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

ISSUED FOR DP RESUBMISSION 2023-09-05

DRAWING LIST

ARCHITECTURAL:

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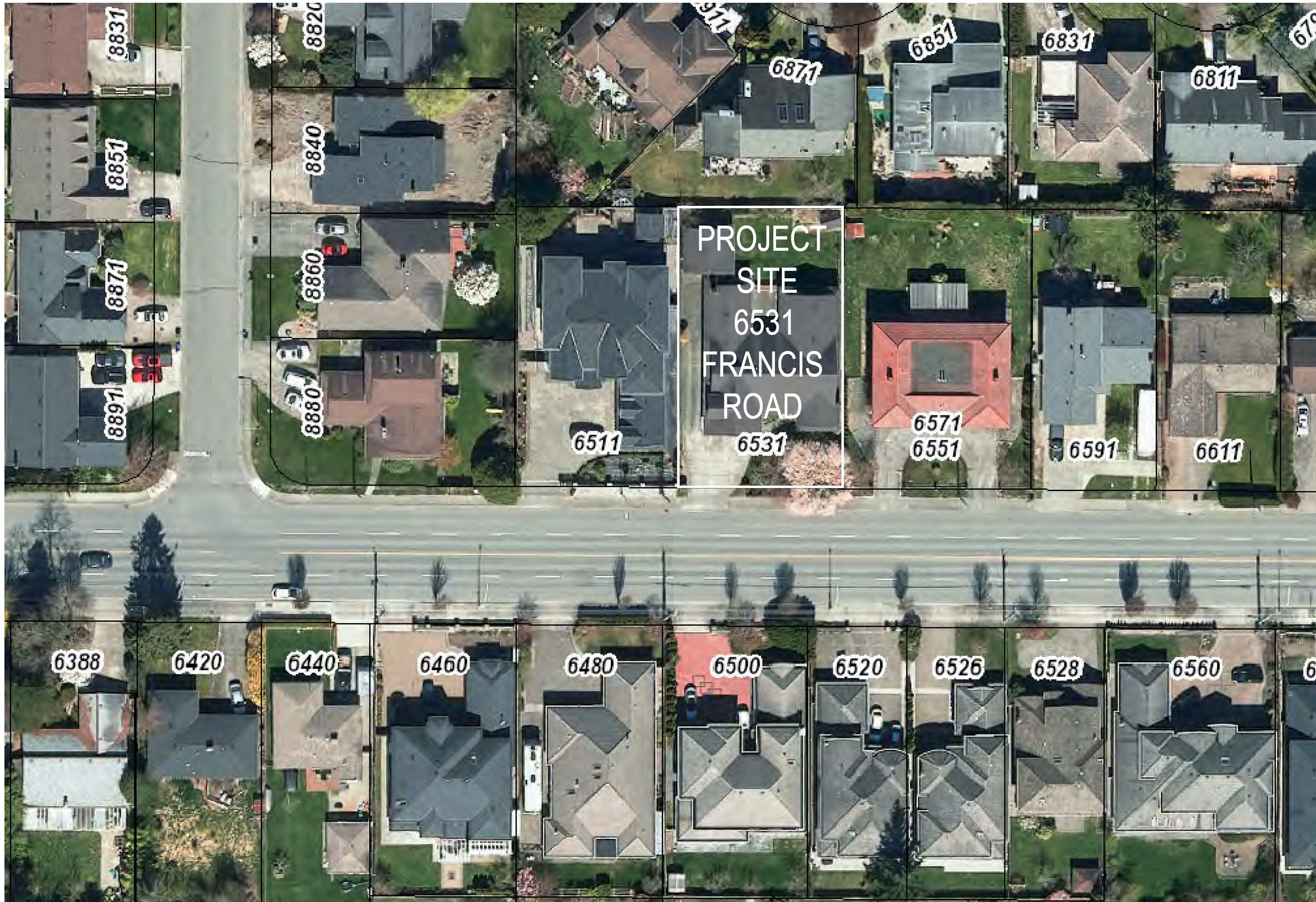
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Client/Project
4-UNIT DUPLEX DEVELOPMENT
 6531 FRANCIS ROAD, RICHMOND, BC
 RZ 19-878165 / DP 22-011557

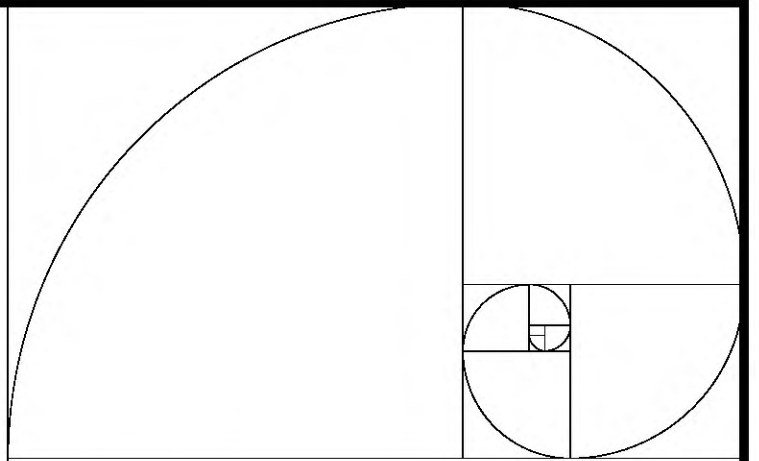
Title
COVER PAGE

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

A 0.0



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



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Client/Project
 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

DORVAL ROAD

8840
DORVAL RD

6911
DANSANY PL

6871
DANSANY PL

6851
DANSANY PL

6831
DANSANY PL

6811
DANSANY PL

8860
DORVAL RD

PROJECT SITE

6511
FRANCIS RD

6551
FRANCIS RD

6591
FRANCIS RD

6611
FRANCIS RD

8880
DORVAL RD

6531
FRANCIS RD

FRANCIS ROAD

6420
FRANCIS RD

6440
FRANCIS RD

6460
FRANCIS RD

6480
FRANCIS RD

6500
FRANCIS RD

6520
FRANCIS RD

6526
FRANCIS RD

6528
FRANCIS RD

6560
FRANCIS RD

DORVAL RD

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

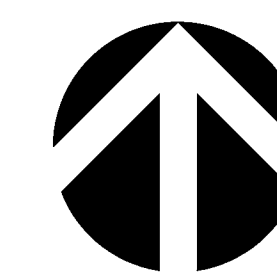
8880
DORVAL RD

6511
FRANCIS RD

PROJECT SITE
6531
FRANCIS RD

6551
FRANCIS RD

6591
FRANCIS RD



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

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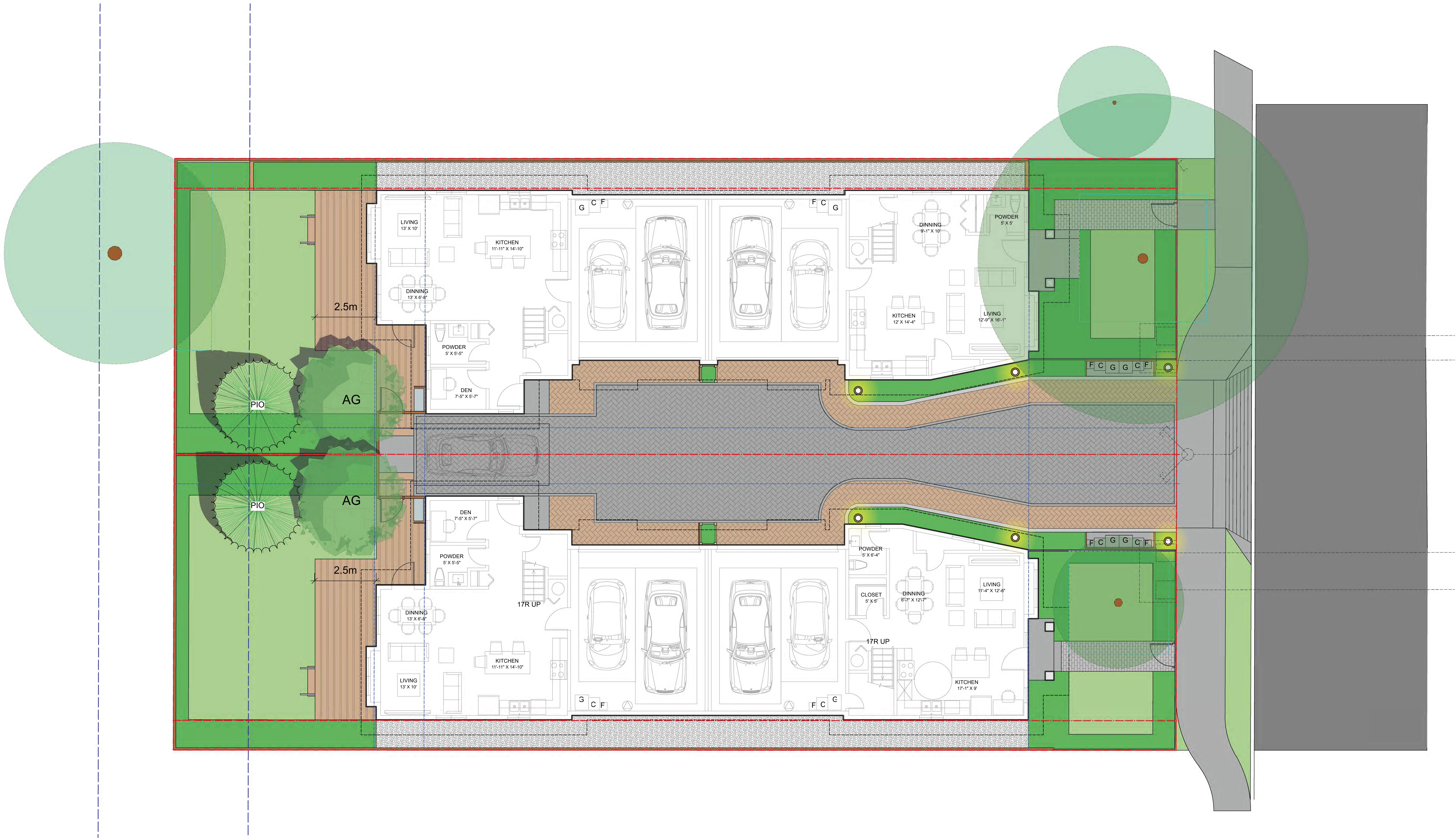
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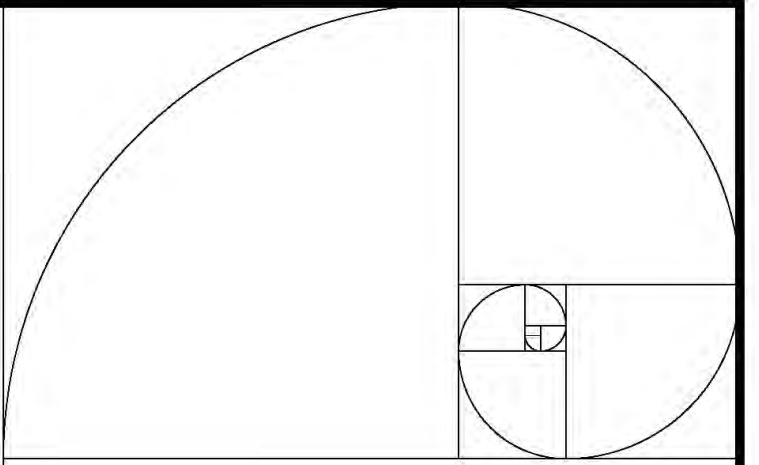
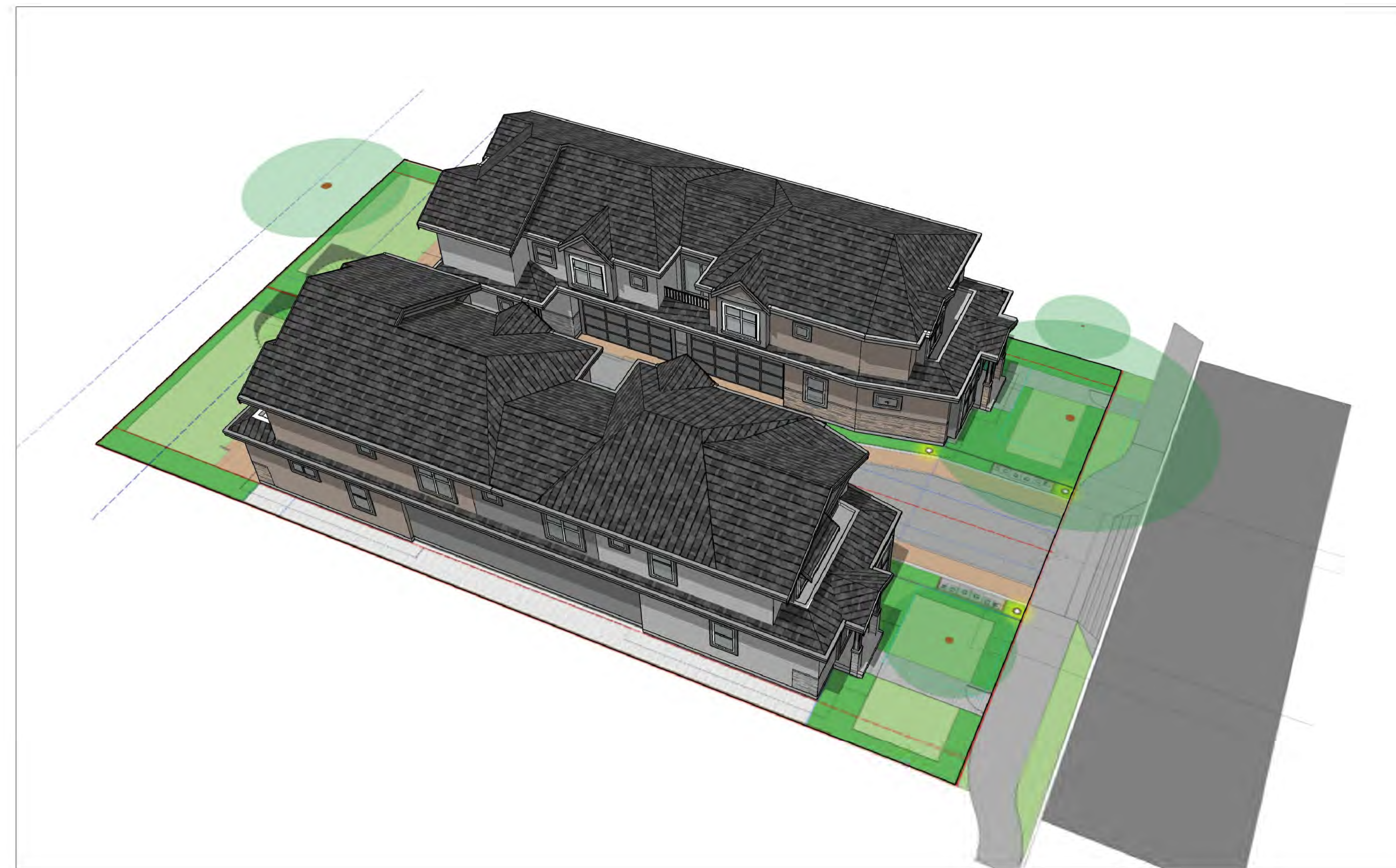
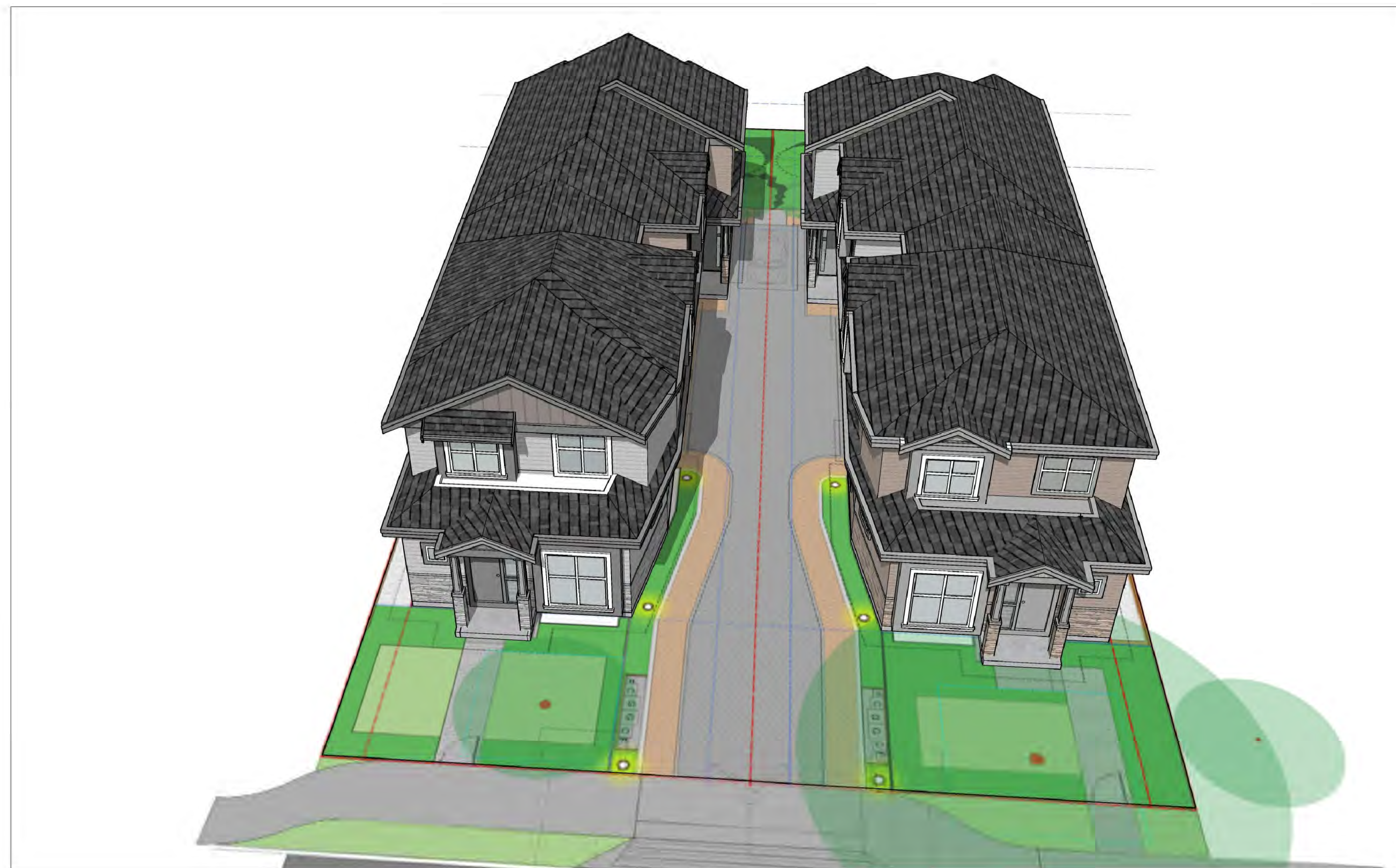
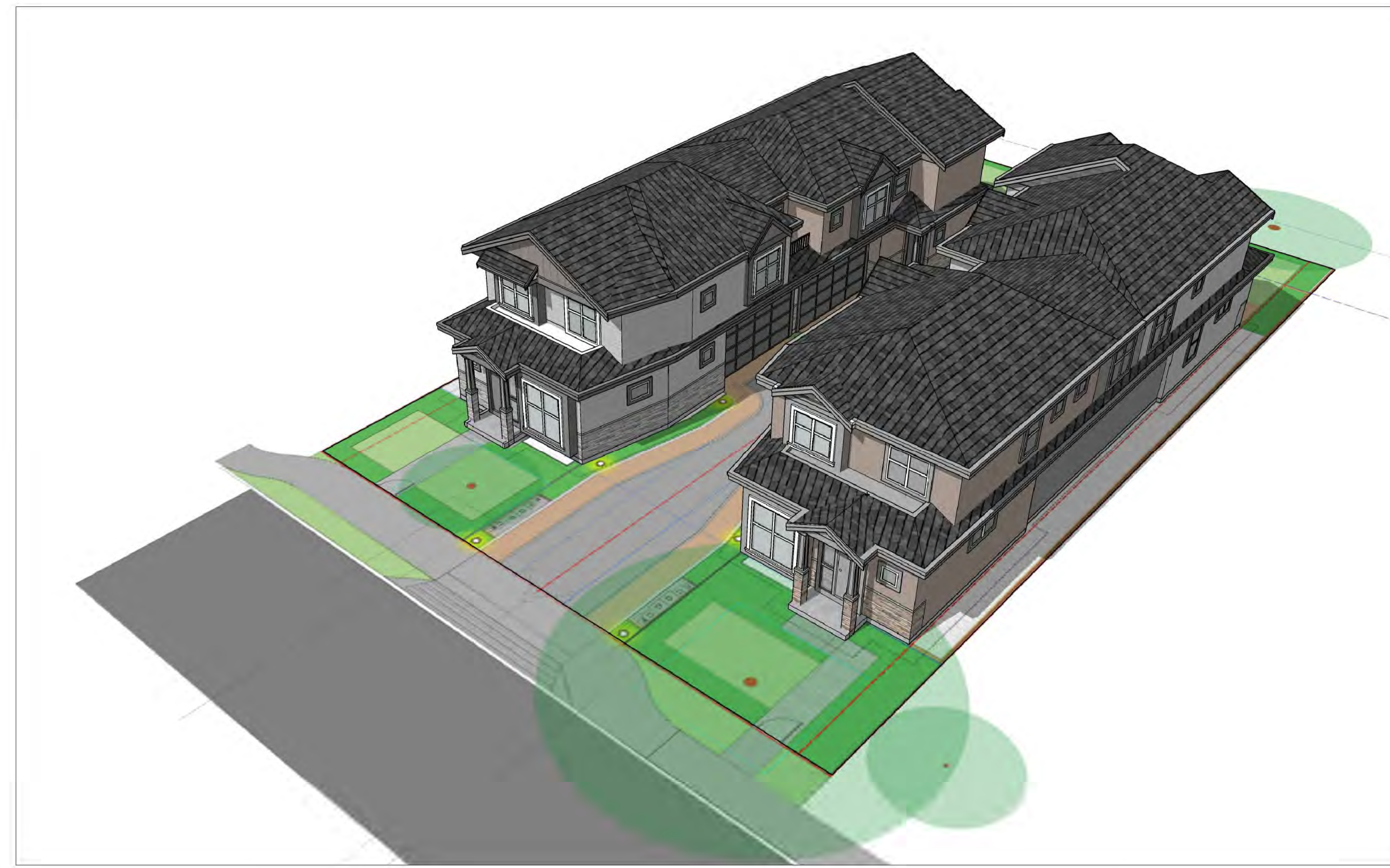
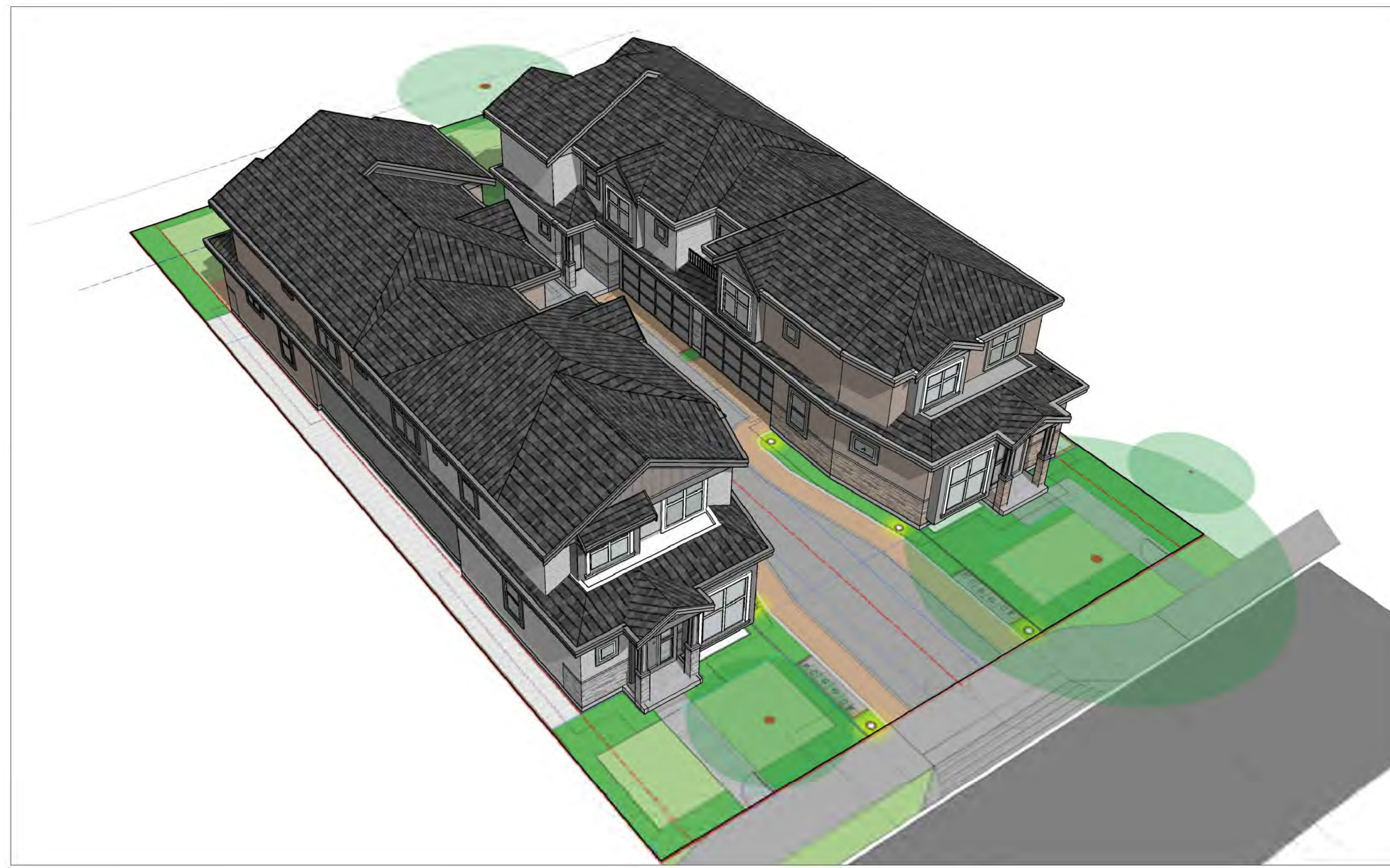
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4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title
SITE CONTEXT PLAN /
STREETSCAPE ELEVATIONS

Project No. #8304 Scale 1"=20'-0"
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A 0.2 of





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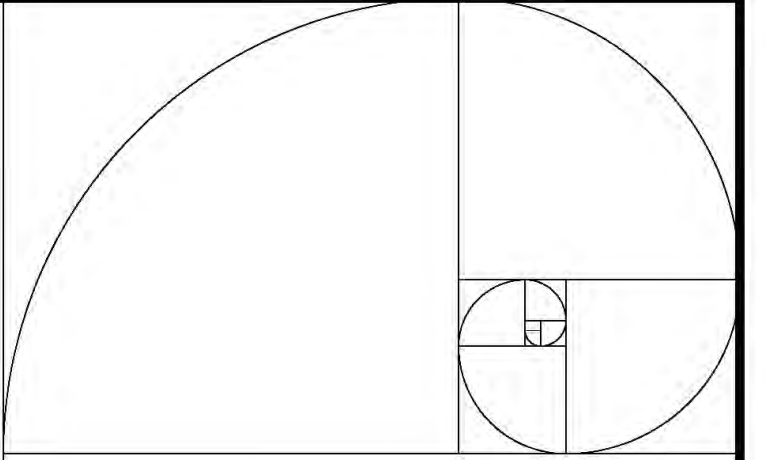
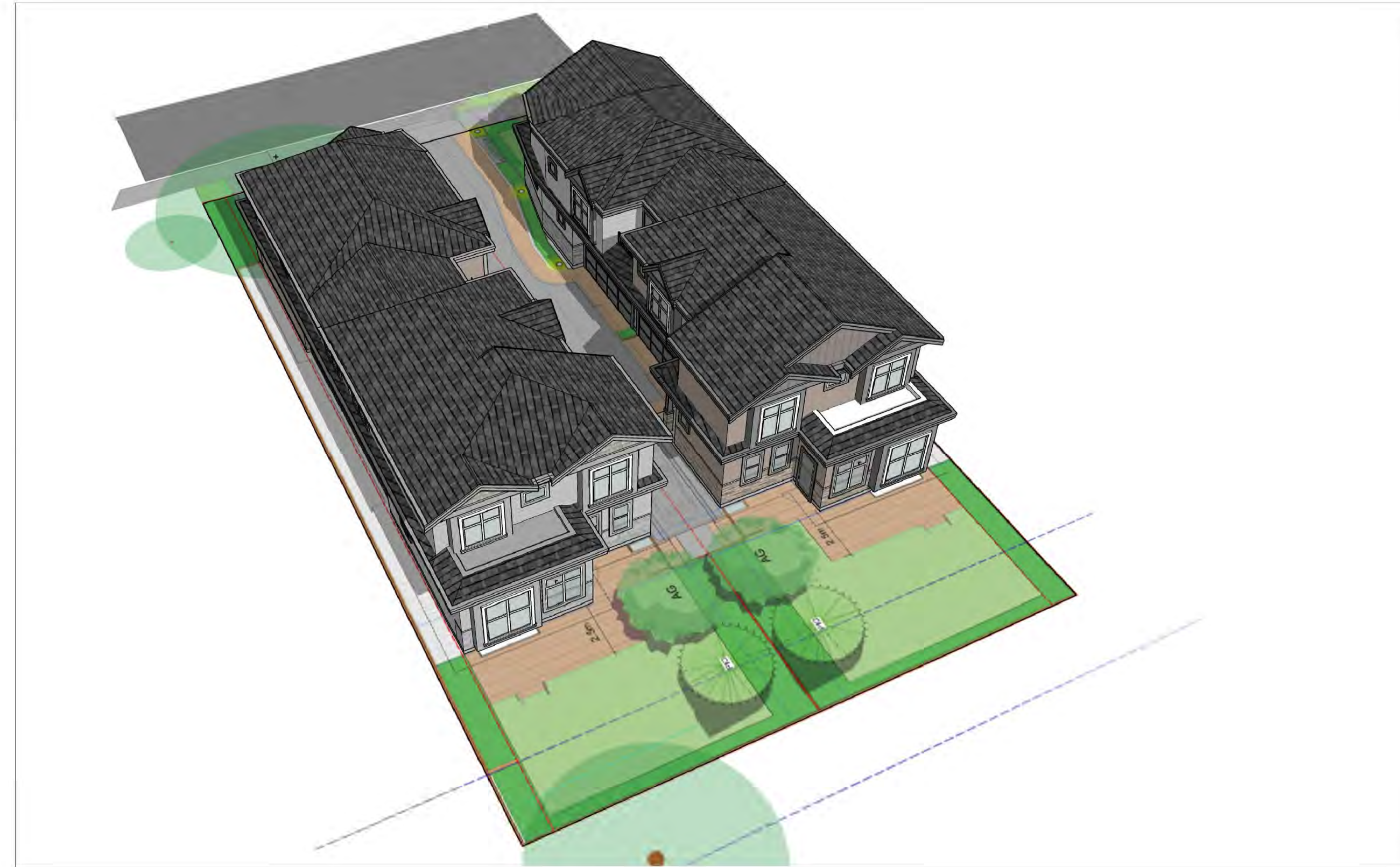
Client/Project

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.**
 Drawing No. **A 0.7** Sheet **1** of **1** Revision



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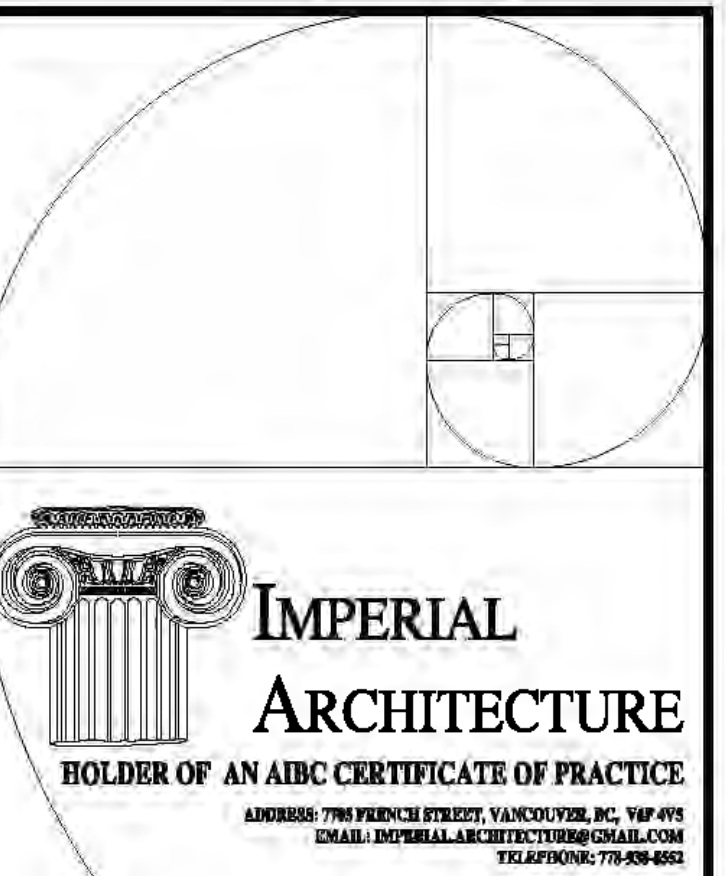
Client/Project

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

Title

COLOR RENDERINGS

Project No.	Scale	
#8304	N.T.S.	
Drawing No.	Sheet	Revision
A 0.8		



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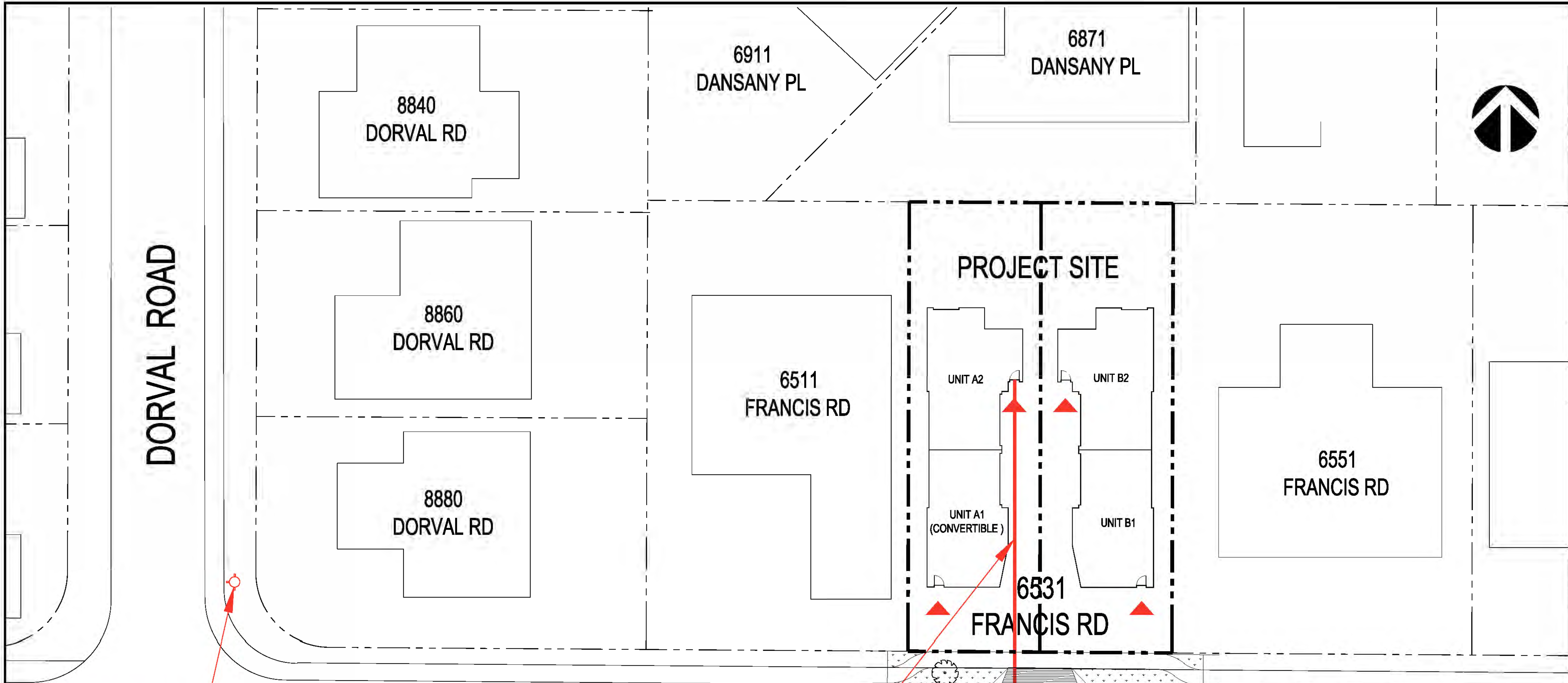
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Drawn	By	App'd	TY/MAL/DT

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

Title
FIRE FIGHTING PLAN

Project No. #8304
 Drawing No. A1.6
 Scale AS NOTED
 Sheet
 Revision

A 1.6 of



EXISTING FIRE HYDRANT AT
 SOUTHWEST CORNER OF
 8880 DORVAL RD

TD1: FROM FIRE TRUCK
 TO THE FARTHEST UNIT
 ENTRY: 98.75' = 30.10 M <
 45 M ALLOWED

FIRE TRUCK

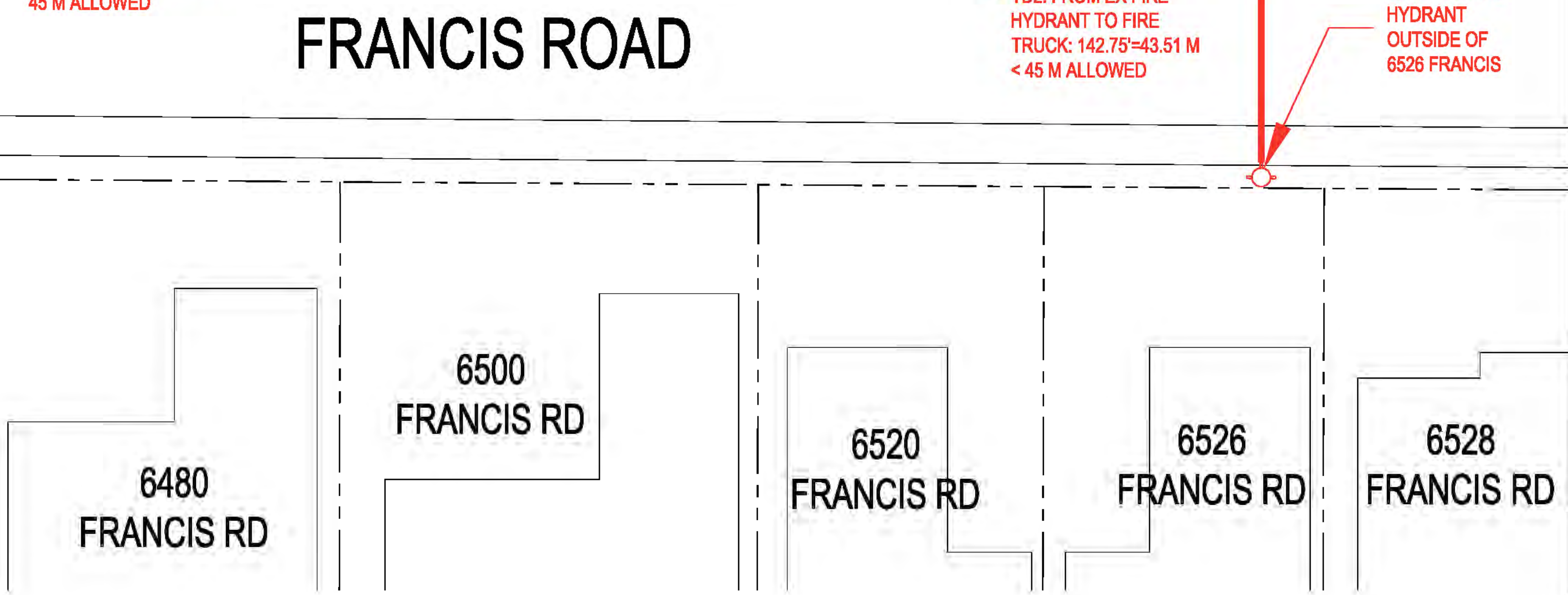
TD2: FROM EX FIRE
 HYDRANT TO FIRE
 TRUCK: 142.75' = 43.51 M
 < 45 M ALLOWED

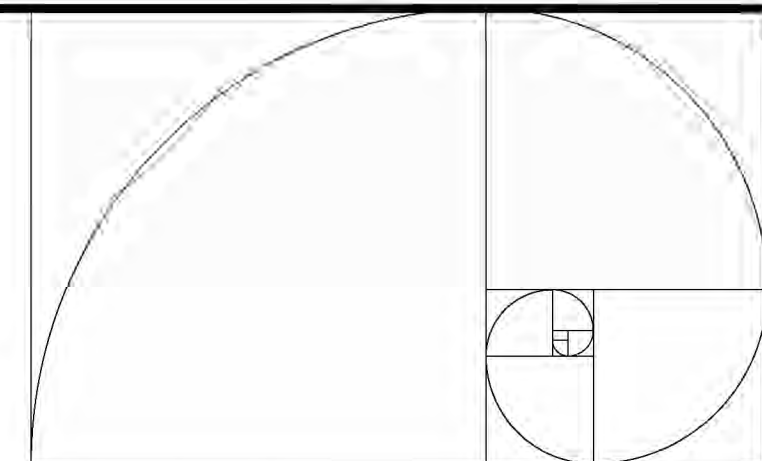
EXISTING FIRE
 HYDRANT
 OUTSIDE OF
 6526 FRANCIS



1 FIRE HYDRANT LOCATION PLAN
 A1.6 SCALE: N.T.S.

2 FIRE FIGHTING PLAN
 A1.6 SCALE: 1/16"=1'-0"





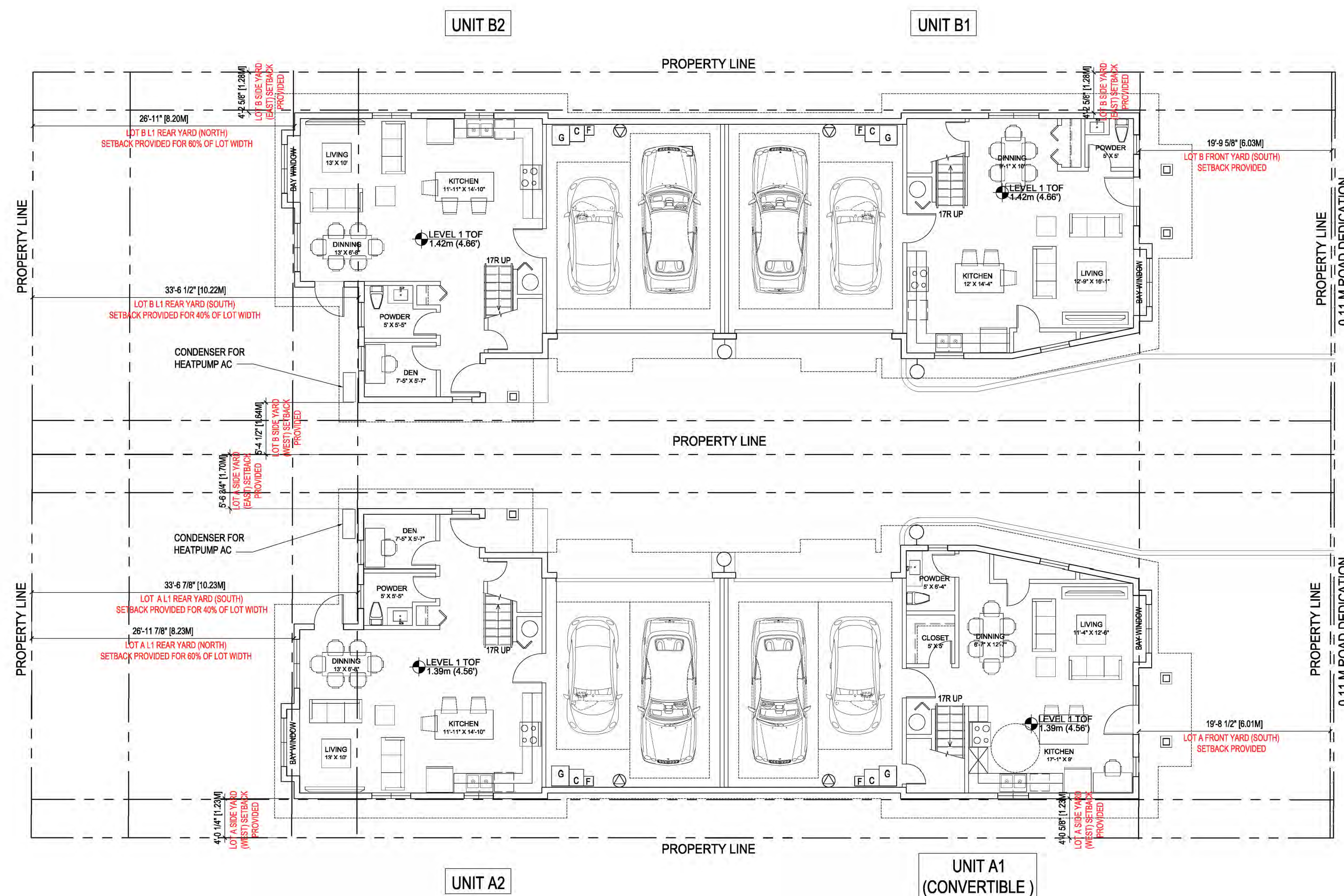
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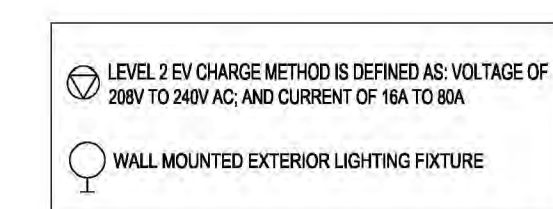
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1 BLDG A & B LEVEL 1 CONTEXT FLOOR PLANS
 A2.0 SCALE: 1/8"=1'-0"

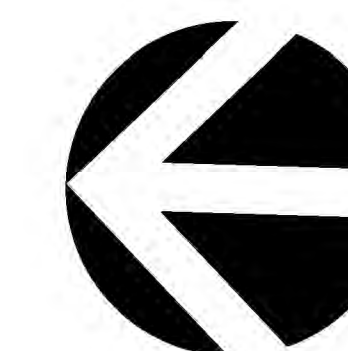


Floor Area Calculation - Lot A

Address	Building A						Total
	Unit A1		Unit A2		Total		
Feature (BD / DEN)	4 Bedroom		4 Bedroom		2 Units		
Feature (Bath)	4 Bath		4 Bath		8 Baths		
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		
Min. Floor Area Per Unit Required	147.00 SM		145.94 SM		292.94 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		Total		
Feature (BD / DEN)	4 Bedroom		4 Bedroom		2 Units		
Feature (Bath)	4 Bath		4 Bath		8 Baths		
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	183.90 SM		183.90 SM				



Client/Project

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

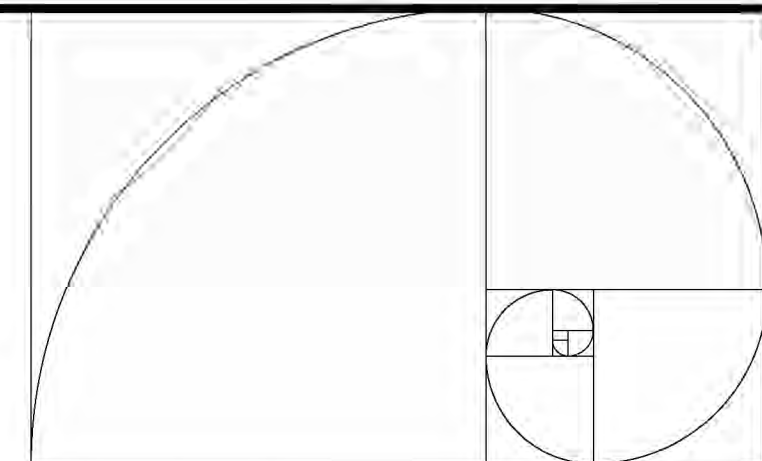
Title

**BUILDING A & B
 LEVEL 1 FLOOR PLANS**

Project No. **#8304** Scale **1/8"=1'-0"**

Drawing No. Sheet Revision

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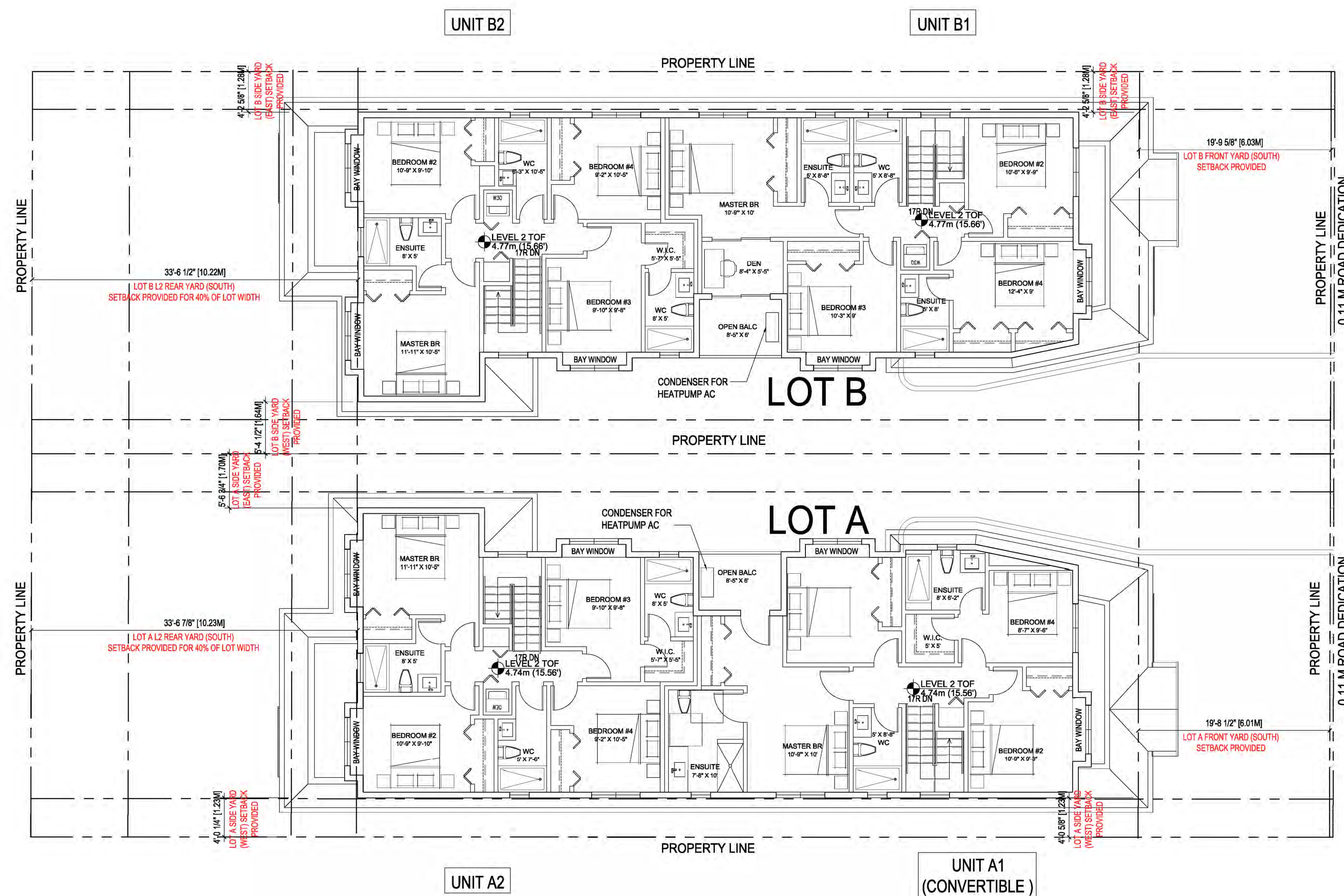
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1 BLDG A & B LEVEL 2 CONTEXT FLOOR PLANS
 A2.1 SCALE: 1/8"=1'-0"

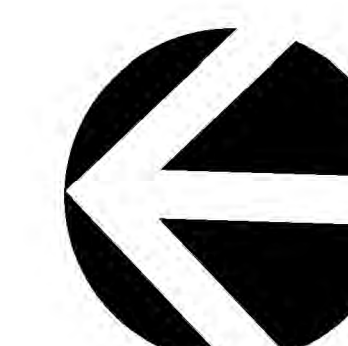


Floor Area Calculation - Lot A

Address	Building A					
	Unit A1		Unit A2		Total	
Feature (BD / DEN)	4 Bedroom		4 Bedroom		2 Units	
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	
Min. Floor Area Per Unit Required	147.00 SM		145.94 SM		292.94 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					
	Unit B1		Unit B2		Total	
Feature (BD / DEN)	4 Bedroom		4 Bedroom		2 Units	
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	183.90 SM		183.90 SM			



Client/Project

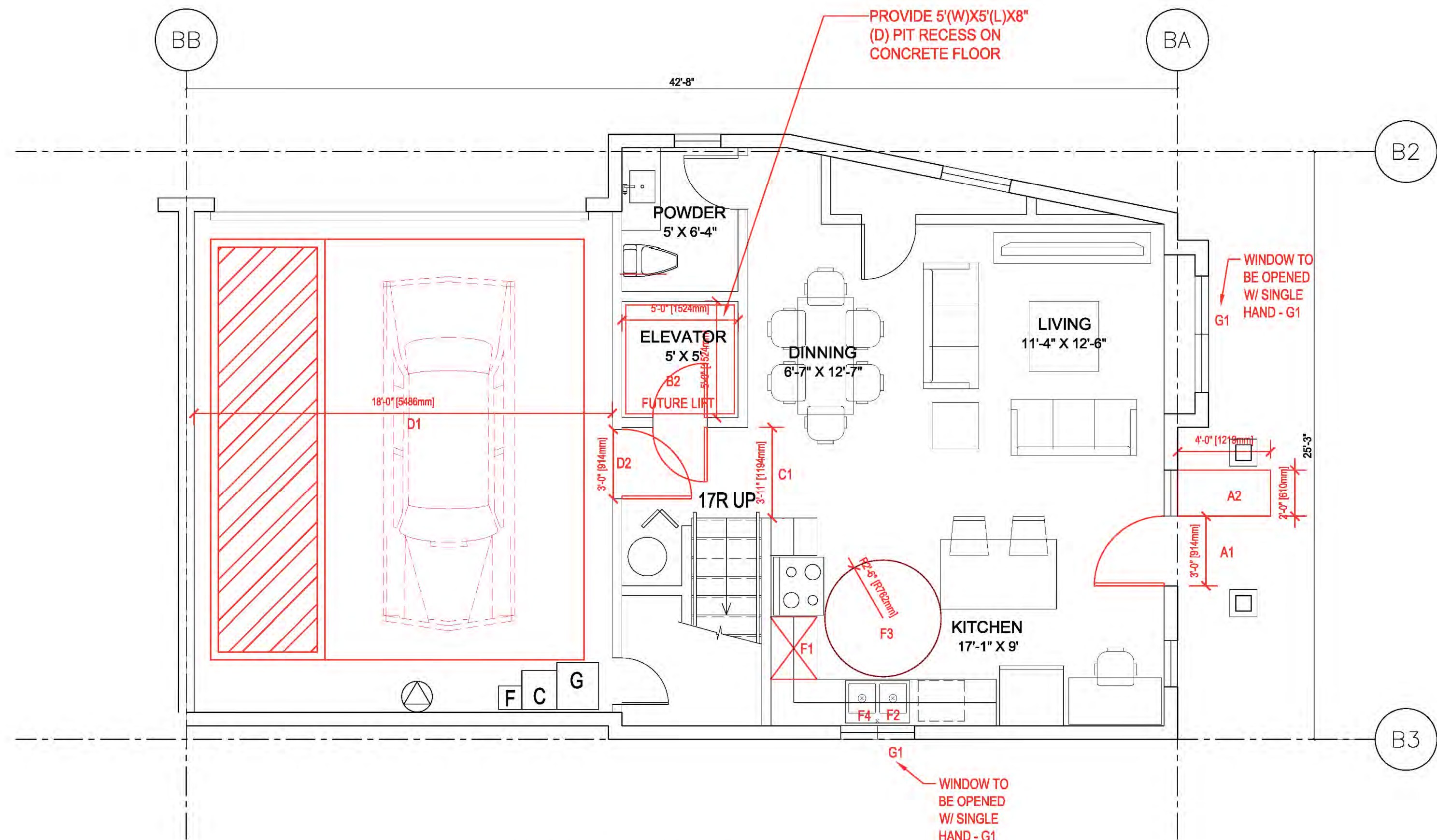
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 RZ 19-878165 / DP 22-011557

Title

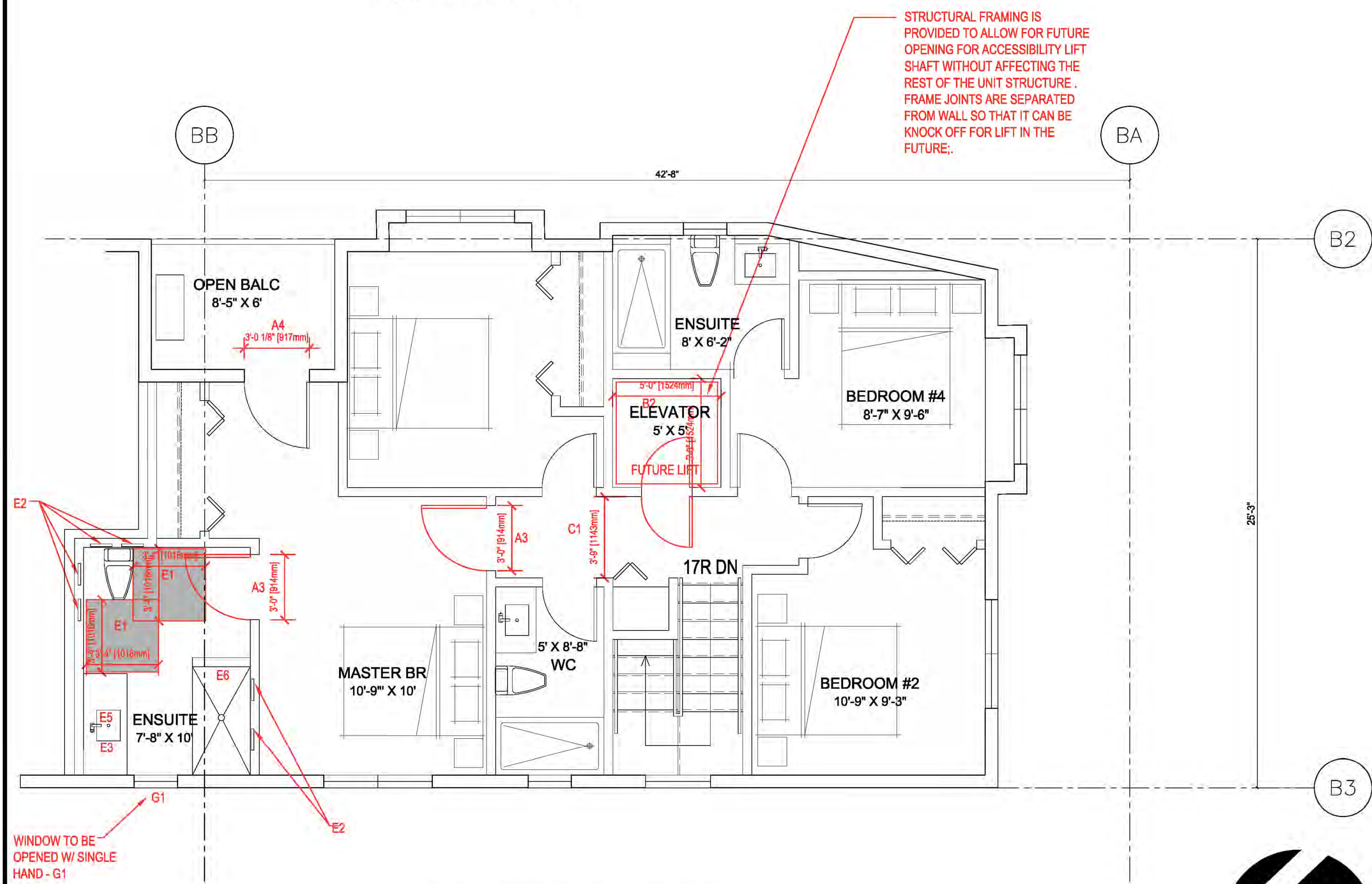
**BUILDING A & B
 LEVEL 2 FLOOR PLANS**

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

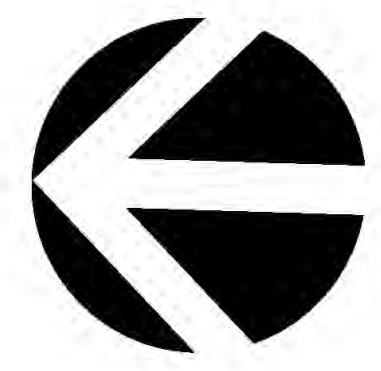
A 2.1 of _____



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



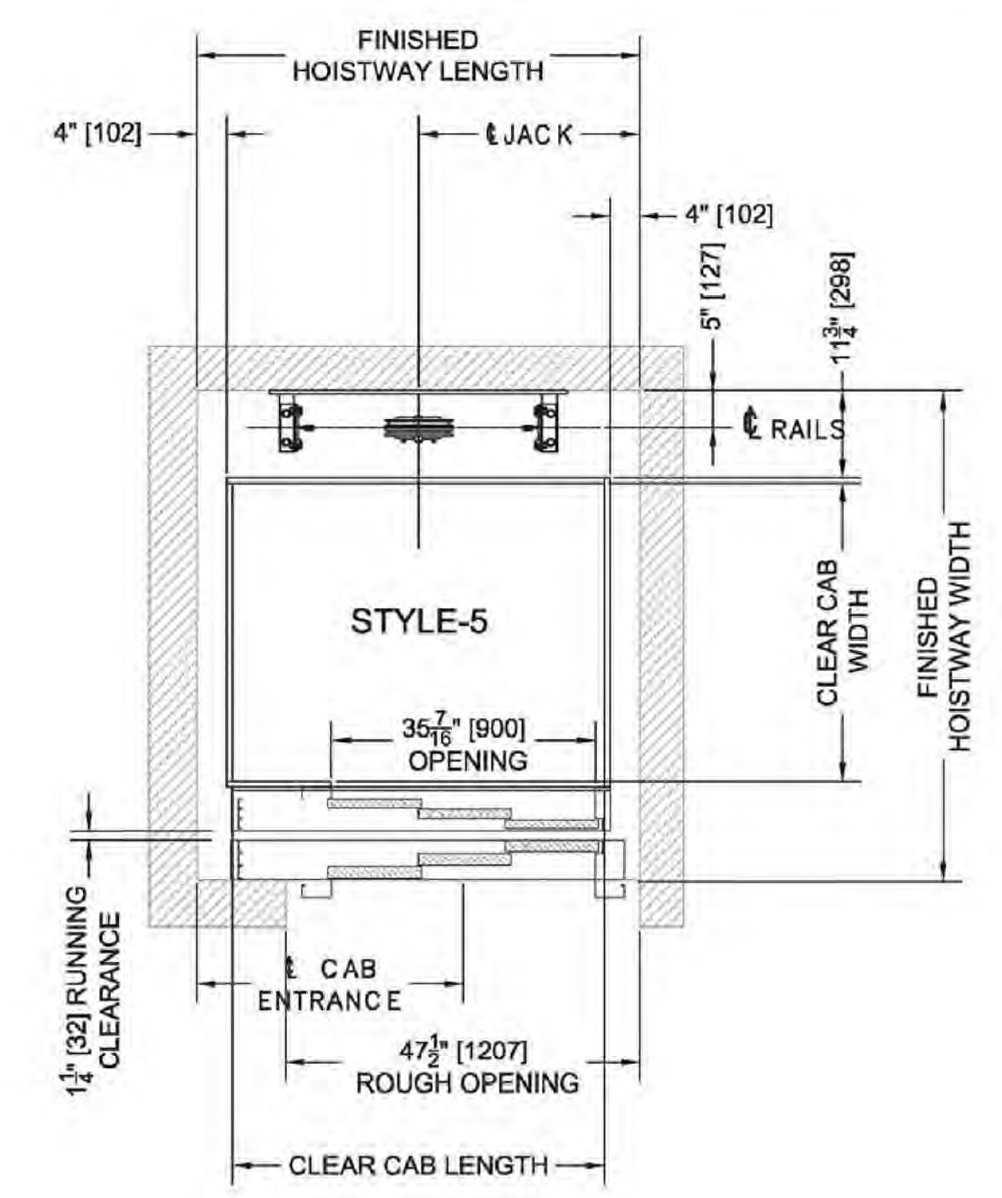
2 CONVERTIBLE UNIT L2 PLAN
A5.1 SCALE: 1/4"=1'-0"



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"		

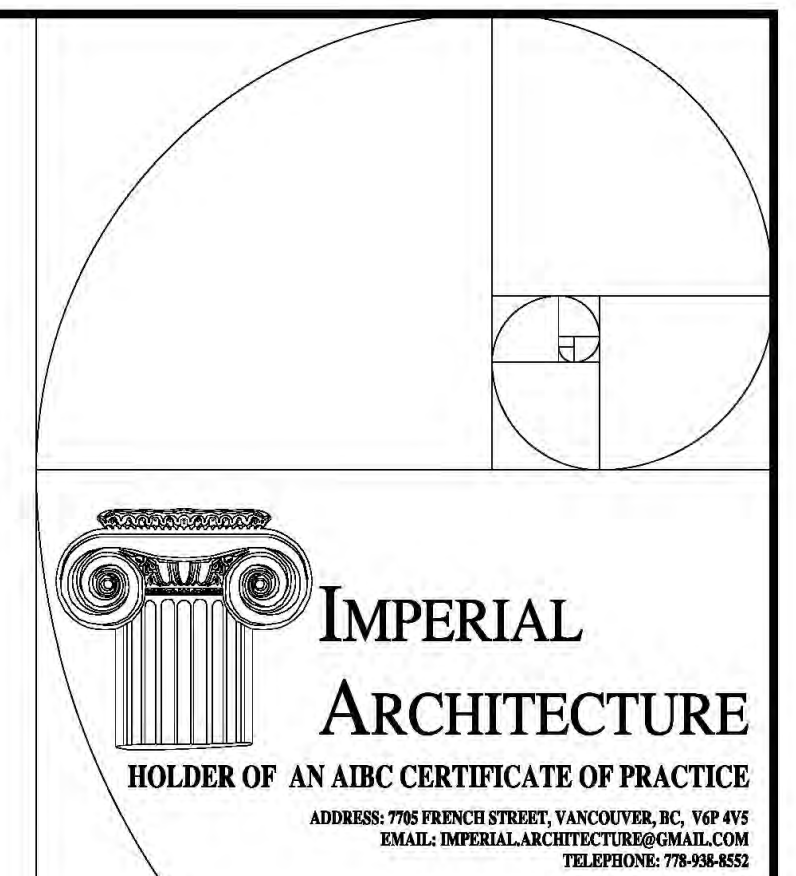


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CONVERTIBLE UNIT GUIDELINES (NOTE: SAFERHOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD ITALICS)

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.
		B1 (NOT SHOWN) MIN. 900 MM WIDTH.
C	HALLWAYS	C1 MIN. 900 MM WIDTH.
		C2 (NOT SHOWN) MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE 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)
H	OUTLETS & SWITCHES	H1 PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE) ON 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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Client/Project
4-UNIT DUPLEX DEVELOPMENT
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RZ 19-878165 / DP 22-011557

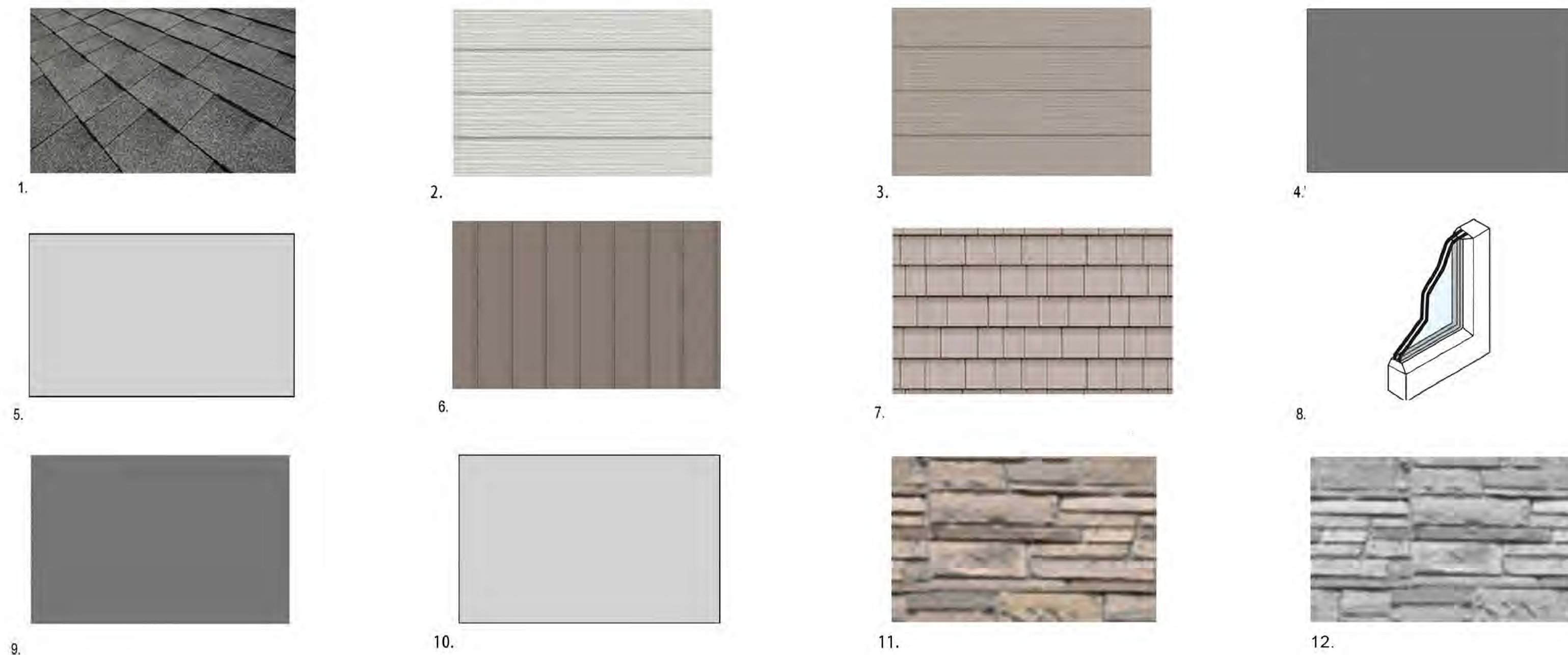
Title
CONVERTIBLE UNIT PLANS

Project No. #8304 Scale 1/4"=1'-0"
Drawing No. Sheet Revision

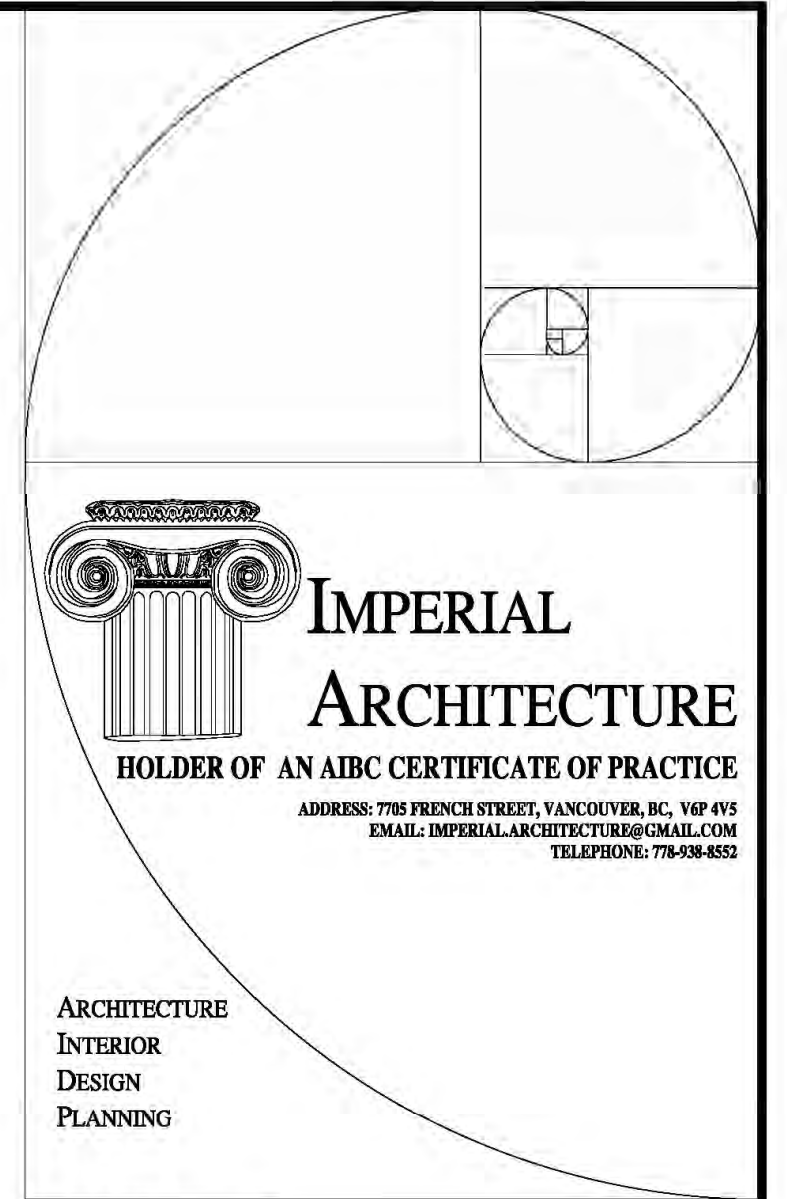
A5.1 of

6531 FRANCIS ROAD. RICHMOND, BC

EXTERIOR FINISH MATERIAL SCHEDULE



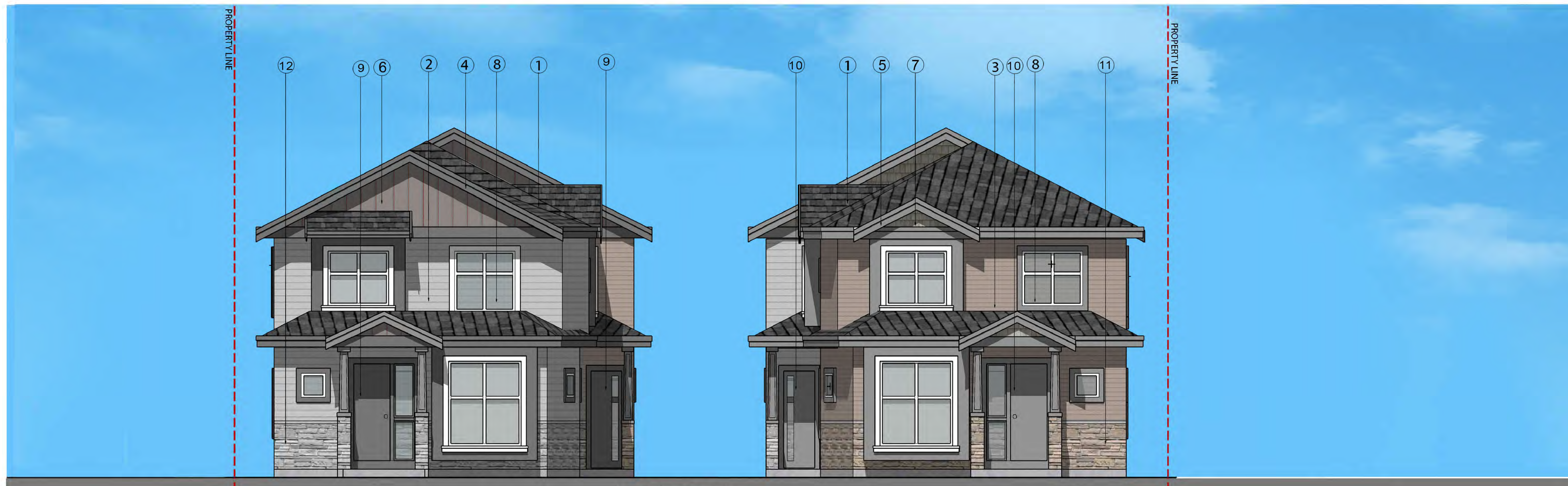
1. HIGH PROFILE ASPHALT SHINGLES (GREY)
2. COMPOSITE CEMENT-HARDIELAP SIDING (LIGHT GREY)
3. COMPOSITE CEMENT-HARDIELAP SIDING (LIGHT BROWN)
4. WOOD FASCIA BOARD / TRIM AND COMPOSITE CEMENT FLAT PANEL (DARK GREY)
5. WOOD FASCIA BOARD / TRIM AND COMPOSITE CEMENT FLAT PANEL (LIGHT GREY)
6. COMPOSITE CEMENT-HARDIELAP 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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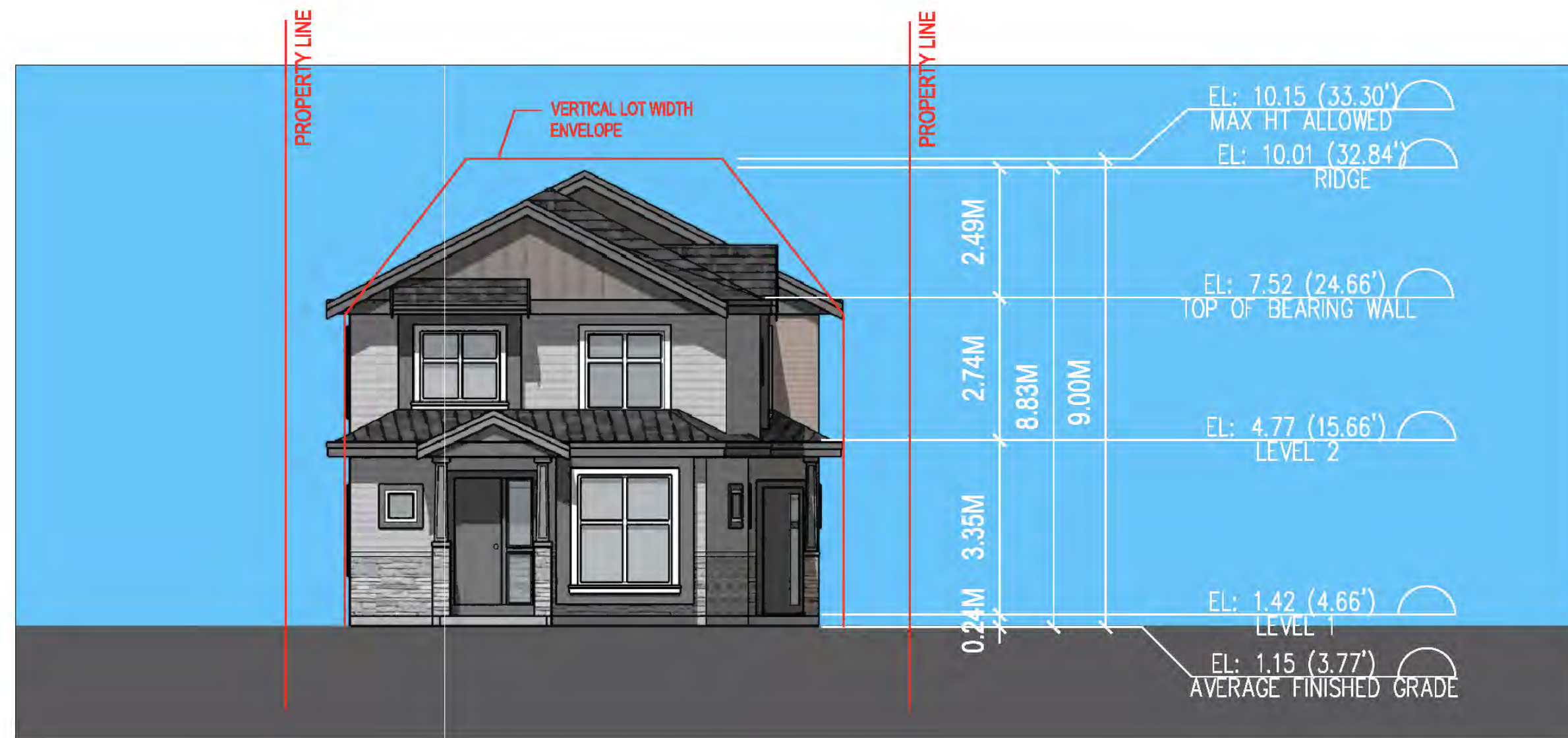


Francis Road Elevation

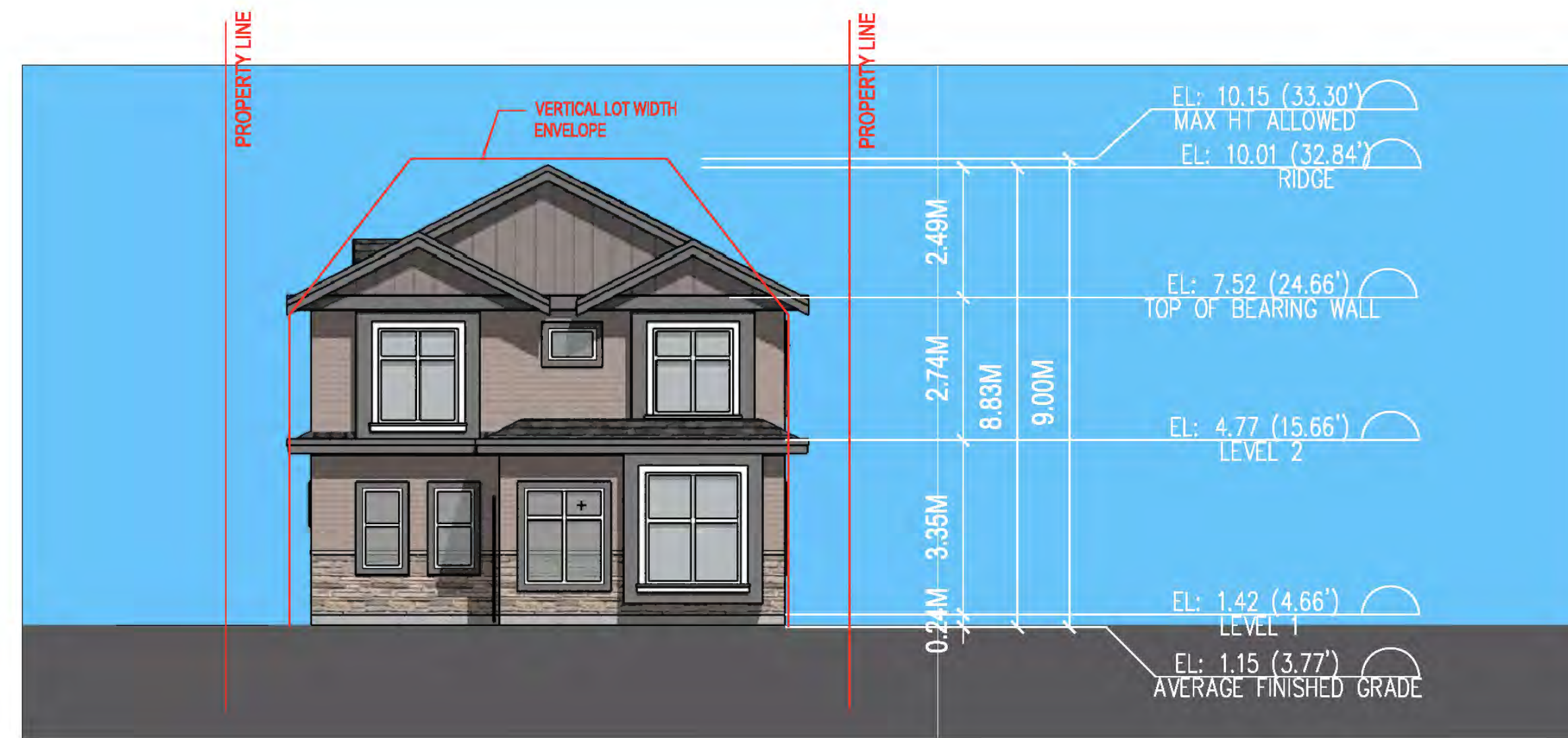
Client/Project
4-UNIT DUPLEX DEVELOPMENT
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 RZ 19-878165 / DP 22-011557

Title
COLOR SAMPLE BOARD

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



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



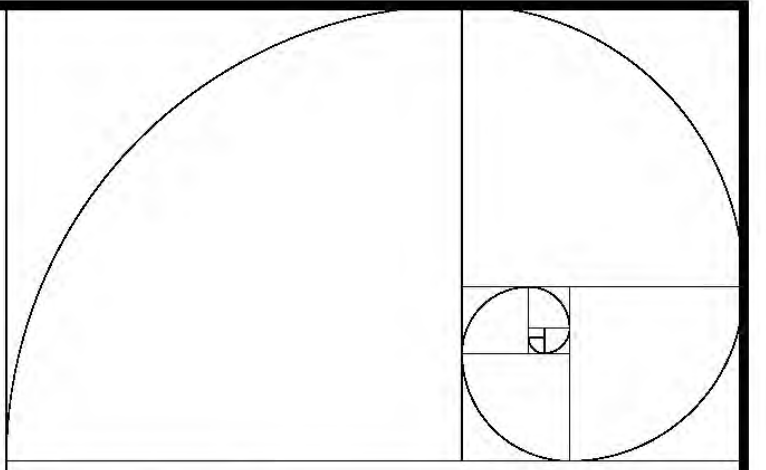
2 BUILDING A NORH ELEVATION
A3.1 SCALE: 1/8"=1'-0"



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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4-UNIT DUPLEX DEVELOPMENT
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Title

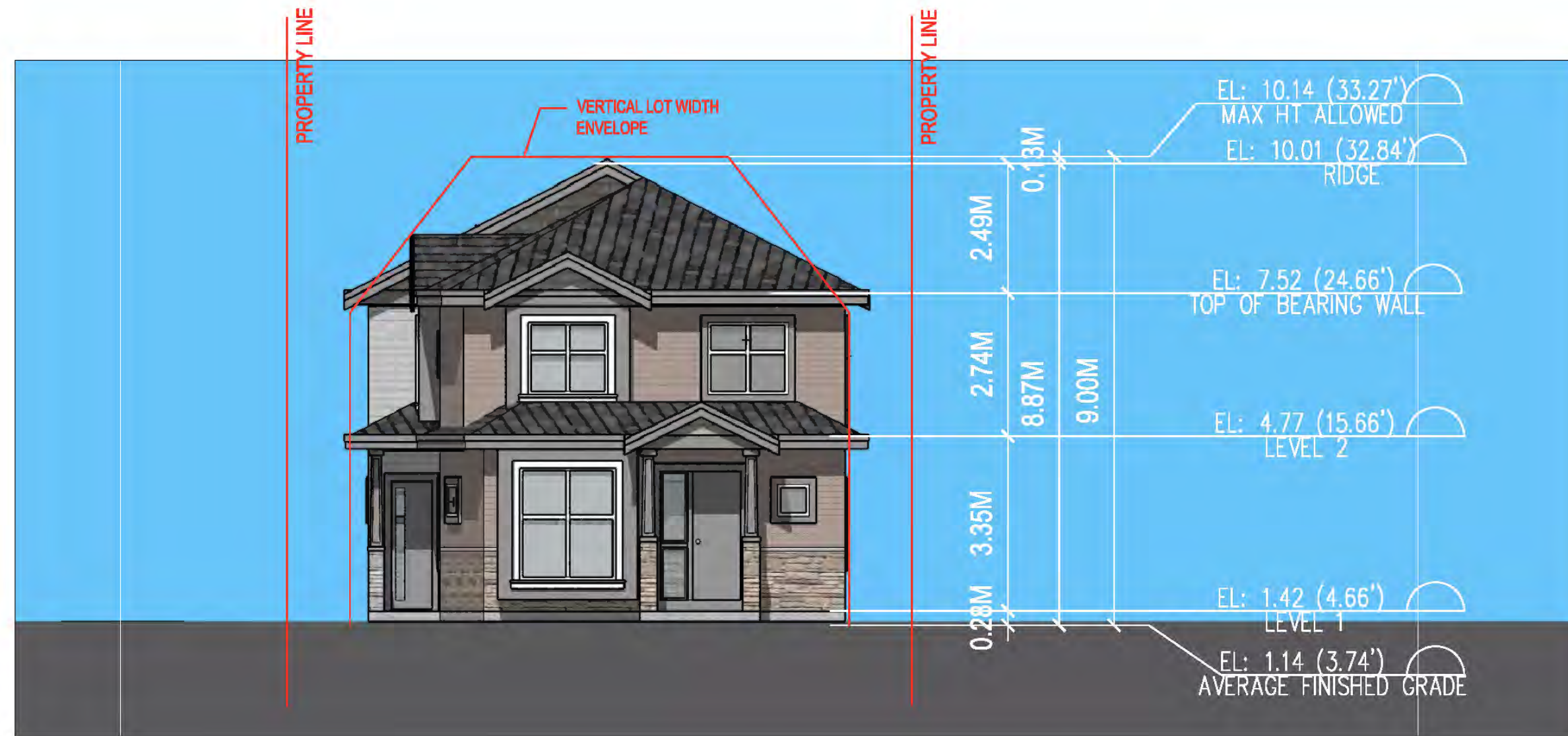
BUILDING A ELEVATIONS

Project No. Scale

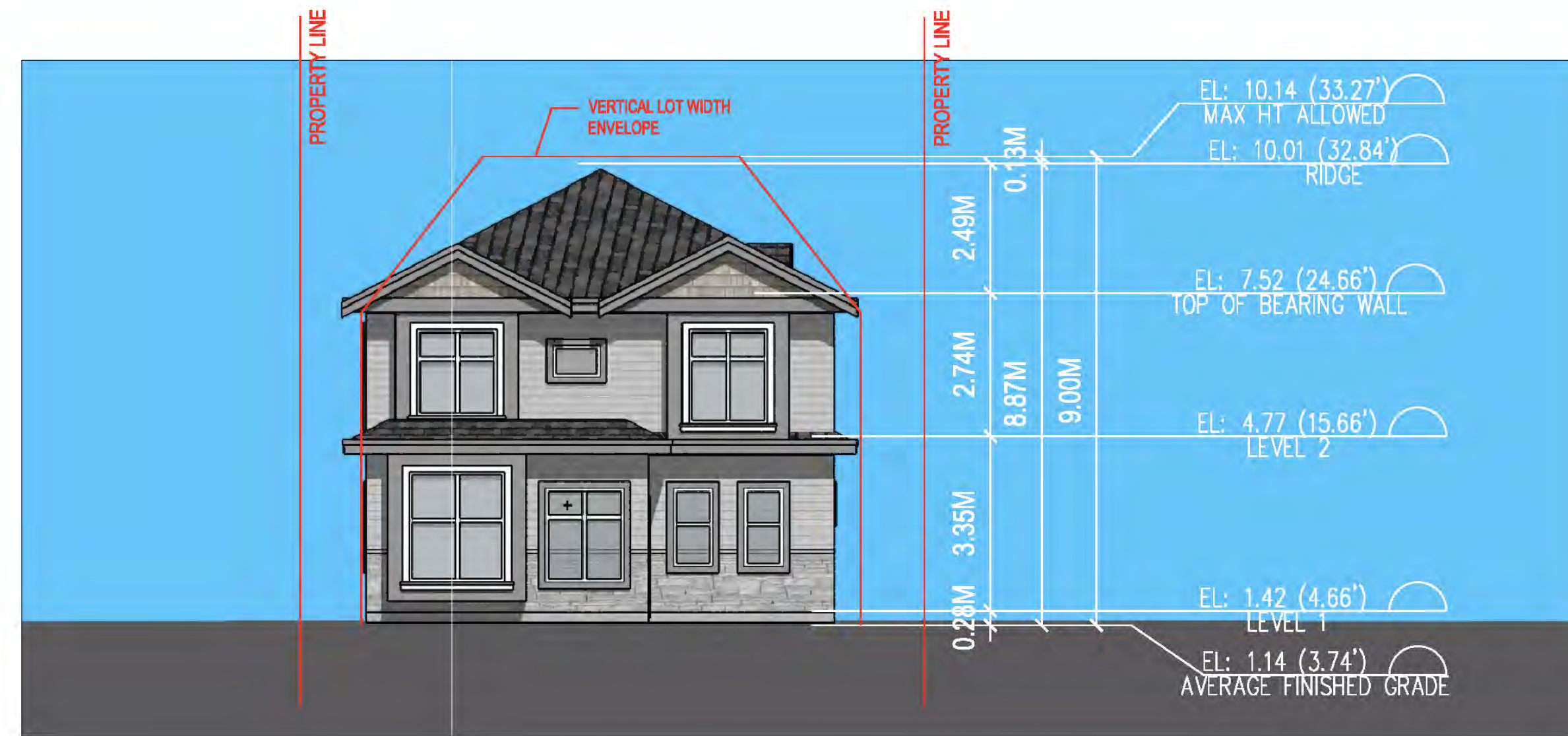
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Drawing No. Sheet Revision

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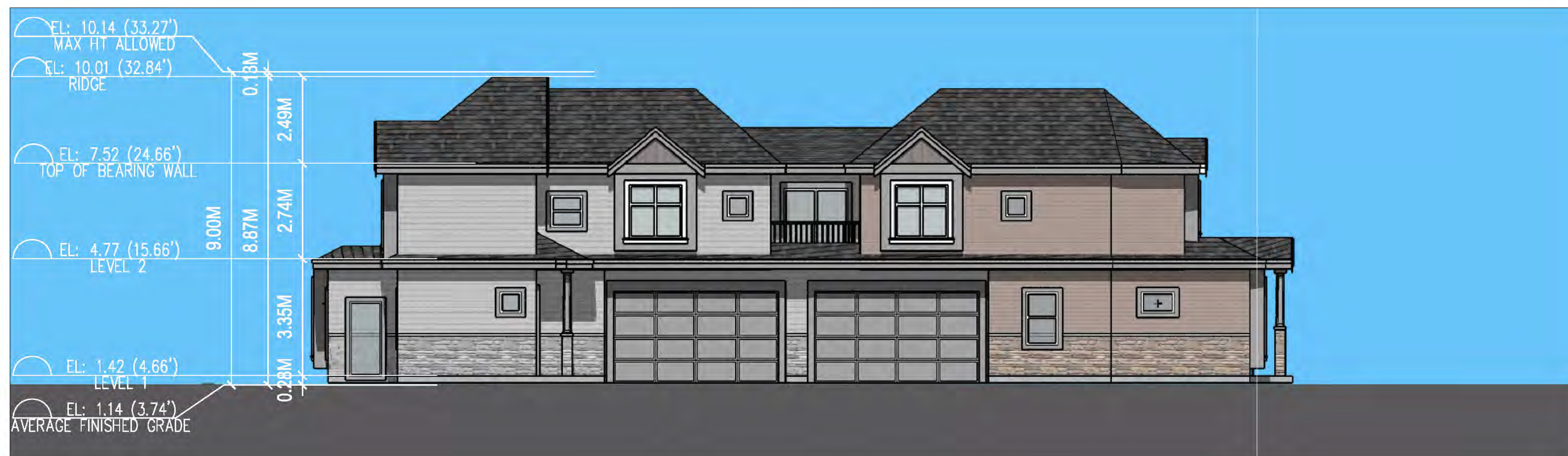
1 BUILDING B SOUTH ELEVATION
A3.2 SCALE: 1/8"=1'-0"



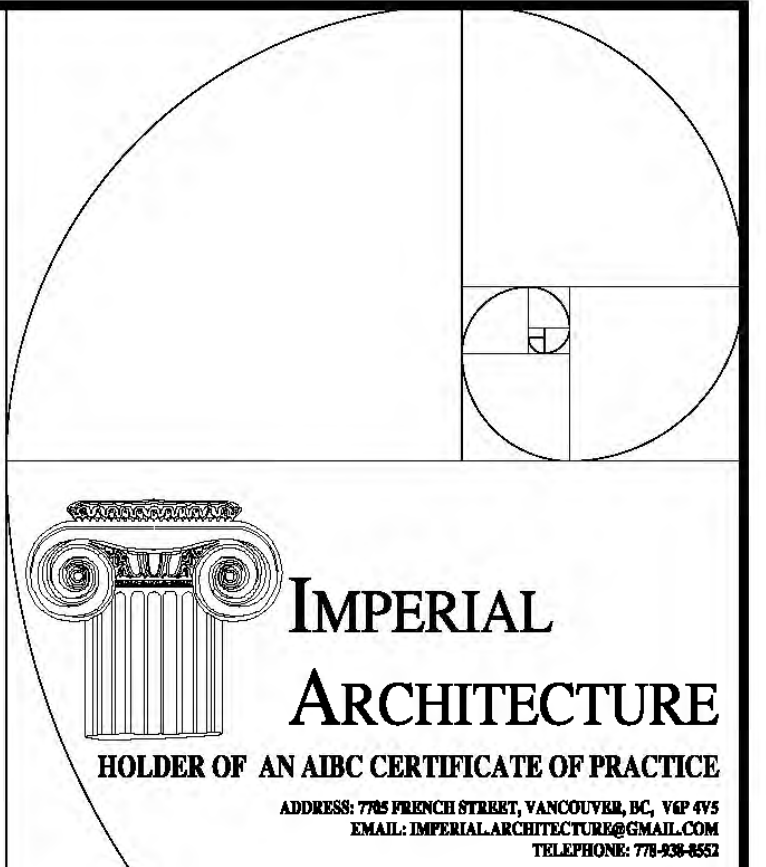
2 BUILDING B NORTH ELEVATION
A3.2 SCALE: 1/8"=1'-0"



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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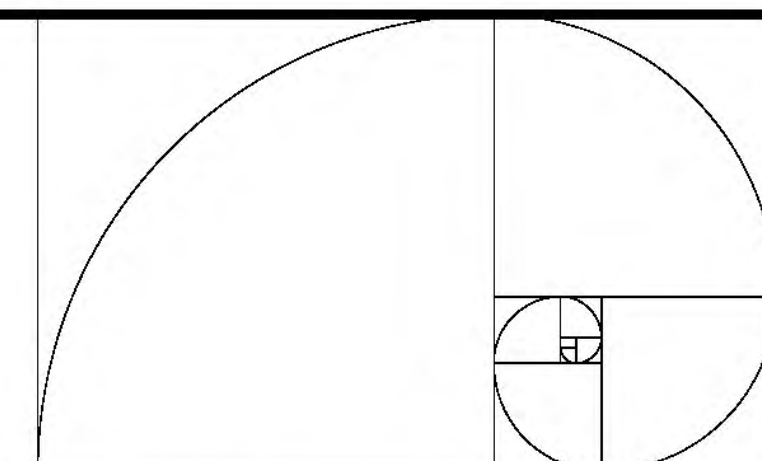
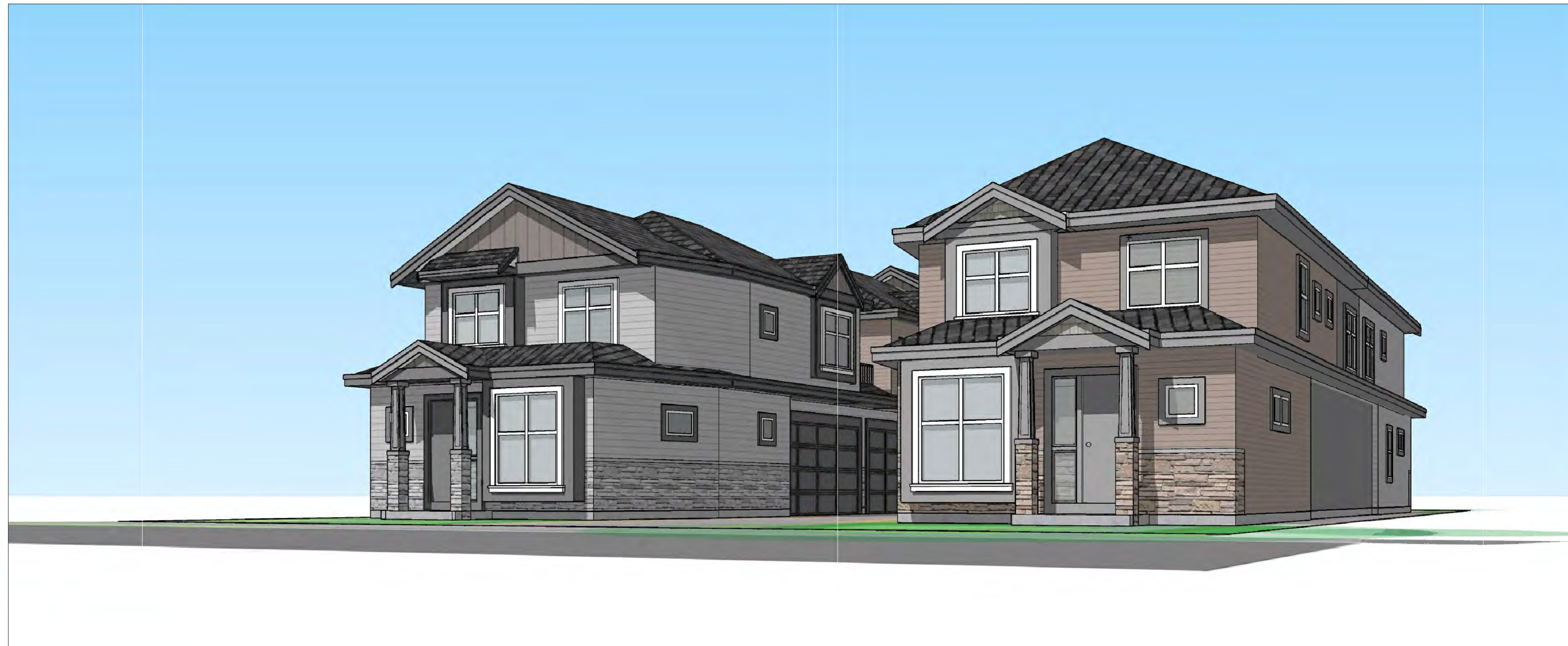
BUILDING B ELEVATIONS

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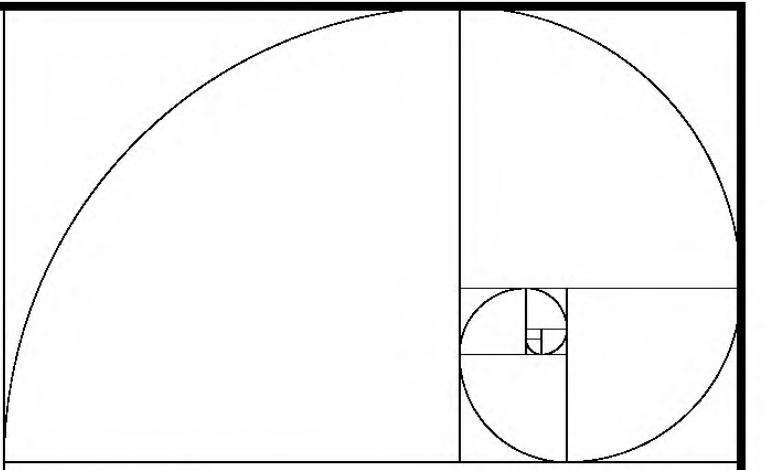
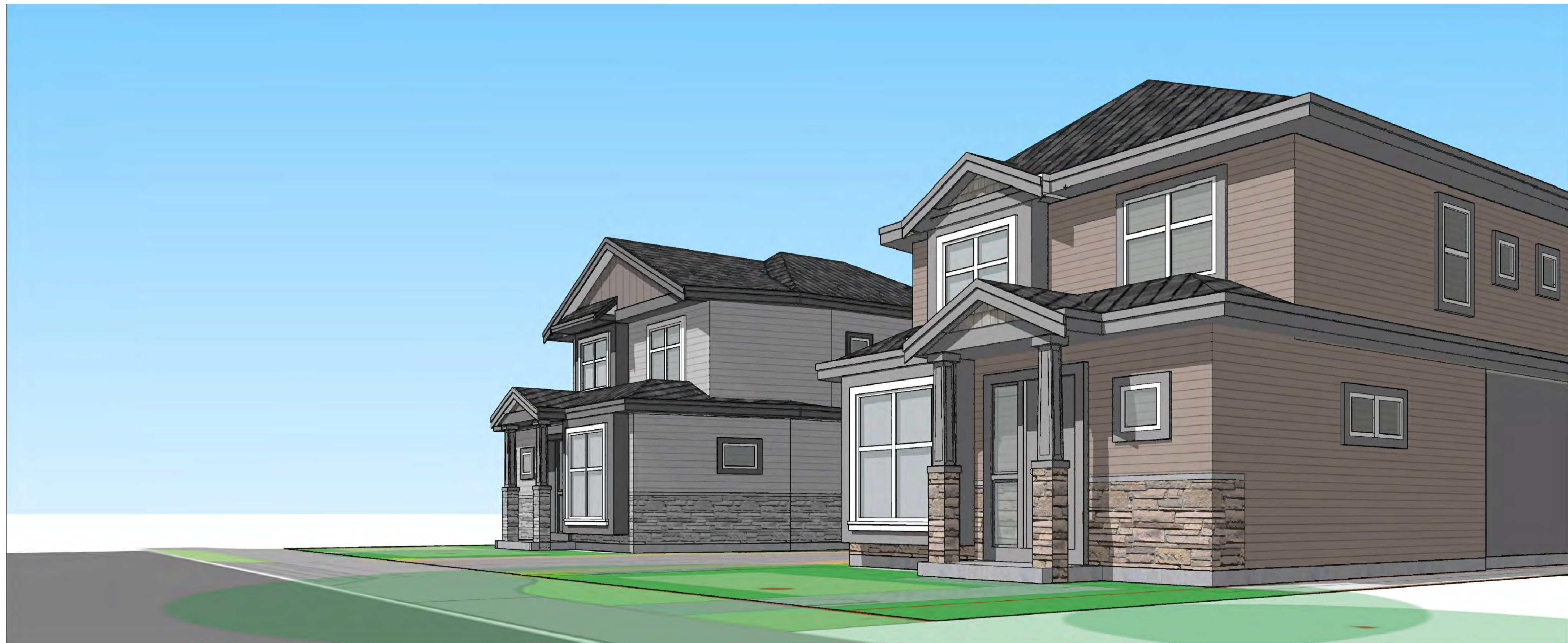
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4-UNIT DUPLEX DEVELOPMENT
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Title
COLOR RENDERINGS

Project No. #8304 Scale N.T.S.
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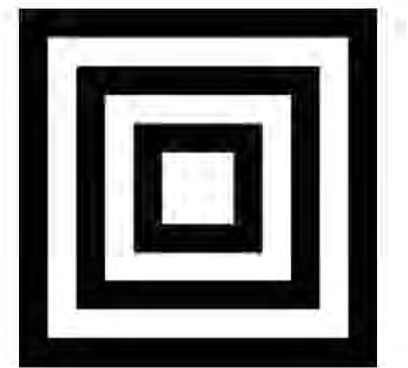
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4-UNIT DUPLEX DEVELOPMENT
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TITLE
 COLOR RENDERINGS

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Drawing No.	Sheet	Revision

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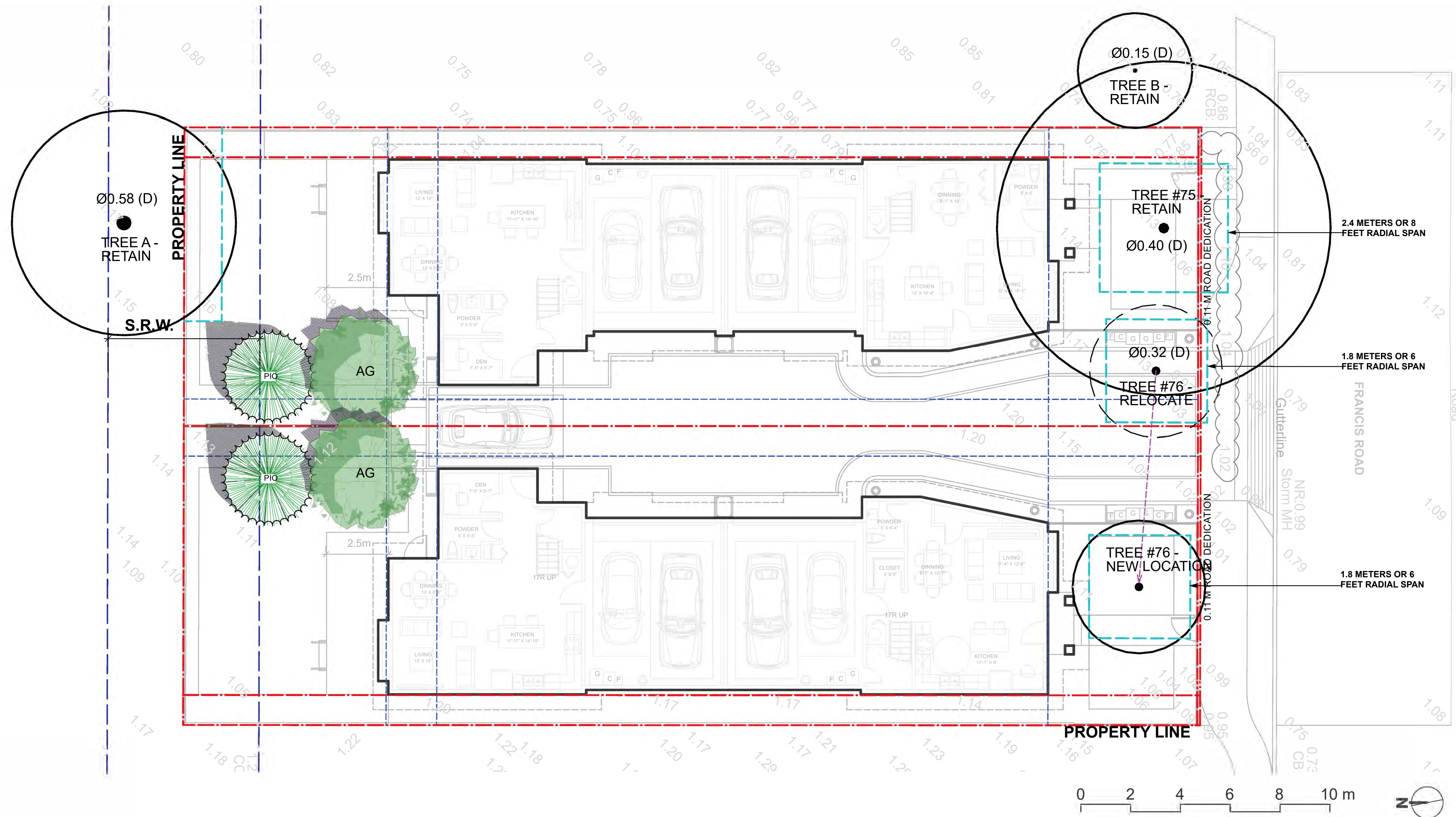
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Revisions

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



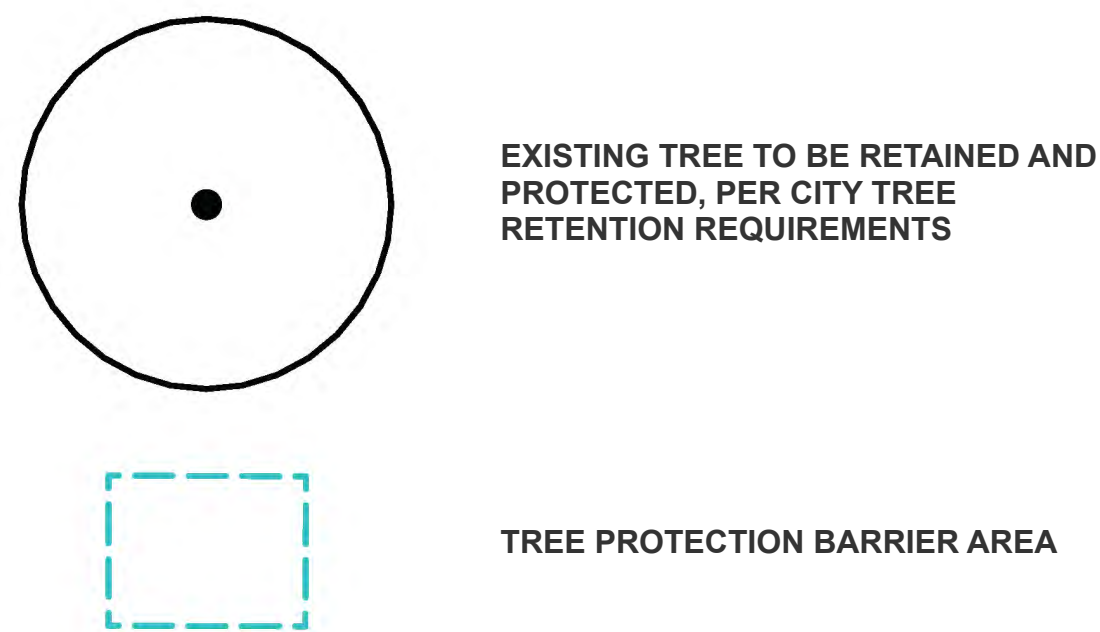
EXISTING TREES INFORMATION PER ARBORIST REPORT

Tree Species	Tree ID #	DBH	Crown Spread	Tree Location	TPB	Tree Vigour - General Observations	Bldg Envlpe	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

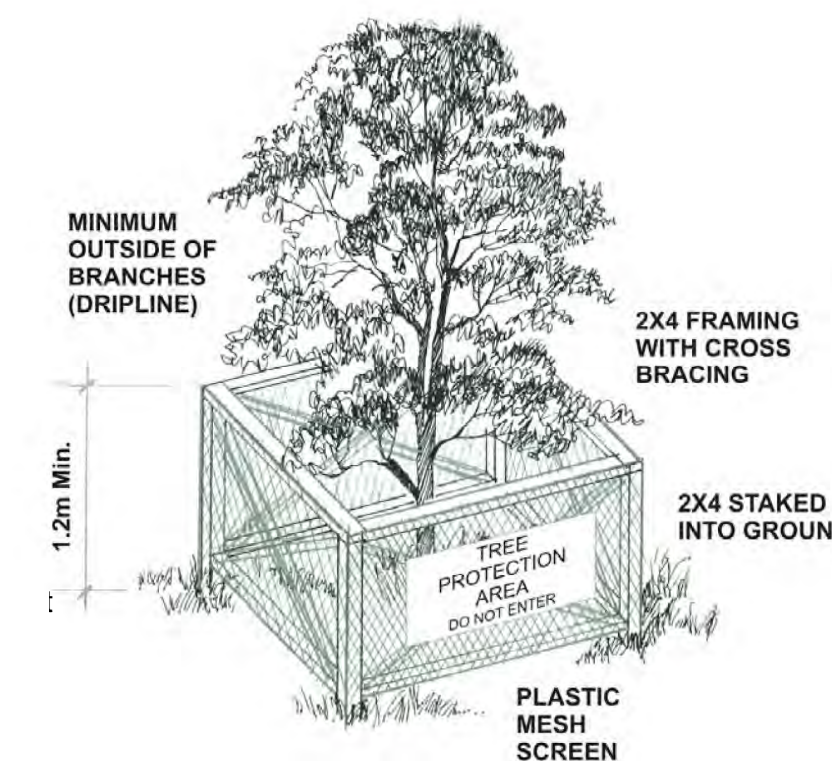
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
ON-SITE PLANT LIST					
AG	Acer griseum	Paperbark Maple	2	8cm cal.	
PIO	Pinus contorta var. contorta	Shore Pine	2	4m high.	
TREES (DECIDUOUS & CONIFEROUS)					

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.

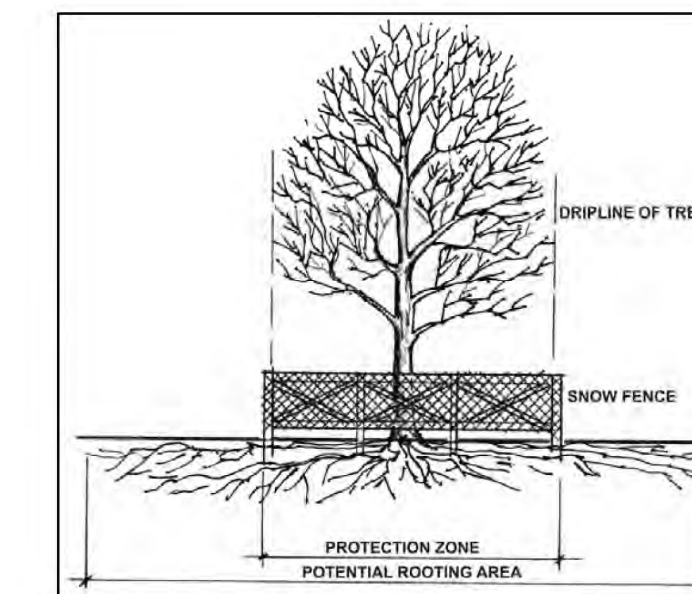


Fig. 1a - Example of a drip line on a tree



Fig. 2 - Tree Protection Zone Sign

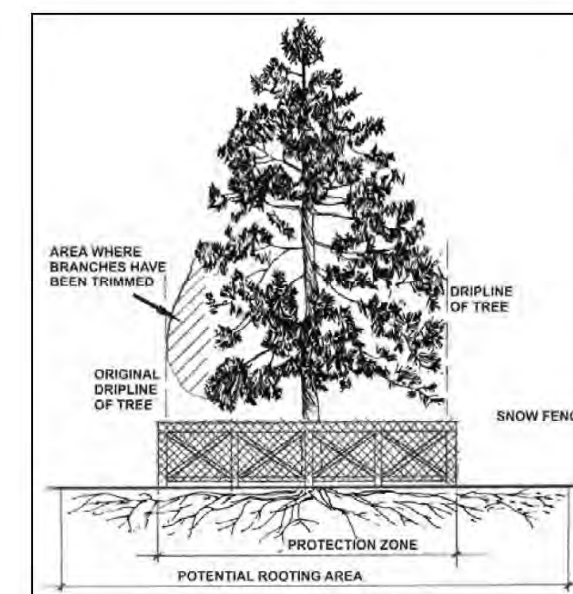


Fig. 1b - Example of a drip line on a tree with one side pruned

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).

4-UNIT DUPLEX DEVELOPMENT

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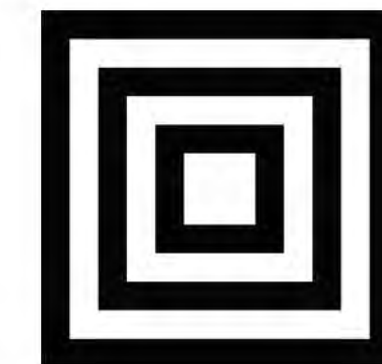
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EXISTING TREES MANAGEMENT PLAN

PLAN #3.a

L0.1



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Revisions

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2	2023-08-21	ISSUED FOR DP

4-UNIT DUPLEX DEVELOPMENT

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PROJECT NUMBER: 23-05

SCALE: 1:100

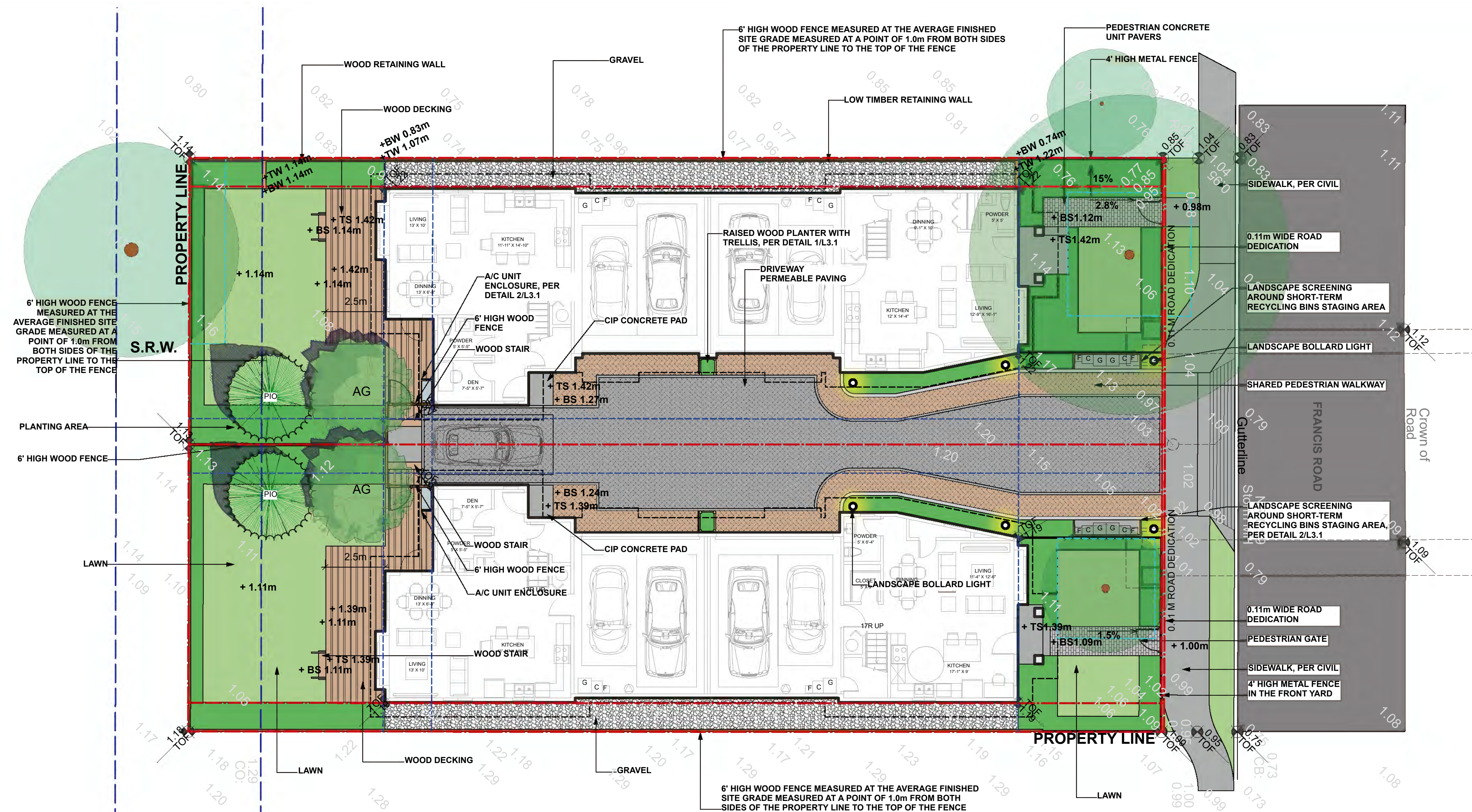
DRAWN BY: EL

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

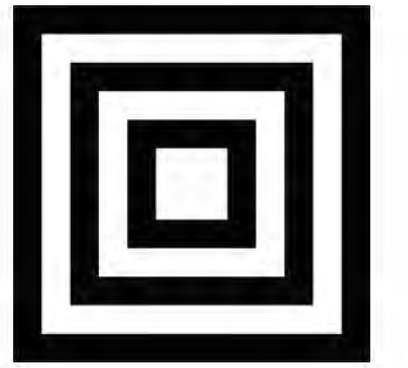
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- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED 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
	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.



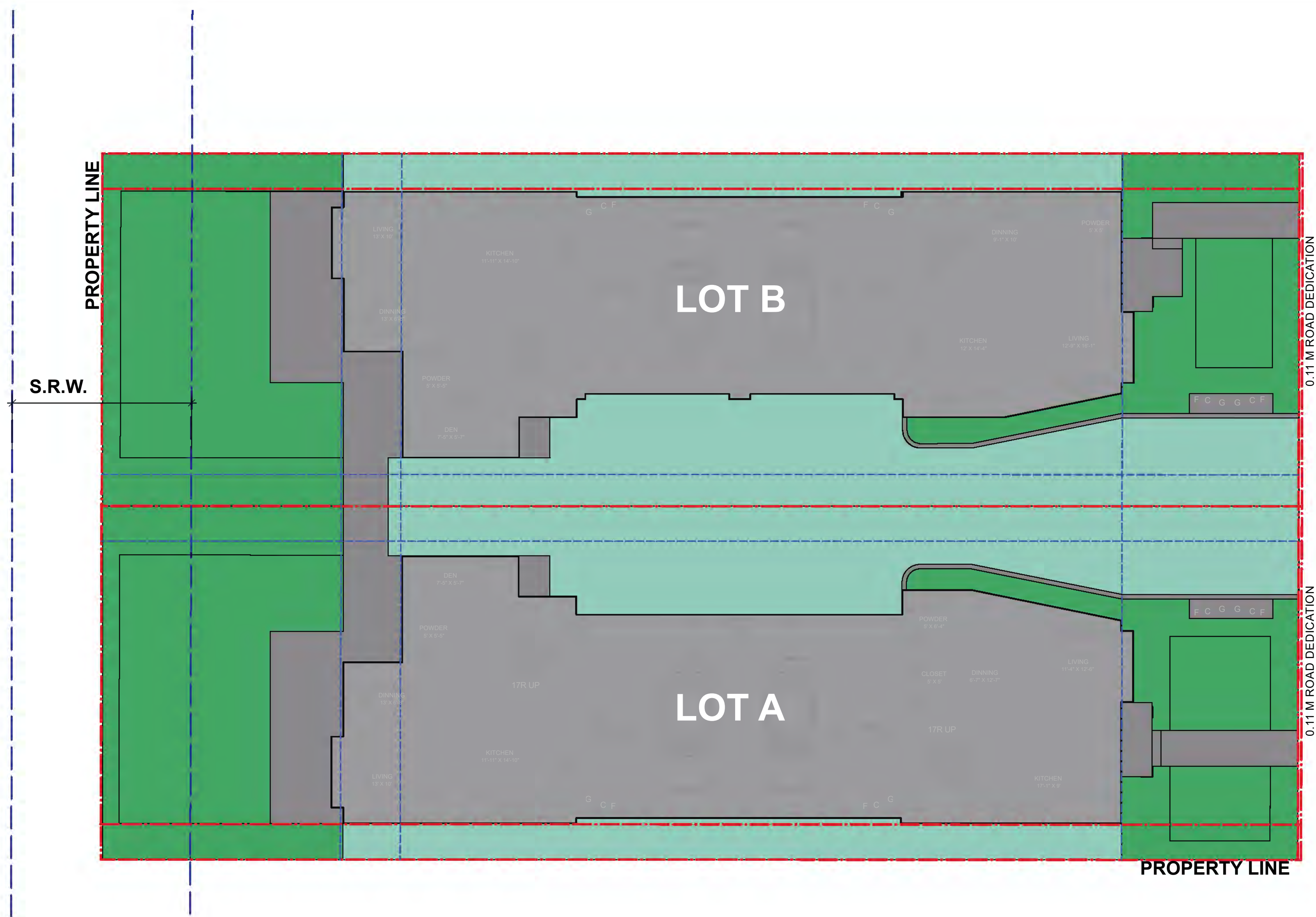
**HOMING
LANDSCAPE
ARCHITECTURE**

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VANCOUVER, BC, CANADA V6H 1K9
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Revisions

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



LOT A POROUS SURFACE SUMMARY

SYMBOL	MATERIALS	AREA
	POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: LAWN, GROUNDCOVER & SHRUB	128.8 m ²
	POROUS HARDSCAPE MATERIAL: PERMEABLE PAVER & GRAVEL	123.2 ft ²

TOTAL POROUS SURFACE AREA: 252 m²

TOTAL LOT A AREA: 488.68 m²

TOTAL POROUS SURFACE AREA COVERAGE PERCENTAGE: 51.6%

TOTAL NON-POROUS SURFACE AREA COVERAGE PERCENTAGE: 48.4%

TOTAL POROUS LANDSCAPING AREA COVERAGE PERCENTAGE: 26.4%

LOT B POROUS SURFACE SUMMARY

SYMBOL	MATERIALS	AREA
	POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: LAWN, GROUNDCOVER & SHRUB	127.1 m ²
	POROUS HARDSCAPE MATERIAL: PERMEABLE PAVER & GRAVEL	125.3 ft ²

TOTAL POROUS SURFACE AREA: 252.4 m²

TOTAL LOT B AREA: 488.68 m²

TOTAL POROUS SURFACE AREA COVERAGE PERCENTAGE: 51.6%

TOTAL NON-POROUS SURFACE AREA COVERAGE PERCENTAGE: 48.4%

TOTAL POROUS LANDSCAPING AREA COVERAGE PERCENTAGE: 26.0%

4-UNIT DUPLEX DEVELOPMENT

PROJECT ADDRESS:
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RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: 1:100

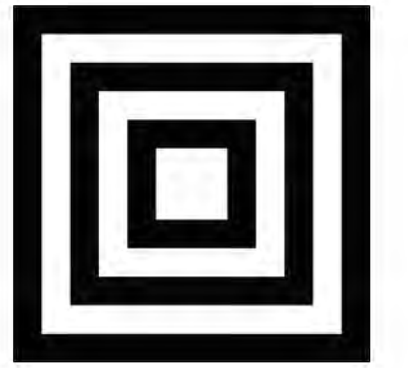
DRAWN BY: EL

REVIEWED BY: EL

**POROUS AREA
DIAGRAM**

PLAN #3.b

L1.1



HOMING LANDSCAPE ARCHITECTURE

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Revisions

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

4-UNIT DUPLEX DEVELOPMENT

PROJECT ADDRESS:
6531 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: 1:100

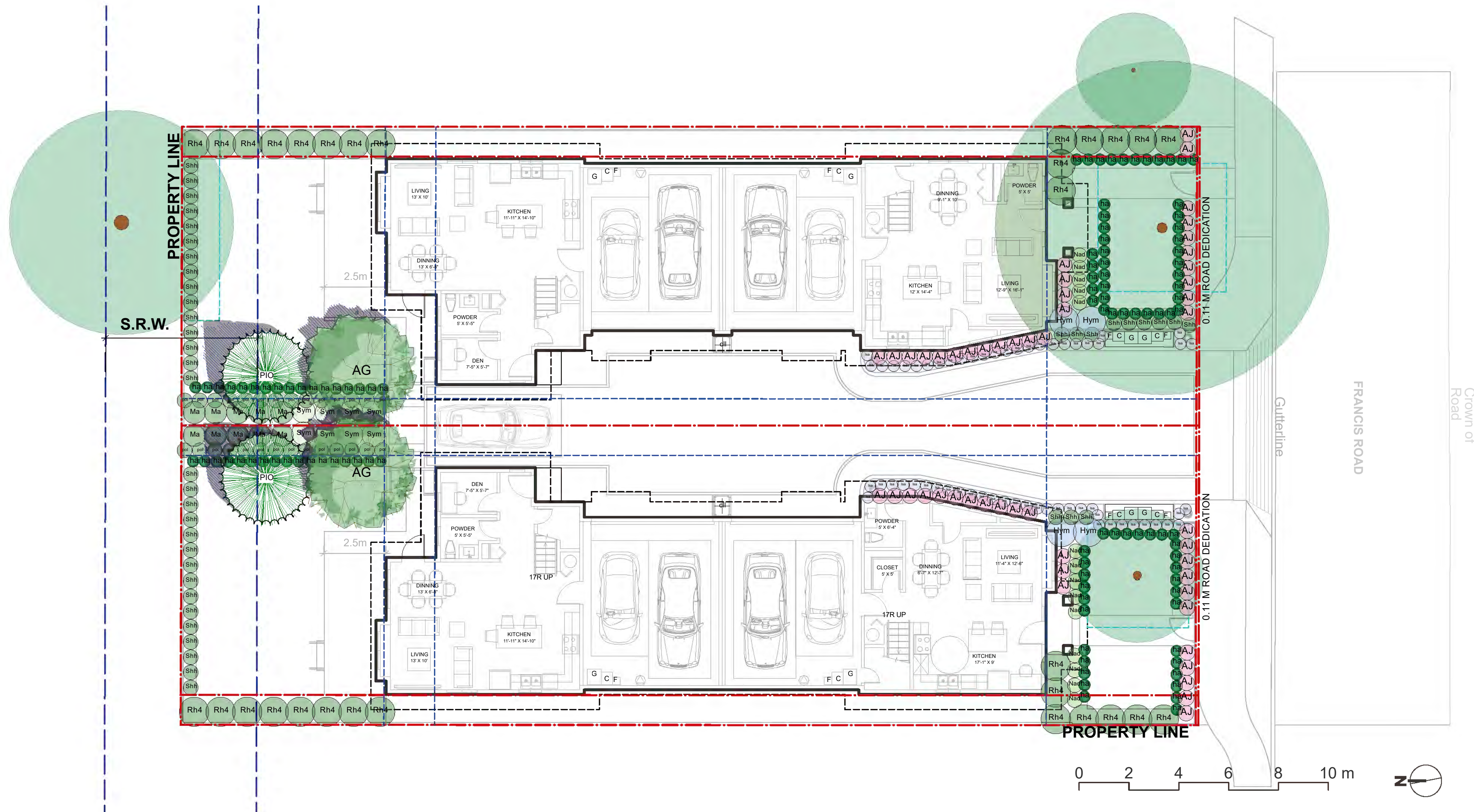
DRAWN BY: EL

REVIEWED BY: EL

LANDSCAPE PLANTING PLAN

PLAN #3.c

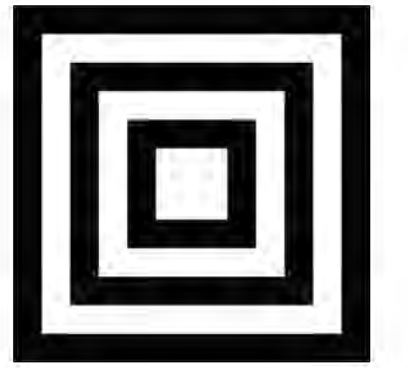
L2.0



ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
ON-SITE 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					
Isa	Lavandula angustifolia	English Spike Lavender	59	#2 pot	
pol	Polystichum munitum	Western sword fern	28	#1 pot	
ORNAMENTAL GRASSES & BAMBOOS					
ha	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	106	#1 pot	
cll	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

**4-UNIT DUPLEX
DEVELOPMENT**

PROJECT ADDRESS:
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RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

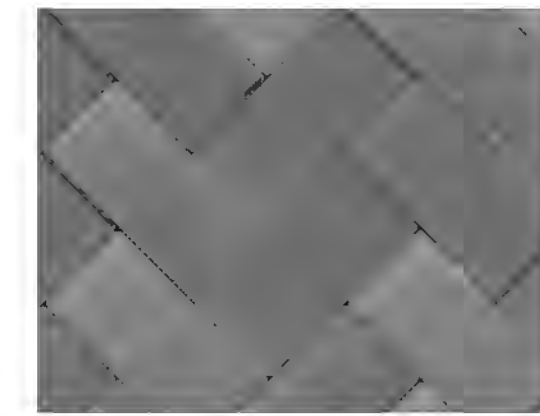
Hardscape Details

PLAN #3.d

L3.0

**AQUAPAVE STANDARD PAVER
BY ABBOTSFORD CONCRETE PRODUCTS**

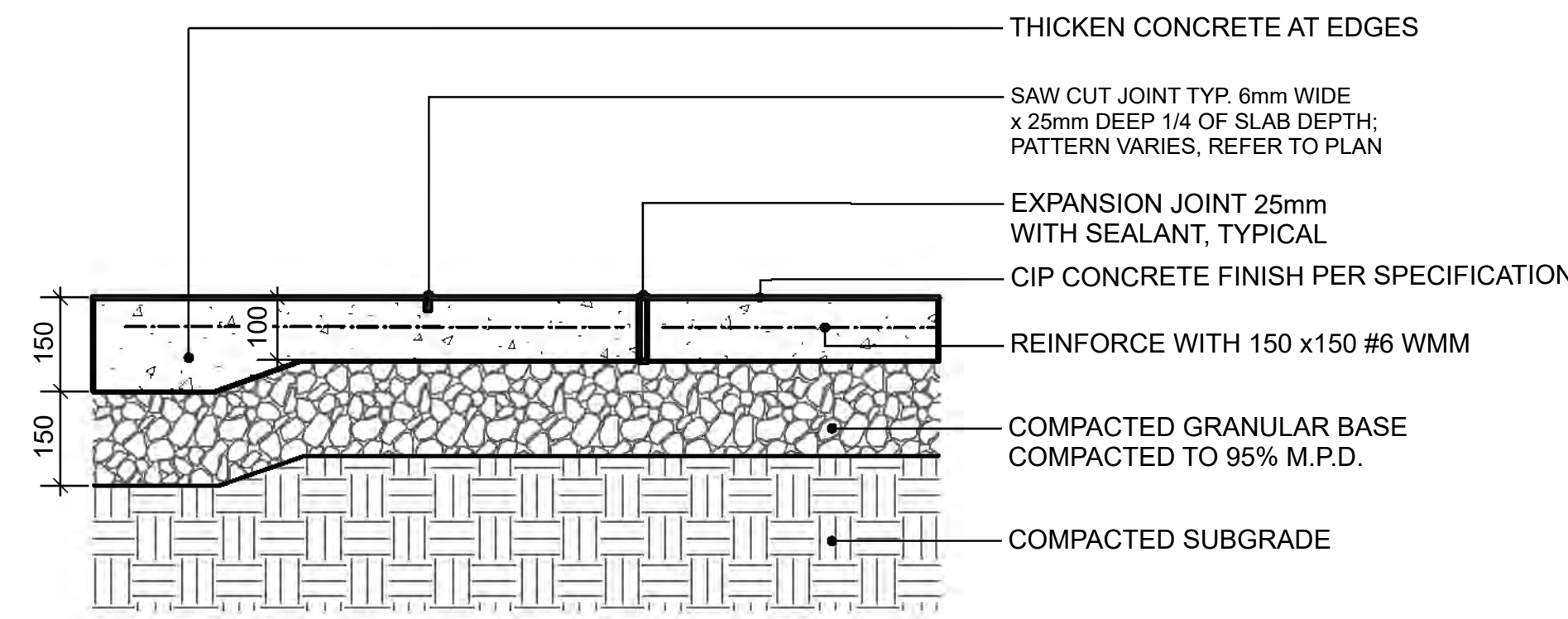
PATTERN: RUNNING BOND
LENGTH: 8-3/8" (221MM)
WIDTH: 4-5/16" (110MM)
THICKNESS: 3-1/8" (80MM)



**COLOR: CHARCOAL
DRIVEWAY & VISITOR PARKING**

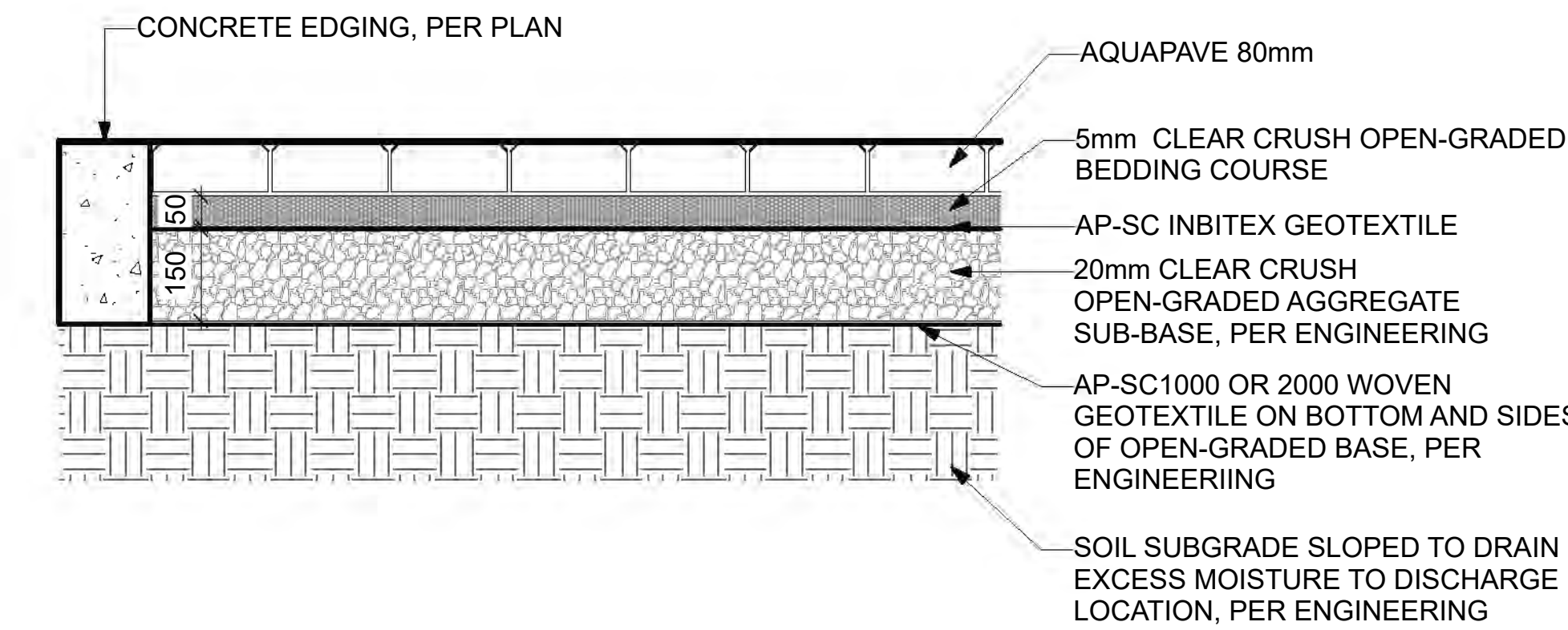


**COLOR: DESERT SAND
PEDESTRIAN PATH**



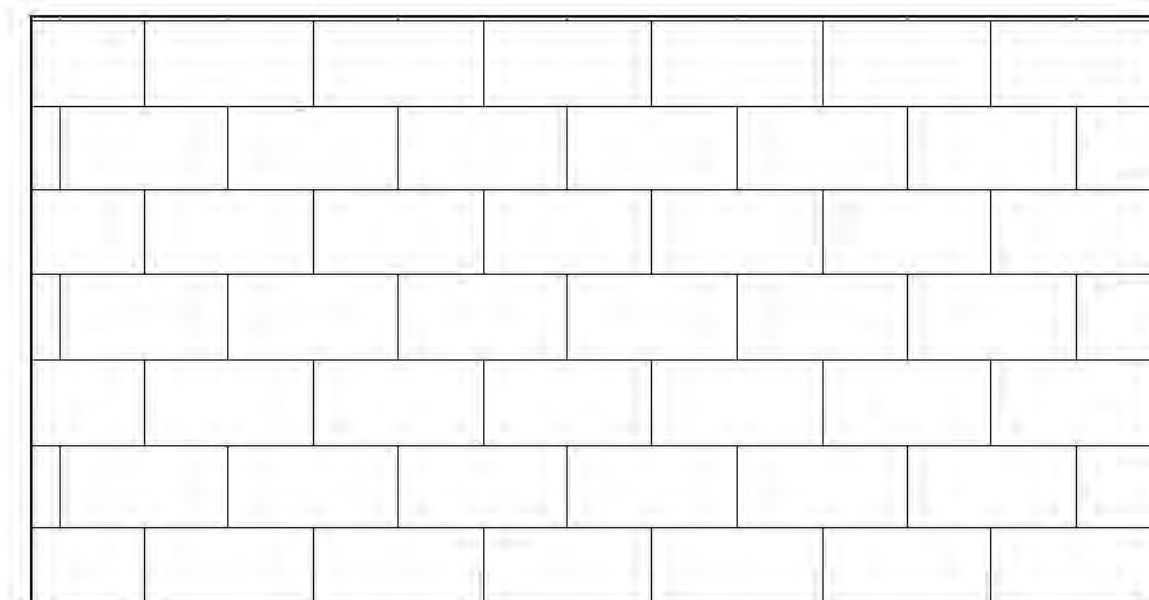
- NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

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

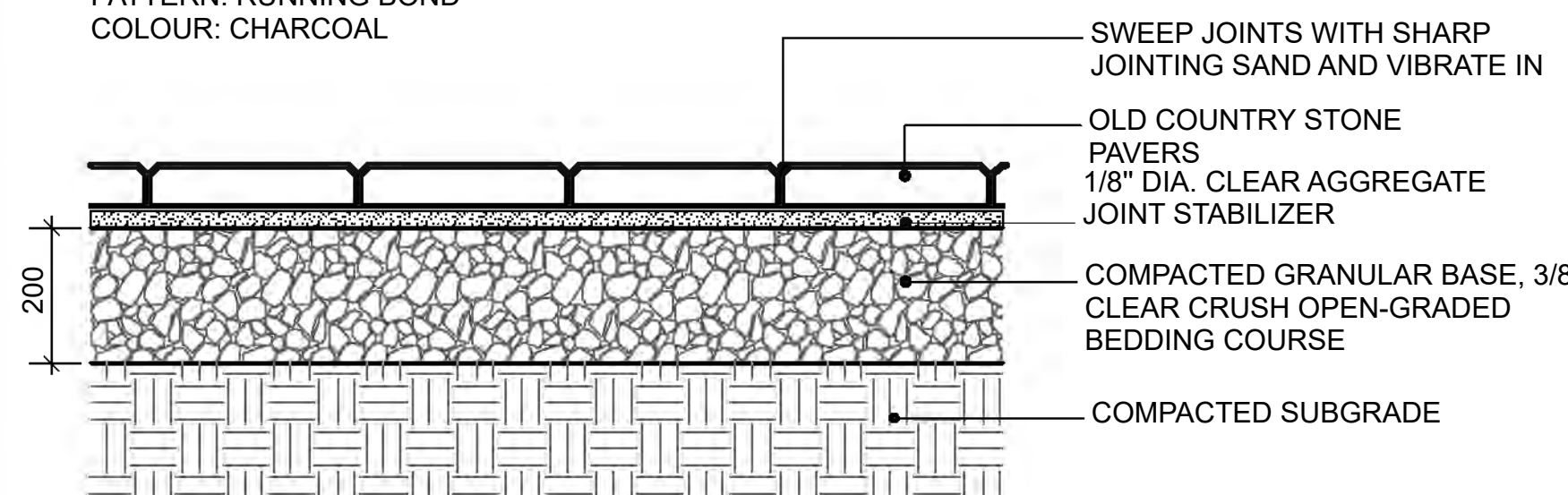


- NOTE:
1. REFER TO ENGINEERING DRAWINGS FOR THE BASE MATERIALS INSTALLED UNDERNEATH THE PAVERS.
2. THE CONDITIONS UNDER THE PAVERS SHALL BE APPROVED BY ENGINEERS BEFORE PAVERS INSTALLATION.

**3 AQUAPAVE PERMEABLE PAVER
Scale: 1:10**

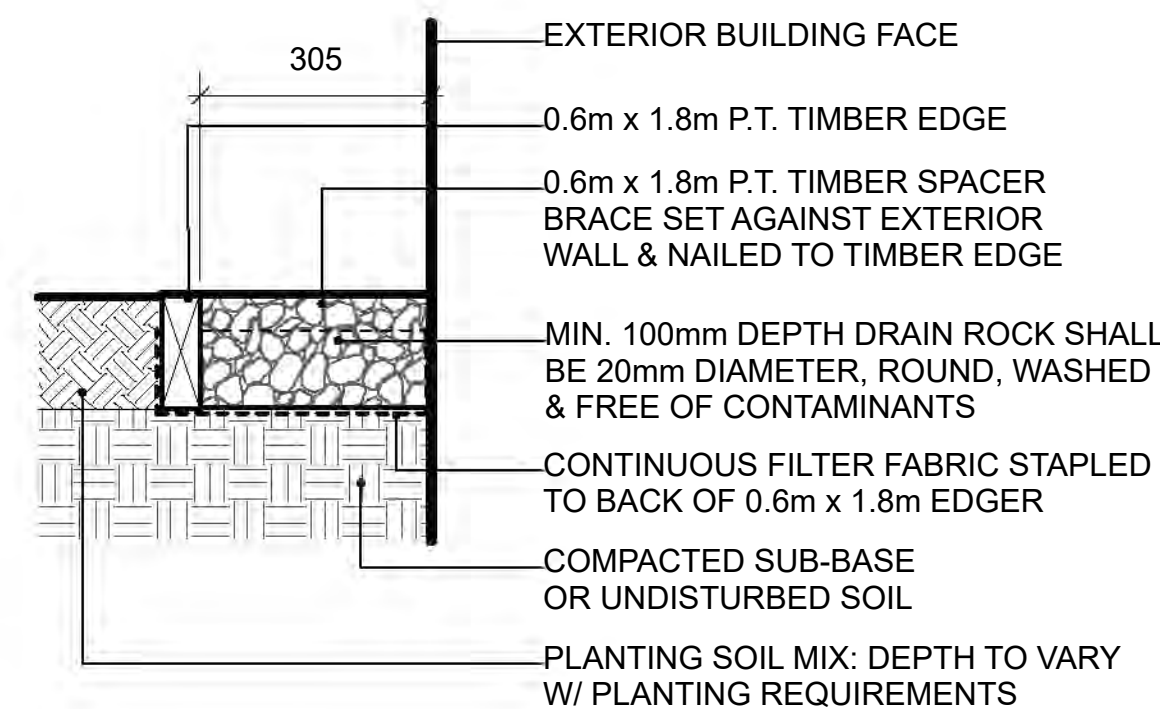


PLAN
CLASSIC STANDARD PAVERS - STANDARD SIZE BY ABBOTSFORD CONCRETE (1-800-663-4091)
DIMENSIONS: STANDARD 225(L) x 112.5(W) x 60(T) mm (8-7/8" x 4-7/16" x 2-3/8")
PATTERN: RUNNING BOND
COLOUR: CHARCOAL



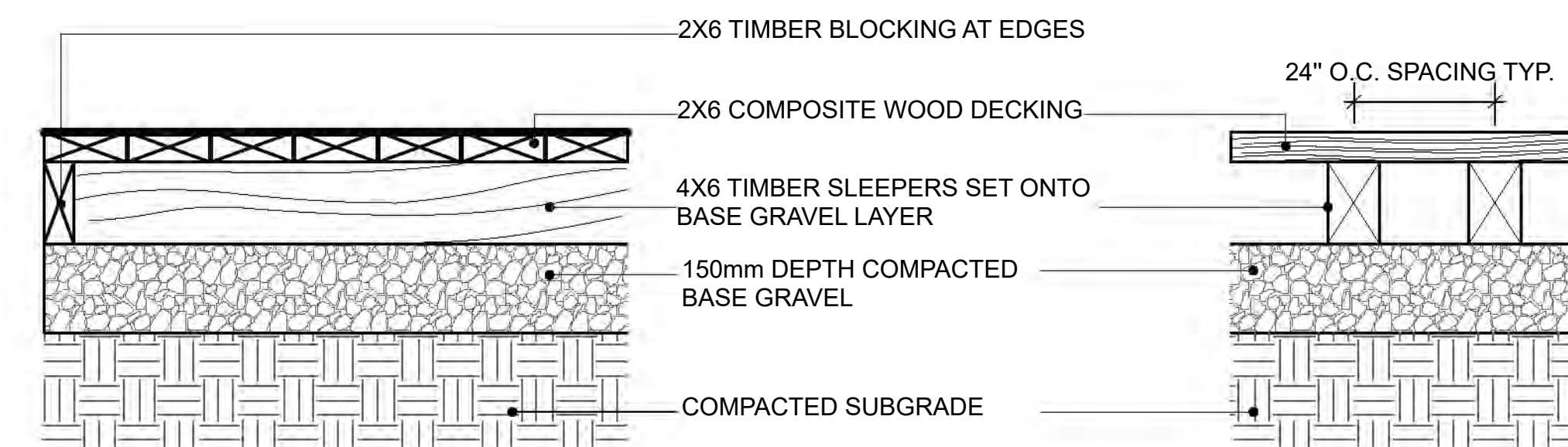
- NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

**2 CONCRETE UNIT PAVING ON GRADE
Scale: 1:10**



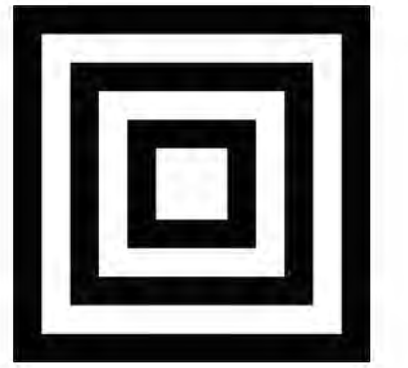
- NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

**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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2	2023-08-21	ISSUED FOR DP

4-UNIT DUPLEX DEVELOPMENT

PROJECT ADDRESS:
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RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: AS SHOWN

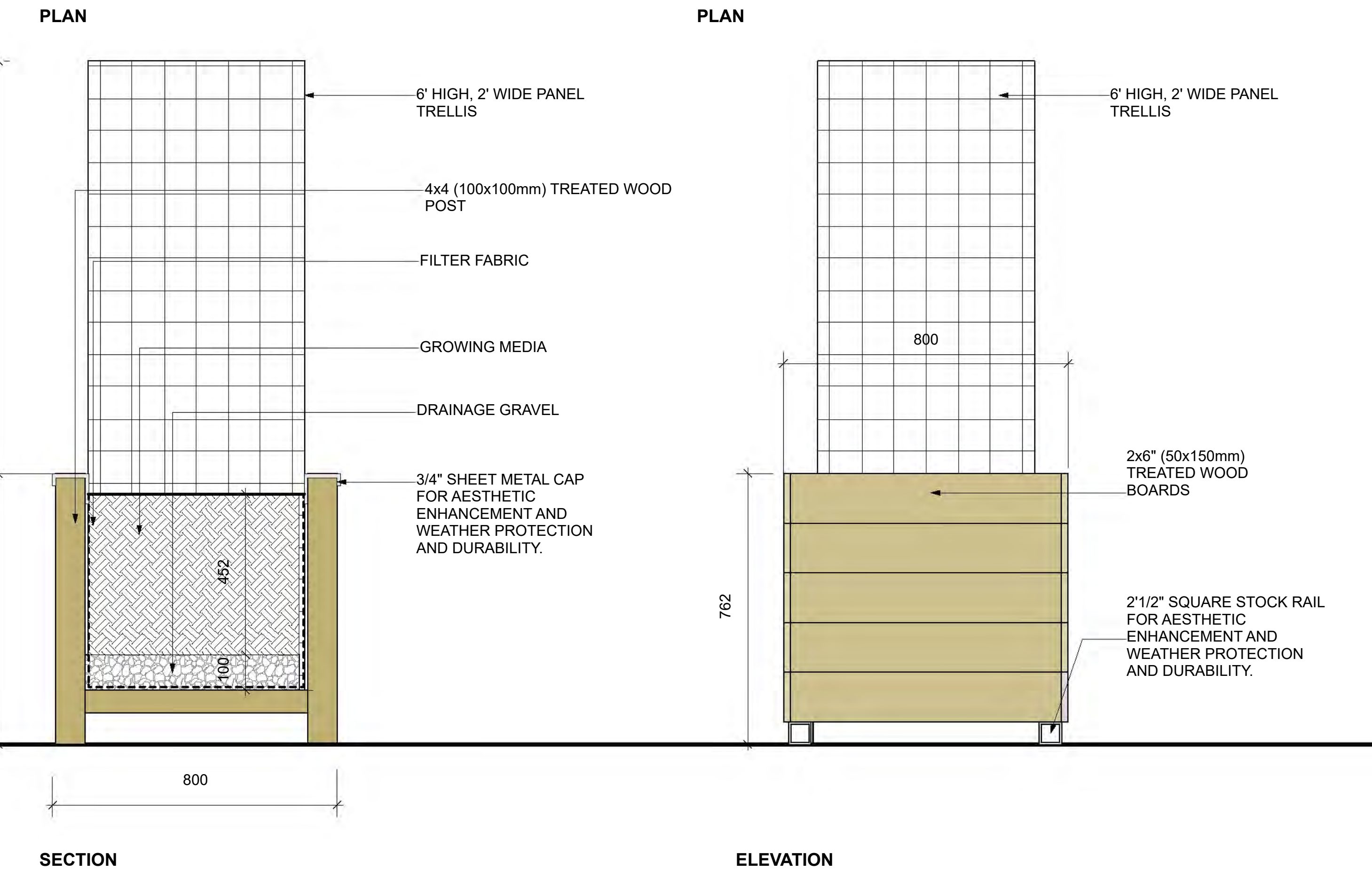
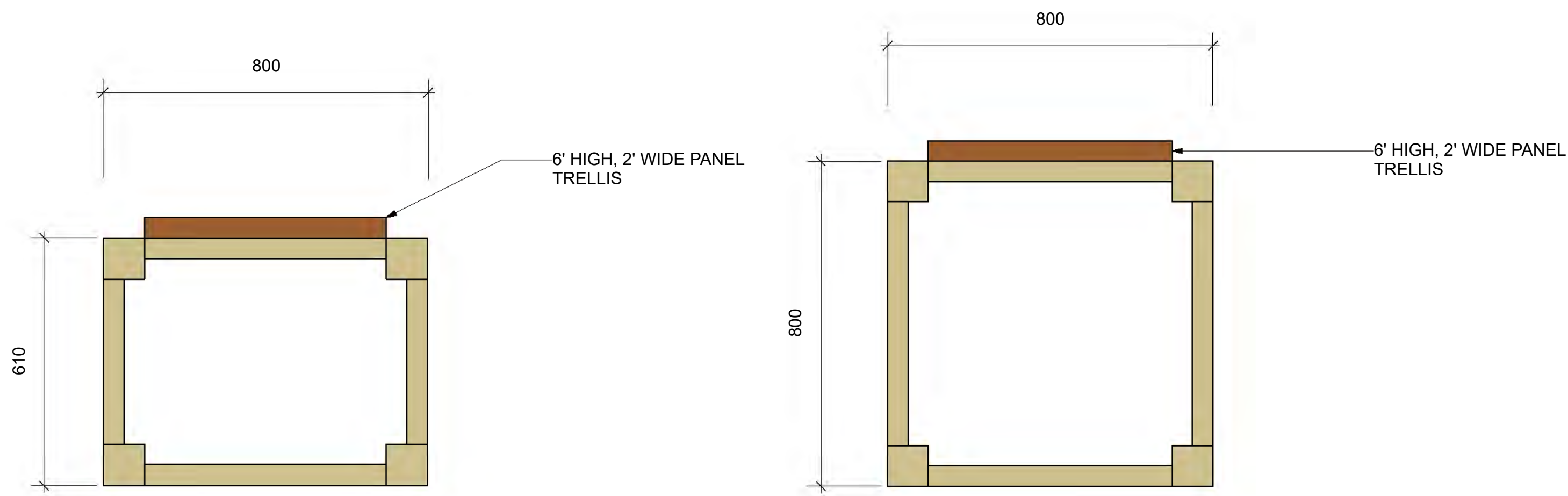
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REVIEWED BY: EL

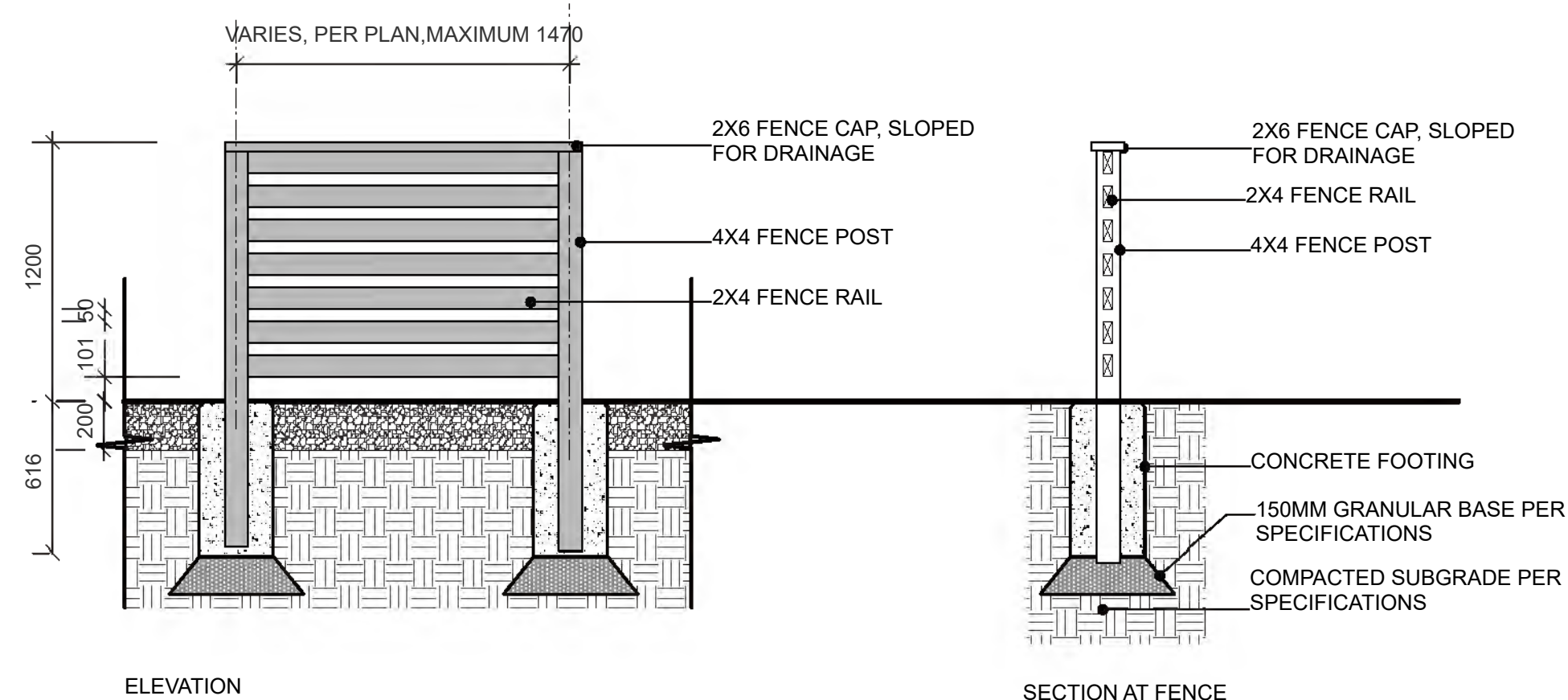
Furnituring Details

PLAN #3.e

L3.1



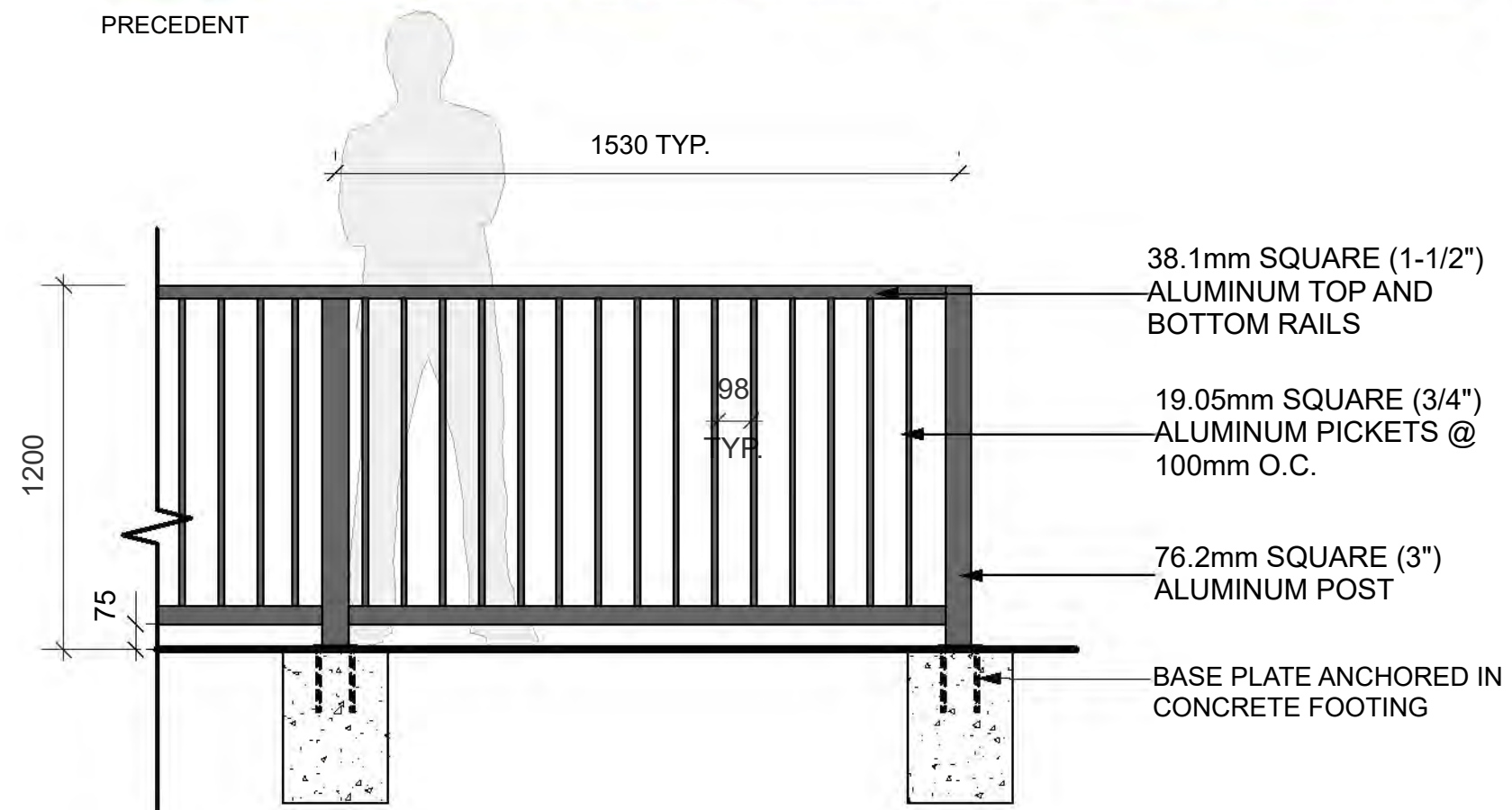
1 RAISED WOOD PLANTER WITH TRELLIS
Scale: 1:25



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



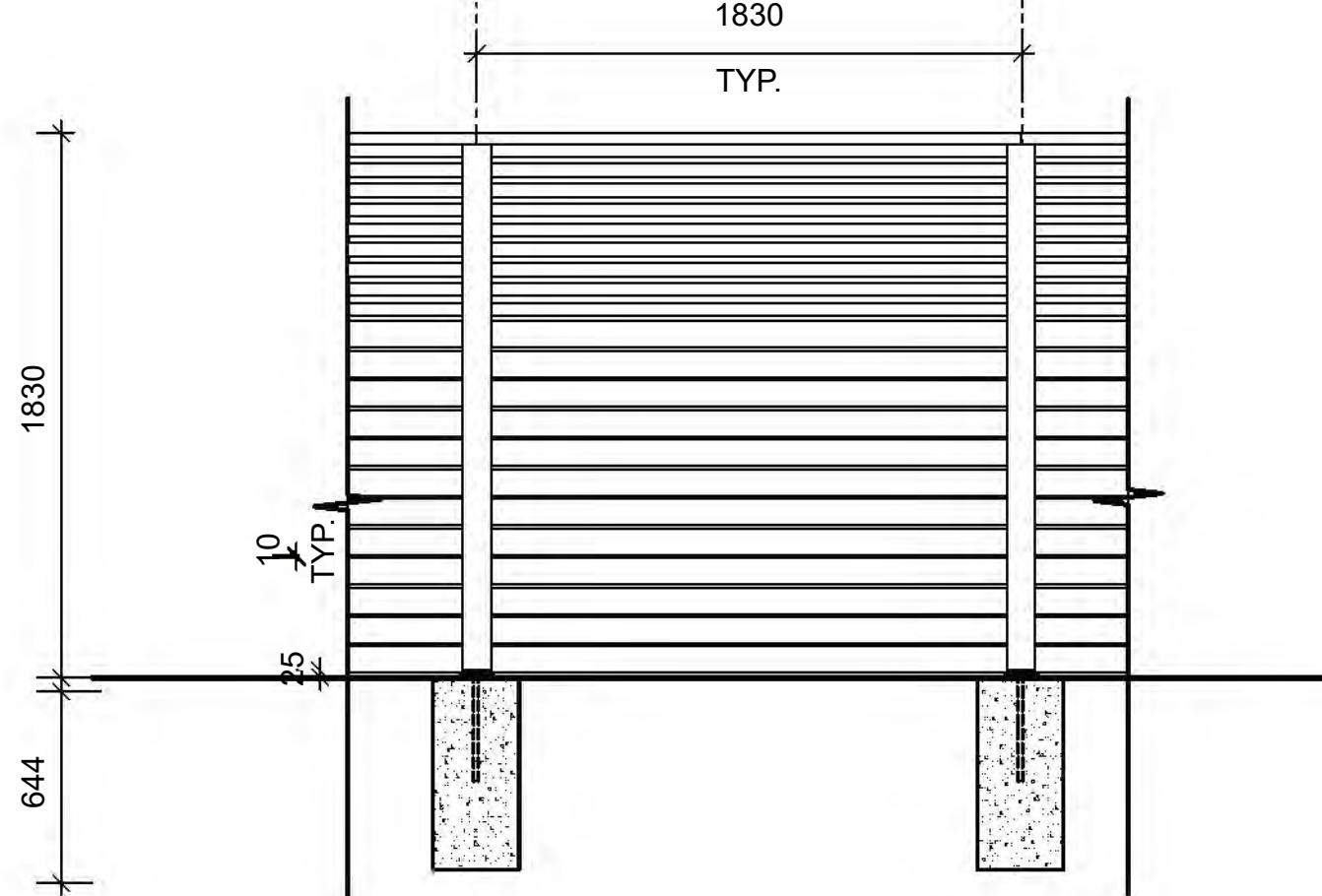
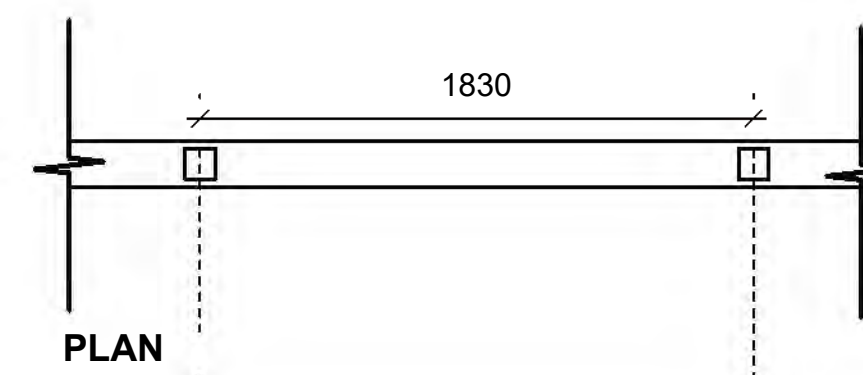
PRECEDENT



- 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.



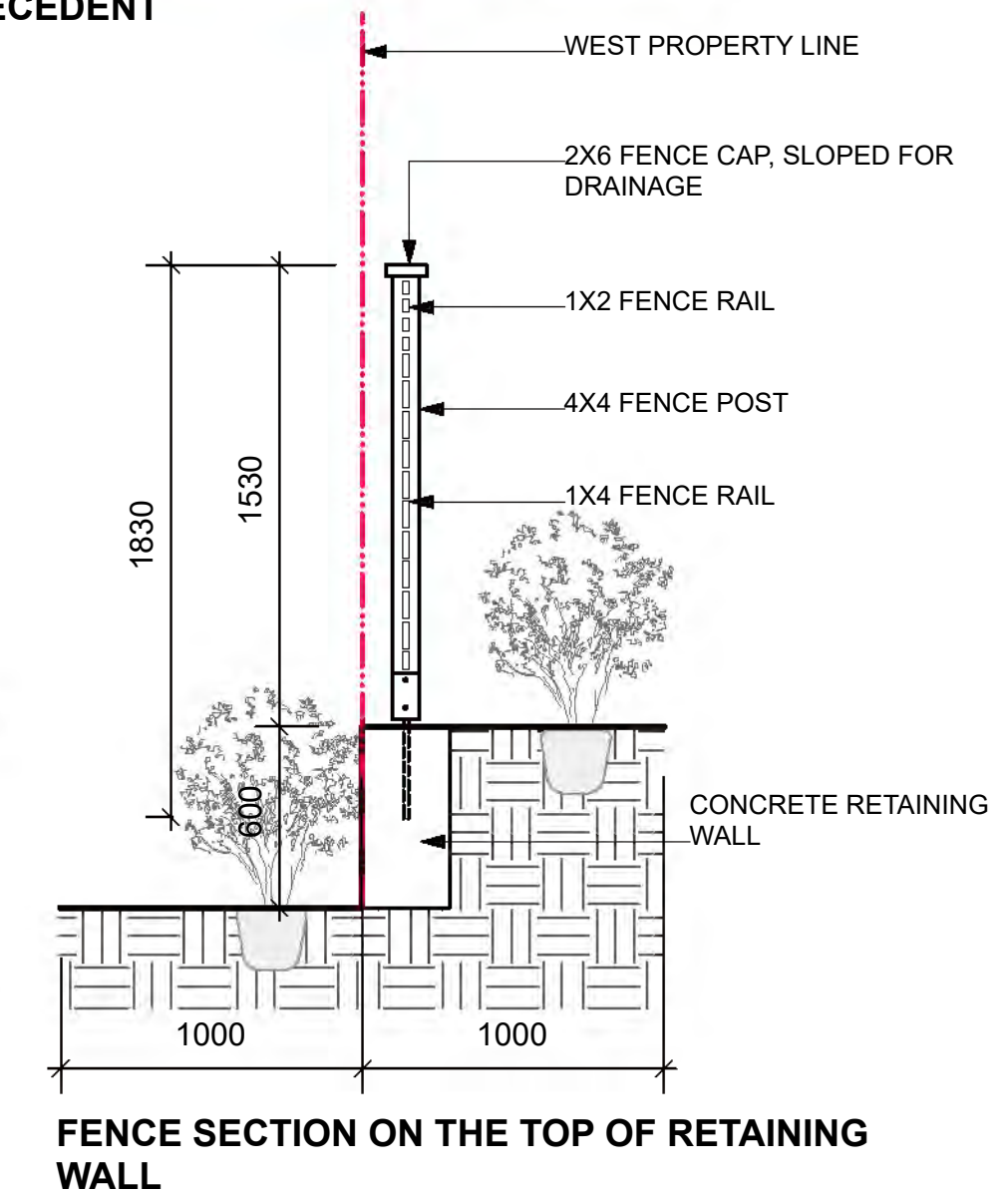
TYPICAL FENCE ELEVATION ON GRADE

- 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. TRELLIS, AND GATE)

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



PRECEDENT



FENCE SECTION ON THE TOP OF RETAINING WALL