

MIXED-USE DEVELOPMENT MID-RISE

19942 - 19960 -19986 - 83 AVE , LANGLEY, BRITISH COLUMBIA

RESIDENTIAL AND COMMERCIAL RETAIL UNITS

Existing Zoning:SR-2
Proposed Zoning:High Density Development Zone

Civic Addresses: 19942 - 19960 -19986 - 83 AVE , LANGLEY, BRITISH COLUMBIA
Legal Descriptions: LOT A, SECTION 27, TOWNSHIP 8, NEW WEST DISTRICT, PLAN BCP33588
LOT 96, SECTION 27, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP55964 PART SE 1/4.
LOT 60, SECTION 27, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWPNWP2506 PART SE 1/4.

SITE AREA				FSR CALCULATION		
	Metric (m2)	Imperial (ft2)	Acres (ac)	FSR	ALLOWED	PROPOSED
GROSS SITE AREA	10,813.39 m²	116,394.31 ft²	2.67 acres	GROSS		2.60
NET SITE AREA	9,478.34 m²	102024.05 ft²	2.34 acres	NET	3.0	2.97
DEDICATION	1335.04m²	14370.26 ft²	0.33 acres			

AREA CALCULATION							
	BUILDING 1		BUILDING 2		TOTAL		
	FT2	M2	FT2	M2	FT2	M2	
CRU	22542.26		2094.24	17399.13	1616.43	39941.39	3710.68
ACCESS SERVICE	678.74		63.06	1073.16	99.70	1751.9	162.76
LOBBY	2305.64		214.20	1551.82	144.17	3857.46	358.37
TOTAL	25526.64		2371.50	20024.11	1860.30	45550.75	4231.80

OVERALL LEVEL	BUILDING 1			BUILDING 2			BUILDING 3			
	ACTUAL BUILDING LEVEL	FT2	M2	ACTUAL BUILDING LEVEL	FT2	M2	ACTUAL BUILDING LEVEL	FT2	M2	
LEVEL -1				CRU & LOBBY	20024.11	1860.30	1	6734.24	625.63	
LEVEL 1	CRU & LOBBY	25526.64	2371.50	-2 ACCESS ONLY	872.35	81.04	2	12301.55	1142.85	
LEVEL 2-1 PODIUM	-2 ACCESS ONLY	732.73	68.07	2	13774.38	1279.68	3	19185.42	1782.38	
LEVEL 2	2	18259.55	1696.37	3	13774.38	1279.68	4	19185.42	1782.38	
LEVEL 3	3	18259.55	1696.37	4	13774.38	1279.68	5	19185.42	1782.38	
LEVEL 4	4	18259.55	1696.37	5	13774.38	1279.68	6	19185.42	1782.38	
LEVEL 5	5	18259.55	1696.37	6	13774.38	1279.68				
LEVEL 6	6	18259.55	1696.37							
TOTAL		117557.12	10921.41		89768.36	8339.75		95777.47	8898.02	303102.95

UNIT BREAKDOWN													
UNIT BREAKDOWN	BUILDING 1				BUILDING 2				BUILDING 3				GRAND TOTAL
	1 B.R	2 B.R	3 B.R	TOTAL	1 B.R	2 B.R	3 B.R	TOTAL	1 B.R	2 B.R	3 B.R	TOTAL	
LEVEL 1	0	0	0	0	0	0	0	0	3	2	1	6	6
LEVEL 2	10	8	4	22	6	8	2	16	6	6	1	13	51
LEVEL 3	10	8	4	22	6	8	2	16	8	13	1	22	60
LEVEL 4	10	8	4	22	6	8	2	16	8	13	1	22	60
LEVEL 5	10	8	4	22	6	8	2	16	8	13	1	22	60
LEVEL 6	10	8	4	22	6	8	2	16	8	13	1	22	60
TOTAL	50	40	20	110	30	40	10	80	41	60	6	107	297

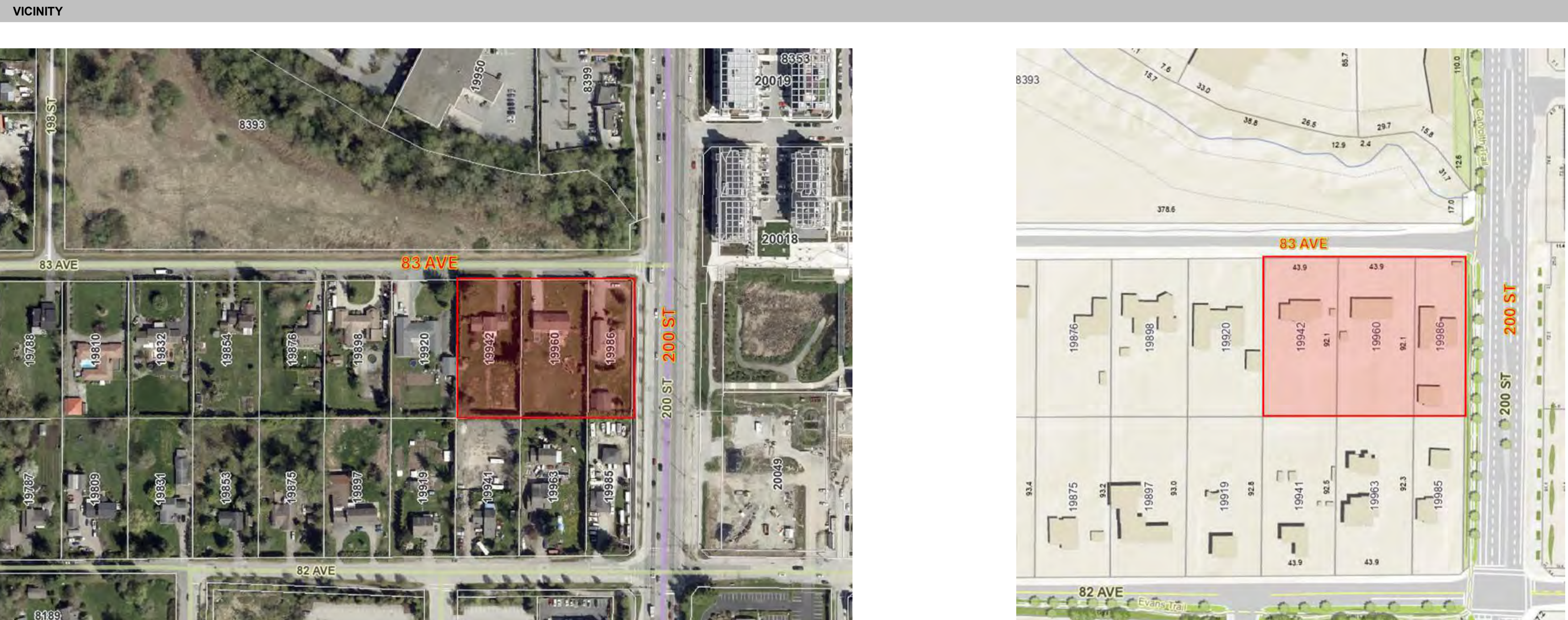
PARKING STATS					PARKING SPACE BREAKDOWN			
107.3 a) iii) Apartments	1.5 spaces per dwelling unit for apartments having one or more bedrooms. 297 x 1.5 = 445.5 = 446	Visitor	10% of required apartment parking spaces shall be provided for visitor parking 446 x 10% = 45 spaces		LEVEL 1	68	0	68
107.3 a) iii) Apartments	EV: 1 space per dwelling unit for apartments having one or more bedrooms 297 x 1 = 297 EV spot				LEVEL -1	85	46	131
107.3 c) iv) Commercial	1 space per 35 m2 of gross floor area 3710.68 M2 /35m2 = 106				LEVEL P1	0	252	252
					LEVEL P2	0	129	129
					TOTAL	153	427	580

BIKE STORAGE			
107.12 2) a) i) Apartments	6 visitor bicycle spaces per multiple unit residential building; plus 1 bicycle space in a secure bicycle parking area per dwelling unit	RQUIRED	PROVIDED
		297	306
107.12 2) C) i) Commercial	6 visitor bicycle spaces at each public entrance; plus 0.06 bicycle spaces in a secure bicycle parking area per 100 m2 of the gross floor area where gross floor area is greater than or equal to 2,000 m2	2	4

BULK STORAGE	
RQUIRED	PROVIDED
N/A	303



*. View along 200 Street and 83rd Avenue



CONTEXT IMAGES



1



2



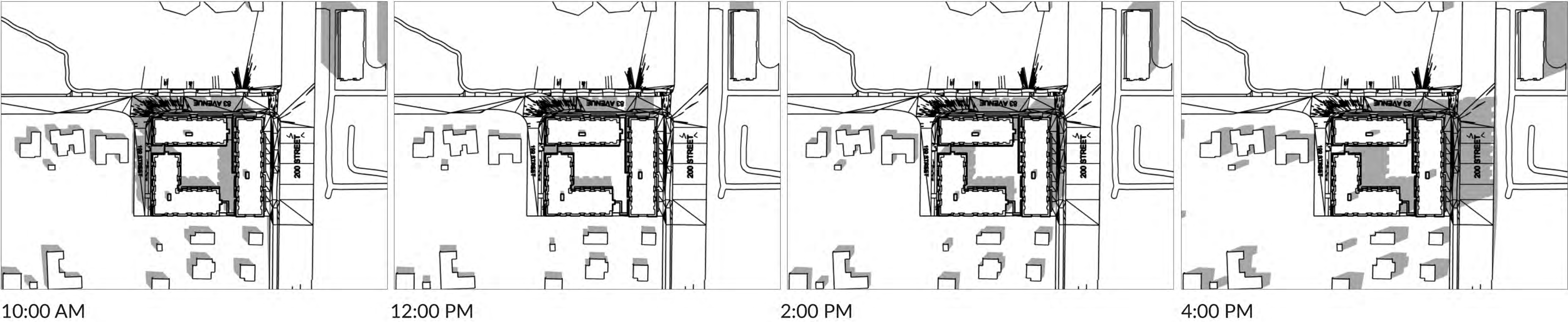
3



4

SHADOW STUDY

MARCH EQUINOX

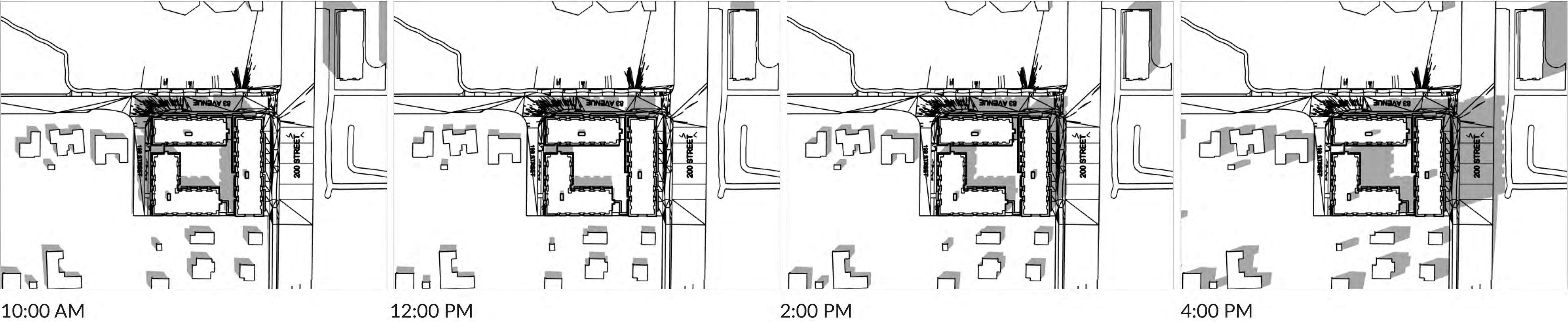


JUNE SOLSTICE

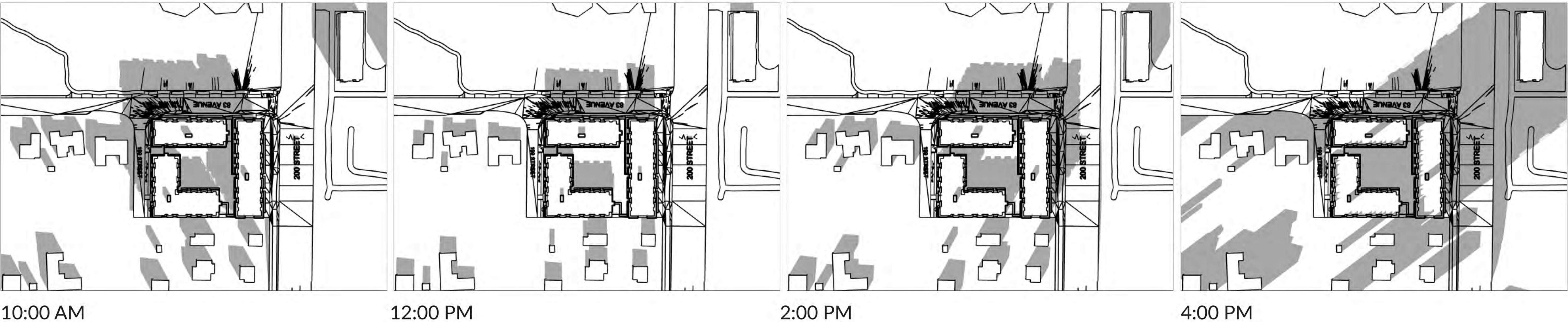


SHADOW STUDY

SEPTEMBER EQUINOX



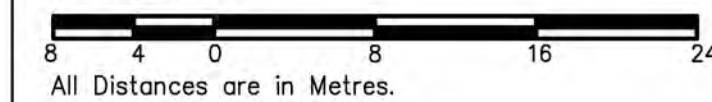
DECEMBER SOLSTICE



SITE SURVEY

TOPOGRAPHIC AND TREE SURVEY PLAN OF LOT 60 PLAN 2506,
LOT 96 PLAN 55964, AND LOT A PLAN BCP33588, ALL OF
SECTION 27, TOWNSHIP 8, NEW WESTMINSTER DISTRICT.

SCALE 1:400



All Distances are in Metres.

SURVEY LEGEND

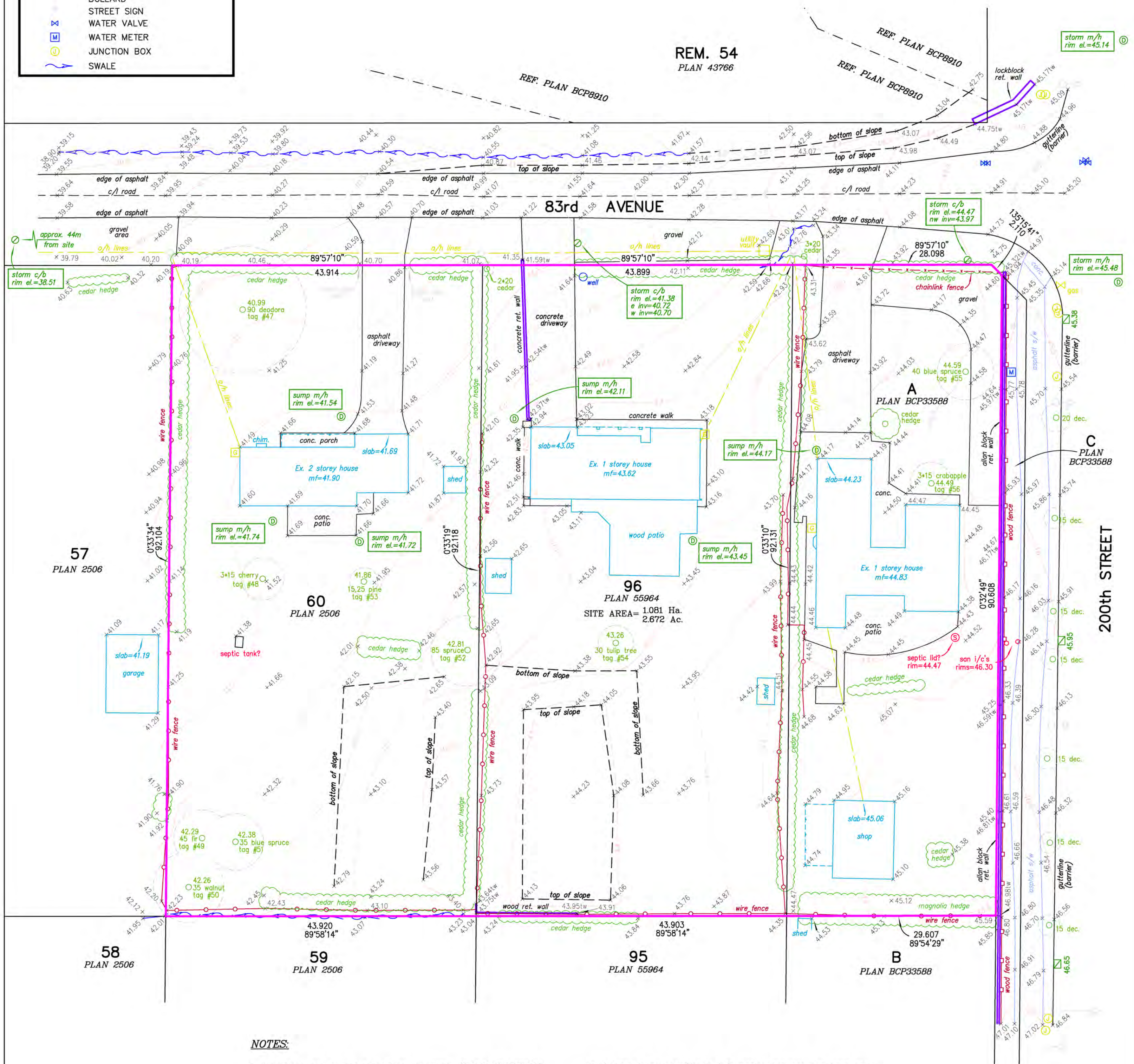
	CATCH BASIN – TOP ENTRY
	CATCH BASIN – ROUND
	UTILITY POLE
	POLE MOUNTED TRANSFORMER
	STREET LIGHT – DAVIT
	TRAFFIC SIGNAL
	BOLLARD
	STREET SIGN
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SWALE



CIVIC ADDRESS: LOT 60
19942 83rd AVENUE
LANGLEY, B.C.
P.I.D. 002-182-467

CIVIC ADDRESS: LOT 96
19960 83rd AVENUE
LANGLEY, B.C.
P.I.D. 002-597-543

CIVIC ADDRESS: LOT A
19986 83rd AVENUE
LANGLEY, B.C.
P.I.D. 027-306-488



NOTES:

1. Elevations are in metres and are geodetic. (CVD28/GWRD2018)
2. Elevations are derived from QOM 93H1145, ell.-69.534m located at the intersection of on the westerly edge of 200th Street, approximately 55m north of the centerline of 78B' Avenue.
3. This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. It is not intended to constitute any responsibility or liability damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatories.
4. Prior to any construction, underground services are to be confirmed by Municipal Engineering Dept.
5. If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
6. Tree diameters are taken at 1.4m above grade and are shown in cm. All trees 20cm and larger on project and any trees required by Township of Langley's Tree Preservation By-law are to be retained. Free canopy, root system and root protection zones should be determined by a qualified arborist.
7. Lot dimensions are derived from field survey.

Certified correct, completed on
the 15th day of March, 2024.

©

B.C.L.S.

MIXED-USE DEVELOPMENT

19942 - 19960 -19986 - 83 AVE , LANGLEY, BRITISH COLUMBIA

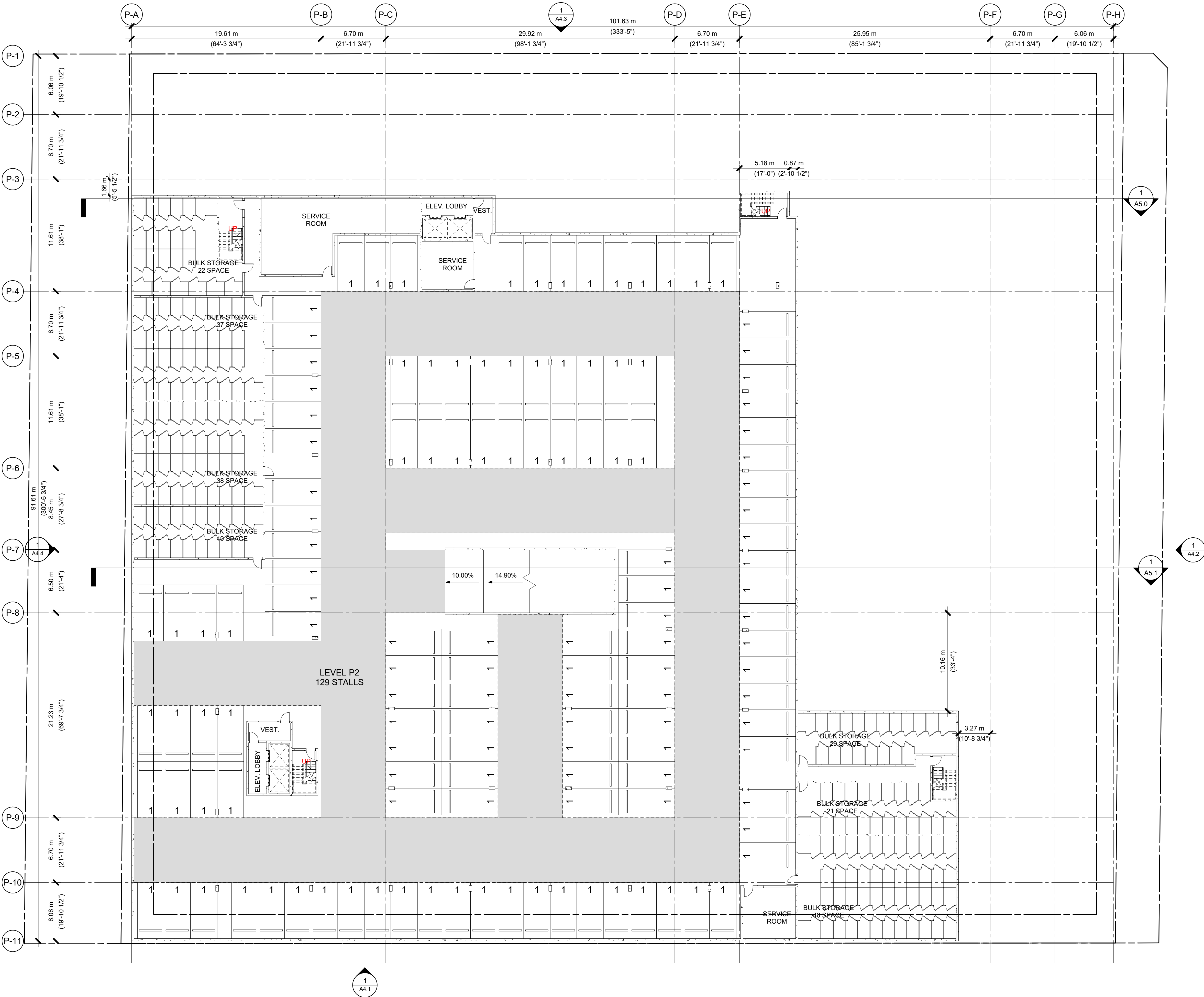
A0.3

1 : 200



PARKING PLAN LEVEL P2

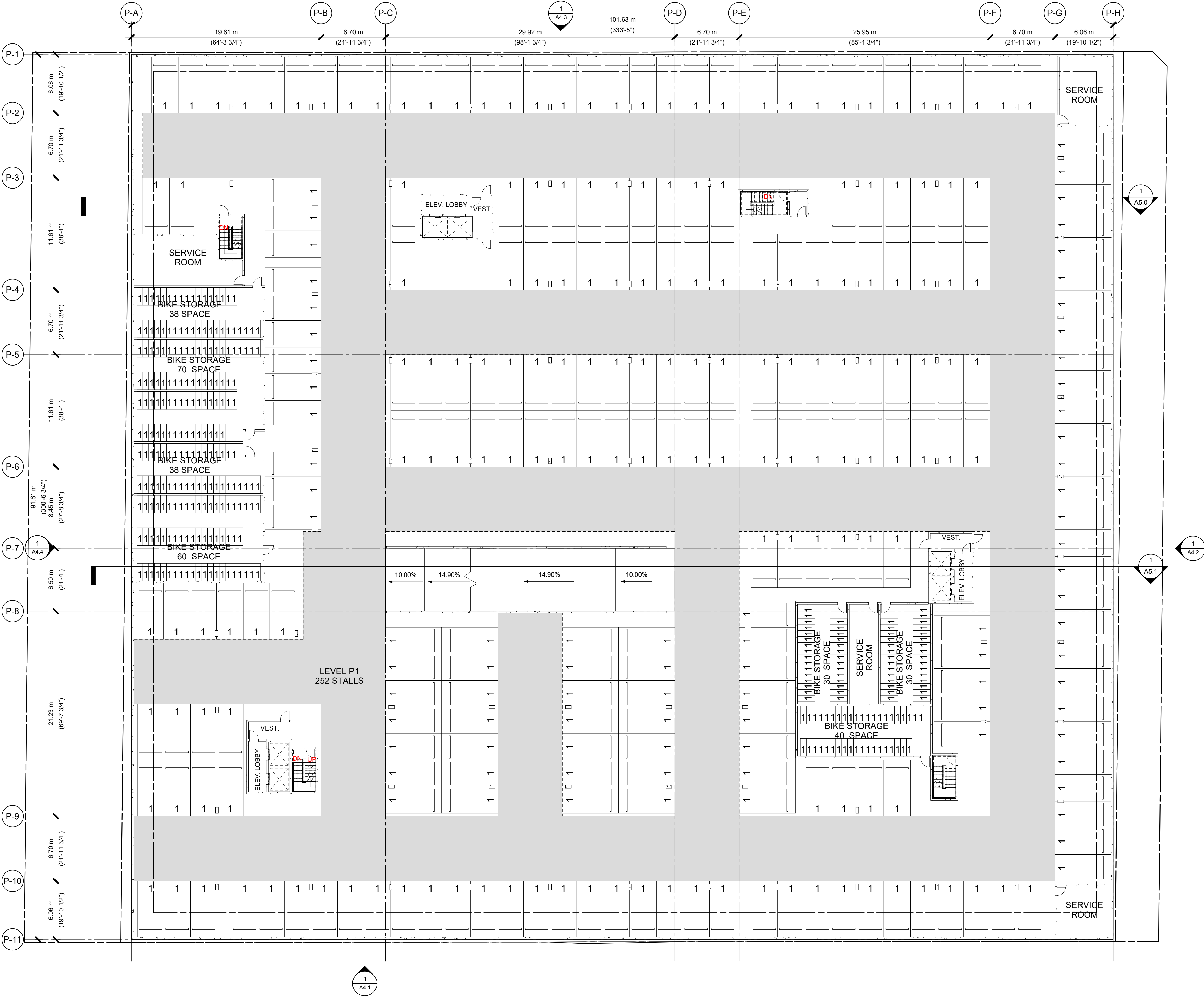
1 : 200



PARKING SPACE BREAKDOWN	VISITOR	STANDARD	TOTAL
LEVEL 1	68	0	68
LEVEL -1	85	46	131
LEVEL P1	0	252	252
LEVEL P2	0	129	129
TOTAL	153	427	580

PARKING PLAN LEVEL P1

1 : 200



PARKING SPACE BREAKDOWN	VISITOR	STANDARD	TOTAL
LEVEL 1	68	0	68
LEVEL -1	85	46	131
LEVEL P1	0	252	252
LEVEL P2	0	129	129
TOTAL	153	427	580

FLOOR PLAN LEVEL-1

1 : 200



AREA BREAKDOWN					
	BUILDING 1		BUILDING 2		TOTAL
	FT2	M2	FT2	M2	
CRU	22542.26	2094.24	17399.13	1616.43	39941.39
ACCESS SERVICE	678.74	63.06	1073.16	99.70	1751.9
LOBBY	2305.64	214.20	1551.82	144.17	3857.46
TOTAL	25526.64	2371.50	20024.11	1860.30	45550.75

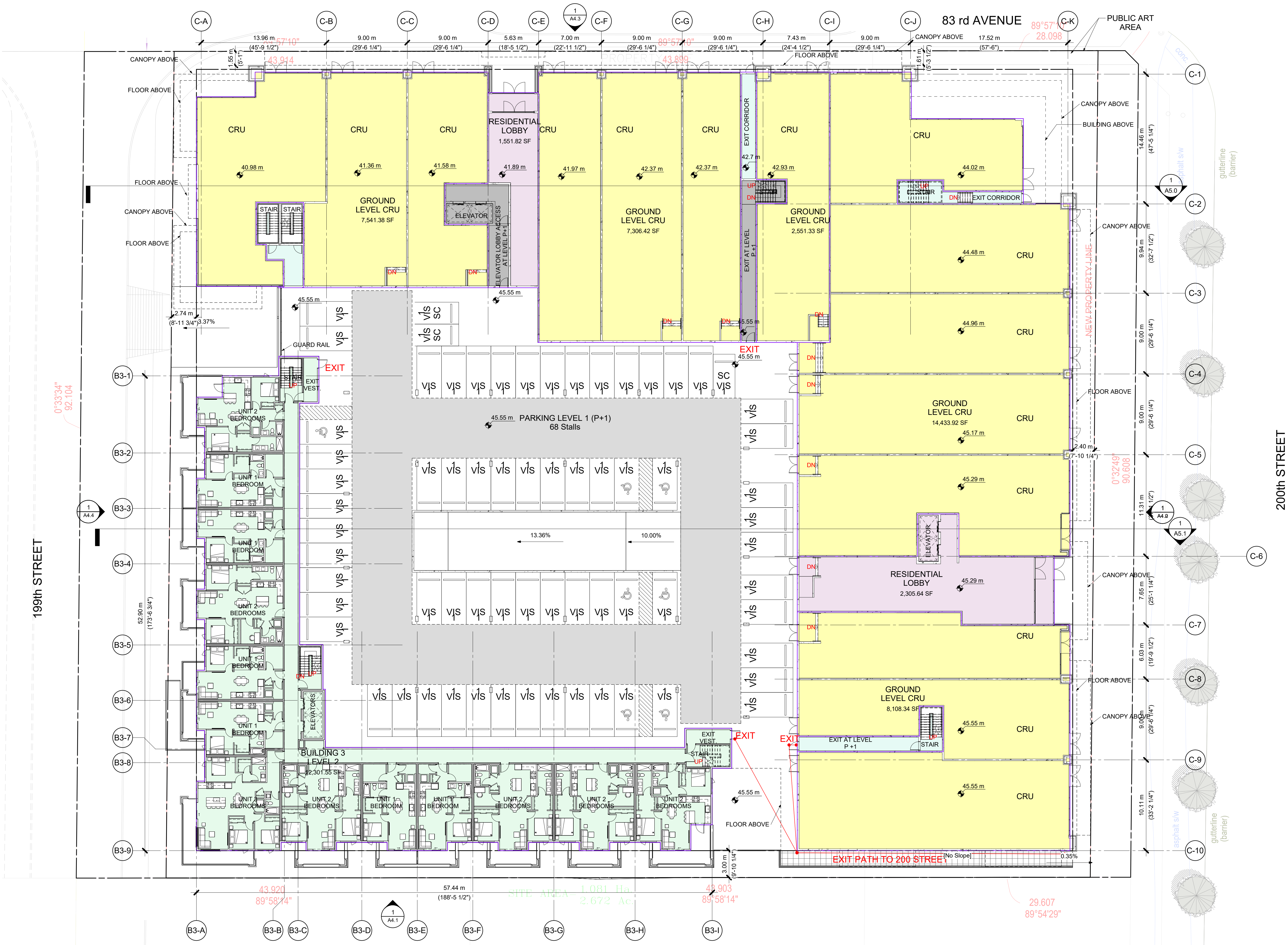
AREA BREAKDOWN		
BUILDING 1		
	FT2	M2
CRU & LOBBY	25526.64	2371.50
-2 ACCESS ONLY	732.73	68.07
2	18259.55	1696.37
3	18259.55	1696.37
4	18259.55	1696.37
5	18259.55	1696.37
6	18259.55	1696.37
	117557.1	10921.41
BUILDING 2		
	FT2	M2
CRU & LOBBY	20024.11	1860.30
-2 ACCESS ONLY	872.35	81.04
2	13774.38	1279.68
3	13774.38	1279.68
4	13774.38	1279.68
5	13774.38	1279.68
6	13774.38	1279.68
	89768.36	8339.75
BUILDING 3		
	FT2	M2
1	6734.24	625.63
2	12301.55	1142.85
3	19185.42	1782.38
4	19185.42	1782.38
5	19185.42	1782.38
6	19185.42	1782.38
	95777.47	8898.02

UNIT BREAKDOWN				
	BUILDING 1			
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	0	0	0	0
LEVEL 2	10	8	4	22
LEVEL 3	10	8	4	22
LEVEL 4	10	8	4	22
LEVEL 5	10	8	4	22
LEVEL 6	10	8	4	22
TOTAL	50	40	20	110
	BUILDING 2			
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	0	0	0	0
LEVEL 2	6	8	2	16
LEVEL 3	6	8	2	16
LEVEL 4	6	8	2	16
LEVEL 5	6	8	2	16
LEVEL 6	6	8	2	16
TOTAL	30	40	10	80
	BUILDING 3			
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	3	2	1	6
LEVEL 2	6	6	1	13
LEVEL 3	8	13	1	22
LEVEL 4	8	13	1	22
LEVEL 5	8	13	1	22
LEVEL 6	8	13	1	22
TOTAL	41	60	6	107
GRAND TOTAL	121	140	36	297

PARKING SPACE BREAKDOWN	VISITOR	STANDARD	TOTAL
LEVEL 1	68	0	68
LEVEL -1	85	46	131
LEVEL P1	0	252	252
LEVEL P2	0	129	129
TOTAL	153	427	580

FLOOR PLAN LEVEL 1

1 : 200



AREA BREAKDOWN					
	BUILDING 1		BUILDING 2		TOTAL
	FT2	M2	FT2	M2	
CRU	22542.26	2094.24	17399.13	1616.43	39941.39
ACCESS SERVICE	678.74	63.06	1073.16	99.70	1751.9
LOBBY	2305.64	214.20	1551.82	144.17	3857.46
TOTAL	25526.64	2371.50	20024.11	1860.30	45550.75

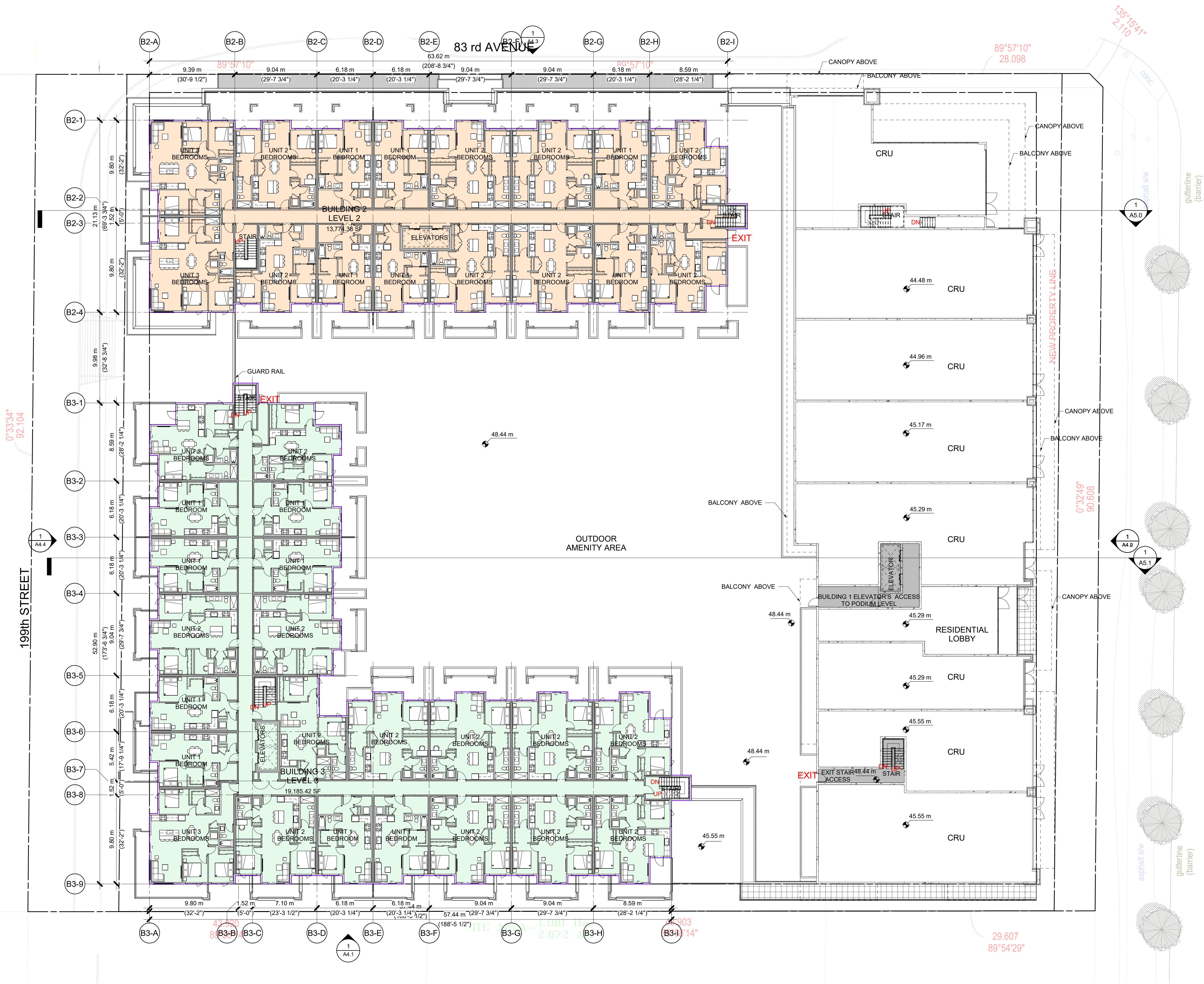
AREA BREAKDOWN			
BUILDING 1			
	FT2	M2	
CRU & LOBBY	25526.64	2371.50	
-2 ACCESS ONLY	732.73	68.07	
2	18259.55	1696.37	
3	18259.55	1696.37	
4	18259.55	1696.37	
5	18259.55	1696.37	
6	18259.55	1696.37	
	117567.1	10921.41	
BUILDING 2			
	FT2	M2	
CRU & LOBBY	20024.11	1860.30	
-2 ACCESS ONLY	872.35	81.04	
2	13774.38	1279.68	
3	13774.38	1279.68	
4	13774.38	1279.68	
5	13774.38	1279.68	
6	13774.38	1279.68	
	89768.36	8339.75	
BUILDING 3			
	FT2	M2	
1	6734.24	625.63	
2	12301.55	1142.85	
3	19185.42	1782.38	
4	19185.42	1782.38	
5	19185.42	1782.38	
6	19185.42	1782.38	
	95777.47	8898.02	

UNIT BREAKDOWN				
BUILDING 1				
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	0	0	0	0
LEVEL 2	10	8	4	22
LEVEL 3	10	8	4	22
LEVEL 4	10	8	4	22
LEVEL 5	10	8	4	22
LEVEL 6	10	8	4	22
TOTAL	50	40	20	110
BUILDING 2				
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	0	0	0	0
LEVEL 2	6	8	2	16
LEVEL 3	6	8	2	16
LEVEL 4	6	8	2	16
LEVEL 5	6	8	2	16
LEVEL 6	6	8	2	16
TOTAL	30	40	10	80
BUILDING 3				
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	3	2	1	6
LEVEL 2	6	6	1	13
LEVEL 3	8	13	1	22
LEVEL 4	8	13	1	22
LEVEL 5	8	13	1	22
LEVEL 6	8	13	1	22
TOTAL	41	60	6	107
GRAND TOTAL	121	140	36	297

PARKING SPACE BREAKDOWN	VISITOR	STANDARD	TOTAL
LEVEL 1	68	0	68
LEVEL -1	85	46	131
LEVEL P1	0	252	252
LEVEL P2	0	129	129
TOTAL	153	427	580

FLOOR PLAN LEVEL 2-1 (PODIUM)

1 : 200



AREA BREAKDOWN					
	BUILDING 1		BUILDING 2		TOTAL
	FT2	M2	FT2	M2	
CRU	22542.26	2094.24	17399.13	1616.43	39941.39
ACCESS SERVICE	678.74	63.06	1073.16	99.70	1751.9
LOBBY	2305.64	214.20	1551.82	144.17	3857.46
TOTAL	25526.64	2371.50	20024.11	1860.30	45550.75

AREA BREAKDOWN			
BUILDING 1			
	FT2	M2	
CRU & LOBBY	25526.64	2371.50	
-2 ACCESS ONLY	732.73	68.07	
2	18259.55	1696.37	
3	18259.55	1696.37	
4	18259.55	1696.37	
5	18259.55	1696.37	
6	18259.55	1696.37	
	117557.1	10921.41	
BUILDING 2			
	FT2	M2	
CRU & LOBBY	20024.11	1860.30	
-2 ACCESS ONLY	872.35	81.04	
2	13774.38	1279.68	
3	13774.38	1279.68	
4	13774.38	1279.68	
5	13774.38	1279.68	
6	13774.38	1279.68	
	89768.36	8339.75	
BUILDING 3			
	FT2	M2	
1	6734.24	625.63	
2	12301.55	1142.85	
3	19185.42	1782.38	
4	19185.42	1782.38	
5	19185.42	1782.38	
6	19185.42	1782.38	
	95777.47	8898.02	

UNIT BREAKDOWN				
BUILDING 1				
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	0	0	0	0
LEVEL 2	10	8	4	22
LEVEL 3	10	8	4	22
LEVEL 4	10	8	4	22
LEVEL 5	10	8	4	22
LEVEL 6	10	8	4	22
TOTAL	50	40	20	110
BUILDING 2				
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	0	0	0	0
LEVEL 2	6	8	2	16
LEVEL 3	6	8	2	16
LEVEL 4	6	8	2	16
LEVEL 5	6	8	2	16
LEVEL 6	6	8	2	16
TOTAL	30	40	10	80
BUILDING 3				
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	3	2	1	6
LEVEL 2	6	6	1	13
LEVEL 3	8	13	1	22
LEVEL 4	8	13	1	22
LEVEL 5	8	13	1	22
LEVEL 6	8	13	1	22
TOTAL	41	60	6	107
GRAND TOTAL	121	140	36	297

FLOOR PLAN LEVEL 2

1 : 200



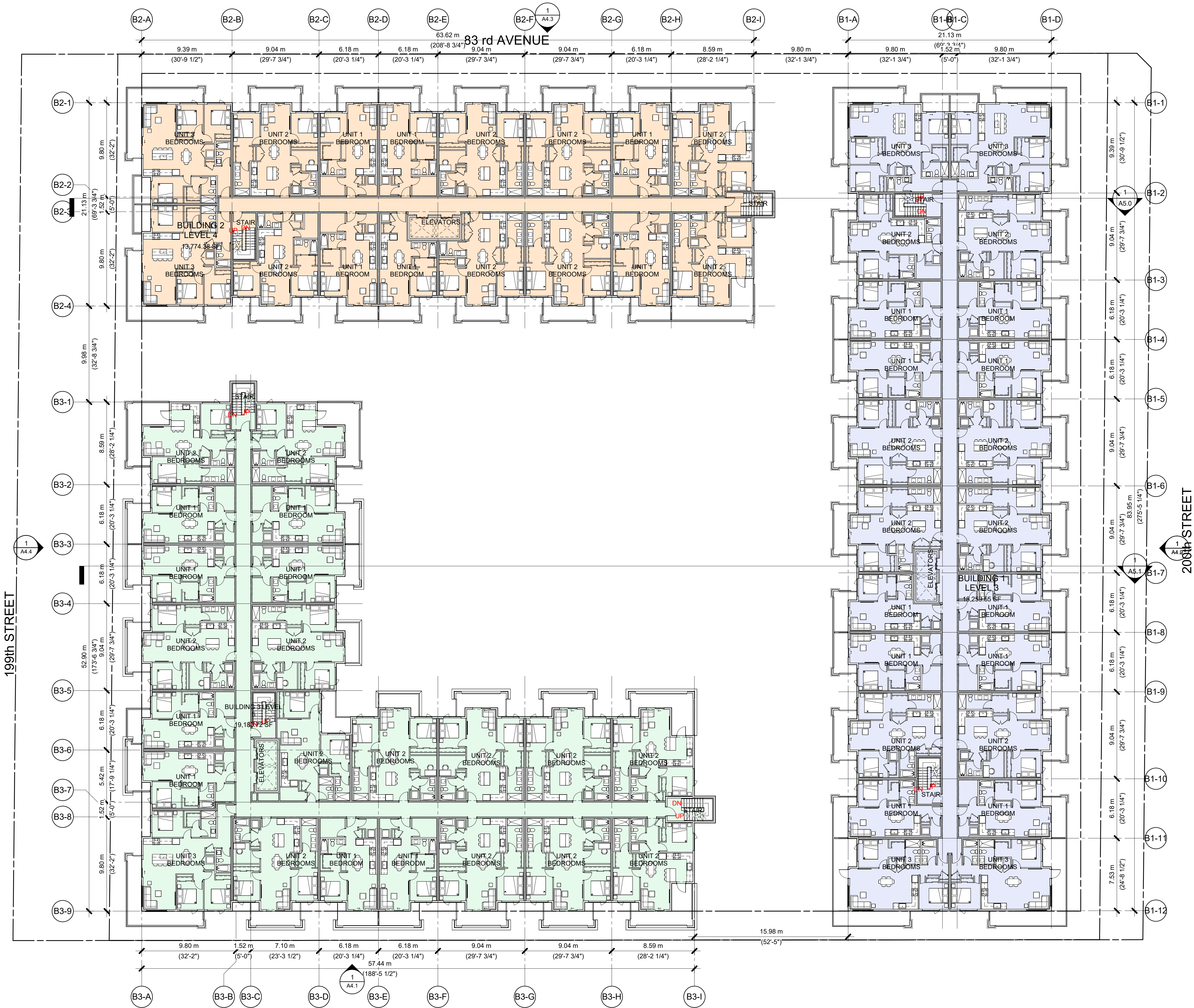
AREA BREAKDOWN					
	BUILDING 1		BUILDING 2		TOTAL
	FT2	M2	FT2	M2	
CRU	22542.26	2094.24	17399.13	1616.43	39941.39
ACCESS SERVICE	678.74	63.06	1073.16	99.70	1751.9
LOBBY	2305.64	214.20	1551.82	144.17	3857.46
TOTAL	25526.64	2371.50	20024.11	1860.30	45550.75

AREA BREAKDOWN			
BUILDING 1			
	FT2	M2	
CRU & LOBBY	25526.64	2371.50	
-2 ACCESS ONLY	732.73	68.07	
2	18259.55	1696.37	
3	18259.55	1696.37	
4	18259.55	1696.37	
5	18259.55	1696.37	
6	18259.55	1696.37	
	117557.1	10921.41	
BUILDING 2			
	FT2	M2	
CRU & LOBBY	20024.11	1860.30	
-2 ACCESS ONLY	872.35	81.04	
2	13774.38	1279.68	
3	13774.38	1279.68	
4	13774.38	1279.68	
5	13774.38	1279.68	
6	13774.38	1279.68	
	89768.36	8339.75	
BUILDING 3			
	FT2	M2	
1	6734.24	625.63	
2	12301.55	1142.85	
3	19185.42	1782.38	
4	19185.42	1782.38	
5	19185.42	1782.38	
6	19185.42	1782.38	
	95777.47	8898.02	

UNIT BREAKDOWN				
BUILDING 1				
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	0	0	0	0
LEVEL 2	10	8	4	22
LEVEL 3	10	8	4	22
LEVEL 4	10	8	4	22
LEVEL 5	10	8	4	22
LEVEL 6	10	8	4	22
TOTAL	50	40	20	110
BUILDING 2				
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	0	0	0	0
LEVEL 2	6	8	2	16
LEVEL 3	6	8	2	16
LEVEL 4	6	8	2	16
LEVEL 5	6	8	2	16
LEVEL 6	6	8	2	16
TOTAL	30	40	10	80
BUILDING 3				
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	3	2	1	6
LEVEL 2	6	6	1	13
LEVEL 3	8	13	1	22
LEVEL 4	8	13	1	22
LEVEL 5	8	13	1	22
LEVEL 6	8	13	1	22
TOTAL	41	60	6	107
GRAND TOTAL	121	140	36	297

FLOOR PLAN LEVEL 3

1 : 200



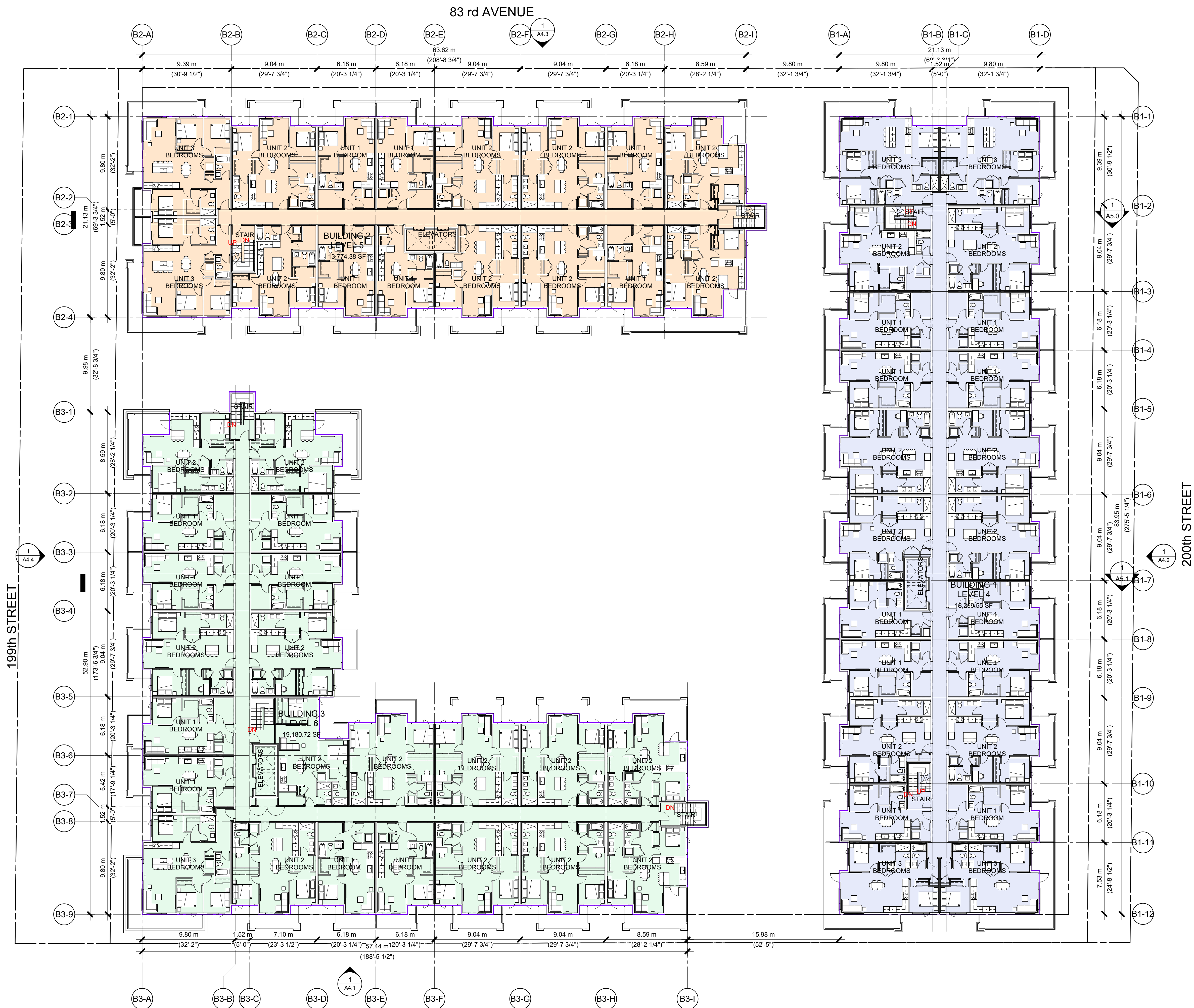
AREA BREAKDOWN						
	BUILDING 1		BUILDING 2		TOTAL	
	FT2	M2	FT2	M2	FT2	M2
CRU	22542.26	2094.24	17399.13	1616.43	39941.39	3710.68
ACCESS SERVICE	678.74	63.06	1073.16	99.70	1751.9	162.76
LOBBY	2305.64	214.20	1551.82	144.17	3857.46	358.37
TOTAL	25526.64	2371.50	20024.11	1860.30	45550.75	4231.80

AREA BREAKDOWN		
BUILDING 1		
	FT2	M2
CRU & LOBBY	25526.64	2371.50
-2 ACCESS ONLY	732.73	68.07
2	18259.55	1696.37
3	18259.55	1696.37
4	18259.55	1696.37
5	18259.55	1696.37
6	18259.55	1696.37
	117557.1	10921.41
BUILDING 2		
	FT2	M2
CRU & LOBBY	20024.11	1860.30
-2 ACCESS ONLY	872.35	81.04
2	13774.38	1279.68
3	13774.38	1279.68
4	13774.38	1279.68
5	13774.38	1279.68
6	13774.38	1279.68
	89768.36	8339.75
BUILDING 3		
	FT2	M2
1	6734.24	625.63
2	12301.55	1142.85
3	19185.42	1782.38
4	19185.42	1782.38
5	19185.42	1782.38
6	19185.42	1782.38
	95777.47	8898.02

UNIT BREAKDOWN				
	BUILDING 1			
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	0	0	0	0
LEVEL 2	10	8	4	22
LEVEL 3	10	8	4	22
LEVEL 4	10	8	4	22
LEVEL 5	10	8	4	22
LEVEL 6	10	8	4	22
TOTAL	50	40	20	110
	BUILDING 2			
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	0	0	0	0
LEVEL 2	6	8	2	16
LEVEL 3	6	8	2	16
LEVEL 4	6	8	2	16
LEVEL 5	6	8	2	16
LEVEL 6	6	8	2	16
TOTAL	30	40	10	80
	BUILDING 3			
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	3	2	1	6
LEVEL 2	6	6	1	13
LEVEL 3	8	13	1	22
LEVEL 4	8	13	1	22
LEVEL 5	8	13	1	22
LEVEL 6	8	13	1	22
TOTAL	41	60	6	107
GRAND TOTAL	121	140	36	297

FLOOR PLAN LEVEL 4

1 : 200



AREA BREAKDOWN						
	BUILDING 1		BUILDING 2		TOTAL	
	FT2	M2	FT2	M2	FT2	M2
CRU	22542.26	2094.24	17399.13	1616.43	39941.39	3710.68
ACCESS SERVICE	678.74	63.06	1073.16	99.70	1751.9	162.76
LOBBY	2305.64	214.20	1551.82	144.17	3857.46	358.37
TOTAL	25526.64	2371.50	20024.11	1860.30	45550.75	4231.80

AREA BREAKDOWN		
BUILDING 1		
	FT2	M2
CRU & LOBBY	25526.64	2371.50
-2 ACCESS ONLY	732.73	68.07
2	18259.55	1696.37
3	18259.55	1696.37
4	18259.55	1696.37
5	18259.55	1696.37
6	18259.55	1696.37
	117557.1	10921.41
BUILDING 2		
	FT2	M2
CRU & LOBBY	20024.11	1860.30
-2 ACCESS ONLY	872.35	81.04
2	13774.38	1279.68
3	13774.38	1279.68
4	13774.38	1279.68
5	13774.38	1279.68
6	13774.38	1279.68
	89768.36	8339.75
BUILDING 3		
	FT2	M2
1	6734.24	625.63
2	12301.55	1142.85
3	19185.42	1782.38
4	19185.42	1782.38
5	19185.42	1782.38
6	19185.42	1782.38
	95777.47	8898.02

UNIT BREAKDOWN				
BUILDING 1				
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	0	0	0	0
LEVEL 2	10	8	4	22
LEVEL 3	10	8	4	22
LEVEL 4	10	8	4	22
LEVEL 5	10	8	4	22
LEVEL 6	10	8	4	22
TOTAL	50	40	20	110
BUILDING 2				
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	0	0	0	0
LEVEL 2	6	8	2	16
LEVEL 3	6	8	2	16
LEVEL 4	6	8	2	16
LEVEL 5	6	8	2	16
LEVEL 6	6	8	2	16
TOTAL	30	40	10	80
BUILDING 3				
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	3	2	1	6
LEVEL 2	6	6	1	13
LEVEL 3	8	13	1	22
LEVEL 4	8	13	1	22
LEVEL 5	8	13	1	22
LEVEL 6	8	13	1	22
TOTAL	41	60	6	107
GRAND TOTAL	121	140	36	297

FLOOR PLAN LEVEL 5

1 : 200

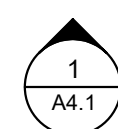


AREA BREAKDOWN					
	BUILDING 1		BUILDING 2		TOTAL
	FT2	M2	FT2	M2	
CRU	22542.26	2094.24	17399.13	1616.43	39941.39
ACCESS SERVICE	678.74	63.06	1073.16	99.70	1751.9
LOBBY	2305.64	214.20	1551.82	144.17	3857.46
TOTAL	25526.64	2371.50	20024.11	1860.30	45550.75

AREA BREAKDOWN		
BUILDING 1		
	FT2	M2
CRU & LOBBY	25526.64	2371.50
-2 ACCESS ONLY	732.73	68.07
2	18259.55	1696.37
3	18259.55	1696.37
4	18259.55	1696.37
5	18259.55	1696.37
6	18259.55	1696.37
	117557.1	10921.41
BUILDING 2		
	FT2	M2
CRU & LOBBY	20024.11	1860.30
-2 ACCESS ONLY	872.35	81.04
2	13774.38	1279.68
3	13774.38	1279.68
4	13774.38	1279.68
5	13774.38	1279.68
6	13774.38	1279.68
	89768.36	8339.75
BUILDING 3		
	FT2	M2
1	6734.24	625.63
2	12301.55	1142.85
3	19185.42	1782.38
4	19185.42	1782.38
5	19185.42	1782.38
6	19185.42	1782.38
	95777.47	8898.02

UNIT BREAKDOWN				
BUILDING 1				
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	0	0	0	0
LEVEL 2	10	8	4	22
LEVEL 3	10	8	4	22
LEVEL 4	10	8	4	22
LEVEL 5	10	8	4	22
LEVEL 6	10	8	4	22
TOTAL	50	40	20	110
BUILDING 2				
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	0	0	0	0
LEVEL 2	6	8	2	16
LEVEL 3	6	8	2	16
LEVEL 4	6	8	2	16
LEVEL 5	6	8	2	16
LEVEL 6	6	8	2	16
TOTAL	30	40	10	80
BUILDING 3				
	1 B.R	2 B.R	3 B.R	TOTAL
LEVEL 1	3	2	1	6
LEVEL 2	6	6	1	13
LEVEL 3	8	13	1	22
LEVEL 4	8	13	1	22
LEVEL 5	8	13	1	22
LEVEL 6	8	13	1	22
TOTAL	41	60	6	107
GRAND TOTAL	121	140	36	297

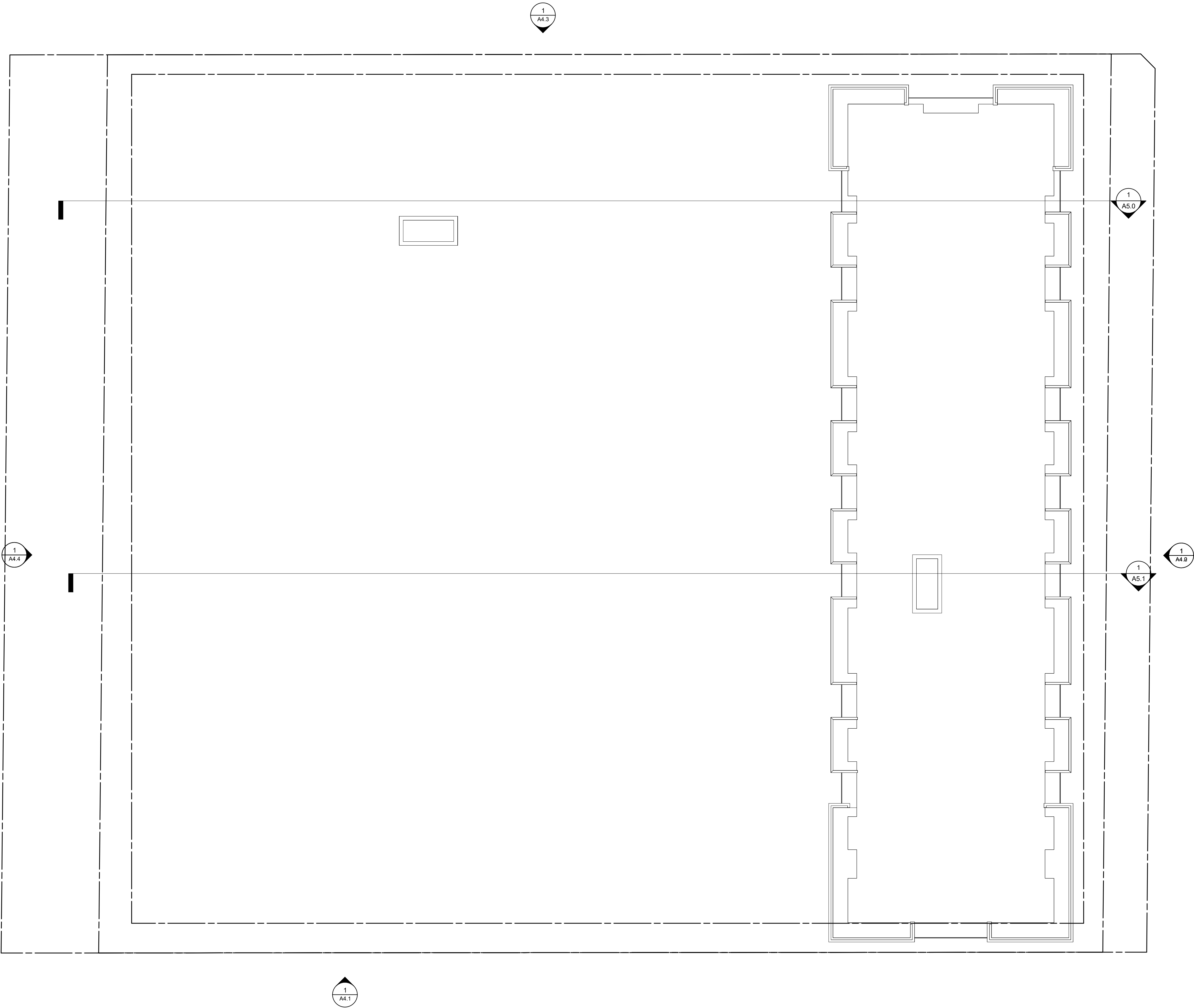
1 : 200



AREA BREAKDOWN			
BUILDING 1			
	FT2	M2	
CRU & LOBBY	25526.64	2371.50	
-2 ACCESS ONLY	732.73	68.07	
2	18259.55	1696.37	
3	18259.55	1696.37	
4	18259.55	1696.37	
5	18259.55	1696.37	
6	18259.55	1696.37	
	117557.1	10921.41	
BUILDING 2			
	FT2	M2	
CRU & LOBBY	20024.11	1860.30	
-2 ACCESS ONLY	872.35	81.04	
2	13774.38	1279.68	
3	13774.38	1279.68	
4	13774.38	1279.68	
5	13774.38	1279.68	
6	13774.38	1279.68	
	89768.36	8339.75	
BUILDING 3			
	FT2	M2	
1	6734.24	625.63	
2	12301.55	1142.85	
3	19185.42	1782.38	
4	19185.42	1782.38	
5	19185.42	1782.38	
6	19185.42	1782.38	
	95777.47	8898.02	

FLOOR PLAN LEVEL 7 - ROOF

1 : 200



MATERIAL BOARD

As indicated



50 Electronic, Port Moody - Ciccozzi Architecture



Heather & Seventeenth, Vancouver- GBL Architects



Dansey, Coquitlam - Ciccozzi Architecture

A		BRICK VENEER MUTUAL MATERIALS AMBER ROSE
B		BRICK VENEER MUTUAL MATERIALS COAL CREEK
C		CONCRETE
D		HARDIE PANEL JAMES HARDIE VERTICAL SIDING STUCCO - ARCTIC WHITE
E		HARDIE PANEL JAMES HARDIE VERTICAL SIDING STUCCO - IRON GRAY
F		HARDIE PANEL JAMES HARDIE VERTICAL SIDING COBBLE STONE
G		RAILINGS, RWLs, FLASHING PANELS STD. BLACK ALUMINUM FRAME
H		WINDOW FRAMES STD. BLACK ALUMINUM FRAME
I		SILL, HEADER, TRIMS AND FASCIA Snowfall White BM OC-118
J		SILL, HEADER, TRIMS AND FASCIA ONYX BM 2133-10
K		15" C CHANNEL ONYX BM 2133-10
L		12" C CHANNEL ONYX BM 2133-10

ELEVATION SOUTH

As indicated



1 ELEVATION SOUTH
1 : 125

A  BRICK VENEER MUTUAL MATERIALS AMBER ROSE	D  HARDIE PANEL JAMES HARDIE VERTICAL SIDING STUCCO - ARCTIC WHITE	G  RAILINGS, RWLS, FLASHING, PANELS STD. BLACK ALUMINUM FRAME	J  SILL, HEADER, TRIMS AND FASCIA ONYX BM 2133-10
B  BRICK VENEER MUTUAL MATERIALS COAL CREEK	E  HARDIE PANEL JAMES HARDIE VERTICAL SIDING STUCCO - IRON GRAY	H  WINDOW FRAMES STD. BLACK ALUMINUM FRAME	K  15" C CHANNEL ONYX BM 2133-10
C  CONCRETE	F  HARDIE PANEL JAMES HARDIE VERTICAL SIDING COBBLE STONE	I  SILL, HEADER, TRIMS AND FASCIA Snowfall White BM OC-118	L  12" C CHANNEL ONYX BM 2133-10

ELEVATION EAST

As indicated



1 ELEVATION EAST
1 : 125

A	BRICK VENEER MUTUAL MATERIALS AMBER ROSE	D	HARDIE PANEL JAMES HARDIE VERTICAL SIDING STUCCO - ARCTIC WHITE	G	RAILINGS, RWLS, FLASHING, PANELS STD. BLACK ALUMINUM FRAME	J	SILL, HEADER, TRIMS AND FASCIA ONYX BM 2133-10
B	BRICK VENEER MUTUAL MATERIALS COAL CREEK	E	HARDIE PANEL JAMES HARDIE VERTICAL SIDING STUCCO - IRON GRAY	H	WINDOW FRAMES STD. BLACK ALUMINUM FRAME	K	15" C CHANNEL ONYX BM 2133-10
C	CONCRETE	F	HARDIE PANEL JAMES HARDIE VERTICAL SIDING COBBLE STONE	I	SILL, HEADER, TRIMS AND FASCIA Snowfall White BM OC-118	L	12" C CHANNEL ONYX BM 2133-10

ELEVATION NORTH

As indicated



1 ELEVATION NORTH
1 : 125

ELEVATION WEST

As indicated

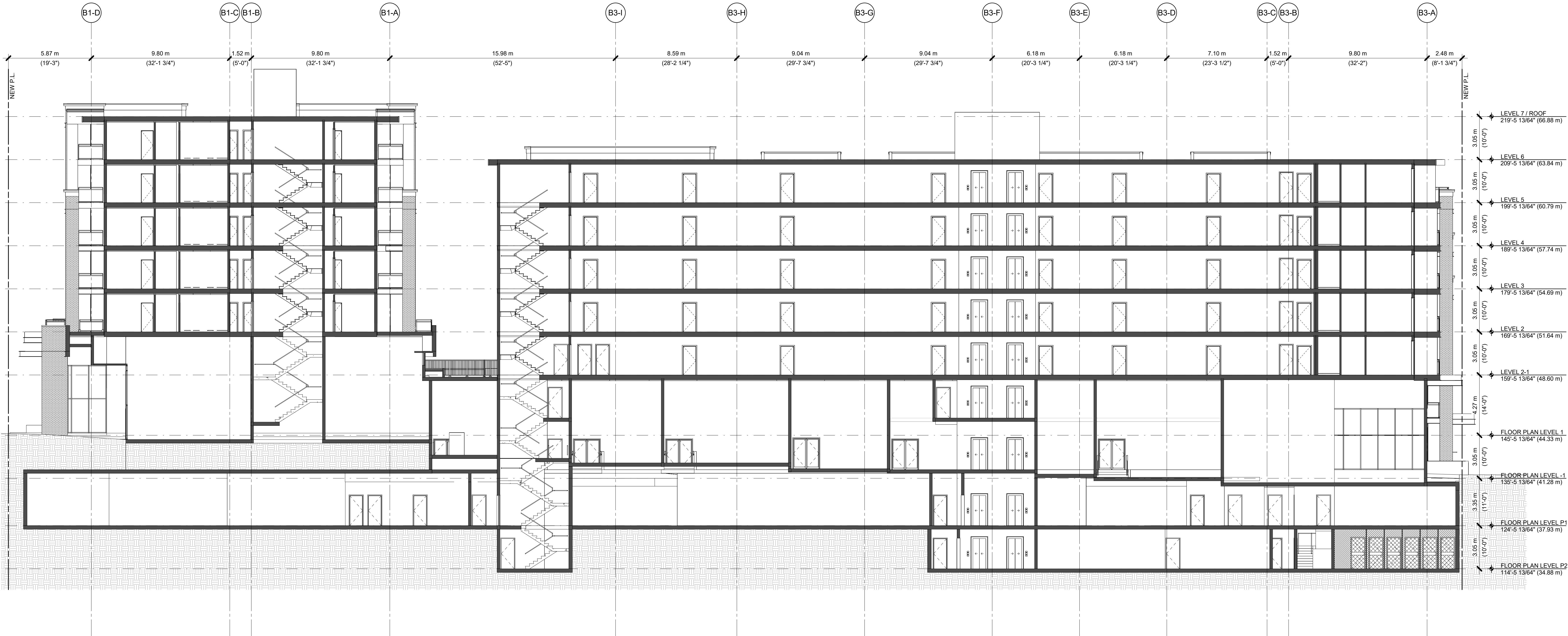


1 ELEVATION WEST
1:125

	BRICK VENEER MUTUAL MATERIALS AMBER ROSE		HARDIE PANEL JAMES HARDIE VERTICAL SIDING STUCCO - ARCTIC WHITE		RAILINGS, RWLS, FLASHING, PANELS STD. BLACK ALUMINUM FRAME		SILL, HEADER, TRIMS AND FASCIA ONYX BM 2133-10
	BRICK VENEER MUTUAL MATERIALS COAL CREEK		HARDIE PANEL JAMES HARDIE VERTICAL SIDING STUCCO - IRON GRAY		WINDOW FRAMES STD. BLACK ALUMINUM FRAME		15" C CHANNEL ONYX BM 2133-10
	CONCRETE		HARDIE PANEL JAMES HARDIE VERTICAL SIDING COBBLE STONE		SILL, HEADER, TRIMS AND FASCIA Snowfall White BM OC-118		12" C CHANNEL ONYX BM 2133-10

SECTION A-A

1 : 125



1 Section A-A

1 : 125

SECTION B-B
1 : 125



1 Section B-B
1 : 125

RENDERS



Birds Eye View of site



View along 200 Street



View along 200 Street

RENDERS



View along 200 Street and 83rd Avenue



View from property across site along 83rd Avenue



Birds Eye View of site

RENDERS



View from property across site along 83rd Avenue



View along 199th Street



View along 200 Street



View along 83rd Avenue & 199th Street

RENDERS



Internal outdoor amenity view 1 from walkway



Internal outdoor amenity view 2 from balcony



Internal outdoor amenity view 3 from balcony



Internal outdoor amenity view 3 from walkway