

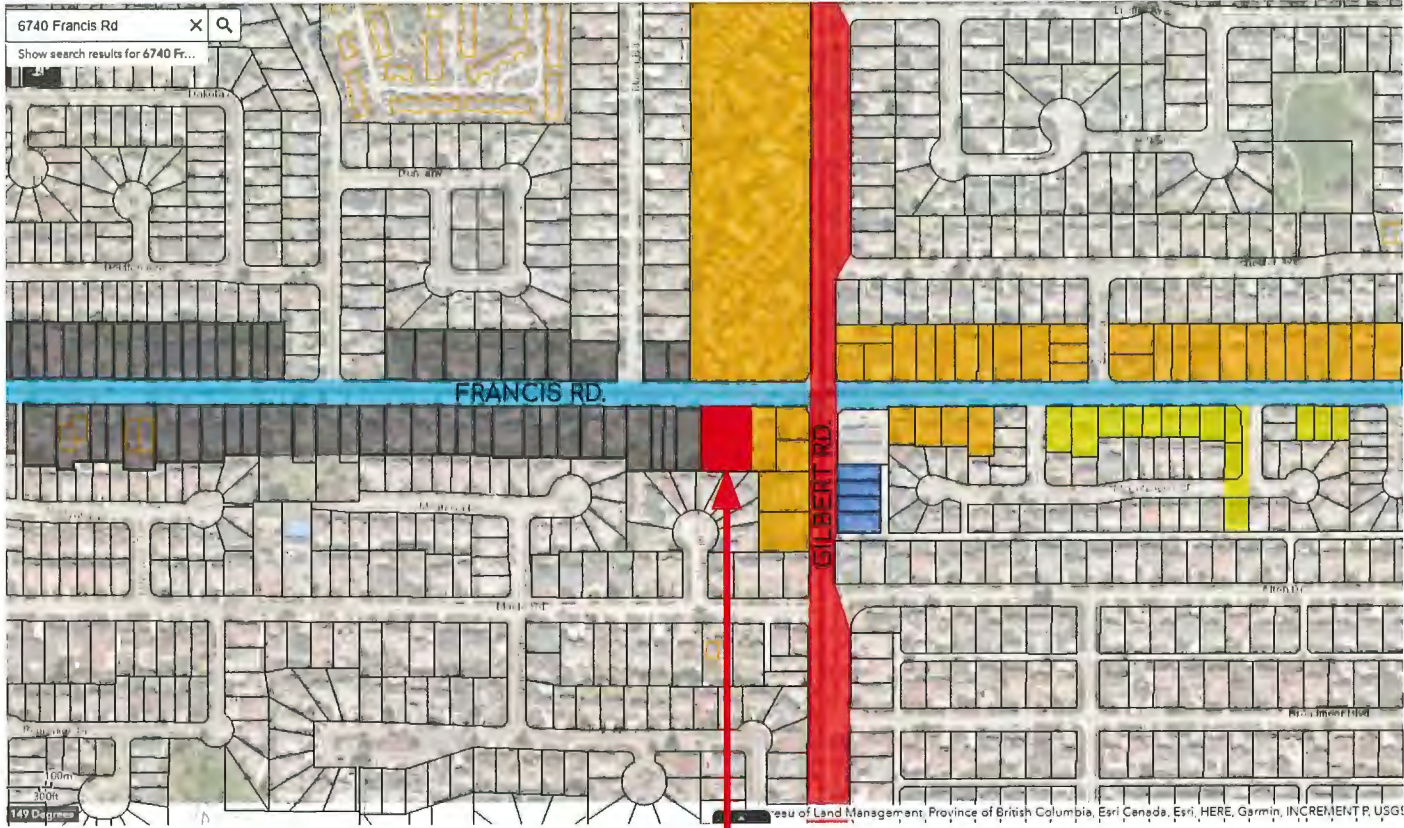
TWO-UNIT DWELLINGS

6740-6780 FRANCIS ROAD, RICHMOND, BC



Submission to ADP March 13th 2024

Site Context



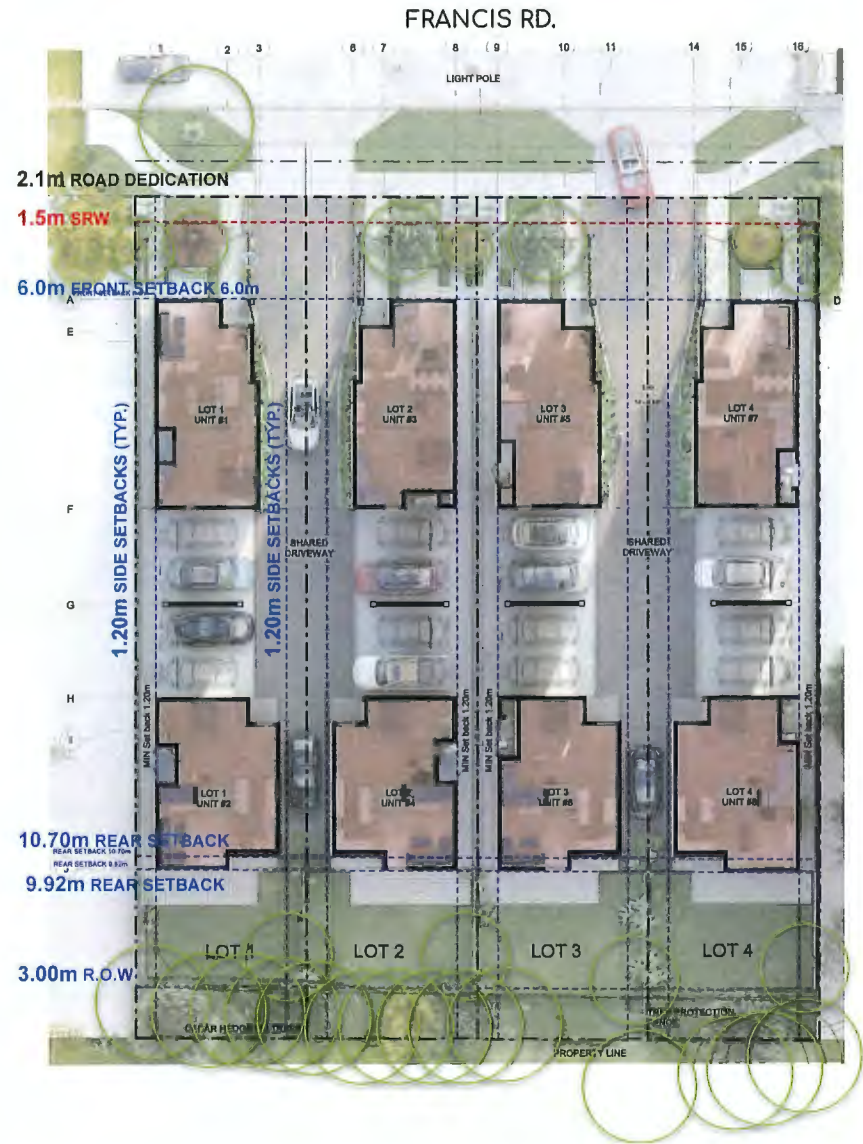
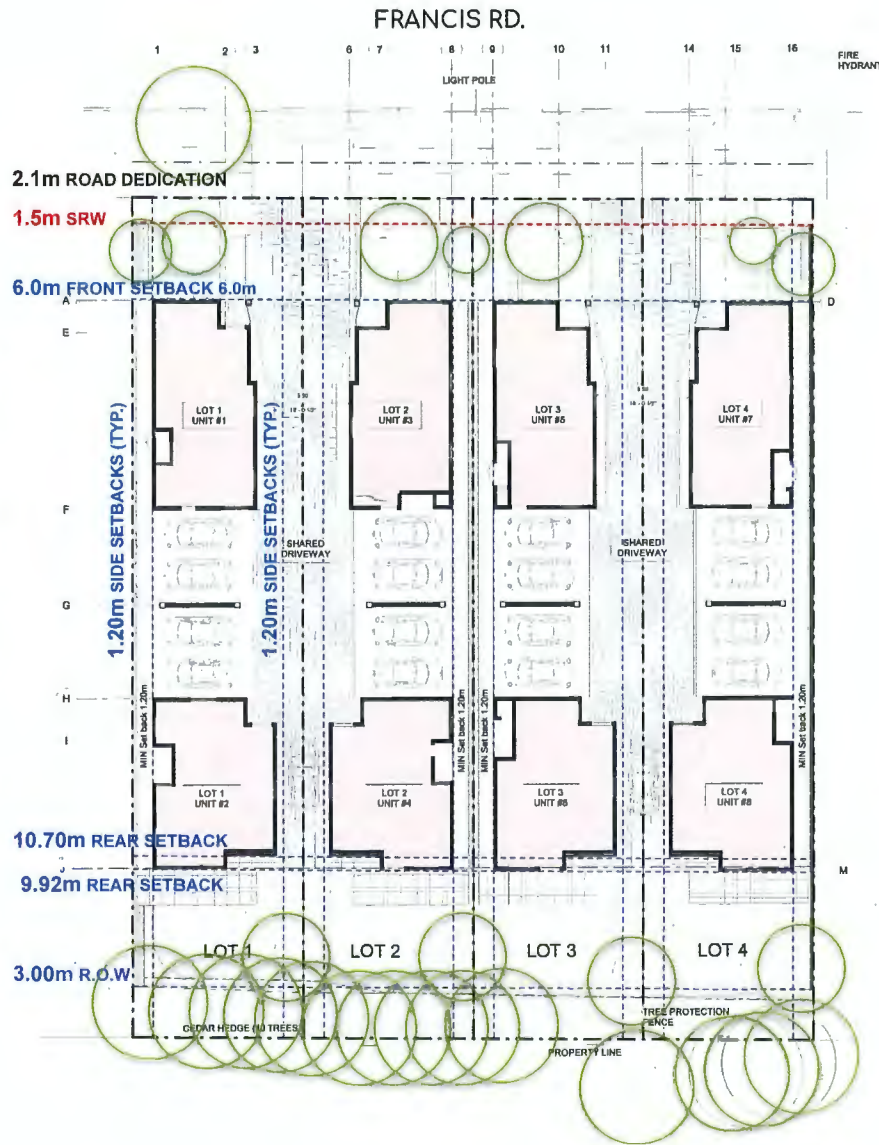
SUBJECT PROPERTY
6740-6780 FRANCIS RD.

- ✓ Major and Minor Arterial Road
- Major Arterial Road
- Minor Arterial Road
- ✓ Arterial Road Land Use
- Arterial Road Single Detached
- Arterial Road Compact Lot Single Detached
- Arterial Road Compact Lot Coach House
- Arterial Road Compact Lot Duplex
- Arterial Road Duplex/Triplex
- Arterial Road Townhouse

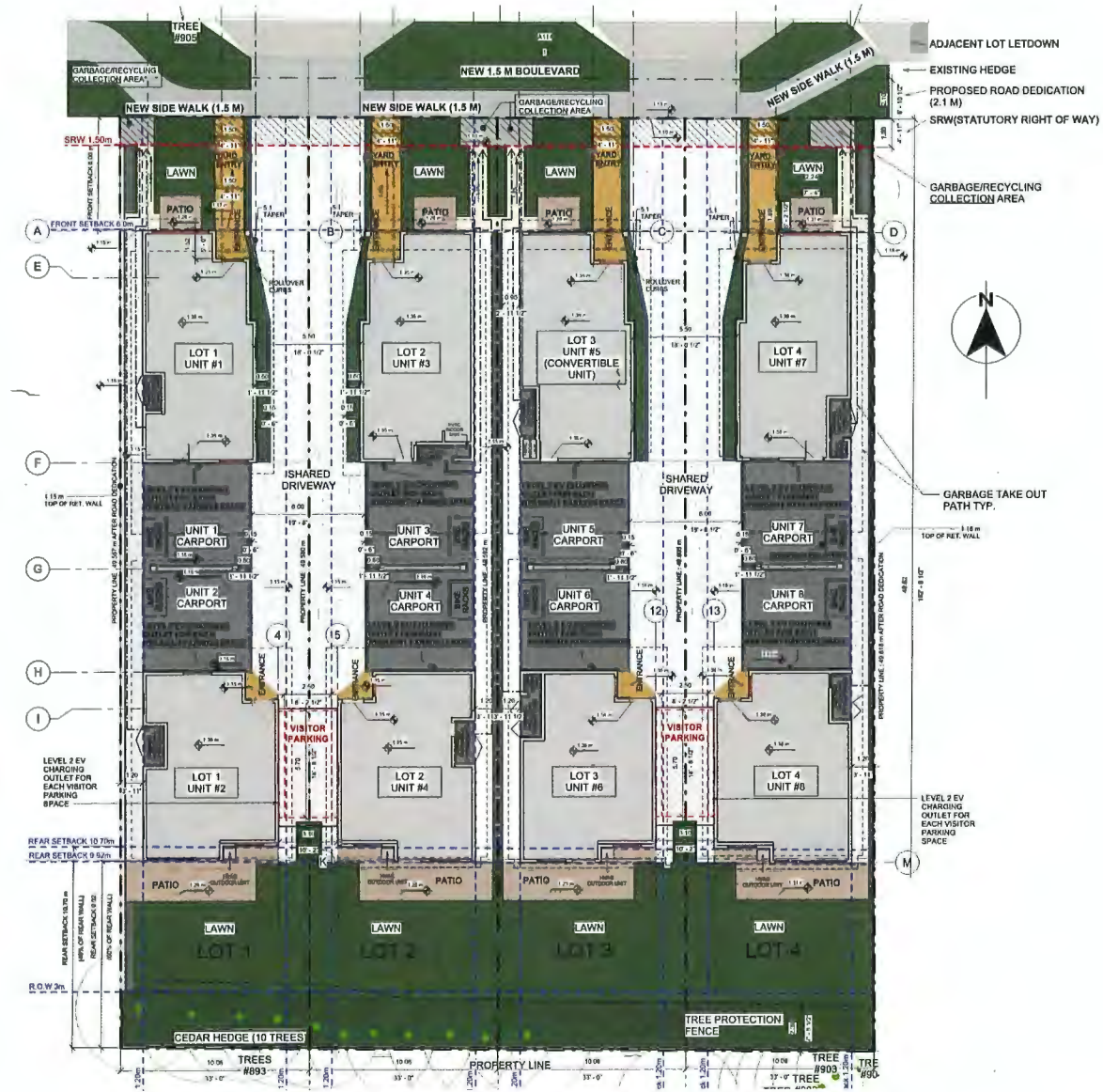


 Surrounding Buildings

Site Plan (simplified)

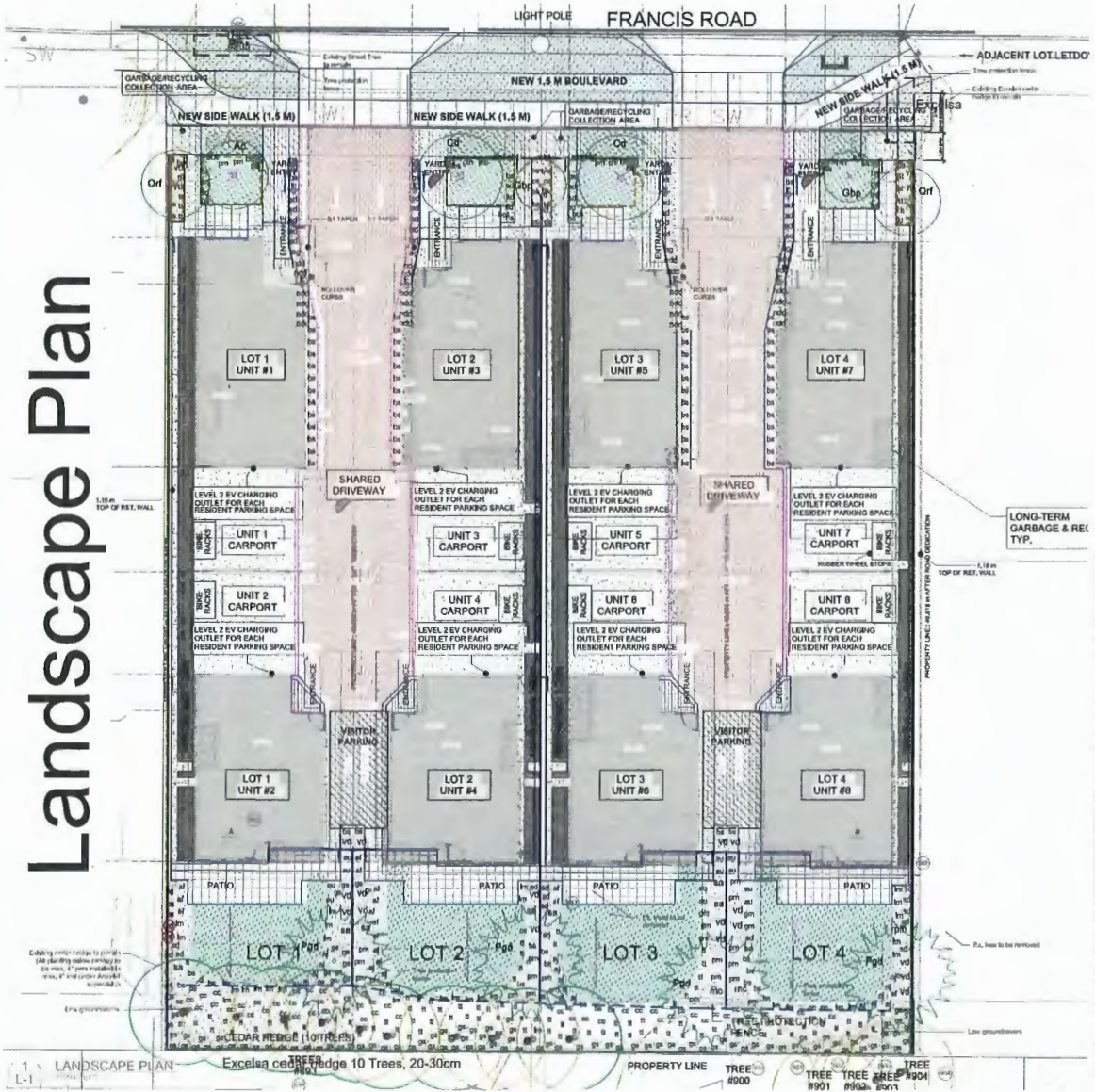


Architectural Site Plan



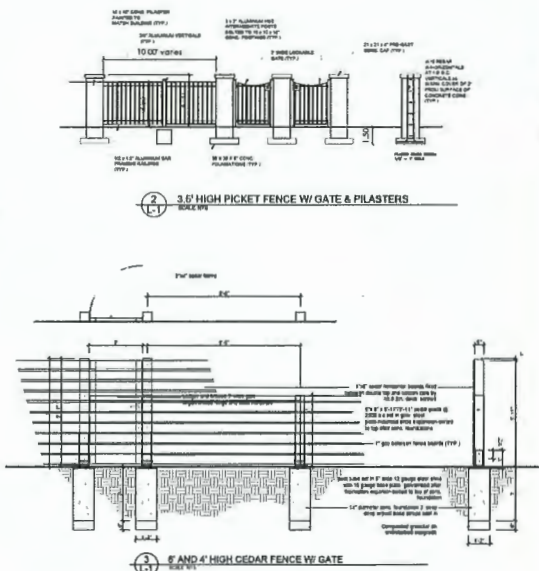
6740-6780 FRANCIS ROAD, RICHMOND, BC

Landscape Plan



LEGEND

- Existing trees to be removed / retained
- Proposed Tree Planting
- Material Planting of Shrubs, Perennials and Groundcovers
- European Hedge
- "Acquasol" Standard permeable paving for pedestrian use with drainage edge installed by Abbotford Concrete Products ("Placid" Color)
- "Acquasol" Standard permeable stone paving for vehicular use with outdoor course edge by Abbotford Concrete Products ("Charcoal" color)
- 15' x 18' HydroPaved Slabs by Abbotford Concrete Products ("Waterfall" color)
- Brown-Black aggregate paving
- Utility cover grid
- 2' x 12' "Boardwalk" concrete unit pavers by Sulfurco
- Expansion joint in 6 in. deep concrete pavement
- Additional topsoil (2.0m depth)
- Depth from Tree Root Center to 50cm depth
- Tree Protection Fence
- Polymer coated steel aluminum luminaire light
- Photometric luminaire light
- Double-headed arrow



6740-6780 Francis Road Plant List

CODE	QTY	BOTANICAL	COMMON	SPACING	TYPE	NATIVE	SIZE
Pgd	4	<i>Picea glauca densata</i>	Black Hills Spruce	as shown	tree	nonnative	Ht. 5m
Ac	1	<i>Acer cracinatum</i>	Vine maple	as shown	tree	native	Ht. 4m
Apd	8	<i>Acer palmatum 'Dissectum atropurpureum'</i>	Purple Japanese maple	as shown	tree	nonnative	6', #25 pot
Ax	4	<i>Acer palmatum 'Shinde Shoji'</i>	Shindo Shoji Japanese maple	as shown	tree	nonnative	6', #25 pot
Cd	2	<i>Crataegus douglasii</i>	Black Hawthorn	as shown	tree	native	10', #25 pot
Gbp	2	<i>Ginkgo biloba 'Princeton'</i>	Princeton Sentry Japanese Maple	as shown	tree	nonnative	6cm Cal
Orf	2	<i>Quercus robur 'Fastigiata'</i>	Columbar English Oak	as shown	tree	nonnative	8cm Cal
aj	23	<i>Azalea japonica 'Blue Danube'</i>	Japanese azalea	as shown	shrub	nonnative	#2 pot
ag	4	<i>Azalea japonica 'Glacier'</i>	Japanese azalea	as shown	shrub	nonnative	#2 pot
bs	18	<i>Buxus sempervirens</i>	Boxwood	as shown	shrub	nonnative	#3 pot
lc	8	<i>Lonicera ciliosa</i>	Wild honeysuckle	as shown	shrub	nonnative	#3 pot
mc	2	<i>Mahonia Media 'Charity'</i>	Charity Oregon grape	as shown	shrub	nonnative	#5 pot
ndd	24	<i>Nandina domestica 'Harbour dwarf'</i>	Heavenly bamboo	as shown	shrub	nonnative	#2 pot
plb	1	<i>Philadelphus lewisii 'Blizzard'</i>	Mock orange	as shown	shrub	native	#3 pot
sh	12	<i>Sarcococca hookeriana humilis</i>	Sarcococca	as shown	shrub	nonnative	#2 pot
sj	8	<i>Skimmia japonica reevesiana</i>	Japanese skimmia	as shown	shrub	nonnative	#3 pot
sbl	7	<i>Spiraea betulifolia 'Thor'</i>	Tor Birchleaf spirea	as shown	shrub	nonnative	#2 pot
sba	4	<i>Spiraea bumalda 'Anthony Waterer'</i>	Japanese spirea	as shown	shrub	nonnative	#2 pot
sd	43	<i>Spiraea densiflora</i>	Mountain Spirea	as shown	shrub	native	#2 pot
sa	7	<i>Symphoricarpos albus</i>	Common Snowberry	as shown	shrub	native	#2 pot
av	23	<i>Viburnum davidii</i>	David's viburnum	as shown	shrub	nonnative	#3 pot
af	13	<i>Aquilegia formosa</i>	Western Columbine	as shown	perennial	native	#1 pot
bcs	4	<i>Bergenia cordifolia 'Silver Light'</i>	Bergenia	as shown	perennial	nonnative	#1 pot
gm	5	<i>Geranium macrorrhizum</i>	Hardy geranium	as shown	perennial	nonnative	#1 pot
lm	31	<i>Liriope muscari</i>	Blue lily turf	as shown	perennial	nonnative	#1 pot
fl	108	<i>Tiarella foliolata</i>	Foamflower	as shown	perennial	native	#1 pot
au	12	<i>Arctostaphylos uva-ursi 'Massachusetts'</i>	Kinnikinnick	as shown	ground cover	nonnative	#1 pot
cc	69	<i>Cornus canadensis</i>	Bunchberry	as shown	ground cover	native	#2 pot
gs	109	<i>Gaultheria shallon</i>	Salal	as shown	ground cover	native	#1 pot
bs	95	<i>Blechnum spicant</i>	Deer fern	as shown	fem	native	#2 pot
pm	26	<i>Polystichum munitum</i>	Western sword fern	as shown	fem	native	#1 pot



PD Group
Landscape Architecture

6740-6780 FRANCIS ROAD, RICHMOND, BC

VIVID GREEN ARCHITECTURE











