



**To:** Development Permit Panel

**Date:** March 5, 2025

**From:** Joshua Reis  
Director, Development

**File:** DP 23-029303

**Re:** Application by Manswell Enterprises Ltd. for a Development Permit at 9371 and 9391 Francis Road

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**Staff Recommendations**

That a Development Permit be issued which would:

1. Permit the construction of nine townhouse units at 9371 and 9391 Francis Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the front yard setback from 6.0 m to 4.5 m; and
  - b) Allow six small car parking stalls.

Joshua Reis  
Director, Development  
(604-247-4625)

JR:el  
Att. 3

## **Staff Report**

### **Origin**

Manswell Enterprises Ltd. (Incorporation number: BC0497028; Director: Jason Lam and Marian Lee) has applied to the City of Richmond for permission to develop nine townhouse units at 9371 and 9391 Francis Road. One of the townhouse units is proposed to contain a ground-level secondary suite and one of the townhouse units is proposed to be designed according to the convertible unit guidelines.

The site is being rezoned from “Small-Scale Multi-Unit Housing (RSM/M)” zone to the “Low Density Townhouses (RTL4)” zone for this project under Bylaw 10527 (RZ 22-005593), which is currently at third reading.

A Servicing Agreement is required as a condition of rezoning and includes, but is not limited to, the design and construction of frontage beautification works and service connections.

### **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 and West: An existing 24-unit townhouse complex fronting Francis Road, on a lot zoned “Low Density Townhouses (RTL1)”.

To the North and East: Existing single-family dwellings fronting Ash Street on lots zoned “Small-Scale Multi-Unit Housing (RSM/M)”.

To the South: Across Francis Road, existing single-family dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

### **Rezoning and First Reading Results**

The associated rezoning application was granted first, second and third reading by Council at its meeting of February 13, 2024. No concerns regarding the rezoning application were expressed by the public during the Council meeting.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Low Density Townhouses (RTL4)” except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the front yard setback from 6.0 m to 4.5 m.

*(Staff supports the proposed variance recognizing that a minor road dedication (approximately 0.6 m) is required and that the Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a 6.0 m rear yard setback is provided, on condition that there is an appropriate interface with neighbouring properties. In addition, the intent of the variance is to facilitate a larger protection buffer to the existing Cherry plum tree along the north property line that is to be retained as part of the development. The resulting distance from the back of the curb to the building face would be approximately 8.0 m. To protect the future dwelling units at the subject site from potential noise impacts generated by traffic on Francis Road, a restrictive covenant has been secured at rezoning to ensure that noise attenuation will be incorporated into dwelling unit design and construction.)*

- 2) Allow six small car parking stalls.

*(The Zoning Bylaw permits small car parking stalls only when more than 31 parking stalls are proposed on site. The proposed nine-unit townhouse development will provide 18 residential parking spaces and two visitor parking spaces on-site. The small car stalls will be featured in six of the side-by-side double-car garages. Each of those garages will contain one small car stall alongside one standard-size stall. The proposed variance allows for a more flexible site layout.*

**Advisory Design Panel Comments**

The Advisory Design Panel (ADP) has reviewed the project and supports the proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Thursday, November 21, 2024 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

**Analysis*****Conditions of Adjacency***

- The proposed form and massing of the buildings are compatible with the existing adjacent developments on the block.
- While three-storey massing is proposed along Francis Road, the building height is stepped down to two-storeys along the east and west property lines to provide an appropriate transition to the adjacent two-storey townhouse units to the west and single-family homes to the east.
- Two-storey units in single detached and duplex forms, as well as the outdoor amenity area, are proposed along the rear (north) property line to minimize privacy and overlook concerns.
- Deeper rear yards (minimum of 6.0 m instead of 4.5 m) are proposed to enhance rear yard buffering.

- The existing site grade along the rear (north) property line will be maintained to provide an appropriate transition to the adjacent single-family properties to the north and to accommodate tree retention along the common property line.
- The site grade within the side yard setbacks along both east and west property lines, adjacent to the two front buildings, will be raised to create relatively flat private outdoor spaces for the units within the front buildings. The maximum height of the proposed retaining wall is approx. 0.5 m.
- A 1.8 m tall wood fence will be installed along the side and rear property lines to protect the privacy of the neighbouring residential developments.
- Perimeter drainage will be required as part of the Building Permit to ensure stormwater is managed and addressed through the development and will not impact the neighbouring properties.
- Overall, landscaping and a variety of trees planted across the site will be used to enhance the pedestrian experience and the interface of the proposed development with adjacent properties. Details on landscaping are provided in the Landscape Design and Open Space Design section of this report.
- Adjacent properties to the east have future potential for redevelopment as townhouses. A statutory-right-of-way allowing access to/from the adjacent future development sites through the subject site (over the internal drive aisle) has been secured at rezoning. Signage indicating that the driveway on the subject site may connect to the future adjacent townhouse development is proposed to be installed at the east end of the internal 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.

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

- The development consists of nine townhouse units, including five two-storey units and four three-storey units, in four building clusters.
- The layout of the townhouse units is oriented around a single driveway providing access to the site from Francis Road and an east-west internal maneuvering aisle.
- An outdoor amenity area will be situated in a central open courtyard at the rear (north) of the site, opposite the entry driveway.
- All three-storey units are proposed along Francis Road; a minimum 7.5 m interior side yard setback is provided to the third floor of the street-fronting buildings to minimize potential privacy concerns with the single-family dwelling to the east and the townhouse development to the west.
- Two-storey detached, and duplex units are proposed along the rear (north) lot lines to serve as a transition to the two-storey townhouse units to the northwest and single-family homes to the northeast. The proposed building forms, heights and setbacks are in compliance with the design guidelines for arterial road townhouse developments.
- Unit #5 located in Building C on the northwest portion of the site, will contain a ground-level, one-bedroom secondary suite of approximately 33.8 m<sup>2</sup> (364 ft<sup>2</sup>) in size.

No additional parking stall is required for the proposed secondary suites since the required parking spaces for the units containing a secondary suite are provided in a side-by-side arrangement.

- All units will have individual side-by-side double-car garages. A total of two visitor parking spaces will be provided on site. The number of residential and visitor parking spaces proposed complies with the minimum bylaw requirement.
- All units will have private outdoor spaces consisting of a front or a rear yard; units with primary yard space fronts onto Francis Road will also have a secondary private outdoor space (i.e., ground-level yard spaces in the side yard setbacks and deck spaces on the second floor facing the internal drive aisle) located away from the arterial road. The provision of private outdoor spaces complies with the Development Permit Guidelines of the OCP.
- Outdoor amenity space is proposed opposite the site entry for maximum casual surveillance opportunity. The size and location of the outdoor amenity space are appropriate for providing an open landscape and amenity space convenient to all units.
- No indoor amenity space is proposed on site. An \$18,594.00 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.
- One garbage, recycling and organic waste storage room is proposed and is integrated into the design of Building A to minimize the visual impact. The location of the room near the intersection of the internal drive-aisle provides convenient access.

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

- Traditional West Coast wood frame residential style with inspiration from the Tudor style was used as the main architectural language. Details used in this project such as gable roofs, bay windows, wood battens, brick walls on the lower floor; siding materials on the upper floor; and shingle roofs are all typical treatments that can be found in adjacent developments.
- 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.
- Overlapping and stacked townhouse units are proposed in the two street-fronting buildings based on the onsite geometry and condition. These buildings are designed to complement the massing and scale of the detached townhouse units on the adjacent property to the west and the single-family homes to the east.
- The impact of blank garage doors has been mitigated with panel patterned doors, unit entrances and planting islands/wood trellis along the drive aisle.
- A palette of earth-tone colours is proposed. The proposed building materials (asphalt roof shingles, Hardie lap siding, wood fascia board and trim, brick cladding, etc.) are generally consistent with the OCP.

***Tree Retention and Replacement***

- Tree preservation was reviewed at the rezoning stage, a total of 16 bylaw-sized trees on site, one tree on the neighbouring property and five street trees were assessed:
  - A 76 cm caliper beech tree (tag# 6) located in the southeast corner of the site will be retained. Due to its proximity to proposed Building A, cantilevered foundations will be required within the tree protection zone to retain this tree. Arborist supervision will be required for site preparation and construction activities. A Tree Survival Security of \$10,240.00 has been secured at rezoning.
  - A 50 cm caliper plum tree (tag# 20) located on-site along the rear (north) property line will be retained on site. A Tree Survival Security of \$10,240.00 has been secured at rezoning.
  - One tree (tag# 22) located on the neighbouring property is to be protected as per the Arborist Report recommendations.
  - One Honey locust tree (tag# C5) located at the southwest corner of the site, within the City's boulevard, is identified in good condition and to be retained. A Tree Survival Security of \$5,120.00 has been secured at rezoning.
  - 13 bylaw-sized trees (tag# 7-10, 12-19 & 21) and one significant tree located on-site trees (tag# 11, multi-stem cherry plum tree with 144 cm combined calliper size) were identified for removal based on their condition and signs of decay and poor structure. Based on the OCP and Tree Protection Bylaw requirements, 29 replacement trees are required. The applicant is proposing to plant all replacement trees on-site, including seven conifers and 22 deciduous trees.
- Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities (including demolition) occurring on-site.
- 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.

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

- The street edge along Francis Road will be defined with landscaping including lawn, native shrubs and deciduous trees. A low 1.2 m tall transparent metal fence with gates will be installed along the road frontage to accommodate visually interesting plant species.
- Each street-fronting unit will have a private front yard with an outdoor patio to generate animation along the streetscape. The front yards will be separated with evergreen hedges to provide privacy for individual units.
- All units will have a private yard with a patio, shade tree and shrub/groundcover planting.
- Planting pads with wood trellis and vines are provided between garages to maximize the planting opportunities in the limited spaces along the entry drive aisle.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.

- An outdoor amenity space is located at the T-intersection of the internal driveways, which is easily accessible for all residents and highly visible from the main entry driveway.
- Three removable bollards are designed at the entry of the outdoor amenity area to stop vehicles and ensure pedestrian safety.
- A social gathering space with mailboxes, bike racks, picnic table and benches are proposed in the south part of the outdoor amenity area.
- A playground including chalkboard, sensory multi play panel, slide, playhouse, game lawn and benches for parents to sit, is proposed in the north part of the outdoor amenity space.
- The slide and game lawn will promote active play activities. Sensory multi play panel, playhouse and chalkboard create a dramatic play zone where children use their creativity and imagination to play and learn.
- The driveway entry and surface parking spaces will be treated with permeable pavers for better water infiltration and variety in paving surfaces. Contrasting coloured pavers will also be used to highlight pedestrian routes along the drive aisle.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$278,355.00 in association with the Development Permit.

#### ***Crime Prevention Through Environmental Design***

- The site plan and individual unit layout create an opportunity for passive surveillance. Additional windows are provided to side elevations adjacent to the outdoor amenity area and vehicle entry driveway to enhance visual surveillance opportunities.
- The sidewalk and internal drive aisle edges will have well-defined landscaped edges, clearly defining the areas for public pedestrian use.
- Exterior lights will be provided along the internal drive aisle and in outdoor amenity areas, etc. to enhance visual supervision.

#### ***Sustainability***

- The project will be designed to meet Step Code 3 with maximum Emission Level 4.
- High efficient air source heat pump system will be provided. Condenser units for two of the units will be located on the second-floor decks facing the internal drive aisle; condenser units for all other units will be located within the individual private yards. An Acoustic Report has been submitted to confirm the noise levels from the condensing units will be below the nighttime Noise Bylaw limit of 45 dBA at the nearest point of reception.
- Low E glazing windows and Energy Star appliances will also be included in the development.

***Accessible Housing***

- The proposed development includes one convertible unit, unit #4 in Building B, and is 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 vertical lift in the stacked storage space (which has been dimensioned to allow for 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: Excerpt from Advisory Design Panel Meeting Minutes (November 21, 2024)  
          3: Development Permit Considerations



DP 23-029303

Attachment 1

Address: 9371 and 9391 Francis Road

Applicant: Manswell Enterprises Ltd.

Owner: Manswell Enterprises Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 1,639 m<sup>2</sup>

Floor Area Net: 1,132 m<sup>2</sup>

	Existing	Proposed
Site Area:	1,912 m <sup>2</sup>	1,887 m <sup>2</sup>
Land Uses:	Single-Family	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/M)	Low Density Townhouses (RTL4)
Number of Units:	2	9 townhouses + 1 secondary suite

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage – Building:	Max. 40%	39%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	62%	none
Lot Coverage – Landscaping:	Min. 25%	25%	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m Min.	Variance Requested
Setback – Interior (East) Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Interior (West) Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (north) (m):	Min. 3.0 m	6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	11.16 m (3 storeys) along Francis Road & 8.72 m (2 storeys) along north property line	none
Lot Width:	Min. 40.0 m	41 m	none
Lot Depth:	Min. 35.0 m	47.5 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V)	none
Off-street Parking Spaces – Total:	18 (R) and 2 (V)	18 (R) and 2 (V)	none

Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (18 x Max. 50% = 9)	0	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided in site	6	<b>Variance Requested</b>
Accessible Parking Spaces:	None when fewer than 3 visitor stalls are required	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	2 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Bicycle Parking Spaces – Total:	12 (Class 1) and 2 (Class 2)	18 (Class 1) and 2 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 9 units = 54 m <sup>2</sup>	109 m <sup>2</sup>	none

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

**Thursday, November 21, 2024 – 4:00 p.m.  
Virtual, Microsoft Teams  
Richmond City Hall**

**1. DP 23-029303 - 9-UNIT TOWNHOUSE DEVELOPMENT**

ARCHITECT: Imperial Architecture Ltd.

LANDSCAPE ARCHITECT: Homing Landscape Architecture

PROPERTY LOCATION: 9371 and 9391 Francis Road

**Applicant's Presentation**

Architect Jiang Zhu, Imperial Architecture Ltd., and Landscape Architect Eason Li, Homing Landscape Architecture, presented the project and answered queries from the Panel.

**Panel Discussion**

*Comments from Panel members were as follows:*

- appreciate the applicant's presentation and the use of SAFERhome standards in addition to the City's convertible unit guidelines in the design of the convertible unit in the project;

*Noted.*

- also appreciate the applicant's attention to detail in the design of the convertible unit such as providing a small ramp for the two-inch height difference between the patio door and the ground level;

*Noted.*

- the design of the townhouse buildings is consistent with the City's Multiple Family-Townhouse Development Guidelines and appropriate to its neighbourhood context;

*Noted.*

- the design of the townhouse buildings is overdone; the design team could have added more character and not just a repeat of the usual design of townhouse buildings in the City;

*The consultant team put in efforts to make sure that we did not repeat the typical townhouse design:*

*1. We did not use the typical rowhouse style in this project to address the site-specific constraints on limited frontage along the aerial road where the vehicle entry has to be located. The proposed typology contained stacked townhouse units with overlapping between units.*

*2. While typical front buildings in arterial road townhouse projects are 3 storey high, we proposed 2 and half storey massing in addressing the privacy and adjacency concerns to neighboring site. In addition, we eliminated all windows on the partial 3rd floor facing neighboring sites to enhance the privacy.*

*3. Unlike many other townhouse projects on narrow sites having tandem parking arrangement, efforts were made to introduce side-by-side two car garage for all units in addressing council's concern on useability.*

- the proposed fibar surfacing for the children's play area is not accessible for people in wheelchairs; consider replacing with rubber surfacing;

*Wood chips surfacing is changed to poured in place rubber surfacing.*

- there is little opportunity to install planting along the internal drive aisles; the small raised wood planters outside of the garages along the internal drive aisles could potentially be damaged by vehicles; the applicant could consider installing decorative screen;

*Raised wood planters are removed, and trellises/screens with vine plants are added instead, per updated detail 6/L3.2.*

- consider installing screening in the children's play area adjacent to Building B and Building C; review the placement of windows adjacent to the sandbox as they could pose potential privacy concerns for residents;

*Three out of the four windows are high windows, and the only window that has privacy concern is the bay window on Building C close to the sandbox. The previous landscape design already proposed Yew Hedge along Buildings C & B as dense evergreen screen, and the updated design has moved the sandbox further to north and added more Yew Hedge between the bay window and the sandbox to further improve the privacy.*

- ensure that shade-tolerant grasses and shrubs are planted on the north side of the development as there will be a lot of shade on this side as indicated in the shadow analysis;

*North side of the buildings are all shade tolerant shrubs and grasses, per updated landscape planting plans L1.2a to L1.2d.*

- the strip of planting adjacent to visitor parking stalls are very small and could potentially be damaged by cars; consider replacing with gravel;

***The narrow planting strips have been changed to gravel***

- the project's Landscape Architect needs to illustrate that there is root ball clearance for all planting beds as there are trees with planting materials right up against them;

***Shrubs and groundcovers at the tree root ball have been removed, per updated landscape planting plans L1.2a to L1.2d.***

- appreciate the clear and structured presentation of the applicant;

***Noted.***

- the overall plan of the project looks complicated; the complex design of the townhouse buildings is driven by the provision of double car garages for the residential units;

***Noted.***

- the design team has done a good job in dealing with the challenges of the proposed development;

***Noted.***

- the design team has complied with the City's design guidelines for the proposed development; however, the exterior of the townhouse buildings looks traditional, complex, and like large single family-homes; consider simplifying and modernizing the design of the buildings, e.g. review the choice of materials and streamline the building massing;

***Level 3 for both Building A and D was redesigned to simplify the massing and reduce the number of corners and turns to address this comment.***

- the garbage room and PMT are located in central areas; consider giving more attention to the treatment of the buildings around those areas to mitigate their potential impacts to the appearance of the buildings;

***The garbage room was designed as part of the principal building as per requirements from the city's OCP design guideline. Architectural treatments such as exterior wall finish, eave overhang etc. used for the garbage room were the same as the main building.***

***Floor plan and elevations were revised to add more windows in the area where the PMT was located to avoid the large size blank walls to address this comment and make the appearance of the building more attractive.***

- appreciate the applicant's thorough and detailed presentation;

***Noted.***

- agree with Panel comments that there is room for improvement in the design of the proposed townhouse buildings while maintaining their Tudor or classical style;

***We propose to apply same architectural language and treatment on front buildings to the back buildings to make them more elegant. Such treatment includes window mullion color and profiles and color combination for exterior materials etc.***

- appreciate the proposed lighting plan for the project; however, there is no lighting for the ramp in the children's play area;

***A bollard light is added for the ramp.***

- review the narrow strips of planting on the site to ensure their survivability;

***In average less than 12 inches wide strips have been changed to gravel.***

- the existing multi-stemmed tree to be retained on the north side is close to the building and backyard patio; consider replacing with a more manageable species to allow more sunlight into the backyard;

***Changed the deciduous trees north of Buildings B & C to be columnar form trees to allow more sunlight into the backyard.***

- agree with Panel comment that there is little opportunity to incorporate planting along the internal drive aisles;

***The current landscape design has maximized the planting opportunities along the internal drive aisles, and used tough and low maintenance plants there to ensure their survivability.***

- the overall character of the proposed development is consistent with the City's development permit guidelines for the area and is appropriate to its neighbourhood context; however, the two street-fronting buildings appear large; investigate opportunities to further articulate the buildings in order to further reduce their massing, e.g. reduce the horizontal banding, differentiate the front doors to help provide individual identity to units, and improve privacy between the entry doors of townhouse units; and

***Design team put in efforts at design stage to reduce the massing for two front buildings:***

***1. Amount of massing:***

***Instead of introducing one front building which can have 6 units along the arterial road per city's OCP design guideline, we proposed two smaller buildings located on each side of the vehicle entry driveway.***

***2. Number of Units***

***While the city's OCP design guideline allowed 6 units in front buildings along arterial roads, we only proposed 4 units along Francis Road, and they are split into 2 buildings as a method to reduce the massing further.***

### **3. Building Height**

*While the city's OCP design guideline allowed 3 storey for front buildings, we proposed 2 and half storey building height for both front buildings to reduce massing and enhance the privacy.*

### **4. Architectural decoration and treatment**

*As a method of avoiding the bulky/boxy look, we proposed add more architectural decorations and treatments such as bay windows, gable roofs and bands to break the single massing which tends to be felt big.*

- the rear units need not follow the large villa approach for the front buildings; consider a slightly different building typology for the rear units; also consider breaking down the back mews by adjusting the approach to the roof form to make the units appear more individualized.

*The current design complied with the city's townhouse design guideline and arterial road townhouse design guideline in all aspects. The back buildings are typical duplex building which can be found anywhere in the city. The current duplex design used the typical unit paring typology which complies with the design guideline and is widely used in the neighborhood. The entry porch was used to signify each unit's entry and identity.*

### **Panel Decision**

It was moved and seconded

*That DP 23-029303 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**

Opposed: Kush Panatch



City of  
Richmond

## ATTACHMENT 3

### Development Permit Considerations

Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 9371 and 9391 Francis Road

**File No.:** DP 23-029303

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

1. **(Zoning Amendment)** Final adoption of the Zoning Amendment Bylaw 10527.
2. **(Tree Protection)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. **(Landscaping Security)** Receipt of a Letter of Credit for landscaping in the amount of \$278,355.00 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency). A legal agreement is required to accompany the Landscape Security to set the terms for its use and release.
4. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

**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. 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 \_\_\_\_\_



# City of Richmond

## Development Permit

No. DP 23-029303

To the Holder: Manswell Enterprises Ltd.

Property Address: 9371 and 9391 Francis Road

Address: c/o Jason Lam  
8600 Cambie Road Unit 135,  
Richmond, British Columbia, V6X 4J9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the front yard setback from 6.0 m to 4.5 m; and
  - b) Allow six small car parking stalls.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #40 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$278,355.00 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.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 23-029303

To the Holder: Manswell Enterprises Ltd.

Property Address: 9371 and 9391 Francis Road

Address: c/o Jason Lam  
8600 Cambie Road Unit 135,  
Richmond, British Columbia, V6X 4J9

---

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

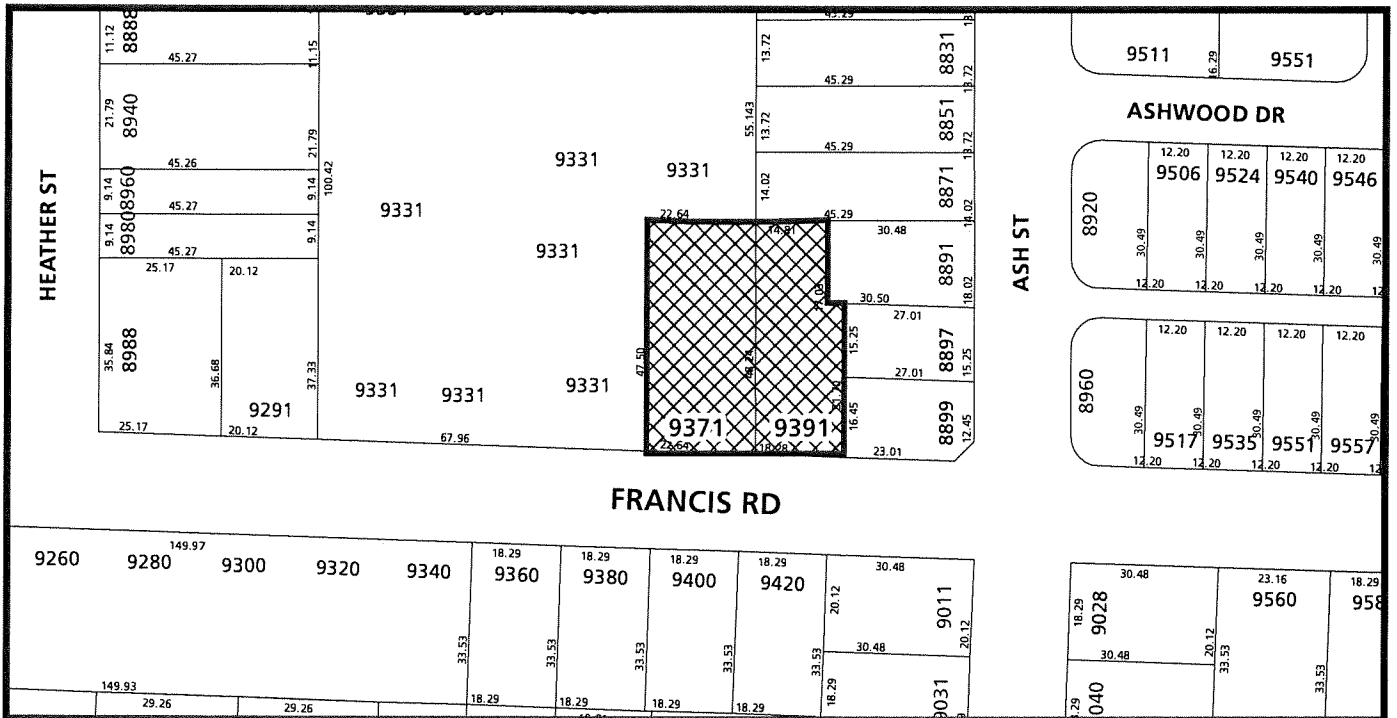
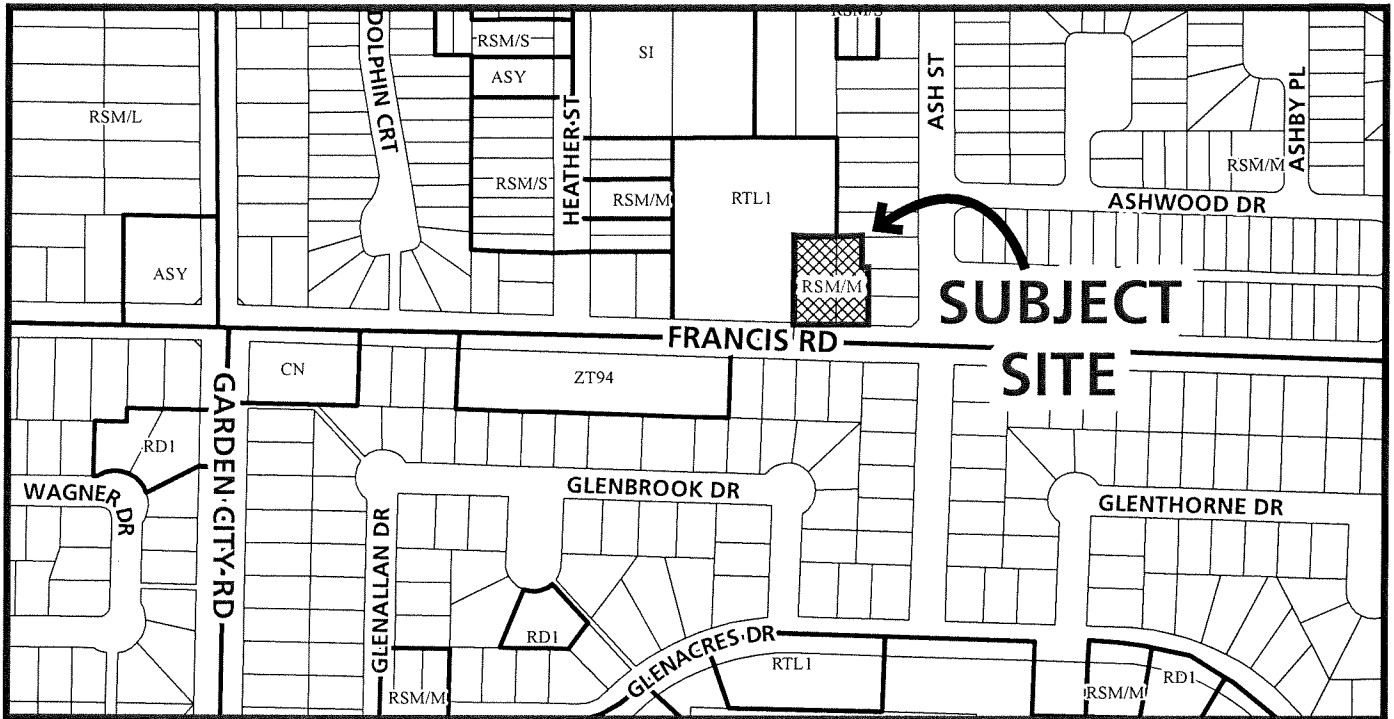
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



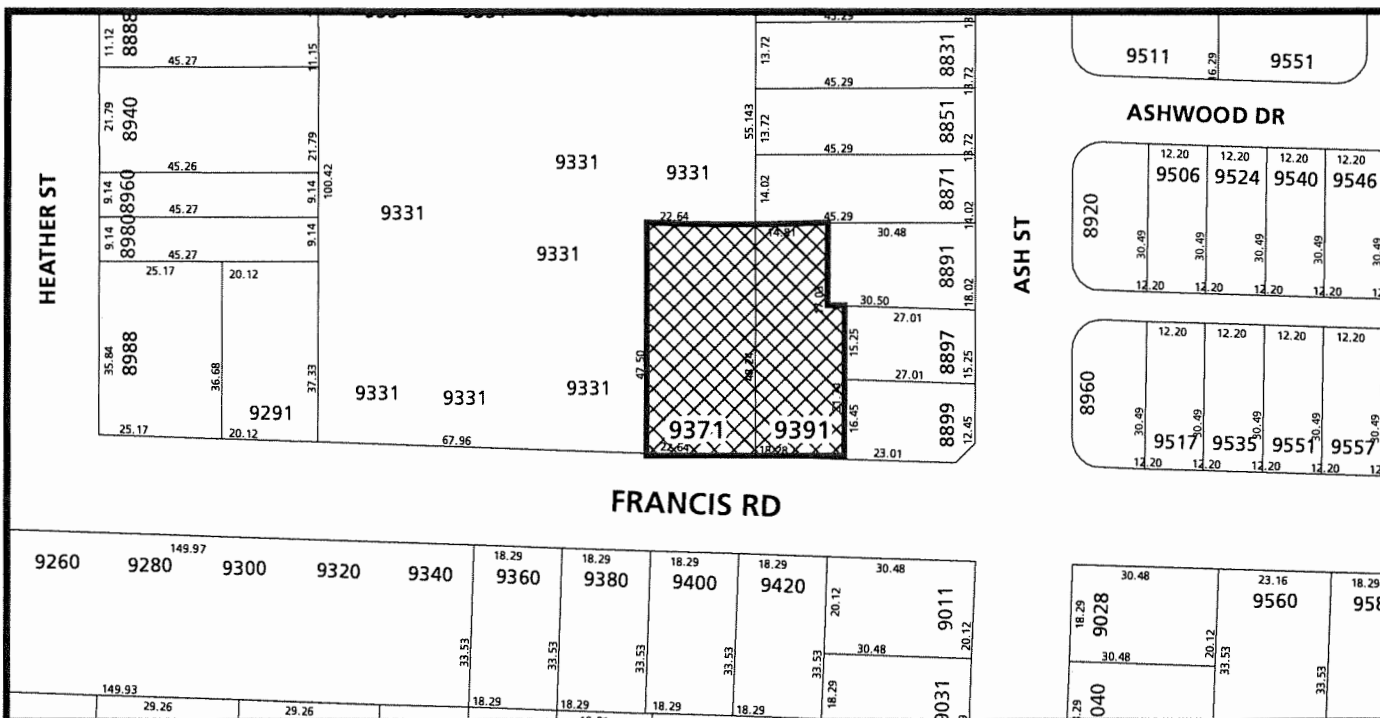
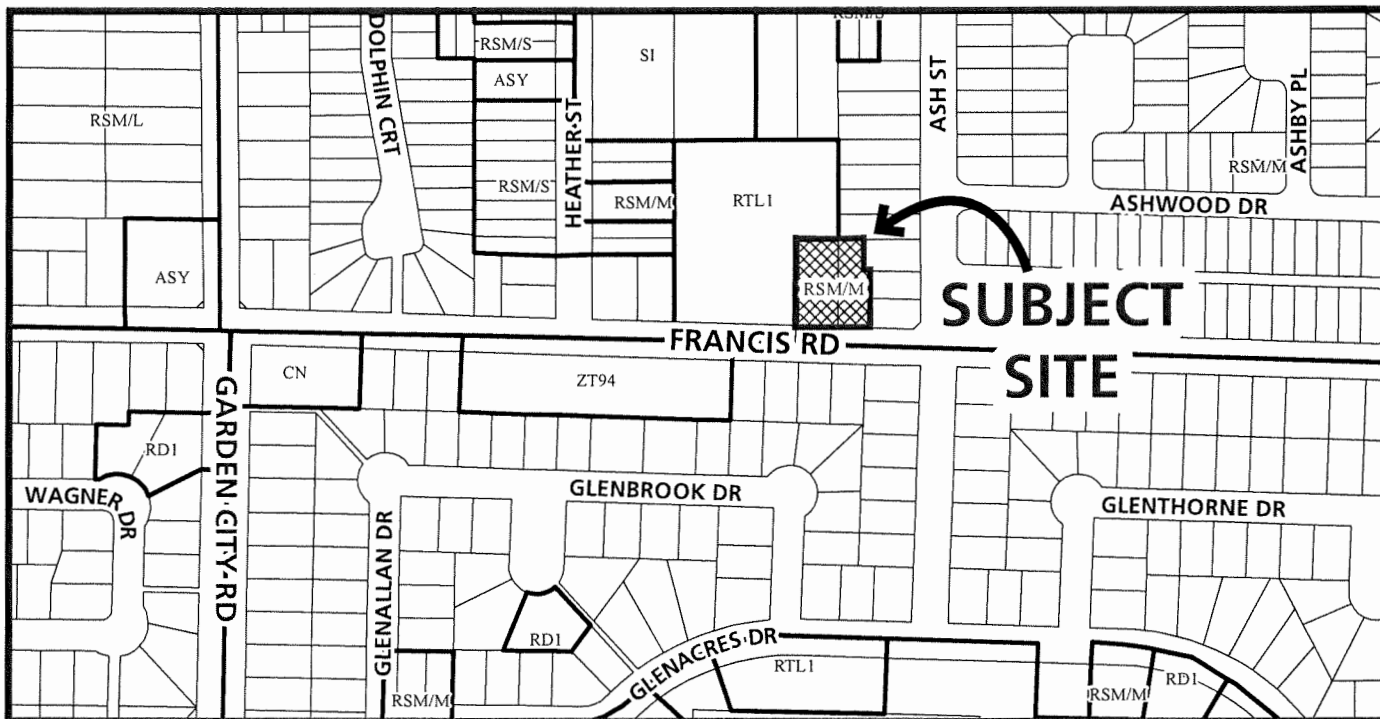
DP 23-029303  
SCHEDULE "A"

Original Date: 10/05/23  
Revision Date: 02/14/25

Note: Dimensions are in METRES



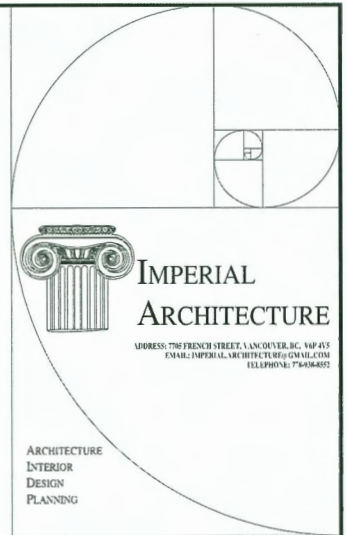
# City of Richmond



DP 23-029303

Original Date: 10/05/23  
Revision Date: 02/14/25

Note: Dimensions are in METRES



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ISSUED FOR DP RESUBMISSION	J.Z.	J.L.	23.09.19
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ISSUED FOR REZONING RESUBMISSION	J.Z.	J.L.	22.11.15
ISSUED FOR REZONING APPLICATION	J.Z.	J.L.	21.11.20
Issued	By	Appl.	YY.MM.DD

# TOWNHOUSE DEVELOPMENT AT 9371 & 9391 FRANCIS ROAD, RICHMOND, BC (RZ 22-005593 / DP 23-029303)

ISSUED FOR DP RESUBMISSION 2025-03-01

## CONTACT LIST

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## DRAWING LIST

### ARCHITECTURAL:

A0.0	COVER SHEET	A1.7	DRAFT SRW DIAGRAM
		A 1.8	ACCESSIBILITY PLAN
A0.1	COLOR RENDERING	A2.1	BUILDING A FLOOR & ROOF PLANS
A0.2	COLOR RENDERING	A2.2	BUILDING B & C FLOOR & ROOF PLANS
A0.3	PROJECT DATA & STATISTICS	A2.3	BUILDING D FLOOR & ROOF PLANS
A0.4	SITE AERIAL PHOTO	A2.1A	BUILDING A AREA OVERLAY DIAGRAM
A0.5	SITE CONTEXT PLAN / STREET ELEVATION	A2.2A	BUILDING B & C AREA OVERLAY DIAGRAM
A0.6	SHADOW ANALYSIS	A2.3A	BUILDING D AREA OVERLAY DIAGRAM
A0.7	SHADOW ANALYSIS	A3.1	BUILDING A COLORED ELEVATIONS
A0.8	COLORED EXTERIOR FINISH MATERIAL BOARD	A3.2	BUILDING B COLORED ELEVATIONS
A1.0	SITE SURVEY PLAN	A3.3	BUILDING C COLORED ELEVATIONS
A1.1	SITE PLAN	A3.4	BUILDING D COLORED ELEVATIONS
A1.2	PARKING PLAN	A4.1	BUILDING SECTIONS
A1.3	FIRE FIGHTING PLAN	A5.1	CONVERTIBLE UNIT FLOOR PLANS
A1.4	PRIVATE OUTDOOR SPACE OVERLAY DIAGRAM		
A1.5	BUILDING / PORCH AREA OVERLAY DIAGRAM		
A1.6	DEVELOPMENT POTENTIAL DIAGRAM		

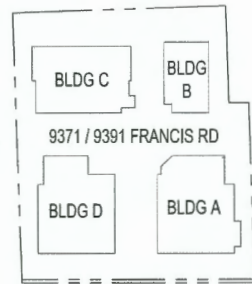


Client/Project	TOWNHOUSE DEVELOPMENT 9371 / 9391 FRANCIS ROAD RICHMOND, BC (RZ 22-005593, DP 23-029303)
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Project No.	#8272
Scale	N.T.S.
Drawn By	Sheet
Revised By	Revision

DP 23-029303

MARCH 5, 2025

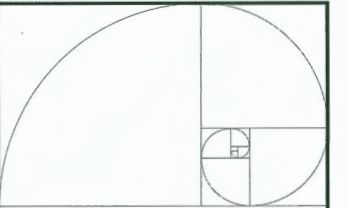
PLAN #1



DP 23-029303

MARCH 5, 2025

PLAN #2



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**TOWNHOUSE DEVELOPMENT**  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Title

COLOR RENDERING

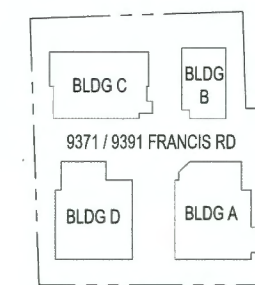
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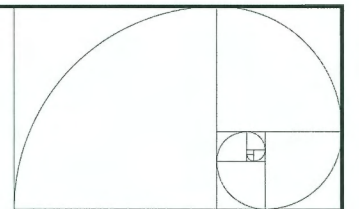
Revision



DP 23-029303

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PLAN #3



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TOWNHOUSE DEVELOPMENT  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Title

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Project No.

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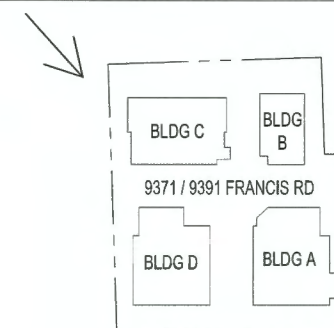
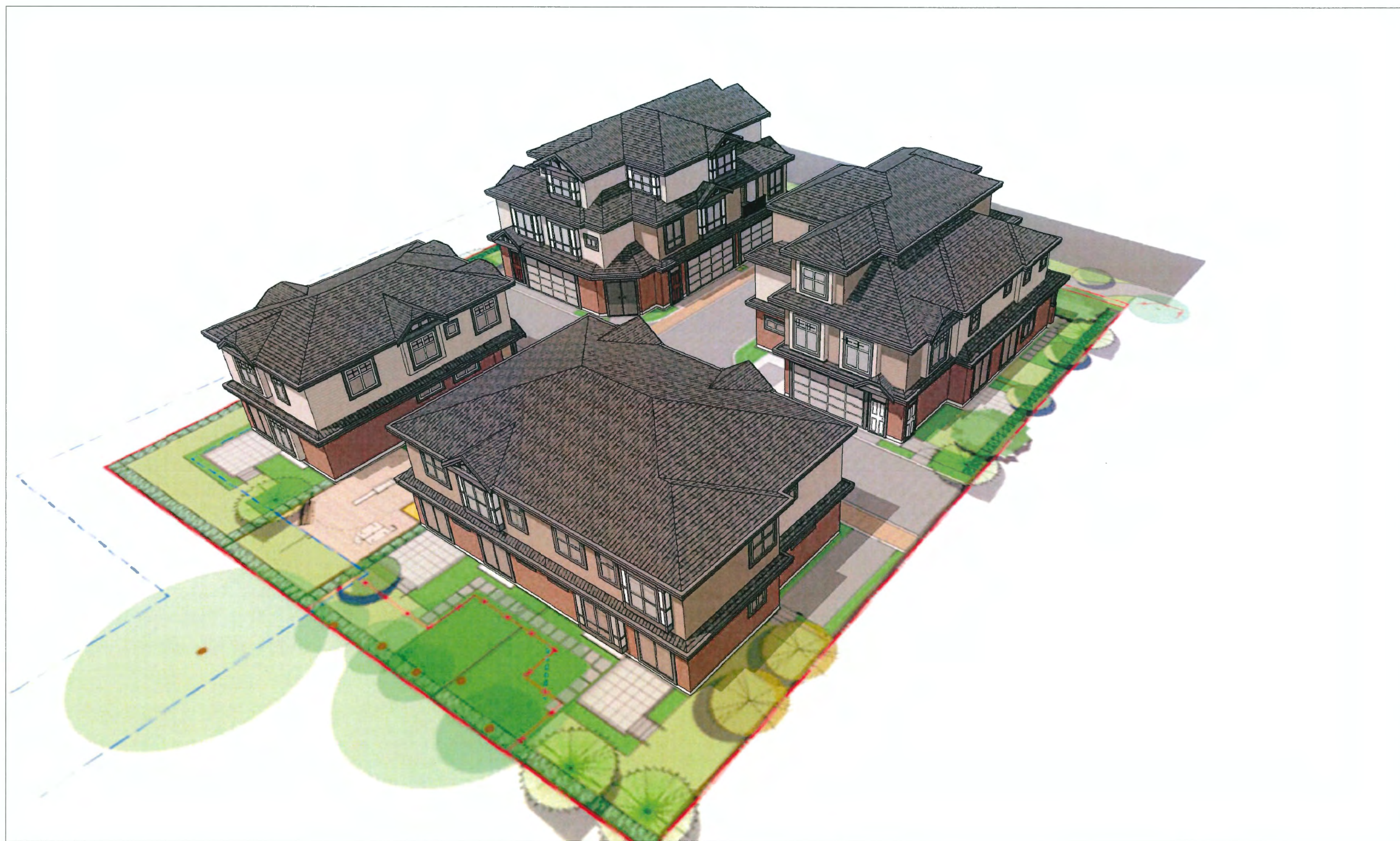
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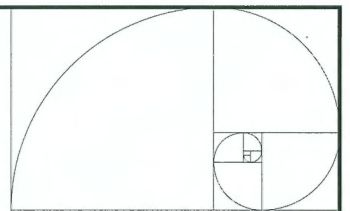
Revision



DP 23-029303

MARCH 5, 2025

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TOWNHOUSE DEVELOPMENT  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Title

COLOR RENDERING

Project No.

#8272

Scale

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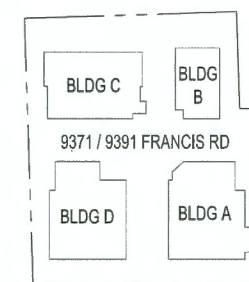
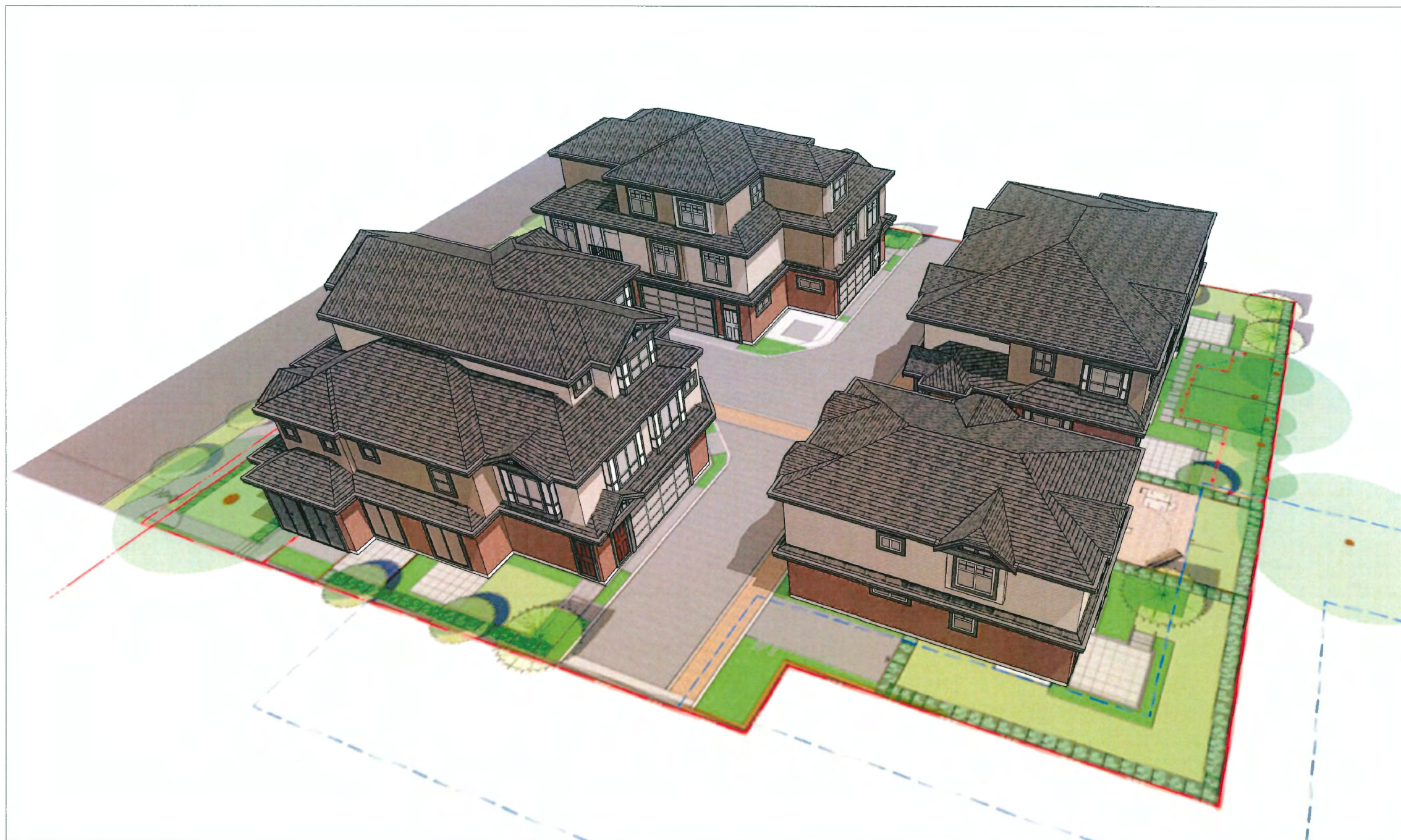
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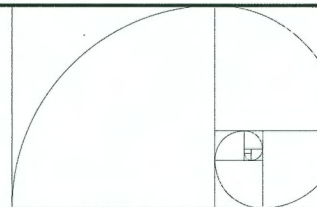
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DP 23-029303

MARCH 5, 2025

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RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Title

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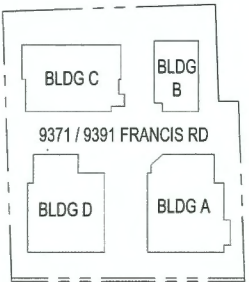
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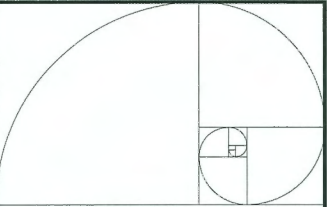
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**DP 23-029303**

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**PLAN #6**



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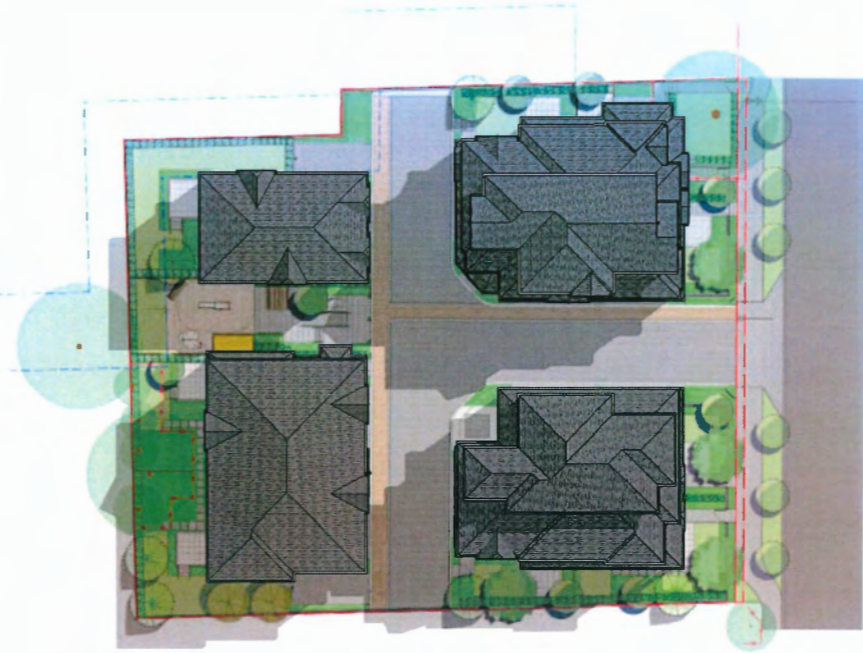
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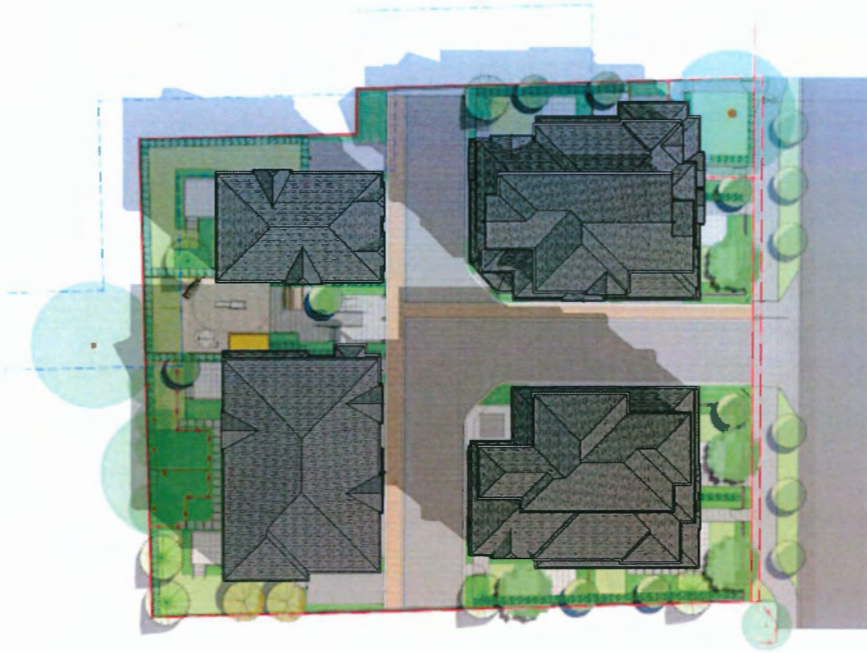
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**TOWNHOUSE DEVELOPMENT**  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Title  
**COLOR RENDERING**

Project No. **#8272** Scale **N.T.S.**  
Drawing No. **6** Sheet **1** Revision



SHADOW ANALYSIS  
MARCH 20TH - 10:00AM



SHADOW ANALYSIS  
MARCH 20TH - 2:00PM



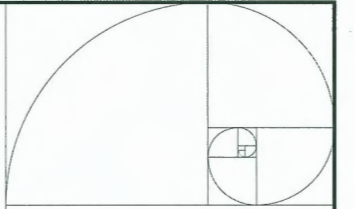
SHADOW ANALYSIS  
JUNE 21ST - 10:00AM



SHADOW ANALYSIS  
JUNE 21ST - 2:00PM

DP 23-029303

MARCH 5, 2025



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TOWNHOUSE DEVELOPMENT  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Title

SHADOW ANALYSIS

Project No.

#8272

Scale

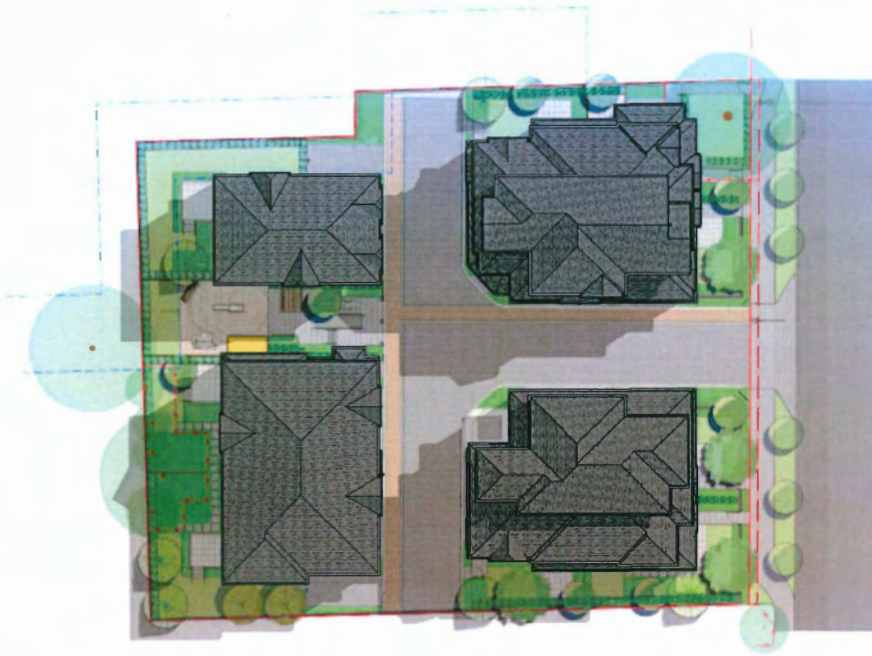
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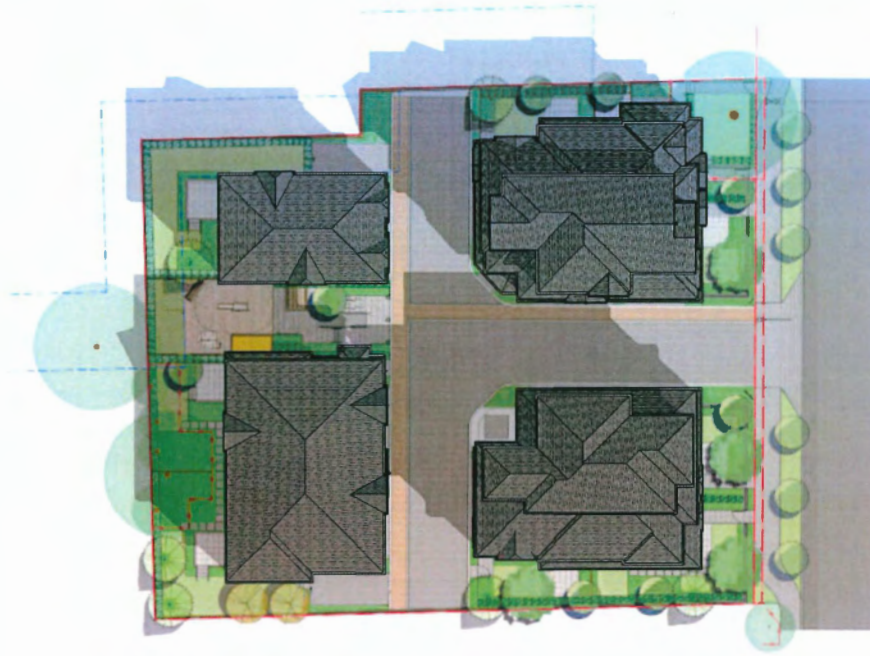
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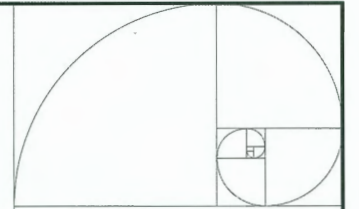
PLAN #7



SHADOW ANALYSIS  
SEPT 23RD - 10:00AM



SHADOW ANALYSIS  
SEPT 23RD - 2:00PM



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ISSUED FOR OP RESUBMISSION	J.Z.	J.L.	24.09.25
ISSUED FOR PLANNING COMMITTEE REVIEW	J.Z.	J.L.	24.01.23
ISSUED FOR OP RESUBMISSION	J.Z.	J.L.	23.11.14
ISSUED FOR OP SUBMISSION	J.Z.	J.L.	23.09.19
ISSUED FOR REZONING RESUBMISSION	J.Z.	J.L.	23.09.12
ISSUED FOR REZONING RESUBMISSION	J.Z.	J.L.	23.04.10
ISSUED FOR REZONING RESUBMISSION	J.Z.	J.L.	22.11.18
ISSUED FOR REZONING APPLICATION	J.Z.	J.L.	21.11.30
Issued	By	Appd.	YY.MM.DD



Client/Project

**TOWNHOUSE DEVELOPMENT**  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Title

**SHADOW ANALYSIS**

Project No.  
**#8272**

Scale  
**N.T.S.**

Drawn No. sheet Revision

**DP 23-029303**

**MARCH 5, 2025**



**PLAN #8**

## Project Data

Lot	Civic Address	Legal Description	PID
Lot 1	9371 Francis Road, Richmond, BC	PARCEL A LOT 58 EXCEPT: PART SUBDIVIDED BY PLAN 76875, PLAN 8142, SECTION 22, BLOCK 4, NORTH RANGE 6 WEST, NEWESTMINSTER DISTRICT	003-977-421
Lot 2	9391 Francis Road, Richmond, BC	LOT 551 PLAN 58839, SECTION 22, BLOCK 4, NORTH RANGE 6 WEST, NEWESTMINSTER DISTRICT	003-907-422
Planning Area	06 Broadmoor		
Gross Site Area	20580.58 SF	=	1912.00 SM
Road Dedication	268.68 SF	=	24.96 SM
Net Site Area	20311.90 SF	=	1887.04 SM
Max. FSR Allowed (RTL4 Zone)	0.6		
Floor Area Allowed	12187.14 SF	=	1132.22 SM
Total Net floor Area Provided	12181.90 SF	=	1131.74 SM
Total FSR Provided	0.60	<=	0.6

## Project Statistics

	Existing	Proposed	Notes
Zoning	RS1/E	RTL4	
Land Use	Single Family Detached	Townhouse	
OCP Designation	Neighborhood Residential	Neighborhood Residential	
Amount of Unit	2	9	
Floor Area Ratio	Required / Allowed 0.6	Proposed 0.6	
Lot Coverage (Building & Porch)	40% Max.	39%	
Lot Coverage (Non Porous Materials)	65% Max.	62%	
Lot Coverage (Landscaping)	25% Max.	25%	
Setback - Front Yard (South)	6.00 Meters	4.57 Meters	Variance Required
Setback - Interior Side Yard (West)	3.00 Meters	3.04 Meters	
Setback - Interior Side Yard (East)	3.00 Meters	3.04 Meters	
Setback - Rear Yard (North)	3.00 Meters	6.01 Meters	
Building Height - 3 Storey (Meters)	12.00 Meters	11.16 Meters	
Building Height - 2 Storey (Meters)	9.00 Meters	8.72 Meters	

## Average Grading Calculation

Points	Location	Existing Grade	Proposed Grade	Notes
1	Southwest	1.18 Meter	1.18 Meter	Adjacent to City's New Sidewalk
2	Southeast	1.02 Meter	1.02 Meter	Adjacent to City's New Sidewalk
3	Northeast	0.86 Meter	0.86 Meter	Within SRW and adjacent to neighboring properties
4	Northwest	0.88 Meter	0.88 Meter	Adjacent to neighboring properties
5	Building A Southeast		1.21 Meter	
6	Building A Northeast		1.21 Meter	
7	Building A Northwest		1.21 Meter	
8	Building A Southwest		1.21 Meter	
9	Building B Southeast		1.21 Meter	
10	Building B Northeast		1.21 Meter	
11	Building B Northwest		1.21 Meter	
12	Building B Southwest		1.21 Meter	
13	Building C Southeast		1.21 Meter	
14	Building C Northeast		1.21 Meter	
15	Building C Northwest		1.21 Meter	
16	Building C Southwest		1.21 Meter	
17	Building D Southeast		1.21 Meter	
18	Building D Northeast		1.21 Meter	
19	Building D Northwest		1.21 Meter	
20	Building D Southwest		1.21 Meter	
Total			23.30 Meter	
Average Grade			1.17 Meter	@ 26.60/ 20

## Ground Floor Interior Elevation Calculation

Highest Point of Crown of adjacent Street	1.11 Meter
Flood Protection Requirements for L1 Living Space	0.3 Meter
Established L1 Interior elevation for Living Space	1.41 Meter

## Building A Area Calculation

Subtotal Gross Floor Area	Level 1	2411.36 SF	224.02 SM
Subtotal Gross Floor Area	Level 2	2148.84 SF	199.63 SM
Subtotal Gross Floor Area	Level 3	1165.31 SF	108.26 SM
Total Gross Area	Building A	5725.51 SF	531.92 SM
L1 Stair Area exemption	81.73	87.61	107.62
Garage Area exemption	387.74	426.34	388.42
Covered Porch Area exemption	0.00	26.50	0.00
Top Stair Area exemption	42.25	49.53	52.77
Utility Room Area exemption	0.00	54.36	100.81
Green Building System Area Exemption	25.30	25.30	25.30
Total Area Exemption		1881.58 SF	174.80 SM
Total Net Floor Area	Building A	3843.93 SF	357.11 SM

## Building D Area Calculation

Subtotal Gross Floor Area	Level 1	2411.36 SF	224.02 SM
Subtotal Gross Floor Area	Level 2	2126.16 SF	197.53 SM
Subtotal Gross Floor Area	Level 3	1152.18 SF	107.04 SM
Total Gross Area	Building D	5689.7 SF	528.59 SM
L1 Stair Area exemption	107.62	89.61	81.73
Garage Area exemption	387.80	440.09	387.74
Covered Porch Area exemption	0.00	26.50	0.00
Top Stair Area exemption	42.00	49.53	51.12
Utility Room Area exemption	58.76	0.00	0.00
Green Building System Area Exemption	25.30	25.30	25.30
Total Area Exemption		1793.40 SF	166.61 SM
Total Net Floor Area	Building D	3896.3 SF	361.98 SM

## Building B Area Calculation

Subtotal Gross Floor Area	Level 1	1048.61 SF	97.42 SM
Subtotal Gross Floor Area	Level 2	1048.05 SF	97.37 SM
Total Gross Area	Building B	2096.66 SF	194.79 SM
L1 Stair Area exemption	107.62 SF	107.62 SF	10.00 SM
Garage Area exemption	396.24 SF	396.24 SF	36.81 SM
Covered Porch Area exemption	23.47 SF	23.47 SF	2.18 SM
Top Stair Area exemption	57.88 SF	57.88 SF	5.38 SM
Utility Room Area exemption	0.00 SF	0.00 SF	0.00 SM
Green Building System Area Exemption	25.30 SF	25.30 SF	2.35 SM
Total Area Exemption		610.51 SF	56.72 SM
Total Net Floor Area	Building B	1486.15 SF	138.07 SM

## Building C Area Calculation

Subtotal Gross Floor Area	Level 1	2136.18 SF	198.46 SM
Subtotal Gross Floor Area	Level 2	1995.11 SF	185.35 SM
Total Gross Area	Building C	4131.29 SF	383.81 SM
L1 Stair Area exemption	107.61	107.61	215.22 SF
Garage Area exemption	382.51	389.89	712.40 SF
Covered Porch Area exemption	23.33	0.00	23.33 SF
Top Stair Area exemption	57.11	57.11	114.22 SF
Utility Room Area exemption	0.00	0.00	0.00 SF
Green Building System Area Exemption	25.30	25.30	50.60 SF
Total Area Exemption		1175.77 SF	109.23 SM
Total Net Floor Area	Building C	2955.52 SF	274.58 SM

## Parking Calculation

Residential Parking Required	2 Stalls / Unit	X	9 Unit	=	18 Stalls
Residential Parking (Standard) Provided					12 Stalls
Residential Parking (Small Car) Provided					6 Stalls
Total Residential Parking Provided					18 Stalls
Level 2 @ 240V EV Charger Provided	2 Outlet / Unit	X	9 Unit	=	18 Outlets
Visitor Parking Required	0.2 Stalls / Unit	X	9 Unit	=	1.8 Stalls
Visitor Parking Provided					2 Stalls
Tandem Parking Allowed	50%	X	9 Stall	=	4.5 Stall
Tandem Parking Provided					0 Stall
Lock-off Unit Parking Required *					0 Stalls
Lock-off Unit Parking Provided *					0 Stalls
* Lock-off Unit Parking Requirement	No additional parking stall required when side by side double parking stalls provided in projects located on arterial roads				
H/C Visitor Parking Required					0 Stall
H/C Visitor Parking Provided					0 Stall
Class 1 Bike Storage Required	1.25 Spaces / Unit	X	9 Unit	=	11.25 Spaces
Class 1 Bike Storage Provided					18 Spaces
Class 2 Bike Parking Required	0.2 Spaces / Unit	X	9 Unit	=	1.8 Spaces
Class 2 Bike Parking Provided					2 Spaces

## Parking Calculation By Unit

	Building A			Building B	Building C		Building D			Total	
Unit #	Unit #1	Unit #2	Unit #3	Unit #4	Unit #5	Unit #6	Unit #7	Unit #8	Unit #9	9	Units
Convertible Unit				✓							
Lock-off Unit					✓						
Residential Parking (Standard) Provided	1	1	1	2	2	2	1	1	1	12	Stalls
Residential Parking (Small Car) Provided	1	1	1				1	1	1	6	Stalls
Residential Parking Provided	2	2	2	2	2	2	2	2	2	18	Stalls
Tandem Parking Provided	0	0	0	0	0	0	0	0	0	0	Stalls
Class 1 Bike (Horizontal)	2	2	2	2	2	2	2	2	2	18	Spaces
Class 1 Bike (Vertical)	0	0	0	0	0	0	0	0	0	0	Spaces
Total Class 1 Bike Provided	2	2	2	2	2	2	2	2	2	18	Spaces
* Lock-off Unit Parking Requirement	No additional parking stall required for lock-off units when side by side double parking stalls provided										
Level 2 @ 240V EV Charger Provided	2	2	2	2	2	2	2	2	2	18	Outlet

## Floor Area Calculation

	Building A		Building B		Building C		Building D		Total	Note
	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)
Gross Floor Area	5725.51	531.92	2096.66	194.79	4131.29	383.81	5689.7	528.59	17643.16	1639.10
Floor Area Exemption	1881.58	174.80	610.51	56.72	1175.77	109.23	1793.40	166.61	5461.26	507.37
Net Floor Area	3843.93	357.11	1486.15	138.07	2955.52	274.58	3896.30	361.98	12181.90	1131.74

## Private Outdoor Area Calculation

	Building A			Building B	Building C		Building D			Total	
Unit #	Unit #1	Unit #2	Unit #3	Unit #4	Unit #5	Unit #6	Unit #7	Unit #8	Unit #9	9	Units
Convertible Unit				✓							
Lock-off Unit					✓						
Private Yard	387.50	710.02	364.70	1016.87	558.68	954.63	362.58	717.81	387.49	5460.28	SF
Balcony	64.02								64.02	128.04	
Total Private Outdoor Space Provided (SF)	451.52	710.02	364.70	1016.87	558.68	954.63	362.58	717.81	451.51	5588.32	SF
Total Private Outdoor Space Provided (SM)	42.10	66.21	34.01	94.82	52.10	89.02	33.81	66.94	42.10	521.11	SM
Complied with Min. 305M Requirement	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		

## Outdoor Amenity Area Calculation

Total Amount of Unit	9 Unit
Required Outdoor Amenity Area Ratio	6 M/Unit = 64.58 SF/Unit
Total Outdoor Amenity Area Required	54.00 SM = 581.25 SF
Provided Outdoor Amenity Provided	109.48 SM = 1178.44 SF

## Covered Porch Area Calculation

	Building A			Building B	Building C		Building D			Total	
Unit #	Unit #1	Unit #2	Unit #3	Unit #4	Unit #5	Unit #6	Unit #7	Unit #8	Unit #9	9	Units
Convertible Unit				✓							
Lock-off Unit					✓						
Covered Porch Area per Unit	0.00	26.50	0.00	23.47	23.33	0.00	0.00	26.50	0.00	99.80	SF
Total Covered Porch Area Allowed	2031.19 SF	@		10%							
Total Covered Porch Area Provided	99.80 SF										
Total Covered Porch Ratio	0.5%	<	10%	Allowed							

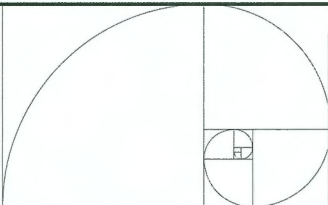
## Building Coverage Calculation

	Building A		Building B		Building C		Building D		Total	Note
	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)
Building Area Provided	2411.36	224.02	1048.61	97.42	2136.18	198.46	2411.36	224.02	8007.51	743.92
Site Area	20311.90 SF									
Total Building Area Allowed	8124.76 SF	@	40%							
Total Building Area Provided	8007.51 SF	<	8124.76 SF							
Total Building Coverage Ratio Provided	39%	<	40%	Allowed						

DP 23-029303

MARCH 5, 2025

PLAN #9

IMPERIAL  
ARCHITECTUREADDRESS: 7766 FRENCH STREET, VANCOUVER, BC, V4P 4P3  
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ISSUED FOR REDWING APPLICATION J.Z. J.L. 21.11.30  
Issued By Appd. Y.Y.M.M.D.D.



Client/Project

TOWNHOUSE DEVELOPMENT  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Title

PROJECT DATA &amp; STATISTICS

Project No.

#8272

Scale

N.T.S.

Drawing No.

Sheet

Revision



FRANCIS ROAD

DRIVEWAY ENTRY WIDTH

11.62M  
9.82M  
6.70M  
0.90M  
1.56M  
1.54M  
2.00M  
1.82M

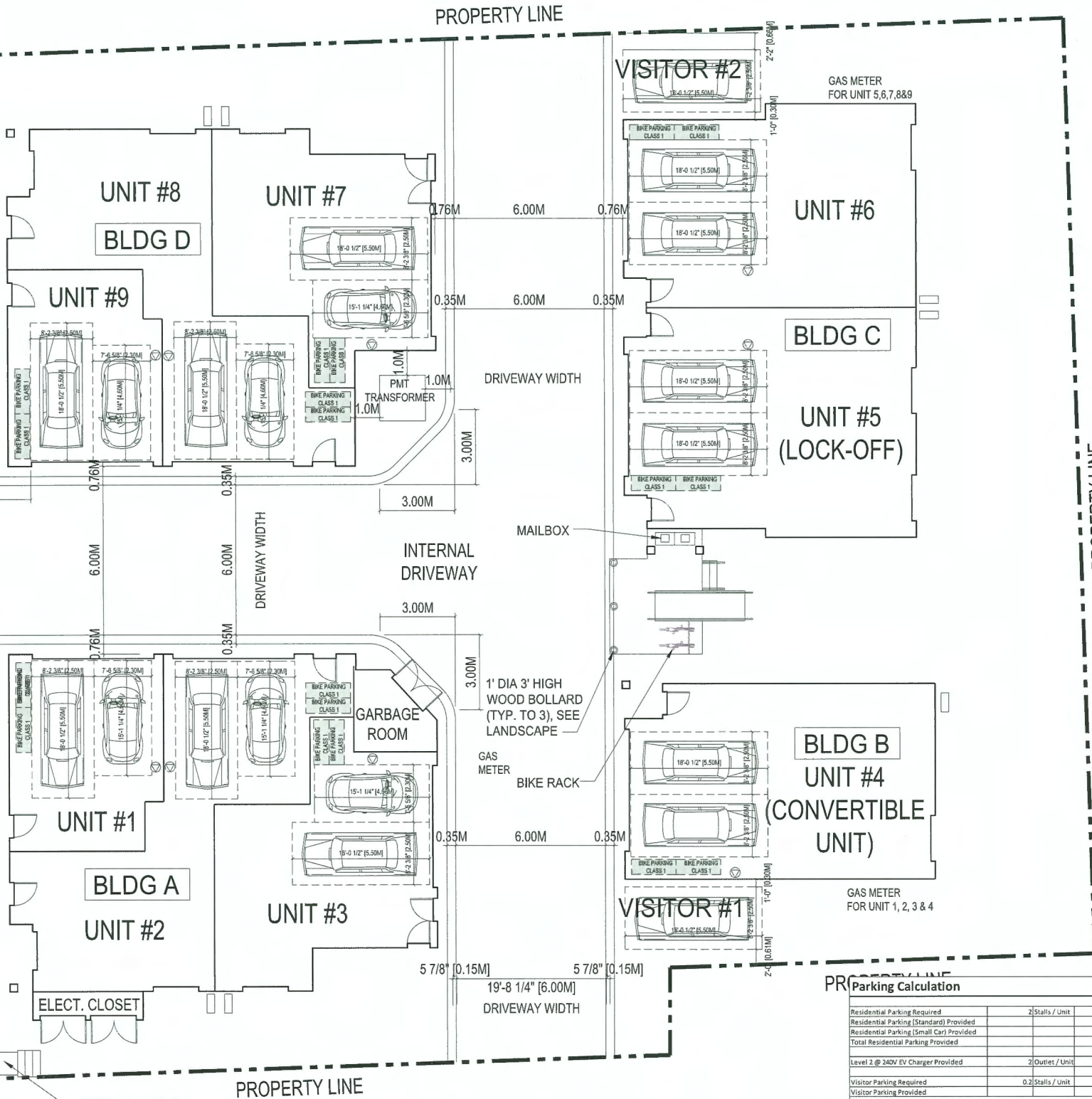
PROPOSED  
NEW FIRE  
HYDRANT

LANDSCAPE BOULEVARD

LANDSCAPE BOULEVARD

PROPERTY LINE

5



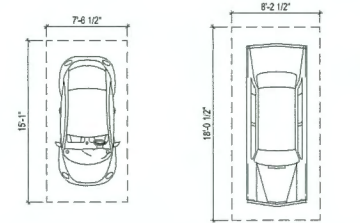
1 PARKING PLAN  
A1.2 SCALE: 1/8"=1'-0"

PLAN #2  
DP 23-029303

Parking Calculation By Unit										
Unit #	Building A	Building B	Building C	Building D	Unit #	Building A	Building B	Building C	Building D	Total
Convertible Unit										
Lock-off Unit										
Residential Parking (Standard) Provided	1	1	1	2	2	1	1	1	1	12 Stalls
Residential Parking (Small Car) Provided	1	1	1	1	1	1	1	1	1	6 Stalls
Total Residential Parking Provided	2	2	2	3	3	2	2	2	2	18 Stalls
Tandem Parking Provided	0	0	0	0	0	0	0	0	0	0 Stalls
Class 1 Bike (Horizontal)	2	2	2	2	2	2	2	2	2	18 Spaces
Class 1 Bike (Vertical)	0	0	0	0	0	0	0	0	0	0 Spaces
Total Class 1 Bike Provided	2	2	2	2	2	2	2	2	2	18 Spaces
* Lock-off Unit Parking Requirement	No additional	No additional	No additional	No additional	No additional	No additional	No additional	No additional	No additional	No additional
Level 2 @ 240V EV Charger Provided	2	2	2	2	2	2	2	2	2	18 Spaces

MARCH 5, 2025

LEGEND



SMALL STALL  
(2.3M X 4.6M)

STANDARD STALL  
(2.5M X 5.5M)

5'-10 3/4" [1.80M]  
BIKE

BIKE PARKING  
CLASS 1

HORIZONTAL BICYCLE  
SPACE (1.8M X 0.6M)

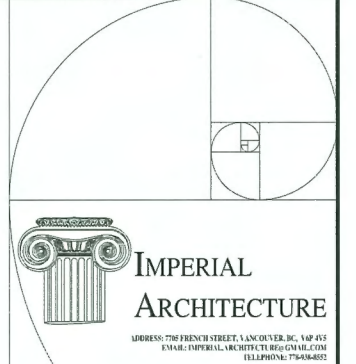


DUPLEX LEVEL 2 EV CHARGER  
CHARGING METHOD IS DEFINED AS:  
VOLTAGE OF 208V TO 240V AC; AND  
CURRENT OF 16A TO 80A



Parking Calculation

Residential Parking Required	2 Stalls / Unit	X	9 Unit	=	18 Stalls	
Residential Parking (Standard) Provided					12 Stalls	
Residential Parking (Small Car) Provided					6 Stalls	Variance Required
Total Residential Parking Provided					18 Stalls	
Level 2 @ 240V EV Charger Provided	2 Outlets / Unit	X	9 Unit	=	18 Outlets	
Visitor Parking Required	0.2 Stalls / Unit	X	9 Unit	=	1.8 Stalls	
Visitor Parking Provided					2 Stalls	
Tandem Parking Allowed	50%	X	9 Stall	=	4.5 Stall	
Tandem Parking Provided					0 Stall	
Lock-off Unit Parking Required *					0 Stalls	
Lock-off Unit Parking Provided *					0 Stalls	
* Lock-off Unit Parking Requirement	No additional parking stall required when side by side double parking stalls provided in projects located on arterial roads.					
H/C Visitor Parking Required					0 Stall	
H/C Visitor Parking Provided					0 Stall	
Class 1 Bike Storage Required	1.25 Spaces / Unit	X	9 Unit	=	11.25 Spaces	
Class 1 Bike Storage Provided					18 Spaces	
Class 2 Bike Parking Required	0.2 Spaces / Unit	X	9 Unit	=	1.8 Spaces	
Class 2 Bike Parking Provided					2 Spaces	



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ISSUED FOR REDWING APPLICATION	J.Z.	J.L.	21.11.30
Issued	By	Appd.	YY.MM.DD



Client/Project

TOWNHOUSE DEVELOPMENT  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Title

PARKING PLAN

Project No.  
#8272

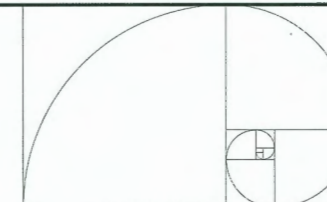
Scale  
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Drawn By

Revision

PLAN #2  
DP 23-029303

PLAN #11



**IMPERIAL ARCHITECTURE**  
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Issued	By:	Appd:	YYMMDD



Client/Project

**TOWNHOUSE DEVELOPMENT**  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Title

**FIRE FIGHTING PLAN**

Project No.

**#8272**

Scale

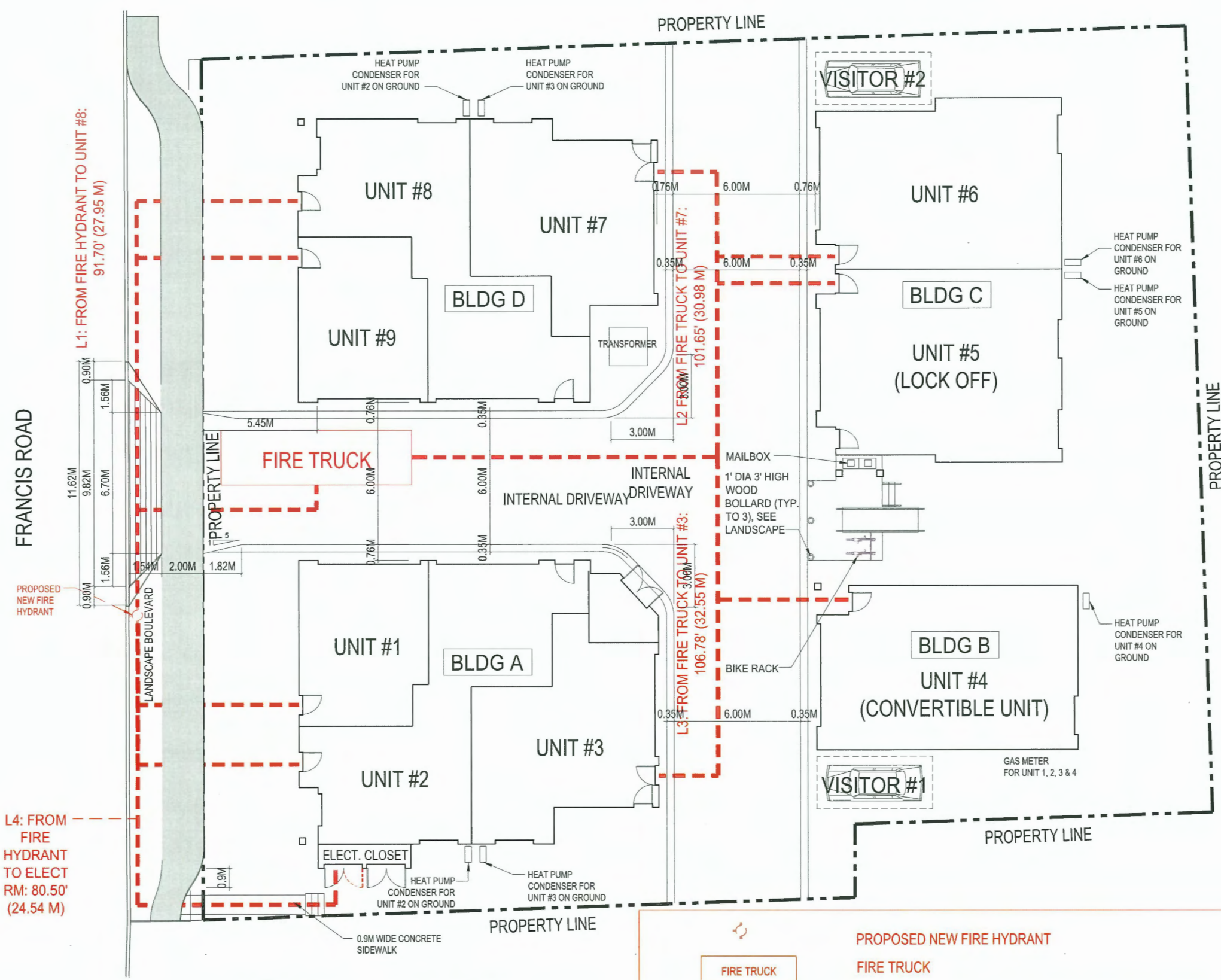
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Drawn No.

**3**

Revision

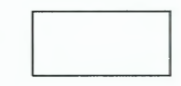
**#12**



LEGEND



PROPERTY LINE



BUILDING FOOTPRINT

**1 FIRE FIGHTING PLAN**  
A1.3 SCALE: 1/8"=1'-0"

**DP 23-029303**

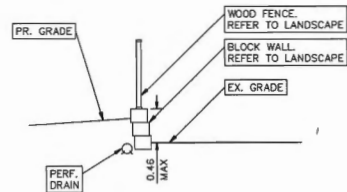
**MARCH 5, 2025**



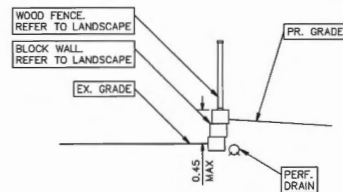
**PLAN #12**

**PROPOSED NEW FIRE HYDRANT**  
FIRE TRUCK

L1: FROM FIRE HYDRANT TO UNIT #9: 93.57' (28.52M < 45 M MAX. ALLOWED)  
L2 FROM FIRE TRUCK TO UNIT #7: 108.35' (33.02M < 45 M MAX. ALLOWED)  
L3: FROM FIRE TRUCK TO UNIT #3: 110.24' (33.60M < 45 M MAX. ALLOWED)  
L4: FROM FIRE HYDRANT TO ELECT RM: 80.50' (24.54 M < 45 M MAX. ALLOWED)



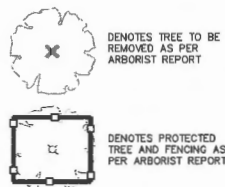
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SECTION B-B  
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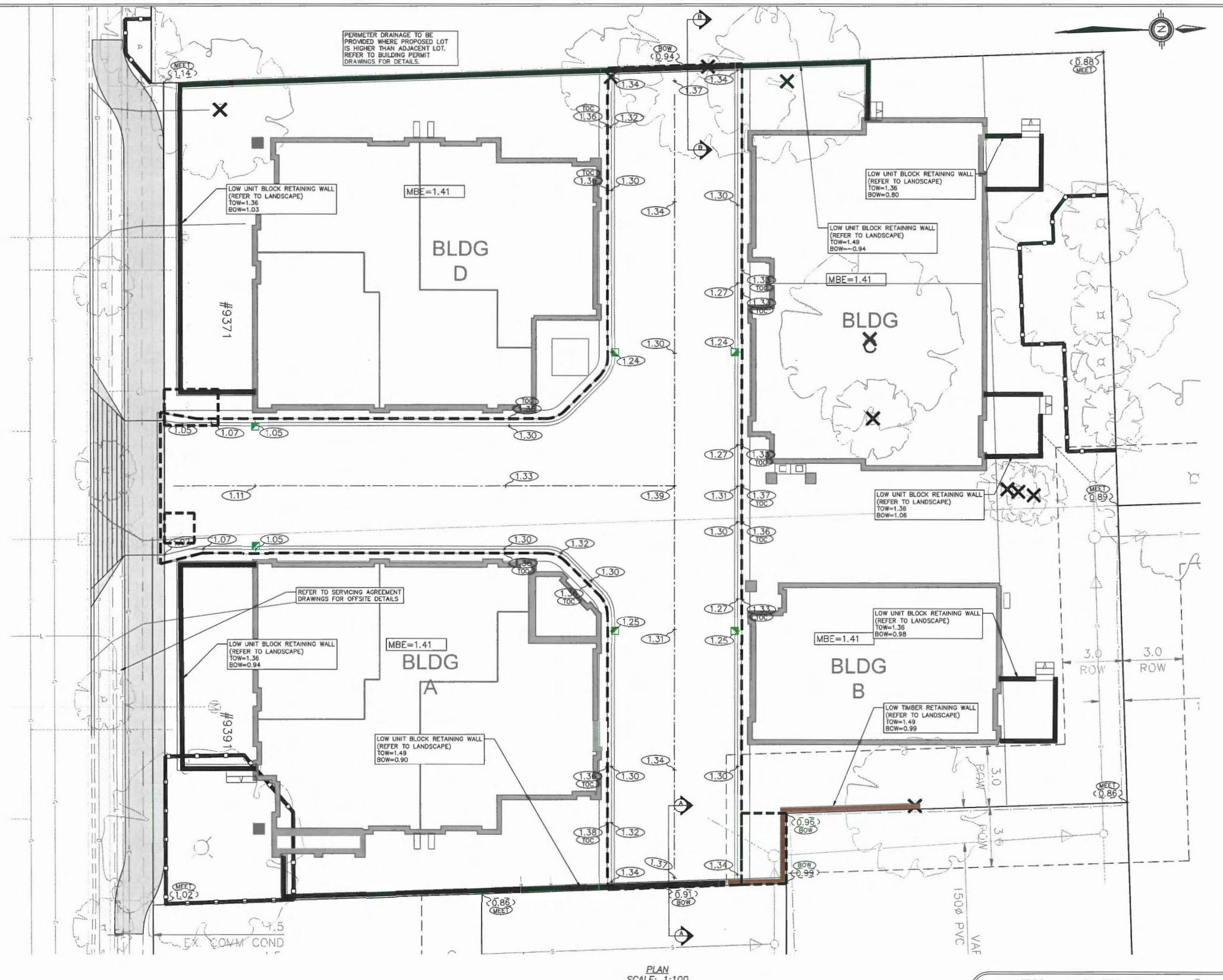
AVERAGE LOT ELEV PRE-DEV: 0.90  
AVERAGE LOT ELEV POST DEV: 1.0  
APPROX. SITE FILL: 100m<sup>3</sup>

TREE LEGEND:



IT IS THE DEVELOPER'S RESPONSIBILITY TO RESOLVE CONFLICTS WITH RESPECT TO TREES ON ADJACENT PROPERTIES WITH THE OWNER OF THOSE TREES PRIOR TO CONSTRUCTION. IF TREES ON ADJACENT PROPERTIES ARE DAMAGED, THE DEVELOPER IS WHOLLY RESPONSIBLE. THE CITY OF RICHMOND TAKES NO RESPONSIBILITY FOR DAMAGE TO TREES ON ADJACENT PROPERTIES CAUSED BY CONSTRUCTION PERMITTED BY THE APPROVAL OF THIS SERVING AGREEMENT.

ALL LOCATIONS OF EXISTING SANITARY, STORM AND WATER SERVICES ARE APPROXIMATED FROM GIS/AS-BUILT DRAWINGS AND FIELD INSPECTIONS. INFORMATION SHOWN ON THESE DRAWINGS REGARDING EXISTING UTILITIES IS COMPILED FROM SOME RECORD DRAWINGS AND SOME SURVEYS, AND MAY NOT BE COMPLETE OR FULLY ACCURATE. HYDRO, TELUS, SHAW AND FORTIS SHOWN ARE BASED ON EXISTING INFORMATION OBTAINED FROM RESPECTIVE UTILITY COMPANIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE INFORMATION VIA BC ONE CALL AND EXPOSE THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AND ADVISE THE ENGINEER OF ANY POTENTIAL CONFLICTS.



PLAN  
SCALE: 1:100

**DP 23-029303**

PREPARED FOR:

BENCHMARK

ED/CH/AR/PC  
IMPROVEMENT  
ELEVATION

PREPARED BY:

**ARCAIC CONSULTING LTD.**

(604) 999-0458  
ARCAICCONSULTING.COM  
EQBC PTP#1004994

**MARCH 5, 2025**

REVISIONS

7 Oct 2024

**City of Richmond**  
9911 10 3 ROAD RICHMOND B.C. V6T 2G1

TITLE: **9371/9391 FRANCIS ROAD**  
**LOT GRADING**

DESIGN: TS	CITY DWG. NO:	PAGE: 13
DRAWN: TS	SCALE: AS SHOWN	DATE: 2/22/24
CHECKED: JP	SEC. NO: 22-4-6	SHT. NO: 1 OF 1
ENGINEER: TS		

**PLAN #13**

9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

LANDSCAPE SET: ISSUED FOR DP

MARCH 3, 2025

LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	SHEET NAME
L 0.0	LANDSCAPE COVER SHEET AND DESIGN RATIONALE
L 0.1	EXISTING TREE MANAGEMENT PLAN
L 0.2	LANDSCAPE REPLACEMENT TREE PLAN
L 1.0	LANDSCAPE LAYOUT AND MATERIALS PLAN
L 1.1	LANDSCAPE GRADING PLAN
L 1.2a	LANDSCAPE PLANTING PLAN - SOUTHWEST AREA
L 1.2b	LANDSCAPE PLANTING PLAN - NORTHWEST AREA
L 1.2c	LANDSCAPE PLANTING PLAN - SOUTHEAST AREA
L 1.2d	LANDSCAPE PLANTING PLAN - NORTHEAST AREA
L 1.3	LANDSCAPE PLANT LIST
L 1.4	LANDSCAPE SOIL VOLUME DIAGRAM
L 2.0	OUTDOOR AMENITY AREA ENLARGEMENT PLAN
L 2.1	POROUS SURFACE DIAGRAM
L 2.2	LANDSCAPE SECTIONS
L 2.3	DESIGN-BUILD IRRIGATION PLAN
L 2.4	CONCEPTUAL LANDSCAPE LIGHTING PLAN
L 2.5	RIGHT OF WAY AREA ENLARGEMENT PLAN
L 2.6	TREE PROTECTION AREA PROFILE
L 3.0	HARDSCAPE DETAILS
L 3.1	FURNISHING DETAILS
L 3.2	FURNISHING DETAILS
L 3.3	SOFTSCAPE DETAILS

GENERAL NOTES

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

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

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

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

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

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

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

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

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

LANDSCAPE DESIGN RATIONALE

The site is facing Francis Road on the south side, so the landscape design intends to balance the public interest with the privacy along the south side. The front yards facing Francis Road are one or two steps higher than the sidewalk, and the grade difference helps to separate the public sidewalk with the private yards. Four feet high fence is proposed in the front yards of most street-facing units to ensure privacy and safety, and landscape buffer comprised of trees and shrubs there not only improves the privacy for the residents, but also creates a green and beautiful street frontage landscape for the public.

The site is surrounded by residential buildings on the north, west and east sides, so protecting the privacy for both the residents and the neighbours is the design goal. The existing trees in healthy conditions along the north property line will be retained to create a dense landscape buffer which addresses any potential privacy and overlook concerns. New evergreen and deciduous trees, yew hedge and solid 6' high privacy fences are also proposed along the property lines to improve privacy and prevent overlook.

The landscape design provides outdoor patios in individual yards for flexible outdoor activities. Each unit has a large outdoor patio surrounded by lawn, shrubs, and a mixed of deciduous and evergreen trees, which brings nature close to each resident. The heat pump condensers in private yards are also screened by 4 feet high wood screen with gate to minimize their visual impact on the natural yard landscape.

An outdoor amenity space is located at the T-intersection of the internal driveways, which is easily accessible for all residents and highly visible from the main driveway entry. Three removable bollards are designed at the entry of the outdoor amenity area to stop vehicles and ensure pedestrian's safety. There is also an outdoor gathering and social space that has mailboxes, bike racks and picnic table and benches. A playground including chalkboard, sandbox, small play structure, playhouse, game lawn and benches for parents to sit, is proposed in the north part of outdoor amenity space that is a relatively sunny spot. The slide and game lawn will promote active play activities. Sandbox, playhouse, and chalkboard creates a dramatic play zone where children use their creativity and imagination to play and learn. Large man-made play structures are not considered in the nature-inspired playground for two reasons: first the play area is not wide enough in the west-east direction to accommodate a play structure with large fall protection zone; second the playground in the Heather Dolphin Neighbourhood Park north of the site already offers large play structure and swings, and the Park is only 5-minute walk from the site without crossing any streets. Therefore, the playground design on our site intends to create a flexible play area to encourage children to design their own play.



HOMING  
LANDSCAPE  
ARCHITECTURE

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9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT

PROJECT ADDRESS:  
9371/9391 FRANCIS ROAD  
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

SCALE: N/A

DRAWN BY: EL

REVIEWED BY: EL

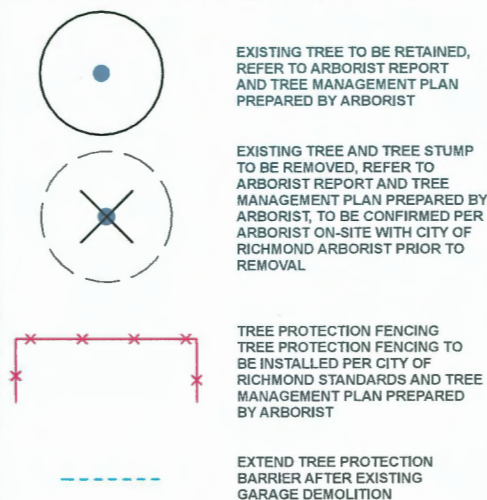
Landscape Cover  
Page & Design  
Rationale

DP 23-029303

MARCH 5, 2025

PLAN #14

TREE MANAGEMENT LEGEND

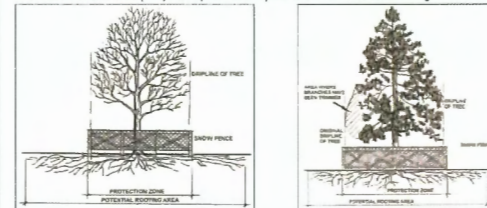


TREE MANAGEMENT NOTES

- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.
- INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF RICHMOND STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.
- CONTRACTOR TO CONTACT CITY ARBORIST, PROJECT ARBORIST AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
- CONSTRUCTION WORK WITHIN THE DRIP LINES OF TREES SHALL MINIMIZE DISTURBANCE TO TREES AND ROOTS.
- ALL ROOTS GREATER THAN 2cm IN DIAMETER SHOULD BE HAND PRUNED.
- ADEQUATELY CARE FOR TREES THROUGHOUT CONSTRUCTION,



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



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

On-site supervision by Project Arborist is required for the activity within or 1m of TPZ:

- (1) Removal of existing hedge.
- (2) Installation of proposed concrete sidewalk
- (3) Final landscaping activities (e.g. lawn, planting, fence) within TPZ

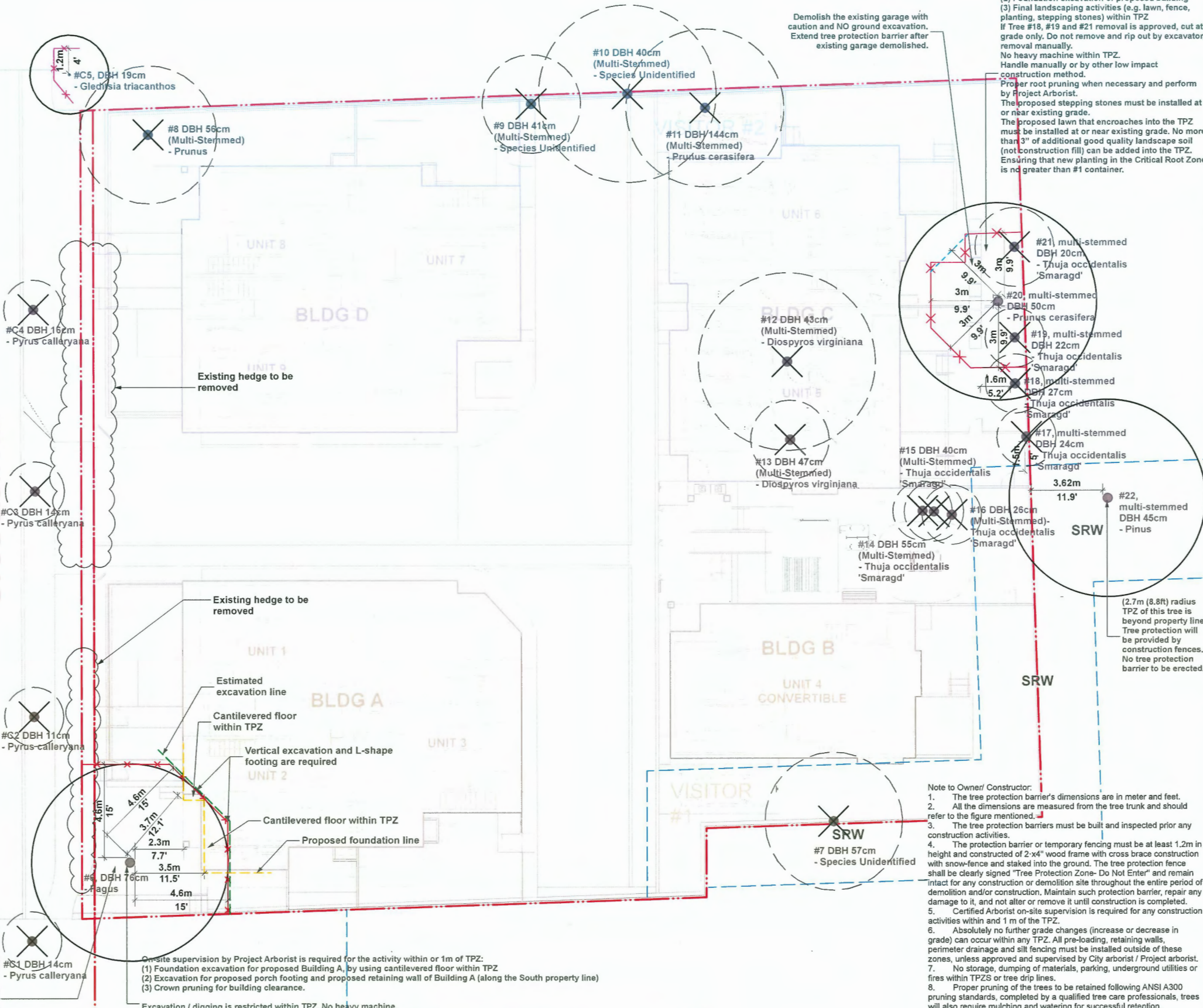
Do not remove hedge with excavator within TPZ. Remove manually and cut at grade.

Do not grind the roots after hedge removed within TPZ. Project Arborist on-site supervision is required if stump removal is needed.

The proposed sidewalk to be installed at or near existing grade.

The proposed lawn that encroaches into the TPZ must be installed at or near existing grade. No more than 3" of additional good quality landscape soil (not construction fill) can be added into the TPZ.

Ensuring that new planting in the Critical Root Zone is no greater than 1 container.



- Note to Owner/ Constructor:
- The tree protection barrier's dimensions are in meter and feet.
  - All the dimensions are measured from the tree trunk and should refer to the figure mentioned.
  - The tree protection barriers must be built and inspected prior any construction activities.
  - The protection barrier or temporary fencing must be at least 1.2m in height and constructed of 2"x4" wood frame with cross brace construction with snow-fence and staked into the ground. The tree protection fence shall be clearly signed "Tree Protection Zone- Do Not Enter" and remain intact for any construction or demolition site throughout the entire period of demolition and/or construction. Maintain such protection barrier, repair any damage to it, and not alter or remove it until construction is completed.
  - Certified Arborist on-site supervision is required for any construction activities within and 1 m of the TPZ.
  - Absolutely no further grade changes (increase or decrease in grade) can occur within any TPZ. All pre-loading, retaining walls, perimeter drainage and silt fencing must be installed outside of these zones, unless approved and supervised by City arborist / Project arborist.
  - No storage, dumping of materials, parking, underground utilities or fires within TPZs or tree drip lines.
  - Proper pruning of the trees to be retained following ANSI A300 pruning standards, completed by a qualified tree care professionals, trees will also require mulching and watering for successful retention.



**HOMING  
LANDSCAPE  
ARCHITECTURE**

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**9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT**

PROJECT ADDRESS:  
9371/9391 FRANCIS ROAD  
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

SCALE: 1:100

DRAWN BY: EL

REVIEWED BY: EL

**Existing Tree  
Management Plan**






DP 23-029303

MARCH 5, 2025

PLAN #15

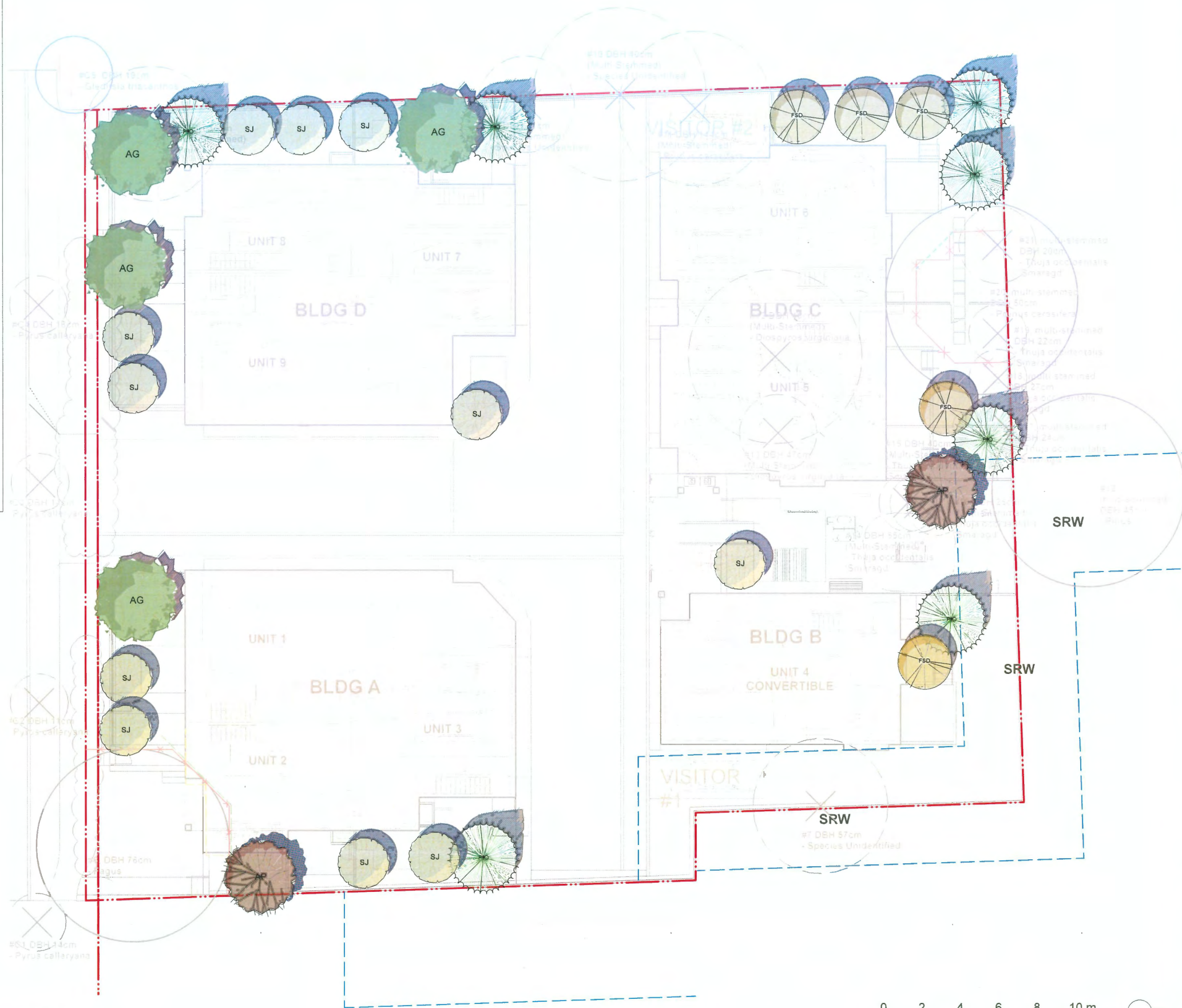
REPLACEMENT TREES SUMMARY

REPLACEMENT TREES LEGEND

	LATIN NAME	COMMON NAME	QUANTITY	SIZE
	Acer griseum	Paperbark Maple	4	8cm CAL.
	Fagus sylvatica 'Dawyck Gold'	Dawyck Gold Beech	5	8cm CAL.
	Pinus contorta var. contorta	Shore pine	7	4 meters High
	Styrax japonicus	Japanese snowbell	11	8cm CAL.
	Acer Palmatum	Japanese maple	2	8cm CAL.

TOTAL 29 REPLACEMENT TREES ARE DESIGNED AND PROVIDED ON SITE.

ALL REPLACEMENT TREES TO BE LOCATED A MINIMUM 1.5M(5FT.) FROM A PROPERTY LINE.



**HOMING  
LANDSCAPE  
ARCHITECTURE**

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**9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT**

PROJECT ADDRESS:  
9371/9391 FRANCIS ROAD  
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

SCALE: 1:100

DRAWN BY: EL

REVIEWED BY: EL

**Landscape  
Replacement Tree  
Plan**

**DP 23-029303**

**MARCH 5, 2025**

0 2 4 6 8 10 m

**PLAN #16**

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CONCRETE SLAB PAVING	5/L3.0
	CIP CONCRETE PAVING	1/L3.0
	80MM AQUA PAVER STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L3.0
	80MM AQUA PAVER STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3/L3.0
	POURED IN PLACE RUBBER SURFACE	
	LAWN	4/L3.3
	PLANTING BED	2/L3.3
	GRAVEL	4/L3.0
	BIKE RACK	1/L3.1
	WOOD TRELLIS	6/L3.2
	PICNIC TABLE AND BENCHES	5/L3.2
	BENCH	4/L3.1
	SENSORY MULTI PLAY PANEL	1/L3.2
	PRIVACY FENCE	3/L3.1
	4' HIGH METAL FENCE	2/L3.1
	STEPPING STONE PATH	
	EXISTING TREES TO BE RETAINED	

LANDSCAPE NOTES

1. DO NOT SCALE DRAWINGS.

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

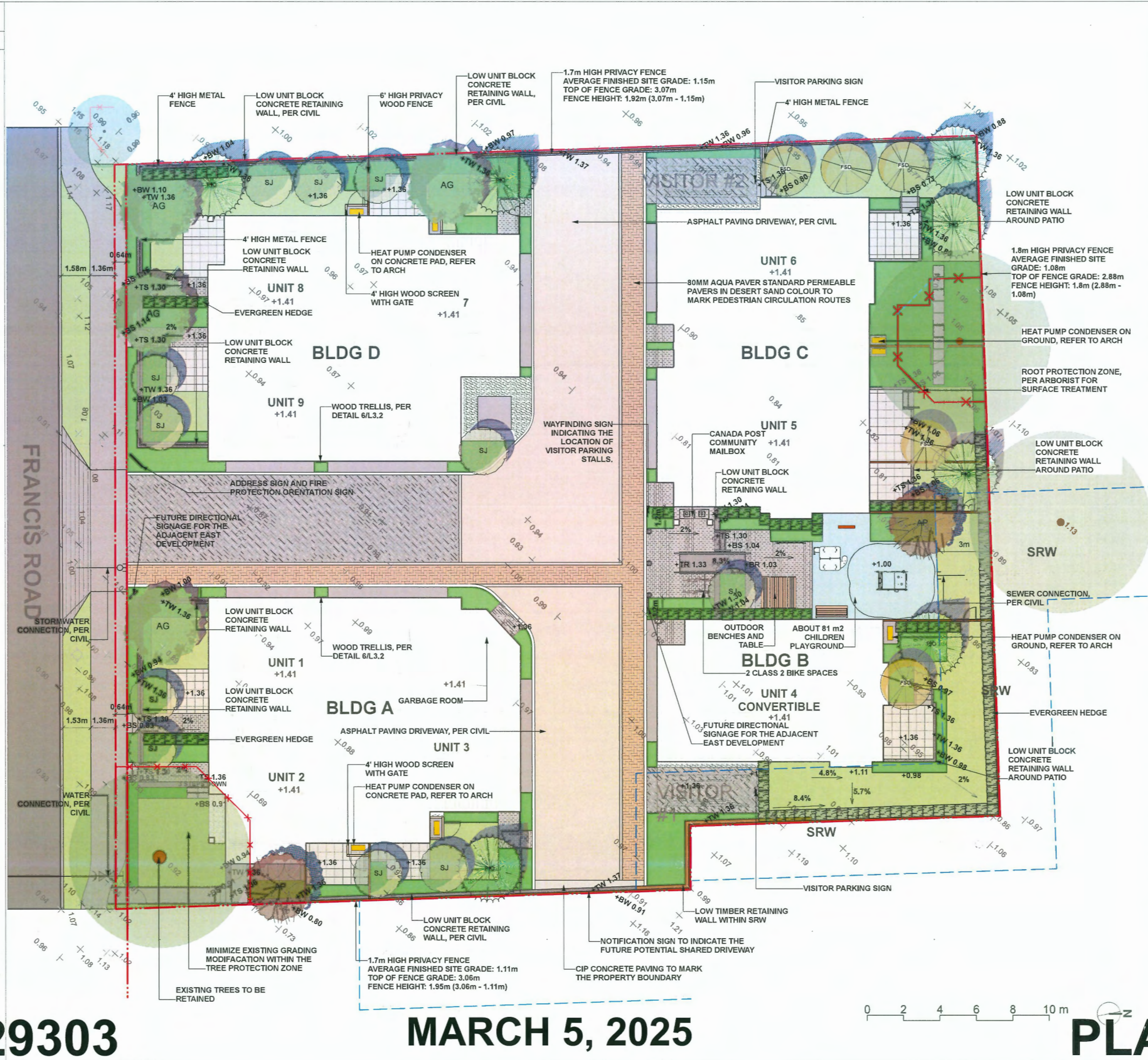
3. ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.

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

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

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

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



HOMING  
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ARCHITECTURE

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9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT

PROJECT ADDRESS:  
9371/9391 FRANCIS ROAD  
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

SCALE: 1:100

DRAWN BY: EL

REVIEWED BY: EL

Landscape Layout  
and Materials Plan

DP 23-029303

MARCH 5, 2025

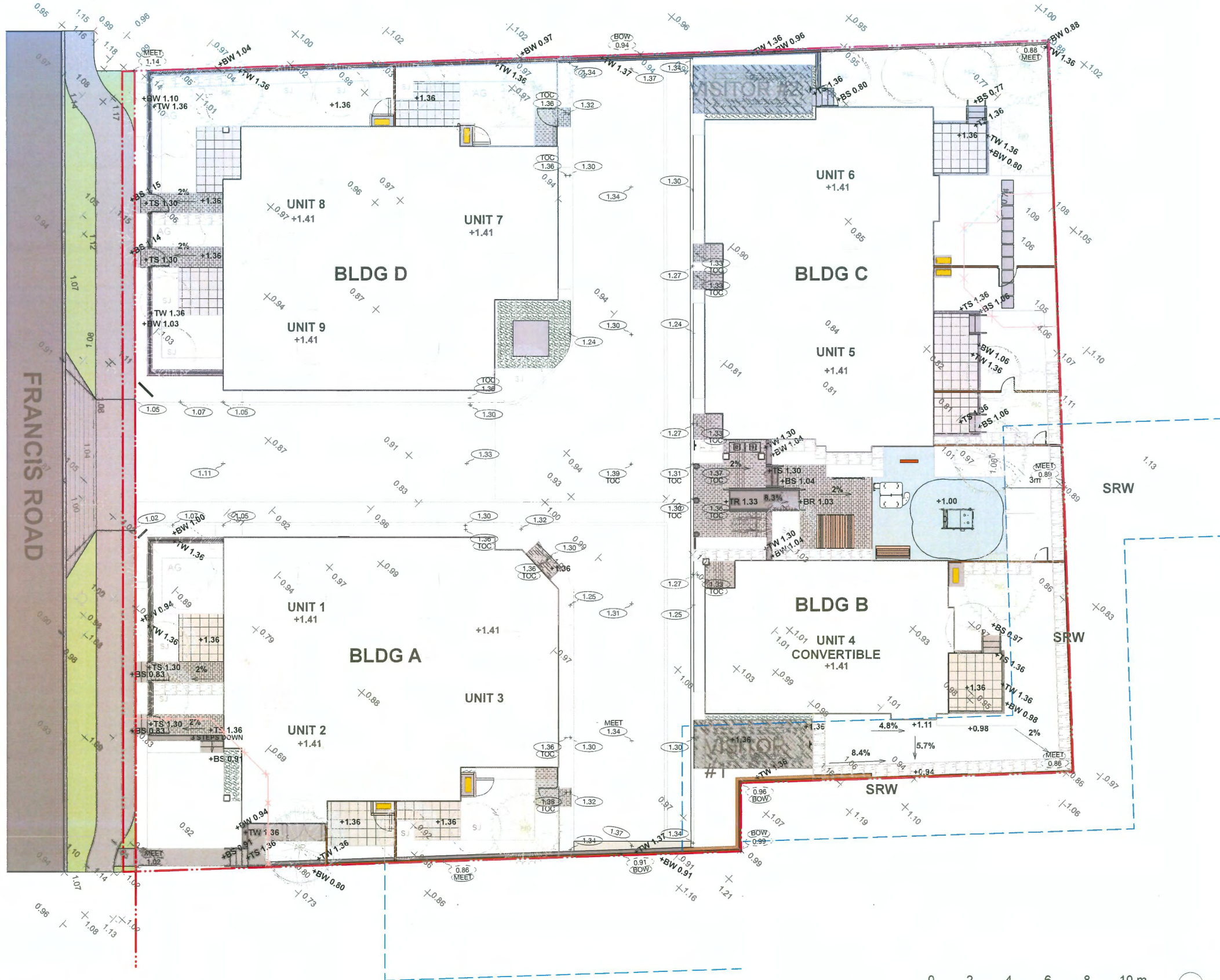
PLAN #17

GRADING LEGEND

KEY	DESCRIPTION
+1.41	PROPOSED SPOT ELEVATIONS
+TW 1.36	PROPOSED TOP OF WALL ELEVATION
+BW 1.04	PROPOSED BOTTOM OF WALL ELEVATION
+TS 1.36	PROPOSED TOP OF STAIR ELEVATION
+BS 0.91	PROPOSED BOTTOM OF STAIR ELEVATION
2%	SLOPE PERCENTAGE
+0.97	EXISTING ELEVATIONS, PER SURVEY
1.36 TOC	CIVIL ELEVATIONS, PER CIVIL

GRADING NOTES

1. ALL DIMENSIONS/ELEVATIONS ARE METRIC (METER, UNLESS OTHERWISE NOTED). DO NOT SCALE DRAWINGS.
2. ALL GRADING INFORMATION IS PRELIMINARY ONLY.
3. REFER TO CIVIL DRAWINGS FOR INTERNAL DRIVE AISLE AND OFF-SITE ROAD GRADING INFORMATION.
4. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.
5. ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
6. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.
7. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.



**HOMING  
LANDSCAPE  
ARCHITECTURE**

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**9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT**

PROJECT ADDRESS:  
9371/9391 FRANCIS ROAD  
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

SCALE: 1:100

DRAWN BY: EL

REVIEWED BY: EL

**Landscape  
Grading Plan**

**DP 23-029303**

**MARCH 5, 2025**



**PLAN #18**



ADDRESS: 1423 W11TH AVENUE,  
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**9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT**

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RICHMOND, BC, CANADA

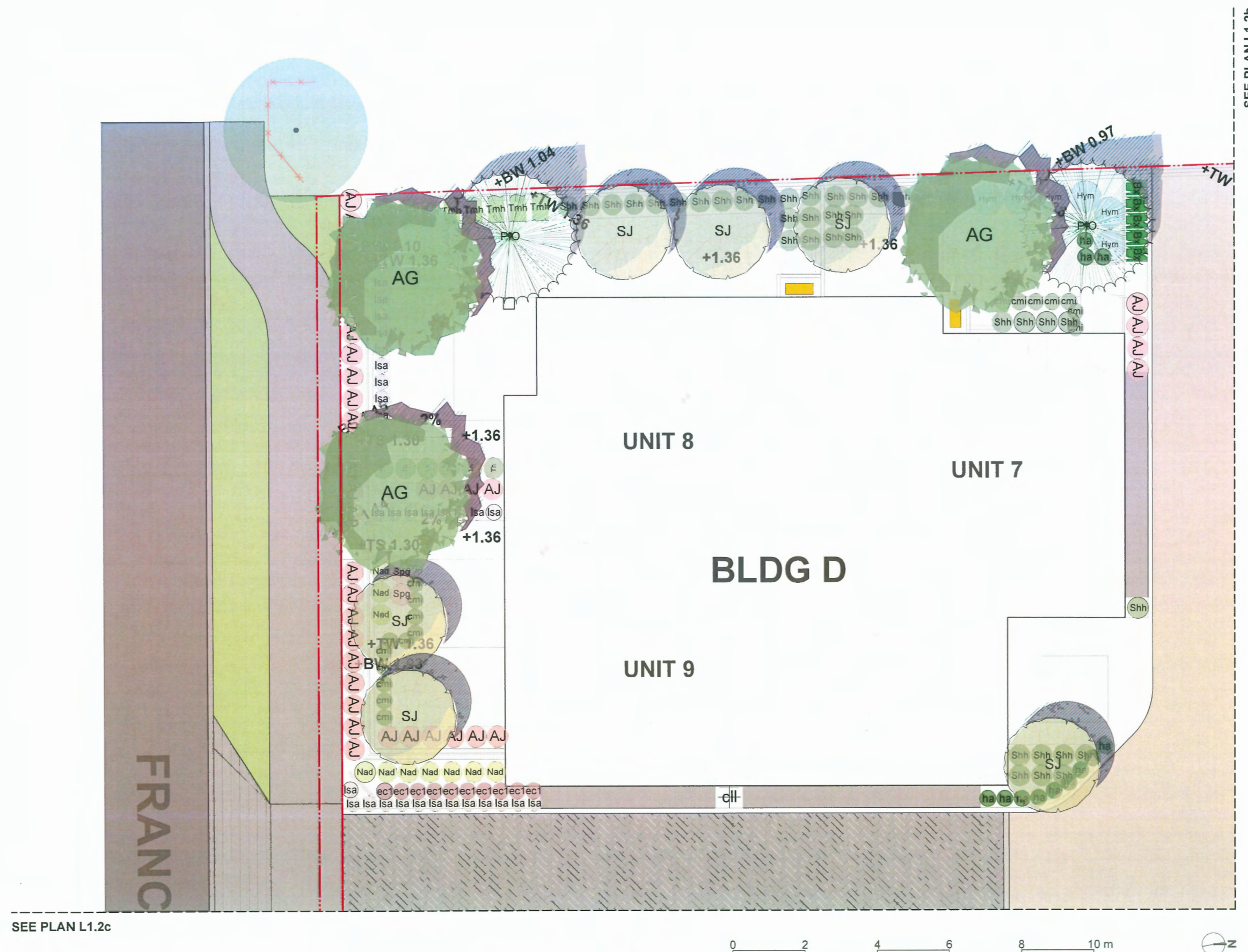
PROJECT NUMBER: 22-34

SCALE: 1:50

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## Landscape Planting Plan - Southwest Area



SEE PLAN L1.2c

**DP 23-029303**

**MARCH 5, 2025**

# PLAN #19



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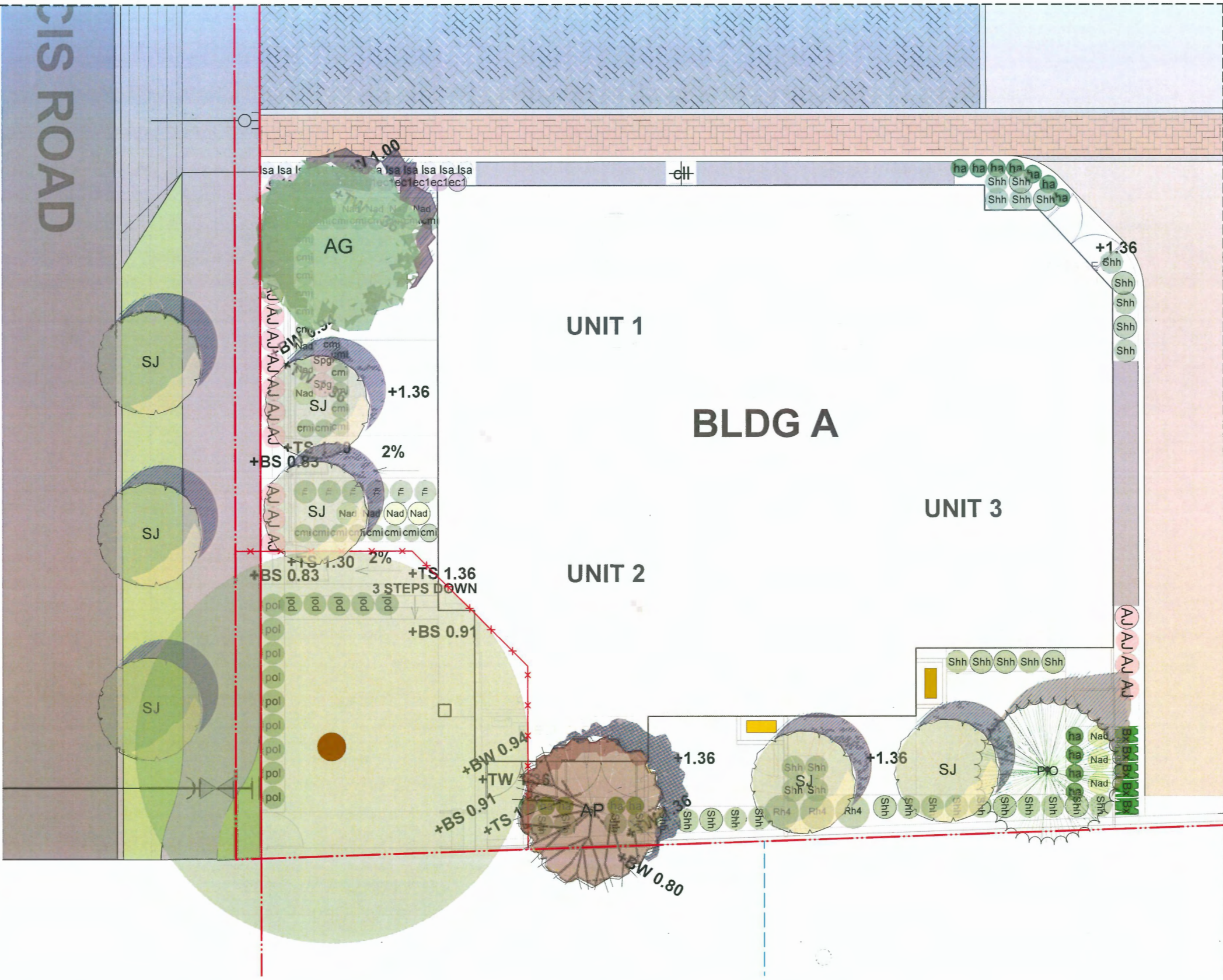
## Landscape Planting Plan - Northwest Area



**MARCH 5, 2025**

# PLAN #20

SEE PLAN L1.2a



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**9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT**

PROJECT ADDRESS:  
9371/9391 FRANCIS ROAD  
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

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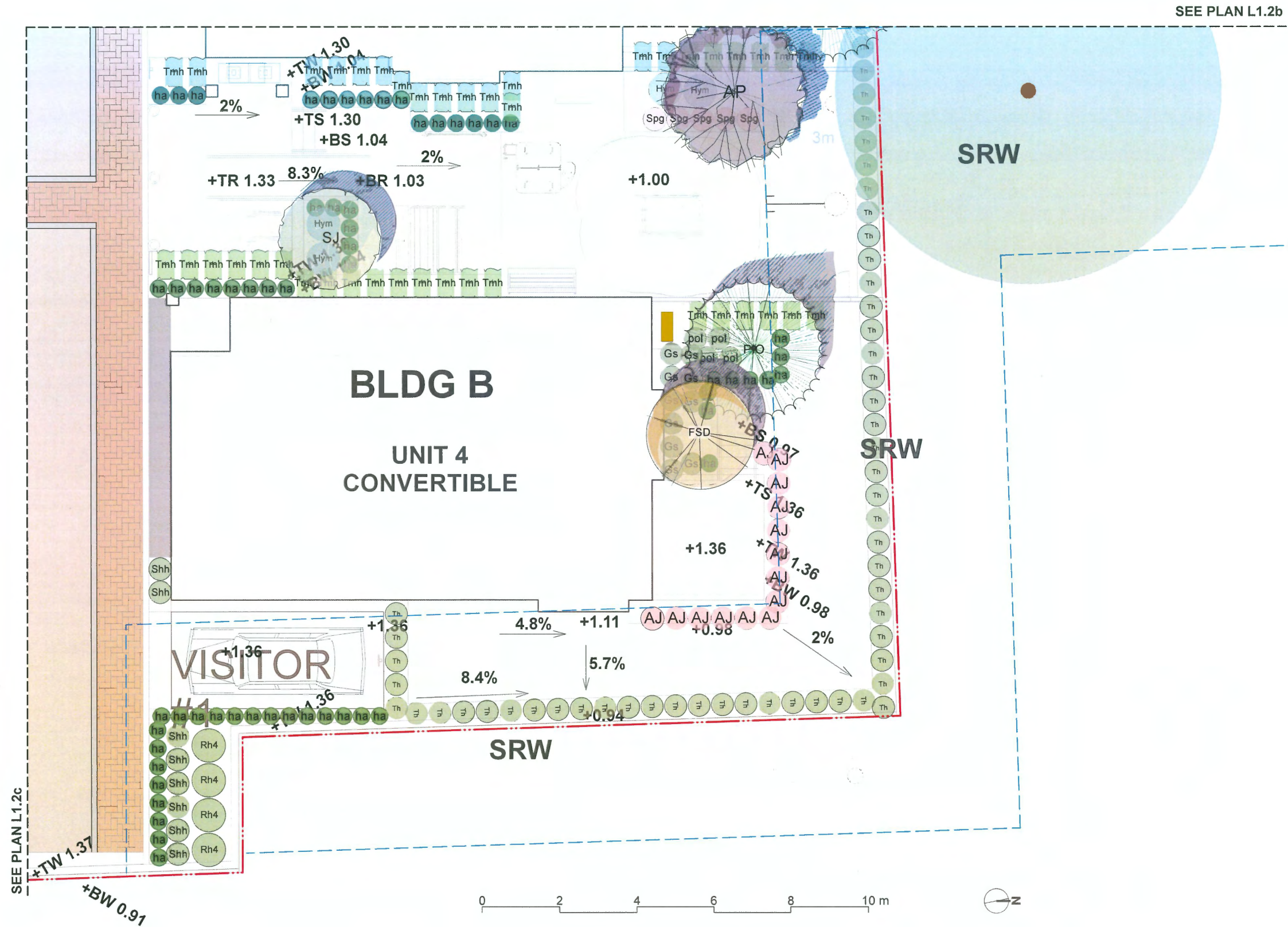
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**Landscape  
Planting Plan -  
Southeast Area**

**DP 23-029303**

**MARCH 5, 2025**

**PLAN #21**



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**9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT**

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PROJECT NUMBER: 22-34

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**Landscape  
Planting Plan -  
Northeast Area**



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**9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT**

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RICHMOND, BC, CANADA

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**Landscape Plant  
List**

**PLANTING NOTES:**

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
- 3) The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- 4) Minimum planting medium depths:  
lawn - 6"/150mm  
groundcover - 18"/450 mm  
shrubs - 18"/450 mm  
trees - 24"/600 mm (around & beneath rootball)
- 5) All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program.

ONSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
AG	Acer griseum	Paperbark Maple	4	8cm cal.	
AP	Acer palmatum	Japanese Maple	2	8cm cal.	
FSD	Fagus sylvatica 'Dawyck Gold'	Dawyck Gold Beech	5	8cm cal.	
PIO	Pinus contorta var. contorta	Shore Pine	7	4m high.	
SJ	Styrax japonicus	Japanese Snowbell Tree	11	8cm cal.	
SHRUBS					
Bx	Buxus microphylla	Littleleaf Boxwood	14	#2 pot	
ec1	Erica carnea	Spring Heath	21	#1 pot	
Gs	Gaultheria shallon	Salal	39	#2 pot	
Hym	Hydrangea macrophylla	Bigleaf Hydrangea	11	#3 pot	
Nad	Nandina domestica	Heavenly Bamboo	26	#2 pot	
AJ	Perfecto Mundo® Double Pink	Reblooming Azalea	69	#2 pot	
Rh4	Rhododendron 'PJM'	PJM Rhododendron	7	#3 pot	
Shh	Sarcococca hookeriana var. humilis	Sweet Box	97	#2 pot	
Spg	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	9	#2 pot	
Tmh	Taxus x media 'Hicksii'	Hick's Yew	50	5' High	
Th	Thuja occidentalis 'Smaragd'	Emerald Cedar	72	5' High	
PERENNIALS & GROUNDCOVERS					
lsa	Lavandula angustifolia	English Spike Lavender	45	#1 pot	
pol	Polystichum munitum	Western sword fern	80	#1 pot	
GRASSES					
cmi	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	49	#1 pot	
ha	Hakonechloa macra `Aureola`	Golden Japanese Forest Grass	135	#1 pot	
VINES					
cil	Clematis ligusticifolia	Western White Clematis	2	#1 pot	




OFFSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
SJ	Styrax japonicus	Japanese Snowbell Tree	6	8cm cal.	

**DP 23-029303**

**MARCH 5, 2025**

**PLAN #23**

SOIL VOLUME LEGENDS

SYMBOL	MATERIALS	SOIL DEPTH
	LAWN	6"/150mm
	SHRUB & GROUND COVER	18"/450mm
	TREE	24"/600 mm (around & beneath rootball)



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9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT

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RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

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REVIEWED BY: EL

Landscape Soil  
Volume Diagram

DP 23-029303

MARCH 5, 2025



PLAN #24

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L.3.0
	CONCRETE SLAB PAVING	5/L.3.0
	CIP CONCRETE PAVING	1/L.3.0
	80MM AQUA PAVER STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L.3.0
	80MM AQUA PAVER STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3/L.3.0
	POURED IN PLACE RUBBER SURFACE	
	LAWN	4/L.3.3
	PLANTING BED	2/L.3.3
	GRAVEL	4/L.3.0
	BIKE RACK	1/L.3.1
	WOOD TRELLIS	6/L.3.2
	PICNIC TABLE AND BENCHES	5/L.3.2
	BENCH	4/L.3.1
	SENSORY MULTI PLAY PANEL	1/L.3.2
	PRIVACY FENCE	3/L.3.1
	4' HIGH METAL FENCE	2/L.3.1
	STEPPING STONE PATH	
	EXISTING TREES TO BE RETAINED	

LANDSCAPE NOTES

1. DO NOT SCALE DRAWINGS.

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

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

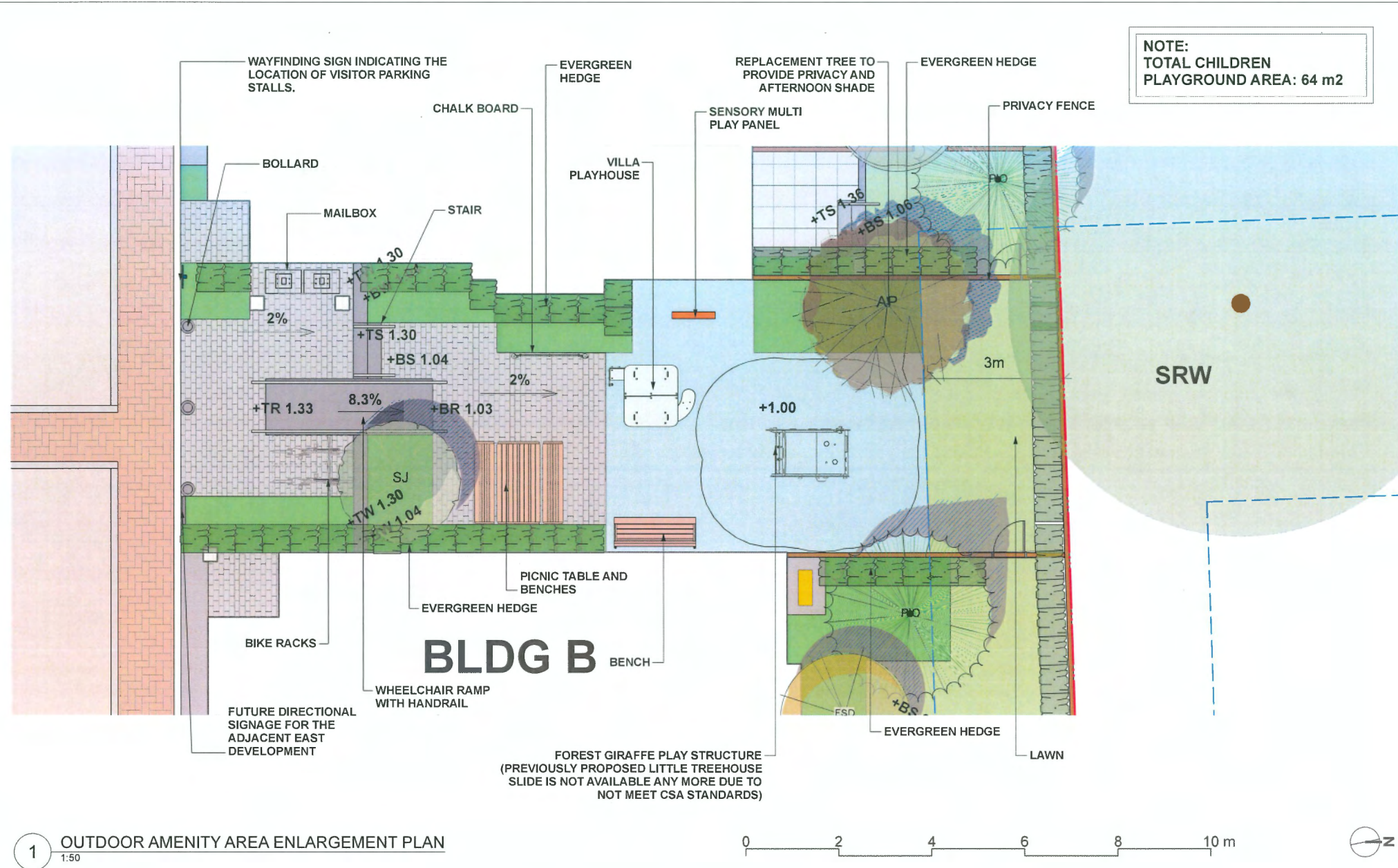
4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.

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

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

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

DP 23-029303



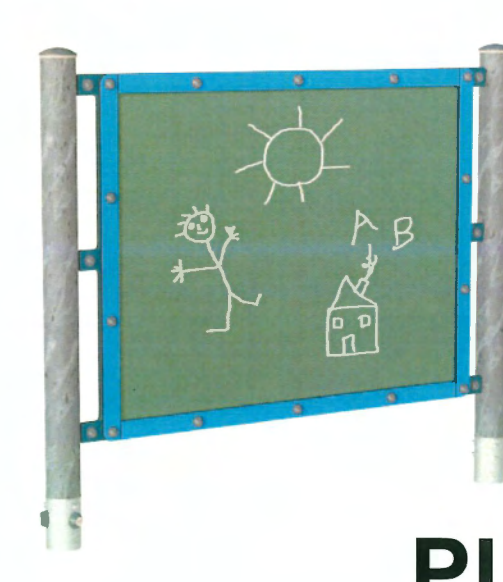
VILLA PLAYHOUSE



FOREST GIRAFFE PLAY STRUCTURE



CHALK BOARD



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9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT

PROJECT ADDRESS:  
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RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

SCALE: 1:50

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Outdoor Amenity  
Area Enlargement  
Plan

PLAN #25

POROUS SURFACE LEGENDS

SYMBOL	MATERIALS	AREA
<div></div>	POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: LAWN, GROUND COVER & SHRUB	465 sq m / 5005 sq ft
<div></div>	POROUS HARDSCAPE MATERIAL: PERMEABLE PAVER & GRAVEL & RUBBER	249 sq m / 2680 sq ft

TOTAL POROUS SURFACE AREA: 714 sq m / 7685 sq ft

TOTAL LOT AREA: 1887 sq m / 20311 sq ft

TOTAL POROUS SURFACE AREA COVERAGE  
PERCENTAGE: 37.8%

TOTAL NON-POROUS SURFACE AREA COVERAGE  
PERCENTAGE: 62.2%

TOTAL POROUS LANDSCAPING AREA COVERAGE  
PERCENTAGE: 25%



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DEVELOPMENT

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Porous Surface  
Diagram

DP 23-029303

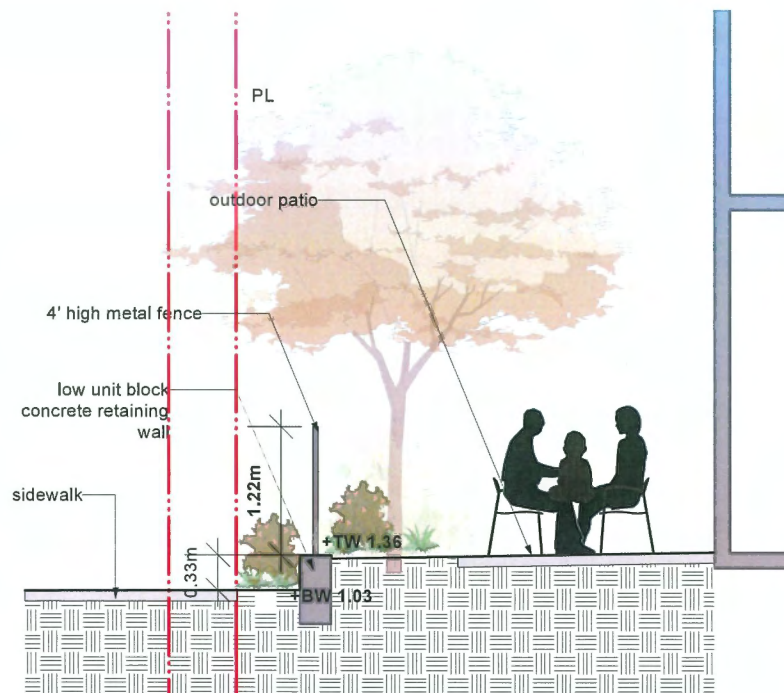
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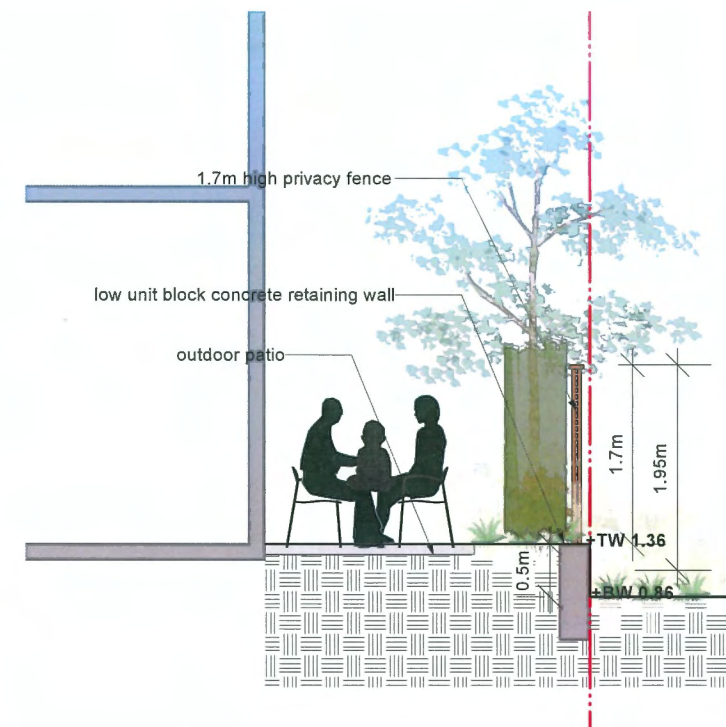
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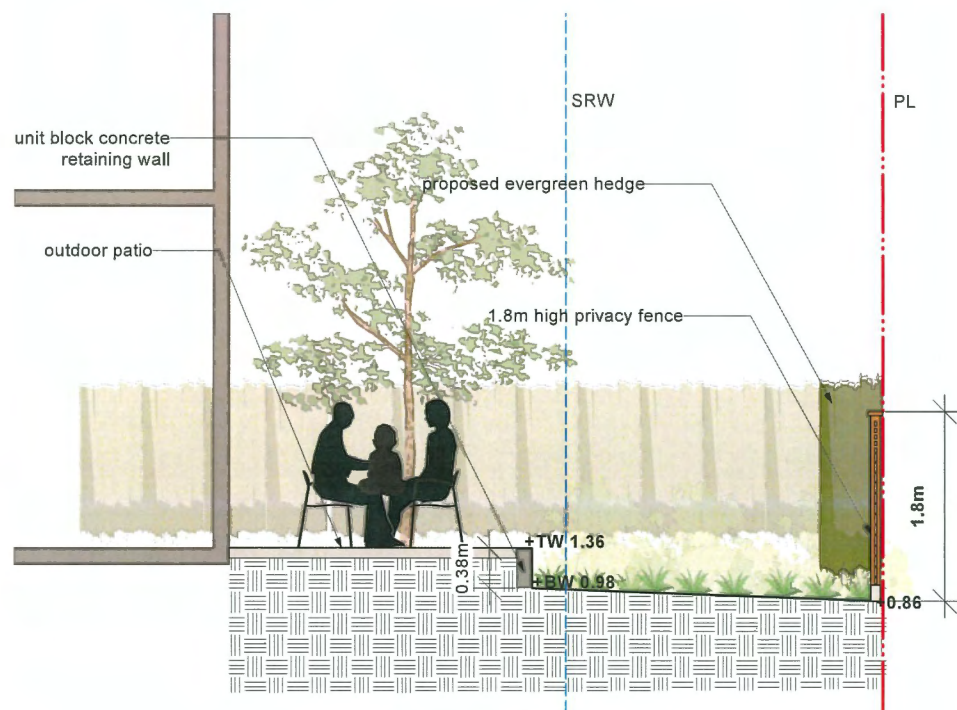
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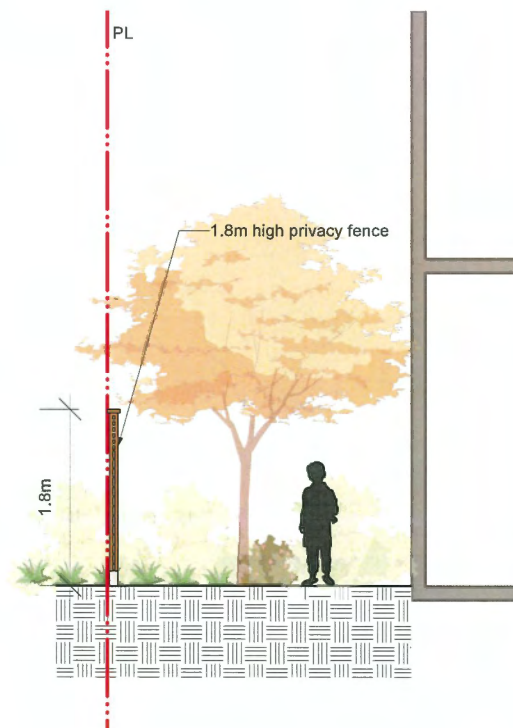
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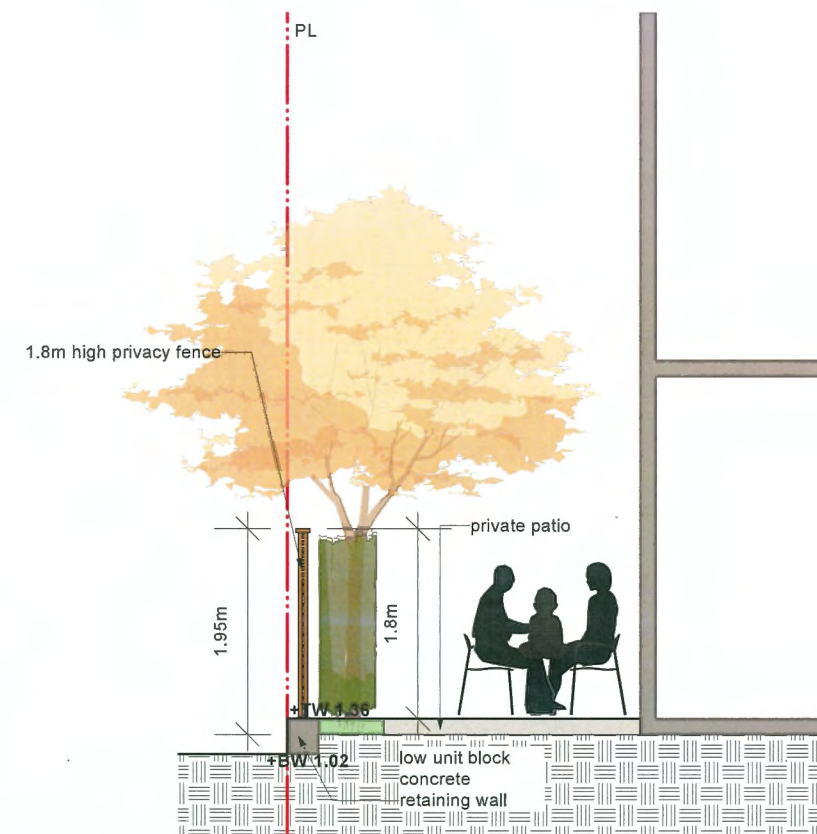
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C SECTION C  
1:32



D SECTION D  
1:35



E SECTION E  
1:32



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#### 9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

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RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

#### Landscape Sections

DP 23-029303

MARCH 5, 2025

PLAN #27

IRRIGATION DIAGRAM LEGEND

KEY DESCRIPTION

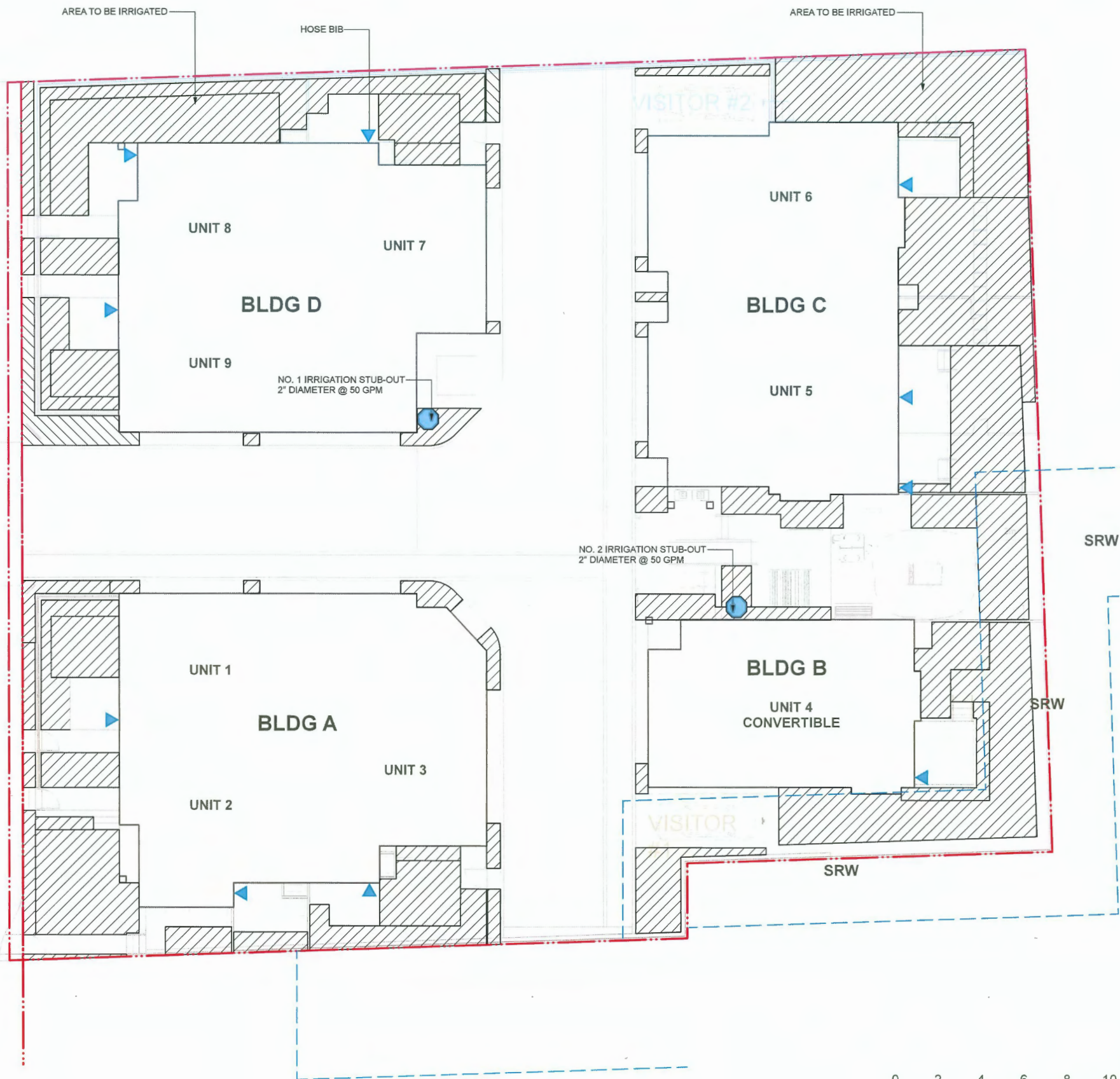
AREA TO BE IRRIGATED

IRRIGATION STUB OUT

HOSE BIB

DESIGN-BUILD IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.
2. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
3. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
4. IRRIGATION TO CONFORM TO ALL IABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:
  - a. MATERIALS SECTION 8B: ALL PIPE TO BE MINIMUM CLASS 200
  - b. MATERIALS SECTION 5G: NO WIRE SMALLER THAN 14 GAUGE DIRECT BURIAL
5. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
6. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
7. PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
8. HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO: CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGATION LINES AND MOTION SENSOR/RAIN DELAY CONTROLLER
9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
10. PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.
11. PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM AND CONDUIT.
12. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.
13. PROVIDE (3) COPIES OF INSTRUCTIONS MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS. SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.
14. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.



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ROAD TOWNHOUSE  
DEVELOPMENT**

PROJECT ADDRESS:  
9371/9391 FRANCIS ROAD  
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

SCALE: 1:100

DRAWN BY: EL

REVIEWED BY: EL

**Design-Build  
Irrigation Plan**

**DP 23-029303**

**MARCH 5, 2025**

**PLAN #28**

LANDSCAPE LIGHTING LEGENDS

SYMBOL

MATERIALS

UPLIGHT WITH SHIELD

STEP LIGHT

BOLLARD LIGHT WITH SHIELD

WALL MOUNTED LED DOWN LIGHT

COMPACT LED LIGHT, OPAL LENS  
SUITABLE FOR EXTERIOR USE.

SURFACE MOUNTED CEILING LED FIXTURE

3000K TEMP.  
SUITABLE FOR EXTERIOR USE.

LIGHTING NOTES

1. LIGHTING PLANS PROVIDED FOR INFORMATION ONLY. ALL EXTERIOR LIGHT FIXTURES, QUANTITIES, AND LOCATIONS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.
2. CONTRACTOR TO COORDINATE RECESSED FORMING, ELECTRICAL CONDUIT, AND LOCATION LOGISTICS WITH OTHER TRADES AS REQUIRED.
3. SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR TO ENSURE ALL LIGHTING WIRE AND FIXTURES MEET THE LOCAL ELECTRICAL REGULATIONS AND SAFETY REQUIREMENTS.



HOMING  
LANDSCAPE  
ARCHITECTURE

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EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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Revisions

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J	2025-01-06	ISSUED FOR ADP COMMENTS
K	2025-03-03	ISSUED FOR DP

9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT

PROJECT ADDRESS:  
9371/9391 FRANCIS ROAD  
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

SCALE: 1:100

DRAWN BY: EL

REVIEWED BY: EL

Conceptual  
Landscape  
Lighting Plan

DP 23-029303

MARCH 5, 2025

PLAN #29



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ARCHITECTURE**

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**9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT**

PROJECT ADDRESS:  
9371/9391 FRANCIS ROAD  
RICHMOND, BC, CANADA

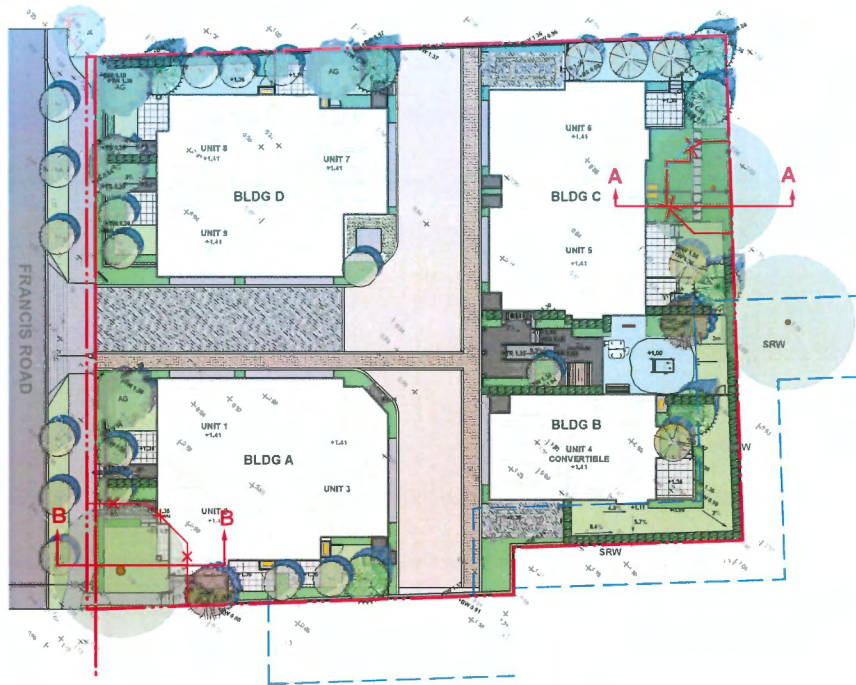
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SCALE: AS SHOWN

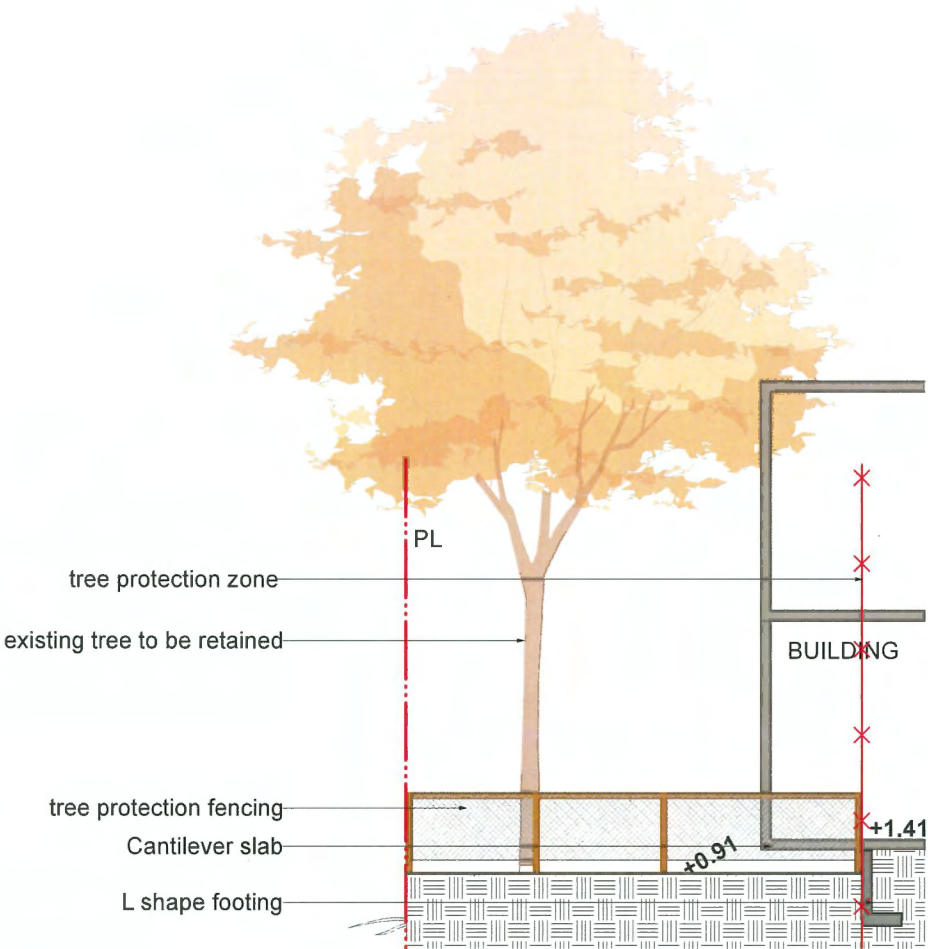
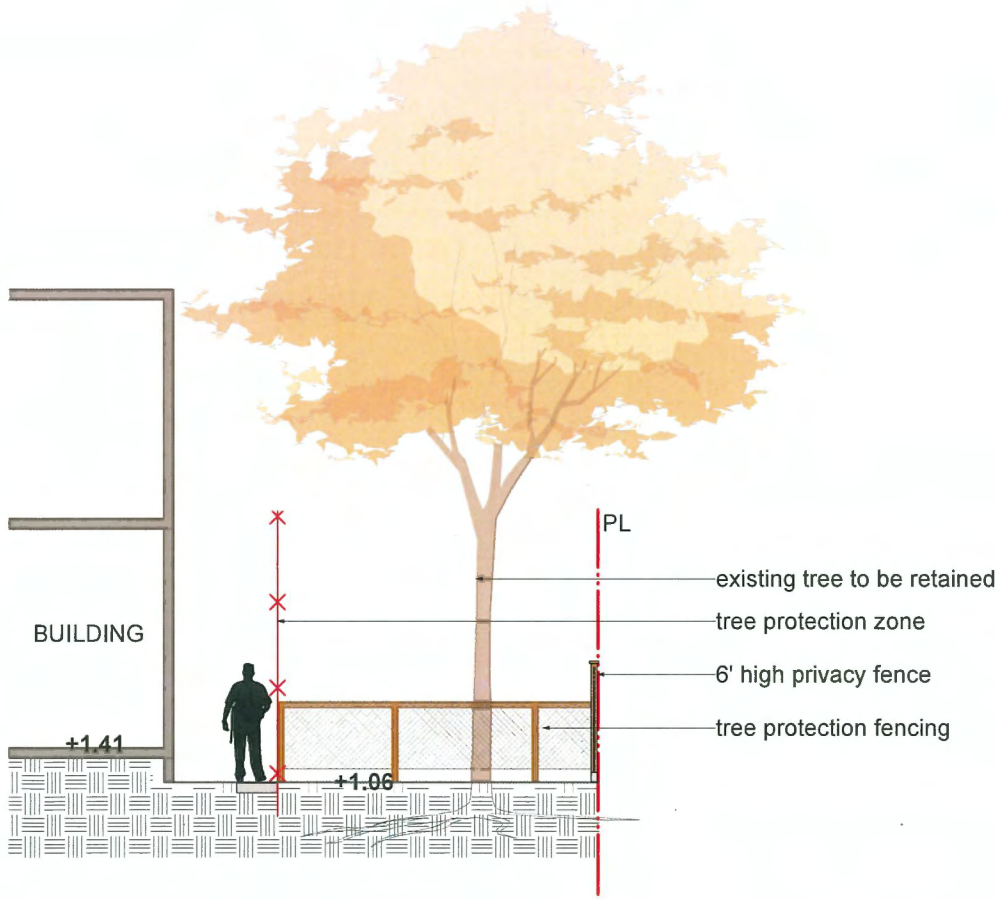
DRAWN BY: EL

REVIEWED BY: EL

**Tree Protection  
Area Profile**



SECTIONS KEY PLAN



DP 23-029303

MARCH 5, 2025

PLAN #30



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9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT

PROJECT ADDRESS:  
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RICHMOND, BC, CANADA

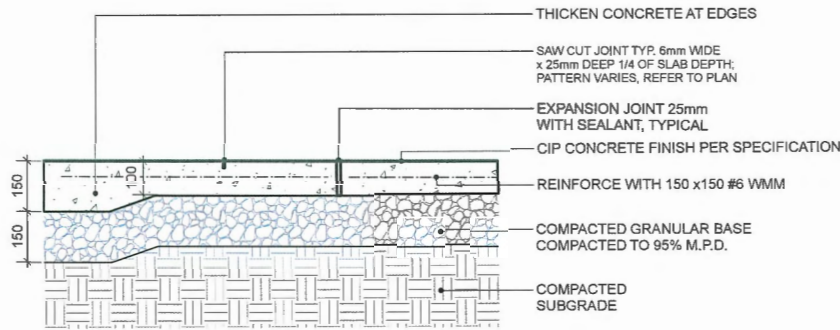
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DRAWN BY: EL

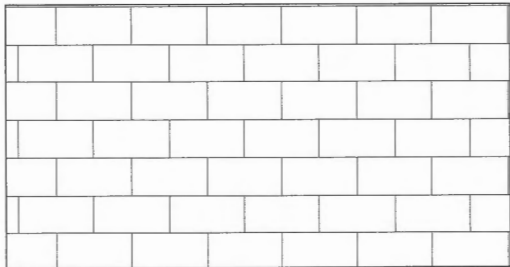
REVIEWED BY: EL

HARDSCAPE  
DETAILS

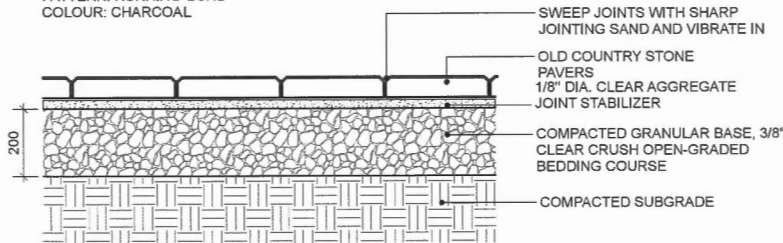


NOTES:  
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.  
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE ON GRADE (TYPICAL)  
Scale: 1:10



PLAN  
CLASSIC STANDARD PAVERS - STANDARD SIZE BY  
ABBOTSFORD CONCRETE (1-800-663-4091)  
DIMENSIONS: STANDARD 225(L) x 112.5(W) x 60(T) mm (8-7/8" x  
4-7/16" x 2-3/8")  
PATTERN: RUNNING BOND  
COLOUR: CHARCOAL



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

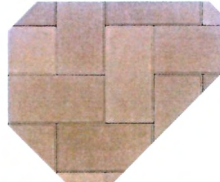
2 CONCRETE UNIT PAVING ON GRADE  
Scale: 1:10

AQUAPAVE STANDARD PAVER  
BY ABBOTSFORD CONCRETE PRODUCTS

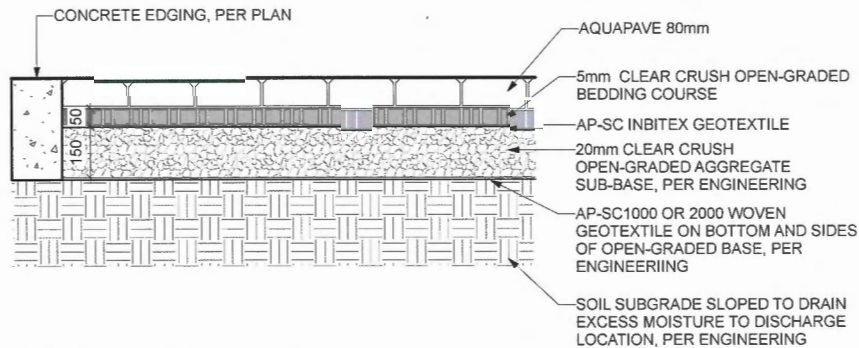
PATTERN: RUNNING BOND  
LENGTH: 8-3/8" (221MM)  
WIDTH: 4-5/16" (110MM)  
THICKNESS: 3-1/8" (80MM)



COLOR: CHARCOAL  
DRIVEWAY & VISITOR PARKING

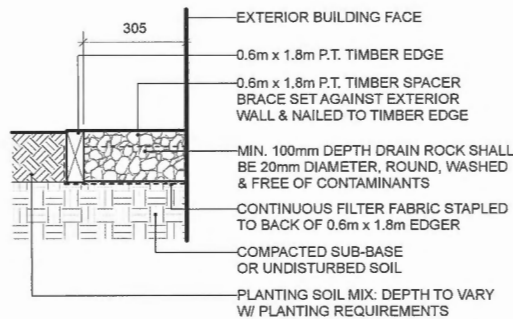


COLOR: DESERT SAND  
PEDESTRIAN PATH



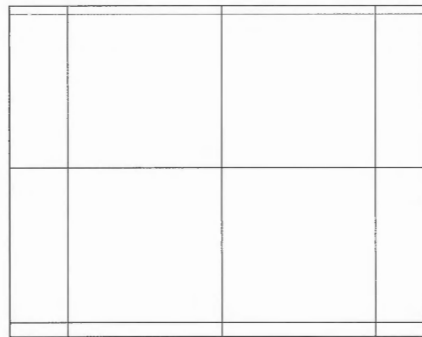
NOTE:  
1. REFER TO ENGINEERING DRAWINGS FOR THE BASE MATERIALS INSTALLED UNDERNEATH THE PAVERS.  
2. THE CONDITIONS UNDER THE PAVERS SHALL BE APPROVED BY ENGINEERS BEFORE PAVERS INSTALLATION.

3 AQUAPAVE PERMEABLE PAVER  
Scale: 1:10

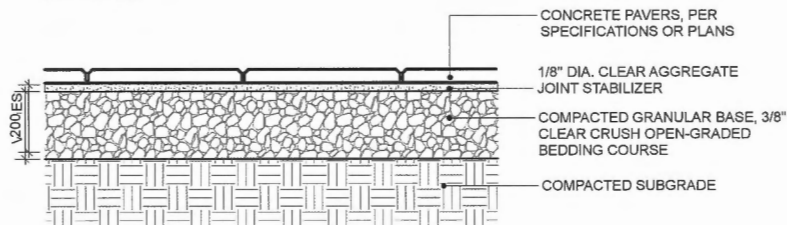


NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

4 GRAVEL DRAIN STRIP - ON GRADE  
Scale: 1:10



PLAN  
TEXADA HYDRAPRESSED SLABS BY ABBOTSFORD CONCRETE PRODUCTS (1-800-663-4091)  
DIMENSIONS: 457 mm x 457 mm x 40 mm  
COLOUR: NATURAL  
PATTERN: GRID



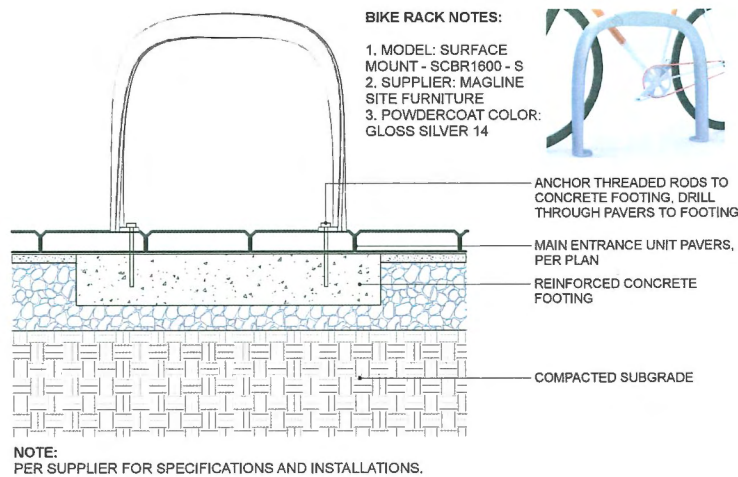
NOTE:  
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.  
2. BLACKJACK PEDESTAL SYSTEM AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, INSTALLATION PER MANUFACTURES INSTRUCTIONS.

5 CONCRETE SLAB PAVING  
Scale: 1:10

DP 23-029303

MARCH 5, 2025

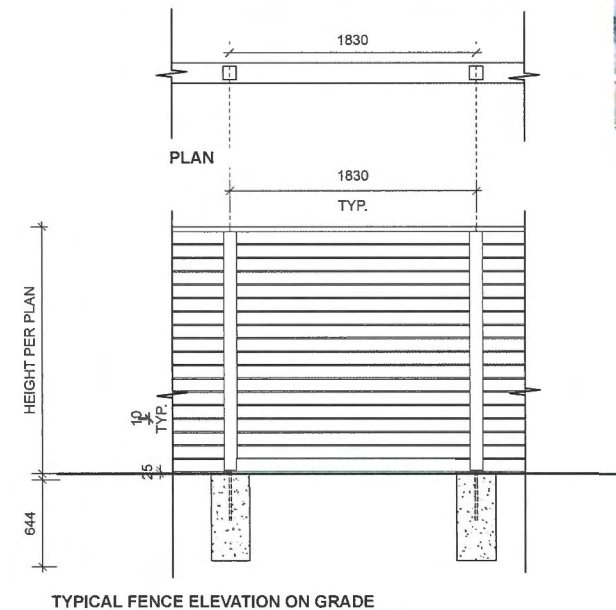
PLAN #31



**1 BIKE RACK**  
Scale: 1:10

**NOTE:**

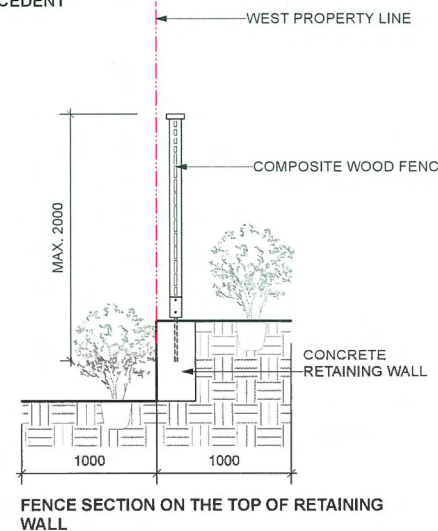
MAX. 2.0m HIGH FENCE IS MEASURED FROM THE AVERAGE FINISHED SITE GRADE (MEASURED AT A POINT 1.0m FROM BOTH SIDES OF THE PROPERTY LINE) TO THE TOP OF THE FENCE.



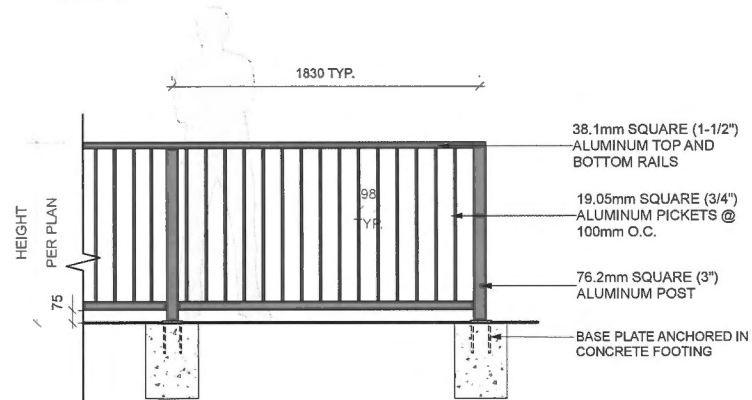
**3 COMPOSITE WOOD PRIVACY FENCE**  
Scale: 1:25



**PRECEDENT**



**PRECEDENT**



**NOTES:**

1. ALL METAL ALUMINUM WITH BLACK POWDERCOAT FINISH (TO BE FACTORY APPLIED)
2. ALL WELDED CONSTRUCTION.
3. PROVIDE SHOP DRAWINGS FOR APPROVAL.
4. CONCRETE FOOTING TO BE CONFIRMED BY STRUCTURAL ENGINEER.

**2 METAL FENCE**  
Scale: 1:20

**2300 ICONIC BACKED BENCH BY MAGLIN SITE FURNITURE (1-800-716-5506)**

MODEL: MBE-2300-00017

LENGTH: 70" (177.8cm)

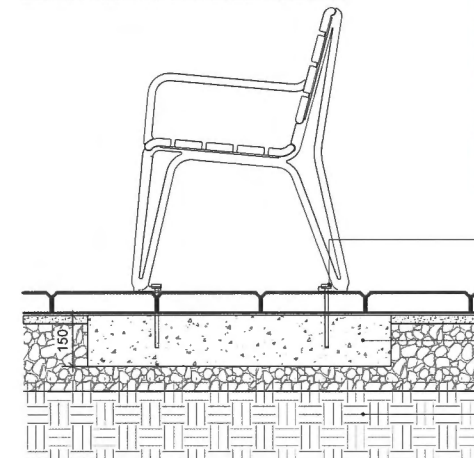
HEIGHT: 33.3" (84.5cm)

DEPTH: 25.5" (64.8cm)

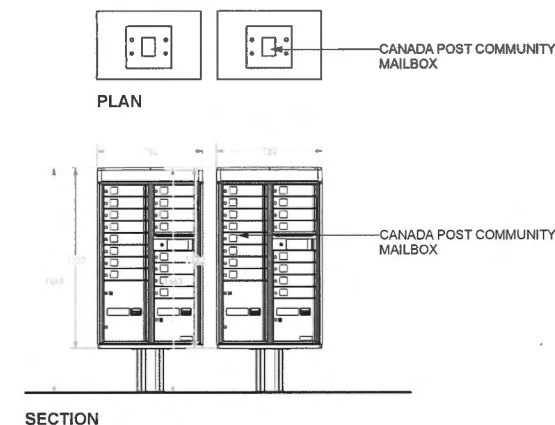
SEAT HEIGHT: 18" (45.7cm)

WEIGHT: 122.5lbs (55.6kg)

COLOUR: STANDARD POWDERCOAT SILVER 14



**4 BENCH**  
1:10



**5 CANADA POST MAILBOX**  
Scale: 1:25



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ARCHITECTURE**

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**9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT**

PROJECT ADDRESS:  
9371/9391 FRANCIS ROAD  
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

**FURNITURING  
DETAILS**

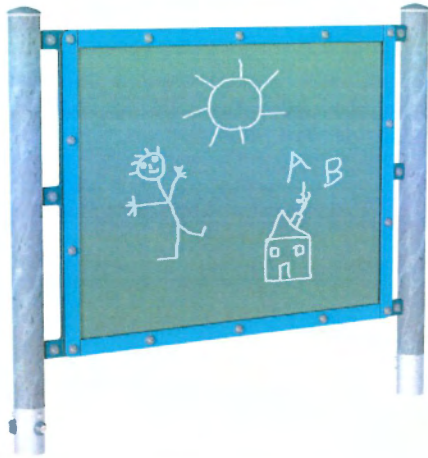
**DP 23-029303**

**MARCH 5, 2025**

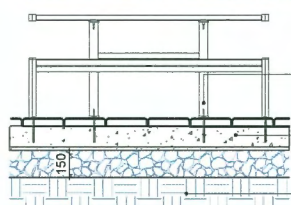
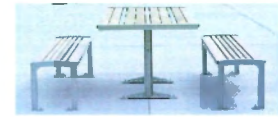
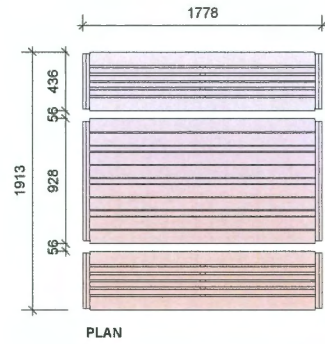
**PLAN #32**



1 SENSORY MULTI PLAY PANEL



4 CHALK BOARD BY KOMPAN



ANCHOR THREADED RODS TO  
CONCRETE FOOTING, DRILL  
THROUGH PAVERS TO FOOTING  
REINFORCED CONCRETE  
FOOTING  
COMPACTED SUBGRADE

NOTES:  
1. TYPE: 720 CLUSTER SEATING BY MAGLIN (1-800-716-6606) OR APPROVED ALTERNATIVE.  
2. MODEL: MTB-0720-00002. SURFACE MOUNT, IPE WOOD  
3. COLOR: POWDERCOAT GLOSS COLLECTION SILVER 14

5 PICNIC TABLE AND BENCHES  
Scale: 1:25

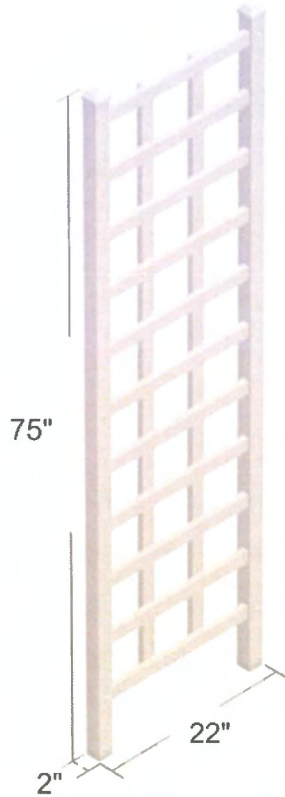


2 VILLA PLAYHOUSE



NOTE: REINHART 75"H X 22"W VINYL LATTICE PANEL TRELLIS

6 LATTICE PANEL TRELLIS  
N/A



3 GIRAFFE PLAY STRUCTURE BY KOMPAN



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#### 9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

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RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

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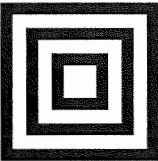
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#### FURNITURING DETAILS

DP 23-029303

MARCH 5, 2025

PLAN #33



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**9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT**

PROJECT ADDRESS:  
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RICHMOND, BC, CANADA

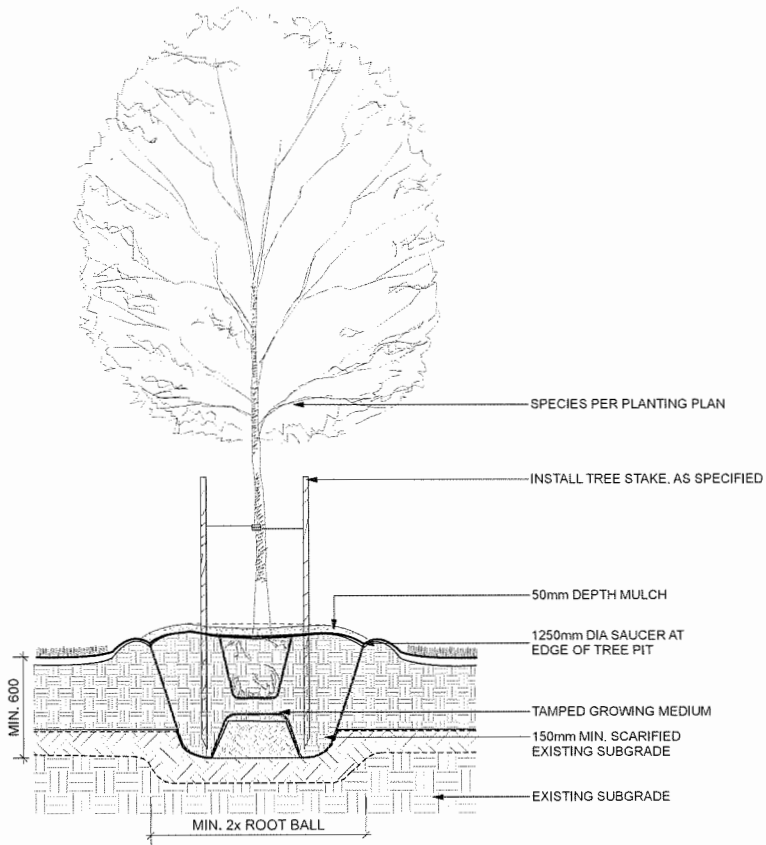
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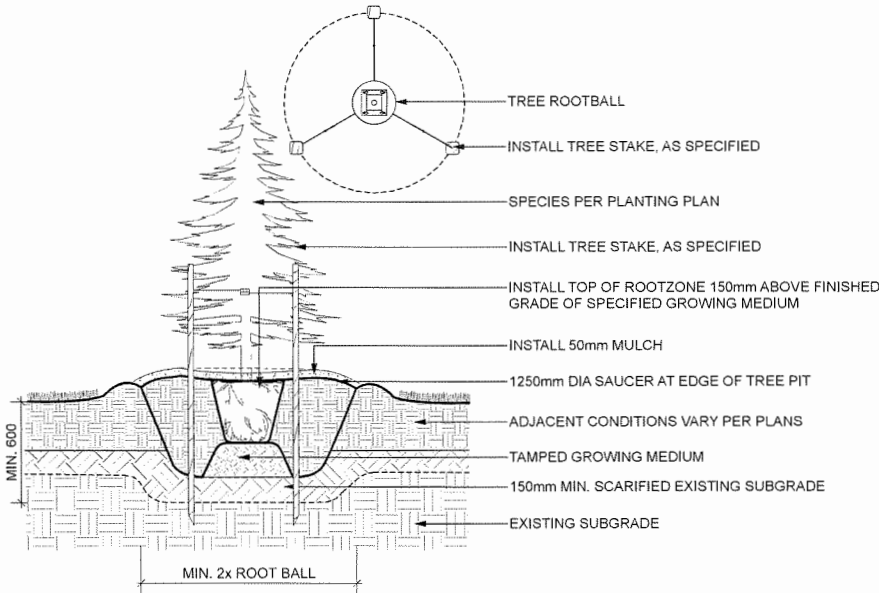
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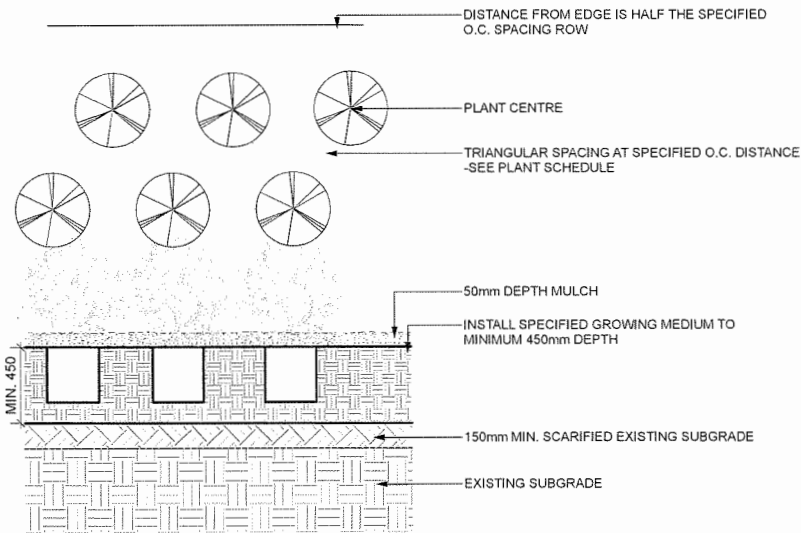
**SOFTSCAPE  
DETAILS**



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



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



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

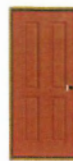
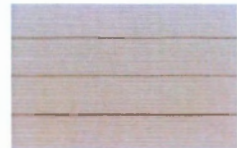
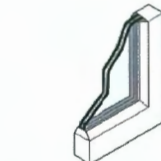
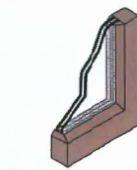


**4 SOD LAWN (TYPICAL)**  
Scale: 1:10

**DP 23-029303**

**MARCH 5, 2025**

**PLAN #34**



ADDRESS: 7705 FRENCH STREET, VANCOUVER, BC, V6P 4V5  
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ISSUED FOR DP SUBMISSION	JZ	JL	23.03.01
ISSUED FOR ADP REVIEW	JZ	JL	24.10.30
ISSUED FOR DP SUBMISSION	JZ	JL	24.10.09
ISSUED FOR DP SUBMISSION	JZ	JL	24.09.24
ISSUED FOR PLANNING COMMITTEE REVIEW	JZ	JL	24.01.23
ISSUED FOR DP SUBMISSION	JZ	JL	23.01.31
ISSUED FOR DP SUBMISSION	JZ	JL	23.08.19
ISSUED FOR REZ-ING SUBMISSION	JZ	JL	23.09.12
ISSUED FOR REZ-ING SUBMISSION	JZ	JL	23.04.10
ISSUED FOR REZ-ING SUBMISSION	JZ	JL	22.11.18
ISSUED FOR REZ-ING APPLICATION	JZ	JL	21.11.30
Issued	By	Appt.	YJMM DO



TOWNHOUSE DEVELOPMENT  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Project No.	Scale
#8272	N.T.S.
Drawn No.	Sheet No. Revision


07-35



**DP 23-029303**

**MARCH 5, 2025**

#8272
N.T.S.  
Drawn No. 8
Sheet
Revision  
**PLAN #35**



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 TELEPHONE: 778-68-8852

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Issued	By	Appd.	YY.MM.DD



Client/Project

TOWNHOUSE DEVELOPMENT  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Title

BUILDING A ELEVATIONS

Project No.

#8272

Scale

1/8"=1'-0"

Drawn No.

1

Revision

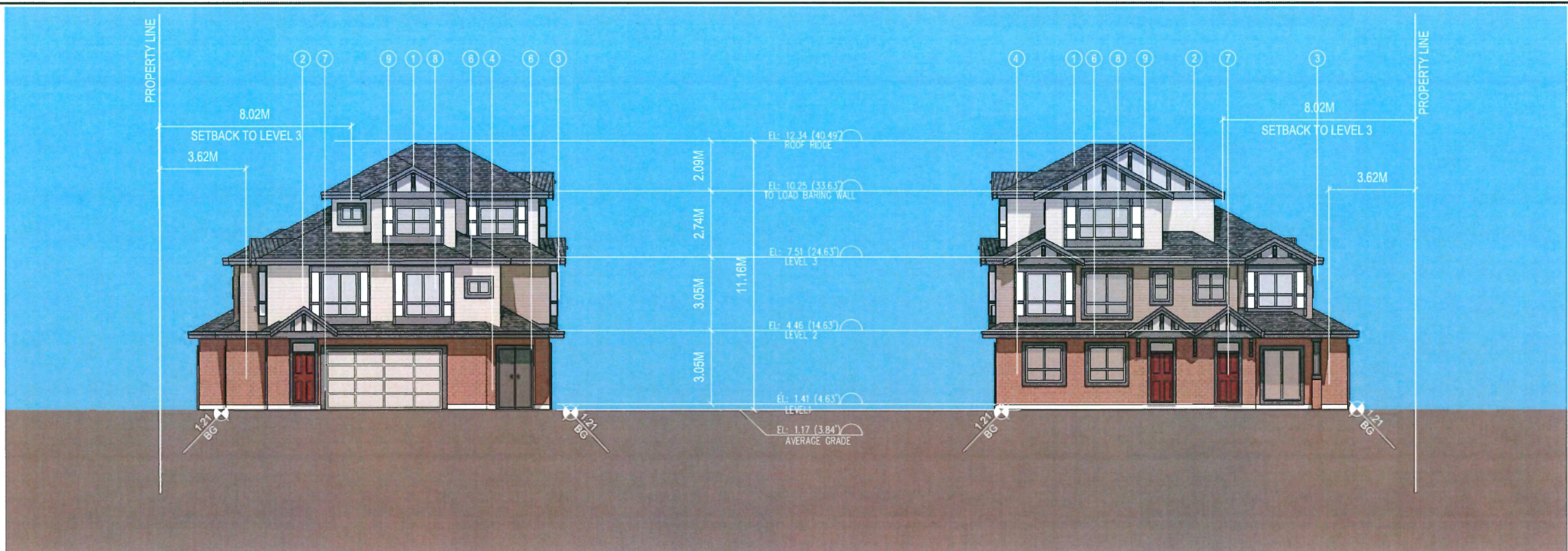
Sheet No.

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of

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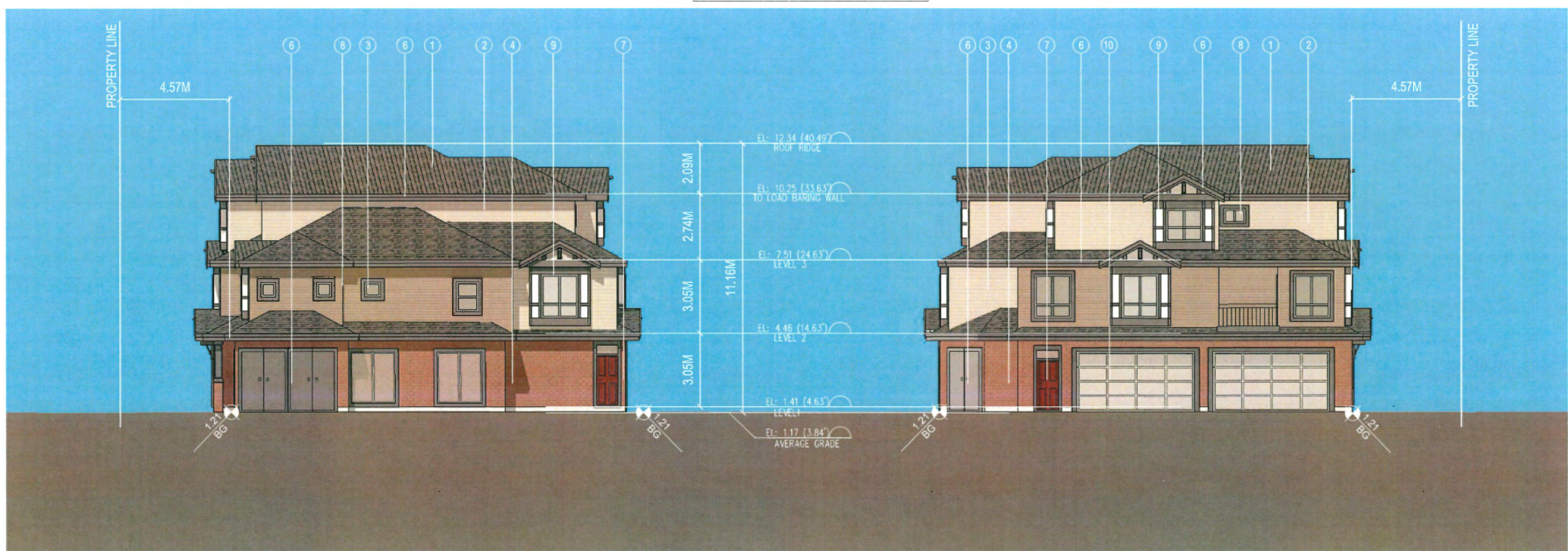
PLAN #36



**1 BUILDING A NORTH ELEVATION**  
 A3.1 SCALE: 1/8"=1'-0"

**2 BUILDING A SOUTH ELEVATION**  
 A3.1 SCALE: 1/8"=1'-0"

- EXTERIOR FINISH MATERIAL SCHEDULE
- 1.HIGH PROFILE ASPHALT SHINGLES (LIGHT GREY)
  - 2.PAINTED COMPOSITE CEMENT-HARDIPLAP SIDING (GREY)
  - 3.PAINTED COMPOSITE CEMENT-HARDIPLAP SIDING (BROWN)
  - 4.BRICK CLADDING (RED)
  - 5.VINYL WINDOW W/ CLEAR DOUBLE GLAZING & LIGHT WHITE FRAME
  - 6.PAINTED WOOD FASCIA BOARD / TRIM / STEEL DOOR / GUARDRAIL (DARK GREY)
  - 7.PAINTED WOOD UNIT ENTRY DOOR (NATURAL WOOD COLOR)
  - 8.VINYL WINDOW W/ CLEAR DOUBLE GLAZING & DARK BROWN FRAME
  - 9.PAINTED COMPOSITE CEMENT SHEET PANEL (WHITE)
  - 10.METAL GARAGE DOOR (LIGHT GREY)
  - 11.PAINTED WOOD UNIT ENTRY DOOR (WHITE COLOR)



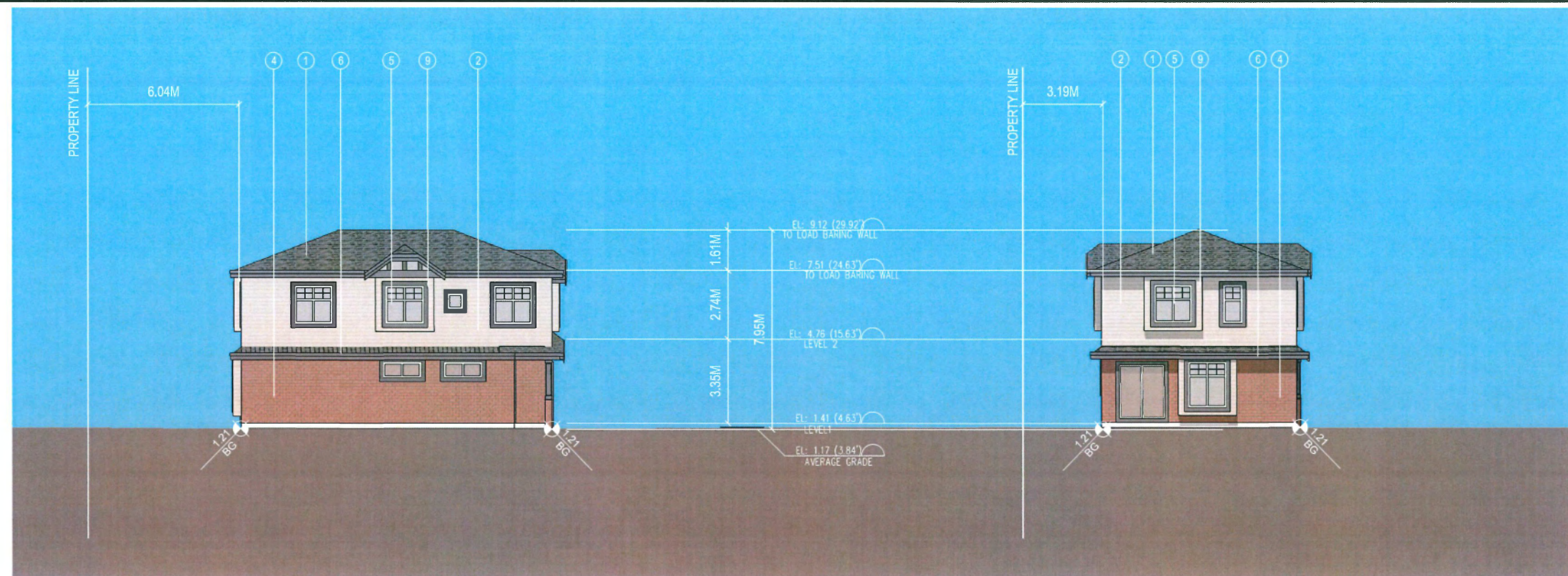
**3 BUILDING A EAST ELEVATION**  
 A3.1 SCALE: 1/8"=1'-0"

**4 BUILDING A WEST ELEVATION**  
 A3.1 SCALE: 1/8"=1'-0"

**DP 23-029303**

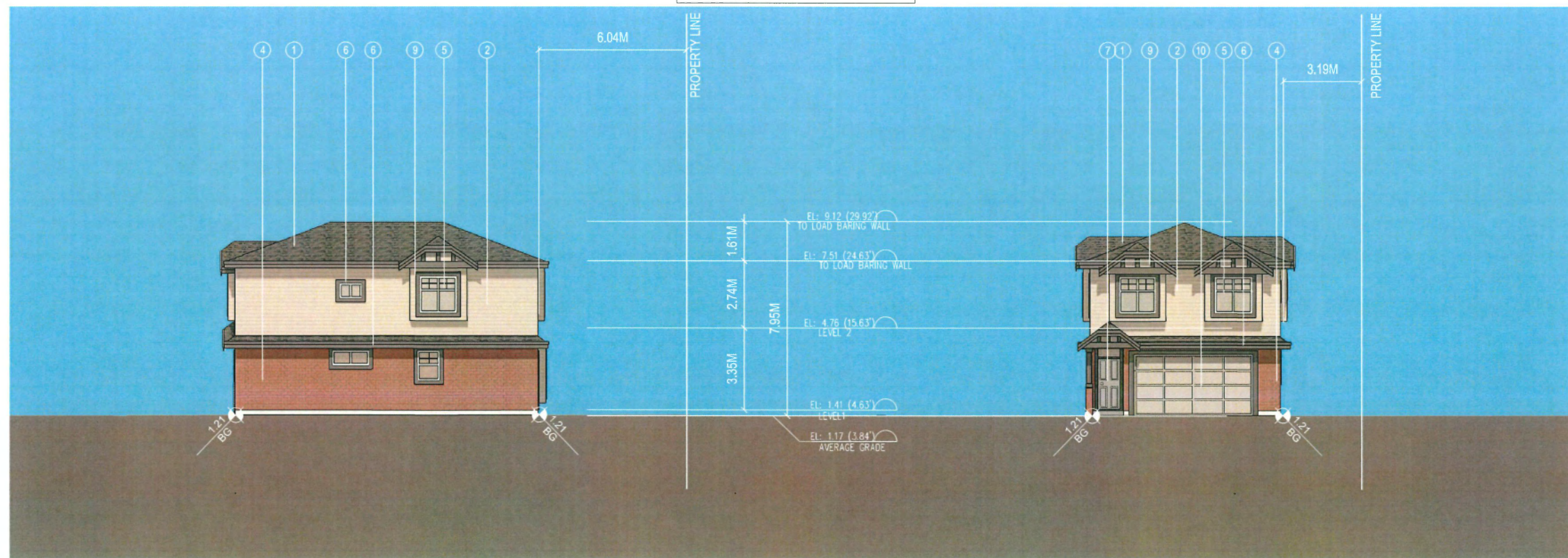
**MARCH 5, 2025**

**PLAN #36**



1 BUILDING B WEST ELEVATION  
A3.2 SCALE: 1/8"=1'-0"

2 BUILDING B NORTH ELEVATION  
A3.2 SCALE: 1/8"=1'-0"



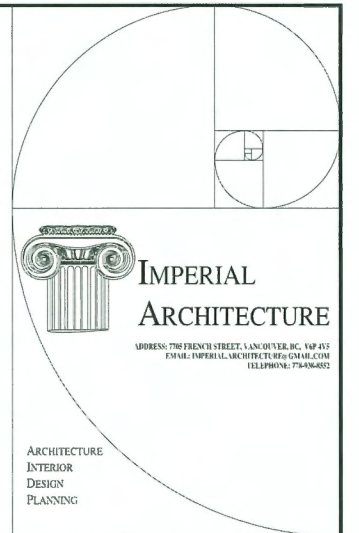
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A3.2 SCALE: 1/8"=1'-0"

4 BUILDING B SOUTH ELEVATION  
A3.2 SCALE: 1/8"=1'-0"

DP 23-029303

MARCH 5, 2025

PLAN #37



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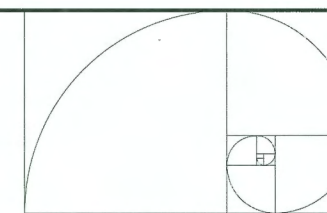
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Issued	By	Appd.	YYMMDD



Client/Project  
TOWNHOUSE DEVELOPMENT  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Title  
BUILDING B ELEVATIONS

Project No. #8272  
Scale 1/8"=1'-0"  
Drawing No. 1 of 1  
Revision



**IMPERIAL ARCHITECTURE**  
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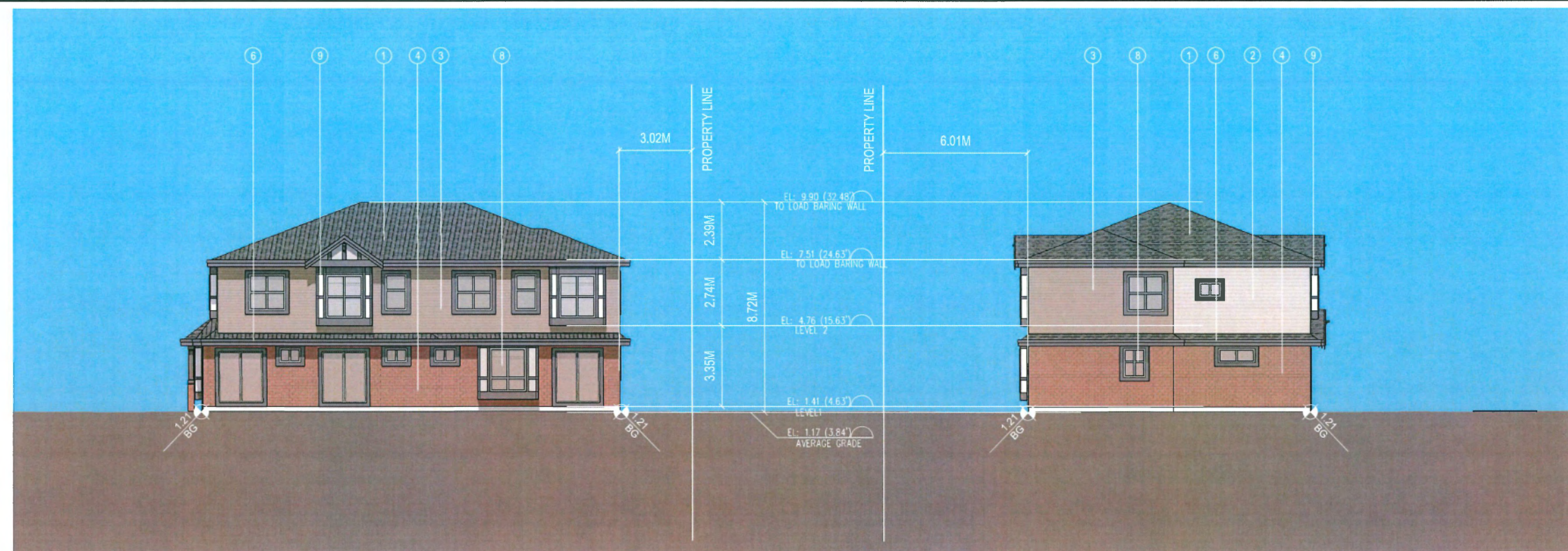
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Client/Project  
**TOWNHOUSE DEVELOPMENT**  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Title  
**BUILDING C ELEVATIONS**

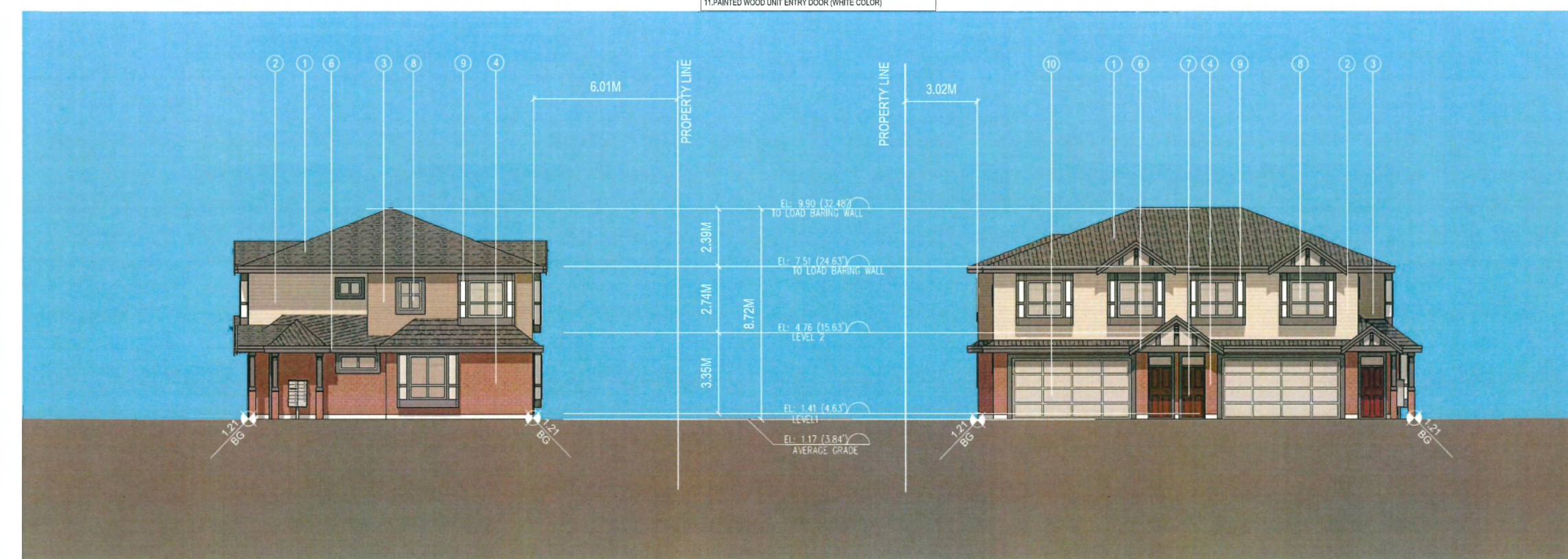
Project No. #8272  
Scale 1/8"=1'-0"  
Drawing No. 3 of 3  
Revision



**1 BUILDING C NORTH ELEVATION**  
A3.3 SCALE: 1/8"=1'-0"

**2 BUILDING C WEST ELEVATION**  
A3.3 SCALE: 1/8"=1'-0"

- EXTERIOR FINISH MATERIAL SCHEDULE
- 1. HIGH PROFILE ASPHALT SHINGLES (LIGHT GREY)
  - 2. PAINTED COMPOSITE CEMENT-HARDIPLAP SIDING (GREY)
  - 3. PAINTED COMPOSITE CEMENT-HARDIPLAP SIDING (BROWN)
  - 4. BRICK CLADDING (RED)
  - 5. VINYL WINDOW W/ CLEAR DOUBLE GLAZING & LIGHT WHITE FRAME
  - 6. PAINTED WOOD FASCIA BOARD / TRIM / STEEL DOOR / GUARDRAIL (DARK GREY)
  - 7. PAINTED WOOD UNIT ENTRY DOOR (NATURAL WOOD COLOR)
  - 8. VINYL WINDOW W/ CLEAR DOUBLE GLAZING & DARK BROWN FRAME
  - 9. PAINTED COMPOSITE CEMENT SHEET PANEL (WHITE)
  - 10. METAL GARAGE DOOR (LIGHT GREY)
  - 11. PAINTED WOOD UNIT ENTRY DOOR (WHITE COLOR)



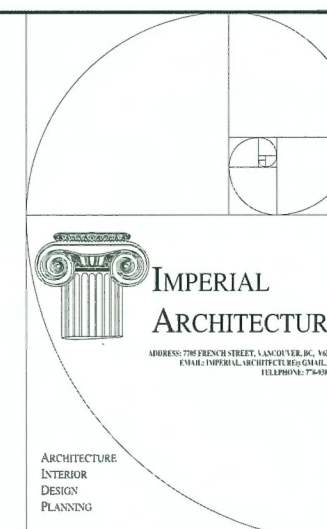
**3 BUILDING C EAST ELEVATION**  
A3.3 SCALE: 1/8"=1'-0"

**4 BUILDING C SOUTH ELEVATION**  
A3.3 SCALE: 1/8"=1'-0"

**DP 23-029303**

**MARCH 5, 2025**

**PLAN #38**



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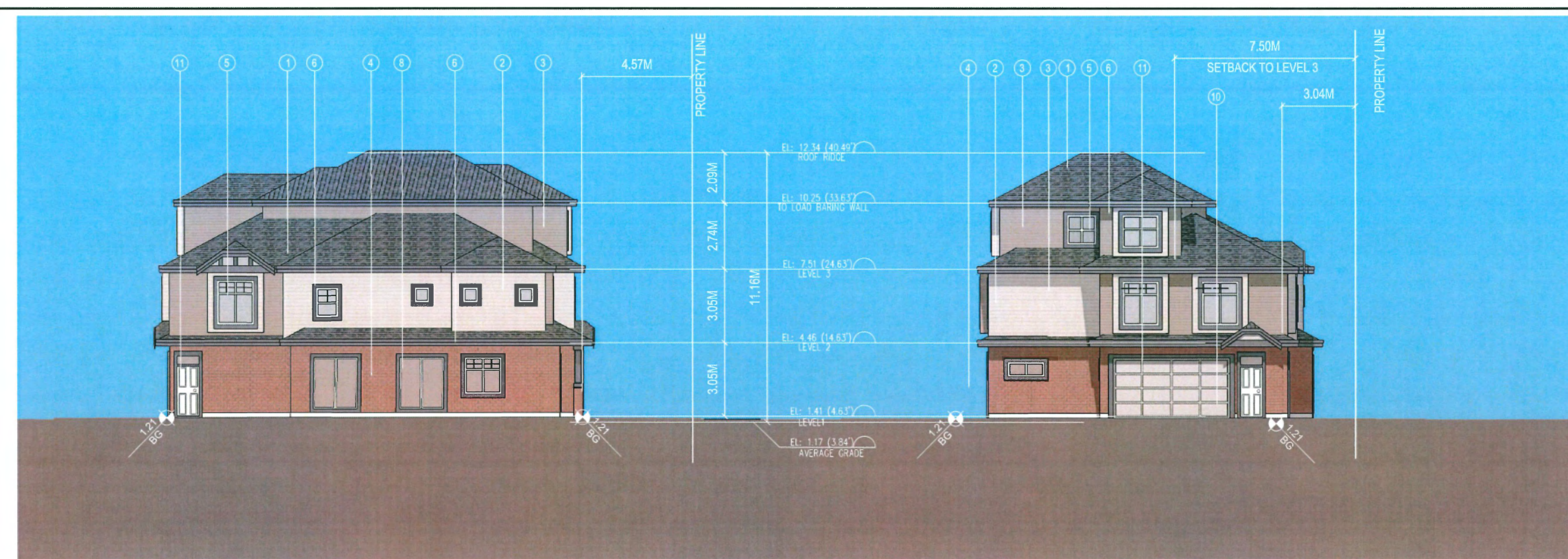
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ISSUED FOR REZONING RESUBMISSION	J.Z.	J.L.	22.11.15
ISSUED FOR REZONING APPLICATION	J.Z.	J.L.	21.11.20
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**TOWNHOUSE DEVELOPMENT**  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Title  
**BUILDING D ELEVATIONS**

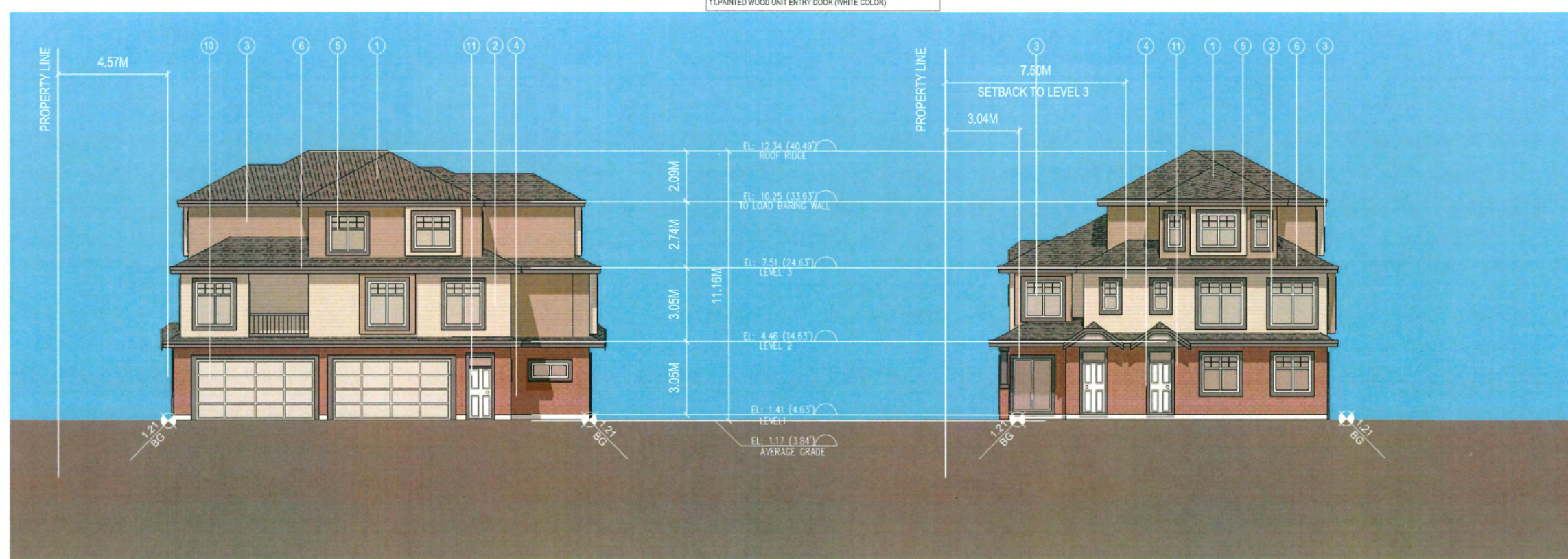
Project No. **#8272** Scale **1/8"=1'-0"**  
Drawing No. **#39** Revision



**1 BUILDING D WEST ELEVATION**  
A3.4 SCALE: 1/8"=1'-0"

**2 BUILDING D NORTH ELEVATION**  
A3.4 SCALE: 1/8"=1'-0"

EXTERIOR FINISH MATERIAL SCHEDULE	
1.	HIGH PROFILE ASPHALT SHINGLES (LIGHT GREY)
2.	PAINTED COMPOSITE CEMENT-HARDIPLA SIDING (GREY)
3.	PAINTED COMPOSITE CEMENT-HARDIPLA SIDING (BROWN)
4.	BRICK CLADDING (RED)
5.	VINYL WINDOW W/ CLEAR DOUBLE GLAZING & LIGHT WHITE FRAME
6.	PAINTED WOOD FASCIA BOARD / TRIM / STEEL DOOR / GUARDRAIL (DARK GREY)
7.	PAINTED WOOD UNIT ENTRY DOOR (NATURAL WOOD COLOR)
8.	VINYL WINDOW W/ CLEAR DOUBLE GLAZING & DARK BROWN FRAME
9.	PAINTED COMPOSITE CEMENT SHEET PANEL (WHITE)
10.	METAL GARAGE DOOR (LIGHT GREY)
11.	PAINTED WOOD UNIT ENTRY DOOR (WHITE COLOR)



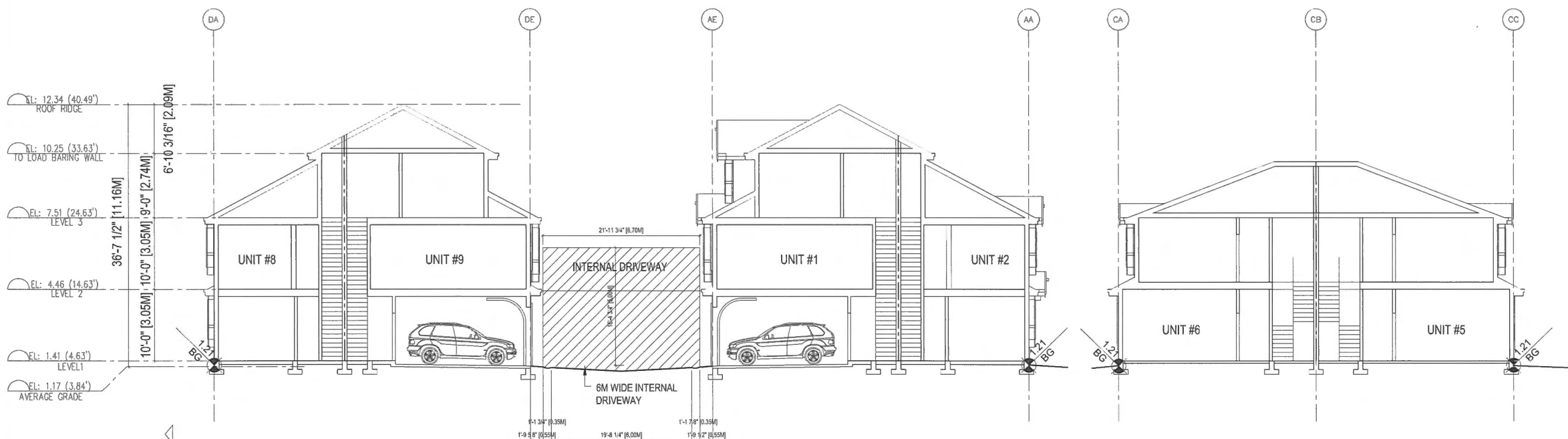
**3 BUILDING D EAST ELEVATION**  
A3.4 SCALE: 1/8"=1'-0"

**4 BUILDING D SOUTH ELEVATION**  
A3.4 SCALE: 1/8"=1'-0"

**DP 23-029303**

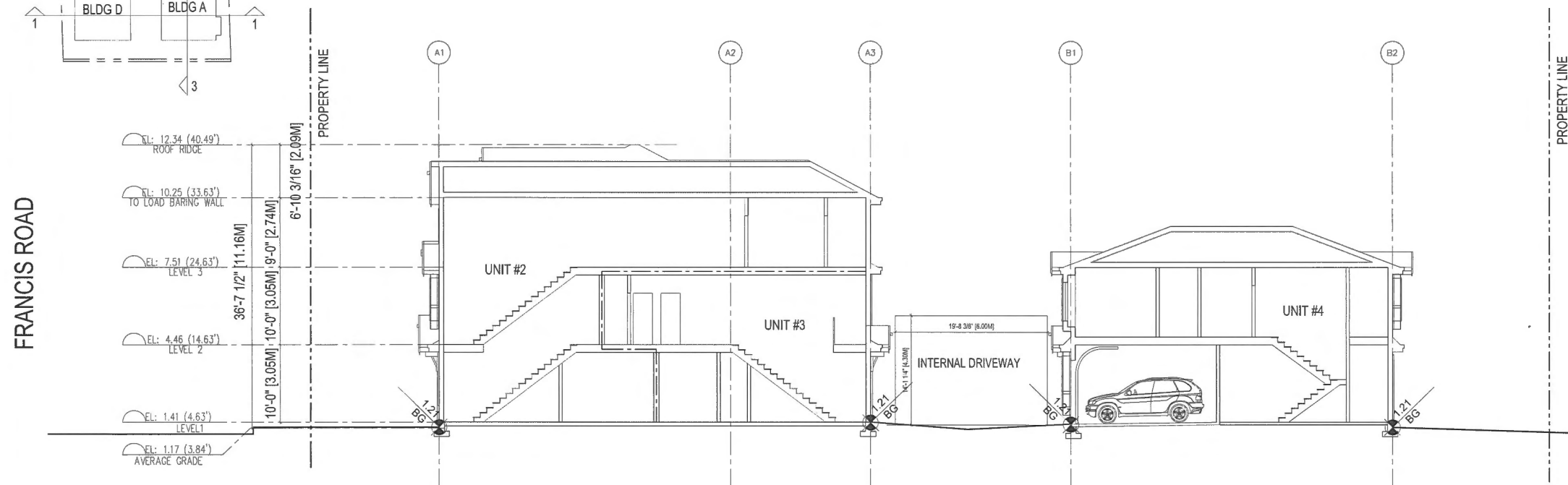
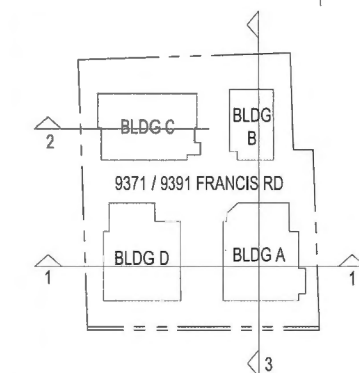
**MARCH 5, 2025**

**PLAN #39**



**1 BUILDING D & A CROSS SECTIONS**  
A4.1 SCALE: 1/8"=1'-0"

**2 BUILDING C SECTION**  
A4.1 SCALE: 1/8"=1'-0"



**3 BUILDING A & B CROSS SECTIONS**  
A4.1 SCALE: 1/8"=1'-0"

ADJACENT  
SINGLE FAMILY  
PROPERTIES

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ARCHITECTURE**  
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ISSUED FOR REDWING RESUBMISSION	J.Z.	J.L.	22.11.15
ISSUED FOR REDWING APPLICATION	J.Z.	J.L.	21.11.30
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Client/Project  
**TOWNHOUSE DEVELOPMENT**  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Title  
**BUILDING SECTIONS**

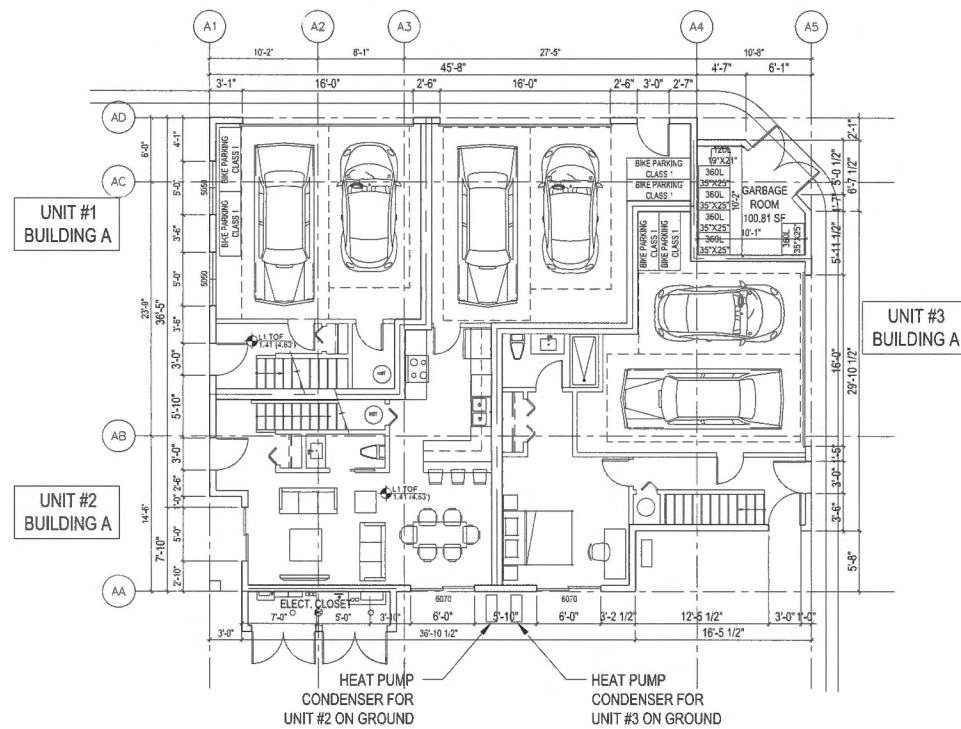
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Drawing No. 1 Revision

**DP 23-029303**

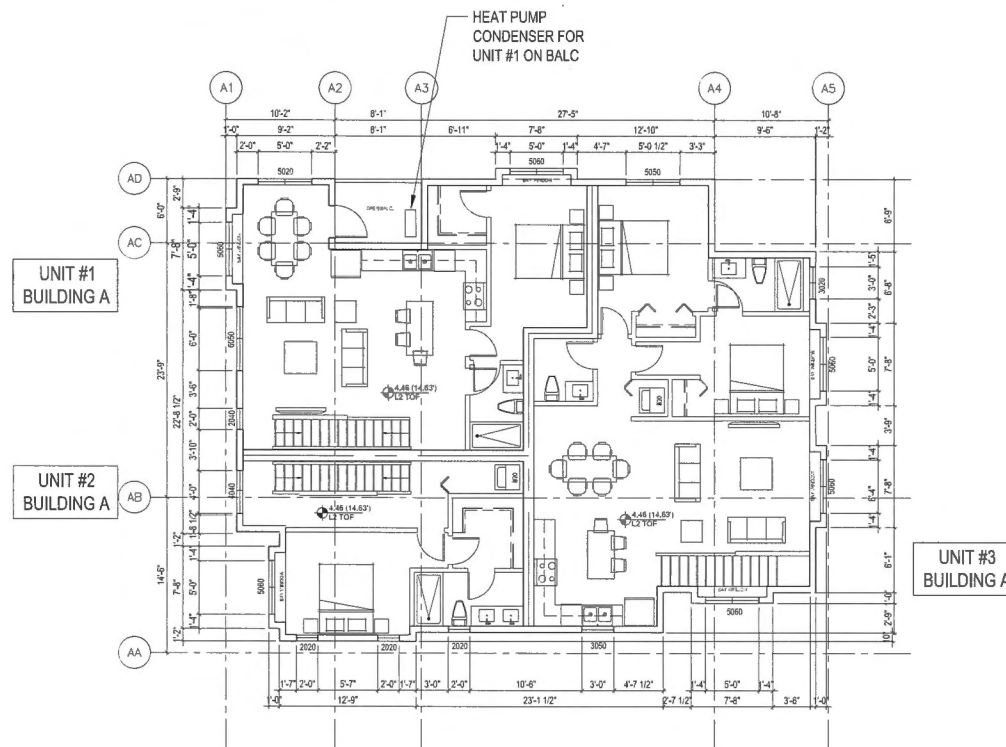
**MARCH 5, 2025**

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ONE HOUR F.R.R.

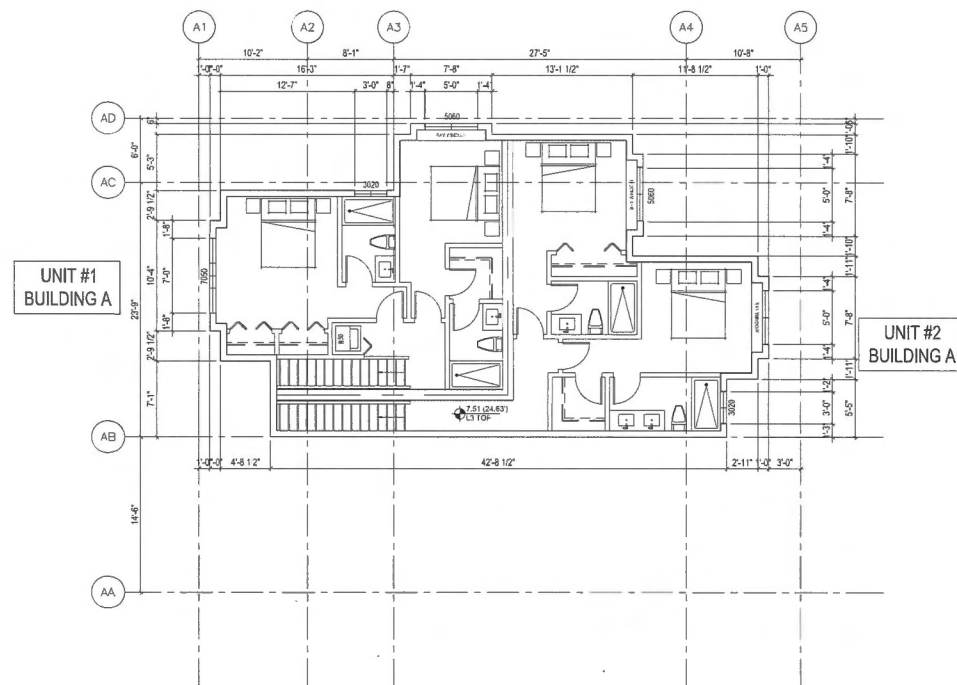
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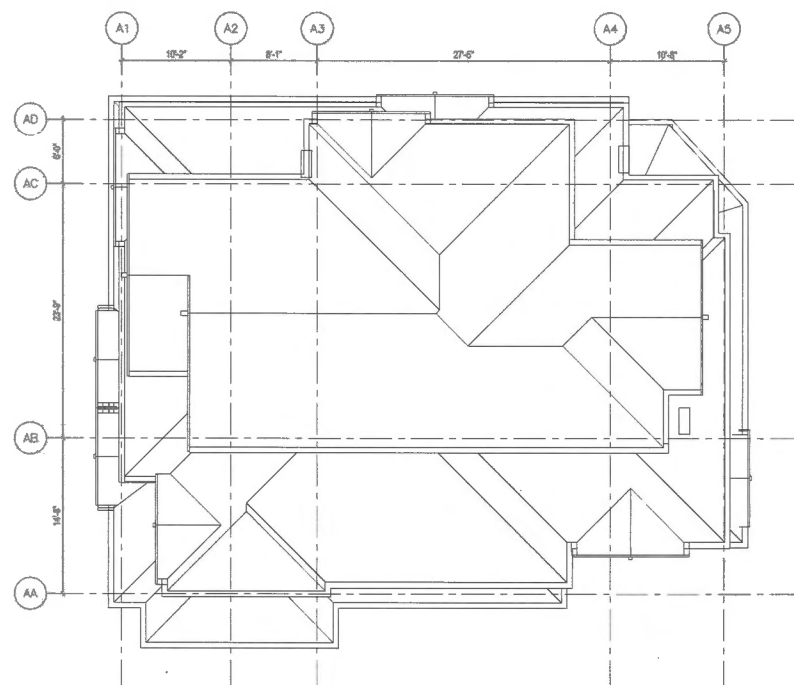
1 BLDG A LEVEL 1 FLOOR PLAN  
SCALE: 1/8"=1'-0"



2 BLDG A LEVEL 2 FLOOR PLAN  
SCALE: 1/8"=1'-0"



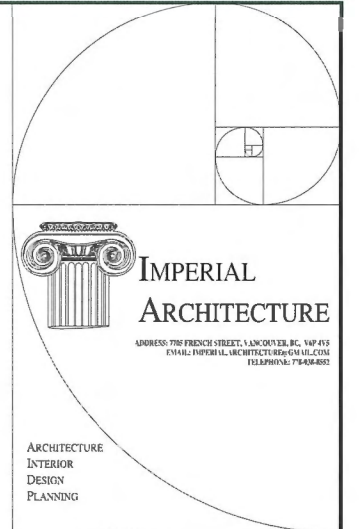
3 BLDG A LEVEL 3 FLOOR PLAN  
SCALE: 1/8"=1'-0"



4 BLDG A ROOF PLAN  
SCALE: 1/8"=1'-0"

#### GENERAL NOTES:

- AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
- UNIT #4 IS THE CONVERTIBLE UNIT. ITS DESIGN IS IN FULL COMPLIANCE WITH CITY'S CONVERTIBLE DESIGN GUIDELINE / CHECKLIST
- UNIT #5 CONTAINS A LOCK-OFF UNIT.
- TWO EV CHARGERS TO BE PROVIDED IN EACH RESIDENTIAL GARAGE (2 PER EACH UNIT).
- THE DESIGN OF THE PROJECT WILL COMPLY WITH CITY'S STEP CODE REQUIREMENTS.
- ALL CONDENSING UNITS SHOULD ALL COME WITH VIBRATION ISOLATORS AND RATED STATIC DEFLECTION IN ACCORDANCE WITH ASHRAE GUIDELINES CHAPTER 49 - NOISE AND VIBRATION CONTROL. SEE ACOUSTICAL REPORT PREPARED BY PMD ACOUSTICS DATED AUGUST 9, 2024.



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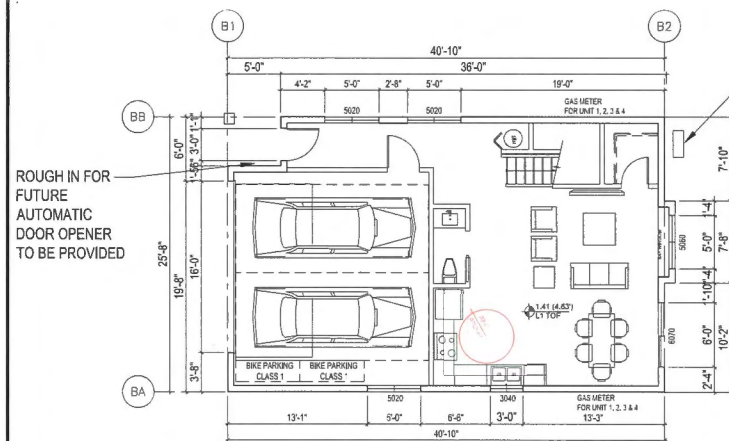


Client/Project	TOWNHOUSE DEVELOPMENT		
	9371 / 9391 FRANCIS ROAD RICHMOND, BC (RZ 22-005593, DP 23-029303)		
Title	BUILDING A FLOOR PLANS		
Project No.	#8272	Scale	1/8"=1'-0"
Drawing No.	A2.1	Sheet	1 of 1

DP 23-029303

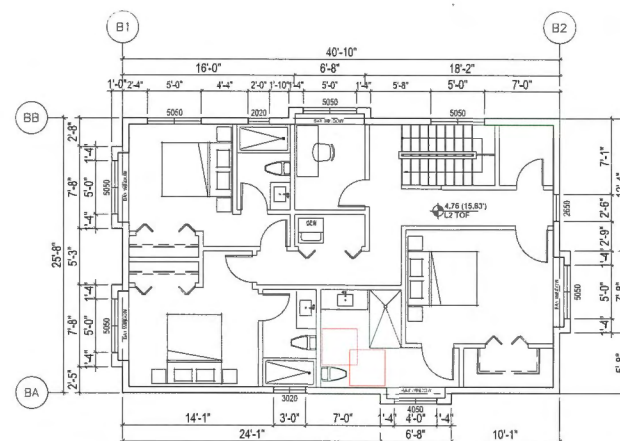
MARCH 5, 2025

REFERENCE PLAN



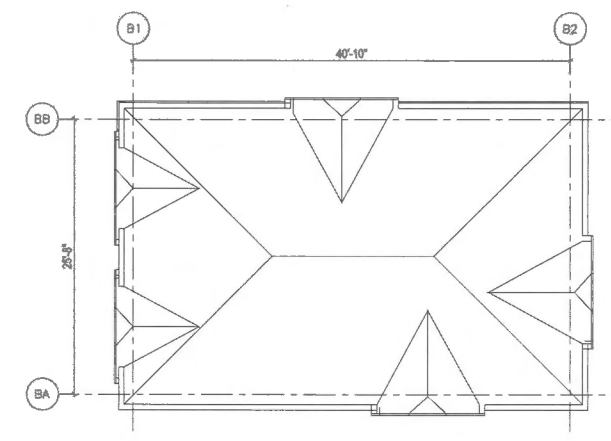
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BUILDING B

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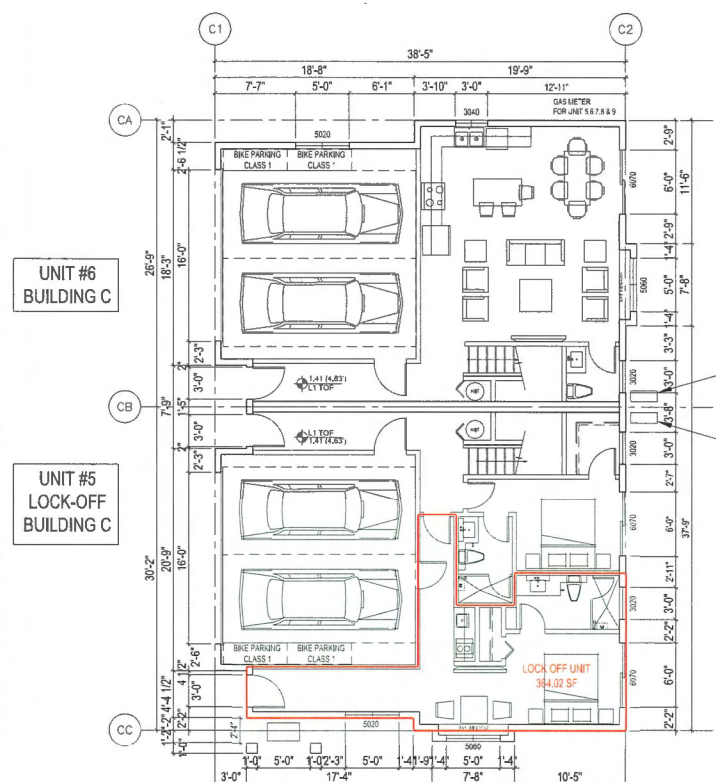


UNIT #4 (CONVERTIBLE)  
BUILDING B

2 BLDG B LEVEL 2 FLOOR PLAN  
SCALE: 1/8"=1'-0"



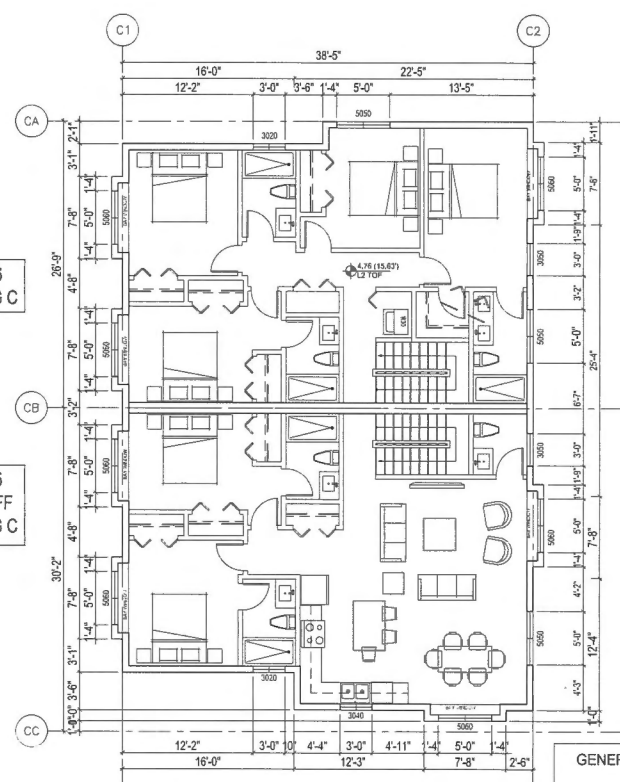
3 BLDG B ROOF PLAN  
SCALE: 1/8"=1'-0"



UNIT #6  
BUILDING C

UNIT #5  
LOCK-OFF  
BUILDING C

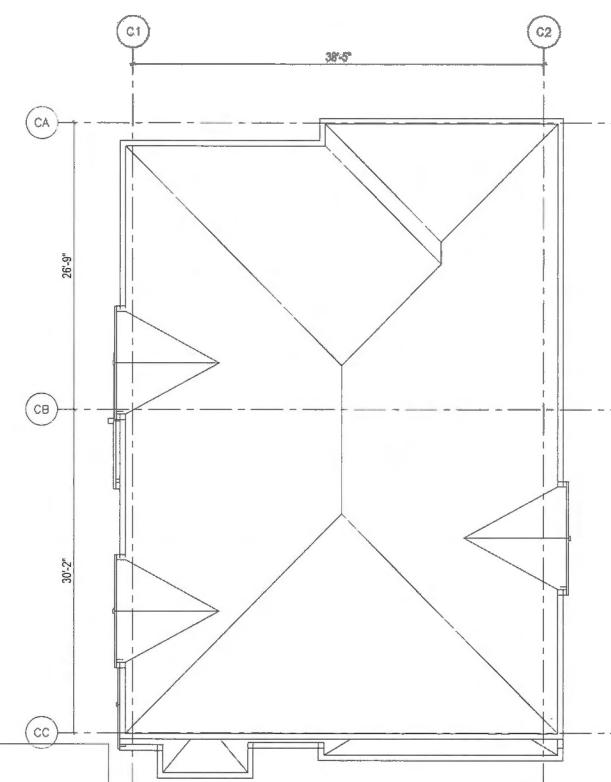
4 BLDG C LEVEL 1 FLOOR PLAN  
SCALE: 1/8"=1'-0"



UNIT #6  
BUILDING C

UNIT #5  
LOCK-OFF  
BUILDING C

5 BLDG C LEVEL 2 FLOOR PLAN  
SCALE: 1/8"=1'-0"



6 BLDG C ROOF PLAN  
SCALE: 1/8"=1'-0"

GENERAL NOTES:

- AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
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Client/Project  
**TOWNHOUSE DEVELOPMENT**  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

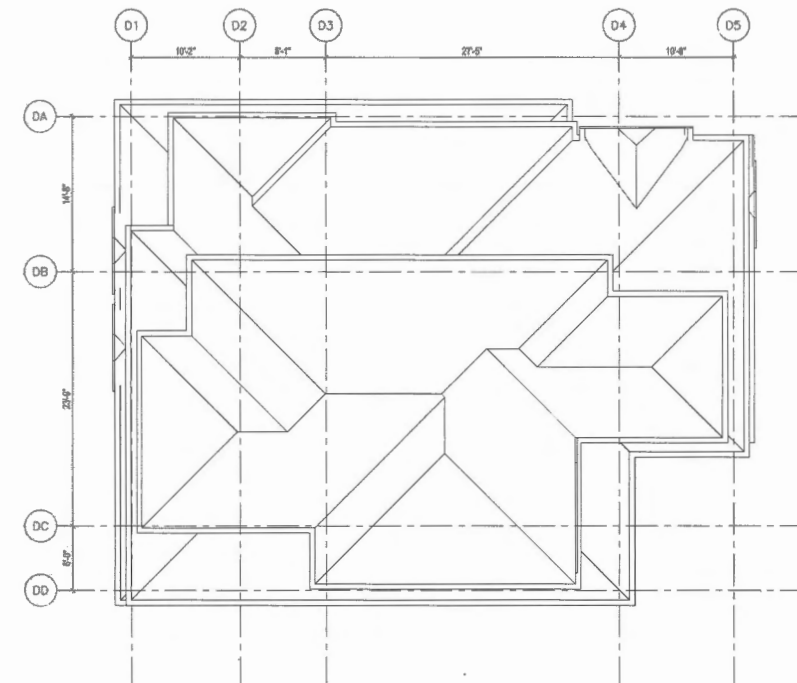
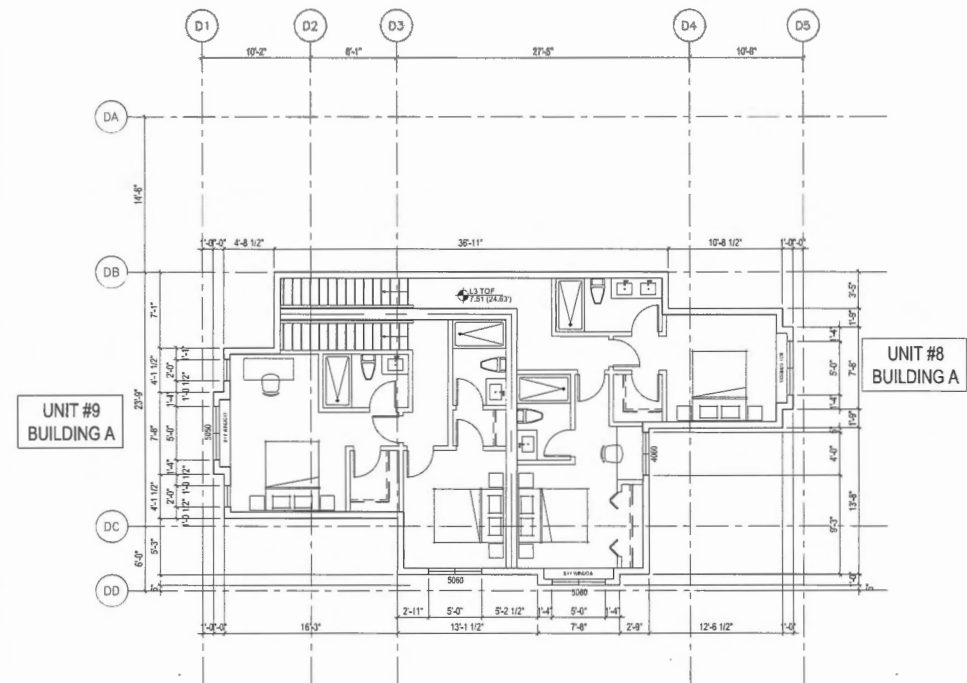
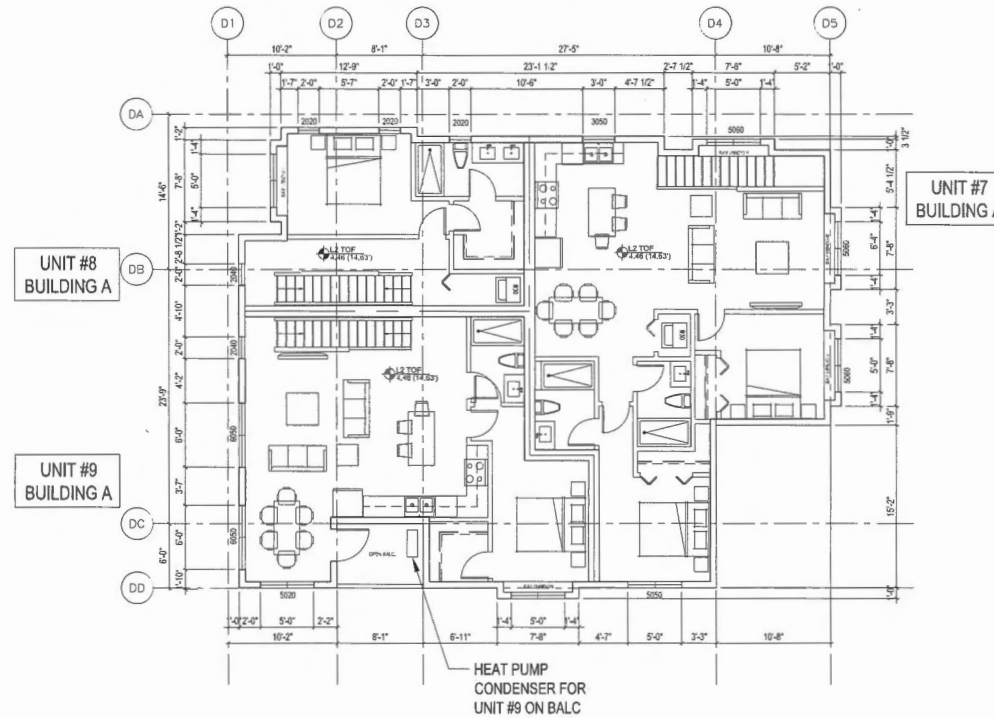
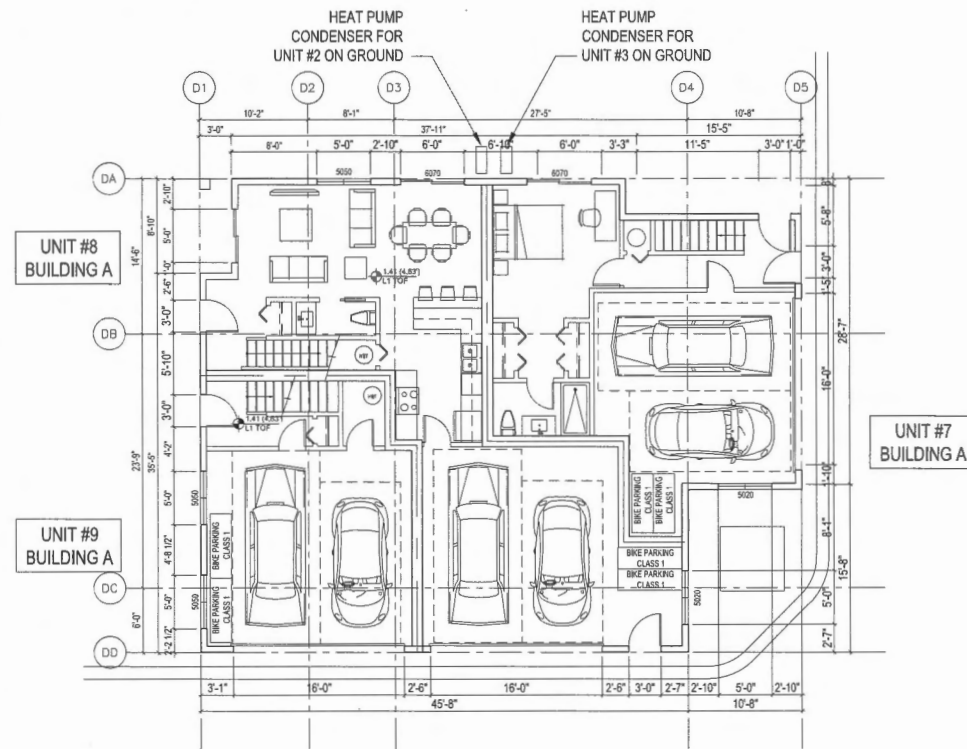
Title  
**BUILDING B & C FLOOR PLANS**

Project No. **#8272** Scale **1/8"=1'-0"**  
Drawing No. **A2.2** Revision

**DP 23-029303**

**MARCH 5, 2026**

**REFERENCE PLAN**



- GENERAL NOTES:
- AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
  - UNIT #4 IS THE CONVERTIBLE UNIT. ITS DESIGN IS IN FULL COMPLIANCE WITH CITY'S CONVERTIBLE DESIGN GUIDELINE / CHECKLIST
  - UNIT #5 CONTAINS A LOCK-OFF UNIT.
  - TWO EV CHARGERS TO BE PROVIDED IN EACH RESIDENTIAL GARAGE (2 PER EACH UNIT).
  - THE DESIGN OF THE PROJECT WILL COMPLY WITH CITY'S STEP CODE REQUIREMENTS.
  - ALL CONDENSING UNITS SHOULD ALL COME WITH VIBRATION ISOLATORS AND RATED STATIC DEFLECTION IN ACCORDANCE WITH ASHRAE GUIDELINES CHAPTER 49 - NOISE AND VIBRATION CONTROL. SEE ACOUSTICAL REPORT PREPARED BY PMD ACOUSTICS DATED AUGUST 9, 2024.

**IMPERIAL ARCHITECTURE**

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ISSUED FOR OP RESUBMISSION	23.11.14	J.L.	J.L.
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**TOWNHOUSE DEVELOPMENT**

9371 / 9391 FRANCIS ROAD  
 RICHMOND, BC  
 (RZ 22-005593, DP 23-029303)

Title

**BUILDING D FLOOR PLANS**

Project No. #8272 Scale 1/8"=1'-0"

Drawing No. 23.03.01

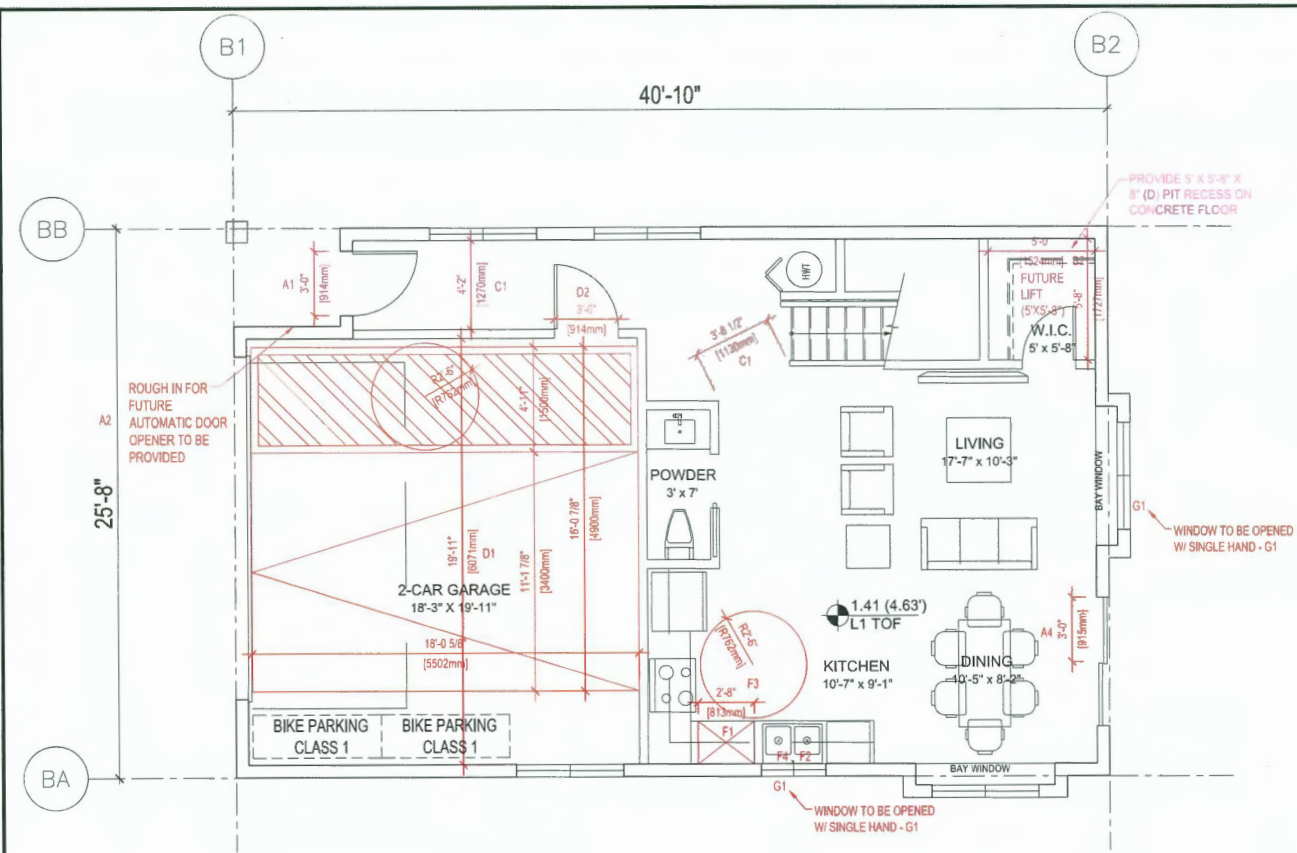
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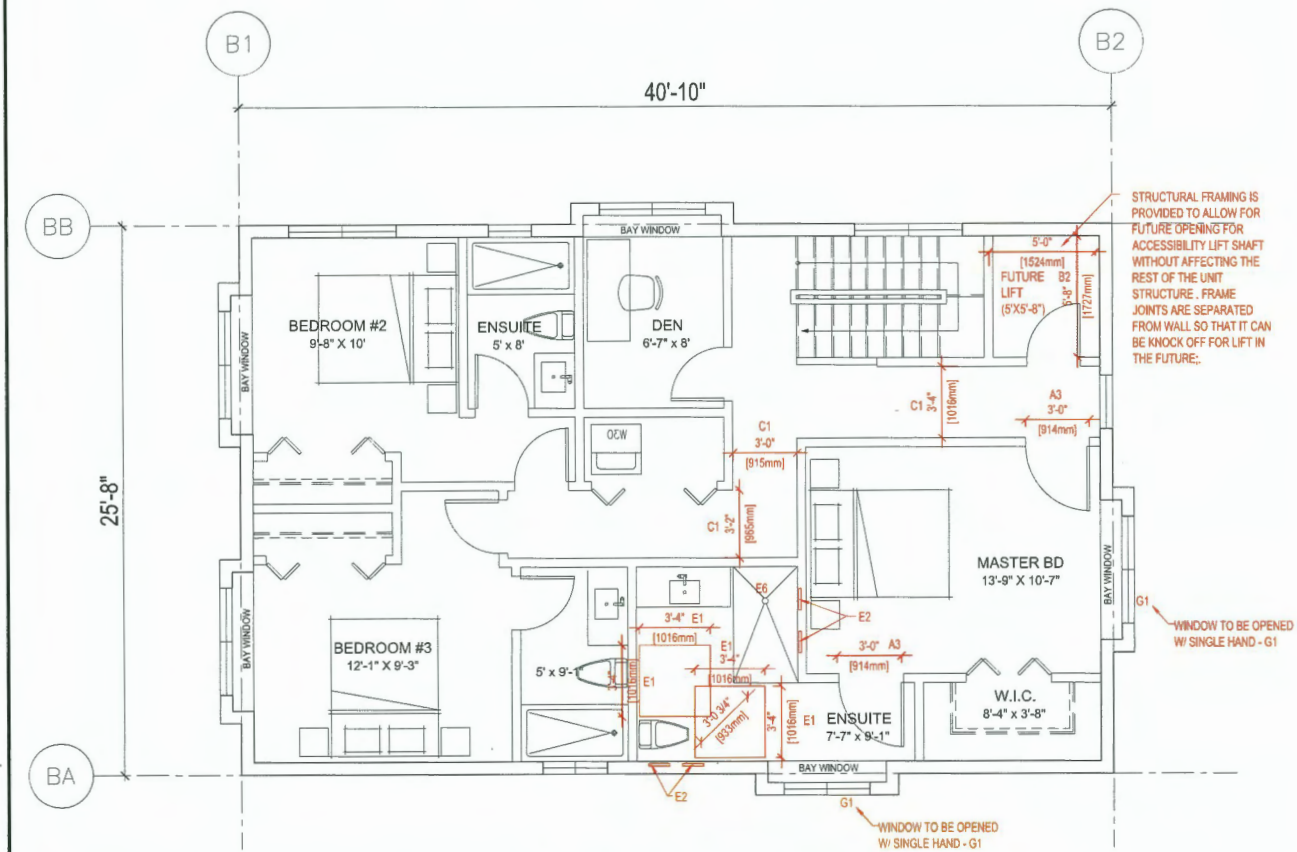
**DP 23-029303**

**MARCH 5, 2025**

**REFERENCE PLAN**



**1 CONVERTIBLE UNIT L1 PLAN**  
A5.1 SCALE: 1/4"=1'-0"



**2 CONVERTIBLE UNIT L2 PLAN**  
A5.1 SCALE: 1/4"=1'-0"

## Configuration and Dimensions

### Cab Configurations



### Car Sizes and Hoistway Dimensions

Premium Door Package: sliding elevator hall door with sliding elevator car door

Typical Car Sizes (W x L): 40" x 50" (40" x 54" (42" x 60" (48" x 60" (smaller and custom sizes available)

Clear Cab Size (W x L)	Style 1 (W x L)	Style 2 (W x L)	Style 3 & 4 (W x L)	Style 5 (W x L)
40" x 50"	37 1/2" x 48 1/2"	37 1/2" x 77"	66" x 48 1/2"	66" x 59 1/2"
40" x 54"	37 1/2" x 72 1/2"	37 1/2" x 81"	66" x 72 1/2"	66" x 83 1/2"
42" x 60"	39 1/2" x 78 1/2"	39 1/2" x 87"	68" x 78 1/2"	68" x 89 1/2"
48" x 60"	45 1/2" x 78 1/2"	45 1/2" x 87"	74" x 78 1/2"	74" x 89 1/2"

Upgrade Door Package: swinging hall door with sliding elevator car door

Typical Car Sizes (W x L): 40" x 50" (40" x 54" (42" x 60" (48" x 60" (smaller and custom sizes available)

Clear Cab Size (W x L)	Style 1 (W x L)	Style 2 (W x L)	Style 3 & 4 (W x L)	Style 5 (W x L)
40" x 50"	37 1/2" x 42 1/2"	37 1/2" x 66"	60 1/2" x 42 1/2"	60 1/2" x 59 1/2"
40" x 54"	37 1/2" x 46 1/2"	37 1/2" x 70"	60 1/2" x 46 1/2"	60 1/2" x 63 1/2"
42" x 60"	39 1/2" x 72 1/2"	39 1/2" x 76"	62 1/2" x 72 1/2"	62 1/2" x 89 1/2"
48" x 60"	45 1/2" x 72 1/2"	45 1/2" x 76"	68 1/2" x 72 1/2"	68 1/2" x 89 1/2"

Standard Door Package: swinging hall door with accordion car gate

Typical Car Sizes (W x L): 36" x 48" (36" x 54" (42" x 60" (48" x 60" (smaller and custom sizes available)

Clear Cab Size (W x L)	Style 1 (W x L)	Style 2 (W x L)	Style 3 & 4 (W x L)	Style 5 (W x L)
36" x 48"	31 1/2" x 46 1/2"	31 1/2" x 54 1/2"	55 1/2" x 46 1/2"	55 1/2" x 54 1/2"
36" x 54"	31 1/2" x 46 1/2"	31 1/2" x 62 1/2"	55 1/2" x 54 1/2"	55 1/2" x 62 1/2"
40" x 48"	31 1/2" x 46 1/2"	31 1/2" x 54 1/2"	55 1/2" x 46 1/2"	55 1/2" x 54 1/2"
40" x 54"	31 1/2" x 46 1/2"	31 1/2" x 62 1/2"	55 1/2" x 54 1/2"	55 1/2" x 62 1/2"
42" x 60"	31 1/2" x 46 1/2"	31 1/2" x 70 1/2"	55 1/2" x 62 1/2"	55 1/2" x 70 1/2"
48" x 60"	45 1/2" x 70 1/2"	45 1/2" x 74"	67 1/2" x 70 1/2"	67 1/2" x 74"

Note:  
 \* Your local jurisdiction may require dedicated elevator machine room. For further details, please contact your local dealer.  
 \* Check with your local dealer for code compliance as well as larger than 15 sq ft. may not be legal in your jurisdiction.  
 \* For more dimensional information, refer to the Design and Planning guide as well as your local dealer. Dimensions shown are for planning and building.

## Specifications - Elvoro

### Overhead Clearances Required:

	Hydraulic Drive	In-Line Drive	In-Line Drive w/ Controller at top of hallway (48" if Small Cng)
94" Cab height - standard door pkg	96" (2438 mm)	96" (2438 mm)	108" (2743 mm)
94" Cab height - upgrade / premium door pkg	96" (2438 mm)	96" (2438 mm)	114" (2896 mm)

94" Cab height - standard door pkg

94" Cab height - upgrade / premium door pkg

108" (2743 mm)

108" (2743 mm)

114" (2896 mm)

108" (2743 mm)

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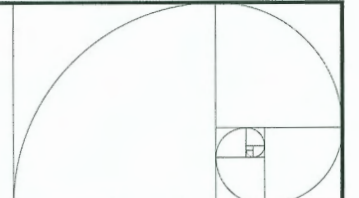
108" (2743 mm)

114" (2896 mm)

## CONVERTIBLE UNIT GUIDELINES

(NOTE: SAFERHOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD ITALICS)

A	DOORS & DOORWAYS	A1	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.
		A2	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).
		A3	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND / OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.
		A4	PATIO / BALCONY MIN. 860 MM CLEAR OPENING. SMALL REMOVABLE WOOD RAMP WILL BE USED TO ADAPT 2" HEIGHT DIFFERENCE BETWEEN FINISHED SURFACES WHEN THE UNIT IS CONVERTED TO ACCESSIBLE UNIT (I.E. WHEN THE ELEVATOR IS INSTALLED)
		A5	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
		A6	LEVER-TYPE HANDLES FOR ALL DOORS
B	VERTICAL CIRCULATION	B2	VERTICAL LIFT, DEPRESSIONED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
		B3	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
C	HALLWAYS	C1	MIN. 900 MM WIDTH.
D	GARAGE	D1	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.
		D2	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.
E	BATHROOM (MIN.1)	E1	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
		E2	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER, REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
		E3	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
		E4	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
		E5	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.
		E6	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT)
F	KITCHEN	F1	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 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
		F2	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
		F3	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
		F4	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
G	WINDOWS	G1	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN & LIVING ROOM)
H	OUTLETS & SWITCHES	H1	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
		H2	UPGRADE TO FOUR-PLY OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.



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 9371 / 9391 FRANCIS ROAD  
 RICHMOND, BC  
 (RZ 22-005593, DP 23-029303)

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**CONVERTIBLE UNIT PLANS**

Project No.

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Drawing No.

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Scale

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Version

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