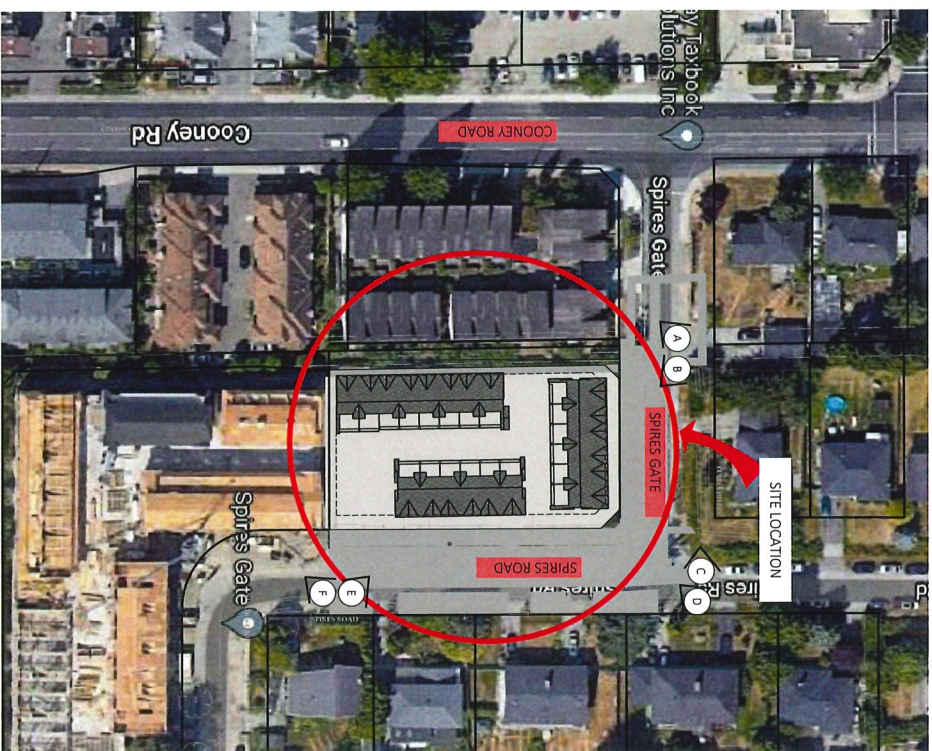
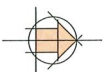


Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 10, 2023



2 CONTEXT PLAN
Scale: 3/16"=1'

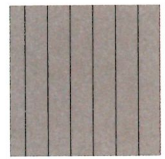
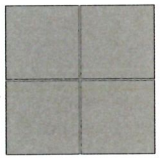


Unit 208, 5371 King George Blvd
Surrey, BC V3R 4K1
www.flatarch.com
contact@flatarch.com
Ph: 604-559-4464

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	BY	DATE
1.	Issued For DP	R.W	02/08/23



1 THIN PLANK CEDAR, WOOD FINISH TO MATCH EXISTING

2 ASPHALT SHINGLES, GREY

3 VERTICAL WOOD PLANKS, BLACK STAIN TO MATCH EXISTING

4 HORIZONTAL WOOD PLANKS, WHITE FINISH TO MATCH EXISTING

5 BRICK VENEER BY MULTIPLE MATERIALS

6 FASCIA AND BARGE BOARD, WOOD FINISH TO MATCH EXISTING

7 VINYL WINDOWS, BLACK COLOUR

- PARKADE GATE AND SERVICE DOORS : METAL DOOR - FINISH - BLACK COLOUR
- R.W.I. / GUTTERS : CENTER METALLIC GREY SP4
- SOFFIT : VINYL WHITE
- RAILING : ALUMINUM RIQUET RAILING - FINISH - BLACK COLOUR

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

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

MATERIAL BOARD

A0.4

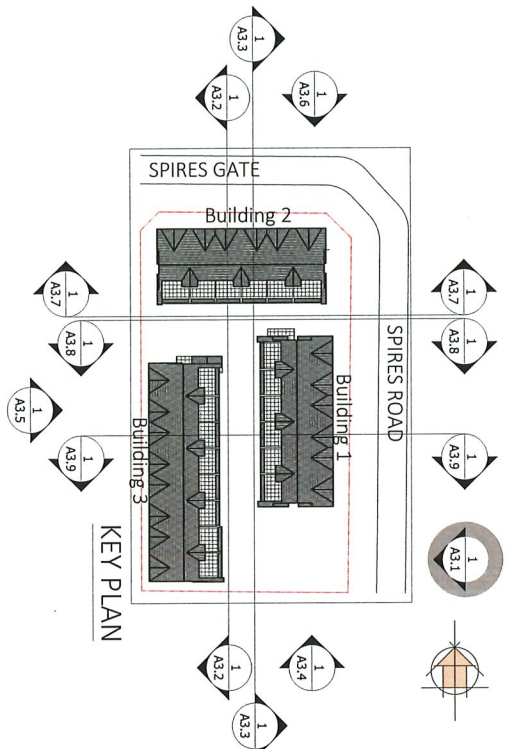


Unit 205, 6231 Ken George Blvd
 Surrey BC, V3X 1G1
 www.flatarchitecture.ca
 contact@flatarchitecture.ca
 Ph: 604-533-4484

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

TAG NO	DESCRIPTION
1	TRIM BOARDS/POSTS: PAINT TO MATCH AGED PEWTER
2	ASPHAL SHIRINGLES: TIMBERLINE HD PEWTER GRAY
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/M/ 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/M/ BLACK FRAME WITH MOUNTAINS
8	REFER LANDSCAPE DWGS FOR PLANTING/VINES
9	PAVERS: REFER LANDSCAPE DWGS

MATERIAL BOARD PLAN



1 EAST ELEVATION/ SPIRES RD
Scale: 1/8"=1'

A3.1

ELEVATIONS

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

DATE: 29-Mar-23
 PROJECT NO: 17-127
 SCALE: As Noted
 DRAWN BY: R.W.

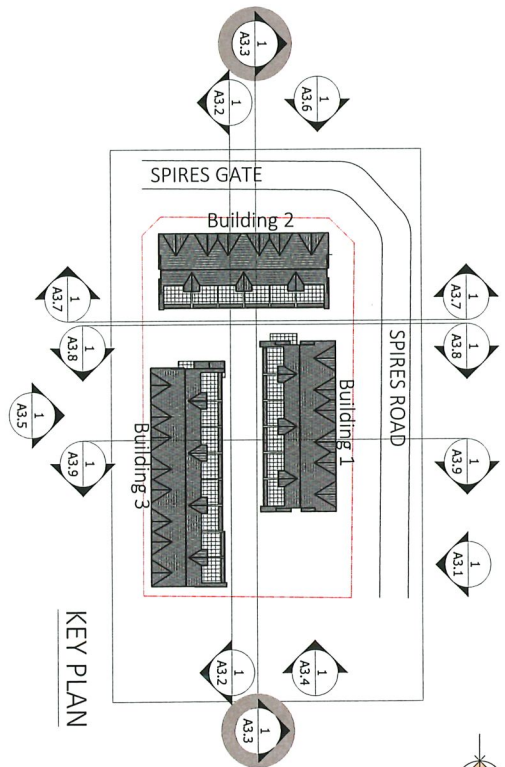
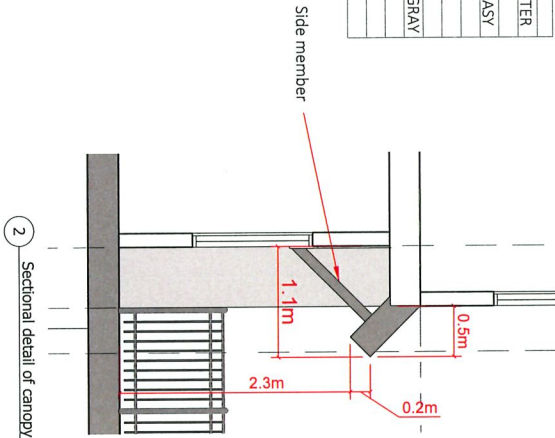
PROJECT INFO:
 Townhouse Development at 8951,
 8971 Spires Rd., 8991 Spires Gate,
 Richmond, BC
 CLIENT:
 Juliana

The Firm: 6271 West Georgia Blvd
 Surrey, BC, V3X 1G1
 www.flat1architecture.ca
 contact@flat1architecture.ca
 Ph: 604-939-4494



MATERIAL BOARD PLAN

TAG NO	DESCRIPTION
1	TRIM BOARDERS/POSTS: PAINT TO MATCH AGED PEWTER
2	ASPHAL SHIRINGLES: 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



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

DATE: 29-Mar-23
 PROJECT NO.: 17-127
 SCALE: DRAWN BY: As Noted R.W

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

1145-9251 6221 Ken George Blvd
 Surrey, BC, V3X 1G1
 www.flatarchitectur.ca
 contact@flatarchitectur.ca
 Ph: 604-533-4484



A3.3

WEST ELEVATION



1 VIEW FROM SPIRES RD
Scale: 1/4" = 1'-0"

Unit: 0205 - 6201 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca
Ph: 604-503-4484



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

3D VIEW

A4.1



1 VIEW FROM CORNER OF SPIRES GATE AND SPIRES RD
Scale: 1/4" = 1'-0"

Unit 209, 8201 King George Blvd
Sunny BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca
Ph: 604-593-4484



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.

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

3D VIEW

A4.2



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



Unit 205, 8321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitectures.ca
contact@flatarchitectures.ca
Ph: 604-593-4464

PROJECT INFO:
Townhouse Development at 8951,
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Richmond, BC
CLIENT:
Juliana

DATE: 23-Feb-23
PROJECT NO.: 17-127
SCALE: 1:1
DRAWN BY: R.W.
As Noted

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

3D VIEW

A4.3



1 VIEW FROM NORTHWEST CORNER
Scale: 1/125

Unit 209 - 3221 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca
Ph: 604-503-4484



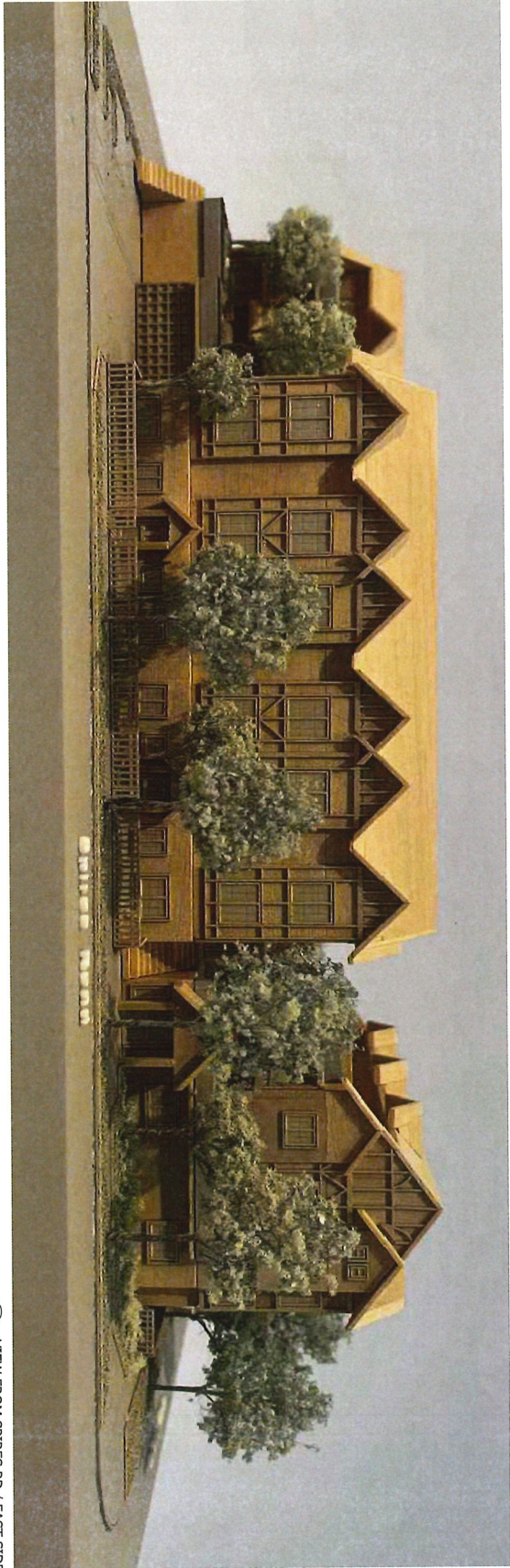
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Townhouse Development at 8951,
8971 Spires Rd., 8991 Spires Gate,
Richmond, BC
CLIENT:
Juliana

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

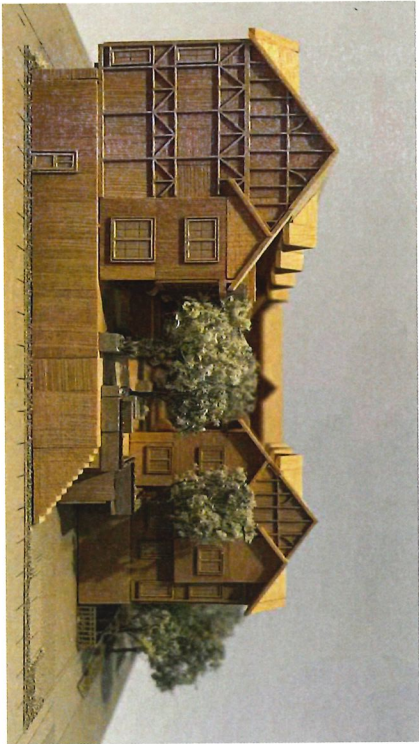
REV	DESCRIPTION	BY	DATE
1.	Issued For DP	R.W	02/08/22

3D VIEW

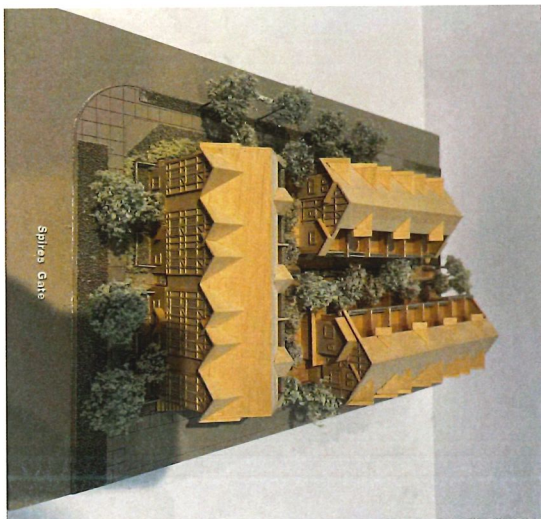
A4.4



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



2 VIEW FROM SOUTH SIDE
Scale: N.T.S.



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

Unit 205, 8911 King George Blvd
Surrey BC, V3V 1G1
www.flat1architecture.ca
contact@flat1architecture.ca
Ph: 604-503-4484



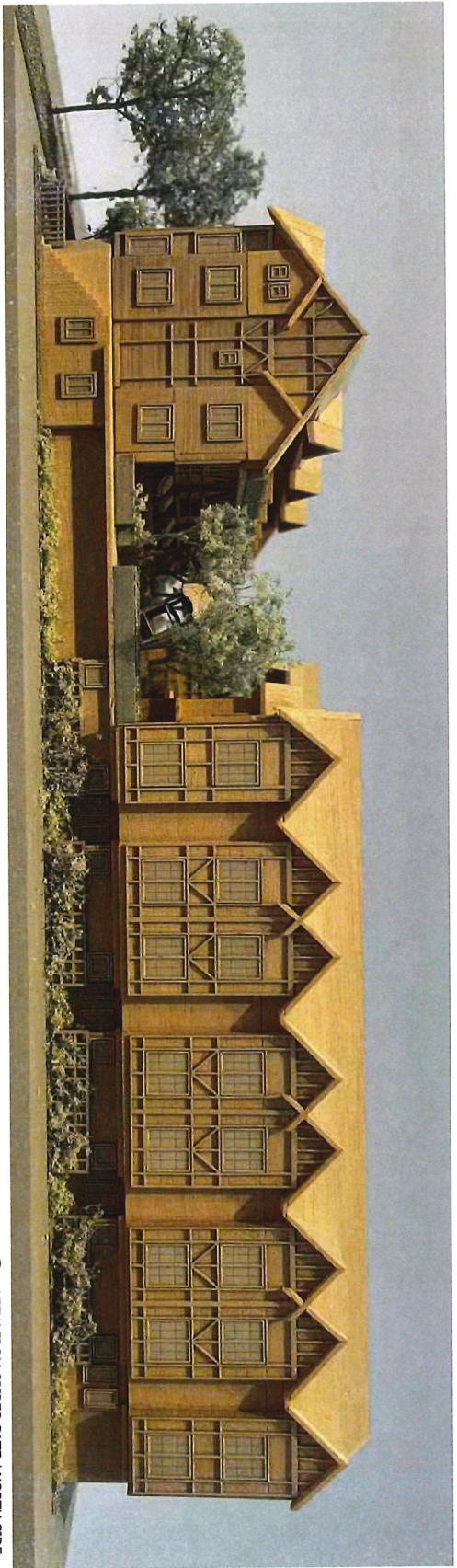
PROJECT INFO:
Townhouse Development at 8951,
8971 Spires Rd., 8991 Spires Gate,
Richmond, BC
CLIENT:
Juliana

DATE: 5-May-23
PROJECT NO.: 17-127
SCALE: DRAWN BY:
As Noted R.W.

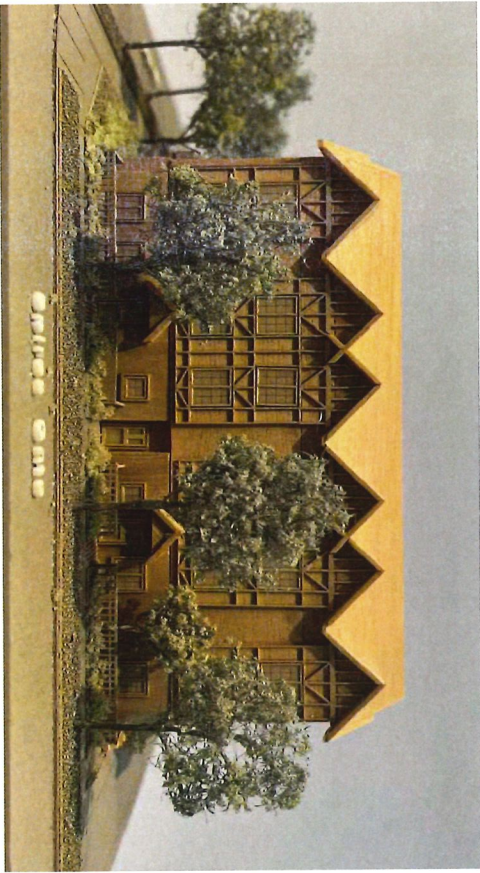
REV	DESCRIPTION	BY	DATE
1.	Issued For DP	R.W	02/09/22

MODEL IMAGES

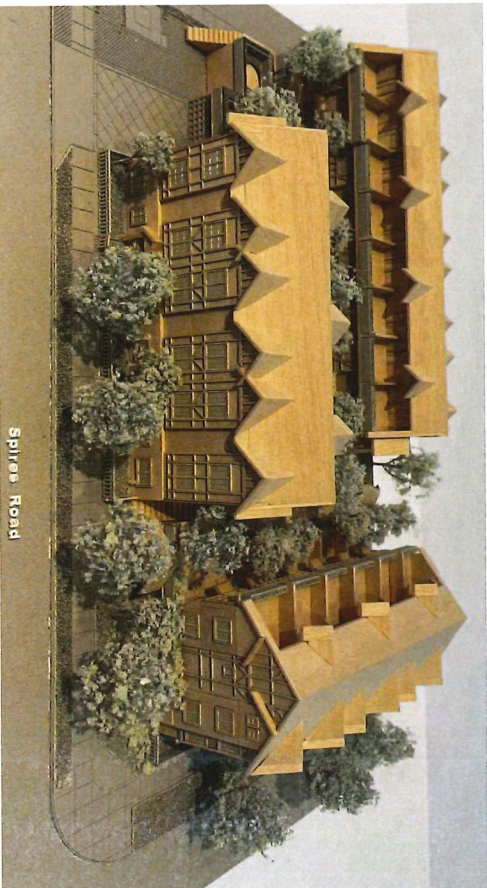
A4.5



4 VIEW FROM SPIRES GATE / NORTH SIDE
Scale: 1/125



3 VIEW FROM LANE ALONG WEST SIDE
Scale: 1/125



5 BIRDS VIEW FROM SPIRES RD / EAST SIDE
Scale: 1/125

Unit 205, 8311 King George Blvd
Surrey, BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-553-4464

FLAT
ARCHITECTURE INC

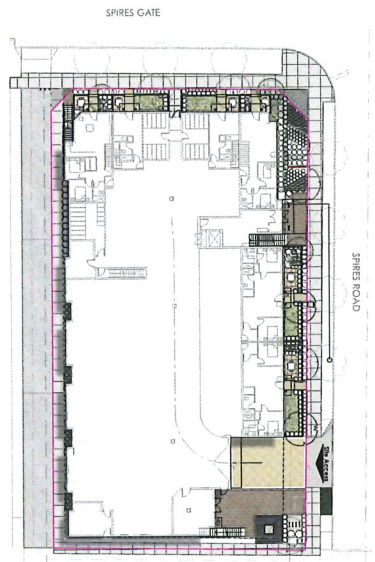
PROJECT INFO:
Townhouse Development at 8951,
8971 Spires Rd., 8991 Spires Gate,
Richmond, BC
CLIENT:
Juliana

DATE: 5-May-23
PROJECT NO.: 17-127
SCALE: DRAWN BY:
AS Noted R.W.

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

MODEL IMAGES

A.4.6



1 Key Plan-Street Level
Scale: 1:300

DESIGN RATIONALE AND SUMMARY

Being on hill development among a mix of other townhouse complexes and rapidly evolving residential lots, the contextual treatment demands sensitivity and appropriate placement of elements.

We are proposing a relatively simple mix of surfaces and their configuration owing to a very small scale of such surfaces such as pathways to the units and the driveways. We have chosen to limit our selection to 2 or 3 color finishes and reserved a more complex hierarchy of surfaces for the deck level.

The planting on the boulevard edges has been very carefully configured with some matching trees of the surrounding boulevard and what might be contextually appropriate with scale and available light of way. Similarly, being cognizant of the space requirements for the deck level planting, we have chosen to limit the trees and place the built up planters to the perimeter where possible for structural reasons. The trees selected for the internal layout are small and relatively less in number.

The development is amidst a rapidly changing area where a number of developments have sprung up in the past few years. Our design concept advocates a sensitive scheme that merges with the general transformation of the area.

The multi-user nature of the residential development demands privacy for the various units and their accessible spaces. The element used to define these spaces (private patios from one another) are enamel cedar (hina occidens) spruce and iroko. These common hedge plants are used in tandem with smaller hedging material such as the spirea and the flowering perennials to allow for multiple types of hedging style.

The north east corner of the site, and the area by main lobby are treated with multiple layers of ornamental grasses and flowering perennials which are placed in a way that emphasizes the project's theme and create a welcoming landscape for those entering the site and building. Some of the proposed plants are PENNSYLVIA HAWK, BLUE OAK GRASS and Hemerocallis illocephala; in addition to a faux buffer in the background to provide privacy for adjacent unit.

Vines and trailers are proposed along the west side of the building providing additional visually appealing green elements to the building to be enjoyed by pedestrians.

Outdoor Spaces

The outdoor amenity has been designed with a linear two-zone concept. The main constituents are the social recreational area and a playground. The social area has been augmented with an outdoor kitchen and seating area. The playground area is placed with raised planters or 'spout' and work bench for the residents use of the deck level.

Further, we have proposed use of native plants requiring lower water intake and offering trees that encourage bird habitat such as the Bitter Cherry towards the line.

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Project: 8991, Spires Gate
Client: Owner

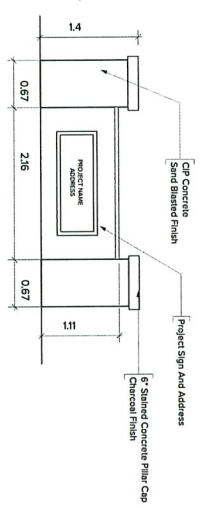
KEY PLAN

Drawn By	SP	Checked By	RD	City of Richmond	DP Application
Reviewed By	RD	Status			

Full Sheets	18	Sheet No.	L1	Contractors	City of Richmond
Consultants		FLAT Architecture			



2 SOME PROPOSED PLANTS



3 PROJECT SIGNAGE DETAIL (P2)
Scale: NTS

SEE L8 FOR SOIL VOLUME CALCULATION AND PLANTER HEIGHT OF ROOFTOP PLANTERS.
SEE L5 FOR PLANTER HEIGHT OF PODIUM LEVEL.

SEE L8 FOR SOIL VOLUME CALCULATION AND PLANTER HEIGHT OF ROOFTOP PLANTERS.
SEE L5 FOR PLANTER HEIGHT OF PODIUM LEVEL.

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standards latest edition. Container sizes are specified as per 'CLS Standards'. Both plant size and container size are the minimum. The contractor shall verify the source of suppliers of seeds to include Lower Mainland and Fraser Valley. Substitutions must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the BC Landscape Standard (provide certification upon request). All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	600mm
Trees (15)	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground/Trees', except for the areas over structures where the medium shall conform to the requirements for level applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch.

The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works.

All Planters are fixed not removable.

Plant species and varieties may not be substituted without the approval of the Landscape architect.

All plant material to be watered for a period of 14 days after installation.

All planted areas to be equipped with automatic irrigation system.

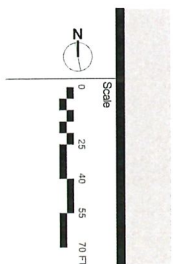
Automatic zoned irrigation system to be provided with following primary zones.

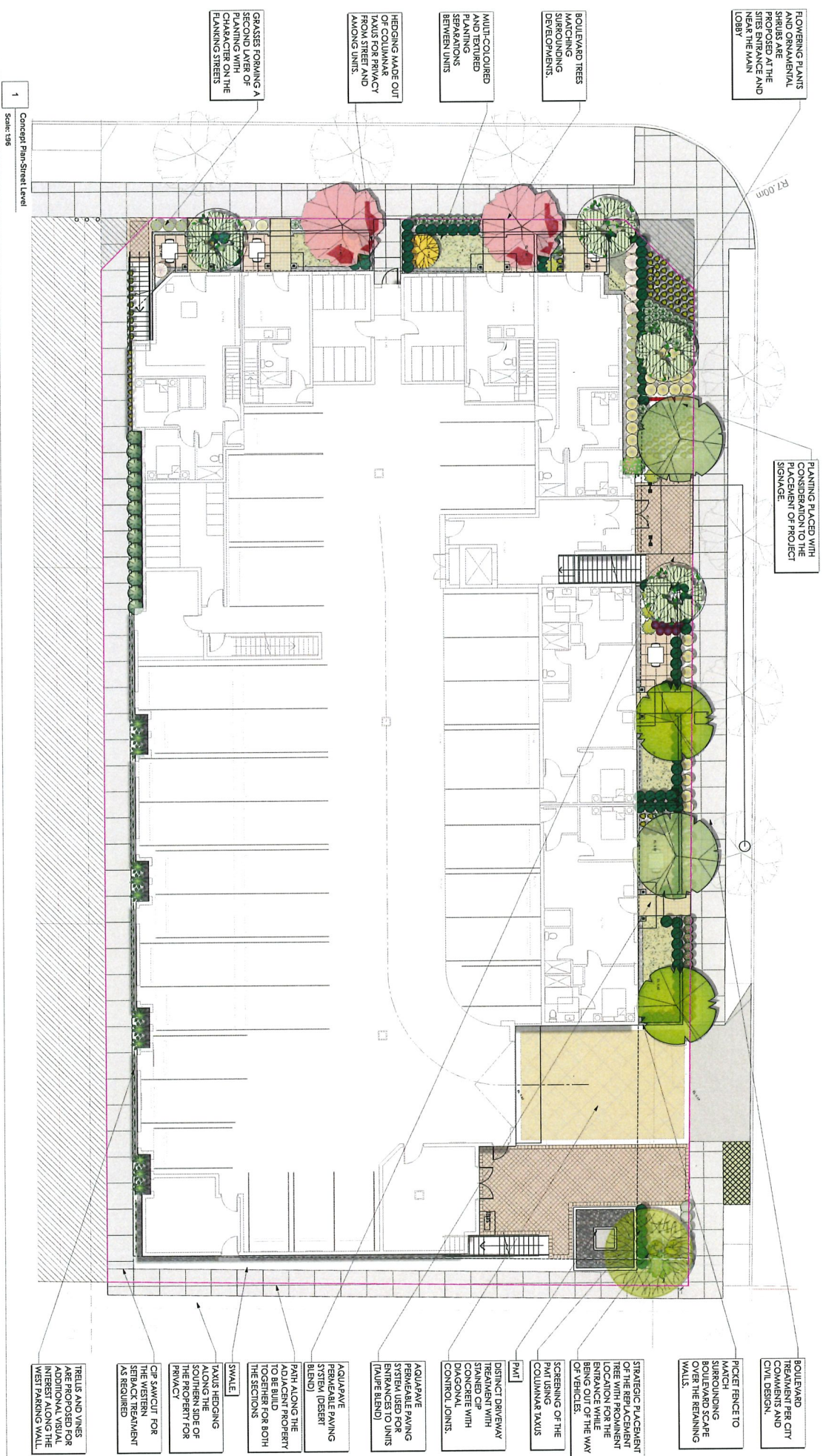
- Street level boulevard areas including the ROW, setbacks not part of private yards, driveway access etc. These include chitry in-ground
- Podium level public areas. This includes planting in planter beds and on slab.
- Individual yards on site level. Mainly in-ground planting.
- Individual yards on podium level. Mainly planter beds.
- All amenity areas on podium level. Mainly planter beds.

These areas have been carefully chosen to address the varying volume of growing medium to be catered for and will employ suitable heads and discharge.

Landscape Plans are prepared based on latest architecture drawings Revision no. 3 on 30 March 2022.

No	Date	Issue Notes
K	05-04-22	DP Presentation
L	06-07-22	DP Presentation
M	03-10-22	DP Presentation
N	27-10-22	DP Presentation
O	20-01-23	DP Presentation
P	21-03-23	DP Presentation
Q	03-04-23	DP Presentation





FLOWERING PLANTS AND ORNAMENTAL SHRUBS ARE PROPOSED AT THE SITE ENTRANCE AND ALONG THE MAIN LOBBY.

BOULEVARD TREES MATCHING DEVELOPMENTS.

VIVID COLOURED AND BLOOMED PLANNING SEPARATIONS BETWEEN UNITS.

HERGING MADE OUT OF COLUMNAR TAXIS FOR PRIVACY FROM STREET AND AMONG UNITS.

GRASSES FORMING A SECOND LAYER OF PLANNING WITH THE FLANKING STREETS.

PLANTING PLACED WITH CONSIDERATION TO THE PLACEMENT OF PROJECT SIGNAGE.

BOULEVARD TREATMENT PER CITY COMMENTS AND CIVIL DESIGN.

PIECE FENCE TO MARK SURROUNDING BOULEVARD SCAPE OVER THE REMAINING WALLS.

STRATEGIC PLACEMENT OF THE REPLACEMENT HERE WITH FORMER ENTRANCE WHILE BEING OUT OF THE WAY OF VEHICLES.

SCREENING OF THE COLUMNAR TAXIS

PAINT

DISTINCT DRIVEWAY MATERIAL WITH STAINED CIP CONCRETE WITH DIAGONAL CONTROL JOINTS.

AQUAPAVE PERMEABLE PAVING SYSTEM USED FOR ENTRANCES TO UNITS (PAIPE BLEND)

AQUAPAVE PERMEABLE PAVING SYSTEM (DESERT BLEND)

PAVE ALONG THE PATH ALONG THE ADJACENT PROPERTY TO BE BLENDED TOGETHER FOR BOTH THE SECTIONS

SWALE

TAXIS HERGING ALONG THE SOUTHERN SIDE OF THE PROPERTY FOR PRIVACY

PIP SAWCUT FOR SETBACK TREATMENT AS REQUIRED

TRELLIS AND VINES ARE PROPOSED FOR ADDITIONAL VISUAL INTEREST ALONG THE WEST FACING WALL.

1 Concept Plan-Street Level
Scale: 1/8"

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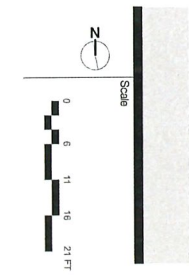
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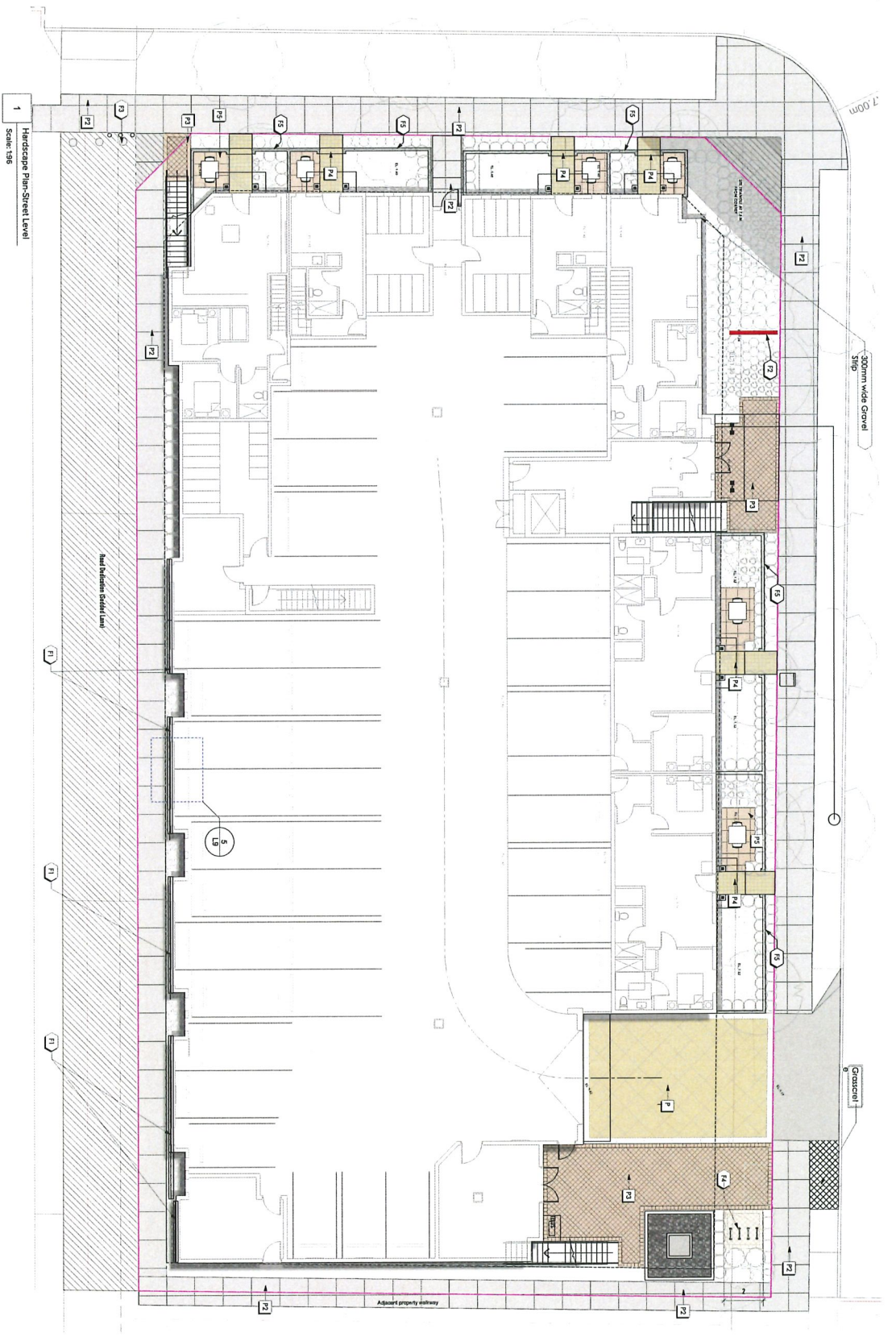
Project: **8991 Spires Gate**
Owner: **8991 Spires Gate**
Total Sheets: **18**
Sheet No.: **L2**
Contractors: **City of Richmond**
Consultants: **Flat Architectural Inc.**

Drawn By: **SD**
Checked By: **RD**
Reviewed By: **RD**
Status: **REZONING**

Documants: **DP Application**

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





1 Handscape Plan-Sheet Level
Scale: 1/8"

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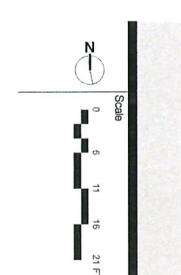
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Project
8991 Spires Gate
Owner

Project Title
HANDSCAPE/SITE
FURNISHINGS

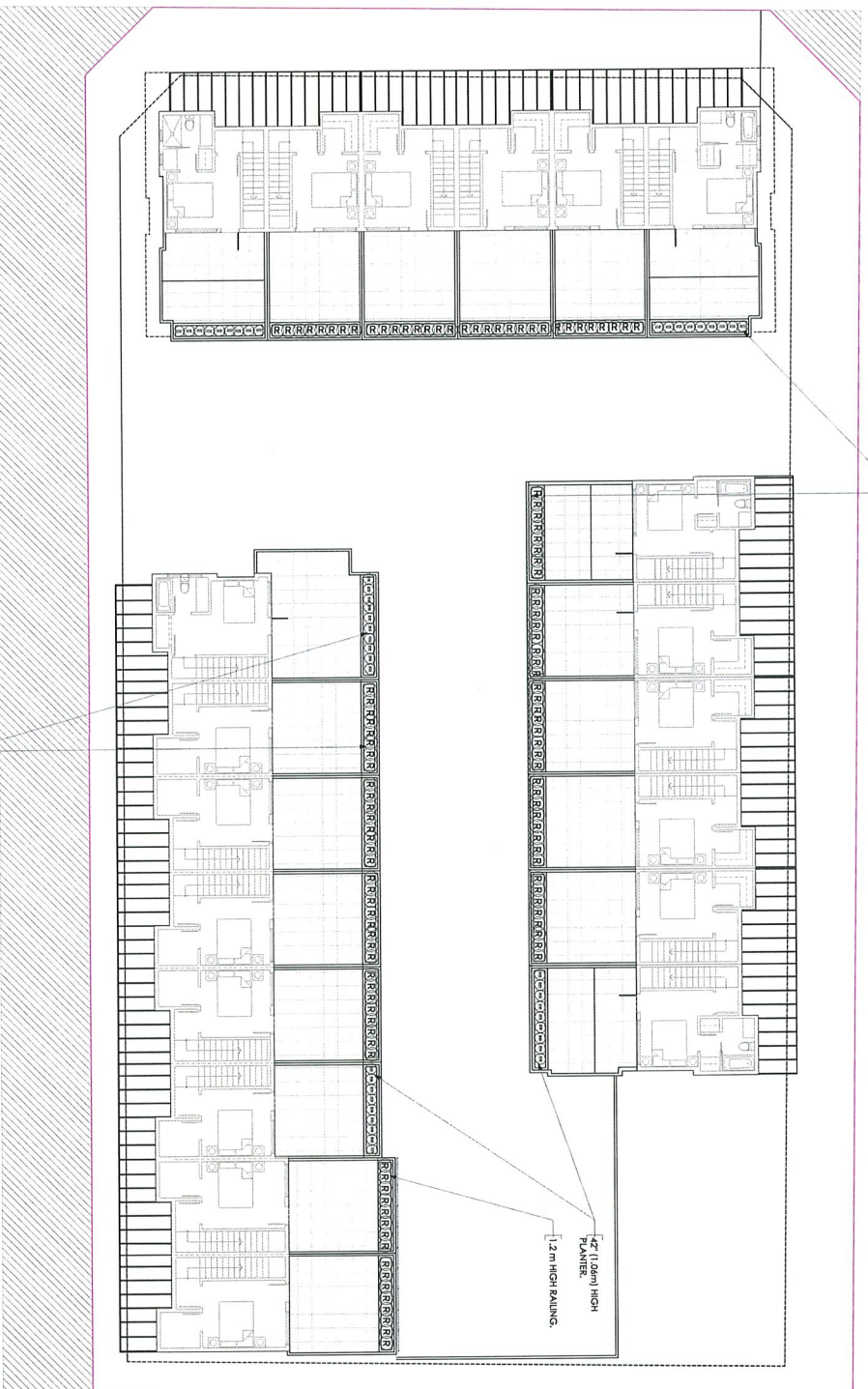
Total Sheets	18	Sheet No.	L4	Contractors		Consultants	PLN Architectural Inc.
Drawn By	SD	Checked By	RD	A/E	City of Richmond	Documents	DP Application
Reviewed By	RD	Status	REZONING				

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- Paving Legend**
- R1 Distinct driveway entrance with diagonal control joints. Light Concrete Finish
 - R2 Concrete Light Green Finish
 - R3 Permeable Aggregate System Pavers. Colour: Resque Blend, Uniform. Adiprom 6'w 6' h (L103)
 - R4 Permeable Aggregate System Old Country Style Absorbent Pavers. Colour: Dunes Blend, Unbroken. (L104)
 - R5 Absorbent Concrete Slab - Towards Hydrated salt on pedestal. Desert Sand Finish. (L53)
 - R6 Fall Zone Spec/ry/safety surfacing (See per manufacturer. Term Coils (See manufacturer's detail) (L52)
 - R7 Stamped Concrete placed and stamped in situ. Colour: Charcoal CW 27 border.
 - R8 Absorbent Concrete Slab - Towards Hydrated salt on pedestal. Natural Finish CW 6" Charcoal border. (L52)

- Site Furnishing Legend**
- R1 Wall Treils for the vines. See Detail (L105)
 - R2 Project Sign Wall. CP Concrete. Sand Beaded Finish. (L103)
 - R3 Controlled Board as per architectural
 - R4 Urban neck's shoe rack. See Attached Brochure (L123)
 - R5 4' High Metal fence. See Attached Brochure (L134)
 - R6 MAGLIN SQUARE BOLLARD. See Attached Brochure (L108)
 - R7 Entrance gate for the unit.
 - R8 8" Thick Ball in distance (Per Fing. Design) with CP sandbeaded finish. See detail on (L135)
 - R9 MAGLIN Outdoor Picnic Table. See Attached Brochure (L122)
 - R10 Vegetable planters fabricated on Aluminium Frames. See Details (L102)
 - R11 Magni Fence between the units. Black Water Finish. Pattern options: Resque Blend. See Detail (L107)
 - R12 MAGLIN Outdoor Bench. See Attached Brochure (L124)
 - R13 BBQ setup with sink on counter
 - R14 Workbench with storage below for vegetable planter. See Detail (L137)
 - R15 Partition design
 - R16 Kompani Kids table with seating (L119)
 - R17 Kompani Fyq Tower with ADA Stairs (L11)
 - R18 Kompani Slingshot (L112)



3 Planting Plan-Roof Level
Scale: 1/32

A smart irrigation system will be provided to cover all common landscaping areas.

ARCHITECTURE PANEL INC.
ARCHITECTURE LANDSCAPE ARCHITECTURE URBAN DESIGN
101 201, 440 Fawcett Street, White Rock, BC V4B 1G3 (604) 733-1450 | arch@architecturepanel.com

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Project: **8991 Spires Gate**
Owner: **PLANTING ROOF LEVEL**

Total Sheets: **18** Sheet No.: **L8** Contractors: **City of Richmond** Consultants: **FLAT Architectural Inc.**
Drawn By: **SD** Checked By: **RD** Documents: **DP Application**
Reviewed By: **RD** Status: **REZONING**

List of Shrubs- Ground Level

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
(A)	CA	6	Calliandra verticillata	Fraser's Redbud	42 pot
(B)	PA1	14	Penstemon angustifolius	Heavenly Blue Penstemon	42 pot
(C)	PO	45	Penstemon ornatus	Ornamental Penstemon	42 pot
(D)	EA	12	Echinacea torreyi	Prairie Coneflower	42 pot
(E)	RS	70	Redstart	Redstart	42 pot
(F)	TR	10	Thymus praecox	Wild Thyme	1.5 m. H.
(G)	LA	10	Lonicera xylosteum	Blue Star	42 pot
(H)	HE	10	Hebe	Hebe	42 pot
(I)	HE	10	Hebe	Hebe	42 pot
(J)	HE	10	Hebe	Hebe	42 pot
(K)	HE	10	Hebe	Hebe	42 pot
(L)	HE	10	Hebe	Hebe	42 pot
(M)	HE	10	Hebe	Hebe	42 pot
(N)	HE	10	Hebe	Hebe	42 pot
(O)	HE	10	Hebe	Hebe	42 pot
(P)	HE	10	Hebe	Hebe	42 pot
(Q)	HE	10	Hebe	Hebe	42 pot
(R)	HE	10	Hebe	Hebe	42 pot
(S)	HE	10	Hebe	Hebe	42 pot
(T)	HE	10	Hebe	Hebe	42 pot
(U)	HE	10	Hebe	Hebe	42 pot
(V)	HE	10	Hebe	Hebe	42 pot
(W)	HE	10	Hebe	Hebe	42 pot
(X)	HE	10	Hebe	Hebe	42 pot
(Y)	HE	10	Hebe	Hebe	42 pot
(Z)	HE	10	Hebe	Hebe	42 pot

List of Trees- Ground Level

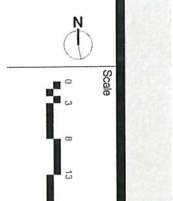
Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
(A)	CA	6	Calliandra verticillata	Fraser's Redbud	42 pot
(B)	PA1	14	Penstemon angustifolius	Heavenly Blue Penstemon	42 pot
(C)	PO	45	Penstemon ornatus	Ornamental Penstemon	42 pot
(D)	EA	12	Echinacea torreyi	Prairie Coneflower	42 pot
(E)	RS	70	Redstart	Redstart	42 pot
(F)	TR	10	Thymus praecox	Wild Thyme	1.5 m. H.
(G)	LA	10	Lonicera xylosteum	Blue Star	42 pot
(H)	HE	10	Hebe	Hebe	42 pot
(I)	HE	10	Hebe	Hebe	42 pot
(J)	HE	10	Hebe	Hebe	42 pot
(K)	HE	10	Hebe	Hebe	42 pot
(L)	HE	10	Hebe	Hebe	42 pot
(M)	HE	10	Hebe	Hebe	42 pot
(N)	HE	10	Hebe	Hebe	42 pot
(O)	HE	10	Hebe	Hebe	42 pot
(P)	HE	10	Hebe	Hebe	42 pot
(Q)	HE	10	Hebe	Hebe	42 pot
(R)	HE	10	Hebe	Hebe	42 pot
(S)	HE	10	Hebe	Hebe	42 pot
(T)	HE	10	Hebe	Hebe	42 pot
(U)	HE	10	Hebe	Hebe	42 pot
(V)	HE	10	Hebe	Hebe	42 pot
(W)	HE	10	Hebe	Hebe	42 pot
(X)	HE	10	Hebe	Hebe	42 pot
(Y)	HE	10	Hebe	Hebe	42 pot
(Z)	HE	10	Hebe	Hebe	42 pot

List of Shrubs- Podium Level

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
(A)	CA	6	Calliandra verticillata	Fraser's Redbud	42 pot
(B)	PA1	14	Penstemon angustifolius	Heavenly Blue Penstemon	42 pot
(C)	PO	45	Penstemon ornatus	Ornamental Penstemon	42 pot
(D)	EA	12	Echinacea torreyi	Prairie Coneflower	42 pot
(E)	RS	70	Redstart	Redstart	42 pot
(F)	TR	10	Thymus praecox	Wild Thyme	1.5 m. H.
(G)	LA	10	Lonicera xylosteum	Blue Star	42 pot
(H)	HE	10	Hebe	Hebe	42 pot
(I)	HE	10	Hebe	Hebe	42 pot
(J)	HE	10	Hebe	Hebe	42 pot
(K)	HE	10	Hebe	Hebe	42 pot
(L)	HE	10	Hebe	Hebe	42 pot
(M)	HE	10	Hebe	Hebe	42 pot
(N)	HE	10	Hebe	Hebe	42 pot
(O)	HE	10	Hebe	Hebe	42 pot
(P)	HE	10	Hebe	Hebe	42 pot
(Q)	HE	10	Hebe	Hebe	42 pot
(R)	HE	10	Hebe	Hebe	42 pot
(S)	HE	10	Hebe	Hebe	42 pot
(T)	HE	10	Hebe	Hebe	42 pot
(U)	HE	10	Hebe	Hebe	42 pot
(V)	HE	10	Hebe	Hebe	42 pot
(W)	HE	10	Hebe	Hebe	42 pot
(X)	HE	10	Hebe	Hebe	42 pot
(Y)	HE	10	Hebe	Hebe	42 pot
(Z)	HE	10	Hebe	Hebe	42 pot

List of Shrubs- Roof Level

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
(A)	CA	6	Calliandra verticillata	Fraser's Redbud	42 pot
(B)	PA1	14	Penstemon angustifolius	Heavenly Blue Penstemon	42 pot
(C)	PO	45	Penstemon ornatus	Ornamental Penstemon	42 pot
(D)	EA	12	Echinacea torreyi	Prairie Coneflower	42 pot
(E)	RS	70	Redstart	Redstart	42 pot
(F)	TR	10	Thymus praecox	Wild Thyme	1.5 m. H.
(G)	LA	10	Lonicera xylosteum	Blue Star	42 pot
(H)	HE	10	Hebe	Hebe	42 pot
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(J)	HE	10	Hebe	Hebe	42 pot
(K)	HE	10	Hebe	Hebe	42 pot
(L)	HE	10	Hebe	Hebe	42 pot
(M)	HE	10	Hebe	Hebe	42 pot
(N)	HE	10	Hebe	Hebe	42 pot
(O)	HE	10	Hebe	Hebe	42 pot
(P)	HE	10	Hebe	Hebe	42 pot
(Q)	HE	10	Hebe	Hebe	42 pot
(R)	HE	10	Hebe	Hebe	42 pot
(S)	HE	10	Hebe	Hebe	42 pot
(T)	HE	10	Hebe	Hebe	42 pot
(U)	HE	10	Hebe	Hebe	42 pot
(V)	HE	10	Hebe	Hebe	42 pot
(W)	HE	10	Hebe	Hebe	42 pot
(X)	HE	10	Hebe	Hebe	42 pot
(Y)	HE	10	Hebe	Hebe	42 pot
(Z)	HE	10	Hebe	Hebe	42 pot



ALB870-W **870 SERIES**

MATERIAL: Bench made on-site from kiln-dried aluminum. The seat slats are made from aluminum. All steel components are galvanized and coated with powder paint.

ASSEMBLY: The ALB870 is assembled in three pieces. It comes with a metal leg cap and a metal cap for the seat slats.

CONSTRUCTION: The ALB870 is constructed from 2x4s and 2x6s. The seat slats are made from 2x4s. The legs are made from 2x6s.

FINISHES: Aluminum: Clear
Seat Slats: Clear

DETAILS:
 1. 2x4 Slats
 2. 2x6 Legs
 3. 2x4 Slats
 4. 2x6 Legs
 5. 2x4 Slats
 6. 2x6 Legs
 7. 2x4 Slats
 8. 2x6 Legs

MAGLIN

1 PROPOSED OUTDOOR BENCH (F12)
Scale: NTS

Equiparc

EP 2888 Picnic table

DESCRIPTION: Picnic table with 2x4 slats and 2x6 legs. The table is made of aluminum and the bench is made of wood.

FINISHES: Aluminum: Clear
Wood: Clear

CONSTRUCTION: The EP 2888 is constructed from 2x4s and 2x6s. The table top is made from 2x4s and the bench is made from 2x4s.

FINISHES: Aluminum: Clear
Wood: Clear

DETAILS:
 1. 2x4 Slats
 2. 2x6 Legs
 3. 2x4 Slats
 4. 2x6 Legs
 5. 2x4 Slats
 6. 2x6 Legs
 7. 2x4 Slats
 8. 2x6 Legs

2 PROPOSED OUTDOOR DINING SET (F9)
Scale: NTS

Urban Staple

URBAN RACKS
INNOVATIVE BIKE RACK DESIGN

Material: Aluminum
 Recommended Spacing: 34.7" (892 mm)
 Maximum Spacing: 35" (890 mm)

Dimensions:
 Total Height: 31.8" (810 mm)
 Total Width: 34.5" (876.3 mm)
 24" (609.6 mm)
 5" (127 mm)
 19" (482.6 mm)

Construction: The Urban Staple is constructed from 2x4s and 2x6s. The top bar is made from 2x4s and the legs are made from 2x6s.

FINISHES: Aluminum: Clear
Wood: Clear

DETAILS:
 1. 2x4 Slats
 2. 2x6 Legs
 3. 2x4 Slats
 4. 2x6 Legs
 5. 2x4 Slats
 6. 2x6 Legs
 7. 2x4 Slats
 8. 2x6 Legs

3 PROPOSED BIKE RACK (F4)
Scale: NTS

Perth

Material: Aluminum
 Recommended Spacing: 34.7" (892 mm)
 Maximum Spacing: 35" (890 mm)

Dimensions:
 Total Height: 31.8" (810 mm)
 Total Width: 34.5" (876.3 mm)
 24" (609.6 mm)
 5" (127 mm)
 19" (482.6 mm)

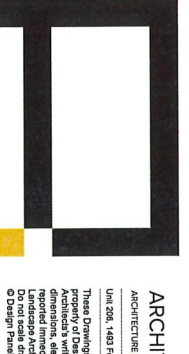
Construction: The Perth is constructed from 2x4s and 2x6s. The top bar is made from 2x4s and the legs are made from 2x6s.

FINISHES: Aluminum: Clear
Wood: Clear

DETAILS:
 1. 2x4 Slats
 2. 2x6 Legs
 3. 2x4 Slats
 4. 2x6 Legs
 5. 2x4 Slats
 6. 2x6 Legs
 7. 2x4 Slats
 8. 2x6 Legs

4 PROPOSED ROOF PLANTERS
Scale: NTS

SEE PAVING/SITE FURNISHING LEGENDS ON I.4.



ARCHITECTURE PANEL INC.
 ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
 1001 20th Street, White Rock, BC | (604) 703-4450 | info@architecturepanel.com

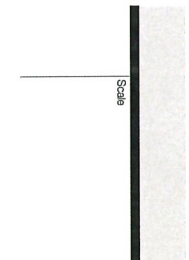
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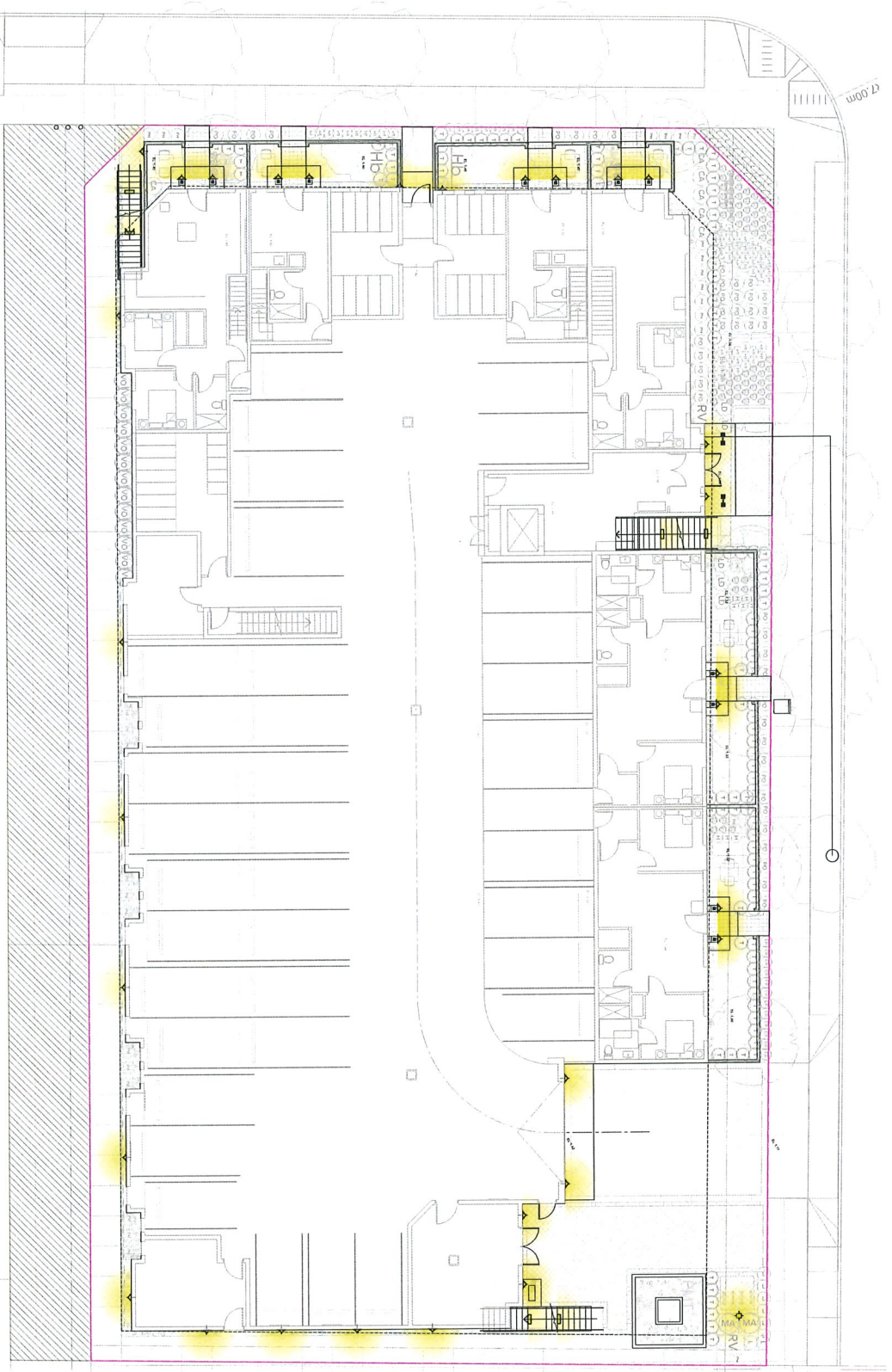
Project: 8991 Spices Rd,
Owner: Omer
Sheet Title: DETAILS-S-3

Drawn By	Checked By	Reviewed By	Status
SD	RD	RD	REZONING

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



1 Lighting Plan-Street Level
Scale: 1/8" = 1'-0"

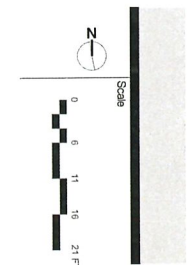


ARCHITECTURE PANEL INC.
ARCHITECTURE LANDSCAPE ARCHITECTURE URBAN DESIGN
1443 Foster Street, White Rock, BC | (604) 313-1451 | info@architecturepanel.com
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Project: 8991, 8971 Spires Rd.
Owner: [Redacted]
Sheet Title: LIGHTING PLAN (SITE)

Total Sheets: 18	Sheet No.: L12	Contractors:	Consultants: FLX Architectural Inc.
Drawn By: SD	Checked By: RD	AKU: City of Richmond	Drawings: DP Application
Reviewed By: RD	Status: REZONING		

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



DESIGN RATIONALE OF SELECTED LIGHTING

On the entrance of the site from East, we want warm, inviting and calm appearance of the site and did not want too many distractions. So, there are wall light mounted at the entrance of the unit at primer wall to create inviting atmosphere for visitors. Shaded area is provided for the entrance of the unit to eliminate glare. At the corner of SE bicycle parking is screened from the street walkway and provided with bollard light for safe space and maneuver for cyclists as well as it can provide sufficient lighting to the wheelchair ramp. Rest of the building light and wall mounted lights at the exterior walls.

The same concept applied on the North side of the site and wall mounted lights are mounted on the exterior walls along the west and south property line with 1.5m walkway is illuminated with wall mounted lights on the building which provide smooth transition and ample lighting for pedestrian for crossing. The steps light is proposed at the stairs going to the deck level for smooth transition. The main design criteria followed for lighting are as follows:

- Landscape lights are provided only where building mounted lights are incapable of illuminating any external spaces.
- Most landscape lights used are indirect and do not offer any unwanted glare with build in anti glare shading systems.
- No direct lighting fixtures are placed anywhere on the suite that offer security and reduce light pollution.



2 Wall Mounted Light
Scale: NTS