



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** August 20, 2019

**From:** Wayne Craig  
Director of Development

**File:** DP 18-829140

**Re:** **Application by PLLR 228 Holdings Ltd. for a Development Permit at 8820, 8840, 8860, 8880, 8900, 8911 and 8931 Spires Road and the surplus portion of the Spires Road road allowance**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 64 townhouse units and two secondary suits at 8820, 8840, 8860, 8880, 8900, 8911 and 8931 Spires Road and the surplus portion of the Spires Road road allowance on a site zoned "Parking Structure Townhouses (RTP4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum setback from the north-south public walkway adjacent to the site driveway from 3.0 m to 0.0 m to accommodate the proposed building footprints and an elevated second storey walkway connecting the two buildings.

Wayne Craig  
Director of Development

WC:el  
Att. 2

## Staff Report

### Origin

PLLR 228 Holdings Ltd. has applied to the City of Richmond for permission to develop 64 residential units and two common parking structures at 8820, 8840, 8860, 8880, 8900, 8911 and 8931 Spires Road and the surplus portion of the Spires Road road allowance. The applicant has proposed to purchase the surplus road allowance and consolidate it into the development site. 55 multi-level townhouse units and nine ground level flats will be included in the development. The unit sizes range between 57.9 m<sup>2</sup> (623 ft<sup>2</sup>) and 147.3 m<sup>2</sup> (1,585 ft<sup>2</sup>), providing a mix of one to four bedroom units. Two of the 55 townhouse units are proposed to contain a secondary suite. Parking will be provided within the two parking structures.

The site is being rezoned from “Single Detached (RS1/E)” zone to “Parking Structure Townhouses (RTP4)” zone for this project under Bylaw 9914 (RZ 17-766525), which received Third Reading following the Public Hearing on October 15, 2018. The site is currently vacant but previously contained seven single family dwellings.

Frontage improvements including beautification works along the site frontage, future back lanes, public walkways onsite, as well as storm sewer and sanitary sewer upgrades, and new fire hydrant were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 18- 841587). The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw.

### 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 Spires Road Neighbourhood is identified in the City Centre Area Plan as an area intended to transition from a predominately single family neighbourhood toward a higher density neighbourhood through the development of townhouse buildings with parking structures.

To the North: Single family homes on lots zoned “Single Detached (RS1/E)”. A rezoning application to develop 20 townhouse units at 8951 & 8971 Spires Road and 8991 Spires Gate (RZ 18-818420) has been received. This application is under staff review.

To the South: Two townhouse complexes and a single family home fronting Cook Road, all on properties zoned “Low Density Townhouses (RTL1)”.

To the East: Single family homes on lots zoned “Single Detached (RS1/E)”; these properties are designated for high density townhouse developments under the City Centre Area Plan.

To the West: Existing townhouse complexes, fronting Cooney Road, on lot zoned “Low Density Townhouses (RTL1)” and “Town Housing (ZT53) – Cooney Road (Brighthouse Village of City Centre)”.

## Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on October 15, 2018. No concerns regarding the rezoning application were expressed at the Public Hearing.

### 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 the “Parking Structure Townhouses (RTP4)” zone except for the zoning variances noted below.

### Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) reduce the minimum setback from the north-south public walkway adjacent to the site driveway from 3.0 m to 0.0 m to accommodate the proposed building footprints and an elevated second storey walkway connecting the two buildings.

*(This variance was identified at rezoning stage, and no concerns were identified at that time. Typically, ground oriented units are encouraged to front onto a public walkway. In order to ensure that a front yard can be provided between the public walkway and the unit, a minimum of 3.0 m building setback to a walkway is required. Staff support the proposed variance to reduce the minimum walkway setback from 3.0 m to 0.0 m recognizing that a new public walkway cutting through the site from north to south is required as part of this development. As no unit is proposed to front onto this public walkway, a large building setback to the walkway is deemed unnecessary. Instead, landscape buffers will be provided on both sides of the walkway to enhance the pedestrian experience along the public walkway. In addition, as the development is being cut into two halves by the public walkway, a foot bridge (elevated walkway) over the public walkway is proposed to provide a direct pedestrian linkage between the east and west portions of the development, on the podium level, for easy access to various amenities proposed on site. This foot bridge will provide sufficient height clearance and will not affect the use of the public walkway at grade. As the foot bridge is proposed to cross over the public walkway, no setback to the walkway could be provided.)*

### Advisory Design Panel Comments

The Advisory Design Panel (ADP) has reviewed the project and supports it. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Thursday February 21, 2019 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘**bold italics**’.

### Analysis

#### *Conditions of Adjacency*

- The subject site and surrounding properties are designated for grade-oriented housing in the form of high density townhouses (i.e., low-rise, street wall buildings with common parking structures concealed from public view by non-parking uses) under the City Centre Area Plan (CCAP).

- The proposal satisfies the CCAP's vision while being sympathetic to the adjacent single-family home. The units at the corners of the site are stepped down from four-storeys to three-storeys to provide a gentle transition to the existing adjacent single family houses to the north and east. Roof decks are set back from the building face to avoid overlook.
- The top floors of the townhouse units along the south and west property lines are also terraced to minimize overlook into adjacent developments to the south and west.
- Location and orientation of windows are carefully considered to minimize the opportunity of looking into close-by windows of existing adjacent developments and units proposed on site.
- The existing site grade along the south property line will be maintained to provide an appropriate transition to the adjacent townhouse development to the south.
- Lane dedication along the west side of the site for the provision of the future north-south lane parallel to Cooney Road has been secured at Rezoning. This dedication will start at a width of 3.0 m at the south property line and taper to a width of 4.0 m at north property line in order to tie into the future lane to the north that will be offset by 1.0 m. A 3.0 m x 3.0 m corner cut dedication at the southwest corner of the subject development site for the future north-south and east-west lane intersection has also been secured. Since this future lane along the west property line of the site is not required for access for the proposed development, the lane is not required to be built at this time. The existing site grade along the west edge of the lane dedication area will be maintained to provide an appropriate transition to the adjacent townhouse development to the west. This lane dedication area will be maintained by the site's strata until the lane has become operational; and this arrangement has been secured through the rezoning process.
- To enhance pedestrian circulation within the Spires Road Neighbourhood, a 1.5 m wide SRW along both the north and east side property lines have been secured for future pedestrian connections between Spires Road and the future back lanes. A similar 1.5 m wide SRW will be secured from both of the adjacent sites to the north and east to widen the future walkways to 3.0 m. Interim sod lawns and six foot high perimeter fence will be provided along the north and east property lines, within the 1.5 m wide SRWs as part of this development. The perimeter fence will be removed and the sod lawns will be replaced by a 1.5 m wide concrete walkway with a 0.75 m wide swale for drainage along both edges of the walkway by the neighbouring developers when the neighbouring sites redeveloped. The site's strata will be responsible for the maintenance of the SRW areas. These arrangements have been secured through the rezoning process.
- A low retaining wall (up to approximately 0.71 m high) will be installed on the subject site, along the north and east side property lines, in order to raise the front yard to the sidewalk level and to provide a gentle slope along the side property lines for future walkways connecting Spires Road and the future back lanes.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.

### ***Urban Design and Site Planning***

- Main vehicular access to this new townhouse project is to be from Spires Road, in the eastern portion of the site.

- A 6.0 m wide greenway, with the centre line aligned with the common property line between 8920 Spires Road and 8635 Cook Crescent, is to be provided on site for future pedestrian connection between the Spires Road Neighbourhood and Cook Road. A pedestrian pathway is to be provided within the greenway.
- A 1.5 m concrete sidewalk is also to be provided on site along the side and rear property lines for pedestrian connection from Spires Road to the future lanes and along the future lanes.
- Buildings along Spires Road provide a well-defined street edge with raised front yards. The proposed habitable floor elevation for the ground level flat is approximately 0.66 m above the highest elevation at the crown of Spires Road.
- The proposal provides an attractive streetscape with individual unit entry and landscaped front yard to each of the ground level flats as well as two entry plazas with direct access to the podium level. Pedestrian access to the townhouse units (other than street-level units) will be through the central courtyard on the podium level.
- An enclosed lobby is also proposed by the west entry plaza to provide a secured space for the mailbox kiosk, elevator to the podium level, and access to the enclosed parking area.
- Two communal parking structures are proposed for the entire development. Each parking structure will feature an overhead gate to secure the parking areas. 83 residential parking spaces are proposed, which exceeds the by-law requirement (77 spaces).
- The proposal will feature 36 parking spaces in a tandem arrangement (47% of total required residential parking spaces), which is consistent with the maximum 50% of tandem parking provision of Richmond Zoning Bylaw 8500. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space, and to ensure that both parking spaces be assigned to the same dwelling unit where two parking spaces are provided in a tandem arrangement, has been secured at rezoning.
- A total of seven accessible residential parking stalls are to be provided on site, and will be assigned to each of the six convertible units and the only Basic Universal Housing unit proposed.
- A total of 13 visitor parking spaces (including two accessible parking stalls) are to be provided throughout the site. The number of visitor parking spaces proposed is in compliance with the minimum bylaw requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with the Zoning Bylaw requirements.
- The garbage room housing garbage, recycling and organics storage bins is proposed adjacent to the auto court and close to the loading area. The room is fully enclosed and incorporated into the development's overall structure.
- Indoor amenity spaces will be provided on the ground floor and second floor of Building #8, by the west entry plaza. The overall size of the proposed indoor amenity spaces complies with the Official Community Plan (OCP) requirements (i.e., 100 m<sup>2</sup> of indoor amenity space for multiple family development projects of 40 units or more).
- The overall size of the proposed outdoor amenity spaces complies with the Official Community Plan (OCP) requirements (i.e., 6 m<sup>2</sup> per unit). The locations and sizes of the outdoor amenity spaces are appropriate in providing open landscape and amenity spaces convenient to all units.

- Additional outdoor amenity space (minimum 10% of the site area as per the City Centre Amenity Space Provisions in the City Centre Area Plan) is provided in the form of entry plazas, public and semi-private walkways and landscaped areas throughout the site.
- All ground level flats will have a private outdoor space consisting of a front yard on the street level; all townhouse units will have a private outdoor space consisting of a patio on the podium level and a roof top deck or a yard space on the street level.
- Two of the units will contain a ground-level secondary suite (studio) of approximately 40 m<sup>2</sup> (430 ft<sup>2</sup>) in size. No additional parking stall is required for the proposed secondary units since this site is not located on an arterial road.

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

- The proposed development embodies the Tudor style architecture with varying façade treatment at key points, steep roof pitches, proportionate windows set symmetrically into traditional massing forms, projecting bays with prominent gables, and architectural details such as brackets and brick chimney, etc.
- Larger setbacks on the fourth storey and prominent gables on the third storey have been incorporated to provide a reduced massing expression to the street.
- The proposal reinforces a pedestrian friendly streetscape along Spires Road with individual gates/walkways, street level entries with porches, and small gated front yards.
- All dwelling units have direct entrances either from the street or internal courtyard on the podium. All entrances feature private yards and lower entry roof to reflect a single family character.
- The proposed building materials (of brick, horizontal siding, fibre cement boards, robust wood detailing, shingles and divided windows) are generally consistent with the Official Community Plan (OCP) Guidelines.
- Fibre cement boards and horizontal siding are the two dominant materials used on the elevations. Façade details and trim contrast the background colours of the elevations. Asphalt shingles are used to accentuate a single family character. Brick is used as accent material in the lower portions of the buildings. Board and batten with contrasting colours are used on the bays and gable ends to reflect the Tudor style architecture. Three colour schemes are provided to differentiate between buildings.

### ***Tree Preservation***

- 13 bylaw-sized trees and four hedgerows on site, 14 trees and six hedgerows on neighbouring properties, and four street trees on City property were assessed at Rezoning stage.
- A multi-branching Deodar Cedar tree (specifically tag# 729), located by the proposed entry driveway, is identified in good condition and will be protected and retained on site.
- The existing Deodar Cedar tree creates a strong focal point along the street frontage; acknowledging the symbolic strength of this retained tree, a raised deck allows for a seating area and shady picnic spot along Spires will be provided. As the critical root zone must be preserved to limit the damage inflicted to the tree by construction, both the raised deck and entry walkway will be constructed with no-excavation and under the supervision of the project arborist.

- Twelve bylaw-sized trees on site are identified for removal. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 24 replacement trees are required. The applicant is proposing to plant 30 replacement trees on-site, including five conifer and 25 deciduous trees.
- Ten trees on neighbouring properties are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Four trees located on the adjacent development site to the north, along the north property line of the subject site, are all in poor condition and have been identified for removal as part of the development proposal on the adjacent property to the north. Consent letter from the neighbouring property owner is on file. A separate Tree Permit will be required for the removal of these four trees.
- Four street trees including a Plum tree (14cm dbh), a Birch tree (30 cm dbh), a Western Red Cedar tree (54 cm dbh) and a Spruce tree (28cm dbh) located along the site frontage will be removed due to their condition and conflicts with proposed frontage improvements (i.e., ditch infill and new sidewalk). Compensation of \$5,850 for the removal of the four trees has been secured at Rezoning stage.

### ***Landscape Design and Open Space Design***

- Along Spires Road, the landscaped front yards are raised approximately 0.6 m above the sidewalk with layered shrub planting to present a pleasant pedestrian experience and to provide a defined edge along the public sidewalk.
- Each Spires Road entry is punctuated by trees and shrub planting to reflect the neighbouring garden frontage. Each ground-level flat will have a patio and a lawn.
- At the podium level, all units are oriented around the landscaped courtyard with their own private yards. Soft boundaries to the shared paver pathway, in the form of low evergreen hedging, are proposed to establish an appealing and intimate residential character to encourage socialization and provide for casual surveillance of the common outdoor area.
- All units will have access to a private outdoor space; to address smaller spaces associated with some of the units, the overall size of communal outdoor amenity space proposed exceeds the minimum identified under the Development Permit Guidelines.
- Children's play areas are proposed on the podium level south of Building #8 (adjacent to the indoor amenity space on the podium level) and between Building #4 and #5. Play equipment has been chosen to fit into play areas and to provide different play opportunities (i.e., climbing, social, imagination, balance, motor skills) that can be used by different age groups and for multiple purposes. Benches are also provided for caregivers.
- A number of outdoor amenity spaces are also proposed throughout the site. These spaces are designed as social areas for more passive activities.
- At the bend of the road along Spires Road, a piece of public art will be placed in a raised planting bed and flanked on either side with pedestrian pathways. The pathways also provide bike parking and benches, creating a critical mass of activities that will encourage social interaction and community-building opportunities between neighbours. Ample landscape screening of the adjacent units is provided to lessen the impact of the plaza.

- The community space provided around the retained Deodar Cedar tree by the entry driveway is designed to allow better appreciation of the tree itself and to provide seating opportunities closer to the street as well as the entry curved stair.
- On the podium level, near the curved staircase, a curved bench and hardscape are proposed to acknowledge the shape of the entry stair, and to provide social focus for groups from two to six people. The space between buildings #6 and #7 is designed as a distinct outdoor room that will feature a square table for use for picnics and games.
- Decorative permeable paving is proposed at the vehicle entry of the site and broom finished concrete will be used to delineate the pedestrian pathway within the north-south greenway.
- The south and west elevations are screened by vigorous vines, supported by cable trellises. Circulation around the building is provided by a concrete pathway, with ground-level landscape lighting to provide safety, but without light pollution.
- Wall mounted, full cut-off light, lighting bollard, step lights and soffit lighting are proposed throughout the site at the entry plaza, various outdoor amenity spaces, stairs, unit entries, as well as along walkways and future lanes.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$425,675.34 in association with the Development Permit.

### ***Crime Prevention Through Environmental Design***

- Site lighting and clear sight lines provide unobstructed views of surrounding area. Walkways are direct and open. Walkways and amenity space will be illuminated.
- Plantings near residential entries are low to maximize views and casual surveillance opportunities of common areas.
- Expansive glazing for each unit increases the visual presence and surveillance along Spires Road, future back lanes, outdoor amenity spaces and the courtyard on the podium level.

### ***Sustainability***

- At the rezoning stage, the applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating. A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.
- The applicant has also committed, at the rezoning stage, to achieving Leadership in Energy and Environmental Design (LEED) Silver equivalency. A Certified LEED consultant has confirmed that the proposed townhouse units will be designed to achieve silver rating. The Multifamily Sustainability Scorecard provided by the LEED consultant is on file and will be utilized through the Building Permit review process to ensure the proposed sustainable strategies are incorporated in the Permit drawings.



***Accessible Housing***

- The proposed development includes one basic universal housing unit (unit type D6) that is designed to be easily renovated to accommodate a future resident in a wheelchair. This single-storey unit is required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and is permitted a density exclusion of 1.86 m<sup>2</sup> (20 ft<sup>2</sup>) per unit.
- The proposed development also includes six convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in unit types B1E, B5 & B6) in the future, if desired.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

**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.



Edwin Lee  
Planner 1

EL:rg

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from Advisory Design Panel Meeting Minutes (February 21, 2019)

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

- Final adoption of the Zoning Amendment Bylaw 9914.
- Receipt of a Letter-of-Credit for landscaping and tree survival security in the amount of \$425,675.34. No Landscape Letter of Credit will be returned until:
  - the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, and
  - the Letter of Assurance, confirming the landscaping are installed as per the Development Permit, prepared by the Landscape Architect,are reviewed by staff.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof,

or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*

- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



**DP 18-829140**

**Attachment 1**

Address: 8820, 8840, 8860, 8880, 8900, 8911 and 8931 Spires Road and the surplus portion of the Spires Road road allowance

Applicant: PLLR 228 Holdings Ltd. Owner: PLLR 228 Holdings Ltd.

Planning Area(s): City Centre

Floor Area Gross: 7,707 m<sup>2</sup> Floor Area Net: 7,019 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	6,075 m <sup>2</sup>	5,852 m <sup>2</sup>
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Area Plan Designation</b>	City Centre Area Plan: General Urban T4 Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Parking Structure Townhouses (RTP4)
<b>Number of Units:</b>	7	64

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.20	1.20	none permitted
Lot Coverage – Building:	Max. 50%	50%	none
Lot Coverage – Non-porous Surfaces:	Max. 80%	75%	none
Lot Coverage – Landscaping:	Min. 20%	21%	none
Setback – Front Yard / Road (m):	Min. 3.0 m	3.0 m	none
Setback – Side Yard – North (m):	Min. 1.5 m	1.5 m	none
Setback – Side Yard - East (m):	Min. 1.5 m	1.5 m	none
Setback – Lane (West) (m):	Min. 1.5 m	1.5 m	none
Setback – Lane (South) (m):	Min. 1.5 m	3.0 m	none
Setback – Walkway (m):	Min. 3.0 m	0.0 m	<b>Variance Requested</b>
Height (m):	Max. 15.0 m (4 storeys)	15.0 m (4 storeys)	none
Lot Depth:	Min. 30.0 m	33.59 m	none

Site Area:	Min. 2,400 m <sup>2</sup>	5,852 m <sup>2</sup>	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.2 (R) and 0.2 (V)	1.25 (R) and 0.20 (V) per unit	none
Off-street Parking Spaces – Total:	77 (R) and 13 (V)	83 (R) and 13 (V)	none
Tandem Parking Spaces:	Max. 50% of required residential spaces (77 x Max. 50% = 38)	36	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (96 x Max. 50% = 48)	17	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (90 x 2% = 2 spaces)	9	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.20 (Class 2) per unit	1.58 (Class 1) and 0.20 (Class 2) per unit	none
Off-street Parking Spaces – Total:	80 (Class 1) and 13 (Class 2)	82 (Class 1) and 14 (Class 2)	none
Amenity Space – Indoor:	Min. 100 m <sup>2</sup> or Cash-in-lieu	100 m <sup>2</sup>	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 64 units = 384 m <sup>2</sup>	388 m <sup>2</sup>	none

Excerpt from the Minutes from  
The Design Panel Meeting

Thursday, February 21, 2019 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

1. DP 18-829140 – 63-UNIT CITY CENTRE STACKED TOWNHOUSE  
DEVELOPMENT

ARCHITECT: Formwerks Architectural  
LANDSCAPE ARCHITECT: PMG Landscape Architects  
PROPERTY LOCATION: 8820, 8840, 8860, 8880, 8900, 8911 and 8931 Spires Road

**Applicant's Presentation**

Jim Bussey, Formwerks Architectural. and, Caelan Griffiths, PMG Landscape Architects, presented the project and together with Andrea Ornopia, Formwerks Architectural, answered queries from the Panel on behalf of the applicant.

**Panel Discussion**

*Comments from Panel members were as follows:*

- built forms adjacent to the pedestrian walkway along the south and west property lines are tall and planar; not pedestrian-scaled and provide a stark adjacency; not clear regarding the use of the lane system envisioned adjacent to the south and west property lines when adjacent properties will be developed in the future;

*The proposed massing is appropriate and compliant to the designated zone. The upper stories are set back and lower roofs are provided to reduce the height impact of the built forms along the future lanes. In addition, cable vines are proposed along the future walkways to introduce natural elements and soften the landscape to enhance pedestrian experience and visually divide the building face. Refer to A1.14/A1.15 Streetscapes.*

- image of the north-south greenway/view corridor through the centre of the site on Drawing A0.01 is a more convincing image and more informative than other renderings presented by the applicant and should be enlarged; the image shows that the footbridge over the greenway/view corridor will not negatively impact the character and feel of the greenway/view corridor as a public amenity and a thoroughfare;

***Larger image of site entry provided. Refer to A0.08 Perspectives.***

- appreciate the high level of quality and clarity of the drawings; however, the landscape drawings are not clear; difficult to understand where the landscape design is going with the landscape drawings provided by the applicant;
- the two proposed colour schemes are very similar; consider more variation to the two colour schemes to provide more variety to units;

***Similar colour schemes are proposed to ensure cohesiveness in the development. The colour of the fibre cement board has been revised to an off-white colour in colour scheme A to provide more differentiation between the colour schemes. The Tudor trims remain the same colour for both schemes to tie the project together. Refer to A.11/A1.12 Colour Scheme A/B.***

- Tudor language and detailing on the lower floors of the buildings do not extend to the fourth level; roof forms need to be further integrated into the building design;

***Roof forms have been revised to create more of an expression at window locations.***

- small windows on the top level of buildings along the Spires Road elevation are appropriate; however, at the rear elevation, the windows are larger and out of place with the rest of the building levels;

***Window sizes on the upper storey have been adjusted to a smaller size to match the proportions of the muntins in the lower levels. Sliding doors are proposed to allow natural light into the bedrooms; sliding doors have also been aligned with the windows on the floor below to provide a more cohesive elevation. Tudor detailing has been added to some of the bays along the lane to provide a more consistency between the front and rear elevations. Hip roofs along the lane reduce the massing and vertical expression of the Tudor style. Refer to A1.14-A1.15 Streetscapes.***

- appreciate the comprehensive package provided by the project's design team;
- support the proposed sustainability features; the project is on the right track from a sustainability point of view;

- applicant needs to show the locations of the ventilation louvers and fans for the underground parkade; applicant also needs to consider appropriate measures to mitigate noise issues related to the fans;

***Openings for the parking exhaust are indicated in the streetscapes. Refer to A1.13-A1.15 Streetscapes. Mechanical equipment will be selected to meet Richmond's Noise Bylaw No. 8856.***

- accessible units open up to a common parkade; however, no pressurized vestibules are provided in the plans; applicant needs to review BC Building Code requirement for the provision of vestibules; staircases could be pressurized for units facing south;

***Pressurized vestibules are proposed in all units, including the ground level units. Refer to A1.05 Ground Level Plan & Building 1/3/8 Plans.***

- applicant needs to address potential noise for air source heat pumps which are proposed to be located on the roof decks;

***Condensing units have been thoughtfully distributed throughout the development to mitigate noise concerns affecting neighbouring developments. In addition, mechanical equipment will be selected to meet Richmond's Noise Bylaw No. 8856.***

- appreciate the model as it helps the Panel better understand the project;
- in general, the project has a dense and compact arrangement of buildings; appreciate the rhythm of the gaps between the buildings;
- agree with Panel comment that the proposed Tudor style architecture does not read successfully in the fourth level of the buildings; consider redesigning the roof shapes and avoiding the hip roofs to provide a Tudor character to the whole buildings;

***To provide a gentle transition to the 2-storey townhomes to the south, hip roofs are proposed to reduce massing and vertical expression.***

- appreciate the proposed location of the elevator on the ground level as it is fairly exposed and centralized; however, consider locating the elevator close to the indoor amenity space to provide a more direct vertical connection from the podium level to the indoor amenity space;

***Site plan has been reconfigured. Entry/exit lobby is located adjacent to one indoor amenity space.***

- layout of the interior units in Building 5 is tight; consider orienting the windows in the floors above the podium level more to the open air rather than north-south to improve the units' access to natural lighting and enhance their livability;

***Buildings 3/5/9 have been consolidated into two buildings to allow more outdoor space and improve natural lighting into the units.***

- concerned about the safety and security of the entrance to the indoor amenity space at the amenity entry plaza as it appears hidden; consider flipping the residential unit to the east to the proposed location of the indoor amenity space so that the indoor amenity space will be located adjacent to the pedestrian entry plaza;

***Site plan has been reconfigured. Entry plaza is much more open with direct access to indoor amenity space.***

- consider appropriate separation between the ground level units and the parkade;

***Pressurized vestibules are proposed in all units, including the ground level units. Refer to A1.05 Ground Level Plan & Building 1/3/8 Plans.***

- consider better programming around the large tree to the west of the greenway/view corridor in addition to the proposed landscaping to make it a more inviting feature and enhance its usability;

***The community space provided around the retained tree is rearticulated to allow better appreciation of the tree itself by way of a boardwalk path in the style of many trails in the province. Our inspiration is drawn from such boardwalk trails as are found along the Juan De Fuca or West Coast Trails. In order to provide seating opportunities with least impact on the tree's roots, we have located seating closer to the street as well as the entry curved stair. The ultimate aim of our design around this retained mature tree is to have the least effect on its root system and general health while providing opportunity to appreciate its grandeur from close.***

- appreciate the design and details of the project which will provide a good precedent in the neighbourhood;
- appreciate that the planted areas on the second level are on the same level as the patio; however, the applicant needs to carefully work out the drainage and water proofing;

***Further design development and coordination with consultants to be finalized.***

- more detailed plans of the outdoor amenity area, including the children's play area, should have been provided by the applicant;

***The detailed plans requested are found in the Landscape details sheets. These drawings show the range of play structures is now optimized to include a broad age range of children, a new range of play equipment and seating area for adults.***

- the proposed natural play area appears small and not usable; could be better combined with another space on the outdoor amenity area to be more usable;

***The smaller spaces have been consolidated into a larger play area.***



- the long ornamental grasses at the play area could provide visual interest; however, there are survivability concerns as these could be easily damaged by children playing in the area;

***The long grasses have been deleted in favour of a larger consolidated play area.***

- appreciate that the applicant is considering to integrate public art into the project at this early stage;
- the building facade adjacent to the pedestrian walkways along the west and south property lines of the subject site could be visually broken down to pedestrian scale by introducing different textures and patterns on the building face; would enhance the pedestrian experience while planting along the pedestrian walkways is still growing;

***The vines proposed along the future lane-facing building elevations are rapid growing and will colonize the trellises expediently. In ideal conditions by the second or third year of growth each of the vines will have climbed to 20' tall x 8' wide in the growing season.***

- consider further articulation in terms of texture and scale of the concrete stair along the north streetscape as there are limited opportunities for landscaping in this area;

***Cable vines have been added to all exposed concrete walls to soften building edges. Refer to A1.13-A1.15 Streetscapes.***

- appreciate the project's interface with the pedestrian walkways around the building, the design of the plaza, and the gateway architectural features at the site entry;
- appreciate the proposed paving treatment for the public pedestrian connection to the south walkway; however, its public character could be further enhanced if the paving is distinct from the rest of the development;

***We have distinguished this paving with decorative sawcuts, as the accessibility and smooth nature of the broom finished concrete proposed is universally accessible.***

- appreciate the use of brick at the base of Buildings 1 and 3 (north elevation); consider a similar treatment for the base of Buildings 2 and 4 (north elevation) to help improve the pedestrian scale of these buildings;

***Exposed concrete with cable vines are proposed to soften the building edges and introduce a natural element into the public pathway to enhance the pedestrian experience. Refer to A2.03/A2.07 Building 2/4 Elevations.***

- support the proposed location for the six convertible units and one Basic Universal Housing unit;

- agree with Panel comment that more details on the children's play area should have been included in the applicant's submission to enable the Panel to better understand the project and provide appropriate comments;

- concern regarding half-balls play equipment susceptibility to damage;

*The half-balls are successfully deployed in other jurisdictions, but in this case we understood that the committee did not find them appropriate at this project and we have deleted them.*

- ensure that the design of benches to be provided on-site will not be too deep to be appropriate for seniors;

*The depth and angle of the seating on the benches is designed for universal accessibility. The height of the arm rests is such as to enable easy leverage for mobility impaired individuals to rise from seated position easily.*

- consider installing extended railings for stairs; and

**Stair detail plans are provided. Refer to A4.00 Stair Details.**

- proposed mix of stone and grass for the natural play area should be separate from the actual main pedestrian walkway on Level 2.

*The natural play area with stepping stones has been deleted from the plan in favour of a consolidated area, with a variety of play equipment for a wide range of ages.*

#### **Panel Decision**

It was moved and seconded

*That DP 18-829140 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.*

**CARRIED**



No. DP 18-829140

---

To the Holder: PLLR 228 Holdings Ltd.

Property Address: 8820, 8840, 8860, 8880, 8900, 8911 and 8931 Spires Road and the surplus portion of the Spires Road road allowance

Address: c/o Nicholas Poon  
1788 W Broadway Unit 301  
Vancouver BC V6J 1Y1

---

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. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the minimum setback from the north-south public walkway adjacent to the site driveway from 3.0 m to 0.0 m to accommodate the proposed building footprints and an elevated second storey walkway connecting the two buildings.
4. 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 #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$425,675.34 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.
7. 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 18-829140**

To the Holder: PLLR 228 Holdings Ltd.  
Property Address: 8820, 8840, 8860, 8880, 8900, 8911 and 8931 Spires Road and the surplus portion of the Spires Road road allowance  
Address: c/o Nicholas Poon  
1788 W Broadway Unit 301  
Vancouver BC V6J 1Y1

---

8. 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 , .

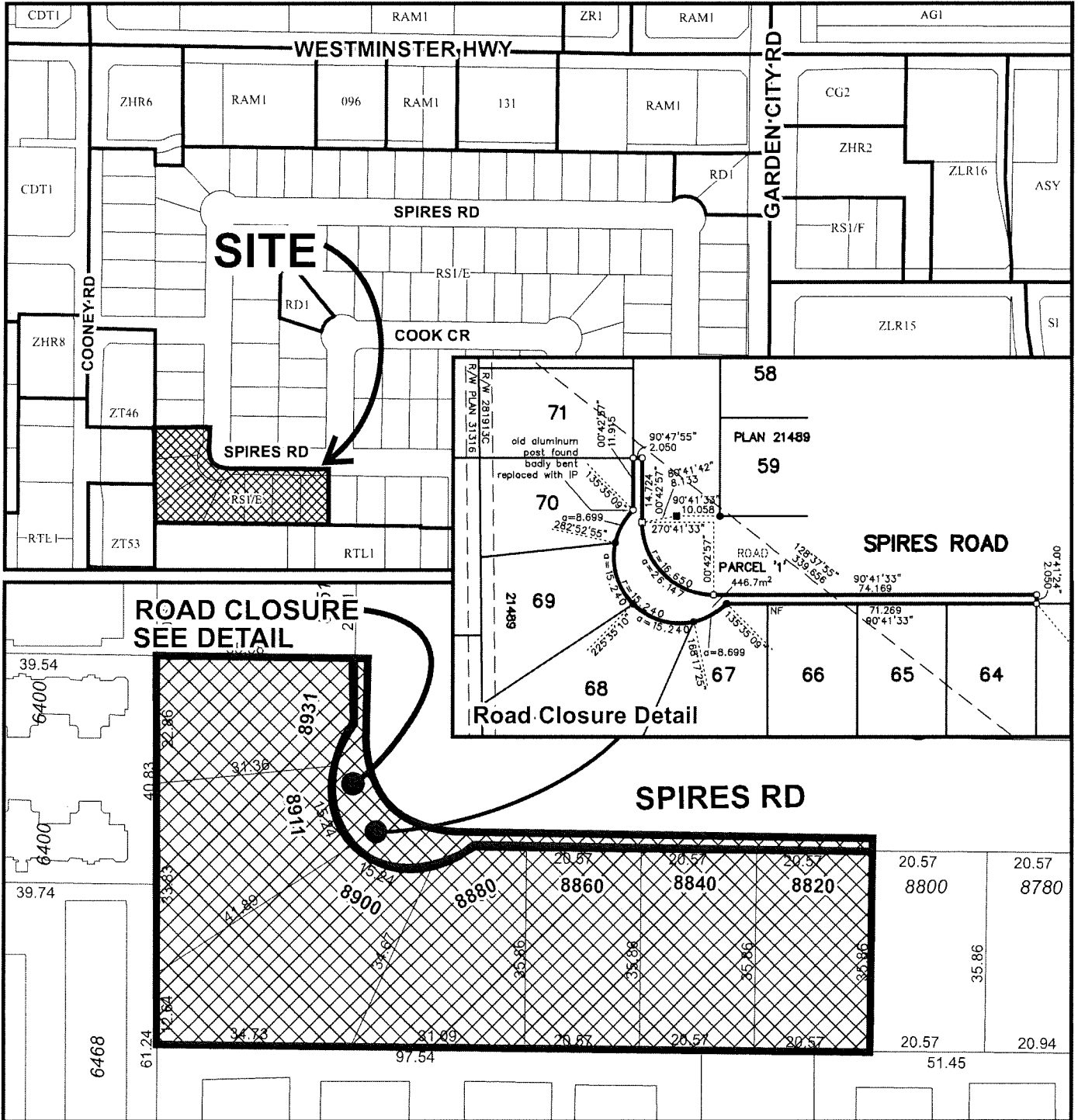
DELIVERED THIS DAY OF , .

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MAYOR



City of  
Richmond



DP 18-829140  
SCHEDULE "A"

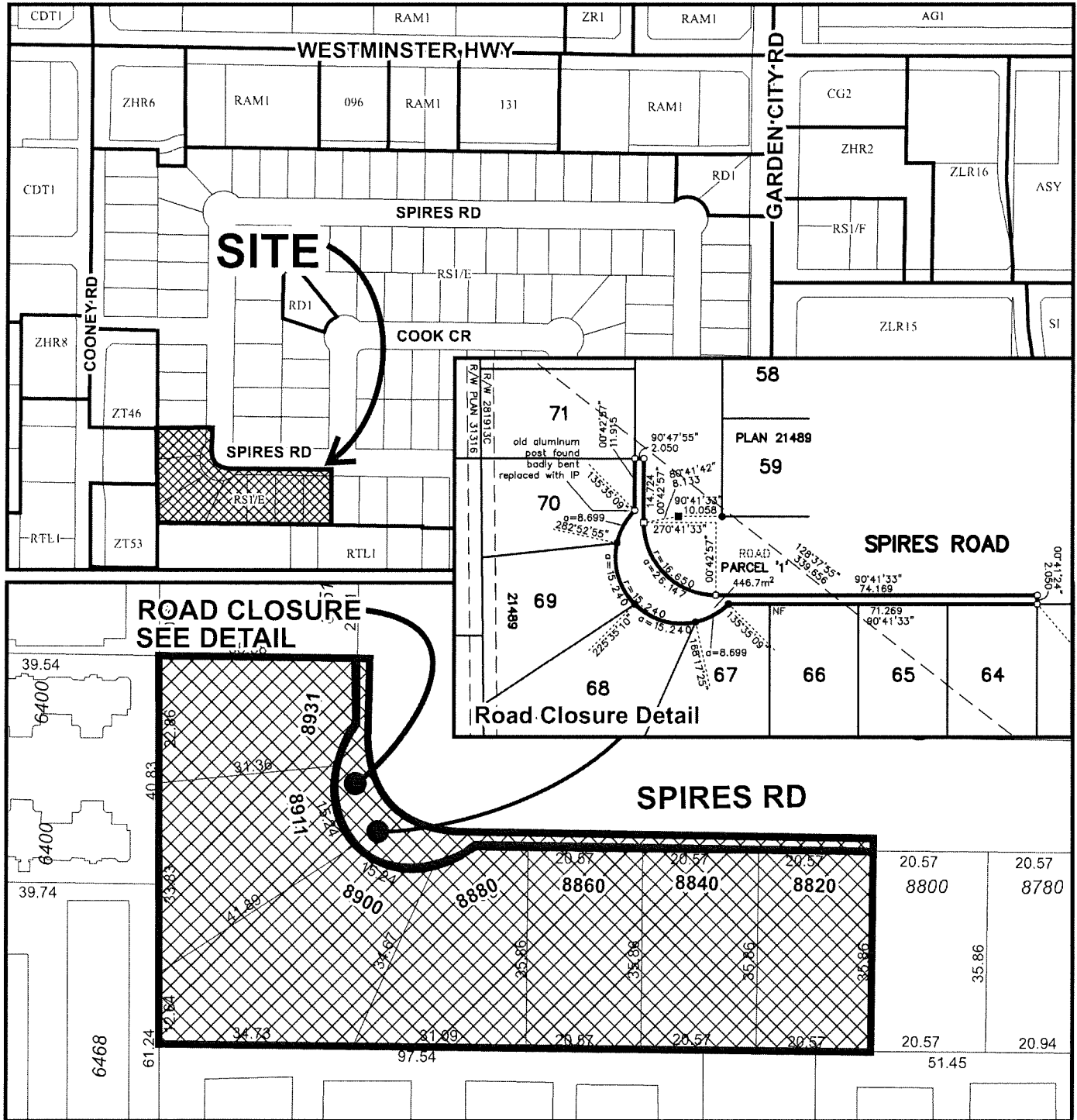
Original Date: 08/22/18

Revision Date: 08/15/19

Note: Dimensions are in METRES



# City of Richmond



DP 18-829140

Original Date: 08/22/18

Revision Date: 08/15/19

Note: Dimensions are in METRES

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REVISIONS  
 MAR. 14, 2017 ISSUED FOR SETTING  
 NOV. 16, 2017 RE-ISSUED FOR RETENING  
 JUN. 08, 2018 RE-ISSUED FOR RETENING  
 JUL. 12, 2018 RE-ISSUED FOR RETENING  
 AUG. 12, 2018 RE-ISSUED FOR RETENING  
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 NOV. 13, 2018 RE-ISSUED FOR DP  
 JAN. 31, 2019 RE-ISSUED FOR ADVISORY DESIGN PANEL  
 APR. 24, 2019 RE-ISSUED FOR DP  
 JUL. 3, 2019 RE-ISSUED FOR DP  
 AUG. 17, 2019 RE-ISSUED FOR DP

REVISED PER DP COMMENTS  
 RECEIVED ON JULY 23, 2019. 19.08.07

**ALABASTER HOMES**

**FORMWERKS ARCHITECTURAL**  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 483-2076 Phone: 483-5441

**PROJECT**  
**SPIRES ROAD**  
 8900 SPIRES ROAD  
 RICHMOND, BC

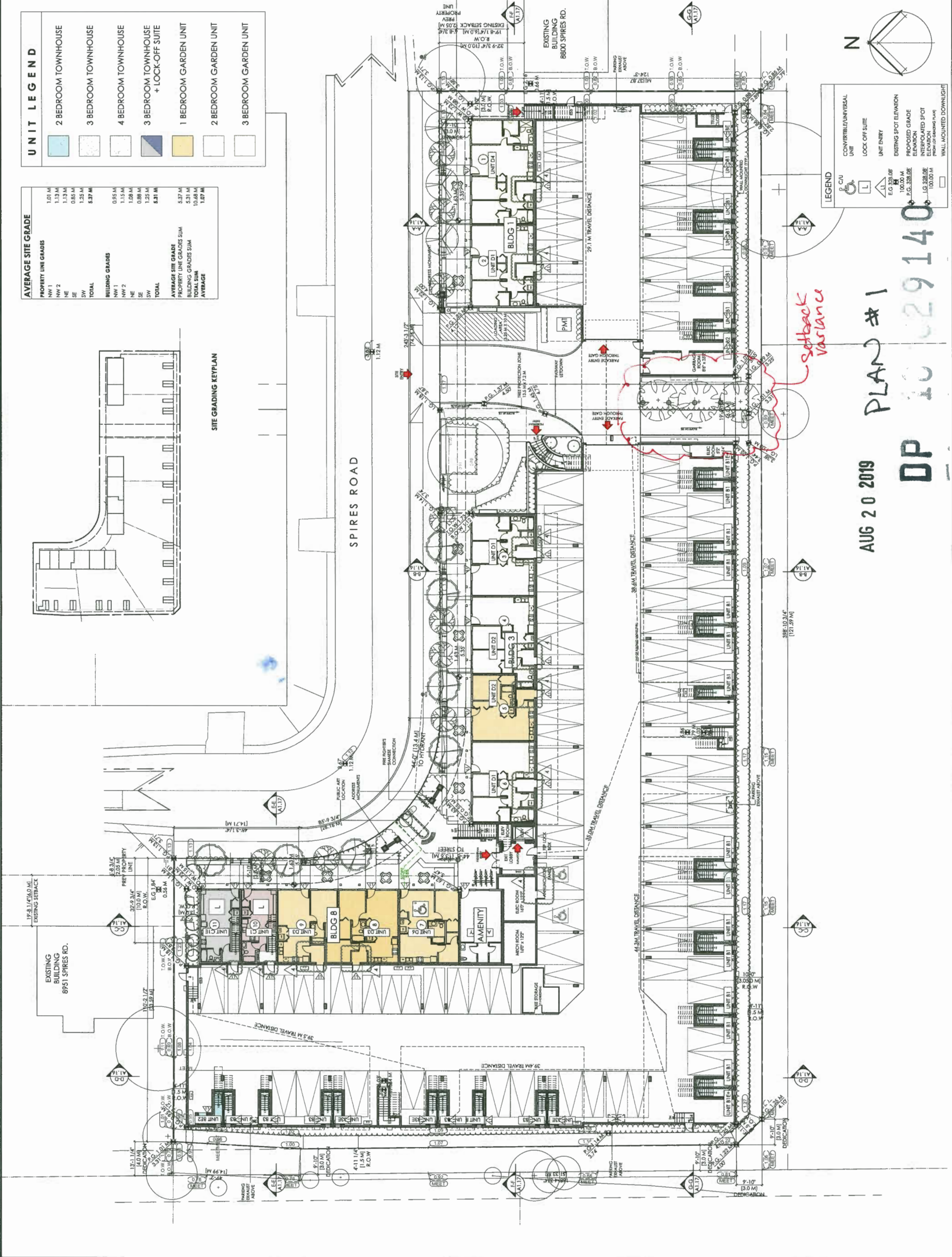
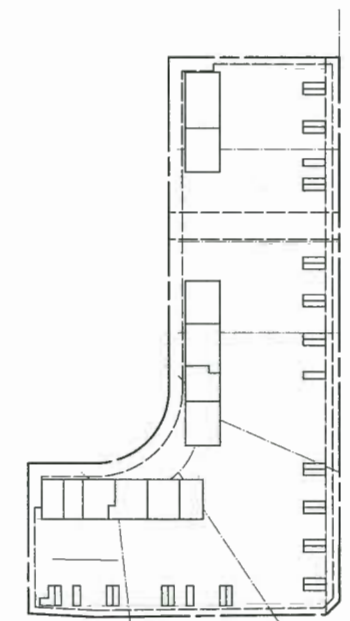
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**GROUND LEVEL PLAN**  
 SCALE 1/16" = 1'-0"  
 DATE MARCH 2017  
 SHEET **A1.05**

**UNIT LEGEND**

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	3 BEDROOM TOWNHOUSE
	4 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	1 BEDROOM GARDEN UNIT
	2 BEDROOM GARDEN UNIT
	3 BEDROOM GARDEN UNIT

**AVERAGE SITE GRADE**

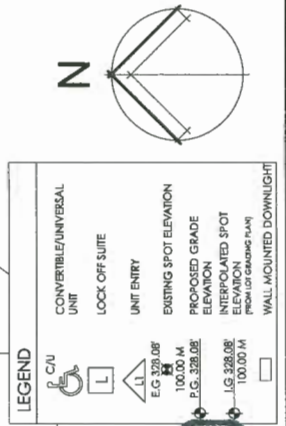
PROPERTY LINE GRADES	BUILDING GRADES	AVERAGE SITE GRADE
NW 1 1.01 M	NW 1 0.55 M	PROPERTY LINE GRADES SUM 5.37 M
NW 2 1.13 M	NW 2 1.15 M	BUILDING GRADES SUM 10.48 M
NE 1.13 M	NE 1.08 M	TOTAL SUM 15.85 M
SE 0.85 M	SE 1.25 M	AVERAGE 1.07 M
SW 1.25 M	SW 0.81 M	
TOTAL 5.37 M	TOTAL 5.31 M	



*Setback variance*

AUG 20 2019 PLAN #1

DP 10 029140



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 ISSUED FOR REZONING MAR. 14, 2017  
 REISSUED FOR REZONING NOV. 16, 2017  
 REISSUED FOR REZONING JUN. 08, 2018  
 REISSUED FOR REZONING JUL. 12, 2018  
 REISSUED FOR DP AUG. 20, 2018  
 REISSUED FOR REZONING/DP NOV. 13, 2018  
 ISSUED FOR ADVISORY DESIGN PANEL JAN. 31, 2019  
 REISSUED FOR DP FEB. 28, 2019  
 REISSUED FOR DP JUL. 5, 2019  
 REISSUED FOR DP AUG. 7, 2019

REVISED PER DP COMMENTS RECEIVED ON JULY 23, 2019. 19.08.07

ALBASTER HOMES

FORMWORKS ARCHITECTURAL  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2076 Phone: 685-5441

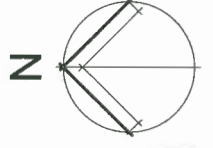
PROJECT  
**SPIRES ROAD**  
 8900 SPIRES ROAD  
 RICHMOND, BC

DRAWING  
**SECOND LEVEL PLAN**

SCALE 1/16" = 1'-0"  
 SHEET **A1.06**  
 DATE MARCH 2017

**UNIT LEGEND**

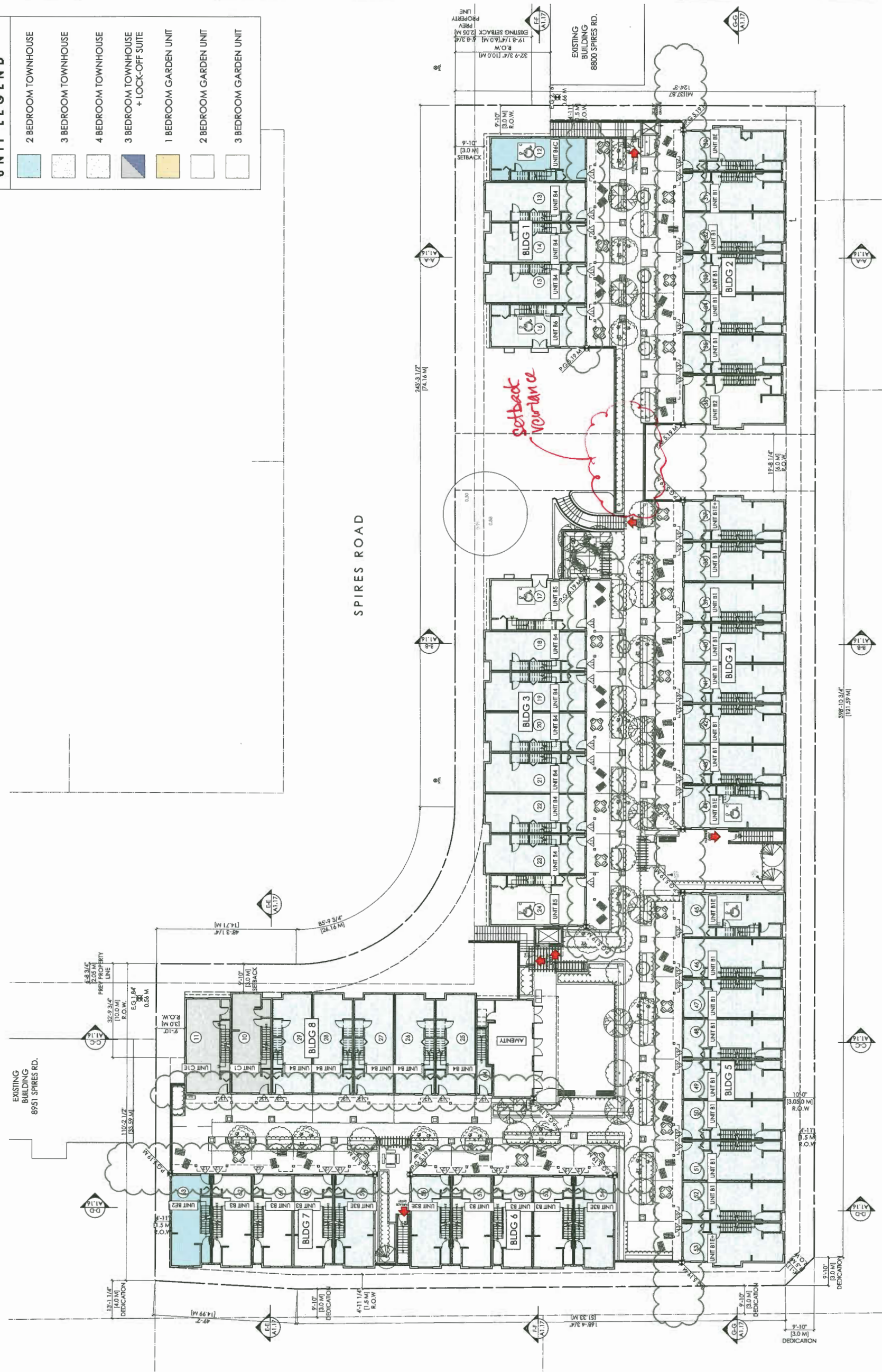
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	3 BEDROOM TOWNHOUSE
	4 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	1 BEDROOM GARDEN UNIT
	2 BEDROOM GARDEN UNIT
	3 BEDROOM GARDEN UNIT



**LEGEND**

	CONVERTIBLE/UNIVERSAL UNIT
	UNIT ENTRY
	EXISTING SPOT ELEVATION
	PROPOSED GRADE ELEVATION
	326.08
	100.00 M
	P.G. 326.08

PLAN # 1A  
 AUG 20 2019  
 DP 10-029140





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 AUG 20, 2018  
 NOV 13, 2018  
 JAN 31, 2019  
 APR 26, 2019  
 AUG 7, 2019

ISSUED FOR RETENING  
 RE-ISSUED FOR RETENING  
 RE-ISSUED FOR RETENING  
 RE-ISSUED FOR RETENING/DP  
 RE-ISSUED FOR DP  
 ISSUED FOR ADVISORY DESIGN PANEL  
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 RE-ISSUED FOR DP

REVISED PER DP COMMENTS  
 RECEIVED ON JULY 23, 2019. 19.08.07



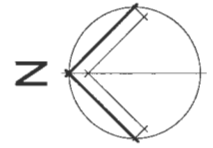
**FORMWERKS ARCHITECTURAL**  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2076 Phone: 683-5441

PROJECT  
**SPIRES ROAD**  
 8900 SPIRES ROAD  
 RICHMOND, BC

DRAWING  
**THIRD LEVEL PLAN**  
 SCALE 1/16" = 1'-0"  
 DATE MARCH 2017  
 SHEET **A1.07**

**UNIT LEGEND**

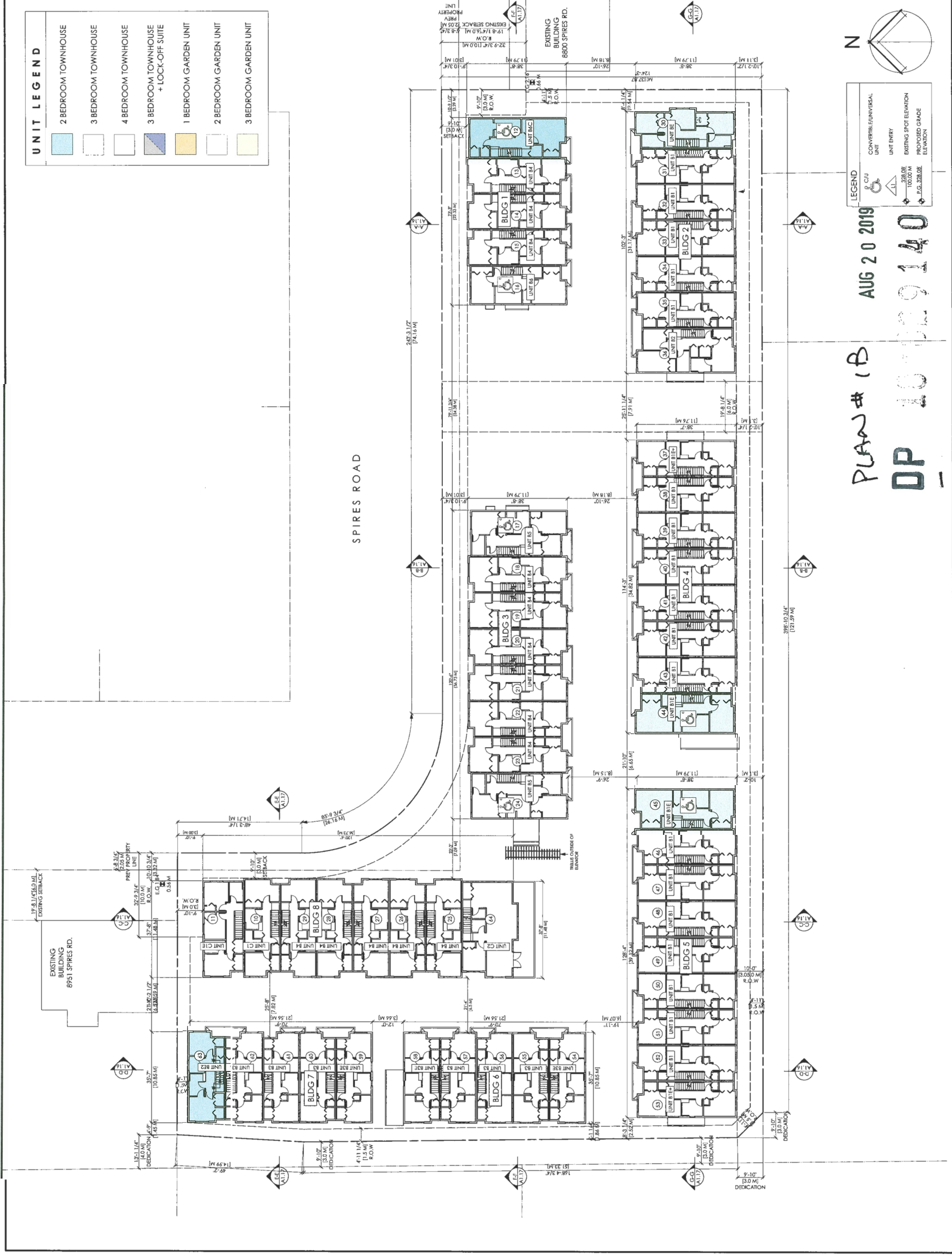
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	3 BEDROOM TOWNHOUSE
	4 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	1 BEDROOM GARDEN UNIT
	2 BEDROOM GARDEN UNIT
	3 BEDROOM GARDEN UNIT



**LEGEND**

	CONVERTIBLE/UNIVERSAL UNIT
	UNIT ENTRY
	EXISTING SPOT ELEVATION
	PROPOSED GRADE ELEVATION

PLAN # 1B  
 DP 10-029140  
 AUG 20 2019



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REVISIONS  
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 NOV. 16, 2017 RE-ISSUED FOR REZONING  
 JUN. 08, 2018 RE-ISSUED FOR REZONING  
 JUL. 12, 2018 RE-ISSUED FOR REZONING  
 AUG. 20, 2018 RE-ISSUED FOR REZONING/DP  
 NOV. 13, 2018 RE-ISSUED FOR DP  
 JAN. 31, 2019 ISSUED FOR ADVISORY DESIGN PANEL  
 APR. 23, 2019 RE-ISSUED FOR DP  
 AUG. 7, 2019 RE-ISSUED FOR DP

REVISED PER DP COMMENTS RECEIVED ON JULY 23, 2019. 19.08.07

ALABASTER HOMES

FORMWERKS ARCHITECTURAL  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2076 Phone: 683-5441

PROJECT  
 SPIRES ROAD  
 8900 SPIRES ROAD  
 RICHMOND, BC

DRAWING  
 FOURTH LEVEL PLAN

SHEET  
 SCALE 1/16" = 1'-0"  
 DATE MARCH 2017  
 A1.08

**UNIT LEGEND**

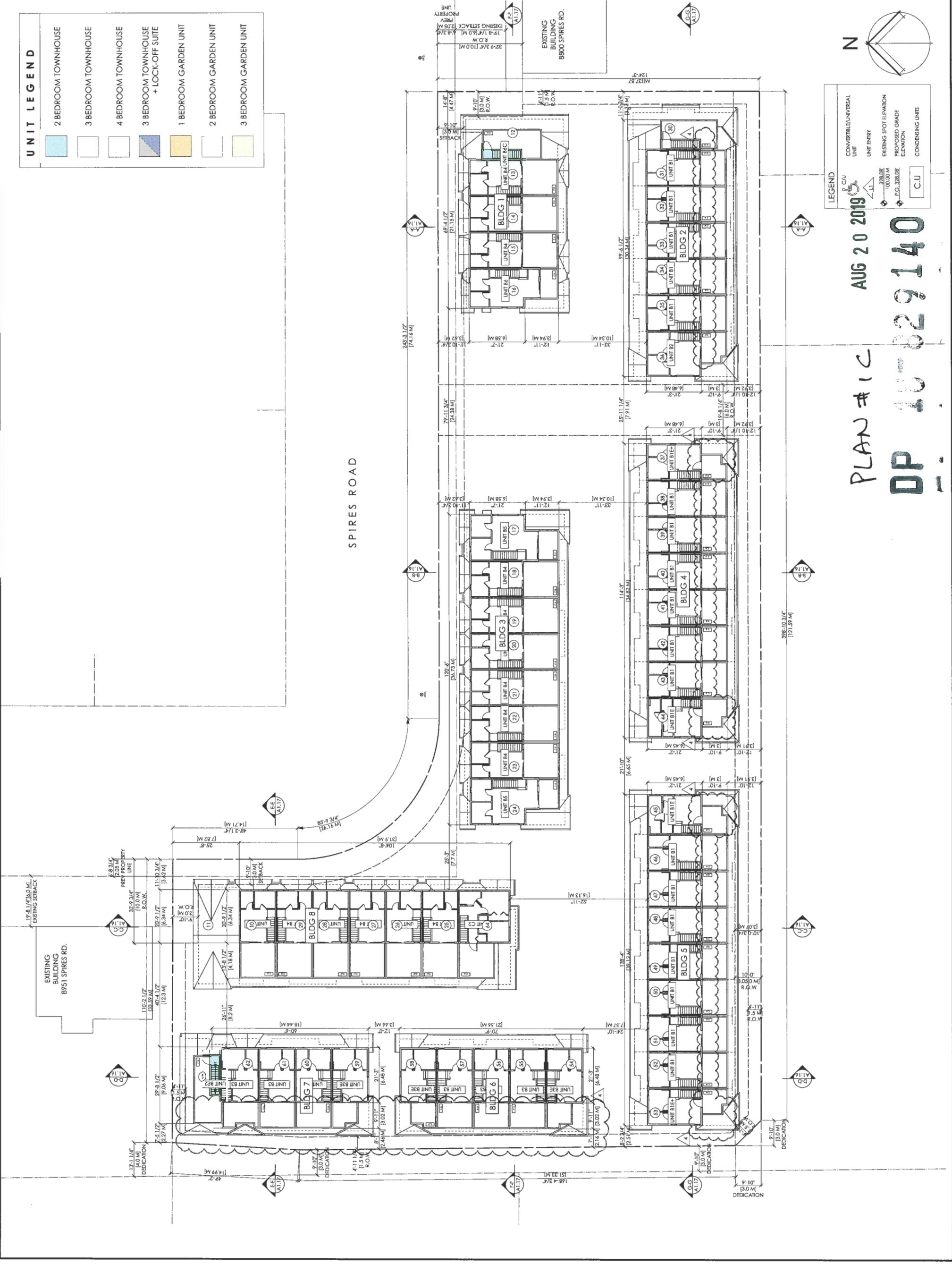
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	4 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	1 BEDROOM GARDEN UNIT
	2 BEDROOM GARDEN UNIT
	3 BEDROOM GARDEN UNIT

**LEGEND**

CONVERTIBLE/UNIVERSAL UNIT  
 UNIT ENTRY  
 EXISTING SPOT ELEVATION  
 PROPOSED GRADE ELEVATION  
 CONDENSING UNITS

CONVERTIBLE/UNIVERSAL UNIT  
 UNIT ENTRY  
 EXISTING SPOT ELEVATION  
 PROPOSED GRADE ELEVATION  
 CONDENSING UNITS

PLAN # 1C  
 AUG 20 2019  
 DP 10-829140



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 NOV. 16, 2017 REISSUED FOR REZONING  
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 JUL. 12, 2018 ISSUED FOR DP  
 AUG. 20, 2018 REISSUED FOR REZONING/DP  
 NOV. 13, 2018 ISSUED FOR DP  
 JAN. 31, 2019 ISSUED FOR ADVISORY DESIGN PANEL  
 APR. 02, 2019 REISSUED FOR DP  
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REVISÉ PAR DP COMMENTAIRE  
 19.08.07  
 REÇU LE 23.07.2019

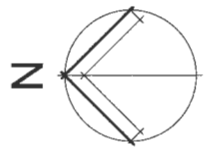
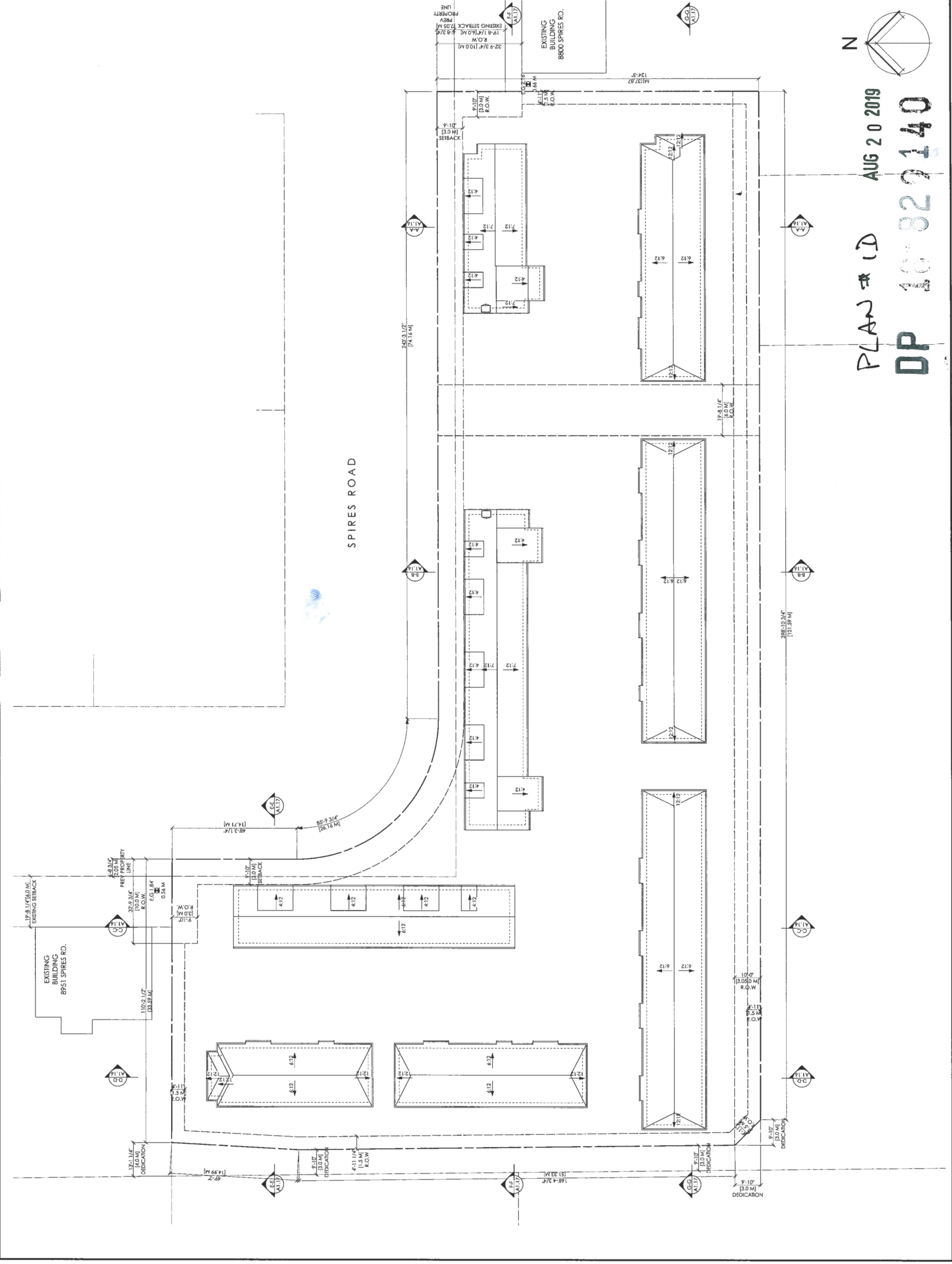
ALABASTER HOMES

FORMWERKS ARCHITECTURAL  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2076 Phone: 683-5441

PROJECT  
**SPIRES ROAD**  
 8900 SPIRES ROAD  
 RICHMOND, BC

DRAWING  
**ROOF PLAN**

SCALE 1/16" = 1'-0"  
 DATE MARCH 2017  
 SHEET **A1.09**



PLAN # 10-829140  
 AUG 20 2019  
 DP



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REVISIONS  
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 NOV. 16, 2017 REISSUED FOR REZONING  
 JUN. 08, 2018 REISSUED FOR REZONING  
 JUL. 12, 2018 REISSUED FOR REZONING  
 AUG. 20, 2018 REISSUED FOR REZONING/DP  
 NOV. 13, 2018 REISSUED FOR DP  
 JAN. 31, 2019 ISSUED FOR ADVISORY DESIGN PANEL  
 APR. 23, 2019 REISSUED FOR DP  
 AUG. 7, 2019 REISSUED FOR DP

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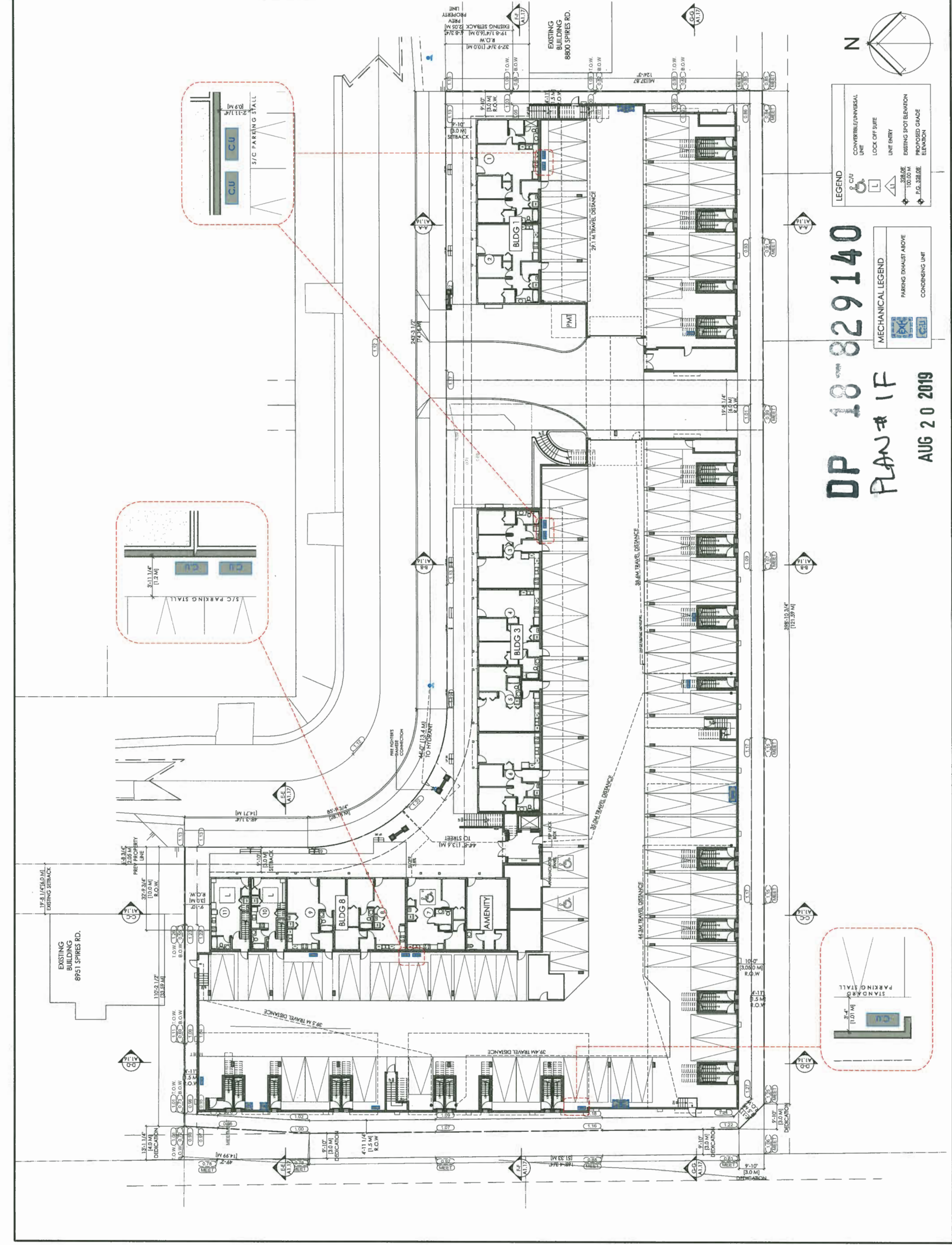
ALBASTER HOMES

FORMWERKS ARCHITECTURAL  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2076 Phone: 683-5441

PROJECT  
**SPIRES ROAD**  
 8900 SPIRES ROAD  
 RICHMOND, BC

DRAWING  
**FIRE ACCESS PLAN-L1**

SCALE 1/16" = 1'-0"  
 DATE MARCH 2017  
 SHEET **A1.19**



**DP 18-829140**  
**PLAN # 1F**  
**AUG 20 2019**

LEGEND  
 C/CU CONVERTIBLE/UNIVERSAL UNIT  
 L LOCK OFF SUITE  
 U UNIT ENTRY  
 328.08' EXISTING SPOT ELEVATION  
 100.00' M PROPOSED GRADE ELEVATION  
 P.G. 328.08'

MECHANICAL LEGEND  
 P PARKING EXHAUST ABOVE  
 C CONDENSING UNIT

STANDARD PARKING STALL  
 11.01 M

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REVISIONS

MAR. 14, 2017	ISSUED FOR REZONING
NOV. 16, 2017	RE-ISSUED FOR REZONING
JUN. 09, 2018	RE-ISSUED FOR REZONING
JUL. 12, 2018	RE-ISSUED FOR REZONING
AUG. 14, 2018	RE-ISSUED FOR REZONING
AUG. 20, 2018	RE-ISSUED FOR REZONING/DP
NOV. 13, 2018	RE-ISSUED FOR DP
JAN. 31, 2019	ISSUED FOR ADVISORY DESIGN PANEL
APR. 23, 2019	RE-ISSUED FOR DP
MAY 13, 2019	RE-ISSUED FOR DP
AUG. 7, 2019	RE-ISSUED FOR DP

REVISED PER DP COMMENTS RECEIVED ON JULY 23, 2019. 19.08.07

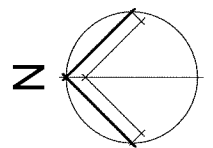
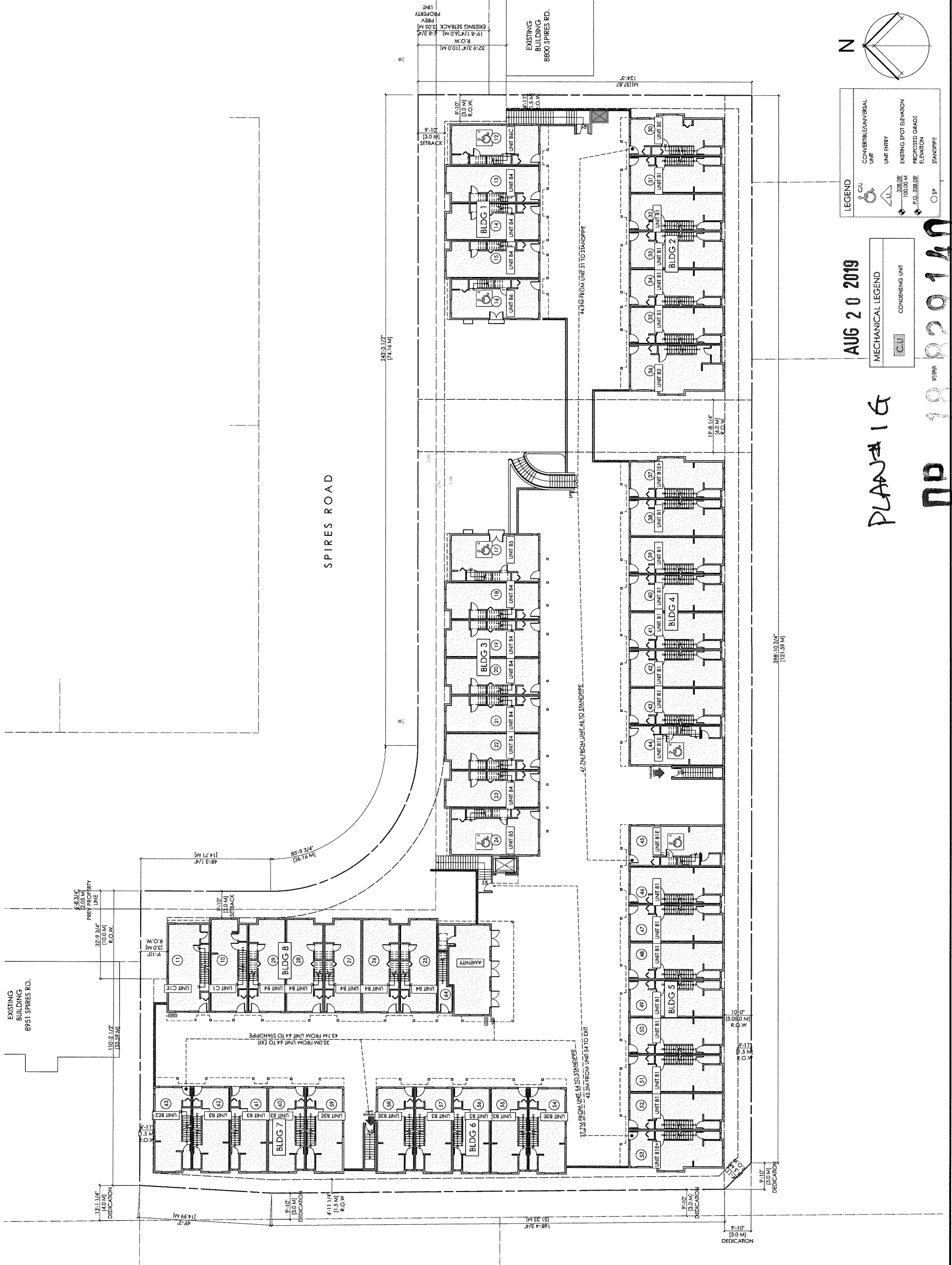


ALABASTER HOMES

FORMWERKS ARCHITECTURAL  
1825 West 5th Ave., Vancouver, BC V6J 1N5  
Fax: 683-2076 Phone: 683-5441

PROJECT  
SPIRES ROAD  
8900 SPIRES ROAD  
RICHMOND, BC

DRAWING  
FIRE ACCESS PLAN-L2  
SCALE 1/16" = 1'-0"  
SHEET A1.20  
DATE MARCH 2017



LEGEND

- CONVERTIBLE/UNIVERSAL UNIT
- UNIT ENTRY
- EXISTING SPOT ELEVATION
- PROPOSED GRADE ELEVATION
- STAIRWELL

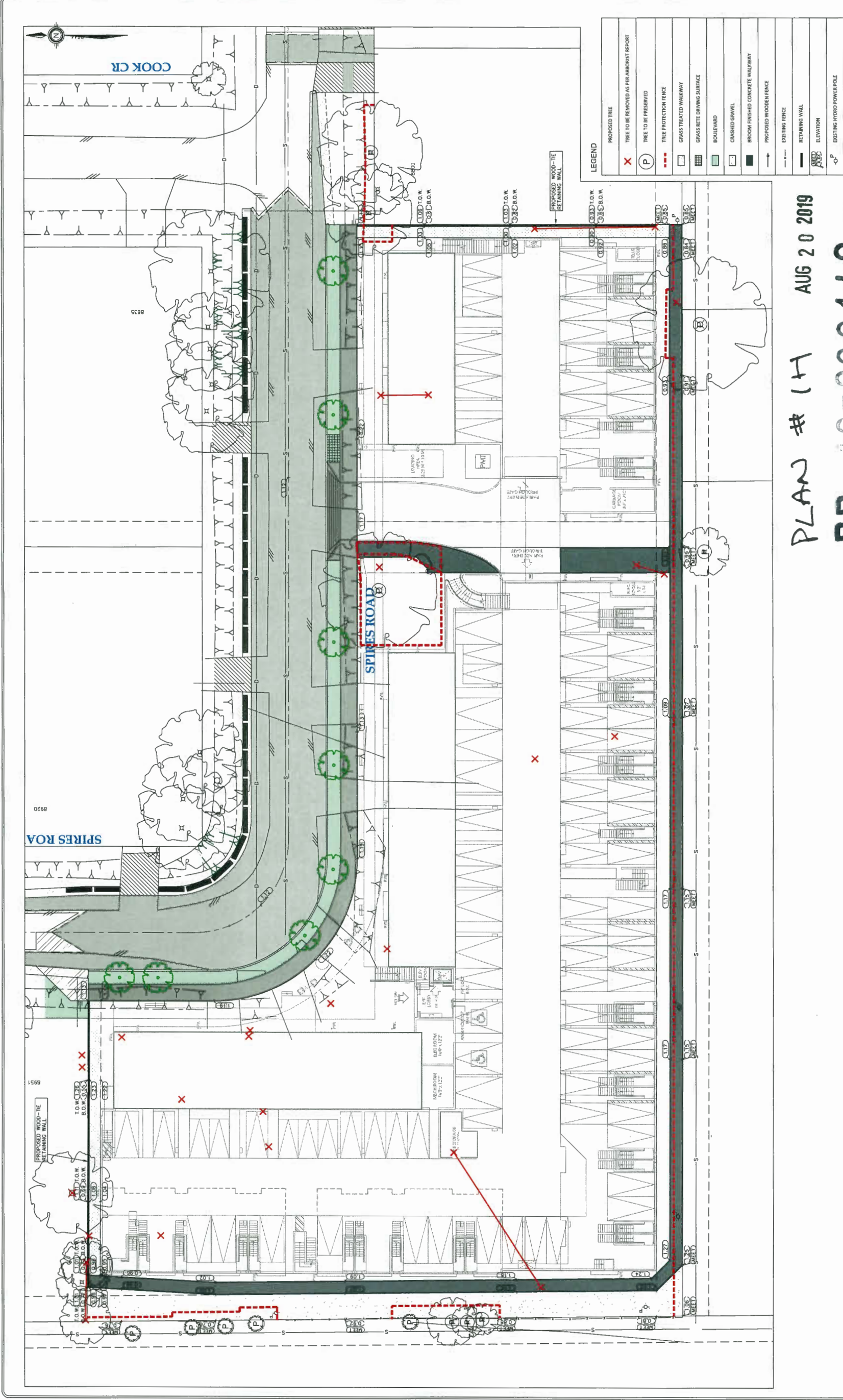
MECHANICAL LEGEND

- CONDENSING UNIT

AUG 20 2019

PLAN # 16

DP 19 820140



**City of Richmond**  
 8911, 102, 3, ROAD RICHMOND, B.C. V6Y 2C1

**LOT GRADING PLAN**

8820-8900 & 8911-8931 SPIRES ROAD  
 CITY FILE: S418-841567

DESIGN: AJ  
 DRAWN: MH  
 CHECKED: KOS  
 ENGINEER: RF

DWG. No.:  
 SCALE: AS SHOWN  
 DATE: JAN 2015

SEC. No.: 9-4-6  
 SHEET No.: 1 OF 1

PLAN # (H) AUG 20 2019  
 DP 18-829140

REVISONS

REV#	DATE	BY	CH.	DESCRIPTION
5.	13 AUG 2019	LL	SP	ISSUED FOR DP RESUBMISSION
4.	31 JUL 2019	LL	SP	ISSUED FOR DP RESUBMISSION
3.	02 JUL 2019	LL	SP	ISSUED FOR DP RESUBMISSION
2.	10 JUN 2019	LL	SP	ISSUED FOR DP RESUBMISSION
1.	13 NOV 2018	LL	SP	ISSUED FOR REZONING RESUBMISSION
0.	09 JUL 2018	LL	SP	ISSUED FOR REZONING RESUBMISSION

Core Concept CONSULTING LTD.  
 #220-2639 Vikings Way, Richmond, BC, V6Y 5B7  
 www.coreconceptconsulting.com

ALABASTER HOMES  
 Core Concept Consulting Project No. 14031  
 DWG. 3 OF 6

**NOTES:**

ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBER:  
 ELEVATIONS BASED ON GEODETIC DATUM OF RICHMOND, DERIVED FROM HPN#202  
 SITUATED AT THE INTERSECTION OF NO. 3 ROAD AND BENNETT ROAD.  
 ELEVATION = 145m

ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE  
 CURRENT MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MCMCD) AND  
 DETAIL DRAWINGS, UNLESS OTHERWISE NOTED.

THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING  
 THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION  
 OF THE WORKS SHOWN ON THESE PLANS. A LIST OF SERVICE LINE  
 LOCATIONS MAY BE OBTAINED FROM:  
 BC ONE CALL SERVICE RECORDS DEPARTMENT  
 TELEPHONE: (604) 297-1900

FORMS REQUIRES 10 DAYS NOTICE PRIOR TO THE COMMENCEMENT  
 OF ANY WORK.

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**REVISIONS**

MAR. 14, 2017	ISSUED FOR REVISION
NOV. 16, 2017	RE-ISSUED FOR REVISION
JUN. 08, 2018	RE-ISSUED FOR REVISION
JUL. 12, 2018	RE-ISSUED FOR REVISION
AUG. 20, 2018	RE-ISSUED FOR REVISION
AUG. 20, 2018	RE-ISSUED FOR REVISION/DP
NOV. 13, 2018	RE-ISSUED FOR DP
JAN. 31, 2019	ISSUED FOR ADVISORY DESIGN PANEL
FEB. 28, 2019	RE-ISSUED FOR DP
APR. 26, 2019	RE-ISSUED FOR DP
AUG. 7, 2019	RE-ISSUED FOR DP

REVISED PER DP COMMENTS RECEIVED ON JULY 23, 2019. 19.08.07

**ALABASTER HOMES**

**FORMWERKS ARCHITECTURAL**

1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2076 Phone: 683-5441

**PROJECT**

**SPIRES ROAD**

8900 SPIRES ROAD  
 RICHMOND, BC

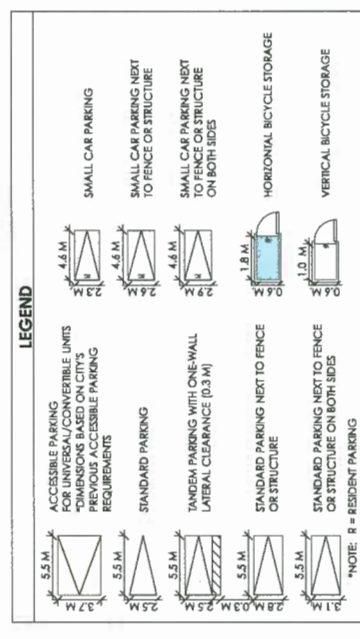
**DRAWING**

**PARKING LEVEL PLAN**

SCALE: 1/16" = 1'-0"

DATE: MARCH 2017

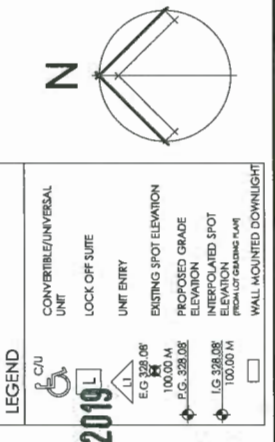
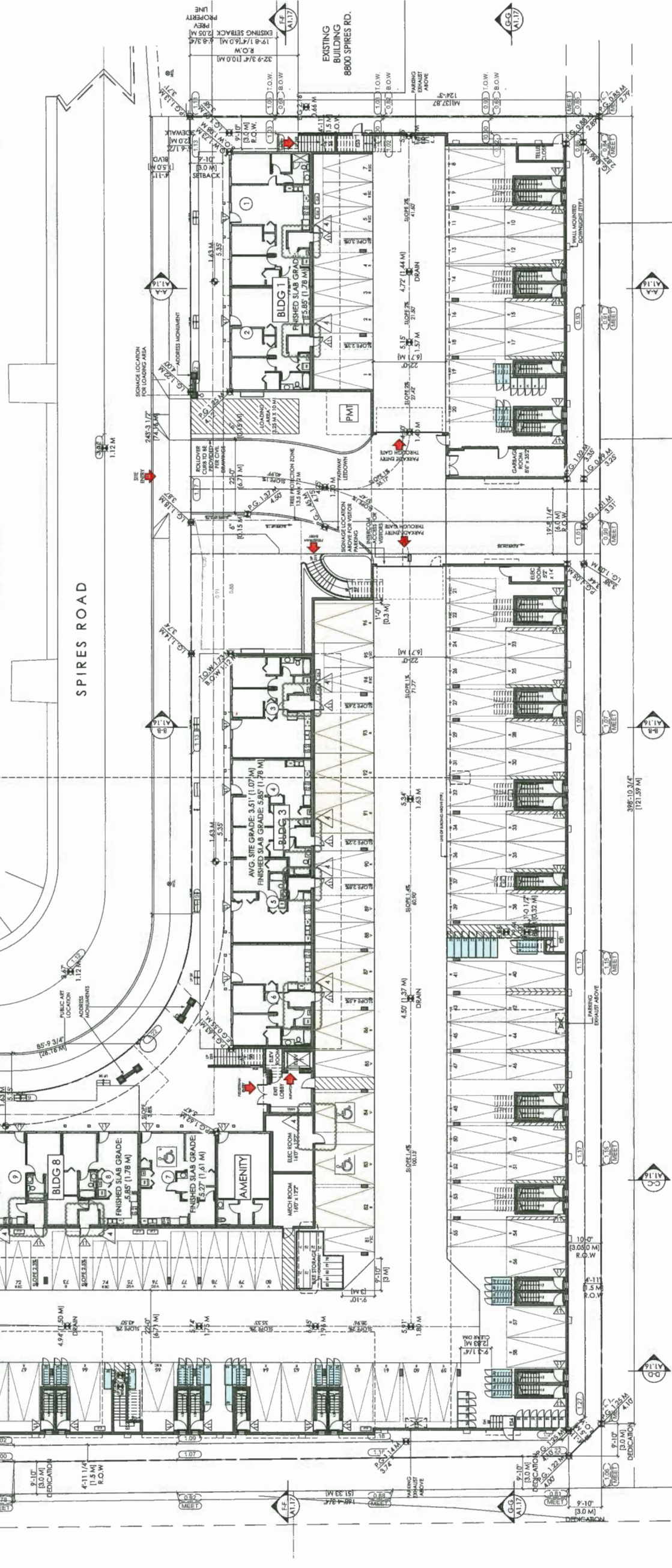
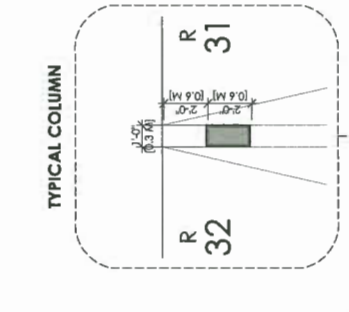
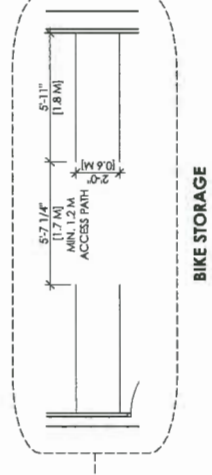
SHEET: **A1.04**



NOTE: ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE TO BE PROVIDED AS PER RICHMOND ZONING BYLAW 8500 SECTION 7.1.5. PARKING SPACES, EXCLUDING VISITOR PARKING SPACES, ARE TO HAVE ACCESS TO AN EMERGED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE.

BASIC UNIVERSAL HOUSING UNIT IS DESIGNED IN ACCORDANCE WITH SECTION 4.16 OF RICHMOND ZONING BYLAW 8500.

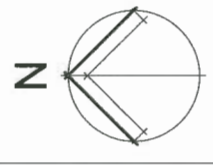
\*NOTE: R = RESIDENT PARKING  
 V = VISITOR PARKING



PLAN # 2

AUG 20 2019

DP 18-029140





NOTE - OFF-SITE TREES A, B, C AND D: THESE TREES ARE PROPOSED TO BE REMOVED IN CONTEXT TO THE ADJACENT DEVELOPMENT PROJECT. PROTECTION MEASURES WITHIN THE SUBJECT SITE CANNOT BE ACCOMMODATED IN CONTEXT TO THE CURRENT SITE PLAN. REFER TO THE NEIGHBOURING OWNER FOR APPROVAL TO REMOVE THESE TREES CONCURRENTLY WITH THIS DEVELOPMENT.

NOTE: STREET TREES COORDINATE RETENTION OR REMOVAL OF STREET TREES IN CONTEXT TO THE PROJECT DESIGN WITH CITY AND REFERRAL TO PARKS DEPARTMENT.

NOTE: TREE 729 DITCH IN-FILL WORKS, DEMOLITION OF DRIVEWAY, REMOVAL OF TREE AND STUMP, CIVIL WORKS, PRUNING, EXCAVATIONS FOR ADJACENT BUILDINGS AND LANDSCAPE FINISHING ALL REQUIRE LOW IMPACT MEASURES AS SPECIFIED AND DIRECTED BY THE PROJECT ARBORIST.

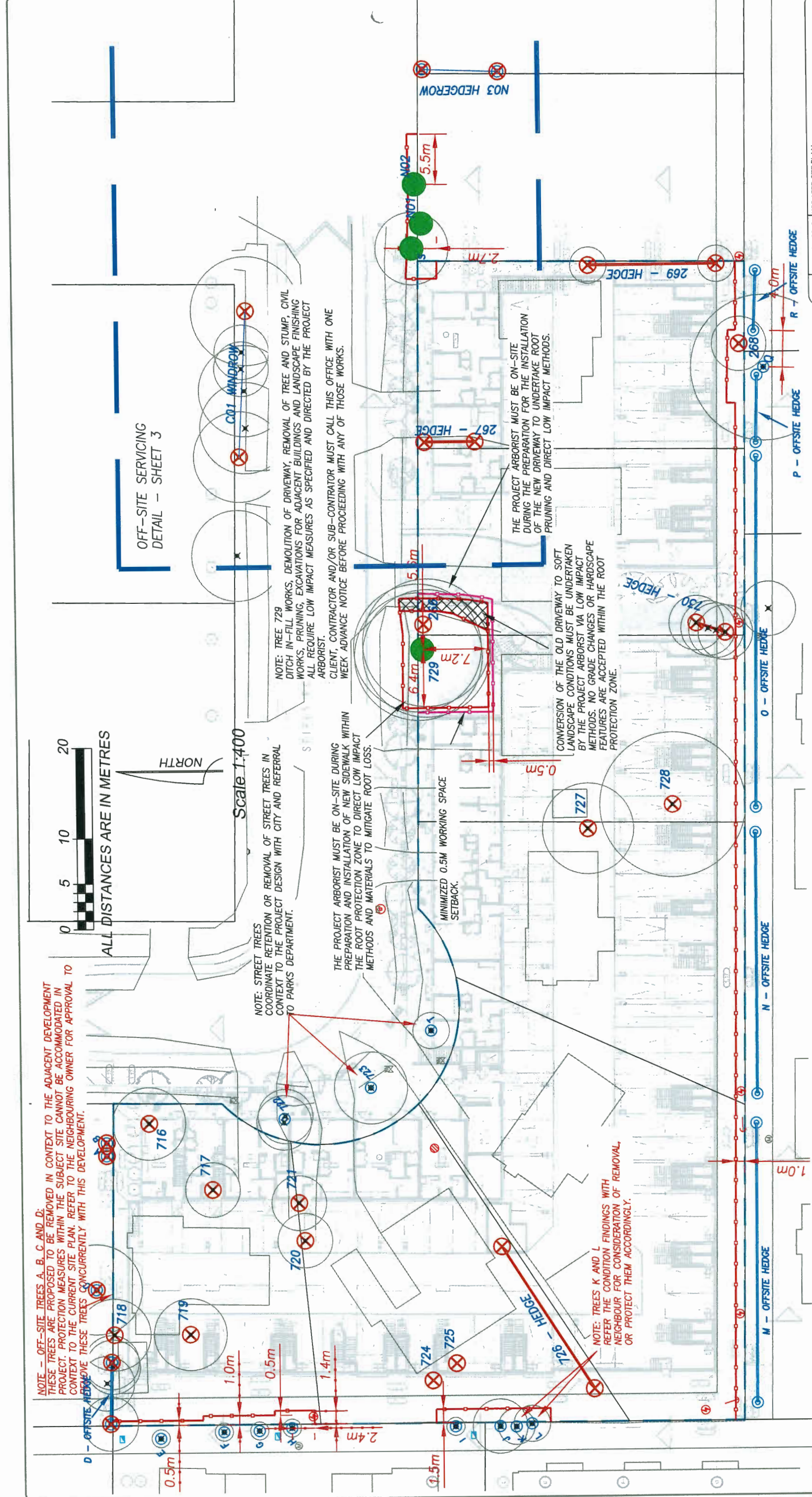
NOTE: TREE 729 CLIENT, CONTRACTOR AND/OR SUB-CONTRACTOR MUST CALL THIS OFFICE WITH ONE WEEK ADVANCE NOTICE BEFORE PROCEEDING WITH ANY OF THOSE WORKS.

NOTE: THE PROJECT ARBORIST MUST BE ON-SITE DURING PREPARATION AND INSTALLATION OF NEW SIDEWALK WITHIN THE ROOT PROTECTION ZONE TO DIRECT LOW IMPACT METHODS AND MATERIALS TO MITIGATE ROOT LOSS.

NOTE: THE PROJECT ARBORIST MUST BE ON-SITE DURING PREPARATION FOR THE INSTALLATION OF THE NEW DRIVEWAY TO UNDERTAKE ROOT PRUNING AND DIRECT LOW IMPACT METHODS.

NOTE: CONVERSION OF THE OLD DRIVEWAY TO SOFT LANDSCAPE CONDITIONS MUST BE UNDERTAKEN BY THE PROJECT ARBORIST VIA LOW IMPACT METHODS. NO GRADE CHANGES OR HARDSCAPE FEATURES ARE ACCEPTED WITHIN THE ROOT PROTECTION ZONE.

NOTE: TREES K AND L REFER THE CONDITION FINDINGS WITH NEIGHBOUR FOR CONSIDERATION OF REMOVAL, OR PROTECT THEM ACCORDINGLY.



OFF-SITE SERVICING  
DETAIL - SHEET 3

Scale 1:400

REV #	DATE	COMMENTS
8	JULY 25, 2019	UPDATED SITE PLAN
0	JUN 12, 2014	INITIAL SUBMISSION

<b>TREE MANAGEMENT DRAWING</b>	
PROJECT:	PROPOSED SINGLE FAMILY SUBDIVISION
ADDRESS:	8840 TO 8931 SPIRES RD RICHMOND
CLIENT:	ALABASTER HOMES
ACL FILE:	14218
SHEET: 1 OF 3	

SEE SHEET 2 FOR TREE DATA AND PROTECTION DETAILS

**ARBORTECH CONSULTING**  
a division of **ACTIGROUP**

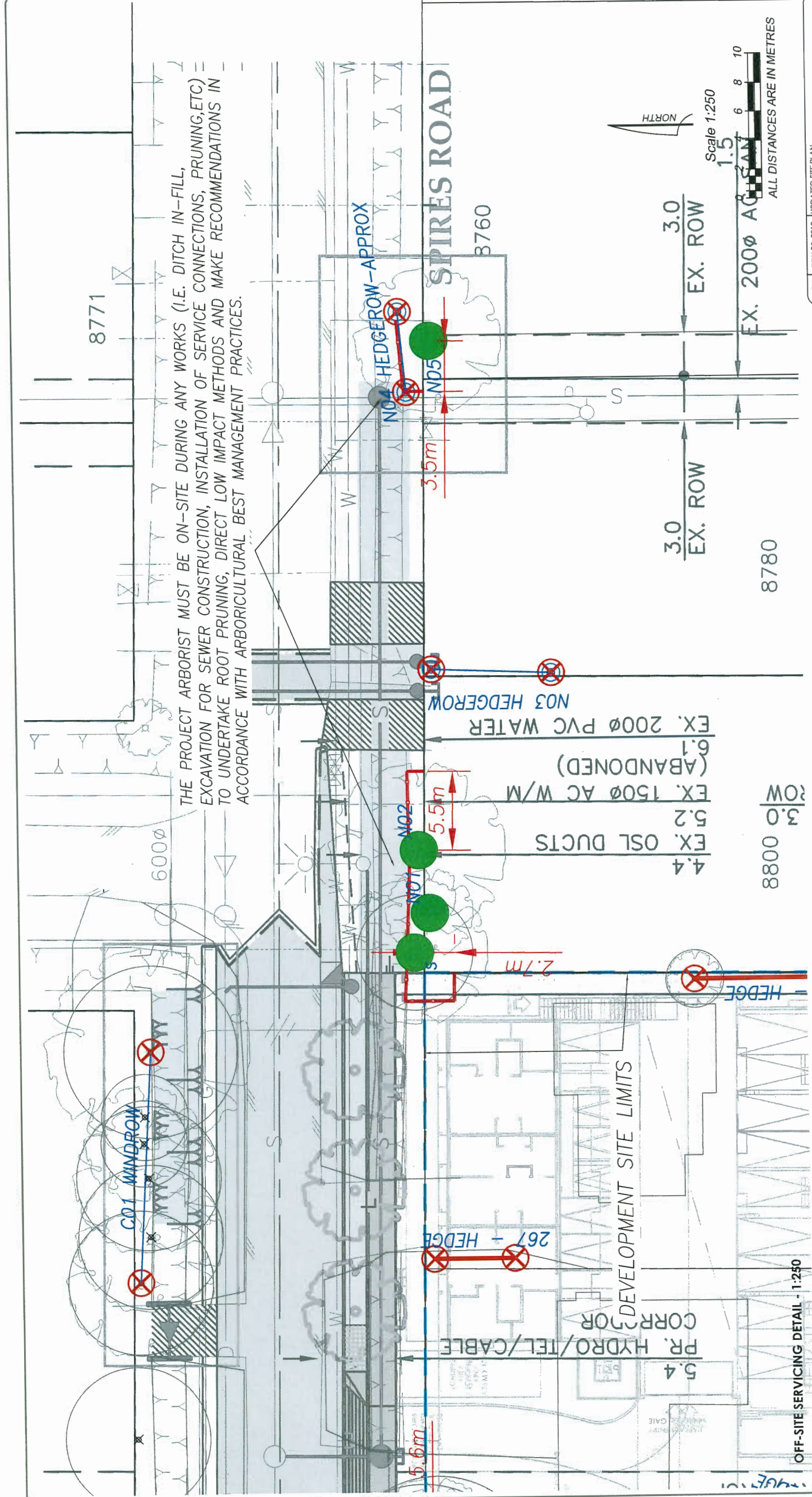
HEAD OFFICE: SERVING METRO VANCOUVER  
145 - 12051 HORSESHOE WAY, RICHMOND, BC CANADA V7A 4V4  
p 604.275.3484

DP 18-029140

PLAN #3

AUG 20 2019





THE PROJECT ARBORIST MUST BE ON-SITE DURING ANY WORKS (I.E. DITCH IN-FILL, EXCAVATION FOR SEWER CONSTRUCTION, INSTALLATION OF SERVICE CONNECTIONS, PRUNING, ETC) TO UNDERTAKE ROOT PRUNING, DIRECT LOW IMPACT METHODS AND MAKE RECOMMENDATIONS IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES.

OFF-SITE SERVICING DETAIL - 1:250

- LEGEND:**
- X ## denotes tree TAG NUMBER OR ID REFERENCE.
  - denotes DRIPLINE (spread of the branches and foliage) of the tree.
  - denotes the trunk location of tree proposed to be **RETAINED** and protected.
  - ⊗ denotes the trunk location of tree proposed to be **REMOVED**.
  - ⊕ denotes trunk location of **HIGH RISK** tree for owner to obtain permit and **REMOVE** as soon as possible.
  - ⊙ denotes trunk location of **OFF-SITE** tree to be protected (unless owner/municipal approvals for removal are obtained).
  - + denotes **NON-RYLAW** undertake tree (measured by project arborist).
  - - - denotes **SITE LIMITS**.
  - denotes **TREE PROTECTION ZONE** setback alignment.

SEE SHEET 2 FOR TREE DATA AND PROTECTION DETAILS

acigroup.ca

**ARBORTECH CONSULTING**  
a division of:  
**SERVING METRO VANCOUVER**  
145 - 12051 HORSESHOE WAY, RICHMOND, BC CANADA V7A 4V4  
p 604.275.3484

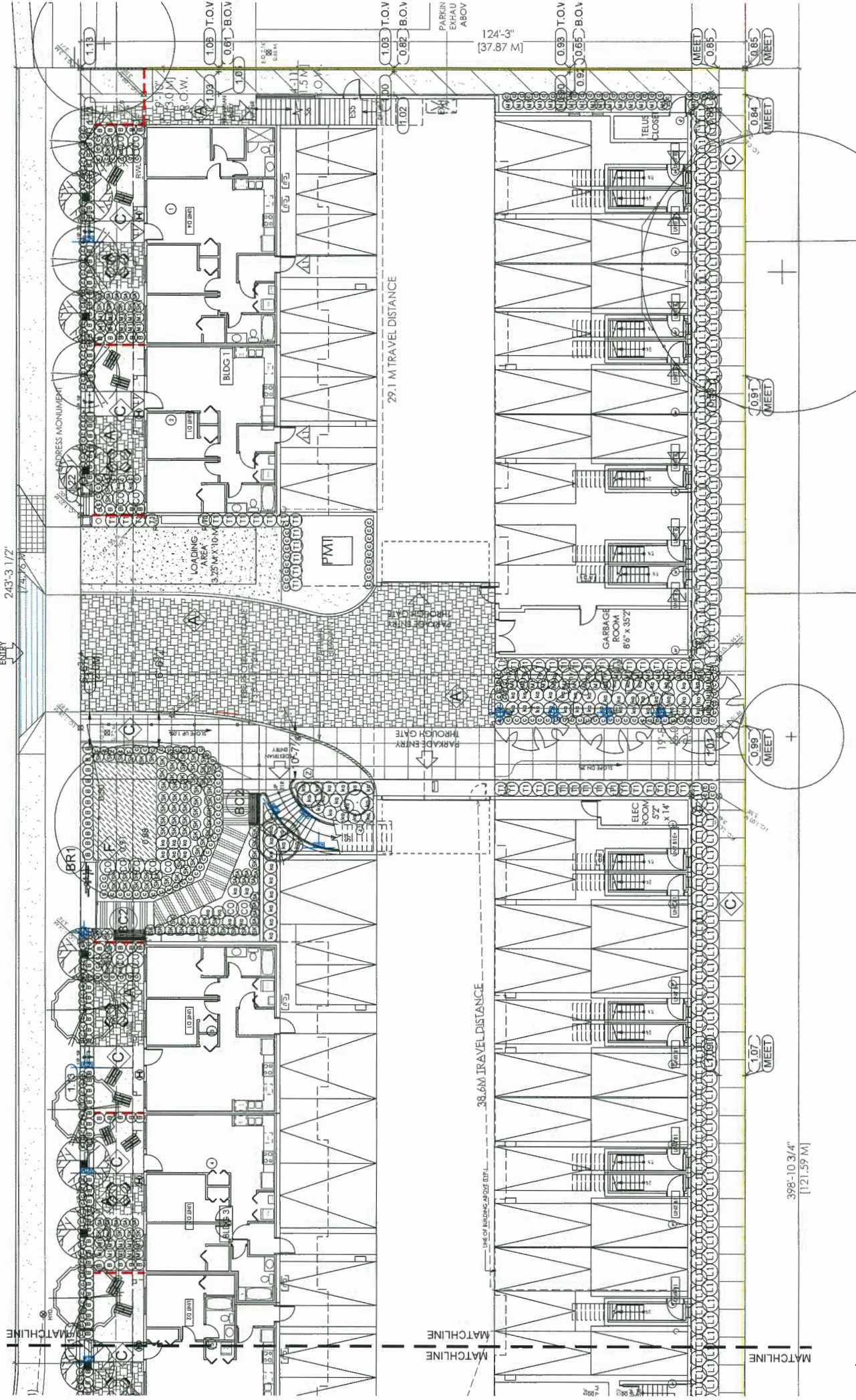
REV #	DATE	COMMENTS
8	JULY 25, 2019	UPDATED SITE PLAN
0	JUN 12, 2014	INITIAL SUBMISSION

<b>TREE MANAGEMENT DRAWING</b>
PROJECT: PROPOSED SINGLE FAMILY SUBDIVISION
ADDRESS: 8840 TO 8931 SPIRES RD RICHMOND
CLIENT: ALABASTER HOMES
ACL FILE: 14218

**PLAN NOTES:**  
drawings supplied by the project arborist (P.A.). Engineer (P.ENG) and/or Designer (P.DESIGNER) shall verify the accuracy of the information provided for critical items. The plan is based on drawings supplied by the project arborist (P.A.). Professional liability insurance is provided for the project arborist. Refer to the original drawings from those professionals for those purposes.



SEAL:



### Hardscape Material Legend

Symbol	Model
	PERMEABLE PAVER, ABBOTSFORD CONCRETE AQUAPAVE, VENETIAN, 90MM COPPER CANYON COLOUR, RANDOM PATTERN
	CONCRETE SIDEWALK, DETAIL BY OTHERS, BROOM FINISH, TOOLED CONTROL JOINTS, *NOT PERMEABLE
	ABBOTSFORD CONCRETE, HYDRAPRESSED SLABS, TEXADA FINISH, RUNNING BOND PATTERN, NATURAL COLOUR
	RUBBER PLAY TILES, RUNNING BOND PATTERN, ALTERNATING BLUE, GREEN TILES.
	COMPOSTED BARK MULCH 3\"/>

### Lighting Legend

Symbol	Model
	LITHONIA KBA-8 LIGHTING BOLLARD, BLACK POWDERCOAT.
	STEP LIGHTING, WAC LIGHTING, BLACK POWDERCOAT, WHITE LIGHT (3000K), 'LED100 BL-SS'
	BUILDING-MOUNTED; FULL CUTOFF

### Site Furnishing Legend

Symbol	Model
	MAGLIN SCBR 1600, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE, 2-BIKE CAPACITY
	MAGLIN MBR350, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE, 8-BIKE CAP.
	CURVED BENCH, 5' RADIUS, FRANCES ANDREW, GREY POWDERCOAT, IPE SLATS*
	MAGLIN MLB310-WPC BENCH, IPE SLATS AND BLACK POWDERCOAT *MOUNT ON CONCRETE PAD PER MANUFACTURER'S SPECIFICATION, USING TAMPER-RESISTANT HARDWARE

### Fencing Legend

Symbol	Model
	5' HT. PRIVACY SCREEN
	42' HT. PICKET FENCE
	6' HT. PERIMETER FENCE

### Symbol Legend

Symbol	Model
	HOSE BIB
	2" LINE FOR IRRIGATION SUPPLY
	SITE SIGNAGE/ ENTRY MONUMENT. REFER TO ARCHITECT DRAWINGS FOR DETAILS

**DP 18-829140**  
**PLAN # 3D**  
**AUG 20 2019**

DRAWING TITLE:  
**SHRUB PLAN**  
**GROUND FLOOR - EAST**

DATE: 17 APRIL 10  
DRAWING NUMBER: **L2**  
SCALE: 3/32"=1'-0"  
DRAWN: MM  
DESIGN: MM  
CHK'D: PCM  
OF 14

PMG PROJECT NUMBER: 17-039

PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
**With Formworks Architecture**

**SPIRES ROAD**  
**RICHMOND, B.C.**

NO.	DATE	REVISION DESCRIPTION	DR.
28	19 AUG 06	ISSUED FOR SUBMISSION	CLG
27	19 AUG 06	UPDATE PER CITY COMMENTS	CLG
26	19 JUN 11	UPDATE PER CITY COMMENTS	CLG
25	19 JUN 11	UPDATE PER CITY COMMENTS	CLG
24	15 APR 06	UPDATE PER CITY COMMENTS/ISSUE SUBMISSION	CLG
23	15 FEB 06	UPDATE PER NEW SITE PLAN / ISSUE FOR ADP	CLG
22	15 JAN 06	UPDATE PER NEW SITE PLAN / RESOLVE	CLG
21	15 JAN 06	UPDATE FOR ADP SUBMISSION	CLG
20	15 JAN 06	UPDATE PER CLIENT COMMENTS	CLG
19	15 JAN 06	UPDATE PER NEW SITE PLAN / RESOLVE	CLG
18	15 JAN 06	COORDINATE WITH ARCHITECT FOR RESOLVE	CLG
17	15 JAN 06	ISSUED FOR ADP	CLG
16	15 JAN 06	UPDATE PER CLIENT COMMENTS	CLG
15	15 JAN 06	UPDATE PER NEW SITE PLAN / RESOLVE	CLG
14	15 JAN 06	UPDATE PER NEW SITE PLAN / RESOLVE	CLG
13	15 JAN 06	UPDATE PER NEW SITE PLAN / RESOLVE	CLG
12	15 JAN 06	UPDATE PER NEW SITE PLAN / RESOLVE	CLG
11	15 JAN 06	UPDATE PER NEW SITE PLAN / RESOLVE	CLG
10	15 JAN 06	UPDATE PER NEW SITE PLAN / RESOLVE	CLG
9	15 JAN 06	UPDATE PER NEW SITE PLAN / RESOLVE	CLG
8	15 JAN 06	UPDATE PER NEW SITE PLAN / RESOLVE	CLG
7	15 JAN 06	UPDATE PER NEW SITE PLAN / RESOLVE	CLG
6	15 JAN 06	REVISIONS SUBMISSION	CLG
5	15 JAN 06	UPDATE PER NEW SITE PLAN	CLG
4	15 JAN 06	UPDATE PER NEW SITE PLAN / RESOLVE	CLG
3	15 JAN 06	UPDATE WITH AREA COUNTS	PC
2	15 JAN 06	NEW SITE PLAN/ISSUE FOR SUBMISSION	CLG
1	15 JAN 06	UPDATE PER NEW SITE PLAN	CLG

CLIENT:

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	17 OCT 25	UPDATE FOR NEW SITE PLAN	CG
2	17 OCT 25	NEW SITE PLAN/ISSUE FOR SUBMISSION	CG
3	17 NOV 15	UPDATE WITH AREA COUNTS	CG
4	18 MAY 08	UPDATE FOR NEW SITE PLAN / ISSUE	CG
5	18 JUN 07	REVISIONS SUBMISSION	CG
6	18 JUN 07	UPDATE FOR NEW SITE PLAN / ISSUE	CG
7	18 JUL 11	UPDATE FOR CLIENT COMMENTS	CG
8	18 AUG 07	UPDATE FOR CLIENT COMMENTS	CG
9	18 AUG 27	UPDATE DETAILS FOR COMMENTS	CG
10	18 AUG 27	UPDATE FOR CLIENT COMMENTS	CG
11	18 OCT 00	ISSUED FOR DP	CG
12	18 NOV 01	COORDINATE TO NEW SITE PLAN/ISSUE FOR	CG
13	18 NOV 13	UPDATE FOR NEW SITE PLAN / ISSUE	CG
14	18 DEC 15	UPDATE FOR CLIENT COMMENTS	CG
15	18 JAN 20	UPDATE FOR CLIENT COMMENTS	CG
16	18 FEB 15	UPDATE FOR CLIENT COMMENTS	CG
17	17 FEB 18	UPDATE FOR CITY COMMENTS/ISSUE FOR SUBMISSION	CG
18	17 APR 10	UPDATE FOR CITY COMMENTS/ISSUE FOR SUBMISSION	CG
19	15 JUN 13	UPDATE FOR CITY COMMENTS	CG
20	15 JUN 17	UPDATE FOR CITY COMMENTS	CG
21	15 AUG 01	UPDATE FOR CITY COMMENTS	CG
22	15 AUG 09	ISSUED FOR SUBMISSION	CG

### Hardscape Material Legend

Symbol	Model
	PERMEABLE PAVER: ABBOTSFORD CONCRETE AQUAPAVE, VENETIAN, 90MM COPPER CANYON COLOUR, RANDOM PATTERN
	CONCRETE SIDEWALK: DETAIL BY OTHERS. BROOM FINISH, TOOLED CONTROL JOINTS. *NOT PERMEABLE
	ABBOTSFORD CONCRETE: HYDRAPRESSED SLABS, TEXADA FINISH, RUNNING BOND PATTERN, NATURAL COLOUR.
	RUBBER PLAY TILES: RUNNING BOND PATTERN, ALTERNATING BLUE, GREEN TILES.
	COMPOSTED BARK MULCH 3" DEPTH IN RETAINED TREE ROOT ZONE FOR WEED SUPPRESSION AND WATER RETENTION.

### Lighting Legend

Symbol	Model
	LITHONIA KBA-8 LIGHTING BOLLARD, BLACK POWDERCOAT.
	STEP LIGHTING, WAC LIGHTING, BLACK POWDERCOAT, WHITE LIGHT (3000K), 'LED100 BL-SS'
	BUILDING-MOUNTED, FULL CUTOFF

### Site Furnishing Legend

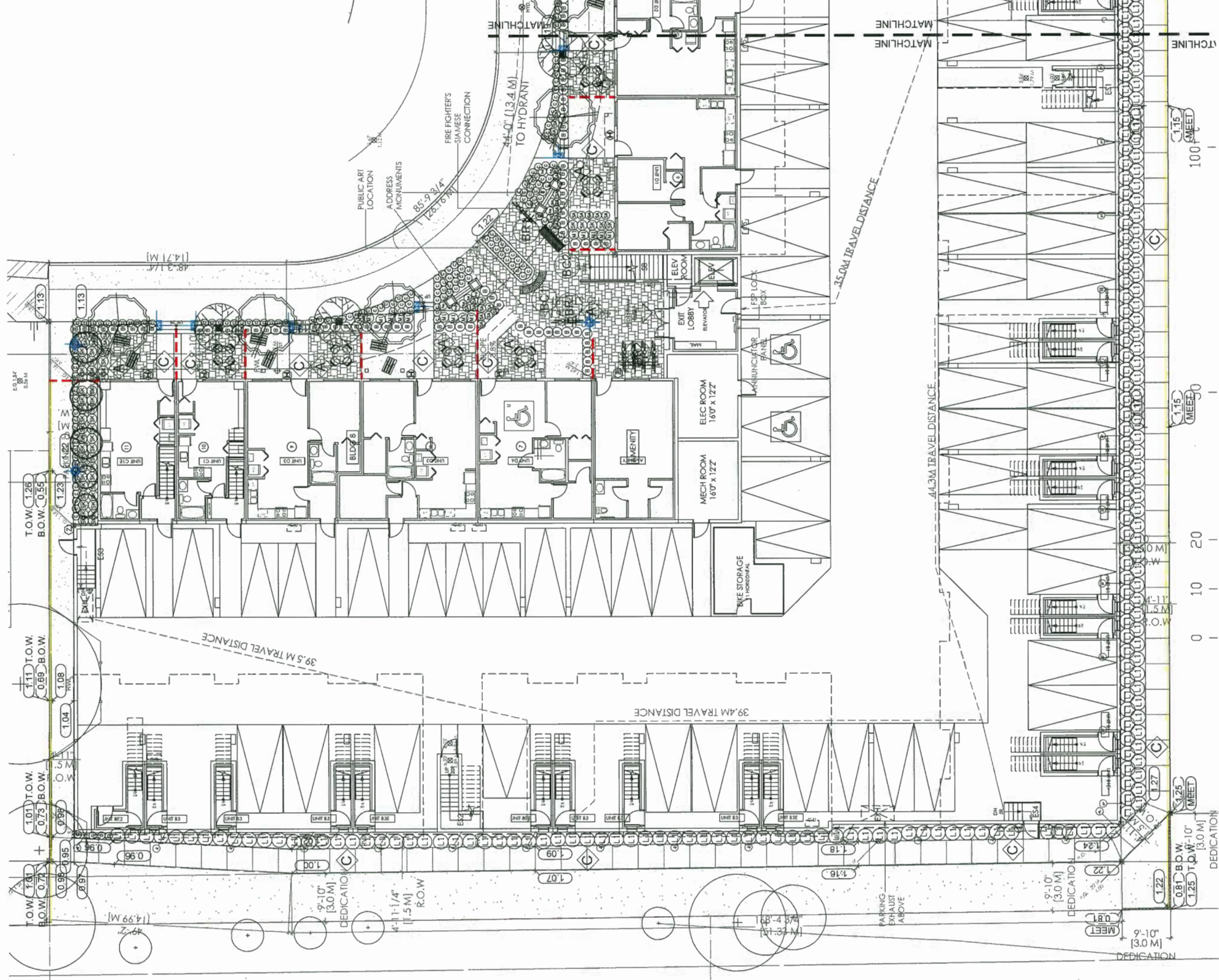
Symbol	Model
	MAGLIN SCBR 1600, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE. 2-BIKE CAPACITY
	MAGLIN MBR350, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE. 8-BIKE CAP.
	CURVED BENCH, 5' RADIUS, FRANCES ANDREW, GREY POWDERCOAT, IPE SLATS*
	MAGLIN MLB310-W-PC BENCH, IPE SLATS AND BLACK POWDERCOAT *MOUNT ON CONCRETE PAD PER MANUFACTURER'S SPECIFICATION, USING TAMPER-RESISTANT HARDWARE

### Fencing Legend

Symbol	Model
	5' HT. PRIVACY SCREEN
	42" HT. PICKET FENCE
	6' HT. PERIMETER FENCE

### Symbol Legend

Symbol	Model
	HOSE BIB
	2' LINE FOR IRRIGATION SUPPLY
	SITE SIGNAGE/ ENTRY MONUMENT: REFER TO ARCHITECT DRAWINGS FOR DETAILS



**DP 18-829140**

**PLAN # 3E**

**AUG 20 2019**

PMG PROJECT NUMBER: 17-039

DRAWING TITLE:  
**SHRUB PLAN  
GROUND FLOOR - WEST**

**SPIRES ROAD  
RICHMOND, B.C.**

**RESIDENTIAL DEVELOPMENT  
With Formworks Architecture**

PROJECT:

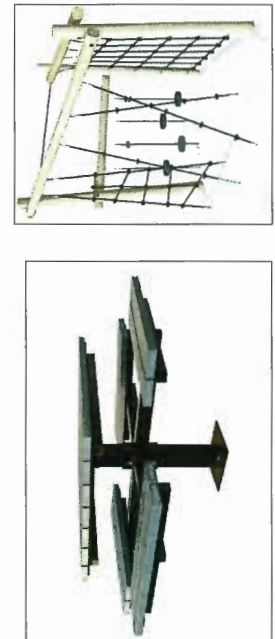
DATE: 17 APRIL 10  
SCALE: 3/32"=1'-0"  
DRAWN: MM  
DESIGN: MM  
CHKD: PCM

**L3**

OF 14

### Play Equipment Legend

Symbol	Model
	GAMETIME FLOWER TALK TUBE '38217'- FLOWER COLOUR DARK BLUE, STEM GREEN.
	KOMPAN ROBINA SERIES 'FOREST SHOP' NRO407-001: BROWN SM.
	KOMPAN ROBINA SERIES 'PARKOUR 002' NRO-852-1002: NATURAL FINISH, IG STEEL FOOTINGS.
	KOMPAN ROBINA SERIES 'WATERLILY BALANCE' NRO-832-0913: NATURAL FINISH, IG
	WISHBONE INDUSTRIES SPPTCP-40 (GALVANIZED AND POWDERCOATED) SAND COLOURED SLATS, BLACK TEXTURED POWDERCOAT.
	KOMPAN MUSIC, PIPES PLAY PANEL, RED WOOD, POSTS, SM PCM000709-0001



WISHBONE INDUSTRIES SPPTCP-40 BROWN SLATS, BLACK POWDER COAT METAL  
KOMPAN ROBINA PARKOUR 002 NATURAL FINISH  
GAMETIME FLOWER TALK TUBE - BROWN TUBE AND GREEN FLOWER

### Lighting Legend

Symbol	Model
	LITHONIA KBA-8 LIGHTING BOLLARD, BLACK POWDERCOAT.
	STEP LIGHTING, WAC LIGHTING, BLACK POWDERCOAT, WHITE LIGHT (3000K), 'LED100 BL-SS'
	BUILDING-MOUNTED, FULL CUTOFF

### Hardscape Material Legend

Symbol	Model
	PERMEABLE PAVER: ABBOTSFORD CONCRETE AQUAPAVE, VENETIAN, 90MM COPPER CANYON COLOUR, RANDOM PATTERN
	CONCRETE SIDEWALK, DETAIL BY OTHERS, BROOM FINISH, TOOLED CONTROL JOINTS, 'NOT PERMEABLE'
	ABBOTSFORD CONCRETE, HYDRAPRESSED SLABS, TEXADA FINISH, RUNNING BOND PATTERN, NATURAL COLOUR.
	RUBBER PLAY TILES, RUNNING BOND PATTERN, ALTERNATING BLUE, GREEN TILES.
	COMPOSTED BARK MULCH 3" DEPTH IN RETAINED TREE ROOT ZONE FOR WEED SUPPRESSION AND WATER RETENTION.



ACER 'SANGO KAKU'  
KOMPAN ROBINA LILYPAD STEPPERS WITH ROPE  
KOMPAN MUSIC PANEL

### PLANT SCHEDULE : PODIUM LEVEL

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	17	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	#7 POT: 1M SPRD
	22	AMELANCHIER X GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	6CM CAL: 1.5M STD, BAB
	11	CERCIS CANADENSIS 'COVEY'	LAVERNER TWIST REDBLUD	6CM CAL: 1.5M STD, BAB
	3	PICEA MORIKAWA	SERBIAN SPRUCE	3.5M HT, BAB
	1	PRUNUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	3.0M HT, BAB
	5	PRUNUS 'YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	6CM CAL: BAB
SHRUB	35	BERBERIS THUNBERGII 'ROYAL BURGUNDY'	'ROYAL BURGUNDY'BARBERRY	#3 POT: 40CM
	314	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT: 40CM
	20	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA: BLUE	#2 POT: 50CM
	6	KALMIA LATIFOLIA 'ELF'	BOXLEAF HONEY/SUCKLE: GOLD	#5 POT: 30CM, MATURE HT: 900MM
	22	LONICERA PILEATA	DWARF GOLDMOUND SPIREA	#2 POT: 30CM
	188	SPRAEA JAPONICA 'GOLDMOUND'	DWARF GREEN CEDAR	1.8M HT, BAB
	57	THUJA OCCIDENTALIS 'SMARAGD'	EVERGREEN HUCKLEBERRY	#3 POT: 60CM
	7	VACCINIUM OVATUM 'THUNDERBIRD'	BOMLE'S GOLDEN SEDGE	#1 POT
GRASS	316	CAREX ELATA 'AUREA'	BLUE OAT GRASS	#1 POT
	455	HELICTOTRICHON SEMPERVIRENS		

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CAN STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

### Site Furnishing Legend

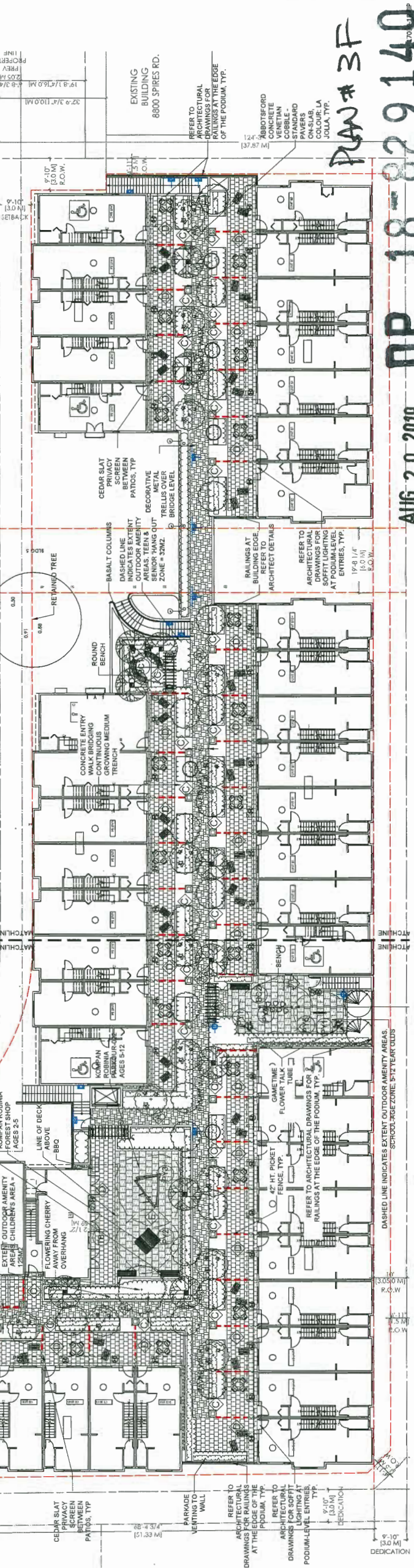
Symbol	Model
	MAGLIN SGR 1600, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE, 2-BIKE CAPACITY
	MAGLIN MBR350, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE, 8-BIKE CAP.
	CURVED BENCH, 5' RADIUS, FRANCES ANDREW, GREY POWDERCOAT, IPE SLATS*
	MAGLIN MLB310-W-PC BENCH, IPE SLATS AND BLACK POWDERCOAT
	*MOUNT ON CONCRETE PAD PER MANUFACTURER'S SPECIFICATION, USING TAMPER-RESISTANT HARDWARE

### Fencing Legend

Symbol	Model
	5' HT. PRIVACY SCREEN
	42" HT. PICKET FENCE
	6' HT. PERIMETER FENCE

### Symbol Legend

Symbol	Model
	HOSE BIB
	2" LINE FOR IRRIGATION SUPPLY
	SITE SIGNAGE/ENTRY MONUMENT: REFER TO ARCHITECT DRAWINGS FOR DETAILS



PROJECT: RESIDENTIAL DEVELOPMENT With Formworks Architecture  
SPIRES ROAD RICHMOND, B.C.  
DRAWING TITLE: LANDSCAPE LAYOUT LEVEL 2  
DATE: 17 APRIL 2010  
SCALE: 1/8"=1'-0"  
DRAWN: MM  
DESIGN: MM  
CHKD: PCM  
DRAWING NUMBER: L4  
OF 14  
PMG PROJECT NUMBER: 17-039

### Lighting Legend

Symbol	Model
	LITHONIA KBA-8 LIGHTING BOLLARD, BLACK POWDERCOAT.
	STEP LIGHTING, WAC LIGHTING, BLACK POWDERCOAT, WHITE LIGHT (3000K), 'LED100 BL-SS'
	BUILDING-MOUNTED: FULL CUTOFF

### Play Equipment Legend

Symbol	Model
	GAMETIME FLOWER TALK TUBE '36217', FLOWER COLOUR: DARK BLUE, STEM: GREEN.
	KOMPAN ROBINA SERIES: 'FOREST SHOP' NRO407-001: BROWN SM.
	KOMPAN ROBINA SERIES 'PARKOUR 002' NRO-952-1002: NATURAL FINISH, IG STEEL FOOTINGS.
	KOMPAN ROBINA SERIES 'WATERLILY BALANCE' NRO-932-0913: NATURAL FINISH, IG
	WASHBONE INDUSTRIES SPPTGP-40 (GALVANIZED AND POWDERCOATED) SAND COLOURED SLATS, BLACK TEXTURED POWDERCOAT.
	KOMPAN MUSIC PIPES PLAY PANEL, RED WOOD POSTS, SM 'PCM000708-0001'

### Site Furnishing Legend

Symbol	Model
	MAGLIN SGBR 1600, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE. 2-BIKE CAPACITY
	MAGLIN MBR350, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE. 8-BIKE CAP.
	CURVED BENCH, 5' RADIUS, FRANCES ANDREW, GREY POWDERCOAT, IPE SLATS.
	MAGLIN MLB310-W-PC BENCH, IPE SLATS AND BLACK POWDERCOAT
	*MOUNT ON CONCRETE PAD PER MANUFACTURER'S SPECIFICATION, USING TAMPER-RESISTANT HARDWARE

### Hardscape Material Legend

Symbol	Model
	PERMEABLE PAVER: ABBOTSFORD CONCRETE AQUAPAVE, VENETIAN, 90MM COPPER CANYON COLOUR, RANDOM PATTERN
	CONCRETE SIDEWALK, DETAIL BY OTHERS. BROOM FINISH, TOOLED CONTROL JOINTS. *NOT PERMEABLE
	ABBOTSFORD CONCRETE, HYDRAPRESSED SLABS, TEXADA FINISH, RUNNING BOND PATTERN, NATURAL COLOUR.
	RUBBER PLAY TILES, RUNNING BOND PATTERN, ALTERNATING BLUE, GREEN TILES.
	COMPOSTED BARK/MULCH 3" DEPTH IN RETAINED TREE ROOT ZONE FOR WEED SUPPRESSION AND WATER RETENTION.

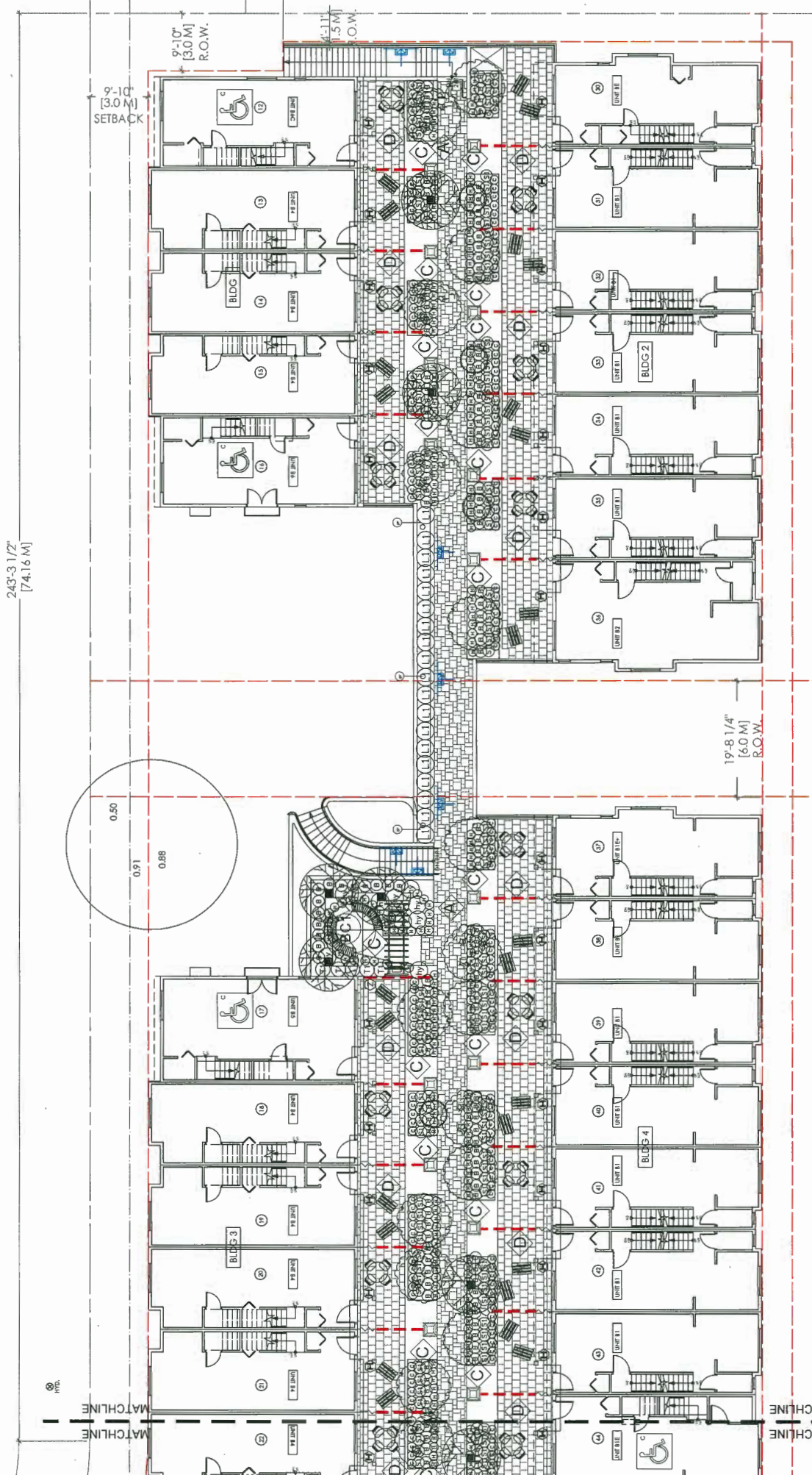
### Fencing Legend

Symbol	Model
	5' HT. PRIVACY SCREEN
	42" HT. PICKET FENCE
	6' HT. PERIMETER FENCE

### PLANT SCHEDULE : PODIUM LEVEL

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	17	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	#7 POT; 1M SPRD
	18	AMELANCHIER x GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	6CM CAL; 1.5M STD; B&B
	11	CERCIS CANADENSIS 'COVEY'	LAVENDER TWIST REDBUD	6CM CAL; 1.5M STD; B&B
	3	PICEA OMORIKA	SERBIAN SPRUCE	3.5M HT; B&B
	5	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	3.0M HT; B&B
	1	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	6CM CAL; B&B
SHRUB				
	35	BERBERIS THUNBERGII 'ROYAL BURGUNDY'	'ROYAL BURGUNDY' BARBERRY	#3 POT; 40CM
	314	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT; 40CM
	20	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA; BLUE	#2 POT; 50CM
	6	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT; 30CM; MATURE HT: 900MM
	22	LONICERA PILEATA	BOXLEAF HONEYSUCKLE; GOLD	#3 POT; 50CM
	188	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#2 POT 30CM
	57	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B
	7	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
GRASS				
	316	CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE	#1 POT
	455	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



100' 3/8" = 10.3/4"  
1:100 (1:100) 50.1:1  
DP 18-829140  
PLAN # 34  
AUG 20 2019



NO.	DATE	REVISION DESCRIPTION	DR.
1	17.AUG.08	ISSUED FOR SUBMISSION	CLG
2	18.AUG.08	ISSUED FOR SUBMISSION	CLG
3	19.AUG.08	ISSUED FOR SUBMISSION	CLG
4	19.AUG.08	ISSUED FOR SUBMISSION	CLG
5	19.AUG.08	ISSUED FOR SUBMISSION	CLG
6	19.AUG.08	ISSUED FOR SUBMISSION	CLG
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20	19.AUG.08	ISSUED FOR SUBMISSION	CLG
21	19.AUG.08	ISSUED FOR SUBMISSION	CLG
22	19.AUG.08	ISSUED FOR SUBMISSION	CLG



SEAL:



PLANT SCHEDULE : PODIUM LEVEL		COMMON NAME	PLANTED SIZE / REMARKS
TREE	17	ACER PALMATUM 'SANGO KAKU'	#7 POT, 1M SPRD
	21	AMELANCHIER X GRANDIFLORA 'PRINCESS DIANA'	6CM CAL, 1.5M STD, B&B
	22	CERCIS CANADENSIS 'COVEY'	6CM CAL, 1.5M STD, B&B
	3	PICEA OMORIKA	3.5M HT, B&B
	5	PINUS NIGRA 'ARNOLD SENTINEL'	3.0M HT, B&B
	1	PRUNUS YEDOENSIS 'AKEBONO'	6CM CAL, B&B
SHRUB	35	BERBERIS THUNBERGII 'ROYAL BURGUNDY'	#3 POT, 40CM
	314	BUXUS SEMPERVIRENS	#3 POT, 40CM
	20	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	#2 POT, 30CM
	6	KALMIA LATIFOLIA 'ELF'	#2 POT, 30CM, MATURE HT: 900MM
	22	LONICERA PILEATA	#3 POT, 50CM
	188	SPIRAEA JAPONICA 'GOLDMOUND'	#2 POT 30CM
	57	THUJA OCCIDENTALIS 'SMARAGD'	1.8M HT, B&B
	7	VACCINIUM OVATUM 'THUNDERBIRD'	#3 POT, 60CM
GRASS	316	CAREX ELATA 'AUREA'	#1 POT
	455	HELICTOTRICHON SEMPERVIRENS	#1 POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

**Site Furnishing Legend**

Symbol	Model
(BR1)	MAGLIN SCBR 1600, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE. 2-BIKE CAPACITY
(BR2)	MAGLIN MBR350, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE. 8-BIKE CAP.
(BC1)	CURVED BENCH, 5' RADIUS, FRANCES ANDREW, GREY POWDERCOAT, IPE SLATS*
(BC2)	MAGLIN MLB310-WPC BENCH, IPE SLATS AND BLACK POWDERCOAT
	*MOUNT ON CONCRETE PAD PER MANUFACTURER'S SPECIFICATION, USING TAMPER-RESISTANT HARDWARE

**Play Equipment Legend**

Symbol	Model
(PY1)	GAMETIME FLOWER TALK TUBE '38217', FLOWER COLOUR DARK BLUE, STEM GREEN.
(PY2)	KOMPAN ROBINIA SERIES 'FOREST SHOP' NRO407-001; BROWN SM.
(PY3)	KOMPAN ROBINIA SERIES 'PARKOUR 002' NRO-852-1002; NATURAL FINISH, IG STEEL FOOTINGS.
(PY4)	KOMPAN ROBINIA SERIES 'WATERLILY BALANCE' NRO-852-0913; NATURAL FINISH, IG
(TB1)	WISHBONE INDUSTRIES SPPTGP-40 (GALVANIZED AND POWDERCOATED) SAND COLOURED SLATS, BLACK TEXTURED POWDERCOAT.
(PY5)	KOMPAN MUSIC PIPES PLAY PANEL, RED WOOD POSTS, SM 'PCM000706-0001'

**Hardscape Material Legend**

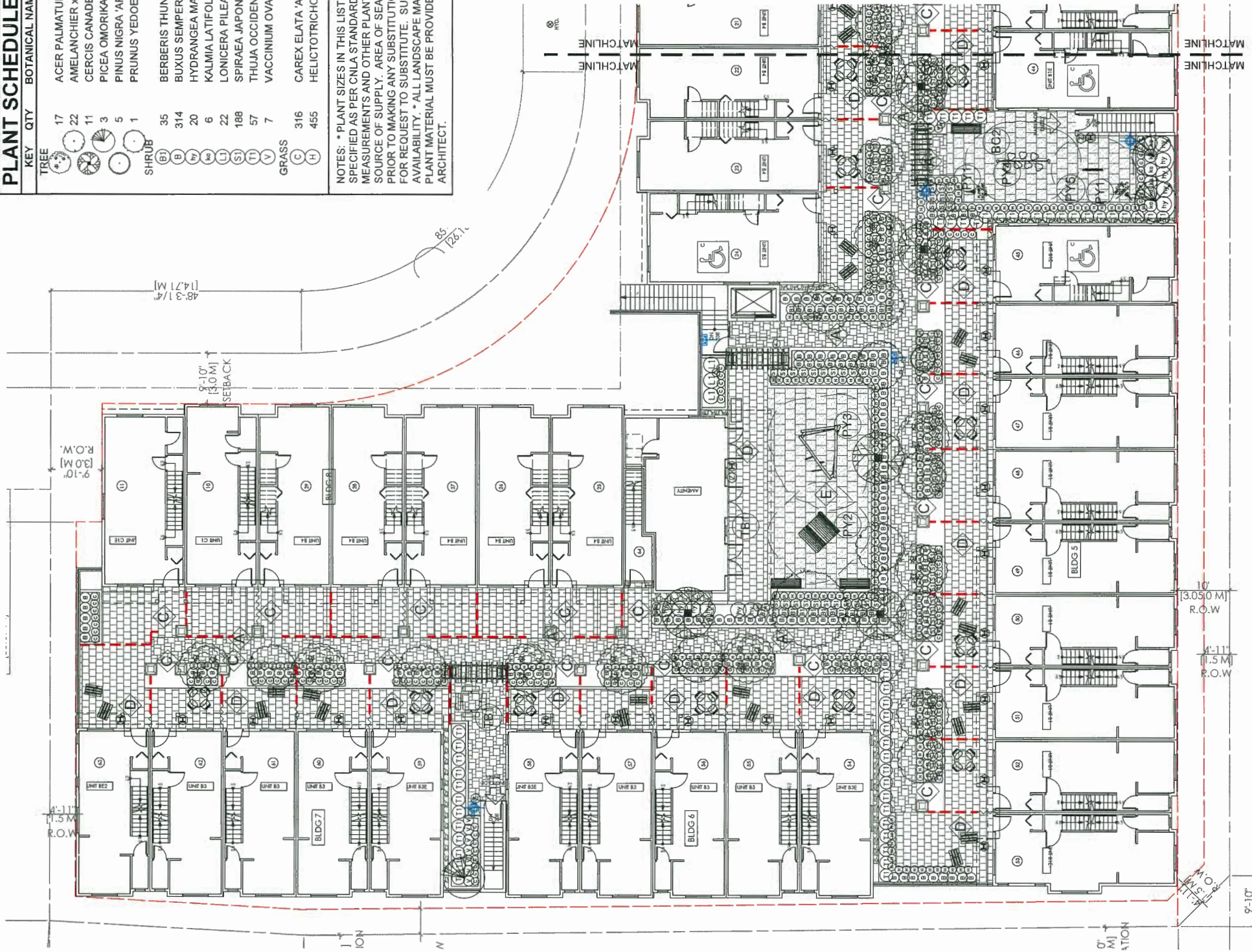
Symbol	Model
(D)	PERMEABLE PAVER: ABBOTSFORD CONCRETE AGUAPAVE, VENETIAN, 90MM COPPER CANYON COLOUR, RANDOM PATTERN
(D)	CONCRETE SIDEWALK, DETAIL BY OTHERS, BROOM FINISH, TOOLED CONTROL JOINTS. *NOT PERMEABLE
(D)	ABBOTSFORD CONCRETE HYDRAPRESSED SLABS, TEXADA FINISH, RUNNING BOND PATTERN, NATURAL COLOUR.
(E)	RUBBER PLAY TILES, RUNNING BOND PATTERN, ALTERNATING BLUE, GREEN TILES.
(D)	COMPOSTED BARK MULCH 3" DEPTH IN RETAINED TREE ROOT ZONE FOR WEED SUPPRESSION AND WATER RETENTION.

**Lighting Legend**

Symbol	Model
(L)	LITHONIA KBA-8 LIGHTING BOLLARD, BLACK POWDERCOAT.
(L)	STEP LIGHTING, WAC LIGHTING, BLACK POWDERCOAT, WHITE LIGHT (3000K), 'LED100 BL-SS'
(L)	BUILDING-MOUNTED, FULL CUTOFF

**Fencing Legend**

Symbol	Model
(F)	5' HT. PRIVACY SCREEN
(F)	42' HT. PICKET FENCE



PROJECT: RESIDENTIAL DEVELOPMENT With Formworks Architecture

SPIRES ROAD RICHMOND, B.C.

DRAWING TITLE: SHRUB PLAN LEVEL 2

DATE: 17 APRIL 20  
SCALE: 3/32"=1'-0"  
DRAWN: MM  
DESIGN: MM  
CHKD: PCM

L6

OF 14

17059-1829

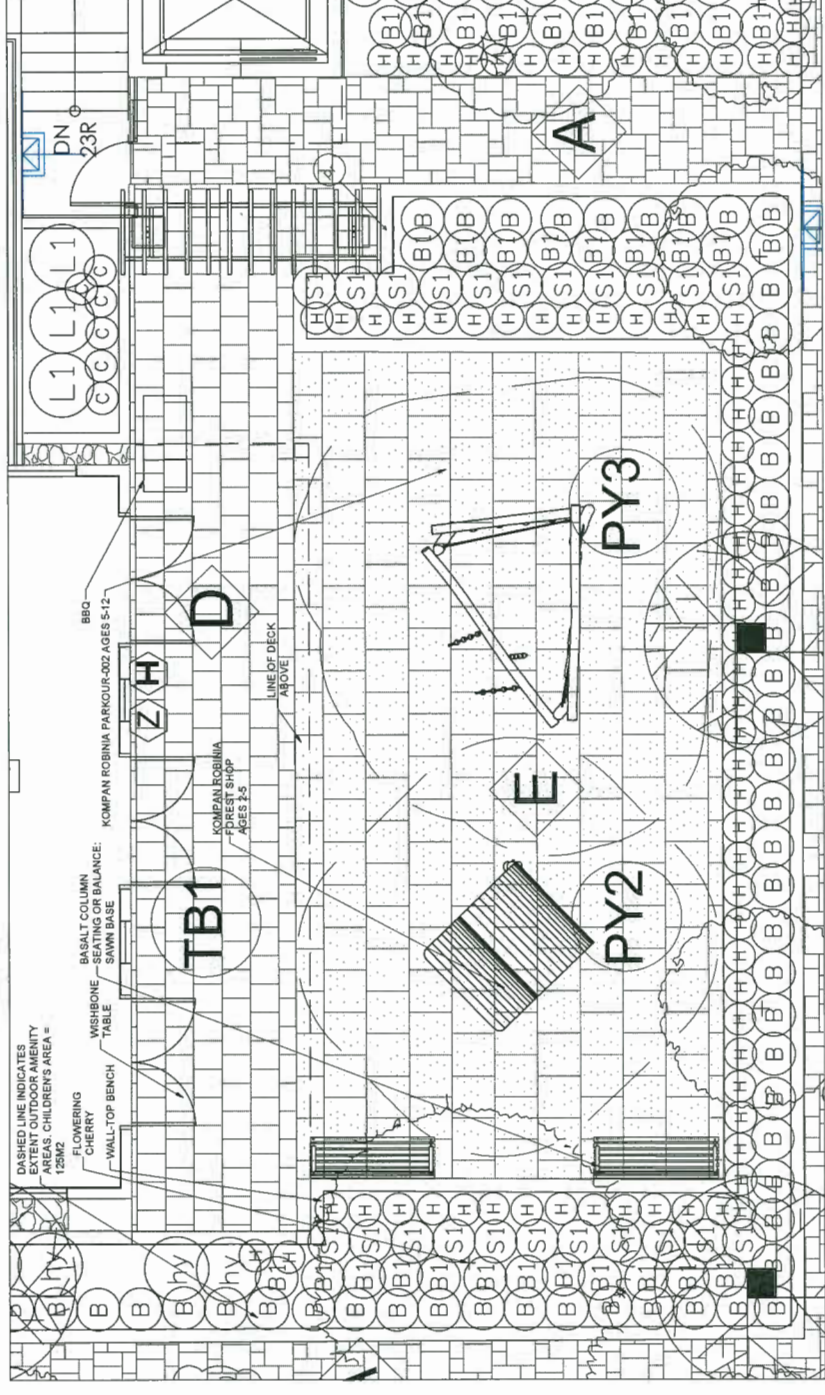
DP 18-829140

PLAN # 3H

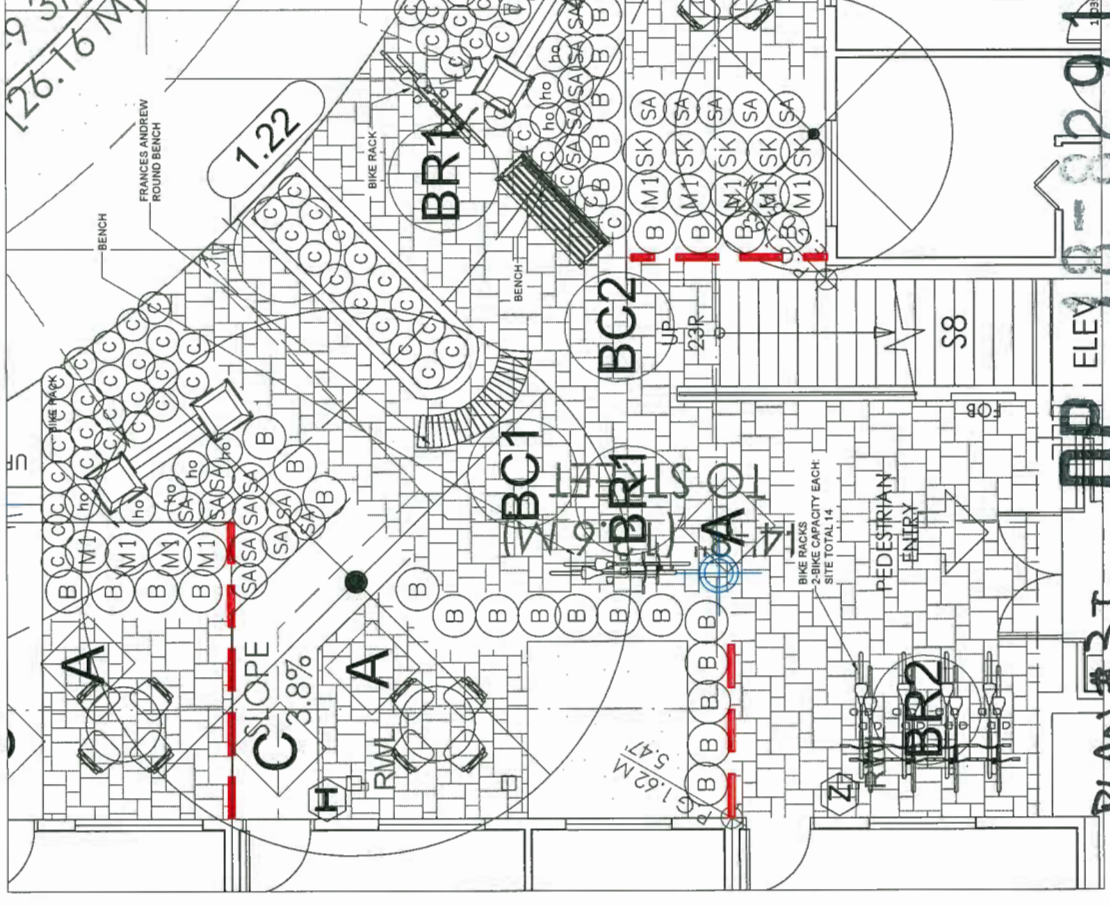
AUG 20 2019

5' HT. PERIMETER FENCE

SEAL:



PODIUM LEVEL ADJACENT INDOOR AMENITY BUILDING



GROUND LEVEL ADJACENT RETAINED TREE (LEFT)  
GROUND LEVEL ADJACENT ENTRY (RIGHT)

**Site Furnishing Legend**

Symbol	Model
	MAGLIN SCBR 1600, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE, 2-BIKE CAPACITY
	MAGLIN MBR350, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE, 8-BIKE CAP.
	CURVED BENCH, 5" RADIUS, FRANCES ANDREW, GREY POWDERCOAT, IPE SLATS*
	MAGLIN MLB310-W-PC BENCH, IPE SLATS AND BLACK POWDERCOAT
	"MOUNT ON CONCRETE PAD PER MANUFACTURER'S SPECIFICATION, USING TAMPER-RESISTANT HARDWARE

**Hardscape Material Legend**

Symbol	Model
	PERMEABLE PAVER: ABBOTSFORD CONCRETE AQUAPAVE, VENETIAN, 90MM COPPER CANYON COLOUR, RANDOM PATTERN
	CONCRETE SIDEWALK, DETAIL BY OTHERS, BROOM FINISH, TOOLED CONTROL JOINTS. *NOT PERMEABLE
	ABBOTSFORD CONCRETE, HYDRAPRESSED SLABS, TEXADA FINISH, RUNNING BOND PATTERN, NATURAL COLOUR.
	RUBBER PLAY TILES, RUNNING BOND PATTERN, ALTERNATING BLUE, GREEN TILES.
	COMPOSTED BARK MULCH 3" DEPTH IN RETAINED TREE ROOT ZONE FOR WEED SUPPRESSION AND WATER RETENTION.

**Lighting Legend**

Symbol	Model
	LITHONIA KBA-8 LIGHTING BOLLARD, BLACK POWDERCOAT.
	STEP LIGHTING, WAC LIGHTING, BLACK POWDERCOAT, WHITE LIGHT (3000K), 'LED100 BL-SS'
	BUILDING-MOUNTED, FULL CUTOFF

**Fencing Legend**

Symbol	Model
	5' HT. PRIVACY SCREEN
	42" HT. PICKET FENCE
	6' HT. PERIMETER FENCE

**Play Equipment Legend**

Symbol	Model
	GAMETIME FLOWER TALK TUBE '36217', FLOWER COLOUR DARK BLUE, STEM GREEN.
	KOMPAN ROBINA SERIES 'FOREST SHOP' NRO407-001; BROWN SM.
	KOMPAN ROBINA SERIES 'PARKOUR 002' NRO-852-1002; NATURAL FINISH, IG STEEL FOOTINGS.
	KOMPAN ROBINA SERIES 'WATERLILY BALANCE' NRO-852-0913; NATURAL FINISH, IG
	WISHBONE INDUSTRIES SPPTGP-40 (GALVANIZED AND POWDERCOATED) SAND COLOURED SLATS, BLACK TEXTURED POWDERCOAT.
	KOMPAN MUSIC PIPES PLAY PANEL, RED WOOD POSTS, SM 'PCM000708-0001'

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SEAL:

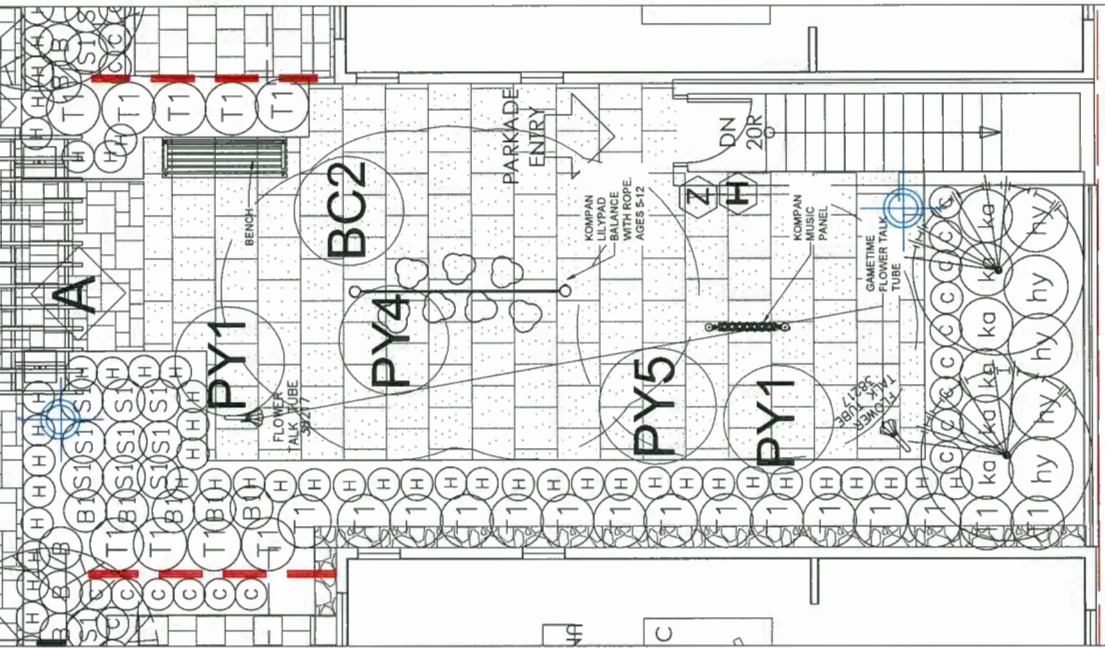


Site Furnishing Legend

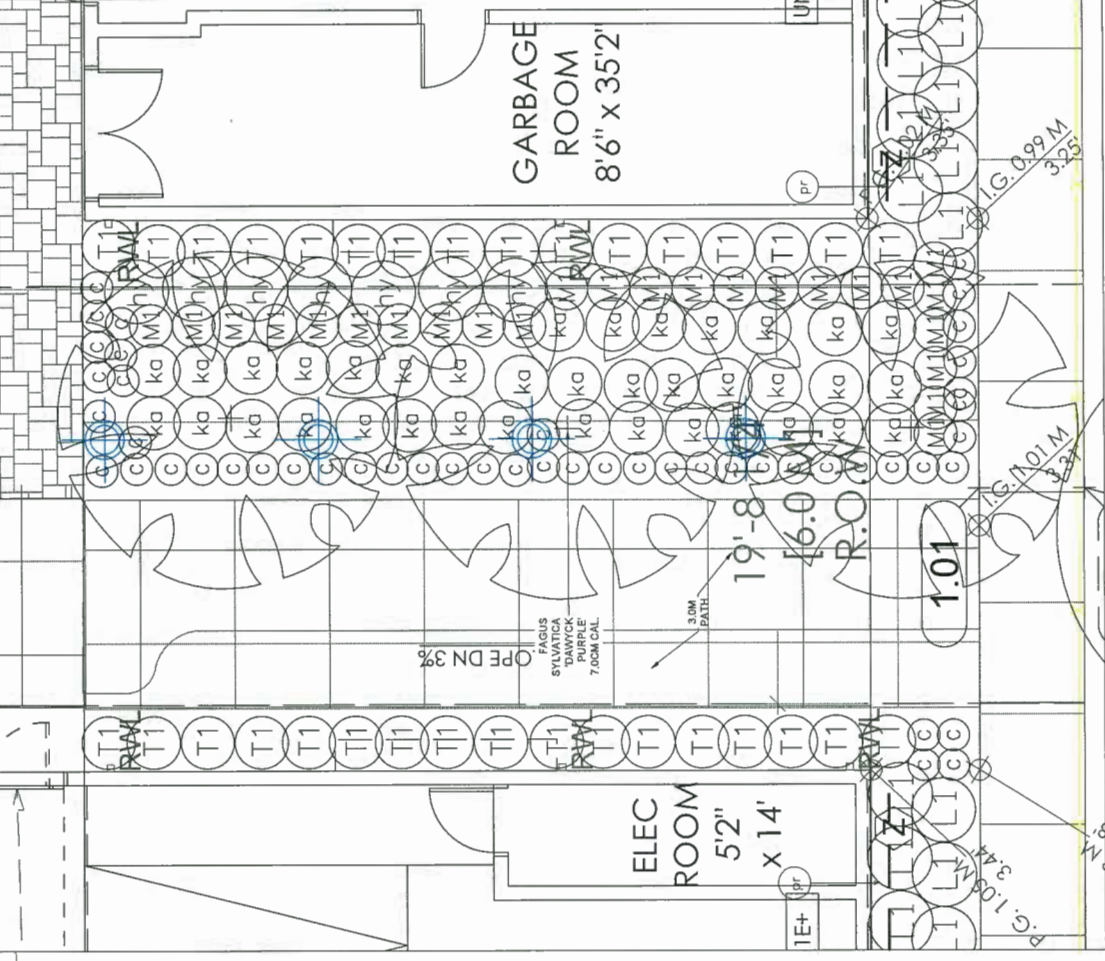
Symbol	Model
(BR)	MAGLIN SCBR 1600, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE. 2-BIKE CAPACITY
(BR2)	MAGLIN MBR350, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE. 8-BIKE CAP.
(BC)	CURVED BENCH, 5' RADIUS, FRANCES ANDREW, GREY POWDERCOAT, IPE SLATS*
(BC2)	MAGLIN MLB310-W-PC BENCH, IPE SLATS AND BLACK POWDERCOAT
	*MOUNT ON CONCRETE PAD PER MANUFACTURER'S SPECIFICATION, USING TAMPER-RESISTANT HARDWARE

Hardscape Material Legend

Symbol	Model
(A)	PERMEABLE PAVER, ABBOTSFORD CONCRETE AQUAPAVE, VENETIAN, 90MM COPPER CANYON COLOUR, RANDOM PATTERN
(C)	CONCRETE SIDEWALK, DETAIL BY OTHERS, BROOM FINISH, TOOLED CONTROL JOINTS. *NOT PERMEABLE
(D)	ABBOTSFORD CONCRETE, HYDRAPRESSED SLABS, TEXADA FINISH, RUNNING BOND PATTERN, NATURAL COLOUR.
(E)	RUBBER PLAY TILES, RUNNING BOND PATTERN, ALTERNATING BLUE, GREEN TILES.
(F)	COMPOSTED BARK MULCH 3" DEPTH IN RETAINED TREE ROOT ZONE FOR WEED SUPPRESSION AND WATER RETENTION.



PODIUM LEVEL ADJACENT BUILDINGS 485  
AREA = 74M<sup>2</sup>  
SITE TOTAL CHILDREN'S AREA =



GREENWAY AREA

Play Equipment Legend

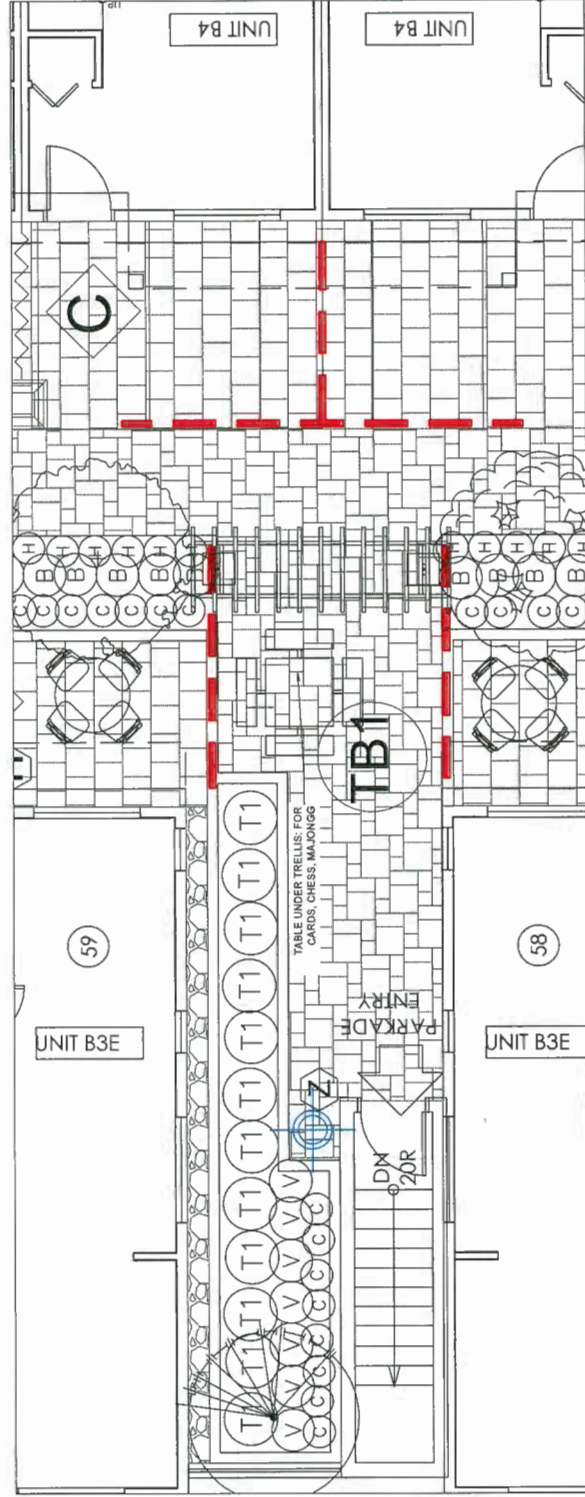
Symbol	Model
(PY1)	GAMETIME FLOWER TALK TUBE '38217', FLOWER COLOUR DARK BLUE, STEM GREEN.
(PY2)	KOMPAN ROBINIA SERIES 'FOREST SHOP' NRO407-001; BROWN SM.
(PY3)	KOMPAN ROBINIA SERIES 'PARKOUR 002' NRO-852-1002; NATURAL FINISH, I0 STEEL FOOTINGS.
(PY4)	KOMPAN ROBINIA SERIES 'WATERLILY BALANCE' NRO-832-0913; NATURAL FINISH, I0
(TB1)	WISHBONE INDUSTRIES SPPTGP-40 (GALVANIZED AND POWDERCOATED) SAND COLOURED SLATS, BLACK TEXTURED POWDERCOAT.
(PY5)	KOMPAN MUSIC PIPES PLAY PANEL, RED WOOD POSTS, SM 'PCM000708-0001'

Lighting Legend

Symbol	Model
(L1)	LITHONIA KBA-8 LIGHTING BOLLARD, BLACK POWDERCOAT.
(L2)	STEP LIGHTING, WAC LIGHTING, BLACK POWDERCOAT, WHITE LIGHT (3000K), 'LED100 BL-S'
(L3)	BUILDING-MOUNTED, FULL CUTOFF

Fencing Legend

Symbol	Model
(F1)	5' HT. PRIVACY SCREEN
(F2)	42" HT. PICKET FENCE
(F3)	6' HT. PERIMETER FENCE



PODIUM LEVEL ADJACENT BUILDINGS 667  
AREA = 17M<sup>2</sup>

DP 18-829140  
PLAN # 3J  
AUG 20 2019

PROJECT:

RESIDENTIAL DEVELOPMENT  
With Formworks Architecture

SPIRES ROAD  
RICHMOND, B.C.

DRAWING TITLE:  
AMENITY AREA  
DETAIL PLANS

DATE: 17.APRIL.19 DRAWING NUMBER:  
SCALE: 1/4"=1'-0" L9  
DRAWN: MM  
DESIGN: MM  
CHKD: PCM OF 14

PMG PROJECT NUMBER: 17-039

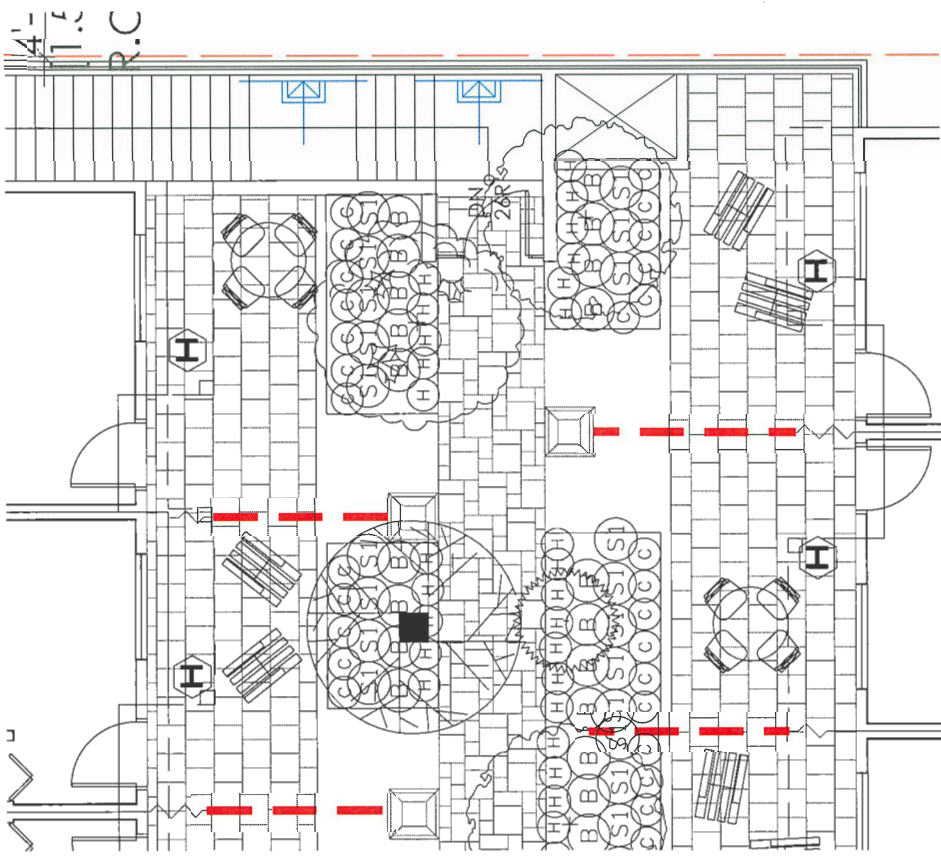
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17-039

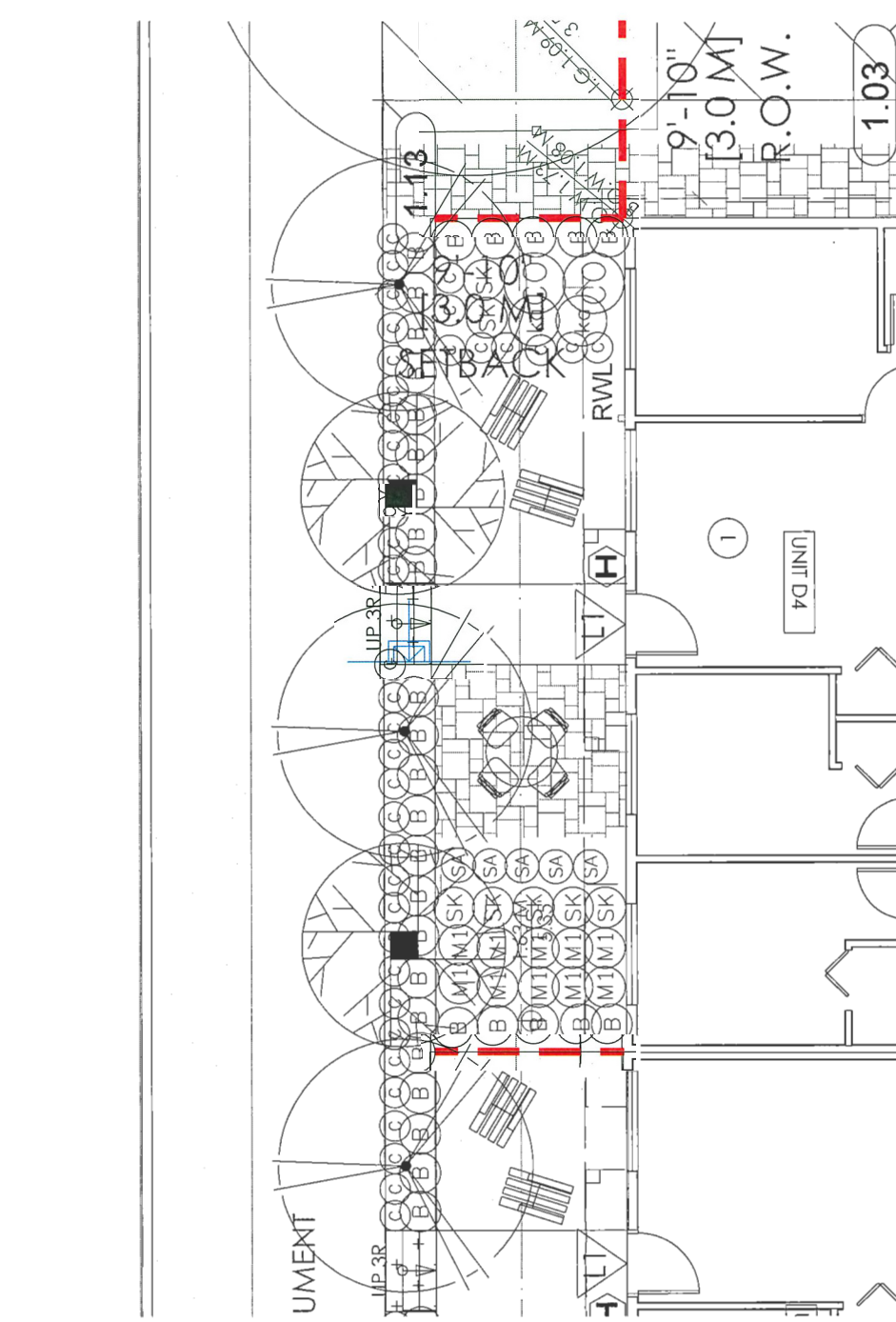
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**pmg**  
 LANDSCAPE  
 ARCHITECTS  
 Suite C100 - 4185 Still Creek Drive  
 Richmond, B.C. V6X 2M5  
 P: 604.294.8011 F: 604.294.0022

SEAL:



PODIUM LEVEL PATIOS - FURNITURE SHOWN FOR SCALE AND PROOF-OF-CONCEPT  
 1/4" = 1'-0"



GROUND LEVEL FLATS' PATIOS - FURNITURE SHOWN FOR SCALE AND PROOF-OF-CONCEPT  
 1/4" = 1'-0"

22	18.AUG.06	ISSUED FOR SUBMISSION	CG
21	18.AUG.01	UPDATE PER CITY COMMENTS	CG
20	19.JUN.27	UPDATE PER PATIO COMMENTS	CG
19	19.JUN.11	UPDATE PER CITY COMMENTS	CG
18	19.APR.28	UPDATE PER CITY COMMENTS/ISSUE SUBMISSION	CG
17	17.FEB.24	UPDATE PER CITY COMMENTS/ISSUE FOR ADP	CG
16	17.JAN.20	UPDATE PER NEW SITE PLAN / RESOLVE	CG
15	17.JAN.22	UPDATE FOR ADP SUBMISSION	CG
14	16.OCT.19	UPDATE PER CLIENT COMMENTS	CG
13	16.OCT.13	UPDATE PER NEW SITE PLAN / RESOLVE	CG
12	16.OCT.09	COORDINATE TO NEW SITE PLAN / RESOLVE	CG
11	16.OCT.09	ISSUED FOR ADP	CG
10	16.AUG.28	UPDATE PER CLIENT COMMENTS	CG
9	16.AUG.27	UPDATE PER CLIENT COMMENTS	CG
8	16.AUG.27	UPDATE PER CLIENT COMMENTS	CG
7	16.AUG.11	UPDATE PER NEW SITE PLAN / RESOLVE	CG
6	16.AUG.08	ALCOHOLING REVISIONS	CG
5	16.AUG.07	UPDATE PER NEW SITE PLAN	CG
4	16.MAY.08	UPDATE PER NEW SITE PLAN / RESOLVE	CG
3	17.APR.15	UPDATE WITH AREA COUNTS	CG
2	17.APR.08	NEW SITE PLAN/ISSUE FOR SUBMISSION	CG
1	17.OCT.25	UPDATE PER NEW SITE PLAN	CG
	NO. DATE	REVISION DESCRIPTION	DR.

CLIENT:

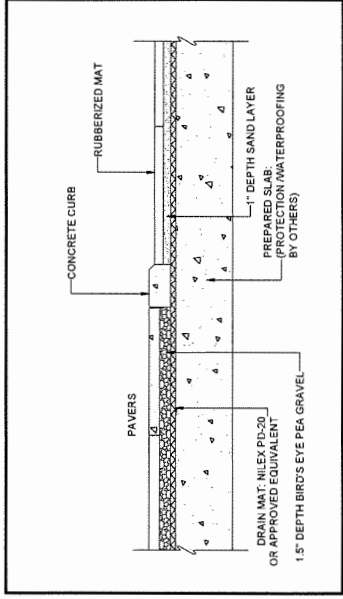
PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
 With Formwerks Architecture  
 SPIRES ROAD  
 RICHMOND, B.C.

DRAWING TITLE:  
**PATIO LAYOUTS**  
**DETAIL PLAN**

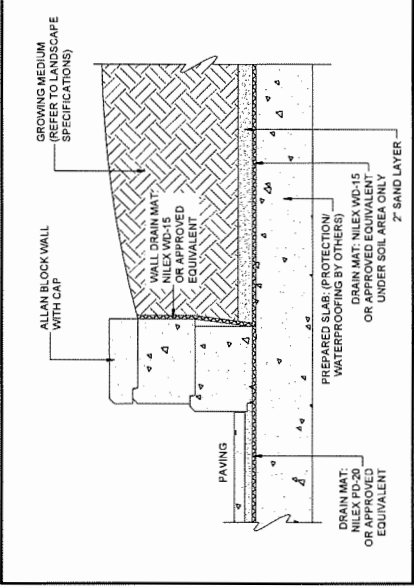
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 SCALE: 1/16"=1'-0" **L10**  
 DRAWN: MM  
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 CHKD: PCM  
 OF 14  
 PMG PROJECT NUMBER: 17-039

**DP 18-829140**  
**PLAN #3K** AUG 20 2019 17039-18.2P

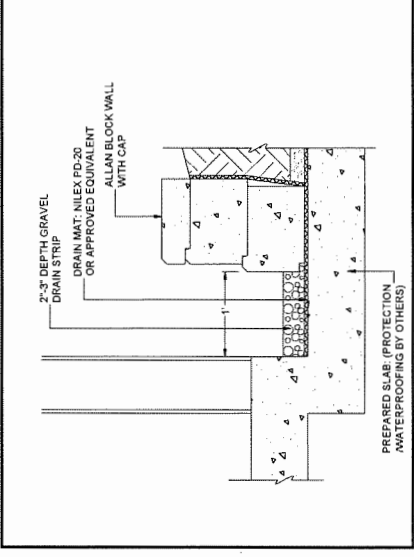
SEAL:



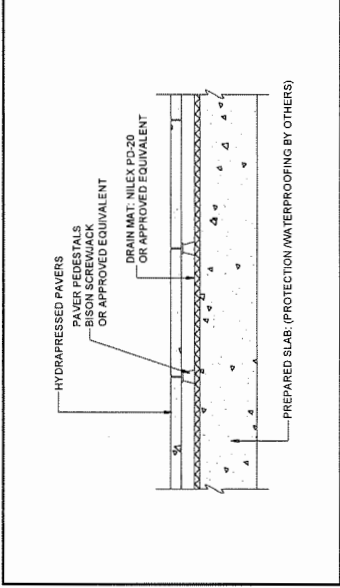
**3** PLAY SURFACE ON SLAB  
1'-11/2" - 0"



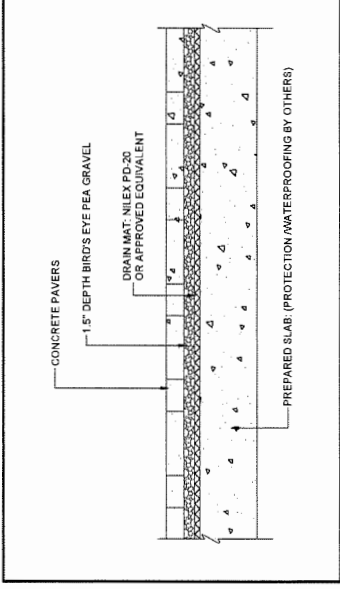
**2** PLANTER WALL ON SLAB  
1'-11/2" - 0"



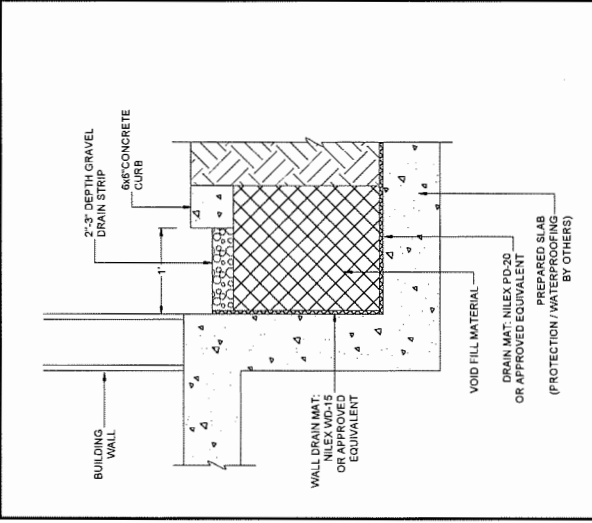
**1** DRAIN ROCK STRIP AT BUILDING ON SLAB  
1'-11/2" - 0"



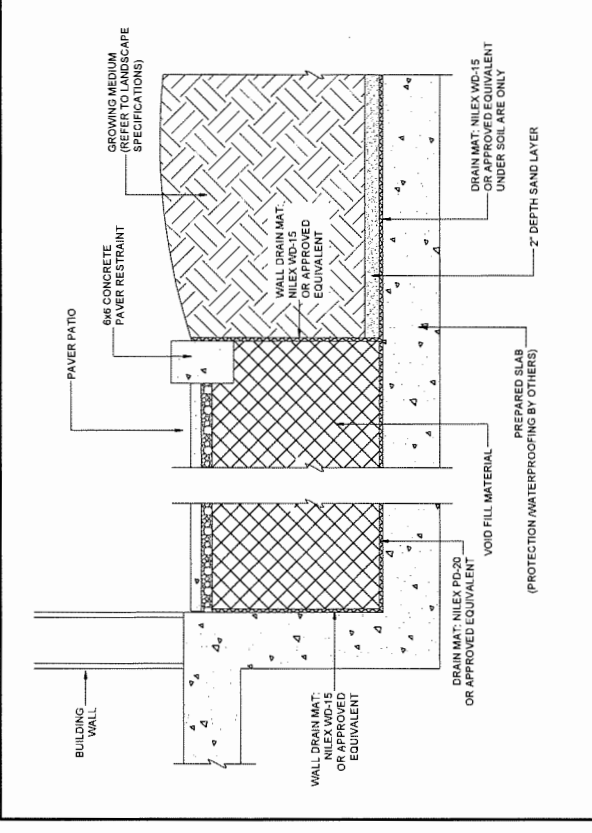
**5** HYDRAPRESSED PAVERS ON SLAB  
1'-11/2" - 0"



**4** PAVERS ON SLAB  
1'-11/2" - 0"



**6** DRAIN STRIP AT BUILDING AT SLAB DROP  
1'-11/2" - 0"



**7** PATIO / LANDSCAPE AT SLAB DROP  
1'-11/2" - 0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	17.05.27	UPDATE PER NEW SITE PLAN	CLE
2	17.05.27	UPDATE PER NEW SITE PLAN	CLE
3	17.05.27	UPDATE PER NEW SITE PLAN / RESOLVE	CLE
4	17.05.27	UPDATE PER NEW SITE PLAN / RESOLVE	CLE
5	17.05.27	UPDATE PER NEW SITE PLAN / RESOLVE	CLE
6	17.05.27	UPDATE PER NEW SITE PLAN / RESOLVE	CLE
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20	17.05.27	UPDATE PER NEW SITE PLAN / RESOLVE	CLE
21	17.05.27	UPDATE PER NEW SITE PLAN / RESOLVE	CLE
22	17.05.27	UPDATE PER NEW SITE PLAN / RESOLVE	CLE

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**  
With Formworks Architecture

SPIRES ROAD  
RICHMOND, B.C.

DRAWING TITLE:  
**LANDSCAPE ON-SLAB DETAILS**

DATE: 17-APRIL-20  
SCALE: AS NOTED  
DRAWN: MM  
DESIGN: MM  
CHKD: PCM

**L11**

OF 14

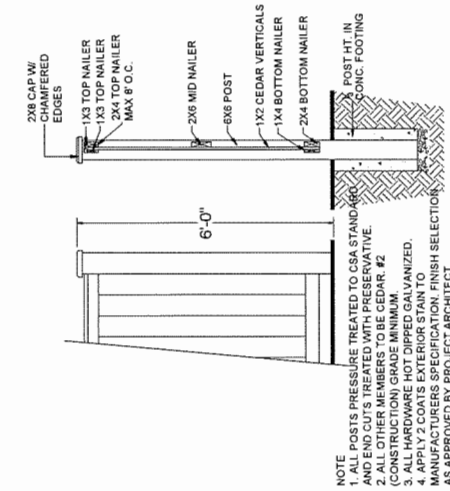
PMG PROJECT NUMBER: 17-039

**DP 18-829140**

**PLAN # 3L**

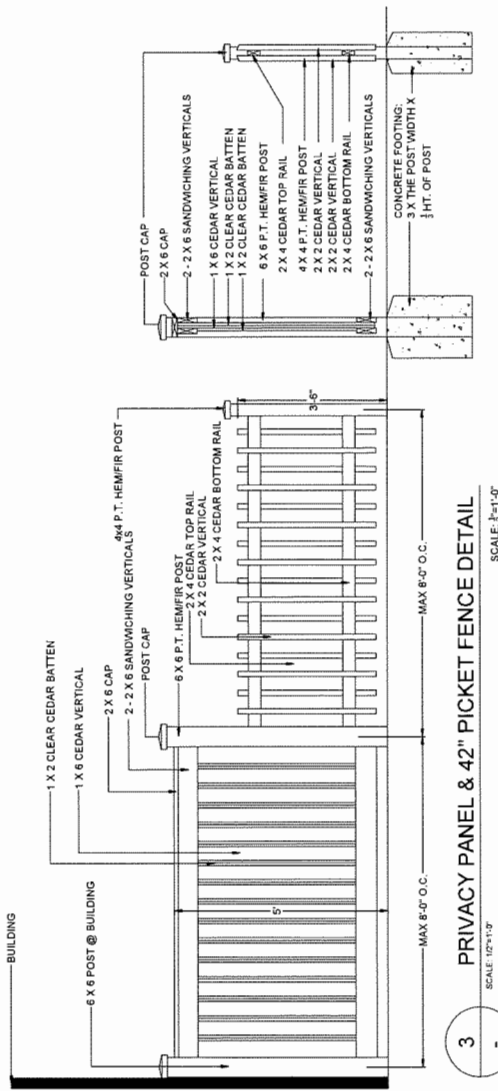
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**AUG 20 2019**

SEAL:

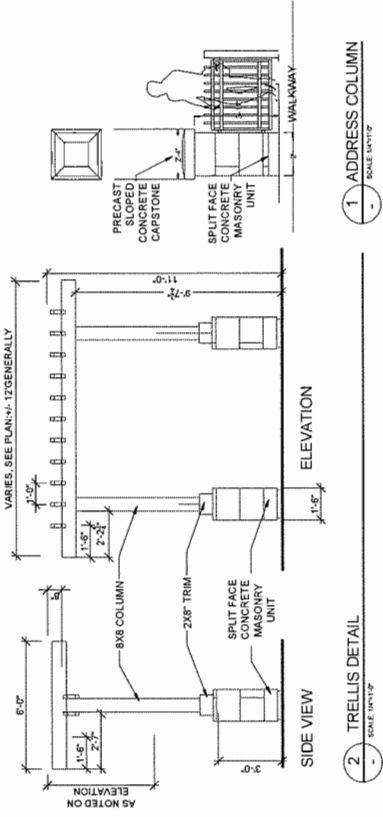


- NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD 280 (CONSTRUCTION) GRADE MINIMUM.
  2. ALL OTHER MEMBERS TO BE CEDAR #2.
  3. ALL HARDWARE HOT DIPPER GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO ALL WOOD SURFACES PRIOR TO INSTALLATION.
  5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.), GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/8".

**4 6'-0" HT WOOD FENCE**  
SCALE: 1/2"=1'-0"

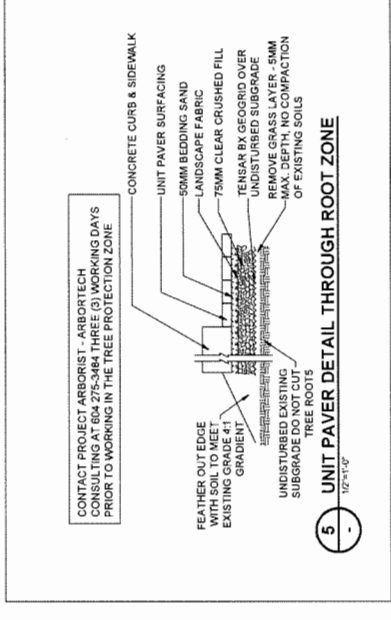


**3 PRIVACY PANEL & 42" PICKET FENCE DETAIL**  
SCALE: 3/4"=1'-0"

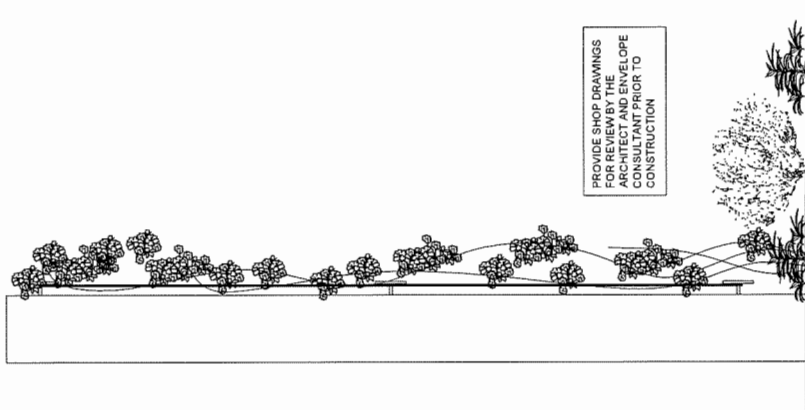


**2 TRELLIS DETAIL**  
SCALE: 1/2"=1'-0"

**1 ADDRESS COLUMN**  
SCALE: 1/2"=1'-0"

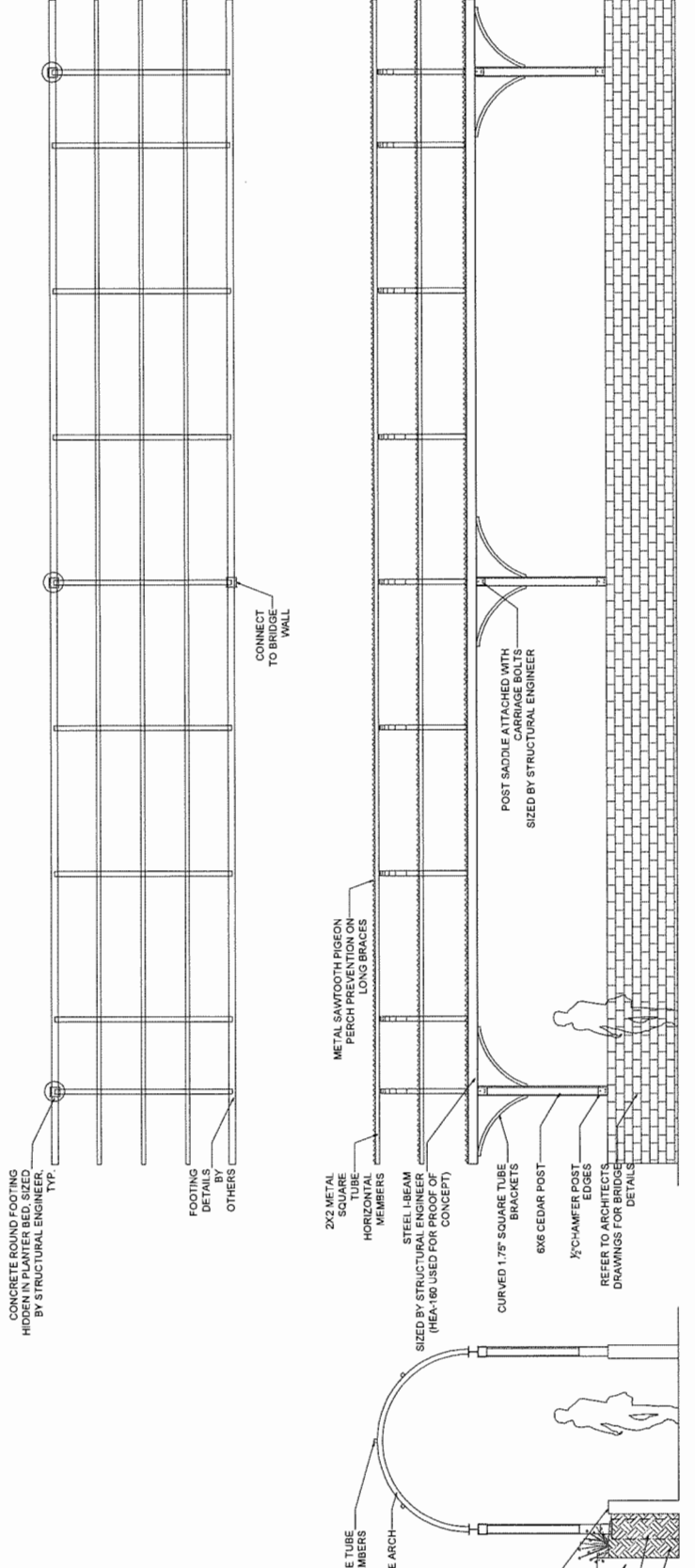


**5 UNIT PAVER DETAIL THROUGH ROOT ZONE**  
SCALE: 1/2"=1'-0"



PROVIDE SHOP DRAWINGS FOR REVIEW BY THE ARCHITECT AND ENVELOPE CONSULTANT PRIOR TO CONSTRUCTION

**7 CABLE TRELLIS SYSTEM**  
SCALE: 1/2"=1'-0"



**6 ARBOUR ON BRIDGE**  
SCALE: 1/2"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	17.07.25	UPDATE PER NEW SITE PLAN	CG
2	17.07.25	NEW SITE PLAN/ISSUE FOR SUBMISSION	CG
3	17.10.15	UPDATE WITH AREA COUNTS	CG
4	18.04.27	UPDATE PER NEW SITE PLAN / RESUBMIT	CG
5	18.04.27	MEZONING RESUBMISSION	CG
6	18.04.27	UPDATE PER NEW SITE PLAN	CG
7	18.04.27	UPDATE PER CLIENT COMMENTS	CG
8	18.04.27	UPDATE PER CLIENT COMMENTS	CG
9	18.04.27	UPDATE PER CLIENT COMMENTS	CG
10	18.04.27	UPDATE PER CLIENT COMMENTS	CG
11	18.04.27	ISSUED FOR DP	CG
12	18.04.27	UPDATE PER CLIENT COMMENTS	CG
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20	18.04.27	UPDATE PER CLIENT COMMENTS	CG
21	18.04.27	UPDATE PER CLIENT COMMENTS	CG
22	18.04.27	UPDATE PER CLIENT COMMENTS	CG

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**  
With Formworks Architecture

**SPIRES ROAD**  
RICHMOND, B.C.

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 17.APRIL.10  
SCALE: AS NOTED  
DRAWN: MM  
DESIGN: MM  
CHKD: PCM  
DRAWING NUMBER: **L12**  
OF 14  
PMG PROJECT NUMBER: 17-039

**DP 18-829140**  
PLAN # 3M  
AUG 20 2019

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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6S9  
P: 604 294-0011 F: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
22	15.AUG.09	ISSUED FOR SUBMISSION	CLG
21	15.AUG.09	UPDATE PER CITY COMMENTS	CLG
20	15.JUN.11	UPDATE PER CITY COMMENTS	CLG
19	15.JUN.11	UPDATE PER CITY COMMENTS	CLG
18	15.AUG.09	UPDATE PER CITY COMMENTS/ISSUE SUBMISSION	CLG
17	15.AUG.09	UPDATE PER CITY COMMENTS/ISSUE FOR ASP	CLG
16	15.AUG.09	UPDATE PER CITY COMMENTS/ISSUE FOR ASP	CLG
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13	15.AUG.09	UPDATE PER CITY COMMENTS/ISSUE FOR ASP	CLG
12	15.AUG.09	UPDATE PER CITY COMMENTS/ISSUE FOR ASP	CLG
11	18.OCT.00	BASED FOR OP	CLG
10	15.AUG.09	UPDATE PER CITY COMMENTS	CLG
9	15.AUG.09	UPDATE PER CITY COMMENTS	CLG
8	15.AUG.09	UPDATE PER CITY COMMENTS	CLG
7	15.AUG.11	UPDATE PER CITY COMMENTS/ISSUE FOR ASP	CLG
6	15.AUG.09	REVISION SUBMISSION	CLG
5	15.AUG.09	UPDATE PER CITY COMMENTS	CLG
4	15.AUG.09	UPDATE PER CITY COMMENTS	CLG
3	17.NOV.05	UPDATE WITH AREA COUNTS	CLG
2	17.NOV.05	NEW PER PLAN/ISSUE FOR SUBMISSION	CLG
1	17.OCT.05	UPDATE PER CITY COMMENTS	CLG

PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
With Formworks Architecture

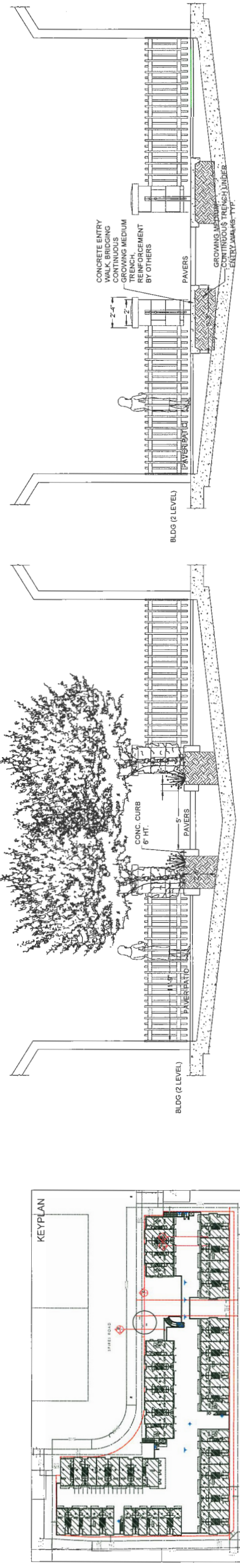
CLIENT:  
**SPIRES ROAD**  
RICHMOND, B.C.

DRAWING TITLE:  
**LANDSCAPE SECTIONS**

DATE: 17.APRIL.10  
SCALE: 1/8"=1'-0"  
DRAWN: MM  
DESIGN: MM  
CHKD: PCM

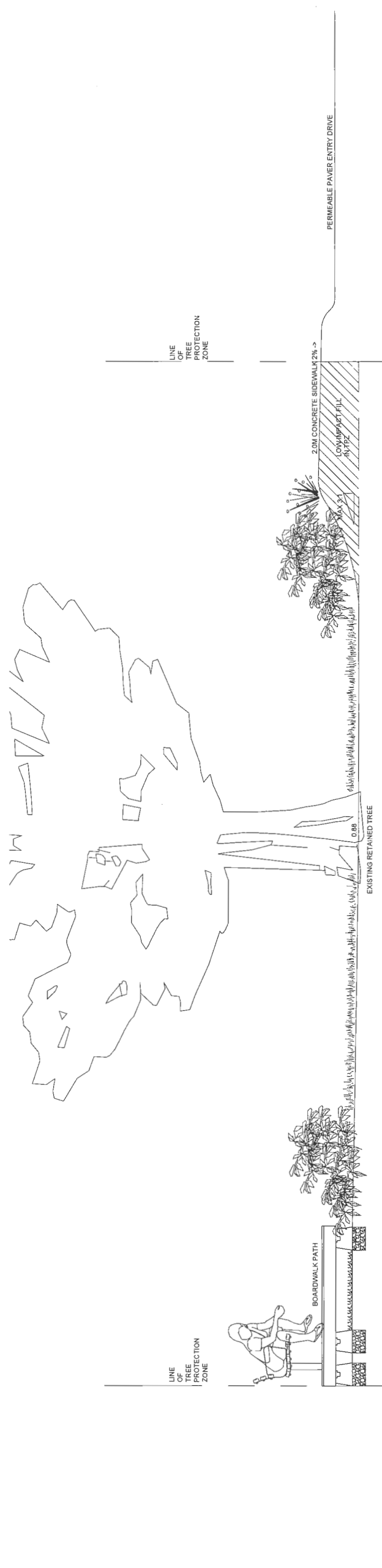
DRAWING NUMBER:  
**L13**  
OF 14

PMG PROJECT NUMBER:  
17-039



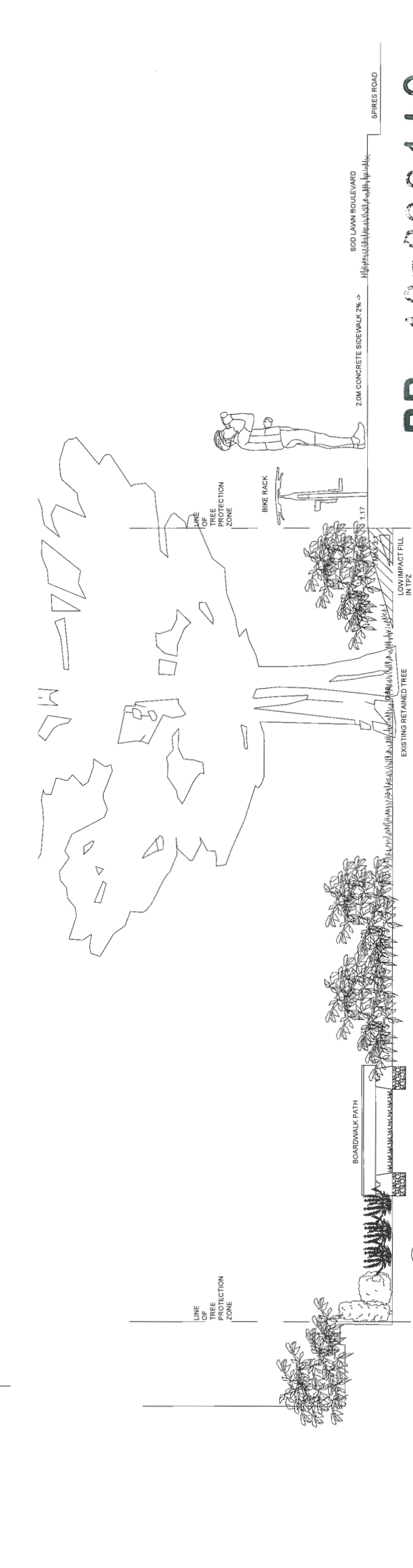
**A** SECTION A  
1/8"=1'-0"

**B** SECTION B  
1/8"=1'-0"



**C** SECTION C: EXISTING TREE RETAINED  
1/2"=1'-0"

**B** SECTION B  
1/8"=1'-0"



**D** SECTION D: EXISTING TREE RETAINED  
1/2"=1'-0"

**B** SECTION B  
1/8"=1'-0"

**OP 18-829140**  
PLAN # 3N  
AUG 20 2019

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P: 604.294-0011 ; F: 604.294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
22	18.AUG.06	SUBMITTED FOR SUBMISSION	CGE
21	18.AUG.05	UPDATE PER CITY COMMENTS	CGE
20	18.JUN.17	UPDATE PER CITY COMMENTS	CGE
19	18.JUN.11	UPDATE PER CITY COMMENTS	CGE
18	18.AUG.08	UPDATE PER CITY COMMENTS / SEE EDCO APP	CGE
17	18.AUG.08	UPDATE PER CITY COMMENTS / SEE EDCO APP	CGE
16	18.AUG.08	UPDATE PER NEW SITE PLAN / RESOLVE	CGE
15	18.AUG.08	UPDATE PER NEW SITE PLAN / RESOLVE	CGE
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3	18.AUG.08	UPDATE PER NEW SITE PLAN / RESOLVE	CGE
2	18.AUG.08	UPDATE PER NEW SITE PLAN / RESOLVE	CGE
1	18.AUG.08	UPDATE PER NEW SITE PLAN / RESOLVE	CGE

CLIENT:

PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
With Formwerks Architecture

**SPIRES ROAD**  
RICHMOND, B.C.

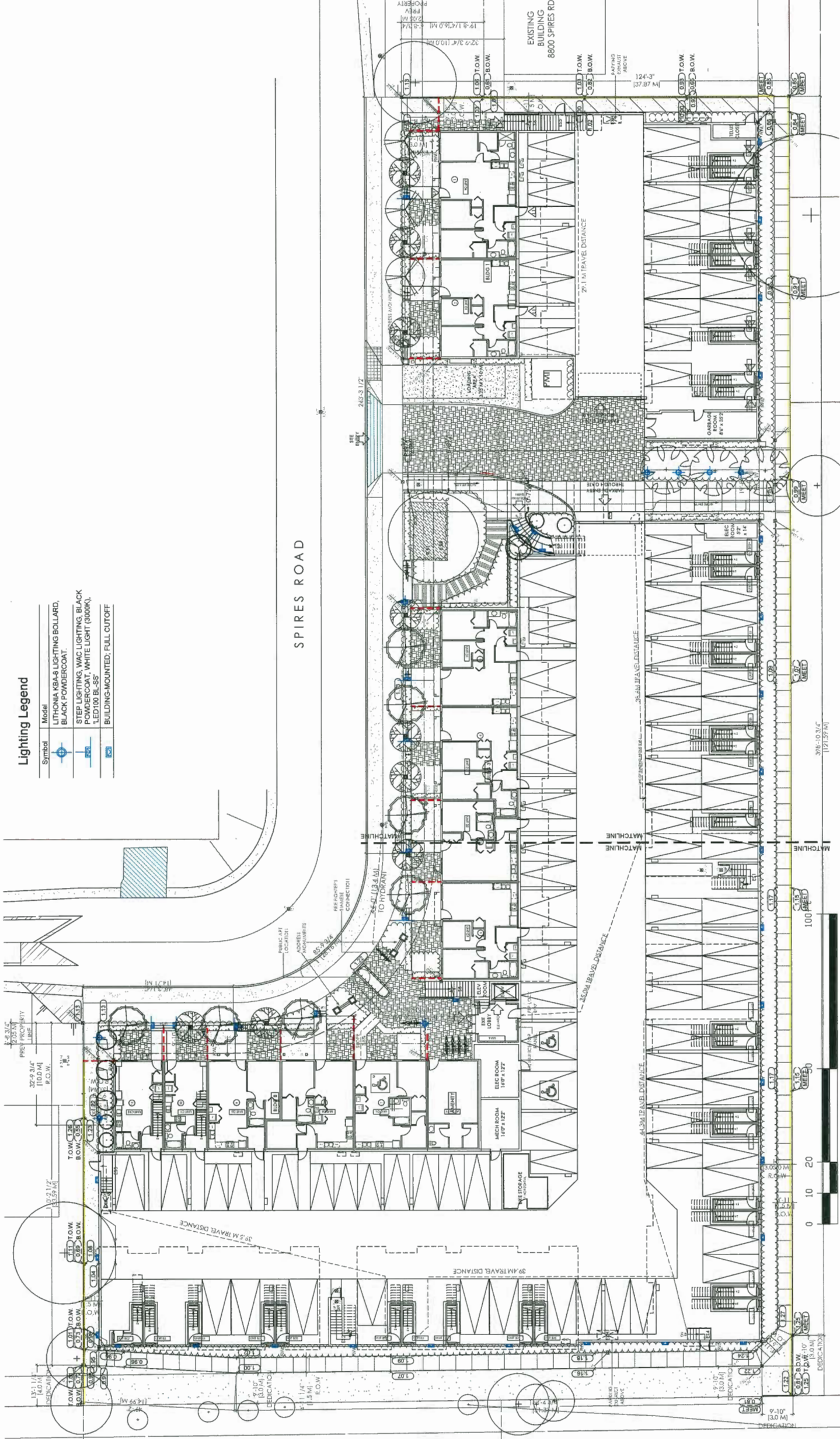
DRAWING TITLE:  
**LANDSCAPE LIGHTING**  
**LAYOUT**

DATE: 17.APR.10 DRAWING NUMBER:  
SCALE: 1/16"=1'-0" **L14**  
DRAWN: MM  
DESIGN: MM  
CHKD: PCM  
OF 14

PMG PROJECT NUMBER: 17-039

**Lighting Legend**

Symbol	Model
	LITHONIA KBA-8 LIGHTING BOLLARD, BLACK POWDERCOAT.
	STEP LIGHTING, WAC LIGHTING, BLACK POWDERCOAT, WHITE LIGHT (3000K), LED100 BL-SS
	BUILDING-MOUNTED, FULL CUTOFF



AUG 20 2019

**DP 18-829140**

PLAN # 30



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REVISIONS

MAR. 14, 2017  
ISSUED FOR REZONING

NOV. 16, 2017  
RE-ISSUED FOR REZONING

JUN. 08, 2018  
ISSUED FOR REZONING

JUL. 12, 2018  
ISSUED FOR DP

AUG. 20, 2018  
RE-ISSUED FOR REZONING/DP

NOV. 13, 2018  
ISSUED FOR DP

JAN. 31, 2019  
ISSUED FOR ADVISORY DESIGN PANEL

AUG. 13, 2019  
RE-ISSUED FOR DP

AUG. 7, 2019  
RE-ISSUED FOR DP

19.08.07

REVISOR PER COMMENTS  
RECEIVED ON JULY 23, 2019.



**ALABASTER**  
HOMES

**FORMWERKS**  
ARCHITECTURAL

1625 West 8th Ave., Vancouver, BC V6J 1N5  
Fax: 685-2076 Phone: 683-8441

PROJECT

**SPIRES ROAD**

8900 SPIRES ROAD  
RICHMOND, BC

DRAWING

**PERSPECTIVES**

SCALE N/A

DATE MARCH 2017

SHEET **A0.08**



PRIVATE OUTDOOR SPACE



SITE ENTRY



OUTDOOR GATHERING SPACE

AUG 20 2019

PLAN #4

SPIRES GATE DEVELOPMENT

DP 10-829140

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REVISIONS  
 MAR. 14, 2017  
 NOV. 16, 2017  
 JUN. 08, 2018  
 JUL. 12, 2018  
 AUG. 20, 2018  
 NOV. 13, 2018  
 JAN. 31, 2019  
 FEB. 28, 2019  
 AUG. 7, 2019  
 ISSUED FOR RETOING  
 RE-ISSUED FOR RETOING  
 RE-ISSUED FOR RETOING  
 RE-ISSUED FOR RETOING/OP  
 ISSUED FOR ADVISORY DESIGN PANEL  
 RE-ISSUED FOR DP  
 RE-ISSUED FOR DP  
 RE-ISSUED FOR DP

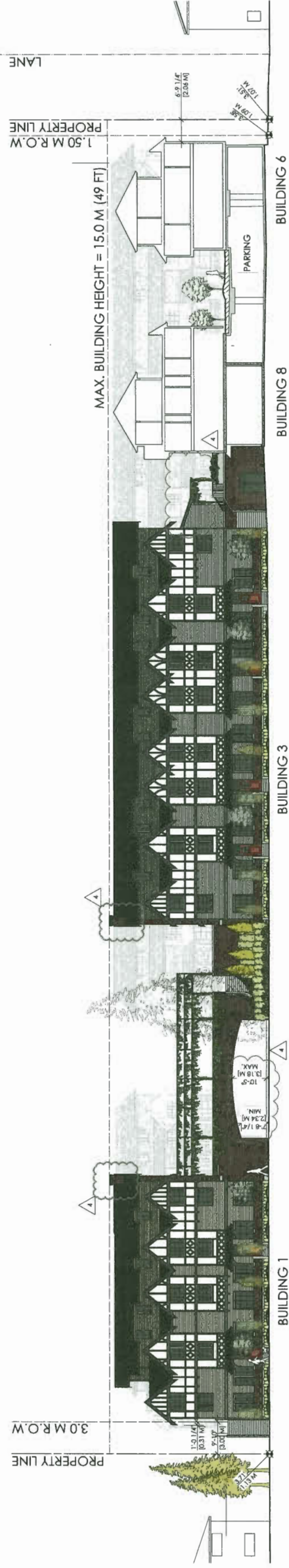
REVISED PER DP COMMENTS  
 RECEIVED ON JULY 23, 2019. 19/08/07

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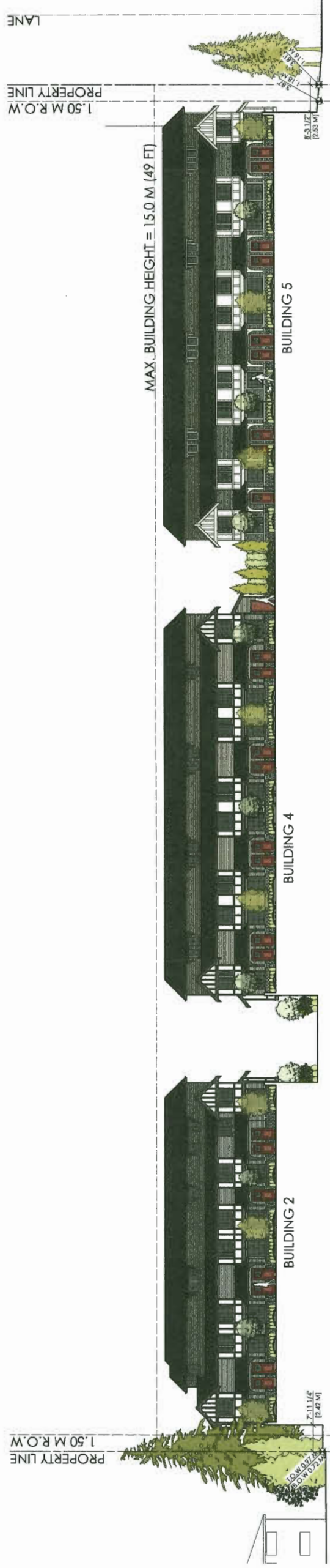
FORMWERKS ARCHITECTURAL  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2076 Phone: 683-5441

PROJECT  
 SPIRES ROAD  
 8900 SPIRES ROAD  
 RICHMOND, BC

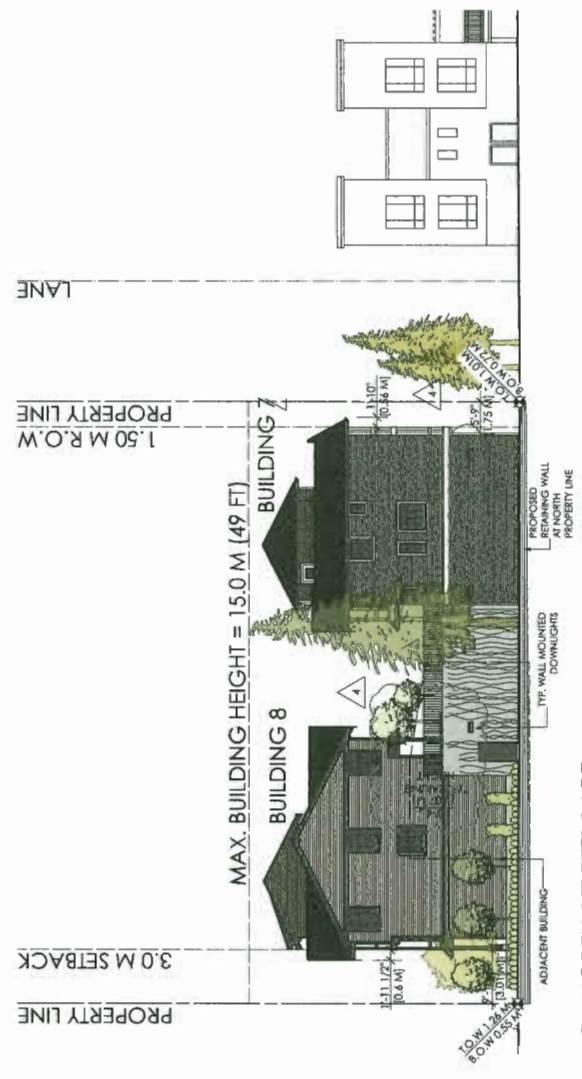
DRAWING  
 STREETS CAPES  
 SCALE 1/16" = 1'-0"  
 SHEET A1.13  
 DATE MARCH 2017



A - NORTH STREETSCAPE (SPIRES ROAD)  
 1/16" = 1'-0"



B - NORTH STREETSCAPE (COURTYARD)  
 1/16" = 1'-0"



C - NORTH STREETSCAPE  
 1/16" = 1'-0"



PLAN # 4A

AUG 20 2019 DP 18-829140

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- REVISIONS
- MAR. 14, 2017 ISSUED FOR REZONING
  - NOV. 16, 2017 REISSUED FOR REZONING
  - JUN. 06, 2018 REISSUED FOR REZONING
  - JUL. 12, 2018 REISSUED FOR REZONING
  - AUG. 20, 2018 REISSUED FOR REZONING/DP
  - AUG. 20, 2018 REISSUED FOR REZONING/DP
  - NOV. 13, 2018 REISSUED FOR ADVISORY DESIGN PANEL
  - JAN. 31, 2019 REISSUED FOR DP
  - APR. 26, 2019 REISSUED FOR DP
  - JUL. 3, 2019 REISSUED FOR DP
  - AUG. 7, 2019 REISSUED FOR DP

REVISED PER DP COMMENTS RECEIVED ON JULY 23, 2019. 19.08.07



**FORMWERKS ARCHITECTURAL**

1625 West 5th Ave., Vancouver, BC V6J 1J5  
 Fax: 685-2076 Phone: 685-3441

PROJECT

**SPIRES ROAD**

8900 SPIRES ROAD  
 RICHMOND, BC

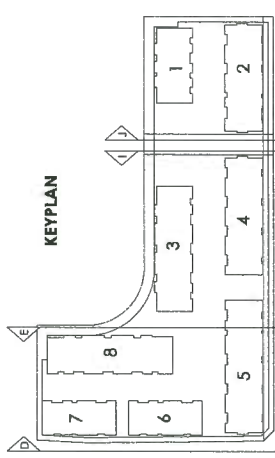
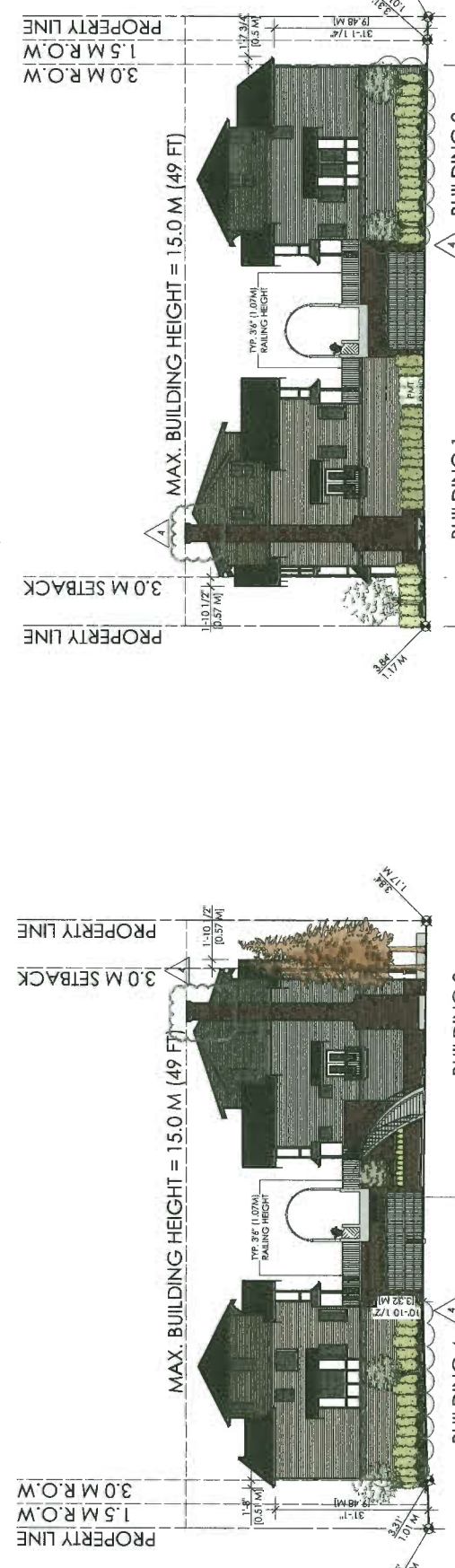
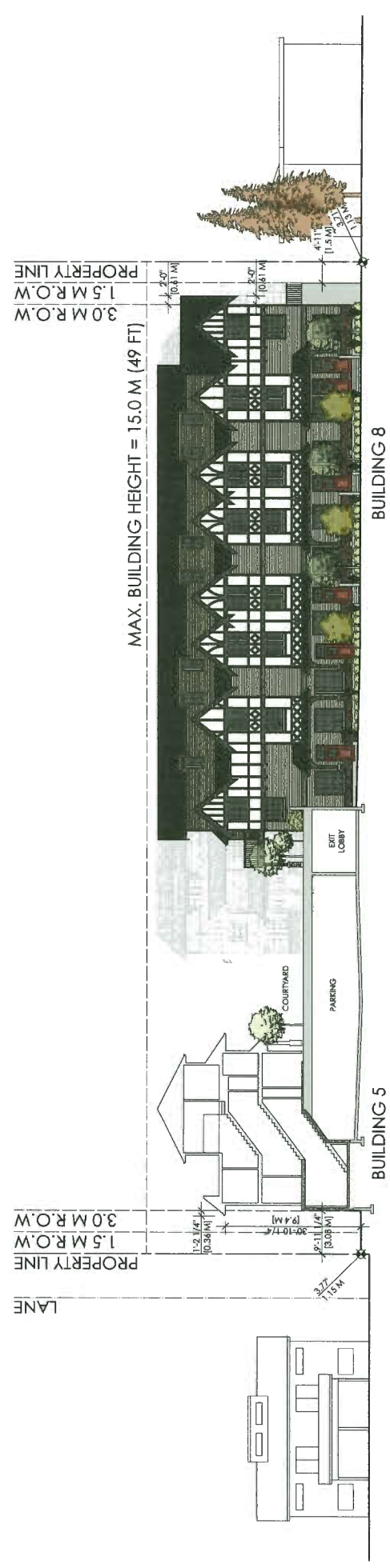
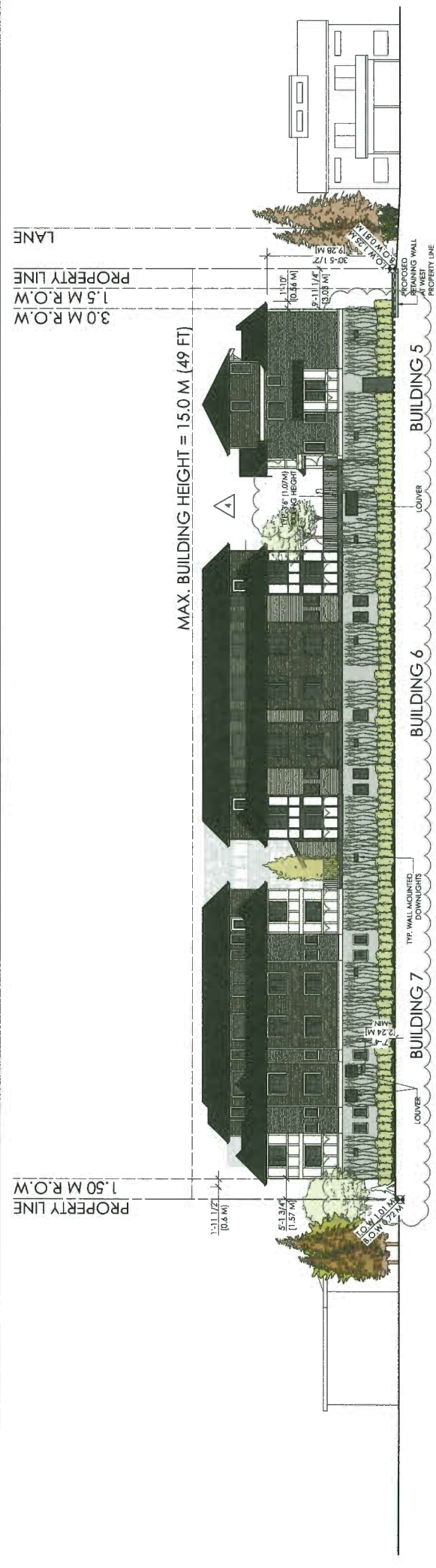
DRAWING

**STREETSCAPES**

SCALE 1/16" = 1'-0"

DATE MARCH 2017

SHEET **A1.14**



**DP 18-829140**

**PLAN # 4B**

**AUG 20 2019**

**J - WEST STREETSCAPE (COURTYARD)**  
 1/16" = 1'-0"

**I - EAST STREETSCAPE (COURTYARD)**  
 1/16" = 1'-0"

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REVISIONS

MAR. 14, 2017	ISSUED FOR REZONING
NOV. 14, 2017	RE-ISSUED FOR REZONING
JUN. 08, 2018	RE-ISSUED FOR REZONING
JUL. 12, 2018	RE-ISSUED FOR REZONING
AUG. 20, 2018	RE-ISSUED FOR REZONING/DP
NOV. 13, 2018	RE-ISSUED FOR DP
JAN. 31, 2019	ISSUED FOR ADVISORY DESIGN PANEL
APR. 28, 2019	RE-ISSUED FOR DP
JUL. 23, 2019	RE-ISSUED FOR DP
AUG. 7, 2019	RE-ISSUED FOR DP

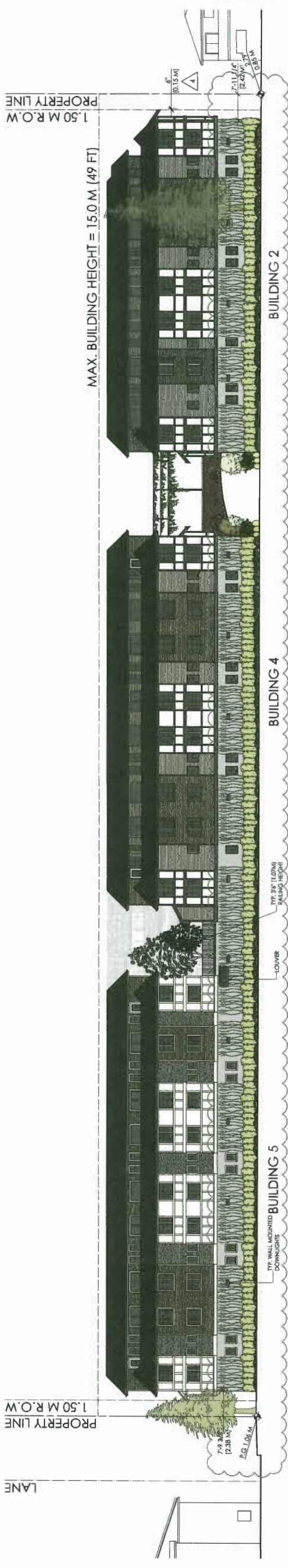
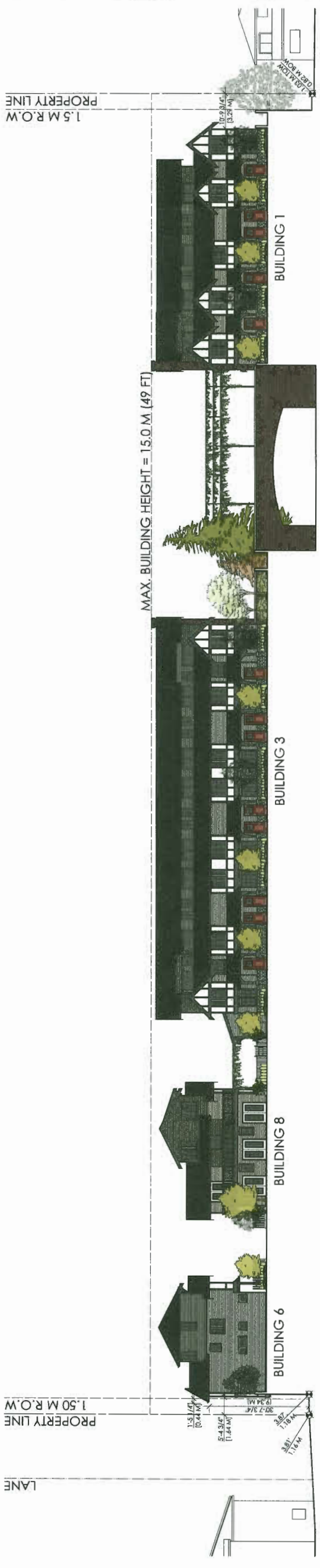
REVISED PER DP COMMENTS RECEIVED ON JULY 23, 2019. 19.08.07

ALABASTER HOMES

FORMWERKS ARCHITECTURAL  
1625 West 5th Ave., Vancouver, BC V6J 1N5  
Fax: 685-2076 Phone: 683-5441

PROJECT  
SPIRES ROAD  
8900 SPIRES ROAD  
RICHMOND, BC

DRAWING  
STREETSCAPES  
SCALE 1/16"=1'-0"  
DATE MARCH 2017  
SHEET A1.15



AUG 20 2019  
PLAN # 4C

DP 18-829140

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REVISIONS

MAR. 14, 2017  
ISSUED FOR REZONING

NOV. 16, 2017  
RE-ISSUED FOR REZONING

JUN. 09, 2018  
RE-ISSUED FOR REZONING

JUL. 12, 2018  
ISSUED FOR DP

AUG. 20, 2018  
RE-ISSUED FOR REZONING/DP

NOV. 13, 2018  
RE-ISSUED FOR DP

JAN. 31, 2019  
ISSUED FOR ADVISORY DESIGN PANEL

AUG. 23, 2019  
RE-ISSUED FOR DP

AUG. 7, 2019  
RE-ISSUED FOR DP

REVISED PER DP COMMENTS RECEIVED ON JULY 23, 2019. 19.08.07



ALABASTER HOMES

FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5  
Fax 685-2076 Phone 683-5441

PROJECT

SPIRES ROAD

8900 SPIRES ROAD  
RICHMOND, BC

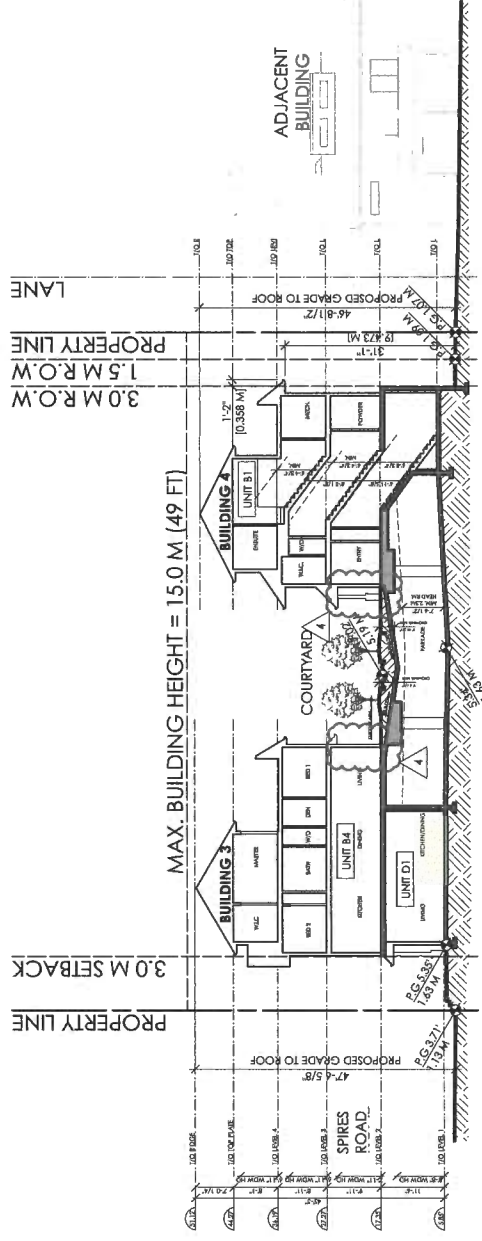
DRAWING

SITE SECTIONS

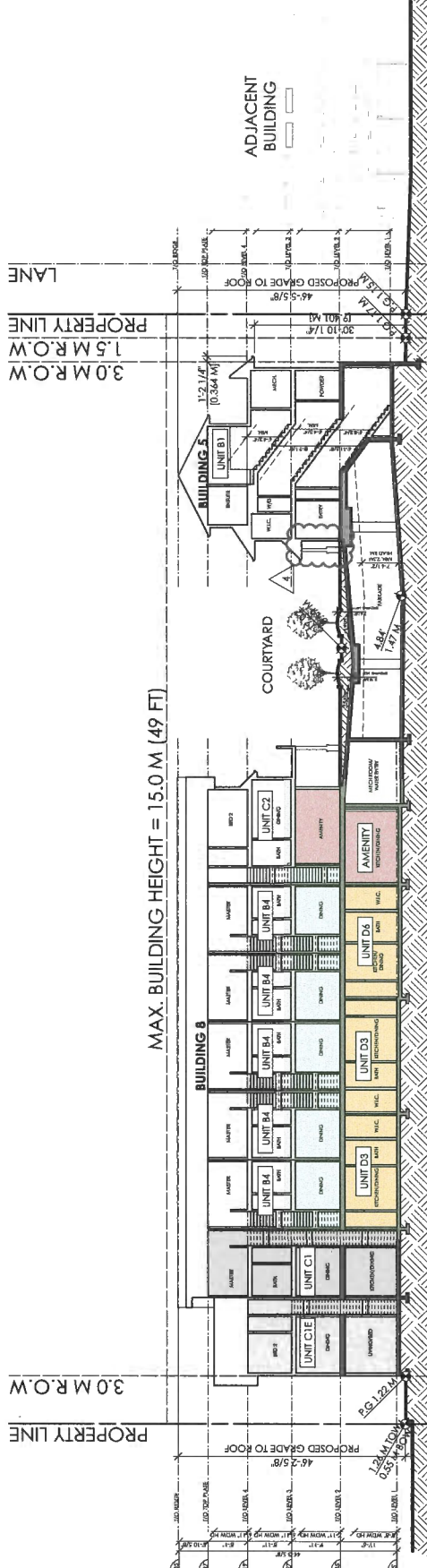
SCALE 1/16" = 1'-0"

DATE MARCH 2017

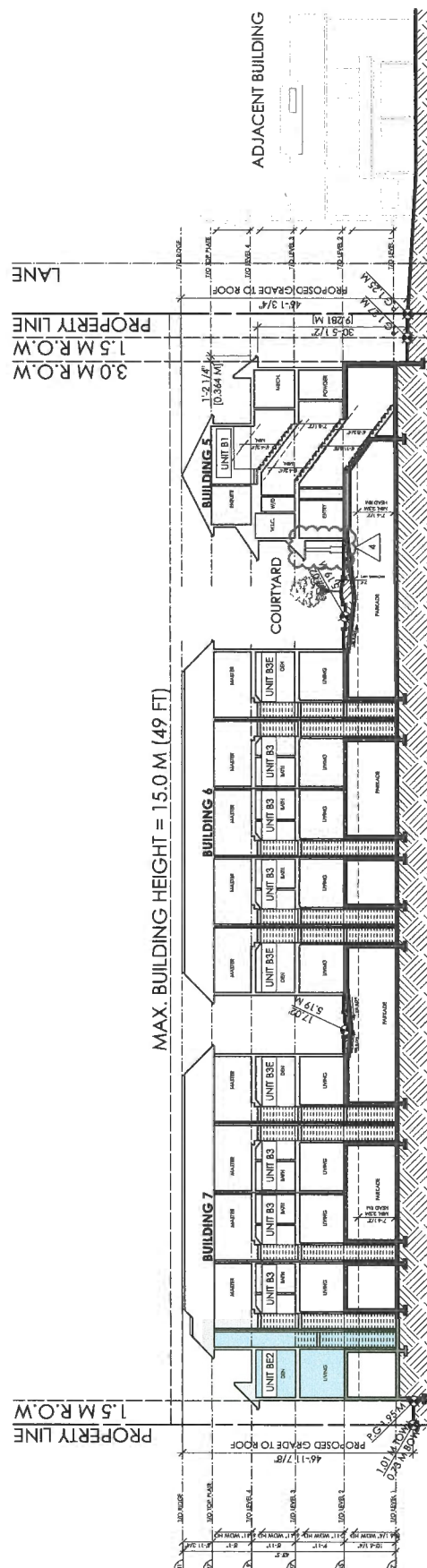
SHEET A1.16



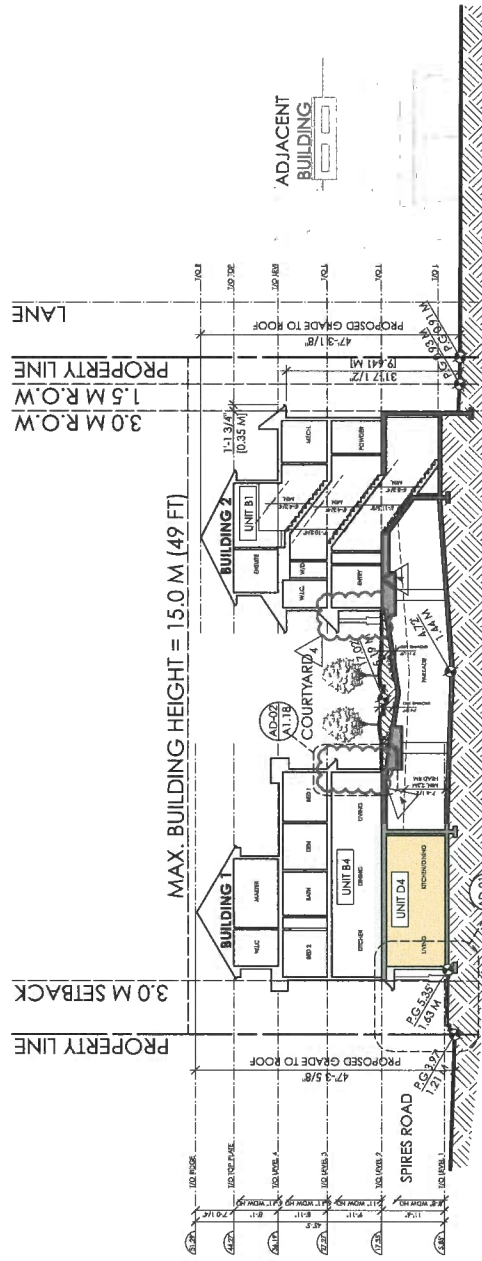
SITE SECTION A-A  
1/16" = 1'-0"



SITE SECTION B-B  
1/16" = 1'-0"

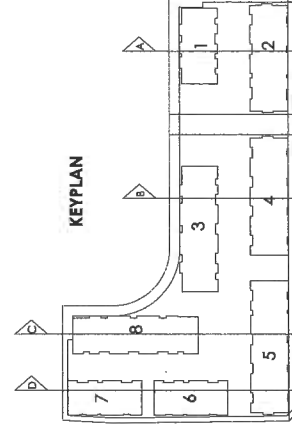


SITE SECTION C-C  
1/16" = 1'-0"



SITE SECTION D-D  
1/16" = 1'-0"

UNIT LEGEND	
	2 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	4 BEDROOM TOWNHOUSE
	1 BEDROOM GARDEN UNIT
	2 BEDROOM GARDEN UNIT
	3 BEDROOM GARDEN UNIT



AUG 20 2019  
PLAN # 4D  
DP 16-829140

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REVISIONS

MAR. 14, 2017 ISSUED FOR REZONING  
 NOV. 16, 2017 RE-ISSUED FOR REZONING  
 JUN. 06, 2018 RE-ISSUED FOR REZONING  
 JUL. 12, 2018 RE-ISSUED FOR REZONING  
 AUG. 20, 2018 RE-ISSUED FOR REZONING/DP  
 NOV. 13, 2018 RE-ISSUED FOR DP  
 JAN. 31, 2019 ISSUED FOR ADVISORY DESIGN PANEL  
 APR. 26, 2019 RE-ISSUED FOR DP  
 JUN. 12, 2019 RE-ISSUED FOR DP  
 AUG. 7, 2019 RE-ISSUED FOR DP

19.08.07

REVISED PER DP COMMENTS RECEIVED ON JULY 23, 2019.

ALBASTER HOMES

FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2076 Phone: 685-5441

PROJECT

SPIRES ROAD  
 8900 SPIRES ROAD  
 RICHMOND, BC

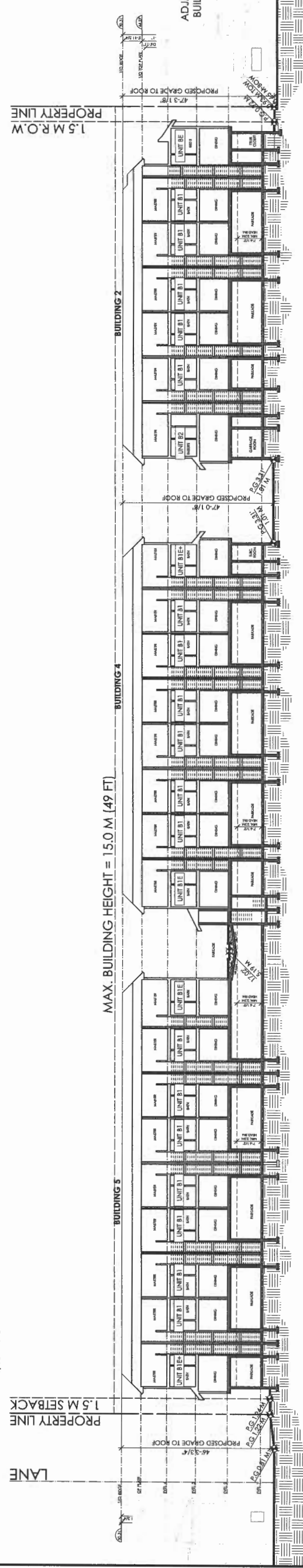
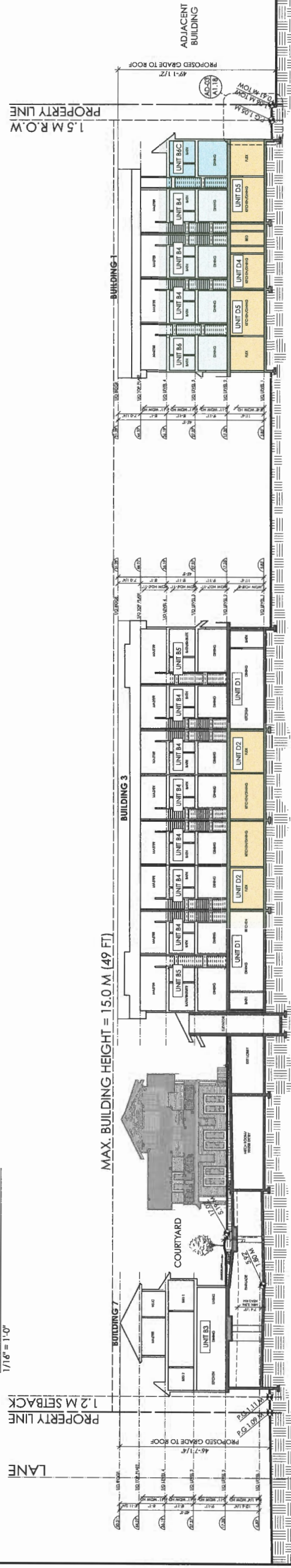
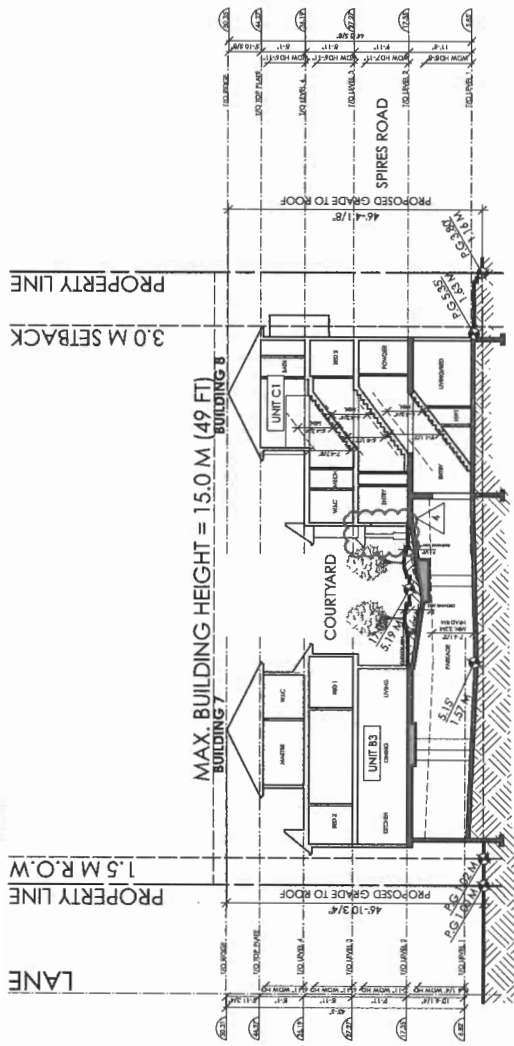
DRAWING

SITE SECTIONS

SCALE 1/16" = 1'-0"

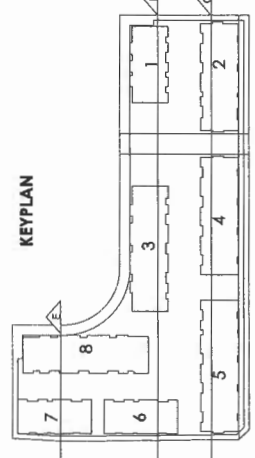
DATE MARCH 2017

SHEET A1.17



UNIT LEGEND

[Light Blue Box]	2 BEDROOM TOWNHOUSE
[Light Yellow Box]	3 BEDROOM TOWNHOUSE
[Light Green Box]	3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
[Light Purple Box]	4 BEDROOM TOWNHOUSE
[Light Orange Box]	1 BEDROOM GARDEN UNIT
[Light Red Box]	2 BEDROOM GARDEN UNIT
[Light Blue Box]	3 BEDROOM GARDEN UNIT



PLAN # 4E

DP 10 829140

AUG 20 2019

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REVISIONS

MAR. 14, 2017	ISSUED FOR REZONING
NOV. 16, 2017	RE-ISSUED FOR REZONING
JUN. 06, 2018	RE-ISSUED FOR REZONING
JUL. 12, 2018	RE-ISSUED FOR REZONING
AUG. 20, 2018	RE-ISSUED FOR REZONING/DP
NOV. 13, 2018	RE-ISSUED FOR DP
JAN. 31, 2019	ISSUED FOR ADVISORY DESIGN PANEL
APR. 24, 2019	RE-ISSUED FOR DP
AUG. 20, 2019	RE-ISSUED FOR DP
AUG. 7, 2019	RE-ISSUED FOR DP

REVISED PER DP COMMENTS RECEIVED ON JULY 23, 2017.



ALABASTER HOMES

FORMWORKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5  
Phone 483-5441  
Fax 483-2076

PROJECT

SPIRES ROAD

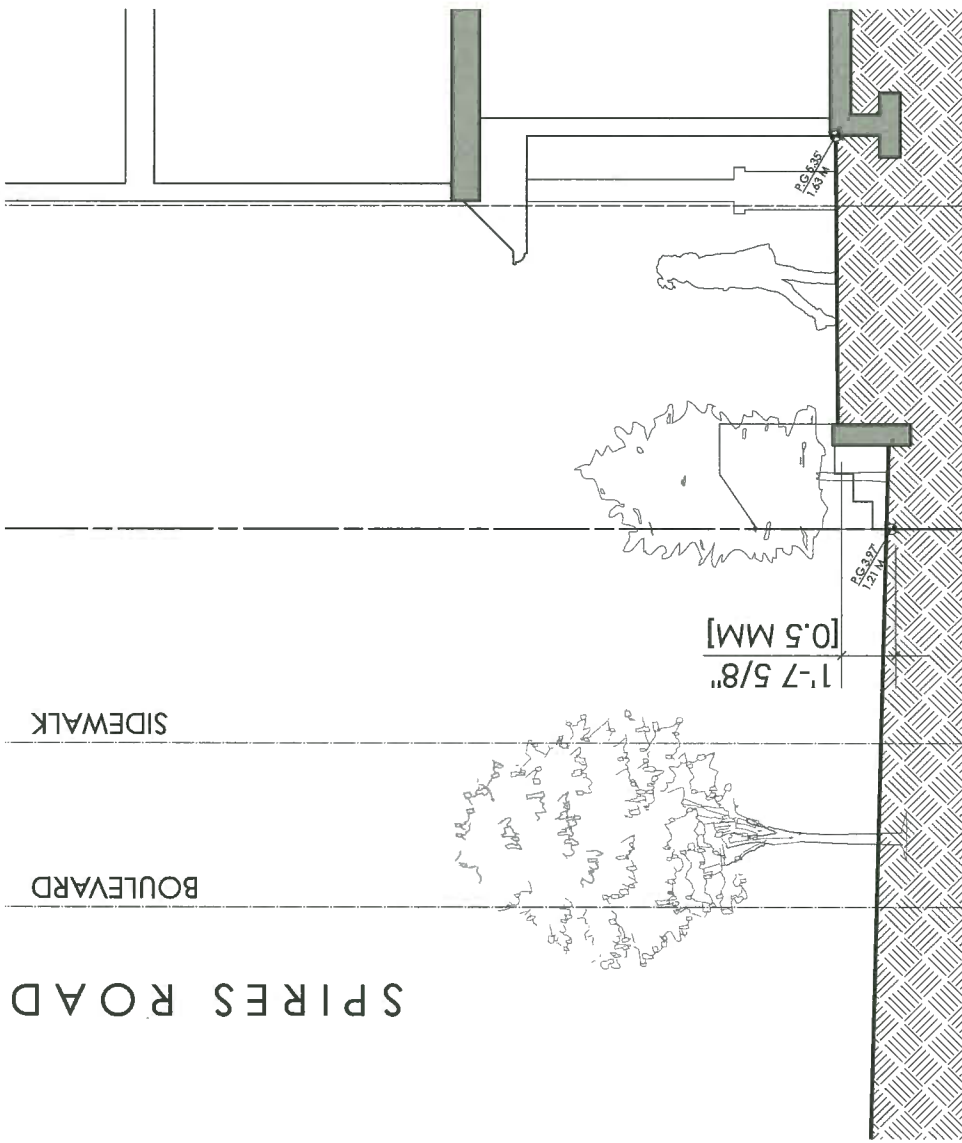
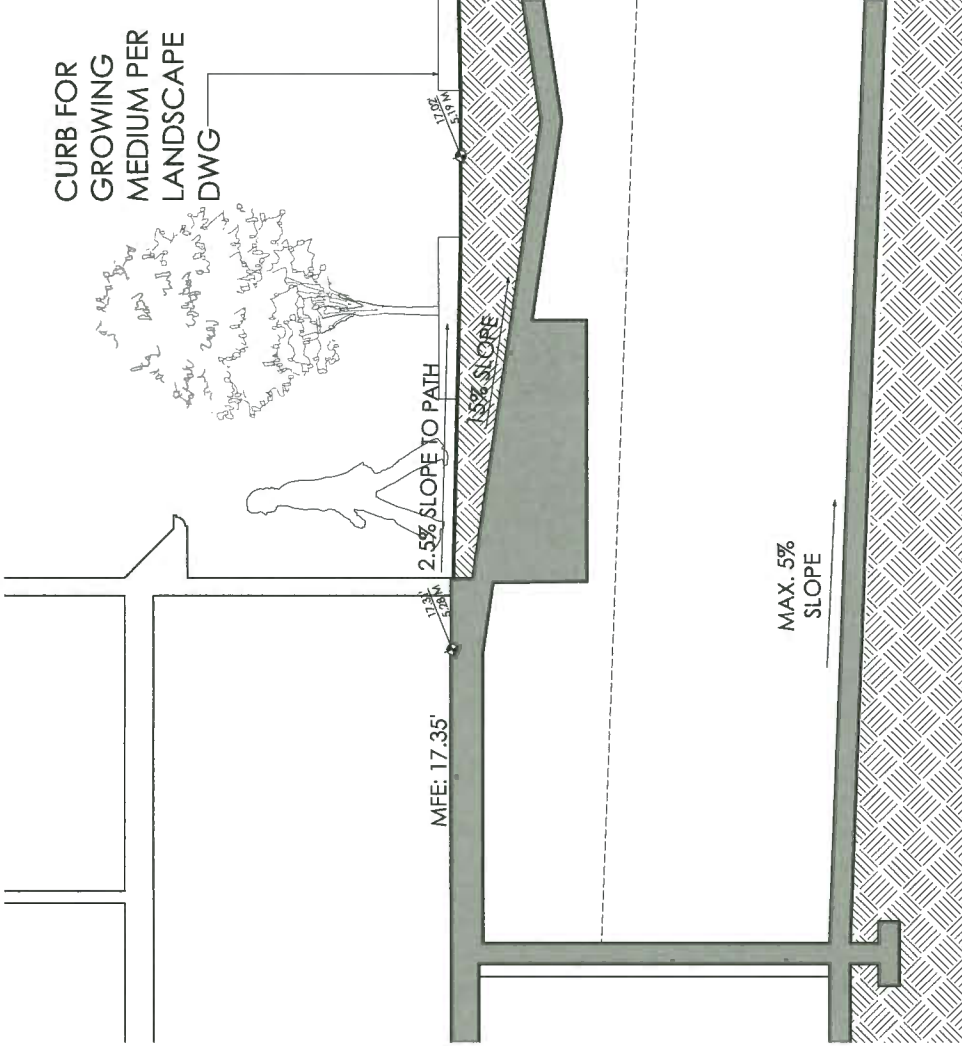
8900 SPIRES ROAD  
RICHMOND, BC

DRAWING

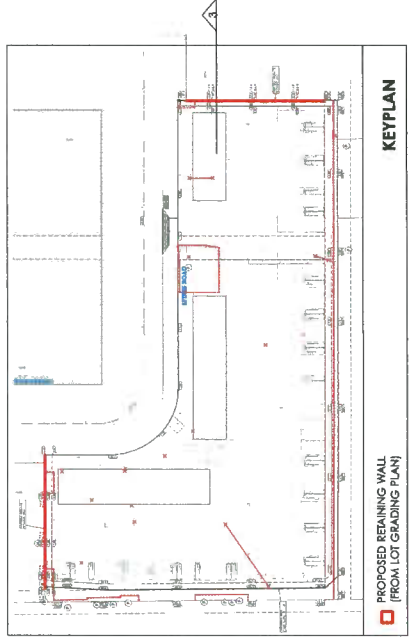
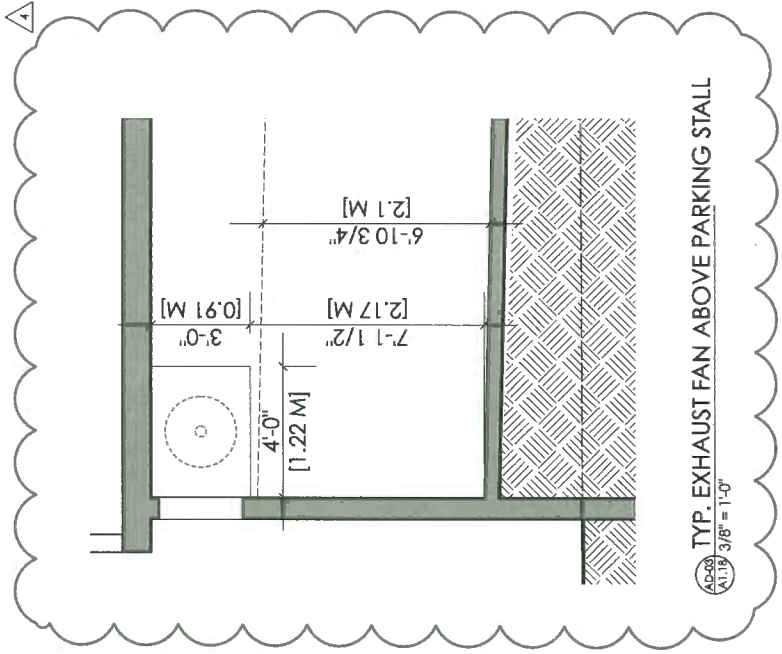
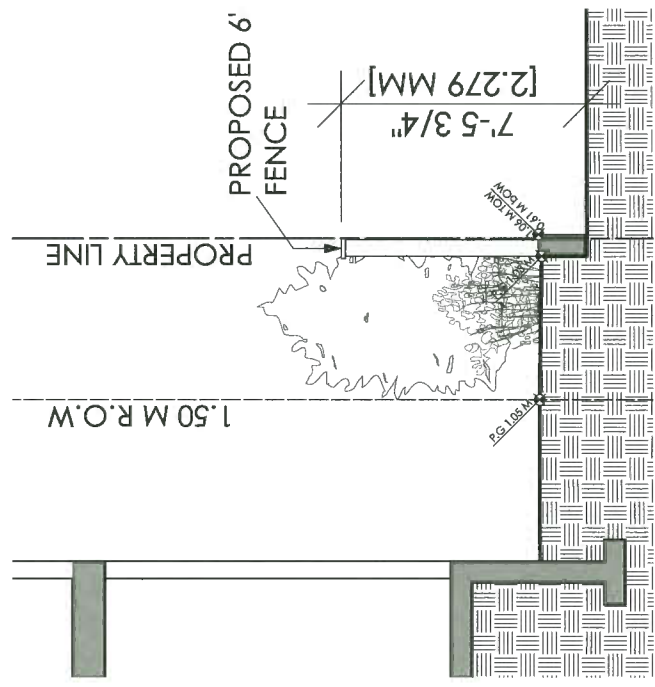
SITE SECTIONS  
AUG 20 2019

SCALE 1/16" = 1'-0"

SHEET A1.18  
DATE MARCH 2017



TYP. COURTYARD ENTRY  
AUG 20 2019  
A1.19 3/8" = 1'-0"



TYP. RETAINING WALL @ PROPERTY LINE  
AUG 20 2019  
A1.19 3/8" = 1'-0"

PLAN # 4F

DP 16-829140

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REVISIONS

MAR. 14, 2017 ISSUED FOR RETONING  
 NOV. 16, 2017 RE-ISSUED FOR RETONING  
 JUN. 08, 2018 RE-ISSUED FOR RETONING  
 JUL. 12, 2018 RE-ISSUED FOR RETONING  
 AUG. 20, 2018 RE-ISSUED FOR RETONING/DP  
 NOV. 13, 2018 RE-ISSUED FOR DP  
 JAN. 31, 2019 ISSUED FOR ADVISORY DESIGN PANEL  
 APR. 26, 2019 RE-ISSUED FOR DP  
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19.08.07  
 REVISED PER DP COMMENTS  
 RECEIVED ON JULY 23, 2019.

ALBASTER HOMES

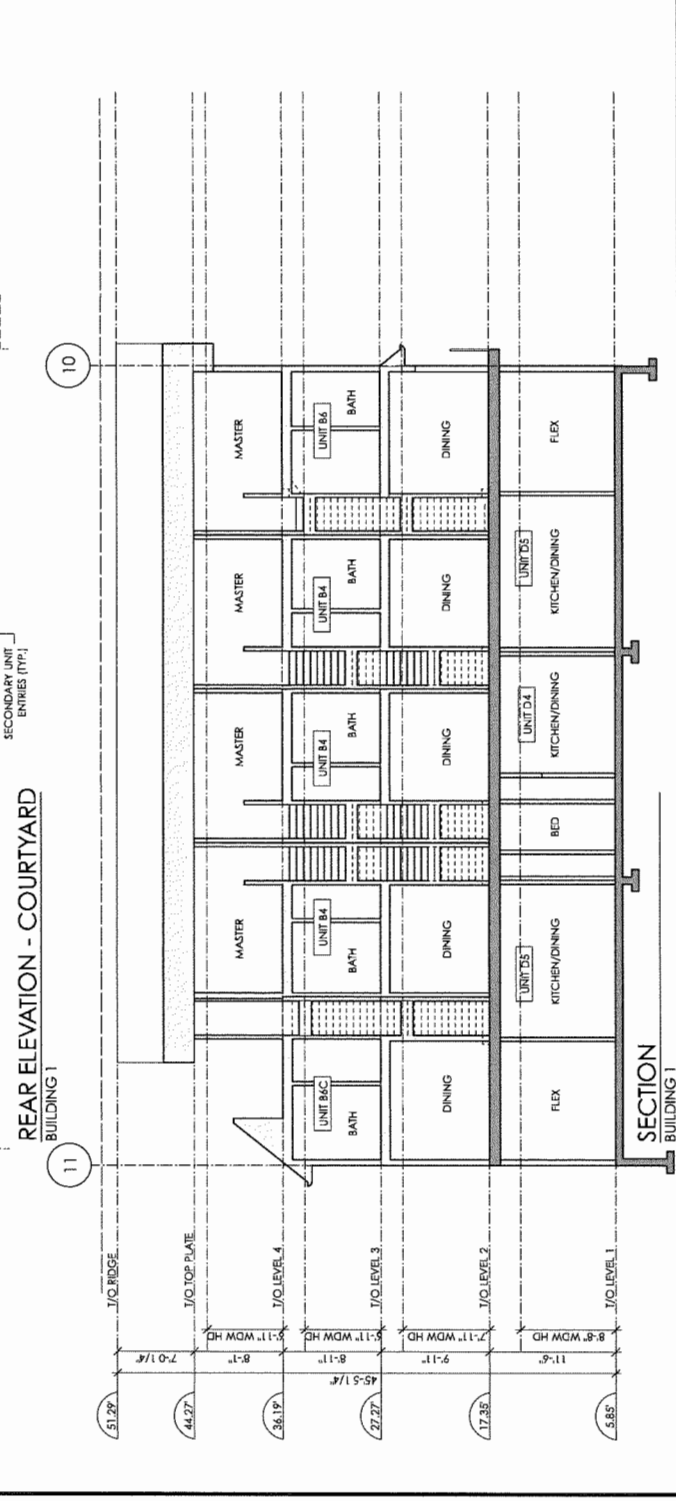
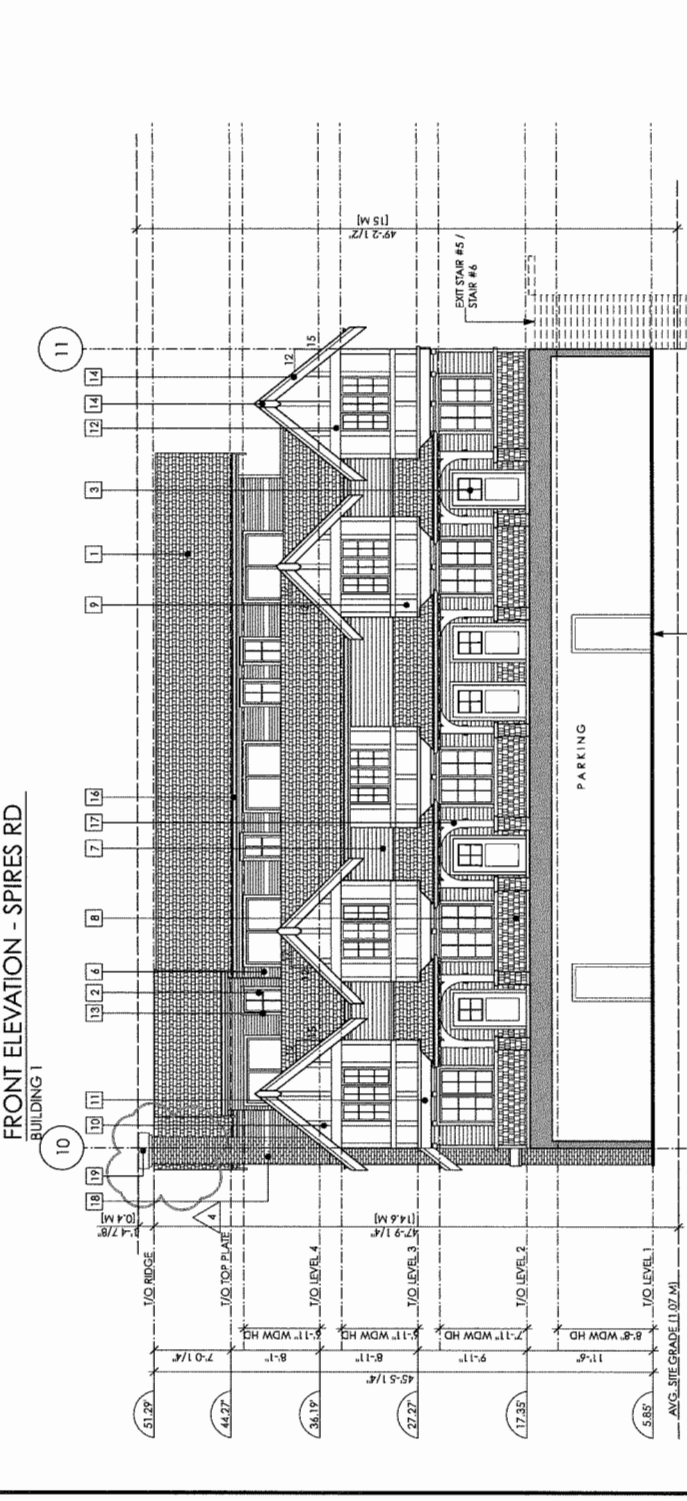
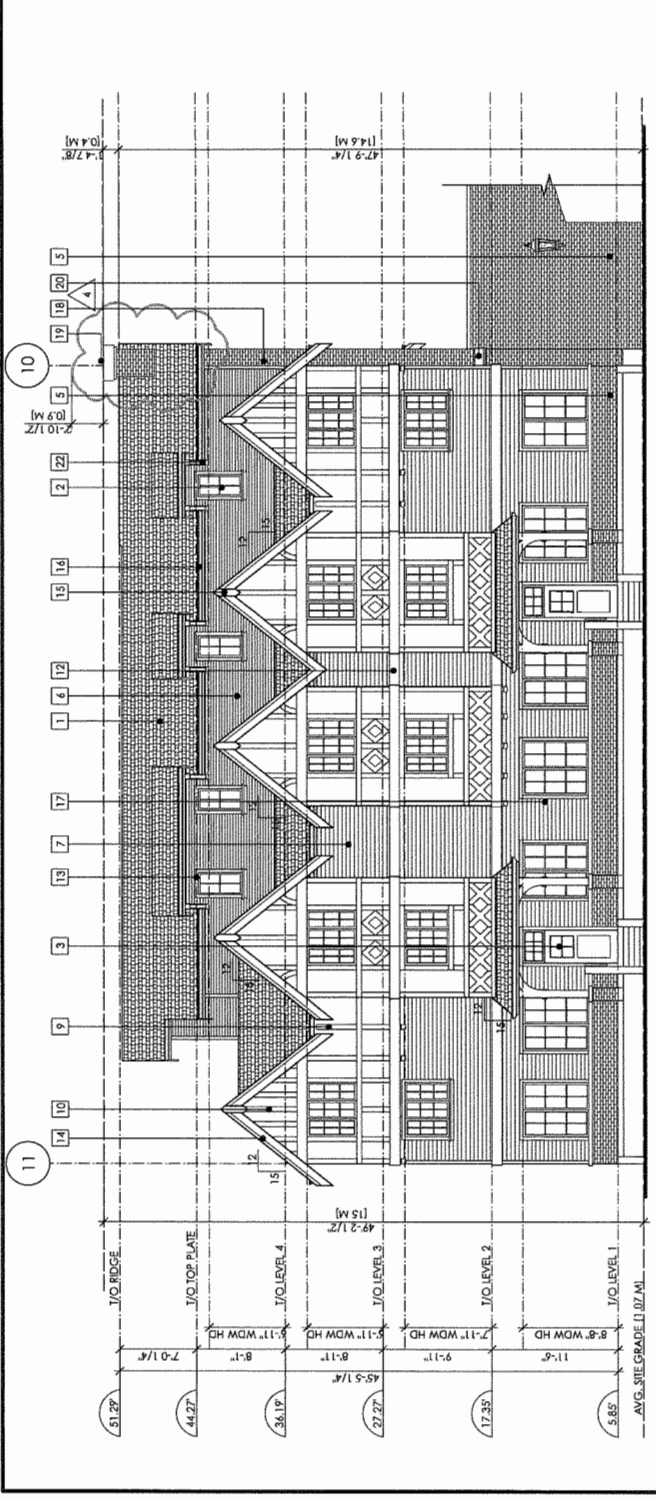
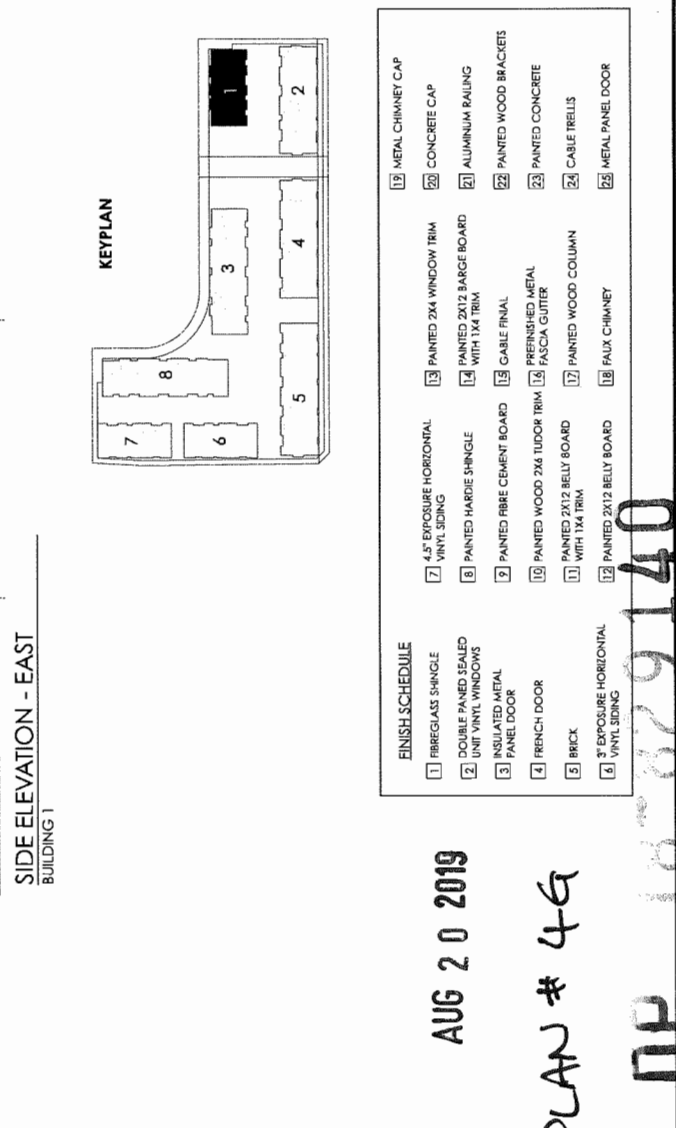
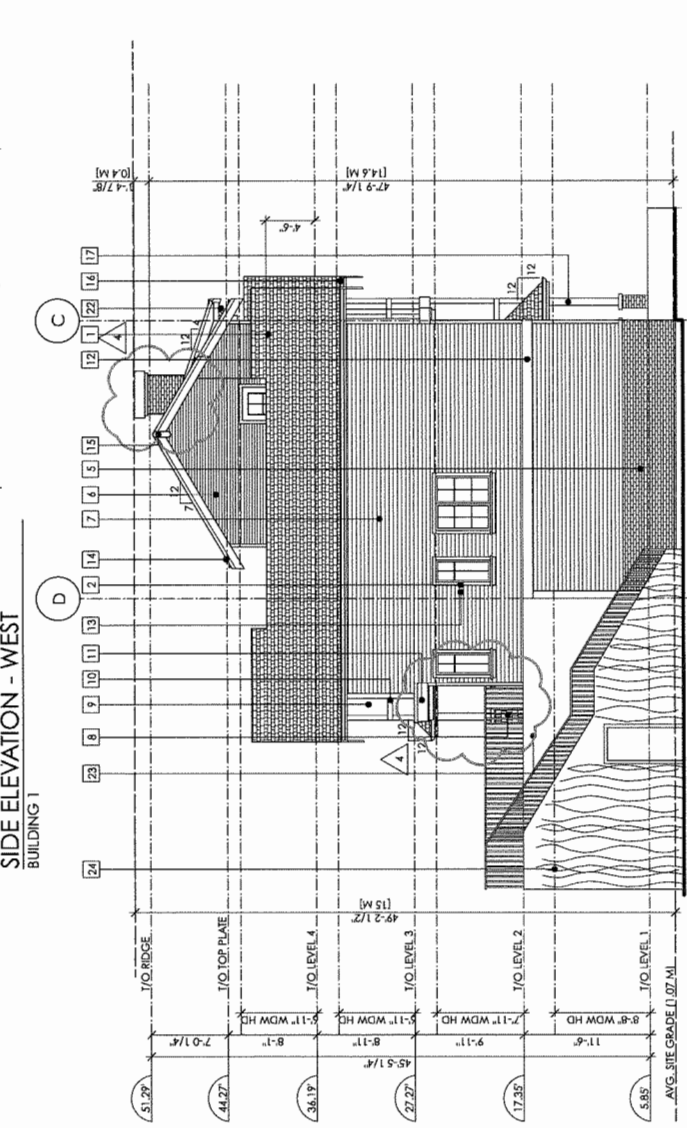
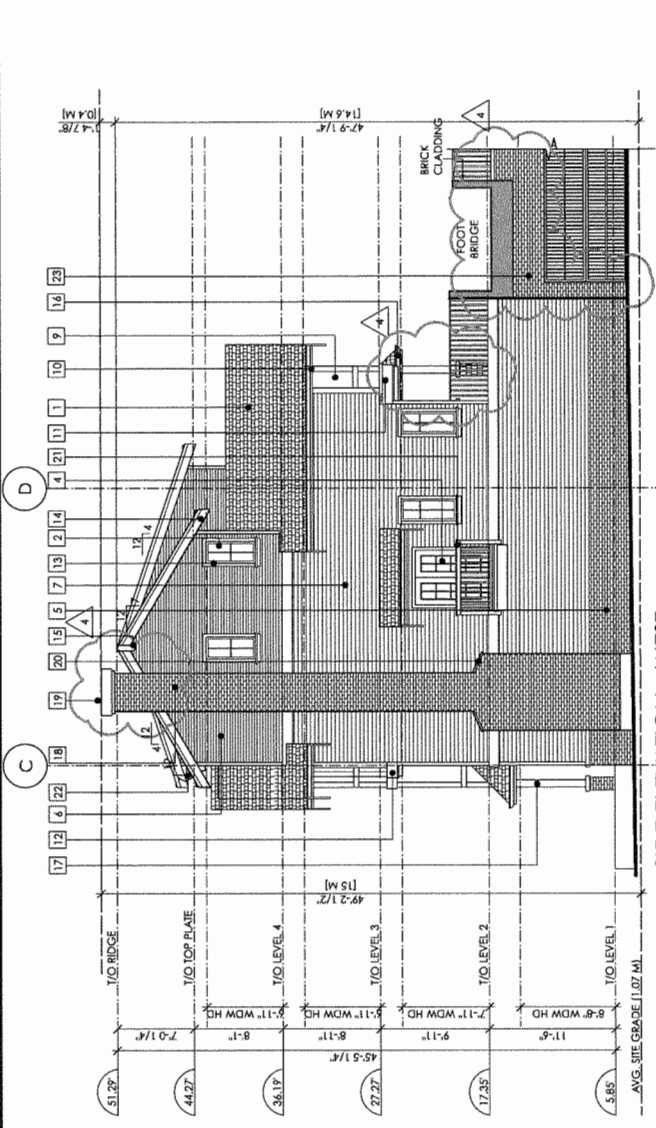
FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Phone: 683-5441  
 Fax: 685-2076

PROJECT  
 SPIRES ROAD  
 8900 SPIRES ROAD  
 RICHMOND, BC

DRAWING  
 BUILDING 1 ELEVATIONS

SHEET  
 SCALE 1/8" = 1'-0"  
 DATE MARCH 2017  
 A2.01



FINISH SCHEDULE

1	FIBREGLASS SHINGLE	19	METAL CHIMNEY CAP
2	DOUBLE PANED SEALED UNIT VINTL WINDOWS	20	CONCRETE CAP
3	INSULATED METAL PANEL DOOR	21	ALUMINUM RAILING
4	FRENCH DOOR	22	PAINTED WOOD BRACKETS
5	BRICK	23	PAINTED CONCRETE
6	4" EXPOSURE HORIZONTAL VINTL SIDING	24	CABLE TRELLIS
7	4" EXPOSURE HORIZONTAL VINTL SIDING	25	METAL PANEL DOOR
8	PAINTED 2X4 WINDOW TRIM WITH 1X4 TRIM		
9	PAINTED HARDIE SHINGLE		
10	PAINTED FIBRE CEMENT BOARD		
11	PAINTED WOOD 2X4 TUDOK TRIM WITH 1X4 TRIM		
12	PREFINISHED METAL FASCIA GUTTER		
13	PAINTED 2X12 BARGE BOARD		
14	PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM		
15	CABLE FINIAL		
16	PAINTED WOOD 2X4 TUDOK TRIM		
17	PAINTED WOOD COLUMN		
18	PAINTED 2X12 BELLY BOARD		
19	PAINTED 2X12 BELLY BOARD		
20	PAINTED 2X4 WINDOW TRIM		
21	PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM		
22	PAINTED WOOD BRACKETS		
23	PAINTED CONCRETE		
24	CABLE TRELLIS		
25	METAL PANEL DOOR		

AUG 20 2019

PLAN # 49

DP 10-829140



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REVISIONS  
 MAR. 14, 2017 ISSUED FOR REZONING  
 NOV. 16, 2017 RE-ISSUED FOR REZONING  
 JUN. 08, 2018 RE-ISSUED FOR REZONING  
 JUL. 12, 2018 RE-ISSUED FOR DP  
 AUG. 20, 2018 RE-ISSUED FOR REZONING/DP  
 NOV. 13, 2018 RE-ISSUED FOR DP  
 JAN. 31, 2019 ISSUED FOR ADVISORY DESIGN PANEL  
 APR. 03, 2019 RE-ISSUED FOR DP  
 AUG. 7, 2019 RE-ISSUED FOR DP

REVISED PER DP COMMENTS  
 RECEIVED ON JULY 23, 2019. 19.08.07

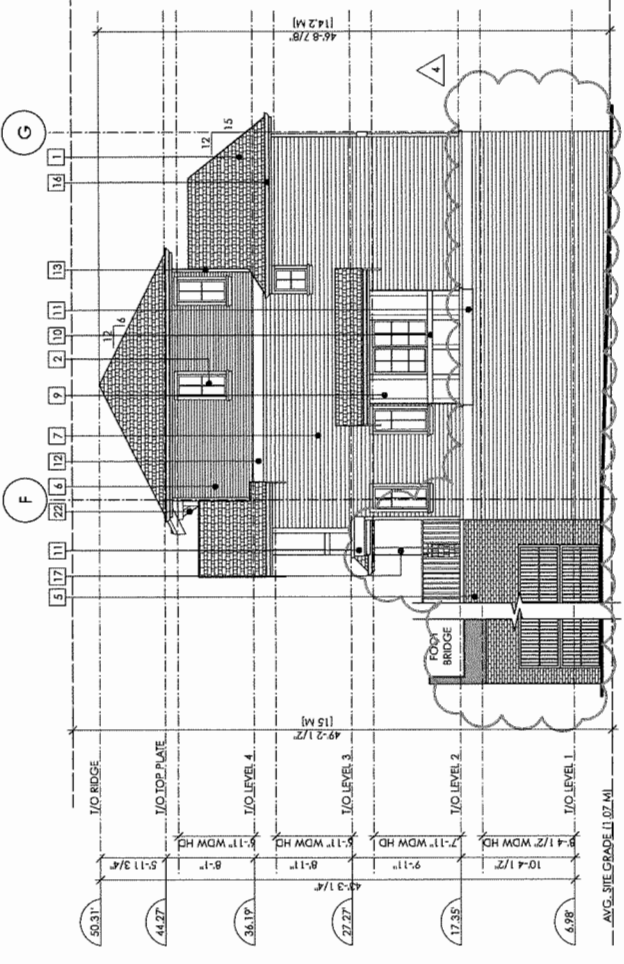
ALBASTER HOMES

FORMWERKS ARCHITECTURAL  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2076 Phone: 683-5441

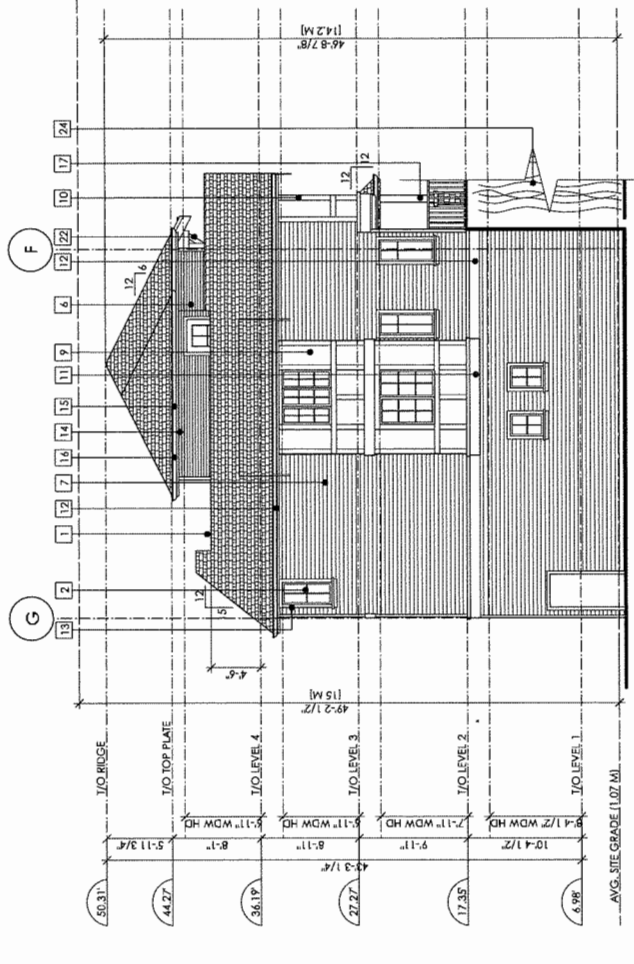
PROJECT  
 SPIRES ROAD  
 8900 SPIRES ROAD  
 RICHMOND, BC

DRAWING  
 BUILDING 2  
 ELEVATIONS

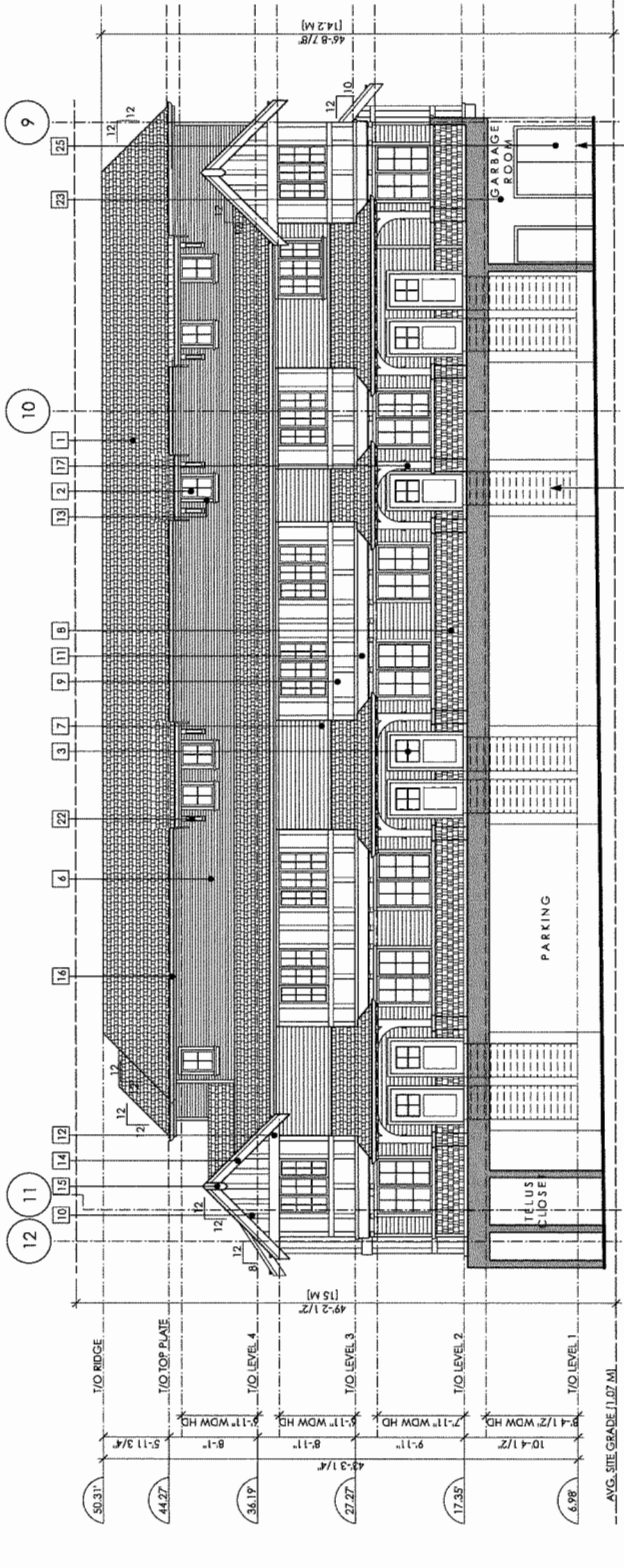
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 DATE MARCH 2017  
 A2.03



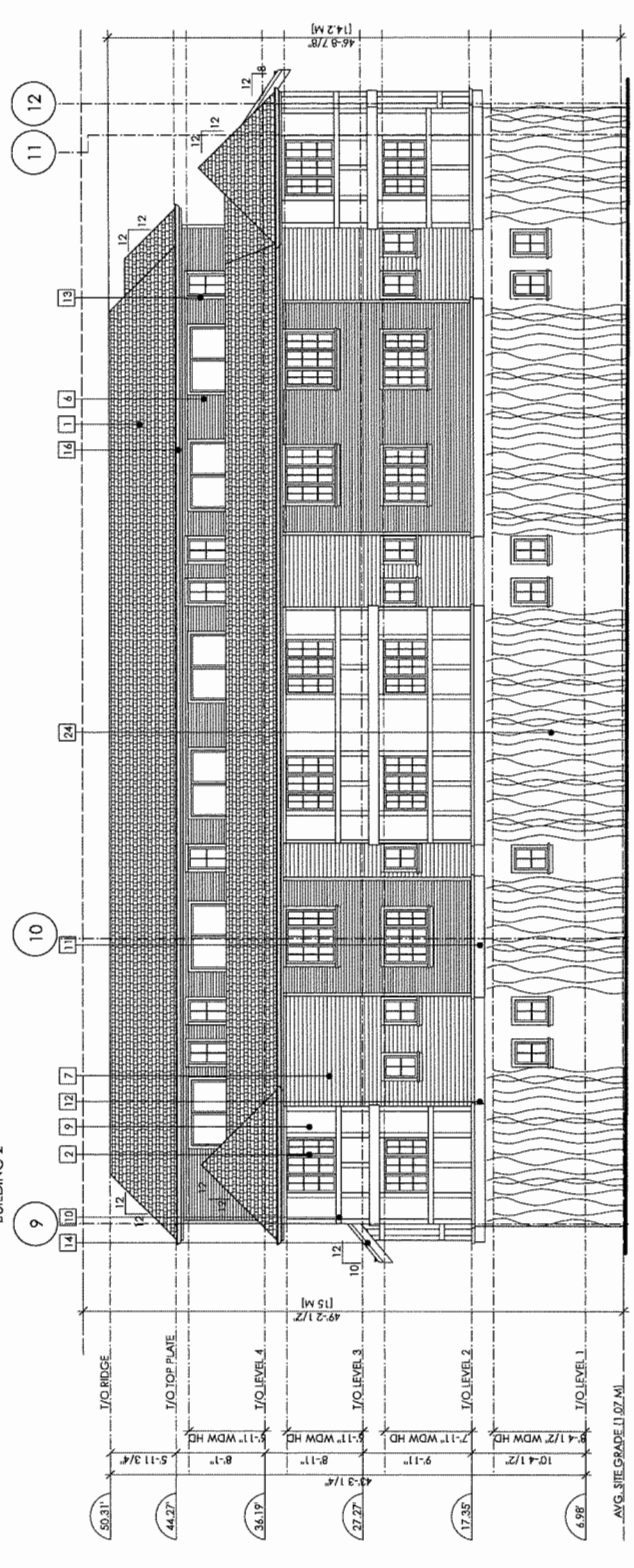
SIDE ELEVATION - WEST  
 BUILDING 2



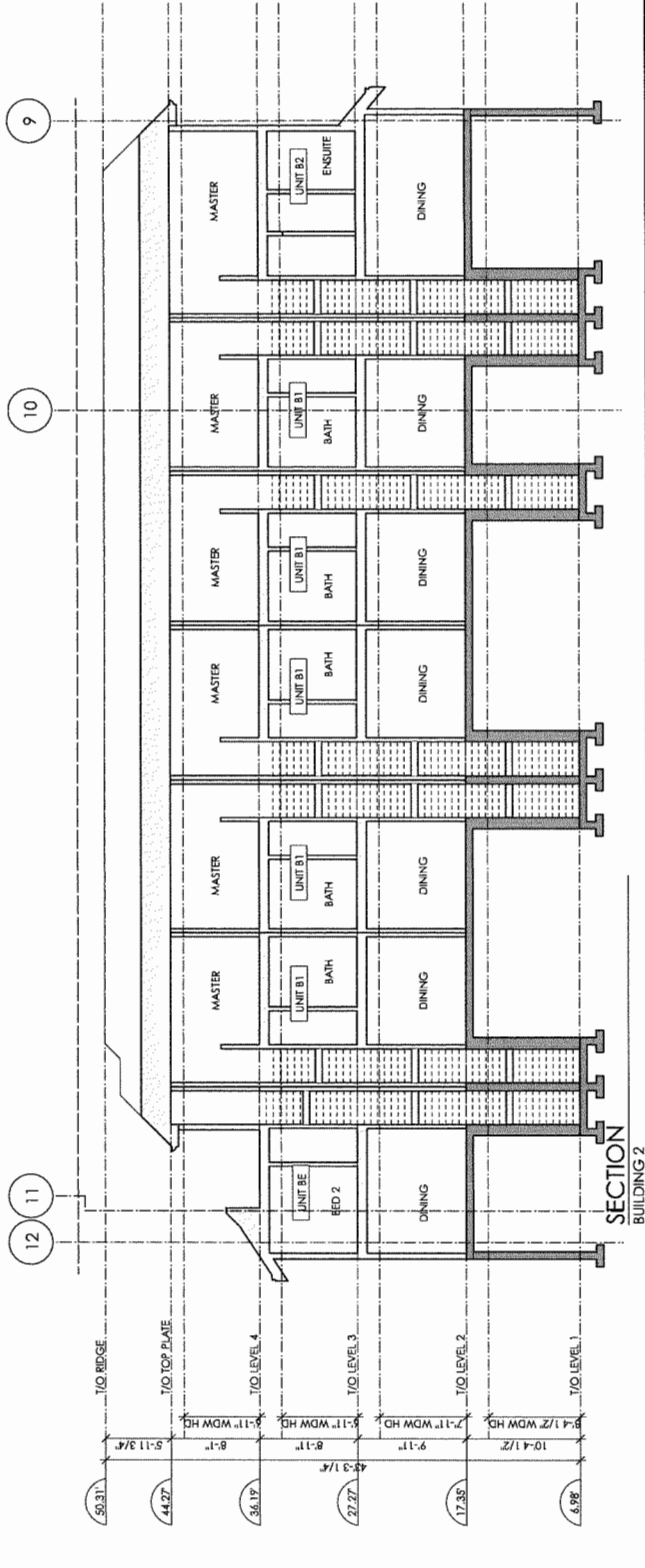
SIDE ELEVATION - EAST  
 BUILDING 2



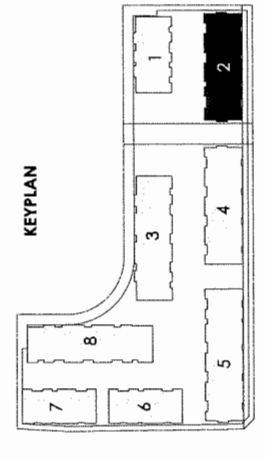
FRONT ELEVATION - COURTYARD  
 BUILDING 2



REAR ELEVATION - LANE  
 BUILDING 2



SECTION  
 BUILDING 2



KEYPLAN

FINISH SCHEDULE

1	FRIBEGGLASS SHINGLE	13	PAINTED 2X4 WINDOW TRIM	19	METAL CHIMNEY CAP
2	DOUBLE PANED SEALED UNIT VINYL WINDOWS	14	PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM	20	CONCRETE CAP
3	INSULATED METAL PANEL DOOR	15	PAINTED HARDE SHINGLE	21	ALUMINUM RAILING
4	RENCH DOOR	16	PAINTED FIBRE CEMENT BOARD	22	PAINTED WOOD BRACKETS
5	BRICK	17	PAINTED WOOD 2X6 FLOOR TRIM	23	PAINTED CONCRETE
6	3" EXPOSURE HORIZONTAL VINYL SIDING	18	PAINTED WOOD 2X6 FLOOR TRIM WITH 1X4 TRIM	24	CABLE TRELLIS
7	4" EXPOSURE HORIZONTAL VINYL SIDING	19	PAINTED WOOD 2X4 FLOOR TRIM	25	METAL PANEL DOOR
8	PAINTED 2X12 BELLY BOARD	20	PREFINISHED METAL FACIA GUTTER		
9	PAINTED 2X12 BELLY BOARD WITH 1X4 TRIM	21	PAINTED WOOD COLUMN		
10	PAINTED WOOD 2X6 FLOOR TRIM	22	FAUX CHIMNEY		
11	PAINTED 2X12 BELLY BOARD	23			
12	PAINTED 2X12 BELLY BOARD	24			

AUG 20 2019  
 PLAN # 4H

DP 10-829140

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 NOV. 13, 2018 RE-ISSUED FOR DP  
 JAN. 31, 2019 RE-ISSUED FOR DP  
 APR. 11, 2019 RE-ISSUED FOR DP  
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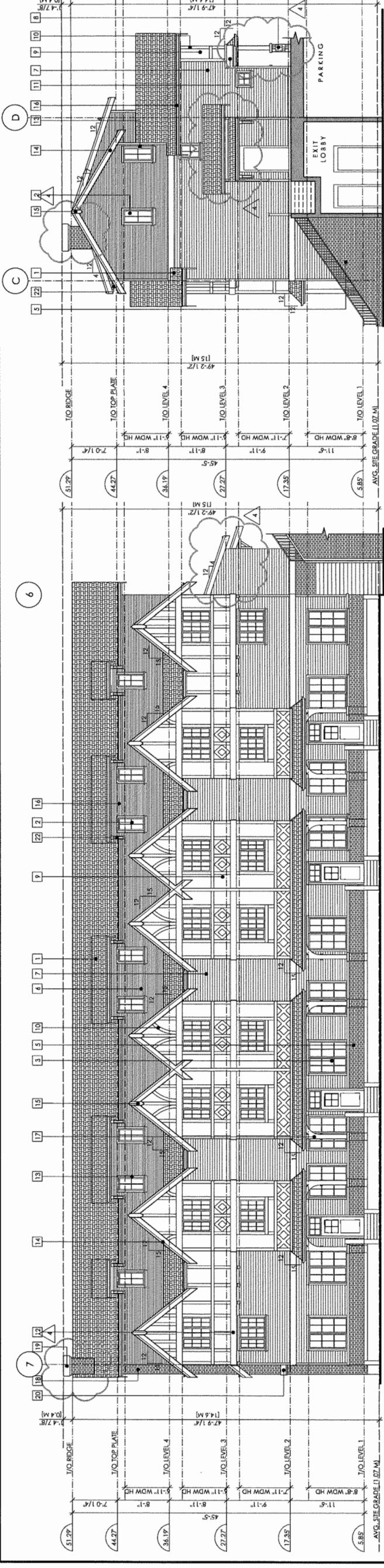
REVISÉ PER DP COMMENTS  
 REÇU LE 23 JUIN 2019.  
 19.08.07

ALABASTER HOMES

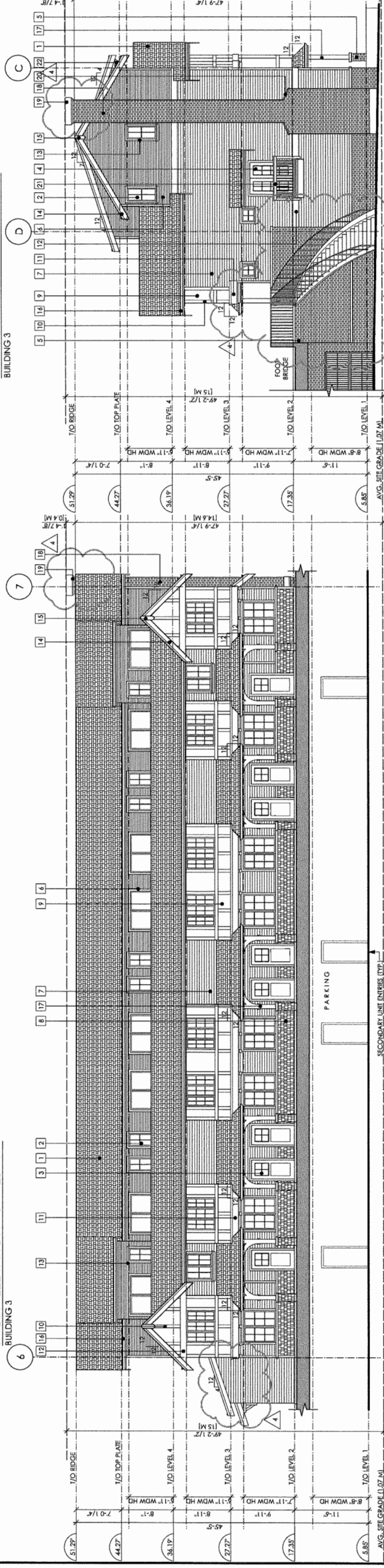
FORMWERKS ARCHITECTURAL  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2076 Phone: 683-5441

PROJECT  
 SPIRES ROAD  
 8900 SPIRES ROAD  
 RICHMOND, BC

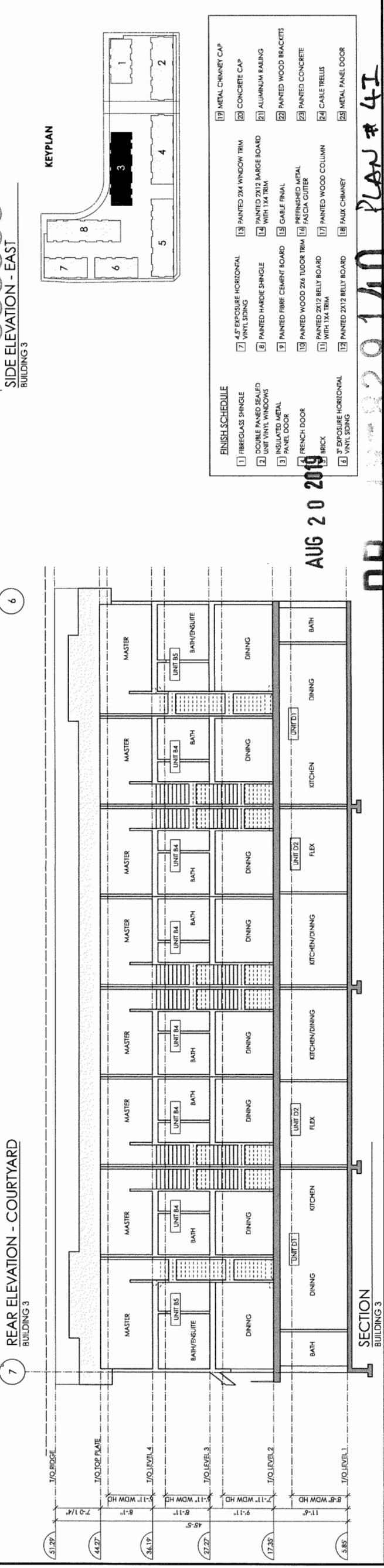
DRAWING  
 BUILDING 3  
 ELEVATIONS  
 SHEET  
 SCALE 1/8" = 1'-0"  
 DATE MARCH 2017  
 A2.05



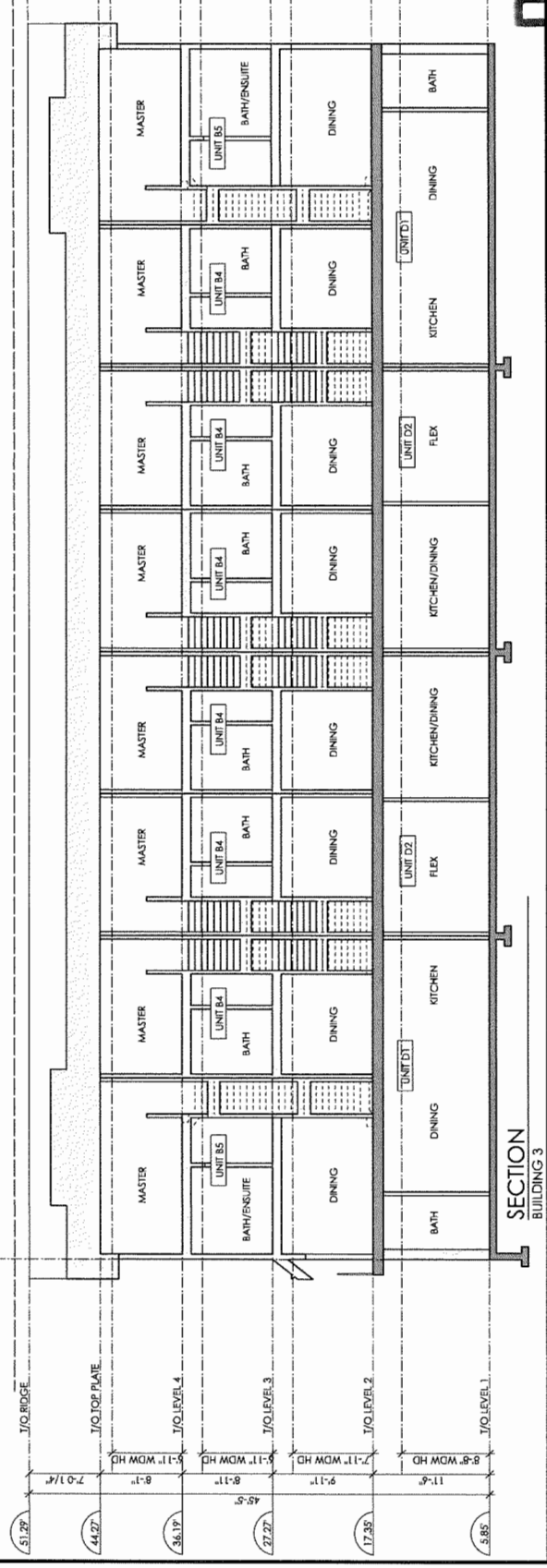
FRONT ELEVATION - SPIRES RD  
 BUILDING 3



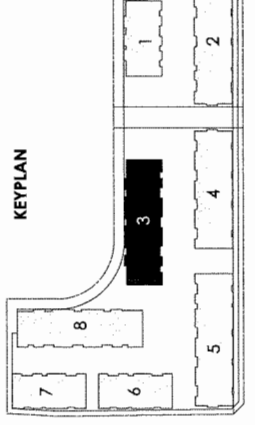
SIDE ELEVATION - WEST  
 BUILDING 3



SIDE ELEVATION - EAST  
 BUILDING 3



SECTION  
 BUILDING 3



FINISH SCHEDULE

1	IBREGLOSS SHINGLE	13	PAINTED 2X4 WINDOW TRIM	20	CONCRETE CAP
2	DOUBLE PANELED SEALED UNIT VINYL WINDOWS	14	PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM	21	ALUMINUM RAILING
3	INSULATED METAL PANEL DOOR	15	PAINTED HARDIE SHINGLE	22	PAINTED WOOD BRACKETS
4	FRENCH DOOR	16	PAINTED FIBRE CEMENT BOARD	23	PAINTED CONCRETE
5	3" EXPOSURE HORIZONTAL VINYL SIDING	17	PAINTED WOOD 2X6 TUDOR TRIM WITH 1X4 TRIM	24	CASIE TRELLIS
6	BRICK	18	PAINTED 2X12 BELLY BOARD	25	METAL PANEL DOOR
7	PAINTED 2X4 WINDOW TRIM	19	PAINTED 2X12 BELLY BOARD WITH 1X4 TRIM		
8	PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM				
9	PAINTED HARDIE SHINGLE				
10	INSULATED METAL PANEL DOOR				
11	PAINTED WOOD 2X6 TUDOR TRIM WITH 1X4 TRIM				
12	PAINTED 2X12 BELLY BOARD				
13	PAINTED 2X4 WINDOW TRIM				
14	PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM				
15	PAINTED FIBRE CEMENT BOARD				
16	PAINTED WOOD 2X6 TUDOR TRIM WITH 1X4 TRIM				
17	PAINTED WOOD COLUMN				
18	PAINTED 2X12 BELLY BOARD				
19	PAINTED 2X12 BELLY BOARD WITH 1X4 TRIM				
20	CONCRETE CAP				
21	ALUMINUM RAILING				
22	PAINTED WOOD BRACKETS				
23	PAINTED CONCRETE				
24	CASIE TRELLIS				
25	METAL PANEL DOOR				

AUG 20 2019  
 PLAN # 41  
 DP 10-829140

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REVISIONS  
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 NOV. 13, 2018 ISSUED FOR DP  
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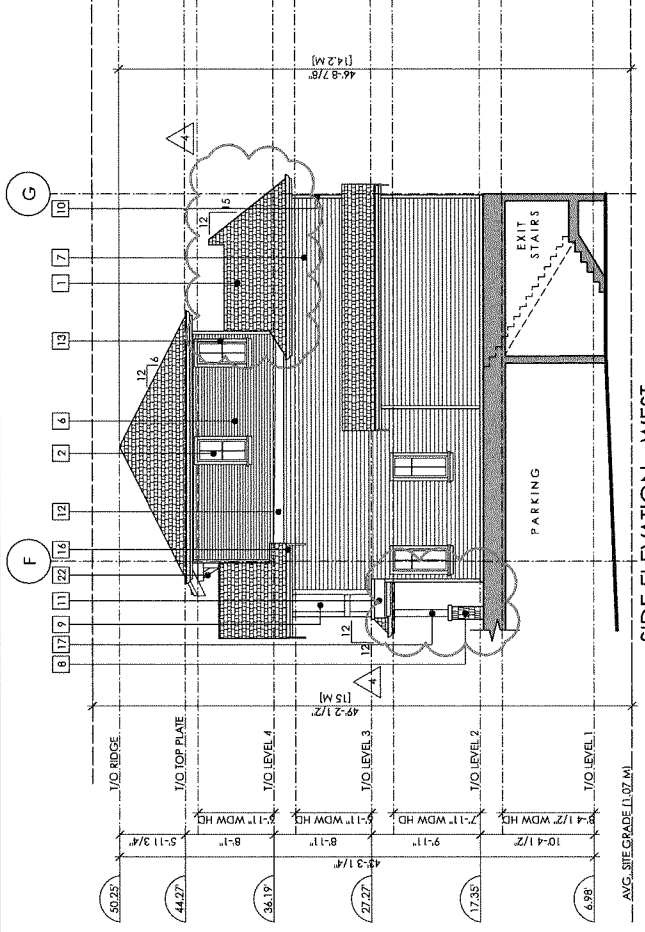
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 19.08.07

**ALABASTER HOMES**

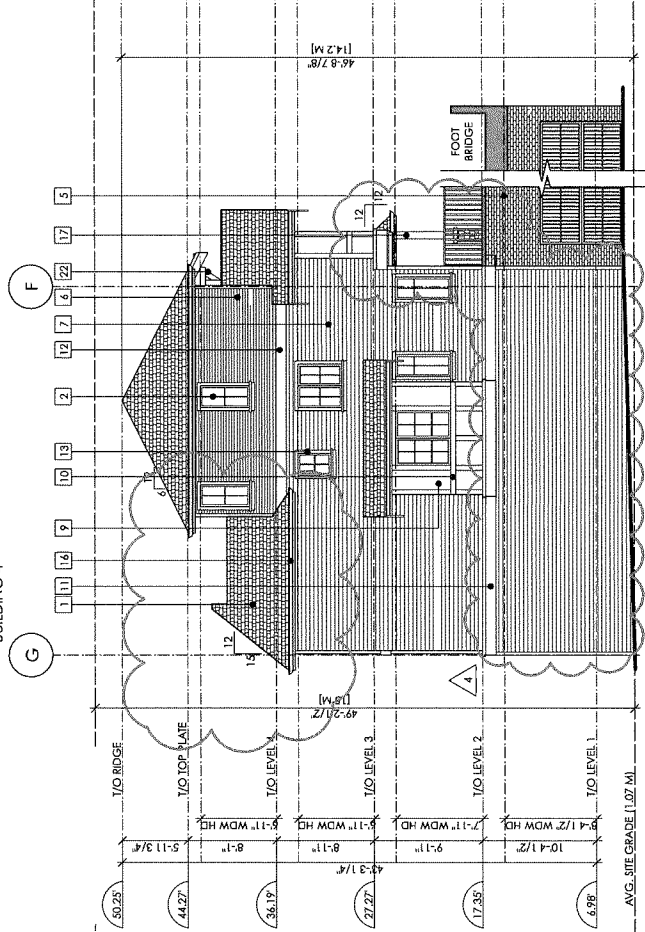
**FORMWERKS ARCHITECTURAL**  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2076 Phone: 683-5441

PROJECT  
**SPIRES ROAD**  
 8900 SPIRES ROAD  
 RICHMOND, BC

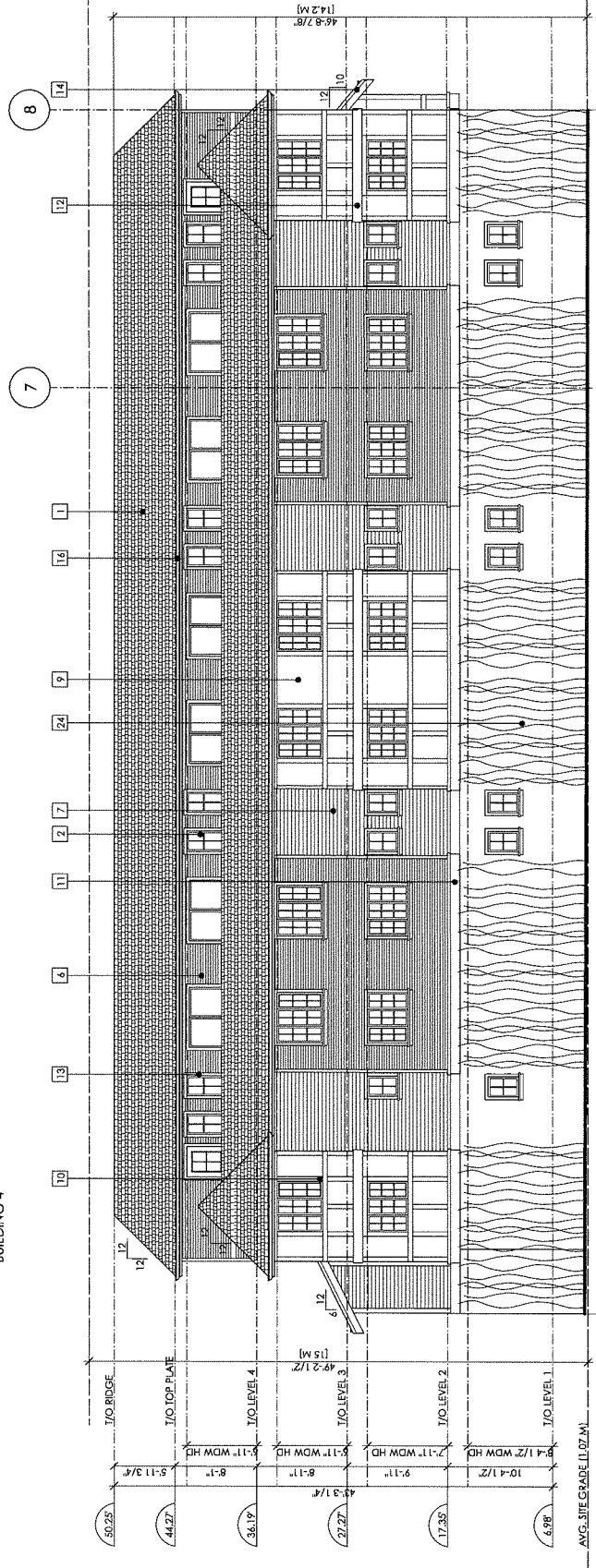
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**BUILDING 4 ELEVATIONS**  
 SCALE 1/8" = 1'-0"  
 SHEET A2.07  
 DATE MARCH 2017



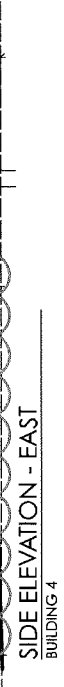
FRONT ELEVATION - COURTYARD  
 BUILDING 4



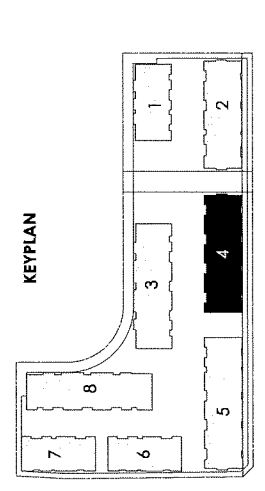
SIDE ELEVATION - WEST  
 BUILDING 4



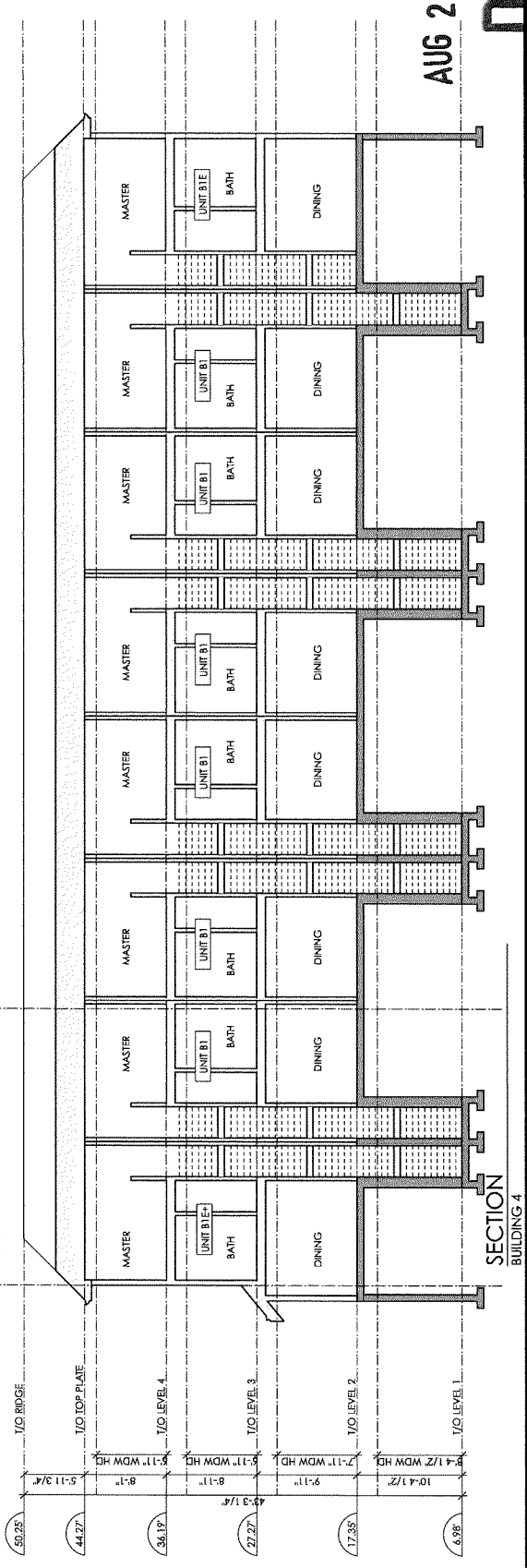
REAR ELEVATION - LANE  
 BUILDING 4



SIDE ELEVATION - EAST  
 BUILDING 4



KEYPLAN



SECTION  
 BUILDING 4

FINISH SCHEDULE

1	FIBREGLASS SHINGLE	13	PAINTED 2X4 WINDOW TRIM	19	METAL CHIMNEY CAP
2	DOUBLE PANED SEALED UNIT VINYL WINDOWS	14	PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM	20	CONCRETE CAP
3	INSULATED METAL PANEL DOOR	15	PAINTED HARDIE SHINGLE	21	ALUMINUM RAILING
4	FRENCH DOOR	16	PAINTED RBE CEMENT BOARD	22	PAINTED WOOD BRACKETS
5	BRICK	17	PAINTED WOOD 2X6 TUDOR TRIM	23	PAINTED CONCRETE
6	2 EXPOSURE HORIZONTAL VINYL SIDING	18	PAINTED WOOD 2X6 TUDOR TRIM WITH 1X4 TRIM	24	CABLE TRELLIS
7	1/2 EXPOSURE HORIZONTAL VINYL SIDING	19	PREFINISHED METAL FASCIA GUTTER	25	METAL PANEL DOOR
8	PAINTED 2X12 BELLY BOARD	20	PAINTED WOOD 2X6 TUDOR TRIM		
9	PAINTED RBE CEMENT BOARD	21	PAINTED 2X4 WINDOW TRIM		
10	PAINTED WOOD 2X6 TUDOR TRIM	22	PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM		
11	PAINTED 2X12 BELLY BOARD WITH 1X4 TRIM	23	PAINTED RBE CEMENT BOARD		
12	PAINTED 2X12 BELLY BOARD	24	PAINTED WOOD 2X6 TUDOR TRIM		
		25	PAINTED WOOD 2X6 TUDOR TRIM WITH 1X4 TRIM		
		26	PAINTED 2X12 BELLY BOARD		
		27	PAINTED 2X12 BELLY BOARD		
		28	PAINTED 2X12 BELLY BOARD		
		29	PAINTED 2X12 BELLY BOARD		
		30	PAINTED 2X12 BELLY BOARD		

AUG 20 2019

DP 18 829140 PLAN # 4J

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REVISIONS  
 MAR. 14, 2017 ISSUED FOR PERMITS  
 NOV. 16, 2017 RE-ISSUED FOR REVISIONS  
 JUN. 08, 2018 RE-ISSUED FOR REVISIONS  
 JUL. 12, 2018 RE-ISSUED FOR REVISIONS  
 AUG. 20, 2018 RE-ISSUED FOR REVISIONS  
 AUG. 20, 2018 RE-ISSUED FOR REVISIONS/OP  
 NOV. 13, 2018 RE-ISSUED FOR ADVISORY DESIGN PANEL  
 JAN. 31, 2019 RE-ISSUED FOR DP  
 APR. 26, 2019 RE-ISSUED FOR DP  
 JUL. 3, 2019 RE-ISSUED FOR DP  
 AUG. 17, 2019 RE-ISSUED FOR DP

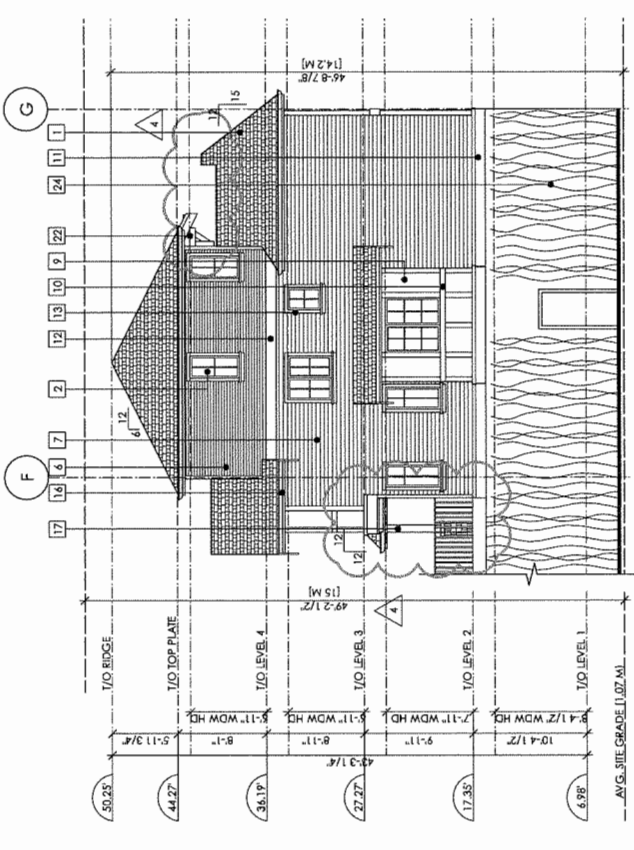
REVISED PER DP COMMENTS  
 RECEIVED ON JULY 23, 2019.  
 19.08.07

ALABASTER HOMES

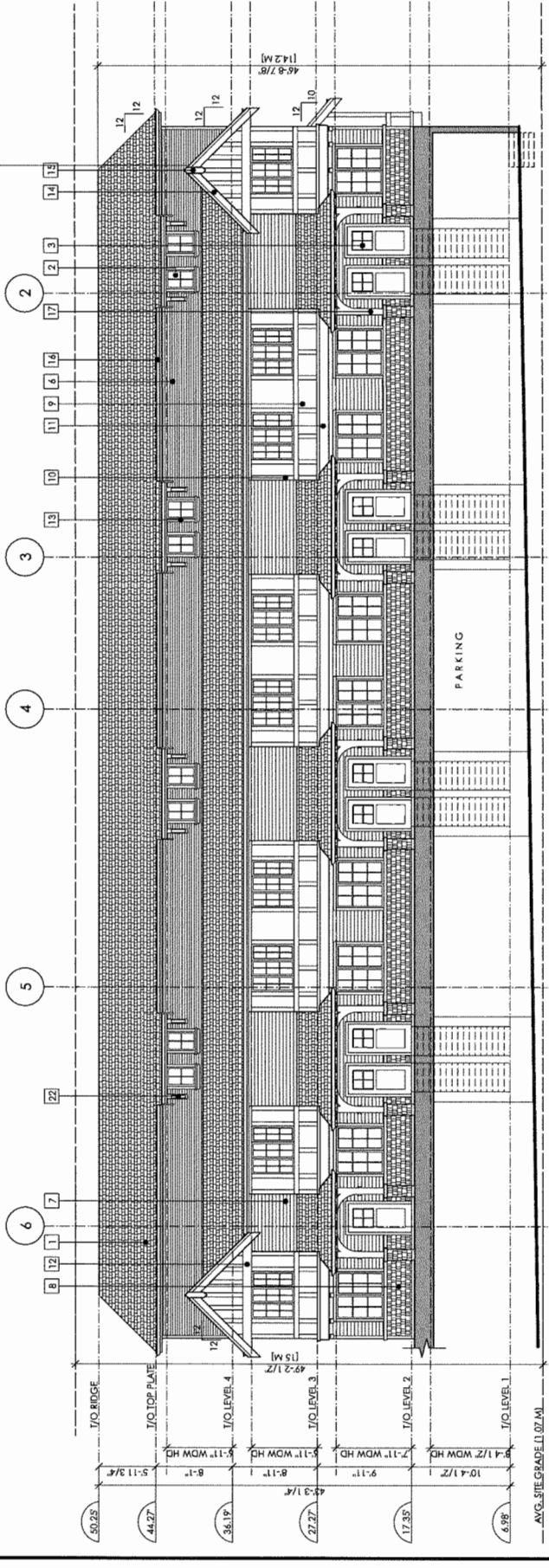
FORMWORKS ARCHITECTURAL  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2076 Phone: 683-5441

PROJECT  
 SPIRES ROAD  
 8900 SPIRES ROAD  
 RICHMOND, BC

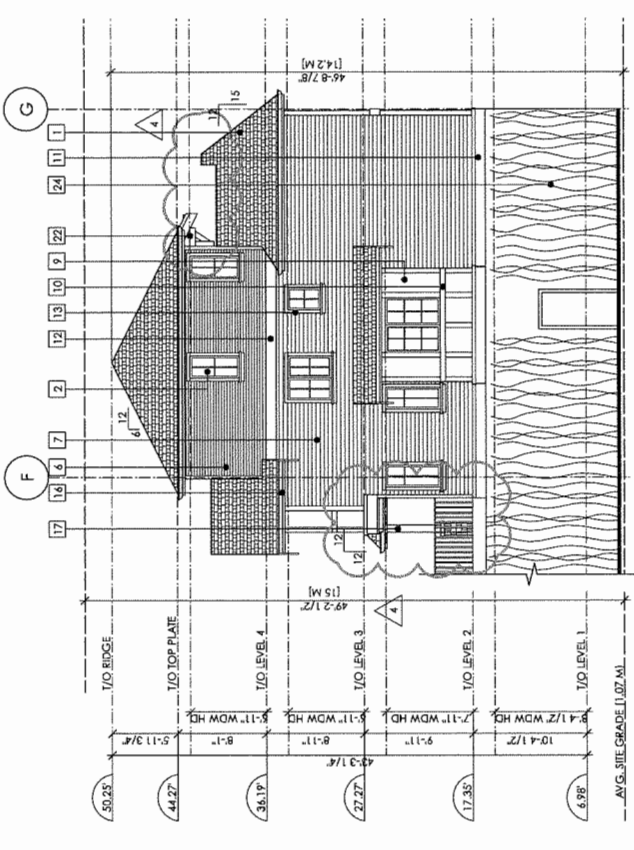
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 BUILDING 5 ELEVATIONS  
 SCALE 1/8" = 1'-0"  
 SHEET A2.09  
 DATE MARCH 2017



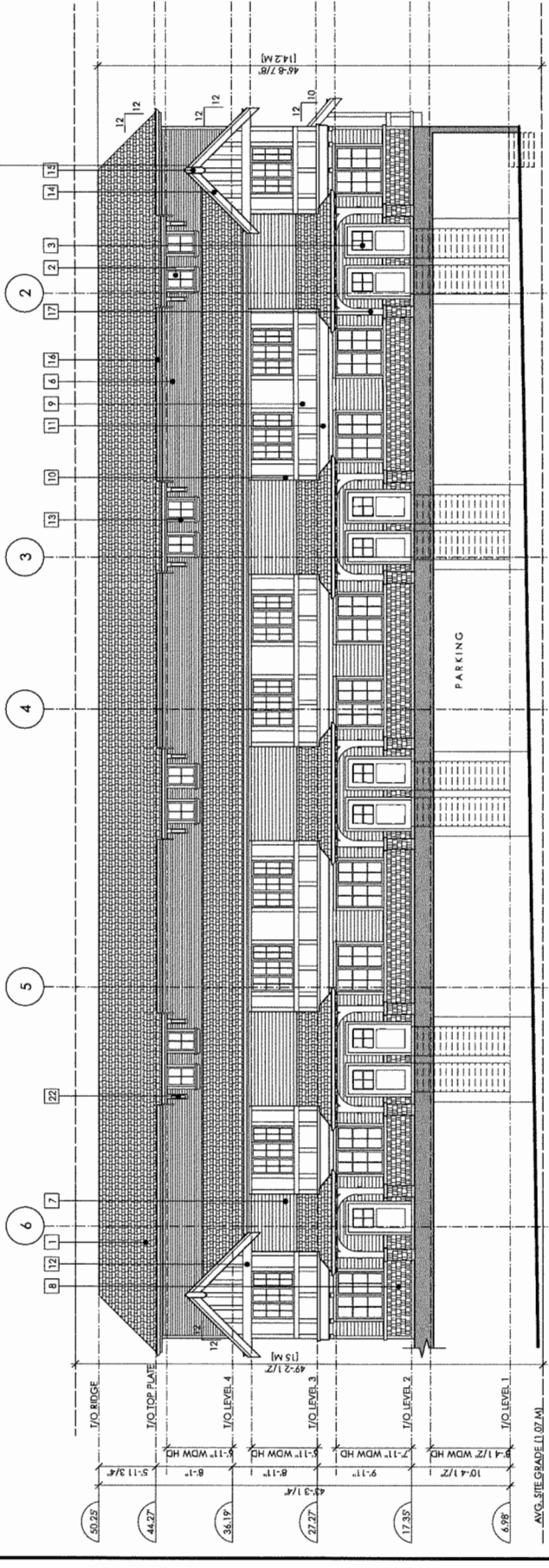
FRONT ELEVATION - COURTYARD  
 BUILDING 5



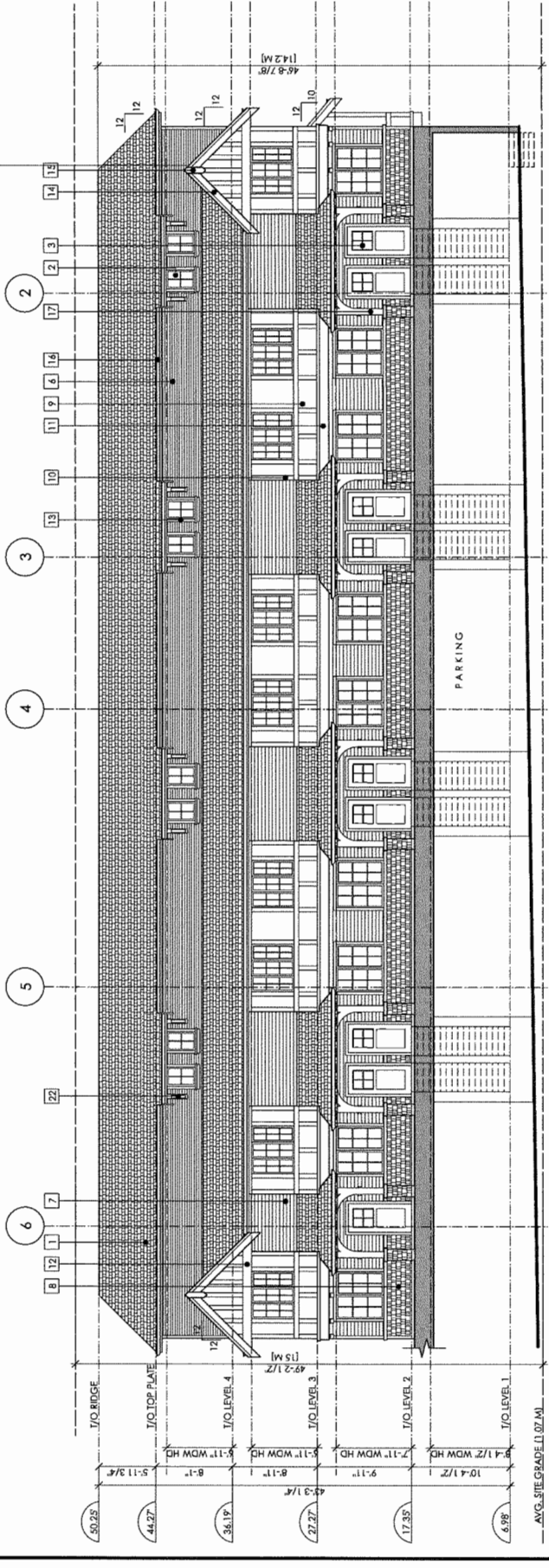
REAR ELEVATION - LANE  
 BUILDING 5



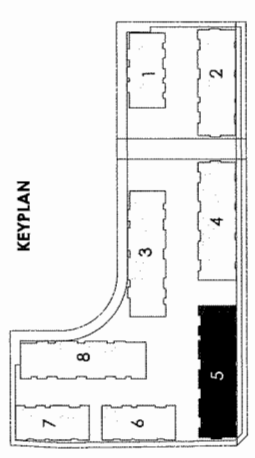
SIDE ELEVATION - WEST  
 BUILDING 5



SIDE ELEVATION - EAST  
 BUILDING 5



SECTION  
 BUILDING 5



FINISH SCHEDULE

1	FRIBGLASS SHINGLE	7	4.5" EXPOSURE HORIZONTAL VINYL SIDING	13	PAINTED 2X4 WINDOW TRIM	19	METAL CHIMNEY CAP
2	DOUBLE PANELED SEALED UNIT VINYL WINDOWS	8	PAINTED HARDIE SHINGLE	14	PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM	20	CONCRETE CAP
3	INSULATED METAL PANEL DOOR	9	PAINTED FBRE CEMENT BOARD	15	CABLE FINISH	21	ALUMINUM RAILING
4	FRENCH DOOR	10	PAINTED WOOD 2X6 TUDOR TRIM WITH 1X4 TRIM	16	FACIA GUTTER	22	PAINTED WOOD BRACKETS
5	BRICK	11	PAINTED WOOD 2X6 TUDOR TRIM WITH 1X4 TRIM	17	PAINTED WOOD COLUMN	23	PAINTED CONCRETE
6	3" EXPOSURE HORIZONTAL VINYL SIDING	12	PAINTED 2X12 BELLY BOARD	18	FAUX CHIMNEY	24	CABLE TRUSS
						25	METAL PANEL DOOR

AUG 20 2019  
 OP 18-829140 PLAN # 4K

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REVISIONS  
 MAR. 14, 2017 ISSUED FOR RETONING  
 NOV. 16, 2017 RE-ISSUED FOR RETONING  
 JUN. 08, 2018 RE-ISSUED FOR RETONING  
 JUL. 12, 2018 RE-ISSUED FOR DP  
 AUG. 20, 2018 RE-ISSUED FOR RETONING/DP  
 NOV. 13, 2018 RE-ISSUED FOR DP  
 JAN. 31, 2019 ISSUED FOR ADVISORY DESIGN PANEL  
 APR. 11, 2019 RE-ISSUED FOR DP  
 JUL. 3, 2019 RE-ISSUED FOR DP  
 AUG. 7, 2019 RE-ISSUED FOR DP

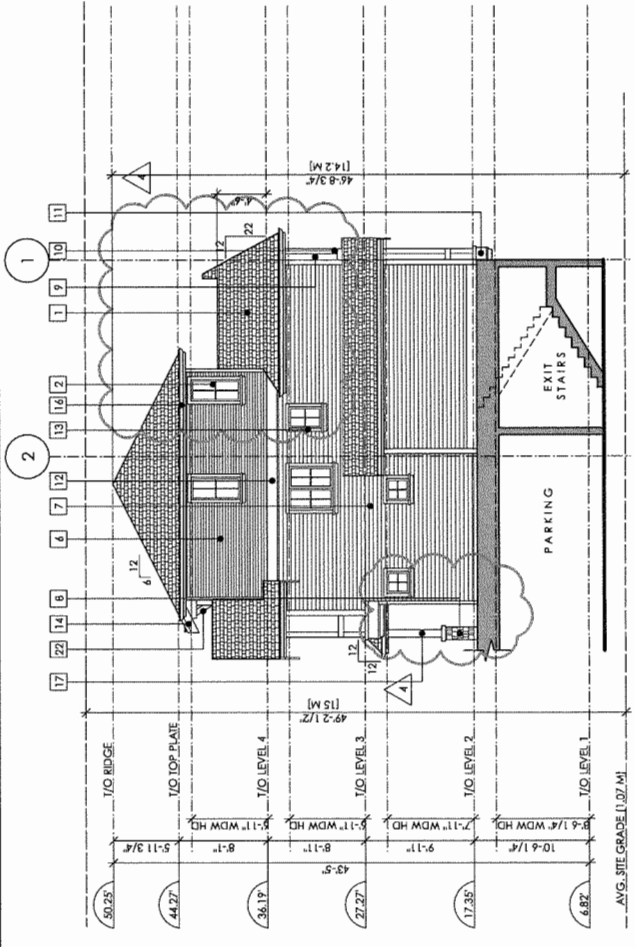
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 RECEIVED ON JULY 23, 2019.  
 19.08.07

ALABASTER HOMES

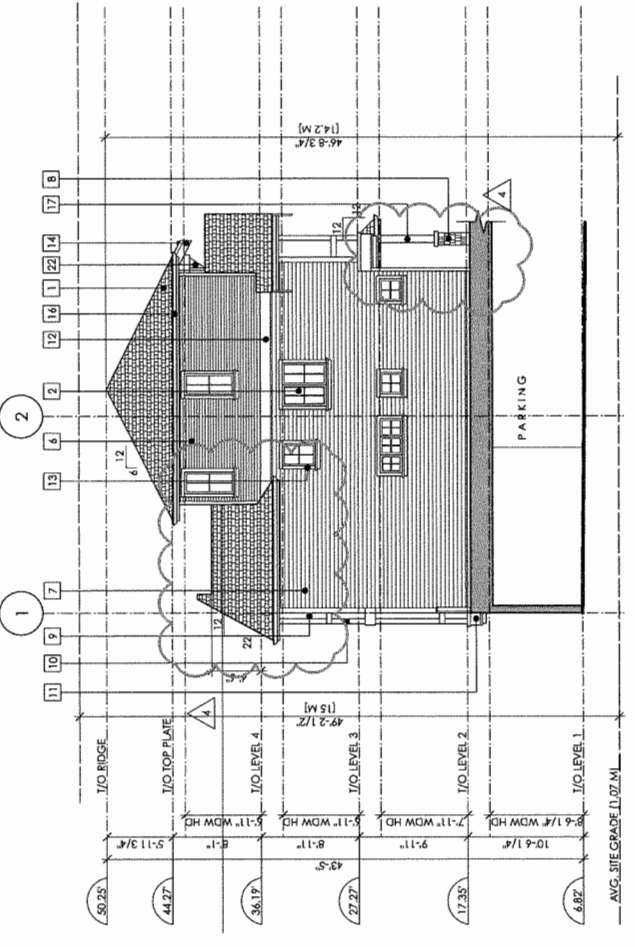
FORMWERKS ARCHITECTURAL  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2076 Phone: 683-5441

PROJECT  
 SPIRES ROAD  
 8900 SPIRES ROAD  
 RICHMOND, BC

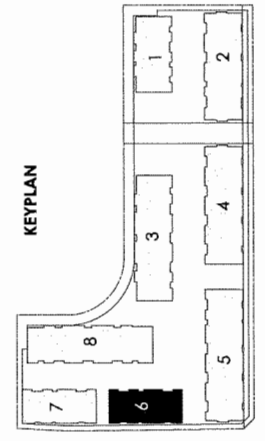
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 BUILDING 6 ELEVATIONS  
 SHEET  
 SCALE 1/8" = 1'-0"  
 DATE MARCH 2017  
 A2.11



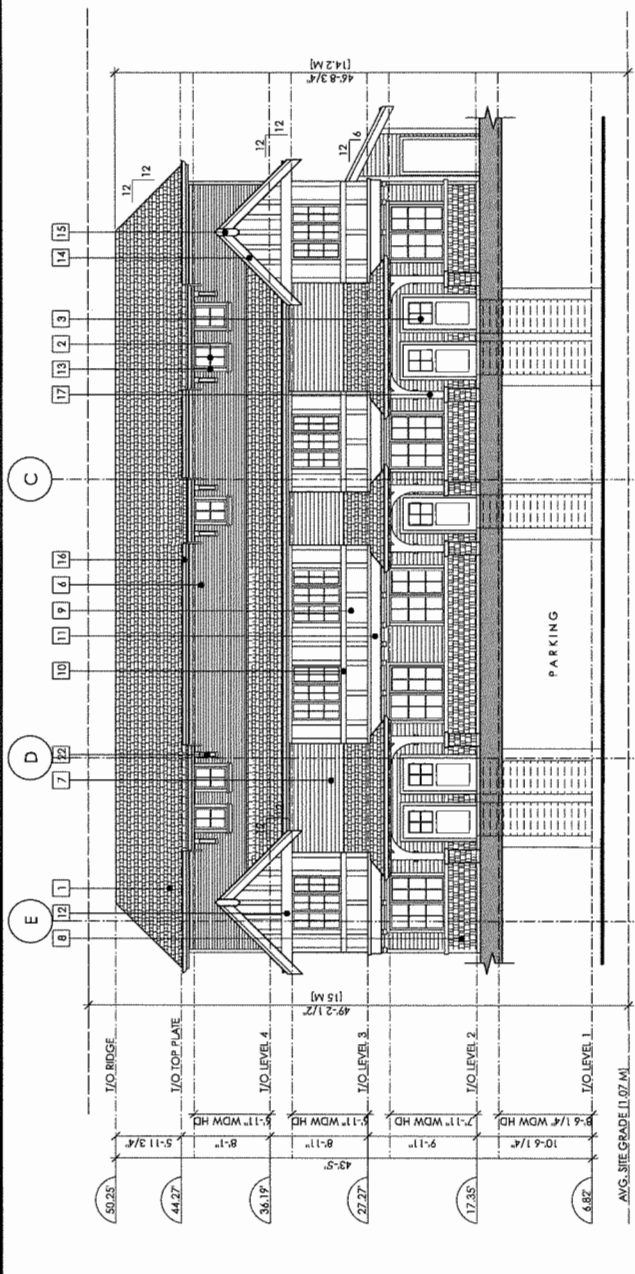
SIDE ELEVATION - NORTH  
 BUILDING 6



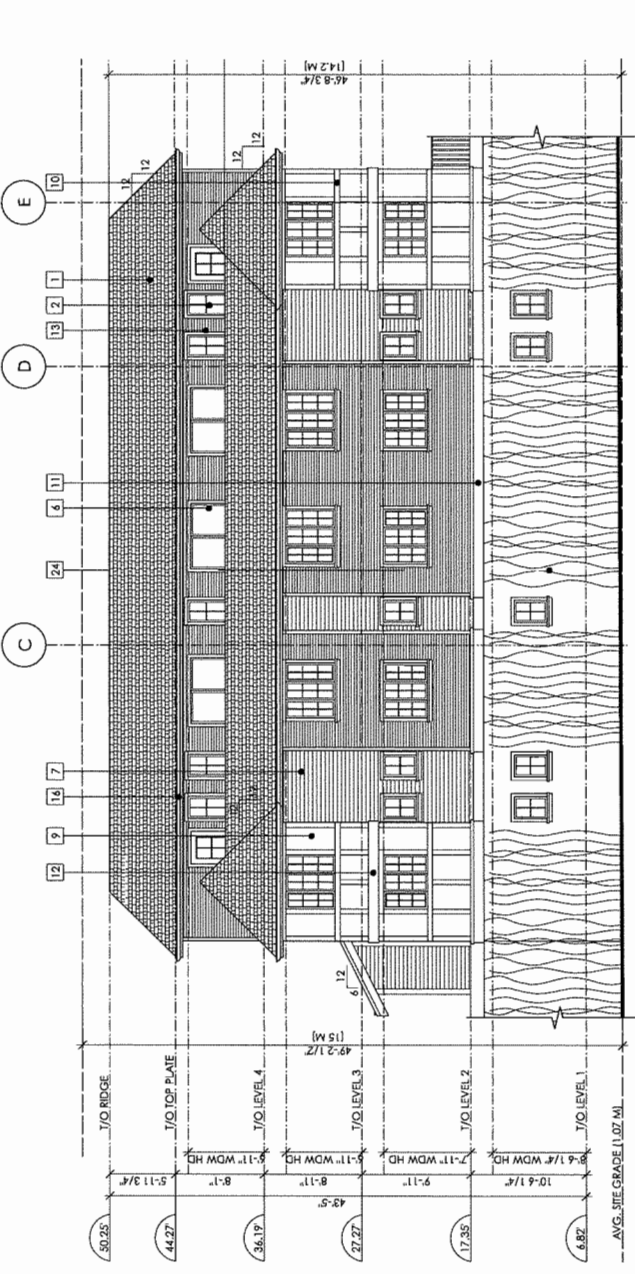
SIDE ELEVATION - SOUTH  
 BUILDING 6



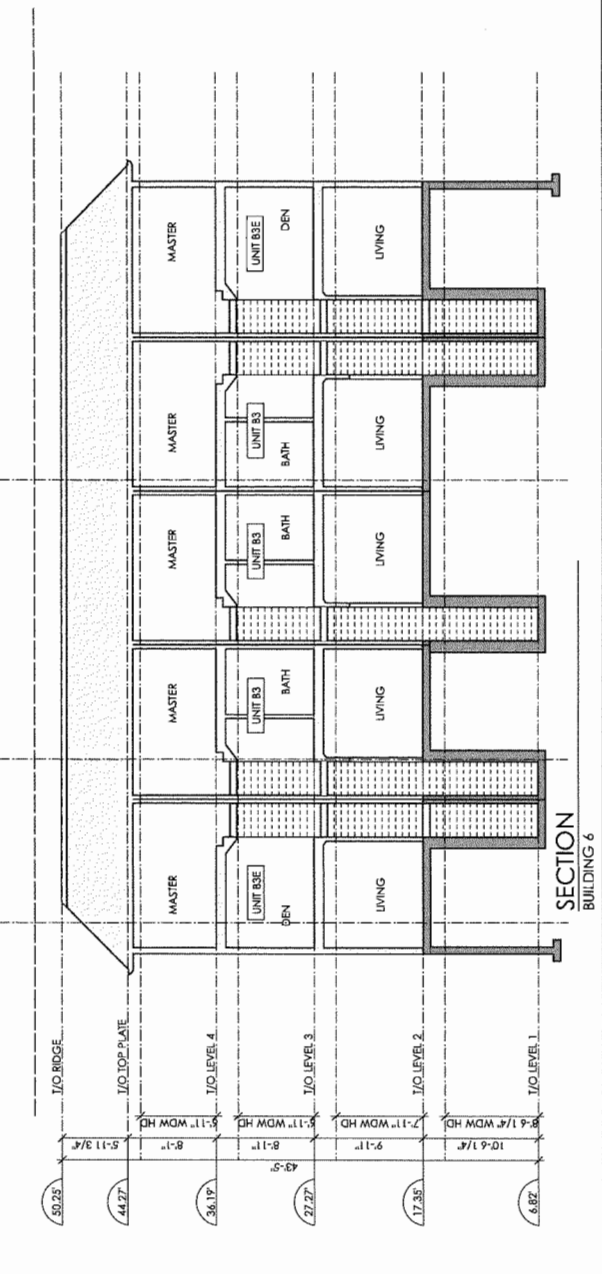
FINISH SCHEDULE	
1	IRREGULAR SHINGLE
2	DOUBLE PANELED SEALED UNIT VINYL WINDOWS
3	INSULATED METAL PANEL DOOR
4	FRENCH DOOR
5	BRICK
6	9" EXPOSURE HORIZONTAL VINYL SIDING
7	4.5" EXPOSURE HORIZONTAL VINYL SIDING
8	PAINTED 2X4 WINDOW TRIM
9	PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM
10	PAINTED FIBRE CEMENT BOARD
11	PAINTED WOOD 2X6 TUDOR TRIM WITH 1X4 TRIM
12	PAINTED 2X12 BELLY BOARD WITH 1X4 TRIM
13	PAINTED 2X4 WINDOW TRIM
14	PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM
15	PAINTED FIBRE CEMENT BOARD
16	PREFINISHED METAL PANEL DOOR
17	PAINTED WOOD COLUMN
18	FAUX CHIMNEY
19	METAL CHIMNEY CAP
20	CONCRETE CAP
21	ALUMINUM RAILING
22	PAINTED WOOD BRACKETS
23	PAINTED CONCRETE
24	CABLE TRELLIS
25	METAL PANEL DOOR



FRONT ELEVATION - COURTYARD  
 BUILDING 6



REAR ELEVATION - LANE  
 BUILDING 6



SECTION  
 BUILDING 6

AUG 20 2019

DP 18-0829140 PLAN HL

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REVISIONS  
 ISSUED FOR REZONING MAR. 14, 2017  
 REISSUED FOR REZONING NOV. 16, 2017  
 REISSUED FOR REZONING JUN. 08, 2018  
 REISSUED FOR REZONING JUL. 12, 2018  
 REISSUED FOR DP AUG. 20, 2018  
 REISSUED FOR REZONING/DP NOV. 13, 2018  
 ISSUED FOR ADVOCACY DESIGN PANEL JAN. 31, 2019  
 REISSUED FOR DP JUL. 3, 2019  
 REISSUED FOR DP AUG. 7, 2019

RECEIVED FOR DP COMMENTS  
 RECEIVED ON JULY 23, 2019.  
 19.08.07

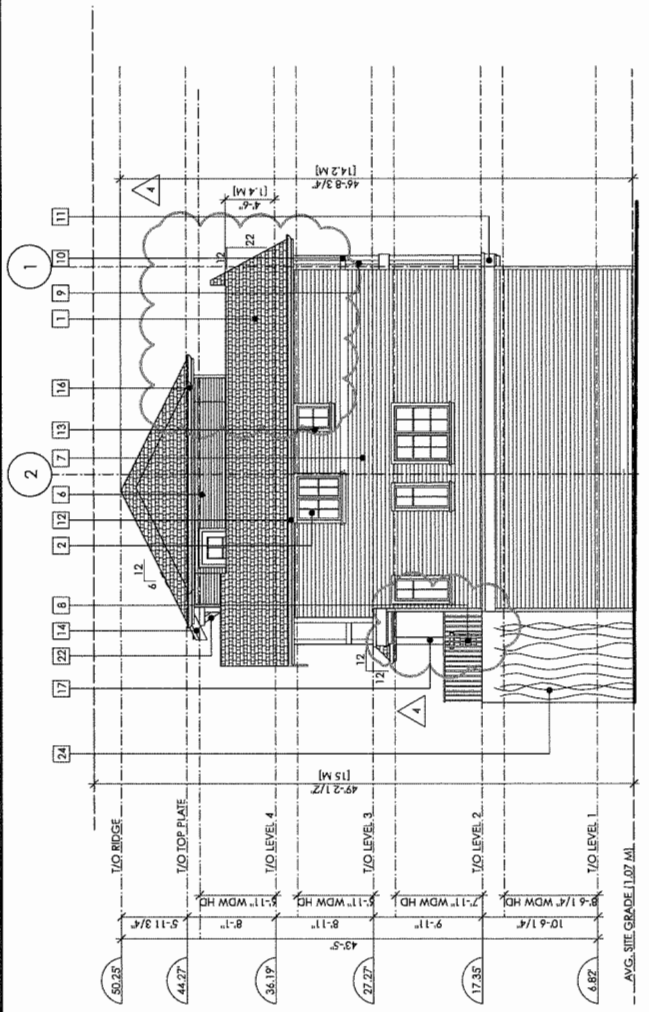
ALBASTER HOMES

FORMWORKS ARCHITECTURAL  
 1625 West 5th Ave., Vancouver, BC V6J 1H5  
 Fax: 685-5076 Phone: 685-5441

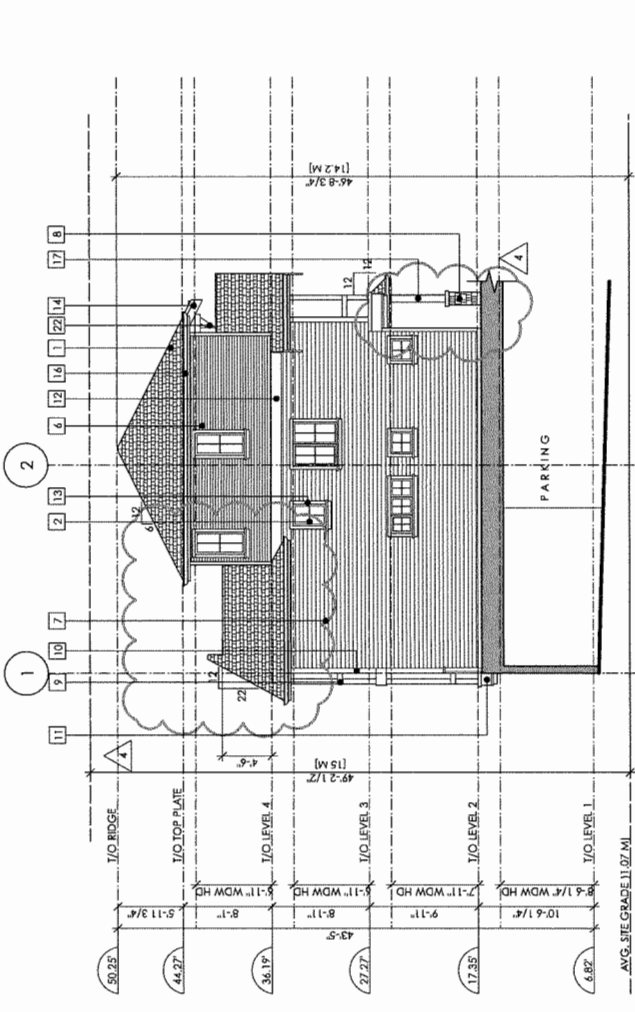
PROJECT  
**SPIRES ROAD**  
 8900 SPIRES ROAD  
 RICHMOND, BC

DRAWING  
**BUILDING 7 ELEVATIONS**

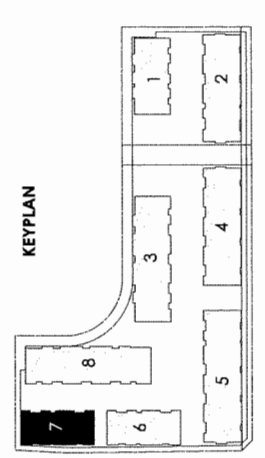
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 DATE MARCH 2017  
**A2.13**



SIDE ELEVATION - NORTH  
 BUILDING 7

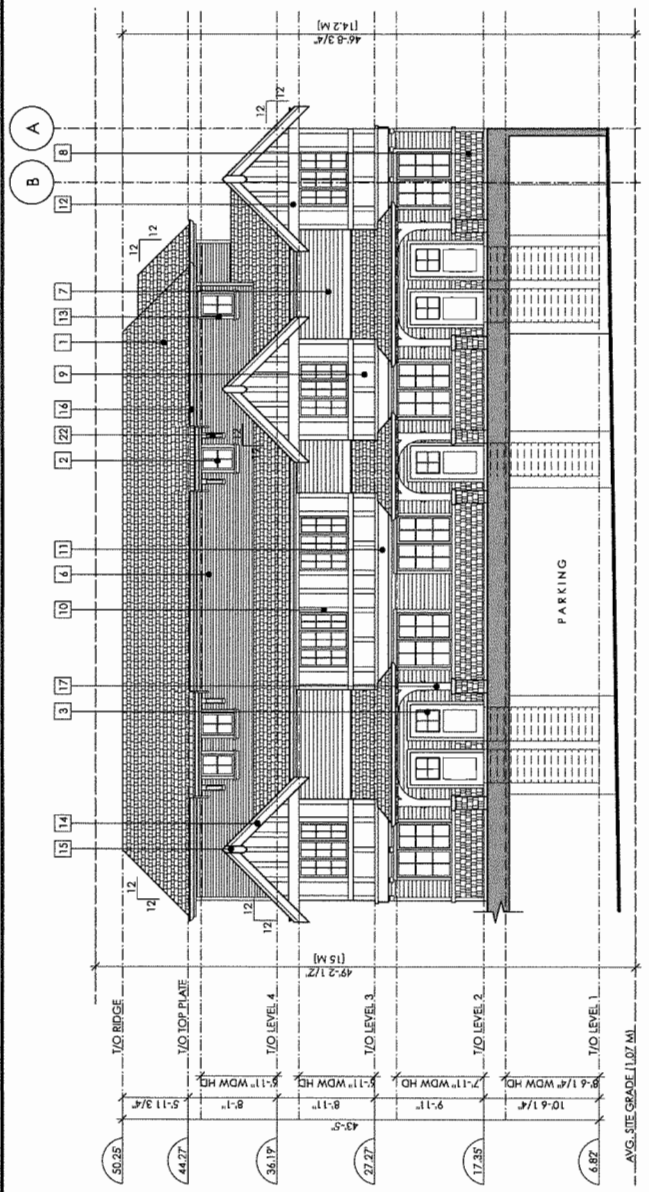


SIDE ELEVATION - SOUTH  
 BUILDING 7

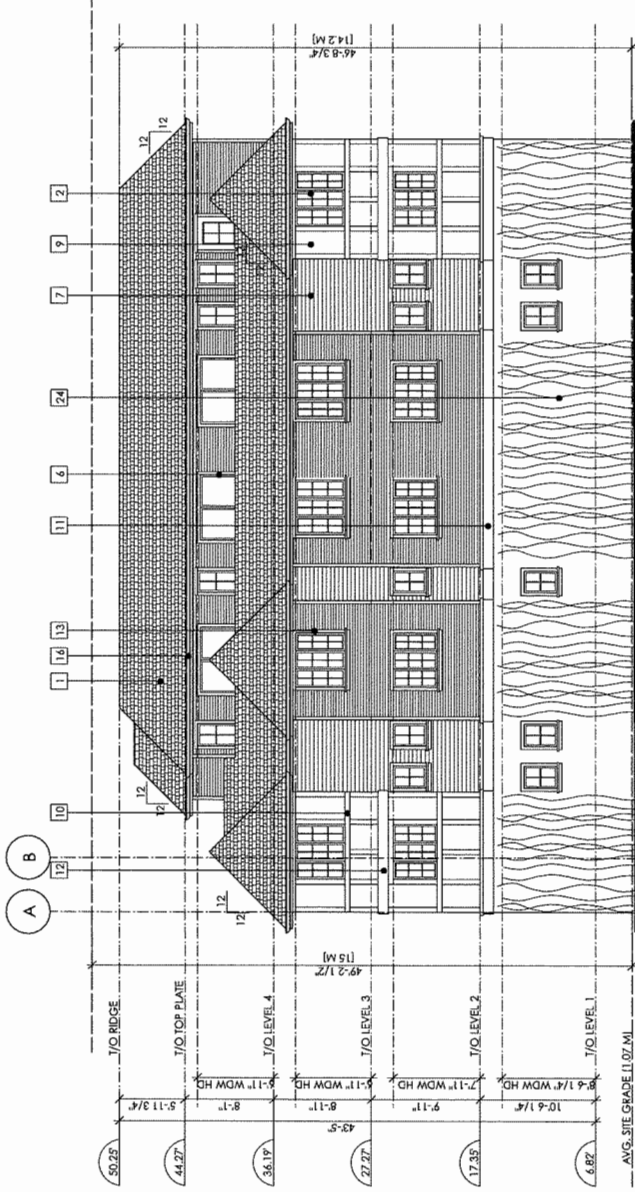


FINISH SCHEDULE

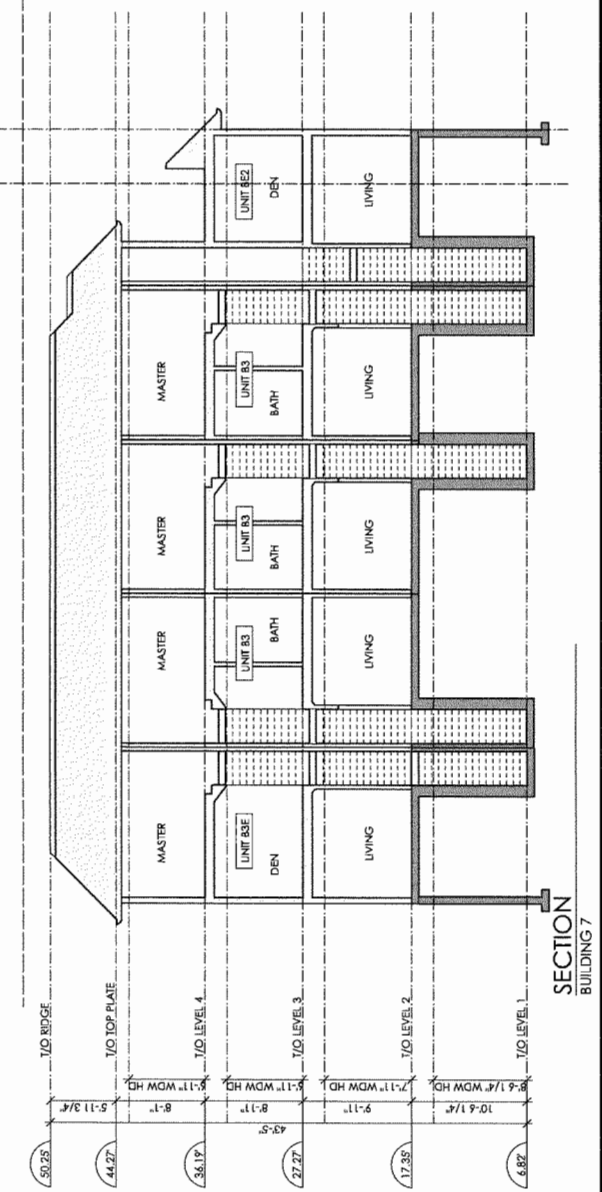
1	FIBREGLASS SHINGLE	13	PAINTED 2X4 WINDOW TRIM	25	CONCRETE CAP
2	DOUBLE PANELED SEALED UNIT VINYL WINDOWS	14	PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM	21	ALUMINUM RAILING
3	INSULATED METAL PANEL DOOR	15	PAINTED FIBRE CEMENT BOARD	22	PAINTED WOOD BRACKETS
4	FRENCH DOOR	16	PAINTED WOOD 2X4 TUDOR TRIM	23	PAINTED CONCRETE
5	BRICK	17	PAINTED WOOD COLUMN WITH 1X4 TRIM	24	CABLE TRELLIS
6	3" EXPOSURE HORIZONTAL VINYL SIDING	18	PAINTED 2X12 BELLY BOARD	26	METAL PANEL DOOR
7	4.5" EXPOSURE HORIZONTAL VINYL SIDING	19	METAL CHIMNEY CAP		
8	PAINTED HARDIE SHINGLE	20	PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM		
9	PAINTED FIBRE CEMENT BOARD				
10	PAINTED WOOD 2X4 TUDOR TRIM				
11	PAINTED 2X12 BELLY BOARD WITH 1X4 TRIM				
12	PAINTED 2X12 BELLY BOARD				



FRONT ELEVATION - COURTYARD  
 BUILDING 7



REAR ELEVATION - LANE  
 BUILDING 7



SECTION  
 BUILDING 7

AUG 20 2019

DP 18-829140 PLAN # 4M

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 MAR. 14, 2017 ISSUED FOR RECONING  
 NOV. 16, 2017 RE-ISSUED FOR RECONING  
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 JUL. 12, 2018 RE-ISSUED FOR DP  
 AUG. 20, 2018 RE-ISSUED FOR RECONING/DP  
 NOV. 13, 2018 RE-ISSUED FOR DP  
 APR. 31, 2019 RE-ISSUED FOR ADVISORY DESIGN PANEL  
 JUL. 3, 2019 RE-ISSUED FOR DP  
 AUG. 7, 2019 RE-ISSUED FOR DP

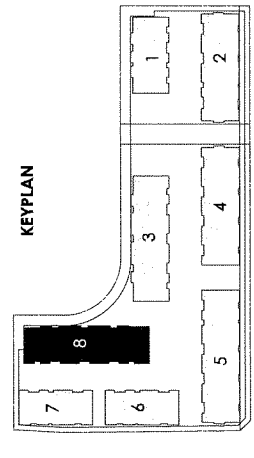
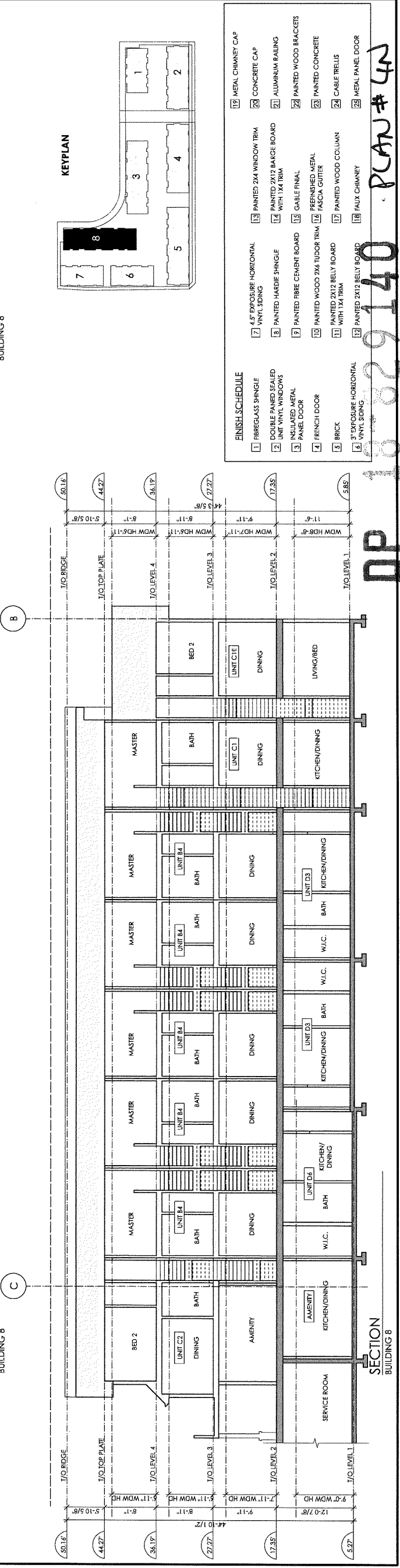
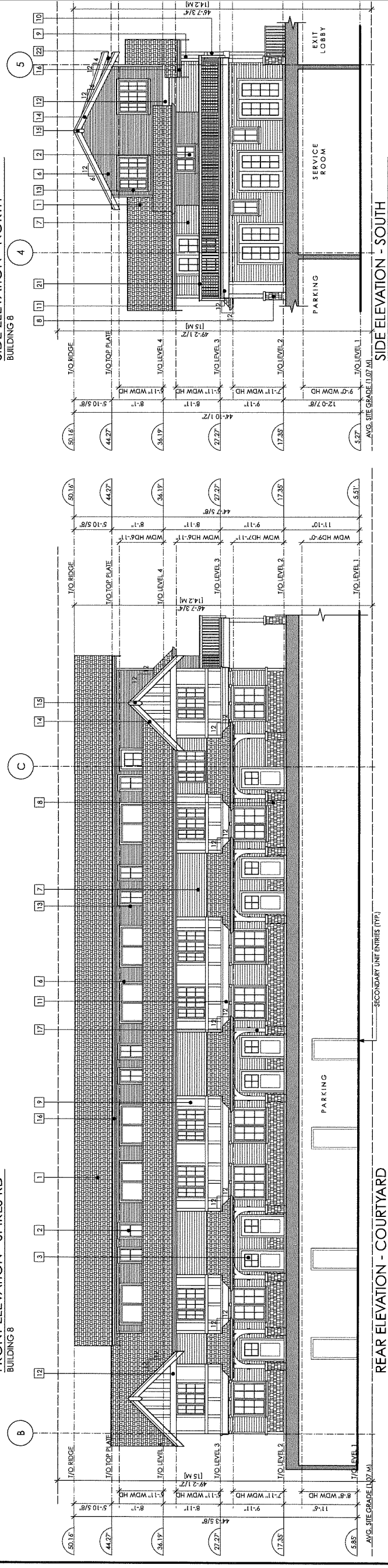
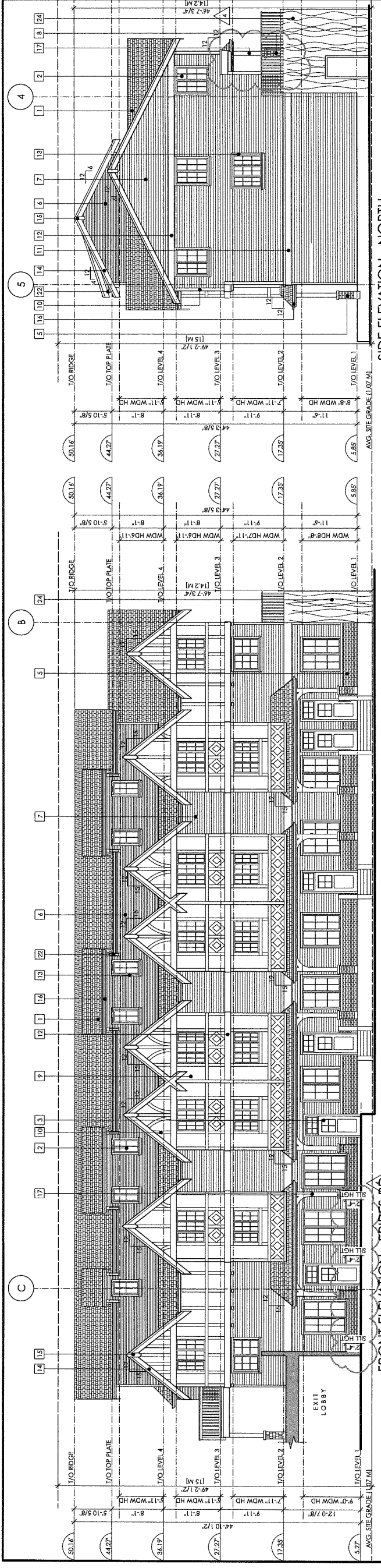
19.08.07  
 REVISED PER DP COMMENTS  
 RECEIVED ON JULY 23, 2019.

**ALABASTER HOMES**

**FORMWERKS ARCHITECTURAL**  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2076 Phone: 683-5441

PROJECT  
**SPIRES ROAD**  
 8900 SPIRES ROAD  
 RICHMOND, BC

DRAWING  
**BUILDING 8 ELEVATIONS**  
 SHEET  
 SCALE 1/8" = 1'-0"  
 DATE **AUG 20 2019**  
**A2.15**



**FINISH SCHEDULE**

1	IRREGULAR SHINGLE	13	PAINTED 2X4 WINDOW TRIM	19	METAL CHIMNEY CAP
2	DOUBLE PANELED UNIT VINYL WINDOWS	14	PAINTED 2X12 RAFCO BOARD WITH 1X4 TRIM	20	CONCRETE CAP
3	UNPAINTED METAL PANEL DOOR	15	PAINTED HARDIE SHINGLE	21	ALUMINUM RAILING
4	FRENCH DOOR	16	PAINTED FIBRE CEMENT BOARD	22	PAINTED WOOD BRACKETS
5	BRICK	17	PAINTED WOOD 2X6 TUDOR TRIM WITH 1X4 TRIM	23	PAINTED CONCRETE
6	2" EXPOSURE HORIZONTAL VINYL SIDING	18	PAINTED 2X12 BELLY BOARD WITH 1X4 TRIM	24	CABLE TRELLIS
7	4.5" EXPOSURE HORIZONTAL VINYL SIDING	19	PAINTED 2X12 BELLY BOARD	25	METAL PANEL DOOR
8	DOUBLE PANELED UNIT VINYL WINDOWS	20	CONCRETE CAP		
9	UNPAINTED METAL PANEL DOOR	21	ALUMINUM RAILING		
10	PAINTED WOOD 2X6 TUDOR TRIM WITH 1X4 TRIM	22	PAINTED WOOD BRACKETS		
11	PAINTED 2X12 BELLY BOARD WITH 1X4 TRIM	23	PAINTED CONCRETE		
12	2" EXPOSURE HORIZONTAL VINYL SIDING	24	CABLE TRELLIS		
13	PAINTED 2X4 WINDOW TRIM	25	METAL PANEL DOOR		
14	PAINTED 2X12 RAFCO BOARD WITH 1X4 TRIM				
15	PAINTED FIBRE CEMENT BOARD				
16	PAINTED WOOD 2X6 TUDOR TRIM WITH 1X4 TRIM				
17	PAINTED 2X12 BELLY BOARD WITH 1X4 TRIM				
18	PAINTED 2X12 BELLY BOARD				
19	METAL CHIMNEY CAP				
20	CONCRETE CAP				
21	ALUMINUM RAILING				
22	PAINTED WOOD BRACKETS				
23	PAINTED CONCRETE				
24	CABLE TRELLIS				
25	METAL PANEL DOOR				

DP 10-829140 PLAN # 4N

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REVISIONS

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NOV. 16, 2017	RE-ISSUED FOR REZONING
JUN. 08, 2018	ISSUED FOR REZONING
JUL. 12, 2018	ISSUED FOR DP
AUG. 20, 2018	RE-ISSUED FOR REZONING/DP
NOV. 13, 2018	RE-ISSUED FOR DP
JAN. 31, 2019	ISSUED FOR ADVISORY DESIGN PANEL
FEB. 14, 2019	RE-ISSUED FOR DP
JUL. 3, 2019	RE-ISSUED FOR DP
AUG. 7, 2019	RE-ISSUED FOR DP

REVISED PER DP COMMENTS RECEIVED ON JULY 23, 2019. 19.08.07



ALABASTER HOMES

FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5  
Fax 485-2076 Phone 683-5441

PROJECT

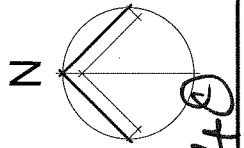
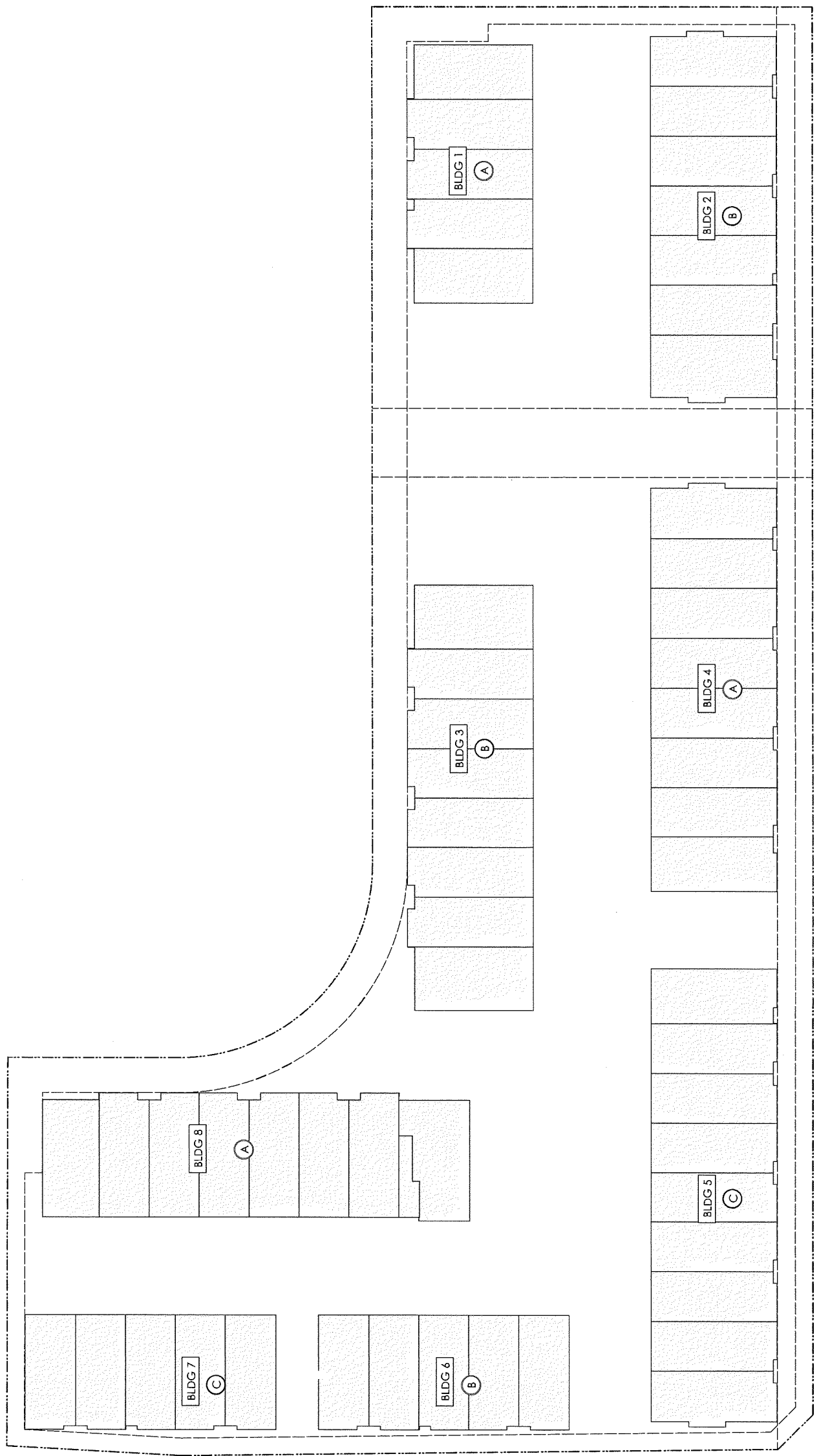
SPIRES ROAD

8900 SPIRES ROAD  
RICHMOND, BC

DRAWING

COLOUR SCHEME KEY PLAN

SCALE	1/16" = 1'-0"	SHEET	A1.10
DATE	MARCH 2017		



LEGEND

(A)	COLOUR SCHEME A
(B)	COLOUR SCHEME B

AUG 20 2019

DP 18-829140

PLAN #40



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 NOV. 16, 2017 RE-ISSUED FOR REZONING  
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 JUL. 12, 2018 RE-ISSUED FOR DP  
 AUG. 20, 2018 RE-ISSUED FOR REZONING/DP  
 NOV. 13, 2018 RE-ISSUED FOR DP  
 JAN. 31, 2019 RE-ISSUED FOR ADVISORY DESIGN PANEL  
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 AUG. 7, 2019 RE-ISSUED FOR DP

19.08.07  
 REVISIONS PER DP COMMENTS RECEIVED ON JULY 23, 2019.

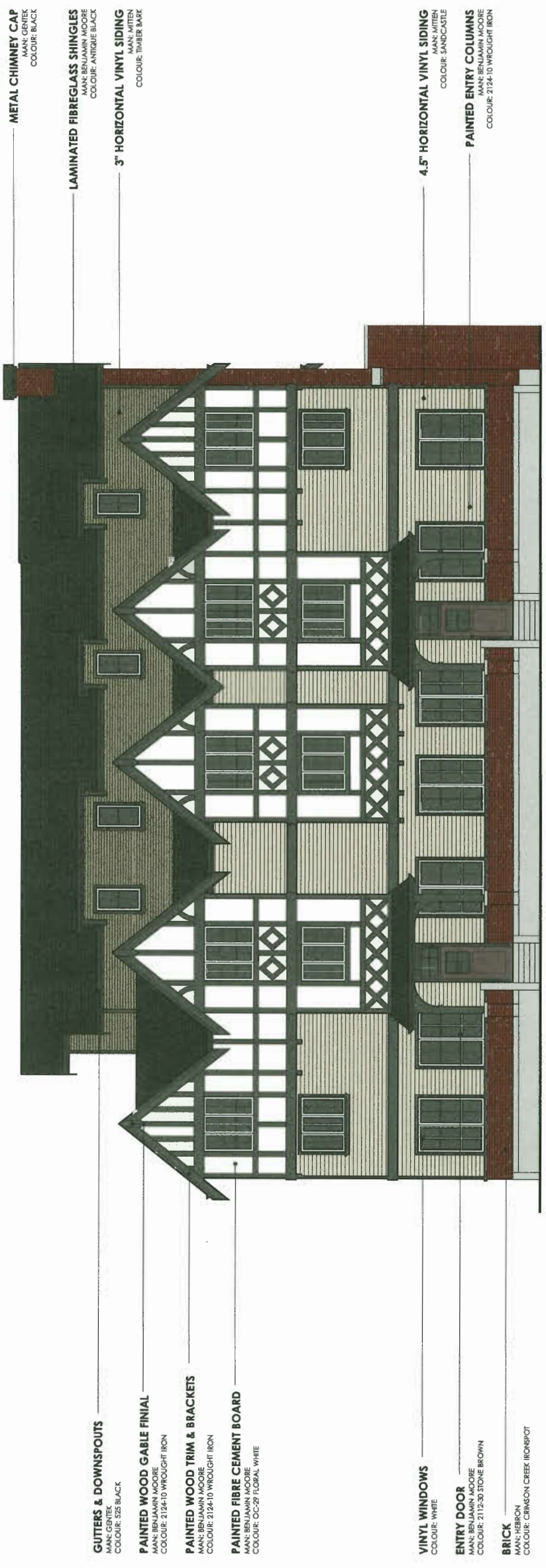


**FORMWERKS ARCHITECTURAL**  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2876 Phone: 685-5441

PROJECT  
**SPIRES ROAD**  
 8900 SPIRES ROAD  
 RICHMOND, BC

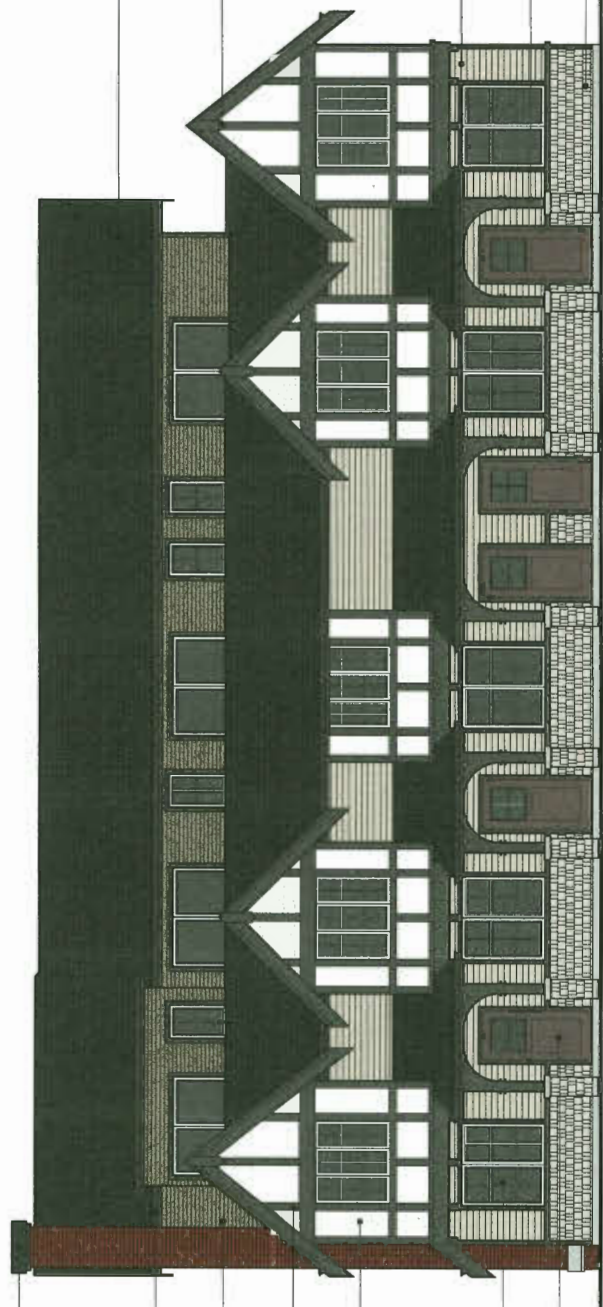
DRAWING  
**COLOUR SCHEME A**

SCALE 3/16" = 1'-0"  
 SHEET **A1.11**  
 MARCH 2017



FRONT ELEVATION - SPIRES RD  
 BUILDING 1

- METAL CHIMNEY CAP  
MAN: GENTEK  
COLOUR: BLACK
- LAMINATED FIBREGLASS SHINGLES  
MAN: BENJAMIN MOORE  
COLOUR: ANTIQUE BLACK
- 3" HORIZONTAL VINYL SIDING  
MAN: MITTEN  
COLOUR: TIMBER BARK
- 4.5" HORIZONTAL VINYL SIDING  
MAN: MITTEN  
COLOUR: SANDCASTLE
- PAINTED ENTRY COLUMNS  
MAN: BENJAMIN MOORE  
COLOUR: 2124-10 WROUGHT IRON
- VINYL WINDOWS  
COLOUR: WHITE
- ENTRY DOOR  
MAN: MOORE  
COLOUR: 212-30 STONE BROWN
- BRICK  
MAN: HEBRON  
COLOUR: CHEROKEE CREEK IRONSPOT
- GUTTERS & DOWNSPOUTS  
MAN: GENTEK  
COLOUR: 525 BLACK
- PAINTED WOOD GABLE FINIAL  
MAN: BENJAMIN MOORE  
COLOUR: 2124-10 WROUGHT IRON
- PAINTED WOOD TRIM & BRACKETS  
MAN: BENJAMIN MOORE  
COLOUR: 2124-10 WROUGHT IRON
- PAINTED FIBRE CEMENT BOARD  
MAN: BENJAMIN MOORE  
COLOUR: OC-29 FLOAL WHITE
- 3" HORIZONTAL VINYL SIDING  
MAN: MITTEN  
COLOUR: TIMBER BARK
- PAINTED WOOD GABLE FINIAL  
MAN: MITTEN  
COLOUR: SANDCASTLE
- PAINTED ENTRY COLUMNS  
MAN: BENJAMIN MOORE  
COLOUR: 2124-10 WROUGHT IRON
- CEDAR SHINGLES  
MAN: BENJAMIN MOORE  
COLOUR: 983 SMOKEY TAUPE



REAR ELEVATION - COURTYARD  
 BUILDING 1

- METAL CHIMNEY CAP  
MAN: GENTEK  
COLOUR: BLACK
- GUTTERS & DOWNSPOUTS  
MAN: GENTEK  
COLOUR: 525 BLACK
- 3" HORIZONTAL VINYL SIDING  
MAN: MITTEN  
COLOUR: TIMBER BARK
- PAINTED WOOD TRIM & BRACKETS  
MAN: MITTEN  
COLOUR: 2124-10 WROUGHT IRON
- PAINTED FIBRE CEMENT BOARD  
MAN: BENJAMIN MOORE  
COLOUR: OC-29 FLOAL WHITE
- VINYL WINDOWS  
COLOUR: WHITE
- ENTRY DOOR  
MAN: BENJAMIN MOORE  
COLOUR: 212-30 STONE BROWN
- 3" HORIZONTAL VINYL SIDING  
MAN: MITTEN  
COLOUR: TIMBER BARK
- 4.5" HORIZONTAL VINYL SIDING  
MAN: MITTEN  
COLOUR: SANDCASTLE
- PAINTED WOOD TRIM & WOOD DETAILS  
MAN: BENJAMIN MOORE  
COLOUR: WROUGHT IRON  
NUMBER: 2124-10
- PAINTED WOOD TRIM & WOOD DETAILS  
MAN: BENJAMIN MOORE  
COLOUR: WROUGHT IRON  
NUMBER: 2124-10
- FIBRE CEMENT BOARD  
MAN: BENJAMIN MOORE  
COLOUR: FLOAL WHITE  
NUMBER: OC-29
- CEDAR SHINGLES  
MAN: BENJAMIN MOORE  
COLOUR: SMOKEY TAUPE  
NUMBER: 983
- 4.5" HORIZONTAL VINYL SIDING  
MAN: MITTEN  
COLOUR: SANDCASTLE
- 3" HORIZONTAL VINYL SIDING  
MAN: MITTEN  
COLOUR: TIMBER BARK

AUG 20 2019  
 PLAN # 4P  
 DP 18-8291  
 ENTRY DOORS  
MAN: BENJAMIN MOORE  
COLOUR: STONE BROWN  
NUMBER: 212-30

PAINTED WOOD TRIM & WOOD DETAILS  
MAN: BENJAMIN MOORE  
COLOUR: WROUGHT IRON  
NUMBER: 2124-10

FIBRE CEMENT BOARD  
MAN: BENJAMIN MOORE  
COLOUR: FLOAL WHITE  
NUMBER: OC-29

CEDAR SHINGLES  
MAN: BENJAMIN MOORE  
COLOUR: SMOKEY TAUPE  
NUMBER: 983

4.5" HORIZONTAL VINYL SIDING  
MAN: MITTEN  
COLOUR: SANDCASTLE

3" HORIZONTAL VINYL SIDING  
MAN: MITTEN  
COLOUR: TIMBER BARK

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 19.08.07

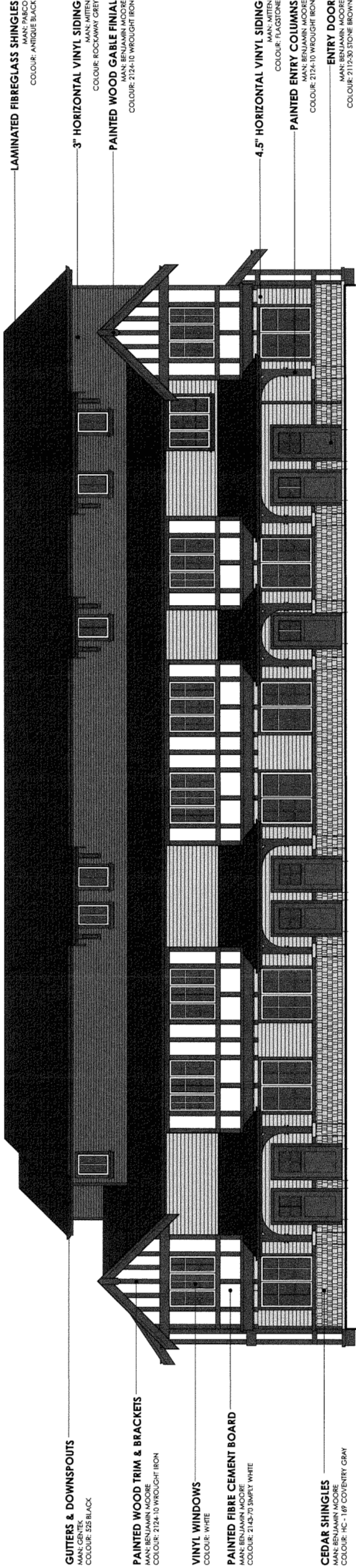
ALABASTER HOMES

FORMWERKS ARCHITECTURAL  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax 685-2076 Phone 683-5441

PROJECT  
**SPIRES ROAD**  
 8900 SPIRES ROAD  
 RICHMOND, BC

DRAWING  
**COLOUR SCHEME B**

SCALE 3/16" = 1'-0"  
 SHEET  
 DATE AUG 20 2019  
 COLOUR SCHEME B  
 A1.12



FRONT ELEVATION - SPIRES RD  
 BUILDING 3

GUTTERS & DOWNSPOUTS  
 MAKE: GENIEK  
 COLOUR: 325 BLACK

PAINTED WOOD TRIM & BRACKETS  
 MAKE: BENJAMIN MOORE  
 COLOUR: 2124-10 WROUGHT IRON

VINYL WINDOWS  
 COLOUR: WHITE

PAINTED FIBRE CEMENT BOARD  
 MAKE: BENJAMIN MOORE  
 COLOUR: 2143-70 SMPLY WHITE

CEDAR SHINGLES  
 MAKE: BENJAMIN MOORE  
 COLOUR: HC-169 COVENTRY GRAY

LAMINATED FIBREGLASS SHINGLES  
 MAKE: GENIEK  
 COLOUR: ANTIQUE BLACK

3" HORIZONTAL VINYL SIDING  
 MAKE: ROCKAWAY GREY  
 COLOUR: ROCKAWAY GREY

PAINTED WOOD GABLE FINIAL  
 MAKE: BENJAMIN MOORE  
 COLOUR: 2124-10 WROUGHT IRON

4.5" HORIZONTAL VINYL SIDING  
 MAKE: MITTEN  
 COLOUR: FLAGSTONE

PAINTED ENTRY COLUMNS  
 MAKE: BENJAMIN MOORE  
 COLOUR: 2124-10 WROUGHT IRON

ENTRY DOOR  
 MAKE: BENJAMIN MOORE  
 COLOUR: 2112-30 STONE BROWN

LAMINATED FIBREGLASS SHINGLES  
 MAKE: GENIEK  
 COLOUR: ANTIQUE BLACK

3" HORIZONTAL VINYL SIDING  
 MAKE: MITTEN  
 COLOUR: ROCKAWAY GREY

4.5" HORIZONTAL VINYL SIDING  
 MAKE: MITTEN  
 COLOUR: FLAGSTONE

PAINTED CONCRETE  
 MAKE: BENJAMIN MOORE  
 COLOUR: 2111-50 STONE HARBOR

GUTTERS & DOWNSPOUTS  
 MAKE: GENIEK  
 COLOUR: 325 BLACK

VINYL WINDOWS  
 COLOUR: WHITE

PAINTED WOOD TRIM & BRACKETS  
 MAKE: BENJAMIN MOORE  
 COLOUR: 2124-10 WROUGHT IRON

PAINTED FIBRE CEMENT BOARD  
 MAKE: BENJAMIN MOORE  
 COLOUR: 2143-70 SMPLY WHITE



REAR ELEVATION - COURTYARD  
 BUILDING 3

3" HORIZONTAL VINYL SIDING  
 MAKE: MITTEN  
 COLOUR: ROCKAWAY GREY

4.5" HORIZONTAL VINYL SIDING  
 MAKE: MITTEN  
 COLOUR: FLAGSTONE

CEDAR SHINGLES  
 MAKE: BENJAMIN MOORE  
 COLOUR: COVENTRY GRAY  
 NUMBER: HC-169

FIBRE CEMENT BOARD  
 MAKE: BENJAMIN MOORE  
 COLOUR: SMPLY WHITE  
 NUMBER: 2143-70

PAINTED WOOD TRIM & WOOD DETAILS  
 MAKE: BENJAMIN MOORE  
 COLOUR: WROUGHT IRON  
 NUMBER: 2124-10

ENTRY DOORS  
 MAKE: BENJAMIN MOORE  
 COLOUR: STONE BROWN  
 NUMBER: 2112-30

PAINTED CONCRETE  
 MAKE: BENJAMIN MOORE  
 COLOUR: STONE HARBOR  
 NUMBER: 2111-50

AUG 20 2019  
 PLAN # 4Q

18-829140

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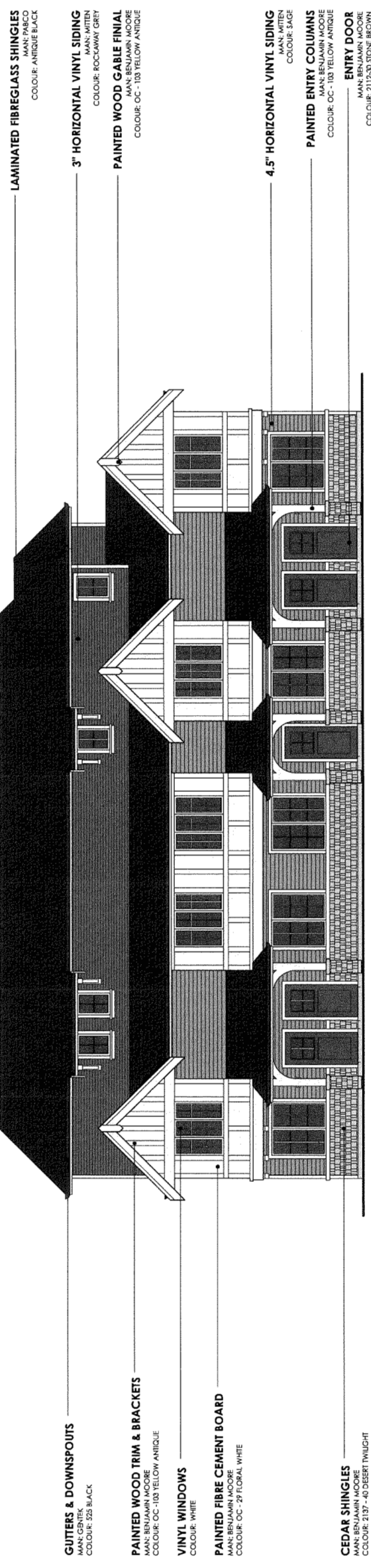
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 HOMES

FORMWERKS  
 ARCHITECTURAL  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2076 Phone: 685-5441

PROJECT  
**SPIRES ROAD**  
 8900 SPIRES ROAD  
 RICHMOND, BC

DRAWING  
**COLOUR SCHEME C**

SCALE 3/16" = 1'-0"  
 SHEET  
 DATE MARCH 2017  
**A1.12B**



COURTYARD ELEVATION - COURTYARD  
 BUILDING 7

GUTTERS & DOWNSPOUTS  
 MAN: GENTEK  
 COLOUR: 525 BLACK

PAINTED WOOD TRIM & BRACKETS  
 MAN: BENJAMIN MOORE  
 COLOUR: OC-103 YELLOW ANTIQUE

VINYL WINDOWS  
 COLOUR: WHITE

PAINTED FIBRE CEMENT BOARD  
 MAN: BENJAMIN MOORE  
 COLOUR: OC-29 FLORAL WHITE

CEDAR SHINGLES  
 MAN: BENJAMIN MOORE  
 COLOUR: 2137-40 DESERT TWILIGHT

LAMINATED FIBREGLOSS SHINGLES  
 COLOUR: ANTIQUE BLACK

3" HORIZONTAL VINYL SIDING  
 MAN: MITTEN  
 COLOUR: ROCKAWAY GREY

PAINTED WOOD GABLE FINIAL  
 MAN: BENJAMIN MOORE  
 COLOUR: OC-103 YELLOW ANTIQUE

4.5" HORIZONTAL VINYL SIDING  
 MAN: MITTEN  
 COLOUR: SAGE

PAINTED ENTRY COLUMNS  
 MAN: BENJAMIN MOORE  
 COLOUR: OC-103 YELLOW ANTIQUE

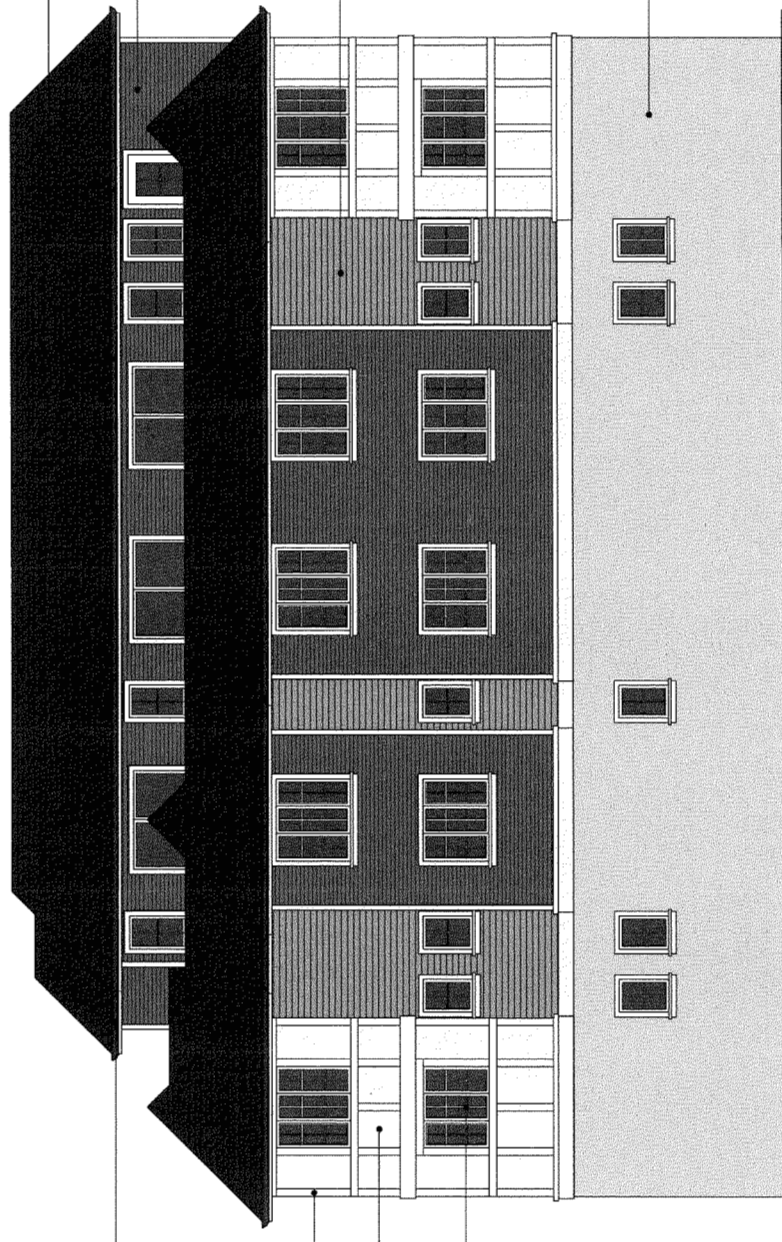
ENTRY DOOR  
 MAN: BENJAMIN MOORE  
 COLOUR: 21200 STONE HARBOR

LAMINATED FIBREGLOSS SHINGLES  
 COLOUR: ANTIQUE BLACK

3" HORIZONTAL VINYL SIDING  
 MAN: MITTEN  
 COLOUR: ROCKAWAY GREY

4.5" HORIZONTAL VINYL SIDING  
 MAN: MITTEN  
 COLOUR: SAGE

PAINTED CONCRETE  
 MAN: BENJAMIN MOORE  
 COLOUR: 2111-50 STONE HARBOR



REAR ELEVATION - LANE  
 BUILDING 7

GUTTERS & DOWNSPOUTS  
 MAN: GENTEK  
 COLOUR: 525 BLACK

PAINTED WOOD TRIM & BRACKETS  
 MAN: BENJAMIN MOORE  
 COLOUR: OC-103 ANTIQUE YELLOW

PAINTED FIBRE CEMENT BOARD  
 MAN: BENJAMIN MOORE  
 COLOUR: OC-29 FLORAL WHITE

VINYL WINDOWS  
 COLOUR: WHITE

3" HORIZONTAL VINYL SIDING  
 MAN: MITTEN  
 COLOUR: ROCKAWAY GREY

4.5" HORIZONTAL VINYL SIDING  
 MAN: MITTEN  
 COLOUR: SAGE

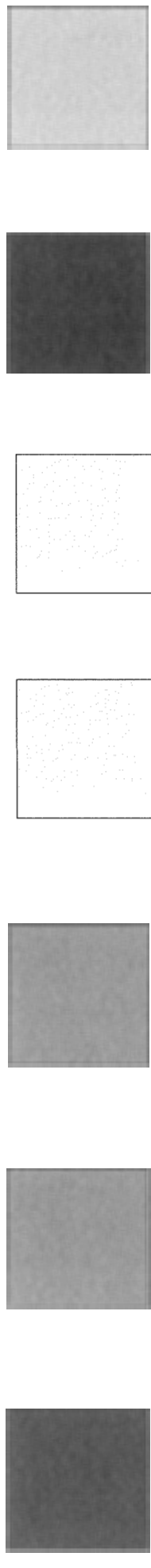
CEDAR SHINGLES  
 MAN: BENJAMIN MOORE  
 COLOUR: DESERT TWILIGHT  
 NUMBER: 2137-40

FIBRE CEMENT BOARD  
 MAN: BENJAMIN MOORE  
 COLOUR: FLORAL WHITE  
 NUMBER: OC-29

PAINTED WOOD TRIM & WOOD DETAILS  
 COLOUR: YELLOW ANTIQUE  
 NUMBER: OC-103

ENTRY DOORS  
 MAN: BENJAMIN MOORE  
 COLOUR: STONE HARBOR  
 NUMBER: 2112-30

PAINTED CONCRETE  
 MAN: BENJAMIN MOORE  
 COLOUR: STONE HARBOR  
 NUMBER: 2111-50



AUG 20 2019  
 PLAN # 4R

DP 10-829140

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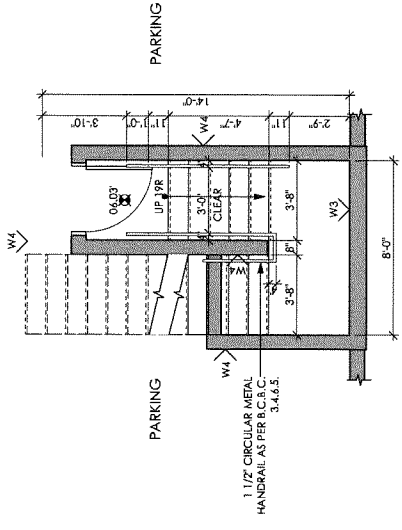
REVISIONS

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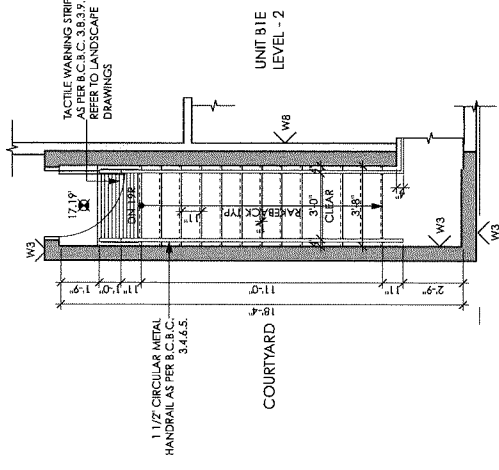
REVISED PER DP COMMENTS RECEIVED ON JULY 23, 2019.



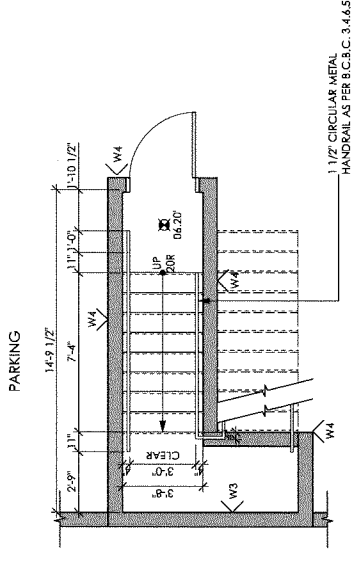
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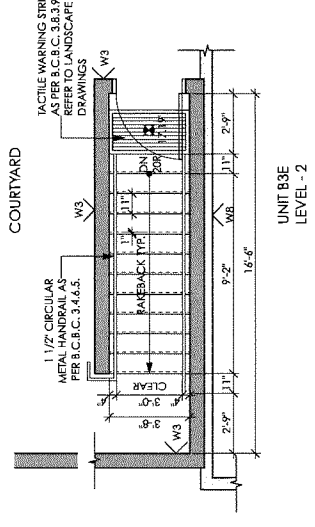
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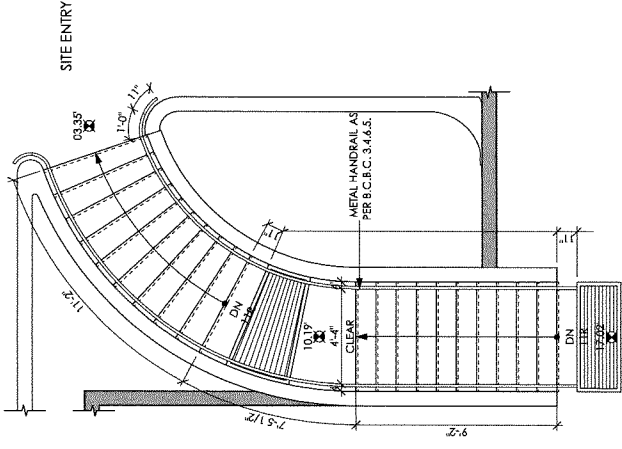
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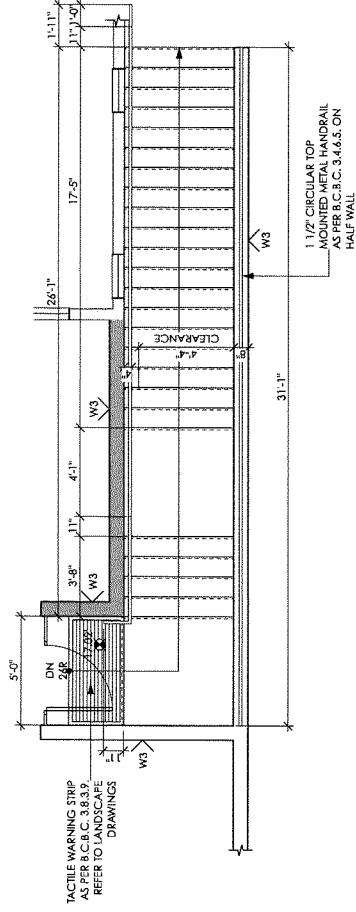
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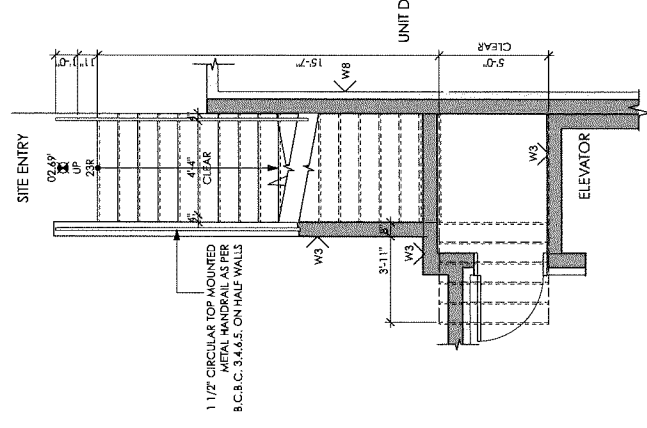
EXIT STAIR #7 PLAN - L2



EXIT STAIR #6 PLAN - L2



EXIT STAIR #8 PLAN - L1



AUG 20 2019

EXIT STAIR #8 PLAN - L1

PLANS # 4S

DP 18-829140

ALABASTER HOMES

FORMWORKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5  
Fax: 685-2076

PROJECT

SPIRES ROAD

8900 SPIRES ROAD  
RICHMOND, BC

DRAWING

STAIR DETAILS

SCALE 1/4" = 1'-0"

DATE MARCH 2017

SHEET A4.00

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REVISED PER DP COMMENTS RECEIVED ON JULY 23, 2017. 19.08.07

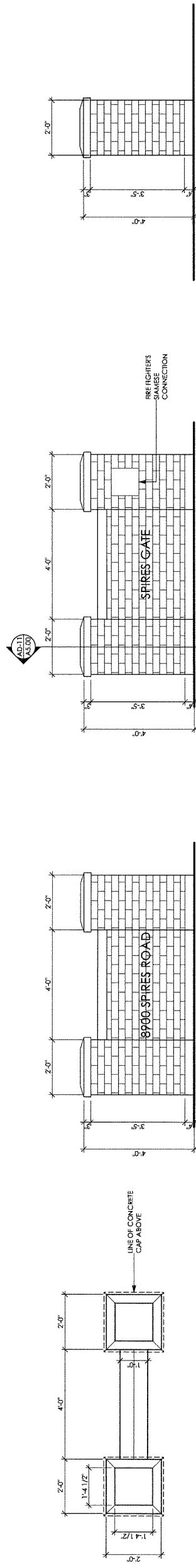
ALABASTER HOMES

FORMWERKS ARCHITECTURAL  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Phone 683-5441 Fax 685-2076

PROJECT  
**SPIRES ROAD**  
 8900 SPIRES ROAD  
 RICHMOND, BC

DRAWING  
**ENTRY MONUMENT**

SCALE 1/2" = 1'-0"  
 DATE MARCH 2017  
 SHEET **A5.00**

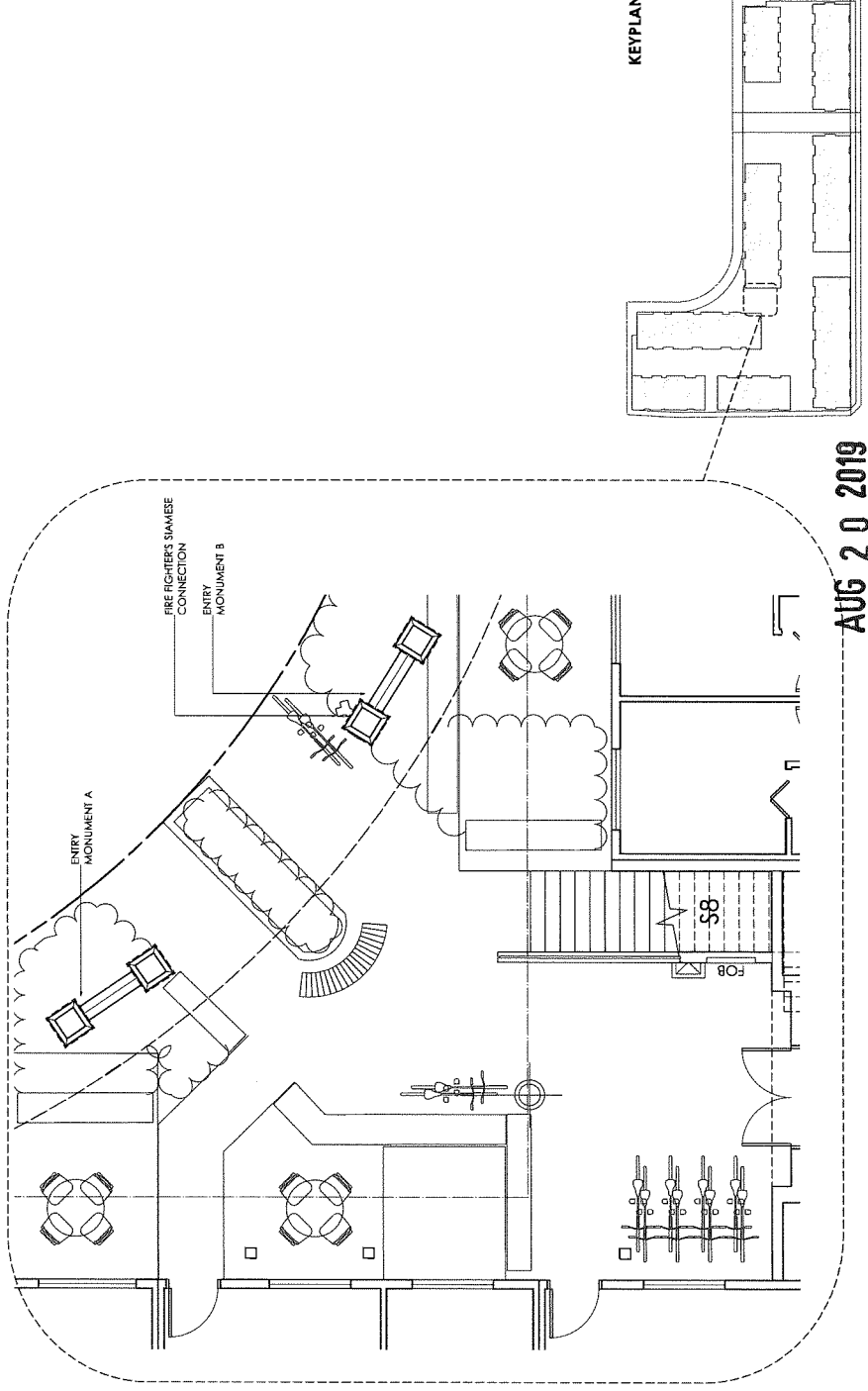


MONUMENT PLAN  
ENTRY MONUMENT

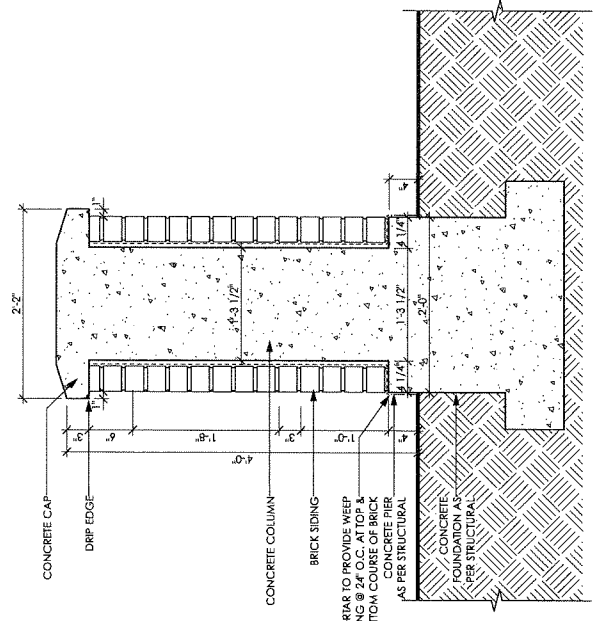
FRONT ELEVATION A  
ENTRY MONUMENT A

FRONT ELEVATION B  
ENTRY MONUMENT B

FRONT ELEVATION C  
ENTRY MONUMENT C



KEY PLAN



AD-11 TYPICAL MONUMENT SECTION  
 A5.00 SCALE: 1" = 1'-0"

AUG 20 2019  
 PLAN # 4T  
 ENTRY PLAZA  
 P.D. 10-829140

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 REVISED FOR DP JUL. 3, 2019  
 REVISED FOR DP AUG. 7, 2019

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**ALBASTER  
HOMES**

**FORMWORKS  
ARCHITECTURAL**

1025 West 51st Ave., Vancouver, BC V6J 1N5  
 Fax 482-2076 Phone 683-5441

**PROJECT**

**SPIRES  
ROAD**

8900 SPIRES ROAD  
 RICHMOND, BC

DRAWING

**SUSTAINABILITY  
STATEMENT &  
SCORECARD**

SCALE N/A  
 SHEET A0.09  
 DATE MARCH 2017



**4.0 Materials:**

- A construction waste management plan will be developed and implemented throughout construction with a goal of diverting over 75% of waste generated.
- Many of the building materials and components will be selected based on recycled content and local or regional production.

**5.0 Environmental Quality:**

- Low VOC paints.
- Low emitting carpet, flooring and composite wood will be evaluated for use.
- Best practices will be implemented during construction to optimize air quality and provide a clean and healthy building for the future residents.
- Operable windows will be incorporated throughout the buildings giving the future residents a high level of control over their thermal comfort.
- Appropriate glazing selection and placement will allow for plenty of daylight and views.

Thank you,

Joe Stano  
 M.A.Sc, LEED BD+C & O+M, Certified Passive House Consultant  
 Partner  
 Kane Consulting Partnership

#408 - 535 Thurlow Street, Vancouver, BC V6E 3L2  
 604-924-0094



24 January 2019  
 Project: 8900 Spires Road, Richmond

**Re: Summary of Proposed Sustainability Measures**

The following list highlights the prominent sustainable features of the 8900 Spires Road project. Many of these features are a passive response to energy conservation, thermal comfort and protection or restoration of a more natural environment.

We have also provided a Multifamily Sustainability checklist which shows that the project is incorporating numerous sustainable strategies resulting in 56 points (90 points are required in Silver). Several more points are potentially available and the scorecard will be confirmed as the design is refined.

- 1.0 Site:
- An erosion and sedimentation control plan will be implemented to minimize erosion and sedimentation during demolition, site preparation and throughout construction.
  - Landscaping will utilize natural and adaptive plants and is designed to reduce the development's heat island effect and minimize its impact on storm sewers while increasing local habitat.
  - The project is located within close walking proximity to skytrain and various bus routes.

- 2.0 Water:
- The irrigation system will include a number of features to significantly reduce the amount of water consumed.
  - Low flow/flush plumbing fixtures will be provided.

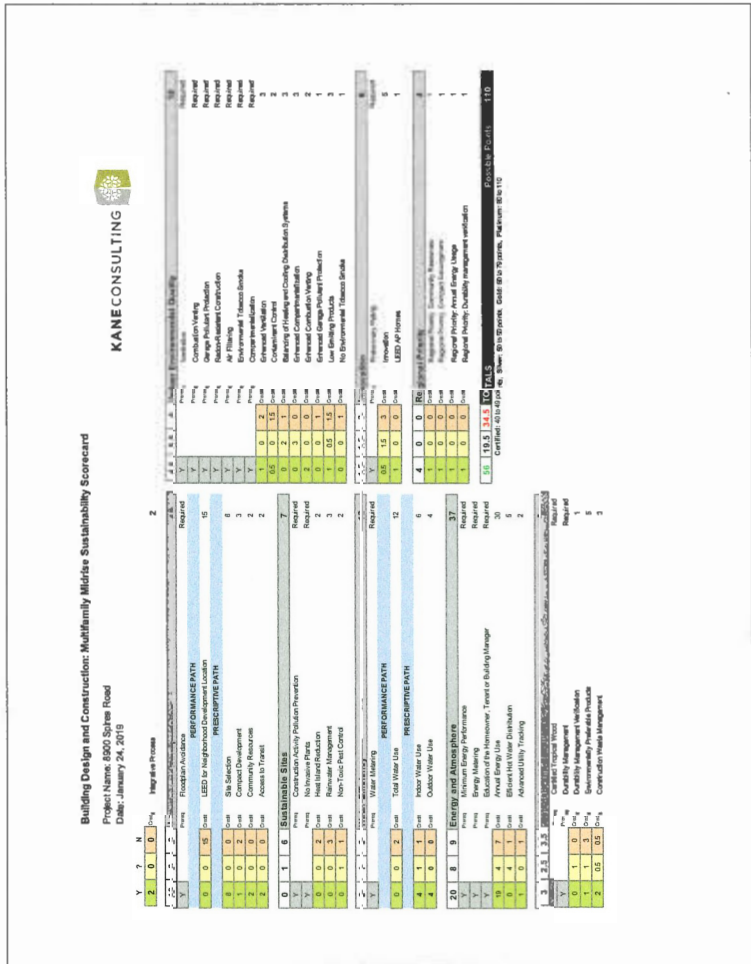
- 3.0 Energy:
- The project is being designed to achieve an EnerGuide Rating of 82.
  - Energy conservation measures include high performance envelope including glazing systems and highly insulated walls and roof.
  - Energy efficient appliances including dishwashers, refrigerators and clothes washers.

#408 - 535 Thurlow Street, Vancouver, BC V6E 3L2  
 604-924-0094

**THE FOLLOWING UPGRADES ARE PROPOSED PER BUILDING ENERGY REPORT:**

- ALL UNITS ARE TO BE CONSTRUCTED PER REQUIREMENTS OF THE BC SOLAR HOT WATER READY REGULATION

- AIR SOURCE HEAT PUMP TO BE INSTALLED IN UNIT 36 (UNIT B2), IF THIS UPGRADE IS INSTALLED IN UNIT 36, AND IN OTHER UNITS ASSESSED TO HAVE SIMILAR OR BETTER ENERGY PERFORMANCE, ENERGY MODELLING INDICATE THE UNITS WILL ACHIEVE OR EXCEED AN ENERGUEIDE 82 RATING.



**PLAN # 4U**  
**AUG 20 2019**  
**DP 18-829140**

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NOV. 13, 2018  
RE-ISSUED FOR DP

APR. 31, 2019  
ISSUED FOR ADAPTORY DESIGN PANEL

JUL. 3, 2019  
RE-ISSUED FOR DP

AUG. 7, 2019  
RE-ISSUED FOR DP

REVISOR PER DP COMMENTS  
RECEIVED ON JULY 23, 2019.



**ALABASTER HOMES**

**FORMWERKS ARCHITECTURAL**

1625 West 5th Ave., Vancouver, BC V6J 1N5  
Phone: 683-5441  
Fax: 685-2076

PROJECT

**SPIRES ROAD**

8900 SPIRES ROAD  
RICHMOND, BC

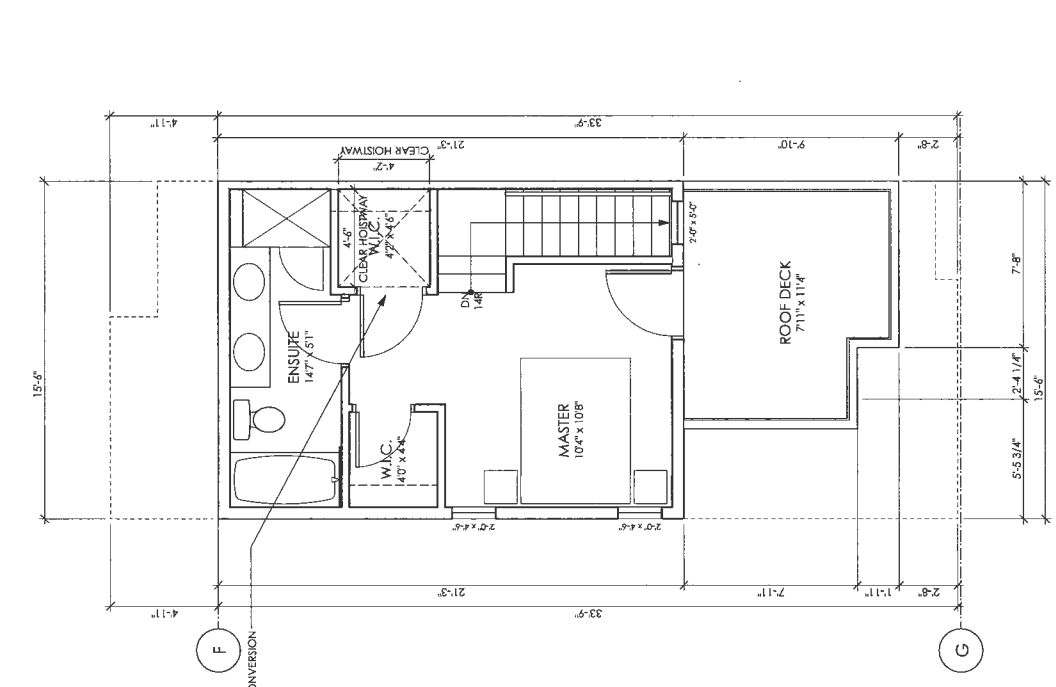
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**UNIT TYPE B1E PLANS (CONVERTIBLE)**

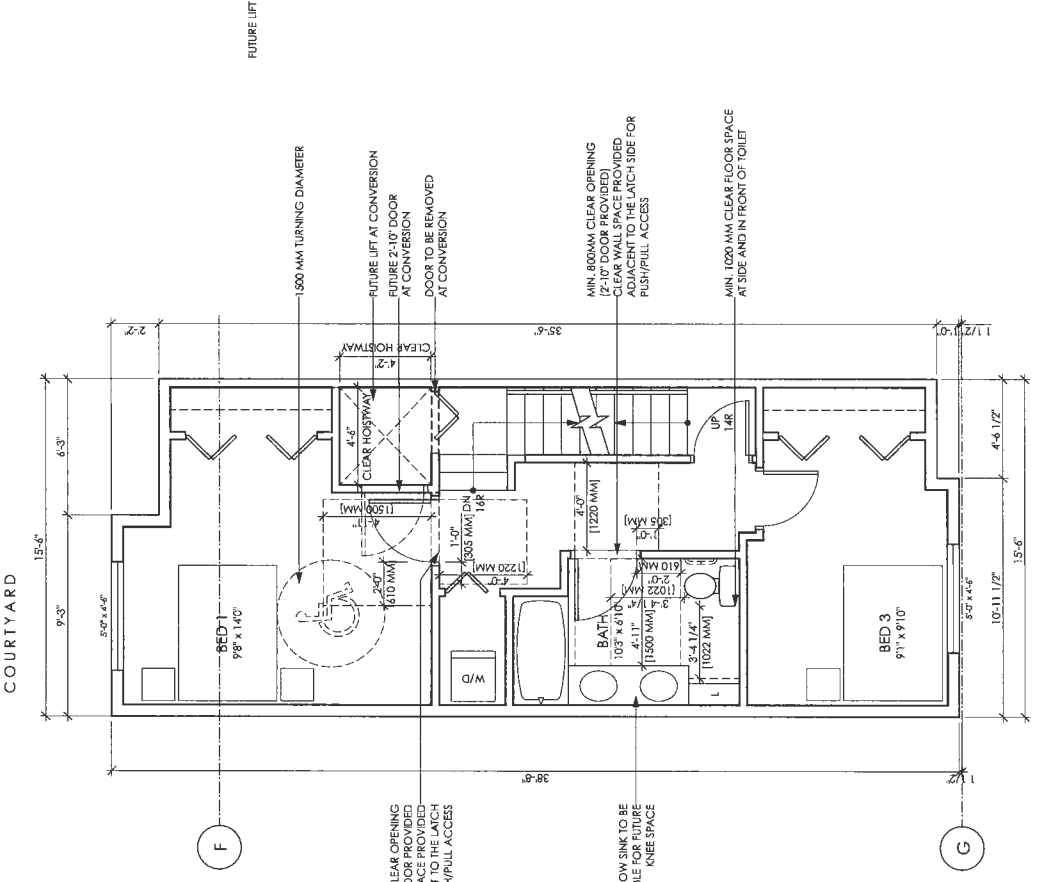


SHEET  
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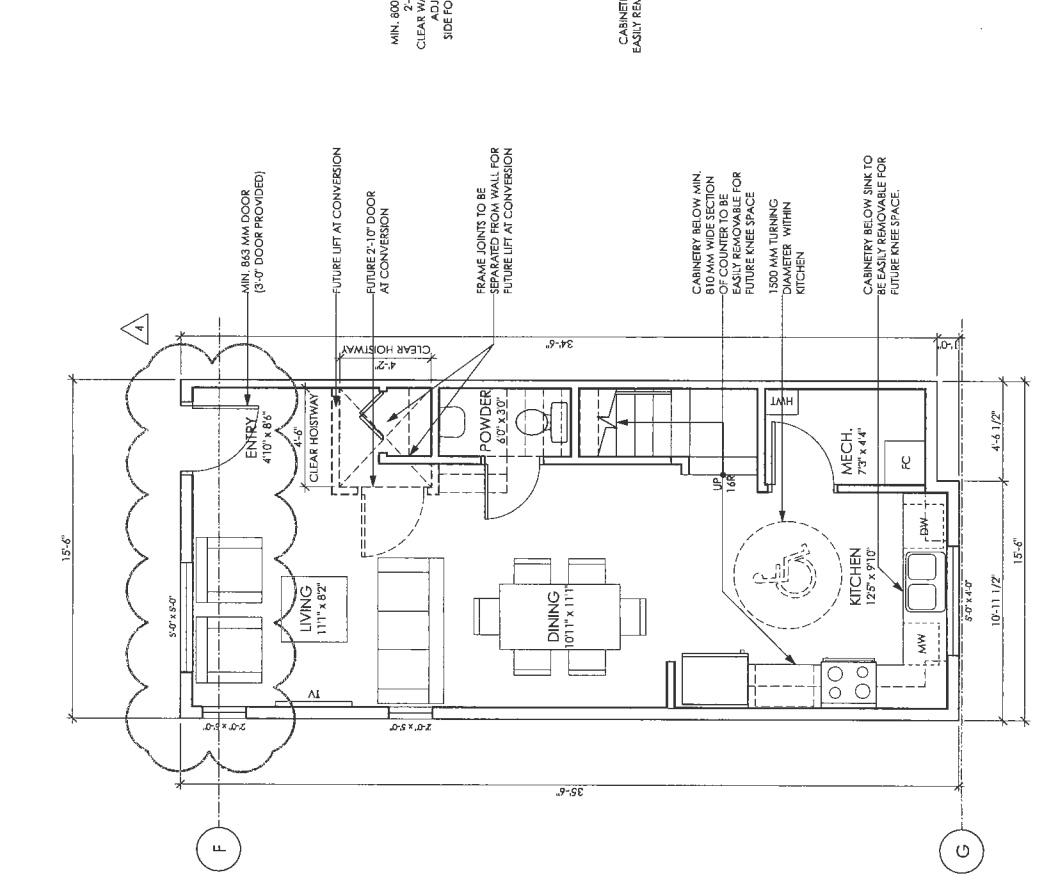
DATE MARCH 2017  
**A3.00**



LEVEL 4 PLAN  
UNIT B1E



LEVEL 3 PLAN  
UNIT B1E



LEVEL 2 PLAN  
UNIT B1E

**Convertible Unit Guidelines for Townhouses**

Convertible Unit Guidelines	Notes
<b>Doors &amp; Doorways</b>	Entry doors are a minimum 863 mm but ideally 914 mm and have clear access. 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). 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 wider hallway and/or doorway(s) if necessary to secure access. Patio/balcony min. 860 mm clear opening. Note how accessed. All interior thresholds within units comply with BC Building Code. Lever-type handles for all doors. Star lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications. OR Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure. At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.
<b>Hallways &amp; Garage</b>	Min. 900 mm width. Min. 1' accessible parking space with min. 4 m garage width. Access from garage to living area min. 800 mm clear opening.
<b>Bedroom (Min. 1)</b>	Toilet clear floor space min. 1020 mm at side and in front. 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. Lever-type handles for plumbing fixtures. Pressure and temperature control valves are installed on all shower faucets. Cabinets underneath sinks are easily removed. Demonstrate unit and shower controls are accessible (layout or fixture placement). Clear area inside under counter work space. Plumbing and gas pipes (with 4 min. 810 floor joist clear under counter area of future work space (shower, sink & min. 810 mm clear under counter area of future work space) in no higher than 504 mm to 555 mm to the centre of the pipe from floor level. Cabinets under sink are easily removed. 1500 mm turning diameter or turning path diagram. Lever-type handles for plumbing fixtures. Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room). Placement locations of electrical outlets: beside window, bottom of stairs, beside toilet, above external doors (outside and inside) on front face of kitchen counter, within proximity of central centre for smart home options. Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.

**32" x 48" ELMIRA LEFT INLINE CAB**

**PROVIDER'S NOTES:**

- 1. UNLESS SPECIFICALLY NOTED BY THE PROVIDER, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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- 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

AUG 20 2019

**UNIT B1E FLOOR AREAS**

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
GROSS	0.0 SF	545.7 SF	581.3 SF	329.4 SF	1456.3 SF
EXCLUSIONS	0.0 SF	30.7 SF	44.3 SF	43.9 SF	118.9 SF
NET	0.0 SF	515.0 SF	536.9 SF	285.5 SF	1337.4 SF

REFERENCE PLAN  
 09140  
 MARCH 2017

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REVISIONS

Table with 2 columns: Date and Description of revisions. Includes dates from MAR. 14, 2017 to AUG. 7, 2019.

REVISED PER DP COMMENTS RECEIVED ON JULY 23, 2019. 19.08.07



ALABASTER HOMES

FORMWORKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5 Phone 483-5441 Fax 485-2076

PROJECT

SPIRES ROAD

8900 SPIRES ROAD RICHMOND, BC

DRAWING

UNIT TYPE B5 PLANS (CONVERTIBLE)



SCALE 1/4" = 1'-0"

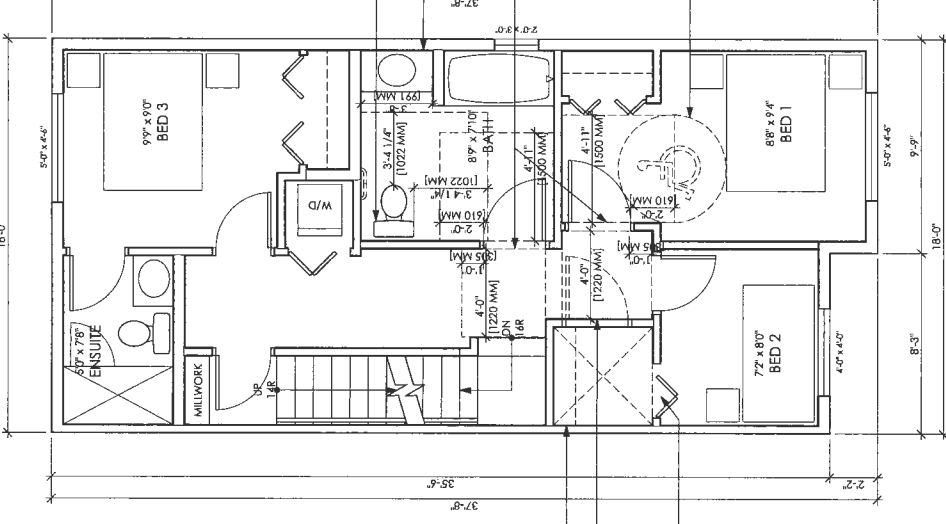
DATE

MARCH 2017

SHEET

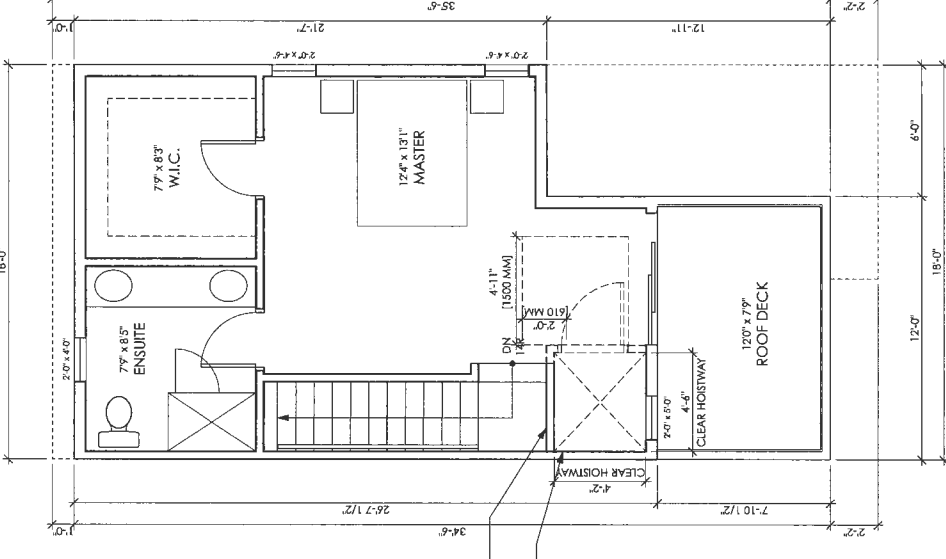
A3.01

SPIRES ROAD



COURTYARD

LEVEL 2 PLAN UNIT B5



LEVEL 3 PLAN UNIT B5

AUG 20 2019

UNIT B5 FLOOR AREAS table with columns: Level, Gross, Exclusions, Net, Total. Rows for Level 1, 2, 3, 4.

- NOTES: 1. PROVIDE BLOCKING IN BATHROOM WALLS ADJACENT TO THE TOILET & BATHTUB OR SHOWER FOR POTENTIAL FUTURE INSTALLATION OF GRAB BARS CONFORMING TO BCBC CLAUSE 3.8.3.12.(6) AND CLAUSES 3.8.3.16.(1)(f) OR 3.8.3.17.(1)(f) OF STAIR LIFT. 2. PROVIDE BLOCKING AT TOP OF ALL STAIRWAYS AT 36" O.C. FOR POTENTIAL FUTURE INSTALLATION OF STAIR LIFT. 3. DOORS TO HAVE LEVER-TYPE HANDLES. 4. PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES THAT CONFORM TO BCBC 3.7.2.3.(4) LAVATORY AND 3.8.3.13.(1)(i) WATER CLOSET. 5. PROVIDE PRESSURE AND TEMPERATURE CONTROL VALVES ON ALL SHOWER FAUCETS. 6. REFER TO RICHMOND ZONING BY-LAW SECTION 4: GENERAL DEVELOPMENT REGULATIONS, SENTENCES 4.18 TO 4.16.22, FOR ELECTRICAL OUTLET AND SWITCH REQUIREMENTS. INSTALL FOUR-PLEX OUTLETS IN MASTER BEDROOM. (REFER TO ELECTRICAL DRAWINGS) 7. PROVIDE ELECTRICAL ROUGH-IN NEAR ENTRY DOOR FOR FUTURE AUTOMATIC DOOR OPENER (REFER TO ELECTRICAL DRAWINGS) 8. PLUMBING & GAS PIPE (IN-WALL & IN-FLOOR) LOCATED UNDER KITCHEN SINK NOT TO BE LOCATED HIGHER THAN 304-355 MM TO THE CENTRE OF THE PIPE FROM THE FLOOR LEVEL. 9. ALL WINDOWS TO BE OPERABLE WITH ONE HAND. 10. STRUCTURAL FRAMING IN HOISTWAY TO BE PROVIDED TO ALLOW FOR FUTURE OPENING FOR ACCESSIBLE LIFT SHAFT. 11. FRAME JOINTS TO BE SEPARATED FROM WALL TO ALLOW FOR FUTURE CONVERTIBLE UNITS FOR LIFT.

REFERENCE PLAN

32' x 48' ELMIRA LEFT INLINE CAB. Detailed technical drawing of the lift cab with dimensions and notes. Includes a table for production approval and a signature block for Cambridge Elevation.

LEVEL 1 PLAN UNIT B5

Convertible Unit Guidelines for Townhouses

Convertible Unit Guidelines table with columns: Category and Description. Categories include Doors & Doorways, Vertical Circulation, Hallways, Garage, Bathroom, Kitchen, Windows, and Sockets.



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REVISIONS  
MAR. 14, 2017 ISSUED FOR REVISIONS  
NOV. 16, 2017 REISSUED FOR REVISIONS  
JUN. 08, 2018 REISSUED FOR REVISIONS  
JUL. 12, 2018 REISSUED FOR DP  
AUG. 20, 2018 REISSUED FOR REVISIONS  
NOV. 13, 2018 REISSUED FOR DP  
JAN. 31, 2019 ISSUED FOR ADVISORY DESIGN PANEL  
APR. 23, 2019 REISSUED FOR DP  
AUG. 7, 2019 REISSUED FOR DP

REVISOR PER DP COMMENTS  
RECEIVED ON JULY 23, 2019.



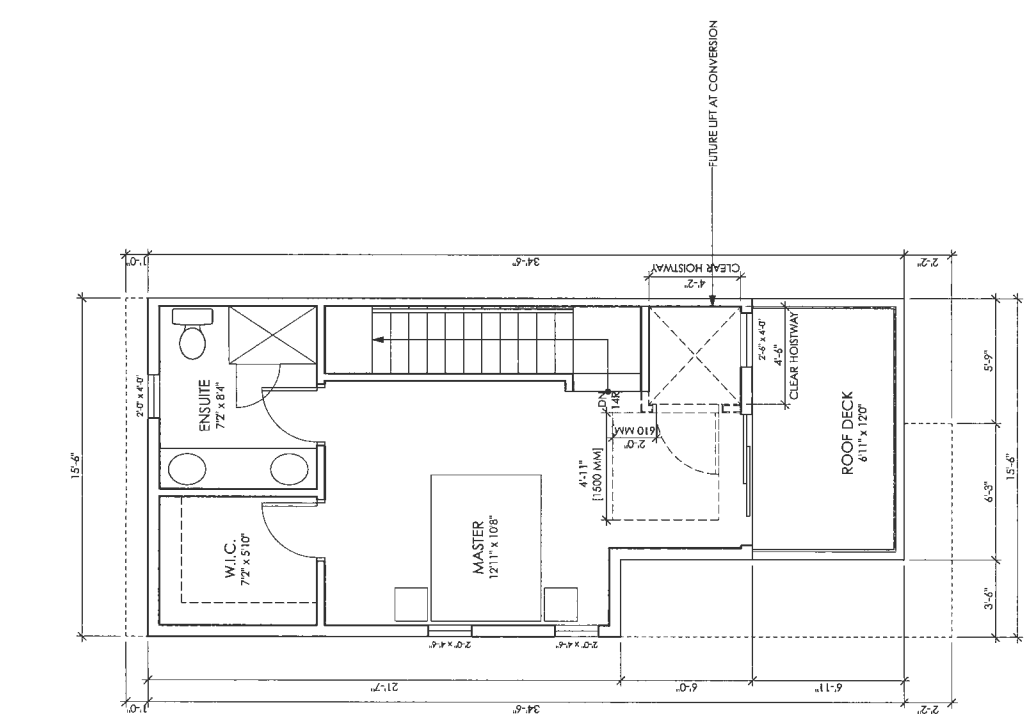
ALABASTER  
HOMES

FORMWERKS  
ARCHITECTURAL  
1625 West 5th Ave., Vancouver, BC V6J 1N5  
Fax: 685.2076 Phone: 683.5441

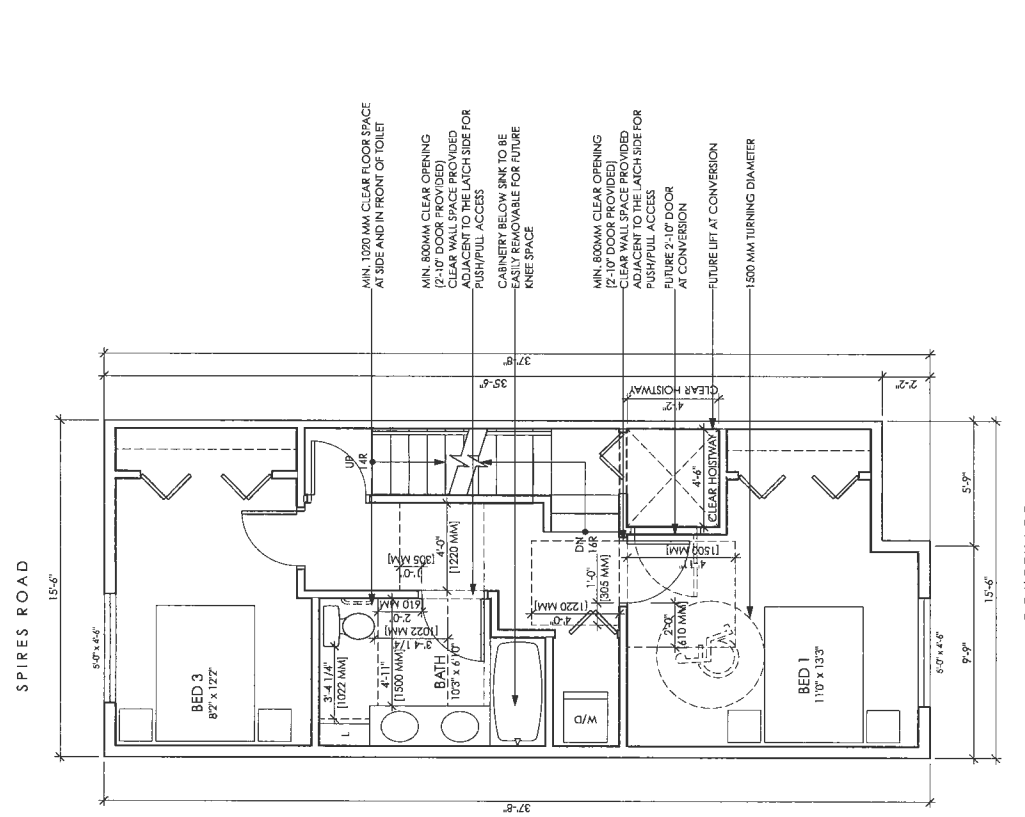
PROJECT  
**SPIRES ROAD**  
8900 SPIRES ROAD  
RICHMOND, BC

DRAWING  
UNIT TYPE B6  
PLANS  
(CONVERTIBLE)

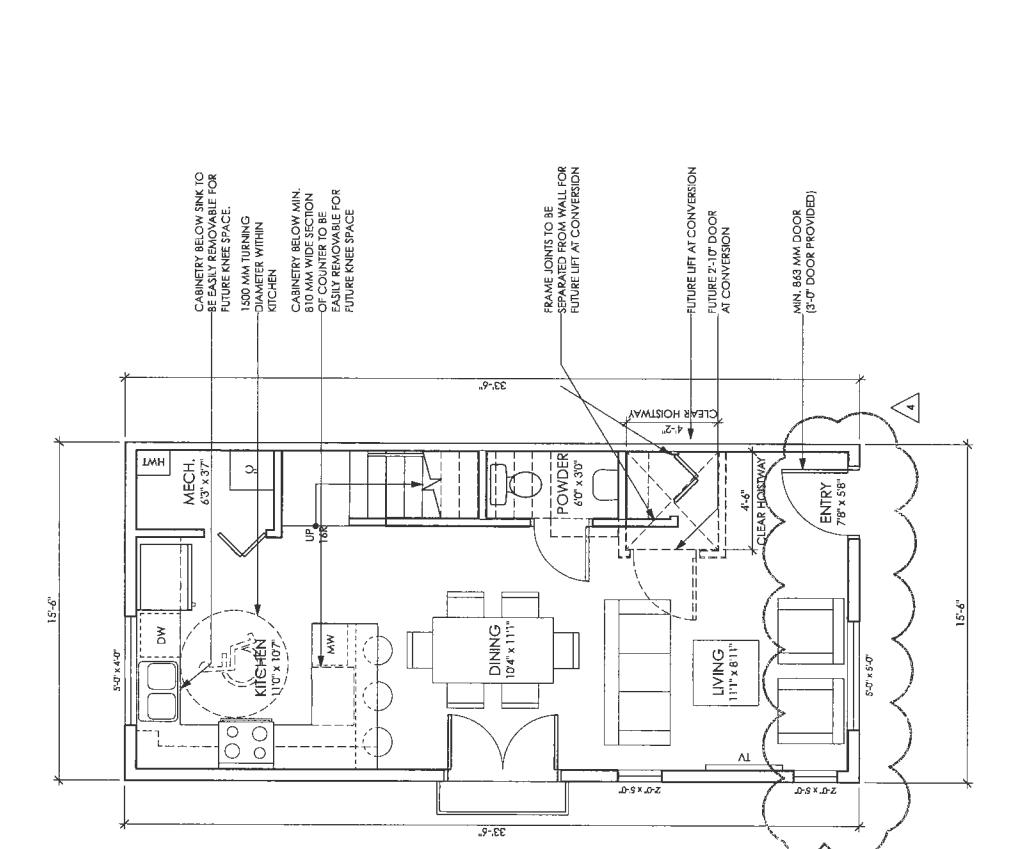
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DATE MARCH 2017  
**A3.02**



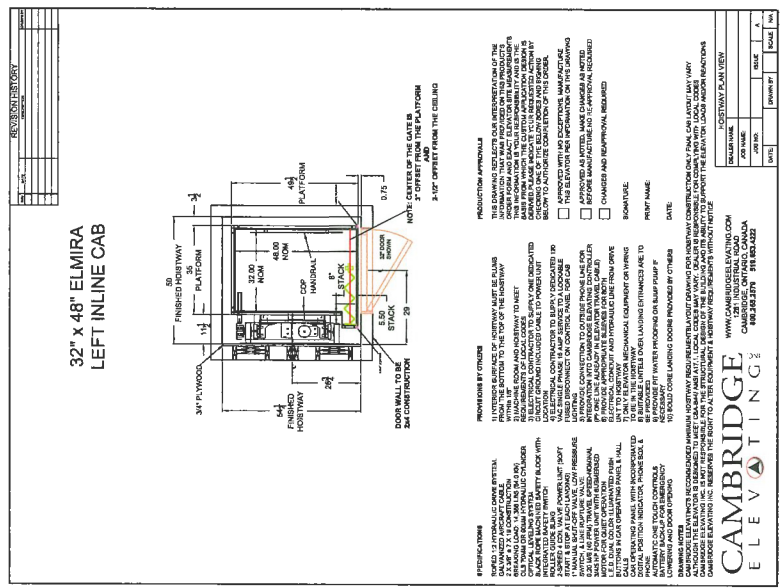
LEVEL 3 PLAN  
UNIT B6



LEVEL 2 PLAN  
UNIT B6



LEVEL 1 PLAN  
UNIT B6



Convertible Unit Guidelines	Notes
Doors & Doorways	Entry doors are a minimum 863 mm but ideally 914 mm and have clear access. 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). 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. Patio/balcony min. 860 mm clear opening. Note how accessed. All interior thresholds within units comply with BC Building Code. Lever-type handles for all doors. Lever-type handles for all doors. OR Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure. At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre. Min. 900 mm width. Access from garage to living area min. 800 mm clear opening. Toilet clear floor space min. 1020 mm at side and in front.
Bedroom (Min. 1)	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. Lever-type handles for plumbing fixtures. Cabinets underneath sinks are easily removed. Demonstrate land and shower controls are accessible (layout or fixture placement). Clear area needed under future work space. Plumbing and gas pipes (at all and in floor level) clear under counter area of future work space (show 6, 8, 10 & 11 mm wide side clearances). All plumbing and gas pipes in no higher than 304 mm to the centre of the pipe from floor level. Cabinets underneath sink are easily removed. 1500 mm turning diameter or turning path diagram. Lever-type handles for plumbing fixtures. Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room). Placement locations of electrical outlets: beside window, bottom of stairs, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options. Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.

REFERENCE PLAN  
**DP 2029140**  
AUG 20 2019

UNIT B6 FLOOR AREAS					
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
GROSS	0.0 SF	519.3 SF	571.9 SF	406.5 SF	1497.7 SF
EXCLUSIONS	0.0 SF	33.6 SF	44.3 SF	49.9 SF	127.7 SF
NET	0.0 SF	485.7 SF	527.6 SF	356.7 SF	1370.0 SF

- NOTES:
- PROVIDE BLOCKING IN BATHROOM WALLS ADJACENT TO THE TOILET & BATHTUB OR SHOWER FOR POTENTIAL FUTURE INSTALLATION OF GRAB BARS CONFORMING TO BCSC CLAUSE 3.8.3.12.(g) AND CLAUSES 3.8.3.16.(1)(f) OR 3.8.3.17.(1)(f)
  - PROVIDE BLOCKING AT TOP OF ALL STAIRWAYS AT 35° O.C. FOR POTENTIAL FUTURE INSTALLATION OF STAIR LIFT
  - DOORS TO HAVE LEVER-TYPE HANDLES
  - PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES THAT CONFORM TO BCSC 3.7.2.3.(4)
  - PROVIDE PRESSURE AND TEMPERATURE CONTROL VALVES ON ALL SHOWER FAUCETS REFER TO RICHMOND ZONING BY-LAW SECTION 4: GENERAL DEVELOPMENT REGULATIONS, SENTENCES 4.16.18 TO 4.16.22. FOR ELECTRICAL OUTLET AND SWITCH REQUIREMENTS. INSTALL FOUR-PLEX OUTLETS IN MASTER BEDROOM. (REFER TO ELECTRICAL DRAWINGS)
  - PROVIDE ELECTRICAL ROUGH-IN NEAR ENTRY DOOR FOR FUTURE AUTOMATIC DOOR OPENER (REFER TO ELECTRICAL DRAWINGS)
  - PLUMBING & GASPIPE (IN-WALL & IN-FLOOR) LOCATED UNDER KITCHEN SINK NOT TO BE LOCATED HIGHER THAN 304-355 MM TO THE CENTRE OF THE PIPE FROM THE FLOOR LEVEL.
  - ALL WINDOWS TO BE OPERABLE WITH ONE HAND.
  - STRUCTURAL FRAMING IN HOISTWAY TO BE PROVIDED TO ALLOW FOR FUTURE OPENING FOR ACCESSIBLE LIFT SHAFT.
  - FRAME JOINTS TO BE SEPARATED FROM WALL TO ALLOW FOR FUTURE CONVERTIBLE UNITS FOR LIFT.

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REVISIONS

ISSUED FOR REZONING	MAR. 14, 2017
REISSUED FOR REZONING	NOV. 16, 2017
REISSUED FOR REZONING	SEP. 12, 2018
REISSUED FOR REZONING	JUL. 12, 2018
REISSUED FOR REZONING	JUL. 12, 2018
REISSUED FOR REZONING	AUG. 20, 2018
REISSUED FOR DP	NOV. 13, 2018
REISSUED FOR DP	NOV. 13, 2018
REISSUED FOR DP	JUL. 3, 2019
REISSUED FOR DP	JUL. 3, 2019
REISSUED FOR DP	AUG. 7, 2019

REVISED PER DP COMMENTS RECEIVED ON JULY 23, 2019. 19.08.07

**ALBASTER HOMES**

**FORMWORKS ARCHITECTURAL**

1625 West 51st Ave., Vancouver, BC V6J 1N5  
 Fax: 685-2076 Phone: 685-5441

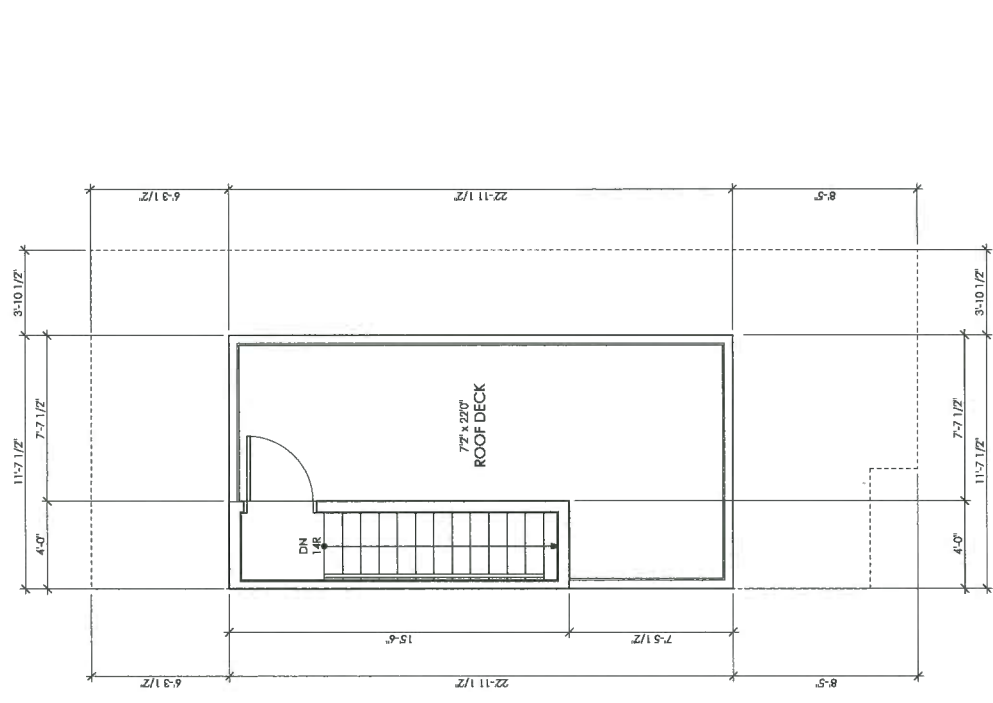
PROJECT  
**SPIRES ROAD**  
 8900 SPIRES ROAD  
 RICHMOND, BC

DRAWING  
**UNIT TYPE B6C PLANS (CONVERTIBLE)**

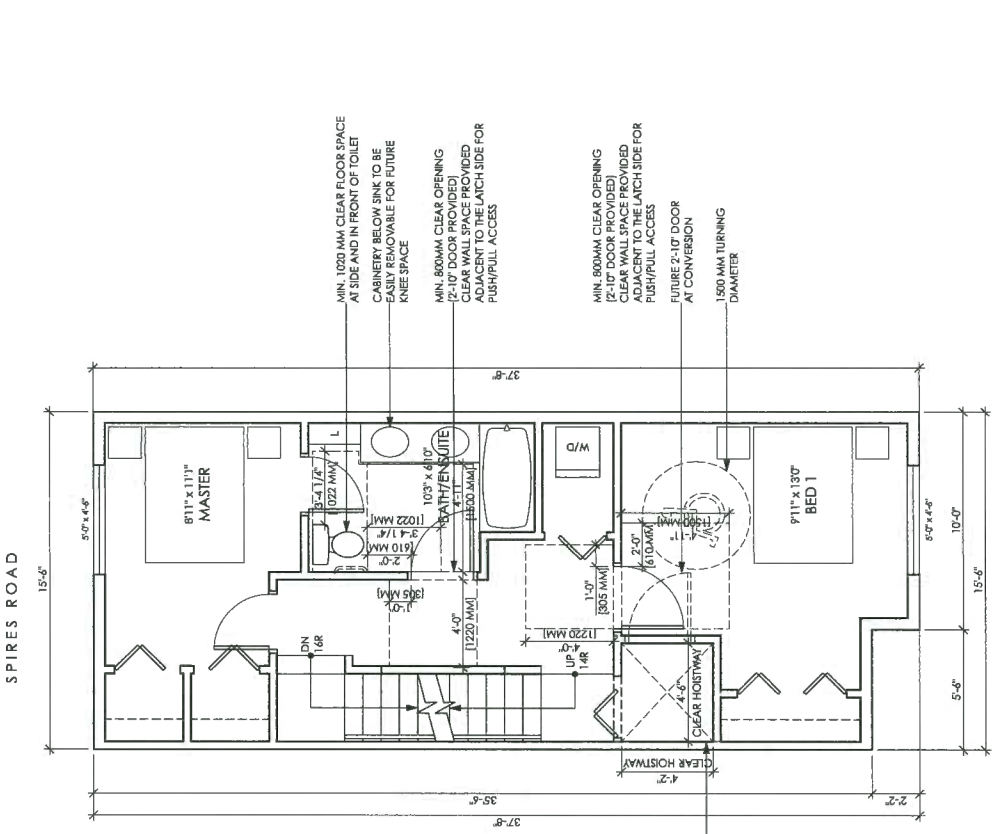
SHEET  
**A3.03**

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 1/4" = 1'-0"

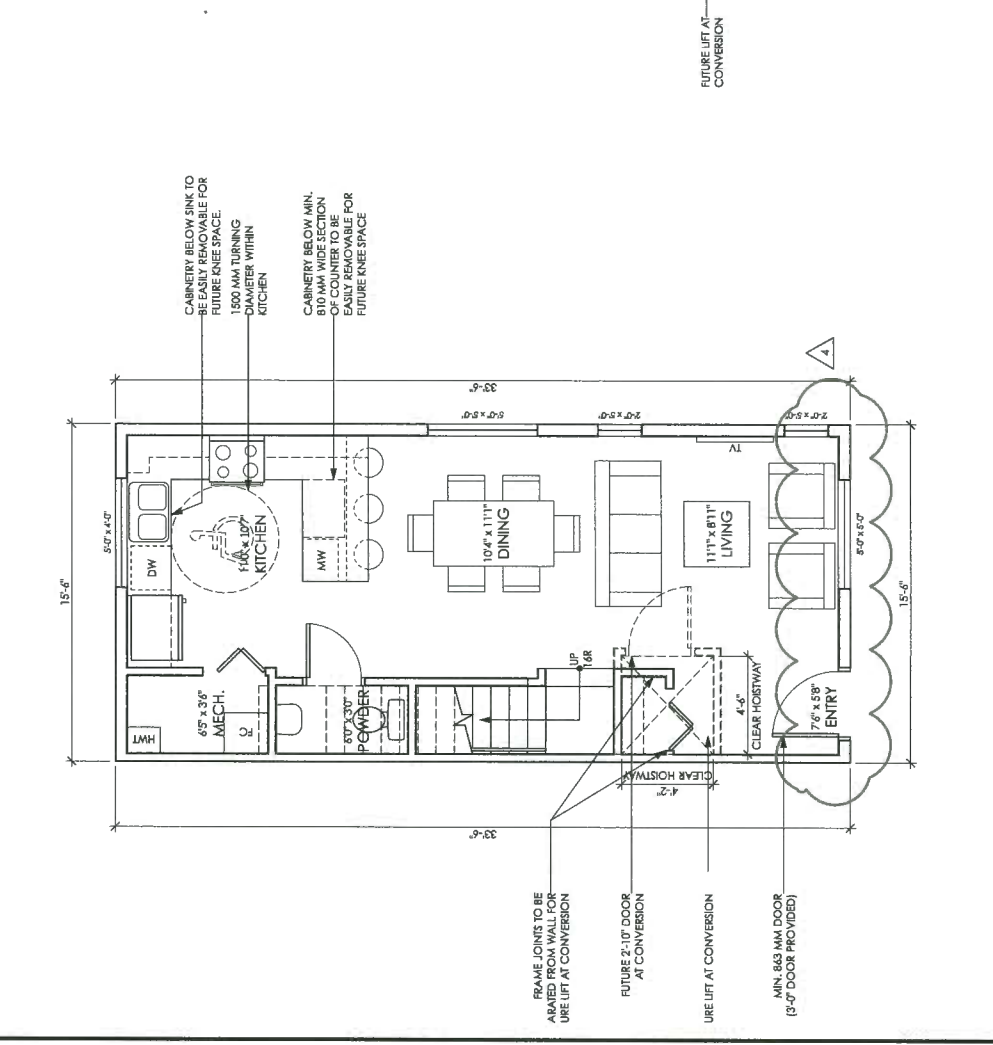
DATE  
 MARCH 2017



LEVEL 3 PLAN  
 UNIT B6C



LEVEL 2 PLAN  
 UNIT B6C



LEVEL 1 PLAN  
 UNIT B6C

Convertible Unit Guidelines for Townhouses

Convertible Unit Guidelines	PROVIDER BY OWNER	PROVIDER BY CONTRACTOR
<b>Doors &amp; Doorways</b> Entry doors are a minimum 863 mm but ideally 914 mm and have clear access. 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). 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. Patio/hallway min. 860 mm clear opening. Note how accessed. All interior thresholds within units comply with BC Building Code. Lever-type handles for all doors. Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications.	<input type="checkbox"/> MIN. 1000 MM CLEAR FLOOR SPACE AT SIDE AND IN FRONT OF TOILET CABINETS BELOW SINK TO BE EASILY REMOVABLE FOR FUTURE KNEE SPACE <input type="checkbox"/> MIN. 800MM CLEAR OPENING (2'-0" DOOR PROVIDED) CLEAR SPACE PROVIDED ADJACENT TO THE LATCH SIDE FOR PUSH/PULL ACCESS <input type="checkbox"/> MIN. 800MM CLEAR OPENING (2'-0" DOOR PROVIDED) CLEAR SPACE PROVIDED ADJACENT TO THE LATCH SIDE FOR PUSH/PULL ACCESS <input type="checkbox"/> MIN. 800MM CLEAR OPENING (2'-0" DOOR PROVIDED) CLEAR SPACE PROVIDED ADJACENT TO THE LATCH SIDE FOR PUSH/PULL ACCESS <input type="checkbox"/> FUTURE 2-1/2' DOOR AT CONVERSION <input type="checkbox"/> 1500 MM TURNING DIAMETER	<input type="checkbox"/> MIN. 1000 MM CLEAR FLOOR SPACE AT SIDE AND IN FRONT OF TOILET CABINETS BELOW SINK TO BE EASILY REMOVABLE FOR FUTURE KNEE SPACE <input type="checkbox"/> MIN. 800MM CLEAR OPENING (2'-0" DOOR PROVIDED) CLEAR SPACE PROVIDED ADJACENT TO THE LATCH SIDE FOR PUSH/PULL ACCESS <input type="checkbox"/> MIN. 800MM CLEAR OPENING (2'-0" DOOR PROVIDED) CLEAR SPACE PROVIDED ADJACENT TO THE LATCH SIDE FOR PUSH/PULL ACCESS <input type="checkbox"/> MIN. 800MM CLEAR OPENING (2'-0" DOOR PROVIDED) CLEAR SPACE PROVIDED ADJACENT TO THE LATCH SIDE FOR PUSH/PULL ACCESS <input type="checkbox"/> FUTURE 2-1/2' DOOR AT CONVERSION <input type="checkbox"/> 1500 MM TURNING DIAMETER
<b>Vertical Circulation</b> Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure. At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre. Min. 900 mm width. Min. 1 accessible parking space with min. 4 m garage width. Access from garage to living area min. 800 mm clear opening. Toilet clear floor space min. 1020 mm at side and in front. 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. Pressure and temperature control valves are installed on all shower faucets. Chairs and temperature control valves are installed on all shower faucets. Lever-type handles for plumbing fixtures. Demonstrate bath and shower controls are accessible (layout or fixture placement). 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 555 mm to the centre of the pipe from floor level. Business underneath sink, are easily removed. 1500 mm turning under or turning path diagram. Lever-type handles for plumbing fixtures. Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room). Toilet shall be located in the main living area, not in a bathroom, bedroom, or kitchen. Toilet shall be located outside the main living area, not in a bathroom, bedroom, or kitchen. Within proximity of control centre for main home options. Upgrade to four-plex outlets in master bedroom, lounge office, garage, and recreation room.	<input type="checkbox"/> MIN. 1000 MM CLEAR FLOOR SPACE AT SIDE AND IN FRONT OF TOILET CABINETS BELOW SINK TO BE EASILY REMOVABLE FOR FUTURE KNEE SPACE <input type="checkbox"/> MIN. 800MM CLEAR OPENING (2'-0" DOOR PROVIDED) CLEAR SPACE PROVIDED ADJACENT TO THE LATCH SIDE FOR PUSH/PULL ACCESS <input type="checkbox"/> MIN. 800MM CLEAR OPENING (2'-0" DOOR PROVIDED) CLEAR SPACE PROVIDED ADJACENT TO THE LATCH SIDE FOR PUSH/PULL ACCESS <input type="checkbox"/> MIN. 800MM CLEAR OPENING (2'-0" DOOR PROVIDED) CLEAR SPACE PROVIDED ADJACENT TO THE LATCH SIDE FOR PUSH/PULL ACCESS <input type="checkbox"/> FUTURE 2-1/2' DOOR AT CONVERSION <input type="checkbox"/> 1500 MM TURNING DIAMETER	<input type="checkbox"/> MIN. 1000 MM CLEAR FLOOR SPACE AT SIDE AND IN FRONT OF TOILET CABINETS BELOW SINK TO BE EASILY REMOVABLE FOR FUTURE KNEE SPACE <input type="checkbox"/> MIN. 800MM CLEAR OPENING (2'-0" DOOR PROVIDED) CLEAR SPACE PROVIDED ADJACENT TO THE LATCH SIDE FOR PUSH/PULL ACCESS <input type="checkbox"/> MIN. 800MM CLEAR OPENING (2'-0" DOOR PROVIDED) CLEAR SPACE PROVIDED ADJACENT TO THE LATCH SIDE FOR PUSH/PULL ACCESS <input type="checkbox"/> MIN. 800MM CLEAR OPENING (2'-0" DOOR PROVIDED) CLEAR SPACE PROVIDED ADJACENT TO THE LATCH SIDE FOR PUSH/PULL ACCESS <input type="checkbox"/> FUTURE 2-1/2' DOOR AT CONVERSION <input type="checkbox"/> 1500 MM TURNING DIAMETER
<b>Hallways</b> Min. 900 mm width.		
<b>Garage</b> Min. 1 accessible parking space with min. 4 m garage width. Access from garage to living area min. 800 mm clear opening. Toilet clear floor space min. 1020 mm at side and in front.		
<b>Bathroom (Min. 1)</b> 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. Pressure and temperature control valves are installed on all shower faucets. Chairs and temperature control valves are installed on all shower faucets. Lever-type handles for plumbing fixtures. Demonstrate bath and shower controls are accessible (layout or fixture placement). 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 555 mm to the centre of the pipe from floor level. Business underneath sink, are easily removed. 1500 mm turning under or turning path diagram. Lever-type handles for plumbing fixtures. Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room). Toilet shall be located in the main living area, not in a bathroom, bedroom, or kitchen. Toilet shall be located outside the main living area, not in a bathroom, bedroom, or kitchen. Within proximity of control centre for main home options. Upgrade to four-plex outlets in master bedroom, lounge office, garage, and recreation room.		
<b>Kitchen</b> Demonstrate bath and shower controls are accessible (layout or fixture placement). 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 555 mm to the centre of the pipe from floor level. Business underneath sink, are easily removed. 1500 mm turning under or turning path diagram. Lever-type handles for plumbing fixtures. Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room). Toilet shall be located in the main living area, not in a bathroom, bedroom, or kitchen. Toilet shall be located outside the main living area, not in a bathroom, bedroom, or kitchen. Within proximity of control centre for main home options. Upgrade to four-plex outlets in master bedroom, lounge office, garage, and recreation room.		
<b>Windows</b> Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room). Toilet shall be located in the main living area, not in a bathroom, bedroom, or kitchen. Toilet shall be located outside the main living area, not in a bathroom, bedroom, or kitchen. Within proximity of control centre for main home options. Upgrade to four-plex outlets in master bedroom, lounge office, garage, and recreation room.		
<b>Outlets &amp; Switches</b> Upgrade to four-plex outlets in master bedroom, lounge office, garage, and recreation room.		

REFERENCE PLAN AUG 20 2019 DP 18-829140

UNIT B6C FLOOR AREAS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
GROSS	0.0 SF	5192.5 SF	571.9 SF	62.0 SF	1153.2 SF
EXCLUSIONS	0.0 SF	387.7 SF	55.6 SF	42.0 SF	131.3 SF
NET	0.0 SF	4804.8 SF	516.3 SF	0.0 SF	1001.9 SF

NOTES:  
 1. PROVIDE BLOCKING IN BATHROOM WALLS ADJACENT TO THE TOILET & BATHUB OR SHOWER FOR POTENTIAL FUTURE INSTALLATION OF GRAB BARS CONFORMING TO BCBC CLAUSE 3.8.3.12(e) AND CLAUSES 3.8.3.16(1)(f) OR 3.8.3.17(1)(f)  
 2. PROVIDE BLOCKING AT TOP OF ALL STAIRWAYS AT 36" O.C. FOR POTENTIAL FUTURE INSTALLATION OF STAIR LIFT  
 3. DOORS TO FUTURE-LEVEL HANDLES TO HAVE LEVER-TYPE HANDLES THAT CONFORM TO BCBC 3.7.2.3.(4)  
 4. PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES THAT CONFORM TO BCBC 3.7.2.3.(4)  
 5. LAVATORY AND 3/8" x 1/2" WATER CLOSET  
 6. PROVIDE PRESSURE AND TEMPERATURE CONTROL VALVES ON ALL SHOWER FAUCETS  
 7. REFER TO RICHMOND ZONING BY-LAW SECTION 4; GENERAL DEVELOPMENT REGULATIONS, SENTENCES 4.1.6.18 TO 4.1.6.22; FOR ELECTRICAL OUTLET AND SWITCH REQUIREMENTS. INSTALL FOUR-PLEX OUTLETS IN MASTER BEDROOM. (REFER TO ELECTRICAL DRAWINGS)  
 8. PROVIDE ELECTRICAL ROUGH-IN NEAR ENTRY DOOR FOR FUTURE AUTOMATIC DOOR OPENER (REFER TO ELECTRICAL DRAWINGS)  
 9. PLUMBING & GAS PIPE (IN-WALL & IN-FLOOR) LOCATED UNDER KITCHEN SINK NOT TO BE LOCATED HIGHER THAN 304-355 MM TO THE CENTRE OF THE PIPE FROM THE FLOOR LEVEL.  
 10. ALL WINDOWS TO BE OPERABLE WITH ONE HAND.  
 11. STRUCTURAL FRAMING IN HOISTWAY TO BE PROVIDED TO ALLOW FOR FUTURE OPENING FOR ACCESSIBLE LIFT SHAFT.  
 12. FRAME JOINTS TO BE SEPARATED FROM WALL TO ALLOW FOR FUTURE CONVERTIBLE UNITS FOR LIFT.

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REVISIONS

ISSUED FOR REZONING	MAR. 14, 2017
ISSUED FOR REZONING	MAY 08, 2018
ISSUED FOR REZONING	JUN. 08, 2018
ISSUED FOR REZONING	JUL. 12, 2018
ISSUED FOR REZONING/DP	AUG. 20, 2018
ISSUED FOR REZONING/DP	SEP. 13, 2018
ISSUED FOR REZONING/DP	MAY 31, 2019
ISSUED FOR REZONING/DP	APR. 24, 2019
ISSUED FOR DP	JUL. 3, 2019
ISSUED FOR DP	AUG. 7, 2019

REVISED PER DP COMMENTS RECEIVED ON JUL. 23, 2019. 19.08.07

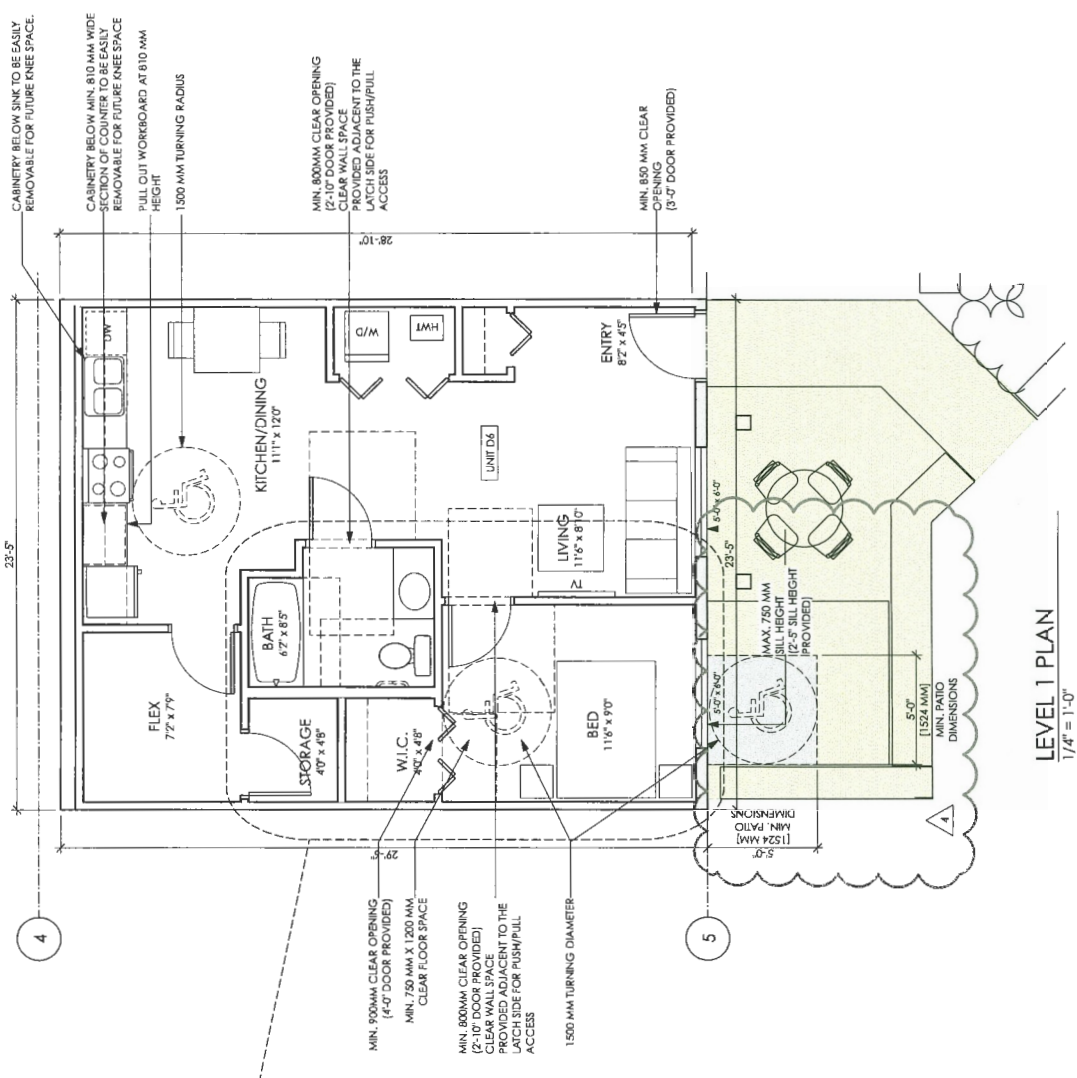
**ALABASTER HOMES**

**FORMWERKS ARCHITECTURAL**  
 1625 West 5th Ave., Vancouver, BC V6J 1N5  
 Fax: 685-5376 Phone: 685-5441

PROJECT  
**SPIRES ROAD**  
 8900 SPIRES ROAD  
 RICHMOND, BC

DRAWING  
**UNIT TYPE D6 PLANS (UNIVERSAL)**

SCALE AS NOTED  
 SHEET **A3.04**  
 DATE MARCH 2017



REFERENCE PLAN  
 AUG 20 2019

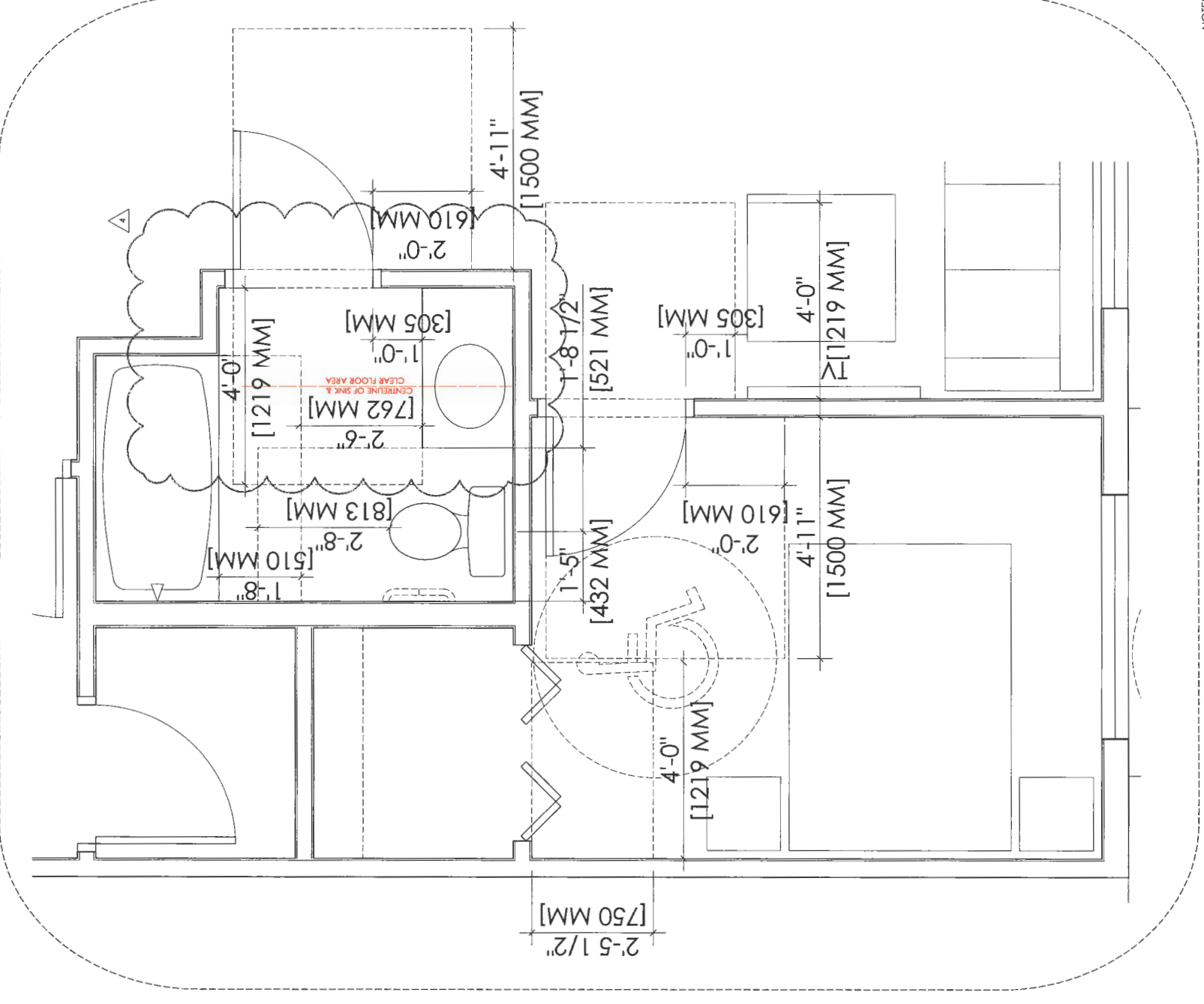
**DP 19-0929140**

PROPOSED OUTDOOR AREA (REFER TO OUTDOOR OVERLAYS FOR DIMENSIONS AND AREA)

UNIT D6 FLOOR AREAS

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
GROSS	690.8 SF	0.0 SF	0.0 SF	690.8 SF
EXCLUSIONS	20.0 SF	0.0 SF	0.0 SF	20.0 SF
NET	670.8 SF	0.0 SF	0.0 SF	670.8 SF

- NOTES:
- PROVIDE BLOCKING IN BATHROOM WALLS ADJACENT TO THE TOILET & BATHUB OR SHOWER FOR POTENTIAL FUTURE INSTALLATION OF GRAB BARS CONFORMING TO BCBC CLAUSE 3.8.3.12.(6) AND CLAUSES 3.8.3.16.(1)(f) OR 3.8.3.17.(1)(f)
  - DOORS TO HAVE LEVER-TYPE HANDLES
  - PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES THAT CONFORM TO BCBC 3.7.2.3.(4) LAVATORY AND 3.8.3.13.(1)(6) WATER CLOSET
  - PROVIDE PRESSURE AND TEMPERATURE CONTROL VALVES ON ALL SHOWER FAUCETS REFER TO RICHMOND ZONING BYLAW SECTION 4: GENERAL DEVELOPMENT REGULATIONS SENTENCES 4:1.6.18 TO 4:1.6.22: FOR ELECTRICAL OUTLET AND SWITCH REQUIREMENTS. INSTALL FOUR-PLEX OUTLETS IN MASTER BEDROOM. (REFER TO ELECTRICAL DRAWINGS)
  - PROVIDE ELECTRICAL ROUGH-IN NEAR ENTRY DOOR FOR FUTURE AUTOMATIC DOOR OPENER (REFER TO ELECTRICAL DRAWINGS)
  - PLUMBING & GASPIPE (IN-WALL & IN-FLOOR) LOCATED UNDER KITCHEN SINK NOT TO BE LOCATED HIGHER THAN 304-355 MM TO THE CENTRE OF THE PIPE FROM THE FLOOR LEVEL.
  - ALL WINDOWS TO BE OPERABLE WITH ONE HAND IN ACCORDANCE WITH SECTION 4.1.6.17 OF RICHMOND ZONING BYLAW 8500
  - BASIC UNIVERSAL HOUSING UNIT IS DESIGNED IN ACCORDANCE WITH SECTION 4.1.6 OF RICHMOND ZONING BYLAW 8500



BATHROOM/BEDROOM PLAN  
 3/4"=1'-0"