

PROPOSED PROJECT:

SIX STOREY RESIDENTIAL BLDG

GROUND LVL.	RESIDENTIAL
SECOND LVL.	RESIDENTIAL
THIRD LVL.	RESIDENTIAL
FOURTH LVL.	RESIDENTIAL
FIFTH LVL.	RESIDENTIAL
SIXTH LVL.	RESIDENTIAL

PROJECT DATA

LEGAL DESCRIPTIONS

LOT 54, BLOCK 9, PLAN N9959, DISTRICT LOT 202, NEW WEST DISTRICT EXCEPT PLAN LPH958, FOLIO 0481-02

2101 CLARKE ST, PORT MOODY, B.C.

ZONING

PROPOSED : CDM

SITE AREA

GROSS SITE AREA : 1/4, 56, 994 S. F. (1/4, 56, 994 S. F.)
DEDICATION AREA : 1/4, 56, 994 S. F. (1/4, 56, 994 S. F.)
NET SITE AREA : 1/4, 56, 994 S. F. (1/4, 56, 994 S. F.)

BUILDING AREA

1/4, 18, 120 S. F. (1/4, 18, 120 S. F.)

SITE COVERAGE

GROSS SITE COVERAGE : 1/4, 130 S. F. / 56, 994 S. F. = 0.4 = 45 %
NET SITE COVERAGE : 1/4, 130 S. F. / 21, 548 S. F. = 0.75 = 75 %

GROSS FLOOR AREA BUILDING 'A'

	RESIDENTIAL GROSS AREA	OFFICE NET AREA	GILDCARE NET AREA	TOTAL	PARKING GROSS AREA	TOTAL	PLAY GROUND RESIDENTIAL PROPERTY
PARKING LEVEL 2	0 S.F.	0 S.F.	0 S.F.	0 S.F.	5,625 S.F.	5,625 S.F.	
PARKING LEVEL 1	0 S.F.	0 S.F.	0 S.F.	0 S.F.	5,625 S.F.	5,625 S.F.	
GROUND LEVEL	4,222 S.F.	0 S.F.	0 S.F.	4,222 S.F.	4,222 S.F.	4,222 S.F.	1,625 S.F.
SECOND FLOOR	4,480 S.F.	0 S.F.	0 S.F.	4,480 S.F.	4,480 S.F.	4,480 S.F.	
THIRD FLOOR	5,952 S.F.	0 S.F.	0 S.F.	5,952 S.F.	5,952 S.F.	5,952 S.F.	
FOURTH FLOOR	5,952 S.F.	0 S.F.	0 S.F.	5,952 S.F.	5,952 S.F.	5,952 S.F.	
FIFTH FLOOR	5,952 S.F.	0 S.F.	0 S.F.	5,952 S.F.	5,952 S.F.	5,952 S.F.	
SIXTH FLOOR	5,952 S.F.	0 S.F.	0 S.F.	5,952 S.F.	5,952 S.F.	5,952 S.F.	
ROOF	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
TOTAL OUTDOOR AREA	10,174 S.F.	0 S.F.	0 S.F.	10,174 S.F.	10,174 S.F.	10,174 S.F.	1,625 S.F.
TOTAL INDOOR AREA	30,446 S.F.	0 S.F.	0 S.F.	30,446 S.F.	11,850 S.F.	42,296 S.F.	

GROSS FLOOR AREA BUILDING 'B'

	RESIDENTIAL GROSS AREA	OFFICE NET AREA	GILDCARE NET AREA	TOTAL	PARKING GROSS AREA	TOTAL	PLAY GROUND RESIDENTIAL PROPERTY
PARKING LEVEL 2	1,025 S.F.	0 S.F.	0 S.F.	1,025 S.F.	4,425 S.F.	4,425 S.F.	1,025 S.F.
PARKING LEVEL 1	420 S.F.	0 S.F.	0 S.F.	420 S.F.	4,425 S.F.	4,425 S.F.	
GROUND LEVEL	4,445 S.F.	0 S.F.	0 S.F.	4,445 S.F.	4,445 S.F.	4,445 S.F.	
SECOND FLOOR	4,445 S.F.	0 S.F.	0 S.F.	4,445 S.F.	4,445 S.F.	4,445 S.F.	
THIRD FLOOR	4,445 S.F.	0 S.F.	0 S.F.	4,445 S.F.	4,445 S.F.	4,445 S.F.	
FOURTH FLOOR	4,445 S.F.	0 S.F.	0 S.F.	4,445 S.F.	4,445 S.F.	4,445 S.F.	
FIFTH FLOOR	4,445 S.F.	0 S.F.	0 S.F.	4,445 S.F.	4,445 S.F.	4,445 S.F.	
SIXTH FLOOR	4,445 S.F.	0 S.F.	0 S.F.	4,445 S.F.	4,445 S.F.	4,445 S.F.	
ROOF	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	
TOTAL OUTDOOR AREA	21,004 S.F.	0 S.F.	0 S.F.	21,004 S.F.	10,200 S.F.	31,204 S.F.	1,025 S.F.
TOTAL INDOOR AREA	21,004 S.F.	0 S.F.	0 S.F.	21,004 S.F.	10,200 S.F.	31,204 S.F.	

TOTAL NUMBER OF UNITS : 45
APARTMENTS : 34
TOWN-HOUSES : 11
DEDUCTION FOR ADAPTABLE UNITS (2 m / UNIT) : 61,200 S.F. = 124.2 S.F.
NET FLOOR AREA (BLDG 'A' - BLDG 'B') : 61,200 S.F.

FLOOR AREA RATIO

MAX. ALLOWABLE : 2.5
MAXIMUM ALLOWABLE GROSS FLOOR AREA : 2.5 X 36, 994 S.F. = 92, 496 S.F.
MAXIMUM ALLOWABLE NET FLOOR AREA : 2.5 X 18, 998 S.F. = 47, 495 S.F.
GROSS FLOOR AREA (BLDG 'A' - BLDG 'B') : 61,200 S.F. (6, 246.7 S.F. / 56, 994 S.F. = 1.02)
NET FLOOR AREA (BLDG 'A' - BLDG 'B') : 61,200 S.F. (6, 246.7 S.F. / 31, 548 S.F. = 1.94)

BUILDING SETBACKS

FRONT YARD (NORTH) : N/A
REAR YARD (SOUTH) : 0'-0"
SIDE YARD (EAST) : AT THE 1/4 IN FROM TOP OF BANK
SIDE YARD (WEST) : 4.54' (1.38 m)
MIN 11' - AVERAGE 2' VARIANCE

BUILDING 'A'

MAXIMUM ALLOWABLE : 75.46' (23 m)
PROPOSED : 54' (16.4 m)

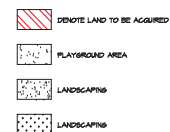
BUILDING 'B'

MAXIMUM ALLOWABLE : 75.46' (23 m)
PROPOSED : 55.3' (16.8 m)

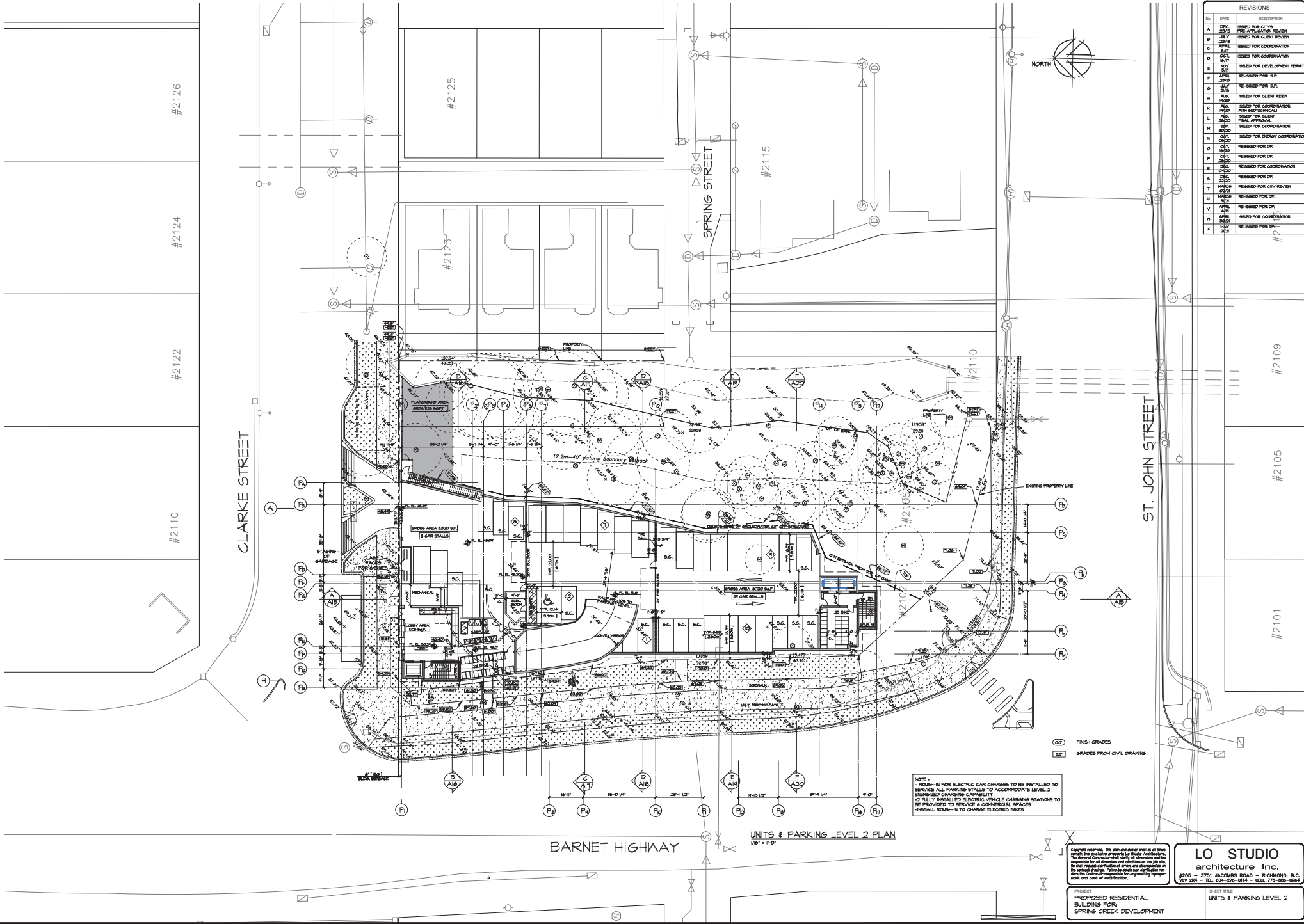
PROVIDED	REGULAR STALLS	50 STALLS
SMALL CAR STALLS (24x8)	24 STALLS	
HANDICAPPED STALLS	5 STALLS	
VISITOR STALLS	9 STALLS (INCLUDE 5 SHALLS REGULAR STALLS)	
TOTAL PROVIDED	38 STALLS	
MODO SHARING CAR	2 STALLS	
TOTAL PROVIDED	40 STALLS	

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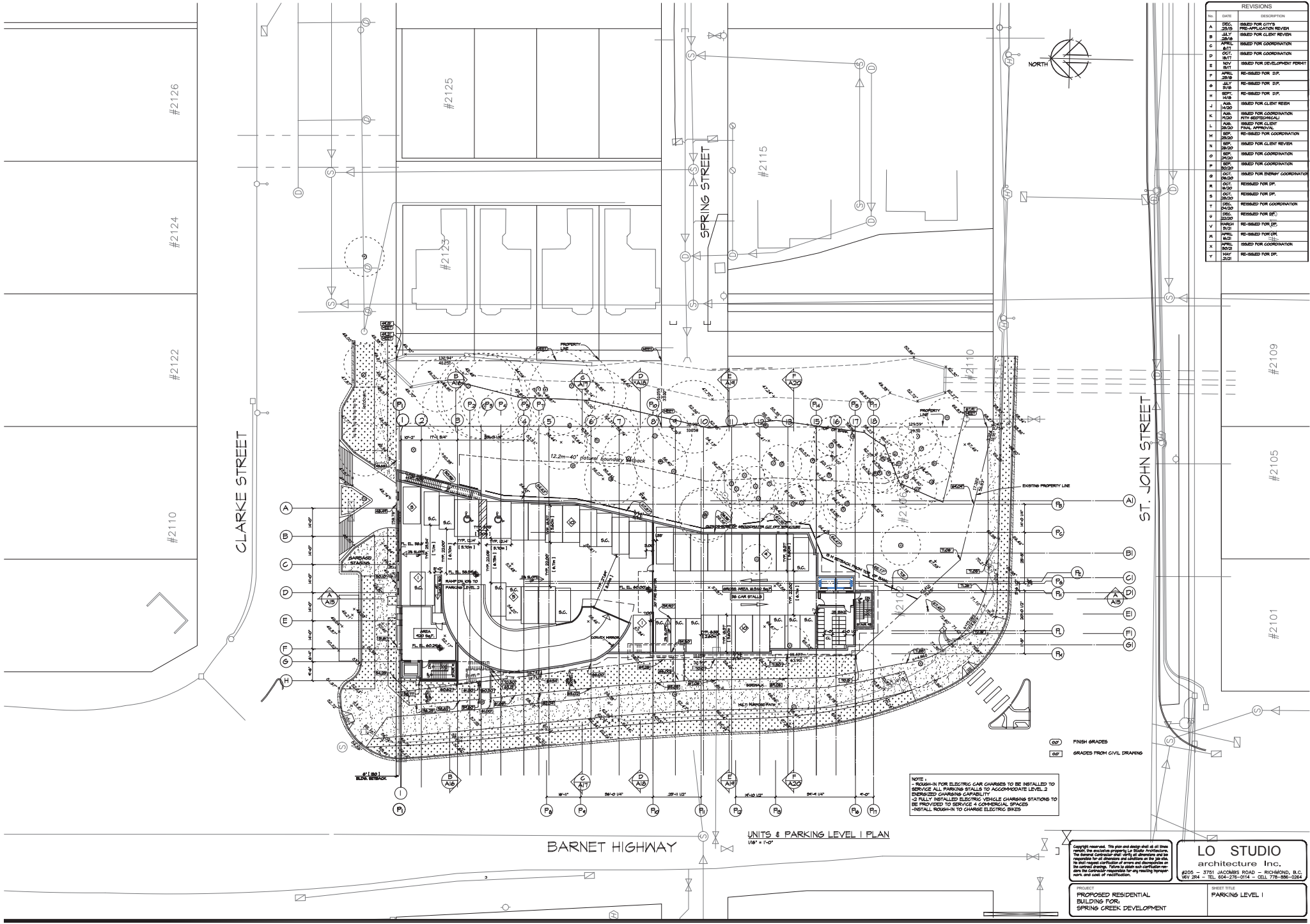
AREA 3									
TYPE	NAME	SQ FT	SQ M	BEDROOM	BATHROOM	DEN	# UNITS	TOTAL SQ FT	TOTAL SQ M
CHILDCARE	CHILDCARE	5150	478.40					5150	478.40
	OFFICE	4360	405.00					4360	405.00
STUDIO	STU	380	33.4			0	4	1440	133.6
	AS	480	44.4	1	0	0	2	960	89.2
ONE BED	B	650	60.4	1	1	0	2	1300	120.8
	B-S	635	59.0	1	1	1	2	1270	118.0
	CS	920	86.0	1	2	1	2	1850	172.0
	CS-A	790	73.4	1	1	1	4	2860	265.6
TWO BEDS & MORE	BB-1	1133	105.2	3	2	0	2	2266	210.4
	CA	911	86.9	2	1	1	4	3740	347.6
	CA-A	981	91.1	3	2	0	4	3924	364.0
	CS	1007	93.1	3	2	1	4	4028	374.0
	CS	1288	119.6	3	2	1	2	2576	239.2
	CS	1483	137.6	3	3	2	2	2962	275.2
TOWN-HOUSES	TH	1280	118.9	2	3	0	3	3840	356.7
	TH-S	1293	120.0	2	3	0	4	5164	480.0
	TH-L	1303	121.0	2	3	0	1	1303	121.0
	TH-C	1453	133.6	2	2	1	1	1453	133.6
	TH-SC	1665	154.7	2	2	0	1	1665	154.7
	TH-C	934	85.8	1	1	0	1	934	85.8
LOFT	TOTAL STUDIO						6		
	TOTAL ONE BED ROOM & ONE BED HOME						10		
	TOTAL TWO BED ROOM						18		
	TOTAL LOFT						1		
	TOTAL TOWN-HOUSES						10		
	TOTAL						45	53335	4973.2

#2101

SCALE: 1/8" = 1'-0"	DRAWN BY: PFM-MA	2101 CLARKE STREET	DWG. No.	15-050-A1	REV.
DATE: NOV. 5, 2015	CHECKED BY: MC	PORT MOODY, BC			5



REVISIONS		
NO.	DATE	DESCRIPTION
A	DEC. 2019	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 2019	ISSUED FOR CLIENT REVIEW
G	APRIL 2019	ISSUED FOR COORDINATION
D	OCT. 2017	ISSUED FOR COORDINATION
E	NOV. 2017	ISSUED FOR DEVELOPMENT PERMIT
F	APRIL 2019	RE-ISSUED FOR D.P.
G	JULY 2019	RE-ISSUED FOR D.P.
H	AUG. 2019	ISSUED FOR CLIENT REVIEW
K	APR. 2020	ISSUED FOR COORDINATION WITH GEOTECHNICAL
L	APR. 2020	ISSUED FOR CLIENT FINAL APPROVAL
H	NOV. 2020	ISSUED FOR COORDINATION
N	OCT. 2020	ISSUED FOR ENERGY COORDINATION
O	OCT. 2020	RE-ISSUED FOR D.P.
P	OCT. 2020	RE-ISSUED FOR D.P.
R	OCT. 2020	RE-ISSUED FOR COORDINATION
S	DEC. 2020	RE-ISSUED FOR D.P.
T	MARCH 2021	RE-ISSUED FOR CITY REVIEW
U	MARCH 2021	RE-ISSUED FOR D.P.
V	APRIL 2021	RE-ISSUED FOR D.P.
W	APRIL 2021	ISSUED FOR COORDINATION
X	MAY 2021	RE-ISSUED FOR D.P.



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A	DEC. 2015	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 2016	ISSUED FOR CLIENT REVIEW
C	APRIL 2017	ISSUED FOR COORDINATION
D	OCT. 18/17	ISSUED FOR COORDINATION
E	NOV. 2017	ISSUED FOR DEVELOPMENT PERMIT
F	APRIL 2018	RE-ISSUED FOR D.P.
G	JULY 2018	RE-ISSUED FOR D.P.
H	SEP. 14/18	RE-ISSUED FOR D.P.
I	AUG. 14/20	ISSUED FOR CLIENT REVIEW
J	AUG. 21/20	ISSUED FOR COORDINATION WITH GEOTECHNICAL
K	AUG. 26/20	ISSUED FOR CLIENT FINAL APPROVAL
L	SEP. 28/20	RE-ISSUED FOR COORDINATION
M	SEP. 28/20	ISSUED FOR CLIENT REVIEW
N	SEP. 28/20	ISSUED FOR COORDINATION
O	SEP. 28/20	ISSUED FOR COORDINATION
P	SEP. 28/20	ISSUED FOR D.P.
Q	OCT. 26/20	ISSUED FOR D.P.
R	OCT. 26/20	ISSUED FOR D.P.
S	OCT. 26/20	ISSUED FOR COORDINATION
T	OCT. 26/20	ISSUED FOR D.P.
U	NOV. 16/21	RE-ISSUED FOR D.P.
V	NOV. 16/21	RE-ISSUED FOR D.P.
W	NOV. 16/21	ISSUED FOR COORDINATION
X	NOV. 16/21	RE-ISSUED FOR D.P.
Y	NOV. 16/21	RE-ISSUED FOR D.P.

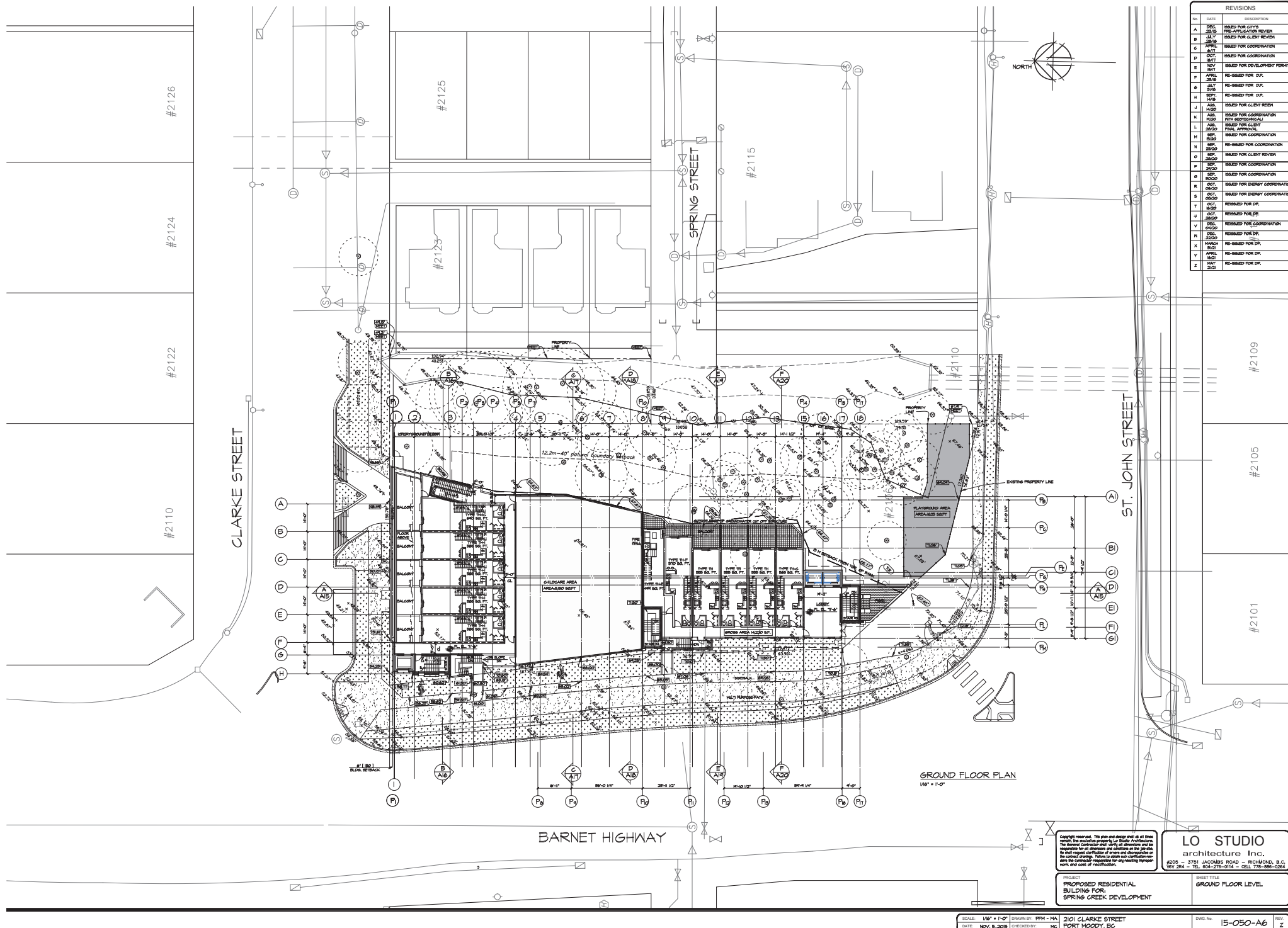
NOTE 1:
- ROUGH-IN FOR ELECTRIC CAR CHARGES TO BE INSTALLED TO SERVICE ALL PARKING STALLS TO ACCOMMODATE LEVEL 2 ENHANCED CHARGING CAPABILITY
- FULLY INSTALLED ELECTRIC VEHICLE CHARGING STATIONS TO BE PROVIDED TO SERVICE 4 COMMERCIAL SPACES
- INSTALL ROUGH-IN TO CHARGE ELECTRIC BIKES

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PROJECT: PROPOSED RESIDENTIAL BUILDING FOR SPRING CREEK DEVELOPMENT

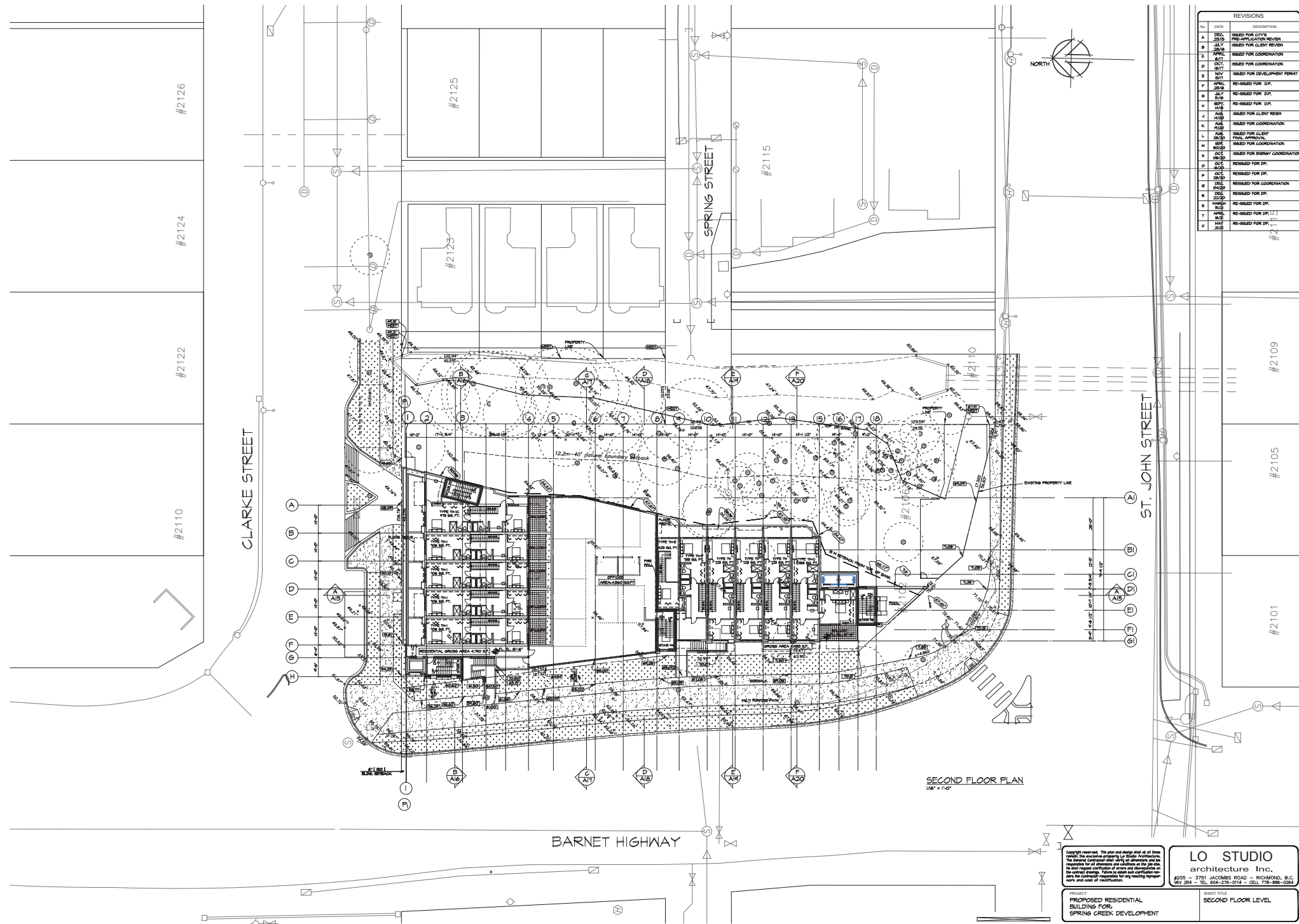
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6005 - 3751 JACOBS ROAD - RICHMOND, B.C.
V6V 2P4 - TEL: 604-275-0114 - CELL: 778-886-0364

SHEET TITLE: PARKING LEVEL 1



REVISONS		
NO.	DATE	DESCRIPTION
A	DEC. 1967	RE-DESIGNED FOR CIVIL ENGINEERING
B	JULY 1968	RE-DESIGNED FOR CIVIL ENGINEERING
C	APRIL 1968	RE-DESIGNED FOR COORDINATION
D	OCT. 1967	RE-DESIGNED FOR COORDINATION
E	NOV. 1967	RE-DESIGNED FOR DEVELOPMENT PROJECT
F	NOV. 1967	RE-DESIGNED FOR D.P.
G	JULY 1968	RE-DESIGNED FOR D.P.
H	NOV. 1967	RE-DESIGNED FOR CIVIL ENGINEERING
I	AUG. 1968	RE-DESIGNED FOR CIVIL ENGINEERING WITH SUPPLEMENTAL
J	MAY 1968	RE-DESIGNED FOR CIVIL ENGINEERING WITH SUPPLEMENTAL
K	MAY 1968	RE-DESIGNED FOR COORDINATION
L	NOV. 1967	RE-DESIGNED FOR COORDINATION
M	NOV. 1967	RE-DESIGNED FOR CIVIL ENGINEERING
N	NOV. 1967	RE-DESIGNED FOR CIVIL ENGINEERING
O	NOV. 1967	RE-DESIGNED FOR CIVIL ENGINEERING
P	NOV. 1967	RE-DESIGNED FOR CIVIL ENGINEERING
Q	NOV. 1967	RE-DESIGNED FOR CIVIL ENGINEERING
R	NOV. 1967	RE-DESIGNED FOR CIVIL ENGINEERING
S	NOV. 1967	RE-DESIGNED FOR CIVIL ENGINEERING
T	NOV. 1967	RE-DESIGNED FOR CIVIL ENGINEERING
U	NOV. 1967	RE-DESIGNED FOR CIVIL ENGINEERING
V	NOV. 1967	RE-DESIGNED FOR CIVIL ENGINEERING
W	NOV. 1967	RE-DESIGNED FOR CIVIL ENGINEERING
X	NOV. 1967	RE-DESIGNED FOR CIVIL ENGINEERING
Y	NOV. 1967	RE-DESIGNED FOR CIVIL ENGINEERING
Z	NOV. 1967	RE-DESIGNED FOR CIVIL ENGINEERING

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PROJECT PROPOSED RESIDENTIAL BUILDING FOR SPRING CREEK DEVELOPMENT	SHEET TITLE GROUND FLOOR - LEVEL



REVISIONS		
NO.	DATE	DESCRIPTION
A	DEC. 2015	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
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C	APRIL 2017	ISSUED FOR COORDINATION
D	OCT. 18-17	ISSUED FOR COORDINATION
E	NOV. 2017	ISSUED FOR DEVELOPMENT PERMIT
F	APRIL 2018	RE-ISSUED FOR D.P.
G	JULY 2018	RE-ISSUED FOR D.P.
H	SEP. 2018	RE-ISSUED FOR D.P.
I	AUG. 2019	ISSUED FOR CLIENT REVIEW
J	AUG. 2019	ISSUED FOR CLIENT REVIEW
K	AUG. 2019	ISSUED FOR COORDINATION
L	NOV. 2019	ISSUED FOR CLIENT FINAL APPROVAL
M	NOV. 2019	ISSUED FOR COORDINATION
N	OCT. 09-20	ISSUED FOR DESIGN COORDINATION
O	OCT. 09-20	RE-ISSUED FOR D.P.
P	OCT. 20-20	RE-ISSUED FOR D.P.
Q	OCT. 20-20	RE-ISSUED FOR COORDINATION
R	OCT. 20-20	RE-ISSUED FOR D.P.
S	NOV. 22-20	RE-ISSUED FOR D.P.
T	NOV. 22-20	RE-ISSUED FOR D.P.
U	NOV. 22-20	RE-ISSUED FOR D.P.

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SHEET TITLE
PROPOSED RESIDENTIAL BUILDING FOR SPRING CREEK DEVELOPMENT

SHEET TITLE
SECOND FLOOR LEVEL

DWG. No. 15-050-A7



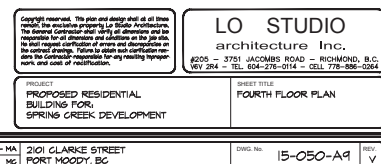
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L	AUG. 20/20	ISSUED FOR CLIENT FINAL APPROVAL
M	SEP. 20/20	ISSUED FOR COORDINATION
N	OCT. 20/20	ISSUED FOR ENERGY COORDINATION
O	OCT. 20/20	RE-ISSUED FOR D.P.
P	OCT. 20/20	RE-ISSUED FOR D.P.
Q	DEC. 24/20	RE-ISSUED FOR COORDINATION
R	DEC. 22/20	RE-ISSUED FOR D.P.
S	MARCH 2021	RE-ISSUED FOR D.P.
T	APRIL 2021	RE-ISSUED FOR D.P.
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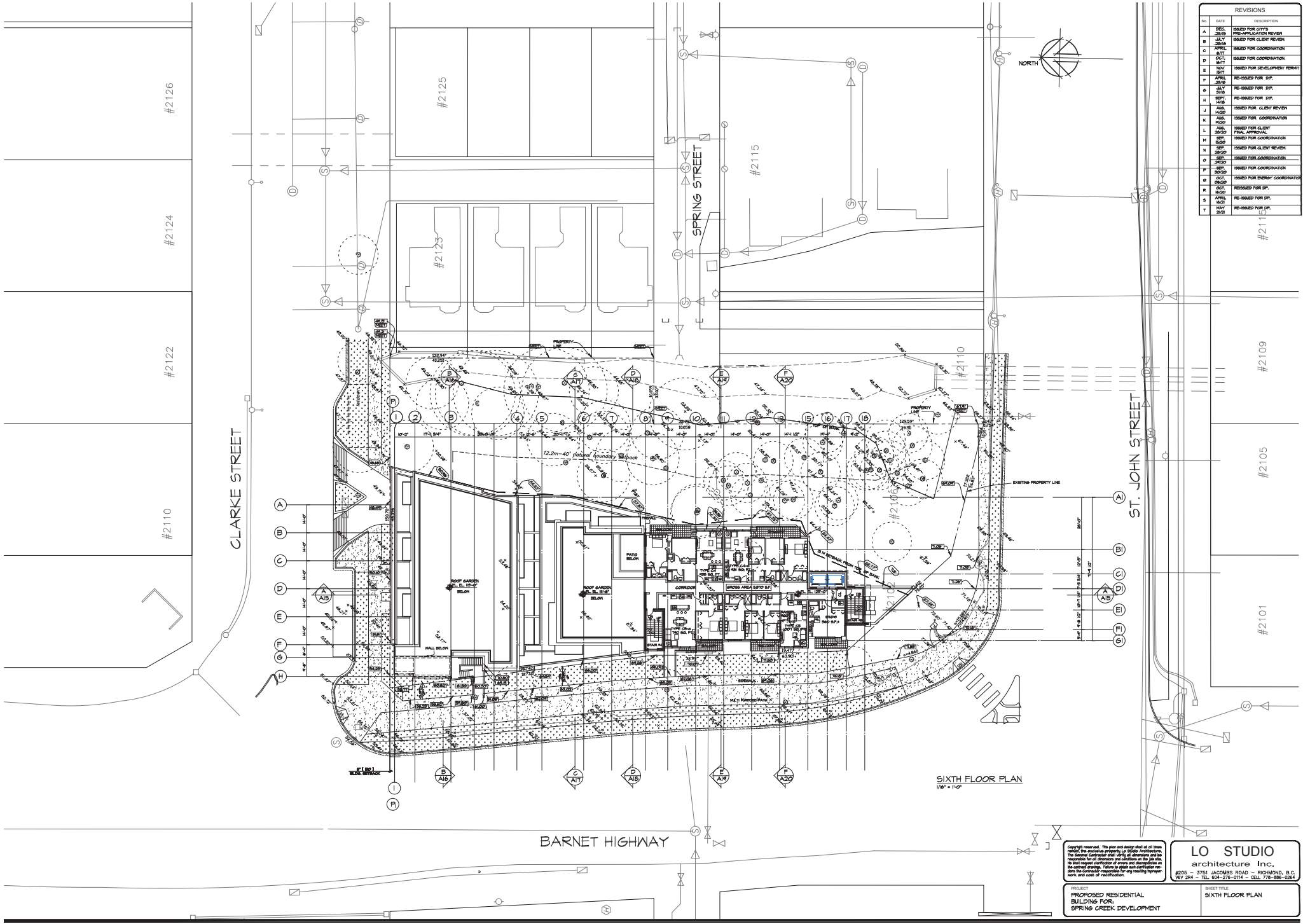
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PROJECT
PROPOSED RESIDENTIAL BUILDING FOR
SPRING CREEK DEVELOPMENT

SHEET TITLE
THIRD FLOOR PLAN

#2101



SIXTH FLOOR PLAN
1/8" = 1'-0"

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T	NOV. 2018	RE-ISSUED FOR D.P.

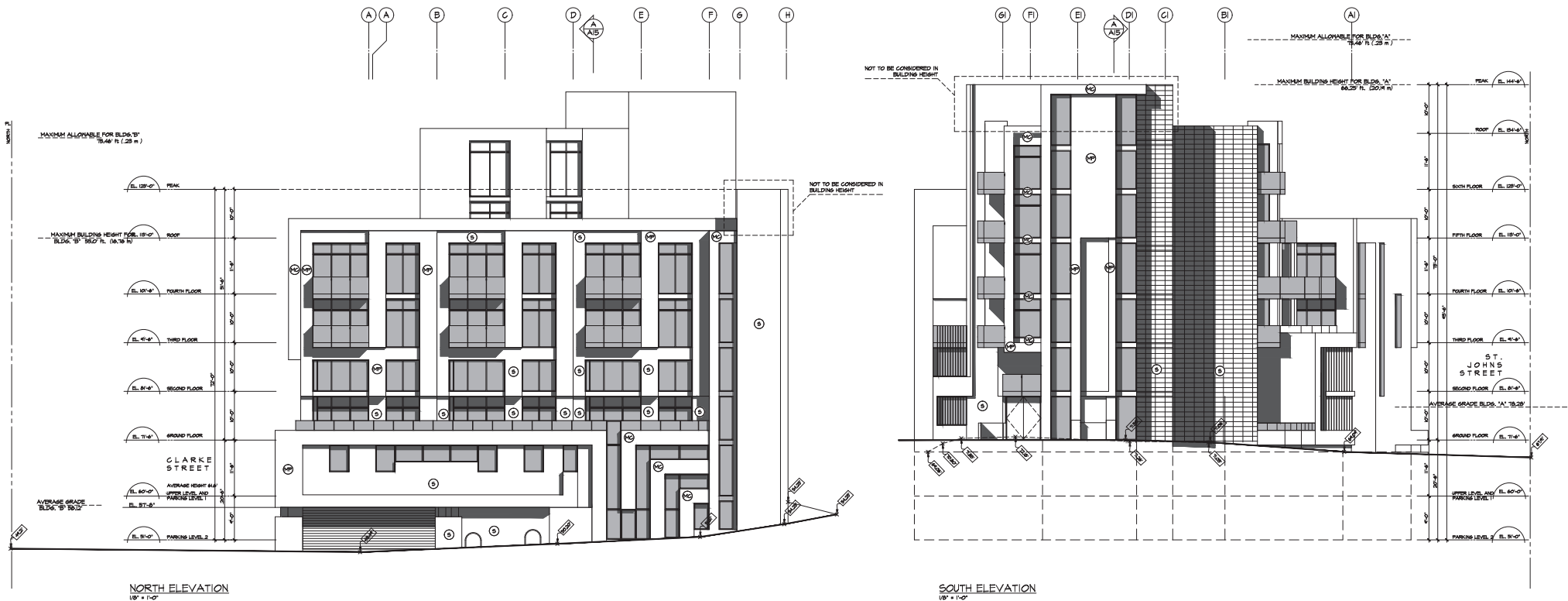
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PROJECT
PROPOSED RESIDENTIAL
BUILDING FOR
SPRING CREEK DEVELOPMENT

SHEET TITLE
SIXTH FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
A	NOV. 20/00	ISSUED FOR DEVELOPMENT PERMIT
B	APRIL 28/01	RE-ISSUED FOR D.P.
C	SEP. 18/02	ISSUED FOR COORDINATION
D	OCT. 06/20	ISSUED FOR ENERGY COORDINATION
E	OCT. 06/20	REISSUED FOR D.P.
F	OCT. 28/20	REISSUED FOR D.P.
G	DEC. 22/20	REISSUED FOR D.P.
H	MARCH 26/21	ISSUED FOR CITY'S BUILDING HEIGHT ASSIGNMENT
J	MARCH 26/21	RE-ISSUED FOR D.P.
K	APRIL 16/21	RE-ISSUED FOR D.P.
L	MAY 20/21	RE-ISSUED FOR D.P.



LEGEND

- G CENTRELINE OF GLAZING FRAME AND / OR REVEAL
 H GLAZING FRAME OR REVEAL ALIGNED TO TOP OF OPENING
 I GLAZING FRAME OR REVEAL ALIGNED TO BOTTOM OF OPENING
 F.G. FIRE COMPARTMENT
 P.J. PANEL JOINT
 R.S. REVEAL
 R.S. ROOF SQUIPPER
 E.L. ELEVATION
 B.L. BAY LINE
 T.O.C. TO TOP OF CONCRETE
 UNCL. UNLESS NOTED OTHERWISE
 RATED DOOR
 (8) PANEL No.

NOTE: GLAZING SHOP DW65.
MUST BE REVIEWED BY THE
BUILDING ENVELOPE ENGINEER

GLAZING SCHEDULE

- EXTERIOR LITE - 6mm PPG CLEAR, TEMPERED,
1/2" AIRSPACE,
INTERIOR LITE - 6mm PPG CLEAR C/N SOLARBAN 60 LOW-E RS SURFACE

NOTE: GLAZING SHOP DRAWING MUST BE REVIEWED BY THE BUILDING ENVELOPE ENGINEER

GRADING PROVIDED BY CIVIL ENGINEER (SEE
DRAWINGS AND SURVEY)

EXTERIOR FINISH SCHEDULE

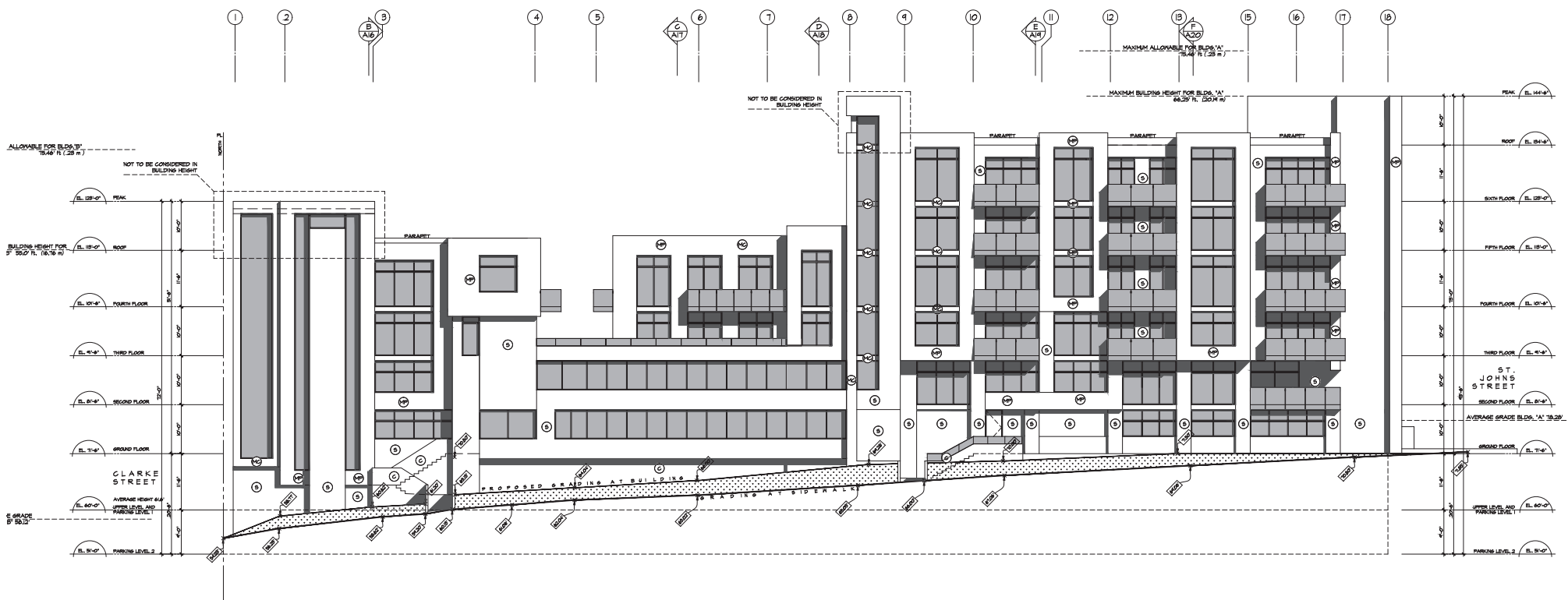
- | | |
|----|---|
| C | CONCRETE |
| F | PRE-FINISHED METAL FLASHING TO MATCH WALL COLOUR |
| S | 1X 2 ANCHORED DIMENSION-STORE |
| MC | METAL GLAZING |
| MA | INSULATED METAL PANEL |
| C | SIGNATURE 800 - COLONIAL RED |
| C | SIGNATURE 200 - COAL BLACK |
| C | SIGNATURE 200 - ASH GREY |
| C | SIGNATURE 500 - SLATE GRAY |
| MA | PREFINISHED METAL DOORS AND FRAMES PRIMED AND PAINTED TO MATCH COLOUR OF WALL |
- | | |
|--|---|
| <p>NOTE: PAINTS
 PROVIDE SAMPLES ON WALL AS SHOWN IN ELEVATIONS</p> | <p>NOTE
 ALL EXPOSED EXT. SURFACES SHALL BE PAINTED AS PER GENERAL NOTES</p> |
|--|---|
- PAINT COLOR CODE TO BE CONFIRMED FIFTH ORDER PRIOR TO CONSTRUCTION

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PROJECT PROPOSED RESIDENTIAL BUILDING FOR SPRING CREEK DEVELOPMENT	SHEET TITLE SOUTH & NORTH ELEVATIONS
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REVISIONS		
No.	DATE	DESCRIPTION
A	NOV. 5/87	ISSUED FOR DEVELOPMENT PERMITS
B	APRIL 28/88	RE-ISSUED FOR D.P.
C	SEP. 30/89	ISSUED FOR COORDINATION
D	OCT. 08/90	ISSUED FOR ENERGY COORDINATION
E	OCT. 16/90	REISSUED FOR D.P.
F	FEB. 28/90	REISSUED FOR D.P.
G	DEC. 22/90	REISSUED FOR D.P.
H	MARCH 22/91	ISSUED FOR CITY'S BUILDING HEIGHT ADJUSTMENT
J	MARCH 18/91	RE-ISSUED FOR D.P.
K	APRIL 1/91	RE-ISSUED FOR D.P.
L	MAY 2/91	RE-ISSUED FOR D.P.



LEGEND

6. CENTRELING OF GLAZING FRAME AND / OR REVEAL.
GLAZING FRAME OR REVEAL ALIGNED TO TOP OF OPENING.
GLAZING FRAME OR REVEAL ALIGNED TO BOTTOM OF OPENING.
FIX COMPARTMENT
PANEL JOINT
REVEAL
R/SB. ROOF SLOPPER
ELEVATION
DAY LINE
TO TOP OF CONCRETE
UNLESS NOTED OTHERWISE
RATED DOOR
PANEL NO.
- NOTE: GLAZING SHOP DWGS. MUST BE REVIEWED BY THE PROJECT ARCHITECT PRIOR TO FABRICATION.

NOTE: GLAZING SHOP DNGS. MUST BE REVIEWED BY THE BUILDING ENVELOPE ENGINEER.

EXTERIOR FINISH SCHEDULE

- EXTENSION FIRST SCHEDULE**
- (C) CONCRETE
 - (F) PRE-FINISHED METAL FLASHING TO MATCH WALL COLOUR
 - (S) 1X 2" ANCHORED-DIMENSION-STONE
 - (M_C) METAL GLASSING
 - (M_B) INSULATED METAL PANEL
 - (C₁) SIGNATURE 300 - COLONIAL RED
 - (C₂) SIGNATURE 300 - COAL BLACK
 - (C₃) SIGNATURE 300 - ASH GREY
 - (C₄) SIGNATURE 300 - SLATE GREY
 - (M₄) PREFINISHED METAL DOORS AND FRAMES PRIMED

GLAZING SCHEDULE

- EXTERIOR LITE - 6mm FPG CLEAR, TEmPERED,
1/2" AIRSPACE.
INTERIOR LITE - 6mm FPG CLEAR, GWS SOLARBAN 60 LOW-E RS SURFACE,
IN 2" X 4 1/2" THERMALLY BROKEN METAL FRAMES.
- NOTE: GLAZING SHOP DWS. MUST BE REVIEWED
BY THE BUILDING ENVELOPE ENGINEER.

NOTE: PAINTING
PROVIDE SAMPLES ON
PER GENERAL NOTES -

NOTE.
ALL EXPOSED EXT. STEEL
SHALL BE PAINTED AS PER
L-2000, SECTION 05 22 00

PANT COLOR TO BE CONFIRMED WITH
OWNER PRIOR TO CONSTRUCTION

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PROJECT PROPOSED RESIDENTIAL BUILDING FOR SPRING CREEK DEVELOPMENT	SHEET TITLE WEST ELEVATION
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G CENTRELINE OF GLAZING FRAME AND / OR REVEAL
 GLAZING FRAME OR REVEAL, ALIGNED TO TOP OF OPENING
 GLAZING FRAME OR REVEAL, ALIGNED TO BOTTOM OF OPENING
 F.G. FIRE COMPARTMENT
 F.L. PANEL JOINT
 R REVEAL
 R.C. ROOF SCUPPER
 EL. ELEVATION
 DAY LINE DAY LINE
 T.O.C. TO TOP OF CONCRETE
 W.D. GLASS NOTED OTHERWISE
 RATED DOOR
 PANEL No.

SEE 3
 A

GLAZING SCHEDULE

EXTERIOR LITE - 8mm PPG CLEAR, TEMPERED,
1/2" AIRSPACE.
INTERIOR LITE - 8mm PPG CLEAR C/N SOLARBAN 60 LOW-E HS SURFACE,
IN 2" X 4 1/2" THERMALLY BROKEN FRAMES.

NOTE: GLAZING SHOP DWG. MUST BE REVIEWED BY THE BUILDING ENVELOPE ENGINEER

GRADES PROVIDED BY CIVIL ENGINEER (SEE
DRAWINGS AND SURVEY)

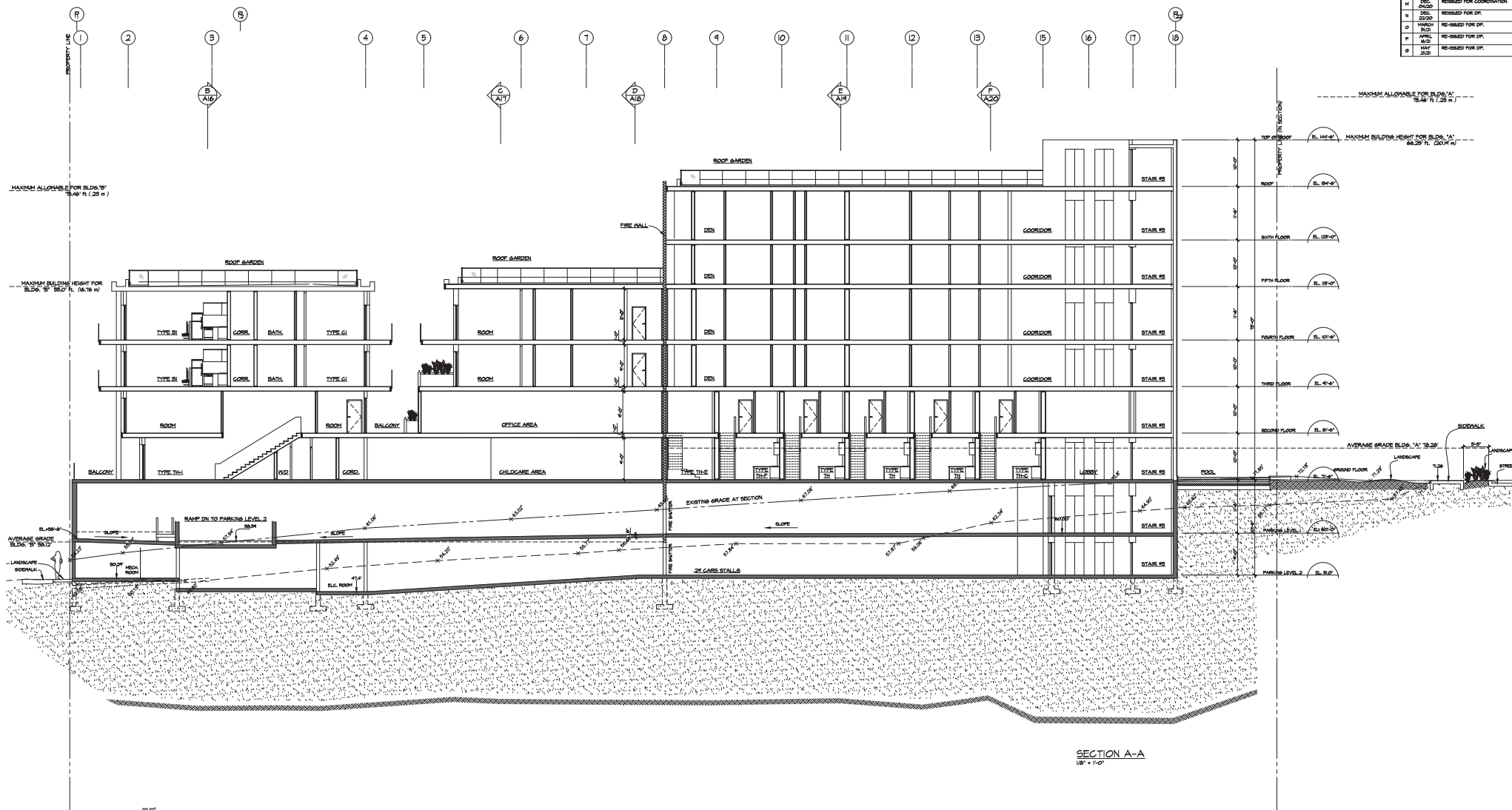
- (C) CONCRETE
- (F) PRE-FINISHED METAL FLASHING TO MATCH WALL COLOUR
- (S) 1/2" ANCHORED-DIMENSION-STONE
- (M) METAL GLAZING
- (MP) INSULATED METAL PANEL
- (C) SIGNATURE 300 - COLONIAL RED
- (C) SIGNATURE 300 - COAL BLACK
- (A) SIGNATURE 300 - ASH GREY
- (A) SIGNATURE 300 - SLATE GREY
- (MP) PREFINISHED METAL DOORS AND FRAMES PRIME AND PAINTED TO MATCH COLOUR OF WALL

NOTE: PAINTING PROVIDE SAMPLES ON WALL AS PER GENERAL NOTES - ELEVATIONS	NOTE: ALL EXPOSED EXT. STEEL SHALL BE PAINTED AS PER GENERAL NOTES
---	---

PAINT COLOR TO BE CONFIRMED WITH
OWNER PRIOR TO CONSTRUCTION

PROJECT PROPOSED RESIDENTIAL BUILDING FOR SPRING CREEK DEVELOPMENT	SHEET TITLE EAST ELEVATION
---	-------------------------------

REVISIONS		
NO.	DATE	DESCRIPTION
A	DEC 28/86	ISSUED FOR CITY'S REVIEW
B	JAN 14/87	REVISED PER MECHANICAL ENGINEER'S COMMENTS
C	JAN 28/87	ISSUED FOR CLIENT'S REVIEW
D	FEB 10/87	ISSUED FOR CLIENT'S REVIEW
E	MAY 10/87	ISSUED FOR DEVELOPMENT PERMITS
F	JUL 10/87	RE-ISSUED FOR D.P.
G	SEP 1/87	RE-ISSUED FOR D.P.
H	SEP 30/87	ISSUED FOR COORDINATION
J	OCT 20/87	ISSUED FOR DENERGY COORDINATION
L	OCT 20/87	REISSUED FOR D.P.
M	DEC 22/87	REISSUED FOR COORDINATION
N	DEC 22/87	REISSUED FOR D.P.
O	MARCH 18/88	RE-ISSUED FOR D.P.
P	MAY 10/88	RE-ISSUED FOR D.P.
Q	MAY 20/88	RE-ISSUED FOR D.P.

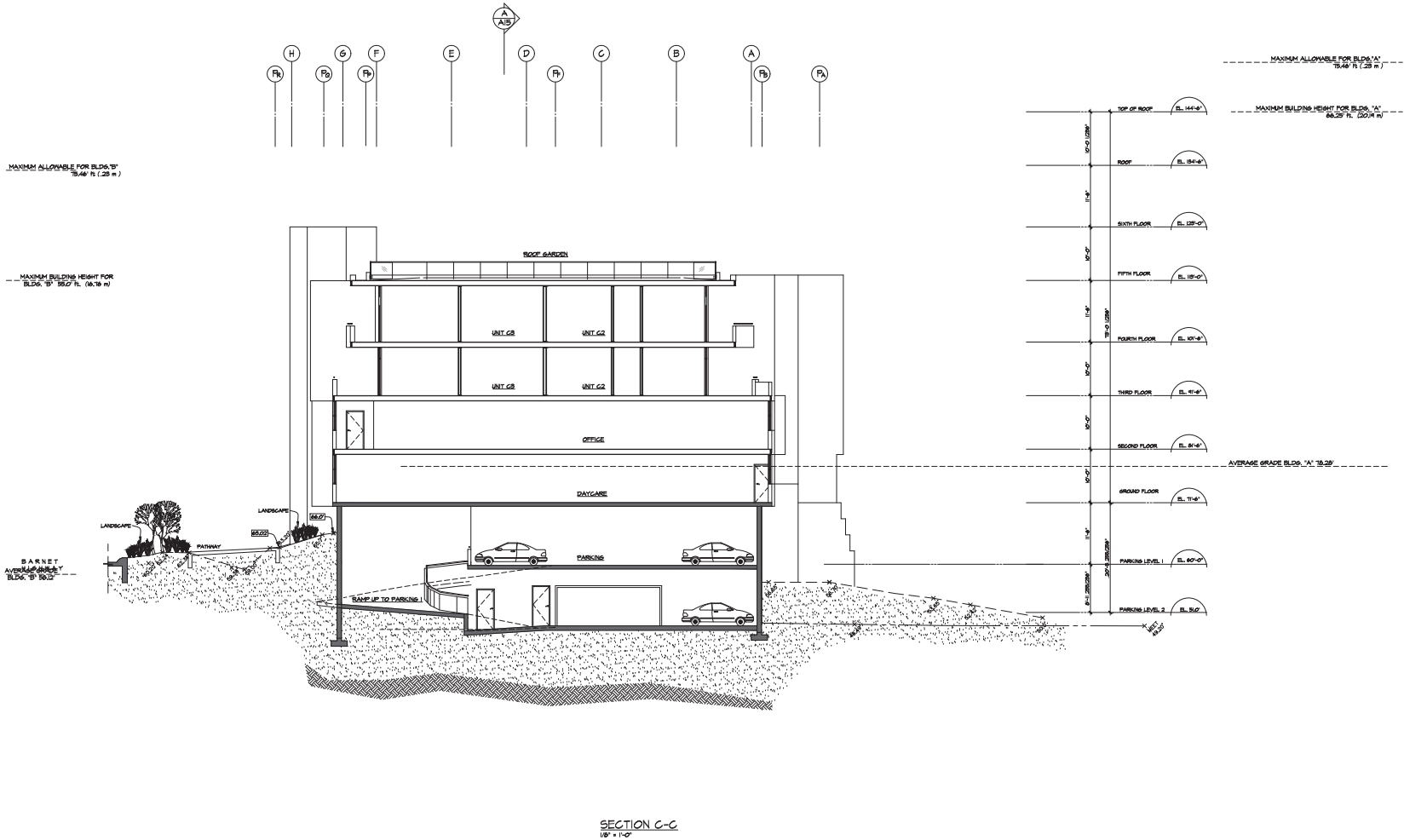


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PROJECT
PROPOSED RESIDENTIAL & RETAIL BUILDING FOR SPRINGS CREEK DEVELOPMENT

SHEET TITLE
SECTION A-A

REVISIONS		
NO.	DATE	DESCRIPTION
A	DEC. 2019	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 2019	ISSUED FOR CLIENT'S REVIEW
G	APRIL 2017	ISSUED FOR COORDINATION
D	NOV 2017	ISSUED FOR DEVELOPMENT PERMIT
E	APRIL 2018	RE-ISSUED FOR D.P.
F	JULY 2018	RE-ISSUED FOR D.P.
G	SEP 2020	ISSUED FOR COORDINATION
H	OCT 2020	ISSUED FOR ENERGY COORDINATION
J	OCT 2020	RE-ISSUED FOR D.P.
L	OCT 2020	RE-ISSUED FOR D.P.
H	DEC 2020	RE-ISSUED FOR COORDINATION
N	DEC 2020	RE-ISSUED FOR D.P.
O	MARCH 2021	RE-ISSUED FOR D.P.
P	APRIL 2021	RE-ISSUED FOR D.P.
Q	MAY 2021	RE-ISSUED FOR D.P.



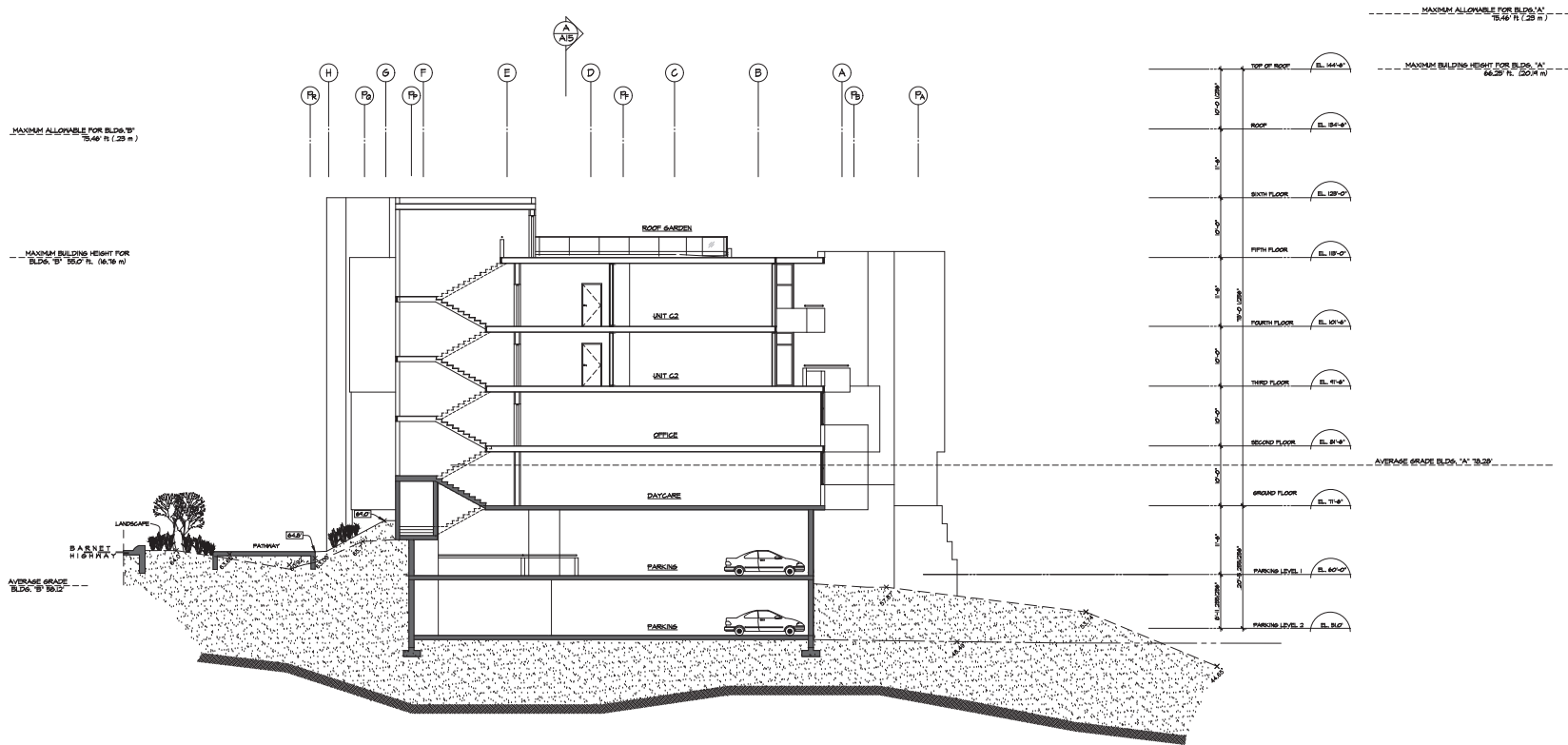
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PROJECT
PROPOSED RESIDENTIAL & RETAIL BUILDING FOR
SPRING CREEK DEVELOPMENT

SHEET TITLE
SCHEMATIC SECTIONS

REVISIONS		
NO.	DATE	DESCRIPTION
A	DEC. 2019	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 2019	ISSUED FOR CLIENT'S REVIEW
G	APRIL 2017	ISSUED FOR COORDINATION
D	NOV 2017	ISSUED FOR DEVELOPMENT PERMIT
E	APRIL 2018	RE-ISSUED FOR C.P.
F	JULY 2018	RE-ISSUED FOR C.P.
G	DEC 2020	ISSUED FOR COORDINATION
H	OCT 2020	ISSUED FOR ENERGY COORDINATION
J	OCT 2020	REISSUED FOR C.P.
L	OCT 2020	REISSUED FOR C.P.
H	DEC 2020	REISSUED FOR COORDINATION
N	DEC 2020	REISSUED FOR C.P.
O	MARCH 2021	RE-ISSUED FOR C.P.
P	APRIL 2021	RE-ISSUED FOR C.P.
Q	MAY 2021	RE-ISSUED FOR C.P.



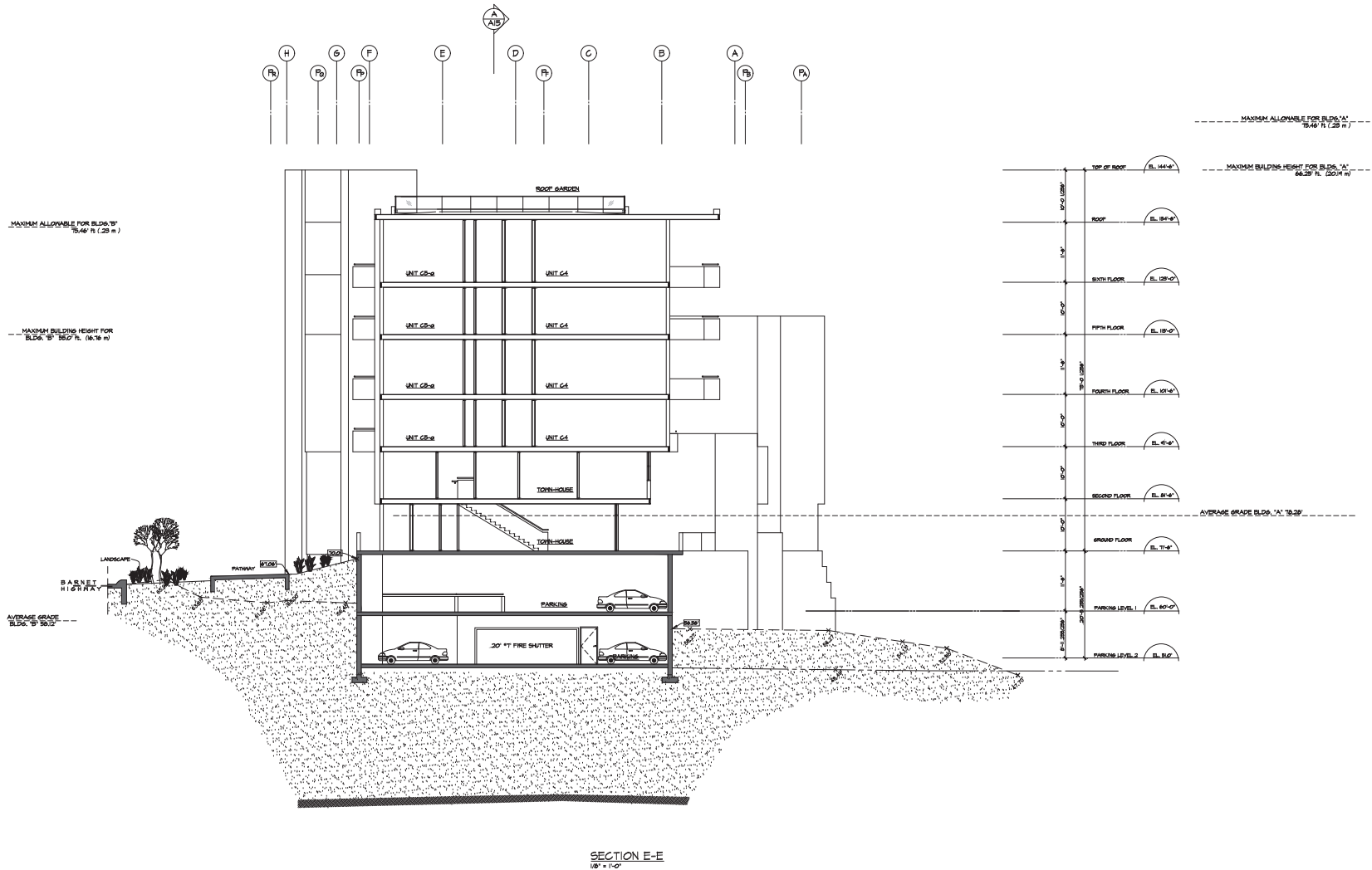
SECTION D-D
1/8" = 1'-0"

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PROJECT
PROPOSED RESIDENTIAL & RETAIL BUILDING FOR
SPRING CREEK DEVELOPMENT

SHEET TITLE
SCHEMATIC SECTIONS



REVISIONS	
NO.	DESCRIPTION
A	DEC. 2019 ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 2019 ISSUED FOR CLIENT'S REVIEW
C	APRIL 2017 ISSUED FOR COORDINATION
D	NOV 2017 ISSUED FOR DEVELOPMENT PERMIT
E	APRIL 2018 RE-ISSUED FOR D.P.
F	JULY 2018 RE-ISSUED FOR D.P.
G	SEP 2020 ISSUED FOR COORDINATION
H	OCT 2020 ISSUED FOR ENERGY COORDINATION
J	OCT 2020 RE-ISSUED FOR D.P.
L	OCT 2020 RE-ISSUED FOR D.P.
H	DEC 2020 RE-ISSUED FOR COORDINATION
N	DEC 2020 RE-ISSUED FOR D.P.
O	MARCH 2021 RE-ISSUED FOR D.P.
P	APRIL 2021 RE-ISSUED FOR D.P.
Q	MAY 2021 RE-ISSUED FOR D.P.

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