



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** September 28, 2022

**From:** Wayne Craig  
Director of Development

**File:** DP 21-934726

**Re:** Application by Doxa Construction Ltd. for a Development Permit at  
6700 Francis Road

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of a total of two front-to-back duplexes at 6700 Francis Road (one on each new lot after subdivision), on lots zoned "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)".

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

WC:cl

Att. 2

## Staff Report

### Origin

Doxa Construction Ltd. has applied to the City of Richmond for permission to develop two front-to-back duplexes at 6700 Francis Road (Attachment 1) on lots zoned “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)”. The site is currently a vacant lot. Subdivision of the land to create two lots is required prior to construction of each duplex.

The applicant is Doxa Construction Ltd. (Director: Jian Zhao), and they have made this Development Permit (DP) application on behalf of the property owner, 1138934 BC Ltd (Directors: Yongbin Ma and AiQiong He).

The site is being rezoned from the “Single Detached (RS1/E)” zone to the “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)” zone for this project under Richmond Zoning Bylaw 8500, Amendment Bylaw 10273 (RZ 19-867880). The Bylaw was given third reading at the Public Hearing held July 19, 2021 and the applicant is working to complete all of the rezoning requirements.

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

- Land dedication, as well as design and construction a new sidewalk and extra wide treed/grass boulevard, to accommodate future road widening along Francis Road.
- Provision of water, storm and sanitary sewer service connections, water meters and inspection chambers as required for each lot. A new 1.5 m wide statutory right-of-way (SRW) is to be registered on Title to accommodate the servicing infrastructure located along the north property lines of the lots.

Additional road improvements associated with rezoning include a \$22,800 contribution towards the construction of a special crosswalk at the Francis Road/Minler Road intersection.

### Development Information

Please refer to the attached Development Application Data Sheet for a comparison of the proposed development data with the relevant Bylaw requirements (Attachment 2).

### Existing Site Description and Surrounding Context

The subject site is located on the south side of Francis Road, just west of Gilbert Road. The site is currently vacant, with a driveway crossing to Francis Road.

Existing development immediately surrounding the subject site is as follows:

- To the north: Directly across Francis Road is a single-family dwelling on a lot zoned “Single Detached (RS1/E)” and two-storey townhouses on a lot governed by Land Use Contract 047.
- To the east: Are two vacant lots zoned “Single Detached (RS1/E)”, that are the subject of active applications to develop four front-to-back duplexes after subdivision under the “ZD7” zone (RZ 17-775025/DP 21-941827).

- To the south: Are single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Maple Place.
- To the west: Are two single-family dwellings on lots zoned “Single Detached (RS1/K)”.

### **Rezoning and Public Hearing Results**

During the rezoning application review process, staff identified the following design issues to be resolved at the DP stage:

- Review of design consistency with the DP guidelines for Arterial Road Duplexes in the Official Community Plan (OCP).
- Review of the proposed architectural character, scale and massing of development to ensure that the duplexes are well designed, fit well into the neighbourhood and do not adversely impact adjacent homes.
- Review of aging-in-place features in all units and the provision of a convertible unit.
- Refinement of the proposed site grading to ensure the survival of the protected trees at the rear and to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design, including the location and type of fence proposed along the front property line within the SRW, the provision of a short-term holding area for refuse bin collection and the size and species of on-site replacement trees to achieve an acceptable mix of coniferous and deciduous trees on-site.

Through the review of this DP application, staff worked with the applicant to address the design issues to staff’s satisfaction. The applicant has made the following revisions to their proposal to address the design issues identified:

- Refinements to the design of the duplexes to ensure they are consistent with the DP guidelines for Arterial Road Duplexes and fit well into the neighbourhood, and that adjacency impacts are minimized. Revisions made to the design included further differentiating the architectural appearance of each duplex to avoid substantially similar designs side-by-side, emphasizing the rear unit entries so they are more visible from the street and eliminating overlook from upper private outdoor spaces to adjacent properties.
- Accessibility features have been verified to include aging-in-place features in all units and the provision of a convertible unit (in the front unit of Building B).
- Landscaping and site grading has been revised to maintain the existing lot grade elevation in the tree protection area in the rear yards as well as rear yard drainage to ensure the survival of the protected trees along the south property line. Proposed site grading along the existing west property line is to match the elevation of the adjacent lot, whereas a retaining wall (ranging from 0.2 to 0.52 m high) is proposed along the existing east property line to deal with the transition to the elevation of the adjacent lot. Consistent with Zoning Bylaw requirements, perimeter fence height varies and is not to exceed 1.8 m (including the retaining wall).

- Fencing in the front yard has been shifted south to not encroach into the SRW required for water and drainage connections along the front property line, a short term holding area for each unit's refuse bins to be placed on collection day is provided in the front yard of each lot on either side of the drive-aisle and proposed on-site replacement trees have been verified to achieve the required size and mix of coniferous and deciduous species.

The Public Hearing for the rezoning of this site was held on July 19, 2021. At the Public Hearing, no concerns about rezoning the property were expressed by members of the public. Bylaw 10273 for the rezoning of the subject site was given third reading following the Public Hearing.

### **Public input during the DP Application Review Process**

Staff has not received any comments from the public in response to the placement of the DP Application Notification Sign on the subject site.

### **Staff Comments**

The proposed scheme attached to this report (Plans # 1.a to 3.j, and Reference Plans) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the OCP and complies with all aspects of the "ZD7" zone.

### **Analysis**

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

- The proposed two-storey duplexes at the subject site have been designed with consideration of the existing surrounding context of low-density two-storey single-family housing, as well as with the future context of Arterial Road Duplexes proposed immediately to the east.
- The apparent building mass of each duplex has been minimized through the use of building recesses and physical breaks in the rooflines that assist with clearly defining each unit in the cluster.
- The architectural expression of the buildings along the streetscape is visually interesting, well-articulated, sufficiently distinct from one another to provide variety and follows that of the residential character in the neighbourhood.
- Upper level private outdoor spaces are oriented towards the central shared drive-aisle and the number and size of window openings are minimized along side yard elevations to avoid overlook into adjacent dwellings.

***Site Planning, Access, and Parking***

- The proposed site layout on each new lot after subdivision consists of a duplex containing one unit at the front and one unit at the back, separated by paired carports that each accommodate two side-by-side resident parking spaces (i.e. a total of four resident parking spaces per lot). Each duplex is located on either side of a shared drive-aisle that runs through the center of the site over the common property line of each new lot. One visitor parking space to be shared between the two duplexes is proposed at the south end of the shared drive-aisle, consistent with the requirements of the ZD7 zone.
- Vehicle access to the site was reviewed as part of the rezoning application review process and supported by the City's Transportation Department. A single vehicle access point to the site is proposed from Francis Road and the drive-aisle on-site is to be shared between the two new lots. A legal agreement is required to be registered on Title prior to rezoning bylaw adoption to ensure that upon subdivision of the property a reciprocal cross-access easement is registered on Title for the area of the shared drive-aisle and the shared visitor parking space.
- Pedestrian access from the public sidewalk to each of the front units is provided by a pathway treated with permeable pavers. Pedestrian access to each of the back units is provided via the shared drive-aisle. The use of the drive-aisle by both vehicles and pedestrians is highlighted by the proposed decorative surface treatment with permeable pavers in different patterns and colours. The entries to each of the four units are visible from Francis Road.

***Open Space and Landscape Design***

- Private outdoor space is provided on-site for each of the units as follows, consistent with the size guidelines in the OCP:
  - The front units have access to the front yards along Francis Road as well as to upper level decks oriented towards the central shared drive-aisle.
  - The back units have access to rear yards at grade with patios.
- Tree retention and removal was assessed as part of the rezoning application review process, at which time it was determined that:
  - Three on-site trees (# 82, 83, 84), two trees on the neighbouring properties to the east and west (# OS1, 885), and two trees in the boulevard on City-owned property (# 75, 77) are to be retained and protected.
  - Four trees are to be removed due to poor condition from significant topping (# 78, 79, 80, 81).
  - One City tree is to be relocated due to conflict with the proposed driveway crossing (#76).
  - Two hedges on adjacent properties to the east and west are to be retained and protected (# H1, H2).

The Landscape Plan includes the proposed Tree Management Plan (Plan # 2.a) showing the trees to be retained and removed.

- Consistent with the 2:1 tree replacement ratio requirement in the OCP, the Landscape Plan shows that a mix of six deciduous and coniferous replacement trees of various sizes are proposed to be planted and maintained on-site (three per lot) to compensate for three of the trees proposed to be removed (i.e., Stewartia, Fir, Dogwood, Japanese Maple). The applicant is required to provide a \$1,500 contribution to the City's Tree Compensation Fund prior to rezoning in lieu of planting the remaining two replacement trees that cannot be accommodated on the proposed lots. Note: the original value of the cash-in-lieu contribution identified in the Rezoning Considerations was \$3,000; however, the value has been reduced to \$1,500 to reflect that two additional trees are proposed to be planted on-site through this DP application.
- A variety of shrubs, perennials, and grasses are proposed in the Landscape Plan, including: Azalea, Hydrangea, Rhododendron, Lavender, Black-Eyed Susan, Moonbeam and Golden Japanese Forest Grass.
- The Landscape Plan requires that all soft landscaped areas be maintained with the installation of an automatic irrigation system.
- A variety of decorative paving treatment is proposed on-site to highlight the use of the shared drive-aisle by both vehicles and pedestrians, to provide visual interest and to assist with site permeability. Specifically, permeable pavers in two colours are proposed in a herringbone and running bond pattern, and standard pavers in a single colour are proposed in a running bond pattern for pathways to front unit entries and rear patios.
- To define the street edge and clearly distinguish between public and private open space along Francis Road, low aluminum fencing with pedestrian gates are proposed around the front yards (1.2 m high). Solid wood privacy fencing (1.8 m high) is proposed along side and rear yards. Where there is a difference in grade elevation between the subject site and adjacent properties, the privacy fencing will sit on top of a wood retaining wall that together will not exceed a total of 1.8 m high.
- A preliminary concept for lighting is proposed, which does not cause spill over onto adjacent properties. This includes both downward-facing building-mounted lighting along the shared drive-aisle and at rear unit entries, as well as recessed porch/canopy soffit lighting at front unit entries. Proposed locations and symbols for light fixtures are shown on the Site Plan.
- To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100% of a cost estimate prepared by the Registered Landscape Architect (including all materials, installation, and a 10% contingency) prior to DP issuance.

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

- Traditional west coast wood-frame residential style with inspiration from the Tudor style is used as the main architectural language for this proposal. Details used in the project such as gable roofs, bay windows, masonry accent walls, horizontal siding, asphalt shingle roofs are all typical treatments that can be found in the surrounding residential neighbourhood.
- Small scale elements such as the covered porch or entry canopy help to clearly define the main entries to the front units and reinforce the residential character of development.

- Consistent with the design guidelines for Arterial Road Duplexes, effort was made to differentiate the appearance of each building through the use of different roof shapes, the location of bay windows and gable/shed roofs, subtle differences in window treatments and varied colour palettes.
- The proposed colour palette and building materials consist of:
  - Light grey and brown hardie lap siding and shakes, dark brown wood trim and fascia boards and beige cultured stone accent cladding for the west lot (Building A).
  - Grey-blue hardie lap siding, white wood trim and fascia boards and light grey cultured stone accent cladding for the east lot (Building B).

### ***Accessible Housing***

- The proposed development includes one Convertible Unit in the front unit of the duplex on the east lot (i.e., Building B) that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require the installation of a vertical lift, as proposed on the drawings. The list of Convertible Unit features and floor plans are included in the Reference Plans to the DP.
- Each of the units in the duplexes incorporates aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

### ***Sustainability***

- The Applicant has submitted written confirmation from their Certified Energy Advisor that the proposed design will meet the required BC Energy Step Code 3 requirements. The key technical elements that enable this performance target to be achieved include:
  - Additional assemblies in building assemblies (attic, exterior walls, floor, slab).
  - Primary air source heat pumps for heating and cooling, and secondary electric in-floor radiant heating.
  - Electric hot water heating.
  - Heat recovery ventilation system.

The heat pumps for each of the front units are proposed to be located on the second floor deck above the carport and the heat pumps for the rear units are proposed near the rear corners of each building, south of the shared visitor parking space. The project architect has submitted written confirmation that noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856. Prior to Building Permit issuance, the applicant is required to submit written confirmation of the same from a registered acoustic consultant.

- Consistent with Zoning Bylaw requirements, an energized outlet capable of providing Level 2 Electric Vehicle charging is proposed for each of the resident vehicle parking spaces.

***Crime Prevention Through Environmental Design***

- The Applicant has identified that the following principles of CPTED are incorporated into the proposed design:
  - The street edge is defined with low metal picket fencing and lower planting on either side of the fence for visual porosity into the site.
  - Access control is provided by defined pedestrian pathways from the public sidewalk to front units and shared pedestrian and vehicle access to back units via the drive-aisle.
  - Windows and downward-facing wall-mounted exterior lighting are provided on building elevations overlooking the shared drive-aisle and at front/rear yards for natural surveillance opportunities.

***Site Servicing & Off-Site Improvements***

- Servicing requirements and frontage improvements to support the proposed development were identified during the rezoning application review process and include (but are not limited to):
  - Land dedication as well as design and construction of a new sidewalk and extra wide treed/grass boulevard to accommodate future road widening along Francis Road.
  - Provision of water, storm and sanitary sewer service connections, water meters and inspection chambers as required for each lot. A new 1.5 m wide statutory right-of-way (SRW) is to be registered on Title to accommodate the servicing infrastructure located along the north property lines of the lots.
- Additional road improvements required prior to rezoning approval include the submission of a \$22,800 contribution towards the construction of a special crosswalk at the Francis Road/Minler Road intersection.
- A Servicing Agreement is required to be entered into prior to subdivision approval for the design and construction of the servicing requirements and frontage improvements.

**Conclusion**

This proposal is to develop two front-to-back duplexes on the subject site after subdivision, with vehicle access from Francis Road via shared a driveway.

The applicant has addressed the design issues identified through the Rezoning Application review process, as well as additional staff comments regarding site planning, urban design, architectural form and character and landscape design identified as part of the DP application review process. The proposal as designed meets the applicable policies and design guidelines contained within the OCP.



The proposed development complies with the requirements of the “ZD7” zone.

On this basis, staff recommend that the DP be endorsed, and issuance by Council be recommended.



Cynthia Lussier  
Planner 2  
(604-276-4108)

CL:js

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

The following requirements are to be completed prior to forwarding this DP application to Council for approval:

- Receipt of a cash security or Letter-of-Credit for landscaping in the amount of \$85,809.49 (including all materials, installation, and a 10% contingency).
- Receipt of a cash-in-lieu contribution in the amount of \$1,500.00 to the City’s Tree Compensation Fund for the planting of replacement trees within the City. Note: through this DP application, a total of six replacement trees are proposed to be planted on-site, two of which were not contemplated during the Rezoning application review stage. The additional replacement trees proposed through this DP application results in a reduction to the value of the cash-in-lieu contribution required to be submitted to the City’s Tree Compensation Fund as previously identified in the Rezoning Considerations associated with this development. Specifically, the original value of the cash-in-lieu contribution identified in the Rezoning Considerations was \$3,000.00, however the value is now reduced to \$1,500.00.

Prior to Subdivision\*, the applicant is required to complete the following:

- Register on title of the new lots a cross-access easement for the shared driveway, common drive-aisle, and shared visitor parking space.
- Pay Development Cost Charges (DCC’s) (City & GVS&DD), TransLink DCC’s, School Site Acquisition Charge, and Address Assignment Fee for each new lot created. The design and construction of service connections are to be dealt with through the Servicing Agreement process.
- Enter into a Servicing Agreement for the design and construction of engineering infrastructure improvements. Works are to include, but are not limited to:

*Water Works*

- Using the OCP Model, there is 779.0 L/s of water available at a 20 psi residual at the hydrant located at the North East corner of 6780 Francis Road. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- At the applicant’s cost, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.

- At the applicant's cost, the City will:
  - Cut, cap and remove the existing water service connection and water meter at the North property line of 6700 Francis Road.
  - Install 4 new water service connections (2 for each duplex) off of the 300 mm AC watermain on Francis Road, complete with water meters.
  - Provide a 1.5 m right-of-way along the new north property line of 6700 Francis Road to accommodate the new water meters.

#### *Storm Sewer Works*

- At the applicant's cost, the applicant is required to:
  - Inspect and confirm the condition of the existing south west storm service, the storm connection lead and inspection chamber at the adjoining property line of 6700 & 6740 Francis Road (STIC61048) by video inspection. Use the existing connection if video inspection shows that the existing lead is in good condition.
  - Inspect and confirm the condition of the existing south east storm service, the storm connection lead and inspection chamber at the adjoining property line of 6700 & 6688 Francis Road (STIC50516) by video inspection. Use the existing connection if video inspection shows that the existing lead is in good condition.
- At the applicant's cost, the City will:
  - If the existing storm service leads (STIC61048 & STIC50516) are found to be inadequate, install new service connections.
  - A 1.5m wide SRW is required along the new north property line of the proposed site to accommodate the existing storm inspection chambers.
  - Site drainage must be directed towards the service connection IC's fronting Francis Road to prevent storm water from ponding on the boulevard, roads, and driveways.

#### *Sanitary Sewer Works*

- At the applicant's cost, the applicant is required to not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- At the applicant's cost, the City will:
  - Cut, cap and remove the existing sanitary service connection and inspection chamber at the South East corner of 6700 Francis Road (SIC3966) in the situation where 6740/6780 Francis Road has been developed first. Otherwise, cut and cap the existing North West sanitary service connection only and retain the North East connection to serve 6740 Francis Road.
  - Install 1 new sanitary service connection, complete with an inspection chamber, off of the existing sanitary main along the South property line of 6700 Francis Road. A single service connection and inspection chamber with dual service leads shall be installed at the adjoining property line of the proposed duplexes.

#### *Frontage Improvements*

- At the applicant's cost, the applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
  - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- At the applicant's cost, the applicant is required to review street lighting levels along all road and lane frontages, and upgrade as required.
- At the applicant's cost, the applicant is required to complete other frontage improvements as per Transportation requirements as follows:
  - Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the new property line.
  - Construct a new grass/tree boulevard over the remaining width between the new sidewalk and the existing south curb of Francis Road.

- The cross-section of the frontage improvements, measuring from north to south, are to include:
  - Existing south curb of Francis Road.
  - 2.0 m wide grass boulevard with no tree planting (this area is slated for future road widening).
  - 1.5 m wide landscaped boulevard with street trees.
  - 1.5 m wide concrete sidewalk.
  - New north property line of the subject site.
  - 1.5 m wide utility SRW. (Note that a 2.0 m wide road dedication is required for future road widening and an additional 0.1 m wide dedication is required to meet minimum frontage improvement standards).
- Tree planting is to be restricted to the 1.5 m wide strip of the boulevard immediately next to the new sidewalk. The 2.0 m wide boulevard behind the fronting Francis Road south curb is to be kept free of any tree planting.
- The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site's Francis Road frontage. The transition sections are to be placed beyond the subject site's east and west frontages and are not to be constructed with angular turns.
- All existing driveways along the Francis Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard and concrete sidewalk per standards described in this frontage improvements section.
- The new vehicle driveway access to the site must be constructed to City design standards.
- Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.

#### *General Items*

- At the applicant's cost, the applicant is required to:
  - Provide, prior to start of site preparation works, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
  - Provide a video inspection report of the existing storm sewers along the Francis Road frontage and the existing sanitary lines along the south property line prior to start of site preparation works. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
  - Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
  - Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
  - Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to future Building Permit\* issuance, the applicant is required to complete the following:

- Submission of written confirmation (signed and sealed) from a registered acoustic consultant that noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw.
- Incorporate accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.

- Incorporate environmental sustainability measures (e.g., wall assemblies, heat pumps, heat recovery ventilation etc.) in BP plans as determined via the Rezoning and/or Development Permit processes.
- Installation of tree protection fencing to City standard around all trees to be retained as part of the development prior to any construction activities occurring on-site (including but not limited to building demolition, site preparation etc.).
- Submission of a Construction Traffic and Parking Management Plan to satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/tp/special.htm>). The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

\* This requires a separate application.





**Development Application Data Sheet**  
Development Applications Department

**DP 21-934726**

Address: 6700 Francis Road

Applicant: Doxa Construction Ltd.

Owner: 1138934 BC Ltd.

Planning Area(s): Blundell

Floor Area (net): 600.96 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	1,040.98 m <sup>2</sup>	998.75 m <sup>2</sup> after road dedication Proposed Lot A (west) – 499.41 m <sup>2</sup> Proposed Lot B (east) – 499.34 m <sup>2</sup>
<b>Land Uses:</b>	Single family detached	A duplex on each new lot created
<b>OCP Designation:</b>	Neighbourhood Residential	Neighbourhood Residential
<b>Zoning:</b>	RS1/E	ZD7
<b>Number of Units:</b>	1	4 (2 on each new lot created)

	Bylaw Requirement	Proposed		Variance
		Lot A (west)	Lot B (east)	
Floor Area Ratio:	The lesser of 0.60 and 334.5 m <sup>2</sup>	0.60	0.60	None permitted
Buildable Floor Area (Net):	299.6 m <sup>2</sup>	299.24 m <sup>2</sup>	299.54 m <sup>2</sup>	
Lot Coverage – Buildings:	Max. 45%	40.0%	39.6%	None
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	44.0%	43.2%	None
Lot Coverage – Live Landscaping:	Min. 20%	26.0%%	27.0 %	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	6.0 m	None
Setback – Side Yard (west):	Min. 1.2 m	1.27 m	1.69 m	None
Setback – Side Yard (east):		1.70 m	1.28 m	
Setback – Rear Yard:	The greater of: 6.0 m; or 20% of total lot depth (9.93 m) for max 60% of first storey rear wall and 25% of total lot depth (12.42 m) for min 40% of first storey rear wall and upper storey	<ul style="list-style-type: none"> <li>• 9.94 for 60% of first storey wall; and</li> <li>• 12.43 m for 40% of first storey wall and upper storey</li> </ul>	<ul style="list-style-type: none"> <li>• 9.94 for 60% of first storey wall; and</li> <li>• 12.42 m for 40% of first storey wall and upper storey</li> </ul>	None

Height:	9.0 m (pitched roof) 7.5 m (flat roof)	8.66 m (pitched)	8.66 m (pitched)	None
Minimum Lot Size:	464.5 m <sup>2</sup>	499.41 m <sup>2</sup>	499.34 m <sup>2</sup>	None
Vehicle Parking Spaces – Resident:	2 spaces/unit (4 per lot)	2 spaces/unit = 4 total	2 spaces/unit = 4 total	None
Vehicle Parking Spaces – Visitor:	0.2 spaces/unit (which can be shared between more than two dwelling units on an arterial road)	1 space (shared)		None
Vehicle Parking Space Size:	Min. 50% Standard Spaces as per dimensions in ZC7 zone (4 spaces total)	4 Standard Spaces		None



# City of Richmond

## Development Permit

**No. DP 21-934726**

To the Holder: Doxa Development Ltd.

Property Address: 6700 Francis Road

Address: C/O Jiang Zhu, Imperial Architecture, Interior Design & Planning  
7705 French Street  
Vancouver, BC V6P 4V5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans # 1.a to # 3.j (and Reference Plans) attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$85,809.49 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.



To the Holder:	Doxa Development Ltd.
Property Address:	6700 Francis Road
Address:	C/O Jiang Zhu, Imperial Architecture, Interior Design & Planning 7705 French Street Vancouver, BC V6P 4V5

- This Permit is not a Building Permit.

ISSUED BY THE COUNCIL THE

DELIVERED THIS                      DAY OF                      ,

6969951



DUPLEX DEVELOPMENT 6700 FRANCIS ROAD, RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR DP RESUBMISSION 2022-09-22

CONTACT LIST

CLIENT  
DOXA CONSTRUCTION LTD.  
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RICHMOND BC, V6X 2P4  
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LANDSCAPE  
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STRUCTURAL  
GBS ENGINEERING GROUP LTD.  
CONTACT: KEVIN MA, P.ENG, STRUCT.ENG  
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ARBORIST  
FREEDOM TREE CARE LTD.  
CONTACT: FREEDOM SUKENICK  
TEL: 604-306-6942  
EMAIL: INFO@FREEDOMTREECARE.COM

CIVIL  
CORE CONCEPT CONSULTING LTD.  
CONTACT: BRUCE DUFFY, DIRECTOR  
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EMAIL: BCDUFFY@CORECONCEPTCONSULTING.COM

SURVEYOR  
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CONTACT: RICHARD FU  
TEL: 604-821-0969, CELL: 604-313-2883  
EMAIL: RFU@RICHARDFULANDSURVEYING.CA

ENERGY  
VANTAGE ENERGY SOLUTIONS LTD.  
CONTACT: BOWEN XUE, CERTIFIED ENERGY ADVISOR  
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EMAIL: BOWEN@VANTAGEENERGY.CA

DRAWING LIST

ARCHITECTURAL:

- A0.0 COVER SHEET  
A0.1 COLOR RENDERINGS  
A0.2 COLOR RENDERINGS  
A0.3 PROJECT DATA & STATISTICS  
A0.4 SITE AERIAL PHOTO  
A0.5 SITE CONTEXT PLAN / STREET ELEVATION  
A0.6 SITE SURVEY PLAN  
A1.1 SITE PLAN  
A1.2 PARKING PLAN  
A1.3 SITE COVERAGE OVERLAY  
A1.4 PRIVATE OUTDOOR SPACE OVERLAY  
A1.5 SUBDIVISION PLAN  
A1.6 FIRE FIGHTING PLAN

- A2.1A BLDG A LEVEL 1 & LEVEL 2 FLOOR PLANS  
A2.2A BLDG A LEVEL 1 & LEVEL 2 AREA OVERLAY DIAGRAM  
A2.3A BLDG A ROOF PLANS  
A2.1B BLDG B LEVEL 1 & LEVEL 2 FLOOR PLANS  
A2.2B BLDG B LEVEL 1 & LEVEL 2 AREA OVERLAY DIAGRAM  
A2.3B BLDG B ROOF PLANS  
A3.1A BLDG A NORTH & SOUTH ELEVATIONS  
A3.2A BLDG A EAST ELEVATION  
A3.3A BLDG A WEST ELEVATION  
A3.1B BLDG A NORTH & SOUTH ELEVATIONS  
A3.2B BLDG A EAST ELEVATION  
A3.3B BLDG A WEST ELEVATION  
A4.1A BLDG A BUILDING SECTIONS  
A4.2A BLDG A BUILDING SECTIONS  
A4.1B BLDG B BUILDING SECTIONS  
A4.2B BLDG B BUILDING SECTIONS  
A5.1 CONVERTIBLE UNIT FLOOR PLANS

SEPT 28, 2022  
DP 21-934726  
Plan # 1.a



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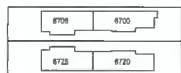
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KEY PLAN

FRANCIS RD



DUPLEX DEVELOPMENT



6700, 6706, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR DP RESUBMISSION	J.Z.	O.Z.	22.09.22
Issued	By	Appd.	YY/MM/DD

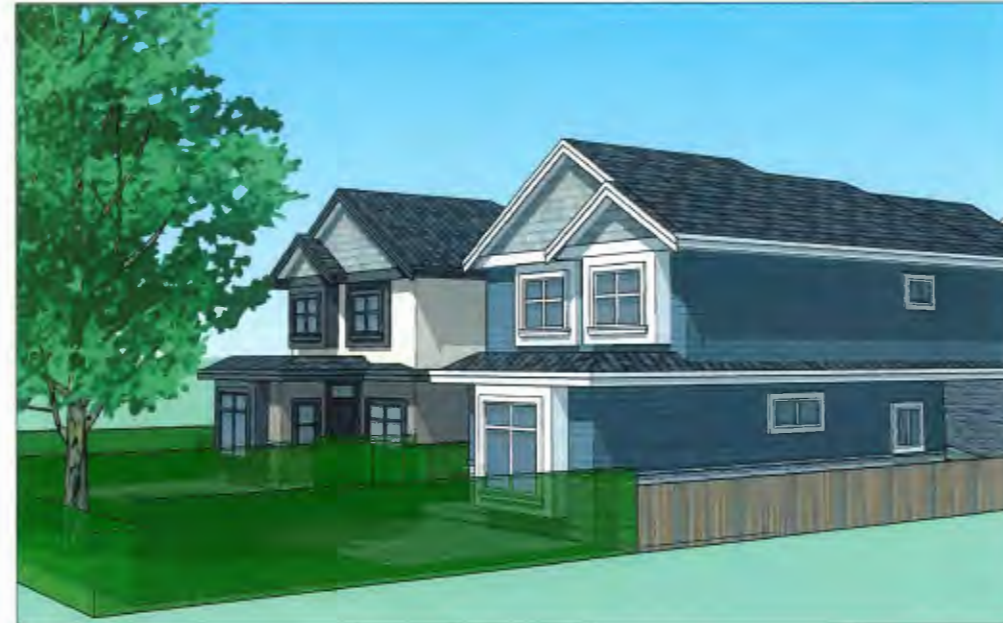
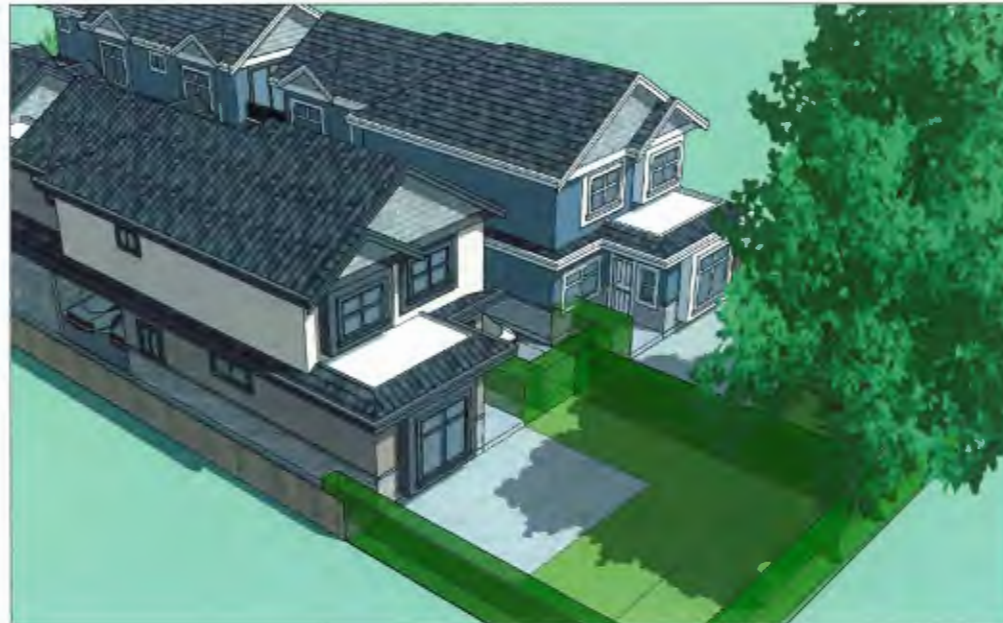
Title

COVER SHEET

Project No. #8246 Scale N.T.S.

Drawing No. A0.0 of





SEPT 28, 2022  
DP 21-934726  
Plan # 1.b



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KEY PLAN

FRANCIS RD



**DUPLEX DEVELOPMENT**



6700, 6706, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR DP RESUBMISSION	J.J.	D.Z.	22.09.22
Issued	By	Appd.	YY.MM.DD

THE COLOR RENDERINGS  
(EYE LEVEL PERSPECTIVES)

Project No. #8246 Scale N.T.S.

Drawing No. A 0.1 Sheet 1 of 1 Designer





SEPT 28, 2022  
DP 21-934726  
Plan # 1.c



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KEY PLAN

FRANCIS RD  
N

DUPLEX DEVELOPMENT  
  
6700, 6706, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR DP RESUBMISSION	J.J.	D.Z.	22.08.22
Issued	By	Appd.	YY.MM.DD

COLOR RENDERINGS (BIRD EYE PERSPECTIVES)			
Project No. #8246	Scale N.T.S.		
Drawing No. A 0.2	Sheet of	Revised	

LOT A PROJECT DATA & STATISTICS  
(6700 & 6706 FRANCIS ROAD)

Project Data		Legal Description		PID
Civic Address	6700 / 6706 Francis Road, Richmond	LOT 4 SEC 30 BLK 4N RG GW PL NWP 14934 Lot 4, Block 4N, Plan NWP14934, Section 30, Range 6 W, New Westminster Land District		001-337-955
Planning Area		OS Blundell		
Gross Site Area	5602.78 SF	=	520.52 SM	
2.1 Meter Road Dedication	227.18 SF	=	21.11 SM	
Net Site Area	5375.60 SF	=	499.41 SM	
Max. FSR Allowed (ZD7 Zone)	0.6			
Floor Area Allowed	3225.36 SF	=	299.64 SM	
Building A Net Floor Area Provided	3208.99 SF	=	299.24 SM	
Total FSR Provided	0.60 < 0.6			

Project Statistics		Proposed	Notes
Zoning		ZD7	
Land Use		Duplex	
OCP Designation		Neighborhood Residential	
Amount of Unit		2	
	Required / Allowed	Proposed	Notes
Floor Area Ratio	0.6	0.6	
Lot Coverage (Building & Porch)	45% Max.	40.0%	
Lot Coverage (Non Porous Materials)	70% Max.	44.0%	
Live Landscape Coverage	20% Min.	26.0%	
Setback - Front Yard (North)	6.00 Meters	6.00 Meters	
Setback - Interior Side Yard (West)	1.20 Meters	1.27 Meters	
Setback - Interior Side Yard (East)	1.20 Meters	1.70 Meters	
Lot Depth	49.67 Meters		
20% of Lot Depth	9.93 Meters		
25% of Lot Depth	12.42 Meters		
Setback - Rear Yard (South) L1 60% of lot Width @ 20% of Lot Depth	9.93 Meters	9.94 Meters	
Setback - Rear Yard (South) L1 40% of lot Width @ 25% of Lot Depth	12.42 Meters	12.43 Meters	
Setback - Rear Yard (South) L2 @ 25% of Lot Depth	12.42 Meters	12.43 Meters	
Max Bay Window Projection into yards / setbacks	0.60 Meters	0.41 Meters	
Max Porch Projection into yards / setbacks	1.50 Meters	1.04 Meters	
Building Height	9.00 Meters	8.66 Meters	

Ground Floor Interior Elevation Calculation		1.08 Meter
Highest Point of Crown of adjacent Street		
Flood Protection Requirements for L1 Living Space		0.3 Meter
Established L1 Interior elevation for Living Space		1.38 Meter

Average Grading Calculation		Points	Location	Existing Grade	Proposed Grade
	1		Northwest	1.14 Meter	1.14 Meter
	2		Northeast	1.18 Meter	1.18 Meter
	3		Southeast	0.92 Meter	0.92 Meter
	4		Southwest	1.03 Meter	1.03 Meter
	5	Building A	Northwest	1.18 Meter	1.18 Meter
	6	Building A	Northeast	1.18 Meter	1.18 Meter
	7	Building A	Southeast	1.18 Meter	1.18 Meter
	8	Building A	Southwest	1.18 Meter	1.18 Meter
Total				8.39 Meter	
Average Grade				1.12 Meter	

Floor Area Calculation		Building A		Total
Address	6700 Francis	6706 Francis		
Feature (BD / DEN)	4BD+DEN	4BD+DEN		2 Units
Feature (Bath)	4 Bath	4 Bath		
Convertible Unit				
	SF	SM	SF	SM
Level 1 Gross Area	1054.21	98.30	1097.24	102.32
Level 2 Gross Area	921.42	85.92	985.99	91.94
Total Gross Area	1975.63	184.23	2083.23	194.26
Garage Area exemption	334.53	31.19	394.53	31.19
Covered Porch Area exemption	21.07	1.96	14.25	1.33
Top Stair Area exemption	46.92	4.38	47.97	4.47
Green Building System Area Exemption	25.30	2.36	25.30	2.36
Total Exempted Area	427.82	39.89	422.05	39.36
Net Floor Area per unit Provided	1547.81 SF	1661.18 SF	3208.99 SF	
Min. Floor Area Per Unit Required	144.33 SM	154.90 SM	299.24 SM	
Max. Floor Area Per Unit Allowed	125.40 SM	125.40 SM		
Complied with Min. and Max. Floor Area per Unit Allowed	183.90 SM	183.90 SM		

Private Outdoor Space Calculation		Building A		Total
	6700 Francis	6706 Francis		
	SF	SM	SF	SM
Private Yard on Level 1	389.74	36.34	1198.85	111.79
Open Balcony on Level 2	101.32	9.45	0.00	0.00
Total Private Outdoor Space Provided	491.06	45.79	1198.85	111.79
Minimum Private Outdoor Space Required	30.00 SM		30.00 SM	
Complied	Yes		Yes	

Building Coverage Calculation		Building A		Total
Net Site Area	5375.60 SF =	501.27 SM		
Max Building Area Allowed	2419.02 SF =	225.57 SM @	45%	
Building Area Provided	2151.45 SF =	200.62 SM <	225.57 SM Allowed	
Total Building Coverage Ratio		40.0%	<	45% Allowed

Covered Porch Area Calculation		Building A		Total
Total Floor Area Allowed	3225.36 SF	300.76 SM		
Total Covered Porch Area Allowed	322.54 SF	30.08 SM @	10%	
6700 Francis Covered Porch Provided	21.07 SF	1.96 SM		
6706 Francis Covered Porch Provided	14.25 SF	1.33 SM		
Total Covered Porch Area Provided	35.32 SF	3.29 SM		
Total Covered Porch Ratio		1.1%	<	10% Allowed

Parking Calculation		4 =	2 per Unit X	2 Units
Residential Parking Required		4 =	2 per Unit X	2 Units
Residential Parking Provided		2 @	50%	
Small Car (Residential Parking) Allowed		2		
Small Car (Residential Parking) Provided		0.4 =	0.2 per Unit X	2 Units
Visitor Parking Required		1		
Visitor Parking Provided		4	LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 208V TO 240V AC; AND CURRENT OF 16A TO 80A	
EV Charging Provided (2 per Unit)				

LOT B PROJECT DATA & STATISTICS  
(6720 & 6726 FRANCIS ROAD)

Project Data		Legal Description		PID
Civic Address	6720 / 6726 Francis Road, Richmond	LOT 4 SEC 30 BLK 4N RG GW PL NWP 14934 Lot 4, Block 4N, Plan NWP14934, Section 30, Range 6 W, New Westminster Land District		001-337-955
Planning Area		OS Blundell		
Gross Site Area	5602.21 SF	=	520.46 SM	
2.1 Meter Road Dedication	227.34 SF	=	21.12 SM	
Net Site Area	5374.87 SF	=	499.34 SM	
Max. FSR Allowed (ZD7 Zone)	0.6			
Floor Area Allowed	3224.92 SF	=	299.60 SM	
Building B Net Floor Area Provided	3212.19 SF	=	299.54 SM	
Total FSR Provided	0.60 < 0.6			

Project Statistics		Proposed	Notes
Zoning		ZD7	
Land Use		Duplex	
OCP Designation		Neighborhood Residential	
Amount of Unit		2	
	Required / Allowed	Proposed	Notes
Floor Area Ratio	0.6	0.6	
Lot Coverage (Building & Porch)	45% Max.	39.6%	
Lot Coverage (Non Porous Materials)	70% Max.	43.2%	
Live Landscape Coverage	20% Min.	27.0%	
Setback - Front Yard (North)	6.00 Meters	6.00 Meters	
Setback - Interior Side Yard (West)	1.20 Meters	1.69 Meters	
Setback - Interior Side Yard (East)	1.20 Meters	1.28 Meters	
Lot Depth	49.66 Meters		
20% of Lot Depth	9.93 Meters		
25% of Lot Depth	12.42 Meters		
Setback - Rear Yard (South) L1 60% of lot Width @ 20% of Lot Depth	9.93 Meters	9.94 Meters	
Setback - Rear Yard (South) L1 40% of lot Width @ 25% of Lot Depth	12.42 Meters	12.43 Meters	
Setback - Rear Yard (South) L2 @ 25% of Lot Depth	10.70 Meters	10.86 Meters	
Max Bay Window Projection into yards / setbacks	0.60 Meters	0.41 Meters	
Max Porch Projection into yards / setbacks	1.50 Meters	0.00 Meters	
Building Height	9.00 Meters	8.94 Meters	

Ground Floor Interior Elevation Calculation		1.06 Meter
Highest Point of Crown of adjacent Street		
Flood Protection Requirements for L1 Living Space		0.3 Meter
Established L1 Interior elevation for Living Space		1.36 Meter

Average Grading Calculation		Points	Location	Existing Grade	Proposed Grade
	1		Northwest	1.18 Meter	1.18 Meter
	2		Northeast	1.12 Meter	1.12 Meter
	3		Southeast	0.81 Meter	0.81 Meter
	4		Southwest	0.92 Meter	0.92 Meter
	5	Building B	Northwest	1.16 Meter	1.16 Meter
	6	Building B	Northeast	1.16 Meter	1.16 Meter
	7	Building B	Southeast	1.16 Meter	1.16 Meter
	8	Building B	Southwest	1.16 Meter	1.16 Meter
Total				8.67 Meter	
Average Grade				1.08 Meter	

Floor Area Calculation		Building B		Total
Address	6720 Francis	6726 Francis		
Feature (BD / DEN)	4BD+DEN	4BD+DEN		2 Units
Feature (Bath)	4 Bath	4 Bath		
Convertible Unit				
	SF	SM	SF	SM
Level 1 Gross Area	1032.62	96.29	1097.24	102.32
Level 2 Gross Area	920.57	85.84	985.99	91.94
Total Gross Area	1953.19	182.13	2083.23	194.26
Garage Area exemption	334.69	31.21	334.63	31.20
Covered Porch Area exemption	0.00	0.00	14.25	1.33
Top Stair Area exemption	42.09	3.92	47.97	4.47
Green Building System Area Exemption	25.30	2.35	25.30	2.35
Total Exempted Area	402.08	37.49	422.15	39.37
Net Floor Area per unit Provided	1551.11 SF	1661.08 SF	3212.19 SF	
Min. Floor Area Per Unit Required	144.64 SM	154.90 SM	299.54 SM	
Max. Floor Area Per Unit Allowed	125.40 SM	125.40 SM		
Complied with Min. and Max. Floor Area per Unit Allowed	183.90 SM	183.90 SM		

Private Outdoor Space Calculation		Building B		Total
	6720 Francis	6726 Francis		
	SF	SM	SF	SM
Private Yard on Level 1	422.48	39.40	1200.42	111.94
Open Balcony on Level 2	110.13	10.27	0.00	0.00
Total Private Outdoor Space Provided	532.61	49.67	1200.42	111.94
Minimum Private Outdoor Space Required	30.00 SM		30.00 SM	
Complied	Yes		Yes	

Building Coverage Calculation		Building B		Total
Net Site Area	5374.87 SF =	501.20 SM		
Max Building Area Allowed	2418.69 SF =	225.54 SM @	45%	
Building Area Provided	2129.86 SF =	198.61 SM <	225.54 SM Allowed	
Total Building Coverage Ratio		39.6%	<	45% Allowed

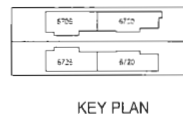
Covered Porch Area Calculation		Building B		Total
Total Floor Area Allowed	3224.92 SF	300.72 SM		
Total Covered Porch Area Allowed	322.49 SF	30.07 SM @	10%	
6720 Francis Covered Porch Provided	0.00 SF	0.00 SM		
6726 Francis Covered Porch Provided	14.25 SF	1.33 SM		
Total Covered Porch Area Provided	14.25 SF	1.33 SM		
Total Covered Porch Ratio		0.4%	<	10% Allowed

Parking Calculation		4 =	2 per Unit X	2 Units
Residential Parking Required		4 =	2 per Unit X	2 Units
Residential Parking Provided		2 @	50%	
Small Car (Residential Parking) Allowed		2		
Small Car (Residential Parking) Provided		0.4 =	0.2 per Unit X	2 Units
Visitor Parking Required		1		
Visitor Parking Provided		4	LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 208V TO 240V AC; AND CURRENT OF 16A TO 80A	
EV Charging Provided (2 per Unit)				

SEPT 28, 2022  
DP 21-934726  
Plan # 1.d



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DUPLEX DEVELOPMENT  
DOXA  
6700, 6706, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-834726

ISSUED FOR DP SUBMISSION	J.Z.	D.Z.	22.09.22
Issued	By	Appd.	YY MM DD

Title	PROJECT DATA & STATISTICS
Project No.	#8246
Scale	N.T.S.
Drawn By	A 0.3
Checked By	
Revised By	





1 SITE ARIEL PHOTO  
SCALE: 1"=20'-0"

SEPT 28, 2022  
DP 21-934726  
Plan # 1.e



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KEY PLAN

FRANCIS RD



DUPLEX DEVELOPMENT



6700, 6706, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR DP RESUBMISSION	J.Z.	D.Z.	22.09.22
Issued	By	Appd.	YY.MM.DD

Title

SITE ARIEL PHOTO

Project No.  
#8246

Scale  
1"=20'-0"

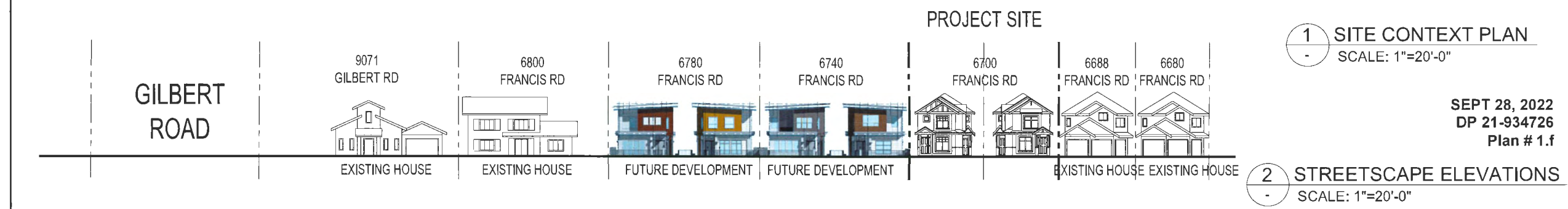
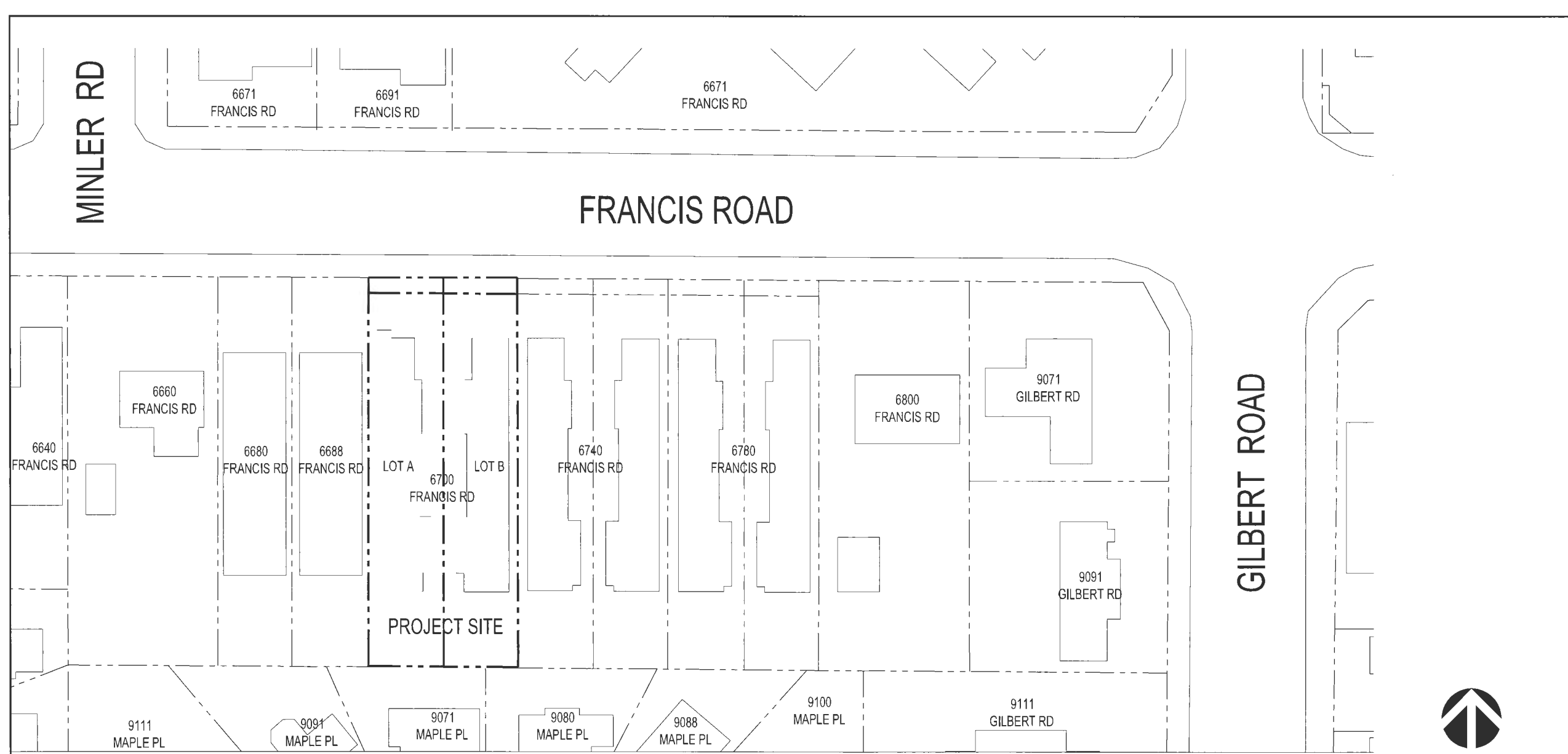
Drawing No.

A0.4

Sheet

Revised


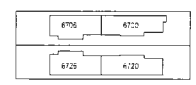



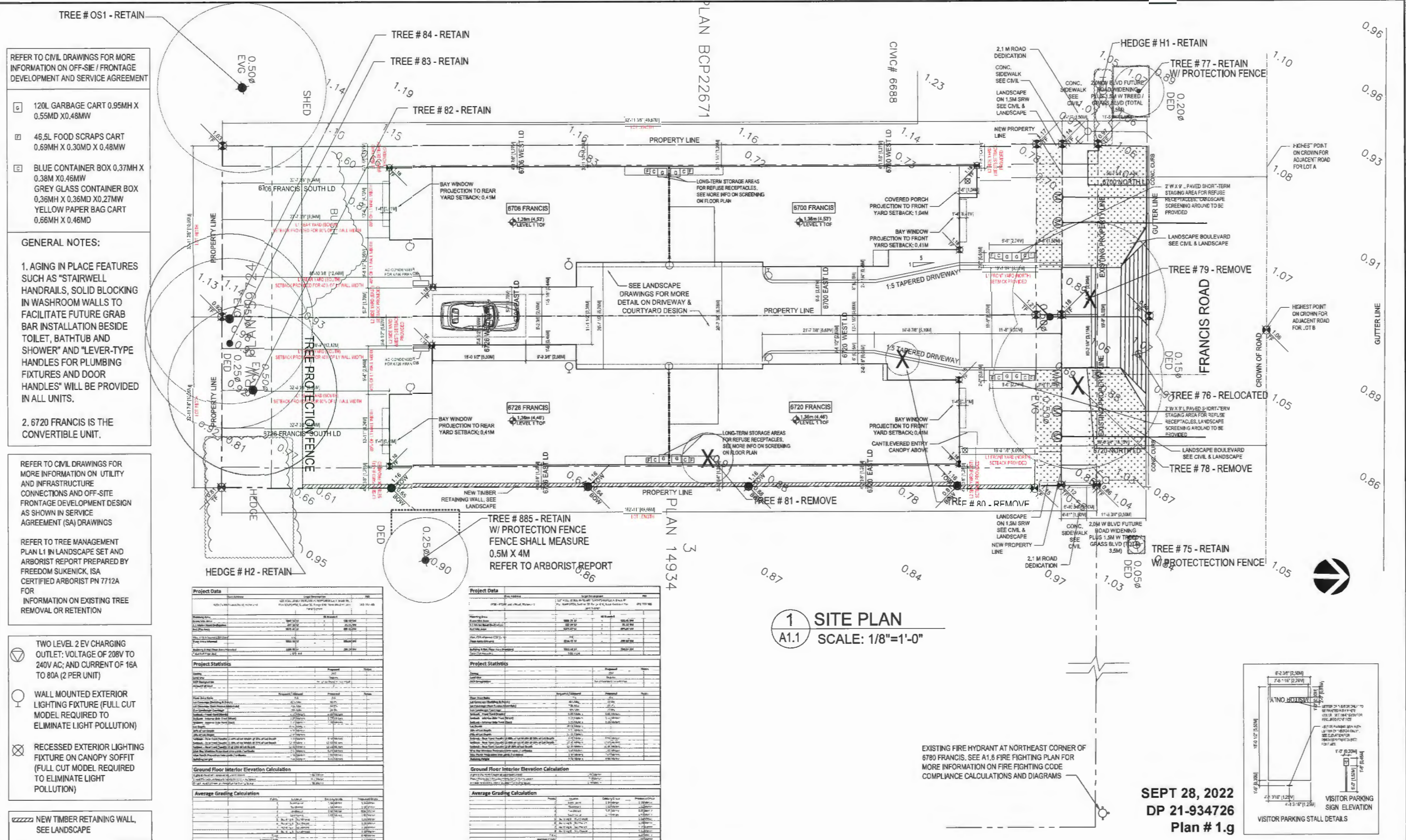


**1 SITE CONTEXT PLAN**  
SCALE: 1"=20'-0"

**2 STREETSCAPE ELEVATIONS**  
SCALE: 1"=20'-0"

SEPT 28, 2022  
DP 21-934726  
Plan # 1.f

 <b>IMPERIAL ARCHITECTURE LTD.</b> <small>ADDRESS: 7785 FRENCH STREET, VANCOUVER, BC, V6P 4V5 EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM, TELEPHONE: 778-338-4552</small>	<p>Copyright Reserved</p> <p>The Copyright in this drawing and its contents is reserved, and remains the exclusive property of Imperial Architecture Ltd. and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.</p> <p>Dimensions</p> <p>The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.</p>	 <p>KEY PLAN</p>	<p>FRANCIS RD</p> <p><b>DUPLEX DEVELOPMENT</b></p> <p></p> <p>6700, 6706, 6720, 6726 FRANCIS ROAD, RICHMOND, BC RZ 19-967880 / DP 21-934726</p>	<p>ISSUED FOR DP RESUBMISSION</p> <p>Issued</p>	<p>By: J.Z. D.Z. 22.09.22</p> <p>Appd. YYMM.DD</p>	<p><b>1</b> SITE CONTEXT PLAN &amp; STREETSCAPE ELEVATIONS</p> <p>Project No: <b>#8246</b> Scale: 1"=20'-0"</p> <p>Drawing No: <b>A0.5</b> Sheet: 1 of 1</p>
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REFER TO CIVIL DRAWINGS FOR MORE INFORMATION ON OFF-SITE / FRONTAGE DEVELOPMENT AND SERVICE AGREEMENT

- 120L GARBAGE CART 0.95MH X 0.55MD X 0.48MW
- 46.5L FOOD SCRAPS CART 0.69MH X 0.30MD X 0.48MW
- BLUE CONTAINER BOX 0.37MH X 0.38M X 0.46MW
- GREY GLASS CONTAINER BOX 0.36MH X 0.36MD X 0.27MW
- YELLOW PAPER BAG CART 0.66MH X 0.46MD

**GENERAL NOTES:**

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.

2. 6720 FRANCIS IS THE CONVERTIBLE UNIT.

REFER TO CIVIL DRAWINGS FOR MORE INFORMATION ON UTILITY AND INFRASTRUCTURE CONNECTIONS AND OFF-SITE FRONTAGE DEVELOPMENT DESIGN AS SHOWN IN SERVICE AGREEMENT (SA) DRAWINGS

REFER TO TREE MANAGEMENT PLAN L1 IN LANDSCAPE SET AND ARBORIST REPORT PREPARED BY FREEDOM SUENICK, ISA CERTIFIED ARBORIST PN 7712A FOR INFORMATION ON EXISTING TREE REMOVAL OR RETENTION

- TWO LEVEL 2 EV CHARGING OUTLET: VOLTAGE OF 208V TO 240V AC; AND CURRENT OF 16A TO 80A (2 PER UNIT)
- WALL MOUNTED EXTERIOR LIGHTING FIXTURE (FULL CUT MODEL REQUIRED TO ELIMINATE LIGHT POLLUTION)
- RECESSED EXTERIOR LIGHTING FIXTURE ON CANOPY SOFFIT (FULL CUT MODEL REQUIRED TO ELIMINATE LIGHT POLLUTION)

NEW TIMBER RETAINING WALL, SEE LANDSCAPE

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**Dimensions**

The Contractor shall verify all dimensions, and immediately report any error, and/or omissions on Imperial Architecture. DO NOT SCALE DRAWINGS.

**KEY PLAN**

6700 FRANCIS RD

6700 FRANCIS

6726 FRANCIS

**DUPLEX DEVELOPMENT**

DOXA

6700, 6706, 6726, 6720 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

**ISSUED FOR PERMITS**

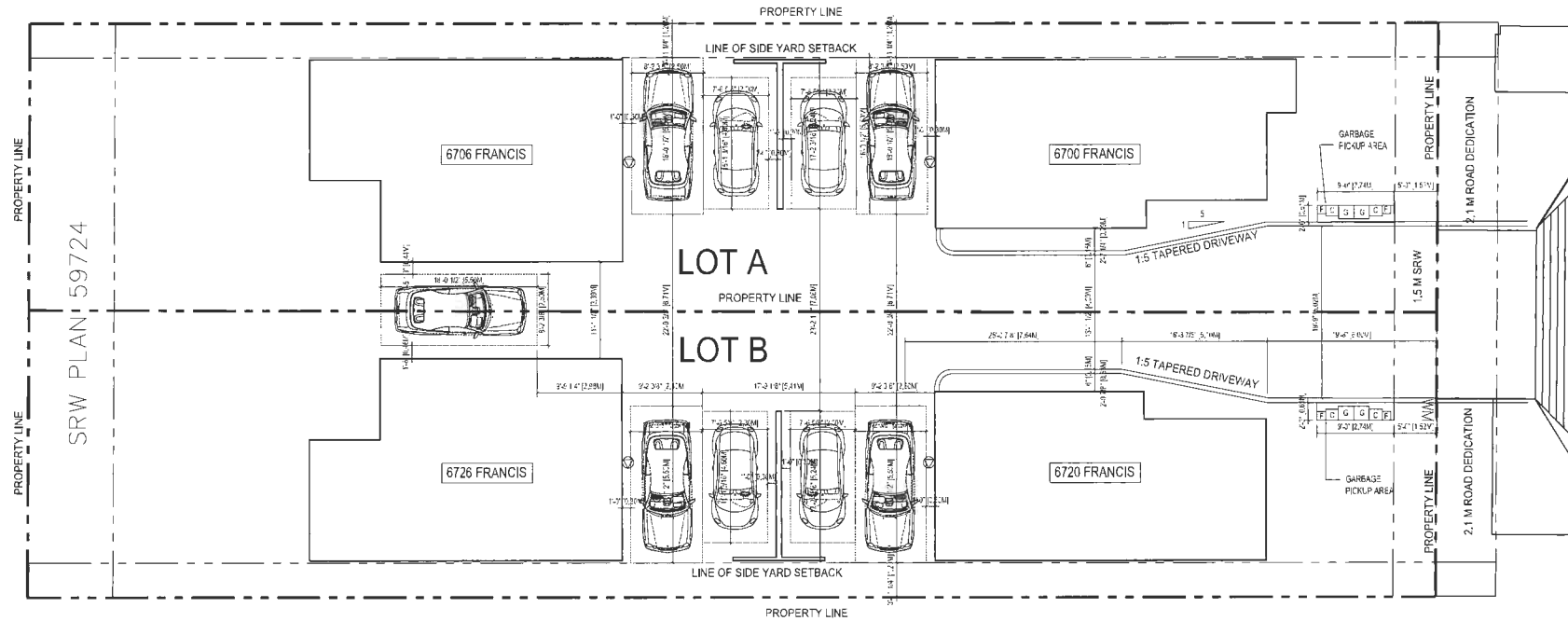
By: J.Z. D.Z. 22.09.22  
App: YY.LAM.DD

**SITE PLAN**

Project No. **#8246** Scale **1/8" = 1'-0"**

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

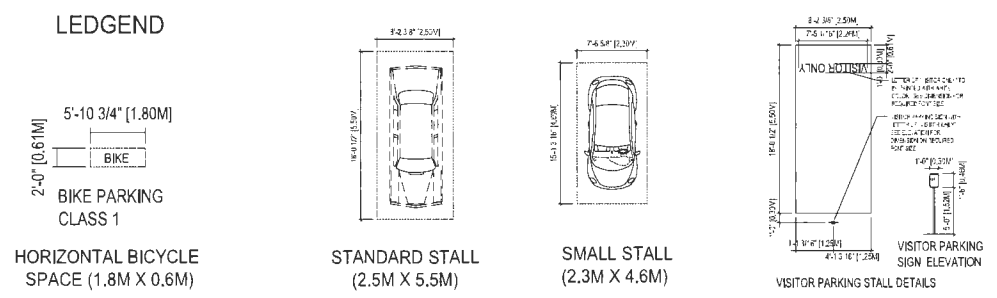




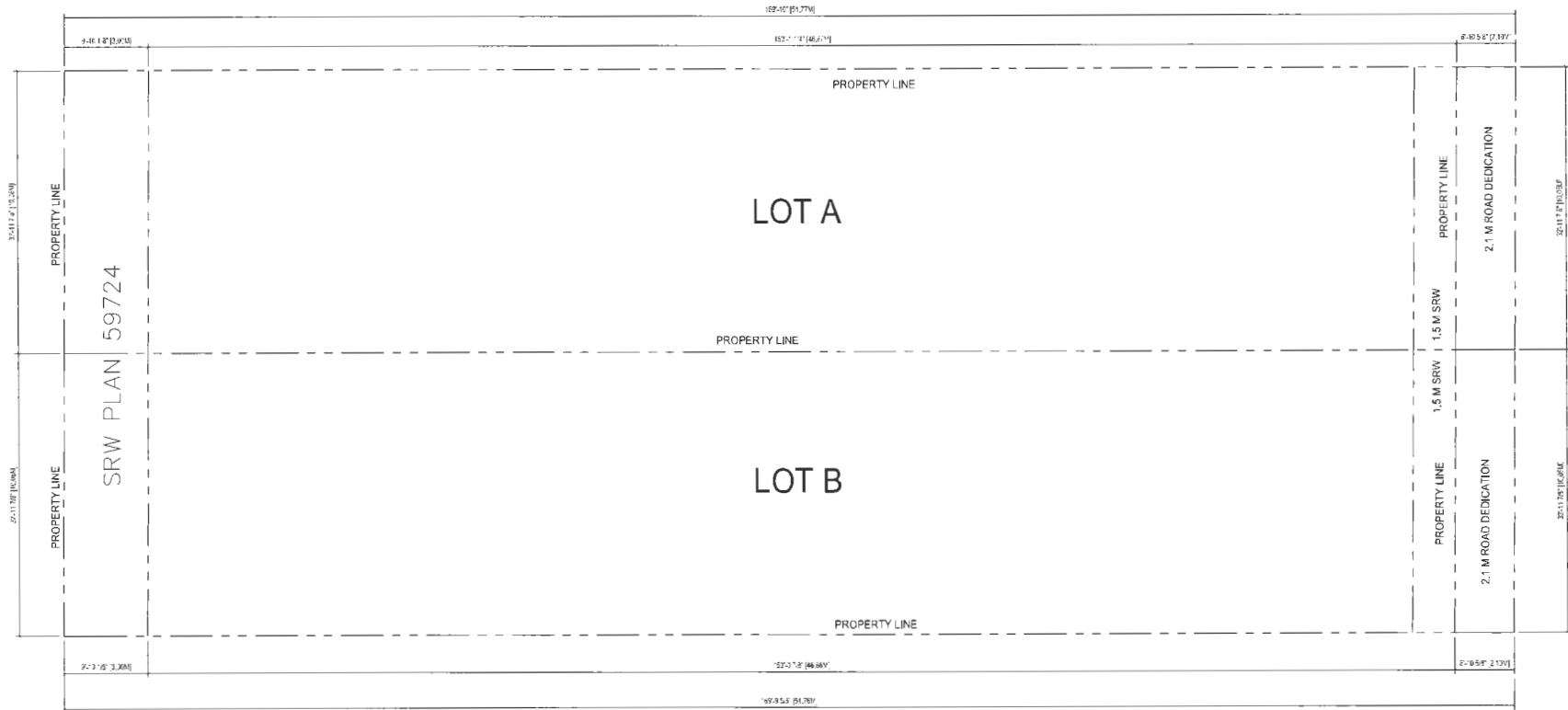
1 PARKING PLAN  
SCALE: 1/8"=1'-0"

Parking Calculation				
Residential Parking Required	4	=	2 per Unit X	2 Units
Residential Parking Provided	4	=	2 per Unit X	2 Units
Small Car (Residential Parking) Allowed	2	@	50%	
Small Car (Residential Parking) Provided	2			
Visitor Parking Required	0.4	=	0.2 per Unit X	2 Units
Visitor Parking Provided	1		Combined with Lot B	
EV Charging Provided (2 per Unit)	4		LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 208V TO 240V AC; AND CURRENT OF 16A TO 80A	

Parking Calculation				
Residential Parking Required	4	=	2 per Unit X	2 Units
Residential Parking Provided	4	=	2 per Unit X	2 Units
Small Car (Residential Parking) Allowed	2	@	50%	
Small Car (Residential Parking) Provided	2			
Visitor Parking Required	0.4	=	0.2 per Unit X	2 Units
Visitor Parking Provided	1		Combined with Lot A	
EV Charging Provided (2 per Unit)	4		LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 208V TO 240V AC; AND CURRENT OF 16A TO 80A	



SEPT 28, 2022  
DP 21-934726  
Plan # 1.h



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

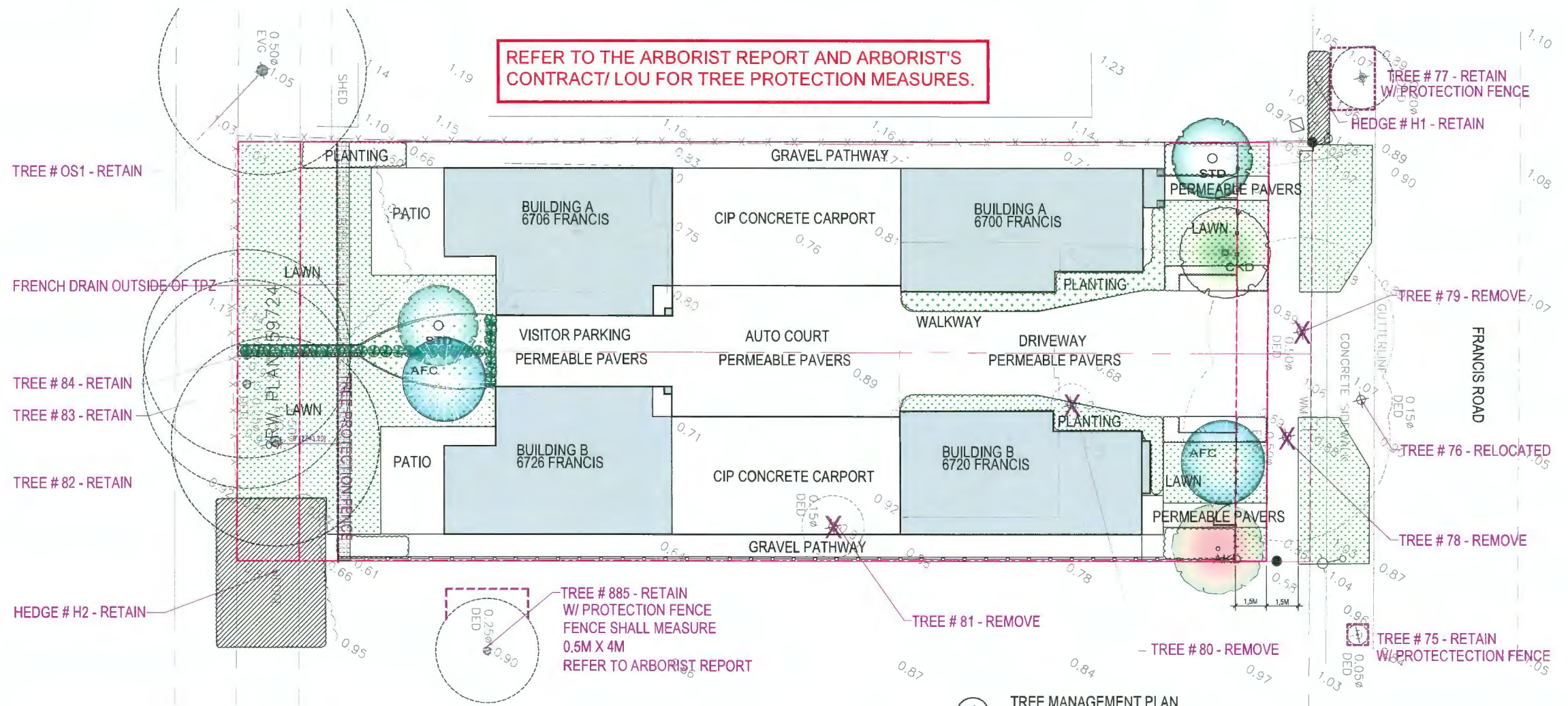
Project Data				
Civic Address	Legal Description			PID
6700 / 6706 Francis Road, Richmond	LOT 4 SEC 30 BLK 4N RG 6W PL NWP14934 Lot 4, Block 4N, Plan NWP14934, Section 30, Range 6 W, New Westminster Land District			001-337-955
Planning Area		05 Blundell		
Gross Site Area	5602.78 SF	=	520.52 SM	
2.1 Meter Road Dedication	227.18 SF	=	21.11 SM	
Net Site Area	5375.60 SF	=	499.41 SM	
Max. FSR Allowed (ZD7 Zone)	0.6			
Floor Area Allowed	3225.36 SF	=	299.64 SM	
Total Net floor Area Provided	3216.67 SF	=	298.84 SM	
Total FSR Provided	0.60 < 0.6			

Project Data				
Civic Address	Legal Description			PID
6720 / 6726 Francis Road, Richmond	LOT 4 SEC 30 BLK 4N RG 6W PL NWP14934 Lot 4, Block 4N, Plan NWP14934, Section 30, Range 6 W, New Westminster Land District			001-337-955
Planning Area		05 Blundell		
Gross Site Area	5602.21 SF	=	520.46 SM	
2.1 Meter Road Dedication	227.34 SF	=	21.12 SM	
Net Site Area	5374.87 SF	=	499.34 SM	
Max. FSR Allowed (ZD7 Zone)	0.6			
Floor Area Allowed	3224.92 SF	=	299.60 SM	
Total Net floor Area Provided	3219.04 SF	=	299.06 SM	
Total FSR Provided	0.60 < 0.6			

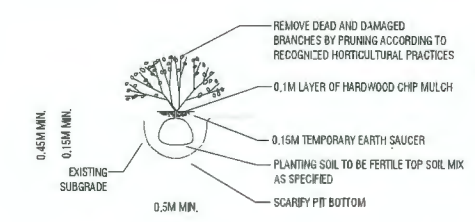
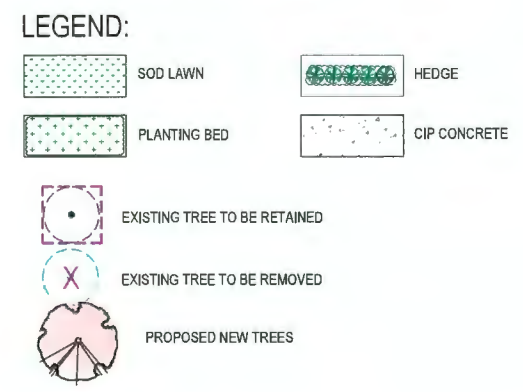
ROAD DEDICATION

SEPT 28, 2022  
DP 21-934726  
Plan # 1.i



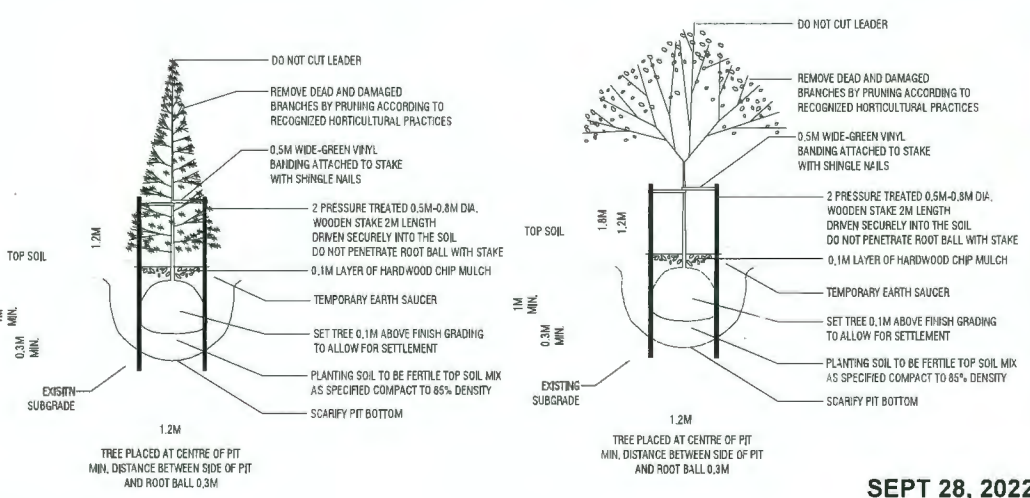


KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
TREES				
STD **	2	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA 夏山茶	6 CM CAL. B&B
AFC	2	ABIES FRASERI	FRASER FIR	3M HT. B&B
CKD **	1	CORNUS KOUSA "SATOMI"	PINK DOGWOOD	9CM CAL. B&B
AKD	1	ACER PALMATUM "BLOODGOOD"	RED JAPANESE MAPLE	9CM CAL. B&B
TMC **	28	TAXUS MEDIA "HM EDDIE"	EDDIE YEW 红豆杉	5 FTHT. 20" O.C. B&B



2 TYPICAL PLANTING DETAILS  
SCALE NTS

1 TREE MANAGEMENT PLAN  
SCALE 1/8" = 1'-0"



SEPT 28, 2022  
DP 21-934726  
Plan # 2.a

GENERAL NOTES:

- ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE BCS/ARL/ANA LANDSCAPE STANDARD LATEST EDITION.
- ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT.
- ANY DISCREPANCIES IN THE DRAWINGS OR MISSING INFORMATION TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE.
- ALL HARD & SOFT LANDSCAPE SURFACES TO BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING UNLESS OTHERWISE IDENTIFIED.

8	DP REVISION 08	2022.09.28
7	DP REVISION 05	2022.09.15
6	DP REVISION 04	2022.09.07
5	DP REVISION 03	2022.09.30
4	ISSUED TO CLIENT	2022.02.02
3	DP REVISION 02	2021.04.28
2	DP REVISION 01	2021.01.11
1	ISSUED TO DP	2022.07.30

ISSUES

PROJECT NUMBER UF22

DRAWN BY LX

SCALE 1/8" = 1'-0"

DATE CHECKED

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604-338-5035

PROJECT

**6700 - 6726 FRANICS RD.  
DUPLEX  
RICHMOND, BC**

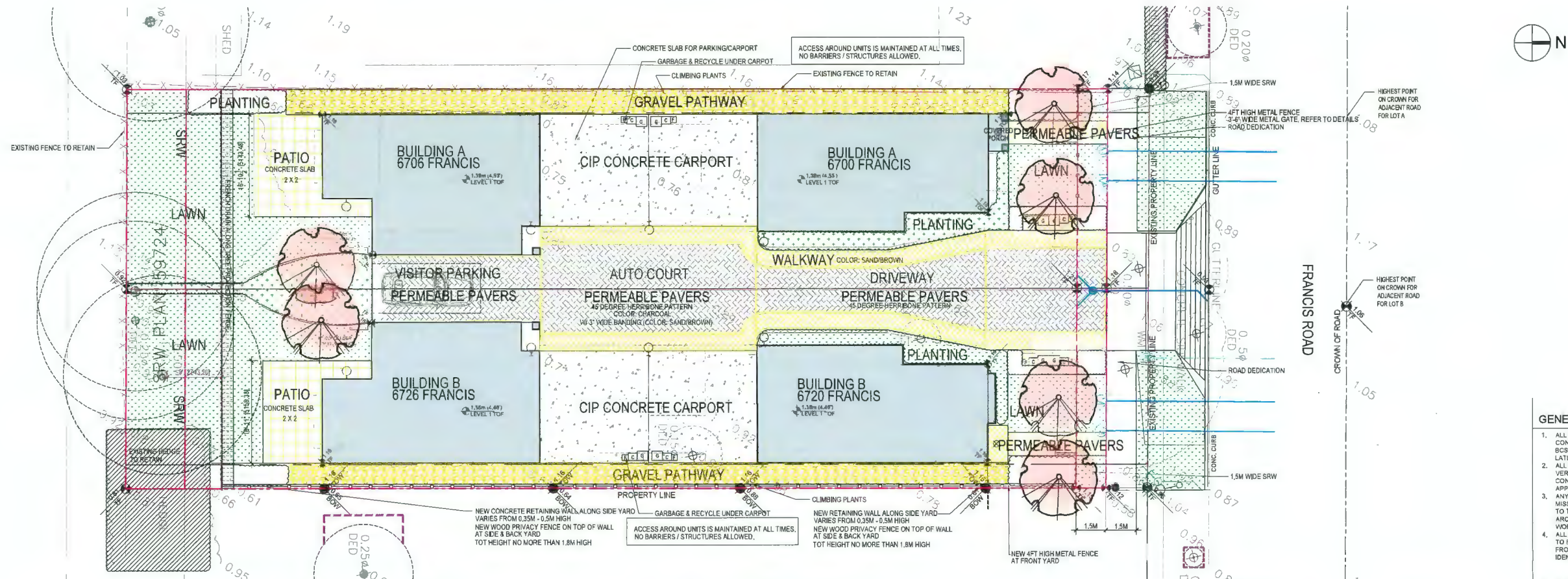
DRAWING TITLE

**TREE MANAGEMENT PLAN**

DRAWING No.

**L1**





1 LANDSCAPE SITE PLAN  
SCALE 1/8" = 1'-0"

AquaPave

Standard

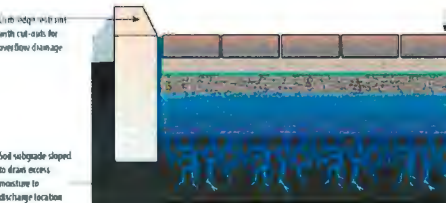


110 mm	4 mm
221.5 mm	20 mm
	50 mm
	30 mm
	50 mm

Standard Colors



While the colours shown here are represented as accurately as possible, they should only be used as a guide. Actual samples should be viewed before making a final colour selection.



2 PERMEABLE PAVERS - ABBOTSFORD CONCRETE  
SCALE NTS



PERMEABLE PAVERS

DRIVEWAY/ AUTO COURT/ VISITOR PARKING  
PERMEABLE PAVERS  
ABBOTSFORD CONCRETE - AQUA PAVE  
COLOR: CHARCOAL

PEDESTRIAN WALKWAY  
PERMEABLE PAVERS  
ABBOTSFORD CONCRETE - AQUA PAVE  
COLOR: SAND/BROWN



2' X 2' CONCRETE SLAB

LEGEND:

- SOD LAWN
- PLANTING BED
- PATIO 2 X 2 CONCRETE SLAB
- DRIVEWAY/ AUTO COURT/ VISITOR PARKING PERMEABLE PAVERS ABBOTSFORD CONCRETE - AQUA PAVE COLOR: CHARCOAL
- PEDESTRIAN WALKWAY PERMEABLE PAVERS ABBOTSFORD CONCRETE - AQUA PAVE COLOR: SAND/BROWN
- HEDGE
- CIP CONCRETE
- GRAVEL
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED NEW TREES
- TOW. 434.34' TOW. 480.0'  
BOW. 432.34' BOW. 479.0'
- +TOW. TOP OF WALL  
+BOW. BOTTOM OF WALL  
+TOF. TOP OF FENCE  
+FG. FINISHED GRADE

GENERAL NOTES:

- ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE BCS/ALC/NA LANDSCAPE STANDARD LATEST EDITION.
- ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT.
- ANY DISCREPANCIES IN THE DRAWINGS OR MISSING INFORMATION TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE.
- ALL HARD & SOFT LANDSCAPE SURFACES TO BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING UNLESS OTHERWISE IDENTIFIED.

8	DP REVISION 06	2022.09.28
7	DP REVISION 05	2022.04.15
6	DP REVISION 04	2022.08.07
5	DP REVISION 03	2022.08.30
4	ISSUED TO CLIENT	2022.02.02
3	DP REVISION 02	2021.04.28
2	DP REVISION 01	2021.01.11
1	ISSUED TO DP	2022.07.30
ISSUES		DATE

PROJECT NUMBER	L22
DRAWN BY	LX
SCALE	1/8" = 1'-0"
DATE CHECKED	



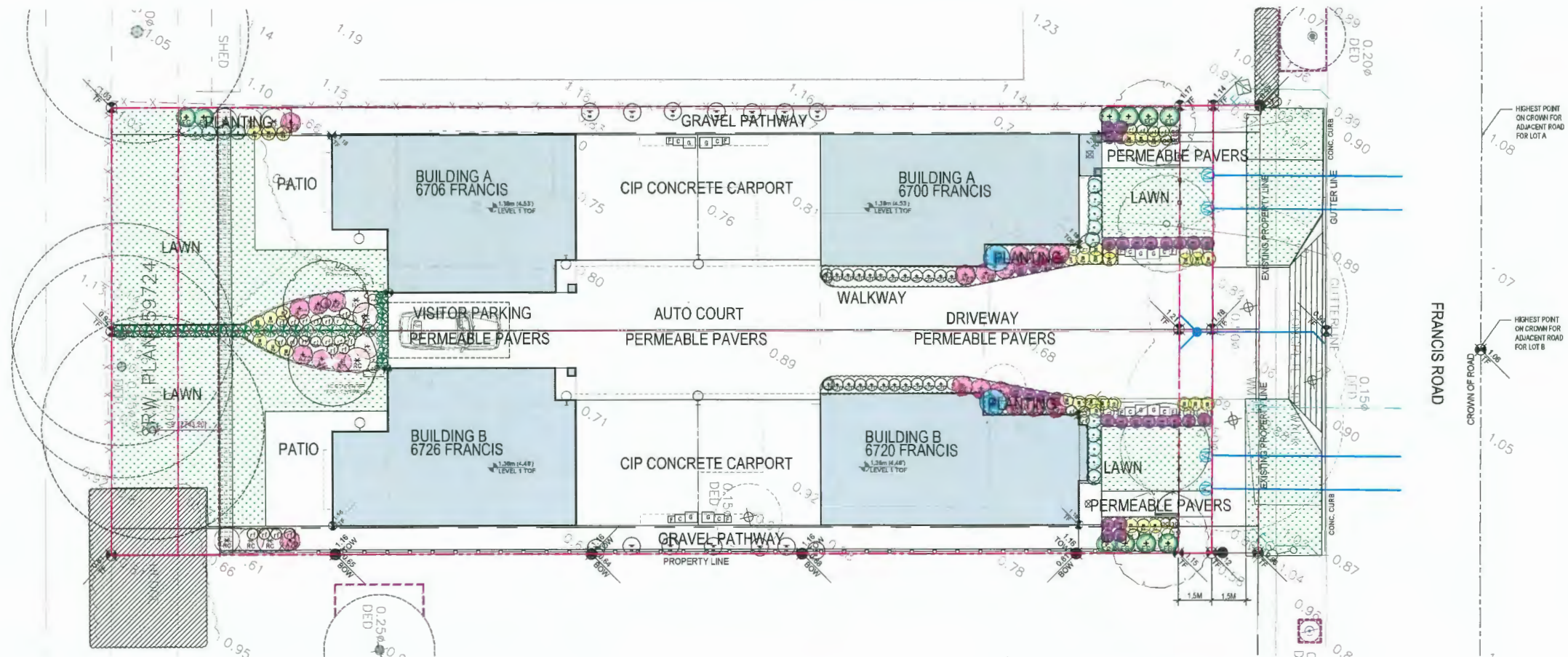
PROJECT  
**6700 - 6726 FRANCS RD.  
DUPLEX**  
RICHMOND, BC

DRAWING TITLE  
**LANDSCAPE  
SITE PLAN**

DRAWING NO.  
**L2.1**

SEPT 28, 2022  
DP 21-934726  
Plan # 2.b





REFER TO THE ARBORIST REPORT AND ARBORIST'S CONTRACT/ LOU FOR TREE PROTECTION MEASURES.

1 LANDSCAPE PLANTING PLAN  
SCALE 1/8" = 1'-0"

#### NOTES:

- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
  - GRASSED AREAS: 150MM (6")
  - GROUND COVERS: 300MM (12")
  - SHRUBS: 450MM (18")
  - TREE PITS: 1000MM (40") WITH 300MM(12") (BELOW ROOT BALL)

- LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
- ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 350MM (14") O.C.
- ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.
- AUTOMATIC IRRIGATION SYSTEM OR ALL PLANTING AREAS.

- THE PROJECT RETAINES THE ON SITE LARGE TREE ON THE SOUTH & NEIGHBOR'S HEDGES & TREES, TO PROTECT EXISTING BIRD HABITAT.
- BUILDING LOCATION& LANDSCAPE HARDSCAPE ALSO RESPECTS THE EXISTING TREES.

#### BIRD FRIENDLY RATIONALE:

THE LANDSCAPE DESIGN GOAL IS TO PROTECT, ENHANCE AND CREATE BIRD FRIENDLY HABITAT IN THE PROJECT SITE.

1. THE PROJECT RETAINES THE ON SITE LARGE TREE ON THE SOUTH & NEIGHBOR'S HEDGES & TREES, TO PROTECT EXISTING BIRD HABITAT.
2. INCREASE VERTICAL VEGETATION STRUCTURE BY CREATING VARIETY OF TREES & LAYERS OF PLANTING.
3. PROJECT PROPOSES A ROW OF CONIFEROUS YEW HEDGES BETWEEN THE DRIVEWAY AND THE GARDEN, WHICH GREEN THE PERIMETER OF STREET, REDUCE THE NOISE, ALSO PRODUCE SEASONAL FRUITS BEARING FOR BIRDS.
4. FIVE NEW DECIDUOUS TREES WITH LARGE CANOPY CREATES ALL SEASON FLOWERS AND COLOR INTERESTS FOR BIRDS & BEE POLLINATION.
5. INCORPORATE A MIX OF LAYERS PLANTING, USING NATIVE FRUIT BEARING TALL SHRUBS, LOW GROUNDCOVERS AND SEASONAL PERENNIALS AND DROUGHT TOLERANT PLANTS SUCH AS LAVENDER, JAPANESE GOLD GRASS, AZALEA, ETC.

SEPT 28, 2022  
DP 21-934726  
Plan # 2.c

#### GENERAL NOTES:

- ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE BCSLA/BCNTA LANDSCAPE STANDARD LATEST EDITION.
- ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT.
- ANY DISCREPANCIES IN THE DRAWINGS OR MISSING INFORMATION TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE.
- ALL HARD & SOFT LANDSCAPE SURFACES TO BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING UNLESS OTHERWISE IDENTIFIED.

ISSUES	DATE
1	2022.07.30
2	2022.07.30
3	2022.07.30
4	2022.07.30
5	2022.07.30
6	2022.07.30
7	2022.07.30
8	2022.07.30

PROJECT NUMBER	LF22
DRAWN BY	LX
SCALE	1/8" = 1'-0"
DATE CHECKED	

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PROJECT  
**6700 - 6726 FRANCIS RD.**  
**DUPLEX**  
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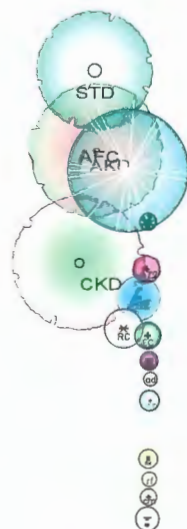
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**PLANTING PLAN & PLANT LIST**

DRAWING NO.  
**L3**

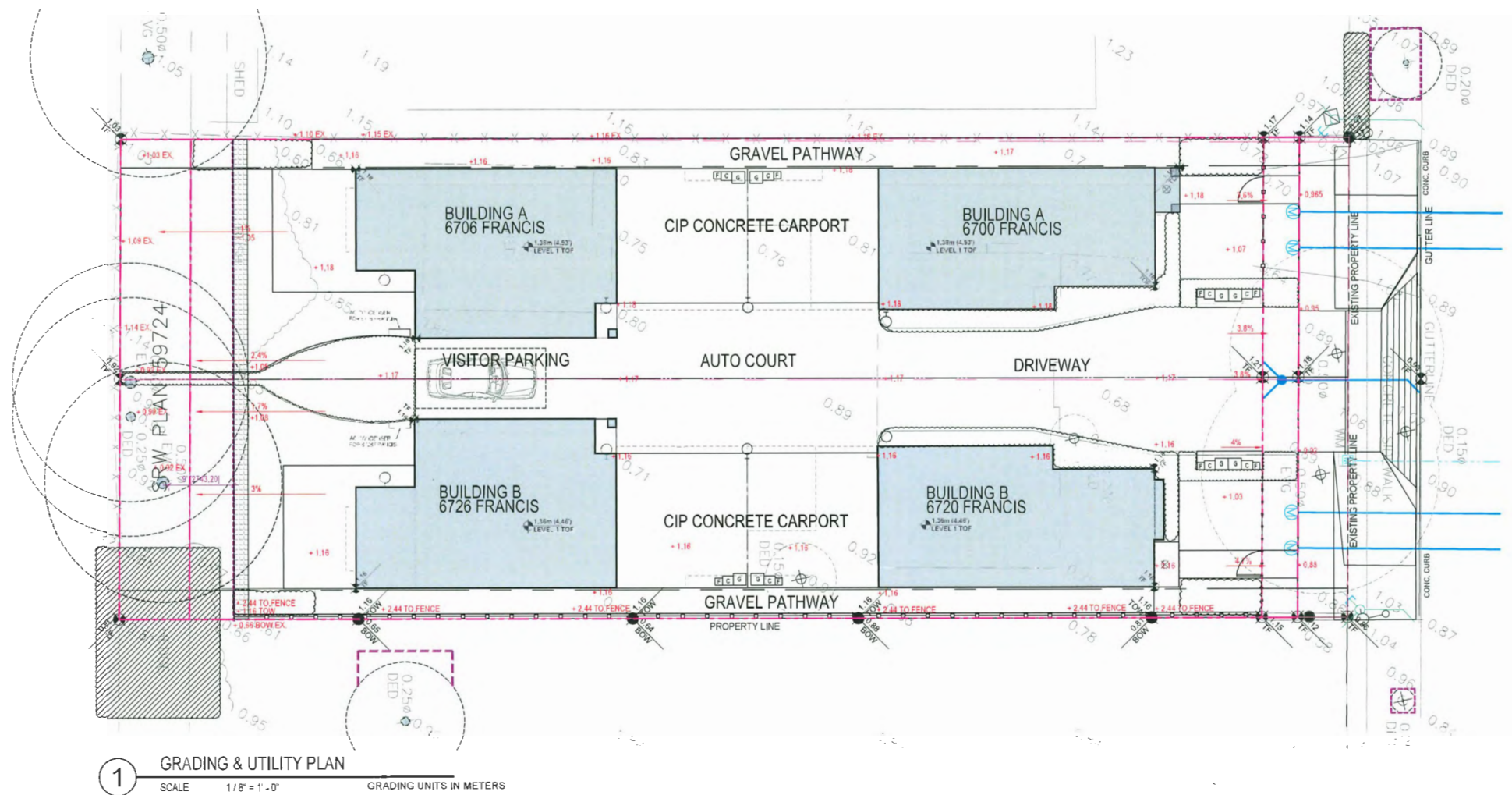
#### PLANT LIST:

\*\* BIRD FRIENDLY PLANTS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
<b>TREES</b>				
STD **	2	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA 夏山茶	6 CM CAL. B&B
AFC	2	ABIES FRASERI	FRASER FIR	3M HT. B&B
CKD **	1	CORNUS KOUSA "SATOMI"	PINK DOGWOOD	9CM CAL. B&B
AKD	1	ACER PALMATUM "BLOODGOOD"	RED JAPANESE MAPLE	9CM CAL. B&B
TMC **	28	TAXUS MEDIA "HM EDDIE"	EDDIE YEW 红豆杉	5 FTHT. 20" O.C. B&B
<b>SHRUBS &amp; GROUNDCOVERS</b>				
AZ2 **	20	GIRAD'S PURPLE AZALEA	AZALEA (PURPLE) 映山红	#2 @ 3' O.C.
HY2 **	2	HYDRANGEA MACROPHYLLA "MONMAR"	ENCHANTRESS HYDRANGEA (REPEAT BLOOMER)	#3 POT @ 3'-6" O.C.
RC **	10	RHODODENDRON "CHRISTMAS CHEER"	CHEER RHODO, (WHITE PINK)	#3 POT @ 3'-6" O.C.
EC	10	EUPHORBIA CHARACIAS "WULFENI"	MEDITERRANEAN SPURGE 大戟	#2 POT @ 3' O.C.
la **	32	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT @ 18" O.C.
ad **	6	AUBRIETA DELTOIDEA	PURPLE ROCK CRESS 南庭芥	#1 POT @ 10CM O.C.
SR	14	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEETBOX	#2 POT @ 1' O.C.
<b>ORNAMENTAL GRASSES. PERENNIALS &amp; VINES</b>				
hx	33	HAKONECHLOA MACRA "AUREOLA"	GOLDEN JAPANESE FOREST GRASS	#1 40CM O.C.
rf **	42	RUDBECKIA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#2 POT @ 18" O.C.
cm **	24	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1 60CM O.C.
cp	14	CLEMATIS THE PRESIDENT	THE PRESIDENT CLEMATIS	#2. STAKE







GENERAL NOTES:

1. ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE BCSLA/BCNA LANDSCAPE STANDARD LATEST EDITION.
2. ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. ANY DISCREPANCIES IN THE DRAWINGS OR MISSING INFORMATION TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE.
4. ALL HARD & SOFT LANDSCAPE SURFACES TO BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING UNLESS OTHERWISE IDENTIFIED.

8	DP REVISION 06	2022.08.26
7	DP REVISION 05	2022.08.15
6	DP REVISION 04	2022.08.07
5	DP REVISION 03	2022.08.30
4	ISSUED TO CLIENT	2022.03.02
3	DP REVISION 02	2021.04.28
2	DP REVISION 01	2021.01.11
1	ISSUED TO DP	2022.07.30
ISSUES		DATE

PROJECT NUMBER	1F22
DRAWN BY	LK
SCALE	1/8" = 1'-0"
DATE CHECKED	

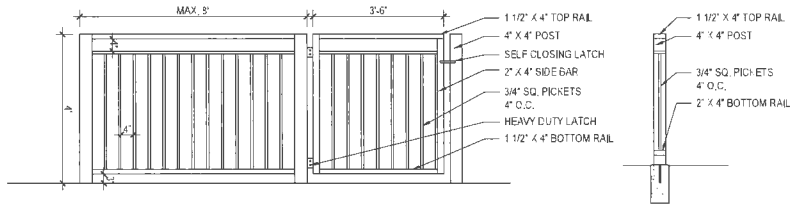
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PROJECT  
**6700 - 6726 FRANCIS RD.  
DUPLEX**  
RICHMOND, BC

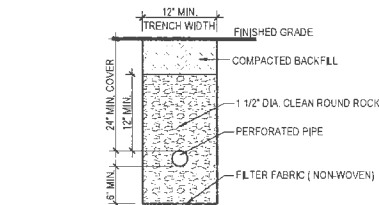
DRAWING TITLE  
**LANDSCAPE  
GRADING PLAN**

DRAWING No.  
**L4**

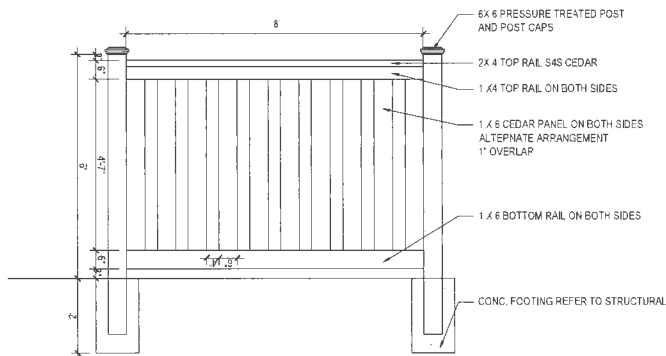
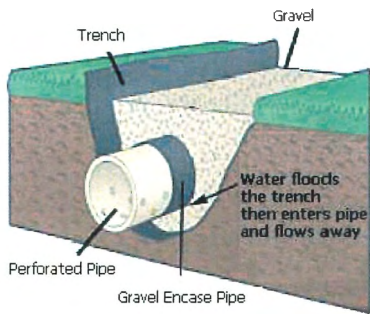
SEPT 28, 2022  
DP 21-934726  
Plan # 2.d



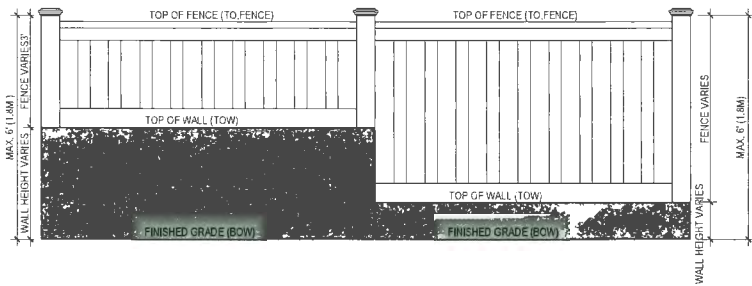
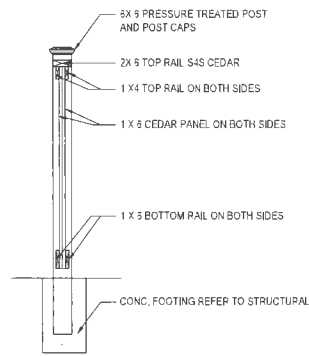
1 4 FT HIGH METAL FENCE  
SCALE 1/2" = 1'-0"



3 FRENCH DRAIN DETAILS  
SCALE 1" = 1'-0"



2 6 FT HIGH WOOD PRIVACY FENCE  
SCALE 1/2" = 1'-0"



4 PRIVACY FENCE ON TOP OF WALL  
SCALE 1/2" = 1'-0"

GENERAL NOTES:

1. ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE BCSLA/BCNA LANDSCAPE STANDARD LATEST EDITION.
2. ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. ANY DISCREPANCIES IN THE DRAWINGS OR MISSING INFORMATION TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE.
4. ALL HARD & SOFT LANDSCAPE SURFACES TO BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING UNLESS OTHERWISE IDENTIFIED.

8	DP REVISION 06	2022.09.26
7	DP REVISION 05	2022.09.15
6	DP REVISION 04	2022.09.07
5	DP REVISION 03	2022.08.30
4	ISSUED TO CLIENT	2022.02.02
3	DP REVISION 02	2021.04.28
2	DP REVISION 01	2021.01.11
1	ISSUED TO DP	2022.07.30
ISSUES		DATE

PROJECT NUMBER	1F22
DRAWN BY	LX
SCALE	1/8" = 1'-0"
DATE CHECKED	



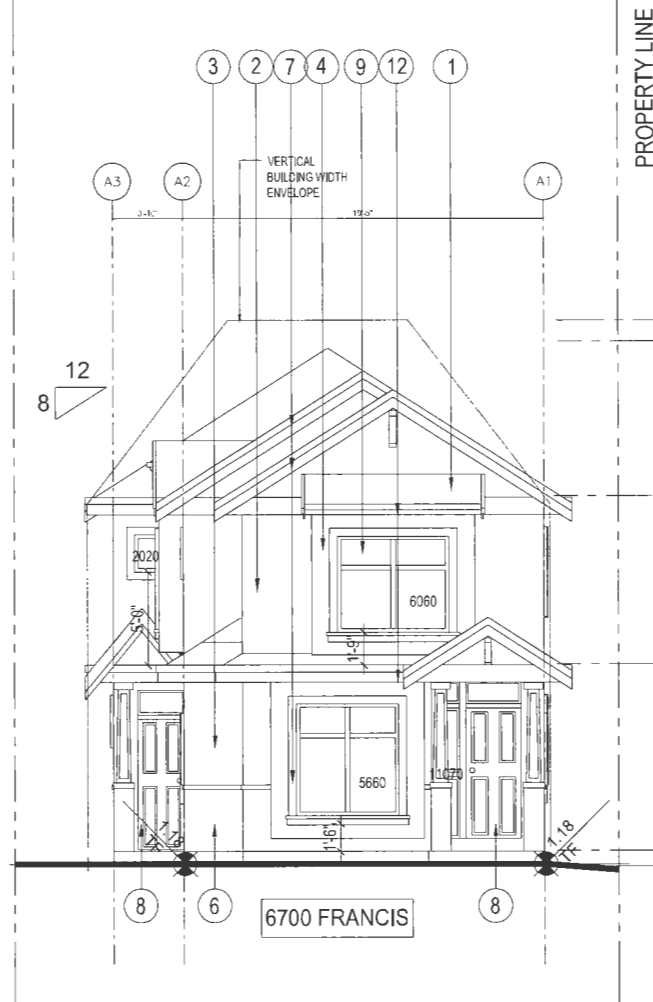
PROJECT  
6700 - 6726 FRANICS RD.  
DUPLEX  
RICHMOND, BC

DRAWING TITLE  
LANDSCAPE  
DETAILS

DRAWING No.  
L5

SEPT 28, 2022  
DP 21-934726  
Plan # 2.e

PROPOSED PROPERTY LINE

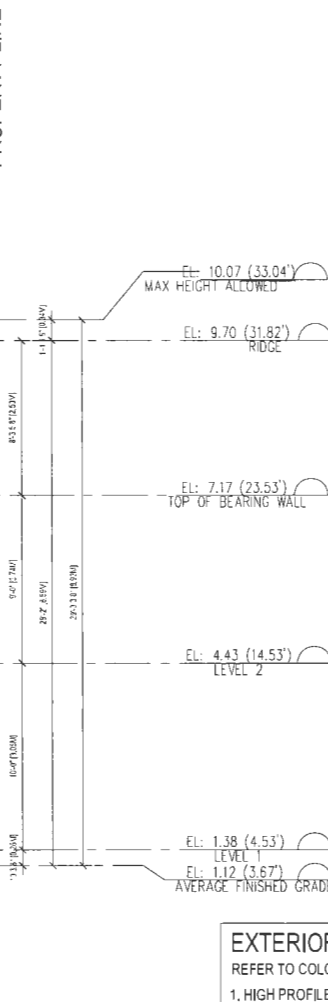


1 NORTH (FRONT) ELEVATION  
SCALE: 1/4"=1'-0"

6700 FRANCIS NORTH

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
NORTH BUILDING FACE  
LIMITING DISTANCE = 17.14 M  
EXPOSED BLDG FACE = 41.04 S.M.  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 100 %  
U.P.O. ALLOWED = 41.04 S.M.  
U.P.O. PROPOSED = 7.60 S.M. (81.81 SF)

PROPERTY LINE

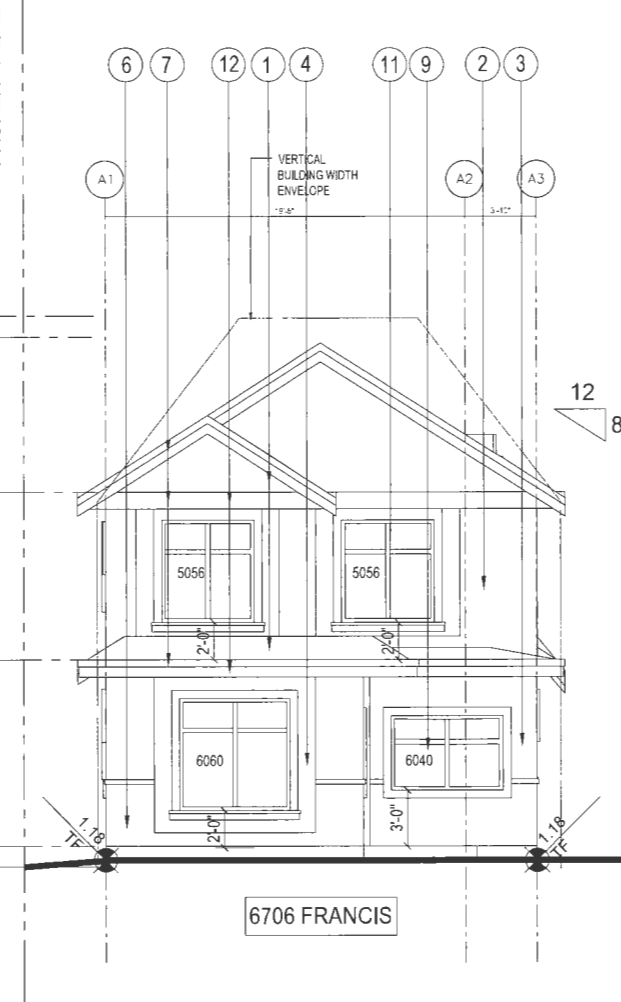


#### EXTERIOR FINISH SCHEDULE

REFER TO COLORED RENDERINGS FOR MORE INFO.

1. HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
  2. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT GREY)
  3. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT BROWN)
  4. COMPOSITE CEMENT BOARD - FLAT SHEET BOARD PROFILE (LIGHT GREY)
  5. COMPOSITE CEMENT BOARD - SHAKE BOARD PROFILE (LIGHT BROWN)
  6. THIN PROFILE STONE CLADDING (BEIGE)
  7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (DARK BROWN)
  8. SOLID WOOD UNIT ENTRY DOOR (LIGHT BROWN)
  9. DOUBLE GLAZED VINYL WINDOW W/ BROWN FRAME
  10. ALUMINUM RAILING (DARK BROWN)
  11. SLIDING DOOR WITH CLEAR TEMPERED GLAZING
  12. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (DARK BROWN)
  13. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (BLUE)
  14. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (WHITE)
  15. SOLID WOOD UNIT ENTRY DOOR (WHITE)
  16. DOUBLE GLAZED VINYL WINDOW W/ WHITE FRAME
  17. THIN PROFILE STONE CLADDING (GREY)
  18. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (WHITE)
- NOTE: ALL HORIZONTAL FASCIA BOARDS AT EAVE LEVELS TO HAVE MATCHING COLOR PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER

PROPERTY LINE



2 SOUTH (BACK) ELEVATION  
SCALE: 1/4"=1'-0"

6706 FRANCIS SOUTH

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
SOUTH BUILDING FACE  
LIMITING DISTANCE = 10.09 M  
EXPOSED BLDG FACE = 41.10 S.M.  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 100 %  
U.P.O. ALLOWED = 41.10 S.M.  
U.P.O. PROPOSED = 13.01 S.M. (140.00 SF)

SEPT 28, 2022  
DP 21-934726  
Plan # 3.a



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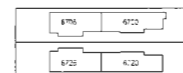
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EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM, TELEPHONE: 778-364-5577

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Dimensions

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



KEY PLAN

FRANCIS RD

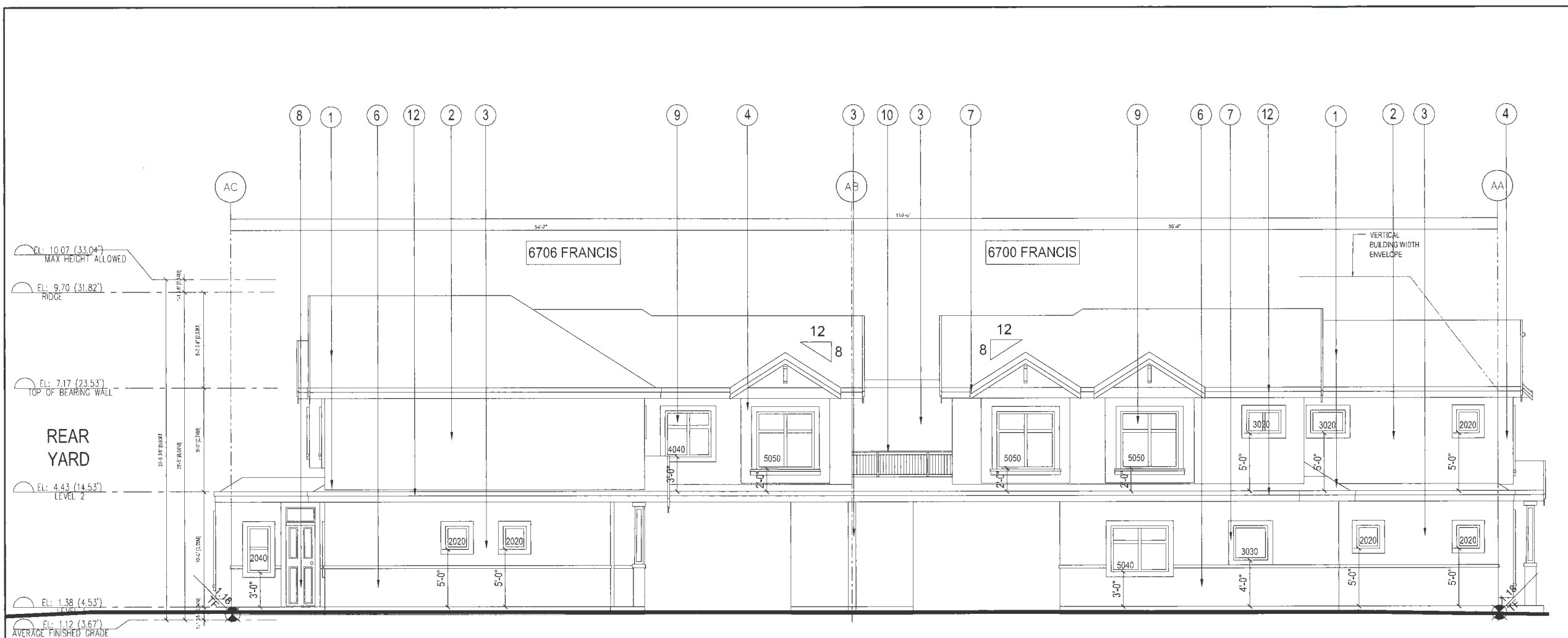
N

DUPLEX DEVELOPMENT



6700, 6706 6708 6710 6712 6714 6716 6718 6720 6722 6724 6726 6728 6730 6732 6734 6736 6738 6740 6742 6744 6746 6748 6750 6752 6754 6756 6758 6760 6762 6764 6766 6768 6770 6772 6774 6776 6778 6780 6782 6784 6786 6788 6790 6792 6794 6796 6798 6800 6802 6804 6806 6808 6810 6812 6814 6816 6818 6820 6822 6824 6826 6828 6830 6832 6834 6836 6838 6840 6842 6844 6846 6848 6850 6852 6854 6856 6858 6860 6862 6864 6866 6868 6870 6872 6874 6876 6878 6880 6882 6884 6886 6888 6890 6892 6894 6896 6898 6900 6902 6904 6906 6908 6910 6912 6914 6916 6918 6920 6922 6924 6926 6928 6930 6932 6934 6936 6938 6940 6942 6944 6946 6948 6950 6952 6954 6956 6958 6960 6962 6964 6966 6968 6970 6972 6974 6976 6978 6980 6982 6984 6986 6988 6990 6992 6994 6996 6998 7000 7002 7004 7006 7008 7010 7012 7014 7016 7018 7020 7022 7024 7026 7028 7030 7032 7034 7036 7038 7040 7042 7044 7046 7048 7050 7052 7054 7056 7058 7060 7062 7064 7066 7068 7070 7072 7074 7076 7078 7080 7082 7084 7086 7088 7090 7092 7094 7096 7098 7100 7102 7104 7106 7108 7110 7112 7114 7116 7118 7120 7122 7124 7126 7128 7130 7132 7134 7136 7138 7140 7142 7144 7146 7148 7150 7152 7154 7156 7158 7160 7162 7164 7166 7168 7170 7172 7174 7176 7178 7180 7182 7184 7186 7188 7190 7192 7194 7196 7198 7200 7202 7204 7206 7208 7210 7212 7214 7216 7218 7220 7222 7224 7226 7228 7230 7232 7234 7236 7238 7240 7242 7244 7246 7248 7250 7252 7254 7256 7258 7260 7262 7264 7266 7268 7270 7272 7274 7276 7278 7280 7282 7284 7286 7288 7290 7292 7294 7296 7298 7300 7302 7304 7306 7308 7310 7312 7314 7316 7318 7320 7322 7324 7326 7328 7330 7332 7334 7336 7338 7340 7342 7344 7346 7348 7350 7352 7354 7356 7358 7360 7362 7364 7366 7368 7370 7372 7374 7376 7378 7380 7382 7384 7386 7388 7390 7392 7394 7396 7398 7400 7402 7404 7406 7408 7410 7412 7414 7416 7418 7420 7422 7424 7426 7428 7430 7432 7434 7436 7438 7440 7442 7444 7446 7448 7450 7452 7454 7456 7458 7460 7462 7464 7466 7468 7470 7472 7474 7476 7478 7480 7482 7484 7486 7488 7490 7492 7494 7496 7498 7500 7502 7504 7506 7508 7510 7512 7514 7516 7518 7520 7522 7524 7526 7528 7530 7532 7534 7536 7538 7540 7542 7544 7546 7548 7550 7552 7554 7556 7558 7560 7562 7564 7566 7568 7570 7572 7574 7576 7578 7580 7582 7584 7586 7588 7590 7592 7594 7596 7598 7600 7602 7604 7606 7608 7610 7612 7614 7616 7618 7620 7622 7624 7626 7628 7630 7632 7634 7636 7638 7640 7642 7644 7646 7648 7650 7652 7654 7656 7658 7660 7662 7664 7666 7668 7670 7672 7674 7676 7678 7680 7682 7684 7686 7688 7690 7692 7694 7696 7698 7700 7702 7704 7706 7708 7710 7712 7714 7716 7718 7720 7722 7724 7726 7728 7730 7732 7734 7736 7738 7740 7742 7744 7746 7748 7750 7752 7754 7756 7758 7760 7762 7764 7766 7768 7770 7772 7774 7776 7778 7780 7782 7784 7786 7788 7790 7792 7794 7796 7798 7800 7802 7804 7806 7808 7810 7812 7814 7816 7818 7820 7822 7824 7826 7828 7830 7832 7834 7836 7838 7840 7842 7844 7846 7848 7850 7852 7854 7856 7858 7860 7862 7864 7866 7868 7870 7872 7874 7876 7878 7880 7882 7884 7886 7888 7890 7892 7894 7896 7898 7900 7902 7904 7906 7908 7910 7912 7914 7916 7918 7920 7922 7924 7926 7928 7930 7932 7934 7936 7938 7940 7942 7944 7946 7948 7950 7952 7954 7956 7958 7960 7962 7964 7966 7968 7970 7972 7974 7976 7978 7980 7982 7984 7986 7988 7990 7992 7994 7996 7998 8000 8002 8004 8006 8008 8010 8012 8014 8016 8018 8020 8022 8024 8026 8028 8030 8032 8034 8036 8038 8040 8042 8044 8046 8048 8050 8052 8054 8056 8058 8060 8062 8064 8066 8068 8070 8072 8074 8076 8078 8080 8082 8084 8086 8088 8090 8092 8094 8096 8098 8100 8102 8104 8106 8108 8110 8112 8114 8116 8118 8120 8122 8124 8126 8128 8130 8132 8134 8136 8138 8140 8142 8144 8146 8148 8150 8152 8154 8156 8158 8160 8162 8164 8166 8168 8170 8172 8174 8176 8178 8180 8182 8184 8186 8188 8190 8192 8194 8196 8198 8200 8202 8204 8206 8208 8210 8212 8214 8216 8218 8220 8222 8224 8226 8228 8230 8232 8234 8236 8238 8240 8242 8244 8246 8248 8250 8252 8254 8256 8258 8260 8262 8264 8266 8268 8270 8272 8274 8276 8278 8280 8282 8284 8286 8288 8290 8292 8294 8296 8298 8300 8302 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9104 9106 9108 9110 9112 9114 9116 9118 9120 9122 9124 9126 9128 9130 9132 9134 9136 9138 9140 9142 9144 9146 9148 9150 9152 9154 9156 9158 9160 9162 9164 9166 9168 9170 9172 9174 9176 9178 9180 9182 9184 9186 9188 9190 9192 9194 9196 9198 9200 9202 9204 9206 9208 9210 9212 9214 9216 9218 9220 9222 9224 9226 9228 9230 9232 9234 9236 9238 9240 9242 9244 9246 9248 9250 9252 9254 9256 9258 9260 9262 9264 9266 9268 9270 9272 9274 9276 9278 9280 9282 9284 9286 9288 9290 9292 9294 9296 9298 9300 9302 9304 9306 9308 9310 9312 9314 9316 9318 9320 9322 9324 9326 9328 9330 9332 9334 9336 9338 9340 9342 9344 9346 9348 9350 9352 9354 9356 9358 9360 9362 9364 9366 9368 9370 9372 9374 9376 9378 9380 9382 9384 9386 9388 9390 9392 9394 9396 9398 9400 9402 9404 9406 9408 9410 9412 9414 9416 9418 9420 9422 9424 9426 9428 9430 9432 9434 9436 9438 9440 9442 9444 9446 9448 9450 9452 9454 9456 9458 9460 9462 9464 9466 9468 9470 9472 9474 9476 9478 9480 9482 9484 9486 9488 9490 9492 9494 9496 9498 9500 9502 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10252 10254 10256 10258 10260 10262 10264 10266 10268 10270 10272 10274 10276 10278 10280 10282 10284 10286 10288 10290 10292 10294 10296 10298 10300 10302 10304 10306 10308 10310 10312 10314 10316 10318 10320 10322 10324 10326 10328 10330 10332 10334 10336 10338 10340 10342 10344 10346 10348 10350 10352 10354 10356 10358 10360 10362 10364 10366 10368 10370 10372 10374 10376 10378 10380 10382 10384 10386 10388 10390 10392 10394 10396 10398 10400 10402 10404 10406 10408 10410 10412 10414 10416 10418 10420 10422 10424 10426 10428 10430 10432 10434 10436 10438 10440 10442 10444 10446 10448 10450 10452 10454 10456 10458 10460 10462 10464 10466 10468 10470 10472 10474 10476 10478 10480 10482 10484 10486 10488 10490 10492 10494 10496 10498 10500 10502 10504 10506 10508 10510 10512 10514 10516 10518 10520 10522 10524 10526 10528 10530 10532 10534 10536 10538 10540 10542 10544 10546 10548 10550 10552 10554 10556 10558 10560 10562 10564 10566 10568 10570 10572 10574 10576 10578





#### 6706 FRANCIS EAST

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
EAST BUILDING FACE  
LIMITING DISTANCE = 1.70 M  
EXPOSED BLDG FACE = 73.45 S.M. (790.60 SF)  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 8.00%  
U.P.O. ALLOWED = 5.88 S.M.  
U.P.O. PROPOSED = 5.30 S.M. (57.00 SF)

#### EXTERIOR FINISH SCHEDULE

REFER TO COLORED RENDERINGS FOR MORE INFO.

1. HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
  2. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT GREY)
  3. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT BROWN)
  4. COMPOSITE CEMENT BOARD - FLAT SHEET BOARD PROFILE (LIGHT GREY)
  5. COMPOSITE CEMENT BOARD - SHAKE BOARD PROFILE (LIGHT BROWN)
  6. THIN PROFILE STONE CLADDING (BEIGE)
  7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (DARK BROWN)
  8. SOLID WOOD UNIT ENTRY DOOR (LIGHT BROWN)
  9. DOUBLE GLAZED VINYL WINDOW W/ BROWN FRAME
  10. ALUMINUM RAILING (DARK BROWN)
  11. SLIDING DOOR WITH CLEAR TEMPERED GLAZING
  12. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (DARK BROWN)
  13. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (BLUE)
  14. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (WHITE)
  15. SOLID WOOD UNIT ENTRY DOOR (WHITE)
  16. DOUBLE GLAZED VINYL WINDOW W/ WHITE FRAME
  17. THIN PROFILE STONE CLADDING (GREY)
  18. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (WHITE)
- NOTE: ALL HORIZONTAL FASCIA BOARDS AT EAVE LEVELS TO HAVE MATCHING COLOR PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER

#### 6700 FRANCIS EAST

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
EAST BUILDING FACE  
LIMITING DISTANCE = 2.87 M  
EXPOSED BLDG FACE = 82.96 S.M. (893.02 SF)  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 12.65%  
U.P.O. ALLOWED = 10.49 S.M.  
U.P.O. PROPOSED = 9.01 S.M. (97.00 SF)

1 EAST (SIDE) ELEVATION  
SCALE: 1/4"=1'-0"

SEPT 28, 2022  
DP 21-934726  
Plan # 3.b



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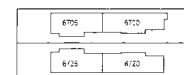
ADDRESS: 775 FRENCH STREET, VANCOUVER, BC, V6P 4V5  
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM, TELEPHONE: 776-0146/52

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#### Dimensions

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



KEY PLAN

FRANCIS RD

#### DUPLEX DEVELOPMENT



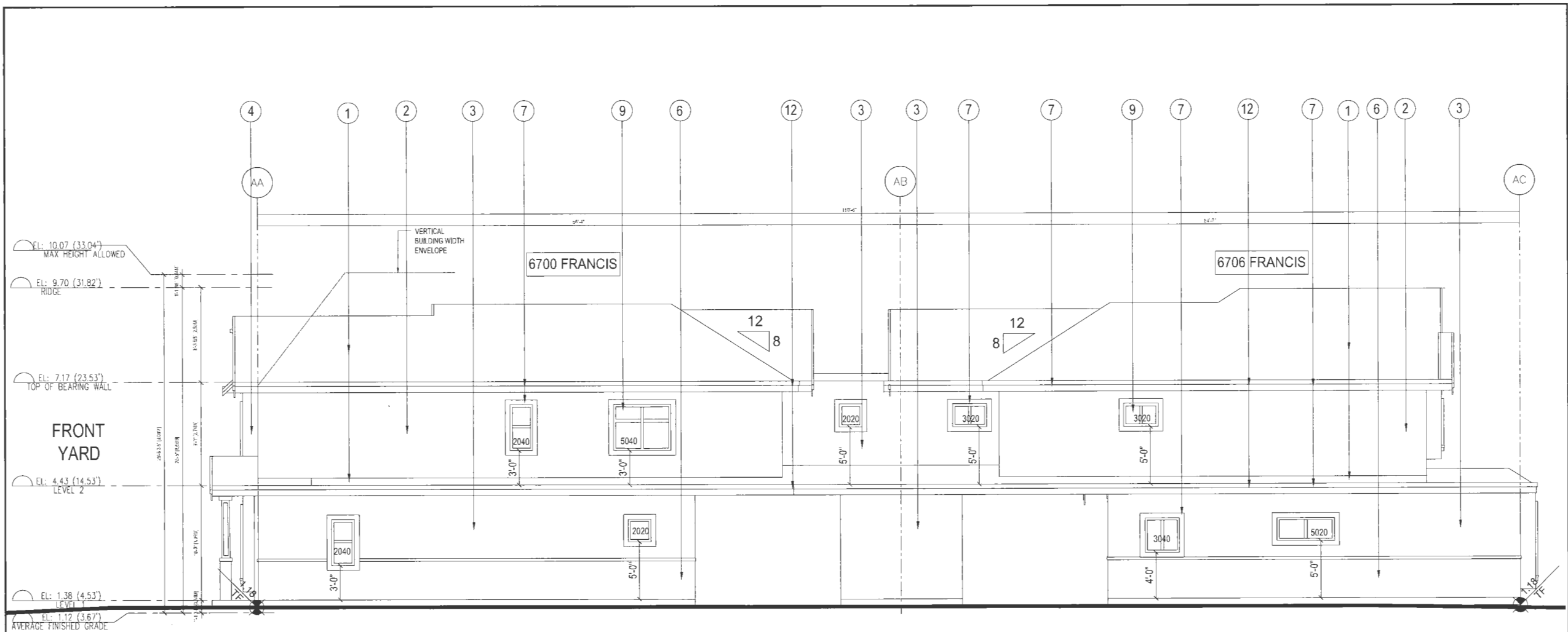
6700, 6706, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR DP RESUBMISSION	By	Appd.	22.09.22
Issued			YY.MM.DD

Title: BUILDING A  
EAST ELEVATION

Project No. #8246 Scale 1/4" = 1'-0"

Drawing No. A 3.2A Sheet 1 of 1



#### 6700 FRANCIS WEST

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
WEST BUILDING FACE  
LIMITING DISTANCE = 1.20 M  
EXPOSED BLDG FACE = 82.96 S.M. (893.02 SF)  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 7%  
U.P.O. ALLOWED = 5.81 S.M.  
U.P.O. PROPOSED = 4.09 S.M. (44.00 SF)

#### EXTERIOR FINISH SCHEDULE

REFER TO COLORED RENDERINGS FOR MORE INFO.

1. HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
  2. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT GREY)
  3. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT BROWN)
  4. COMPOSITE CEMENT BOARD - FLAT SHEET BOARD PROFILE (LIGHT GREY)
  5. COMPOSITE CEMENT BOARD - SHAKE BOARD PROFILE (LIGHT BROWN)
  6. THIN PROFILE STONE CLADDING (BEIGE)
  7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (DARK BROWN)
  8. SOLID WOOD UNIT ENTRY DOOR (LIGHT BROWN)
  9. DOUBLE GLAZED VINYL WINDOW W/ BROWN FRAME
  10. ALUMINUM RAILING (DARK BROWN)
  11. SLIDING DOOR WITH CLEAR TEMPERED GLAZING
  12. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (DARK BROWN)
  13. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (BLUE)
  14. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (WHITE)
  15. SOLID WOOD UNIT ENTRY DOOR (WHITE)
  16. DOUBLE GLAZED VINYL WINDOW W/ WHITE FRAME
  17. THIN PROFILE STONE CLADDING (GREY)
  18. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (WHITE)
- NOTE: ALL HORIZONTAL FASCIA BOARDS AT EAVE LEVELS TO HAVE MATCHING COLOR PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER

#### 6706 FRANCIS WEST

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
WEST BUILDING FACE  
LIMITING DISTANCE = 1.20 M  
EXPOSED BLDG FACE = 73.45 S.M. (790.60 SF)  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 7%  
U.P.O. ALLOWED = 5.14 S.M.  
U.P.O. PROPOSED = 2.88 S.M. (31.00 SF)

1 WEST (SIDE) ELEVATION  
SCALE: 1/4"=1'-0"

SEPT 28, 2022  
DP 21-934726  
Plan # 3.c



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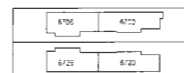
1000-5110 THE FRANCHISE STREET, VANCOUVER, BC, V6P 4L5  
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#### Dimensions

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KEY PLAN

FRANCIS RD

N

#### DUPLEX DEVELOPMENT



6700, 6706, 6708 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED	BY	DATE
ISSUED	BY	DATE
ISSUED	BY	DATE
ISSUED	BY	DATE
ISSUED	BY	DATE
ISSUED	BY	DATE
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ISSUED	BY	DATE

Title

BUILDING A  
WEST ELEVATION

Project No.

#8246

Scale

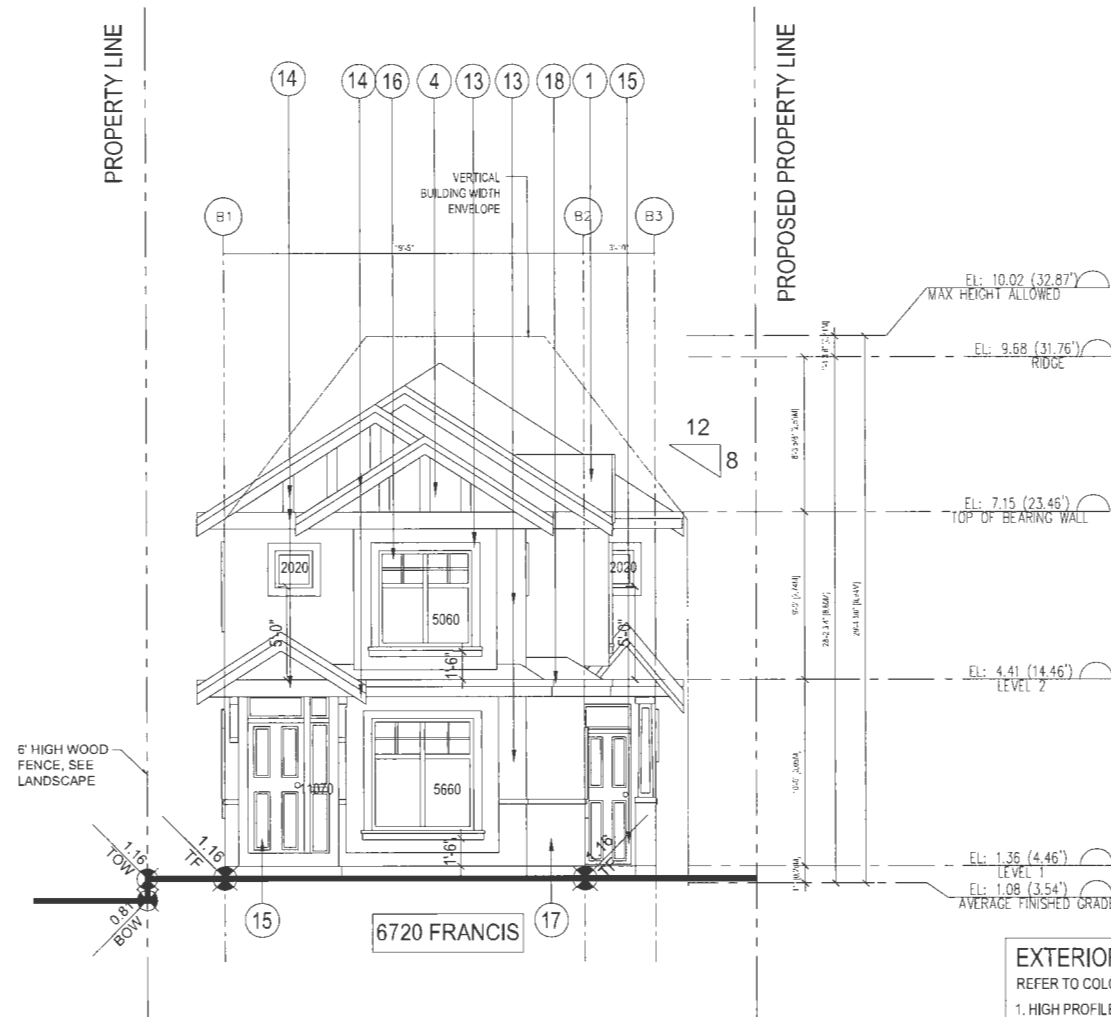
1/4" = 1'-0"

Drawing No.

Sheet

Revised

A 3.3A



**1 NORTH (FRONT) ELEVATION**  
SCALE: 1/4"=1'-0"

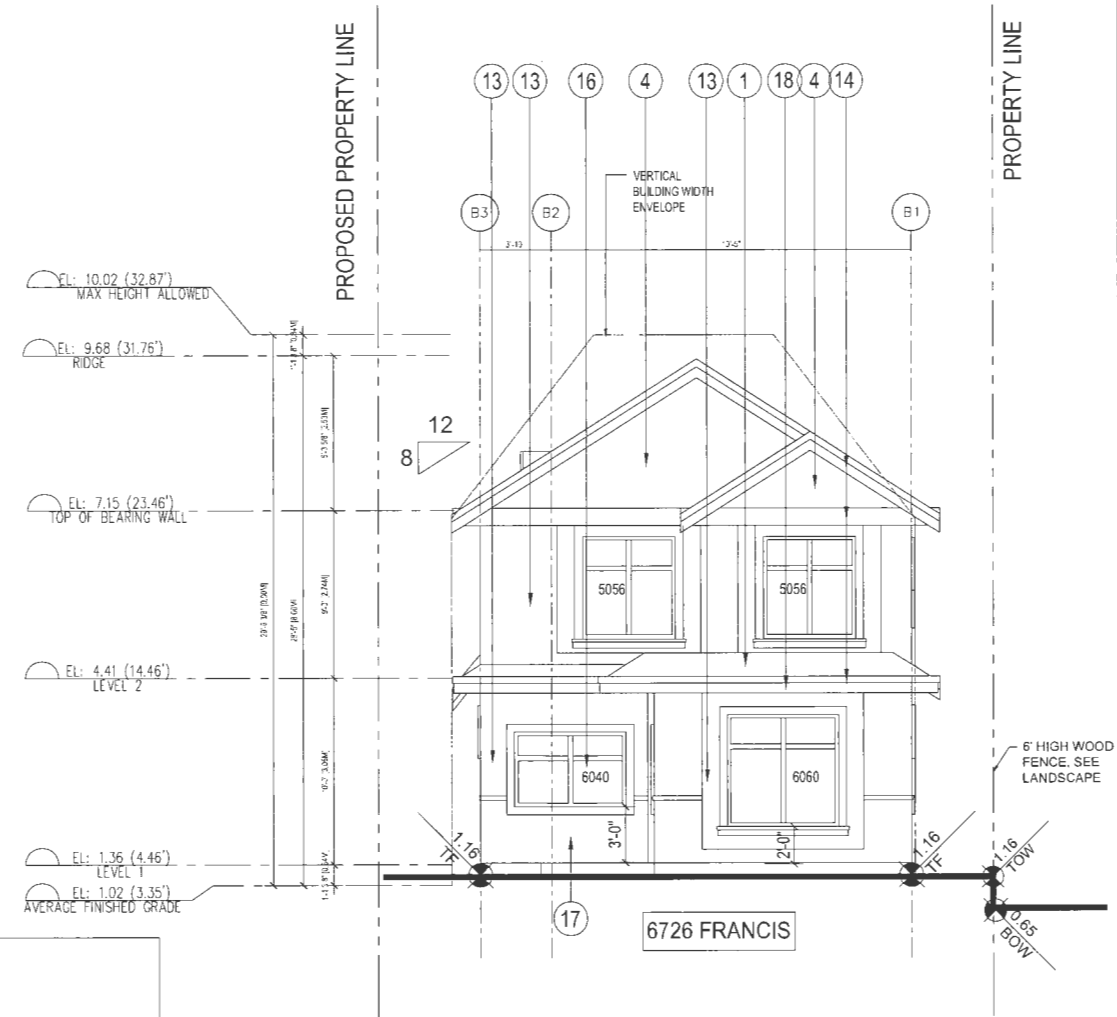
6720 FRANCIS NORTH

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
NORTH BUILDING FACE  
LIMITING DISTANCE = 18.15 M  
EXPOSED BLDG FACE = 41.04 S.M.  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 100 %  
U.P.O. ALLOWED = 41.04 S.M.  
U.P.O. PROPOSED = 7.42 S.M. (79.83 SF)

#### EXTERIOR FINISH SCHEDULE

REFER TO COLORED RENDERINGS FOR MORE INFO.

1. HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
  2. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT GREY)
  3. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT BROWN)
  4. COMPOSITE CEMENT BOARD - FLAT SHEET BOARD PROFILE (LIGHT GREY)
  5. COMPOSITE CEMENT BOARD - SHAKE BOARD PROFILE (LIGHT BROWN)
  6. THIN PROFILE STONE CLADDING (BEIGE)
  7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (DARK BROWN)
  8. SOLID WOOD UNIT ENTRY DOOR (LIGHT BROWN)
  9. DOUBLE GLAZED VINYL WINDOW W/ BROWN FRAME
  10. ALUMINUM RAILING (DARK BROWN)
  11. SLIDING DOOR WITH CLEAR TEMPERED GLAZING
  12. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (DARK BROWN)
  13. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (BLUE)
  14. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (WHITE)
  15. SOLID WOOD UNIT ENTRY DOOR (WHITE)
  16. DOUBLE GLAZED VINYL WINDOW W/ WHITE FRAME
  17. THIN PROFILE STONE CLADDING (GREY)
  18. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (WHITE)
- NOTE: ALL HORIZONTAL FASCIA BOARDS AT EAVE LEVELS TO HAVE MATCHING COLOR PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER



6726 FRANCIS SOUTH

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
SOUTH BUILDING FACE  
LIMITING DISTANCE = 10.12 M  
EXPOSED BLDG FACE = 41.10 S.M.  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 100 %  
U.P.O. ALLOWED = 41.10 S.M.  
U.P.O. PROPOSED = 13.01 S.M. (140.00 SF)

SEPT 28, 2022  
DP 21-934726  
Plan # 3.d

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KEY PLAN

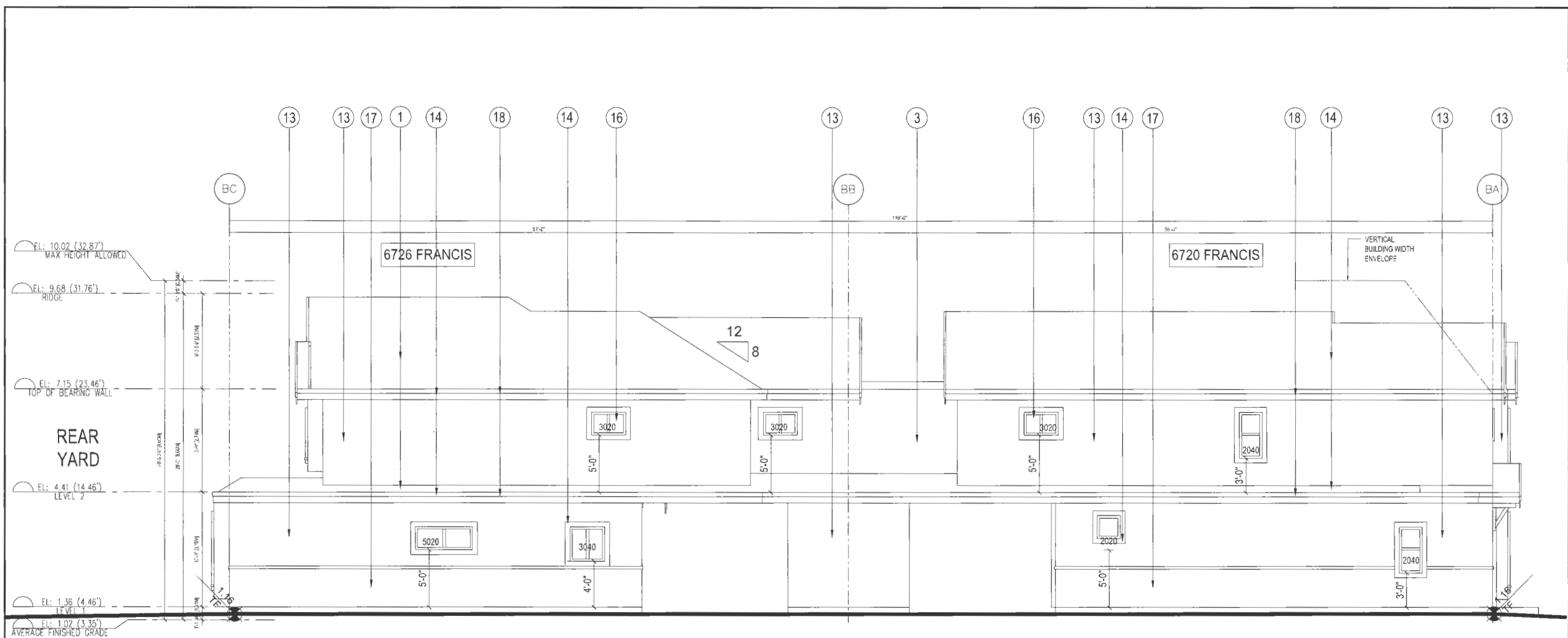
FRANCIS RD



**DUPLEX DEVELOPMENT**



6700, 6706, 6708, 6710, 6712, 6714, 6716, 6718, 6720, 6722, 6724, 6726, 6728, 6730, 6732, 6734, 6736, 6738, 6740, 6742, 6744, 6746, 6748, 6750, 6752, 6754, 6756, 6758, 6760, 6762, 6764, 6766, 6768, 6770, 6772, 6774, 6776, 6778, 6780, 6782, 6784, 6786, 6788, 6790, 6792, 6794, 6796, 6798, 6800, 6802, 6804, 6806, 6808, 6810, 6812, 6814, 6816, 6818, 6820, 6822, 6824, 6826, 6828, 6830, 6832, 6834, 6836, 6838, 6840, 6842, 6844, 6846, 6848, 6850, 6852, 6854, 6856, 6858, 6860, 6862, 6864, 6866, 6868, 6870, 6872, 6874, 6876, 6878, 6880, 6882, 6884, 6886, 6888, 6890, 6892, 6894, 6896, 6898, 6900, 6902, 6904, 6906, 6908, 6910, 6912, 6914, 6916, 6918, 6920, 6922, 6924, 6926, 6928, 6930, 6932, 6934, 6936, 6938, 6940, 6942, 6944, 6946, 6948, 6950, 6952, 6954, 6956, 6958, 6960, 6962, 6964, 6966, 6968, 6970, 6972, 6974, 6976, 6978, 6980, 6982, 6984, 6986, 6988, 6990, 6992, 6994, 6996, 6998, 7000, 7002, 7004, 7006, 7008, 7010, 7012, 7014, 7016, 7018, 7020, 7022, 7024, 7026, 7028, 7030, 7032, 7034, 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9692, 9694, 9696, 9698, 9700, 9702, 9704, 9706, 9708, 9710, 9712, 9714, 9716, 9718, 9720, 9722, 9724, 9726, 9728, 9730, 9732, 9734, 9736, 9738, 9740, 9742, 9744, 9746, 9748, 9750, 9752, 9754, 9756, 9758, 9760, 9762, 9764, 9766, 9768, 9770, 9772, 9774, 9776, 9778, 9780, 9782, 9784, 9786, 9788, 9790, 9792, 9794, 9796, 9798, 9800, 9802, 9804, 9806, 9808, 9810, 9812, 9814, 9816, 9818, 9820, 9822, 9824, 9826, 9828, 9830, 9832, 9834, 9836, 9838, 9840, 9842, 9844, 9846, 9848, 9850, 9852, 9854, 9856, 9858, 9860, 9862, 9864, 9866, 9868, 9870, 9872, 9874, 9876, 9878, 9880, 9882, 9884, 9886, 9888, 9890, 9892, 9894, 9896, 9898, 9900, 9902, 9904, 9906, 9908, 9910, 9912, 9914, 9916, 9918, 9920, 9922, 9924, 9926, 9928, 9930, 9932, 9934, 9936, 9938, 9940, 9942, 9944, 9946, 9948, 9950, 9952, 9954, 9956, 9958, 9960, 9962, 9964, 9966, 9968, 9970, 9972, 9974, 9976, 9978, 9980, 9982, 9984, 9986, 9988, 9990, 9992, 9994, 9996, 9998, 10000, 10002, 10004, 10006, 10008, 10010, 10012, 10014,



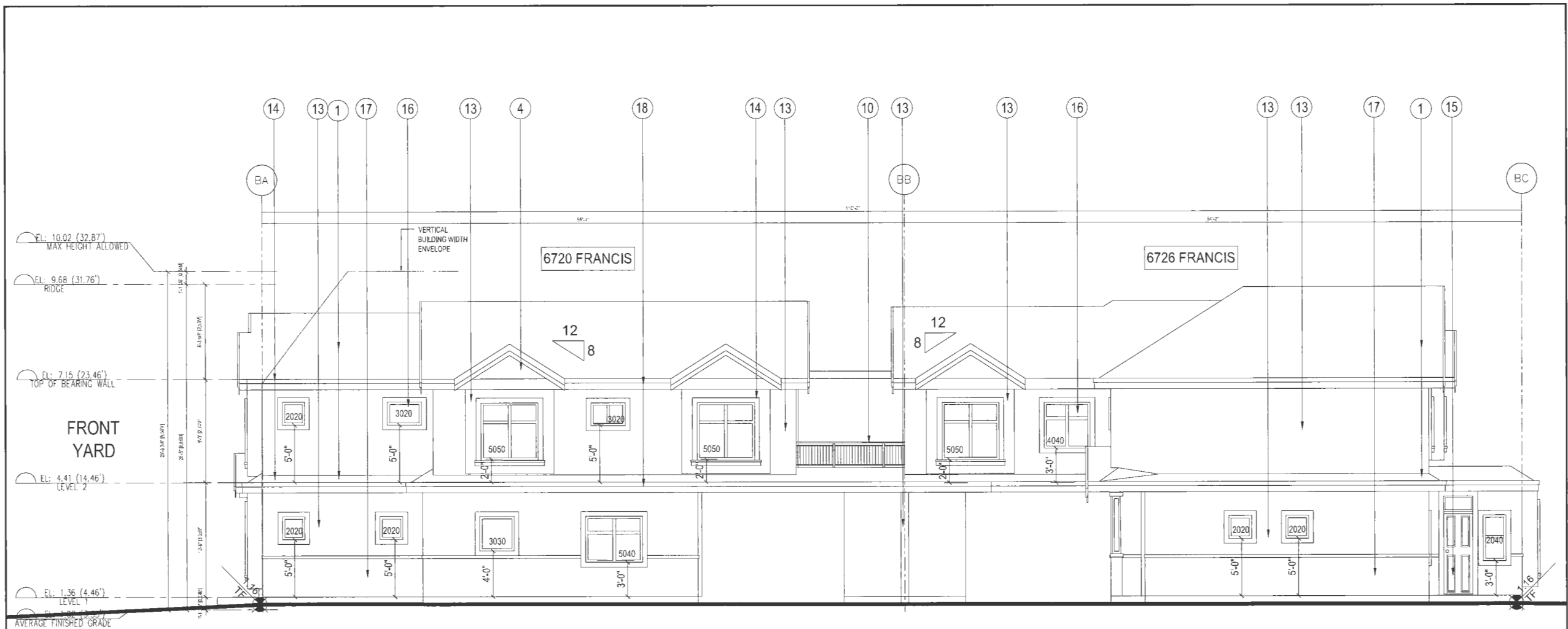
6726 FRANCIS EAST  
U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
EAST BUILDING FACE  
LIMITING DISTANCE = 1.20M  
EXPOSED BLDG FACE = 73.45 S.M. (790.60 SF)  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 7%  
U.P.O. ALLOWED = 5.14 S.M.  
U.P.O. PROPOSED = 3.16 S.M. (34.00 SF)

- EXTERIOR FINISH SCHEDULE**  
REFER TO COLORED RENDERINGS FOR MORE INFO.
1. HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
  2. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT GREY)
  3. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT BROWN)
  4. COMPOSITE CEMENT BOARD - FLAT SHEET BOARD PROFILE (LIGHT GREY)
  5. COMPOSITE CEMENT BOARD - SHAKE BOARD PROFILE (LIGHT BROWN)
  6. THIN PROFILE STONE CLADDING (BEIGE)
  7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (DARK BROWN)
  8. SOLID WOOD UNIT ENTRY DOOR (LIGHT BROWN)
  9. DOUBLE GLAZED VINYL WINDOW W/ BROWN FRAME
  10. ALUMINUM RAILING (DARK BROWN)
  11. SLIDING DOOR WITH CLEAR TEMPERED GLAZING
  12. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (DARK BROWN)
  13. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (BLUE)
  14. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (WHITE)
  15. SOLID WOOD UNIT ENTRY DOOR (WHITE)
  16. DOUBLE GLAZED VINYL WINDOW W/ WHITE FRAME
  17. THIN PROFILE STONE CLADDING (GREY)
  18. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (WHITE)
- NOTE: ALL HORIZONTAL FASCIA BOARDS AT EAVE LEVELS TO HAVE MATCHING COLOR PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER

6720 FRANCIS EAST  
U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
EAST BUILDING FACE  
LIMITING DISTANCE = 1.20M  
EXPOSED BLDG FACE = 82.96 S.M. (893.02 SF)  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 7%  
U.P.O. ALLOWED = 5.81 S.M.  
U.P.O. PROPOSED = 2.42 S.M. (26.00 SF)

1 EAST (SIDE) ELEVATION  
SCALE: 1/4"=1'-0"

SEPT 28, 2022  
DP 21-934726  
Plan # 3.e



#### 6720 FRANCIS WEST

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
WEST BUILDING FACE  
LIMITING DISTANCE = 2.86 M  
EXPOSED BLDG FACE = 82.96 S.M. (893.02 SF)  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 12.65 %  
U.P.O. ALLOWED = 10.49 S.M.  
U.P.O. PROPOSED = 9.57 S.M. (103.00 SF)

#### EXTERIOR FINISH SCHEDULE

REFER TO COLORED RENDERINGS FOR MORE INFO.

1. HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
  2. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT GREY)
  3. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT BROWN)
  4. COMPOSITE CEMENT BOARD - FLAT SHEET BOARD PROFILE (LIGHT GREY)
  5. COMPOSITE CEMENT BOARD - SHAKE BOARD PROFILE (LIGHT BROWN)
  6. THIN PROFILE STONE CLADDING (BEIGE)
  7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (DARK BROWN)
  8. SOLID WOOD UNIT ENTRY DOOR (LIGHT BROWN)
  9. DOUBLE GLAZED VINYL WINDOW W/ BROWN FRAME
  10. ALUMINUM RAILING (DARK BROWN)
  11. SLIDING DOOR WITH CLEAR TEMPERED GLAZING
  12. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (DARK BROWN)
  13. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (BLUE)
  14. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (WHITE)
  15. SOLID WOOD UNIT ENTRY DOOR (WHITE)
  16. DOUBLE GLAZED VINYL WINDOW W/ WHITE FRAME
  17. THIN PROFILE STONE CLADDING (GREY)
  18. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (WHITE)
- NOTE: ALL HORIZONTAL FASCIA BOARDS AT EAVE LEVELS TO HAVE MATCHING COLOR PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER

#### 6726 FRANCIS WEST

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
WEST BUILDING FACE  
LIMITING DISTANCE = 1.69 M  
EXPOSED BLDG FACE = 73.45 S.M. (790.60 SF)  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 8.00 %  
U.P.O. ALLOWED = 5.88 S.M.  
U.P.O. PROPOSED = 5.30 S.M. (57.00 SF)

- WEST (SIDE) ELEVATION  
A3.3 SCALE: 1/4"=1'-0"

SEPT 28, 2022  
DP 21-934726  
Plan # 3.f



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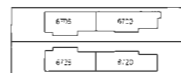
ADDRESS: 7785 FRENCH STREET, VANCOUVER, BC, V6P 0S5  
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KEY PLAN

FRANCIS RD

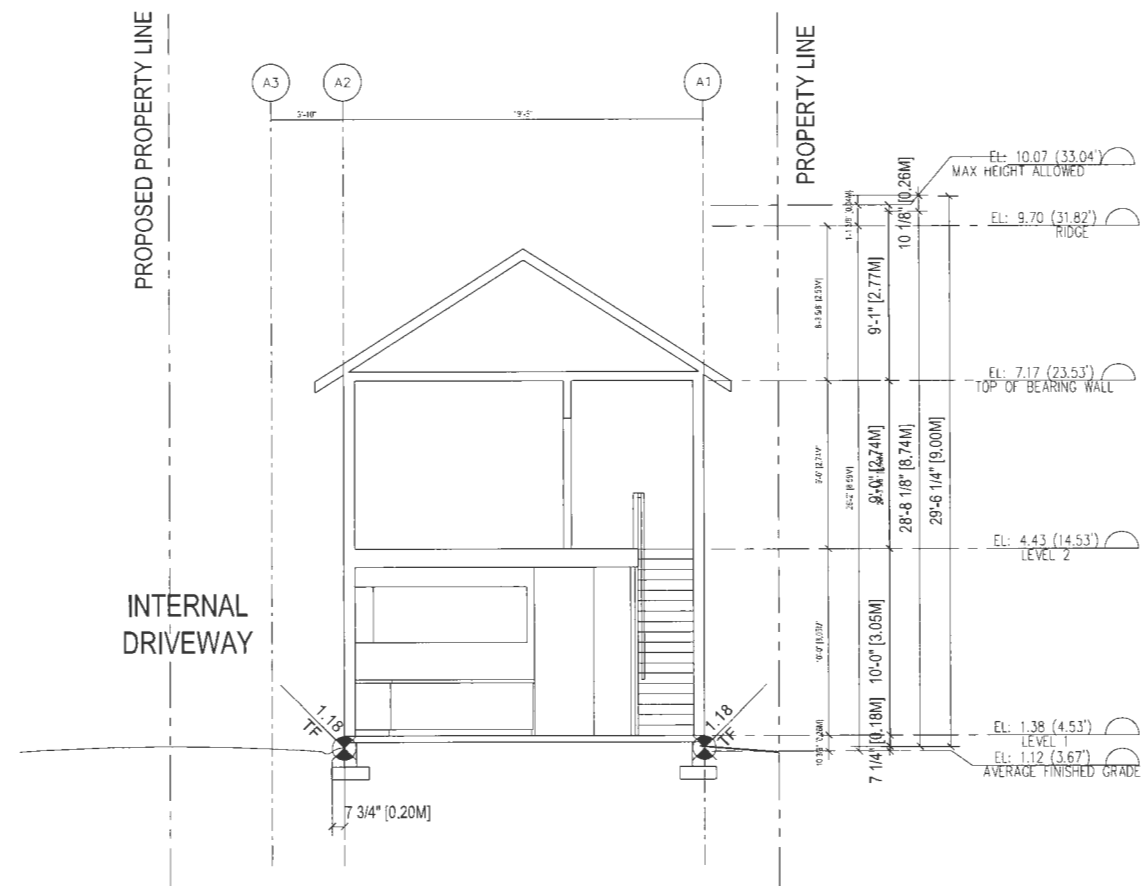


#### DUPLEX DEVELOPMENT

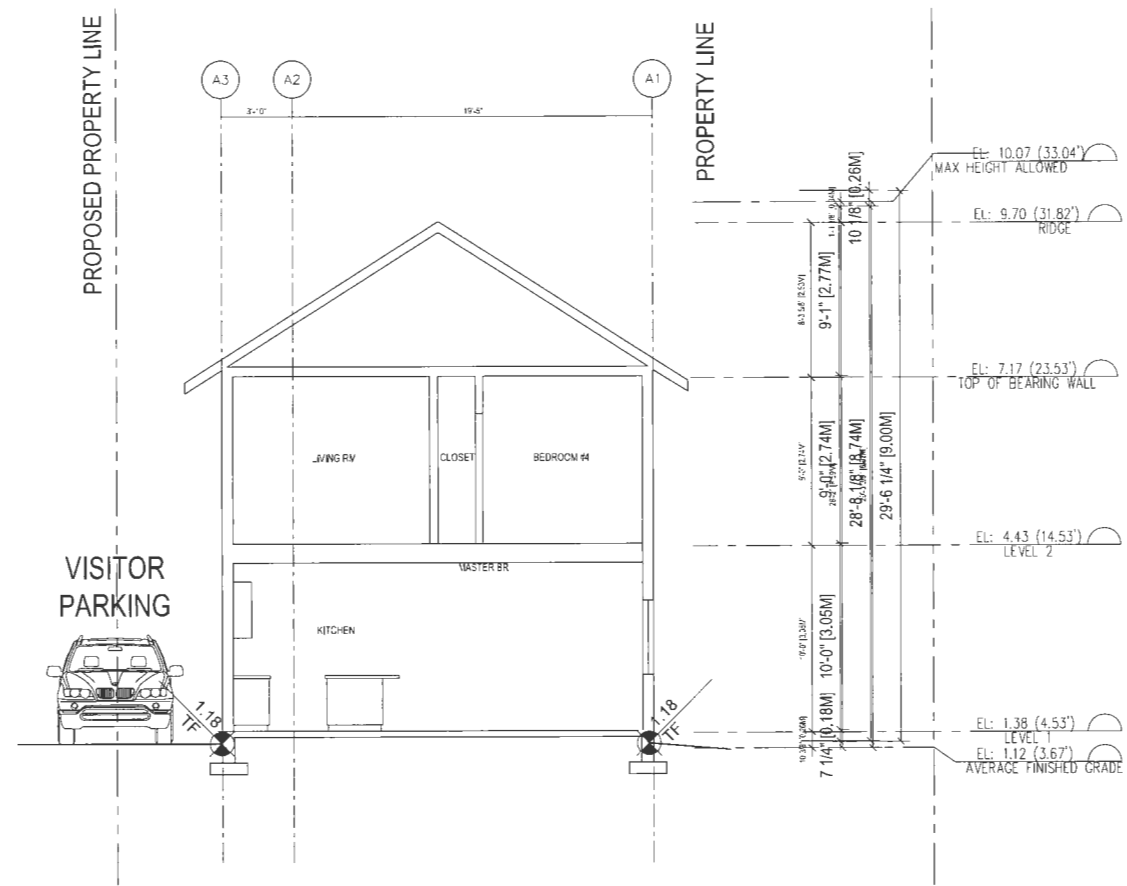


6700, 6706, 6708, 6710, 6712, 6714, 6716, 6718, 6720, 6722, 6724, 6726, 6728, 6730, 6732, 6734, 6736, 6738, 6740, 6742, 6744, 6746, 6748, 6750, 6752, 6754, 6756, 6758, 6760, 6762, 6764, 6766, 6768, 6770, 6772, 6774, 6776, 6778, 6780, 6782, 6784, 6786, 6788, 6790, 6792, 6794, 6796, 6798, 6800, 6802, 6804, 6806, 6808, 6810, 6812, 6814, 6816, 6818, 6820, 6822, 6824, 6826, 6828, 6830, 6832, 6834, 6836, 6838, 6840, 6842, 6844, 6846, 6848, 6850, 6852, 6854, 6856, 6858, 6860, 6862, 6864, 6866, 6868, 6870, 6872, 6874, 6876, 6878, 6880, 6882, 6884, 6886, 6888, 6890, 6892, 6894, 6896, 6898, 6900, 6902, 6904, 6906, 6908, 6910, 6912, 6914, 6916, 6918, 6920, 6922, 6924, 6926, 6928, 6930, 6932, 6934, 6936, 6938, 6940, 6942, 6944, 6946, 6948, 6950, 6952, 6954, 6956, 6958, 6960, 6962, 6964, 6966, 6968, 6970, 6972, 6974, 6976, 6978, 6980, 6982, 6984, 6986, 6988, 6990, 6992, 6994, 6996, 6998, 7000, 7002, 7004, 7006, 7008, 7010, 7012, 7014, 7016, 7018, 7020, 7022, 7024, 7026, 7028, 7030, 7032, 7034, 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1 BUILDING SECTION #1  
SCALE: 1/4"=1'-0"



2 BUILDING SECTION #2  
SCALE: 1/4"=1'-0"

SEPT 28, 2022  
DP 21-934726  
Plan # 3.g



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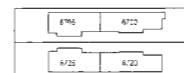
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KEY PLAN

FRANCIS RO



DUPLEX DEVELOPMENT



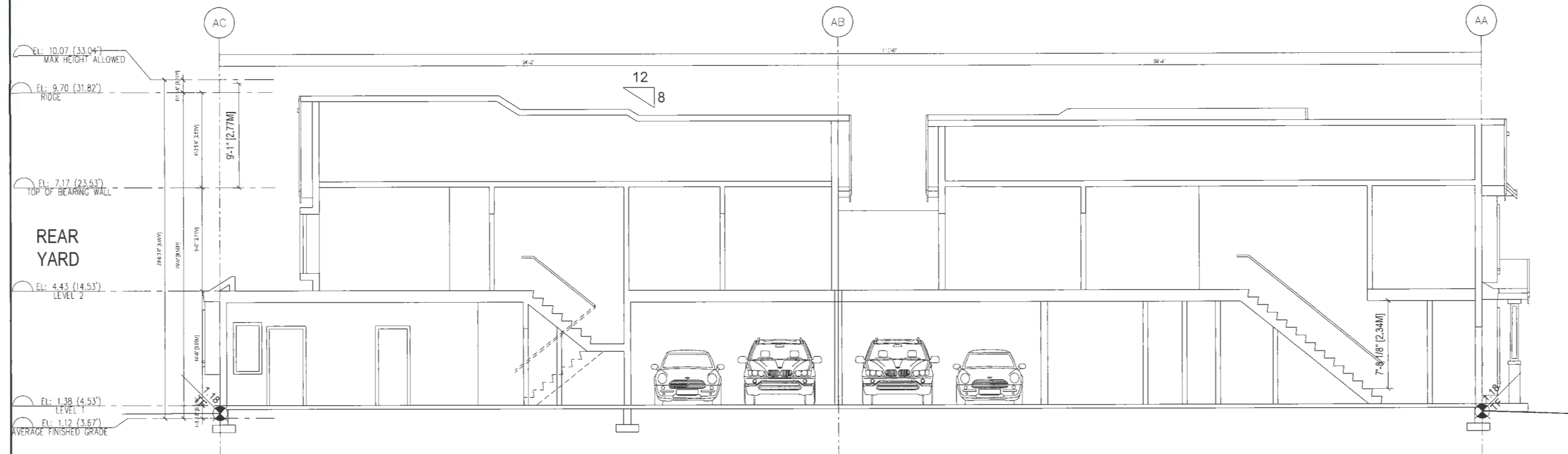
6700, 6701, 6702, 6703 FRANKLIN ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR SUBMISSION	J.Z.	O.Z.	22.09.22
By	Appr.	YY.MM.DD	

TITLE: BUILDING A SECTIONS

Project No. #8246 Scale 1/4" = 1'-0"

Drawn By: A 4.1A



1 BUILDING SECTION #3  
SCALE: 1/4"=1'-0"

SEPT 28, 2022  
DP 21-934726  
Plan # 3.h



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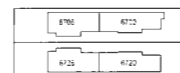
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KEY PLAN

FRANCIS RD



**DUPLEX DEVELOPMENT**



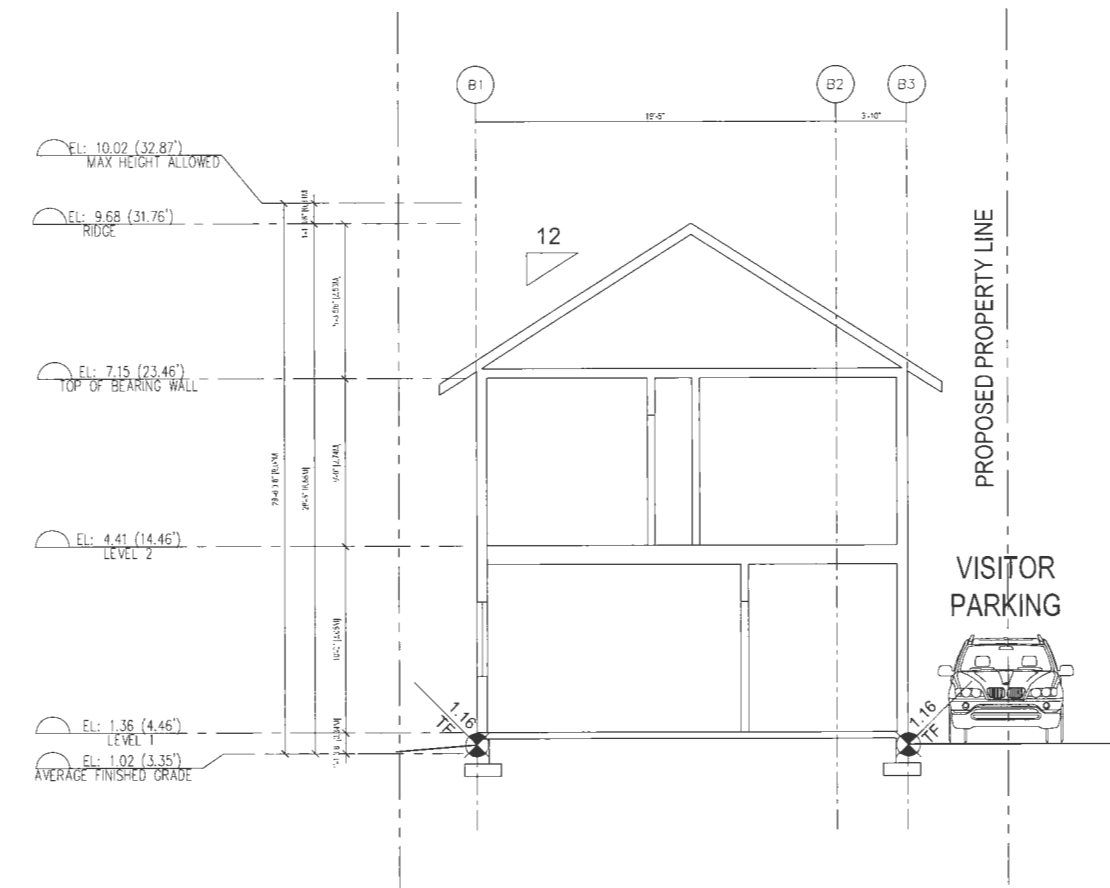
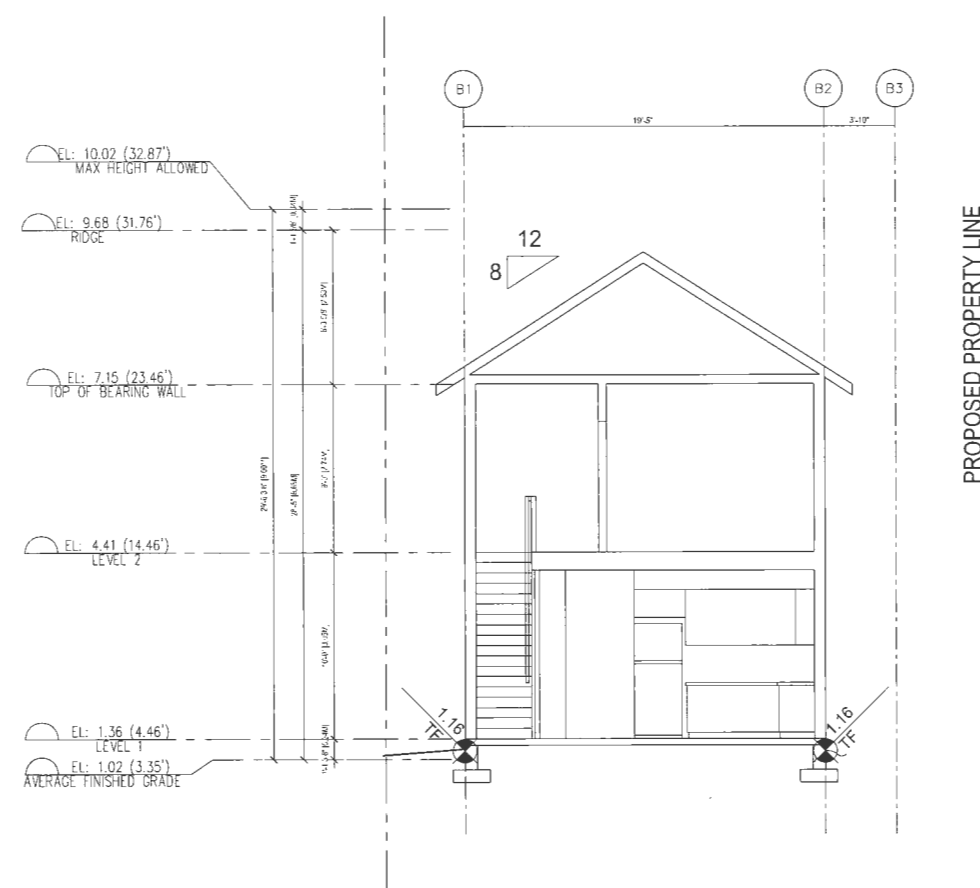
6700, 6701, 6702, 6703 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR DP RESUBMISSION	J.Z.	D.Z.	22.09.22
Issued	By	Appd.	YY.MM.DD

Title: BUILDING A SECTIONS

Project No: #8246 Scale: 1/4" = 1'-0"

Drawing No: A 4.2A



1 BUILDING SECTION #1  
SCALE: 1/4"=1'-0"

SEPT 28, 2022  
DP 21-934726  
Plan # 3.i

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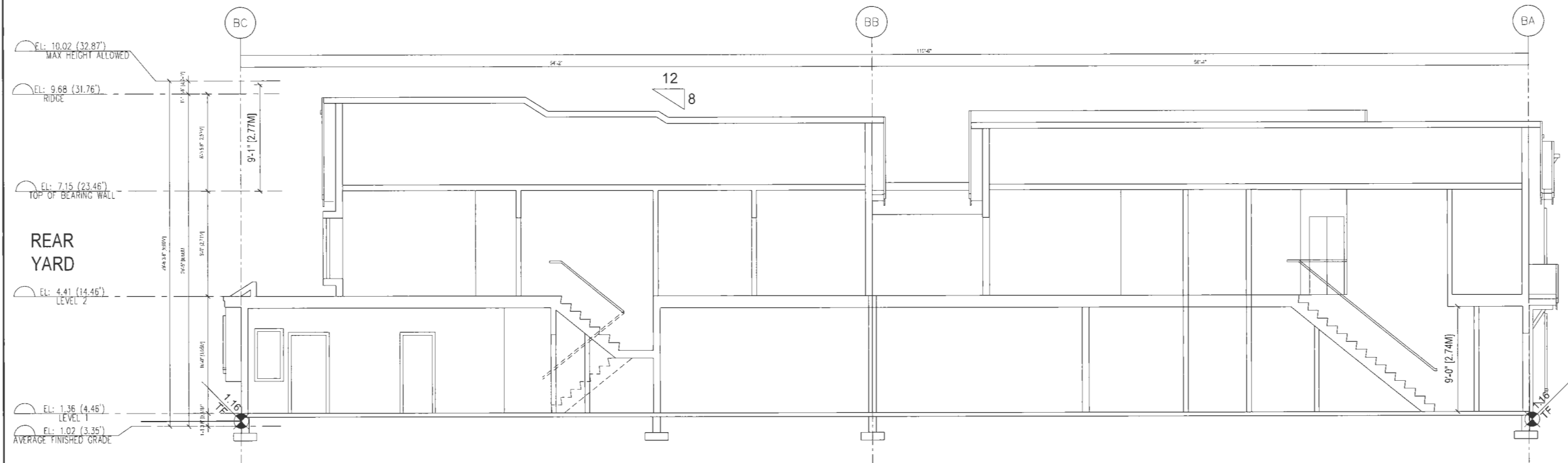
KEY PLAN

**DUPLEX DEVELOPMENT**  
 6700, 6704, 6706, 6708 FRANKLIN ROAD,  
 RICHMOND, BC  
 RZ 19-867880 / DP 21-934726

ISSUED FOR SUBMISSION	J.Z.	O.Z.	22.09.22
By	Appd.	YY.MM.DD	

TITLE: BUILDING B SECTIONS  
 Project No: #8246  
 Scale: 1/4" = 1'-0"  
 Drawing No: A 4.1B





1 BUILDING SECTION #3  
- SCALE: 1/4"=1'-0"

SEPT 28, 2022  
DP 21-934726  
Plan # 3.j



IMPERIAL ARCHITECTURE LTD.

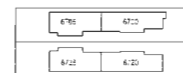
1080 SOUTH BURNHAM STREET, VANCOUVER, BC, V6P 4A5  
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KEY PLAN

FRANCIS RD



DUPLEX DEVELOPMENT



6700, 6706, 6708, 6710, 6712 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

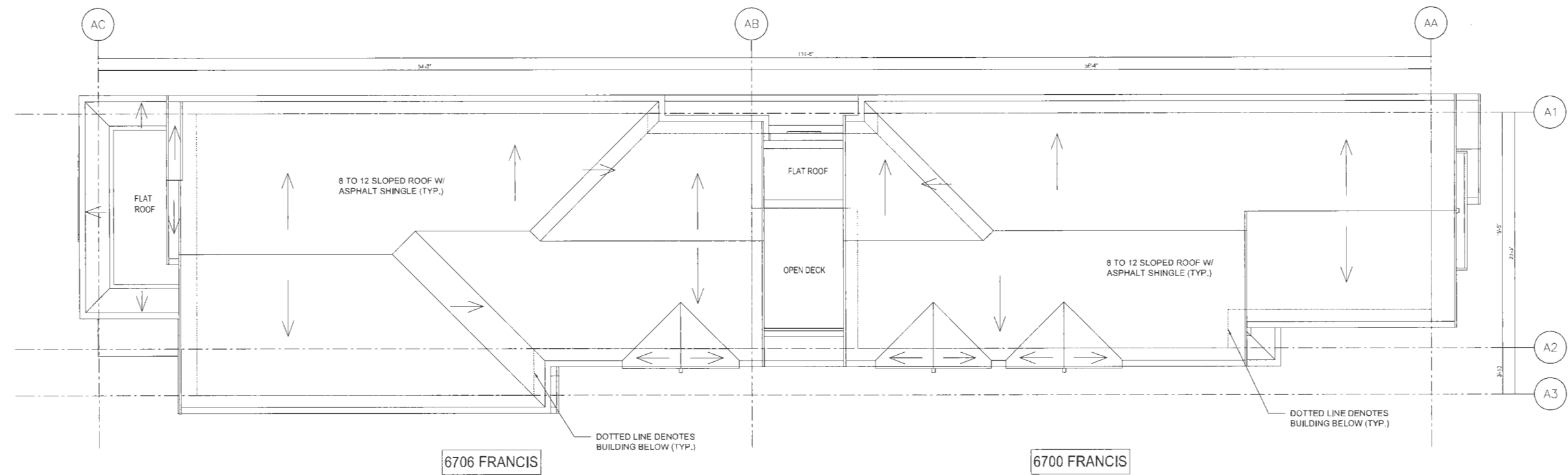
ISSUED FOR SUBMISSION	J.Z.	D.Z.	22.09.22
Issued	By	Appd.	YY MM DD

Building B SECTIONS

Project No: #8246 Scale: 1/4" = 1'-0"

Drawn By: A 4.2B





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

SEPT 28, 2022  
REFERENCE  
PLANS



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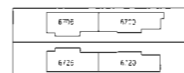
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KEY PLAN

FRANCIS RD



DUPLEX DEVELOPMENT



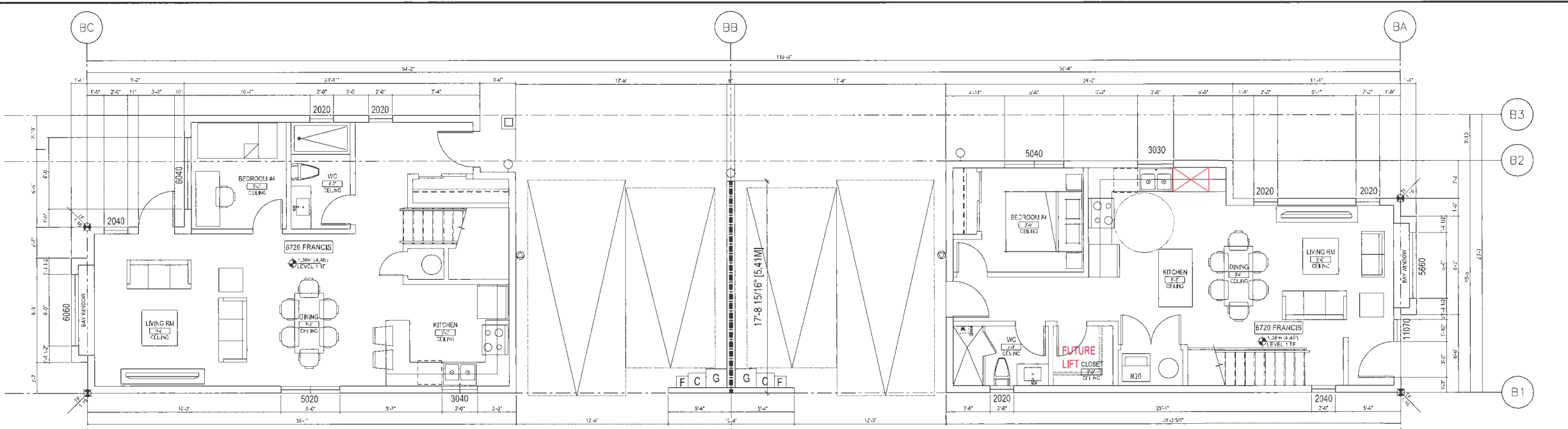
6700, 6706, 6708, 6710 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR OP RESUBMISSION	J.Z.	O.Z.	22.09.22
Issued	By	Appd.	YY MM DD

Title BUILDING A ROOF PLAN

Project No. #8246 Scale 1/4" = 1'-0"

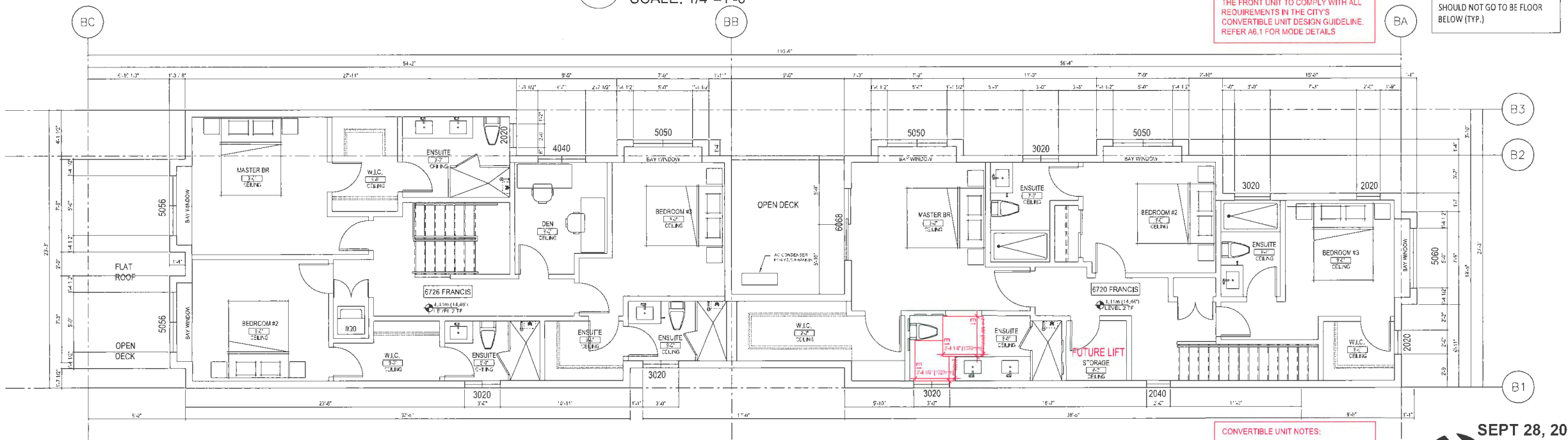
Drawing No. A 2.3A of 1



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

CONVERTIBLE UNIT NOTES:  
FRONT UNIT IS CONVERTIBLE UNIT.  
CONSTRUCTION AND INSTALLATION OF  
THE FRONT UNIT TO COMPLY WITH ALL  
REQUIREMENTS IN THE CITY'S  
CONVERTIBLE UNIT DESIGN GUIDELINE.  
REFER A6.1 FOR MORE DETAILS

BAY WINDOW FRAMING NOTES:  
FRAMING OF BAY WINDOWS  
SHOULD NOT GO TO BE FLOOR  
BELOW (TYP.)



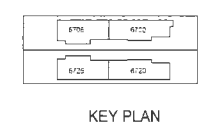
2 LEVEL 2 FLOOR PLAN  
SCALE: 1/4"=1'-0"

CONVERTIBLE UNIT NOTES:  
FRONT UNIT IS CONVERTIBLE UNIT.  
CONSTRUCTION AND INSTALLATION OF  
THE FRONT UNIT TO COMPLY WITH ALL  
REQUIREMENTS IN THE CITY'S  
CONVERTIBLE UNIT DESIGN GUIDELINE.  
REFER A6.1 FOR MORE DETAILS

SEPT 28, 2022  
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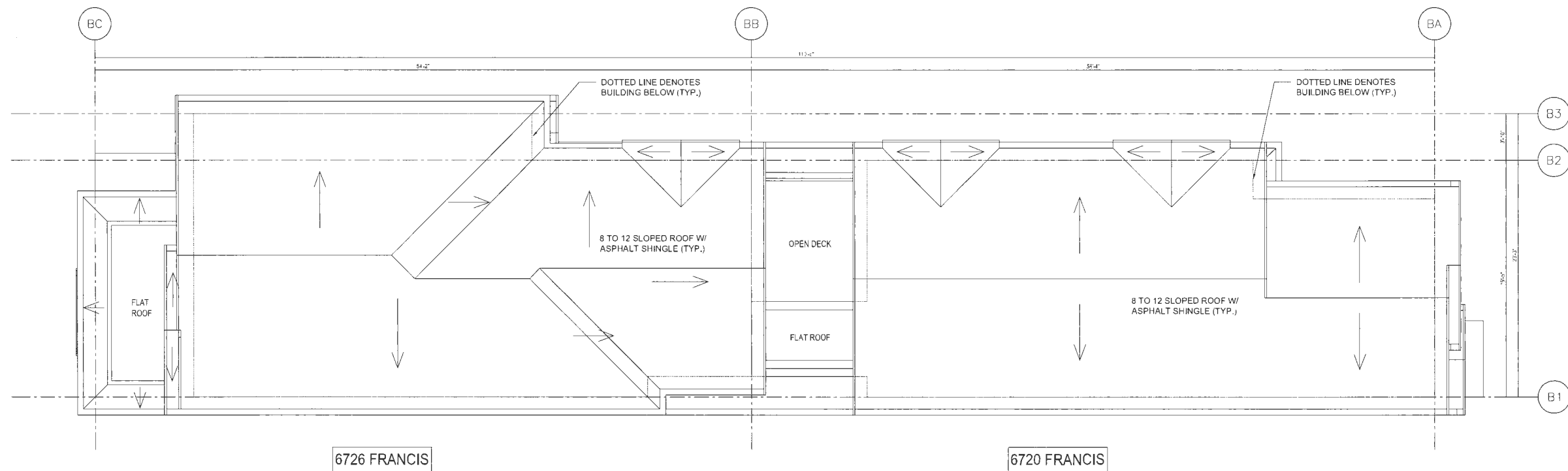
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**DUPLEX DEVELOPMENT**  
DOXA  
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ISSUED FOR D.P. RE-SUBMISSION	J.Z.	D.Z.	22.09.22
Issued	By	Appd.	YF/MW/DD

Title: BUILDING B LEVEL 1 & LEVEL 2 FLOOR PLANS  
Project No.: #8246  
Scale: 1/4" = 1'-0"  
Drawing No.: A 2.1B  
Sheet: 1 of 1



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

SEPT 28, 2022  
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PLANS



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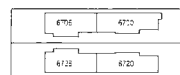
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KEY PLAN

FRANCIS RD



DUPLEX DEVELOPMENT



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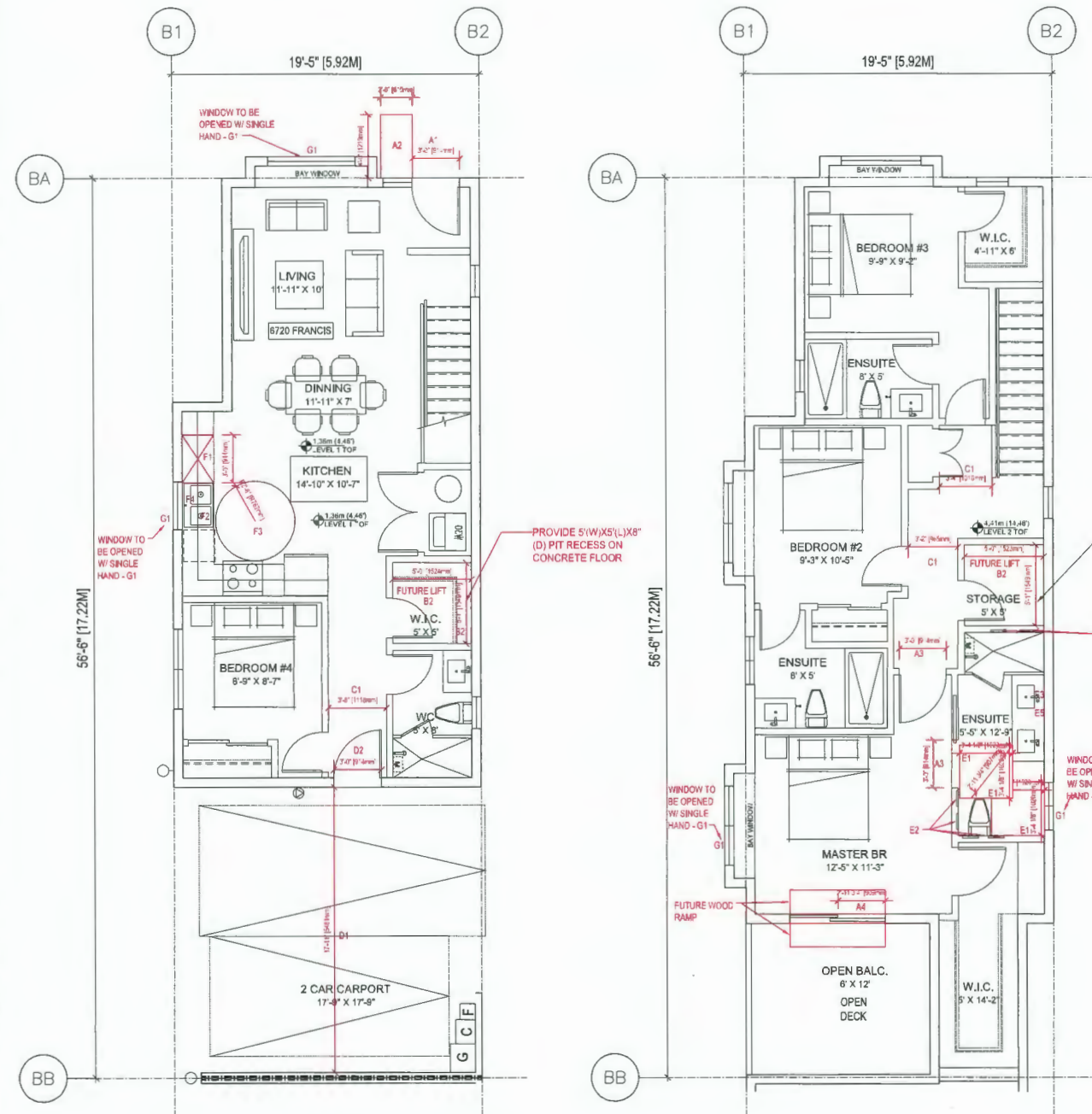
ISSUED FOR SUBMISSION	BY	D.Z.	22.09.22
Issued	By	Appd.	YY.MM.DD

Title: BUILDING B ROOF PLAN

Project: #8246 Scale: 1/4" = 1'-0"

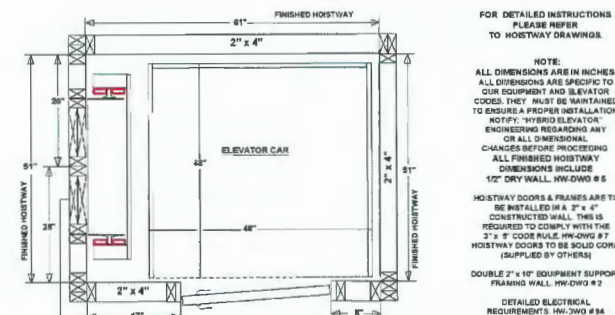
Drawing No. A 2.3B of 1





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

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



HYBRID ELEVATOR INC.		Rev	PLN 10/14/1
191-384 LOUGHBRIDGE ROAD	MELOUBRA, VIC 3113	Scale	N/E
PHONE: (773) 484-0204	FAX: (773) 484-0206	Design	P. J. K. & L. M.
RESIDENTIAL ELEVATOR LIFTS		Drawn	P. J. K.
STANDARD HOISTWAY PLAN		Check	P. J. K.

CONVERTIBLE UNIT GUIDELINES (NOTE: SAFERHOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD (ITALICS))	
A	DOORS & DOORWAYS
A1	ENTRY DOORS TO A MINIMUM 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS.
A2	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 120" WIDE BY 60" DEEP BY DOOR OPENING PLUS 6" MIN. CATCHER SIDE (NOT NEEDED IF ROUGH IN WRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).
A3	INTERIOR DOORS TO MAIN LIVING AREAS, BATHROOM AND BEDROOMS MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED.
A4	INTERIOR DOORS TO MAIN LIVING AREAS, BATHROOM AND BEDROOMS MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED.
A5	ALL INTERIOR DOORS MUST BE 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED.
A6	ENTRY DOORS TO A MINIMUM 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS.
B	VERTICAL CIRCULATION
B1	VERTICAL CIRCULATION MUST BE 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED.
B2	AT THE TOP OF ALL STAIRWAYS, RAILS ARE REINFORCED WITH 4" X 8" SOLID LUMBER AT 90° TO CENTER.
C	HALLWAYS
C1	MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED.
D	GARAGE
D1	MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED.
D2	ACCESS FROM GARAGE TO LIVING AREA MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED.
D3	TOTAL CLEARANCE FROM GARAGE FLOOR TO CEILING MIN. 8'0" IN HEIGHT.
E	BATHROOM (N.B.)
E1	WALL CLOSET FOR FUTURE CLOSET BAR INSTALLATION AT TOILET. TUB AND SHOWER REINFORCED WITH 4" X 8" SOLID LUMBER IN ALL BATHROOM SHOWER AND TOILET LOCATIONS.
E2	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
E3	PROCESSED AND COMPOSITE CONTROL PANELS ARE NOT ALLOWED ON ALL BREAKER PANELS.
E4	CABINETS UNDER SINKS AND SINKS ARE TO BE 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED.
E5	CABINETS UNDER SINKS AND SINKS ARE TO BE 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED.
F	KITCHEN
F1	CABINETS UNDER SINKS AND SINKS ARE TO BE 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED.
F2	CABINETS UNDER SINKS AND SINKS ARE TO BE 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED.
F3	120V/240V CIRCUIT BREAKER OR "TURNING ON" CIRCUIT.
F4	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
G	WINDOWS
G1	MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED. IF DOORS ARE TO BE REMOVED, A MINIMUM 36" WIDE BY 80" HIGH CLEARANCE MUST BE MAINTAINED.
H	OUTLETS & SWITCHES
H1	PLACEMENT LOCATION OF ELECTRICAL OUTLETS: 30" FROM WINDOW BOTTOM OF STAIRWAYS. 30" FROM WINDOW BOTTOM OF STAIRWAYS. 30" FROM WINDOW BOTTOM OF STAIRWAYS.
H2	UPGRADE TO FOUR-POLE OUTLETS IN ALL MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.

### Build Towards a Sustainable Future with Hybrid Elevator

Hybrid Elevator works directly with home builders and developers to provide accessibility solutions for multiple applications.

Today's homes are one of Canada's largest investments, totaling 15% of the country's financial assets and controlling over 20% of the country's spending in North America. This demographic is looking towards downsizing into retirement residences.

Multi-unit projects are becoming more common, and energy efficiency is a key selling point. Hybrid Elevator's energy-efficient, low-voltage, LED lighting system is a perfect fit for these projects.

Hybrid Elevator's energy-efficient, low-voltage, LED lighting system is a perfect fit for these projects.

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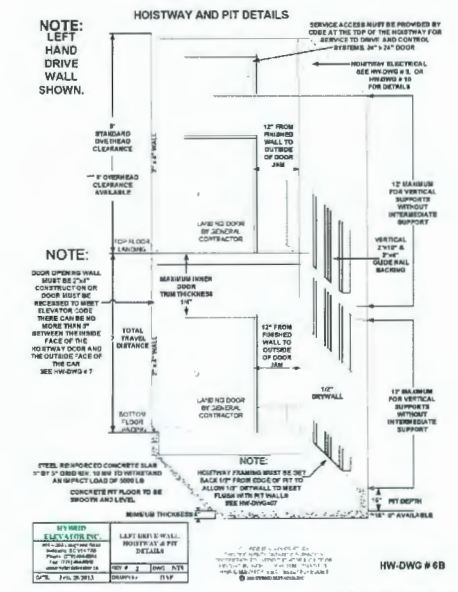
#### BENEFITS TO BUILDERS

- Competitive sales advantage
- Appeal to a broader demographic
- Cost-effective solution
- Energy efficiency
- Low voltage, LED lighting system
- Safe, reliable, and durable
- Quiet with soft start and stop
- Hand-free phone
- Custom built to fit available space
- Multiple units and sizes
- Unlimited fielding options

#### KEY HYBRID FEATURES

- The Hybrid Elevator is a compact, energy-efficient, low-voltage, LED lighting system.
- Energy-efficient, low-voltage, LED lighting system
- Safe, reliable, and durable
- Quiet with soft start and stop
- Hand-free phone
- Custom built to fit available space
- Multiple units and sizes
- Unlimited fielding options

Visit [www.hybridelevator.ca](http://www.hybridelevator.ca) for more information, or call 778-484-0064



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## IMPERIAL ARCHITECTURE LTD.

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KEY PLAN

FRANCIS RD

### DUPLEX DEVELOPMENT

6700, 6706, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR DP SUBMISSION

ISSUED

By: J.J. Appd. D.J. 22.09.22

THE CONVERTIBLE UNIT DETAILS

Project No. 8246

Scale 1/4" = 1'-0"

Sheet A 5.1 of