

LATIMER GROVE - LOT B - LOWRISE

LANGLEY - BC

DESIGN DEVELOPMENT
NOVEMBER 2022

PROJECT STATISTICS - LOT B

CIVIC ADDRESS:	8393 200th ST, LANGLEY, BRITISH COLUMBIA		
LEGAL DESCRIPTION:	LOT 54, SECTION 27, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 43766		
LOT B AREAS:	75,062.43 S.F.	6,973.53 M ²	1.72 ACRES
ZONING INFORMATION:	EXISTING	PROPOSED	
	-	CD	
FAR CALCULATION:	-	1.2 (FOR LOT A&B COMBINED)	
LOT B DENSITY:	-	161,213.03 S.F. (14,977.18 M ²)	
LOT COVERAGE:	-	35,916.1 S.F. (3,336.71 M ²)	
OUTDOOR AMENITY:	-	12,329.72 S.F. (1,145.47M ²)	
LOT SETBACKS		ALLOWED / REQUIRED	PROPOSED / PROVIDED
LANDSCAPE BUFFER ZONE (LOT A&B):			
NORTH (INTERIOR LOT LINE):	-		2.0 M
NORTH EAST (INTERIOR LOT LINE):	-		2.0 M
EAST (INTERIOR LOT LINE):	-		2.0 M
SOUTH (83 AVE):	-		2.0 M
WEST (FACING 198 ST):	-		2.0 M
BUILDING SET BACK (LOT B):			
NORTH:	-		-
NORTH EAST:	-		-
EAST:	-		3.5 M
SOUTH:	-		2.8 M
WEST:	-		2.5 M

BUILDINGS DATA

BUILDING 1 AREA	LEVEL 1	14,387.12 SF	1,336.60 M2
	LEVEL 2	14,449.87 SF	1,342.44 M2
	LEVEL 3	14,449.87 SF	1,342.44 M2
	LEVEL 4	14,449.87 SF	1,342.44 M2
	LEVEL 5	14,449.87 SF	1,342.44 M2
	LEVEL 6	14,449.87 SF	1,342.44 M2
	TOTAL	86,636.47 SF	8,048.79 M2
BUILDING 2 AREA	LEVEL 1	12,341.51 SF	1,146.56 M2
	LEVEL 2	12,447 SF	1,156.36 M2
	LEVEL 3	12,447 SF	1,156.36 M2
	LEVEL 4	12,447 SF	1,156.36 M2
	LEVEL 5	12,447 SF	1,156.36 M2
	LEVEL 6	12,447 SF	1,156.36 M2
	TOTAL	74,576.56 SF	6,706.35 M2
BUILDING 1&2 TOTAL AREA		161,213.03 S.F.	14,977.18 M ²

UNIT BREAKDOWN

BUILDING 1				
UNIT DESCRIPTION	UNIT TYPE	QUANTITY	FLOOR AREA	UNIT COUNT:
STUDIO	F	22	420 SF (39 M2)	GROUND FLOOR: 18 UNITS
1 BED 1 BATH	I	12	520.8 SF (48.4 M2)	TYPICAL FLOOR: 19 UNITS
1 BED 1 BATH 1DEN	A	24	600 SF (55.74 M2)	FLOOR 6 : 18 UNITS
2 BED 2 BATH 1DEN	B	19	840 SF (78.03 M2)	TOTAL PER BUILDING 1: 112 UNITS
2 BED 2 BATH 1DEN	B1	06	825.1 SF (76.65 M2)	
2 BED 2 BATH 1DEN (ADAPTABLE)	C	06	822.25 SF (76.39 M2)	
2 BED 2 BATH 1DEN	H	06	820.92 SF (76.26 M2)	
2 BED 2 BATH 1DEN	H1	06	847.1 SF (78.70 M2)	
3 BED 2 BATH 1DEN	E	06	925.92 SF (86.02 M2)	
3 BED 2 BATH 1DEN	E1	05	954.37 SF (88.66 M2)	
BUILDING 2				
UNIT DESCRIPTION	UNIT TYPE	QUANTITY	FLOOR AREA	UNIT COUNT:
1 BED 1 BATH	I	11	520.8 SF (48.4 M2)	GROUND FLOOR: 13 UNITS
1 BED 1 BATH 1DEN	A	12	600 SF (55.74 M2)	TYPICAL FLOOR: 14 UNITS
2 BED 2 BATH 1DEN	B	24	840 SF (78.03 M2)	TOTAL PER BUILDING 2: 83 UNITS
2 BED 2 BATH 1DEN (ADAPTABLE)	C	06	822.25 SF (76.39 M2)	
2 BED 2 BATH 1DEN (ADAPTABLE)	C1	06	828.34 SF (76.95 M2)	
3 BED 2 BATH 1DEN	E	13	925.92 SF (86.02 M2)	
3 BED 2 BATH 1DEN	E1	11	954.37 SF (88.66 M2)	



PARKING DATA

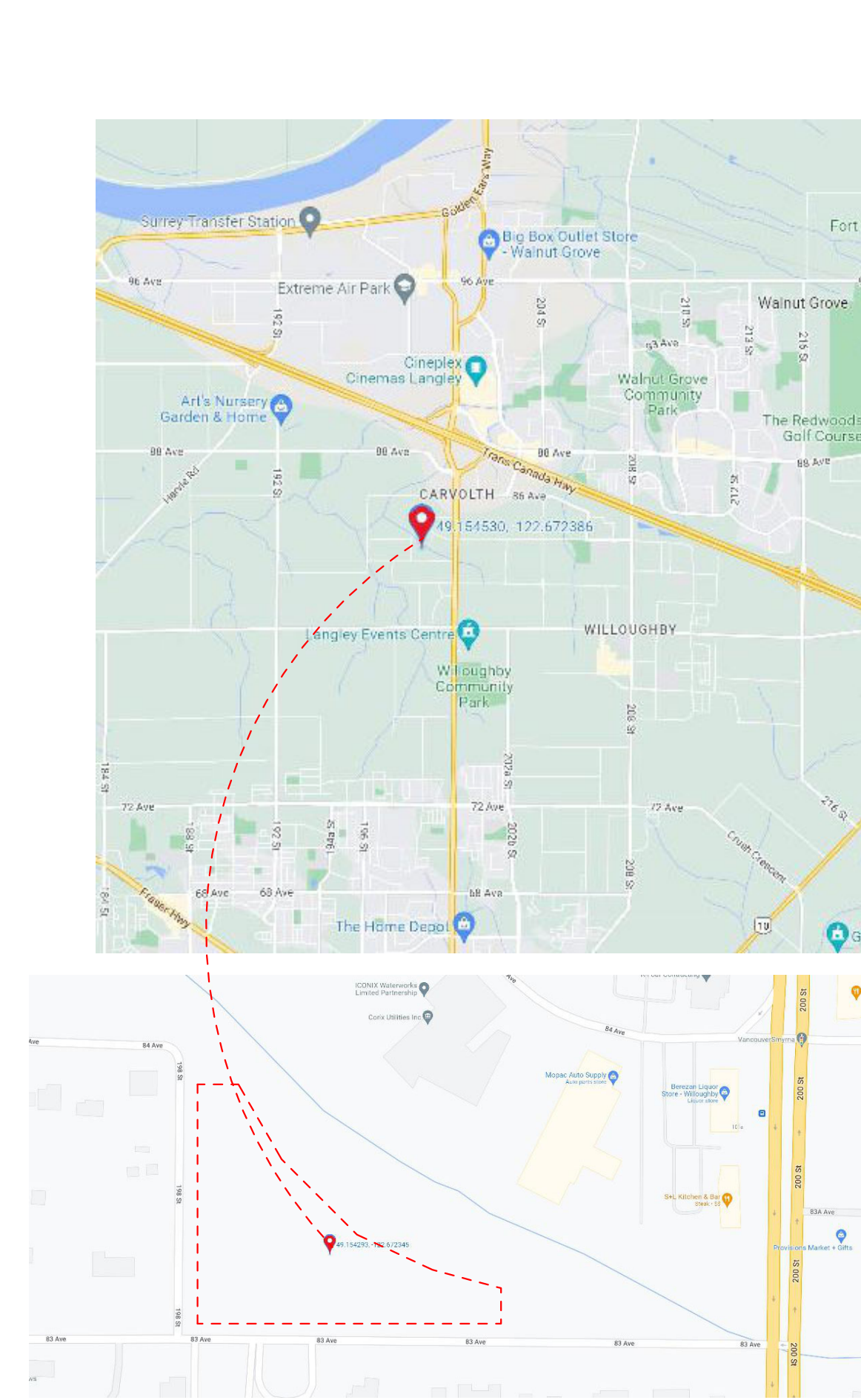
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	22		
1, 2, 3 BED (173 UNITS)	1.5	260	
TOTAL RESIDENT PARKING		282	282
VISITOR PARKING	0.10	29	29
TOTAL PARKING REQUIRED:		311	311
		ALLOWED / REQ'D	PROVIDED
ACCESSIBLE STALLS (1x PER 50 STALLS)	7		7
SMALL CARS (MAX 20%)	63		51

BICYCLE PARKING

UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.2	27	
1, 2, 3 BED (173 UNITS)	1.2	208	
TOTAL BIKE PARKING		235	
TOTAL REQUIRED		235	345



VICINITY PLAN



ARCHITECTURE DRAWING LIST

SHEET	NAME	SCALE
A0.01.00	COVER SHEET	N/A
A0.01.01	CONTEXT IMAGES	N/A
A0.01.02	SHADOW STUDY	
A0.01.03	SHADOW STUDY	N/A
A0.01.04	SITE SURVEY AND SETBACKS	1:400
A0.01.05	MATERIAL BOARD	N/A
A0.01.06	FIRE FIGHTER ACCESS	1/16"=1'-0"
A0.01.07	PHASING PLAN	
A0.01.08	PARKING PHASING PLAN P2	
A0.01.09	PARKING PHASING PLAN P1	
A1.02.01	SITE PLAN	1/16"=1'-0"
A2.02.02	PARKING PLAN LEVEL P2	1/16"=1'-0"
A2.02.03	PARKING PLAN LEVEL P1	1/16"=1'-0"
A2.02.04	BUILDING 2 - BASEMENT	1/8"=1'-0"
A2.02.05	BUILDING 1 - LEVEL 1	1/8"=1'-0"
A2.02.06	BUILDING 1 - LEVEL 2	1/8"=1'-0"
A2.02.07	BUILDING 1 - LEVEL 3-5	1/8"=1'-0"
A2.02.09	BUILDING 1 - LEVEL 6	1/8"=1'-0"
A2.02.10	BUILDING 1 - ROOF	1/8"=1'-0"
A2.02.11	BUILDING 2 - LEVEL 1	1/8"=1'-0"
A2.02.12	BUILDING 2 - LEVEL 2-5	1/8"=1'-0"
A2.02.16	BUILDING 2 - LEVEL 6	1/8"=1'-0"
A2.02.17	BUILDING 2 - ROOF	1/8"=1'-0"
A3.02.01	UNIT PLANS	1/4"=1'-0"
A3.02.02	UNIT PLANS	1/4"=1'-0"
A4.02.02	BUILDING 1 - ELEVATION NORTH / WEST	1/8"=1'-0"
A4.02.03	BUILDING 1 - ELEVATION SOUTH / EAST	1/8"=1'-0"
A4.02.04	BUILDING 2 - ELEVATION NORTH / WEST	1/8"=1'-0"
A4.02.05	BUILDING 2 - ELEVATION SOUTH / EAST	1/8"=1'-0"
A4.02.06	STREETSCAPE - 83 AVENUE	3/32"=1'-0"
A5.02.01	SITE SECTION A-A	1:150
A5.02.02	SITE SECTION B-B	1:150
A5.02.03	SITE SECTION C-C	1:150
A5.02.04	SECTION FROM ENTRY RAMP	N/A
A9.02.01	PERSPECTIVES	N/A
A9.02.02	PERSPECTIVES	N/A

PROJECT CONTACT LIST

CLIENT/DEVELOPER: NORTH ARC PROPERTIES 22716 64TH AVE LANGLEY, BC. V2Y 2N8	CONTACT: SUNNY SANDER T: 604-363-4201 sunny@northarc.ca
ARCHITECT: CICCOZZI ARCHITECTURE 15th FLOOR - 1095 W PENDER ST VANCOUVER, BC. V6E 2M6	CONTACT: ALI DANESH T: 604-687-4741 ext: 7354 ali.danesh@ciccozziarchitecture.com
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MECHANICAL: BLUERIDGE ENGINEERING LTD. #209 - 17660 65A AVE SURREY, BC. V3S 5N4	CONTACT: DAVID PANKRATZ T: 604-372-3273 davidp@blueridge-eng.ca
ELECTRICAL: PRIMARY ENGINEERING #209 - 8327 EASTLAKE DRIVE BURNABY, BC. V5A 4W2	CONTACT: KEVIN RAI T: 604-803-9922 krai@primaryeng.com
CIVIL: COASTLAND ENGINEERING & SURVEYING LTD. 18292 60 AVE SURREY, BC. V3S 3M2	CONTACT: MIKE HELLE T: 604-532-9700 hell@coastland.bc.ca
LANDSCAPE: VAN DER ZALM #102 - 355 KINGSWAY VANCOUVER, BC. V5T 3JZ	CONTACT: MARK VAN DER ZALM ANDREW DANIELSON T: 604-882-0024 mark@vdz.ca, andrew@vdz.ca
CODE: PONTEN GROUP SUITE 309 - 63 W 6TH AVE VANCOUVER, BC. V5K 1K2	CONTACT: JUSTIN LAU T: 604-202-8167 jlau@pontengrp.com
ENERGY: PRIMARY ENGINEERING #400 - 8085 North Fraser Way, Burnaby, BC V5J 5M8	CONTACT: Einar Helbig T: 604-727-4322 Einar@e3ecogroup.com
SURVEY: BUTLER SUNDVICK 4-19089 94TH AVE SURREY, BC. V4N 3S4	CONTACT: BUTLER SUNDVICK T: 604-513-9611
ARBORIST: VAN DER ZALM #102 - 355 KINGSWAY VANCOUVER, BC. V5T 3JZ	CONTACT: GLYN ROMAINE T: 604-882-0024 glyn@vdz.ca

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DATE:	DESCRIPTION:
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2022-11-29	ISSUED FOR DP

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CICCOZZI
ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY: A.N. / I.B.	CHECKED BY: RC
SCALE: 1 1/2" = 1'-0"	PROJECT NO.: CA 760

SHEET TITLE:
COVER SHEET

REV. NO.:	SHEET NO.: A0.01.00
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PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY: A.N. / I.B.	CHECKED BY: RC
SCALE: 3" = 1'-0"	PROJECT NO.: CA 760

SHEET TITLE:

CONTEXT IMAGES

REV. NO.:	SHEET NO.: A0.01.01
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1 SITE CONTEXT PLAN
NTS.

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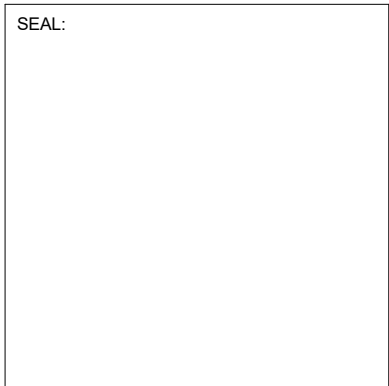
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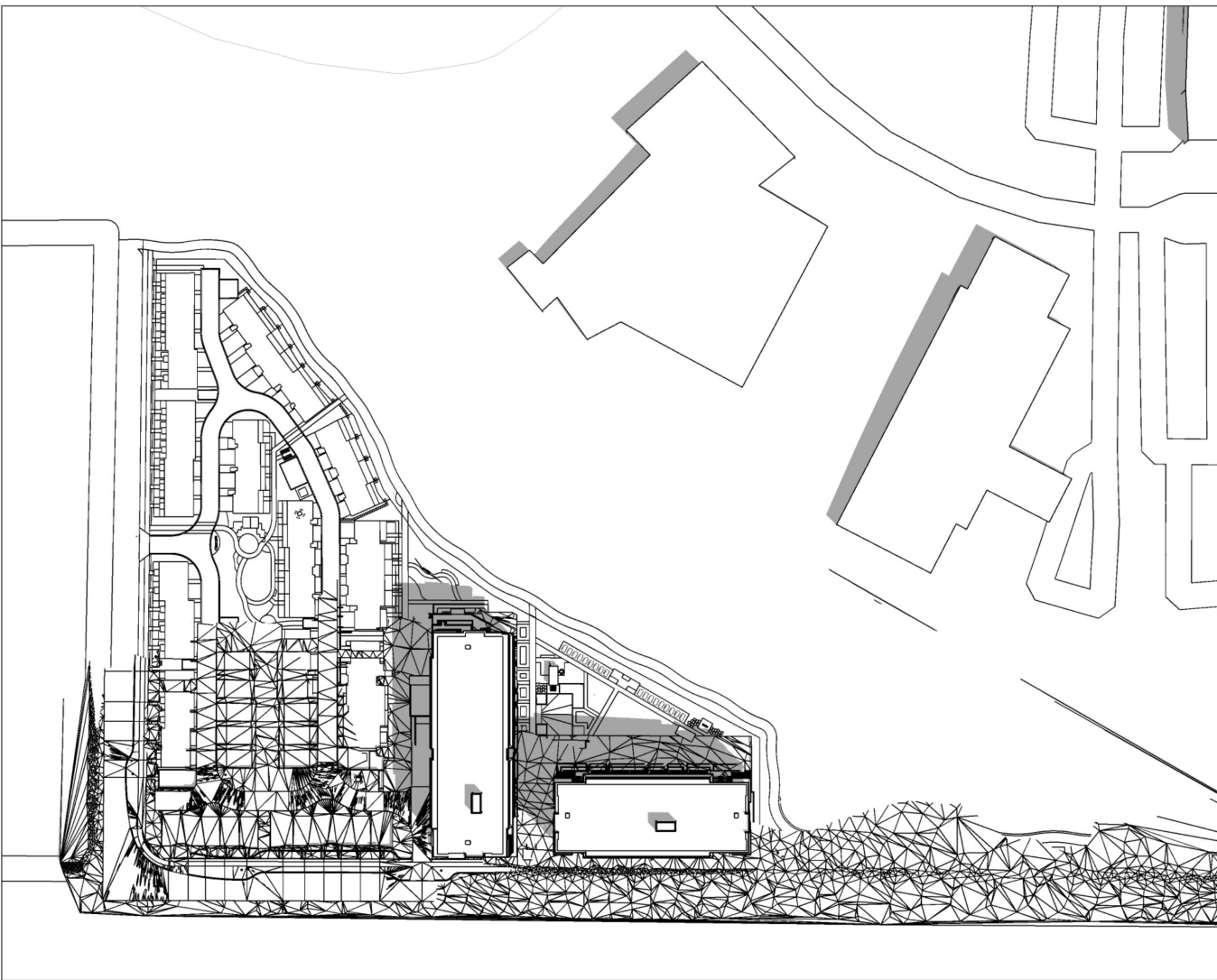
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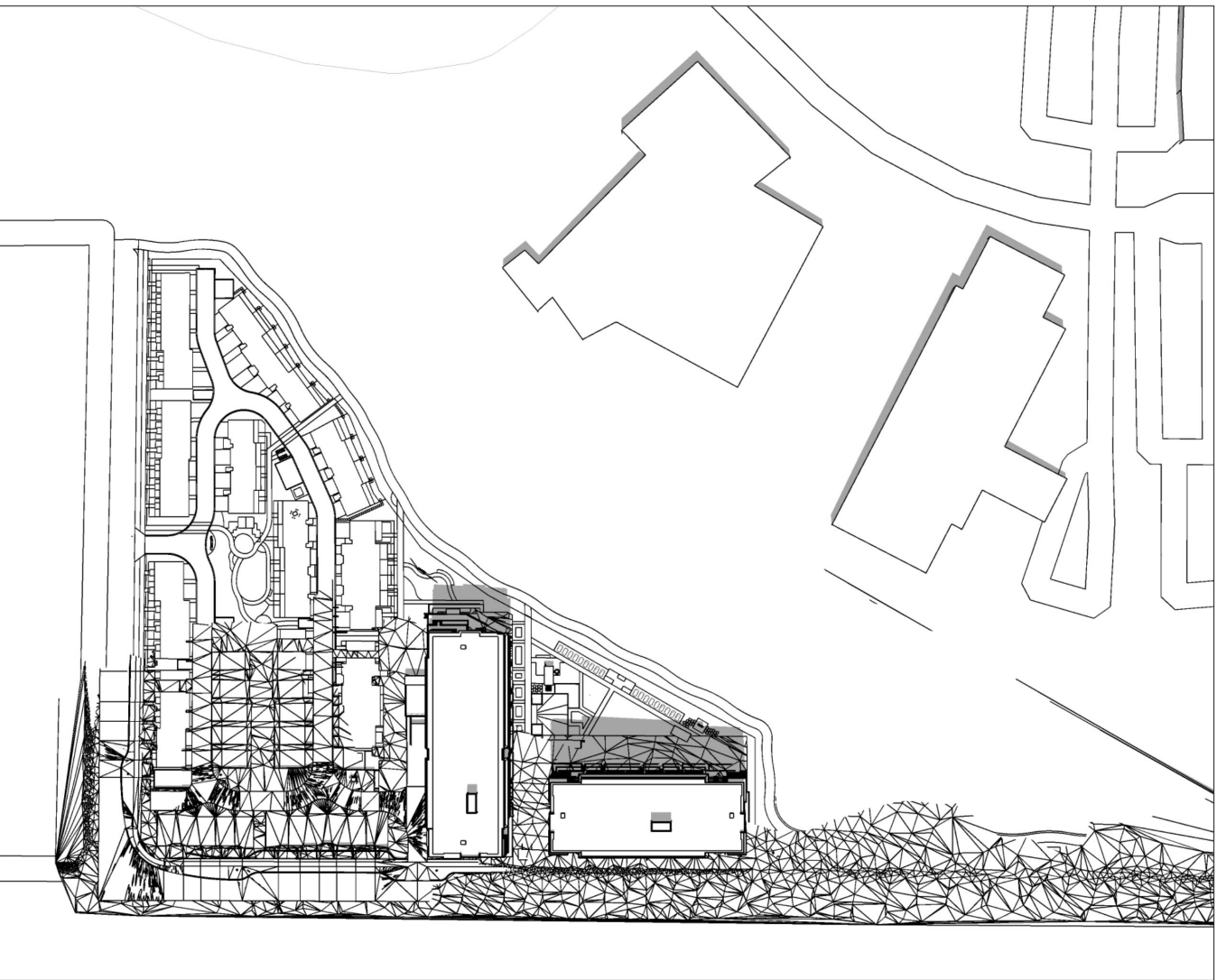
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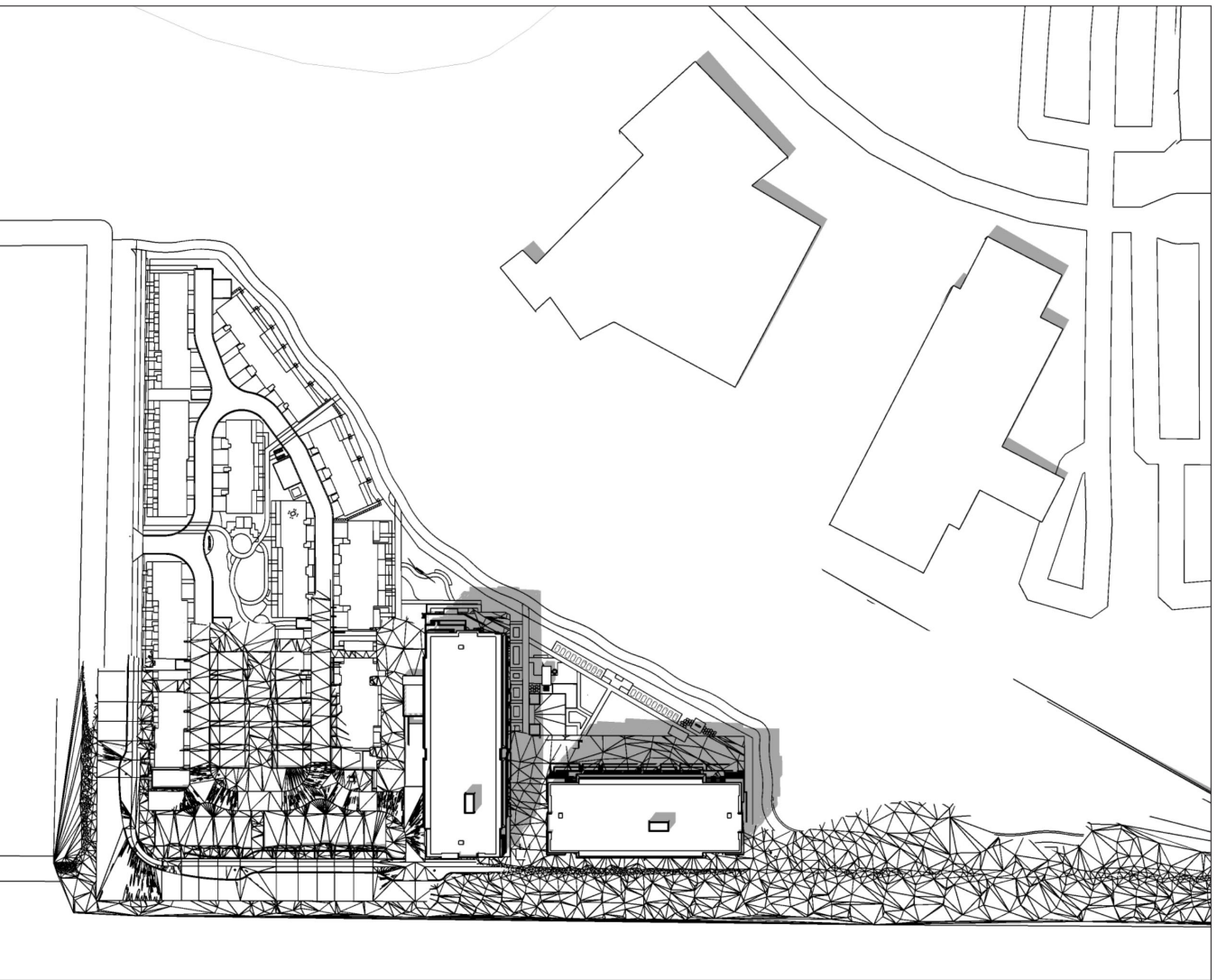
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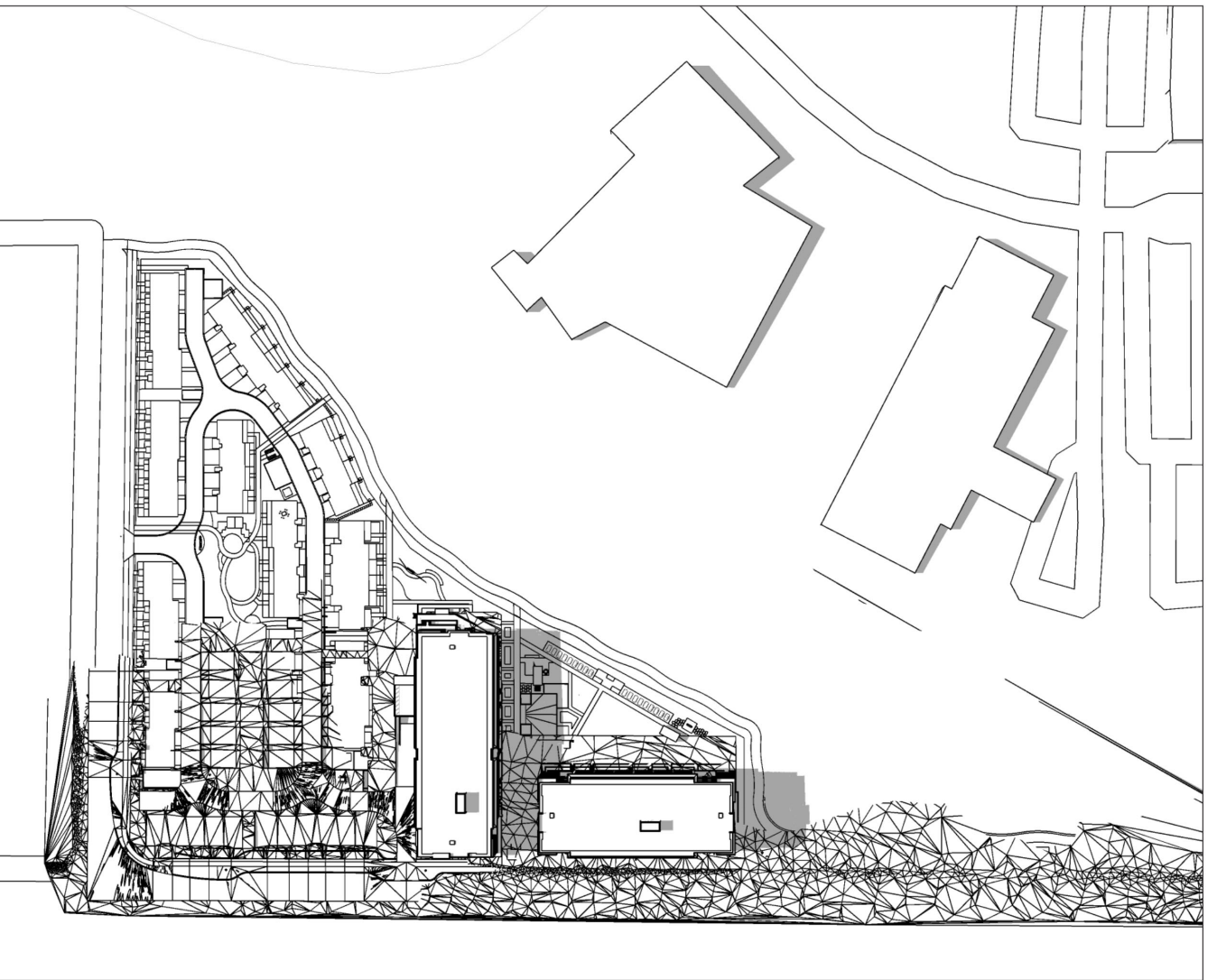
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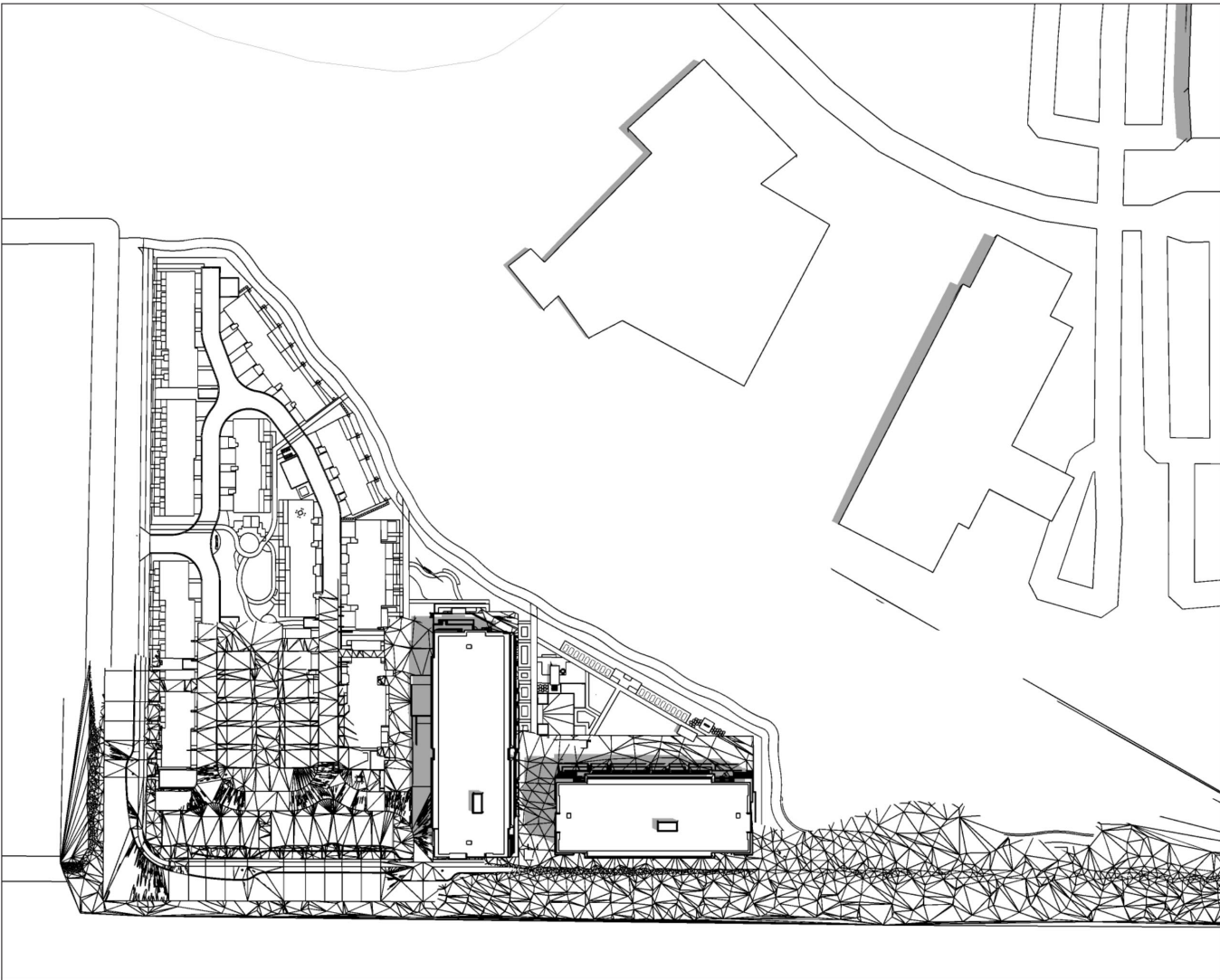


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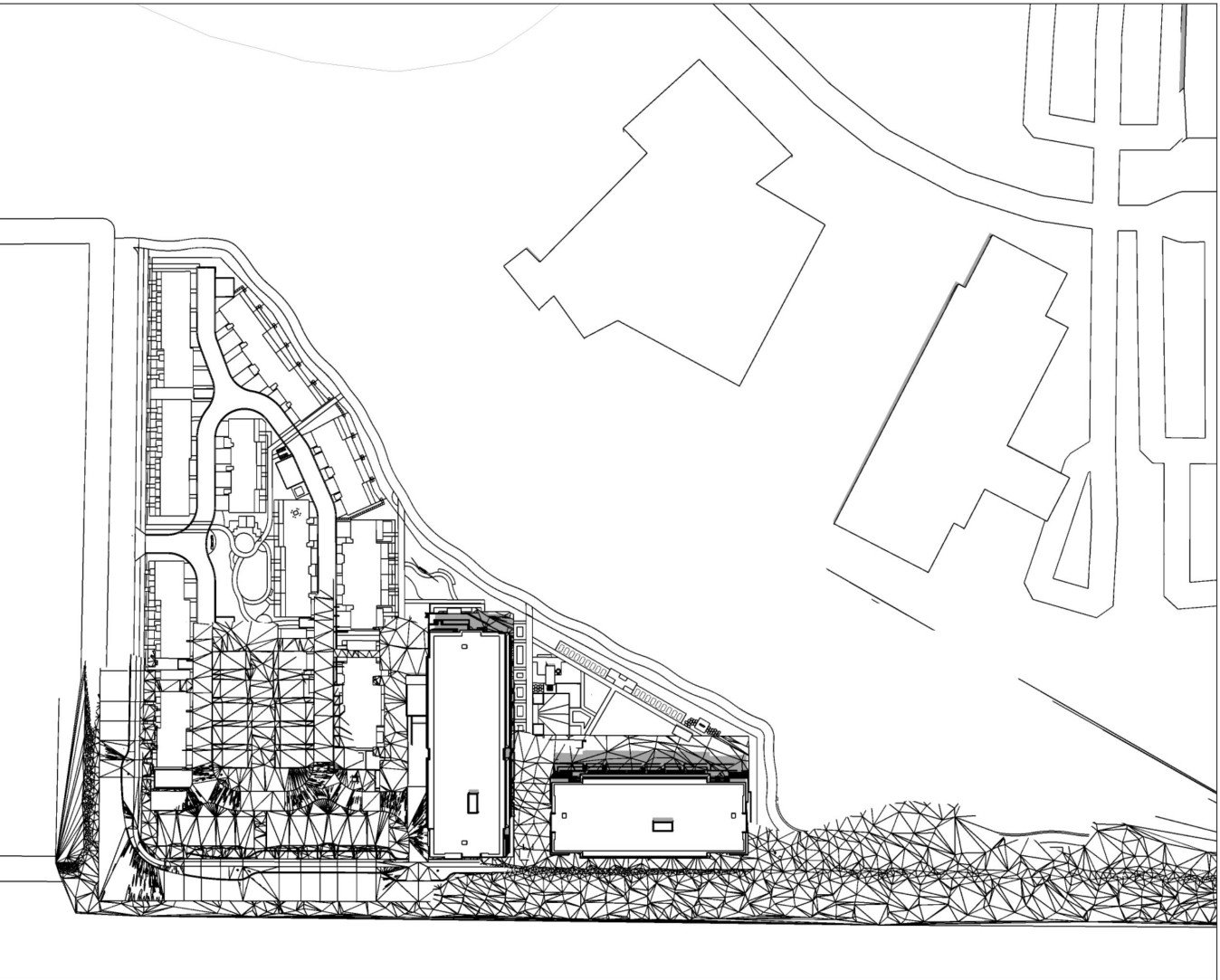


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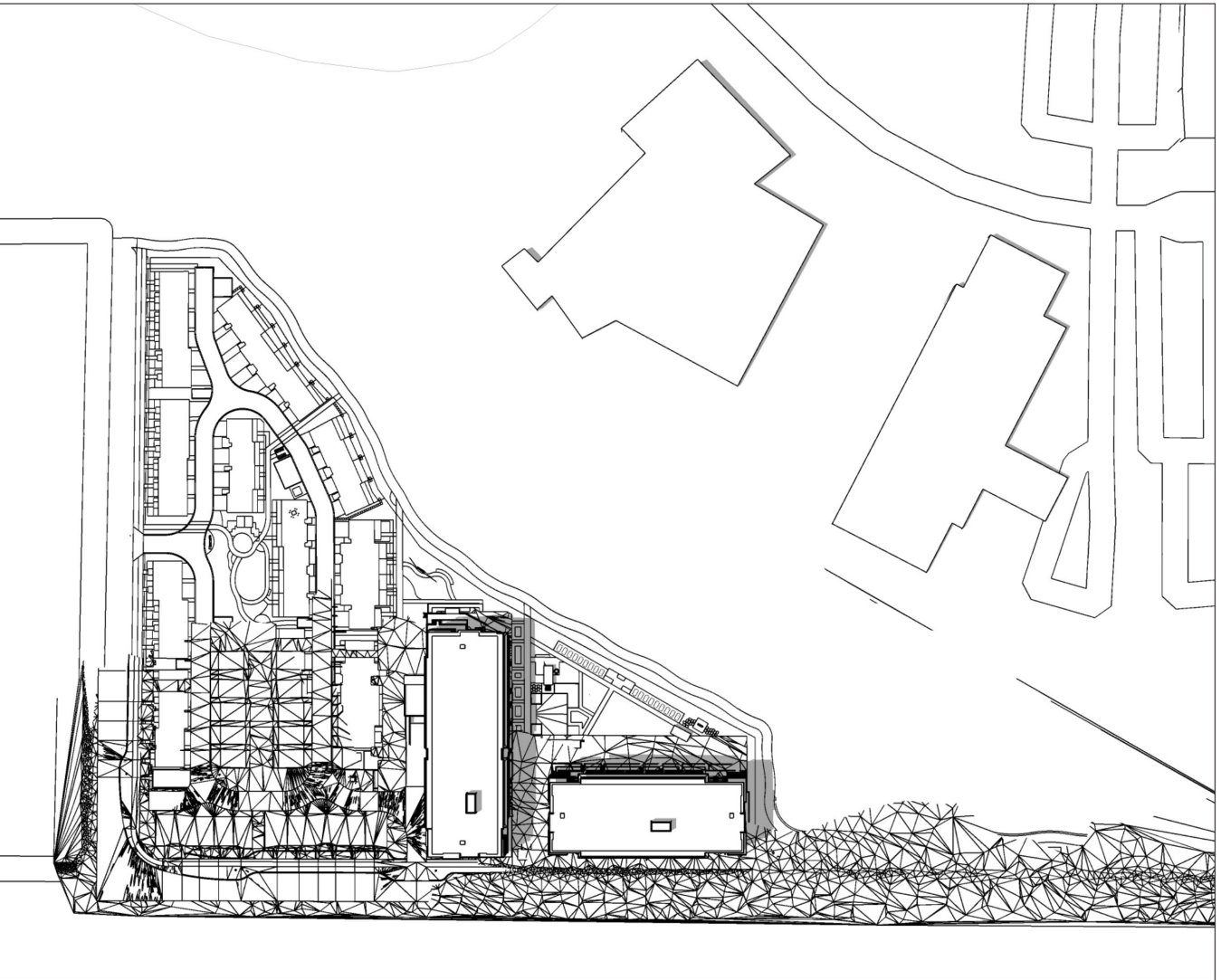
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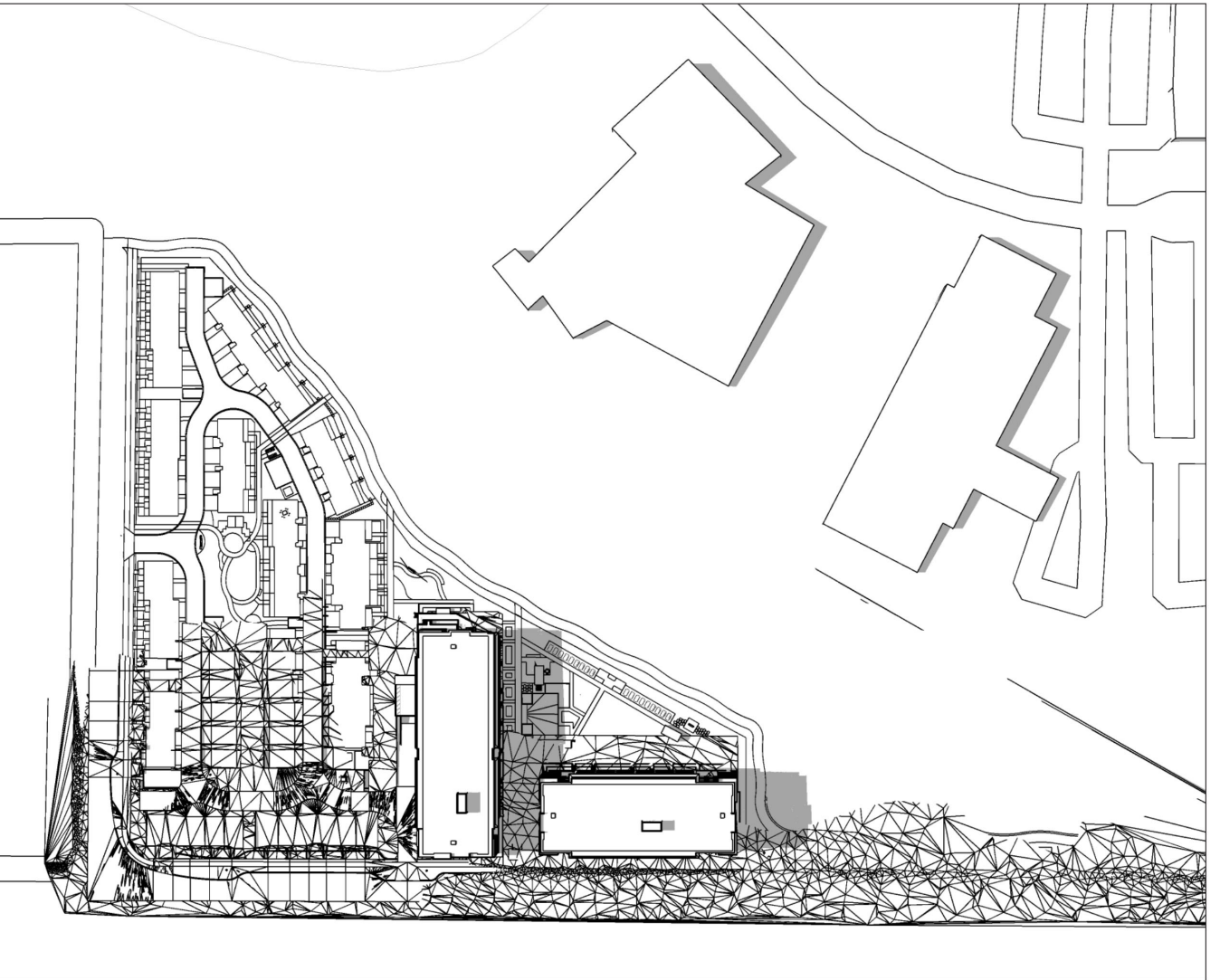
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NORTH ARC
PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

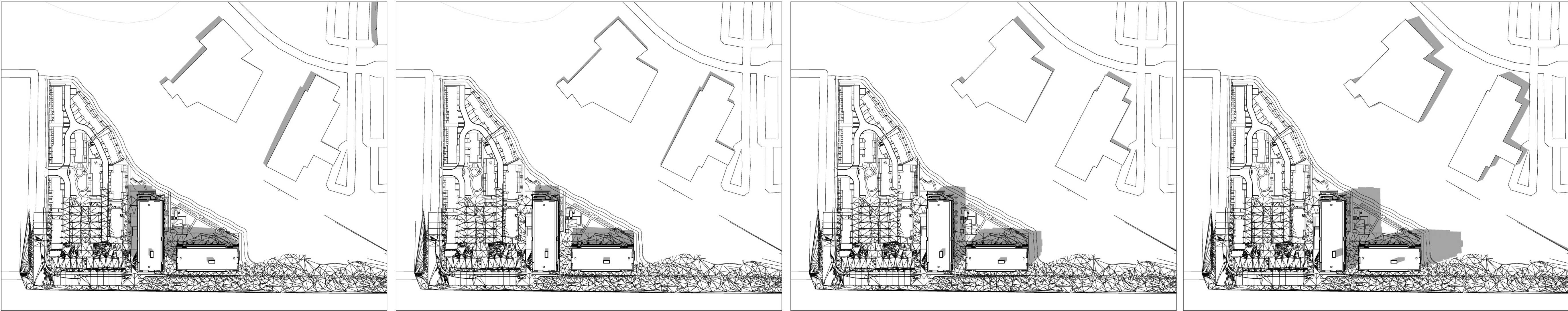
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SCALE:	PROJECT NO.: CA 760

SHEET TITLE:
SHADOW STUDY

REV. NO.:	SHEET NO.: A0.01.02
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SEPTEMBER EQUINOX



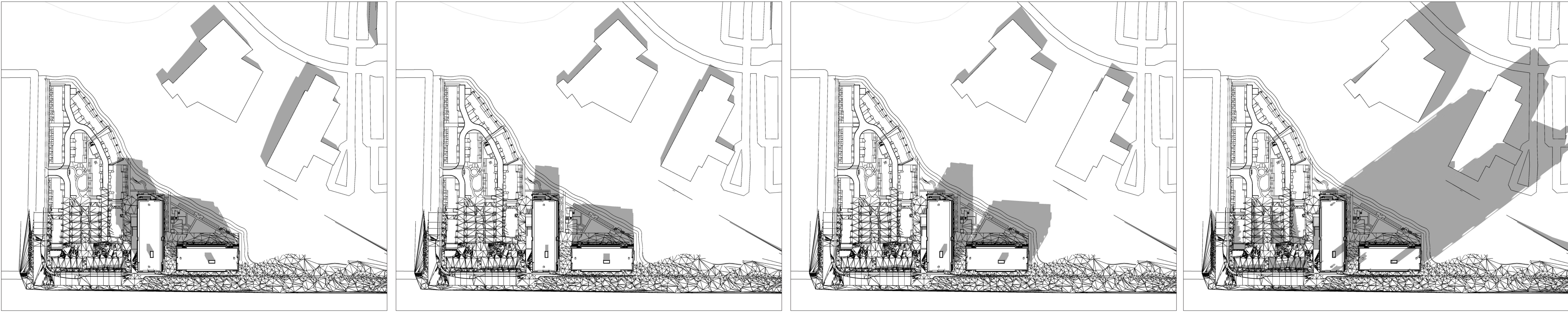
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DECEMBER SOLSTICE



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PROPERTIES

PROJECT:

LATIMER GROVE

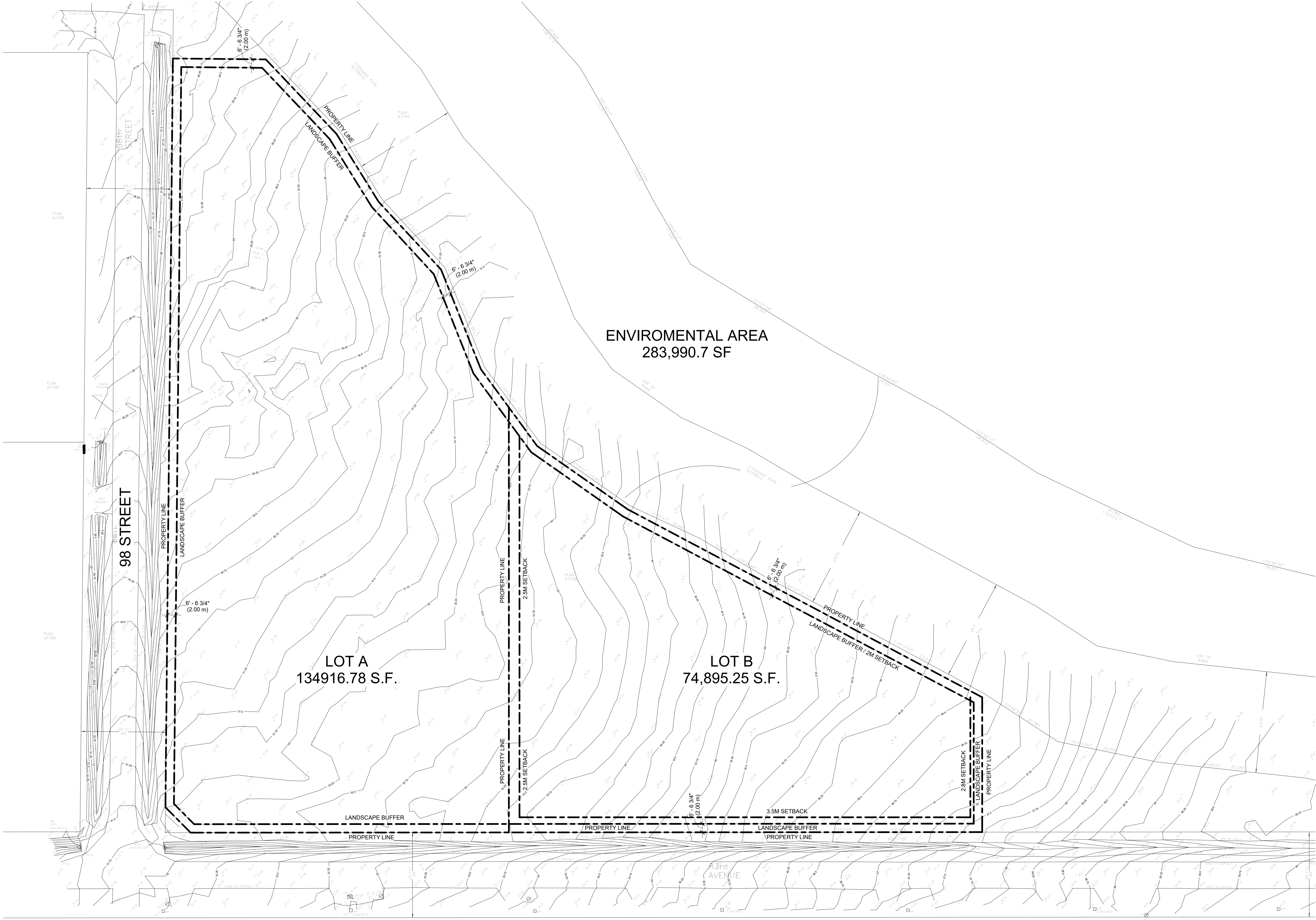
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

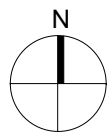
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SCALE:	PROJECT NO.: CA 760

SHEET TITLE:
SHADOW STUDY

REV. NO.:	SHEET NO.: A0.01.03
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83 AVENUE



1
1: 400

SITE SURVEY AND SETBACKS

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PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

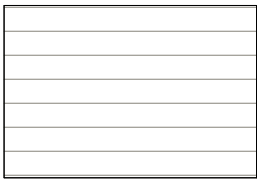
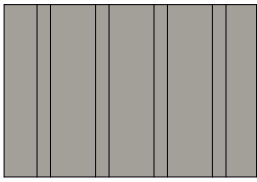
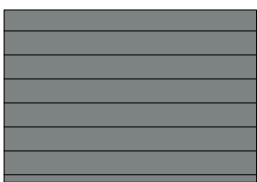
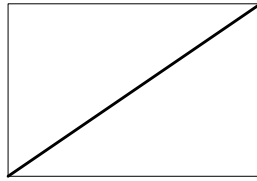
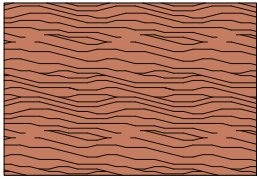
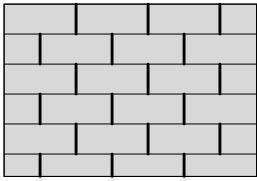
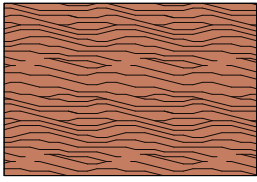
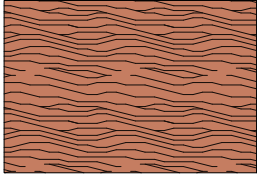
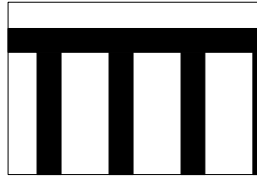
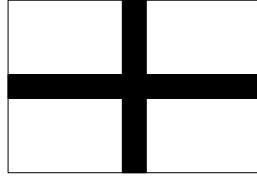
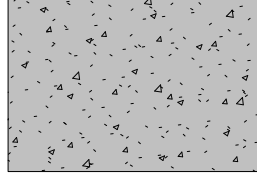
8395 - 200 STREET
LANGLEY, BC

DRAWN BY: A.N. / I.B.	CHECKED BY: RC
SCALE: 1 : 400	PROJECT NO.: CA 760

SHEET TITLE:
SITE SURVEY AND SETBACKS

REV. NO.:	SHEET NO.: A0.01.04
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MATERIAL PALETTE

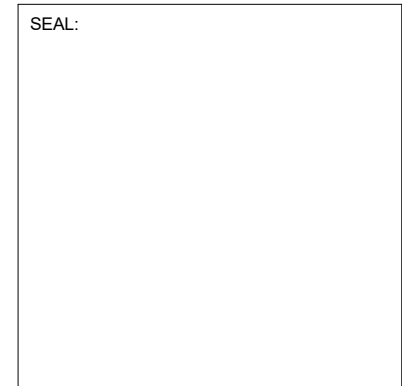
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B		HARDIE PANEL BOARD & BATTEN MONTEREY TAUPE JAMES HARDIE
C		HARDIE PANEL HORIZONTAL SIDING GRAY SLATE JAMES HARDIE
D		RESERVED
E		HARDIE PANEL SMOOTH FINISH MOUNTAIN CEDAR JAMES HARDIE
F		BRICK VENEER PEWTER MISSION
G		CEDAR SIDING AND COLUMNS BRICK RED OLYMPIC
H		'CEDAR' ALUMINUM DETAILS SADDLE LUX
I		SILL, HEADER, TRIMS AND FASCIA ONYX BM 2133-10
J		SILL, HEADER, TRIMS AND FASCIA LAMPBLACK BM CW-695
K		SILL, HEADER, TRIMS AND FASCIA KENDALL CHARCOAL BM HC-166
L		RAILINGS, RWLs, FLASHING, PANELS STD. BLACK ALUMINUM FRAME
M		WINDOW FRAMES STD. BLACK ALUMINUM FRAME
N		CONCRETE
O		FROSTED GLASS OPAQUE WHITE



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PRECEDENTS



50 Electronic, Port Moody - Ciccotzi Architecture



Heather & Seventeenth, Vancouver- GBL Architects



Dansey, Coquitlam - Ciccotzi Architecture

CICCOTZI
ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY: A.N. / I.B.
CHECKED BY: RC
SCALE: As indicated
PROJECT NO.: CA 760

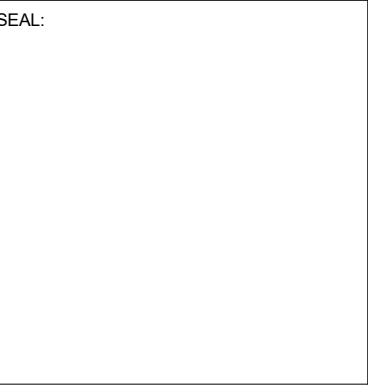
SHEET TITLE:
MATERIAL BOARD

REV. NO.:
SHEET NO.:
A0.01.05

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2022-11-29	ISSUED FOR DP



CICCOTZI
ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY: A.N. / I.B.	CHECKED BY: RC
SCALE: 1/16" = 1'-0"	PROJECT NO.: CA 760

SHEET TITLE:
FIRE FIGHTER ACCESS

REV. NO.:	SHEET NO.:
	A0.01.06

ENVIRONMENTAL AREA

- INTERNAL EXIT PATH
- EXTERNAL EXIT PATH
- FIRE FIGHTER TRAVEL DISTANCES
- FIRE HYDRANT

LOT B
OUTDOOR AMENITY
12,766 SF

BUILDING 2

LOBBY

ANNUNCIATOR PANEL

HYDRANT

FIRE TRUCK

83 AVENUE

1 Site Plan - Fire Fighter Access Plan
1/16" = 1'-0"

REVISION:		
NO.:	DATE:	DESCRIPTION:

SEAL:

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

PROJECT:

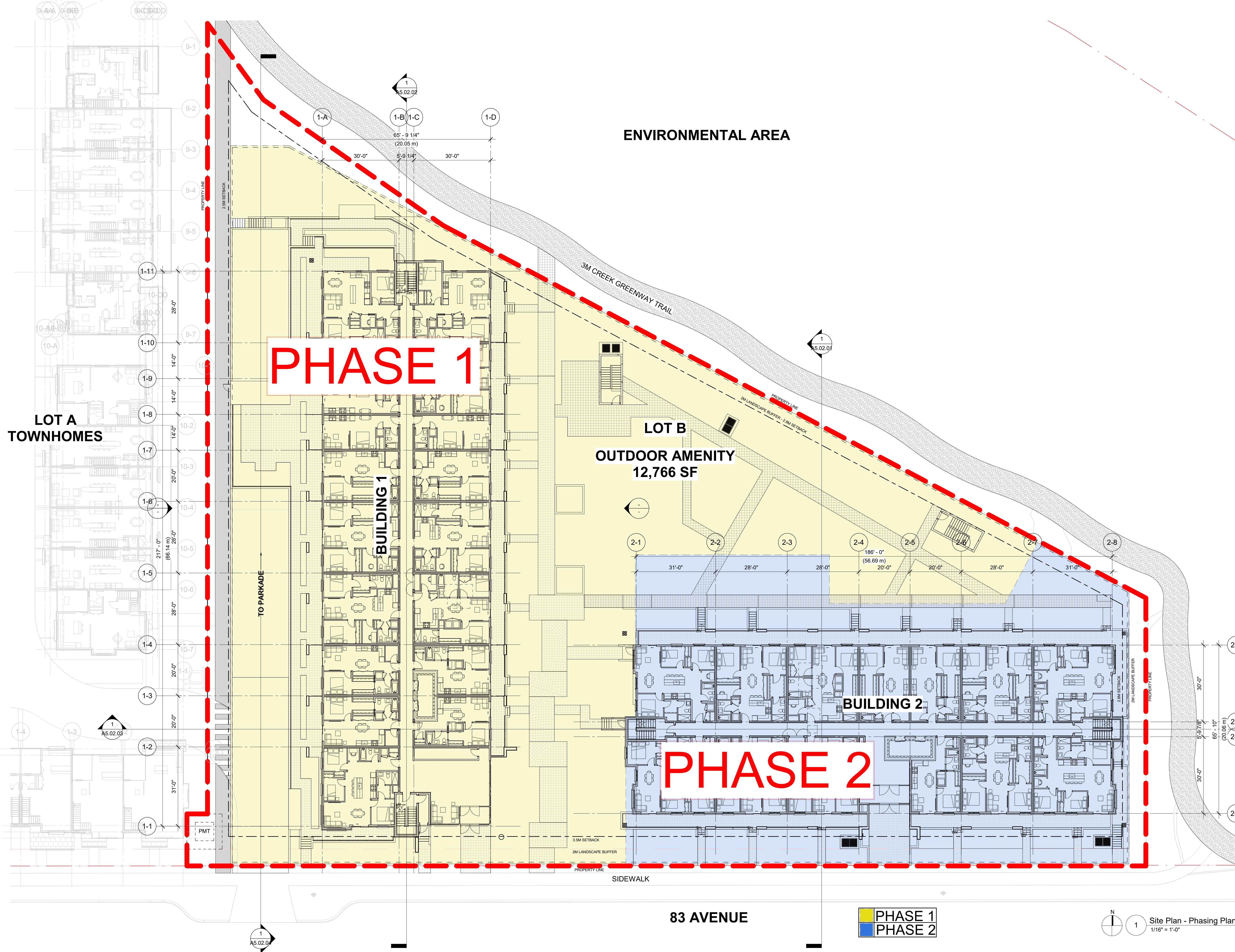
**LATIMER
GROVE**

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

PHASING PLAN

REV. NO.:	SHEET NO.:
	A0.01.07



KEY

STANDARD SPACE DIMENSIONS

9'-0 1/4" (2.75 m)

19'-0 1/2" (5.80 m)

1

13'-1 1/2" (4.00 m)

19'-0 1/2" (5.80 m)

1

8'-0" (2.44 m)

16'-0 1/4" (4.88 m)

1

1'-0" (0.30 m)

1'-0" (0.30 m)

1

STANDARD SPACE

ACCESSIBLE SPACE

SMALL CAR SPACE

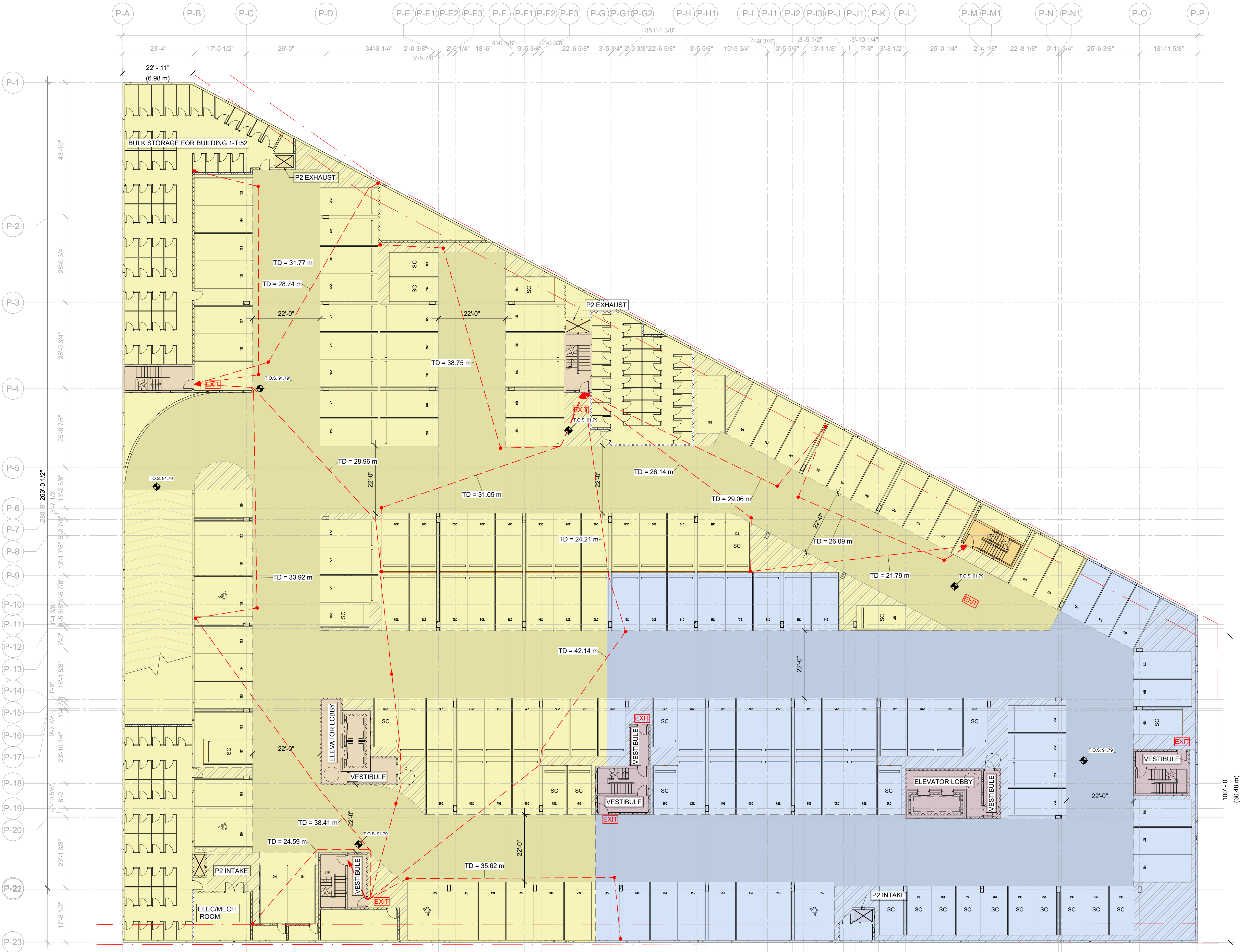
TYPICAL WALL/COLUMN LOCATION

VEHICLE PARKING:

E.V. - ELECTRICAL VEHICLE CHARGING
VIS. - VISITOR STALL
SC - SMALL CAR STALL

PHASE 1

PHASE 2



1 PARKADE LEVEL P2 PHASING
1/16" = 1'-0"

PHASE 1- VEHICULAR PARKING (B1)			
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.0	22	
1, 2, 3 BED (90 UNITS)	1.5	135	
TOTAL RESIDENT PARKING		157	158
VISITOR PARKING	0.10	16	29
TOTAL PARKING REQUIRED:		173	187
		ALLOWED / REQ'D	PROVIDED
ACCESSIBLE STALLS (1x PER 50 STALLS)		4	5
SMALL CARS (MAX 20%)		35	20

PHASE 1-BICYCLE PARKING (B1)			
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.2	27	
1, 2, 3 BED (90 UNITS)	1.2	108	
TOTAL BIKE PARKING		135	
TOTAL REQUIRED		135	140
BULK STORAGE			
TOTAL UNITS		112	
TOTAL PROVIDED STORAGE		119	

VEHICULAR PARKING			
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.0	22	
1, 2, 3 BED (173 UNITS)	1.5	260	
TOTAL RESIDENT PARKING		282	282
VISITOR PARKING	0.10	29	29
TOTAL PARKING REQUIRED:		311	311
		ALLOWED / REQ'D	PROVIDED
ACCESSIBLE STALLS (1x PER 50 STALLS)		7	7
SMALL CARS (MAX 20%)		63	51

BICYCLE PARKING			
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.2	27	
1, 2, 3 BED (173 UNITS)	1.2	208	
TOTAL BIKE PARKING		235	
TOTAL REQUIRED		235	345
BULK STORAGE			
TOTAL UNITS		195	
TOTAL PROVIDED STORAGE		237	

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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY: Author
CHECKED BY: Checker
SCALE: As indicated
PROJECT NO.: CA 760

SHEET TITLE:
PARKING PHASING
PLAN P2

REV. NO.:
SHEET NO.: A0.01.08

KEY

STANDARD SPACE DIMENSIONS

9'-0 1/4" (2.75 m)

19'-0 1/2" (5.80 m)

1

13'-1 1/2" (4.00 m)

19'-0 1/2" (5.80 m)

1

STANDARD SPACE

ACCESSIBLE SPACE

8'-0" (2.44 m)

16'-0 1/4" (4.88 m)

1

1'-0" (0.30 m)

1'-0" (0.30 m)

1

SMALL CAR SPACE

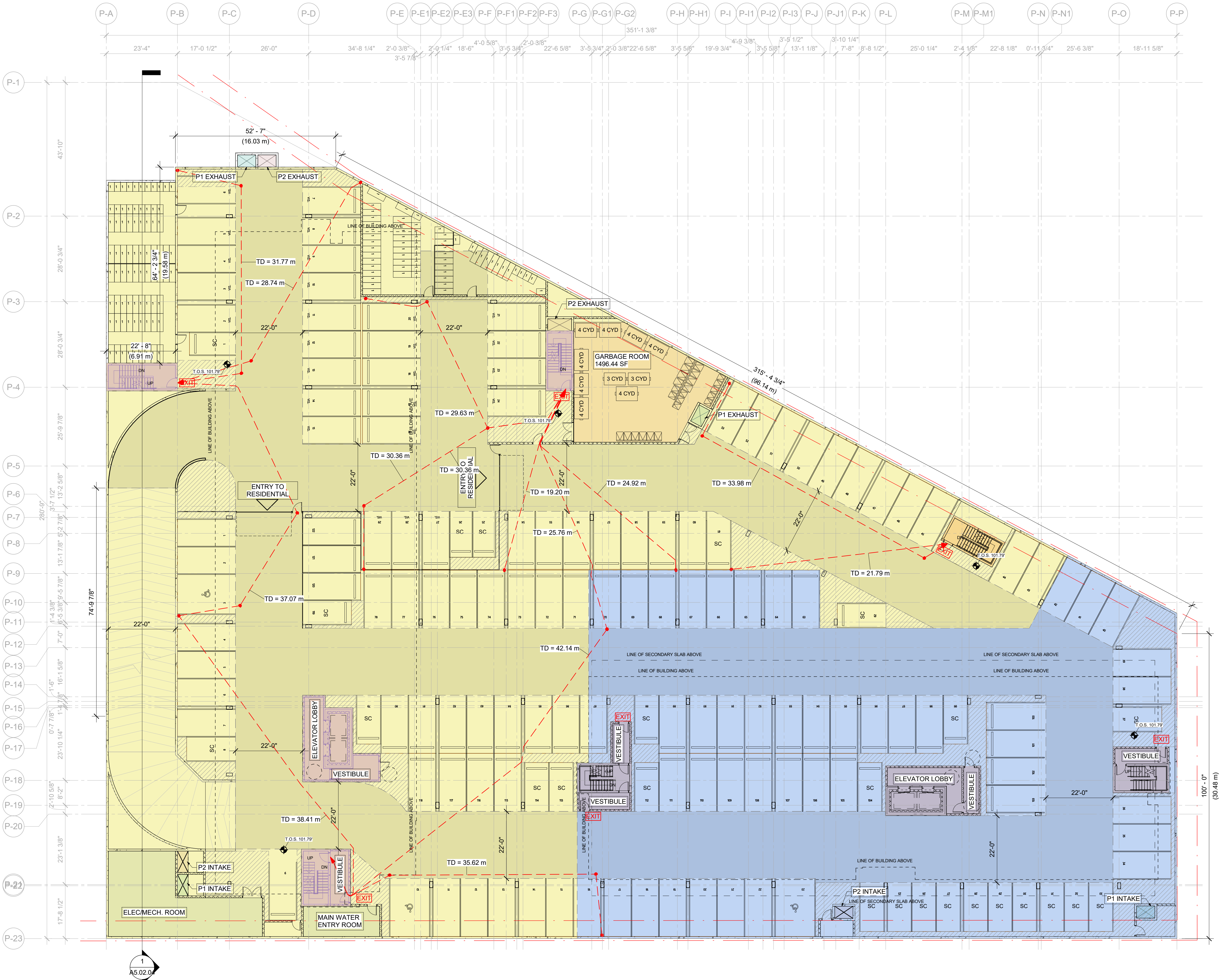
TYPICAL WALL/COLUMN LOCATION

VEHICLE PARKING:

E.V. - ELECTRICAL VEHICLE CHARGING
VIS. - VISITOR STALL
SC - SMALL CAR STALL

PHASE 1

PHASE 2



1 PARKADE LEVEL P1 PHASING
1/16" = 1'-0"

PHASE 1- VEHICULAR PARKING (B1)			
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.0	22	
1, 2, 3 BED (90 UNITS)	1.5	135	
TOTAL RESIDENT PARKING		157	158
VISITOR PARKING	0.10	16	29
TOTAL PARKING REQUIRED:		173	187
		ALLOWED / REQ'D	PROVIDED
ACCESSIBLE STALLS (1x PER 50 STALLS)		4	5
SMALL CARS (MAX 20%)		35	20

PHASE 1- BICYCLE PARKING (B1)			
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.2	27	
1, 2, 3 BED (90 UNITS)	1.2	108	
TOTAL BIKE PARKING		135	
TOTAL REQUIRED		135	140
PHASE 1 - BULK STORAGE (B1)			
TOTAL UNITS		112	
TOTAL PROVIDED STORAGE		119	

VEHICULAR PARKING			
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.0	22	
1, 2, 3 BED (173 UNITS)	1.5	260	
TOTAL RESIDENT PARKING		282	282
VISITOR PARKING	0.10	29	29
TOTAL PARKING REQUIRED:		311	311
		ALLOWED / REQ'D	PROVIDED
ACCESSIBLE STALLS (1x PER 50 STALLS)		7	7
SMALL CARS (MAX 20%)		63	51

BICYCLE PARKING			
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.2	27	
1, 2, 3 BED (173 UNITS)	1.2	208	
TOTAL BIKE PARKING		235	
TOTAL REQUIRED		235	345
BULK STORAGE			
TOTAL UNITS		195	
TOTAL PROVIDED STORAGE		237	

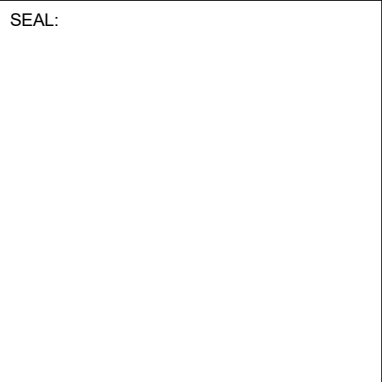
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1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE:	PROJECT NO.:
As indicated	CA 760

SHEET TITLE:
**PARKING PHASING
PLAN P1**

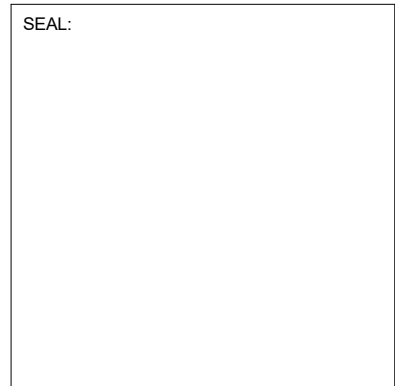
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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY: A.N. / I.B.	CHECKED BY: RC
SCALE: 1/16" = 1'-0"	PROJECT NO.: CA 760

SHEET TITLE:
SITE PLAN

REV. NO.:	SHEET NO.:
	A1.02.01

KEY

STANDARD SPACE DIMENSIONS

9'-0 1/4" (2.75 m) 13'-1 1/2" (4.00 m)

19'-0 1/2" (5.80 m) 19'-0 1/2" (5.80 m)

STANDARD SPACE ACCESSIBLE SPACE

8'-0" (2.44 m) 1'-0" (0.30 m)

16'-0 1/4" (4.88 m)

1'-0" (0.30 m)

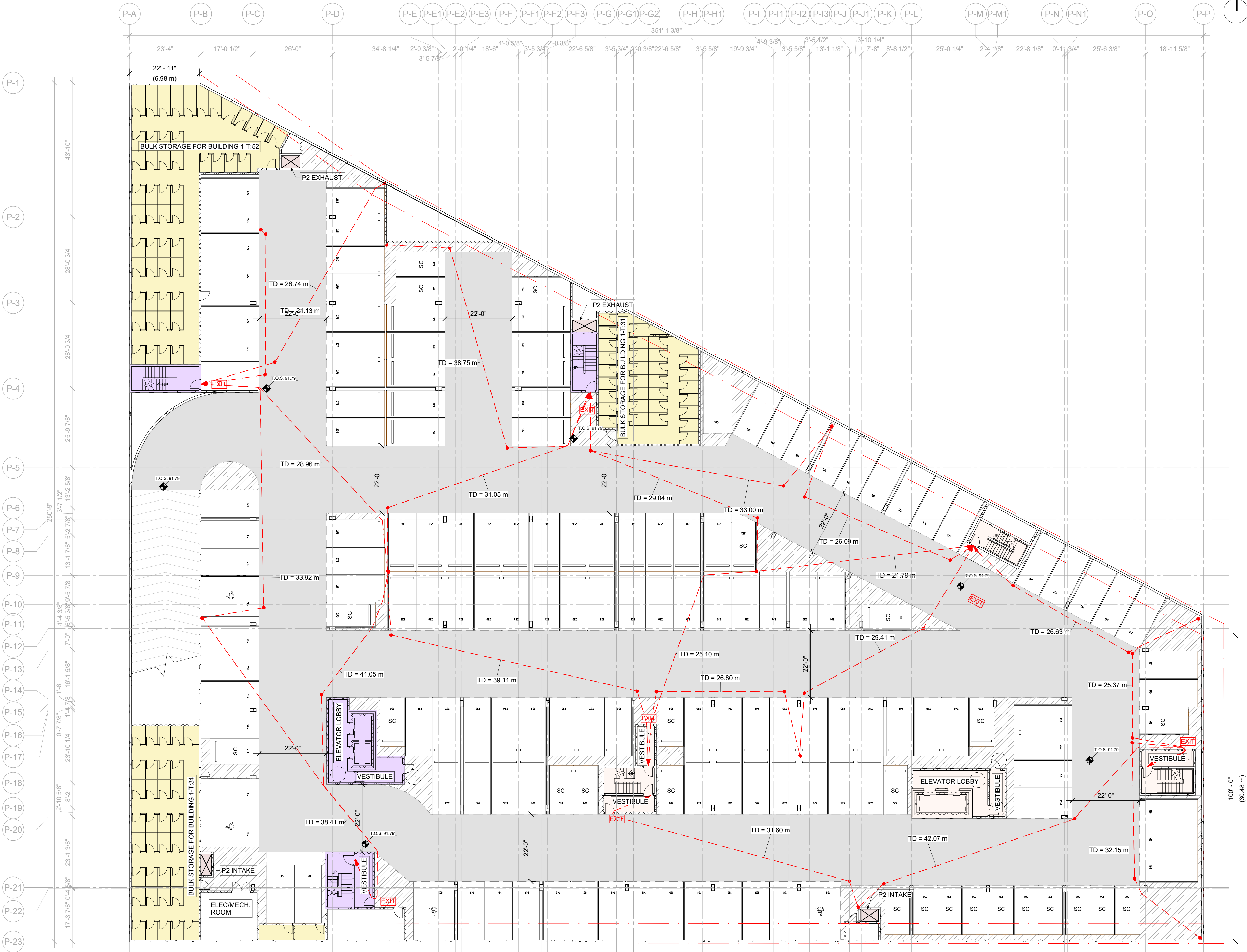
SMALL CAR SPACE TYPICAL WALL/COLUMN LOCATION

VEHICLE PARKING:

E.V. - ELECTRICAL VEHICLE CHARGING
VIS. - VISITOR STALL
SC - SMALL CAR STALL

LEGEND

- EXITS/ACCESS FOR BUILDING 1
- EXITS/ACCESS FOR BUILDING 2
- ELEC/MECH. ROOMS
- GARBAGE ROOM
- BULK/BIKE STORAGE
- DRIVE AISLE
- CLEAR ACCESS AREA/NO PARKING
- P1 MECHANICAL SHAFT - INTAKE / EXHAUST
- P2 MECHANICAL SHAFT - INTAKE / EXHAUST



1 PARKADE LEVEL P2
1/16" = 1'-0"

PHASE 1- VEHICULAR PARKING (B1)			
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.0	22	
1, 2, 3 BED (90 UNITS)	1.5	135	
<hr/>			
TOTAL RESIDENT PARKING		157	158
VISITOR PARKING	0.10	16	29
TOTAL PARKING REQUIRED:		173	187
<hr/>			
		<u>ALLOWED</u> <u>/ REQ'D</u>	<u>PROVIDED</u>
ACCESSIBLE STALLS (1x PER 50 STALLS)		4	5
SMALL CARS (MAX 20%)		35	20

PHASE 1- BICYCLE PARKING (B1)			
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.2	27	
1, 2, 3 BED (90 UNITS)	1.2	108	
TOTAL BIKE PARKING		135	
TOTAL REQUIRED		135	140
PHASE 1 - BULK STORAGE (B1)			
TOTAL UNITS		112	
TOTAL PROVIDED STORAGE		119	

VEHICULAR PARKING				
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED	
STUDIO (22 UNITS)	1.0	22		
1, 2, 3 BED (173 UNITS)	1.5	260		
		<hr/>		
TOTAL RESIDENT PARKING		282	282	
VISITOR PARKING	0.10	29	29	
TOTAL PARKING REQUIRED:		311	311	
		ALLOWED	PROVIDED	
		REQ'D		
ACCESSIBLE STALLS (1x PER 50 STALLS)		7	7	
SMALL CARS (MAX 20%)		63	51	

BICYCLE PARKING			
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.2	27	
1, 2, 3 BED (173 UNITS)	1.2	208	
TOTAL BIKE PARKING		235	
TOTAL REQUIRED		235	345
BULK STORAGE			
TOTAL UNITS		195	
TOTAL PROVIDED STORAGE		237	

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ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:
A.N. / I.B.

CHECKED BY:
RC

SCALE:
As indicated

PROJECT NO.:
CA 760

SHEET TITLE:
**PARKING PLAN
LEVEL P2**

REV. NO.:

SHEET NO.:
A2.02.02

KEY

STANDARD SPACE DIMENSIONS

9'-0 1/4" (2.75 m)

19'-0 1/2" (5.80 m)

1

13'-1 1/2" (4.00 m)

19'-0 1/2" (5.80 m)

1

STANDARD SPACE

ACCESSIBLE SPACE

8'-0" (2.44 m)

16'-0 1/4" (4.88 m)

1

1'-0" (0.30 m)

1'-0" (0.30 m)

1

SMALL CAR SPACE

TYPICAL WALL/COLUMN LOCATION

VEHICLE PARKING:

E.V. - ELECTRICAL VEHICLE CHARGING
VIS. - VISITOR STALL
SC - SMALL CAR STALL

LEGEND

EXITS/ACCESS FOR BUILDING 1

EXITS/ACCESS FOR BUILDING 2

ELEC/MECH. ROOMS

GARBAGE ROOM

BULK/BIKE STORAGE

DRIVE AISLE

CLEAR ACCESS AREA/NO PARKING

P1 MECHANICAL SHAFT - INTAKE / EXHAUST

P2 MECHANICAL SHAFT - INTAKE / EXHAUST

GARBAGE AND RECYCLING

VOLUME GENERATED BASED ON METRO VANCOUVER "RECYCLE GARBAGE BIN MATRIX WITHOUT SINGLESTREAM"

8395 - 200 STREET, LANGLEY, BC

MULTI-FAMILY RESIDENTIAL GARBAGE

UNITS: 195

CONTAINERS REQUIRED

MIXED CONTAINERS

360 L CART

8

NEWSPAPER AND MIXED PAPER (w/ CARDBOARD BIN)

360 L CART

6

GLASS

240 L CART

2

ORGANICS

240 L CART

8

CARDBOARD

6 yd³ BIN (4,588 L)

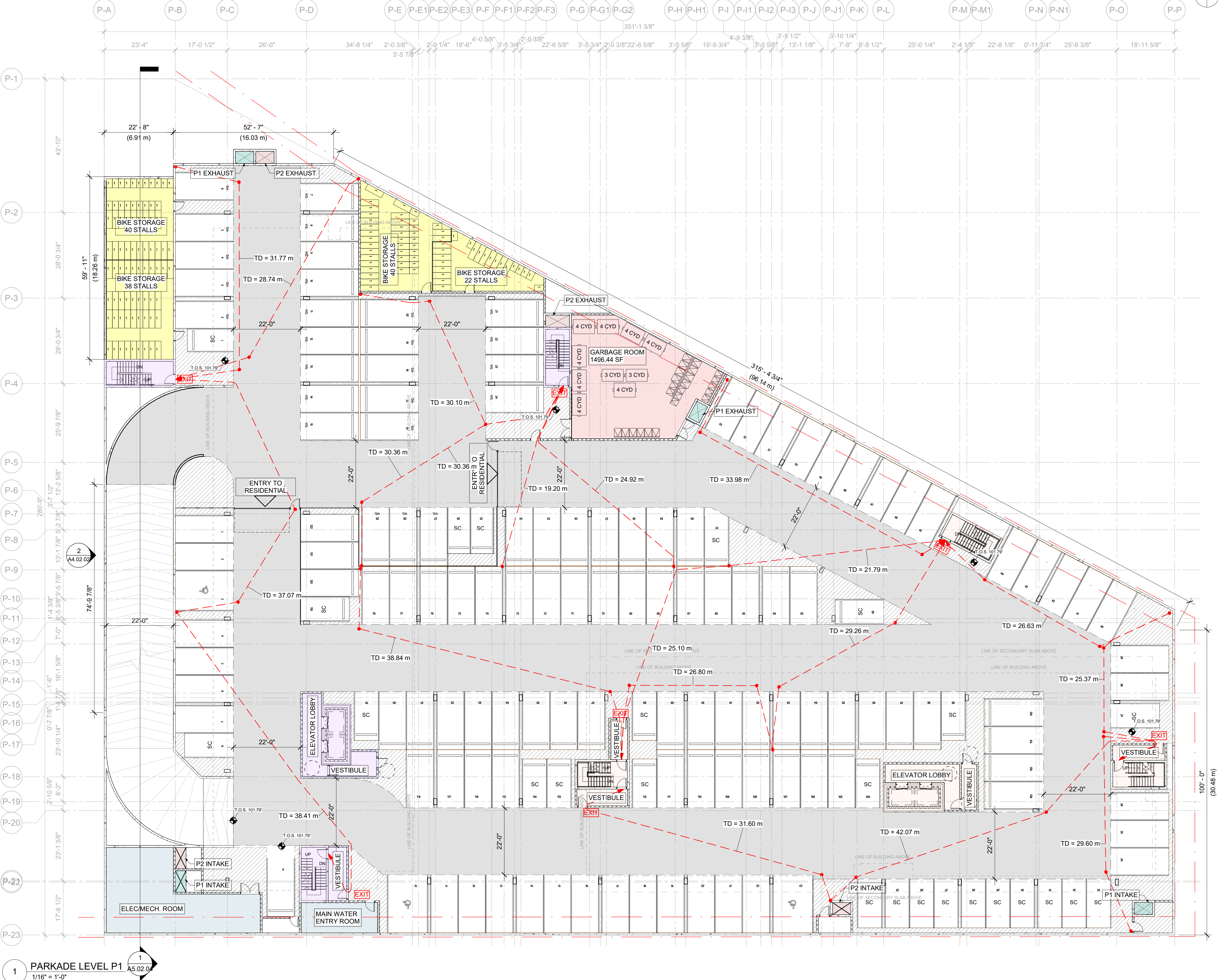
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GARBAGE

8 yd³ BIN (6,116 L)

4

TOTALS	3 yd³ BIN (2,294 L)	2
	4 yd³ BIN (3,058 L)	8
	360 L CART	14
	240 L CART	10



1

PARKADE LEVEL P1

1/16" = 1'-0"

PHASE 1- VEHICULAR PARKING (B1)				
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED	
STUDIO (22 UNITS)	1.0	22		
1, 2, 3 BED (90 UNITS)	1.5	135		
<hr/>				
TOTAL RESIDENT PARKING		157	158	
VISITOR PARKING	0.10	16	29	
TOTAL PARKING REQUIRED:		173	187	
<hr/>				
		<u>ALLOWED</u>	<u>PROVIDED</u>	
		/ REQ'D		
ACCESSIBLE STALLS (1x PER 50 STALLS)		4	5	
SMALL CARS (MAX 20%)		35	20	

PHASE 1- BICYCLE PARKING (B1)			
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.2	27	
1, 2, 3 BED (90 UNITS)	1.2	108	
TOTAL BIKE PARKING		135	
TOTAL REQUIRED		135	140
PHASE 1 - BULK STORAGE (B1)			
TOTAL UNITS		112	
TOTAL PROVIDED STORAGE		119	

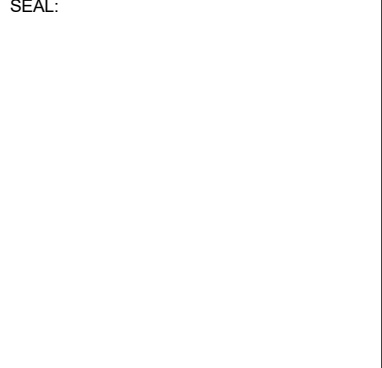
VEHICULAR PARKING			
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.0	22	
1, 2, 3 BED (173 UNITS)	1.5	260	
TOTAL RESIDENT PARKING		282	282
VISITOR PARKING	0.10	29	29
TOTAL PARKING REQUIRED:		311	311
		ALLOWED / REQ'D	PROVIDED
ACCESSIBLE STALLS (1x PER 50 STALLS)		7	7
SMALL CARS (MAX 20%)		63	51

BICYCLE PARKING			
UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.2	27	
1, 2, 3 BED (173 UNITS)	1.2	208	
TOTAL BIKE PARKING		235	
TOTAL REQUIRED		235	345
BULK STORAGE			
TOTAL UNITS		195	
TOTAL PROVIDED STORAGE		237	

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CICCOTZI ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

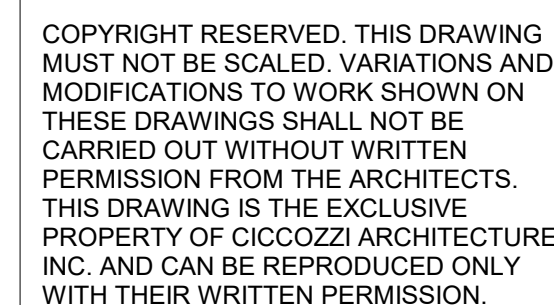
PROJECT: LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
A.N. / I.B.	RC
SCALE:	PROJECT NO.:
As indicated	CA 760

SHEET TITLE: PARKING PLAN LEVEL P1

REV. NO.:	SHEET NO.:
	A2.02.03



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SEA

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ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741


NORTH ARC
PROPERTIES

PROJECT

**LATIMER
GROVE**
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY

A.N./I.B.

	CHECKED BY
--	------------

RC

SCALE:

PROJECT NO.:	
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SHEET T1

BUILDING 2 - BASEMENT

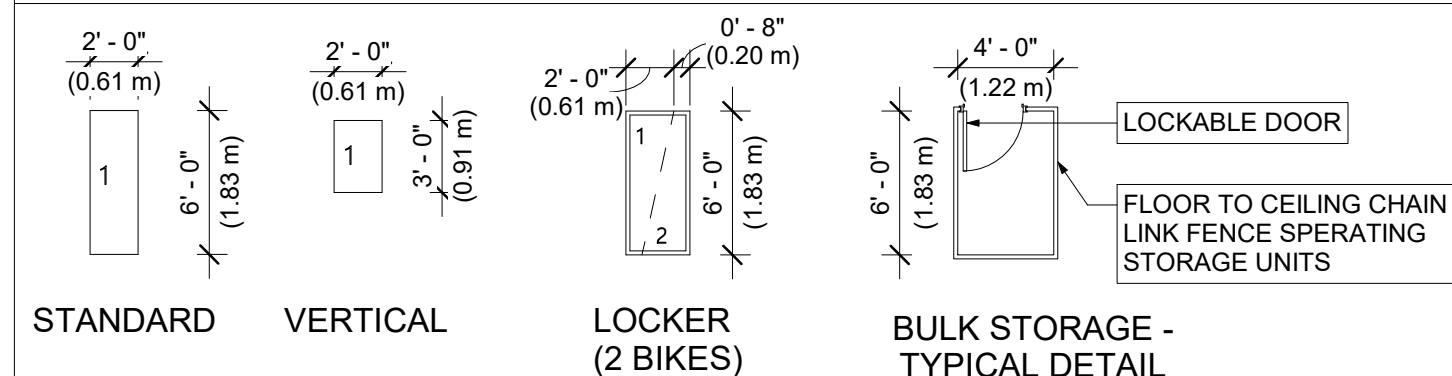
REV. NO.:

SHEET NO.:

A2.02.04



BICYCLE STALL/LOCKERS
(TOWNSHIP OF LANGLEY - 2015 CYCLING PLAN)



BICYCLE STORAGE

L - LARGE STALLS

S - STACKED STALLS

	ELEC/MECH. ROOMS
	BULK/BIKE STORAGE
	AMENITY ROOM

<u>UNIT TYPE</u>	<u>STALLS/UNIT</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
STUDIO (22 UNITS)	1.0	22	
1, 2, 3 BED (173 UNITS)	1.5	260	
TOTAL RESIDENT PARKING		282	282
VISITOR PARKING	0.10	29	29
TOTAL PARKING REQUIRED:		311	311

ACCESSIBLE STALLS (1x PER 50 STALLS)
SMALL CARS (MAX 20%)

<u>UNIT TYPE</u>	<u>STALLS/UNIT</u>	<u>REQUIRED</u>	<u>PROVIDE</u>
STUDIO (22 UNITS)	1.2	27	
1, 2, 3 BED (173 UNITS)	1.2	208	
TOTAL BIKE PARKING		235	
TOTAL REQUIRED		235	345

BULK STORAGE

TOTAL UNITS	199
TOTAL PROVIDED STORAGE	23

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CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

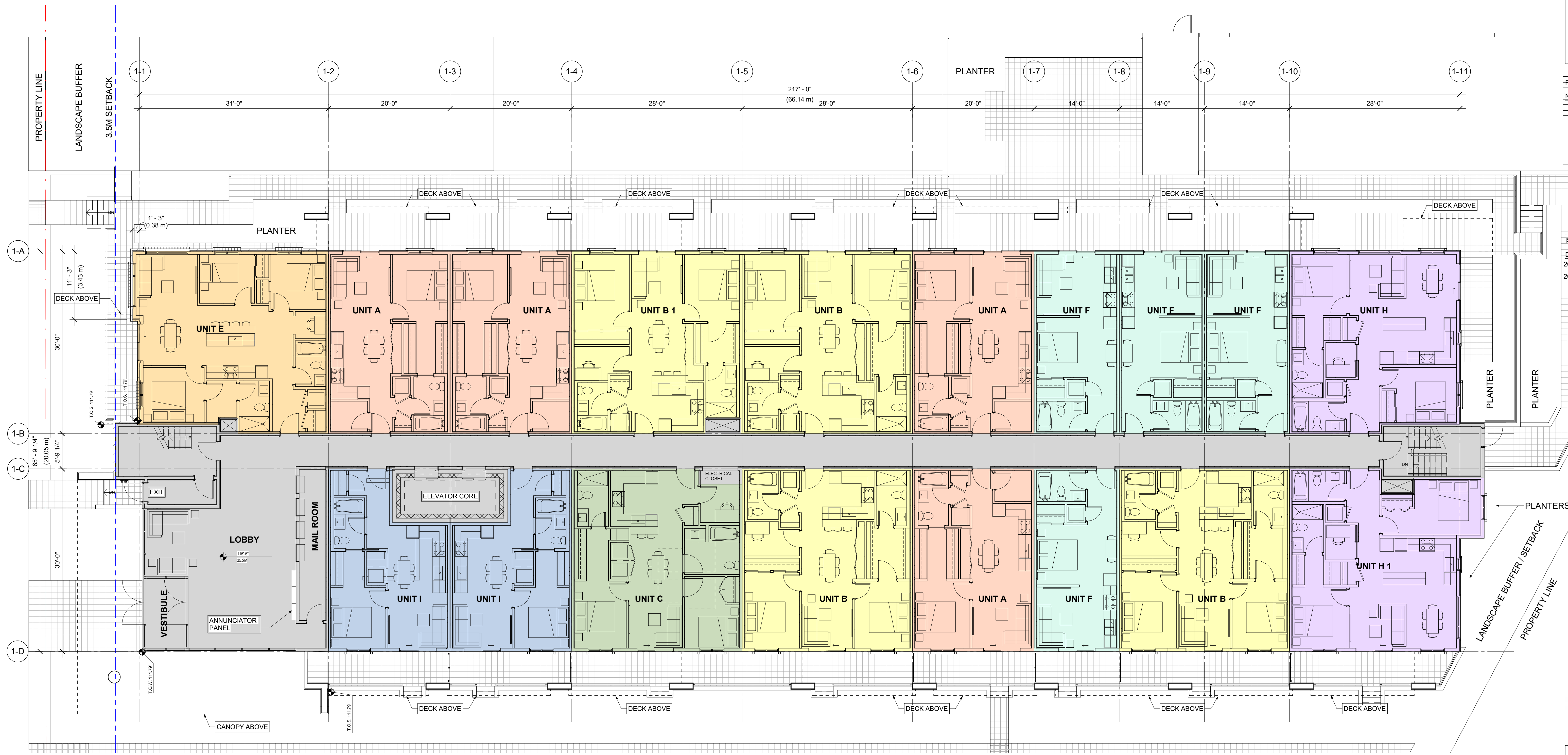
PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:
A.N. / I.B.
SCALE:
As indicated
CHECKED BY:
RC
PROJECT NO.:
CA 760

SHEET TITLE:
BUILDING 1 - LEVEL 1

REV. NO.:
SHEET NO.:
A2.02.05



1 BUILDING 1 - LEVEL 1
1/8" = 1'-0"

BUILDING 1

GROUND FLOOR GROSS FLOOR AREA: 14,387.12 SF
2-6 FLOOR GROSS AREA PER LEVEL: 14,449.87SF
TOTAL BUILDING GROSS AREA: 86,636.47SF

GROUND FLOOR EFFICIENCY: 83 %
TYPICAL FLOOR EFFICIENCY: 89 %
AVERGAE EFFICIENCY: 86 %

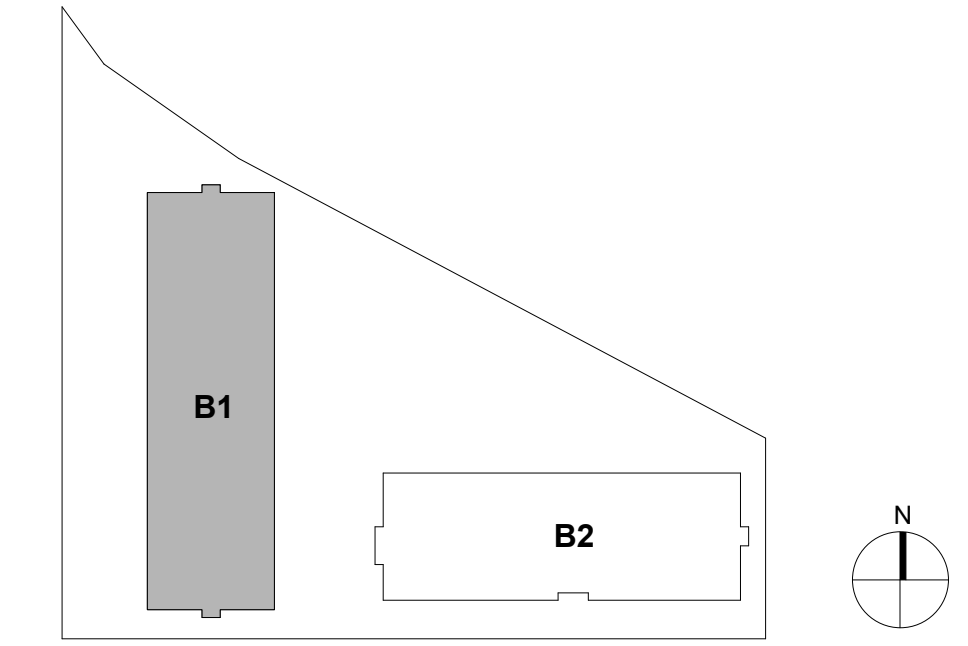
UNIT COUNT:
GROUND FLOOR: 18 UNITS
TYPICAL FLOOR: 19 UNITS
FLOOR 6: 18 UNITS
TOTAL PER BUILDING 1: 112 UNITS

22 - UNIT F : Studio
12 - UNIT I : 1 bed 1 bath
24 - UNIT A : 1 bed 1 bath 1 den
19 - UNIT B : 2 bed 2 bath 1 den
06 - UNIT B1 : 2 bed 2 bath 1 den
06 - UNIT C : 2 bed 2 bath 1 den (Adaptable)
06 - UNIT H : 2 bed 2 bath 1 den
06 - UNIT H1 : 2 bed 2 bath 1 den
06 - UNIT E : 3 bed 2 bath 1 den
05 - UNIT E1 : 3 bed 2 bath 1 den

UNIT TYPES LEGEND

- | | |
|--|---------------------------------------|
| UNIT A - 1 BED 1 BATH + DEN - 600 SF | UNIT F - STUDIO - 420 SF |
| UNIT B - 2 BED 2 BATH + DEN - 840 SF | UNIT H - 2 BED 2 BATH + DEN - 821 SF |
| UNIT B1 - 2 BED 2 BATH + DEN - 825 SF | UNIT H1 - 2 BED 2 BATH + DEN - 847 SF |
| UNIT C - 2 BED 2 BATH + DEN (ADAPT.) - 822 SF | UNIT I - 1 BED 1 BATH - 521 SF |
| UNIT C1 - 2 BED 2 BATH + DEN (ADAPT.) - 828 SF | |
| UNIT E - 3 BED 2 BATH + DEN - 926 SF | |
| UNIT E1 - 3 BED 2 BATH + DEN - 954 SF | |

KEY PLAN



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CICOZZI
ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

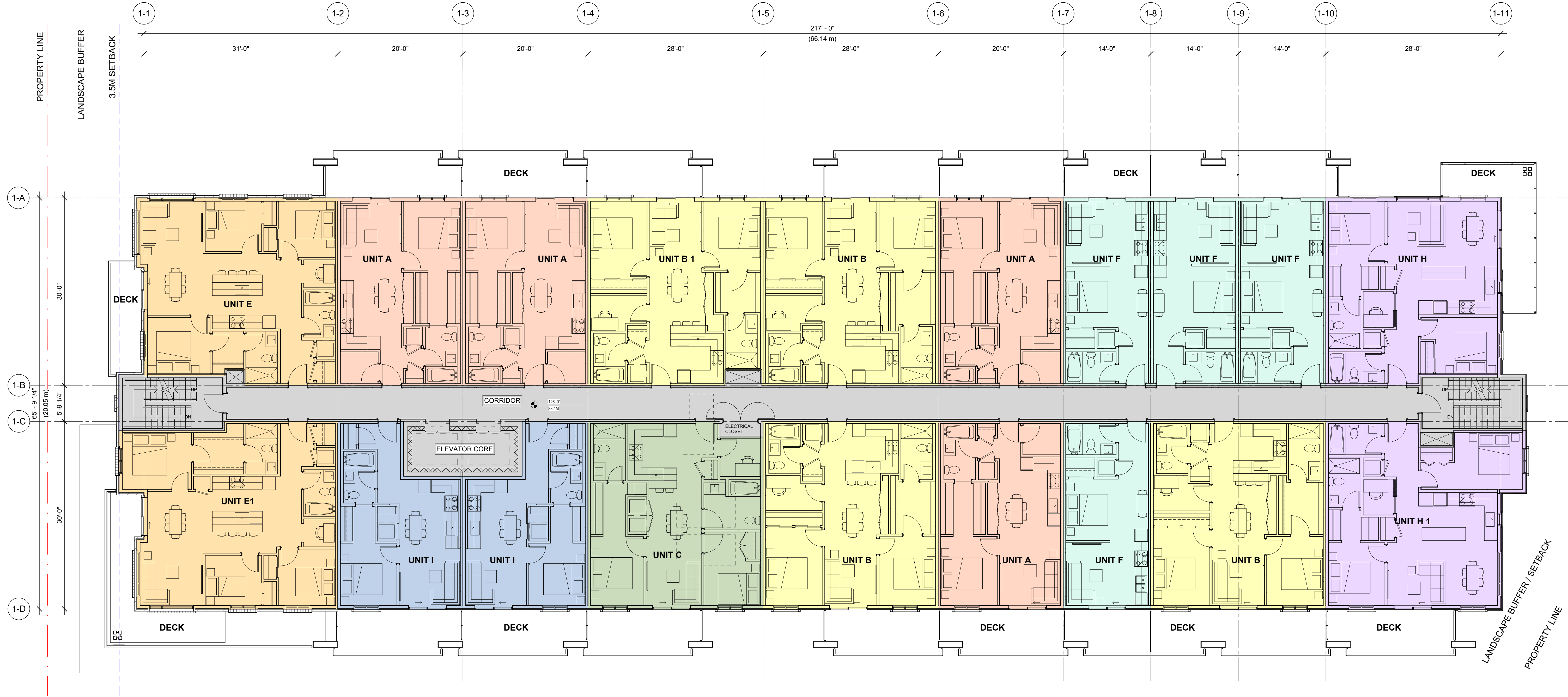
PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY: A.N. / I.B.	CHECKED BY: RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:
BUILDING 1 - LEVEL 2

REV. NO.:	SHEET NO.: A2.02.06
-----------	-------------------------------



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

BUILDING 1

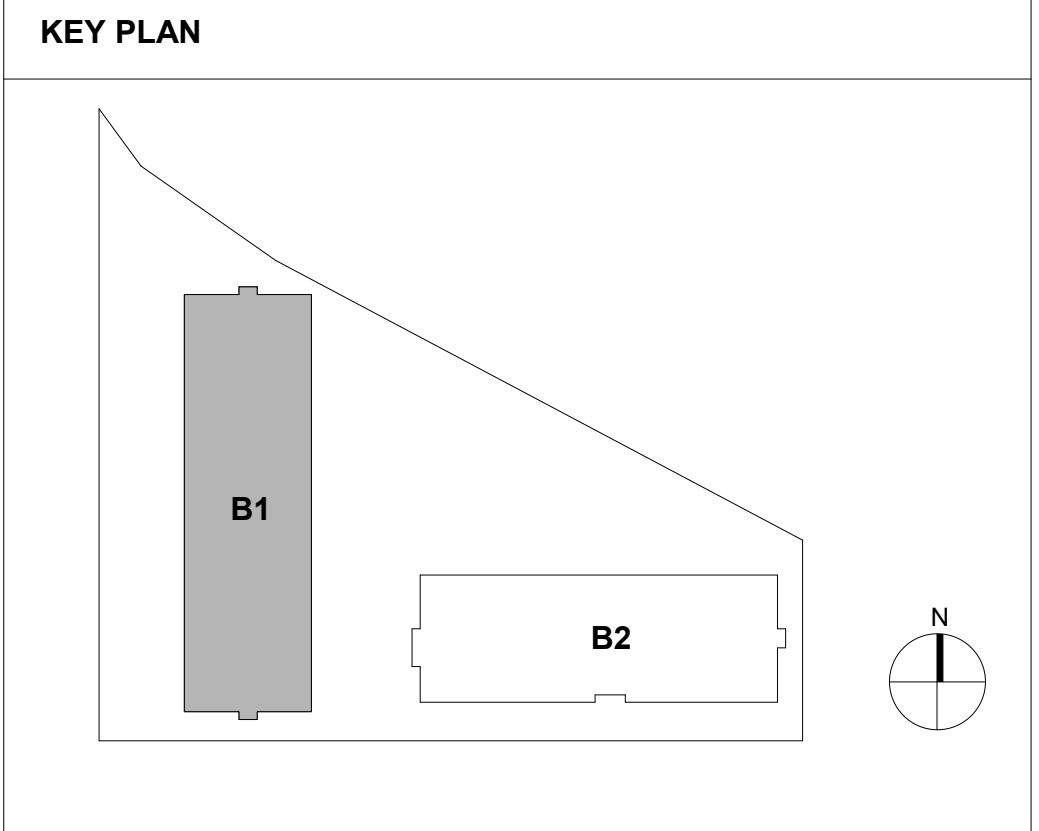
GROUND FLOOR GROSS FLOOR AREA: 14,387.12 SF
2-6 FLOOR GROSS AREA PER LEVEL: 14,449.87SF
TOTAL BUILDING GROSS AREA: 86,636.47SF

GROUND FLOOR EFFICIENCY: 83 %
TYPICAL FLOOR EFFICIENCY: 89 %
AVERGAE EFFICIENCY: 86 %

UNIT COUNT:
GROUND FLOOR: 18 UNITS
TYPICAL FLOOR: 19 UNITS
FLOOR 6: 18 UNITS
TOTAL PER BUILDING 1: 112 UNITS

22 - UNIT F : Studio
12 - UNIT I : 1 bed 1 bath
24 - UNIT A : 1 bed 1 bath 1 den
19 - UNIT B : 2 bed 2 bath 1 den
06 - UNIT B1 : 2 bed 2 bath 1 den
06 - UNIT C : 2 bed 2 bath 1 den (Adaptable)
06 - UNIT H : 2 bed 2 bath 1 den
06 - UNIT H1 : 2 bed 2 bath 1 den
06 - UNIT E : 3 bed 2 bath 1 den
05 - UNIT E1 : 3 bed 2 bath 1 den

UNIT TYPES LEGEND	
	UNIT A - 1 BED 1 BATH + DEN - 600 SF
	UNIT B - 2 BED 2 BATH + DEN - 840 SF
	UNIT B1 - 2 BED 2 BATH + DEN - 825 SF
	UNIT C - 2 BED 2 BATH + DEN (ADAPT.) - 822 SF
	UNIT C1 - 2 BED 2 BATH + DEN (ADAPT.) - 828 SF
	UNIT E - 3 BED 2 BATH + DEN - 926 SF
	UNIT E1 - 3 BED 2 BATH + DEN - 954 SF
	UNIT F - STUDIO - 420 SF
	UNIT H - 2 BED 2 BATH + DEN - 821 SF
	UNIT H1 - 2 BED 2 BATH + DEN - 847 SF
	UNIT I - 1 BED 1 BATH - 521 SF



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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:
A.N. / I.B.

CHECKED BY:
RC

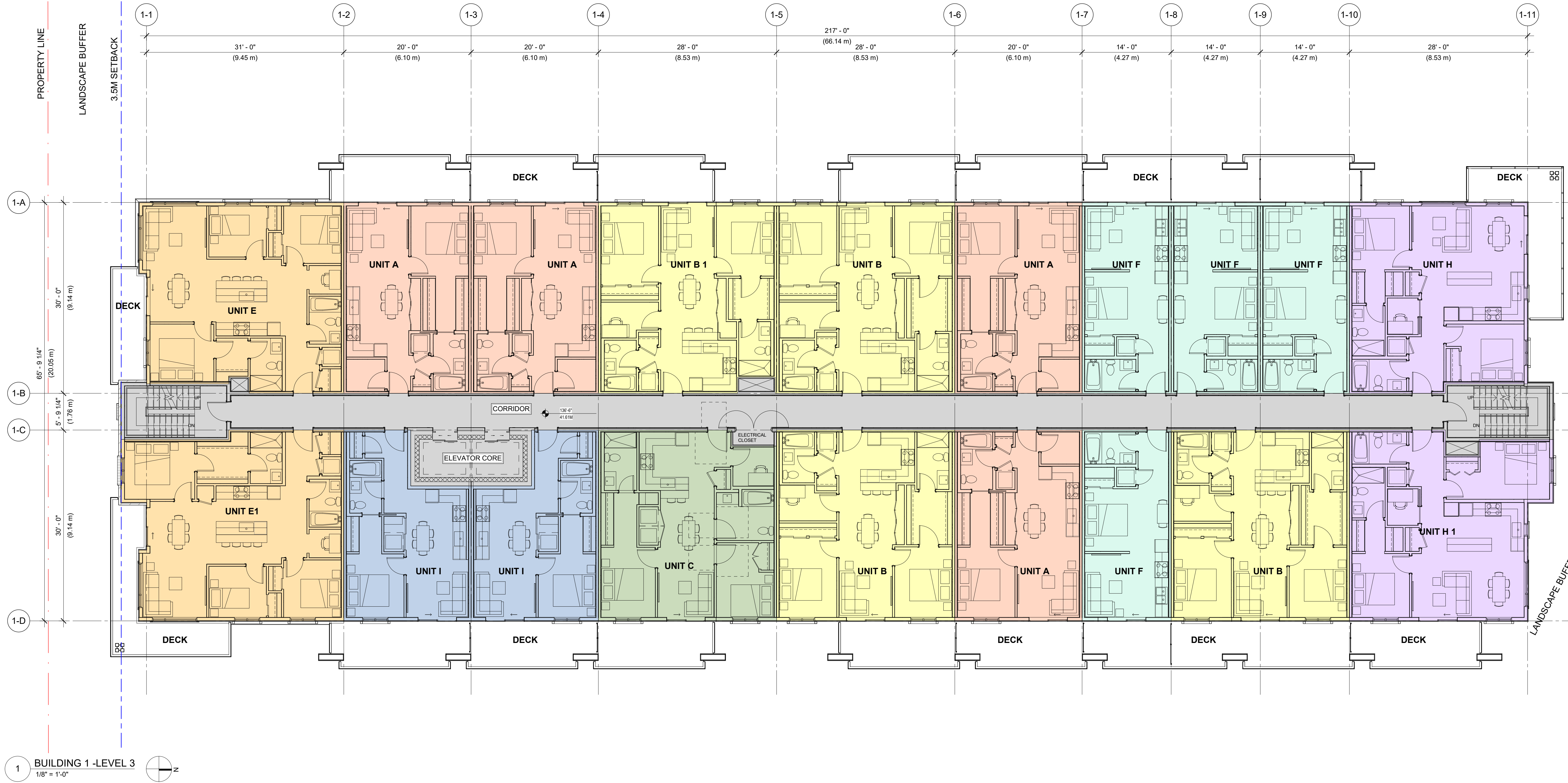
SCALE:
As indicated

PROJECT NO.:
CA 760

SHEET TITLE:
BUILDING 1 - LEVEL 3-5

REV. NO.:

SHEET NO.:
A2.02.07



BUILDING 1

GROUND FLOOR GROSS FLOOR AREA: 14,387.12 SF
2-6 FLOOR GROSS AREA PER LEVEL: 14,449.87SF
TOTAL BUILDING GROSS AREA: 86,636.47SF

GROUND FLOOR EFFICIENCY: 83 %
TYPICAL FLOOR EFFICIENCY: 89 %
AVERGAE EFFICIENCY: 86 %

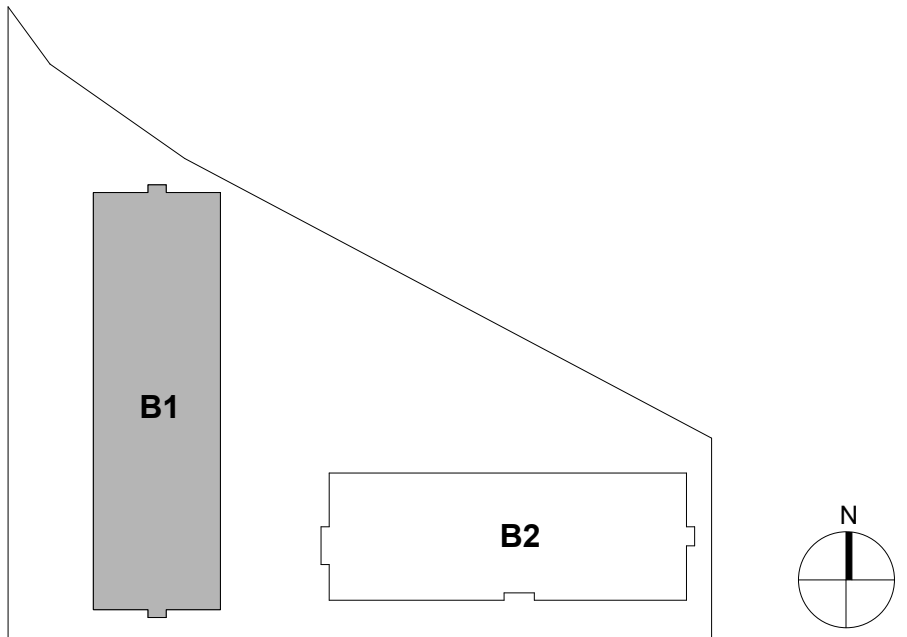
UNIT COUNT:
GROUND FLOOR: 18 UNITS
TYPICAL FLOOR: 19 UNITS
FLOOR 6: 18 UNITS
TOTAL PER BUILDING 1: 112 UNITS

22 - UNIT F : Studio
12 - UNIT I : 1 bed 1 bath
24 - UNIT A : 1 bed 1 bath 1 den
19 - UNIT B : 2 bed 2 bath 1 den
06 - UNIT B1 : 2 bed 2 bath 1 den
06 - UNIT C : 2 bed 2 bath 1 den (Adaptable)
06 - UNIT H : 2 bed 2 bath 1 den
06 - UNIT H1 : 2 bed 2 bath 1 den
06 - UNIT E : 3 bed 2 bath 1 den
05 - UNIT E1 : 3 bed 2 bath 1 den

UNIT TYPES LEGEND

UNIT A - 1 BED 1 BATH + DEN - 600 SF	UNIT F - STUDIO - 420 SF
UNIT B - 2 BED 2 BATH + DEN - 840 SF	UNIT H - 2 BED 2 BATH + DEN - 821 SF
UNIT B1 - 2 BED 2 BATH + DEN - 825 SF	UNIT H1 - 2 BED 2 BATH + DEN - 847 SF
UNIT C - 2 BED 2 BATH + DEN (ADAPT.) - 822 SF	UNIT I - 1 BED 1 BATH - 521 SF
UNIT C1 - 2 BED 2 BATH + DEN (ADAPT.) - 828 SF	
UNIT E - 3 BED 2 BATH + DEN - 926 SF	
UNIT E1 - 3 BED 2 BATH + DEN - 954 SF	

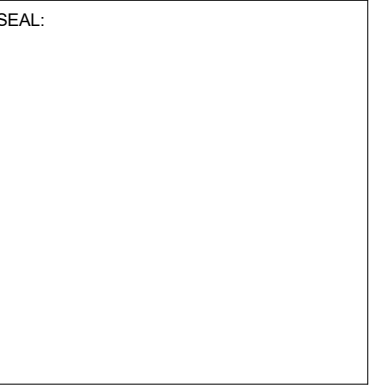
KEY PLAN



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CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

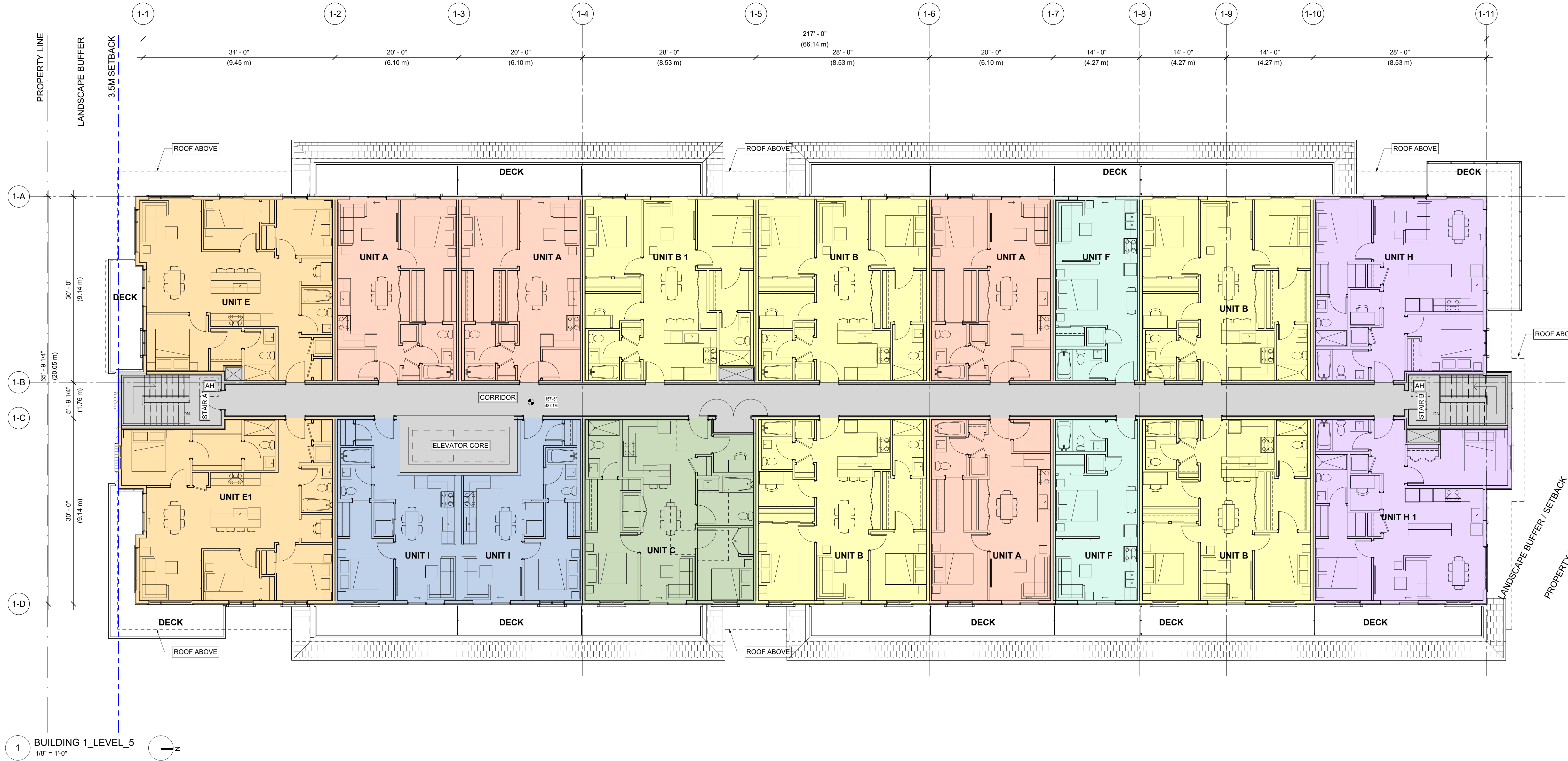
PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY: A.N. / I.B.
SCALE: As indicated
SHEET TITLE: **BUILDING 1 - LEVEL 6**

CHECKED BY: RC
PROJECT NO.: CA 760

REV. NO.:
SHEET NO.: **A2.02.09**



BUILDING 1

GROUND FLOOR GROSS FLOOR AREA: 14,387.12 SF
2-6 FLOOR GROSS AREA PER LEVEL: 14,449.87SF
TOTAL BUILDING GROSS AREA: 86,636.47SF

GROUND FLOOR EFFICIENCY: 83 %
TYPICAL FLOOR EFFICIENCY: 89 %
AVERGAE EFFICIENCY: 86 %

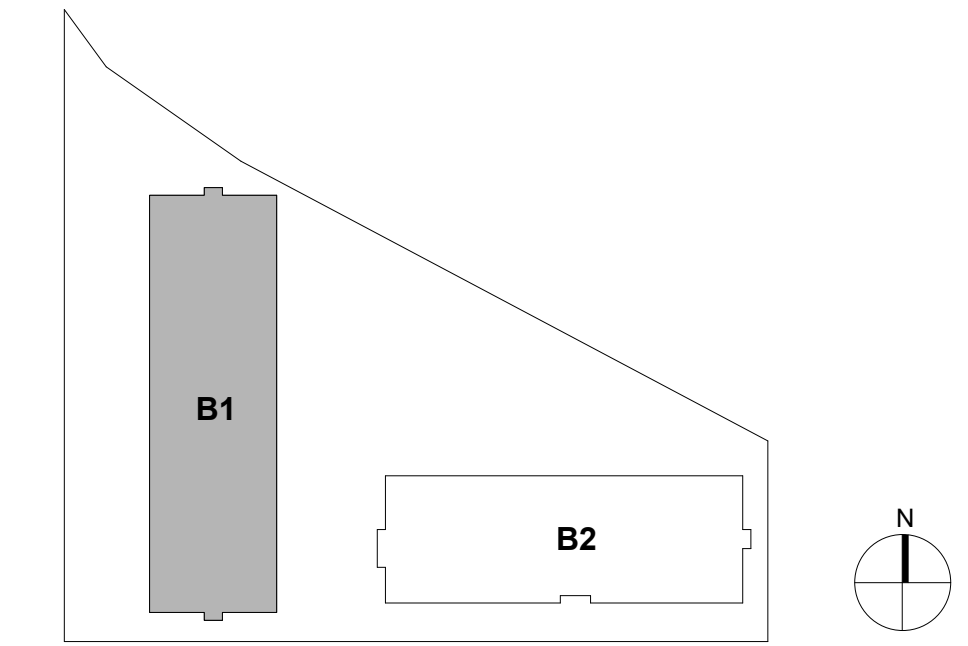
UNIT COUNT:
GROUND FLOOR: 18 UNITS
TYPICAL FLOOR: 19 UNITS
FLOOR 6: 18 UNITS
TOTAL PER BUILDING 1: 112 UNITS

22 - UNIT F : Studio
12 - UNIT I : 1 bed 1 bath
24 - UNIT A : 1 bed 1 bath 1 den
19 - UNIT B : 2 bed 2 bath 1 den
06 - UNIT B1 : 2 bed 2 bath 1 den
06 - UNIT C : 2 bed 2 bath 1 den (Adaptable)
06 - UNIT H : 2 bed 2 bath 1 den
06 - UNIT H1 : 2 bed 2 bath 1 den
06 - UNIT E : 3 bed 2 bath 1 den
05 - UNIT E1 : 3 bed 2 bath 1 den

UNIT TYPES LEGEND

- | | |
|--|---------------------------------------|
| UNIT A - 1 BED 1 BATH + DEN - 600 SF | UNIT F - STUDIO - 420 SF |
| UNIT B - 2 BED 2 BATH + DEN - 840 SF | UNIT H - 2 BED 2 BATH + DEN - 821 SF |
| UNIT B1 - 2 BED 2 BATH + DEN - 825 SF | UNIT H1 - 2 BED 2 BATH + DEN - 847 SF |
| UNIT C - 2 BED 2 BATH + DEN (ADAPT.) - 822 SF | UNIT I - 1 BED 1 BATH - 521 SF |
| UNIT C1 - 2 BED 2 BATH + DEN (ADAPT.) - 828 SF | |
| UNIT E - 3 BED 2 BATH + DEN - 926 SF | |
| UNIT E1 - 3 BED 2 BATH + DEN - 954 SF | |

KEY PLAN



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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:

LATIMER GROVE

LOT B - LOWRISES

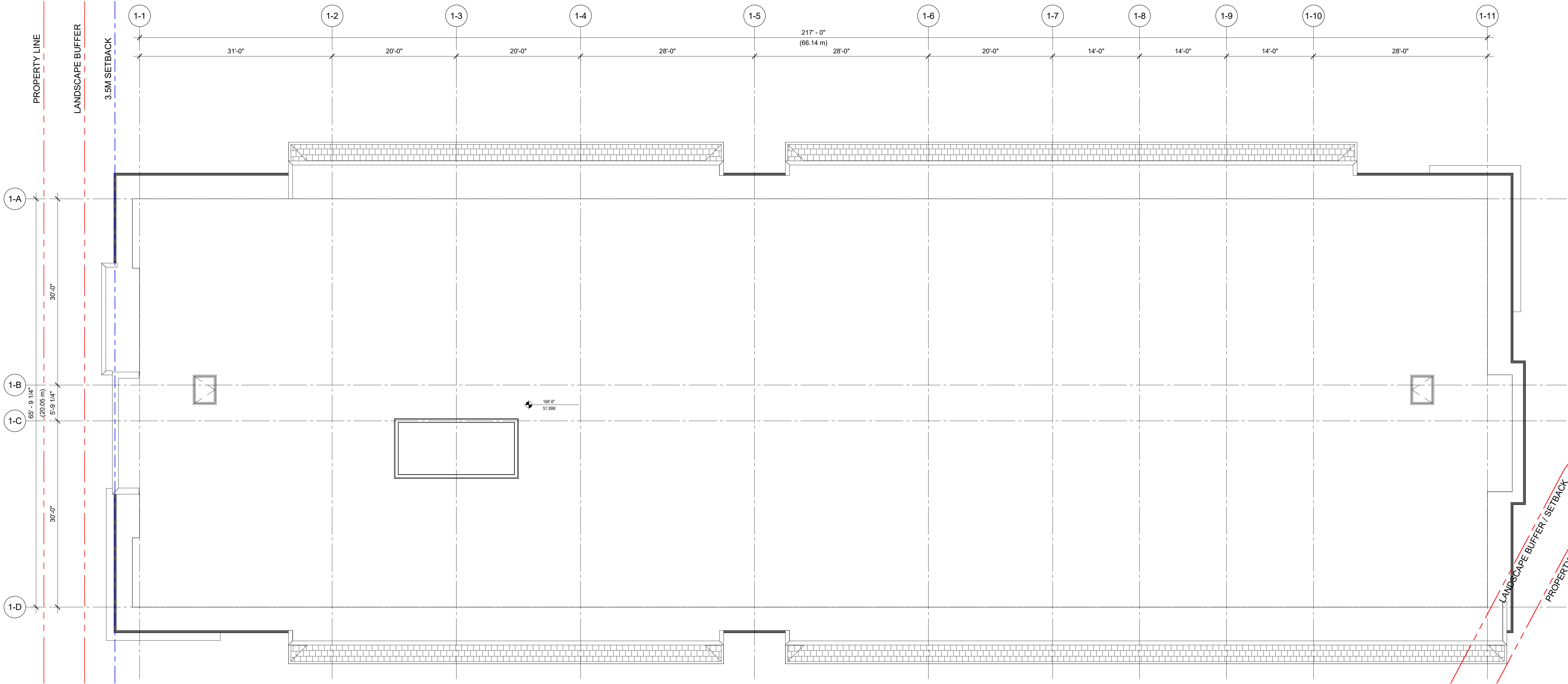
8395 - 200 STREET
LANGLEY, BC

DRAWN BY: A.N. / I.B.	CHECKED BY: RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: CA 760

SHEET TITLE:

BUILDING 1 - ROOF

REV. NO.:	SHEET NO.:
	A2.02.10

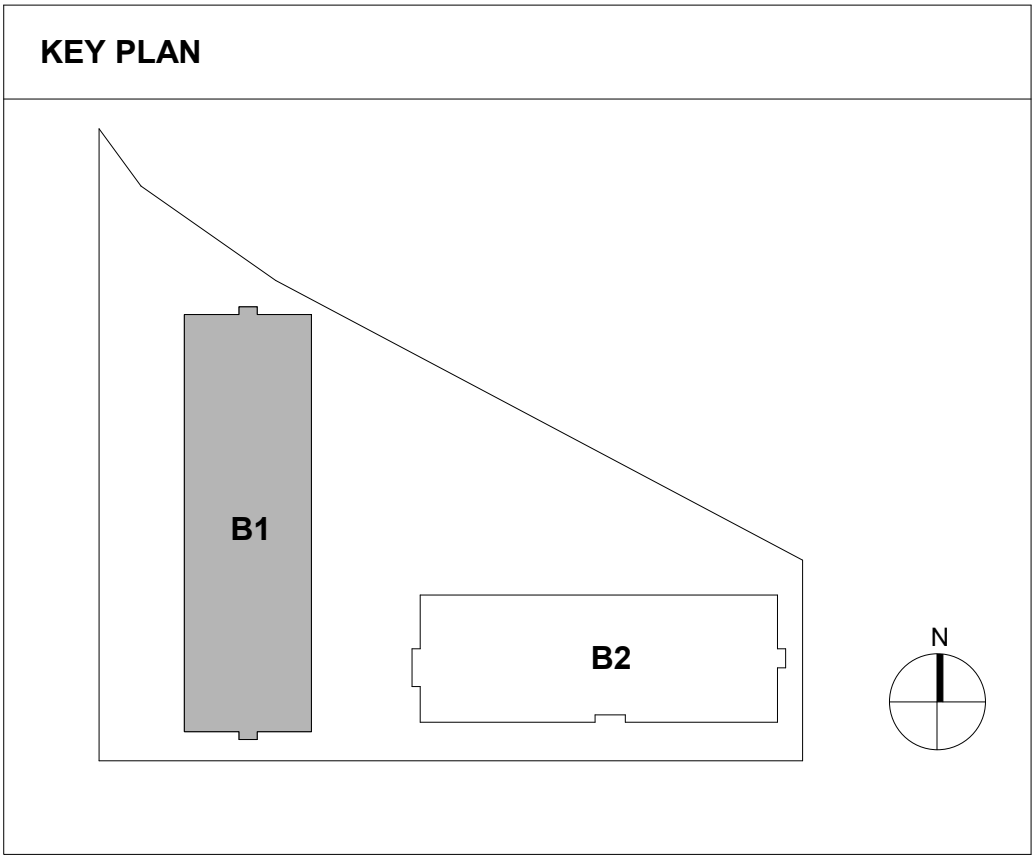


1 **BUILDING 1_ROOF**
1/8" = 1'-0"

BUILDING 1

GROUND FLOOR GROSS FLOOR AREA:	14,387.12 SF
2-6 FLOOR GROSS AREA PER LEVEL:	14,449.87SF
TOTAL BUILDING GROSS AREA:	86,636.47SF
GROUND FLOOR EFFICIENCY:	83 %
TYPICAL FLOOR EFFICIENCY:	89 %
AVERGAE EFFICIENCY:	86 %

- UNIT COUNT:
GROUND FLOOR: 18 UNITS
TYPICAL FLOOR: 19 UNITS
FLOOR 6: 18 UNITS
TOTAL PER BUILDING 1: 112 UNITS
- 22 - UNIT F : Studio
12 - UNIT I : 1 bed 1 bath
24 - UNIT A : 1 bed 1 bath 1 den
19 - UNIT B : 2 bed 2 bath 1 den
06 - UNIT B1 : 2 bed 2 bath 1 den
06 - UNIT C : 2 bed 2 bath 1 den (Adaptable)
06 - UNIT H : 2 bed 2 bath 1 den
06 - UNIT H1 : 2 bed 2 bath 1 den
06 - UNIT E : 3 bed 2 bath 1 den
05 - UNIT E1 : 3 bed 2 bath 1 den



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1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:

LATIMER
GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:

A.N. / I.B.

CHECKED BY:

RC

SCALE:

As indicated

PROJECT NO.:

CA 760

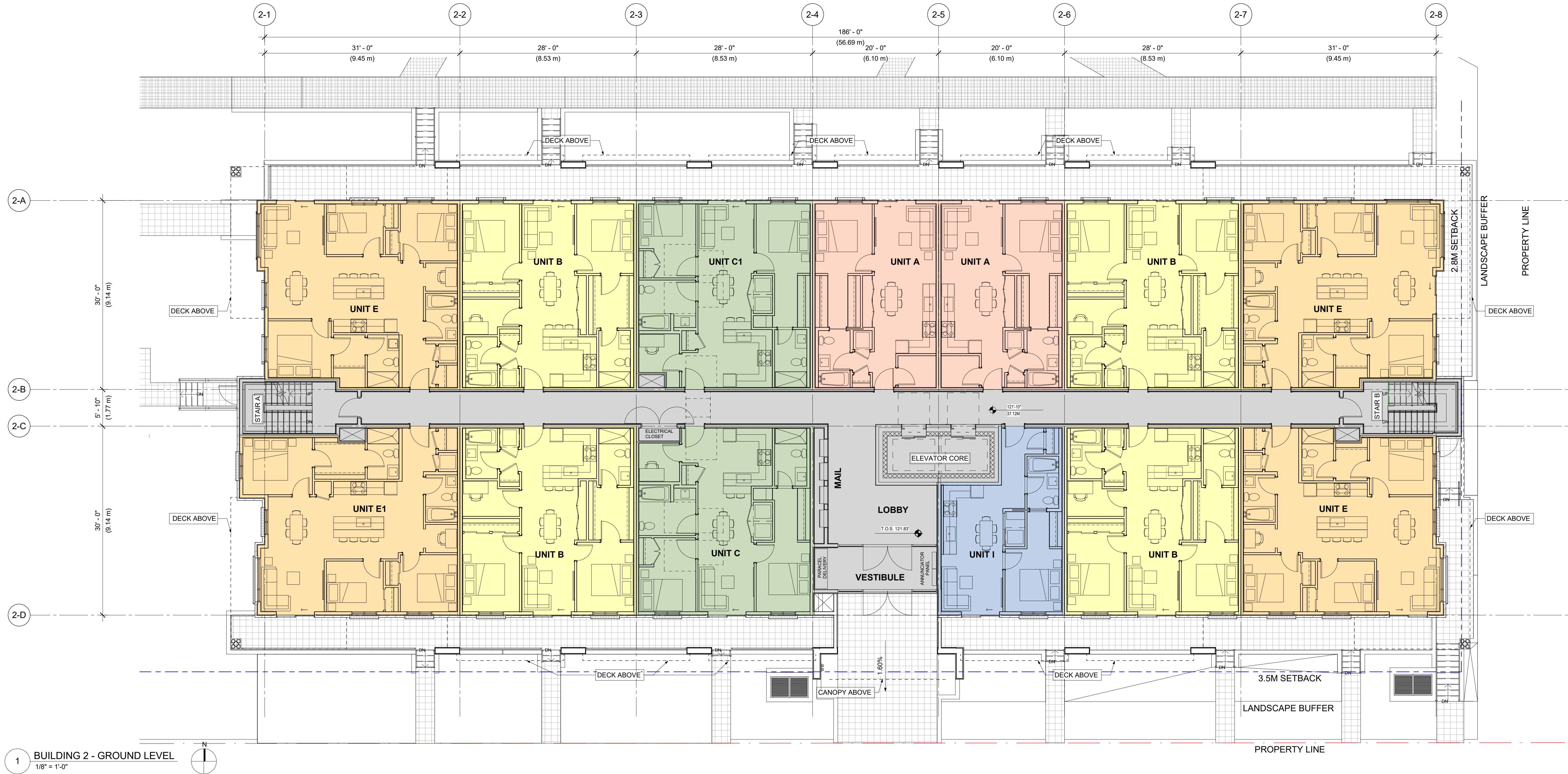
SHEET TITLE:

BUILDING 2 - LEVEL 1

REV. NO.:

SHEET NO.:

A2.02.11



1 BUILDING 2 - GROUND LEVEL
1/8" = 1'-0"

BUILDING 2

GROUND FLOOR GROSS FLOOR AREA: 12,341.51 SF
2-5 FLOOR GROSS AREA PER LEVEL: 12,447.01 SF
TOTAL BUILDING GROSS AREA: 74,576.56 SF

GROUND FLOOR EFFICIENCY: 85 %
TYPICAL FLOOR EFFICIENCY: 88 %
AVERGAE EFFICIENCY: 87 %

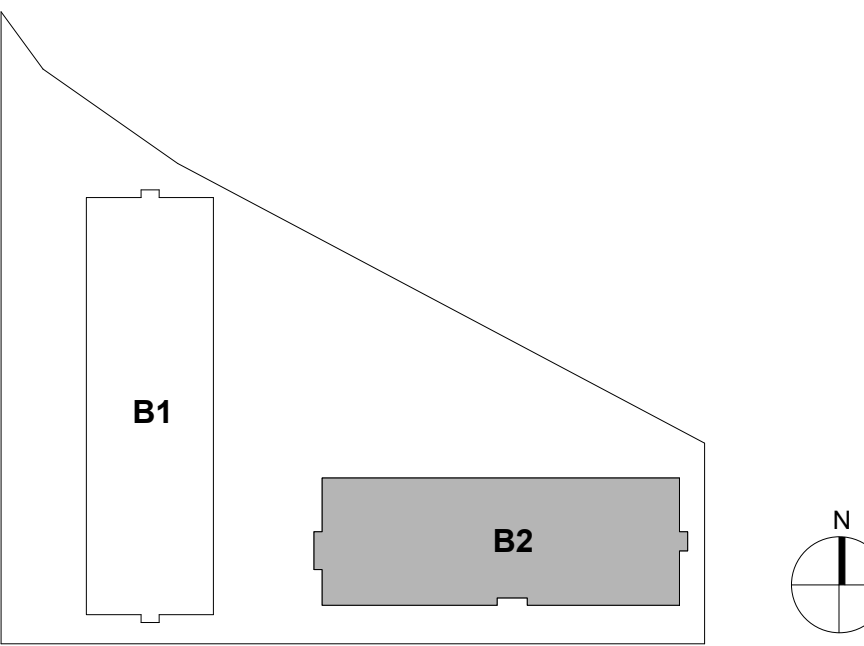
UNIT COUNT:
GROUND FLOOR: 13 UNITS
TYPICAL FLOOR: 14 UNITS
TOTAL PER BUILDING 2: 83 UNITS

11 - UNIT I : 1 bed 1 bath
12 - UNIT A : 1 bed 1 bath 1 den
24 - UNIT B : 2 bed 2 bath 1 den
6 - UNIT C : 2 bed 2 bath 1 den (Adaptable)
6 - UNIT C1 : 2 bed 2 bath 1 den (Adaptable)
13 - UNIT E : 3 bed 2 bath 1 den
11 - UNIT E1 : 3 bed 2 bath 1 den

UNIT TYPES LEGEND

UNIT A - 1 BED 1 BATH + DEN - 600 SF	UNIT F - STUDIO - 420 SF
UNIT B - 2 BED 2 BATH + DEN - 840 SF	UNIT H - 2 BED 2 BATH + DEN - 821 SF
UNIT B1 - 2 BED 2 BATH + DEN - 825 SF	UNIT H1 - 2 BED 2 BATH + DEN - 847 SF
UNIT C - 2 BED 2 BATH + DEN (ADAPT.) - 822 SF	UNIT I - 1 BED 1 BATH - 521 SF
UNIT C1 - 2 BED 2 BATH + DEN (ADAPT.) - 828 SF	
UNIT E - 3 BED 2 BATH + DEN - 926 SF	
UNIT E1 - 3 BED 2 BATH + DEN - 954 SF	

KEY PLAN



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1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:
A.N. / I.B.

CHECKED BY:
RC

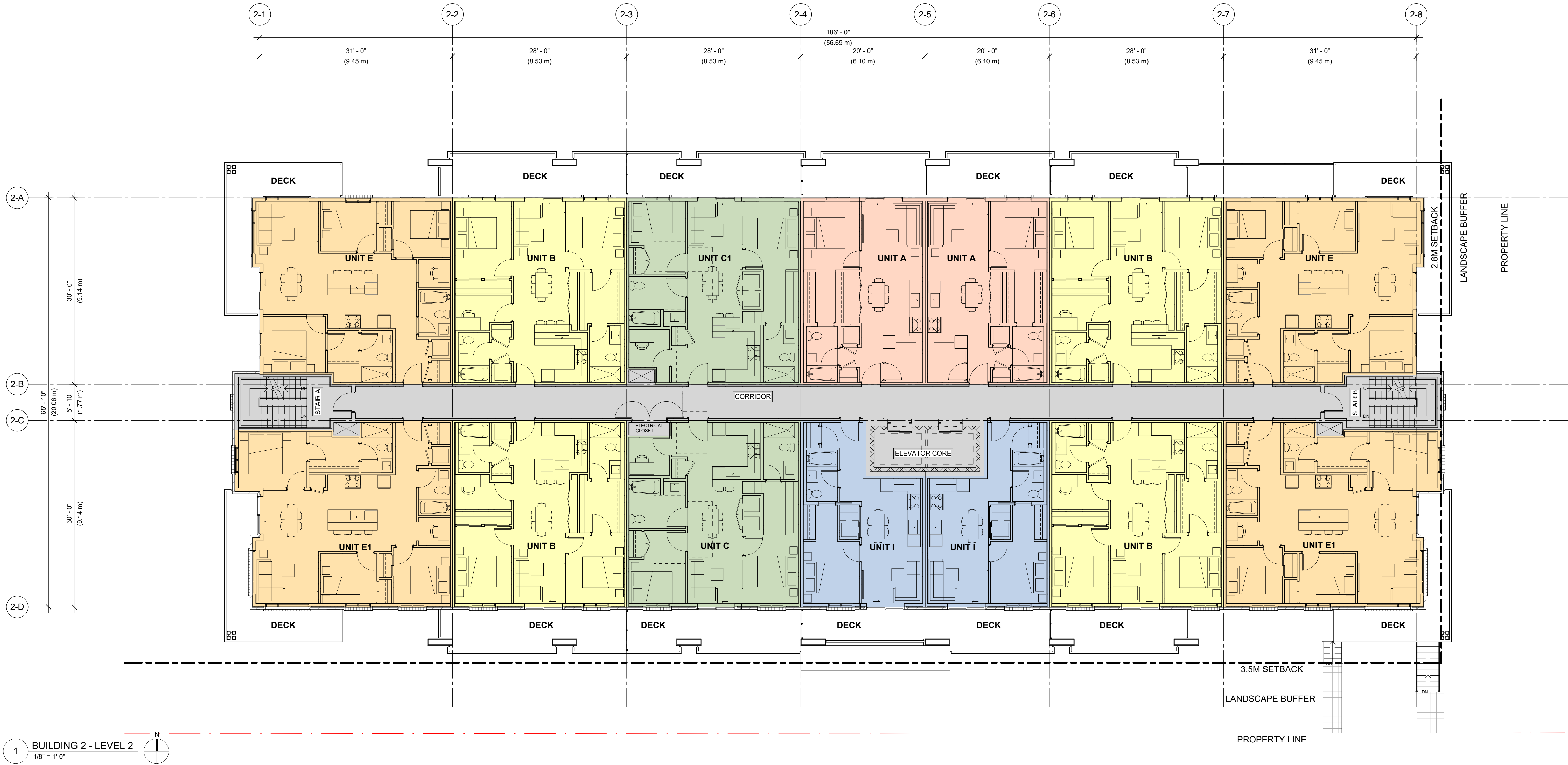
SCALE:
As indicated

PROJECT NO.:
CA 760

SHEET TITLE:
BUILDING 2 - LEVEL 2-5

REV. NO.:

SHEET NO.:
A2.02.12



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

BUILDING 2

GROUND FLOOR GROSS FLOOR AREA: 12,341.51 SF
2-5 FLOOR GROSS AREA PER LEVEL: 12,447.01 SF
TOTAL BUILDING GROSS AREA: 74,576.56 SF

GROUND FLOOR EFFICIENCY: 85 %
TYPICAL FLOOR EFFICIENCY: 88 %
AVERGAE EFFICIENCY: 87 %

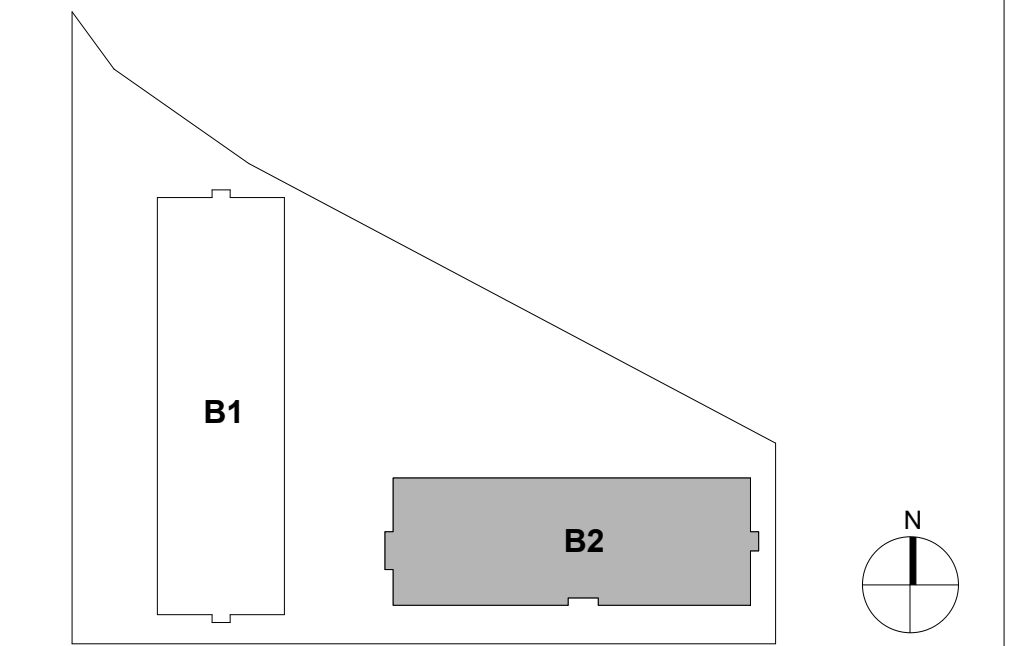
UNIT COUNT:
GROUND FLOOR: 13 UNITS
TYPICAL FLOOR: 14 UNITS
TOTAL PER BUILDING 2: 83 UNITS

11 - UNIT I : 1 bed 1 bath
12 - UNIT A : 1 bed 1 bath 1 den
24 - UNIT B : 2 bed 2 bath 1 den
6 - UNIT C : 2 bed 2 bath 1 den (Adaptable)
6 - UNIT C1 : 2 bed 2 bath 1 den (Adaptable)
13 - UNIT E : 3 bed 2 bath 1 den
11 - UNIT E1 : 3 bed 2 bath 1 den

UNIT TYPES LEGEND

UNIT A - 1 BED 1 BATH + DEN - 600 SF	UNIT F - STUDIO - 420 SF
UNIT B - 2 BED 2 BATH + DEN - 840 SF	UNIT H - 2 BED 2 BATH + DEN - 821 SF
UNIT B1 - 2 BED 2 BATH + DEN - 825 SF	UNIT H1 - 2 BED 2 BATH + DEN - 847 SF
UNIT C - 2 BED 2 BATH + DEN (ADAPT.) - 822 SF	UNIT I - 1 BED 1 BATH - 521 SF
UNIT C1 - 2 BED 2 BATH + DEN (ADAPT.) - 828 SF	
UNIT E - 3 BED 2 BATH + DEN - 926 SF	
UNIT E1 - 3 BED 2 BATH + DEN - 954 SF	

KEY PLAN



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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:

LATIMER
GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:

A.N. / I.B.

CHECKED BY:

RC

SCALE:

As indicated

PROJECT NO.:

CA 760

SHEET TITLE:

BUILDING 2 - LEVEL 6

REV. NO.:

SHEET NO.:

A2.02.16



1 BUILDING 2 - LEVEL 6
1/8" = 1'-0"

BUILDING 2

GROUND FLOOR GROSS FLOOR AREA: 12,341.51 SF
2-5 FLOOR GROSS AREA PER LEVEL: 12,447.01 SF
TOTAL BUILDING GROSS AREA: 74,576.56 SF

GROUND FLOOR EFFICIENCY: 85 %
TYPICAL FLOOR EFFICIENCY: 88 %
AVERGAE EFFICIENCY: 87 %

UNIT COUNT:
GROUND FLOOR: 13 UNITS
TYPICAL FLOOR: 14 UNITS
TOTAL PER BUILDING 2: 83 UNITS

11 - UNIT I : 1 bed 1 bath
12 - UNIT A : 1 bed 1 bath 1 den
24 - UNIT B : 2 bed 2 bath 1 den
6 - UNIT C : 2 bed 2 bath 1 den (Adaptable)
6 - UNIT C1 : 2 bed 2 bath 1 den (Adaptable)
13 - UNIT E : 3 bed 2 bath 1 den
11 - UNIT E1 : 3 bed 2 bath 1 den

UNIT TYPES LEGEND

UNIT A - 1 BED 1 BATH + DEN - 600 SF

UNIT B - 2 BED 2 BATH + DEN - 840 SF

UNIT B1 - 2 BED 2 BATH + DEN - 825 SF

UNIT C - 2 BED 2 BATH + DEN (ADAPT.) - 822 SF

UNIT C1 - 2 BED 2 BATH + DEN (ADAPT.) - 828 SF

UNIT E - 3 BED 2 BATH + DEN - 926 SF

UNIT E1 - 3 BED 2 BATH + DEN - 954 SF

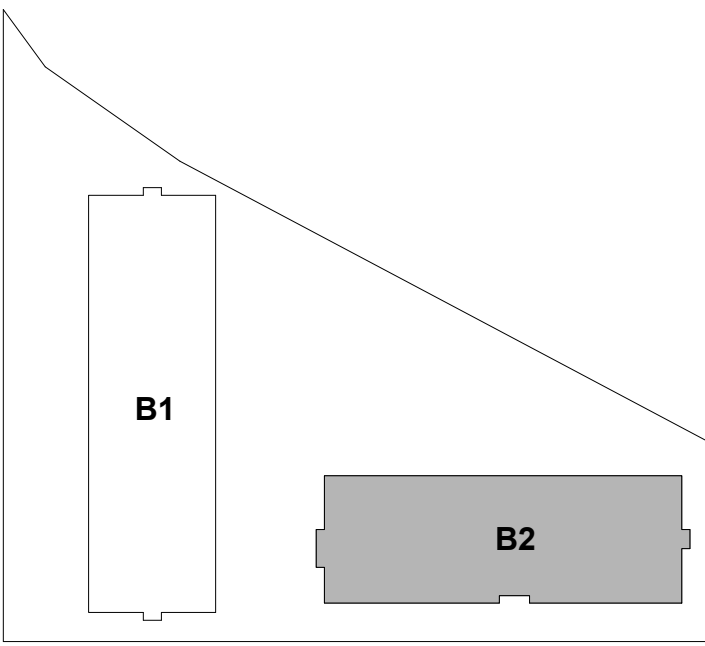
UNIT F - STUDIO - 420 SF

UNIT H - 2 BED 2 BATH + DEN - 821 SF

UNIT H1 - 2 BED 2 BATH + DEN - 847 SF

UNIT I - 1 BED 1 BATH - 521 SF

KEY PLAN



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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

N
NORTH ARC
PROPERTIES

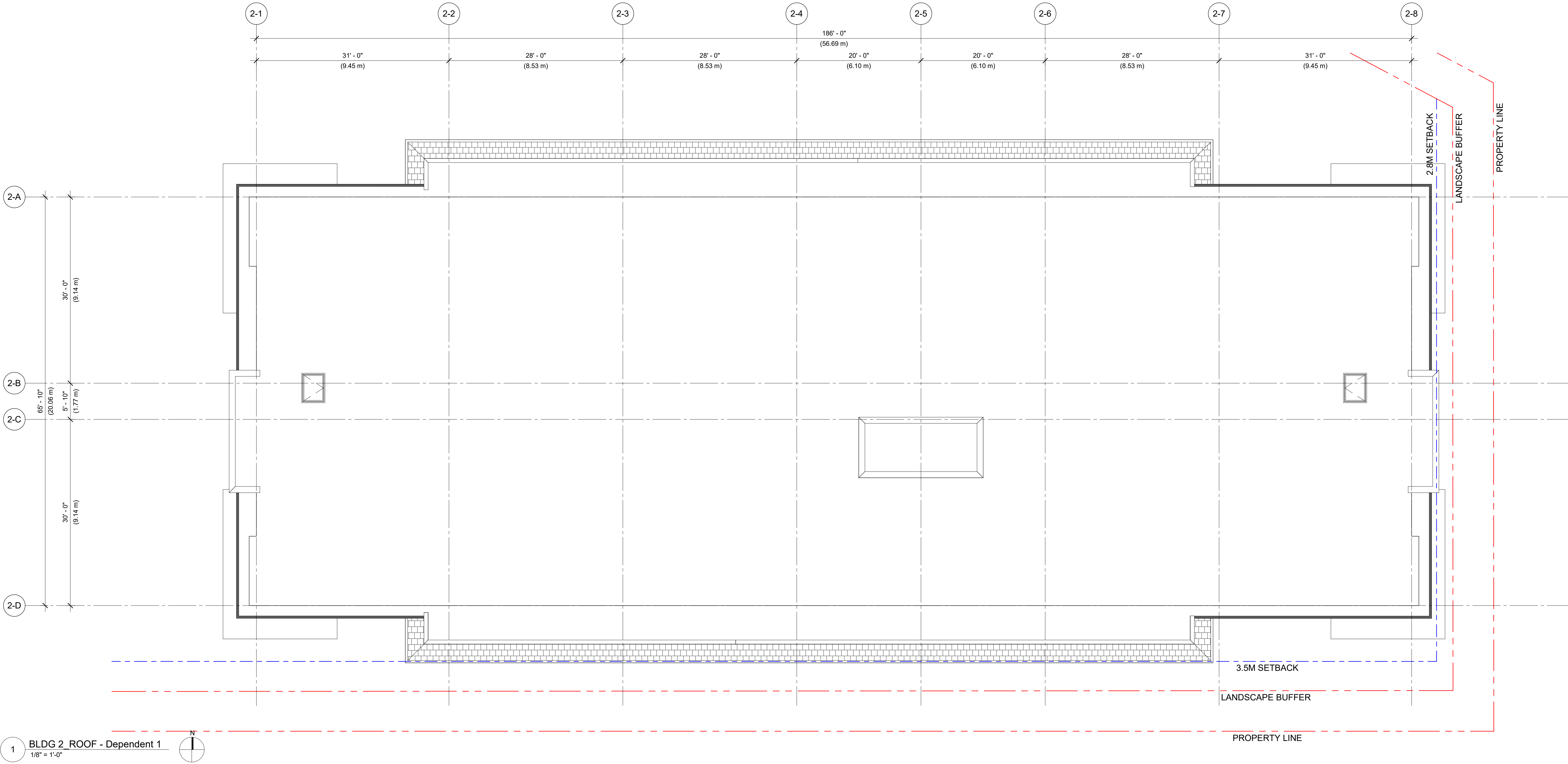
PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:
A.N. / I.B.
CHECKED BY:
RC
SCALE:
1/8" = 1'-0"
PROJECT NO.:
CA 760

SHEET TITLE:
BUILDING 2 - ROOF

REV. NO.:
SHEET NO.:
A2.02.17



BUILDING 2

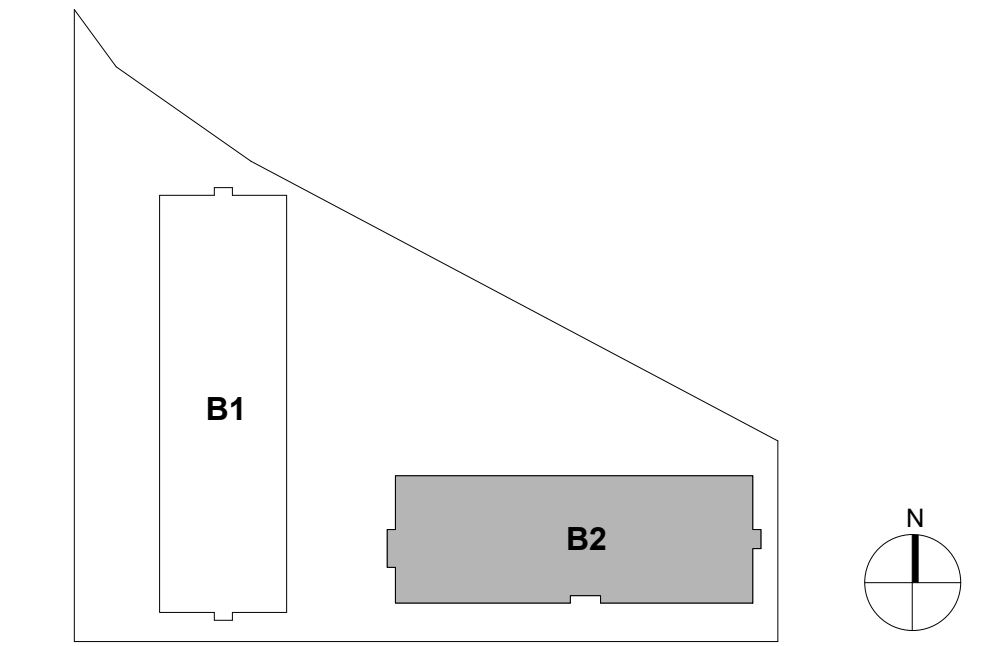
GROUND FLOOR GROSS FLOOR AREA: 12,339 SF
2-6 FLOOR GROSS AREA PER LEVEL: 12,447 SF
TOTAL BUILDING GROSS AREA: 74,574 SF

GROUND FLOOR EFFICIENCY: 85 %
TYPICAL FLOOR EFFICIENCY: 89 %
AVERGAE EFFICIENCY: 87 %

UNIT COUNT:
GROUND FLOOR: 13 UNITS
TYPICAL FLOOR: 14 UNITS
TOTAL PER BUILDING 2: 83 UNITS

11 - UNIT I : 1 bed 1 bath
12 - UNIT A : 1 bed 1 bath 1 den
12 - UNIT B : 2 bed 2 bath 1 den
24 - UNIT C : 2 bed 2 bath 1 den (Adaptable)
11 - UNIT E : 3 bed 2 bath 1 den
9 - UNIT E1 : 3 bed 2 bath 1 den
2 - UNIT E2 : 3 bed 2 bath 1 den
2 - UNIT E3 : 3 bed 2 bath 1 den

KEY PLAN



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CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

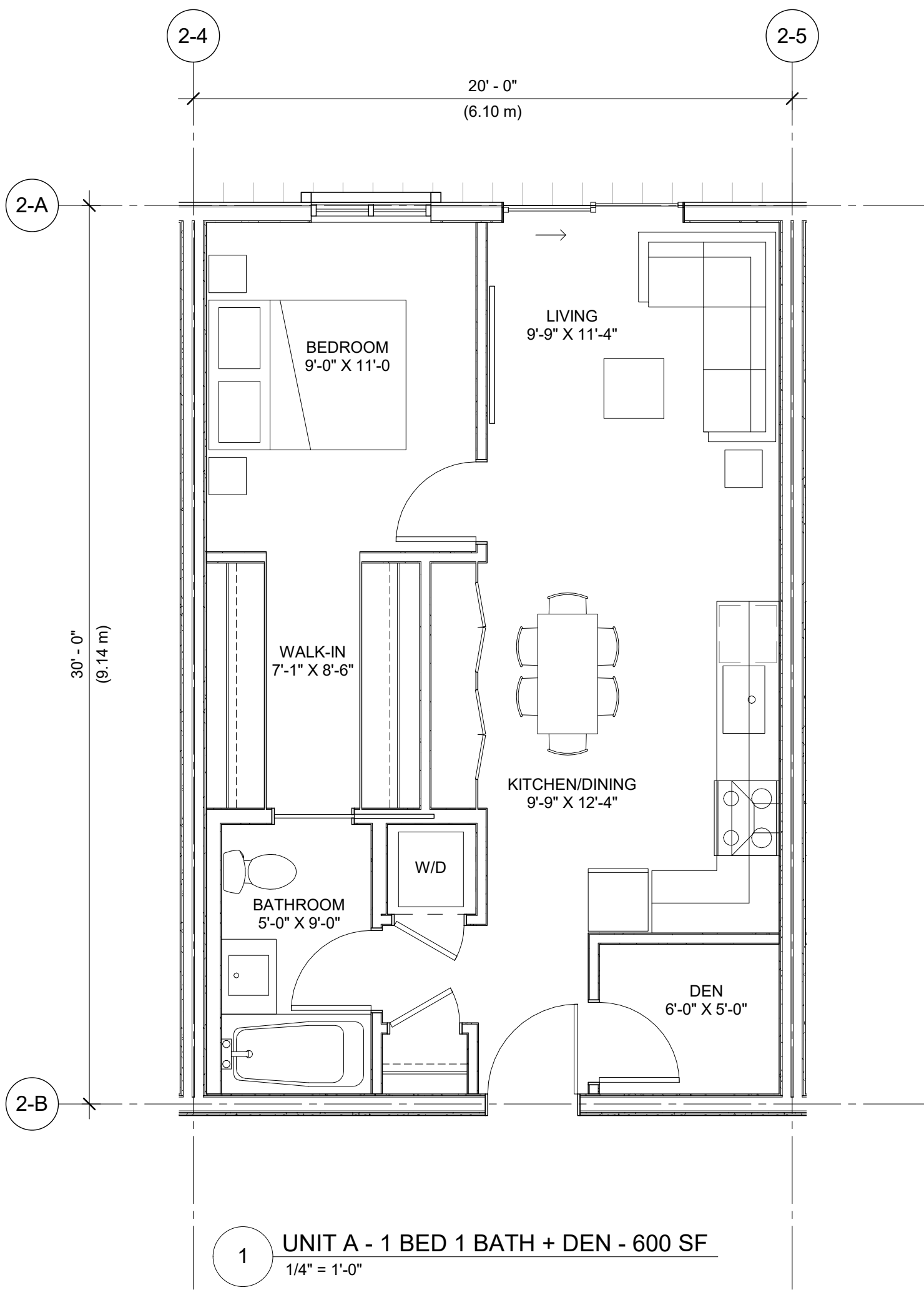
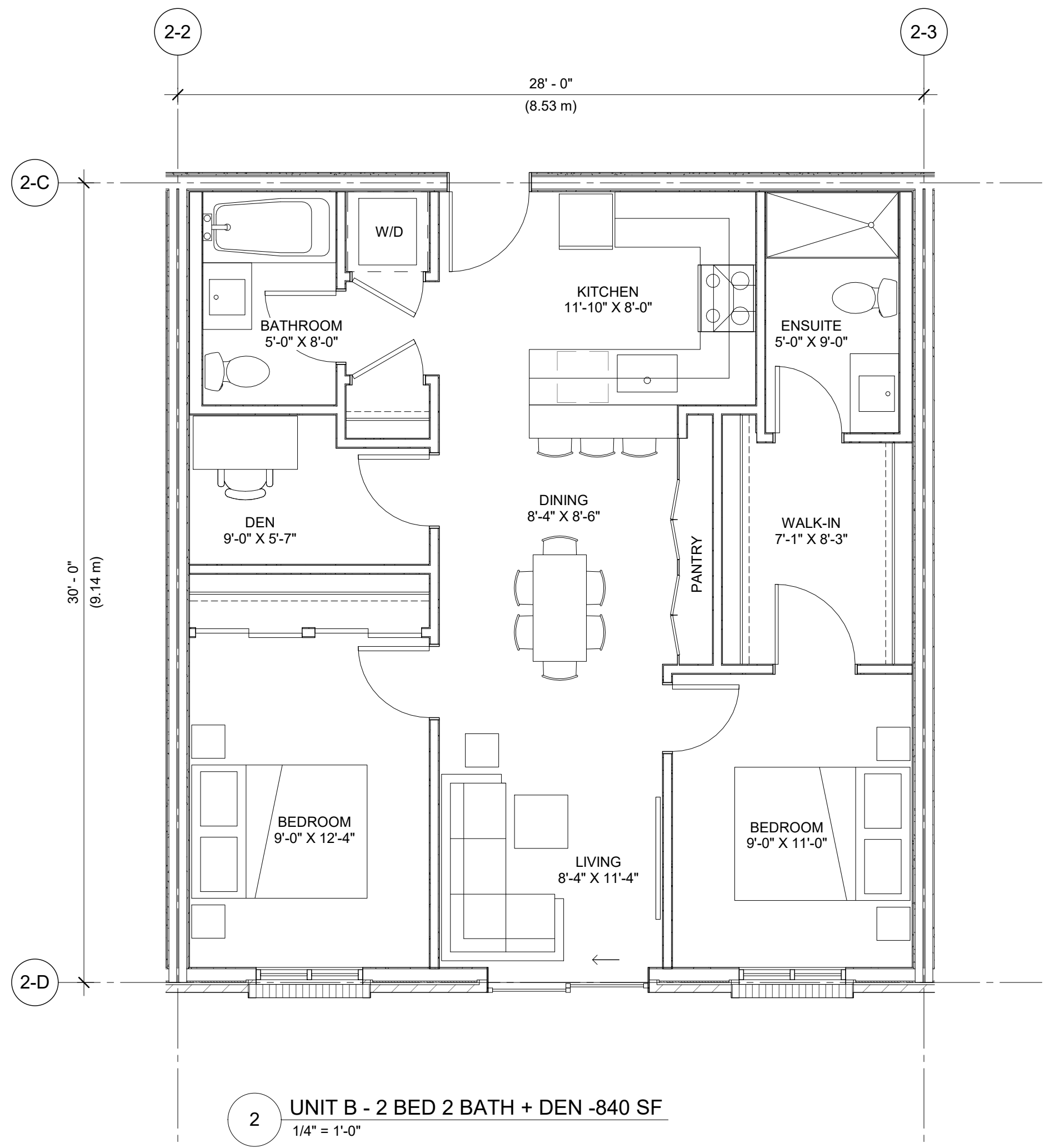
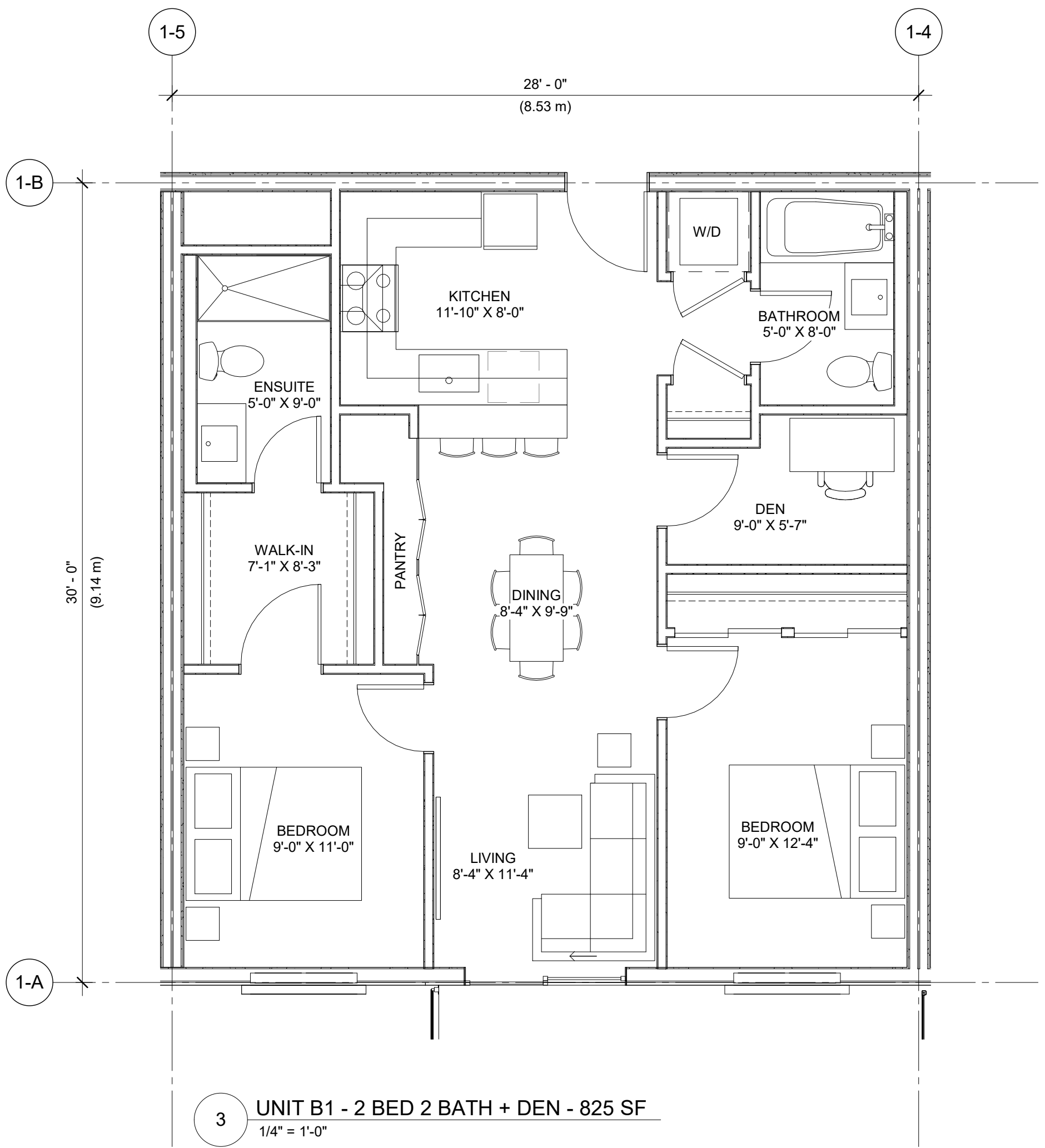
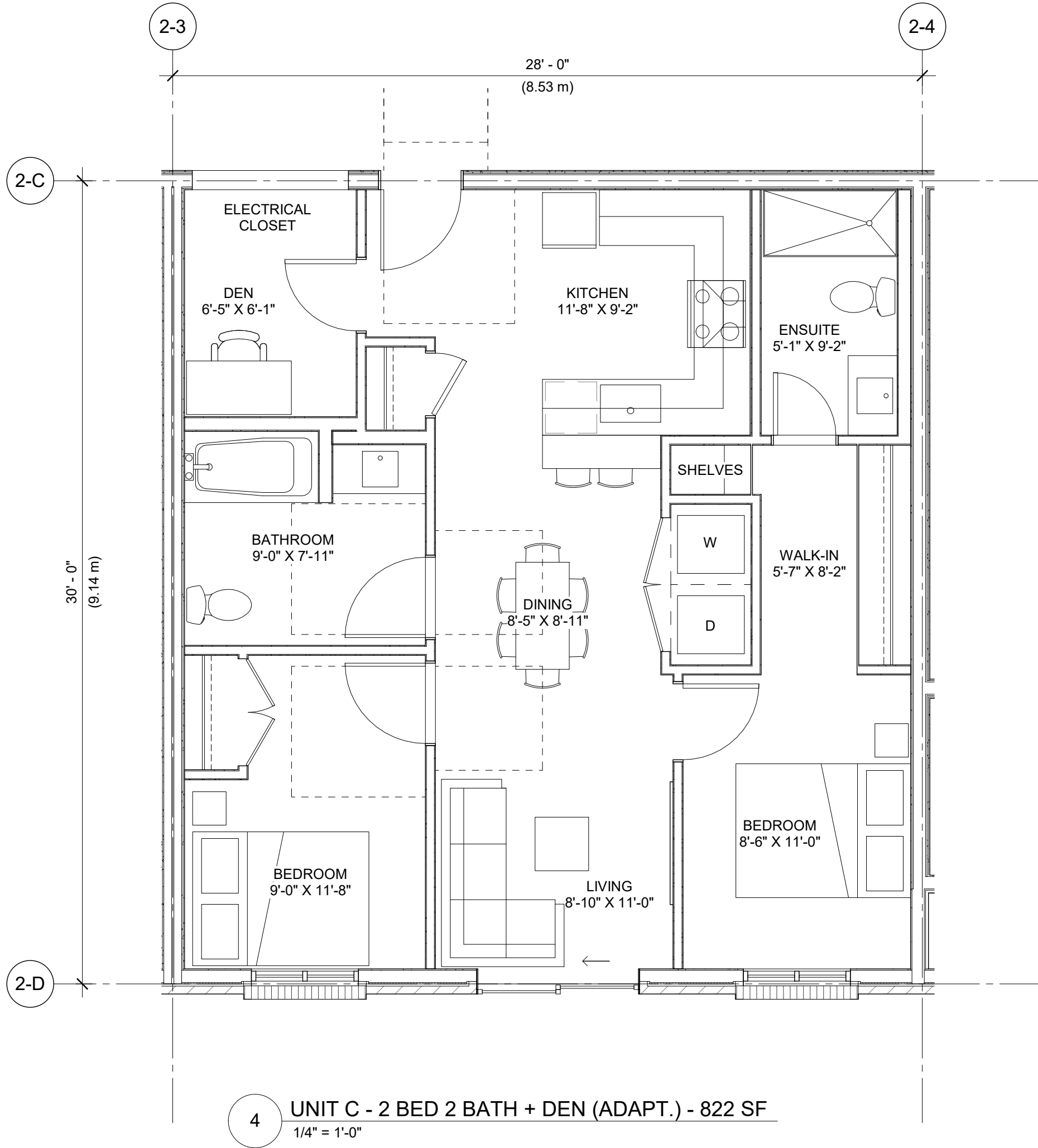
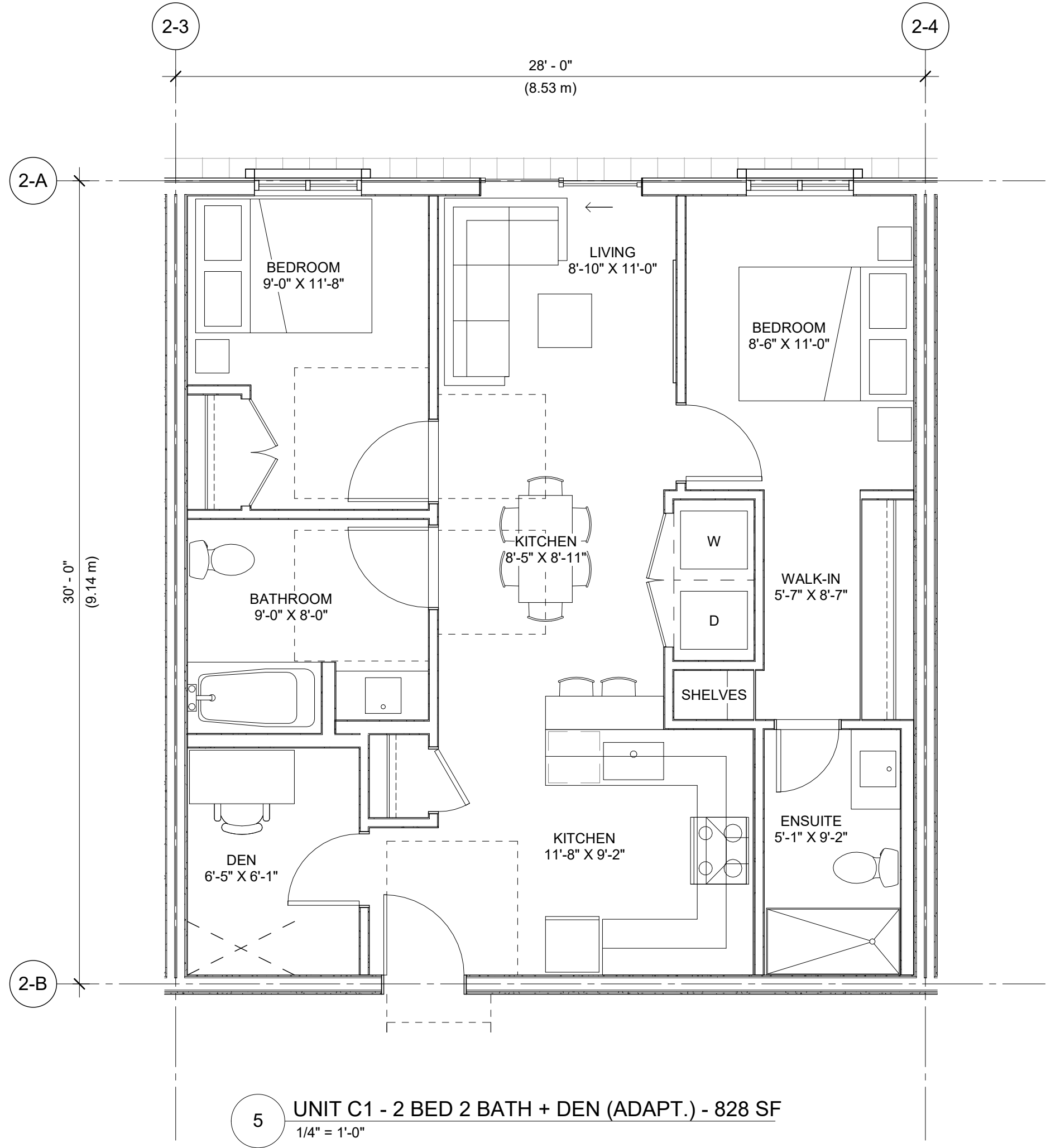
PROJECT:
LATIMER GROVE
LOT B - LOWRISES

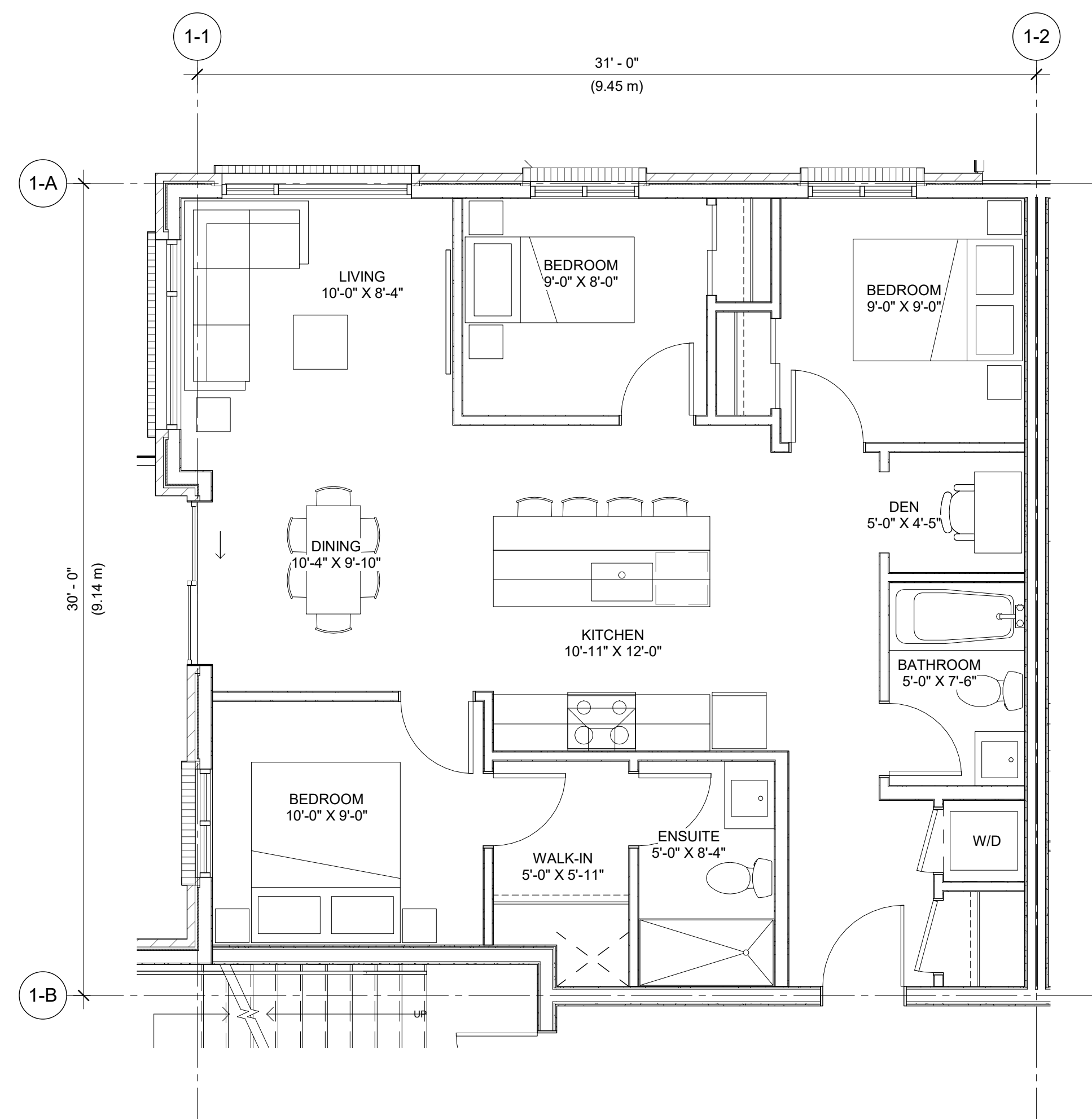
8395 - 200 STREET
LANGLEY, BC

DRAWN BY: A.N. / I.B. CHECKED BY: RC
SCALE: 1/4" = 1'-0" PROJECT NO.: CA 760

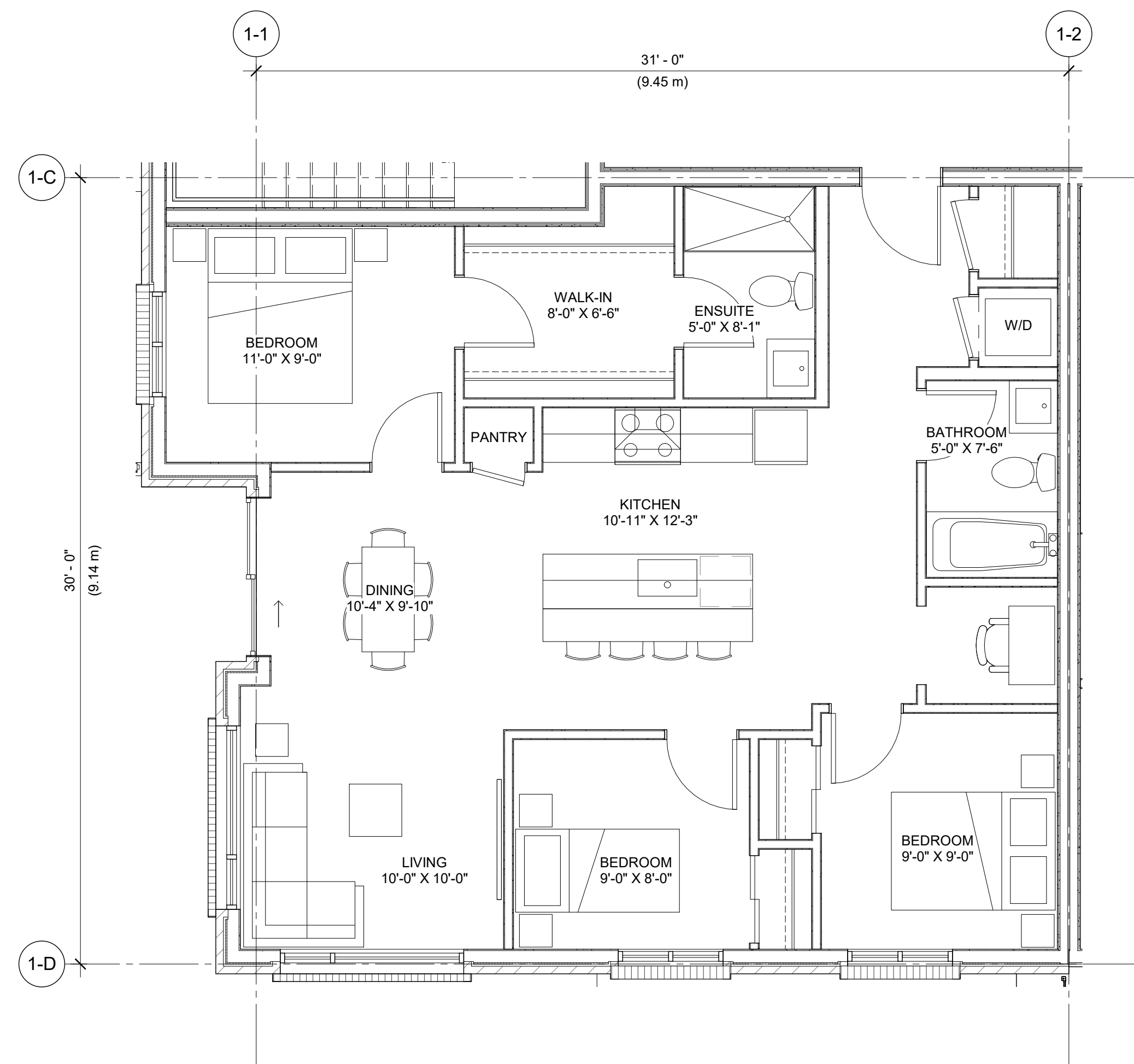
SHEET TITLE:
UNIT PLANS

REV. NO.: SHEET NO.:
A3.02.01

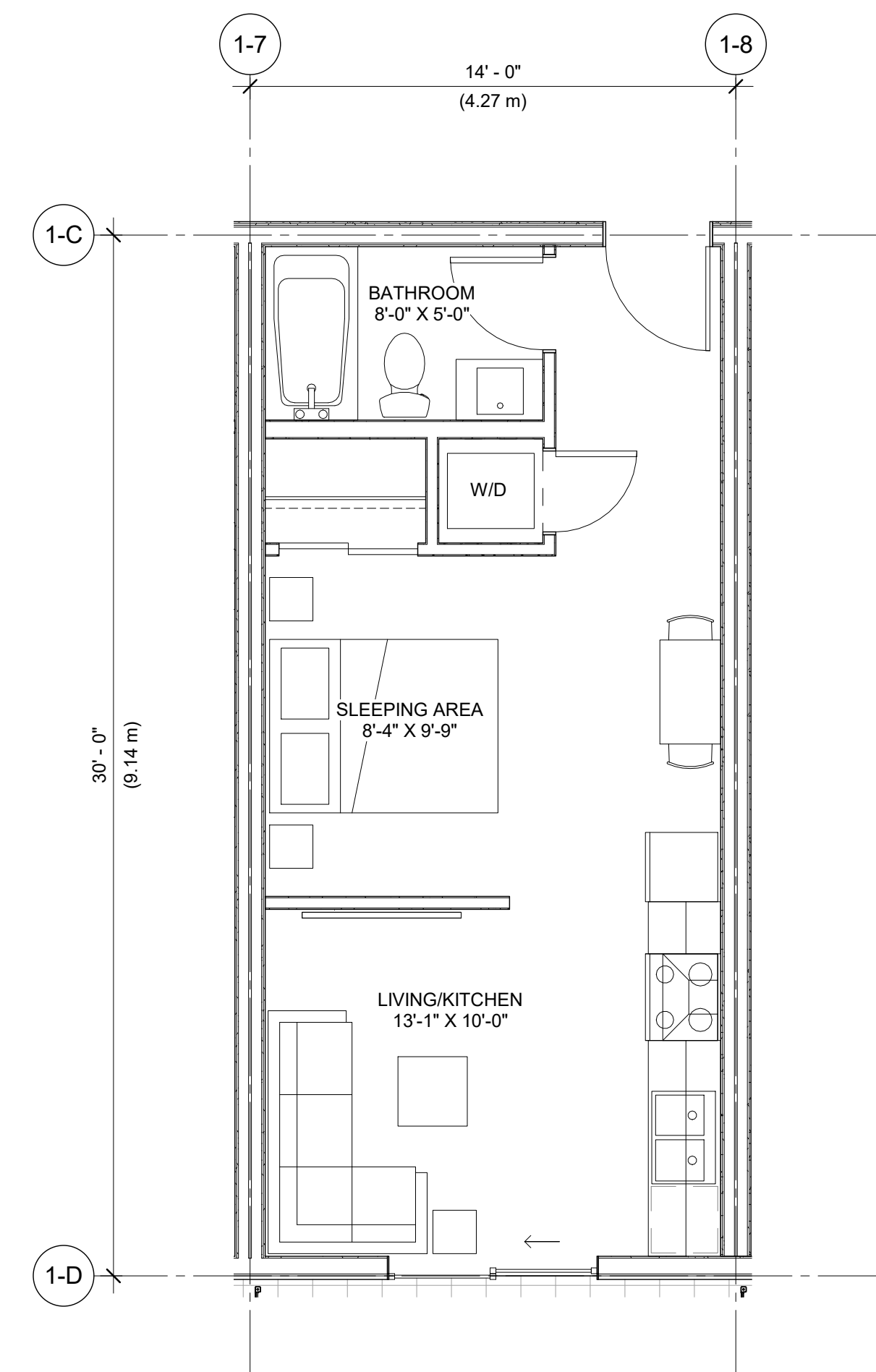




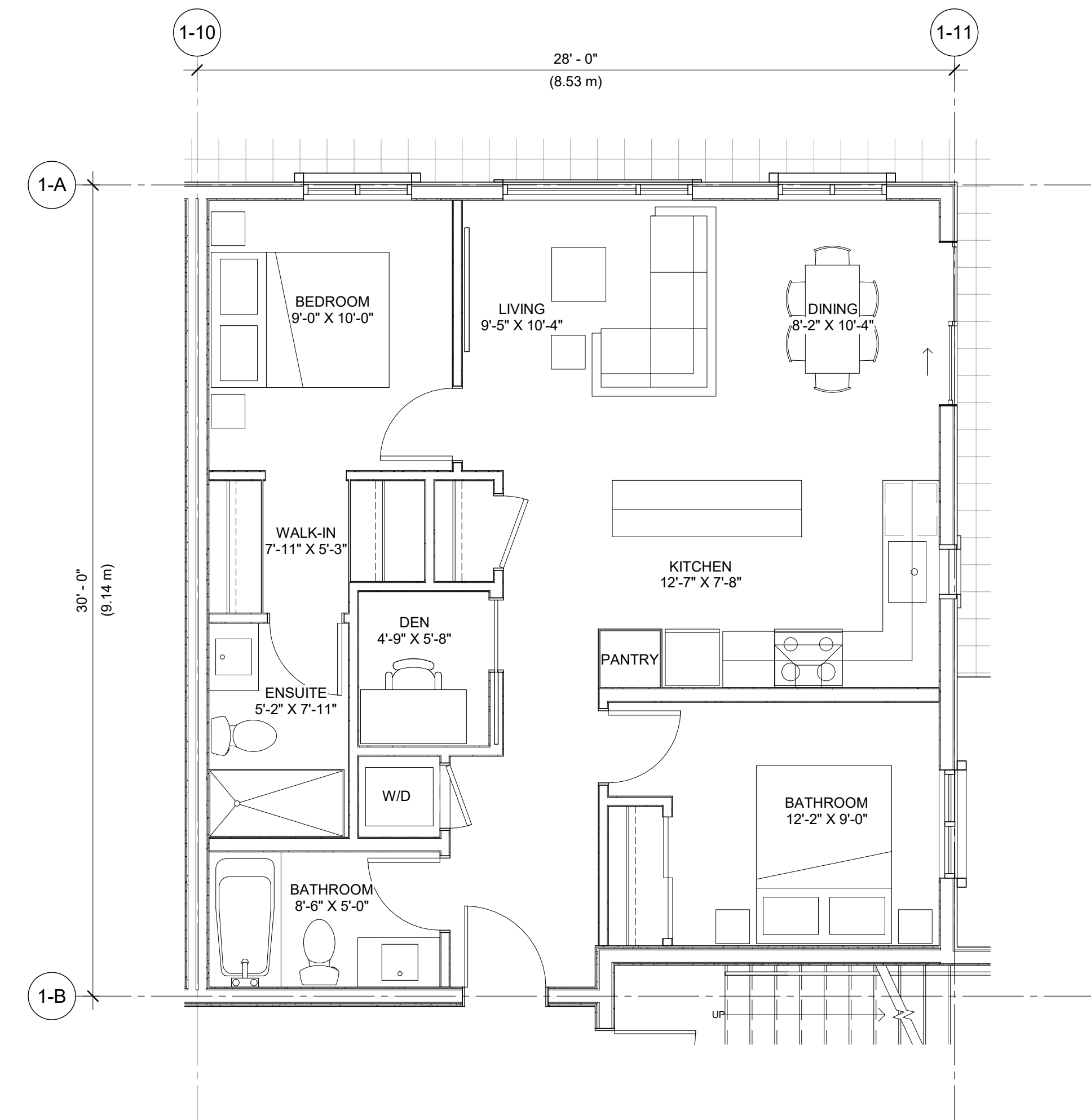
6 UNIT E - 3 BED 2 BATH + DEN - 926 SF
1/4" = 1'-0"



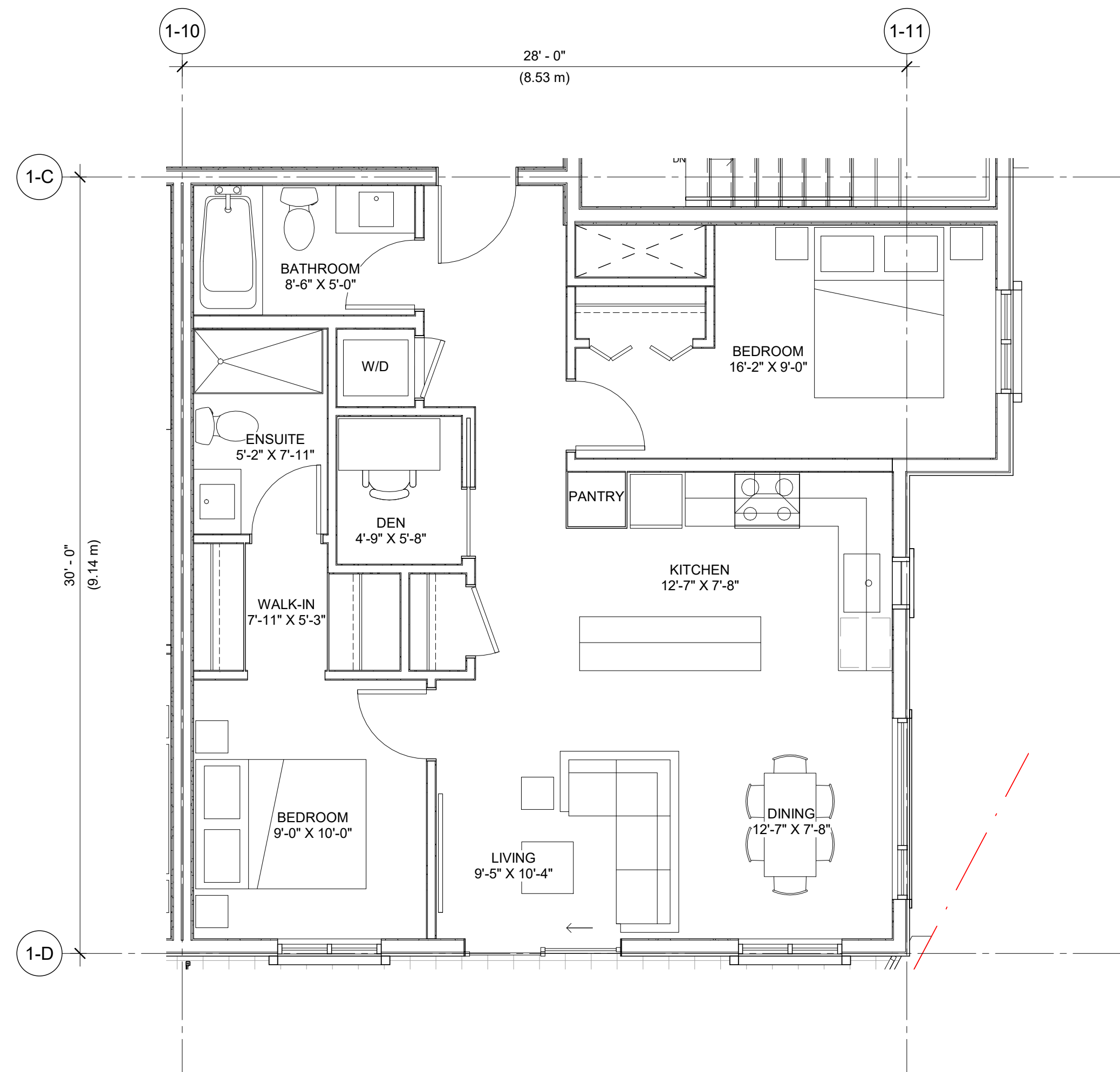
7 UNIT E1 - 3 BED 2 BATH + DEN - 954 SF
1/4" = 1'-0"



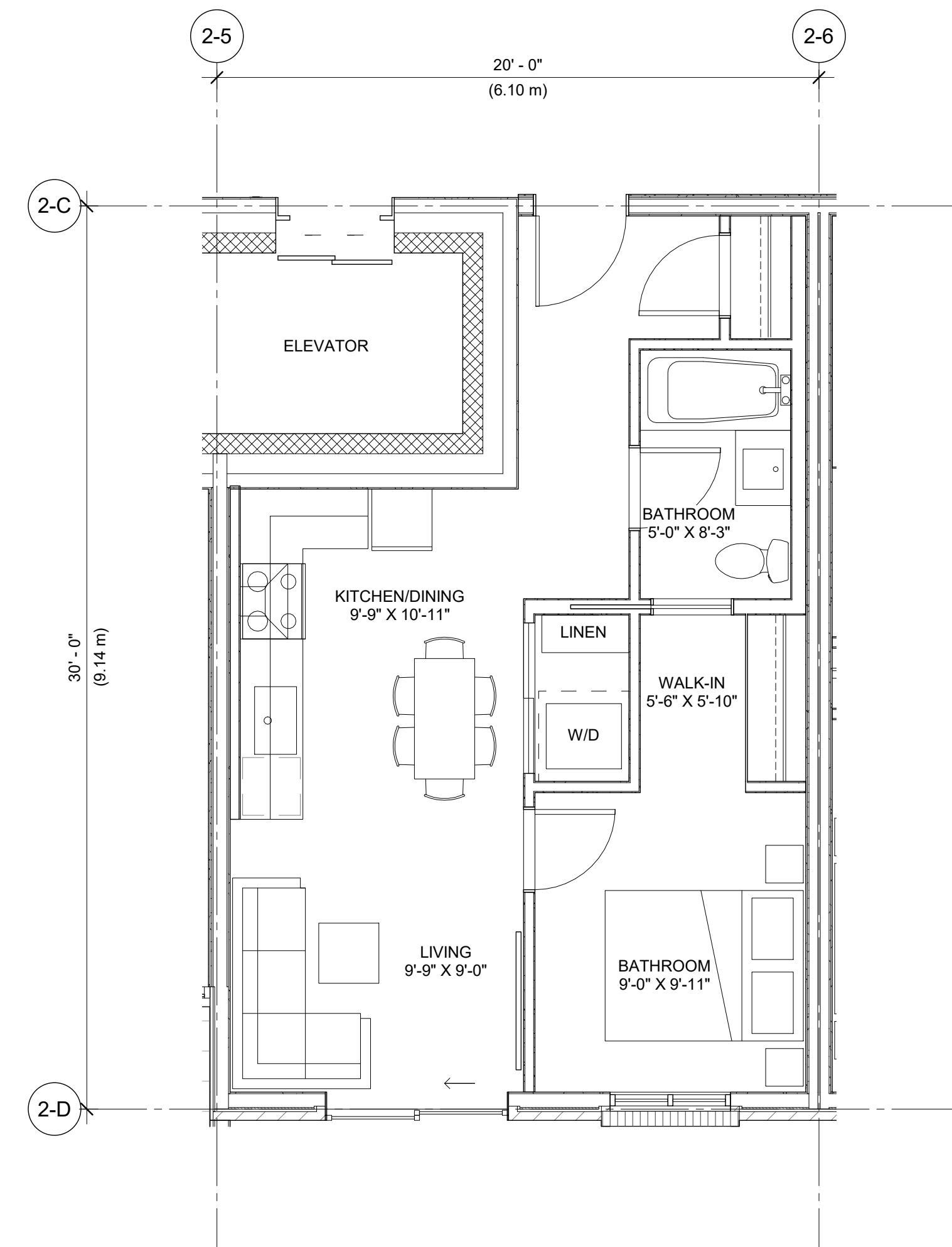
8 UNIT F - 2 BED 2 BATH - 420 SF
1/4" = 1'-0"



9 UNIT H - 2 BED 2 BATH + DEN CORNER UNIT - 821 SF
1/4" = 1'-0"



10 UNIT H1 - 2 BED 2 BATH - 847 SF
1/4" = 1'-0"



11 UNIT I - 1 BED 1 BATH - 521 SF
1/4" = 1'-0"

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CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY: A.N. / I.B. CHECKED BY: RC
SCALE: 1/4" = 1'-0" PROJECT NO.: CA 760

SHEET TITLE:
UNIT PLANS

REV. NO.: SHEET NO.:
A3.02.02

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REVISION:
NO.: DATE: DESCRIPTION:

ISSUE:
BLDG 1 LEVEL 4
147'-0" (44.81 m)
2022-11-25
2022-11-29
DESCRIPTION:
ISSUED FOR CLIENT REVIEW
ISSUED FOR DP

SEAL:

P1 SECONDARY SLAB
111'-9 1/2" (34.07 m)

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NORTH ARC
PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:
A.N. / I.B.
SCALE:
As indicated

CHECKED BY:
RC
PROJECT NO.:
CA 760

SHEET TITLE:
**BUILDING 1 -
ELEVATION NORTH /
WEST**

REV. NO.:
SHEET NO.:
A4.02.02



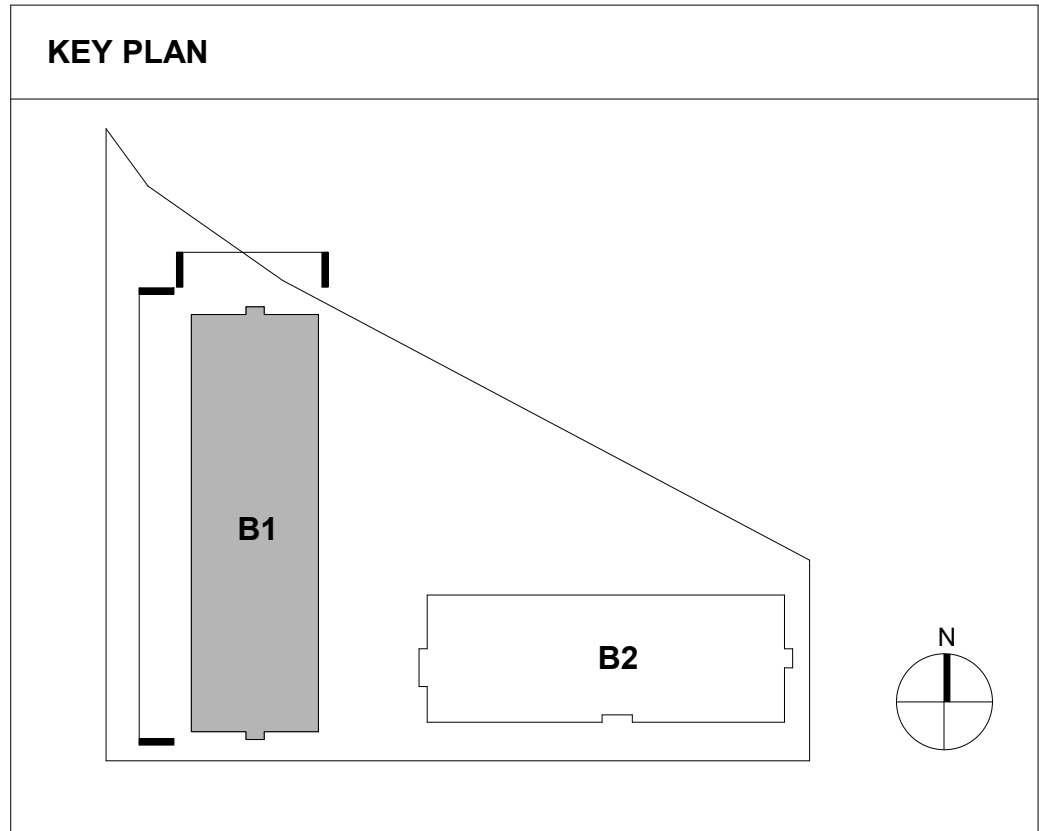
2 A4.0 BLDG 1 - ELEVATION WEST_DD
1/8" = 1'-0"



1 A4.0 BLDG 1 - ELEVATION NORTH_DD
1/8" = 1'-0"

MATERIAL PALETTE

A	HARDIE PANEL HORIZONTAL SIDING ARCTIC WHITE JAMES HARDIE	D	RESERVED	G	CEDAR SIDING AND COLUMNS BRICK RED OLYMPIC	J	SILL, HEADER, TRIMS AND FASCIA LAMPBLACK BM CW-695	M	WINDOW FRAMES STD. BLACK ALUMINUM FRAME
B	HARDIE PANEL BOARD & BATTEN MONTEREY TAUPE JAMES HARDIE	E	HARDIE PANEL SMOOTH FINISH MOUNTAIN CEDAR JAMES HARDIE	H	'CEDAR' ALUMINUM DETAILS SADDLE LUX	K	SILL, HEADER, TRIMS AND FASCIA KENDALL CHARCOAL BM HC-166	N	CONCRETE
C	HARDIE PANEL HORIZONTAL SIDING GRAY SLATE JAMES HARDIE	F	BRICK VENEER PEWTER MISSION	I	SILL, HEADER, TRIMS AND FASCIA ONYX BM 2133-10	L	RAILINGS, RWLS, FLASHING, PANELS STD. BLACK ALUMINUM FRAME	O	FROSTED GLASS OPAQUE WHITE





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REVISION:
NO.: DATE: DESCRIPTION:

ISSUE:
BLDG 1 LEVEL 4: 147'-0" (44.81 m)
2022-11-25
2022-11-29
DESCRIPTION:
ISSUED FOR CLIENT REVIEW
ISSUED FOR DP

SEAL:

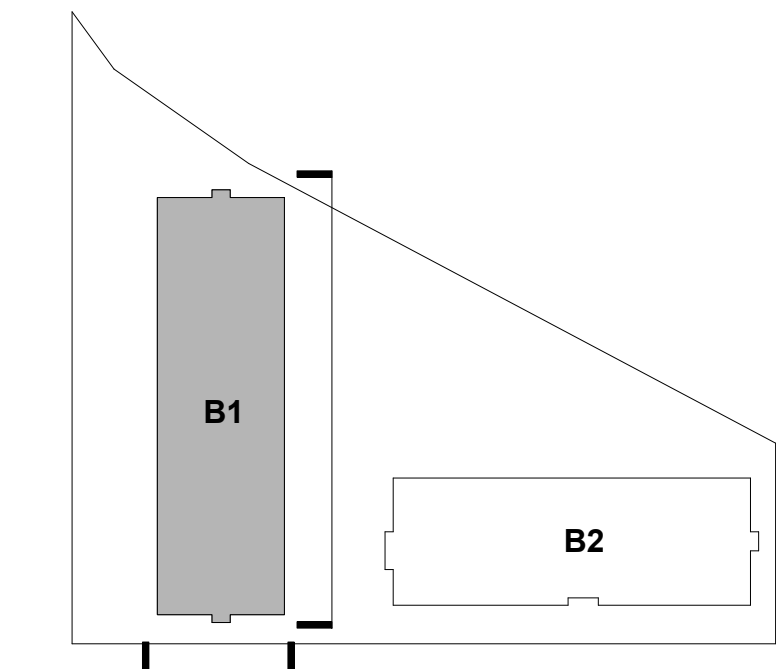


2 A4.1 BLDG 1 - ELEVATION EAST_DD
1/8" = 1'-0"

MATERIAL PALETTE

A	HARDIE PANEL HORIZONTAL SIDING ARCTIC WHITE JAMES HARDIE	D	RESERVED	G	CEDAR SIDING AND COLUMNS BRICK RED OLYMPIC	J	SILL, HEADER, TRIMS AND FASCIA LAMPBLACK BM CW-695	M	WINDOW FRAMES STD. BLACK ALUMINUM FRAME
B	HARDIE PANEL BOARD & BATTEN MONTEREY TAUPE JAMES HARDIE	E	HARDIE PANEL SMOOTH FINISH MOUNTAIN CEDAR JAMES HARDIE	H	'CEDAR' ALUMINUM DETAILS SADDLE LUX	K	SILL, HEADER, TRIMS AND FASCIA KENDALL CHARCOAL BM HC-166	N	CONCRETE
C	HARDIE PANEL HORIZONTAL SIDING GRAY SLATE JAMES HARDIE	F	BRICK VENEER PEWTER MISSION	I	SILL, HEADER, TRIMS AND FASCIA ONYX BM 2133-10	L	RAILINGS, RWLS, FLASHING, PANELS STD. BLACK ALUMINUM FRAME	O	FROSTED GLASS OPAQUE WHITE

KEY PLAN



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ARCHITECTURE

15th FLOOR
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VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY: A.N. / I.B.
CHECKED BY: RC
SCALE: As indicated
PROJECT NO.: CA 760

SHEET TITLE:
**BUILDING 1 -
ELEVATION SOUTH /
EAST**

REV. NO.:
SHEET NO.:
A4.02.03

1 A4.1 BLDG 1 - ELEVATION SOUTH_DD
1/8" = 1'-0"

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TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:

LATIMER
GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:

A.N. / I.B.

CHECKED BY:

RC

SCALE:

As indicated

PROJECT NO.:

CA 760

SHEET TITLE:

BUILDING 2 -
ELEVATION NORTH /
WEST

REV. NO.:

SHEET NO.:

A4.02.04



1 A4.2 BLDG 2 - ELEVATION NORTH_DD
1/8" = 1'-0"

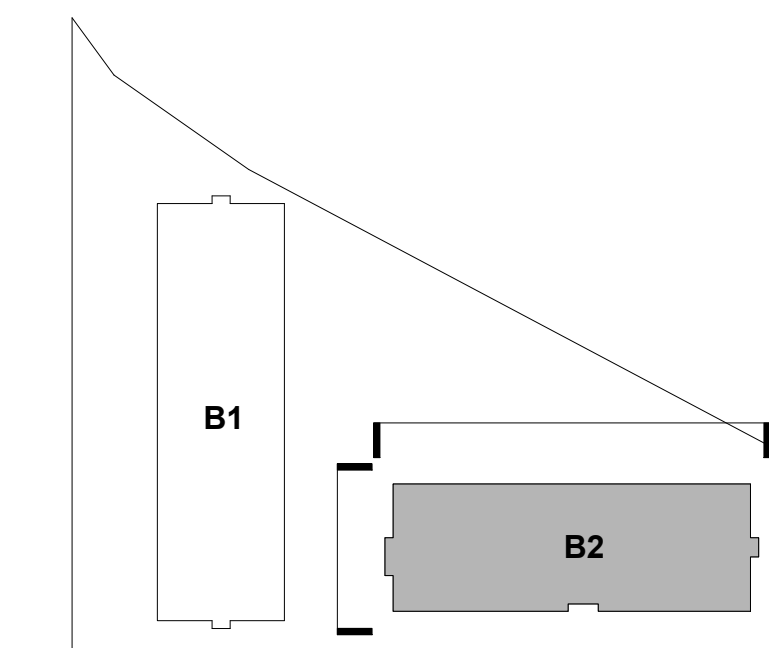


2 A4.2 BLDG 2 - ELEVATION WEST_DD
1/8" = 1'-0"

MATERIAL PALETTE

A	HARDIE PANEL HORIZONTAL SIDING ARCTIC WHITE JAMES HARDIE	D	RESERVED	G	CEDAR SIDING AND COLUMNS BRICK RED OLYMPIC	J	SILL, HEADER, TRIMS AND FASCIA LAMPBLACK BM CW-695	M	WINDOW FRAMES STD. BLACK ALUMINUM FRAME
B	HARDIE PANEL BOARD & BATTEN MONTEREY TAUPE JAMES HARDIE	E	HARDIE PANEL SMOOTH FINISH MOUNTAIN CEDAR JAMES HARDIE	H	'CEDAR' ALUMINUM DETAILS SADDLE LUX	K	SILL, HEADER, TRIMS AND FASCIA KENDALL CHARCOAL BM HC-166	N	CONCRETE
C	HARDIE PANEL HORIZONTAL SIDING GRAY SLATE JAMES HARDIE	F	BRICK VENEER PEWTER MISSION	I	SILL, HEADER, TRIMS AND FASCIA ONYX BM 2133-10	L	RAILINGS, RWLS, FLASHING, PANELS STD. BLACK ALUMINUM FRAME	O	FROSTED GLASS OPAQUE WHITE

KEY PLAN





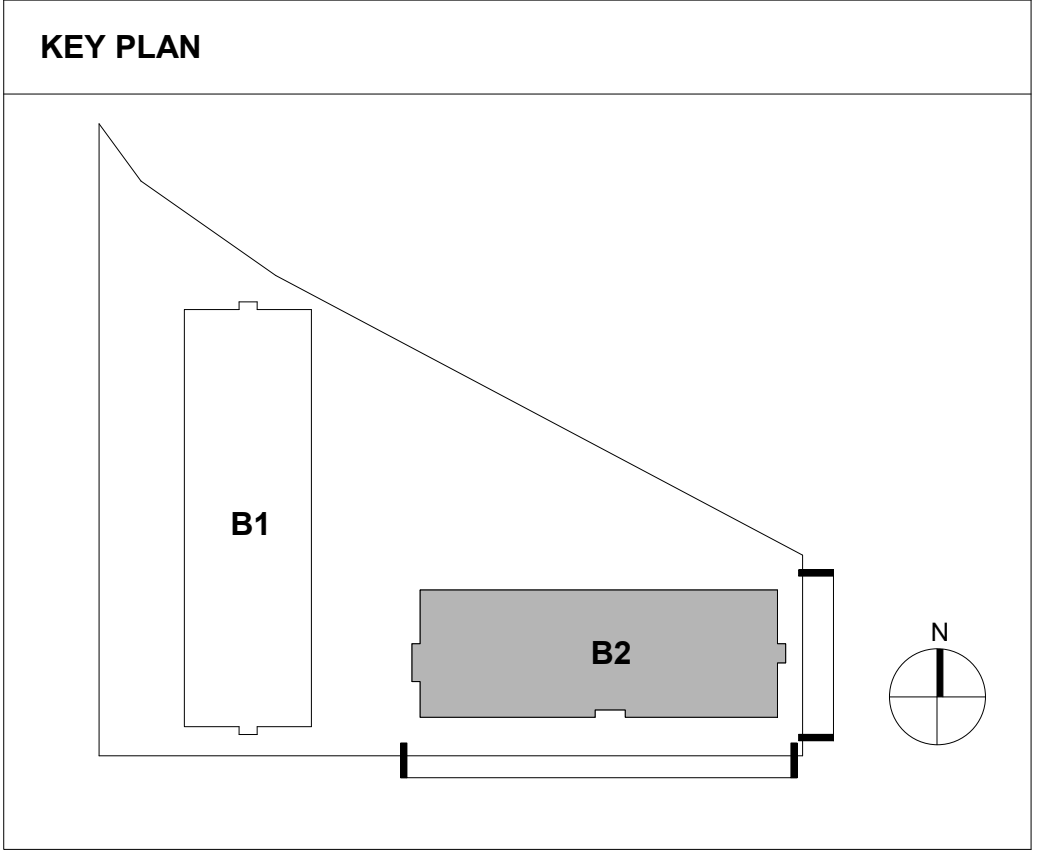
1 SOUTH ELEVATION (FRONT)
1/8" = 1'-0"



2 A4.3 BLDG 2 - ELEVATION EAST_DD
1/8" = 1'-0"

MATERIAL PALETTE

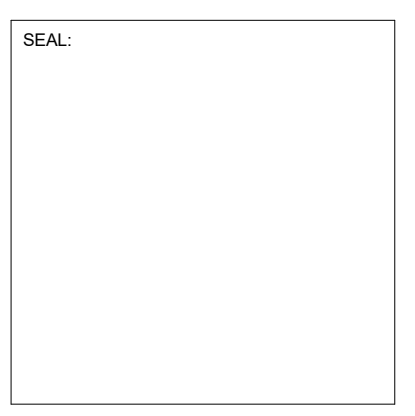
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B	HARDIE PANEL BOARD & BATTEN MONTEREY TAUPE JAMES HARDIE	E	HARDIE PANEL SMOOTH FINISH MOUNTAIN CEDAR JAMES HARDIE	H	'CEDAR' ALUMINUM DETAILS SADDLE LUX	K	SILL, HEADER, TRIMS AND FASCIA KENDALL CHARCOAL BM HC-166	N	CONCRETE
C	HARDIE PANEL HORIZONTAL SIDING GRAY SLATE JAMES HARDIE	F	BRICK VENEER PEWTER MISSION	I	SILL, HEADER, TRIMS AND FASCIA ONYX BM 2133-10	L	RAILINGS, RWLS, FLASHING, PANELS STD. BLACK ALUMINUM FRAME	O	FROSTED GLASS OPAQUE WHITE



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DATE: DESCRIPTION:
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TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY: A.N. / I.B. CHECKED BY: RC
SCALE: As indicated PROJECT NO.: CA 760

SHEET TITLE:
**BUILDING 2 -
ELEVATION SOUTH /
EAST**

REV. NO.: SHEET NO.:
A4.02.05

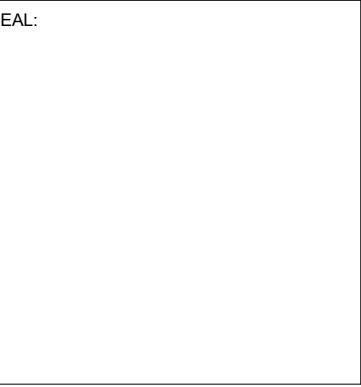
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NORTH ARC
PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:
A.N. / I.B.

CHECKED BY:
RC

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

PROJECT NO.:
CA 760

SHEET TITLE:
STREETSCAPE - 83 AVENUE

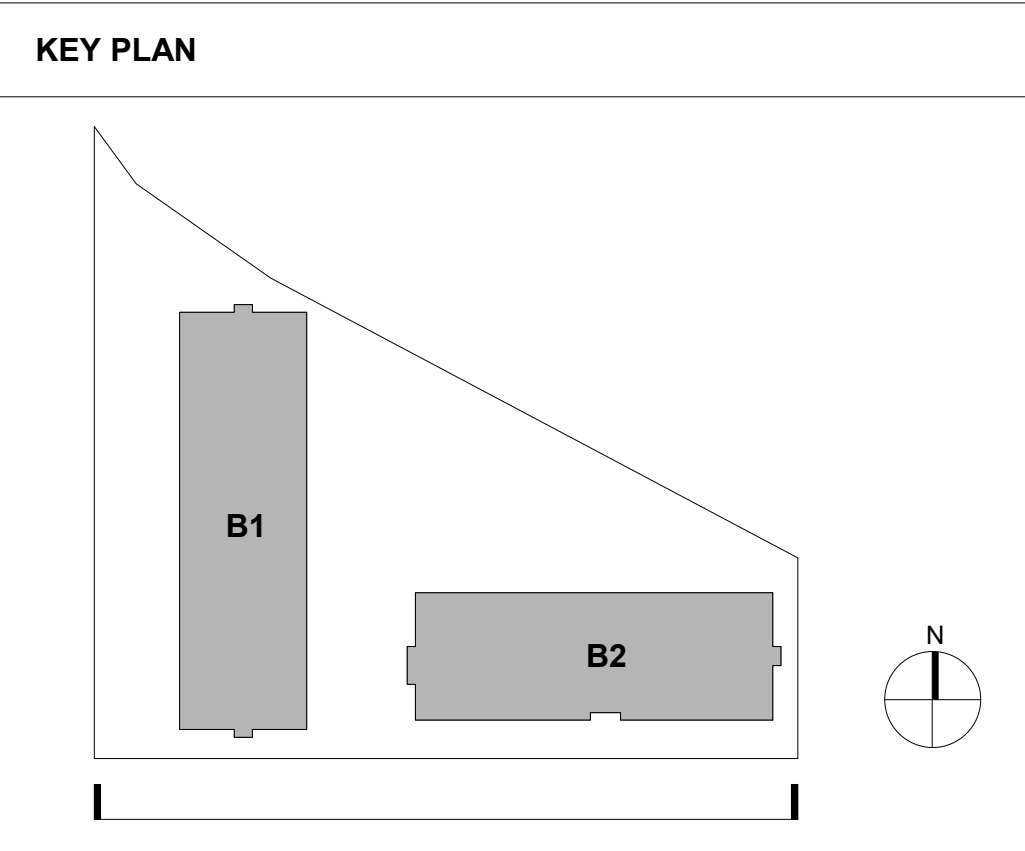
REV. NO.:

SHEET NO.:
A4.02.06



BUILDING HEIGHT 55' - 9 1/4" (17.00 m)

1 Elevation 1 - a
3/32" = 1'-0"



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NORTH ARC
PROPERTIES

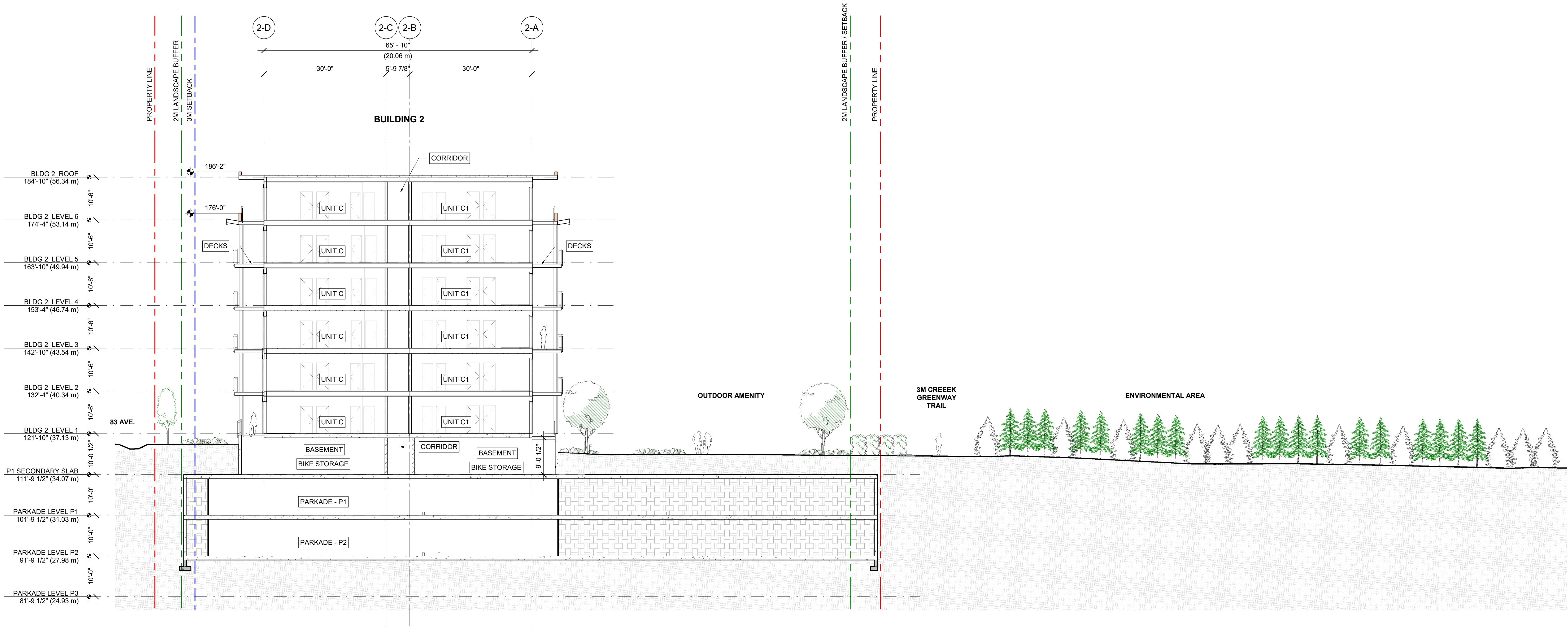
PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY: A.N. / I.B.	CHECKED BY: RC
SCALE: 1 : 150	PROJECT NO.: CA 760

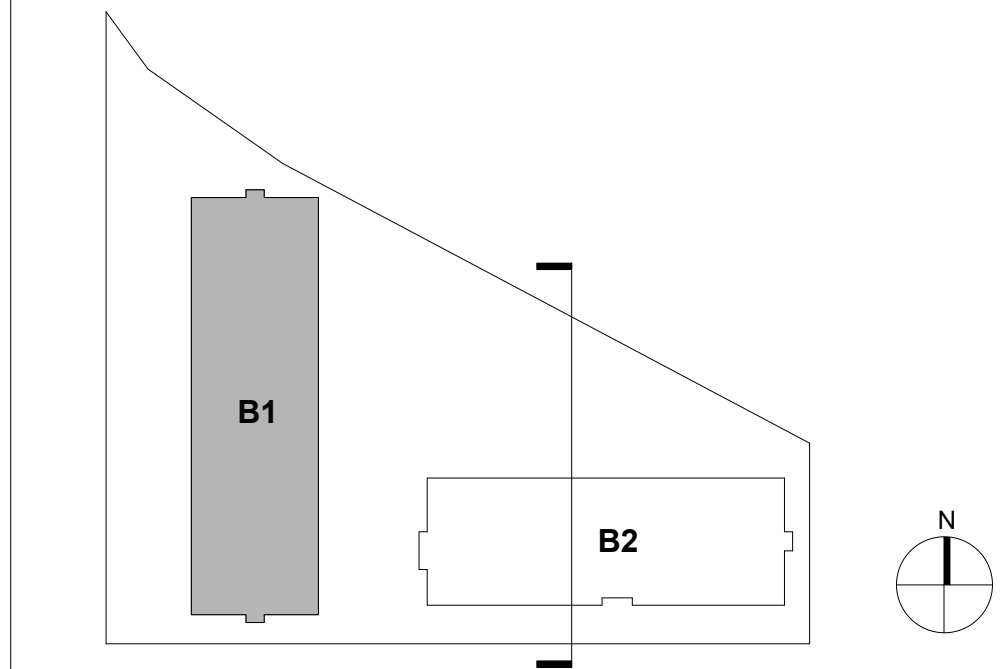
SHEET TITLE:
SITE SECTION A-A

REV. NO.:	SHEET NO.: A5.02.01
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1 Section AA
1 : 150

KEY PLAN



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CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES

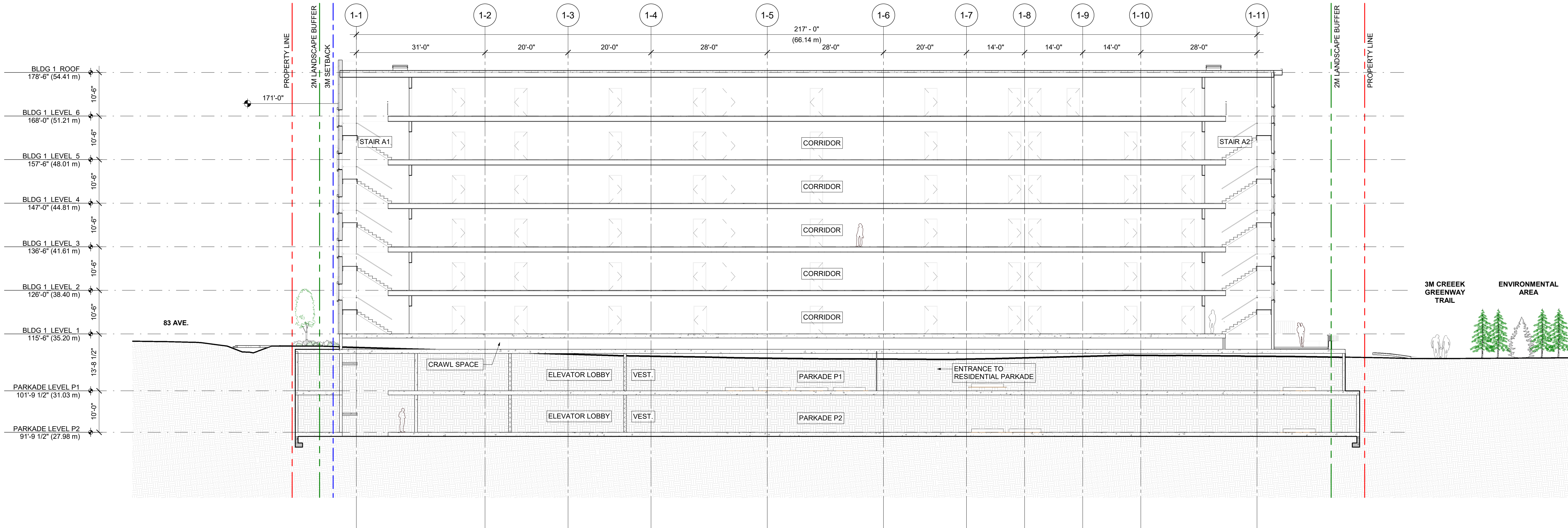
8395 - 200 STREET
LANGLEY, BC

DRAWN BY:
A.N. / I.B.
CHECKED BY:
RC
SCALE:
1 : 150
PROJECT NO.:
CA 760

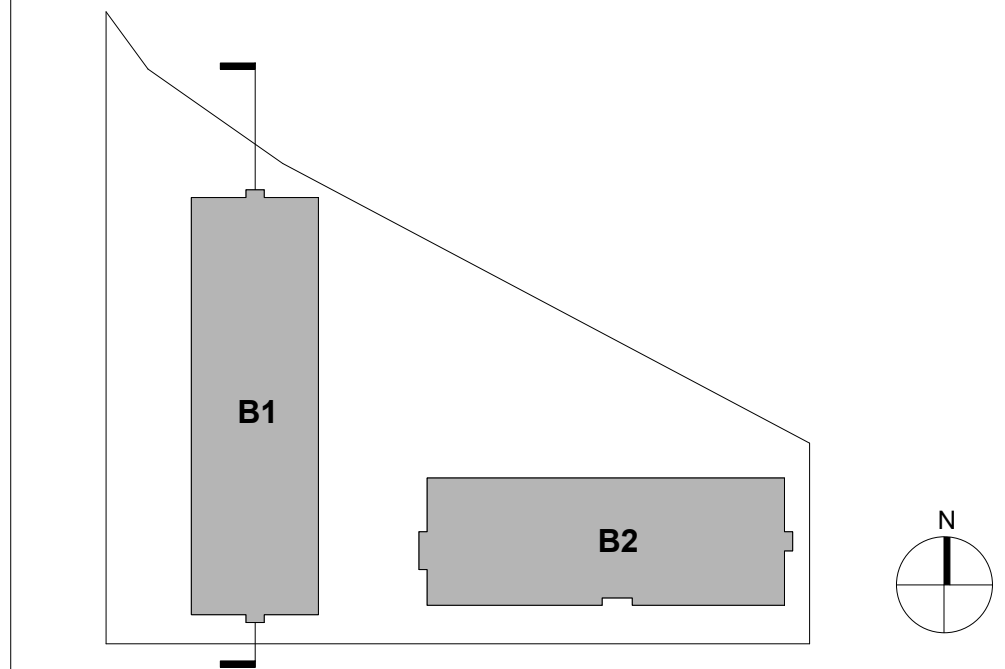
SHEET TITLE:
SITE SECTION B-B

REV. NO.:
SHEET NO.:
A5.02.02

BUILDING 1



KEY PLAN



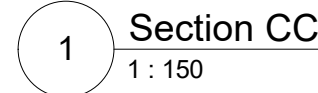
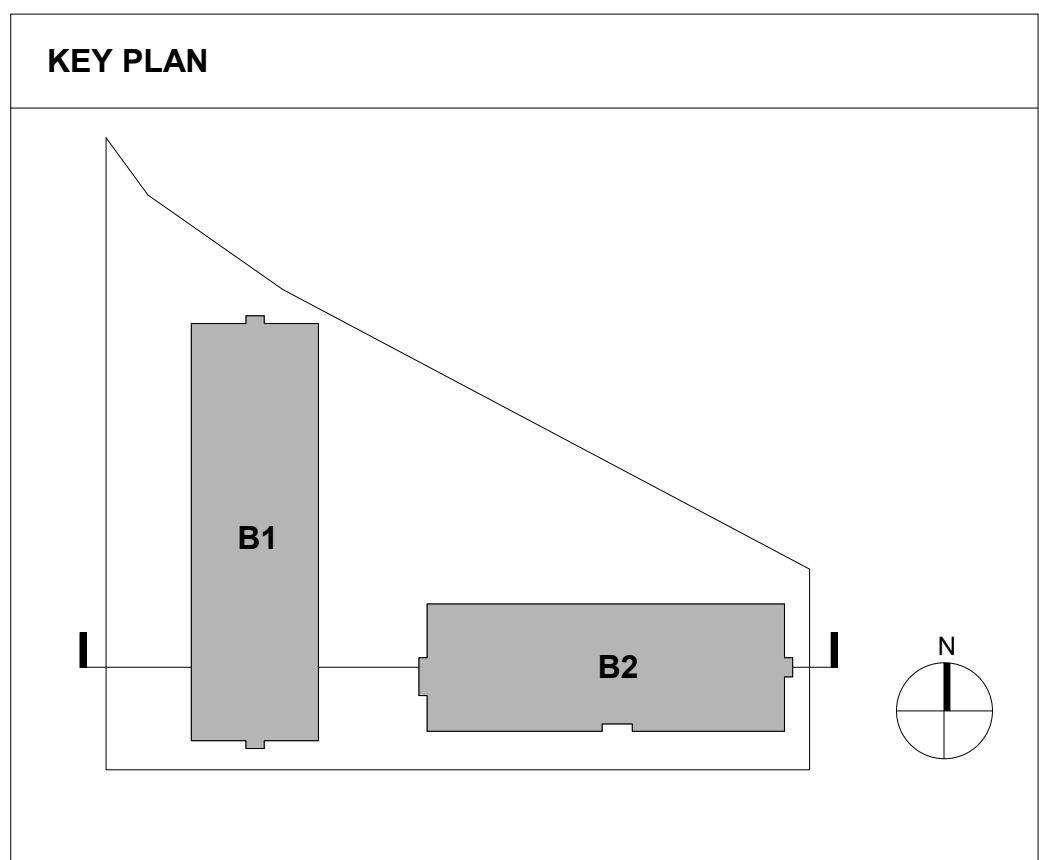
REVISION:		
NO.:	DATE:	DESCRIPTION:

SEAL:

Λ
NORTH ARC
PROPERTIES

DRAWN BY: A.N. / I.B.	CHECKED BY: RC
SCALE: 1 : 150	PROJECT NO.: CA 760

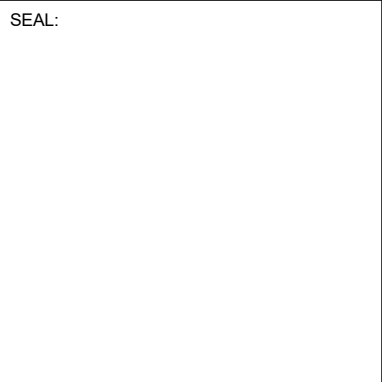
REV. NO.: SHEET NO.: **A5.02.03**



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ISSUE:	
DATE:	DESCRIPTION:
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2022-11-29	ISSUED FOR DP



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CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

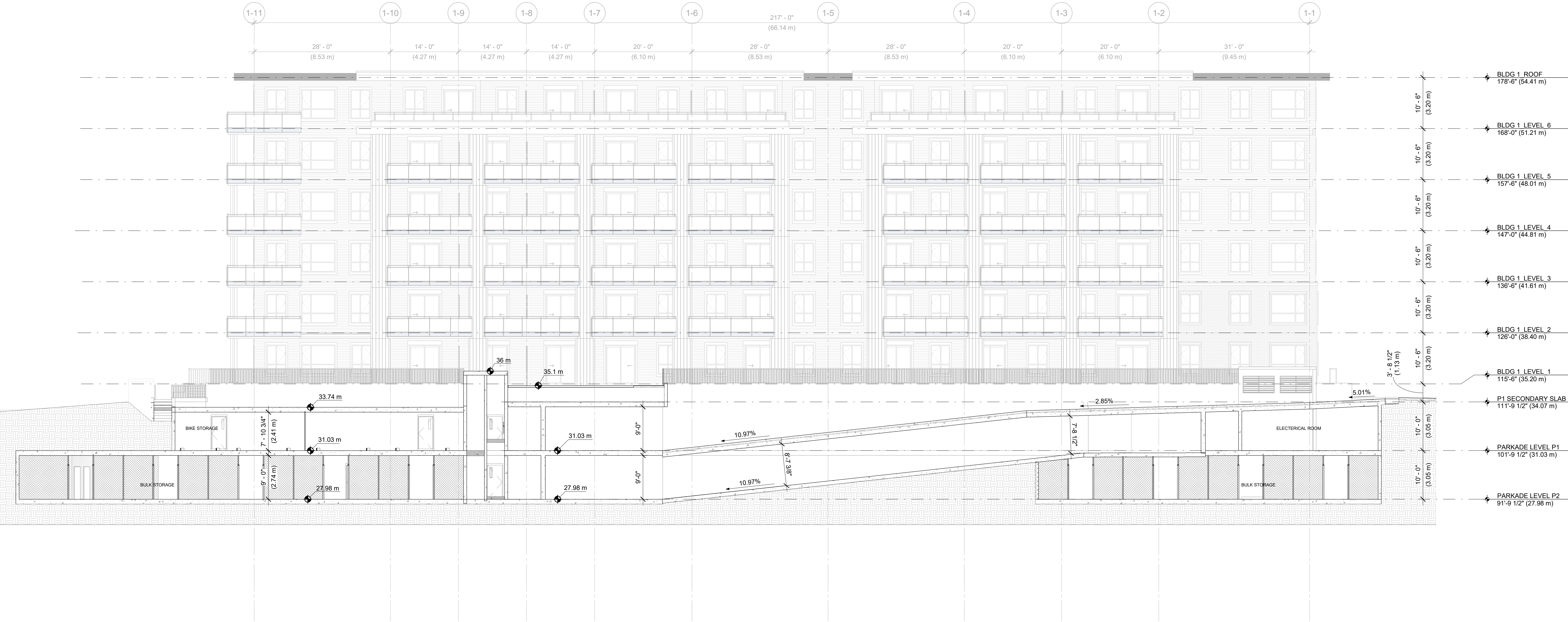
PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY: A.N. / I.B.	CHECKED BY: RC
SCALE: 1" = 10'-0"	PROJECT NO.: CA 760

SHEET TITLE:
SECTION FROM ENTRY RAMP

REV. NO.:	SHEET NO.: A5.02.04
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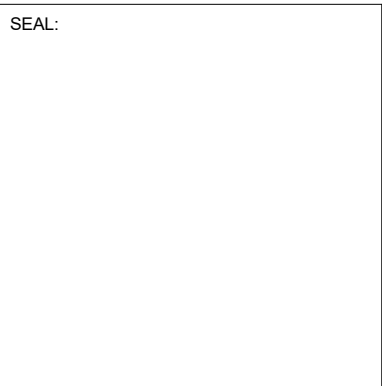
1 Section from ramp
1" = 10'-0"



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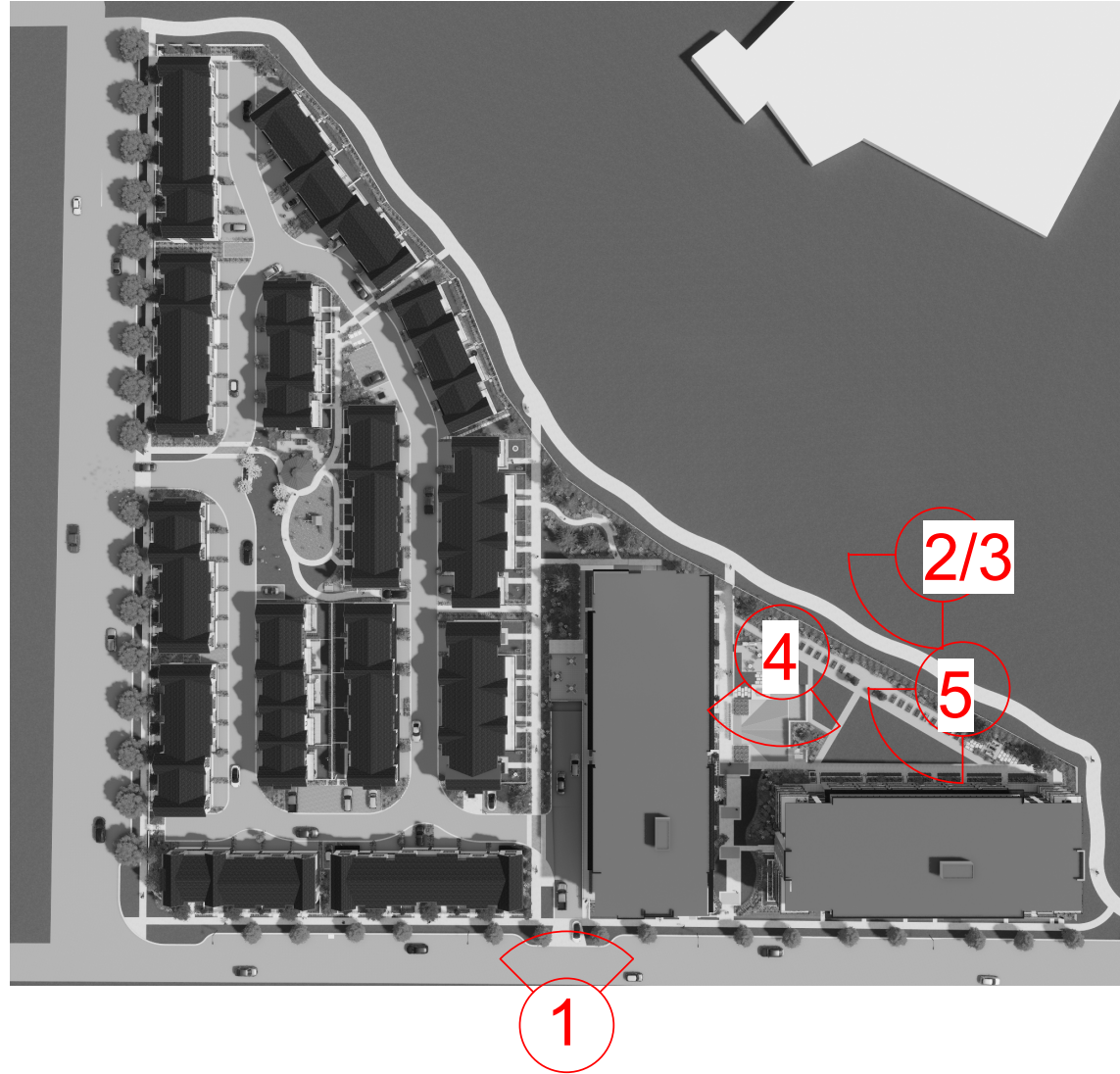
PROJECT:
LATIMER GROVE
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

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SCALE:	PROJECT NO.: CA 760

SHEET TITLE:
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