

# S E R E N A D E

20472 DOUGLAS CRES.  
LANGLEY, BRITISH COLUMBIA

NOTES:

**PROJECT DATA:**

CIVIC ADDRESS: 20472 DOUGLAS CRES  
LANGLEY, BC

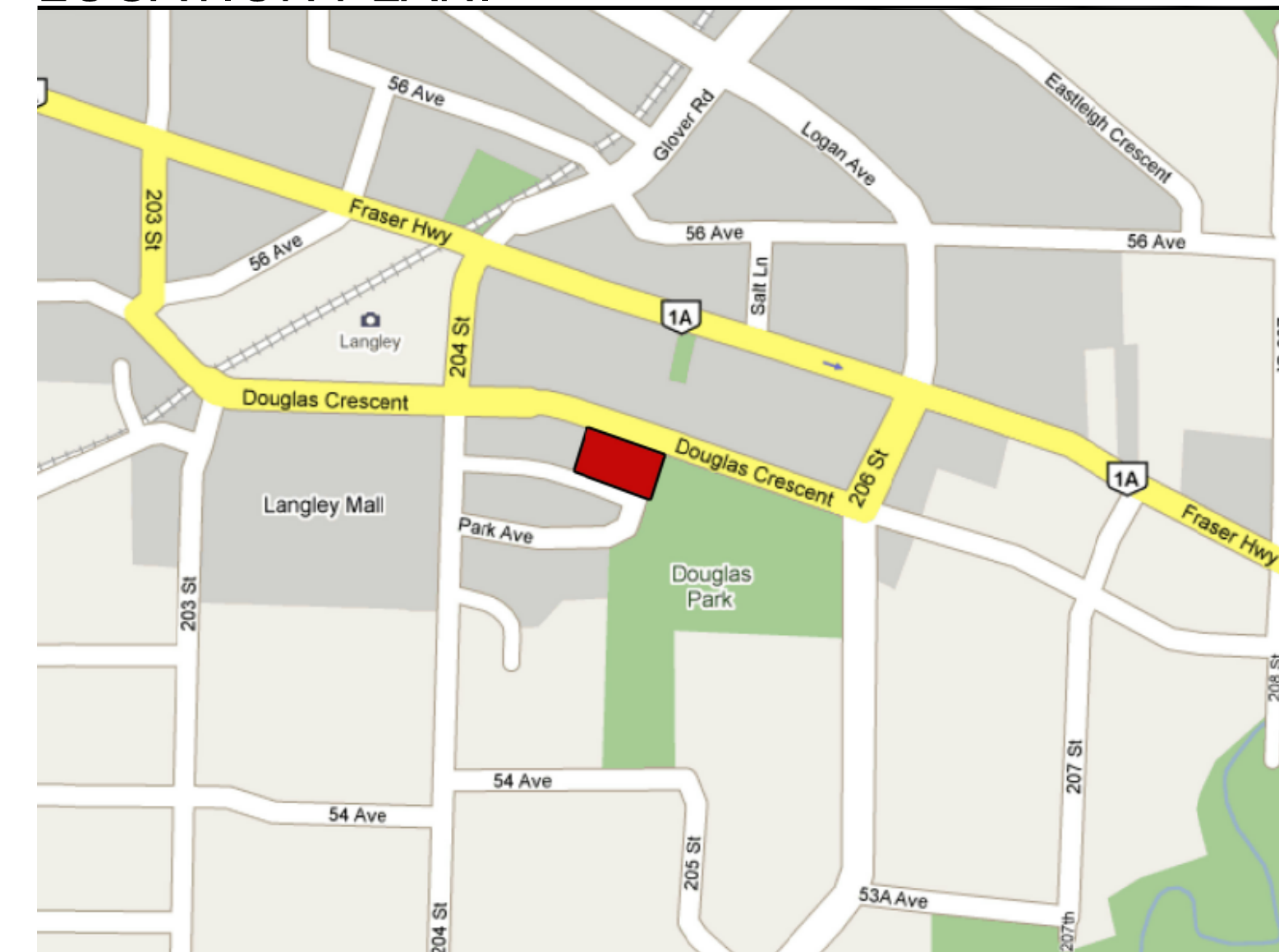
LEGAL ADDRESS: LOT 7 DISTRICT LOT 36 GROUP 2 PLAN  
9350 LOT 8, PLAN 9350, DISTRICT LOT  
36, NEW WESTMINSTER GROUP 2  
LAND DISTRICT, PARCEL 1, DISTRICT  
LOT 36, NEW WESTMINSTER GROUP 2  
LAND DISTRICT, (REF PL 11530) OF  
PCL A (REF PL 10545)

PARCEL ID.: 003-732-371

APPLICANT: PATRICK COTTER ARCHITECT INC.

ZONING: DOWNTOWN - C1

**LOCATION PLAN:**



PERSPECTIVE VIEW FROM NORTHEAST

**DEVELOPMENT DATA:**

Unit Count				AREA SUMMARY:		Included in F.A.R.		F.A.R. Deductions			F.A.R.	DEVELOPMENT DATA:				
1 BR	1 BR + Den	2 BR	TOTAL	Unit Area	Common Areas	Amenity	Storage	Services	Vertical Circ.	TOTAL		sq ft	sq m	Acre	Hectare	
				Included in F.A.R.	Lobbies & Corridors (includes L1 Stairs & Elevator)	(Indoor)	Bicycle Compound	Mech. & Elec.	Stair & Elevator Cores							
7	3	4	14	L1	sq ft 14,606.2	9,703.2	2,104.5	1,895.6	845.5	57.3	11,807.7	20452 Douglas Cres	7,155.0	664.7	0.16	0.07
					sq m 1,357.0	901.5	195.5	176.1	78.5	5.3	1,097.0	20462 Douglas Cres	7,457.0	692.8	0.17	0.07
7	6	5	18	L2	sq ft 14,698.9	13,033.1	1,202.1		41.3	422.0	14,235.2	20472 Douglas Cres	10,371.0	963.5	0.24	0.10
					sq m 1,365.6	1,210.8	111.7		3.8	39.2	1,322.5	Air Parcel	8,045.0	747.4	0.18	0.07
7	6	5	18	L3	sq ft 14,698.9	13,033.1	1,202.1		41.3	422.0	14,235.2	<b>Net Site Area</b>	<b>33,028.0</b>	<b>3,068.4</b>	<b>0.76</b>	<b>0.31</b>
					sq m 1,365.6	1,210.8	111.7		3.8	39.2	1,322.5	Units Per Acre (150 Max.)		89.67		
7	6	5	18	L4	sq ft 14,698.9	13,033.1	1,202.1		41.3	422.0	14,235.2	Units Per Hectare		221.62		
					sq m 1,365.6	1,210.8	111.7		3.8	39.2	1,322.5	Gross Floor Area	59,176.4	5,497.7		
				ROOF	sq ft 473.5				473.5		0.0	Net Sell. Floor Area	48,802.5	4,533.9	82.5%	
					sq m 44.0				44.0	0.0	0.0	Site Coverage (95% Max.)	14,893.9	1,383.7	45.1%	
<b>28</b>	<b>21</b>	<b>19</b>	<b>68</b>	<b>Total</b>	<b>sq ft 59,176.4</b>	<b>48,802.5</b>	<b>5,710.8</b>	<b>1,895.6</b>	<b>845.5</b>	<b>654.7</b>	<b>1,266.0</b>	F.A.R. Area	54,513.3	5,064.5	1.65	
				<b>Area:</b>	<b>sq m 5,497.7</b>	<b>4,533.9</b>	<b>530.6</b>	<b>176.1</b>	<b>78.5</b>	<b>60.8</b>	<b>117.6</b>	Average Unit Area	870.2	80.8	Gross	
												Average Unit Area	717.7	66.7	Net	

**PARKING COUNT (REQUIRED)**

#	Type	@	Req.	Prov.
Units 68	Basic	1.20 x	81.6	82
	Visitor	0.20 x	13.6	14
<b>Total</b>			<b>95</b>	<b>96</b>

**PARKING SUMMARY (PROVIDED)**

Level	Regular	SC	Tandem	HC	Total
P1	Res 51	28	0	2	<b>81 Res.</b>
	Visitor 1	7	0	1	<b>9 Res.</b>
L1	Res 0	1	0	0	<b>1 Res.</b>
	Visitor 0	3	0	2	<b>5 Res.</b>
<b>Total</b>	<b>52</b>	<b>39</b>	<b>0</b>	<b>5</b>	<b>96 Stalls</b>

**BICYCLE PARKING COUNT**

#	Class	@	Prov.
Units 68	I		22
	II		12
<b>Total</b>		0.50 x	<b>34</b>

**DRAWING LIST:**

- A-001 COVER PAGE SURVEY
- A-101 SITE PLAN
- A-201 P1 FLOOR PLAN
- A-202 L1 FLOOR PLAN
- A-203 L2 - 4 FLOOR PLANS
- A-204 ROOF PLAN
- A-210 AREA OVERLAYS
- A-220 UNIT PLANS
- A-221 UNIT PLANS
- A-301 ELEVATIONS
- A-302 ELEVATIONS
- A-401 BUILDING SECTIONS
- A-402 BUILDING SECTIONS
- A-403 BUILDING SECTIONS
- A-501 SECTION DETAILS
- A-502 SECTION DETAILS
- A-503 SECTION DETAILS
- A-504 SECTION DETAILS
- A-505 SECTION DETAILS
- A-506 SECTION DETAILS
- A-510 PLAN DETAILS
- A-520 TYP. DOOR & WINDOW DETAILS
- A-521 WINDOW INSTALLATION
- A-550 STAIR PLANS & DETAILS
- A-901 WALLS / FLOOR / ROOF ASSEMBLIES
- A-905 DOOR & WINDOW SCHEDULES

NO.	DESCRIPTION	DATE
A1	RE-ISSUED FOR RZ & DP SUBMISSION	01/03/09
		DDMMYY

Unit 235, 11300 NO. 5 ROAD  
RICHMOND, BC V7A 5J7  
TEL: (604) 272-1477  
FAX: (604) 272-1471  
CELL: (604) 377-8454  
E-MAIL: info@cotterarchitects.com  
WEB: www.cotterarchitects.com

Patrick Cotter  
Architect Inc.  
PROJECT:  
**S E R E N A D E**  
20472 Douglas Cres, Langley, BC

CLIENT:  
**WESTSTONE**  
305 - 20111 92A Ave. LANGLEY BC V3M 2A0

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DRAWN	RR	SEAL
CHECKED:		
SCALE:		
JOB NO:	WLD	
DATE:	JUNE 26, 2009	
SHEET TITLE:		

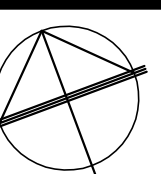
**COVER SHEET**

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AS REVISED DEC 07, 2009

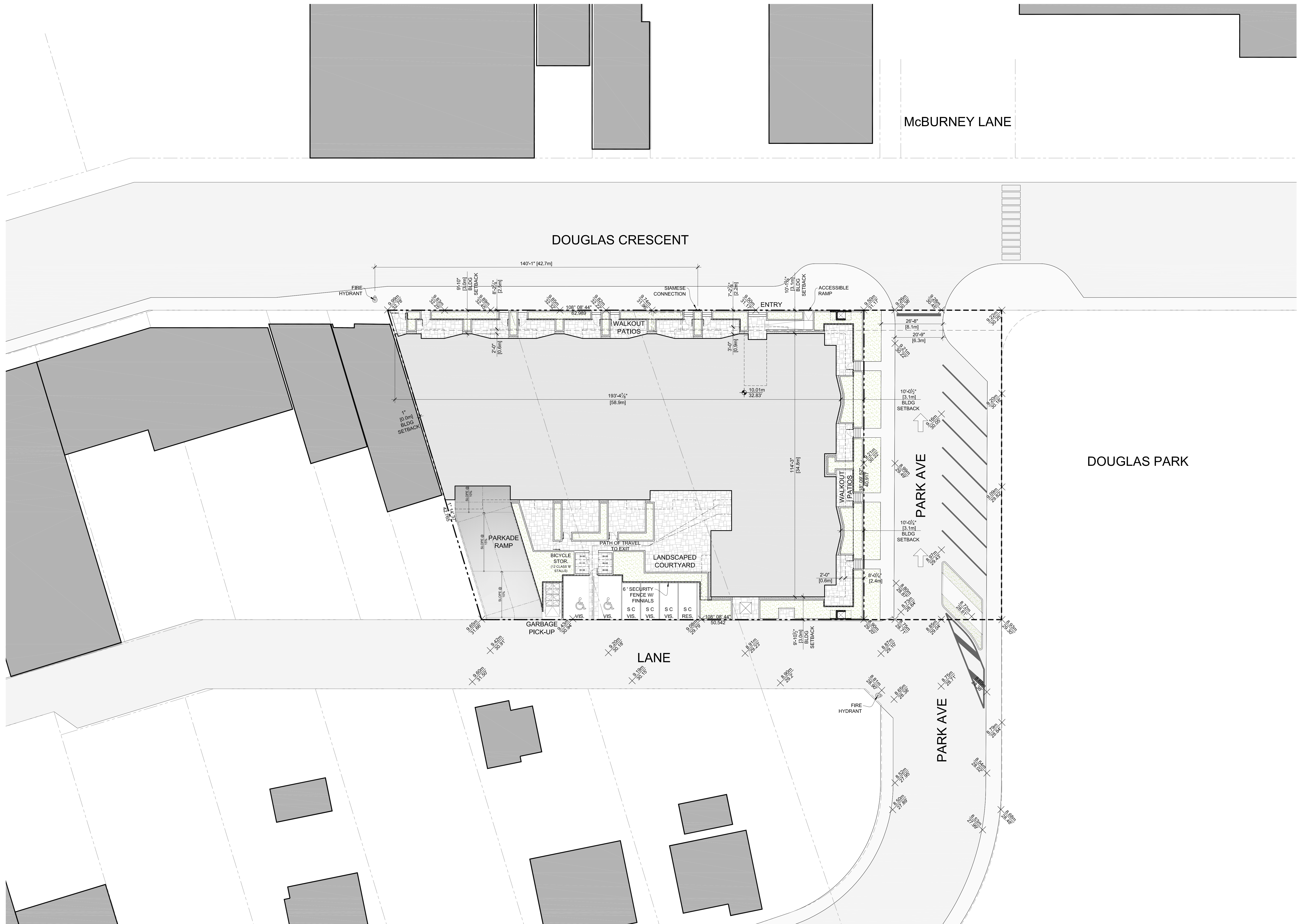
DRAWING NO.	REV.
A-001	C



NOTES:



- MISC. NOTES:**
- PORTION OF PARKING STRUCTURE BELOW PARK AVE MUST SUPPORT IMPOSED LOADS BY VEHICULAR TRAFFIC & EMERGENCY / FIRE DEPT. APPARATUS.
  - MAINTENANCE AGREEMENT TO BE ARRANGED WITH RESPECT TO PORTION OF PARKING STRUCTURE BELOW PARK AVE (CITY OF LANGLEY PROPERTY).
  - RE-ROUTE EXIST. SANITARY SEWER & 200mm DIAMETER WATERMAIN CURRENTLY ON PARK AVE



NO.	DESCRIPTION	DATE
A1	RE-ISSUED FOR RZ & DP SUBMISSION	01/09/09
REVISIONS		
NO.	ISSUED FOR	DATE
A	ISSUED FOR RZ & DP SUBMISSION	01/09/09
B	ISSUED FOR CD ZONING	26/09/09
C	ISSUED FOR PRELIMINARY PRICING	03/12/09
D		
E		

Unit 235, 11300 NO. 5 ROAD  
 RICHMOND, BC V7A 5J7  
 TEL: (604) 272-1477  
 FAX: (604) 272-1471  
 CELL: (604) 377-8454  
 E-MAIL: info@cotterarchitects.com  
 WEB: www.cotterarchitects.com

**Patrick Cotter**  
 Architect  
 PROJECT:  
**SERENADE**  
 20472 Douglas Cres, Langley, BC

CLIENT:  
  
 206 - 20111 92A Ave, LANGLEY BC V1M 3A5

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SCALE: 1/8" = 1'-0"	
JOB No: WLD	
DATE: JUNE 26, 2009	
SHEET TITLE:	

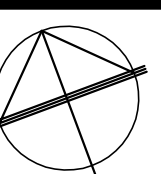
**SITE PLAN**

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DRAWING NO:	REV:
A-101	C



NOTES:



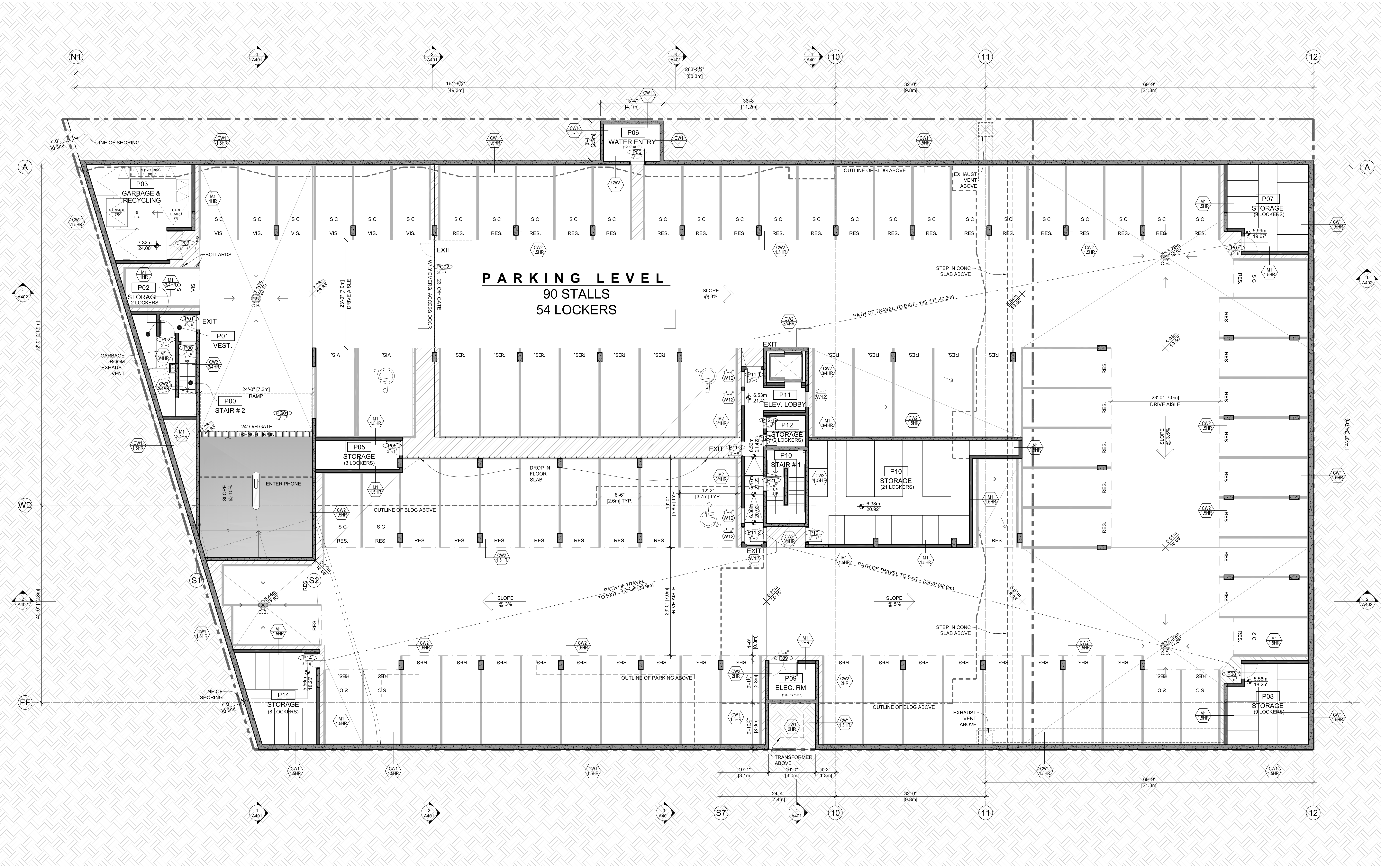
**C.P.T.E.D. NOTES:**

- Parkade interior walls, exit stair and lobbies will be painted white to enhance lighting levels.
- The parkade will have a high level of 24 hour lighting throughout, especially at the exits and elevator lobby.
- Steel doors to the elevator lobbies, exit stairs, garbage & recycling and bicycle storage will have glazed vision panels for improved visibility.
- The elevator lobby will have glazed walls to decrease opportunities for concealment.
- Convex mirrors will be installed as needed in parkade and stairwells.
- Hand-wired video surveillance will be installed throughout parkade.
- Lobbies and exit doors will be clearly marked with door signage.
- Ramp will have rough surface to provide tire grip and deter skateboarding.

• SEE C.P.T.E.D. REPORT FOR COMPLETE LIST

**MISC. NOTES:**

- PORTION OF PARKING STRUCTURE BELOW PARK AVE MUST SUPPORT IMPOSED LOADS BY VEHICULAR TRAFFIC & EMERGENCY / FIRE DEPT. APPARATUS.
- MAINTENANCE AGREEMENT TO BE ARRANGED WITH RESPECT TO PORTION OF PARKING STRUCTURE BELOW PARK AVE (CITY OF LANGLEY PROPERTY).
- RE-ROUTE EXIST. SANITARY SEWER & 200mm DIAMETER WATERMAIN CURRENTLY ON PARK AVE



NO.	DESCRIPTION	DATE
A1	RE-ISSUED FOR R2 & DP SUBMISSION	01/09/09
NO.	ISSUED FOR	DDMMYY
REVISIONS		
NO.	ISSUED FOR	DDMMYY
A	ISSUED FOR R2 & DP SUBMISSION	01/09/09
B	ISSUED FOR CD ZONING	26/09/09
C	ISSUED FOR PRELIMINARY PRICING	03/12/09
D		
E		

Unit 235, 11300 NO. 5 ROAD  
 RICHMOND, BC V7A 5J7  
 TEL: (604) 272-1477  
 FAX: (604) 272-1471  
 CELL: (604) 377-8454  
 E-MAIL: info@cotterarchitects.com  
 WEB: www.cotterarchitects.com

**Patrick Cotter**  
 Architect BC  
 PROJECT:  
**SERENADE**  
 20472 Douglas Cres, Langley, BC

CLIENT:  
  
 208 - 20111 824 Ave. LANGLEY BC V1M 3A5

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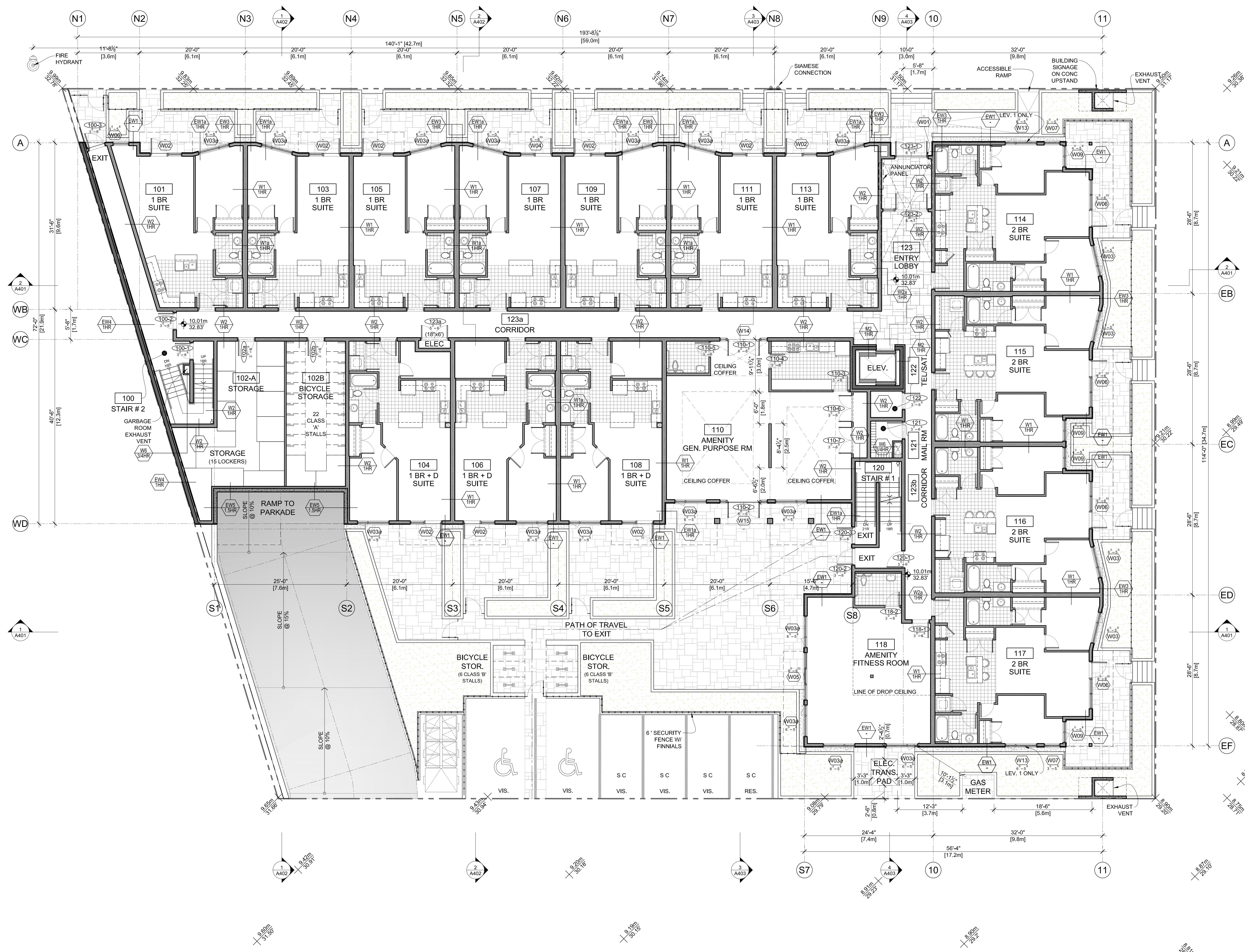
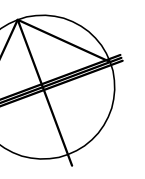
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DATE: JUNE 26, 2009	
SHEET TITLE:	

**LEVEL P1 FLOOR PLAN**

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DRAWING NO:	REV:
A-201	C





NO.	DESCRIPTION	DATE
A1	RE-ISSUED FOR R2 & DP SUBMISSION	01/09/09
REVISIONS		
NO.	ISSUED FOR	DATE
A	ISSUED FOR R2 & DP SUBMISSION	01/09/09
B	ISSUED FOR CD ZONING	26/09/09
C	ISSUED FOR PRELIMINARY PRICING	03/12/09
D		
E		

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**Patrick Cotter**  
 Architect Inc.  
 PROJECT:  
**SERENADE**  
 20472 Douglas Cres, Langley, BC

CLIENT:  
  
 206 - 20111 92A Ave, Langley, BC V1M 2A0  
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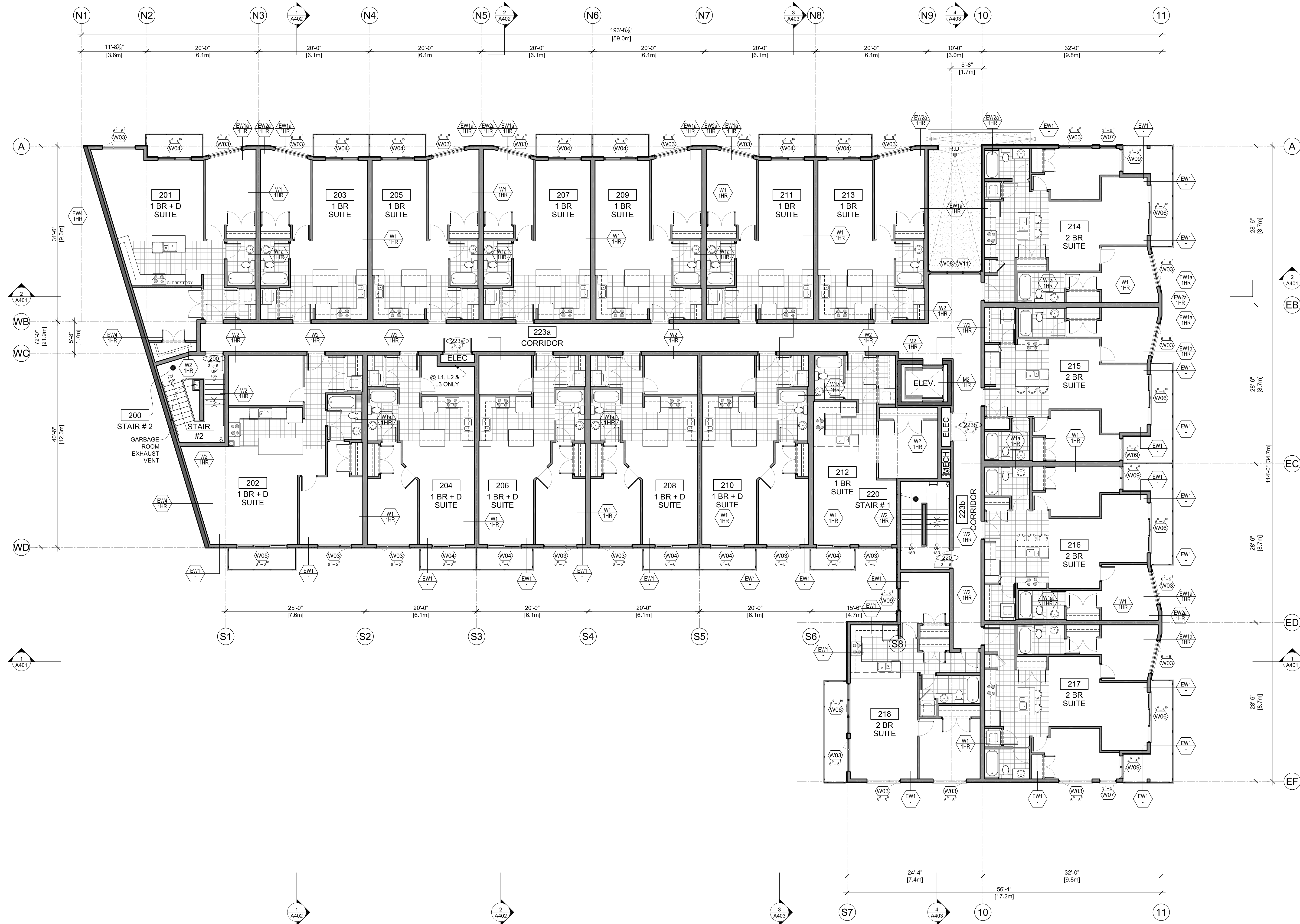
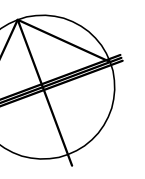
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DATE: JUNE 26, 2009	
SHEET TITLE:	

**LEVEL 1  
 FLOOR PLAN**

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DRAWING NO:	REV:
<b>A-202</b>	<b>C</b>





A1	RE-ISSUED FOR R2 & DP SUBMISSION	01/09/09
NO.	DESCRIPTION	DD/MY/YY
REVISIONS		
NO.	ISSUED FOR	DD/MY/YY
A	ISSUED FOR R2 & DP SUBMISSION	01/09/09
B	ISSUED FOR CD ZONING	26/09/09
C	ISSUED FOR PRELIMINARY PRICING	03/12/09
D		
E		

Unit 235, 11300 NO. 5 ROAD  
 RICHMOND, BC V7A 5J7  
 TEL: (604) 272-1477  
 FAX: (604) 272-1471  
 CEL: (604) 377-8454  
 E-MAIL: info@cotterarchitects.com  
 WEB: www.cotterarchitects.com

**Patrick Cotter**  
 Architect Inc.  
 PROJECT:  
**SERENADE**  
 20472 Douglas Cres, Langley, BC

CLIENT:  
  
**WESTSTONE**  
 206 - 20111 92A Ave, LANGLEY, BC V1M 2A5

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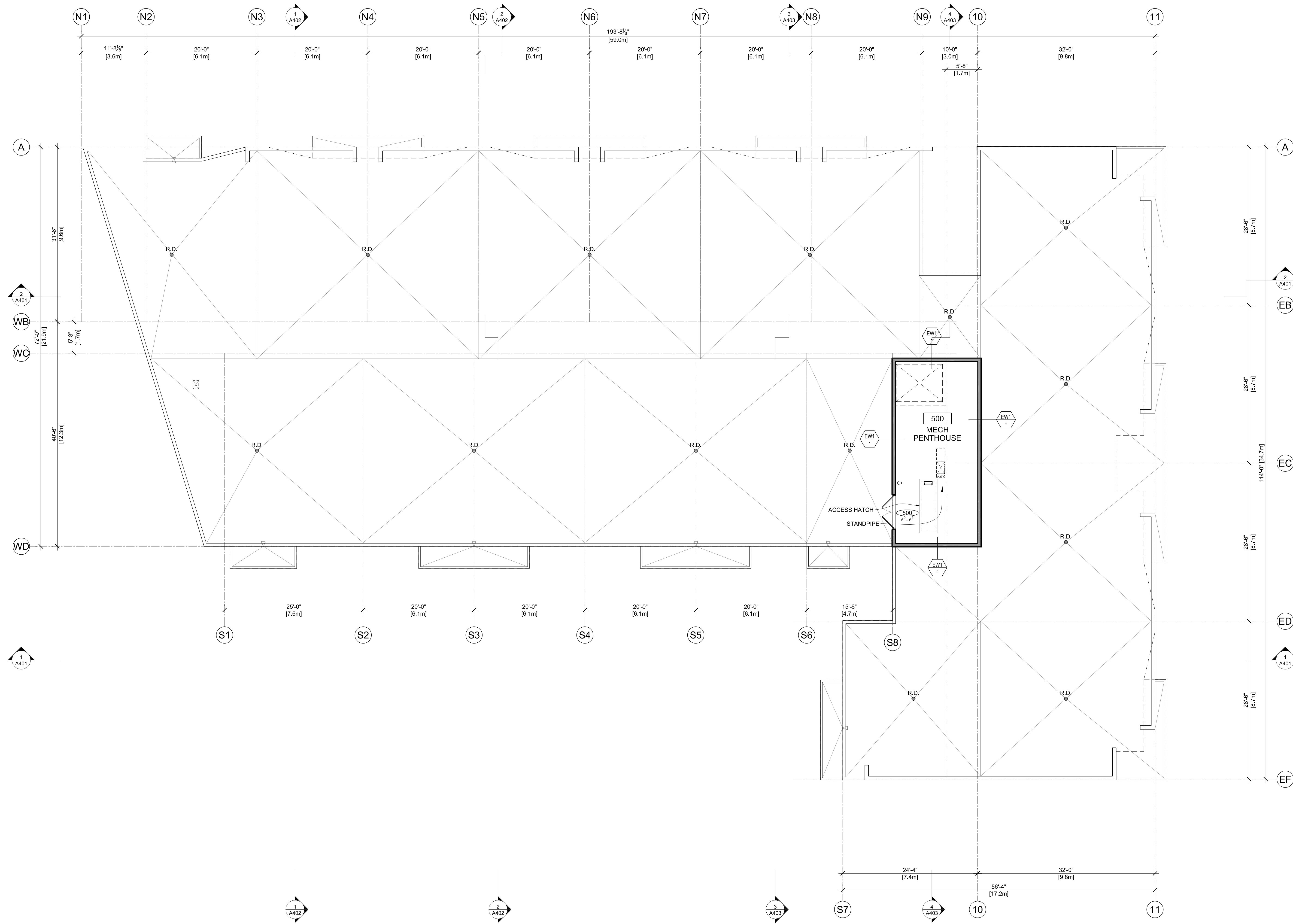
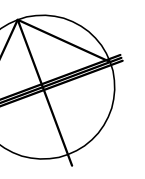
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DATE:	JUNE 26, 2009	
SHEET TITLE:		

**LEVELS 2 - 4  
 FLOOR PLAN**

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<b>A-203</b>	<b>C</b>





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REVISIONS		
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A	ISSUED FOR RZ & DP SUBMISSION	01/09/09
B	ISSUED FOR CD ZONING	26/09/09
C	ISSUED FOR PRELIMINARY PRICING	03/12/09
D		
E		


 Unit 235, 11300 No. 5 Road  
 Richmond, BC V7A 5J7  
 TEL: (604) 272-1477  
 FAX: (604) 272-1471  
 CEL: (604) 377-8454  
 E-MAIL: info@cotterarchitects.com  
 WEB: www.cotterarchitects.com

**Patrick Cotter**  
 ARCHITECT INC.  
 PROJECT:  
**S E R E N A D E**  
 20472 Douglas Cres, Langley, BC

CLIENT:  
  
**WESTSTONE**  
 208 - 20111 80A Ave, Langley, BC V1M 3A5

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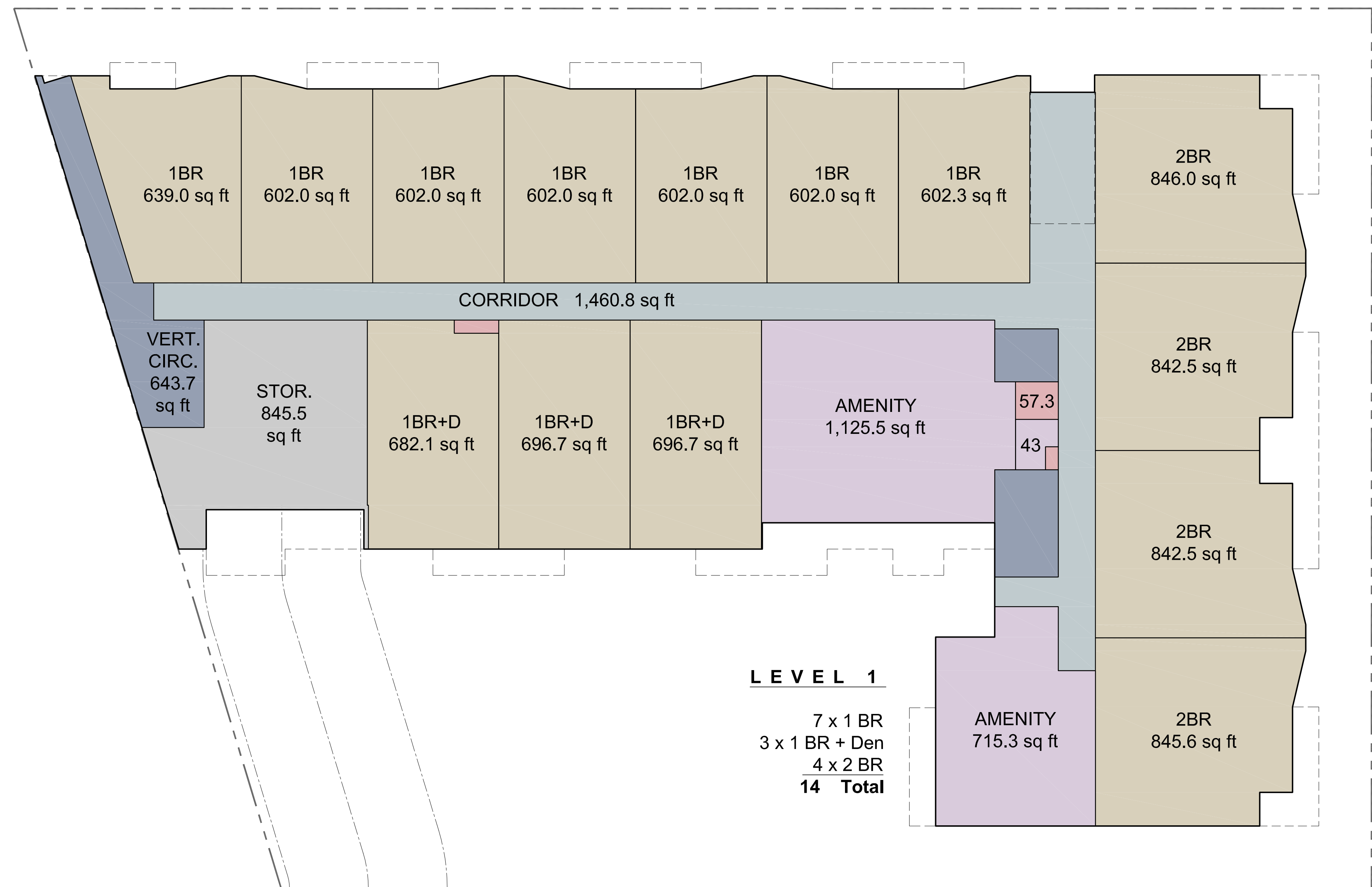
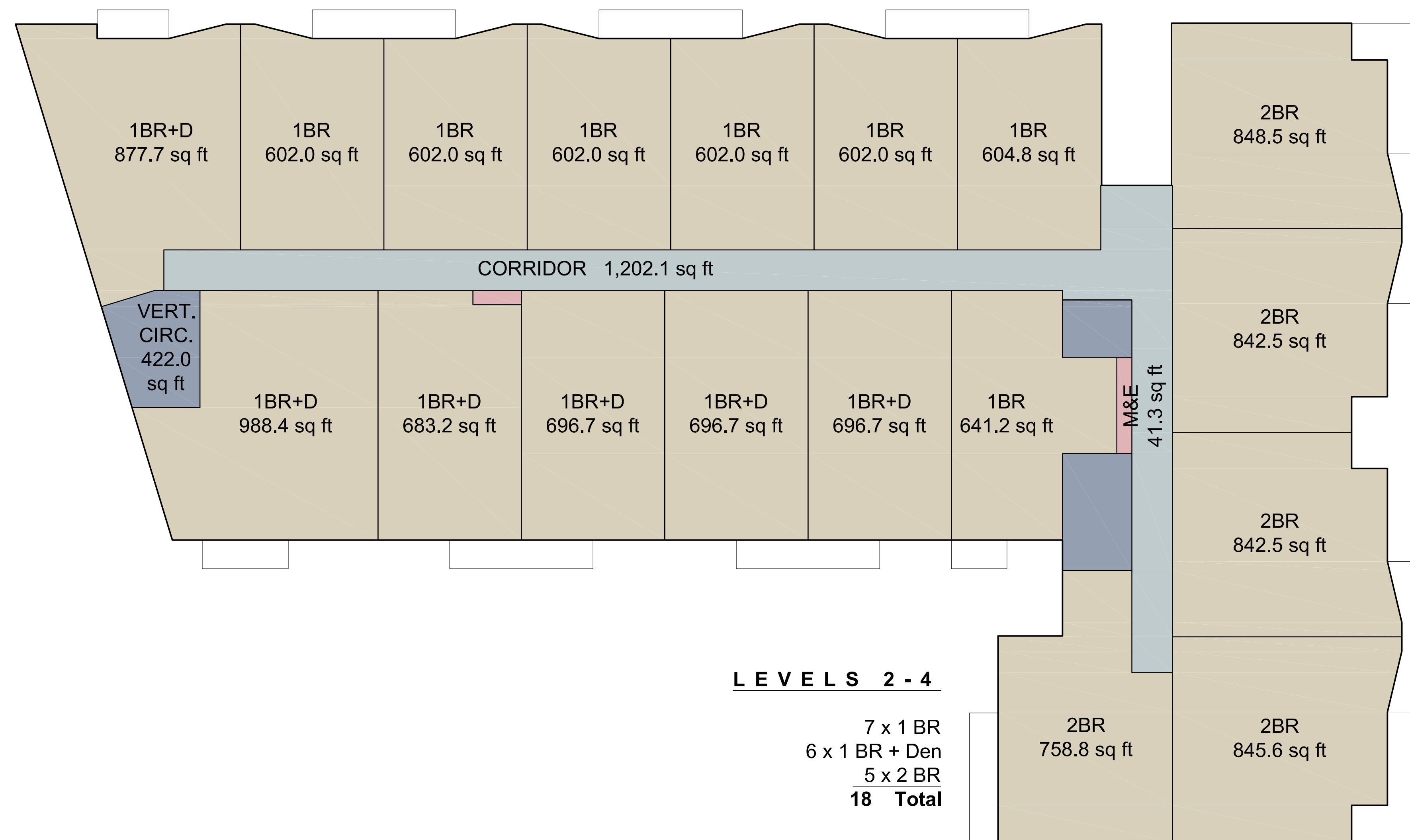
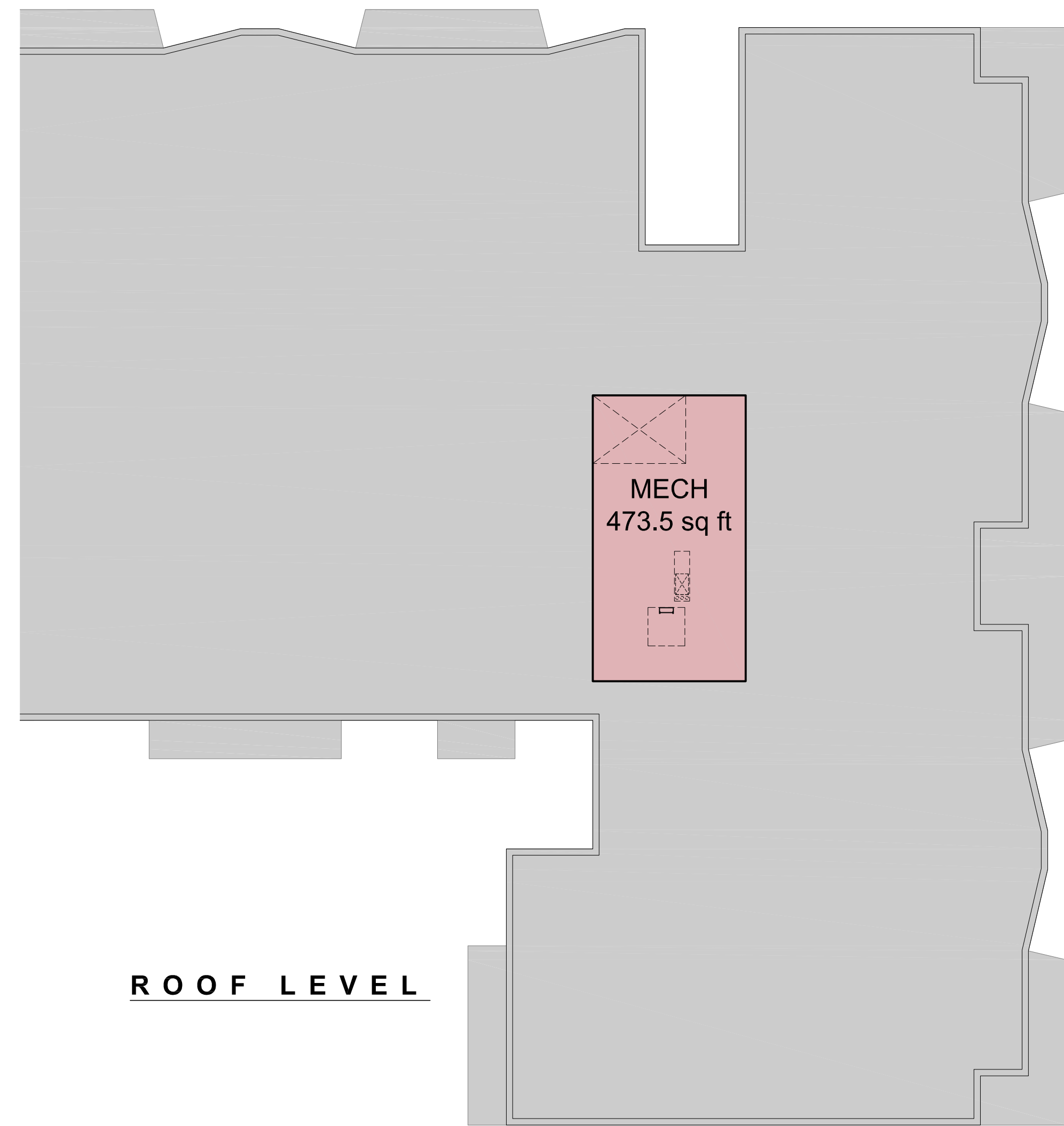
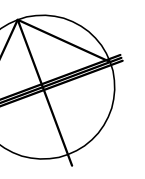
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SHEET TITLE:	

ROOF PLAN

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A-204	C





NO.	DESCRIPTION	DATE
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<b>REVISIONS</b>		
NO.	ISSUED FOR	DATE
A	ISSUED FOR RZ & DP SUBMISSION	01/09/09
B	ISSUED FOR CD ZONING	26/09/09
C	ISSUED FOR PRELIMINARY PRICING	03/10/09
D		
E		

Unit 235, 11300 NO. 5 ROAD  
RICHMOND, BC V7A 5J7  
TEL: (604) 272-1477  
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CEL: (604) 377-8454  
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WEB: www.cotterarchitects.com

Patrick Cotter  
Architect BC

PROJECT:  
**SERENADE**  
20472 Douglas Cres, Langley, BC

CLIENT:



**WESTSTONE**  
Architectural & Design Group  
208 - 20111 80th Ave, Langley, BC V1M 3A0

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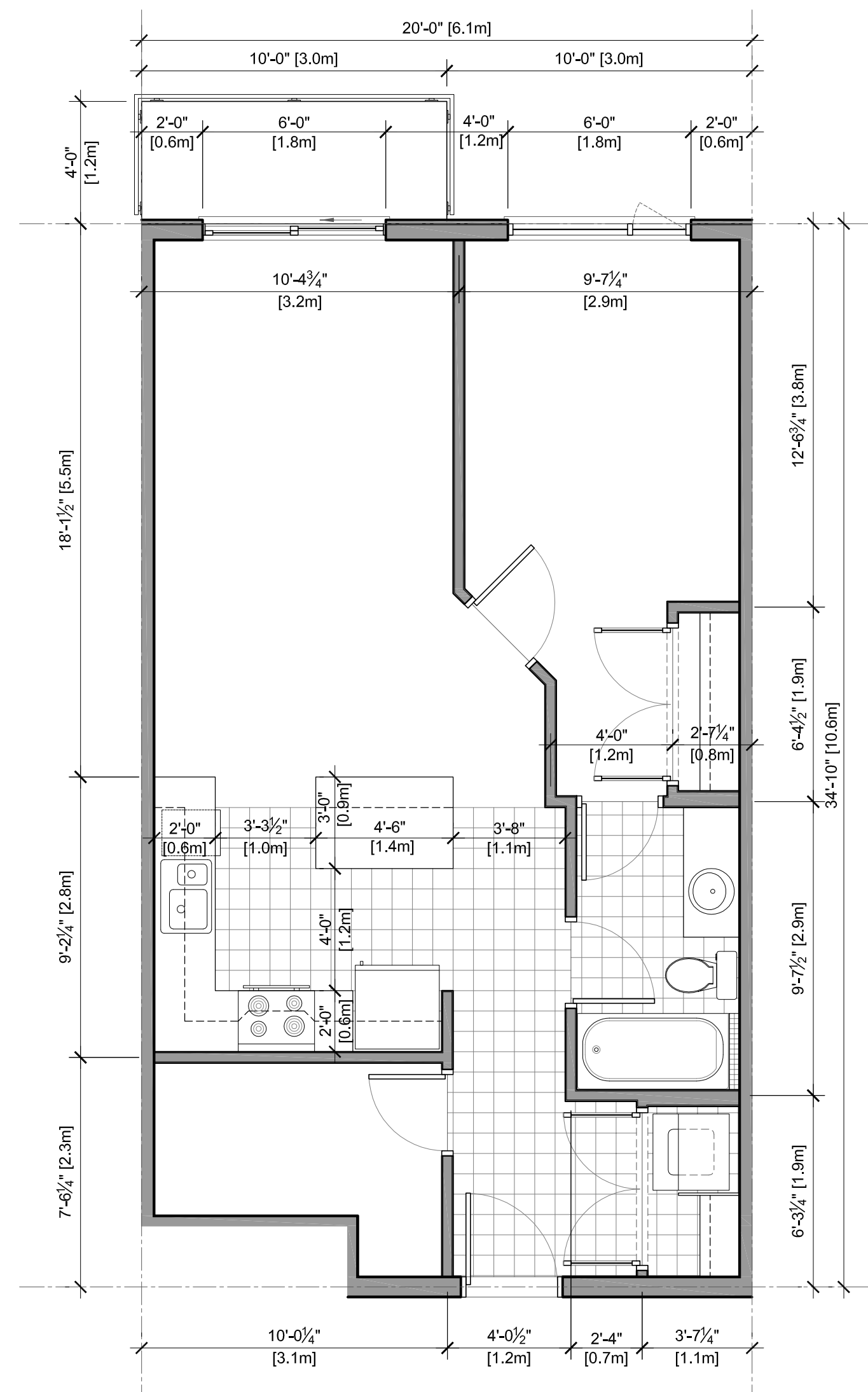
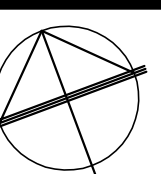
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DATE: JUNE 26, 2009	
SHEET TITLE:	

**AREA OVERLAYS**

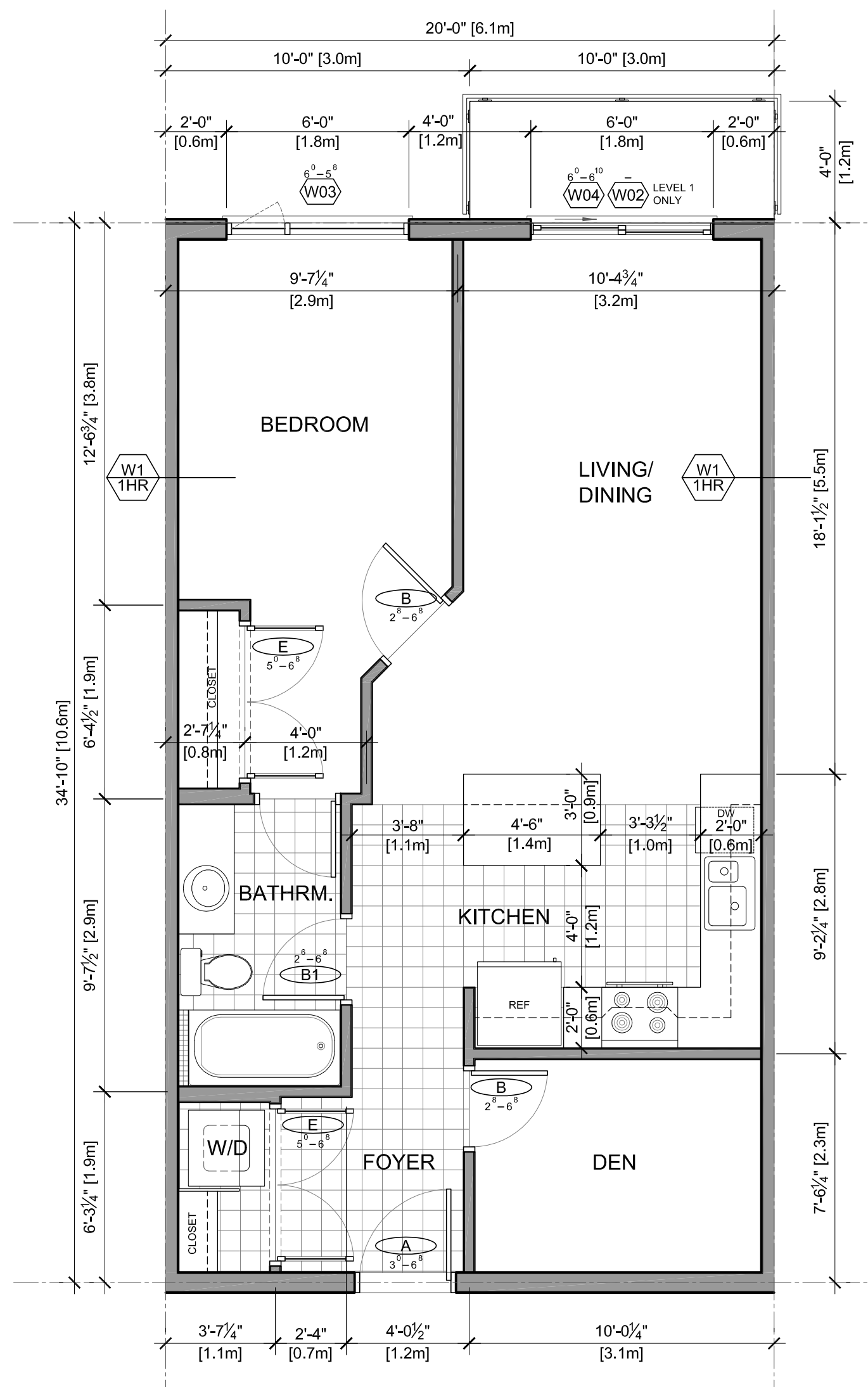
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A-210	C

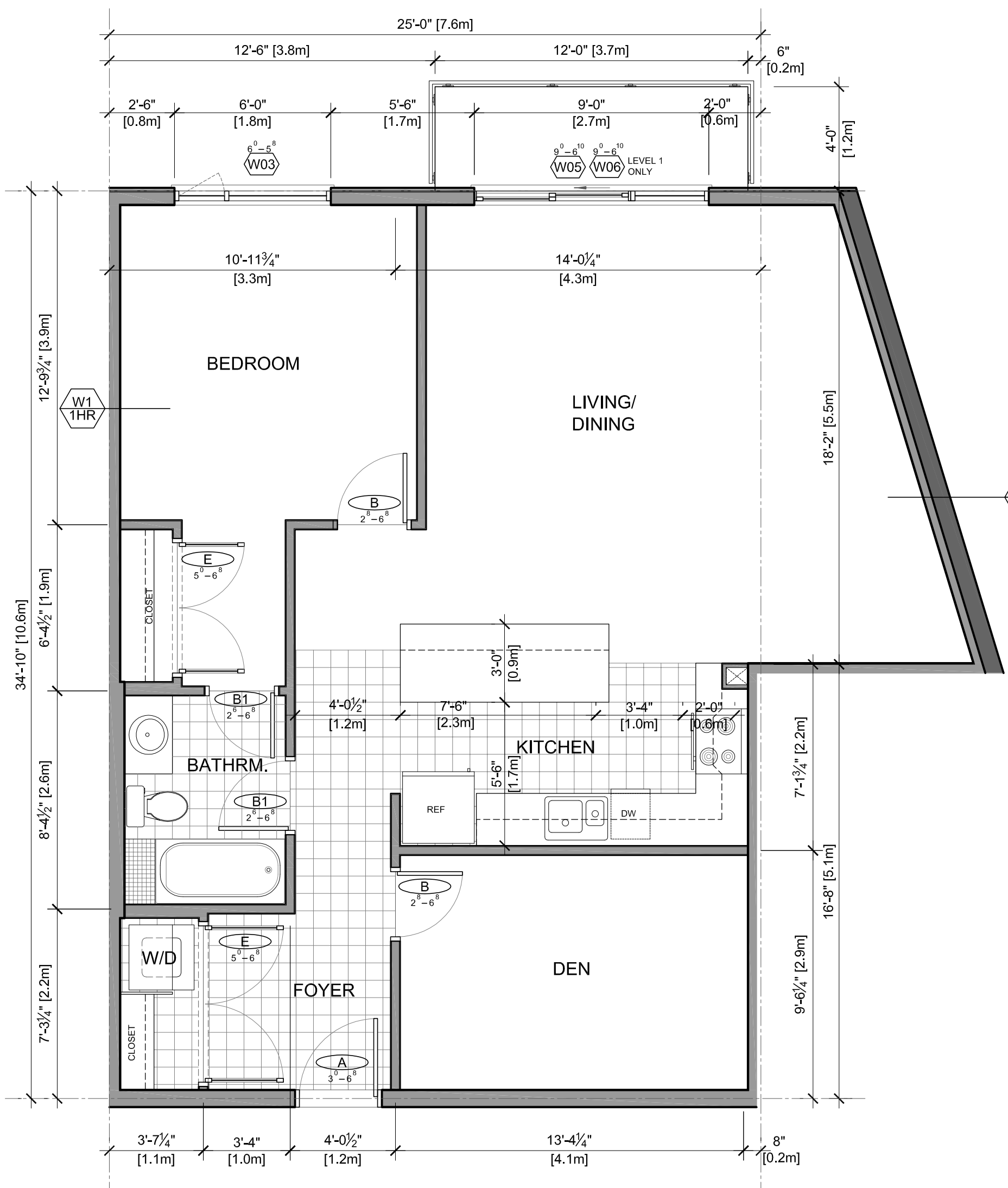




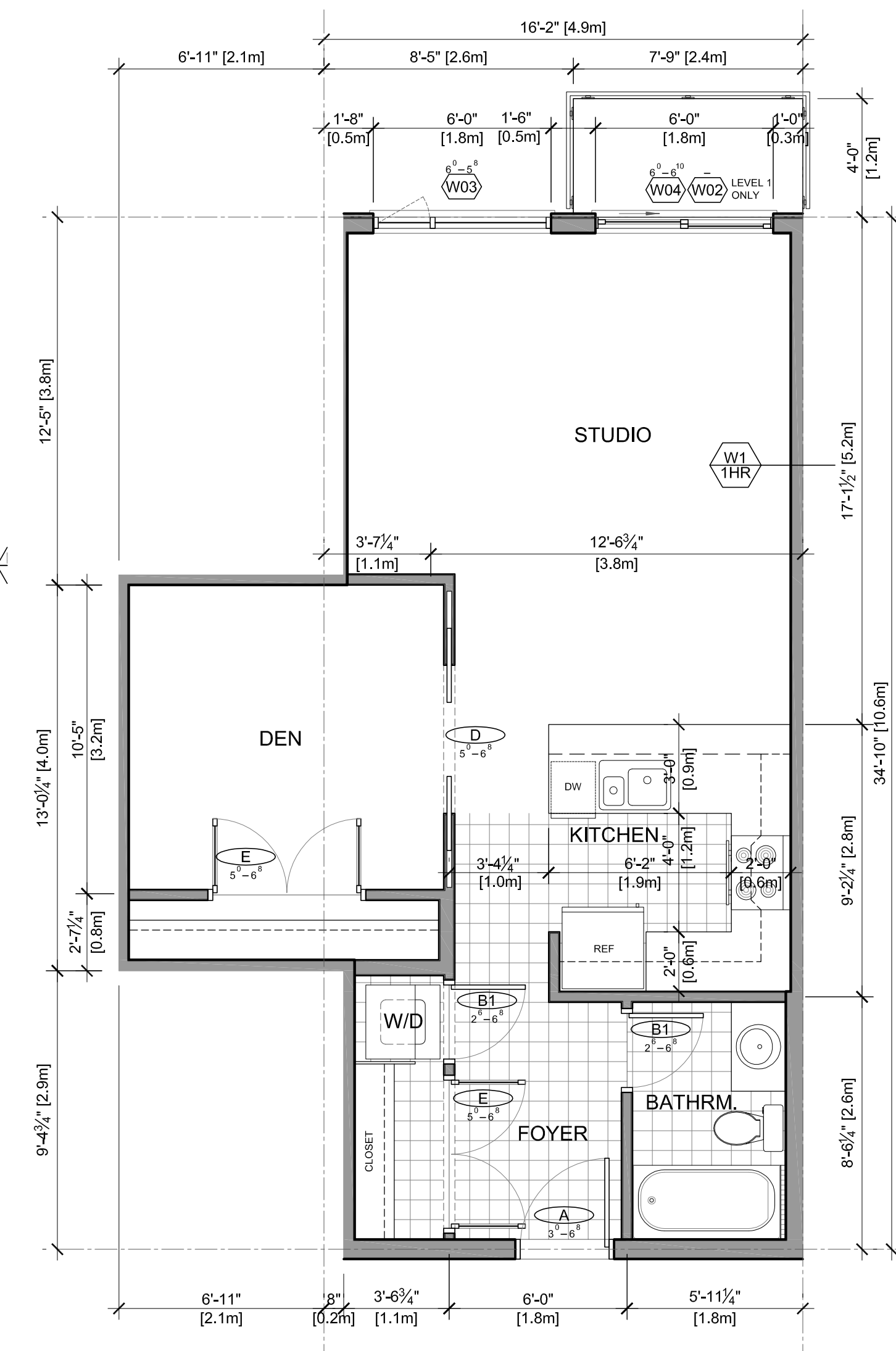
**@ ELEC CLOSET**  
1BR + D  
683.2 sq ft



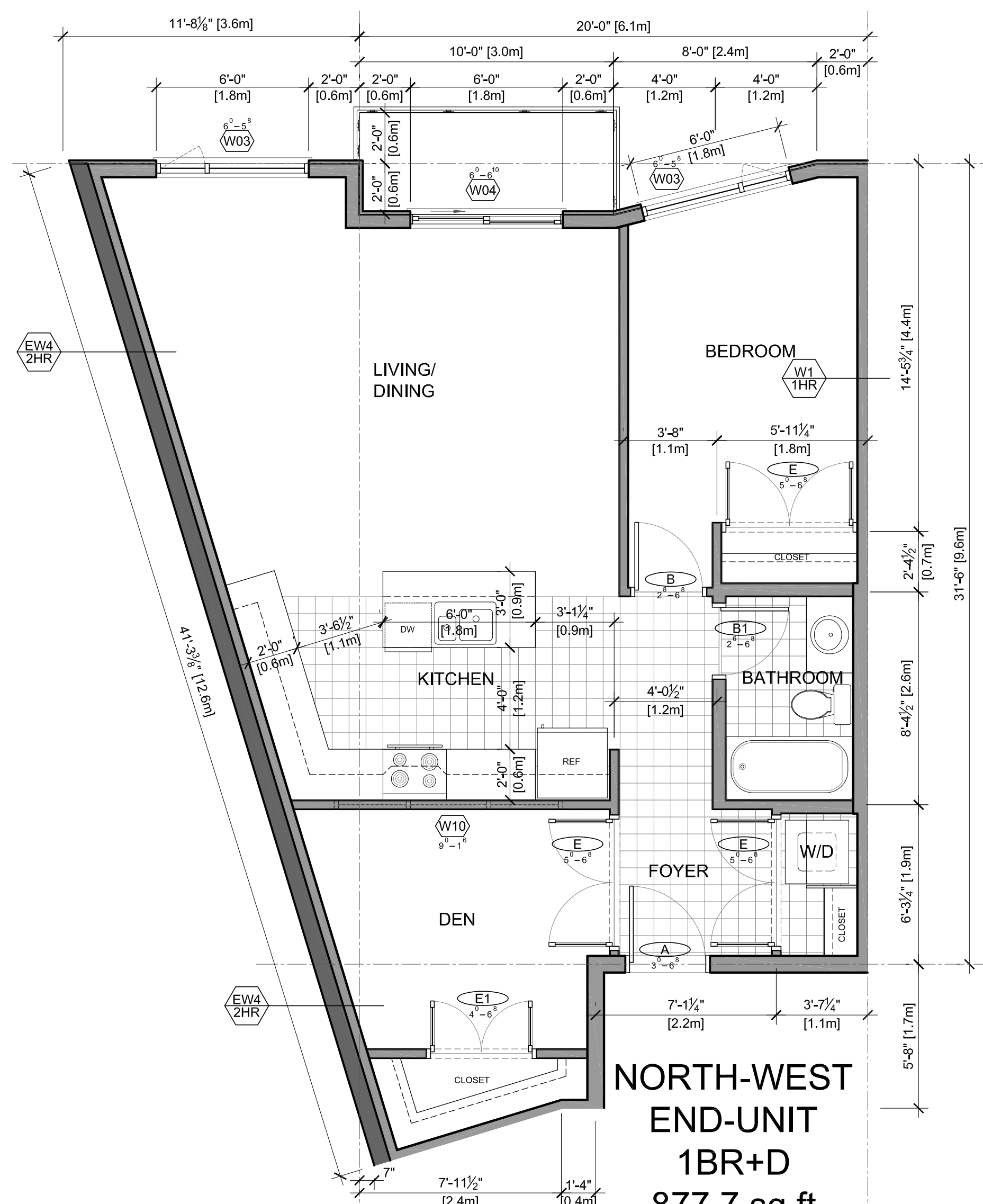
**TYPICAL**  
1BR + D  
696.7 sq ft



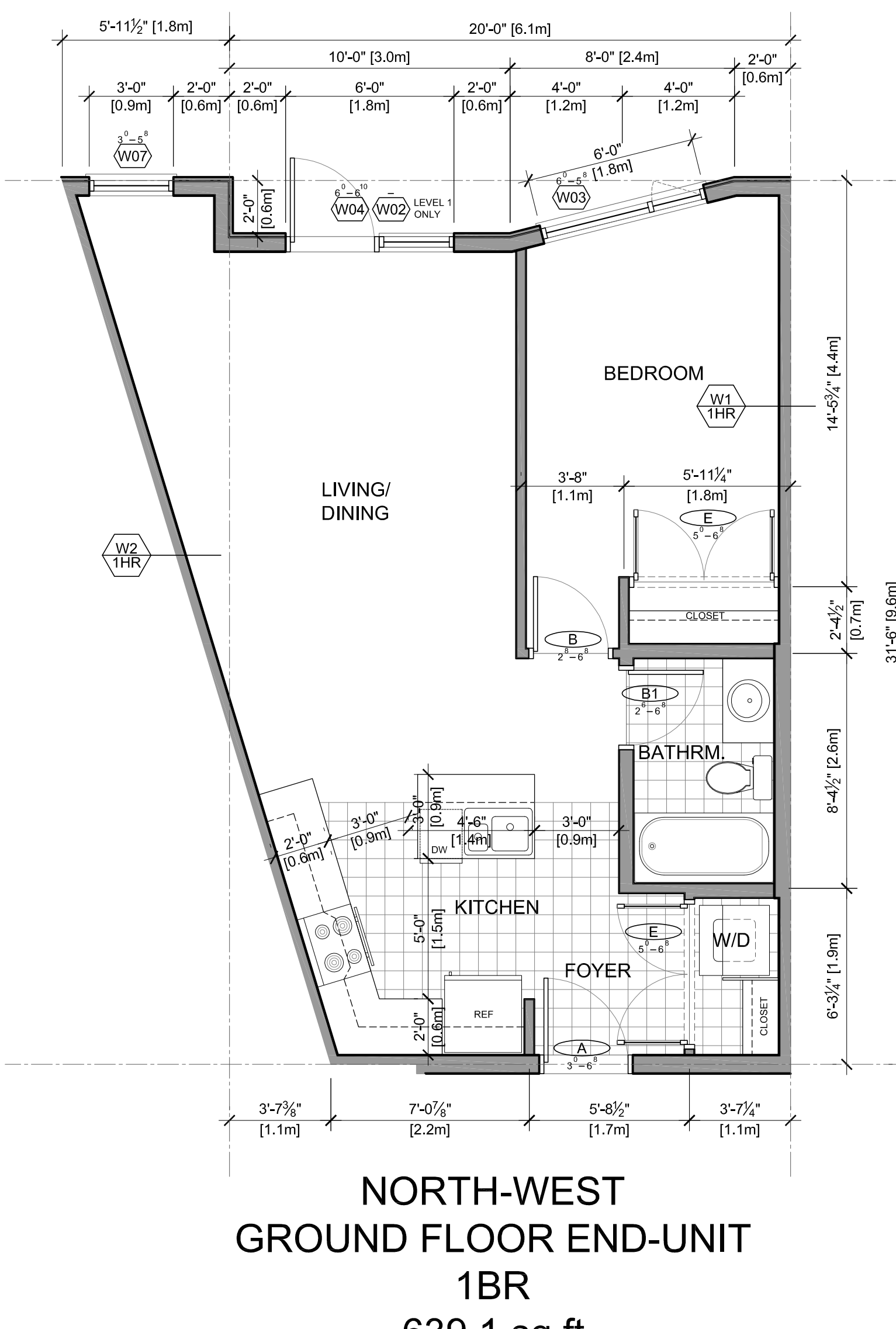
**SOUTH-WEST END-UNIT**  
1BR + D  
988.4 sq ft



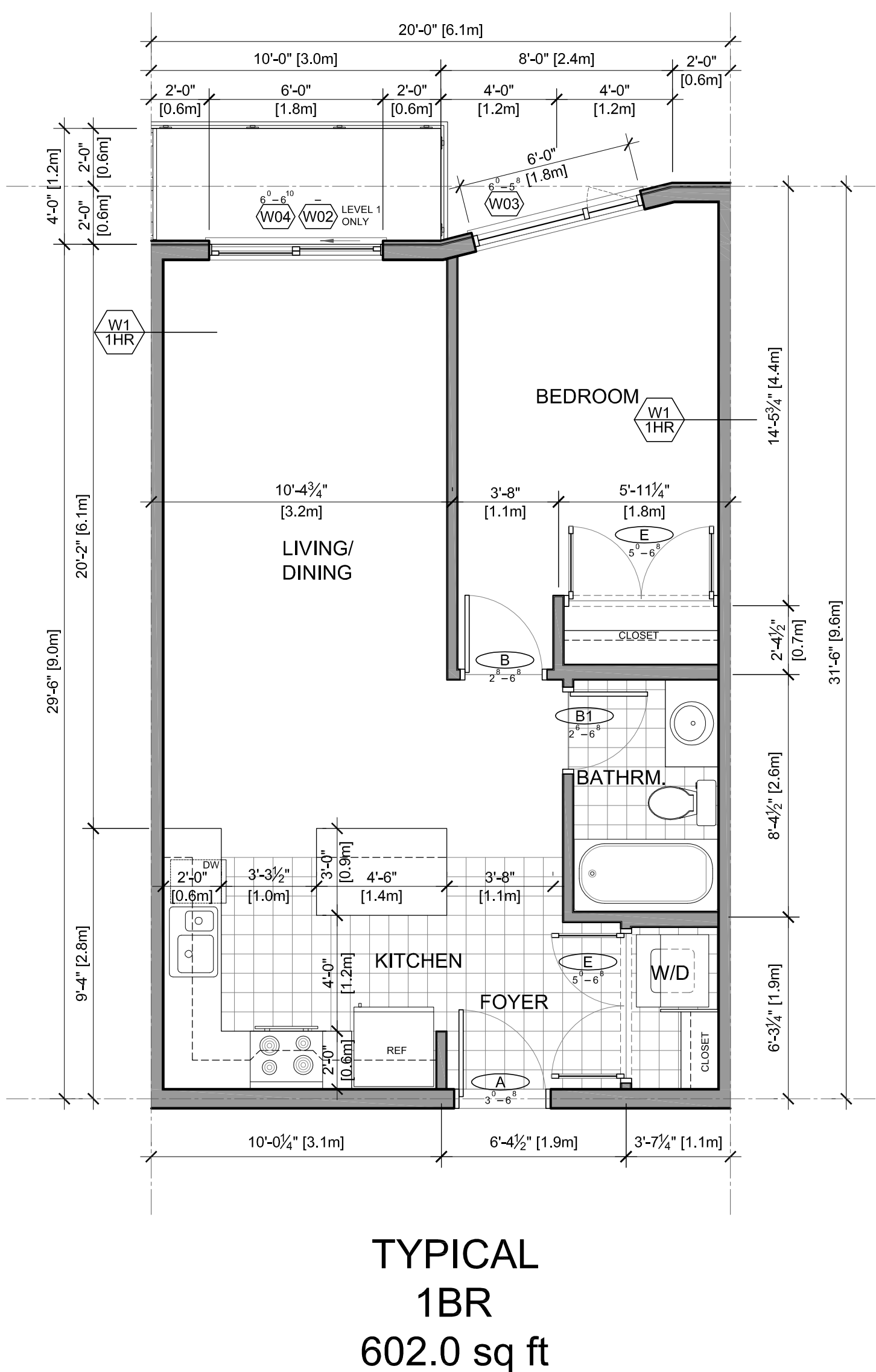
**INTERIOR CORNER**  
1BR  
641.2 sq ft



**NORTH-WEST END-UNIT**  
1BR+D  
877.7 sq ft

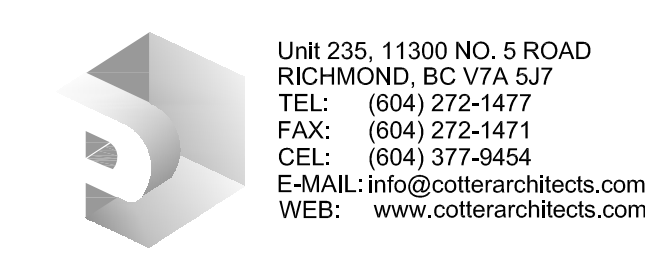


**NORTH-WEST GROUND FLOOR END-UNIT**  
1BR  
639.1 sq ft



**TYPICAL**  
1BR  
602.0 sq ft

NO.	DESCRIPTION	DATE
A1	RE-ISSUED FOR RZ & DP SUBMISSION	01/09/09
REVISIONS		
NO.	ISSUED FOR	DATE
A	ISSUED FOR RZ & DP SUBMISSION	01/09/09
B	ISSUED FOR CD ZONING	26/09/09
C	ISSUED FOR PRELIMINARY PRICING	03/12/09
D		
E		



**Patrick Cotter**  
ARCHITECT INC.  
PROJECT:  
**SERENADE**  
20472 Douglas Cres, Langley, BC



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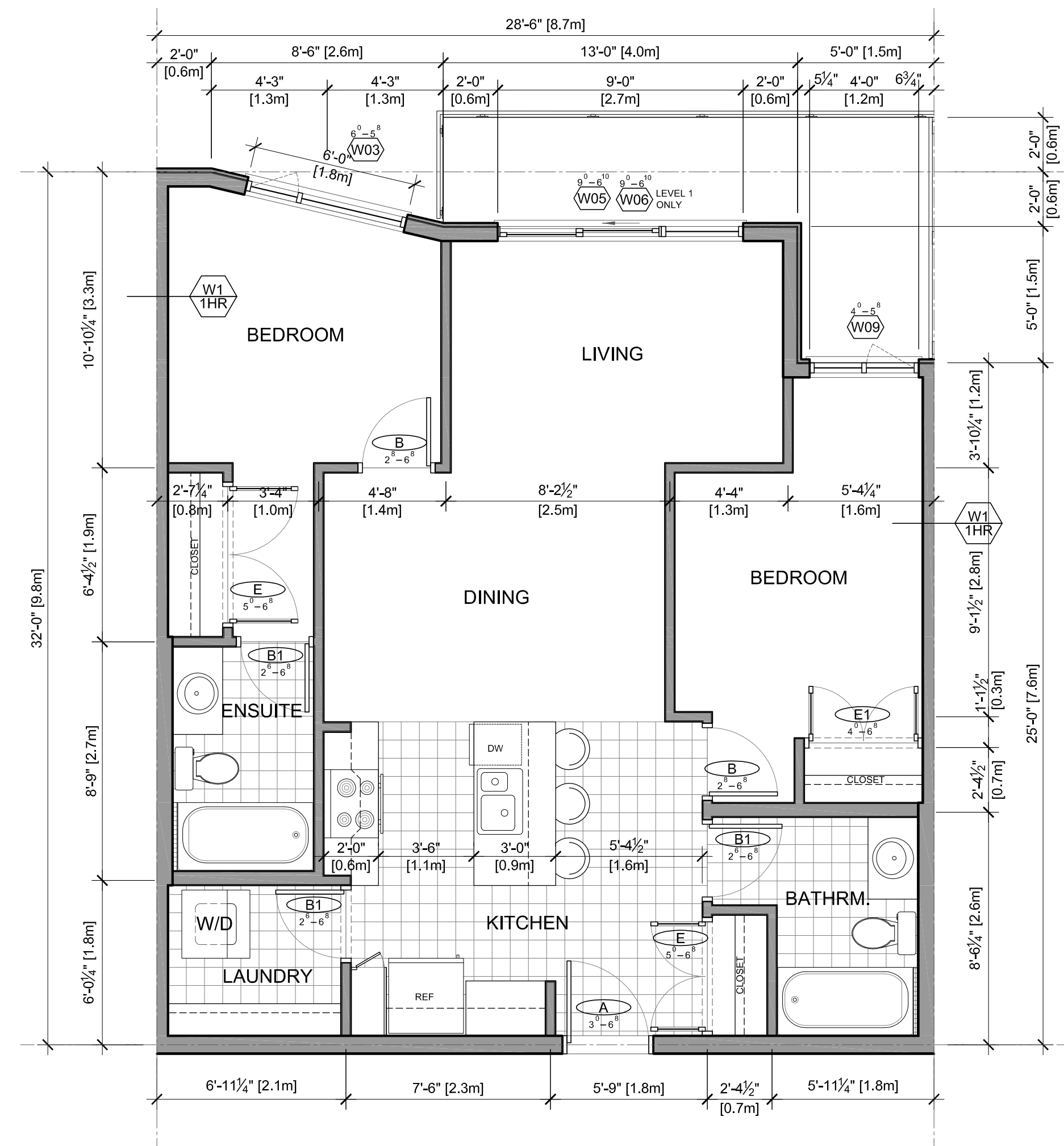
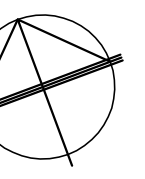
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JOB NO: WLD	
DATE: JUNE 26, 2009	
SHEET TITLE:	

UNIT PLANS

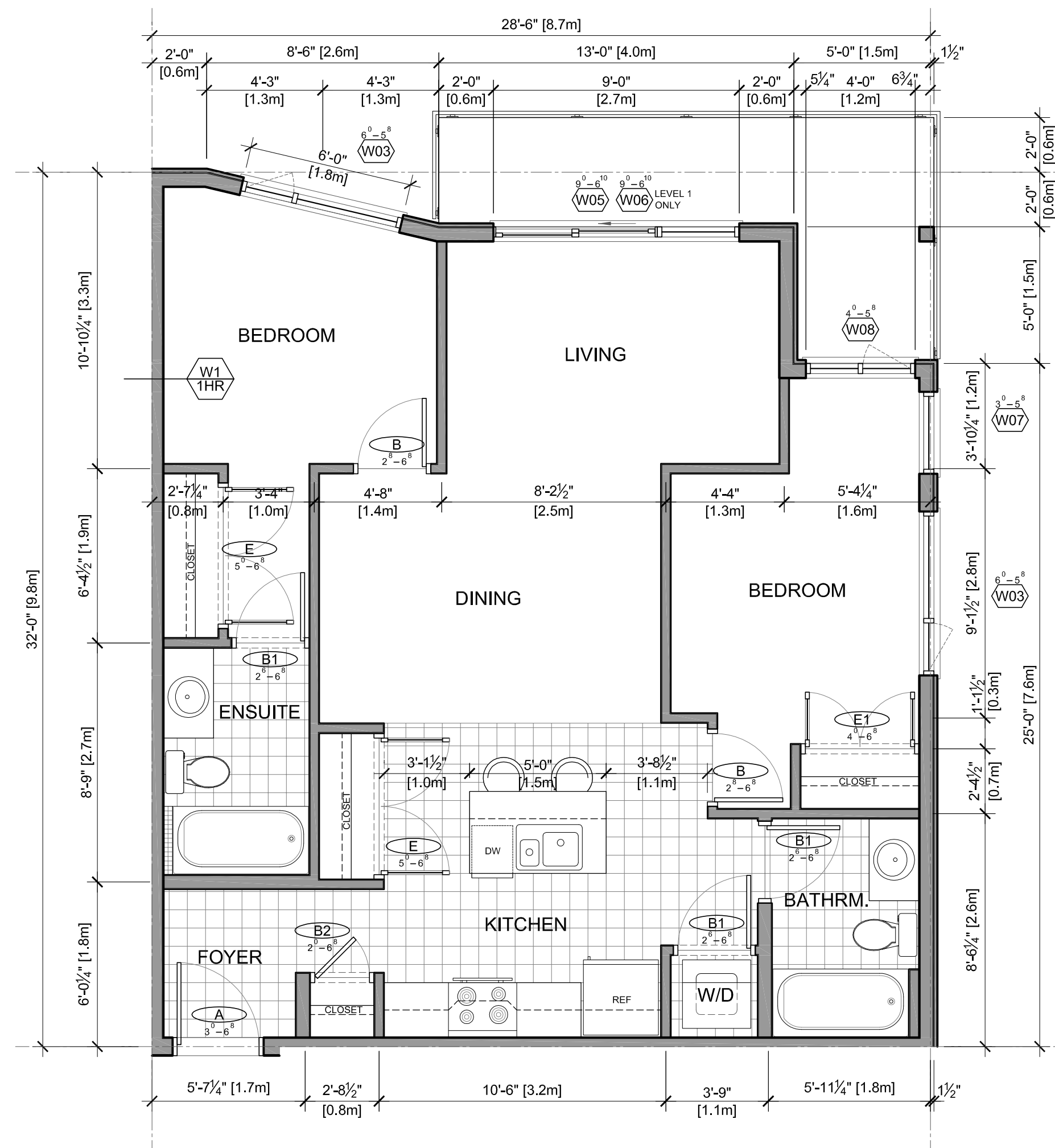
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A-220	C

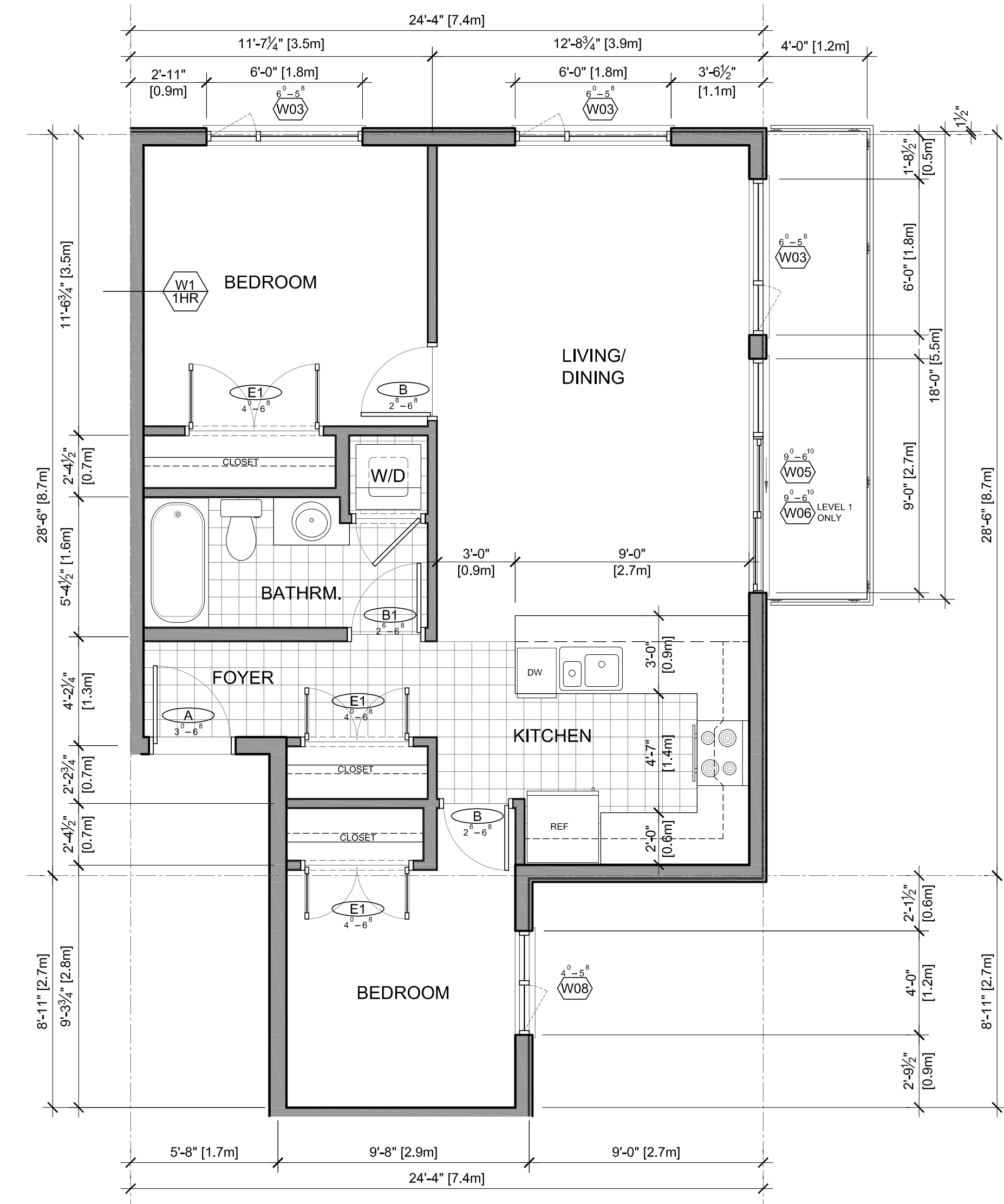




TYPICAL  
2BR  
842.5 sq ft

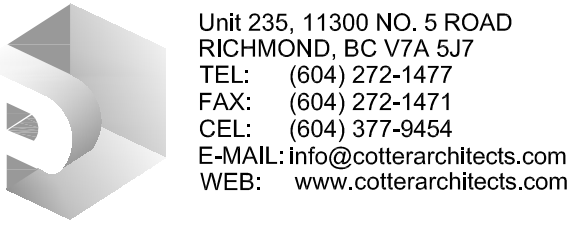


EAST END-UNIT  
2BR  
845.6 sq ft



SOUTH-WEST END-UNIT  
2BR  
758.8 sq ft

NO.	DESCRIPTION	DATE
A1	RE-ISSUED FOR RZ & DP SUBMISSION	01/09/09
NO.	DESCRIPTION	DD/M/YY
REVISIONS		
NO.	ISSUED FOR	DD/M/YY
A	ISSUED FOR RZ & DP SUBMISSION	01/09/09
B	ISSUED FOR CD ZONING	26/09/09
C	ISSUED FOR PRELIMINARY PRICING	03/12/09
D		
E		



Unit 235, 11300 NO. 5 ROAD  
RICHMOND, BC V7A 5J7  
TEL: (604) 272-1477  
FAX: (604) 272-1471  
CELL: (604) 377-8454  
E-MAIL: info@cotterarchitects.com  
WEB: www.cotterarchitects.com

PROJECT:  
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CHECKED:		
SCALE:	1/4" = 1'-0"	
JOB NO.:	WLD	
DATE:	JUNE 26, 2009	
SHEET TITLE:		

UNIT PLANS

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DRAWING NO.:	REV.
A-221	C





NO.	DESCRIPTION	DATE
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REVISIONS		DDANNY
NO.	ISSUED FOR	DDANNY
A	ISSUED FOR RZ & DP SUBMISSION	01/09/09
B	ISSUED FOR CD ZONING	26/09/09
C	ISSUED FOR PRELIMINARY PRICING	03/12/09
D		
E		

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TEL: (604) 272-1477  
FAX: (604) 272-1471  
CEL: (604) 377-8454  
E-MAIL: info@cotterarchitects.com  
WEB: www.cotterarchitects.com

**Patrick Cotter**  
Architect BC

PROJECT:  
**SERENADE**  
20472 Douglas Cres, Langley, BC

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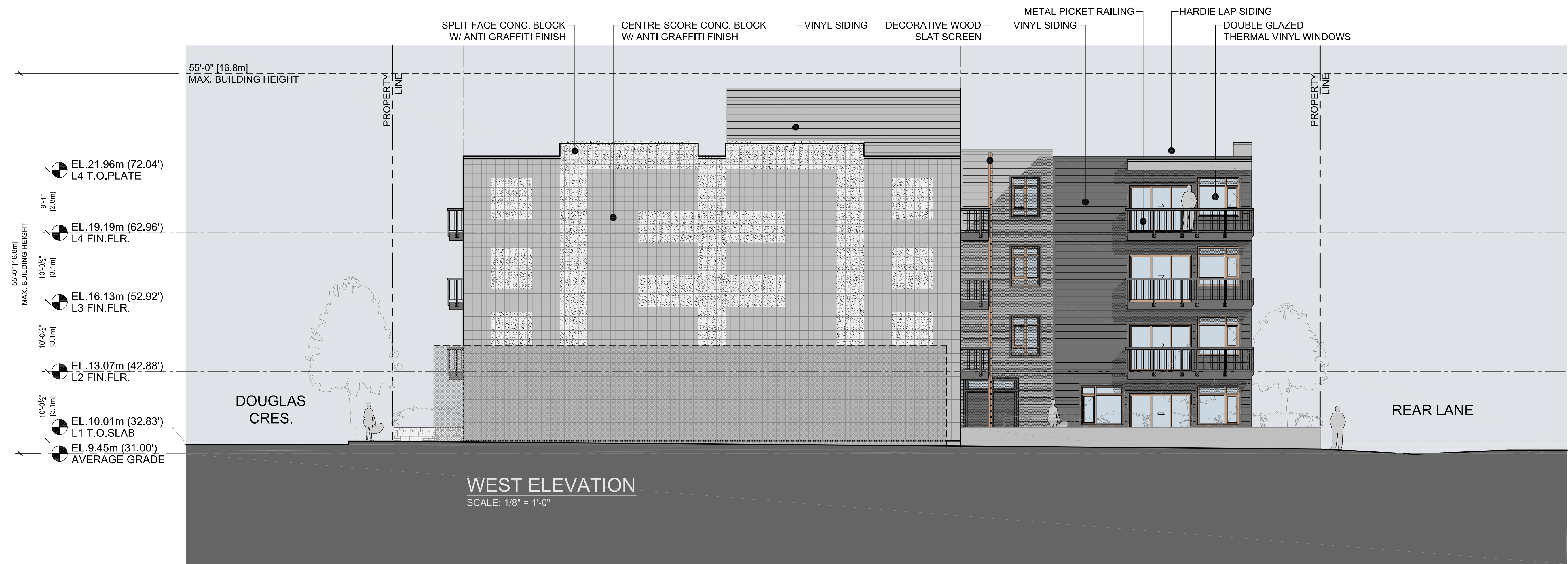
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SCALE: 1/8" = 1'-0"	
JOB NO: WLD	
DATE: JUNE 26, 2009	
SHEET TITLE:	

ELEVATIONS

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DRAWING NO:	REV:
A-301	C





NO.	DESCRIPTION	DATE
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REVISIONS		
NO.	ISSUED FOR:	DATE
A	ISSUED FOR RZ & DP SUBMISSION	01/09/09
B	ISSUED FOR CD ZONING	26/09/09
C	ISSUED FOR PRELIMINARY PRICING	03/12/09
D		
E		

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 TEL: (604) 272-1477  
 FAX: (604) 272-1471  
 CEL: (604) 377-8454  
 E-MAIL: info@cotterarchitects.com  
 WEB: www.cotterarchitects.com

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 Architect BC

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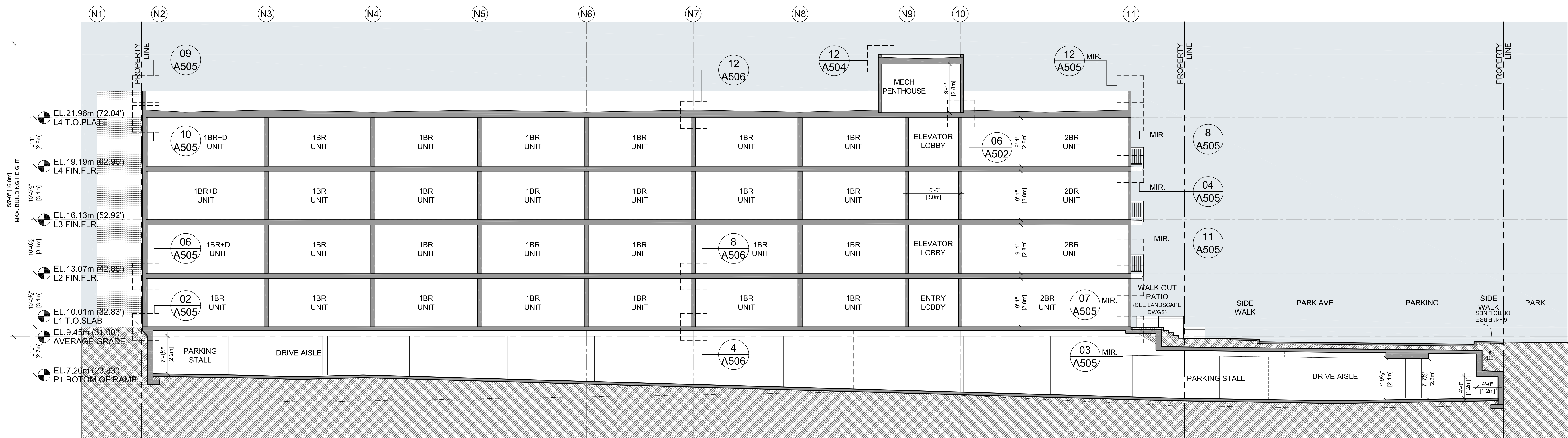
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JOB NO: WLD	
DATE: JUNE 26, 2009	
SHEET TITLE:	

**ELEVATIONS**

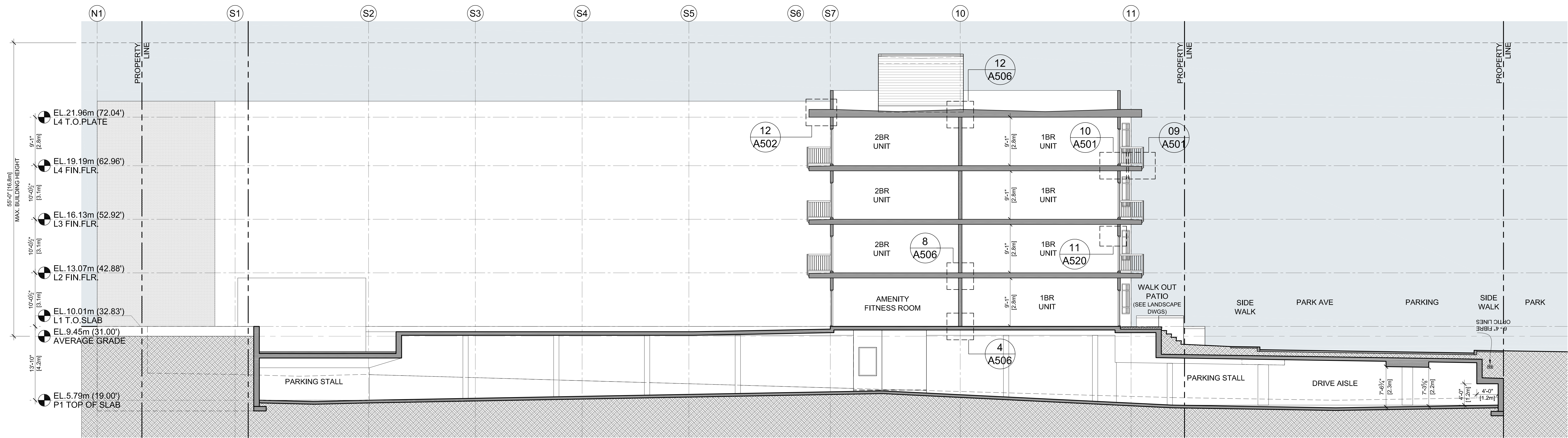
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DRAWING NO:	REV:
A-302	C





02 LONGITUDINAL SECTION  
A-401 SCALE: 1/8" = 1'-0"



01 LONGITUDINAL SECTION  
A-401 SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
A1	RE-ISSUED FOR RZ & DP SUBMISSION	01/09/09
REVISIONS		
NO.	ISSUED FOR	DATE
A	ISSUED FOR RZ & DP SUBMISSION	01/09/09
B	ISSUED FOR CD ZONING	26/09/09
C	ISSUED FOR PRELIMINARY PRICING	03/12/09
D		
E		

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TEL: (604) 272-1477  
FAX: (604) 272-1471  
CEL: (604) 377-8454  
E-MAIL: info@cotterarchitects.com  
WEB: www.cotterarchitects.com

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Architect Inc.  
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**SERENADE**  
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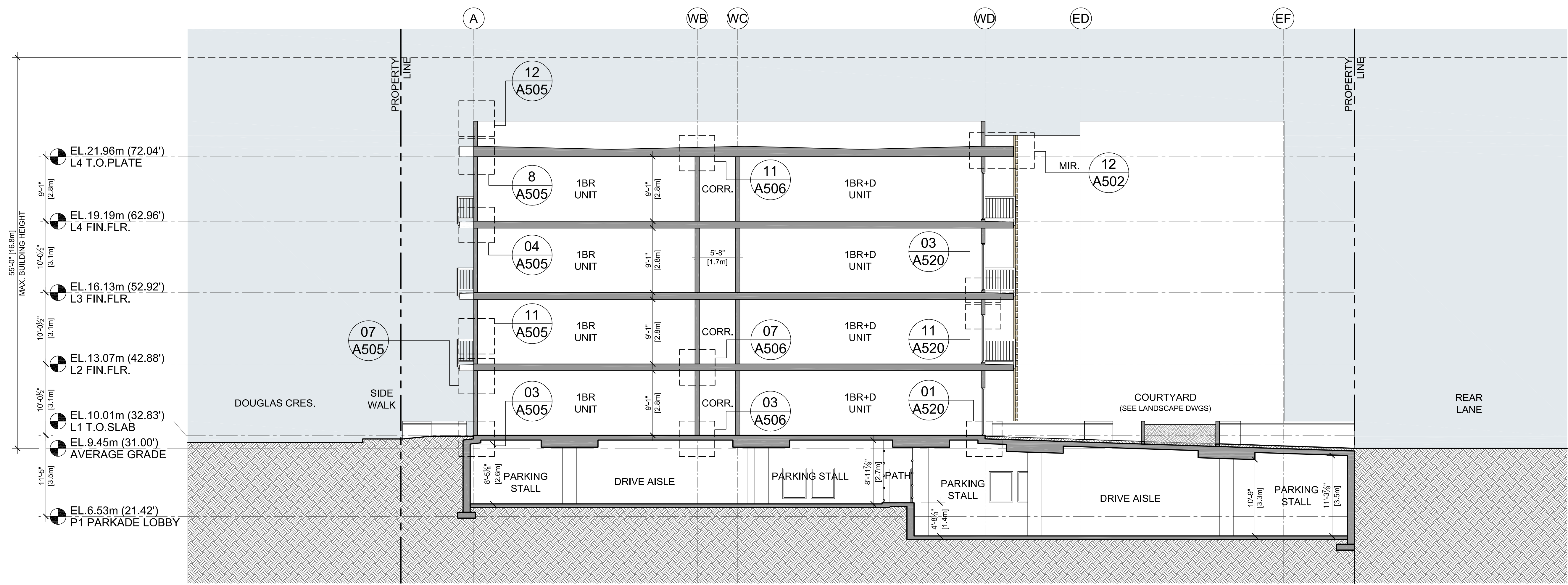
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JOB NO: WLD	
DATE: JUNE 26, 2009	
SHEET TITLE:	

LONGITUDINAL SECTION

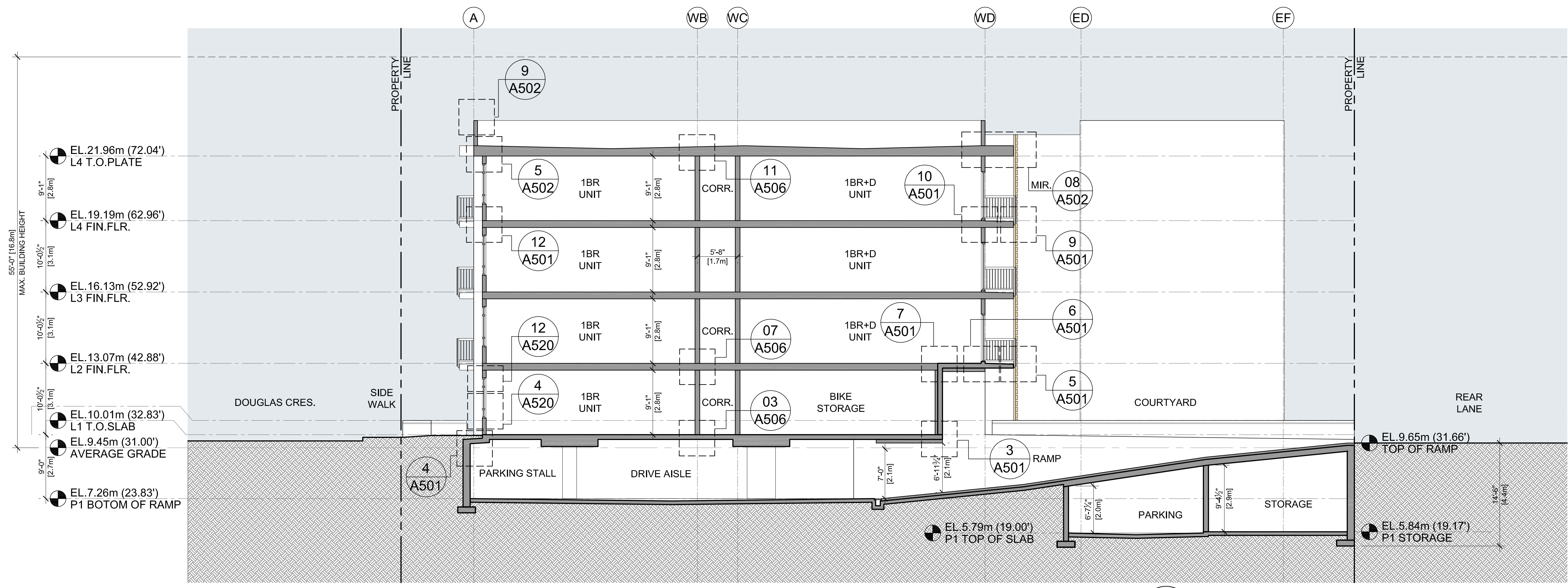
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DRAWING NO:	REV:
A-401	C



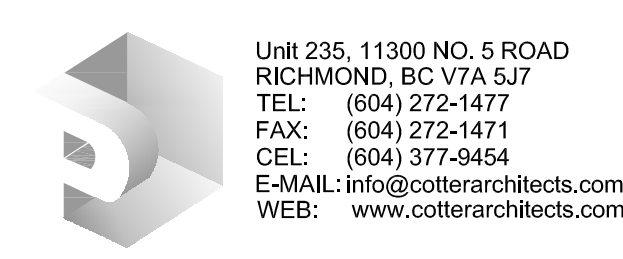


02 CROSS SECTION  
A-402 SCALE: 1/8" = 1'-0"



01 CROSS SECTION  
A-402 SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
A1	RE-ISSUED FOR RZ & DP SUBMISSION	01/09/09
REVISIONS		
NO.	ISSUED FOR	DATE
A	ISSUED FOR RZ & DP SUBMISSION	01/09/09
B	ISSUED FOR CD ZONING	26/09/09
C	ISSUED FOR PRELIMINARY PRICING	03/12/09
D		
E		



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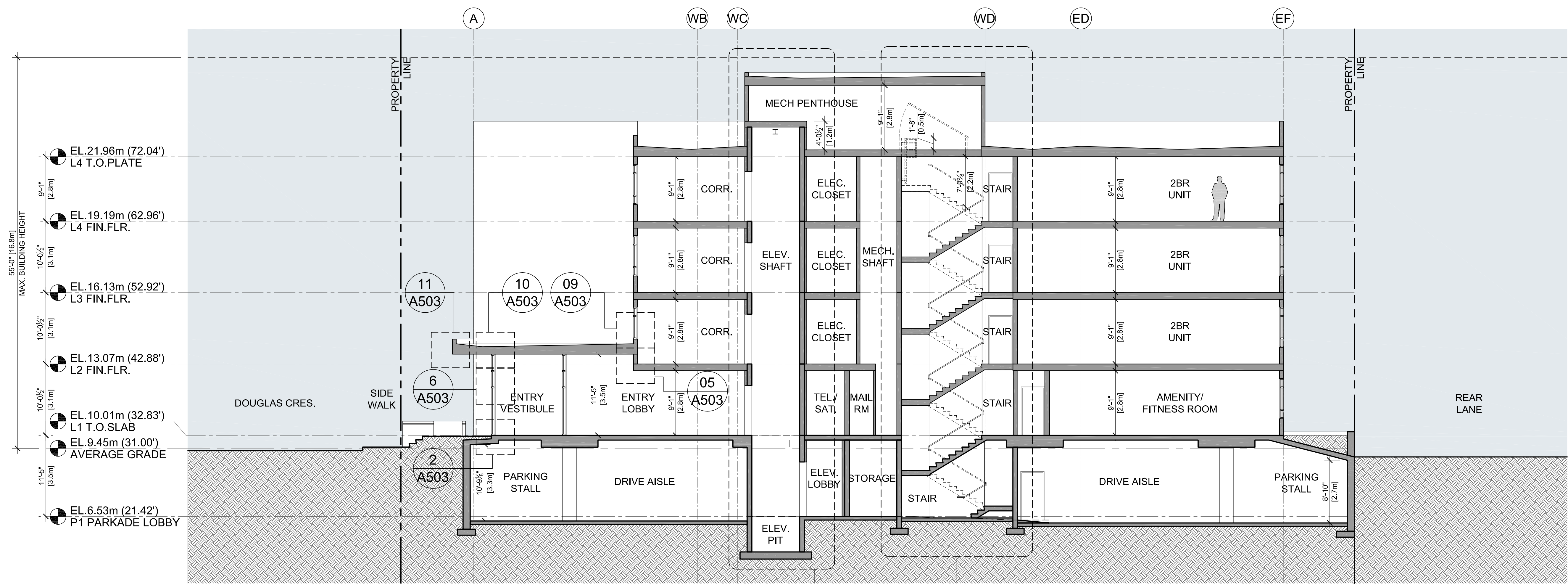
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DATE: JUNE 26, 2009	
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CROSS SECTION

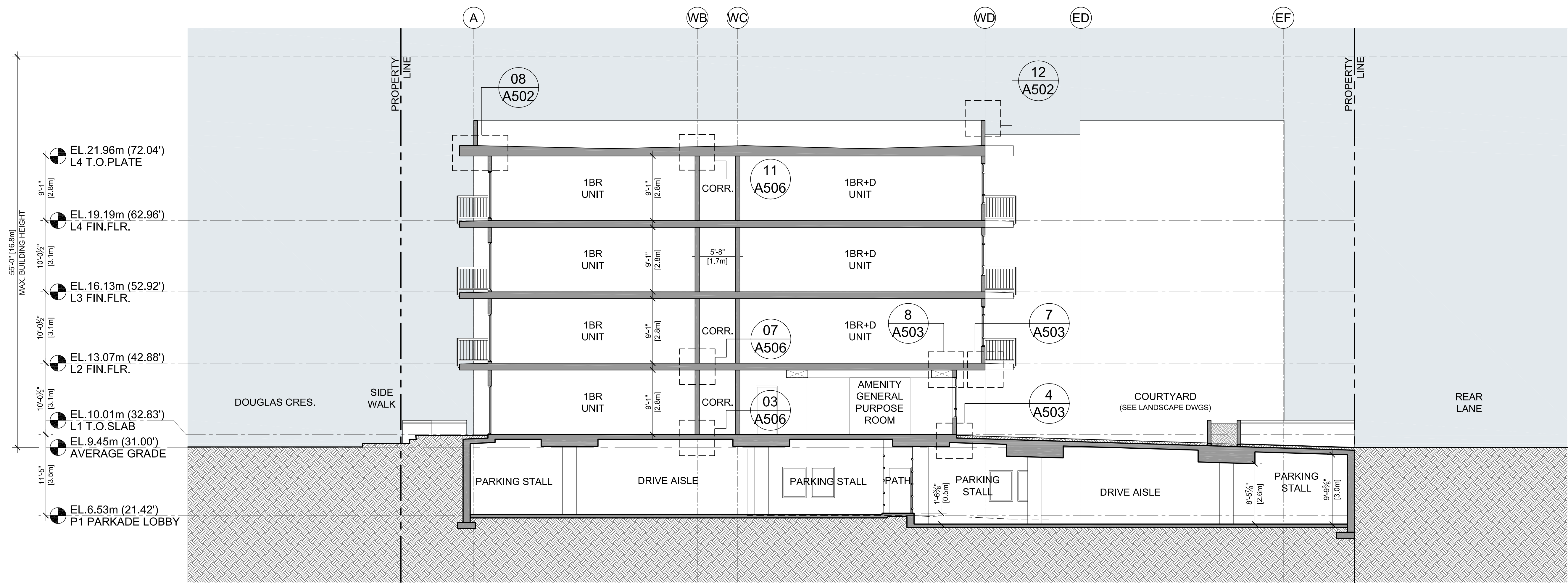
**NOT FOR CONSTRUCTION**  
AS REVISED DEC 07, 2009

DRAWING NO:	REV:
A-402	C



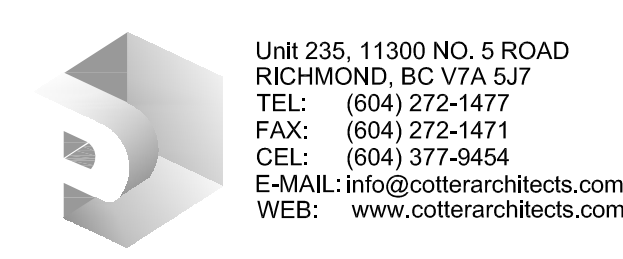


**04** CROSS SECTION  
A-403 SCALE: 1/8" = 1'-0"



**03** CROSS SECTION  
A-403 SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
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REVISIONS		
NO.	ISSUED FOR	DATE
A	ISSUED FOR RZ & DP SUBMISSION	01/09/09
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D		
E		



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CLIENT:  
**WESTSTONE**

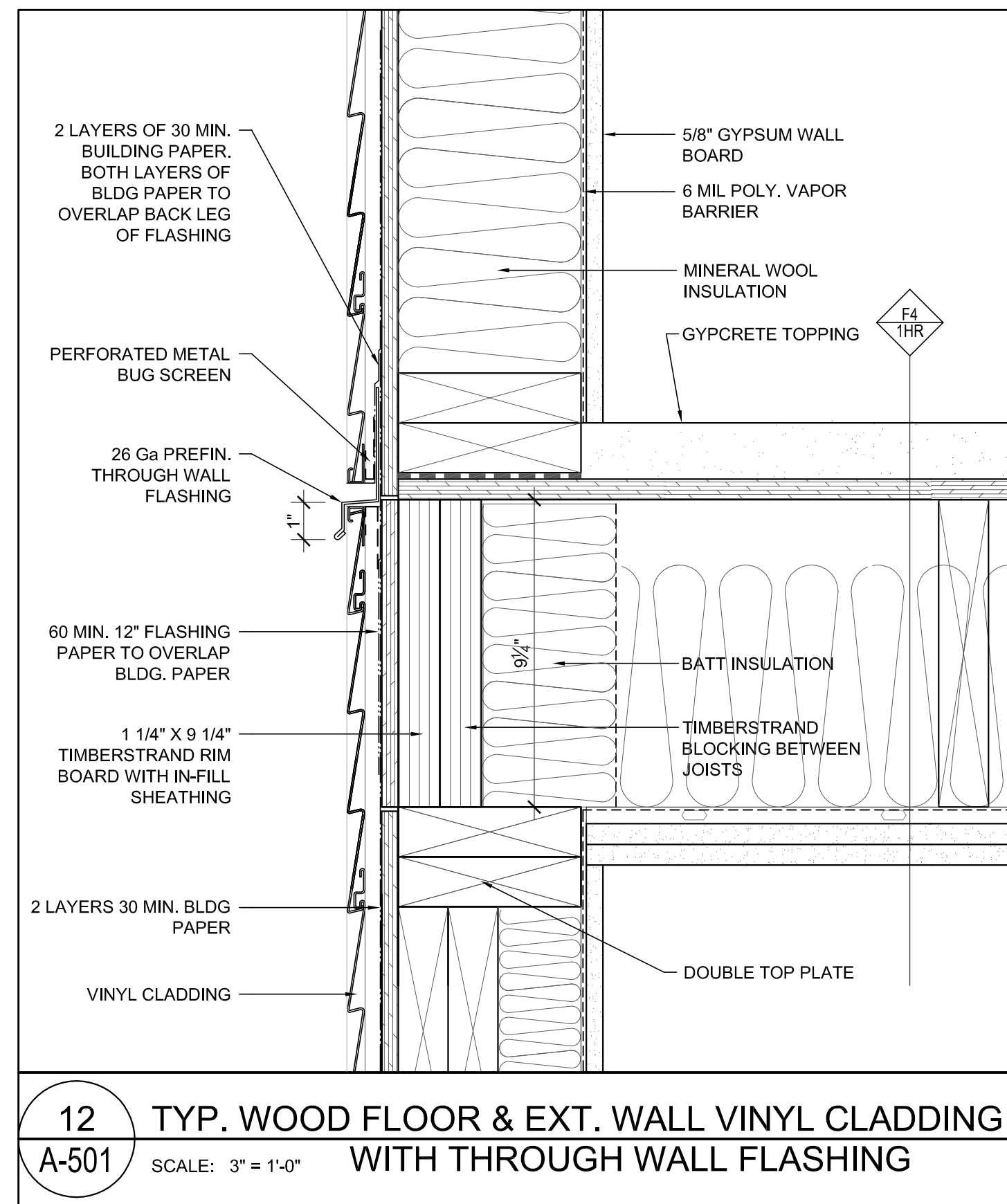
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DATE	JUNE 26, 2009	
SHEET TITLE:		

CROSS SECTION

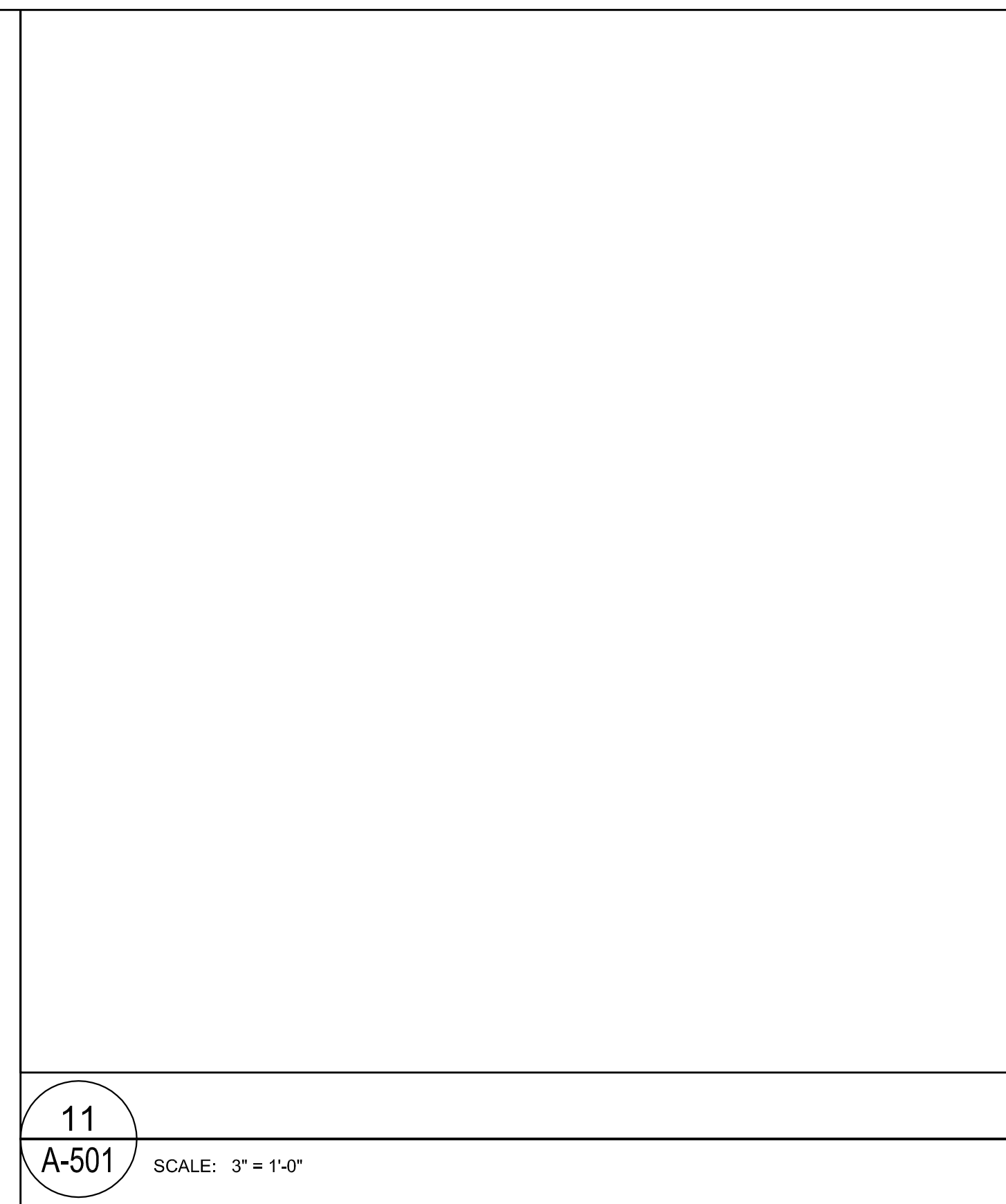
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AS REVISED DEC 07, 2009

DRAWING NO.	REV.
A-403	C

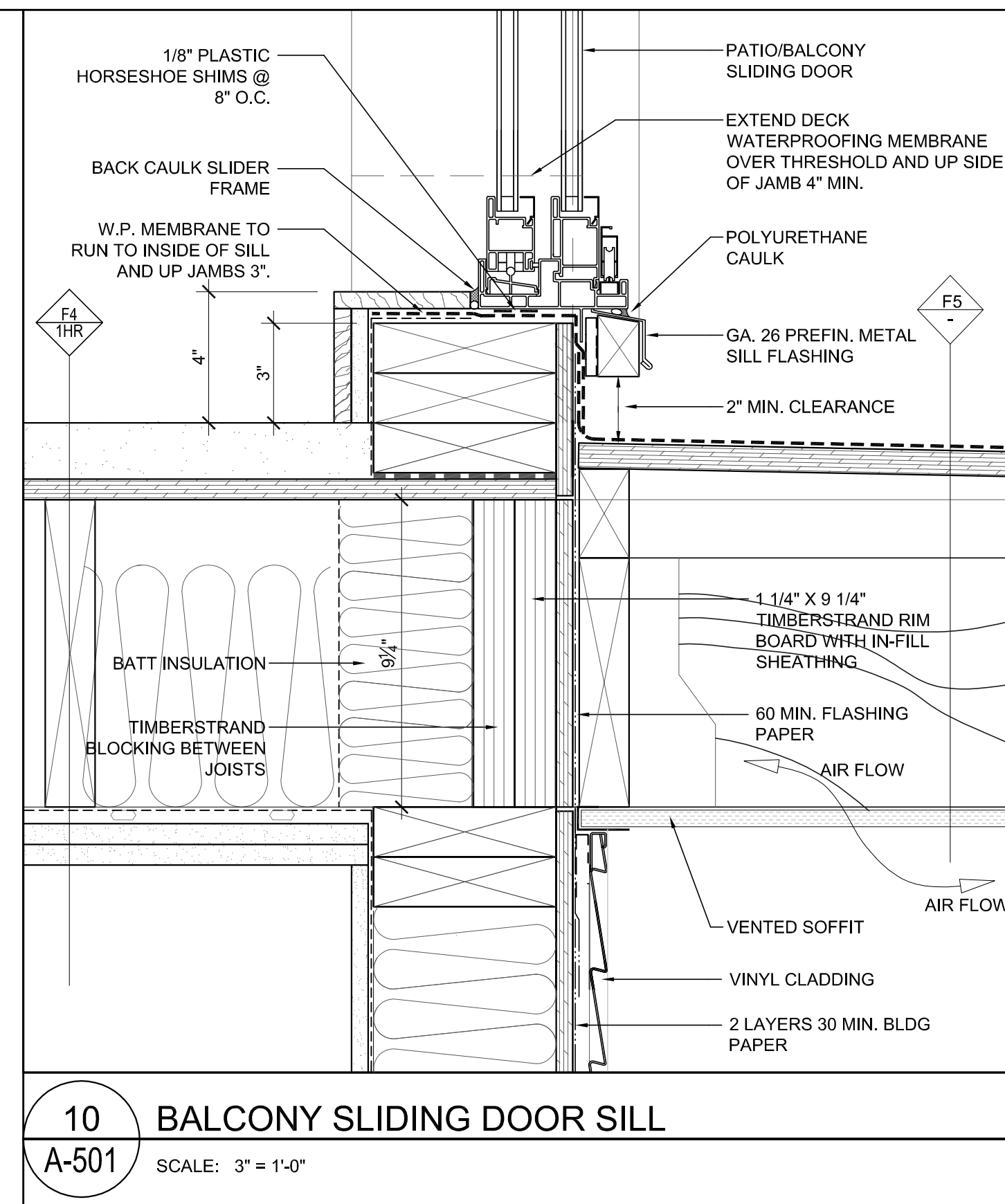




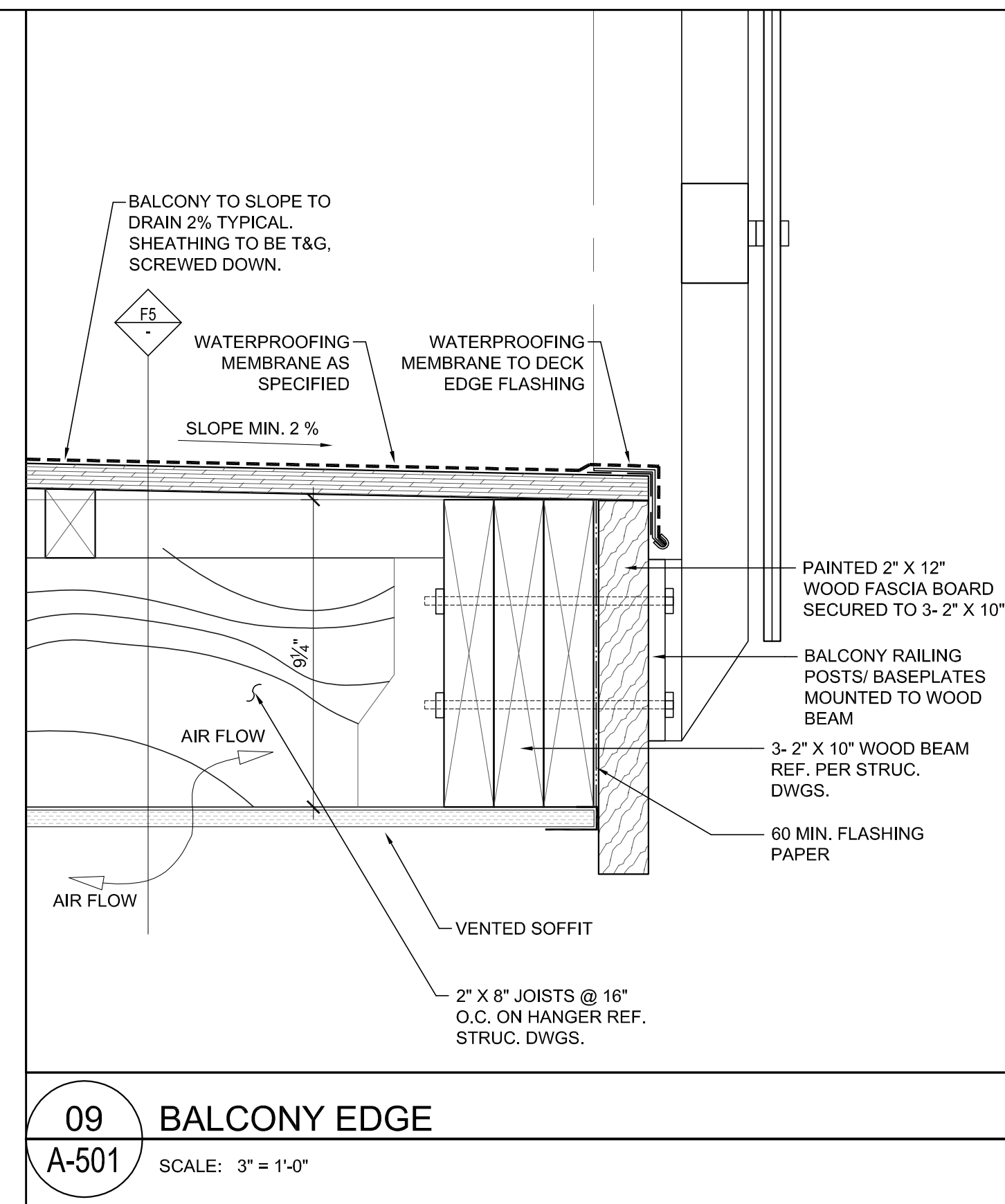
12 TYP. WOOD FLOOR & EXT. WALL VINYL CLADDING WITH THROUGH WALL FLASHING  
A-501 SCALE: 3" = 1'-0"



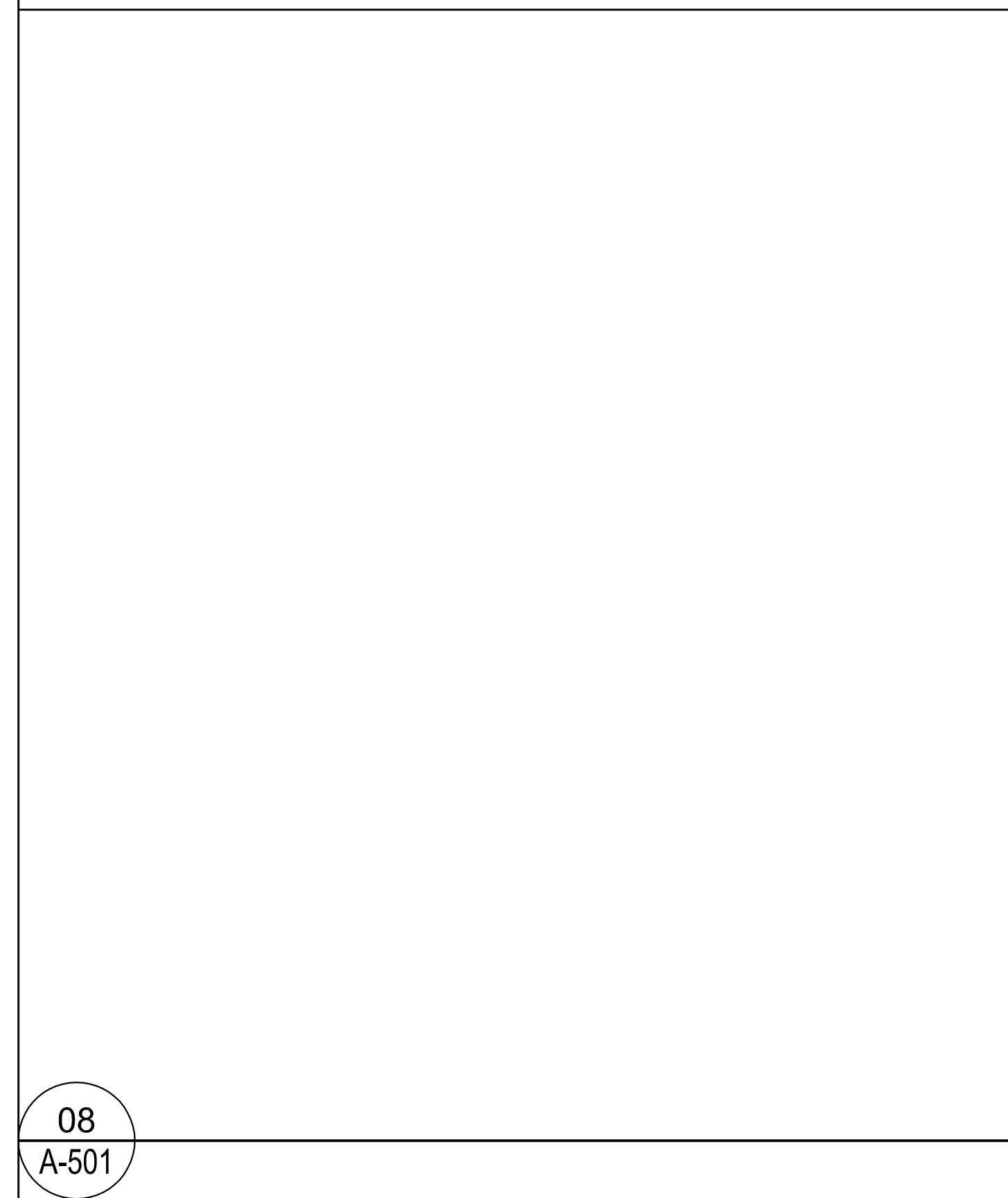
11  
A-501 SCALE: 3" = 1'-0"



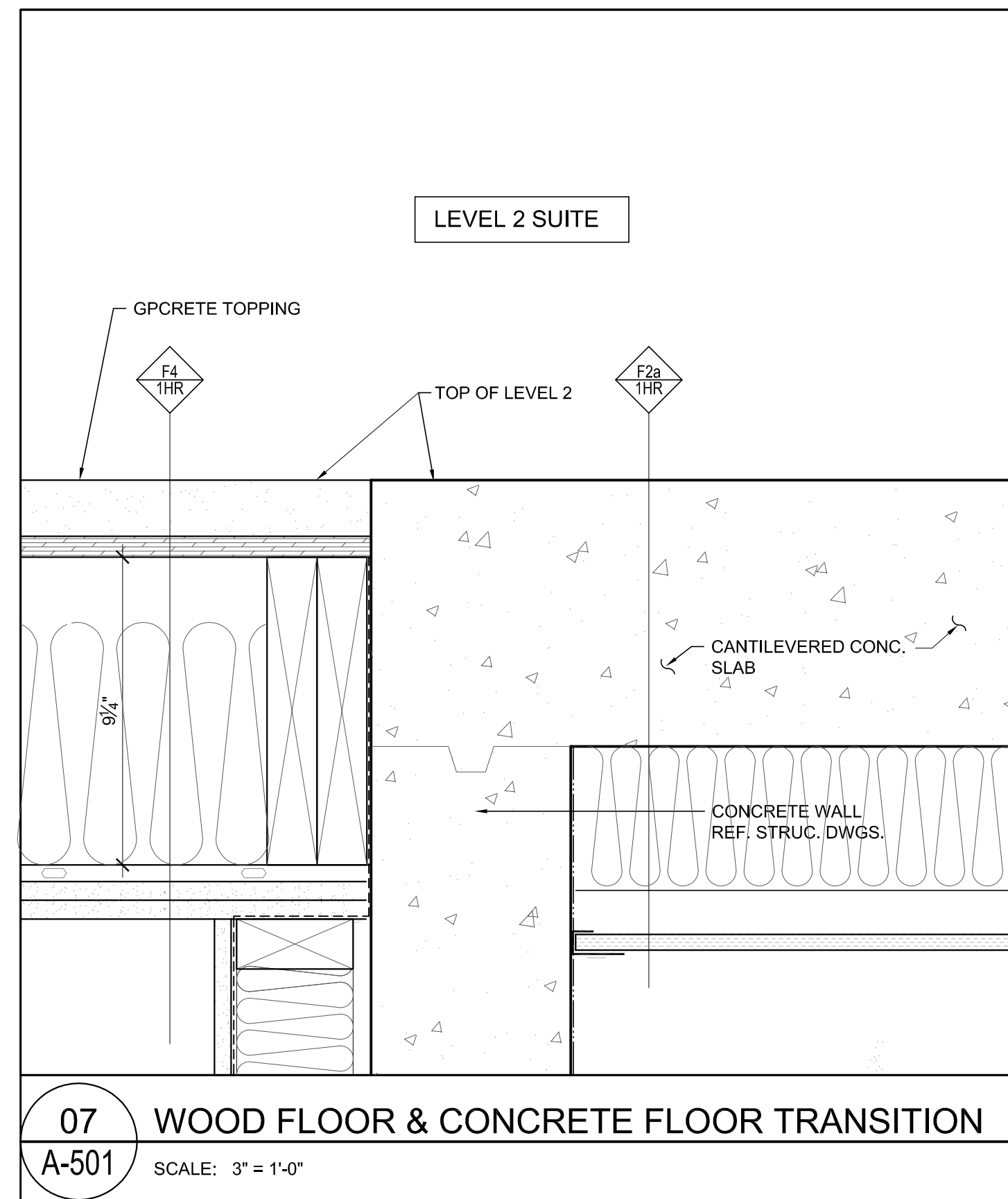
10 BALCONY SLIDING DOOR SILL  
A-501 SCALE: 3" = 1'-0"



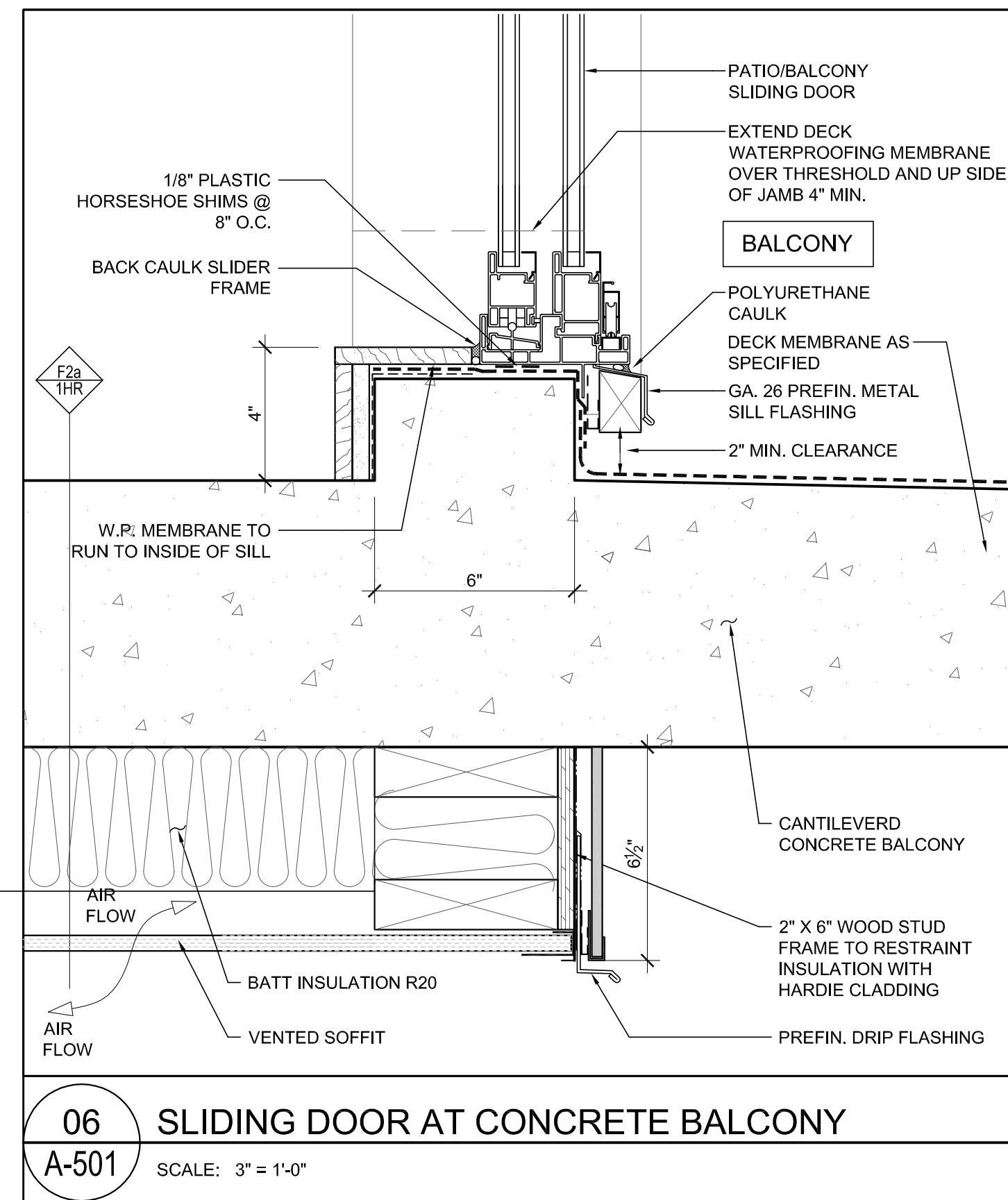
09 BALCONY EDGE  
A-501 SCALE: 3" = 1'-0"



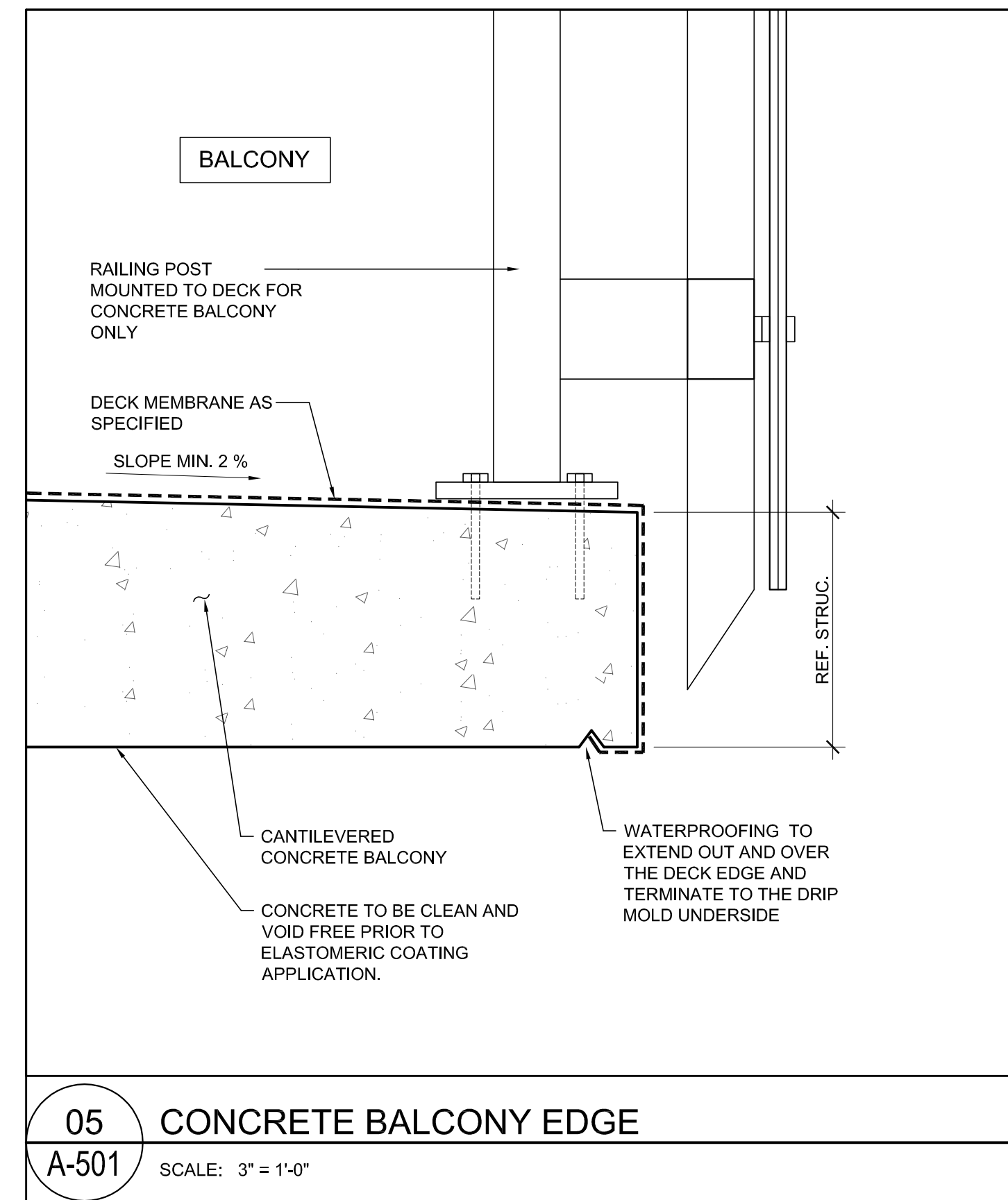
08  
A-501



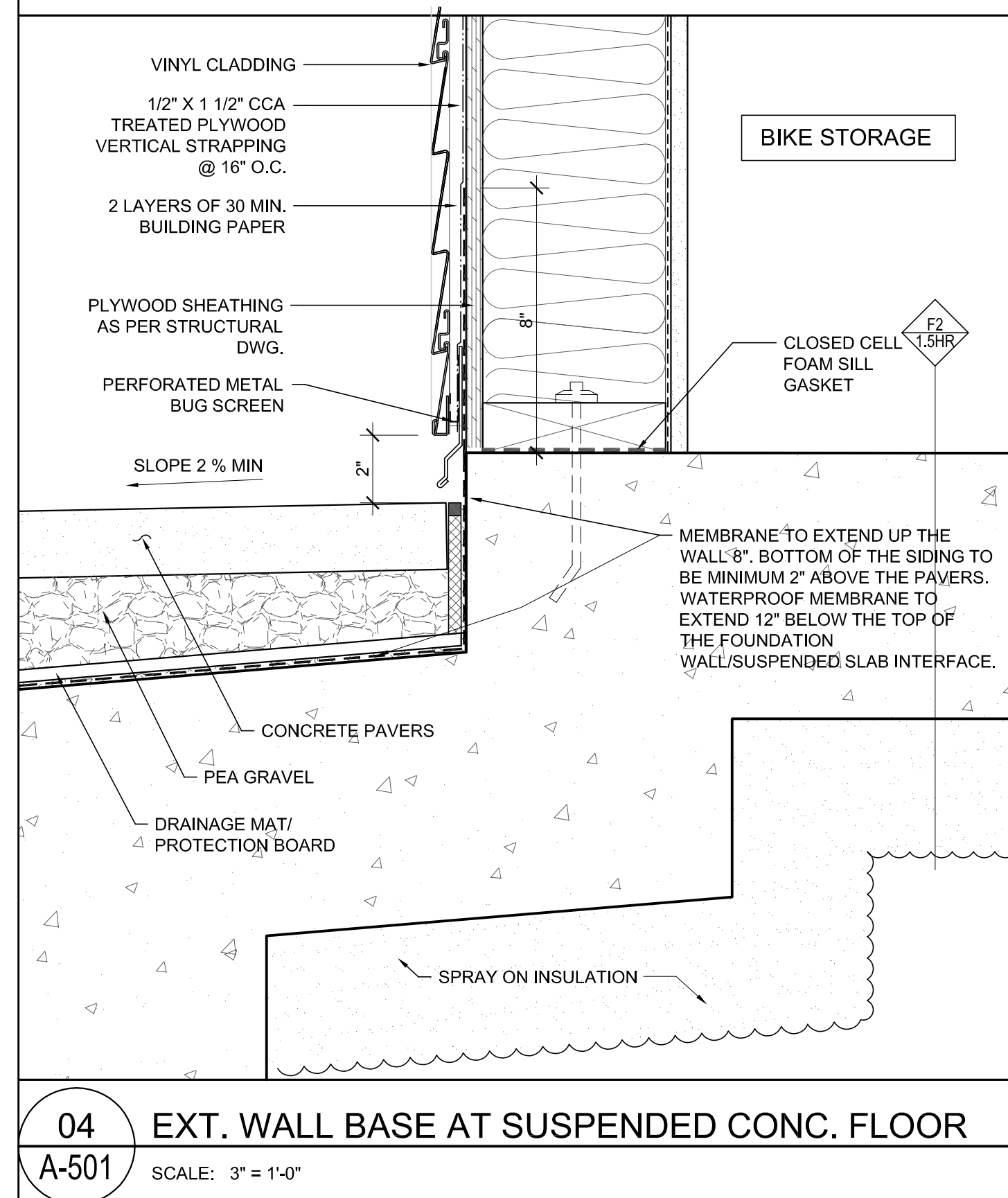
07 WOOD FLOOR & CONCRETE FLOOR TRANSITION  
A-501 SCALE: 3" = 1'-0"



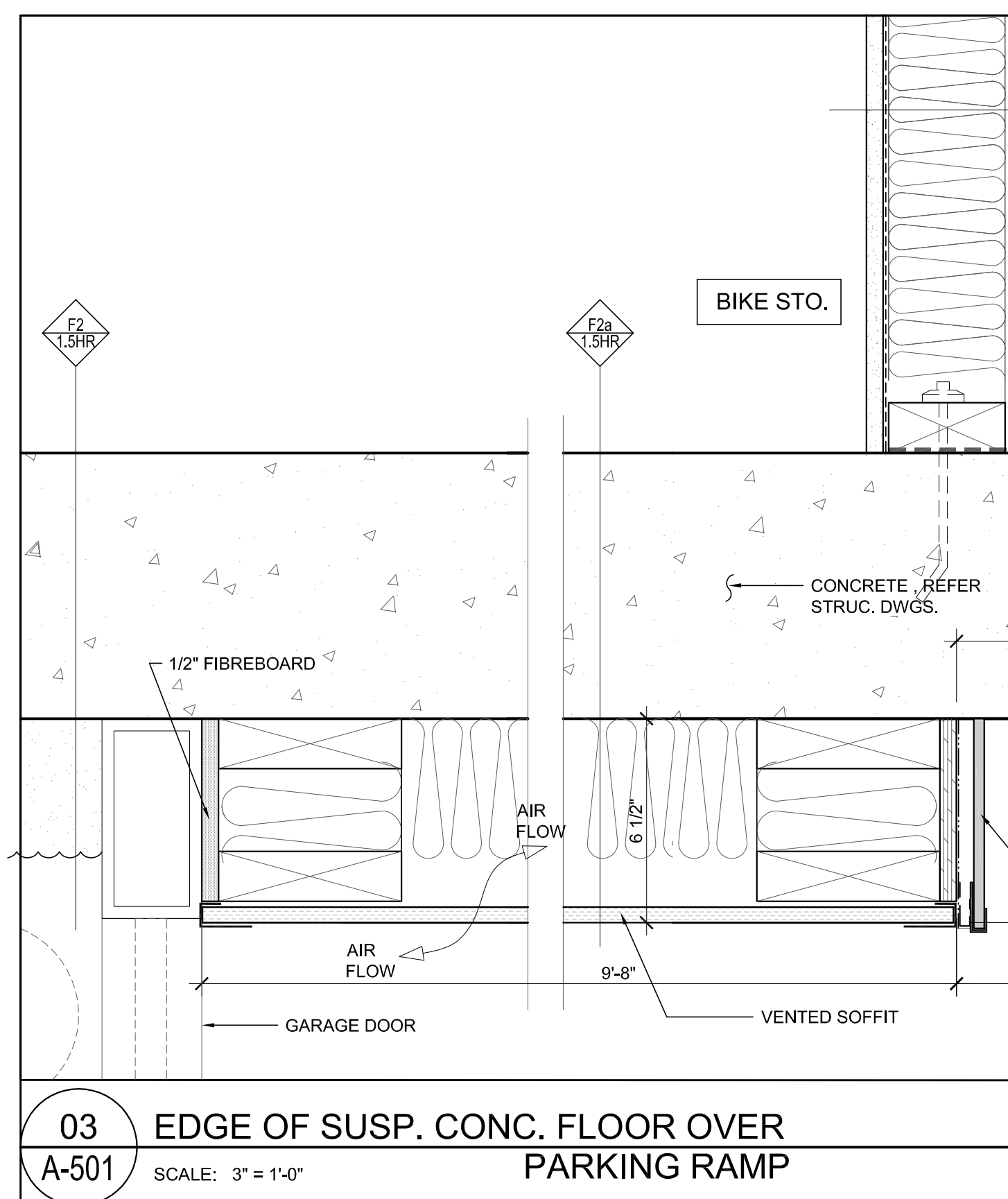
06 SLIDING DOOR AT CONCRETE BALCONY  
A-501 SCALE: 3" = 1'-0"



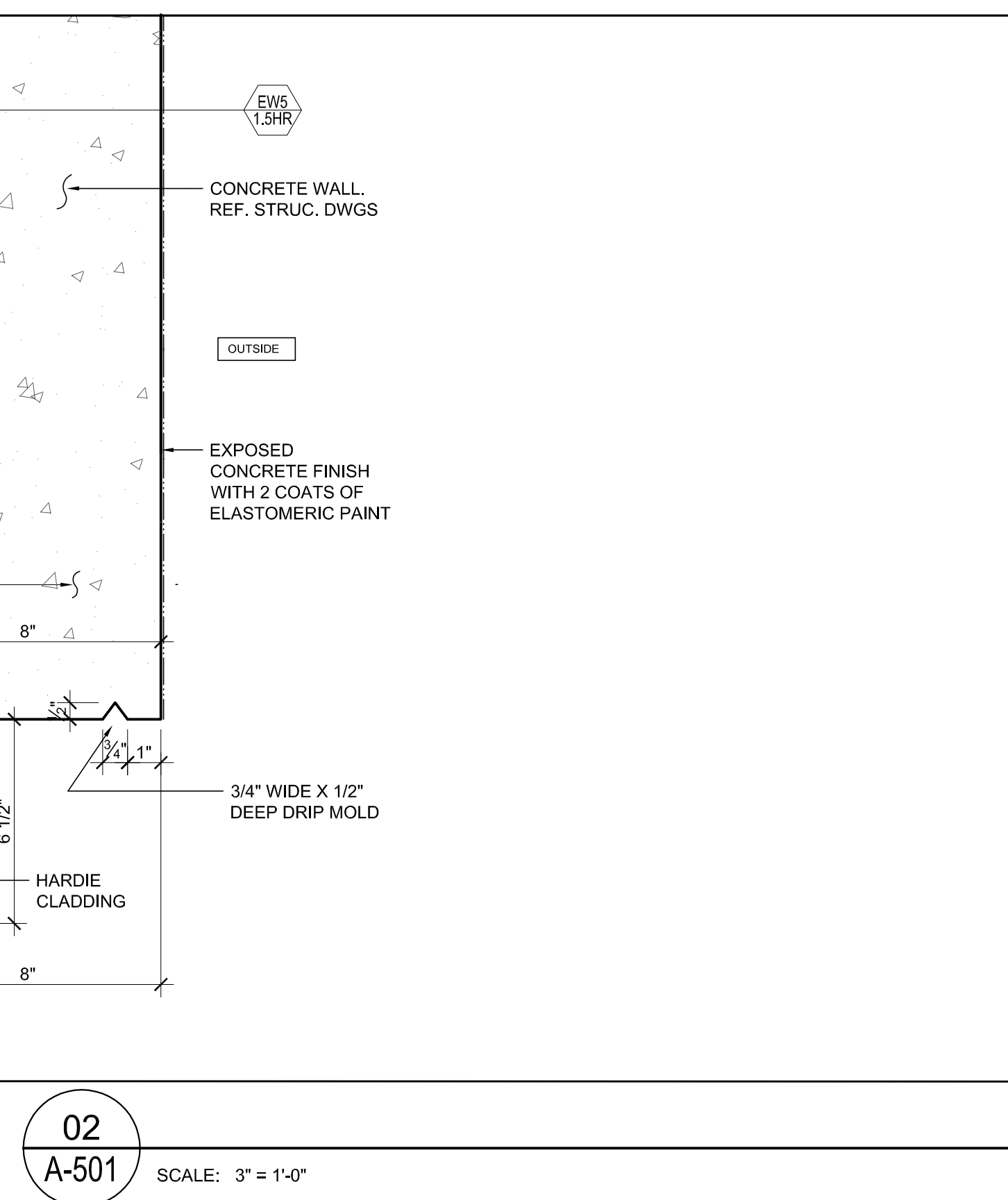
05 CONCRETE BALCONY EDGE  
A-501 SCALE: 3" = 1'-0"



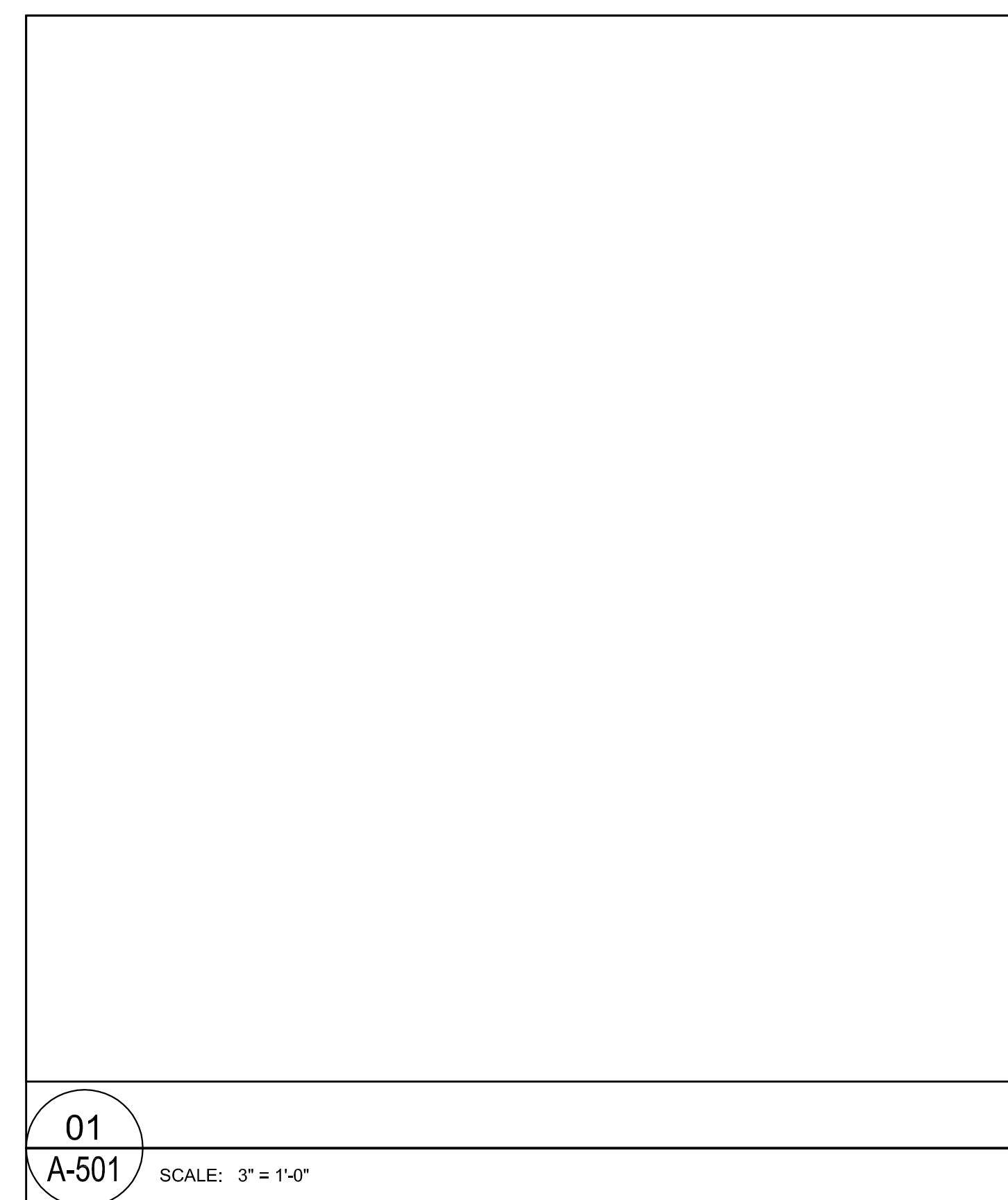
04 EXT. WALL BASE AT SUSPENDED CONC. FLOOR  
A-501 SCALE: 3" = 1'-0"



03 EDGE OF SUSP. CONC. FLOOR OVER PARKING RAMP  
A-501 SCALE: 3" = 1'-0"

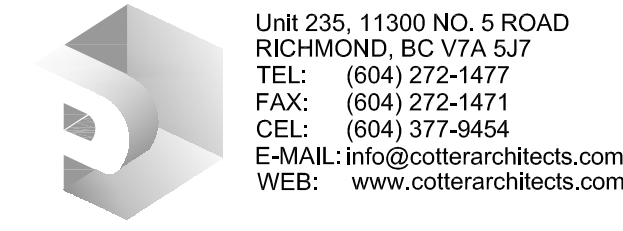


02  
A-501 SCALE: 3" = 1'-0"



01  
A-501 SCALE: 3" = 1'-0"

NO.	DESCRIPTION	DATE
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NO.	DESCRIPTION	DDMMYY
REVISIONS		
NO.	ISSUED FOR	DDMMYY
A	ISSUED FOR R2 & DP SUBMISSION	01/09/09
B	ISSUED FOR CD ZONING	26/09/09
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Unit 235, 11300 NO. 5 ROAD  
RICHMOND, BC V7A 5J7  
TEL: (604) 272-1477  
FAX: (604) 272-1471  
CEL: (604) 377-8454  
E-MAIL: info@cotterarchitects.com  
WEB: www.cotterarchitects.com

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20472 Douglas Cres, Langley, BC

CLIENT:  
**WESTSTONE**  
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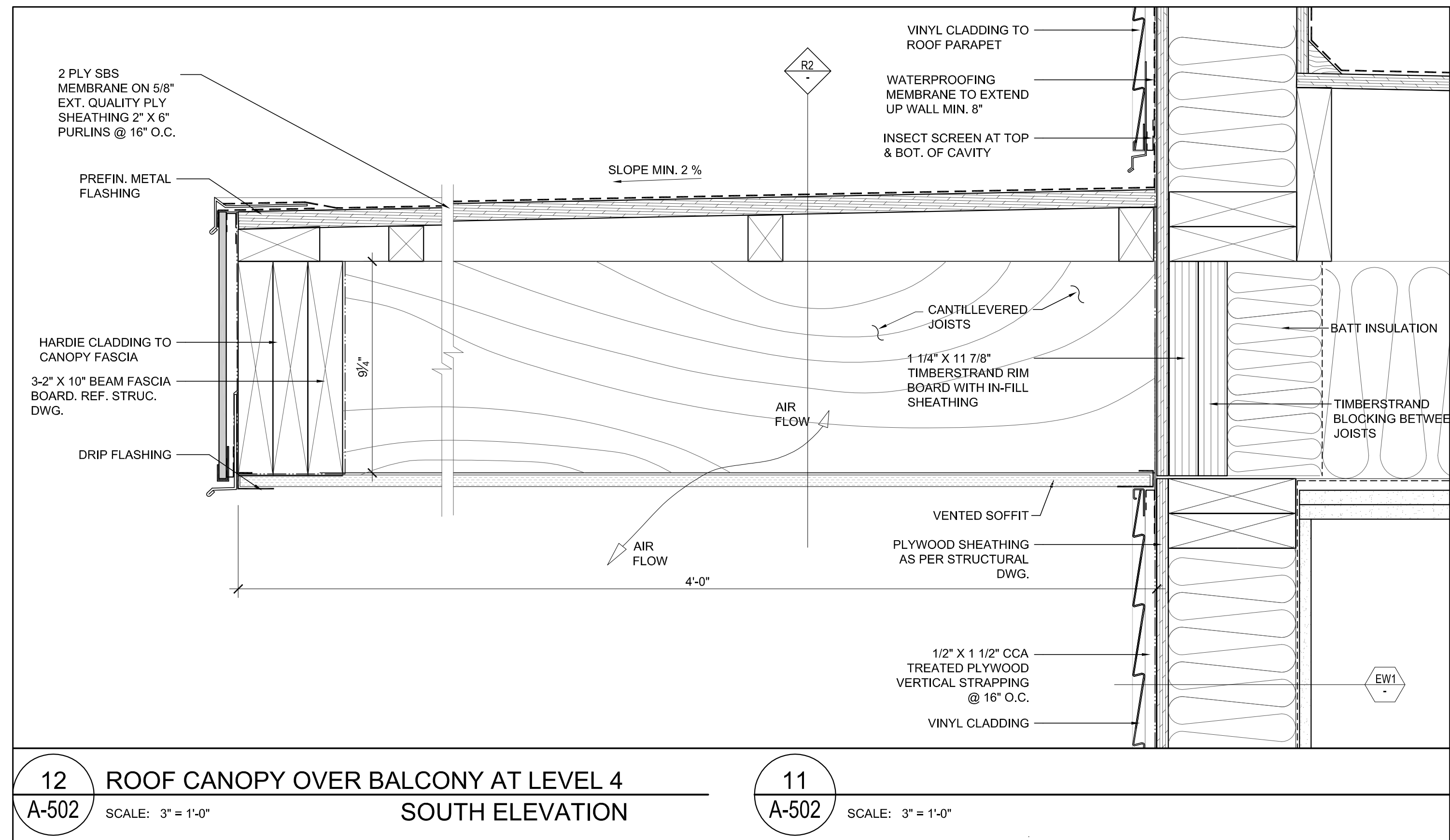
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CHECKED:		
SCALE:	3" = 1'-0"	
JOB NO.:	WLD	
DATE:	OCTOBER 21, 2008	
SHEET TITLE:		

SECTION DETAILS

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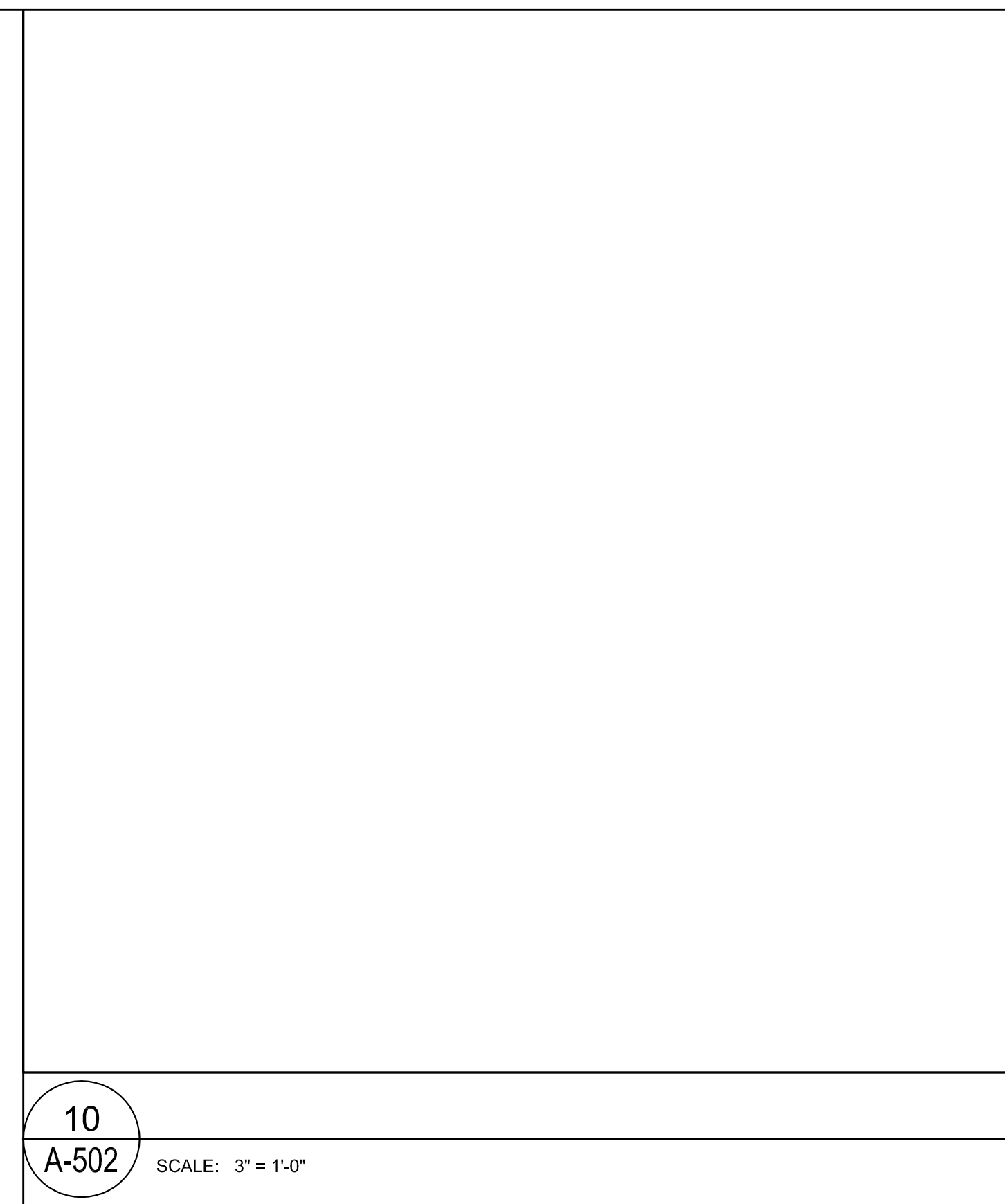
DRAWING NO.:	REV.:
A-501	C





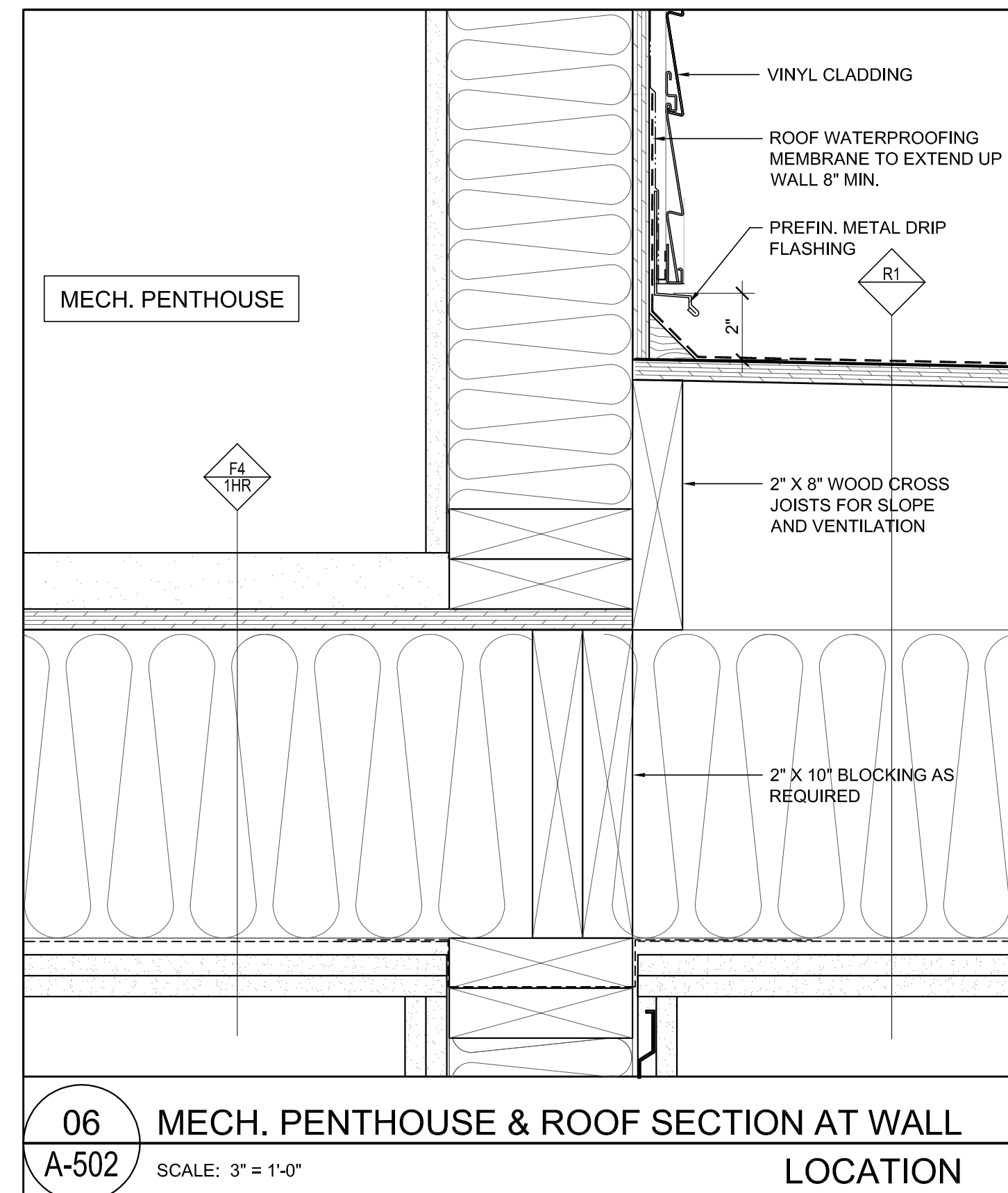
12 ROOF CANOPY OVER BALCONY AT LEVEL 4 SOUTH ELEVATION  
A-502 SCALE: 3" = 1'-0"

11  
A-502 SCALE: 3" = 1'-0"

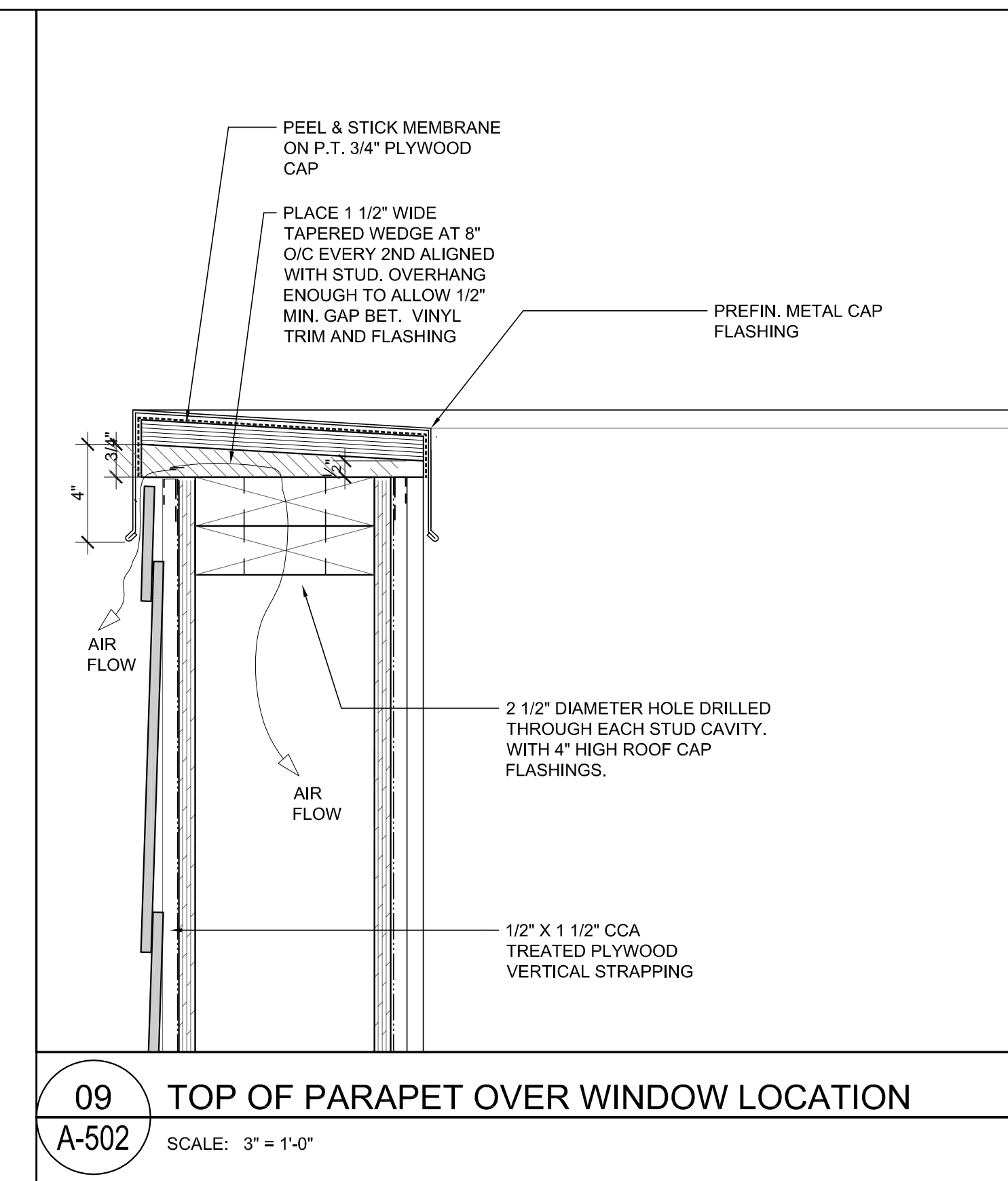


08 ROOF CANOPY OVER BALCONY AT LEVEL 4 NORTH AND EAST ELEVATIONS  
A-502 SCALE: 3" = 1'-0"

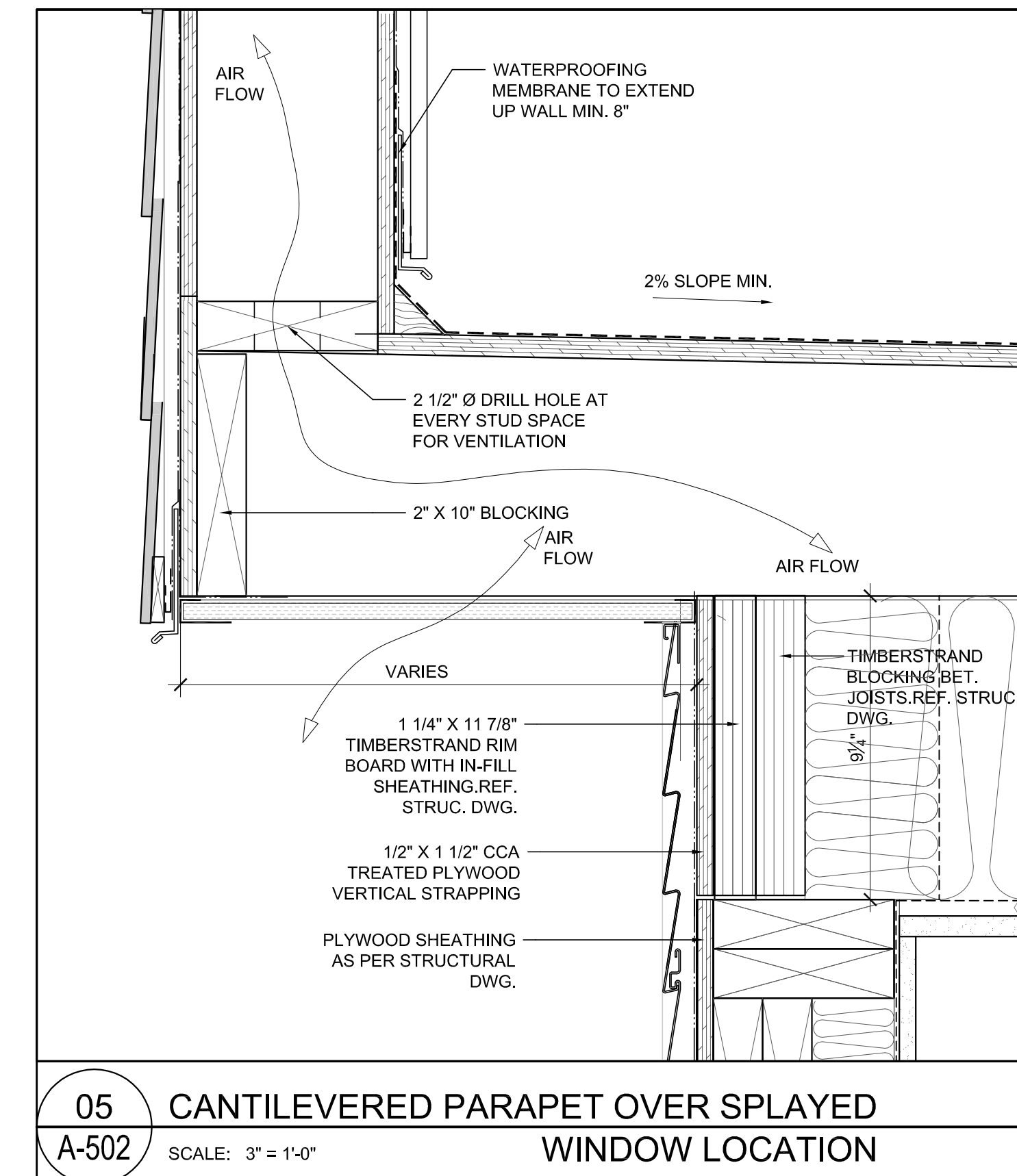
07  
A-502 SCALE: 3" = 1'-0"



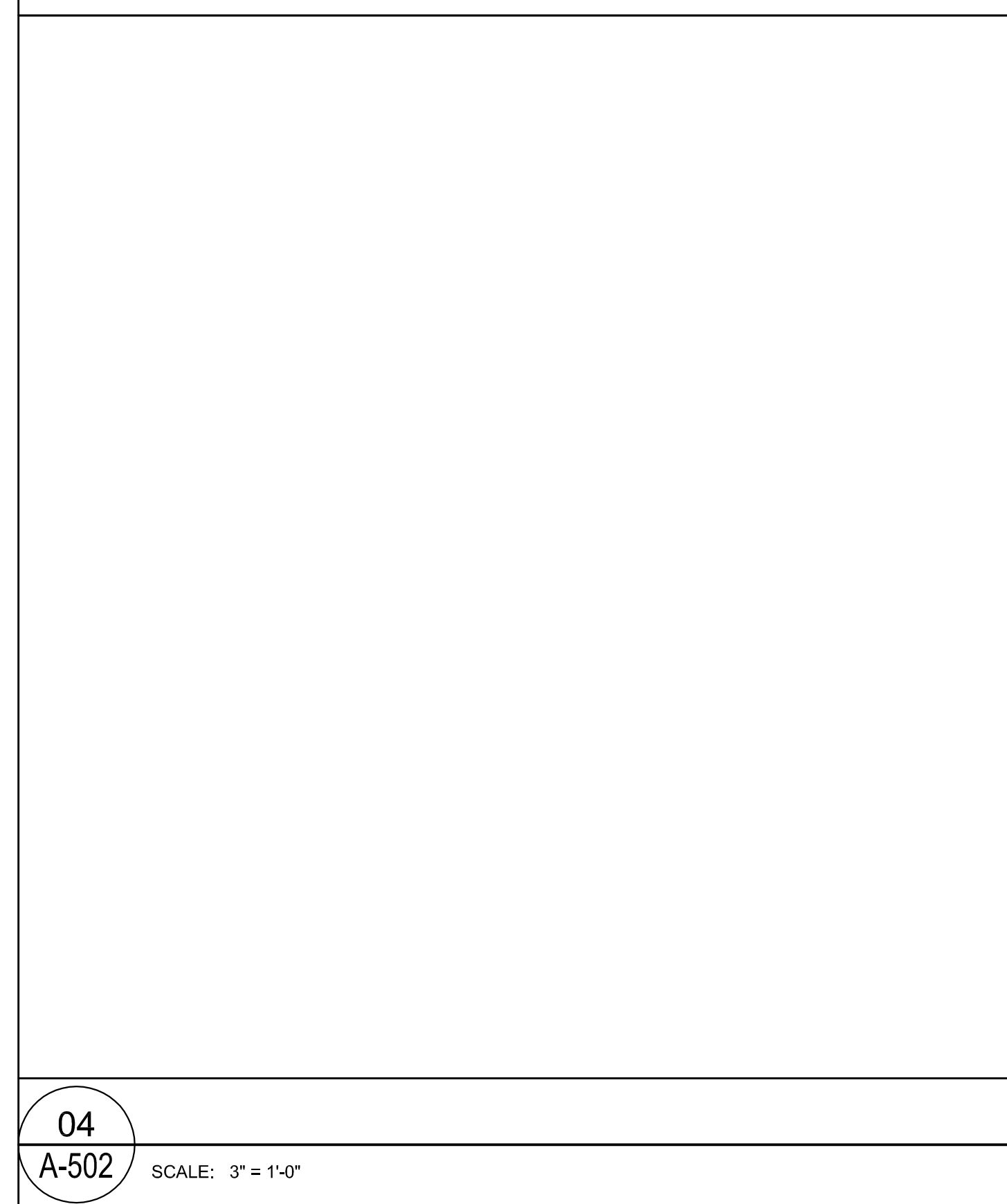
06 MECH. PENTHOUSE & ROOF SECTION AT WALL LOCATION  
A-502 SCALE: 3" = 1'-0"



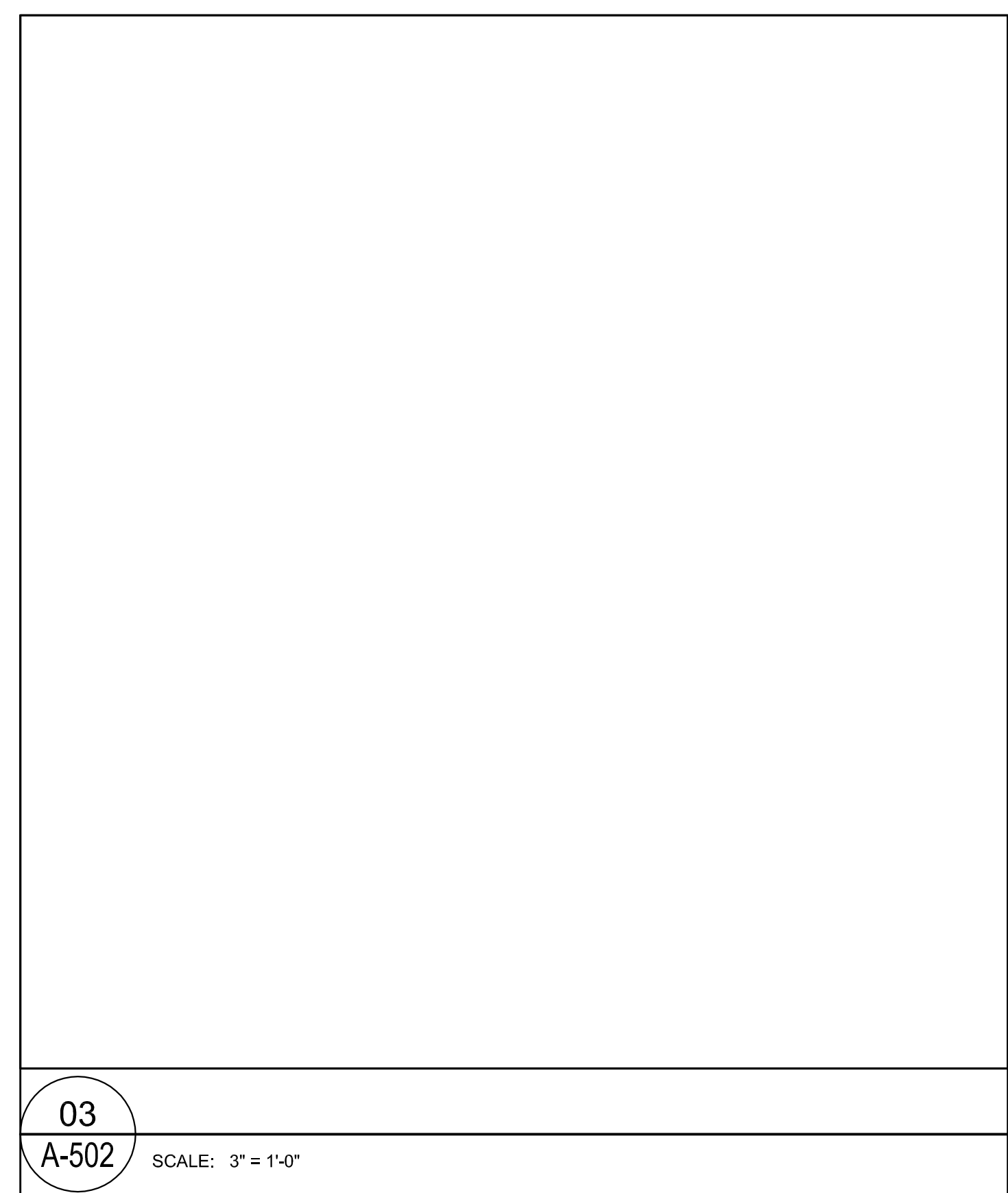
09 TOP OF PARAPET OVER WINDOW LOCATION  
A-502 SCALE: 3" = 1'-0"



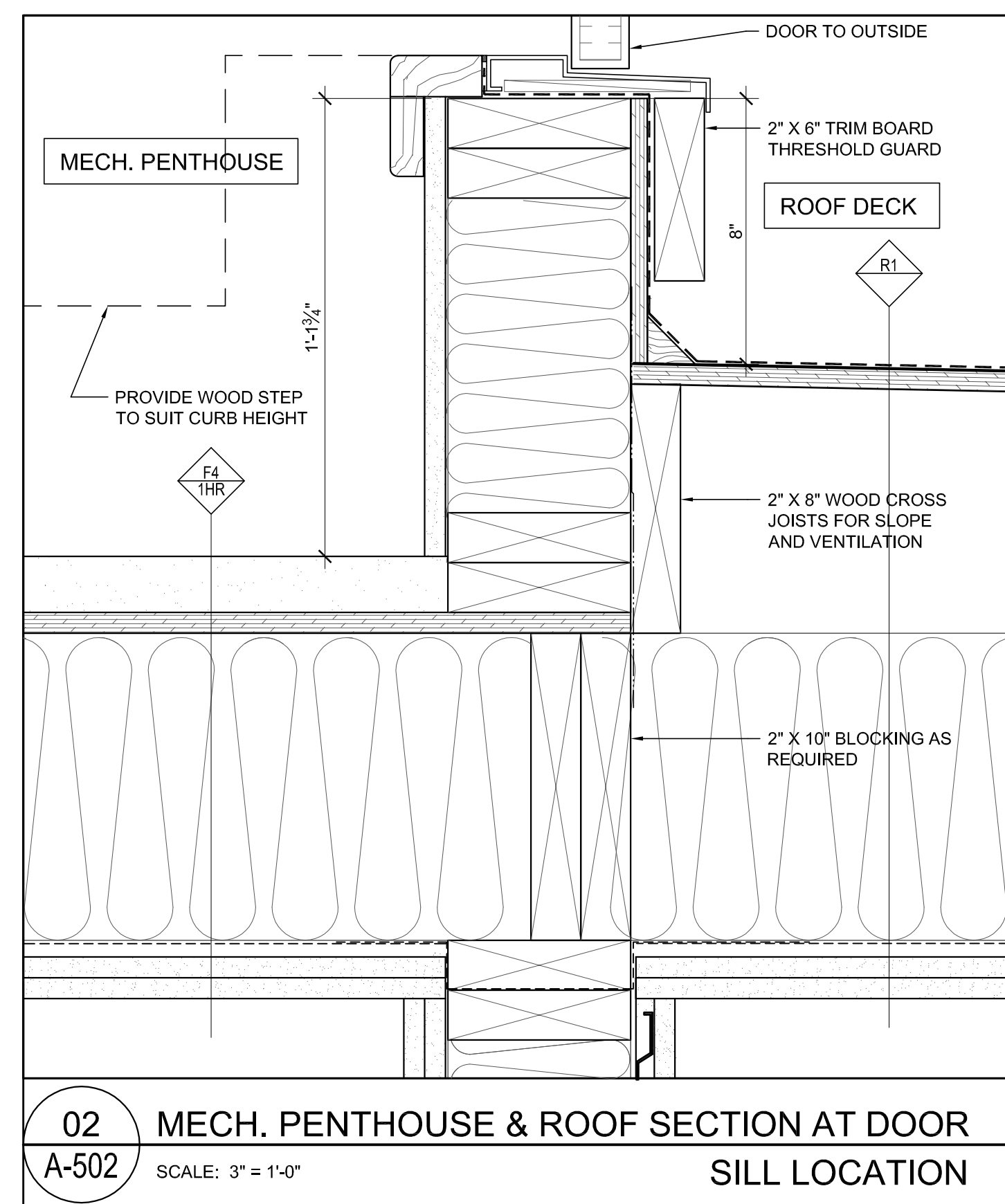
05 CANTILEVERED PARAPET OVER SPYLED WINDOW LOCATION  
A-502 SCALE: 3" = 1'-0"



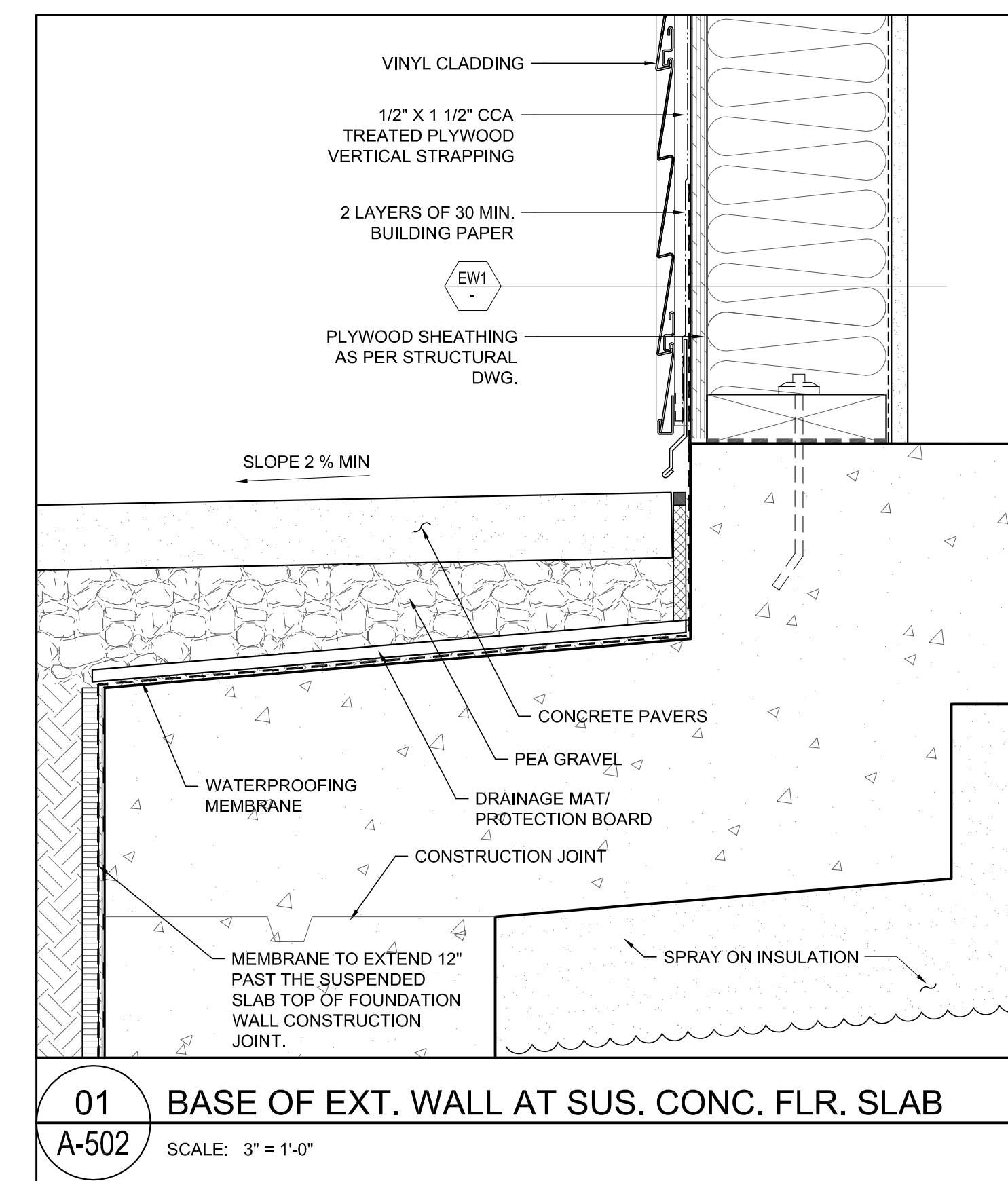
04  
A-502 SCALE: 3" = 1'-0"



03  
A-502 SCALE: 3" = 1'-0"




02 MECH. PENTHOUSE & ROOF SECTION AT DOOR SILL LOCATION  
A-502 SCALE: 3" = 1'-0"




01 BASE OF EXT. WALL AT SUS. CONC. FLR. SLAB  
A-502 SCALE: 3" = 1'-0"

NO.	DESCRIPTION	DATE
A1	RE-ISSUED FOR R2 & DP SUBMISSION	01/09/09
REVISIONS		
NO.	ISSUED FOR	DATE
A	ISSUED FOR R2 & DP SUBMISSION	01/09/09
B	ISSUED FOR CD ZONING	26/09/09
C	ISSUED FOR PRELIMINARY PRICING	03/12/09
D		
E		


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 RICHMOND, BC V7A 5J7  
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Patrick Cotter  
 ARCHITECT  
**SERENADE**  
 20472 Douglas Cres, Langley, BC

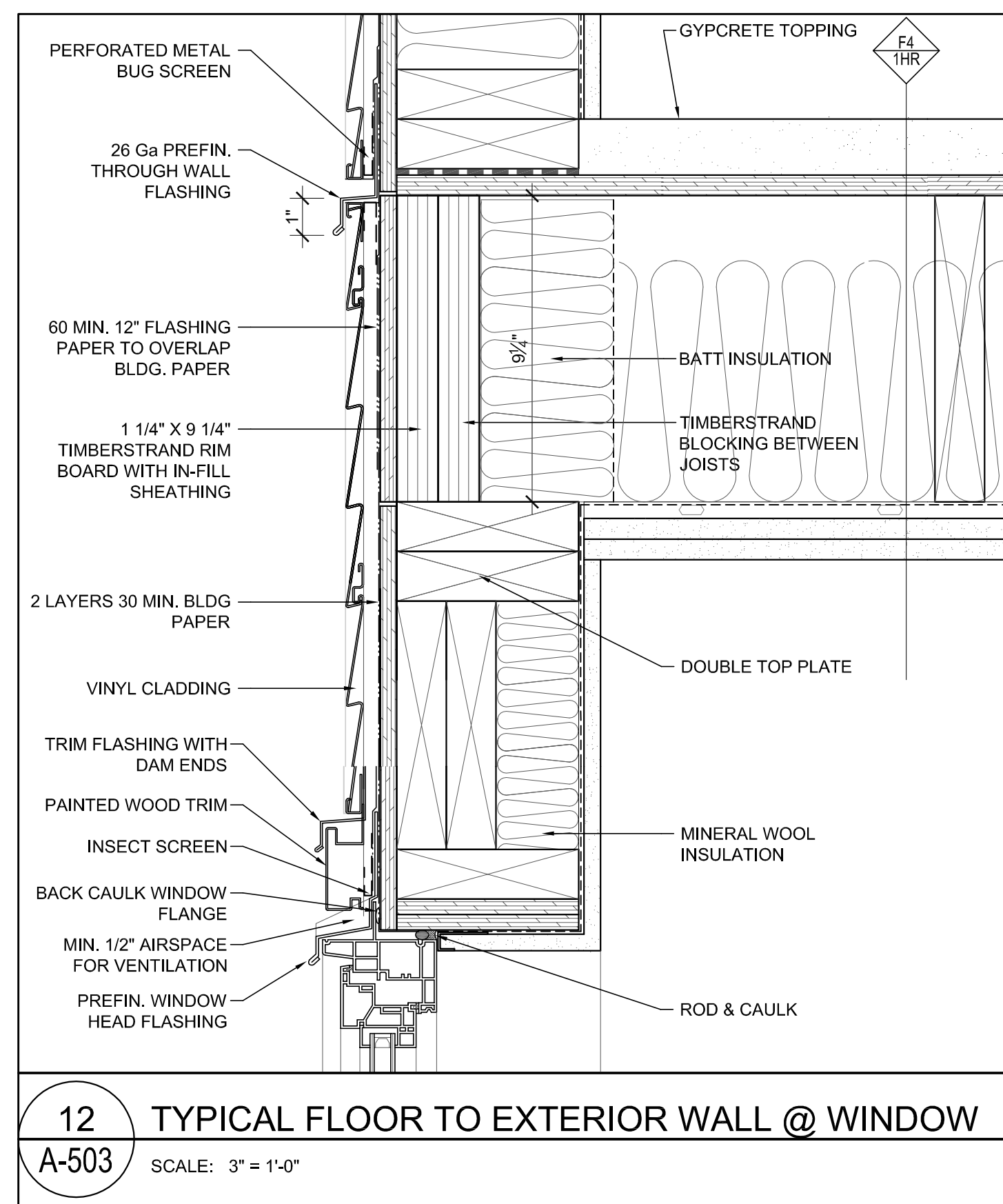
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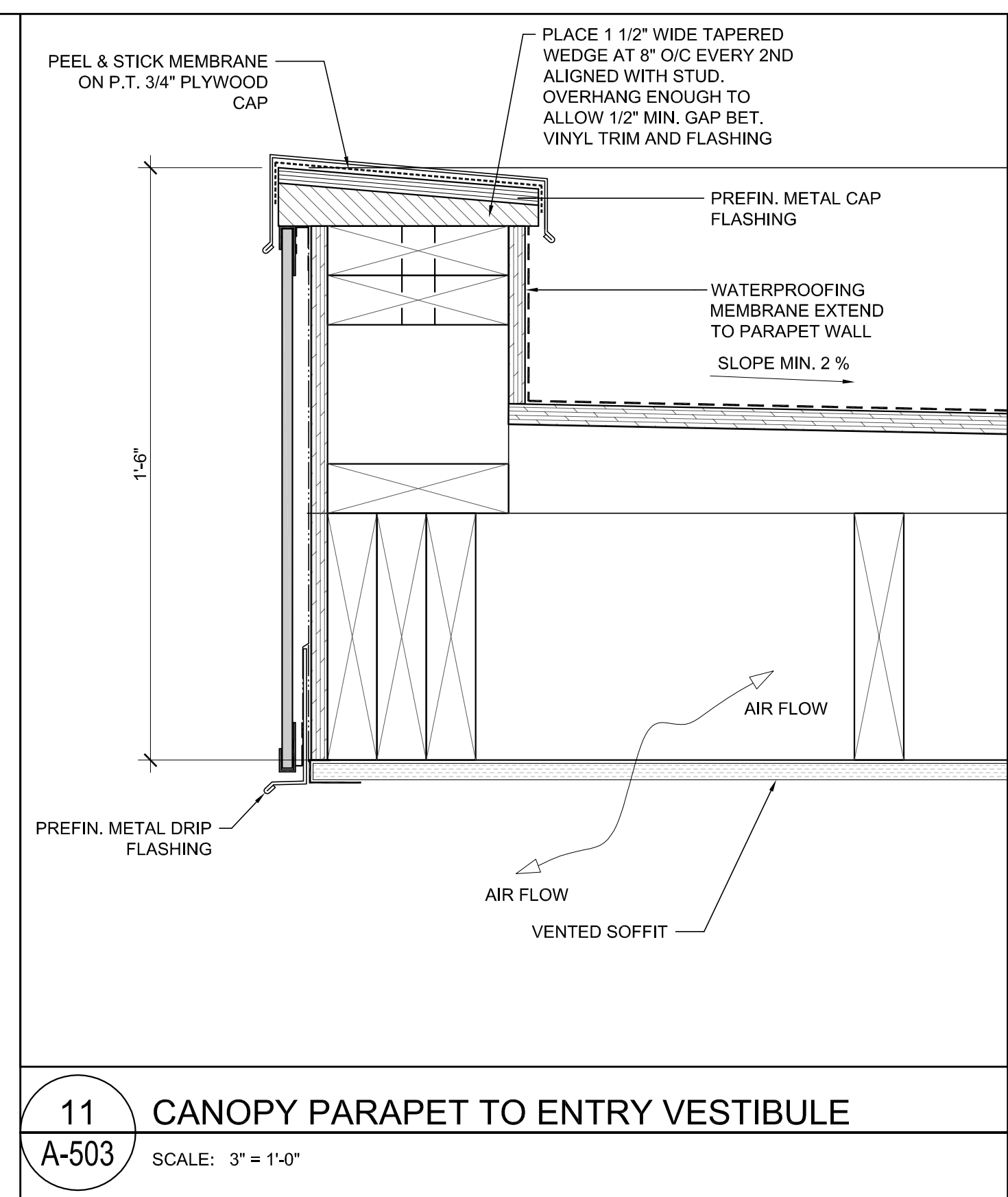
DRAWN:	JRL	SEAL:
CHECKED:		
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JOB NO.:	WLD	
DATE:	OCTOBER 21, 2008	
SHEET TITLE:		

SECTION DETAILS  
**NOT FOR CONSTRUCTION**  
 AS REVISED DEC 07, 2009  
 DRAWING NO: A-502  
 REV: C

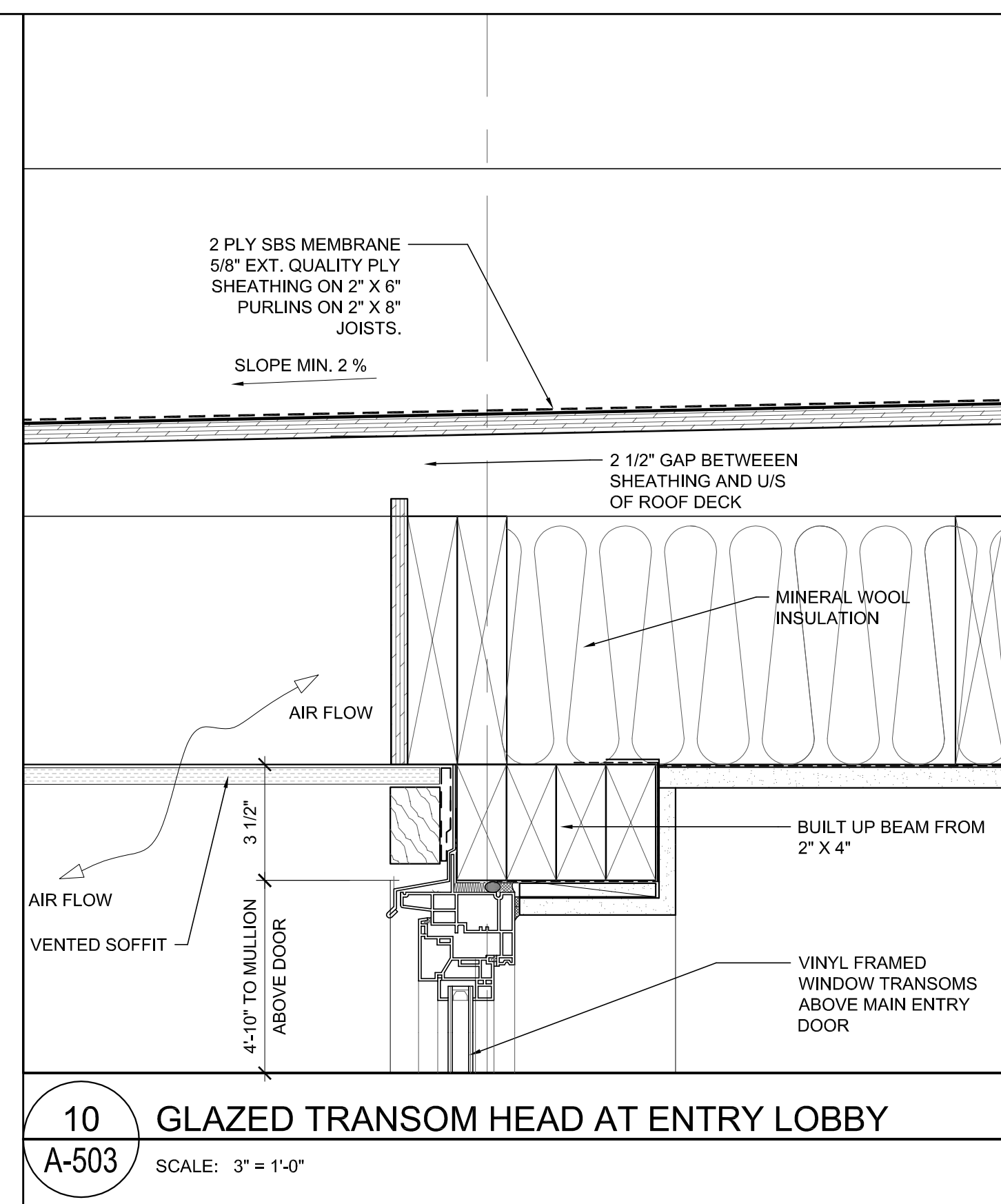




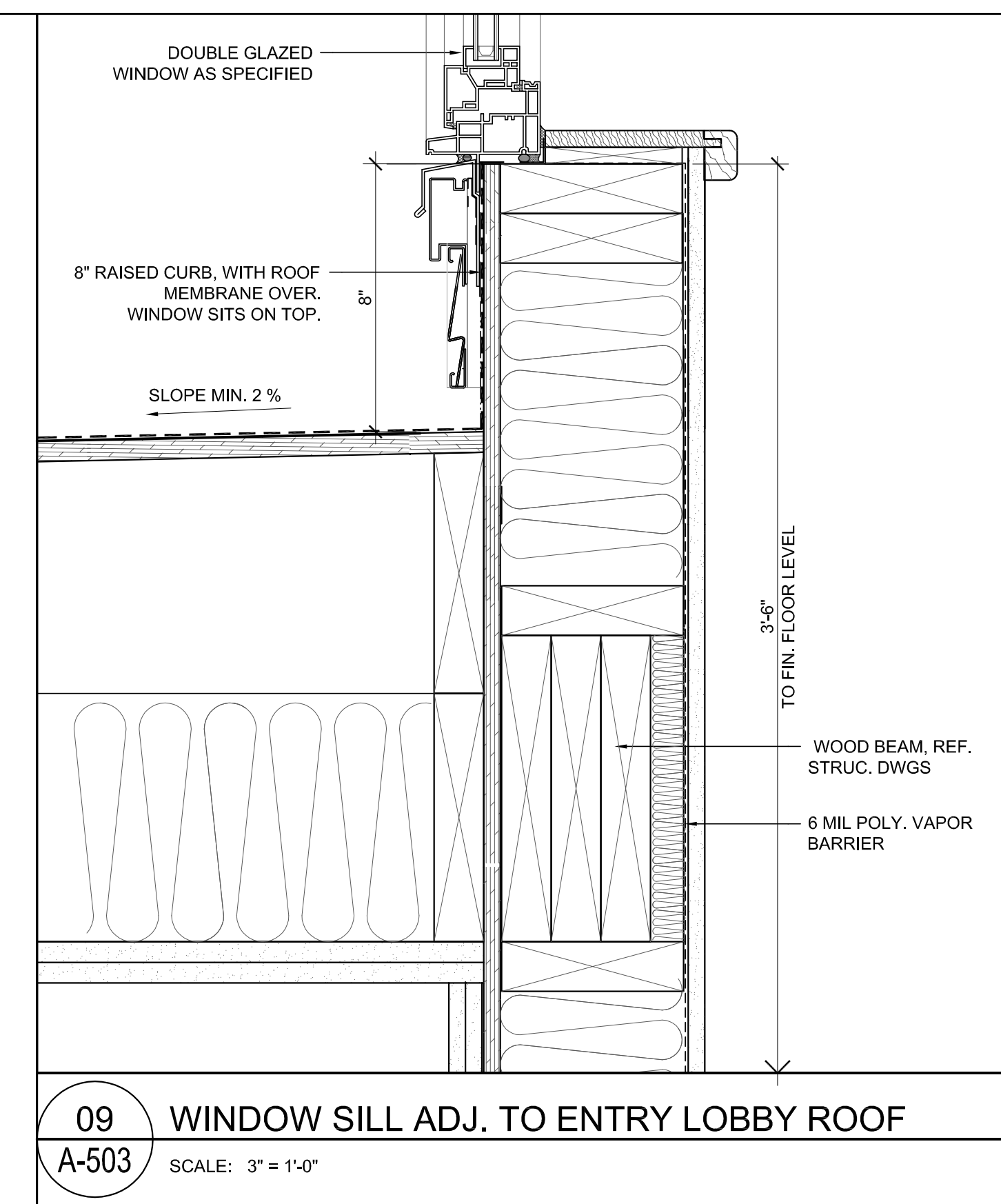
**12** TYPICAL FLOOR TO EXTERIOR WALL @ WINDOW  
A-503 SCALE: 3" = 1'-0"



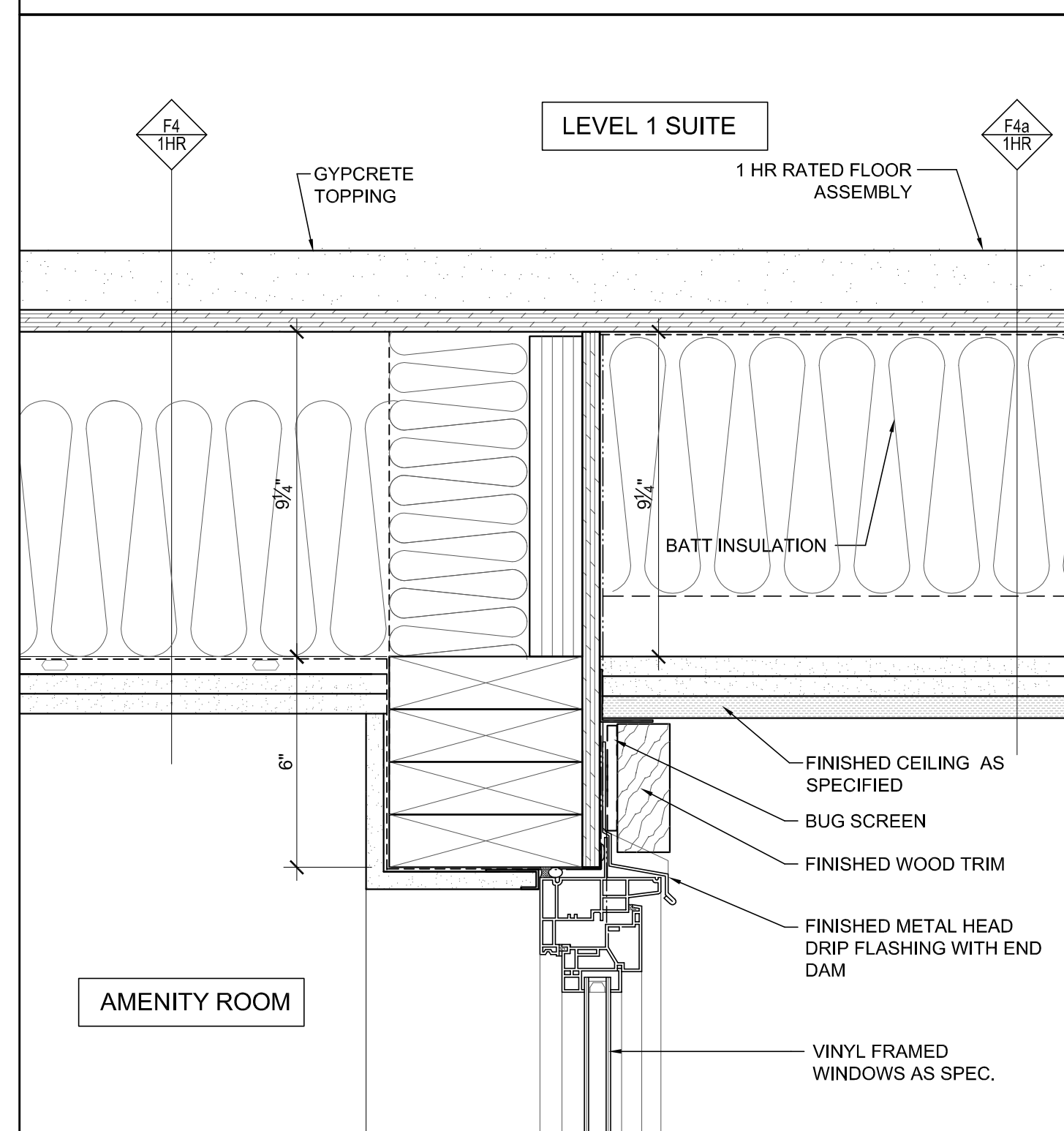
**11** CANOPY PARAPET TO ENTRY VESTIBULE  
A-503 SCALE: 3" = 1'-0"



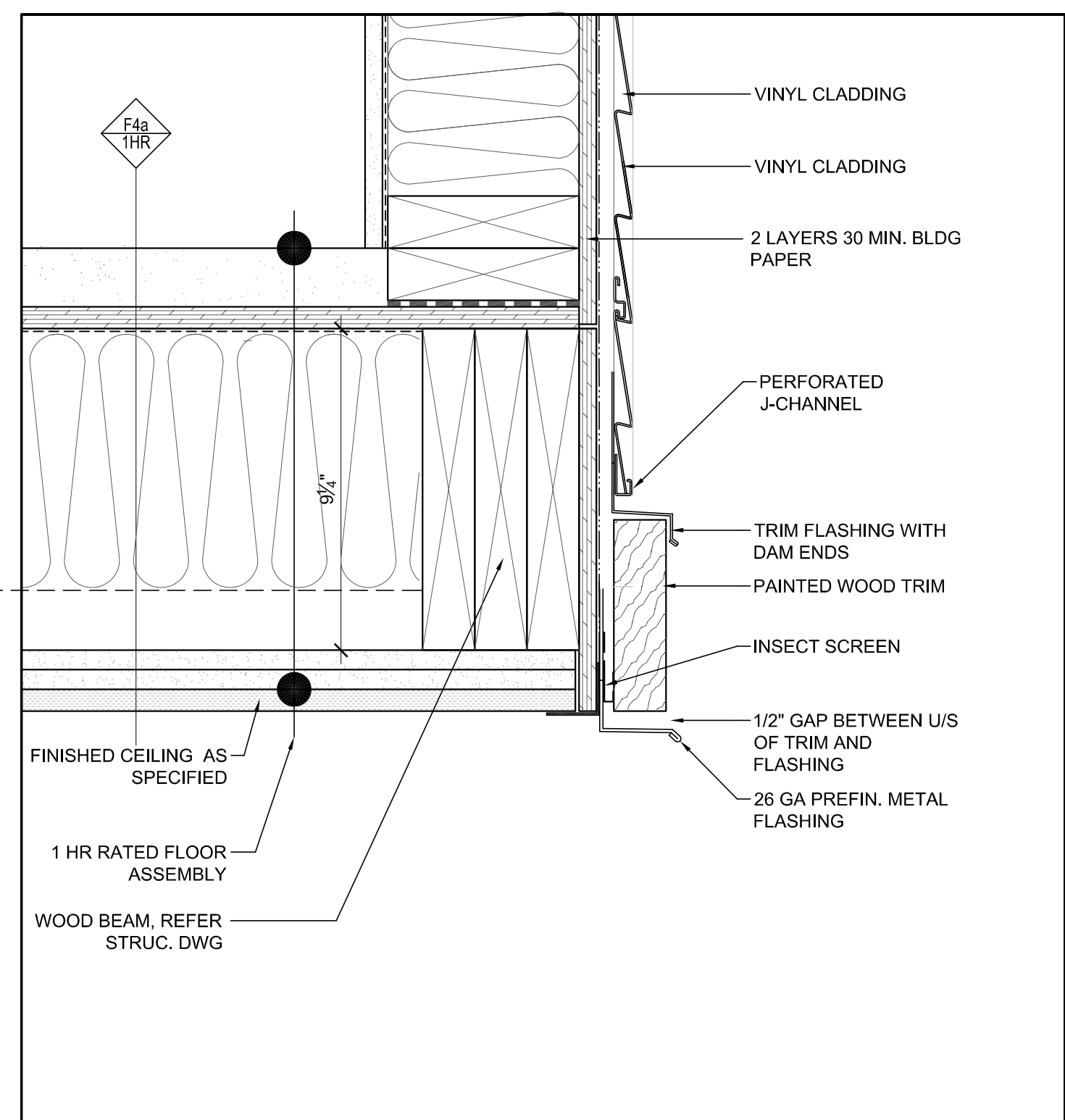
**10** GLAZED TRANSOM HEAD AT ENTRY LOBBY  
A-503 SCALE: 3" = 1'-0"



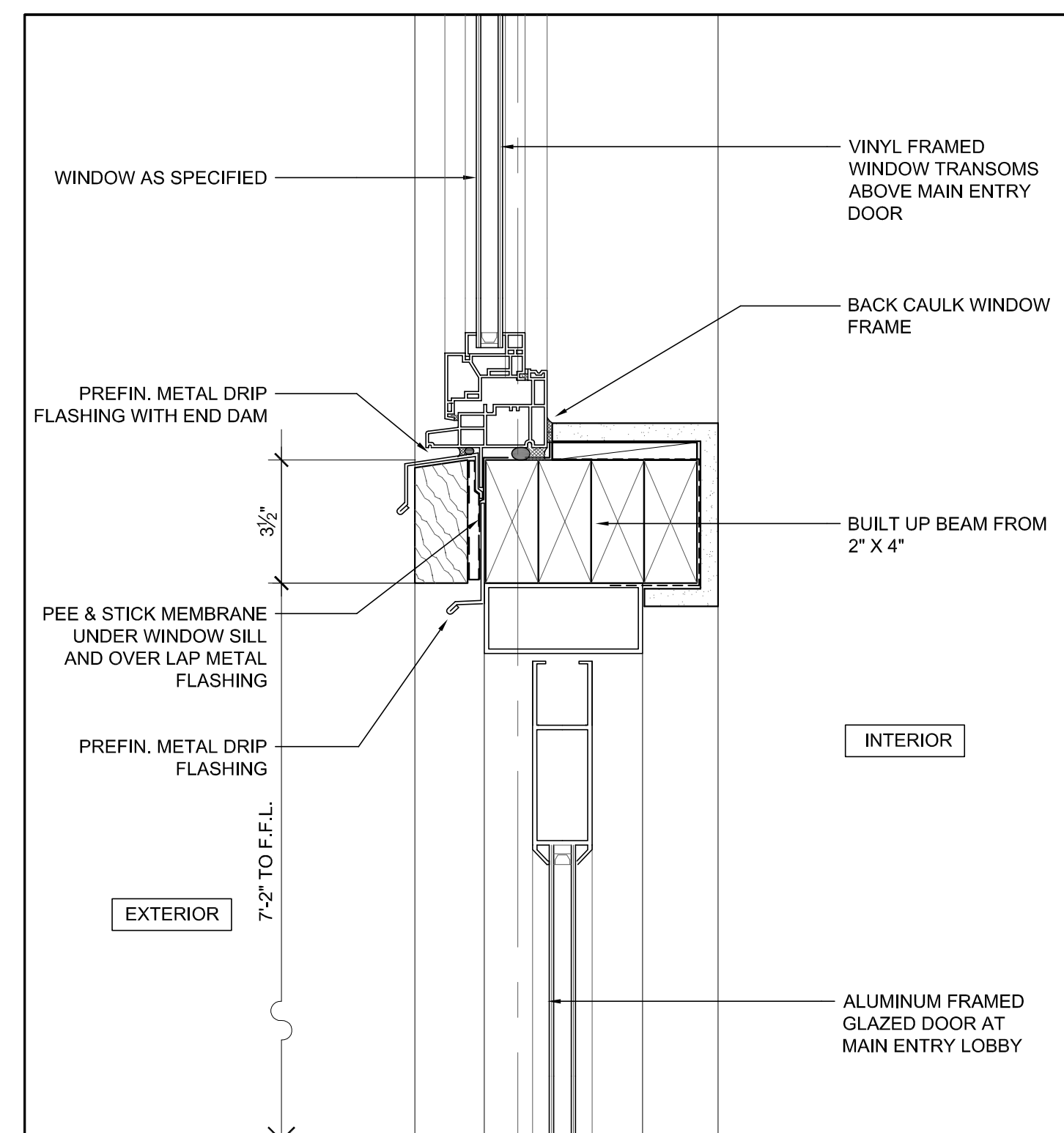
**09** WINDOW SILL ADJ. TO ENTRY LOBBY ROOF  
A-503 SCALE: 3" = 1'-0"



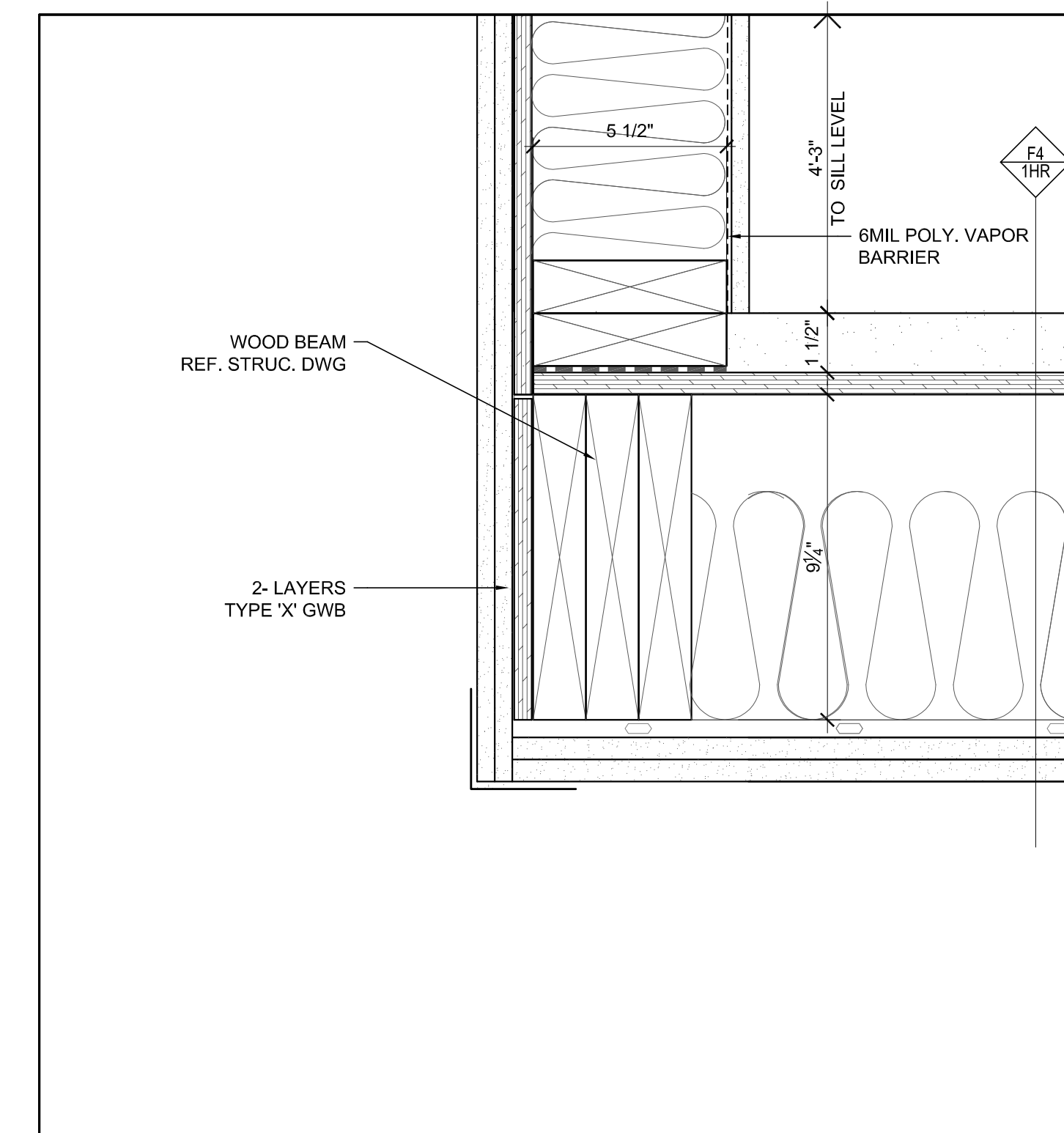
**08** AMENITY RM. WINDOW HEAD  
A-503 SCALE: 3" = 1'-0"



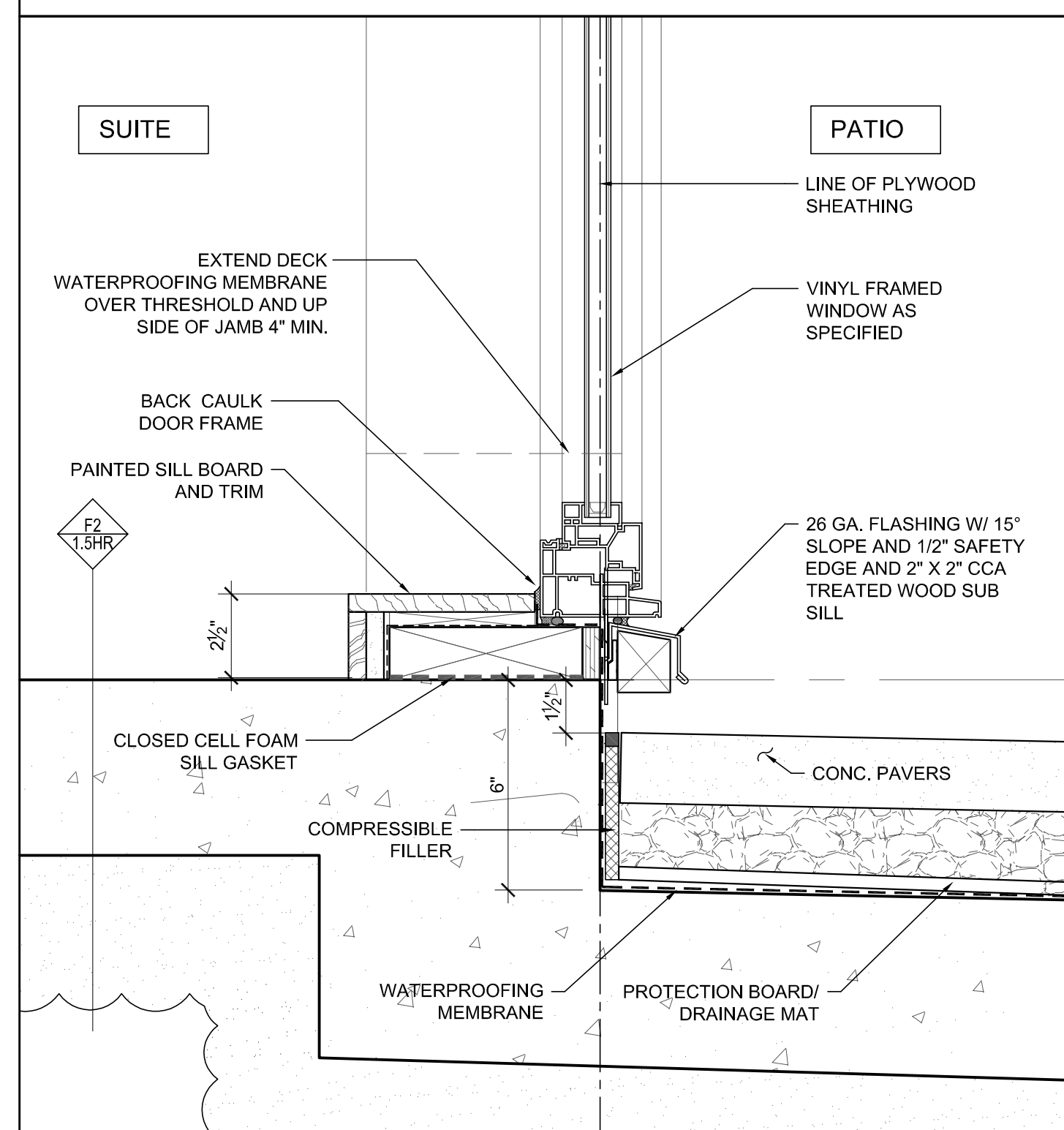
**07** SUITE OVER OPEN SPACE  
A-503 SCALE: 3" = 1'-0"



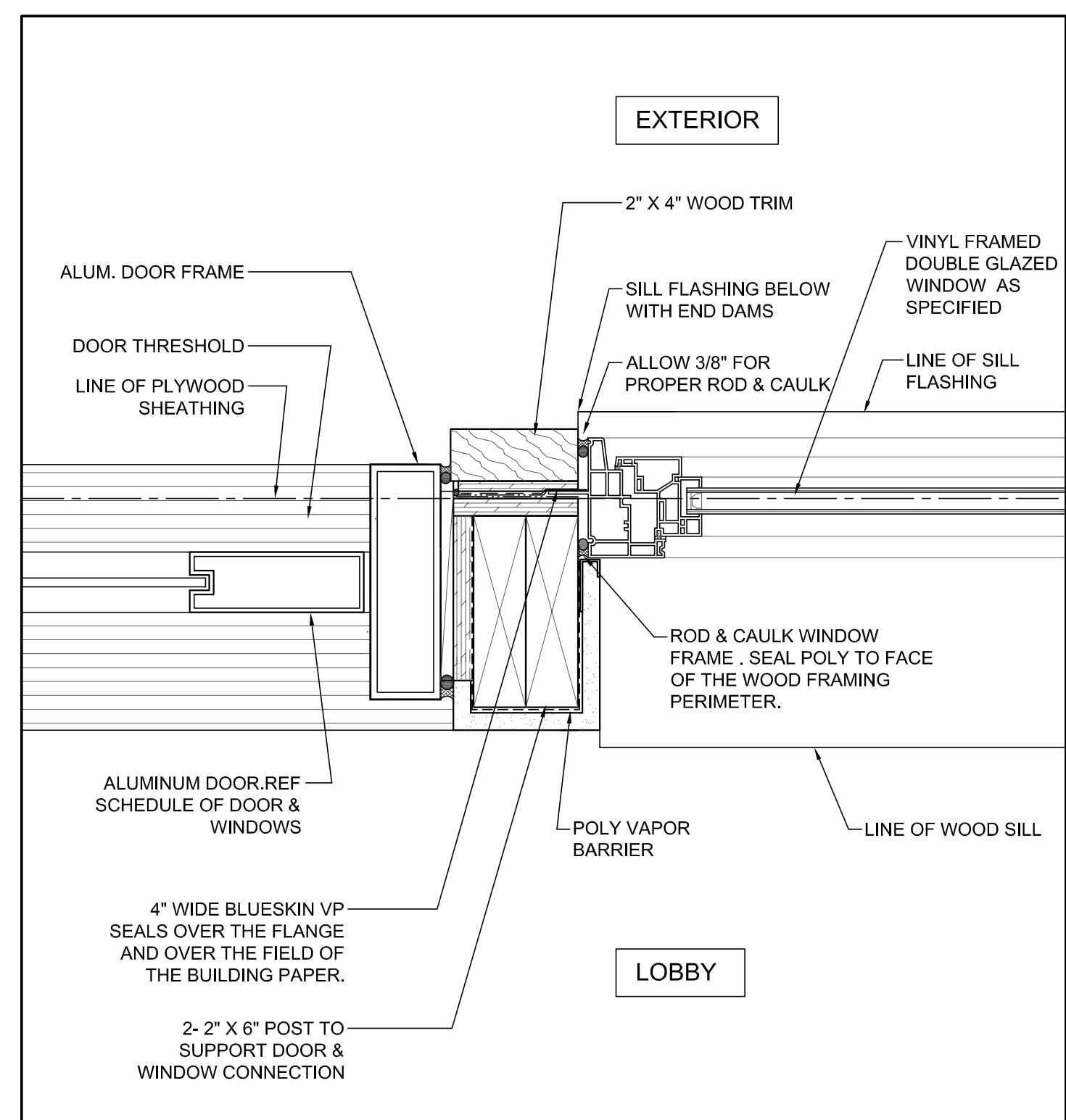
**06** GLAZED TRANSOM ABOVE ENTRY LOBBY DOOR  
A-503 SCALE: 3" = 1'-0"



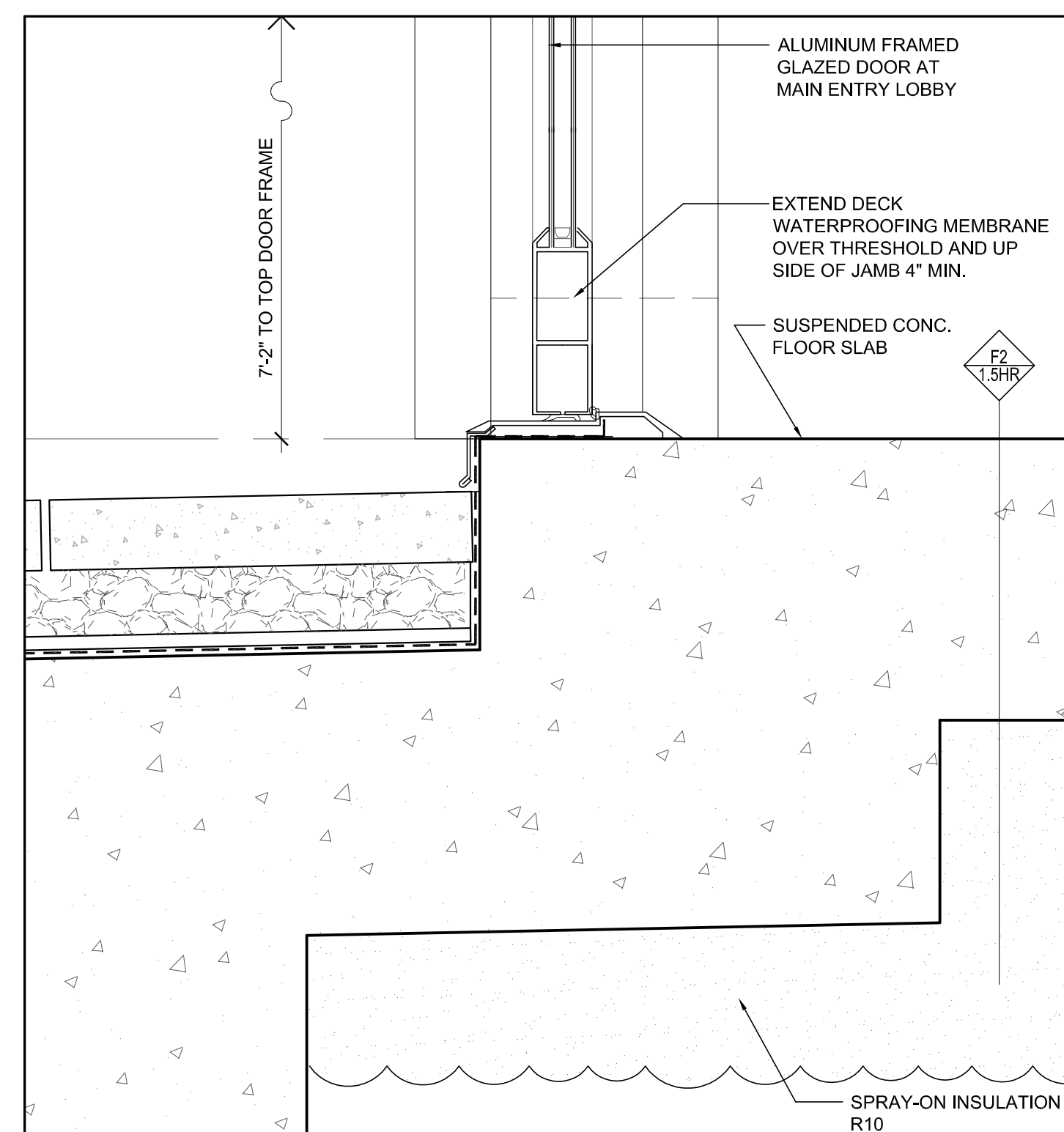
**05** UNIT FLOOR BULKHEAD AT ENTRY LOBBY  
A-503 SCALE: 3" = 1'-0"



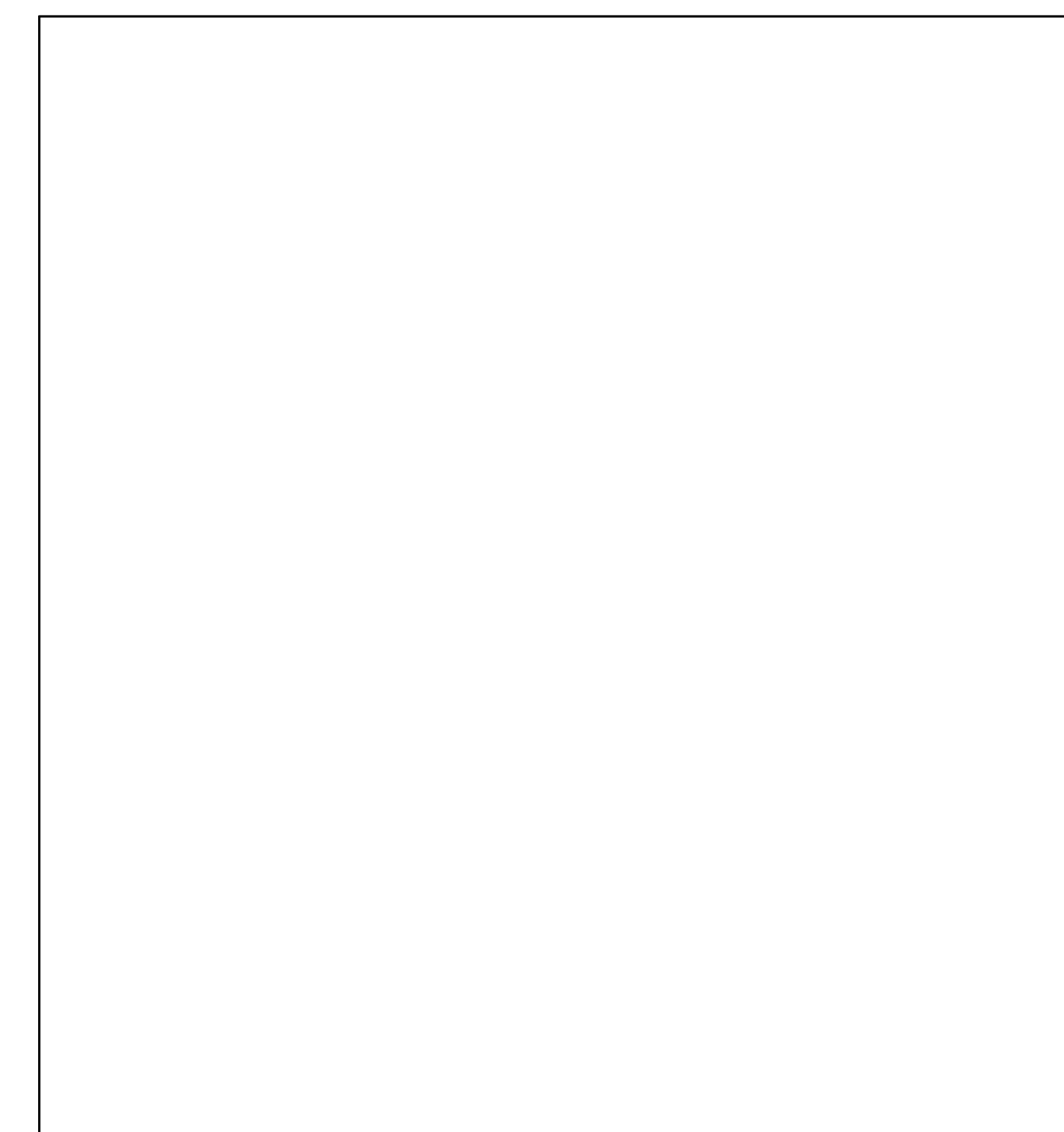
**04** FIXED WINDOW SILL DETAIL AT LEVEL 1  
A-503 SCALE: 3" = 1'-0"



**03** PLAN- ENTRY DOOR/WINDOW JAMB AND SILL @ ENTRY LOBBY & AMENITY RM EXIT DOOR  
A-503 SCALE: 3" = 1'-0"



**02** GLAZED ENTRY DOOR THRESHOLD AND SILL  
A-503 SCALE: 3" = 1'-0"



**01** GLAZED ENTRY DOOR THRESHOLD AND SILL  
A-503 SCALE: 3" = 1'-0"

NOTES:

NO.	DESCRIPTION	DATE
A1	RE-ISSUED FOR R2 & DP SUBMISSION	01/09/09
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Unit 235, 11300 NO. 5 ROAD  
RICHMOND, BC V7A 5J7  
TEL: (604) 272-1477  
FAX: (604) 272-1471  
CELL: (604) 377-8454  
E-MAIL: info@cotterarchitects.com  
WEB: www.cotterarchitects.com

Patrick Cotter  
Architect Inc.  
PROJECT:  
**SERENADE**  
20472 Douglas Cres, Langley, BC

CLIENT:  
**WESTSTONE**  
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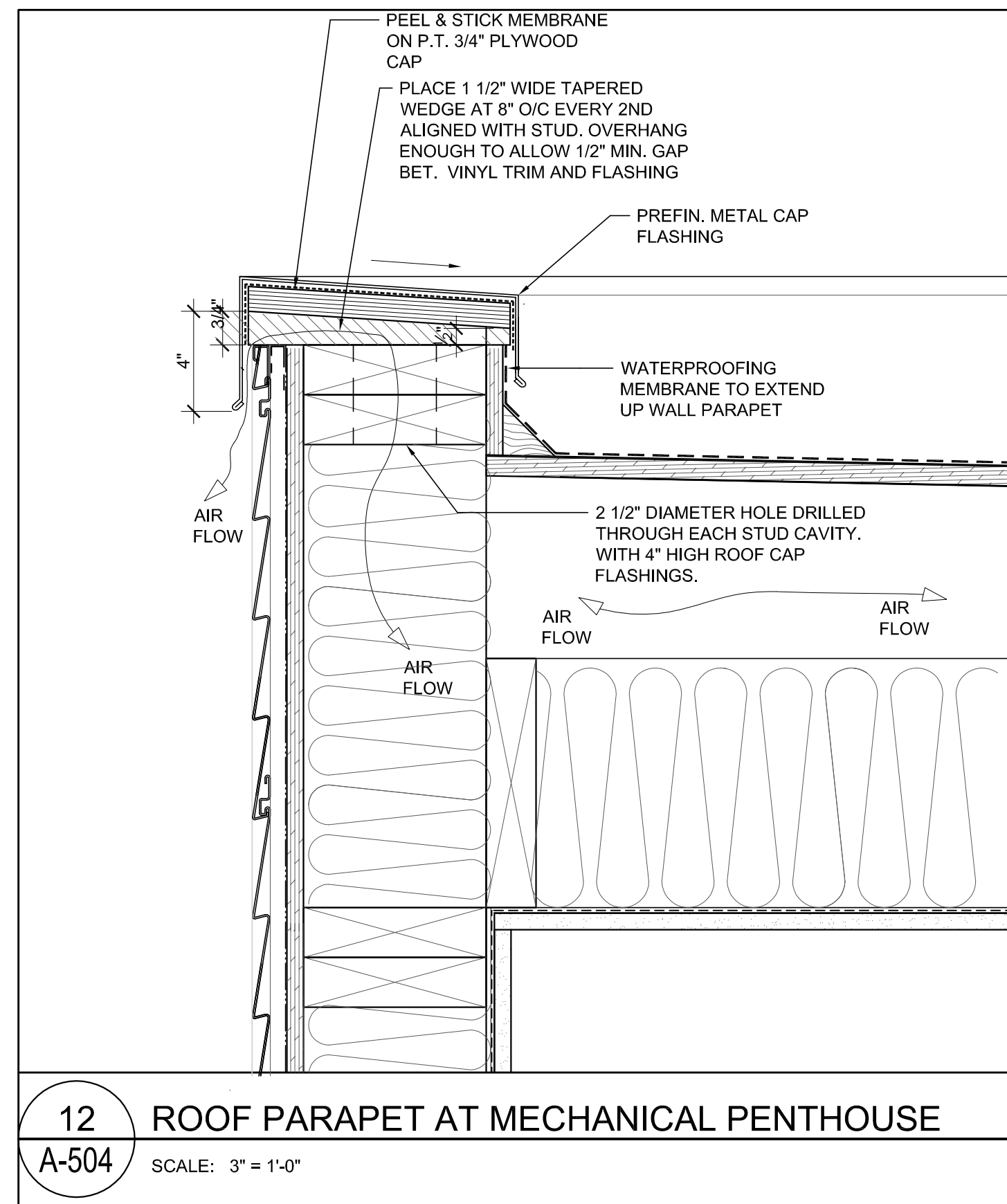
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JOB NO: WLD	
DATE: OCTOBER 21, 2008	
SHEET TITLE:	

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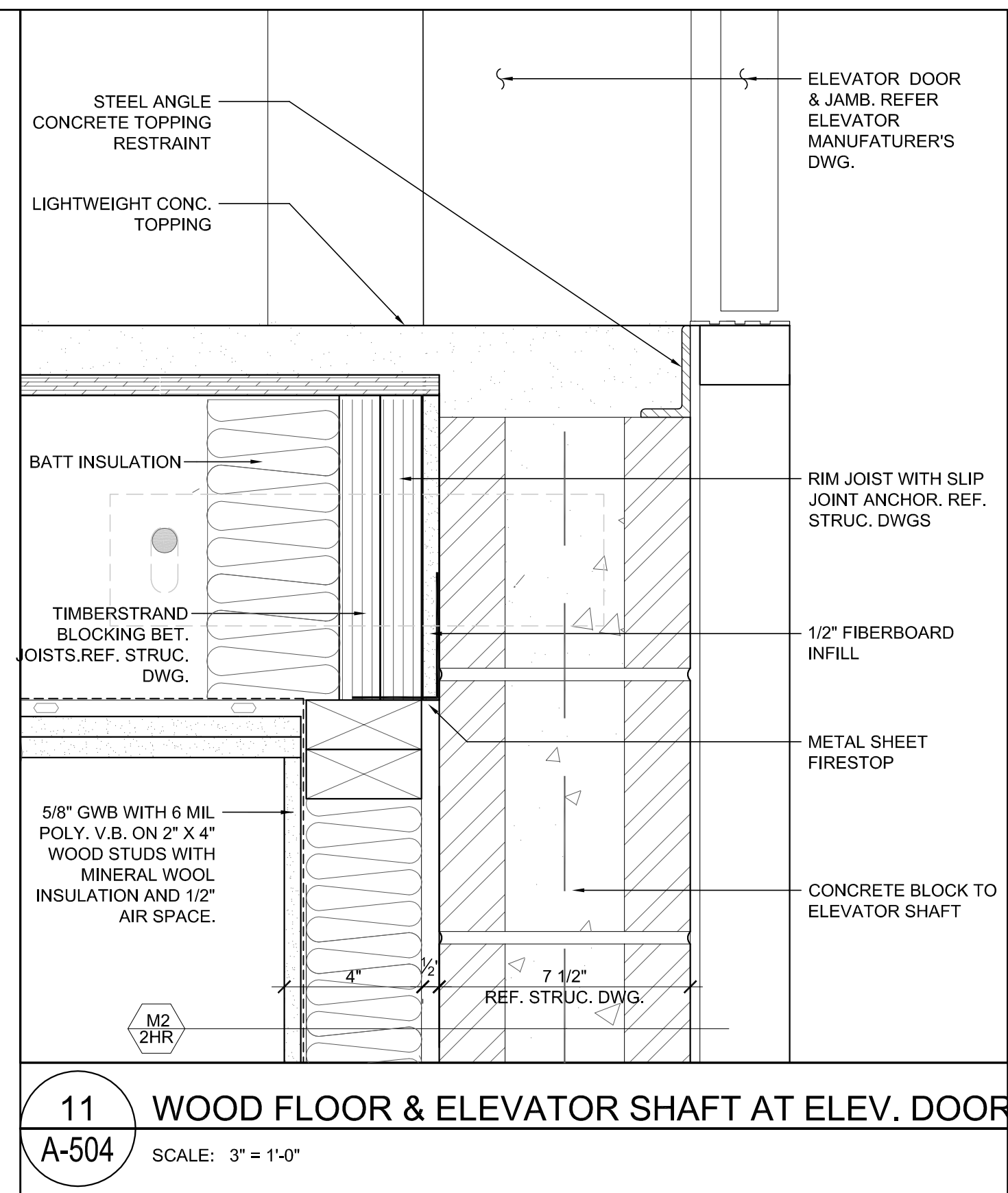
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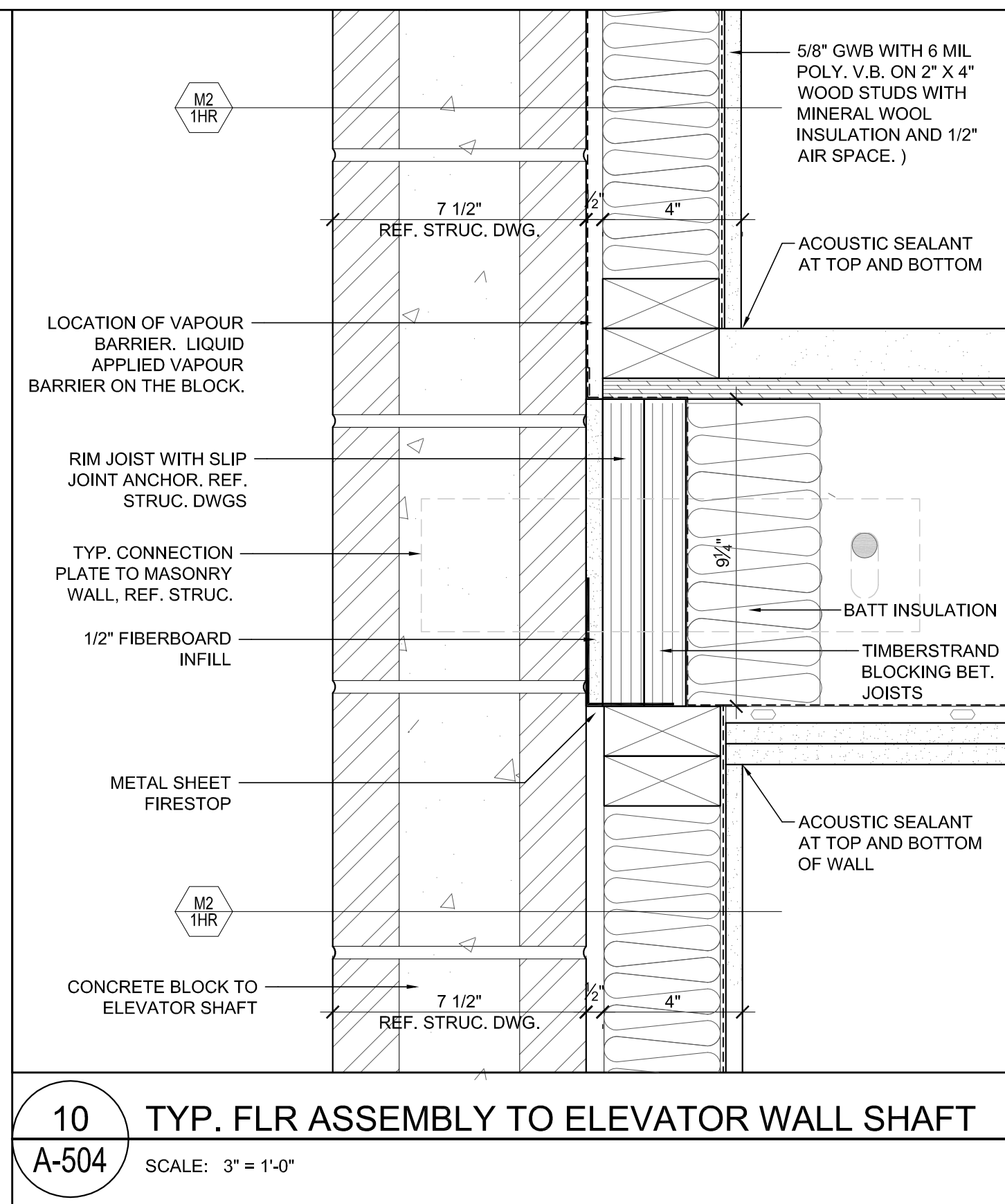




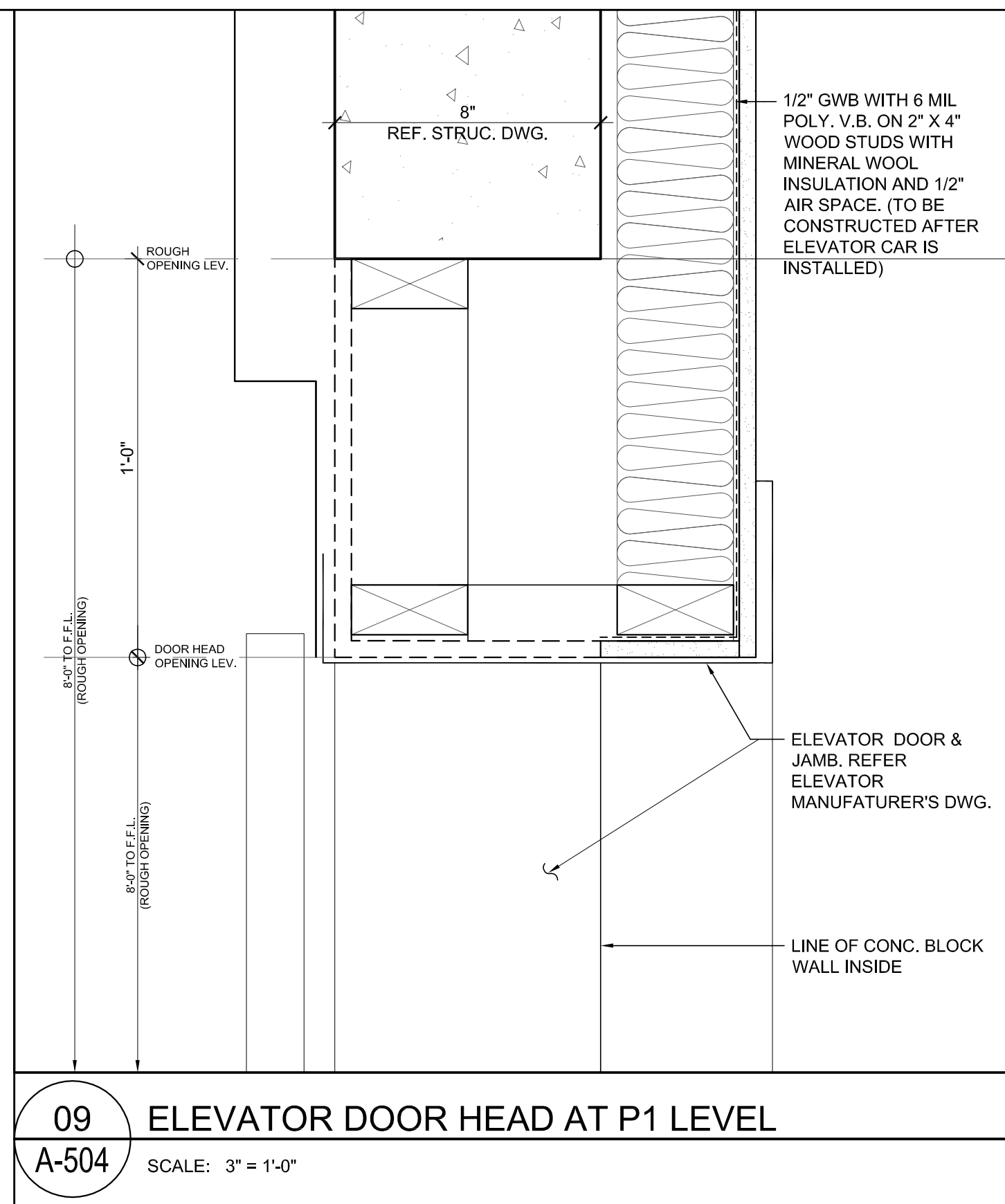
12 ROOF PARAPET AT MECHANICAL PENTHOUSE  
A-504 SCALE: 3" = 1'-0"



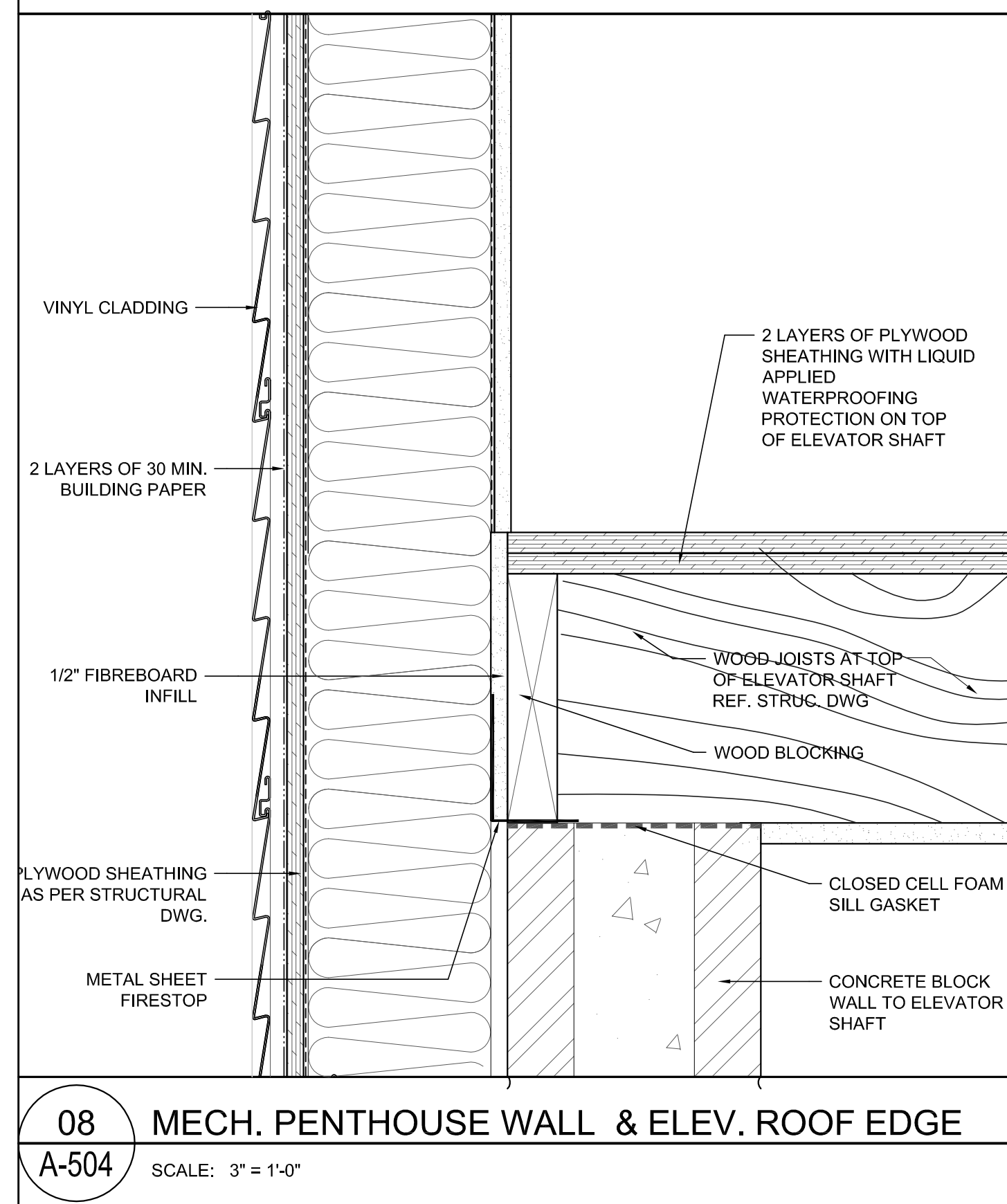
11 WOOD FLOOR & ELEVATOR SHAFT AT ELEV. DOOR  
A-504 SCALE: 3" = 1'-0"



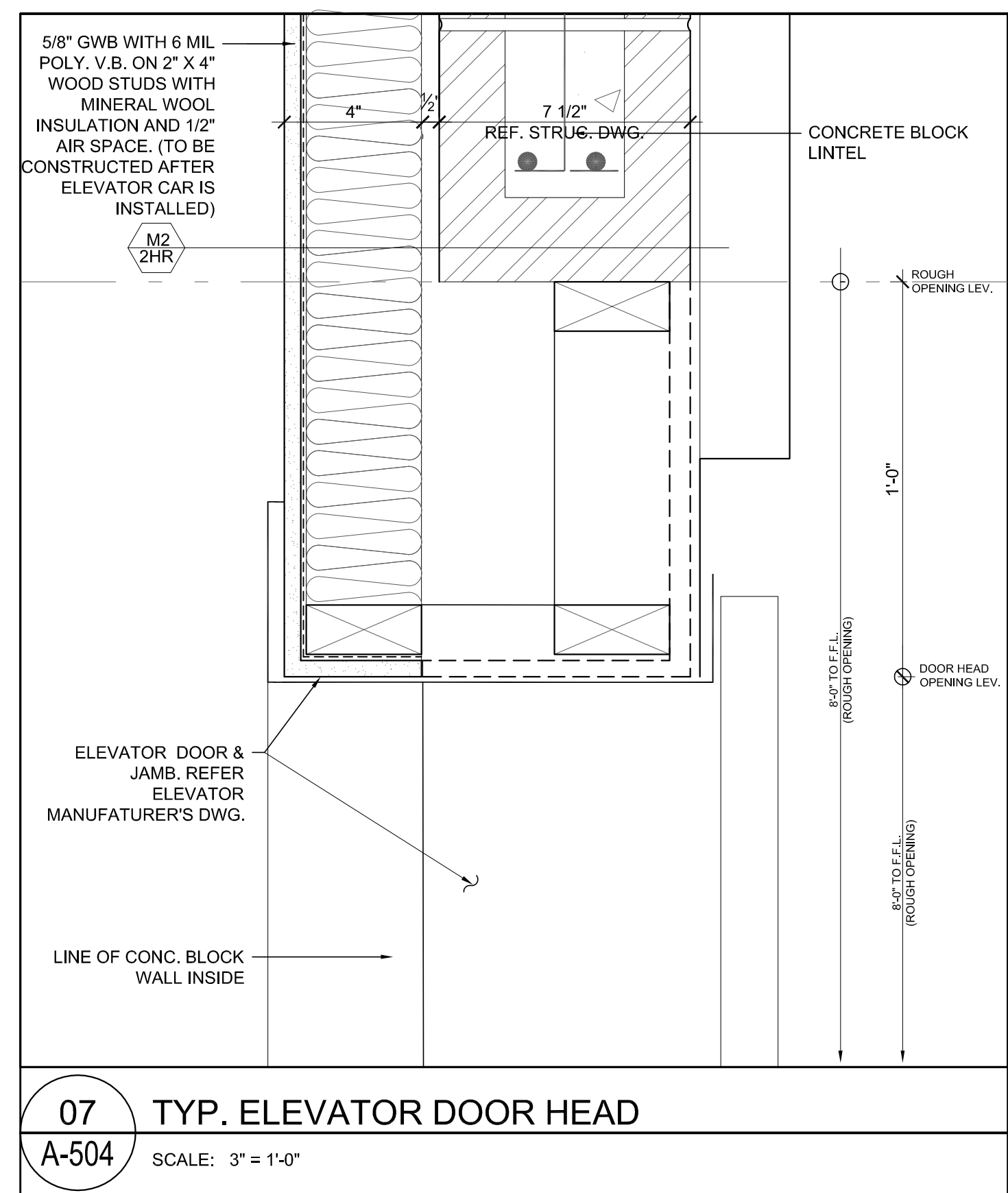
10 TYP. FLR ASSEMBLY TO ELEVATOR WALL SHAFT  
A-504 SCALE: 3" = 1'-0"



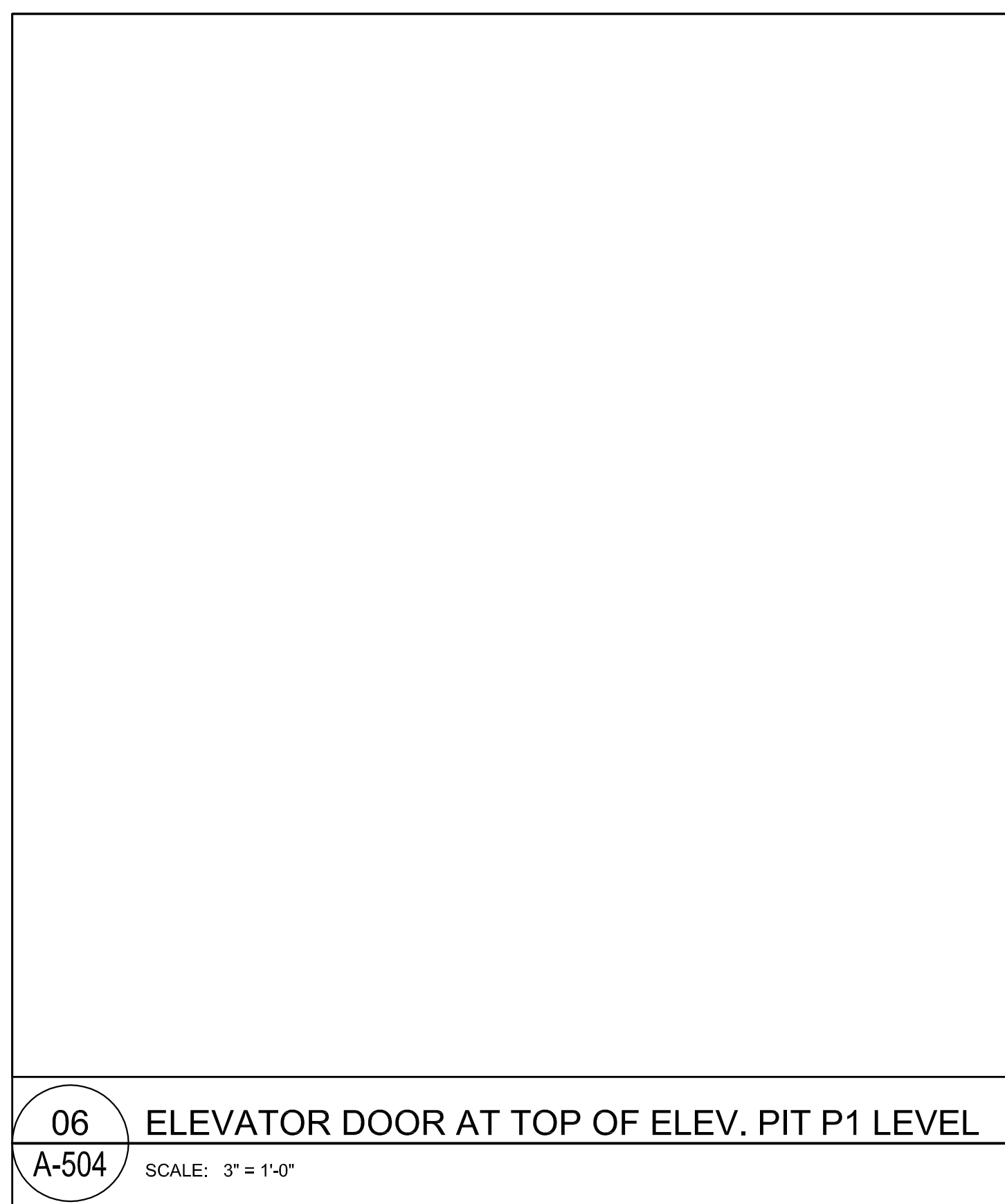
09 ELEVATOR DOOR HEAD AT P1 LEVEL  
A-504 SCALE: 3" = 1'-0"



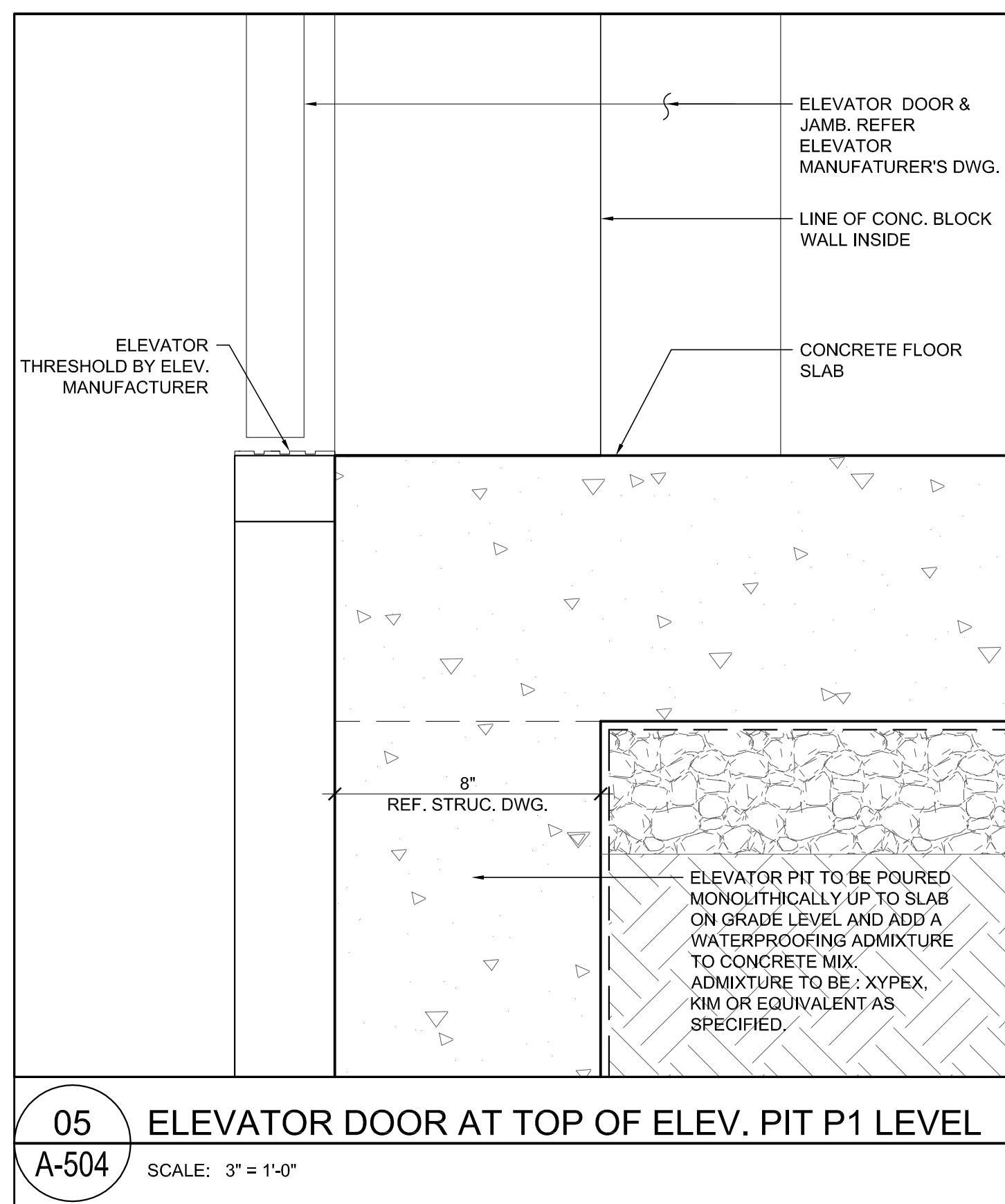
08 MECH. PENTHOUSE WALL & ELEV. ROOF EDGE  
A-504 SCALE: 3" = 1'-0"



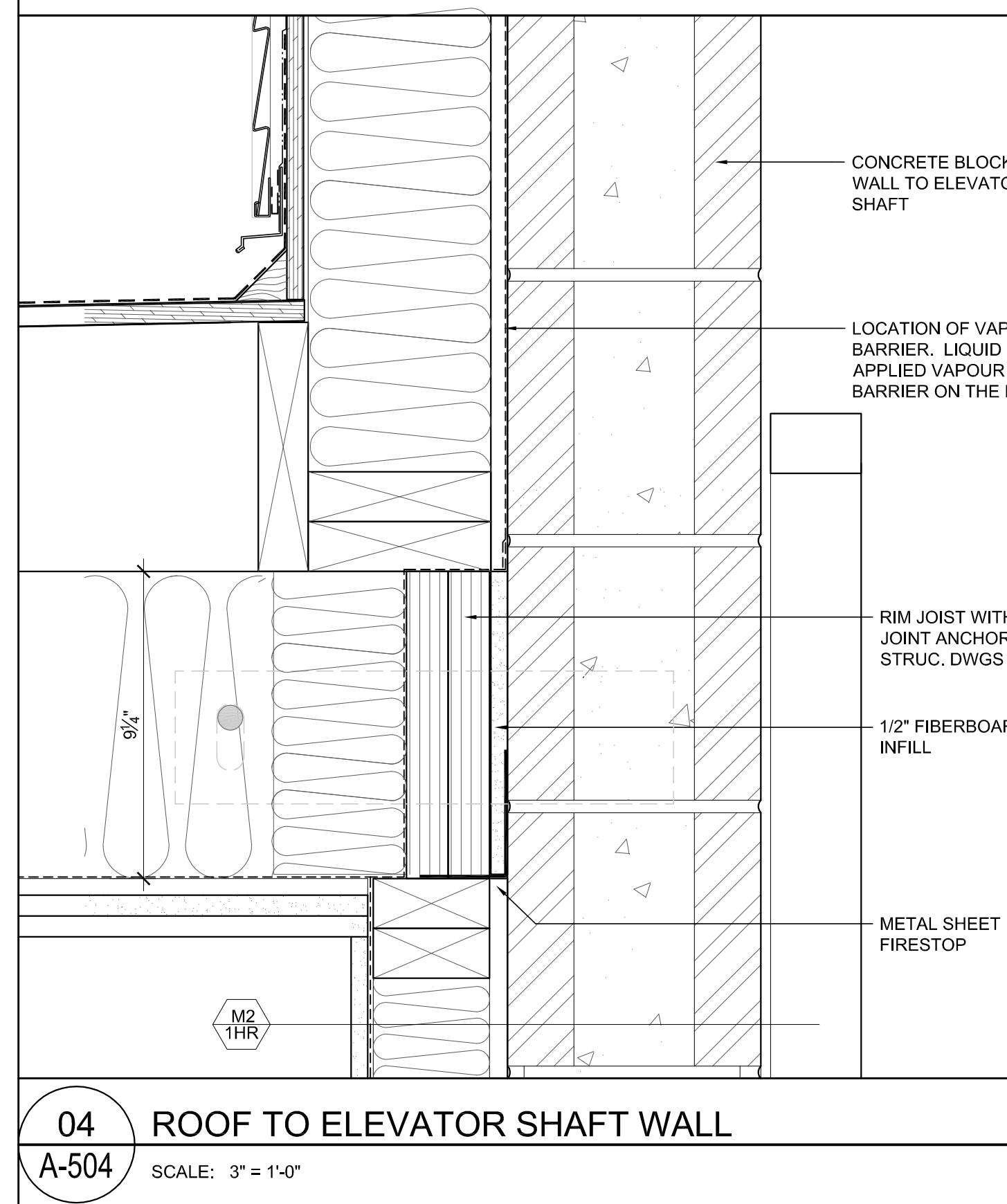
07 TYP. ELEVATOR DOOR HEAD  
A-504 SCALE: 3" = 1'-0"



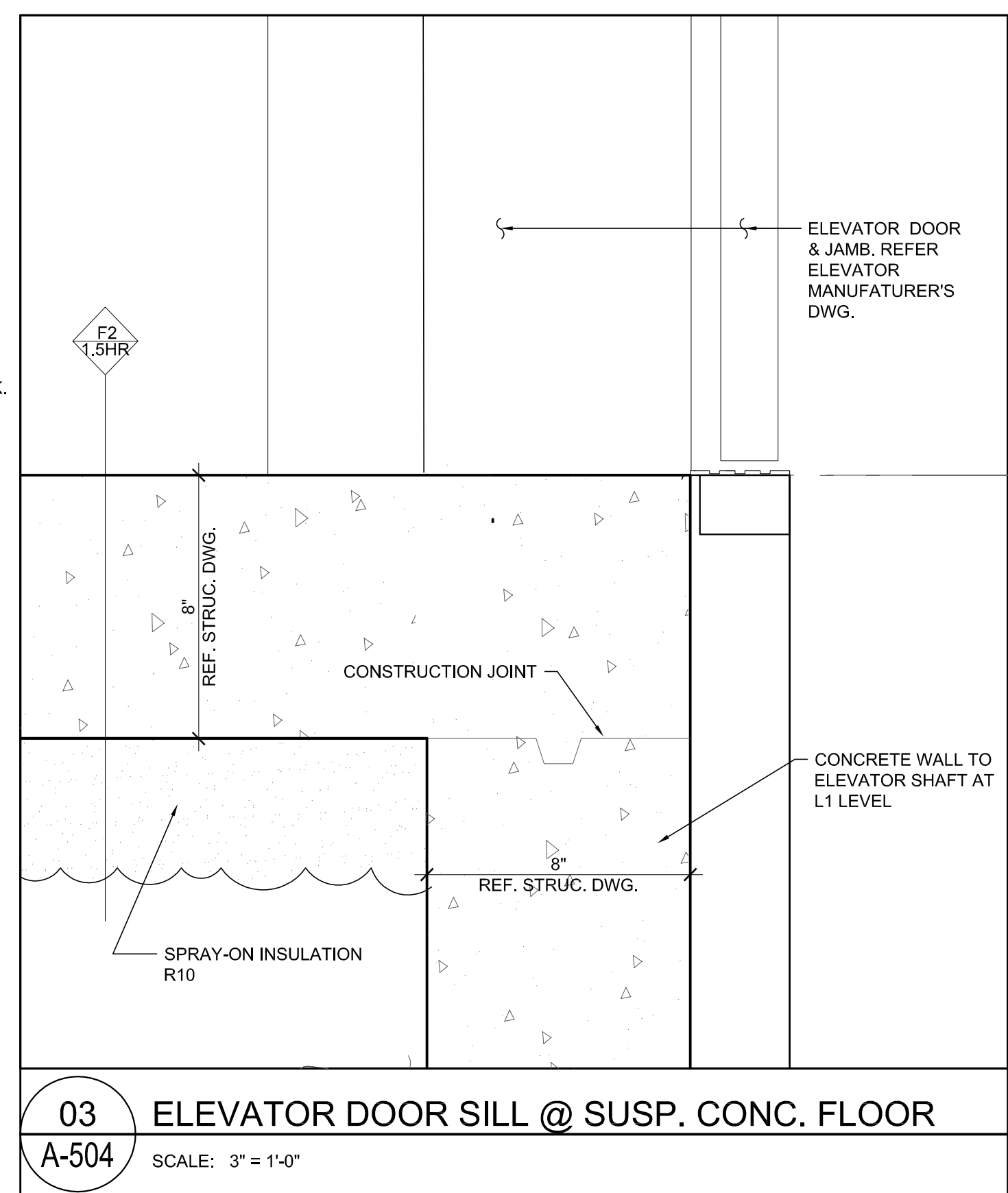
06 ELEVATOR DOOR AT TOP OF ELEV. PIT P1 LEVEL  
A-504 SCALE: 3" = 1'-0"



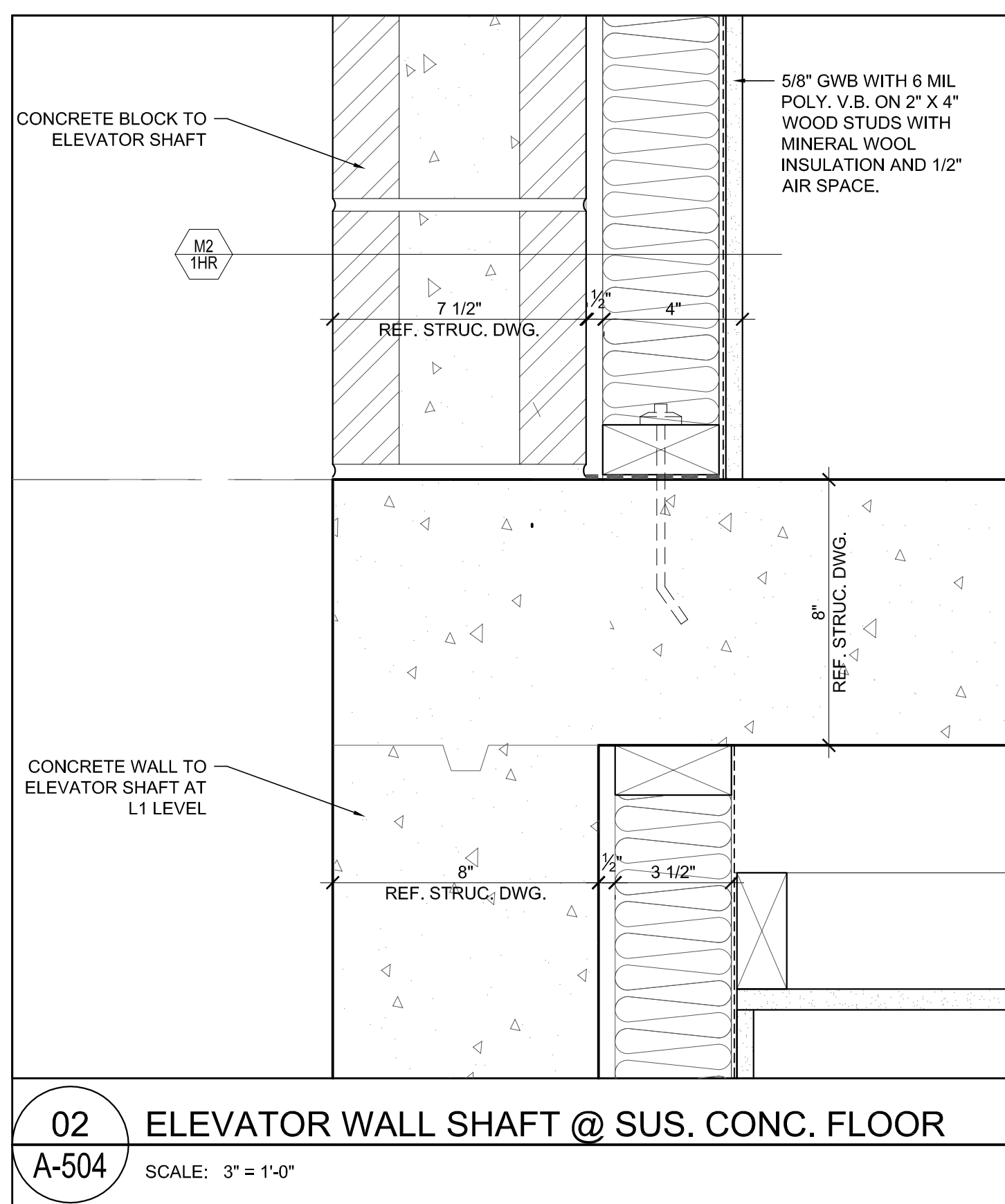
05 ELEVATOR DOOR AT TOP OF ELEV. PIT P1 LEVEL  
A-504 SCALE: 3" = 1'-0"



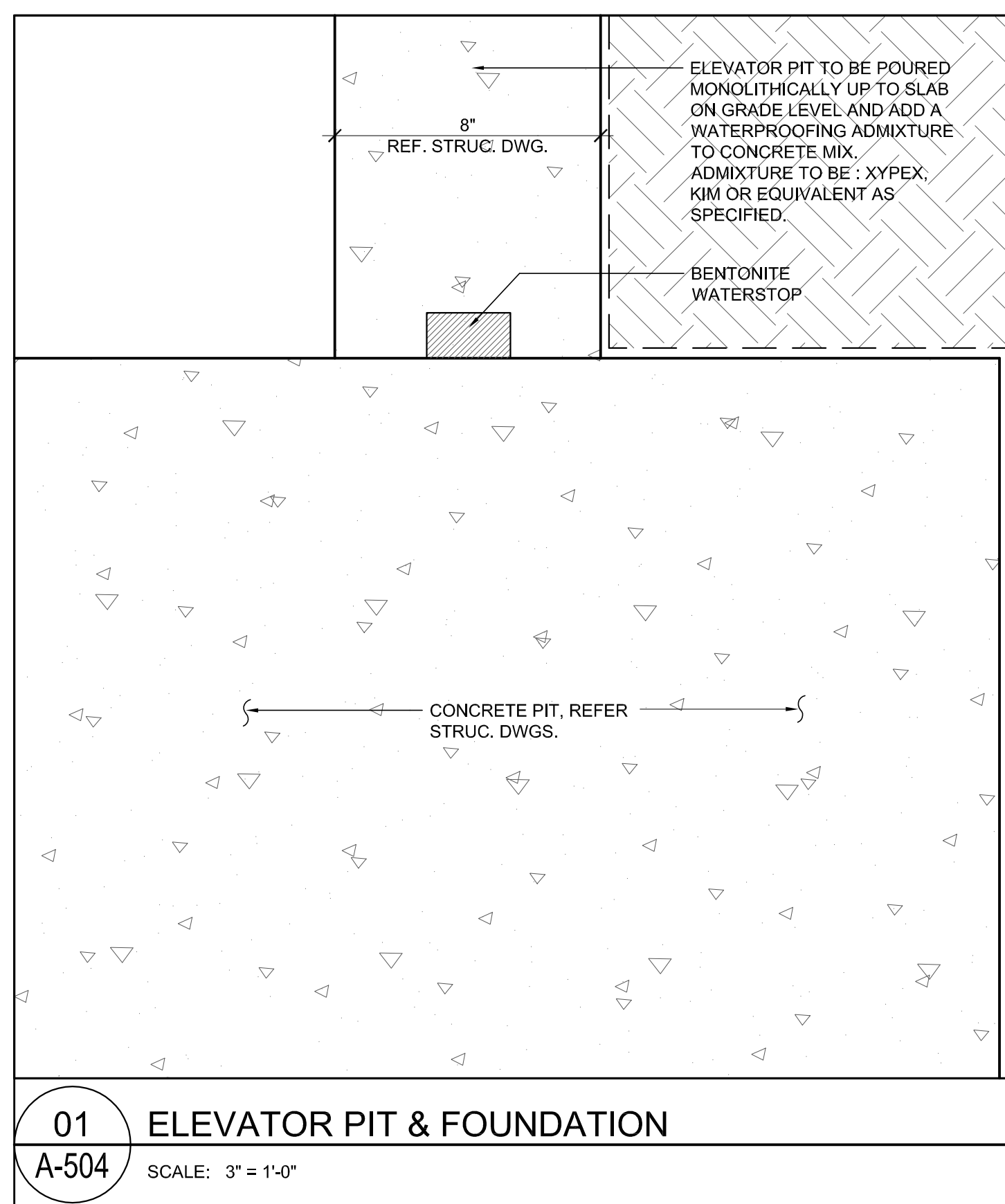
04 ROOF TO ELEVATOR SHAFT WALL  
A-504 SCALE: 3" = 1'-0"



03 ELEVATOR DOOR SILL @ SUSP. CONC. FLOOR  
A-504 SCALE: 3" = 1'-0"



02 ELEVATOR WALL SHAFT @ SUS. CONC. FLOOR  
A-504 SCALE: 3" = 1'-0"



01 ELEVATOR PIT & FOUNDATION  
A-504 SCALE: 3" = 1'-0"

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Unit 235, 11300 NO. 5 ROAD  
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TEL: (604) 272-1477  
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E-MAIL: info@cotterarchitects.com  
WEB: www.cotterarchitects.com

Patrick Cotter  
Architect Inc.  
PROJECT:  
**SERENADE**  
20472 Douglas Cres, Langley, BC

CLIENT:

**WESTSTONE**  
358 - 20111 80A Ave. LANGLEY, BC V1M 3A5  
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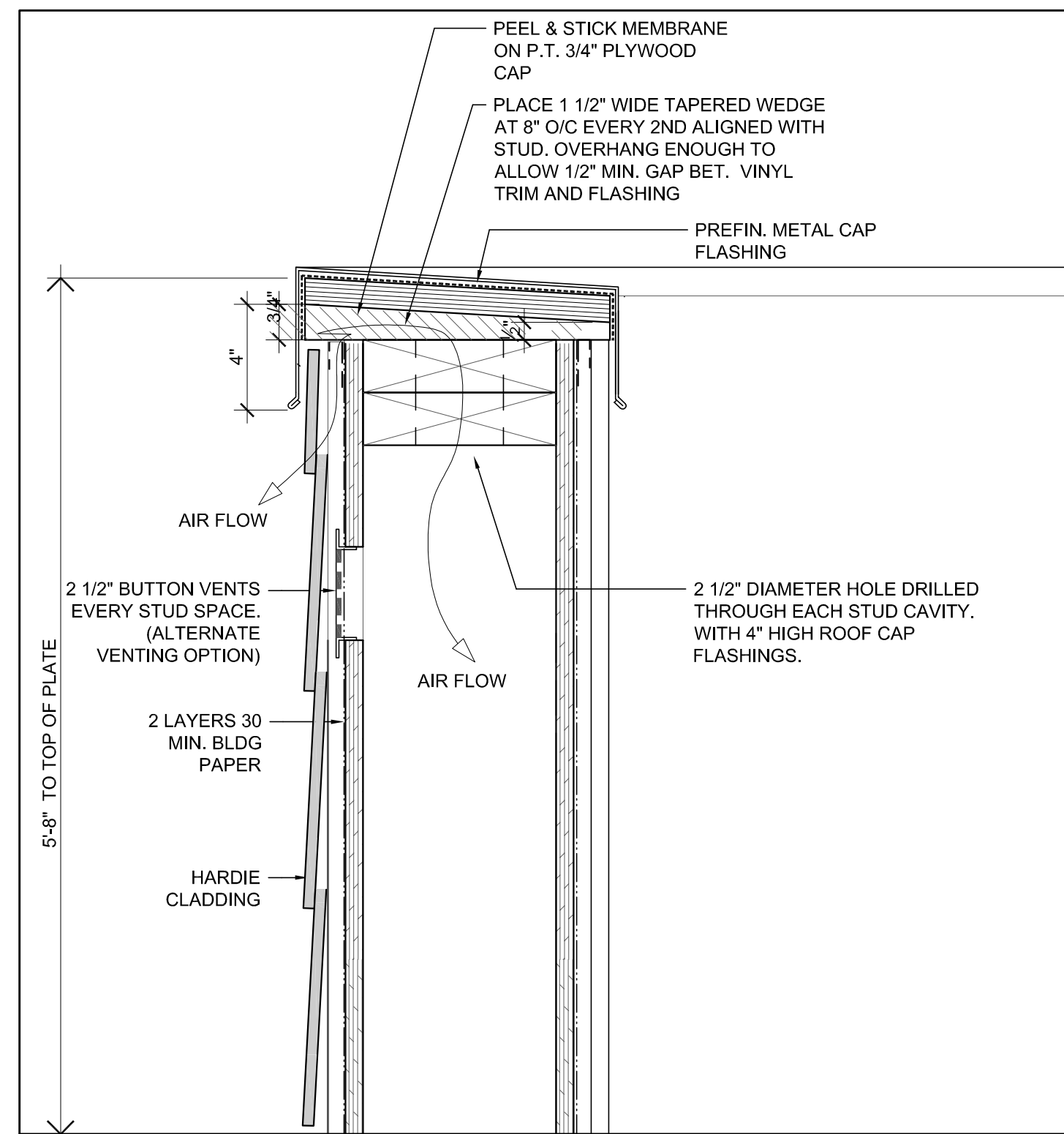
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DATE: OCTOBER 21, 2008	
SHEET TITLE:	

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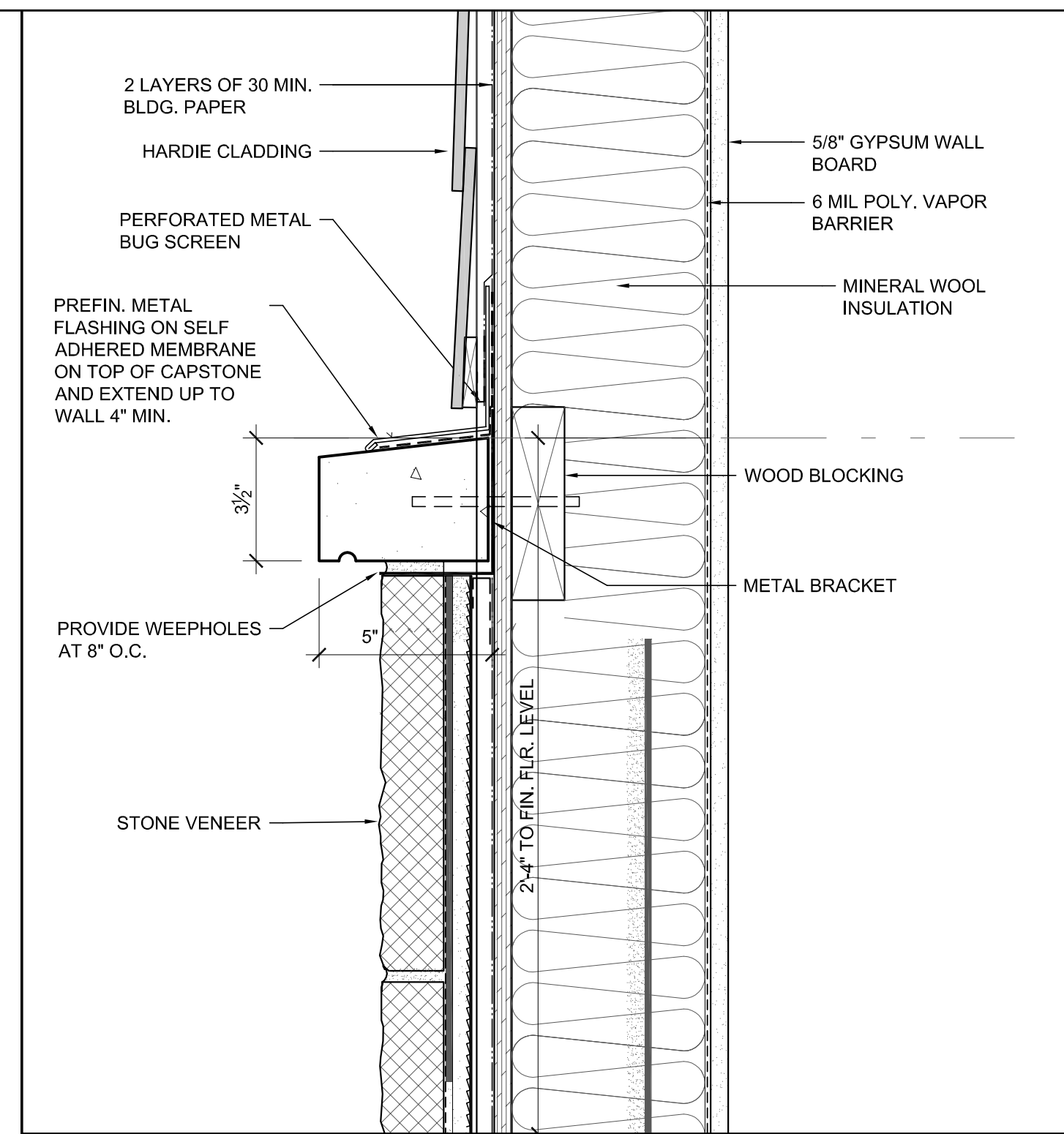
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A-504	C

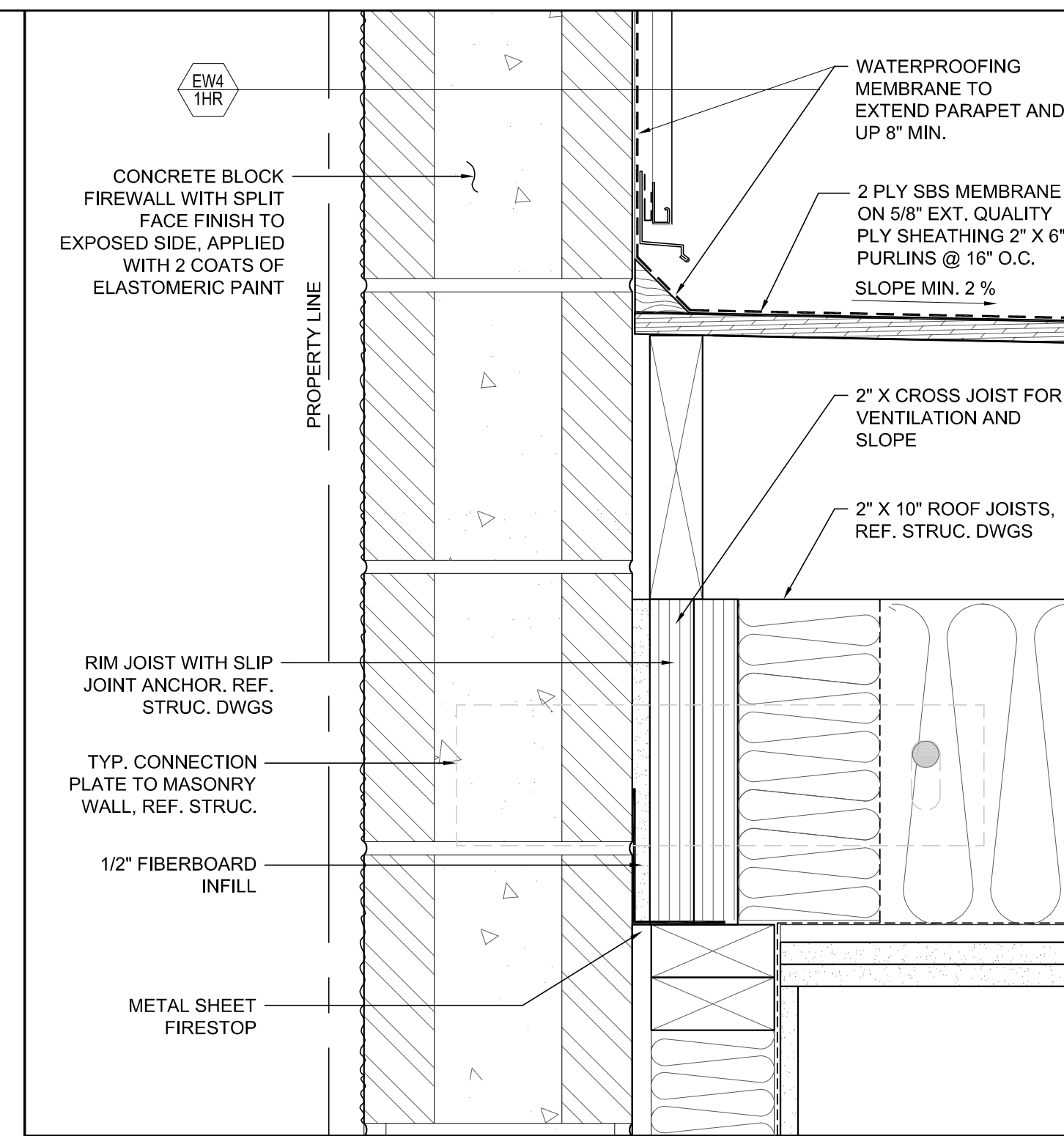




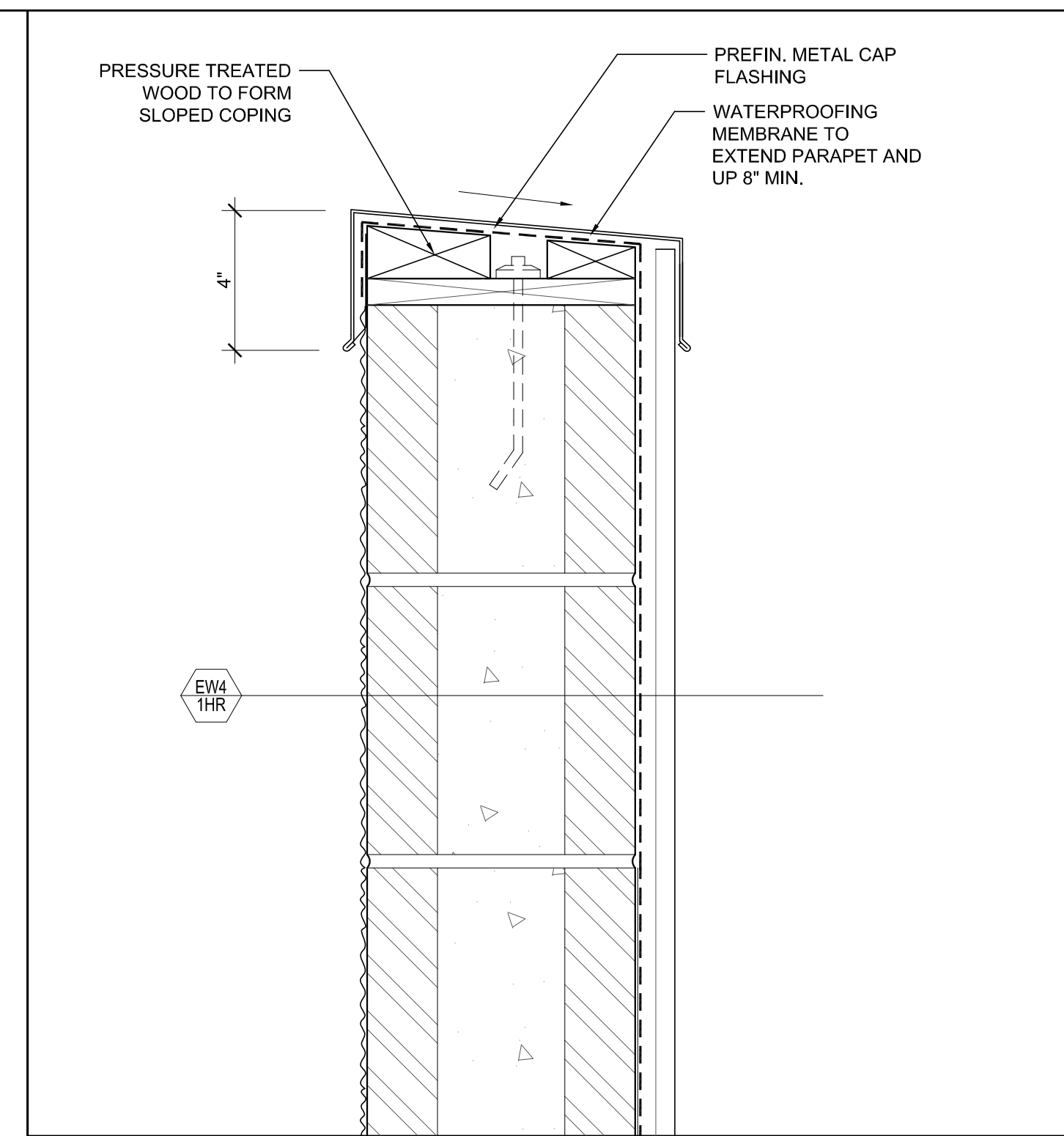
**12 PARAPET WALL W/ HARDIE CLADDING**  
A-505 SCALE: 3" = 1'-0"



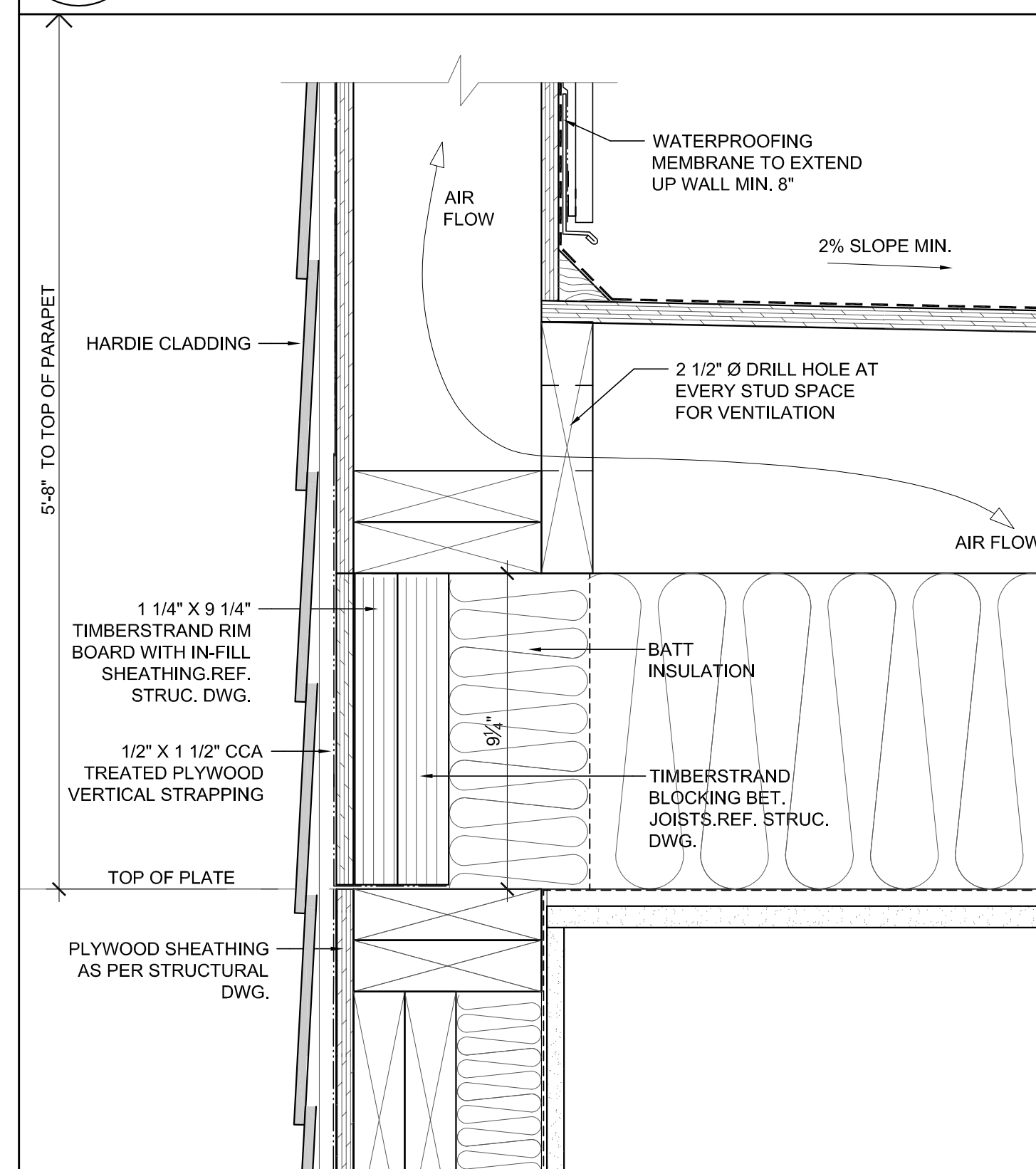
**11 STONE VENEER SECTION AND HARDIE CLADDING TRANSITION**  
A-505 SCALE: 3" = 1'-0"



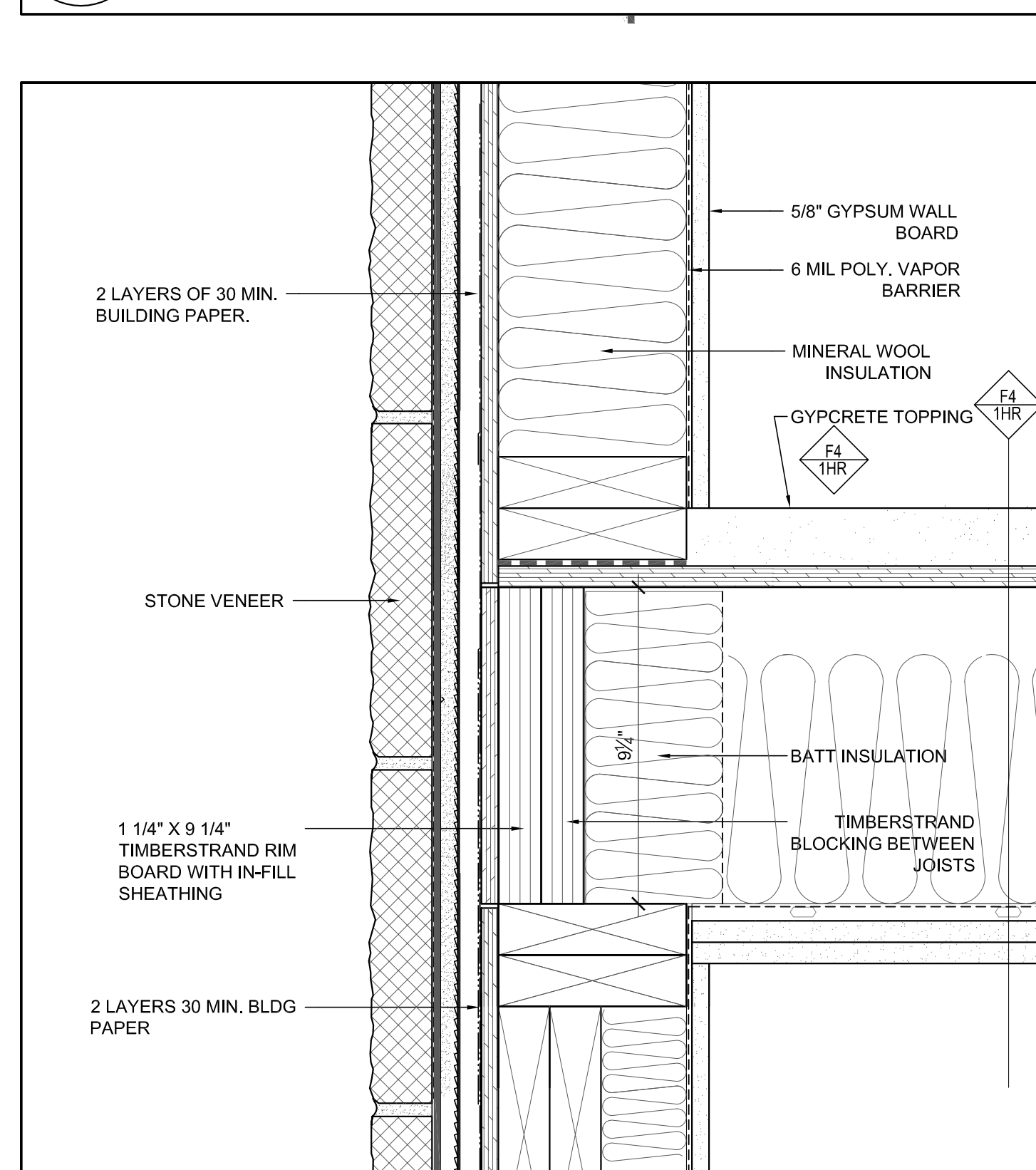
**10 ROOF CONNECTION TO MASONRY FIREWALL**  
A-505 SCALE: 3" = 1'-0"



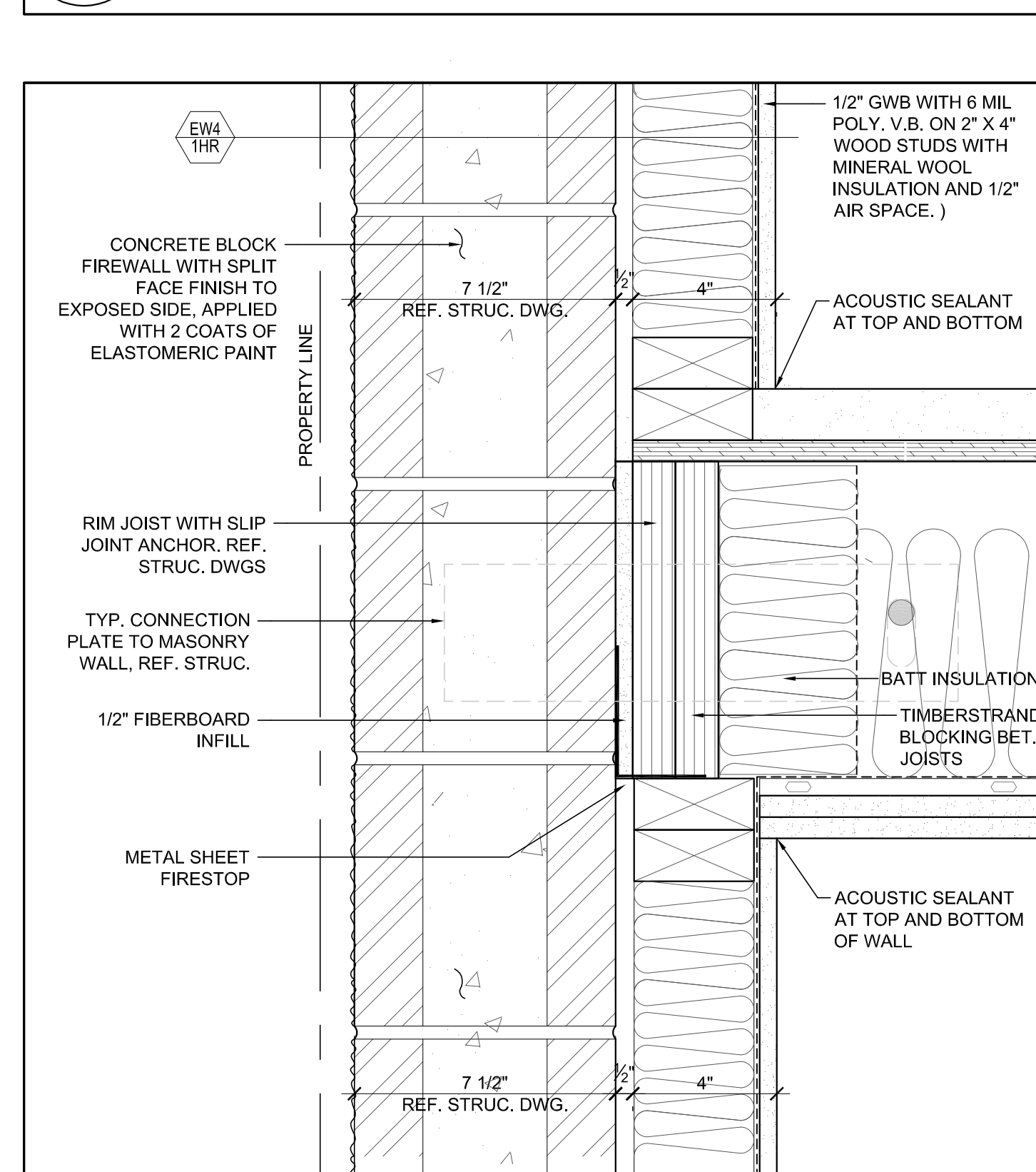
**09 PARAPET COPING AT MASONRY FIREWALL**  
A-505 SCALE: 3" = 1'-0"



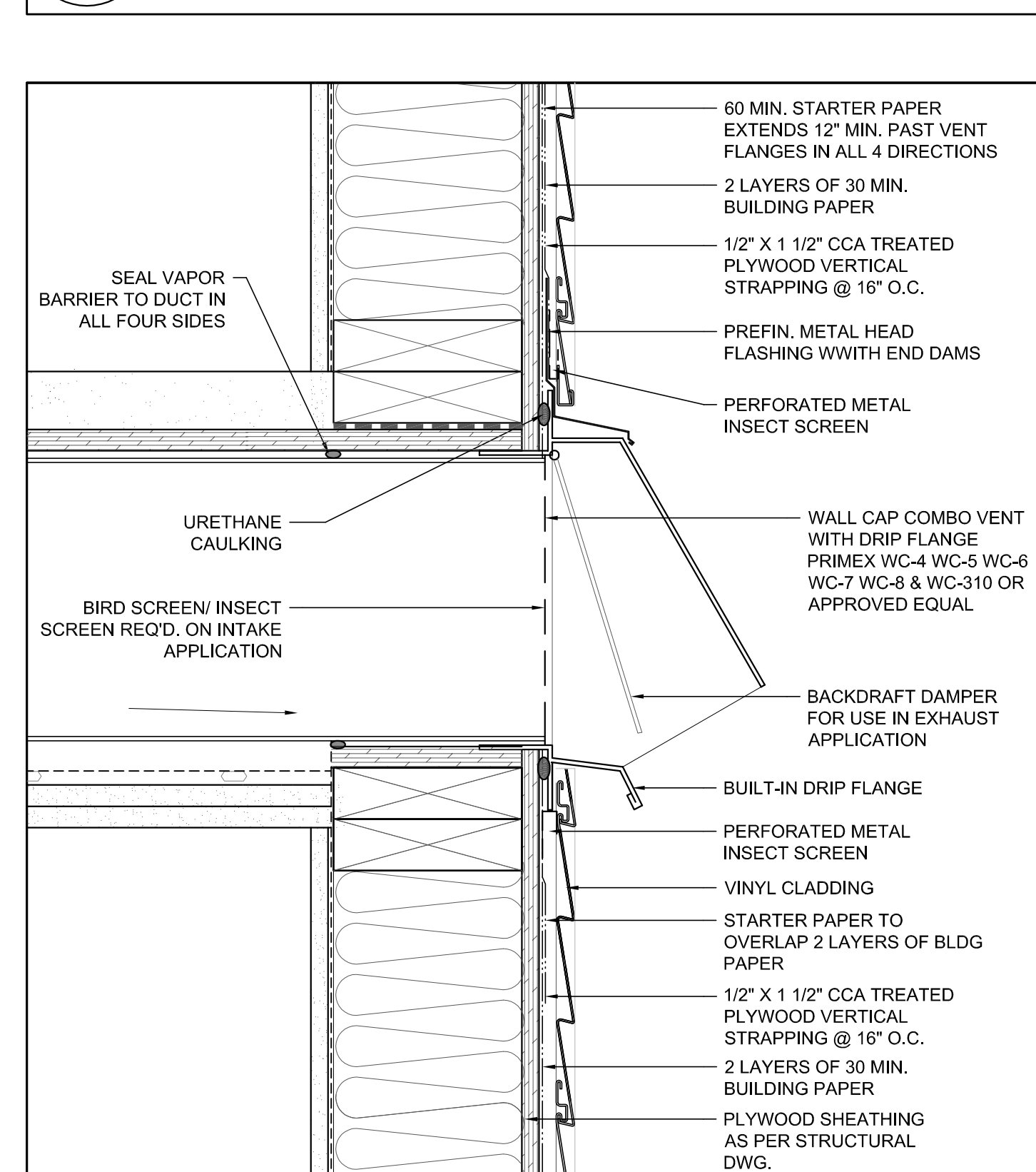
**08 ROOF EDGE AT EXT. WALL W/ HARDIE CLADDING**  
A-505 SCALE: 3" = 1'-0"



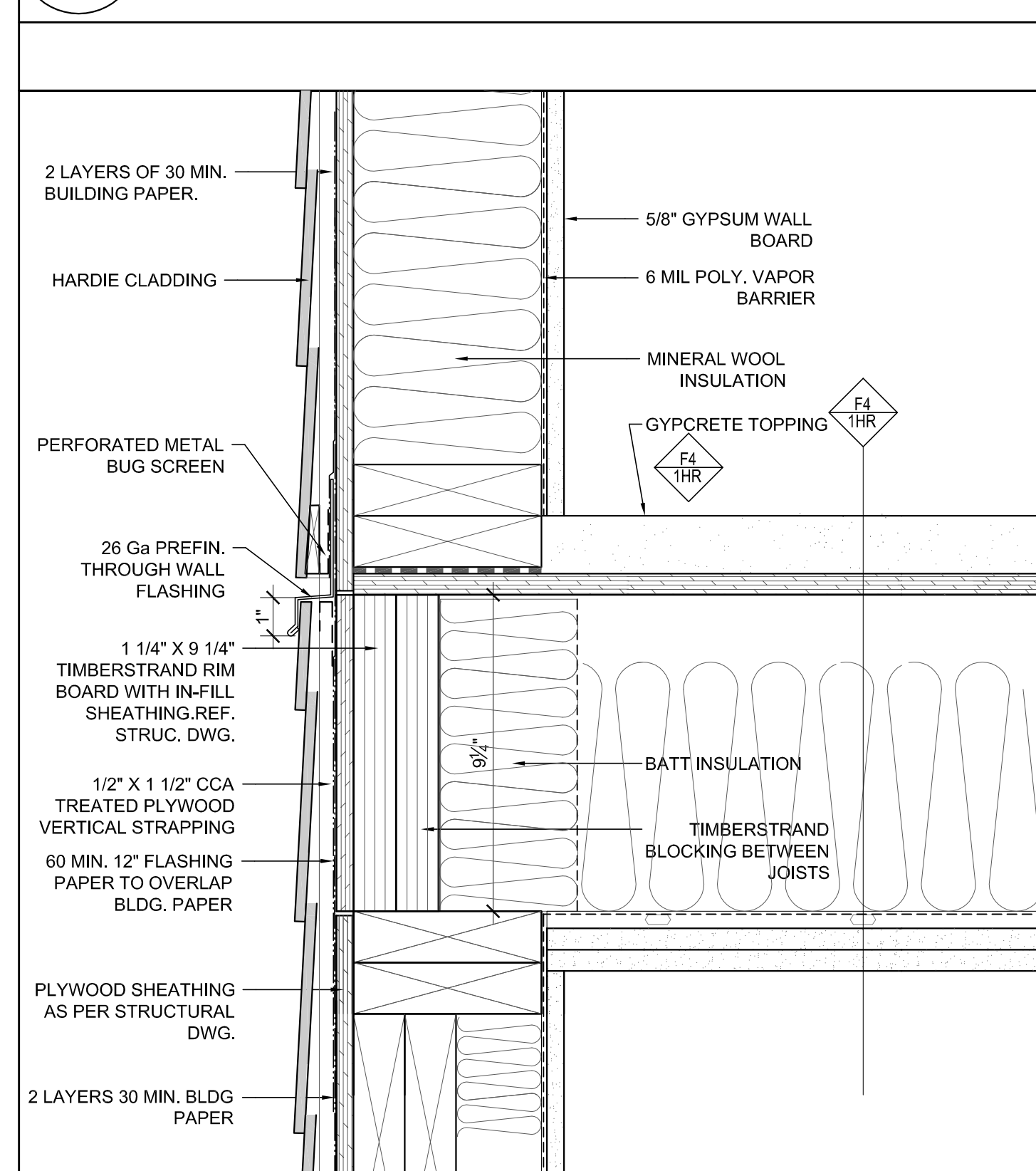
**07 STONE VENEER SECTION AT LEVEL 2**  
A-505 SCALE: 3" = 1'-0"



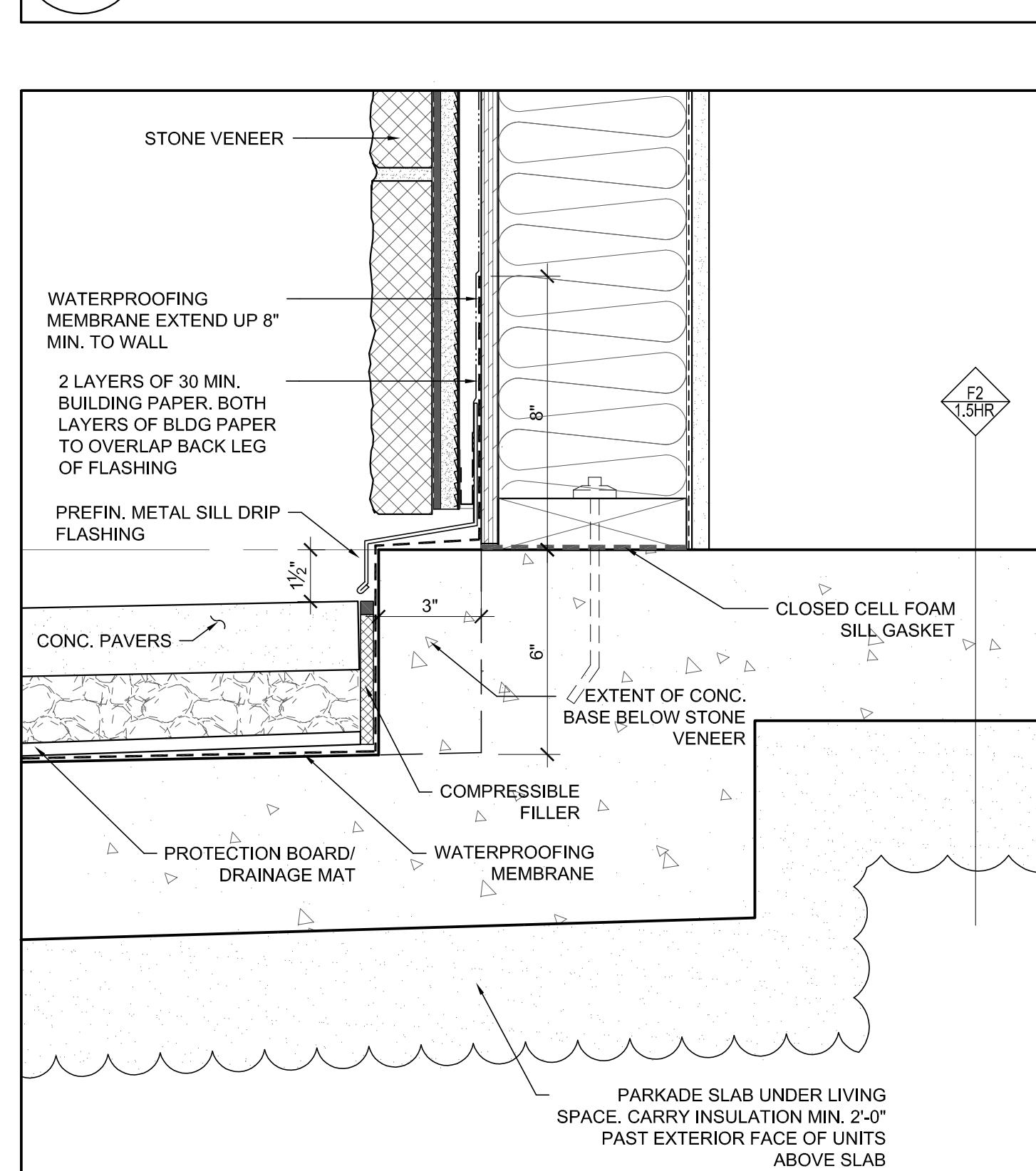
**06 WOOD FLOOR CONNECTION TO MASONRY FIREWALL**  
A-505 SCALE: 3" = 1'-0"



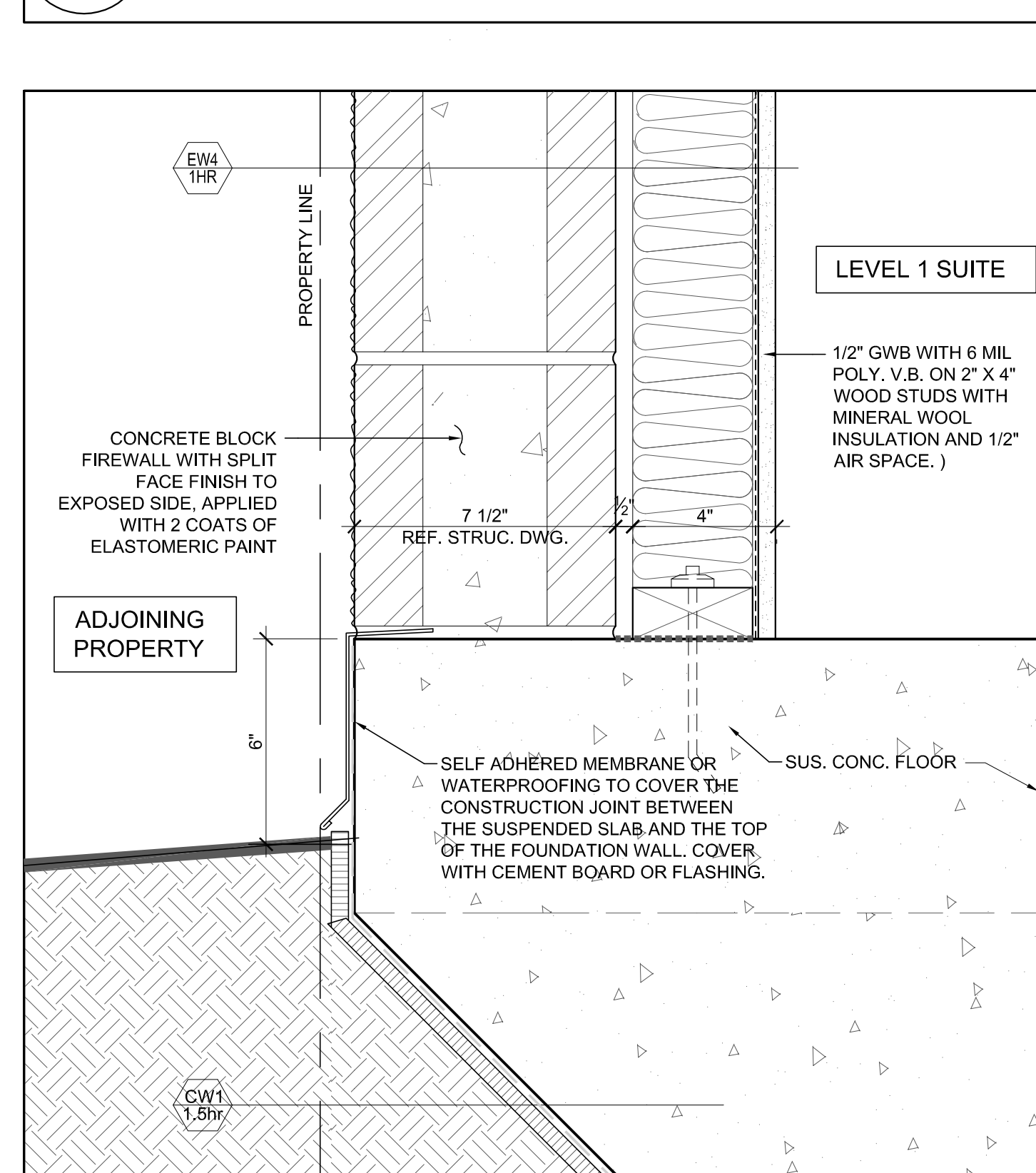
**05 VENT CAP INSTALLATION DUCT PARALLEL TO JOISTS**  
A-505 SCALE: 3" = 1'-0"



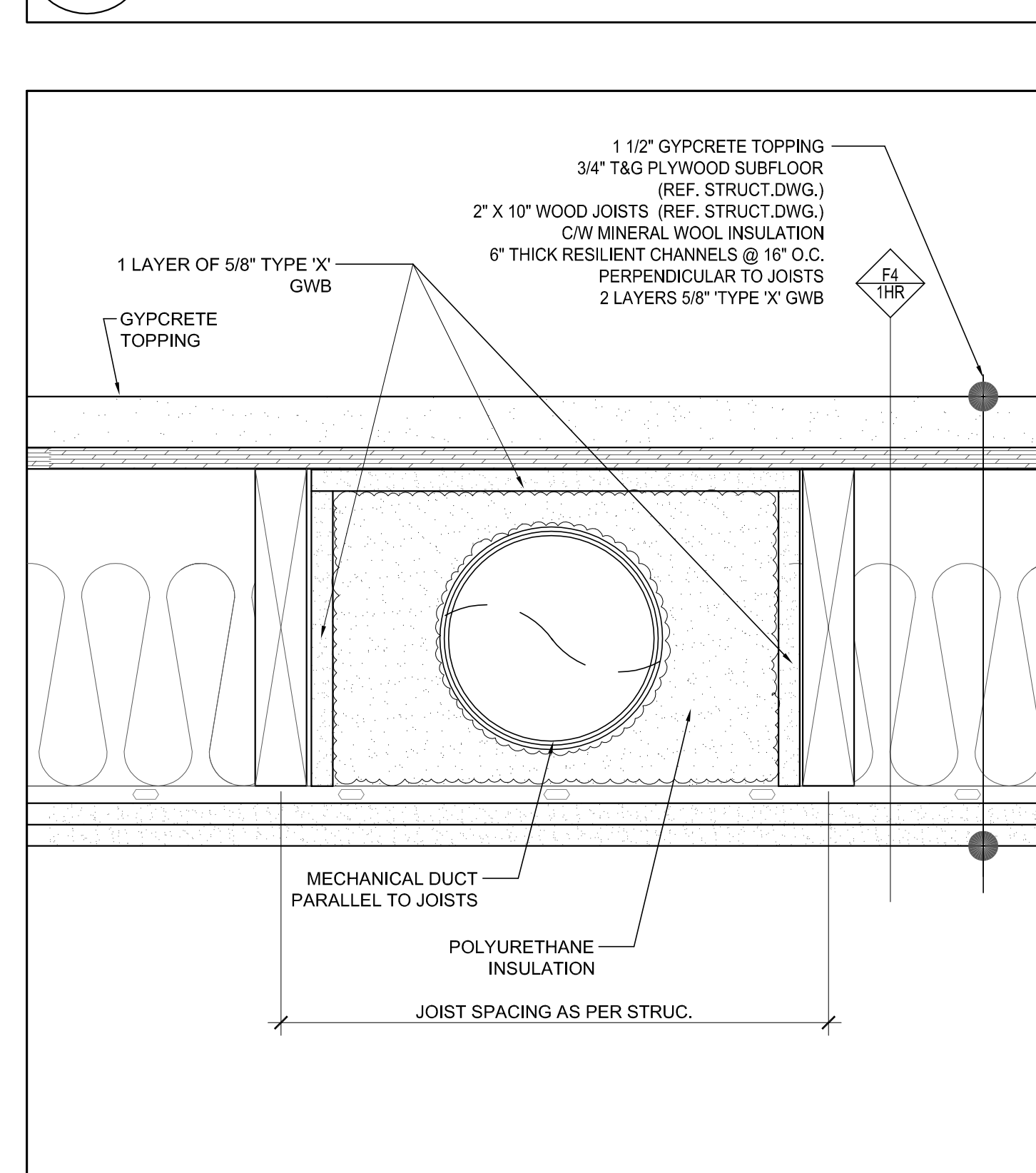
**04 TYP. WOOD FLOOR & EXT. WALL HARDIE CLADDING WITH THROUGH WALL FLASHING**  
A-505 SCALE: 3" = 1'-0"



**03 STONE VENEER SECTION AT LEV. 1 BASE**  
A-505 SCALE: 3" = 1'-0"

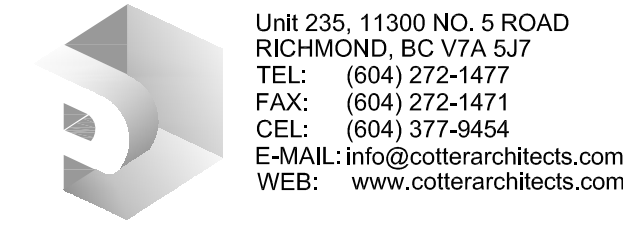


**02 MASONRY FIREWALL BASE @ SUSP. CONC. FLOOR**  
A-505 SCALE: 3" = 1'-0"



**01 TYP. MECHANICAL DUCT INSIDE RATED FLOOR**  
A-505 SCALE: 3" = 1'-0"

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A1	RE-ISSUED FOR R2 & DP SUBMISSION	01/09/09
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**Patrick Cotter**  
Architect Inc.  
PROJECT:  
**SERENADE**  
20472 Douglas Cres, Langley, BC

CLIENT:

**WESTSTONE**  
208 - 20111 80th Ave, Langley, BC V1M 3A0

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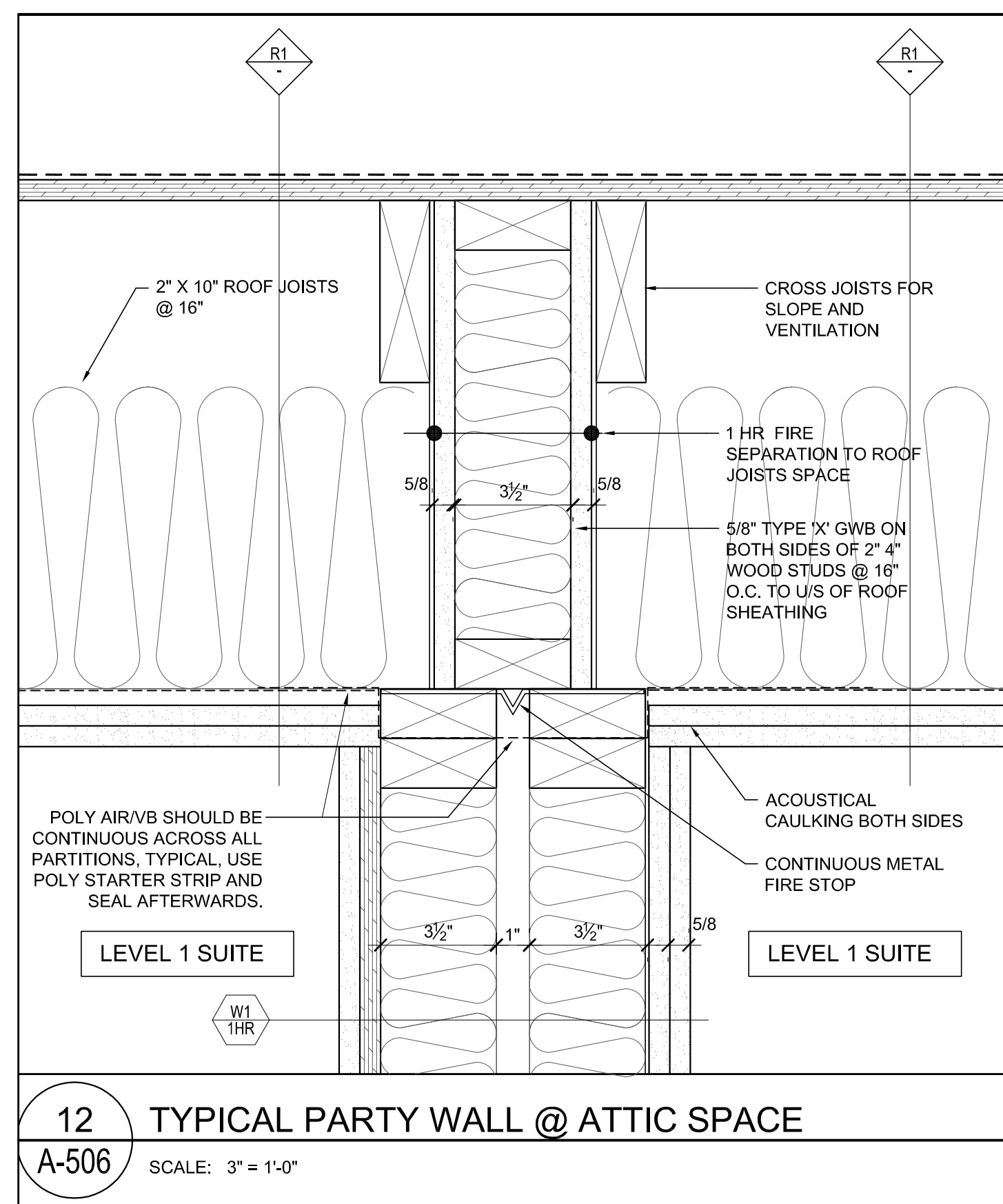
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JOB NO.:	WLD	
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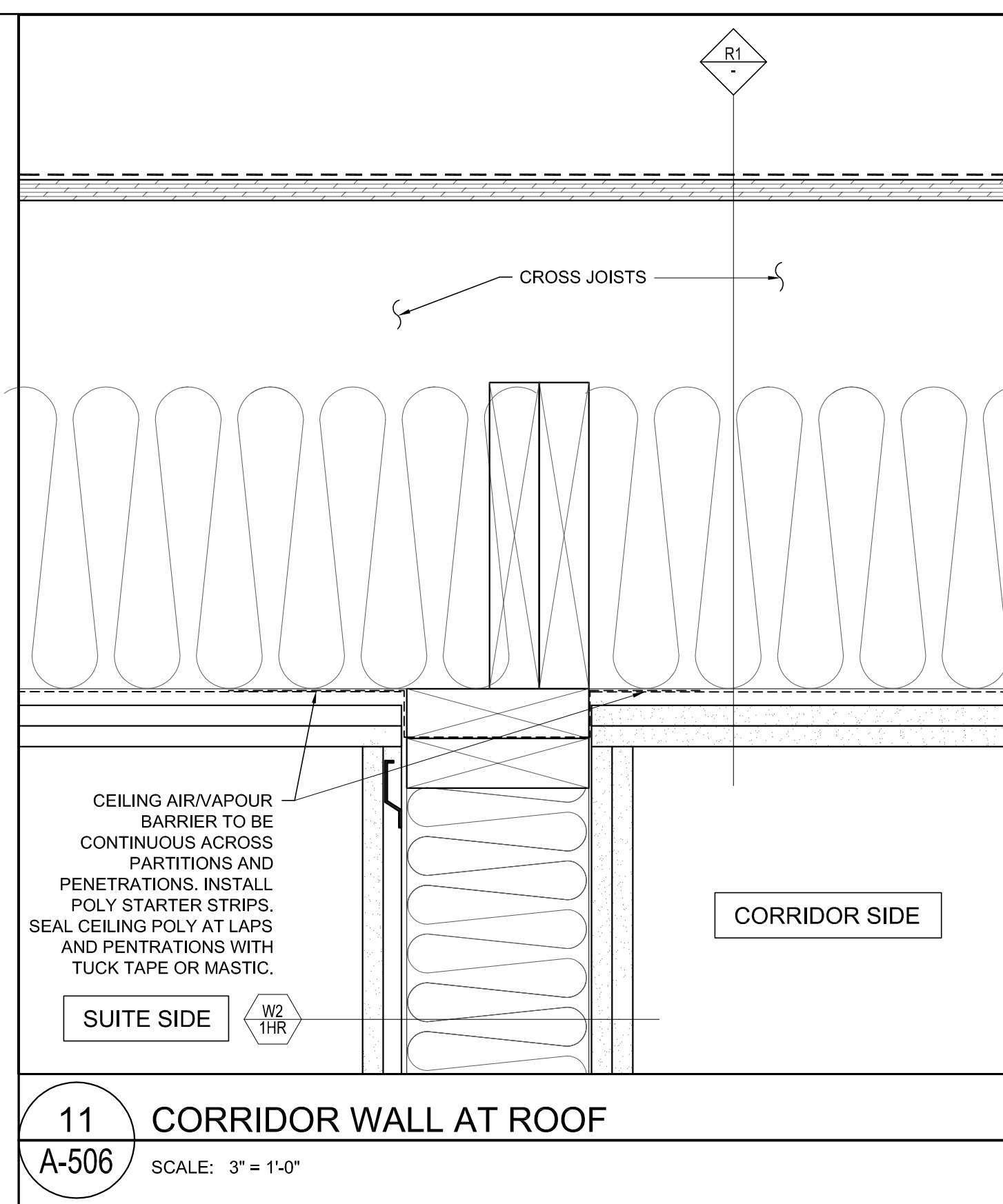
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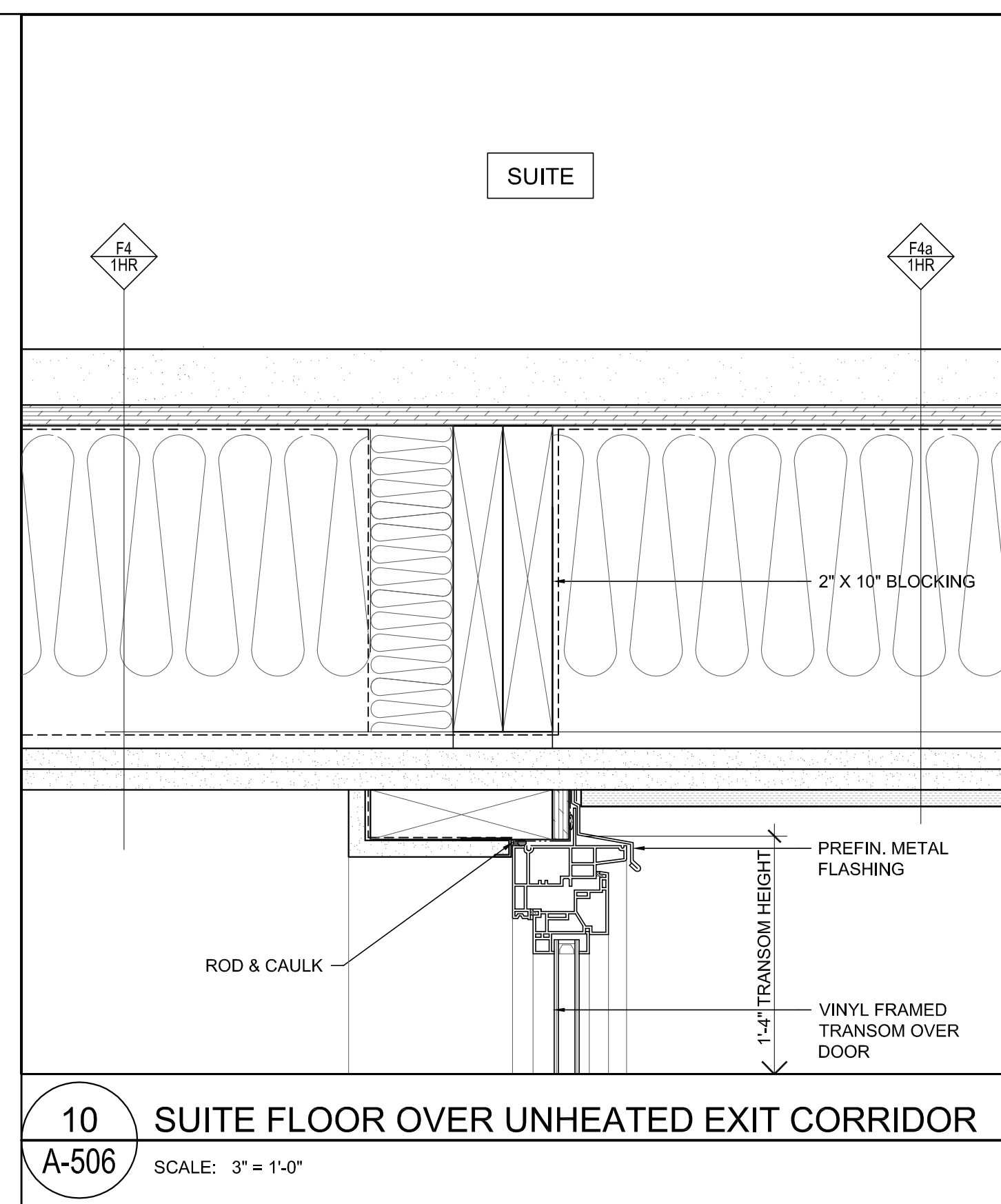




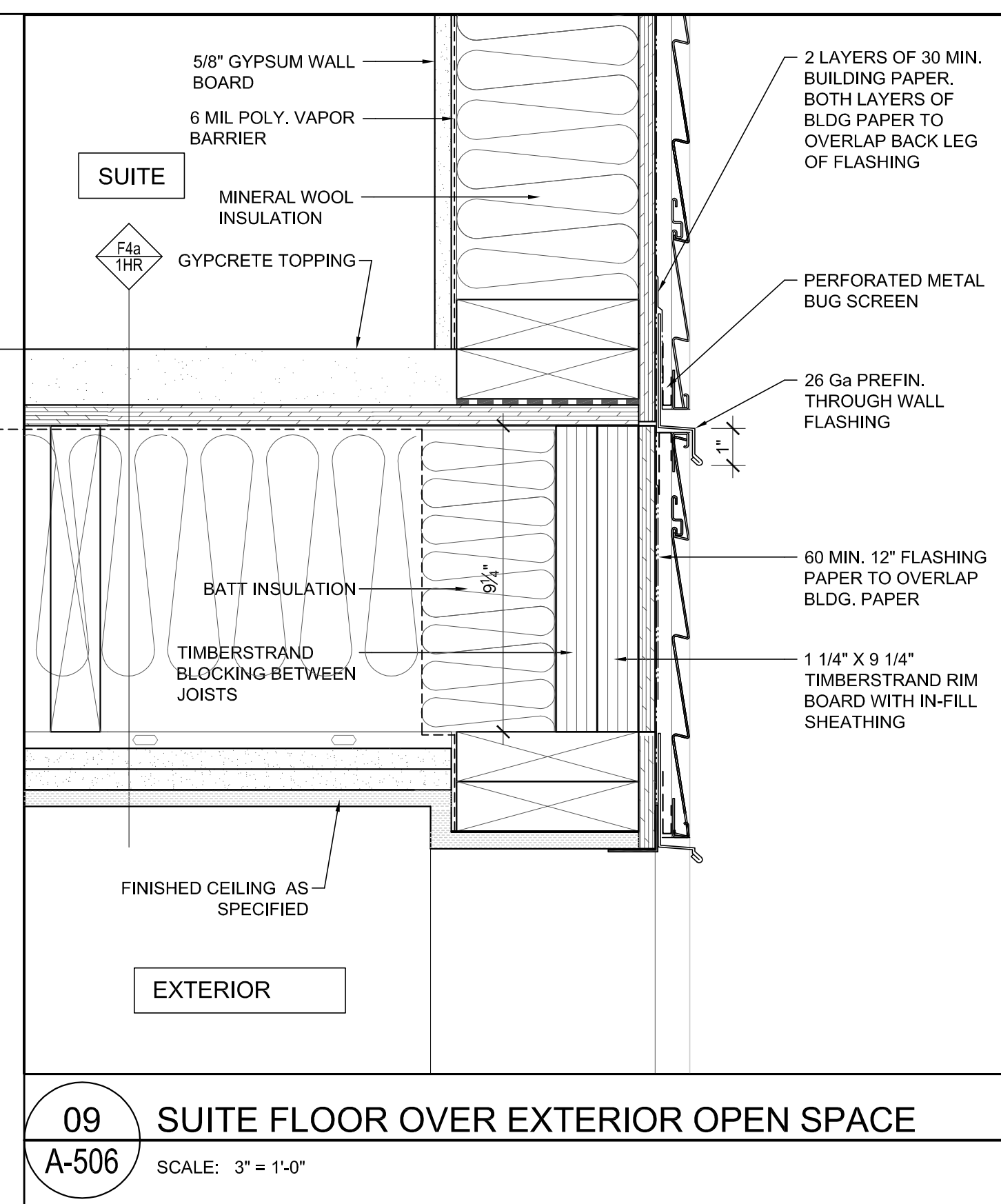
**12** TYPICAL PARTY WALL @ ATTIC SPACE  
A-506 SCALE: 3" = 1'-0"



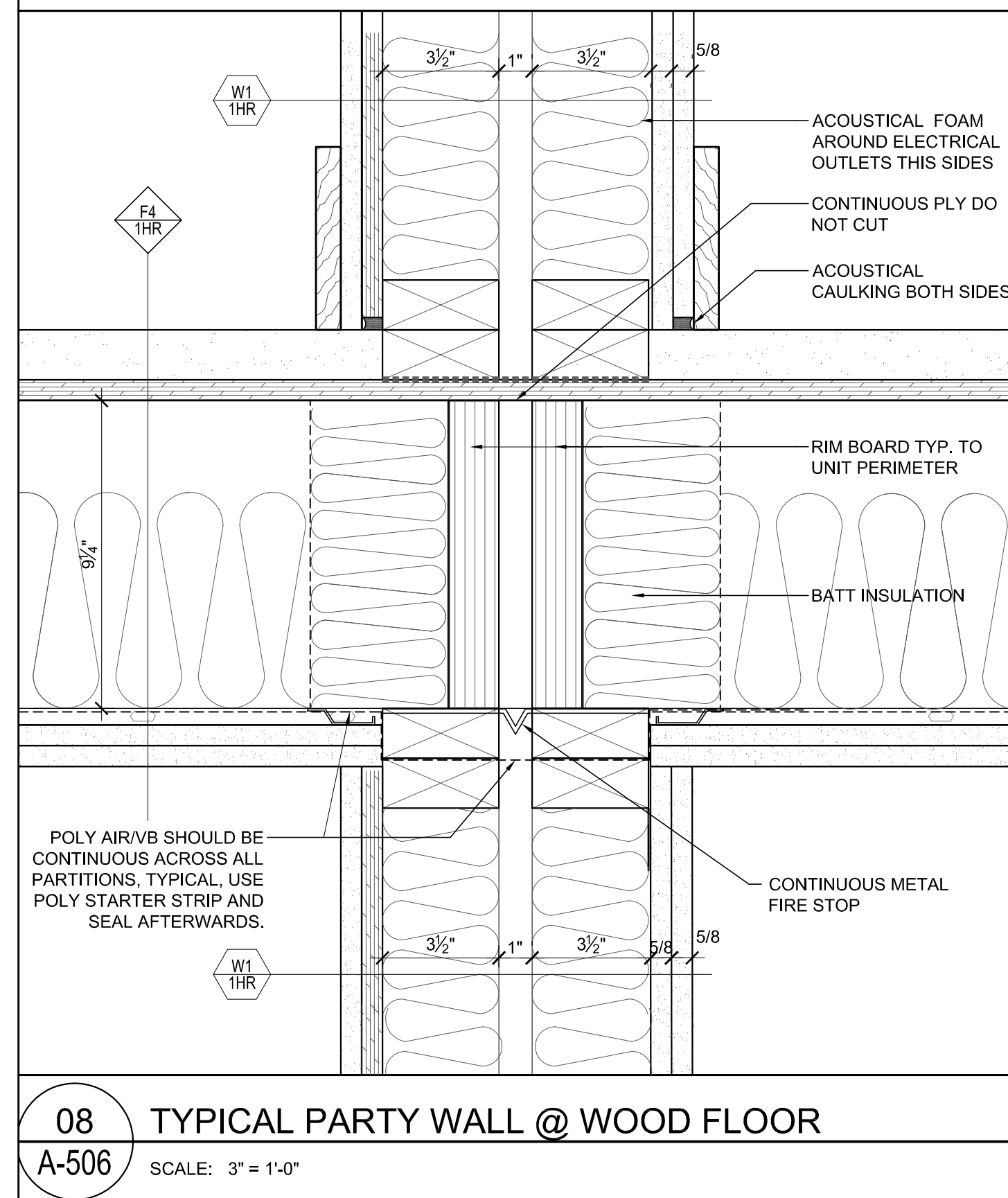
**11** CORRIDOR WALL AT ROOF  
A-506 SCALE: 3" = 1'-0"



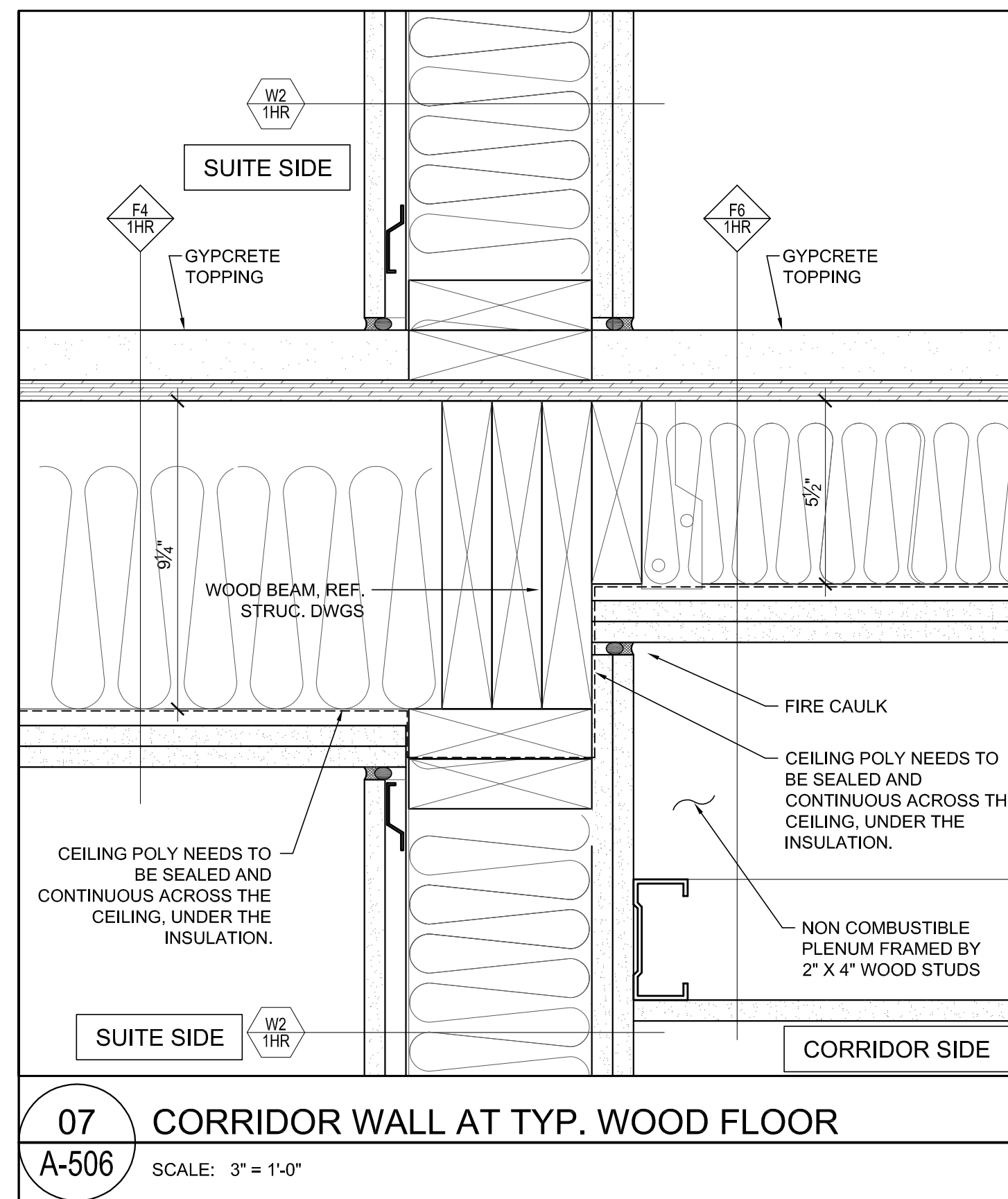
**10** SUITE FLOOR OVER UNHEATED EXIT CORRIDOR  
A-506 SCALE: 3" = 1'-0"



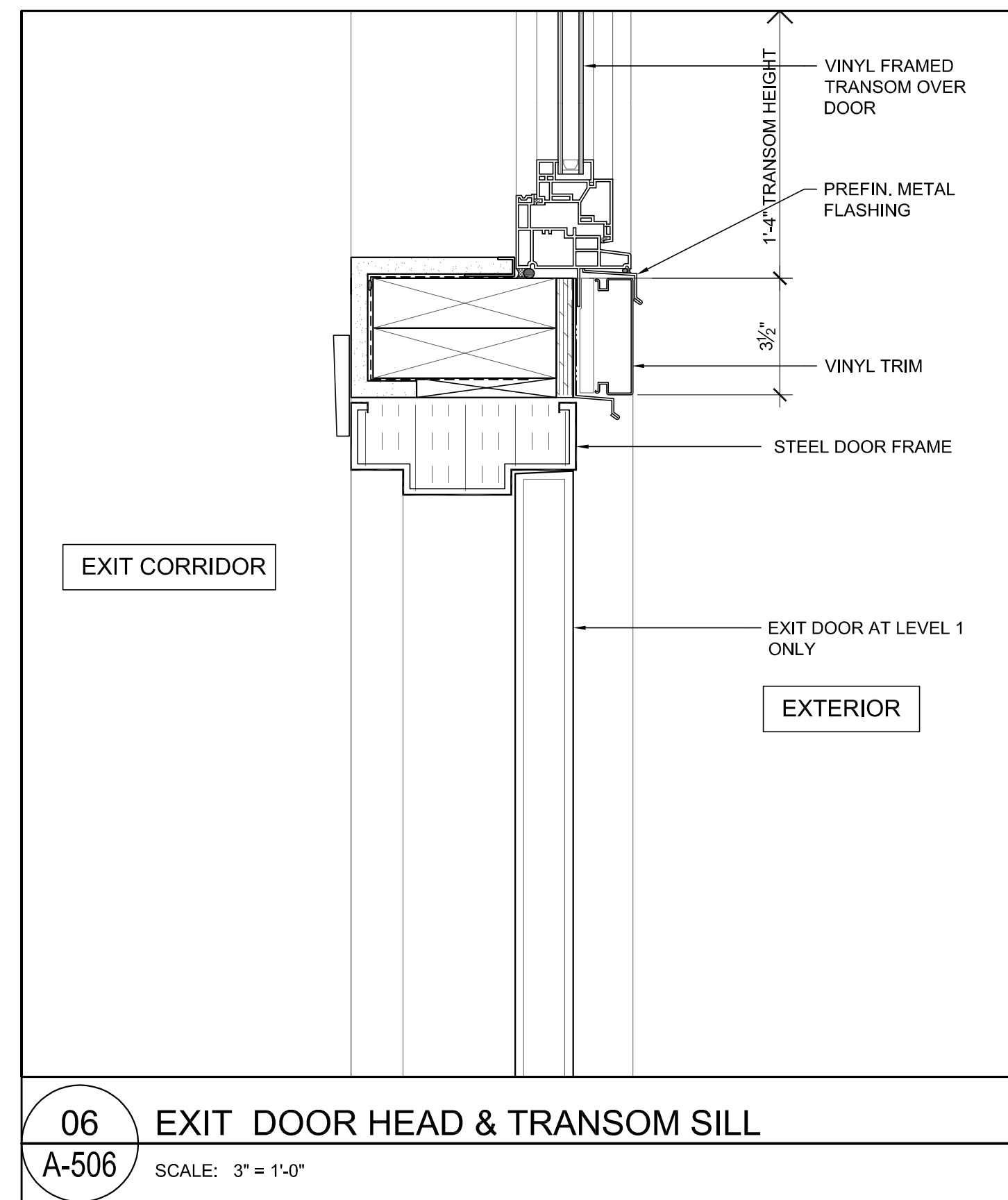
**09** SUITE FLOOR OVER EXTERIOR OPEN SPACE  
A-506 SCALE: 3" = 1'-0"



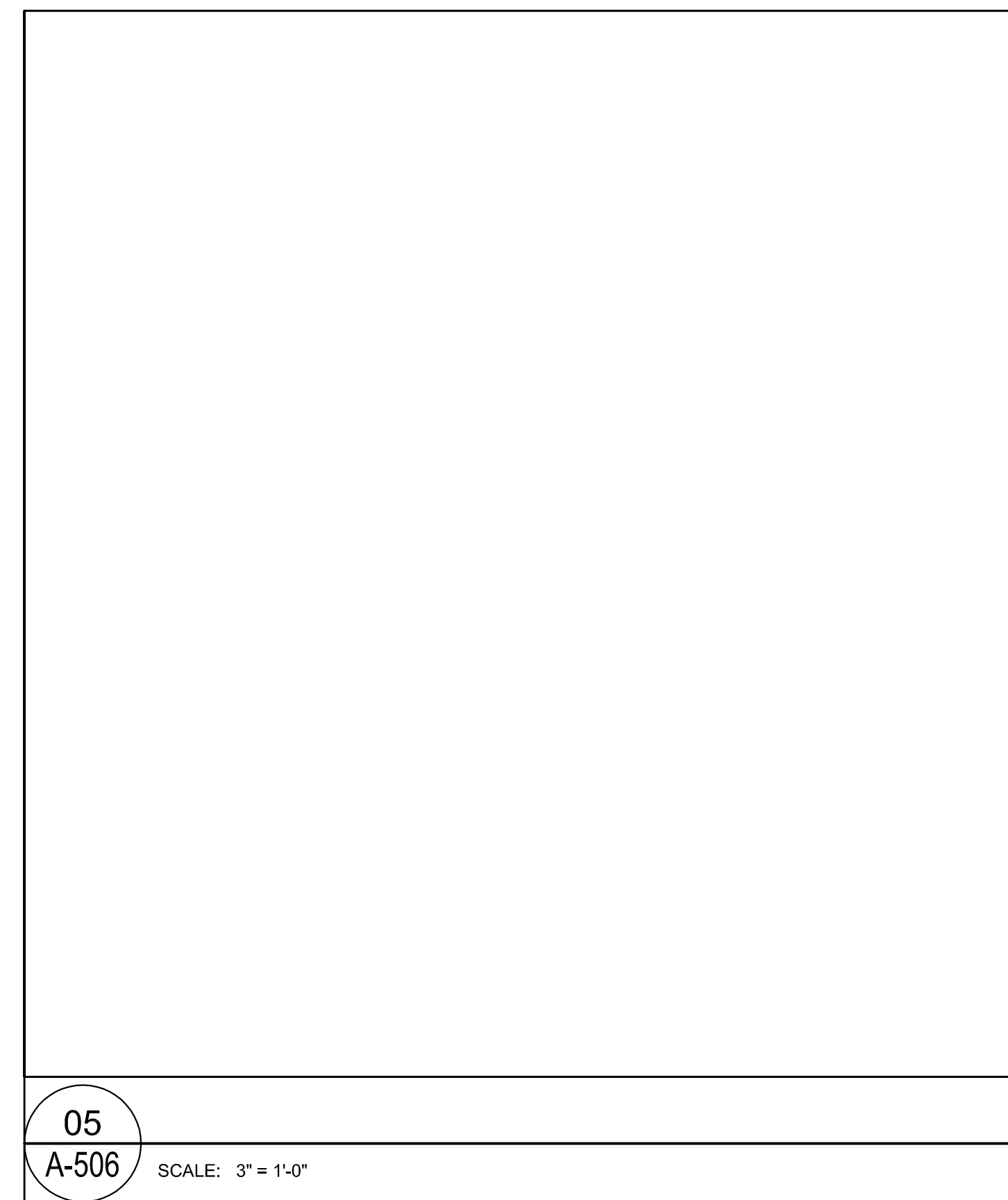
**08** TYPICAL PARTY WALL @ WOOD FLOOR  
A-506 SCALE: 3" = 1'-0"



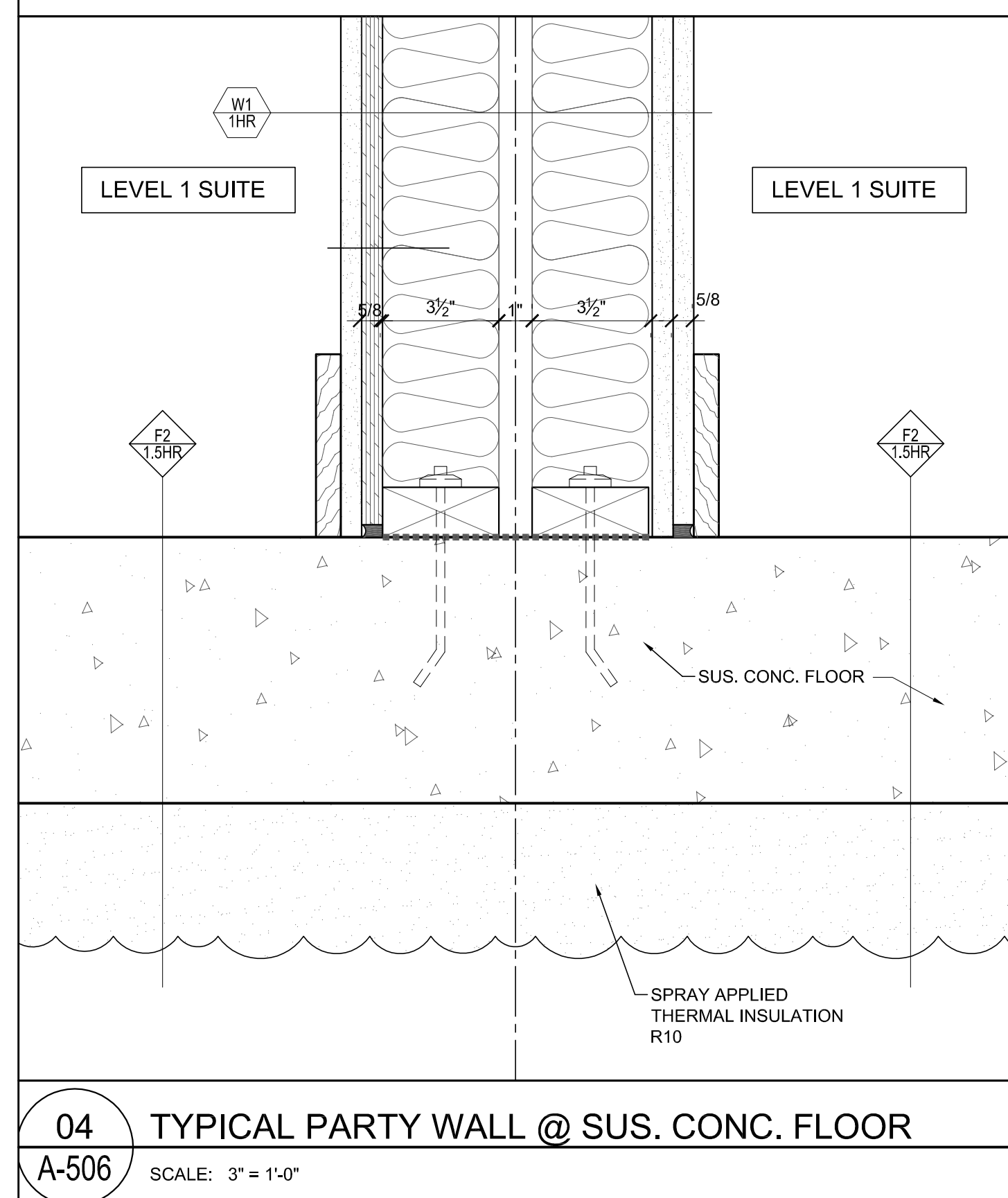
**07** CORRIDOR WALL AT TYP. WOOD FLOOR  
A-506 SCALE: 3" = 1'-0"



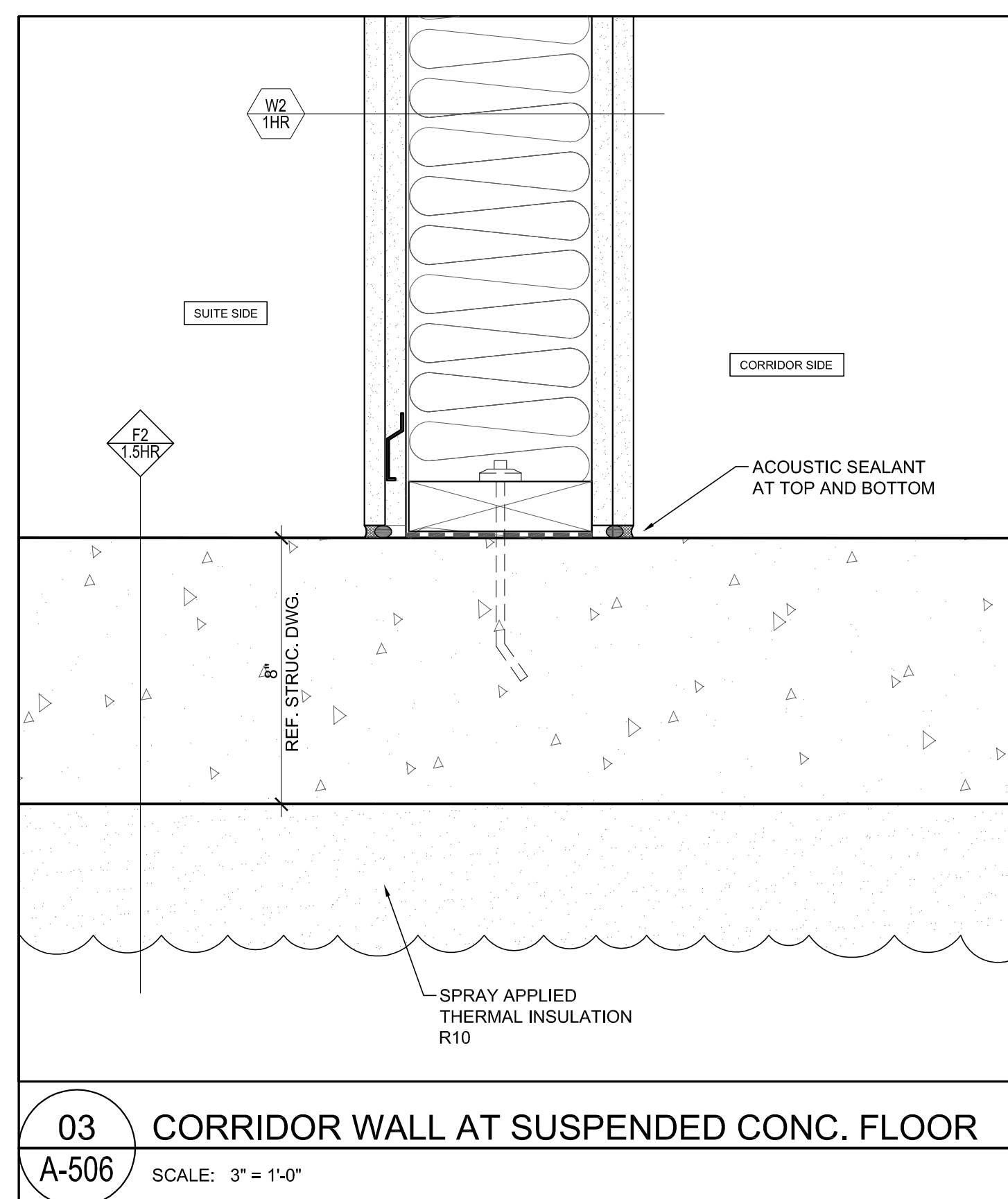
**06** EXIT DOOR HEAD & TRANSOM SILL  
A-506 SCALE: 3" = 1'-0"



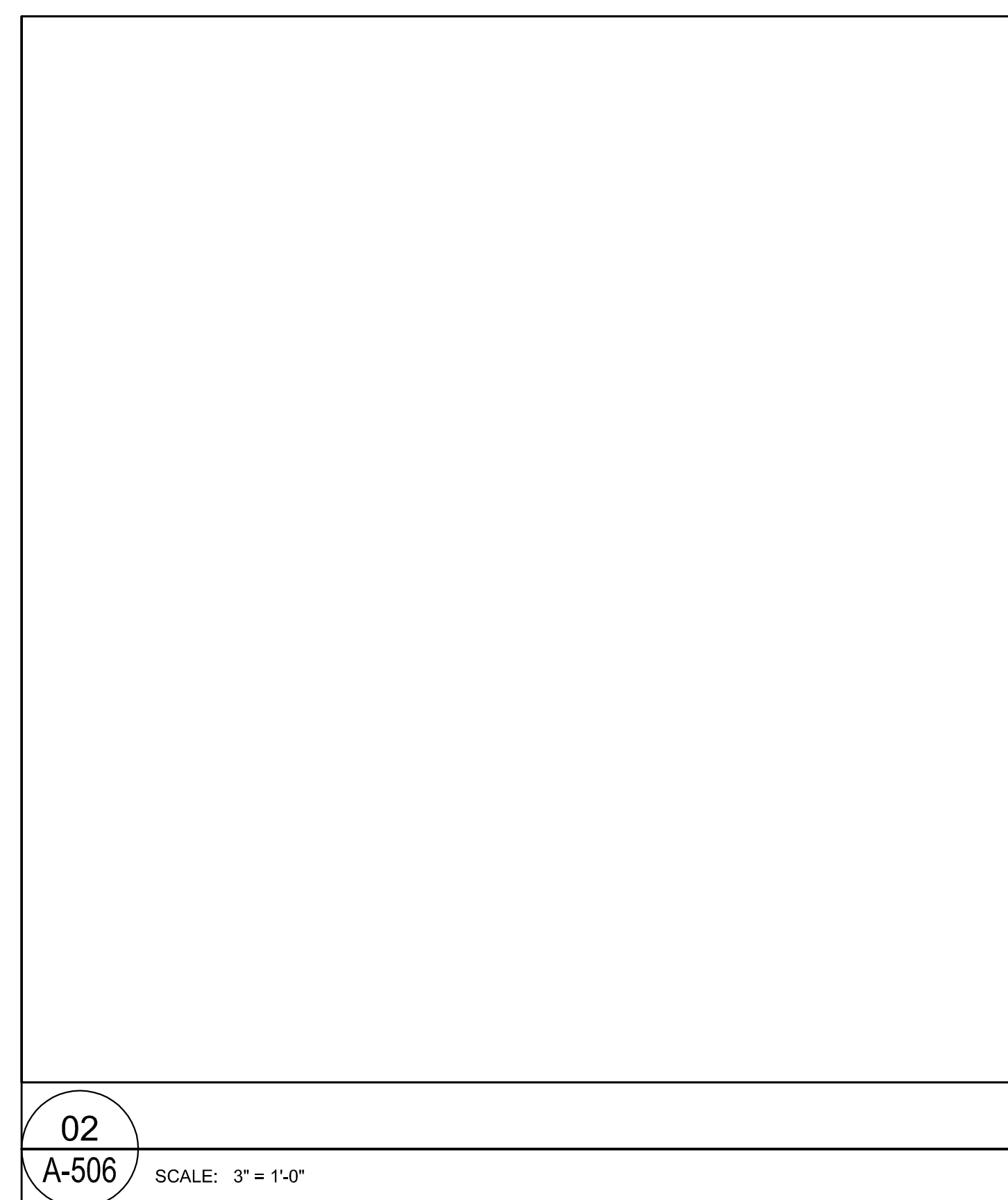
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A-506 SCALE: 3" = 1'-0"



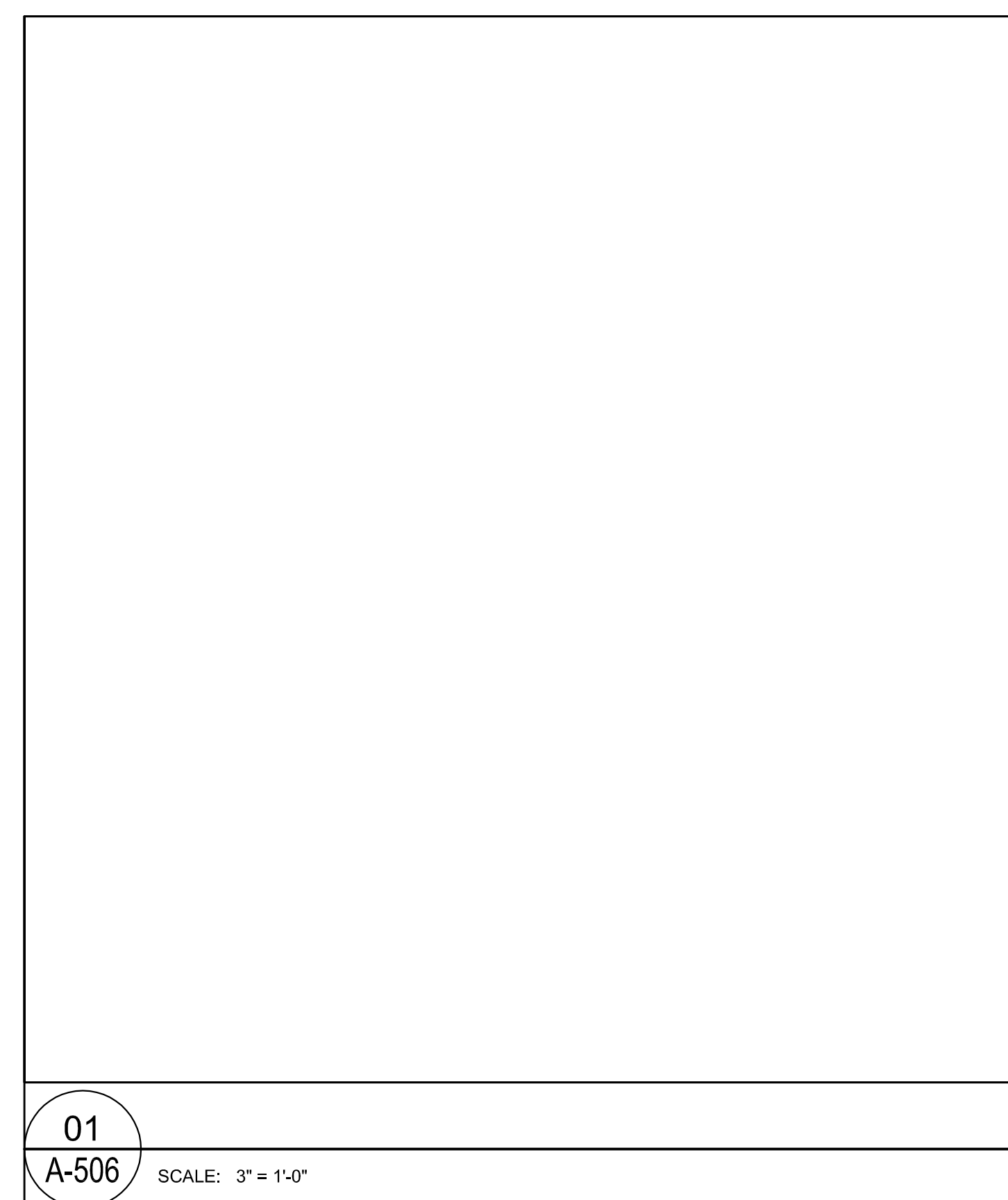
**04** TYPICAL PARTY WALL @ SUS. CONC. FLOOR  
A-506 SCALE: 3" = 1'-0"



**03** CORRIDOR WALL AT SUSPENDED CONC. FLOOR  
A-506 SCALE: 3" = 1'-0"



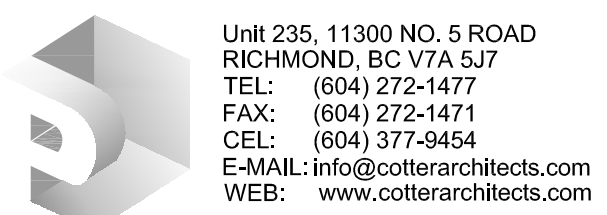
**02**  
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A1	RE-ISSUED FOR R2 & DP SUBMISSION	01/09/09
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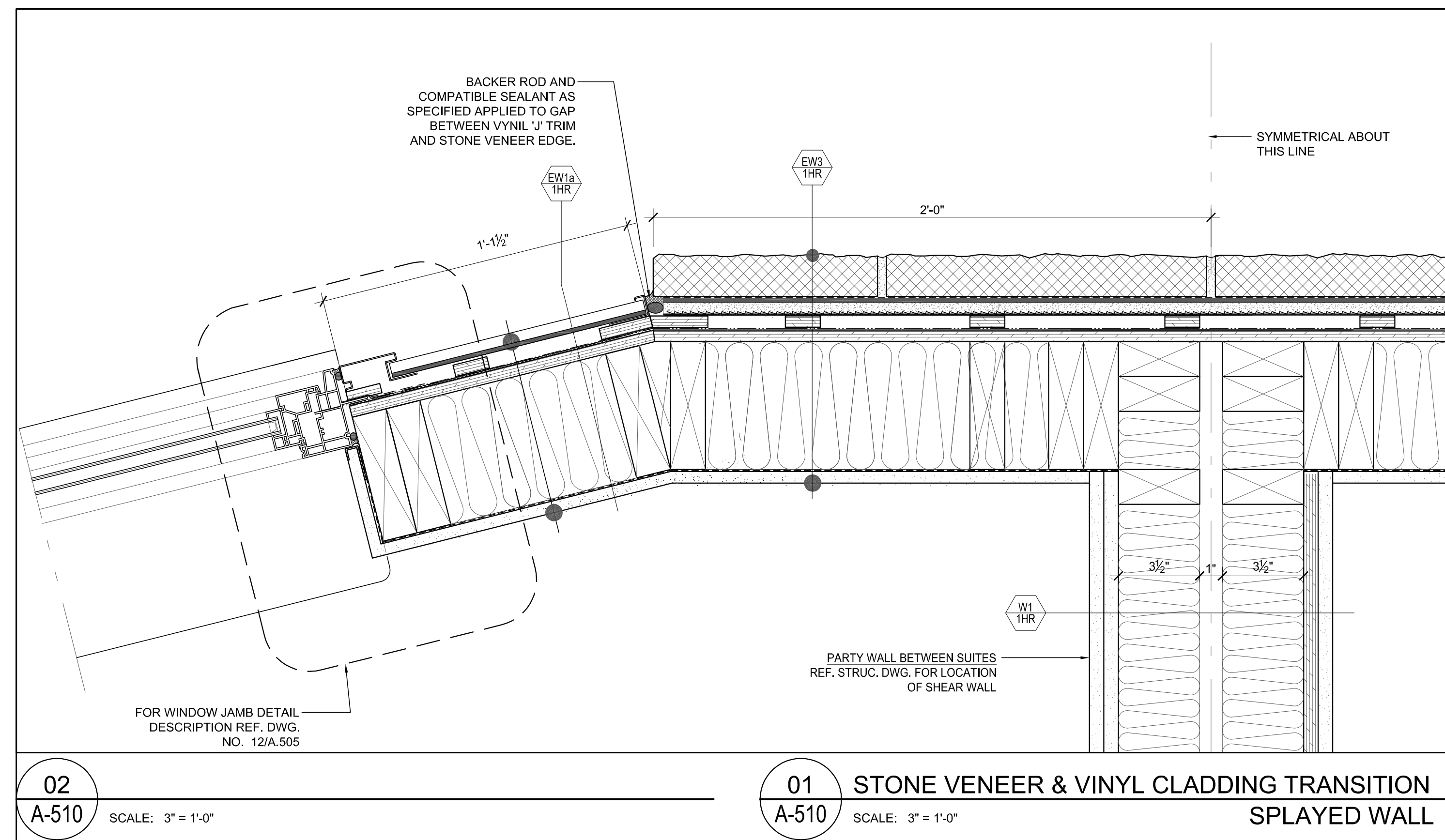
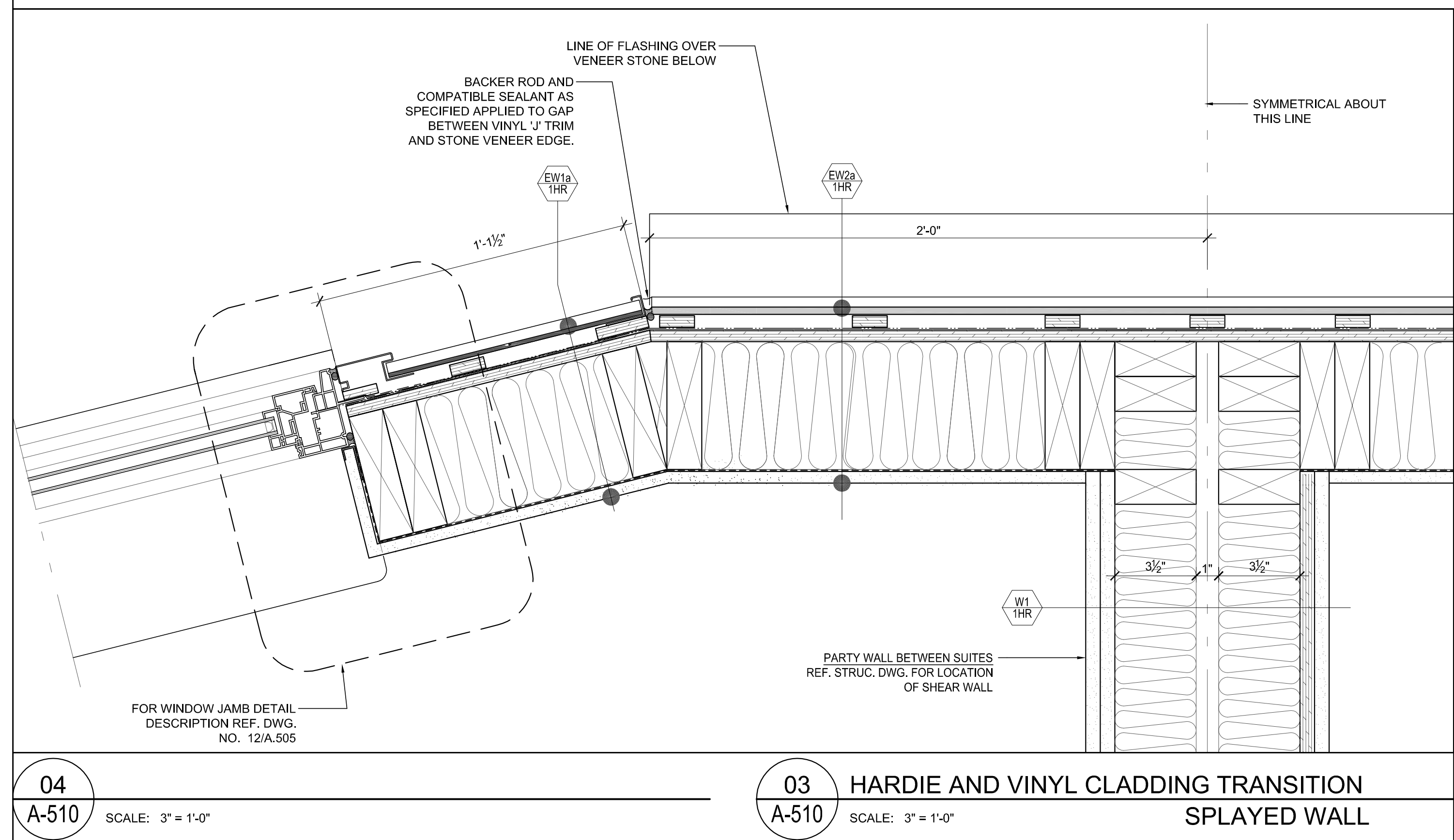
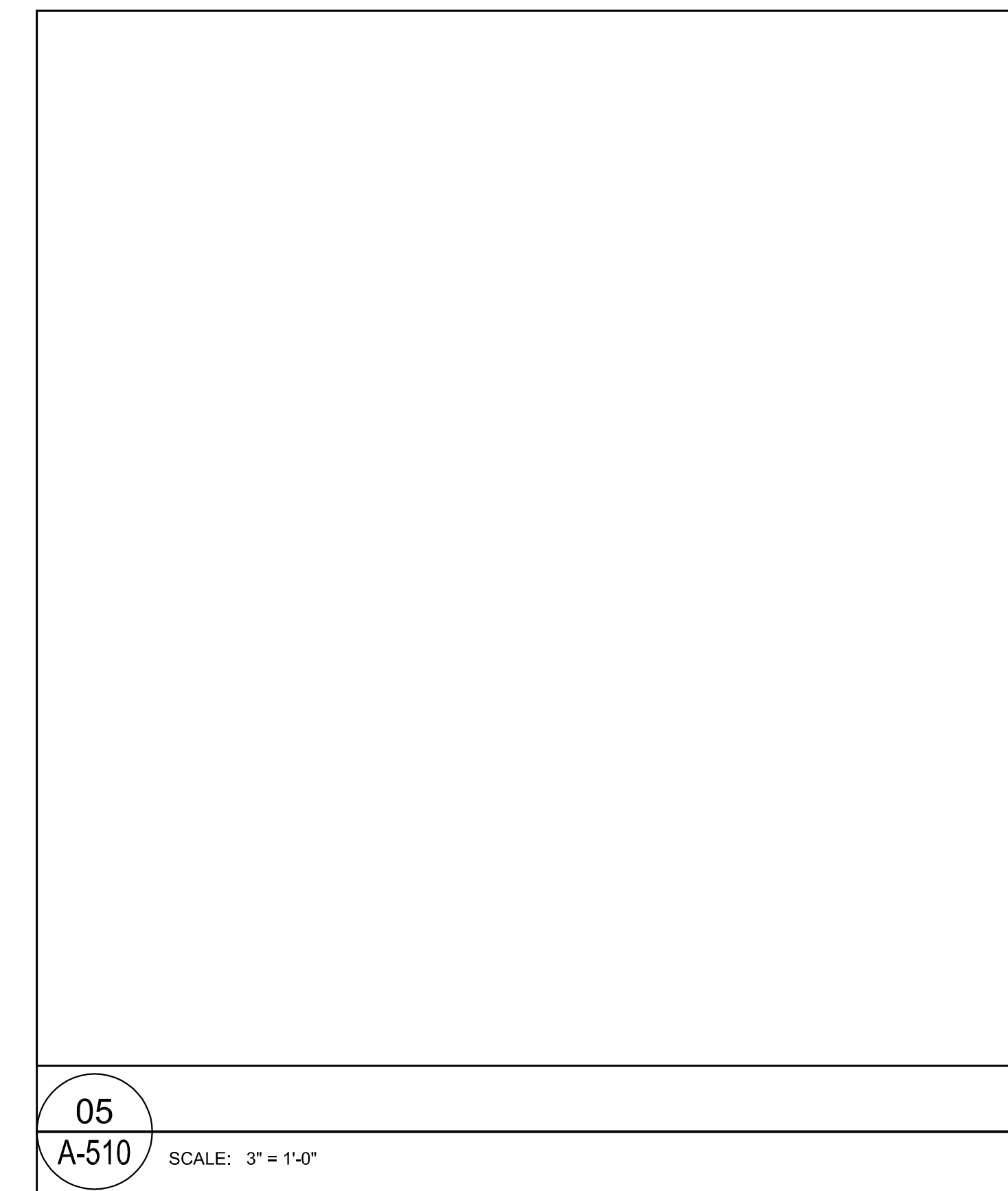
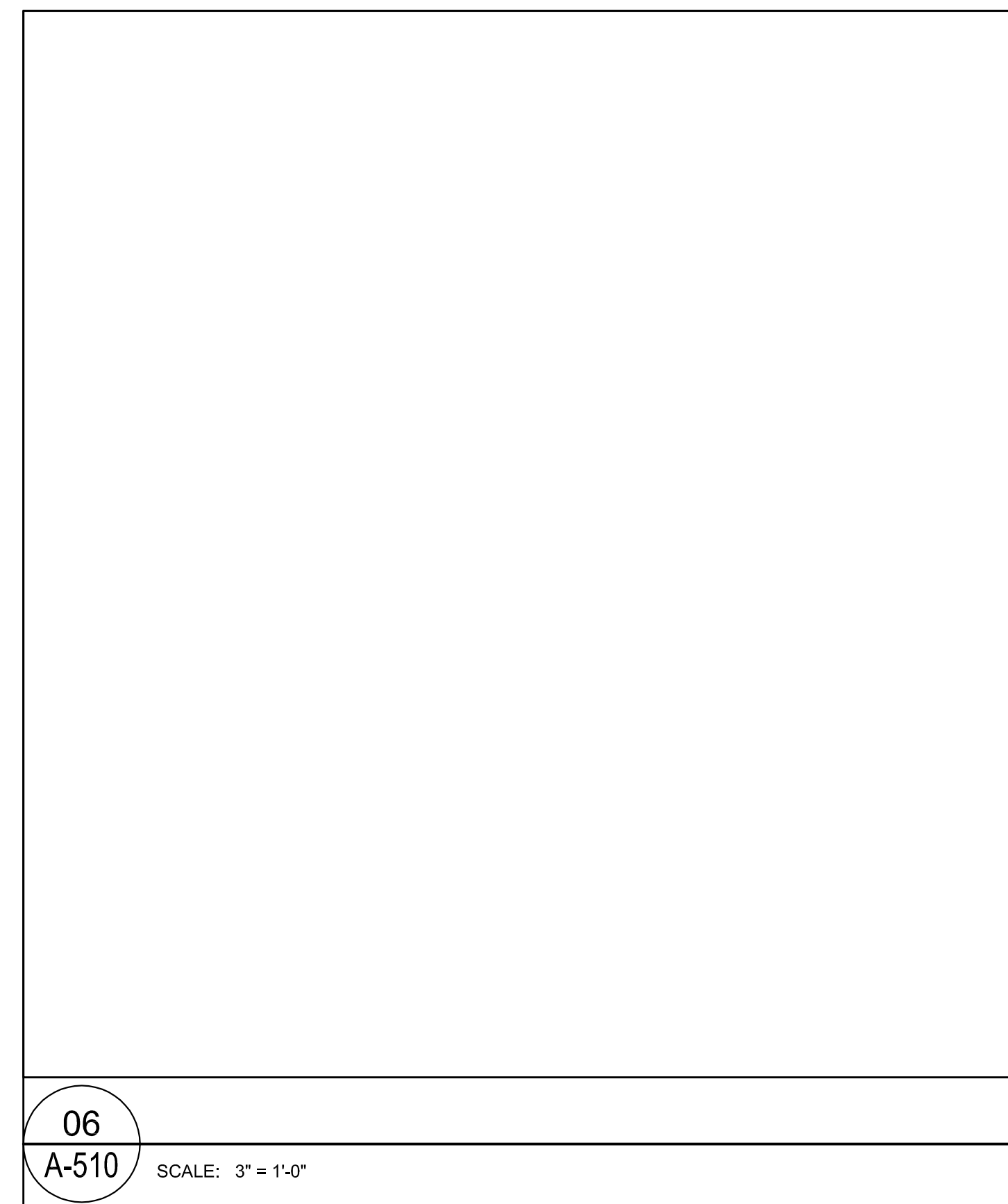
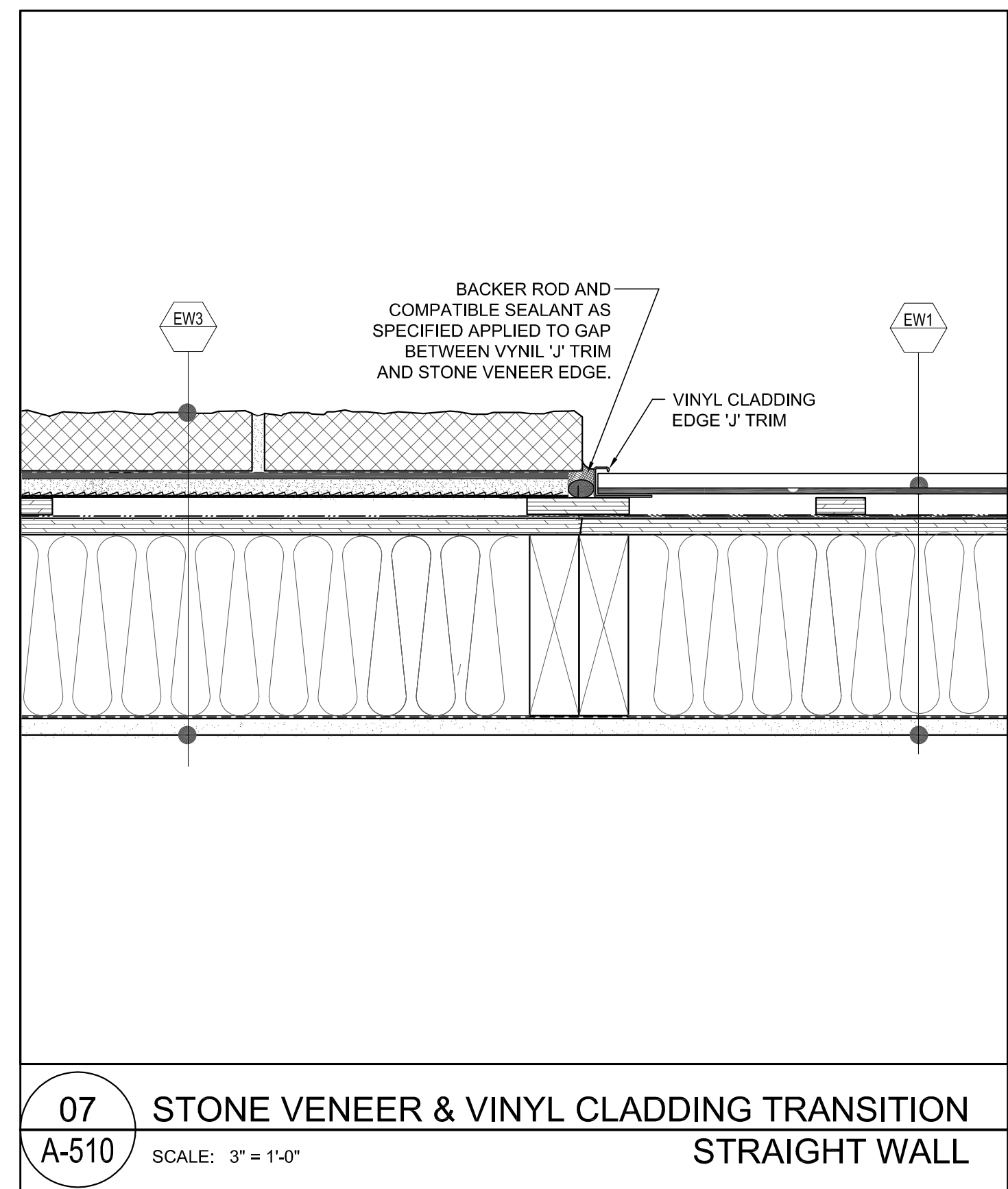
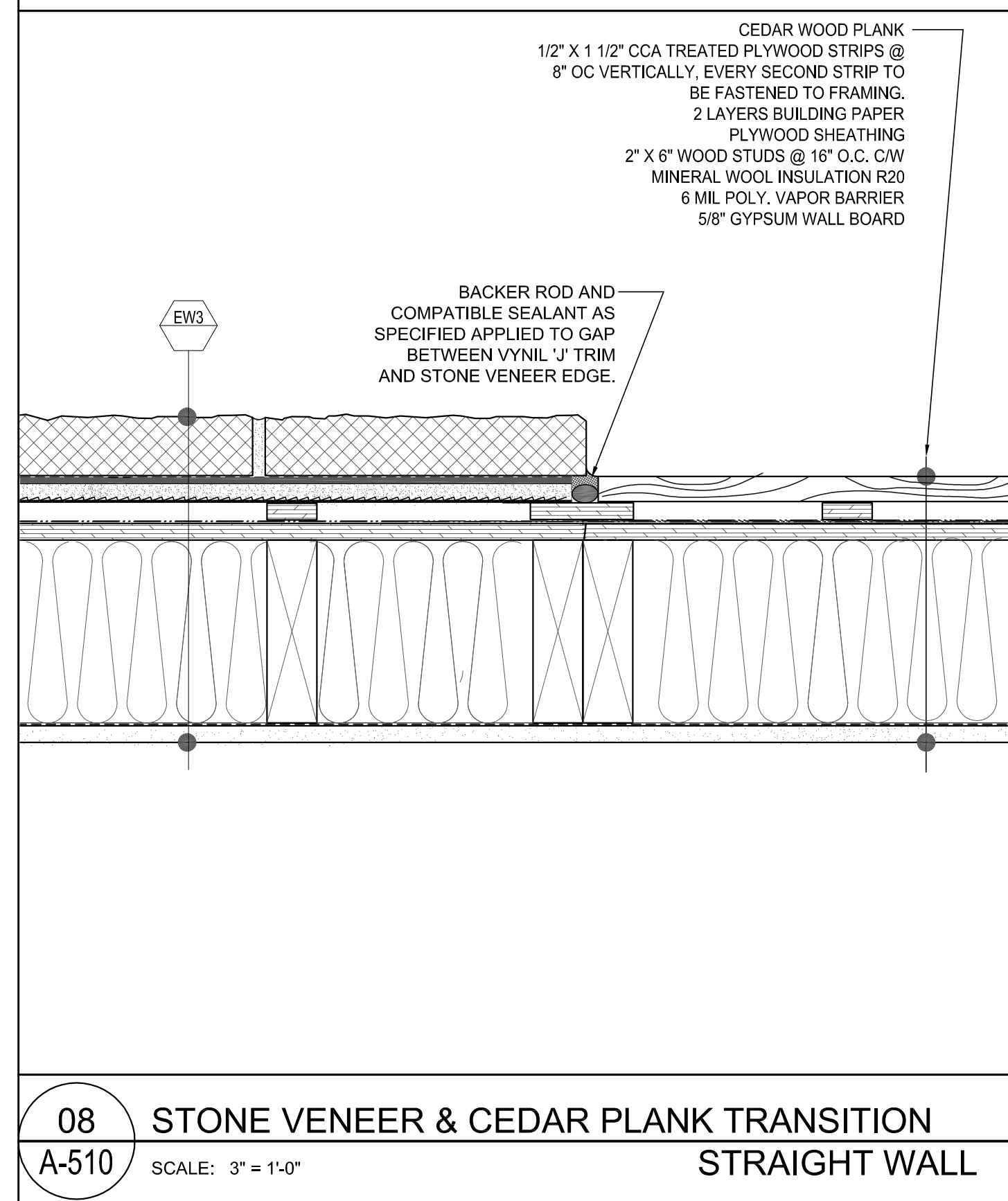
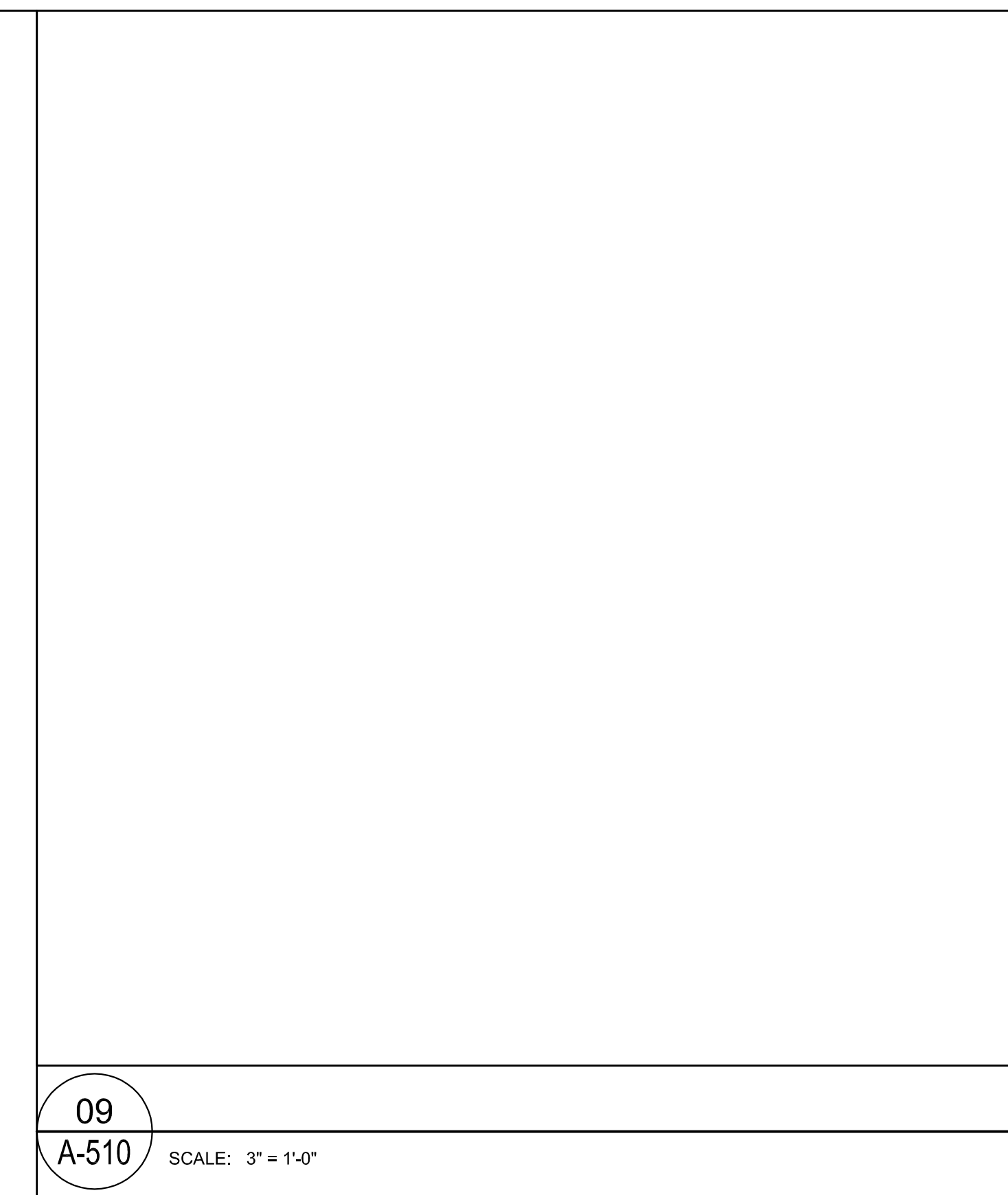
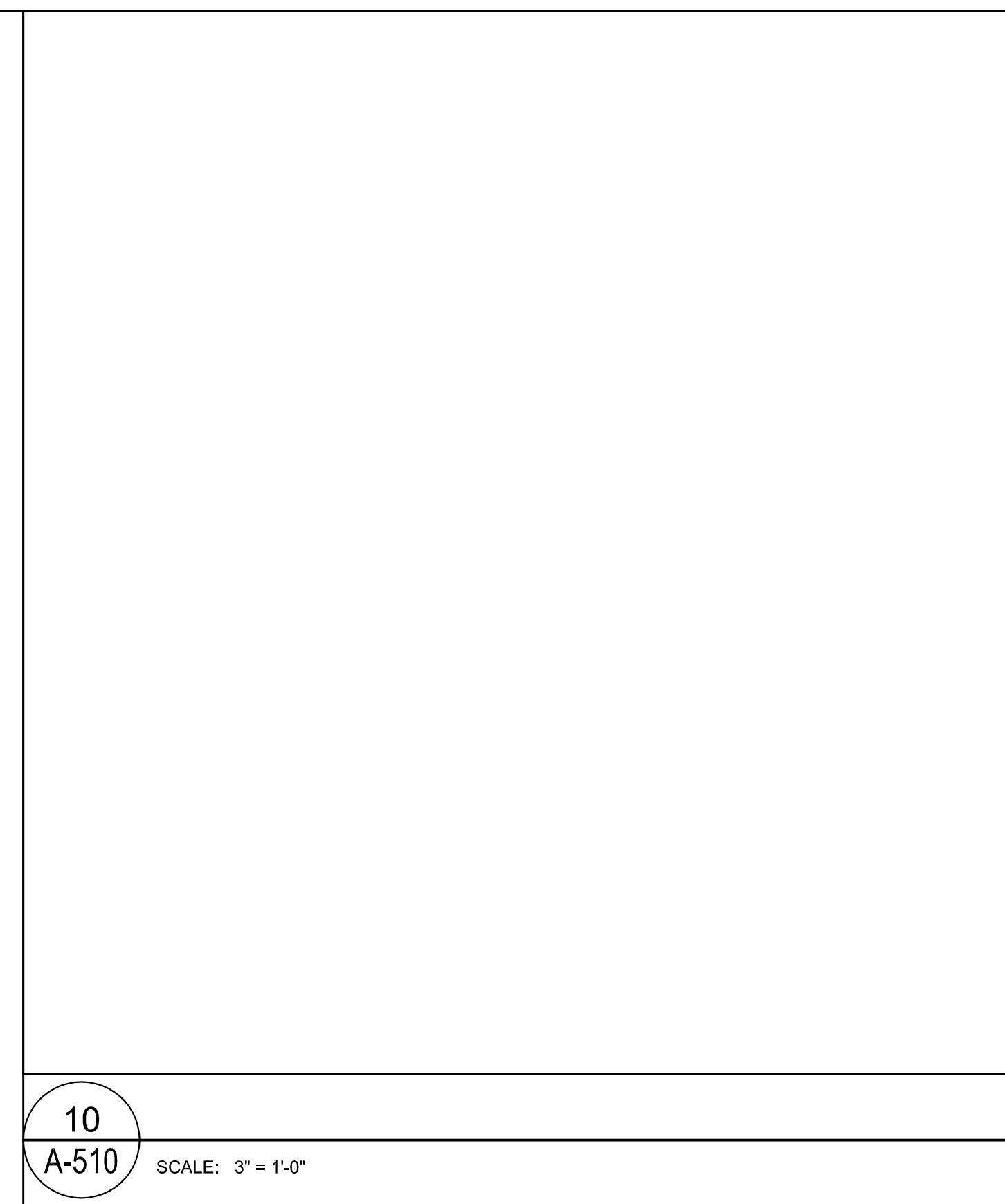
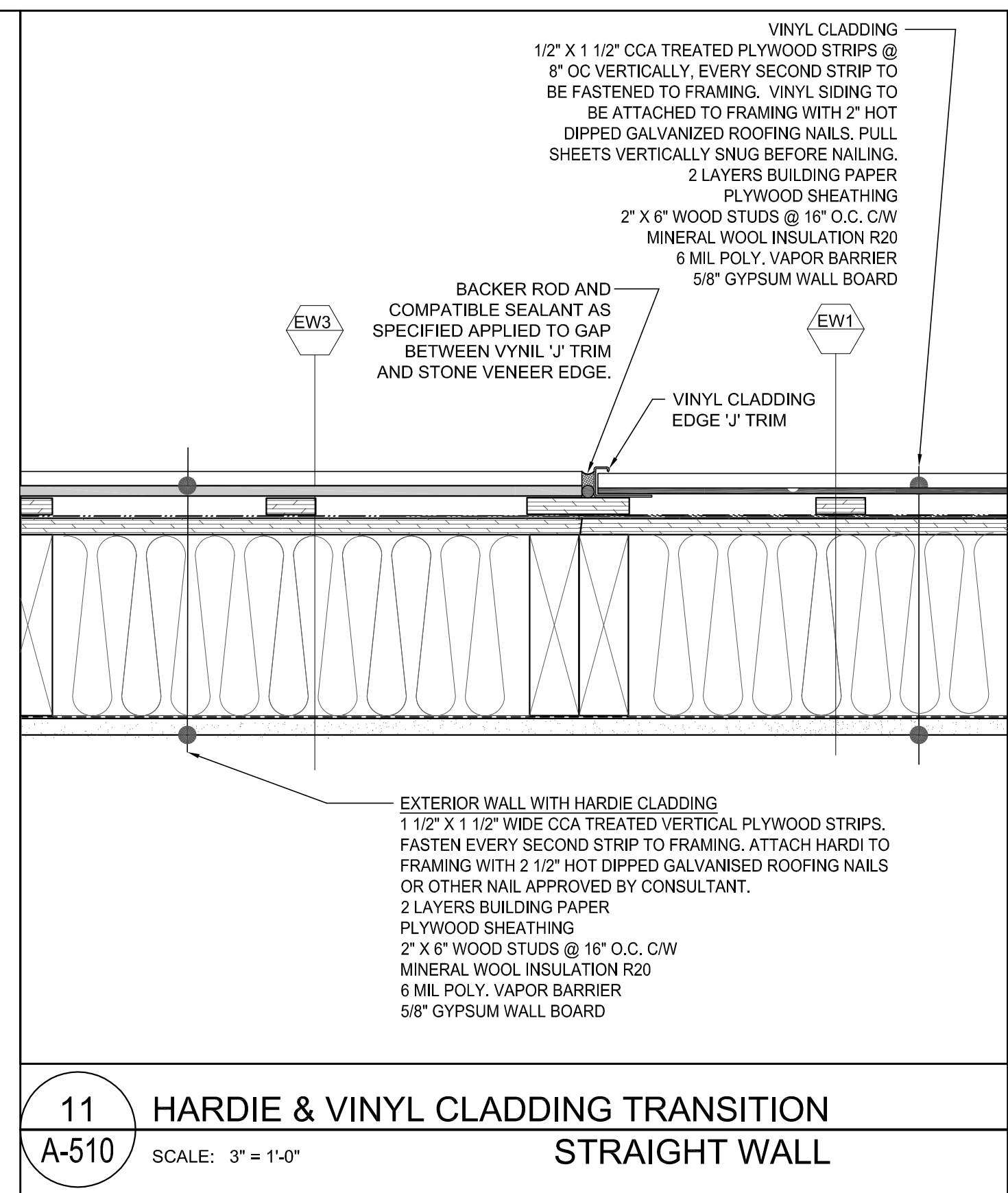
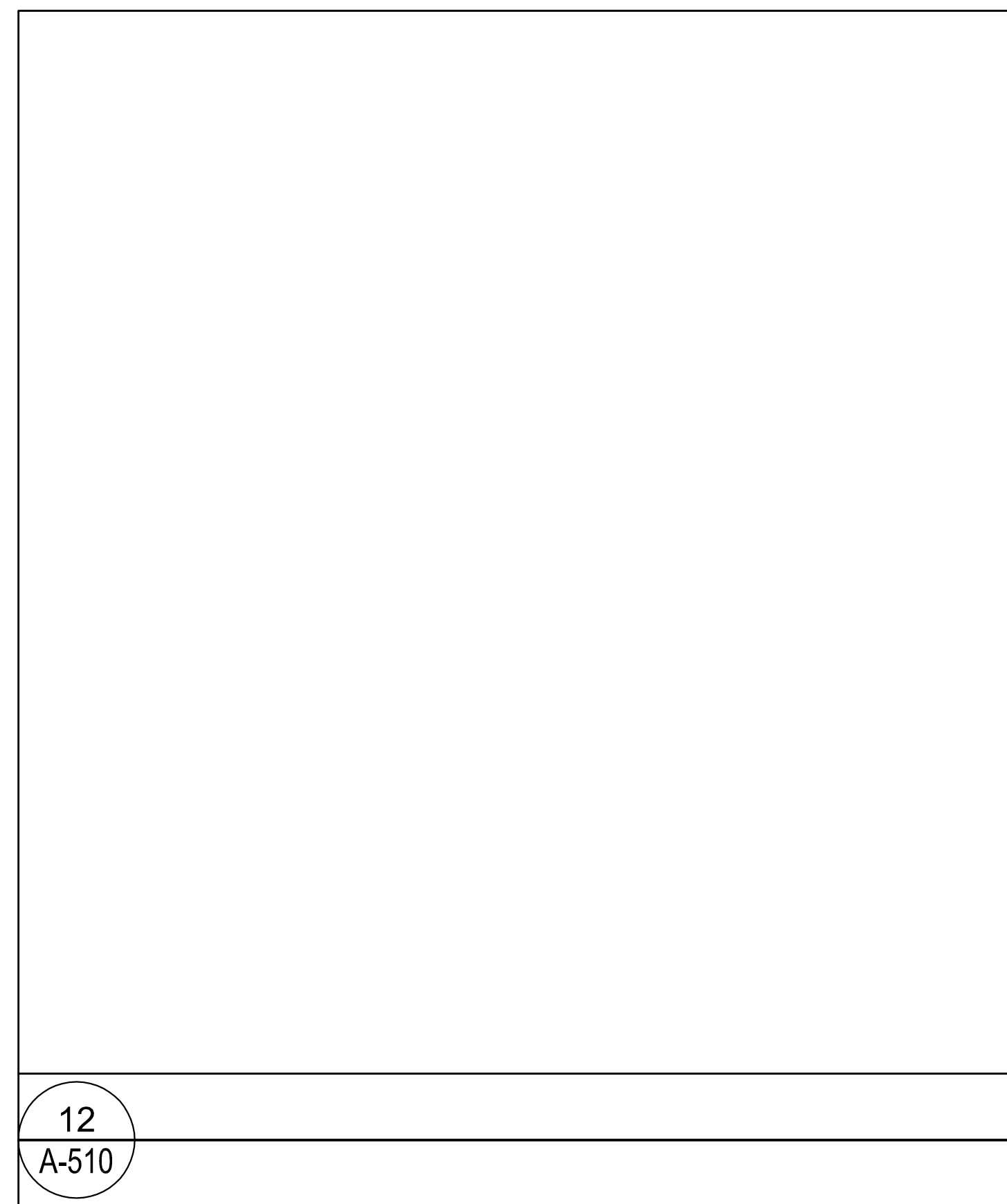
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SCALE:	3" = 1'-0"	
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04 A-510 SCALE: 3" = 1'-0"

03 A-510 SCALE: 3" = 1'-0"

02 A-510 SCALE: 3" = 1'-0"

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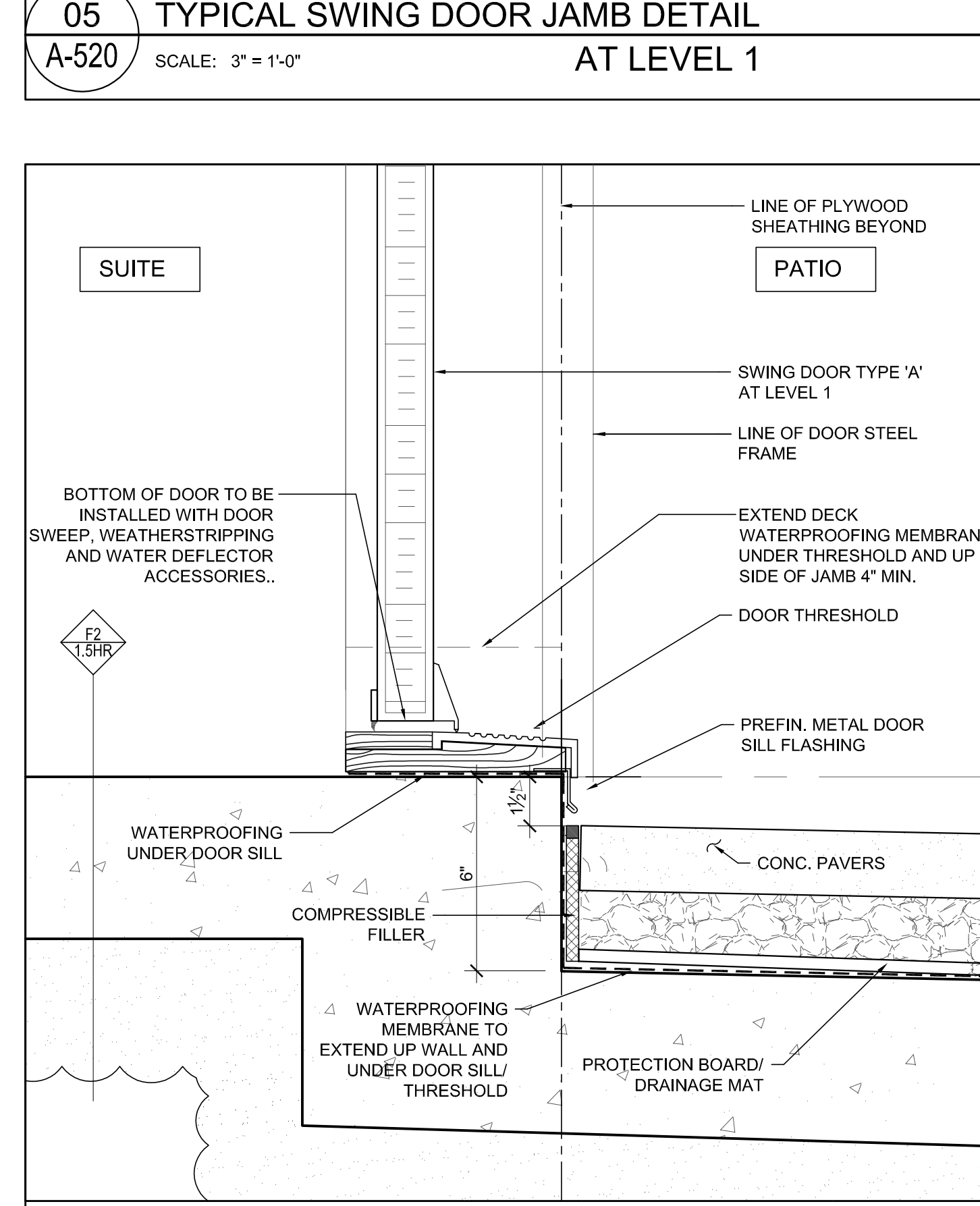
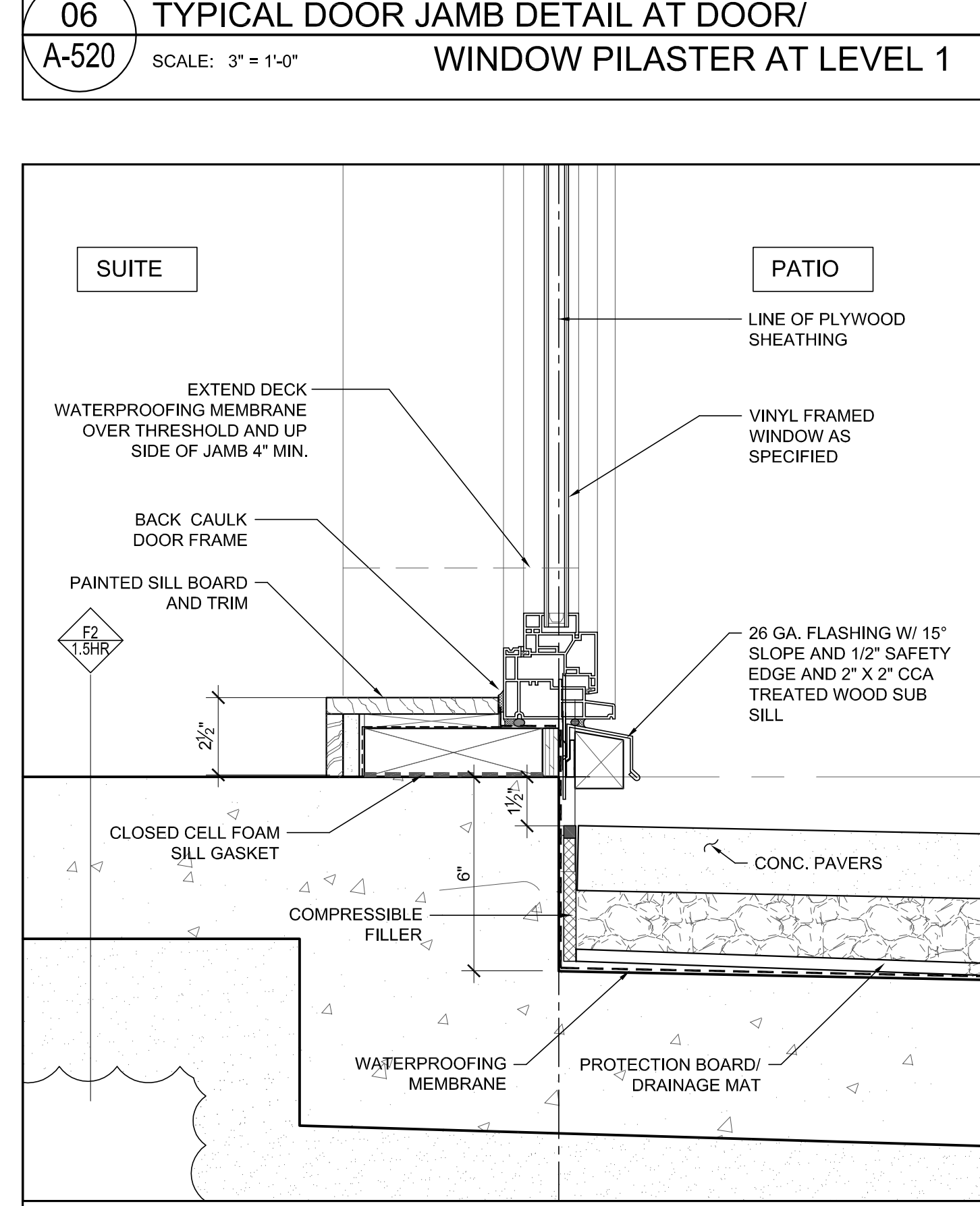
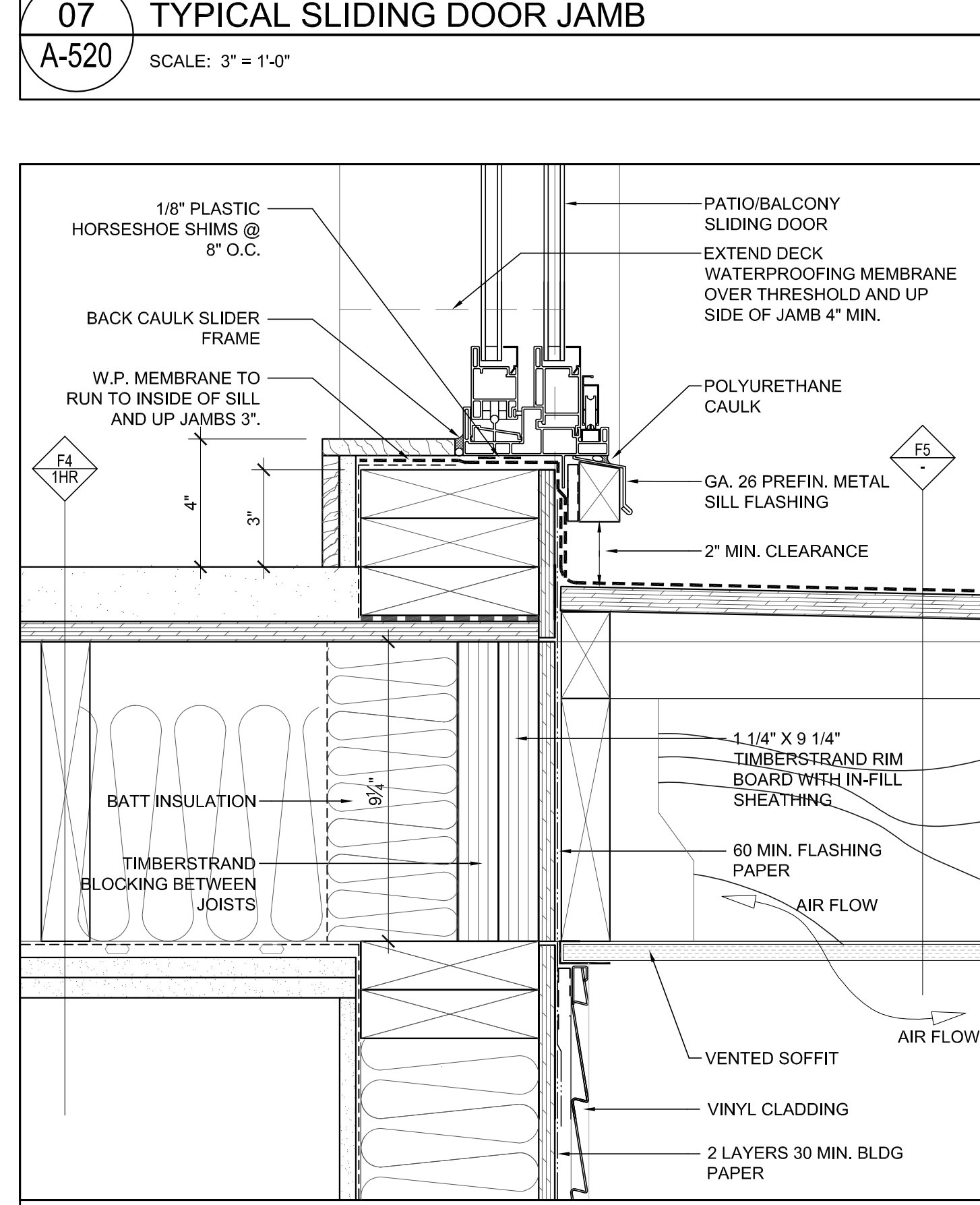
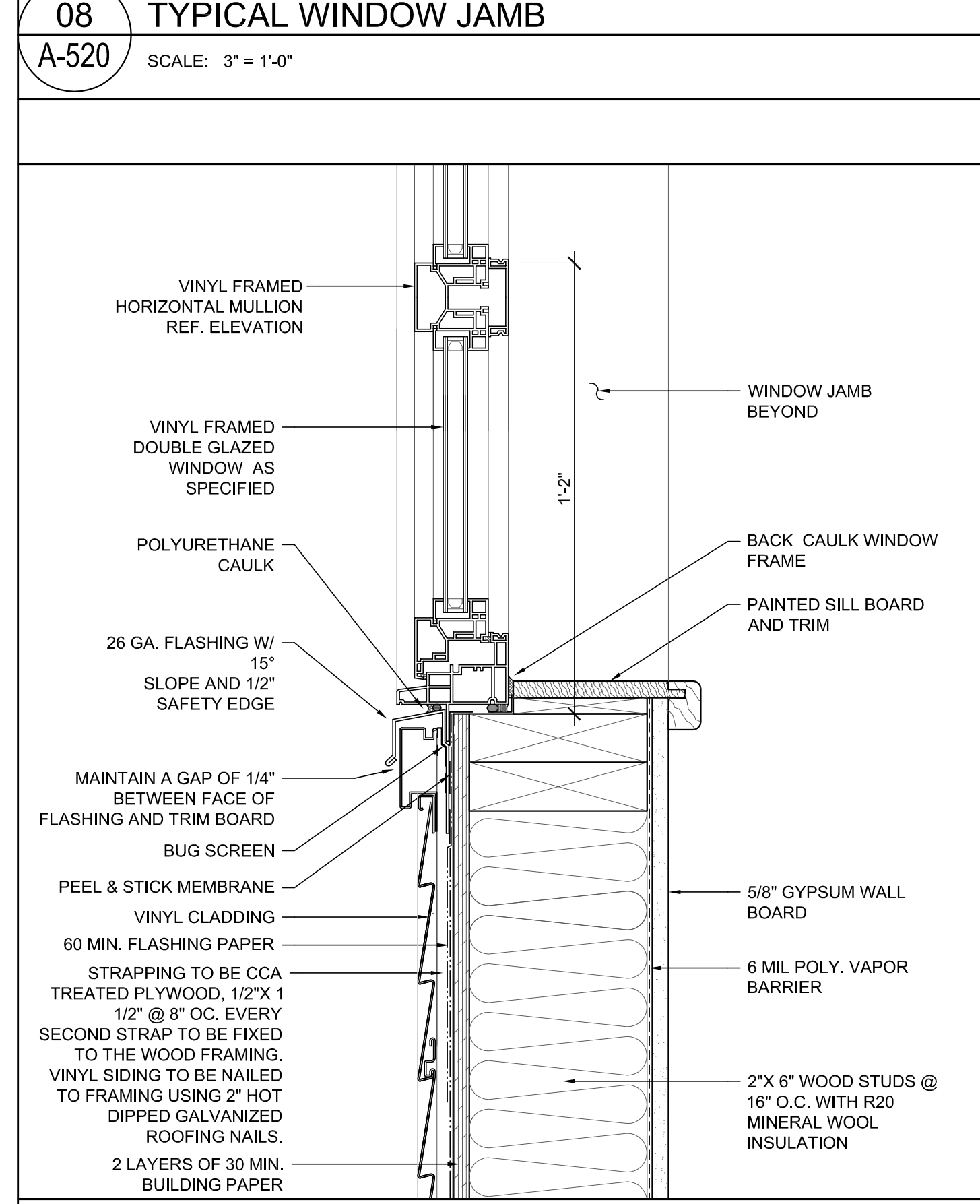
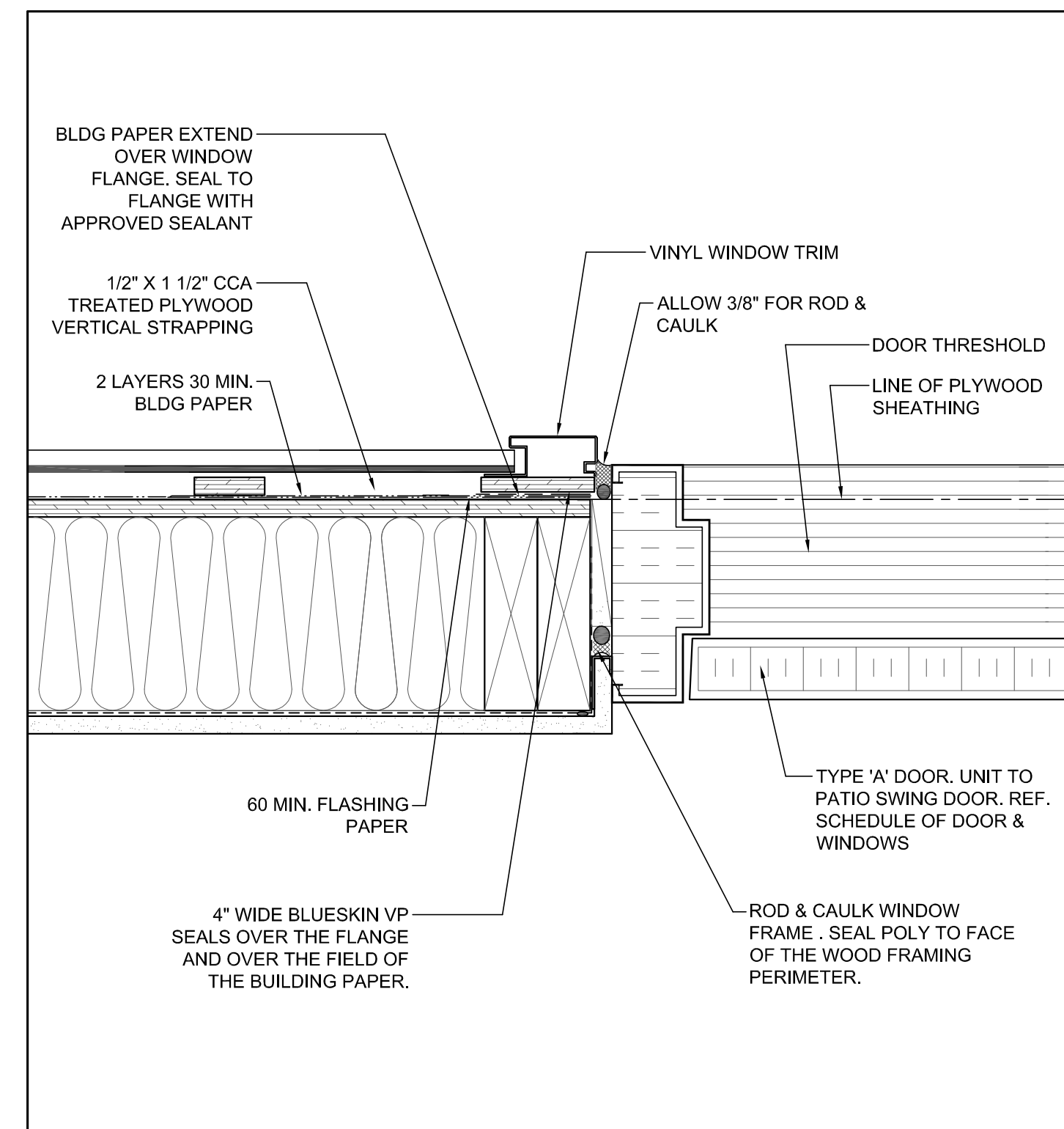
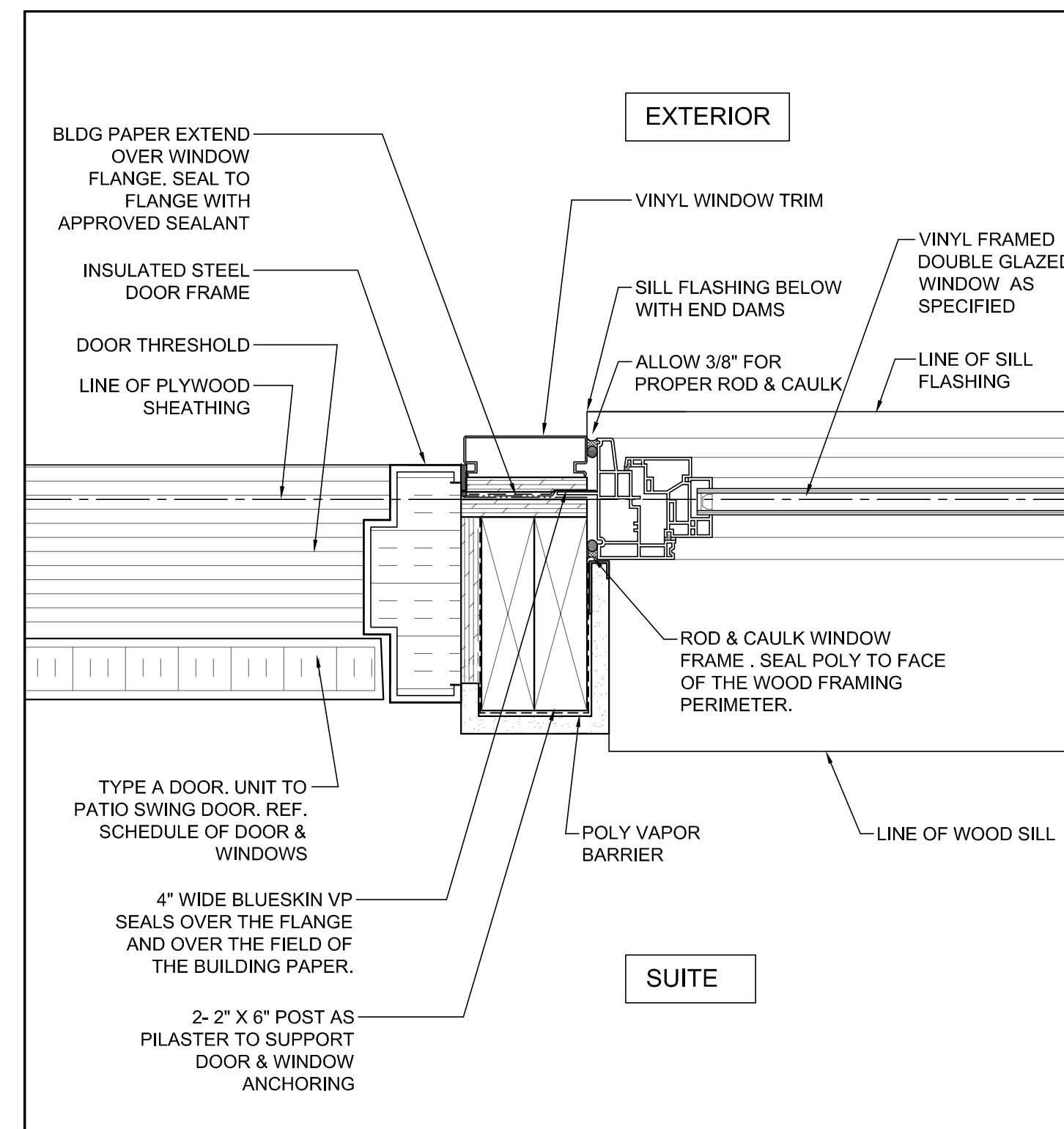
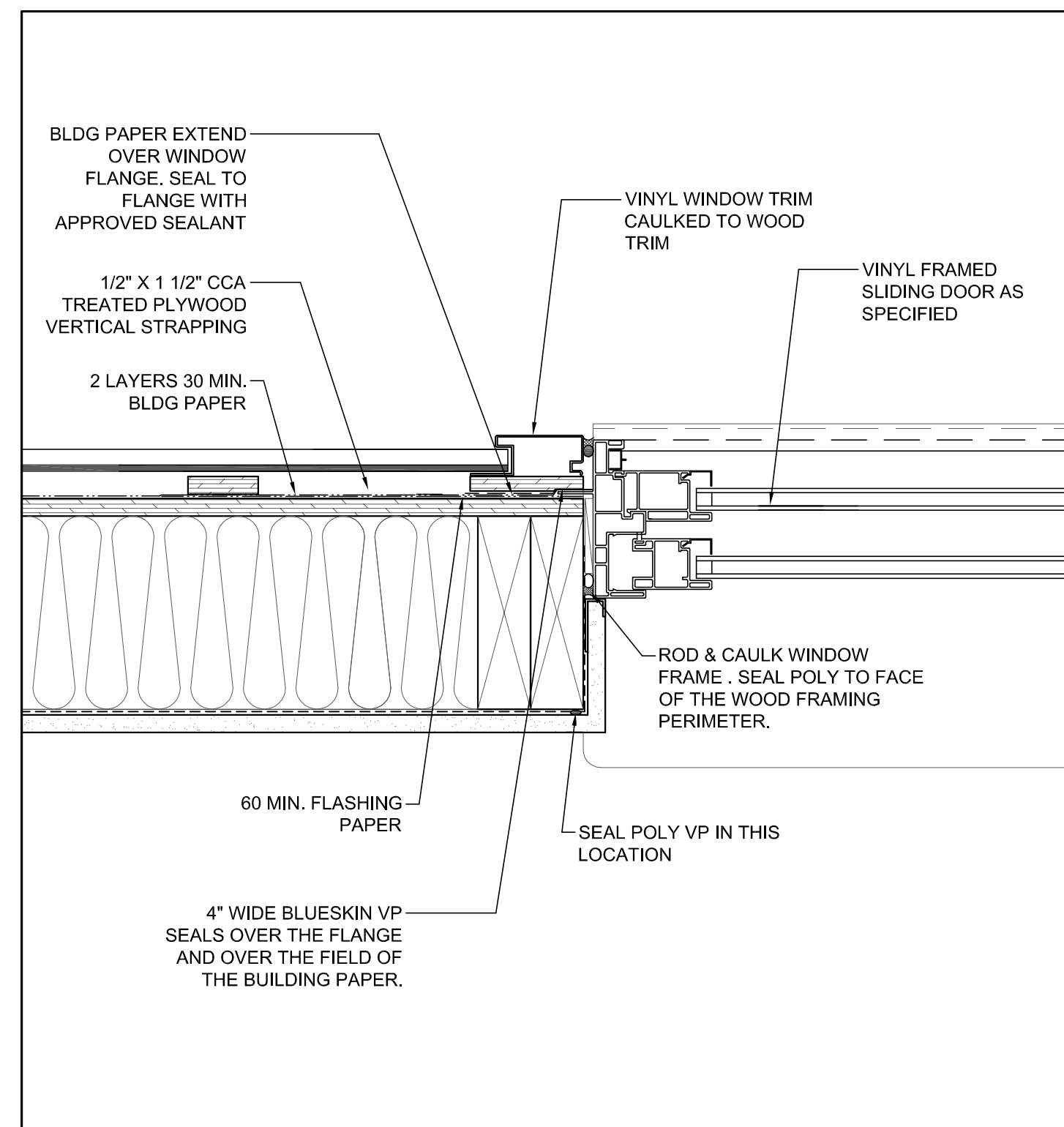
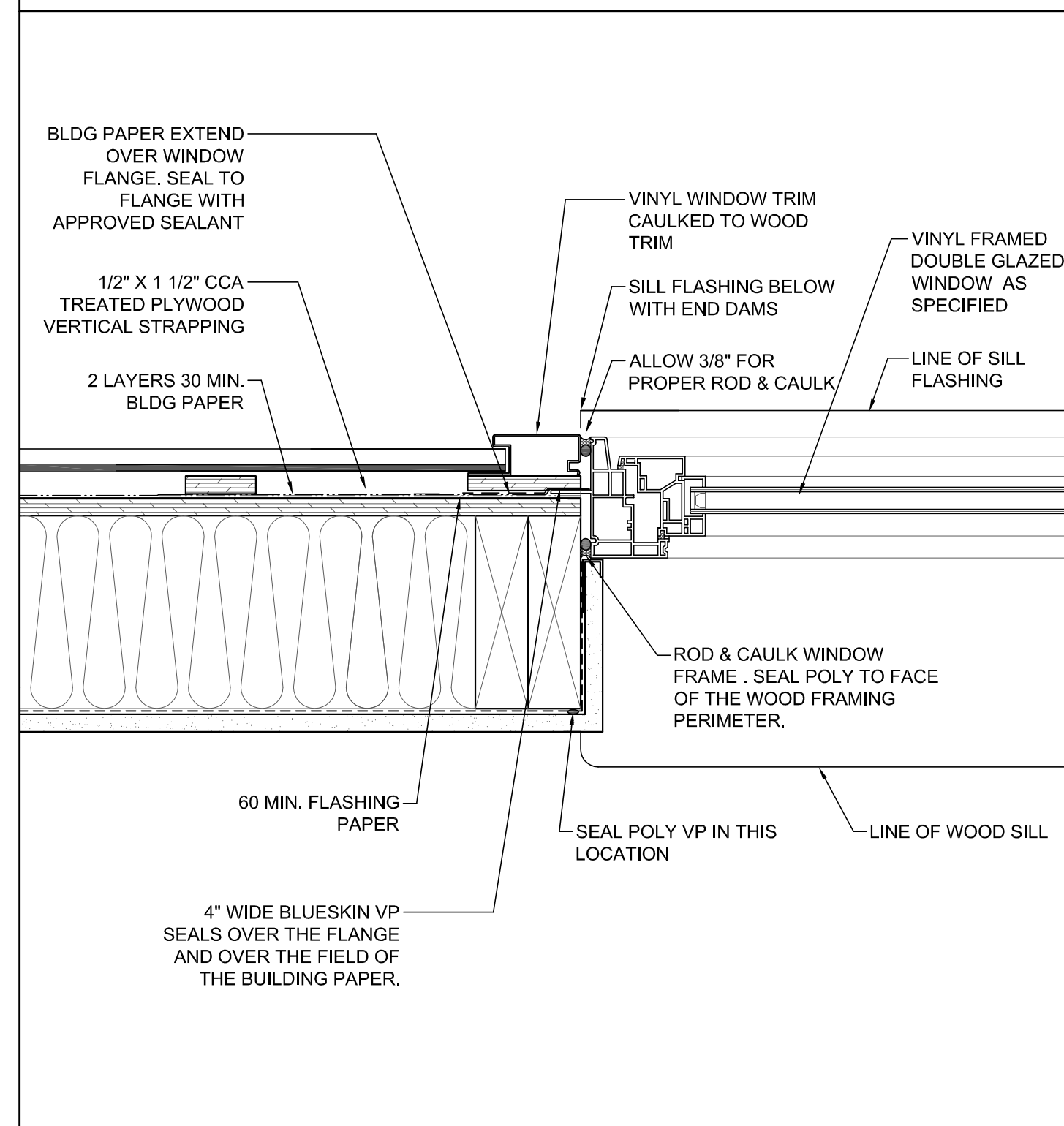
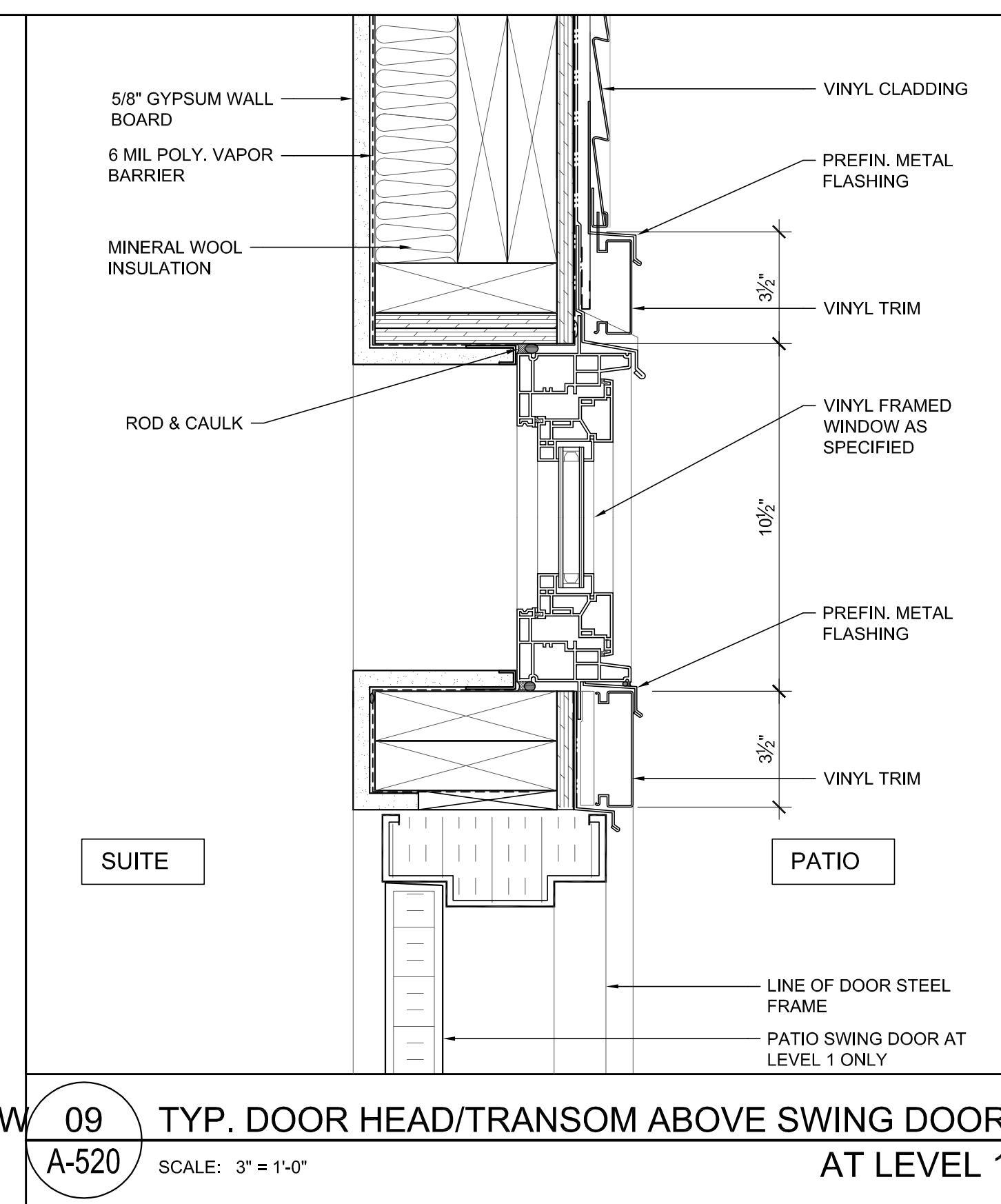
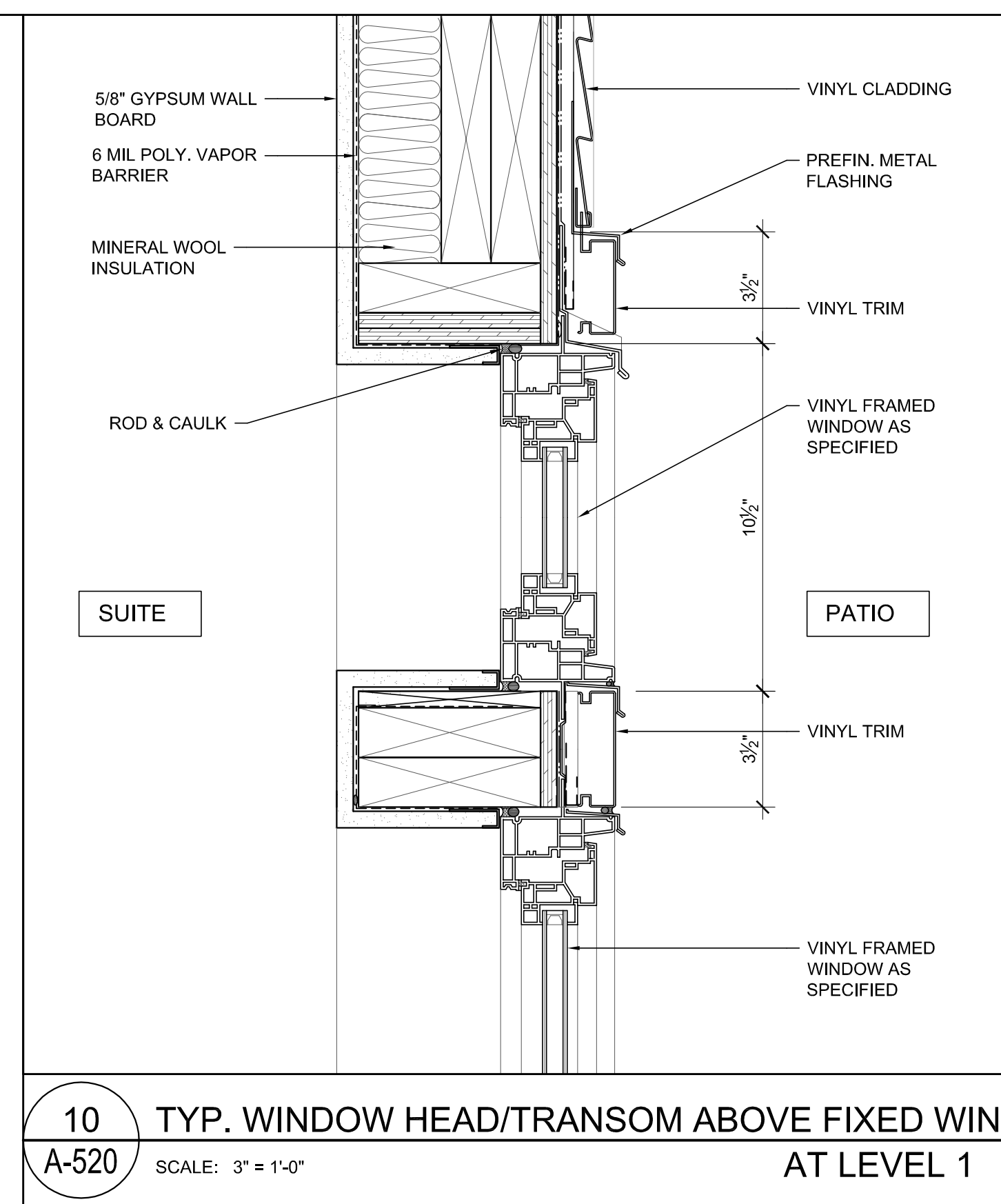
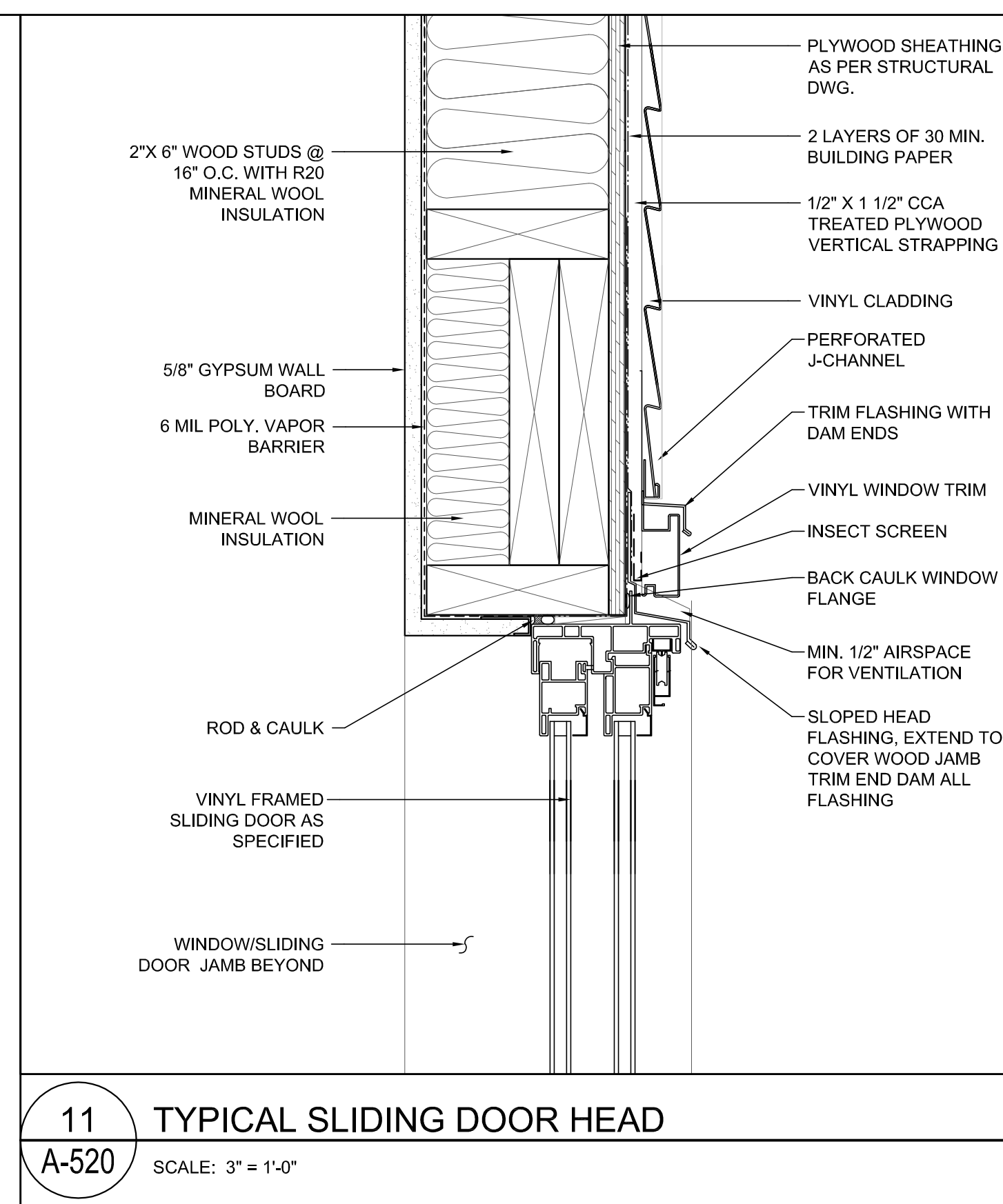
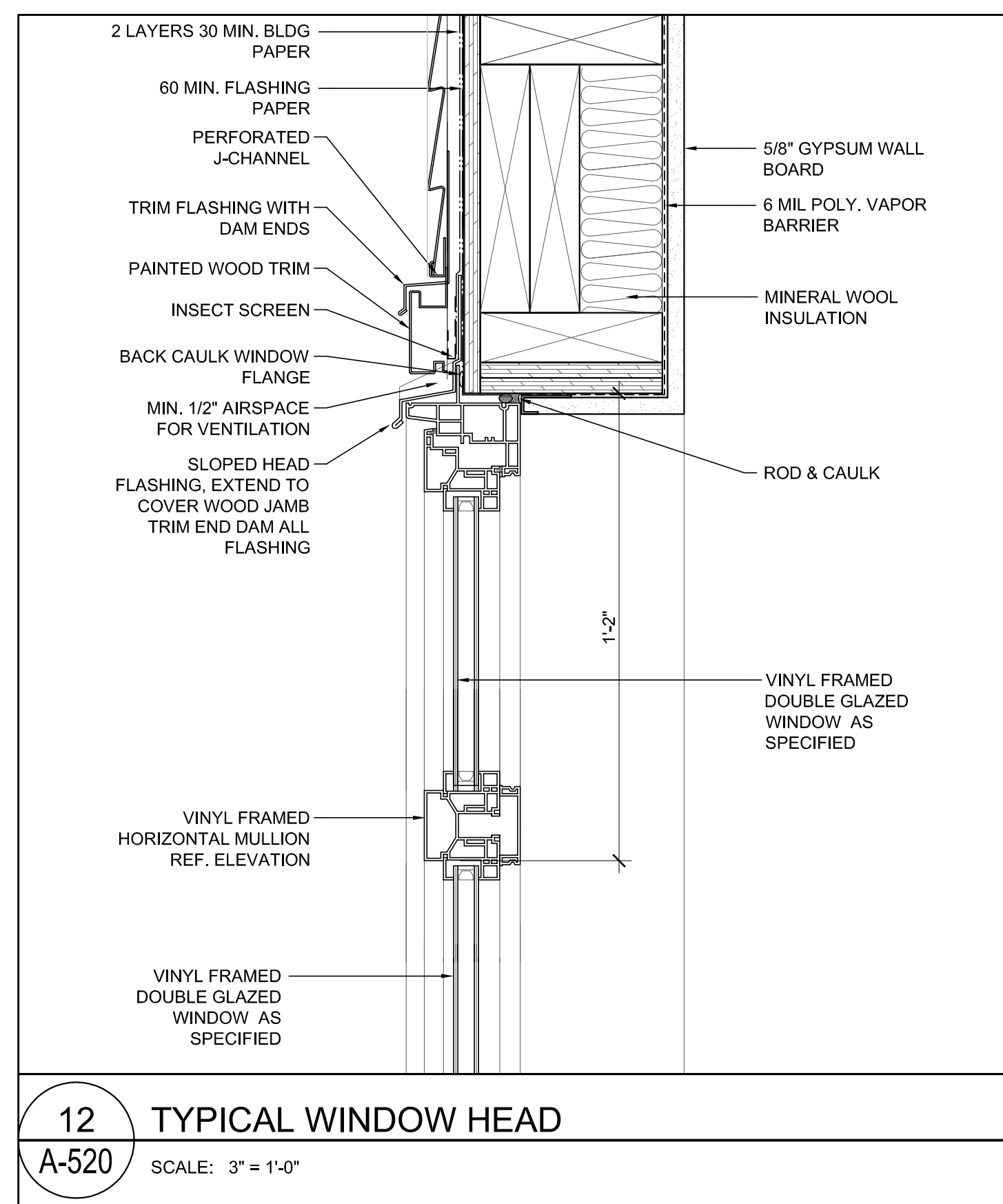
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Unit 235, 11300 NO. 5 ROAD  
 RICHMOND, BC V7A 5J7  
 TEL: (604) 272-1477  
 FAX: (604) 272-1471  
 CELL: (604) 377-8454  
 E-MAIL: info@cotterarchitects.com  
 WEB: www.cotterarchitects.com

Patrick Cotter  
 Architect Inc.  
**SERENADE**  
 20472 Douglas Cres, Langley, BC

CLIENT:

PROJECT:

358 - 20111 928 Ave, Langley, BC V1M 3A0

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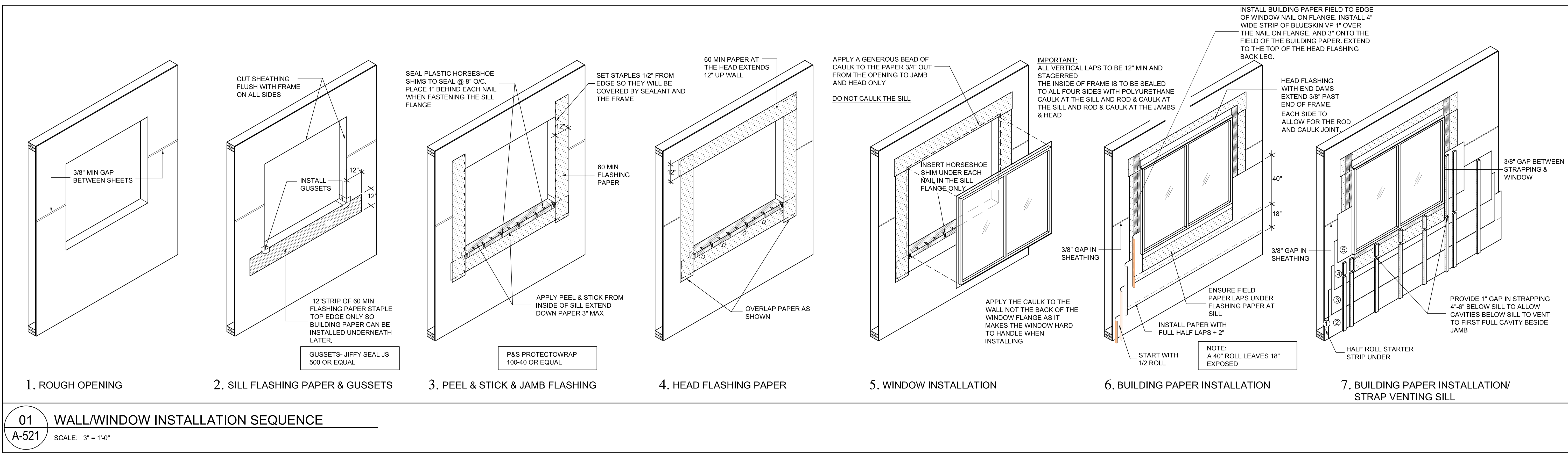
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**TYPICAL DOOR & WINDOW DETAILS**

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Unit 235, 11300 NO. 5 ROAD  
RICHMOND, BC V7A 5J7  
TEL: (604) 272-1477  
FAX: (604) 272-1471  
CEL: (604) 377-8454  
E-MAIL: info@cotterarchitects.com  
WEB: www.cotterarchitects.com

Patrick Cotter  
Architect BC  
PROJECT:  
**S E R E N A D E**  
20472 Douglas Cres, Langley, BC

CLIENT:  
**WESTSTONE**  
308 - 20111 80A Ave, LANGLEY, BC V1M 2A0

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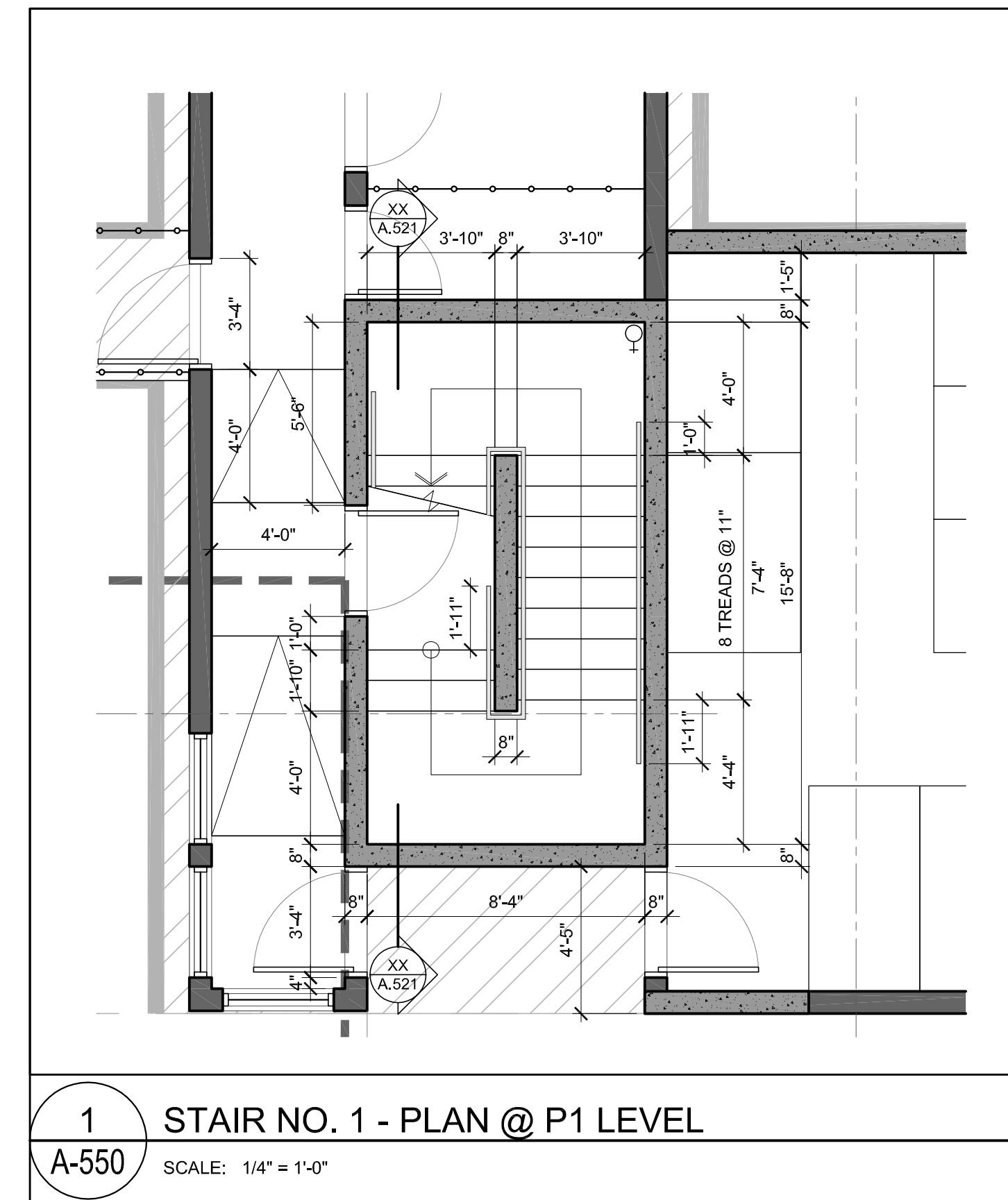
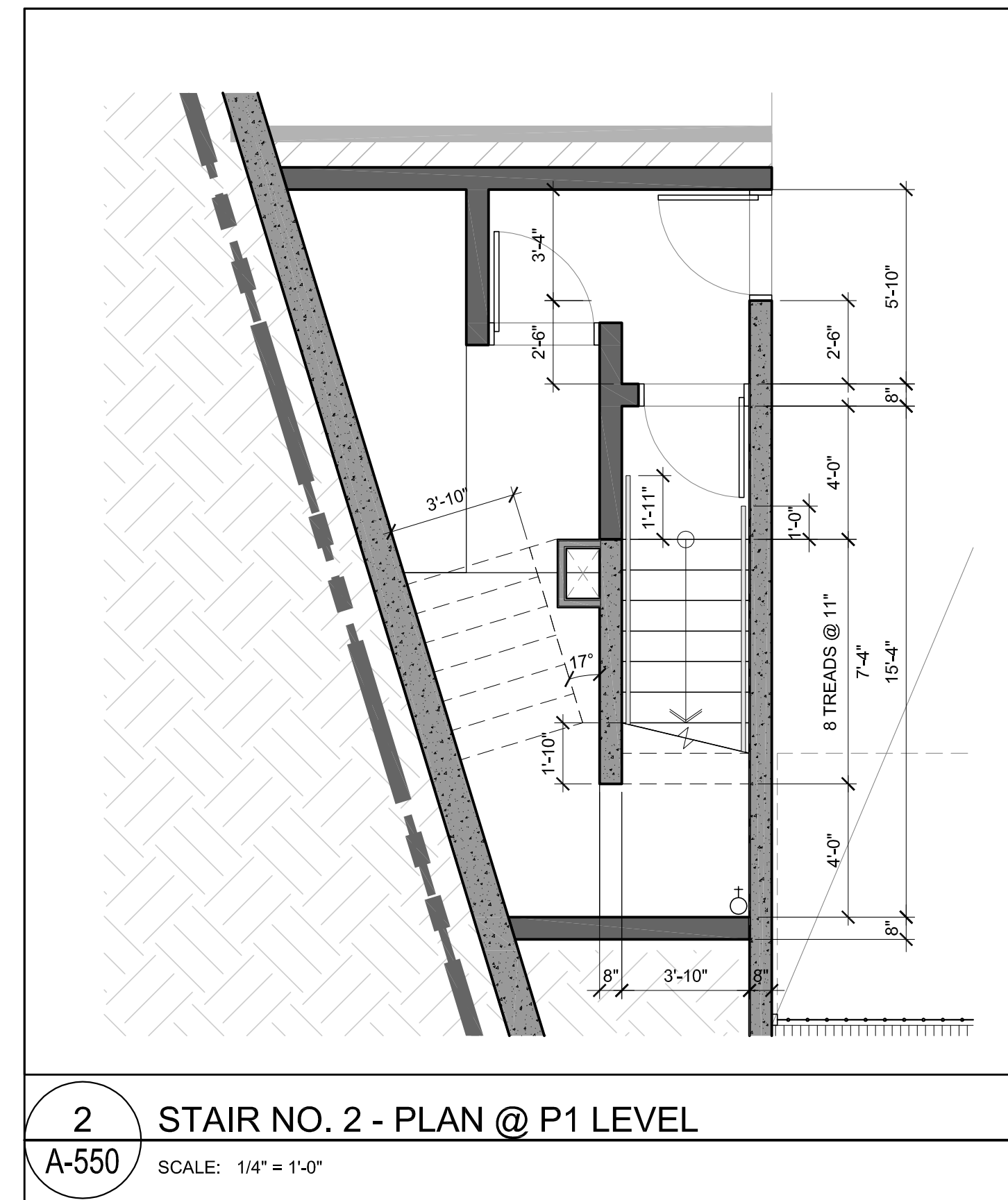
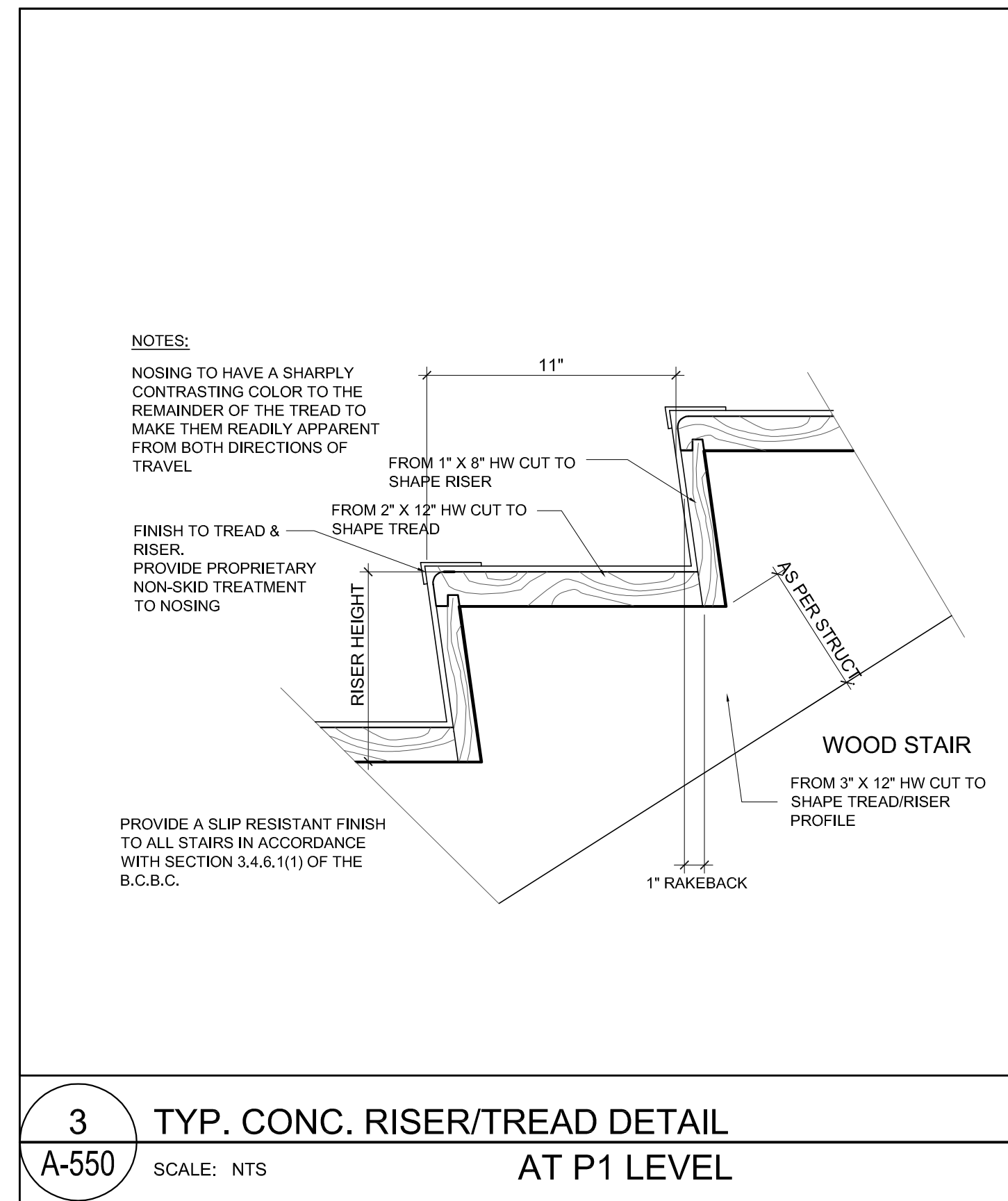
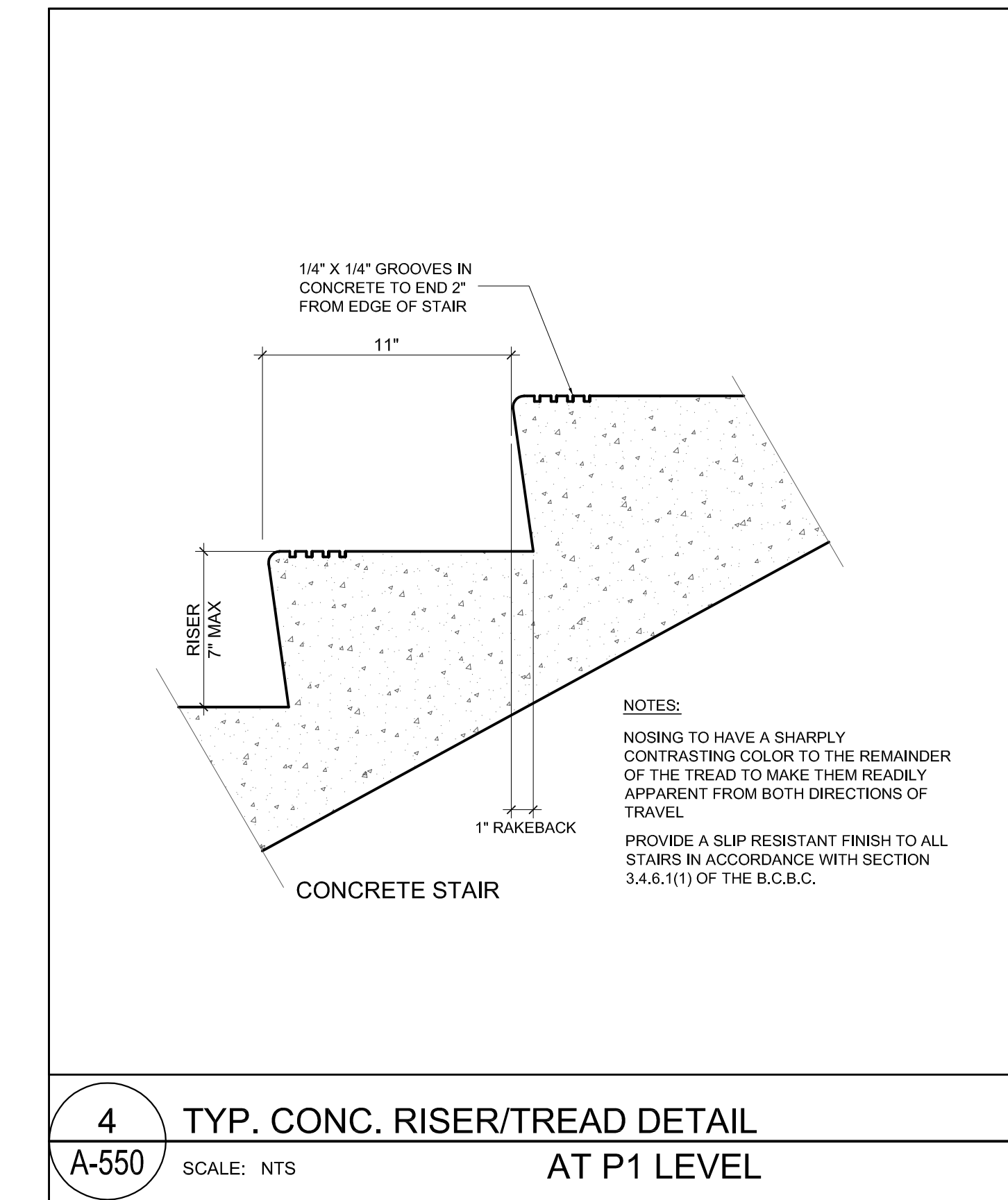
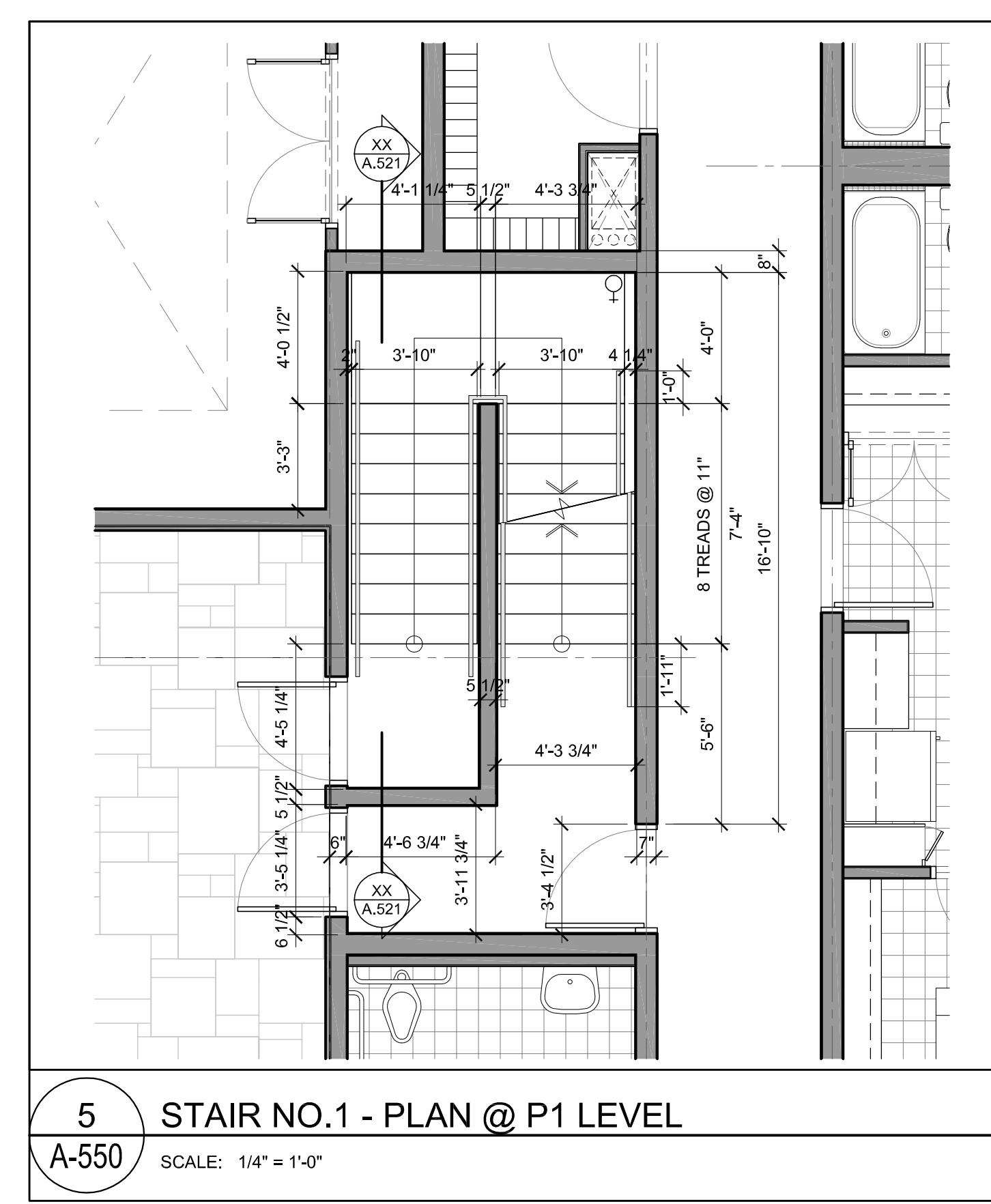
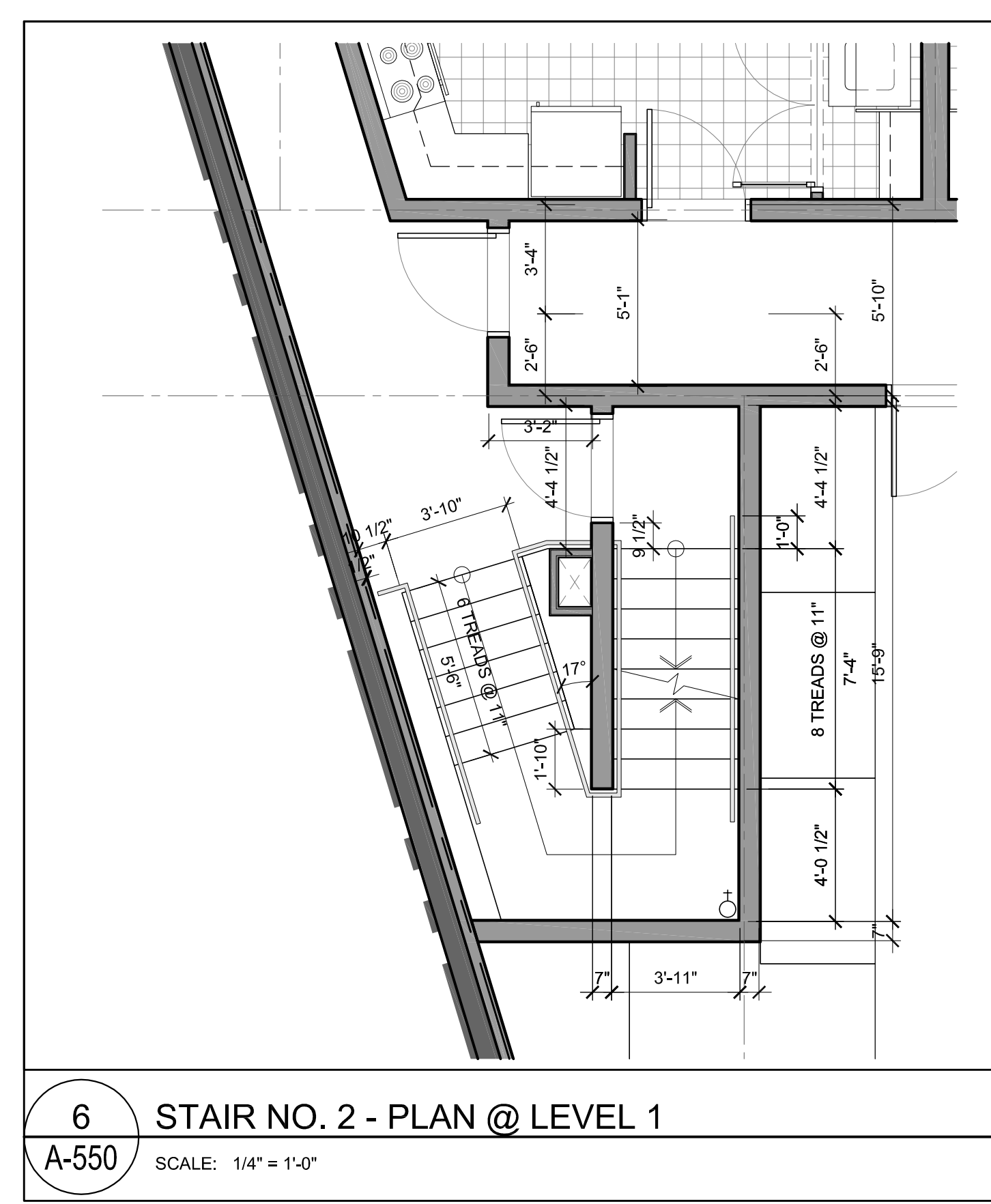
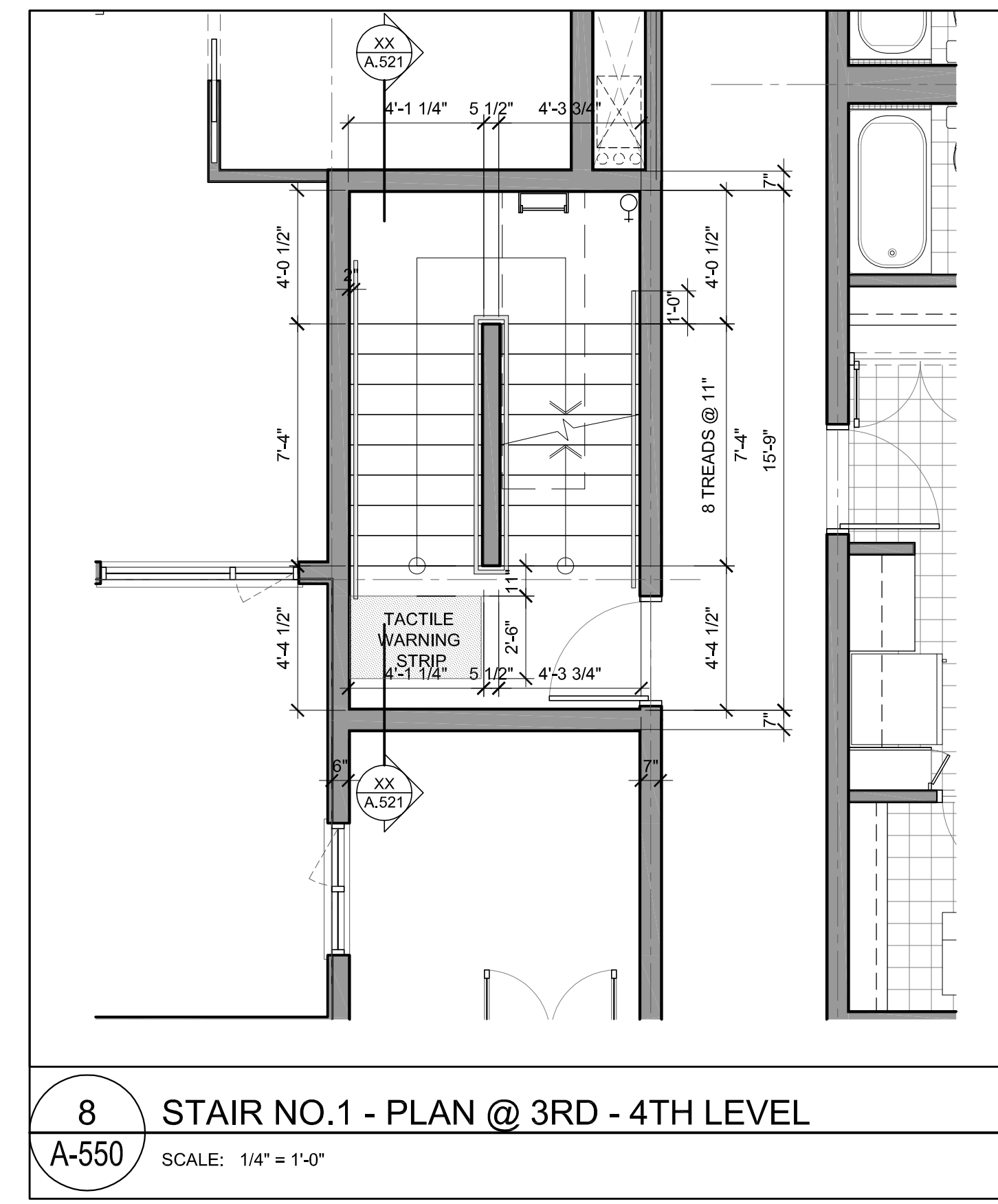
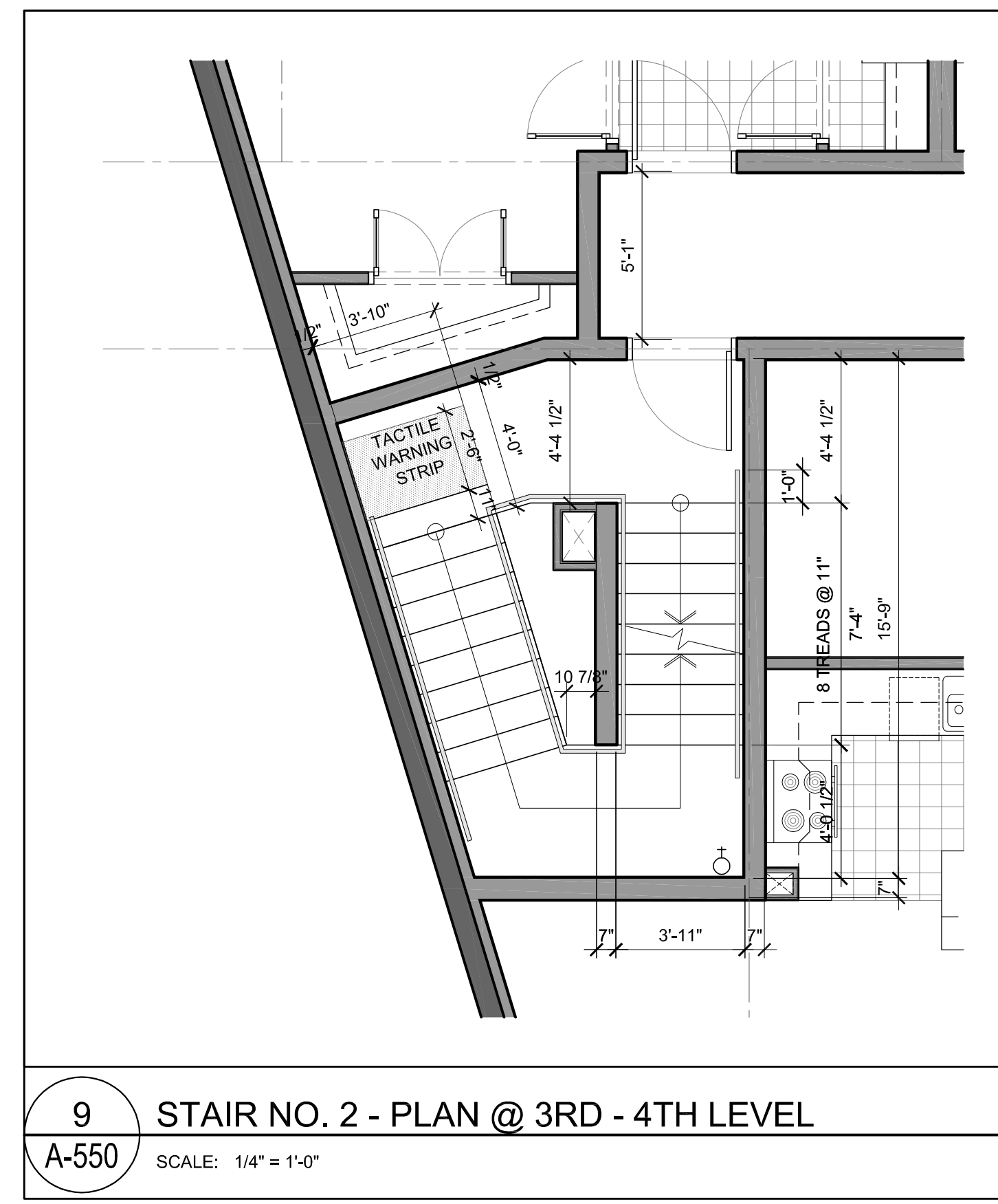
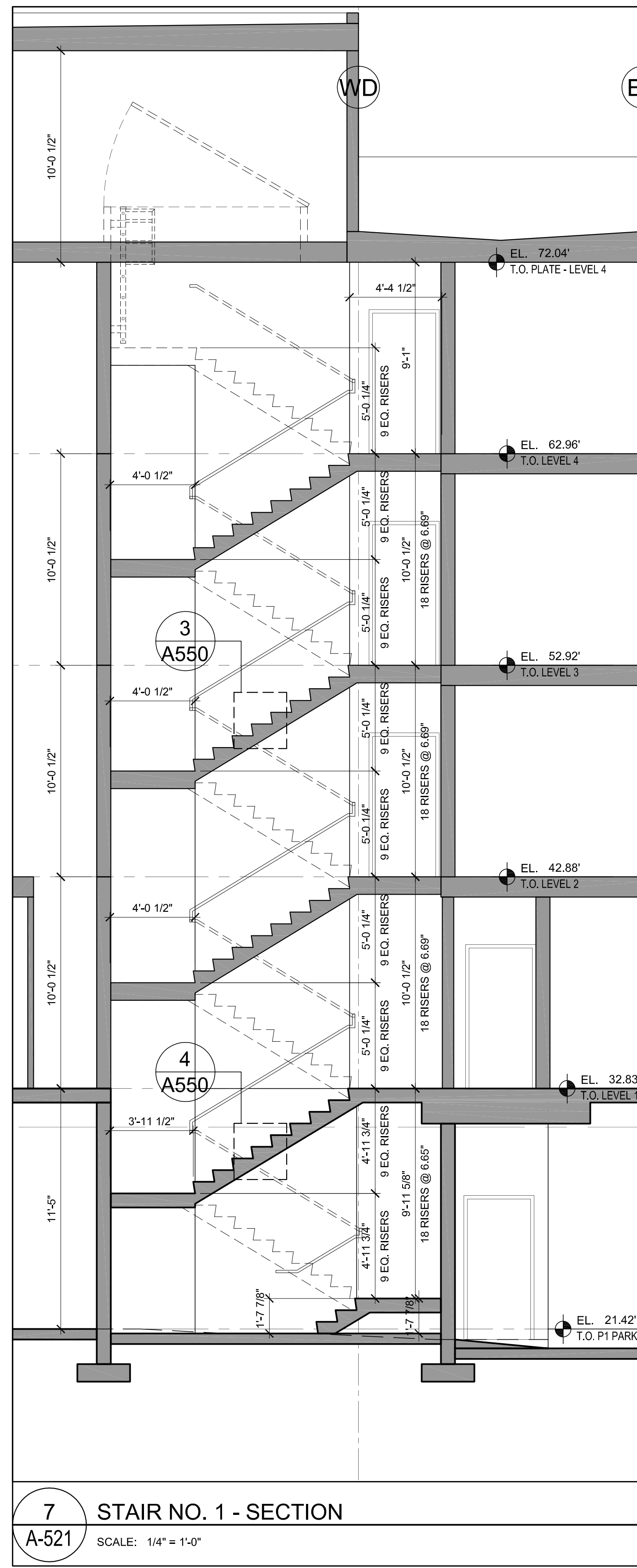
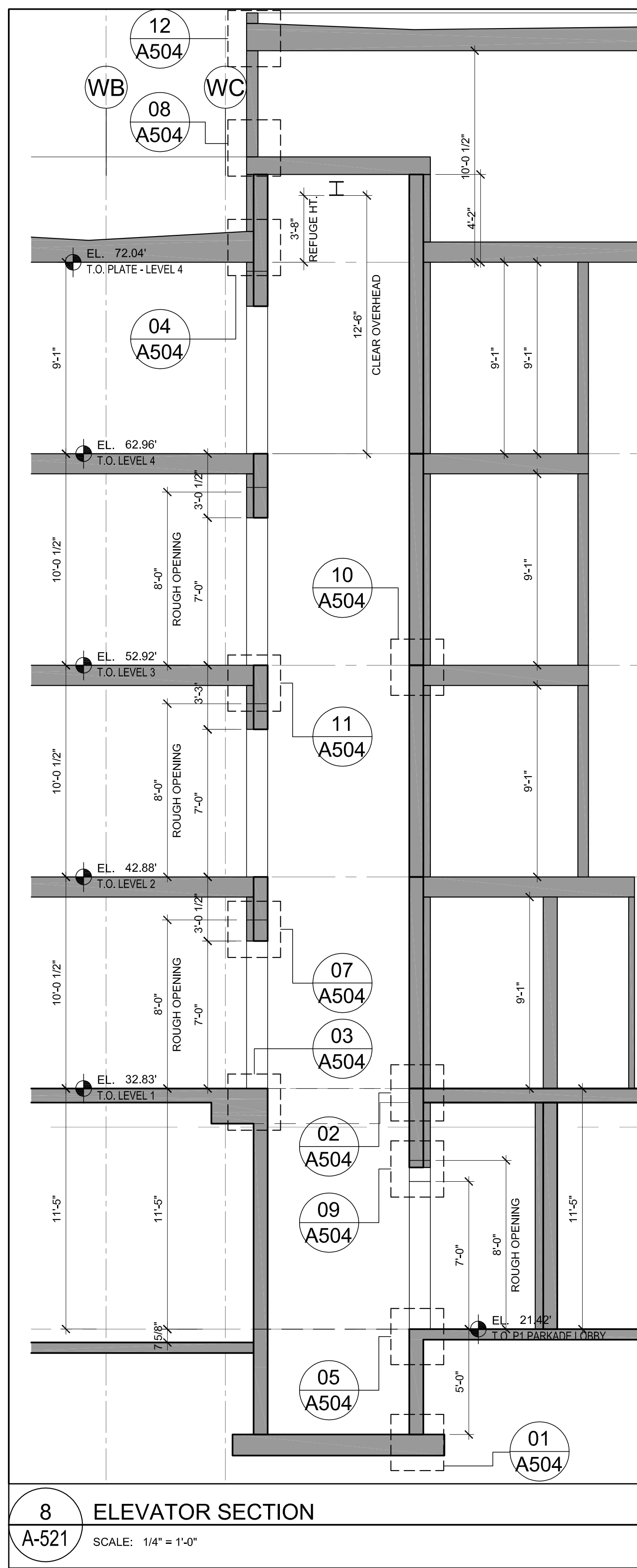
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WINDOW INSTALLATION SEQUENCE

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**NOTES:**

A1	RE-ISSUED FOR RZ & DP SUBMISSION	01/09/09
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Unit 235, 11300 NO. 5 ROAD  
RICHMOND, BC V7A 5J7  
TEL: (604) 272-1477  
FAX: (604) 272-1471  
CELL: (604) 377-8454  
E-MAIL: info@cotterarchitects.com  
WEB: www.cotterarchitects.com

**Patrick Cotter**  
Architect BC

**PROJECT:**  
**SERENADE**  
20472 Douglas Cres, Langley, BC

**CLIENT:**

**WESTSTONE**  
308 - 20111 90A Ave, Langley, BC V1M 3A0

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**STAIR PLANS & DETAILS**

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WALL SCHEDULE					
TYPE	DWG. INDICATION	DESCRIPTION	FIRE RATING	STC	REMARKS
	OUTSIDE OR BELOW GRADE	STRUCTURAL CONCRETE AND FOUNDATION WALL * PROVIDE FINISHED CONCRETE WHERE EXPOSED & PAINT WITH ELASTOMERIC FINISH BETWEEN FLASHINGS ABOVE GRADE (See Elevation for finish) BACKFILL GRAVEL DELTA-M'S DRAINAGE MEMBRANE/ PROTECTION BOARD 2 COATS DAMP PROOFING BELOW GRADE CONCRETE WALL (REF. STRUC. DWG) PAINT FINISH AS SPECIFIED	1.5 HR B.C.B.C. 2006 Appendix D Table D-2.1.1		
	INSIDE	INTERIOR STRUCTURAL CONCRETE WALL OR COLUMN STRUCTURAL CONC. WALL (REF. STRUC. DWG) * PROVIDE FINISHED CONCRETE WHERE EXPOSED PAINT FINISH AS SPECIFIED  Note: For wall thickness refer Structural Drawings	1.5 HR B.C.B.C. 2006 Appendix D Table D-2.1.1		
		CONCRETE MASONRY BLOCK 8" CONCRETE BLOCK (REF. STRUC. DWG) TOOL JOINTED FINISH	3/4 HR 1 HR 1.5 HR 2 HR ULC U905	50 Based on B.C.B.C. Table A.9.10.3.1.A No. B1b	ULC Approved Certificate is required with the delivery of each concrete block pallet indicating that the block is fire rated
		CONCRETE MASONRY BLOCK W/ METAL FURRING 8" CONCRETE BLOCK (REF. STRUC. DWG) 1/2" AIR SPACE 3/8" STEEL STUDS @ 16" O.C. 1 LAYER 5/8" GWB	3/4 HR ULC U905 FOR BLOCK ONLY	50 Based on B.C.B.C. Table A.9.10.3.1.A No. B1b	ULC Approved Certificate is required with the delivery of each concrete block pallet indicating that the block is fire rated
		EXTERIOR WALL W/ VINYL CLADDING VINYL CLADDING W/ 6" EXPOSURE 1/2" X 1 1/2" CCA TREATED PLYWOOD STRIPS @ 8" OC VERTICALLY. EVERY SECOND STRIP TO BE FASTENED TO FRAMING. VINYL SIDING TO BE ATTACHED TO FRAMING WITH 2" HOT DIPPED GALVANIZED ROOFING NAILS. PULL SHEETS VERTICALLY SNUG BEFORE NAILING. 2 LAYERS BUILDING PAPER PLYWOOD SHEATHING (REF. STRUC. DWG) 2x6 WOOD STUDS @ 16" O.C. R20 MINERAL WOOL INSULATION 6 MIL POLY. VAPOR BARRIER 1 LAYER 5/8" GWB	1 HR RATED FROM INSIDE		
	SIMILAR TO W1	RATED EXTERIOR WALL W/ VINYL CLADDING SAME ASSEMBLY AS W1 EXCEPT W/ 1 LAYER 5/8" TYPE 'X' GWB	1 HR RATED FROM INSIDE		
		EXTERIOR WALL W/ HARDIE CLADDING HARDIE LAP SIDING W/ 12" EXPOSURE 1/2" X 1 1/2" WIDE CCA TREATED VERTICAL PLYWOOD STRIPS. FASTEN EVERY SECOND STRIP TO FRAMING. ATTACH HARDI TO FRAMING WITH 2 1/2" HOT DIPPED GALVANIZED ROOFING NAILS OR OTHER NAIL APPROVED BY CONSULTANT. 2 LAYERS BUILDING PAPER PLYWOOD SHEATHING (REF. STRUC. DWG) 2x6 WOOD STUDS @ 16" O.C. R20 MINERAL WOOL INSULATION 6 MIL POLY. VAPOR BARRIER 1 LAYER 5/8" GWB	1 HR RATED FROM INSIDE		
	SIMILAR TO W2	RATED EXTERIOR WALL W/ HARDIE CLADDING SAME ASSEMBLY AS W2 EXCEPT W/ 1 LAYER 5/8" TYPE 'X' GWB	1 HR RATED FROM INSIDE		
		STONE VENEER CLADDING STONE VENEER W/ 3/8" MORTAR EMBED COAT 3/8" MORTAR BASE COAT 1/4" DIAMOND LATH SECURED @ 8" VERTICALLY through furring to the substrate. (fastener embedment 1" into framing @ 16") 60 MIN BLDG. PAPER 1/2" CCA TREATED PLYWOOD @ 8" O.C. HAL BREATHERBOARD OR SURECAVITY MAT BETWEEN STRAPINGS 2 LAYERS BUILDING PAPER EXT. GRADE PLYWOOD SHEATHING ON 2x6 WOOD STUDS (REF. STRUC. DWG) R20 MINERAL WOOL INSULATION 6 MIL POLY VAPOR BARRIER 1 LAYER 5/8" TYPE 'X' GWB	1 HR RATED FROM INSIDE		
		CONC. MASONRY BLOCK FIREWALL W/ INSULATED STRUCTURAL FURRING 2 COATS OF ELASTOMERIC PAINT ON CONCRETE BLOCK (REF. STRUC. DWG) * SEE WEST ELEVATION FOR SPLIT-FACED EXPOSURE 1/2" AIR SPACE 2x4 WOOD STUDS @ 16" O.C. R12 MINERAL WOOL INSULATION 6 MIL POLY. VAPOR BARRIER 1 LAYER 5/8" TYPE 'X' GWB	1 HR RATED FIREWALL	50 Based on B.C.B.C. Table A.9.10.3.1.A No. B1b	ULC Approved Certificate is required with the delivery of each concrete block pallet indicating that the block is fire rated
		CONC. WALL W/ INSULATED STRUCTURAL FURRING 2 COATS OF ELASTOMERIC PAINT ON CONCRETE WALL (REF. STRUC. DWG) 1/2" AIR SPACE 2x4 WOOD STUDS @ 16" O.C. R20 MINERAL WOOL INSULATION 6 MIL POLY. VAPOR BARRIER 1 LAYER 5/8" TYPE 'X' GWB	1.5 HR RATED CONC WALL		
		PARTY WALL BETWEEN SUITES 2 LAYERS 5/8" TYPE 'X' GWB 2x4 WOOD STUDS @ 16" O.C. W/ R20 MINERAL WOOL INSULATION 1" AIR SPACE 2x4 WOOD STUDS @ 16" O.C. W/ R20 MINERAL WOOL INSULATION PLYWOOD SHEATHING (REF. STRUC. DWG) 1 LAYER 5/8" TYPE 'X' GWB	1 HR BCBC Appendix D Table D-2.3.4.A & Table D-2.3.4.C Westcoast System WPE 181'	Based on B.C.B.C. Table A.9.10.3.1.A No. W14A	
	SIMILAR TO W1	PARTY WALL @ BATHROOM SAME AS W1 EXCEPT ADD 1 LAYER 1/2" WATER RESISTANT GWB (TILE BACKER BOARD) ON BATHROOM SIDE	1 HR BASED ON ULC DESIGN NO. W513 Config. C	Based on B.C.B.C. Table A.9.10.3.1.A No. W14A	
		CORRIDOR WALL 2 LAYERS 5/8" TYPE 'X' GWB PLYWOOD SHEATHING (REF. STRUC. DWG) 2x4 STUDS @ 16" O.C. STAGGERED ON 2x4" TOP AND BOTTOM PLATES W/ MINERAL WOOL INSULATION 2 LAYERS 5/8" TYPE 'X' GWB	1 HR Based on Engineering Judgement by GHL	56 Based on B.C.B.C. Table A.9.10.3.1.A No. W9b	*Additional layers of plywood, OSB or tile backer board will increase rating by 1 to 2 points above listed rating of STC 55
	SIMILAR TO W2	PARTY WALL @ BATHROOM SAME AS W2 EXCEPT ADD 1 LAYER 1/2" WATER RESISTANT GWB (TILE BACKER BOARD) ON BATHROOM SIDE	1 HR Based on Engineering Judgement by GHL	56 Based on B.C.B.C. Table A.9.10.3.1.A No. W9b	*Additional layers of plywood, OSB or tile backer board will increase rating by 1 to 2 points above listed rating of STC 55
		NON-STRUCTURAL PLUMBING WALL 1 LAYER 5/8" GWB 2x6 WOOD STUDS @ 16" O.C. W/ ACOUSTIC BATT INSULATION 1 LAYER 5/8" GWB			

WALL SCHEDULE					
TYPE	DWG. INDICATION	DESCRIPTION	FIRE RATING	STC	REMARKS
	SIMILAR TO W3	RATED STRUCTURAL PLUMBING WALL SAME AS W3 EXCEPT 1 LAYER 5/8" TYPE 'X' GWB BOTH SIDES	1 HR SIMILAR ULC DESIGN No. W301		
		NON-STRUCTURAL INTERIOR PARTITION 1 LAYER 5/8" GWB 2x4 WOOD STUDS @ 16" O.C. 1 LAYER 5/8" GWB			
	SIMILAR TO W4	RATED STRUCTURAL INTERIOR PARTITION SAME AS W4 EXCEPT 1 LAYER 5/8" TYPE 'X' GWB BOTH SIDES	1 HR ULC DESIGN No. W301		
		CONCRETE MASONRY BLOCK W/ STRUCTURAL WOOD FURRING @ ELEVATOR 8" CONCRETE BLOCK (REF. STRUC. DWG) 1/2" AIR SPACE 2x4 WOOD STUDS @ 16" O.C. 1 LAYER 5/8" TYPE 'X' GWB	1 HR Based on Engineering Judgement by GHL	50 Based on B.C.B.C. Table A.9.10.3.1.A No. B1b	ULC Approved Certificate is required with the delivery of each concrete block pallet indicating that the block is fire rated
	Shaft Side	SHAFT WALL 1" GYP LINER PANEL C-T STUDS @ 24" O.C. ACOUSTICAL INSULATION WITHIN CAVITY 1 LAYER 5/8" TYPE 'X' GWB	3/4 HR ULC DESIGN No. W446	42 WHI F8	
		FIRE SEPARATION AT ATTIC SPACE 1 LAYER 5/8" TYPE 'X' GWB - TO U/S OF ROOF SHEATHING 2x4 WOOD STUDS @ 16" O.C. W/ ACOUSTIC BATT INSULATION 1 LAYER 5/8" TYPE 'X' GWB - TO U/S OF ROOF SHEATHING	1 HR SIMILAR ULC DESIGN No. W301	32 Based on B.C.B.C. Table A.9.10.3.1.A No. W1d	

FLOOR SCHEDULE					
TYPE	DWG. INDICATION	DESCRIPTION	FIRE RATING	STC	REMARKS
		CONC. SLAB ON GRADE - PARKING LEVEL CONCRETE SEALER FLOAT FINISH CONC. SLAB ON GRADE (REF. STRUC. DWG) COMPACTED GRANULAR FILL AS PER SOIL REPORT			
		CONC. SLAB ON GRADE - PARKADE RAMP LIQUID APPLIED, HEAVY DUTY, TRAFFIC MEMBRANE 3" CONC. TOPPING WATERPROOF MEMBRANE CONC. SLAB ON GRADE (REF. STRUC. DWG) COMPACTED GRANULAR FILL AS PER SOIL REPORT			
		SUSPENDED CONC. SLAB BELOW LIVING AREA FINISHED FLOORING SUSPENDED CONC. SLAB (REF. STRUC. DWG) R10 SPRAY APPLIED INSULATION TO U/S OF CONC. SLAB TO EXTEND 2'-0" BEYOND LINE OF HABITABLE AREA.	1.5 HR BASED ON TABLE D-2.2.1A	58	STC REFERENCED FROM NATIONAL RESEARCH COUNCIL OF CANADA, CONSTRUCTION TECHNOLOGY UPDATE NO. 25, MAY 1999, TABLE 5 (TYPICAL STC RATINGS FOR CONCRETE)
		UNIT FLOOR OVER PARKING RAMP FINISHED FLOORING SUSPENDED CONC. SLAB (REF. STRUC. DWG) 3/8" STEEL STUDS @ 24" O.C. R12 BATT INSULATION VENTED VINYL SOFFIT	1.5 HR BASED ON TABLE D-2.2.1A	58	STC REFERENCED FROM NATIONAL RESEARCH COUNCIL OF CANADA, CONSTRUCTION TECHNOLOGY UPDATE NO. 25, MAY 1999, TABLE 5 (TYPICAL STC RATINGS FOR CONCRETE)
		SUSPENDED CONC. SLAB - PARKADE RAMP LIQUID APPLIED, HEAVY DUTY, TRAFFIC MEMBRANE 3" CONC. TOPPING WATERPROOF MEMBRANE SUSPENDED CONC. SLAB (REF. STRUC. DWG)	1.5 HR BASED ON TABLE D-2.2.1A		
		PAVERS ON SUSPENDED CONC. SLAB PAVERS (REF. TO LANDSCAPING DWG) PEA GRAVEL (Depth to desired level) PROTECTION BOARD/ DRAINAGE MAT WATERPROOF MEMBRANE SUSPENDED CONC. SLAB (REF. STRUC. DWG)	1.5 HR BASED ON TABLE D-2.2.1A		
		LANDSCAPING ON SUSPENDED CONC. SLAB (REF. TO LANDSCAPING DWG) 1/2" MIN. QUALITY TOPSOIL FILTER CLOTH ROOT BARRIER 4" MIN. DRAIN ROCK PROTECTION BOARD/ DRAINAGE MAT WATERPROOF MEMBRANE SUSPENDED STRUCTURAL CONCRETE SLAB	1.5 HR BASED ON TABLE D-2.2.1A		
		UNIT OVER UNIT FLOOR (PARTY FLOOR) FINISHED FLOORING 1 1/2" GYPCRETE TOPPING 3/4" PLYWOOD SUBFLOOR (REF. STRUC. DWG) 2x10 WOOD JOISTS (REF. STRUC. DWG) W/ 6" MINERAL WOOL INSULATION RESILIENT CHANNELS @ 16" O.C. PERPENDICULAR TO JOISTS 2 LAYERS 5/8" TYPE 'X' GWB	1 HR Based on Engineering Judgement by GHL	62 Ref. BCBC 2006 Table A-9.10.3.1.B Assembly F15d	As evaluated by Intertek Testing Services in accordance with CAN/ULC S-101, ASTM E-119.
		FLOOR OVER OPEN SPACE (PARTY FLOOR) FINISHED FLOORING 1 1/2" GYPCRETE TOPPING 3/4" PLYWOOD SUBFLOOR (REF. STRUC. DWG) 2x10 WOOD JOISTS (REF. STRUC. DWG) W/ R20 MINERAL WOOL INSULATION 2 LAYERS 5/8" TYPE 'X' GWB	1 HR Based on Engineering Judgement by GHL	62 Ref. BCBC 2006 Table A-9.10.3.1.B Assembly F15g	
		NON COMBUSTIBLE PLENUM 1 5/8" STEEL STUDS @ 16" O.C. VENTED VINYL SOFFIT			
		BALCONY FLOOR LIQUID APPLIED OR VINYL SHEET WATERPROOF MEMBRANE 3/4" T&G PLYWOOD SHEATHING SCREWED TO JOISTS. MIN. 2% SLOPE TO DRAIN. INSTALL AT MAXIMUM 14% MC OR PROTECT FROM WEATHER. CROSS PURLINS @ 16" O.C. WOOD JOISTS @ 16" O.C. (REF. STRUC. DWG.) VENTED VINYL SOFFIT			
		CORRIDOR FLOOR FINISHED FLOORING 1 1/2" GYPCRETE TOPPING 3/4" PLYWOOD SUBFLOOR (REF. STRUC. DWG) 2x6 WOOD JOISTS (REF. STRUC. DWG) W/ 6" MINERAL WOOL INSULATION RESILIENT CHANNELS @ 16" O.C. PERPENDICULAR TO JOISTS 2 LAYERS 5/8" TYPE 'X' GWB  NON COMBUSTIBLE PLENUM 3-5/8" STEEL STUDS @ 16" O.C. 1 LAYER 5/8" GWB	1 HR Based on Engineering Judgement by GHL	61 Ref. BCBC 2006 Table A-9.10.3.1.B Assembly F15g	

ROOF SCHEDULE					
TYPE	DWG. INDICATION	DESCRIPTION	FIRE RATING	STC	REMARKS
		LOW SLOPE - FLAT ROOF 2 PLY SBS MEMBRANE PLYWOOD SHEATHING (REF. STRUC. DWG) CROSS PERLINS (FROM 2x6) @ 16" O.C. 2x10 WOOD JOISTS @ 16" O.C. (REF. STRUC. DWG) W/ R28 MINERAL WOOL INSULATION 1 LAYER 5/8" GWB			
		RATED - LOW SLOPE - FLAT ROOF 2 PLY SBS MEMBRANE PLYWOOD SHEATHING (REF. STRUC. DWG) CROSS PERLINS (FROM 2x6) @ 16" O.C. 2x10 WOOD JOISTS @ 16" O.C. (REF. STRUC. DWG) W/ R28 MINERAL WOOL INSULATION 2 LAYERS 5/8" TYPE 'X' GWB	1 HR RATED FROM INSIDE		Based on Engineering Judgement by GHL
		CANOPY ROOF 2 PLY SBS MEMBRANE PLYWOOD SHEATHING (REF. STRUC. DWG) CROSS PERLINS (FROM 2x6) @ 16" O.C. WOOD JOISTS @ 16" O.C. (REF. STRUC. DWG) VENTED VINYL SOFFIT			

- NOTES:
- THE STUD, JOIST, RAFTER OR TRUSS SPACINGS NOTED IN THIS SCHEDULE ARE THE MAXIMUM ALLOWED FOR THE FIRE RESISTANCE AND ACOUSTICAL RATING OR FOR THE SUPPORT OF SPECIFIED FINISHES. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR THE REQUIRED STRUCTURAL SPACINGS AND SHEAR WALL CONSTRUCTION, INCLUDING ADDITIONAL MATERIALS.
  - REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS FOR LOCATION, SIZE AND STUD CONFIGURATION OF LOAD BEARING AND SHEAR WALLS.
  - REFER TO CODE CONSULTANT'S ALTERNATIVE SOLUTIONS REPORT AND ENGINEERING JUDGEMENTS FOR WALL, ROOF AND FLOOR ASSEMBLY FIRE RATINGS.
  - REFER TO ACOUSTIC CONSULTANT'S REPORT FOR WALL, ROOF AND FLOOR ASSEMBLY STC RATING.
  - ALL INTERIOR PARTITIONS ARE RATED, UNLESS NOTED OTHERWISE.

OTHERWISE NOTED, INSULATION SHALL HAVE THE FOLLOWING CONSTRUCTION R-VALUES AS PER ASHRAE 90.1-2001.

- WALLS - R20
- ROOF - R20
- FLOOR - R12
- PARKADE SLAB UNDER LIVING SPACE (CARRY INSUL. MIN. 2" R20 PAST EXTERIOR FACE OF UNITS ABOVE SLAB) - R10
- WINDOWS - U VALUE OF 0.3 AND A SHADING COEFFICIENT OF 0.72

NO.	DESCRIPTION	DATE
A1	RE-ISSUED FOR R2 & P SUBMISSION	01/09/09
REVISIONS		
NO.	ISSUED FOR	DATE
A	ISSUED FOR R2 & P SUBMISSION	01/09/09
B	ISSUED FOR CD ZONING	26/09/09
C	ISSUED FOR PRELIMINARY PRICING	03/10/09
D		
E		

Unit 235, 11300 No. 5 Road  
RICHMOND, BC V7A 5J7  
TEL: (604) 272-1477  
FAX: (604) 272-1471  
CELL: (604) 377-8454  
E-MAIL: info@cotterarchitects.com  
WEB: www.cotterarchitects.com

Patrick Cotter  
Architect Inc.  
**SERENADE**  
20472 Douglas Cres, Langley, BC

CLIENT:

PROJECT:

208 - 2011 9th Ave, Langley, BC V1M 3A5

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DRAWN: JOE	SEAL:
CHECKED:	
SCALE: 1/12" = 1'-0"	
JOB NO.: WLD	
DATE: OCT 15, 2009	
SHEET TITLE:	

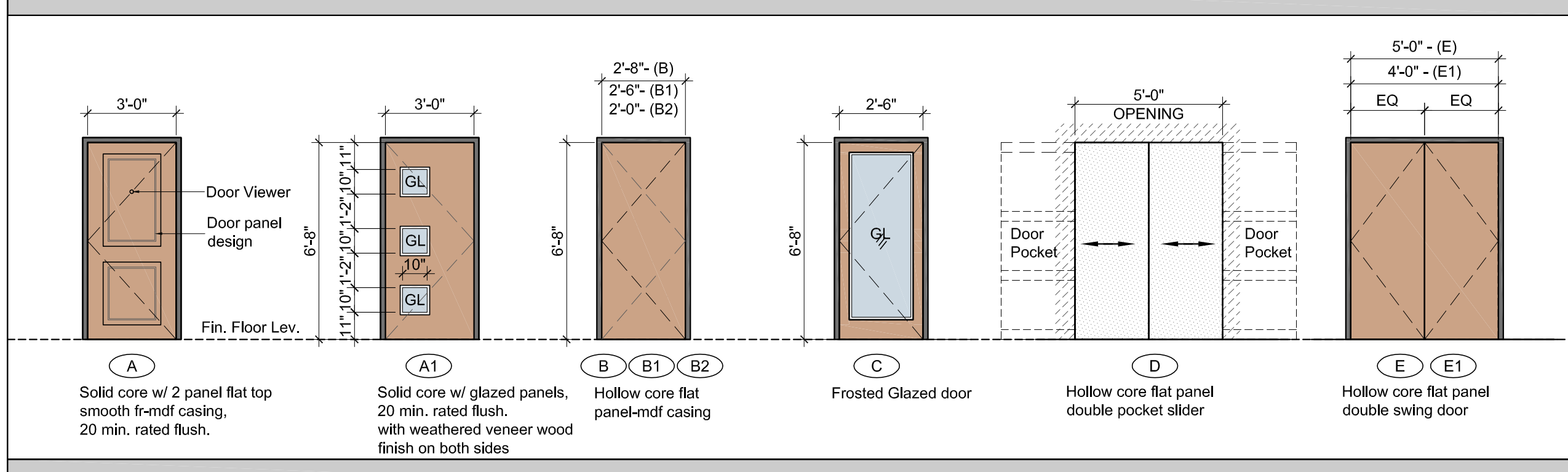
WALL, FLOOR & ROOF ASSEMBLY

**NOT FOR CONSTRUCTION**  
AS REVISED DEC 07, 2009

DRAWING NO:	REV:
A-901	C



### DOOR TYPE ELEVATIONS - SUITES

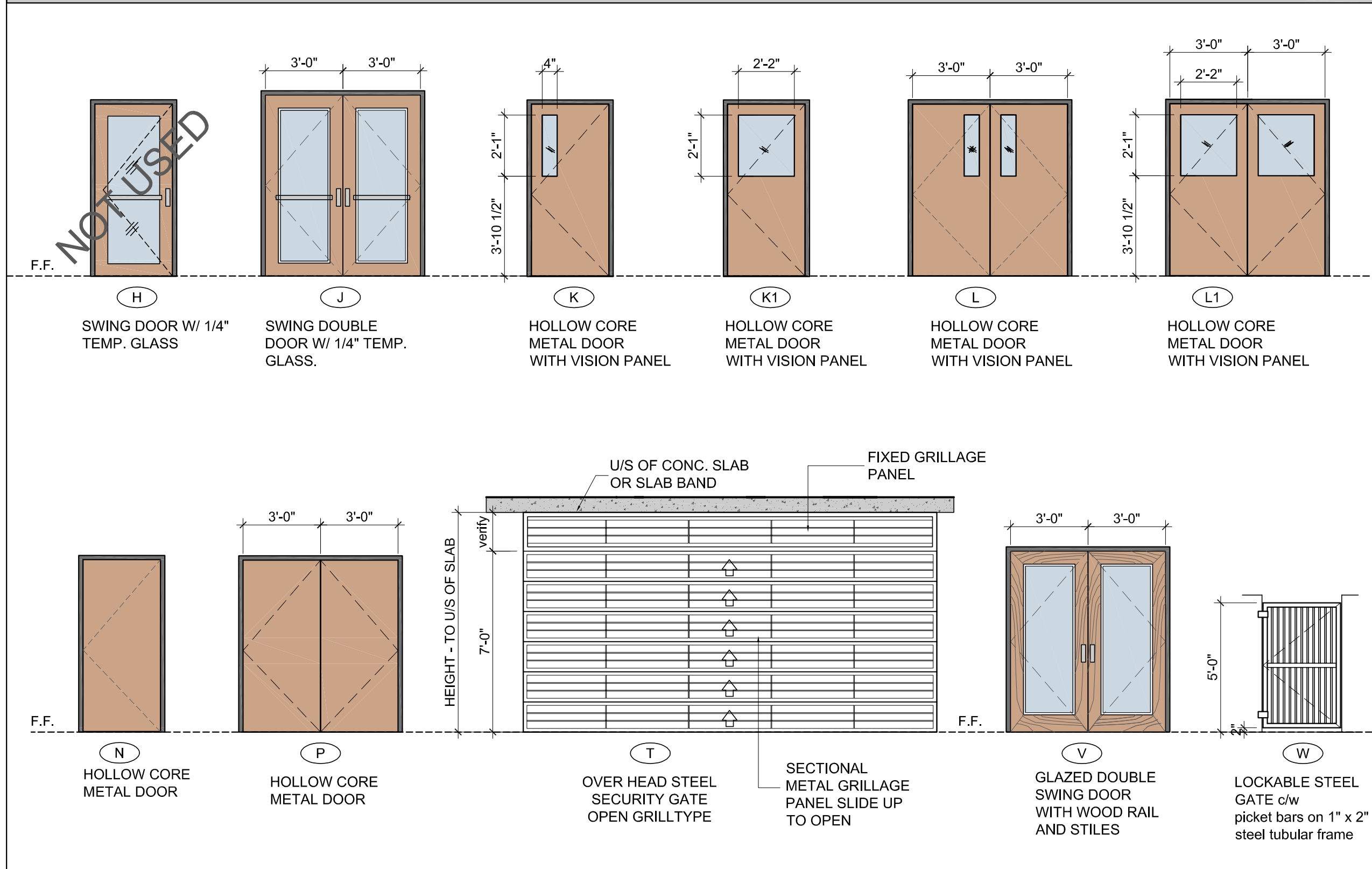


### DOOR SCHEDULE - SUITES

DOORS	TYPE	WIDTH	HEIGHT	THK.	FINISH	MAT.	GLAZ.	FIRE RATING	FRAME TYPE	FINISH	HARDWARE	REMARKS
SUITE ENTRY	A	3'-0"	6'-8"	1-3/4"	PAINT	WOOD		20 MIN	STEEL	PAINT	See Note 1 Below	Entry Door, with insulation
Suite Entry from Patio	A1	3'-0"	6'-8"	1-3/4"	PAINT	WOOD	TEMP.	20 MIN	STEEL	PAINT	See Note 1 Below	Entry Door, with insulation
ENSUITE @ BEDROOM	B	2'-6"	6'-8"	1-3/8"	PAINT	WOOD		-	WOOD	PAINT	Washroom Privacy Set	
BEDROOM	B	2'-8"	6'-8"	1-3/8"	PAINT	WOOD		-	WOOD	PAINT	Privacy Set	
BATHROOM	B1	2'-6"	6'-8"	1-3/8"	PAINT	WOOD		-	WOOD	PAINT	Privacy Set	
CLOSET	B2	2'-6"	6'-8"	1-3/8"	PAINT	WOOD		-	WOOD	PAINT	Privacy Set	
DEN	C	2'-6"	6'-8"	1-3/8"	PAINT	WOOD	TEMP.	-	WOOD	PAINT	Privacy Set	
POCKET DOOR	D	5'-0"	6'-8"	1-3/8"	PAINT	WOOD		-	WOOD	PAINT	Pocket Door Set	Pocket Slider
CLOSET DOOR	E	5'-0"	6'-8"	1-3/8"	PAINT	WOOD		-	WOOD	PAINT	Privacy Set	
CLOSET DOOR	E1	4'-0"	6'-8"	1-3/8"	PAINT	WOOD		-	WOOD	PAINT	Privacy Set	

NOTES:  
 1. SUITE ENTRY HARDWARE: DOOR VIEWER, SUITE NUMBER TAG, DEAD BOLT, LEVER LOCK, FR THRESHOLD, SELF CLOSING HINGES

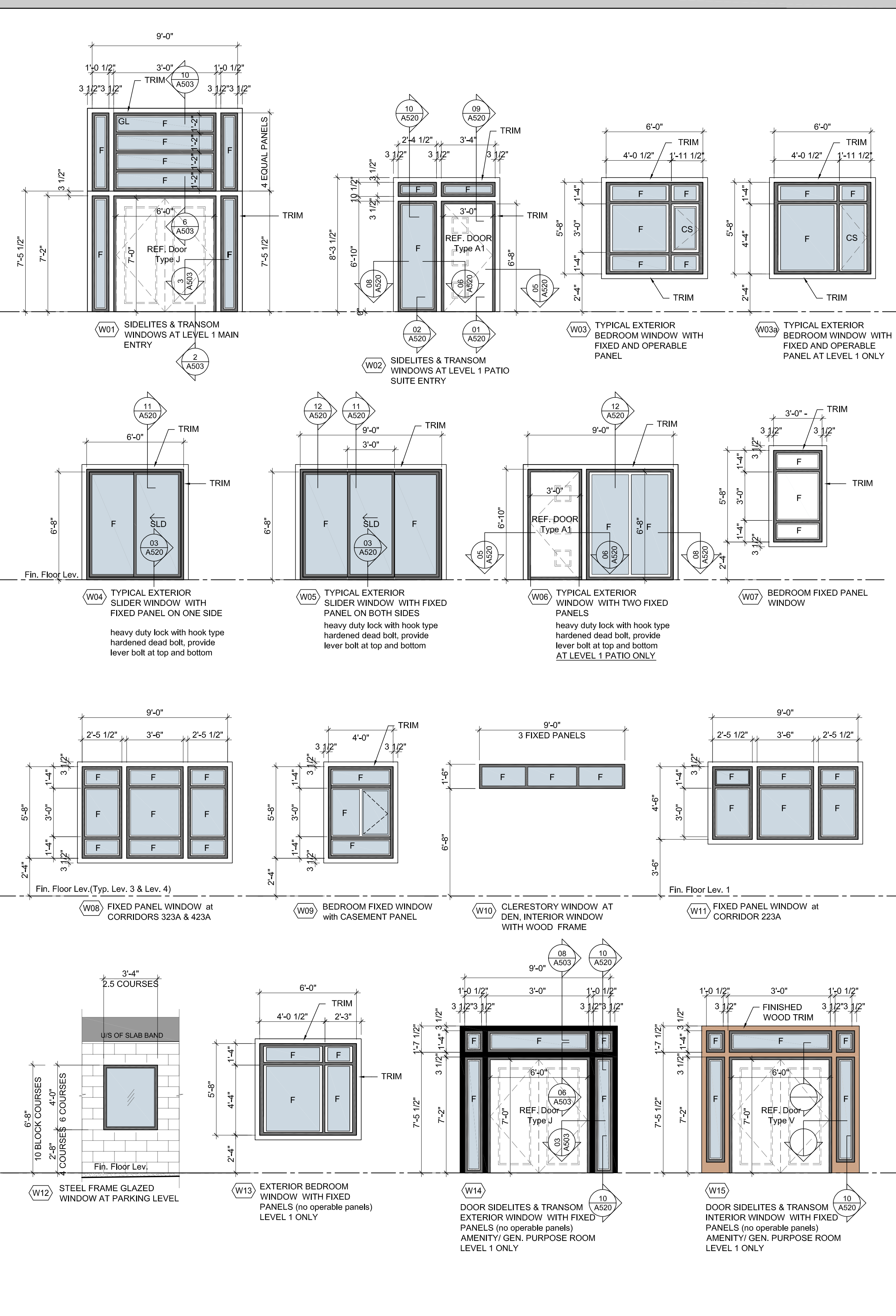
### DOOR TYPE ELEVATIONS - COMMON AREAS



### DOOR SCHEDULE - COMMON AREAS

DOOR NO.	TYPE	WIDTH	HEIGHT	THK.	FINISH	MAT.	GLAZ.	FIRE RATING	FRAME TYPE	FINISH	HARDWARE	REMARKS
P001	T	24'-0"	7'-0"	-	PAINTED	STEEL		-	-	-	Steel Grille	Steel Grille
P002	T	23'-0"	7'-0"	-	PAINTED	STEEL		-	-	-	Steel Grille	Steel Grille
P00	K	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	20 MIN	STEEL	PAINTED	Door Closer	Fire Rated, Vision Panel
P01	K1	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	-	STEEL	PAINTED	Door Closer	Vision Panel
P02	K	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	1 HR	STEEL	PAINTED	Lockset	Locker Storage with Vision panel
P03	L	2'-3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	3/4 HR	STEEL	PAINTED	Lockset	Garbage & recycling with Vision panel
P05	K	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	1 HR	STEEL	PAINTED	Lockset	Locker Storage with Vision panel
P06	N	3'-0"	6'-8"	1-3/4"	PAINTED	HM	-	-	STEEL	PAINTED	Lockset	Water Entry
P07	K	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	1 HR	STEEL	PAINTED	Lockset	Locker Storage with Vision panel
P08	K	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	1 HR	STEEL	PAINTED	Lockset	Locker Storage with Vision panel
P09	P	3'-0"	6'-8"	1-3/4"	PAINTED	HM	-	1.5 HR	STEEL	PAINTED	Lockset	Elec. Rm.
P10	K	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	20 MIN	STEEL	PAINTED	Lockset	Locker Storage with Vision panel
P11-1	K1	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	20 MIN	STEEL	PAINTED	Door Closer	Fire Rated, Vision Panel, Insulated
P11-2	K1	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	20 MIN	STEEL	PAINTED	Door Closer	Fire Rated, Vision Panel, Insulated
P11-3	K1	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	20 MIN	STEEL	PAINTED	Door Closer	Fire Rated, Vision Panel, Insulated
P12-1	N	3'-0"	6'-8"	1-3/4"	PAINTED	HM	-	20 MIN	STEEL	PAINTED	Lockset	Locker Storage with Vision panel
P12-2	N	3'-0"	6'-8"	1-3/4"	PAINTED	HM	-	20 MIN	STEEL	PAINTED	Lockset	Locker Storage with Vision panel
P14	K	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	1 HR	STEEL	PAINTED	Lockset	Locker Storage with Vision panel
P21	K	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	20 MIN	STEEL	PAINTED	Door Closer	Fire Rated, Vision Panel

### WINDOW TYPE ELEVATIONS - COMMON AREAS



### DOOR SCHEDULE - COMMON AREAS

LEVEL	DOOR NO.	TYPE	WIDTH	HEIGHT	THK.	FINISH	MAT.	GLAZ.	FIRE RATING	FRAME TYPE	FINISH	HARDWARE	REMARKS
LEVEL 2	200	K	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	3/4 HR	STEEL	PAINTED	Door Closer	Fire Rated, Vision Panel, Insulated
	220	K	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	3/4 HR	STEEL	PAINTED	Door Closer	Fire Rated, Vision Panel
	223A	N	2'-2'-6"	6'-8"	1-3/4"	PAINTED	HM	-	-	STEEL	PAINTED	Lockset	Elect. Closet
	223B	N	2'-2'-6"	6'-8"	1-3/4"	PAINTED	HM	-	-	STEEL	PAINTED	Lockset	Elect. Closet
LEVEL 3	300	K	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	3/4 HR	STEEL	PAINTED	Door Closer	Fire Rated, Vision Panel
	320	K	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	3/4 HR	STEEL	PAINTED	Door Closer	Fire Rated, Vision Panel
	323A	N	2'-2'-6"	6'-8"	1-3/4"	PAINTED	HM	-	-	STEEL	PAINTED	Lockset	Elect. Closet
	323B	N	2'-2'-6"	6'-8"	1-3/4"	PAINTED	HM	-	-	STEEL	PAINTED	Lockset	Elect. Closet
LEVEL 4	400	K	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	3/4 HR	STEEL	PAINTED	Door Closer	Fire Rated, Vision Panel
	420	K	3'-0"	6'-8"	1-3/4"	PAINTED	HM	GWG	3/4 HR	STEEL	PAINTED	Door Closer	Fire Rated, Vision Panel
	423A	N	2'-2'-6"	6'-8"	1-3/4"	PAINTED	HM	-	-	STEEL	PAINTED	Lockset	Elect. Closet
	423B	N	2'-2'-6"	6'-8"	1-3/4"	PAINTED	HM	-	-	STEEL	PAINTED	Lockset	Elect. Closet
ROOF	500	P	2'-3'-0"	6'-8"	1-3/4"	PAINTED	HM	-	-	STEEL	PAINTED	Lockset	Roof Access, Insulated

### GENERAL NOTES

- GLASS IN WINDOWS OR SIDELITES LOCATED WITHIN 3'-0" OF ENTRY DOORS SHALL BE SAFETY GLASS AS PER B.C.B.C. (9.6.6.2.) 2006.
- EACH BEDROOM WINDOW TO COMPLY WITH B.C.B.C. (9.7.1.3) 2006.
- ALL WINDOWS AND EXTERIOR GLASS DOORS INCLUDING MULLIONS SHALL BE DESIGNED AND INSTALLED TO RESIST WIND PRESSURE AND LOADING SPECIFIED BY THE B.C.B.C. PART 4. SEALED SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO INSTALLATION. SEALED LETTER OF COMPLIANCE TO BE PROVIDED AFTER INSTALLATION.
- ALL WINDOWS SHALL HAVE THERMALLY BROKEN FRAMES AND DOUBLE GLAZING WITH 1/2" AIR SPACE (SEE NOTE 8). REFER ACOUSTIC ENGINEER'S REPORT.
- OPENABLE WINDOWS LESS THAN 3'-6" ABOVE AN INTERIOR FINISHED FLOOR LEVEL, WHICH IS MORE THAN 2'-0" ABOVE THE FLOOR OR GROUND ON THE OTHER SIDE OF THE WINDOW SHALL HAVE A RESTRAINING DEVICE DESIGNED TO RESIST A LOAD OF 124 LBF TO PREVENT THE WINDOW FROM OPENING MORE THAN 4" AS PER B.C.B.C. (9.7.1.5) 2006.
- ALL DIMENSIONS INDICATED ACTUAL DIMENSIONS / CONTRACTOR TO VERIFY ON SITE.
- 
- MANUFACTURER TO SEAL ALL MITRES AND MULLIONS AND AT ALL SCREW FASTENINGS.
- BACK CAULK HEAD AND JAMB FLANGES PRIOR TO INSTALLATION.
- WINDOWS TO HAVE RESTRICTOR TO HOLD WINDOW IN A PARTIALLY OPEN POSITION.
- SEE ELEVATIONS AND PLAN FOR HINGE OR SLIDER LOCATIONS.
- STRUCTURAL DESIGN OF GLASS IN WINDOWS TO COMPLY WITH B.C.B.C. (9.7.3.2) 2006.
- ALL WINDOWS LOCATED WITHIN 2m OF ADJACENT GROUND TO CONFORM TO THE REQUIREMENTS FOR RESISTANCE TO FORCED ENTRY AS PER CLAUSE 10.13 OF CAN/CSA A440-M, "WINDOWS".
- FOR HEIGHT OF WINDOW SILL OR HEAD SEE ELEVATIONS AND ARCHITECTURAL DETAILS.
- SHOP DRAWINGS FOR ALUMINUM STOREFRONT WINDOWS AND SEALED BY A STRUCTURAL ENGINEER AND MUST BE SUBMITTED TO THE ARCHITECT AND THE BUILDING ENVELOPE CONSULTANT FOR APPROVAL BEFORE MANUFACTURE.
- THE WINDOWS MUST MEET "A3, B3 & C3" STANDARDS AS DETERMINED USING THE TESTING AND ACOUSTIC REQUIREMENTS AND STANDARDS AS LISTED BELOW.
- ASTM E 1105, FIELD DETERMINATION OF WATER PENETRATION OF INSTALLED EXTERIOR CURTAIN WALLS AND DOORS, BY UNIFORM OR CYCLIC AIR PRESSURE DIFFERENCE, BY USING AAMA 502-90, VOLUNTARY SPECIFICATION FOR FIELD TESTING OF WINDOWS TEST METHOD B.
- ALL EXTERNAL WINDOWS, PATIO DOORS, EXTERNAL DOORS ARE DRAWN FOR ITS EXTERNAL ELEVATION.
- WINDOWS IN COMMON AREAS ARE ALUMINUM STOREFRONT WINDOWS OR STEEL FRAMED AS SHOWN.
- WINDOWS IN INDIVIDUAL UNITS ARE VINYL WINDOWS.
- ALL STAIRWAY DOORS DISCHARGING TO EXTERIOR SHOULD BE PROVIDED WITH PANIC HARDWARE.
- ALL EXTERNAL DOORS AND PATIO DOORS SHALL BE PROVIDED WITH WEATHER SEALS.
- ALUM. FLUSH DOOR JAMBS AND HEADER SHALL BE ABUT TYPE FOR BOTH MASONRY AND FRAMED WALL SITUATIONS.
- GAPS FOR FIRE RATED DOOR SHALL NOT BE MORE THAN 6mm AT BOTTOM & 3mm AT OTHER SIDES.
- GLASS FRONTS FOR VESTIBULES ARE OF STEEL FRAME AND GEORGIAN WIRE GLASS.
- REFER TO HARDWARE SCHEDULE FOR HARDWARE SETS DESCRIPTION.

### DOOR, DOOR FRAME AND HARDWARE GENERAL NOTES

- DOORS, DOOR FRAMES, HARDWARE AND HARDWARE INSTALLATION TO COMPLY WITH B.C.B.C. LATEST EDITION.
- DOOR RELEASE HARDWARE TO BE INSTALLED AT A HEIGHT NOT MORE THAN 3'11" ABOVE FINISH FLOOR
- MAXIMUM DIFFERENCE IN LEVEL BETWEEN TOP OF THRESHOLD AND FINISH FLOOR TO BE 3/8"
- DOORS IN FIRE SEPARATION TO BE INSTALLED IN CONFORMANCE WITH NFPA 80, "STANDARD FOR FIRE DOORS AND FIRE WINDOWS"
- WHERE DOORS COULD DAMAGE THE INTEGRITY OF A FIRE SEPARATION DOOR STOPS MUST BE INSTALLED TO PREVENT DAMAGE.
- ALL DOORS IN FIRE SEPARATION TO BE EQUIPPED WITH SELF-CLOSING DEVICE
- TEMPERATURE RISE LIMIT FOR DOORS TO COMPLY WITH ARTICLE 3.1.8.15 OF THE B.C.B.C. LATEST EDITION.
- MAX. GLASS AREA IN FIRE RATED DOOR TO COMPLY WITH ARTICLES 3.1.8.16 AND 3.1.8.17 OF THE B.C.B.C. LATEST EDITION
- DOORS TO HAVE A FLAME SPREAD RATING NOT MORE THAN 200 EXCEPT WITHIN DWELLING UNITS.
- HOLD OPEN DEVICES TO CONFORM TO ARTICLE 3.1.8.12 OF THE B.C.B.C. LATEST EDITION.
- NO DOOR WILL BE INSTALLED SUCH THAT A STAIR RISER WILL BE CLOSER THAN 1'-0" TO THE LEADING EDGE OF THE DOOR DURING ITS SWING.
- DOOR RELEASE HARDWARE TO COMPLY WITH ARTICLE 3.4.6.15 OF THE B.C.B.C. LATEST EDITION
- SLIDING DOORS USED AS AN EXIT OR INSTALLED IN A PATH TO EXIT SHALL CONFORM TO ARTICLE 3.3.1.11 OF THE B.C.B.C. BUILDING CODE.
- EXTERIOR DOORS TO CONFORM TO PARTS OF THE B.C.B.C. LATEST EDITION
- DOOR FRAMES TO CONFORM TO SUBSECTION 9.6.7 OF THE B.C.B.C. BUILDING CODE.

### LEGEND

WD	WOOD	F.F.	FINISHED FLOOR
HM	HOLLOW METAL	F	FIXED
ALUM	ALUMINUM	SW	SWING
PTD	PAINTED	SLD	SLIDING
GWG	GYPSUM WALL BOARD	CS	CASEMENT
TEMP	TEMPERED	D.O.W.	DOOR OPENING WIDTH
SFL	STRUCTURAL FLR. LEVEL	HW	HARDWARE
		GL	GLAZING

NO.	DESCRIPTION	DATE
A1	RE-ISSUED FOR R2 & DP SUBMISSION	01/09/09
REVISIONS		
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Unit 235, 11300 NO. 5 ROAD  
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 FAX: (604) 272-1471  
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 ARCHITECT INC.

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DOORS & WINDOWS  
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