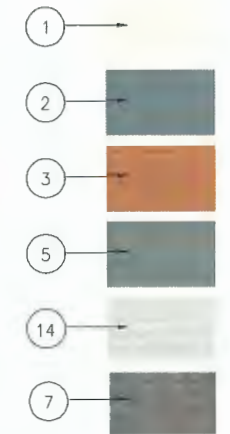
SOUTH ELEVATIONS INTERNAL DRIVEWAY
SCALE: 1/16"=1'-0"



EAST ELEVATIONS
SCALE: 1/16"=1'-0"



WEST ELEVATIONS
SCALE: 1/16"=1'-0"



- EXTERIOR FINISH & COLOR**
- ① JAMES HARDIE PANEL * / COBBLE STONE
 - ② JAMES HARDIE PANEL * / AGED PEWTER
 - ③ FISHER (CEMENT BOARD SIDING) - CEDARTONE 2.0
 - ④ GLASS/ALUMN. GUARD SYSTEM
 - ⑤ HARDIE SIDING (7") - AGED PEWTER
 - ⑥ DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
 - ⑦ CULTURED STONE BY BORAL - HEWN STONE
 - ⑧ POT LIGHTS AT EACH ENTRY (MOTION SENSOR LED)
 - ⑨ HOLLOW CORE DOOR - "RED-BROWN"
 - ⑩ GARAGE DOOR - GREY
 - ⑪ LIGHT FIXTURE (MOTION SENSOR LED)
 - ⑫ 2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - AGED PEWTER
 - ⑬ PICKET/GLASS ALUMN. GUARD SYSTEM
 - ⑭ HARDIE SIDING (7") - COBBLE STONE
 - ⑮ 2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - COBBLE STONE
 - ⑯ ASPHALT SHINGLES - BLACK - IKO
 - ⑰ WOOD TRIM - COLOR TO FOLLOW WALL CLADDING/COLOR ELEVATION
- * EASYTRIM ON FACADE FACING STREET OR ENTRY DRIVEWAY INCLUDING CONNECTED TURNING SIDES, AND BOARD & BATTEN ELSEWHERE

15 MAY/23	CITY COMMENTS/DPP
15 DEC/22	CITY COMMENTS/DPP
29 SEP/22	CITY COMMENTS/DPP
07 FEB/22	ADP COMMENTS
22 NOV/21	ADP
07 JUN/21	CITY COMMENTS
04 MAY/21	DP APPLICATION
10 JUN/20	REZONING APP
Date:	Issued For:

A	DETAIL NUMBER
B	LOCATION SHEET
C	DETAIL SHEET

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Project:
TOWNHOUSE DEVELOPMENT

9200-9340 Francis Road
RICHMOND, BC

Drawing Title:
ELEVATIONS (ENLARGED) - BUILDING 1

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:

DP 21-934415

June 5, 2023

**DP21-934415
Plan#P5**

PLAN #25

A4.1



**ZHAO XD
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15 MAY/23	CITY COMMENTS/DPP
15 DEC/22	CITY COMMENTS/DPP
29 SEP/22	CITY COMMENTS/DPP
07 FEB/22	ADP COMMENTS
22 NOV/21	ADP
07 JUN/21	CITY COMMENTS
04 MAY/21	DP APPLICATION
40 JUN/20	REZONING APP
Date:	Issued For:

A	A DETAIL NUMBER
B	B LOCATION SHEET
C	C DETAIL SHEET

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Project:

**TOWNHOUSE
DEVELOPMENT**

9200-9340 Francis Road
RICHMOND, BC

Drawing Title:

**ELEVATIONS
(ENLARGED)
BUILDING 2**

Date:

Scale:

Drawn By:

Checked By:

Project No.:

Drawing No.:

A4.2

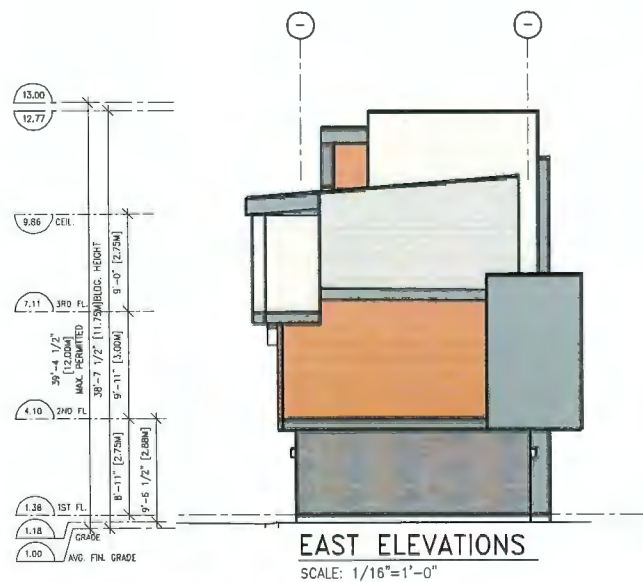
PLAN #26



NORTH ELEVATIONS FRANCIS ROAD - STREET ELEVATION
SCALE: 1/16"=1'-0"



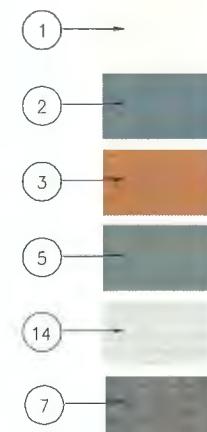
SOUTH ELEVATIONS INTERNAL DRIVEWAY
SCALE: 1/16"=1'-0"



EAST ELEVATIONS
SCALE: 1/16"=1'-0"



WEST ELEVATIONS
SCALE: 1/16"=1'-0"



EXTERIOR FINISH & COLOR

- ① JAMES HARDIE PANEL * / COBBLE STONE
 - ② JAMES HARDIE PANEL * / AGED PEWTER
 - ③ FISHER (CEMENT BOARD SIDING) - CEDARTONE 2.0
 - ④ GLASS/ALUM. GUARD SYSTEM
 - ⑤ HARDIE SIDING (7") - AGED PEWTER
 - ⑥ DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
 - ⑦ CULTURED STONE BY BORAL - HEWN STONE
 - ⑧ POT LIGHTS AT EACH ENTRY (MOTION SENSOR LED)
 - ⑨ HOLLOW CORE OOR - "RED-BROWN"
 - ⑩ GARAGE DOOR - GREY
 - ⑪ LIGHT FIXTURE (MOTION SENSOR LED)
 - ⑫ 2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - AGED PEWTER
 - ⑬ PICKET/GLASS ALUM. GUARD SYSTEM
 - ⑭ HARDIE SIDING (7") - COBBLE STONE
 - ⑮ 2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - COBBLE STONE
 - ⑯ ASPHALT SHINGLES - BLACK - IKD
 - ⑰ WOOD TRIM - COLOR TO FOLLOW WALL CLADDING/COLOR ELEVATION
- * EASYTRIM ON FACADE FACING STREET OR ENTRY DRIVEWAY INCLUDING CONNECTED TURNING SIDES, AND BOARD & BATTEN ELSEWHERE

DP21-934415
Plan#P5

June 5, 2023

DP 21-934415



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Web: zhaoarch.com



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15 MAY/23	CITY COMMENTS/DPP
15 DEC/22	CITY COMMENTS/DPP
29 SEP/22	CITY COMMENTS/DPP
07 FEB/22	ADP COMMENTS
22 NOV/21	ADP
07 JUN/21	CITY COMMENTS
04 MAY/21	DP APPLICATION
30 JUN/20	REZONING APP
Date:	Issued For:

A	A DETAIL NUMBER
B	B LOCATION SHEET
C	C DETAIL SHEET

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Project:

TOWNHOUSE DEVELOPMENT

9200-9340 Francis Road
RICHMOND, BC

Drawing Title:

**ELEVATIONS (ENLARGED)
- BUILDING 3 & MAILBOX**

Date:

Scale:

Drawn By:

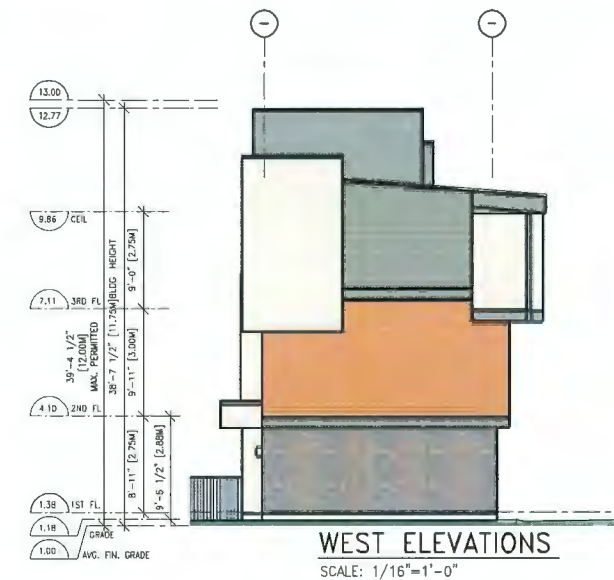
Checked By:

Project No.:

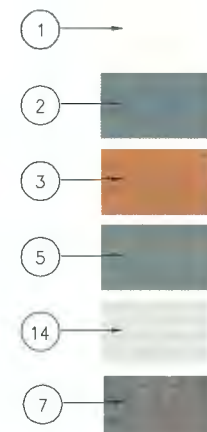
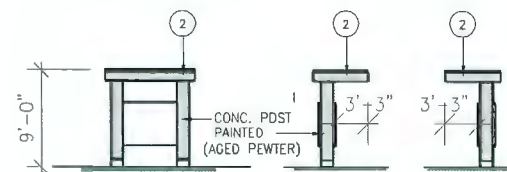
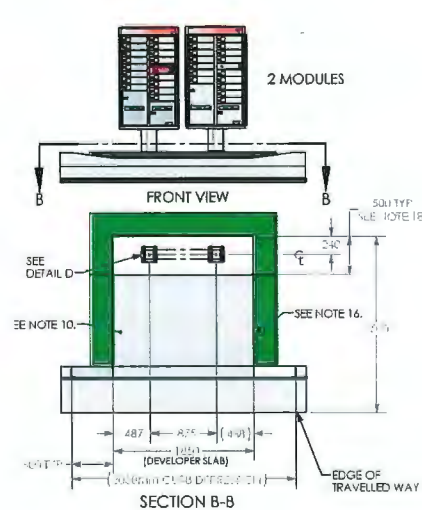
Drawing No.:

A4.3

PLAN #27



UPGRADE SLIDING GLASS DOOR TO ASSEMBLY WITH MINIMUM OITC RATING 24 (PER ACOUSTIC CONSULTANT REPORT) FOR STREET FRONT BUILDINGS ONLY.



- EXTERIOR FINISH & COLOR**
- 1 JAMES HARDIE PANEL * / COBBLE STONE
 - 2 JAMES HARDIE PANEL * / AGED PEWTER
 - 3 FISHER (CEMENT BOARD SIDING) - CEDARTONE 2.0
 - 4 GLASS/ALUMN. GUARD SYSTEM
 - 5 HARDIE SIDING (7") - AGED PEWTER
 - 6 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
 - 7 CULTURED STONE BY BDRAL - HEWN STONE
 - 8 POT LIGHTS AT EACH ENTRY (MOTION SENSOR LED)
 - 9 HOLLOW CORE DOOR - "RED-BROWN"
 - 10 GARAGE DOOR - GREY
 - 11 LIGHT FIXTURE (MOTION SENSOR LED)
 - 12 2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - AGED PEWTER
 - 13 PICKET/GLASS ALUMN. GUARD SYSTEM
 - 14 HARDIE SIDING (7") - COBBLE STONE
 - 15 2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - COBBLE STONE
 - 16 ASPHALT SHINGLES - BLACK - IKO
 - 17 WOOD TRIM - COLOR TO FOLLOW WALL CLADDING/COLOR ELEVATION
- * EASYTRIM ON FACADE FACING STREET OR ENTRY DRIVEWAY INCLUDING CONNECTED TURNING SIDES, AND BOARD & BATTEN ELSEWHERE

DP21-934415
Plan#P5

June 5, 2023

DP 21-934415

FILE NAME: U:\DRAWING: PROJECT: DATE: 2023.06.05



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Web: zhaoarch.com



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15 MAY/23	CITY COMMENTS/OPP
15 DEC/22	CITY COMMENTS/OPP
29 SEP/22	CITY COMMENTS/OPP
07 FEB/22	ADP COMMENTS
22 NOV/21	ADP
07 JUN/21	CITY COMMENTS
04 MAY/21	DP APPLICATION
10 JUN/20	REZONING APP
Date:	Issued For:

A	A DETAIL NUMBER
B	B LOCATION SHEET
C	C DETAIL SHEET

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Project:

TOWNHOUSE DEVELOPMENT

9200-9340 Francis Road
RICHMOND, BC

Drawing Title:

ELEVATIONS (ENLARGED) 2-STORY BUILDINGS

Date:

Scale:

Drawn By:

Checked By:

Project No.:

Drawing No.:

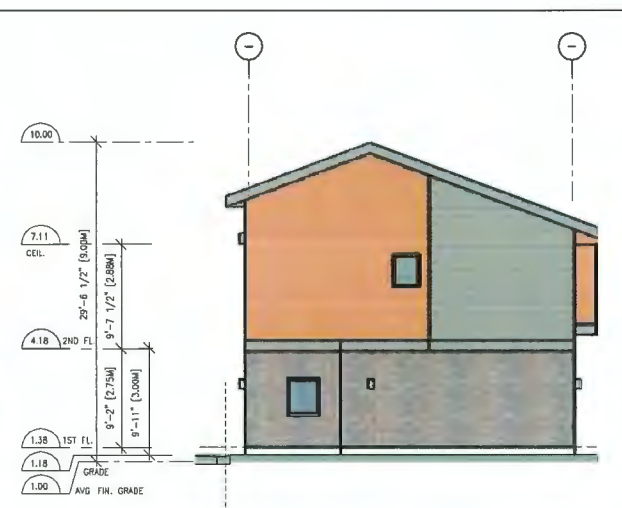
A4.4



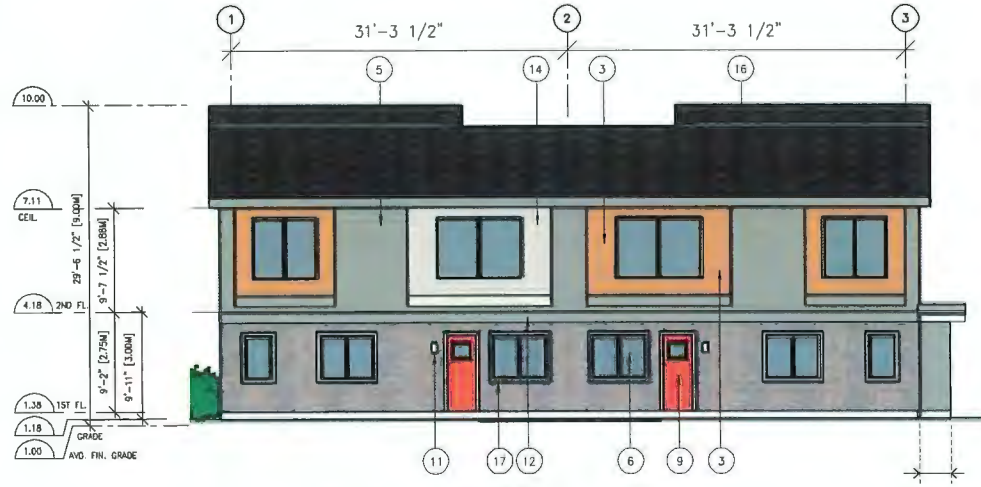
NORTH ELEVATIONS BUILDINGS 4, 5 & 7
SCALE: 1/16"=1'-0"



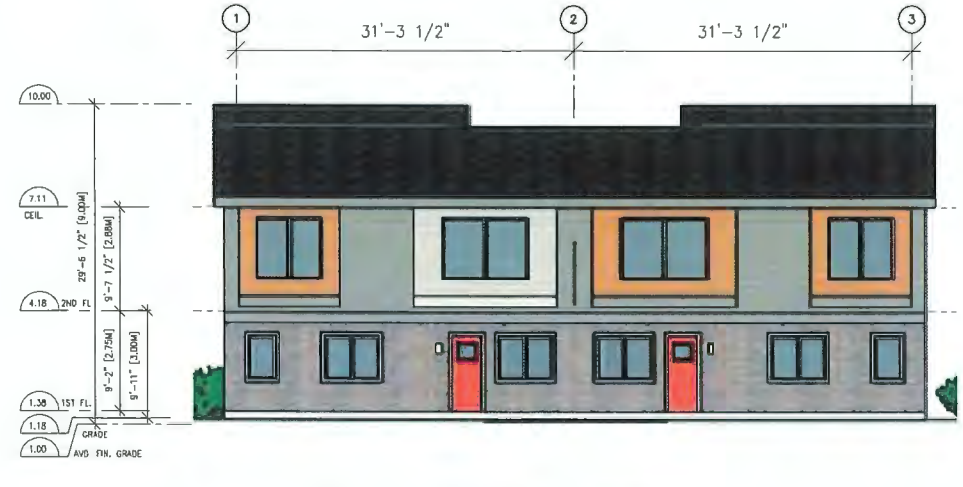
NORTH ELEVATIONS BUILDINGS 6, 8 & 9
SCALE: 1/16"=1'-0"



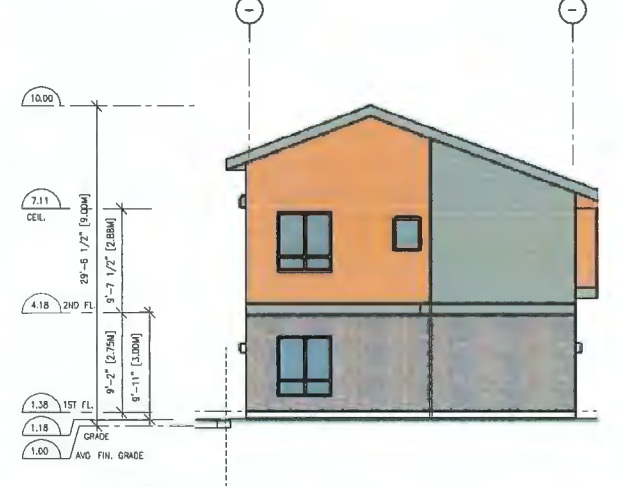
WEST ELEVATION BUILDINGS 5, 7, 8 & 9
SCALE: 1/16"=1'-0"



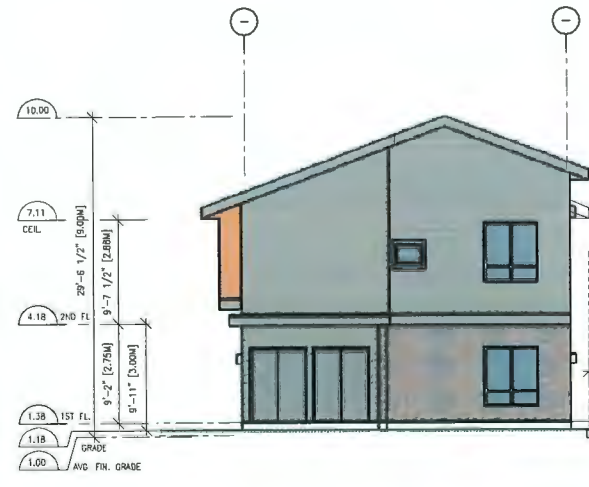
SOUTH ELEVATIONS BUILDINGS 4, 5 & 7
SCALE: 1/16"=1'-0"



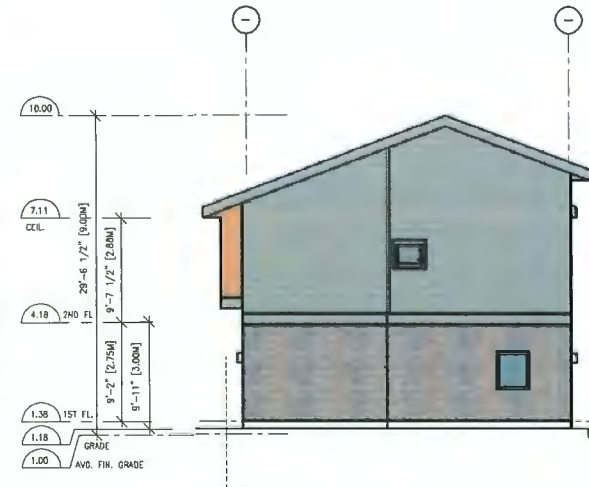
SOUTH ELEVATIONS BUILDINGS 6, 8 & 9
SCALE: 1/16"=1'-0"



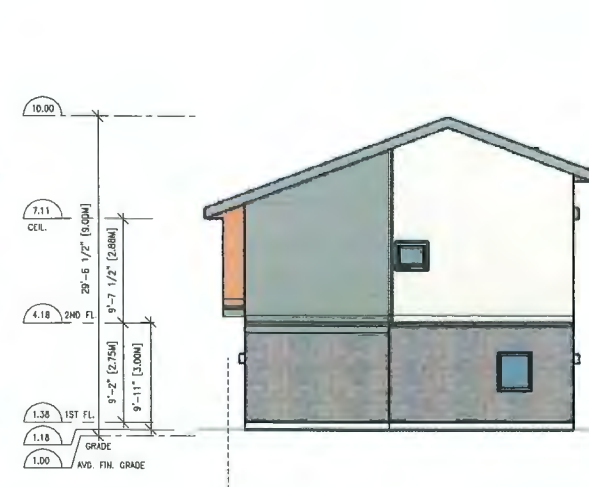
WEST ELEVATION BUILDINGS 4 & 6
SCALE: 1/16"=1'-0"



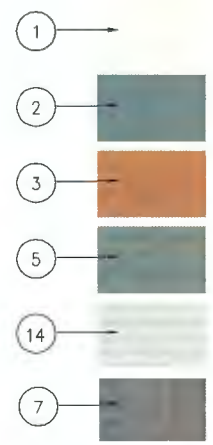
EAST ELEVATION BUILDING 9
SCALE: 1/16"=1'-0"



EAST ELEVATION BUILDINGS 6 & 8
SCALE: 1/16"=1'-0"



EAST ELEVATION BUILDINGS 4 & 7
SCALE: 1/16"=1'-0"



EXTERIOR FINISH & COLOR	
1	JAMES HARDIE PANEL * / COBBLE STONE
2	JAMES HARDIE PANEL * / AGED PEWTER
3	FISHER (CEMENT BOARD SIDING) - CEDARTONE 2.0
4	GLASS/ALUMN. GUARD SYSTEM
5	HARDIE SIDING (7") - AGED PEWTER
6	DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
7	CULTURED STONE BY BORAL - HEWN STONE
8	POT LIGHTS AT EACH ENTRY (MOTION SENSOR LED)
9	HOLLOW CORE DOOR - "RED-BROWN" (OR MORE NEUTRAL COLOR)
10	GARAGE DOOR - GREY
11	LIGHT FIXTURE (MOTION SENSOR LED)
12	2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - AGED PEWTER
13	PICKET/GLASS ALUMN. GUARD SYSTEM
14	HARDIE SIDING (7") - COBBLE STONE
15	2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - COBBLE STONE
16	ASPHALT SHINGLES - BLACK - IKO
17	WOOD TRIM - COLOR TO FOLLOW WALL CLADDING/COLOR ELEVATION

* EASYTRIM ON FACADE FACING STREET OR ENTRY DRIVEWAY INCLUDING CONNECTED TURNING SIDES, AND BOARD & BATTEN ELSEWHERE

DP 21-934415

June 5, 2023

PLAN #28



**ZHAO XD
ARCHITECT
LTD.**

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Web: zhaorch.com



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15 MAY/23	CITY COMMENTS/DPP
15 DEC/22	CITY COMMENTS/DPP
29 SEP/22	CITY COMMENTS/DPP
07 FEB/22	ADP COMMENTS
22 NOV/21	ADP
07 JUN/21	CITY COMMENTS
04 MAY/21	DP APPLICATION
10 JUN/20	REZONING APP
Date:	Issued For:

A	A DETAIL NUMBER
B	B LOCATION SHEET
C	C DETAIL SHEET

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Project:

**TOWNHOUSE
DEVELOPMENT**

9200-9340 Francis Road
RICHMOND, BC

Drawing Title:

**SECTIONS/
ELEVATIONS**

Date:

Scale:

Drawn By:

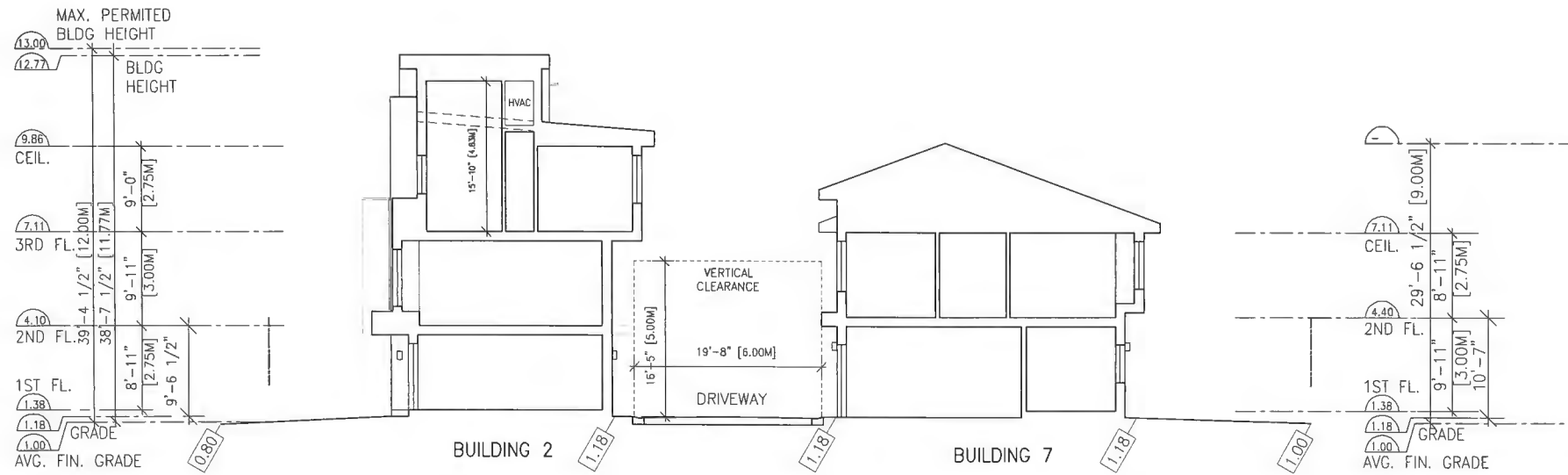
Checked By:

Project No.:

Drawing No.:

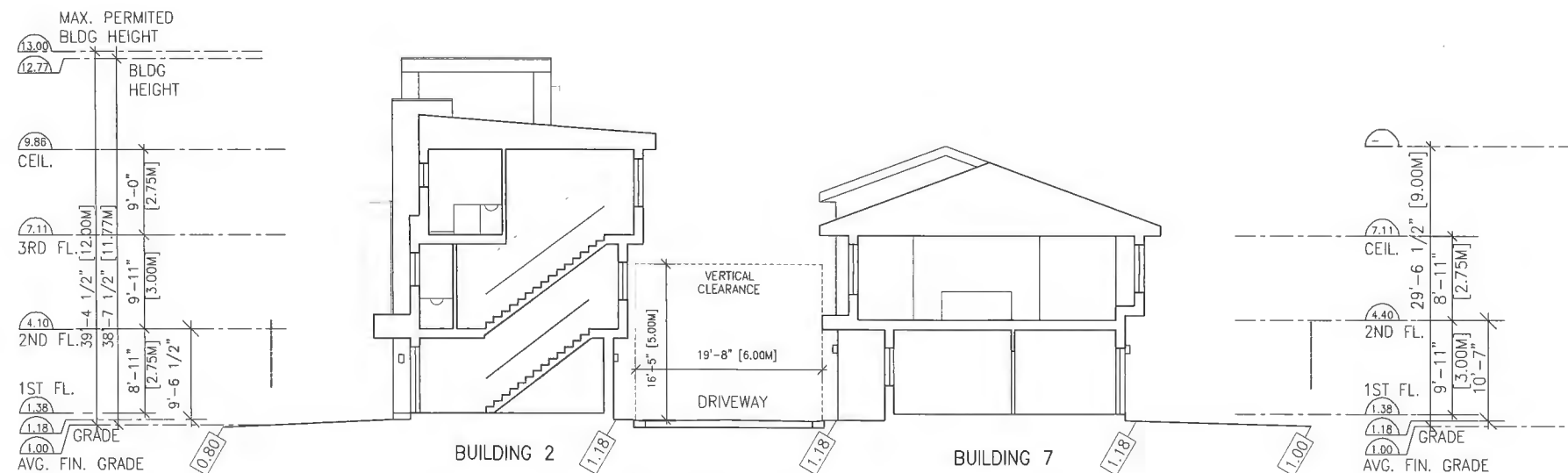
SECTION 'B'-'B'

SCALE: 1/8"=1'-0"

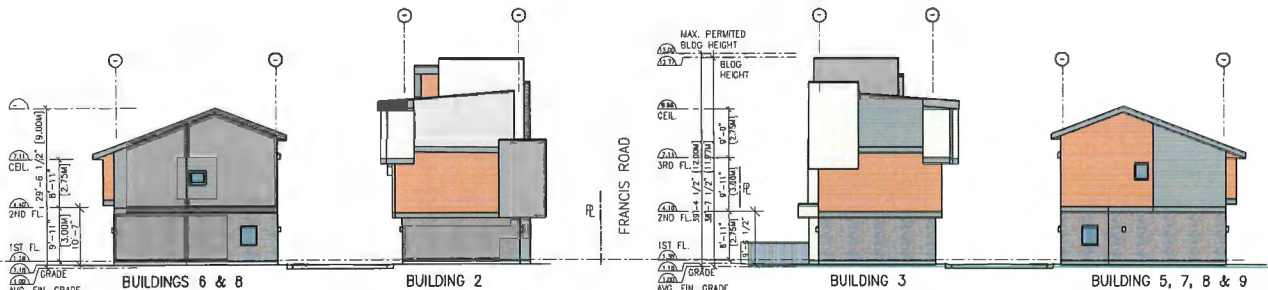


SECTION 'A'-'A'

SCALE: 1/8"=1'-0"



Upgrade sliding glass doors to assembly with minimum OITC rating of 24

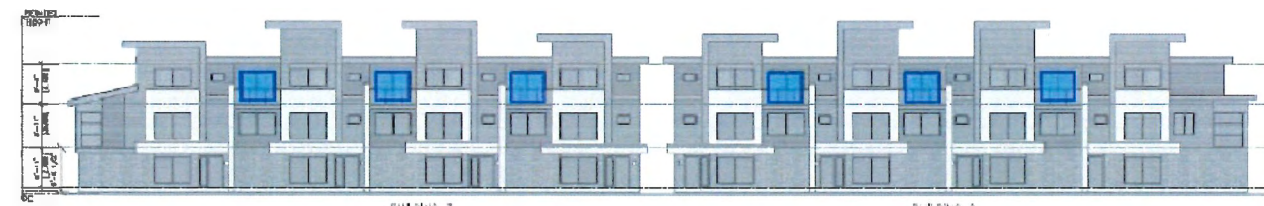


EAST ELEVATIONS

SCALE: 1/16"=1'-0"

WEST ELEVATIONS

SCALE: 1/16"=1'-0"



NORTH ELEVATION OF BUILDINGS 1, 2 & 3 - GLAZING UPGRADES

SCALE: NTS

(REFER TO "ENVIRONMENTAL NOISE ASSESSMENT" BY ACOUSTIC CONSULTANT (BAP ACOUSTICS LTD.)

UPGRADE SLIDING GLASS DOOR TO ASSEMBLY WITH MIN. OITC RATING OF 24
(ALSO SEE FRONT ELEVATIONS ON SHEET A4)

DP 21-934415

June 5, 2023

PLAN #29

A5



ZHAO XD
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MAR 20/23	DPP
NOV 22/20	ADP
MAR 31/20	FOR CITY COMMENTS
APR 1/19	DP APPLICATION
DEC19/18	FOR CITY COMMENTS

MAY31/18	REZONING APP
Date:	Issued For:

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B	B LOCATION SHEET
C	C DETAIL SHEET

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Project:
TOWNHOUSE
DEVELOPMENT

8231-51 Williams Road
RICHMOND, BC

Drawing Title:
STREETSCAPE
ELEVATIONS &
CROSS SECTION

Date:

Scale:

Drawn By:

Checked By:

Project No.:

Drawing No.:



9380

9360

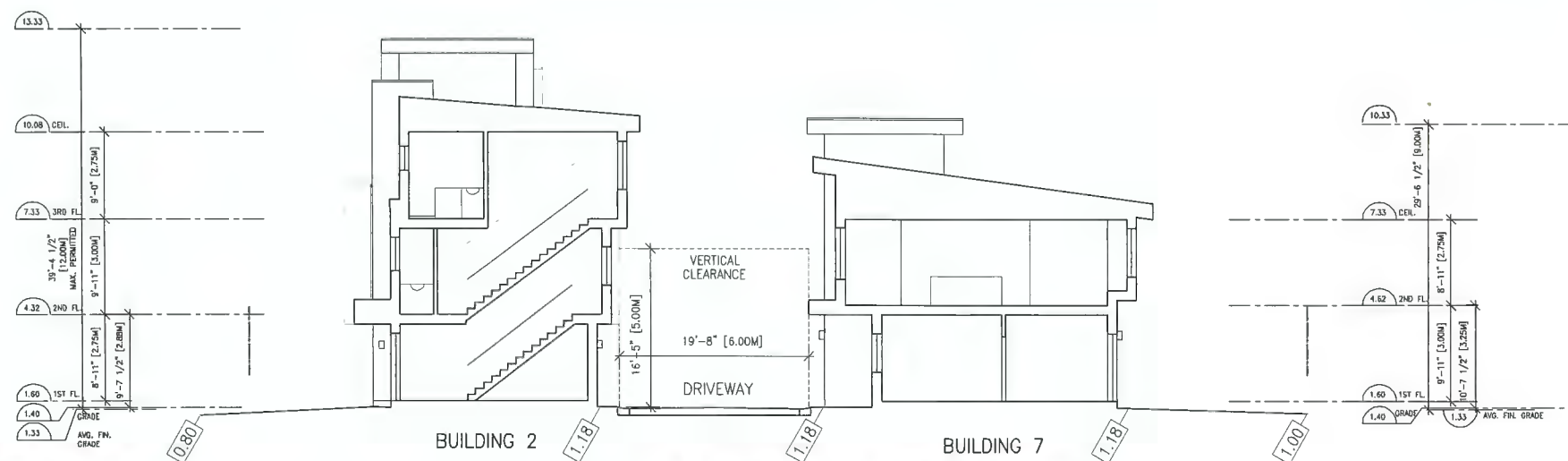
9200-9340

9180

9160

STREET SCAPE

SCALE: 1"=20'-0"



SECTION 'A'- 'A'

SCALE: 1/8"=1'-0"

DP 21-934415

June 5, 2023

PLAN #30

A9



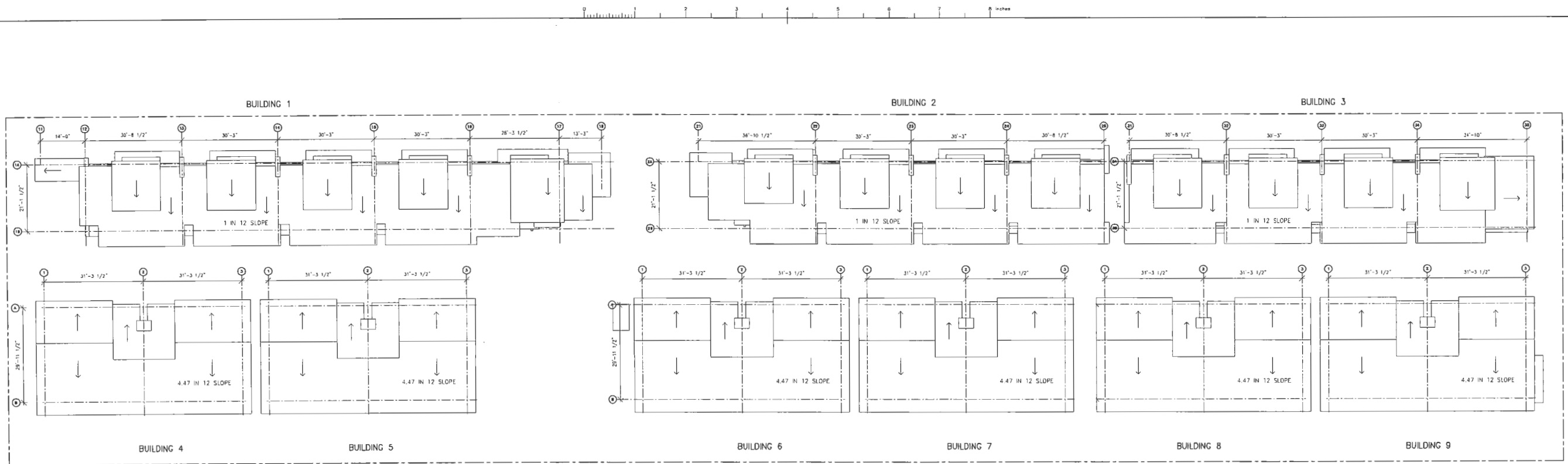
**ZHAO XD
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LTD.**

#255-11181 Voyageur Way,
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Tel. (604) 275-8882
Fax (604) 808-1736

Email: info@zhaarch.com
Web: zhaarch.com



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N
ROOF PLAN
SCALE: 1/16"=1'-0"

15 MAY/23	CITY COMMENTS/DPP
15 DEC/22	CITY COMMENTS/DPP
29 SEP/22	CITY COMMENTS/DPP
07 FEB/22	ADP COMMENTS
22 NOV/21	ADP
07 JUN/21	CITY COMMENTS
04 MAY/21	DP APPLICATION
10 JUN/20	REZONING APP

Date:	Issued For:
A	A DETAIL NUMBER
B	B LOCATION SHEET
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Project:
TOWNHOUSE DEVELOPMENT

9200-9340 Francis Road
RICHMOND, BC

Drawing Title:
ROOF PLAN

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:

A3.1

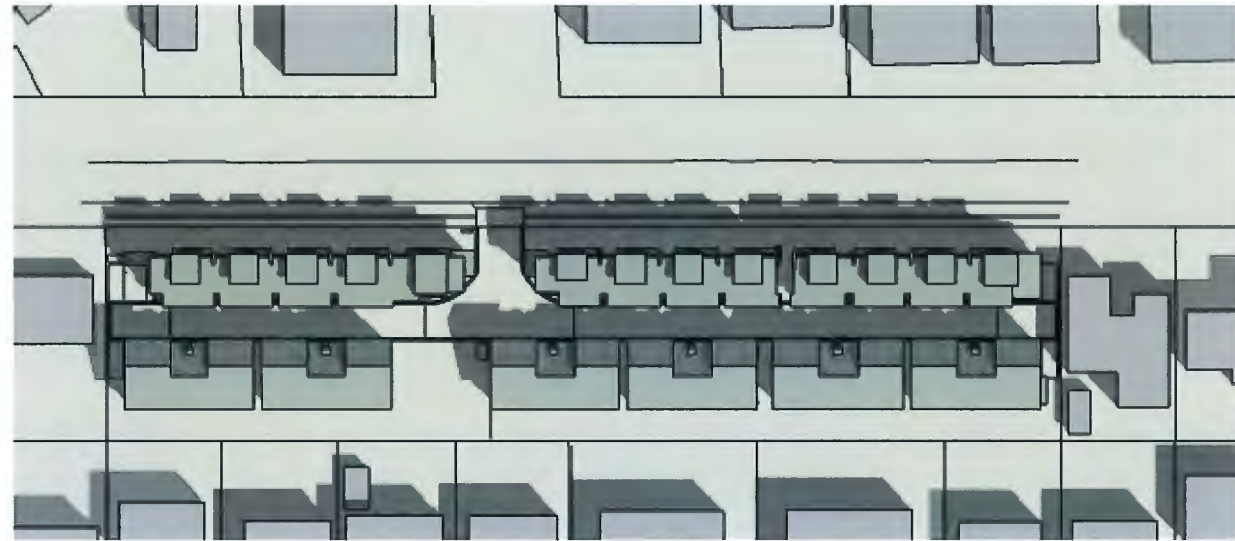
DP 21-934415

June 5, 2023

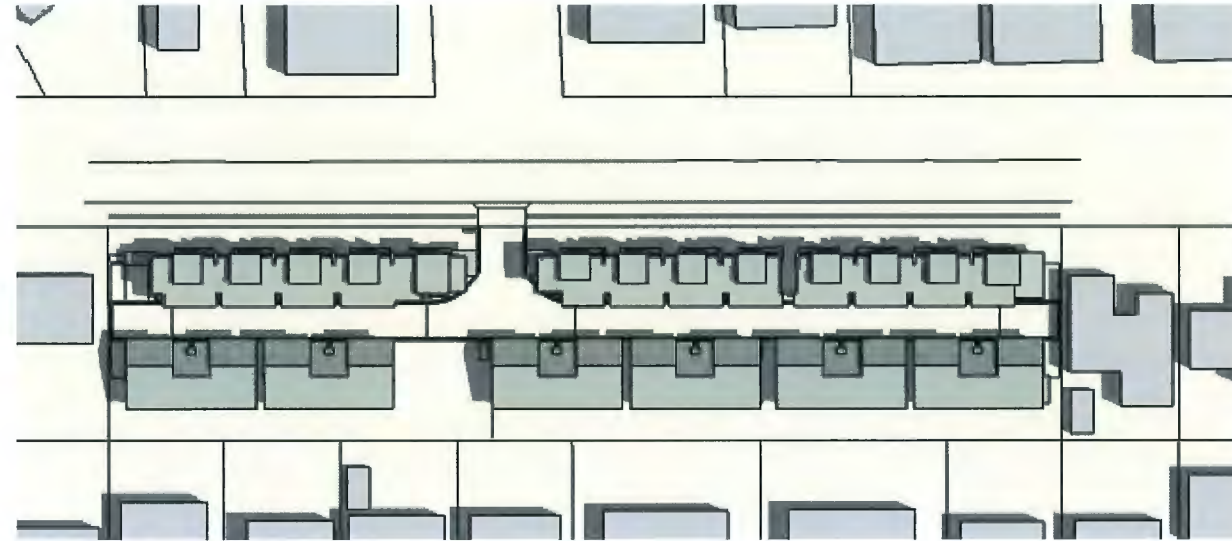
PLAN #31



SUN SHADING DIAGRAMS



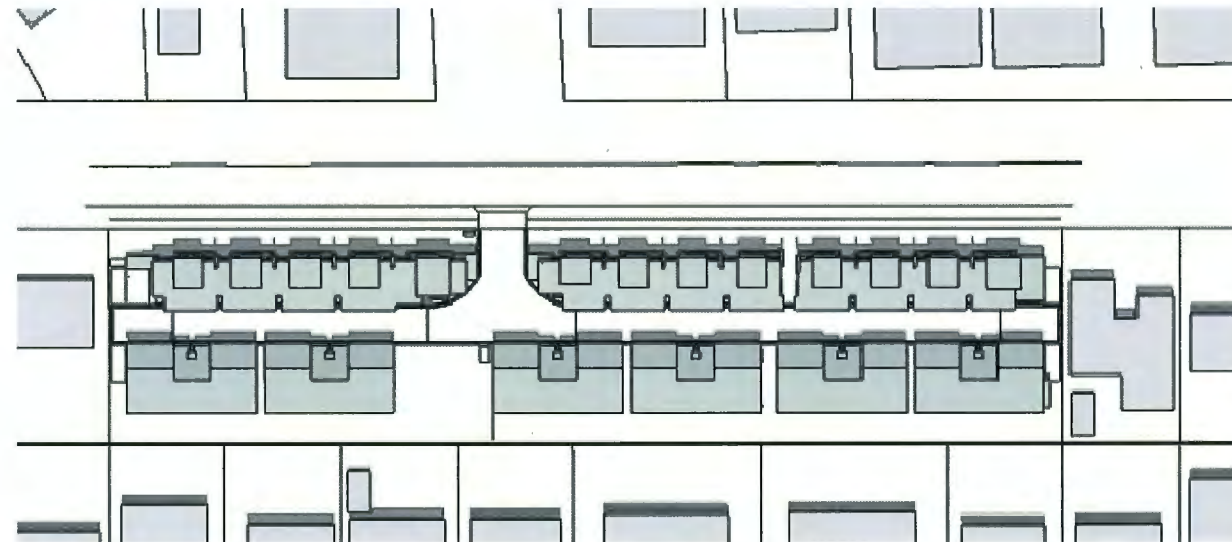
MARCH 21 10:00 am



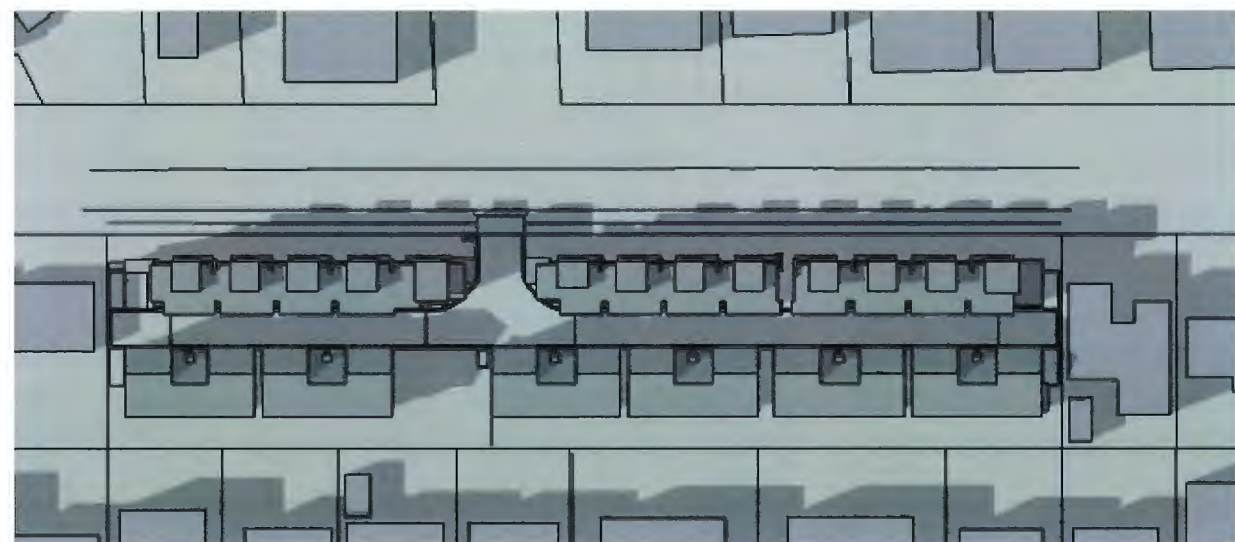
JUNE 21 10:00 am



MARCH 21 12:00 pm



JUNE 21 12:00 pm



MARCH 21 4:00 pm



JUNE 21 4:00 pm



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MAR 20/23	DPP
NOV 22/20	ADP
MAR 31/20	FOR CITY COMMENTS
APR 1/19	DP APPLICATION
DEC 19/18	FOR CITY COMMENTS

MAY 31/18 REZONING APP
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Project:
TOWNHOUSE DEVELOPMENT

8231-51 Williams Road
RICHMOND, BC

Drawing Title:
SUN SHADING
DIAGRAMS &
SECTIONS

Date:

Scale:

Drawn By:

Checked By:

Project No.:

Drawing No.:

A10

DP 21-934415

June 5, 2023

REFERENCE



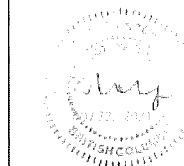
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Date: 06/05/23
File Name: A10.dwg



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Project:
**TOWNHOUSE
DEVELOPMENT**

9200-9340 Francis Road
RICHMOND, BC

Drawing Title:
FLOOR PLANS

Date:

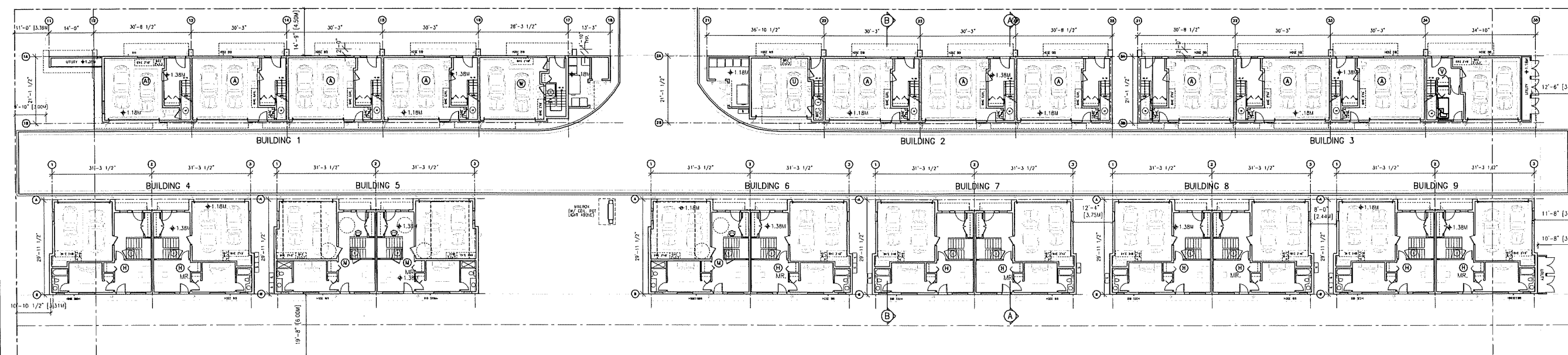
Scale:

Drawn By:

Checked By:

Project No.:

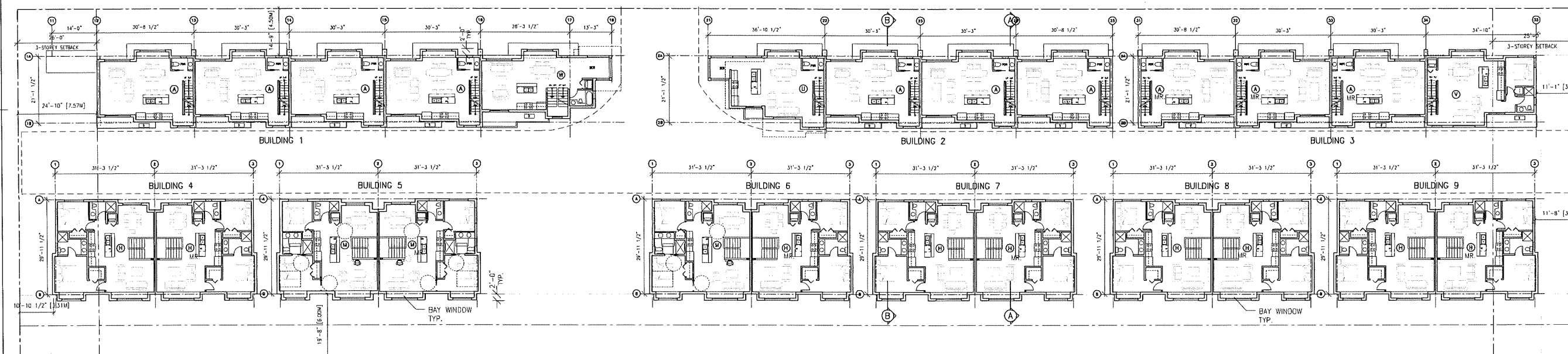
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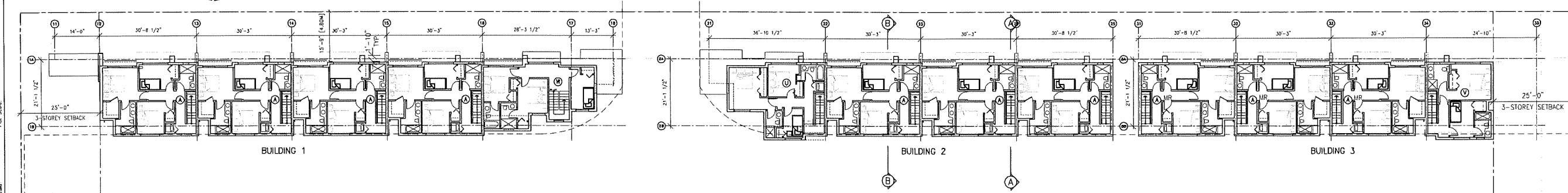
GROUND FLOOR PLAN
SCALE: 1/16"=1'-0"

BAY WINDOW NOTES:
BAY WINDOW SEAT MIN. 2" ABOVE FINISHED FLOOR IS STRUCTURALLY PROTRUDED FROM THE WALL. NO FLOORING JOIST EXTENDS BEYOND THE WALL TO PREVENT A CONVERSION TO USABLE FLOOR SPACE.

AGING IN PLACE FEATURES FOR ALL UNITS:
-SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
-LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
-BLOCKING TO STAIR WALLS FOR FUTURE LIFT INSTALLATION



SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"



THIRD FLOOR PLAN
SCALE: 1/16"=1'-0"

DP21-934415

June 5, 2023

REFERENCE PLAN

DP 21-934415

A3

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 millimetres



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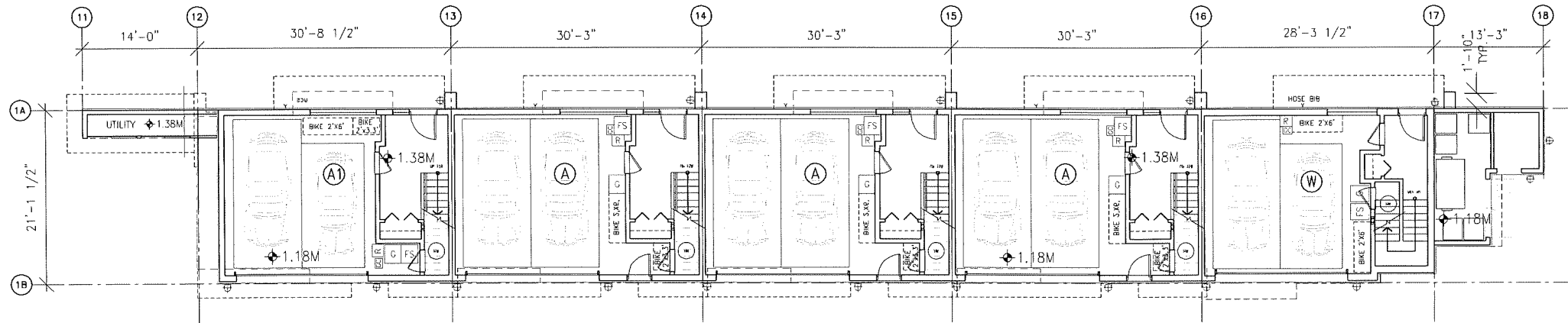
Project:
TOWNHOUSE DEVELOPMENT

9200-9340 Francis Road
RICHMOND, BC

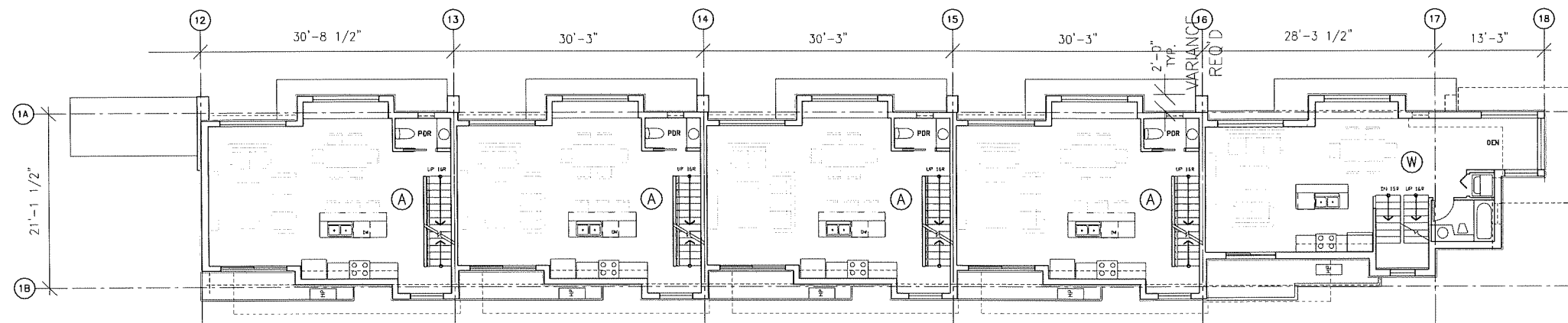
Drawing Title:
FLOOR PLANS

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:

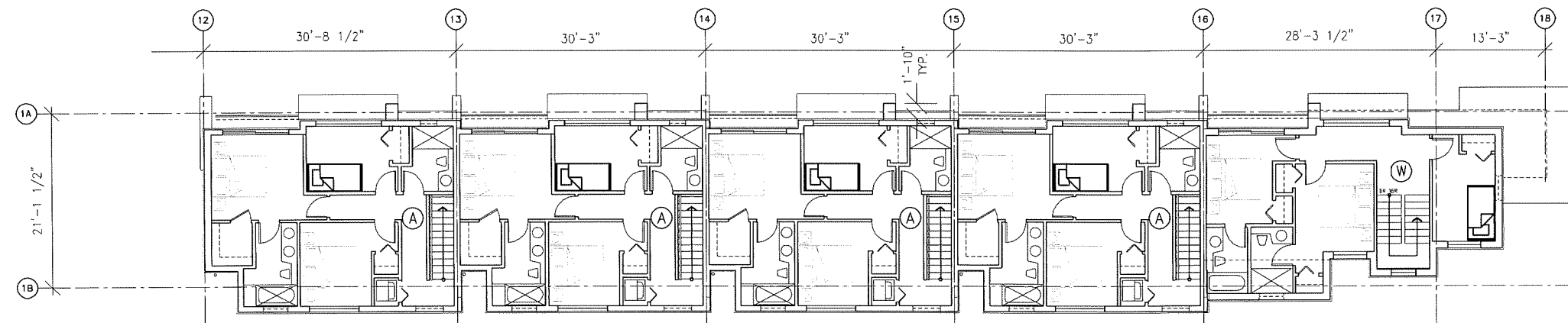
A3.3



**BUILDING 1:
GROUND FLOOR PLAN**
SCALE: 1/8"=1'-0"



**BUILDING 1:
2ND FLOOR PLAN**
SCALE: 1/8"=1'-0"



**BUILDING 1:
3RD FLOOR PLAN**
SCALE: 1/8"=1'-0"

Prof. Scale: 1/8"=1'-0"

DP 21-934415

June 5, 2023

REFERENCE

0 1 2 3 4 5 6 7 8 inches

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 millimetres

This drawing is for reference only. All dimensions are in feet and inches unless otherwise noted.

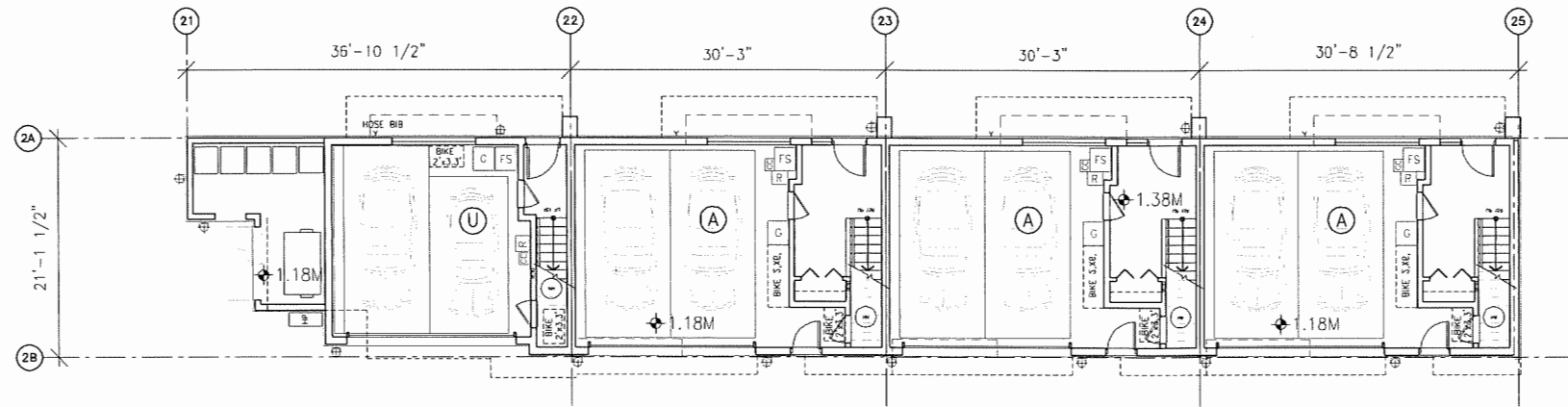


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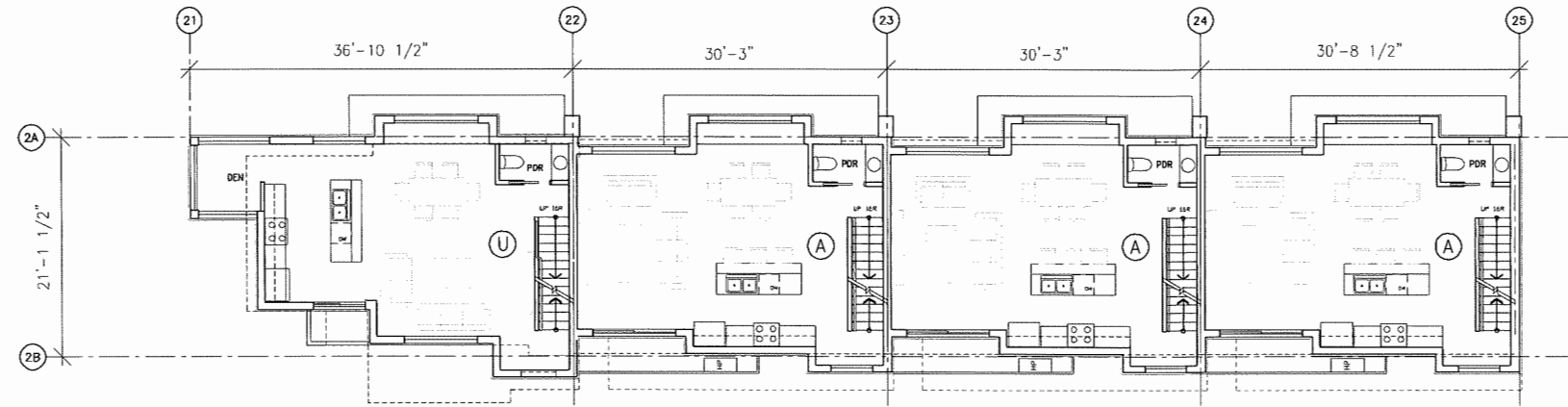
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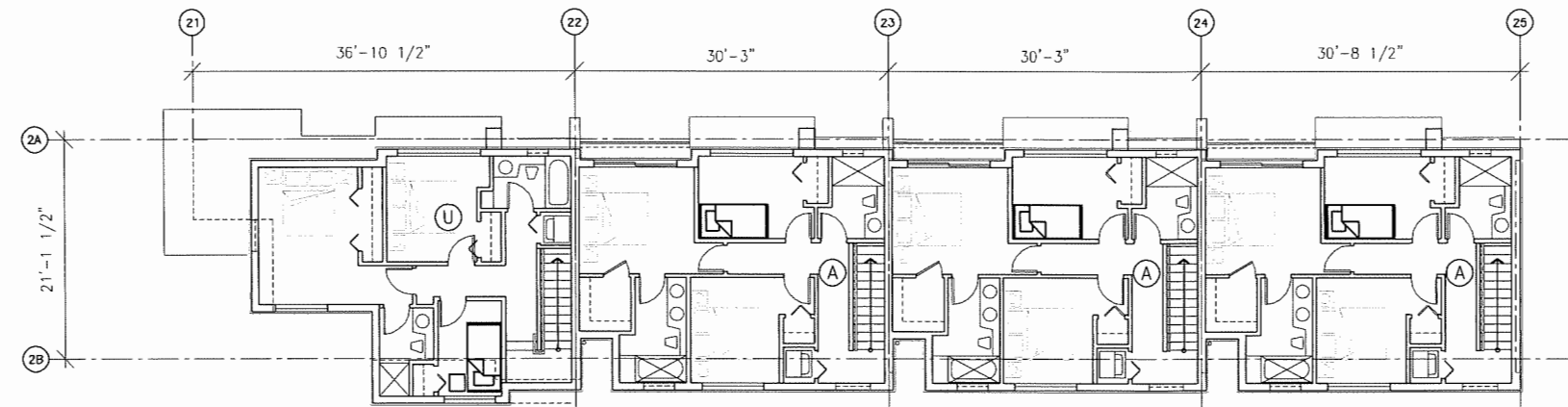
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**BUILDING 2:
GROUND FLOOR PLAN**
SCALE: 1/8"=1'-0"



**BUILDING 2:
2ND FLOOR PLAN**
SCALE: 1/8"=1'-0"



**BUILDING 2:
3RD FLOOR PLAN**
SCALE: 1/8"=1'-0"

15 MAY/23	CITY COMMENTS/DPP
15 DEC/22	CITY COMMENTS/DPP
29 SEP/22	CITY COMMENTS/DPP
07 FEB/22	ADP COMMENTS
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04 MAY/21	DP APPLICATION
10 JUN/20	REZONING APP
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Project:
**TOWNHOUSE
DEVELOPMENT**

9200-9340 Francis Road
RICHMOND, BC

Drawing Title:
FLOOR PLANS

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:

A3.4

DP 21-934415

June 5, 2023

REFERENCE

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File Name: Location: Plot Scale:



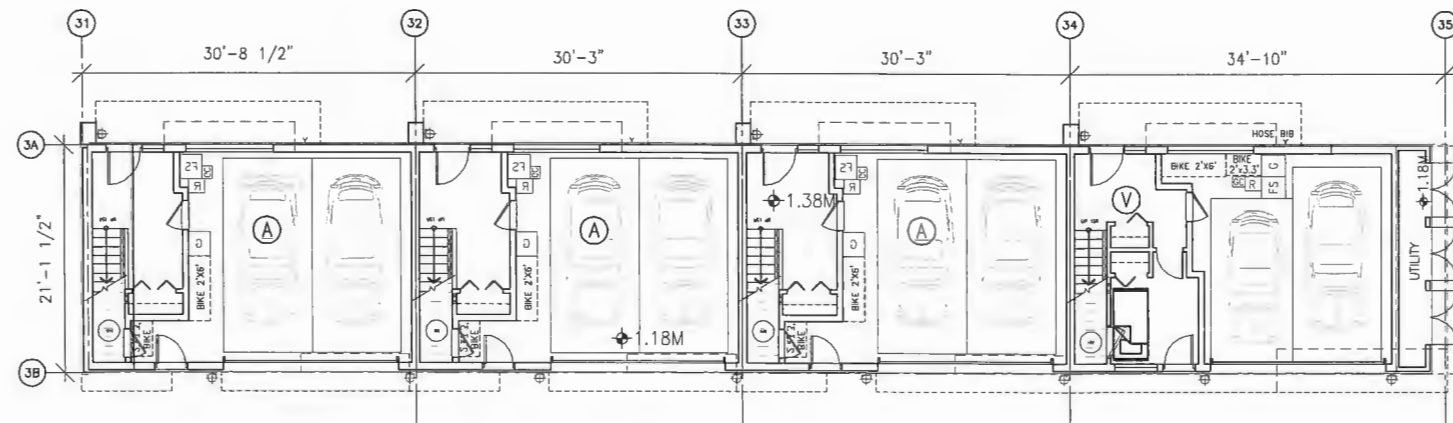
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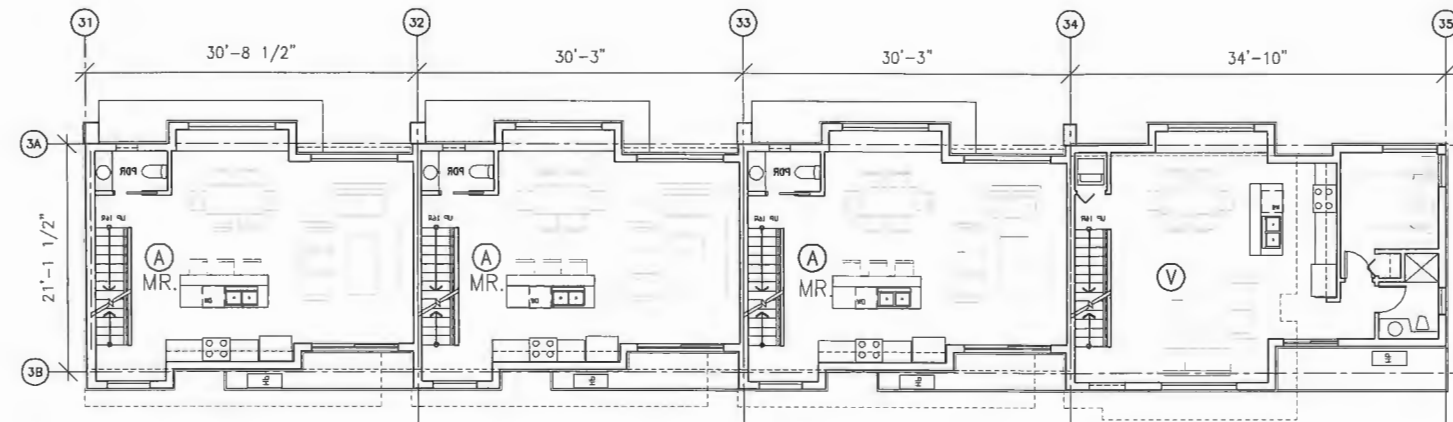
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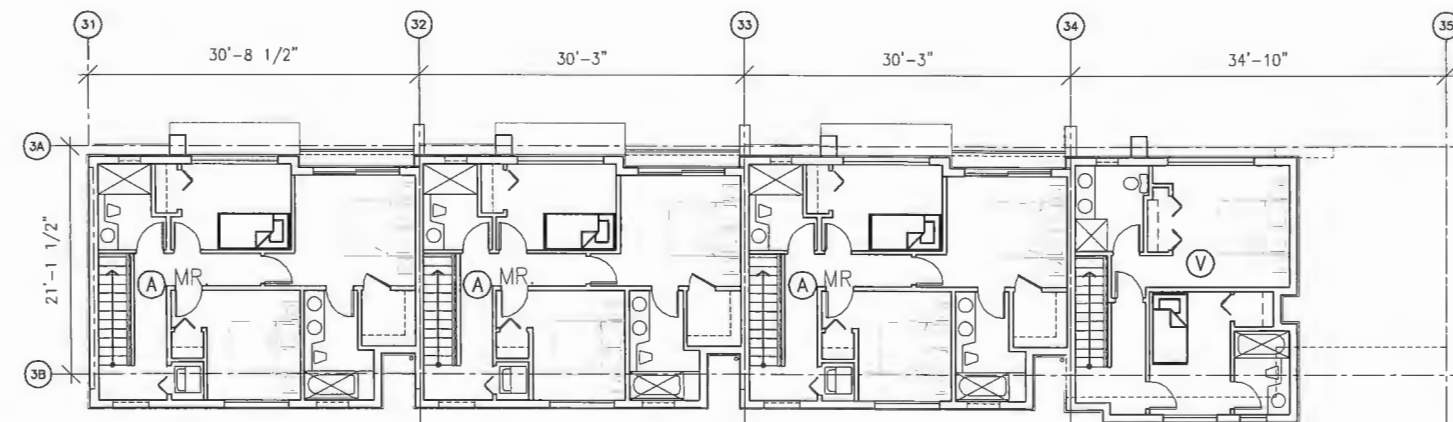
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**BUILDING 3:
GROUND FLOOR PLAN**
SCALE: 1/8"=1'-0"



**BUILDING 3:
2ND FLOOR PLAN**
SCALE: 1/8"=1'-0"



**BUILDING 3:
3RD FLOOR PLAN**
SCALE: 1/8"=1'-0"

15 MAY/23	CITY COMMENTS/DPP
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Project:
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9200-9340 Francis Road
RICHMOND, BC

Drawing Title:
FLOOR PLANS

Date:
Scale:
Drawn By:
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Project No.:
Drawing No.:

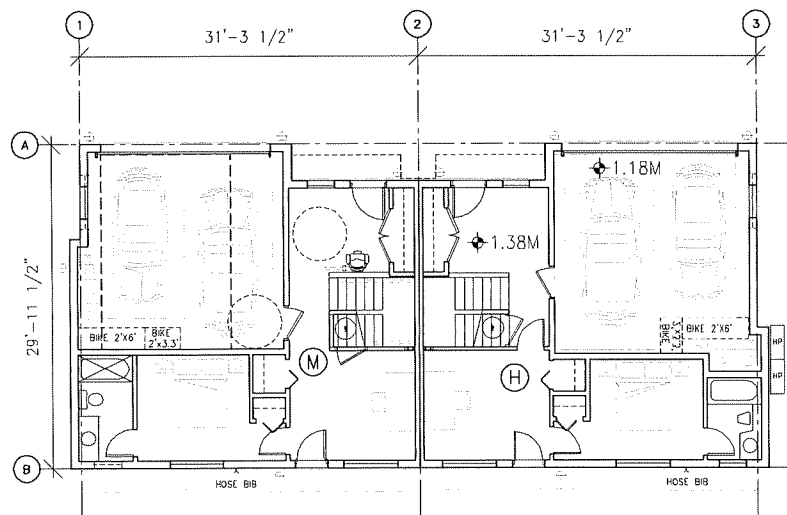
A3.5

DP 21-934415

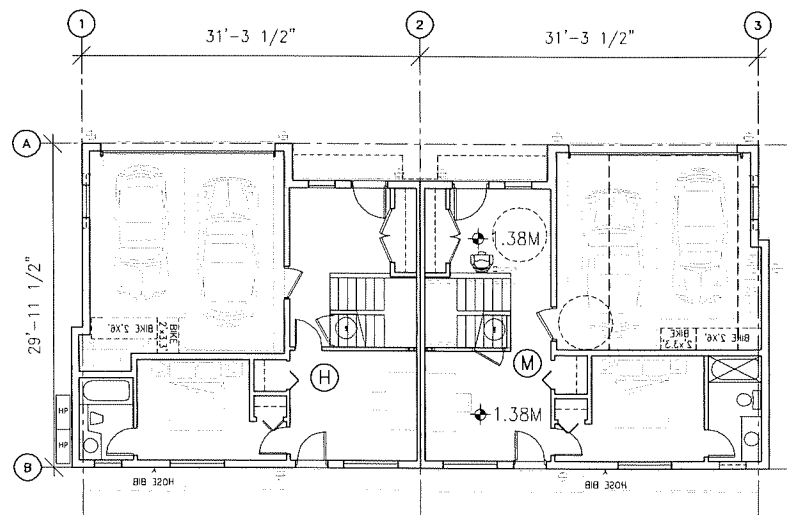
June 5, 2023

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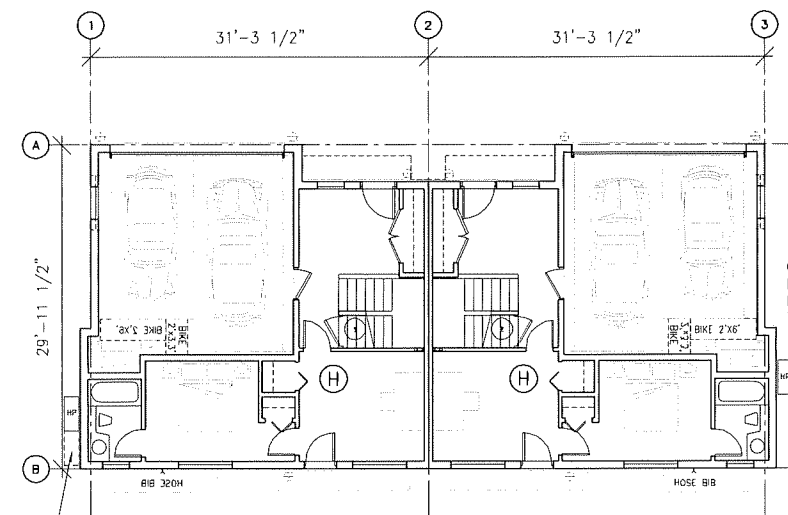




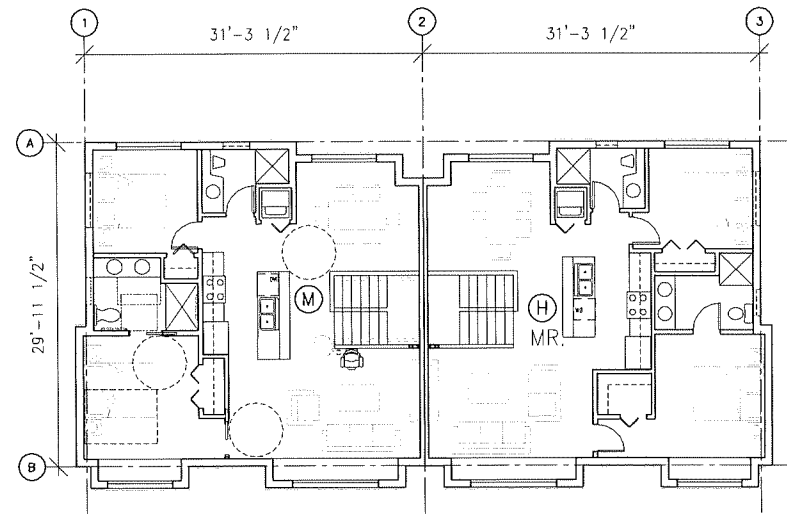
**BUILDING 4 & BUILDING 6:
GROUND FLOOR PLAN**
SCALE: 1/8"=1'-0"



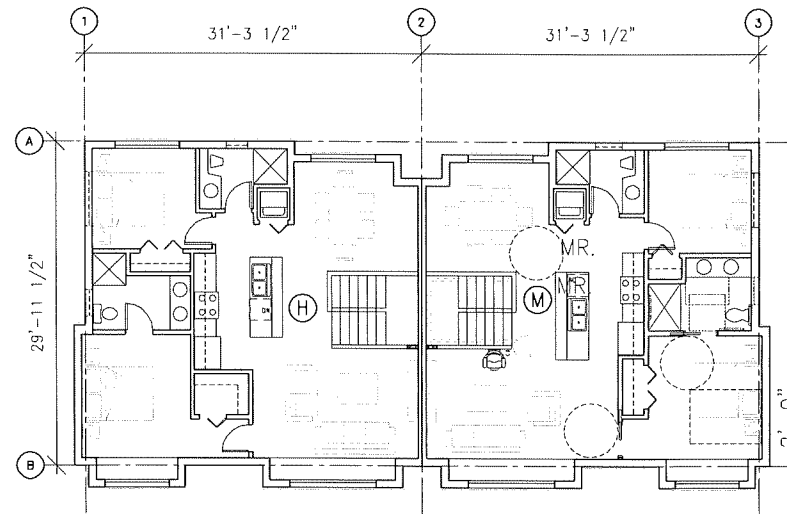
**BUILDING 5:
GROUND FLOOR PLAN**
SCALE: 1/8"=1'-0"



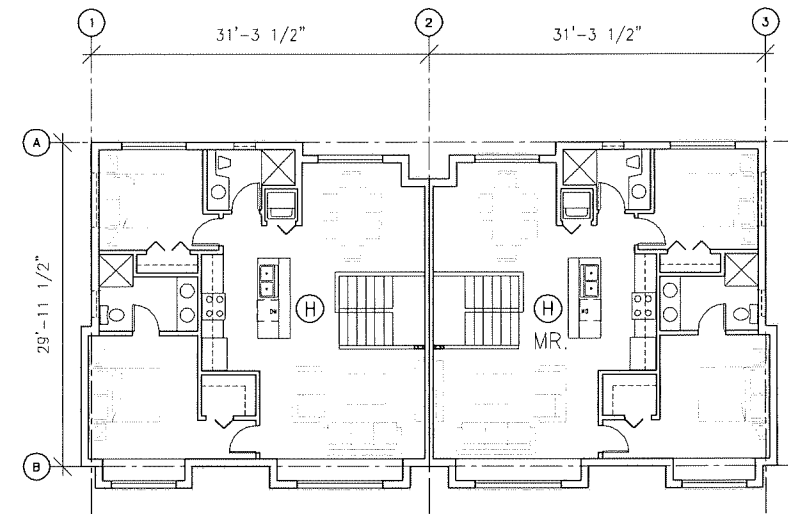
**BUILDING 7, BUILDING 8 & BUILDING 9:
GROUND FLOOR PLAN**
SCALE: 1/8"=1'-0"



**BUILDING 4 & BUILDING 6:
2ND FLOOR PLAN**
SCALE: 1/8"=1'-0"



**BUILDING 5:
2ND FLOOR PLAN**
SCALE: 1/8"=1'-0"



**BUILDING 7, BUILDING 8 & BUILDING 9:
2ND FLOOR PLAN**
SCALE: 1/8"=1'-0"



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Project:

**TOWNHOUSE
DEVELOPMENT**

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Drawing Title:

FLOOR PLANS

Date:

Scale:

Drawn By:

Checked By:

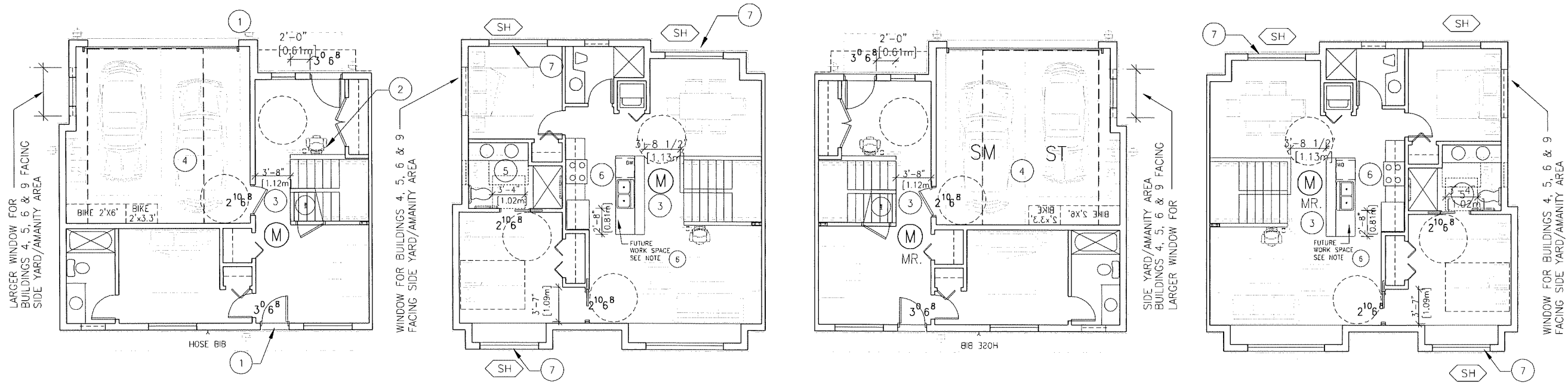
Project No.:

Drawing No.:

A3.6

(M) 1303.5 SF

(M) MR. 1303.9 SF



(SH) WINDOW THAT CAN BE OPENED WITH A SINGLE HAND

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):

- DOUBLE GLAZED VINYL FRAMED WINDOW W/LOW E GLASS (TYP.);
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES;
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPETS & COMPOSITE WOOD

(SH) WINDOW THAT CAN BE OPENED WITH A SINGLE HAND

AGING IN PLACE FEATURES FOR ALL UNITS:

- SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- BLOCKING TO STAIR WALLS FOR FUTURE LIFT INSTALLATION

NOTES FOR FAR PLANS & CALCULATIONS:

EXTERIOR WALL THICKNESS MORE THAN 6.3" IS EXEMPTED FROM FSR CALCULATION (PER BYLAW 4.2.1).
FSR OVERLAYS ARE DRAWN TO EXTERIOR WALL SHEATHING (6.5" WALL THICKNESS).

BAY WINDOW NOTES:

BAY WINDOW SEAT MIN. 2' ABOVE FINISHED FLOOR IS STRUCTURALLY PROTRUDED FROM THE WALL. NO FLOORING JOIST EXTENDS BEYOND THE WALL TO PREVENT A CONVERSION TO USABLE FLOOR SPACE.

BAY WINDOW NOTES:

BAY WINDOW SEAT MIN. 2' ABOVE FINISHED FLOOR IS STRUCTURALLY PROTRUDED FROM THE WALL. NO FLOORING JOIST EXTENDS BEYOND THE WALL TO PREVENT A CONVERSION TO USABLE FLOOR SPACE.

AGING IN PLACE FEATURES FOR ALL UNITS:

- SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

CHECKLIST - CONVERTIBLE UNIT FEATURES

DOORS & DOORWAYS (1)

ENTRY DOOR MIN. 863 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS. ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER)

INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM. MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.

PATIO/BALCONY MIN. 860MM CLEAR OPENING. (REMOVABLE THRESHOLD RAMP TO BE USED FOR ACCESSIBILITY)
ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY BC BUILDING CODE.
LEVER-TYPE HANDLES FOR ALL DOORS.

VERTICAL CIRCULATION (2)

STAIR LIFT IN COMPLIANCE WITH MANUFACTURER SPECIFICATION, OR VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2X12 SOLID LUMBER AT 914MM TO CENTRE.

HALLWAYS (3)

MIN. 900 MM WIDTH

GARAGE (4)

MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH
ACCESS FROM GARAGE TO LIVING AREA WITH MIN. 800 MM CLEAR DOOR OPENING (2'-8" SLIDING OR 2'-10" SWINGING DOOR SPEC.)

BATHROOMS (MIN. 1) (5)

TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT. WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2X12 SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS. CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.
DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).
MIN. 800 MM CLEAR DOOR OPENING (2'-8" SLIDING OR 2'-10" SWINGING DOOR SPEC.) WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT

KITCHEN (6)

CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304MM TO 355MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM
MIN. 800 MM CLEAR DOOR OPENING (2'-8" SLIDING OR 2'-10" SWINGING DOOR SPEC.) WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT
LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.

WINDOWS (7)

MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)

OUTLETS & SWITCHES (8)

PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITH PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

DP21-934415



ZHAO XD ARCHITECT LTD.

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Project:
TOWNHOUSE DEVELOPMENT

9200-9340 Francis Road
RICHMOND, BC

Drawing Title:
UNIT PLANS

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:

A8.1

DP 21-934415

June 5, 2023

REFERENCE

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 millimetres

1/4" = 1'-0" 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 feet

DATE PLOTTED: 2023.06.05 10:00 AM