



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 6, 2023

From: Wayne Craig
Director, Development

File: DP 22-011557

Re: Application by Jacky He for a Development Permit at 6531 Francis Road

Staff Recommendation

That a Development Permit be issued which would permit construction of two front-to-back duplexes at 6531 Francis Road (one on each lot after subdivision) with shared vehicle access from Francis Road, on lots zoned "Arterial Road Two-Unit Dwellings (RDA)".

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

WC:ac
Att. 2

Staff Report

Origin

Jacky He has applied on behalf of the property owner, Ya T Wang, to the City of Richmond for permission to develop two front-to-back duplexes at 6531 Francis Road on a site zoned “Arterial Road Two-Unit Dwellings (RDA)” with access from Francis Road.

The site is being rezoned from “Single Detached (RS1/E)” to “Arterial Road Two-Unit Dwellings (RDA)” under Bylaw 10332 (RZ 19-878165). The Rezoning Bylaw is currently at third reading and the applicant is working to complete all of the rezoning requirements. The site currently contains a single-family dwelling that is occupied by a rental tenant who has been made aware of the application and timeline.

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

- Provision of water, storm, and sanitary sewer connections, water meters and inspection chambers as required for each lot.
- Frontage works, including the provision of a new grass/treed boulevard and sidewalk will be provided along the western side of the site. The existing frontage works will be retained along the eastern edge in order to facilitate the retention of the on-site Cherry tree.

Development Information

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

Background

The subject site consists of a large lot containing a single-family dwelling that is occupied by a rental tenant. There is no secondary suite in the dwelling. The existing dwelling is proposed to be demolished at future subdivision stage.

Development surrounding the subject site is as follows:

To the North: Fronting Dunsany Place, a single-family home on a lot zoned “Single Detached (RS1/E)”.

To the South: Across Francis Road, a single-family home on a lot zoned “Single Detached (RS1/E)”.

To the East: Fronting Francis Road, a duplex dwelling on a lot zoned “Single Detached (RS1/E)”.

To the West: Fronting Francis Road, a single-family dwelling on a lot zoned “Single Detached (RS1/E)”.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Review of the architectural character, scale, massing, colour and materials to ensure that the proposed duplexes are well designed, fit into the neighbourhood and comply with design guidelines.
- Review of the building massing and setbacks to ensure compliance with the residential vertical lot width and depth envelopes required in the “Arterial Road Two-Unit Dwellings (RDA)” zone.
- Review of aging-in-place features in all units and provision of a convertible unit.
- Review of the Landscape Plan including new trees to be planted 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:

- Further refinements were made to the architectural character of the proposed duplexes to ensure that they comply with design guidelines and fit well into the surrounding neighbourhood.
- The decks that were proposed at rezoning have been significantly altered and reduced in size. Decks are now oriented towards the internal drive isle only.
- Compliance with the residential vertical lot width and depth envelopes required in the “Arterial Road Two-Unit Dwellings (RDA)” zone has been confirmed.
- Accessibility features have been verified to include aging-in-place features in all units and the provision of one convertible unit.
- Further detail provided on landscape confirming on-site tree planting.

The Public Hearing for the rezoning of this site was held on February 22, 2022. At the Public Hearing, no concerns about rezoning the property were expressed by members of the public. Bylaw 10332 for the rezoning of the subject site was given third reading following the Public Hearing.

Public Input during the Development Permit Application 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 has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with all aspects of the “RDA” 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 that exists to both the north and south of the subject site.
- The apparent building massing 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 building along the streetscape is visually interesting, well-articulated and 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 alongside yard elevations to avoid overlook into adjacent dwellings.

Site Planning, Access and Parking

- Vehicle access to the site will be provided via a shared driveway from Francis Road. 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 a pair of garages 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 is to be shared between the two duplexes and is proposed at the south end of the shared drive-aisle. 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 for use by all of the units on site.
- 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, identified with the use of permeable pavers. The use of the drive-aisle by both vehicles and pedestrians is highlighted by the proposed decorative surface treatment with permeable pavers. The entries to each of the four units are visible from Francis Road.
- Waste and recycling bins will be stored in the private garage of each unit. A short-term staging area, screened from the road, is provided at the front of the site for pick-up day.

Architectural Form and Character

- Consistent with the design guidelines for Arterial Road Duplexes, an effort was made to differentiate the appearance of each building through the use of different roof shapes, the use of gable/hip roofs, subtle differences in window treatments and varied colour palettes.
- Traditional west-coast wood-frame residential style with inspiration from Tudor style is used as the main architectural language for this proposal.
Details used in the project include gable/hip roofs, bay windows, wood battens, stone

cladding walls on the lower floor and shingles 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 of the front units and reinforce the residential character of the development.
- The proposed colour palette and building materials consist of:
 - Two different colour schemes with warm and cold tones are proposed. Staggered colour combination was used to signify the different ownership. Units A1 and B2 have cold colour tones while units B1 and A2 have warm colour tones.
 - Light grey and light brown colours were used on wood trim, Hardi panel lap siding and window frame battens. Stone cladding is used as the base of the exterior walls

Landscape Design and Open Space Design

- Private outdoor space is provided 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.
- A variety of shrubs, perennials, and grasses are proposed in the Landscape Plan, including: azelia, hydrangea, rhododendron, Sweet box, Japanese forest grass and Western sword fern.
- Tree retention and removal were assessed as part of the rezoning application review process and secured with securities and legal agreements, at which time it was determined that:
 - One bylaw-sized 40 cm cherry tree on site (#75) on the subject property is to be retained and protected.
 - One bylaw-sized 33 cm cherry tree on site (#76) is to be relocated to facilitate the new driveway and will be moved to the front yard of Lot A.
- The Landscape Plan shows that two Paperbark maples and two Shore pines are proposed to be planted and maintained on site (two per lot).
- The Landscape Plan requires that all soft landscaped areas be maintained with the installation of an automatic irrigation system.
- A variety of decorative paving treatments are 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 an ashlar pattern and permeable 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 fencing with pedestrian gates are proposed around the front yards (1.2 m high). Solid privacy fencing (1.8 m high) is proposed alongside 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 spillover onto adjacent properties.

This includes both downward-facing building-mounted lighting along the shared drive-aisle as well as low-height bollard lighting at the site entrance, in select locations along pathways.

- To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including all materials, installation and a 10 per cent contingency) prior to DP issuance.

Crime Prevention Through Environmental Design

- The applicant has identified the following principles of CPTED are incorporated into the proposed design:
 - Shared pedestrian walkway with vehicle entry off Francis Road to enhance visual supervision.
 - Street edge is metal fence with gates and lower planting on either side of the fence for visual porosity into the site.
 - Additional windows are provided to side elevations adjacent to share driveway/ courtyard to enhance visual surveillance opportunities.
 - Exterior lighting will be provided at carport entry and in the visitor parking area to enhance visual supervision.

Accessible Housing

- The proposed development includes one convertible unit in the front unit of the duplex on proposed Lot A that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of a vertical lift, as proposed in the drawings. The list of Convertible Unit features and floor plans are included in the Reference Plans to the DP.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - Lever-style door handles.
 - Blocking installed in walls for grab bars.
 - Stair handrails.

Sustainability

- As secured through the rezoning considerations 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:

- Primary air source heat pumps for heating and cooling.
- 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 decks facing the internal drive isle and the heat pumps for the rear units are proposed near the rear corners of each building.
- The applicant 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.

Site Servicing & Offsite Improvements

- 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. Works include (but are not limited to):
 - Provision of water, storm, sanitary sewer service connections, water meters and inspection chambers as required for each lot.
 - Frontage works, including the provision of a new grass/treed boulevard and sidewalk will be provided along the western side of the site. The existing frontage works will be retained along the eastern edge in order to facilitate the retention of the on-site cherry tree.

Conclusions

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

The applicant has addressed 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 in the OCP.



Alexander Costin
Planning Technician – Design
(604-276-4200)

AC:he

Att. 1: Development Application Data Sheet
2: Location Map

The following are to be met prior to forwarding this application to Council for issuance:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$143,084.00 (including all materials, installation, and a 10% contingency). To accompany the landscaping security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the city.
- Payment of all fees in full for the cost associated with the Public Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

- 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.
- Register a cross-access easement on Title for the shared drive-aisle and shared visitor parking space.
- 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 661 L/s of water available at a 20 psi residual at the Francis Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- At Developer's cost, the Developer 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 Developer's cost, the City will:
 - Cap and remove the existing water service connection.
 - Install four new water service connections, complete with water meters – one to serve each proposed unit.

Storm Sewer Works:

- At Developer's cost, the City will:
 - Based on the recommendation from the developer's engineer in the memorandum from Terra Nobis Consulting Inc. "6531 Francis Rd, Richmond – Perimeter Drain" dated April 15th, 2020, cap and remove the existing perimeter drain along the east property line of the development site.
 - Cap the existing storm connection at the inspection chamber.
 - Install one new storm service connection at the common property line of the newly subdivided lots, complete with inspection chamber and dual service leads.

Sanitary Sewer Works:

- At Developer's cost, the Developer is required to:
 - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- At Developer's cost, the City will:
 - Cap the existing sanitary connection at the inspection chamber.
 - Install one new sanitary service connection at the common property line of the newly subdivided lots, complete with inspection chamber and dual service leads.

Frontage Improvements:

- At Developer's cost, the Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.

- Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- Frontage cross-section
 - The works include the construction of a new 2.0 m wide concrete sidewalk at the new property line and a new grass/tree boulevard over the remaining width between the sidewalk and the north curb of Francis Road. This proposed sidewalk will be built from the west property line to the east of the proposed driveway. The existing sidewalk and boulevard east of the proposed driveway will be kept in place next to the north curb of Francis Road for the purpose of tree retention. Show the following measurements (north to south) on the Site Plan:
 - New south property line of the subject site.
 - 2.0 m wide concrete sidewalk.
 - 1.5 m wide landscaped boulevard with street trees. (Show measurement clear of the fronting curb).
 - Existing 0.15 m wide curb.
- Sidewalk Connections
 - Show sidewalk transition section that connects the existing sidewalk to the west of the subject site. A connection between the proposed sidewalk and existing sidewalk at the east end of the proposed driveway will be needed. The sidewalk transitions are to be built based on a reverse curve design (e.g. 3.0 m x 3.0 m). As part of the SA detailed design, curve data is to be shown.
- Site Access
 - 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 under Item 2 above.
 - The new vehicle driveway access to the site must be constructed to City design standards.

General Items:

- Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- 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 Building Permit issuance, the developer is required to complete the following:

- Incorporate accessibility measures in Building Permit (BP) plans 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.
- Prior to Building Permit issuance the applicant is required to submit written confirmation of the same from a registered acoustic consultant.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

*This requires a separate permit.



DP 22-011557

Attachment 1

Address: 6531 Francis Road

Applicant: Jacky He

Owner: Ya T. Wang

Planning Area(s): Blundell

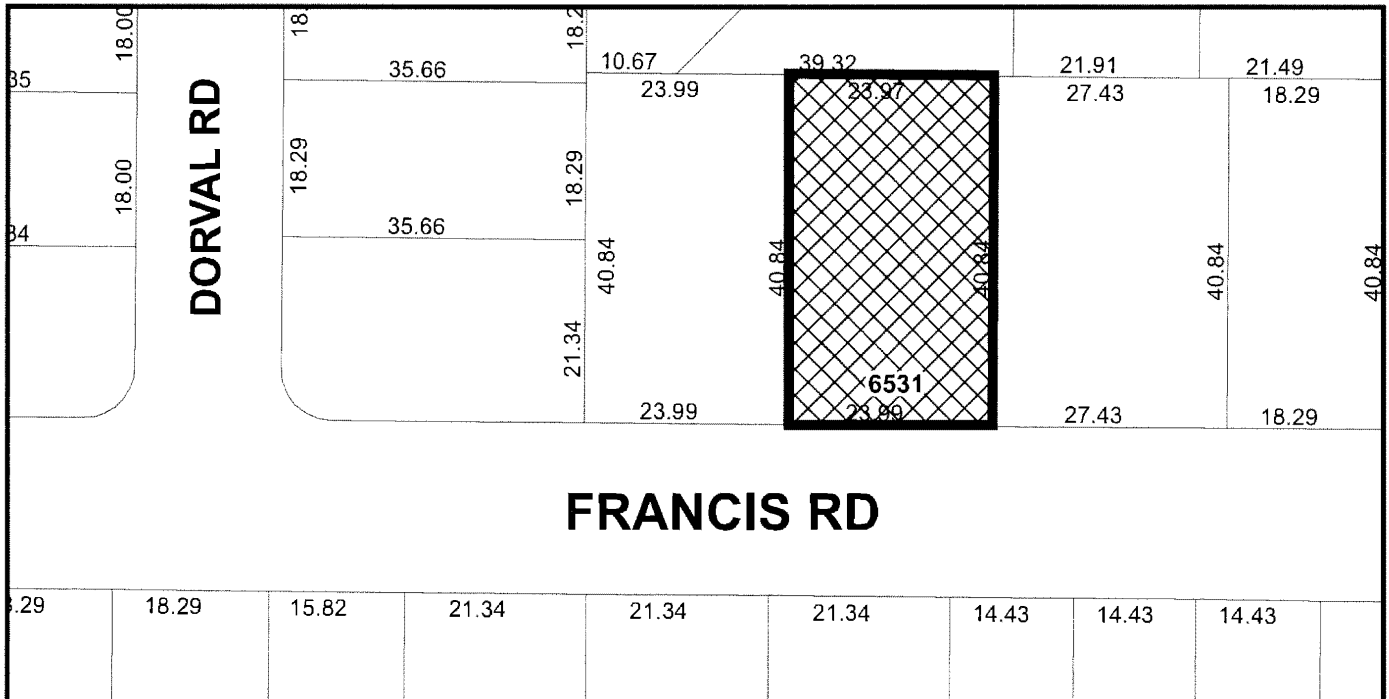
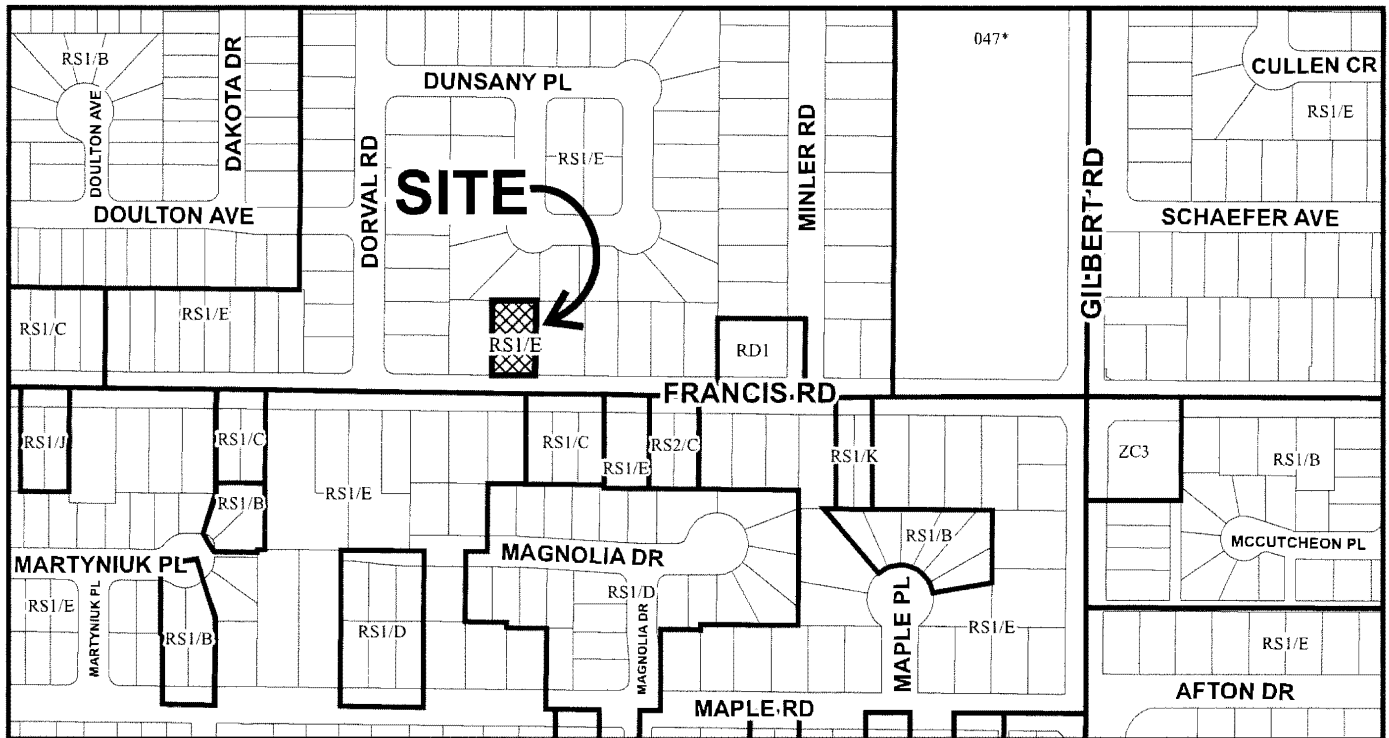
	Existing	Proposed
Site Area:	980 m ² (10548.6 ft ²)	Lot A: 490 m ² (5274.3 ft ²) Lot B: 490 m ² (5274.3 ft ²)
Land Uses:	One Single-Detached Dwelling	One front-to-back Duplex on each new lot created.
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)
Number of Units:	1	4

	Bylaw Requirement	Proposed		Variance
Floor Area Ratio:	The lesser of 0.6 FAR and 334.5 m ²	Lot A:	0.6	None permitted
		Lot B:	0.6	
Buildable Floor Area:	294 m ² (3164.6 ft ²)	Lot A:	294 m ² (3164.6 ft ²)	None permitted
		Lot B:	294 m ² (3164.6 ft ²)	
Lot Coverage:	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Live plant material: Min. 20%	Lot A:	Buildings: 40.7% Non-porous Surfaces: 48.4% Live plant material: 26.4%	None
		Lot B:	Buildings: 40.6% Non-porous Surfaces: 48.4% Live plant material: 26.0%	
Lot Size:	Min. 464.5 m ²	Lot A:	490 m ²	None
		Lot B:	490 m ²	
Lot Dimensions (m):	Width: Min. 10.35 m Depth: 30 m	Width: 12 m each Depth: 40.73 m each		None
Setback – Side Yard:	Front:	Min. 6.0 m	6.0 m	None
	Side:	Min. 1.2 m	1.2 m	

	Rear:	Min. 8.15 m for up to 60% of the 1 st storey rear wall and 10.18 m for at least 40% of the 1 st storey and all of the 2 nd storey	8.15 m for up to 60% of the 1 st storey rear wall and 10.18 m for at least 40% of the 1 st storey and all of the 2 nd storey	
Height:	The lesser of 2 storeys or 9.0 m		2 storeys (8.66 m)	None
On-site Resident Parking Spaces per lot:	2 spaces per unit (4 spaces total)		2 spaces per unit (4 spaces total)	None
On-site Visitor Parking Spaces:	1 space (shared between 2 lots)		1 space (shared between 2 lots)	None
Grand Total:	9 spaces		9 spaces	None
Private Outdoor Space:	Min. 30 m ² per unit	Lot A:	Front – 53.7 m ²	None
			Back – 107.6 m ²	
		Lot B:	Front – 54 m ²	
			Back – 107.1 m ²	



City of
Richmond



DP 22-011557

Original Date: 05/09/22

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Development Permit

No. DP 22-011557

To the Holder: Ya T Wang
Property Address: 6531 Francis Road
Address: 6531 Francis Road

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #20 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 \$143,084.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 22-011557

To the Holder: Ya T Wang
Property Address: 6531 Francis Road
Address: 6531 Francis Road

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

This Permit is not a Building Permit.

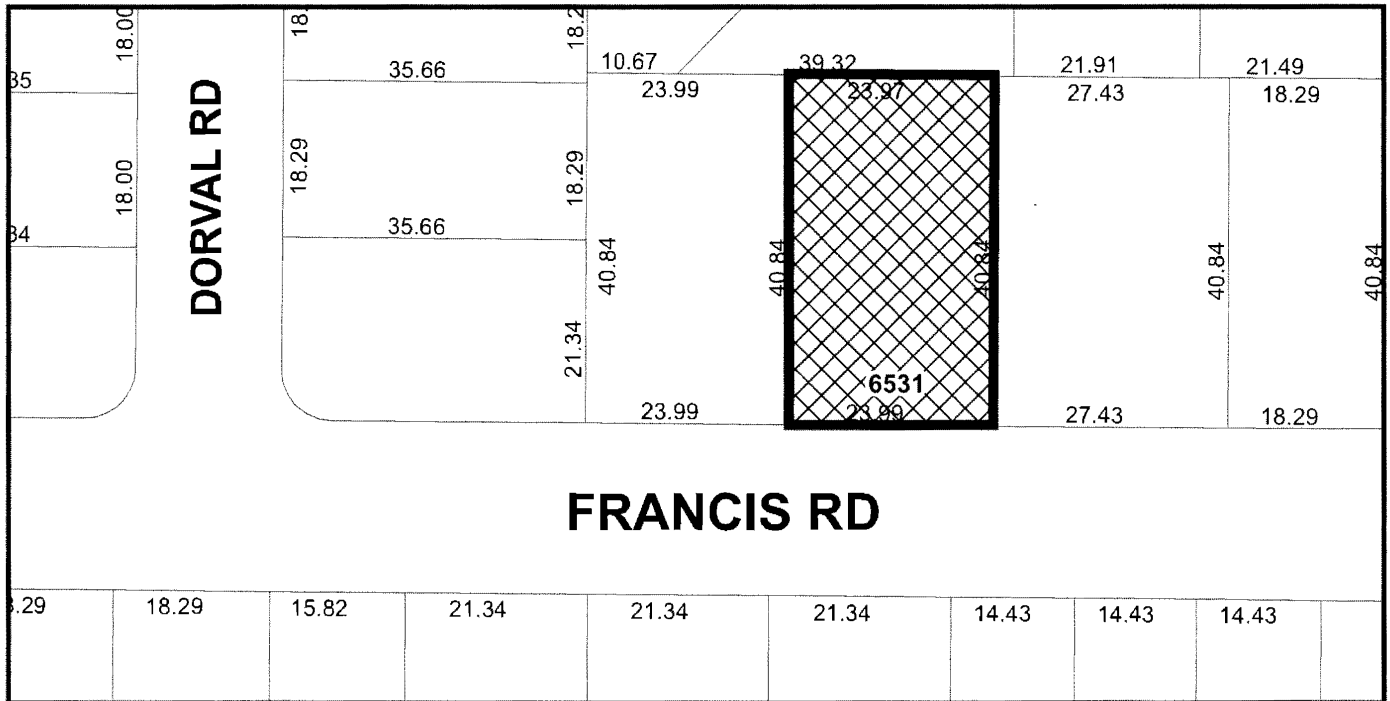
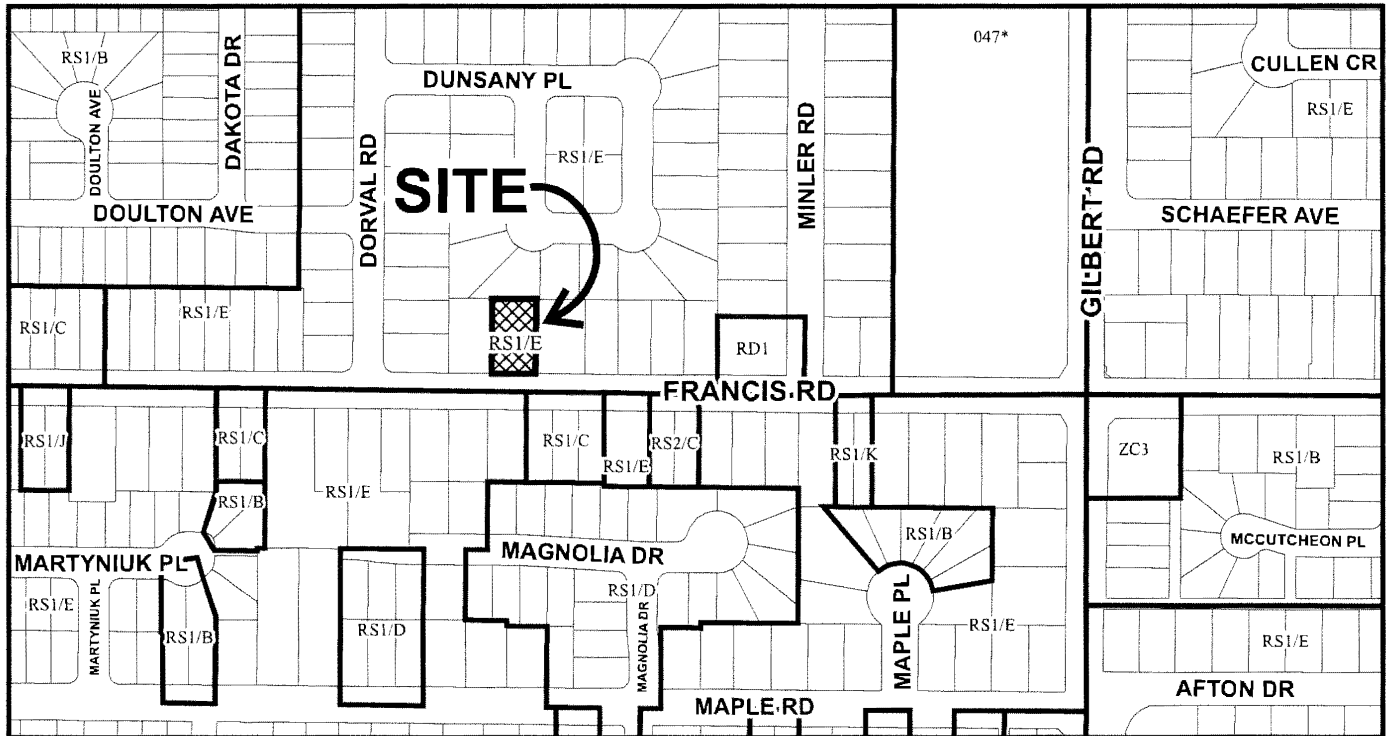
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

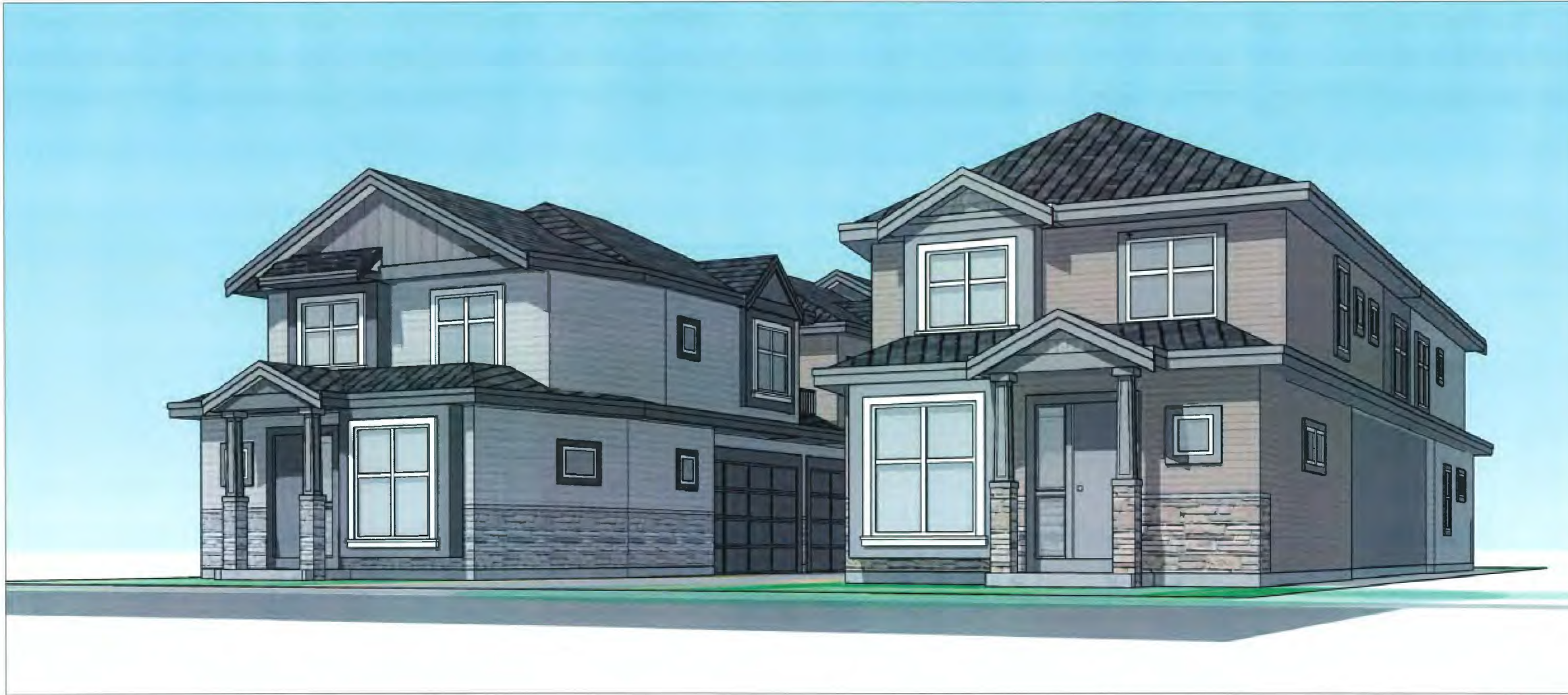


DP 22-011557 SCHEDULE "A"

Original Date: 05/09/22

Revision Date:

Note: Dimensions are in METRES



4 UNIT DUPLEX DEVELOPMENT (RZ 19-878165 / DP 22-011557) AT 6531 FRANCIS ROAD, RICHMOND, BC

ISSUED FOR DP RESUBMISSION 2023-09-05

CONTACT LIST

CLIENT/ APPLICANT
KC CONSTRUCTION
CONTACT: JACKY HE
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EMAIL: KINGCROSSCONSTRUCTION@GMAIL.COM

ARCHITECT
IMPERIAL ARCHITECTURE
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EMAIL: IMPERIALARCHITECTURE@GMAIL.COM

CIVIL
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CONTACT: JIMMY LEE, P.ENG
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SURVEYOR
J.C.TAM & ASSOCIATES PROFESSIONAL LAND SURVEYORS
CONTACT: JOHNSON TAM, B.C.L.S.
TEL: 604-214-8928
E-MAIL: OFFICE@JCTAM.COM

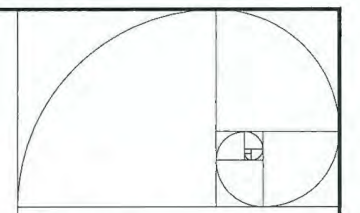
LANDSCAPE
HOMING LANDSCAPE ARCHITECTURE
CONTACT: EASON (ZHIPIN LI) BCSLA
TEL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

ARBORIST
THE TREE POLICE
CONTACT: SILAS (WAI YIM) LING, ISA CERTIFIED ARBORIST
TEL: 604-833-2479
EMAIL: SILAS@MONKEYTREESERVICES.COM

DRAWING LIST

ARCHITECTURAL:

- | | |
|---|---|
| A0.0 COVER SHEET | A2.1 BLDG A & B LEVEL 1 CONTEXT FLOOR PLANS |
| A0.1 SITE AERIAL PHOTO | A2.2 BLDG A & B LEVEL 2 CONTEXT FLOOR PLANS |
| A0.2 SITE CONTEXT PLAN / STREET ELEVATION | A2.3 BLDG A LEVEL 1 & 2 FLOOR PLANS |
| A0.3 PROJECT DATA & STATISTICS | A2.3A BLDG A LEVEL 1 & 2 AREA OVERLAY |
| A0.4 PROJECT DATA & STATISTICS | A2.4 BLDG B LEVEL 1 & 2 FLOOR PLANS |
| A0.5 COLOR RENDERINGS | A2.4A BLDG B LEVEL 1 & 2 AREA OVERLAY |
| A0.6 COLOR RENDERINGS | A2.5 BLDG A & B ROOF PLANS |
| A0.7 COLOR SAMPLE BOARD | |
| A0.8 COLOR RENDERINGS | A3.1 BUILDING A ELEVATIONS |
| A0.9 COLOR SAMPLE BOARD | A3.2 BUILDING B ELEVATIONS |
| | |
| A1.0 SITE SURVEY | A4.1 BUILDING SECTIONS |
| A1.1 SITE PLAN | A5.1 CONVERTIBLE UNIT FLOOR PLANS |
| A1.2 PARKING PLAN | |
| A1.3 SITE COVERAGE OVERLAY | |
| A1.4 PRIVATE OUTDOOR SPACE OVERLAY | |
| A1.5 SUBDIVISION PLAN | |
| A1.6 FIRE FIGHTING PLAN | |



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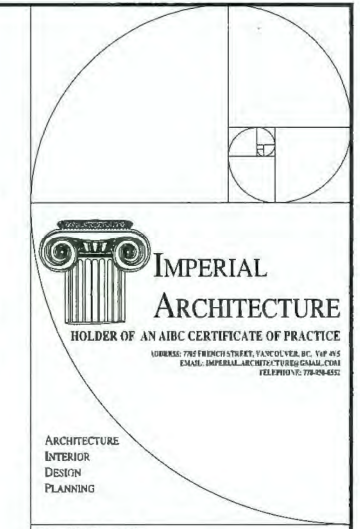
Sept. 05, 2023
DP22-011557
Plan # 1



Client/Project
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title
COVER PAGE

Project No. Scale
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Issued By: J.M. 23.07.05

Sept. 05, 2023
DP22-011557
Plan # 2



Client/Project
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ-19-878165 / DP-22-011557

Title
LOT A PROJECT DATA & STATISTICS

Project No. #8304 Scale N.T.S.
Drawing No. Sheet Rev/Bidn
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Project Data - Lot A			
Civic Address	Legal Description	PID	
Lot A 6531 Francis Road, Richmond	LOT 93, BLOCK 4N, PLAN NWP48044, SECTION 19, RANGE 6W, NEW WESTMINSTER LAND DISTRICT	001-337-955	
Planning Area 05 Blundell			
Gross Site Area	5274.31 SF	=	490.00 SM
2.1 Meter Road Dedication	14.16 SF	=	1.32 SM
Net Site Area	5260.15 SF	=	488.68 SM
Max. FSR Allowed (RDA Zone)	0.6		
Floor Area Allowed	3156.09 SF	=	294.30 SM
Building A Net Floor Area Provided	3153.15 SF	=	294.03 SM
Total FSR Provided	0.60 < 0.6		

Project Statistics - Lot A			
	Required / Allowed	Proposed	Notes
Zoning		RDA	
Land Use		Duplex	
OCP Designation		Neighborhood Residential 2	
Floor Area Ratio	0.6	0.6	
Lot Coverage (Building & Porch)	45% Max.	40.7%	
Lot Coverage (Non Porous Materials)	70% Max.	48.4%	See L1.1
Live Landscape Coverage	20% Min.	26.4%	See L1.1
Setback - Front Yard (South)	6.00 Meters	6.01 Meters	
Setback - Interior Side Yard (West)	1.20 Meters	1.23 Meters	
Setback - Interior Side Yard (East)	1.20 Meters	1.70 Meters	
Lot Depth	40.73 Meters		
20% of Lot Depth	8.15 Meters		
25% of Lot Depth	10.18 Meters		
Setback - Rear Yard (North) L1 60% of Building Width @ 20% of Lot Depth	8.15 Meters	8.23 Meters	
Setback - Rear Yard (North) L1 40% of Building Width @ 25% of Lot Depth	10.18 Meters	10.23 Meters	
Setback - Rear Yard (North) L2 @ 25% of Lot Depth	10.18 Meters	10.23 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	8.60 Meters	

Ground Floor Interior Elevation Calculation - Lot A			
Highest Point of Crown of adjacent Street		1.09 Meter	
Flood Protection Requirements for L1 Living Space		0.3 Meter	
Established L1 Interior elevation for Living Space		1.39 Meter	

Average Grading Calculation - Lot A			
Points	Location	Existing Grade	Proposed Grade
1	Southeast	1.03 Meter	1.03 Meter
2	Southwest	1.09 Meter	1.09 Meter
3	Northwest	1.18 Meter	1.18 Meter
4	Northeast	1.13 Meter	1.13 Meter
5	Building A Northwest		1.19 Meter
6	Building A Northeast		1.19 Meter
7	Building A Southeast		1.19 Meter
8	Building A Southwest		1.19 Meter
Total			9.19 Meter
Average Grade			1.15 Meter

Floor Area Calculation - Lot A						
Address	Building A				Total	
	Unit A1		Unit A2		2 Units	
Feature (BD / DEN)	4 Bedroom		4 Bedroom			
Feature (Bath)	4 Bath		4 Bath			
Convertible Unit	✓					
	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	1046.05	97.18	1096.39	101.86	2142.44	199.04
Level 2 Gross Area	976.06	90.68	903.74	83.96	1879.80	174.64
Total Gross Area	2022.11	187.86	2000.13	185.82	4022.24	373.68
Garage Area exemption	403.64	37.50	403.64	37.50	807.28	75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81	3.88
Top Stair Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1582.29 SF		1570.86 SF		3153.15 SF	
	147.00 SM		145.94 SM		292.94 SM	
Min. Floor Area Per Unit Required	125.40 SM		125.40 SM			
Max. Floor Area Per Unit Allowed	183.90 SM		183.90 SM			
Complied with Min. and Max. Floor Area per Unit Allowed	Yes		Yes			

Private Outdoor Space Calculation - Lot A						
	Building A				Total	
	Unit A1		Unit A2			
	SF	SM	SF	SM	SF	SM
Private Yard on Level 1	528.07	49.06	1158.27	107.61	1686.34	156.67
Open Balcony on Level 2	50.00	4.65	0.00	0.00	50.00	4.65
Total Private Outdoor Space Provided	578.07	53.70	1158.27	107.61	1736.34	161.31
Minimum Private Outdoor Space Required	30.00 SM		30.00 SM			
Complied	Yes		Yes			

Building Coverage Calculation - Lot A			
		Building A	
Net Site Area	5260.15 SF =	488.68 SM	
Max Building Area Allowed	2367.07 SF =	219.91 SM @	45%
Building Area Provided	2142.44 SF =	199.04 SM <	219.91 SM Allowed
Total Building Coverage Ratio		40.7%	< 45% Allowed

Covered Porch Area Calculation - Lot A						
	Building A				Total	
	Unit A1		Unit A2			
	SF	SM	SF	SM	SF	SM
Total Floor Area Allowed	3156.09 SF		293.21 SM			
Total Covered Porch Area Allowed	314.44 SF		29.32 SM @		10%	
Building A - Unit A1 Covered Porch Provided	26.18 SF		2.43 SM			
Building A - Unit A2 Covered Porch Provided	15.63 SF		1.45 SM			
Total Covered Porch Area Provided	41.81 SF		3.88 SM			
Total Covered Porch Ratio			1.3%	<	10% Allowed	

Project Data - Lot B

Civic Address	Legal Description	PID
Lot B 6531 Francis Road, Richmond	LOT 93, BLOCK 4N, PLAN NWP48044, SECTION 19, RANGE 6W, NEW WESTMINSTER LAND DISTRICT	001-337-955
05 Blundell		
Planning Area		
Gross Site Area	5274.31 SF =	490.00 SM
2.1 Meter Road Dedication	14.16 SF =	1.32 SM
Net Site Area	5260.15 SF =	488.68 SM
Max. FSR Allowed (RDA Zone)	0.6	
Floor Area Allowed	3156.09 SF =	293.20 SM
Building B Net Floor Area Provided	3142.06 SF =	291.91 SM
Total FSR Provided	0.60 < 0.6	

Project Statistics - Lot B

	Proposed	Notes
Zoning	RDA	
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.	40.6%	
Lot Coverage (Non Porous Materials)	70% Max.	48.4%	See L1.1
Live Landscape Coverage	20% Min.	26.0%	See L1.1
Setback - Front Yard (South)	6.00 Meters	6.03 Meters	
Setback - Interior Side Yard (West)	1.20 Meters	1.64 Meters	
Setback - Interior Side Yard (East)	1.20 Meters	1.28 Meters	
Lot Depth	40.73 Meters		
20% of Lot Depth	8.15 Meters		
25% of Lot Depth	10.18 Meters		
Setback - Rear Yard (North) L1 60% of Building Width @ 20% of Lot Depth	8.15 Meters	8.20 Meters	
Setback - Rear Yard (North) L1 40% of Building Width @ 25% of Lot Depth	10.18 Meters	10.22 Meters	
Setback - Rear Yard (North) L2 @ 25% of Lot Depth	10.18 Meters	10.18 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 - Lot B

Highest Point of Crown of adjacent Street	1.12 Meter
Flood Protection Requirements for L1 Living Space	0.3 Meter
Established L1 Interior elevation for Living Space	1.42 Meter

Average Grading Calculation - Lot B

Points	Location	Existing Grade	Proposed Grade
1	Southeast	0.85 Meter	0.95 Meter
2	Southwest	1.03 Meter	1.03 Meter
3	Northwest	1.13 Meter	1.13 Meter
4	Northeast	1.14 Meter	1.14 Meter
5	Building B Northwest		1.22 Meter
6	Building B Northeast		1.22 Meter
7	Building B Southeast		1.22 Meter
8	Building B Southwest		1.22 Meter
Total			9.13 Meter
Average Grade			1.14 Meter

Floor Area Calculation - Lot B

Address	Building B				Total	
	Unit B1		Unit B2		2 Units	
Feature (BD / DEN)	4 Bedroom		4 Bedroom			
Feature (Bath)	4 Bath		4 Bath			
Convertible Unit	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	1038.88	96.52	1096.39	101.86	2135.27	198.37
Level 2 Gross Area	970.36	90.15	905.52	84.13	1875.88	174.28
Total Gross Area	2009.24	186.66	2001.91	185.98	4011.15	372.65
Garage Area exemption	403.64	37.50	403.64	37.50	807.28	75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81	3.88
Stair Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1569.42 SF		1572.64 SF		3142.06 SF	
Min. Floor Area Per Unit Required	145.80 SM		146.10 SM		291.91 SM	
Max. Floor Area Per Unit Allowed	125.40 SM		125.40 SM			
Complied with Min. and Max. Floor Area per Unit Allowed	Yes		Yes			

Private Outdoor Space Calculation - Lot B

	Building B				Total	
	Unit B1		Unit B2		2 Units	
	SF	SM	SF	SM	SF	SM
Private Yard on Level 1	531.19	49.35	1152.82	107.10	1684.01	156.45
Open Balcony on Level 2	50.00	4.65	0.00	0.00	50.00	4.65
Total Private Outdoor Space Provided	581.19	53.99	1152.82	107.10	1734.01	161.09
Minimum Private Outdoor Space Required	30.00 SM		30.00 SM			
Complied	Yes		Yes			

Building Coverage Calculation - Lot B

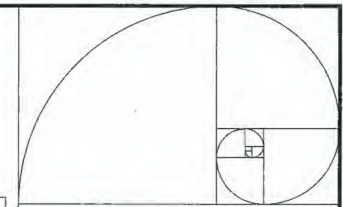
	Building B
Net Site Area	5260.15 SF =
Max Building Area Allowed	2367.07 SF =
Building Area Provided	2135.27 SF =
Total Building Coverage Ratio	40.6% < 45% Allowed

Covered Porch Area Calculation - Lot B

	Building B
Total Floor Area Allowed	3156.09 SF
Total Covered Porch Area Allowed	314.44 SF
Building B - Unit B1 Covered Porch Provided	26.18 SF
Building B - Unit B2 Covered Porch Provided	15.63 SF
Total Covered Porch Area Provided	41.81 SF
Total Covered Porch Ratio	1.3% < 10% Allowed

Parking Calculation - Lot B

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	



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Sept. 05, 2023
DP22-011557
Plan # 3



Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title

LOT B PROJECT DATA
& STATISTICS

Project No.

Scale

#8304

N.T.S.

Drawing No.

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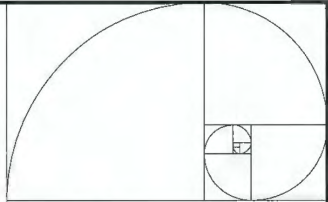
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DP22-011557
Plan # 4



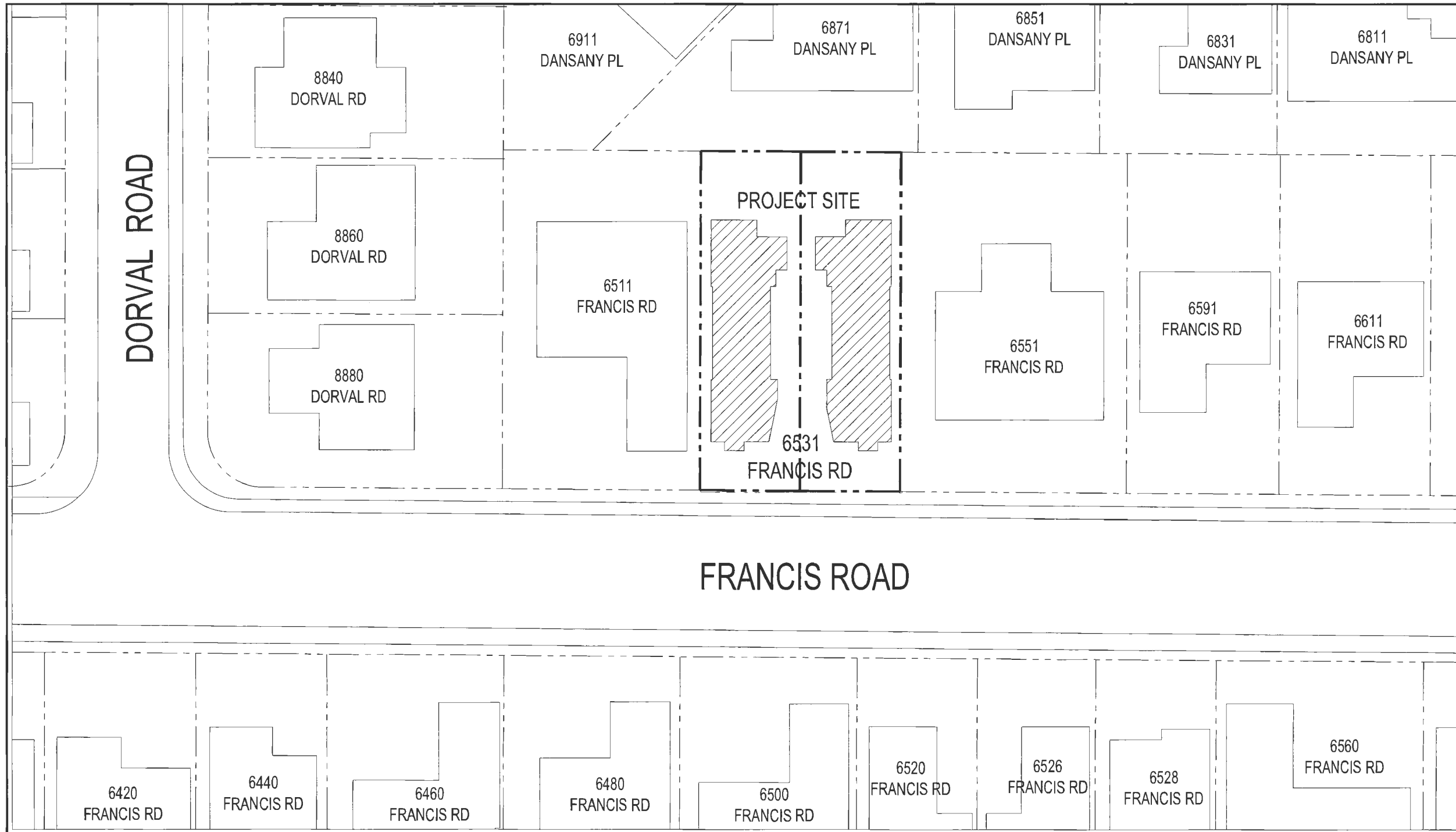
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4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title
SITE AERIAL PHOTO

Project No. #8304 Scale 1"=20'-0"
Drawing No. Sheet: Revision

A 0.1 of

1 SITE ARIEL PHOTO
A0.1 SCALE: N.T.S.



DORVAL ROAD

FRANCIS ROAD

DORVAL RD

1 SITE CONTEXT PLAN
A0.2 SCALE: 1"=20'-0"



2 STREETScape ELEVATIONS
A0.2 SCALE: 1"=20'-0"

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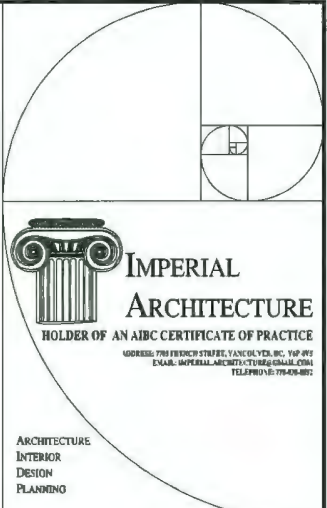
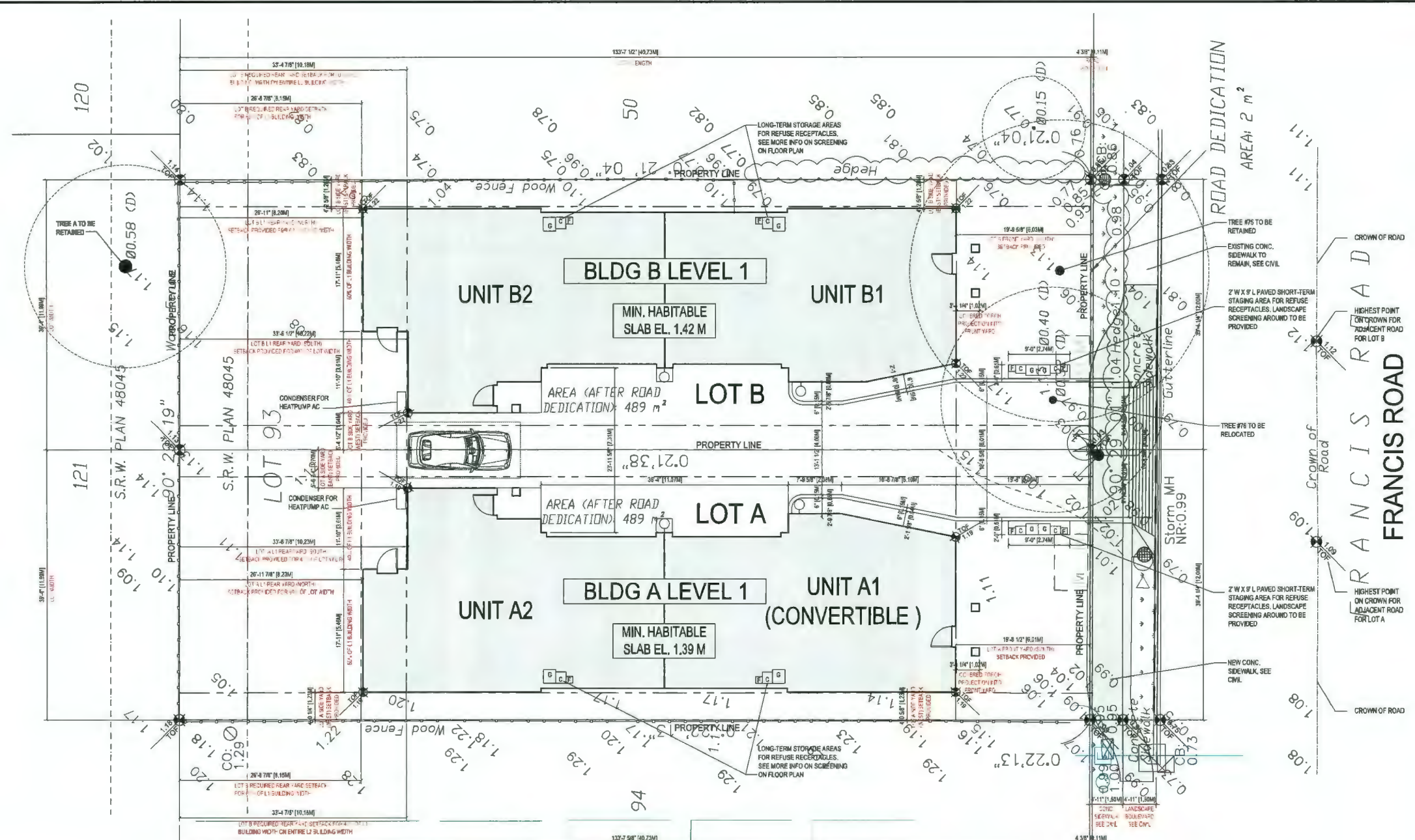


Client/Project: 4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878155 / DP 22-011557

Title: SITE CONTEXT PLAN / STREETScape ELEVATIONS

Project No. #8304 Scale 1"=20'-0"

Drawing No. A0.2 of



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2	23.09.23	JL	JL
3	23.09.23	JL	JL

Sept. 05, 2023
 DP22-011557
 Plan # 6



Client/Project
 4-UNIT DUPLEX DEVELOPMENT
 6531 FRANCIS ROAD, RICHMOND, BC
 RZ 19-876165 / DP 22-011557

Title
 SITE PLAN

Project No. #8304
 Scale: 1/8"=1'-0"
 Drawing No. 1/8
 Sheet: 1/8
 Revision:

- LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 208V TO 240V AC; AND CURRENT OF 16A TO 80A (2 PER UNIT)
- WALL MOUNTED EXTERIOR LIGHTING FIXTURE
- GENERAL NOTES:
- AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
 - UNIT A1 IS A CONVERTIBLE UNIT.

Item	Unit	Area	Volume
Planning Area	49,300 sq ft		
Site Area	49,300 sq ft		
Net Building Area	2,200 sq ft		

Category	Value	Unit
Units	4	Units
Area	2,200	sq ft
Volume	10,000	cu ft

Room	Area	Height	Volume
Unit A1	1,100	8.0	8,800
Unit A2	1,100	8.0	8,800
Common	100	8.0	800
Total	2,200	8.0	10,000

Item	Unit	Area	Volume
Planning Area	49,300 sq ft		
Site Area	49,300 sq ft		
Net Building Area	2,200 sq ft		

Category	Value	Unit
Units	4	Units
Area	2,200	sq ft
Volume	10,000	cu ft

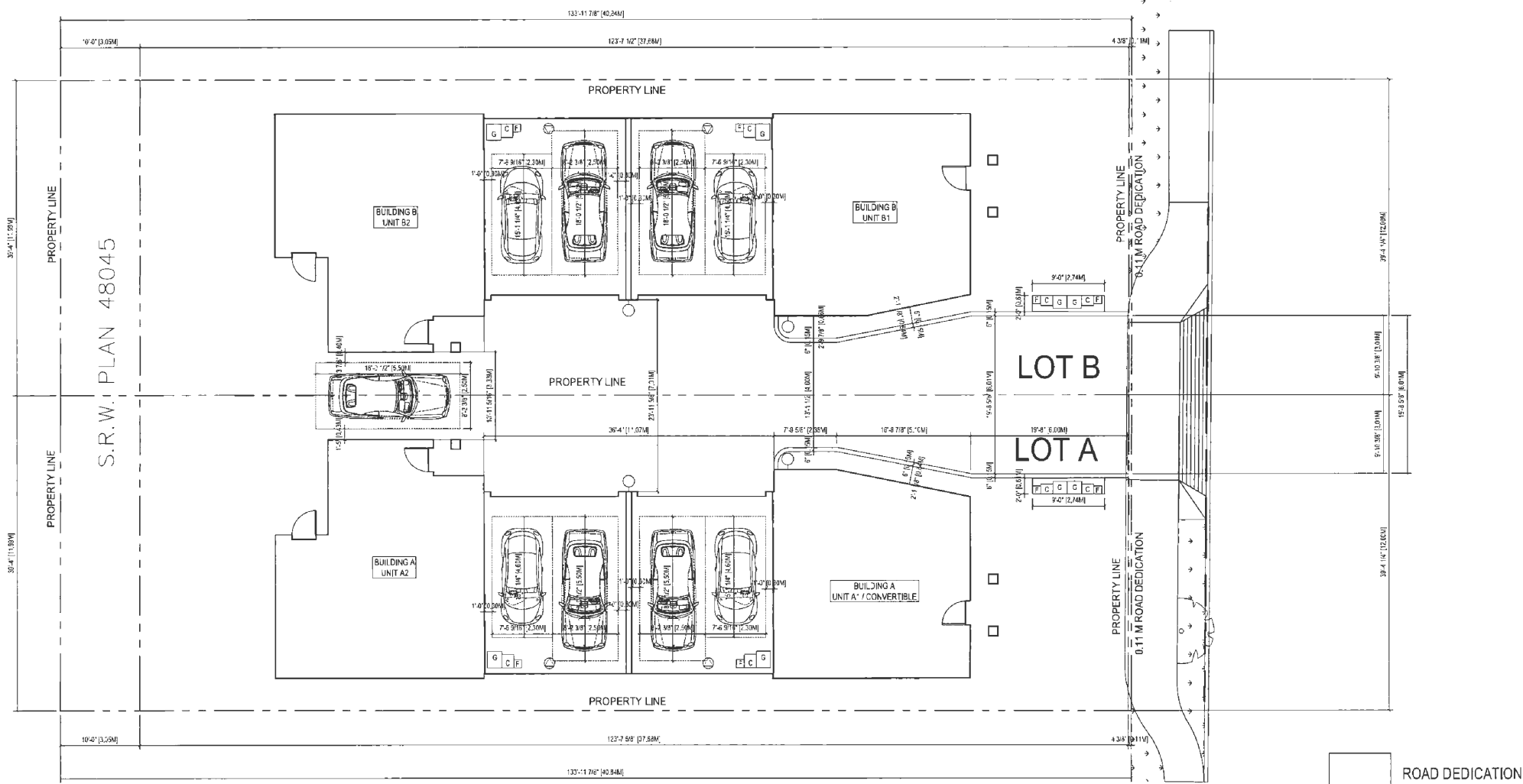
Room	Area	Height	Volume
Unit B1	1,100	8.0	8,800
Unit B2	1,100	8.0	8,800
Common	100	8.0	800
Total	2,200	8.0	10,000

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

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 0.28MW
- 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



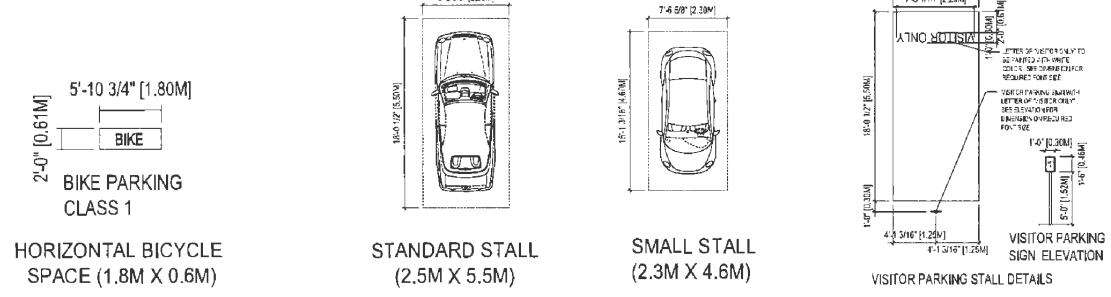


1 PARKING PLAN
A1.2 SCALE: 1/8"=1'-0"

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	

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	

LEDGEND



LEVEL 2 EV CHARGE METHOD IS DEFINED AS:
VOLTAGE OF 208V TO 240V AC; AND CURRENT
OF 16A TO 80A (2 PER UNIT)



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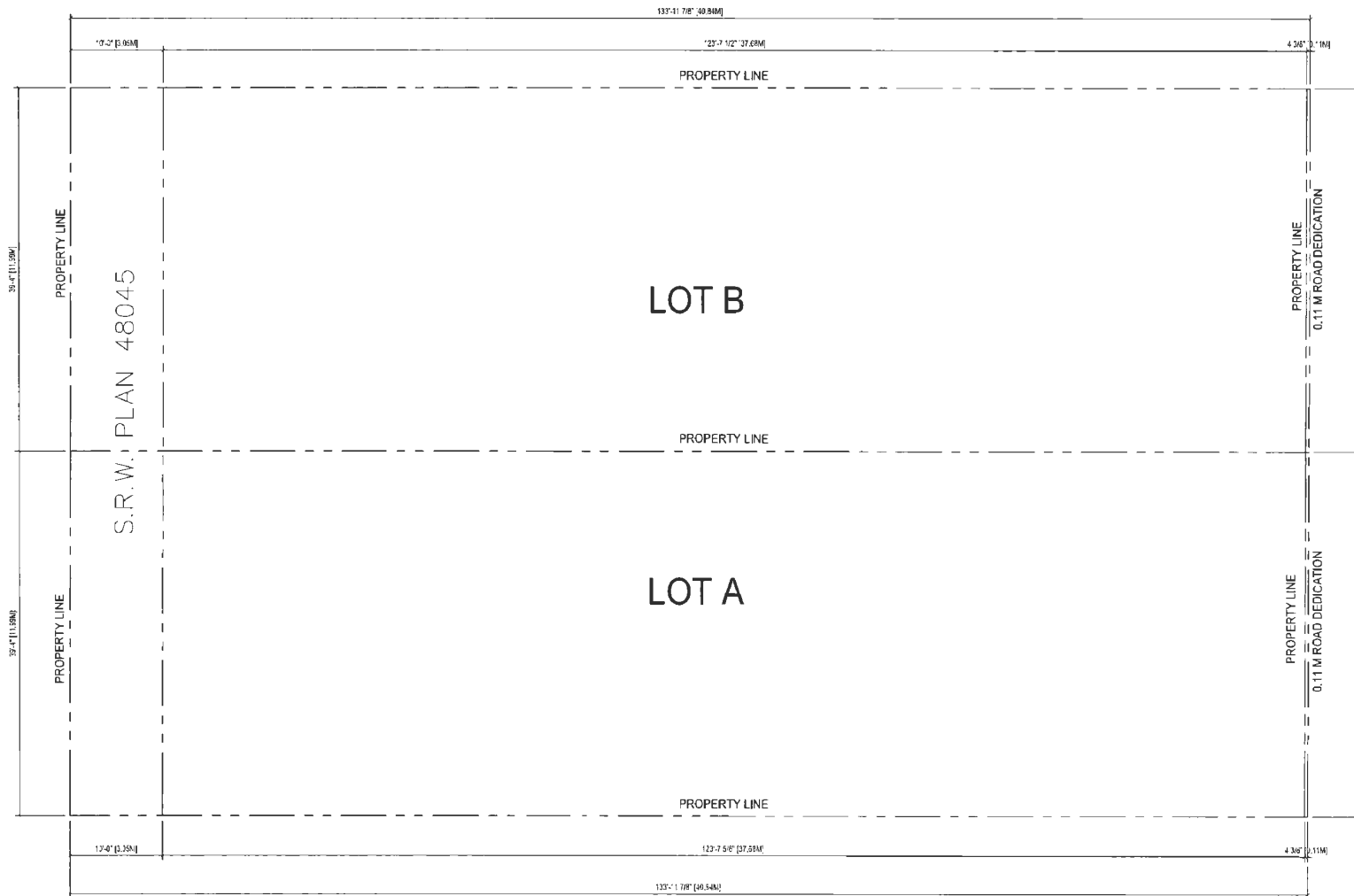
Dimensions
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DP22-011557
Plan # 7



Client/Project	4-UNIT DUPLEX DEVELOPMENT 6531 FRANCIS ROAD, RICHMOND, BC RZ 19-878165 / DP 22-011557		
Title	PARKING PLAN		
Project No.	Scale		
#8304	1/8"=1'-0"		
Drawing No.	Shear	Revision	
A 1.2			

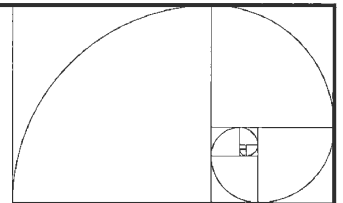


1 SUBDIVISION PLAN
A1.5 SCALE: 1/8"=1'-0"

ROAD DEDICATION

Project Data - Lot A			
Civic Address	Legal Description		PID
Lot A 6531 Francis Road, Richmond	LOT 93, BLOCK 4N, PLAN NWP48044, SECTION 19, RANGE 6W, NEW WESTMINSTER LAND DISTRICT		001-337-955
Planning Area	05 Blundell		
Gross Site Area	5274.31 SF	=	490.00 SM
2.1 Meter Road Dedication	14.16 SF	=	1.32 SM
Net Site Area	5260.15 SF	=	488.68 SM
Max. FSR Allowed (RDA Zone)	0.6		
Floor Area Allowed	3156.09 SF	=	294.30 SM
Building B Net Floor Area Provided	3147.59 SF	=	293.51 SM
Total FSR Provided	0.60 < 0.6		

Project Data - Lot B			
Civic Address	Legal Description		PID
Lot B 6531 Francis Road, Richmond	LOT 93, BLOCK 4N, PLAN NWP48044, SECTION 19, RANGE 6W, NEW WESTMINSTER LAND DISTRICT		001-337-955
Planning Area	05 Blundell		
Gross Site Area	5274.31 SF	=	490.00 SM
2.1 Meter Road Dedication	14.16 SF	=	1.32 SM
Net Site Area	5260.15 SF	=	488.68 SM
Max. FSR Allowed (RDA Zone)	0.6		
Floor Area Allowed	3156.09 SF	=	293.20 SM
Building A Net Floor Area Provided	3153.99 SF	=	294.11 SM
Total FSR Provided	0.60 < 0.6		



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ISSUED FOR PERMITS SUBMISSION	J.Z.	J.M.	23.07.04

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Sept. 05, 2023
DP22-011557
Plan # 8



Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title

SUBDIVISION PLAN

Project No. Scale

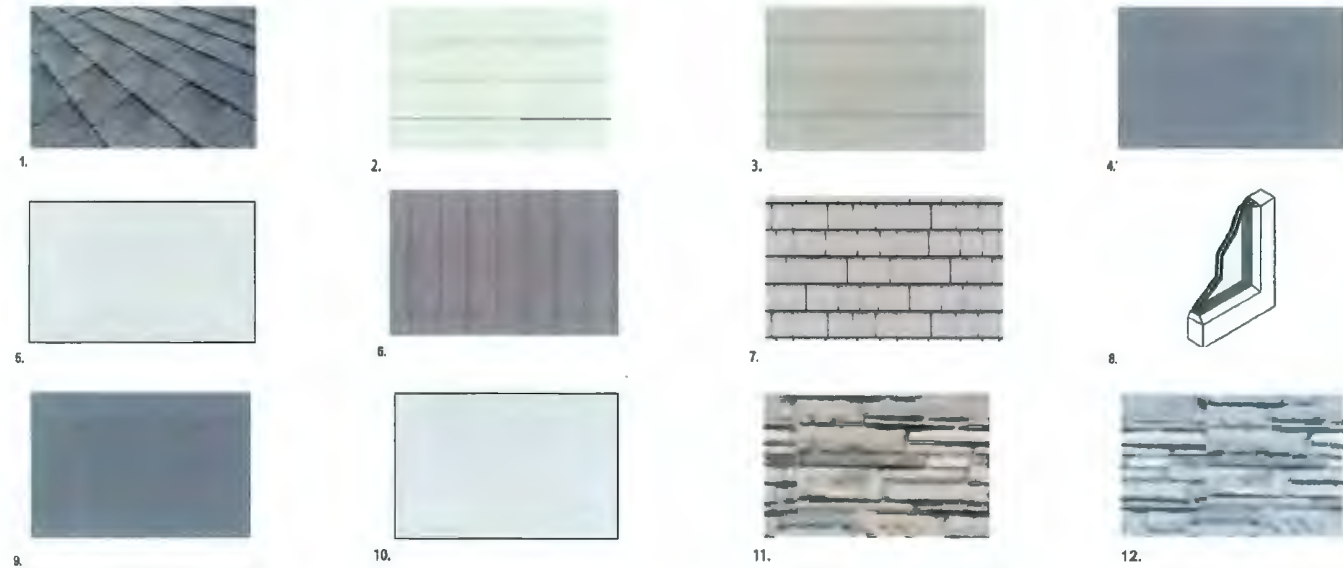
#8304 1/8"=1'-0"

Drawing No. Sheet Revision

A 1.5 of

6531 FRANCIS ROAD. RICHMOND, BC

EXTERIOR FINISH MATERIAL SCHEDULE



- 1.HIGH PROFILE ASPHALT SHINGLES (GREY)
- 2.COMPOSITE CEMENT-HARDIELAP SIDING(LIGHT GREY)
- 3.COMPOSITE CEMENT-HARDIELAP SIDING(LIGHT BROWN)
- 4.WOOD FASCIA BOARD / TRIM AND COMPOSITE CEMENT FLAT PANEL (DARK GREY)
- 5.WOOD FASCIA BOARD / TRIM AND COMPOSITE CEMENT FLAT PANEL (LIGHT GREY)
- 6.COMPOSITE CEMENT-HARDIELAP SIDING (LIGHT BROWN)
- 7.COMPOSITE CEMENT - HARDIE SHAKE (LIGHT GREY)
- 8.VINYL WINDOW WI CLEAR DOUBLE GLAZING & WHITE FRAME
- 9.SOLID WOOD DOORS (DARK GREY)
- 10.SOLID WOOD DOORS (LIGHT GREY)
- 11.STONE CLADDING (LIGHT GREY)
- 12.STONE CLADDING (LIGHT BRWON)

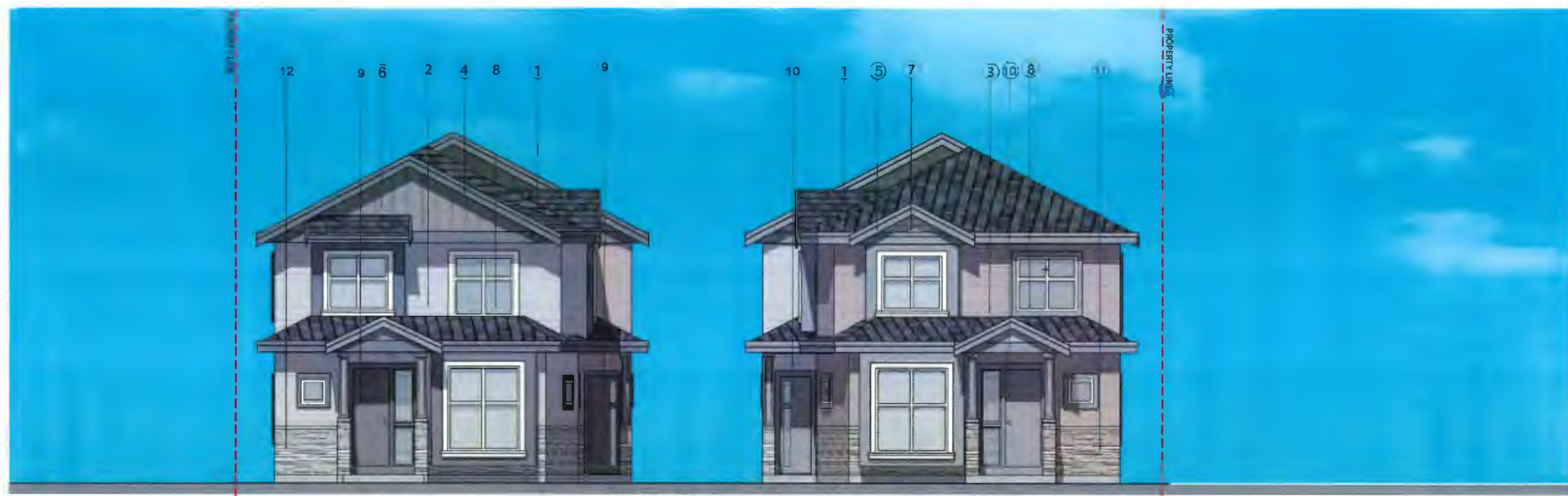
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ISSUED FOR DP REVISION	J.E.	J.J.L.	23.07.01
ISSUED	By	App'd	YY.MM.DD



Francis Road Elevation

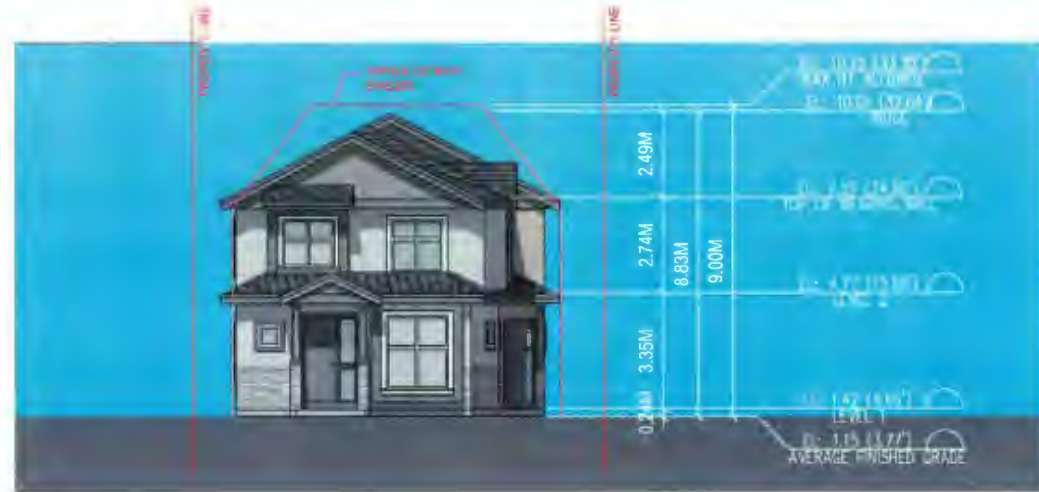
Sept. 05, 2023
 DP22-011557
 Plan # 9



Client/Project
4-UNIT DUPLEX DEVELOPMENT
 8531 FRANCIS ROAD, RICHMOND, BC
 RZ 19-878165 / DP 22-011557

Title
COLOR SAMPLE BOARD

Project No. #8304 Scale N.T.S.
 Drawing No. Sheet Revision
A 0.9 of



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



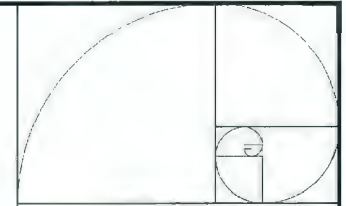
2 BUILDING A NORH ELEVATION
A3.1 SCALE: 1/8"=1'-0"



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



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



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23.08.23	JAL	JAL	ISSUED FOR PERMITS
23.07.23	JAL	JAL	ISSUED FOR PERMITS

Sept. 05, 2023
DP22-011557
Plan # 10



Client/Project

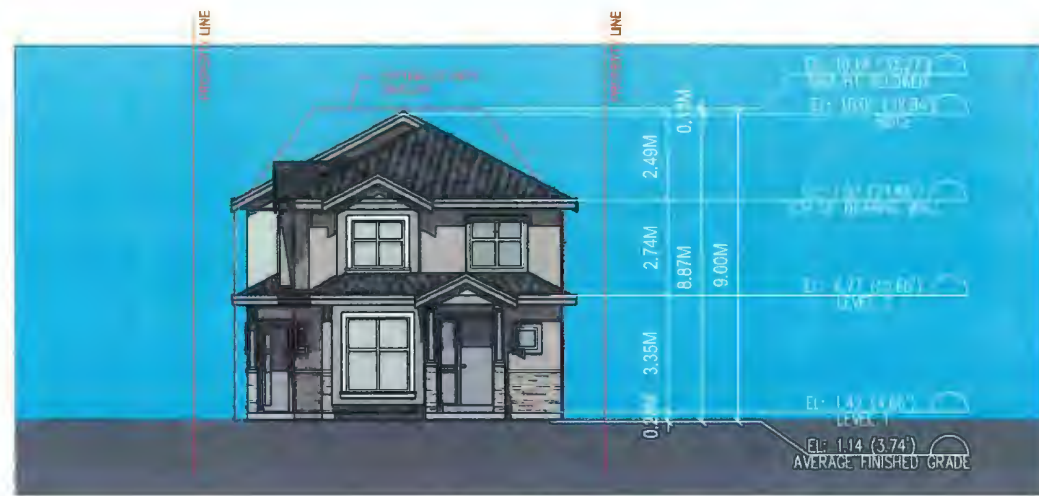
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 18-878185 / DP 22-011557

Title

BUILDING A ELEVATIONS

Project No. #8304 Scale 1/8"=1'-0"
Drawing No. Sheet of Revision

A 3.1 of



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



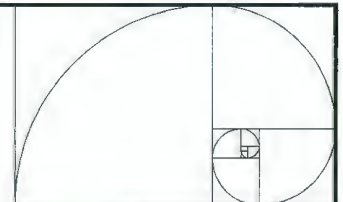
2 BUILDING B NORTH ELEVATION
A3.2 SCALE: 1/8"=1'-0"



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



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



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Sept. 05, 2023
DP22-011557
Plan # 11

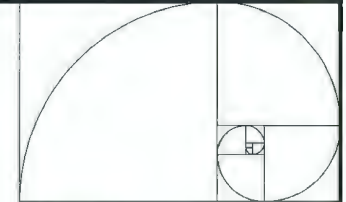


Client/Project
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title
BUILDING B ELEVATIONS

Project No. #8304 Scale 1/8"=1'-0"
Drawing No. Sheet Revision

A 3.2



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Sept. 05, 2023
DP22-011557
Plan # 12



Client/Project

4-UNIT DUPLEX DEVELOPMENT
 6531 FRANCIS ROAD, RICHMOND, BC
 RZ 19-878165 / DP 22-011557

Title

COLOR RENDERINGS

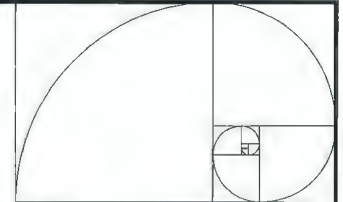
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ISSUED	By	App'd.	19.08.20

Sept. 05, 2023
DP22-011557
Plan # 13

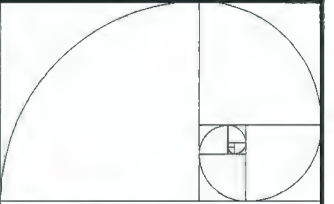
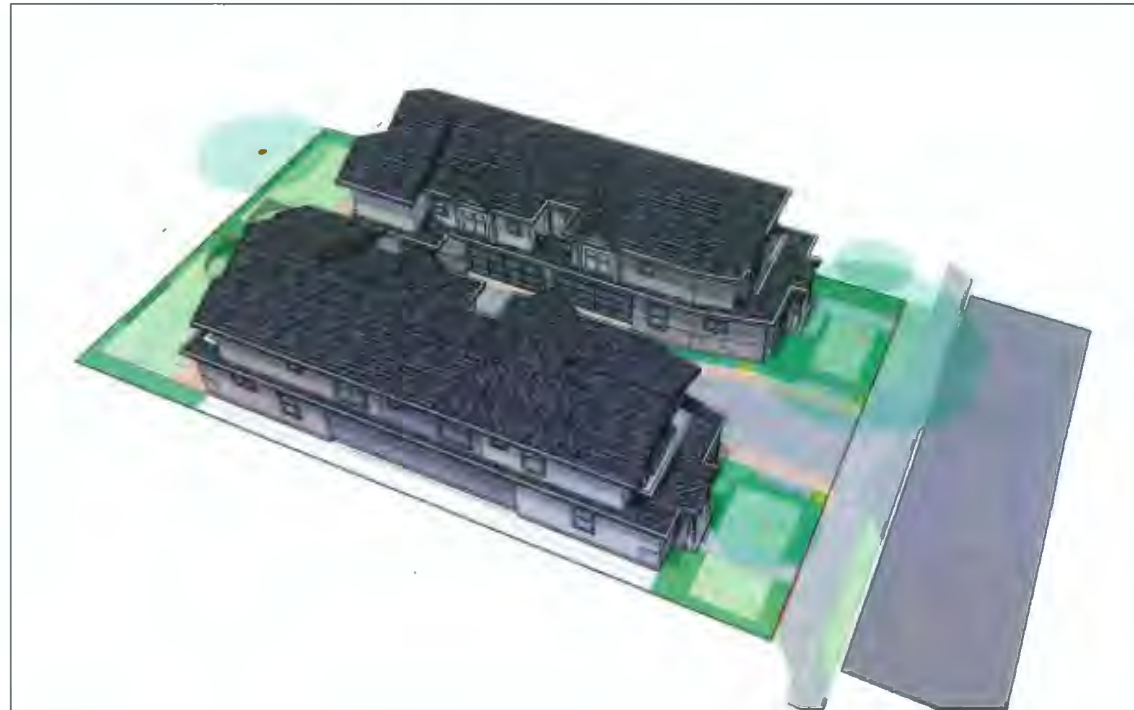
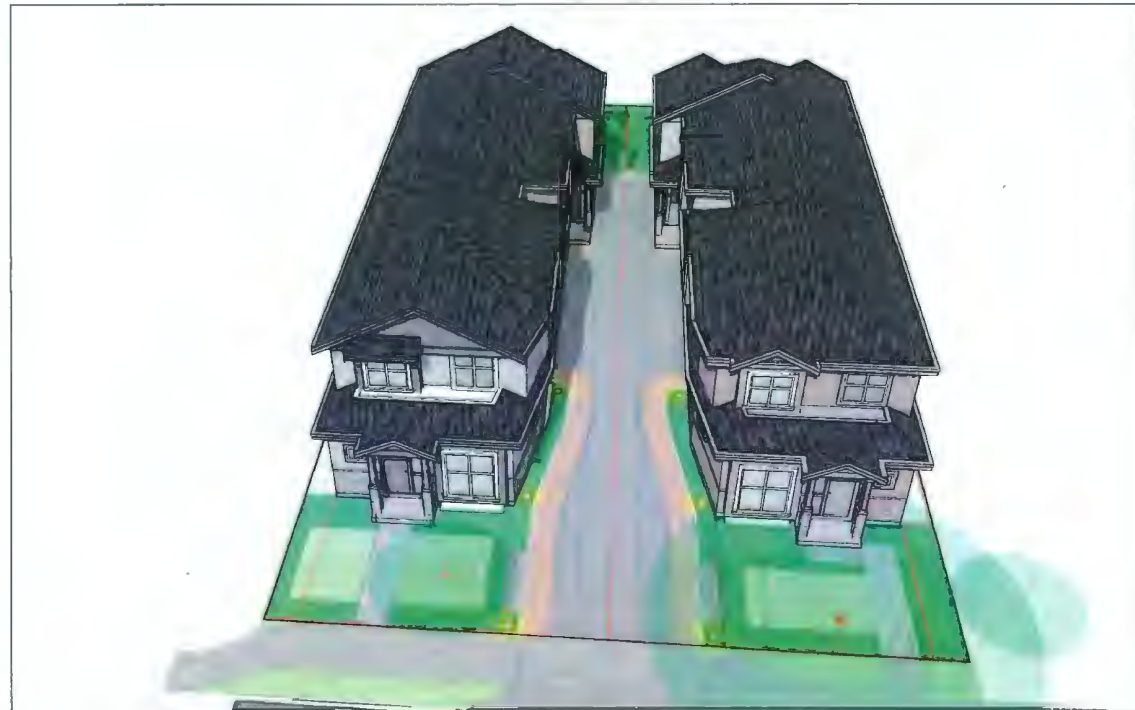
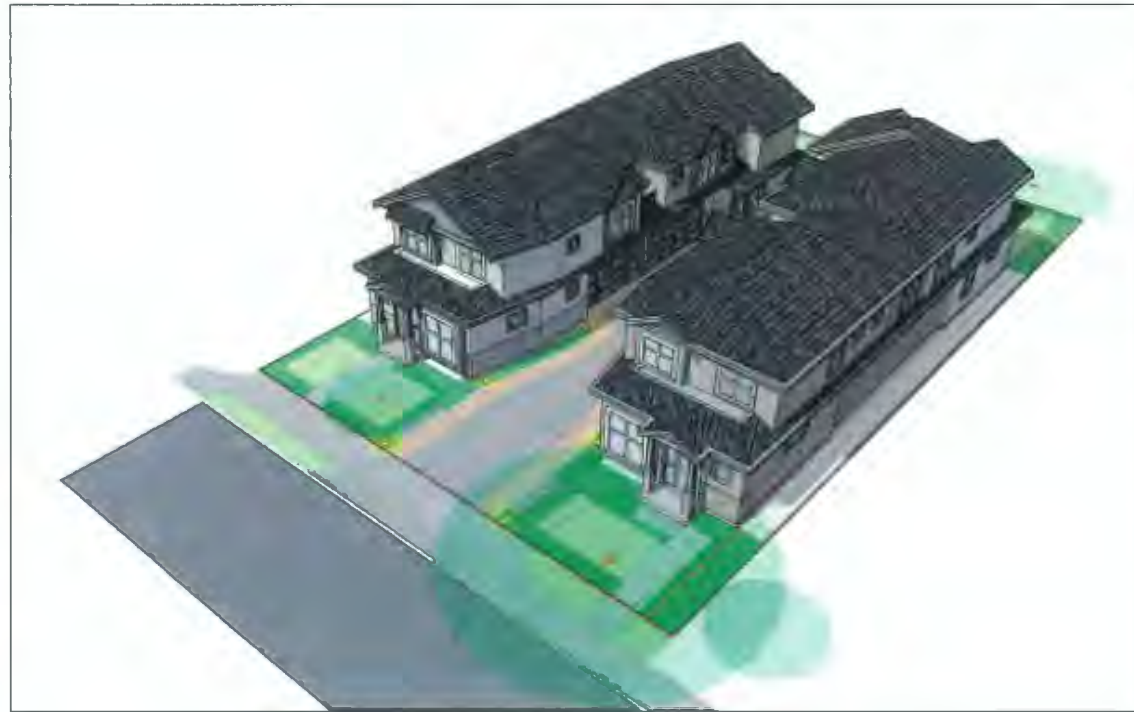


Client/Project
4-UNIT DUPLEX DEVELOPMENT
 6531 FRANCIS ROAD, RICHMOND, BC
 RZ 19-878165 / DP 22-011557

Title
COLOR RENDERINGS

Project No. #8304 Scale N.T.S.
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Issued	By	Appd.	VV.JM.03

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Plan # 14



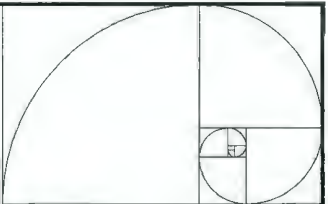
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4-UNIT DUPLEX DEVELOPMENT
 6531 FRANCIS ROAD, RICHMOND, BC
 RZ 19-878165 / DP 22-011557

Title

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ISSUED FOR PERMITS	J.Z.	J.L.	23.09.22
ISSUED FOR PERMITS	J.Z.	J.L.	23.07.08
ISSUED		By	App'd

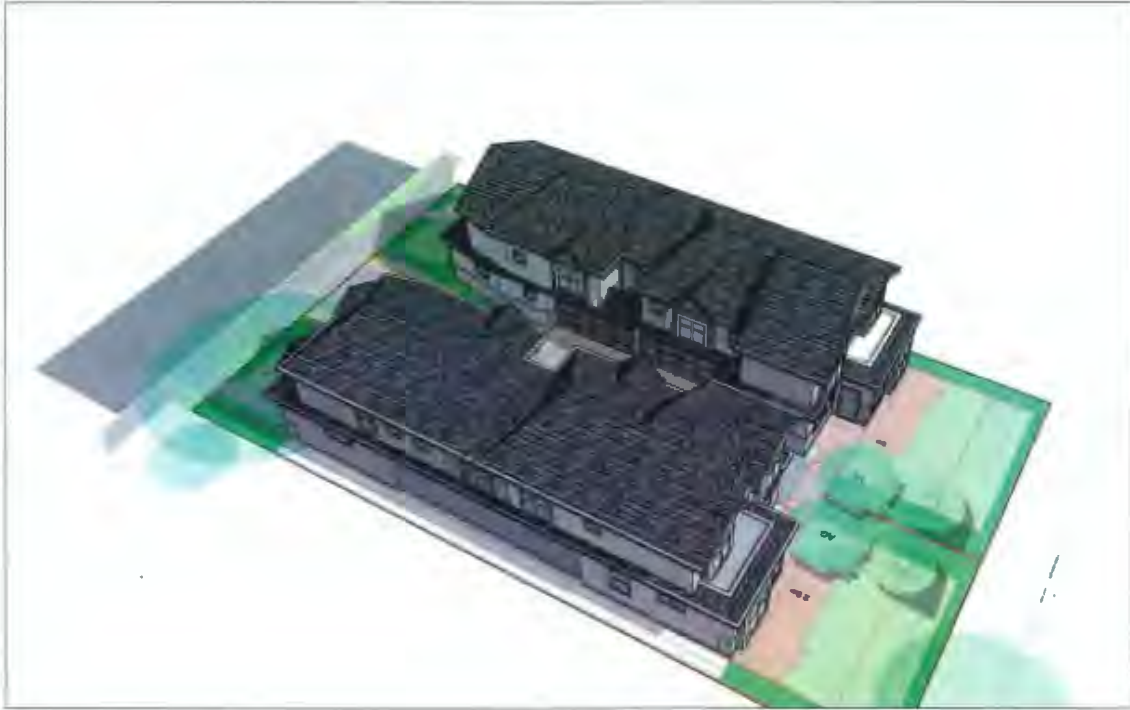
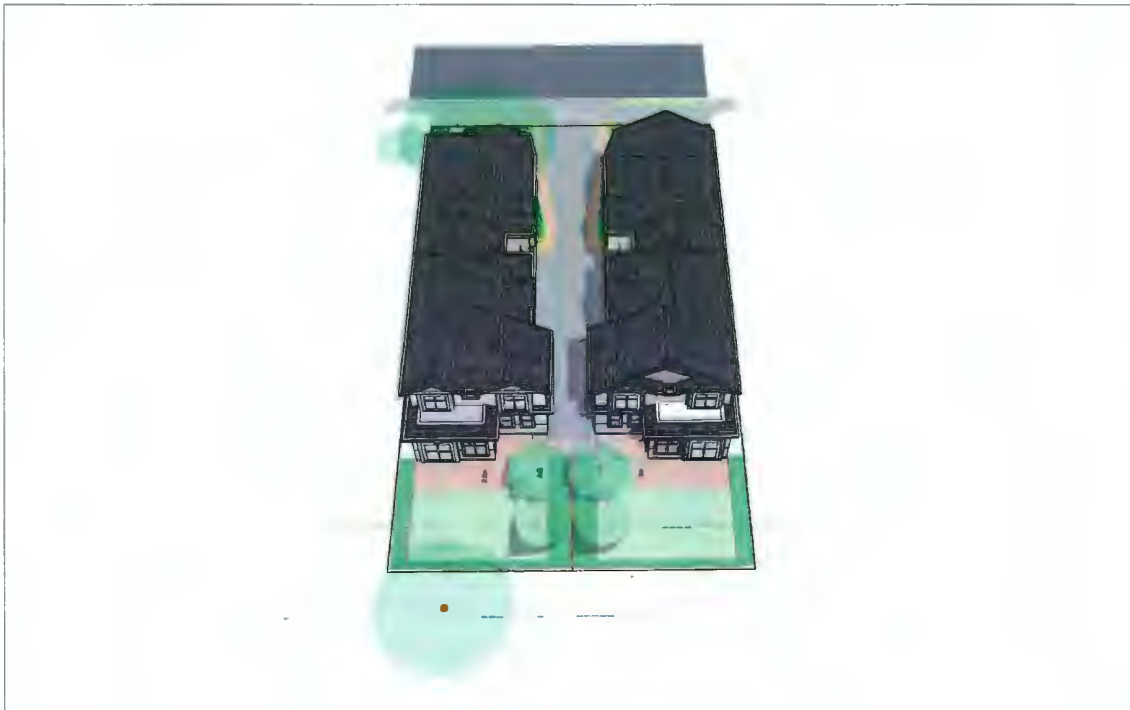
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Plan # 15

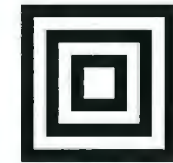


Client/Project
 4-UNIT DUPLEX DEVELOPMENT
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 RZ 19-878165 / DP 22-011557

Title
 COLOR RENDERINGS

Project No. **#8304** Scale **N.T.S.**
 Drawing No. **A 0.8** of **1**





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Revisions

NO.	Date	Note
1	2023-07-05	ISSUED FOR DP
2	2023-08-21	ISSUED FOR DP

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DP22-011557
Plan # 16

**4-UNIT DUPLEX
DEVELOPMENT**

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RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: 1:100

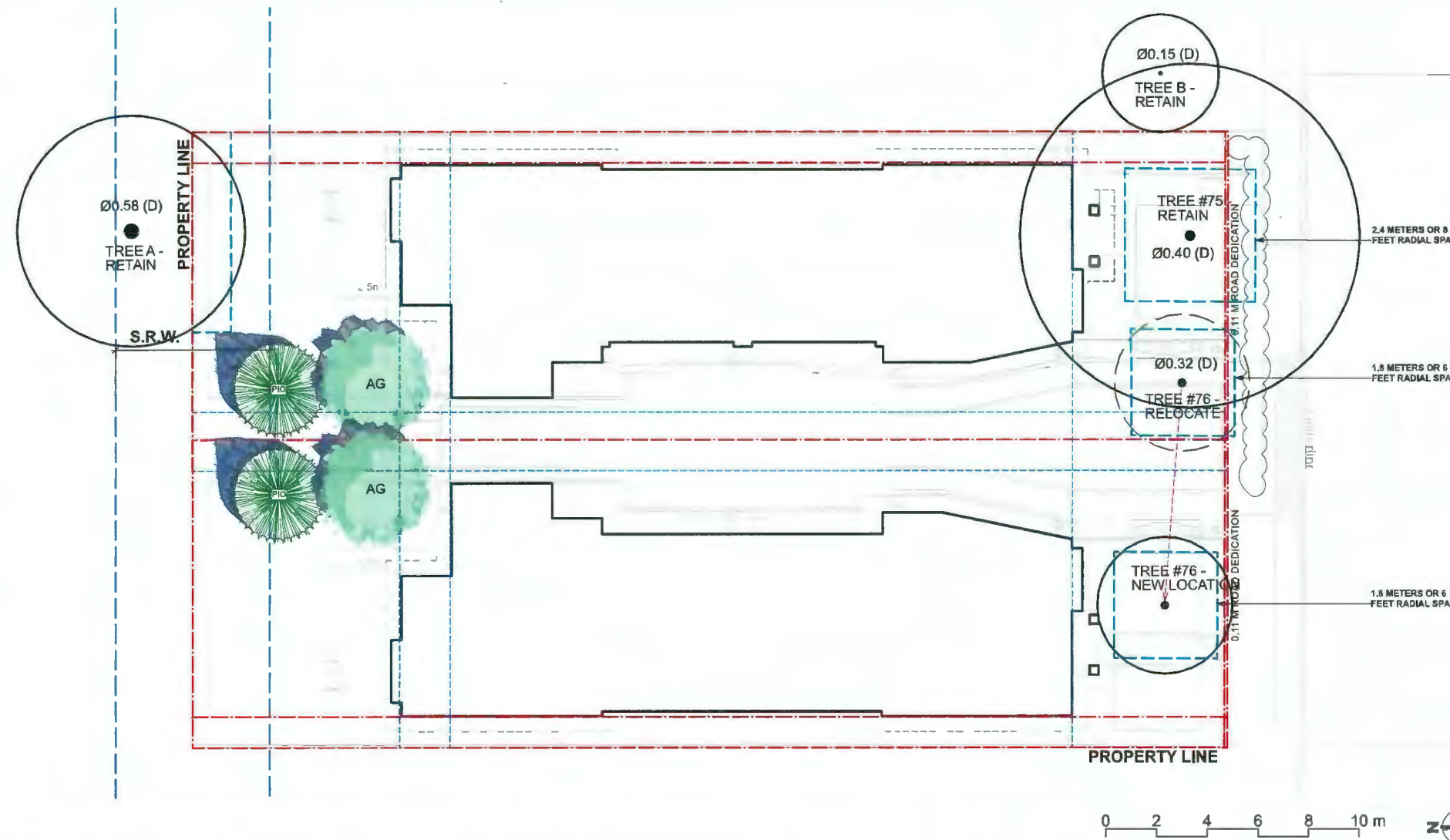
DRAWN BY: EL

REVIEWED BY: EL

**EXISTING TREES
MANAGEMENT
PLAN**

PLAN #3.a

L0.1



EXISTING TREES INFORMATION
PER ARBORIST REPORT

Tree Species	Tree ID #	DBH	Crown Spread	Tree Location	TPB	Tree Vigour - General Observations	Bldg Envelope	Action
Cherry	#75	40 cm DBH	N/A	SE corner of Lot B	RQD 2.4 m or 8 ft	LOW VIGOUR	NO	RETAIN
Cherry	#76	33 cm DBH	N/A	SW corner of Lot B	RQD 1.8 m or 6 ft	LOW VIGOUR	NO	RELOCATE
Cherry	A	58 cm DBH	N/A	Lot B's north neighbour's SE corner	RQD 3.6 m or 12 ft	NEIGHBOUR'S TREE, IDENTIFIED FOR TPB CONSIDERATIONS ONLY	NO	RETAIN
Japanese Maple	B	15 cm DBH	N/A	Lot B's east neighbour's SW quadrant	NOT RQD 1.2 m or 4 ft	NEIGHBOUR'S TREE, IDENTIFIED FOR TPB CONSIDERATIONS ONLY	NO	RETAIN

PROPOSED REPLACEMENT TREES

ONSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
AG	Acer griseum	Paperbark Maple	2	8cm cal.	
PI	Pinus contorta var. contorta	Shore Pine	2	4m high.	

TREE MANAGEMENT LEGEND



TREE MANAGEMENT NOTES

- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE.
- ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF VANCOUVER TREE PROTECTION BY-LAWS, AND TREE PRUNING MUST BE DONE BY CERTIFIED ARBORIST TO MAINTAIN THE HEALTH, APPEARANCE, AND SAFETY OF TREES.
- CONSTRUCTION WORK WITHIN THE DRIP LINES OF TREES SHALL MINIMIZE DISTURBANCE TO TREES AND ROOTS AND SHALL BE DONE BY HAND.
- ALL ROOTS GREATER THAN 2cm IN DIAMETER SHOULD BE HAND PRUNED.
- ADEQUATELY CARE FOR TREES THROUGHOUT CONSTRUCTION, WATER THE RETAINED TREES REGULARLY.



Tree Protection Zone

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

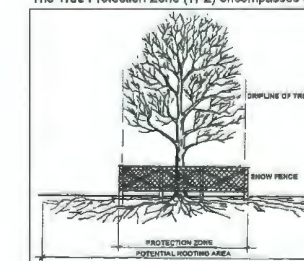


Fig. 1a - Example of a drip line on a tree

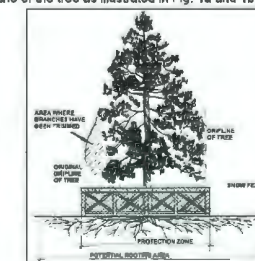
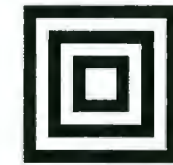


Fig. 1b - Example of a drip line on a tree with one side pruned

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



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1	2023-07-05	ISSUED FOR DP
2	2023-08-21	ISSUED FOR DP

Sept. 05, 2023
DP22-011557
Plan # 17

4-UNIT DUPLEX DEVELOPMENT

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RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: 1:100

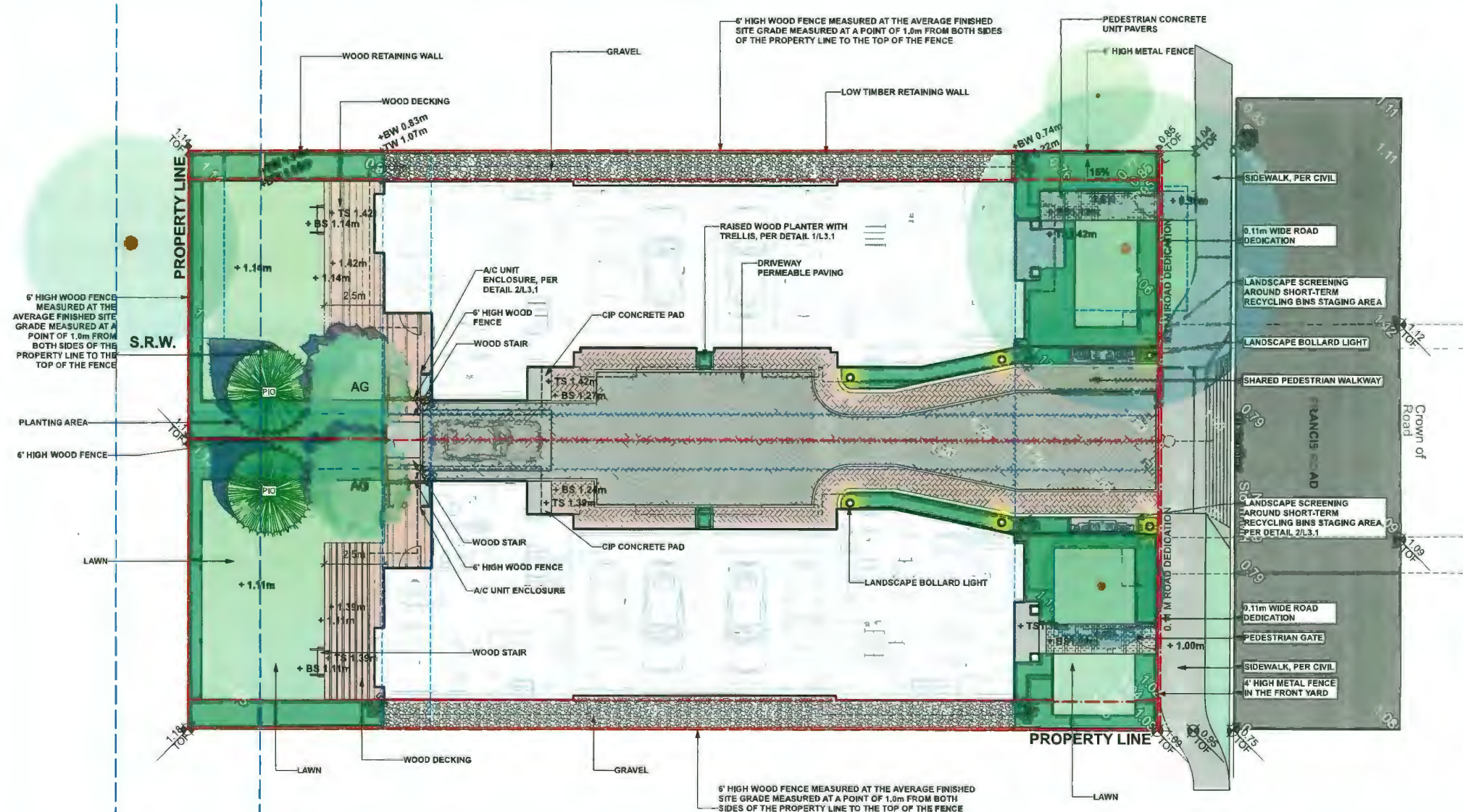
DRAWN BY: EL

REVIEWED BY: EL

LANDSCAPE LAYOUT AND GRADING PLAN

PLAN #3

L1.0



LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	WOOD DECKING	5/L3.0
	CIP CONCRETE PAVING	1/L3.0
	80MM AQUA PAVER STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L3.0
	80MM AQUA PAVER STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3/L3.0
	LAWN	
	PLANTING BED	
	6'-0" HIGH WOOD FENCE	4/L3.1
	4' HIGH METAL FENCE	3/L3.1
	WOOD RETAINING WALL	
	GRAVEL	
	EXISTING TREES	

LANDSCAPE NOTES

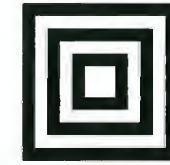
- DO NOT SCALE DRAWINGS.
- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO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

GRADING LEGEND

KEY	DESCRIPTION
+1.30m	PROPOSED SPOT ELEVATIONS
+TW 1.60m	PROPOSED TOP OF WALL ELEVATION
+BW 1.30m	PROPOSED BOTTOM OF WALL ELEVATION
+TS 1.60m	PROPOSED TOP OF STAIR ELEVATION
+BS 1.30m	PROPOSED BOTTOM OF STAIR ELEVATION
	PROPOSED ELEVATIONS PER ARCHITECTURE
2%	SLOPE PERCENTAGE
0.31	EXISTING ELEVATIONS, PER SURVEY

GRADING NOTES

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



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Revisions

NO.	Date	Note
1	2023-07-05	ISSUED FOR DP
2	2023-08-21	ISSUED FOR DP

Sept. 05, 2023
DP22-011557
Plan # 18

**4-UNIT DUPLEX
DEVELOPMENT**

PROJECT ADDRESS:
6531 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: 1:100

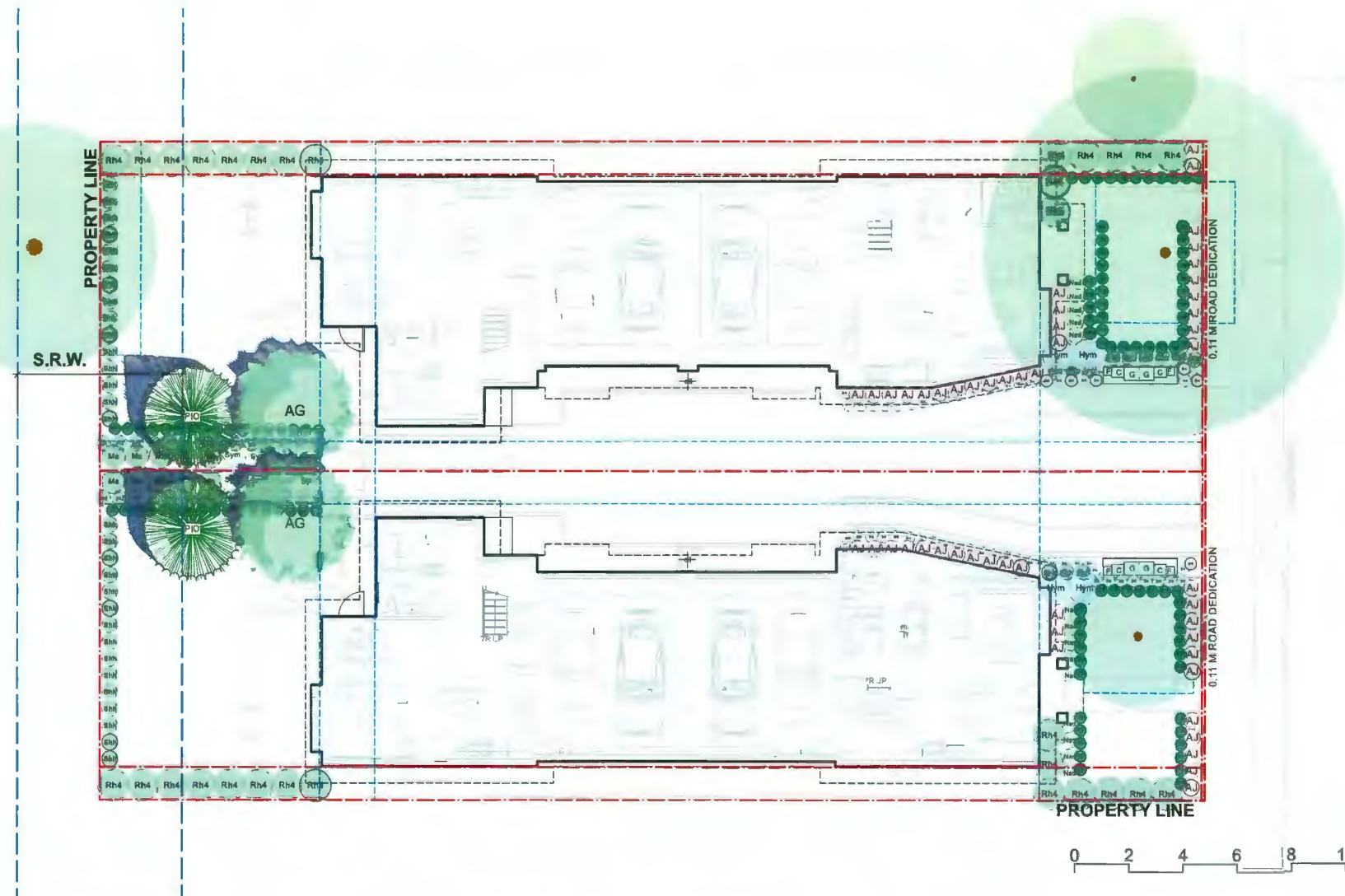
DRAWN BY: EL

REVIEWED BY: EL

**LANDSCAPE
PLANTING PLAN**

PLAN #3.c

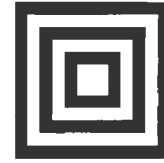
L2.0



ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
ONSITE PLANT LIST					
TREES (DECIDUOUS & CONIFEROUS)					
AG	Acer griseum	Paperbark Maple	2	8cm cal.	
PIO	Pinus contorta var. contorta	Shore Pine	2	4m high	
SHRUBS					
AJ	Azalea japonica 'Kent's Pride'	Kent's Pride Azalea	51	#2 pot	
Hym	Hydrangea macrophylla	Bigleaf Hydrangea	4	#3 pot	
Ma	Mahonia aquifolium	Oregon Grape Holly	10	#2 pot	
Nad	Nandina domestica	Heavenly Bamboo	14	#2 pot	
Rh4	Rhododendron 'PJM'	PJM Rhododendron	30	#3 pot	
Shh	Sarcococca hookeriana var. humilis	Sweet Box	42	#2 pot	
Sym	Symphoricarpos alba	Snowberry	8	#2 pot	
PERENNIALS & GROUNDCOVERS					
lsa	Lavandula angustifolia	English Spike Lavender	59	#2 pot	
pol	Polystichum munium	Western sword fern	28	#1 pot	
ORNAMENTAL GRASSES & BAMBOOS					
ha	Hakonechloa macro 'Aureola'	Golden Japanese Forest Grass	106	#1 pot	
cil	Clematis ligusticifolia	Western White Clematis	2	#1 pot	

PLANTING NOTES:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
- 3) The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- 4) Minimum planting medium depths:
lawn - 6"/150mm
groundcover - 12"/300 mm
shrubs - 18"/450 mm
trees - 24"/600 mm (around & beneath rootball)
- 5) All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program.



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Revisions

NO.	Date	Note
1	2023-07-05	ISSUED FOR DP
2	2023-08-21	ISSUED FOR DP

Sept. 05, 2023
DP22-011557
Plan # 19

**4-UNIT DUPLEX
DEVELOPMENT**

PROJECT ADDRESS:
6531 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

Hardscape Details

PLAN #3.d

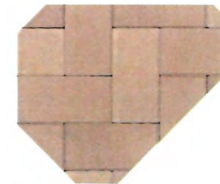
L3.0

AQUAPAVE STANDARD PAVER
BY ABBOTSFORD CONCRETE PRODUCTS

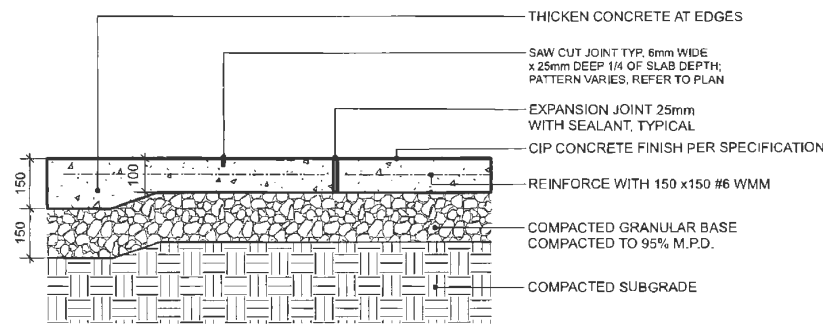
PATTERN: RUNNING BOND
LENGTH: 8-3/8" (221MM)
WIDTH: 4-5/16" (110MM)
THICKNESS: 3-1/8" (80MM)



COLOR: CHARCOAL
DRIVEWAY & VISITOR PARKING

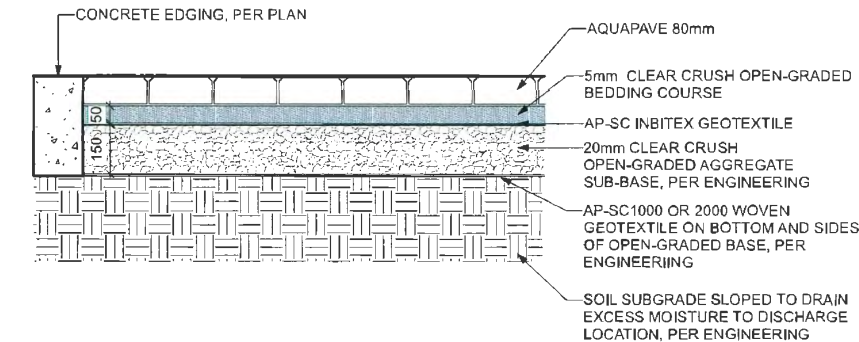


COLOR: DESERT SAND
PEDESTRIAN PATH



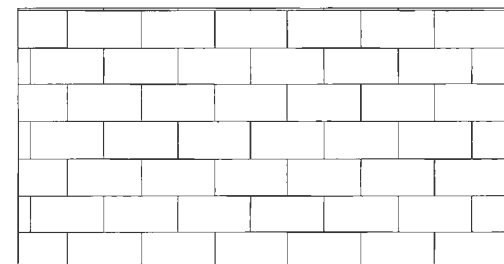
- NOTES:
1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

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

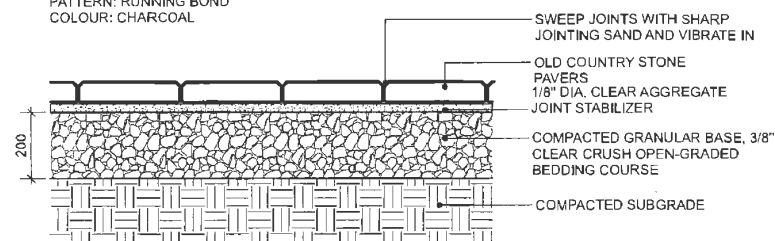


- NOTE:
1. REFER TO ENGINEERING DRAWINGS FOR THE BASE MATERIALS INSTALLED UNDERNEATH THE PAVERS.
2. THE CONDITIONS UNDER THE PAVERS SHALL BE APPROVED BY ENGINEERS BEFORE PAVERS INSTALLATION.

3 AQUAPAVE PERMEABLE PAVER
Scale: 1:10

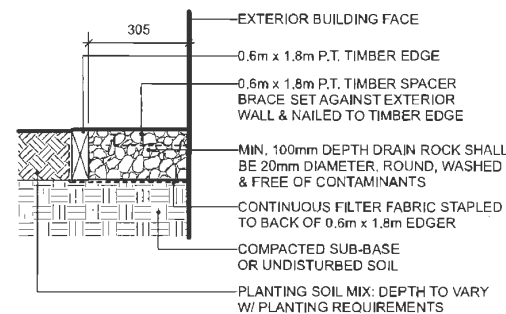


PLAN
CLASSIC STANDARD PAVERS - STANDARD SIZE BY
ABBOTSFORD CONCRETE (1-800-663-4091)
DIMENSIONS: STANDARD 225(L) x 112.5(W) x 60(T) mm (8-7/8" x
4-7/16" x 2-3/8")
PATTERN: RUNNING BOND
COLOUR: CHARCOAL



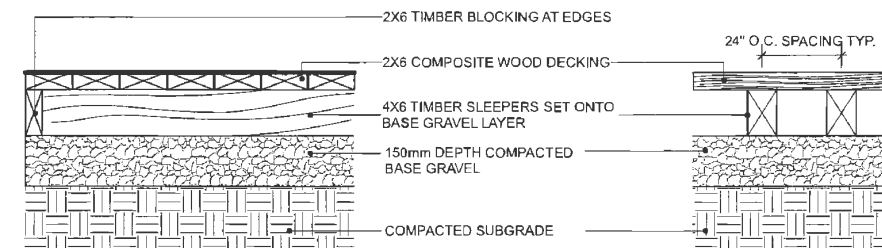
- NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

2 CONCRETE UNIT PAVING ON GRADE
Scale: 1:10



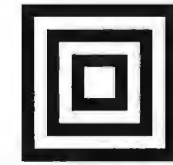
- NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL.

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



- NOTES:
1. USE 2X6 BLOCKING BETWEEN SLEEPERS WHERE REQUIRED TO MAINTAIN PROPER SPACING AND EVEN ALIGNMENT.
2. USE 2 1/2" LONG FLAT-HEAD RUST-PROOF DECK SCREWS, SET FLUSH WITH DECK SURFACE.
3. INSURE ALL SCREWS FOR DECKING ARE EVENLY SPACED AND ALIGNED.

5 COMPOSITE WOOD DECKING ON GRADE
Scale: 1:10



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Revisions

NO.	Date	Note
1	2023-07-05	ISSUED FOR DP
2	2023-08-21	ISSUED FOR DP

**Sept. 05, 2023
DP22-011557
Plan # 20**

**4-UNIT DUPLEX
DEVELOPMENT**

PROJECT ADDRESS:
6531 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

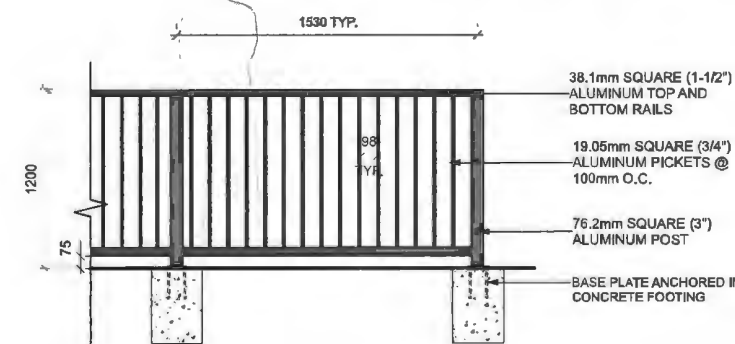
Furnituring Details

PLAN #3.e

L3.1



PRECEDENT



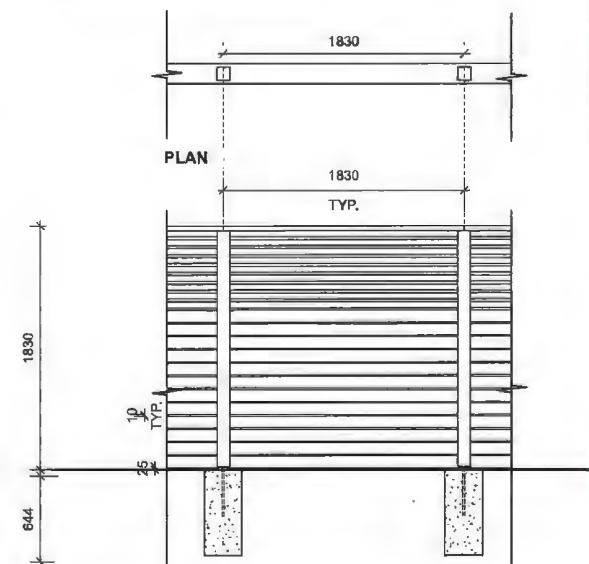
- NOTES:
1. ALL METAL ALUMINUM WITH BLACK POWDERCOAT FINISH (TO BE FACTORY APPLIED)
 2. ALL WELDED CONSTRUCTION.
 3. PROVIDE SHOP DRAWINGS FOR APPROVAL.
 4. CONCRETE FOOTING TO BE CONFIRMED BY STRUCTURAL ENGINEER.

3 4' HIGH METAL FENCE IN THE FRONT YARDS
Scale: 1:20

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



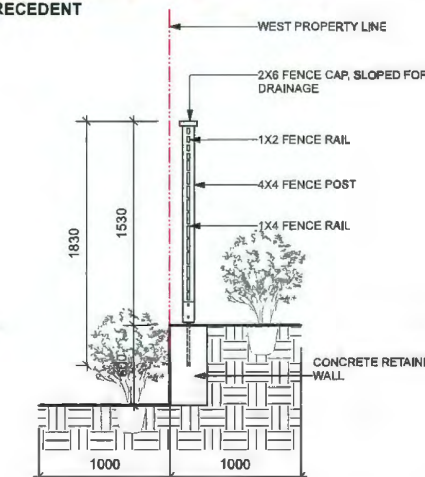
PRECEDENT



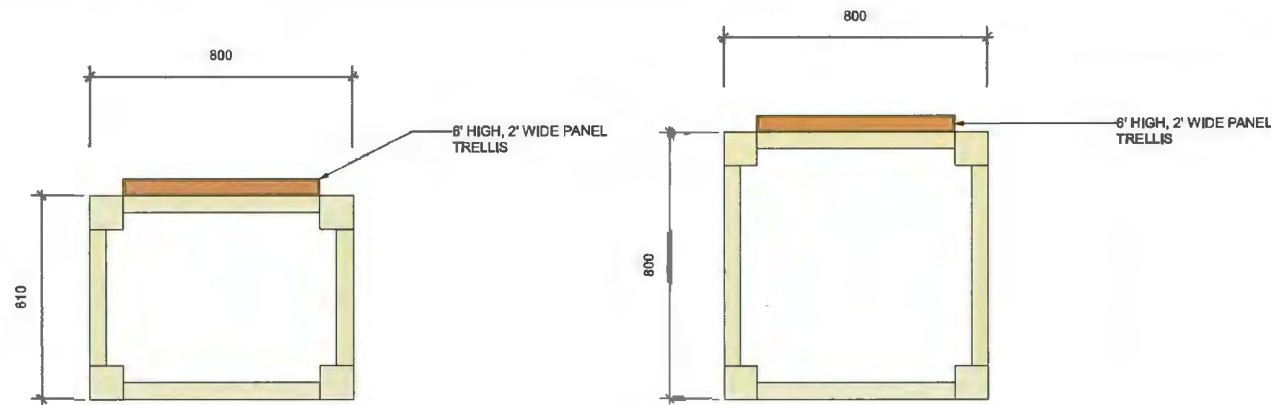
TYPICAL FENCE ELEVATION ON GRADE

- NOTES:
1. ALL WOOD EXPOSED TO VIEW SHALL BE C AND BETTER CLEAR CEDAR.
 2. ALL WOOD SHALL BE STRAIGHT, SOUND, AND FREE OF SPLITS, WARPS, CRACKS, LARGE KNOTS, AND OTHER DEFECTS.
 3. WOOD PRESERVATIVE TO BE USED SHALL BE OLYMPIC MAXIMUM WATERPROOFING SEALANT, "CEDAR TINT".
 4. ALL CUTS TO BE SQUARE AND CLEAN.
 5. ALL METAL FIXTURES TO BE GALVANIZED (OR WHERE NOTED - STAINLESS STEEL).
 6. ALL STRUCTURAL FASTENERS TO BE GALVANIZED CARRIAGE BOLTS (IE, TRELIS, AND GATE)

4 6' HIGH WOOD PRIVACY SCREEN
Scale: 1:25

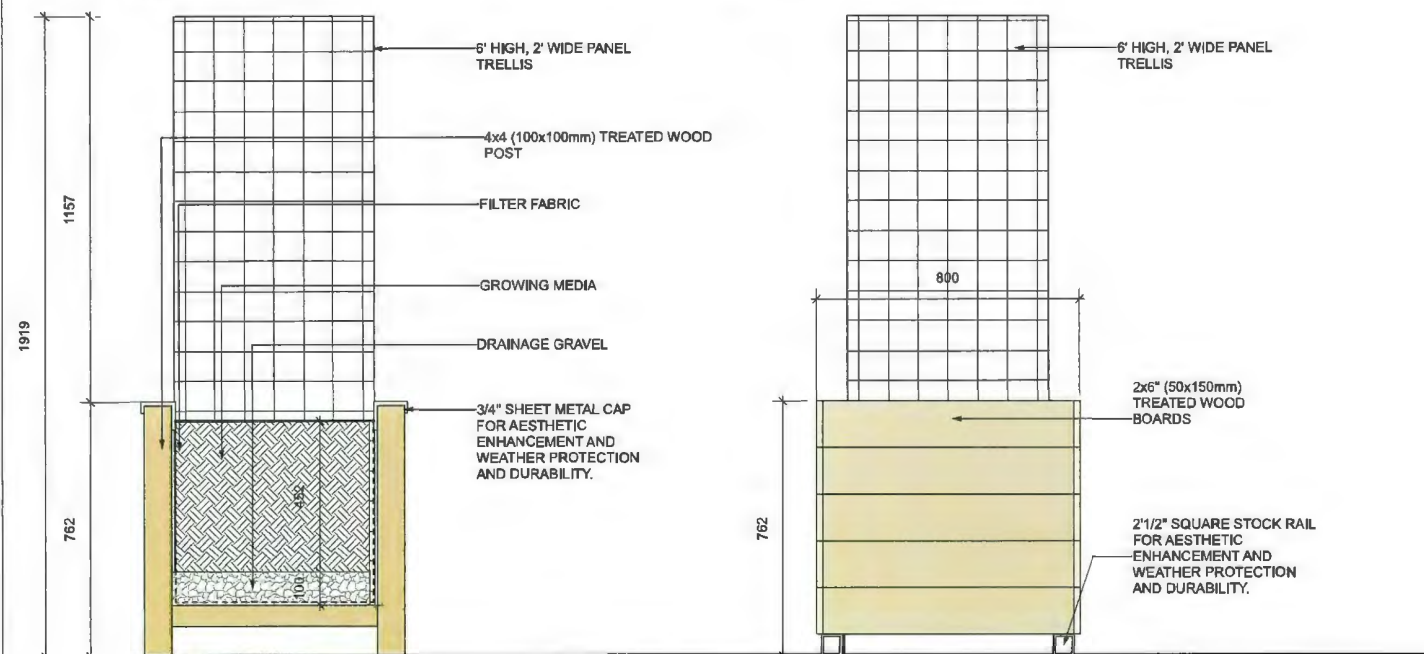


FENCE SECTION ON THE TOP OF RETAINING WALL



PLAN

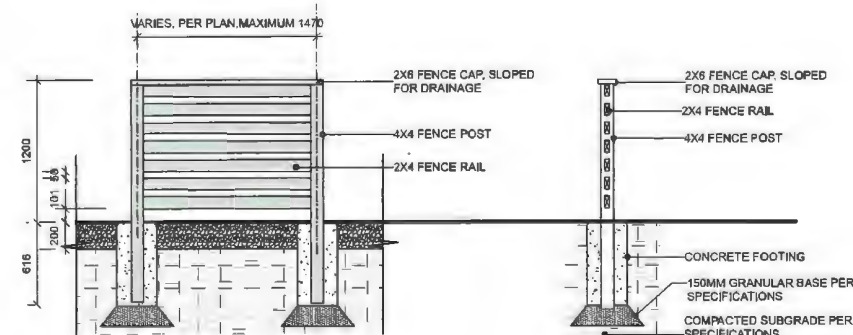
PLAN



SECTION

ELEVATION

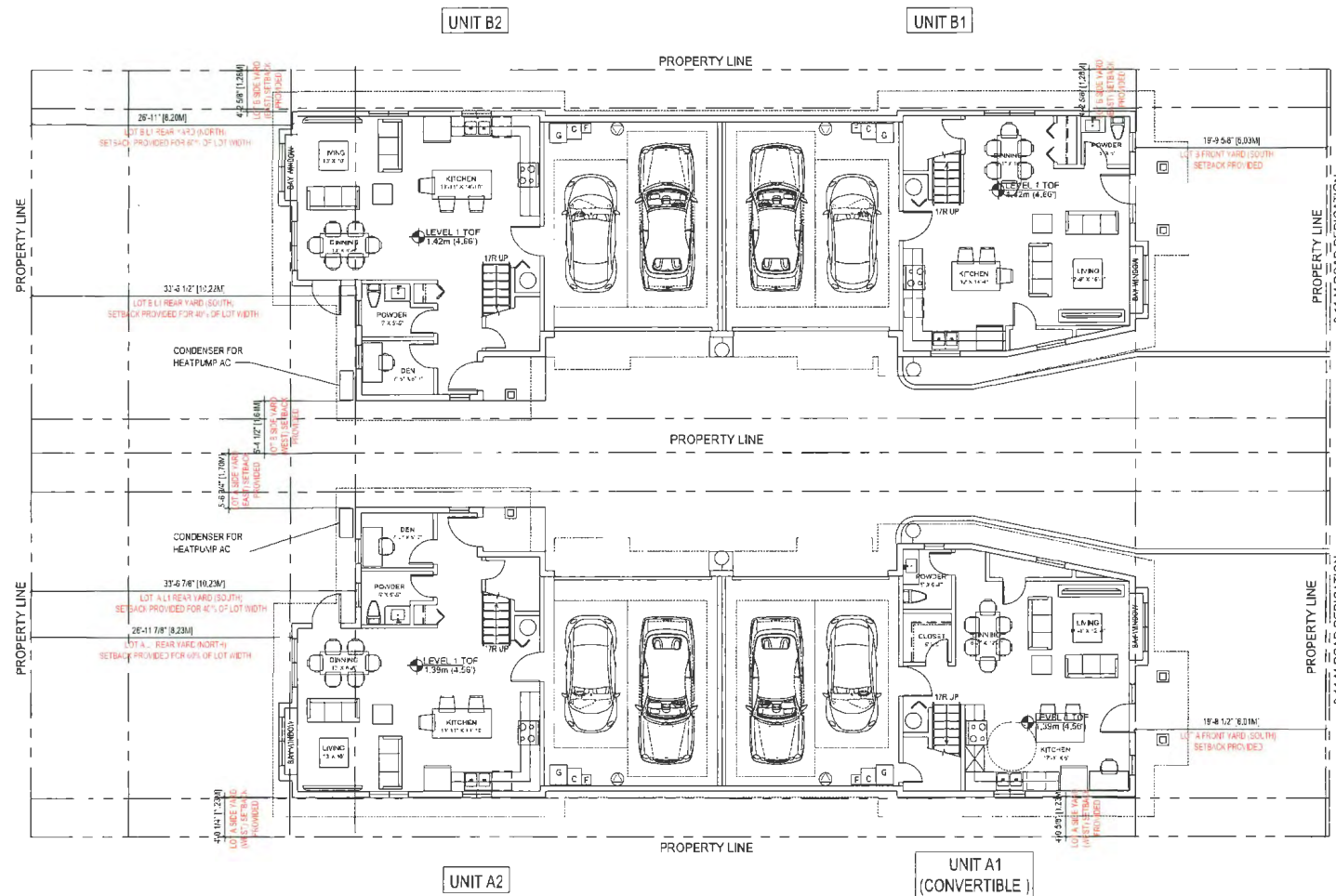
1 RAISED WOOD PLANTER WITH TRELIS
Scale: 1:25



ELEVATION

SECTION AT FENCE

2 4' HIGH ENCLOSURE FOR RECYCLING BINS STAGEING AREA & A/C UNIT
Scale: 1:25



1 BLDG A & B LEVEL 1 CONTEXT FLOOR PLANS
A2.0 SCALE: 1/8"=1'-0"

LEVEL 2E / CHARGE METHOD IS DEFINED AS: VOLTAGE OF 200V TO 220V AC AND CURRENT OF 15A TO 80A
WALL MOUNTED 5" ELECT. LIGHTING FIXTURE

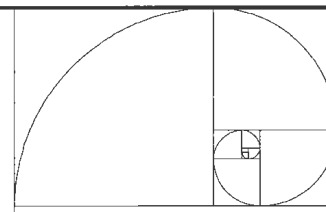
ROAD DEDICATION

Floor Area Calculation - Lot A

Address	Building A				Total	
	Unit A1		Unit A2		2 Units	
Feature (BD / DEN)	4 Bedroom		4 Bedroom			
Feature (Bath)	4 Bath		4 Bath			
Convertible Unit	✓					
	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	1046.05	97.13	1096.39	101.86	2142.44	199.04
Level 2 Gross Area	976.06	90.68	902.74	83.96	1879.80	174.54
Total Gross Area	2022.11	187.81	2000.13	185.82	4022.24	373.58
Garage Area exemption	403.64	37.50	403.64	37.50	807.28	75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81	3.88
Top Stair Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1582.29 SF		1570.86 SF		3153.15 SF	
	147.00 SM		145.94 SM		292.94 SM	
Min. Floor Area Per Unit Required	125.40 SM		125.40 SM			
Max. Floor Area Per Unit Allowed	183.90 SM		183.90 SM			
Complied with Min. and Max. Floor Area per Unit Allowed	Yes		Yes			

Floor Area Calculation - Lot B

Address	Building B				Total	
	Unit B1		Unit B2		2 Units	
Feature (BD / DEN)	4 Bedroom		4 Bedroom			
Feature (Bath)	4 Bath		4 Bath			
Convertible Unit						
	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	1038.88	96.52	1096.39	101.86	2135.27	198.37
Level 2 Gross Area	970.36	90.15	905.52	84.13	1875.88	174.28
Total Gross Area	2009.24	186.67	2001.91	185.99	4011.15	372.65
Garage Area exemption	403.64	37.50	403.64	37.50	807.28	75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81	3.88
Stair Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1569.42 SF		1572.64 SF		3142.06 SF	
	145.80 SM		146.10 SM		291.91 SM	
Min. Floor Area Per Unit Required	125.40 SM		125.40 SM			
Max. Floor Area Per Unit Allowed	183.90 SM		183.90 SM			



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1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023

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Issue	By	App'd	DATE
ISSUED FOR PERMITS	J.T.	J.H.	13.09.21
ISSUED FOR PERMITS	J.T.	J.H.	13.08.22
ISSUED FOR PERMITS	J.T.	J.H.	13.07.08

Sept. 05, 2023
DP22-011557
Reference Plan

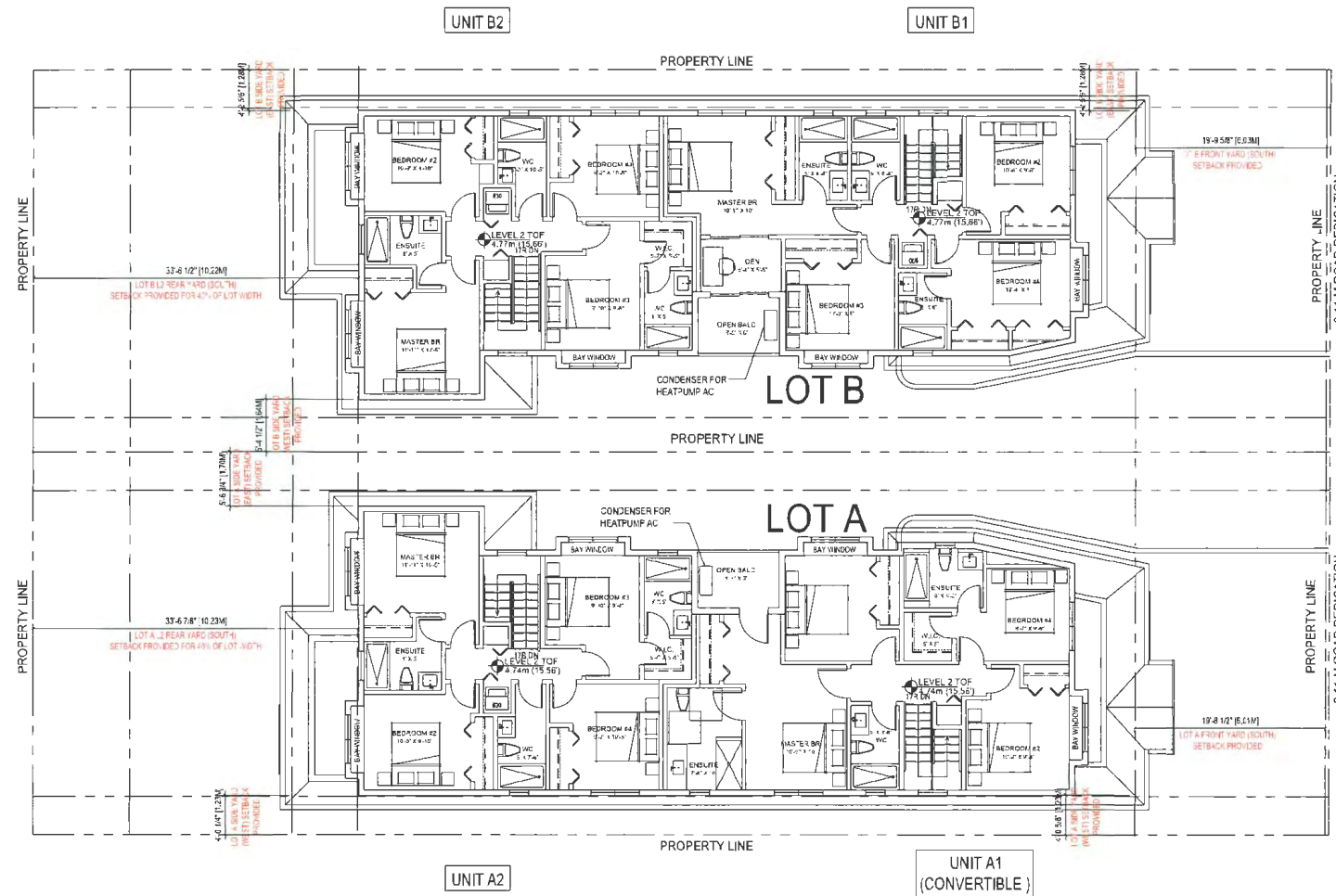


Client/Project
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
R2 19-878165 / DP 22-011557

Title
BUILDING A & B
LEVEL 1 FLOOR PLANS

Project No. #8304 Scale 1/8"=1'-0"
Drawing No. Sheet: Revison

A 2.0

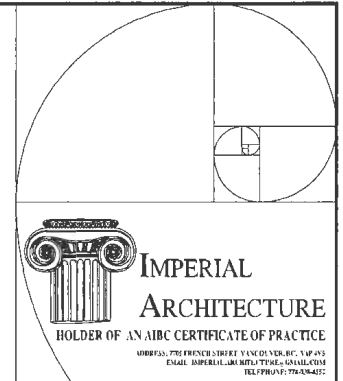


1 BLDG A & B LEVEL 2 CONTEXT FLOOR PLANS
A2.1 SCALE: 1/8"=1'-0"

ROAD DEDICATION

Floor Area Calculation - Lot A						
Address	Building A				Total	
	Unit A1		Unit A2		2 Units	
Feature (BD / DEN)	4 Bedroom		4 Bedroom			
Feature (Bath)	4 Bath		4 Bath			
Convertible Unit	✓					
	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	1046.05	97.18	1096.39	101.86	2142.44	199.04
Level 2 Gross Area	976.06	90.68	903.74	83.96	1879.80	174.64
Total Gross Area	2022.11	187.86	2000.13	185.82	4022.24	373.68
Garage Area exemption	403.64	37.50	403.64	37.50	807.28	75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81	3.88
Top Stair Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1582.29 SF		1570.86 SF		3153.15 SF	
	147.00 SM		145.94 SM		292.94 SM	
Min. Floor Area Per Unit Required	125.40 SM		125.40 SM			
Max. Floor Area Per Unit Allowed	183.90 SM		183.90 SM			
Complied with Min. and Max. Floor Area per Unit Allowed	Yes		Yes			

Floor Area Calculation - Lot B						
Address	Building B				Total	
	Unit B1		Unit B2		2 Units	
Feature (BD / DEN)	4 Bedroom		4 Bedroom			
Feature (Bath)	4 Bath		4 Bath			
Convertible Unit	✓					
	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	1038.88	96.52	1096.39	101.86	2135.27	198.37
Level 2 Gross Area	970.36	90.15	905.52	84.13	1875.88	174.28
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Stair Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1569.42 SF		1572.64 SF		3142.06 SF	
	145.80 SM		146.10 SM		291.91 SM	
Min. Floor Area Per Unit Required	125.40 SM		125.40 SM			
Max. Floor Area Per Unit Allowed	183.90 SM		183.90 SM			



ARCHITECTURE
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ISSUED FOR PERFECTION	J.J.	J.H.	23.08.22
ISSUED FOR PERFECTION	J.J.	J.H.	23.07.05
Issued	By	App.	TY/JM/03

Sept. 05, 2023
DP22-011557
Reference Plan



Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
R2 19-878165 / DP 22-011557

Title

BUILDING A & B
LEVEL 2 FLOOR PLANS

Project No.

Scale

#8304 1/8"=1'-0"

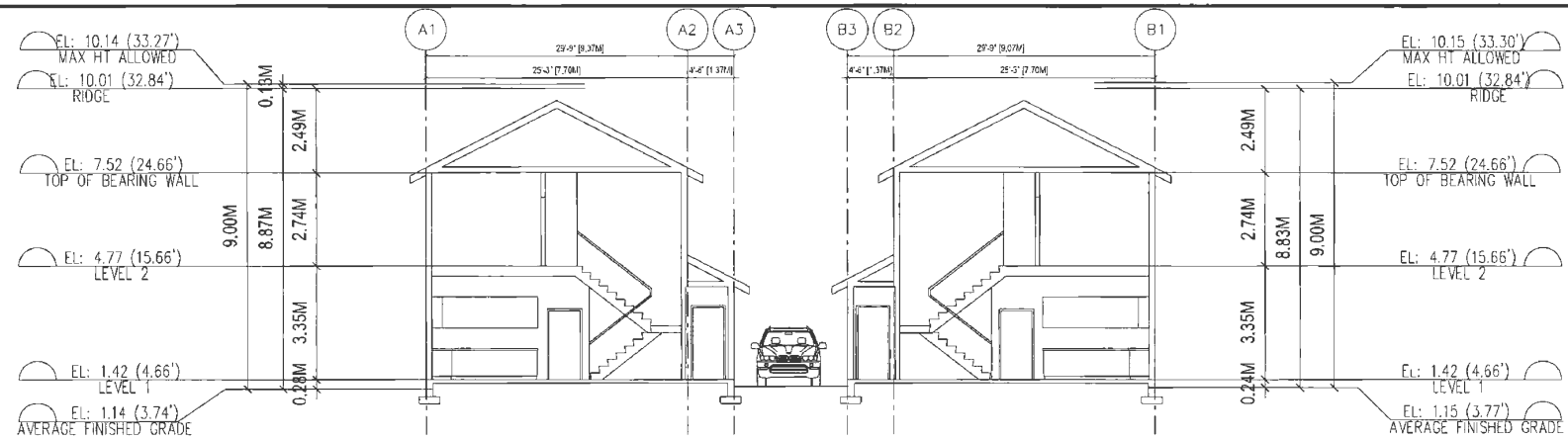
Drawing No.

Sheet

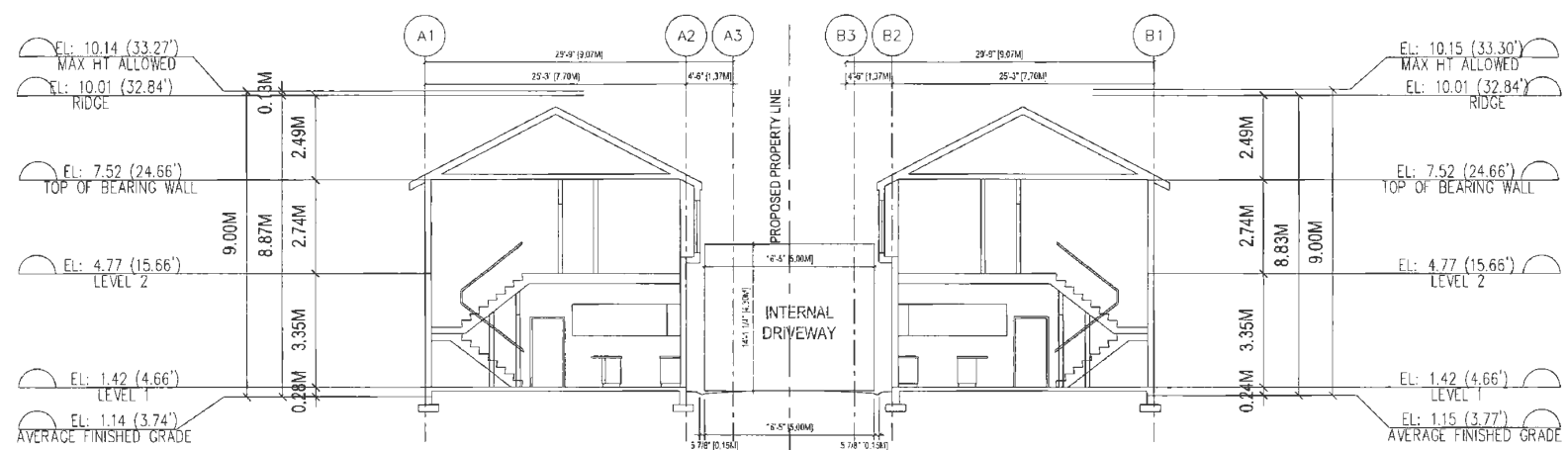
Revision

A 2.1

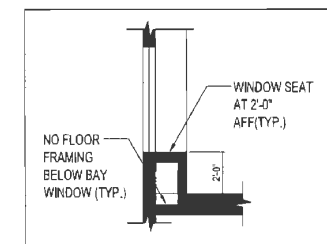
of



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

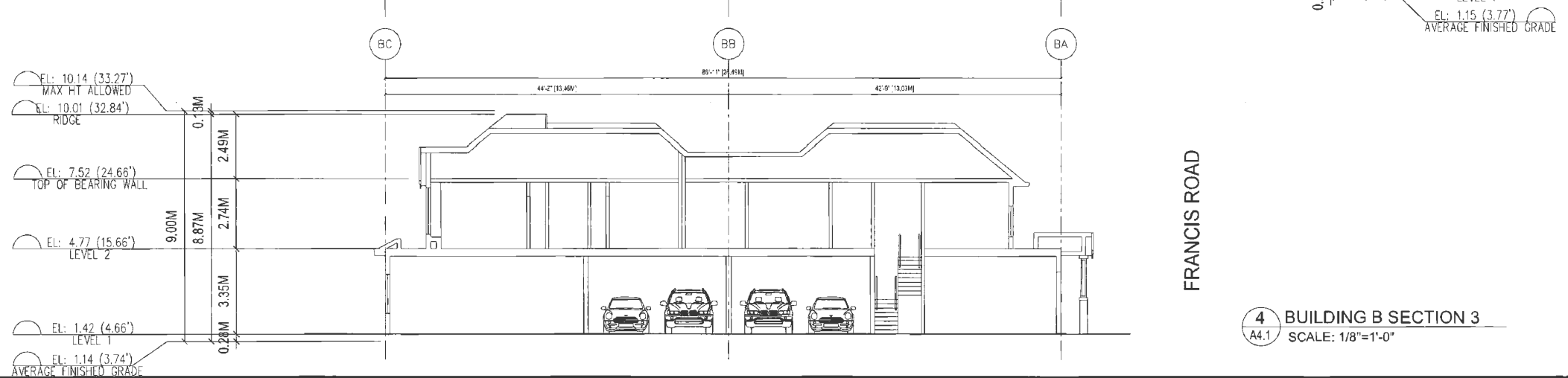


2 BUILDING A & B CROSS SECTION 2
A4.1 SCALE: 1/8"=1'-0"



TYP. BAY WINDOW FRAMING SECTION DETAIL

3 BUILDING A SECTION 3
A4.1 SCALE: 1/8"=1'-0"



4 BUILDING B SECTION 3
A4.1 SCALE: 1/8"=1'-0"

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REVISED FOR BY REVISIONS	DATE	BY	APP.
REVISED FOR BY REVISIONS	27	J.M.	23.09.01
REVISED FOR BY REVISIONS	27	J.M.	23.08.22
REVISED FOR BY REVISIONS	27	J.M.	23.07.28

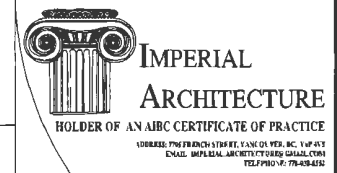
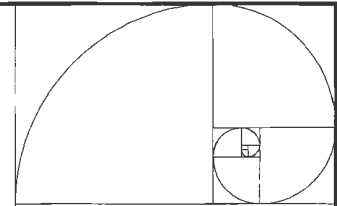
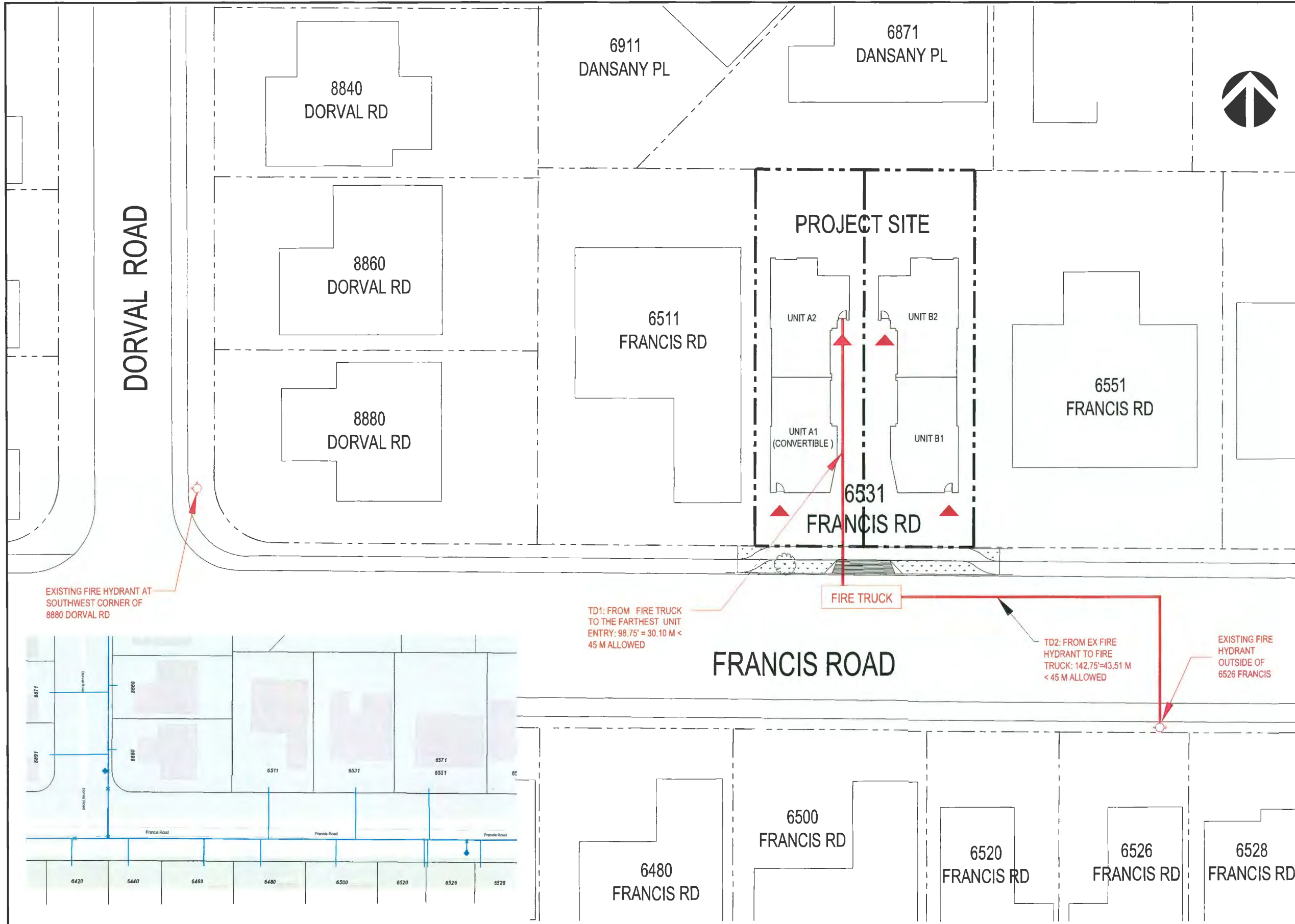
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Client/Project
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title
BUILDING SECTIONS

Project No. #8304 Scale 1/8"=1'-0"
Drawing No. A 4.1 Sheet Revision



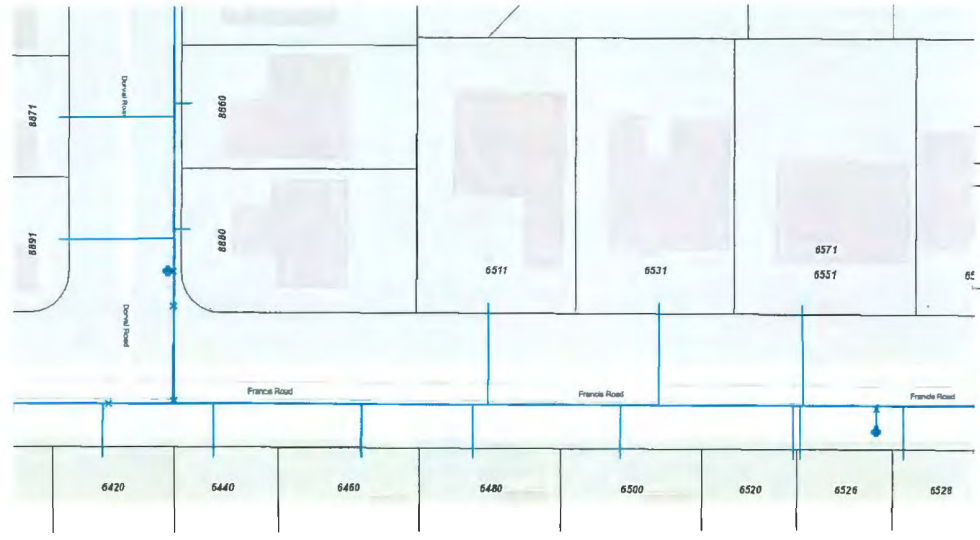
ARCHITECTURE
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 PLANNING

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DESIGNED FOR DP SUBMISSION	J.Z.	J.M.	23.09.01
REVISED FOR DP SUBMISSION	J.Z.	J.M.	23.09.27
ISSUED FOR DP SUBMISSION	J.Z.	J.M.	23.07.08
Issued	By	Appr.	YY.MM.DD

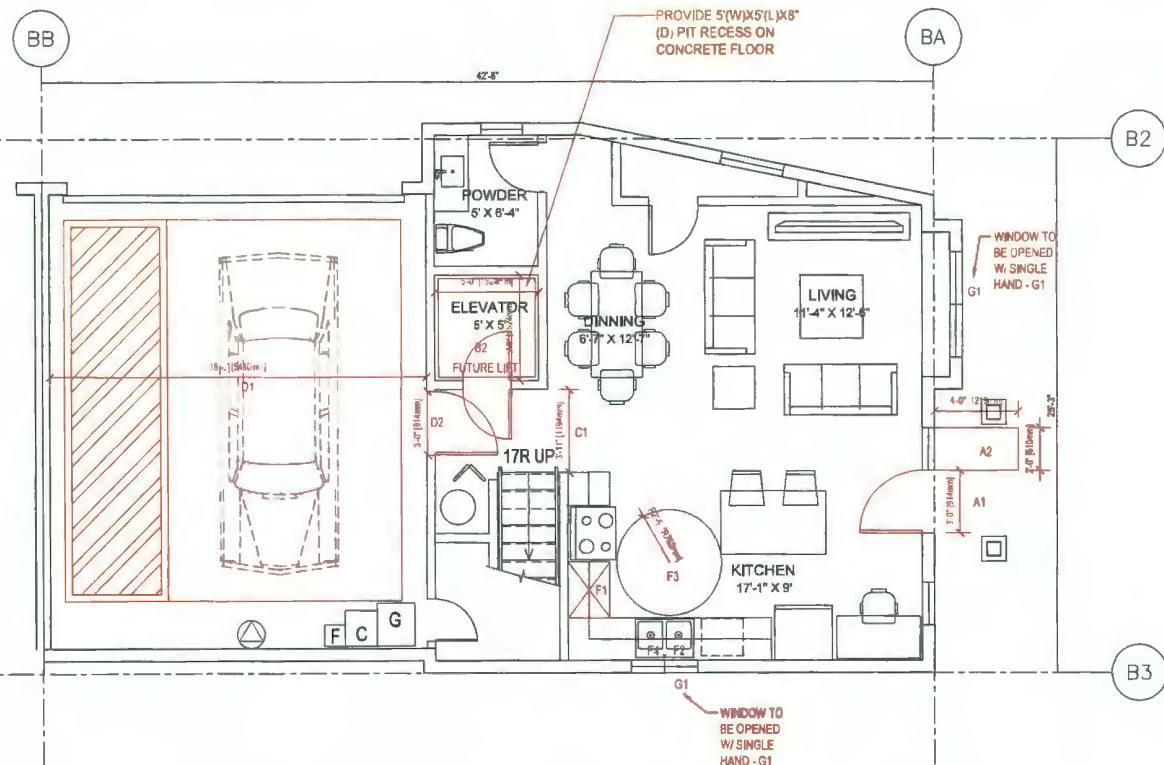
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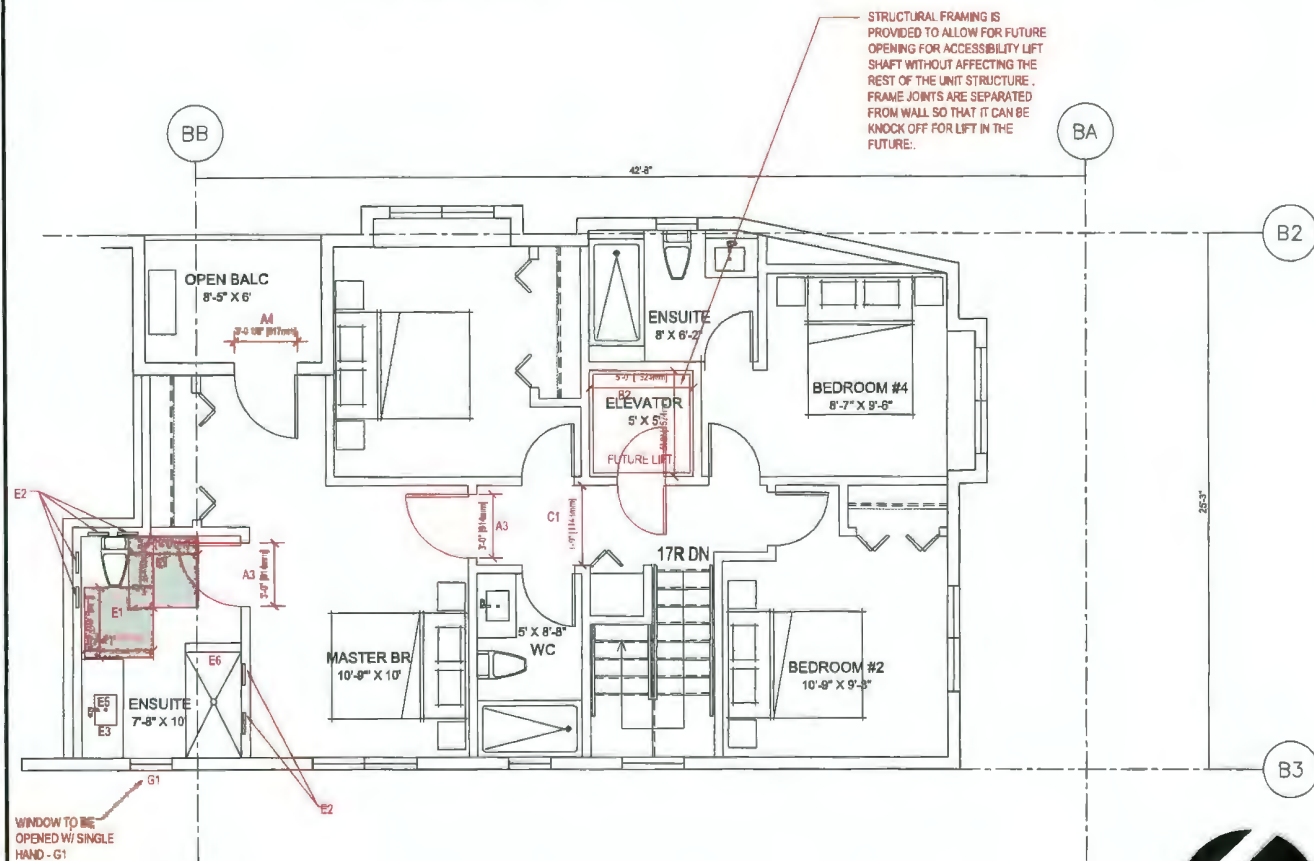
1 FIRE HYDRANT LOCATION PLAN
 SCALE: N.T.S.

2 FIRE FIGHTING PLAN
 SCALE: 1/16"=1'-0"

Client/Project	
4-UNIT DUPLEX DEVELOPMENT 6531 FRANCIS ROAD, RICHMOND, BC RZ 19-878165 / DP 22-011557	
Title	
FIRE FIGHTING PLAN	
Project No.	Scale
#8304	AS NOTED
Drawing No.	Sheet
A 1.6	of



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

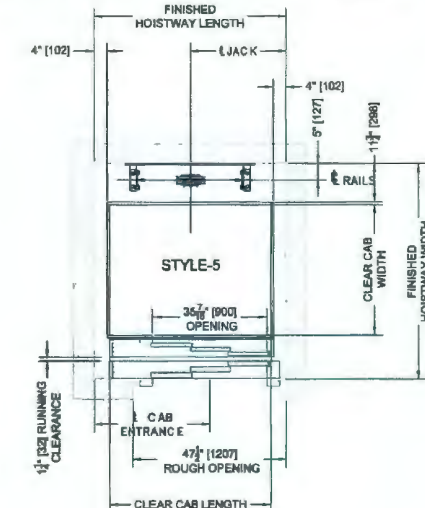


2 CONVERTIBLE UNIT L2 PLAN
A5.1 SCALE: 1/4"=1'-0"

Style 5	clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
	40" x 50"	60-1/2"	59-1/2"	29-3/4"	35-3/4"
	40" x 54"	60-1/2"	63-1/2"	31-3/4"	39-3/4"
	42" x 60"	62-1/2"	69-1/2"	34-3/4"	45-3/4"
	48" x 60"	68-1/2"	69-1/2"	34-3/4"	45-3/4"
	minimum*	54-1/2"	59-1/2"		

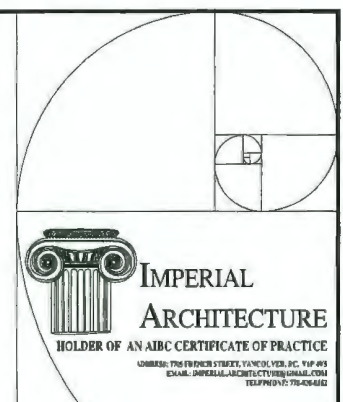


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CONVERTIBLE UNIT GUIDELINES (NOTE: SAFERHOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD ITALICS)

Category	Code	Description
A	DOORS & DOORWAYS	A1 ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.
		A2 ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).
		A3 INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND / OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.
		A4 PATIO / BALCONY MIN. 880 MM CLEAR OPENING. SMALL REMOVABLE WOOD RAMP WILL BE USED TO ADAPT 2" HEIGHT DIFFERENCE BETWEEN FINISHED SURFACES WHEN THE UNIT IS CONVERTED TO ACCESSIBLE UNIT (I.E. WHEN THE ELEVATOR IS INSTALLED)
		A5 ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
		A6 LEVER-TYPE HANDLES FOR ALL DOORS
B	VERTICAL CIRCULATION	B2 VERTICAL LIFT. DEPRESSED SLAB AREA AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
		B3 AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
		B4 AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
C	HALLWAYS	C1 MIN. 900 MM WIDTH.
		C2 MIN. 900 MM WIDTH.
D	GARAGE	D1 MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.
		D2 ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.
E	BATHROOM (MIN. 1)	E1 TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
		E2 WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER, REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
		E3 LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
		E4 PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
		E5 CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.
		E6 DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT)
F	KITCHEN	F1 CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
		F2 CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
		F3 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
		F4 LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
G	WINDOWS	G1 MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
		G2 MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
H	OUTLETS & SWITCHES	H1 PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), DN FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
		H2 UPGRADE TO FOUR-PLEX OUTLETS ILL MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.



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DATE	BY	APP'D	REVISION
2023-09-01	JL	JL	31.06.01
2023-09-01	JL	JL	23.06.02
2023-09-01	JL	JL	23.07.06

Sept. 05, 2023
DP22-011557
Reference Plan



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CONVERTIBLE UNIT PLANS

Project No. #8304
Scale 1/4"=1'-0"
Quantity No. _____ Date: _____ Revision _____

A5.1 of _____