



**Development Permit Panel
Wednesday, May 10, 2023**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: John Irving, General Manager, Engineering and Public Works, Acting Chair
Cecilia Achiam, General Manager, Community Safety
Peter Russell, Director, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, February 15, 2023, be adopted.

CARRIED

**1. DEVELOPMENT PERMIT 21-932383
(REDMS No. 6913890)**

APPLICANT: Flat Architecture Inc.

PROPERTY LOCATION: 8951, 8971 Spires Road and 8991 Spires Gate

INTENT OF PERMIT:

1. Permit the construction of 22 townhouse units and two secondary suites at 8951, 8971 Spires Road and 8991 Spires Gate and the surplus portion of Spires Road on a site zoned "Parking Structure Townhouses (RTP4)" zone; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum lot width from 40 m to 33.5 m; and
 - (b) reduce the minimum lot area from 2,400 m² to 2,000 m².

Development Permit Panel

Wednesday, May 10, 2023

Applicant's Comments

Rajinder Warraich, Flat Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, including its site context, site layout, architectural design, building elevations, and exterior cladding materials and colours, highlighting the following:

- 22 residential units and two secondary suites are proposed in three townhouse blocks;
- the proposal includes two Basic Universal Housing Units (BUH) units;
- a future lane will be provided along the west property line of the subject site and a pedestrian walkway is proposed along the site's south property line;
- the Tudor style architecture of the townhouse buildings is consistent with the recently completed townhouse development to the south;
- the entrance to the parking podium and the main pedestrian entrance to the building are located along Spires Road;
- the central courtyard on the podium level is surrounded by the three townhouse blocks;
- stairs are proposed on Spires Gate and Spires Road frontages to provide pedestrian access to the podium;
- two common outdoor amenity areas are provided on the podium level;
- private outdoor spaces will be provided for townhouse units at grade and on the podium level; and
- lighting will be provided along the future lane along the west property line and along the pedestrian walkway to the south of the subject site.

Ruchir Dhall, Architecture Panel Inc., added that the landscape design for ground-oriented units in the proposed development matches the landscaping of the recently completed neighbouring townhouse development. Also, he noted that other main landscape features of the project include distinct landscaping for semi-private and common outdoor amenity spaces to provide visual separation, separation between the picnic area and community gardens on the podium level outdoor amenity area, and flowering plants and ornamental shrubs will be installed at the site's pedestrian entrance near the intersection of Spires Gate and Spires Road.

Development Permit Panel

Wednesday, May 10, 2023

Staff Comments

Wayne Craig, Director, Development, noted that (i) there are two technical variances proposed for the project relating to the site area and site geometry which were noted at the time of rezoning, (ii) there is a Servicing Agreement associated with the project which include, among others, frontage improvements and utility works along Spires Gate and Spires Road, (iii) two Basic Universal Housing (BUH) units are included in the project, and (iv) the project has been designed to achieve Step Code Level 3 of the BC Energy Step Code.

Panel Discussion

In reply to a query from the Panel regarding potential security concerns on the future lane along the west property line, Mr. Warraich noted that (i) there are no grade changes from the future lane to the subject site and adjacent developments, and (ii) proposed measures to address potential security and safety concerns include locating the children's play area overlooking the future lane, installing larger windows on the side of residential units adjacent to the future lane, installing lighting along the lane, and temporarily treating the future lane as a private space including installing a fence and gate until the lane will be fully developed in the future.

In reply to a query from the Panel regarding access from the parkade to the residential units, Mr. Warraich noted that (i) there is no direct access from the parkade to the residential units except for the two secondary suites, and (ii) an exit stair is provided in the parkade to provide access to residential units on the podium level.

In reply to a query from the Panel regarding how the project would achieve Step Code Level 3 of the BC Energy Step Code, Mr. Warraich stated that the project will be using a high efficiency condenser system in addition to other proposed sustainability measures.

In reply to a query from the Panel regarding the provision of parking in the proposed development, Mr. Warraich confirmed that some of the residential parking spaces will be in tandem arrangement.

In reply to a further query from the Panel, Mr. Craig confirmed that there is a restrictive covenant to prohibit the conversion of the tandem garage area into habitable or storage space and to ensure that both parking spaces are assigned to the same dwelling unit.

Correspondence

Jose Gonzalez, 8935 Cook Crescent ([Schedule 2](#))

Mr. Craig noted that Mr. Gonzalez raised concerns regarding construction impacts to the neighbourhood including pedestrian safety, vehicle safety, overall access to the neighbourhood, and continuity of frontage treatments, landscaping and sidewalks.

Development Permit Panel
Wednesday, May 10, 2023

In reply to Ms. Gonzalez's concerns, Mr. Craig noted that (i) should the project proceed, it would be required to provide a Construction Parking and Management Plan as a condition of Building Permit issuance, (ii) the plan will be reviewed and approved by the Transportation Department, (iii) the City is aware of construction related concerns in the area and is carefully monitoring the situation, (iv) residents could contact the City's Bylaw Department should they have any construction related concern in the area, (v) overall access to the neighbourhood would be addressed by the Construction Parking and Management Plan, (vi) the proposed development will be providing sidewalks along their frontages, (vii) the sidewalk along the Spires Road frontage of the proposed development will be connected to the recently installed sidewalk along the adjacent townhouse development to the south.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that its design has addressed potential security and safety concerns.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 22 townhouse units and two secondary suites at 8951, 8971 Spires Road and 8991 Spires Gate and the surplus portion of Spires Road on a site zoned "Parking Structure Townhouses (RTP4)" zone; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum lot width from 40 m to 33.5 m; and*
 - (b) *reduce the minimum lot area from 2,400 m² to 2,000 m².*

CARRIED

2. DEVELOPMENT PERMIT 21-943565
(REDMS No. 7202148)

APPLICANT: Orion Construction

PROPERTY LOCATION: 9800 Van Horne Way

INTENT OF PERMIT:

Permit the construction of two multi-tenant light industrial buildings at 9800 Van Horne Way on a site zoned "Light Industrial (IL)".

4.

Development Permit Panel Wednesday, May 10, 2023

Applicant's Comments

Jeremy Paquin, Orion Construction, Ruchir Dhall, Architecture Panel Inc. and Darcy Forcier, D. Force Design Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), introduced the project and provided background information on the proposed development including its site context, site layout, design rationale, architectural design, exterior cladding materials, and proposed sustainability measures, highlighting the following:

- the two proposed multi-tenant light industrial buildings will provide a total of 44 units as strata titled units;
- vehicular access to the site is provided on River Drive and Van Horne Way;
- outdoor amenity spaces for employees are distributed throughout the site; and
- design changes in response to Advisory Design Panel comments relating to pedestrian safety and accessibility, hard and soft landscaping, outdoor amenity spaces, location of amenities such as garbage enclosure, and number of electric vehicle (EV) charging stations to be provided have been incorporated in the project.

Jessica Thiessen, Krahn Group of Companies, with the aid of the same visual presentation, briefed the Panel on the main landscaping features of the project, noting that (i) planting along the perimeter of the site and pockets of planting throughout the parking area have been added, (ii) proposed planting materials are native and adapted species that will provide four season interest, and (iii) existing trees along the south property line will be retained.

Anabella Alfonzo Raffalli, Aartplace, with the aid of the same visual presentation, provided background information on the public art in the project, noting that (i) the proposed public art has gone through the City's public art process, (ii) public art will be installed on the plaza area at the northwest corner of the subject site, (iii) the public art concept references the history of Richmond and surrounding landmarks and natural elements, and (iv) sustainable painting materials will be used for the public art.

Staff Comments

Mr. Craig noted that (i) there will be a Servicing Agreement associated with the project for frontage works along Van Horne Way and River Drive and City utility works, (ii) out of a total of 21 existing trees on the site, seven trees along the south property line will be retained and 14 trees will be removed either due to poor health condition or due to being impacted by building demolition and construction, (iii) 40 new trees are proposed to be planted on the site, exceeding the City's required 2:1 replacement ratio, and (iv) a Statutory Right-of-Way over a portion of the south property line will be provided to help in the installation of a future City road on the CP Rail corridor.

Development Permit Panel

Wednesday, May 10, 2023

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) there would be future rooftop mechanical units with improvements by future tenants, (ii) the high parapets on the buildings would screen the rooftop mechanical units from views from the street, (iii) the building rooftops in the subject site would be visible from Canada Line, (iv) proposed species of planting materials in the plaza area at the northeast corner of the site are small and grow vertically and would not interfere with the proposed seating in the area, (v) Building B has been designed with dock loading for large trucks while Building A has been designed to accommodate loading for smaller vehicles, (vi) maintenance of the public art surface painting will be addressed through the strata property management plan, (vii) overall, there is a smaller amount of glass in the proposed development compared to those of residential buildings, and (viii) there is provision for individual units in the two buildings to install their own EV charging stations for all their parking stalls.

Discussion ensued regarding the long-term maintenance of public art in the project and in reply to a query from the Panel, Mr. Craig confirmed that the project's development permit will be registered on title and staff will work with the strata to ensure that the landscape and public art will be maintained.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that it is well thought out and the proposed landscaping and public art would enhance pedestrian, cyclist and motorist experience in the area.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of two multi-tenant light industrial buildings at 9800 Van Horne Way on a site zoned "Light Industrial (IL)".

CARRIED

Development Permit Panel
Wednesday, May 10, 2023

3. DEVELOPMENT PERMIT 22-019430
(REDMS No. 7181149)

APPLICANT: Talvinder Jagde

PROPERTY LOCATION: 10151 Ainsworth Crescent

INTENT OF PERMIT:

1. Permit the construction of a coach house at 10151 Ainsworth Crescent on a site zoned “Single Detached with Granny Flat or Coach House Edgemere (REI)”;
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) increase the maximum setback that a coach house is permitted to be located from the south property line from 2.0 m to 5.95 m; and
 - (b) decrease the minimum setback that a coach house is permitted to be located from the north property line from 2.0 m to 0.90 m.

Applicant’s Comments

Talvinder Jagde, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 4), provided background information on the proposed development, including its site context, architectural design, unit layout, and exterior cladding materials, highlighting the following:

- the proposed variances are requested to locate the proposed coach house outside of the tree protection zone of a significant tree on the neighbouring property to the south;
- the proposed coach house has been designed to minimize impacts to neighbouring properties due to the requested setback variances;
- there are no windows proposed on the north and south sides of the coach house to address concerns of overlook into the neighbouring properties;
- the proposed coach house will complement the character of the principal dwelling through the use of similar materials, finishes and colours;
- the proposed location of the coach house will not overshadow neighbouring properties;
- landscaping will be installed to provide screening and privacy for the yards of neighbouring properties; and
- the proposed coach house will achieve Step Code 3 of the BC Energy Step Code.

Development Permit Panel
Wednesday, May 10, 2023

Panel Discussion

Discussion ensued regarding the proposed landscaping under the dripline of the significant retained tree and as a result of the discussion, staff were directed to work with the applicant to ensure protection of the root zone and survivability of proposed plantings under the tree.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a coach house at 10151 Ainsworth Crescent on a site zoned "Single Detached with Granny Flat or Coach House Edgemere (REI)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *increase the maximum setback that a coach house is permitted to be located from the south property line from 2.0 m to 5.95 m; and*
 - (b) *decrease the minimum setback that a coach house is permitted to be located from the north property line from 2.0 m to 0.90 m.*

CARRIED

4. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Thursday, May 25, 2023 be cancelled.

CARRIED

5. Date of Next Meeting: June 14, 2023

Development Permit Panel
Wednesday, May 10, 2023

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:35 p.m.).

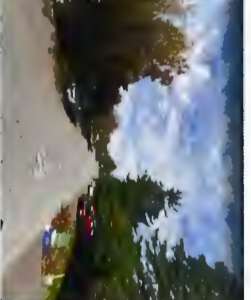
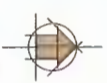
CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the
Development Permit Panel of the Council
of the City of Richmond held on
Wednesday, May 10, 2023.

John Irving
Acting Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the
 Development
 meeting held
 May 10, 2023





- 1
- 2
- 3
- 4

- 7
- 5
- 3
- 6



1 TRIM WINDOW LITTLE WOOD
FINISH TO MATCH SERVICE



2 METAL TILE/SLATE
FINISH TO MATCH SERVICE



3 MATCH LINED SERVICE
ORDER FROM DESIGN FIRM
GARDEN BOARD CAN LAY THEM TO



4 TRAFFICMASTER
FINISH TO MATCH SERVICE



5 MORTAR GREY
BRICK NUMBER BY MATERIAL STATEMENT



6 FACIA AND BARGE BOARD: WOOD
FINISH TO MATCH SERVICE

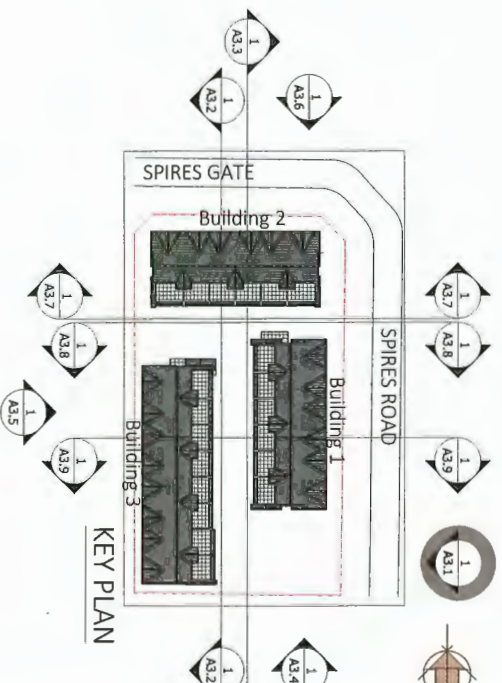


7 VINYL WINDOWS: BLACK COLOUR
OR BLACK FRAME WITH BURNING

- PARKADE GATE AND SERVICE DOORS : METAL DOOR - FINISH - BLACK
- R.W.I / GUTTERS : SENTER METTALIC GREY SP4
- SOFFIT : VINYL WHITE
- RAILING : ALUMINIUM HOULET RAILING - FINISH - BLACK COLOUR

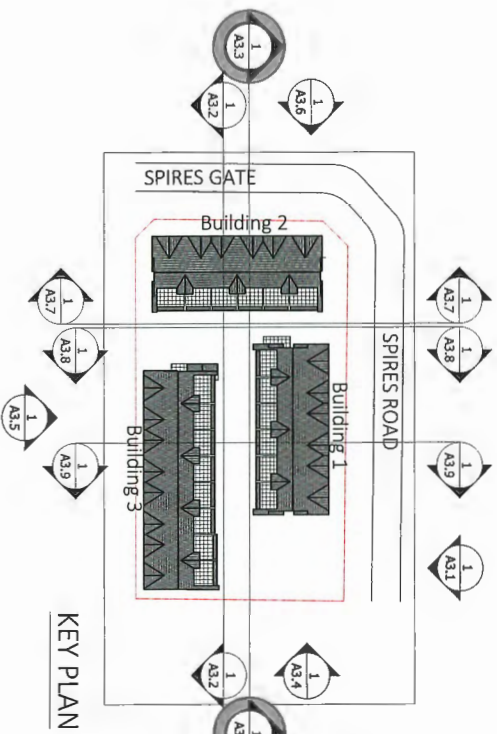
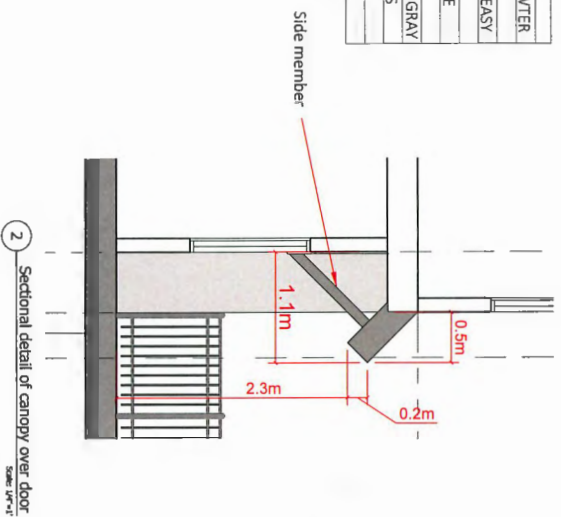
TAG NO	DESCRIPTION
1	TRIM BOARDS/POSTS: PAINT TO MATCH AGED PEWTER
2	ASPHAL SHINGLES: TIMBERLINE HD PEWTER GRAY
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH: AGED PEWTER
4	TRADITIONAL 3 COAT STUCCO SYSTEM: ARCTIC WHITE
5	MIDNIGHT SKY : MUTUAL MATERIALS
6	FASCIA AND BARGE BOARD: SHERWIN WILLIAM ELLIE GRAY
7	BLACK WINDOWS C/W BLACK FRAME WITH MUNTINS
8	REFER LANDSCAPE DWGS FOR PLANTING/VINES
9	PAVERS: REFER LANDSCAPE DWGS

MATERIAL BOARD PLAN



SERIAL BOARD PLAN

BARDERS/POSTS: PAINT TO MATCH AGED PEWTER
 SHIRINGLES: TIMBERLINE HD PEWTER GRAY
 R HIGH DENSITY FIBRE CEMENT BOARD C/W EASY
 O MATCH: AGED PEWTER
 ONAL: 3 COAT STUCCO SYSTEM: ARCTIC WHITE
 HT SKY : MUTUAL MATERIALS
 AND BARGE BOARD: SHERWIN WILLIAM ELLIE GRAY
 WINDOWS C/W BLACK FRAME WITH MUNTINS
 LANDSCAPE DWGS FOR PLANTING/VINES
 REFER LANDSCAPE DWGS





1 VIEW FROM SPIRES RD
SCALE: N.T.S.

Unit: 208, 521 / 509 George Blvd
Surrey, BC, V3N 1G1
www.flat1.ca
contact@flat1architecture.ca
Ph: 604-503-4434



PROJECT INFO:
Townhouse Development at 8951,
8971 Spires Rd., 8991 Spires Gate,
Richmond, BC
CLIENT:
Juliana

DATE:
23-Feb-23

PROJECT NO.:
17-127

SCALE: DRAWN BY:
As Noted R.W.

REV	DESCRIPTION	DATE	BY	CHK
1.	Issued For DP		R.W	03/08/22

3D VIEW

A4.1



1 VIEW FROM PODIUM
SCALE: N.T.S.

Unit 205 - 6321 King George Blvd
Surrey, BC V3N 1G1
www.flat1.ca
central@flat1architecture.ca
PH: 604-503-4488



PROJECT INFO:
Townhouse Development at 8951,
8971 Spires Rd., 8991 Spires Gate,
Richmond, BC
CLIENT:
Juliana

DATE: 23-Feb-23
PROJECT NO.: 17-127
SCALE: As Noted
DRAWN BY: R.W
DATE: 02/08/22

REV	DESCRIPTION	BY	DATE
1.	Issued For DP	R.W	02/08/22

3D VIEW
A4.3



1 VIEW FROM NORTHWEST CORNER
SCALE: 1/12

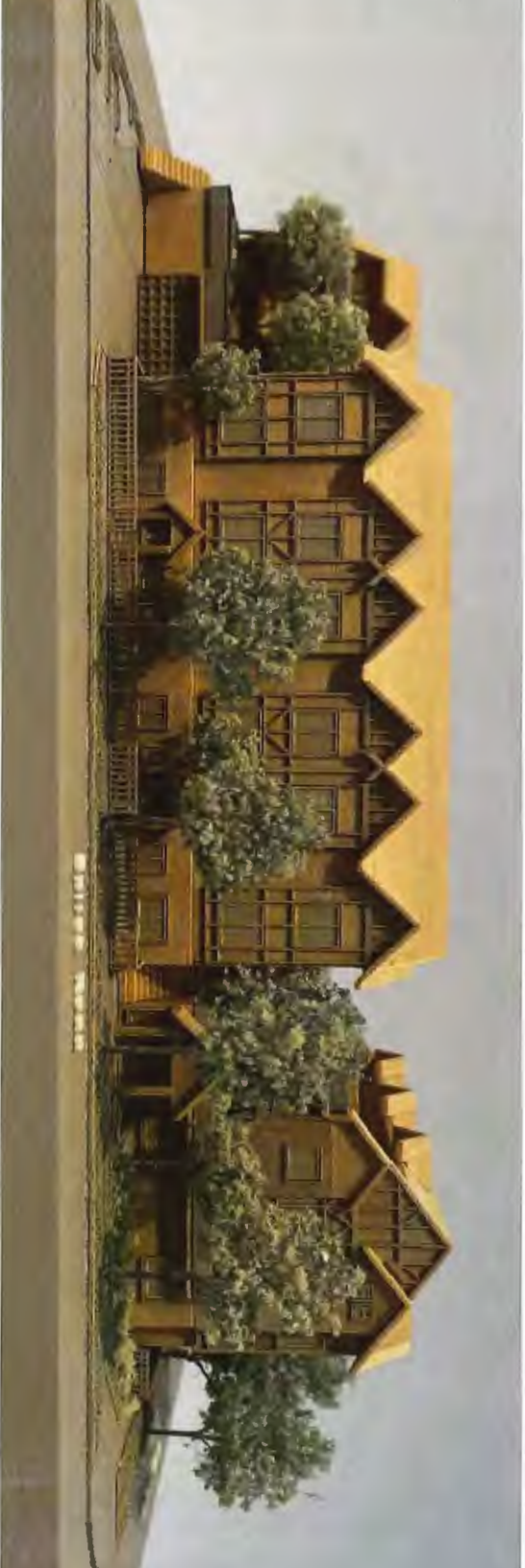
Unit 205, 5571 King George Blvd
 Richmond, BC V6X 3A1
www.flat1.ca
contact@flat1architecture.ca
 Tel: 604-553-4434



PROJECT INFO:
 Townhouse Development at 8951,
 8971 Spires Rd., 8991 Spires Gate,
 Richmond, BC
 CLIENT:
 Juliana

DATE: 23-Feb-23
 PROJECT NO.: 17-127
 SCALE: As Noted
 DRAWN BY: R.W.
 DATE: 02/09/22

REV	DESCRIPTION	DATE	BY
1	Issued For DP		R.W.



1 VIEW FROM SPIRES RD / BIRDS GATE



2 VIEW FROM SOUTH SIDE

SCALE N.T.S.



4 BIRDS VIEW FROM SPIRES GATE / NORTH SIDE

SCALE N.T.S.



4 VIEW FROM SPIRES GATE / NORTH SIDE
Scale: N.T.S.



3 VIEW FROM LANE ALONG WEST SIDE
Scale: N.T.S.



5 BIRDS VIEW FROM SPIRES RD / EAST SIDE
Scale: N.T.S.



PLANTING PLACED WITH CONSIDERATION TO THE PLACEMENT OF PROJECT SIGNAGE

ARCHITECTURE PANEL INC.
 ARCHITECTURE | LANDSCAPE ARCHITECTURE | VISUAL DESIGN
 Unit 208, 1481 Fowler Street, White Sulphur, DC | 207831460 | info@architecturepanel.com

These Drawings and the design are not to be taken without the written consent of the Architect. The Architect is not responsible for the design, construction, alterations and other items on drawings. Any discrepancy to the drawings shall be the responsibility of the client. The Architect's written consent shall be the contractor's sole responsibility. Do not reuse drawings, dimensions given, or design panel for any other project.

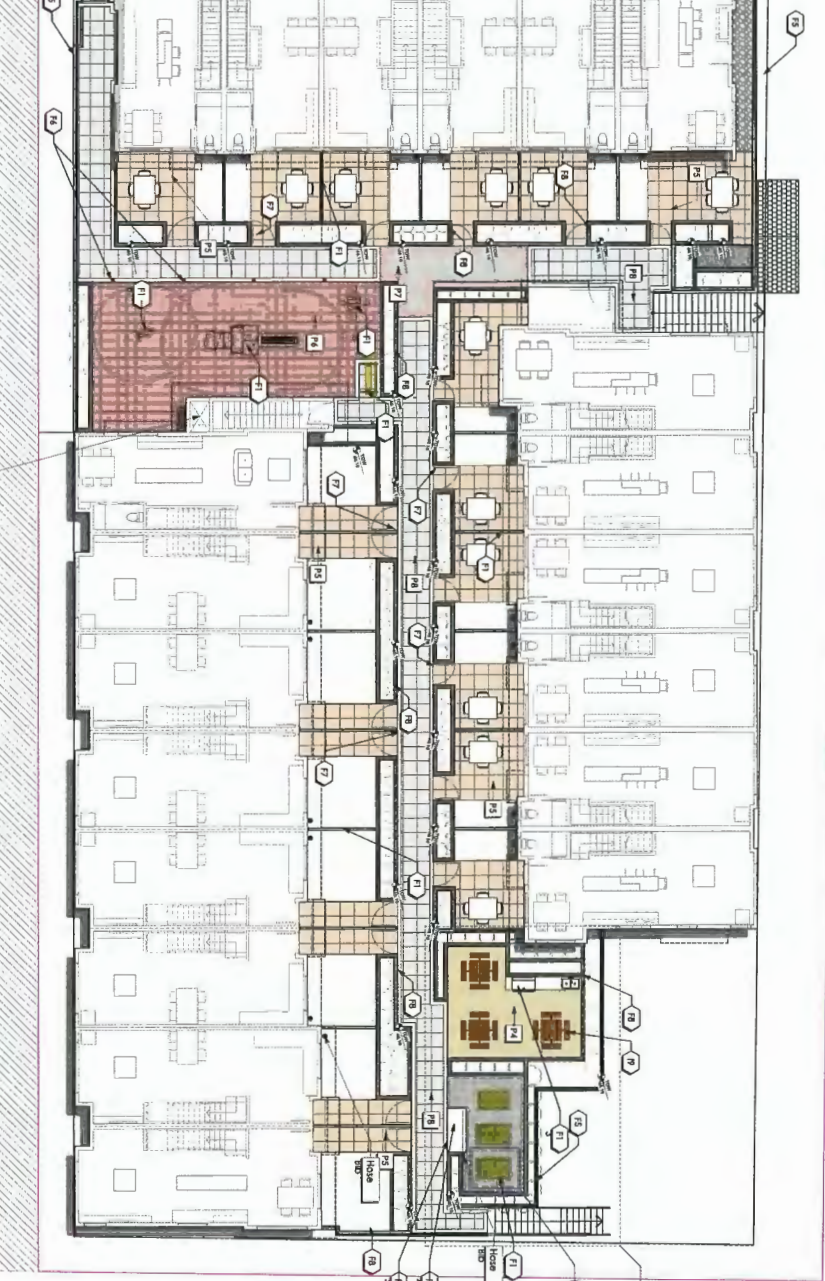
Project
**8951, 8971 Spires Rd,
 8991 Spires Gate**
 Owner

Sheet Title
CONCEPT (SITE)

Total Sheets	18	Sheet No.	12	Contractors	Consultants
Drawn By	SP	Checked By	RD	AJH	City of Richmond
Reviewed By	RD	Status	REZONING	Documents	DP Application

No	Date	Issue Notes
K	05-04-22	DP Reauthorization
L	05-07-22	DP Reauthorization
M	05-10-22	DP Reauthorization
N	21-10-22	DP Reauthorization
O	20-01-23	DP Reauthorization
P	21-02-23	DP Reauthorization
Q	03-04-23	DP Reauthorization





Painting
Brush

SEE PAINT/GATE FURNISHING LEGENDS ON L4.
SEE L8 FOR SOIL VOLUME CALCULATION OF PODIUM LEVEL PLANTERS.
SEE L9 FOR PLANTER HEIGHT OF ROOF LEVEL.



2 PLANTER SAFETY SUBRACKING TILES (P&S)
Scale: NTS

ARCHITECTURE PANEL, INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
1401 20th, 1401 Pomer Street, Walla Walla, WA 98726 | 509.725.1493 | info@archpanel.com
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Project: **8991, 8971 Spires Rd,
8991 Spires Gate**
Owner: _____

Total Sheets: **18**
Sheet No.: **L3**
Drawn By: **SD**
Checked By: **RD**
Reviewed By: **RD**

Contractors: _____
Consultants: **FLAT Architecture Inc.**
City of Richmond
Documents: **DP Application**

No	Date	Issue Notes
K	05-04-22	DP Resubmission
M	05-07-22	DP Resubmission
N	27-10-22	DP Resubmission
O	20-01-23	DP Resubmission
P	21-03-23	DP Resubmission
Q	02-04-23	DP Resubmission

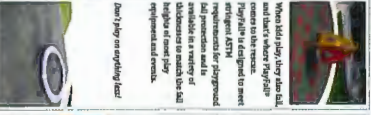
Shapes and
Standard size:

- 6'0"m x 3'0"
- 5'0"m x 5'5"
- 4'5"m x 4'5"

Colors for

NWR
playfall
Safety Surfacing System

Tech



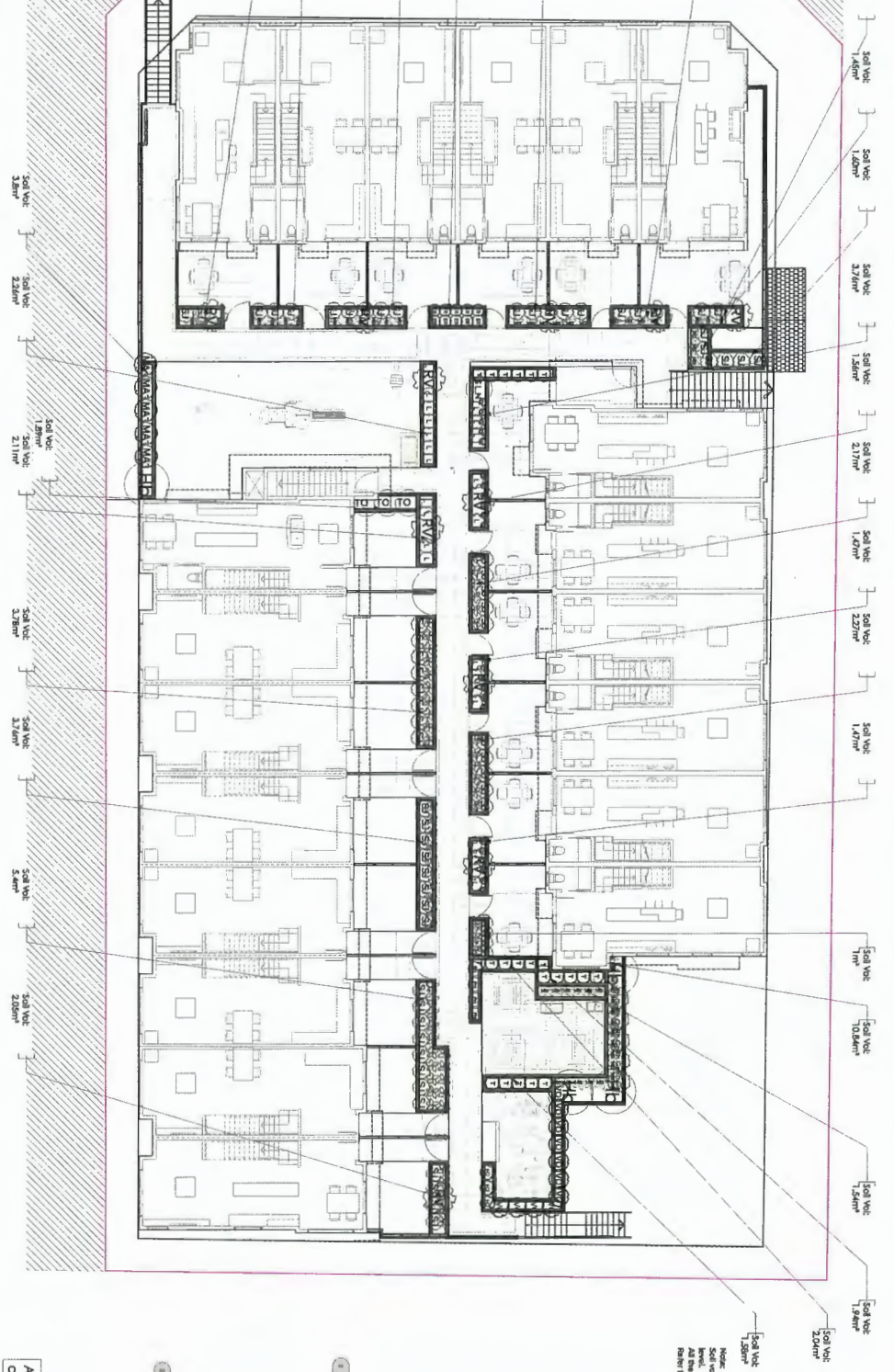
When ball drops, they're also tall, and have where they'll fall. Playfall is an end goal to meet requirements for playground and protection and its available in a variety of heights in one day, optional sand events. Don't play on anything but!

Drop Height	Playfall
3'0" (91.4 cm)	3.5" Playfall 11
4'0" (121.9 cm)	4" Playfall 11
5'0" (152.4 cm)	5" Playfall 11
6'0" (182.9 cm)	6" Playfall 11
7'0" (213.4 cm)	7" Playfall 11
8'0" (243.8 cm)	8" Playfall 11
9'0" (274.3 cm)	9" Playfall 11
10' (304.8 cm)	10" Playfall 11
11' (335.3 cm)	11" Playfall 11
12' (365.8 cm)	12" Playfall 11
13' (396.3 cm)	13" Playfall 11
14' (426.8 cm)	14" Playfall 11
15' (457.3 cm)	15" Playfall 11
16' (487.8 cm)	16" Playfall 11
17' (518.3 cm)	17" Playfall 11
18' (548.8 cm)	18" Playfall 11
19' (579.3 cm)	19" Playfall 11
20' (609.8 cm)	20" Playfall 11
21' (640.3 cm)	21" Playfall 11
22' (670.8 cm)	22" Playfall 11
23' (701.3 cm)	23" Playfall 11
24' (731.8 cm)	24" Playfall 11
25' (762.3 cm)	25" Playfall 11
26' (792.8 cm)	26" Playfall 11
27' (823.3 cm)	27" Playfall 11
28' (853.8 cm)	28" Playfall 11
29' (884.3 cm)	29" Playfall 11
30' (914.8 cm)	30" Playfall 11
31' (945.3 cm)	31" Playfall 11
32' (975.8 cm)	32" Playfall 11
33' (1006.3 cm)	33" Playfall 11
34' (1036.8 cm)	34" Playfall 11
35' (1067.3 cm)	35" Playfall 11
36' (1097.8 cm)	36" Playfall 11
37' (1128.3 cm)	37" Playfall 11
38' (1158.8 cm)	38" Playfall 11
39' (1189.3 cm)	39" Playfall 11
40' (1219.8 cm)	40" Playfall 11
41' (1250.3 cm)	41" Playfall 11
42' (1280.8 cm)	42" Playfall 11
43' (1311.3 cm)	43" Playfall 11
44' (1341.8 cm)	44" Playfall 11
45' (1372.3 cm)	45" Playfall 11
46' (1402.8 cm)	46" Playfall 11
47' (1433.3 cm)	47" Playfall 11
48' (1463.8 cm)	48" Playfall 11
49' (1494.3 cm)	49" Playfall 11
50' (1524.8 cm)	50" Playfall 11
51' (1555.3 cm)	51" Playfall 11
52' (1585.8 cm)	52" Playfall 11
53' (1616.3 cm)	53" Playfall 11
54' (1646.8 cm)	54" Playfall 11
55' (1677.3 cm)	55" Playfall 11
56' (1707.8 cm)	56" Playfall 11
57' (1738.3 cm)	57" Playfall 11
58' (1768.8 cm)	58" Playfall 11
59' (1799.3 cm)	59" Playfall 11
60' (1829.8 cm)	60" Playfall 11
61' (1860.3 cm)	61" Playfall 11
62' (1890.8 cm)	62" Playfall 11
63' (1921.3 cm)	63" Playfall 11
64' (1951.8 cm)	64" Playfall 11
65' (1982.3 cm)	65" Playfall 11
66' (2012.8 cm)	66" Playfall 11
67' (2043.3 cm)	67" Playfall 11
68' (2073.8 cm)	68" Playfall 11
69' (2104.3 cm)	69" Playfall 11
70' (2134.8 cm)	70" Playfall 11
71' (2165.3 cm)	71" Playfall 11
72' (2195.8 cm)	72" Playfall 11
73' (2226.3 cm)	73" Playfall 11
74' (2256.8 cm)	74" Playfall 11
75' (2287.3 cm)	75" Playfall 11
76' (2317.8 cm)	76" Playfall 11
77' (2348.3 cm)	77" Playfall 11
78' (2378.8 cm)	78" Playfall 11
79' (2409.3 cm)	79" Playfall 11
80' (2439.8 cm)	80" Playfall 11
81' (2470.3 cm)	81" Playfall 11
82' (2500.8 cm)	82" Playfall 11
83' (2531.3 cm)	83" Playfall 11
84' (2561.8 cm)	84" Playfall 11
85' (2592.3 cm)	85" Playfall 11
86' (2622.8 cm)	86" Playfall 11
87' (2653.3 cm)	87" Playfall 11
88' (2683.8 cm)	88" Playfall 11
89' (2714.3 cm)	89" Playfall 11
90' (2744.8 cm)	90" Playfall 11
91' (2775.3 cm)	91" Playfall 11
92' (2805.8 cm)	92" Playfall 11
93' (2836.3 cm)	93" Playfall 11
94' (2866.8 cm)	94" Playfall 11
95' (2897.3 cm)	95" Playfall 11
96' (2927.8 cm)	96" Playfall 11
97' (2958.3 cm)	97" Playfall 11
98' (2988.8 cm)	98" Playfall 11
99' (3019.3 cm)	99" Playfall 11
100' (3049.8 cm)	100" Playfall 11



Walla Walla, WA 98726 | 509.725.1493 | info@archpanel.com





A smart irrigation system cover all common lot

See Plant Schedules, Job

ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 201, 1427 Fossil Street, White Rock, BC | (604) 271-1410 | info@architectpanel.com

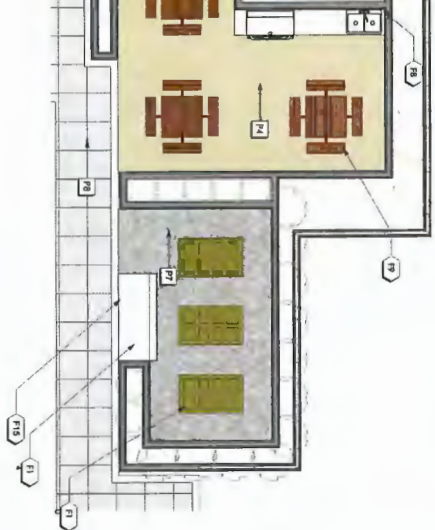
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Project
8991, 8971 Spires Rd,
8991 Spires Gate
 Owner

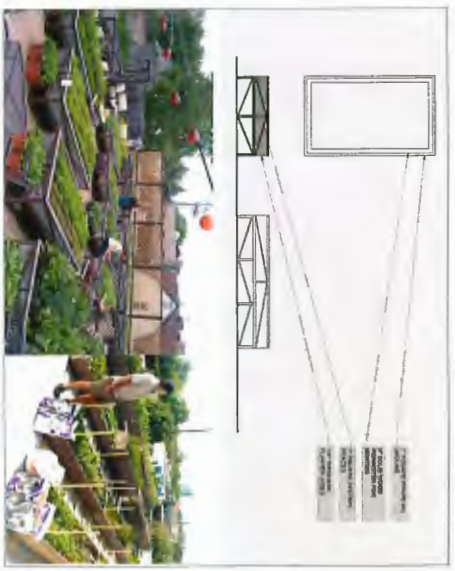
Total Sheets 18
 Sheet No. L7
 Contractors
 Consultants
 Drawn By SD
 Checked By RD
 City of Richmond
 Documents
 DR Application
 Reviewed By RD
 Status
 REZONING

No	Date	Issue Notes
K	05-04-22	PR Resubmission
M	05-07-22	PR Resubmission
N	05-10-22	PR Resubmission
O	20-01-23	PR Resubmission
P	21-03-23	PR Resubmission
Q	03-04-23	PR Resubmission





BURNISHING LEGENDS ON L.A.



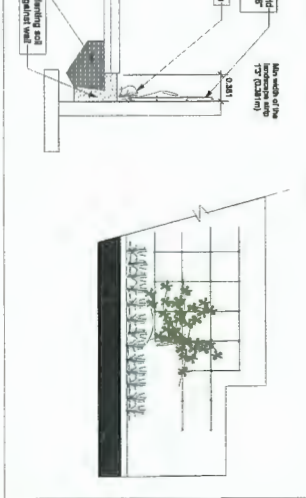
2 Raised Vegetable Planter Detail (P10)
Scale: NTS



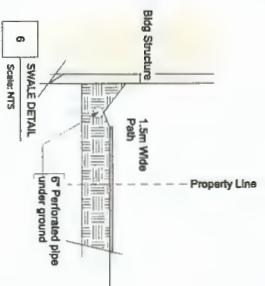
3 Abbotford Aquagave Teapa Blend (P3)
Scale: NTS



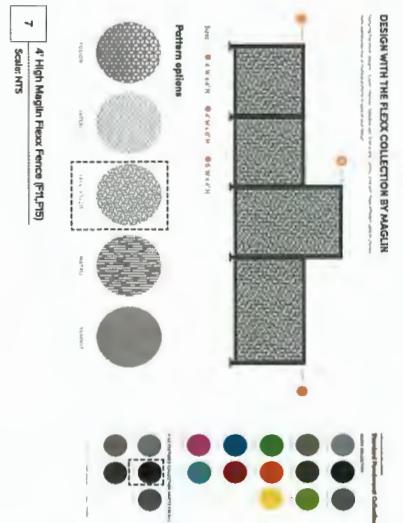
4 Abbotford
Scale: NTS



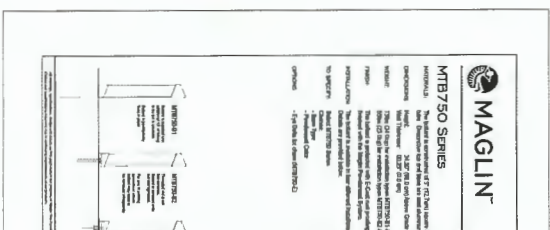
5 Section of Painting (P1)



6 Bug Structure
1.5m Wide Path
Property Line
or Perforated pipe under ground
Scale: NTS



7 4' High Maglin Flex Fence (P15)
Scale: NTS



8 PROPOSED SQUARE BOLLARDS (P1)
Scale: NTS

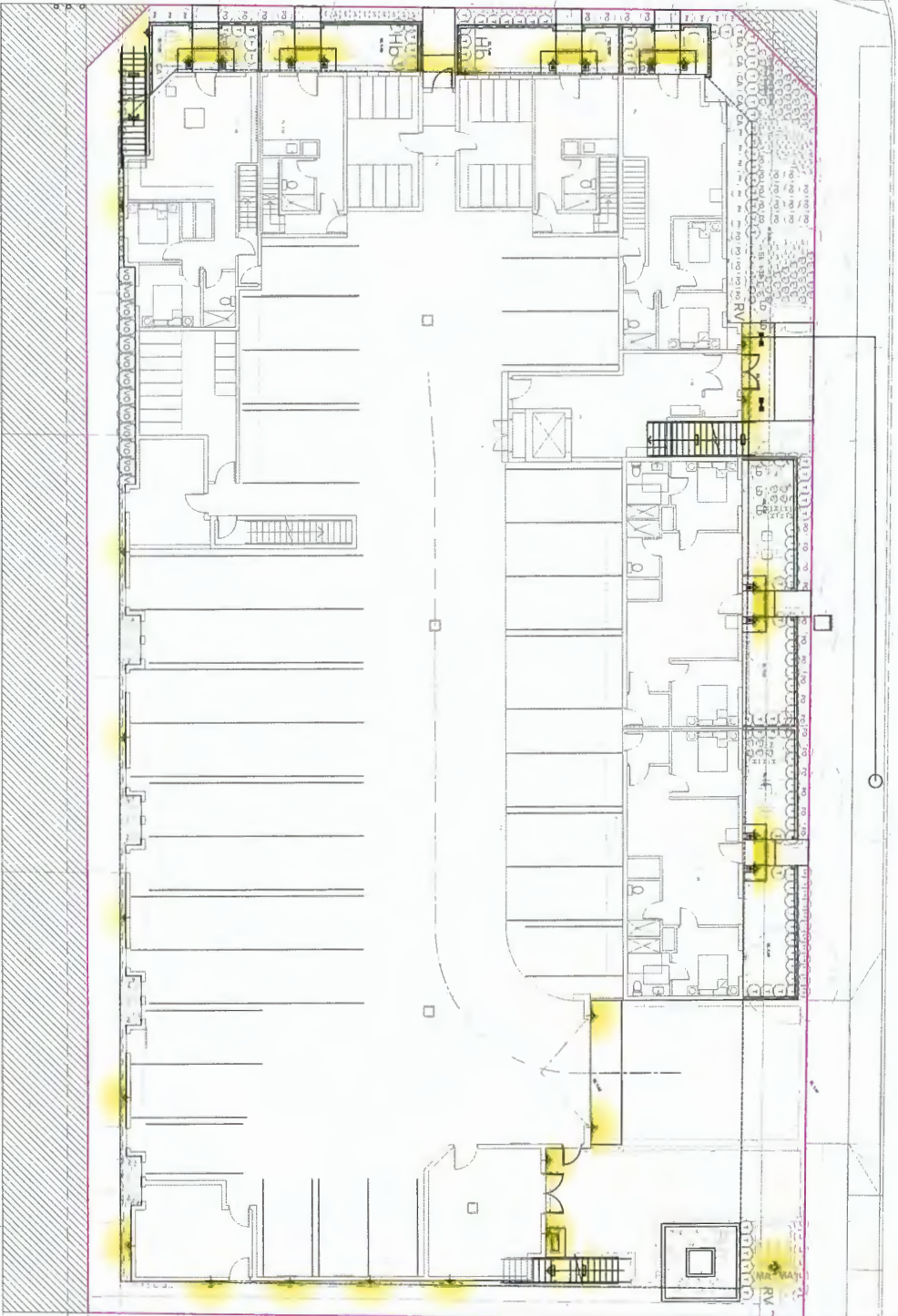
ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | INTERIOR DESIGN
Unit 204, 1483 Fawcett Street, White Rock, BC V6B1K1 (450) 1-603-681-6816
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Project: 8951, 8971 Spires Rd,
8991 Spires Gate
Owner:
Sheet Title: AMENITY/DETAILS-1

Total Sheets	18	Sheet No.	L9	Contractor	City of Richmond	Consultants	Architecture Panel Inc.
Drawn By	SD	Checked By	RD	Approved By	RD	Status	REWORKING

No.	Date	Issued Notes
K	05-04-22	DP Re-submission
L	05-07-22	DP Re-submission
M	08-10-22	DP Re-submission
N	27-10-22	DP Re-submission
O	20-01-23	DP Re-submission
P	21-03-23	DP Re-submission
Q	03-04-23	DP Re-submission



First-Street Level

ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | VISUAL DESIGN

1414 20th, 1483 Fower Street, White Oak, DC | 2021214501 | info@architecturepanel.com

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Project
8991, 8971 Spires Rd,
8991 Spires Gate
 Owner

Total Sheets
 18
 Sheet No.
 L12
 Drawn By
 SD
 Checked By
 RD
 Reviewed By
 RD

Contractors
 City of Richmond
 Consultants
 F&J Architectural Inc.
 Designer
 DP Application
 Status
REZONING

No.	Date	Issue Notes
K	05-04-22	DP Re-submission
M	06-07-22	DP Re-submission
N	08-10-22	DP Re-submission
O	20-01-23	DP Re-submission
P	21-03-23	DP Re-submission
Q	03-04-23	DP Re-submission



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Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
May 10, 2023

To Development Permit Panel
Date: <u>MAY 10, 2023</u>
Item # <u>1</u>
Re: <u>DP 21-932383</u> <u>8951, 8971 SPIRES ROAD</u> <u>& 8991 SPIRES GATE</u>

From: Jose G <corvette_racer@hotmail.com>
Sent: May 8, 2023 1:56 PM
To: CityClerk
Subject: Feedback for May 10 Development Permit Panel meeting
Attachments: 10.jpg; 20.jpg; 30.jpg; 40.jpg; 50.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Mayor and Council, I am providing feedback for file DP 21-932383, Application by Flat Architecture Inc. for a Development Permit at 8951, 8971 Spires Road and 8991 Spires Gate.

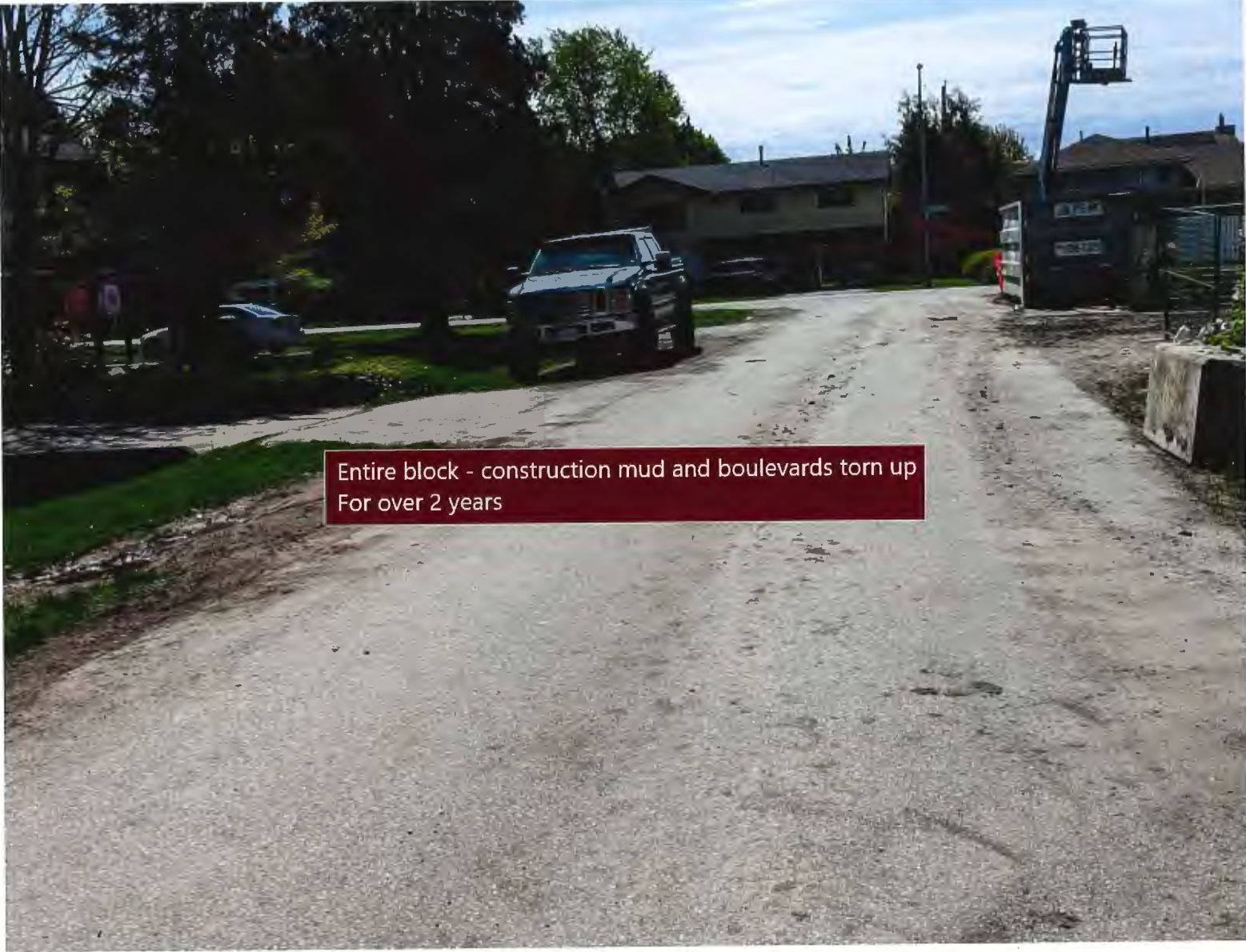
As a long-term resident of the Spires Road area, I have previously provided input on rezoning and development applications in our neighbourhood. I am grateful that key concerns have been taken seriously by members of Council and City Staff. For this application, there are several concerns which continue to be a problem and a few new concerns specific to this application. This development is on one of the only 2 roads into our subdivision. Both of the 2 entry roads are active construction sites, at the preloading stage currently, so the key concerns which should be addressed before the application is approved are:

- 1) Safety of access for pedestrians, including school children. The proposed development and the traffic management plan requirements ignore that the area around the development is heavily used by pedestrians. School children walk to Cook School past the development. Residents walk to the Canada Line, to stores and around the neighbourhood past the development. This development should include a safe path for pedestrians during construction, particularly since this will be a construction site for well more than 2 years.
- 2) Safety for pedestrians and cars across existing construction sites. I'm attaching 4 photos showing the current dirty and dangerous damage from existing construction projects in our neighbourhood. Boulevards are turned into mud pits and construction fences extend to the very edge of the road, leaving only the road for pedestrians to walk. Even City parking restriction signs are behind construction fencing so they're ignored. I've been told that City policy is that road boulevards that are turned into mud pits by construction vehicles will not be fixed by the developer until their project is finished, which in the case of one photographed site, has been **over 2 years** now. Meanwhile pedestrians and cyclists have to walk in the only lane of traffic, competing with cars for space. This is an accident in the making. Why are boulevards not repaired with crushed gravel to address continuing damage during construction?
- 3) Access to our homes. With both Cook Gate and Spires Gate being construction sites, I implore the City to coordinate construction blockages of roads. Currently, when the access from Cook Gate has been blocked due to delivery of construction materials, cement truck pours or crane operations, I've turned around to drive to Spires Gate, but now it will also

become a construction zone. Which City department is responsible for coordinating road access to ensure residents can get to their homes? Mornings are particularly bad for congestion. We do not want a reoccurrence of the 2 situations where access to our subdivision was completely blocked so even emergency vehicles would be unable to enter.

- 4) Continuity of frontages and landscaping. As you can see in the final attached photo, there is a completed project next to the site for this application. There is also a largely-completed project on the other side. It's unclear if there will be continuity across the 3 sites. Will sidewalks join together without zig-zagging? Will there be similar green shrubs and plantings on the proposed development to be consistent with its neighbours? It's unclear in the requirements for the proposed development whether the variances being requested by the developer and their plans whether they are required to align with neighbours so that there will be continuity and some consistency for pedestrians and residents

... Jose Gonzalez
8935 Cook Crescent



Entire block - construction mud and boulevards torn up
For over 2 years



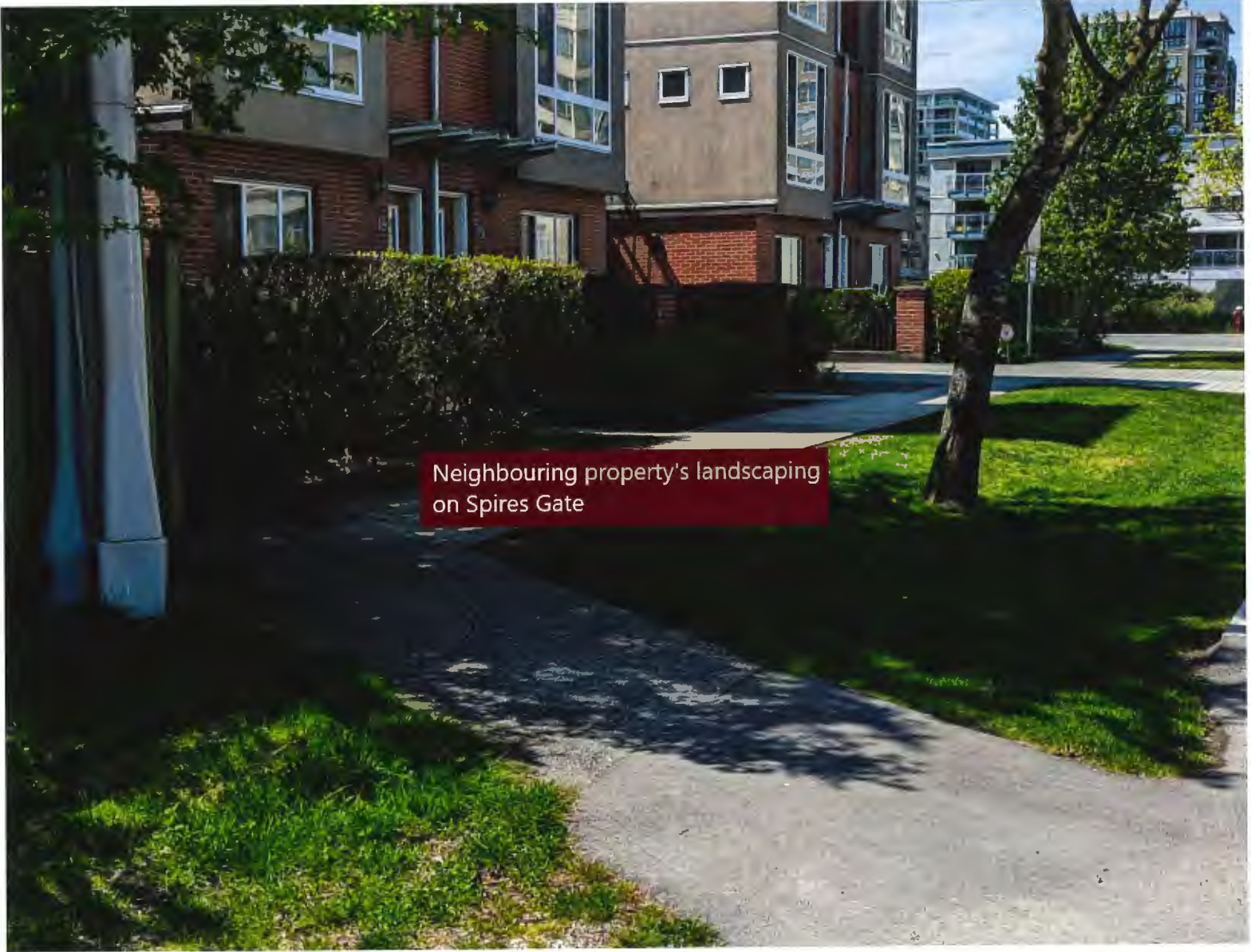
Close-up of boulevards



More boulevards damaged by construction vehicles

Road blocked





Neighbouring property's landscaping on Spires Gate

Schedule 3 to the
Development
meeting held on
May 10

CONSTRUCTION

Development Permit Panel

9800 Van Horne Way, Richmond

May 10, 2023

Introductions.

Jeremy Paquin, Orion Construction

Darcy Forcier, dForce Design/ARCHITECTURE PANEL

Darren Cruickshanks, dForce Design/ARCHITECTURE PANEL

Ruchir Dhall, dForce Design/ARCHITECTURE PANEL

Jessica Thiessen, KD Planning and Design

Anabella Alfonso Raffalli, AARTPLACE



9800 Van Horne Way

Two Buildings

Zoning: IL (Light Industrial)

Lot Size: 8.99 Acres

Site Coverage: 48.6% / FAR: 0.62

Building 1000:

34 ft tall;

26 Units;

58,936 sq ft of main floor; &

25,761 sq ft of upper floor.

Building 2000:

35 ft tall;

18 Units;

131,668 sq ft of main floor; &

27,418 sq ft of upper floor.

ORION
CONSTRUCTION

Architectural

PROPOSED INDUSTRIAL BUILDINGS FOR:
CEDAR COAST
VAN HORNE
9800 VAN HORNE WAY, RICHMOND, BC

LOT A, BEC 20 BLK 56 RD 661 FL, LAMBTON LOT A, BLOCK 56, PLAN LAMBTON, SECTION 22, PARCEL 041, 1054 HERBERTS LAND DISTRICT, EXCEPT PLAN B07220 14



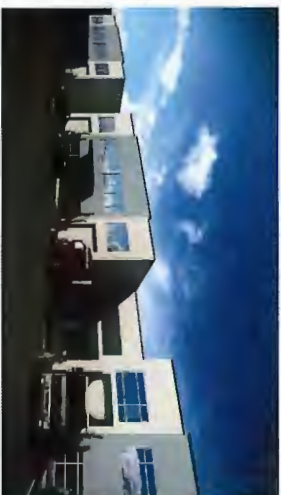
1 BUILDING A FROM NORTHWEST CORNER



2 BUILDING B FROM RIVER DRIVE



3 BUILDING A ENTRANCE



4 BUILDING B TYPICAL UNIT ENTRANCE AND LOADING

CONSULTANTS LIST:

<p>ARCHITECT CHIP BARRETT ARCHITECT 460-8009 207 AVE. SURREY BC, V4A 4G6 TEL: 604-586-0725 CONTACT: CHIP BARRETT</p>	<p>DEVELOPER ORION CONSTRUCTION 104-3860 191 AVENUE SURREY BC, V4A 0Y6 TEL: 604-582-2944 CONTACT: BRADLEY SMITH</p>	<p>CIVIL ENGINEER CENTRAS ENGINEERING LTD. 511-2400 CANTONMENT DRIVE, SURREY BC, V4B 1J7 TEL: 604-722-4477 CONTACT: STEVE O'CONNELL</p>	<p>GEOTECHNICAL ENGINEER GEO PACIFIC CONSULTANTS LTD. 1774 N. 37TH AVENUE LAMINGTON, B.C. V4E 1P5 TEL: 604-261-0022 CONTACT: MIAT ANDRUSO</p>	<p>LANDSCAPE ARCHITECT KD PLANNING & DESIGN LTD 4600-54071 SLOTT'S AVENUE, ANNEBORO BC, V2M 2Z0 TEL: 604-855-5100 FAX: 604-855-5100 CONTACT: JESSICA THRESON</p>	<p>ARBORIST KD PLANNING & DESIGN LTD 4600-54071 SLOTT'S AVENUE, ANNEBORO BC, V2M 2Z0 TEL: 604-855-5100 FAX: 604-855-5100 CONTACT: ALEX GRENDEWALD</p>
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ARCHITECTURAL DRAWING LIST

DATE: 04/2018	PROJECT: 18-0000
DRAWN BY: [Name]	CHECKED BY: [Name]
DESIGNED BY: [Name]	APPROVED BY: [Name]
DATE: 04/2018	PROJECT: 18-0000
DRAWN BY: [Name]	CHECKED BY: [Name]
DESIGNED BY: [Name]	APPROVED BY: [Name]
DATE: 04/2018	PROJECT: 18-0000
DRAWN BY: [Name]	CHECKED BY: [Name]
DESIGNED BY: [Name]	APPROVED BY: [Name]



1 STREETScape PARALLEL TO RIVER DRIVE
SCALE: 1/2" = 1'-0"



2 STREETScape PARALLEL TO RIVER DRIVE
SCALE: 1/2" = 1'-0"
NOTE: ALL OFFSITE STRUCTURES ARE NOTIONAL ONLY. REFER TO PHOTOGRAPHS FOR ADDITIONAL DETAILS.



3 VIEW OF NEIGHBOUR TO THE SOUTH
SCALE: 1/2" = 1'-0"



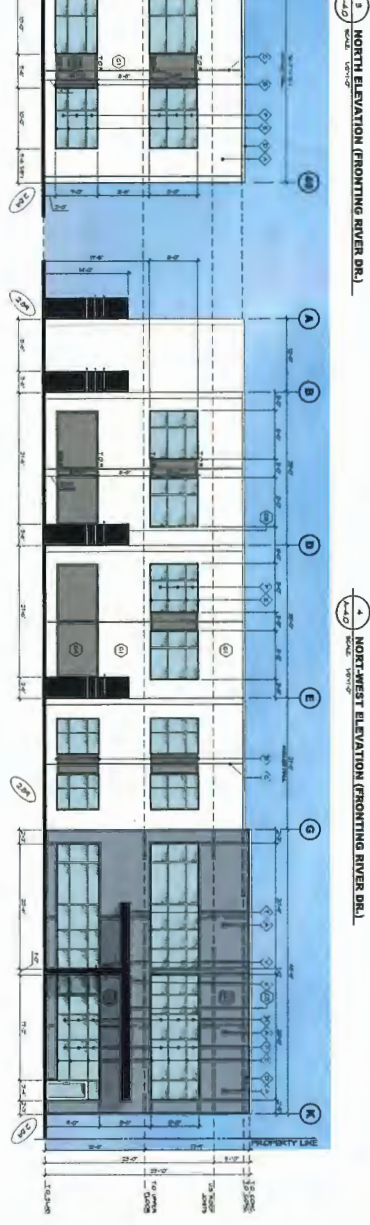
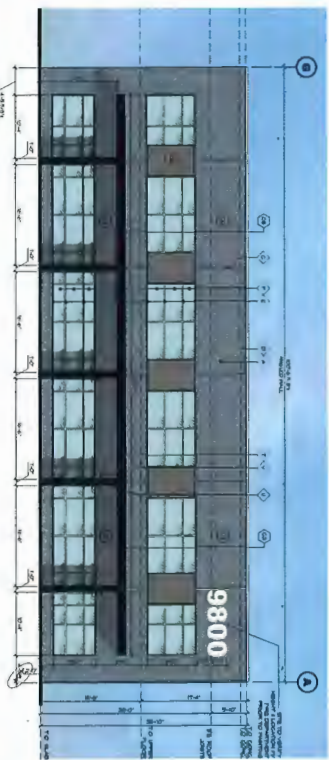
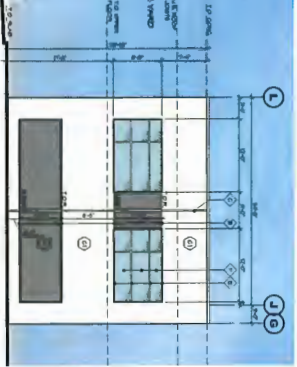
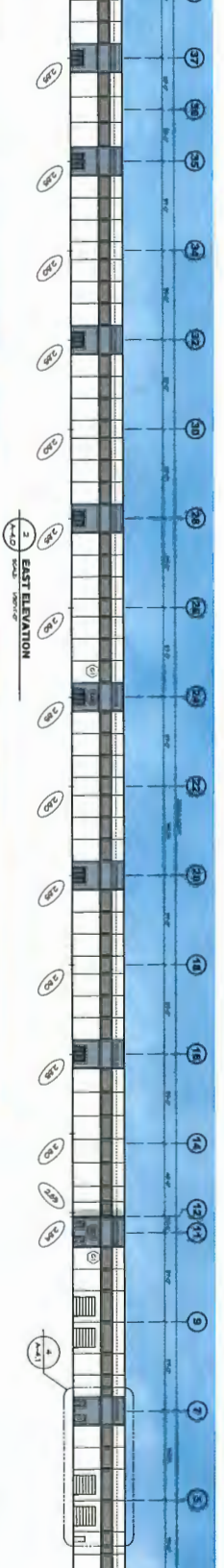
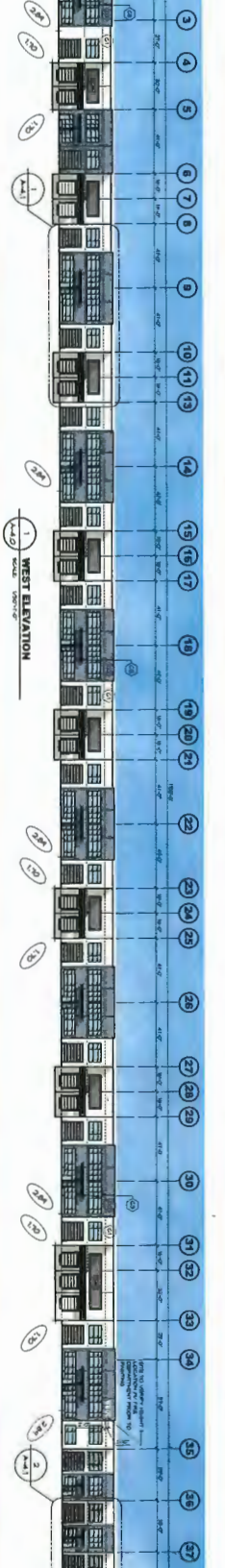
4 VIEW OF NEIGHBOUR TO THE EAST
SCALE: 1/2" = 1'-0"



5 VIEW OF INTERSECTION AT RIVER DR & VAN HORNE WAY
SCALE: 1/2" = 1'-0"



6 CONTEXT PLAN
SCALE: 1/2" = 1'-0"



MATERIAL LEG

- 100% POLYURETHANE INSULATION
- 2\"/>

PROJECT CGL

- 1/2\"/>

LEGEND:

- 100% POLYURETHANE INSULATION
- 2\"/>

IN ASSOCIATION WITH

D.E. FORRE DESIGN INC.

3824 N. ALABAMA STREET, ANNE ARBOR, MI 48106
 734.769.1100
 WWW.DFORREDESIGN.COM

PROJECT MANAGER: CONSTRUCTION

ORION CONSTRUCTION

ORION CONSTRUCTION
 10000 W. HAZELWOOD AVE
 SUITE 100, TROY, MI 48068
 PH: 313.487.2000

INSTALLER

CEDAR COAST

CEDAR COAST
 1001 W. WASHINGTON BL
 WINDYBROOK, IL 60090

NO.	DATE	REVISION	BY	DATE	REVISION
1					
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PROJECT: CEDAR COAST BUILDING B

CEDAR COAST BUILDING B

**Landscape
Architecture**

Mural by Artist Rory Doyle

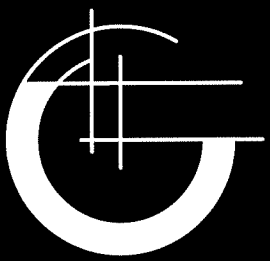


Perspective Rendering



Non exhaustive list of sustainability measures:

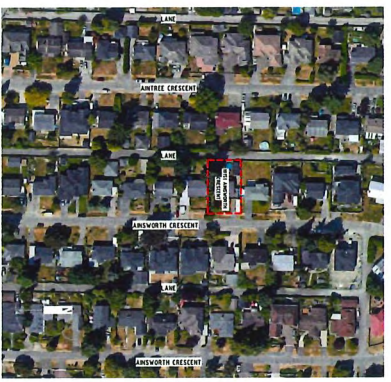
- Level 2 EV charging for 10 parking stalls.
- 100% of units are roughed-in for EV charging.
- Include electrical outlets near select bike parking locations to promote charging of e-bikes (locations TBD as designs are finalized).
- Efficient parking, circulation, and bay design reduces the amount of idling and driving on site.
- Design all outdoor lighting as high efficiency LED to maximise building efficiency.
- Base building electrical will support tenant installation of high efficiency LED interior lighting and mechanical.
- Both buildings will be designed as solar ready to allow for future installations by tenants.
- Reduced water usage through selecting drought resistant species.
- Select endemic flora and ensure alien or invasive species are not planted.
- Limiting the removal of trees and planting new trees.
- Provide facilities to encourage three stream waste separation and recycling.
- Limited window-to-wall ratio (WWR) to reduce solar heat gain.
- Selecting materials that have long-life and low maintenance properties to extend the lifespan of the building future obsolescence of building elements.
- The development is located within walking distance to bus stops and the Bridgeport SkyTrain and contains a only entrance beautified by public art, thus promoting commuting and visits by transit and by foot.



GORRION
COMPTON

Thank You

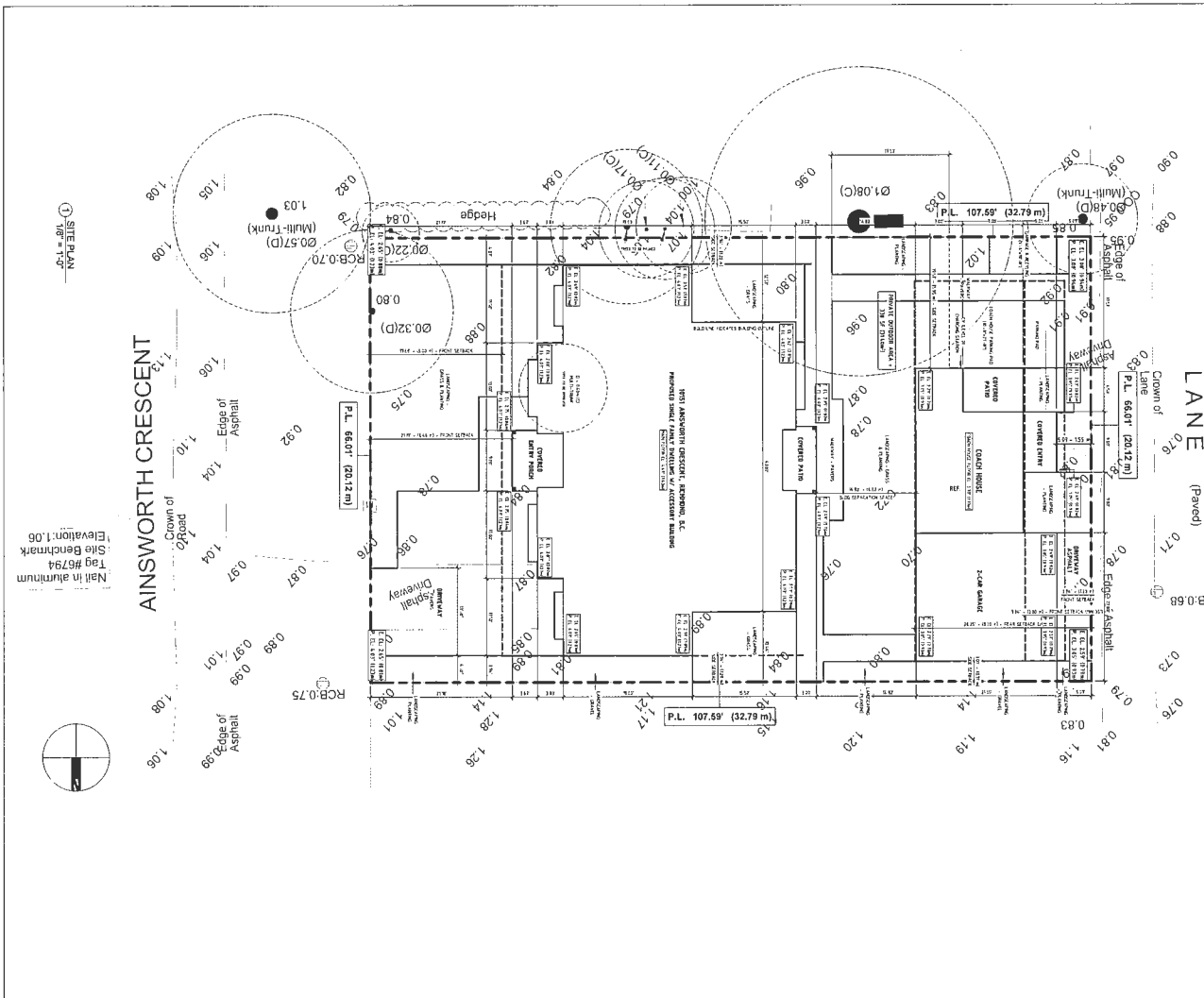
Schedule 4 to the Minutes of the Development Permit Review Panel meeting held on Wednesday, May 10, 2023



CONTEXT PLAN
M.N.S.

GENERAL NOTES:

1. THE DEVELOPER'S AND DESIGNER ARE AT ALL TIMES THE EXCLUSIVE PROPRIETORS OF ANY AND ALL INFORMATION, INCLUDING BUT NOT LIMITED TO, THE DESIGN, DRAWINGS, SPECIFICATIONS, AND ANY OTHER DOCUMENTS, AND SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE SAME.
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SITE PLAN
100-1-10

PROJECT SUMMARY

PROJECT ADDRESS: 1051 AINSWORTH CRESCENT, RICHMOND, BC V6X 4L1

OWNER: AWANA GROUP

DESIGNER: M.N.S.

DATE: APRIL 15TH, 2023

SCALE: AS INDICATED

GENERAL NOTES:

- THE DEVELOPER'S AND DESIGNER ARE AT ALL TIMES THE EXCLUSIVE PROPRIETORS OF ANY AND ALL INFORMATION, INCLUDING BUT NOT LIMITED TO, THE DESIGN, DRAWINGS, SPECIFICATIONS, AND ANY OTHER DOCUMENTS, AND SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE SAME.
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AWANA GROUP

Project: 1051 AINSWORTH CRESCENT, RICHMOND, BC

PROJECT: RANA RESIDENCE

PROJECT NUMBER: 2217

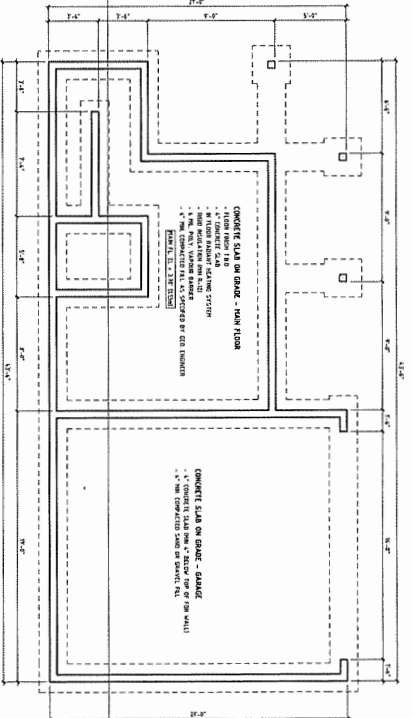
DATE: APRIL 15TH, 2023

CONTRACT PLAN

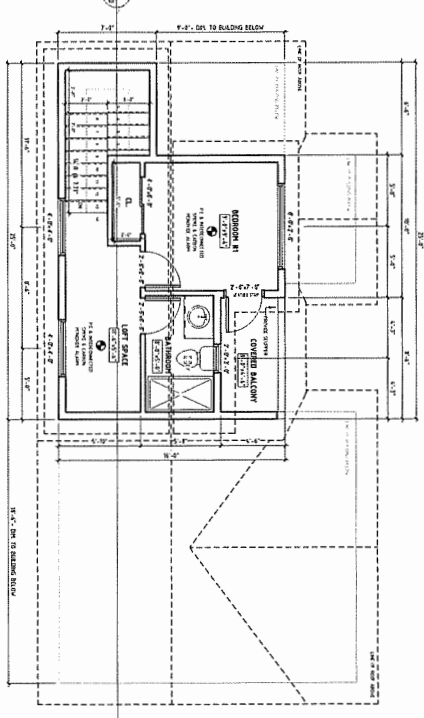
M.N.S.

DRAWING LIST

NO.	SHEET NAME	DATE
1	COVER SHEET	APRIL 15TH, 2023
2	CONTEXT PLAN	APRIL 15TH, 2023
3	SITE PLAN	APRIL 15TH, 2023
4	SECTION 1	APRIL 15TH, 2023
5	SECTION 2	APRIL 15TH, 2023
6	SECTION 3	APRIL 15TH, 2023
7	SECTION 4	APRIL 15TH, 2023
8	SECTION 5	APRIL 15TH, 2023
9	SECTION 6	APRIL 15TH, 2023
10	SECTION 7	APRIL 15TH, 2023
11	SECTION 8	APRIL 15TH, 2023
12	SECTION 9	APRIL 15TH, 2023
13	SECTION 10	APRIL 15TH, 2023
14	SECTION 11	APRIL 15TH, 2023
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18	SECTION 15	APRIL 15TH, 2023
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21	SECTION 18	APRIL 15TH, 2023
22	SECTION 19	APRIL 15TH, 2023
23	SECTION 20	APRIL 15TH, 2023
24	SECTION 21	APRIL 15TH, 2023
25	SECTION 22	APRIL 15TH, 2023
26	SECTION 23	APRIL 15TH, 2023
27	SECTION 24	APRIL 15TH, 2023
28	SECTION 25	APRIL 15TH, 2023
29	SECTION 26	APRIL 15TH, 2023
30	SECTION 27	APRIL 15TH, 2023
31	SECTION 28	APRIL 15TH, 2023
32	SECTION 29	APRIL 15TH, 2023
33	SECTION 30	APRIL 15TH, 2023
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35	SECTION 32	APRIL 15TH, 2023
36	SECTION 33	APRIL 15TH, 2023
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96	SECTION 93	APRIL 15TH, 2023
97	SECTION 94	APRIL 15TH, 2023
98	SECTION 95	APRIL 15TH, 2023
99	SECTION 96	APRIL 15TH, 2023
100	SECTION 97	APRIL 15TH, 2023
101	SECTION 98	APRIL 15TH, 2023
102	SECTION 99	APRIL 15TH, 2023
103	SECTION 100	APRIL 15TH, 2023

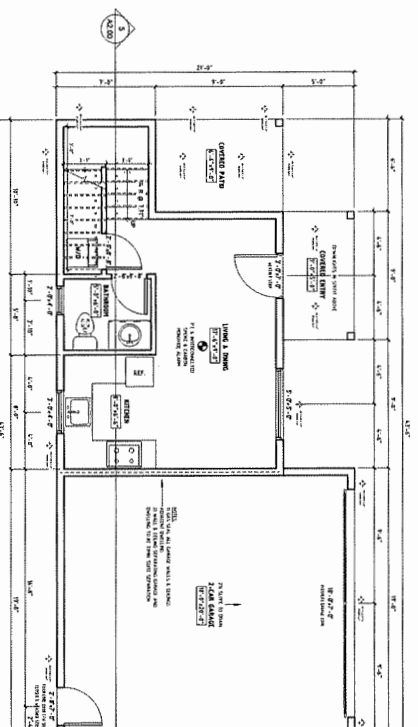


1 FOUNDATION PLAN - COACH HOUSE
 1/4" = 1'-0"



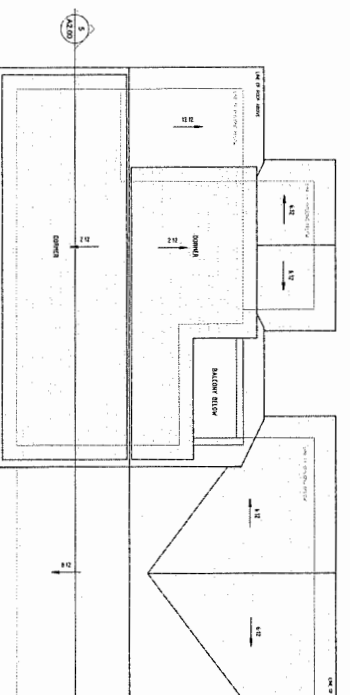
UPPER FLOOR - COACH HOUSE
 1/4" = 1'-0"

CEILING HEIGHT = 8'-0"
 UPPER FLOOR AREA = 385.57 SF (10.54m²)
 BALCONY AREA = 39.67 SF (1.69m²)



2 MAIN FLOOR - COACH HOUSE
 1/4" = 1'-0"

CEILING HEIGHT = 8'-0"
 MAIN FLOOR AREA = 31.69 SF (3.176m²)
 GARAGE AREA = 30.50 SF (3.999m²)
 COVERED ENTRY AREA = 4.193 SF (4.44m²)
 CANYON AREA = 79.50 SF (12.99m²)

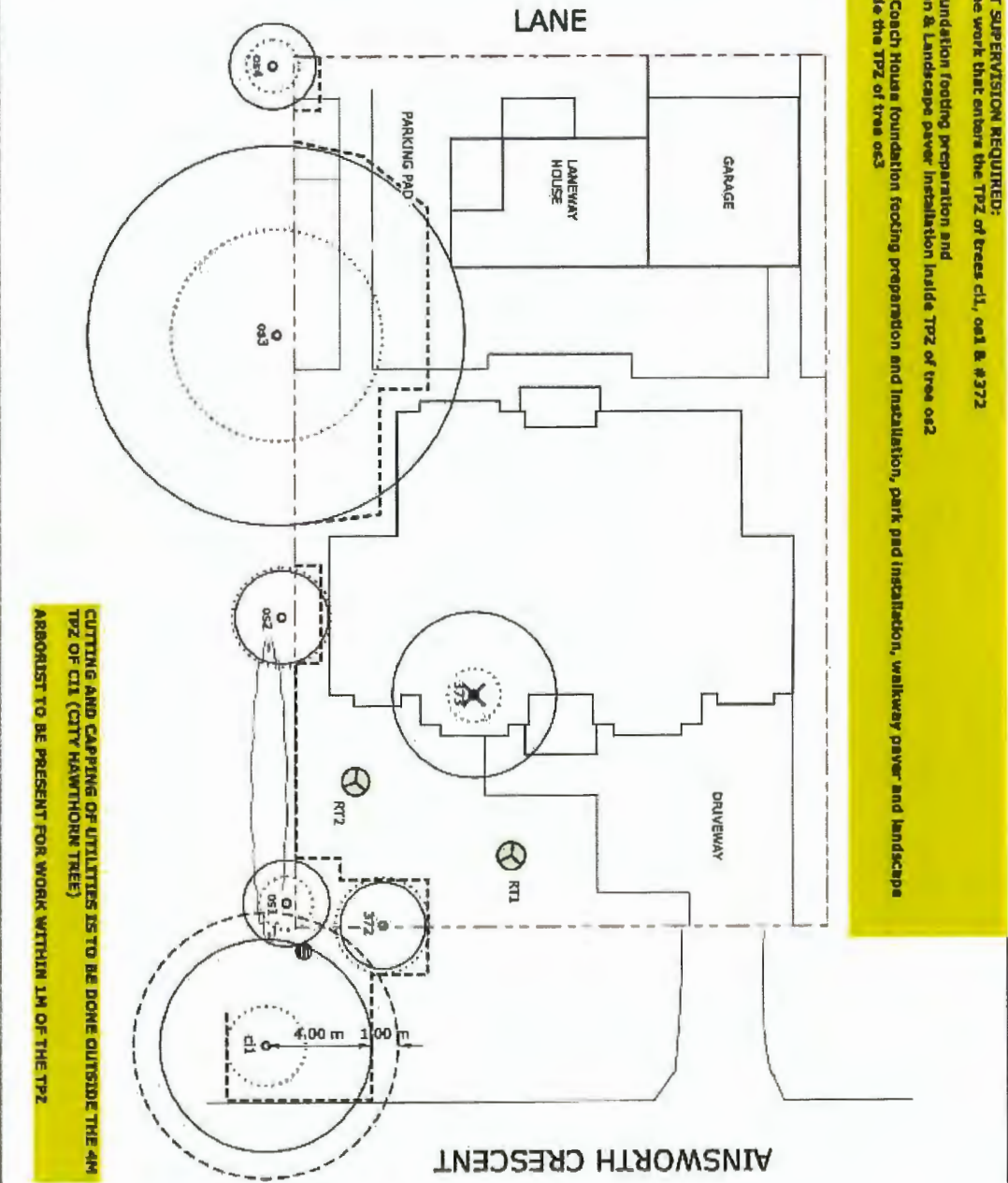


3 RIDGE PLAN - COACH HOUSE
 1/4" = 1'-0"

NOTES:
 1) VENT AND DRAIN LOCATIONS TO BE COORDINATED ON SITE BY THE CONTRACTOR.
 2) VENTILATION AT 1/200 OF INSTALLED AREA.
 3) OVERHANG TO BE 1'-6" UNLESS NOTED OTHERWISE.

AWANA GROUP Estimote Technology/3dgen.com Phoenix, ARIZONA		PROJECT RAWA RESIDENCE 8051 ANSNORTH CRESCENT, RICHMOND, VA
GENERAL NOTES: THE CONTRACTOR AND DESIGNER ARE AT ALL TIMES THE EMPLOYER PROPERTY OF AWANA GROUP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR AND SUB-TRADES SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LOCATIONS FROM THE CONTRACT DOCUMENTS AND TO AWANA GROUP. AWANA GROUP AND DESIGNER SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR AND SUB-TRADES SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LOCATIONS FROM THE CONTRACT DOCUMENTS AND TO AWANA GROUP. AWANA GROUP AND DESIGNER SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR AND SUB-TRADES SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LOCATIONS FROM THE CONTRACT DOCUMENTS AND TO AWANA GROUP. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.		DRAWING TITLE FLOOR PLANS

ARBORIST SUPERVISION REQUIRED:
 Landscape work that entails the TPZ of trees c11, c01 & #372
 house foundation footing preparation and
 installation & Landscape paver installation inside TPZ of tree c02
 house & Coach House foundation footing preparation and installation, park pad installation, walkway paver and landscape
 work inside the TPZ of tree c03



Tree Plan for Construction
 10151 Ainsworth Crescent
 Richmond

Date: December 20, 2011

Tag	Species	D	H
c11	Hawthorn	100	12
c1	Hawthorn	100	12
372	Hawthorn	3	3
373	Cypress	2	2
c01	Scots Pine	4	4
c02	Western Red Cedar	2	2
c03	Douglas Fir	1	1
c04	Magnolia	2	2

Tag	Species
RTL	Callery Pear
RT2	Callery Pear

Replacement tree selection based on tree size, species, and site conditions. Replacement trees shall be selected to meet or exceed BCLMA/BSCLA Landscape Standards

Legend

- drip line
- = Under size tree
- x = remove tree
- Tree Protection Zone

Scale: 1m 1:150 5m

