

## PROJECT DATA

**OWNER**  
Crosroads Enterprises  
5965 205a St.  
Langley City, BC, V3A 4E4  
604 514 4845  
mikeguel@gmail.com

**ARCHITECT**  
Tony Osborn Architecture + Design Inc.  
204-343 Railway Street  
Vancouver BC V6A 1A4  
604 363 3790  
tony@load.design

**ZONING DATA**  
Civic Address 5609 201a St. Langley bc  
V3A 1S9  
PID 000-632-163  
Legal Description DL 309 GROUP 2 NWD PLAN 20987 LOT 62  
Existing Zoning RM2 (multiple residential medium density zone)  
Proposed Zoning RM3 (multiple residential high density zone)  
Lot Area 0.317 ha (34,166 SF)  
Dimensions oca 62.4 x 49.2 m  
Storages 5  
Max. Number of Units (198 units/ha.) 62

Minimum Building Elevation 9.70 m  
Avg Finished Grade (Zoning) 10.93 m  
Lowest Avg Grade (BCBC 2018) 10.93 m  
Building Height (from avg grade) 18.89 m  
1st Storey to Uppermost Floor MAX: 25 m, PROPOSED: 13.10 m  
1st Storey to Uppermost Floor MAX: 25 m, PROPOSED: 17.07 m  
Fire Access Route to Uppermost Floor MAX: 20 m, PROPOSED: 14.01 m

Site Area (gross) 0.317 ha (34,166 SF)  
Site Area (net) 2798.4 m<sup>2</sup> (30,122 SF)  
Building Area 1190.9 m<sup>2</sup> (12,818 SF)  
Gross Floor Area 8,135 m<sup>2</sup> (87,566 SF)  
Balconies Floor Area 282.1 m<sup>2</sup> (3,037 SF)  
Site Coverage (not including parkade) 38%  
Site Coverage (including parkade) 83%  
Floor Space Ratio (not including parkade) 1.72  
Floor Space Ratio (including parkade) 2.56  
Density Allowable 62 units (198units/ha, 0.317 ha)  
Density Proposed 62 units  
K: 6.7m<sup>3</sup> of storage has been provided within each unit.

**PROPOSED SETBACKS**  
NORTH 7.22 m  
SOUTH 3.53 (16.22) m  
EAST 3.07 m  
WEST 6.02 m

**AVERAGE GRADE CALCULATIONS**  
A North-East corner 11.13  
B North-West corner 10.54  
C South-East corner 11.16  
D South-West corner 10.90  
A+B: 21.67 / 2 = 10.84  
B+C: 21.70 / 2 = 10.85  
C+D: 22.06 / 2 = 11.03  
A+D: 22.03 / 2 = 11.02  
TOTAL: 43.73 / 4  
**AVERAGE GRADE: 10.93**

**UNIT COUNT SUMMARY**

One Bedroom Units	28	45%
Two Bedroom Units	10	16%
<b>Total</b>	<b>38</b>	<b>100%</b>

**PARKING REQUIREMENTS**  
**VEHICLE PARKING STALLS REQUIRED**

Units	Factor	Total	%
TENANT (3 BR)	6	20	12.0
TENANT (2 BR)	28	13	36.4
TENANT (1 BR)	28	12	33.6
VISITOR	62	0.2	12.4
<b>Total Stalls</b>		<b>54.4</b>	<b>85</b>

**BICYCLE PARKING STALLS REQUIRED**

Units/Factor	Total
BLDG Total	62
TENANT (UNIT)	6
VISITOR	6
<b>Total Stalls</b>	<b>37</b>

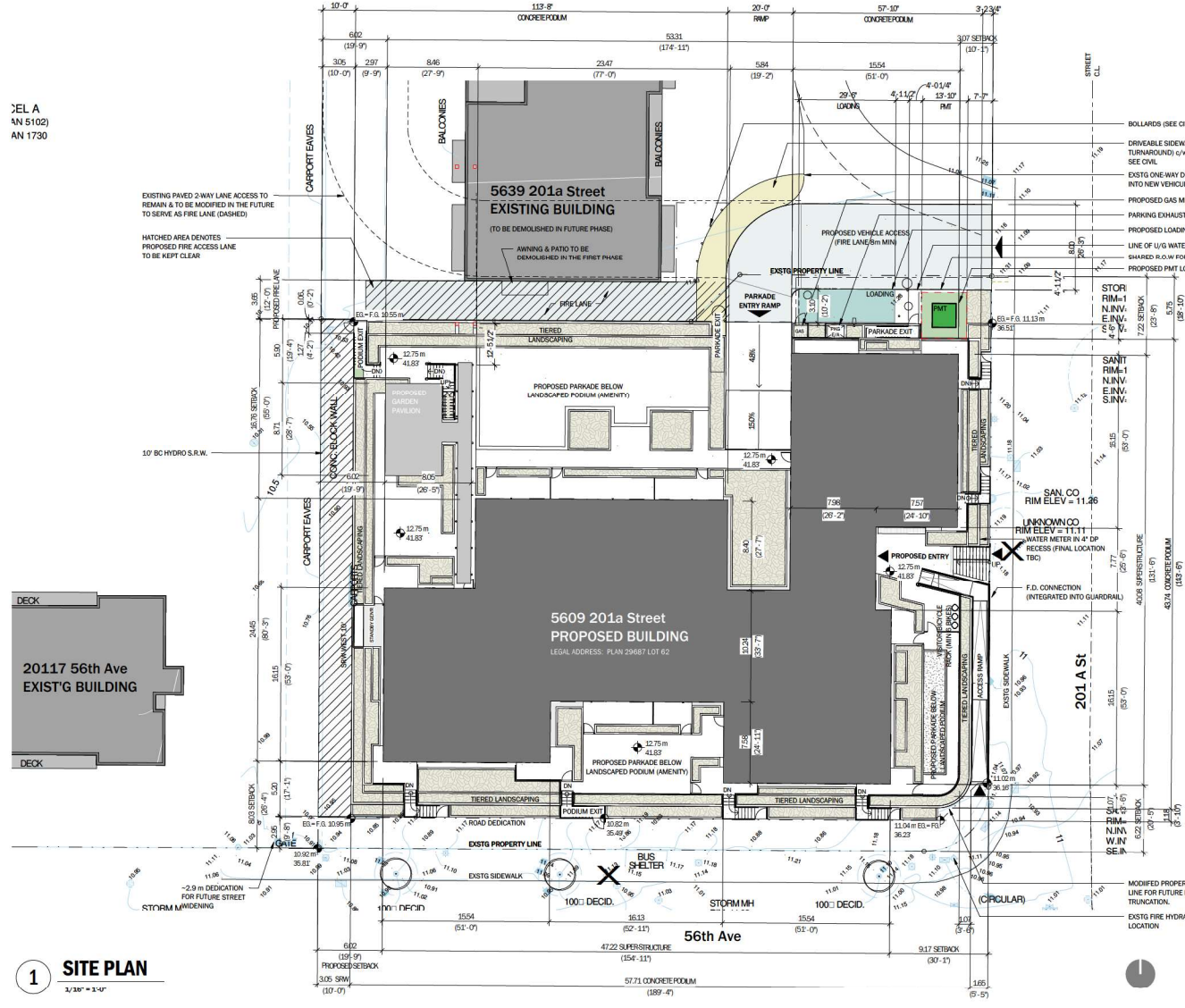
**PARKING PROVIDED**

Small Car	N/C	Standard	Total
TENANT	39	4	31
VISITOR	2	6	8
<b>Total Stalls</b>	<b>43</b>	<b>8</b>	<b>57</b>

**BICYCLE PARKING**

TENANT	VISITOR	Total Stalls
34	4	40

DEL A  
AN 5102  
AN 1730



1 SITE PLAN  
1/2" = 1'-0"

- BOLLARDS (SEE CIVIL)
- DRIVEABLE SIDEWALK (FOR TRUCK TURNAROUND) c/w BOLLARD AS SHOWN SEE CIVIL
- EXIST'G ONE-WAY DRIVEWAY MODIFIED TO CONNECT INTO NEW VEHICULAR ACCESS DRIVEWAY
- PROPOSED GAS METER
- PARKING EXHAUST WELL
- PROPOSED LOADING SPACE
- LINE OF U/I WATER DETENTION TANK BELOW (SEE CIVIL)
- SHARED R.O.W FOR VEHICLE ACCESS DRIVEWAY
- PROPOSED PMT LOCATION (GROUNDING)



- Issues / revisions:
- | No. | Date / Revision                | By          |
|-----|--------------------------------|-------------|
| 1   | ISSUED FOR REZONING/DP         | OSB         |
| 2   | Revised for REZONING/DP        | 04 JUN 2021 |
| 3   | Revised for REZONING/DP        | 18 FEB 2021 |
| 4   | Revised for REZONING/DP        | 31 MAR 2021 |
| 5   | Revised for REZONING/DP        | 20 APR 2021 |
| 6   | Revised for REZONING/DP        | 30 JUN 2021 |
| 8   | ISSUED FOR PRELIMINARY PRICING | 21 SEP 2021 |
| 9   | ISSUED FOR DESIGN/PRICING      | 29 OCT 2021 |
| 11  | ISSUED FOR BUILDING PERMIT     | 18 FEB 2022 |

parkvista : 5605 201a Street Multi-Family

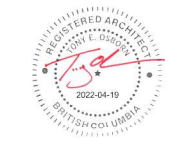
address: 5605 201a St. Langley, BC V3A 1S9  
project no. 2007  
date: 23 FEB 2022  
scale: As Indicated

**SITE PLAN w/ SURVEY UNDERLAY**

# A002

### GENERAL NOTES:

1. ALL PARKING AREAS TO SLOPE 1% TO DRAIN.
2. PARKING WALLS & CEILING TO BE PAINTED WHITE. ALLOW FOR PAINTING OF PARKING STALLS & NUMBERS CLEARANCES & PEDESTRIAN PATHS.



Issues / revisions:

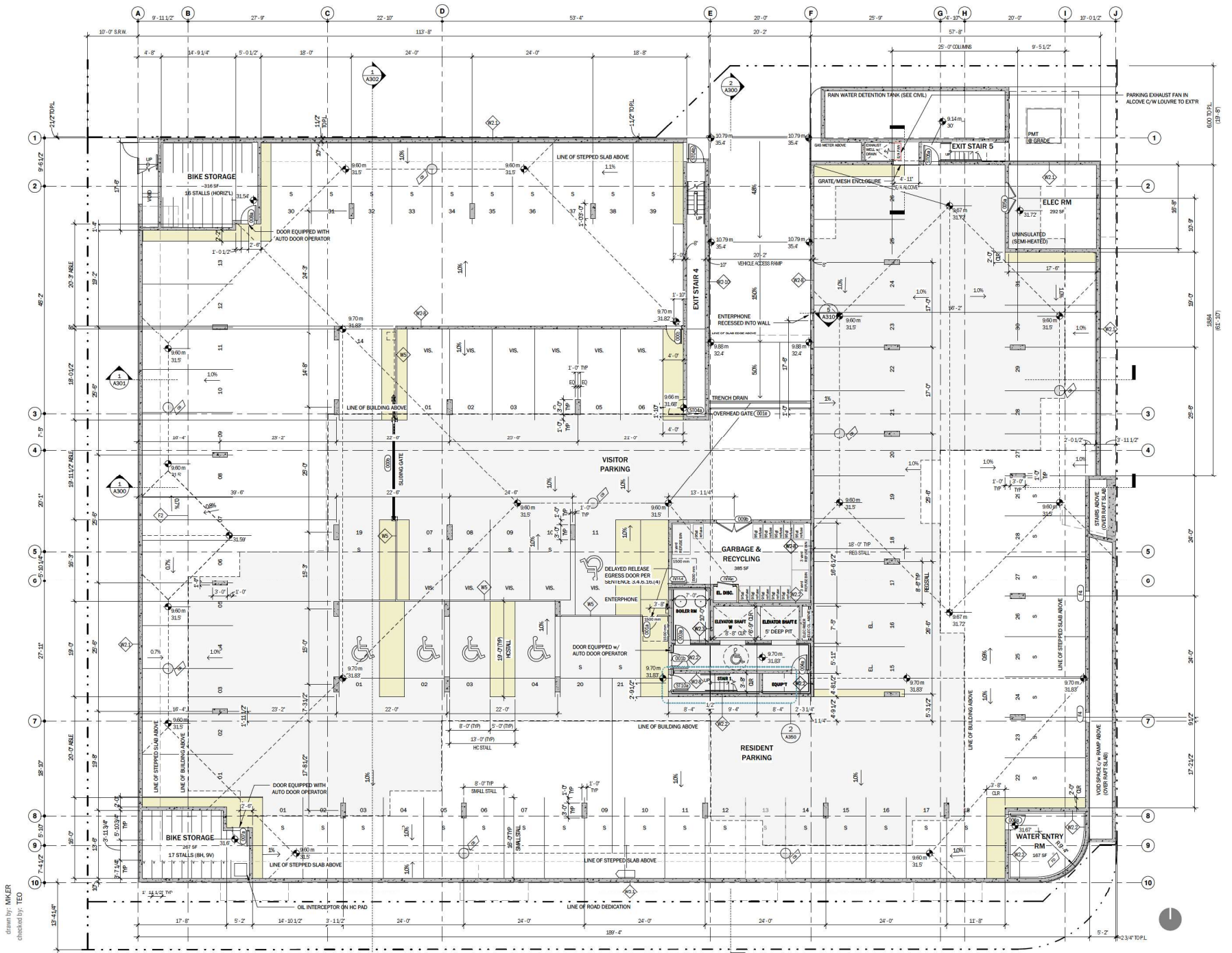
No.	Issue / Revision	Date
1	ISSUED FOR PERMITS/DP	12 OCT 2020
2	Revised FOR PERMITS/DP	04 JUN 2021
3	Revised FOR PERMITS/DP	18 FEB 2021
4	Revised FOR PERMITS/DP	31 MAR 2022
5	Revised FOR PERMITS/DP	20 APR 2021
6	Revised FOR PERMITS/DP	30 JAN 2021
7	ISSUED FOR PERMITS/DP	21 SEP 2021
8	ISSUED FOR PERMITS/DP	29 OCT 2021
9	POST PERMITS REVISIONS	-
11	ISSUED FOR PERMITS/DP	18 FEB 2022

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### PARKADE PLAN

# A100



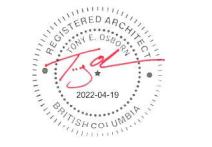
drawn by: MKER  
checked by: TEO

### GENERAL NOTES:

- ALL DIMENSIONS ARE PER FOLLOWING:  
EDGE/FACE OF CONCRETE  
EDGE/FACE OF SHEATHING @ EXTERIOR WALLS  
EDGE OF STUD FOR MFR PARTITIONS  
EDGE OF FLOOR  
CENTERLINE OF DEMISING WALLS / PARTY WALLS, WINDOWS & DOORS
- READ, CHECK AND COMPARE ALL DRAWINGS, NOTIFY THE ARCHITECT OF ANY ALL DISCREPANCIES, VERIFY ALL DIMENSIONS & ELEVATIONS BEFORE FABRICATION / CONSTRUCTION OF ANY COMPONENT.
- PROVIDE SOLID BLOCKING IN WALLS FOR ALL WALL MOUNTED FIXTURES, RAILINGS, MILLWORK & DOOR STOPS.
- ALL RAMPS AND STAIRS INCLUDING TREADS, RISERS, & NOSINGS TO CONFORM TO BCBC 2019 - 3.4.6.3 & 3.4.6.1
- ALL HANDRAILS & GUARDRAILS TO CONFORM TO BCBC 2019 W/14.2.3.1 & 14.2.3.2
- ALL FLASHINGS TO BE MEMBRANE LAPPED & COUNTER FLASHED WITH CLIPS.
- ALL LOW SLOPE ROOFS TO BE MIN. 2% SLOPED TO DRAIN.

### PLAN LEGEND:

- STRUCTURAL SHEAR WALL C/W STUD-PACK THE DOWNS AT EACH END (SEE STRUC)
- LOAD BEARING STRUCTURAL WALLS (SEE STRUC)



Issues / revisions:

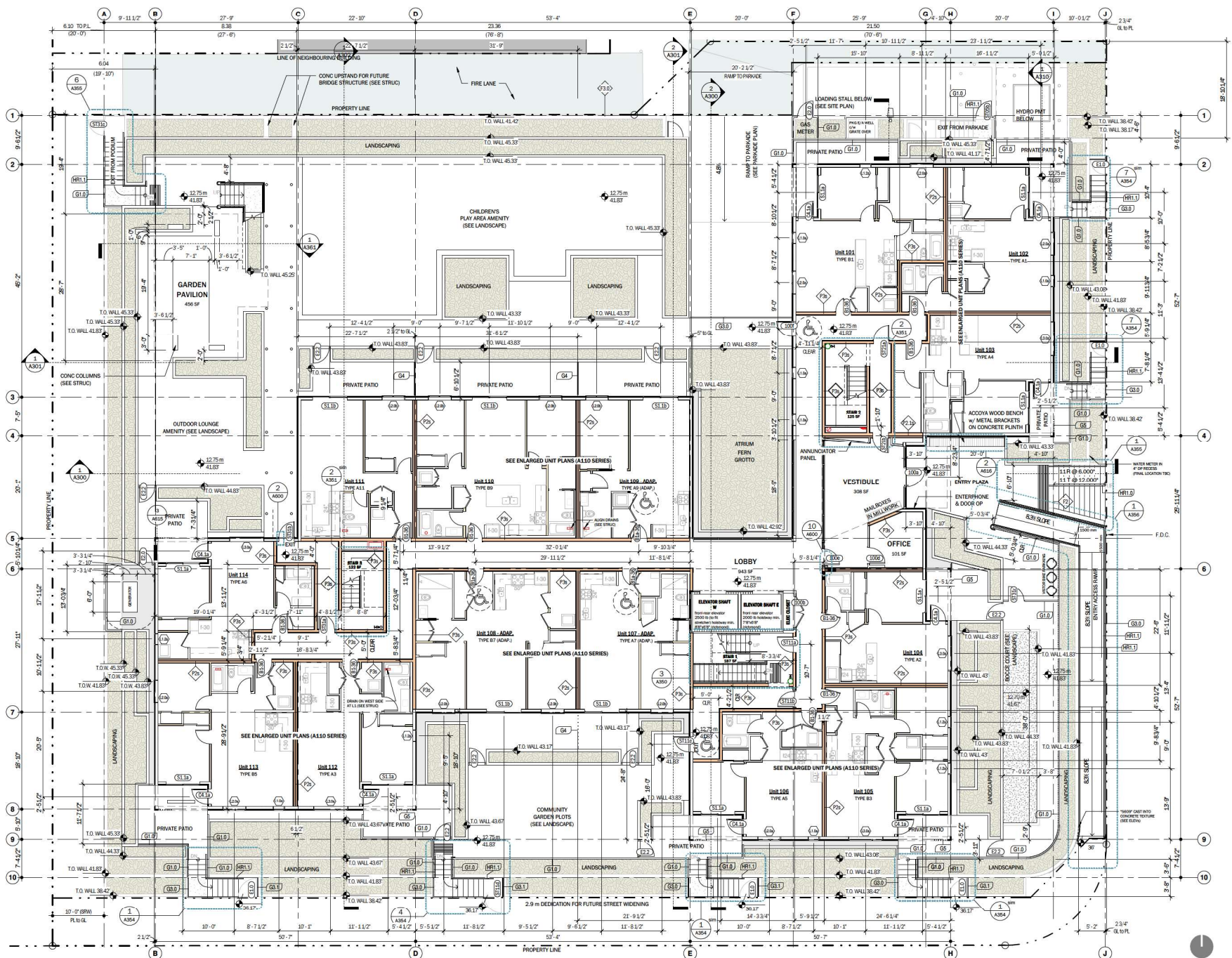
NO.	ISSUE / REVISION	DATE
1	ISSUED FOR PERMITS/DP	12/02/2020
2	Revised for PERMITS/DP	04/JUN/2021
3	Revised for PERMITS/DP	18/FEB/2021
4	Revised for PERMITS/DP	31/MAR/2021
5	Revised for PERMITS/DP	20/APR/2021
6	Revised for PERMITS/DP	30/APR/2021
7	ISSUED FOR PERMITS/DP	23/MAY/2021
8	ISSUED FOR PERMITS/DP	29/MAY/2021
9	ISSUED FOR PERMITS/DP	29/MAY/2021
10	ISSUED FOR PERMITS/DP	29/MAY/2021
11	ISSUED FOR PERMITS/DP	18/FEB/2022

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address: 5605 201a St Langley, BC 2007  
V3A 1S9  
date: 23 FEB 2022 scale: As Indicated

### GROUND FLOOR PLAN

# A101



drawn by: MKER  
checked by: TEO

### GENERAL NOTES:

1. ALL DIMENSIONS ARE PER FOLLOWING:  
EDGE/FACE OF CONCRETE  
EDGE OF STUD FOR MFR PARTITIONS  
EDGE OF STUD FOR MFR PARTITIONS  
EDGE OF FLOOR  
- CENTERLINE OF DEMISING WALLS / PARTY WALLS, WINDOWS & DOORS
2. READ, CHECK AND COMPARE ALL DRAWINGS, NOTIFY THE ARCHITECT OF ANY ALL DISCREPANCIES, VERIFY ALL DIMENSIONS & ELEVATIONS BEFORE FABRICATION / CONSTRUCTION OF ANY COMPONENT.
3. PROVIDE SOLID BLOCKING IN WALLS FOR ALL WALL MOUNTED FIXTURES, RAILINGS, MILLWORK & DOOR STOPS.
4. ALL RAMPS AND STAIRS INCLUDING TREADS, RISERS, & NOSINGS TO CONFORM TO BCBC 2019 - 3.4.6.1 & 3.4.6.1.1
5. ALL HANDRAILS & GUARDRAILS TO CONFORM TO BCBC 2019 - 3.4.6.1.1 & 3.4.6.1.1.1
6. ALL FLASHINGS TO BE MEMBRANE LAPPED & COUNTER FLASHED WITH CLIPS.
7. ALL LOW SLOPE ROOFS TO BE MIN. 2% SLOPED TO DRAIN.

### PLAN LEGEND:

- STRUCTURAL SHEAR WALL C/W STUD-PACK THE DOWNS AT EACH END (SEE STRUC)
- LOAD BEARING STRUCTURAL WALLS (SEE STRUC)



### Issues / revisions:

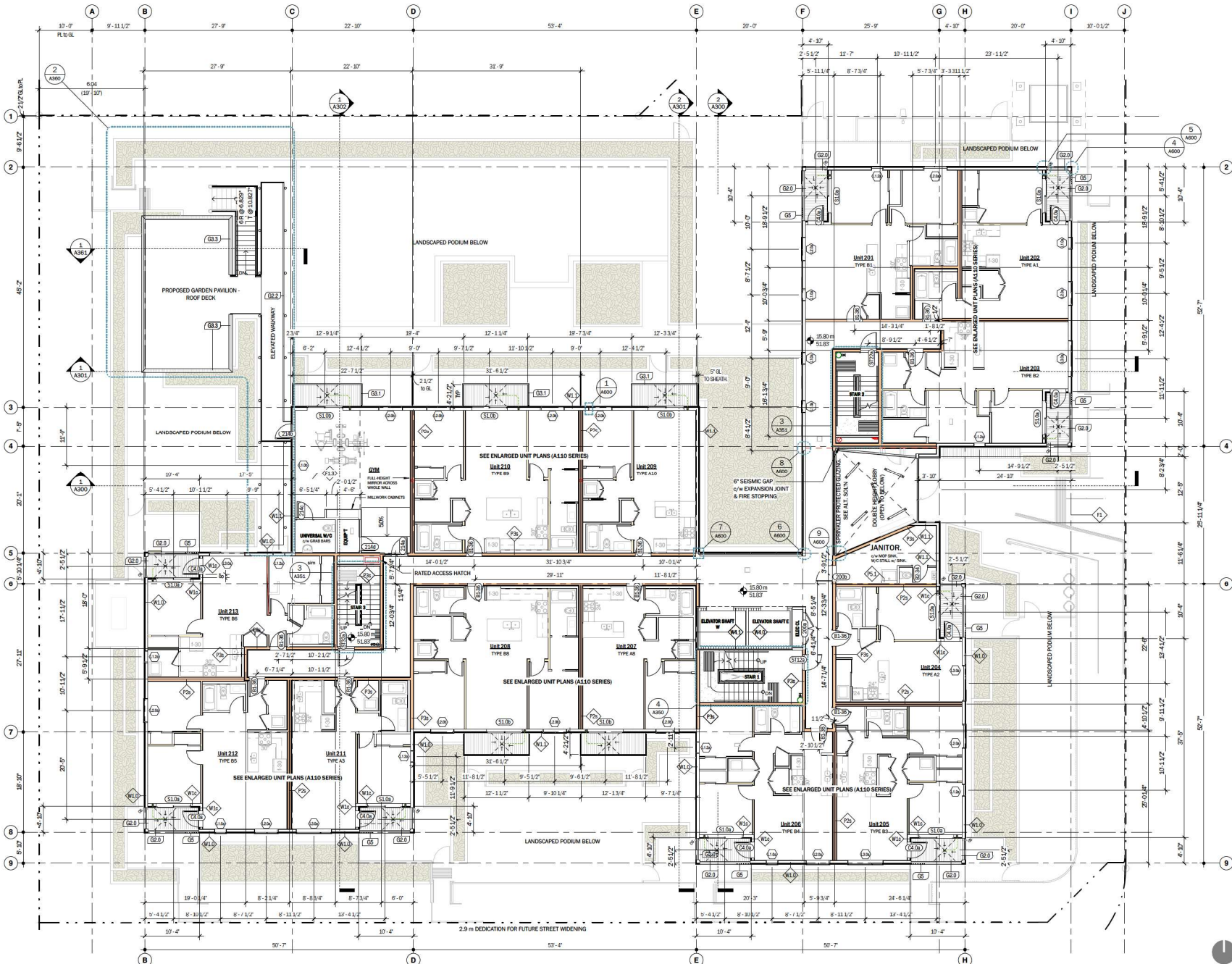
NO.	Issue / revision	DATE
1	ISSUED FOR PERMITS/DP	12/02/2020
2	Revised FOR PERMITS/DP	04 JUN 2021
3	Revised FOR PERMITS/DP	18 FEB 2021
4	Revised FOR PERMITS/DP	31 MAR 2021
5	Revised FOR PERMITS/DP	20 APR 2021
6	Revised FOR PERMITS/DP	30 JUN 2021
8	ISSUED FOR PERMITS/DP	21 SEP 2021
9	ISSUED FOR PERMITS/DP	29 OCT 2021
11	ISSUED FOR PERMITS/DP	18 FEB 2022

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address: 5605 201a St Langley, BC  
V3A 1S9  
date: 23 FEB 2022  
project no: 2007  
scale: As indicated

### SECOND FLOOR PLAN

# A102



drawn by: MKER  
checked by: TEO



### GENERAL NOTES:

1. ALL DIMENSIONS ARE PER FOLLOWING:  
EDGE/FACE OF CONCRETE  
EDGE/FACE OF SHEATHING @ EXTERIOR WALLS  
EDGE OF STUD FOR MFR PARTITIONS  
EDGE OF FLOOR  
CENTERLINE OF DEMISING WALLS / PARTY WALLS, WINDOW & DOORS
2. READ, CHECK AND COMPARE ALL DRAWINGS, NOTIFY THE ARCHITECT OF ANY ALL DISCREPANCIES, VERIFY ALL DIMENSIONS & ELEVATIONS BEFORE FABRICATION / CONSTRUCTION OF ANY COMPONENT.
3. PROVIDE SOLID BLOCKING IN WALLS FOR ALL WALL MOUNTED FIXTURES, RAILINGS, MILLWORK & DOOR STOPS.
4. ALL RAMPS AND STAIRS INCLUDING TREADS, RISERS, & NOSINGS TO CONFORM TO BCBC 2019 - 2.4.6.3 & 2.4.6.1
5. ALL HANDRAILS & GUARDRAILS TO CONFORM TO BCBC 2019 WITH RAILS @ 42.5" & 24" HIGH.
6. ALL FLASHINGS TO BE MEMBRANE LAPPED & COUNTER FLASHED WITH CLIPS.
7. ALL LOW SLOPE ROOFS TO BE MIN. 2% SLOPED TO DRAIN.

### PLAN LEGEND:

- STRUCTURAL SHEAR WALL C/W STUD-PACK THE DOWNS AT EACH END (SEE STRUC)
- LOAD BEARING STRUCTURAL WALLS (SEE STRUC)



### Issues / revisions:

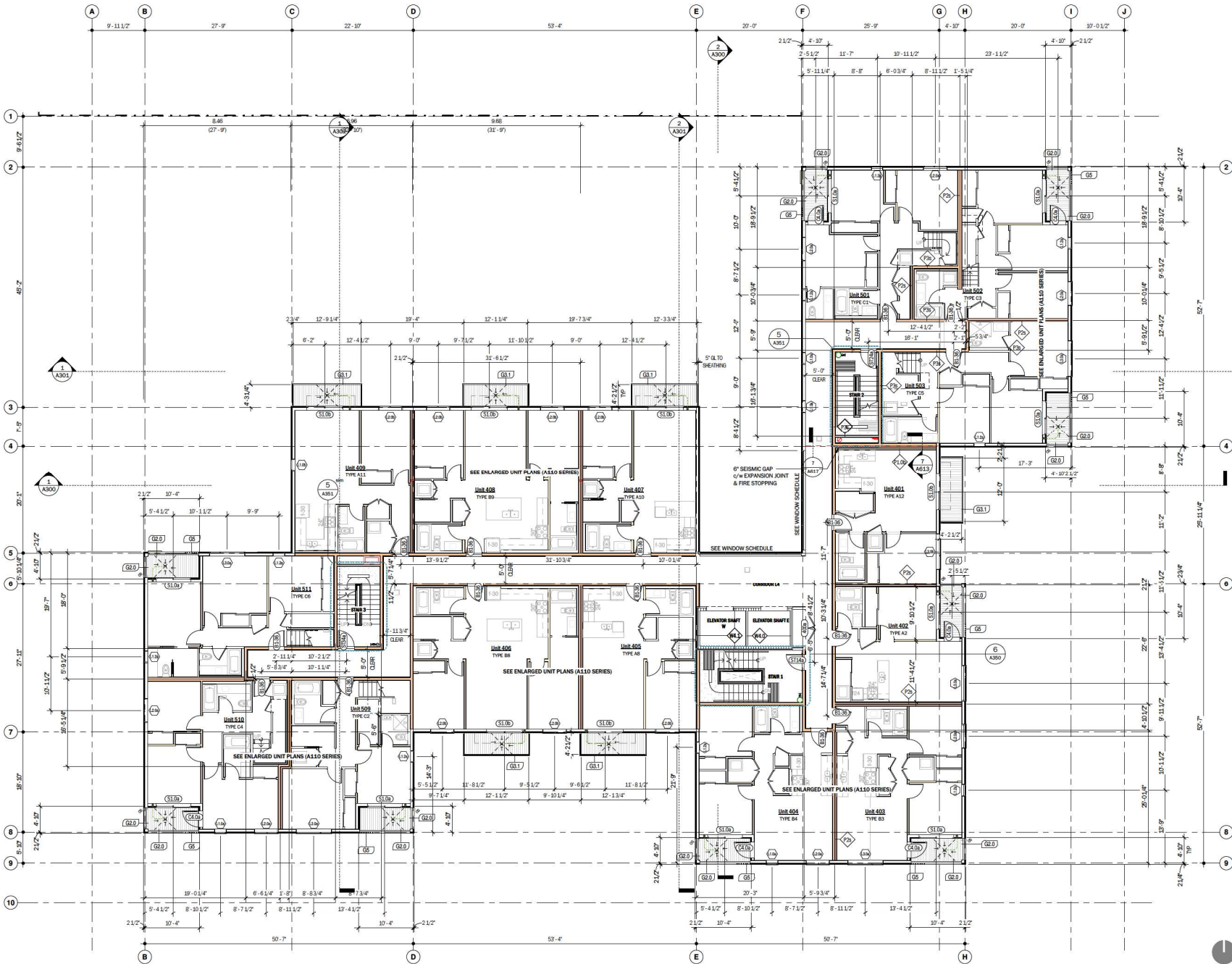
NO.	Issue / revision	DATE
1	ISSUED FOR PERMITS / PIP	23 FEB 2022
2	Revised for PERMITS / PIP	04 JUN 2021
3	Revised for PERMITS / PIP	18 FEB 2021
4	Revised for PERMITS / PIP	31 MAR 2021
5	Revised for PERMITS / PIP	20 APR 2021
6	Revised for PERMITS / PIP	30 JUN 2021
7	ISSUED FOR PERMITS / PIP	21 SEP 2021
8	ISSUED FOR PERMITS / PIP	29 OCT 2021
9	ISSUED FOR PERMITS / PIP	18 FEB 2022

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project no. 2007  
date: 23 FEB 2022  
scale: As Indicated

### FOURTH FLOOR PLAN

# A104



drawn by: MKER  
checked by: TEO

### GENERAL NOTES:

1. ALL DIMENSIONS ARE PER FOLLOWING:  
EDGE/FACE OF CONCRETE  
EDGE OF STUD FOR MFR PARTITIONS  
EDGE OF STUD FOR MFR PARTITIONS  
EDGE OF FLOOR  
- CENTERLINE OF DEMISING WALLS / PARTY WALLS, WINDOW & DOORS
2. READ, CHECK AND COMPARE ALL DRAWINGS, NOTIFY THE ARCHITECT OF ANY ALL DISCREPANCIES, VERIFY ALL DIMENSIONS & ELEVATIONS BEFORE FABRICATION / CONSTRUCTION OF ANY COMPONENT.
3. PROVIDE SOLID BLOCKING IN WALLS FOR ALL WALL MOUNTED FIXTURES, RAILINGS, MILLWORK & DOOR STOPS.
4. ALL RAMPS AND STAIRS INCLUDING TREADS, RISERS, & NOSINGS TO CONFORM TO BCBC 2019 - 3.4.6.3 & 3.4.6.1
5. ALL HANDRAILS & GUARDRAILS TO CONFORM TO BCBC 2019 WITH LALOS 4.8.10.5 & 4.8.10.6
6. ALL FLASHINGS TO BE MEMBRANE LAPPED & COUNTER FLASHED WITH CLIPS.
7. ALL LOW SLOPE ROOFS TO BE MIN. 2% SLOPED TO DRAIN.

### PLAN LEGEND:

- STRUCTURAL SHEAR WALL C/W STUD-PACK THE DOWNS AT EACH END (SEE STRUC)
- LOAD BEARING STRUCTURAL WALLS (SEE STRUC)



Issues / revisions:

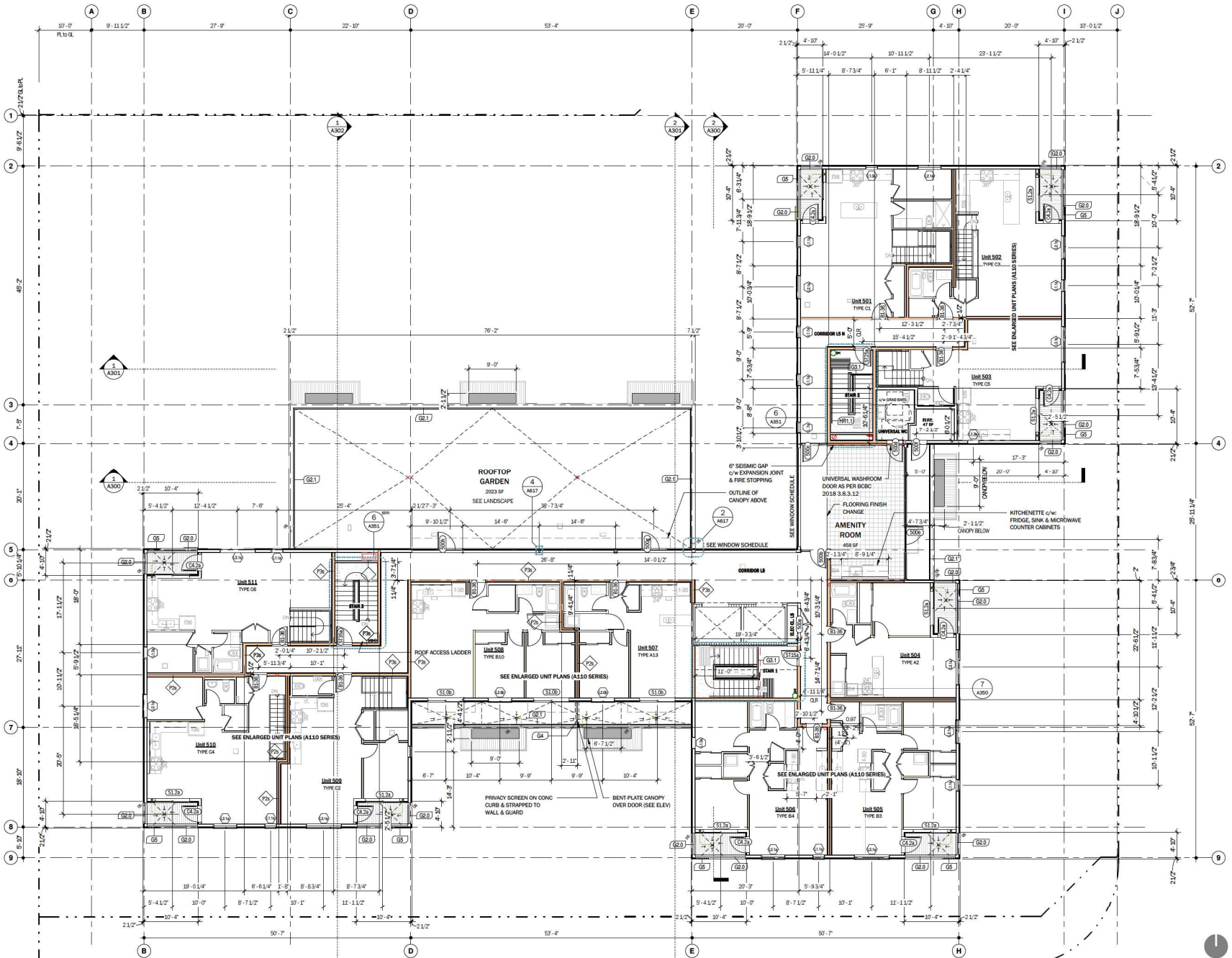
No.	Date / Reason	By
1	ISSUED FOR PERMITS/DP	CS/KC/2020
2	Revised for PERMITS/DP	04 JUN 2021
3	Revised for PERMITS/DP	18 FEB 2021
4	Revised for PERMITS/DP	31 MAR 2021
5	Revised for PERMITS/DP	20 APR 2021
6	Revised for PERMITS/DP	30 JUN 2021
9	ISSUED FOR PERMITS/DP	21 SEP 2021
9	ISSUED FOR PERMITS/DP	29 OCT 2021
10	POST PERMITS REVISIONS	
11	ISSUED FOR PERMITS/DP (REV)	18 FEB 2022

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address: 5605 201a St Langley, BC V3A 1S9  
project no. 2007  
date: 23 FEB 2022  
scale: As Indicated

### FIFTH FLOOR PLAN

# A105



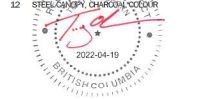
drawn by: MKER  
checked by: TEO





## MATERIALS LEGEND

- 01A FIBER CEMENT PANEL SMOOTH, OFF-WHITE
- 01B FIBER CEMENT PANEL RIBBED, OFF-WHITE
- 02A FIBER CEMENT PANEL SMOOTH, CHARCOAL
- 02B FIBER CEMENT PANEL RIBBED, CHARCOAL
- 03 FIBER CEMENT PANEL RIBBED, CLAY (TBC COLOUR @ BALCONIES)
- 04A EXPOSED CONCRETE, VERTICAL RIB FINISH (FORMLiner)
- 04B CONCRETE BLOCKS, MASONRY PLANTER WALL
- 04C EXPOSED CONCRETE, SMOOTH ARCHITECTURAL FINISH
- 05A WINDOWS; ALUMINUM-CLAD VINYL (OR SIMILAR) CLAY (TBC) COLOUR
- 05B WINDOWS; ALUMINUM-CLAD VINYL (OR SIMILAR) CLAY (TBC) COLOUR
- 06A SLIDING DOOR; ALUMINUM-CLAD VINYL (OR SIMILAR) CLAY (TBC) COLOUR
- 06B SLIDING DOOR; ALUMINUM-CLAD VINYL (OR SIMILAR) CHARCOAL COLOUR
- 07A ALUMINUM CHIRRAW WALL, CHARCOAL ANODIZED
- 07B ALUMINUM WINDOW WALL, CHARCOAL ANODIZED
- 08A RAILING, PERFORATED METAL, LIGHT BRONZE
- 08B RAILING, PERFORATED METAL, WHITE
- 08C RAILING, VERTICAL PICKET, POW-CO CHARCOAL COLOUR
- 08D RAILING, TEMPERED GLASS, ALUMINUM HANDRAIL, COLOUR (TBC)
- 09A PARAPET FLASHING, OFF-WHITE TO MATCH CLADDING (CUSTOM RANGE)
- 09B PARAPET FLASHING, CHARCOAL TO MATCH CLADDING (CUSTOM RANGE)
- 09C PARAPET FLASHING, PLASTER WALL, GRAY (CUSTOM RANGE)
- 10 SOLAR SHADING, VERTICAL METAL SLATS, LIGHT BRONZE (ANODIZED)
- 11 RAILING & RAMP, PERFORATED METAL, LIGHT BRONZE
- 12 STEEL CHAIRY, CHARCOAL COLOUR



Issues / Revisions:

NO.	Issue / Revision	DATE
1	ISSUED FOR PERMITS / DP	23 OCT 2020
2	Revised for PERMITS / DP	04 JUN 2021
3	Revised for PERMITS / DP	18 FEB 2021
4	Revised for PERMITS / DP	21 MAR 2022
5	Revised for PERMITS / DP	20 APR 2021
6	Revised for PERMITS / DP	30 JUN 2021
8	ISSUED FOR PERMITS / PRECING	21 SEP 2021
9	ISSUED FOR PERMITS / PRECING	29 OCT 2021
10	POST FINISH REVISIONS	-
11	ISSUED FOR BUILDING PERMIT (REV)	18 FEB 2022

## parkvista : 5605 201a Street Multi-Family

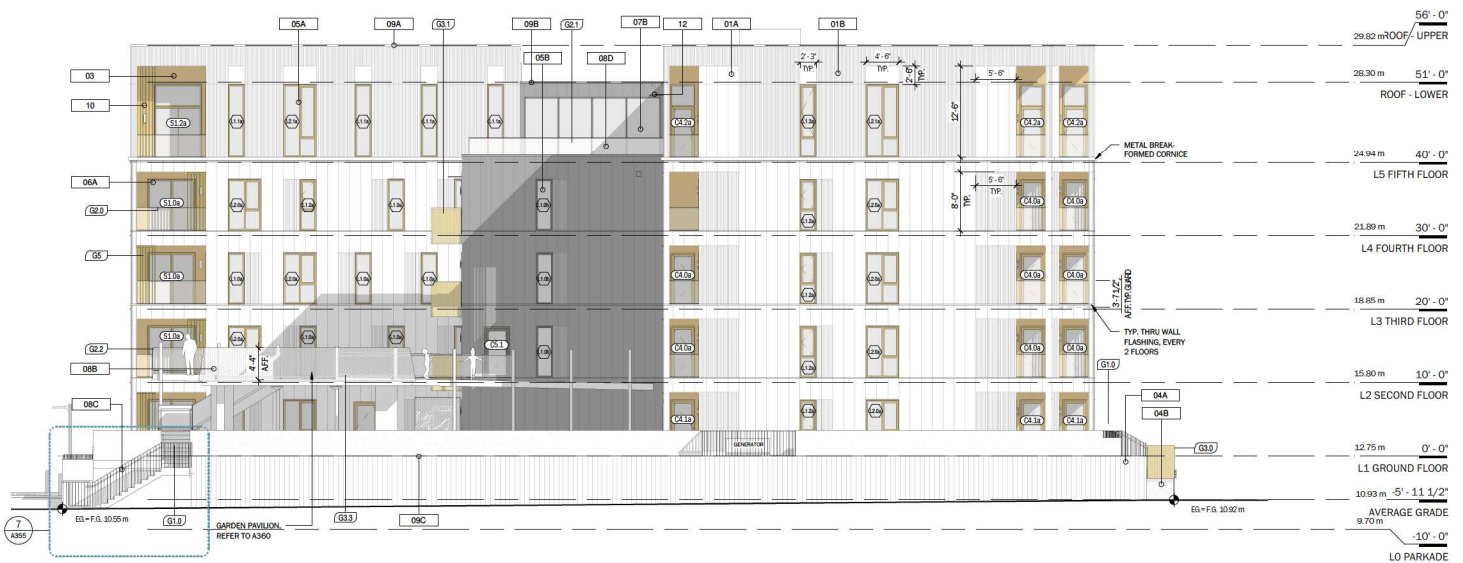
address: 5605 201a St Langley, BC  
V3A 1S9  
date: 23 FEB 2022  
project no: 2007  
scale: As Indicated

## BUILDING ELEVATIONS

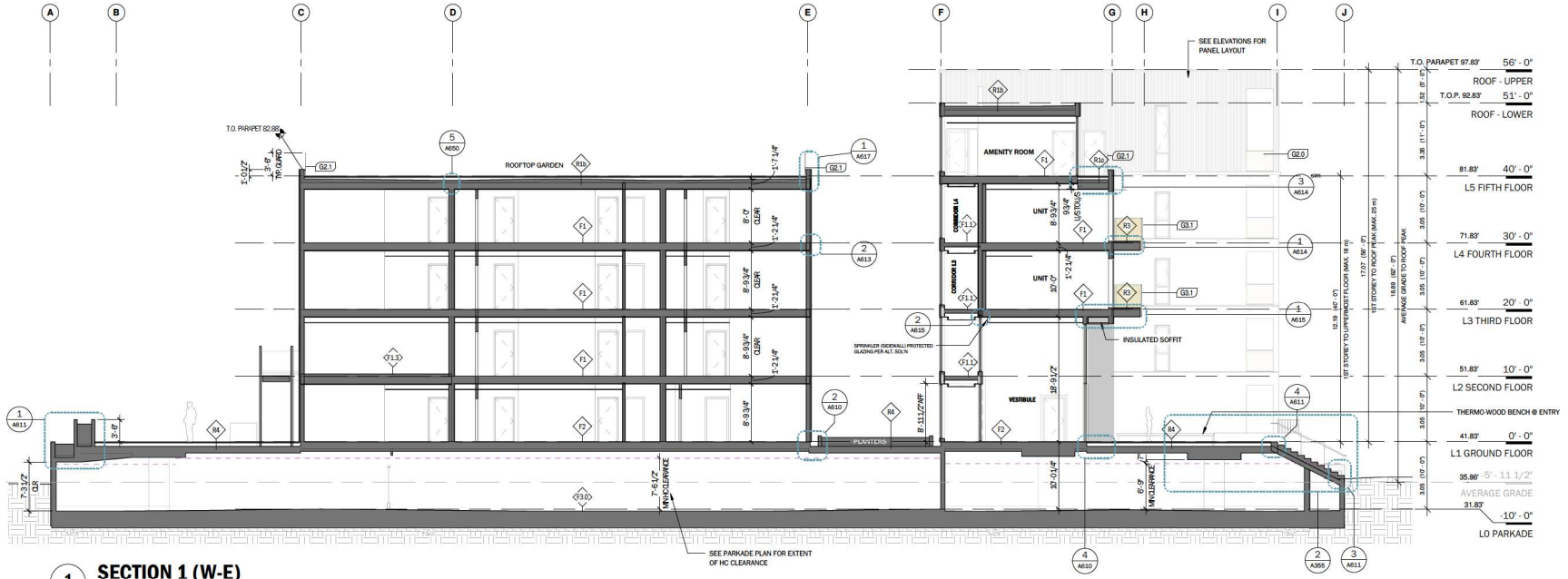
# A201



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



**2 WEST ELEVATION**  
1/8" = 1'-0"



**1 SECTION 1 (W-E)**  
1/8" = 1'-0"



**2 SECTION 2 (N-S)**  
1/8" = 1'-0"



issues / revisions:

no.	issue / revision	date
1	ISSUED FOR PERMITS / DP	23 OCT 2020
2	Revised for PERMITS / DP	04 JUN 2021
3	Revised for PERMITS / DP	18 FEB 2021
4	Revised for PERMITS / DP	31 MAR 2022
5	Revised for PERMITS / DP	20 APR 2021
6	RESUBMITTED FOR PERMITS / DP	30 JUN 2021
8	ISSUED FOR PERMITS / PERMITS	21 SEP 2021
9	ISSUED FOR PERMITS / PERMITS	29 OCT 2021
11	ISSUED FOR BUILDING PERMITS (BP)	18 FEB 2022

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project no. 2007  
scale: 1/8" = 1'-0"

**BUILDING SECTIONS**

**A300**