



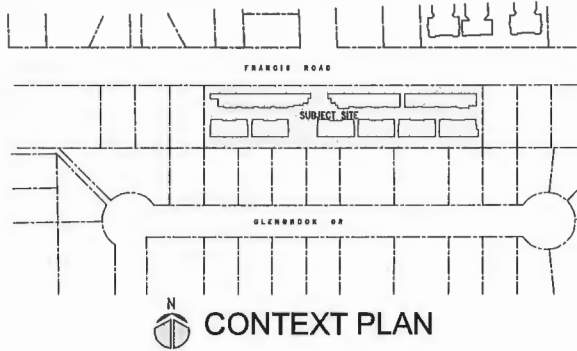
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ISSUED ON JUNE 15, 2023 FOR DPP PRESENTATION



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

(NOTES: REFER TO LANDSCAPE PLANS FOR FENCE & GATES)

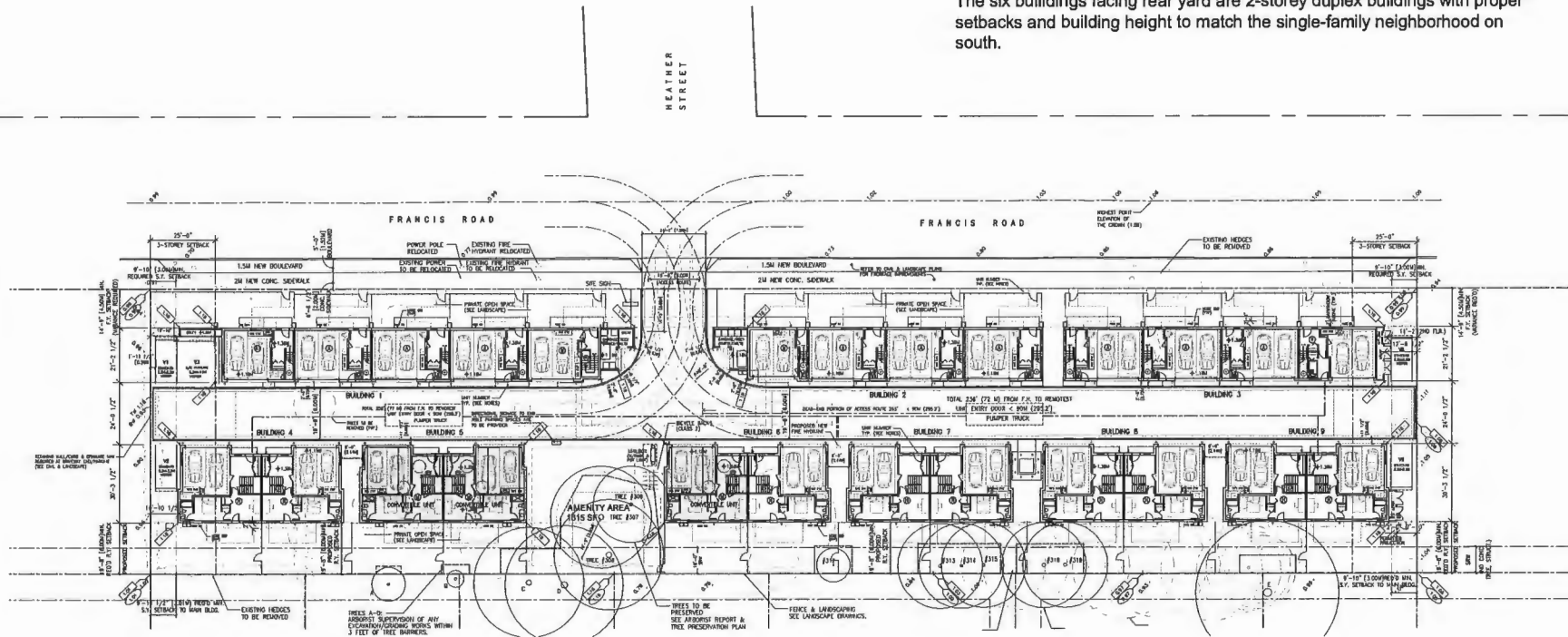


25-UNIT TOWNHOUSE DEVELOPMENT 9200 - 9340 FRANCIS ROAD, RICHMOND, BC

25-Unit Townhouse Development facing an arterial road, Francis Road (per City Arterial Road Land Use Policy and Arterial Road Guidelines for Townhouses)

Driveway access is directly from the street connecting to an east-west internal driveway.
The driveway is aligned up with Heather Street on north across Francis Road.

There are nine buildings. One is of 5-units, two buildings are fourplex. The six buildings facing rear yard are 2-storey duplex buildings with proper setbacks and building height to match the single-family neighborhood on south.



SITE PLAN



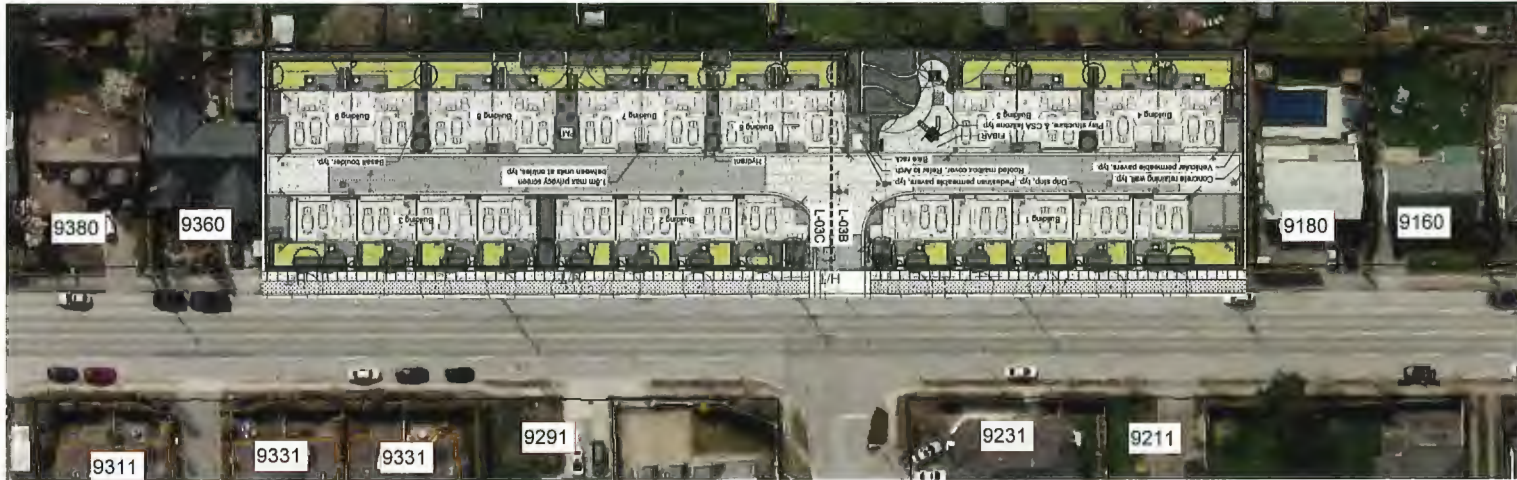
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This drawing shall not be used for construction unless it is accompanied by the architect's seal.

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

MAY 31/18	REZONING APP
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Date:	Issued For:
A	A DETAIL NUMBER
B	B LOCATION SHEET
C	C DETAIL SHEET

All drawings, specifications and other related documents shall be the property of the architect and shall be returned to the architect upon completion of the project. The architect shall not be held responsible for any errors or omissions in the drawings or specifications. The architect shall not be held responsible for any delays or interruptions in the construction process resulting from the contractor's failure to proceed with the work.

Project:
TOWNHOUSE DEVELOPMENT

8231-51 Williams Road
RICHMOND, BC

Drawing Title:
STREETSCAPE ELEVATIONS & CROSS SECTION

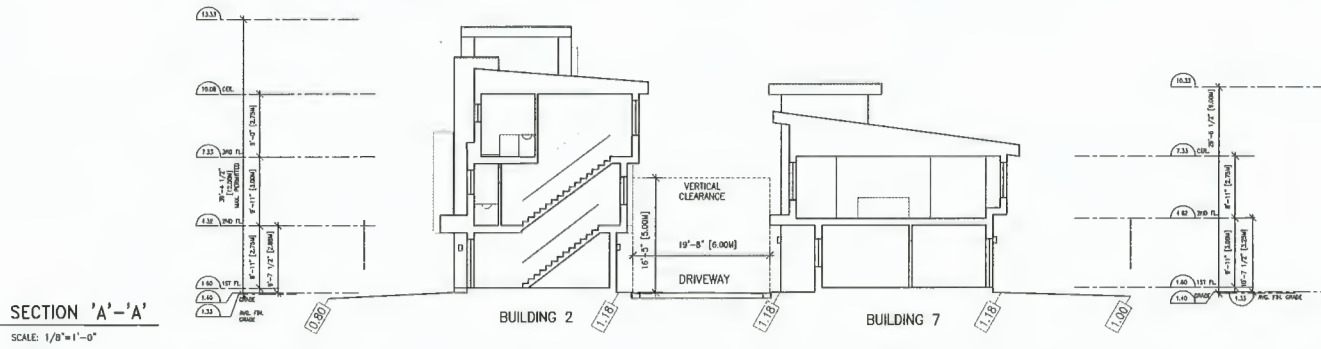
Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:

A9



STREET SCAPE

SCALE: 1"=20'-0"





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



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SCALED MODEL

Building materials and colors:

Masonry veneer for the ground floor wall and
 Hardie siding and Hardie panel on upper stories.
 Color selections are made in association with the geometry, the form of the building.

Outdoor Amenity Area follows the City requirement for townhouse development,
 It is located in the middle of the site, and also
 at rear side of the site for both security for children to play and get more sunshine for the open area.

Mailbox is located nearby with a roof cover.
 Visitor bicycle racks are also there for convenience.

Garbage and recycling closets are located near the driveway entrance for easy pickup by City truck.
 They are also hidden from the street view. NOT visible to the street.

The location of outdoor amenity area also considers for tree protections,
 as there are two good trees to be protected.
 The beauty of trees are not hidden but shared with Outdoor Amenity Area.

The placement of the Outdoor Amenity Area is exposed to site entrance.
 An ideal location for both visibility and convenient use.

Such a publicity and visual exposure for both pedestrian and other traffic
 to demonstrate our development is garden oriented.
 The outdoor amenity space is well landscaped.
 Private outdoor spaces are also provided for dwelling units.
 Landscape architect will soon talk about it.

(NOTES: REFER TO LANDSCAPE PLANS FOR FENCE & GATES)



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

EXTERIAL FINISH - MATERIAL & COLOR

HARDIE BOARD / SIDING
 COBBLE STONE



HARDIPANEL / SIDING
 AGED PEWTER



FACE BRICK (CULTURE STONE)
 TALUS HEWN STONE BY BORAL



FISHER (CEMENT BOARD SIDING)
 CEDARTONE 2.0



GARAGE DOOR
 BM: AF-720 SPARROW



SOLID CORE WOOD DOOR
 ("RED-BROWN")



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

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



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



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



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



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



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

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

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

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

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15	04/27/21	REV	CONTRACTOR
14	04/27/21	REV	CONTRACTOR
13	04/27/21	REV	CONTRACTOR
12	04/27/21	REV	CONTRACTOR
11	04/27/21	REV	CONTRACTOR
10	04/27/21	REV	CONTRACTOR
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2	04/27/21	REV	CONTRACTOR
1	04/27/21	REV	CONTRACTOR

A DETAIL NUMBER
B LOCATION NUMBER
C DETAIL SHEET

Project:
TOWNHOUSE DEVELOPMENT

Location:
1234567890 Francis Road
Vancouver, BC

Drawing Title:
ELEVATIONS

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

Drawing No.:

DP21-934415

Plan#P4

A4

This drawing is NOT to be scaled. Use Figure dimensions only.



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

For front buildings that adjacent to the neighbors of single-family houses, our buildings are designed with 2 storeys in building height within 7.5 m (25 ft.). This is proposed to be a good transition between the development and the single-family home neighbors for the front elevations.

Sun shading diagram is made to make sure there will not be a big impact to neighbors, as well as for the subject development on the site. Sun shine is provided for the outdoor Amenity Area.

Proposed buildings are designed in modern style. The building heights, massing and scale of details fit the site context.

The degree of complexity matches the neighboring buildings. In the respect of both material/color and form composition, including degree of design detailing are all considered. Both harmony and contrast for the design compositions. The architectural character matches the existing neighborhood, emphasizing the residential building character in both building massing and details.

Architectural details to express the individuality of each townhouse units. Form of balcony to express the residential building character.

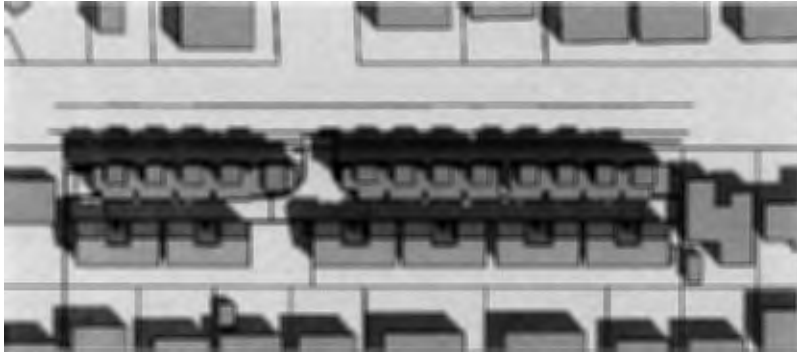
Repetition of the units as well as a variation to add some break-ups to the repetition.

The repetition of the townhouse units follows the function of the building. It also creates a rhythm of architectural expression along the street front. Variations with different color and change of details are used in composition.

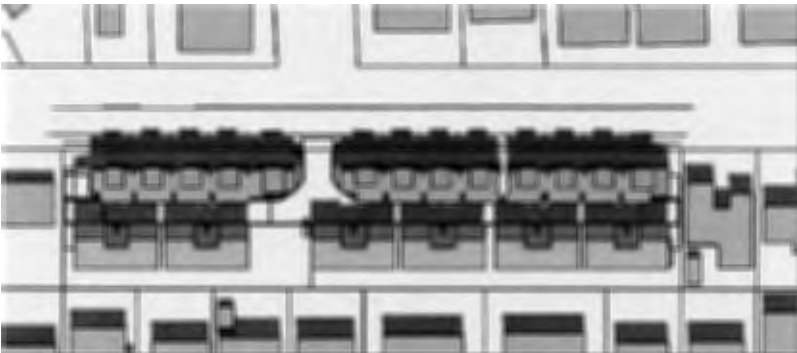
Upper portion of the building and roof lines follow the same design expressions with repetition and variation, for both a rhythm and some breaks for interest.



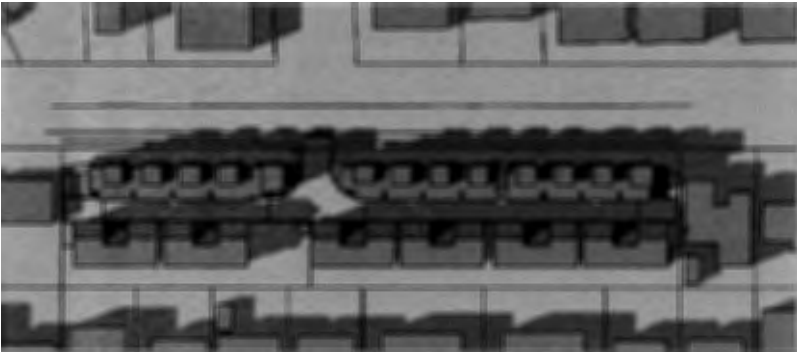
SUN SHADING DIAGRAMS



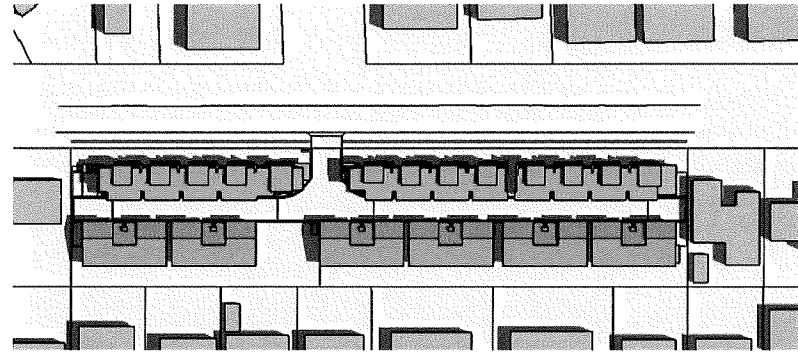
MARCH 21 10:00 am



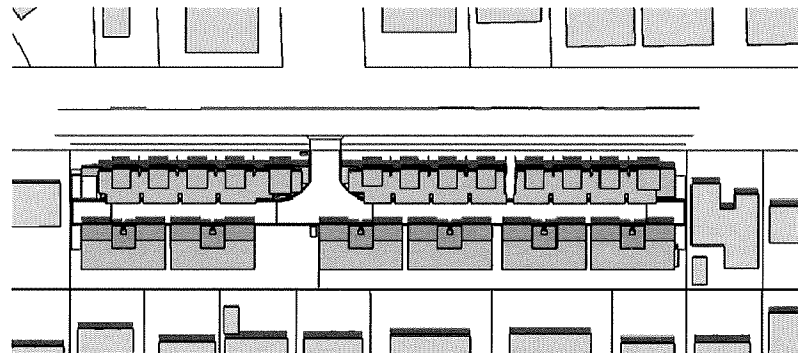
MARCH 21 12:00 pm



MARCH 21 4:00 pm



JUNE 21 10:00 am



JUNE 21 12:00 pm



JUNE 21 4:00 pm



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MAR 20/23	DPP
NOV 22/20	APP
MAR 31/20	FOR CITY COUNCILS
JUN 1/19	FOR APPLICATION
DEC 19/18	FOR CITY COUNCILS
MAY 21/18	REZONING APP
Date:	Issued For:

- A DETAIL NUMBER
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- C DETAIL SHEET

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Project:
TOWNHOUSE DEVELOPMENT

8231-51 Williams Road
RICHMOND, BC

Drawing Title:
**SUN SHADING
DIAGRAMS &
SECTIONS**

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

3 Convertible units are proposed for future conversion to accessible units which are located at a secured portion of the internal driveway end for more maneuvering convenience.

The requirements of aging-in-place and accessibility will be for all units.

Sustainable materials such as Hardie products will be used as primary cladding material for buildings. Wood trims and for windows and doors are used on exterior elevations. Permeable paver will allow maximum storm water infiltration.

Sustainability strategy has been taken including the energy saving with the proposal by Certified Energy Advisor. Every building will achieve the BC Building Code requirements and the City's required Energy Step Code standard. Efficient mechanical system and reductions in air leakage will reduce heating and cooling costs.

Increased insulation below concrete slab, in walls, roof and exposed floors will improve the thermal performance. Certified Energy Advisor is engaged and proper HVAC system will be selected to increase livability, energy saving and efficiency. Units will have conduits roughed in to adapt future solar panel installation. More items are listed in the Sustainability Strategy.

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SCALED MODEL



SCALED MODEL



Accessibility is well considered in our design. Convertible units are proposed per City requirement and guidelines. The development is located in the transit-friendly area. Wheelchair circulation routes are well considered for accessibility along the internal drive way (More details are shown in the Accessibility Strategy).

CPTED (Crime prevention through environmental design) natural access control, natural surveillance and territoriality (defensible space) are the key factors in our design considerations.

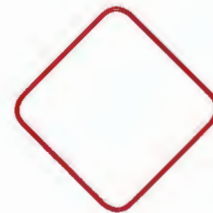
Natural access control – Unit entries and vehicle access are exposed as well as low fence and low landscaping; The common public space are centralized with windows and balconies overlooking the drive aisle and walkway;

Space between buildings are exposed to windows on building side elevations for overlook; Buildings facing the streets and/or internal driveway provide surveillance including through windows and balcony/decks. Site lighting and clear site lines provide unobstructed views of surrounding area. Landscaping planting and fence near unit entrances are low in height to maximize the views.

9200-9340 FRANCIS ROAD

LANDSCAPE ARCHITECTURE

JUNE 2023



LANDSCAPE DESIGN RATIONALE

Street Oriented Units

The street oriented units will include patios & buffer planting with direct access to the adjacent courtyard or public sidewalks. The separation between public and private is achieved with a gate and planting that acts as a passive barrier. The private patio zone has a visual connection to the adjacent public spaces to enhance the sense of community, neighbourliness and security.



Tree Protection

The project landscape architect coordinated with project Arborist. The play area is away from the tree critical root zone. Planting underneath the existing trees and the footing of play structure have been reviewed and approved by project arborist.



Human Scale Amenity

The playground will have picket fence to provide separation and protection to avoid kids running into driveway.

The landscape space and playground promote strong physiological well-being for the residents. The Robinia play structure contribute to a sense of natural play range. The hardscape materials are selected for their robust nature and long-term durability.



Amenity Area Plan



GREEN INFRASTRUCTURE

Urban Habitat

Bird and Pollinator friendly

The creation of natural habitat is a key focus for the site, including the provision of pollinator gardens and the reintroduction of naturalized rain gardens to attract native fauna and the introduction of ethnobotanical edible planting for both human enjoyment and ecosystem function.



Planting Design

The planting selection supports a diversity of insects plants animals and other organisms, many of which are beneficial to local food production. It also supports urban habitats allowing plants and animals to move between different urban green zones, overcoming the effects of habitat fragmentation and helping to diversify the gene pool.

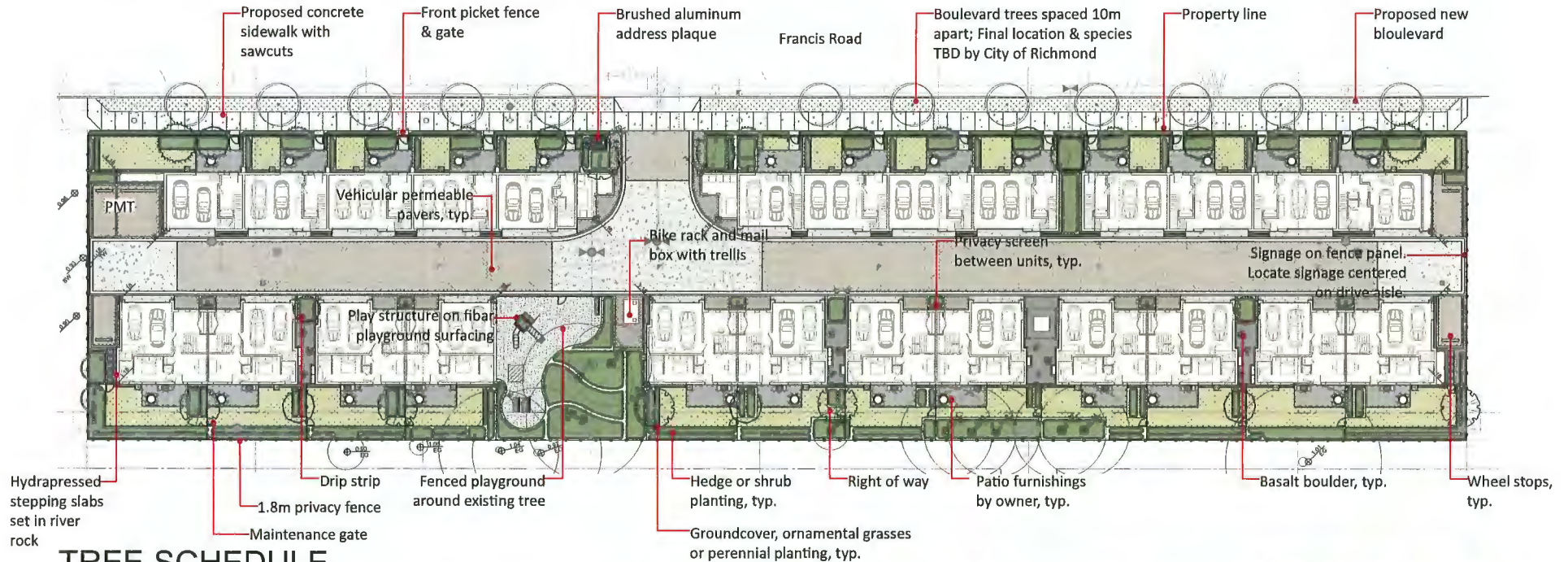


Stormwater management Permeable Paving & Soil & Plant Hydrology

The absorptive properties of soil act as containment and controlled release of rainwater. In times of heavy rainfall, the soils become saturated and have the potential to hold large quantities of water before discharging into the drainage layer of the landscape. This reduces the total discharge rate from the landscape into stormwater systems.



LANDSCAPE PLAN



TREE SCHEDULE

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



Amenity Space - Play structure on fibar



Feature Paving



Landscape Feature in btw Units



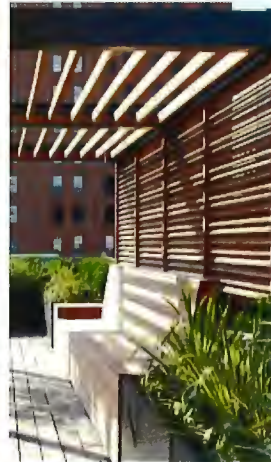
PRECEDENT IMAGES



Paving



Privacy screen



Trellis for mail box



Bike racks



Privacy screen

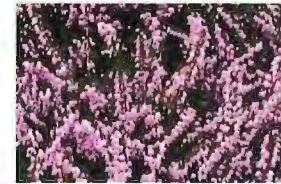
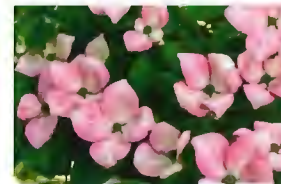


Entry signage



Seating area

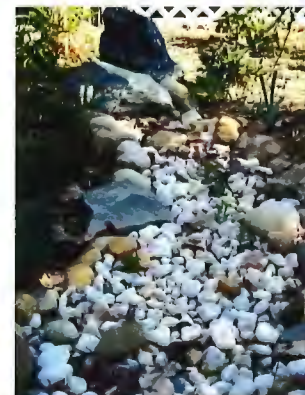
PLANTING PALETTE



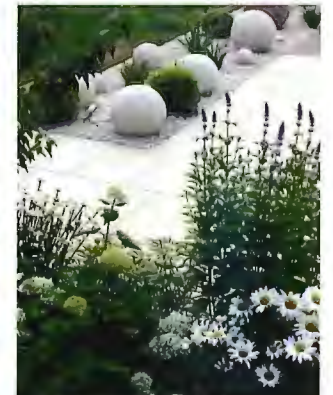
Acer griseum



Bird Friendly



Landscape Feature in btw Units



Planting in Comment Area