

Altos Brydon Crescent Condos

5443-5469 Brydon Crescent, Langley City, BC



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Project Data Sheet

Project: Altos Brydon Crescent Condos	Contact: Langley City
Registered Owner: Brydon Crescent Properties Ltd.	Colin Lee
Author and Agent: Persimmon Development Consulting Ltd.	Barry Dick
Legal Description: Lot 25 Section 3 Township 8 N1W Westmead District Plan 15401, PID 004-521-501	778-918-2010
Lot 26 Section 3 Township 8 N1W Westmead District Plan 15401, PID 010-040-138	
Lot 27 Section 3 Township 8 N1W Westmead District Plan 15401, PID 010-040-176	
Lot 28 Section 3 Township 8 N1W Westmead District Plan 15401, PID 010-219-285	
Cont. Address: 5443-5469 Brydon Crescent, Langley BC, V3A 4A3	
Architect: BHA Architecture Inc.	Patricia Huggins
Lot Area: 82533 sqm	404-730-8100
Lot Coverage: 30.98%	
Gross Floor Area: 97537 sqm	
FAR: 1.56	
Total Dwelling Units: 115	
Units per Ha: 1.38	
Building Height: 19.35m	
Storeys: 5	
East Setback: 6.00m	
South Setback: 6.00m	
West Setback: Varies (Minimum Setback Observed)	
North Setback: 8.00m	
Open Air Space: 1726.6 sqm	

See sheets A1.01.1 and A1.01.2 for additional and more detailed information.

Reissued for Rezoning/DP - April 26th, 2019



Project Statistics

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Parking Statistics

Required Parking Based on RM-3 Zoning					
Use	Classification	Unit Count	Rate	Required Spaces	Rounded Value
Condominium	Studio or 1 Bedroom	25	1.20	30	30
Condominium	2 Bedroom	84	1.30	109	110
Condominium	3 Bedroom	6	2.00	12	12
			Sub Total	151	152
Condominium	Visitor	115	0.20	23	23
			Sub Total	23	23
Total Parking Required.					175
Proposed Parking					
Use	Stall Type	Total			
Residential	Regular	17			
	Small	48			
	HAC	7			
	Sub Total	152			
Visitor	Regular	20			
	Small	1			
	HAC	2			
	Sub-Total	23			
	Total	175			
Small Stall and HC Stall Percentages					
Use	Stall Type	Total	Percentage	Min. Percentage	
AR	Small	5		5%	
Use	Stall Type	Total	Percentage	Max. Percentage	
AR	Small	50			

Bicycle Parking/Storage Statistics

Strall Type	Required	Flange Mounted	Provided	Total
Class 1 (Resident/Staff)	58 spaces	38 spaces	24 spaces	62 spaces
Class 2 (Short Term)	6 spaces	6 spaces		6 spaces

Storage Collection	Required (m ³)	Provided (Locker)	Provided (m ³)
One (Location)		115	670 m ³
Resident/Off-Airside	652 m ³		

Note: Typical storage cubicle dimensions 1.2m X 1.8m (2' x 7' m)

Average Grade Calculation

Pumpage Curves Calculation	
North Elevation Average Grade	10010 m
East Elevation Average Grade	9845 m
South Elevation Average Grade	7900 m
West Elevation Average Grade	848 m
Overall Site Average Grade	806 m

Code Summary

Major Occurrences	On-site: 1 Downtown J. Storage Garage (Level P2 on P1) City of C. Recreational Levels 1 to 5f
Construction Requirements	3 x 2.5 (15-story Below Ground) 3.2 2.50 (Storage C. as to 5-story, Spinalized)
Construction Type	Monolithic Levels P2 on P1 Constructable Levels 1 to 5
Floor Ratings	2n (Levels P2 and P1) 1n (Level 1 and Above)
Roof Ratings	1n
Building Height	5 Stories
Building Area	Max 18000-2, based on Article 3.2 2.50 (Range area includes frame)
Facing	Facing 1 Street x 10 % of the building perimeter (includes corner 15m of the street)
Security System	Required (MFA 1.3.2013)
Fire Alarm System	Required
Standpipes 5-um	Required (MFA 16-2013)
Emergency Power	1n for emergency lighting and fire alarm system
High Building	No (100' limit of the uppermost story in less than 18m (59 feet) above grade)

Design Rationale

OVERVIEW

The project is located on the west side of Bryn Mawr Crescent and consists of a five storey residential condominium development. A variety of indoor and outdoor amenity spaces are provided including a fitness room, leisure room, workshop and garden seating areas with barbecues and a firepit. The parking is accommodated in a two storey underground structure with ramp access from the southeast corner of the site. The west side of the site contains a riparian area which slopes down to a stream. As such, the development is oriented to the east (street) side of the site and respects a 10m setback from the high water mark / natural boundary.

ARCHITECTURAL MASSING, CHARACTER & MATERIALS

The building takes on a west coast contemporary design that creates visual interest through the use of textures, materials, colour and bump outs. The five storey massing is broken up through articulation of the facades, particularly with the use of brick portals and recesses. On the street elevation, the brick portals terminate at the fourth and fifth floor levels to create a penthouse feel which further reduces the effect of the five storey massing. This is further reinforced with the use of lighter materials and colours (ie. white siding, windows and casings) on the top level. To the west, similar material and massing strategies are applied except that the brick balcony portals taper down to two storeys in height. This opens up the back side of the building to the tree line and quieter setting.

The building has a longitudinal pitched roof, which is interrupted by raised flat roof elements. The roof, in combination with the brick portals, step down at the building ends to transition to the surrounding context. The primary materials are brick, cementitious siding, cementitious panel, wood toned metal, and occasional use of heavy timber for brackets, corner posts and the parkade ramp pergola. Furthermore, the use of stepped landscape walls at the street allows the transition of the building transition to the public realm.

ZONING

The current zoning of the site is R5.1 and the project is proposing to rezone to CD (Comprehensive Development). The adjacent sites to the north and south have recently been rezoned and as such this project will link the future development of this block with consistent building forms.

LANDSCAPE

Refer to Landscape drawings and notes

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BHA
Architecture

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project:

Proposed Condominium Housing Development
5447 14th Avenue Crescent, Langley City, BC


ALTOS

consultant:

sheet no	
checked	date
PDH	
checked	
scale	project no
NTS	P-456
sheet title: Project Statistics	
sheet no A1.01.1 Project Statistics 	
checked	Project Statistics

Overall Summary	Units Confirmed	Count	% by Program
Seaside	0	0.0 %	
1 Bedroom	25	21.7 %	
2 Bedrooms	64	55.0 %	
3 Bedrooms	6	5.2 %	
Total (Overall)	115	100.0 %	

Access	Count	% by Program
Standard	106	92.2 %
Policyholder	9	7.8 %
At a glance	0	0.0 %

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Level 1 Summary		Unit Count		Percent		Percent		Percent		Percent	
		Count	% by Floor	% by Project		Count	% by Floor	% by Project		Count	% by Project
Standard	D	0	0.0%	0.0%							
1 Bedroom	5	21	79.7%	4.3%							
2 Bedroom	16	66.7%	91.9%								
3 Bedroom	0	0.0%	0.0%								
Total Level H:	21	100.0%	10.0%								
			% by Floor	% by Project			% by Floor	% by Project			
Standard	20	99.2%	9.7%								
1 Bedroom	1	4.8%	0.0%								
2 Bedroom	0	0.0%	0.0%								

Level 2				Unit Price				Shipment Price				Unit Price				Price / 1 Piece	
From	Unit	Type	Configuration	From	Amount	Unit Price	Amount	From	Amount	Unit Price	Amount	From	Amount	Unit Price	Amount	Price / 1 Piece	Amount
Level 200	200	C1	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 201	201	C2	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 202	202	C3	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 203	203	C4	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 204	204	C5	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 205	205	C6	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 206	206	C7	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 207	207	C8	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 208	208	C9	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 209	209	C10	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 210	210	C11	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 211	211	C12	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 212	212	C13	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 213	213	C14	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 214	214	C15	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 215	215	C16	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 216	216	C17	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 217	217	C18	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 218	218	C19	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 219	219	C20	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 220	220	C21	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 221	221	C22	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 222	222	C23	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 223	223	C24	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 224	224	C25	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 225	225	C26	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 226	226	C27	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 227	227	C28	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 228	228	C29	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 229	229	C30	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 230	230	C31	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 231	231	C32	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 232	232	C33	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 233	233	C34	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 234	234	C35	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 235	235	C36	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 236	236	C37	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 237	237	C38	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 238	238	C39	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 239	239	C40	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 240	240	C41	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 241	241	C42	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 242	242	C43	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 243	243	C44	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 244	244	C45	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 245	245	C46	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 246	246	C47	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 247	247	C48	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 248	248	C49	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 249	249	C50	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 250	250	C51	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 251	251	C52	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 252	252	C53	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 253	253	C54	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 254	254	C55	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 255	255	C56	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 256	256	C57	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 257	257	C58	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 258	258	C59	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 259	259	C60	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 260	260	C61	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 261	261	C62	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 262	262	C63	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 263	263	C64	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 264	264	C65	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 265	265	C66	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 266	266	C67	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 267	267	C68	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 268	268	C69	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 269	269	C70	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 270	270	C71	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 271	271	C72	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 272	272	C73	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 273	273	C74	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 274	274	C75	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 275	275	C76	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 276	276	C77	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 277	277	C78	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 278	278	C79	2-Bookcase	Standard	645	645	645	0.00	0.00	0.00	0.00	645	645	645	645	0.00	0.00
Level 279	279	C80	2-Bookcase	Standard	645</												

Level 2 Summary				Summary			
Unit Config	Count	% By Floor	% By Project	Summary	Count	% By Floor	% By Project
Staircase	6	0.0 %	0.0 %	Staircase	24	100.0 %	20.0 %
1 Bedroom	6	25.0 %	14.3 %	Normal Apartment	0	0.0 %	0.0 %
2 Bedrooms	10	41.7 %	5.8 %	Basement Apartment	0	0.0 %	0.0 %
3 Bedrooms	1	4.2 %	0.9 %				
Total (all 2)	24	100.0 %	20.9 %				

Level	ID	Type	Configuration	Tenure	A (A=1)				B (B=2)				
					Amount	Area Amt	Area Amt	Shelter Area	Amount	Area Amt	Area Amt	Shelter Area	
Level 01	B01	F1	2 Bedrooms	Single unit	Star start	648.0	5.88 yrs	0.0	0.00	648.0	5.88 yrs	0.0	0.00
Level 02	C22	C2	2 Bedrooms	Single unit	Star start	648.0	5.95 yrs	0.0	0.00	648.0	5.95 yrs	0.0	0.00
Level 03	C73	C7	3 Bedrooms	Single unit	Star start	648.0	6.00 yrs	0.0	0.00	648.0	6.00 yrs	0.0	0.00
Level 04	C24	C4	2 Bedrooms	Single unit	Star start	648.0	6.00 yrs	0.0	0.00	648.0	6.00 yrs	0.0	0.00
Level 05	B25	B5	1 Bedroom	Single unit	Star start	512.0	4.80 yrs	0.0	0.00	512.0	4.80 yrs	0.0	0.00
Level 06	B06	B1	1 Bedroom	Single unit	Star start	422.0	3.93 yrs	0.0	0.00	422.0	3.93 yrs	0.0	0.00
Level 07	A27	A7	1 Bedroom	Single unit	Star start	512.0	4.97 yrs	0.0	0.00	512.0	4.97 yrs	0.0	0.00
Level 08	A38	A8	2 Bedrooms	Single unit	Star start	648.0	6.03 yrs	0.0	0.00	648.0	6.03 yrs	0.0	0.00
Level 09	B09	B2	1 Bedroom	Single unit	Area start	512.0	4.93 yrs	0.0	0.00	512.0	4.93 yrs	0.0	0.00
Level 10	B10	B3	1 Bedroom	Single unit	Area start	512.0	4.93 yrs	0.0	0.00	512.0	4.93 yrs	0.0	0.00
Level 11	B11	B3	1 Bedroom	Single unit	Star start	512.0	4.93 yrs	0.0	0.00	512.0	4.93 yrs	0.0	0.00
Level 12	L22	L26	2 Bedrooms	Single unit	Area start	624.0	7.64 yrs	0.0	0.00	624.0	7.64 yrs	0.0	0.00
Level 13	L31	L3	2 Bedrooms	Single unit	Area start	624.0	7.74 yrs	0.0	0.00	624.0	7.74 yrs	0.0	0.00
Level 14	L32	L36	2 Bedrooms	Single unit	Area start	712.0	8.40 yrs	0.0	0.00	712.0	8.40 yrs	0.0	0.00
Level 15	L35	L3	2 Bedrooms	Single unit	Star start	712.0	8.40 yrs	0.0	0.00	712.0	8.40 yrs	0.0	0.00
Level 16	L36	L3	2 Bedrooms	Single unit	Star start	712.0	8.64 yrs	0.0	0.00	712.0	8.64 yrs	0.0	0.00
Level 17	L37	L3	2 Bedrooms	Single unit	Star start	712.0	8.64 yrs	0.0	0.00	712.0	8.64 yrs	0.0	0.00
Level 18	L38	L3	2 Bedrooms	Single unit	Star start	924.0	8.16 yrs	0.0	0.00	924.0	8.16 yrs	0.0	0.00
Level 19	L39	B3	1 Bedroom	Single unit	Star start	512.0	4.94 yrs	0.0	0.00	512.0	4.94 yrs	0.0	0.00
Level 20	L20	L2	2 Bedrooms	Single unit	Star start	896.0	8.11 yrs	0.0	0.00	896.0	8.11 yrs	0.0	0.00
Level 21	L21	L2	2 Bedrooms	Single unit	Star start	896.0	8.16 yrs	0.0	0.00	896.0	8.16 yrs	0.0	0.00
Level 22	L22	L2	2 Bedrooms	Single unit	Star start	648.0	5.90 yrs	0.0	0.00	648.0	5.90 yrs	0.0	0.00
Level 23	L23	L2	2 Bedrooms	Single unit	Star start	648.0	5.94 yrs	0.0	0.00	648.0	5.94 yrs	0.0	0.00
Level 24	L24	L2	2 Bedrooms	Single unit	Star start	1024.0	9.16 yrs	0.00	0.00	1024.0	9.16 yrs	0.00	0.00
Level 25	L25	F3	1 Bedroom	Single unit	Star start	1024.0	9.16 yrs	0.00	0.00	1024.0	9.16 yrs	0.00	0.00
Level 1 Totals					16872.0	15.76 yrs	0.00	0.00	16874.62	15.64 yrs	0.00	0.00	

Level 3 Summary			
Unit Config	Count	% by Floor	% by Project
Module 0	4	0.0%	0.0%
2 Bedrooms	4	20.0%	1.7%
2 Bedrooms	17	85.0%	10.8%
3 Bedrooms	1	4.7%	0.3%
Total (4 unit)	24	100.0%	20.0%

Feature	Count	% by Floor	% by Project
Garage 1	22	91.7%	19.1%
Appliances	2	8.3%	1.7%
Ac. outside	0	0.0%	0.0%

Feature	Count	% by Floor	% by Project
Master Master	0	0.0%	0.0%
Bedroom-Master	0	0.0%	0.0%

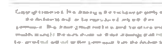
[illegible]

Level 4 Summary		Unit Count		% by Floor		% by Project		Remarks	
	Count		Count		% by Floor		% by Project		
Staircase	0	0.0%	0.0%	0.0%					
1 Elevators	4	17.4%	1.5%						
2 Elevators	12	71.8%	14.0%						
3 Elevators	2	8.1%	1.3%						
Total of level 4L	23	100.0%	25.0%						
Access									
	Count		Count		% by Floor		% by Project		
Staircase	23	91.3%	18.3%						
Automatic	2	8.1%	1.7%						
Staircase	0	0.0%	0.0%						

[illegible][illegible]

Level 1 Summary			
Unit Config	Count	% by Floor	% by Project
Staircase	0	0.0%	0.0%
1 Bedroom	4	17.4%	3.5%
2 Bedrooms	19	77.1%	16.5%
3 Bedrooms	7	27.1%	5.9%
Total (Level 1)	23	100.0%	25.9%
Assess	Count	% by Floor	% by Project
Staircase	21	91.3%	16.1%
Apartment	2	8.7%	3.9%
Condo	0	0.0%	0.0%

Inventory	
2019 03 29	Balance for Reopening OP
2019 04 11	Re-survey for Reopening OP
2019 04 26	Re-survey for Reopening OP



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Tel: 604 681-0100 Fax: 604 681-0101

project:
**Proposed Condominium Housing
Development**
5661 SWN Brydon Crescent, Langley City, BC


ALTOS

consultant:

drawn PHYDM	date
checked	
scale as noted	project no. P-456
sheet title: See Plan	



ISSUES:	
2019 Q3 24	Issued for the company QP
2019 Q4 11	Reissued for the company QP

Excerpt 11 (continued) The following is the transcript of Excerpt 11. It is an example of a teacher's response to a student's question about the meaning of the word "sustainable" in the text. The teacher's response is a good example of a teacher's use of scaffolding to help a student understand a concept. The teacher first asks the student to define the word "sustainable" and then provides a definition. The teacher then asks the student to explain the meaning of the word "sustainable" in the context of the text. The teacher's response is a good example of a teacher's use of scaffolding to help a student understand a concept.



BHA Architecture Inc.

Write Mr. M. D. Ward, Box 10000, Cincinnati, O.
Telephone BR 3-1221; or, write:

project:

Proposed Condominium Housing Development

544 J. S. P. B. J. van der Grinten, C. van der Grinten, L. J. J. van der Grinten



consultant:

1999

drawn date

PH

Journal: Journal of Management Inquiry

7/27 - 1 - 8 P-456

sheet title:

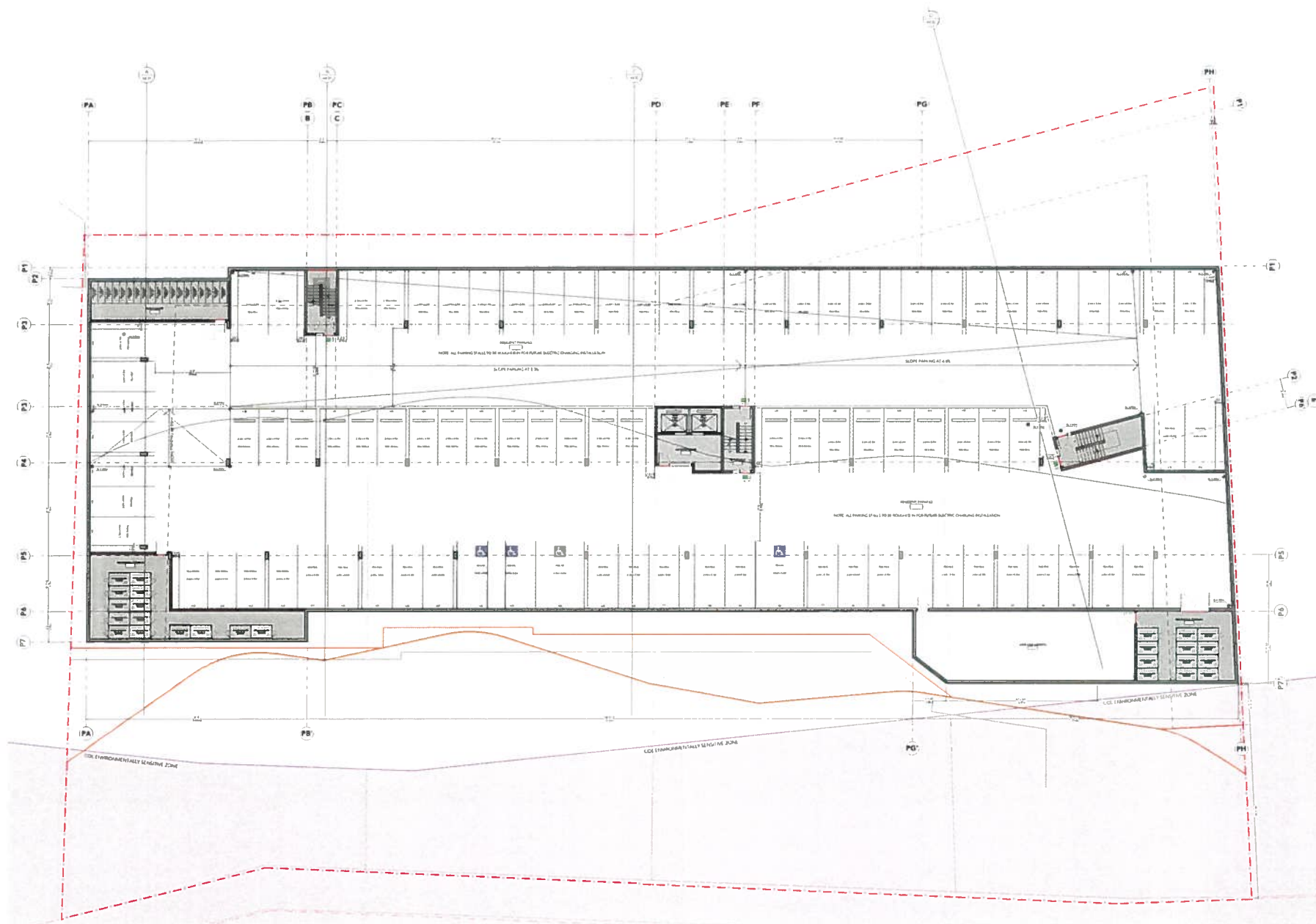
Level P2 Floor Plan

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A2.01



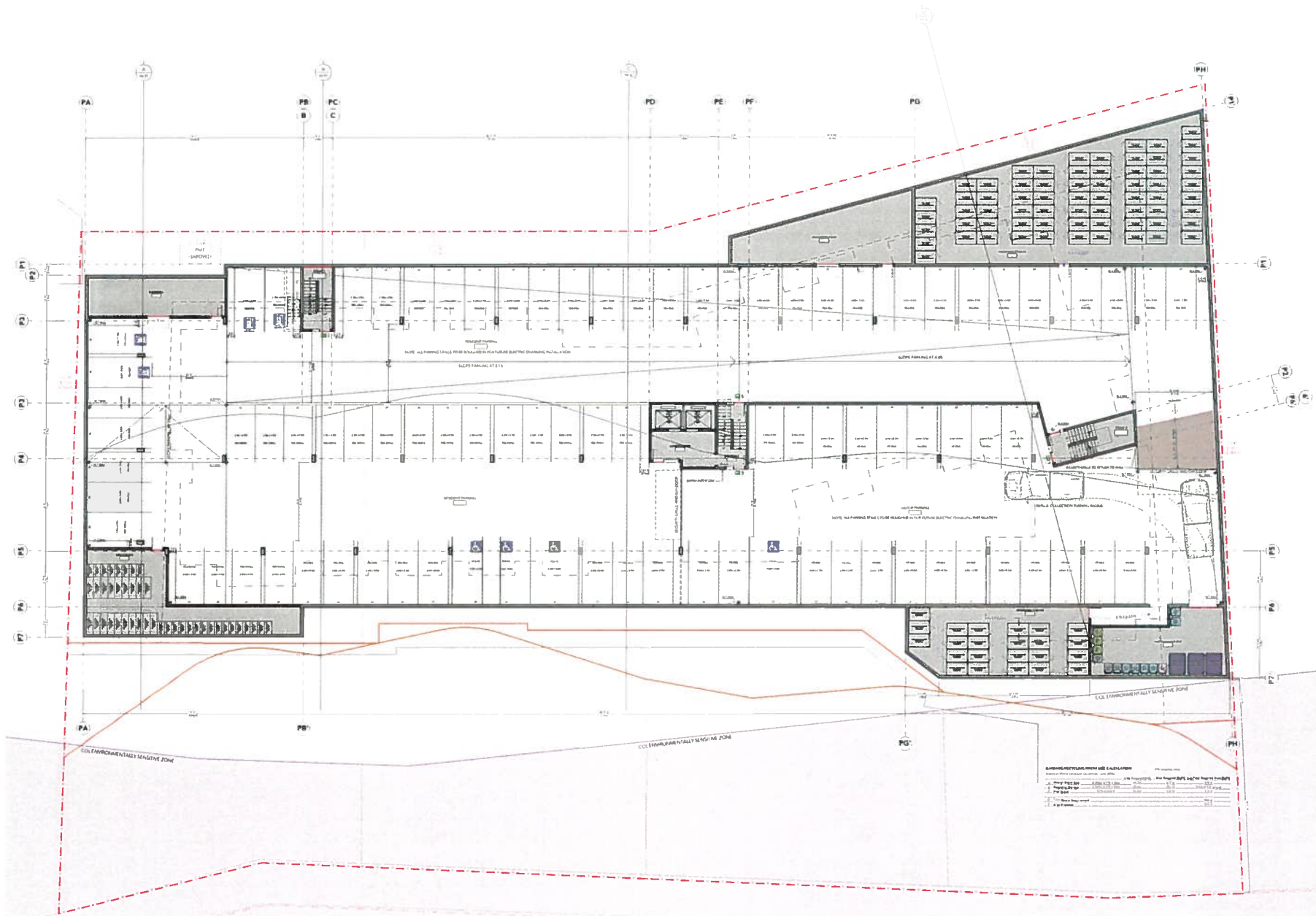
plotted *to a lot of trouble*



Level P2 Floor Plan

Scale: $3/32" = 1'-0"$





revisions:

no.	date	description
1	2011.03.24	Issued for Review/CP
2	2011.04.11	Revised for Review/CP
3	2011.05.13	Revised for Review/CP

issues:

2011.03.24	Issued for Review/CP
2011.04.11	Revised for Review/CP
2011.05.13	Revised for Review/CP

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1411 14th Avenue, Langley, BC V2Y 1C1



consultant:

scale:

drawn: PH

date:

checked:

scale:

project no:

sheet title:

Level P1 Floor Plan

sheet no:

A2.02

printed: 2011.05.13 10:48:00 AM

plotter:

plot:

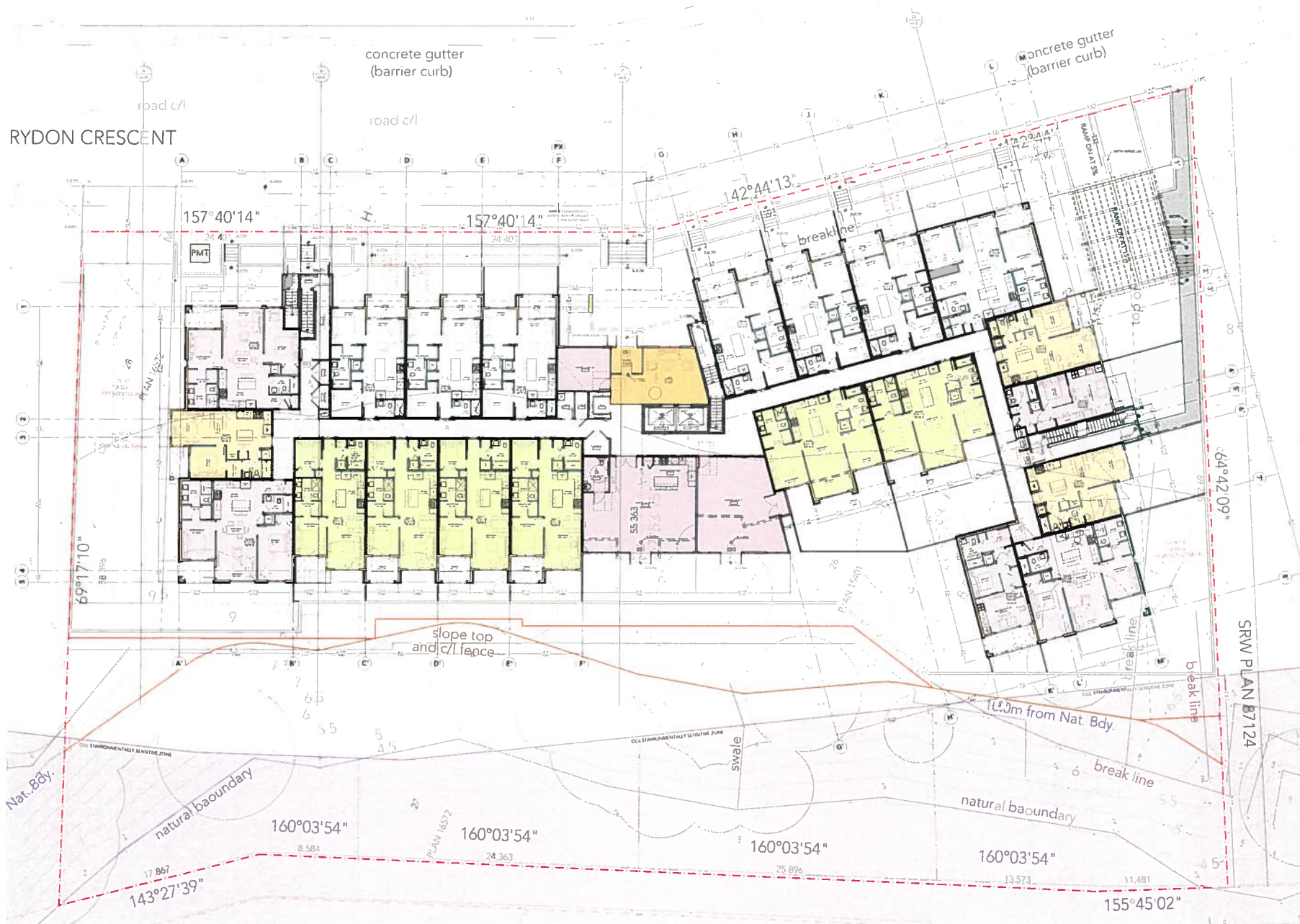
plot:

plot:

plot:

plot:

plot:



Level 1 Floor Plan

Scale: 3/32" = 1'-0"

NORTH

revisions:

no.	date	description
1	2019 03 29	Revised for BSA/BCGP
2	2019 04 11	Revised for BSA/BCGP
3	2019 04 26	Revised for BSA/BCGP

issues:
2019 03 29
2019 04 11
2019 04 26

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consultant:

drawn	PH	date
checked		
scale	3/32" = 1'-0"	project no.
sheet title:	Level 1 Floor Plan	

A3.01



printed 1/25/2019 10:00 AM



Level 2 Floor Plan
Scale: 3/32" = 1'-0"

NORTH

revisions:		
no.	date	description

ISSUES:
2019 03 29: Issued for Review/CDP
2019 04 11: Re-submitted for Review/CDP
2019 04 26: Re-submitted for Review/CDP

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Proposed Condominium Housing Development
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consultant:
ALTOS

drawn by:	PH	date:	
checked by:			

scale:	3/32" = 1'-0"	project no.:	P-455
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sheet title:
Level 2 Floor Plan

sheet no.: **A3.02**



printed: 10/18/2019 10:18:10 AM



Level 3 Floor Plan
Scale: 3/32" = 1'-0"

revisions:		
no.	date	description

ISSUES:
2019.03.27 - Issues for Reasoning/CP
2019.04.01 - Revisions for Reasoning/CP

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project:
Proposed Condominium Housing Development
1401 West 8th Street, Vancouver, BC



consultant:

drawn	PH	date	
checked			
scale	3/32" = 1'-0"	project no.	P-456

sheet title:
Level 3 Floor Plan

sheet no.: **A3.03**
REV:



printed: 11x17 10.03.2019

photo-4 7-4 7p 27.58.00



Level 5 Floor Plan

Scale: 3/32" = 1'-0"

NORTH

revisions:		
no	date	description

issues:		
2014-04-21	Issued for Review by DP	
2014-04-11	Revised for Review by DP	

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project:
Proposed Condominium Housing Development
1441 14th Avenue, Langley, BC



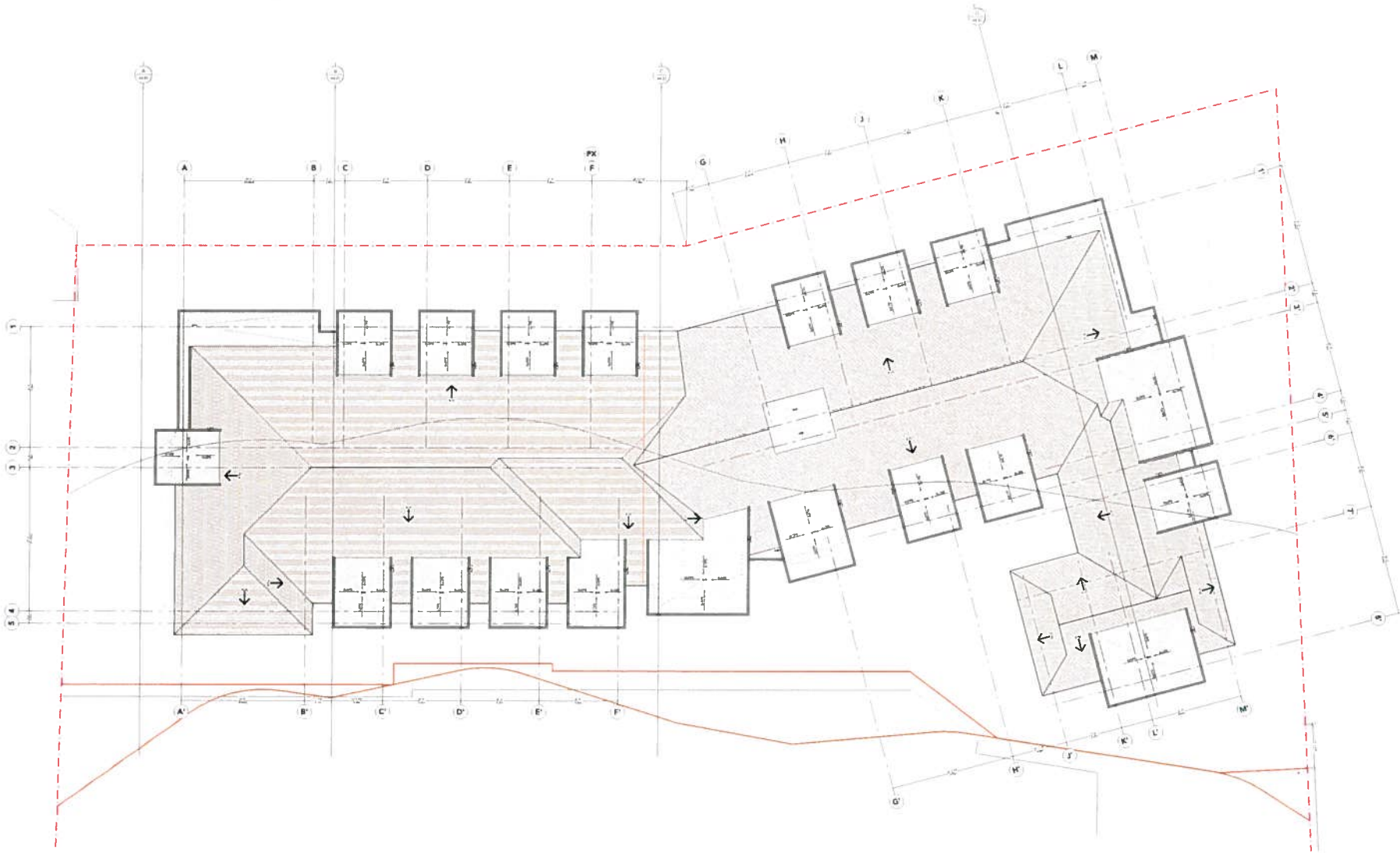
consultant:

drawn	PH	date
checked		
scale	3/32" = 1'-0"	project no.
sheet title	Level 5 Floor Plan	P-456

sheet no.
A3.05



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Roof Plan
Scale: 3/32" = 1'-0"

NORTH

revisions:		
no.	date	description

REVISIONS:
2019.03.14
2019.08.11

Scale: 3/32" = 1'-0"
Revised for Building 20P

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Suite 100, 10000 104th Ave. S., Burnaby, BC
V5N 1Y1, Canada

project:
Proposed Condominium Housing Development
14875 104th Avenue, Burnaby, BC



consultant:

drawn	date
checked	
scale	project no.
sheet title:	P-456
Roof Plan	

drawn no. **A3.06**

sheet no. 1 of 1

plotfile: Draw 53: 1512 to 1517



A BUILDING SECTION
A4.01 Scale: 3/32" = 1'-0"



B BUILDING SECTION
A4.01 Scale: 3/32" = 1'-0"

revisions		
no.	date	description

ISSUED:
2/15/17 by: [signature]
2/15/17 by: [signature]

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V6H 1S1 (604) 681-1111 | bha-architecture.com

project:
Proposed Condominium Housing Development
1411 West Broadway, Vancouver, BC



consultant:

scale:

drawn by:	PH	date:	August 2017
checked by:			
scale:	1:100	project no.:	P-435

sheet title:
Buildings Sections

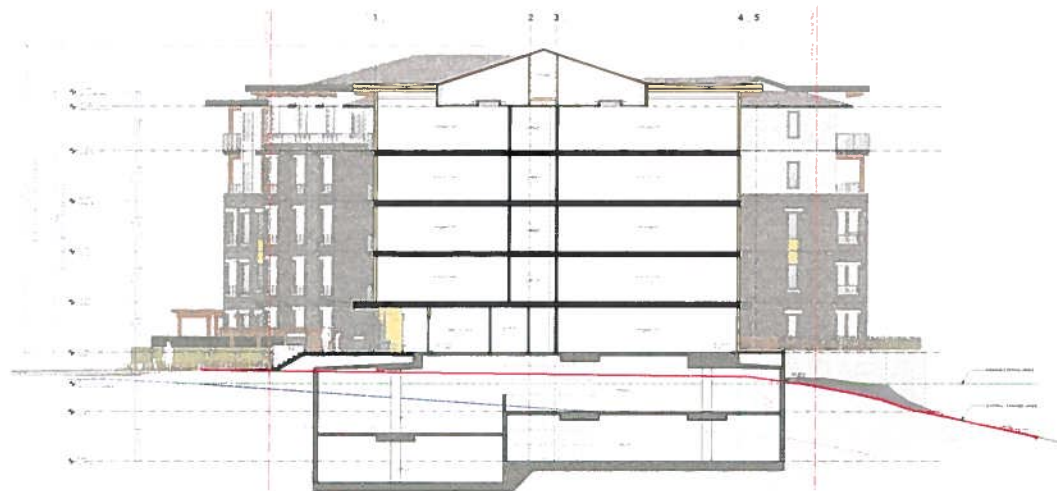
A4.01

sheet no. 1 of 1

sheet title: Buildings Sections

sheet no. 1 of 1

sheet title: Buildings Sections



E BUILDING SECTION
 A4.02 1/8" = 1'-0" (1:24)



D BUILDING SECTION
 A4.02 1/8" = 1'-0" (1:24)

revisions:		
no.	date	description

notes:
 1. All work shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC) as applicable.

1. All work shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC) as applicable.



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Project:
Proposed Condominium Housing Development
 1001 10th Avenue, Unit 1, Langley City, BC



consultant:

scale:

drawn by:	PH	date:	August 2017
checked by:			
scale:	1:100	project no.:	P-435

sheet title:
 Buildings Sections

A4.02

sheet no. 1 of 1

plot date: 2017.08.10 10:12:00

Brydon Crescent - Elevations



1 East Elevation
Scale: 3/32" = 1'-0"

Exterior Material & Colour Schedule

Item #	Element	Finish	Colour
E01.1	CEMENTITIOUS LAP SIDING	PRE-FINISH (2)	HARLE - ARCTIC WHITE
E01.2	CEMENTITIOUS LAP SIDING	PRE-FINISH (2)	HARLE - LIGHT GREY
E01.3	CEMENTITIOUS LAP SIDING	PRE-FINISH (2)	HARLE - GRAY SLATE
E01.4	CEMENTITIOUS LAP SIDING	PANEL (1)	TO MATCH BM 2124-12 WINDMILL BROWN
E02.1	CEMENTITIOUS PANEL	PRE-FINISH (2)	HARLE - ARCTIC WHITE
E02.2	CEMENTITIOUS PANEL	PANEL (1)	TO MATCH BM 2022-20 SUN KISS GOLD
E03.1	ALUMINUM SIDING / SIDING	PRE-FINISH (2)	WOOD TONE - LIGHT CHERRY
E04.1	VINYL SIDING	PRE-FINISH (2)	WHITE
E05.1	BROWN VINYL	PRE-FINISH (2)	WHITE
E05.2	BROWN VINYL	PRE-FINISH (2)	WHITE
E06.1	EXPOSED CONCRETE	PANEL (1)	CLASSIC CONC. PANEL
E07.1	ALUMINUM WINDOW WALL & DOOR SYSTEM	PRE-FINISH (2)	CEAR PARADE 21 BUSH
E08.1	HEAVY TIMBER STRUCTURE	STAIN (2)	NATURAL FINISH
E09.1	VINYL WINDOWS	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.1	VINYL WINDOWS	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.2	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.3	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.4	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.5	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.6	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.7	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.8	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.9	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.10	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.11	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.12	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.13	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.14	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.15	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.16	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.17	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.18	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.19	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.20	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.21	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.22	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.23	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.24	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.25	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.26	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.27	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.28	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
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E10.30	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.31	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
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E10.33	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.34	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.35	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.36	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.37	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.38	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
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E10.40	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.41	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.42	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.43	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.44	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.45	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.46	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
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E10.48	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.49	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
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E10.76	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.77	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.78	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.79	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
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E10.84	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
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E10.89	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.90	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.91	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.92	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.93	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.94	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.95	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.96	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.97	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.98	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.99	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E11.00	VINYL GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS

GENERAL MATERIAL NOTES:



2 South Elevation
Scale: 3/32" = 1'-0"

revisions:

no.	date	description
1	2019.03.29	Issued for Review/DP
2	2019.04.11	Revised for Review/DP
3	2019.04.25	Revised for Review/DP

ISSUE:

2019.03.29 Issued for Review/DP

2019.04.11 Revised for Review/DP

2019.04.25 Revised for Review/DP

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BHA Architecture Inc.

Proposed Condominium Housing Development

4441 Saint-Basile Street, Laval, QC H7V 1A1

ALTOS

consultant:

draw: DM date:

checked:

scale: 3/32" = 1'-0" project: P-458

sheet title: Elevations

sheet no: A5.01

plotted: 2019.05.01 10:11:11 AM

Brydon Crescent - Elevations

revisions:		
no.	date	description
1	2019-03-29	Revised for Bidding/CFP
2	2019-04-11	Revised for Bidding/CFP



1 West Elevation
Scale: 3/32" = 1'-0"

Exterior Material & Colour Schedule

Item #	Element	Finish	Colour
101.1	CEMENTITIOUS LAP SCUMS	PRE-FINISH C	HAR-AR - A/C 10' WHITE
101.2	CEMENTITIOUS LAP SCUMS	PRE-FINISH C	HAR-AR - LIGHT GREY
101.3	CEMENTITIOUS LAP SCUMS	PRE-FINISH C	HAR-AR - DARK GREY
101.4	CEMENTITIOUS LAP SCUMS	PRE-FINISH C	TO MATCH BM 2124 TO WHITELIGHT BROWN
102.1	CEMENTITIOUS PANELS	PRE-FINISH C	HAR-AR - A/C 10' WHITE
102.2	CEMENTITIOUS PANELS	PRE-FINISH C	TO MATCH BM 2022 TO SANDY GOLD YELLOW
103	ALUMINUM SCLIP - SCUMS	PRE-FINISH C	WOODY TONE - LIGHT CHERRY
104	WALL SCUMS	PRE-FINISH C	WHITE
105.1	WALL SCUMS	PRE-FINISH C	WHITE
105.2	WALL SCUMS	PRE-FINISH C	WHITE
106	WALL SCUMS	PRE-FINISH C	WHITE
107	WALL SCUMS	PRE-FINISH C	WHITE
108	WALL SCUMS	PRE-FINISH C	WHITE
109.1	WALL SCUMS	PRE-FINISH C	WHITE
109.2	WALL SCUMS	PRE-FINISH C	WHITE
110.1	WALL SCUMS	PRE-FINISH C	WHITE
110.2	WALL SCUMS	PRE-FINISH C	WHITE
111	WALL SCUMS	PRE-FINISH C	WHITE
112	WALL SCUMS	PRE-FINISH C	WHITE
113	WALL SCUMS	PRE-FINISH C	WHITE
114	WALL SCUMS	PRE-FINISH C	WHITE
115	WALL SCUMS	PRE-FINISH C	WHITE
116	WALL SCUMS	PRE-FINISH C	WHITE
117	WALL SCUMS	PRE-FINISH C	WHITE
118	WALL SCUMS	PRE-FINISH C	WHITE
119	WALL SCUMS	PRE-FINISH C	WHITE
120	WALL SCUMS	PRE-FINISH C	WHITE
121	WALL SCUMS	PRE-FINISH C	WHITE
122	WALL SCUMS	PRE-FINISH C	WHITE

GENERAL MATERIAL NOTES:



2 North Elevation
Scale: 3/32" = 1'-0"

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Project:
Proposed Condominium Housing Development
1441 14th Brydon Crescent, Langley City, BC



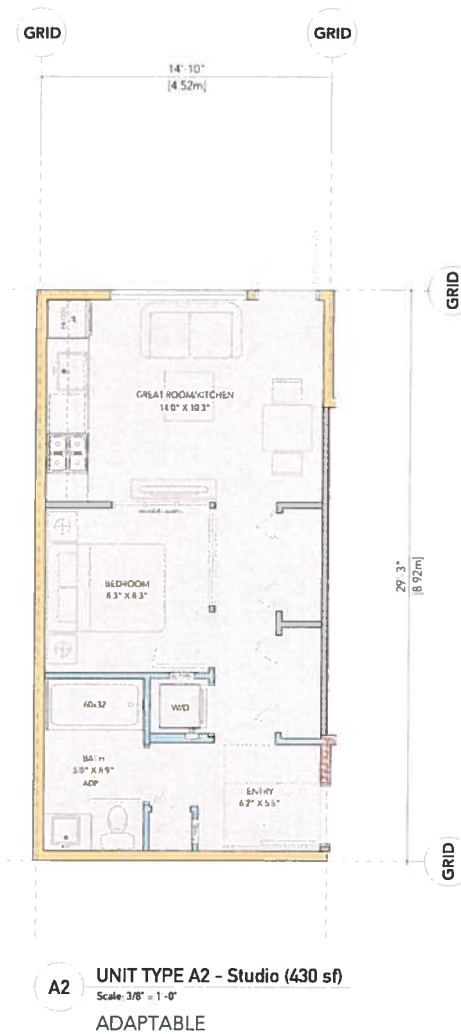
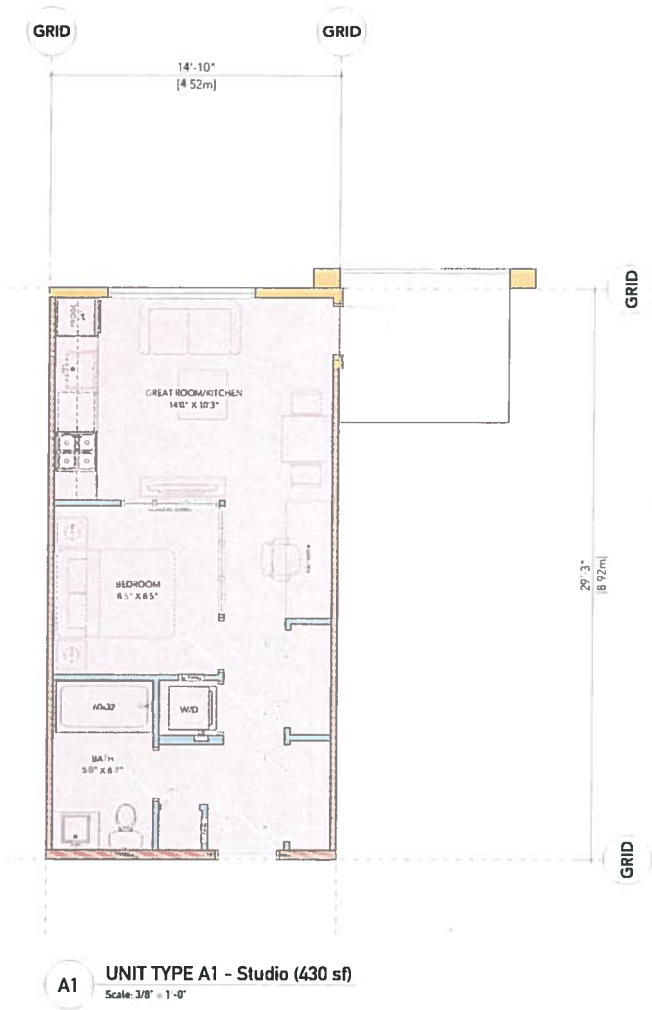
consultant:

drawn: DM **date:** March 2019
checked:
scale: 1/8" = 1'-0" **project no:** P-458
sheet title: Elevations

sheet no: A5.02



plotted: 2019-03-29 10:00 AM



revisions:		
no.	date	description
1	2019.01.29	Issued for Reviewing CP
2	2019.02.01	Revised for Reviewing CP

issues:
2019.01.29
2019.02.01

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project:
Proposed Condominium Housing Development
5441 Kingsway, San Francisco, California 94116

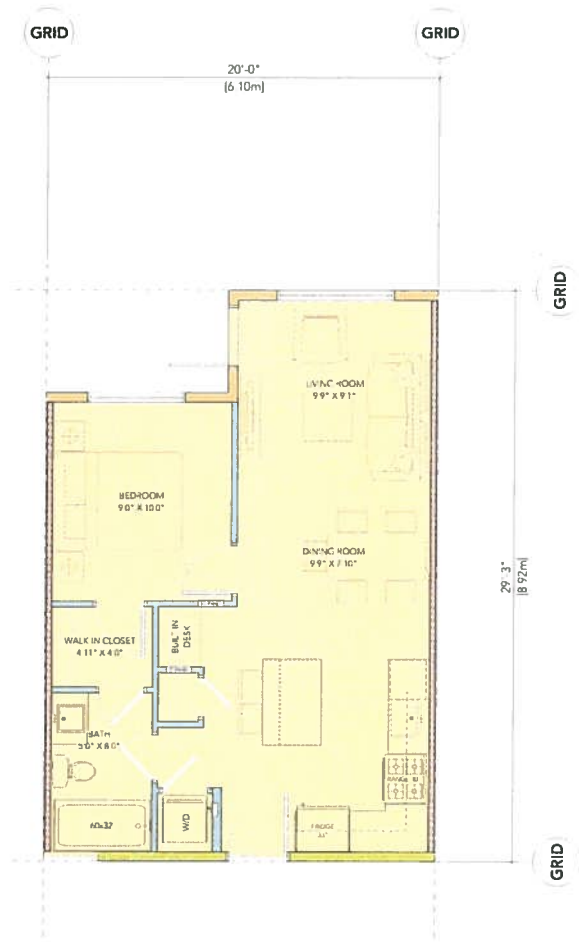


consultant:

drawn	MCWDC	date	
checked			
scale	3/8" = 1'-0"	project no.	P-456
sheet title:	Unit Plans		

A6.01

Sheet No. 1 of 1
Date: 11.17.18



B1 UNIT TYPE B1 - 1 Bedroom (531 sf)
Scale: 3/8" = 1'-0"



C1 UNIT TYPE C1 - 2 Bedroom, 2 Bath (732 sf)
Scale: 3/8" = 1'-0"

revisions:		
no.	date	description

issues:
22/1/23 2:1
22/1/23 1:1
Submitted for Permitting/CP
Revised for Permitting/CP

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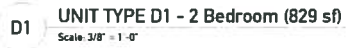
project:
Proposed Condominium Housing Development
5417 54th Avenue, Fort Collins, CO 80521



consultant:

drawn by:	date:
checked by:	
scale:	project no:
sheet title:	
Unit Plans	



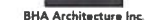


sheet no. **A6.03**

PIV



plotted by 4101 0025 09/2011



project:

Proposed Condominium Housing Development

5417 54th Bypass Crescent, Langley City BC





D4 UNIT TYPE D4 - 2 Bedroom (799 sf)
 Scale: 3/8" = 1'-0"
 ADAPTABLE

revisions:		
no.	date	description
issues:		
2019 03 29		
2019 04 11		

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Project:
 Proposed Condominium Housing Development
 5401 42nd Avenue, Burnaby, BC

ALTOS
 consultant:

drawn	date
checked	
scale	project no.
3/8" = 1'-0"	P-458
sheet title:	
Unit Plans	

sheet no.
A6.05

sheet title
 Unit Plans

sheet no.
 A6.05

sheet title
 Unit Plans



revisions:		
no.	date	description
issues:		
2019-03-29		Issued for the permit/CDP
2019-04-11		Re-submitted for the permit/CDP

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Project:
Proposed Condominium Housing Development
1441 West Broadway, Vancouver, BC

ALTOS
consultant:

drawn	date
MCHVC	
checked	
scale	project no.
3/8" = 1'-0"	P-458
sheet title:	
Unit Plans	
sheet no.	sheet title
A6.06	
printed	file name



F1 UNIT TYPE F1- 3 bedroom (954 sf)
Scale: 3/8" = 1'-0"

revisions:		
no.	date	description

issues:		
2019.03.27	Issued for Programming/CP	
2019.04.11	Revised for Programming/CP	

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project:
Proposed Condominium Housing Development
1417 Silver Birch Drive, Langley, BC



consultant:

drawn	date
MCH/DC	
checked	
scale	project no.
3/8" = 1'-0"	P-408
sheet title:	
Unit Plans	

sheet no. **A6.07**

phased

1/16/2019

Brydon Crescent - 3D Massing Studies



3D STREET ELEVATION (EAST)



FUTURE CONDOMINIUM BUILDING
(4 STOREYS)

PROPOSED CONDOMINIUM BUILDING
(5 STOREYS)

FUTURE CONDOMINIUM BUILDING
(5 STOREYS)

STREET ELEVATION (EAST) - BRYDON CRESCENT
SCALE: 1" = 32' 0"

revisions:		
no.	date	description
ISSUES:		
2019-03-29		Revised for Redlining/SP
2019-04-11		Revised for Redlining/SP
2019-04-26		Revised for Redlining/SP

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project:

**Proposed Condominium Housing
Development**
1441 14th Street, Langley City, BC



consultant:

drawn	DM	date	
checked			
scale	NIS	project no.	P-456

sheet title:
3D Massing Studies

sheet no:
A8.01

plotted: 2019-05-15 10:10 AM

Brydon Crescent - 3D Studies



AERIAL LOOKING SOUTHWEST



NORTHEAST CORNER PERSPECTIVE



SOUTHEAST CORNER PERSPECTIVE



AERIAL LOOKING NORTHEAST

revisions:		
no	date	description

ISSUES:
2/2/19 DM 24 Revisited for Refinement/EP
2/2/19 DM 25 Revisited for Refinement/EP
2/2/19 DM 26 Revisited for Refinement/EP

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project:
Proposed Condominium Housing
Development
1441 West Brydon Crescent, Langley City BC



consultant:

mail:

drawn	DM	date	
checked			
scale	NTS	project no.	P-456
sheet title:	3D Housing Studies		

sheet no.
A8.02
rev

plotted
11/1/2019 10:42:46 AM



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project:
Proposed Condominium Housing Development
4441 May Brydnn Crescent, San Jose, CA 95128



consultant:

100

de 2003	de 2004
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sheet title:
3D Masing Studies

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A8.03



slotted 194.75 32.64 38.4

Brydon Crescent - 3D Studies



WEST PERSPECTIVE



SOUTHWEST CORNER PERSPECTIVE

revisions:		
no	date	description

issues:
 2/17/19 JY Request for Information RFP
 2/17/19 JY Request for Information RFP

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Project:
Proposed Condominium Housing Development
 5441 Main Street, Langley City BC



consultant:

drawn	DM	date	March 2019
checked			
scale	NTS	project no	P-458
sheet title: 3D Massing Studies			

sheet no: **A8.04**

plot no:

plotted: 2019.03.13 10:30 AM

Brydon Crescent - Exterior Materials & Colours



revisions:		
no.	date	description
issues:		
2019 04 29	Issued for Bidding/SP	
2019 04 11	Revised for Bidding/SP	
2019 04 06	Revised for Bidding/SP	

Exterior Material & Colour Schedule

Item #	Element	Finish	Colour
E01.1	Cementitious Lap Siding	PREL FINISHED	HANDL - ARCTIC WHITE
E01.2	Cementitious Lap Siding	PREL FINISHED	HANDL - LIGHT MIST
E01.3	Cementitious Lap Siding	PREL FINISHED	HANDL - G-RAY SLATE
E01.4	Cementitious Lap Siding	PAINTED	(O MATCH) BM 2124-10 WROUGHT IRON
E02.1	Cementitious Panel	PREL FINISHED	HANDL - ARCTIC WHITE
E02.2	Cementitious Panel	PAINTED	(O MATCH) BM 2022-20 SUN KISSED YELLOW
E03	ALUMINUM SOFFIT / SIDING	PREL FINISHED	WOOD TONE - LIGHT CHERRY
E04	VINYL SOFFIT	PREL FINISHED	WHITE
E05.1	BRICK VENEER	PREL FINISHED	VELOUR - DARK IRON SPOT
E05.2	BRICK VENEER	PREL FINISHED	MISSION - RAVEN
E06	EXPOSED CONCRETE	PAINTED	CLASSIC MUSIC PAINT
E07	ALUMINUM WINDOW WALL & DOOR SYSTEM	PREL FINISHED	CLEAR ANODIZED FINISH
E08	HEAVY TIMBER STRUCTURE	STAINED	NATURAL FINISH
E09.1	VINYL WINDOWS	PREL FINISHED	WHITE / CLEAR GLASS
E09.2	VINYL WINDOWS	PREL FINISHED	BLACK CHARCOAL / CLEAR GLASS
E10.1	VINYL GLAZED DOOR	PREL FINISHED	WHITE / CLEAR GLASS
E10.2	VINYL GLAZED DOOR	PREL FINISHED	BLACK CHARCOAL / CLEAR GLASS
E11.1	VINYL SLIDING DOOR	PREL FINISHED	WHITE / CLEAR GLASS
E11.2	VINYL SLIDING DOOR	PREL FINISHED	BLACK CHARCOAL / CLEAR GLASS
E12	METAL FLASHING	PREL FINISHED	CHARCOAL
E13	IRON DOOR	PAINTED	TO MATCH ADJACENT MATERIAL
E14	GLASS PRIVACY SCREEN / FINISHING	STAINED	NATURAL FINISH
E15	ALUMINUM SECURITY GRILL	PREL FINISHED	GRAY
E16	ALUMINUM GUARD RAILS WITH TEMPERED GLASS	PREL FINISHED	CHARCOAL WITH CLEAR GLASS
E17	ALUMINUM GUARD RAILS WITH PICKETS	PREL FINISHED	CHARCOAL
E18	METAL LOUNGERS / GRILLES	PREL FINISHED	TO MATCH ADJACENT SUBSTRATE
E19	ASPHALT ROOF SHINGLES	PREL FINISHED	MISSION BLEND
E20	PAINTED CEILING / INTERIOR	PAINTED	TO MATCH BM 2126-20 RACCOON FUR
E21	PAINTED SILL CANOPY WITH TEMPERED GLASS	PAINTED	TO MATCH BM 2126-20 RACCOON FUR, CLEAR GLASS
E22	ALUMINUM GATE WITH CLEAR WOOD SLATS	PREL FINISHED	CHARCOAL / NATURAL FINISH

GENERAL MATERIAL NOTES:

	E01.1 E02.1 Cementitious Lap Siding / Panel Arctic White
	E01.2 Cementitious Lap Siding Light Mist
	E01.3 Cementitious Lap Siding Gray Slate
	E01.4 Cementitious Lap Siding To Match BM 2124-10 Wrought Iron
	E02.2 Cementitious Panel To Match BM 2022-20 Sun Kissed Yellow
	E03 Aluminum Soffit / Siding Wood Tone - Light Cherry
	E05.1 Brick Veneer Velour - Dark Iron Spot
	E05.2 Brick Veneer Mission - Raven

	E06 Exposed Concrete Elastomeric Paint
	E07 Aluminum Window Wall & Door System Clear Anodized Finish
	E08 E14 E22 Heavy Timber / Privacy Screens / Fencing / Gates Stained - Natural Finish
	E09.1 E10.1 E11.1 E04 Vinyl Windows / Doors / Soffit White
	E09.2 E10.2 E11.2 E12 Vinyl Windows / Doors / Metal Flashing Black Charcoal
	E16 E17 Aluminum Guard Rails With Tempered Glass / Pickets Charcoal
	E19 Asphalt Roof Shingles Mission Blend
	E20 E21 Cementitious Trim / Steel Canopy With Tempered Glass To Match BM 2126-20 Raccoon Fur



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project:
Proposed Condominium Housing
Development
1421 West Brydon Crescent, Langley City, BC
ALTOS

consultant:

sheet

drawn	DM	date
checked		
scale		project no.
nts		P-456

sheet title:
Exterior Materials & Colours

sheet no:
A8.06
ploted
1:1 (1:1) 10/12/2024



ISSUES:	
2014 C3 24	Issued for Reporting/DP
2014 C4 13	Re-assess for Reporting/DP

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project:
Proposed Condominium Housing Development
5441 54th Bty. Jan. Comm. area, Langley City, BC



sheet no. A9.01

QR code

plotted 01.01.2023 10:00



Level 2 Area Overlay

Scale: 1/8" = 1'-0"



NORTH

revisions:

no.	date	description

DATE: 2019-03-29
 2019-04-11

PROJECT: 2019-03-29
 2019-04-11

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Project:

Proposed Condominium Housing Development

1401 14th Street, Vancouver, BC V6C 1A5



consultant:

drawn: MH

date:

checked:

scale: 1/8" = 1'-0"

project no: P-455

sheet title:

Level 2 Area Overlay

sheet no:

A9.02

plot no:

plot no:

plot no:

plot no:

plot no:

plot no:

plot no:

plot no:

plot no:

plot no:



Level 3 Area Overlay
Scale: 1/8" = 1'-0"

NORTH

revisions:		
no.	date	description
1	2014-03-24	Request for Bidding/RFI
2	2014-04-01	Re-submitted for Bidding/RFI

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Bryan H. Bhaugyan, AIA, LEED AP, Principal
Bryan H. Bhaugyan, AIA, LEED AP, Principal

project:
Proposed Condominium Housing
Development
541 14th Street, West, San Francisco, CA 94103



consultant:

drawn	MB	date	
checked			
scale	1/8" = 1'-0"	project no.	P-056
sheet title:	Level 3 Area Overlay		

sheet no.
A9.03

Project Name



plotted 2014-03-24 10:00 AM



Level 4 Area Overlay
 Scale: 1/8" = 1'-0"
 NORTH

revisions:		
no.	date	description

ISSUES:
 2014 03 29 Request for Response RFP
 2014 04 11 Re-submitted for Response RFP

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project:
Proposed Condominium Housing Development
 1411 5th Avenue, Vancouver, BC



consultant:

drawn	date
MB	
checked	
scale	project no.
1/8" = 1'-0"	P-456
sheet title:	
Level 4 Area Overlay	



ZIV 03 24	Beitrag zur Bewertung DP
ZIV 04 11	Beitrag zur Bewertung DP

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Project:
Proposed Condominium Housing Development
5411 54th Avenue, Langley, BC



1994

drawn	date
MH	
checked	
scale	project no.
1/8" = 1'-0"	P-456
sheet title:	
Level 5 Area Overlay	

Print Place your
sheet here

A9.05

004

QR Code

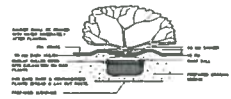
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KEY	BOTANICAL NAME	PLANT LIST		QTY	SIZE	SPACING	REMARKS
		COMMON NAME					
	ACER GISELUM	PAPERBARK MAPLE		10	6 CM CAL	AS SHOWN	B. & B.
+	AZALEA JAPONICA 'HINO' (RAMSON)	CRIMSON AZALEA	29	3 POT	85 CM O.C.		
②	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	24	3 POT	90 CM O.C.		
③	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	53	3 POT	90 CM O.C.		
④	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	34	3 POT	90 CM O.C.		
⑤	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	52	3 POT	45 CM O.C.		
⑥	HYDRANGEA MACROPHYLLA 'NIRXO BLUE'	HYDRANGEA	13	3 POT	90 CM O.C.		
⑦	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	97	3 POT	90 CM O.C.		
⑧	HOSTA (VARIOUS)	HOSTA	48	3 POT	90 CM O.C.		
⑨	SYRINGA VULGARIS 'MICHEL BUCHNER'	LIAC	3	3 POT	90 CM O.C.		
+	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	97	3 POT	70 CM O.C.		
⑩	BOERHAVIA THUNDERBOLT ATROPURPUREA	PURPLE LEAF BARBERRY	89	3 POT	70 CM O.C.		

NOTES:

- PLANT SPECIES IN THIS LIST ARE PRESENTED IN ORDER OF LANDSCAPE DESIGNER'S PREFERENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLANTING OF ALL PLANTS AND SPECIES LISTED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLANTING OF ALL PLANTS AND SPECIES LISTED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLANTING OF ALL PLANTS AND SPECIES LISTED HEREIN.
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PLANTING DETAIL - SHRUBS & GROUND COVER PLANTS

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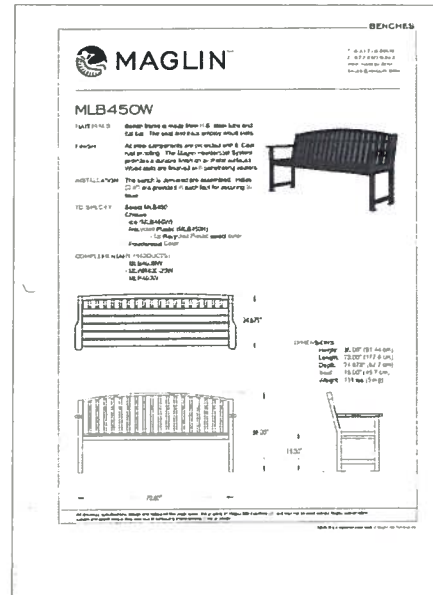
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DATE	REVISIONS	NO
REVISIONS		

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2442 JENNIFER COURT
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PHONE (604) 857-1378

CLIENT
BIRCHMOUNT CRESCENT
PROPERTIES INC.

FILE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
CONDO DEVELOPMENT
5443 5489 BIRCHMOUNT CRESCENT
CITY OF VANCOUVER

DATE	H.T.S.	DATE	5/18/19
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