

| REVISIONS |            |                         |
|-----------|------------|-------------------------|
|           | DATE       | DESCRIPTION             |
| 1         | 2020.10.01 | ISSUE FOR CLIENT REVIEW |
| 8         | 2021.05.11 | ISSUE FOR HAP/DP        |
| 10        | 2022.02.17 | ISSUE FOR HAP/DP        |



# CONWEST MIXED-USE BUILDING

## ARCHITECTURAL

Site Lines Architecture  
#200 - 23160 96 Ave  
Fort Langley, B.C.  
Canada, V1M 2R6  
Ph: 604-881-7173

Contact: Gord Klassen

## ARBORIST

VDZ+A Landscape Architecture  
102-9181 Church Street  
Fort Langley, B.C.  
Canada, V1M 2R8  
Ph: 604-882-0024

Contact: Kyle MacGregor

## CIVIL

CitiWest Consulting Ltd.  
101-9030 King George Blvd.  
Surrey, B.C.  
Canada, V3V 7Y5  
Ph: 604-591-2213

Contact: Peter Moroso

## LANDSCAPE

PMG Landscape Architects Ltd  
C100 4185 Still Creek Dr.  
BURNABY, B.C.  
Canada, V5C 6G9  
Ph: 604-294-0011

Contact: Mary Chan-Yip

## ELECTRICAL

Gager Electrical Consultants  
20689 56th Avenue  
Langley, B.C.  
Canada, V3A 3Y9  
Ph: 778-277-2225

Contact: Marc Gager

| DRAWING LIST |             |
|--------------|-------------|
| SHEET NUMBER | SHEET TITLE |

|        |                     |
|--------|---------------------|
| A0.00  | COVER PAGE          |
| A0.00a | PERSPECTIVE VIEWS   |
| A1.00  | SITE PLAN           |
| A1.01  | BASEMENT PLAN       |
| A1.02  | LEVEL-1 FLOOR PLAN  |
| A1.03  | LEVEL-2 FLOOR PLAN  |
| A1.04  | LEVEL-3 FLOOR PLAN  |
| A3.00  | BUILDING ELEVATIONS |
| A3.01  | BUILDING ELEVATIONS |
| A4.00  | EW BUILDING SECTION |
| A4.01  | EW BUILDING SECTION |
| A4.02  | NS BUILDING SECTION |
| A4.03  | NS BUILDING SECTION |
| A8.00  | PERSPECTIVE VIEWS   |
| A8.01  | PERSPECTIVE VIEWS   |

CONWEST  
MIXED-USE

KING & MARY AVE,  
FORT LANGLEY, BC

title  
COVER PAGE

scale 1/4" = 1'-0"  
@ 24"x36"

date OCTOBER 2021

drawn JJ checked GK

job no. 2025

sheet no. A0.00

seal

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MAVIS AVE & LANE



MAVIS AVE & KING STREET



LANE & REAR PARKING



KING STREET CRUS

## CONWEST MIXED-USE

KING & MARY AVE,  
FORT LANGLEY, BC

title  
PERSPECTIVE VIEWS

scale  
@ 24"x36"

date   OCTOBER 2021

drawn JJ      checked GK

job no.      2025

sheet no.    **A0.00a**

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CONWEST  
MIXED-USE

KING & MARY AVE,  
FORT LANGLEY, BC

title  
SITE PLAN

scale 1/16" = 1'-0"  
@ 24"x36"

date OCTOBER 2021

drawn JJ checked GK

job no. 2025

sheet no. A1.00

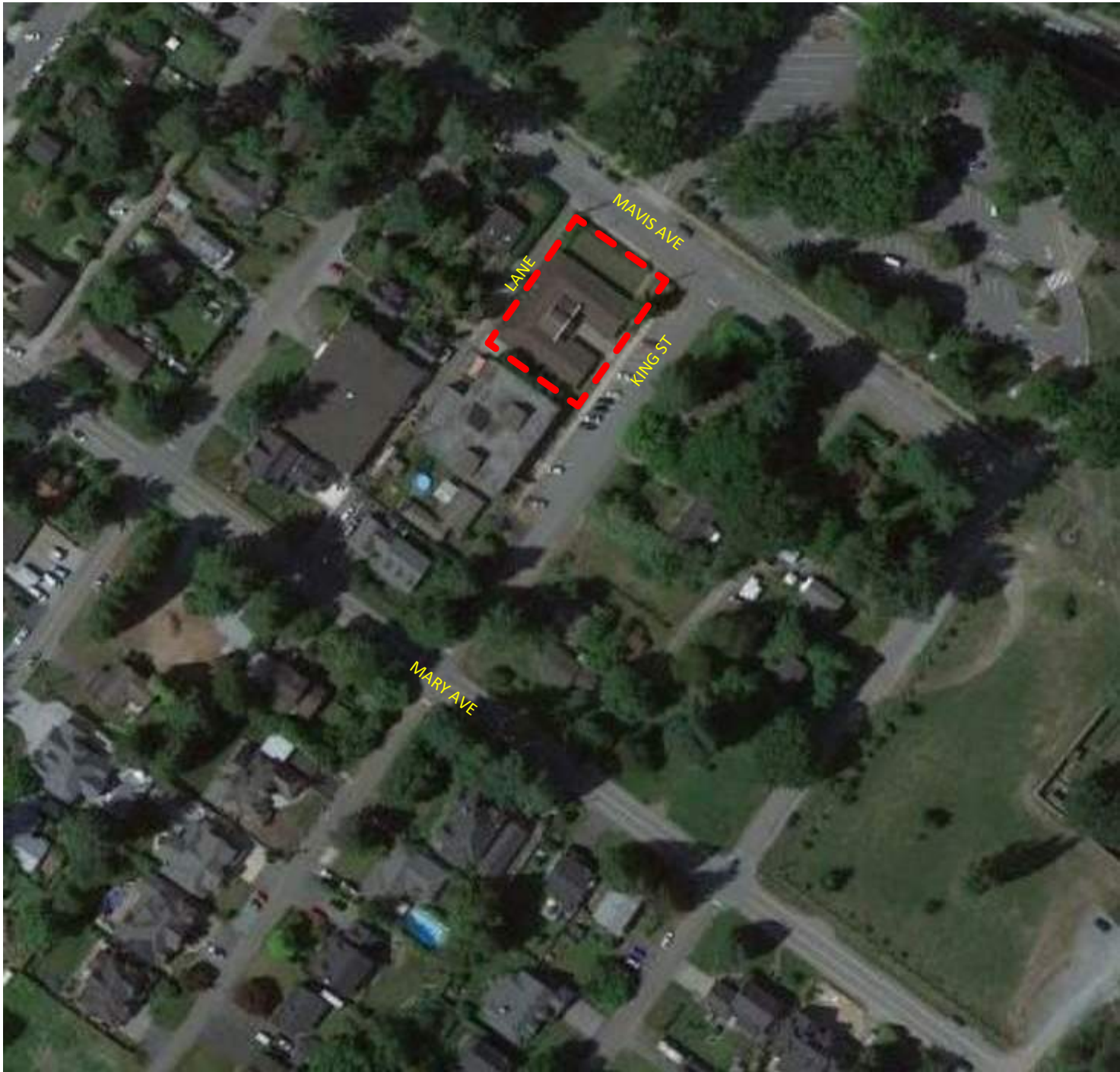
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LOCATION MAP

SYNOPSIS

PROJECT INFORMATION

CIVIC ADDRESS: 9135 KING STREET  
LEGAL DESCRIPTION: LT 67, DL 19, NWD, PL NWP30531  
STANDARD: 2018 BC Building Code/Div. B Part 3  
DESCRIPTION: 3- STOREY MIXED-USE BUILDING

MAJOR OCCUPANCIES

GROUP C : RESIDENTIAL - 22 UNITS (BCBC 3.2.2.47)  
GROUP D : COMMERCIAL UNITS (BCBC 3.2.2.47, 3.2.2.62, 3.2.2.69)  
GROUP F3: PARKING (BCBC 3.2.2.80)

ZONING

CURRENT ZONE: CIVIC INSTITUTIONAL P1  
PROPOSED ZONE: CD ZONE

LOT AREA: 18,672.12 sf [1,734.70 sm]  
0.43 ACRE  
BUILDING AREA: 11,238 sf [1044.04 sm]

GROSS FLOOR AREA: 29,329.85 sf [2,724.83 sm]  
LEVEL-1: 8,543.88 sf [793.75 sm]  
LEVEL-2: 10,931.18 sf [1,015.54 sm]  
LEVEL-3: 9,854.79 sf [915.54 sm]

LOT COVERAGE

PROPOSED: 11,238 sf/18,672.12 sf = 60.2%

FAR: 29,329.85 sf/18,672.12 sf = 1.57  
DENSITY: 51 UNIT PER ACRE PROVIDED  
EFFICIENCY: 77% (LEASABLE AREA/GROSS FLOOR AREA)

SETBACKS

PROPOSED  
FRONT: 0  
WEST: 2.60 m  
EAST: 2.60 m  
REAR: 3.5 m

PARKING

REQUIRED: 52 INCLUDING 3 VISITORS & 2 ACCESSIBLE

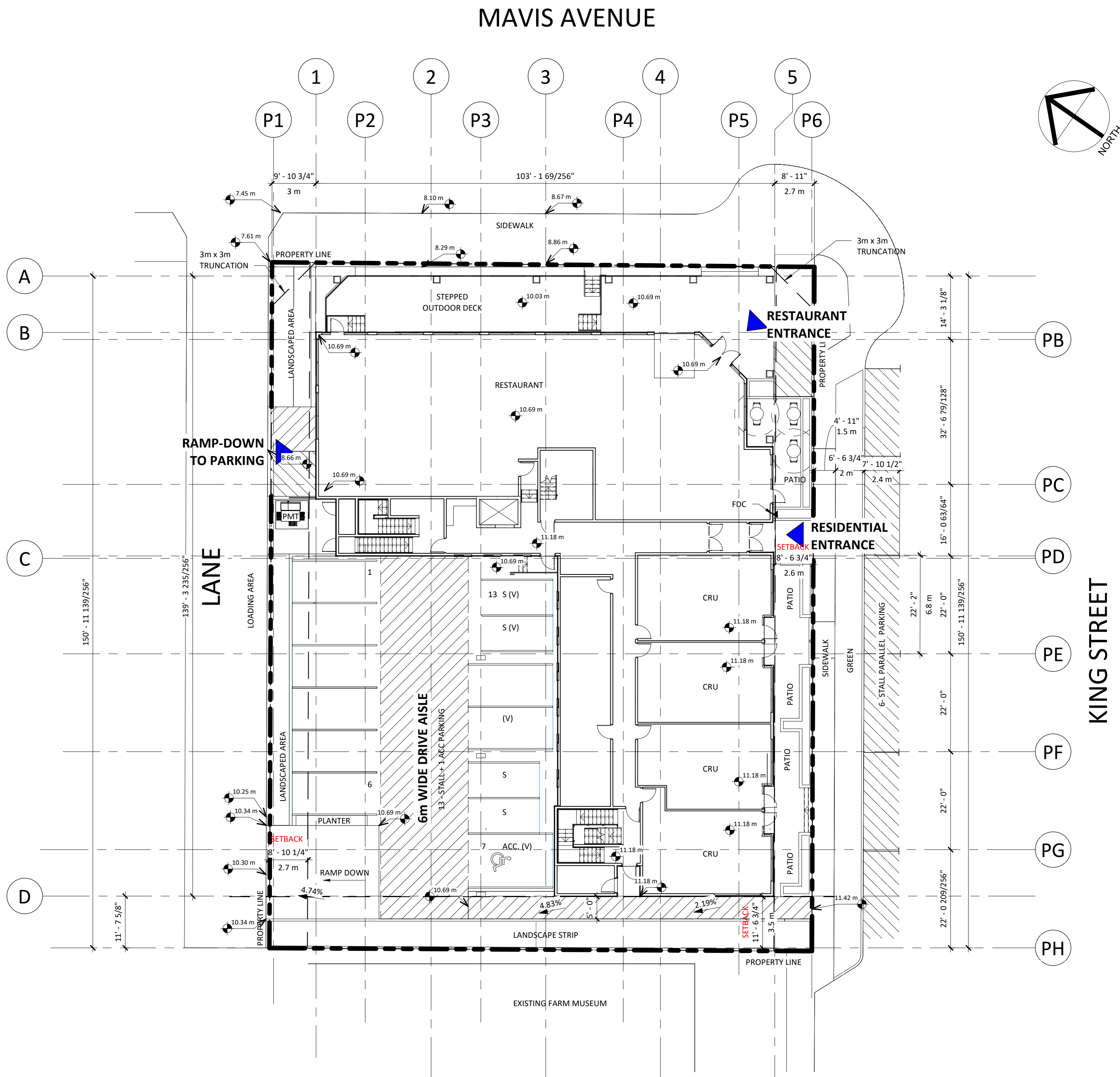
PROVIDED: 13 ABOVE GRADE  
38 UNDERGROUND  
51 TOTAL STALLS

AVERAGE GRADE: 9.87 m  
MAIN FLOOR ELEVATION = 11.18 m

MAX HEIGHT  
PROVIDED: 12.6m

PARKING CALCULATION

| UNIT                     | TYPE                          | PARKING REQUIRED |
|--------------------------|-------------------------------|------------------|
| Restaurant & CRU (569m2) | COMMERCIAL (1 Space/35m2)     | 16               |
| 201                      | 2-BEDROOM + DEN               | 1.5              |
| 202                      | 2-BEDROOM                     | 1.5              |
| 203                      | 1-BEDROOM + DEN               | 1.5              |
| 204                      | 1-BEDROOM + DEN               | 1.5              |
| 205                      | 2-BEDROOM                     | 1.5              |
| 206                      | 1-BEDROOM + DEN               | 1.5              |
| 207                      | 1-BEDROOM                     | 1.5              |
| 208                      | 1-BEDROOM                     | 1.5              |
| 209                      | 2-BEDROOM                     | 1.5              |
| 210                      | 2-BEDROOM                     | 1.5              |
| 211                      | 1-BEDROOM                     | 1.5              |
| 212                      | 1-BEDROOM                     | 1.5              |
| 301                      | 2-BEDROOM                     | 1.5              |
| 302                      | 3-BEDROOM                     | 1.5              |
| 303                      | 2-BEDROOM                     | 1.5              |
| 304                      | 1-BEDROOM + DEN               | 1.5              |
| 305                      | 1-BEDROOM                     | 1.5              |
| 306                      | 1-BEDROOM                     | 1.5              |
| 307                      | 2-BEDROOM                     | 1.5              |
| 308                      | 2-BEDROOM                     | 1.5              |
| 309                      | 1-BEDROOM                     | 1.5              |
| 310                      | 1-BEDROOM                     | 1.5              |
| LV3 OUTDOOR              | AGE FRIENDLY AMENITY          | 0                |
|                          | VISITOR (10% OF RESIDENTIAL)  | 3.3              |
|                          | Small (20%) 10 stalls allowed |                  |
|                          | TOTAL REQUIRED                | 52.3             |
|                          | TOTAL PROVIDED                | 51               |



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CONWEST  
MIXED-USE

KING & MARY AVE,  
FORT LANGLEY, BC

title  
BASEMENT PLAN

scale 1/8" = 1'-0"  
@ 24"x36"

date OCTOBER 2021

drawn JJ checked GK

job no. 2025

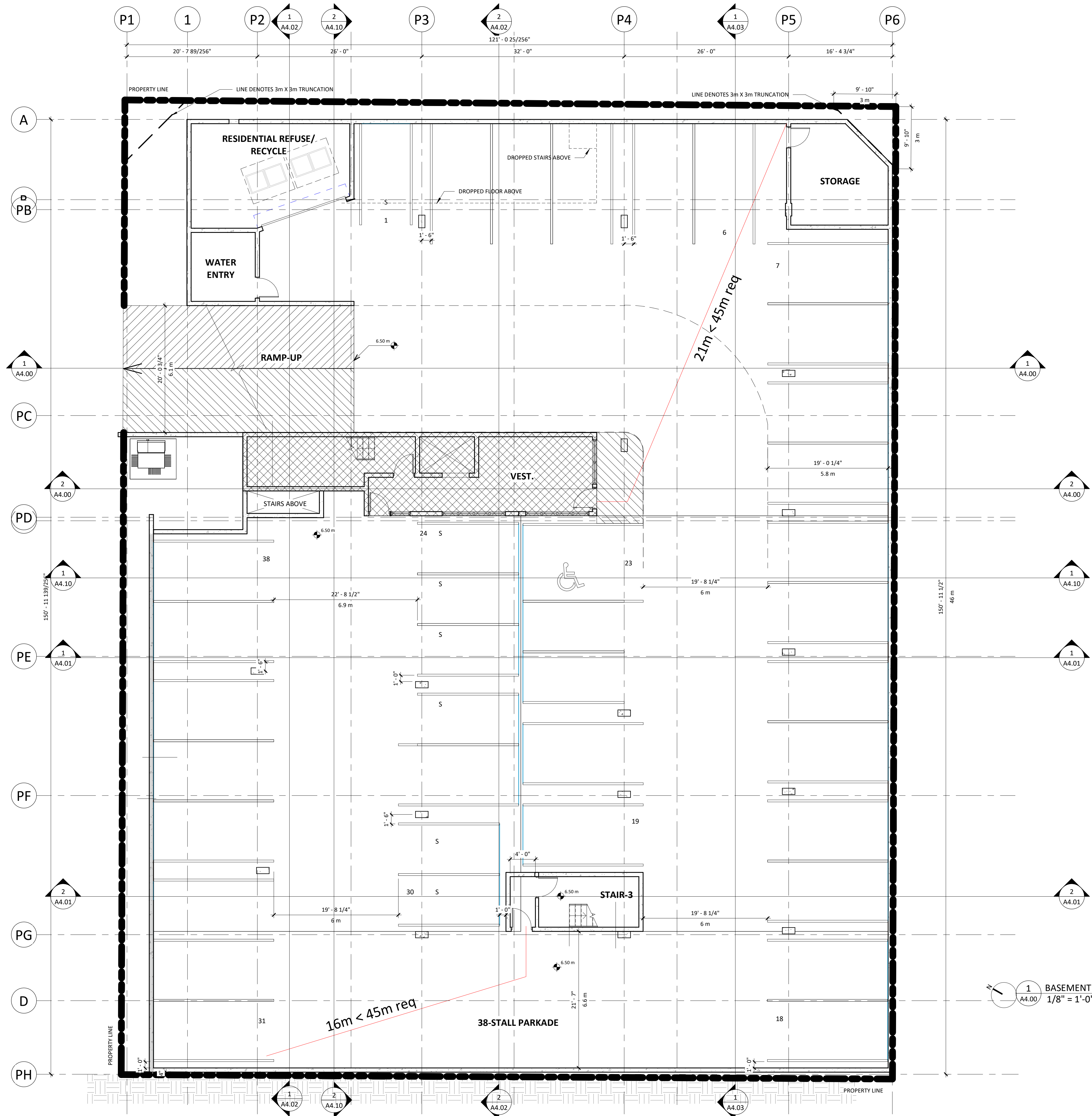
sheet no. A1.01

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CONWEST  
MIXED-USE

KING & MARY AVE,  
FORT LANGLEY, BC

title  
LEVEL-1 FLOOR PLAN

scale 1/8" = 1'-0"

date OCTOBER 2021

drawn JJ checked GK

job no. 2025

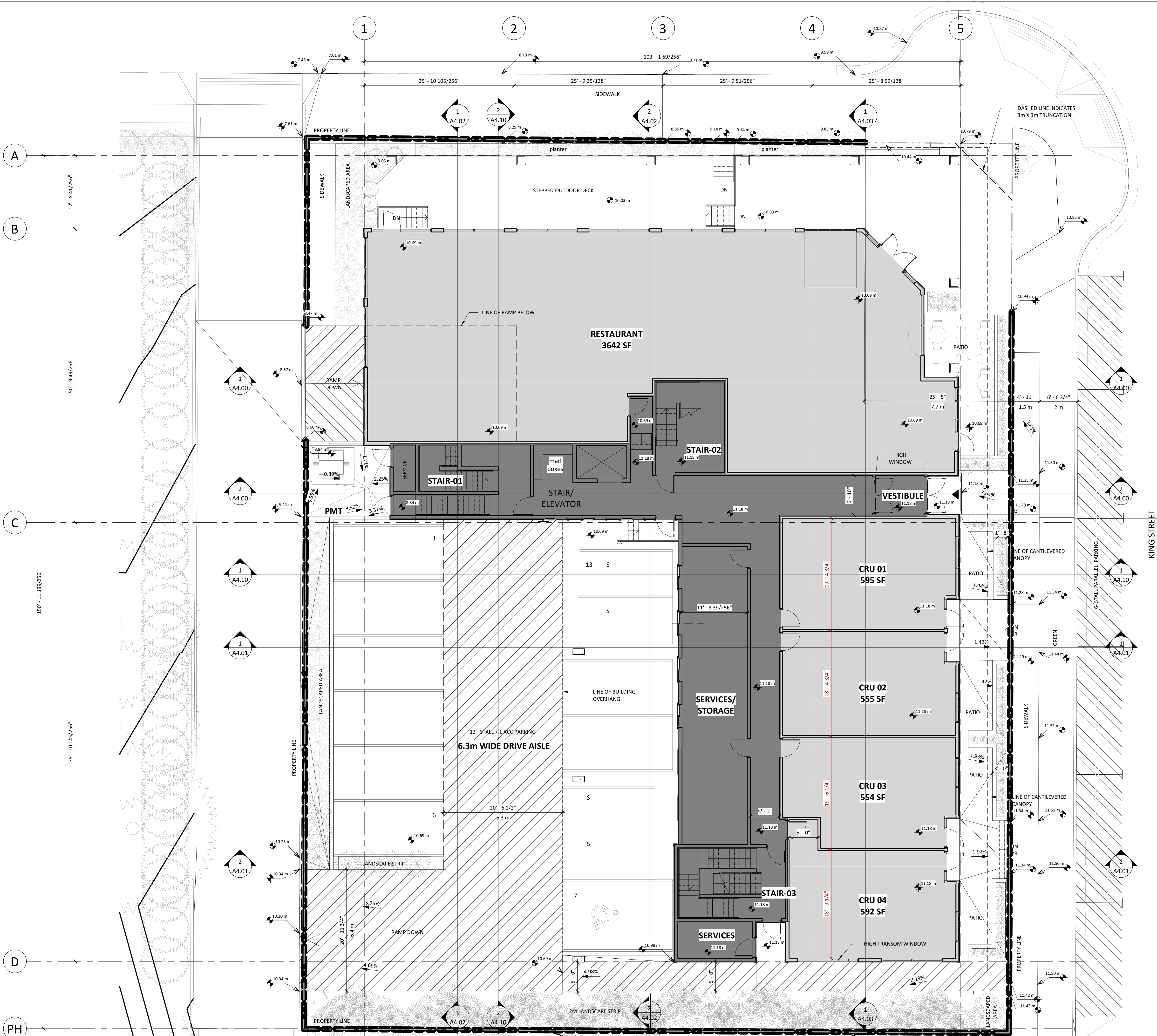
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KING & MARY AVE,  
FORT LANGLEY, BC

title  
LEVEL-2 FLOOR PLAN

scale 1/8" = 1'-0"

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KING & MARY AVE,  
FORT LANGLEY, BC

title  
LEVEL-3 FLOOR PLAN

scale 1/8" = 1'-0"  
@ 24"x36"

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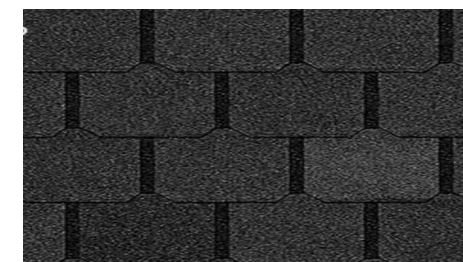
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| MATERIAL/FINISH SCHEDULE |                                                    |
|--------------------------|----------------------------------------------------|
| MARK                     | DESCRIPTION                                        |
| 1                        | FIBRE-CEMENT LAP SIDING "AGED PEWTER"              |
| 2                        | FIBRE-CEMENT BOARD AND BATTEN "AGED PEWTER"        |
| 3                        | FIBRE-CEMENT LAP SIDING "INCREDIBLE WHITE" SW 7028 |
| 4                        | FIBRE-CEMENT SHAKE "INCREDIBLE WHITE" SW 7028      |
| 5                        | FIBRE-CEMENT SHAKE "INCREDIBLE WHITE" SW 7028      |
| 6                        | NATURAL STONE VENEER "BROOKHAVEN"                  |
| 7                        | FIBRE-CEMENT WINDOW TRIM, INCREDIBLE WHITE         |
| 8                        | FIBRE-CEMENT WINDOW TRIM, "BOHEMIAN BLACK" SW 6988 |
| 9                        | VINYL WINDOWS, "BOHEMIAN BLACK" SW 6988            |
| 10                       | ALUMINUM DOOR, "BOHEMIAN BLACK" SW 6988            |
| 11                       | ROOF SHINGLES "CANTERBURY BLACK"                   |
| 12                       | ROOF SHINGLES "CANTERBURY BLACK"                   |
| 13                       | CORNICE, PAINTED "BOHEMIAN BLACK" SW 6988          |
| 14                       | CORNICE, PAINTED "INCREDIBLE WHITE"                |
| 15                       | WOOD POST, PAINTED "BOHEMIAN BLACK" 6988           |
| 16                       | PAINTED WOOD FASCIA, BOHEMIAN BLACK SW 6988        |
| 17                       | GLASS                                              |



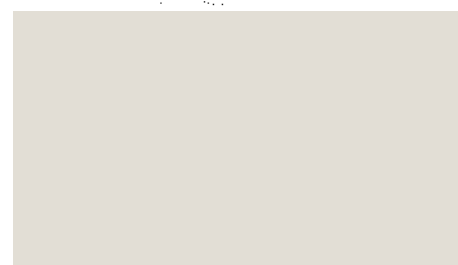
ROOF SHINGLES, CATEBURY BLACK



NATURAL STONE VENEER, BROOKHAVEN



LAP SIDING, AGED PEWTER



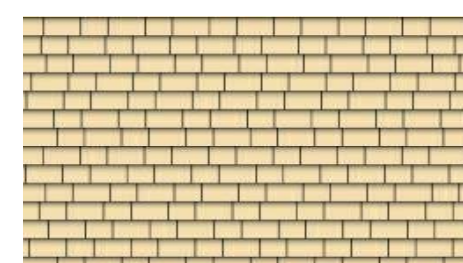
INCREDIBLE WHITE SW 7028



BOARD AND BATTEN, AGED PEWTER



BOHEMIAN BLACK SW 6983



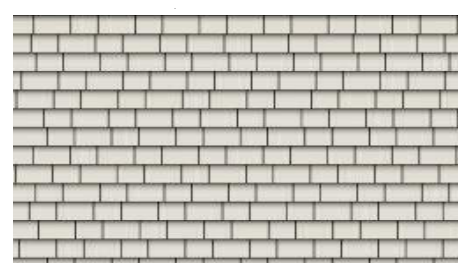
WALL SHAKE, HONEYPOT SW 9663



WOOD POST



LAP SIDING, INCREDIBLE WHITE



WALL SHAKE, INCREDIBLE WHITE



NOTE: THIS ELEVATION IS CUT  
THROUGH THE PUBLIC SIDEWALK  
ACCESS TO CRU SLOPES FROM  
PUBLIC SIDEWALK TO THE DOOR

3 MIXED-USE EAST ELEVATION  
1/8" = 1'-0"



1 MIXED-USE NORTH ELEVATION  
1/8" = 1'-0"

CONWEST  
MIXED-USE

KING & MARY AVE,  
FORT LANGLEY, BC

title  
BUILDING ELEVATIONS

scale As indicated  
@ 24"x36"

date OCTOBER 2021

drawn JJ checked GK

job no. 2025

sheet no. A3.00

seal

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KING & MARY AVE,  
FORT LANGLEY, BC

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date OCTOBER 2021

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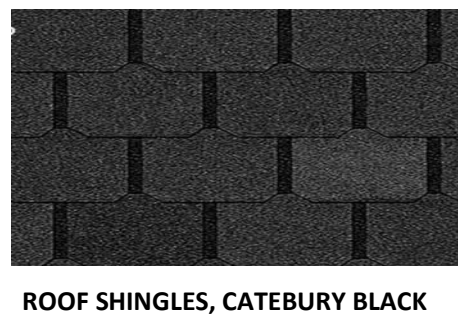
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| 17                       | GLASS                                              |



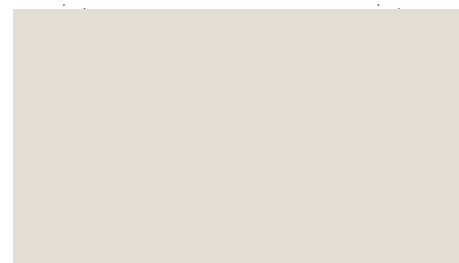
ROOF SHINGLES, CATEBURY BLACK



NATURAL STONE VENEER, BROOKHAVEN



LAP SIDING, AGED PEWTER



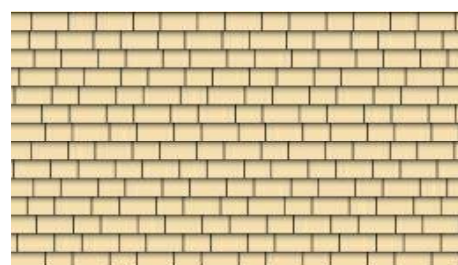
INCREDIBLE WHITE SW 7028



BOARD AND BATTEN, AGED PEWTER



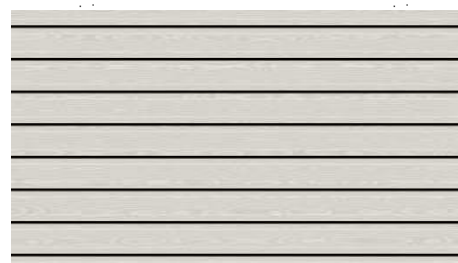
BOHEMIAN BLACK SW 6983



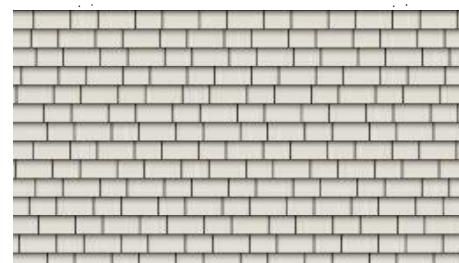
WALL SHAKE, HONEYPOT SW 9663



WOOD POST



LAP SIDING, INCREDIBLE WHITE



WALL SHAKE, INCREDIBLE WHITE



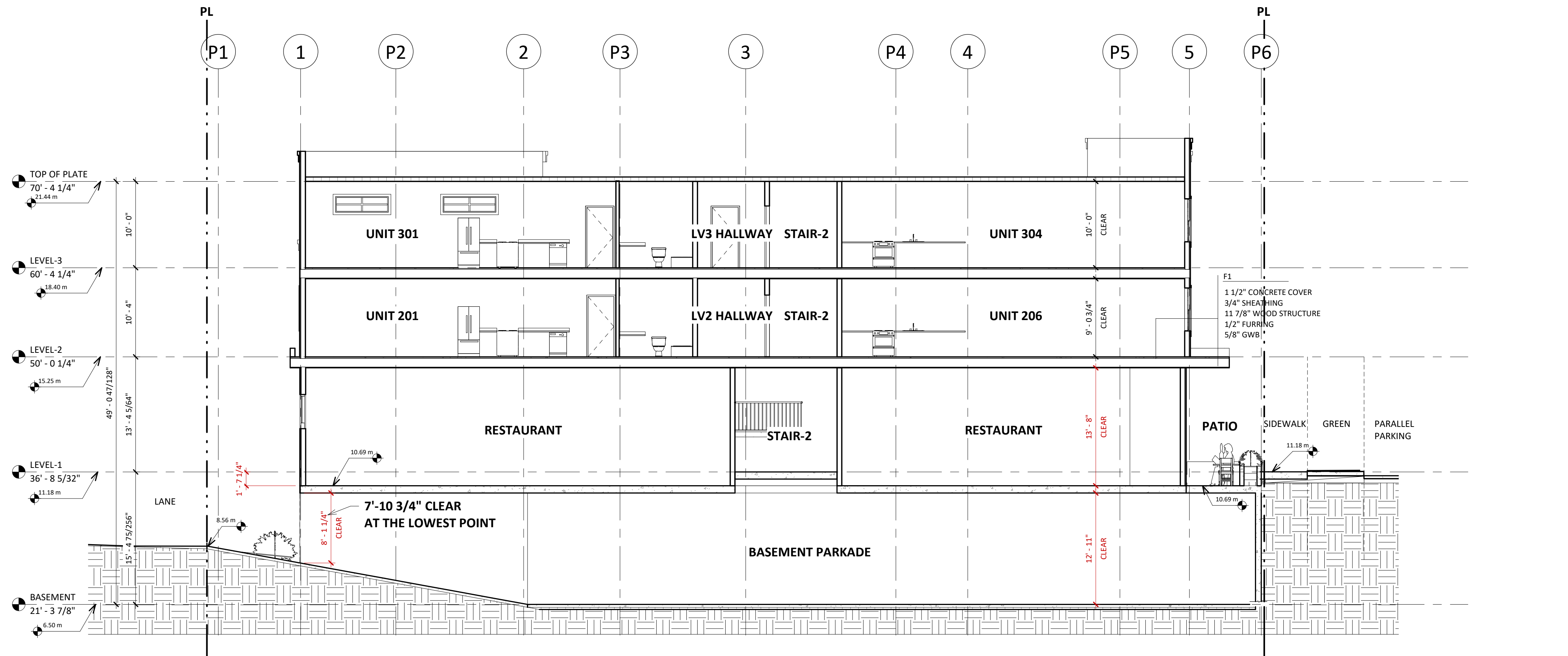
3 MIXED-USE SOUTH ELEVATION  
1/8" = 1'-0"



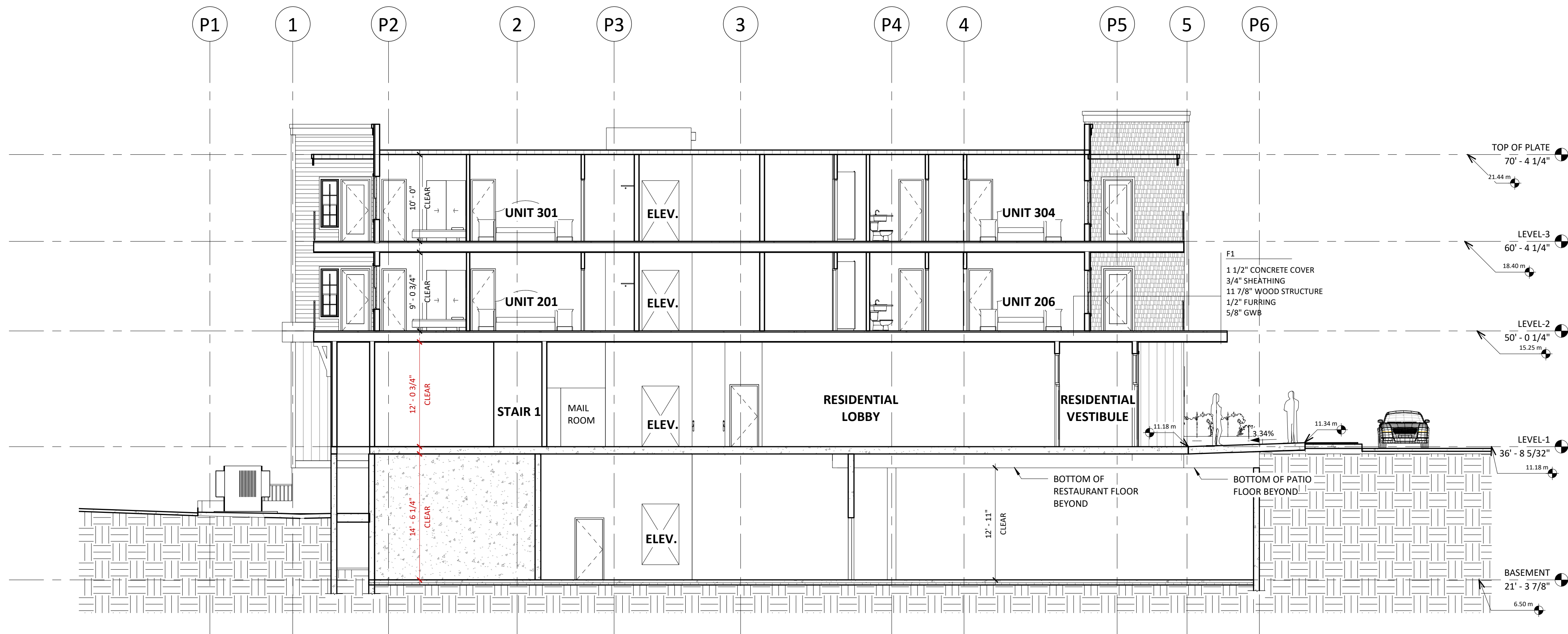
2 MIXED-USE WEST ELEVATION  
1/8" = 1'-0"

REVISIONS

|    | DATE       | DESCRIPTION      |
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| 10 | 2022.02.17 | ISSUE FOR HAP/DP |



1 EW SECTION - THROUGH PARKADE RAMP  
1/8" = 1'-0"



2 EW SECTION - THROUGH RESIDENTIAL ENTRANCE VESTIBULE  
1/8" = 1'-0"

CONWEST  
MIXED-USE

KING & MARY AVE,  
FORT LANGLEY, BC

title  
EW BUILDING SECTION

scale 1/8" = 1'-0"  
@ 3/4" x 36"

date OCTOBER 2021

drawn Author checked Checker

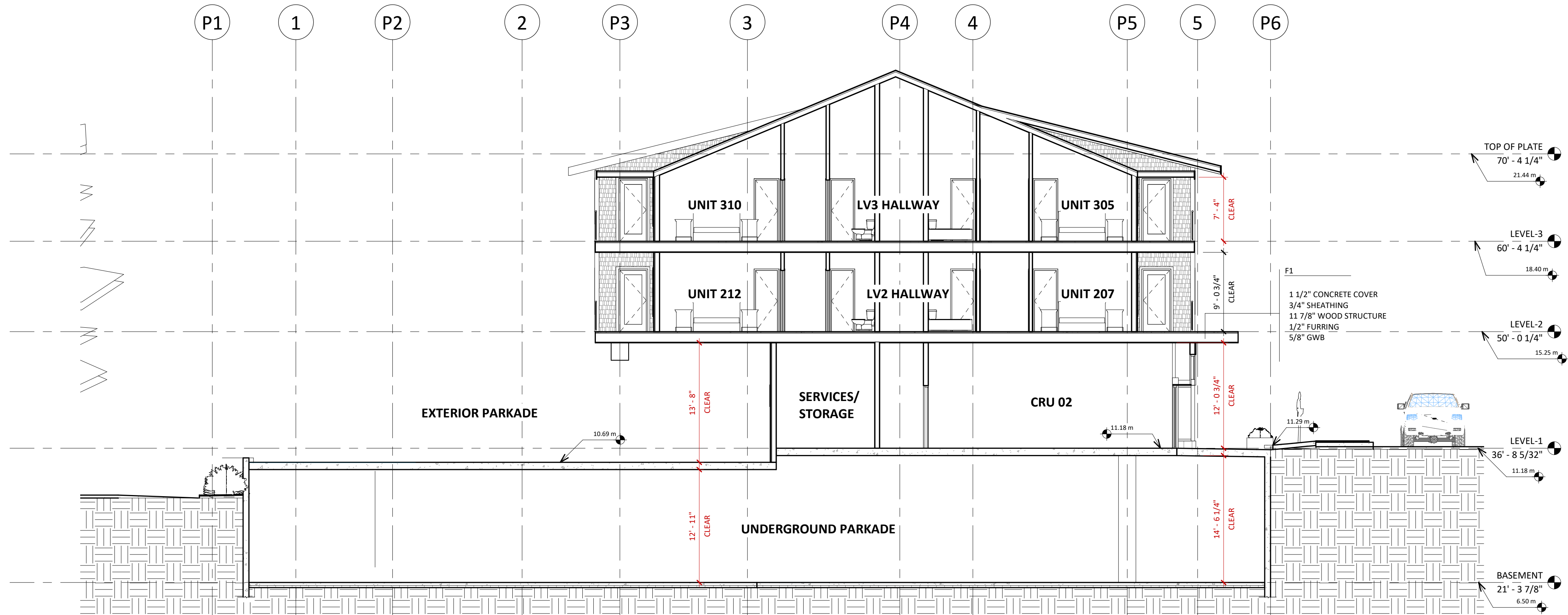
job no. 2025

sheet no. A4.00

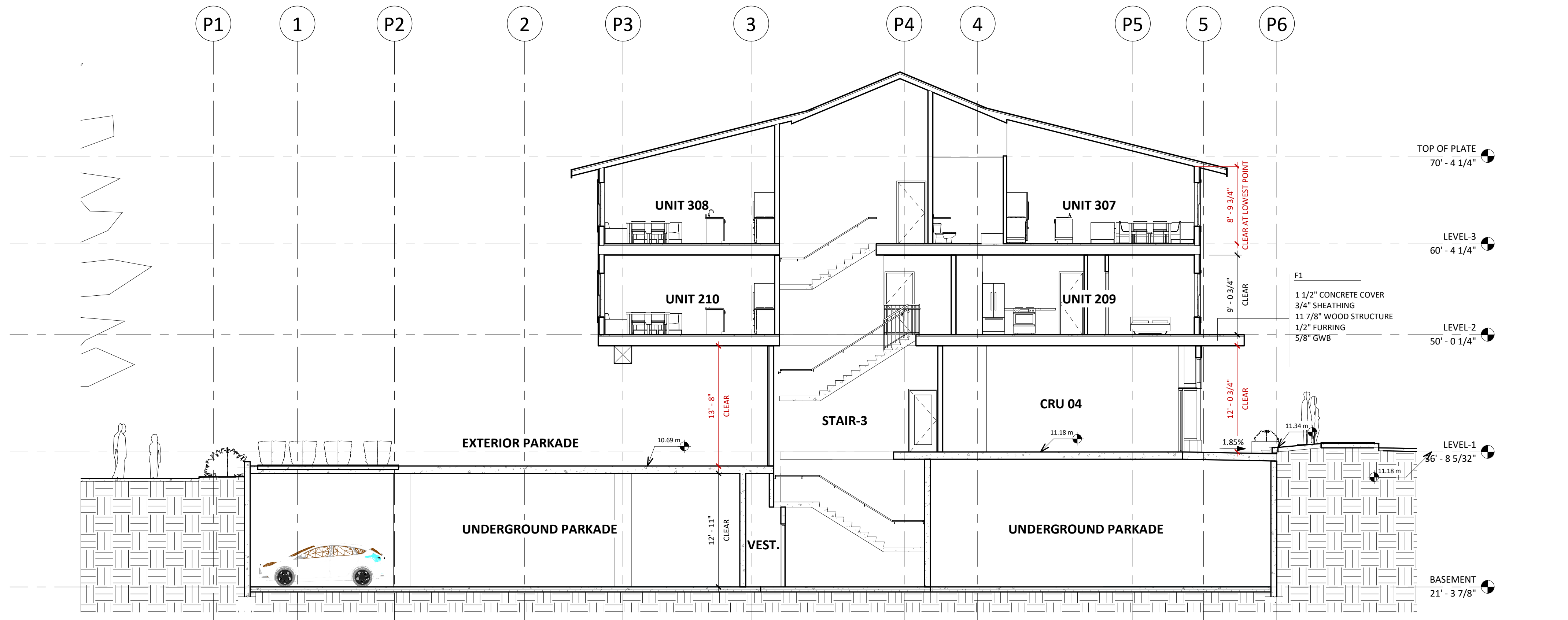
seal

REVISIONS

|    | DATE       | DESCRIPTION      |
|----|------------|------------------|
| 10 | 2022.02.17 | ISSUE FOR HAP/DP |



1 EW SECTION - THROUGH CRU 02  
A1.01 1/8" = 1'-0"



2 EW SECTION - THROUGH CRU 04  
A1.01 1/8" = 1'-0"

CONWEST  
MIXED-USE

KING & MARY AVE,  
FORT LANGLEY, BC

title  
EW BUILDING SECTION

scale 1/8" = 1'-0"  
@ 32"x36"

date OCTOBER 2021

drawn Author checked Checker

job no. 2025

sheet no. A4.01

seal

Drawings are to be read in  
conjunction with each other. any  
discrepancies found on any drawings  
are to be reported to the architect  
before commencing work.

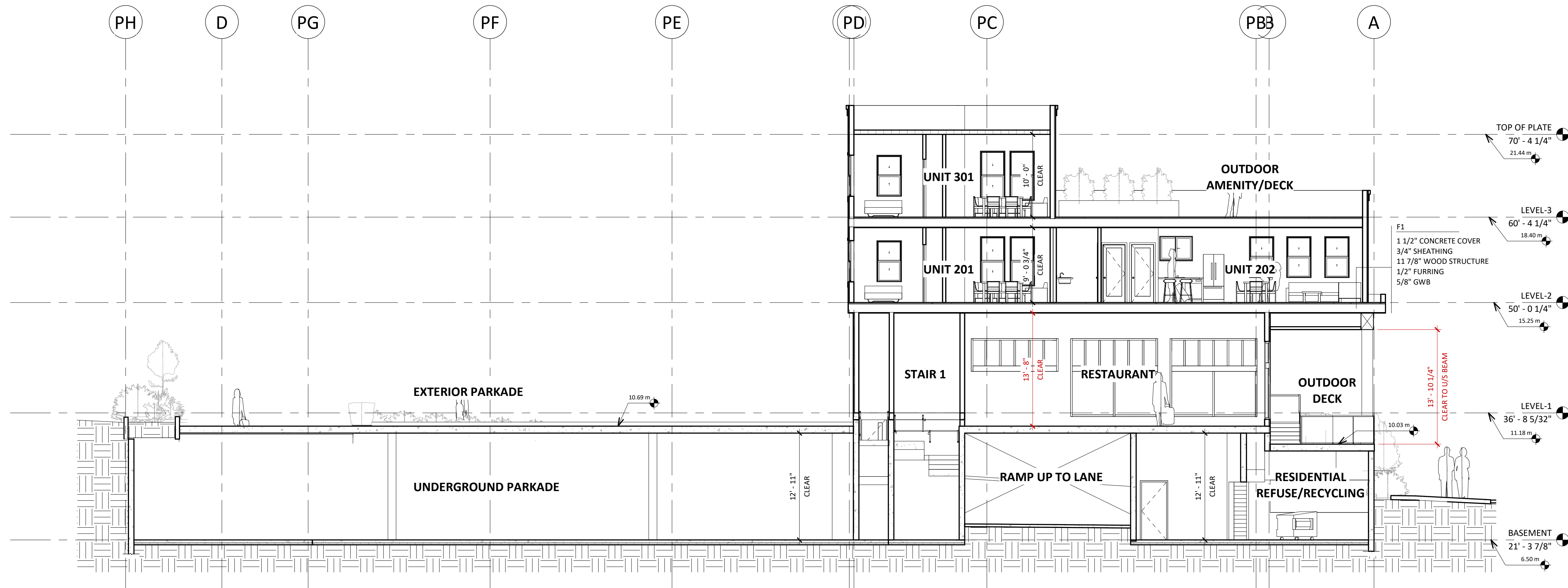
Contractors are responsible to  
ensure that all work is executed to  
the requirements of the latest  
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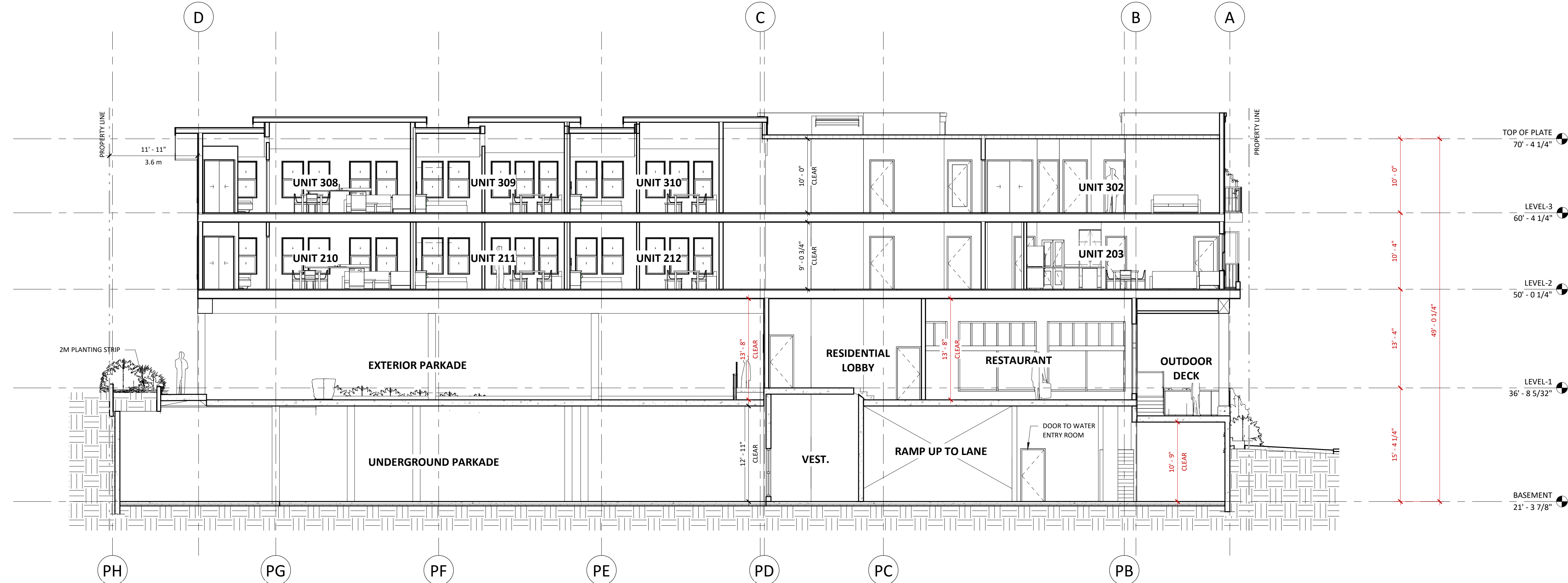
2022-02-17 1:26:32 PM

REVISIONS

| DATE          | DESCRIPTION      |
|---------------|------------------|
| 10 2022.02.17 | ISSUE FOR HAP/DP |



1 NS BUILDING SECTION 1  
1/8" = 1'-0"



2 BUILDING SECTION-2  
1/8" = 1'-0"

CONWEST  
MIXED-USE

KING & MARY AVE,  
FORT LANGLEY, BC

title  
NS BUILDING SECTION

scale 1/8" = 1'-0"

date OCTOBER 2021

drawn Author checked Checker

job no. 2025

sheet no. A4.02

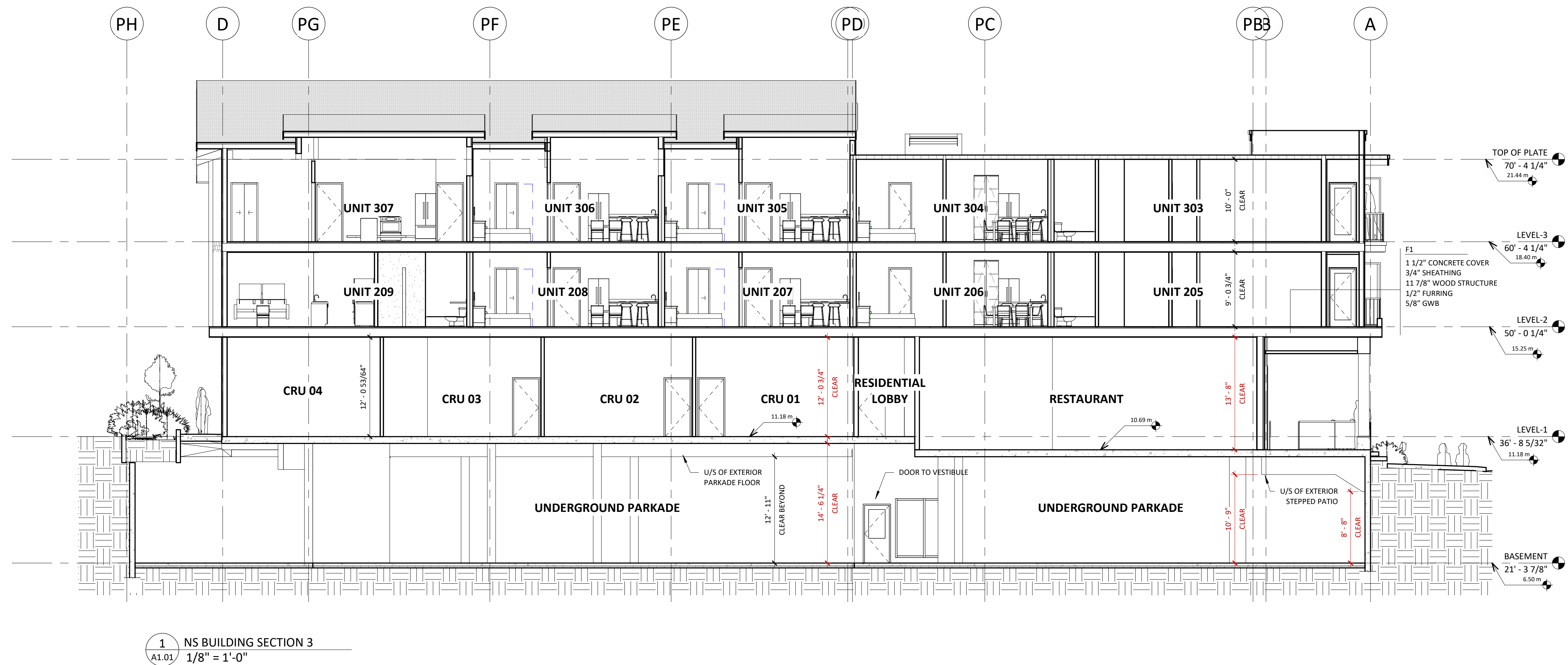
seal

2022-02-17 1:26:34 PM

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CONWEST  
MIXED-USE

KING & MARY AVE,  
FORT LANGLEY, BC

title  
NS BUILDING SECTION

scale 1/8" = 1'-0"  
@ 34"x34"

date OCTOBER 2021

drawn Author checked Checker

job no. 2025

sheet no. A4.03

seal

2022-02-17 1:26:36 PM

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1 NE 3D View



2 NW 3D View



3 SE 3D VIEW



4 SW 3D VIEW

CONWEST  
MIXED-USE

KING & MARY AVE,  
FORT LANGLEY, BC

title  
PERSPECTIVE VIEWS

scale  
@ 24"x36"  
date OCTOBER 2021  
drawn EB checked GK

job no. 2025  
sheet no. A8.00

seal

2022-02-17 1:26:53 PM

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KING & MARY AVE,  
FORT LANGLEY, BC

title  
PERSPECTIVE VIEWS

scale  
@ 24"x 36"

date OCTOBER 2021

drawn Author checked Checker

job no. 2025

sheet no. **A8.01**

seal

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