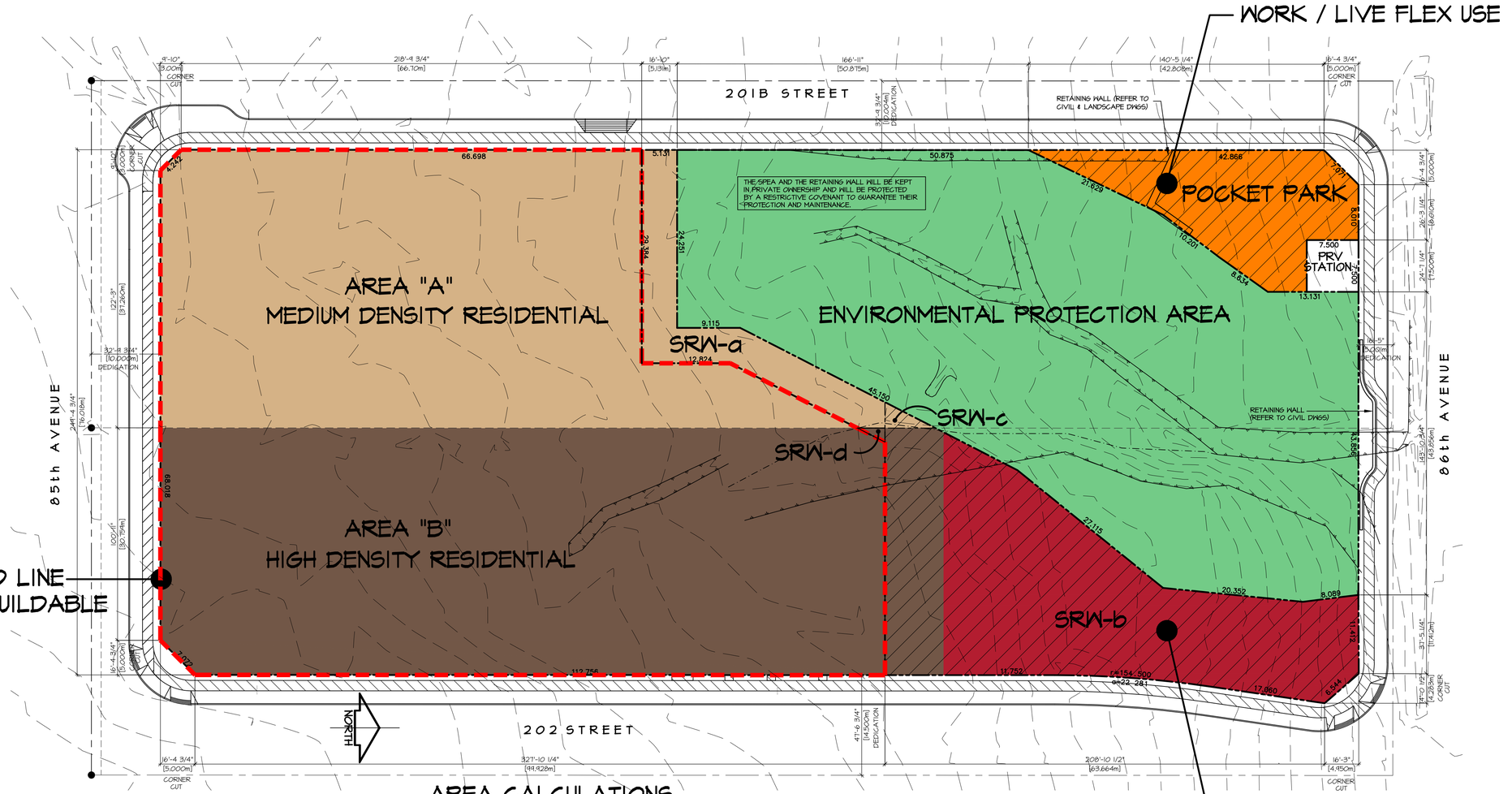


AREA CALCULATIONS

SCALE : 1" = 30'-0"

FSR CALCULATION BASED ON BUILDABLE SITE AREA

GROSS SITE AREA	203,934 S.F.	18,946 M²	1.89 Ha	4.682 Ac.
ROAD DEDICATIONS	61,554 S.F.	5,719 M²	0.57 Ha	1.413 Ac.
ENVIR. PROT. AREA	43,878 S.F.	4,076 M²	0.41 Ha	1.007 Ac.
Minus PRV	605 S.F.	56 M²	0.01 Ha	0.014 Ac.
NET SITE AREA	97,897 S.F.	9,095 M²	0.91 Ha	2.247 Ac.
AREA "A"	32,376 S.F.	3,008 M²	0.30 Ha	0.743 Ac.
AREA "B"	40,207 S.F.	3,735 M²	0.37 Ha	0.923 Ac.
Total Area "A" + "B":	72,582 S.F.	6,743 M²		
	(Buildable Site Area)			
POCKET PARK	5,596 S.F.	520 M²	0.05 Ha	0.128 Ac.
SRW-a	3,485 S.F.	324 M²	0.03 Ha	0.080 Ac.
SRW-b	16,042 S.F.	1,490 M²	0.15 Ha	0.368 Ac.
SRW-c	148 S.F.	14 M²	0.00 Ha	0.003 Ac.
SRW-d	44 S.F.	4 M²	0.00 Ha	0.001 Ac.
NET SITE AREA	97,897 S.F.	9,095 M²	0.91 Ha	2.247 Ac.
BUILDING #1	111,020 S.F.	10,314 M²	133 UNITS	
BUILDING #2	77,380 S.F.	7,189 M²	90 UNITS	
TOTAL BLDG. AREA:	189,859 S.F.	17,638 M²	223 UNITS	
	(incl. 1,459 s.f. buffer)			
FSR (Buildable Site Area)	189,859 /	72,582 =	2.62 (Including Indoor Amenity)	

SITE AREA CALCULATIONS BASED ON CARVOLTH NEIGHBOURHOOD PLAN

	Site A (West)		Site B (East)		Total	
GROSS SITE AREA	101,972 S.F	9,473.5 M²	101,962 S.F.	9,473 M²	203,934 S.F.	18,946 M²
ROAD DEDICATIONS	26,976 S.F	2,506.2 M²	34,578 S.F.	3,212 M²	61,554 S.F.	5,719 M²
ENVIR. PROT. AREA	32,786 S.F	3,045.9 M²	11,091 S.F.	1,030 M²	43,877 S.F.	4,076 M²
HIGH STREET RESIDENTIAL	0 S.F	0.0 M²	12,773 S.F.	1,187 M²	12,773 S.F.	1,187 M²
WORK/LIVE FLEX USE	5,596 S.F	519.9 M²	0 S.F.	0 M²	5,596 S.F.	520 M²
PRV Station	606 S.F	56.3 M²	0 S.F.	0 M²	606 S.F.	56 M²
NET SITE AREA - A & B	36,008 S.F	3,345.3 M²	43,520 S.F.	4,043 M²	79,528 S.F.	7,388 M²

FSR CALCULATIONS

AREA "A"	NET:	36,008 S.F	3,345 M²			
	FSR:	1.70 X	36,008 S.F.	=	61,214 S.F.	5,687 M²
	Site Cov:	0.40 X	36,008 S.F.	=	14,403 S.F.	1,338 M²
AREA "B"	NET:	43,520 S.F	4,043 M²			
	FSR:	2.80 X	43,520 S.F.	=	121,856 S.F.	11,321 M²
	Site Cov:	0.40 X	43,520 S.F.	=	17,408 S.F.	1,617 M²
HIGH STREET RESIDENTIAL	NET:	12,773 S.F	1,187 M²			
	FSR:	2.80 X	12,773 S.F.	=	35,764 S.F.	3,323 M²
	Site Cov:	0.40 X	12,773 S.F.	=	5,109 S.F.	475 M²
WORK / LIVE FLEX USE (Pocket Park)	NET:	5,596 S.F	520 M²			
	FSR:	2.00 X	5,596 S.F.	=	11,192 S.F.	1,040 M²
	Site Cov:	0.40 X	5,596 S.F.	=	2,238 S.F.	208 M²
ENVIR. PROTECTION AREA "A"	NET:	32,786 S.F	3,045.9 M²			
ENVIR. PROTECTION AREA "B"	NET:	11,091 S.F	1,030.4 M²			
ENVIR. PROTECTION TOTAL		43,877 S.F	4,076.3 M²			
NET SITE AREA (Excl. Env. Prot. Area & PRV)		97,897 S.F	9,094.9 M²			
NET BUILDING AREA ALLOWED (Excl. Env. Prot. Area)		230,026 S.F	21,370.1 M²			
NET SITE COVERAGE ALLOWED (Excl. Env. Prot. Area)		39,159 S.F	3,638.0 M²	40%		

1/2 ACRE PUBLIC OPEN SPACE				
POCKET PARK	NET:	5,596 S.F.	520 M²	0.128 AC.
AREA 'SRW-b'	NET:	16,042 S.F.	1,490 M²	0.368 AC.
AREA 'SRW-c'	NET:	148 S.F.	14 M²	0.003 AC.
TOTAL		21,786 S.F.	2,024 M²	0.500 AC.

HIGH DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

HIGH STREET MIXED USE

WORK / LIVE FLEX USE

CONSERVATION AREA

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REV'N	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR
				#1	MAR. 20/14	L.F.B.	DEVELOPMENT PERMIT
				#2	JULY 8/21	L.F.B.	REISSUE DEV. PERMIT
				#3	AUG. 16/22	L.F.B.	REISSUE DEV. PERMIT
				#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT

DESIGN : L.F.B.
DRAWN :
DATE : Mar. 22 23
SCALE : 1" = 30'-0"

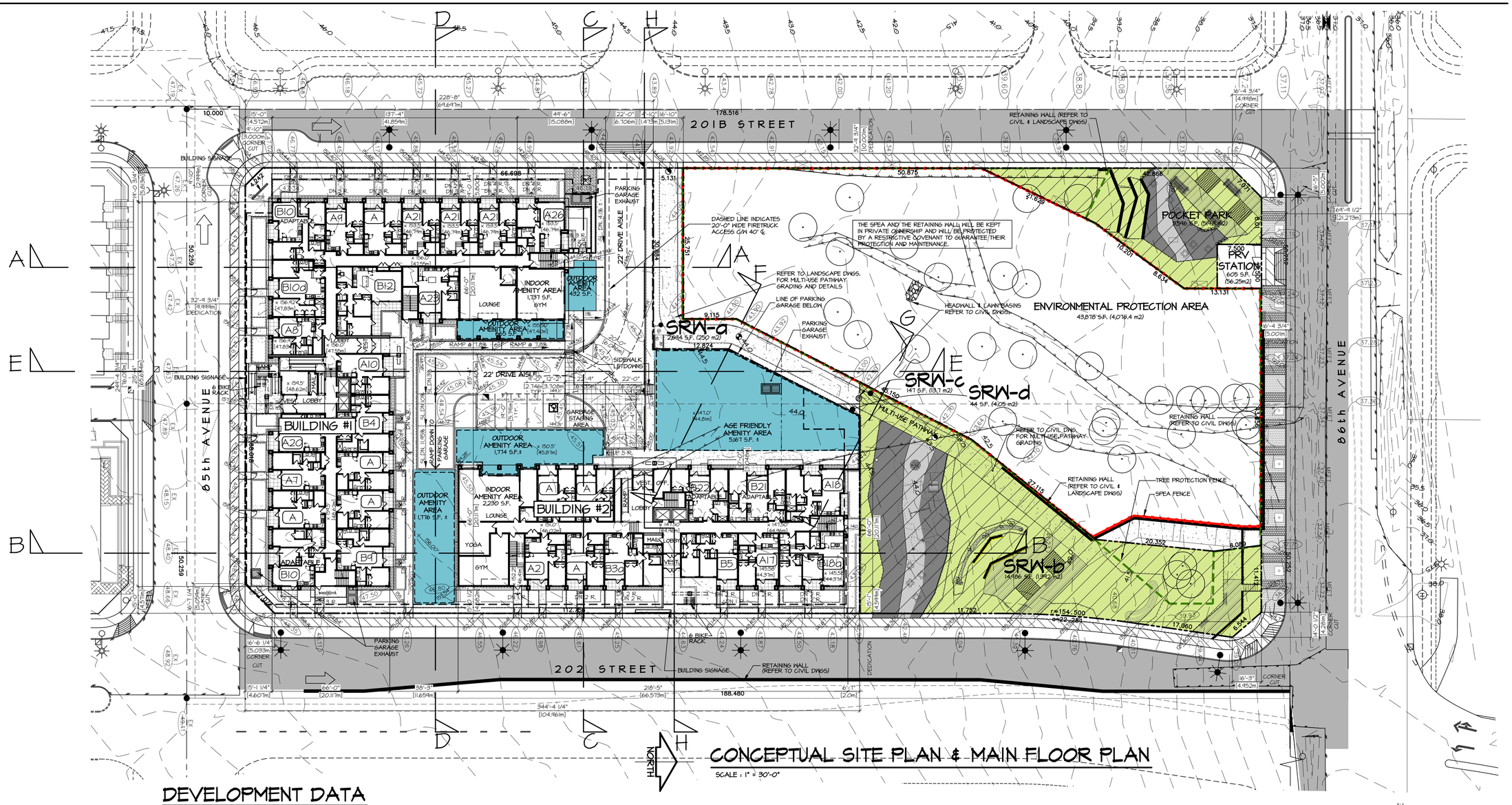
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : CONCEPTUAL SITE PLAN & DEVELOPMENT DATA AREA CALCULATIONS

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CLIENT NO.	SHEET NO.
	AC-1.01
PROJECT NO.	REV. NO.
16034	



CONCEPTUAL SITE PLAN & MAIN FLOOR PLAN

SCALE : 1" = 30'-0"

DEVELOPMENT DATA

GROSS SITE AREA	203,934 S.F.	18,946 M²	1.89 Ha	4.682 Ac.
ROAD DEDICATIONS	61,554 S.F.	5,719 M²	0.57 Ha	1.413 Ac.
ENVIR. PROT. AREA	43,878 S.F.	4,076 M²	0.41 Ha	1.007 Ac.
Minus PRV	605 S.F.	56 M²	0.01 Ha	0.014 Ac.
NET SITE AREA	97,897 S.F.	9,095 M²	0.91 Ha	2.247 Ac.
AREA "A" + "B" (Buildable Site Area)	72,582 S.F.	6,743 M²	0.67 Ha	1.666 Ac.
POCKET PARK	5,596 S.F.	520 M²	0.05 Ha	0.128 Ac.
SRW-a	3,485 S.F.	324 M²	0.03 Ha	0.080 Ac.
SRW-b	16,042 S.F.	1,490 M²	0.15 Ha	0.368 Ac.
SRW-c	148 S.F.	14 M²	0.00 Ha	0.003 Ac.
SRW-d	44 S.F.	4 M²	0.00 Ha	0.001 Ac.
NET SITE AREA	97,897 S.F.	9,095 M²	0.91 Ha	2.247 Ac.

BUILDING #1				
1st FLOOR	19,386 S.F.	1,801 M²	20 UNITS	
2nd FLOOR	19,330 S.F.	1,796 M²	23 UNITS	
3rd - 4th FLOORS	19,330 S.F.	1,796 M²	23 UNITS / FLOOR	
5th FLOOR	16,824 S.F.	1,563 M²	22 UNITS	
6th FLOOR	16,820 S.F.	1,563 M²	22 UNITS	
TOTAL:	111,020 S.F.	10,314 M²	133 UNITS	
BUILDING #2				
1st FLOOR	13,484 S.F.	1,254 M²	11 UNITS	
2nd FLOOR	13,430 S.F.	1,248 M²	15 UNITS	
3rd - 4th FLOORS	13,478 S.F.	1,252 M²	16 UNITS / FLOOR	
5th FLOOR	11,760 S.F.	1,093 M²	16 UNITS	
6th FLOOR	11,760 S.F.	1,093 M²	16 UNITS	
TOTAL:	77,400 S.F.	7,191 M²	90 UNITS	
TOTAL BUILDING AREA	188,420 S.F.	17,505 M²	223 UNITS TOTAL	

FSR (NET) (Net = Area 'A'+'B'+ Pocket Park+ SRW-a+b+c+d)	189,859 S.F.	1.94 FSR	including Indoor Amenity
FSR (Buildable Site Area) (Buildable Site Area= Area 'A' + 'B')	189,859 S.F.	2.62 FSR	including Indoor Amenity
DENSITY (NET)	223 UNITS =	99 UPA	245 UPH
DENSITY (Buildable Site Area)	223 UNITS =	134 UPA	331 UPH
LOT COVERAGE (NET)	38,815 S.F.	39.6%	
LOT COVERAGE (Buildable Site Area)	38,815 S.F.	53.5%	

AMENITY				
OUTDOOR REQ'D	223	X	4 M² =	892 M²
OUTDOOR PROV'D:	AGE FRIENDLY AMENITY			480 M²
	RESIDENT AMENITY			431 M²
TOTAL OUTDOOR AMENITY PROV'D:				911 M²
INDOOR REQ'D:	223	UNITS X	0 M² =	0 M²
INDOOR PROV'D: 1,737 S.F.(BLDG. #1) + 2,230 S.F. (BLDG. #2)				369 M²

PARKING			
REQUIRED:	223 UNITS x	1.50 =	335 SPACES (including 34 Visitor-10%)
PROVIDED:	5 SURFACE VISITOR SPACES (INCLUDING 1 H/C)		
	30 U/G VISITOR SPACES (INCLUDING 1 H/C)		
	291 U/G RESIDENTIAL SPACES (INCLUDING 28 H/C)		
	326 SPACES (9 spaces less than required)		
EV PARKING			
REQUIRED:	1 PER UNIT + 10% VISITOR(3)	=	226 SPACES
PROVIDED:		=	226 SPACES
DISABILITY SPACES			
REQUIRED:	335 /50	=	7 SPACES
	1 PER ADATABLE UNIT (22 UNITS)	=	22 SPACES
	TOTAL REQUIRED	=	29 SPACES
PROVIDED:	30 SPACES		
BICYCLE SPACES			
REQUIRED:	VISITOR = 6 PER BUILDING	=	12 SPACES
	RESIDEN 1.2 PER UNIT	=	268 SPACES
PROVIDED:	SURFACE	=	12 SPACES
	SECURE U/G	=	270 SPACES

END OF TRIP FACILITIES NOT REQ'D AS THE BUILDINGS ARE DWELLING USE ONLY

APPENDIX F: PARKING SPACE SCHEDULE

PARKING SPACE TYPE	REQUIRED NUMBER OF SPACES	ACTUAL NUMBER OF SPACES PROVIDED
Residential	223 One or more bedroom units X 1.5 spaces per dwelling = 335 spaces	326
Visitors	Visitor parking = 10% of required apartment parking spaces (335 X 10%) = 34 spaces	35
EV	223 dwelling units at 1 space per dwelling + 10% Visitor (3) =226 spaces	226

DEVELOPMENT DATA FOR AREA 'A' & 'B'

AREA 'A' + SRW-a+SRW-c+				
Pocket Park	41,606 S.F.	3,865 M²	0.39 Ha	0.955 Ac.
AREA 'B' + SRW-b + SRW-d	56,298 S.F.	5,230 M²	0.52 Ha	1.292 Ac.
TOTAL AREA 'A' + 'B'	97,897 S.F.	9,095 M²	0.91 Ha	2.247 Ac.

BUILDING #1				
AREA 'A'	1st FLOOR	13,061 S.F.	1,213 M²	
	2nd FLOOR	12,999 S.F.	1,208 M²	
	3rd & 4th FLOORS	12,999 S.F.	1,208 M²	
	5th FLOOR	11,307 S.F.	1,050 M²	
	6th FLOOR	11,303 S.F.	1,050 M²	
	TOTAL:	74,668 S.F.	6,937 M²	
TOTAL BUILDING AREA 'A'		74,668 S.F.	6,937 M²	
BUILDING #1	1st FLOOR	6,325 S.F.	588 M²	
AREA 'B'	2nd FLOOR	6,351 S.F.	588 M²	
	3rd & 4th FLOORS	6,351 S.F.	588 M²	
	5th & 6th FLOOR	5,527 S.F.	513 M²	
	TOTAL:	36,352 S.F.	3,377 M²	
BUILDING #2	1st FLOOR	13,484 S.F.	1,254 M²	
AREA 'B'	2nd FLOOR	13,430 S.F.	1,248 M²	
	3rd & 4th FLOORS	13,478 S.F.	1,252 M²	
	5th FLOOR	11,760 S.F.	1,093 M²	
	6th FLOOR	11,760 S.F.	1,093 M²	
	TOTAL:	77,400 S.F.	7,191 M²	
TOTAL BUILDING AREA 'B'		113,752 S.F.	10,568 M²	
TOTAL BUILDING AREA 'A' + 'B'		189,859 S.F.	17,638 M²	

FSR - AREA 'A'	1.81	including Indoor Amenity
FSR - AREA 'B'	2.03	including Indoor Amenity
LOT COVERAGE - AREA 'A'	15,530 S.F.	37.4%
LOT COVERAGE - AREA 'B'	23,256 S.F.	41.3%
TOTAL BUILDING #1	111,020 S.F.	10,314 M²
TOTAL BUILDING #2	77,400 S.F.	7,191 M²

BUILDING #1						
UNIT A	1 BED & DEN	594 S.F. ±	x	25 UNITS =	14,850 S.F.	1,379.61 M²
UNIT A3	2 BED	734 S.F. ±	x	2 UNITS =	1,468 S.F.	136.38 M²
UNIT A5	1 BED	517 S.F. ±	x	12 UNITS =	6,204 S.F.	576.37 M²
UNIT A5a	1 BED	523 S.F. ±	x	2 UNITS =	1,046 S.F.	97.18 M²
UNIT A7	1 BED	556 S.F. ±	x	4 UNITS =	2,224 S.F.	206.62 M²
UNIT A8	1 BED & DEN	570 S.F. ±	x	4 UNITS =	2,280 S.F.	211.82 M²
UNIT A9	1 BED & DEN	577 S.F. ±	x	4 UNITS =	2,308 S.F.	214.42 M²
UNIT A10	1 BED	560 S.F. ±	x	1 UNITS =	560 S.F.	52.03 M²
UNIT A11	1 BED	621 S.F. ±	x	2 UNITS =	1,242 S.F.	115.39 M²
UNIT A12	1 BED	496 S.F. ±	x	2 UNITS =	992 S.F.	92.16 M²
UNIT A13	STUDIO	491 S.F. ±	x	2 UNITS =	982 S.F.	91.23 M²
UNIT A20	1 BED	542 S.F. ±	x	5 UNITS =	2,710 S.F.	251.77 M²
UNIT A21	1 BED & DEN	594 S.F. ±	x	3 UNITS =	1,782 S.F.	165.55 M²
UNIT A22	1 BED	718 S.F. ±	x	4 UNITS =	2,872 S.F.	266.82 M²
UNIT A23	1 BED & DEN	741 S.F. ±	x	1 UNITS =	741 S.F.	68.84 M²
UNIT A24	1 BED	519 S.F. ±	x	4 UNITS =	2,076 S.F.	192.87 M²
UNIT A26	1 BED	714 S.F. ±	x	1 UNITS =	714 S.F.	66.33 M²
UNIT A27	1 BED	714 S.F. ±	x	2 UNITS =	1,428 S.F.	132.67 M²
UNIT B4	2 BED	838 S.F. ±	x	7 UNITS =	5,866 S.F.	544.97 M²
UNIT B8	2 BED	708 S.F. ±	x	4 UNITS =	2,832 S.F.	263.10 M²
UNIT B9	2 BED	830 S.F. ±	x	4 UNITS =	3,320 S.F.	308.44 M²
UNIT B10	2 BED - ADAPT.	917 S.F. ±	x	4 UNITS =	3,668 S.F.	340.77 M²
UNIT B10a	2 BED - ADAPT.	951 S.F. ±	x	4 UNITS =	3,804 S.F.	353.40 M²
UNIT B10b	2 BED - ADAPT.	910 S.F. ±	x	6 UNITS =	5,460 S.F.	507.25 M²
UNIT B10c	2 BED - ADAPT.	890 S.F. ±	x	3 UNITS =	2,670 S.F.	248.05 M²
UNIT B10d	2 BED	891 S.F. ±	x	1 UNITS =	891 S.F.	82.78 M²
UNIT B11	2 BED	808 S.F. ±	x	2 UNITS =	1,616 S.F.	150.13 M²
UNIT B12	2 BED & DEN	1,065 S.F. ±	x	6 UNITS =	6,390 S.F.	593.65 M²
UNIT B14	2 BED	781 S.F. ±	x	2 UNITS =	1,562 S.F.	145.11 M²
UNIT B15	2 BED	781 S.F. ±	x	4 UNITS =	3,124 S.F.	290.23 M²
UNIT B16	2 BED	781 S.F. ±	x	4 UNITS =	3,124 S.F.	290.23 M²
UNIT B17	2 BED+DEN	929 S.F. ±	x	2 UNITS =	1,858 S.F.	172.61 M²
TOTAL UNITS				133 UNITS =	92,664 S.F.	8,609 M²

UNIT MIX - BUILDING #1		
STUDIO	2	1.5%
1 BED	39	29.3%
1 BED & DEN	37	27.8%
2 BED	30	22.6%
2 BED ADAPT.	17	12.8%
2 BED & DEN	8	6.0%
TOTAL UNITS	133	100.0%

TOTAL SITE UNIT MIX		
STUDIO	2	1%
1 BED	69	31%
1 BED & DEN	60	27%
2 BED	58	26%
2 BED ADAPT.	22	10%
2 BED & DEN	12	5%
TOTAL UNITS	223	100.0%

BUILDING #2						
UNIT A	1 BED & DEN	594 S.F. ±	x	17 UNITS =	10,098 S.F.	938.13 M²
UNIT A1	1 BED	544 S.F. ±	x	2 UNITS =	1,088 S.F.	101.08 M²
UNIT A2	1 BED & DEN	623 S.F. ±	x	1 UNITS =	623 S.F.	57.88 M²
UNIT A4	1 BED & DEN	606 S.F. ±	x	2 UNITS =	1,212 S.F.	112.60 M²
UNIT A5	1 BED	517 S.F. ±	x	12 UNITS =	6,204 S.F.	576.37 M²
UNIT A6	1 BED	555 S.F. ±	x	2 UNITS =	1,110 S.F.	103.12 M²
UNIT A14	2 BED	619 S.F. ±	x	2 UNITS =	1,238 S.F.	115.01 M²
UNIT A15	1 BED	643 S.F. ±	x	2 UNITS =	1,286 S.F.	119.47 M²
UNIT A17	1 BED	594 S.F. ±	x	1 UNITS =	594 S.F.	55.18 M²
UNIT A18	2 BED	845 S.F. ±	x	2 UNITS =	1,690 S.F.	157.01 M²
UNIT A18a	2 BED	855 S.F. ±	x	2 UNITS =	1,710 S.F.	158.86 M²
UNIT A25	1 BED+DEN	636 S.F. ±	x	3 UNITS =	1,908 S.F.	177.26 M²
UNIT B	2 BED	850 S.F. ±	x	2 UNITS =	1,700 S.F.	157.94 M²
UNIT B1	2 BED	869 S.F. ±	x	3 UNITS =	2,607 S.F.	242.20 M²
UNIT B2	1 BED	637 S.F. ±	x	3 UNITS =	1,911 S.F.	177.54 M²
UNIT B3	2 BED	931 S.F. ±	x	1 UNITS =	931 S.F.	86.49 M²
UNIT B3a	2 BED	865 S.F. ±	x	1 UNITS =	865 S.F.	80.36 M²
UNIT B4	2 BED	838 S.F. ±	x	6 UNITS =	5,028 S.F.	467.12 M²
UNIT B5	2 BED	808 S.F. ±	x	2 UNITS =	1,616 S.F.	150.13 M²
UNIT B6	2 BED	737 S.F. ±	x	3 UNITS =	2,211 S.F.	205.41 M²
UNIT B8	2 BED	708 S.F. ±	x	4 UNITS =	2,832 S.F.	263.10 M²
UNIT B14	2 BED	781 S.F. ±	x	2 UNITS =	1,562 S.F.	145.11 M²
UNIT B18	2 BED+DEN	1,073 S.F. ±	x	3 UNITS =	3,219 S.F.	299.05 M²
UNIT B18a	2 BED+DEN	1,073 S.F. ±	x	1 UNITS =	1,073 S.F.	99.68 M²
UNIT B19	2 BED	781 S.F. ±	x	2 UNITS =	1,562 S.F.	145.11 M²
UNIT B20	2 BED	859 S.F. ±	x	2 UNITS =	1,718 S.F.	159.61 M²
UNIT B21	2 BED - ADAPT.	910 S.F. ±	x	4 UNITS =	3,640 S.F.	338.17 M²
UNIT B22	2 BED - ADAPT.	760 S.F. ±	x	1 UNITS =	760 S.F.	70.61 M²
UNIT B23	1 BED	680 S.F. ±	x	2 UNITS =	1,360 S.F.	126.35 M²
TOTAL UNITS				90 UNITS =	63,356 S.F.	5,886 M²

UNIT MIX - BUILDING #2		
STUDIO	0	0.0%
1 BED	30	33.3%
1 BED & DEN	23	25.6%
2 BED	28	31.1%
2 BED ADAPT.	5	5.6%
2 BED & DEN	4	4.4%
TOTAL UNITS	90	100.0%

POCKET PARK

OUTDOOR AMENITY

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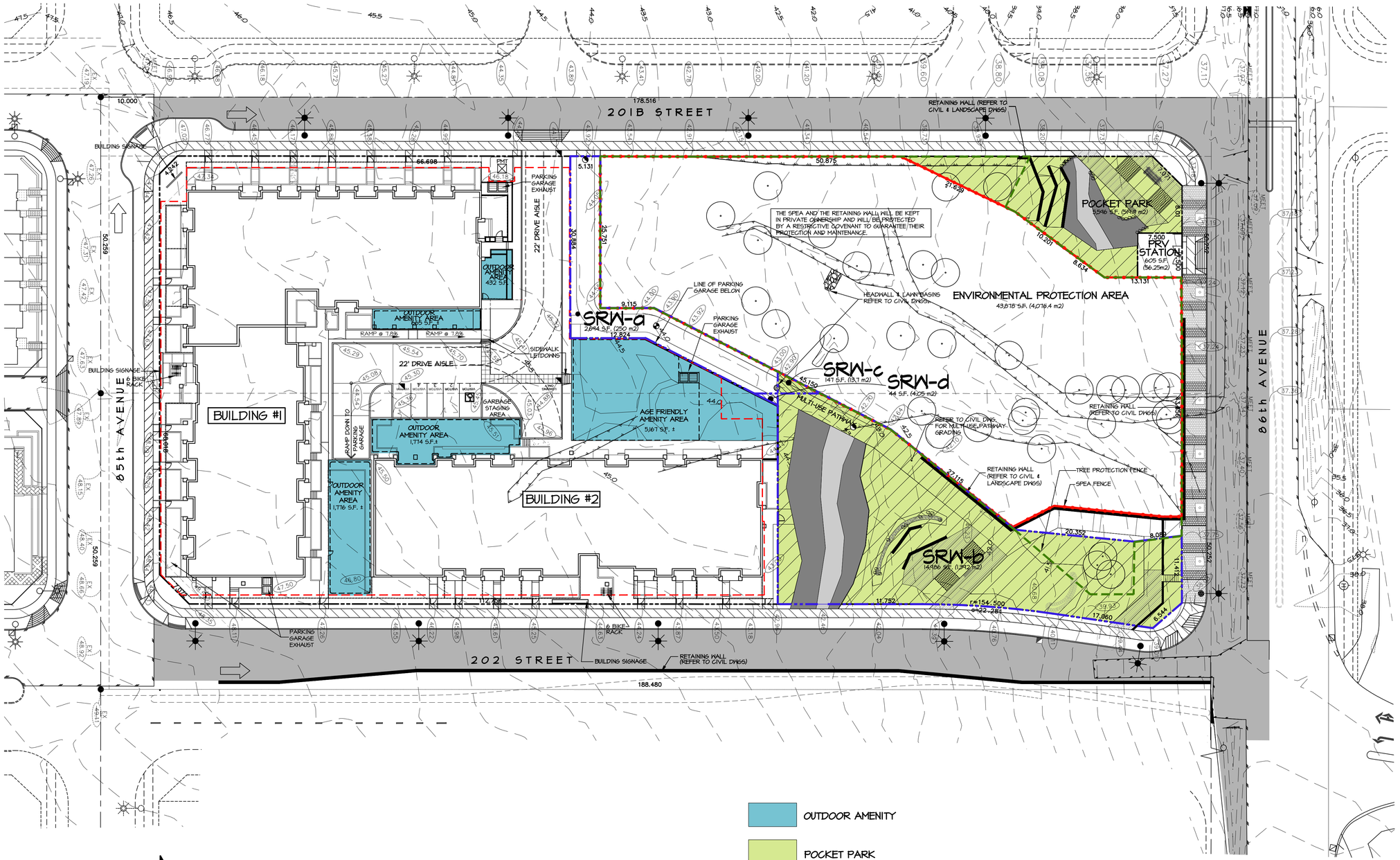
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : CONCEPTUAL SITE PLAN & DEVELOPMENT DATA

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CLIENT NO.	SHEET NO.
	AC-1.02
PROJECT NO.	REV. NO.
16034	



NORTH

SIMPLIFIED SITE PLAN

SCALE : 1" = 30'-0"

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REV'N	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR
				#1	MAR. 20/14	L.F.B.	DEVELOPMENT PERMIT
				#2	JULY 8/21	L.F.B.	REISSUE DEV. PERMIT
				#3	AUG. 16/22	L.F.B.	REISSUE DEV. PERMIT
				#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT

DESIGN : L.F.B.
DRAWN :
DATE : Mar. 22 23
SCALE : 1" = 30'-0"

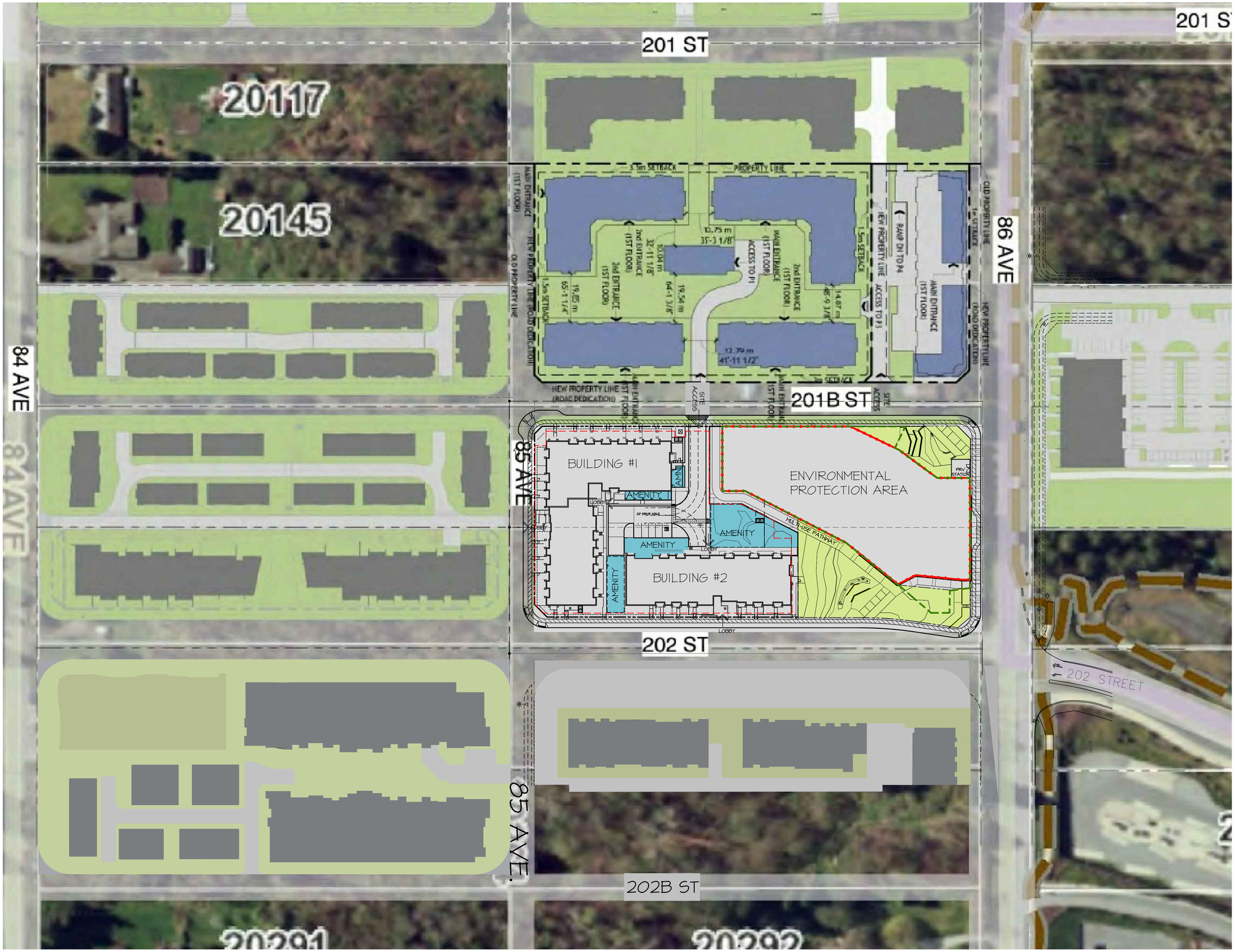
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : SIMPLIFIED SITE PLAN

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
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CLIENT NO.	SHEET NO.
	AC-1.02a
PROJECT NO.	REV. NO.
16034	



NORTH

CONTEXT PLAN

SCALE : 1" = 60'-0"±

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REV'N	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR
				#1	AUG. 16/22	L.F.B.	REISSUE DEV. PERMIT
				#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT

DESIGN : L.F.B.
DRAWN :
DATE : Mar. 22 23
SCALE : 1" = 60'-0"

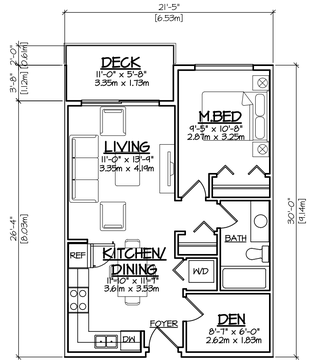
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : CONTEXT PLAN

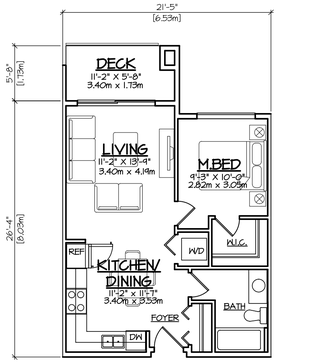
barnett dembek
ARCHITECTS INC.
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CLIENT NO.	SHEET NO.
	AC-1.03
PROJECT NO.	REV. NO.
16034	



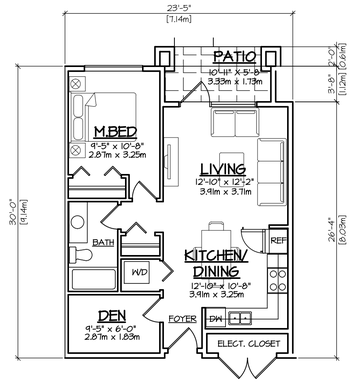
UNIT TYPE A - 1 BED+DEN

SCALE : 1/8" = 1'-0" 594 S.F. (55.2 m2)



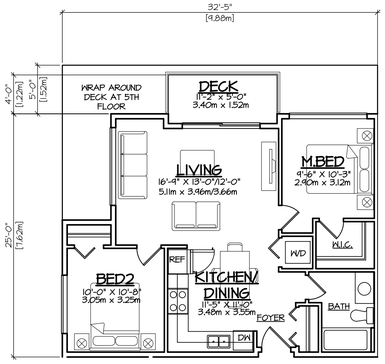
UNIT TYPE A1 - 1 BED

SCALE : 1/8" = 1'-0" 544 S.F. (50.5 m2)



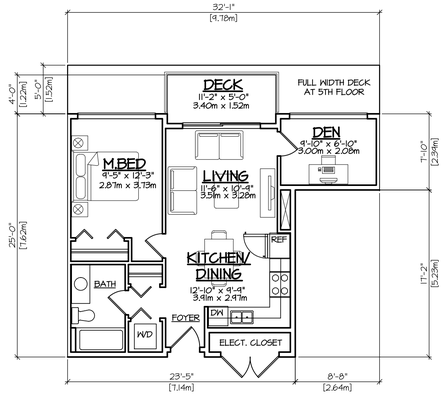
UNIT TYPE A2 - 1 BED+DEN

SCALE : 1/8" = 1'-0" 623 S.F. (57.9 m2)



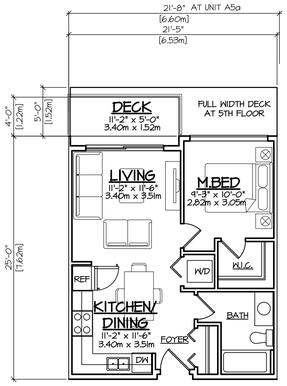
UNIT TYPE A3 - 2 BED

SCALE : 1/8" = 1'-0" 734 S.F. (68.2 m2)



UNIT TYPE A4 - 1 BED+DEN

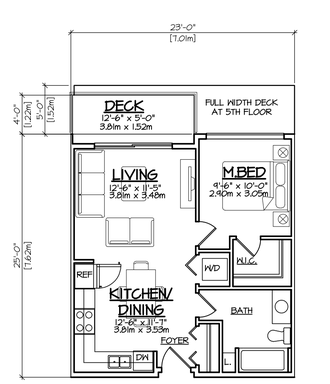
SCALE : 1/8" = 1'-0" 606 S.F. (56.3 m2)



UNIT TYPE A5 - 1 BED

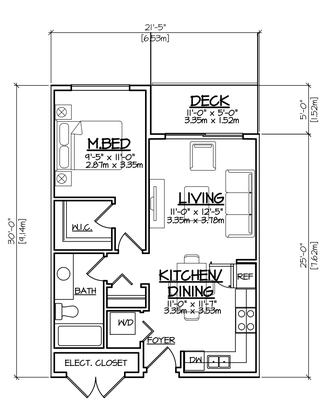
SCALE : 1/8" = 1'-0" 517 S.F. (48.0 m2)

UNIT TYPE A5a - 3" wider
523 S.F. (48.6 m2)



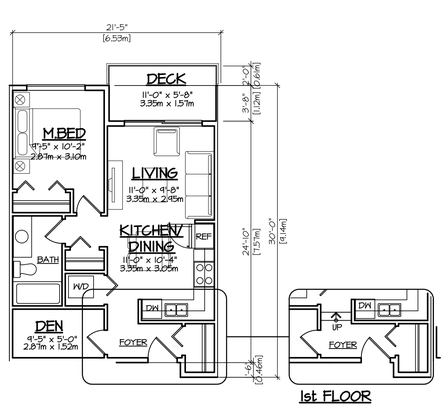
UNIT TYPE A6 - 1 BED

SCALE : 1/8" = 1'-0" 555 S.F. (51.5 m2)



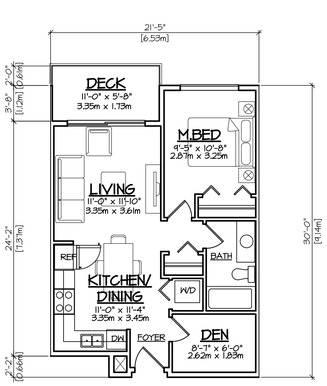
UNIT TYPE A7 - 1 BED

SCALE : 1/8" = 1'-0" 556 S.F. (51.6 m2)



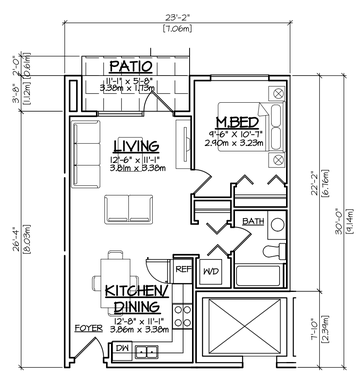
UNIT TYPE A8 - 1 BED+DEN

SCALE : 1/8" = 1'-0" 570 S.F. (52.9 m2)



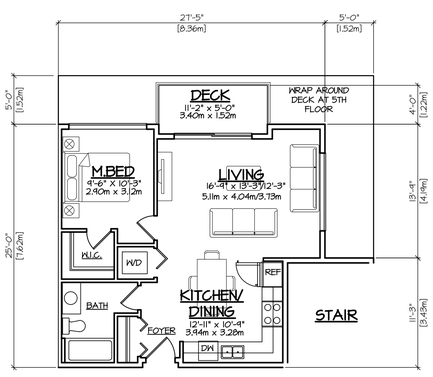
UNIT TYPE A9 - 1 BED+DEN

SCALE : 1/8" = 1'-0" 577 S.F. (53.6 m2)



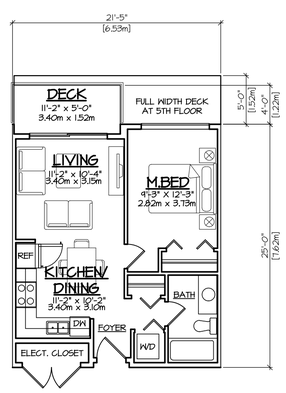
UNIT TYPE A10 - 1 BED

SCALE : 1/8" = 1'-0" 560 S.F. (52.0 m2)



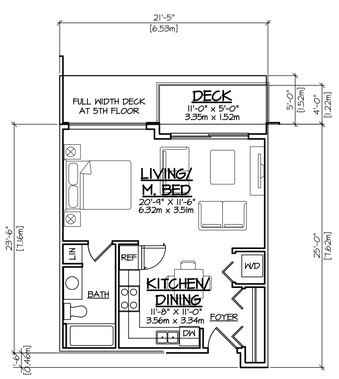
UNIT TYPE A11 - 1 BED

SCALE : 1/8" = 1'-0" 621 S.F. (57.7 m2)



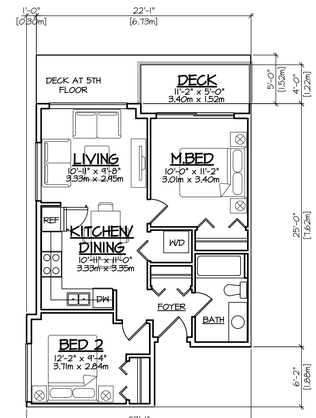
UNIT TYPE A12 - 1 BED

SCALE : 1/8" = 1'-0" 496 S.F. (46.1 m2)



UNIT TYPE A13 - STUDIO

SCALE : 1/8" = 1'-0" 491 S.F. (45.7 m2)



UNIT TYPE A14 - 2 BED

SCALE : 1/8" = 1'-0" 619 S.F. (57.5 m2)

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#4	MAR. 27/23	L.F.B.	REISSUE DEV. PERMIT

REV'N	DATE	DR'N	CK'D

DESIGN : L.F.B.
DRAWN :
DATE : Mar. 22 23
SCALE : 1/8" = 1'-0"

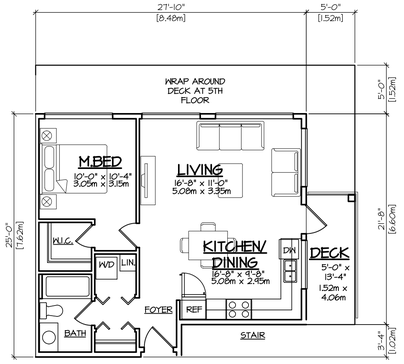
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : UNIT PLANS

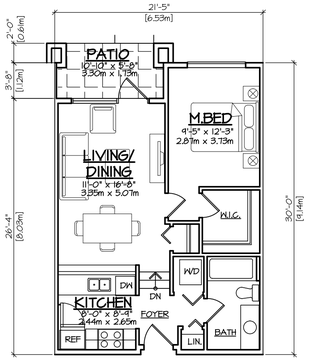
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PROJECT NO.	REV. NO.
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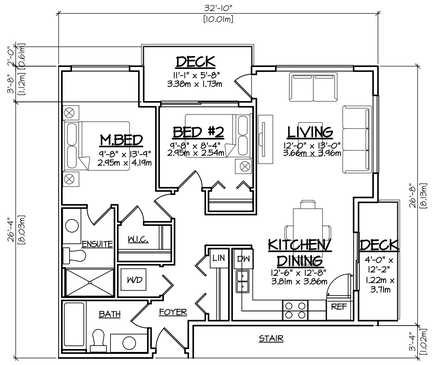
UNIT TYPE A15 - 1 BED

SCALE : 1/8" = 1'-0" 643 S.F. (59.8 m2)



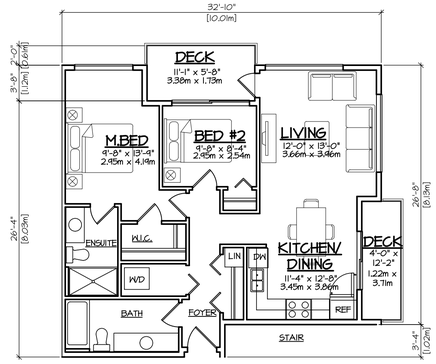
UNIT TYPE A17 - 1 BED

SCALE : 1/8" = 1'-0" 594 S.F. (55.2 m2)



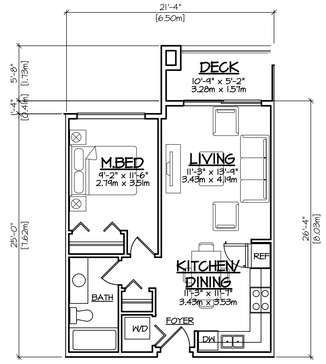
UNIT TYPE A18 - 2 BED

SCALE : 1/8" = 1'-0" 845 S.F. (78.5 m2)



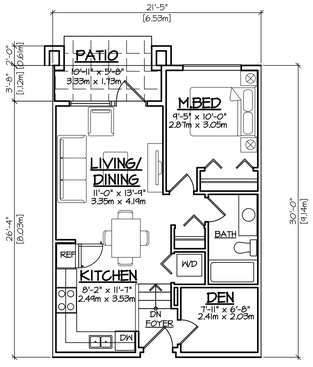
UNIT TYPE A18a - 2 BED

SCALE : 1/8" = 1'-0" 855 S.F. (79.4 m2)



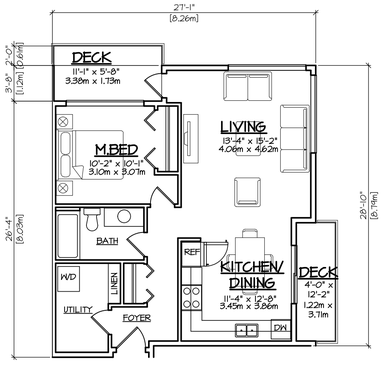
UNIT TYPE A20 - 1 BED

SCALE : 1/8" = 1'-0" 542 S.F. (50.3 m2)



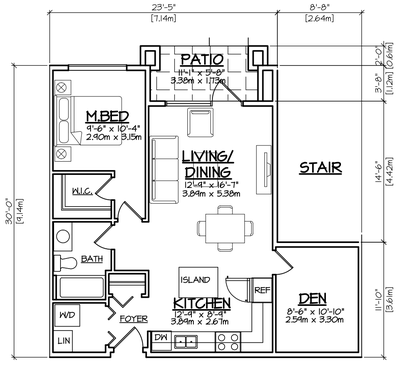
UNIT TYPE A21 - 1 BED+DEN

SCALE : 1/8" = 1'-0" 594 S.F. (55.2 m2)



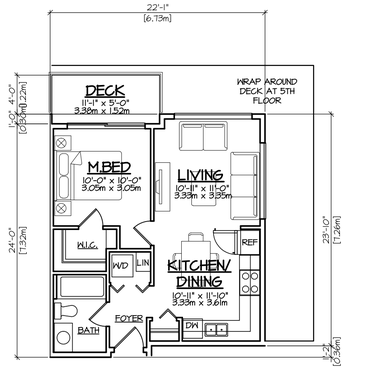
UNIT TYPE A22 - 1 BED

SCALE : 1/8" = 1'-0" 718 S.F. (66.7 m2)



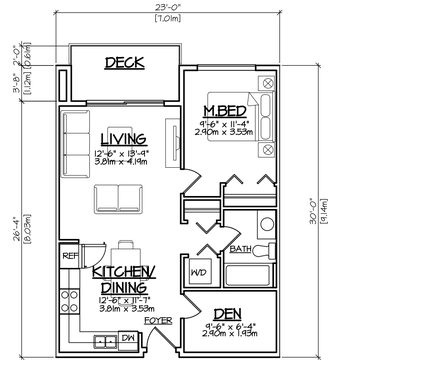
UNIT TYPE A23 - 1 BED+DEN

SCALE : 1/8" = 1'-0" 741 S.F. (68.85 m2)



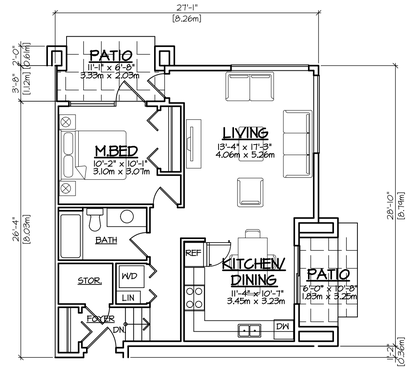
UNIT TYPE A24 - 1 BED

SCALE : 1/8" = 1'-0" 519 S.F. (48.25 m2)



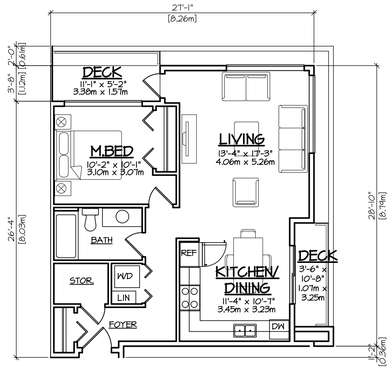
UNIT TYPE A25 - 1 BED+DEN

SCALE : 1/8" = 1'-0" 636 S.F. (59.06 m2)



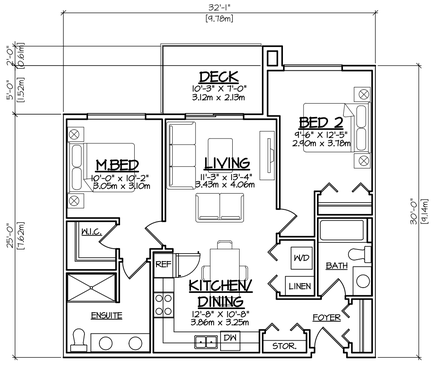
UNIT TYPE A26 - 1 BED

SCALE : 1/8" = 1'-0" 714 S.F. (66.35 m2)



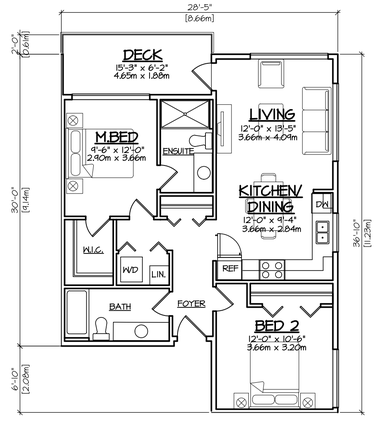
UNIT TYPE A27 - 1 BED

SCALE : 1/8" = 1'-0" 714 S.F. (66.35 m2)



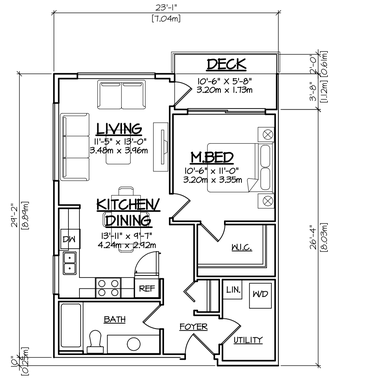
UNIT TYPE B - 2 BED

SCALE : 1/8" = 1'-0" 850 S.F. (79.0 m2)



UNIT TYPE B1 - 2 BED

SCALE : 1/8" = 1'-0" 869 S.F. (80.8 m2)



UNIT TYPE B2 - 1 BED

SCALE : 1/8" = 1'-0" 637 S.F. (59.2 m2)

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REV'N	DATE	DR'N	CK'D

DESIGN :	DRAWN :	DATE :	SCALE :
L.F.B.		Mar. 22 23	1/8" = 1'-0"

CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
20212 66 AVENUE, LANGLEY, B.C.

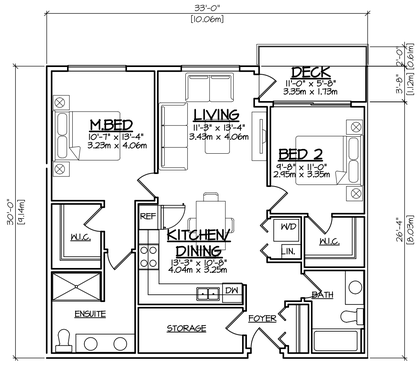
SHEET CONTENTS : UNIT PLANS

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

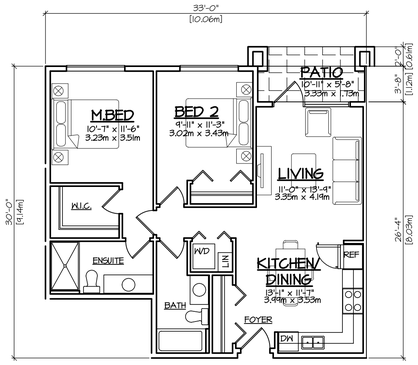
PHONE: (604) 597-7100
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EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
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PROJECT NO.	REV. NO.
16034	



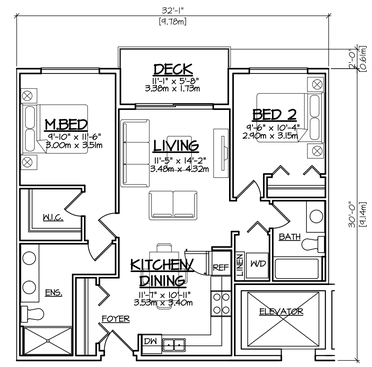
UNIT TYPE B3 - 2 BED

SCALE : 1/8" = 1'-0" 931 S.F. (86.7 m2)



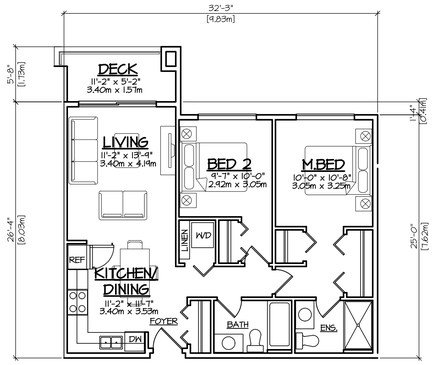
UNIT TYPE B3a - 2 BED

SCALE : 1/8" = 1'-0" 865 S.F. (80.3 m2)



UNIT TYPE B4 - 2 BED

SCALE : 1/8" = 1'-0" 838 S.F. (77.9 m2)



UNIT TYPE B5 - 2 BED

SCALE : 1/8" = 1'-0" 808 S.F. (75.04 m2)

UNIT TYPE B6 - 2 BED

SCALE : 1/8" = 1'-0" 737 S.F. (68.5 m2)

UNIT TYPE B8 - 2 BED

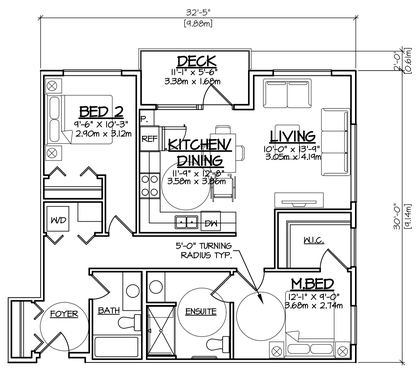
SCALE : 1/8" = 1'-0" 708 S.F. (65.7 m2)

UNIT TYPE B9 - 2 BED

SCALE : 1/8" = 1'-0" 830 S.F. (77.1 m2)

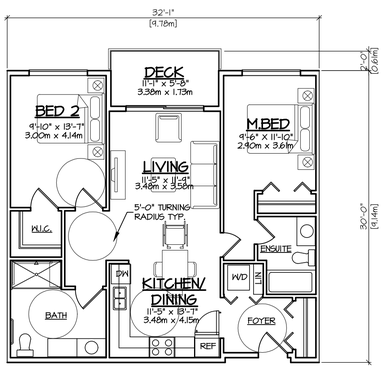
UNIT TYPE B10 - 2 BED

SCALE : 1/8" = 1'-0" 917 S.F. (85.2 m2)
ADAPTABLE



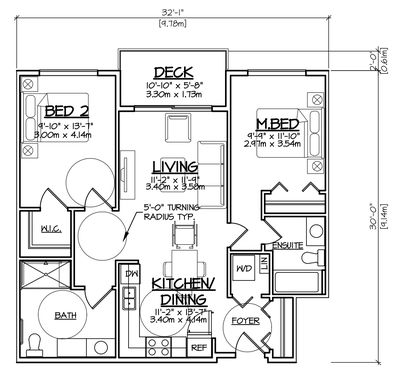
UNIT TYPE B10a - 2 BED

SCALE : 1/8" = 1'-0" 951 S.F. (88.3 m2)
ADAPTABLE



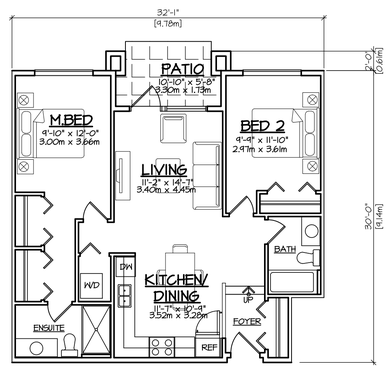
UNIT TYPE B10b - 2 BED

SCALE : 1/8" = 1'-0" 910 S.F. (84.6 m2)
ADAPTABLE



UNIT TYPE B10c - 2 BED

SCALE : 1/8" = 1'-0" 890 S.F. (82.7 m2)
ADAPTABLE



UNIT TYPE B10d - 2 BED

SCALE : 1/8" = 1'-0" 891 S.F. (82.8 m2)
ADAPTABLE

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#3	AUG 16/22	L.F.B.	REISSUE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT

REV'N	DATE	DR'N	CK'D

DESIGN : L.F.B.
DRAWN :
DATE : Mar. 22 23
SCALE : 1/8" = 1'-0"

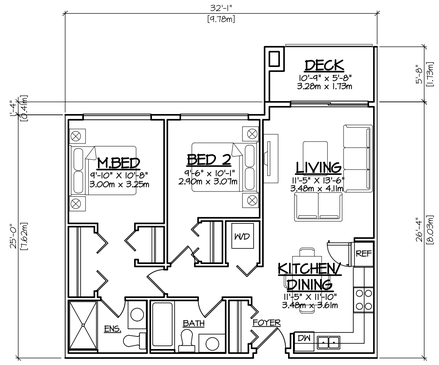
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : UNIT PLANS

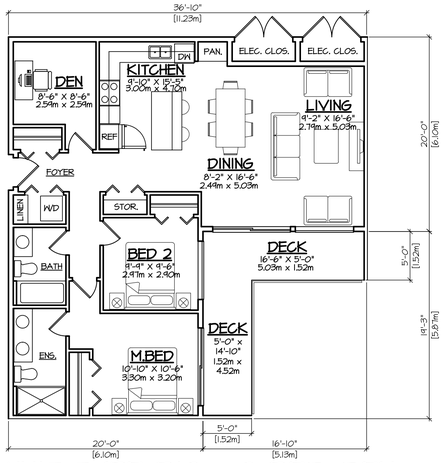
barnett dembek
ARCHITECTS INC.
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PHONE: (604) 597-7100
FAX: (604) 597-2099
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CLIENT NO.	SHEET NO.
	AC-2.03
PROJECT NO.	REV. NO.
16034	



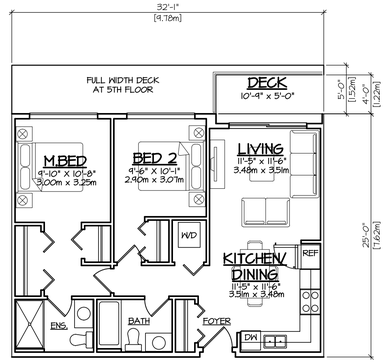
UNIT TYPE B11 - 2 BED

SCALE : 1/8" = 1'-0" 808 S.F. (75.1 m2)



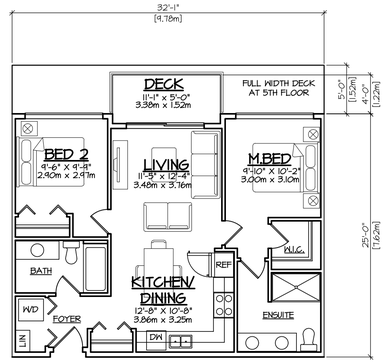
UNIT TYPE B12 - 2 BED+DEN

SCALE : 1/8" = 1'-0" 1,065 S.F. (99.0 m2)



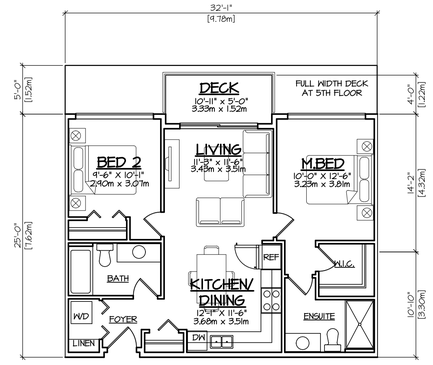
UNIT TYPE B14 - 2 BED

SCALE : 1/8" = 1'-0" 781 S.F. (72.5 m2)



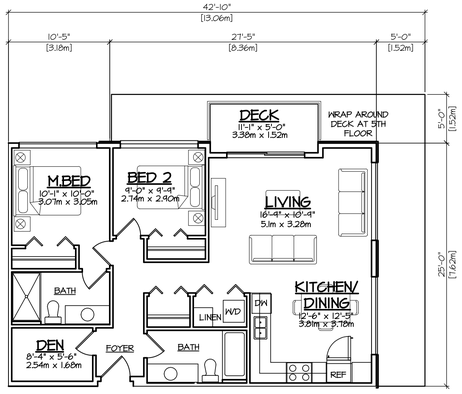
UNIT TYPE B15 - 2 BED

SCALE : 1/8" = 1'-0" 781 S.F. (72.5 m2)



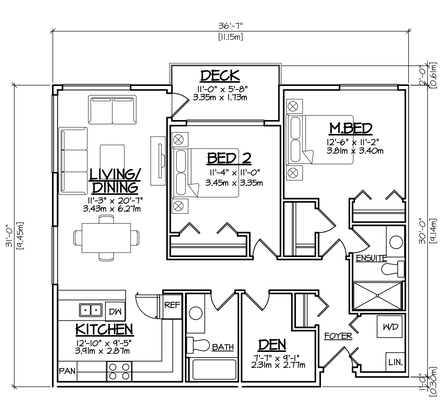
UNIT TYPE B16 - 2 BED

SCALE : 1/8" = 1'-0" 781 S.F. (72.5 m2)



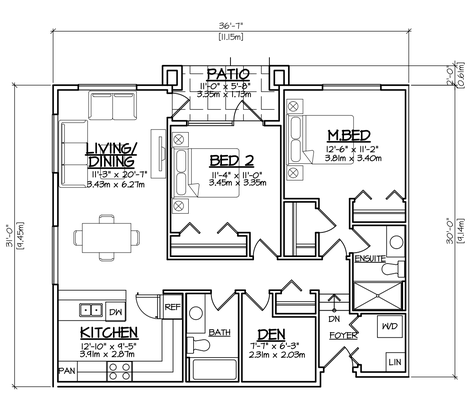
UNIT TYPE B17 - 2 BED+DEN

SCALE : 1/8" = 1'-0" 929 S.F. (86.3 m2)



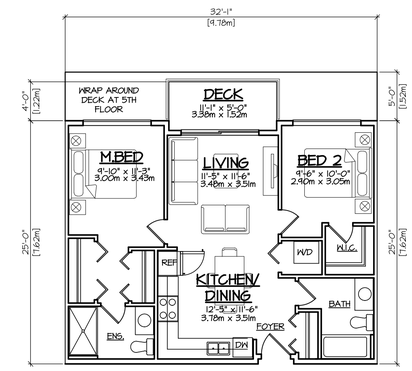
UNIT TYPE B18 - 2 BED+DEN

SCALE : 1/8" = 1'-0" 1,073 S.F. (99.7 m2)
ADAPTABLE



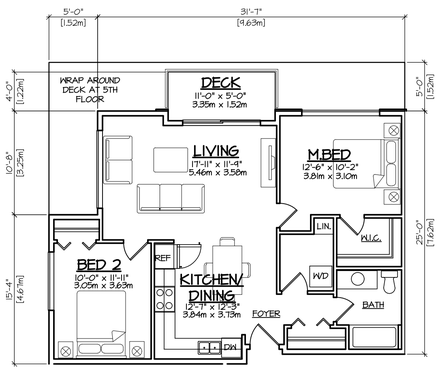
UNIT TYPE B18a - 2 BED+DEN

SCALE : 1/8" = 1'-0" 1,073 S.F. (99.7 m2)



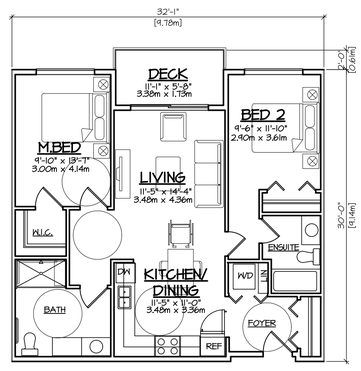
UNIT TYPE B19 - 2 BED

SCALE : 1/8" = 1'-0" 781 S.F. (72.6 m2)



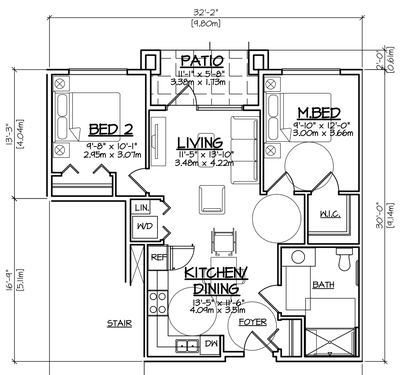
UNIT TYPE B20 - 2 BED

SCALE : 1/8" = 1'-0" 859 S.F. (79.8 m2)



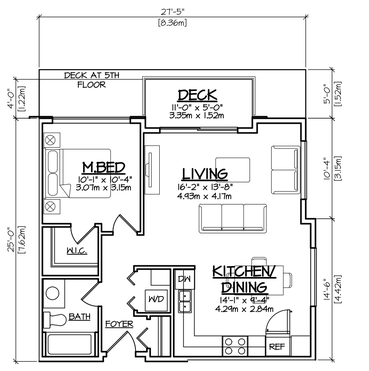
UNIT TYPE B21 - 2 BED

SCALE : 1/8" = 1'-0" 910 S.F. (84.6 m2)
ADAPTABLE



UNIT TYPE B22 - 2 BED

SCALE : 1/8" = 1'-0" 760 S.F. (70.6 m2)



UNIT TYPE B23 - 1 BED

SCALE : 1/8" = 1'-0" 680 S.F. (63.1 m2)

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				#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT

DESIGN : L.F.B.
DRAWN :
DATE : Mar. 22 23
SCALE : 1/8" = 1'-0"

CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : UNIT PLANS

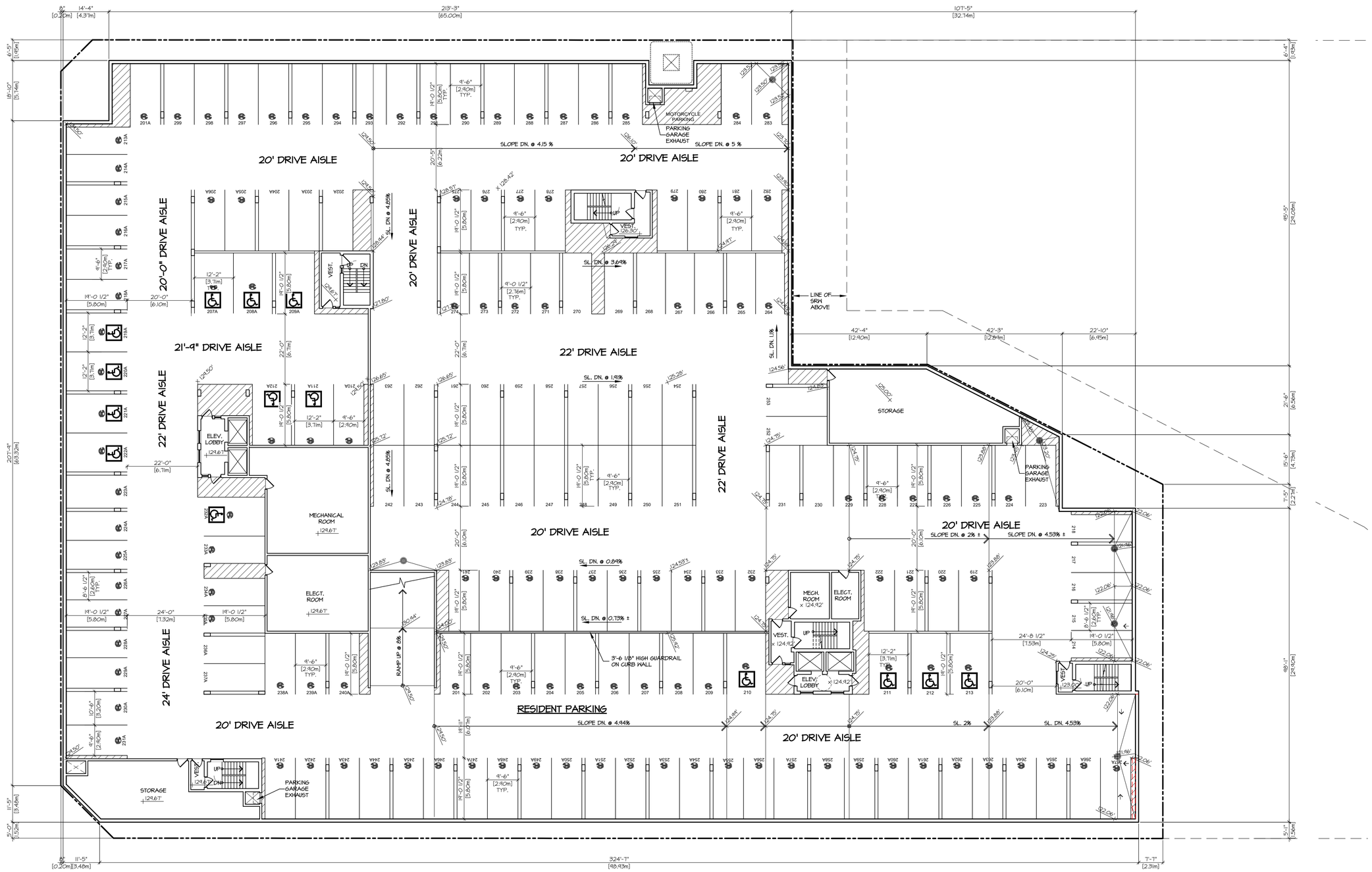
barnett dembek
ARCHITECTS INC.
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7536 130 STREET,
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CLIENT NO.	SHEET NO.
	AC-2.04
PROJECT NO.	REV. NO.
16034	

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ISSUE	DATE	BY	ISSUED FOR
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#4	MAR. 22/23	L.F.B.	RESSUE DEV. PERMIT



PARKING GARAGE PLAN - LEVEL 2

SCALE : 1/16" = 1'-0"

67,608 S.F.
[6,281 m2]
166 SPACES (INCLUDING 14 ACCESSIBLE)

NORTH

INDICATES EV CHARGING PARKING SPACE (121 SPACES)

CPTED REQUIREMENTS FOR UNDERGROUND PARKING

THE FOLLOWING IS A SUMMARY OF CPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE LANGLEY RCMP.

a) PAINT THE UNDERGROUND PARKING WALLS & COLUMNS & CEILING WHITE.
b) INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN U/G PARKING.
c) INSTALL CONVEX MIRRORS AS RECOMMENDED BY THE RCMP IN U/G PARKING AND STAIRWELLS.
d) PROVIDE VISION PANELS IN ALL DOORS IN U/G PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
e) ELEVATOR LOBBY IN U/G PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
f) ENSURE ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
g) PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.
h) OVERHEAD DOOR OPERATION TO BE SET AT 7 SECONDS TO LIFT, 7 SECONDS IN UP POSITION & 7 SECONDS TO LOWER. GATE OPERATING MECHANISMS TO BE PROTECTED.
i) SECURITY SIGNAGE TO BE PROVIDED AS RECOMMENDED BY THE RCMP AND ICBC

DESIGN :	L.F.B.
DRAWN :	
DATE :	Mar. 22 23
SCALE :	1/16" = 1'-0"

CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE, LANGLEY, B.C.

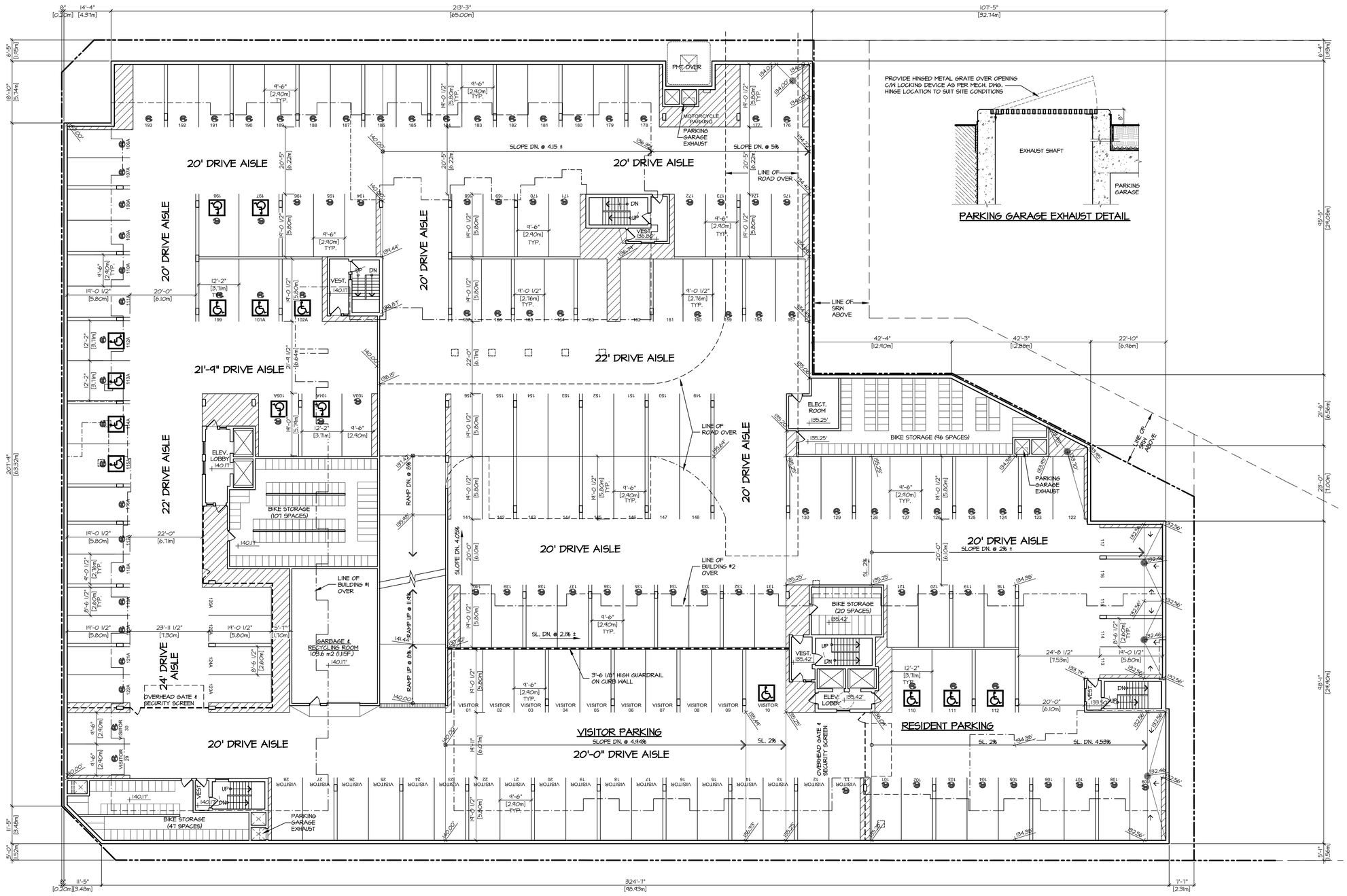
SHEET CONTENTS : PARKING GARAGE PLAN - LEVEL 2

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V3W 1H8
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	AC-3.01
PROJECT NO.	REV. NO.
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				#3	AUG 16/22	L.F.B.	REISSUE DEV. PERMIT
				#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT



PARKING GARAGE PLAN - LEVEL 1

SCALE : 1/16" = 1'-0"

NORTH

67,608 S.F.
[6,281 m2]
125 SPACES (INCLUDING 14 ACCESSIBLE)
30 VISITOR SPACES (INCLUDING 1 ACCESSIBLE)

INDICATES EV CHARGING PARKING SPACE (3 VISITOR & 96 RESIDENT SPACES)
TOTAL EV PARKING PROVIDED: 3 VISITOR
223 RESIDENT
226 SPACES

CPTED REQUIREMENTS FOR UNDERGROUND PARKING

THE FOLLOWING IS A SUMMARY OF CPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE LANGLEY RCMP.

a) PAINT THE UNDERGROUND PARKING WALLS & COLUMNS & CEILING WHITE.
b) INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN U/G PARKING.
c) INSTALL CONVEX MIRRORS AS RECOMMENDED BY THE RCMP IN U/G PARKING AND STAIRWELLS.
d) PROVIDE VISION PANELS IN ALL DOORS IN U/G PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
e) ELEVATOR LOBBY IN U/G PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
f) ENSURE ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
g) PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.
h) OVERHEAD DOOR OPERATION TO BE SET AT 7 SECONDS TO LIFT, 7 SECONDS IN UP POSITION & 7 SECONDS TO LOWER. GATE OPERATING MECHANISMS TO BE PROTECTED.
i) SECURITY SIGNAGE TO BE PROVIDED AS RECOMMENDED BY THE RCMP AND ICBC

DESIGN : L.F.B.
DRAWN :
DATE : Mar. 22 23
SCALE : 1/16" = 1'-0"

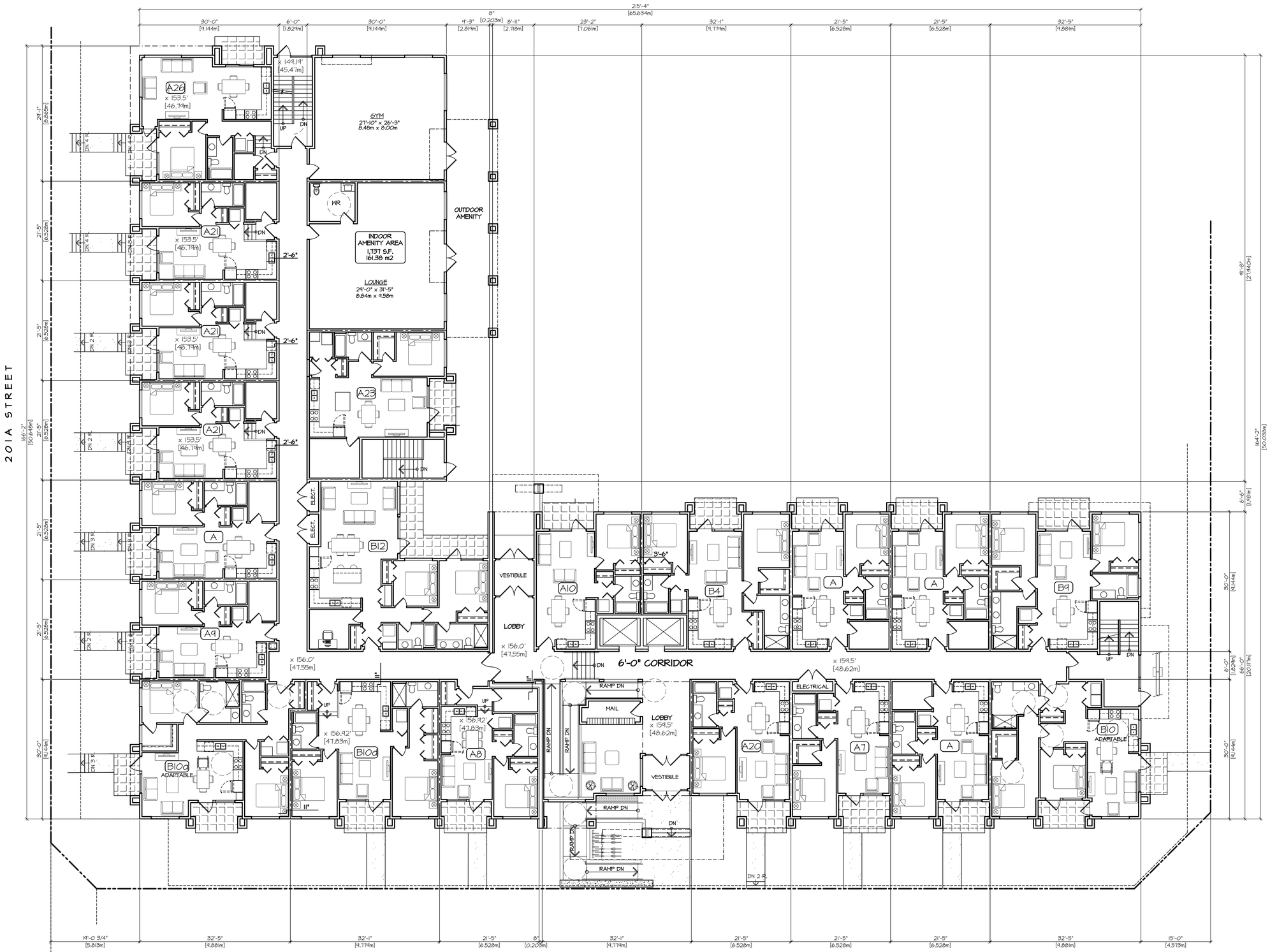
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : PARKING GARAGE PLAN - LEVEL 1

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CLIENT NO.	SHEET NO.
	AC-3.02
PROJECT NO.	REV. NO.
16034	



NORTH

MAIN FLOOR PLAN

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

19,386 S.F.
[1,802 m²]
20 UNITS

BUILDING #1

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				#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT

DESIGN : L.F.B.
DRAWN :
DATE : Mar. 22 23
SCALE : 3/32" = 1'-0"

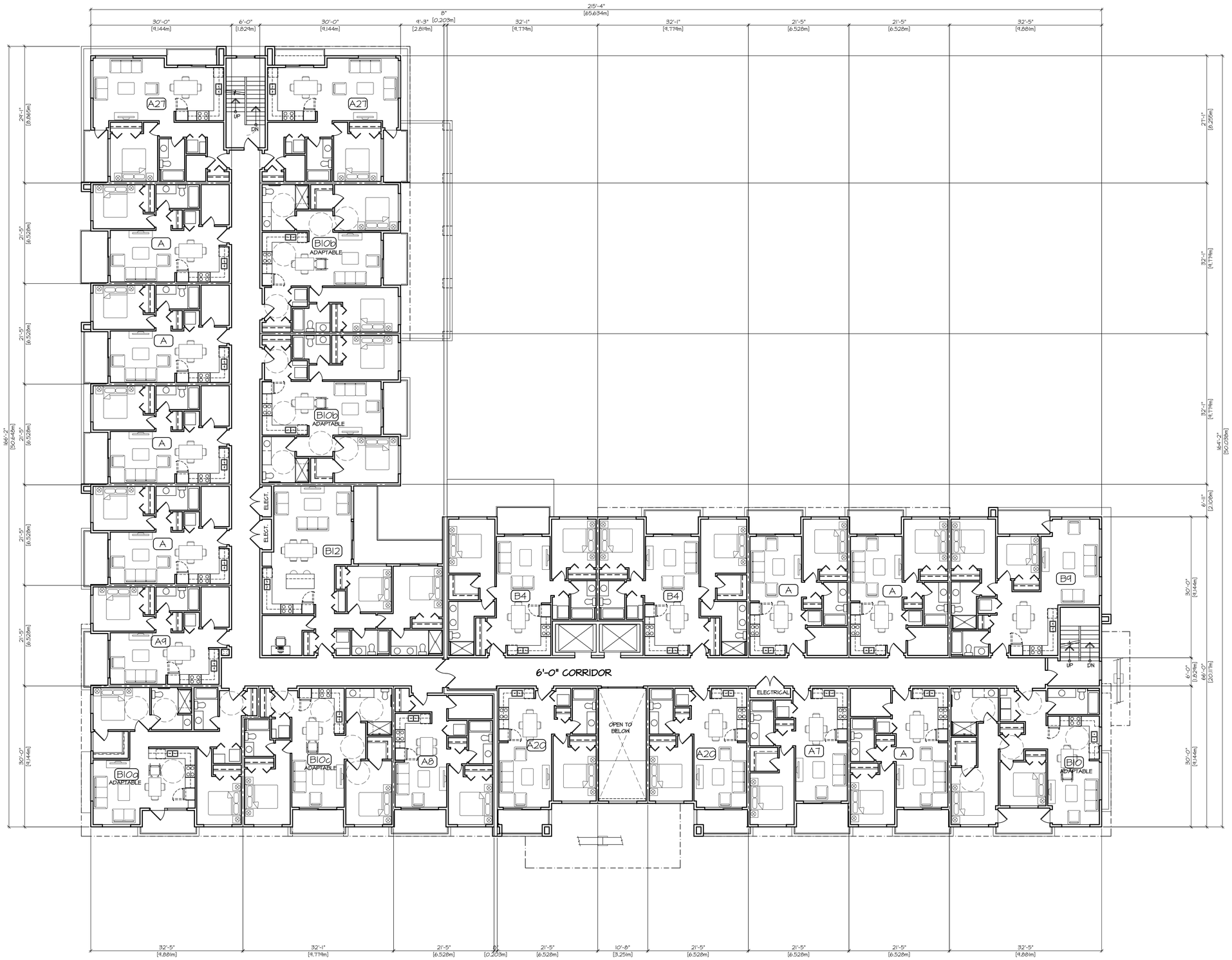
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING #1 MAIN FLOOR PLAN

barnett dembek
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EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.03
PROJECT NO.	REV. NO.
16034	



NORTH

2nd FLOOR PLAN

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

19,330 S.F.
[1,796 m²]
23 UNITS

BUILDING #1

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				#3	AUG 16/22	L.F.B.	REISSUE DEV. PERMIT
				#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT

DESIGN : L.F.B.
DRAWN :
DATE : Mar. 22 23
SCALE : 3/32" = 1'-0"

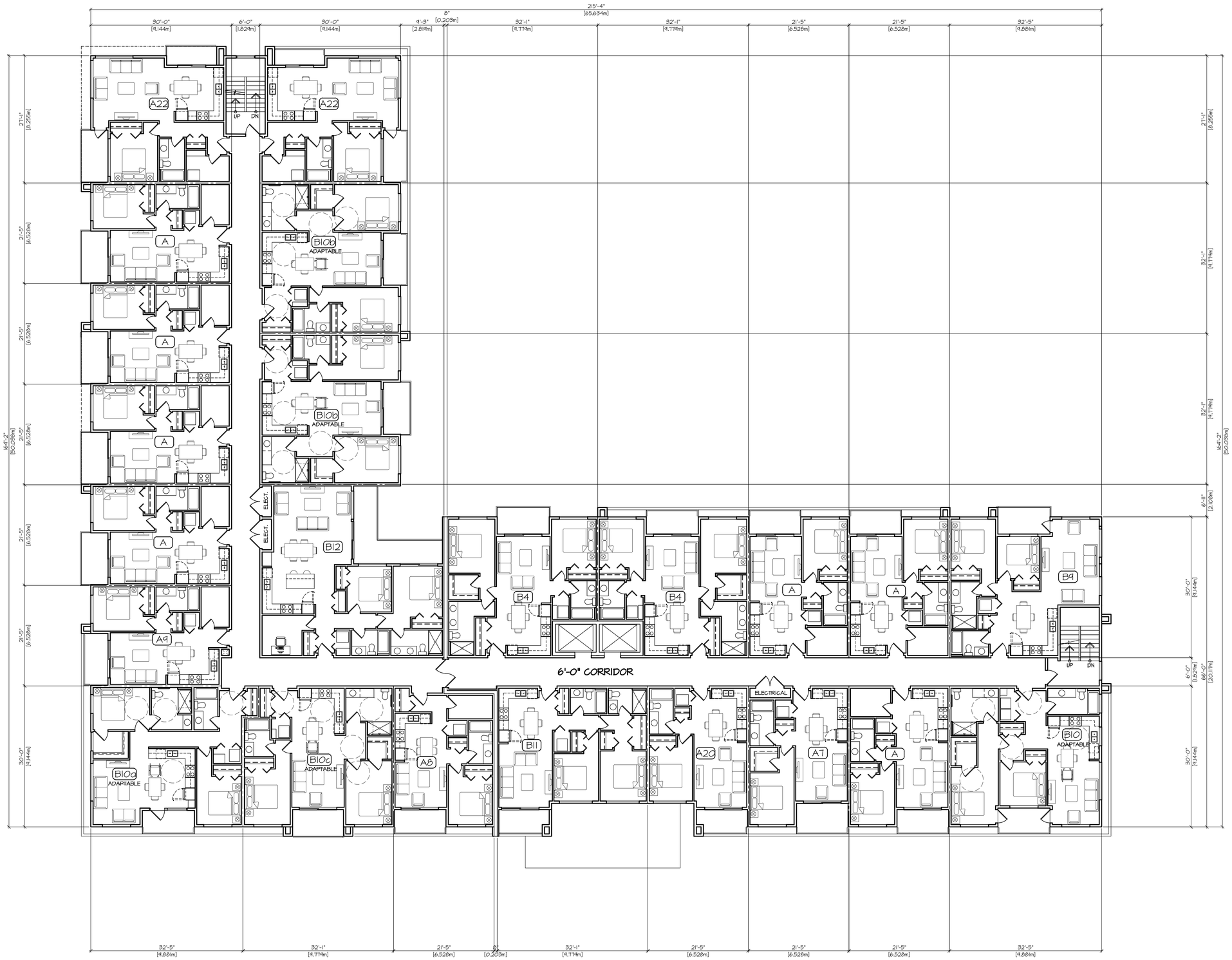
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING #1 2nd FLOOR PLAN

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CLIENT NO.	SHEET NO.
	AC-3.04
PROJECT NO.	REV. NO.
16034	



NORTH

3rd THRU 4th FLOOR PLANS

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

19,330 S.F.
[1,796 m²]
23 UNITS PER FLOOR

BUILDING #1

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				#3	AUG 16/22	L.F.B.	REISSUE DEV. PERMIT
				#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT

DESIGN : L.F.B.
DRAWN :
DATE : Mar. 22 23
SCALE : 3/32" = 1'-0"

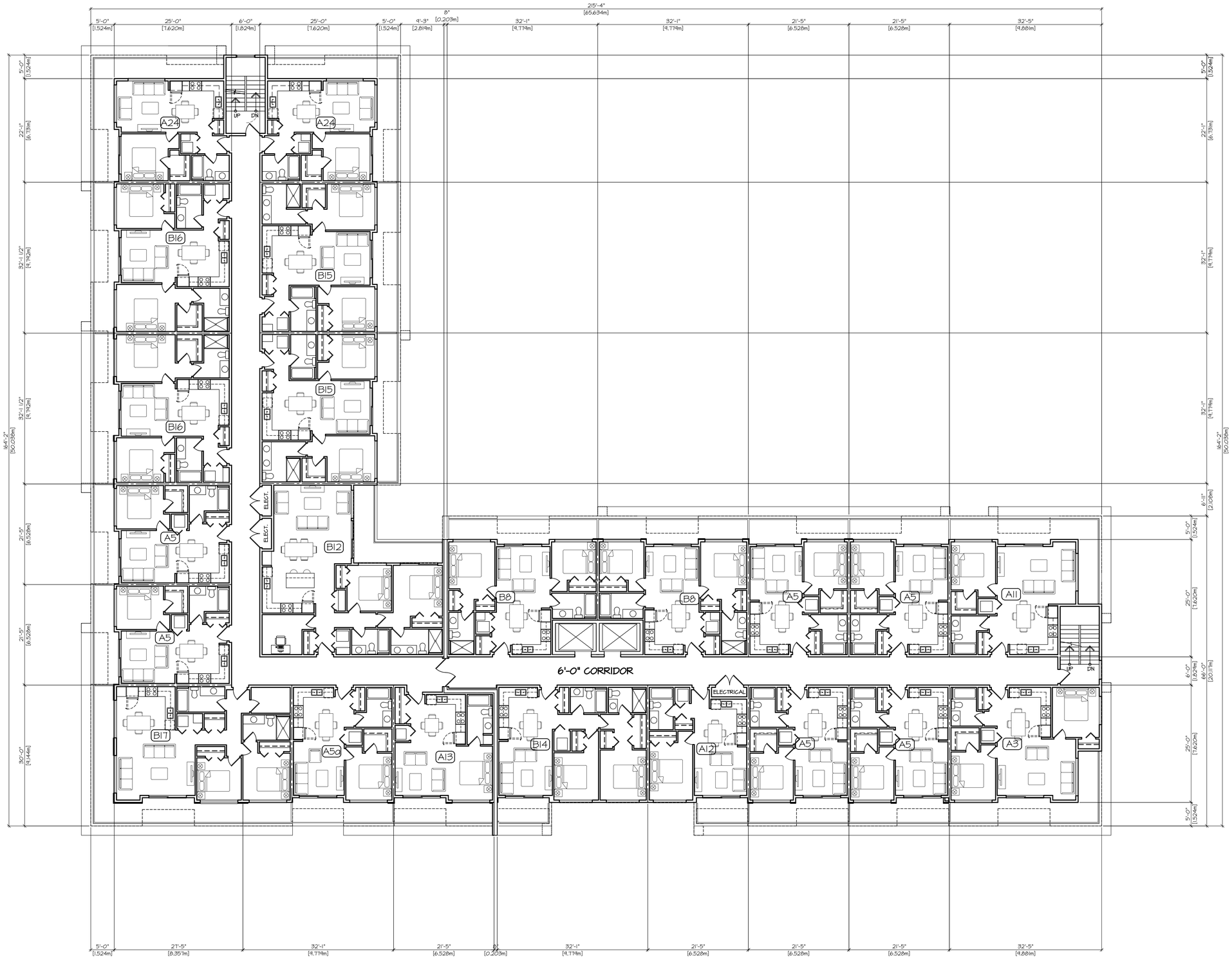
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING #1
3rd THRU 5th FLOOR PLANS

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EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.05
PROJECT NO.	REV. NO.
16034	



NORTH

5th FLOOR PLAN

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

16,825 S.F.
[1,563 m^2]
22 UNITS

BUILDING #1

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DESIGN : L.F.B.
DRAWN :
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SCALE : 3/32" = 1'-0"

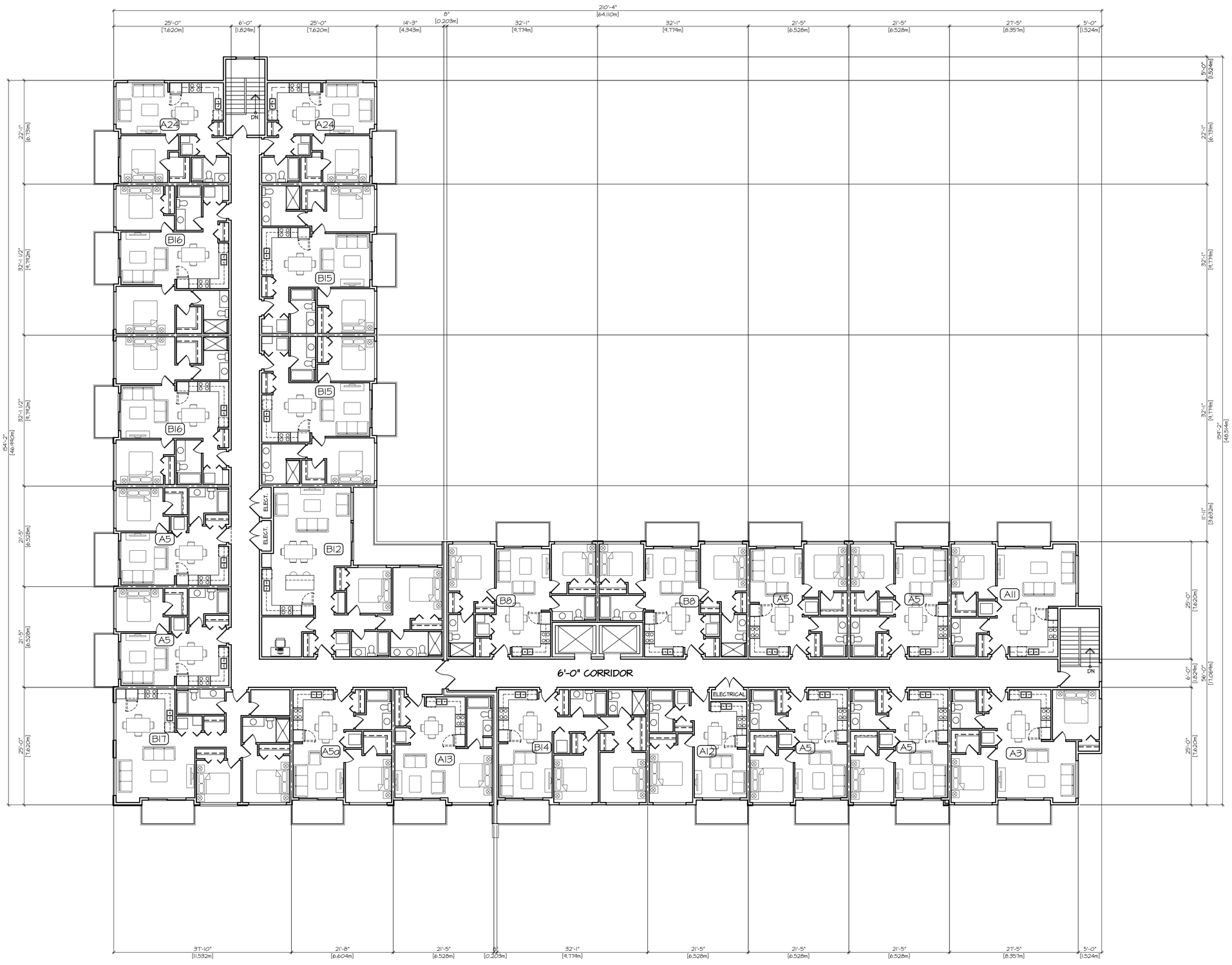
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING #1
5th FLOOR PLAN

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EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.06
PROJECT NO.	REV. NO.
16034	



NORTH

6th FLOOR PLAN

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

16,821 S.F.
[1,563 m^2]
22 UNITS

BUILDING #1

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#1	MAR. 20/14	L.F.B.	DEVELOPMENT PERMIT
#2	JULY 8/21	L.F.B.	REISSUE DEV. PERMIT
#3	AUG 16/22	L.F.B.	REISSUE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT

REVN	DATE	DRN	CKD

DESIGN : L.F.B.
DRAWN :
DATE : Mar. 22 23
SCALE : 3/32" = 1'-0"

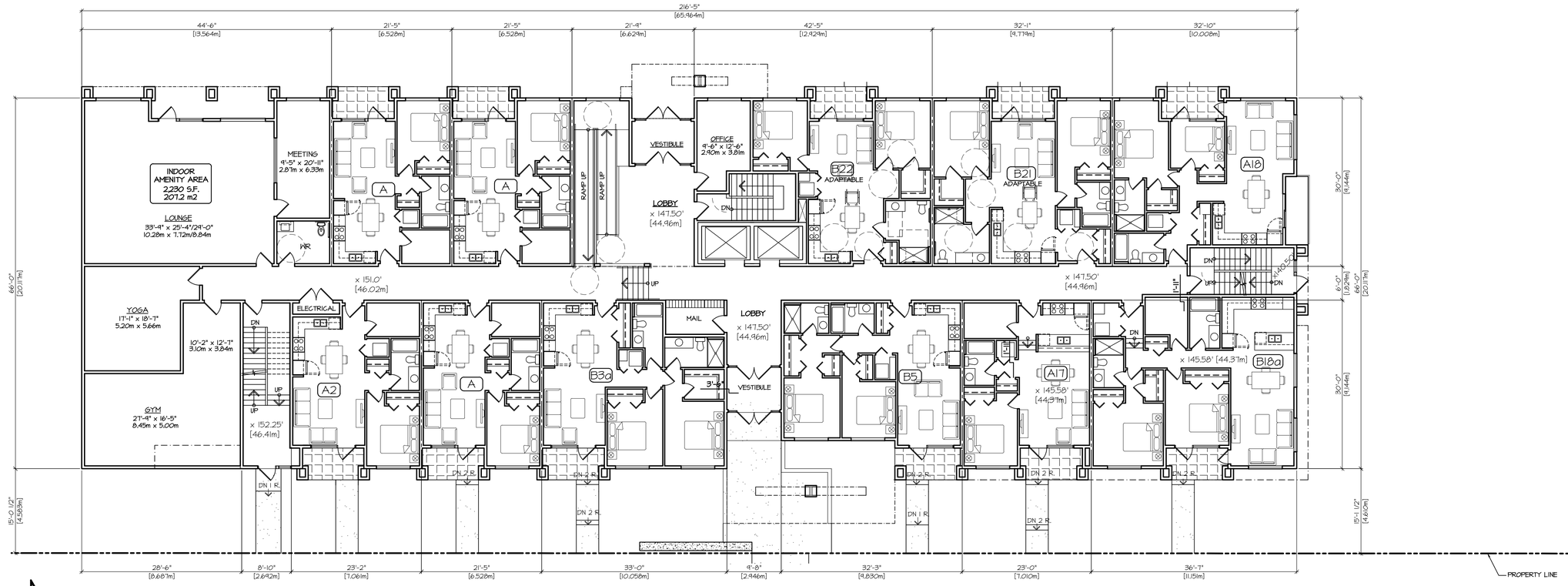
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING #1 6th FLOOR PLAN

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.07
PROJECT NO.	REV. NO.
16034	



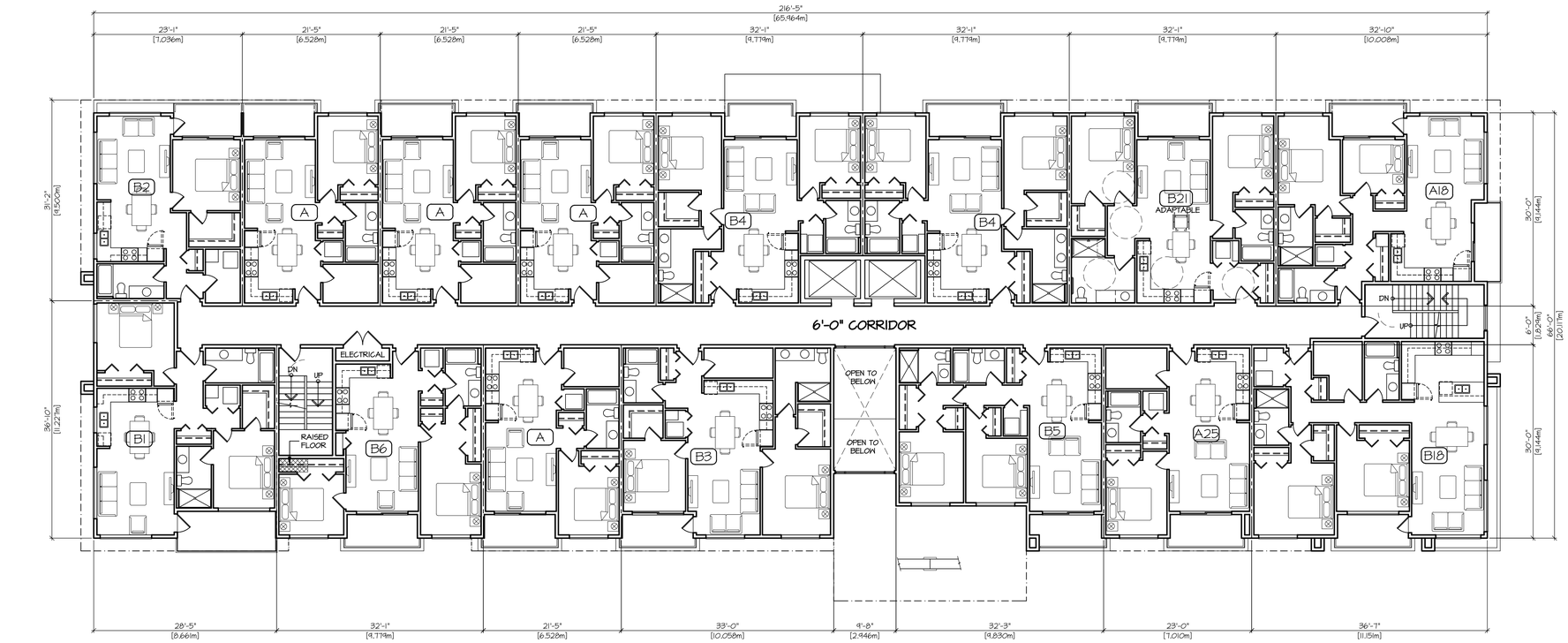
202 STREET

NORTH

MAIN FLOOR PLAN

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

13,444 S.F.
[1,254 m 2]
11 UNITS



NORTH

2nd FLOOR PLAN

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

13,430 S.F.
[1,248 m 2]
15 UNITS

BUILDING #2

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REVN	DATE	DRN	CKD

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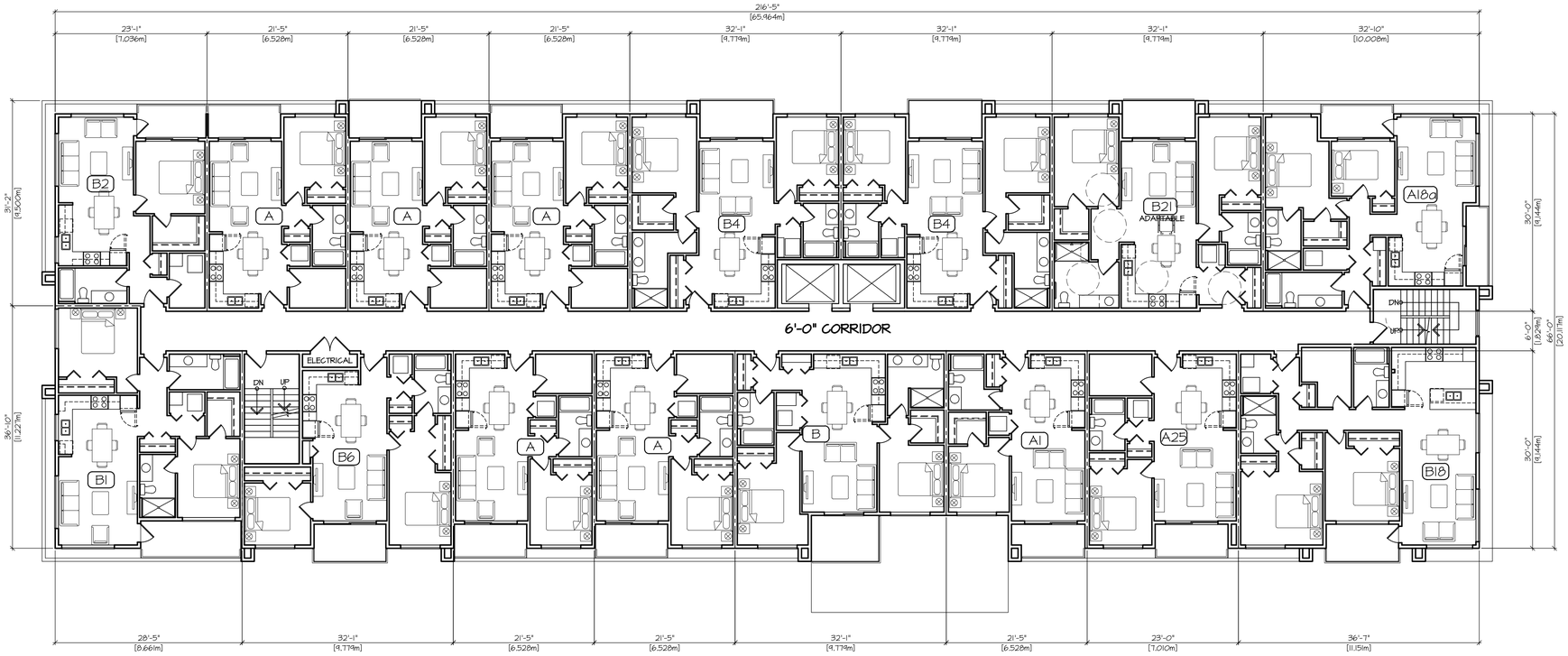
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING #2 MAIN & 2nd FLOOR PLANS

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
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PHONE: (604) 597-7100
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EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.08
PROJECT NO.	REV. NO.
16034	

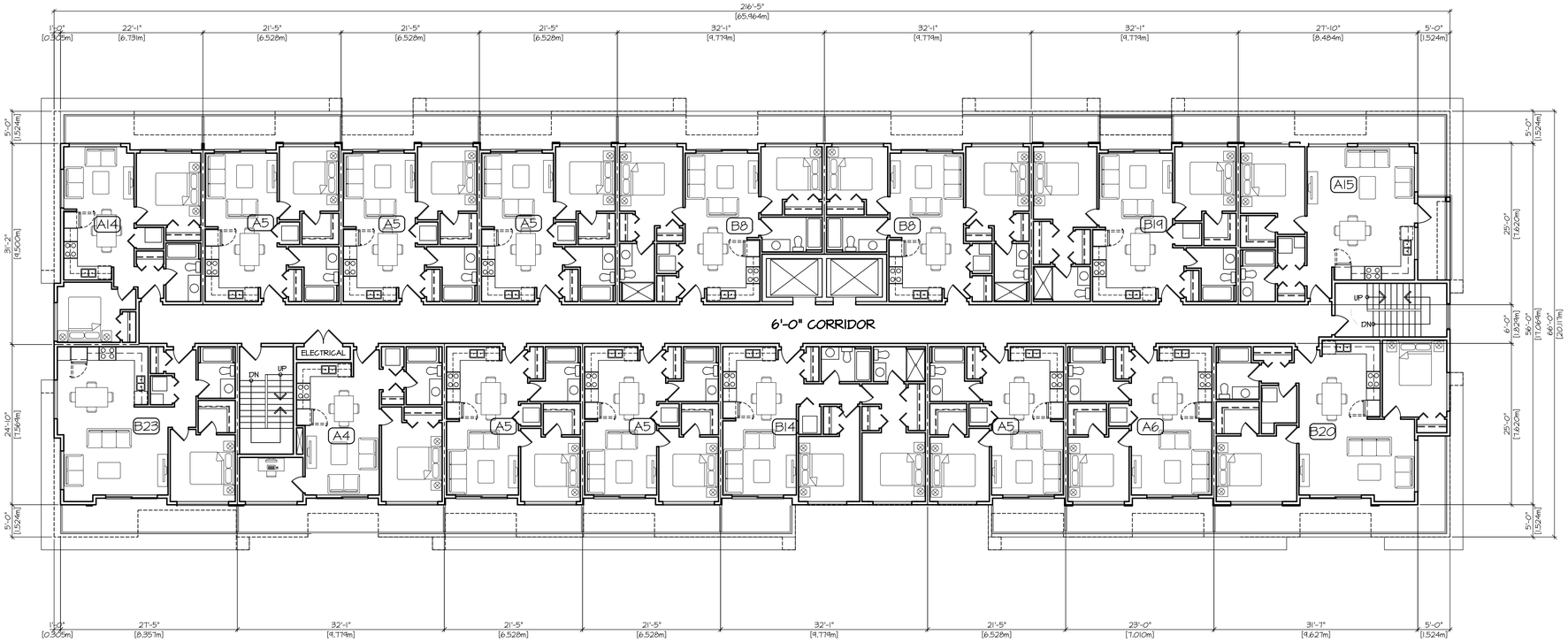


NORTH

3rd & 4th FLOOR PLANS

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

13,478 S.F.
[1,252 m^2]
16 UNITS PER FLOOR



NORTH

5th FLOOR PLAN

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

11,760 S.F.
[1,093 m^2]
16 UNITS

BUILDING #2

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DESIGN : L.F.B.	DRAWN :
DATE : Mar. 22 23	SCALE : 3/32" = 1'-0"

CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE, LANGLEY, B.C.

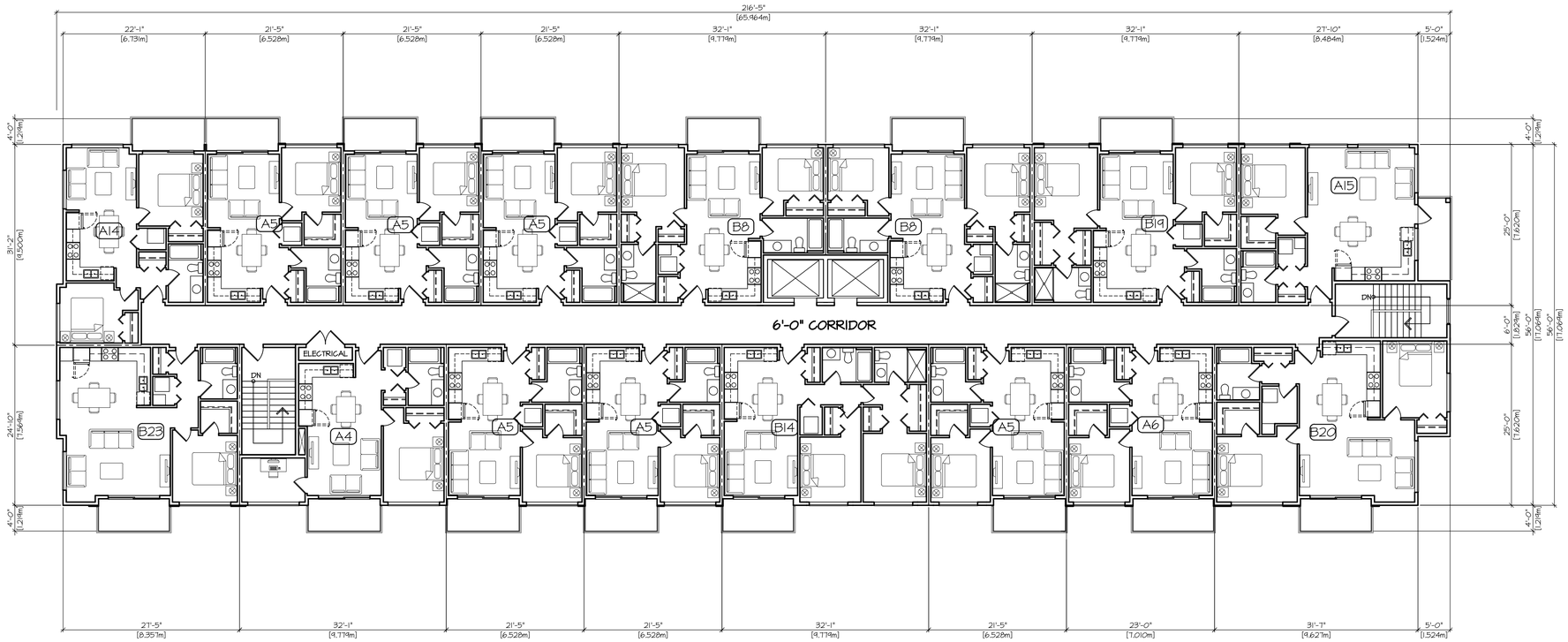
SHEET CONTENTS : BUILDING # 2
3rd THRU 5th FLOOR PLANS

barnett dembek
ARCHITECTS INC.

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7536 130 STREET,
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CLIENT NO.	SHEET NO.
	AC-3.09
PROJECT NO. 16034	REV. NO.



NORTH

6th FLOOR PLAN

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

11,760 S.F.
[1,093 m ²]
16 UNITS

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DATE : Mar. 22 23
SCALE : 3/32" = 1'-0"

CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING # 2
6th FLOOR PLAN

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
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EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.10
PROJECT NO.	REV. NO.
16034	

BUILDING #2



SOUTH ELEVATION - 85th AVENUE

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



EAST ELEVATION - 202nd STREET

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

SCHEDULE OF FINISHES

1. LUX ALUMINUM PLANK SIDING & SOFFITS C/W 3 1/2" CORNER TRIM - COLOUR : CEDAR
2A. FIBRE-CEMENT PANEL SIDING C/W FRY REGLETS COLOUR: CERTAINTEED COLORMAX FLAGSTONE 097
2B. FIBRE-CEMENT PANEL SIDING C/W FRY REGLETS COLOUR: CERTAINTEED COLORMAX SILVER PLATE / STERLING GRAY 609
3. VINYL WINDOWS C/W TRIM AS SHOWN - WHITE
4A. FIBER CEMENT CLAD CANOPY / FASCIA COLOUR: CERTAINTEED COLORMAX VANILLA WHITE / SNOW 600
4B. FIBER CEMENT CLAD CANOPY / FASCIA COLOUR: BENJAMIN MOORE- BLACK BERRY 2119-20
5. CAP FLASHING - COLOUR TO MATCH ADJACENT SIDING
6. 42 1/8" HIGH POWDER COAT ALUMINUM RAILING C/W TEMPERED GLASS
7. STEEL COLUMN SUPPORTS ON CONCRETE BASE COLOUR: BENJAMIN MOORE- YUKON SKY CC-920
8. FRY REGLET HORIZONTAL OR VERTICAL JOINTS
9. SEALED ARCHITECTURAL FINISHED CONCRETE C/W REVEALS AS SHOWN
10. PROJECT SIGNAGE ON SEALED ARCHITECTURAL FINISHED CONCRETE BASE
11. MASONRY BRICK VENEER - STACKED BOND SEALED C/W CONCRETE CAP & WINDOW SILLS COLOUR: MUTUAL MATERIALS : PEINTER
12. ENTRY BUMP-OUTS COLOUR: CERTAINTEED COLORMAX VANILLA WHITE / SNOW 600
13. RESIDENTIAL DOOR COLOUR: BENJAMIN MOORE- YUKON SKY CC-920
14. STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS CLEAR ANODIZED ALUMINUM & FIXED TEMPERED GLAZING

Building Height Calculations

"HEIGHT" means the vertical distance measured from the average finished grade at the perimeter of a building or structure to: a) the highest point of a building or structure; or b) the average level between the eaves and ridge of a building with a gable,

Building	Side	Finished Grade at building	Average Finished Grade	Top of Parapet	Building Height (m)
Building #1	West (201B St.)	46.18 + 47.34 /2 =	46.76	69.67	22.91
Building #1	South (85th Ave.)	47.34 + 48.50 /2 =	47.92	69.67	21.75
Building #1	East (202 St.)	48.50 + 47.50 /2 =	48.00	69.67	21.67
Building #2	East (202 St.)	46.80 + 43.00 /2 =	44.90	67.08	22.18
Building #2	North (86th Ave.)	43.00 + 44.44 /2 =	43.72	67.08	23.36

Street Definition

Buildings should be sited and designed to create the following general building height to street width proportions ≥ 1:2 - 1:3.5 for residential and commercial streets

Building	Side	Building Height (m)	Ultimate Pavement Width	Ratio
Building #1	West (201B St.)	22.91	11.00	1 / 2.08
Building #1	South (85th Ave.)	21.75	11.00	1 / 1.98
Building #1	East (202 St.)	21.67	20.40	1 / 1.06
Building #2	East (202 St.)	22.18	20.40	1 / 1.09
Building #2	North (86th Ave.)	23.36	21.40	1 / 1.09

BUILDING #1

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REVN	DATE	DRN	CKD

DESIGN : L.F.B.
DRAWN :
DATE : Mar. 22 23
SCALE : 3/32" = 1'-0"

CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING #1 EAST & SOUTH ELEVATIONS

barnett dembek ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-4.01
PROJECT NO.	REV. NO.
16034	



SCHEDULE OF FINISHES

1	LUX ALUMINUM PLANK SIDING & SOFFITS C/W 3 1/2" CORNER TRIM - COLOUR : CEDAR
2A	FIBRE-CEMENT PANEL SIDING C/W FRY REGLETS COLOUR: CERTAINTEED COLORMAX FLAGSTONE 097
2B	FIBRE-CEMENT PANEL SIDING C/W FRY REGLETS COLOUR: CERTAINTEED COLORMAX SILVER PLATE / STERLING GRAY 609
3	VINYL WINDOWS C/W TRIM AS SHOWN - WHITE
4A	FIBER CEMENT CLAD CANOPY / FASCIA COLOUR: CERTAINTEED COLORMAX VANILLA WHITE / SNOW 600
4B	FIBER CEMENT CLAD CANOPY / FASCIA COLOUR: BENJAMIN MOORE- BLACK BERRY 2119-20
5	CAP FLASHING - COLOUR TO MATCH ADJACENT SIDING
6	42 1/8" HIGH POWDER COAT ALUMINUM RAILING C/W TEMPERED GLASS
7	STEEL COLUMN SUPPORTS ON CONCRETE BASE COLOUR: BENJAMIN MOORE- YUKON SKY CC-920
8	FRY REGLET HORIZONTAL OR VERTICAL JOINTS
9	SEALED ARCHITECTURAL FINISHED CONCRETE C/W REVEALS AS SHOWN
10	PROJECT SIGNAGE ON SEALED ARCHITECTURAL FINISHED CONCRETE BASE
11	MASONRY BRICK VENEER - STACKED BOND SEALED C/W CONCRETE CAP & WINDOW SILLS COLOUR: MUTUAL MATERIALS : PENTER
12	ENTRY BUMP-OUTS COLOUR: CERTAINTEED COLORMAX VANILLA WHITE / SNOW 600
13	RESIDENTIAL DOOR COLOUR: BENJAMIN MOORE- YUKON SKY CC-920
14	STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS CLEAR ANODIZED ALUMINUM & FIXED TEMPERED GLAZING

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REVN	DATE	DRN	CKD

DESIGN : L.F.B.
DRAWN :
DATE : Mar. 22 23
SCALE : 3/32" = 1'-0"

CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING #1 WEST & NORTH ELEVATIONS

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-4.02
PROJECT NO.	REV. NO.
16034	

BUILDING #1

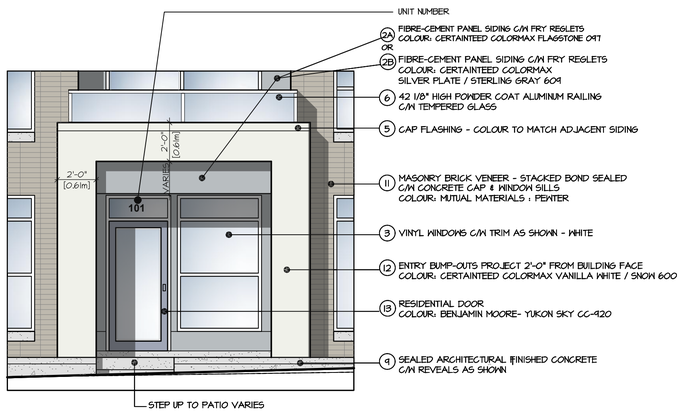


EAST ELEVATION - 202 STREET



NORTH ELEVATION - 86th AVENUE

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



ENTRY DOOR DETAIL

SCALE : 1/4" = 1'-0"

SCHEDULE OF FINISHES

	1	LUX ALUMINUM PLANK SIDING & SOFFITS C/W 3 1/2" CORNER TRIM - COLOUR : CEDAR
	2A	FIBRE-CEMENT PANEL SIDING C/W FRY REGLETS COLOUR: CERTAINTEED COLORMAX FLAGSTONE 097
	2B	FIBRE-CEMENT PANEL SIDING C/W FRY REGLETS COLOUR: CERTAINTEED COLORMAX SILVER PLATE / STERLING GRAY 609
	3	VINYL WINDOWS C/W TRIM AS SHOWN - WHITE
	4A	FIBER CEMENT CLAD CANOPY / FASCIA COLOUR: CERTAINTEED COLORMAX VANILLA WHITE / SNOW 600
	4B	FIBER CEMENT CLAD CANOPY / FASCIA COLOUR: BENJAMIN MOORE- BLACK BERRY 2119-20
	5	CAP FLASHING - COLOUR TO MATCH ADJACENT SIDING
	6	42 1/8" HIGH POWDER COAT ALUMINUM RAILING C/W TEMPERED GLASS
	7	STEEL COLUMN SUPPORTS ON CONCRETE BASE COLOUR: BENJAMIN MOORE- YUKON SKY CC-920
	8	FRY REGLET HORIZONTAL OR VERTICAL JOINTS
	9	SEALED ARCHITECTURAL FINISHED CONCRETE C/W REVEALS AS SHOWN
	10	PROJECT SIGNAGE ON SEALED ARCHITECTURAL FINISHED CONCRETE BASE
	11	MASONRY BRICK VENEER - STACKED BOND SEALED C/W CONCRETE CAP & WINDOW SILLS COLOUR: MUTUAL MATERIALS : PEWTER
	12	ENTRY BUMP-OUTS COLOUR: CERTAINTEED COLORMAX VANILLA WHITE / SNOW 600
	13	RESIDENTIAL DOOR COLOUR: BENJAMIN MOORE- YUKON SKY CC-920
	14	STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS CLEAR ANODIZED ALUMINUM & FIXED TEMPERED GLAZING

Building Height Calculations

"HEIGHT" means the vertical distance measured from the average finished grade at the perimeter of a building or structure to: a) the highest point of a building or structure; or b) the average level between the eaves and ridge of a building with a gable,

Building	Side	Finished Grade at building	Average Finished Grade	Top of Parapet	Building Height (m)
Building #1	West (201B St.)	46.18 + 47.34 /2 =	46.76	69.67	22.91
Building #1	South (85th Ave.)	47.34 + 48.50 /2 =	47.92	69.67	21.75
Building #1	East (202 St.)	48.50 + 47.50 /2 =	48.00	69.67	21.67
Building #2	East (202 St.)	46.80 + 43.00 /2 =	44.90	67.08	22.18
Building #2	North (86th Ave.)	43.00 + 44.44 /2 =	43.72	67.08	23.36

Street Definition

Buildings should be sited and designed to create the following general building height to street width proportions ≥ 1:2 - 1:3.5 for residential and commercial streets

Building	Side	Building Height (m)	Ultimate Pavement Width	Ratio
Building #1	West (201B St.)	22.91	11.00	1 / 2.08
Building #1	South (85th Ave.)	21.75	11.00	1 / 1.98
Building #1	East (202 St.)	21.67	20.40	1 / 1.06
Building #2	East (202 St.)	22.18	20.40	1 / 1.09
Building #2	North (86th Ave.)	23.36	21.40	1 / 1.09

BUILDING #2

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REVN	DATE	DRN	CKD

DESIGN : L.F.B.
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DATE : Mar. 22 23
SCALE : 3/32" = 1'-0"

CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING #2 EAST & NORTH ELEVATIONS

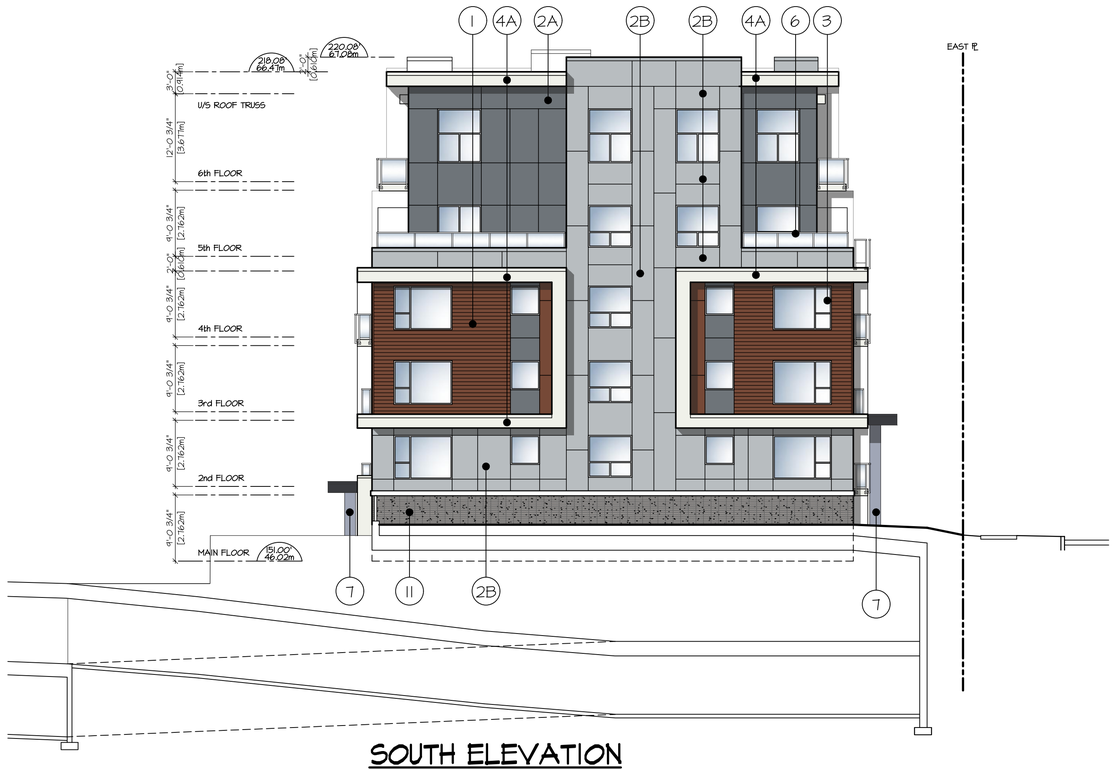
barnett dembek ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-4.03
PROJECT NO.	REV. NO.
16034	



WEST ELEVATION

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



SOUTH ELEVATION

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

SCHEDULE OF FINISHES

1. LUX ALUMINUM PLANK SIDING & SOFFITS C/W 3 1/2" CORNER TRIM - COLOUR : CEDAR
2A. FIBRE-CEMENT PANEL SIDING C/W FRY REGLETS COLOUR: CERTAINTEED COLORMAX FLAGSTONE 097
2B. FIBRE-CEMENT PANEL SIDING C/W FRY REGLETS COLOUR: CERTAINTEED COLORMAX SILVER PLATE / STERLING GRAY 609
3. VINYL WINDOWS C/W TRIM AS SHOWN - WHITE
4A. FIBER CEMENT CLAD CANOPY / FASCIA COLOUR: CERTAINTEED COLORMAX VANILLA WHITE / SNOW 600
4B. FIBER CEMENT CLAD CANOPY / FASCIA COLOUR: BENJAMIN MOORE- BLACK BERRY 2119-20
5. CAP FLASHING - COLOUR TO MATCH ADJACENT SIDING
6. 42 1/8" HIGH POWDER COAT ALUMINUM RAILING C/W TEMPERED GLASS
7. STEEL COLUMN SUPPORTS ON CONCRETE BASE COLOUR: BENJAMIN MOORE- YUKON SKY CC-920
8. FRY REGLET HORIZONTAL OR VERTICAL JOINTS
9. SEALED ARCHITECTURAL FINISHED CONCRETE C/W REVEALS AS SHOWN
10. PROJECT SIGNAGE ON SEALED ARCHITECTURAL FINISHED CONCRETE BASE
11. MASONRY BRICK VENEER - STACKED BOND SEALED C/W CONCRETE CAP & WINDOW SILLS COLOUR: MUTUAL MATERIALS : PEWTER
12. ENTRY BUMP-OUTS COLOUR: CERTAINTEED COLORMAX VANILLA WHITE / SNOW 600
13. RESIDENTIAL DOOR COLOUR: BENJAMIN MOORE- YUKON SKY CC-920
14. STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS CLEAR ANODIZED ALUMINUM & FIXED TEMPERED GLAZING

BUILDING #2

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CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING # 2 WEST & SOUTH ELEVATIONS

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CLIENT NO.	SHEET NO.
	AC-4.04
PROJECT NO.	REV. NO.
16034	

MATERIALS BOARD



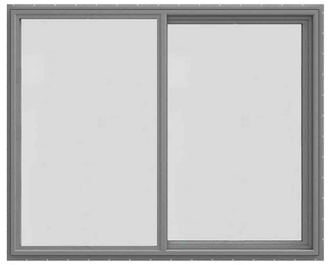
1 **LUX ALUMINUM PLANK SIDING & SOFFITS**
C/W 3 1/2" CORNER TRIM
COLOUR: CEDAR



2A **FIBRE-CEMENT PANEL SIDING W/ FRY REGLET REVEAL SYSTEM**
COLOUR: FLAGSTONE (CERTAINTEED), SMOOTH FINISH



2B **FIBRE-CEMENT PANEL SIDING W/ FRY REGLET REVEAL SYSTEM**
COLOUR: SILVER PLATE / STERLING GRAY (CERTAINTEED), SMOOTH FINISH

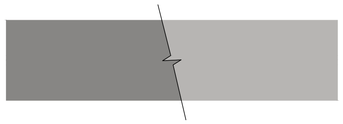


3 **ALUMINUM FRAMED WINDOWS**
WHITE FRAME WITH CLEAR GLAZING

4A 12 **FIBER CEMENT CLAD CANOPY/FASCIA & ENTRY BUMP-OUTS W/ FRY REGLET REVEAL SYSTEM**
COLOUR: VANILLA WHITE / SNOW 600 (CERTAINTEED), SMOOTH FINISH



4B **FIBER CEMENT CLAD CANOPY W/ FRY REGLET REVEAL SYSTEM**
COLOUR: BENJAMIN MOORE BLACK BERRY 2119-20, SMOOTH FINISH



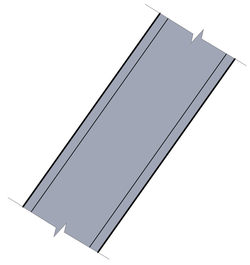
5 **CAP FLASHING**
COLOUR TO MATCH ADJACENT SIDING



6A **42 1/8" HIGH POWER COAT ALUMINUM RAILING**
C/W CLEAR TEMPERED GLASS
COLOUR: WHITE



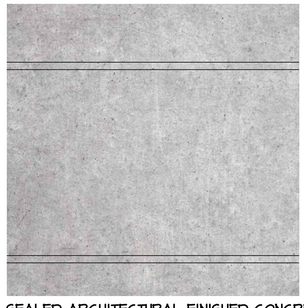
6B **42 1/8" HIGH POWER COAT ALUMINUM RAILING**
C/W CLEAR TEMPERED GLASS
COLOUR: WHITE



7 **STEEL COLUMN SUPPORTS**
COLOUR: BENJAMIN MOORE - YUKON SKY CC-920



8 **FRY REGLET REVEAL PANEL SYSTEM**
APPLICABLE TO ALL FIBRE-CEMENT PANEL SIDING



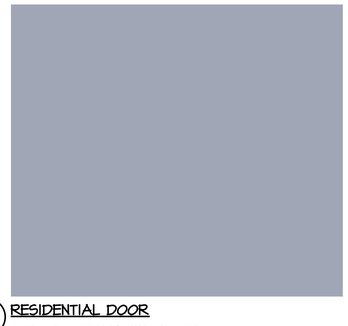
9 **SEALED ARCHITECTURAL FINISHED CONCRETE**
CLEAR PENETRATING CONCRETE SEALER
C/W REVEAL JOINTS AS SHOWN ON ELEVATIONS



10 **PROJECT SIGNAGE ON SEALED ARCHITECTURAL FINISHED CONCRETE BASE**



11 **MODULAR BRICK - MUTUAL MATERIALS**
COLOUR: PEWTER



13 **RESIDENTIAL DOOR**
COLOUR: BENJAMIN MOORE YUKON SKY CC-920



14 **STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS**
CLEAR ANODIZED ALUMINUM & FIXED TEMPERED GLAZING AT MAIN ENTRANCE LOBBYS

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REV'N	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR
				#3	AUG. 11/22	L.F.B.	REISSUE DEV. PERMIT
				#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT

DESIGN :	DRAWN :	DATE :	SCALE :
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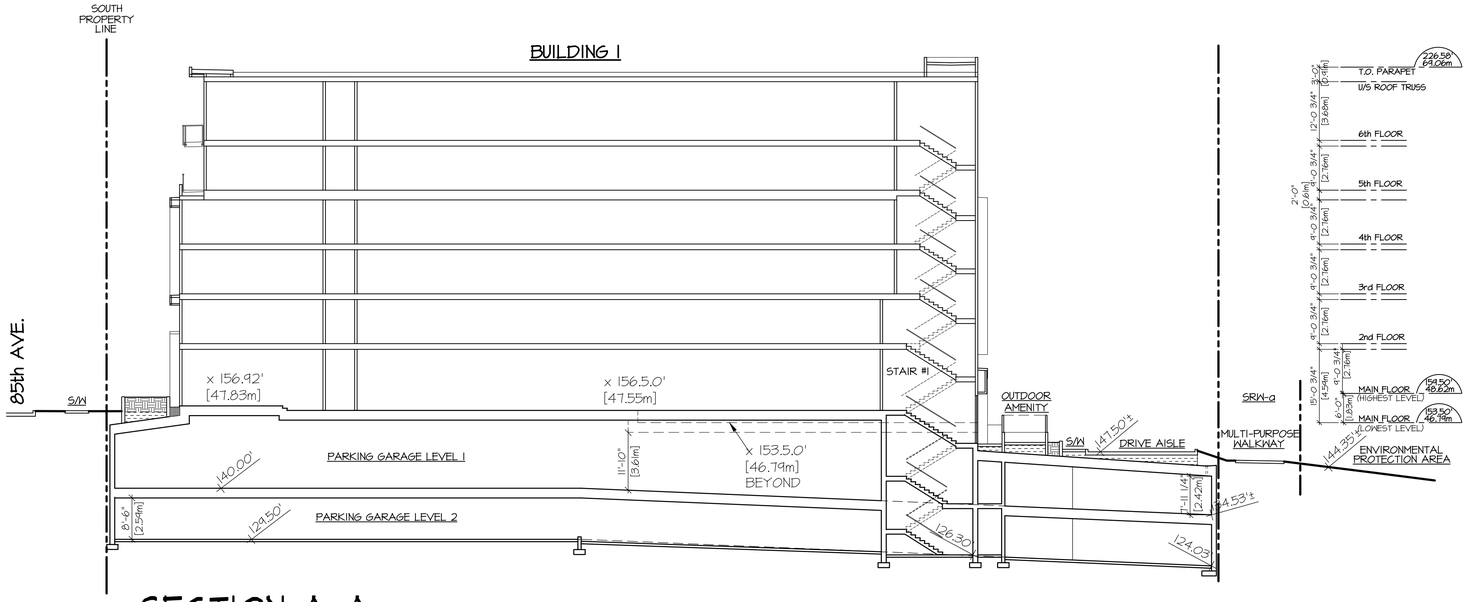
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : MATERIALS BOARD

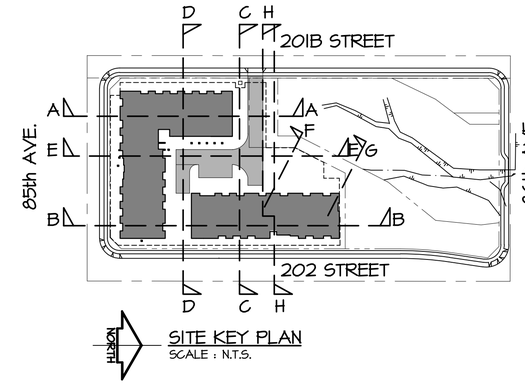
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	AC-4.05
PROJECT NO.	REV. NO.
16034	



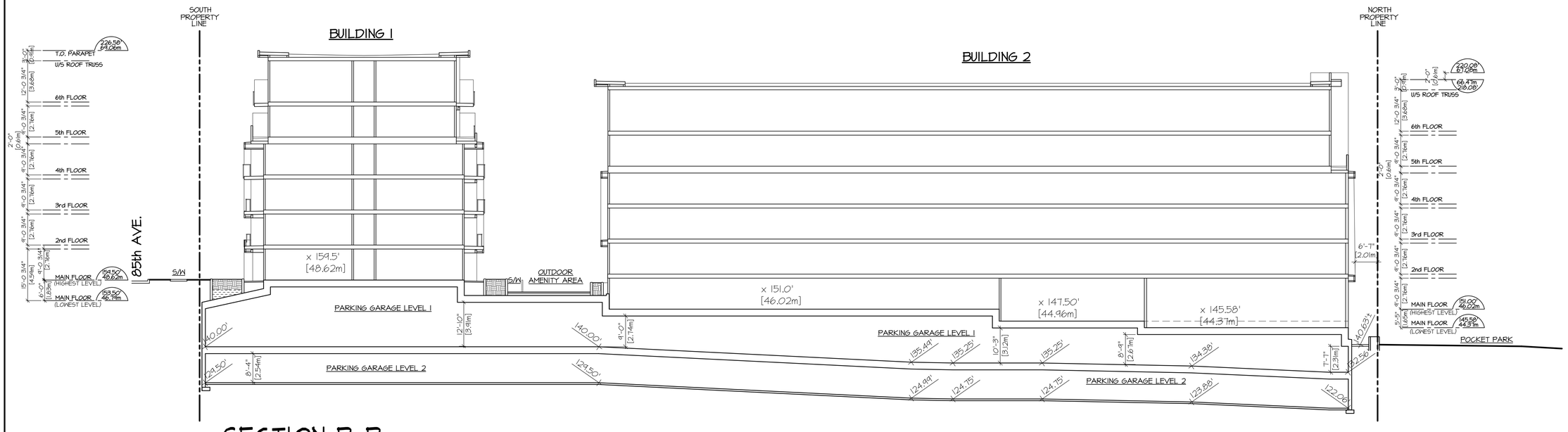
SECTION A-A

SCALE : 1/16"=1'-0"



SITE KEY PLAN

SCALE : N.T.S.



SECTION B-B

SCALE : 1/16"=1'-0"

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ISSUE	DATE	BY	ISSUED FOR
#1	MAR. 20/14	L.F.B.	DEVELOPMENT PERMIT
#2	JULY 8/21	L.F.B.	REISSUE DEV. PERMIT
#3	AUG 16/22	L.F.B.	REISSUE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT

REV'N	DATE	DR'N	CK'D

DESIGN : L.F.B.
DRAWN :
DATE : Mar. 22 23
SCALE : 1/16" = 1'-0"

CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

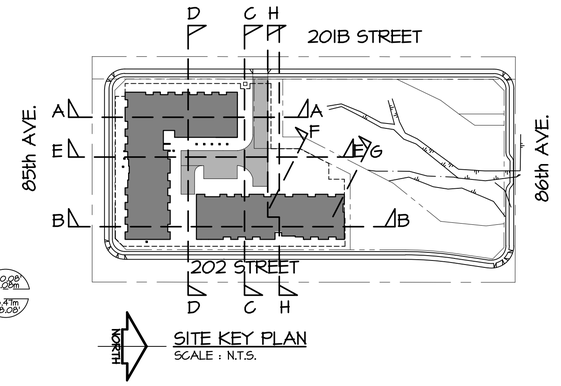
SHEET CONTENTS : SITE SECTIONS

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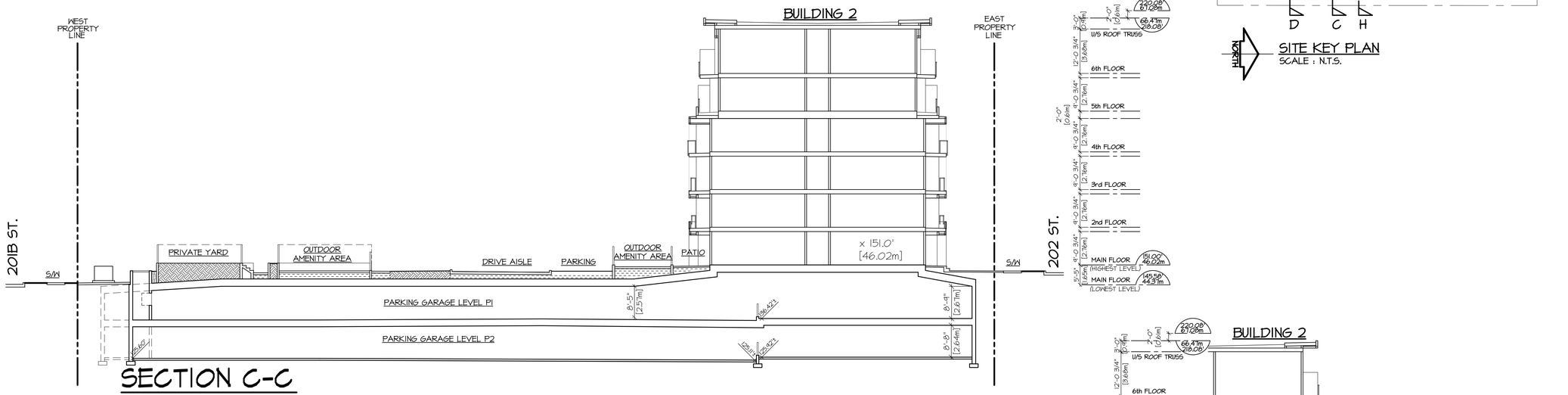
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16034	

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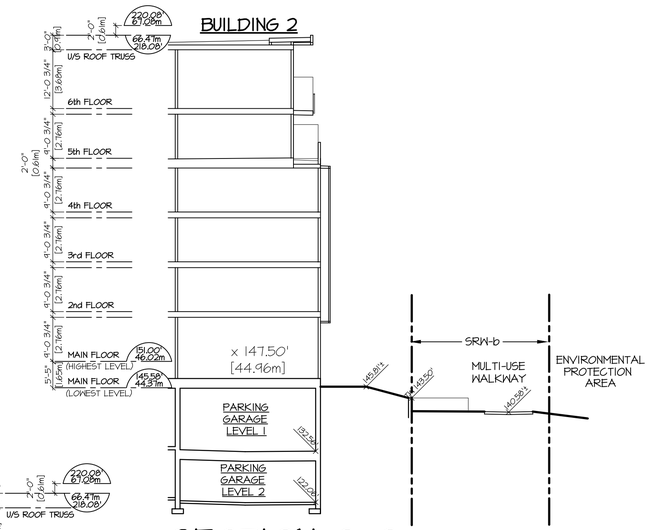
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				#1	MAR. 20/14	L.F.B.	DEVELOPMENT PERMIT
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				#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT



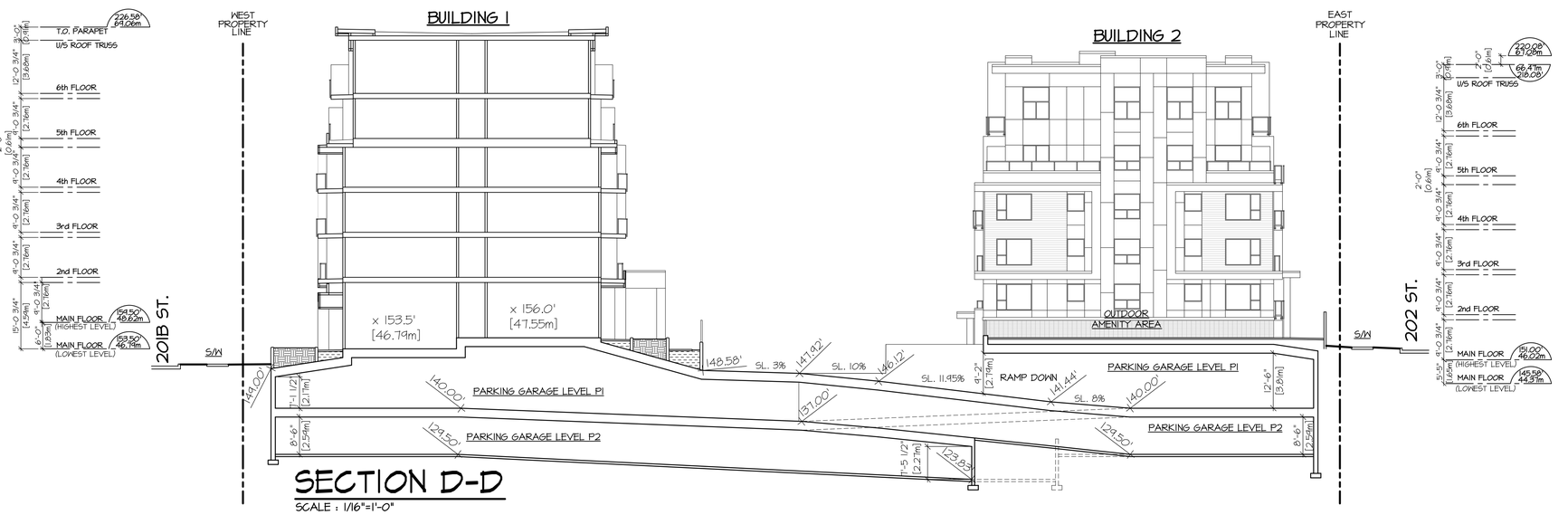
SITE KEY PLAN
SCALE : N.T.S.



SECTION C-C
SCALE : 1/16"=1'-0"



SECTION G-G
SCALE : 1/16"=1'-0"



SECTION D-D
SCALE : 1/16"=1'-0"

DESIGN :	DRAWN :	DATE :	SCALE :
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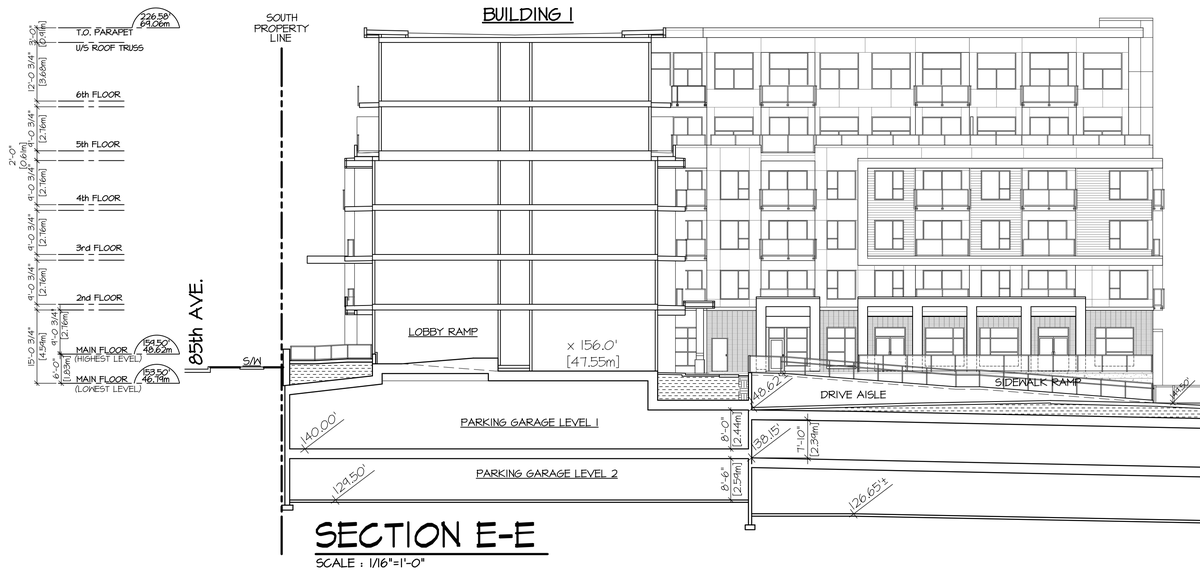
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PROJECT : MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : SITE SECTIONS

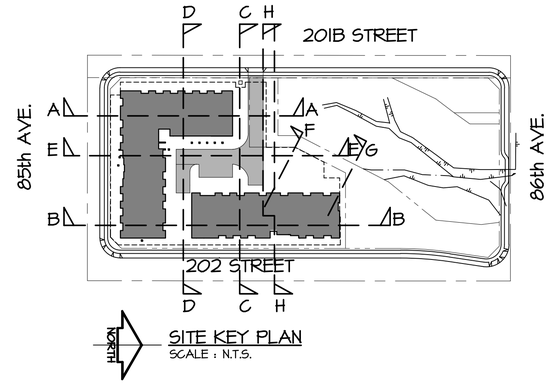
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PROJECT NO.	REV. NO.
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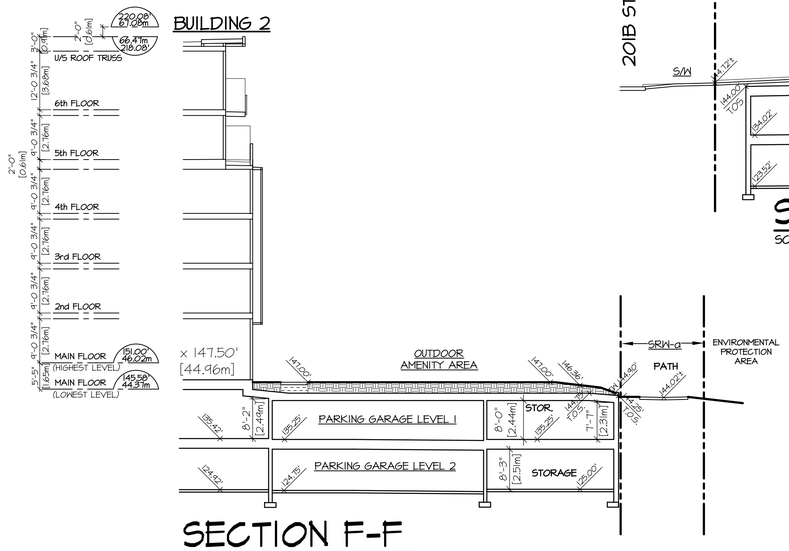
SECTION E-E

SCALE : 1/16"=1'-0"



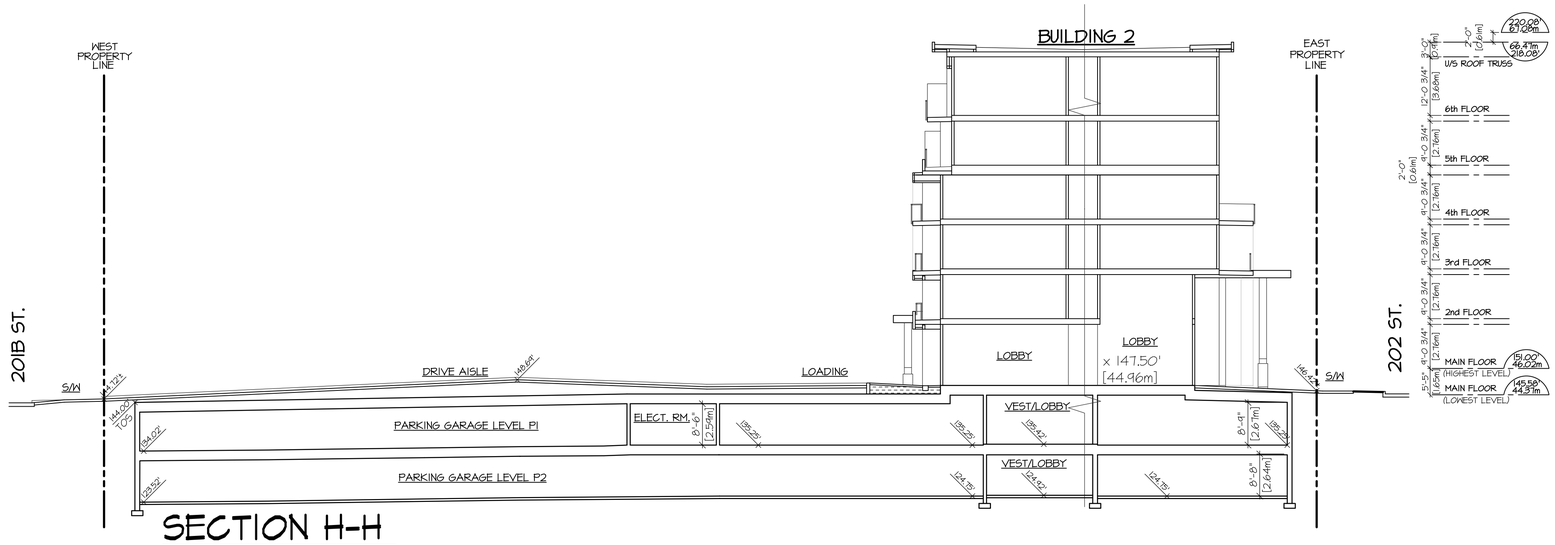
SITE KEY PLAN

SCALE : N.T.S.



SECTION F-F

SCALE : 1/16"=1'-0"



SECTION H-H

SCALE : 1/16"=1'-0"

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ISSUE	DATE	BY	ISSUED FOR
#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT

REV'N	DATE	DR'N	CK'D

DESIGN : L.F.B.
DRAWN :
DATE : Mar. 22 23
SCALE : 1/16" = 1'-0"

CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : SITE SECTIONS

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