

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

201 CLARKE ST, PORT MOODY, B.C.

ZONING

PROPOSED: CDM

LOT 55, BLK 9, PL. N9959, DL 202, NEW WEST DISTRICT EXCEPT PLAN LPH958, FOLIO 0481-02
LOT 56, BLOCK 9, PLAN N9959, DISTRICT LOT 202, NEW WEST DISTRICT PART 1 L2
FOLIO 0481-02
LOT 57, BLOCK 9, PLAN N9959, DISTRICT LOT 202, NEW WEST DISTRICT PART 1 L2
FOLIO 0481-02
LOT 58, BLOCK 9, PLAN N9959, DISTRICT LOT 202, NEW WEST DISTRICT EXCEPT PLAN LPH958, FOLIO 0481-02

SITE AREA

GROSS SITE AREA: 1.46, 96, 944 S.F. (1,460,944 S.M.)
DEDICATION AREA: 1.46, 96, 944 S.F. (1,460,944 S.M.)
NET SITE AREA: 1.46, 96, 944 S.F. (1,460,944 S.M.)

BUILDING AREA

1.46, 96, 944 S.F. (1,460,944 S.M.)

SITE COVERAGE

GROSS SITE COVERAGE: 16, 130 S.F. / 56,944 S.F. = 0.4 = 45 %
NET SITE COVERAGE: 16, 130 S.F. / 2, 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	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 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.	1,625 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.	5,450 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.	4,845 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	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
TOTAL INDOOR AREA	21,004 S.F.	0 S.F.	0 S.F.	21,004 S.F.	16,115 S.F.	37,119 S.F.	1,025 S.F.

TOTAL NUMBER OF UNITS: 49
APARTMENTS: 34
TOWN-HOUSES: 15
TOWN-HOUSES + LOFT: 11
DEDUCTION FOR ADAPTABLE UNITS (2 m / UNIT): 6' 2.58 S.F. = 124.2 S.F.
NET FLOOR AREA (BLDG 'A' - BLDG 'B'): 61,250 S.F.

FLOOR AREA RATIO

MAX. ALLOWABLE: 2.3
MAXIMUM ALLOWABLE GROSS FLOOR AREA: 2.3 X 36, 944 S.F. = 85, 187 S.F.
MAXIMUM ALLOWABLE NET FLOOR AREA: 2.3 X 16, 944 S.F. = 38, 971 S.F.
GROSS FLOOR AREA (BLDG 'A' - BLDG 'B'): 61,250 S.F.
NET FLOOR AREA (BLDG 'A' - BLDG 'B'): 61,250 S.F.

BUILDING SETBACKS

REQUIRED: 10' (0.3 m)
PROVIDED: 10' (0.3 m)
FRONT YARD (NORTH): N/A
REAR YARD (SOUTH): 10' (0.3 m)
SIDE YARD (EAST): 10' (0.3 m)
SIDE YARD (WEST): 10' (0.3 m)

BUILDING 'A'

MAXIMUM ALLOWABLE: 75.46' (2.3 m)
PROVIDED: 75.46' (2.3 m)

BUILDING 'B'

MAXIMUM ALLOWABLE: 75.46' (2.3 m)
PROVIDED: 75.46' (2.3 m)

REGULAR STALLS	50 STALLS
SMALL CAR STALLS (24x8)	24 STALLS
HANDICAPPED STALLS	5 STALLS
TOTAL PROVIDED	79 STALLS
MODO SHARING CAR	2 STALLS
TOTAL PROVIDED	79 STALLS

PROPOSED

REGULAR STALLS	50 STALLS
SMALL CAR STALLS (24x8)	24 STALLS
HANDICAPPED STALLS	5 STALLS
TOTAL PROVIDED	79 STALLS
MODO SHARING CAR	2 STALLS
TOTAL PROVIDED	79 STALLS

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	OFFICE	4380	405.00					4380	405.00
STUDIO	STU	380	35.4					380	35.4
ONE BED	B	650	60.4	1	1	0	2	1300	120.8
TOTAL		10,540	979.2	1	1	0	2	10,540	979.2
TOWN-HOUSES	TH	1280	118.9	2	2	0	3	3840	356.7
LOFT	LO	1007	93.5	1	1	0	1	1007	93.5
TOTAL		2287	212.4	3	3	0	4	2287	212.4
TOTAL		12,827	1193.6	4	4	0	6	12,827	1193.6

UNIT TYPE	# OF UNITS	ZONING BY LAW REQUIREMENT	REQUIRED SPACES	PROVIDED SPACES	RELAXATION
TOWN-HOUSES	10	1.5 SPACES PER UNIT	15		
LOFT	1	1 SPACES PER UNIT	1		
STUDIO & ONE BED ROOM	16	1 SPACE PER UNIT	16		
2 AND MORE BEDROOM	18	1.5 SPACES PER UNIT	27		
VISITOR SPACES	0.2 SPACES / UNIT		9	8	
SUBTOTAL			68	50	18
MODO CARSHARING		CARSHARING	2		
OFFICE		1 SPACE PER 50 SQ.M.	8.7	8	
CHILD CARE		3 SPACE PER 93 SQ.M.	15.4	15	
TOTAL (INCLUDE VISITOR PARKINGS)	45		91.5	75	
RELAXATION					18
ACCESSIBLE SPACES			3	3	

PARKING

REGULAR STALL	85' X 18'	[2.6m X 5.6m]
SMALL CAR (20x8 MAX)	13'4" X 18'	[4.1m X 5.6m]
HANDICAPPED STALLS	18'0" X 18'	[5.5m X 5.6m]
HANDICAPPED STALLS	18'0" X 18'	[5.5m X 5.6m]

REQUIRED

LOFT UNIT	1 STALLS
STUDIO AND BEDROOM UNIT	1 SPACE PER UNIT
2 OR MORE BEDROOMS UNIT	1.5 SPACE PER UNIT
TOTAL PROVIDED	79 STALLS

VISITOR PARKING	0.2 SPACES PER UNIT
OFFICE PARKING	1 STALL PER 50 SQ.M.
CHILD CARE PARKING	3 STALLS PER 93 SQ.M.
TOTAL PROVIDED	79 STALLS

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BI-CYCLE PARKING

HORIZONTAL STALL	8.26' X 14'	[10 m X 0.6m]
MINIMUM ACCESSIBLE	8.94'	[1.2m]
<u>REQUIRED:</u>		
15 SPACES PER UNIT	15x85=1275 STALLS	

PROVIDED

BI-CYCLE STORAGE STALLS	14 STALLS
VISITOR STALLS	6 STALLS
TOTAL PROVIDED	20 STALLS

LOADING BAYS

[NOT REQUIRED]

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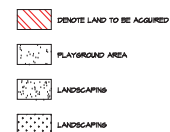
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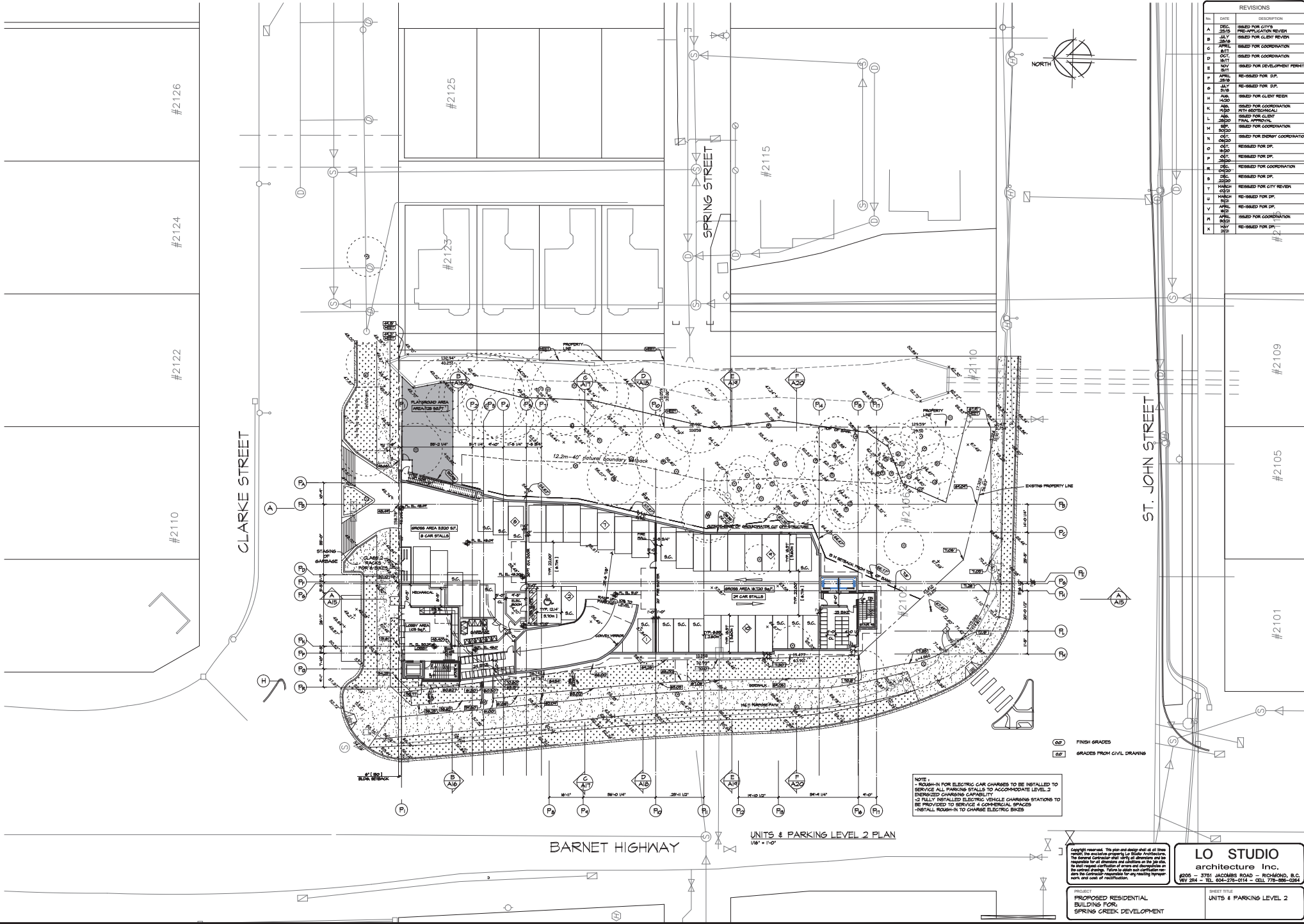
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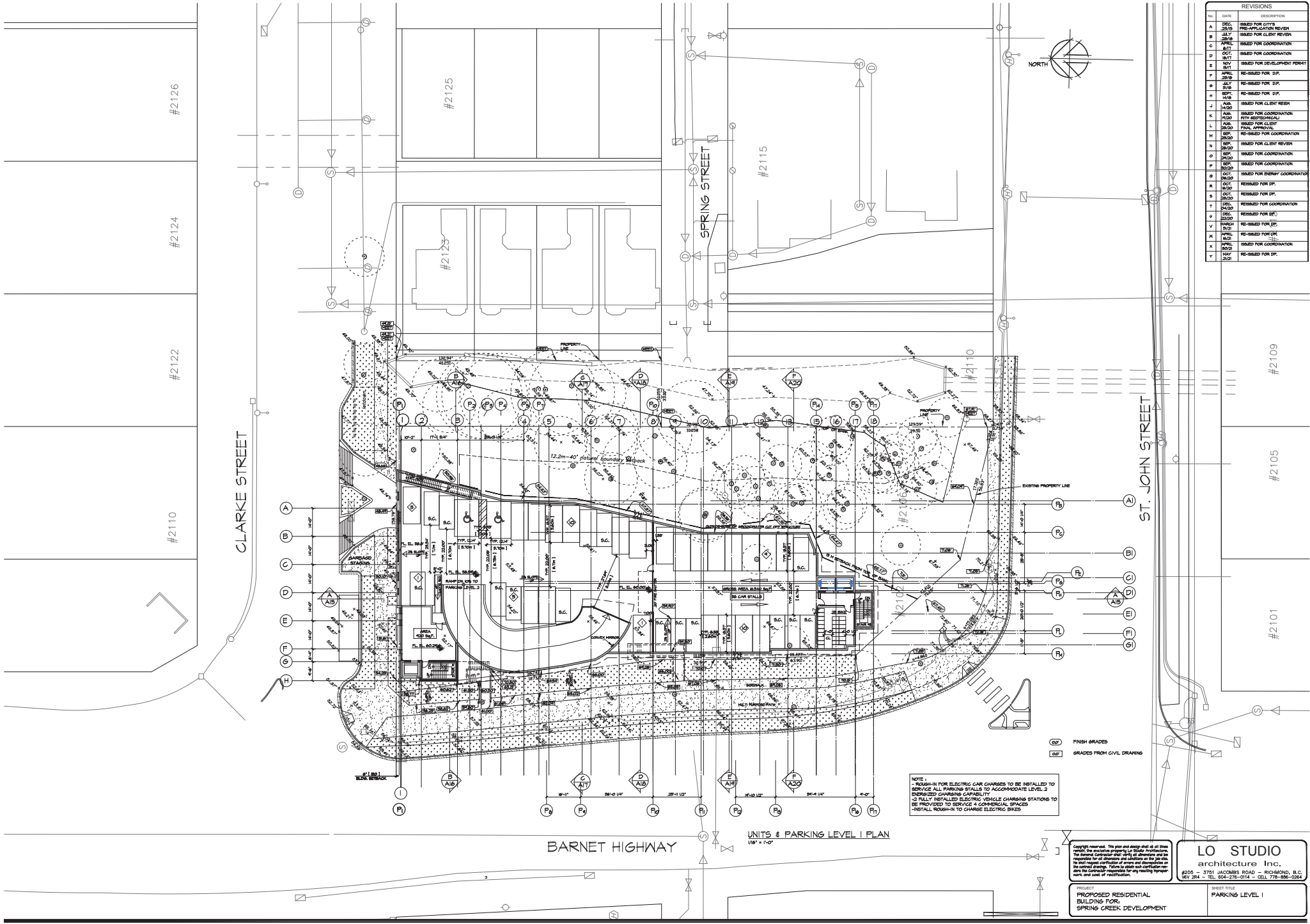
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ONE BED	B	650	60.4	1	1	0	2		

#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. 2020	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.



REVISIONS		
NO.	DATE	DESCRIPTION
A	DEC. 2019	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 2020	ISSUED FOR CLIENT REVIEW
C	APRIL 2021	ISSUED FOR COORDINATION
D	OCT. 2021	ISSUED FOR COORDINATION
E	NOV. 2021	ISSUED FOR DEVELOPMENT PERMIT
F	APRIL 2022	RE-ISSUED FOR D.P.
G	JULY 2022	RE-ISSUED FOR D.P.
H	SEP. 2022	RE-ISSUED FOR D.P.
I	NOV. 2022	ISSUED FOR CLIENT REVIEW
J	APR. 2023	ISSUED FOR COORDINATION WITH GEOTECHNICAL
K	APR. 2023	ISSUED FOR CLIENT FINAL APPROVAL
L	APR. 2023	RE-ISSUED FOR COORDINATION
M	SEP. 2023	ISSUED FOR CLIENT REVIEW
N	SEP. 2023	ISSUED FOR COORDINATION
O	SEP. 2023	ISSUED FOR COORDINATION
P	SEP. 2023	ISSUED FOR COORDINATION
Q	SEP. 2023	ISSUED FOR COORDINATION
R	SEP. 2023	ISSUED FOR COORDINATION
S	SEP. 2023	ISSUED FOR COORDINATION
T	SEP. 2023	ISSUED FOR COORDINATION
U	SEP. 2023	ISSUED FOR COORDINATION
V	SEP. 2023	ISSUED FOR COORDINATION
W	SEP. 2023	ISSUED FOR COORDINATION
X	SEP. 2023	ISSUED FOR COORDINATION
Y	SEP. 2023	ISSUED FOR COORDINATION

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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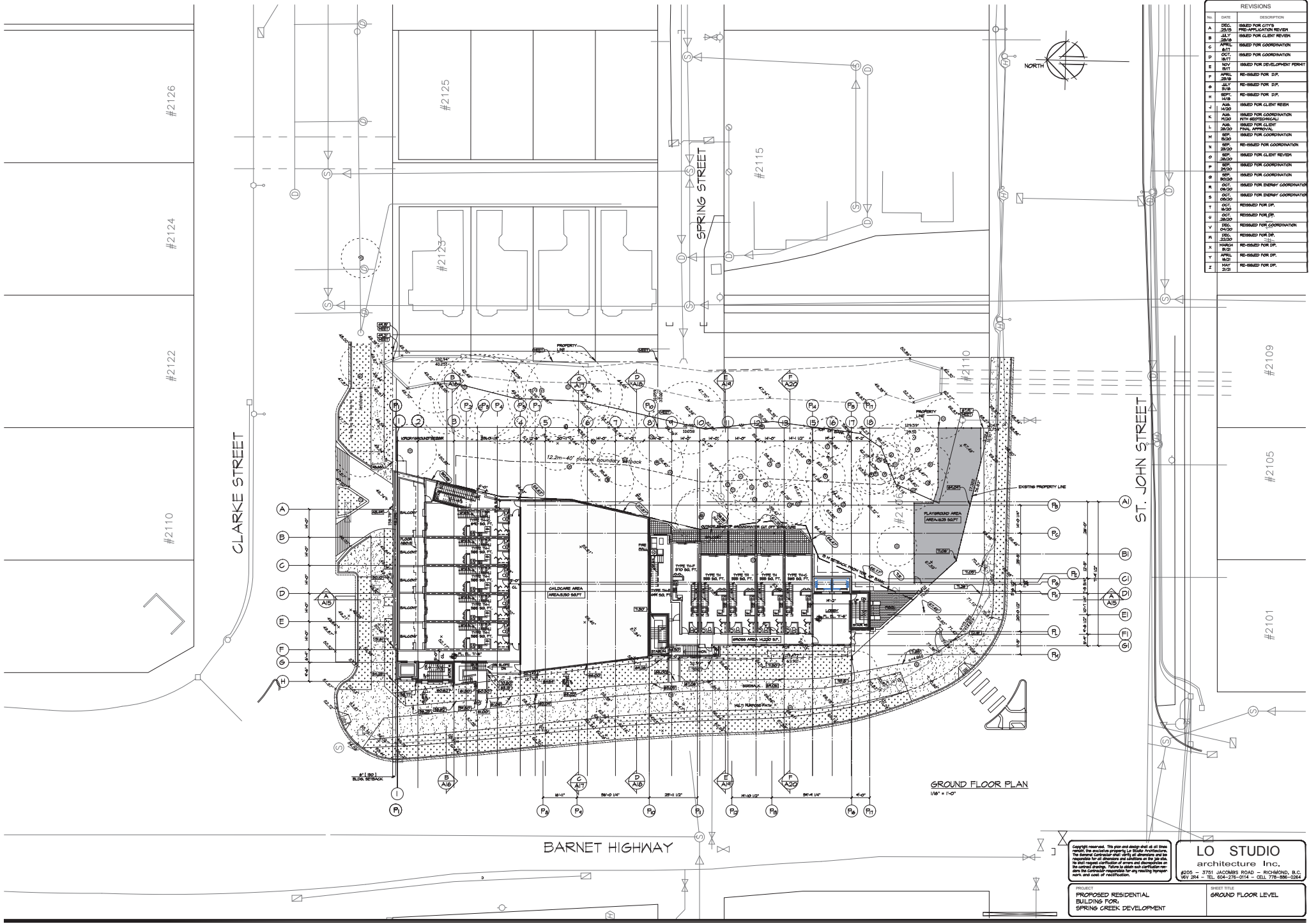
LO STUDIO
architecture Inc.
6005 - 3751 JACOBS ROAD - RICHMOND, B.C.
V6T 2P1 - TEL: 604-275-0114 - CELL: 778-986-0362

PROJECT:
PROPOSED RESIDENTIAL BUILDING FOR
SPRING CREEK DEVELOPMENT

SHEET TITLE:
PARKING LEVEL 1

SCALE: 1/8" = 1'-0"
DATE: NOV. 5, 2023
DRAWN BY: PPM - HA
CHECKED BY: MC
2101 CLARKE STREET
PORT MOODY, BC

DWG. No: 15-050-A5
REV: Y



REVISIONS		
NO.	DATE	DESCRIPTION
A	DEC. 2019	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 2020	ISSUED FOR CLIENT REVIEW
G	APRIL 8/21	ISSUED FOR COORDINATION
D	OCT. 18/21	ISSUED FOR COORDINATION
E	NOV. 18/21	ISSUED FOR DEVELOPMENT PERMIT
F	APRIL 28/22	RE-ISSUED FOR D.P.
G	JULY 2/22	RE-ISSUED FOR D.P.
H	SEP. 14/22	RE-ISSUED FOR D.P.
J	AUG. 14/23	ISSUED FOR CLIENT REVIEW
K	AUG. 14/23	ISSUED FOR COORDINATION WITH GEOTECHNICAL
L	AUG. 26/23	ISSUED FOR CLIENT FINAL APPROVAL
M	SEP. 8/23	ISSUED FOR COORDINATION
N	SEP. 28/23	RE-ISSUED FOR COORDINATION
O	SEP. 28/23	ISSUED FOR CLIENT REVIEW
P	SEP. 28/23	ISSUED FOR COORDINATION
Q	SEP. 28/23	ISSUED FOR COORDINATION
R	OCT. 30/23	ISSUED FOR D.P.
S	OCT. 30/23	ISSUED FOR D.P.
T	OCT. 30/23	ISSUED FOR D.P.
U	OCT. 30/23	ISSUED FOR D.P.
V	OCT. 30/23	ISSUED FOR D.P.
W	OCT. 30/23	ISSUED FOR D.P.
X	OCT. 30/23	ISSUED FOR D.P.
Y	OCT. 30/23	ISSUED FOR D.P.
Z	OCT. 30/23	ISSUED FOR D.P.

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LO STUDIO
architecture Inc.
6005 - 3751 JACOBS ROAD - RICHMOND, B.C.
V6T 2P4 - TEL: 604-275-0114 - CELL: 778-886-0362

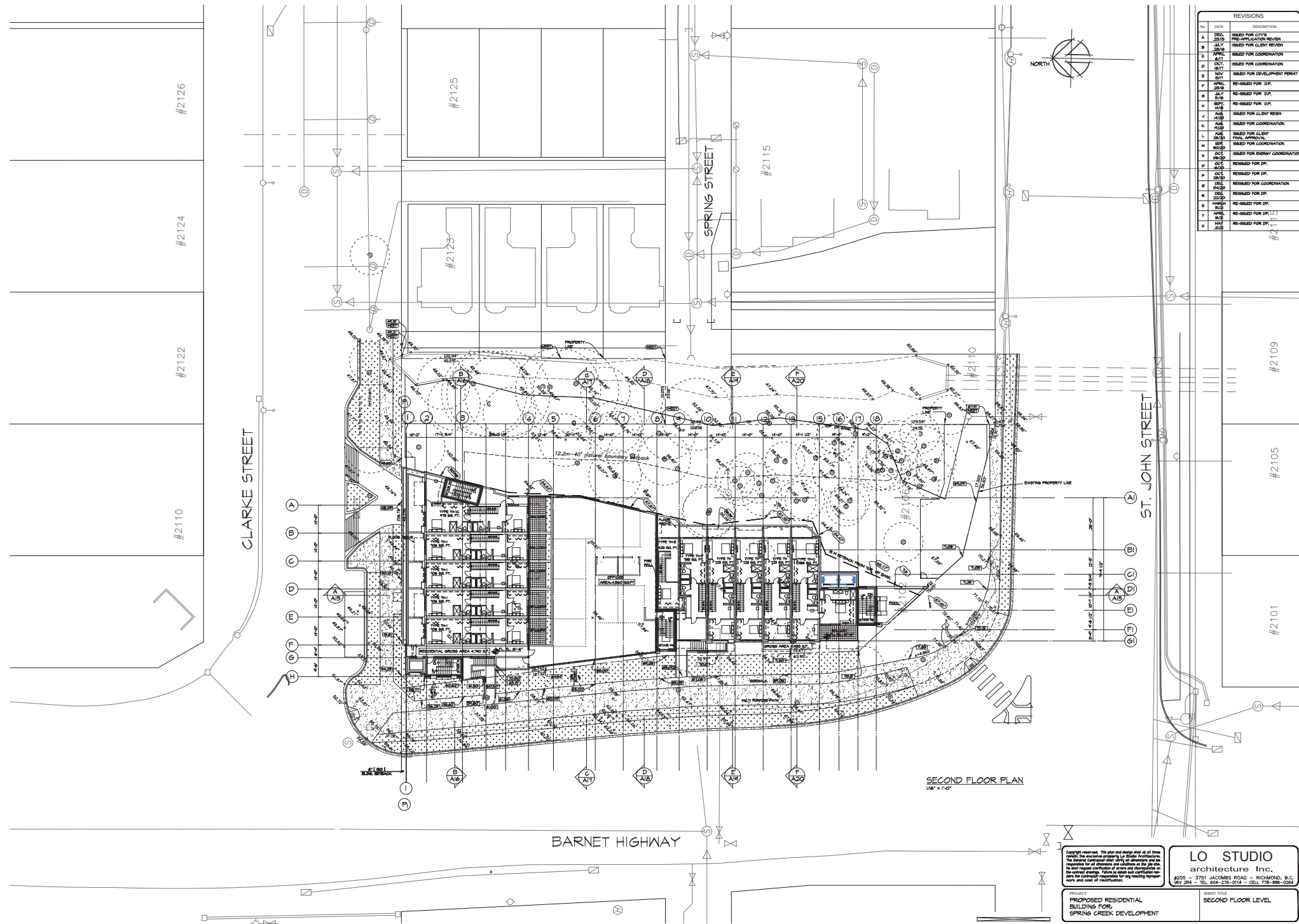
PROJECT
PROPOSED RESIDENTIAL BUILDING FOR SPRING CREEK DEVELOPMENT

SHEET TITLE
GROUND FLOOR LEVEL

SCALE: 1/8" = 1'-0"
DATE: NOV. 5, 2019
DRAWN BY: PPM - HA
CHECKED BY: MC

2101 CLARKE STREET
PORT MOODY, BC

DWG. No: 15-050-A6
REV: Z



REVISIONS		
NO.	DATE	DESCRIPTION
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.
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M	NOV. 2019	ISSUED FOR COORDINATION
N	DEC. 2019	ISSUED FOR DESIGN COORDINATION
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SECOND FLOOR PLAN
1/8" = 1'-0"

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V6V 2P4 - TEL: 604-275-0114 - CELL: 778-986-0384

PROJECT:
PROPOSED RESIDENTIAL
BUILDING FOR
SPRING CREEK DEVELOPMENT

SHEET TITLE:
SECOND FLOOR LEVEL



REVISIONS		
NO.	DATE	DESCRIPTION
A	DEC. 2019	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 2018	ISSUED FOR CLIENT REVIEW
G	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. 18/18	RE-ISSUED FOR D.P.
J	AUG. 2020	ISSUED FOR CLIENT REVIEW
K	AUG. 2020	ISSUED FOR COORDINATION
L	AUG. 2020	ISSUED FOR CLIENT FINAL APPROVAL
M	SEP. 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.
Q	DEC. 2020	RE-ISSUED FOR COORDINATION
R	DEC. 2020	RE-ISSUED FOR D.P.
S	MARCH 2021	RE-ISSUED FOR D.P.
T	APRIL 2021	RE-ISSUED FOR D.P.
U	MAY 2021	RE-ISSUED FOR D.P.

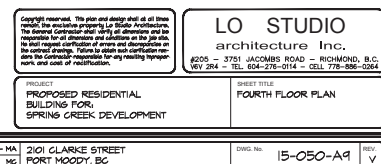
THIRD FLOOR PLAN
1/8" = 1'-0"

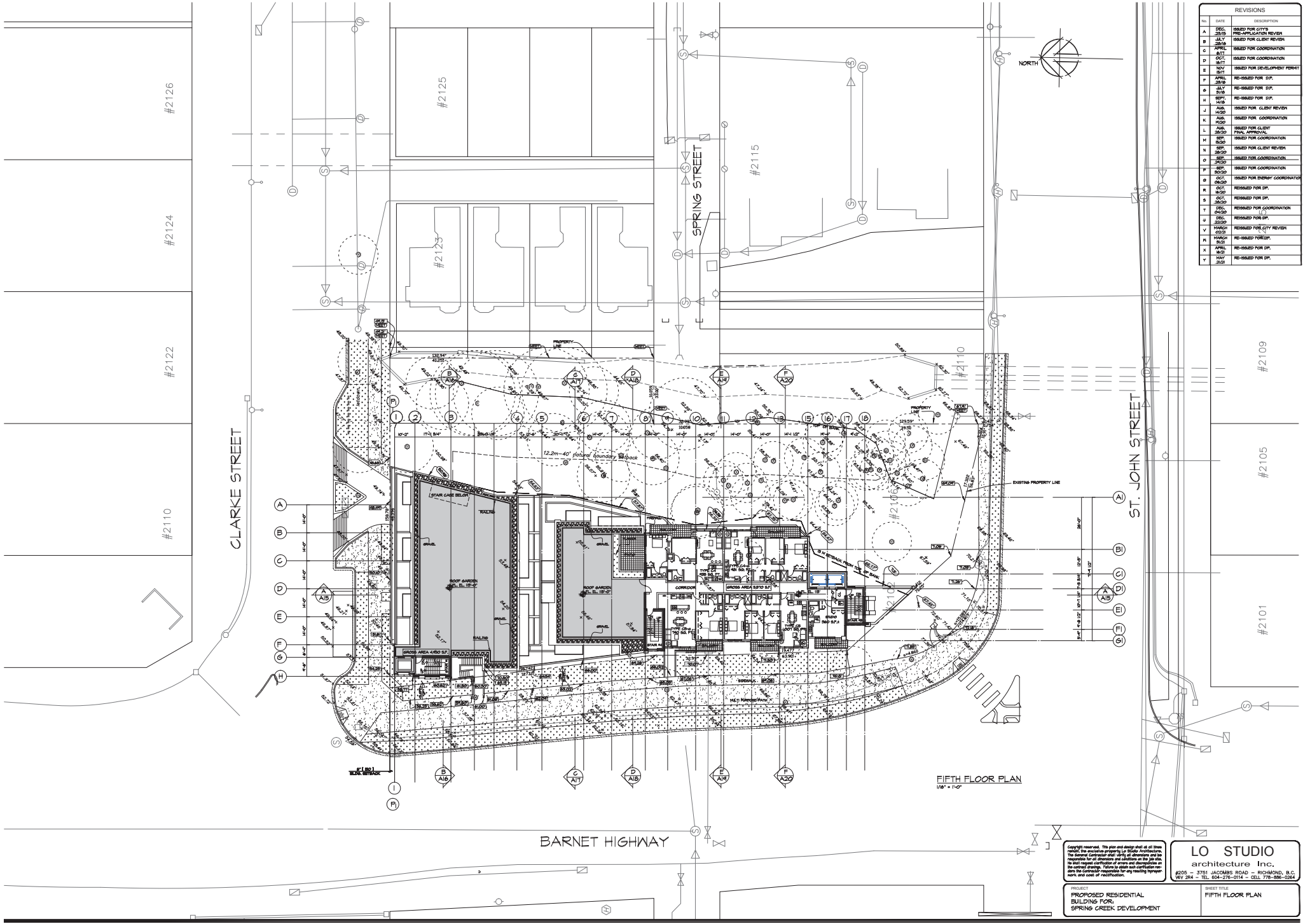
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PROJECT
PROPOSED RESIDENTIAL BUILDING FOR
SPRING CREEK DEVELOPMENT

SHEET TITLE
THIRD FLOOR PLAN

2101



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

REVISIONS		
NO.	DATE	DESCRIPTION
A	DEC. 2019	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 2018	ISSUED FOR CLIENT REVIEW
G	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.
J	APR. 14/20	ISSUED FOR CLIENT REVIEW
K	APR. 14/20	ISSUED FOR COORDINATION
L	APR. 20/20	ISSUED FOR CLIENT FINAL APPROVAL
H	SEP. 20/20	ISSUED FOR CLIENT REVIEW
N	SEP. 20/20	ISSUED FOR CLIENT REVIEW
O	SEP. 20/20	ISSUED FOR COORDINATION
P	SEP. 20/20	ISSUED FOR COORDINATION
R	OCT. 8/20	RE-ISSUED FOR D.P.
S	OCT. 20/20	RE-ISSUED FOR D.P.
T	JUL. 20/20	RE-ISSUED FOR COORDINATION
U	JUL. 20/20	RE-ISSUED FOR D.P.
V	MARCH 22/21	RE-ISSUED FOR CITY REVIEW
W	MARCH 22/21	RE-ISSUED FOR D.P.
X	APRIL 18/21	RE-ISSUED FOR D.P.
Y	MAY 18/21	RE-ISSUED FOR D.P.

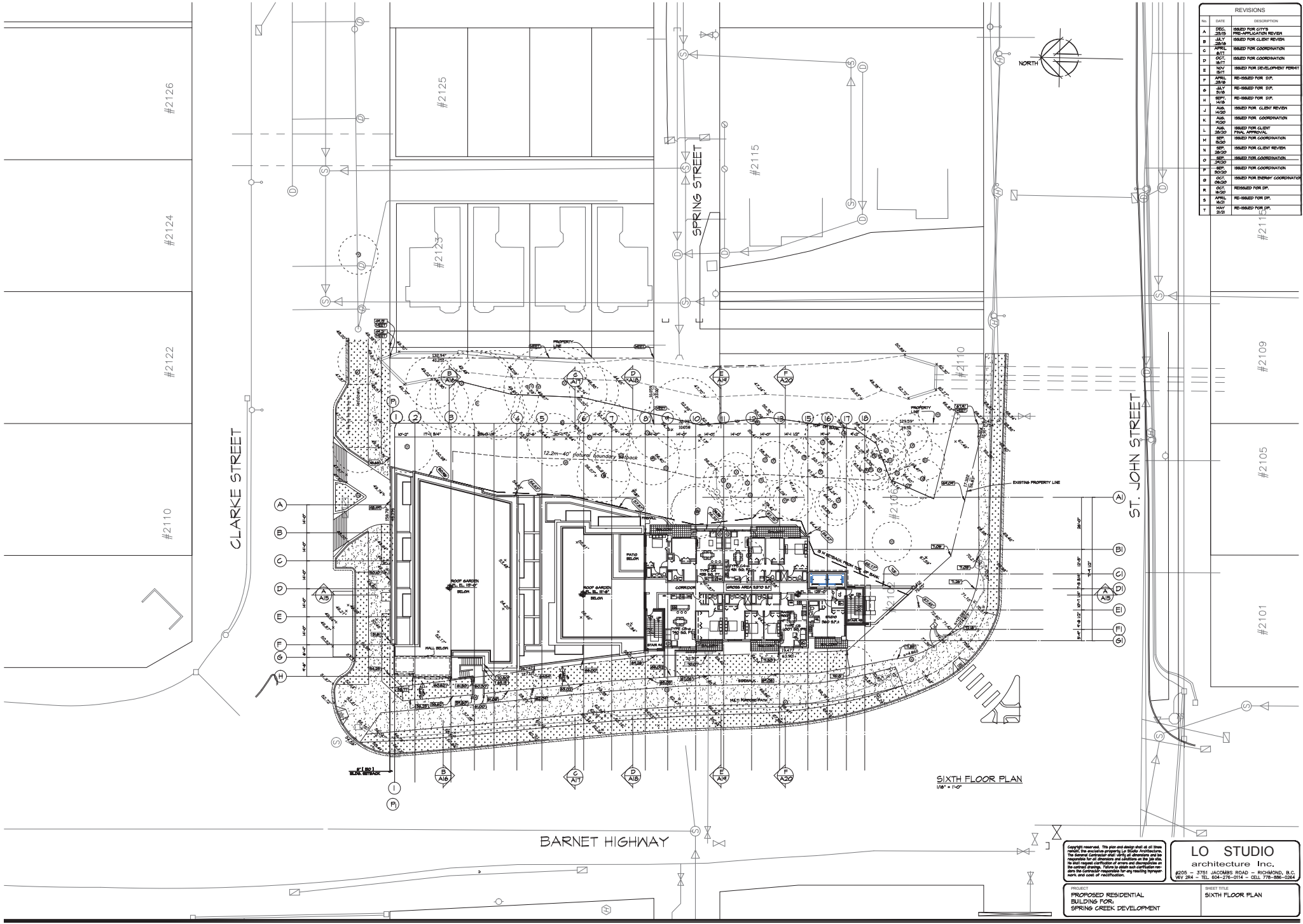
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PROJECT
PROPOSED RESIDENTIAL BUILDING FOR
SPRING CREEK DEVELOPMENT

SHEET TITLE
FIFTH FLOOR PLAN

DWG. No. 15-050-A10



REVISIONS		
NO.	DATE	DESCRIPTION
A	DEC. 2019	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 2018	ISSUED FOR CLIENT REVIEW
G	APRIL 2017	ISSUED FOR COORDINATION
D	OCT. 2017	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.
J	AUG. 2020	ISSUED FOR CLIENT REVIEW
K	AUG. 2020	ISSUED FOR COORDINATION
L	AUG. 2020	ISSUED FOR CLIENT FINAL APPROVAL
H	SEP. 2020	ISSUED FOR CLIENT REVIEW
N	SEP. 2020	ISSUED FOR CLIENT REVIEW
O	SEP. 2020	ISSUED FOR COORDINATION
P	SEP. 2020	ISSUED FOR COORDINATION
R	OCT. 2020	ISSUED FOR D.P.
S	APRIL 2021	RE-ISSUED FOR D.P.
T	MAY 2021	RE-ISSUED FOR D.P.

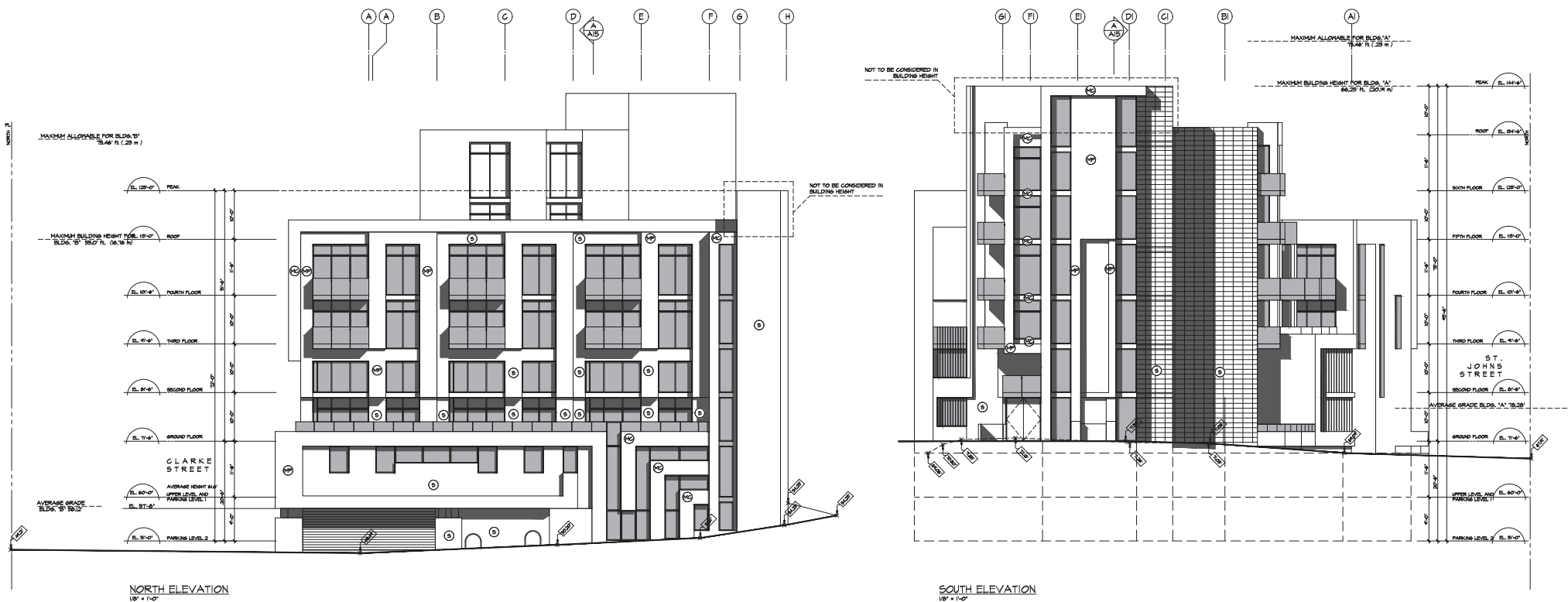
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PROJECT
PROPOSED RESIDENTIAL
BUILDING FOR
SPRING CREEK DEVELOPMENT

SHEET TITLE
SIXTH FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
A	NOV. 5/01	ISSUED FOR DEVELOPMENT PERMIT
B	AUGIL 28/01	RE-ISSUED FOR D.P.
C	SEP. 10/02	ISSUED FOR COORDINATION
D	OCT. 09/02	ISSUED FOR ENERGY COORDINATION
E	OCT. 14/02	REISSUED FOR D.P.
F	OCT. 28/02	REISSUED FOR D.P.
G	DEC. 20/02	REISSUED FOR D.P.
H	MARCH 28/01	ISSUED FOR CITY'S BUILDING HEIGHT ASSIGNMENT
J	MARCH 14/01	RE-ISSUED FOR D.P.
K	APRIL 18/01	RE-ISSUED FOR D.P.
L	MAY 18/01	RE-ISSUED FOR D.P.



LEGEND

6. CENTRELINE OF GLAZING FRAME AND / OR REVEAL
7. TOP OF TRANSOM FRAME OR REVEAL ALIGNED TO TOP OF OPENING
8. GLAZING FRAME OR REVEAL ALIGNED TO BOTTOM OF OPENING
9. FIRE COMPARTMENT
10. PANEL JOINT
11. REVEAL
12. ROOF SLOPPER
13. ELEVATION
14. BAY LINE
15. TO TOP OF CONCRETE
16. UNLESS NOTED OTHERWISE
17. RATED DOOR
18. PANEL No.
- NOTE: GLAZING SHOP DRWG.
MAY BE REVERSED BY THE
BUILDING DIVISION ENGINEER

GLAZING SCHEDULE

- EXTERIOR LITE - 6mm PPG CLEAR, TEMPERED,
1/2" AIRSPACE,
INTERIOR LITE - 6mm PPG CLEAR G/H SOLARISED 60 LOW-E RS SURFACE,
IN 2" X 4" LITE THERMALLY BROKEN METAL FRAMES.

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

GRADING PROVIDED BY CIVIL ENGINEER (SEE
DRAWINGS AND SURVEY)

EXTERIOR FINISH SCHEDULE

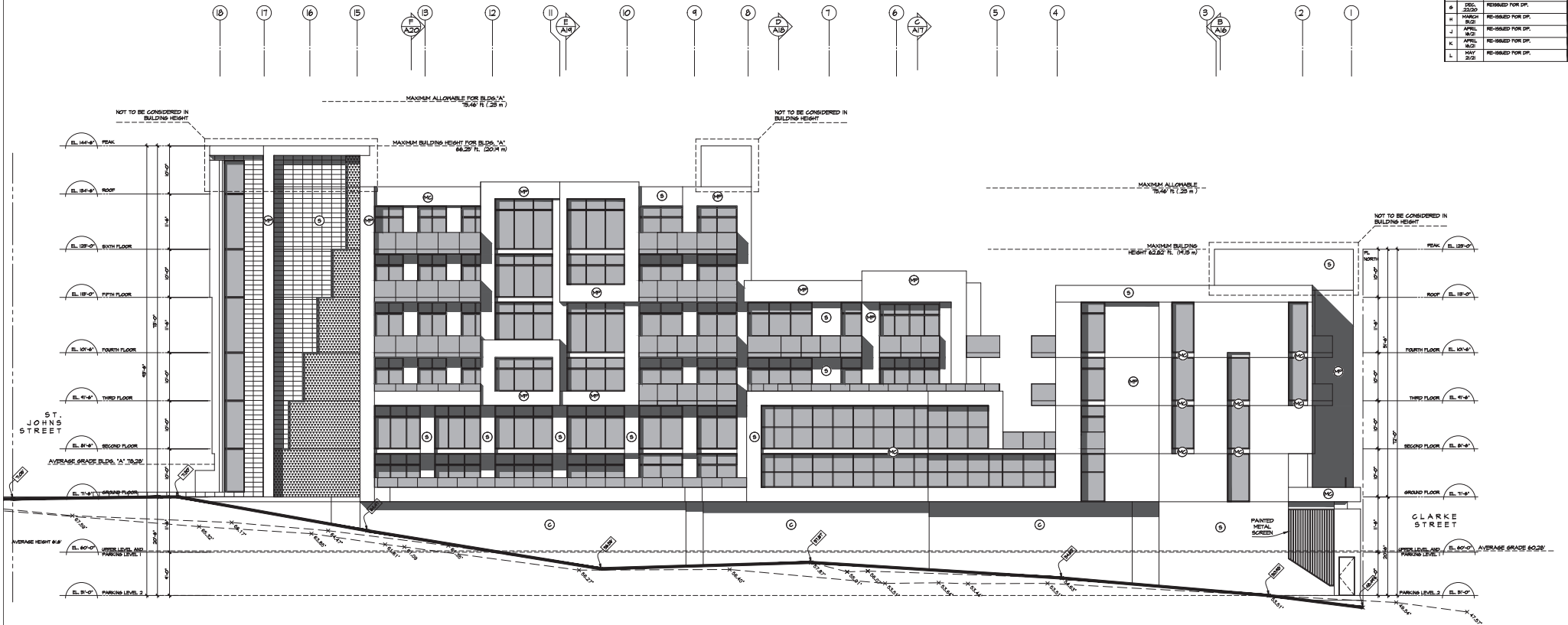
- | | | |
|---|--|---|
| (C) | CONCRETE | |
| (P) | PRE-FINISHED METAL FLASHING TO MATCH WALL COLOR | |
| (S) | 1X 4 ANCHORED DIMENSION-STONE | |
| (M) | METAL CLADDING | |
| (M) | INSULATED METAL PANEL | |
| (C) | SIGNATURE 800 - COLONIAL RED | |
| (C) | SIGNATURE 300 - COAL BLACK | |
| (C) | SIGNATURE 300 - ASH GREY | |
| (C) | SIGNATURE 500 - SLATE GRAY | |
| (H) | PREFINISHED METAL DOORS AND FRAMES PRIMED AND PAINTED TO MATCH COLOR OF WALL | |
| <p>NOTE: PAINTING PROVIDE SAMPLES ON WALL AS PER COLOR NOTES</p> | | <p>NOTE: ALL EXPOSED EXT. SURFACES ARE TO BE PAINTED AS PER GENERAL NOTES</p> |
| <p>PAINr COLOR CO. TO BE CONFIRMED WITH OWNER PRIOR TO CONSTRUCTION</p> | | |

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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. 2017	ISSUED FOR DEVELOPMENT PERMIT
B	APRIL 2018	RE-ISSUED FOR D.P.
G	SEP. 2019	ISSUED FOR COORDINATION
D	OCT. 2020	ISSUED FOR ENERGY COORDINATION
E	OCT. 2020	REISSUED FOR D.P.
F	OCT. 2020	REISSUED FOR D.P.
H	MARCH 2021	RE-ISSUED FOR D.P.
J	APRIL 2021	RE-ISSUED FOR D.P.
K	APRIL 2021	RE-ISSUED FOR D.P.
L	MAY 2021	RE-ISSUED FOR D.P.



EAST ELEVATION
1/8" = 1'-0"

LEGEND

- 1. SCHEDULE OF GLAZING FRAME AND / OR REVEAL
- 2. GLAZING FRAME ON REVEAL ALIGNED TO TOP OF OPENING
- 3. GLAZING FRAME ON REVEAL ALIGNED TO BOTTOM OF OPENING
- 4. FIRE COMPARTMENT
- 5. PANEL JOINT
- 6. INSULATION
- 7. ROOF SCUPPER
- 8. ELEVATION
- 9. DAY LINE
- 10. TO TOP OF CONCRETE
- 11. UNLESS NOTED OTHERWISE
- 12. RATED DOOR
- 13. PANEL NO.

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

GLAZING SCHEDULE

- 1. EXTERIOR LITE - 8mm PPG CLEAR GLZ (EXTERIOR) 60 LOW-E 16 SURFACE
- 2. INTERIOR LITE - 8mm PPG CLEAR GLZ (EXTERIOR) 60 LOW-E 16 SURFACE
- 3. 1/2" X 1/2" THERMALLY BROKEN METAL FRAME

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

GLAZING PROVIDED BY CIVIL ENGINEER (SEE DRAWINGS AND SURVEY)

EXTERIOR FINISH SCHEDULE

- 1. CONCRETE
- 2. PRE-FINISHED METAL FLASHING TO MATCH HALL COLOR
- 3. 1/2" ANCHORED CONCRETE-STONE
- 4. METAL CLADDING
- 5. INSULATED METAL PANEL
- 6. SIGNATURE 300 - COGNAC RED
- 7. SIGNATURE 300 - COAL BLACK
- 8. SIGNATURE 300 - ASH GREY
- 9. SIGNATURE 300 - SLATE GREY
- 10. PREFERRED METAL DOORS AND FRAMES PRIMER AND PAINTED TO MATCH COLOR OF HALL

NOTE: FINISHES PROVIDE SURFACES ON HALL AS PER GENERAL NOTES - ELEVATIONS

PAINT COLOR TO BE CONFIRMED WITH OWNER PRIOR TO CONSTRUCTION

NOTE: ALL EXPOSED EXT. STEEL SHALL BE PAINTED AS PER GENERAL NOTES

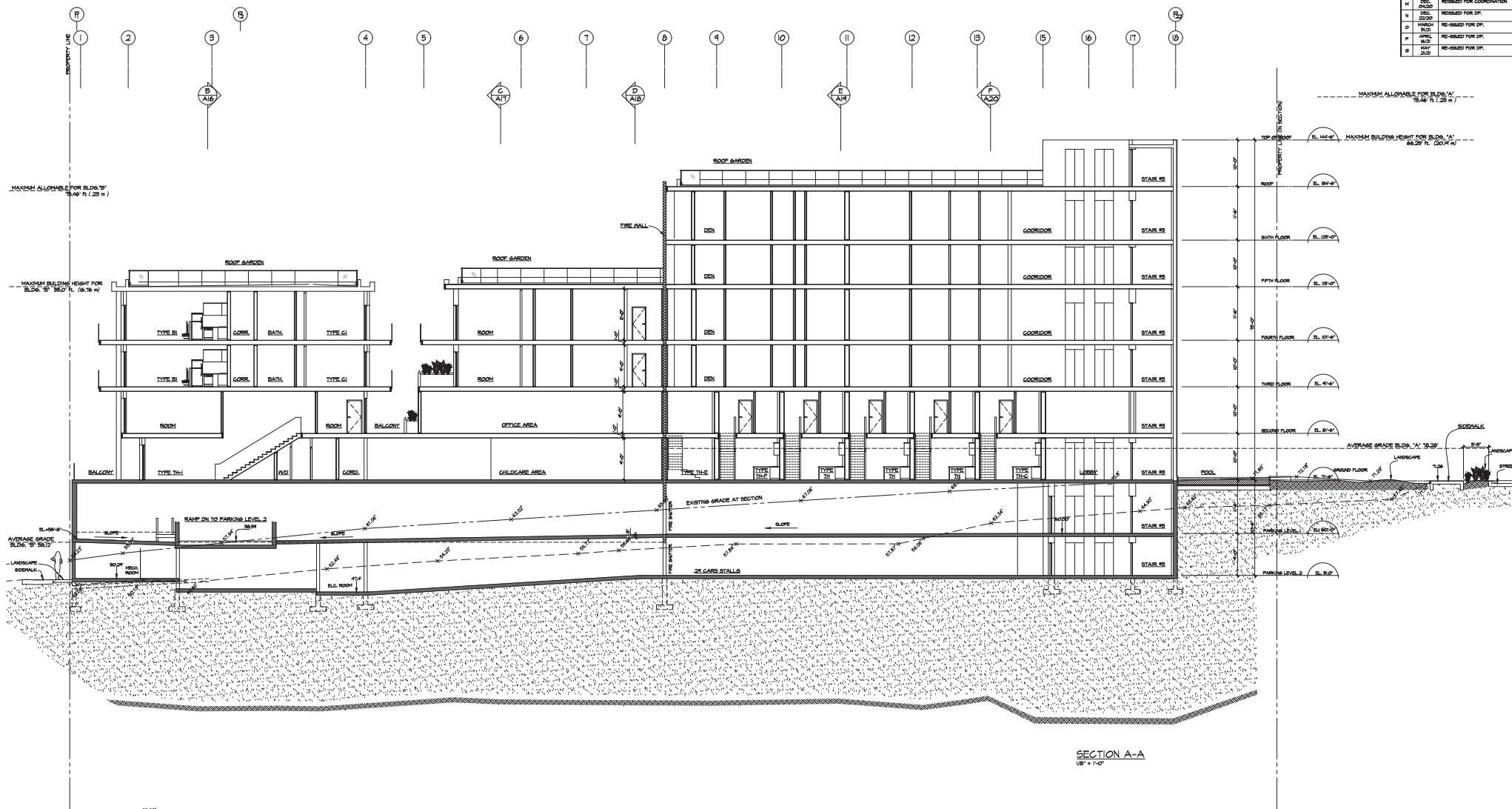
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PROJECT
PROPOSED RESIDENTIAL BUILDING FOR SPRING CREEK DEVELOPMENT

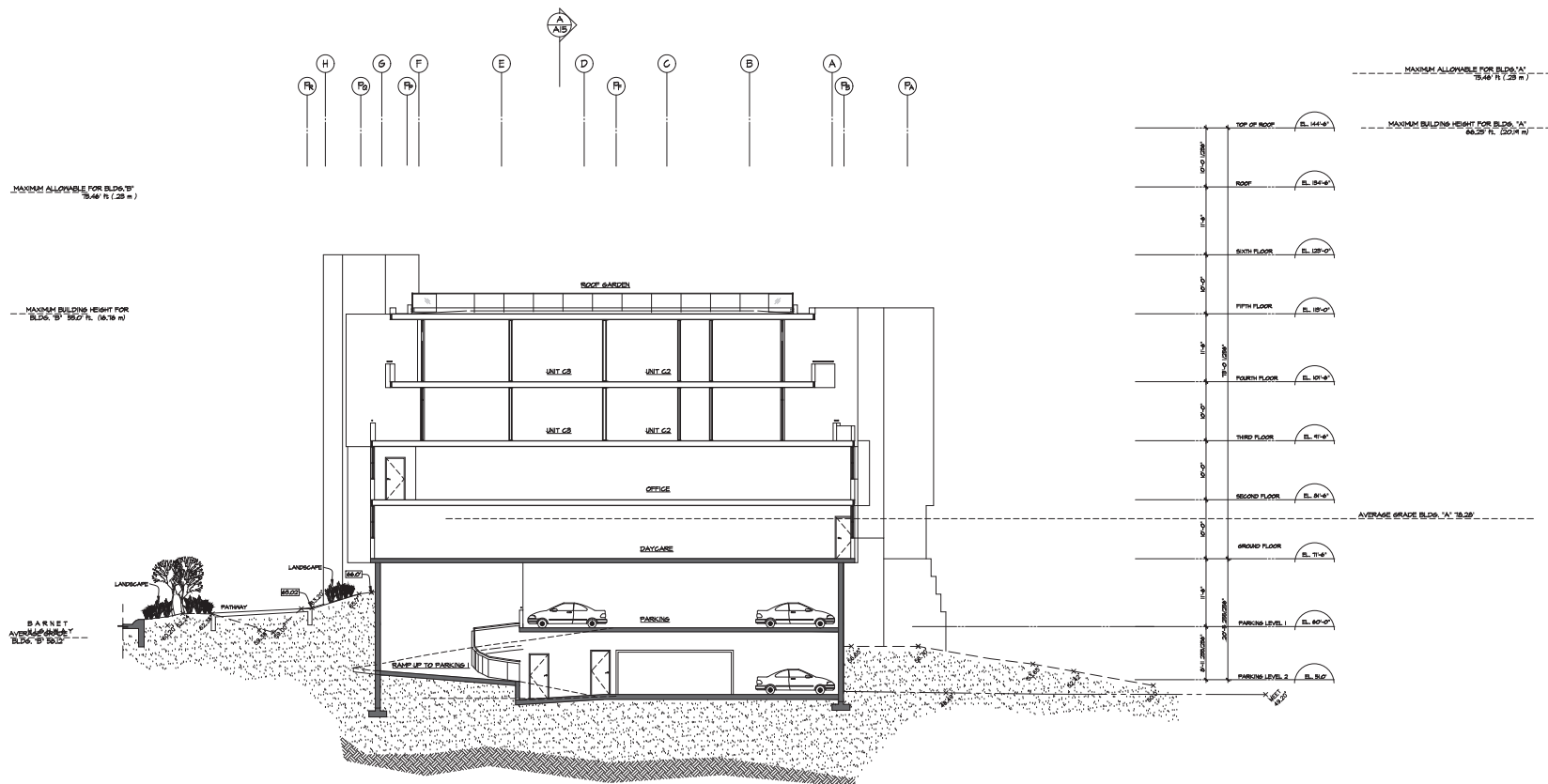
SHEET TITLE
EAST ELEVATION

REVISIONS		
No.	DATE	DESCRIPTION
A	DEC. 25/19	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	DEC. 25/19	ISSUED FOR CITY'S REVIEW
C	DEC. 25/19	ISSUED FOR COORDINATION
D	DEC. 25/19	ISSUED FOR DEVELOPMENT PERMITS
E	APRIL 25/20	RE-ISSUED FOR D.P.
F	JULY 25/20	RE-ISSUED FOR D.P.
G	SEPTEMBER 15/20	RE-ISSUED FOR D.P.
H	SEP. 30/20	ISSUED FOR COORDINATION
I	OCT. 20/20	ISSUED FOR ENERGY COORDINATION
J	OCT. 30/20	REISSUED FOR D.P.
K	OCT. 30/20	REISSUED FOR D.P.
L	DEC. 25/20	REISSUED FOR COORDINATION
M	DEC. 25/20	REISSUED FOR D.P.
N	HARSHI 2/21	RE-ISSUED FOR D.P.
O	APRIL 20/21	RE-ISSUED FOR D.P.
P	MAY 20/21	RE-ISSUED FOR D.P.



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PROJECT PROPOSED RESIDENTIAL & RETAIL BUILDING FOR SPRING CREEK DEVELOPMENT	SHEET TITLE SECTION A-A

REVISIONS		
No.	DATE	DESCRIPTION
A	DEC. 25/15	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	DEC. 28/16	REVISION FOR CLIENT'S REVIEW
C	JAN. 06/17	ISSUED FOR COORDINATION
D	NOV. 08/17	ISSUED FOR DEVELOPMENT PERMITS
E	APRIL 25/18	RE-ISSUED FOR D.P.
F	JULY 31/18	RE-ISSUED FOR D.P.
G	SEP. 30/20	ISSUED FOR COORDINATION
H	OCT. 01/20	ISSUED FOR ENERGY COORDINATION
J	OCT. 8/20	REISSUED FOR D.P.
L	OCT. 26/20	REISSUED FOR D.P.
N	OCT. 26/20	REISSUED FOR COORDINATION
N	DEC. 01/20	REISSUED FOR D.P.
O	MARCH 31/21	RE-ISSUED FOR D.P.
P	APRIL 16/21	RE-ISSUED FOR D.P.
Q	MAY 14/21	RE-ISSUED FOR D.P.

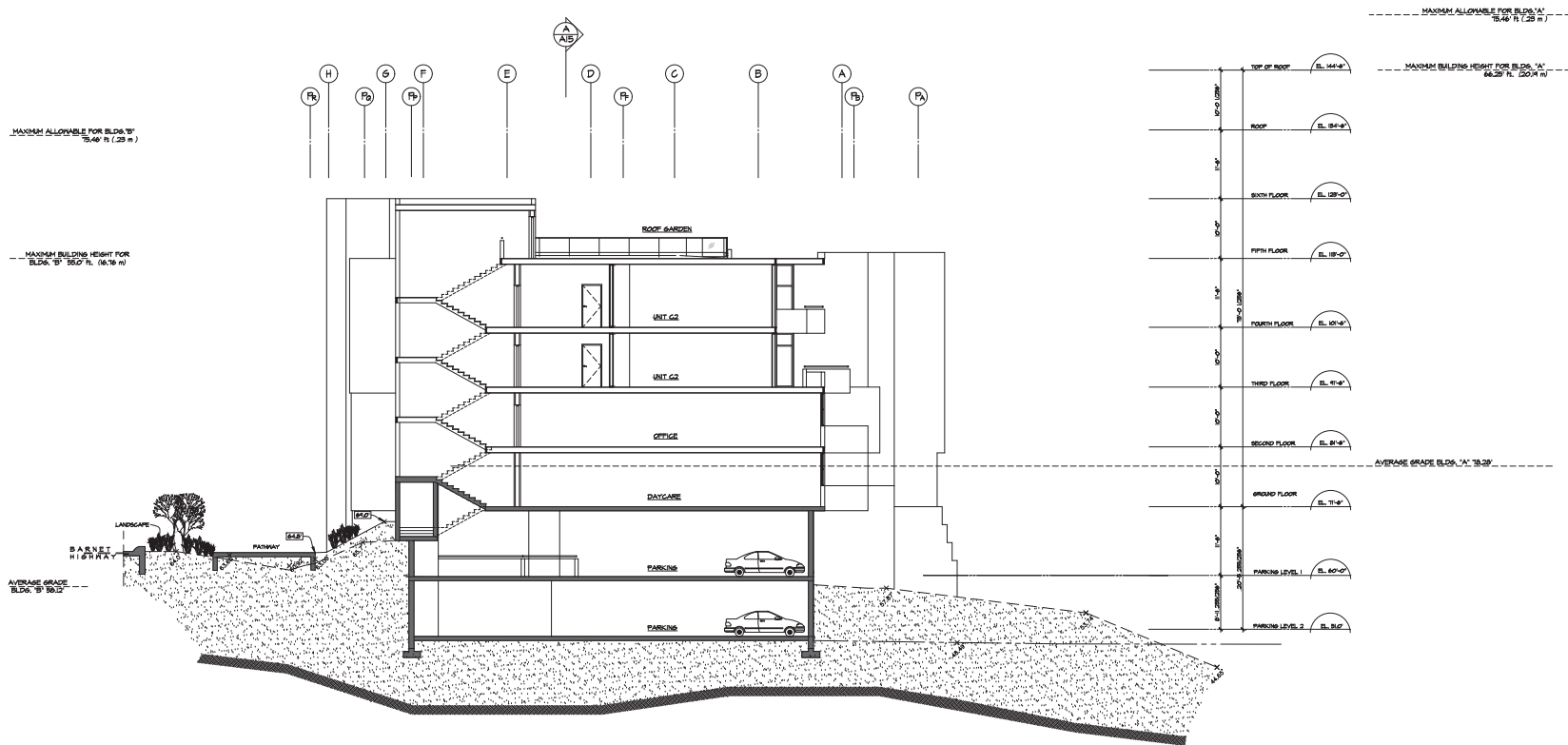


SECTION C-C
1/8" = 1'-0"

PROJECT
PROPOSED RESIDENTIAL & RETAIL
BUILDING FOR
SPRINGS 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"

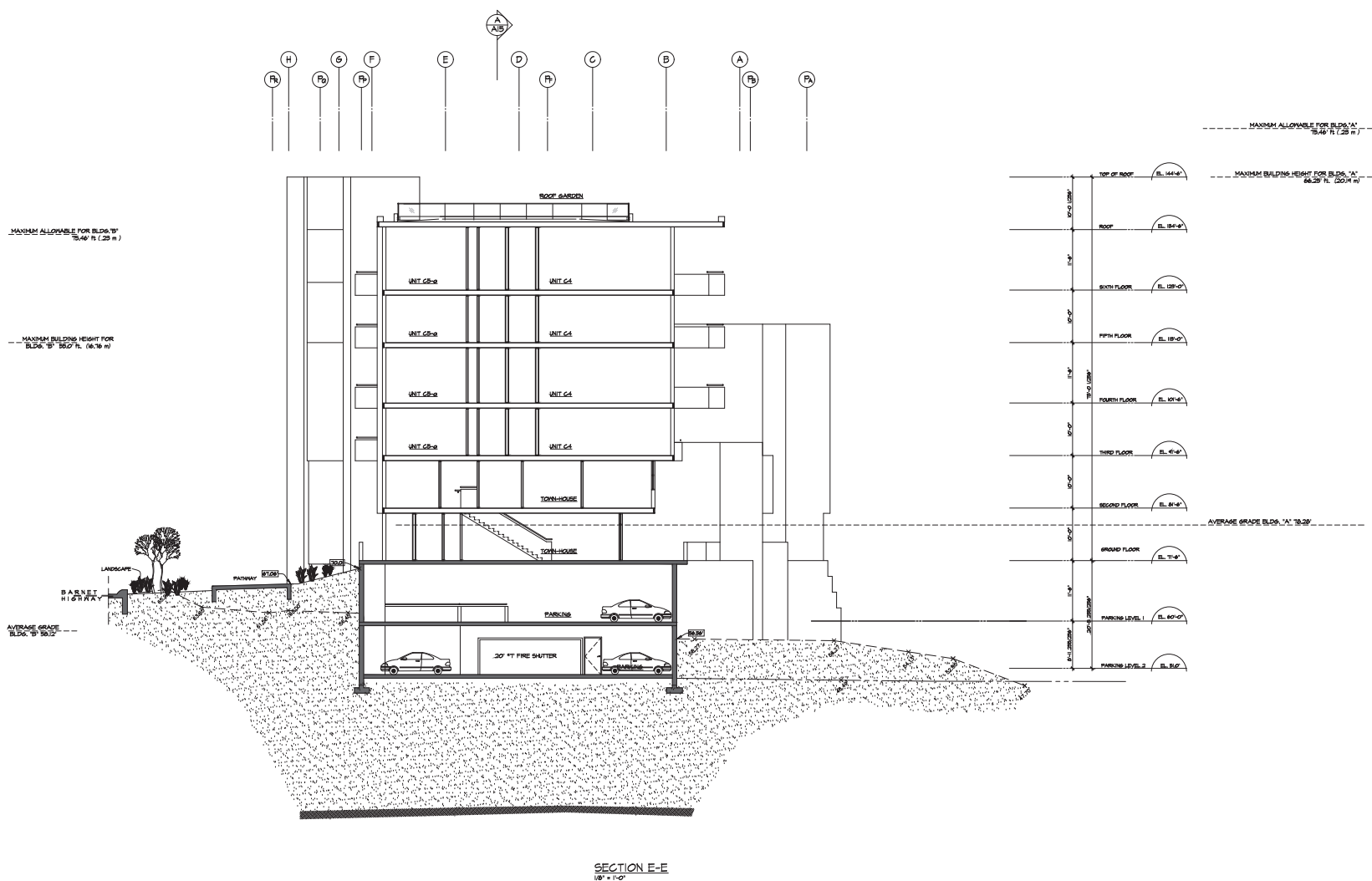
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PROJECT
PROPOSED RESIDENTIAL & RETAIL BUILDING FOR
SPRING CREEK DEVELOPMENT

SHEET TITLE
SCHEMATIC SECTIONS

REVISONS		
No.	DATE	DESCRIPTION
A	DEC. 29/15	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 1/16	ISSUED FOR CLIENT'S REVIEW
C	APRIL 04/17	ISSUED FOR COORDINATION
D	NOV 01/17	ISSUED FOR DEVELOPMENT PERM
E	APRIL 28/18	RE-ISSUED FOR D.P.
F	AUG 18/18	RE-ISSUED FOR D.P.
G	SEP. 20/18	ISSUED FOR COORDINATION
H	OCT. 08/20	ISSUED FOR ENERGY COORDINATION
I	OCT. 8/20	RE-ISSUED FOR D.P.
J	OCT. 08/20	RE-ISSUED FOR D.P.
H	DEC. 23/20	RE-ISSUED FOR COORDINATION
N	DEC. 23/20	RE-ISSUED FOR D.P.
O	MARCH 18/21	RE-ISSUED FOR D.P.
P	APRIL 16/21	RE-ISSUED FOR D.P.
Q	MAY 11/21	RE-ISSUED FOR D.P.



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PROJECT
PROPOSED RESIDENTIAL & RETAIL
BUILDING FOR:
SPRING CREEK DEVELOPMENT

SHEET TITLE
SCHEMATIC SECTIONS