



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

ISSUED FOR DP RESUBMISSION 2022-09-22

CONTACT LIST

CLIENT
4200 VANGUARD ROAD
RICHMOND BC V6V 2P4
CONTACT: DAVID ZHAO, PRESIDENT
PHONE: 604-285-0011
EMAIL: DAVID@BOBACONSTRUCTIONS.COM

ARCHITECT
IMPERIAL ARCHITECTURE LTD.
CONTACT: JENNIFER LEE, ARCHITECT
TEL: 778-332-5552
EMAIL: JENNIFER@IMPERIALARCHITECTURE.COM

STRUCTURAL
CONTACT: JENNIFER LEE, P. ENG, STRUCT. ENG.
TEL: 778-332-5552
EMAIL: JENNIFER@IMPERIALARCHITECTURE.COM

CIVIL
CONTACT: BRUCE DUFFY, DIRECTOR
TEL: 604-495-5900 FAX: 604-495-5901
EMAIL: BRUCE@DUFFYENGINEERING.COM

ENERGY
CONTACT: BOWEN XIE, CERTIFIED ENERGY ADVISOR
TEL: 778-658-4869
EMAIL: BOWEN@XIEENERGY.COM

LANDSCAPE
CONTACT: JENNIFER LEE, LANDSCAPE ARCHITECT
TEL: 778-332-5552
EMAIL: JENNIFER@IMPERIALARCHITECTURE.COM

ARCHITECTURAL:
A0.0 COVER SHEET
A0.1 COLOR RENDERINGS
A0.2 PROJECT DATA & STATISTICS
A0.3 SITE AERIAL PHOTO
A0.4 SITE CONTEXT PLAN / STREET ELEVATION
A0.5 SITE SURVEY PLAN
A1.1 SITE PLAN
A1.2 PARKING PLAN
A1.3 SITE COVERAGE OVERLAY
A1.4 PRIVATE OUTDOOR SPACE OVERLAY
A1.5 SUBDIVISION PLAN
A1.6 FIRE FIGHTING PLAN
A2.1A BLDG A LEVEL 1 & LEVEL 2 FLOOR PLANS
A2.2A BLDG A LEVEL 1 & LEVEL 2 AREA OVERLAY DIAGRAM
A2.3A BLDG A ROOF PLANS
A2.1B BLDG B LEVEL 1 & LEVEL 2 FLOOR PLANS
A2.2B BLDG B LEVEL 1 & LEVEL 2 AREA OVERLAY DIAGRAM
A2.3B BLDG B ROOF PLANS
A3.1A BLDG A NORTH & SOUTH ELEVATIONS
A3.2A BLDG A WEST ELEVATION
A3.3A BLDG A EAST ELEVATION
A3.1B BLDG B NORTH & SOUTH ELEVATIONS
A3.2B BLDG B WEST ELEVATION
A3.3B BLDG B EAST ELEVATION
A4.1A BLDG A BUILDING SECTIONS
A4.2A BLDG A BUILDING SECTIONS
A4.1B BLDG B BUILDING SECTIONS
A4.2B BLDG B BUILDING SECTIONS
A5.1 CONVERTIBLE UNIT FLOOR PLANS

Copyright Reserved
This is a registered trademark of Imperial Architecture Ltd. and its subsidiaries in Canada and elsewhere. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Imperial Architecture Ltd. or its subsidiaries. The Contractor shall verify all dimensions, and immediately report any errors within 10 business days of receipt of drawings. DO NOT SCALE DRAWINGS.

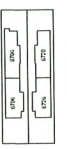
Imperial Architecture Ltd.
ADDRESS: 7801 FINEST STREET, VANCOUVER, BC V6S 4V5
PHONE: 604-285-0011
EMAIL: IMPERIALARCHITECTURE@ICL.COM, TELEPHONE: 778-658-4869

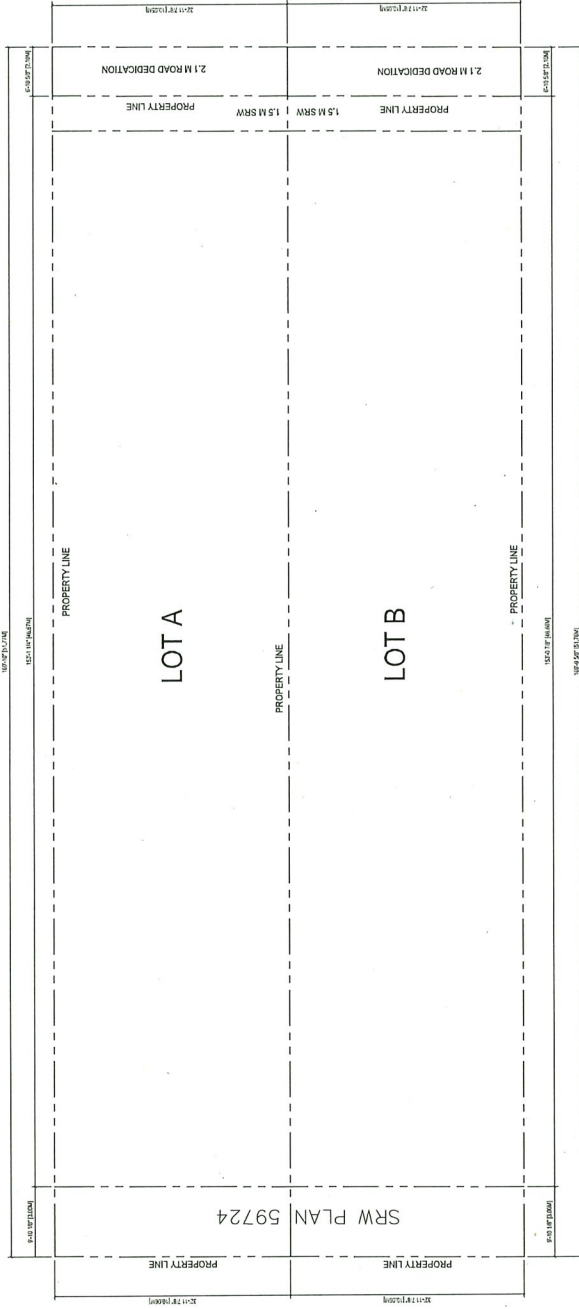
Dimensions
The Contractor shall verify all dimensions, and immediately report any errors within 10 business days of receipt of drawings. DO NOT SCALE DRAWINGS.

KEY PLAN
N
FRANCIS RD
6700, 6705, 6710, 6715, 6720, 6725, 6730, 6735, 6740, 6745, 6750, 6755, 6760, 6765, 6770, 6775, 6780, 6785, 6790, 6795, 6800, 6805, 6810, 6815, 6820, 6825, 6830, 6835, 6840, 6845, 6850, 6855, 6860, 6865, 6870, 6875, 6880, 6885, 6890, 6895, 6900, 6905, 6910, 6915, 6920, 6925, 6930, 6935, 6940, 6945, 6950, 6955, 6960, 6965, 6970, 6975, 6980, 6985, 6990, 6995, 7000, 7005, 7010, 7015, 7020, 7025, 7030, 7035, 7040, 7045, 7050, 7055, 7060, 7065, 7070, 7075, 7080, 7085, 7090, 7095, 7100, 7105, 7110, 7115, 7120, 7125, 7130, 7135, 7140, 7145, 7150, 7155, 7160, 7165, 7170, 7175, 7180, 7185, 7190, 7195, 7200, 7205, 7210, 7215, 7220, 7225, 7230, 7235, 7240, 7245, 7250, 7255, 7260, 7265, 7270, 7275, 7280, 7285, 7290, 7295, 7300, 7305, 7310, 7315, 7320, 7325, 7330, 7335, 7340, 7345, 7350, 7355, 7360, 7365, 7370, 7375, 7380, 7385, 7390, 7395, 7400, 7405, 7410, 7415, 7420, 7425, 7430, 7435, 7440, 7445, 7450, 7455, 7460, 7465, 7470, 7475, 7480, 7485, 7490, 7495, 7500, 7505, 7510, 7515, 7520, 7525, 7530, 7535, 7540, 7545, 7550, 7555, 7560, 7565, 7570, 7575, 7580, 7585, 7590, 7595, 7600, 7605, 7610, 7615, 7620, 7625, 7630, 7635, 7640, 7645, 7650, 7655, 7660, 7665, 7670, 7675, 7680, 7685, 7690, 7695, 7700, 7705, 7710, 7715, 7720, 7725, 7730, 7735, 7740, 7745, 7750, 7755, 7760, 7765, 7770, 7775, 7780, 7785, 7790, 7795, 7800, 7805, 7810, 7815, 7820, 7825, 7830, 7835, 7840, 7845, 7850, 7855, 7860, 7865, 7870, 7875, 7880, 7885, 7890, 7895, 7900, 7905, 7910, 7915, 7920, 7925, 7930, 7935, 7940, 7945, 7950, 7955, 7960, 7965, 7970, 7975, 7980, 7985, 7990, 7995, 8000, 8005, 8010, 8015, 8020, 8025, 8030, 8035, 8040, 8045, 8050, 8055, 8060, 8065, 8070, 8075, 8080, 8085, 8090, 8095, 8100, 8105, 8110, 8115, 8120, 8125, 8130, 8135, 8140, 8145, 8150, 8155, 8160, 8165, 8170, 8175, 8180, 8185, 8190, 8195, 8200, 8205, 8210, 8215, 8220, 8225, 8230, 8235, 8240, 8245, 8250, 8255, 8260, 8265, 8270, 8275, 8280, 8285, 8290, 8295, 8300, 8305, 8310, 8315, 8320, 8325, 8330, 8335, 8340, 8345, 8350, 8355, 8360, 8365, 8370, 8375, 8380, 8385, 8390, 8395, 8400, 8405, 8410, 8415, 8420, 8425, 8430, 8435, 8440, 8445, 8450, 8455, 8460, 8465, 8470, 8475, 8480, 8485, 8490, 8495, 8500, 8505, 8510, 8515, 8520, 8525, 8530, 8535, 8540, 8545, 8550, 8555, 8560, 8565, 8570, 8575, 8580, 8585, 8590, 8595, 8600, 8605, 8610, 8615, 8620, 8625, 8630, 8635, 8640, 8645, 8650, 8655, 8660, 8665, 8670, 8675, 8680, 8685, 8690, 8695, 8700, 8705, 8710, 8715, 8720, 8725, 8730, 8735, 8740, 8745, 8750, 8755, 8760, 8765, 8770, 8775, 8780, 8785, 8790, 8795, 8800, 8805, 8810, 8815, 8820, 8825, 8830, 8835, 8840, 8845, 8850, 8855, 8860, 8865, 8870, 8875, 8880, 8885, 8890, 8895, 8900, 8905, 8910, 8915, 8920, 8925, 8930, 8935, 8940, 8945, 8950, 8955, 8960, 8965, 8970, 8975, 8980, 8985, 8990, 8995, 9000, 9005, 9010, 9015, 9020, 9025, 9030, 9035, 9040, 9045, 9050, 9055, 9060, 9065, 9070, 9075, 9080, 9085, 9090, 9095, 9100, 9105, 9110, 9115, 9120, 9125, 9130, 9135, 9140, 9145, 9150, 9155, 9160, 9165, 9170, 9175, 9180, 9185, 9190, 9195, 9200, 9205, 9210, 9215, 9220, 9225, 9230, 9235, 9240, 9245, 9250, 9255, 9260, 9265, 9270, 9275, 9280, 9285, 9290, 9295, 9300, 9305, 9310, 9315, 9320, 9325, 9330, 9335, 9340, 9345, 9350, 9355, 9360, 9365, 9370, 9375, 9380, 9385, 9390, 9395, 9400, 9405, 9410, 9415, 9420, 9425, 9430, 9435, 9440, 9445, 9450, 9455, 9460, 9465, 9470, 9475, 9480, 9485, 9490, 9495, 9500, 9505, 9510, 9515, 9520, 9525, 9530, 9535, 9540, 9545, 9550, 9555, 9560, 9565, 9570, 9575, 9580, 9585, 9590, 9595, 9600, 9605, 9610, 9615, 9620, 9625, 9630, 9635, 9640, 9645, 9650, 9655, 9660, 9665, 9670, 9675, 9680, 9685, 9690, 9695, 9700, 9705, 9710, 9715, 9720, 9725, 9730, 9735, 9740, 9745, 9750, 9755, 9760, 9765, 9770, 9775, 9780, 9785, 9790, 9795, 9800, 9805, 9810, 9815, 9820, 9825, 9830, 9835, 9840, 9845, 9850, 9855, 9860, 9865, 9870, 9875, 9880, 9885, 9890, 9895, 9900, 9905, 9910, 9915, 9920, 9925, 9930, 9935, 9940, 9945, 9950, 9955, 9960, 9965, 9970, 9975, 9980, 9985, 9990, 9995, 10000, 10005, 10010, 10015, 10020, 10025, 10030, 10035, 10040, 10045, 10050, 10055, 10060, 10065, 10070, 10075, 10080, 10085, 10090, 10095, 10100, 10105, 10110, 10115, 10120, 10125, 10130, 10135, 10140, 10145, 10150, 10155, 10160, 10165, 10170, 10175, 10180, 10185, 10190, 10195, 10200, 10205, 10210, 10215, 10220, 10225, 10230, 10235, 10240, 10245, 10250, 10255, 10260, 10265, 10270, 10275, 10280, 10285, 10290, 10295, 10300, 10305, 10310, 10315, 10320, 10325, 10330, 10335, 10340, 10345, 10350, 10355, 10360, 10365, 10370, 10375, 10380, 10385, 10390, 10395, 10400, 10405, 10410, 10415, 10420, 10425, 10430, 10435, 10440, 10445, 10450, 10455, 10460, 10465, 10470, 10475, 10480, 10485, 10490, 10495, 10500, 10505, 10510, 10515, 10520, 10525, 10530, 10535, 10540, 10545, 10550, 10555, 10560, 10565, 10570, 10575, 10580, 10585, 10590, 10595, 10600, 10605, 10610, 10615, 10620, 10625, 10630, 10635, 10640, 10645, 10650, 10655, 10660, 10665, 10670, 10675, 10680, 10685, 10690, 10695, 10700, 10705, 10710, 10715, 10720, 10725, 10730, 10735, 10740, 10745, 10750, 10755, 10760, 10765, 10770, 10775, 10780, 10785, 10790, 10795, 10800, 10805, 10810, 10815, 10820, 10825, 10830, 10835, 10840, 10845, 10850, 10855, 10860, 10865, 10870, 10875, 10880, 10885, 10890, 10895, 10900, 10905, 10910, 10915, 10920, 10925, 10930, 10935, 10940, 10945, 10950, 10955, 10960, 10965, 10970, 10975, 10980, 10985, 10990, 10995, 11000, 11005, 11010, 11015, 11020, 11025, 11030, 11035, 11040, 11045, 11050, 11055, 11060, 11065, 11070, 11075, 11080, 11085, 11090, 11095, 11100, 11105, 11110, 11115, 11120, 11125, 11130, 11135, 11140, 11145, 11150, 11155, 11160, 11165, 11170, 11175, 11180, 11185, 11190, 11195, 11200, 11205, 11210, 11215, 11220, 11225, 11230, 11235, 11240, 11245, 11250, 11255, 11260, 11265, 11270, 11275, 11280, 11285, 11290, 11295, 11300, 11305, 11310, 11315, 11320, 11325, 11330, 11335, 11340, 11345, 11350, 11355, 11360, 11365, 11370, 11375, 11380, 11385, 11390, 11395, 11400, 11405, 11410, 11415, 11420, 11425, 11430, 11435, 11440, 11445, 11450, 11455, 11460, 11465, 11470, 11475, 11480, 11485, 11490, 11495, 11500, 11505, 11510, 11515, 11520, 11525, 11530, 11535, 11540, 11545, 11550, 11555, 11560, 11565, 11570, 11575, 11580, 11585, 11590, 11595, 11600, 11605, 11610, 11615, 11620, 11625, 11630, 11635, 11640, 11645, 11650, 11655, 11660, 11665, 11670, 11675, 11680, 11685, 11690, 11695, 11700, 11705, 11710, 11715, 11720, 11725, 11730, 11735, 11740, 11745, 11750, 11755, 11760, 11765, 11770, 11775, 11780, 11785, 11790, 11795, 11800, 11805, 11810, 11815, 11820, 11825, 11830, 11835, 11840, 11845, 11850, 11855, 11860, 11865, 11870, 11875, 11880, 11885, 11890, 11895, 11900, 11905, 11910, 11915, 11920, 11925, 11930, 11935, 11940, 11945, 11950, 11955, 11960, 11965, 11970, 11975, 11980, 11985, 11990, 11995, 12000, 12005, 12010, 12015, 12020, 12025, 12030, 12035, 12040, 12045, 12050, 12055, 12060, 12065, 12070, 12075, 12080, 12085, 12090, 12095, 12100, 12105, 12110, 12115, 12120, 12125, 12130, 12135, 12140, 12145, 12150, 12155, 12160, 12165, 12170, 12175, 12180, 12185, 12190, 12195, 12200, 12205, 12210, 12215, 12220, 12225, 12230, 12235, 12240, 12245, 12250, 12255, 12260, 12265, 12270, 12275, 12280, 12285, 12290, 12295, 12300, 12305, 12310, 12315, 12320, 12325, 12330, 12335, 12340, 12345, 12350, 12355, 12360, 12365, 12370, 12375, 12380, 12385, 12390, 12395, 12400, 12405, 12410, 12415, 12420, 12425, 12430, 12435, 12440, 12445, 12450, 12455, 12460, 12465, 12470, 12475, 12480, 12485, 12490, 12495, 12500, 12505, 12510, 12515, 12520, 12525, 12530, 12535, 12540, 12545, 12550, 12555, 12560, 12565, 12570, 12575, 12580, 12585, 12590, 12595, 12600, 12605, 12610, 12615, 12620, 12625, 12630, 12635, 12640, 12645, 12650, 12655, 12660, 12665, 12670, 12675, 12680, 12685, 12690, 12695, 12700, 12705, 12710, 12715, 12720, 12725, 12730, 12735, 12740, 12745, 12750, 12755, 12760, 12765, 12770, 12775, 12780, 12785, 12790, 12795, 12800, 12805, 12810, 12815, 12820, 12825, 12830, 12835, 12840, 12845, 12850, 12855, 12860, 12865, 12870, 12875, 12880, 12885, 12890, 12895, 12900, 12905, 12910, 12915, 12920, 12925, 12930, 12935, 12940, 12945, 12950, 12955, 12960, 12965, 12970, 12975, 12980, 12985, 12990, 12995, 13000, 13005, 13010, 13015, 13020, 13025, 13030, 13035, 13040, 13045, 13050, 13055, 13060, 13065, 13070, 13075, 13080, 13085, 13090, 13095, 13100, 13105, 13110, 13115, 13120, 13125, 13130, 13135, 13140, 13145, 13150, 13155, 13160, 13165, 13170, 13175, 13180, 13185, 13190, 13195, 13200, 13205, 13210, 13215, 13220, 13225, 13230, 13235, 13240, 13245, 13250, 13255, 13260, 13265, 13270, 13275, 13280, 13285, 13290, 13295, 13300, 13305, 13310, 13315, 13320, 13325, 13330, 13335, 13340, 13345, 13350, 13355, 13360, 13365, 13370, 13375, 13380, 13385, 13390, 13395, 13400, 13405, 13410, 13415, 13420, 13425, 13430, 13435, 13440, 13445, 13450, 13455, 13460, 13465, 13470, 13475, 13480, 13485, 13490, 13495, 13500, 13505, 13510, 13515, 13520, 13525, 13530, 13535, 13540, 13545, 13550, 13555, 13560, 13565, 13570, 13575, 13580, 13585, 13590, 13595, 13600, 13605, 13610, 13615, 13620, 13625, 13630, 13635, 13640, 13645, 13650, 13655, 13660, 13665, 13670, 13675, 13680, 13685, 13690, 13695, 13700, 13705, 13710, 13715, 13720, 13725, 13730, 13735, 13740, 13745, 13750, 13755, 13760, 13765, 13770, 13775, 13780, 13785, 13790, 13795, 13800, 13805, 13810, 13815, 13820, 13825, 13830, 13835, 13840, 13845, 13850, 13855, 13860, 13865, 13870, 13875, 13880, 13885, 13890, 13895, 13900, 13905, 13910, 13915, 13920, 13925, 13930, 13935, 13940, 13945, 13950, 13955, 13960, 13965, 13970, 13975, 13980, 13985, 13990, 13995, 14000, 14005, 14010, 14015, 14020, 14025, 14030, 14035, 14040, 14045, 14050, 14055, 14060, 14065, 14070, 14075, 14080, 14085, 14090, 14095, 14100, 14105, 14110, 14115, 14120, 14125, 14130, 14135, 14140, 14145, 14150, 14155, 14160, 14165, 14170, 14175, 14180, 14185, 14190, 14195, 14200, 14205, 14210, 14215, 14220, 14225, 14230, 14235, 14240, 14245, 14250, 14255, 14260, 14265, 14270, 14275, 14280, 14285, 14290, 14295, 14300, 14305, 14310, 14315, 14320, 14325, 14330, 14335, 14340, 14345, 14350, 14355, 14360, 14365, 14370, 14375, 14380, 14385, 14390, 14395, 14400, 14405, 14410, 14415, 14420, 14425, 14430, 14435, 14440, 14445, 14450, 14455, 14460, 14465, 14470, 14475, 14480, 14485, 14490, 14495, 14500, 14505, 14510, 14515, 14520, 14525, 14530, 14535, 14540, 14545, 14550, 14555, 14560, 14565, 14570, 14575, 14580, 14585, 14590, 14595, 14600, 14605, 14610, 14615, 14620, 14625, 14630, 14635, 14640, 14645, 14650, 14655, 14660, 14665, 14670, 14675, 14680, 14685, 14690, 14695, 14700, 14705, 14710, 14715, 14720, 14725, 14730, 14735, 14740, 14745, 14750, 14755, 1



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

 IMPERIAL ARCHITECTURE LTD. 10000 104TH AVE. S.W. RICHMOND, BC V6V 1K1 TEL: (604) 271-1111 FAX: (604) 271-1112	Copyright Reserved The copyright in this drawing is reserved by Imperial Architecture Ltd. and shall not be used, modified, or reproduced without the express written consent of Imperial Architecture. Disputations The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. NO SCALE OR FINISHES.	KEY PLAN 	FRANCIS RD 	DUPLEX DEVELOPMENT  6700, 6706, 6720, 6726 FRANCIS ROAD, RICHMOND, BC R2 19-867880 / DP 2-134726	THE SITE ARIEL PHOTO Project No. #8246 Scale 1"=20'-0" Drawing No. A0.4 Date 11/04/10 By 11/04/10 App'd 11/04/10 Checked 11/04/10 Drawn 11/04/10
--	---	--	---	--	---



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

Project Data		PID
City Address	6700 / 6706 Francis Road, Richmond	000-337-955
Legal Description	LOT 4 SEC 30 BLK 4N RG SW PL WWP44934 Lot 4, Block 4N, Plan WWP44934, Section 30, Range 6 W, New Westminster Land District	
Planning Area	OS Blundell	
Gross Site Area	5602.78 SF	526.52 SQM
2.1 Meter Road Dedication	227.18 SF	21.14 SQM
Net Site Area	5375.60 SF	499.41 SQM
Max. FSR Allowed (D27 Zone)	0.6	
Floor Area Allowed	3225.36 SF	299.64 SQM
Total Net Floor Area Provided	3225.36 SF	299.64 SQM
Total FSR Provided	0.60/-0.6	

Project Data		PID
City Address	6720 / 6726 Francis Road, Richmond	000-337-955
Legal Description	LOT 4 SEC 30 BLK 4N RG SW PL WWP44934 Lot 4, Block 4N, Plan WWP44934, Section 30, Range 6 W, New Westminster Land District	
Planning Area	OS Blundell	
Gross Site Area	5602.78 SF	526.52 SQM
2.1 Meter Road Dedication	227.18 SF	21.14 SQM
Net Site Area	5375.60 SF	499.41 SQM
Max. FSR Allowed (D27 Zone)	0.6	
Floor Area Allowed	3225.36 SF	299.64 SQM
Total Net Floor Area Provided	3225.36 SF	299.64 SQM
Total FSR Provided	0.60/-0.6	

ROAD DEDICATION



IMPERIAL ARCHITECTURE LTD.

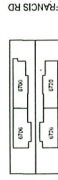
ADDRESS: 700 FRENCH STREET, VANCOUVER, BC V6P 4R5
PHONE: (604) 681-1111 FAX: (604) 681-1112

Copyright Reserved

The Copyright in this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture Ltd., and shall not be used, modified, or reproduced without the express written consent of Imperial Architecture Ltd.

Dimensions

The Contractor shall verify all dimensions of all structures shown on this plan and shall be responsible for any errors or omissions in the plan.



KEY PLAN

DUPLEX DEVELOPMENT



6700, 6706, 6720, 6726 FRANCIS ROAD,
RICHMOND, BC V6V 1A1
RZ 15-607880 / DP 2-534726

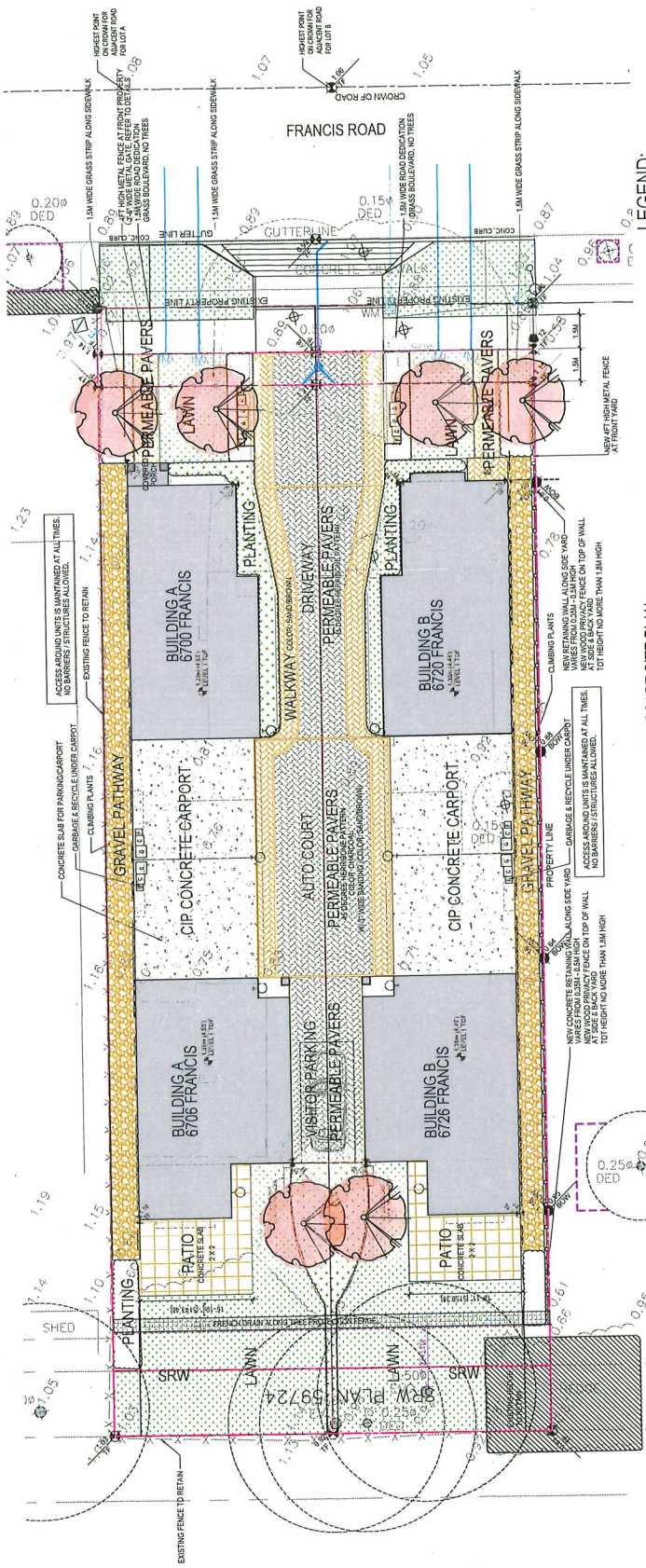
SUBDIVISION PLAN

Project No. #6246

Scale 1/8" = 1'-0"

Revision

A 1.5



GENERAL NOTES:

1. ALL LANDSCAPE MATERIAL AND PLANTING SPECIFICATIONS SHALL BE BASED ON THE LATEST EDITION OF THE CANADIAN LANDSCAPE ARCHITECTURE HANDBOOK.
2. ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO BEING APPROVED BY LANDSCAPE ARCHITECT.
3. ALL PLANTING MATERIALS TO BE BROUGHT TO THE SITE BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
4. ALL PLANTING MATERIALS TO BE BROUGHT TO THE SITE BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

PROJECT NO.	722
DATE	1/1/22
PROJECT NAME	722
PROJECT ADDRESS	722
PROJECT CITY	722
PROJECT PROVINCE	722
PROJECT COUNTRY	722
PROJECT PHONE	722
PROJECT FAX	722
PROJECT EMAIL	722
PROJECT WEBSITE	722
PROJECT SOCIAL MEDIA	722
PROJECT CONTACT	722

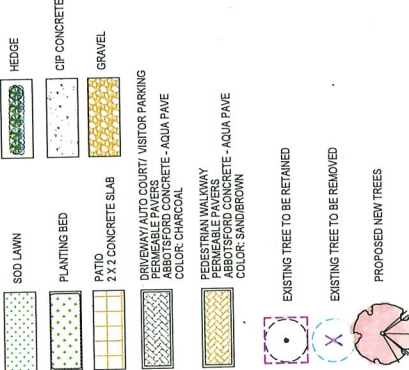


6700 - 6726 FRANCIS RD.
DUPLEX
RICHMOND, BC

LANDSCAPE
SITE PLAN

L2.1

LEGEND:



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

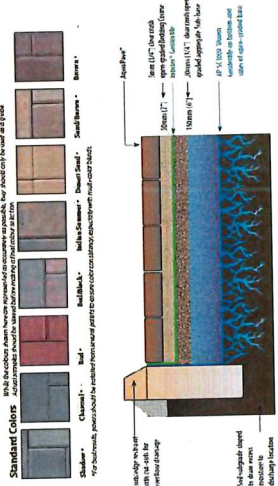


2' X 2' CONCRETE SLAB



PERMEABLE PAVERS

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



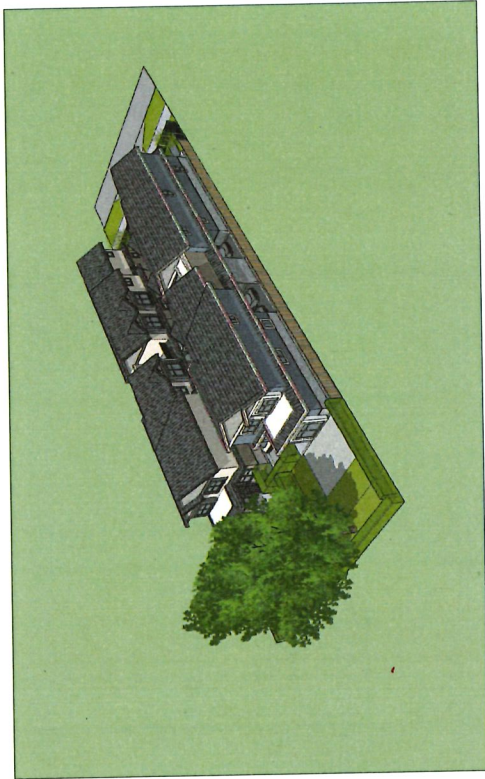
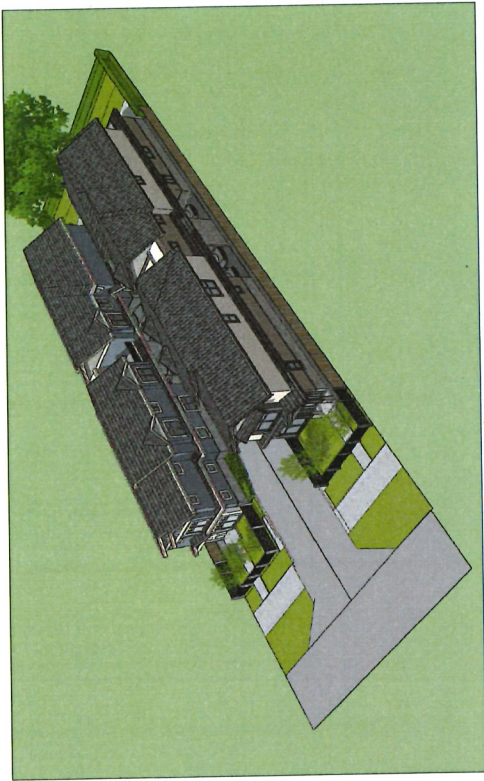
PERMEABLE PAVERS - ABBOTSFORD CONCRETE
SCALE
NTS



Parking Calculation					
Residential Parking Required	4	=		2 per Unit X	2 Units
Residential Parking Provided	4	=		2 per Unit X	2 Units
Small Car (Residential Parking) Allowed	2	@		50%	
Small Car (Residential Parking) Provided	2				
Visitor Parking Required	0.4	=		0.2 per Unit X	2 Units
Visitor Parking Provided	1			Combined with Lot A	
EV Charging Provided (2 per Unit)				LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 208V TO 240V AC AND CURRENT OF 15A TO 80A	



	TH	PARKING PLAN
	Project No.	Scale
	#0246	1/8" = 1'-0"
	Drawing Title	Revised
	A1.2	Sheet
	Issued By	Date
	J.L.	22.09.22
	Checked by	Approved
	for TRANSMISSION	TRANSMISSION
	Issued	

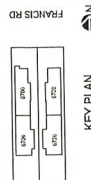


COLOR RENDERINGS (BIRD EYE PERSPECTIVES)		TM
Project No.	#9246	Scale
Drawing No.	A0.2	Sheet
Revised		
DATE OF STUDY REVISION	11-23-89	BY
App'd	TYM/ADT	

DUPLEX DEVELOPMENT

 **DOXA**
Development & Operations
A Division of

6700, 6706, 6720, 6726 FRANCIS ROAD,
RICHMOND, BC
67.40.867880 / MO 21-934776



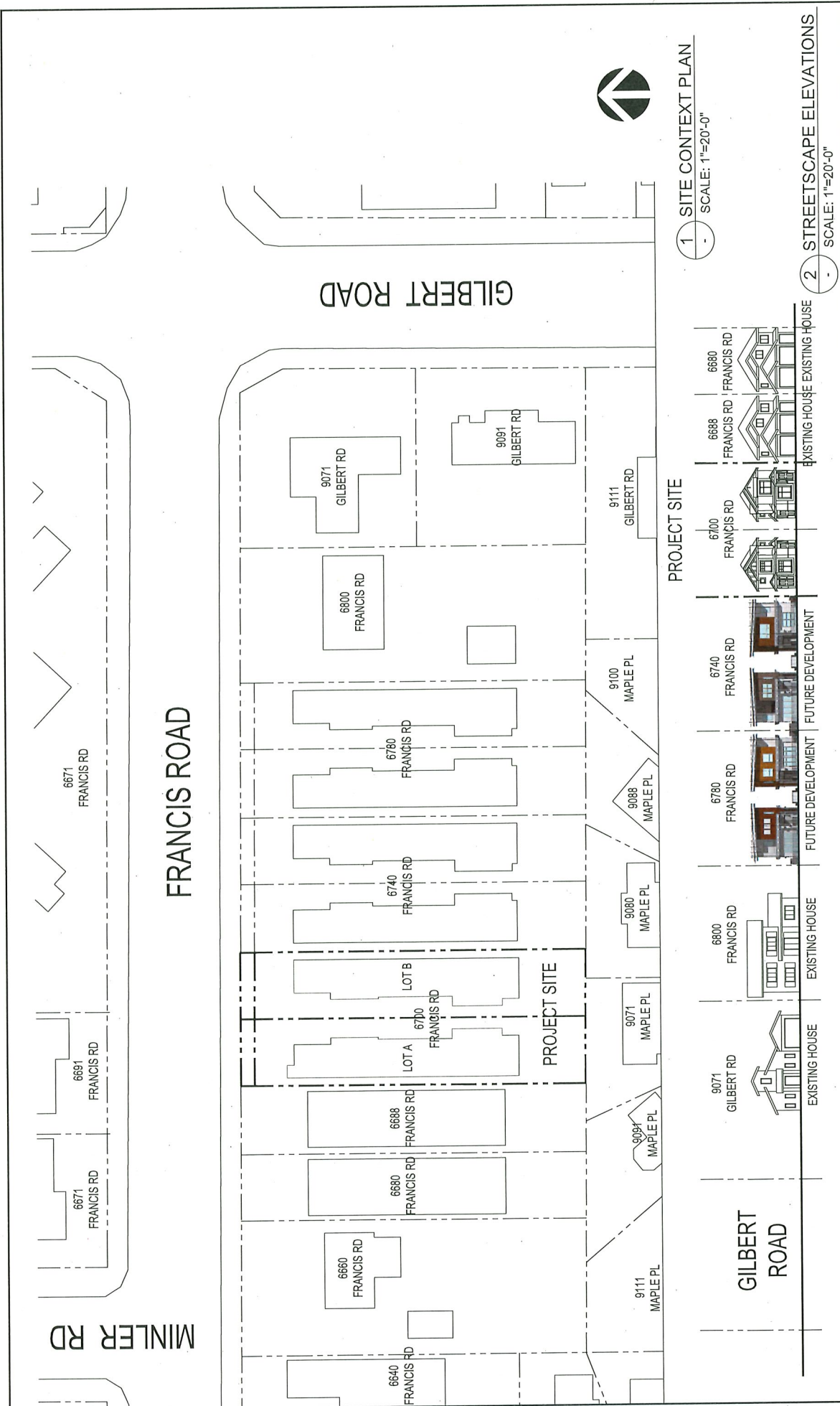
Copyright Reserved

The Copyright in this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture Ltd., and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or

IMPERIAL ARCHITECTURE LTD.
ADDRESS: 705 FRENCH STREET, VANCOUVER, B.C. V6P 4V5.
FAX: (604) 681-1001. E-MAIL: IMPERIAL.ARCHITECTURE@GALILEO.NL. TEL: (604) 681-0683



IMPERIAL ARCHITECTURE LTD. ADDRESS: 704 FRENCH STREET, VANCOUVER, BC V6S 4E5 PHONE: (604) 681-1111 / FAX: (604) 681-1112	Copyright Reserved The Copyright in this drawing and its contents is reserved and remains the property of Imperial Architecture Ltd. and shall not be used, modified or reproduced without the express written consent of Imperial Architecture.	 KEY PLAN	DUPLEX DEVELOPMENT 6700, 6706, 6720, 6726 FRANCIS ROAD, RICHMOND, BC RZ 15-607880 / DP 21-534725	1 SITE CONTEXT PLAN & STREETSCAPE ELEVATIONS Project No. #8246 Drawing No. 2.01 Date: 2/20/22 By: [Signature] Title: Architect
	Dimensions The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.	Scale 1"=20'-0" Sheet A 0.5 Revised		



TREE # 885 - RETAIN
W/ PROTECTION FENCE
FENCE SHALL MEASURE
0.5M X 4M
REFER TO ARBORIST REPORT.

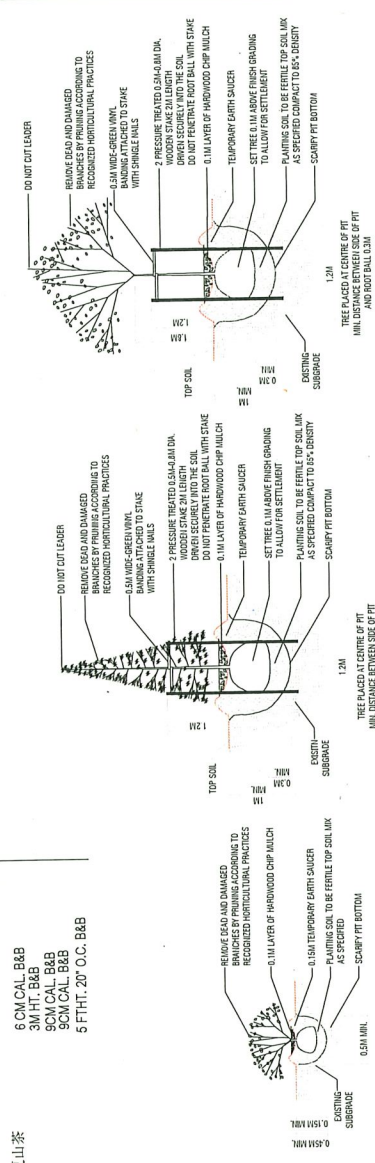
LEGEND:

	SOD LAWN
	PLANTING BED
	HEDGE
	CIP CONCRETE

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

PROPOSED NEW TREES



TYPICAL PLANTING DETAILS

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

8	DP REVISION 08	2022.05.21
7	DP REVISION 05	2022.03.15
6	DP REVISION 04	2022.03.07
5	DP REVISION 03	2022.08.30
4	ISSUED TO CLIENT	2022.02.02
3	DP REVISION 02	2021.04.28
2	DP REVISION 01	2021.01.11
1	ISSUED TO DP	2022.07.30

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



PROJECT	004-000-0000
---------	--------------

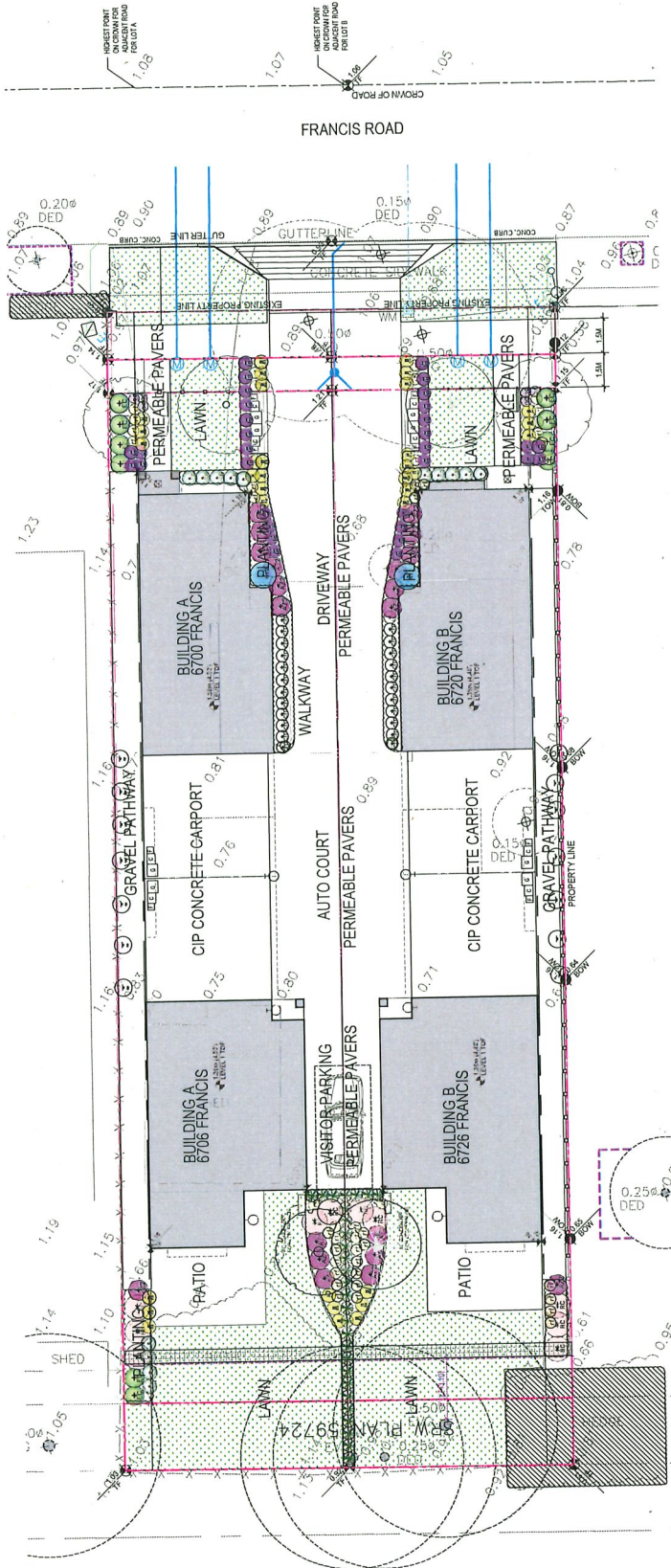
6700 - 6726 FRANCS RE
DUPLEX

RICHMOND, BC

DRAWING TITLE
**TREE MANAGEMENT
PLAN**

PLAN

DISAMING No. 1



NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCITA OR BCSEA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSED AREAS: 150MM (6")
 - B. GROUND COVERS: 300MM (12")
 - C. SHRUBS: 450MM (18")
 - D. TREE PITS: 1000MM (40") WITH 300MM (12") (BELOW ROOT BALL)
5. LAWN AREAS SHALL BE SOODED WITH #1 PREMIUM RESIDENTIAL SOD.
6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 350MM (14") O.C.
7. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEER/ARCHITECTURAL.
8. AUTOMATIC IRRIGATION SYSTEM OR ALL PLANTING AREAS.

BIRD FRIENDLY RATIONALE:

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

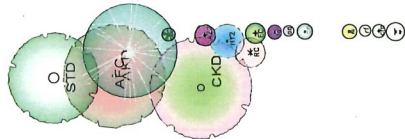
LANDSCAPE PLANTING PLAN

SCALE 1/8" = 1'-0"

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

PLANT LIST: ** BIRD FRIENDLY PLANTS

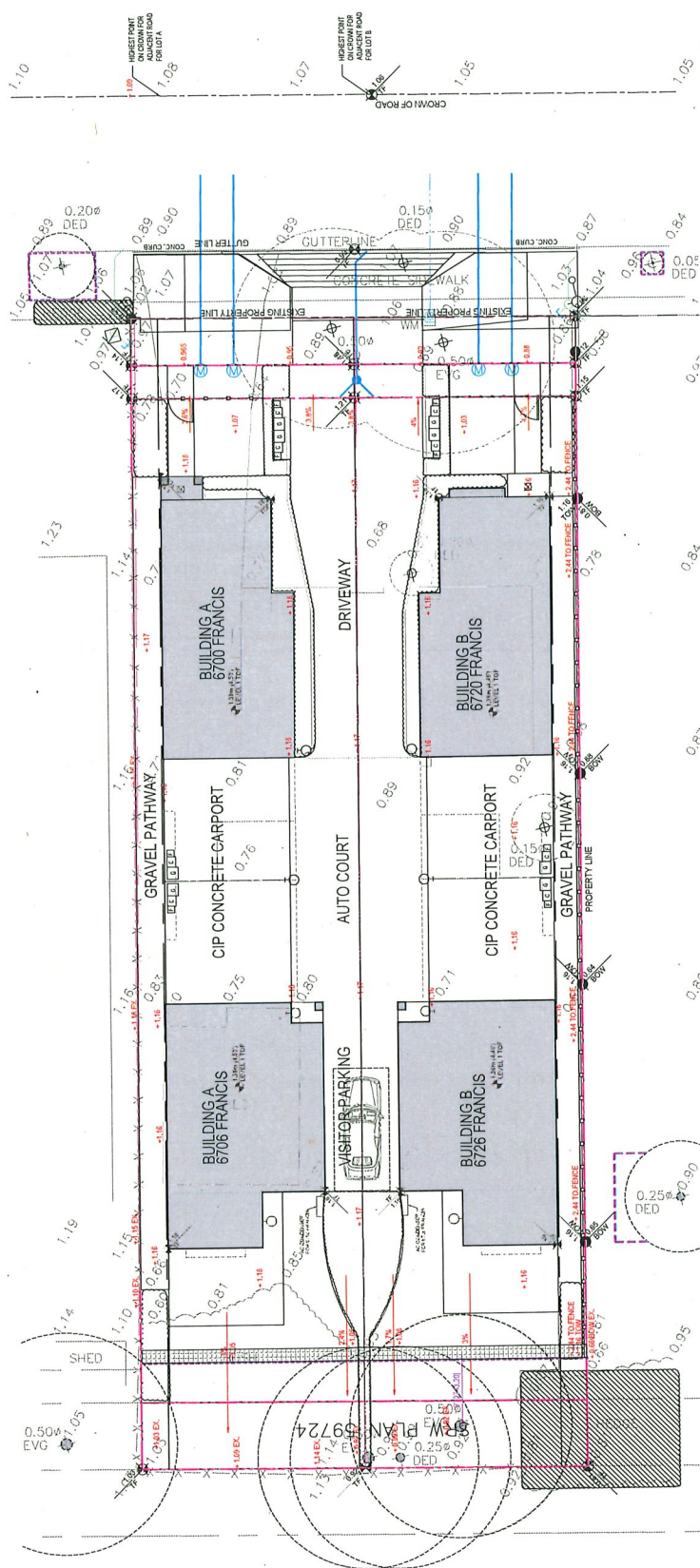
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
TREES				
STD	2	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA 夏山茶	6 CM CAL B&B
AFR	2	ABIES FRASERI	FRASER FIR	3 M HT B&B
CKD	1	CORNUS KOUSA "SATOMI"	PINK DOGWOOD	8 CM CAL B&B
AKD	1	ACER PALMATUM "BLOODGOOD"	RED JAPANESE MAPLE	8 CM CAL B&B
TMC	28	TAXUS MEDIA "HIM EDDIE"	EDDIE YEW 紅豆杉	5 FT HT, 20" O.C. B&B
SHRUBS & GROUND COVERS				
AZZ	20	GRAPIS PURPURE AZALEA	AZALEA (PURPLE) 映山紅	#2 @ 3' O.C.
HYZ	2	HYDRANGEA MACROPHYLLA "MONMART"	ENCHANTRESS HYDRANGEA (REPEAT BLOOMER)	#3 POT @ 3'-5' O.C.
RC	10	RHOODENDRON "CHRISTMAS CHEER"	CHEER RHODO (WHITE PINK) 大戟	#3 POT @ 3'-5' O.C.
EC	10	EUPHORBIA CHARACIAS "WULFENI"	MEDITERRANEAN SPURGE	#2 POT @ 3' O.C.
la	32	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT @ 18" O.C.
SR	6	AUBRIETA DELTOIDEA	PURPLE ROCK CRESS 南庭芥	#1 POT @ 10 CM O.C.
SR	14	SARCOCCOCA RUSCIFOLIA	FRAGRANT SWEETBOX	#2 POT @ 1' O.C.
ORNAMENTAL GRASSES, PERENNIALS & VINES				
bx	33	HAKONECHLOA MACRA "AUROCOLA"	GOLDEN JAPANESE FOREST GRASS	#1 40 CM O.C.
tf	42	RUBRICKIA FULGIDA var "GOLDSTRUM"	BLACK EYED SUSAN	#2 POT @ 18" O.C.
cm	24	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1 50 CM O.C.
cp	14	CLEMATIS THE PRESIDENT	THE PRESIDENT CLEMATIS	#2 STAKE



PROJECT NUMBER	172
DRAWN BY	LS
SCALE	1/8" = 1'-0"
DATE CHECKED	
DATE	
PROJECT NAME	6700 - 6726 FRANCIS RD. DUPLEX RICHMOND, BC
PROJECT LOCATION	
PROJECT DESCRIPTION	
PROJECT CONTACT	
PROJECT PHONE	
PROJECT FAX	
PROJECT EMAIL	
PROJECT WEBSITE	
PROJECT ADDRESS	
PROJECT CITY	
PROJECT PROVINCE	
PROJECT COUNTRY	
PROJECT POSTAL CODE	
PROJECT PROJECTOR	
PROJECT APPROVER	
PROJECT REVIEWER	
PROJECT CHECKER	
PROJECT DATE	



GENERAL NOTES:	
1. ALL LANDSCAPE MATERIAL AND PLANTING SHALL BE IN ACCORDANCE WITH THE BC LANDSCAPE STANDARDS.	
2. ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO BEING APPROVED BY LANDSCAPE ARCHITECT.	
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE BC LANDSCAPE STANDARDS.	
4. WORK ON EXISTING LANDSCAPE SURFACES TO BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING UNLESS OTHERWISE IDENTIFIED.	
5. SP REVISION 06	2022.06.16
6. SP REVISION 07	2022.06.16
7. SP REVISION 08	2022.06.16
8. SP REVISION 09	2022.06.16
9. SP REVISION 10	2022.06.16
10. SP REVISION 11	2022.06.16
11. SP REVISION 12	2022.06.16
12. SP REVISION 13	2022.06.16
13. SP REVISION 14	2022.06.16
14. SP REVISION 15	2022.06.16
15. SP REVISION 16	2022.06.16
16. SP REVISION 17	2022.06.16
17. SP REVISION 18	2022.06.16
18. SP REVISION 19	2022.06.16
19. SP REVISION 20	2022.06.16
20. SP REVISION 21	2022.06.16
21. SP REVISION 22	2022.06.16
22. SP REVISION 23	2022.06.16
23. SP REVISION 24	2022.06.16
24. SP REVISION 25	2022.06.16
25. SP REVISION 26	2022.06.16
26. SP REVISION 27	2022.06.16
27. SP REVISION 28	2022.06.16
28. SP REVISION 29	2022.06.16
29. SP REVISION 30	2022.06.16
30. SP REVISION 31	2022.06.16
31. SP REVISION 32	2022.06.16
32. SP REVISION 33	2022.06.16
33. SP REVISION 34	2022.06.16
34. SP REVISION 35	2022.06.16
35. SP REVISION 36	2022.06.16
36. SP REVISION 37	2022.06.16
37. SP REVISION 38	2022.06.16
38. SP REVISION 39	2022.06.16
39. SP REVISION 40	2022.06.16
40. SP REVISION 41	2022.06.16
41. SP REVISION 42	2022.06.16
42. SP REVISION 43	2022.06.16
43. SP REVISION 44	2022.06.16
44. SP REVISION 45	2022.06.16
45. SP REVISION 46	2022.06.16
46. SP REVISION 47	2022.06.16
47. SP REVISION 48	2022.06.16
48. SP REVISION 49	2022.06.16
49. SP REVISION 50	2022.06.16
50. SP REVISION 51	2022.06.16
51. SP REVISION 52	2022.06.16
52. SP REVISION 53	2022.06.16
53. SP REVISION 54	2022.06.16
54. SP REVISION 55	2022.06.16
55. SP REVISION 56	2022.06.16
56. SP REVISION 57	2022.06.16
57. SP REVISION 58	2022.06.16
58. SP REVISION 59	2022.06.16
59. SP REVISION 60	2022.06.16
60. SP REVISION 61	2022.06.16
61. SP REVISION 62	2022.06.16
62. SP REVISION 63	2022.06.16
63. SP REVISION 64	2022.06.16
64. SP REVISION 65	2022.06.16
65. SP REVISION 66	2022.06.16
66. SP REVISION 67	2022.06.16
67. SP REVISION 68	2022.06.16
68. SP REVISION 69	2022.06.16
69. SP REVISION 70	2022.06.16
70. SP REVISION 71	2022.06.16
71. SP REVISION 72	2022.06.16
72. SP REVISION 73	2022.06.16
73. SP REVISION 74	2022.06.16
74. SP REVISION 75	2022.06.16
75. SP REVISION 76	2022.06.16
76. SP REVISION 77	2022.06.16
77. SP REVISION 78	2022.06.16
78. SP REVISION 79	2022.06.16
79. SP REVISION 80	2022.06.16
80. SP REVISION 81	2022.06.16
81. SP REVISION 82	2022.06.16
82. SP REVISION 83	2022.06.16
83. SP REVISION 84	2022.06.16
84. SP REVISION 85	2022.06.16
85. SP REVISION 86	2022.06.16
86. SP REVISION 87	2022.06.16
87. SP REVISION 88	2022.06.16
88. SP REVISION 89	2022.06.16
89. SP REVISION 90	2022.06.16
90. SP REVISION 91	2022.06.16
91. SP REVISION 92	2022.06.16
92. SP REVISION 93	2022.06.16
93. SP REVISION 94	2022.06.16
94. SP REVISION 95	2022.06.16
95. SP REVISION 96	2022.06.16
96. SP REVISION 97	2022.06.16
97. SP REVISION 98	2022.06.16
98. SP REVISION 99	2022.06.16
99. SP REVISION 100	2022.06.16



GENERAL NOTES:

1. ALL LANDSCAPE MATERIAL AND PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD.
2. ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
3. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
4. ALL LANDSCAPE SURFACES SHALL BE SLOPED TO A MINIMUM OF 2% AWAY FROM BUILDINGS AND DRIVEWAYS.

2022.06.22	DP REVISION 04
2022.06.15	DP REVISION 03
2022.06.07	DP REVISION 02
2022.05.28	DP REVISION 01
2022.05.20	ISSUED TO CLIENT
2022.05.02	DP REVISION 00
2021.04.28	DP REVISION 00
2021.04.11	ISSUED TO DP
2022.02.26	DATE

PROJECT NUMBER	1722
DRAWN BY	LS
SCALE	1/8" = 1'-0"
DATE CHECKED	

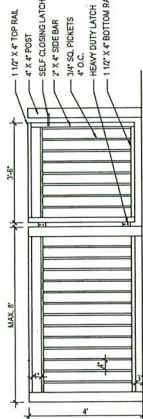
RPL PROJECTS
www.rplprojects.com
 604-339-5535

PROJECT
 6700 - 6726 FRANCS RD.
 DUPLEX
 RICHMOND, BC

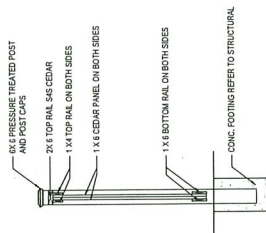
LANDSCAPE
 GRADING PLAN

L4

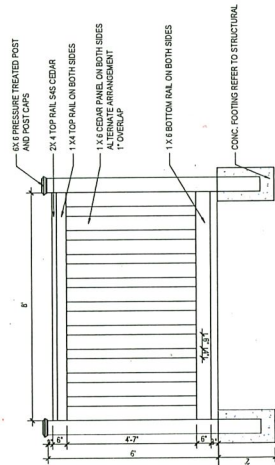
1 GRADING & UTILITY PLAN
 SCALE 1/8" = 1'-0"
 GRADING UNITS IN METERS



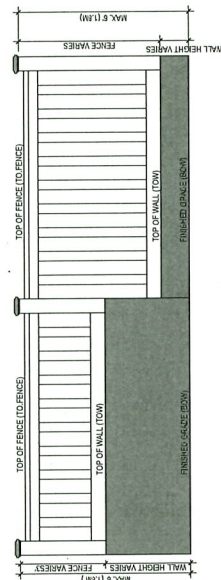
3



6 FT HIGH WOOD PRIVACY FENCE



PRIVACY FENCE ON TOP OF WALL



SCALE $1/2" = 1'-0"$

GENERAL NOTES:

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

DATE	REVISIONS
2022.07.20	1 ISSUED TO DP
2021.11.11	2 DP REVISION 01
2021.04.26	3 DP REVISION 02
2022.02.02	4 ISSUED TO CLIENT
2022.08.30	5 DP REVISION 03
2022.02.07	6 DP REVISION 04
2022.06.15	7 DP REVISION 05
2022.06.22	8 DP REVISION 06

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



Result

6700 - 6726 FRANICS RD.
DUPLEX
RICHMOND, BC

DRAWING TITLE

LANDSCAPE
DETAILS

DE AUSTRIA No.

57