

CONDOMINIUM DEVELOPMENT

7510,7488 198B STREET, LANGLEY, B.C.



#	DRAWING TITLES					
A 0.00	COVER SHEET	A5.01	BUILDING 6 LEVEL 1 FLOOR PLANS	A7.00	BUILDING RENDERS	
A 0.01	SITE CONTEXT	A5.02	BUILDING 6 LEVEL 2-4 ROOF PLANS	A7.01	BUILDING 6 ELEVATIONS	
		A5.03	BUILDING 6 LEVEL 5-6 FLOOR	A7.02	BUILDING 6 ELEVATIONS	
A1.00	SURVEY PLAN	A5.04	BUILDING 6 AMENITY FLOOR PLAN	A7.03	MATERIAL LEGEND	
		A5.05	PARKING LEVEL 1 FLOOR PLANS			
A2.00	SITE PLAN	A5.06	PARKING LEVEL 2 FLOOR PLANS	A8.01	SECTIONS	
				A8.02	SOLAR PANEL VIEW ANGLE	
A3.00	FIRE ACCESS ROUTE PLAN	A6.01	UNIT TYPE A-A2 FLOOR PLANS			
		A6.02	UNIT TYPE B-B5 FLOOR PLANS			
A4.00	BUILDING 6 DATA	A6.03	UNIT TYPE B6,B7,C,D, & D1 FLOOR PLANS			

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Building Permit Drawing

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Sheet Title

COVER SHEET



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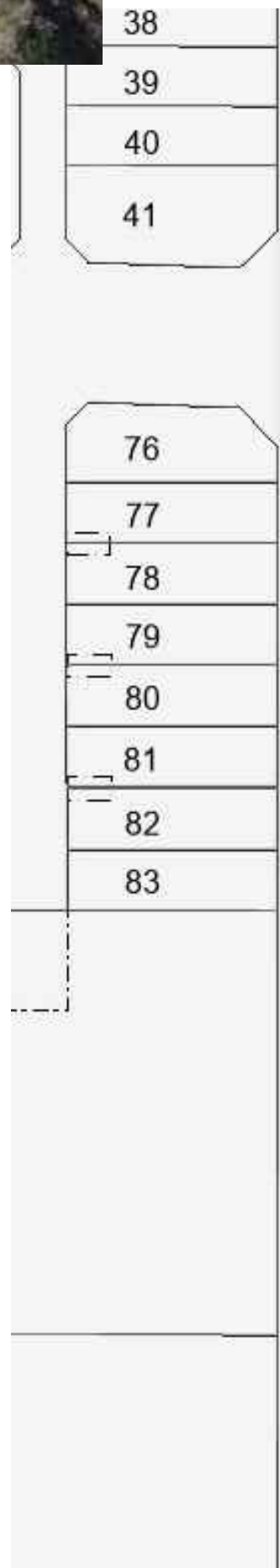
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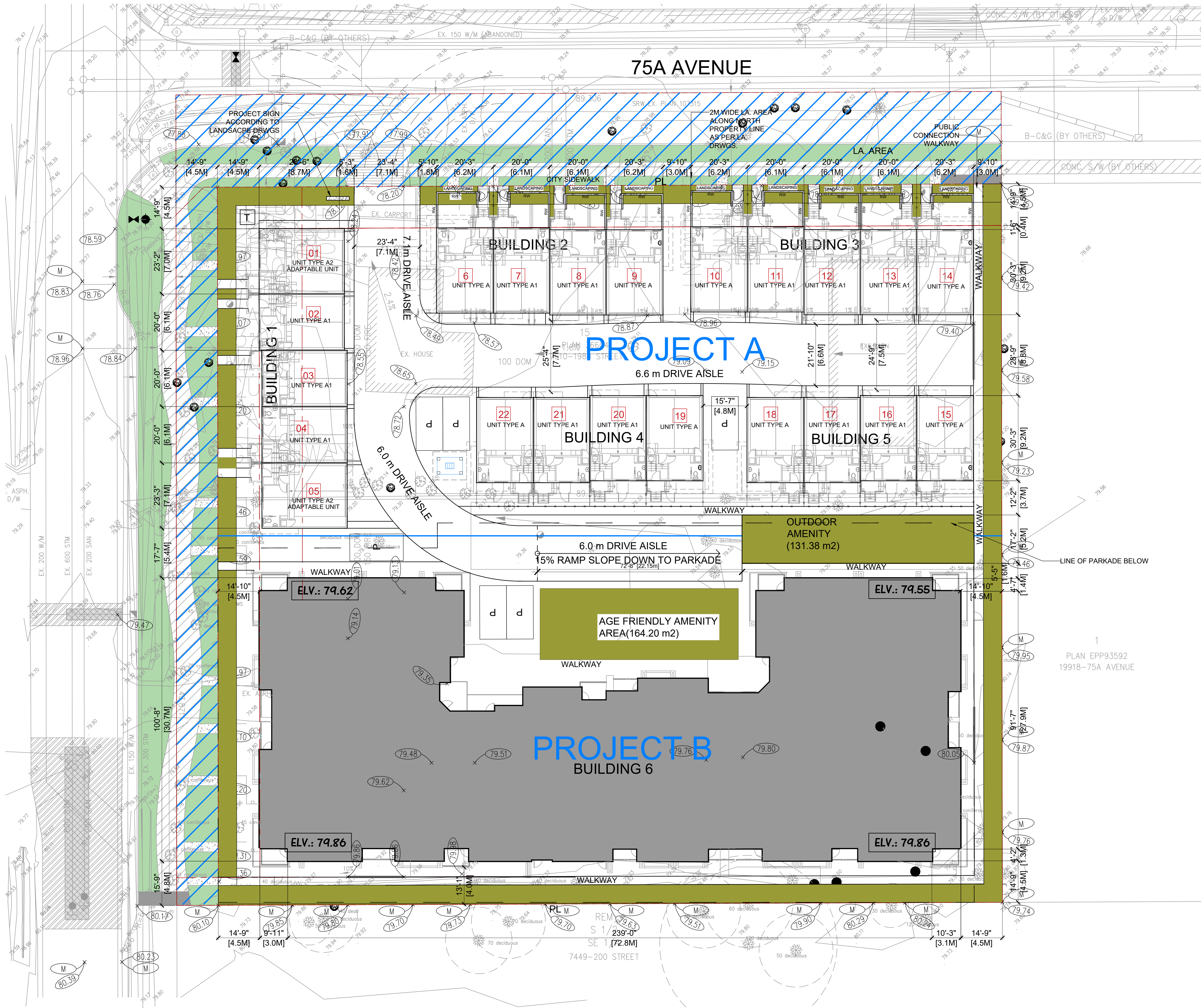
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LEGEND

- AD AREA DRAIN
- BR BICYCLE RACK
- CB CATCH BASIN
- C CURB
- CC CURB CUT
- EL ELECTRICAL ROOM
- FENCING AS PER LANDSCAPE DWGS.
- GM GAS METL
- ERS
- H/A ACCESSIBLE PARKING
- H PRIVACY HEDGE
- HY HYDRANT
- LA LANDSCAPE
- PV PAVERS
- PC PEDESTRIAN CROSSWALK
- RC ROLLOVER CURB
- RW RETAINING WALL
- SB SPEED BUMP
- SC SMALL CAR PARKING
- SDP SPECIAL DECORATIVE PAVING
- T TRANSFORMER
- TPZ TREE PROTECTION ZONE
- WM WATER METER
- FIRE HYDRANT

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SITE PLAN

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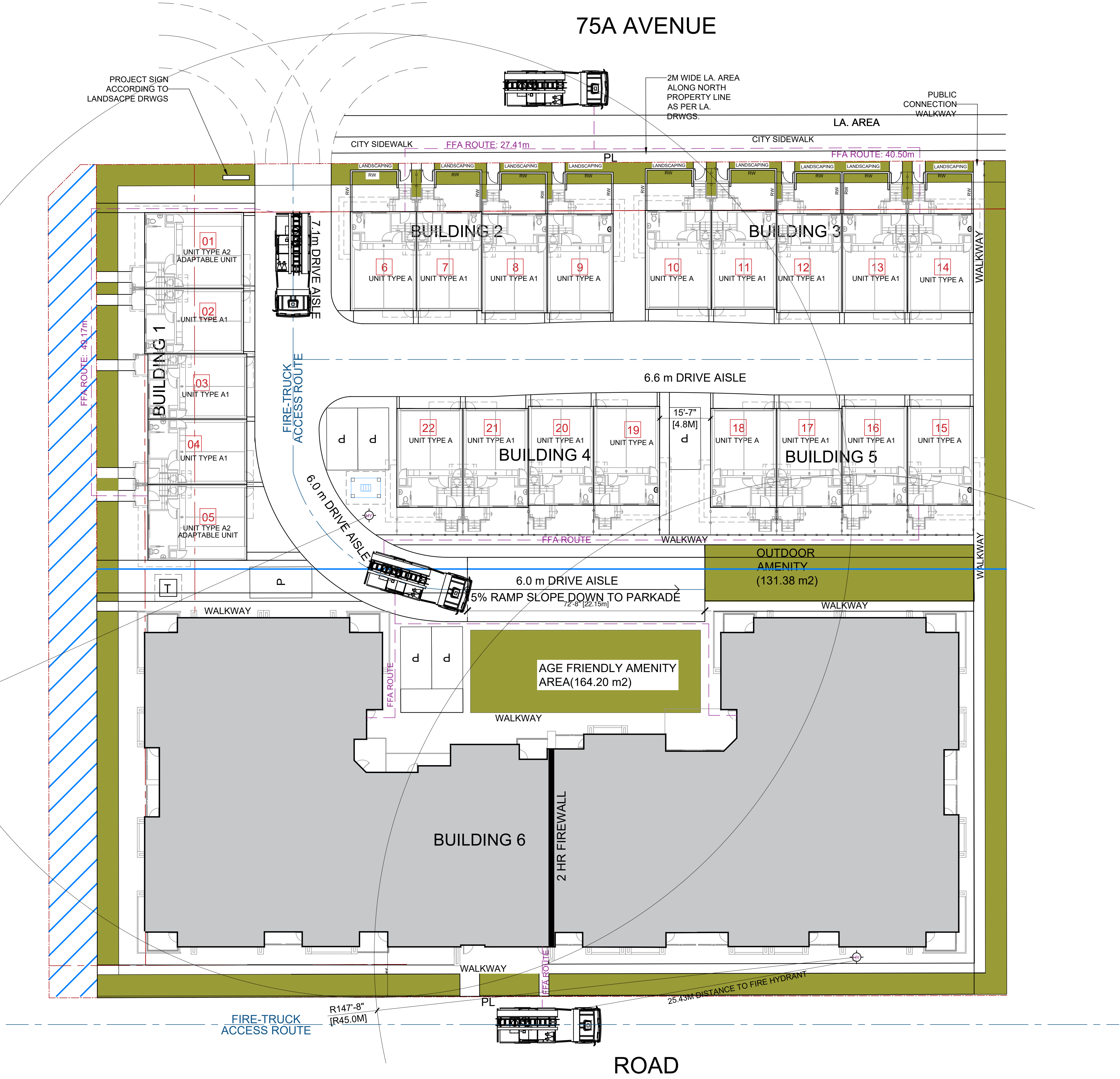
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- FIRE HYDRANT

AS PER 3.2.5.5. (2)(b) MAXIMUM UNOBSTRUCTED PATH OF TRAVEL TO FIRE HYDRANT: 90m
PROPOSED: 80.31m

AS PER 3.2.5.5. (2)(c) MAXIMUM UNOBSTRUCTED PATH OF TRAVEL FOR FIREFIGHTER FROM VEHICLE TO BUILDING: 45m
PROPOSED: 44.93m



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FIRE ACCESS ROUTE

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1.1.0 PROJECT DATA BUILDING 6	
ZONING AVERAGE GRADE	79.72 (79.58*79.70+79.86+79.74/4)
	AVERAGE EXISTING GRADE NORTH ELEVATION: (79.62 + 79.55)/2 = 79.58
	AVERAGE EXISTING GRADE EAST ELEVATION: (79.86 + 79.55)/2 = 79.70
	AVERAGE EXISTING GRADE SOUTH ELEVATION: (79.86 + 79.86)/2 = 79.86
	AVERAGE EXISTING GRADE WEST ELEVATION: (79.86 + 79.62)/2 = 79.74
BCBC LOWEST AVERAGE GRADE:	79.58 (NORTH)
BUILDING HEIGHT	6 STOREYS
GROSS FLOOR AREA (FSR):	115,076.27 SF
GROSS FLOOR AREA (BUILDABLE):	114465.22 SF
NET SALEABLE AREA:	99900.55 SF
BUILDING AREA:	19914.93 SF- TO BE SPLIT PER FIREWALL SIDE
EFFICIENCY:	86.37%
UNIT COUNT:	191

1.2.0 CODE DATA - BLDG C	
APPLICABLE BUILDING CODES: 2018 BCBC / 2018 BCFC / 2018 NFPA 13 / ASHRAE 90.1-2019	
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTION REPORT: POTENTIAL BUILDING CODE ALTERNATE SOLUTION REPORTS TO BE PROVIDED AT BP SUBMISSION	
A-3.1.1.7 CODE EXEMPTS THE ALLOWABLE FLOOR AREA PORTIONING FOR THIS BUILDING.	
PART 3 BUILDING	DIV. A - PART 1 COMPLIANCE 1.3.3.2
2. MAJOR OCCUPANCY(IES):	3.1.2., & APPENDIX A - 3.1.2.1.(i)
2.1. STORAGE GARAGE F9 LOW HAZARD INDUSTRIAL	
2.2. RESIDENTIAL GROUP C	79.58' (NORTH)
3. BUILDING AREAS: BUILDING 6-1 9957.46 SF BUILDING 6-2 9957.46 SF	1.4.1.2. DEFINED TERMS -BUILDING AREA
4. BUILDING CLASSIFICATION(S):	3.2.2.14.-3.2.2.42
4.1. BASEMENT STORAGE GARAGE:	3.2.2.82
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED	3.2.2.82
NON-COMBUSTIBLE CONSTRUCTION	3.2.2.82.(2)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR	3.2.2.82.(2)(B)
MEZZANINES: N/A	
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING	3.2.2.82.(2)(D)
4.2 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:	3.2.1.2.
FULLY SPRINKLERED	3.2.1.2.(2)(D)
NON-COMBUSTIBLE CONSTRUCTION	3.2.1.2.(i)
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT	3.2.1.2.(i), 3.2.1.2.(2)&(2)(A)
2 HR FIRE RESISTANCE RATING	3.2.1.2.(i)
F.T. RATED FIRESTOP	3.1.9.(12)
4.3. RESIDENTIAL:	3.2.2.51
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED	3.2.2.51.(5)
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED	3.2.2.51.(5)
GROUP C, UP TO 6 STOREYS, SPRINKLERED	3.2.2.51.(i), 3.2.2.50.(i)(D)
MAX. ALLOWABLE BUILDING AREA: < 1500 m² (REFER TO 3. BUILDING AREAS ABOVE)	3.2.2.51.(i)(D)(VI)
2 HR FIREWALL (MASONRY CONSTRUCTION)	3.1.10.2
COMBUSTIBLE CONSTRUCTION	3.2.2.51.(2) EXCEPT (2)(C)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING	3.2.2.51.(2)(A)
ROOF ASSEMBLIES(UNOCCUPIED ROOFS): 1 HR FIRE RESISTANCE RATING	3.2.2.51.(2)(B)&(C)
ROOF ASSEMBLIES(OCCUPIED ROOFS): 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING	3.2.2.13
MEZZANINES: 1 HR FIRE RESISTANCE RATING	3.2.2.51.(2)(D)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY	3.2.2.51.(2)(E)
4.3.1. BUILDING HEIGHT: 6 STOREYS	1.4.1.2. DEFINED TERMS -BUILDING HEIGHT
4.3.2. GRADE ELEVATION: 79.86m (SOUTH)	1.4.1.2. DEFINED TERMS- GRADE
4.3.3. FIRST STOREY ELEVATION: 90.05 m	1.4.1.2. DEFINED TERMS- FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE)
4.3.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL: 15.59 m (REFER TO ELEVATIONS)	3.2.2.51.(i)(c) (MAXIMUM -18' m)
4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK: 12.71 m (REFER TO ELEVATIONS)	GROUP C 3.2.2.51.(2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES: YES	3.2.2.4.-3.2.2.8., 3.2.2.51.(5)
6. NON-COMBUSTIBLE GLADDING: YES	3.1.4.8.(i)(A)
6.1. COMBUSTIBLE GLADDING: YES	3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE
7. HIGH BUILDING: NA	3.2.6., 3.1.13.7., 3.2.2.51.(i)(C), 3.2.4.22, 6.9.2.3.(i)
8. FIREWALL: 2 HR	3.1.10.
9. MEZZANINE(S): NA	3.2.1.1.(3) - (8)
10. MEZZANINE EXITING: NA	3.4.2.2.
11. INTERCONNECTED FLOOR SPACE: NA, STORAGE GARAGE EXEMPT	3.2.3.2.(3), 3.2.8., 3.1.3.1.(3), 3.2.8.2.(2)
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION: YES	
2HR AS A SEPARATE BLDG UNDER 3.2.1.2. 1.5HR UNDER 3.3.5.6 IF NOT A SEPARATE BLDG UNDER 3.2.1.2	3.2.1.2., 3.3.5.6
13 SPRINKLER SYSTEM: YES	3.2.2.18., 3.2.5.13.
13.1. STORAGE GARAGE: YES - NFPA 13 - 2014	3.2.5.12.(i)
13.2. RESIDENTIAL: YES - NFPA 13 - 2014	3.2.5.12.(i)
13.3 FIRE EXTINGUISHERS: YES - NFPA 10 - 2013	BC FIRE CODE 2024, 3.2.5.16
14. STANDPIPE SYSTEM: YES - NFPA 14- 2013	3.2.5.8., 3.2.5.4., 3.2.5.16.
15. FIRE ALARM SYSTEM: YES - SINGLE STAGE - CAN/ULC-S524	3.2.4.1.(2)&(4)
16. SMOKE CONTROL MEASURES: YES	3.1.8.12
17. ANNUNCIATOR AND ZONE INDICATION: YES	3.2.4.9., 3.2.4.8.
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL: 15.59 m (REFER TO ELEVATIONS)	3.2.5.6(2) (MAXIMUM - 20 m)
19. NUMBER OF STREETS: 1	3.2.2.10.
NOTES:	
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.	

1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES
1. MEASURED TO OUTSIDE FACE OF SHEATHING OR CONCRETE, CENTERLINE OF PARTY WALL & INSIDE FACE OF CORRIDOR/STAIR WALL
2. EXCLUSIONS: EXTERIOR PARKADE EXHAUST SHAFTS, EXTERIOR PARKADE EXIT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY

1.3.1 GROSS BUILDABLE AREA SUMMARY - BUILDING 6				
LEVEL/AREA TYPE	AREA SF	AREA SM	AREA %	COMMENTS
1ST LEVEL				
CIRCULATION	3003.02 SF	278.98 SM	2.62%	
INDOOR AMENITY	1484.64 SF	137.92 SM	1.29%	
RESIDENTIAL	15306.00 SF	1421.97 SM	13.31%	
SERVICE ROOM/SHAFTS	121.27 SF	11.26 SM	0.10%	
TOTAL AREA	19914.93 SF	1850.15 SM	17.32%	
2ND LEVEL				
CIRCULATION	1901.08 SF	176.61 SM	1.66%	
RESIDENTIAL	18010.41 SF	1673.22 SM	15.66%	
SERVICE ROOM/SHAFTS	121.27 SF	11.26 SM	0.10%	
TOTAL AREA	20032.76 SF	1861.10 SM	17.42%	
3RD LEVEL				
CIRCULATION	1901.08 SF	176.61 SM	1.66%	
RESIDENTIAL	18010.41 SF	1673.22 SM	15.66%	
SERVICE ROOM/SHAFTS	121.27 SF	11.26 SM	0.10%	
TOTAL AREA	20032.76 SF	1861.10 SM	17.42%	
4TH LEVEL				
CIRCULATION	1901.08 SF	176.61 SM	1.66%	
RESIDENTIAL	18010.41 SF	1673.22 SM	15.66%	
SERVICE ROOM/SHAFTS	121.27 SF	11.26 SM	0.10%	
TOTAL AREA	20032.76 SF	1861.10 SM	17.42%	
5TH LEVEL				
CIRCULATION	1916.35 SF	178.03 SM	1.67%	
RESIDENTIAL	15042.71 SF	1402.15 SM	13.03%	
SERVICE ROOM/SHAFTS	121.27 SF	11.26 SM	0.10%	
TOTAL AREA	17130.33 SF	1591.45 SM	14.80%	
6TH LEVEL				
CIRCULATION	1916.35 SF	178.03 SM	1.67%	
RESIDENTIAL	15042.71 SF	1402.15 SM	13.03%	
SERVICE ROOM/SHAFTS	121.27 SF	11.26 SM	0.10%	
TOTAL AREA	17130.33 SF	1591.45 SM	14.80%	
T.O. MAIN ROOF DECK				
CIRCULATION	913.45 SF	84.86 SM	0.79%	
AREA GRAND TOTAL:	115,076.27 SF	10,640.93	100%	

1.4.1 UNIT COUNT SUMMARY			
UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
STUDIO	1	0.77 %	
1 BED	71	54.19 %	
1 BED (ADAPT)	5	3.82 %	
1 BED + DEN	6	4.58 %	
1 BED + DEN (ADAPT)	5	3.82 %	
2 BED + DEN	10	7.63 %	
2 BED + DEN (ADAPT)	17	12.98 %	
3 BED	16	12.21 %	
TOTAL UNITS: 191		100 %	

1.5.1 OFF-STREET VEHICLE STORAGE DATA				
VEHICLE PARKING STALL DATA	UNITS/AREA	CURRENT FACTOR	REQUIRED/PERMITTED STALLS	PROPOSED STALLS
RESIDENTS				
STUDIO	1 UNIT	*1.0	1	
1 OR MORE BEDS	103 UNITS	*1.5	155	
- ACCESSIBLE	27 ADAPTABLE UNITS	*1.0	27	
- EV (LEVEL 2)	104 UNITS	*1.0	104	
TOTAL RESIDENT STALLS:		156 - 161(VIS) = 140 STALLS		
VISTORS				
STANDARD	10% OF RESIDENT STALLS	*0.10	16 STALLS	
- SMALL CAR	16 TOTAL STALLS	20% MAX	3 STALLS	
- ACCESSIBLE		1/10-50 STALLS	1 STALL	
TOTAL VISITOR STALLS:			16	

1.5.2 OFF-STREET BICYCLE STORAGE DATA					
BICYCLE/STORAGE DATA	UNITS/AREA	CURRENT FACTOR	REQUIRED/PERMITTED STALLS	FACTOR	PROPOSED STALLS
RESIDENTS					
RESIDENT (CLASS 1)	104 UNITS	*1.0	104		
VISITOR (CLASS 2)		6 SPACES/BUILDING	6	6 SPACES/BUILDING	6
TOTAL:			110		

1.6.1 AMENITY AREA				
BUILDING (AREA)	TYPE/NAME	LEVEL	AREA SF.	AREA SM.
INDOOR AMENITY				
BUILDING 6	INDOOR AMENITY	1ST LEVEL	1484.64 SF	137.92 SM
OUTDOOR AMENITY				
BUILDING 6	OUTDOOR AMENITY	T/O MAIN ROOF DECK	3723.32 SF	345.90 SM
SITE	OUTDOOR AMENITY	1ST LEVEL	1414.16 SF	131.38 SM
SITE	AGE-FRIENDLY AMENITY	1ST LEVEL	1767.43 SF	164.20 SM
TOTAL AMENITY AREA			6904.91 SF	611.48SM

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BUILDING 6 DATA



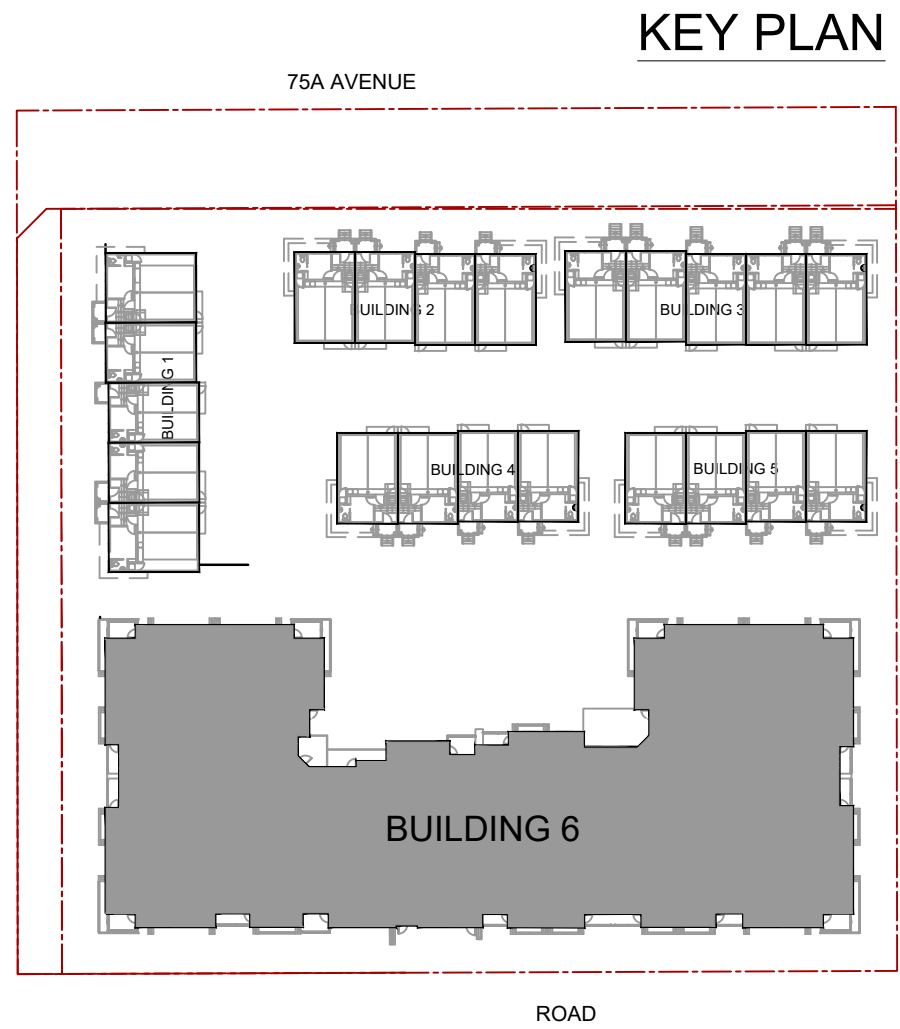
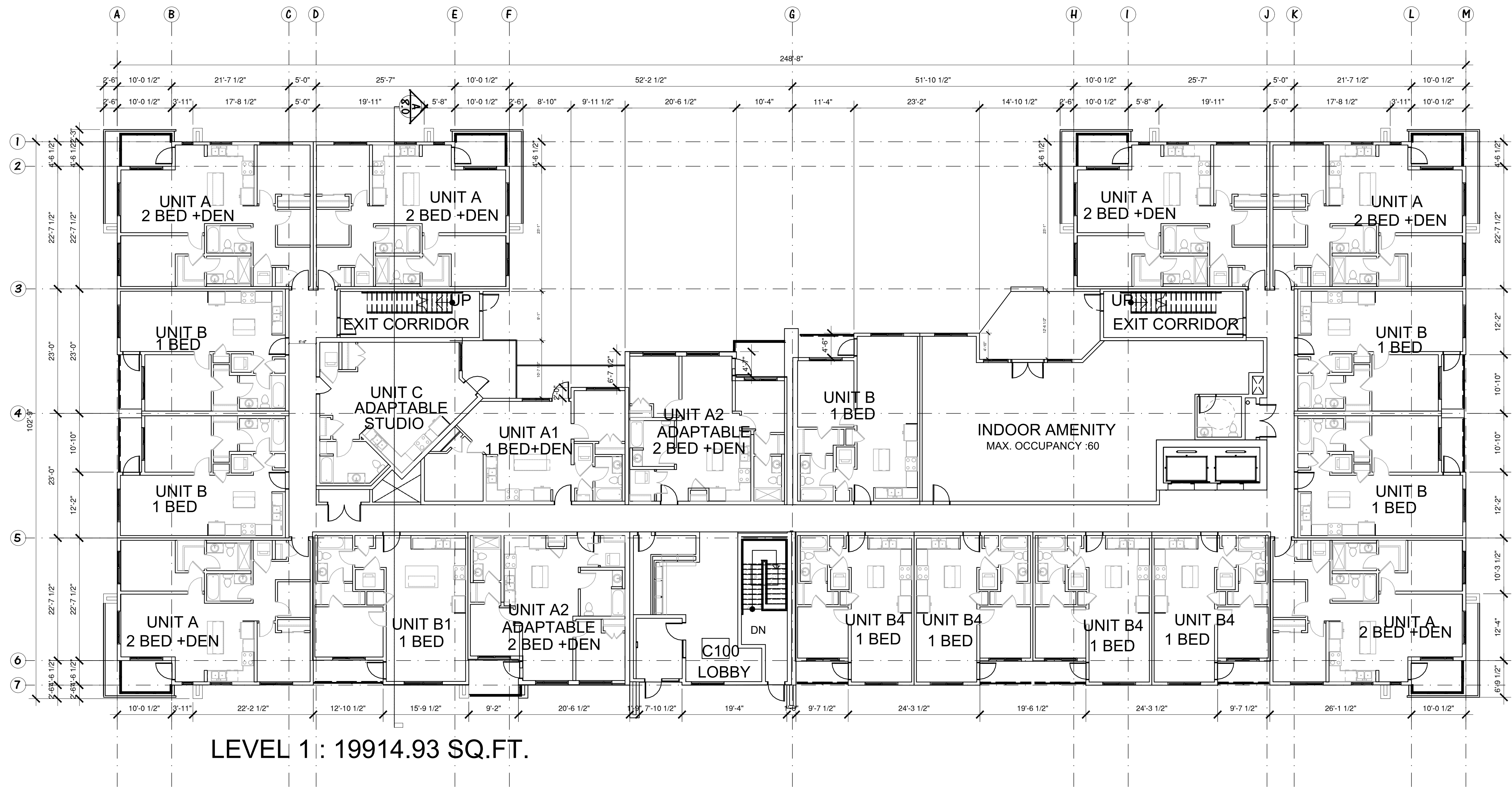
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BUILDING 6
LEVEL 1
FLOOR PLANS

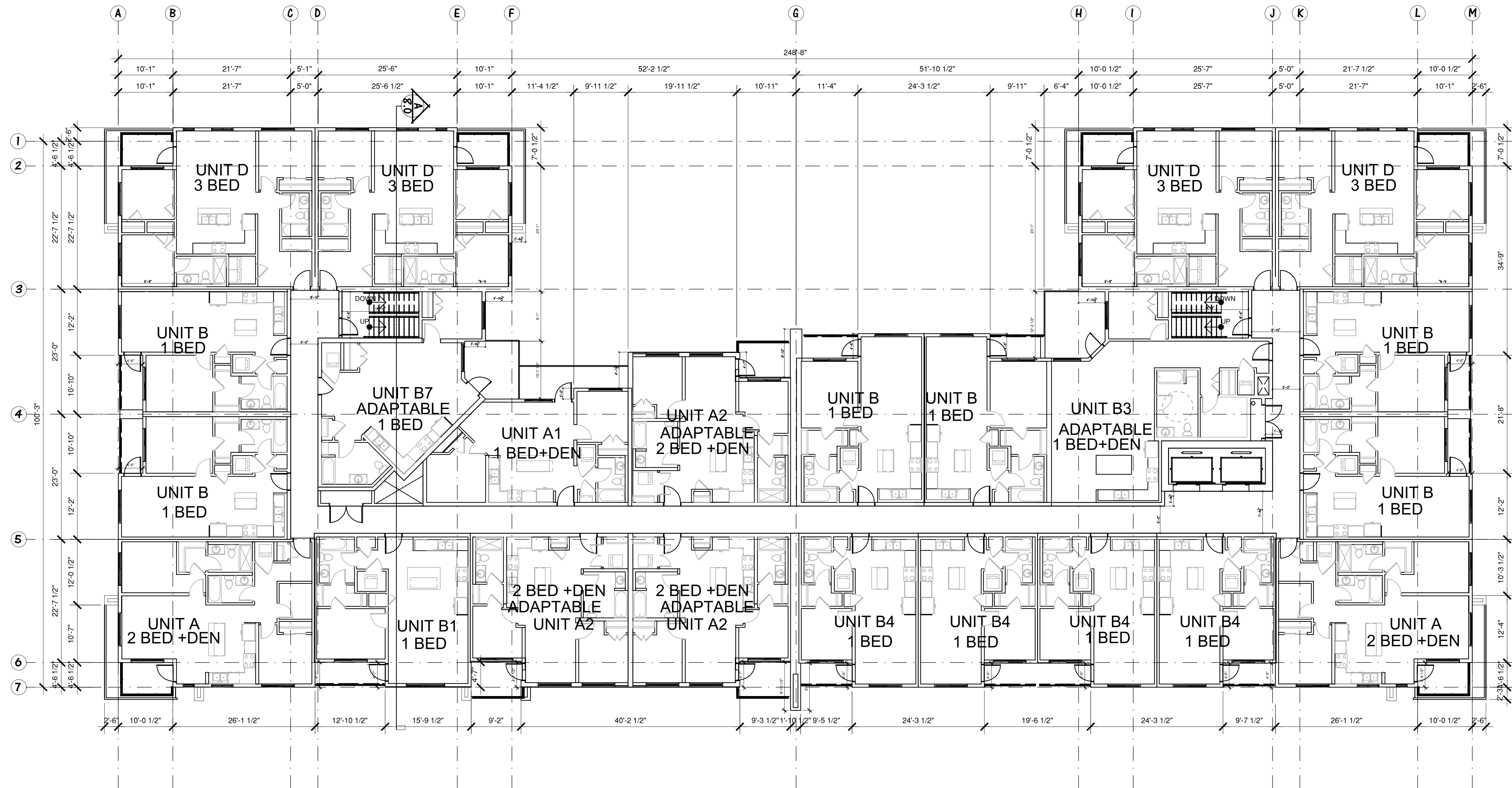
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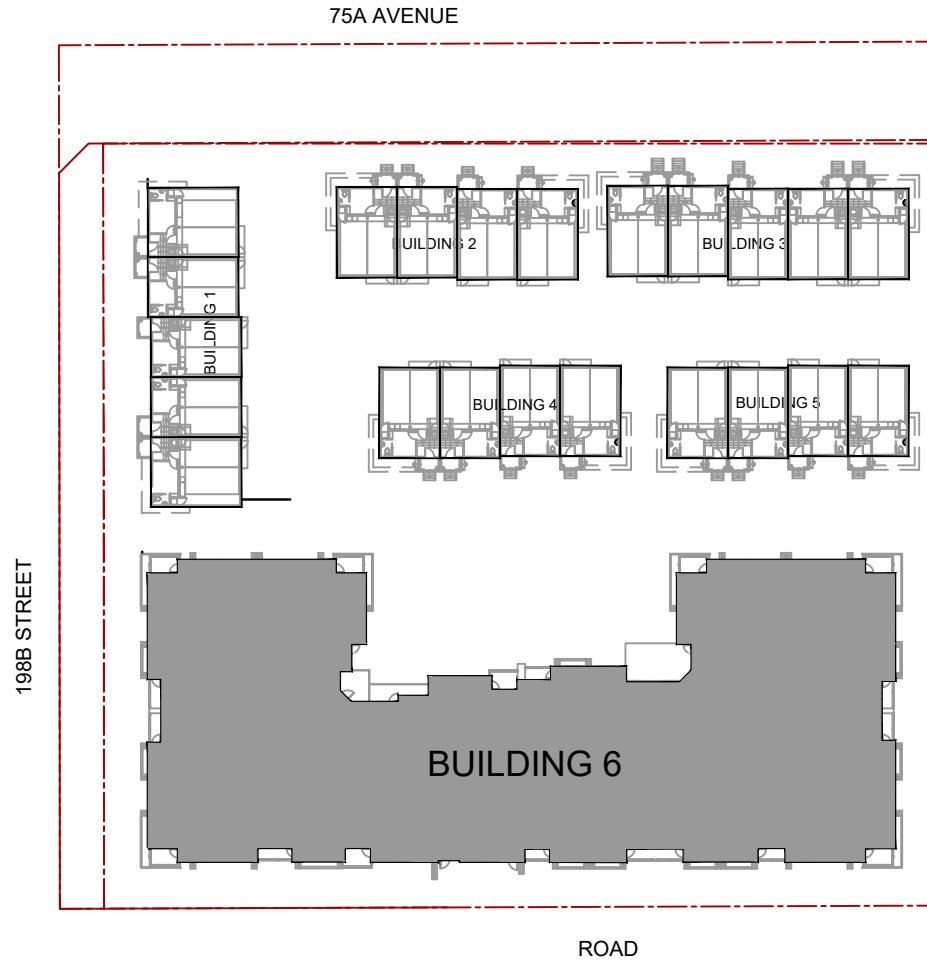
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LEVEL 2-4 : 20032.76 SQ.FT.

KEY PLAN



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LEVEL 2-4
FLOOR PLANS

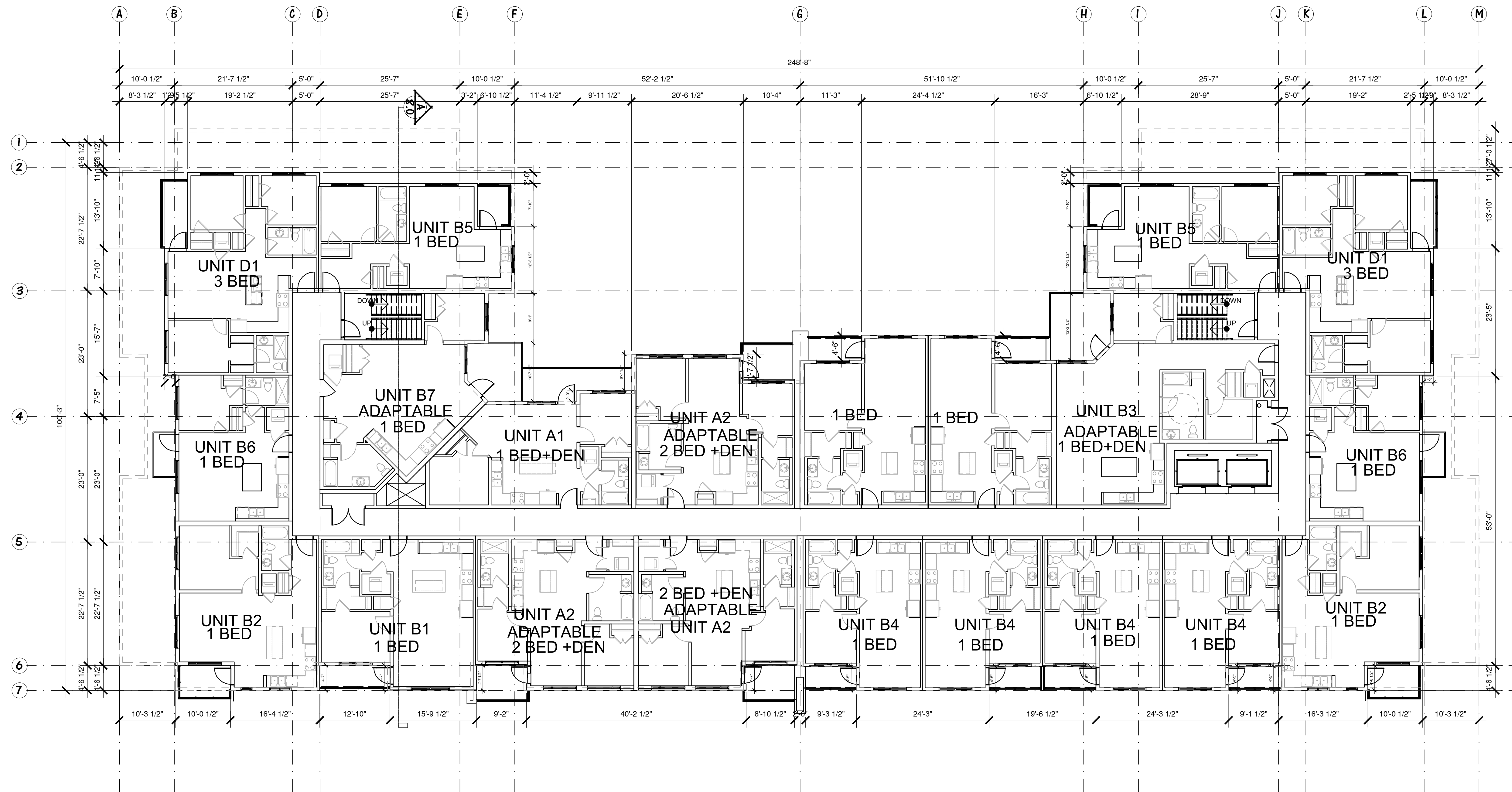
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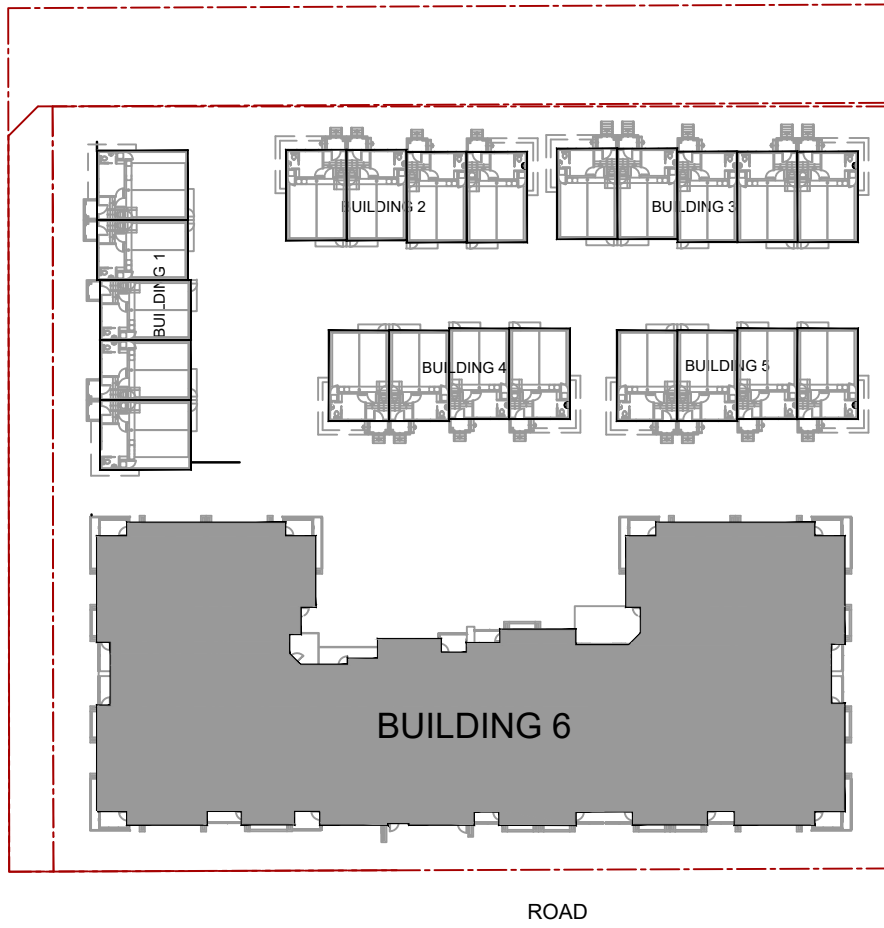
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LEVEL 5-6 : 17130.33 SQ.FT.

KEY PLAN



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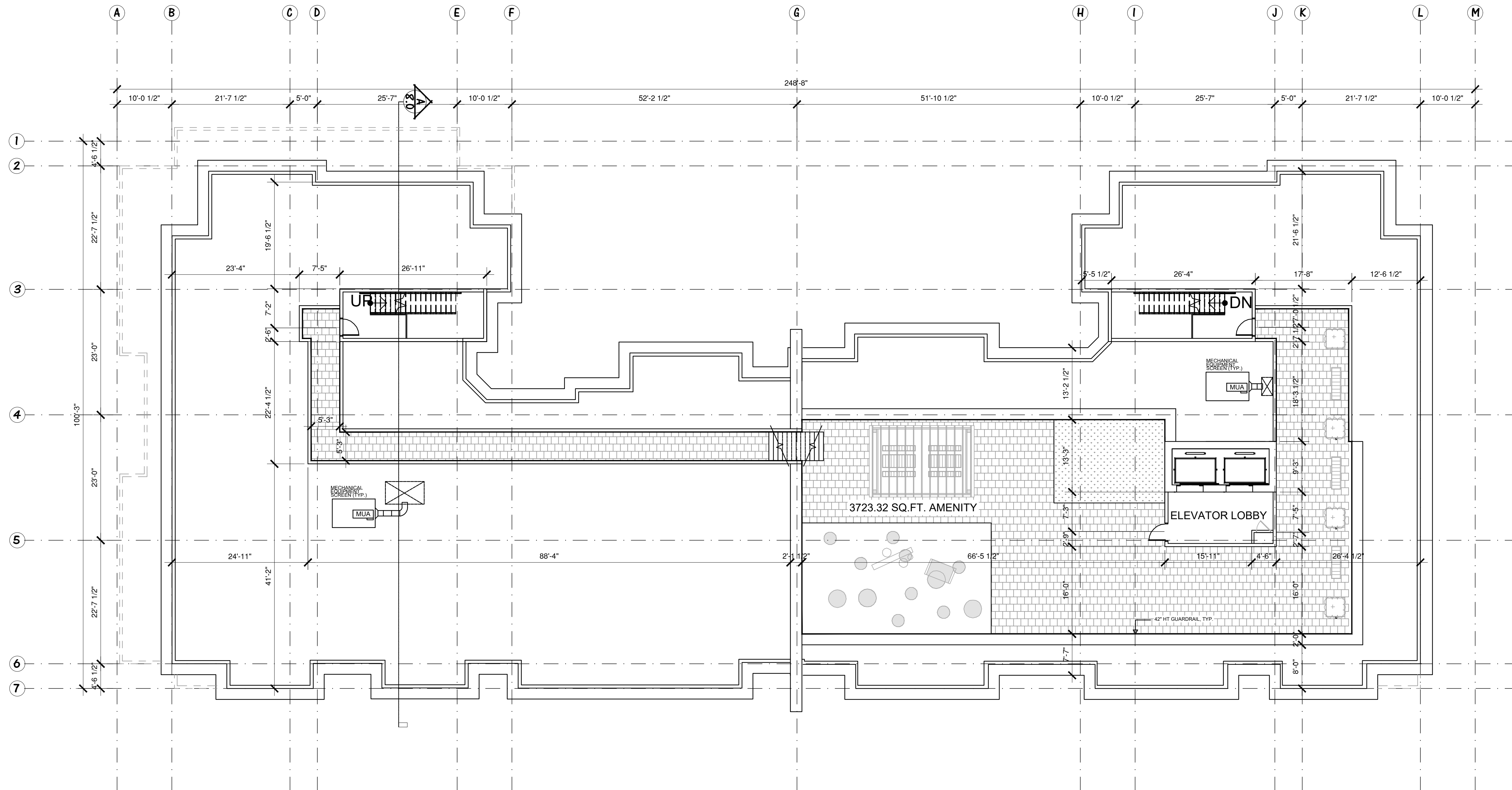
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BUILDING 6
LVL 5-6
FLOOR PLANS



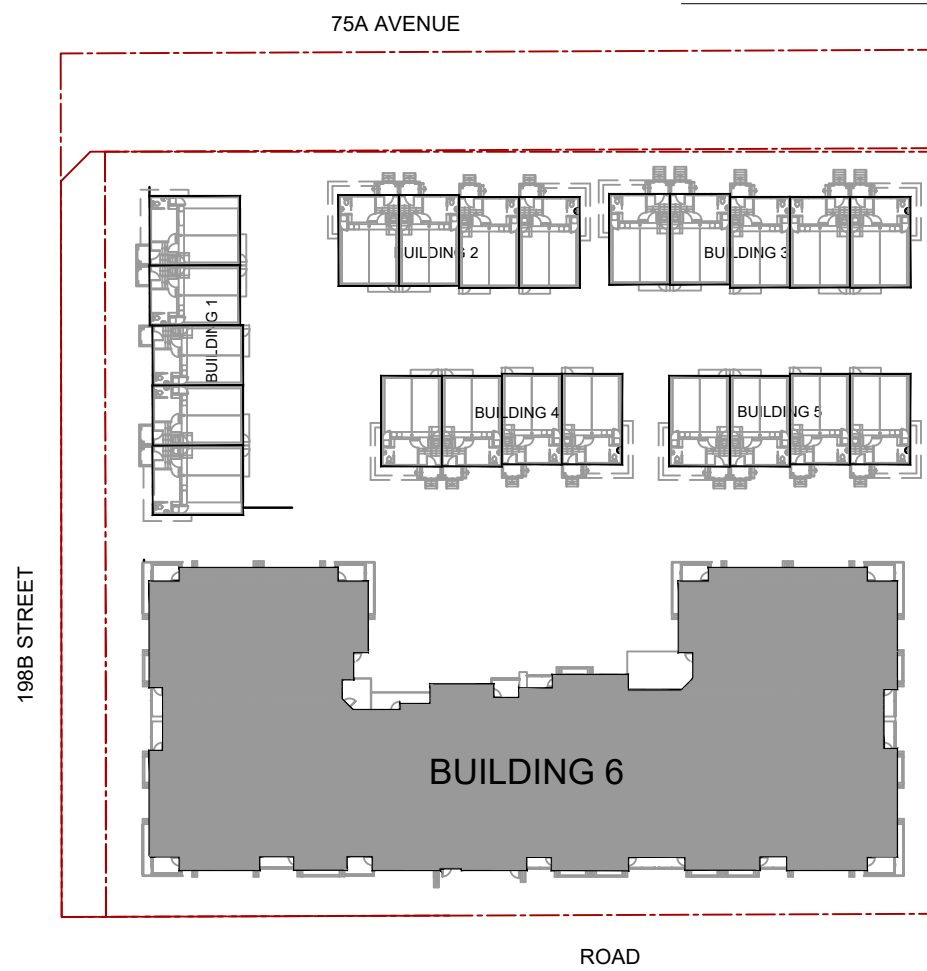
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ROOF/AMENITY
913.45 SQ.FT.

KEY PLAN



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AMENITY
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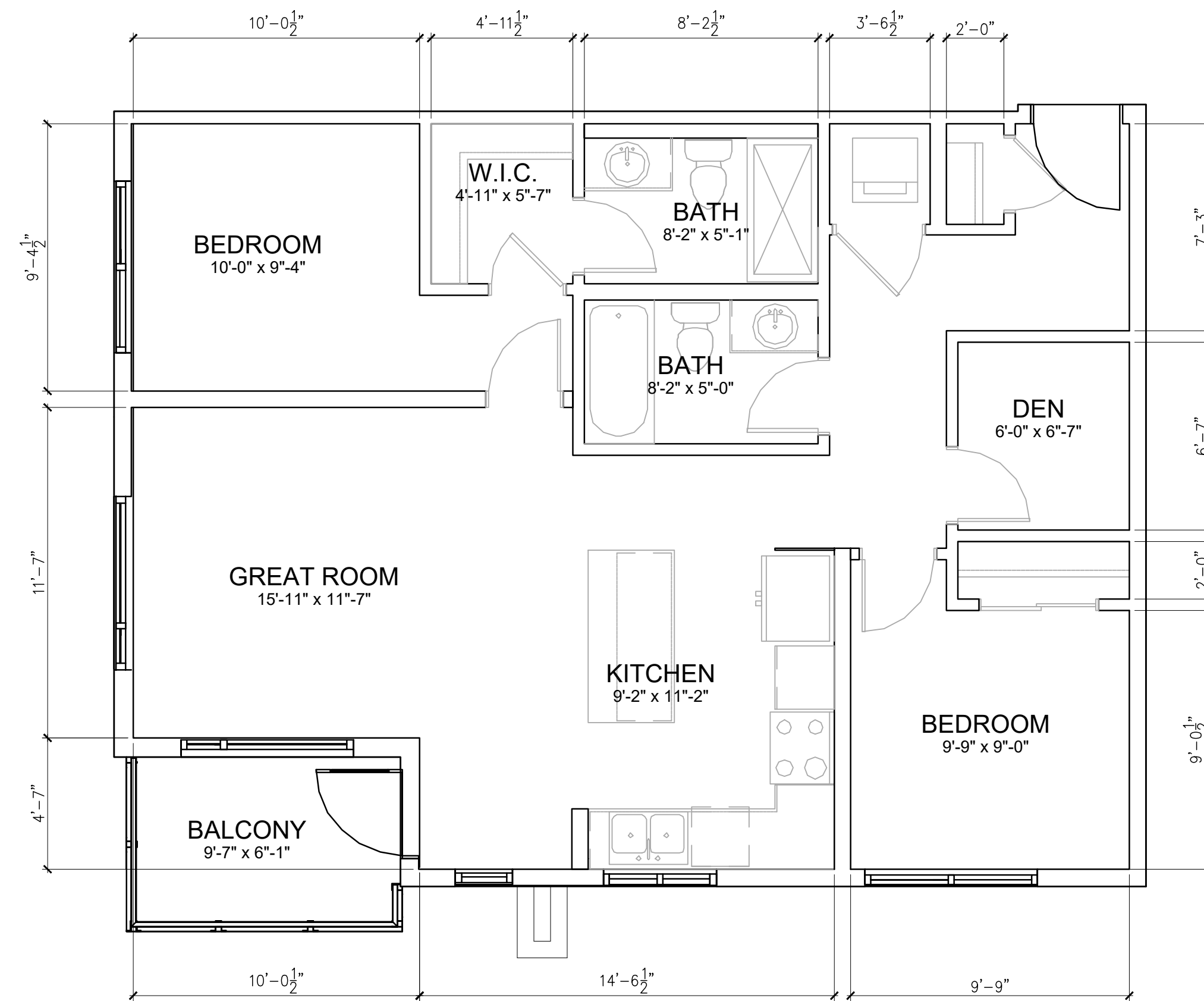
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A5.04

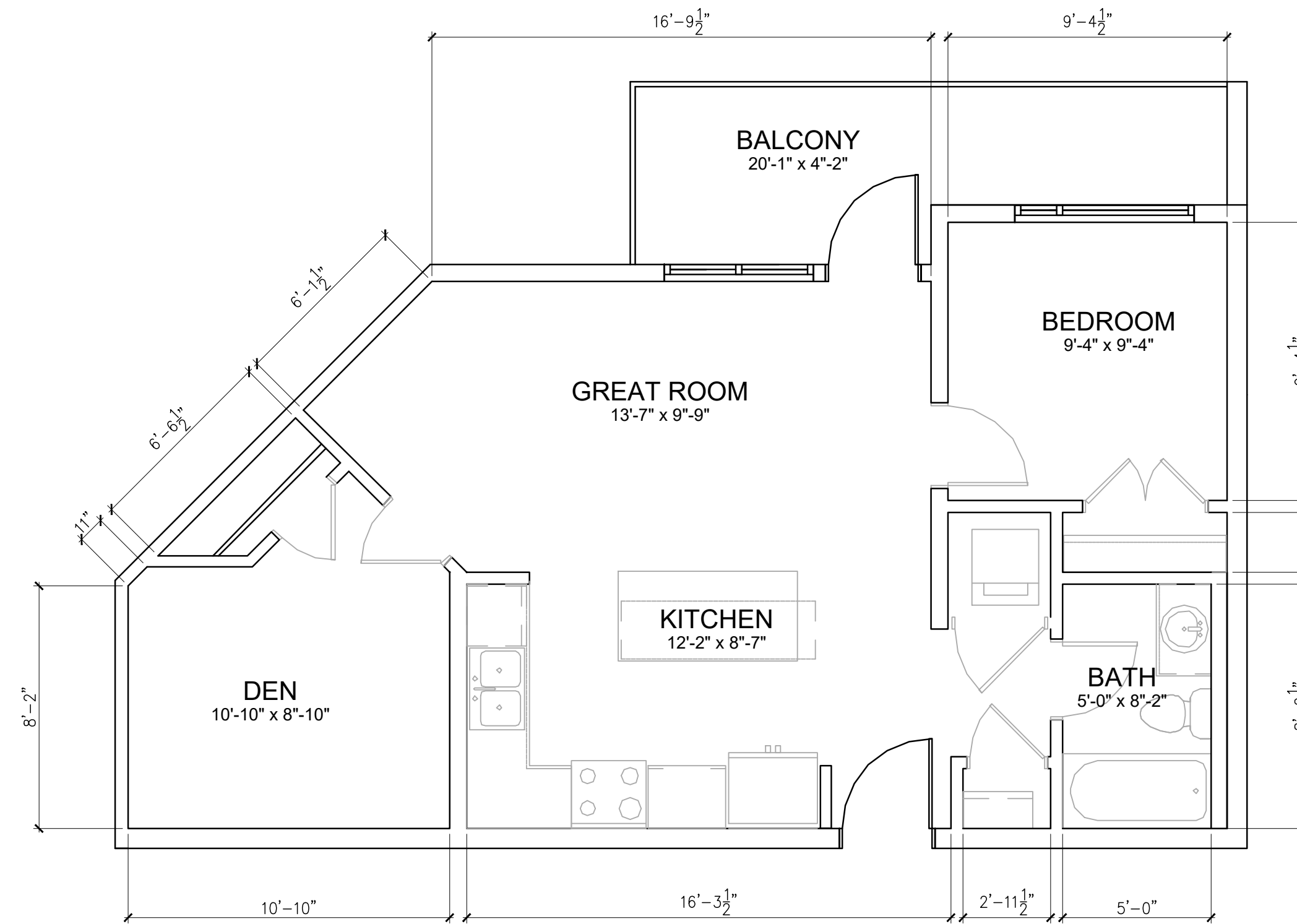




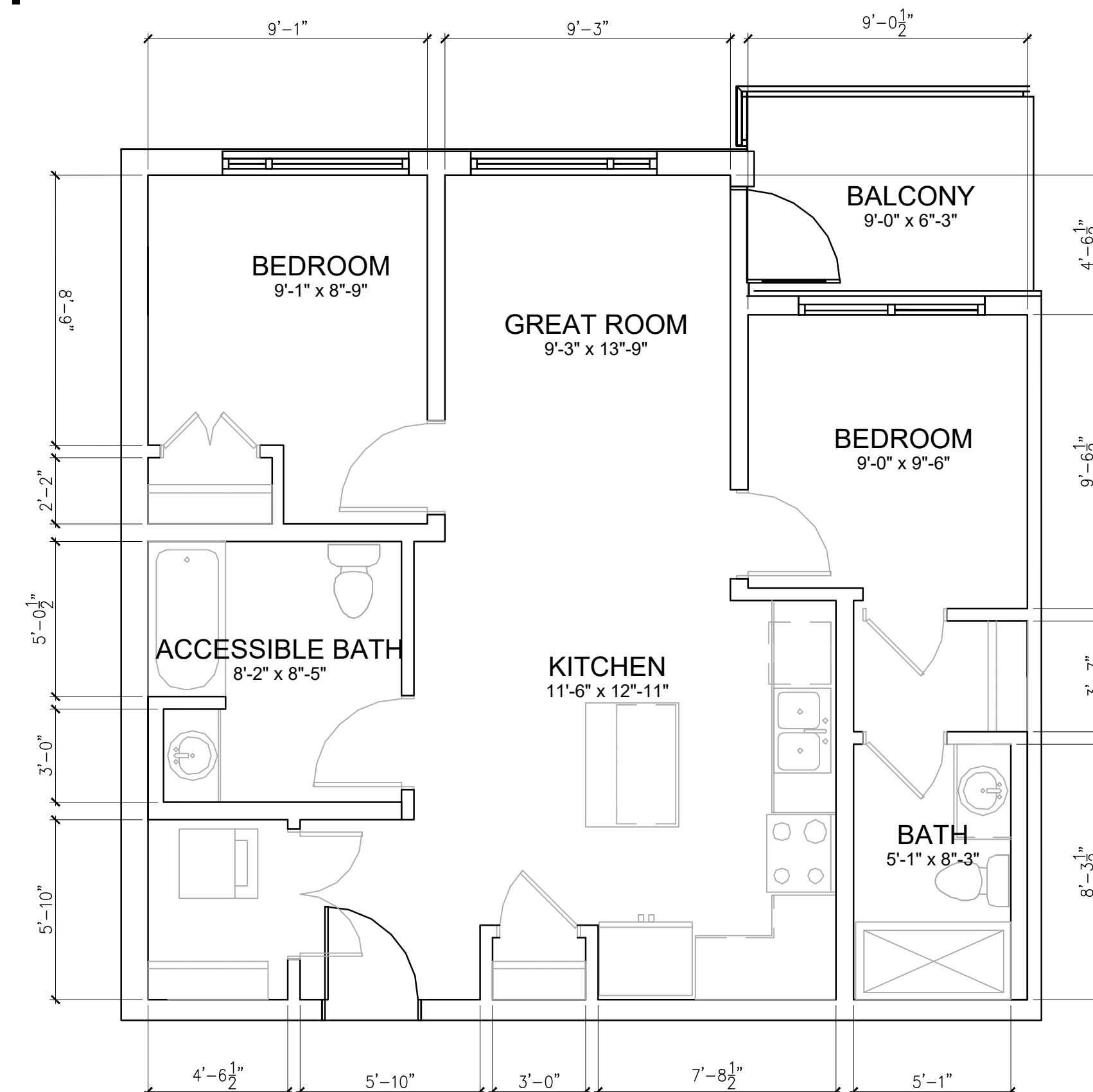
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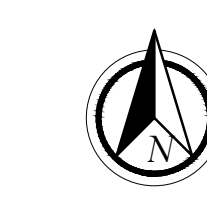
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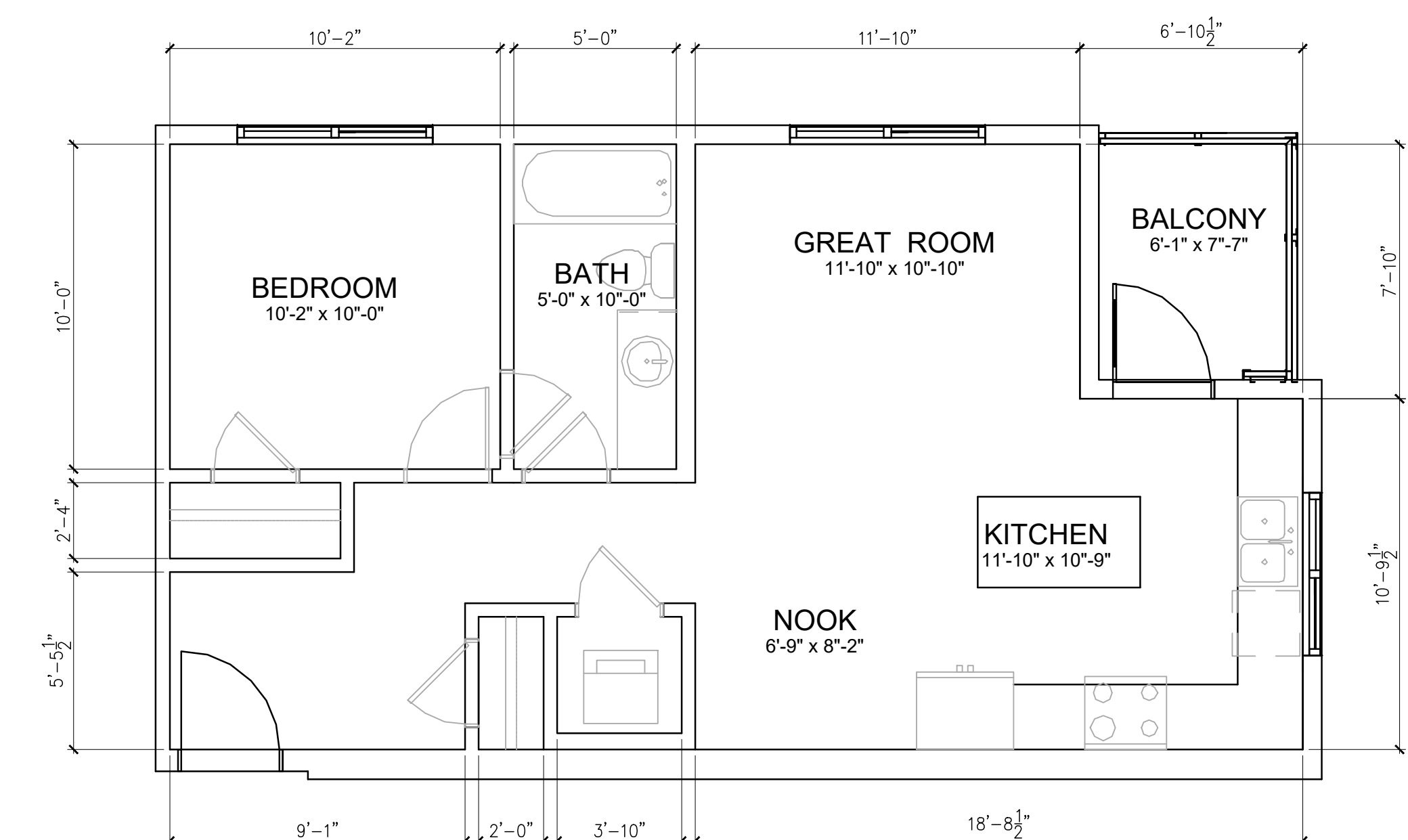
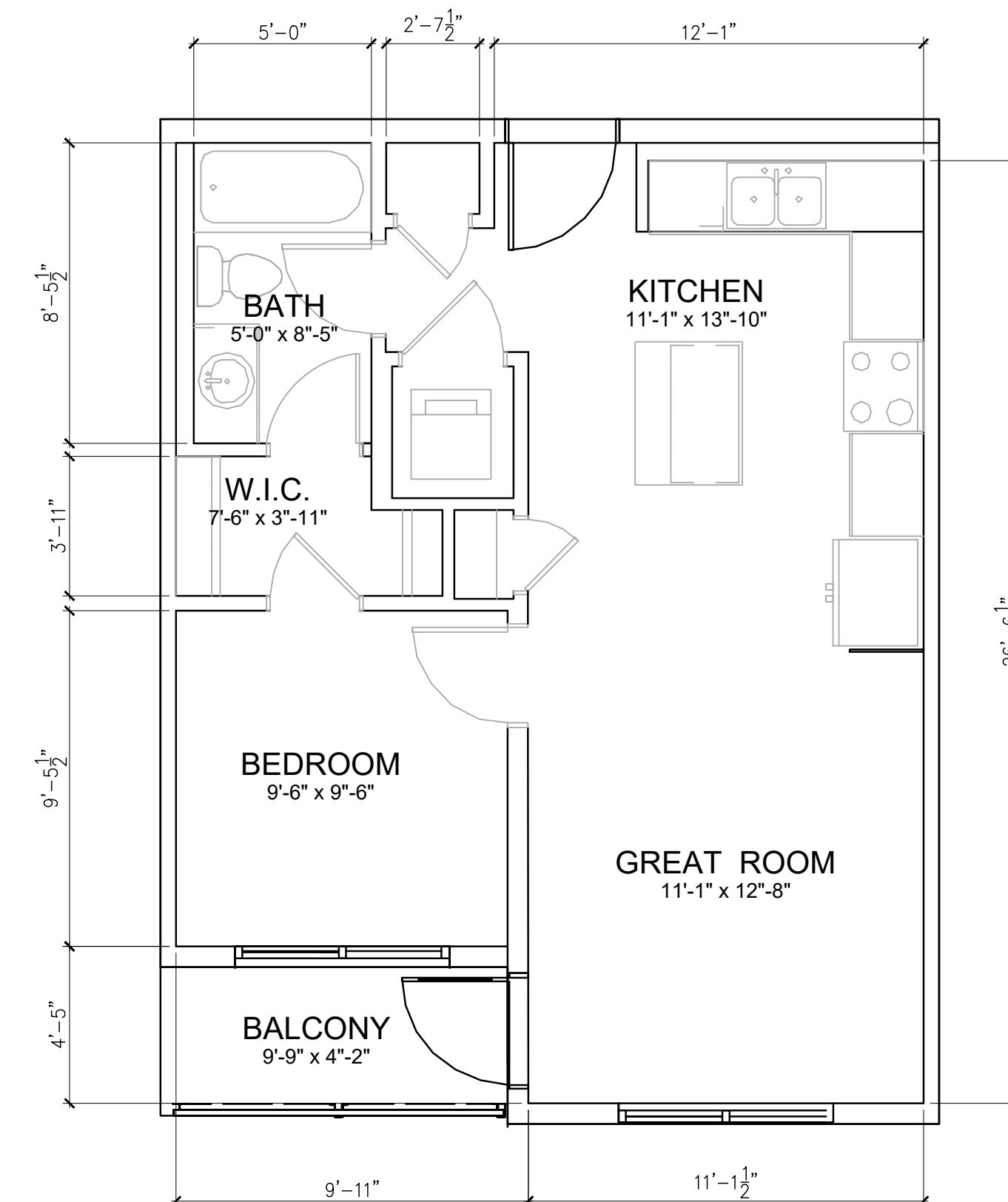
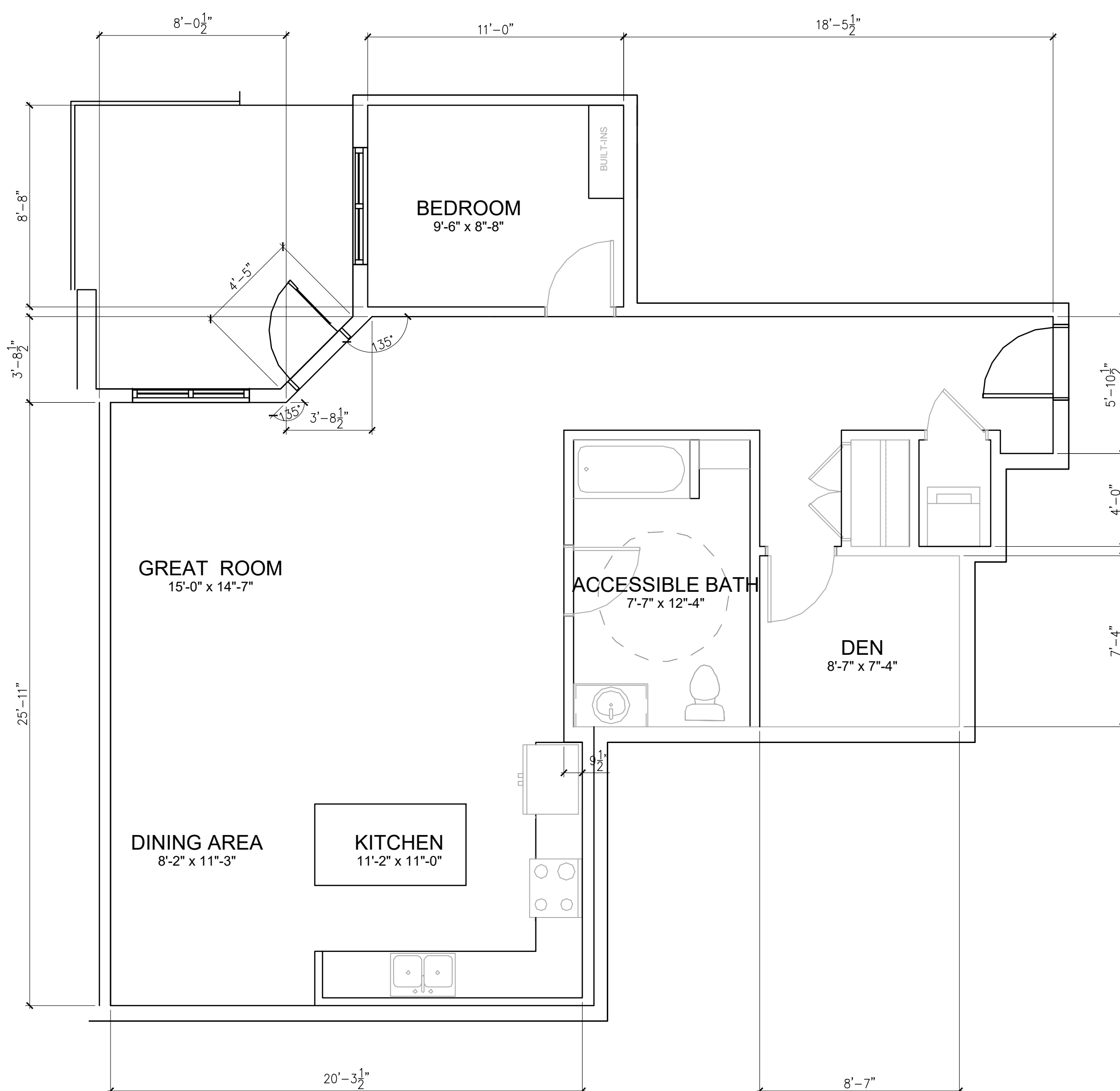
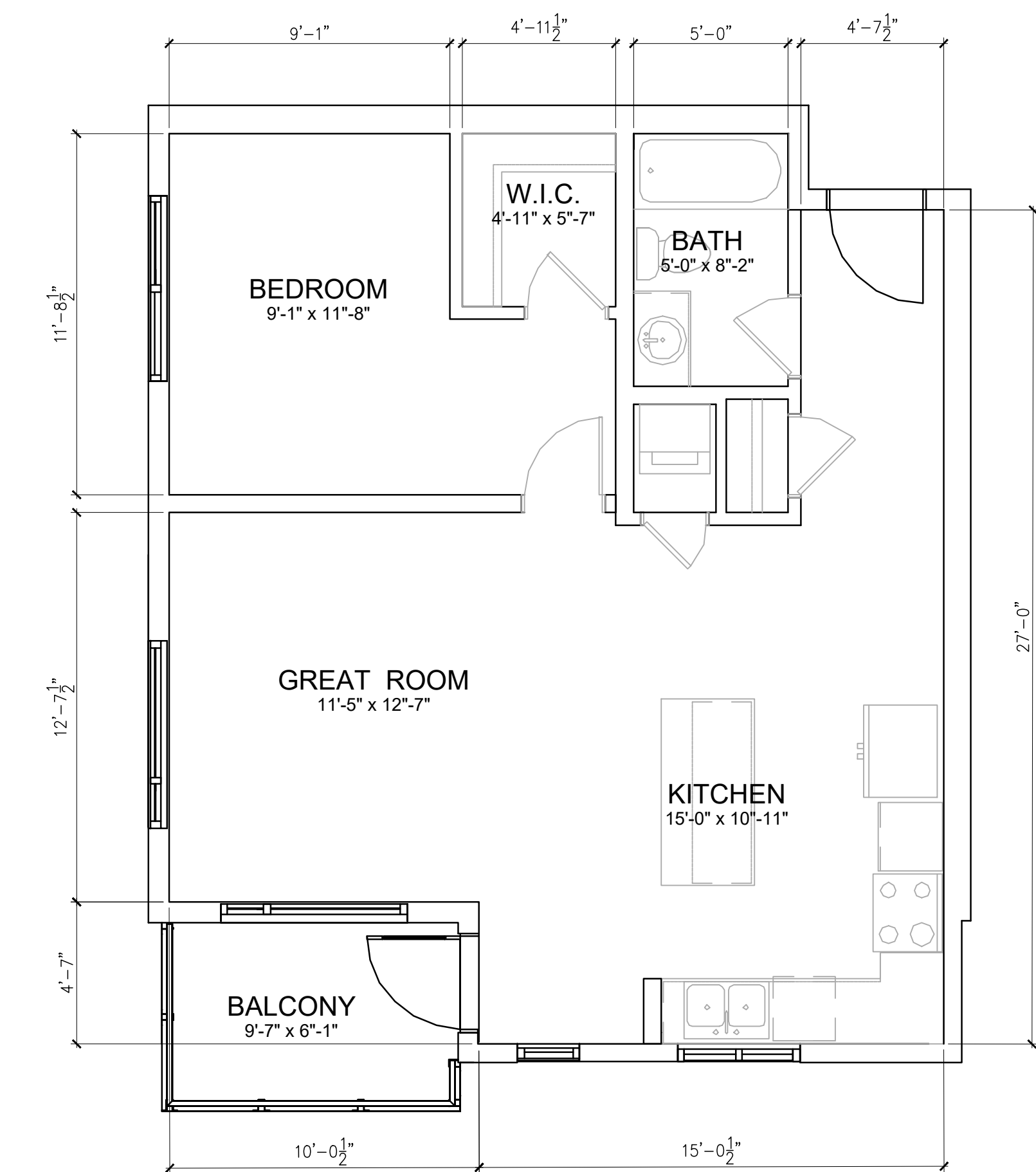
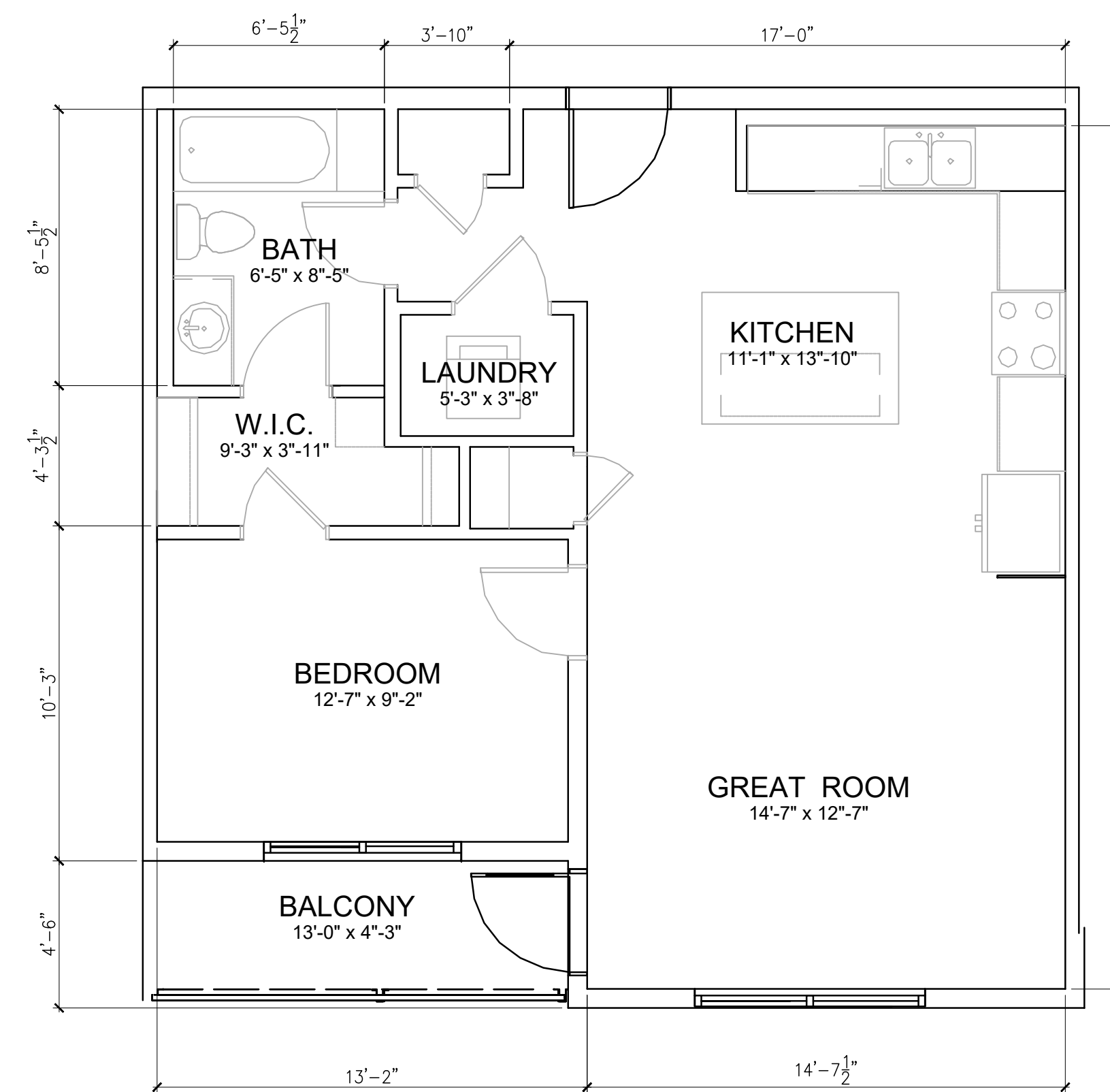
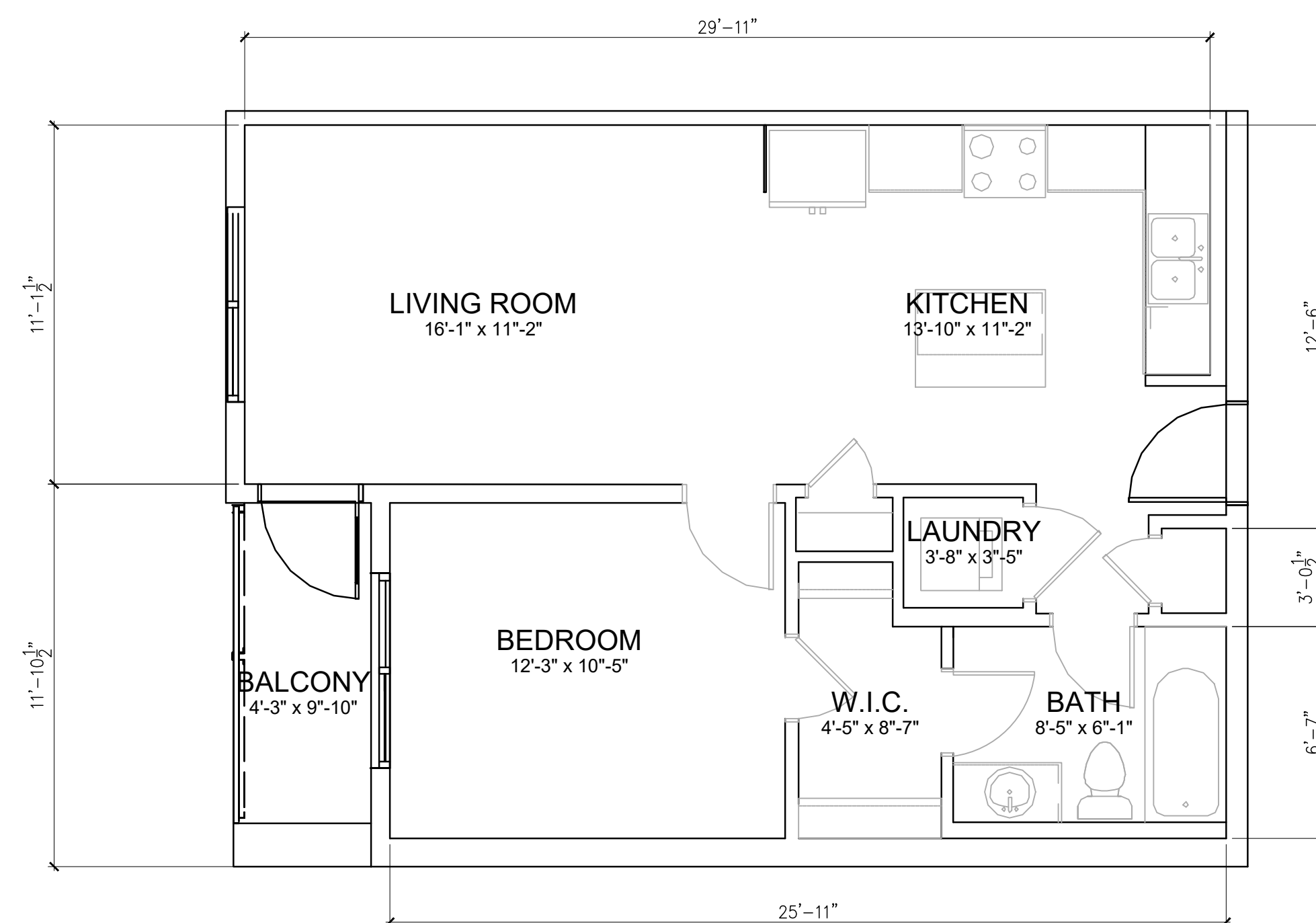


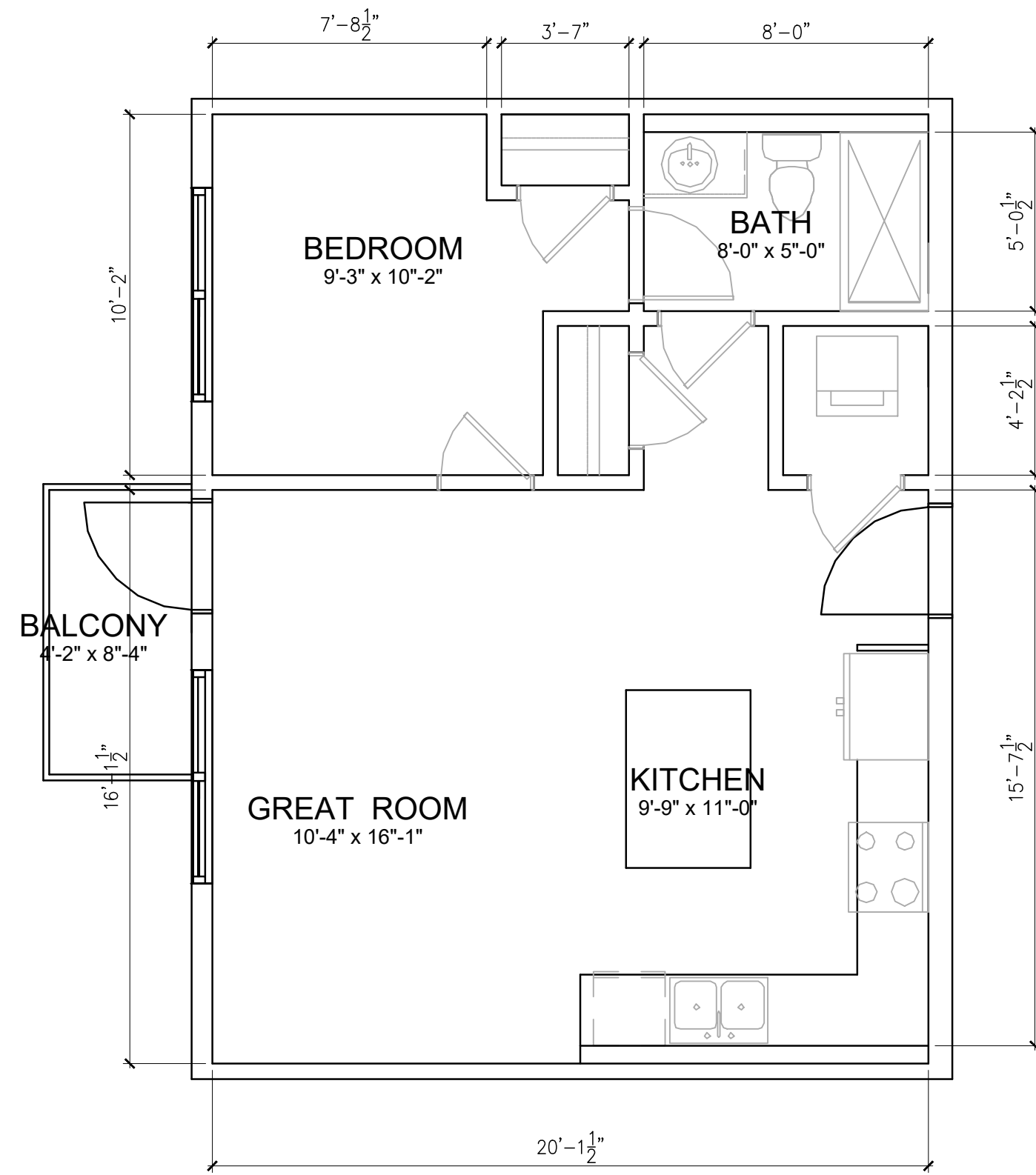
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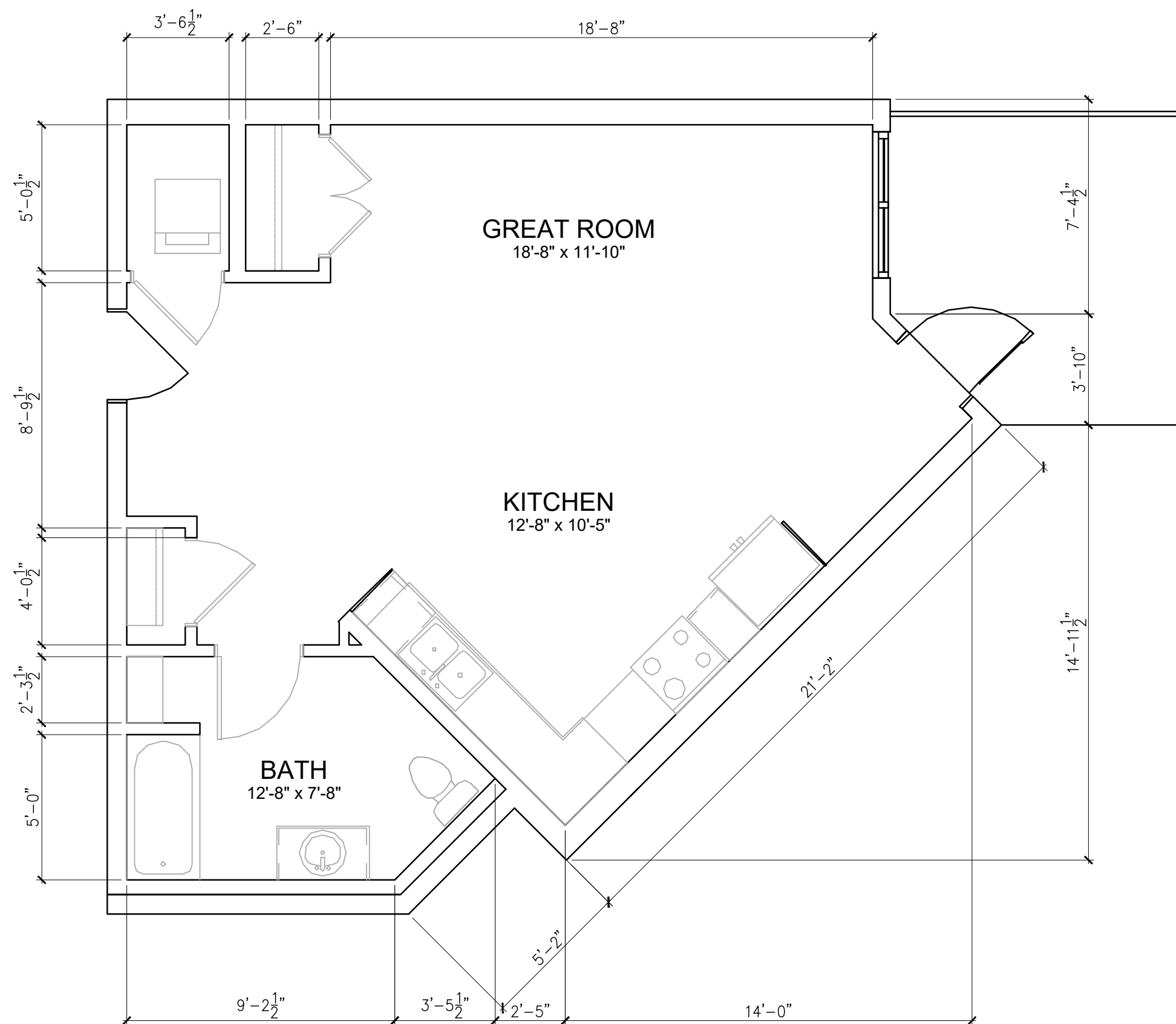
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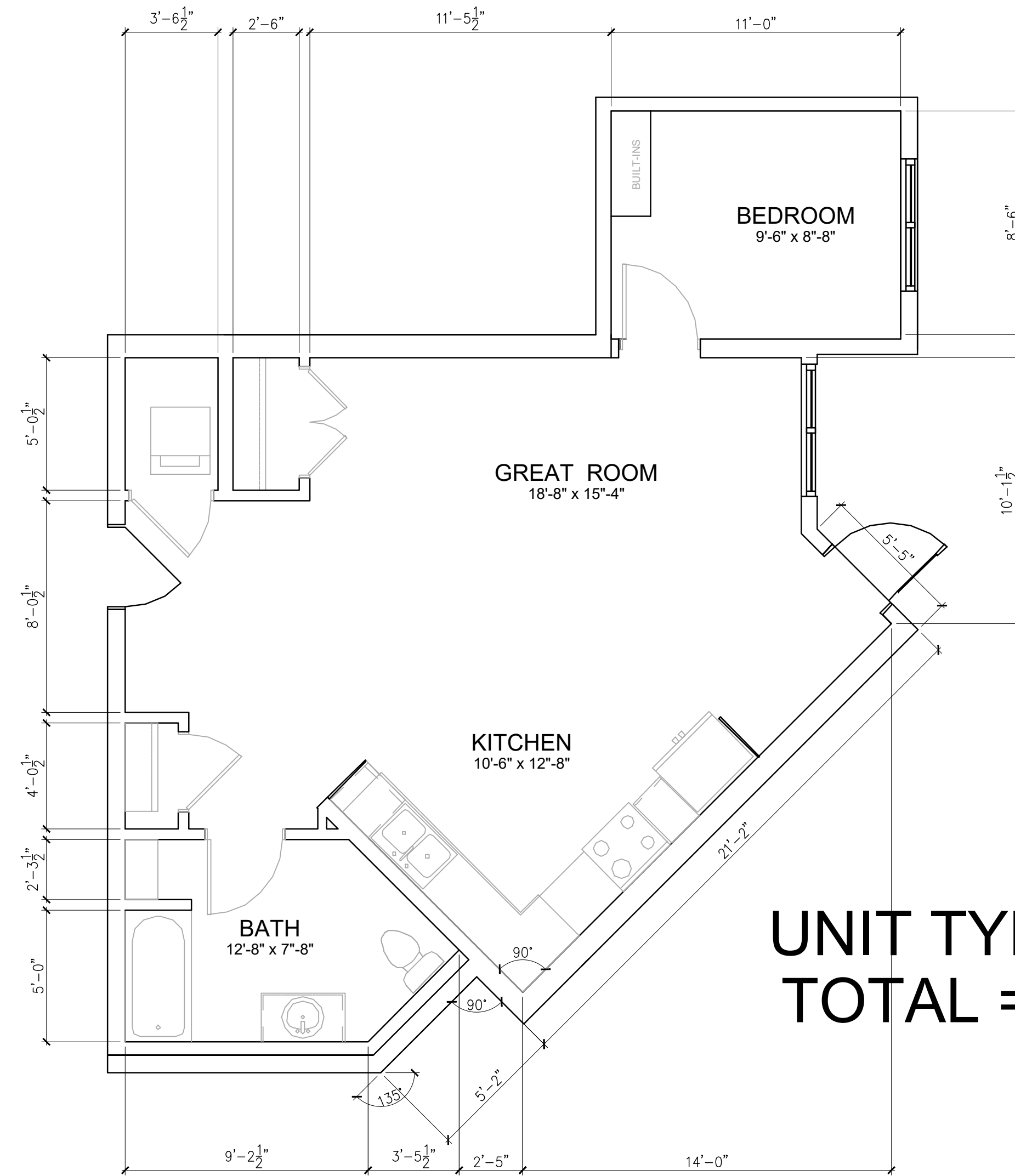




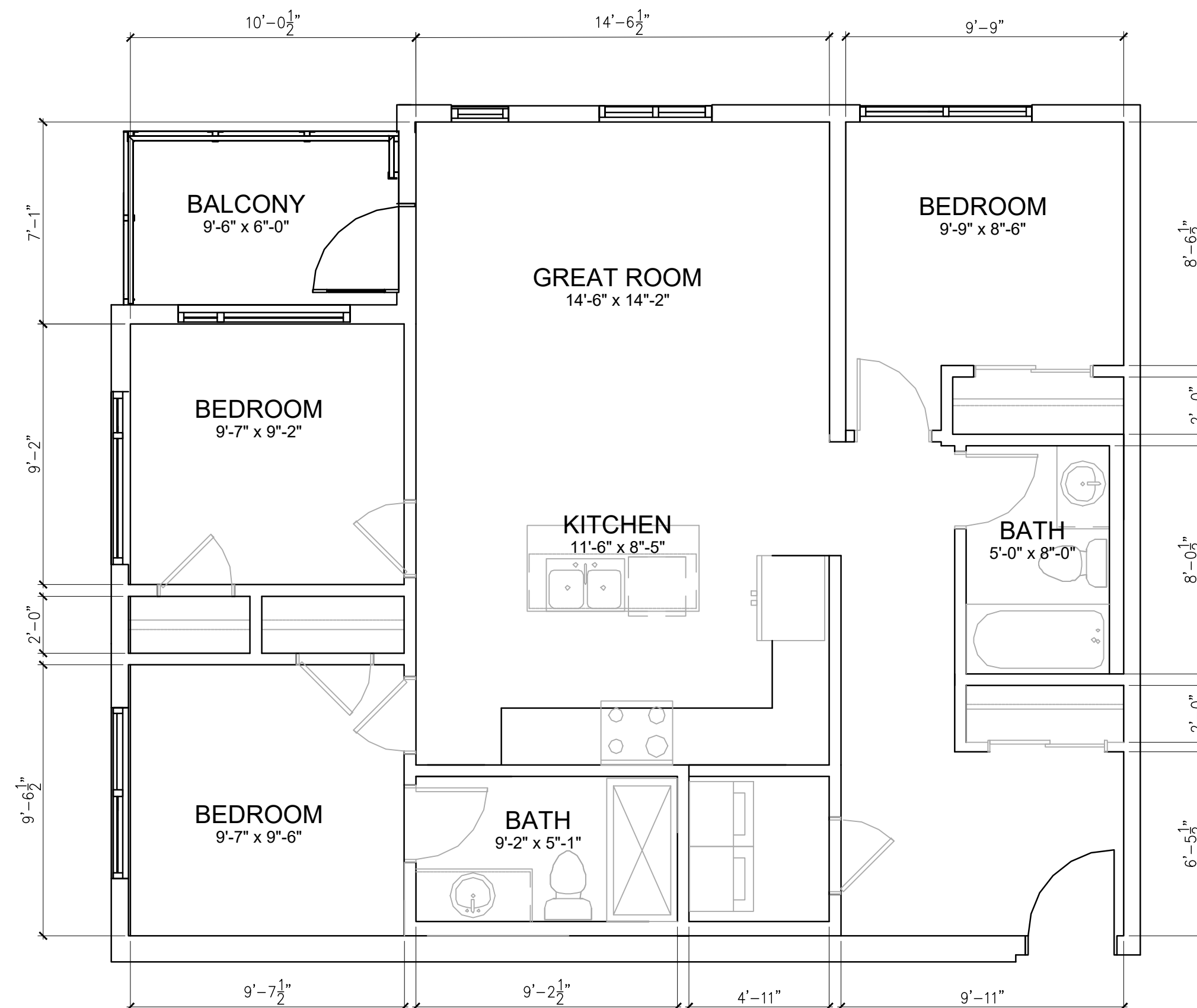
UNIT TYPE B6
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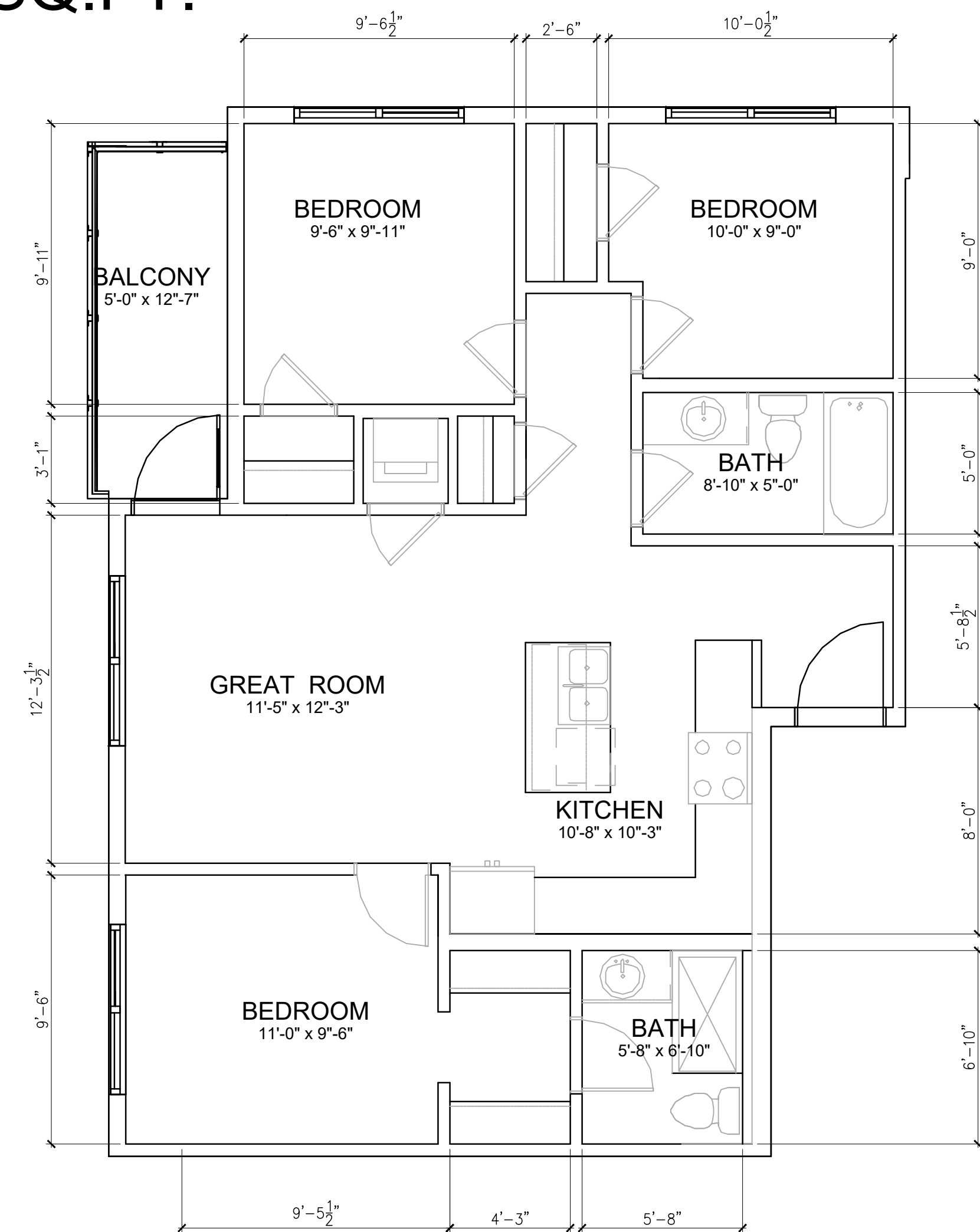
UNIT TYPE C
TOTAL = 676.23 SQ.FT.



UNIT TYPE B7
TOTAL = 789.53 SQ.FT.



UNIT TYPE D
TOTAL = 1017.74 SQ.FT.



UNIT TYPE D1
TOTAL = 912.92 SQ.FT.

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Consultant/Owner:	No Date 01 2024/02/26 BP APPL.
Revision	01 2024/02/26 BP APPL.
Sheet Title	UNIT TYPE B6, B7, C D & D1 FLOOR PLANS
Drawn:	JH
Scale:	1/4"=1'-0"
Revision Date:	2024/02/26
Print Date:	2024/02/26
Dwg. No.	A6.03



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No	Date	Revision
01	2024/02/26	BP APPL.

Sheet Title
**ELEVATIONS
RENDERS**



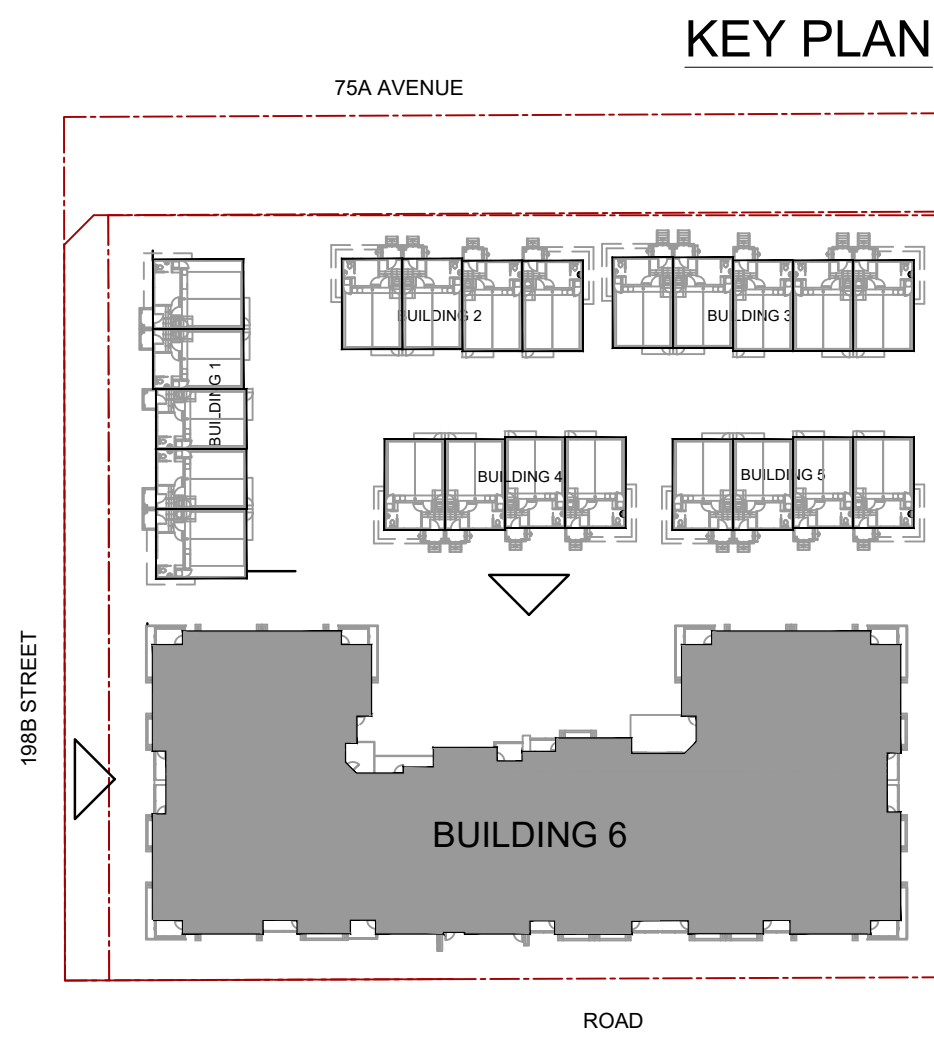
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JH

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

Revision Date:
2024/11/01

Print Date:
2024/11/01

Dwg. No.
A7.0



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No Date

Revision

01

2024/02/26

BP APPL.

Sheet Title

ELEVATIONS

BUILDING 6

Drawn:

JH

Scale:

1/8"=1'-0"

Revision Date:

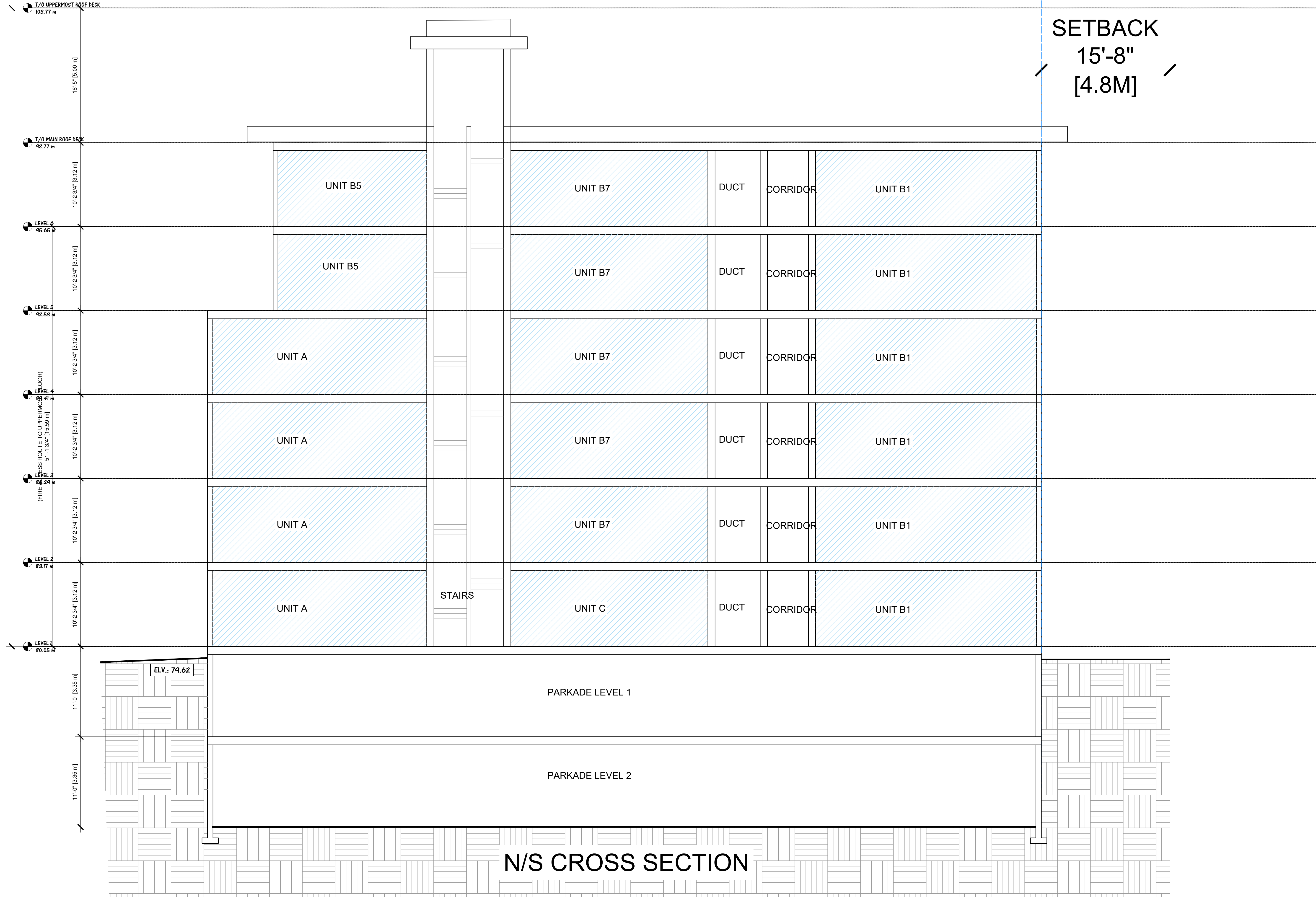
2024/11/01

Print Date:

2024/11/01

Dwg. No.

A7.02



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No Date

Revision

01 2024/02/26 BP APPL.

Sheet Title

CROSS SECTIONS

Drawn:

JH

Scale:

1/4"=1'-0"

Revision Date:

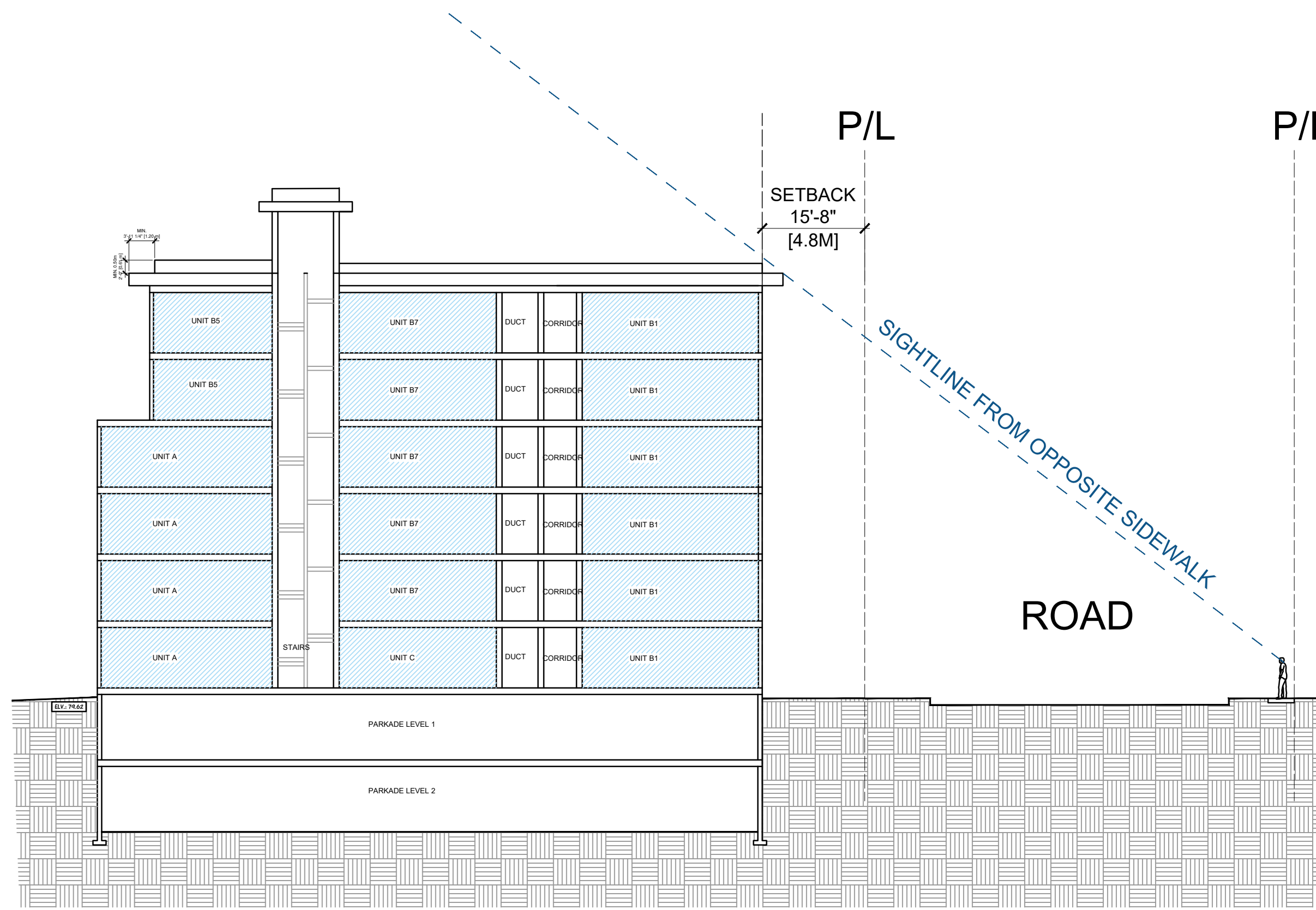
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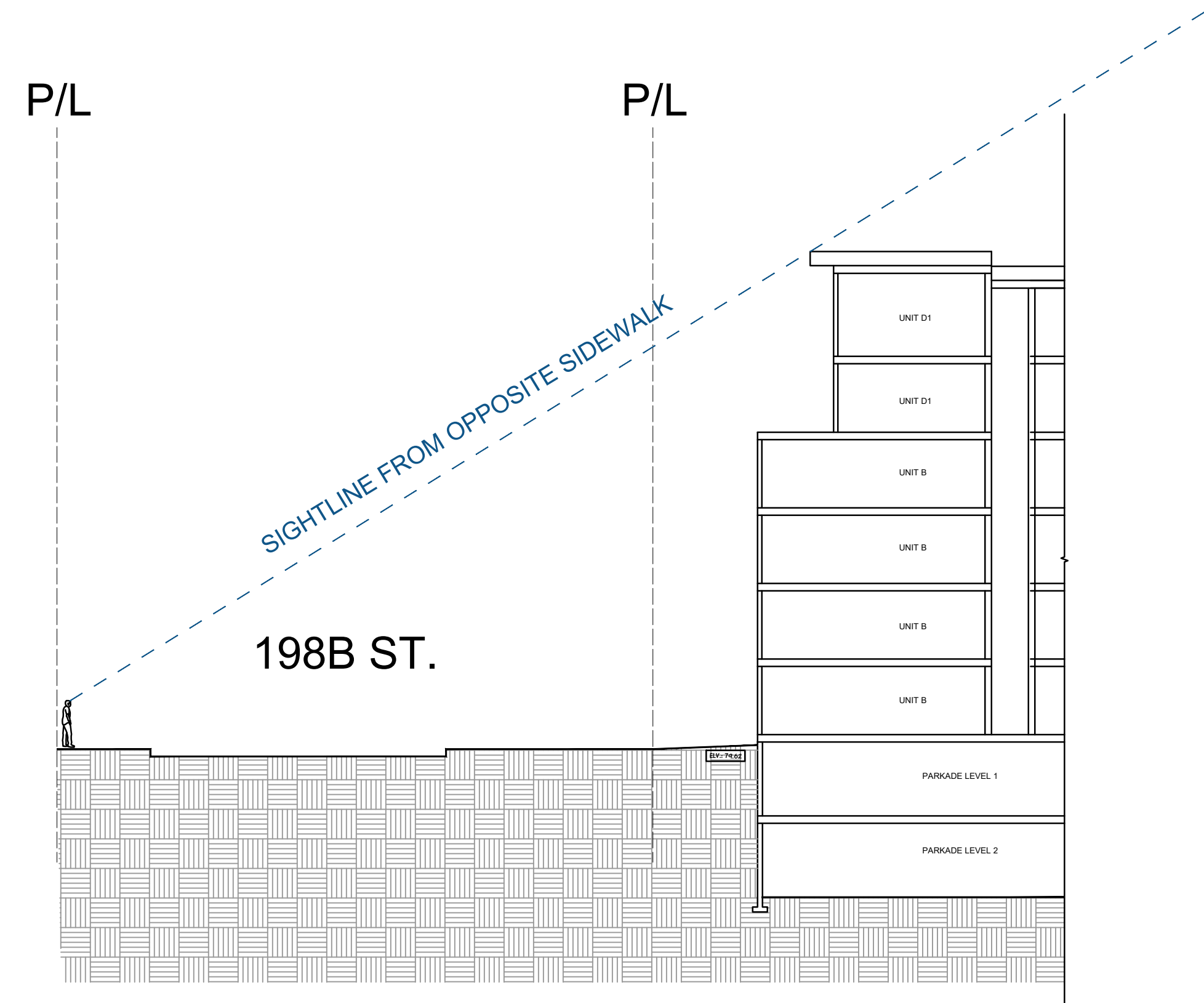
2024/02/26

Dwg. No.

A8.01



1 BUILDING 6 - SOLAR PANEL VIEW ANGLE



2 BUILDING 6 - SOLAR PANEL VIEW ANGLE

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No Date

Revision

01

2024/02/26 BP APPL.

Sheet Title

SOLAR PANEL VIEW ANGLE

Drawn:

JH

Scale:

1/4"=1'-0"

Revision Date:

2024/02/26

Print Date:

2024/02/26

Dwg. No.

A8.02

BUILDING PERMIT DRAWING

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