

HIGHLAND PARK -PHASE II DP# 3360-20-2018-01

2021-10-13 RE-ISSUED FOR DPA REVIEW

12469 191B STREET, PITT MEADOWS BC LEGAL DESCRIPTION LOT 4 SEC 36 BLK 6 NORTH RANGE 1 EAST

DRAWINGS LIST

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A 005	RESERVED	N.T.S
A 006	MISC. INFO	N.T.S
A 007	RESERVED	N.T.S
A 008	RESERVED	N.T.S

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LANDSCAPE DWG

L1	LANDSCAPE PLAN	AS SHOWN
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CLIENT

HAI -TIAN INVESTMENTS LTD.

ARCHITECT

MARTIN LIEW | ARCHITECTURE INC.

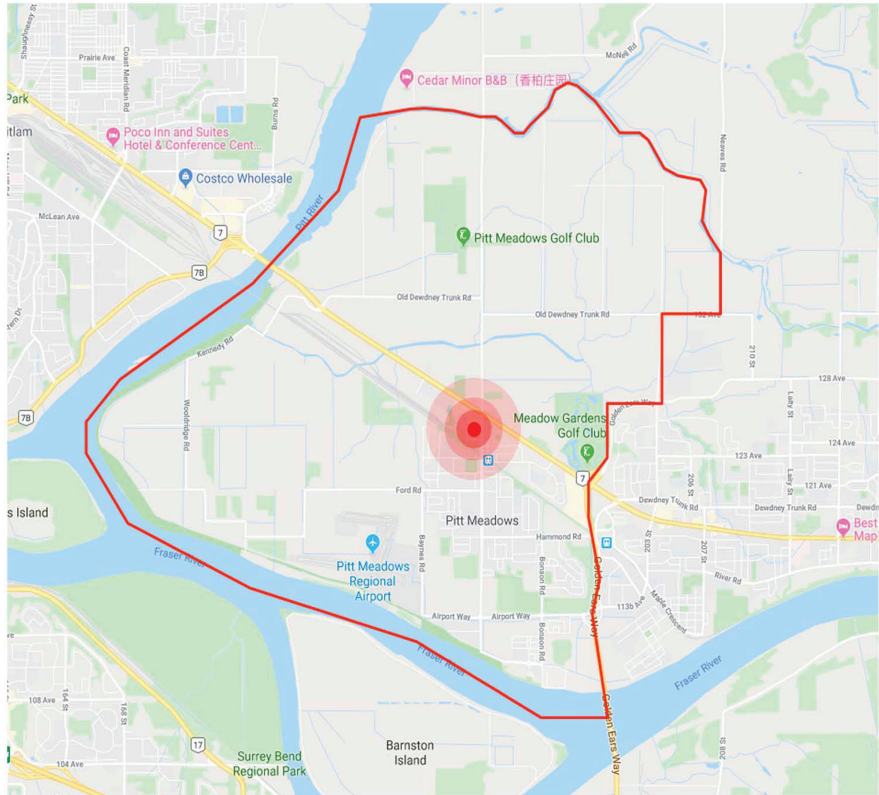
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Email : archm | ew@gmail.com

LANDSCAPE ARCHITECT

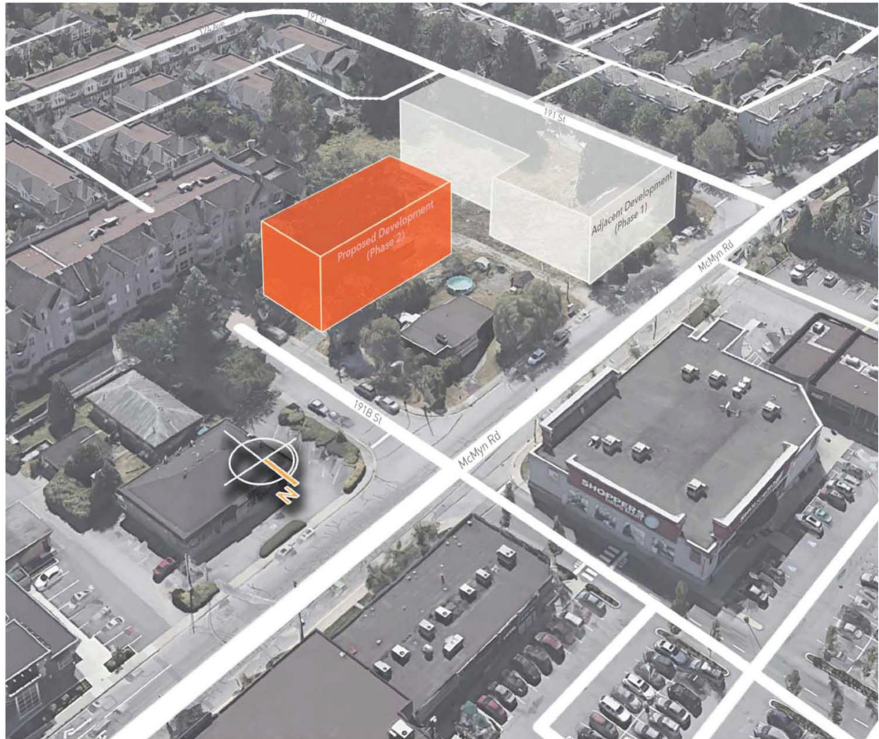
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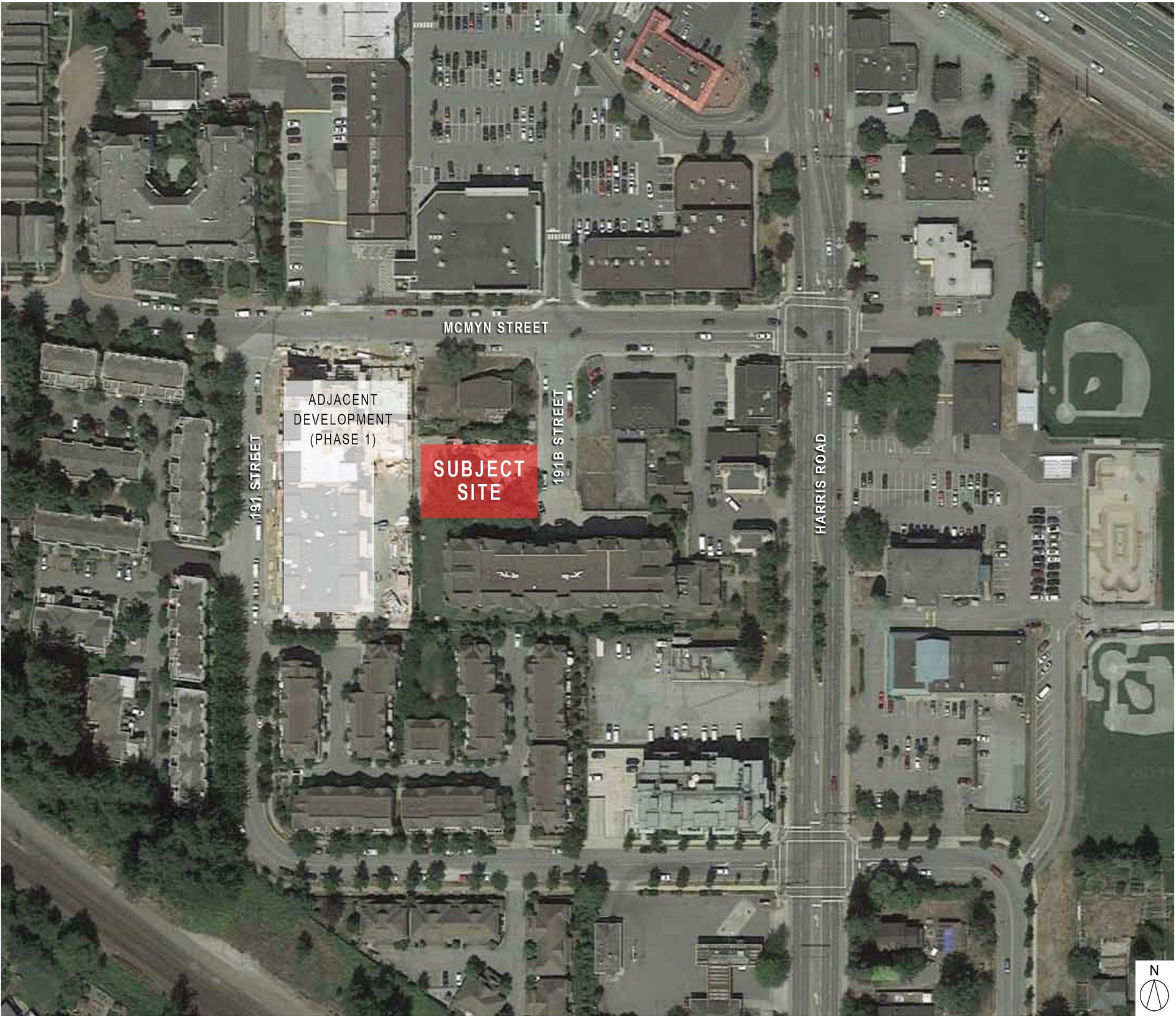
CONTEXT PLAN



LOCATION PLAN

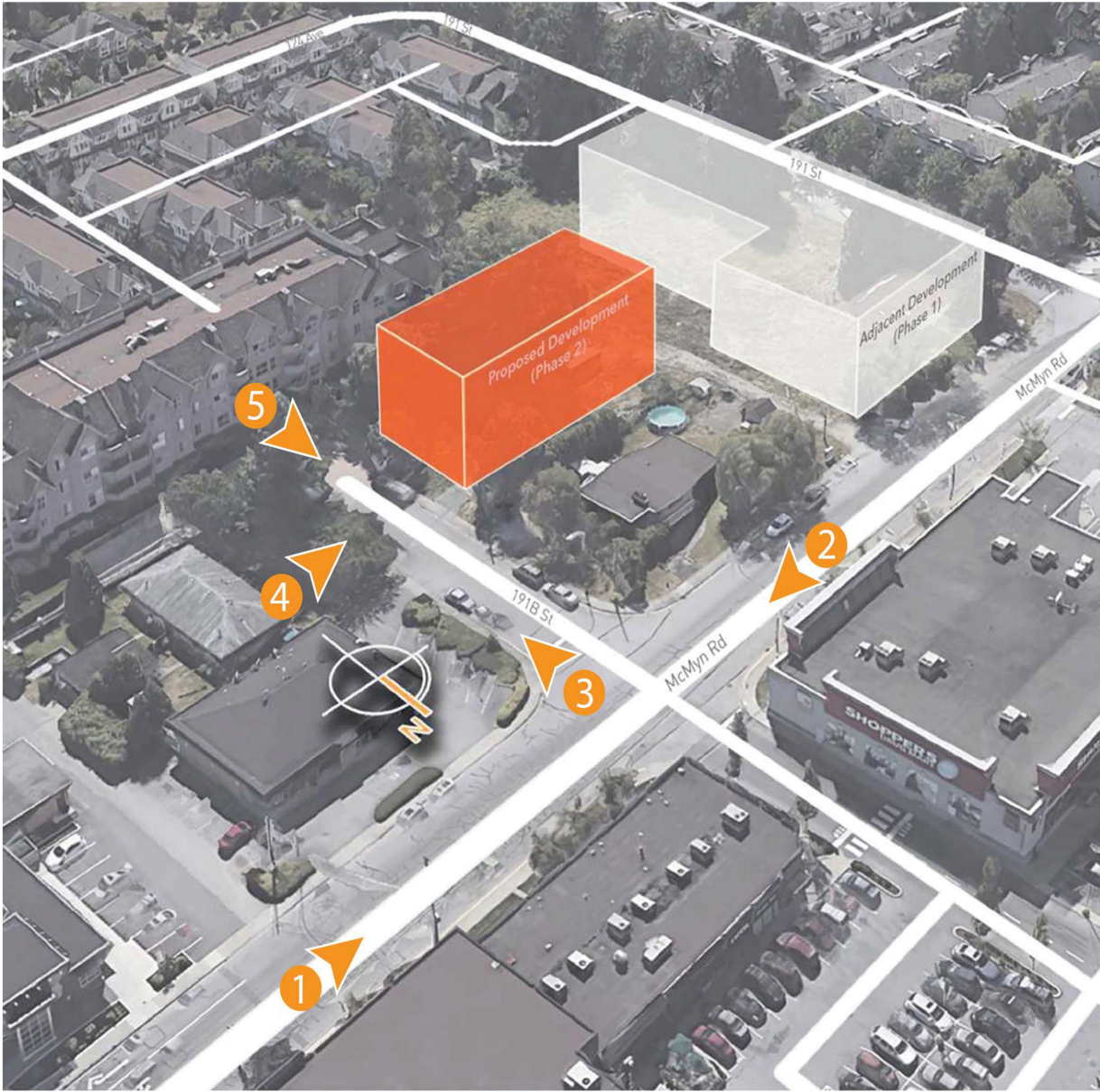


KEY PLAN



CONTEXT PLAN

SITE VIEWS



AERIAL VIEW





FRONT STREET VIEW

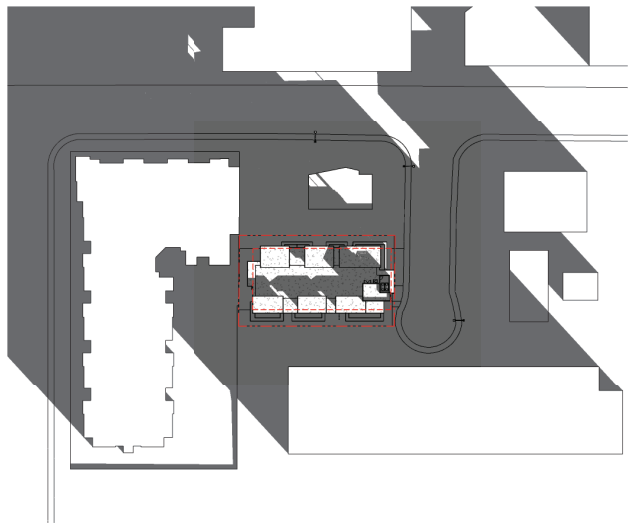


SIDE STREET VIEW

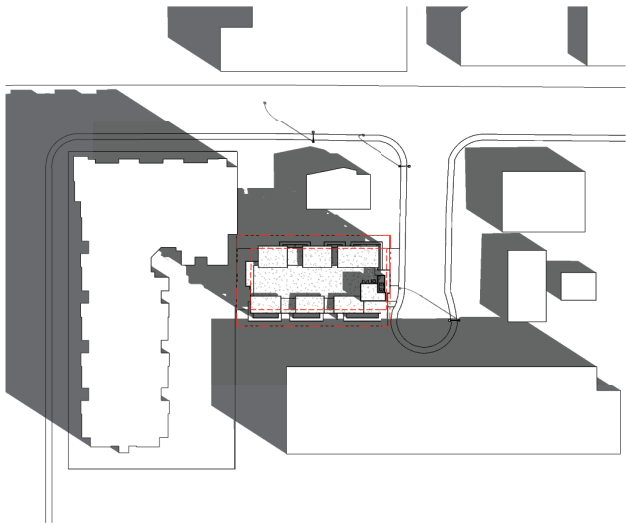
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Revision			
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Project Title			
HIGHLAND PARK PHASE II			
12469 191B STREET PITT MEADOWS, BC			
Sheet Title			
3D VIEWS			
Scale		Date	
		SEPT. 30 2019	
Drawn		Checked	
Author		Checker	
File Number		Sheet No.	
DP 17-0465-00			
Project No.		A901	
1706			



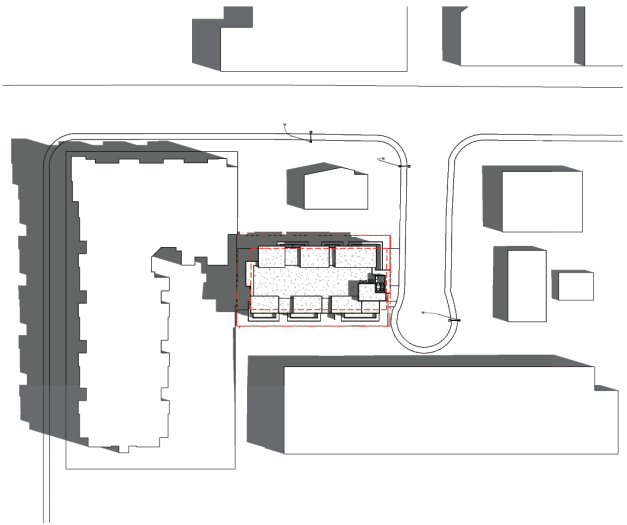
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File Number		Sheet No.	
DP 17-0465-00			
Project No.		A902	
1706			



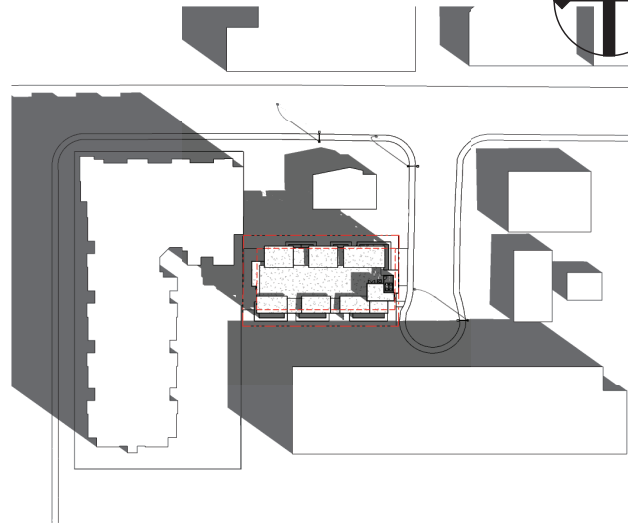
DECEMBER 21 - 10AM



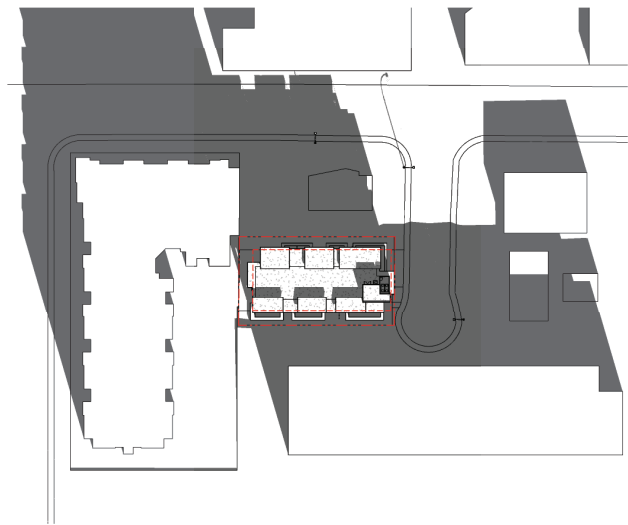
MARCH 21 - 10AM



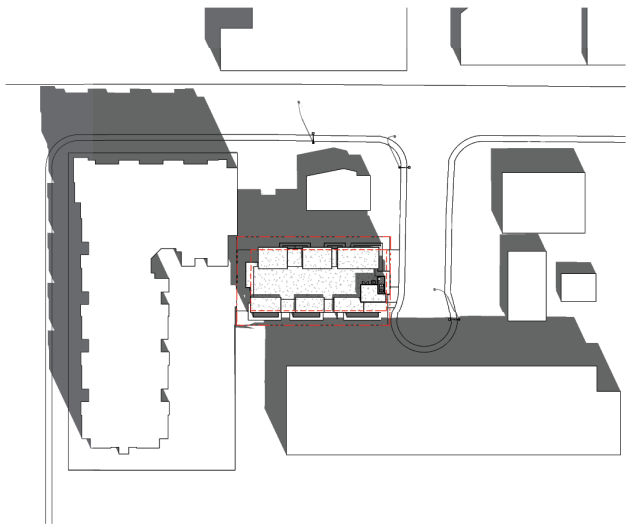
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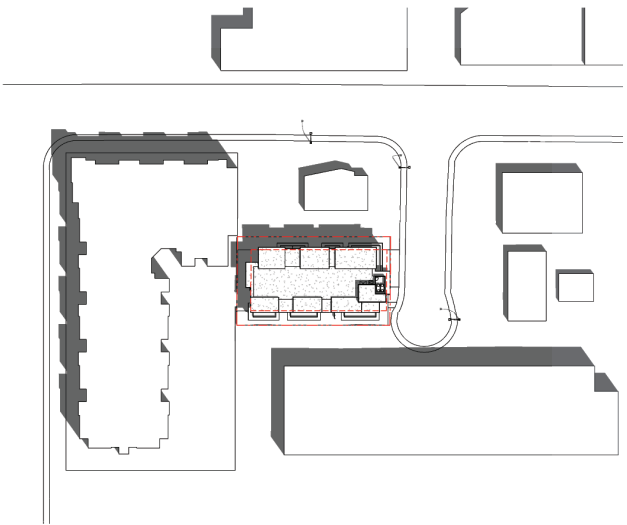
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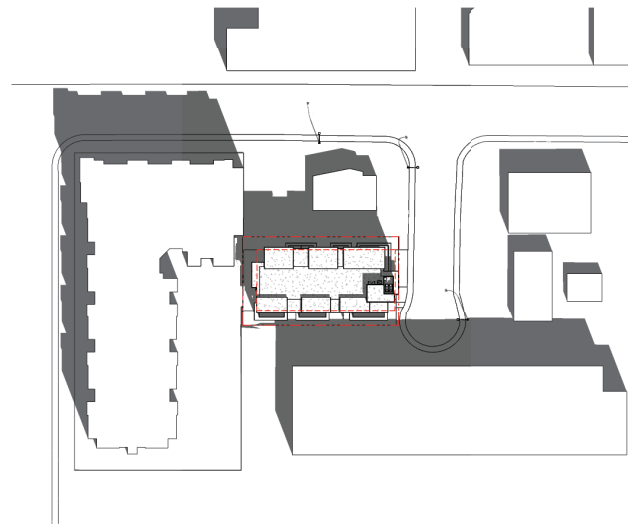
DECEMBER 21 - 12PM



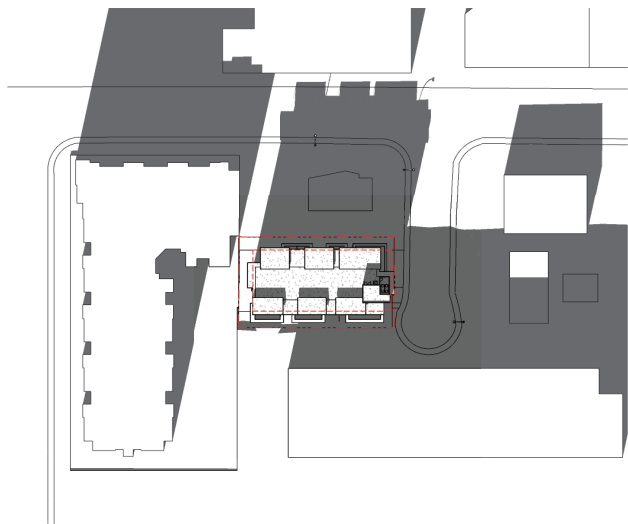
MARCH 21 - 12PM



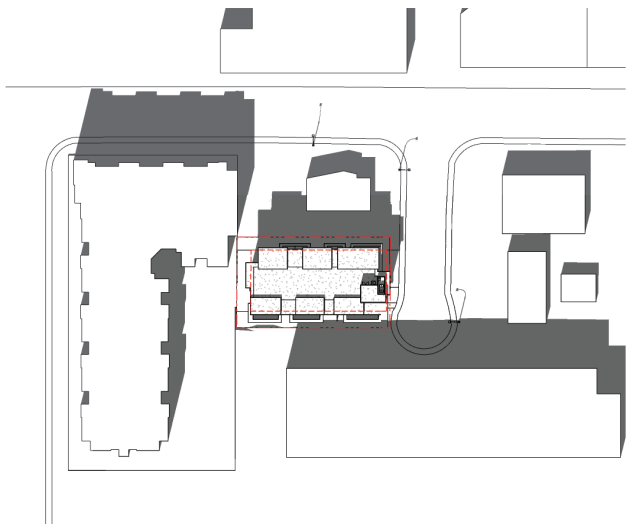
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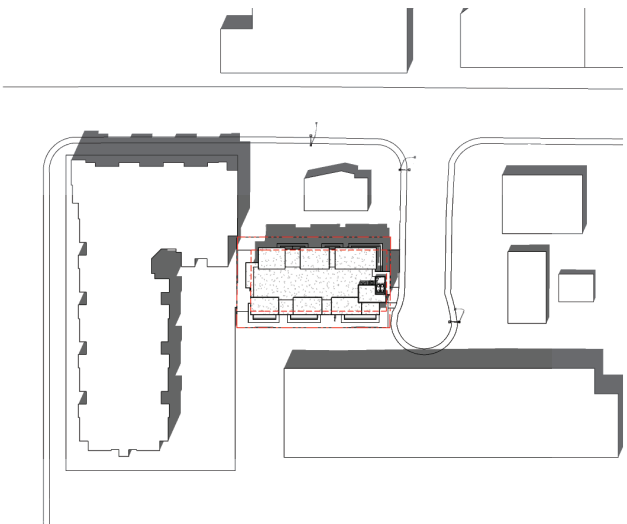
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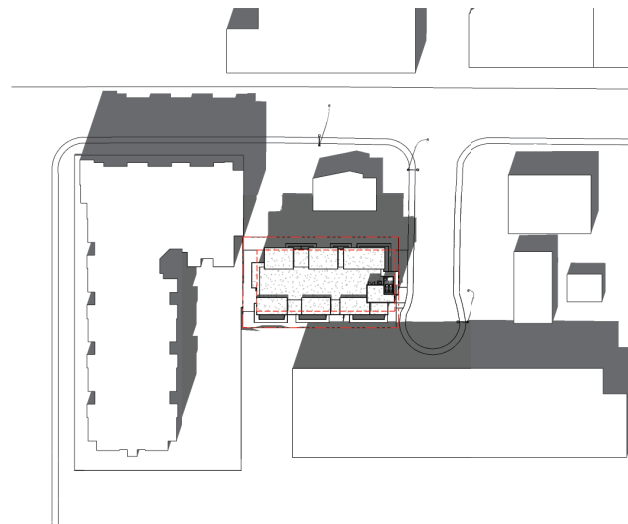
DECEMBER 21 - 2PM



MARCH 21 - 2PM



JUNE 21 - 2PM



SEPTEMBER 21 - 2pm



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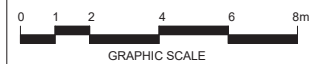
Prime Consultant

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Project Title

HIGHLAND PARK PHASE II

12469 191B STREET

PITT MEADOWS, BC

Sheet Title

SHADOW STUDY

Scale	Date
Drawn	Author
File Number	Project No.
DP 17-0465-00	1706
Checked	Checker
Sheet No.	A009

PROJECT STATS

PROJECT SUMMARY					
ADDRESS		12469 191B STREET, PITT MEADOWS BC			
LEGAL DESCRIPTION		LOT 4 SEC 36 BLK 6 NORTH RANGE 1 EAST			
EXISTING ZONING		RS			
PROPOSED ZONING		CD			
OCP / NCP		TOWNCENTRE COMMERCIAL			
LOT AREA		Proposed [SM]	[SF]	REQUIRED. [SM]	
Gross Total		1,067.38	11,489		
BUILDING AREA (SQ.M /SF FT)		Proposed [SM]	[SF]	REQUIRED. [SM]	
FAR (GROSS)		2.09			
TOTAL BUILDABLE FAR AREA		2,232	24,028		
TOTAL BUILDABLE AREA W/ AMENITY		2,290	24,654		
ROAD DEDICATION					
SETBACK (M)		TO BLDG FACE [M]	BALCONY TO PL [M]	OVERHANG TO PL [M]	REMARKS
NORTH		3.6	2.52	1.79	ROOF OVERHANG & ENTRY CANOPY
SOUTH		4.5	2.22	1.35	
EAST		1	2.72	0.00	
WEST		4	3.16	3.16	
BLDG. COVERAGE				REMARKS	
		53.7%			
BLDG. HEIGHT					
STOREY		4 STOREY			
ELEVATION		13.7M			
SUITE COUNT.					
TOTAL SUITES		21	100%		
1BD		9	46.0%		
2BD		8	49.0%		
3BD		4	6.0%		
REMARKS					
APPLICABLE BUILDING CODE		BCBC 2018			

DETAIL / BREAKDOWN

TOTAL RESIDENTIAL UNITS	Min. Req'd / Max Allowed	Proposed	Remarks
ONE BEDROOM		9	
TWO BEDROOM		8	
THREE BEDROOM		4	
TOTAL		21	

PARKING COUNT BREAKDOWN

PARKING	Min. Req'd / Max Allowed	Proposed	Remarks
Residential			
1 BD (1.2/ SUITE)	10.8	10	
2 BD + 3BD (1.5/ SUITE)	18.0	18	
PHASE 1 REPLACEMENT	2.0	2	
VISITOR (0.2/ SUITE)	4	5	
TOTAL # OF PARKING SPACE	35.0	35	
DISABLED STALLS (4/ 25-50)	4	4	INCLUDED IN TOTAL PK SPACE
SMALL CAR STALLS (2.4M x 4.8M)	8.8	7	Max 25%

BIKE STORAGE

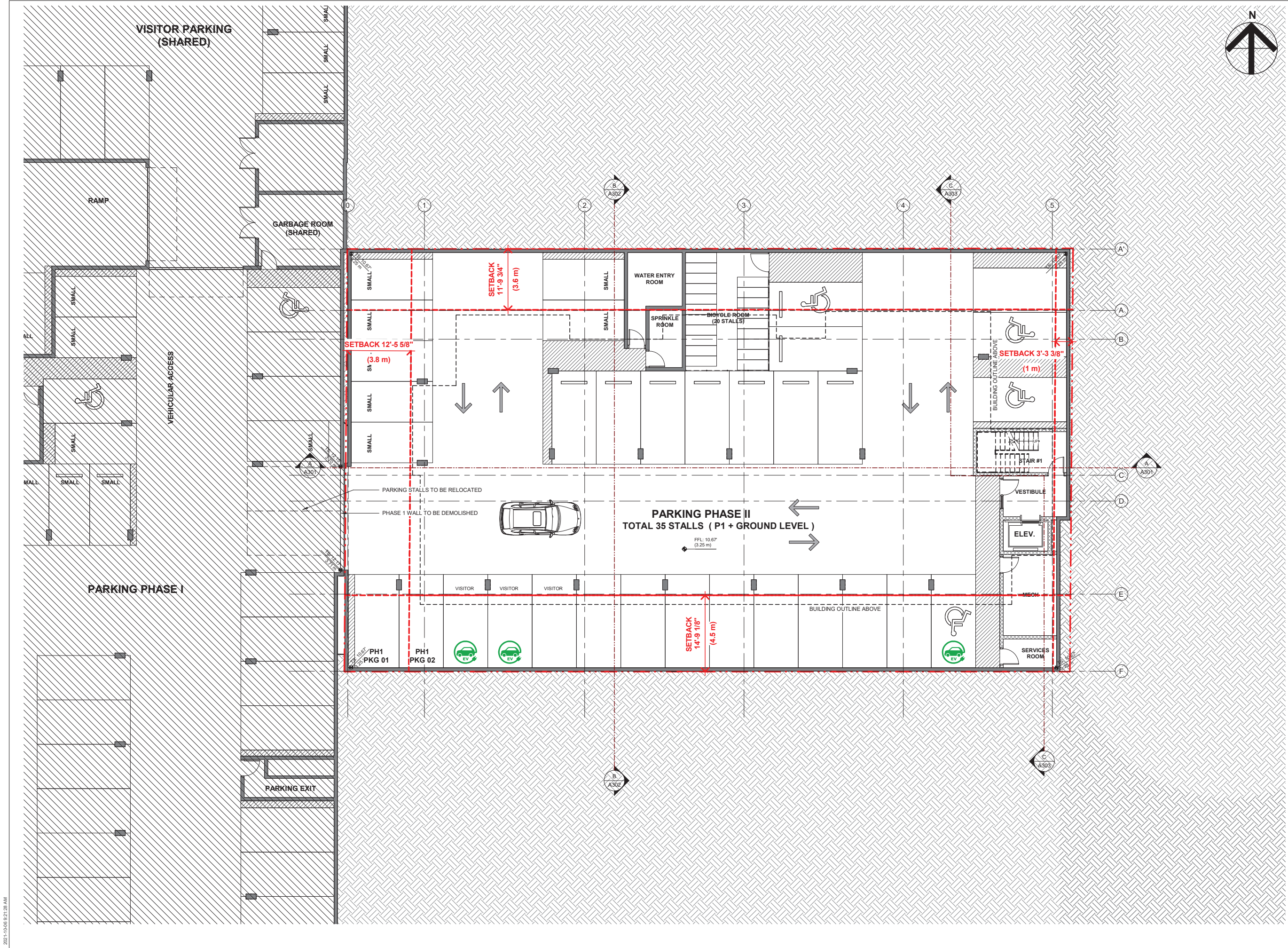
TOTAL # OF BIKE STORAGE SPACE	Min. Req'd / Max Allowed	Proposed	Remarks
CLASS 1 RESIDENTIAL	0.5/UNIT	11	
CLASS 2 VISITOR	6	6	
TOTAL	17	18	

BLDG. AREA BREAKDOWN

FLOOR	GROSS AREA (SF)	Amenity Room	SERVICE AREA (SF) /LOBBY (SF)	RES. AREA(SF)	EFF %	
P1						
SUB TOTAL	-					
LEVEL 1	6,166	626	1,127	4,413	71.57%	
LEVEL 2	6,132		1,045	5,087	82.96%	
LEVEL 3	6,132		1,045	5,087	82.96%	
LEVEL 4	6,132		1,045	5,087	82.96%	
ROOF	92		92			
TOTAL	24,654	626	4,354	19,674	82.958%	
	24,028	FAR AREA (EXCLUDING GROUND LEVEL AMENITY)				

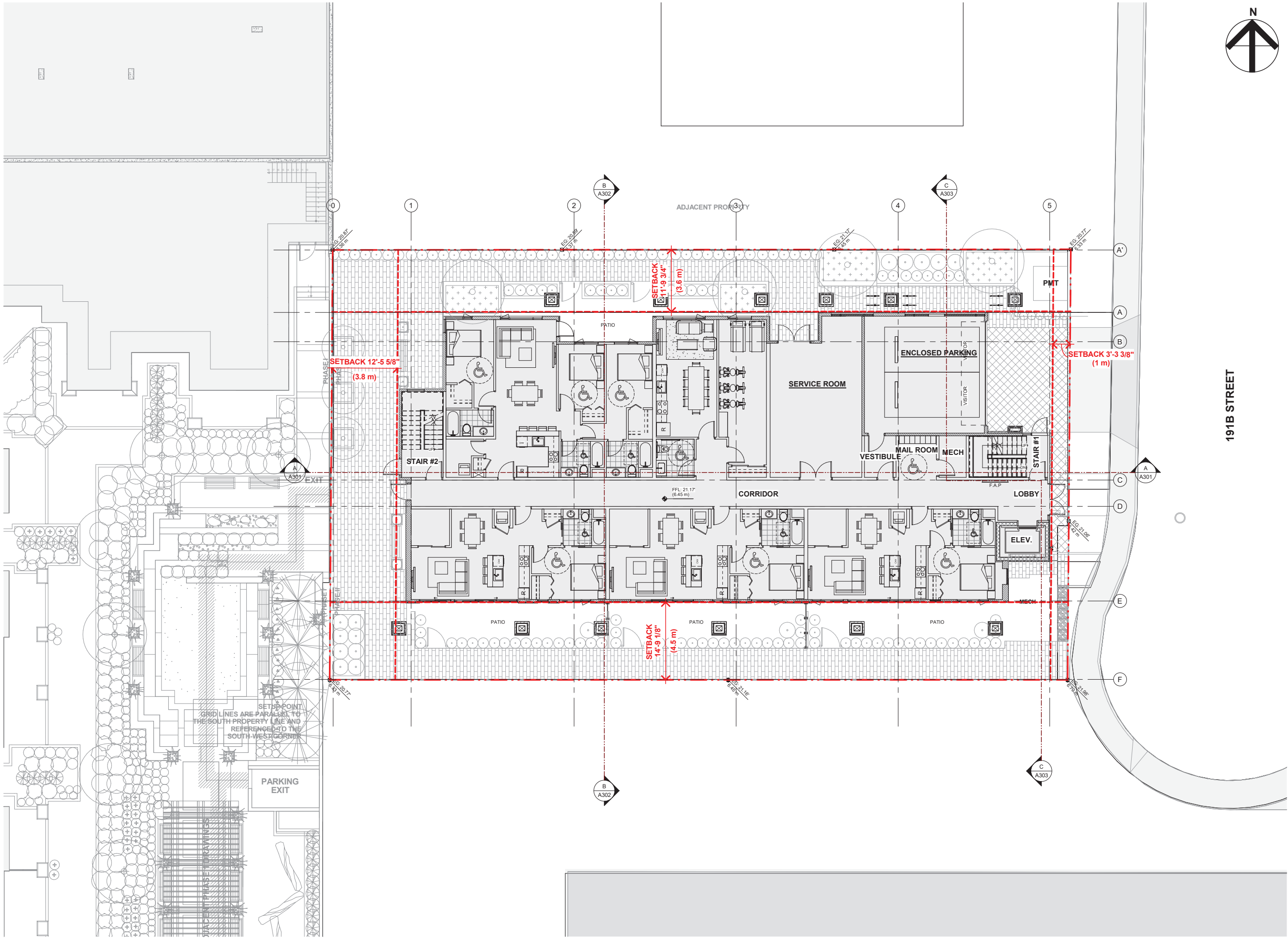
SUITE COUNT BREAKDOWN

LEVEL	SUITE/ FLOOR		1BD	2BD	3BD	
LEVEL 1	4		3	0	1	
LEVEL 2	6		3	2	1	
LEVEL 3	6		3	2	1	
LEVEL 4	5		0	4	1	
TOTAL	21		9	8	4	
PERCENTAGE	100%		42.9%	38.1%	19.0%	



Issues			
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Project Title HIGHLAND PARK PHASE II 12469 191B STREET PITT MEADOWS, BC			
Sheet Title OVERALL PARKING PLAN			
Scale	Date SEPT. 30 2019		
Drawn Author	Checked Checker		
File Number DP 17-0465-00	Sheet No. A010		
Project No. 1706			

2021-10-05 9:21:31 AM



191B STREET

Issues			
No.	Date	Appr.	Description
1	2021-07-05	ML	PROGRESS SET
2	2021-09-20	ML	ISSUED FOR DPA REVIEW

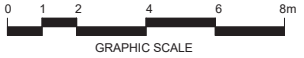
No.	Date	Appr.	Description

Client

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HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title
SITEPLAN

Scale	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A011



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OF: 1



BIKE STORAGE COUNT		
Type	Count	Percentage

BIKE STALL		
HORIZONTAL	20	100%
	20	

PARKING USAGE TYPE		
TYPE	COUNT	%

RESIDENTIAL		
HANDICAP	4	11.4%
REGULAR	19	54.3%
SMALL	7	20.0%
	30	
VISITOR		
REGULAR	5	14.3%
	5	
TOTAL:	35	

PARKING SCHEDULE	
TYPE	COUNT

LEVEL 1	
REGULAR	2
	2
LEVEL P1	
HANDICAP	4
REGULAR	22
SMALL	7
	33
TOTAL:	35

PARKING TYPE TOTAL		
TYPE	COUNT	%

HANDICAP	4	11.4%
REGULAR	24	68.6%
SMALL	7	20.0%
TOTAL:	35	



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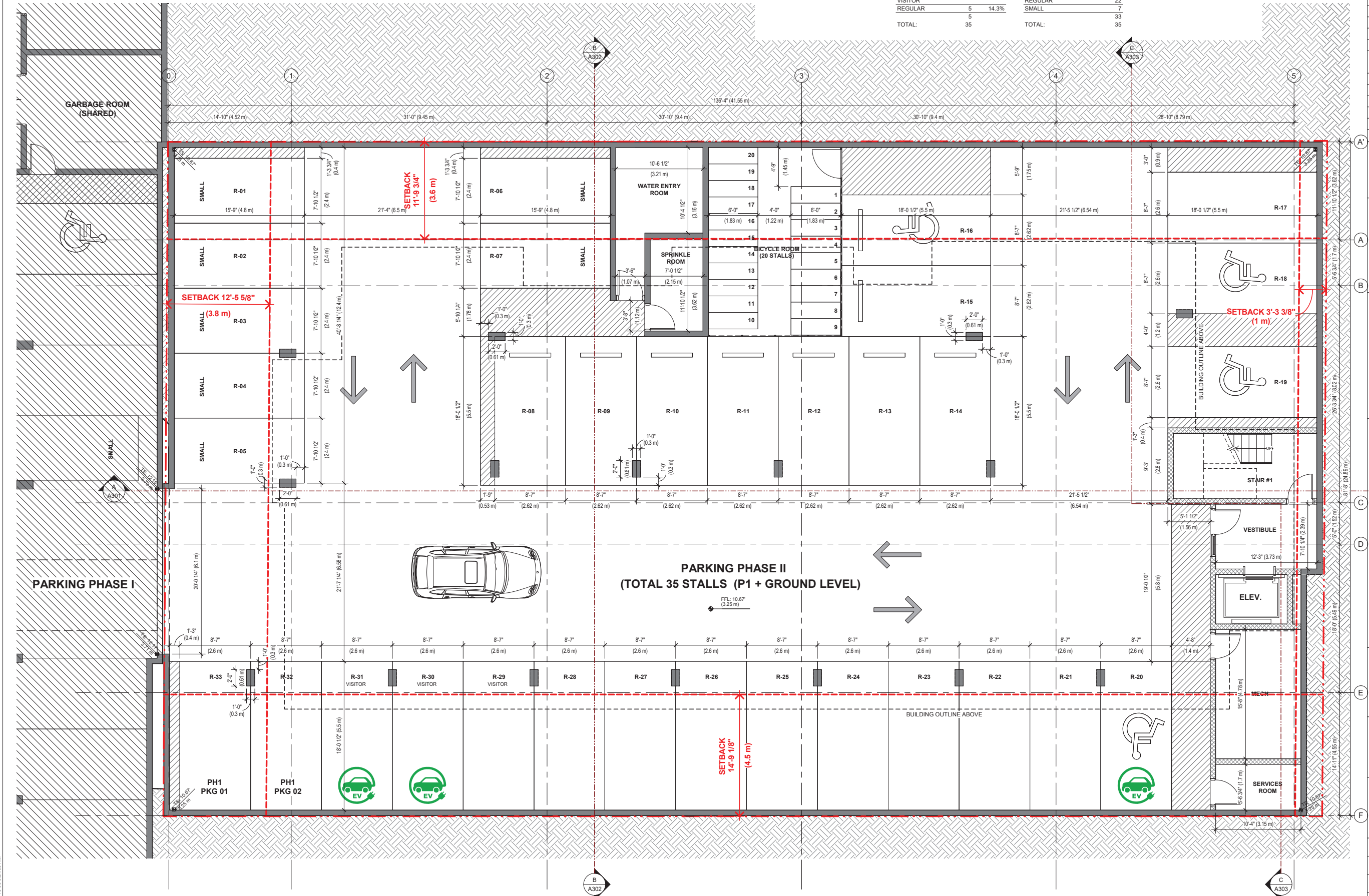


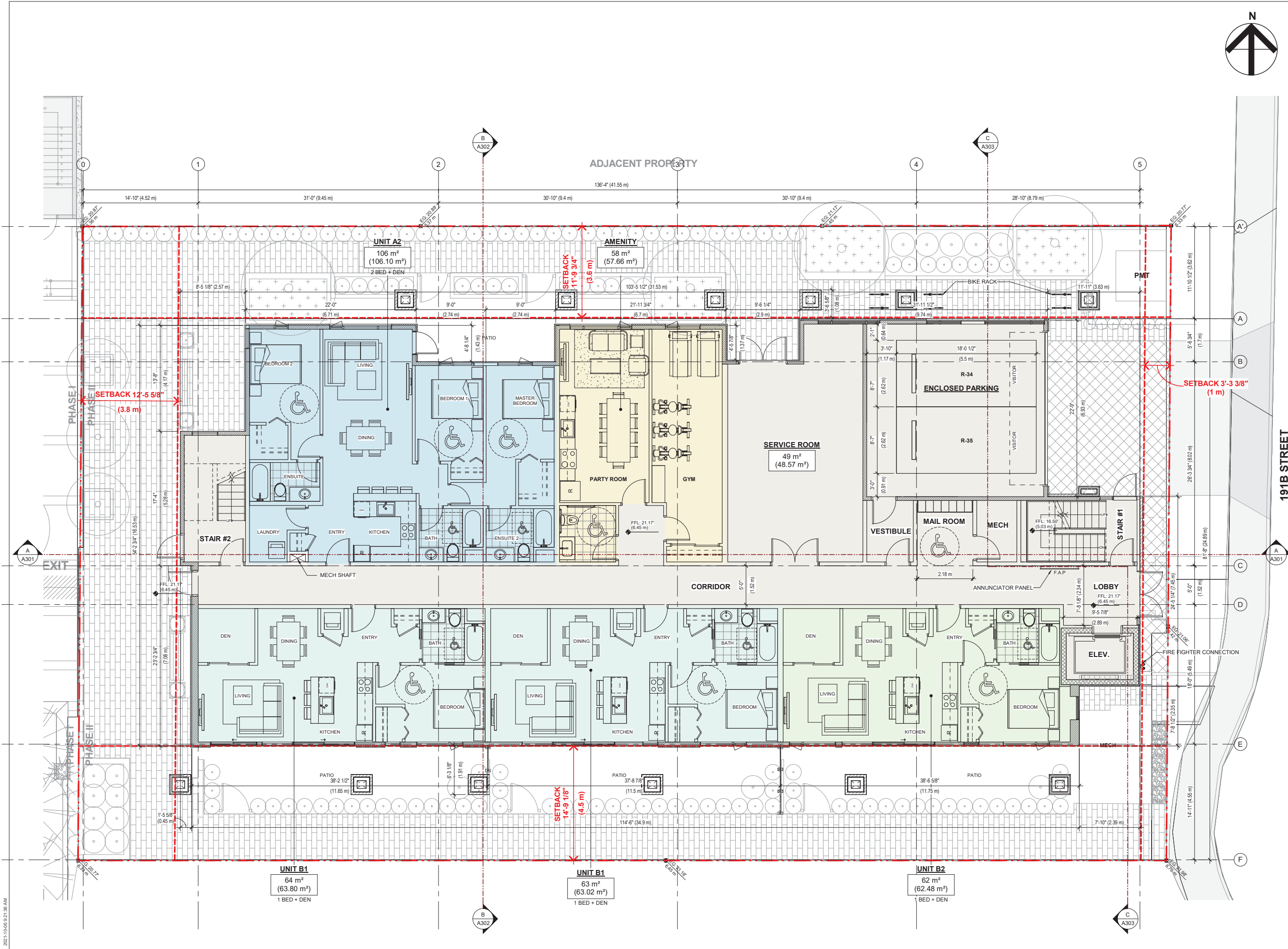
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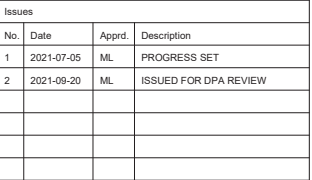
Sheet Title
PARKING P1 PLAN

Scale	Date SEPT. 30 2019
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Project No. 1706	A101





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PITT MEADOWS, BC			
Sheet Title			
LEVEL 1 PLAN			
Scale	Date		
	SEPT. 30 2019		
Drawn	Checked		
Author	Checker		
File Number	Sheet No.		
DP 17-0465-00			
Project No.			
1706			



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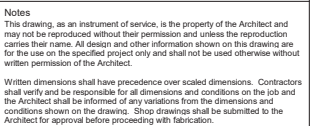
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 CIRCULATION
 UNIT A1
 UNIT B1
 UNIT B2
 UNIT C1

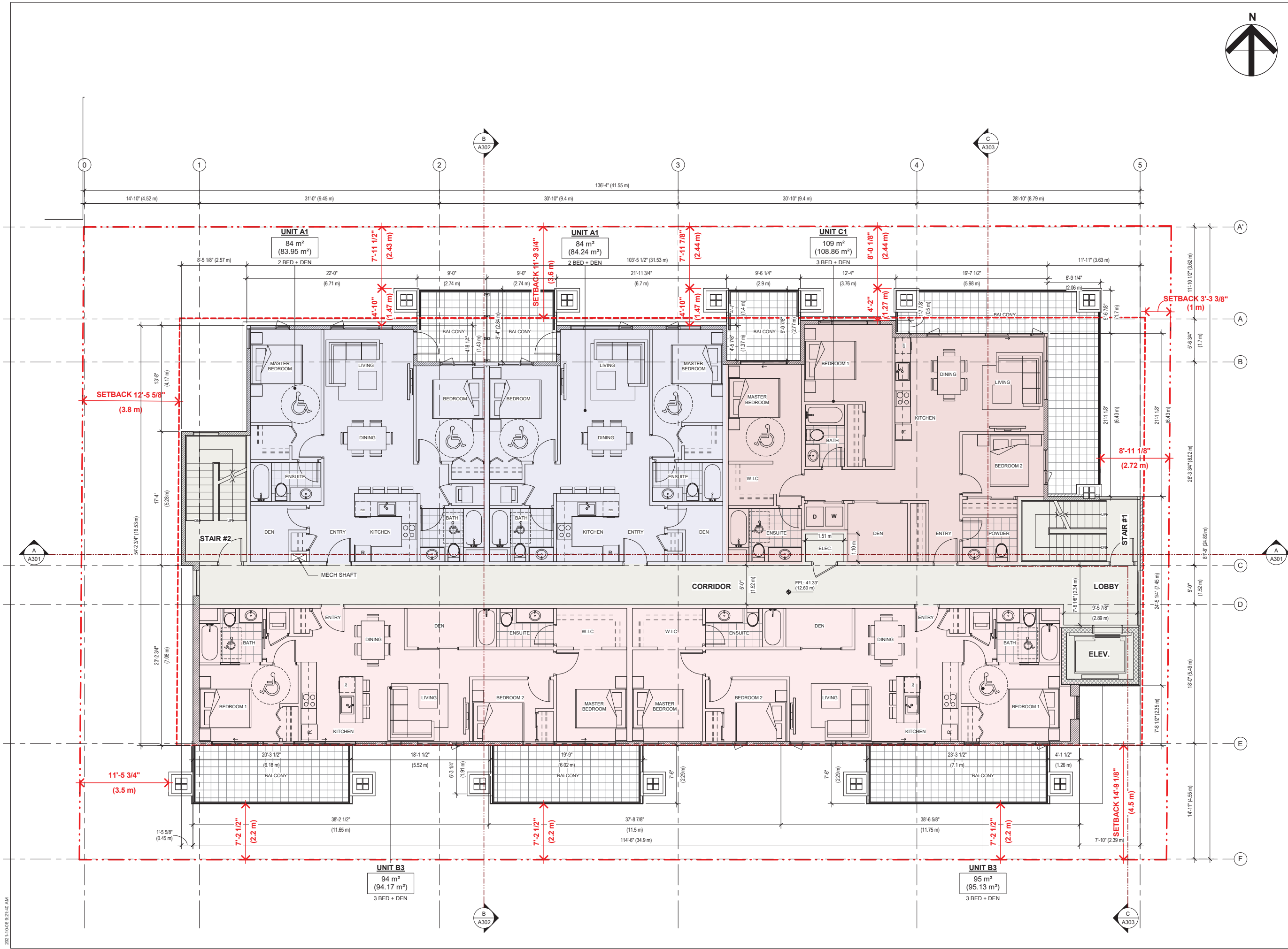


Sheet Title

LEVEL 2 PLAN

Scale	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No. A103
Project No. 1706	





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AREA LEGEND

- CIRCULATION
- UNIT A1
- UNIT B3
- UNIT C1

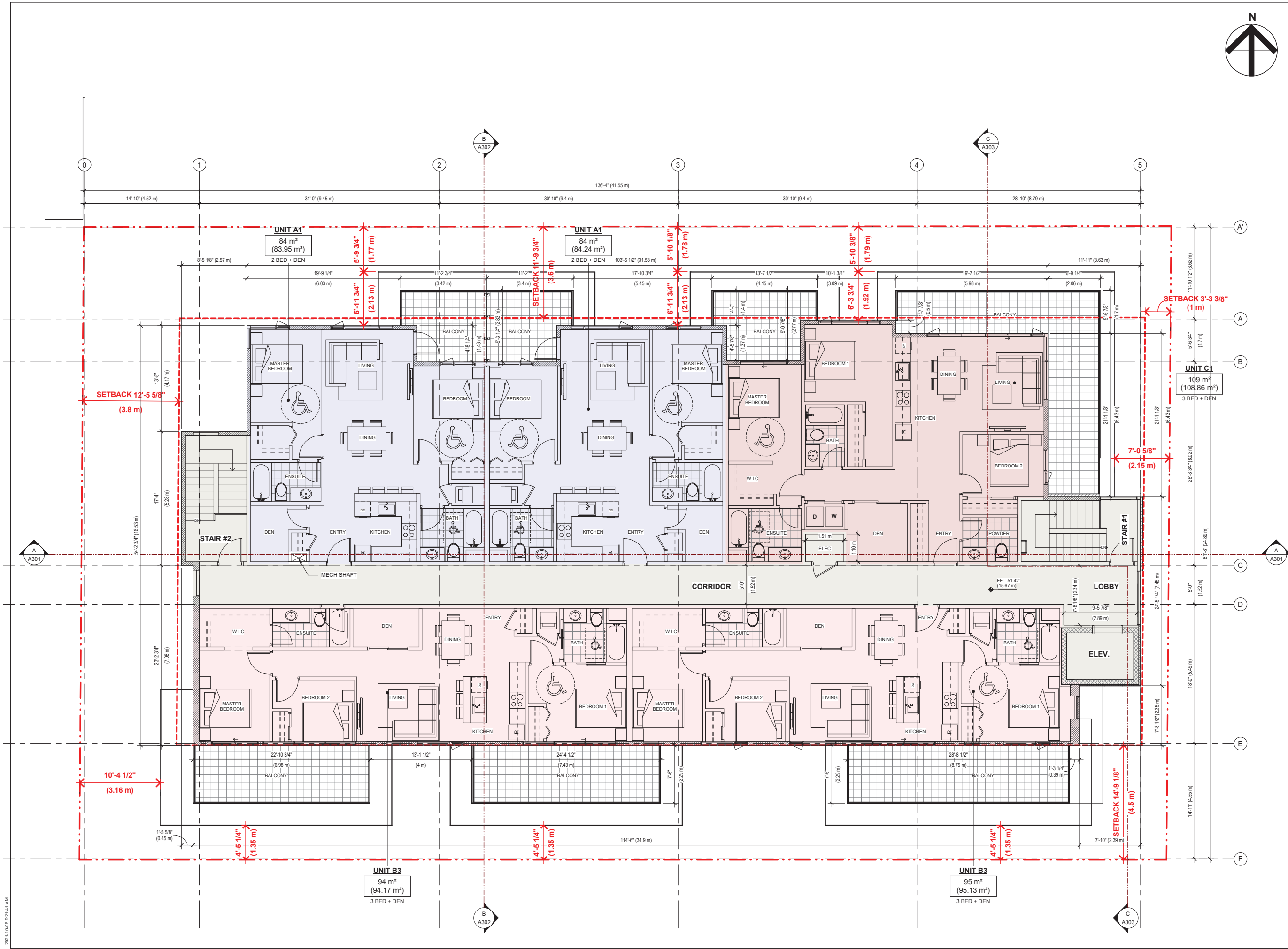
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GRAPHIC SCALE

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PITT MEADOWS, BC

Sheet Title
LEVEL 3 PLAN

Scale	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No. A104
Project No. 1706	



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AREA LEGEND

- CIRCULATION
- UNIT A1
- UNIT B3
- UNIT C1

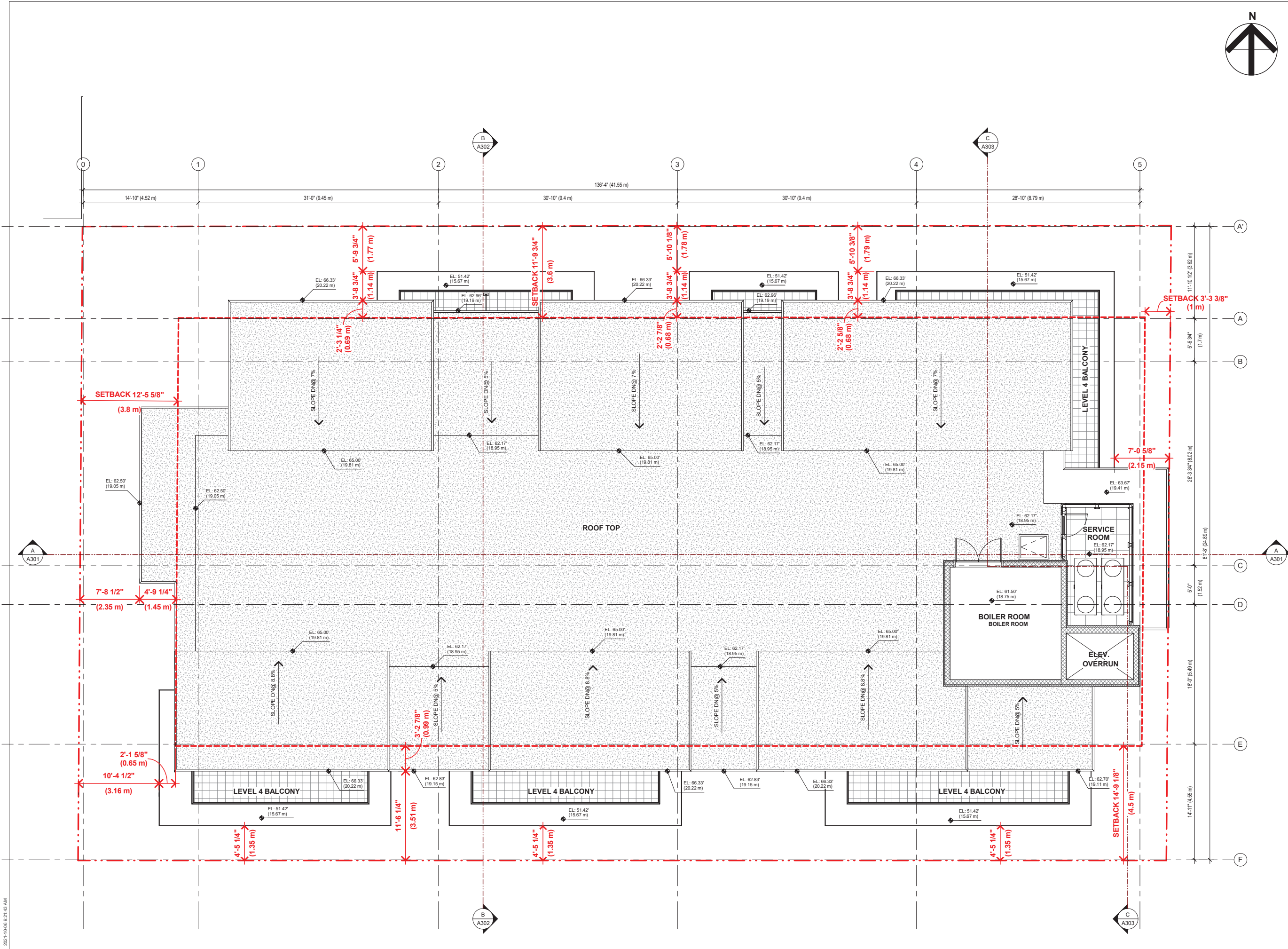
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Sheet Title
LEVEL 4 PLAN

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Project No. 1706	A105



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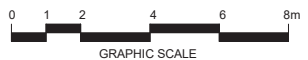
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Project Title

HIGHLAND PARK PHASE II

12469 191B STREET
PITT MEADOWS, BC

Sheet Title

ROOF PLAN

Scale	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No. A106
Project No. 1706	

MATERIAL LEGENDS

	COLOR	PRODUCT (TO MATCH)	LOCATION
1. CLADDING			
1.1	Light Grey	James Hardie	Exterior Walls
1.2	Brown Panel/Siding	James Hardie 2.0 Panel	Exterior Walls
1.3	Midtone Grey	James Hardie	Exterior Walls
1.4	Split Face Masonry	Split Stone or Equivalent	Exterior Wall - Features
2. SOFFIT			
2.1	Cedar	Prefinished Wood Tone Composite/ Metal Panel	Roof and Eyebrow Soffit
3. TRIMS			
3.1	Charcoal Grey	James Hardie - Hardie Trim	White Roof/Eyebrow Trims
3.2	Arctic White	James Hardie - Hardie Trim	White Roof/Eyebrow Trims
4. COLUMN			
4.1	Cedar Wood	Wood top with Split Stone at base	Cladded Split Face Stone Pier

MATERIAL LEGENDS

	COLOR	PRODUCT (TO MATCH)	LOCATION
5. WINDOWS			
5.1	Charcoal	Vinyl Windows	Prefinished Vinyl Windows
5.2	Charcoal	Aluminum Windows	Feature Window/Wing Mullions
5.3	Light Grey	Spandrel Glass	Feature Window/Wing Mullions
6. DOORS			
6.1	Charcoal	Vinyl Doors	Prefinished Vinyl Balcony Doors
6.2	Charcoal	Aluminum Doors	Prefinished Aluminum Building Entry Doors/Exit Doors
6.3	Frosted Glass	Garage Door	Prefinished Aluminum Building Garage Door
7. WINDOWS			
7.1	Frosted	Aluminum Railing	Charcoal Aluminum Railing w/ Frosted Glass Panel
8. ACCESSORIES			
8.1	Frosted Glass	Privacy Screen	Shading Screens on Balconies
8.2	Metal Siding	Mechanical Screen	Shading Screens on Roof Top



Issues			
No.	Date	Appr.	Description
1	2021-07-05	ML	PROGRESS SET
2	2021-09-20	ML	ISSUED FOR DPA REVIEW
No.	Date	Appr.	Description
Revision			
Client			

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0 1 2 4 6 8m
GRAPHIC SCALE

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Project Title

HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title

EAST ELEVATION

Scale 3/16" = 1'-0"	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No. A201
Project No. 1706	

MATERIAL LEGENDS

	COLOR	PRODUCT (TO MATCH)	LOCATION
1. CLADDING			
1.1	Light Grey	James Hardie	Exterior Walls
1.2	Brown Panel/Siding	James Hardie 2.0 Panel	Exterior Walls
1.3	Midtone Grey	James Hardie	Exterior Walls
1.4	Split Face Masonry	Split Stone or Equivalent	Exterior Wall - Features
2. SOFFIT			
2.1	Cedar	Prefinished Wood Tone Composite/ Metal Panel	Roof and Eyebrow Soffit
3. TRIMS			
3.1	Charcoal Grey	James Hardie - Hardie Trim	White Roof/Eyebrow Trims
3.2	Arctic White	James Hardie - Hardie Trim	White Roof/Eyebrow Trims
4. COLUMN			
4.1	Cedar Wood	Wood top with Split Stone at base	Cladded Split Face Stone Pier

MATERIAL LEGENDS

	COLOR	PRODUCT (TO MATCH)	LOCATION
5. WINDOWS			
5.1	Charcoal	Vinyl Windows	Prefinished Vinyl Windows
5.2	Charcoal	Aluminum Windows	Feature Window/Wing Mullions
5.3	Light Grey	Spandrel Glass	Feature Window/Wing Mullions
6. DOORS			
6.1	Charcoal	Vinyl Doors	Prefinished Vinyl Balcony Doors
6.2	Charcoal	Aluminum Doors	Prefinished Aluminum Building Entry Doors/Exit Doors
6.3	Frosted Glass	Garage Door	Prefinished Aluminum Building Garage Door
7. WINDOWS			
7.1	Frosted	Aluminum Railing	Charcoal Aluminum Railing w/ Frosted Glass Panel
8. ACCESSORIES			
8.1	Frosted Glass	Privacy Screen	Shading Screens on Balconies
8.2	Metal Siding	Mechanical Screen	Shading Screens on Roof Top

Issues			
No.	Date	Appr.	Description
1	2021-07-05	ML	PROGRESS SET
2	2021-09-20	ML	ISSUED FOR DPA REVIEW

No.	Date	Appr.	Description
Revision			
Client			

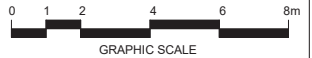
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Project Title

HIGHLAND PARK PHASE II

12469 191B STREET

PITT MEADOWS, BC

Sheet Title

NORTH ELEVATION

Scale 3/16" = 1'-0"	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A202

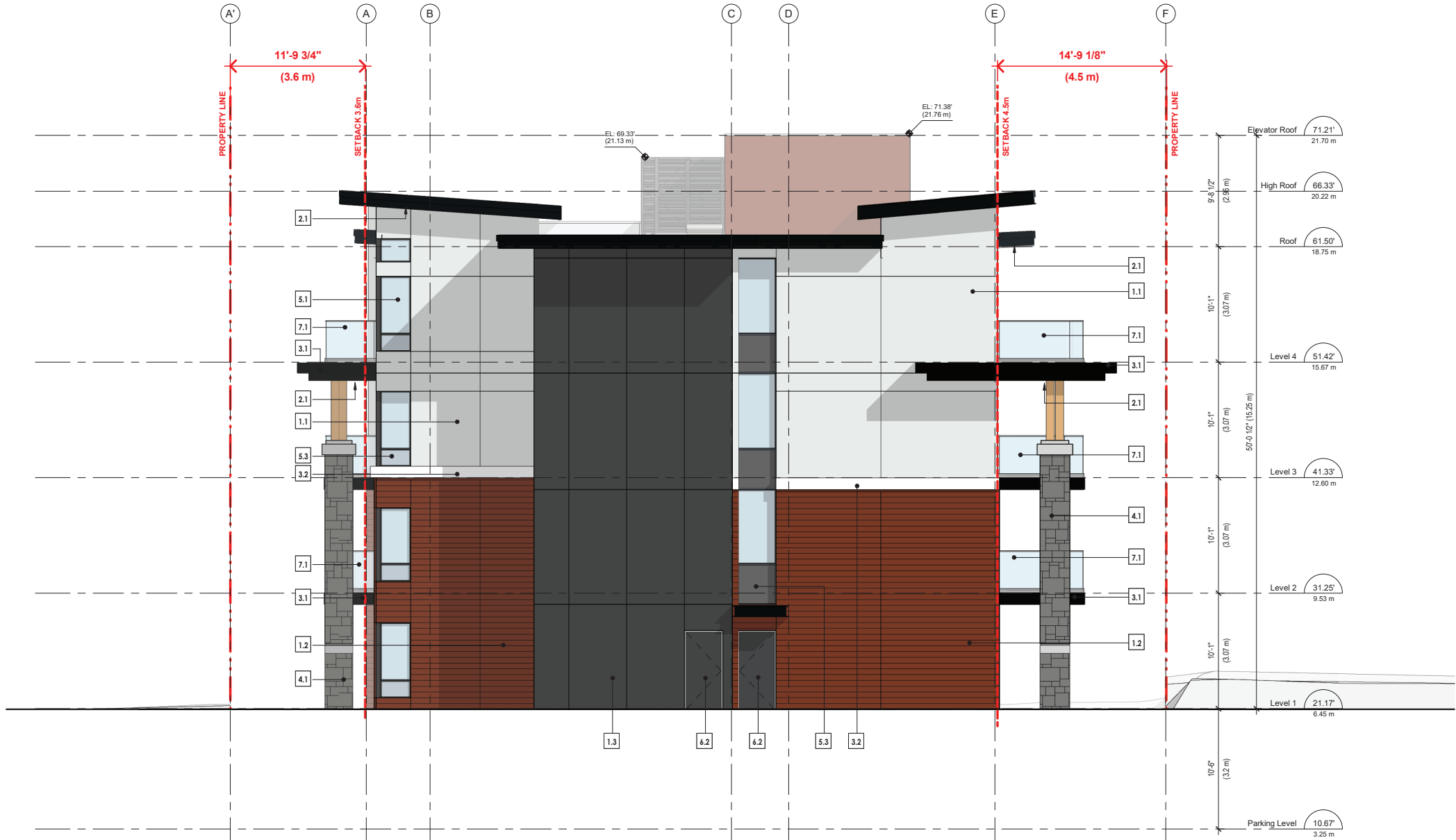


MATERIAL LEGENDS

	COLOR	PRODUCT (TO MATCH)	LOCATION
1. CLADDING			
1.1	Light Grey	James Hardie	Exterior Walls
1.2	Brown Panel/Siding	James Hardie 2.0 Panel	Exterior Walls
1.3	Midtone Grey	James Hardie	Exterior Walls
1.4	Split Face Masonry	Split Stone or Equivalent	Exterior Wall - Features
2. SOFFIT			
2.1	Cedar	Prefinished Wood Tone Composite/ Metal Panel	Roof and Eyebrow Soffit
3. TRIMS			
3.1	Charcoal Grey	James Hardie - Hardie Trim	White Roof/Eyebrow Trims
3.2	Arctic White	James Hardie - Hardie Trim	White Roof/Eyebrow Trims
4. COLUMN			
4.1	Cedar Wood	Wood top with Split Stone at base	Cladded Split Face Stone Pier

MATERIAL LEGENDS

	COLOR	PRODUCT (TO MATCH)	LOCATION
5. WINDOWS			
5.1	Charcoal	Vinyl Windows	Prefinished Vinyl Windows
5.2	Charcoal	Aluminum Windows	Feature Window/Wing Mullions
5.3	Light Grey	Spandrel Glass	Feature Window/Wing Mullions
6. DOORS			
6.1	Charcoal	Vinyl Doors	Prefinished Vinyl Balcony Doors
6.2	Charcoal	Aluminum Doors	Prefinished Aluminum Building Entry Doors/Exit Doors
6.3	Frosted Glass	Garage Door	Prefinished Aluminum Building Garage Door
7. WINDOWS			
7.1	Frosted	Aluminum Railing	Charcoal Aluminum Railing w/ Frosted Glass Panel
8. ACCESSORIES			
8.1	Frosted Glass	Privacy Screen	Shading Screens on Balconies
8.2	Metal Siding	Mechanical Screen	Shading Screens on Roof Top



Issues			
No.	Date	Appr.	Description
1	2021-07-05	ML	PROGRESS SET
2	2021-09-20	ML	ISSUED FOR DPA REVIEW

No.	Date	Appr.	Description
Revision			
Client			

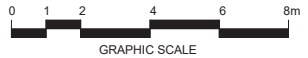
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Project Title

HIGHLAND PARK PHASE II

12469 191B STREET

PITT MEADOWS, BC

Sheet Title

WEST ELEVATION

Scale 3/16" = 1'-0"	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A203

MATERIAL LEGENDS

	COLOR	PRODUCT (TO MATCH)	LOCATION
1. CLADDING			
1.1	Light Grey	James Hardie	Exterior Walls
1.2	Brown Panel/Siding	James Hardie 2.0 Panel	Exterior Walls
1.3	Midtone Grey	James Hardie	Exterior Walls
1.4	Split Face Masonry	Split Stone or Equivalent	Exterior Wall - Features
2. SOFFIT			
2.1	Cedar	Prefinished Wood Tone Composite/ Metal Panel	Roof and Eyebrow Soffit
3. TRIMS			
3.1	Charcoal Grey	James Hardie - Hardie Trim	White Roof/Eyebrow Trims
3.2	Arctic White	James Hardie - Hardie Trim	White Roof/Eyebrow Trims
4. COLUMN			
4.1	Cedar Wood	Wood top with Split Stone at base	Cladded Split Face Stone Pier

MATERIAL LEGENDS

	COLOR	PRODUCT (TO MATCH)	LOCATION
5. WINDOWS			
5.1	Charcoal	Vinyl Windows	Prefinished Vinyl Windows
5.2	Charcoal	Aluminum Windows	Feature Window/Wing Mullions
5.3	Light Grey	Spandrel Glass	Feature Window/Wing Mullions
6. DOORS			
6.1	Charcoal	Vinyl Doors	Prefinished Vinyl Balcony Doors
6.2	Charcoal	Aluminum Doors	Prefinished Aluminum Building Entry Doors/Exit Doors
6.3	Frosted Glass	Garage Door	Prefinished Aluminum Building Garage Door
7. WINDOWS			
7.1	Frosted	Aluminum Railing	Charcoal Aluminum Railing w/ Frosted Glass Panel
8. ACCESSORIES			
8.1	Frosted Glass	Privacy Screen	Shading Screens on Balconies
8.2	Metal Siding	Mechanical Screen	Shading Screens on Roof Top



Issues			
No.	Date	Appr.	Description
1	2021-07-05	ML	PROGRESS SET
2	2021-09-20	ML	ISSUED FOR DPA REVIEW

No.	Date	Appr.	Description

Revision

Client

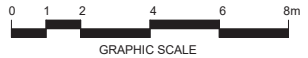
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Project Title

HIGHLAND PARK PHASE II

12469 191B STREET

PITT MEADOWS, BC

Sheet Title

SOUTH ELEVATION

Scale 3/16" = 1'-0"	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No. A204
Project No. 1706	



Issues			
No.	Date	Apprd.	Description
1	2021-07-05	ML	PROGRESS SET
2	2021-09-20	ML	ISSUED FOR DPA REVIEW

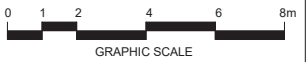
No.	Date	Apprd.	Description
Revision			

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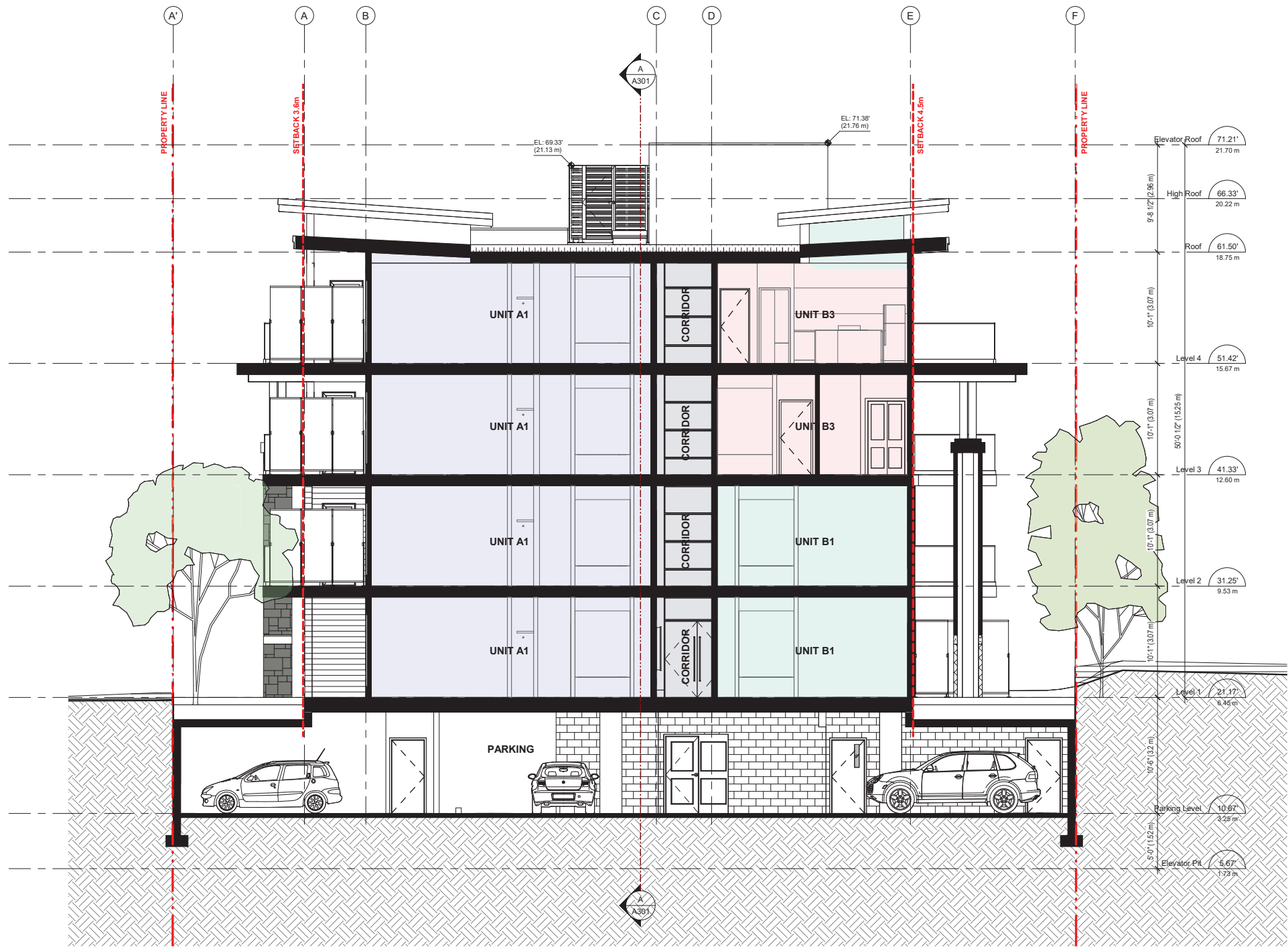


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Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title
SECTION A

Scale 3/16" = 1'-0"	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A301



Issues			
No.	Date	Appr.	Description
1	2021-07-05	ML	PROGRESS SET
2	2021-09-20	ML	ISSUED FOR DPA REVIEW

No.	Date	Appr.	Description

Revision

Client

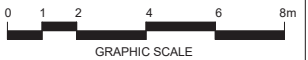
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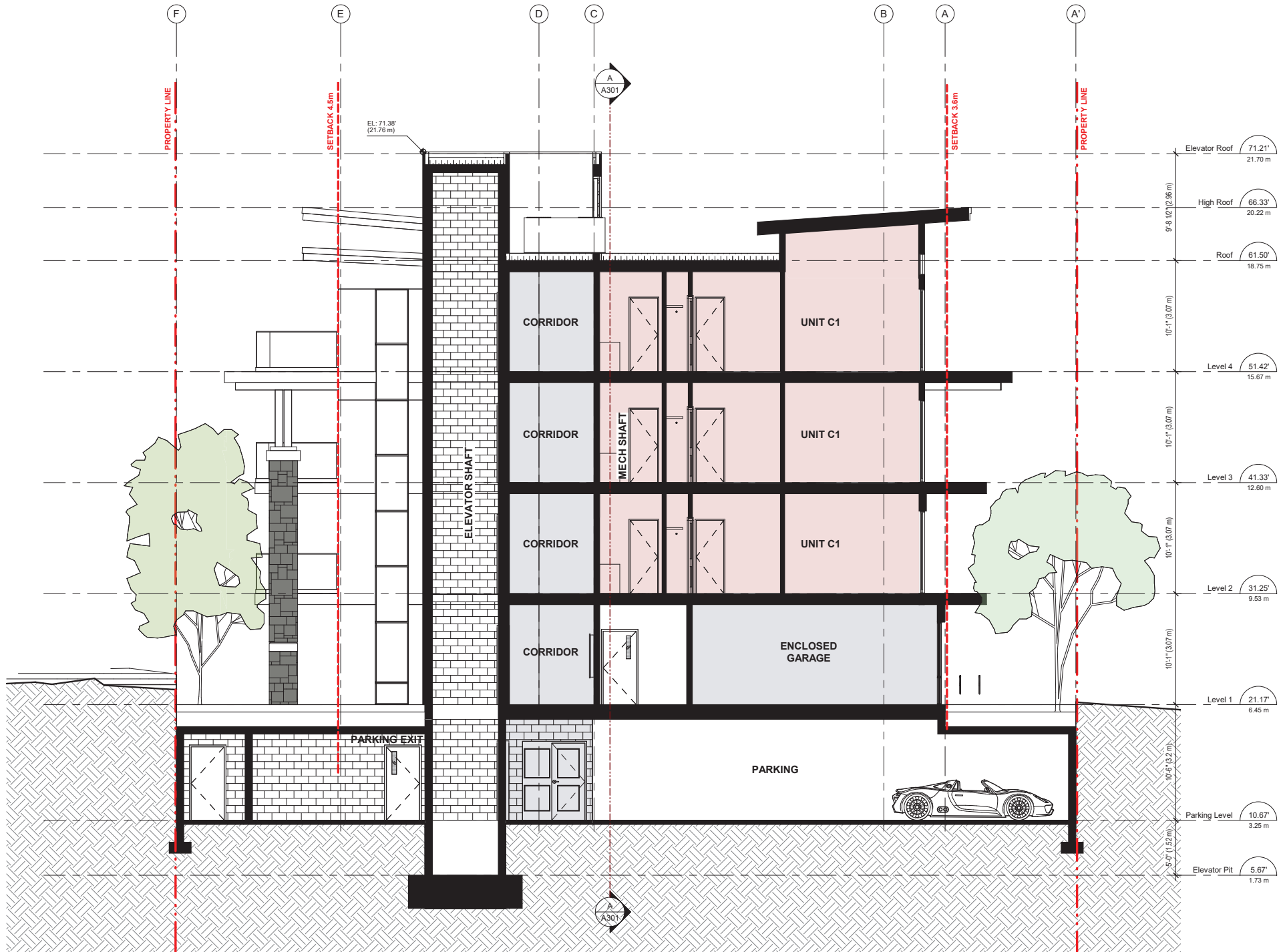
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Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title
SECTION B

Scale 3/16" = 1'-0"	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A302



Issues			
No.	Date	Appr.	Description
1	2021-07-05	ML	PROGRESS SET
2	2021-09-20	ML	ISSUED FOR DPA REVIEW

No.	Date	Appr.	Description

Revision

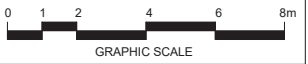
Client

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Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title
SECTION C

Scale 3/16" = 1'-0"	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A303