

# BRYDON CRESCENT APARTMENT

5444, 19941,19943, 19951 BRYDON CRESCENT AND  
5461 199A STREET, LANGLEY, BC.



## CONTACT LIST:

### OWNER :

**JAGSON INVESTMENT LTD.**  
PO.BOX 43129 - RICHMOND CENTER  
RICHMOND, B.C. V6Y 3Y3  
TEL : 778 896 6596

### SURVEYOR:

**CAMERON LAND SURVEYING LTD.**  
206-16055 FRASER HWY.,  
SURREY, B.C. V4N 0G2  
TEL : 604 597 3777  
FAX : 604 597 3783

### ARCHITECT :

**F. ADAB ARCHITECTS INC.**  
130 - 1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, B.C. V7P 3R4  
TEL : 604 987 3003  
FAX : 604 987 3033

### LANDSCAPE ARCHITECT:

**PMG LANDSCAP-E ARCHITECTS**  
C100 - 4185 STILL CREEK DRIVE  
BURNABY, B.C. V5C 6G9  
TEL : 604 294 0011  
FAX : 604 294 0022

### GEOTECHNICAL:

**BRAUN GEOTECHNICAL**  
106A-9785 192 STREET,  
SURREY, B.C. V4N 4C7  
TEL : 604 513 4190  
FAX : 604 513 4195

### CIVIL ENGINEER:

**CENTRAS ENGINEERING LTD.**  
216-2630 CROYDON DRIVE,  
SURREY, B.C. V3S 6T3  
TEL : 604 782 6927

## LIST OF DRAWINGS

- A-1.0 PROJECT INDEX - CONTACTS LIST
- A-1.1 PROJECT STATISTICS
- A-1.2 AERIAL MAP -CONTEXT PHOTOS
- A-1.3 CONTEXT MAP
- A-1.3a SURVEY
- A-1.4 PERSPECTIVE VIEW
- A-1.5 COLOURED ELEVATIONS
- A-1.6 COLOURED COURTYARD VIEW
- A-1.7 SITE PLAN
- A-1.8 DESIGN RATIONALE - SITE CHARACTERISTIC,  
FORM & CHARACTER
- A-1.9 DESIGN RATIONALELIVABILITY, ENERGY SAVING &  
SUSTAINABILITY
- A-1.10 DESIGN RATIONALE - CPTED
- A-1.11 EXTERIOR FINISH - ELEVATION RENDERING
- A-2.1 UNDERGROUND PARKING PLAN
- A-2.2 FIRST FLOOR PLAN
- A-2.3 SECOND & THIRD TYP. FLOOR PLAN
- A-2.4 FOURTH FLOOR PLAN
- A-2.5 ROOF PLAN
- A-3.1 ELEVATIONS
- A-3.2 ELEVATIONS
- A-4.1 SECTION A-A
- A-4.2 SECTION B-B
- L1 LANDSCAPE CONCEPT PLAN
- L2 LANDSCAPE DETAIL



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonfadb.com

This drawing, an instrument of service, is the property of  
F. Adab, Architect Inc. and may not be reproduced without  
his permission. All information shown on the drawing is  
for the use of this specific project only and will not be  
used otherwise without written permission from this office.

Contractors will verify and be responsible for all  
dimensions on the job. This office will be informed  
of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by  
the party with whom the design professional has entered  
into a contract and there are no representations of  
any kind made by the design professional to any party with  
whom the design professional has not entered into a  
contract.

2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

### PROJECT TITLE:

19951-19943-19941-5444  
BRYDON CRESCENT & 5461  
199A STREET

### FOR:

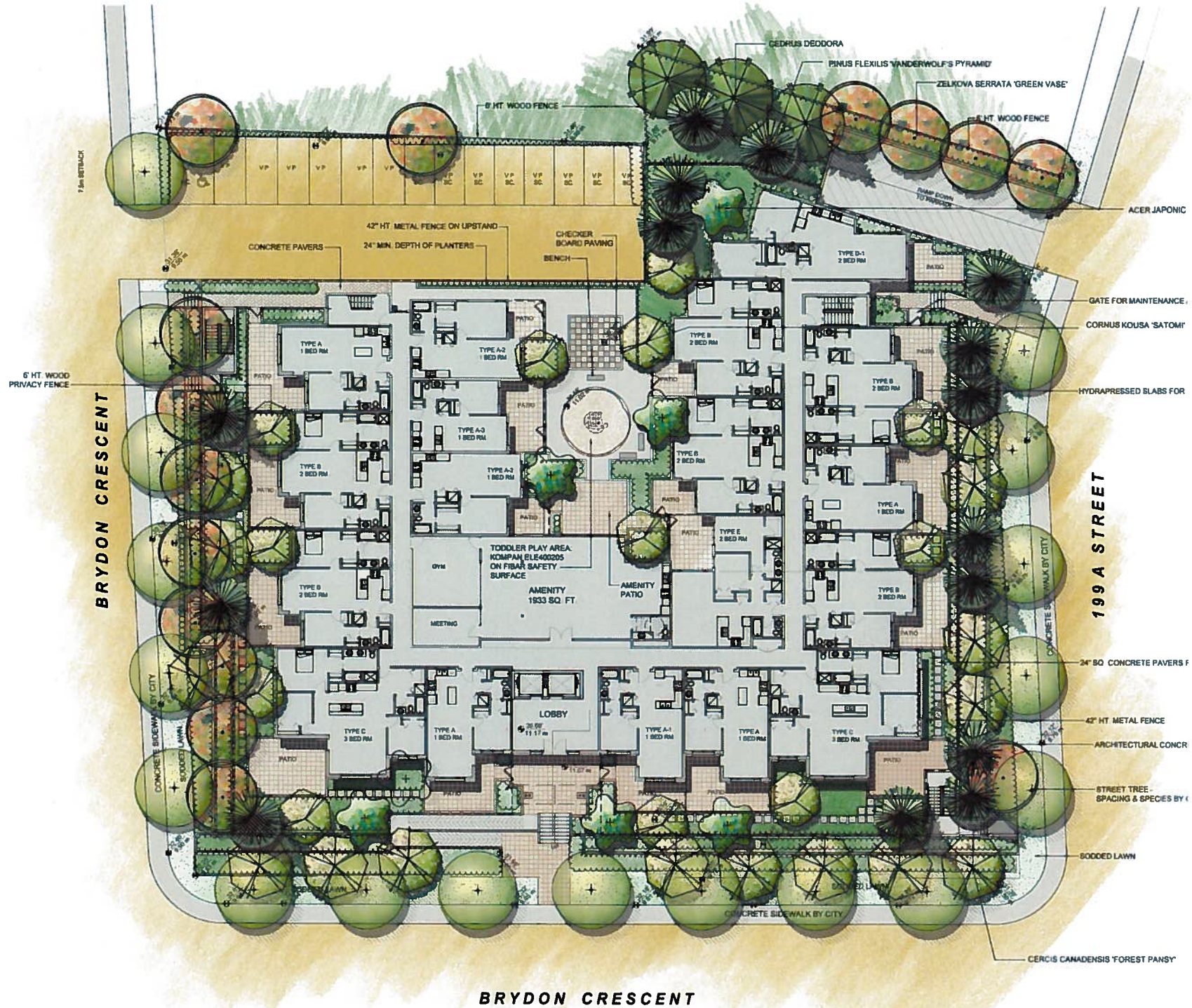
**JAGSON INVESTMENT LTD.**  
P.O. BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

### DRAWING TITLE:

**PROJECT INDEX -  
CONTACT LIST**

DATE	JUNE 2017	SHEET NO.
SCALE	NTS.	A-1.0
DESIGN	FA.	
DRAWN	A.A.	
PROJECT NO.	1705	

PLANT SCHEDULE				PMG PROJECT NUMBER: 17-185
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	7	ACER JAPONICUM	FULLMOON MAPLE	2.5M HT. B&B
	3	CEDRUS DEODORA	HIMALAYAN CEDAR	2.5M HT. B&B
	15	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL. B&B
	12	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	2.5M HT. B&B
	15	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	2.5M HT. B&B
	15	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6CM CAL. 1.5M STD. B&B
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.				



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 8G9  
p: 604 294-0011 ; f: 604 294-0022

SEAL

2	17 DEC 13	PLANTING PLAN	MM
1	17 DEC 04	NEW SITE PLAN	MM
NO	DATE	REVISION DESCRIPTION	DR

CLIENT

PROJECT

**CONDO DEVELOPMENT**

**BRYDON CR. & 199A ST.  
LANGLEY, B.C.**

DRAWING TITLE

**LANDSCAPE  
PLAN**

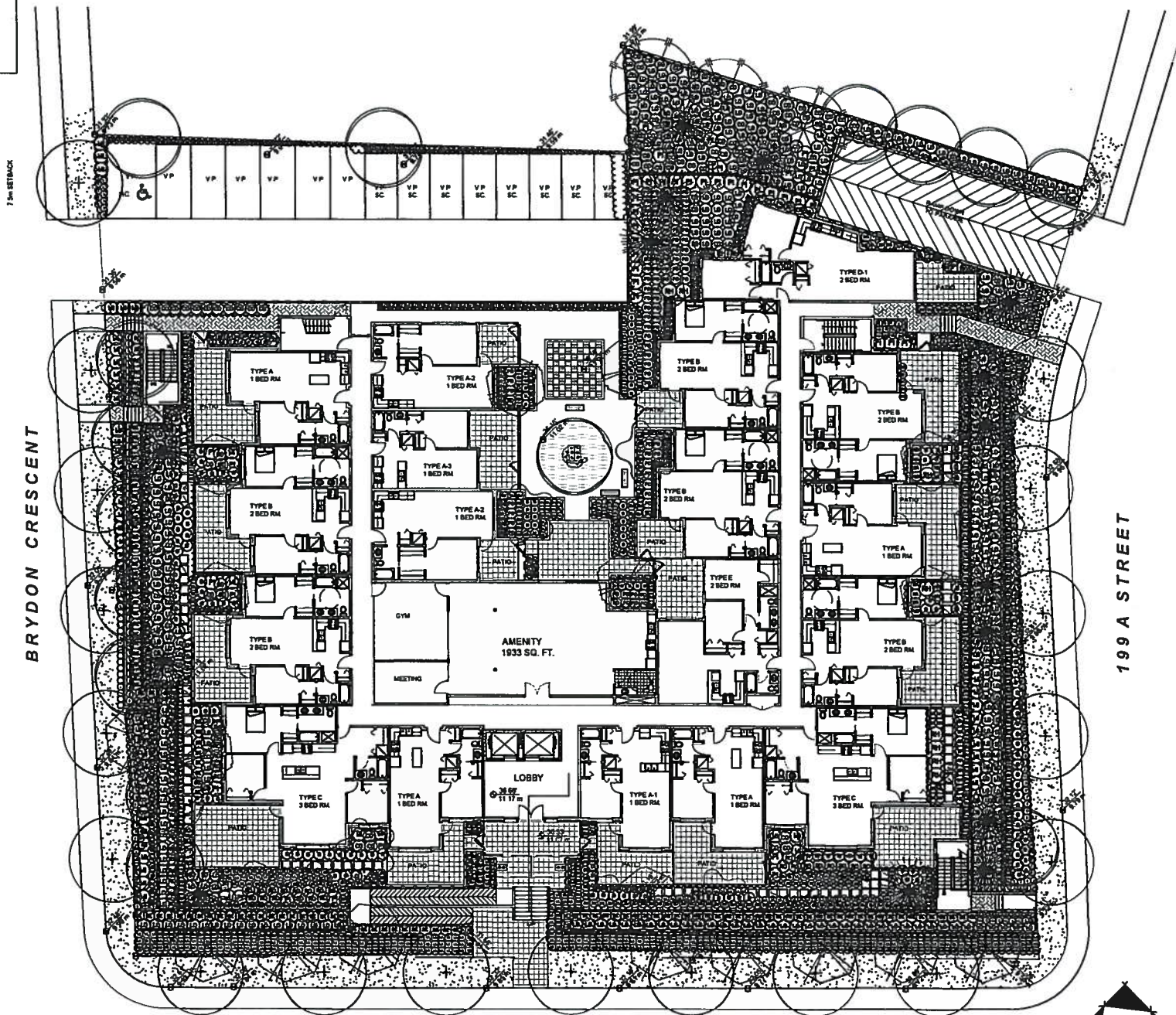
DATE	17 SEPT. 27	DRAWING NUMBER.
SCALE	1/16"=1'-0"	<b>L1</b>
DRAWN	MM	<b>OF 3</b>
DESIGN	MM	
CHKD		

PLANT SCHEDULE

PMG PROJECT NUMBER: 17-185

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	110	BERBERIS THUNBERGII 'ROYAL BURGUNDY'	'ROYAL BURGUNDY' BARBERRY	#2 POT; 30CM
	437	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
	78	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#3 POT; 80CM
	39	NANDINA DOMESTICA 'HARBOUR DWARF'	DWARF HEAVENLY BAMBOO	#1 POT; 20CM
	49	PIERIS JAPONICA 'VALLEY VALENTINE'	PIERIS; RED BLOOMS	#3 POT; 50CM
	10	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK	#3 POT; 30CM
	60	ROSA MEIDLAND 'RED'	MEIDLAND ROSE; RED; 0.9M MATURE HT	#3 POT; 60CM
	2	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
	83	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
	58	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS	#1 POT
GRASS	136	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
	1	ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
	78	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
PERENNIAL	284	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	9CM POT
	371	LAURENCEA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	15CM POT
	147	RUDBECKIA FULGIDA VAR. SULLIVANTII 'GOLDBLOCKS'	RUDBECKIA; YELLOW-ORANGE	15CM POT
	80	SEDUM 'SPURIOUS' 'DRAGON'S BLOOD'	DRAGON'S BLOOD STONECROP	9CM POT
	447	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
GE	98	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
	228	WALDSTEINIA TERNATA	BARREN STRAWBERRY	#1 POT; 20CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

**pmg**  
LANDSCAPE  
ARCHITECTS

Suite C100 - 4185 5th Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	17 DEC 13	PLANTING PLAN	MM
1	17 DEC 04	NEW SITE PLAN	MM

CLIENT:

PROJECT:

CONDO DEVELOPMENT

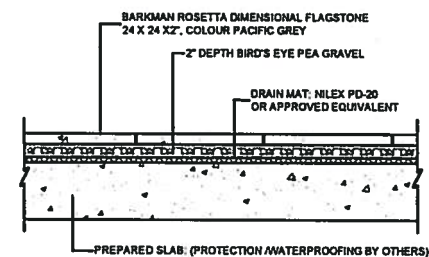
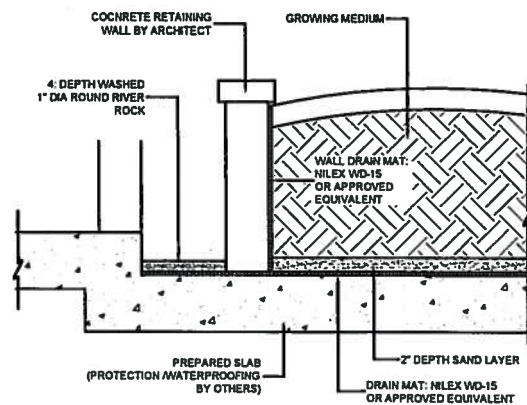
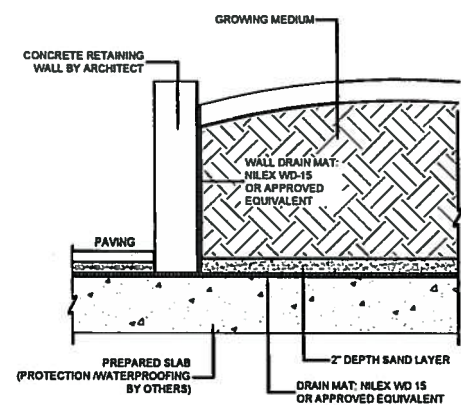
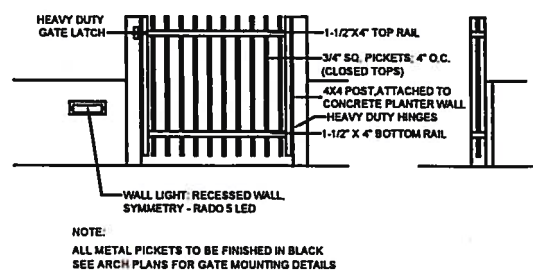
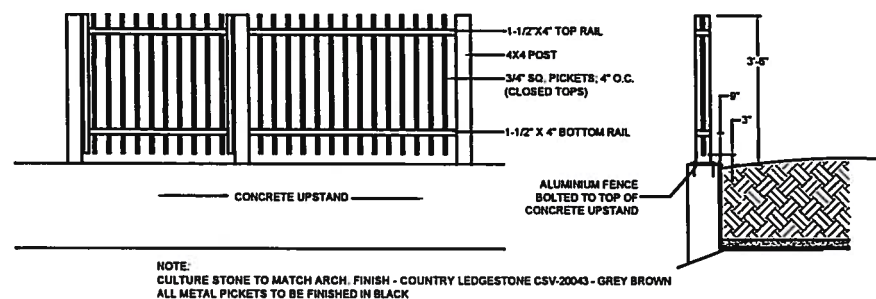
BRYDON CR. & 199A ST.  
LANGLEY, B.C.

DRAWING TITLE:

LANDSCAPE  
PLAN

DATE: 17 SEPT 27 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: MM  
DESIGN: MM  
CHKD: OF 3

L2



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 : f: 604 294-0022

2	17 DEC 13	PLANTING PLAN	MM
1	17 DEC 04	NEW SITE PLAN	MM
NO.	DATE	REVISION DESCRIPTION	DR.

**PROJECT:**

## CONDO DEVELOPMENT

**BRYDON CR. & 199A ST.  
LANGLEY, B.C.**

**DRAWING TITLE:**

## LANDSCAPE DETAILS

DATE:	17 SEPT 27	DRAWING NUMBER:	
SCALE:	AS NOTED	<b>L3</b>	
DRAWN:	MM		
DESIGN:	MM		
CHKD:			OF 3

PROJECT DATA :

LEGAL DESCRIPTION :

LOT 49 AND 50 PLAN 21709, PARCEL "A" (EXPLANATORY PLAN 28685)  
LOT 47 AND 48 PLAN 21709, LOT 72 PLAN 33088; ALL OF SECTION 3,  
TOWNSHIP 8, NEW WESTMINSTER DISTRICT

CIVIC ADDRESS :

5444 BRYDON CRECENT  
19941 BRYDON CRECENT  
19943 BRYDON CRECENT  
19951 BRYDON CRECETN  
5461 199A STREET

ZONING :

EXISTING RS1 (SINGLE FAMILY)  
PROPOSED RM3

SITE AREA

EXISTING AREA 45,100 SQ.FT.=2826.7 SQ.M. =1.035 ACRE=0.42 HA.

BUILDING AREA :

(INCLUDING LOBBY, CORRIDORS,  
STAIRCASES AND ELEVATORS )

1ST FLOOR AREA 17,053 SQ.FT. = 1584.3 SQ.M.  
2ND & 3RD FLOOR AREA 19,049 SQ.FT. = 1769.6 SQ.M.  
4TH FLOOR AREA 17,527 SQ.FT. = 1628.2 SQ.M.

TOTAL FLOOR AREA 72,678 SQ.FT. = 6752 SQ.M.

FSR :

72,678 / 45,100 = 1.611

DENSITY :

80 UNIT/ ACRE

SITE COVERAGE :

MAXIMUM ALLOWED 40% = 18040 SQ.FT

PROPOSED

40.2% = 18108 SQ.FT

SETBACKS :

PROVIDED FRONT 7.5 m (24'-7 5/16") MIN  
LEFT 7.5m (24'-7 5/16") MIN  
RIGHT 7.5m (24'-7 5/16") MIN  
REAR 7.5m (24'-7 5/16") MIN

BUILDING HEIGHT :

MAXIMUM ALLOWED 4 STOREY

PROPOSED

4 STOREY

INDOOR AMENITY AREA :

REQUIRED 24.76 SQ.FT. / UNIT  
24.76X77 = 177.1m² (1906.52 SQ.FT.)  
PROVIDED 1922 SQ.FT.

PARKING :

REQUIRED

1 BED RM. --- 1.2/UNIT= 38 STALL  
2 BED RM. --- 1.3/UNIT= 48 STALL  
3 BED RM. --- 2.0/UNIT= 16 STALL  
TOTAL PARKING STALL = 102  
102

PROVIDED

VISITOR PARKING:

REQUIRED

0.2 / UNIT  
0.2X77=15  
15

PROVIDED

HANDICAPPED STALLS :

REQUIRED

5% OF TOTAL STALLS  
0.05X102=5.1  
5

PROVIDED

SMALL CAR STALLS :

ALLOWED :

MAX. 40% OF TOTAL STALLS  
0.4X102=40.8  
23

PROVIDED

BICYCLE STALLS:

REQUIRED

0.5 / UNIT  
0.5X77=39  
39

PROVIDED

LOCKERS:

77 (1 PER UNIT)

UNIT MIX													
UNIT TYPE	A	A-1	A-2	A-3	B	B-1	C	D	D-1	E	E1	F	TOTAL
NO OF BED RM.	1	1	1	1	2	2	3	1	1	2	1	1	
NO OF UNIT	19	1	2	1	30	3	8	2	1	4	3	3	77
AREA	612	598	625	493	851	950	1100	932	811	915	800	556	
TOTAL AREA	11628	598	1250	493	25530	2850	8800	1864	811	3660	2400	1668	57484

NO OF 1 BED RM : 32  
NO OF 2 BED RM : 37  
NO OF 3 BED RM : 8  
TOTAL NO OF UNITS : 77

NO OF ADAPTABLE SUITE : 16



F. ADAB  
ARCHITECTS  
INC.

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonfadab.com

This drawing, an instrument of service, is the property of  
F. Adab, Architect Inc. and may not be reproduced without  
his permission. All information shown on the drawing is  
for the use of this specific project only and will not be  
used otherwise without written permission from this office.

Contractors will verify and be responsible for all  
dimensions on the job. This office will be returned  
of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by  
the party with whom the design professional has entered  
into a contract and there are no representations of  
any kind made by the design professional to any party with  
whom the design professional has not entered into a  
contract.

2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP
NO	DATE	REVISION/ISSUED

PROJECT TITLE:

19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street

FOR:

JAGSON INVESTMENT LTD.  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

DRAWING TITLE:

PROJECT  
STATISTICS

DATE	JUNE 2017	SHEET NO.
SCALE	NTS	A-1.1
DESIGN	FA	
DRAWN	R.L.	
PROJECT NO	1705	



2



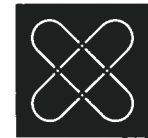
3



1



4



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonfadb.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP
NO.	DATE	REVISION ISSUED

PROJECT TITLE:  
  
19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street  
  
FOR:  
**JAGSON INVESTMENT LTD.**  
P.O. BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

DRAWING TITLE:  
**SITE PHOTOS,  
AERIAL MAP**

DATE	JUNE 2017	SHEET NO
SCALE	NTS	<b>A-1.2</b>
DESIGN	FA	
DRAWN	RL	
PROJECT NO	1705	



#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonfadab.com

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

PROJECT TITLE:

19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street

FOR:  
**JAGSON INVESTMENT LTD.**  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

DRAWING TITLE:

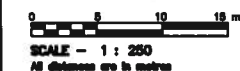
CONTEXT MAP

DATE:	JUNE 2017	SHEET NO.
SCALE:	NTS.	A-1.3
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	1705	

TOPOGRAPHIC PLAN OF LOT 48 EXCEPT: SOUTH WESTERLY 10 FEET PLAN 21709,  
LOTS 49 AND 50 PLAN 21709, PARCEL "A" (EXPLANATORY PLAN 28685) LOTS 47 AND 48  
PLAN 21709, LOT 72 PLAN 33088; ALL OF SECTION 3, TOWNSHIP 8, NEW WESTMINSTER DISTRICT

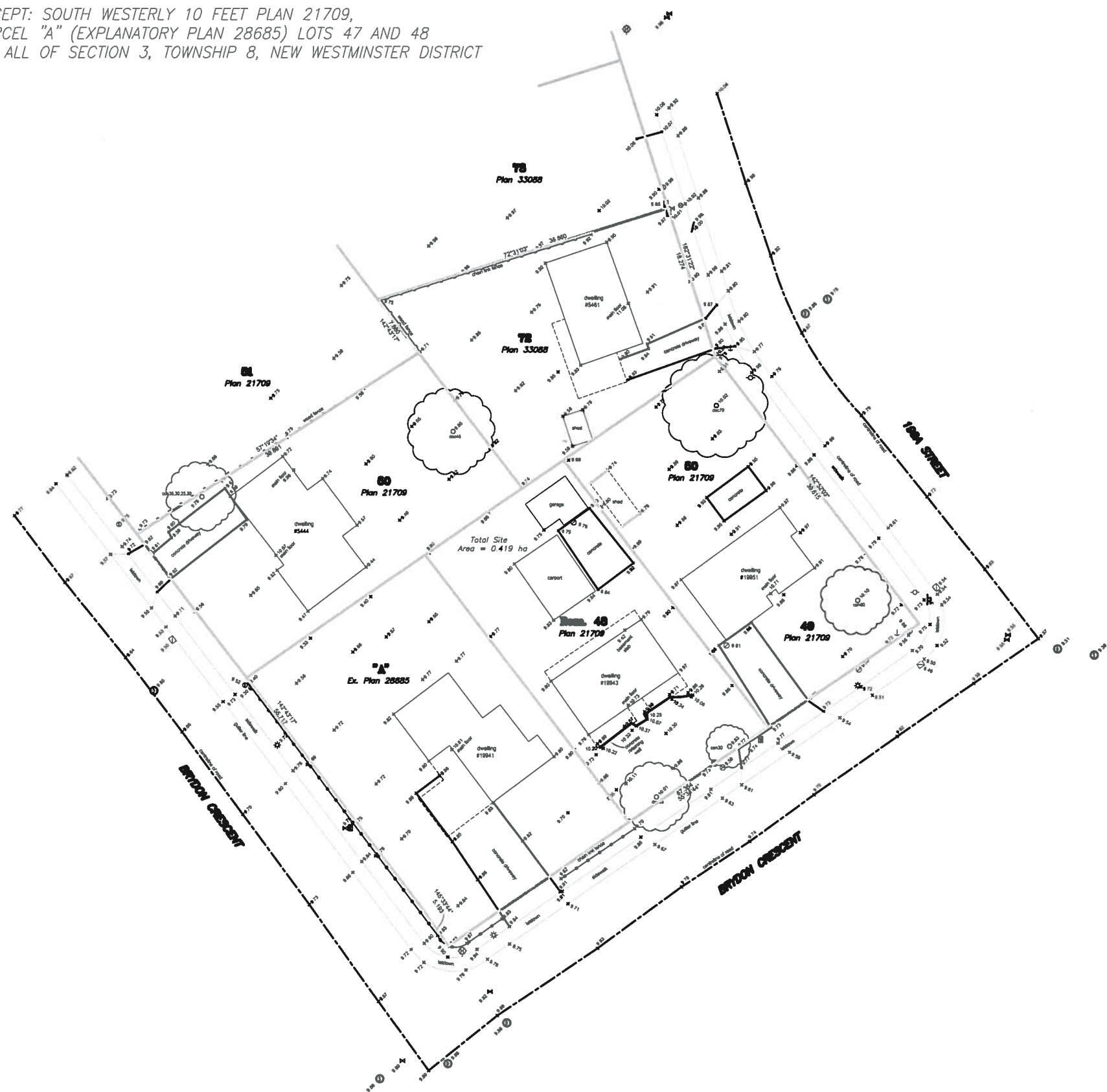
City of Langley

- 5444 Brydon Crescent
- 19941 Brydon Crescent
- 19943 Brydon Crescent
- 19943 Brydon Crescent
- 5481 199A Street



SYMBOL LEGEND

- ① Storm manhole
- ② Storm manhole
- ⊕ Water meter
- ⊕ Water valve
- ⊕ Lamp standard
- ⊕ Power pole
- ⊕ Catch basin
- ⊕ Guy wire anchor
- ⊕ Fire hydrant
- ⊕ Inspection chamber
- ⊕ Sign
- ⊕ Hydro manhole
- ⊕ 48cm # Deciduous tree
- ⊕ 60cm # Coniferous tree



NOTES:

- 1) Elevations are in metres and are gradeless.
- 2) Elevations are derived from Control Monument no. 7010-488 located in the southerly curb of Brydon Crescent at #19942. Elevation = 8.894 metres
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 4) Prior to any construction, underground services are to be confirmed by the City of Langley Engineering Dept.
- 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the
- 6) Property lines according to field survey.



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@muligonf.adab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP
NO.	DATE	REVISION/ISSUED

PROJECT TITLE:

19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street

FOR:

**JAGSON INVESTMENT LTD.**  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

DRAWING TITLE:

**SURVEY**

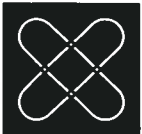
This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 1st day of June, 2017.

Sean Costello B.C.L.S. (900)

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 208 - 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-587-3777  
Fax: 604-587-3783  
File: 6308-TP

This plan lies within the Greater Vancouver Regional District

DATE	JUNE 2017	SHEET NO.
SCALE	NTS	A-1.3A
DESIGN	FA	
DRAWN	A.A.	
PROJECT NO.	1705	



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonfadb.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP
NO	DATE	REVISION ISSUED

PROJECT TITLE:

19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street

FOR:

**JAGSON INVESTMENT LTD.**  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

DRAWING TITLE:

PERSPECTIVE VIEW  
FROM SOUTH-WEST  
CORNER OF BRYDON

DATE	JUNE 2017	SHEET NO
SCALE	N/A	A-1.4
DESIGN	FA	
DRAWN	A.A.	
PROJECT NO	1705	



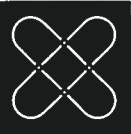
**PERSPECTIVE VIEW FROM SOUTH-WEST CORNER OF BRYDON CRESCENT**



**SOUTH-EAST ELEVATION**



**SOUTH-WEST ELEVATION**



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@muligonfadb.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP
NO.	DATE	REVISION ISSUED

PROJECT TITLE:

19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street

FOR:

**JAGSON INVESTMENT LTD.**  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

DRAWING TITLE:

COLOURED ELEVATIONS

DATE:	JUNE 2017	SHEET NO.
SCALE:	NTS	A-1.5
DESIGN:	FA	
DRAWN:	A.A.	
PROJECT NO:	1705	



COURTYARD ELEVATION - SECTION



F. ADAB  
ARCHITECTS  
INC.

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@muligonfadb.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP
NO	DATE	REVISION/ISSUED

PROJECT TITLE:

19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street

FOR:

JAGSON INVESTMENT LTD.  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

DRAWING TITLE:

COLOURED COURTYARD  
ELEVATION - SECTION

DATE	JUNE 2017	SHEET NO:
SCALE	NTS.	A-1.6
DESIGN	FA.	
DRAWN	A.A.	
PROJECT NO:	1705	



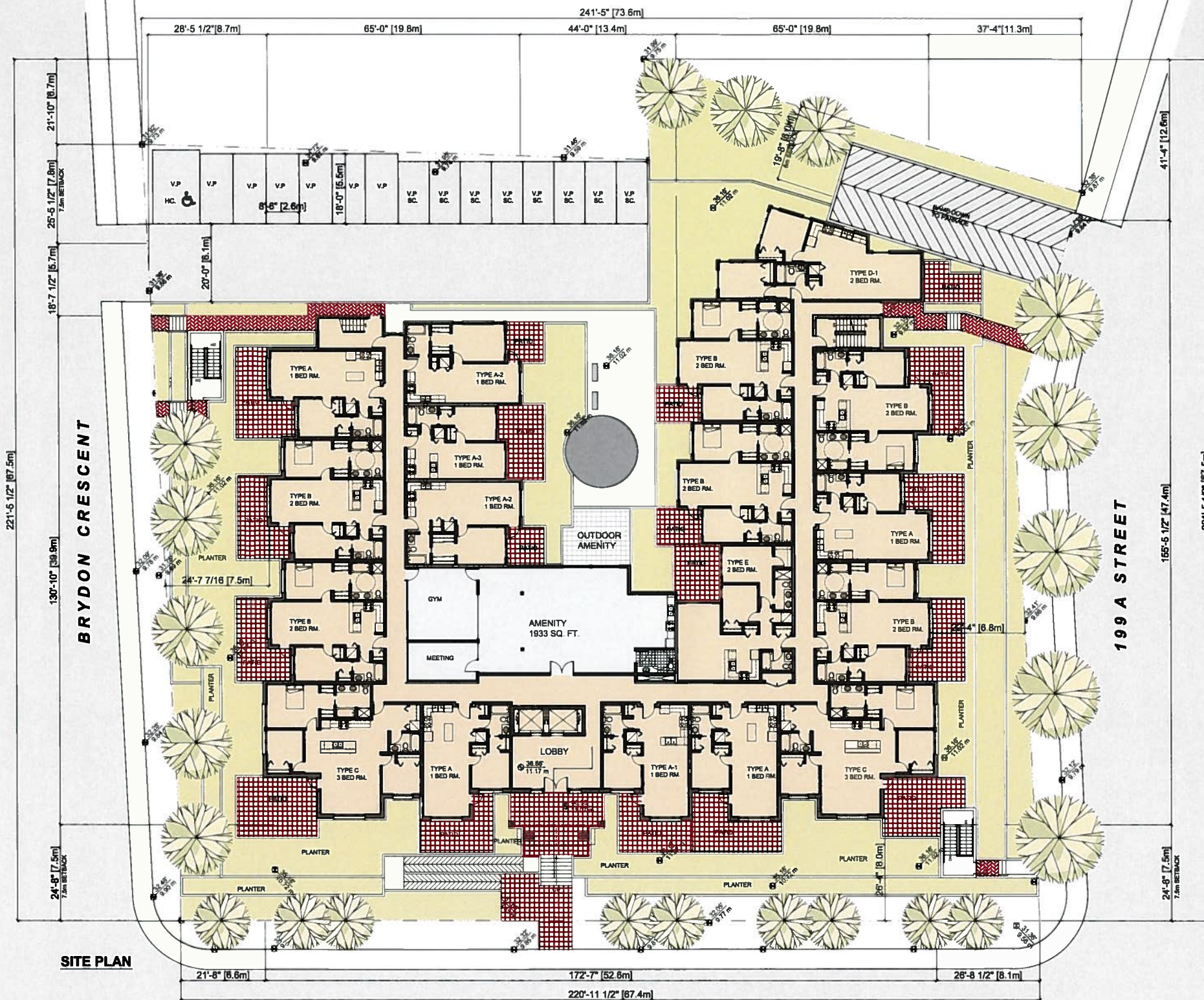
This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street

DRAWING TITLE:  
**SITE PLAN**

DATE	JUNE 2017	SHEET NO:   <b>A-1.7</b>
SCALE	NTS	
DESIGN	FA	
DRAWN	A.A.	
PROJECT NO.	1705	



# Design Rationale

## Site characteristics and context

This proposed development consists of 4 lots along Brydon Crescent and one lot on 199A Street for a total site area of 2826 square meter or 45,100 square feet. The site is almost flat and presently occupied with single 5 family houses.

The existing zoning is RS1 and the proposed zoning is RM3, which allows for 80 units per acre. The setbacks, floor area ratio, height, site coverage, parking, bicycle storage, and garbage recycling are in accordance with the provisions of the RM3 zoning.

Different types of suites, ranging from one to three bedrooms, provide a variety of accommodations which cater to different categories of home owners.

The unit mixes and the approximate areas of each type range from:

- 32 one bedroom with an average area of 580 sq.ft.
- 37 two bedroom with an average area of 900 sq.ft.
- 8 three bedroom with an average area of 1,100 sq.ft.

Visitor parking, indoor and outdoor amenities are provided at the ground floor.

The entry to the parking is provided from 199A Street and the ramp is separated from the neighbouring property by a green buffer.

## Orientation, Massing, Building Form and Character

The building orientation responds to the site setting and faces three streets. The proposed massing has frontages on every street resulting in the creation of a central courtyard. The main entry is located in the centre of the building. This entry has a high vaulted ceiling which helps to express a stronger architectural identity and articulation.

The building is raised by approximately 5'.0" from the street creating a podium with large private decks and planters for the residence. These large raised decks offer a presence at the street and connectivity to the public realm.

A second planter is introduced at grade to break the height of the parking structure and offer additional landscaping.

A variety of architectural elements are incorporated into the design to create a hierarchy of elements that contribute to the architectural form and character of the building.

Corner windows, bay windows and high vaulted ceilings create increased transparency and improved quality of living.

The façade is organized to create a horizontal base with vertical articulations. This is reinforced by projecting bay windows. This same attention to detail, articulation and use of material has been applied to all three street facades.

- By setting the parking structure back from the property lines and introducing enhanced landscaping at the perimeter of the building, as well as in the central courtyard, provides visual stimuli creating a multitude of points of interest which enrich the experience of the observer.



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@muligonfadedab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP
NO	DATE	REVISION ISSUED

### PROJECT TITLE:

19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street

### FOR:

**JAGSON INVESTMENT LTD.**  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

### DRAWING TITLE:

DESIGN RATIONALE -  
SITE CHARACTERISTIC,  
ORIENTATION & MASSING

DATE	JUNE 2017	SHEET NO.
SCALE	N/A	A-1.8
DESIGN	FA.	
DRAWN	A.A.	
PROJECT NO.	1705	

**Livability / Energy Saving Measures**

Where possible, operable windows are located on opposite walls to draw ventilation across the occupied spaces. Overhangs are provided at the roof level and at intermediate locations as shading devices.

Glazing is provided in all doors and walls of the elevator vestibules, bicycle storage rooms and lockers..

Deep balconies and large overhangs provide shading for suites below.

Most of the units are located in a manner that takes advantage of solar orientation and maximizes daylight in the suites. Oversized windows offer plenty of natural daylight.

Indoor and outdoor amenities along with the large central courtyard offer a variety of social activities and green spaces. The courtyard faces west and takes advantages of afternoon sun.

The balconies and generous roof decks encourage the outdoor presence of people that provides “eyes on street” and security for the private and public spaces, and animates the building.

The use of a high performance building envelope, high R value glazing, and energy efficient mechanical systems will exceed the new code and comply with ASHRAE 90, 2010.

**Sustainability and Green Measures.**

Many green building strategies have been incorporated into the project design. These items consist of efficient use of energy (including passive design elements), efficient use of water, durable building materials, and is built within an existing urban neighbourhood rather than a suburban district.

**The following design strategies and elements have also been introduced:**

- Diverse unit types and sizes have been included for both small and large families with children.
- Water efficient fixtures, energy efficient appliances and drought tolerant plants will be used to minimize the use of potable water.
- All units have private patios at grade or deck / balconies on the upper floors that contribute to the livability of the units and create a family-oriented environment.
- Selection of materials is focused on durability and sustainability with the use of building materials that have high amounts of recycled content and are from local sources. Low emission adhesive paint and flooring will also be used throughout the units.
- The site is located in the urban fabric of the City and is close to public transportation and amenities.
- All common areas including the underground parking use energy efficient lighting with motion activated control systems that shut down most of the lights when no one is present.
- Electrical vehicle charging stations will be provided as per code requirements.



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonfadedab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP
NO	DATE	REVISION/ ISSUED

**PROJECT TITLE:**

19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street

**FOR:**

**JAGSON INVESTMENT LTD.**  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

**DRAWING TITLE:**

**DESIGN RATIONALE  
LIVABILITY, ENERGY  
SAVING, SUSTAINABILITY**

DATE	JUNE 2017	SHEET NO.
SCALE	N/A	A-1.9
DESIGN	FA.	
DRAWN:	A.A.	
PROJECT NO:	1705	

Crime Prevention Through Environmental Design  
"CPTED"

Liahona Security has been hired by the developer and provided a CPTED report for the interior and exterior spaces of the building.

The rationale behind the CPTED strategy follows the principles introduced by Liahona Security and It takes into account standard measures as well as items specifically related to this proposal. These provisions are aimed to enhance safety and strengthen the perception of security.

The proposed CPTED measures fall into the categories below:

- Create Identifiable secured entries to the lobby, visitor parking courtyard and underground parking.
- All units at grade are raised above the street and have identifiable private patios. This feature, along with the presence of the balconies on the upper floors, creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership.
- The space in front and rear of the building is controlled by residents as well as cameras. The windows and the balconies along the streets ensure the presence of observers, which provide "eyes on the street" and security for the private and public spaces. Cameras will be installed at the main entry, and lobby, elevator cabs, and waiting areas, emergency exit stairs and parking entry gates.
- Provision for adequate lighting at the central courtyard as well as patio lighting for each unit.
- Landscaping, plants, and fences are designed to comply with Liahona Security recommendations and building materials are selected in a manner that they are easily maintained and controlled to prevent graffiti and damages. The Strata Corporation should implement a maintenance manual.

- The simplicity of the massing and it's orientation offers an open space environment visible from every angle with no enclave or semi enclosed spaces for strangers and wandering people.
- Children play area is located at the centre of the courtyard enjoying the ample visibility and supervision.
- Visitor parking apace are separated by low fence from the courtyard preventing access to the private areas.

Safety Measures for Underground Parking

The following measures are taken into consideration for underground parking:

- Lighting will be provided above the cars as well as aisles.
- Exposed concrete walls will be painted white.
- Glazing is provided on all doors and walls of the elevator vestibules.
- Exit doors have hardware that prevents access to the parking.
- Lockers and storage units have glazed doors and windows where possible.
- Convex mirrors will be installed in spaces as required.
- Lobbies and exits are marked with proper signage.
- Parking entrance is secured with a sectional overhead door security gate that is activated by remote control.
- Visitor parking is separated from the residential parking to avoid the possible unwanted entry to the private spaces.



F. ADAB  
ARCHITECTS  
INC.

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonfadb.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP
NO	DATE	REVISION/ISSUED

PROJECT TITLE:

19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street

FOR:

JAGSON INVESTMENT LTD.  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

DRAWING TITLE:

DESIGN RATIONALE-  
CPTED

DATE	JUNE 2017	SHEET NO
SCALE	N/A	A-1.10
DESIGN	FA	
DRAWN	A.A.	
PROJECT NO	1705	



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@muligonfadb.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from the office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP
NO	DATE	REVISION ISSUED

PROJECT TITLE:  
  
19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street  
  
FOR  
**JAGSON INVESTMENT LTD.**  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

DRAWING TITLE:  
  
EXTERIOR FINISH

DATE	JUNE 2017	SHEET NO:
SCALE:	NTS	A-1.11
DESIGN:	FA.	
DRAWN:	A.A.	
PROJECT NO:	1705	

**Material and Colour**

The selection of exterior finishes incorporates enhanced durability / longevity of construction materials and envisions a sustainable approach.

Prefabricated panels and Hardy siding is used on all facades. Wood trim and brackets are incorporated to enhance the architectural detailing.

The colours are selected with emphasis on dark and light grey panels, off-white siding and natural wood colour in selected areas. Colours and materials have been organized in manner to create harmony and connectivity throughout the building

Widows are white and railings are back resulting in further contrast between the exterior finishing materials



**EXTERIOR FINISH**



**BRICK**  
CORAL BY MUTUAL MATERIAL



**ASPHALT SHINGLE**  
DRIFTWOOD BY CERTAINTeed



**HARDIE SIDING**  
GAUNTLET GRAY - SW 7019  
BY SHERWIN WILLIAMS



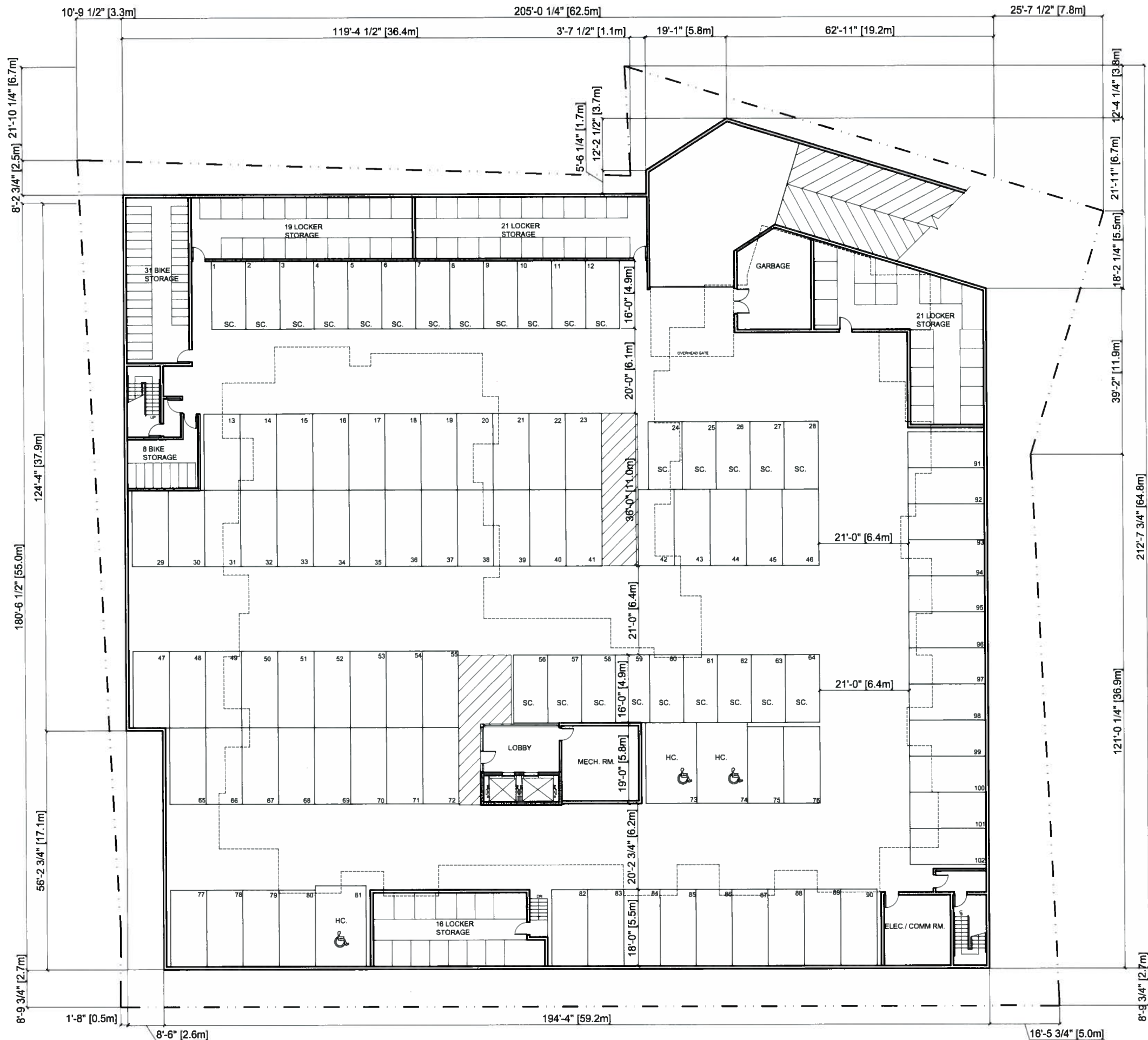
**HARDIE PANEL**  
INCREDIBLE WHITE - SW 7028  
BY SHERWIN WILLIAMS



**CORNICE, TRIM, BANDBOARD**  
AMAZING GRAY - SW 7044  
BY SHERWIN WILLIAMS



**HARDIE PANEL**  
INTELLECTUAL GRAY - SW 7045  
BY SHERWIN WILLIAMS



PARKING : 85 REGULAR  
14 SMALL CAR  
3 HANDICAP  
TOTAL: 102  
BIKE : 39 STALL  
LOCKERS : 77

LEVEL P1 PLAN



# F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonf.adab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO	DATE	REVISION ISSUED
2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP

## PROJECT TITLE:

19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street

## FOR:

**JAGSON INVESTMENT LTD.**  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

## DRAWING TITLE:

**UNDERGROUND  
PARKING PLAN**

DATE:	JUNE 2017	SHEET NO:
SCALE:	NTS	
DESIGN:	FA	
DRAWN:	A.A.	
PROJECT NO:	1705	

A-2.1



This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

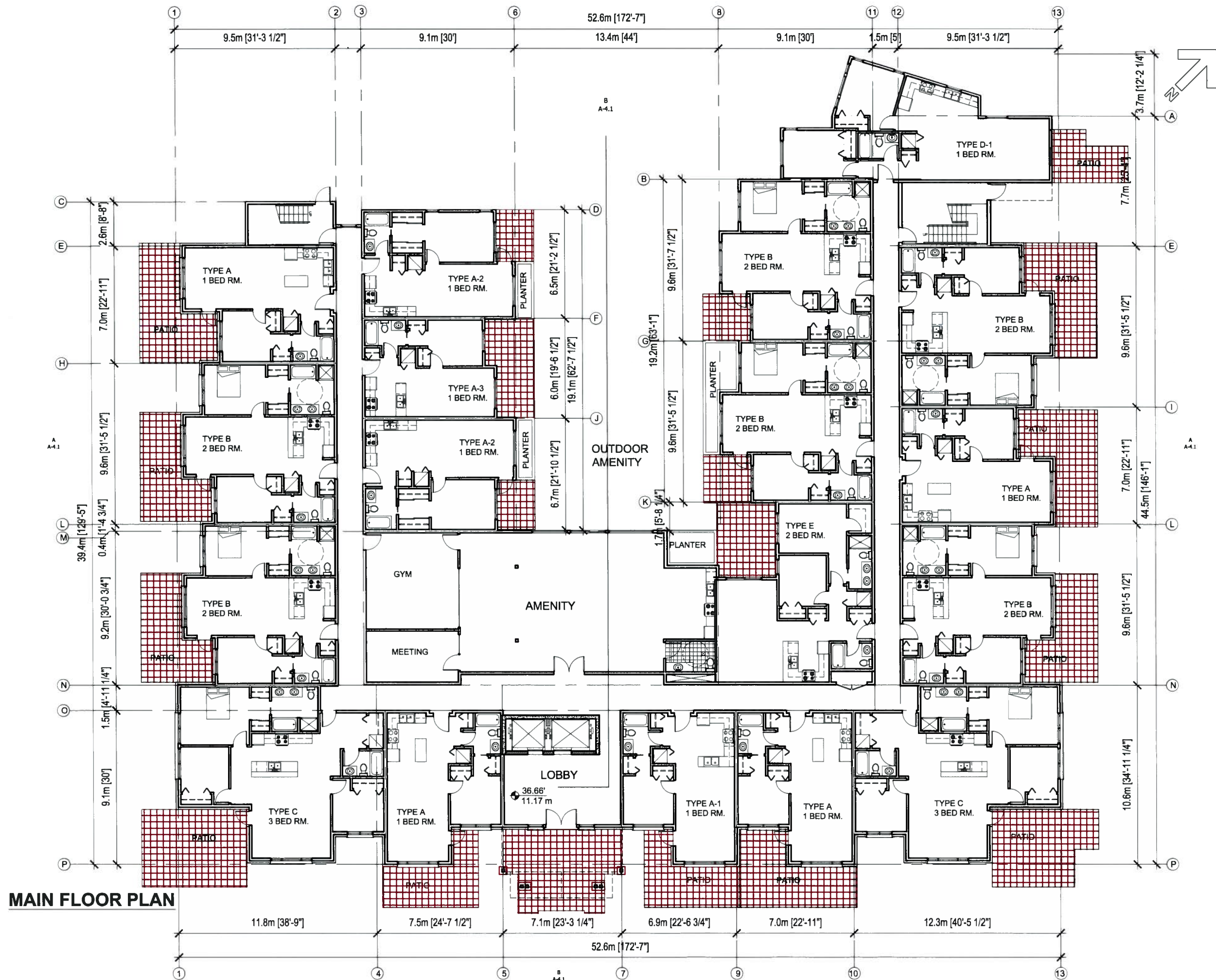
These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

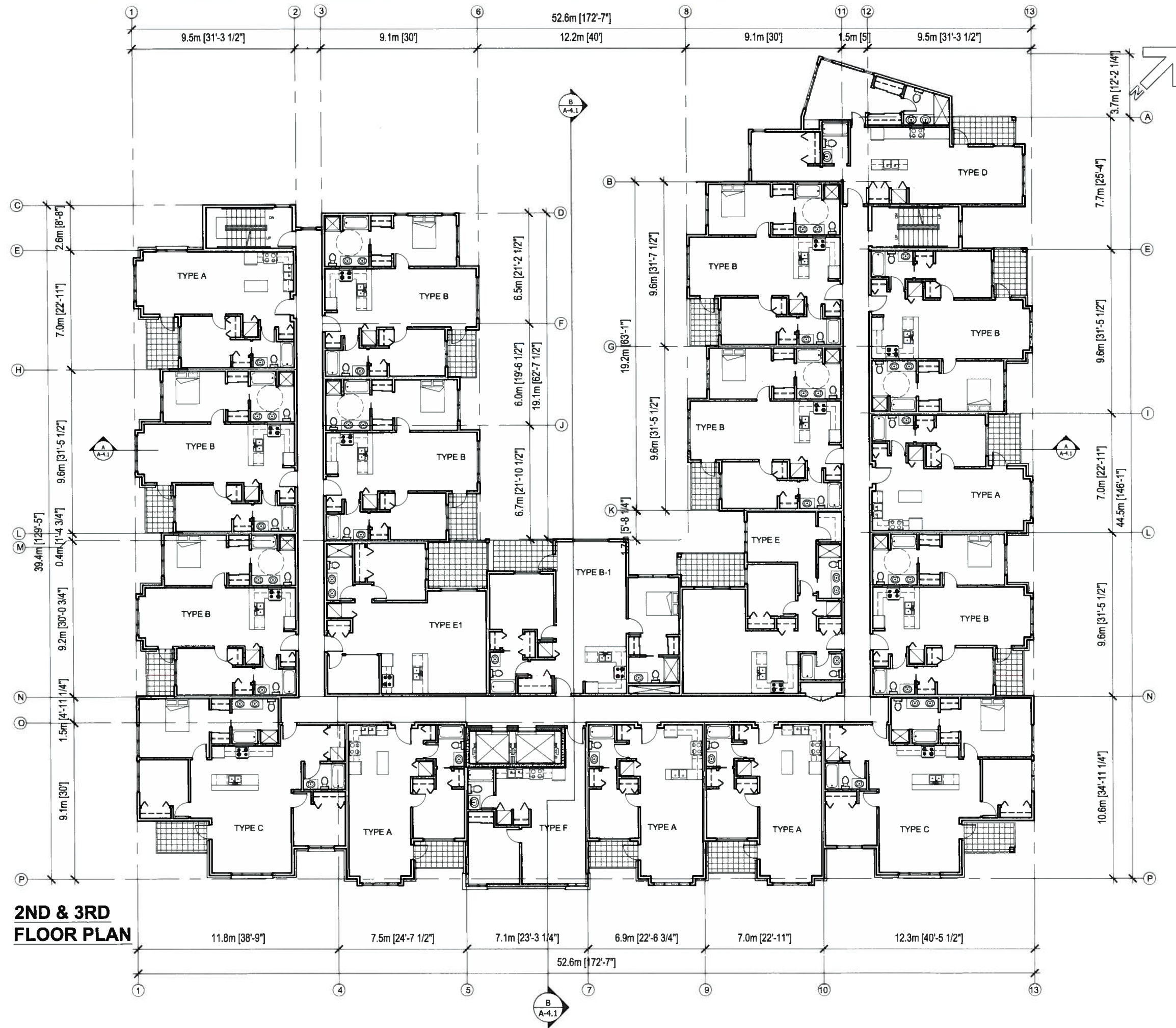
**PROJECT TITLE:**

FOR:  
**JAGSON INVESTMENT LTD.**  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

## MAIN FLOOR PLAN

DATE	JUNE 2017	SHEET NO.  <b>A-2.2</b>
SCALE	NTS	
DESIGN	FA.	
DRAWN	R.L.	
PROJECT NO	1705	





# **F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@muligonfadb.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP
NO.	DATE	REVISION/ISSUED

**PROJECT TITLE:**

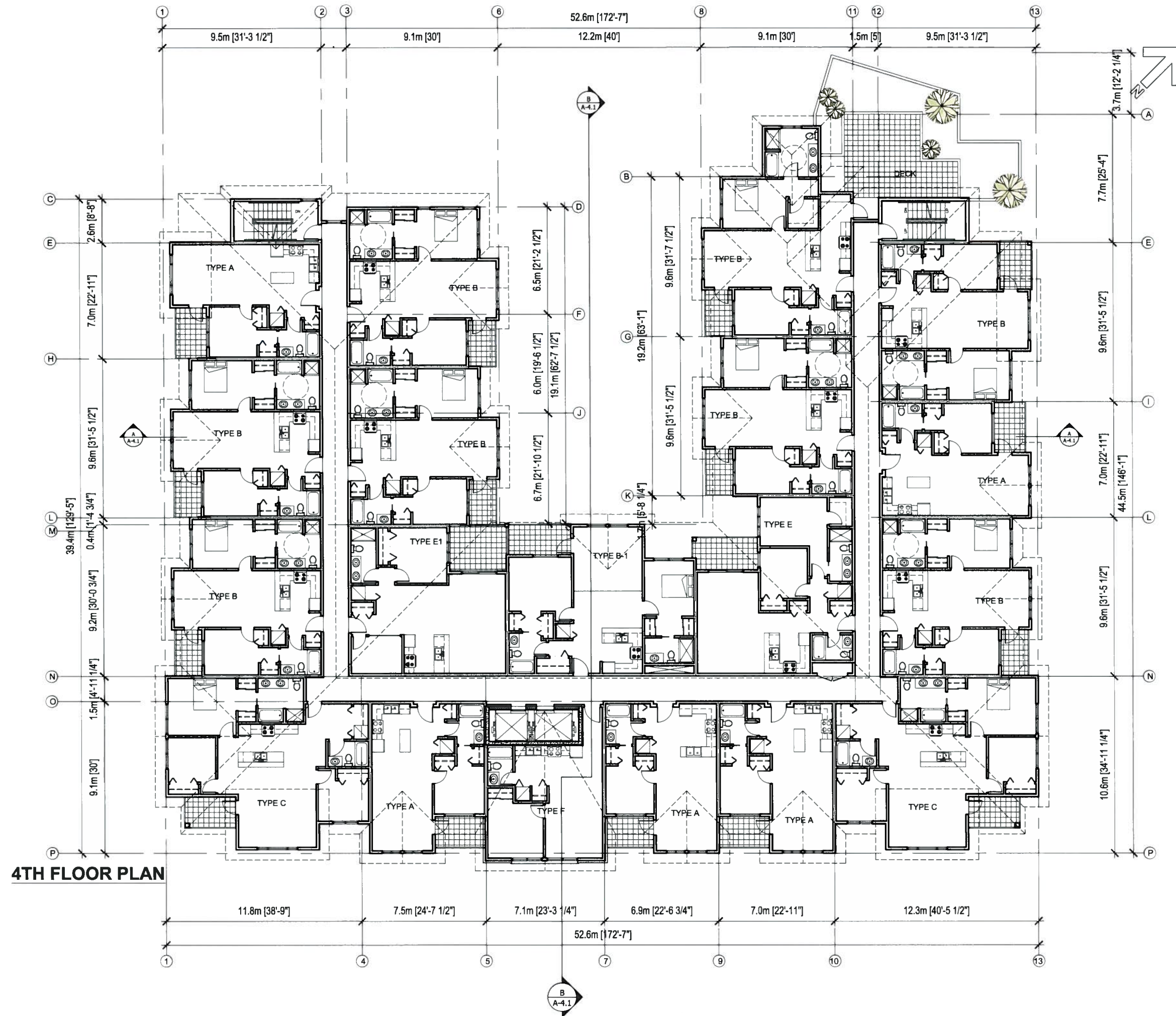
19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street

**FOR:**  
**JAGSON INVESTMENT LTD.**  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

**DRAWING TITLE:**

2ND-3RD  
FLOOR PLANS

DATE	JUNE 2017	SHEET NO.
SCALE	NTS.	<b>A-2.3</b>
DESIGN	FA.	
DRAWN	AA.	
PROJECT NO.	1705	



# **F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonfadaab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO	DATE	REVISION/ISSUED
2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP

## **PROJECT TITLE:**

19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street

FOR:  
**JAGSON INVESTMENT LTD.**  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

## **DRAWING TITLE:**

4th  
FLOOR PLANS

DATE	JUNE 2017	SHEET NO.
SCALE	NTS	<b>A-2.4</b>
DESIGN	FA	
DRAWN	AA	
PROJECT NO.	1705	



# F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonfadb.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP
NO.	DATE	REVISION/ISSUED

## PROJECT TITLE:

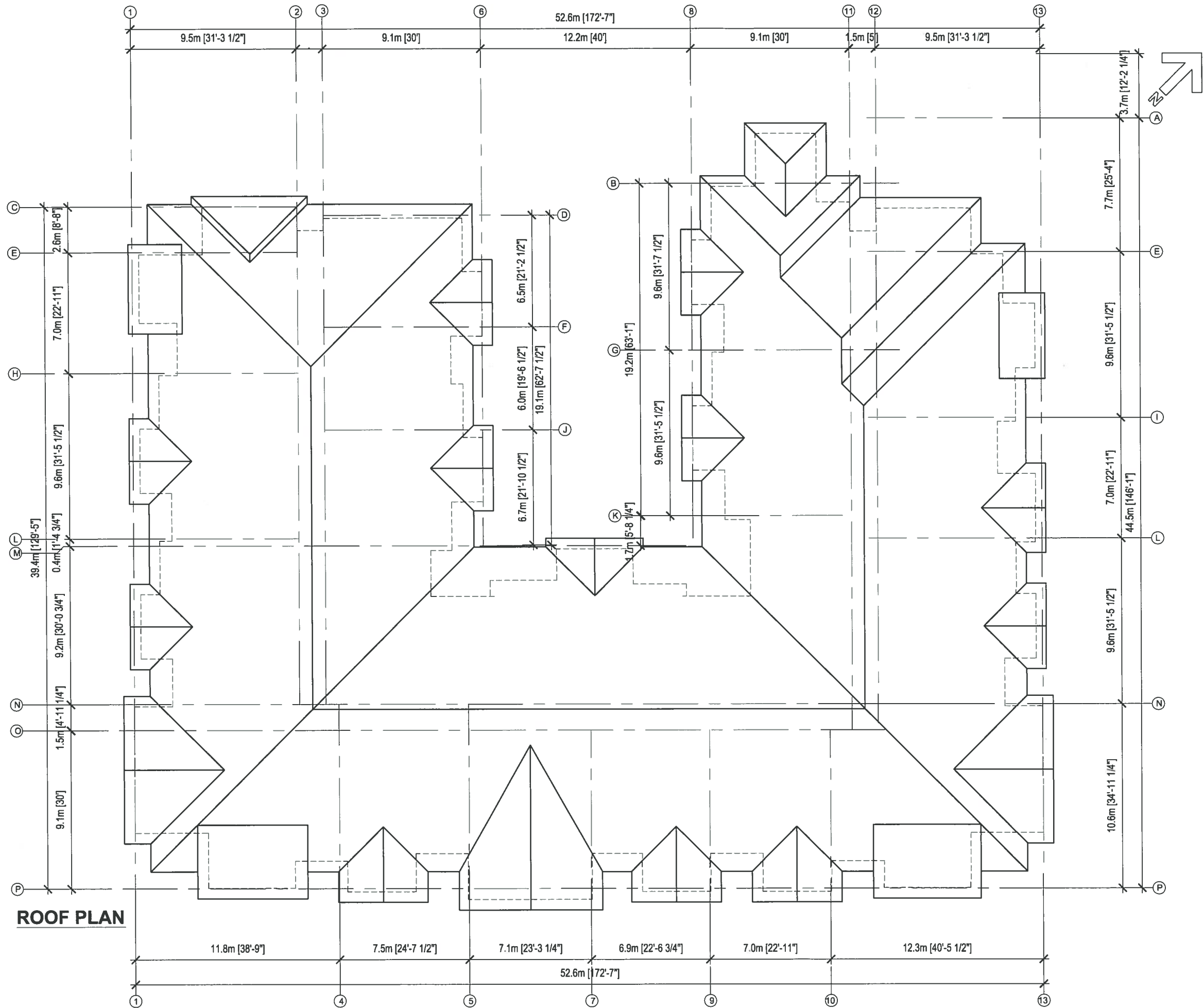
19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street

FOR:  
**JAGSON INVESTMENT LTD.**  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

## DRAWING TITLE:

ROOF PLAN

DATE:	JUNE 2017	SHEET NO.:
SCALE:	NTS.	A-2.5
DESIGN:	FA.	
DRAWN:	A.A.	
PROJECT NO:	1705	



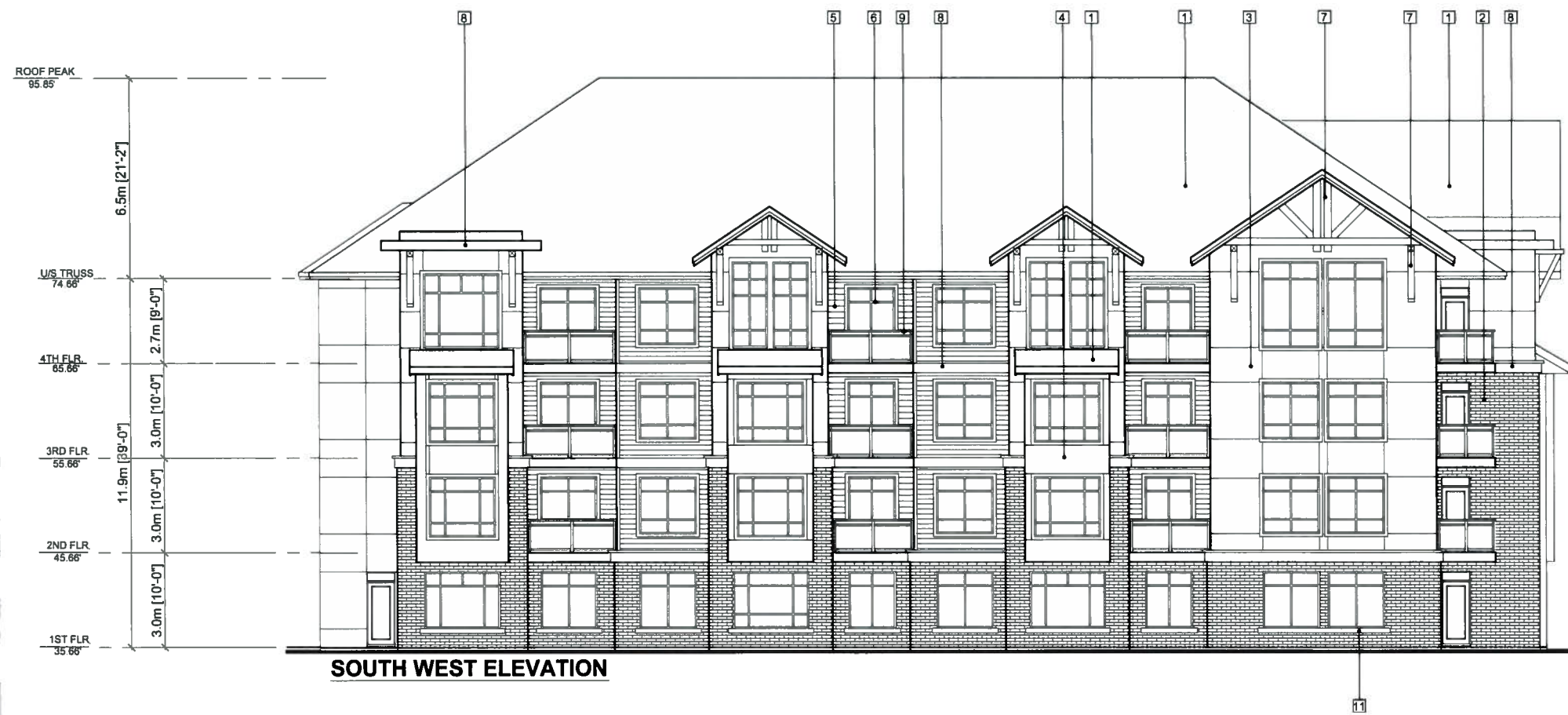


#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonfab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



## FINISH MATERIALS SCHEME

- 1 **ASPHALT SHINGLE :**  
DRIFTWOOD - CERTAINTED
- 2 **BRICK VENEER :**  
CORAL- MUTUAL MATERIAL
- 3 **HARDIE PANELS:**  
SW7045, INTELLECTUAL GRAY - SHERWIN WILLIAMS
- 4 **HARDIE PANELS:**  
SW7028, INCREDIBLE WHITE - SHERWIN WILLIAMS
- 5 **VINYL SIDING :**  
SW7019, GAUNTLET GRAY - SHERWIN WILLIAMS
- 6 **WINDOWS :**  
VINYL, BLACK
- 7 **TRIMS & BRACKETS :**  
CLEAR CEDAR
- 8 **BAND BOARDS, CORNICES, WINDOW TRIMS &  
BARGE BOARDS:**  
SW7044, AMAZING GRAY - SHERWIN WILLIAMS
- 9 **RAILING :**  
ALUMINUM, BLACK, CLEAR GLASS
- 10 **COLUMNS :**  
TOP : CLEAR CEDAR  
BASE : CORAL- MUTUAL MATERIAL
- 11 **EXPOSED CONCRETE**

2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP
NO.	DATE	REVISION ISSUED

PROJECT TITLE:

19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street

FOR:  
**JAGSON INVESTMENT LTD.**  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

**DRAWING TITLE:**

**SOUTH-EAST &  
SOUTH-WEST  
ELEVATIONS**

DATE:	JUNE 2017	SHEET NO:     <b>A-3.1</b>
SCALE:	1/16" = 1'-0"	
DESIGN:	FA.	
DRAWN:	A.A.	
PROJECT NO:	1705	



This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

PROJECT TITLE:

FOR:  
**JAGSON INVESTMENT LTD.**  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

**DRAWING TITLE:**

DATE	JUNE 2017	SHEET NO
SCALE	1/16" = 1'-0"	A-3.2
DESIGN	FA.	
DRAWN	A.A.	
PROJECT NO	1705	



### NORTH-WEST ELEVATION



### NORTH-EAST ELEVATION

DATE	JUNE 2017	SHEET NO.
SCALE	1/16" = 1'-0"	A-4.1
DESIGN	FA.	
DRAWN	A.A.	
PROJECT NO.	1705	

**SECTION A-A**



This drawing, an instrument of service, is the property of F. Adabi, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

**SECTION B-B**

Architectural section drawing showing a cross-section of a building. The drawing includes the following elements and dimensions:

- Overall Dimensions:**
  - Total width: 44.7m [146'-9 3/4"]
  - Left side setback: 7.5m [24'-8 1/4"]
  - Right side setback: 7.5m [24'-7 1/4"]
  - Overall height: 6.5m [21'-2 1/4"]
- Vertical Levels and Heights:**
  - ROOF PEAK: 6.5m [21'-2 1/4"]
  - U.S. TRUSS: 75.66"
  - 4TH FLR: 68.66" (2.7m [9'-0"] from U.S. Truss)
  - 3RD FLR: 58.66" (3.0m [10'-0"] from 4th Flr)
  - 2ND FLR: 48.66" (3.0m [10'-0"] from 3rd Flr)
  - 1ST FLR: 36.66" (3.0m [10'-0"] from 2nd Flr)
  - GARDE: 31.66" (1.7m [5'-6"] from 1st Flr)
- Internal Spaces and Labels:**
  - ATTIC
  - UNIT
  - CORRIDOR
  - AMENITY
  - LOBBY
  - P1 LEVEL PARKING
- Other Features:**
  - PROPERTY SETBACK LINE (dashed line on the left)
  - PROPERTY LINE (dashed line on the right)
  - Roof slopes: 12/8
  - Window and door symbols
  - Staircase and ramp details

2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP
NO.	DATE	REVISION/ ISSUED

PROJECT TITLE:

19951-19943-19941-5444  
Brydon Crescent & 5461  
199A Street

FOR:

**JAGSON INVESTMENT LTD.**  
P.O.BOX: 43129  
RICHMOND, B.C.  
V6Y 3Y3

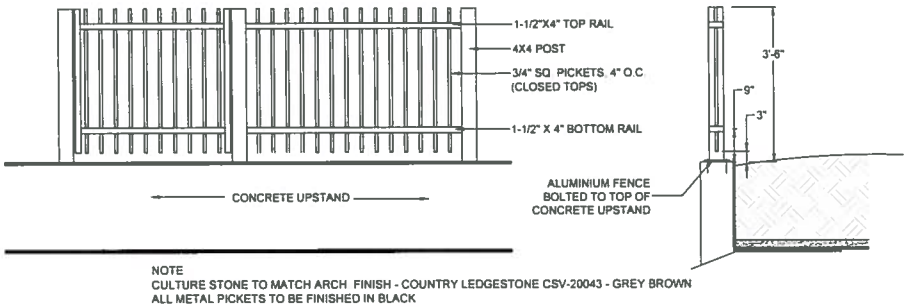
**DRAWING TITLE:**

SECTION B-B

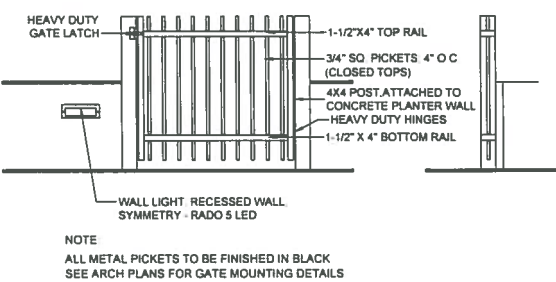
DATE:	JUNE 2017	SHEET NO:	A-4.2
SCALE:	NTS.		
DESIGN:	FA.		
DRAWN:	A.A.		
PROJECT NO:	1703		



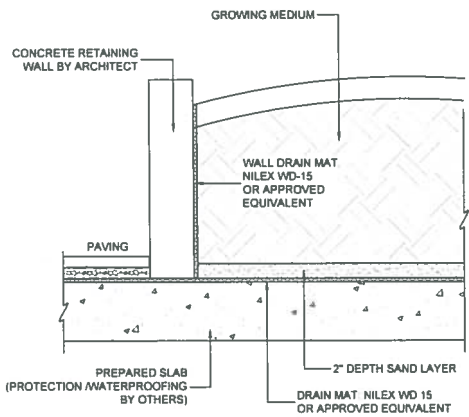
SEAL



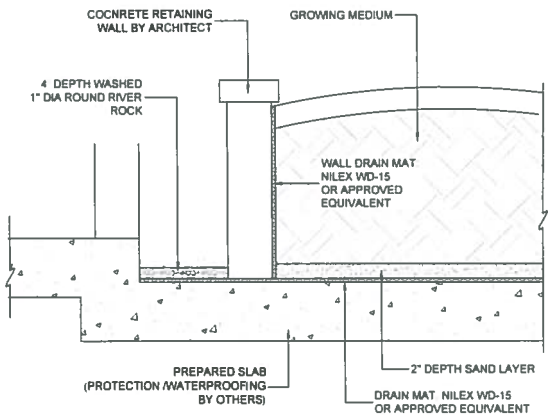
**1 42" HIGH METAL PICKET FENCE**  
SCALE 1/2"=1'-0"



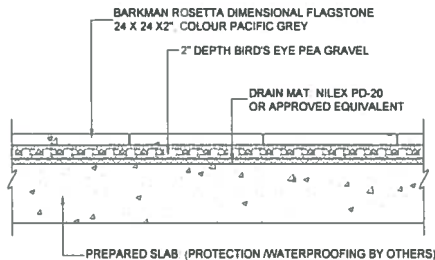
**2 42" HIGH METAL PICKET GATE**  
SCALE 1/2"=1'-0"



**3 CONCRETE WALL ON SLAB**  
SCALE 1"=1'-0"



**4 DRAIN STRIP AT BUILDING**  
SCALE 1"=1'-0"



**5 PATIO PAVERS**  
SCALE 1"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
-----	------	----------------------	-----

CLIENT

PROJECT

**CONDO DEVELOPMENT**

**BRYDON CR. & 199A ST.  
LANGLEY, B.C.**

DRAWING TITLE

**LANDSCAPE  
DETAILS**

DATE	17 SEPT. 27	DRAWING NUMBER
SCALE	AS NOTED	<b>L2</b>
DRAWN	MM	
DESIGN	MM	
CHK'D		<b>OF 2</b>

