

DRAWING LIST ISSUANCE LOG

NO.	SHEET NAME	ISSUED FOR DEVELOPMENT PERMIT (21-11-25)	RE-ISSUED FOR D. P. (22-01-20)	RE-ISSUED FOR D. P (22-02-11)
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SHEET NOTES

NO	DATE	ISSUE / ADDENDUM / REVISION
3	22-02-11	RE-ISSUED FOR DP
1	21-11-25	ISSUED FOR DP

LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD

DP No. 08-25-0121

80 AVENUE & 216 STREET

LANGLEY BC

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PROJECT NO:	2731
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PARKING STATISTICS BREAKDOWN FOR WILLIAMS NEIGHBOURHOOD PLAN BY USE (WCP, WNP, TOL BYLAW 2500 ca1987 - Nov 22, 2021)

LOT	COMMONLY REFERRED AS	LOT SIZE		PROPOSED LAND USES	FLOOR SPACE BY BUILDING	NET FLOOR AREA		REQUIRED PARKING CRITERIA		PROPOSED PARKING CRITERIA	
		MET (ha)	IMP (ac)			MET (m2)	IMP (sf)	RATIO	COUNT	RATIO	COUNT
12	WILLIAMS NEIGHBOURHOOD COMMERCIAL GATEWAY	**7.198 ha** OVERALL	**17.79 ac** OVERALL	COMM / INST (O/R/RS/DC) COMMERCIAL (HOTEL)	BUILDINGS A - L BUILDING M (FUTURE)	**29,048m2**	**312,672sf**	(SEE BELOW)	**746** TOTAL	(SEE BELOW)	**1110** TOTAL
1 (SECT 1)	CONVENIENCE COMMERCIAL	1.99 ha	4.92 ac	COMMERICAL (OFFICE)	BUILDING F - 2nd, 3rd FL and (LOBBY) TOTAL	2096m2	22,575sf	1 space per 35m2	60	1 space per 20m2	105
				COMMERICAL (OFFICE)	BUILDING G - 2nd FL and (LOBBY) TOTAL	1244m2	13,385sf	1 space per 35m2	36	1 space per 20m2	63
				COMMERCIAL (RETAIL)	BUILDING F - 1st FL F1-8	736m2	7,926sf	1 space per 35m2	22	1 space per 20m2	37
				COMMERCIAL (RETAIL)	BUILDING G - 1st FL G2-10	769m2	8,277sf	1 space per 35m2	22	1 space per 20m2	39
				COMMERCIAL (RETAIL)	BUILDING A - 1st FL A2-A7, A9-A13	3279m2	35,300sf	1 space per 35m2	94	1 space per 20m2	164
				INSTITUTIONAL (DAY CARE)	BUILDING A - 1st FL A8, 2nd FL (A8)	814m2	8,758sf	1 space per employee (+des drop off)	15	1 space per employee (+des drop off)	15
1 (SECT 2)	MIXED-USE COMMERICAL	2.68 ha	6.62 ac	COMMERCIAL (RETAIL) COMMERCIAL (OFFICE)	BUILDING A - A1 BUILDING A - A1 MEZZANINE	3673m2 303m2	39,532sf 3,261sf	1 space per 35m2 1 space per 35m2	105 9	1 space per 20m2 1 space per 28m2	184 11
				COMMERCIAL (RTL / REST)	BUILDING G - G1	99m2	1066sf	1 space per 35m2	3	1 space per 20m2	5
				COMMERCIAL (RTL / REST)	BUILDING H	792m2	8,525sf	1 space per 35m2	23	1 space per 20m2	40
				COMMERCIAL (REST)	BUILDING B	252m2	2,712sf	1 space per 35m2	7	1 space per 20m2	13
				COMMERCIAL (REST)	BUILDING E	240m2	2,583sf	1 space per 35m2	7	1 space per 20m2	12
				COMMERCIAL (RTL / REST)	BUILDING K	594m2	6,394sf	1 space per 35m2	17	1 space per 20m2	30
1 & 2 (SECT 3)	COMMERICAL GATEWAY	2.528 ha	6.25 ac	COMMERCIAL (OFFICE)	BUILDING L (4 STOREYS)	4673m2	50,297sf	1 space per 35m2	134	1 space per 28m2	167
				COMMERCIAL (RTL / REST)	BUILDING D	244m2	2,626sf	1 space per 35m2	7	1 space per 20m2	13
				COMMERCIAL (RETAIL)	BUILDING J	792m2	8,525sf	1 space per 35m2	23	1 space per 20m2	40
				COMMERCIAL (REST)	BUILDING C	448m2	4,819sf	1 space per 35m2	13	1 space per 20m2	23
				COMMERCIAL (HOTEL)	BUILDING M (5 STRY - FUTURE)	8000m2	86,111sf	1 space per accom 1 per employee	149	1 space per accom 1 per employee	149

LEGAL DESCRIPTION LOT 13 SECTION 25 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP110210

MUNICIPAL ADDRESS 80 AVENUE & 216 STREET, LANGLEY, BC

PROPERTY OWNER LORVAL DEVELOPMENTS LTD.

SITE ZONING CD-1

AREA ASSUMPTIONS (SUB-DIVISION PLAN OF LOT 13 - SECT 25 - TS 8 - NWDP EPP110210 - McELHANNEY DATE: DY/MN/2020)

SITE AREA (LOT 1)	6.780 ha	67,812.15 m2	16.76 ACRES
SITE AREA (LOT 2)	0.418 ha	4,182.16 m2	1.03 ACRES
SITE AREA (TOTAL)	7.198 ha	71,994.31 m2	17.79 ACRES

PARKING STANDARDS (TOL BYLAW 2500 - SECT 107 - PARKING & LOADING REQUIREMENTS)

107.5. Parking Design Criteria

	PARKING ANGLE	TYP STALL WIDTH	MIN STALL LENGTH	AISLE WIDTH	TRAFFIC FLOW
CRITERIA:	90 degree	2750mm (9'-0")	5800mm (19'-0")	6700mm (22'-0")	Two-Way
PROPOSED:	90 degree	2750mm min.	5800mm min.	7310mm min.	Two-Way
COMPLIES (Y/N):	**YES**	**YES**	**YES**	**YES**	**YES**

107.8. Off-Street Loading Facilities

	PARKING ANGLE	MIN STALL WIDTH	MIN STALL LENGTH	MIN CLEAR HGT
CRITERIA:	90 degree	3000mm (9'-10")	9000mm (29'-6")	4250mm (14'-0")
PROPOSED:	90 degree	3050mm min.	9140mm min.	4270mm min.
COMPLIES (Y/N):	**YES**	**YES**	**YES**	**YES**

107.11. Parking Stalls for Persons with Disabilities

	PARKING ANGLE	MIN STALL WIDTH	MIN STALL LGT/HGT
CRITERIA:	90 degree	3700mm (12'-2")	5800mm (19'-0")
PROPOSED:	90 degree	4000mm min.	5800mm min.
COMPLIES (Y/N):	**YES**	**YES**	**YES**

107.12. Off-Street Bicycle Parking and End of Trip Facilities (Class I & II)

	PARKING ANGLE	MIN STALL WIDTH	MIN STALL LGT/HGT	AISLE WIDTH	AISLE CLR HGT
CRITERIA:	90 degree	600mm (1'-11")	1800mm (5'-11")	1200mm (3'-11")	1900mm (6'-3")
PROPOSED:	90 degree	610mm min.	1830mm min.	1220mm min.	2150mm min.
COMPLIES (Y/N):	**YES**	**YES**	**YES**	**YES**	**YES**

LOT COVERAGE BREAKDOWN FOR WNP BY LOTS & BUILDINGS

	AREA (m^2)	PERCENTAGE
LOT 1 AREA	67,812.15	94.19%
LOT 2 AREA	4,182.16	5.81%
TOTAL LOT AREA	**71,994.31**	**100.00%**
LOT 01		
BUILDING A + OVERHANGS	7,576	11.17%
BUILDING B	252	0.37%
BUILDING C	448	0.66%
BUILDING D	244	0.36%
BUILDING E	240	0.35%
BUILDING F + OVERHANGS	1,057	1.56%
BUILDING G + OVERHANGS	1,230	1.81%
BUILDING H	792	1.17%
BUILDING J + STAIRWAY	820	1.21%
BUILDING K	594	0.88%
BUILDING L + STAIRWAY	1,240	1.83%
TOTAL AREA & % COVERAGE	**14,493**	**21.37%**
LOT 02		
BUILDING M	1,672	39.98%
TOTAL AREA & % COVERAGE	**1,672**	**39.98%**

OVERVIEW COMPARISON OF WNP TO PROPOSAL

	WILLIAMS NEIGHBOURHOOD PLAN		PROPOSED NET AREA	
TYPE OF USE	**AREA (m^2)**	**AREA (sf)**	**AREA (m^2)**	**AREA (sf)**
C - OFFICE	8735 m2	94,023 sf	8316 m2	89,513 sf
C - RETAIL/SRVC	3270 m2	35,198 sf	4023 m2	43,303 sf
C - GROCERY ANCHOR	3700 m2	39,826 sf	3673 m2	39,536 sf
C - LARGE RETAIL ANCHORS	5600 m2	60,278 sf	2246 m2	24,176 sf
C - RESTAURANTS	-	-	1732 m2	18,643 sf
M - GAS BAR	NOT SPECIFIED	NOT SPECIFIED	244 m2	2,626 sf
SUB-TOTAL	**21,305 m2**	**229,325 sf**	**20,234 m2**	**217,798 sf**
C - HOTEL	8000 m2	86,111 sf	8000 m2	86,111 sf
I - GROUP CHILD DAYCARE	NOT SPECIFIED	NOT SPECIFIED	814 m2	8,762 sf
OVERALL TOTAL	**29,305 m2**	**315,436 sf**	**29,048 m2**	**312,672 sf**

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REGISTERED ARCHITECT BRIAN MACKAY-LYONS BRITISH COLUMBIA

SHEET TITLE:

PROJECT STATISTICS

PROJECT NO:	2731
DRAWN BY:	BM
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BUILDING AREAS					
BLDG	UNIT	LEVEL	AREA (m^2)	AREA (ft^2)	TYPE OF USE
A	A1	1	3673 m^2	39,532 ft^2	C - RETAIL GROCERY (ANCHOR)
	A1	MEZZ	303 m^2	3,261 ft^2	C - RETAIL GROCERY OFFICE (ANCHOR)
	A2	1	1225 m^2	13,186 ft^2	C - LARGE RETAIL
	A3	1	110 m^2	1184 ft^2	C - RETAIL / SERVICE
	A4	1	108 m^2	1163 ft^2	C - RETAIL / SERVICE
	A5	1	108 m^2	1163 ft^2	C - RETAIL / SERVICE
	A6	1	110 m^2	1184 ft^2	C - RETAIL / SERVICE
	A7	1	1021 m^2	10,992 ft^2	C - LARGE RETAIL
	A8	1/2	814 m^2	8758 ft^2	I - GROUP CHILDRENS DAY CARE
	A9	1	108 m^2	1163 ft^2	C - RETAIL / SERVICE
	A10	1	108 m^2	1163 ft^2	C - RETAIL / SERVICE
	A11	1	108 m^2	1163 ft^2	C - RETAIL / SERVICE
	A12	1	108 m^2	1163 ft^2	C - RETAIL / SERVICE
	A13	1	165 m^2	1776 ft^2	C - LARGE RETAIL
		1/2	374 m^2	4025 ft^2	COMMON AREAS LEVEL 1 - MECH, ELEC, CIRC
BLDG A - SUBTOTAL			**8,442 m^2**	**90,873 ft^2**	
B		1	252 m^2	2712 ft^2	C - RESTAURANT w/ DRIVE THRU
BLDG B - SUBTOTAL			**252 m^2**	**2712 ft^2**	
C		1	448 m^2	4819 ft^2	C - RESTAURANT w/ DRIVE THRU
BLDG C - SUBTOTAL			**448 m^2**	**4819 ft^2**	
D		1	244 m^2	2626 ft^2	M - GAS BAR
BLDG D - SUBTOTAL			**244 m^2**	**2626 ft^2**	
E		1	240 m^2	2583 ft^2	C - RESTAURANT w/ DRIVE THRU
BLDG E - SUBTOTAL			**240 m^2**	**2583 ft^2**	
F	F1	1	108 m^2	1163 ft^2	C - RETAIL / SERVICE
	F2	1	108 m^2	1163 ft^2	C - RETAIL / SERVICE
	F3	1	88 m^2	951 ft^2	C - OFFICE
	F4	1	108 m^2	1163 ft^2	C - RETAIL / SERVICE
	F5	1	108 m^2	1163 ft^2	C - RETAIL / SERVICE
	F6	1	108 m^2	1163 ft^2	C - RETAIL / SERVICE
	F7	1	88 m^2	951 ft^2	C - RETAIL / SERVICE
	F8	1	108 m^2	1163 ft^2	C - RETAIL / SERVICE
	F9	2	1004 m^2	10,812 ft^2	C - OFFICE
	F10	3	1004 m^2	10,812 ft^2	C - OFFICE
		1/2/3	39 m^2	423 ft^2	COMMON AREAS LEVEL 1 - MECH, ELEC, CIRC
BLDG F - SUBTOTAL			**2,873 m^2**	**30,924 ft^2**	
G	G1	1	99 m^2	1066 ft^2	C - RESTAURANT
	G2	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	G3	1	77 m^2	825 ft^2	C - OFFICE
	G4	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	G5	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	G6	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	G7	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	G8	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	G9	1	76 m^2	817 ft^2	C - RETAIL / SERVICE
	G10	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	G11	1	1167 m^2	12,560 ft^2	C - OFFICE
		1/2	45 m^2	490 ft^2	COMMON AREAS LEVEL 1 - MECH, ELEC, CIRC
BLDG G - SUBTOTAL			**2,157 m^2**	**23,217 ft^2**	

BUILDING AREAS					
BLDG	UNIT	LEVEL	AREA (m^2)	AREA (ft^2)	TYPE OF USE
H	H1	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	H2	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	H3	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	H4	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	H5	1	374 m^2	4021 ft^2	C - RESTAURANT
		1	22 m^2	242 ft^2	COMMON AREAS LEVEL 1 - MECH, ELEC
BLDG H - SUBTOTAL			**792 m^2**	**8,525 ft^2**	
J	J1	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	J2	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	J3	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	J4	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	J5	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	J6	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	J7	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	J8	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
BLDG J - SUBTOTAL			**792 m^2**	**8,525 ft^2**	
K	K1	1	297 m^2	3197 ft^2	C - RESTAURANT
	K2	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	K3	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
	K4	1	99 m^2	1066 ft^2	C - RETAIL / SERVICE
BLDG K - SUBTOTAL			**594 m^2**	**6,394 ft^2**	
L		1	1041 m^2	11,207 ft^2	C - OFFICE
		2	1041 m^2	11,207 ft^2	C - OFFICE
		3	1041 m^2	11,207 ft^2	C - OFFICE
		4	1041 m^2	11,207 ft^2	C - OFFICE
		1/2/3/4	508 m^2	5471 ft^2	COMMON AREAS LEVEL 1 - MECH, ELEC, CIRC
BLDG L - SUBTOTAL			**4,673 m^2**	**50,297 ft^2**	
M		1	1600 m^2	17,222 ft^2	C - HOTEL
		2	1600 m^2	17,222 ft^2	C - HOTEL
		3	1600 m^2	17,222 ft^2	C - HOTEL
		4	1600 m^2	17,222 ft^2	C - HOTEL
		5	1600 m^2	17,222 ft^2	C - HOTEL
BLDG M - SUBTOTAL			**8,000 m^2**	**86,111 ft^2**	NOT PART OF CURRENT PROJECT SCOPE. FOR CALCULATION PURPOSE ONLY

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SHEET TITLE:

BUILDING AREAS

PROJECT NO:	2731
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NEIGHBOURHOOD CONVENIENCE COMMERCIAL | MIXED USE COMMERCIAL | GATEWAY

81 AVE.

3.0m LANDSCAPE AREA

PROPERTY LINES FOR LOT 1

3.0m LANDSCAPE AREA

2.0m LANDSCAPE AREA

PROPERTY LINES FOR LOT 1

216 ST.

214 ST.

PHASE 1

A1 | A2 | A3 | A4 | A5 | A6 | A7 | A8 | A9 | A10 | A11 | A12 | A13 | MECH. | ELEC.

B | C | D

LINE OF PARKADE STRUCTURE BELOW

E

LOT 1

LOT 2

PHASE 3

M

PROPOSED PROPERTY LINES FOR LOT 2

PHASE 2

F1 | F2 | F3 | F4 | F5 | F6 | F7 | F8

PLAZA

G1 | G2 | G3 | G4 | G5 | G6 | G7 | G8 | G9 | G10

H1 | H2 | H3 | H4 | H5

K1 | K2 | K3 | K4

J1 | J2 | J3 | J4 | J5 | J6 | J7 | J8

L

PROPOSED PROPERTY LINES FOR LOT 2

2.0m LANDSCAPE AREA

LINE OF PARKADE STRUCTURE BELOW

PROPERTY LINES FOR LOT 1

2.0m LANDSCAPE AREA

80 AVE.

1 S06 PHASING PLAN - OPTION 01
1 : 500

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THE DESIGNS ARE ALSO SUBJECT TO THE APPROVAL OF THE OWNER AND ARCHITECT WITH REGARD TO SUITABILITY OF APPEARANCE AND COMPATIBILITY WITH ADJACENT WORK.

SHEET NOTES

NO	DATE	ISSUE / ADDENDUM / REVISION
3	22-02-11	RE-ISSUED FOR DEVELOPMENT PERMIT
2	22-01-20	RE-ISSUED FOR DEVELOPMENT PERMIT
1	21-11-25	ISSUED FOR DEVELOPMENT PERMIT

WILLIAMS NEIGHBOURHOOD

DP No. 08-25-0121

80 AVE & 216 ST.
TOWNSHIP OF LANGLEY, BC

ABBARCH
Engaging Design™
VANCOUVER, BC 604.669.4041
TORONTO, ON 416.340.8441

SEAL:

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

SHEET TITLE:

SITE PHASING PLAN

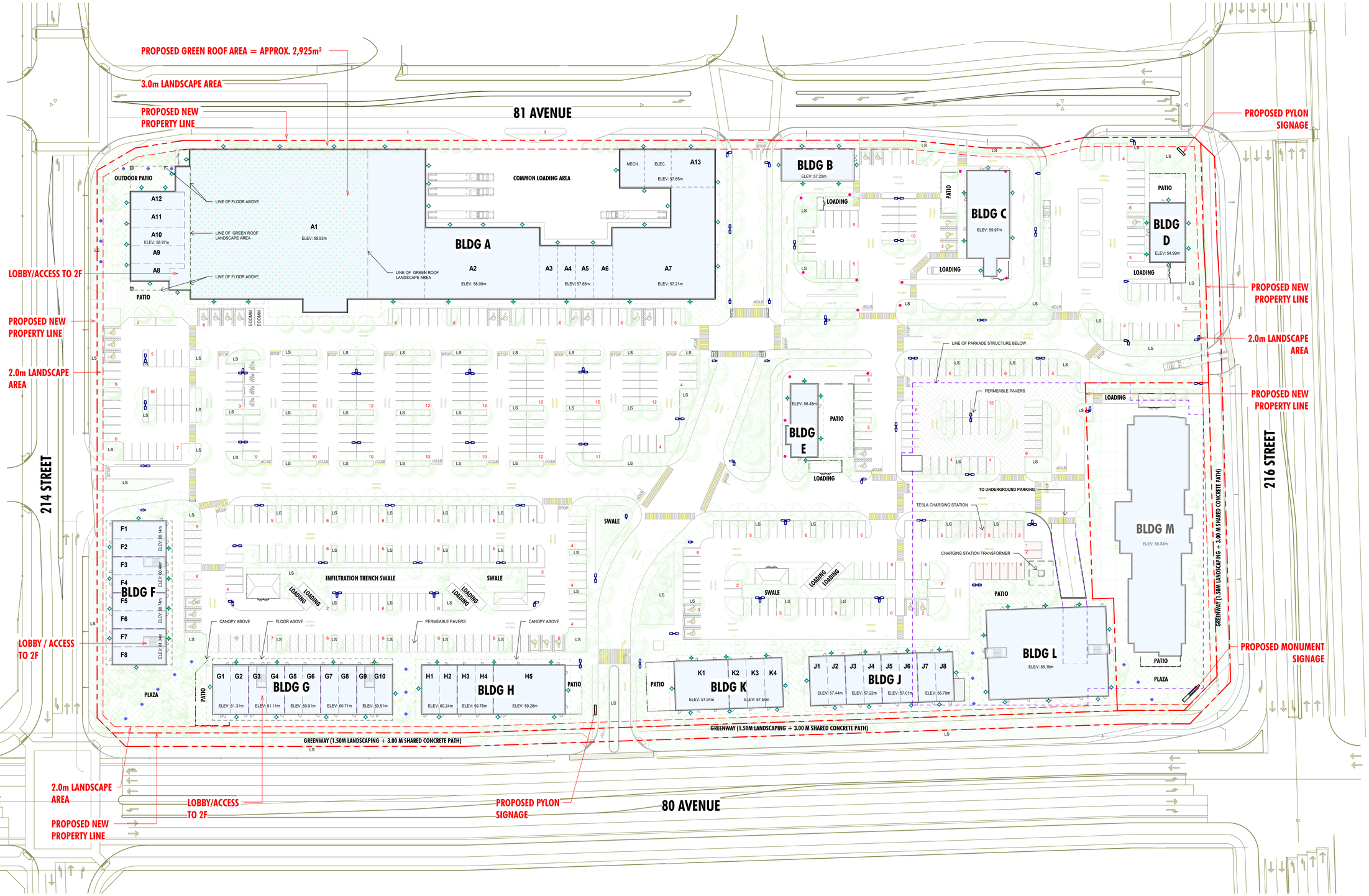
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DRAWN BY:	JK
CHECKED BY:	MB
DATE:	22-02-11
SCALE:	1 : 500
SHEET:	S06

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P:\2731 Williams - 80 Ave - 216 St. - Langley, BC\Drawings\R Model\2731 - SITE (YOS) - SaleAnisimov.rvt

SITE LEGEND - LIGHTING FIXTURES

- **AREA SITE LIGHTING** — LUMARK PREVAIL LED SITE LIGHTING
- **COLUMN SITE LIGHTING** — LIGMAN LIGHTING VANCOUVER 1 - LIGHT POLE
- **BOLLARD W/ LIGHTING** — LUMIERE TAHOE BOLLARD
- **WALL MOUNTED LIGHTING** — LUMARK WP WAL-PAK
- **WALL MOUNTED DECORATIVE SCONCE LIGHTING** — WAC LIGHTING FOLSOM

- CONCRETE LETDOWN
- PAINTED ACCESSIBLE PARKING SIGN
- C — CONCRETE
- FIRE TRUCK ROUTE & HEAVY DUTY ASPHALT
- PEDESTRIAN ACCESS
- MAGLIN STEEL BIKE RACK (MBR300) COLOUR TO BE MAGLIN 'BRONZE'
- L.S. — LANDSCAPING
- FH — FIRE HYDRANT
- RIGID INSULATION UNDER CONCRETE PAD, SEE SPEC.
- RIGID INSULATION UNDER SIDEWALK/ CURB. SEE DETAILS 1 & 2/A1.1.2 AND SPECS.
- Y — FIRE DEPARTMENT CONNECTION
- TRANSFORMER VAULT (SEE ELEC. DWGS.)
- PAINTED TRAFFIC ARROWS
- EXISTING PAVED ASPHALT
- RIGID INSULATION UNDER ASPHALT
- STOP — PAINTED STOP LINE
- PAINTED CROSSING
- PAINTED LINES
- PROPERTY LINE



1 **SITE KEY PLAN**
1 : 500

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SHEET NOTES

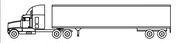
VEHICLES

FIRE AND SAFETY
- NOT TO SCALE



OVERALL LENGTH:	15,100 mm
OVERALL WIDTH:	2,600 mm
WHEEL BASE (TANDEM REAR TO CENTREOF AXLE GROUP):	6,300 MM
STEERING LOCK ANGLE:	44°
REAR OVERHANG:	4,000 MM
FRONT OVERHANG:	4,800 MM
LOCK TO LOCK TIME:	6 SECONDS
AERIAL TRUCKS (LARGEST) GVW:	81,500LB.

COMMERCIAL GOODS TRANSPORT
- NOT TO SCALE
- GENERIC SIZE FOR REFERENCE ONLY



OVERALL LENGTH:	73'-6" (22,400 mm)
OVERALL WIDTH:	8'-6" (2,590 mm)
STEERING LOCK ANGLE:	28.4°
LOCK TO LOCK TIME:	6 SECONDS

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LORVAL DEVELOPMENTS

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DP No. 08-25-0121
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SEAL:



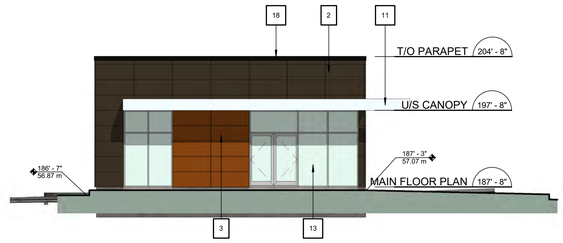
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SITE PLAN

PROJECT NO:	2731
DRAWN BY:	JK, BM
CHECKED BY:	MB
DATE:	22-02-11
SCALE:	As indicated
SHEET:	A00

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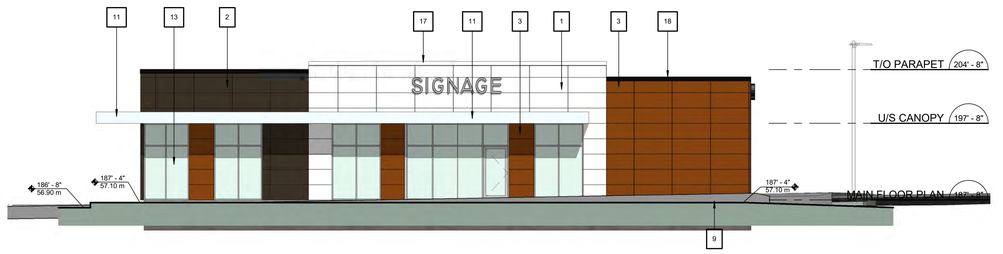
(COFFEE DRIVE-THRU)

BUILDING B



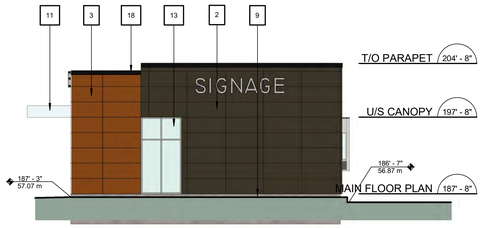
EAST ELEVATION (PARKING)

SCALE: 1 : 96



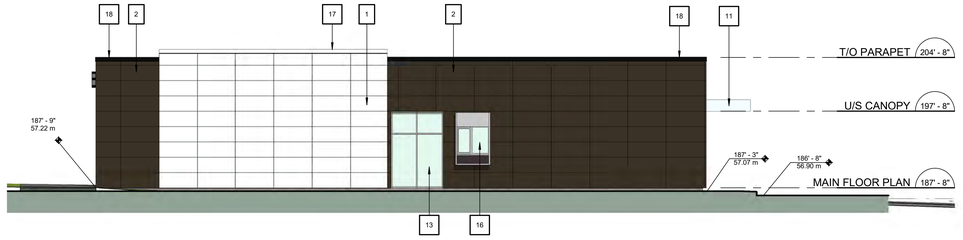
NORTH ELEVATION (81st AVENUE)

SCALE: 1 : 96



WEST ELEVATION (N/S DRIVE AISLE)

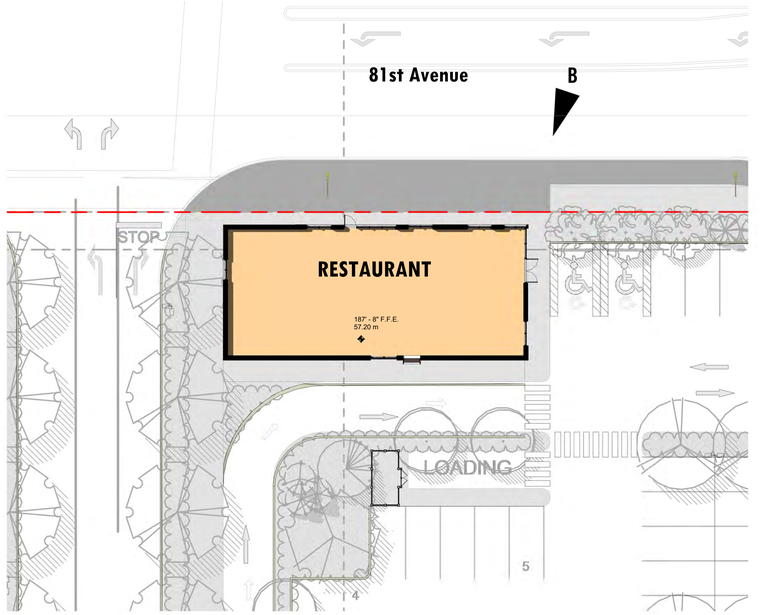
SCALE: 1 : 96



SOUTH ELEVATION (PARKING)

SCALE: 1 : 96





BUILDING B - GROSS FLOOR AREA

Area Type	Area m2	Area	Comments
Restaurant Area			
Floor Area	252 m²	2,712 SF	

BLDG B - MAIN FLOOR PLAN

SCALE: 1 : 192

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SHEET NOTES

EXTERIOR FINISH LEGEND:

1. METAL PANEL (FIELD) - Light Grey
2. METAL PANEL (ACCENT 1) - Charcoal
3. METAL PANEL (ACCENT 2) - Horizontal Wood Veneer
4. METAL PANEL (CUSTOM) - Sweet Pea Green
5. METAL PANEL (ACCENT 3) - Red
6. COMPOSITE PANEL w/ HORIZONTAL REVEAL - Dark Grey
7. COMPOSITE PANEL - Walnut Finish
8. CONCRETE BLOCK W/ MATTE SEALER - Split face w/ Stacked Bond - Charcoal
9. CONCRETE, SAND BLASTED - Clear Sealer
10. STONE w/ MATTE FINISH - Madagascar Grey
11. CANOPY/ROOF: FULLY ADHERED SBS w/ WOOD-GRAINED METAL PANEL SOFFIT c/w STEEL FASCIA PAINTED - Decor White
12. CANOPY/ROOF: FULLY ADHERED SBS w/ WOOD GRAINED METAL PANEL SOFFIT c/w PRE-FIN METAL FASCIA - Black
13. STOREFRONT: ALUMINUM - Clear Anodized w/ IGU - Clear
14a. CURTAIN WALL: ALUMINUM - Clear Anodized w/ IGU - Clear
14b. CURTAIN WALL: ALUMINUM - Spandrel Glazing - Light Grey
14c. CURTAIN WALL: ALUMINUM - Solar Shading Panel - Walnut Finish
15. WINDOWS: ALUMINUM - Clear Anodized w/ IGU - Clear
16. WINDOWS: ALUMINUM - Clear Anodized w/ IGU - Operable Sliding Kiosk
17. PRE-FINISHED METAL FLASHING - Decor White
18. PRE-FINISHED METAL FLASHING - Black
19. GUARDRAILS & HANDRAILS: STEEL - PRIMED AND PAINTED - Sherwin Williams Corothane I Mio-Aluminum
20. INSULATED METAL DOOR - Paint to Match Facade
21. INSULATED PREFINISHED OVERHEAD SECTIONAL DOOR - Charcoal (Manf)
22. LIGHT FIXTURE - Dark Sky Friendly
23. VINYL FABRIC AWNING (MIN. 17oz per SY): INTEGRAL COLOUR - Sweet Pea
24. STEEL TRELLIS - PRIMED AND PAINTED - Sherwin Williams Corothane I Mio-Aluminum

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NO	DATE	ISSUE / ADDENDUM / REVISION
3	22-02-11	RE-ISSUED FOR DP
2	22-01-20	RE-ISSUED FOR DP
1	21-11-25	ISSUED FOR DP

LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD
DEVELOPMENT PERMIT
80 AVENUE & 216 STREET
LANGLEY BC

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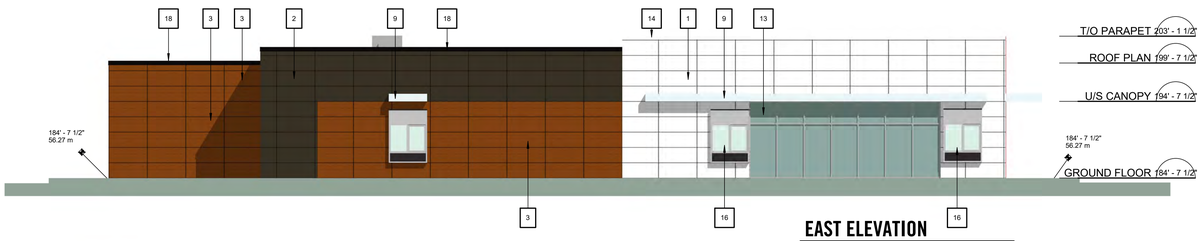


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BUILDING B

PROJECT NO:	2731
DRAWN BY:	BM
CHECKED BY:	MBB/MB
DATE:	22-02-11
SCALE:	As indicated

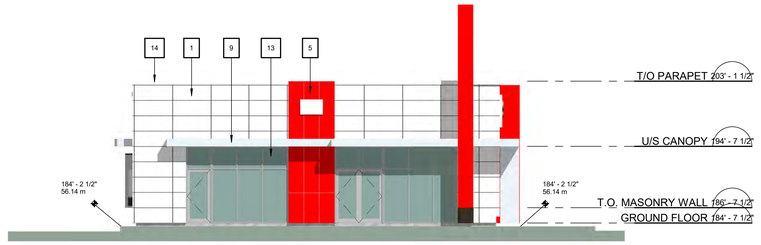
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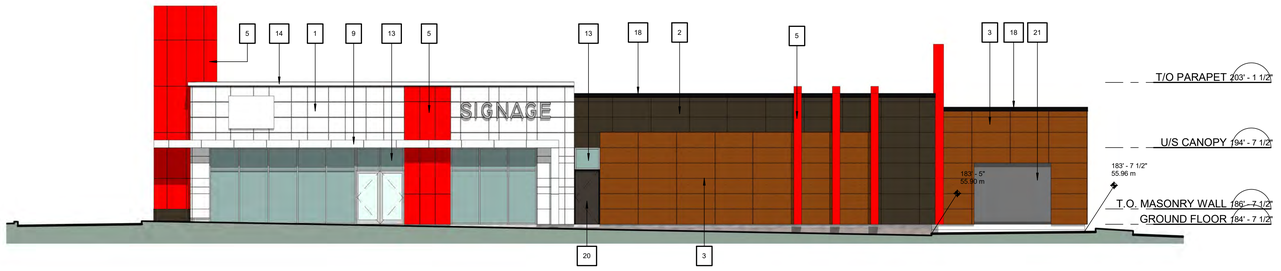
EAST ELEVATION

SCALE: 1 : 96



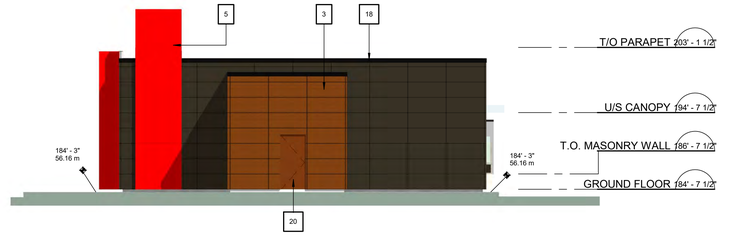
NORTH ELEVATION (81st Avenue)

SCALE: 1 : 96



WEST ELEVATION (Parking)

SCALE: 1 : 96



SOUTH ELEVATION (Parking)

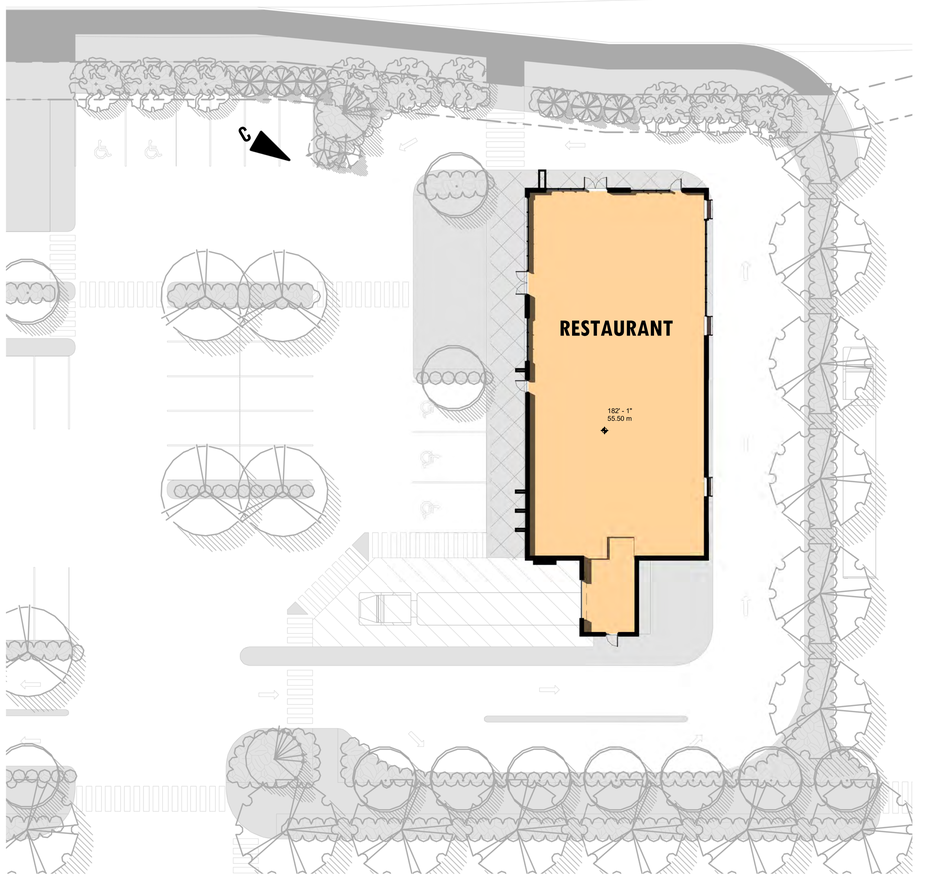
SCALE: 1 : 96



[C] RESTAURANT - VIEW FACING SE

BUILDING C - GROSS FLOOR AREA

Building No.	Level	Number	Name	Area Type	Area m2	Area	Comments	Unit Type of Use
Restaurant Area								
C	GROUND FLOOR		BUILDING C- MAIN FLOOR	Floor Area	448 m²	4,819 SF		RESTAURANT



MAIN FLOOR PLAN

SCALE: 1 : 192

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14a CURTAIN WALL: ALUMINUM - Clear Anodized w/ IGU - Clear
14b CURTAIN WALL: ALUMINUM - Spandrel Glazing - Light Grey
14c CURTAIN WALL: ALUMINUM - Solar Shading Panel - Walnut Finish
15 WINDOWS: ALUMINUM - Clear Anodized w/ IGU - Clear
16 WINDOWS: ALUMINUM - Clear Anodized w/ IGU - Operable Sliding Kiosk
17 PRE-FINISHED METAL FLASHING - Decor White
18 PRE-FINISHED METAL FLASHING - Black
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24 STEEL TRELLIS - PRIMED AND PAINTED - Sherwin Williams Corothane I Mio-Aluminum

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LORVAL DEVELOPMENTS

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DEVELOPMENT PERMIT
80 AVENUE & 216 STREET
LANGLEY BC

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SEAL:

REGISTERED ARCHITECT BRENT MARTIN BRUNNER BRITISH COLUMBIA

SHEET TITLE:

BUILDING C

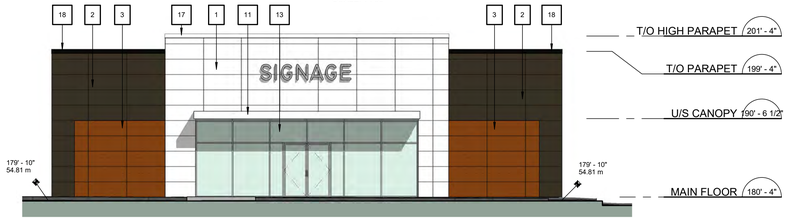
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CHECKED BY:	MBB/MB
DATE:	22-02-11
SCALE:	As indicated
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EAST ELEVATION (216th Street)

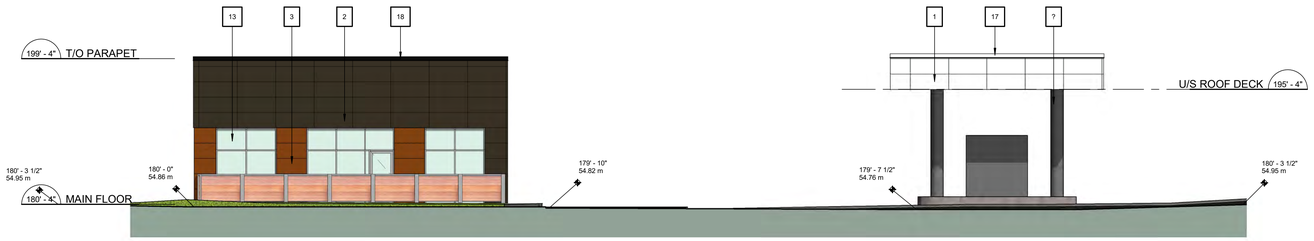
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WEST ELEVATION (Parking)

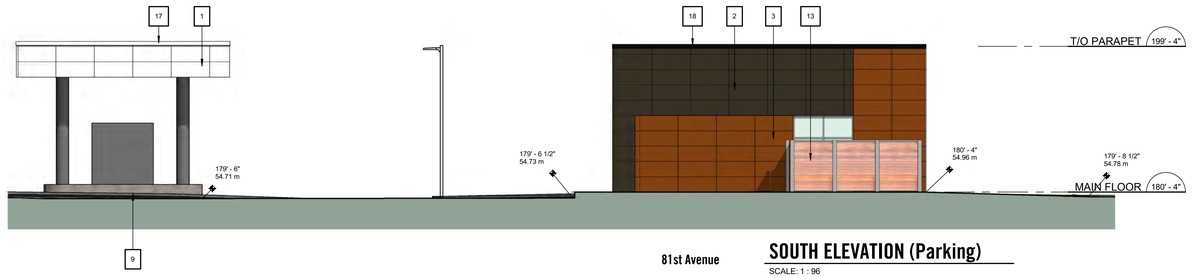
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(GAS STATION) **BUILDING D**



NORTH ELEVATION (81st Avenue)

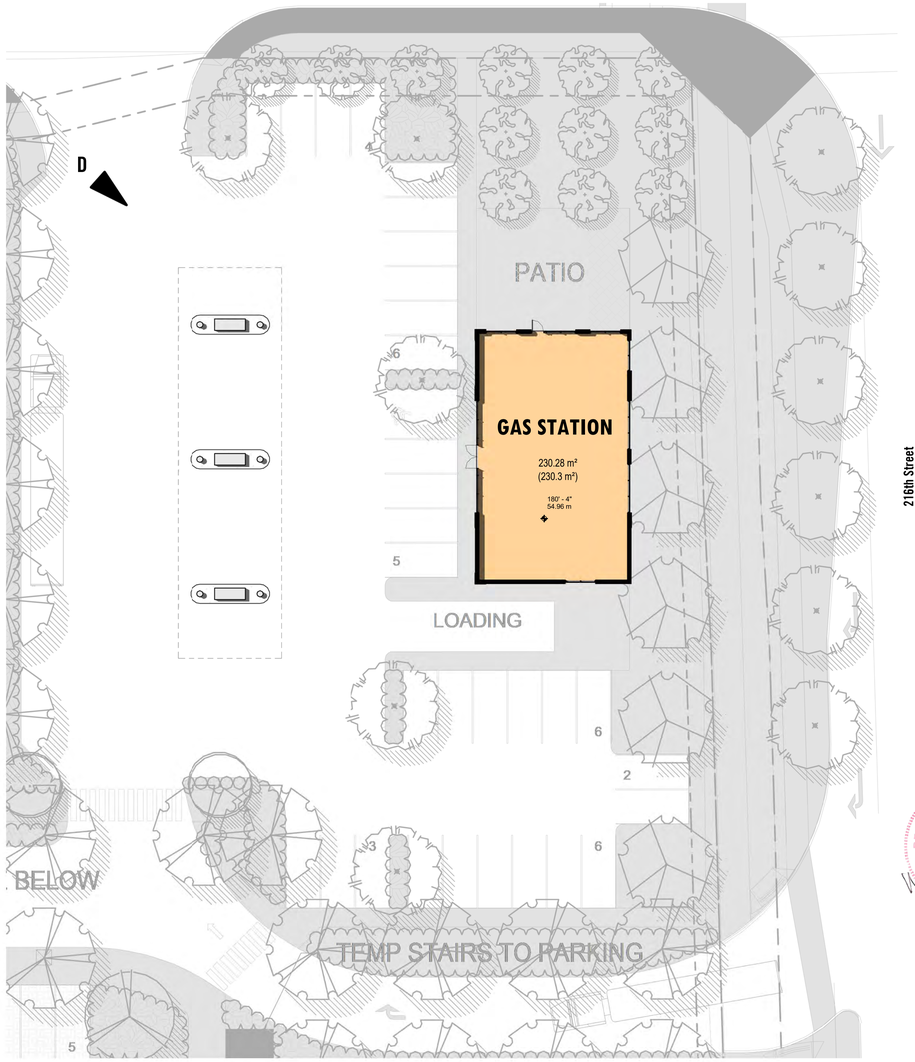
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SOUTH ELEVATION (Parking)

SCALE: 1 : 96





MAIN FLOOR PLAN

SCALE: 1 : 192

BUILDING D - GROSS FLOOR AREA

Building No.	Level	Number	Name	Area Type	Area m2	Area	Comments	Unit Type of Use
					Store Area			
D	MAIN FLOOR		Area	Floor Area	244 m²	2,626 SF		GAS STATION

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LORVAL DEVELOPMENTS

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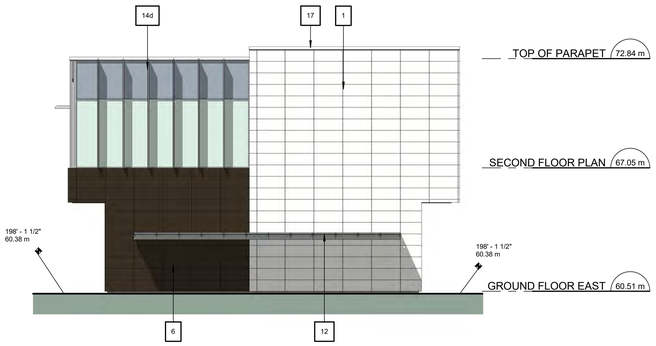
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SEAL:

SHEET TITLE:
BUILDING D

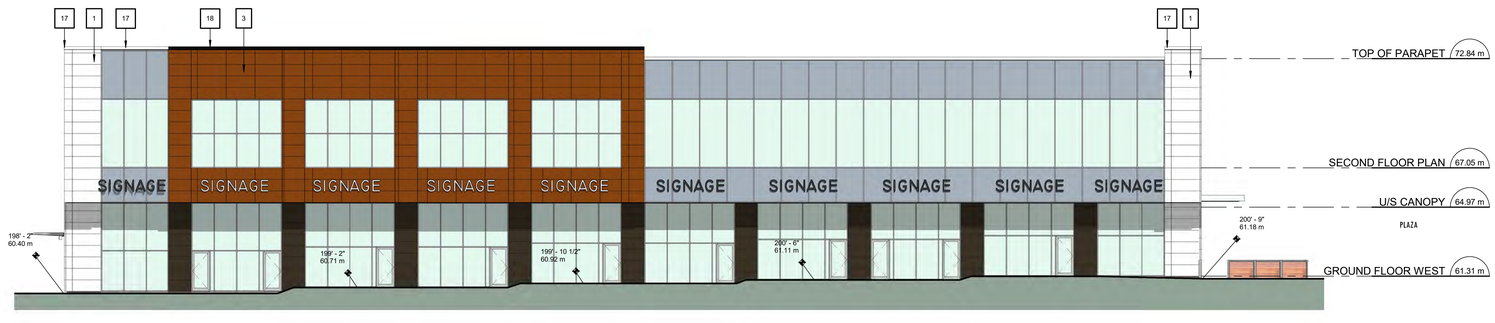
PROJECT NO: 2731
DRAWN BY: JK
CHECKED BY: MB/MB
DATE: Jan. 07, 2022
SCALE: As indicated
SHEET: A11

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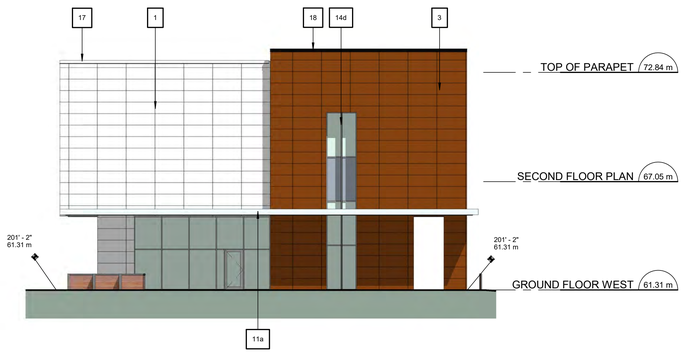
EAST ELEVATION

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



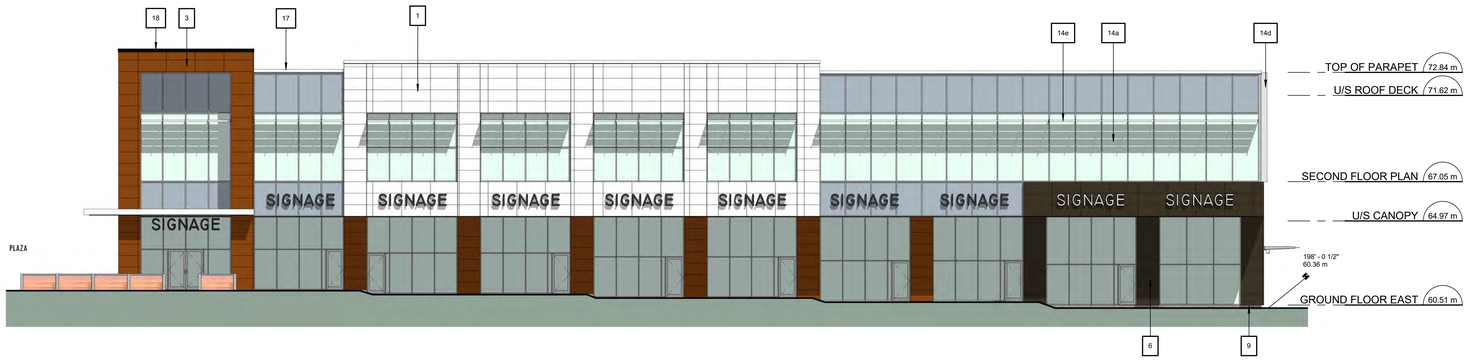
NORTH ELEVATION (Parking)

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



WEST ELEVATION

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



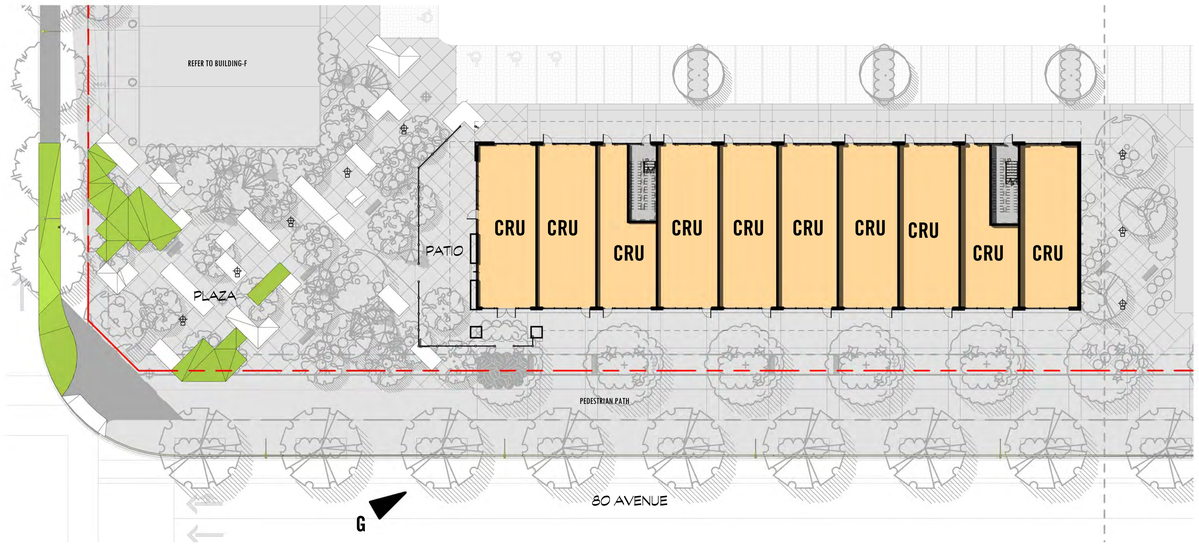
SOUTH ELEVATION (80th Avenue)

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



BUILDING G - GROSS FLOOR AREA

UNIT NO.	TYPE OF USE	Area m2	Area	Comments
OFFICE				
G11	OFFICE	1,212 m²	13,049 SF	
		1,212 m²	13,049 SF	
RESTAURANT				
G1	RESTAURANT	99 m²	1,066 SF	
		99 m²	1,066 SF	
RETAIL/SRVC				
G2	RETAIL/SRVC	99 m²	1,066 SF	
G3	RETAIL/SRVC	77 m²	825 SF	
G4	RETAIL/SRVC	99 m²	1,066 SF	
G5	RETAIL/SRVC	99 m²	1,066 SF	
G6	RETAIL/SRVC	99 m²	1,066 SF	
G7	RETAIL/SRVC	99 m²	1,066 SF	
G8	RETAIL/SRVC	99 m²	1,066 SF	
G9	RETAIL/SRVC	76 m²	817 SF	
G10	RETAIL/SRVC	99 m²	1,066 SF	
BUILDING GRAND TOTAL		846 m²	9,102 SF	



MAIN FLOOR PLAN

SCALE: 1" = 20'-0"

(CRU) BUILDING G

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THE PROFESSIONAL STRUCTURAL ENGINEER SHALL PREPARE DESIGNS, SHOP DRAWINGS AND CERTIFY THE COMPLETED INSTALLATION, UTILISING SCHEDULES S-B AND S-C OF THE BRITISH COLUMBIA BUILDING CODE.
THE DESIGNS ARE ALSO SUBJECT TO THE APPROVAL OF THE OWNER AND ARCHITECT WITH REGARD TO SUITABILITY OF APPEARANCE AND COMPATIBILITY WITH ADJACENT WORK.

SHEET NOTES

EXTERIOR FINISH LEGEND:

1 METAL PANEL (FIELD) - Light Grey
2 METAL PANEL (ACCENT 1) - Charcoal
3 METAL PANEL (ACCENT 2) - Horizontal Wood Veneer
4 METAL PANEL (CUSTOM) - Sweet Pea Green
5 METAL PANEL (ACCENT 3) - Red
6 COMPOSITE PANEL w/ HORIZONTAL REVEAL - Dark Grey
7 COMPOSITE PANEL - Walnut Finish
8 CONCRETE BLOCK W/ MATTE SEALER - Split face w/ Stacked Bond - Charcoal
9 CONCRETE, SAND BLASTED - Clear Sealer
10 STONE w/ MATTE FINISH - Madagascar Grey
11a CANOPY/ROOF: FULLY ADHERED SBS w/ WOOD-GRAINED METAL PANEL SOFFIT c/w STEEL FASCIA PAINTED - Decor White
11b CANOPY/ROOF: FULLY ADHERED SBS w/ WOOD GRAINED METAL PANEL SOFFIT c/w PRE-FIN METAL FASCIA - Black
12 CANOPY: FRITTED GLASS CANOPY SUPPORTED BY STEEL TRUST - PRE-FIN BENT PLATE RAIN WATER MANAGEMENT - BRUSHED ALUM. FIN.
13 STOREFRONT: ALUMINUM - Clear Anodized w/ IGU - Clear
14a CURTAIN WALL: ALUMINUM - Clear Anodized w/ IGU - Clear
14b CURTAIN WALL: ALUMINUM - Spandrel Glazing - Light Grey
14c CURTAIN WALL: ALUMINUM - Solar Shading Panel - Walnut Finish
14d CURTAIN WALL: Vertical Solar Shading Panel - Matte Finish
14e CURTAIN WALL: Horizontal Solar Shading Panel - Matte Finish
15 WINDOWS: ALUMINUM - Clear Anodized w/ IGU - Clear
16 WINDOWS: ALUMINUM - Clear Anodized w/ IGU - Operable Sliding Kook
17 PRE-FINISHED METAL FLASHING - Decor White
18 PRE-FINISHED METAL FLASHING - Black
19 GUARDRAILS & HANDRAILS: STEEL - PRIMED AND PAINTED - Sherwin Williams Corothane I Mio-Aluminum
20 INSULATED METAL DOOR - Paint to Match Facade
21 INSULATED PREFINISHED OVERHEAD SECTIONAL DOOR - Charcoal (Manf)
22 LIGHT FIXTURE - Dark Sky Friendly
23 VINYL FABRIC AWNING (MIN. 17oz per SY): INTEGRAL COLOUR - Sweet Pea
24 STEEL TRELLIS - PRIMED AND PAINTED - Sherwin Williams Corothane I Mio-Aluminum

NOTE: Materials and associated tags shown in half-tone are not applicable to this specific building but are applicable by the development as a whole.

NO	DATE	ISSUE / ADDENDUM / REVISION
3	22-02-11	RE-ISSUED FOR DEVELOPMENT PERMIT
2	22-01-20	RE-ISSUED FOR DEVELOPMENT PERMIT
1	21-11-25	ISSUED FOR DEVELOPMENT PERMIT

LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD
DEVELOPMENT PERMIT
80 AVENUE & 216 STREET
LANGLEY BC

ABBARCH
Engaging Design™
VANCOUVER, BC 604.669.4041
TORONTO, ON 416.340.8441

SEAL:



SHEET TITLE:
BUILDING G

PROJECT NO:	2731
DRAWN BY:	RV
CHECKED BY:	MBB/MB
DATE:	22-02-11
SCALE:	As indicated

SHEET:
A14

2/11/2022 6:16:49 PM
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WNP-SUMMER-10am

SCALE:



WNP-SUMMER-12pm

SCALE:



WNP-SUMMER-2pm

SCALE:



WNP-SUMMER-4pm

SCALE:



WNP-VERNAL-10am

SCALE:



WNP-VERNAL-12pm

SCALE:



WNP-VERNAL-2pm

SCALE:



WNP-VERNAL-4pm

SCALE:



WNP-WINTER-10am

SCALE:



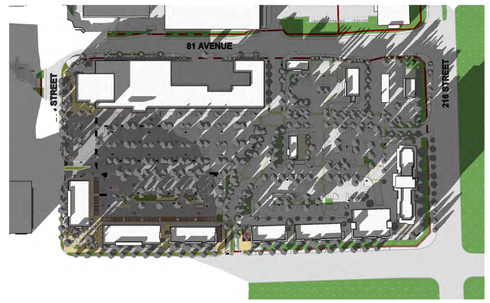
WNP-WINTER-12pm

SCALE:



WNP-WINTER-2pm

SCALE:



WNP-WINTER-4pm

SCALE:

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3	22-02-11	RE-ISSUED FOR DP
2	22-01-20	RE-ISSUED FOR DP

LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD

DP No. 08-25-0121

80 AVENUE & 216 STREET

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SEAL:

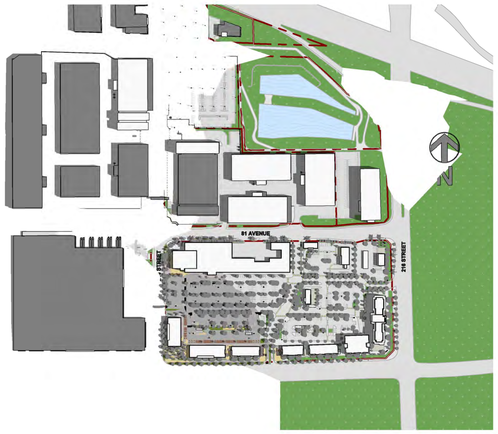
REGISTERED ARCHITECT
JOHN KOOSTACHIN
PROVINCE OF BRITISH COLUMBIA

SHEET TITLE:

SHADOW STUDIES WNP SUMMER VERNAL WINTER

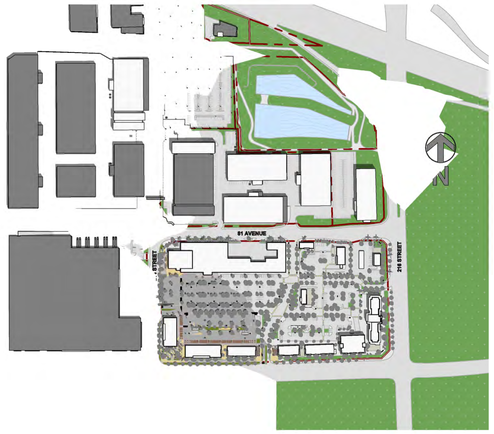
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DRAWN BY:	DR, JK
CHECKED BY:	DR
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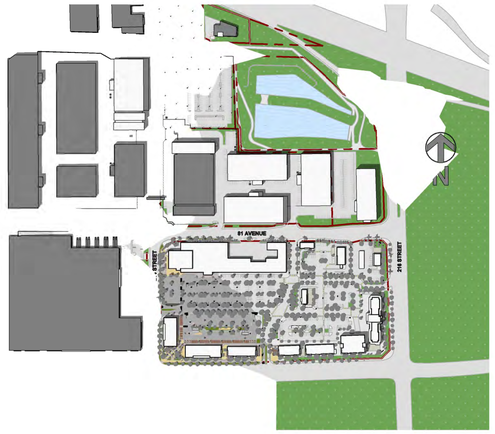
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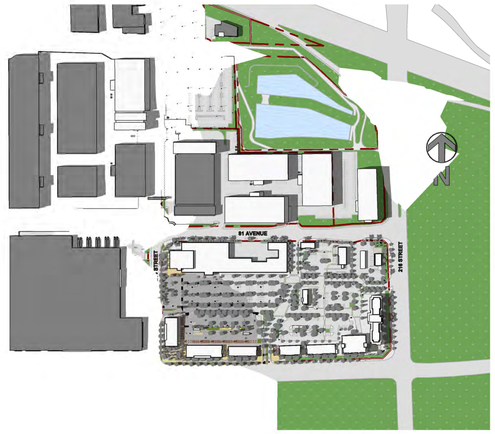
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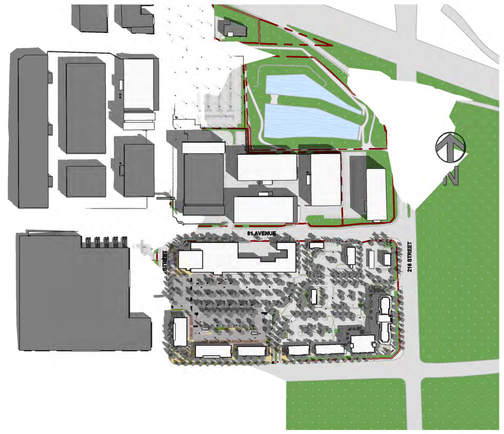
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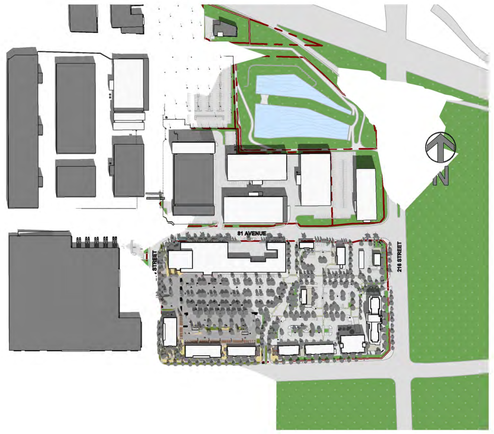
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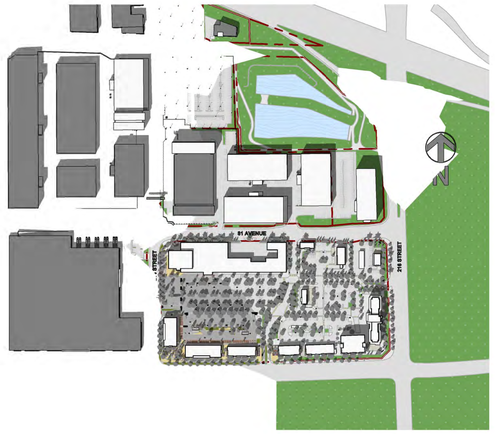
VERNAL-10am

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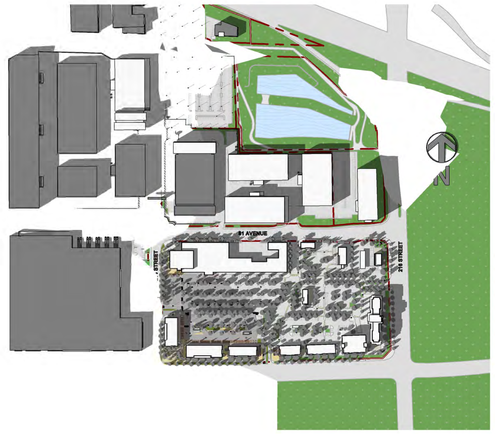
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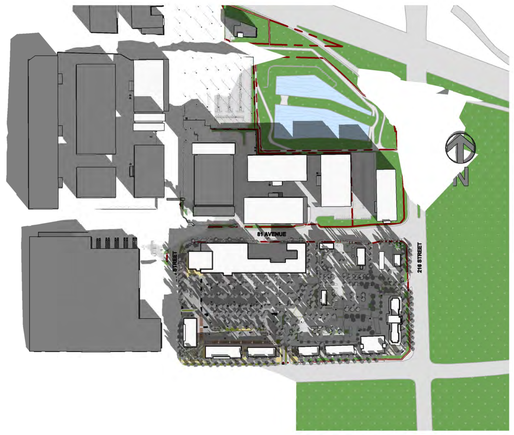
VERNAL-2pm

SCALE:



VERNAL-4pm

SCALE:



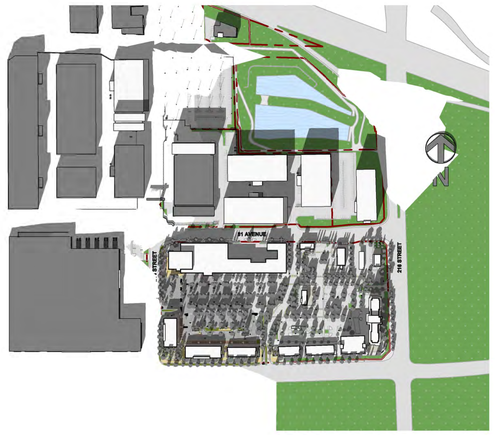
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SCALE:



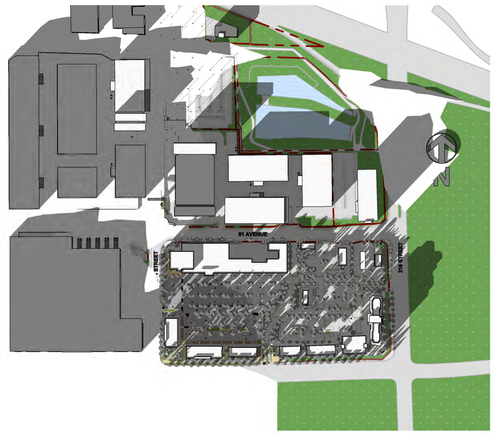
WINTER-12pm

SCALE:



WINTER-2pm

SCALE:



WINTER-4pm

SCALE:

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NO	DATE	ISSUE / ADDENDUM / REVISION
3	22-02-11	RE-ISSUED FOR DP
2	22-01-20	RE-ISSUED FOR DP

LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD

DP No. 08-25-0121

80 AVENUE & 216 STREET

LANGLEY BC

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VANCOUVER, BC 604.669.4041
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SEAL:

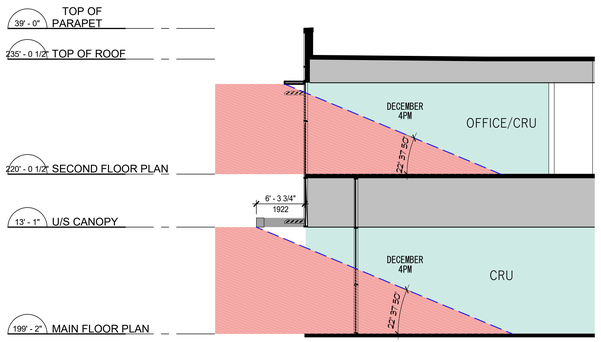
REGISTERED ARCHITECT
PROFESSIONAL ENGINEER
BRITISH COLUMBIA

SHEET TITLE:

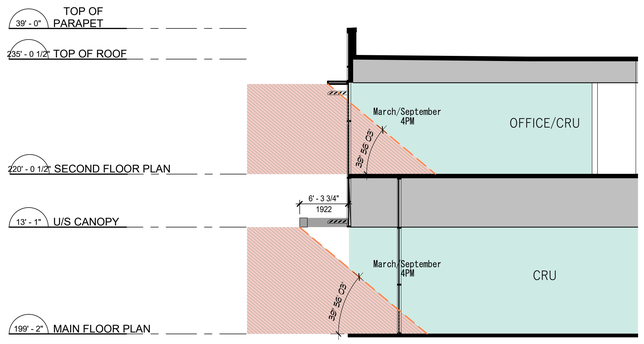
SHADOW STUDIES WCP SUMMER VERNAL WINTER

PROJECT NO:	2731
DRAWN BY:	DR, JK
CHECKED BY:	DR
DATE:	22-02-11
SCALE:	
SHEET:	A24a

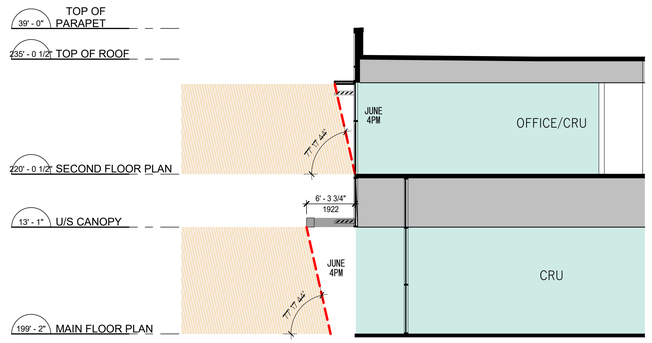
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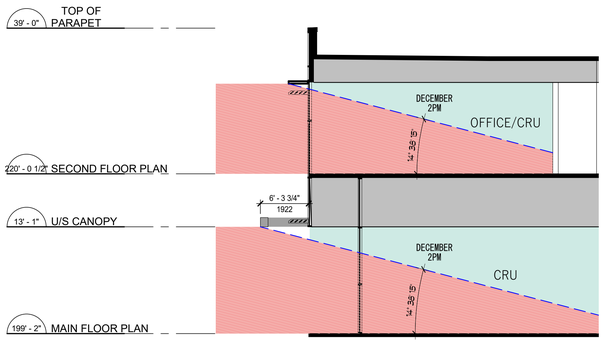
9 A25 CW Facade 1 - South Elev - Dec 4pm
1/8" = 1'-0"



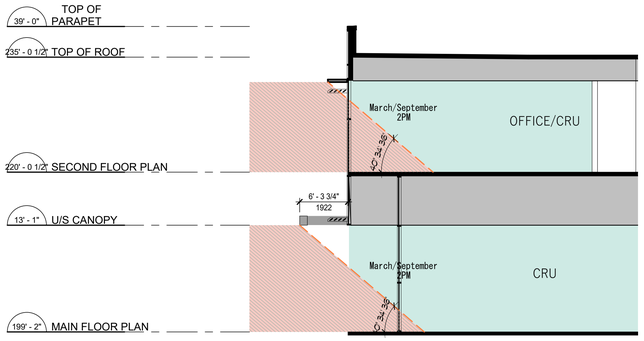
8 A25 CW Facade 1 - South Elev - March Sept 4pm
1/8" = 1'-0"



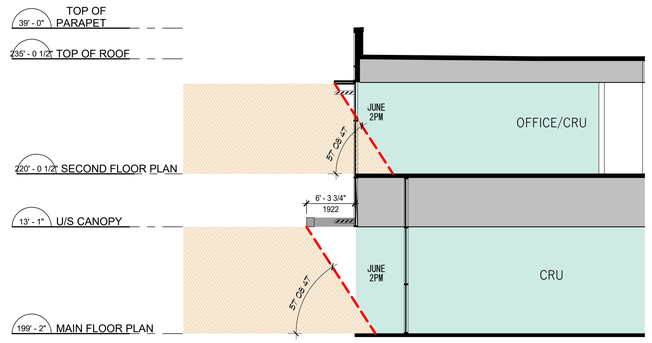
7 A25 CW Facade 1 - South Elev - June 4pm
1/8" = 1'-0"



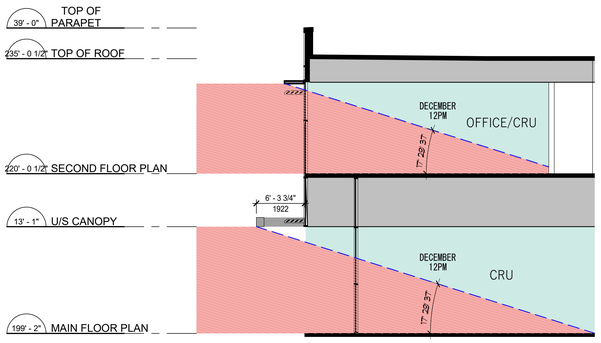
6 A25 CW Facade 1 - South Elev - Dec 2pm
1/8" = 1'-0"



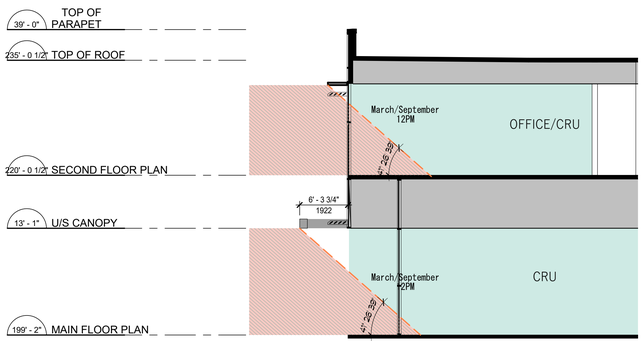
5 A25 CW Facade 1 - South Elev - March Sept 2pm
1/8" = 1'-0"



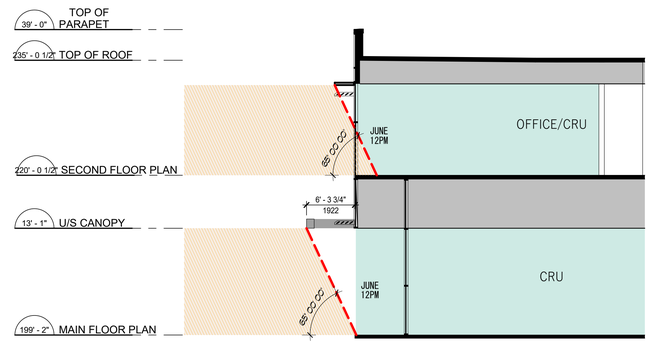
4 A25 CW Facade 1 - South Elev - June 2pm
1/8" = 1'-0"



3 A25 CW Facade 1 - South Elev - Dec 12pm
1/8" = 1'-0"



2 A25 CW Facade 1 - South Elev - March Sept 12pm
1/8" = 1'-0"



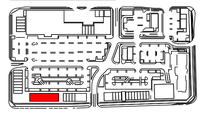
1 A25 CW Facade 1 - South Elev - June 12pm
1/8" = 1'-0"

NOTE: ABBARCH has coordinated with Footprint (Energy Modelers) to design the shading system of buildings on site. The intent was to allow as much solar gains during winter to reduce heating load and block unwanted solar loads in the summer. Horizontal shading was found to deliver this intent and we're anticipating to refine the depth and geometry in later design stages. Vertical shading has been omitted since there isn't a significant peak cooling load reduction and adds unnecessary thermal bypass to the walls. Horizontal shading will be placed in southern and western orientations and be specified with thermal breaks to avoid excessive de-rating due to thermal bridging. The current shading strategy mitigates overheating and reduces visual glare discomfort. Both ABBARCH and Footprint have numerous experience in complying with BC Step Code and will apply the know-how on this project to achieve high performance design without entailing excessive costs on the owner, Lorval.

LEGEND

Light Intensity/Radiance		Light Thermal Transmittance		Interior Conditioned for Thermal Comfort	
HIGH		HIGH		Neutral	
MEDIUM		MEDIUM			
LOW		LOW			

BUILDING KEY - G



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SHEET NOTES

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2	22-02-11	RE-ISSUED FOR DEVELOPMENT PERMIT
1	22-01-20	ISSUED FOR DEVELOPMENT PERMIT

LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD
DP No. 08-25-0121
80 AVENUE & 216 STREET
LANGLEY BC

ABBARCH
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VANCOUVER, BC 604.669.4041
TORONTO, ON 416.340.8441

SEAL:



SHEET TITLE:
South Shading - Schema by Individual Solstice & Equonix

PROJECT NO:	2731
DRAWN BY:	JK
CHECKED BY:	DR
DATE:	22-02-11
SCALE:	As indicated
SHEET:	A25

2/11/2022 3:41:16 PM
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SITE AREA LIGHT - PROJECT RENDERING EXAMPLE (WALKWAY & PARKING)



SITE AREA LIGHT - PROJECT RENDERING EXAMPLE (WALKWAY & PARKING)



LUMARK PREVAIL LED SITE LIGHTING
PROPOSED FIXTURE FOR DEVELOPMENT



LUMARK PREVAIL - PROJECT EXAMPLE (WALKWAY)



LUMARK PREVAIL - PROJECT EXAMPLE (PARKING)



APPROXIMATE LOCATIONS SHOWN ONLY. FINAL LAYOUT MAY DIFFER.

SITE LIGHTING - KEY PLAN
SCALE: 1 : 1500

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SHEET NOTES

NO	DATE	ISSUE / ADDENDUM / REVISION
3	22-02-11	RE-ISSUED FOR DP
2	22-01-20	RE-ISSUED FOR DP

LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD
DP No. 08-25-0121
80 AVENUE & 216 STREET
LANGLEY BC

ABBARCH
Engaging Design™
VANCOUVER, BC 604.669.4041
TORONTO, ON 416.340.8441

SEAL:

REGISTERED ARCHITECT
JAMES KEMP ABBARCH
BRITISH COLUMBIA

SHEET TITLE:
LIGHTING LAYOUT - SITE

PROJECT NO:	2731
DRAWN BY:	JK
CHECKED BY:	DR
DATE:	22-02-11
SCALE:	1 : 1500
SHEET:	A26

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LUMIERE TAHOE BOLLARD
PROPOSED FIXTURE FOR DEVELOPMENT



LUMIERE TAHOE BOLLARD - PROJECT EXAMPLE



LUMIERE TAHOE BOLLARD - PROJECT EXAMPLE



LIGMAN LIGHTING VANCOUVER 1 - LIGHT POLE
PROPOSED COLUMN LIGHTING FIXTURE



LIGMAN LIGHTING VANCOUVER 1 - PROJECT EXAMPLE



LIGMAN LIGHTING VANCOUVER 1 - PROJECT EXAMPLE





LIGMAN LIGHTING VANCOUVER 1 - PROJECT EXAMPLES



APPROXIMATE LOCATIONS SHOWN ONLY. FINAL LAYOUT MAY DIFFER.

LEGEND

RED LINES - PROPOSED BOLLARDS
PURPLE LINES - PROPOSED LIGHT POLES

BOLLARD LIGHTING - KEY PLAN
SCALE: 1 : 1500

THE DESIGN OF ALL SUSPENDED ARCHITECTURAL COMPONENTS INCLUDING BULKHEADS, CEILINGS, EQUIPMENT, PIPING AND OTHER SUSPENDED ITEMS MUST BE CARRIED OUT BY PROFESSIONAL STRUCTURAL ENGINEERS, REGISTERED TO PRACTICE IN THE PROVINCE OF BRITISH COLUMBIA AND EMPLOYED DIRECTLY BY THE RESPECTIVE CONTRACTOR AND SUB-CONTRACTOR. DESIGNS SHALL TAKE INTO ACCOUNT ALL SEISMIC AND DESIGN LOAD REQUIREMENTS, AS SET OUT IN THE BRITISH COLUMBIA BUILDING CODE, LATEST EDITION. THE PROFESSIONAL STRUCTURAL ENGINEER SHALL PROVIDE CERTIFICATION OF THE DESIGNS AND SHALL CERTIFY THE COMPLETED INSTALLATION, UTILISING SCHEDULES S-B AND S-C OF THE BRITISH COLUMBIA BUILDING CODE. THE DESIGNS ARE ALSO SUBJECT TO THE APPROVAL OF THE OWNER AND ARCHITECT WITH REGARD TO SUITABILITY OF APPEARANCE AND COMPATIBILITY WITH ADJACENT WORK.

SHEET NOTES

NO	DATE	ISSUE / ADDENDUM / REVISION
3	22-02-11	RE-ISSUED FOR DP
2	22-01-20	RE-ISSUED FOR DP

LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD
DP No. 08-25-0121
80 AVENUE & 216 STREET
LANGLEY BC

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VANCOUVER, BC 604.669.4041
TORONTO, ON 416.340.8441

SEAL:

REGISTERED ARCHITECT JAMES KNOWLTON BRITISH COLUMBIA

SHEET TITLE:
LIGHTING LAYOUT - BOLLARDS

PROJECT NO:	2731
DRAWN BY:	JK
CHECKED BY:	DR
DATE:	22-02-11
SCALE:	1 : 1500
SHEET:	A27

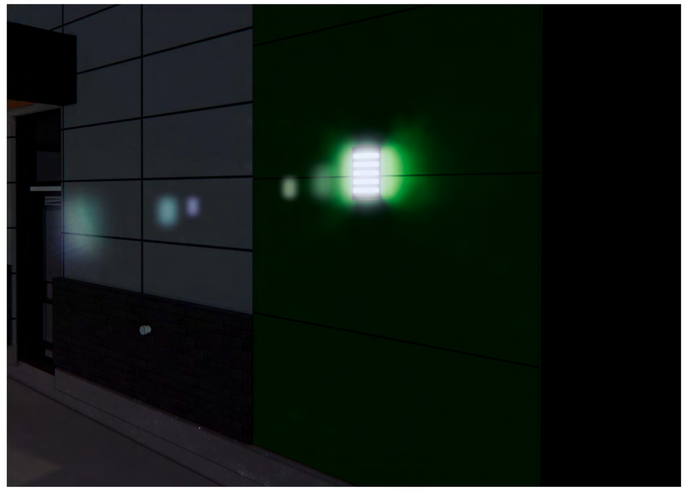
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WAC LIGHTING FOLSOM - WALL SCONCE LIGHTING
PROPOSED FIXTURE FOR DEVELOPMENT



WAC LIGHTING FOLSOM - PROJECT EXAMPLE



WAC LIGHTING FOLSOM - PROJECT RENDERING EXAMPLE



LUMARK WP WAL-PAK - WALL LIGHTING
PROPOSED FIXTURE FOR DEVELOPMENT



LUMARK WP WAL-PAK - PROJECT EXAMPLE



LUMARK WP WAL-PAK - PROJECT RENDERING EXAMPLE



WAC LIGHTING FOLSOM - ADDITIONAL PROJECT EXAMPLE



LUMARK WP WAL-PAK - ADDITIONAL PROJECT EXAMPLE



APPROXIMATE LOCATIONS SHOWN ONLY. FINAL LAYOUT MAY DIFFER.

LEGEND

RED LINES - PROPOSED WALL PACKS
PURPLE LINES - PROPOSED DECORATIVE LIGHT SCONCES

WALL LIGHTING - KEY PLAN
SCALE: 1 : 1500

THE DESIGN OF ALL SUSPENDED ARCHITECTURAL COMPONENTS INCLUDING BULKHEADS, CEILINGS, EQUIPMENT, PIPING AND OTHER SUSPENDED ITEMS MUST BE CARRIED OUT BY PROFESSIONAL STRUCTURAL ENGINEERS, REGISTERED TO PRACTICE IN THE PROVINCE OF BRITISH COLUMBIA AND EMPLOYED DIRECTLY BY THE RESPECTIVE CONTRACTOR AND SUB-CONTRACTOR.
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SHEET NOTES

NO	DATE	ISSUE / ADDENDUM / REVISION
3	22-02-11	RE-ISSUED FOR DP
2	22-01-20	RE-ISSUED FOR DP

LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD
DP No. 08-25-0121
80 AVENUE & 216 STREET
LANGLEY BC

ABBARCH
Engaging Design™
VANCOUVER, BC 604.669.4041
TORONTO, ON 416.340.8441

SEAL:

REGISTERED ARCHITECT
PROFESSIONAL ENGINEER
BRITISH COLUMBIA

SHEET TITLE:
LIGHTING LAYOUT - WALL PACKS

PROJECT NO:	2731
DRAWN BY:	JK
CHECKED BY:	DR
DATE:	22-02-11
SCALE:	1 : 1500
SHEET:	A28

2/14/2022 2:49:38 PM
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SITE OVERVIEW KEYPLAN
3D RENDERING



PYLON SIGNAGE [P1] - 81ST AVE & 216TH ST



MONUMENT SIGNAGE [M1] - 80TH AVE & 216TH ST

MATERIAL FINISHES - MATERIAL FINISH AND MANUFACTURER SHOWN FOR CONCEPT PURPOSE ONLY. FINAL SELECTION MAY BE DIFFER.

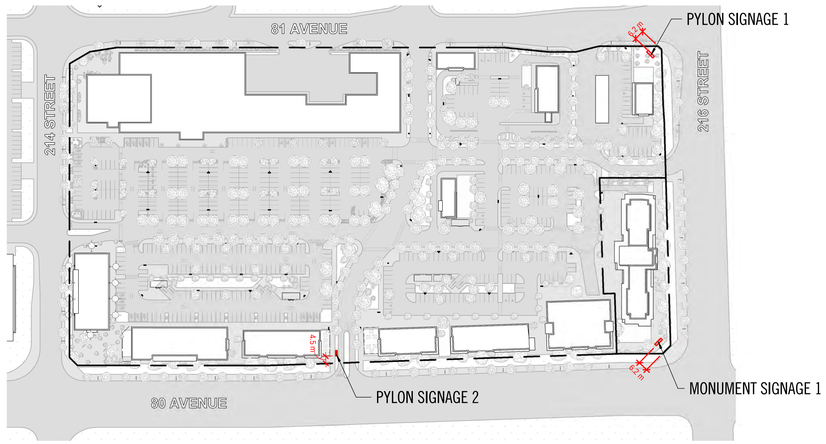
[1] AL13 - WHITE
SD323 OR SIMILAR



[2] AL13 - ACORN GRAY
SD3033 OR SIMILAR



[3] AL13 - SWISS PEAR
WD310 3 OR SIMILAR



SIGNAGE - KEY PLAN
SCALE: 1 : 1500

THE DESIGN OF ALL SUSPENDED ARCHITECTURAL COMPONENTS INCLUDING BULKHEADS, CEILINGS, EQUIPMENT, PIPING AND OTHER SUSPENDED ITEMS MUST BE CARRIED OUT BY PROFESSIONAL STRUCTURAL ENGINEERS, REGISTERED TO PRACTICE IN THE PROVINCE OF BRITISH COLUMBIA AND EMPLOYED DIRECTLY BY THE RESPECTIVE CONTRACTOR AND SUB-CONTRACTOR.
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SHEET NOTES

NO	DATE	ISSUE / ADDENDUM / REVISION
3	22-02-11	RE-ISSUED FOR DP
2	22-01-20	RE-ISSUED FOR DP

LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD
DP No. 08-25-0121
80 AVENUE & 216 STREET
LANGLEY BC

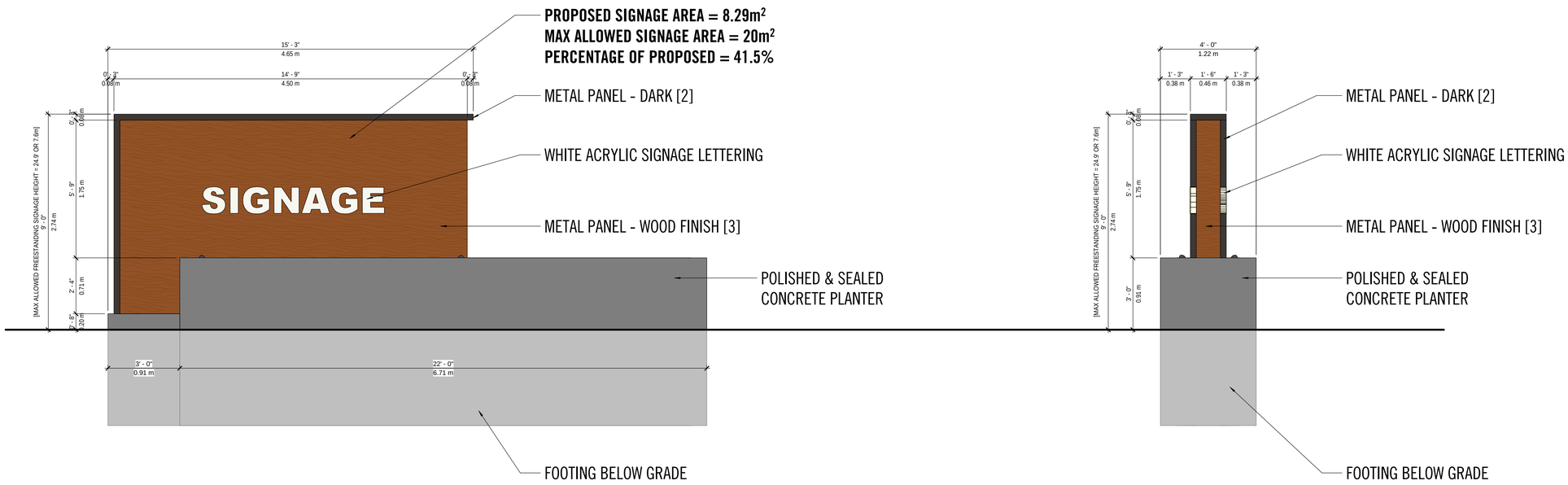
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TORONTO, ON 416.340.8441

SEAL:

SHEET TITLE:
MONUMENT & PYLON SIGNAGE - KEYPLAN & MATERIALS

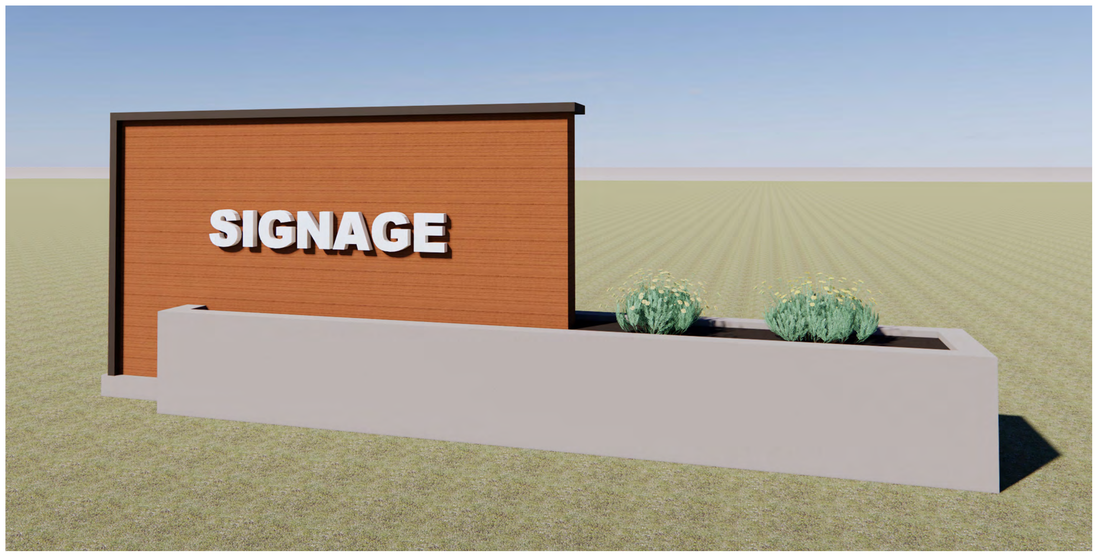
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DRAWN BY:	JK
CHECKED BY:	DR
DATE:	22-02-11
SCALE:	1 : 1500
SHEET:	A30

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MONUMENT SIGNAGE - ELEVATIONS

SCALE: 1 : 25



SITE MONUMENT SIGNAGE
3D RENDERING



SITE MONUMENT SIGNAGE AT NIGHT
3D RENDERING

THE DESIGN OF ALL SUSPENDED ARCHITECTURAL COMPONENTS INCLUDING BULKHEADS, CEILINGS, EQUIPMENT, PIPING AND OTHER SUSPENDED ITEMS MUST BE CARRIED OUT BY PROFESSIONAL STRUCTURAL ENGINEERS, REGISTERED TO PRACTICE IN THE PROVINCE OF BRITISH COLUMBIA AND EMPLOYED DIRECTLY BY THE RESPECTIVE CONTRACTOR AND SUB-CONTRACTOR.
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SHEET NOTES

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LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD
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80 AVENUE & 216 STREET
LANGLEY BC

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SEAL:

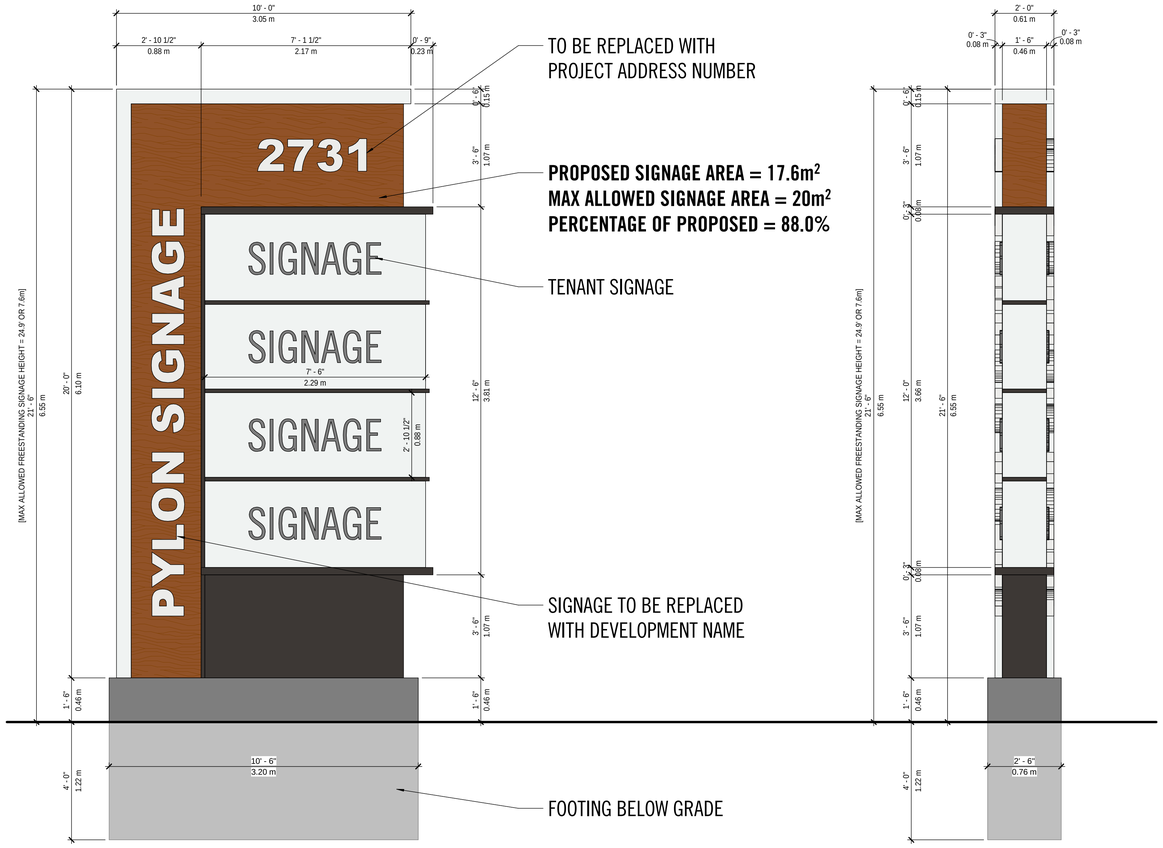


SHEET TITLE:
MONUMENT SIGNAGE - ELEVATIONS & DETAILS

PROJECT NO:	2731
DRAWN BY:	JK
CHECKED BY:	DR
DATE:	22-02-11
SCALE:	1 : 25

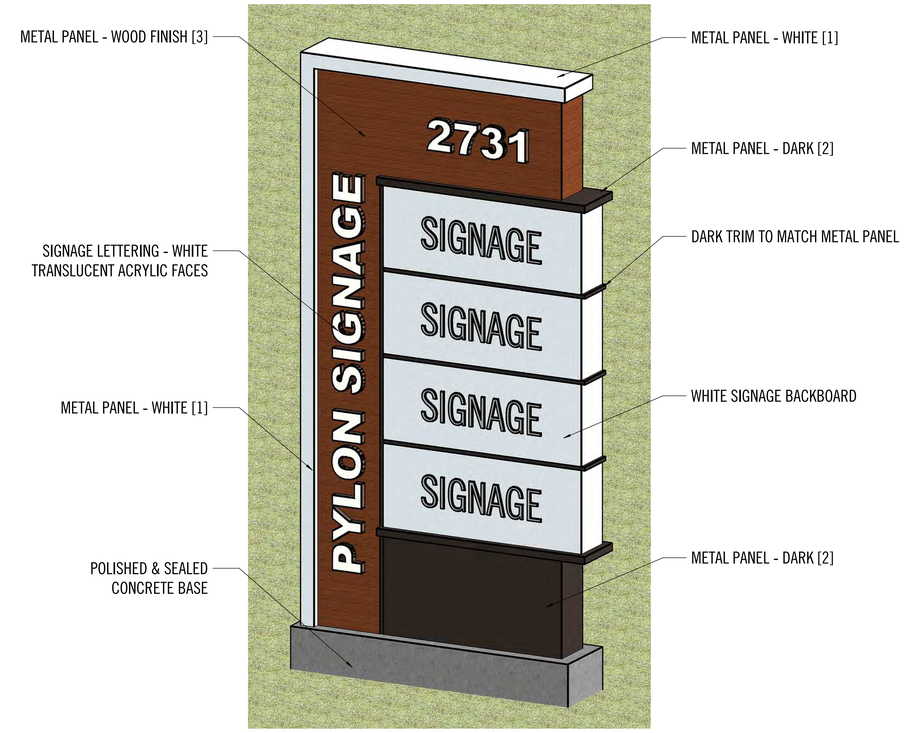
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PYLON SIGNAGE - ELEVATIONS

SCALE: 1 : 25



PYLON SIGNAGE - MATERIAL FINISHES



SITE PYLON SIGNAGE
3D RENDERING



SITE PYLON SIGNAGE AT NIGHT
3D RENDERING

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SHEET NOTES

NO	DATE	ISSUE / ADDENDUM / REVISION
3	22-02-11	RE-ISSUED FOR DP
2	22-01-20	RE-ISSUED FOR DP

LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD

DP No. 08-25-0121

80 AVENUE & 216 STREET

LANGLEY BC

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TORONTO, ON 416.340.8441

SEAL:



SHEET TITLE:

PYLON SIGNAGE - ELEVATIONS & DETAILS

PROJECT NO:	2731
DRAWN BY:	JK
CHECKED BY:	DR
DATE:	22-02-11
SCALE:	1 : 25
SHEET:	A32

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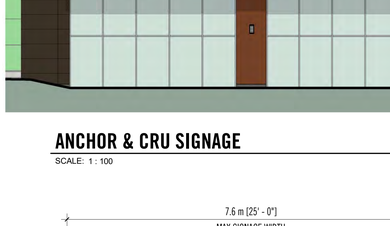
SUPERMARKET SIGNAGE

*SIGN DESIGN FOR CONCEPT PURPOSE ONLY. FINAL DESIGN TO BE DETERMINED BY TENANT

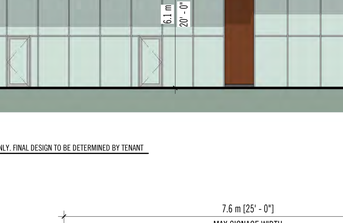
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SIGNAGE AREA BREAKDOWN - UNIT A1

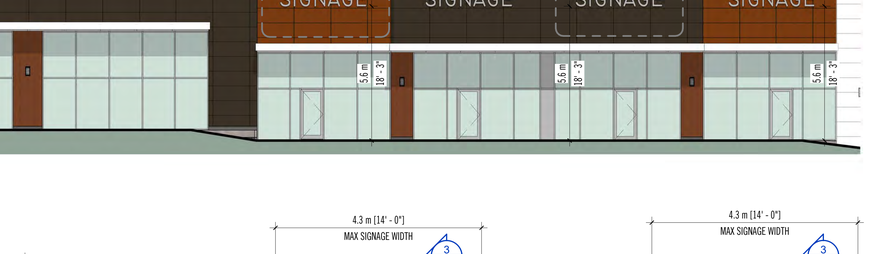
SIGN	WIDTH	HEIGHT	AREA (m²)	AREA (ft²)	BUILDING TYPE
A1.1	14.7m	1.3m	19.11 m²	205.70 ft²	MAJOR ANCHOR
A1.2	5.4m	0.6m	3.24 m²	34.88 ft²	MAJOR ANCHOR
A1.3	5.4m	0.9m	4.86 m²	52.31 ft²	MAJOR ANCHOR
A1.4	4.3m	1.5m	6.45 m²	69.43 ft²	MAJOR ANCHOR
UNIT A1 - SUBTOTAL			8,427.29 m²	90,710.59 ft²	-



3 A35 FASCIA SIGN - A1.3
1 : 50



4 A35 FASCIA SIGN - A1.4
1 : 50



1 A35 FASCIA SIGN - A1.1
1 : 50



2 A35 FASCIA SIGN - A1.2
1 : 50



METAL PANEL - MATERIAL COLOUR SAMPLE**

[1] AL13 - WHITE	[2] AL13 - ACORN GRAY	[3] AL13 - SWISS PEAR	[4] AL13 - SWEET PEA	[18] FACTORY BLACK
SD323	SD303	WD310	CUSTOM	PANEL & FLASHING

** MATERIAL FINISH AND MANUFACTURER SHOWN FOR CONCEPT PURPOSE ONLY. FINAL MATERIAL TO BE DETERMINED BY OWNER.



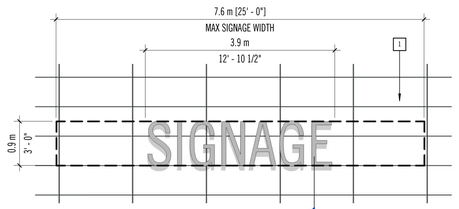
SIGNAGE AREA BREAKDOWN - UNIT A2 - A6

SIGN	WIDTH	HEIGHT	AREA (m²)	AREA (ft²)	BUILDING TYPE
A2.1	3.9m	0.9m	3.51 m²	37.78 ft²	MINOR ANCHOR
A3.1	3.7m	0.6m	2.22 m²	23.90 ft²	CRU
A4.1	3.7m	0.6m	2.22 m²	23.90 ft²	CRU
A5.1	3.7m	0.6m	2.22 m²	23.90 ft²	CRU
A6.1	3.7m	0.6m	2.22 m²	23.90 ft²	CRU

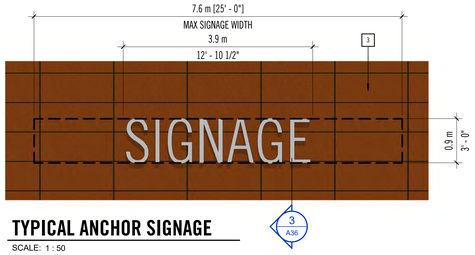
ANCHOR & CRU SIGNAGE

*SIGN DESIGN FOR CONCEPT PURPOSE ONLY. FINAL DESIGN TO BE DETERMINED BY TENANT

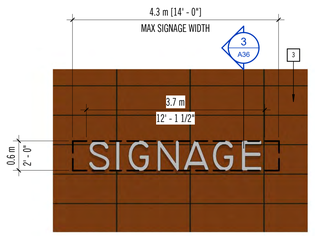
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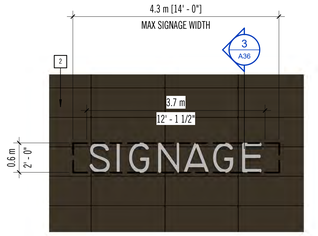
5 A35 TYPICAL ANCHOR SIGNAGE - A2.1
1 : 50



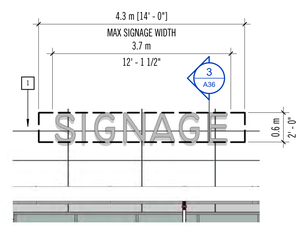
TYPICAL ANCHOR SIGNAGE
SCALE: 1 : 50



7 A35 TYPICAL CRU - SIGNAGE - A3.1 + 6.1
1 : 50



8 A35 TYPICAL CRU - SIGNAGE - A4.1 + 5.1
1 : 50



TYPICAL CRU - SIGNAGE
SCALE: 1 : 50

THE DESIGN OF ALL SUSPENDED ARCHITECTURAL COMPONENTS INCLUDING BULKHEADS, CEILINGS, EQUIPMENT, PIPING AND OTHER SUSPENDED ITEMS MUST BE CARRIED OUT BY PROFESSIONAL STRUCTURAL ENGINEERS, REGISTERED TO PRACTICE IN THE PROVINCE OF BRITISH COLUMBIA AND EMPLOYED DIRECTLY BY THE RESPECTIVE CONTRACTOR AND SUB-CONTRACTOR.
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SHEET NOTES

NO	DATE	ISSUE / ADDENDUM / REVISION
2	22-02-11	RE-ISSUED FOR DEVELOPMENT PERMIT
1	22-01-20	RE-ISSUED FOR DEVELOPMENT PERMIT

LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD
DP No. 08-25-0121
80 AVENUE & 216 STREET
LANGLEY BC

ABBARCH
Engaging Design™
VANCOUVER, BC 604.669.4041
TORONTO, ON 416.340.8441

SEAL:



SHEET TITLE:
BUILDING A SIGNAGE

PROJECT NO:	2731
DRAWN BY:	JK
CHECKED BY:	DR
DATE:	22-02-11
SCALE:	As indicated
SHEET:	A35

2/11/2022 5:06:33 PM
D:\Revit Projects\2731 BUILDING - A - ARC_RMcASTLE.rvt

MATERIAL FINISHES - MATERIAL FINISH AND MANUFACTURER SHOWN FOR CONCEPT PURPOSE ONLY. FINAL MATERIAL TO BE DETERMINED BY OWNER.

[1] AL13 - WHITE
SD323 OR SIMILAR



[2] AL13 - ACORN GRAY
SD3033 OR SIMILAR



[3] AL13 - SWISS PEAR
WD310 3 OR SIMILAR



[4] AL13 - SWEET PEA
CUSTOM TO MATCH TENANT



[18] METAL PANEL & FLASHING
PREFINISHED BLACK



[13] STOREFRONT GLAZING
[14] CURTAIN WALL



FASCIA MOUNTED SIGNAGE
PROJECT EXAMPLES





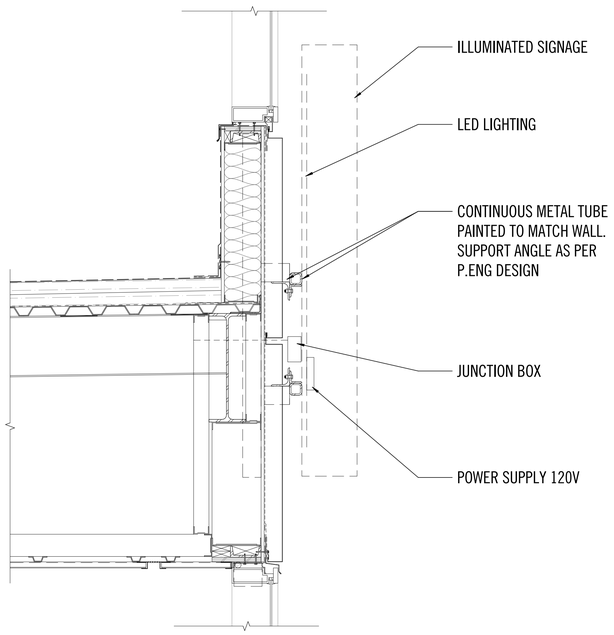




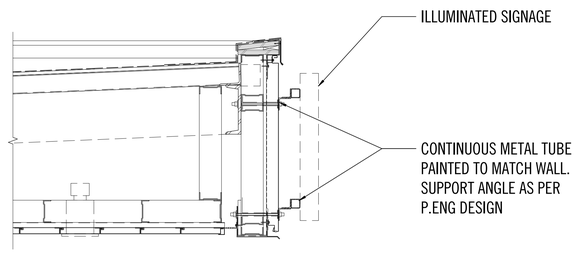




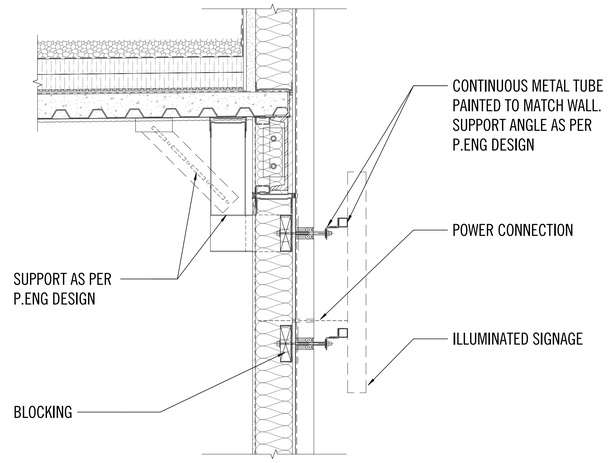




1. SUPERMARKET SIGN (SECTION DETAIL)
SCALE: 1 : 10



2. FASCIA MOUNTED SIGN (SECTION DETAIL)
SCALE: 1 : 10



3. WALL MOUNTED SIGNS (SECTION DETAIL)
SCALE: 1 : 10

THE DESIGN OF ALL SUSPENDED ARCHITECTURAL COMPONENTS INCLUDING BULKHEADS, CEILINGS, EQUIPMENT, PIPING AND OTHER SUSPENDED ITEMS MUST BE CARRIED OUT BY PROFESSIONAL STRUCTURAL ENGINEERS, REGISTERED TO PRACTICE IN THE PROVINCE OF BRITISH COLUMBIA AND EMPLOYED DIRECTLY BY THE RESPECTIVE CONTRACTOR AND SUB-CONTRACTOR.
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SHEET NOTES

NO	DATE	ISSUE / ADDENDUM / REVISION
1	22-01-20	RE-ISSUED FOR DEVELOPMENT PERMIT

LORVAL DEVELOPMENTS

WILLIAMS
NEIGHBOURHOOD
DP No. 08-25-0121
80 AVENUE & 216 STREET
LANGLEY BC

ABBARCH
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VANCOUVER, BC 604.669.4041
TORONTO, ON 416.340.8441

SEAL:



SHEET TITLE:
MATERIAL LEGEND AND TYPICAL SIGNAGE DETAILS

PROJECT NO:	2731
DRAWN BY:	JK
CHECKED BY:	DR
DATE:	22-02-11
SCALE:	As indicated

SHEET:
A36

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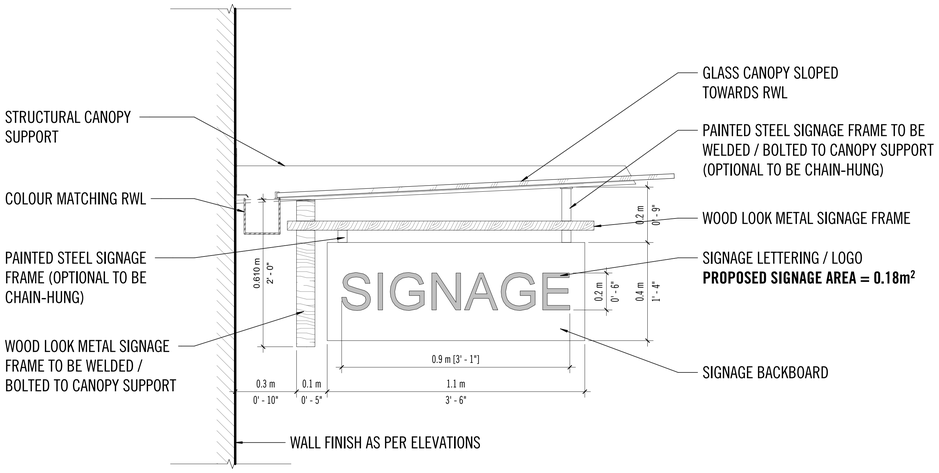


UNDER CANOPY MOUNTED SIGNAGE
ENLARGED 3D RENDERING

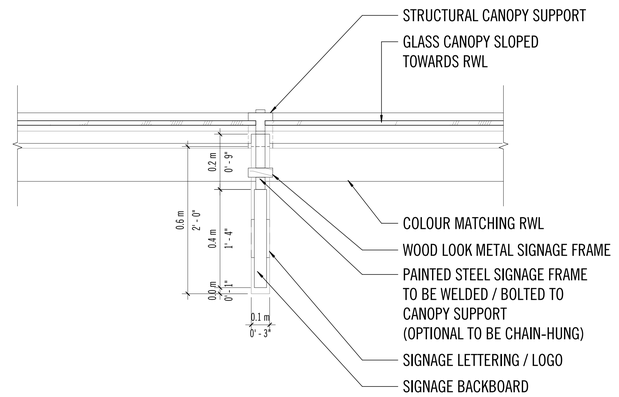


UNDER CANOPY MOUNTED SIGNAGE
EXAMPLE 3D RENDERING

SECTION / SIDE ELEVATION



FRONT ELEVATION



4. UNDER CANOPY MOUNTED SIGNAGE

SCALE: 1 : 10

*SIGN DESIGN AND DETAILS FOR CONCEPT PURPOSE ONLY. FINAL DESIGN TO BE DETERMINED BY TENANT. FINAL CONSTRUCTION DETAILS MAY DIFFER THAN SHOWN AS PER P.ENG DESIGNS

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THE DESIGN OF ALL SUSPENDED ARCHITECTURAL COMPONENTS INCLUDING BULKHEADS, CEILINGS, EQUIPMENT, PIPING AND OTHER SUSPENDED ITEMS MUST BE CARRIED OUT BY PROFESSIONAL STRUCTURAL ENGINEERS, REGISTERED TO PRACTICE IN THE PROVINCE OF BRITISH COLUMBIA AND EMPLOYED DIRECTLY BY THE RESPECTIVE CONTRACTOR AND SUB-CONTRACTOR.
DESIGNS SHALL TAKE INTO ACCOUNT ALL SEISMIC AND DESIGN LOAD REQUIREMENTS, AS SET OUT IN THE BRITISH COLUMBIA BUILDING CODE, LATEST EDITION. THE PROFESSIONAL STRUCTURAL ENGINEER SHALL REVIEW AND APPROVE THE DESIGNS AND SHALL CERTIFY THE COMPLETED INSTALLATION, UTILISING SCHEDULES S-B AND S-C OF THE BRITISH COLUMBIA BUILDING CODE.
THE DESIGNS ARE ALSO SUBJECT TO THE APPROVAL OF THE OWNER AND ARCHITECT WITH REGARD TO SUITABILITY OF APPEARANCE AND COMPATIBILITY WITH ADJACENT WORK.

SHEET NOTES

NO	DATE	ISSUE / ADDENDUM / REVISION
2	22-02-11	RE-ISSUED FOR DEVELOPMENT PERMIT
1	22-01-20	RE-ISSUED FOR DEVELOPMENT PERMIT

LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD
DP No. 08-25-0121
80 AVENUE & 216 STREET
LANGLEY BC

ABBARCH
Engaging Design™
VANCOUVER, BC 604.669.4041
TORONTO, ON 416.340.8441

SEAL:

SHEET TITLE:
CANOPY MOUNTED SIGNAGE DETAILS

PROJECT NO:	2731
DRAWN BY:	JK
CHECKED BY:	DR
DATE:	22-02-11
SCALE:	1 : 10

SHEET:
A37



RENDERING VIEW OF LOADING DOCK FROM 81ST AVENUE



RENDERING VIEW OF LOADING DOCK ENTRANCE FROM 81ST AVENUE

THE DESIGN OF ALL SUSPENDED ARCHITECTURAL COMPONENTS INCLUDING BULKHEADS, CEILINGS, EQUIPMENT, PIPING AND OTHER SUSPENDED ITEMS MUST BE CARRIED OUT BY PROFESSIONAL STRUCTURAL ENGINEERS, REGISTERED TO PRACTICE IN THE PROVINCE OF BRITISH COLUMBIA AND EMPLOYED DIRECTLY BY THE RESPECTIVE CONTRACTOR AND SUB-CONTRACTOR.
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SHEET NOTES

NO	DATE	ISSUE / ADDENDUM / REVISION
3	22-02-11	RE-ISSUED FOR DP
2	22-01-20	RE-ISSUED FOR DP

LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD

DP No. 08-25-0121

80 AVENUE & 216 STREET

LANGLEY BC

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SEAL:

REGISTERED ARCHITECT MARK BEDFORD BRITISH COLUMBIA

SHEET TITLE:

BUILDING A - LOADING DOCK SCREEN

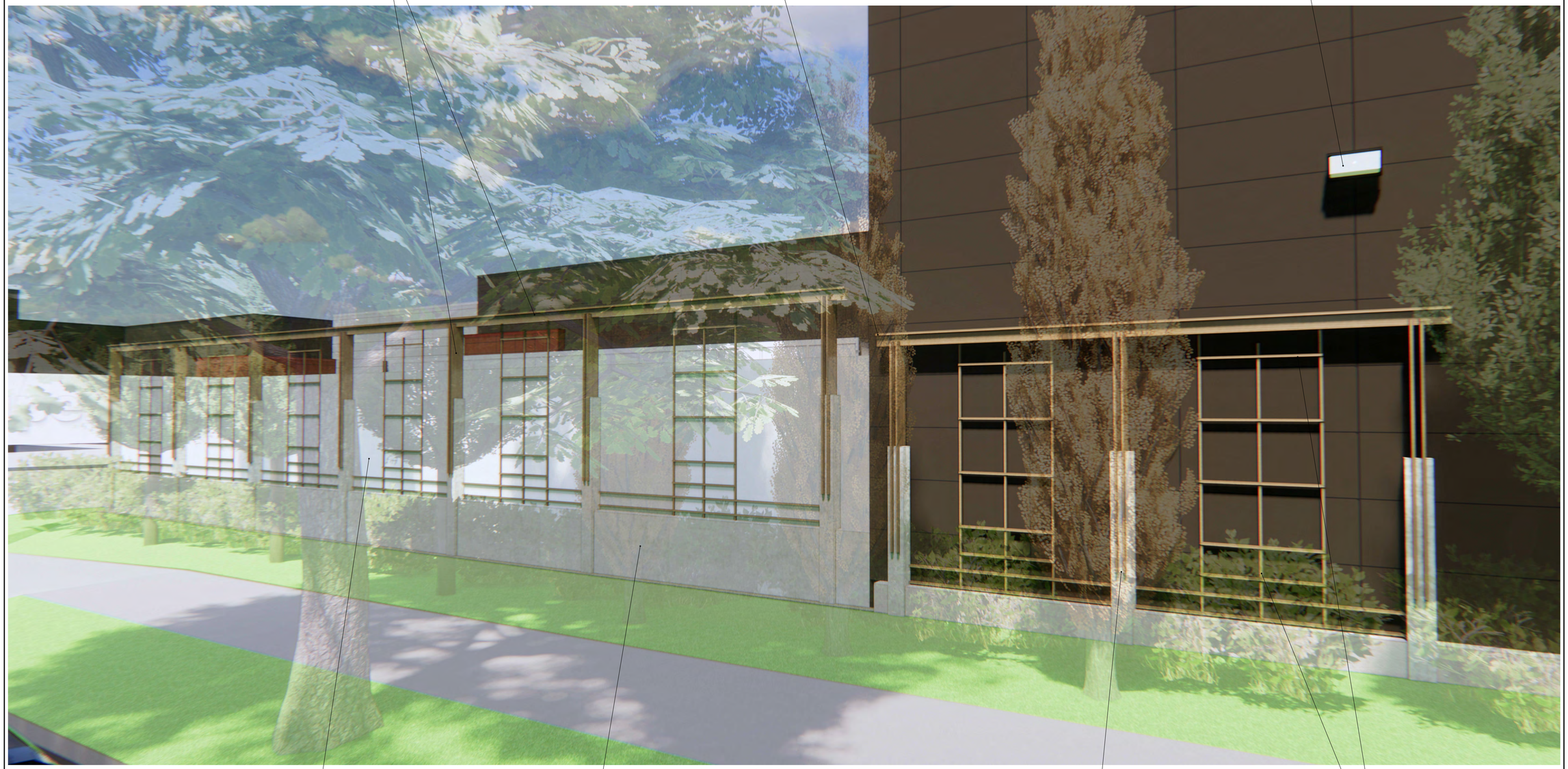
PROJECT NO:	2731
DRAWN BY:	JK
CHECKED BY:	MB
DATE:	22-02-11
SCALE:	
SHEET:	A38

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PAINTED METAL TRELLIS

METALL TRELLIS STEPS DOWN AT BUILDING FACE

WALL MOUNTED LIGHTING - LUMARK WP WAL-PAK



ENLARGED VIEW OF LOADING DOCK SCREEN

PAINTED CONCRETE SCREEN WALL

SANDED CONCRETE SCREEN WALL

METAL PILLAR FEATURE WITH CONCRETE PILASTER BELOW

PAINTED METAL TRELLIS

THE DESIGN OF ALL SUSPENDED ARCHITECTURAL COMPONENTS INCLUDING BULKHEADS, CEILINGS, EQUIPMENT, PIPING AND OTHER SUSPENDED ITEMS MUST BE CARRIED OUT BY PROFESSIONAL STRUCTURAL ENGINEERS, REGISTERED TO PRACTICE IN THE PROVINCE OF BRITISH COLUMBIA AND EMPLOYED DIRECTLY BY THE RESPECTIVE CONTRACTOR AND SUB-CONTRACTOR.
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3	22-02-11	RE-ISSUED FOR DP
2	22-01-20	RE-ISSUED FOR DP

LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD

DP No. 08-25-0121

80 AVENUE & 216 STREET

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SEAL:



SHEET TITLE:

BUILDING A - LOADING DOCK SCREEN

PROJECT NO:	2731
DRAWN BY:	JK
CHECKED BY:	MB
DATE:	22-02-11
SCALE:	

SHEET:

A39

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PAINTED CONCRETE WALL WITH SANDED CONCRETE BASE

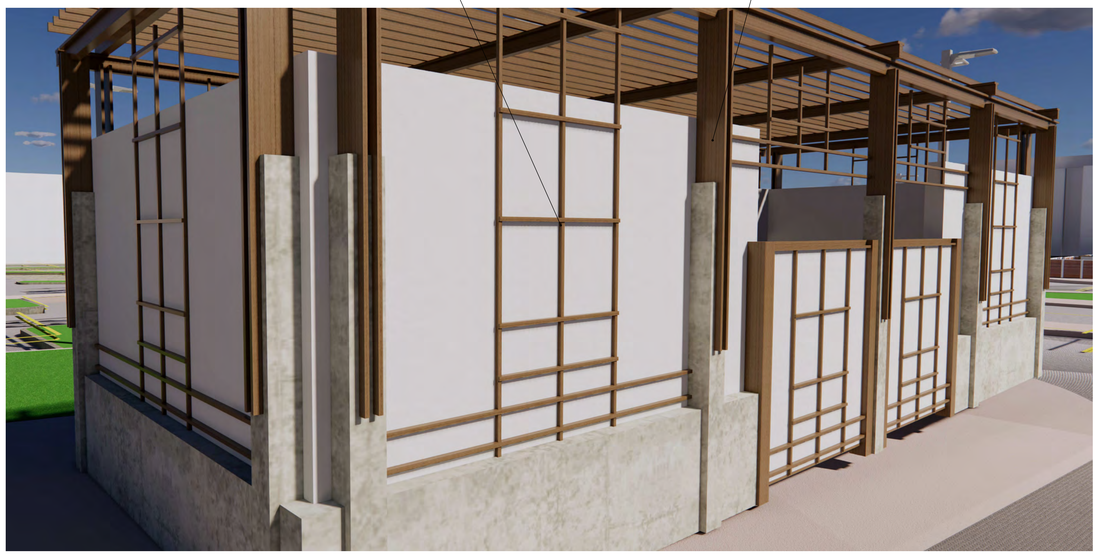
PAINTED METAL TRELLIS



RENDERING VIEW OF GARBAGE ENCLOSURE (REAR)

METAL TRELLIS DESIGN FEATURE ON WALL

METAL COLUMN FEATURE WITH CONCRETE PILASTERS



RENDERING VIEW OF GARBAGE ENCLOSURE (FRONT)

GARBAGE ENCLOSURE GATE

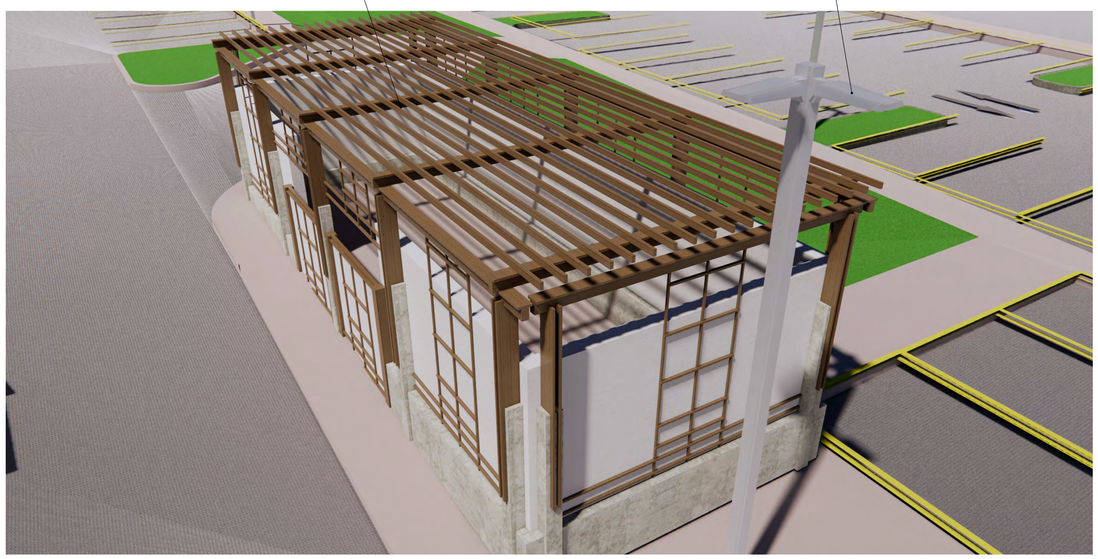
RAISED TRELLIS ABOVE GATE



ELEVATED VIEW OF GARBAGE ENCLOSURE GATE

PAINTED METAL TRELLIS

SITE AREA LIGHT - LUMARK PREVAIL



OVERHEAD VIEW OF GARBAGE ENCLOSURE

THE DESIGN OF ALL SUSPENDED ARCHITECTURAL COMPONENTS INCLUDING BULKHEADS, CEILINGS, EQUIPMENT, PIPING AND OTHER SUSPENDED ITEMS MUST BE CARRIED OUT BY PROFESSIONAL STRUCTURAL ENGINEERS, REGISTERED TO PRACTICE IN THE PROVINCE OF BRITISH COLUMBIA AND EMPLOYED DIRECTLY BY THE RESPECTIVE CONTRACTOR AND SUB-CONTRACTOR.
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2	22-01-20	RE-ISSUED FOR DP

LORVAL DEVELOPMENTS

WILLIAMS NEIGHBOURHOOD

DP No. 08-25-0121

80 AVENUE & 216 STREET

LANGLEY BC

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SEAL:



SHEET TITLE:

TYPICAL GARBAGE ENCLOSURE

PROJECT NO:	2731
DRAWN BY:	JK
CHECKED BY:	MB
DATE:	22-02-11
SCALE:	
SHEET:	A40

2/11/2022 3:45:05 PM
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