



**Development Permit Panel  
Wednesday, March 26, 2025**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair  
Roeland Zwaag, General Manager, Engineering and Public Works  
Marie Fenwick, Director, Arts, Culture and Heritage

The meeting was called to order at 3:30 p.m.

**MINUTES**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on February 12, 2025 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 23-029303**  
(REDMS No. 7796597)

APPLICANT: Manswell Enterprises Ltd.

PROPERTY LOCATION: 9371 and 9391 Francis Road

**INTENT OF PERMIT:**

1. Permit the construction of nine townhouse units at 9371 and 9391 Francis Road on a site zoned "Low Density Townhouses (RTL4)".
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.

## Development Permit Panel

### Wednesday, March 26, 2025

---

#### Applicant's Comments

Jiang Zhu, Imperial Architecture, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

- the proposed development consists of nine townhouse units in four building clusters which include three-storey units along Francis Road and two-storey units along the rear property line;
- the proposed vehicle access is from Francis Road which is consistent with the City's Arterial Road Guidelines for Townhouses;
- the proposed common outdoor amenity area is centrally located at the T-intersection of the internal driveways opposite the main entry driveway for visibility and accessibility;
- all townhouse units will be provided with two residential parking stalls arranged in a side-by-side configuration in the garage of each unit, with six townhouse units each having one small car stall alongside one standard-size stall subject to the proposed parking variance and the rest of the units each containing two standard-size stalls;
- two visitor parking stalls are proposed for the subject site;
- one convertible unit is proposed which is designed to accommodate a future elevator; and
- the project has been designed to comply with the City's BC Energy Step Code requirement (Step-3 and Emission Level-4).

Eason Li, Homing Landscape Architecture, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) two existing on-site trees will be retained, (ii) 29 replacement trees will be planted on the site in lieu of trees that have been identified for removal due to their existing poor condition, (iii) each unit will be provided with either a front yard or rear yard with patio, shade tree and shrub or groundcover planting, (iv) pedestrian routes along the drive aisle will be treated with a different coloured permeable pavers to enhance pedestrian safety, (v) high perimeter fencing is proposed along the north, east and west property lines to provide privacy to the proposed development and adjacent developments, (vi) dense landscape buffers are proposed for each unit, (vii) a wheelchair ramp is proposed in the social gathering space (south part) of the outdoor amenity area to enhance the accessibility within this space, (viii) the proposed children's play area in the north part of the outdoor amenity area includes, among others, movable play elements and fixed play structures, (ix) evergreen hedges are proposed to provide privacy to townhouse units adjacent to the outdoor amenity area, and (x) an on-site irrigation system will be provided.

## **Development Permit Panel**

### **Wednesday, March 26, 2025**

---

#### **Staff Comments**

Joshua Reis, Director, Development noted that (i) the project includes one convertible unit that is designed to be easily converted to accommodate a future resident in a wheelchair including the potential for installation of a vertical lift in the future, (ii) the project also provides one secondary suite, (iii) all units include aging-in-place features, (iv) the proposed setback and parking variances were identified at the time of rezoning, (v) a Statutory-Right-of-Way (SRW) is provided over the subject site's internal drive aisle which has been designed to provide future access to the adjacent properties to the east should they redevelop in the future for townhouse development, (vi) signage is proposed to be installed at the east end of the internal drive aisle to indicate future access to adjacent properties to the east, (vii) there is a Servicing Agreement associated with the proposed development for frontage works along Francis Road as well as servicing connections which is required prior to Rezoning Bylaw adoption.

#### **Panel Discussion**

In reply to queries from the Panel, the applicant noted that (i) there is no change of grade between the children's play structure and the grassed area to the north of the play structure, and (ii) the proposed species of replacement trees to be planted on-site which consist of conifers and deciduous trees are appropriate for the subject site in terms of their size and long-term maintenance.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

The Panel expressed support for project, noting that (i) the project has been sensitively designed, (ii) the street-facing view of the proposed townhouse development fits well with its neighbourhood context, and (iii) the retention of some trees on the site is appreciated.

**Development Permit Panel**  
**Wednesday, March 26, 2025**

---

**Panel Decision**

It was moved and seconded

*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.*

**CARRIED**

**2. DEVELOPMENT PERMIT 23-035352**

(REDMS No. 7946078)

APPLICANT: Public Services and Procurement Canada

PROPERTY LOCATION: 3540 and 3800 Bayview Street

The Chair advised that Item 2 was removed from the agenda and will be added to a future Development Permit Panel meeting.

**3. New Business**

**CARRIED**

**4. Date of Next Meeting: April 16, 2025**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (3:51 p.m.).*

**CARRIED**

**Development Permit Panel**  
**Wednesday, March 26, 2025**

---

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, March 26, 2025.

---

Wayne Craig  
Chair

---

Rustico Agawin  
Committee Clerk



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

ISSUED FOR DDP REVIEW 2025-03-26











STRATA PLAN  
NWS2838

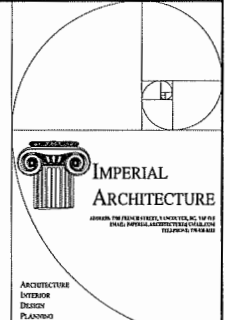
TOPOGRAPHIC SURVEY OF  
1) PARCEL "A" (J4683E) LOT 58 EXCEPT: PART SUBDIVIDED BY PLAN 76875, PLAN 8142  
2) LOT 551, PLAN 58839  
BOTH OF SECTIONS 22 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT

#9371 FRANCIS ROAD,  
RICHMOND, BC.  
P.I.D. 003-977-421 (REM. A)  
#9391 FRANCIS ROAD,  
RICHMOND, BC.  
P.I.D. 003-907-422 (LOT 551)

**NOTE:**  
Elevations shown are based on  
City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #196  
Control Monument 7744983  
Elevation: 1.001m

**LEGEND:**

- (C) denotes conifer
- (D) denotes deciduous
- ☐ denotes catch basin
- denotes round catch basin
- denotes water meter
- denotes manhole
- ④ denotes cleanout



Copyright Reserved

The Copyright in this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

#### Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architects, 130 MAY SCALE DRAWING.

[illegible]

CERTIFIED CORRECT:  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

JOHNSON C. TAM, BCL.S., CL.S.  
NOVEMBER 4th 2021

© copyright  
J. C. Tan and Associates  
Canada and B.C. Land Surveyors

115 - 8833 Dullin Crescent  
Richmond, SC. V6X 3Z7  
Telephone: (604) 214-0920

Fax: (604) 214-8929  
E-mail: [office@jcten.com](mailto:office@jcten.com)  
Website: [www.jcten.com](http://www.jcten.com)

Job No. 7897  
FB-394 P63-70  
Drawn By: TH

DWG No. 7807-TDPO

CardProjct

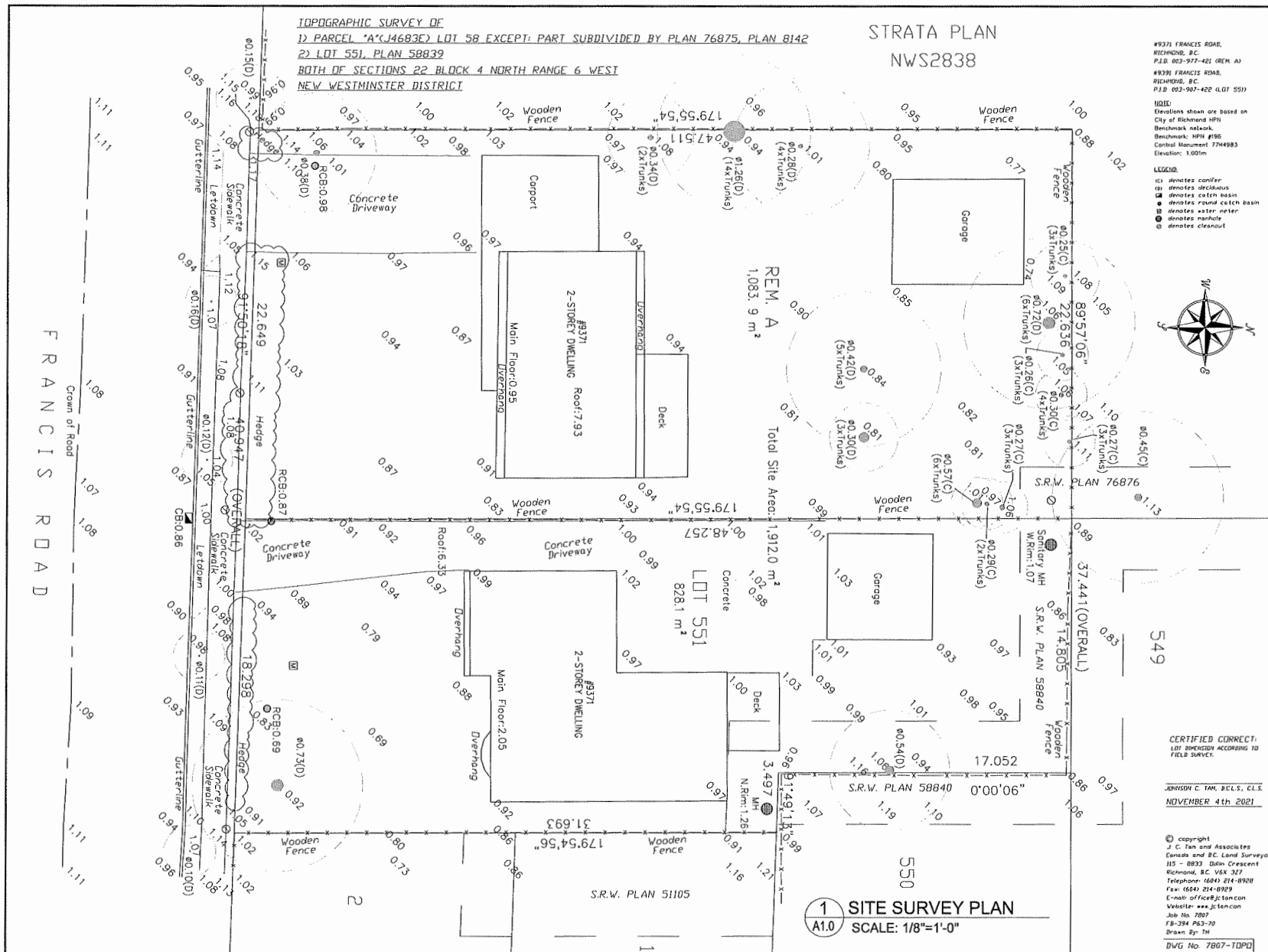
**TOWNHOUSE DEVELOPMENT**  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Title **SITE SURVEY PLAN**

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

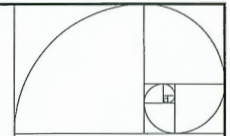
Drawing No. **A1.0** Sheet **of** **1** Revision **0**

1 SITE SURVEY PLAN  
A1.0 SCALE: 1/8"=1'-0"





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)



ARCHITECTURE  
INTERIOR  
DESIGN  
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architect, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architect.

#### Dimensions

The Contractor shall verify all dimensions, and immediately report any errors or other omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.

[illegible]

ClientProjid

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

**COLORED EXTERIOR FINISH  
MATERIAL SAMPLE BOARD**

Project No.	Scale
#8272	N.T.S.

Drawing No.	Sheet	Revision
A 0.8	of	



Francis Road Elevation

1. 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.

3. UNIT #5 CONTAINS A LOCK-OFF UNIT.

4.TWO EV CHARGERS TO BE PROVIDED IN

5. THE DESIGN OF THE PROJECT WILL COMPLY WITH CITY'S STEP CODE REQUIREMENTS.

**VARIANCE REQUIRED:**

1. TO ALLOW 6 SMALL CAR PARKING STALLS
2. TO ALLOW 4.52 M FRONT YARD SETBACK PRE RECOMMENDATION

- ROAD DEDICATION
- PROPERTY LINE
- SETBACK LINE PER RTU
- SRW BOUNDARIES
- TPZ, SEE LANDSCAPE MANAGEMENT PLAN

 WALL MOUNTED COMPACT LED LIGHT. OPAL LENS, SUITABLE FOR EXTERIOR USE.

○ SURFACE MOUNTED CEILING LED FIXTURE, 3000K TEMP, SUITABLE FOR EXTERIOR USE, SIMILAR TO SIGNIFY LIGHTDUELER SLIM SURFACE.

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

REFER TO LANDSCAPE DRAWINGS  
FOR LANDSCAPE LIGHTS IN OUTDOOR  
AMENITY AREA

FRANCIS ROAD

PRO  
NEW  
CON  
WAL

PRO  
NEW  
LAN  
BOU  
SEE

PRO  
WID

# PLAN #1

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

ON-SITE SUPERVISION BY PROJECT ARBORIST IS REQUIRED FOR THE ACTIVITY WITHIN 01 M OF TPZ.

1. FOUNDATION EXCAVATION FOR PROPOSED BUILDING A, BY USING CANTILEVERED FLOOR WITHIN TPZ.

2. EXCAVATION FOR PROPOSED CROWN ROOT FOOTINGS.

3. CROWN PRUNING FOR BUILDING EXCAVATION.

EXCAVATION / DIGGING IS RESTRICTED WITHIN TPZ.

NO HEAVY MACHINE. USE LOW IMPACT METHOD FOR EXCAVATION (E.G. HAND DIGGING AND/OR HYDRO VAC). PROPER ROOT PRUNING WHEN NECESSARY AND PERFORM BY PROJECT ARBORIST.

CROWN PRUNING FOR BUILDING EXCAVATION BY TREE CARE PROFESSIONAL, FOLLOWING ANSI A300 STANDARD PROPER EXCAVATION.

Ground Floor Interior Elevation Calculation	
Highest Point of Crown of adjacent Street	3.33 Meters
Flood Protection Requirements for LI Living Space	0.3 Meters
Established LI Interior Elevation for Living Space	3.43 Meters

**A STATUARY  
RIGHT-OF-WAY OVER THE  
ENTIRE VEHICLE DRIVE  
AISLE IS TO BE  
REGISTERED FOR PUBLIC  
RIGHT-OF-PASSAGE**

INTERNAL DRIVE AISLE  
TO BE ENGINEERED TO  
SUPPORT FIRE TRUCK @  
80,000 LBS

### Average Grading Calculation

Frequency	Frequency	Location	Building Code	Prepared by (date)	Notes
550	1	Northside	1-10/10/10	1-10/10/10	Adjusted to 10/10/10
	2	Northside	2-10/10/10	2-10/10/10	Adjusted to 10/10/10
	3	Northside	3-10/10/10	3-10/10/10	Adjusted to 10/10/10
	4	Northside	4-10/10/10	4-10/10/10	Adjusted to 10/10/10
	5	Northside	5-10/10/10	5-10/10/10	Adjusted to 10/10/10
	6	Northside	6-10/10/10	6-10/10/10	Adjusted to 10/10/10
	7	Northside	7-10/10/10	7-10/10/10	Adjusted to 10/10/10
	8	Northside	8-10/10/10	8-10/10/10	Adjusted to 10/10/10
	9	Northside	9-10/10/10	9-10/10/10	Adjusted to 10/10/10
	10	Northside	10-10/10/10	10-10/10/10	Adjusted to 10/10/10
Total				10/10/10	10/10/10

Overlapped

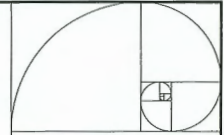
TOWNHOUSE DEVELOPMENT  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(RZ 22-005593, DP 23-029303)

Título **SITE PLAN**

Revised: 11/1/00

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

A1.1 of



**IMPERIAL  
ARCHITECTURE**

ADDRESS: 700 FRANK STREET, VANCOUVER, BC, V6P 4P1  
EMAIL: [IMPERIAL.ARCHITECTURE@IMAR.COM](mailto:IMPERIAL.ARCHITECTURE@IMAR.COM)

ARCHITECTURE  
INTERIOR  
DESIGN  
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensional

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Interior Architecture. (X) NOT SCALE DRAWINGS.

[illegible]

Client/Project	
----------------	--

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

	Tide
--	------

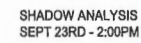
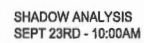
## SHADOW ANALYSIS

Project No.	
-------------	--

Project No.	Scale
#8272	N.T.S.

Drawing No. **A 0.6** Sheet **1**



[illegible]

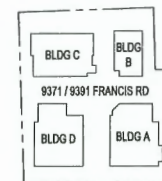
Drawing No.	Sheet	Revision
A 0.7	of	











SUBJECT FOR OFF REVIEW	<i>JJ</i>	<i>EL</i>	<i>F23.68</i>
SUBJECT FOR REQUISITION	<i>JJ</i>	<i>EL</i>	<i>F23.69</i>
SUBJECT FOR APP REVIEW	<i>JJ</i>	<i>EL</i>	<i>F23.70</i>
SUBJECT FOR REQUISITION	<i>JJ</i>	<i>EL</i>	<i>F23.71</i>
SUBJECT FOR REQUISITION	<i>JJ</i>	<i>EL</i>	<i>F23.72</i>
SUBJECT FOR REQUISITION	<i>JJ</i>	<i>EL</i>	<i>F24.00-24.03</i>
SUBJECT FOR PLANNING COMMITTEE REVIEW	<i>JJ</i>	<i>EL</i>	<i>F24.03</i>
SUBJECT FOR OFF REVIEW	<i>JJ</i>	<i>EL</i>	<i>F23.14</i>
SUBJECT FOR SUBMISSION	<i>JJ</i>	<i>EL</i>	<i>F23.09-23.10</i>
SUBJECT FOR RECEIVING REQUISITION	<i>JJ</i>	<i>EL</i>	<i>F23.09-23.10</i>
SUBJECT FOR RECEIVING REQUISITION	<i>JJ</i>	<i>EL</i>	<i>F23.09-23.10</i>
SUBJECT FOR RECEIVING REQUISITION	<i>JJ</i>	<i>EL</i>	<i>F23.11-23.12</i>
SUBJECT FOR RECEIVING APPLICATION	<i>JJ</i>	<i>EL</i>	<i>F23.11-23.12</i>
See end	<i>EL</i>	<i>Appd</i>	<i>F23.00</i>

Drawing No. Sheet Revision  
A 0.14 of



FRANCIS ROAD

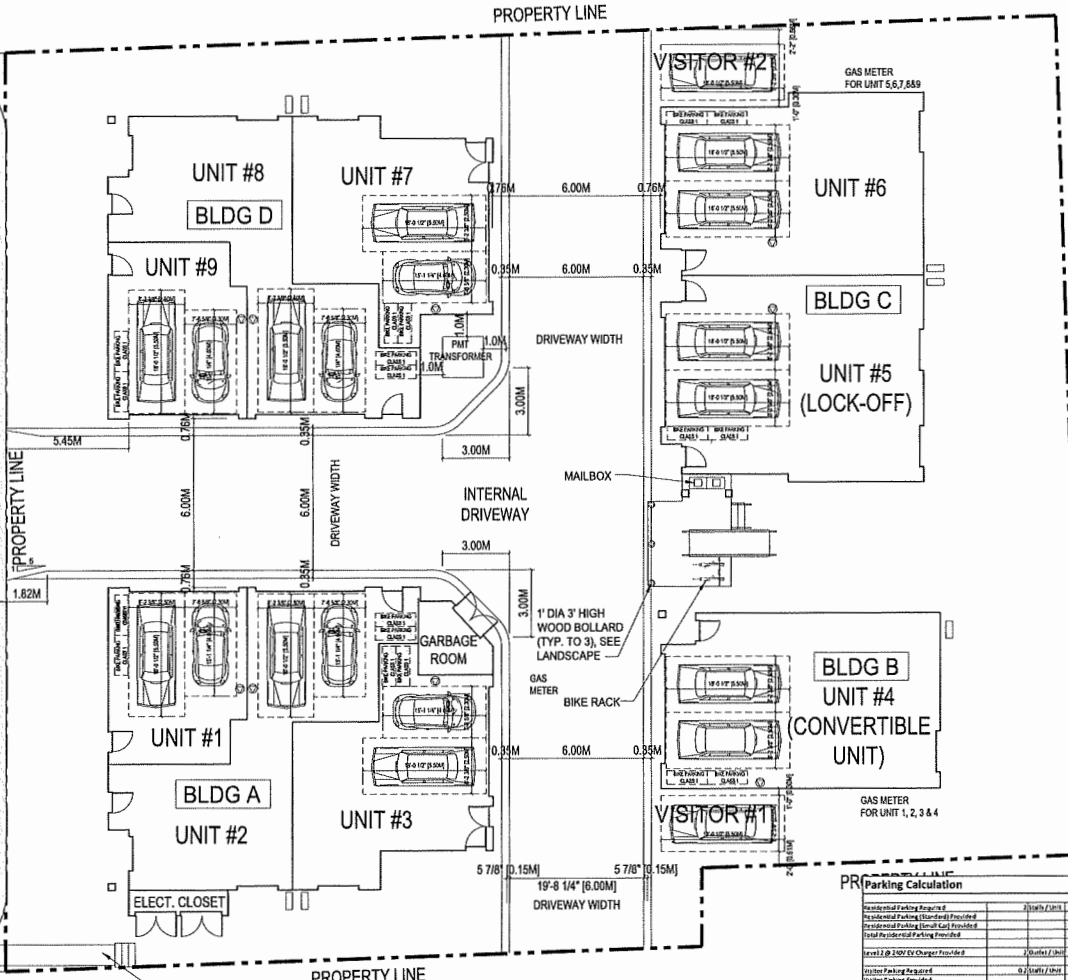
DRIVEWAY ENTRY WIDTH

11.62M  
9.82M  
6.70M  
1.55M  
0.90M

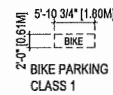
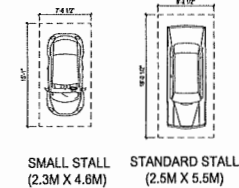
PROPOSED  
NEW FIRE  
HYDRANT

LANDSCAPE BOULEVARD

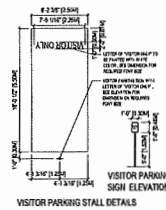
LANDSCAPE BOULEVARD



# LEGEND



HORIZONTAL BICYCLE  
SPACE (1.8M X 0.6M)



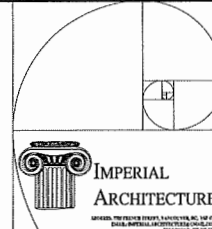
DUPLEX LEVEL 2 EV CHARGER  
CHARGING METHOD IS DEFINED AS:  
VOLTAGE OF 208V TO 240V AC, AND  
CURRENT OF 16A TO 80A



## Parking Calculation By Unit

	Building A	Building B	Building C	Building D	Total
Unit #1	1	1	1	1	4
Unit #2	1	1	1	1	4
Unit #3	1	1	1	1	4
Unit #4	1	1	1	1	4
Unit #5	1	1	1	1	4
Unit #6	1	1	1	1	4
Unit #7	1	1	1	1	4
Unit #8	1	1	1	1	4
Unit #9	1	1	1	1	4
Visitor #1	1	1	1	1	4
Visitor #2	1	1	1	1	4
Visitor #3	1	1	1	1	4
Visitor #4	1	1	1	1	4
Visitor #5	1	1	1	1	4
Visitor #6	1	1	1	1	4
Visitor #7	1	1	1	1	4
Visitor #8	1	1	1	1	4
Visitor #9	1	1	1	1	4
Visitor #10	1	1	1	1	4
Visitor #11	1	1	1	1	4
Visitor #12	1	1	1	1	4
Visitor #13	1	1	1	1	4
Visitor #14	1	1	1	1	4
Visitor #15	1	1	1	1	4
Visitor #16	1	1	1	1	4
Visitor #17	1	1	1	1	4
Visitor #18	1	1	1	1	4
Visitor #19	1	1	1	1	4
Visitor #20	1	1	1	1	4
Visitor #21	1	1	1	1	4
Visitor #22	1	1	1	1	4
Visitor #23	1	1	1	1	4
Visitor #24	1	1	1	1	4
Visitor #25	1	1	1	1	4
Visitor #26	1	1	1	1	4
Visitor #27	1	1	1	1	4
Visitor #28	1	1	1	1	4
Visitor #29	1	1	1	1	4
Visitor #30	1	1	1	1	4
Visitor #31	1	1	1	1	4
Visitor #32	1	1	1	1	4
Visitor #33	1	1	1	1	4
Visitor #34	1	1	1	1	4
Visitor #35	1	1	1	1	4
Visitor #36	1	1	1	1	4
Visitor #37	1	1	1	1	4
Visitor #38	1	1	1	1	4
Visitor #39	1	1	1	1	4
Visitor #40	1	1	1	1	4
Visitor #41	1	1	1	1	4
Visitor #42	1	1	1	1	4
Visitor #43	1	1	1	1	4
Visitor #44	1	1	1	1	4
Visitor #45	1	1	1	1	4
Visitor #46	1	1	1	1	4
Visitor #47	1	1	1	1	4
Visitor #48	1	1	1	1	4
Visitor #49	1	1	1	1	4
Visitor #50	1	1	1	1	4
Visitor #51	1	1	1	1	4
Visitor #52	1	1	1	1	4
Visitor #53	1	1	1	1	4
Visitor #54	1	1	1	1	4
Visitor #55	1	1	1	1	4
Visitor #56	1	1	1	1	4
Visitor #57	1	1	1	1	4
Visitor #58	1	1	1	1	4
Visitor #59	1	1	1	1	4
Visitor #60	1	1	1	1	4
Visitor #61	1	1	1	1	4
Visitor #62	1	1	1	1	4
Visitor #63	1	1	1	1	4
Visitor #64	1	1	1	1	4
Visitor #65	1	1	1	1	4
Visitor #66	1	1	1	1	4
Visitor #67	1	1	1	1	4
Visitor #68	1	1	1	1	4
Visitor #69	1	1	1	1	4
Visitor #70	1	1	1	1	4
Visitor #71	1	1	1	1	4
Visitor #72	1	1	1	1	4
Visitor #73	1	1	1	1	4
Visitor #74	1	1	1	1	4
Visitor #75	1	1	1	1	4
Visitor #76	1	1	1	1	4
Visitor #77	1	1	1	1	4
Visitor #78	1	1	1	1	4
Visitor #79	1	1	1	1	4
Visitor #80	1	1	1	1	4
Visitor #81	1	1	1	1	4
Visitor #82	1	1	1	1	4
Visitor #83	1	1	1	1	4
Visitor #84	1	1	1	1	4
Visitor #85	1	1	1	1	4
Visitor #86	1	1	1	1	4
Visitor #87	1	1	1	1	4
Visitor #88	1	1	1	1	4
Visitor #89	1	1	1	1	4
Visitor #90	1	1	1	1	4
Visitor #91	1	1	1	1	4
Visitor #92	1	1	1	1	4
Visitor #93	1	1	1	1	4
Visitor #94	1	1	1	1	4
Visitor #95	1	1	1	1	4
Visitor #96	1	1	1	1	4
Visitor #97	1	1	1	1	4
Visitor #98	1	1	1	1	4
Visitor #99	1	1	1	1	4
Visitor #100	1	1	1	1	4

Category	Count	Notes
Standard Parking	100	100 stalls
Visitor Parking	20	20 stalls
Bike Parking	10	10 stalls
EV Charging	2	2 stalls
Storage	10	10 stalls
Handicap	2	2 stalls
Other	10	10 stalls
Total	152	152 stalls



Copyright Reserved  
The Copyright in this drawing and the contents is reserved, and no part of it may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from Imperial Architecture.

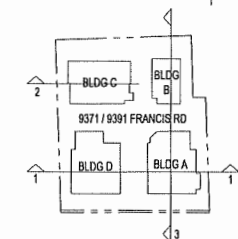
REVISIONS	DATE	BY	APP'D
1.00	11/11/2021	JD	JD
1.01	11/11/2021	JD	JD
1.02	11/11/2021	JD	JD
1.03	11/11/2021	JD	JD
1.04	11/11/2021	JD	JD
1.05	11/11/2021	JD	JD
1.06	11/11/2021	JD	JD
1.07	11/11/2021	JD	JD
1.08	11/11/2021	JD	JD
1.09	11/11/2021	JD	JD
1.10	11/11/2021	JD	JD
1.11	11/11/2021	JD	JD
1.12	11/11/2021	JD	JD
1.13	11/11/2021	JD	JD
1.14	11/11/2021	JD	JD
1.15	11/11/2021	JD	JD
1.16	11/11/2021	JD	JD
1.17	11/11/2021	JD	JD
1.18	11/11/2021	JD	JD
1.19	11/11/2021	JD	JD
1.20	11/11/2021	JD	JD
1.21	11/11/2021	JD	JD
1.22	11/11/2021	JD	JD
1.23	11/11/2021	JD	JD
1.24	11/11/2021	JD	JD
1.25	11/11/2021	JD	JD
1.26	11/11/2021	JD	JD
1.27	11/11/2021	JD	JD
1.28	11/11/2021	JD	JD
1.29	11/11/2021	JD	JD
1.30	11/11/2021	JD	JD

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

PARKING PLAN  
Project No: #8272  
Scale: 1/8"=1'-0"  
Drawing No: 100  
Revision: 1

## PLAN #2

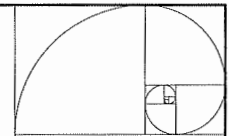
1 PARKING PLAN  
A1.2 SCALE: 1/8"=1'-0"



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



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



ARCHITECTURE  
INTERIOR  
DESIGN  
PLANNING

Copyright Reserved

The Copyright in this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architectural, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architectural.

### Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architectural. DO NOT SCALE DRAWINGS

[illegible]

Client Project

**TOWNHOUSE DEVELOPMENT**  
9371 / 9391 FRANCIS ROAD  
RICHMOND, BC  
(R2 22-005593, DP 23-029303)

TCu
-----

BUILDING SECTIONS

Project No. \_\_\_\_\_

#8272

Drawing No.

A4

AT





info@jrsengineering.com  
604.320.1999  
jrsengineering.com

October 29, 2024

Project Number: VR23318

Development Permit Document  
Drawing Requirements  
Development Applications Department  
City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

Re: 9371 Francis Road Townhouse Development – Development Permit Application

- Sustainability Strategy

As a part of the Development Permit Application for the 9371 Francis Road Townhouse Development Project, JRS Engineering (JRS) hereby commits to assisting the project team in implementing sustainability strategies. The proposed project is located at 9371 / 9391 Francis Road, Richmond, BC, and the project will be developed as a 10-unit townhouse development with 4 (four) 2-3 storey buildings (including one lock-off unit).

The following sustainability strategies have been analyzed and included in the building designs in order to reduce energy consumption and greenhouse gas emissions, and thus achieve the BC Energy Step Code compliance:

- Step 3 + EL-4. Effective October 31, 2023, Energy Step Code requirements for Part 9 Residential Buildings in Richmond include Step 5<sup>(a)</sup> + EL-2, Step 4<sup>(b)</sup> + EL-3, or Step 3<sup>(b)</sup> + EL-4. The project will target Step 3<sup>(b)</sup> + EL-4.
  - (a) Building envelope performance requirements can be achieved using all compliance pathways defined in BCBC.
  - (b) Building envelope performance requirements must be achieved using adjusted TEDI compliance pathways.
    - EL-2: Annual limit of  $\leq 1050$  kg CO<sub>2e</sub> per housing unit, or  $\leq 6$  kg CO<sub>2e</sub>/m<sup>2</sup> of conditioned floor area and  $\leq 2400$  kg CO<sub>2e</sub> per housing unit
    - EL-3: Annual limit of  $\leq 440$  kg CO<sub>2e</sub> per housing unit, or  $\leq 2.5$  kg CO<sub>2e</sub>/m<sup>2</sup> of conditioned floor area and  $\leq 800$  kg CO<sub>2e</sub> per housing unit
    - EL-4: Annual limit of  $\leq 265$  kg CO<sub>2e</sub> per housing unit, or  $\leq 1.5$  kg CO<sub>2e</sub>/m<sup>2</sup> of conditioned floor area and  $\leq 500$  kg CO<sub>2e</sub> per housing unit
- **Note:** Natural gas fueled systems are not allowed to be backup heating system after Oct 31, 2023.
- The proposed building skin is listed in Appendix A.
- Air source heat pump to reduce heating and cooling energy.
- ERV to reduce heating/cooling energy for conditioning ventilation air.
- Energy Star appliances to reduce energy consumption.
- Electric hot water tank to further reduce the greenhouse gas emissions.



October 29, 2024

The project team will coordinate to incorporate the measures required to meet all requirements of the Richmond's BC Energy Step Code for Part 9 Townhomes.

Please contact the undersigned if you should require any additional information.

Sincerely,

JRS ENGINEERING  
EGBC Permit to Practice #1002484

Per:

Jack Cui, M.Sc., P.Eng., LEED AP  
Principal, Energy and Sustainability  
Division Manager

Encl: Appendix A – Proposed Building Skin

List of additional sustainability features that is not a part of the step code requirements proposed in this development:

EV charger,  
Low-E double glazing windows,  
Energy star certified appliances

# APPENDIX A

## PROPOSED BUILDING SKIN

### PROPOSED BUILDING SKIN

---

The following building skin performance has been proposed to achieve Step 3 + EL-4:

- R-16.9 Wall
- R-35.3 Roof
- R-26.0 Floor
- Window Performance:  $U=0.25$ ,  $SHGC=0.35$
- Window to wall ratios:
  - Building A: 10%
  - Building B: 10%
  - Building C: 13%
  - Building D: 10%
- Airtight air barrier system

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 NEGLIGENCE OF THIS ADVISOR.

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

ADDRESS: 1423 WYTH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-273-3539  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-06-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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: N/A

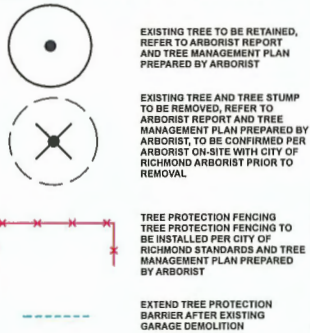
DRAWN BY: EL

REVIEWED BY: EL

Landscape Cover  
Page & Design  
Rationale

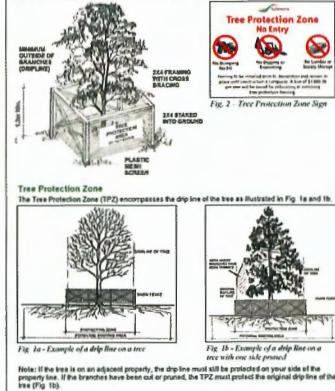
L0.0

## 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.
- ADEQUATE CARE FOR TREES THROUGHOUT CONSTRUCTION.



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.

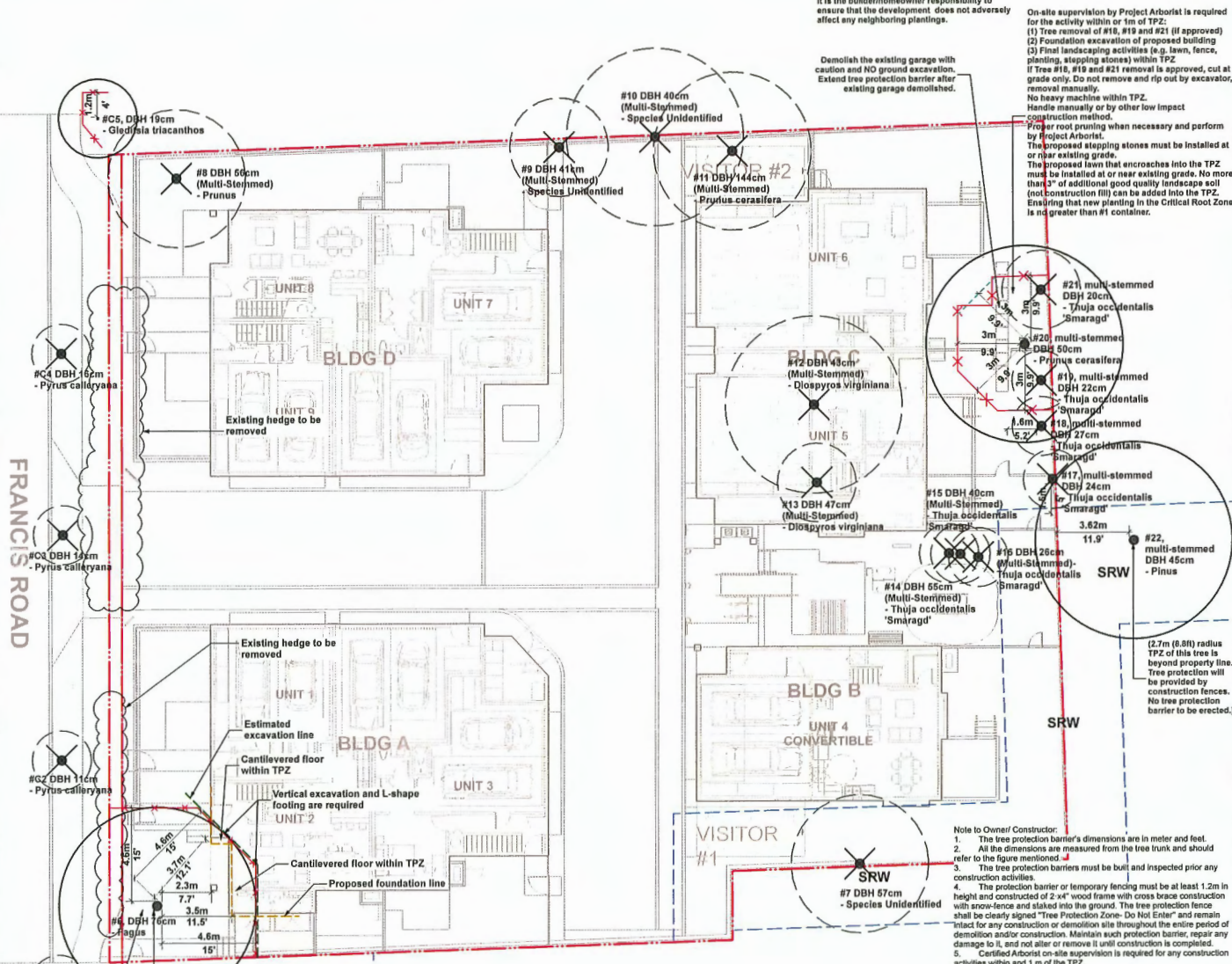
Do not remove hedge with excavator within TPZ. Remove manually and cut at grade.

Do not grind the roots after hedge removal 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.

FRANCIS ROAD



It is the builder/homeowner responsibility to ensure that the development does not adversely affect any neighboring plantings.

Demolish the existing garage with caution and NO ground excavation. Extend tree protection barrier after existing garage demolished.

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

- (1) Tree removal of #18, #19 and #21 (if approved)
- (2) Foundation excavation of proposed building
- (3) Final landscaping activities (e.g. lawn, fence, planting, stepping stones) within TPZ

If tree #18, #19 and #21 removal is approved, cut at grade only. Do not remove and rip out by excavator, removal manually.

No heavy machine within TPZ. Handle manually or by other low impact construction method.

Proper root pruning when necessary and perform by Project Arborist.

The proposed stepping stones must 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.

**HOMING LANDSCAPE ARCHITECTURE**

ADDRESS: 1423 W 11TH AVENUE  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-523-3500  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

## Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-08-12	ISSUED FOR REZONING & DP
E	2023-06-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
J	2025-01-08	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

## Existing Tree Management Plan

L0.1

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
	Styrex 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

ADDRESS: 1403 W11TH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-223-2356  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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

Landscape  
Replacement Tree  
Plan

L0.2

SYMBOL	MATERIALS	DETAILS
--------	-----------	---------

	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CONCRETE SLAB PAVING	6/L3.0
	CIP CONCRETE PAVING	1/L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L3.0
	80MM AQUA PAVES 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	6/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	

2. DO NOT SCALE DRAWINGS.
3. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
4. ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
5. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
6. THE LOCATION OF ALL PROPOSED HARDCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ON-SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
8. LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



ADDRESS: 1423 W11TH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3530  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

### Note

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
J	2025-01-06	ISSUED FOR ADP COMMENT:
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: E

## Landscape Layout and Materials Plan

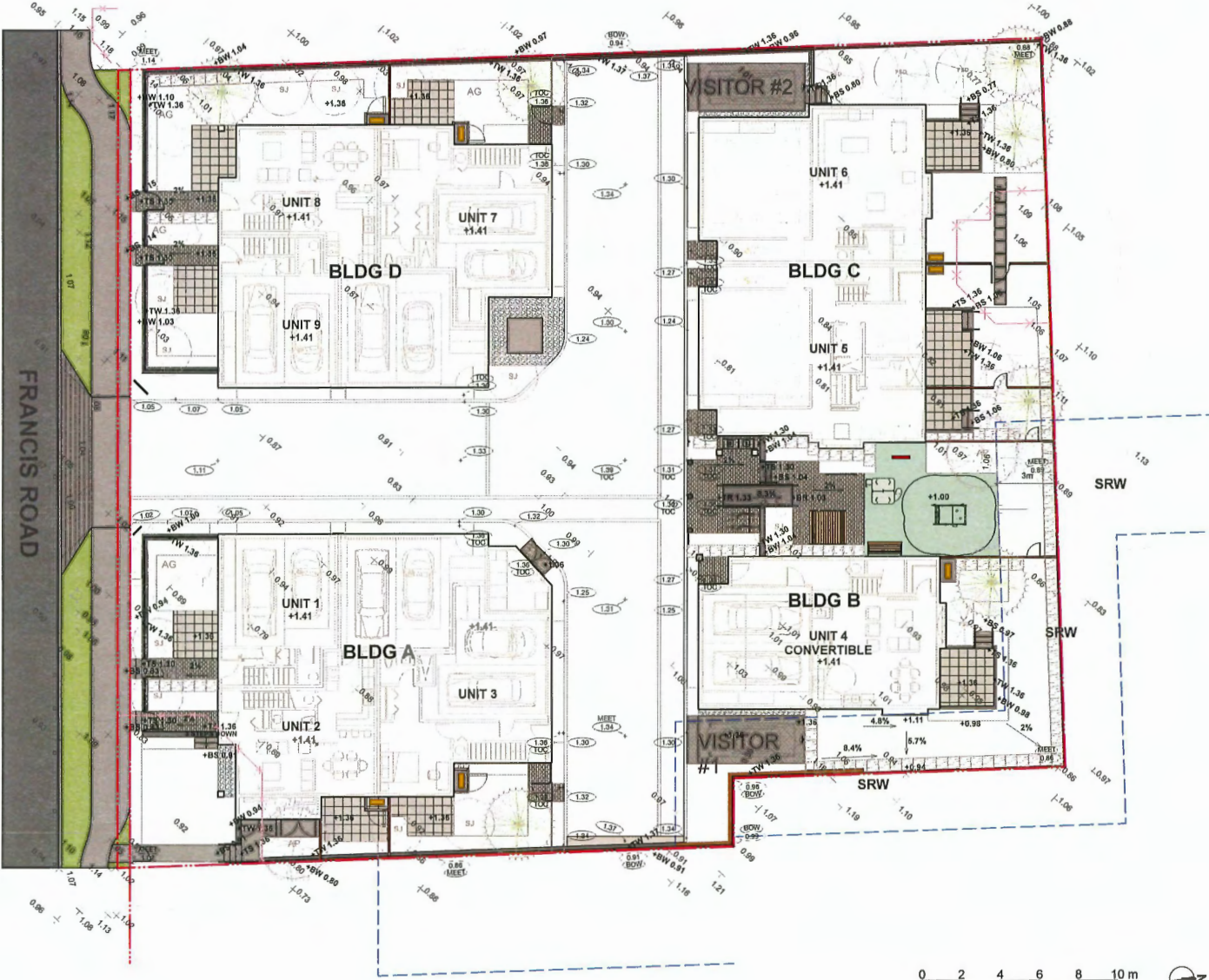
L1.0

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 1.38	PROPOSED TOP OF STAIR ELEVATION
+BS 0.91	PROPOSED BOTTOM OF STAIR ELEVATION
2%	SLOPE PERCENTAGE
EXISTING ELEVATIONS, PER SURVEY	
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**

ADDRESS 1423 WYTH AVENUE,  
VANCOUVER, BC CANADA V6H 1H9  
CELL: 778-323-3536  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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

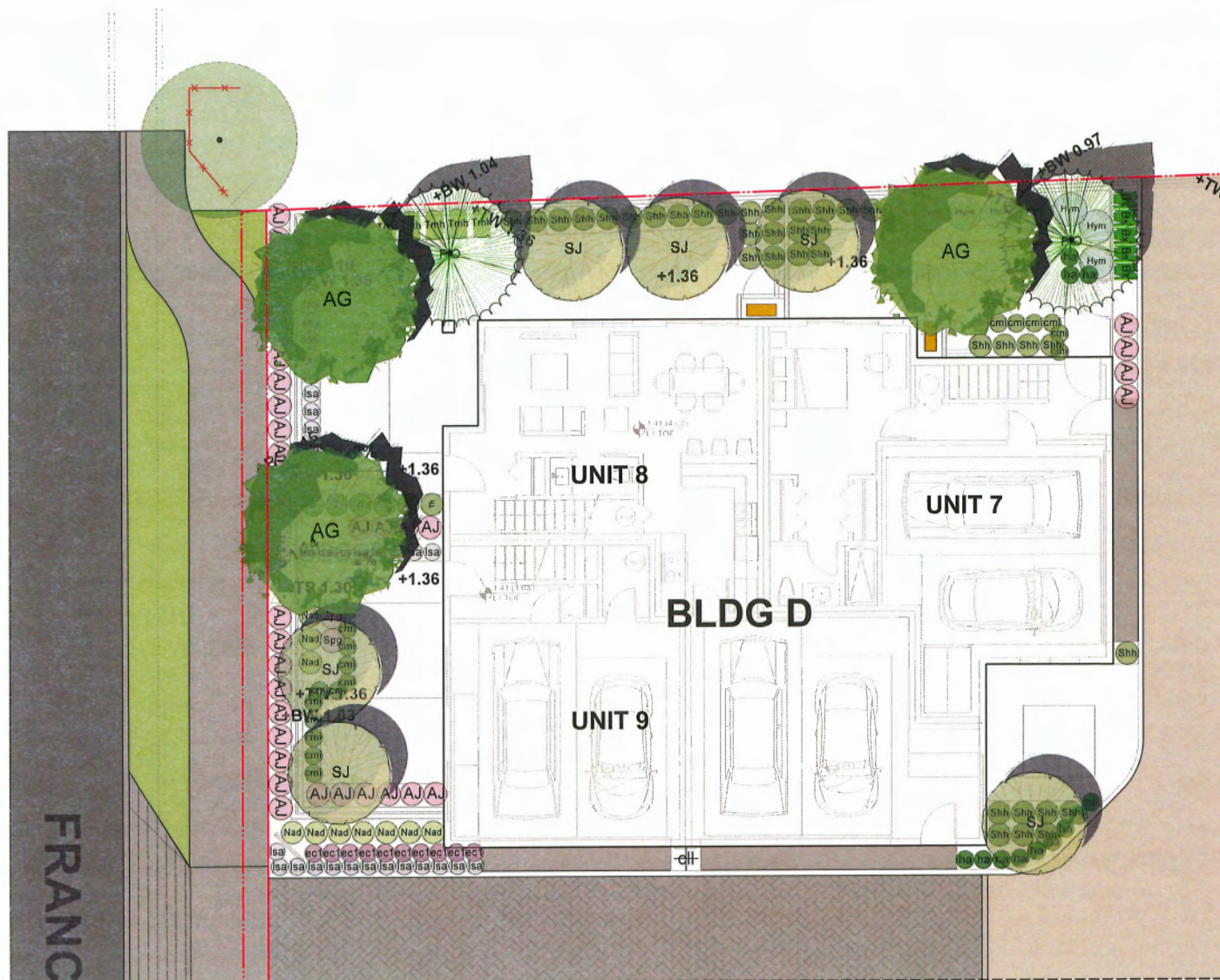
SCALE: 1:100

DRAWN BY: EL

REVIEWED BY: EL

**Landscape  
Grading Plan**

L1.1



SEE PLAN L1.2c

0 2 4 6 8 10 m



SEE PLAN L1.2b



**HOMING  
LANDSCAPE  
ARCHITECTURE**

ADDRESS: 1423 WILTH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-333-3559  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

Revisions		
NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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: 1:50

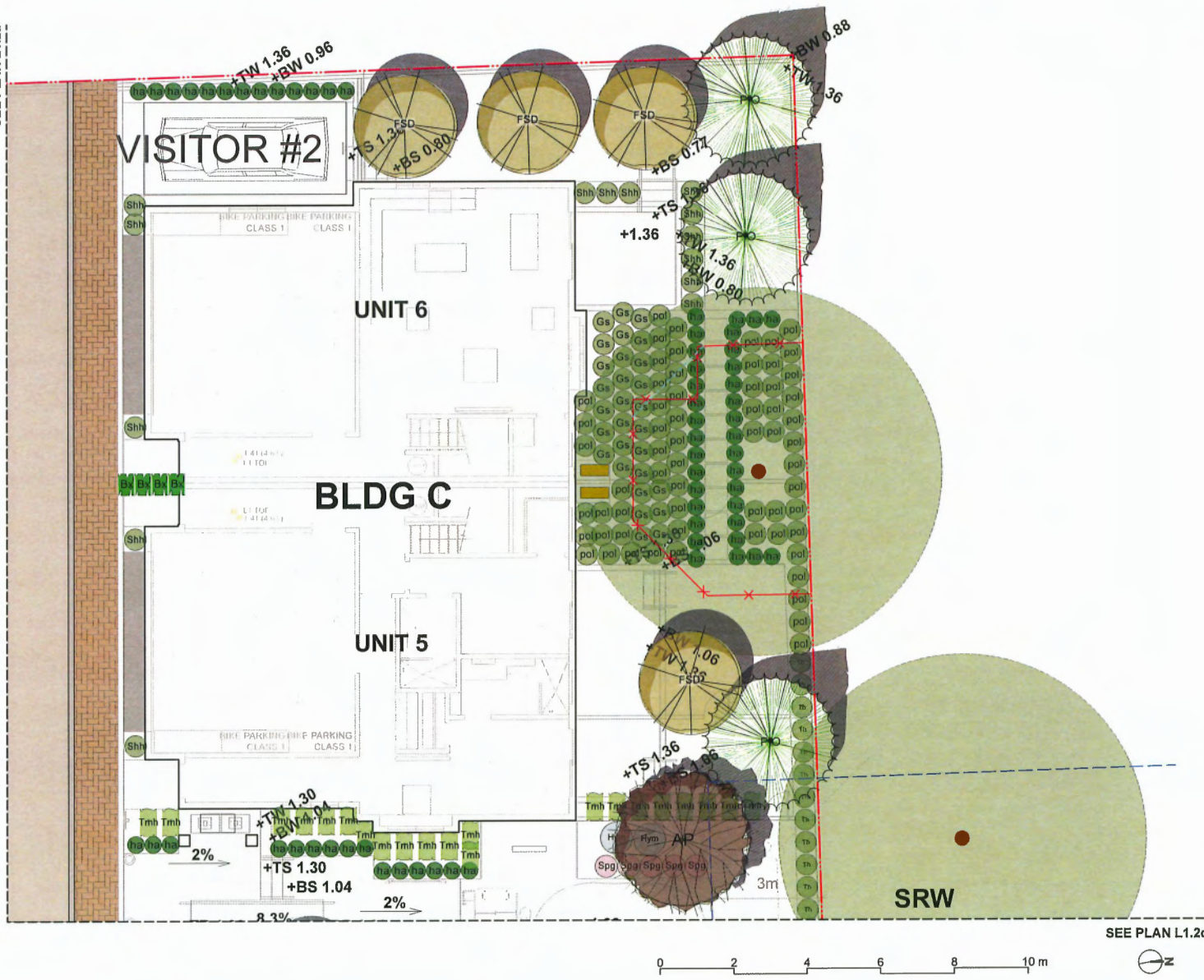
DRAWN BY: EL

REVIEWED BY: EL

**Landscape  
Planting Plan -  
Southwest Area**

**L1.2a**

SEE PLAN L1.2a



**HOMING  
LANDSCAPE  
ARCHITECTURE**

ADDRESS: 1423 WITH AVENUE  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3558  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

#### Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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: 1:50

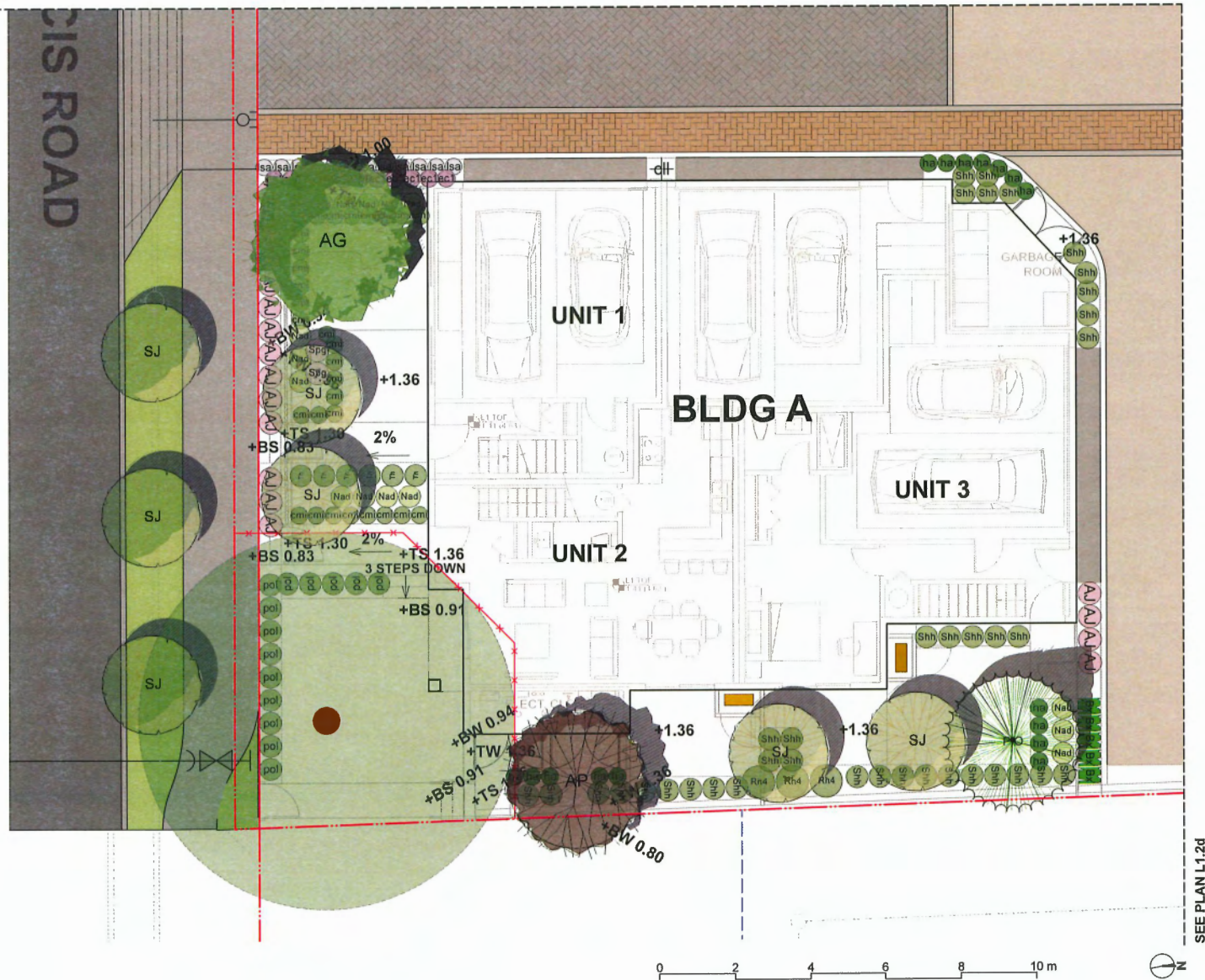
DRAWN BY: EL

REVIEWED BY: EL

**Landscape  
Planting Plan -  
Northwest Area**

**L1.2b**

SEE PLAN L1.2a



**HOMING  
LANDSCAPE  
ARCHITECTURE**

ADDRESS: 1423 W11TH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-325-3556  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

#### Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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

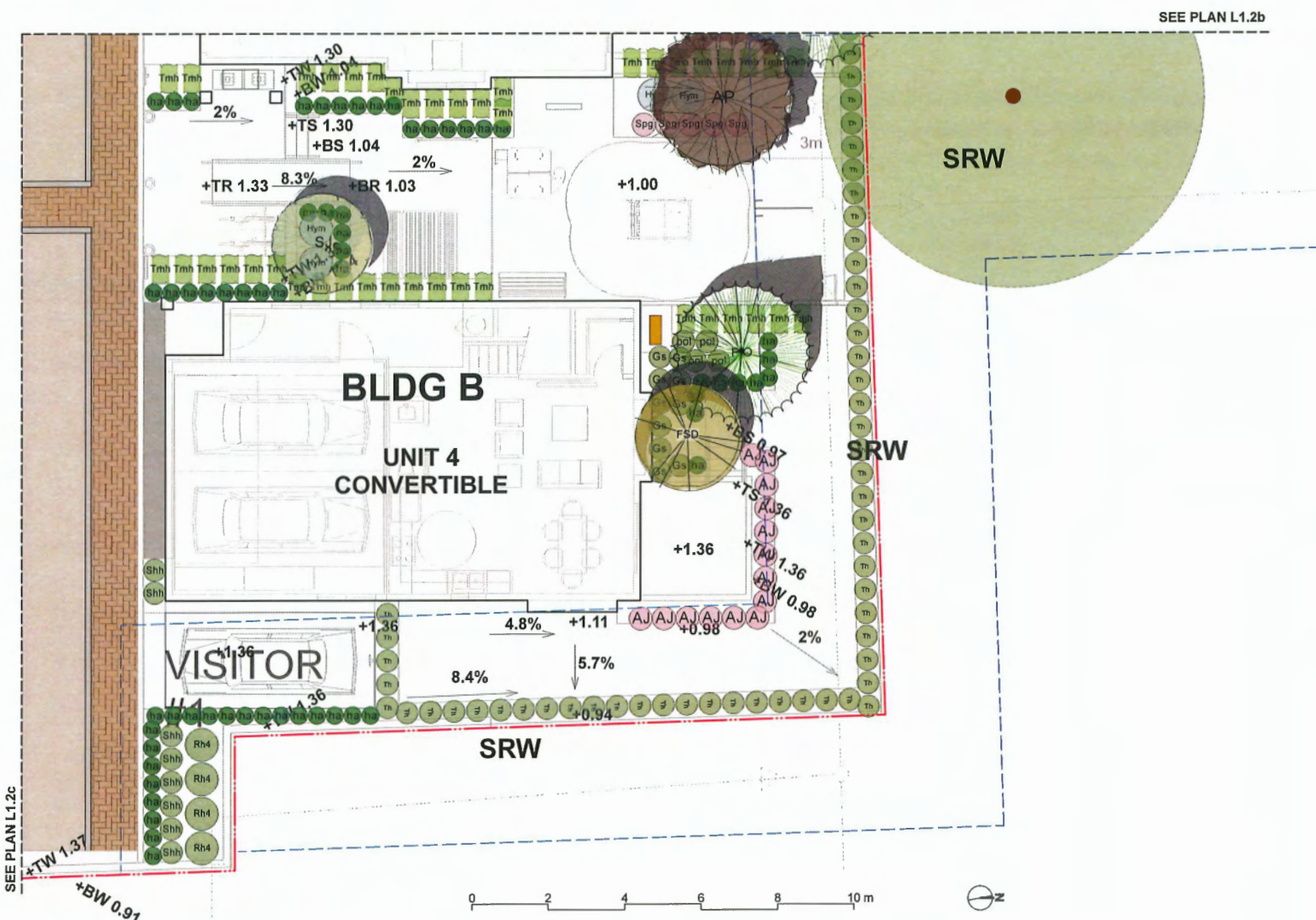
SCALE: 1:50

DRAWN BY: EL

REVIEWED BY: EL

**Landscape  
Planting Plan -  
Southeast Area**

**L1.2c**




**HOMING  
LANDSCAPE  
ARCHITECTURE**  
ADDRESS: 1423 WILTH AVENUE  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3538  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

Revisions		
NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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: 1:50  
DRAWN BY: EL  
REVIEWED BY: EL

**Landscape  
Planting Plan -  
Northeast Area**

L1.2d



**HOMING  
LANDSCAPE  
ARCHITECTURE**

ADDRESS: 1423 WITH AVENUE,  
VANCOUVER, BC, CANADA V6H 1H9  
CELL: 778-323-3535  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

**Revisions**

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-06-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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

**Landscape Plant  
List**

**L1.3**

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	
Spq	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	
cmi	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	49	#1 pot	
ha	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	135	#1 pot	
VINES					
cll	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.	

**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.

# SOIL VOLUME LEGENDS

SYMBOL MATERIALS SOIL DEPTH

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



## HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1433 W 11TH AVENUE  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3539  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

### Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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

## Landscape Soil Volume Diagram

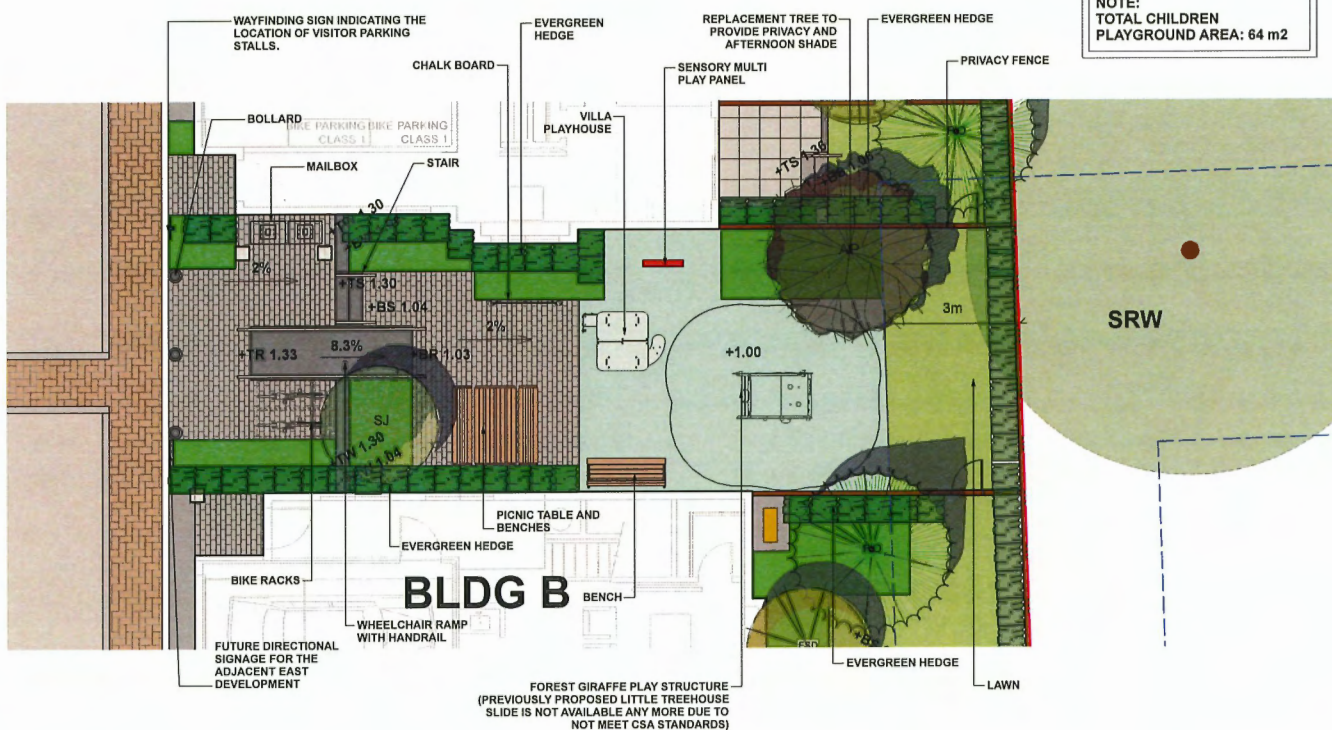
L1.4

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CONCRETE SLAB PAVING	6/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	6/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

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



1 OUTDOOR AMENITY AREA ENLARGEMENT PLAN  
1:50

0 2 4 6 8 10 m



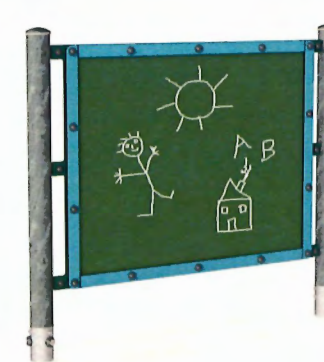
VILLA PLAYHOUSE



FOREST GIRAFFE PLAY STRUCTURE



CHALK BOARD



HOMING  
LANDSCAPE  
ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3550  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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: 1:50

DRAWN BY: EL


REVIEWED BY: EL


Outdoor Amenity  
Area Enlargement  
Plan

L2.0

# POROUS SURFACE LEGENDS

SYMBOL	MATERIALS	AREA
--------	-----------	------

	POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: LAWN, GROUND COVER & SHRUB	466 sq m / 5006 sq ft
--	--	--------------------------

	POROUS HARDSCAPE MATERIAL: PERMEABLE PAVER & GRAVEL & RUBBER	249 sq m / 2680 sq ft
--	---	--------------------------

TOTAL POROUS SURFACE AREA: 714 sq m / 7686 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%

FRANCIS ROAD



0 2 4 6 8 10 m



**HOMING  
LANDSCAPE  
ARCHITECTURE**

ADDRESS: 1423 W 11TH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-5558  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

## Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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

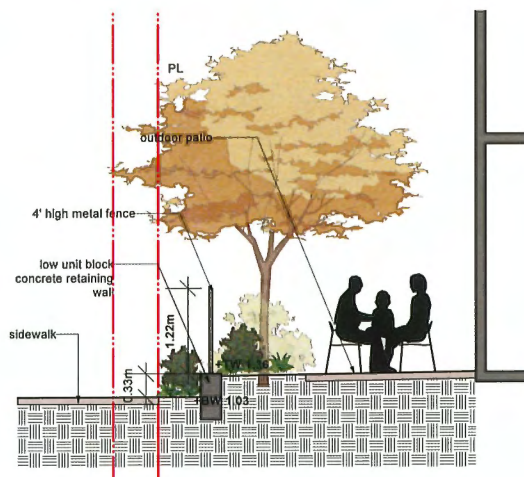
REVIEWED BY: EL

## Porous Surface Diagram

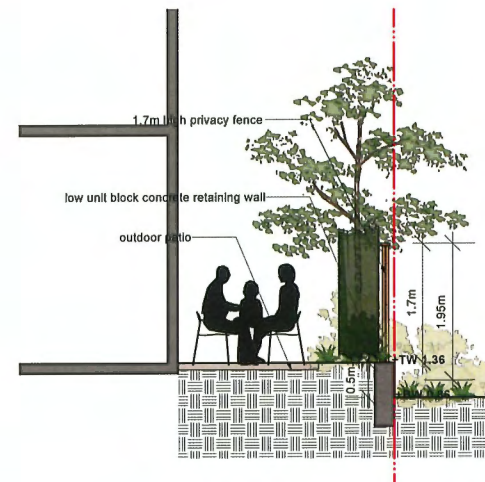
L2.1



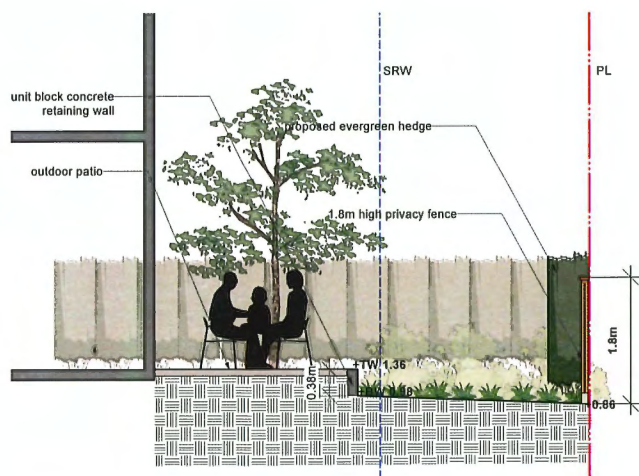
SECTIONS KEY PLAN



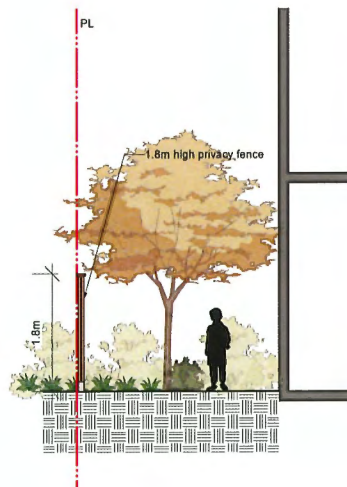
A SECTION A  
1:32



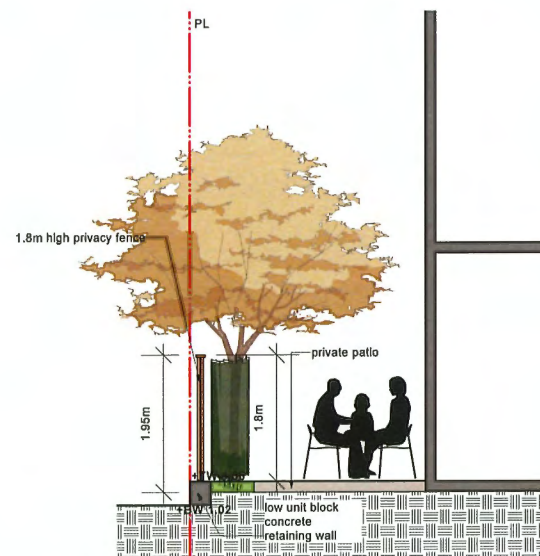
B SECTION B  
1:32



C SECTION C  
1:32



D SECTION D  
1:32



E SECTION E  
1:32



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

#### Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

#### Landscape Sections

L2.2

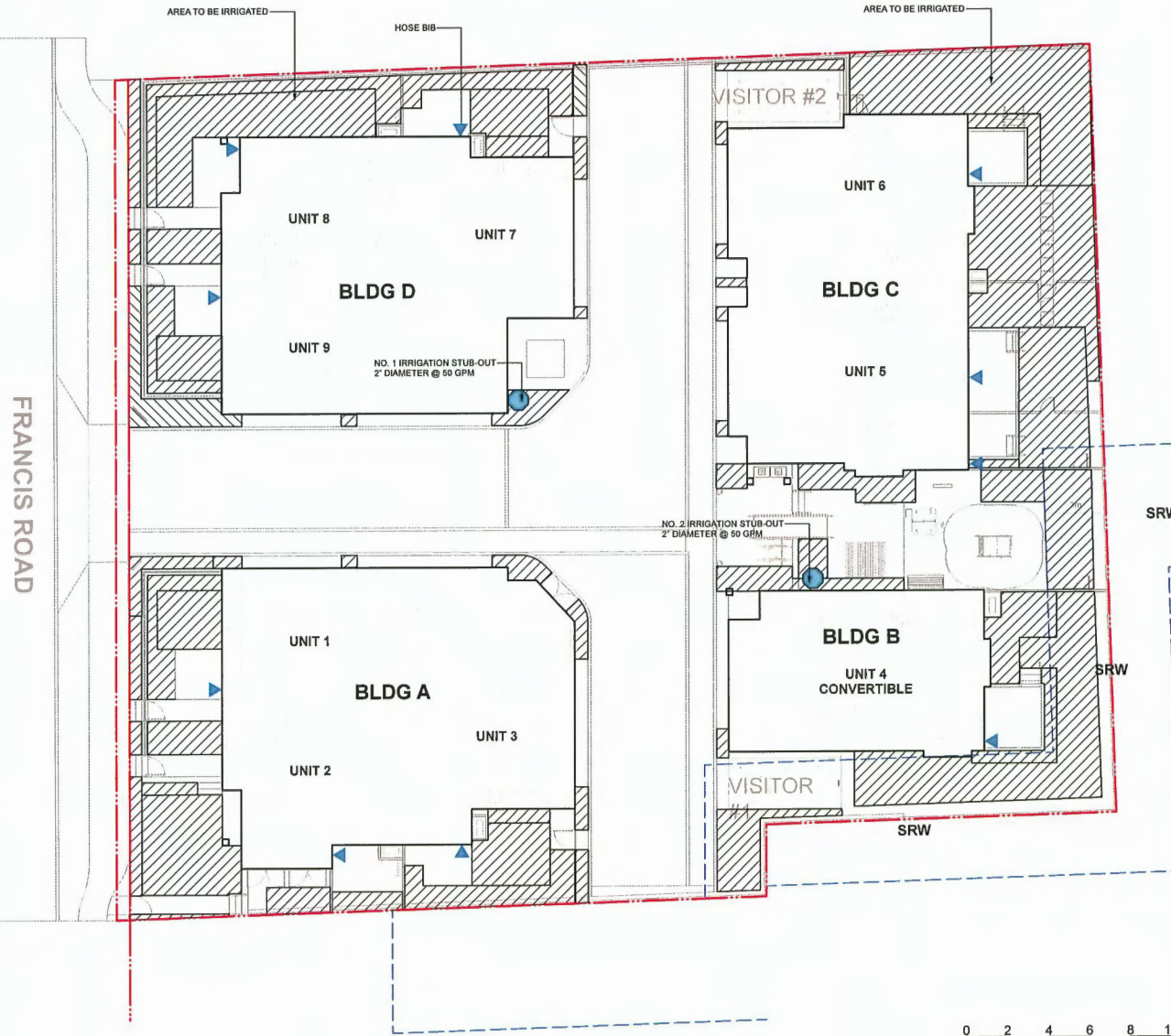
## IRRIGATION DIAGRAM LEGEND

### KEY DESCRIPTION

- AREA TO BE IRRIGATED
- IRRIGATION STUB OUT
- HOSE BIB

### DESIGN-BUILD IRRIGATION NOTES:

- LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.
- 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).
- IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
- IRRIGATION TO CONFORM TO ALL IABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:
  - MATERIALS SECTION 8B: ALL PIPE TO BE MINIMUM CLASS 200
  - MATERIALS SECTION 5G: NO WIRE SMALLER THAN 14 GAUGE DIRECT BURIAL
- COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
- IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
- 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.
- 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
- 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).
- PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.
- PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM AND CONDUIT.
- MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.
- PROVIDE (3) COPIES OF INSTRUCTIONS MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.
- INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS, USE OPERATION AND MAINTENANCE MATERIALS AS BASIS FOR DEMONSTRATION.



0 2 4 6 8 10 m



**HOMING  
LANDSCAPE  
ARCHITECTURE**

ADDRESS: 1423 W11TH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3556  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

### Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-06-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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

## Design-Build Irrigation Plan

L2.3

## LANDSCAPE LIGHTING LEGENDS

### SYMBOL MATERIALS



### 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 MUST BE INSTALLED TO MEET THE LOCAL ELECTRICAL REGULATIONS AND SAFETY REQUIREMENTS.



## HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,  
VANCOUVER, BC CANADA V6H 1K9  
CELL: 779-323-3500  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

### Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-06-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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

L2.4

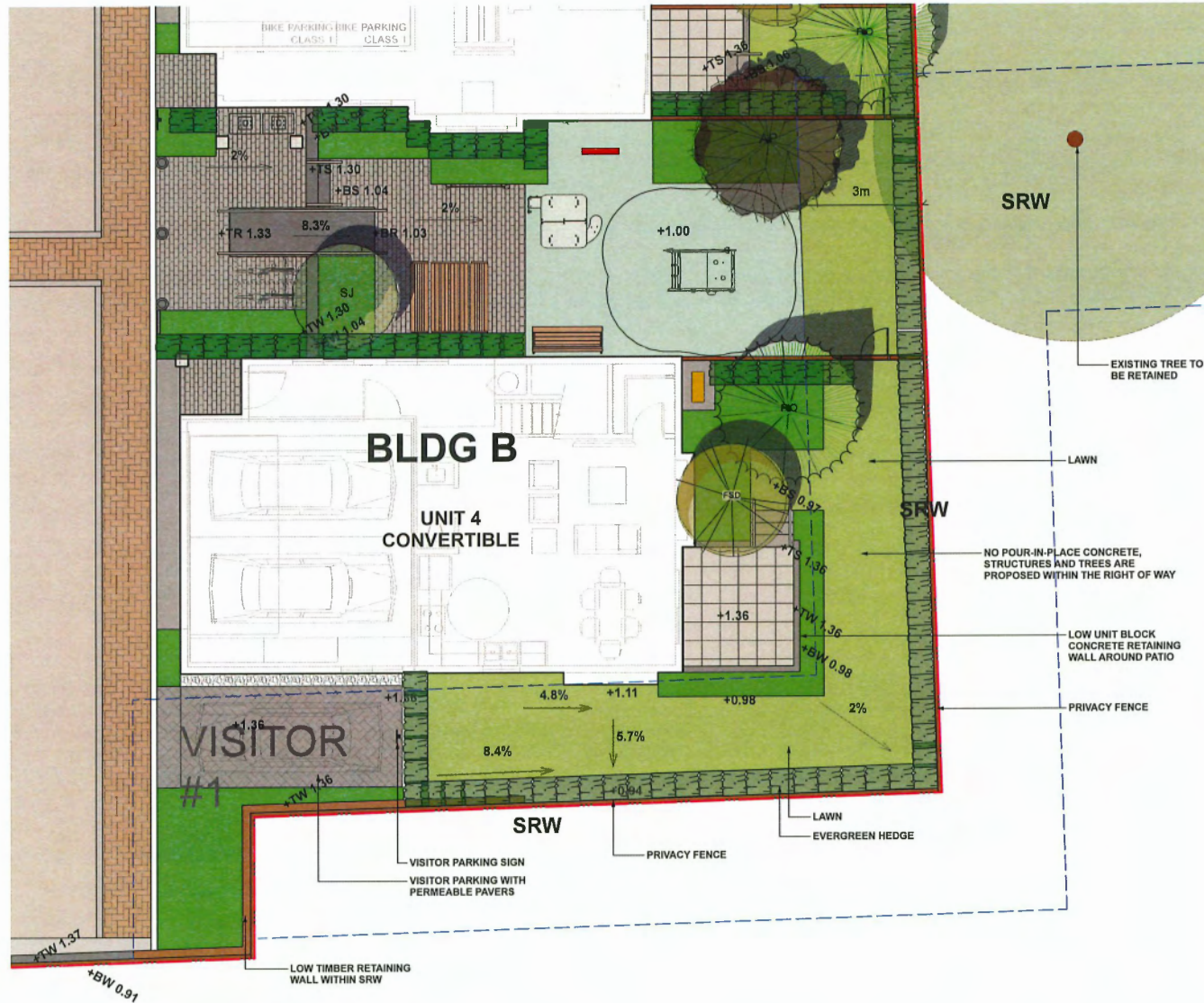
## LANDSCAPE LEGENDS

SYMBOL MATERIALS DETAILS

	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CONCRETE SLAB PAVING	6/L3.0
	CIP CONCRETE PAVING	1/L3.0
	80MM AQUA PAYER STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L3.0
	80MM AQUA PAYER 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	6/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

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



1 RIGHT OF WAY AREA ENLARGEMENT PLAN  
1:50

0 2 4 6 8 10 m



**HOMING  
LANDSCAPE  
ARCHITECTURE**

ADDRESS: 1432 W11TH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3559  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

## Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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: 1:50

DRAWN BY: EL

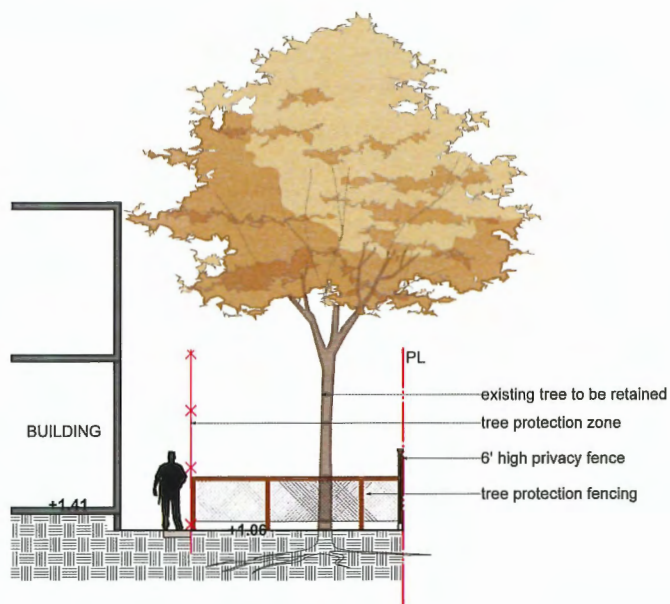
REVIEWED BY: EL

## Right of Way Area Enlargement Plan

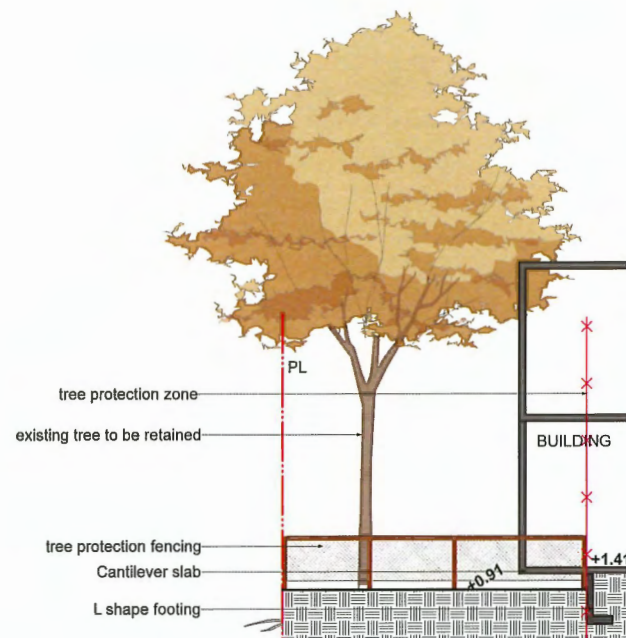
L2.5



SECTIONS KEY PLAN



1 SECTION A  
1:50



2 SECTION B  
1:50



# **HOMING LANDSCAPE ARCHITECTURE**

ADDRESS: 1432 11TH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3538  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

## Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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

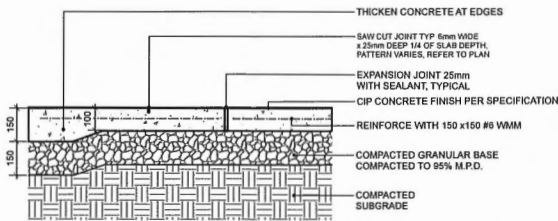
SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

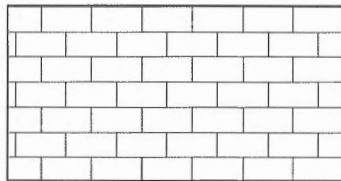
## **Tree Protection Area Profile**

L2.6

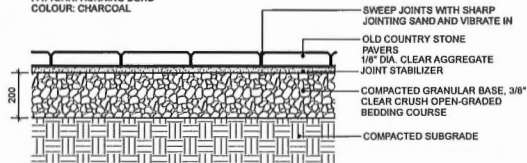


NOTES:  
1. EXPANSION JOINTS 8m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.  
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

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 PAVES  
BY ABBOTSFORD CONCRETE PRODUCTS

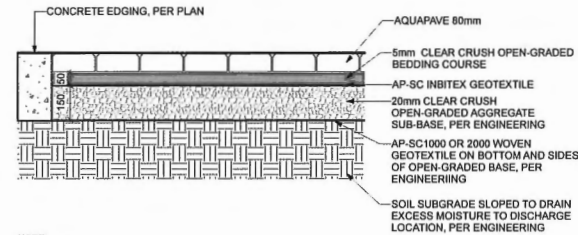
PATTERN: RUNNING BOND  
LENGTH: 8-3/8" (211MM)  
WIDTH: 4-5/16" (110MM)  
THICKNESS: 3-1/8" (86MM)



COLOR: CHARCOAL  
DRIVEWAY & VISITOR PARKING

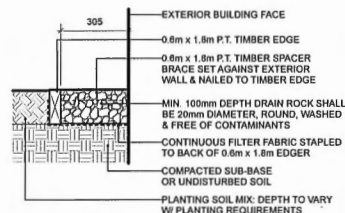


COLOR: DESERT SAND  
PEDESTRIAN PATH



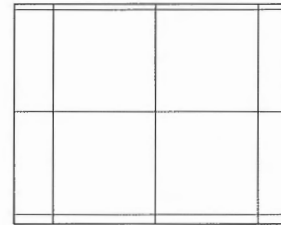
NOTE:  
1. REFER TO ENGINEERING DRAWINGS FOR THE BASE MATERIALS INSTALLED UNDERNEATH THE PAVERS.  
2. THE CONDITIONS UNDER THE PAVERS SHALL BE APPROVED BY ENGINEERS BEFORE PAVERS INSTALLATION.

3 AQUAPAVE PERMEABLE PAVES  
Scale: 1:10

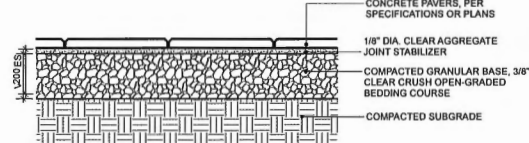


NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

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



PLAN  
TEXADA HYDRAPRESSED SLABS BY ABBOTSFORD CONCRETE PRODUCTS (1-800-663-4091)  
DIMENSIONS: 497 mm x 497 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 MANUFACTURER'S INSTRUCTIONS.

5 CONCRETE SLAB PAVING  
Scale: 1:10



**HOMING  
LANDSCAPE  
ARCHITECTURE**

ADDRESS: 1423 WYTH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K8  
CELL: 778-323-3538  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

#### Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
J	2025-01-08	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

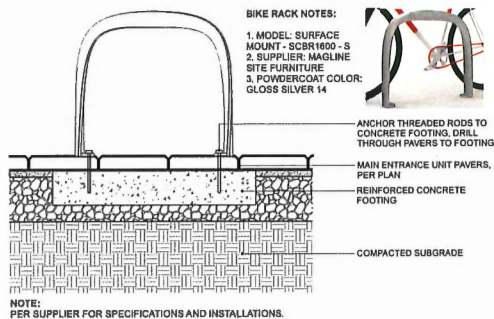
SCALE: AS SHOWN

DRAWN BY: EL

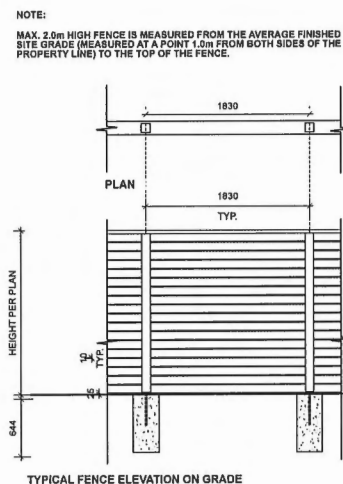
REVIEWED BY: EL

## HARDSCAPE DETAILS

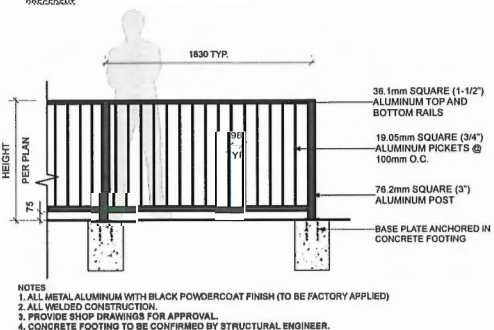
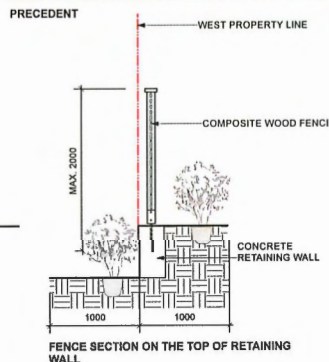
L3.0



1 BIKE RACK  
Scale: 1:10

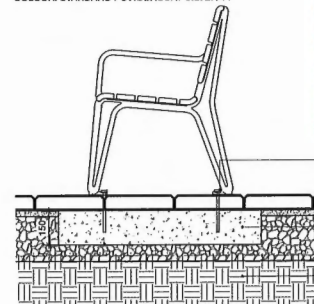


3 COMPOSITE WOOD PRIVACY FENCE  
Scale: 1:25

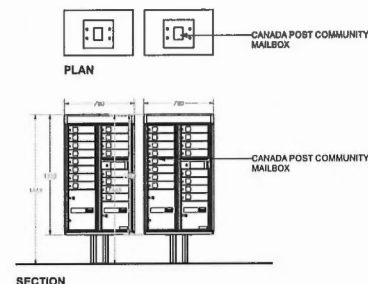


2 METAL FENCE  
Scale: 1:25

2300 ICONIC BACKED BENCH BY MAGLIN SITE FURNITURE (1-800-716-5508)  
MODEL: MBS-2300-00017  
LENGTH: 70" (177.8cm)  
HEIGHT: 33.3" (84.8cm)  
DEPTH: 25.5" (64.8cm)  
SEAT HEIGHT: 18" (45.7cm)  
WEIGHT: 122.5lbs (55.6kg)  
COLOUR: STANDARD POWDERCOAT SILVER 14



4 BENCH  
Scale: 1:10



6 CANADA POST MAILBOX  
Scale: 1:25

**HOMING LANDSCAPE ARCHITECTURE**  
ADDRESS: 1423 WILTH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3388  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

#### Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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: AS SHOWN

DRAWN BY: EL

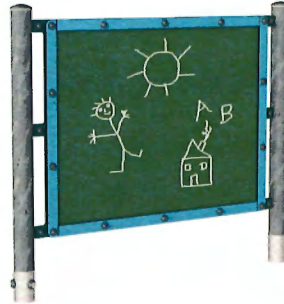
REVIEWED BY: EL

#### FURNITURING DETAILS

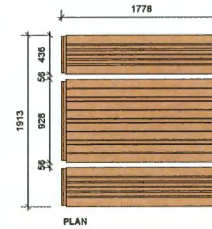
L3.1



1 SENSORY MULTI PLAY PANEL



4 CHALK BOARD BY KOMPAN



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



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

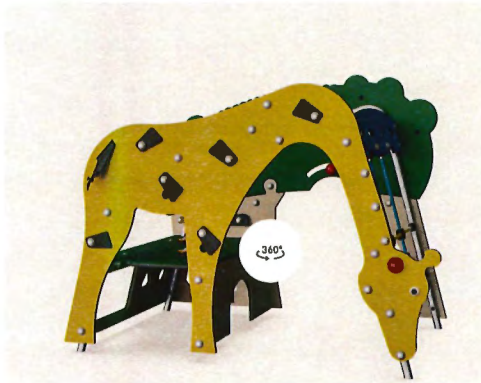
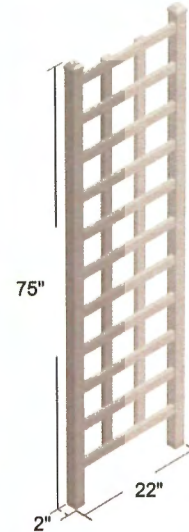


2 VILLA PLAYHOUSE



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

6 LATTICE PANEL TRELLIS  
N/A



3 FOREST GIRAFFE PLAY STRUCTURE BY KOMPAN



**HOMING  
LANDSCAPE  
ARCHITECTURE**

ADDRESS: 1423 11TH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3530  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

#### Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
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

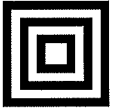
SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

#### FURNITURING DETAILS

L3.2



**HOMING  
LANDSCAPE  
ARCHITECTURE**

ADDRESS: 1423 11TH AVENUE,  
VANCOUVER, BC, CANADA V6M 1H9  
CELL: 778-323-3539  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

**Revisions**

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
J	2025-01-06	ISSUED FOR ADP COMMENTS
K	2025-03-03	ISSUED FOR DP

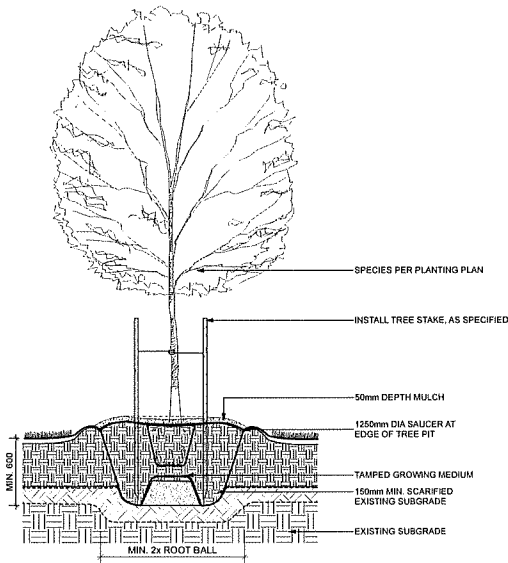
**9371/9391 FRANCIS  
ROAD TOWNHOUSE  
DEVELOPMENT**

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

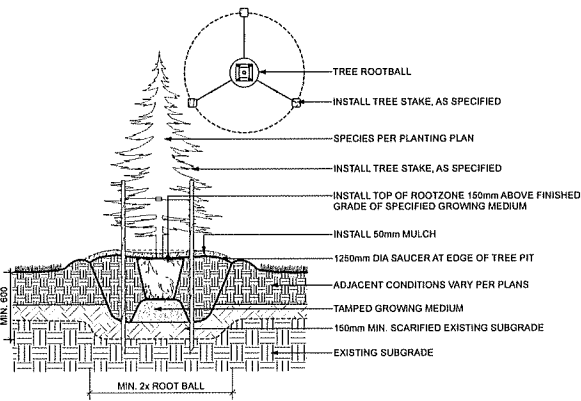
PROJECT NUMBER: 22-34  
SCALE: AS SHOWN  
DRAWN BY: EL  
REVIEWED BY: EL

**SOFTSCAPE  
DETAILS**

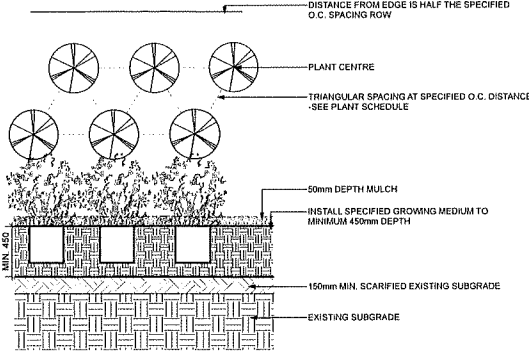
L3.3



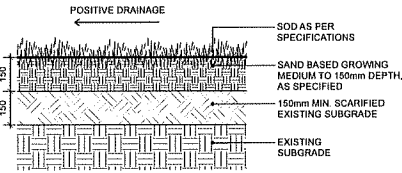
**1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)**  
Scale: 1:20



**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