

2024-05-27 2:03:22 PM

Q:\Jobs Current\2319-Lake Country BLDG 4000\2319-Drawings\2319-REV\2319-Lake Country MASTER SITE Revit 23_REV02.rvt



PROJECT INFORMATION

LEGAL ADDRESS: LOT 53, PLAN KAP444

MUNICIPAL ADDRESS: 11474 PETRIE ROAD LAKE COUNTRY, BC, V4V 1Z9

ZONING: C9

PROPOSED DEVELOPMENT: C9

TOTAL SITE AREA: +/- 19,213.81 m²

UNIT TYPES:	STUDIO	1 BED	1 BED + DEN	2 BED	TOTAL
1000	3	15	0	34	52
2000	0	50	4	81	34
3000	0	53	0	51	104
4000	0	11	16	20	27
SITE TOTAL=					364 UNITS

ACCESSIBLE UNITS= 2.5% OF UNITS (10 ACCESSIBLE UNITS PROVIDED IN BLDG 4000)

BUILDING COVERAGE: (SEE COVERAGE PLAN)

UNIT TYPES:	COVERAGE
1000	1,054 m ²
2000	1,189 m ²
3000	1,586 m ²
4000	2,079 m ²
W & R	82 m ²
SITE TOTAL=	5,992 m²

SITE COVERAGE: 32.8%

BUILDING GFA: (SEE GFA PLANS)

UNIT TYPES:	GFA
1000	4,998 m ²
2000	3,922 m ² + 4825 (BLDG 1000 / 2000 SHARED PARKADE LEVELS)
3000	7,961 m ² + 3800 m ² (PARKADE)
4000	11,018 m ² + 4668 m ² (PARKADE)
SITE TOTAL=	29,929 m² BLDGS + 13,089 m² PARKADES

BUILDING NET AREA: (SEE NET PLANS)

UNIT TYPES:	NET AREA
1000	3,435 m ²
2000	5,179 m ²
3000	6,823 m ²
4000	9,465 m ²
SITE TOTAL=	24,902 m²

ZONING COMPLIANCE TABLE
LAKE COUNTRY ZONING BYLAW 561, 2007

BYLAW	PERMITTED/REQUIRED	PROVIDED
ZONING:	C-9 TOURIST COMMERCIAL	C-9 TOURIST COMMERCIAL
FLOOR AREA RATIO:	1.5 FAR	1.32 FAR
SETBACKS:	FRONT: 6.0m MIN. / 15.0m AT HWY REAR: 4.5m SIDE: 3.0m, EXCEPT 4.5m ON A FLANKING STREET	<ul style="list-style-type: none"> Robinson RD: 3.8m TO BALCONY & 4.5m TO BLDG HIGHWAY: 15.0m MIN. REAR: 4.5m MIN. SIDES: 3.0m MIN.
BUILDING HEIGHT:	22.0m MAXIMUM	BUILDING 1000: 18.80m BUILDING 2000: 18.90m BUILDING 3000: 18.90m BUILDING 4000: 19.16m
SITE COVERAGE:	40% MAXIMUM	23%
PARKING:	APARTMENT HOTELS (TABLE 9.1) REQUIRED: 1 STALL PER SLEEPING UNIT (BEDROOM)	<p>REQUIRED UNIT PARKING: 499</p> <p>BLDG 1000: 83 STUDIO/1 BED/1+DEN: 18 STALLS 3 BED: 65 STALLS</p> <p>BLDG 2000: 114 STUDIO/1 BED/1+DEN: 50 STALLS 3 BED: 64 STALLS</p> <p>BLDG 3000: 155 STUDIO/1 BED/1+DEN: 53 STALLS 2 BED: 102 STALLS</p> <p>BLDG 4000: 147 STUDIO/1 BED/1+DEN: 107 STALLS 2 BED: 40 STALLS</p> <p>TOTAL REQUIRED (UNIT & VISITOR): 499</p> <p>TOTAL UNIT PARKING PROVIDED: 455</p> <p>PHASE 2 (BLDG 1000): SURFACE 11 PARKADE (1000/2000): 146</p> <p>PHASE 3 (BLDG 2000): SURFACE 29 PARKADE 117</p> <p>PHASE 4 (BLDG 3000): SURFACE 8</p> <p>PHASE 5 (BLDG 4000): SURFACE 28 PARKADE 116</p> <p>TOTAL VISITOR PARKING PROVIDED: 53</p> <p>TOTAL PROVIDED (UNIT & VISITOR): 508</p> <p>SURFACE PARKING: PHASE 2 (BLDG 1000): 7 PHASE 3 (BLDG 2000): 5 PHASE 4 (BLDG 3000): 15 PHASE 5 (BLDG 4000): 28</p> <p>11 STALLS PROVIDED (INCLUDED IN SURFACE UNIT & VISITOR PARKING PROVIDED ABOVE)</p>
BARRIER FREE PARKING:	3.7m X 6.0m OR 2.7m X 6.0m ADJACENT TO 2.4m (MIN.) ACCESS AISLE REQUIRED: 15 STALLS (2.5% OF STALLS)	11 STALLS PROVIDED (INCLUDED IN SURFACE UNIT & VISITOR PARKING PROVIDED ABOVE)
BIKE PARKING:	HOTELS BICYCLE PARKING SCHEDULE (TABLE 9.3) CLASS 1 - 0.5 PER DWELLING UNIT REQUIRED (0.5 X 364 UNITS) = 182 STALLS	<p>CLASS I PROVIDED: 182 BLDG 1000/2000: 66 BLDG 3000: 52 BLDG 4000: 64</p> <p>CLASS II PROVIDED: 37 REFER TO LANDSCAPE PLANS BLDG 1000/2000: 16 BLDG 3000: 8 BLDG 4000: 6</p>
AMENITY SPACE:		550M ² OUTDOOR COMMON AMENITY
LANDSCAPE BUFFER:	MINIMUM LANDSCAPE BUFFER (TABLE 8.1) FRONT: LEVEL 2 (3.0m) REAR: LEVEL 3 (3.0m) SIDE: LEVEL 3 (3.0m)	FRONT: 3.0m REAR: 3.0m SIDE: 3.0m

SITE PLAN LEGEND

Key Value	Keynote Text
1	WIDE PAINTED PARKING LINES (YELLOW)
2	BARRIER FREE CURB CUT TO LAKE COUNTRY STANDARDS
3	BARRIER FREE PARKING SIGN
4	TRANSFORMER PAD
5	OUTDOOR AMENITY SPACE - REFER TO LANDSCAPE PLAN
6	CONCRETE SLAB APRON
7	STOP SIGN
8	SIDEWALK (NEW)
9	RETAINING WALL - REFER TO CIVIL
10	PATIO AT MAIN FLOOR UNITS
11	VISITOR PARKING
12	1200MM WIDE TEXTURED SIDEWALK
13	CONCRETE PARKADE RAMP
14	PAINTED PEDESTRIAN CROSSING
15	BIKE PARKING
16	CONCRETE FLANTER - REFER TO LANDSCAPE PLAN
17	ALUMINUM GUARDRAIL 42"
18	FENCE OVER RETAINING (OVERALL HEIGHT 2m)
19	AREA DRAIN - REFER TO CIVIL
20	CONCRETE SWALE - REFER TO CIVIL
21	CANTILEVERED SLAB OVER RAMP
22	CURB CUT AT DRIVEWAY
23	COVERHEAD VEHICLE BARRIER
24	INTERIOR - REFER TO CIVIL
25	FIRE DEPARTMENT CONNECTION

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5	2024-05-27	DP-R2 ISSUED

DP drawings do not authorize off-site works and services. Works and services would be reviewed and approved through the Building Permit process.

SITE PLAN
1 : 300

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PROJECT NAME AND ADDRESS
LAKE COUNTRY
11474 PETRIE ROAD
LAKE COUNTRY, BC, V4V 1Z9
LOT 53, PLAN KAP444

DRAWING
SITE PLAN

DRAWN BY ES	JOB NO. 2112	Building Permit #
CHECKED BY LM	ISSUE DATE (yy/mm)	SHEET
	2022/05	
SCALE AS NOTED		

DP1.00a

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Keystone Material Legend	
Key Value	Keystone Text
1	FIBRE-CEMENT PANEL SMOOTH - HARDIE LIGHT GREY OR SIMILAR
2	FIBRE-CEMENT LAP SIDING - HARDIE KHAKI BROWN OR SIMILAR
3	FIBRE-CEMENT LAP SIDING - HARDIE ARCTIC WHITE OR SIMILAR
5	FIBRE-CEMENT PANEL SMOOTH - HARDIE IRON GREY OR SIMILAR
6	MASONRY - DARK GREY
8	PRE-FINISHED SOFFIT AND FASCIA - DARK GREY
9	PRE-FINISHED SOFFIT AND FASCIA - TO MATCH HARDIE KHAKI BROWN OR SIMILAR
10	PRE-FINISHED CAP FLASHING - DARK GREY
11	STOREFRONT GLAZING - FINISHED BLACK ALUMINIUM
12	VINYL WINDOW WITH 3" TRIM - BLACK
13	VINYL WINDOW - BLACK
15	DOOR WITH 3" TRIM & GLAZING - BLACK
16	PRE-FINISHED OVERHEAD DOOR - DARK GREY
17	PRE-FINISHED BLACK ALUMINIUM RAILING WITH GLAZING
20	PRE-FINISHED GUARD RAIL - BLACK
21	PRE-FINISHED VENT GRILL - TO MATCH ADJACENT CLADDING
22	BUILDING ADDRESS METAL SIGNAGE - BACKLIT COPY
26	CONCRETE PLANTER (REFER TO LANDSCAPE)
27	CONCRETE FOUNDATION WALL



1 1000 - EAST ELEVATION
1 : 128
DP3.00



2 1000 - WEST ELEVATION
1 : 128
DP3.00

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LAKE COUNTRY
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LOT 53, PLAN KAP444

DRAWING
ELEVATIONS - BUILDING 1000

DRAWN BY	JOB NO.	Building Permit #
MG	2013	
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TC		
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2022/03/08		
SCALE		
AS NOTED		

DP3.00

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27	CONCRETE FOUNDATION WALL



2 1000 - SOUTH ELEVATION
 DP3.01 1 : 150

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PROJECT NAME AND ADDRESS
LAKE COUNTRY
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 LOT 53, PLAN KAP444

DRAWING
ELEVATIONS - BUILDING 1000

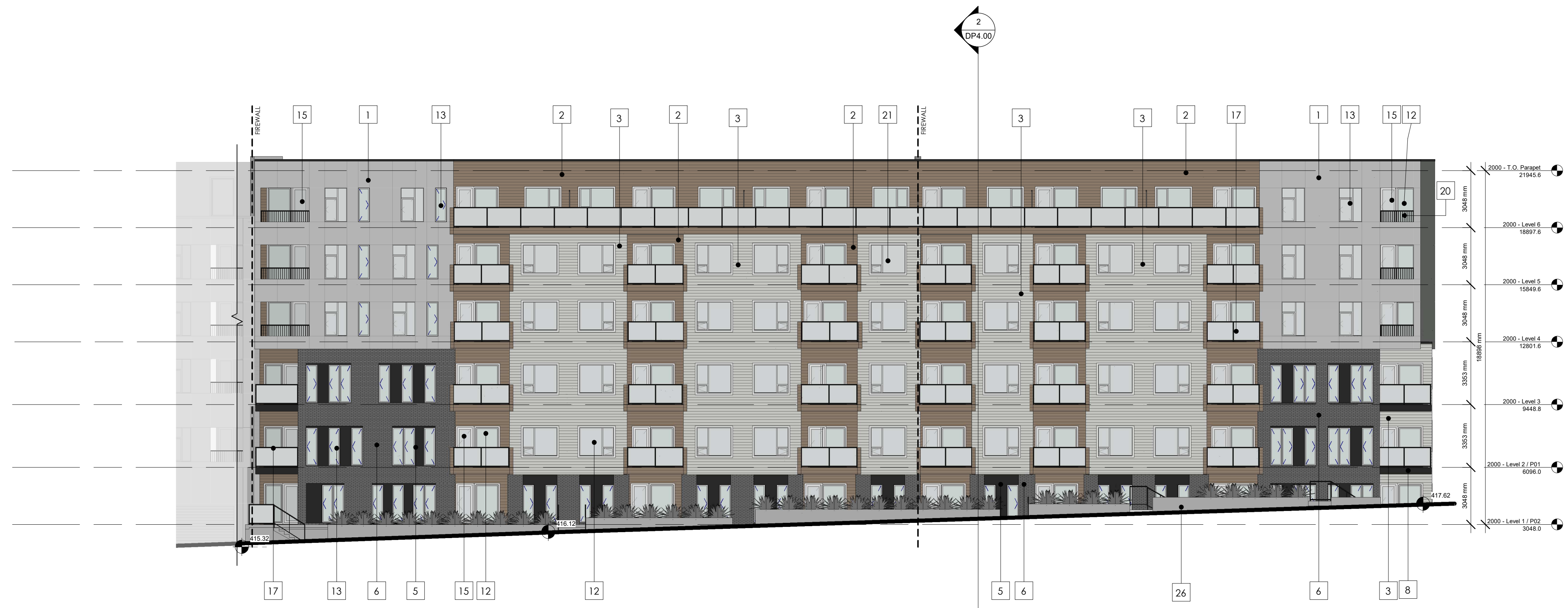
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2022/03/08	DP3.01	
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27	CONCRETE FOUNDATION WALL



2000 - EAST ELEVATION
1 : 150



2000 - WEST ELEVATION
1 : 150

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LOT 53, PLAN KAP444

DRAWING
ELEVATIONS - BUILDING 2000

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27	CONCRETE FOUNDATION WALL



1
DP3.03
2000 - NORTH ELEVATION
1 : 150

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 LOT 53, PLAN KAP444

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ELEVATIONS - BUILDING 2000

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DP3.03

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27	CONCRETE FOUNDATION WALL



2 EAST ELEVATION (SOUTH FACE)
DP3.04 1 : 150

1 EAST ELEVATION (NORTH FACE)
DP3.04 1 : 150



3 WEST ELEVATION (NORTH FACE)
DP3.04 1 : 150

4 WEST ELEVATION (SOUTH FACE)
DP3.04 1 : 150

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PROJECT NAME AND ADDRESS
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LOT 53, PLAN KAP444

DRAWING
ELEVATIONS - BUILDING 3000

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DP3.04

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1 NORTH ELEVATION
1 : 150



2 SOUTH ELEVATION
1 : 150

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PROJECT NAME AND ADDRESS
LAKE COUNTRY
 11474 PETRIE ROAD LAKE COUNTRY, BC V4V 1Z9
 LOT 53, PLAN KAP444

DRAWING
ELEVATIONS - BUILDING 3000

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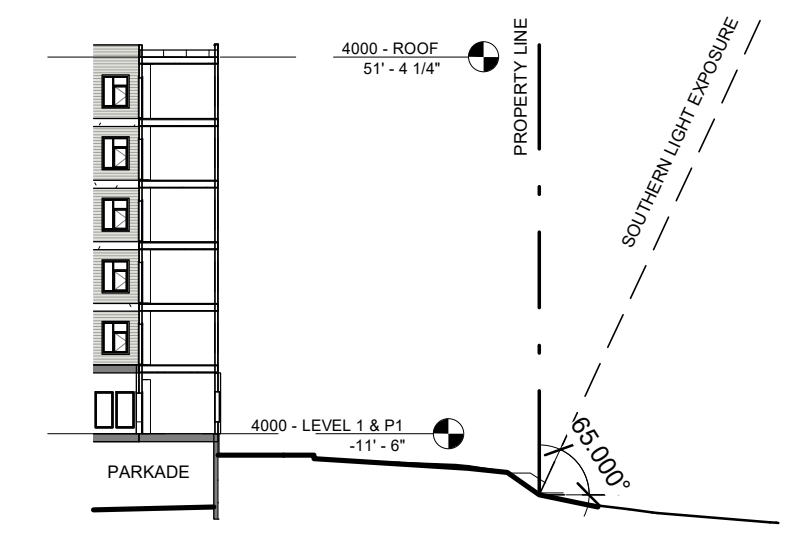
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23	BUILDING LIGHTING - UP/DOWN - GREY	
24	BUILDING LIGHTING - SOFFIT	
25	CONCRETE RETAINING WALL	
27	CONCRETE FOUNDATION WALL	



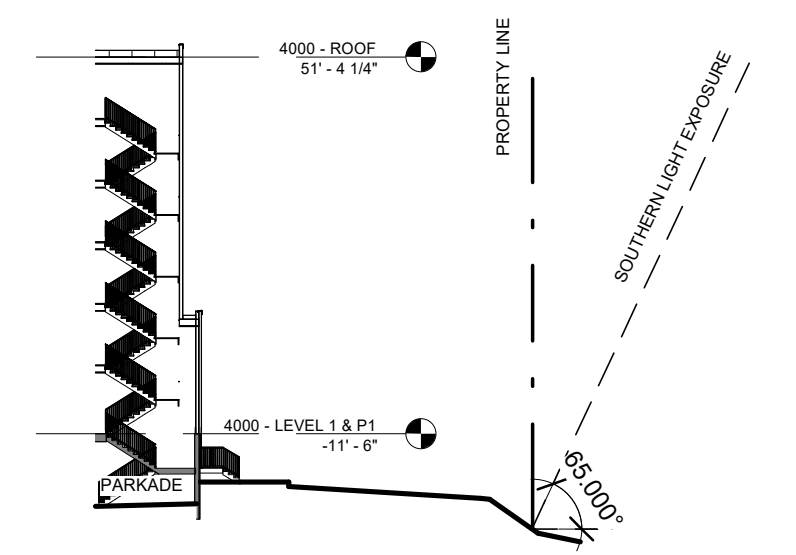
1 4000 - WEST ELEVATION
3/32" = 1'-0"



2 4000 - PARTIAL WEST ELEVATION - AT RETAINING
3/32" = 1'-0"



3 DAYLIGHT STANDARD #1
1/32" = 1'-0"



4 DAYLIGHT STANDARD #2
1/32" = 1'-0"

PERMIT TO PRACTICE

STAMP

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PROJECT NAME AND ADDRESS
LAKE COUNTRY MULTIFAMILY - BUILDING 4000

PROJECT ADDRESS

DRAWING
BLDG 4000 - ELEVATIONS

DRAWN BY JOB NO. Building Permit #
DJ 2112

CHECKED BY SHEET
TC

ISSUE DATE (yy/mm)
23/06

SCALE
AS NOTED

DP3.06

2024-05-27 2:19:04 PM



1
DP3.07
4000 - EAST ELEVATION
3/32" = 1'-0"

GENERAL NOTES

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
4	2023 10 23	ISSUED FOR REVISED DP
5	2024-05-27	DP-R2 ISSUED

Keynote Material Legend	
Key Value	Keynote Text
1	FIBRE CEMENT PANEL SMOOTH - HARDIE LIGHT GREY OR SIMILAR
2	FIBRE CEMENT LAP SIDING - HARDIE KHAKI BROWN OR SIMILAR
3	FIBRE CEMENT LAP SIDING - HARDIE ARCTIC WHITE OR SIMILAR
4	FIBRE CEMENT PANEL SMOOTH - HARDIE ARCTIC WHITE OR SIMILAR
5	FIBRE CEMENT PANEL SMOOTH - HARDIE IRON GREY OR SIMILAR
6	MASONRY - DARK GREY
8	PRE-FINISHED SOFFIT AND FASCIA - DARK GREY
9	PRE-FINISHED SOFFIT AND FASCIA - TO MATCH HARDIE KHAKI BROWN OR SIMILAR
10	PRE-FINISHED CAP FLASHING - DARK GREY
11	STOREFRONT GLAZING - FINISHED BLACK ALUMINUM
12	VINYL WINDOW WITH 3" TRIM - BLACK
13	VINYL WINDOW - BLACK
15	DOOR WITH 3" TRIM & GLAZING - BLACK
17	PRE-FINISHED BLACK ALUMINUM RAILING WITH GLAZING
19	PRE-FINISHED PRIVACY WALL SCREENING - BLACK
20	PRE-FINISHED GUARD RAIL - BLACK
21	PRE-FINISHED VENT GRILL - TO MATCH ADJACENT CLADDING
22	BUILDING ADDRESS METAL SIGNAGE - BACKLIT COPY
23	BUILDING LIGHTING - UP/DOWN - GREY
24	BUILDING LIGHTING - SOFFIT
25	CONCRETE RETAINING WALL
27	CONCRETE FOUNDATION WALL

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2
DP3.07
4000 - SOUTH ELEVATION
3/32" = 1'-0"



3
DP3.07
4000 - NORTH ELEVATION
3/32" = 1'-0"

PERMIT TO PRACTICE

STAMP

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PROJECT NAME AND ADDRESS
LAKE COUNTRY MULTIFAMILY - BUILDING 4000

PROJECT ADDRESS

DRAWING
BLDG 4000 - ELEVATIONS

DRAWN BY	JOB NO.	Building Permit #
Author	2112	
CHECKED BY		SHEET
Checker		
ISSUE DATE (yy/mm)		
23/06		
SCALE		
AS NOTED		

DP3.07