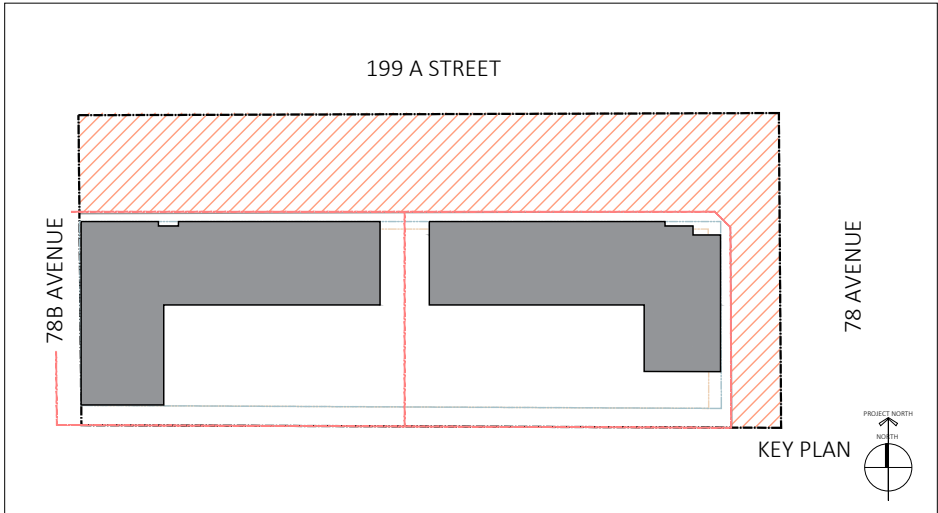


MIXED USE DEVELOPMENT @ 19942 78B AVENUE, T.O LANGLEY, B.C



FRONT ELEVATION @ 199A STREET



THE PROJECT SITE FALLS UNDER JERICO SUB NEIGHBOURHOOD PLAN. THE SITE PLAN CONSISTS OF TWO BUILDINGS : BUILDING-1 WITH COMMERCIAL UNITS AT GROUND LEVEL AND HOTEL ON UPEER FLOORS BUILDING-2 WITH COMMERCIAL UNITS AT GROUND LEVEL AND RESIDENTIAL UNIT FOR UPPER FLOORS FROM LEVEL 2-6. INDOOR AMENITY IS PROVIDED AT THE 2ND LEVEL AND ROOF TOP AMENITY.

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| SITE SUMMARY                                                        |
|---------------------------------------------------------------------|
| CIVIC ADDRESS: 19942, 78B AVENUE SURREY B.C                         |
| ZONING : CD                                                         |
| OCCUPANCY TYPE: UNDERGROUND PARKADE, COMMERCIAL, RESIDENTIAL, HOTEL |
| SITE COVERAGE : 43%                                                 |
| PARKING : 288 SPACES INCLUDING G.L , P1, P2                         |
| PROPOSED FAR : 1.62                                                 |
| TOTAL RESIDENTIAL UNITS - 79, HOTEL ROOMS - 133                     |
| TOTAL CRUs - 16 CRUs                                                |
| BUILDING HEIGHT - 6 STOREY                                          |

| CONSULTANT LIST                                                                                                     |                                                                                                      |                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| CLIENT:                                                                                                             | ARCHITECT:                                                                                           | CIVIL:                                                                                              |
| 1342109 BC LIMITED , 14989 59A AVENUE , SURREY, B.C,V3S1H9, CONTACT : 604-537-4334 PALARMINDER@SHAW.CA              | FLAT ARCHITECTURE INC. 209-6321 KING GEORGE BLVD, SURREY B.C CONTACT: RAJINDER WARRAICH 604 503 4484 | VDZ+A , 102-9181 CHURCH STREET, P.O BOX 461, FORT LANGLEY, B.C, V1M2R8 CONTACT: 604-882-0024        |
| LANDSCAPE:                                                                                                          | ARBORIST:                                                                                            | SURVEYOR:                                                                                           |
| PMG LANDSCAPE ARCHITECTS , 4185 STILL CREEK DR, BURNABY , B.C, V5C6G9 CONTACT: 604-294-0011 OFFICE@PMGLANDSCAPE.COM | VDZ+A , 102-9181 CHURCH STREET, P.O BOX 461 , FORT LANGLEY, B.C, V1M2R8 CONTACT: 604-882-0024        | CAMERON LAND SURVEYING(2014) LTD. UNIT 234-18525 53RD AVE, SURREY B.C V3S7A4 CONTACT : 604-597-3777 |



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PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942, 78b Ave  
T.O LANGLEY BC  
CLIENT:  
PAL

DATE  
2026-04-15

22-205  
SCALE: DRAWN BY:  
S.P

| REV  | DESCRIPTION        | DATE       |
|------|--------------------|------------|
| REV3 | DEVELOPMENT PERMIT | 2026-04-15 |
| REV2 | DEVELOPMENT PERMIT | 2026-02-23 |
| REV1 | DEVELOPMENT PERMIT | 2026-01-26 |
| REV  | DESCRIPTION        | DATE       |

COVER SHEET

A-000



| SITE STATISTICS              |                               |                            |                  |                  |
|------------------------------|-------------------------------|----------------------------|------------------|------------------|
| CIVIC ADDRESS:               |                               | 19942 78B AVENUE SURREY BC |                  |                  |
| LEGAL DISCRIPTION            |                               |                            |                  |                  |
| ZONING                       |                               | RF TO CD                   |                  |                  |
|                              |                               | AREA IN SQ. FT             | AREA IN SQ M     | AREA IN ACRES    |
| GROSS SITE AREA:             |                               | 97,390.03 sq.ft.           | 9047.83 sq.m.    | 2.24 Acres       |
| ROAD DEDICATIONS             |                               | 35,408.96 sq.ft.           | 3289.60 sq.m.    | 0.81 Acres       |
| ADDITIONAL 78B AREA ADDITION |                               | 2,198.96 sq.ft.            | 204.29 sq.m.     | 0.05 Acres       |
| NET AREA                     |                               | 64,180.03 sq.ft.           | 5962.52 sq.m.    | 1.47 Acres       |
| PARCEL-1                     |                               | 33,314.65 sq.ft.           | 9047.83 sq.m.    | 2.24 Acres       |
| PARCEL-2                     |                               | 30,865.35 sq.ft.           | 3289.60 sq.m.    | 0.81 Acres       |
| ZONING                       |                               |                            |                  |                  |
|                              |                               | ALLOWED                    | PROVIDED         |                  |
| BUILDING HEIGHT              |                               | 18 m                       | 18 m             |                  |
| SETBACKS                     |                               |                            | PROVIDED         |                  |
| NORTH (78B AVENUE)           |                               | 5.00 m.                    | 5.00 m.          |                  |
| SOUTH (78TH AVENUE)          |                               | 2.00 m.                    | 2.00 m.          |                  |
| EAST (199 STREET)            |                               | 2.00 m.                    | 2.00 m.          |                  |
| WEST ( NEIGHBOUR P.L)        |                               | 4.00 m.                    | 4.00 m.          |                  |
| LOT COVERAGE ON NET          |                               |                            |                  |                  |
| PROPOSED ON NET              |                               | 43%                        |                  |                  |
| DENISTY/ FSR                 |                               |                            |                  |                  |
|                              |                               | 1.62                       |                  |                  |
| SITE STATISTICS PARCEL-1     |                               |                            |                  |                  |
|                              |                               | PARCEL-1                   |                  |                  |
| GROSS SITE AREA:             |                               | 52,526.50 sq.ft.           | 4879.87 sq.m.    | 1.21 Acres       |
| ROAD DEDICATIONS             |                               | 21,383.00 Sq.Ft.           | 1986.55 sq.m.    | 0.49 Acres       |
| ADDITIONAL 78B AREA ADDITION |                               | 0.00 Sq.Ft.                | 0.00 sq.m.       | 0.00 Acres       |
| NET AREA                     |                               | 31,143.50 sq.ft.           | 2893.33 sq.m.    | 0.71 Acres       |
| LOT COVERAGE ON NET          |                               |                            |                  |                  |
| PROPOSED ON NET              |                               | 43%                        |                  |                  |
| DENISTY/ FSR                 |                               |                            |                  |                  |
| PROPOSED ON GROSS            |                               | 1.51                       |                  |                  |
| BUILDING FLOOR AREAS         |                               |                            |                  |                  |
|                              |                               | PARCEL 1 - BUILDING-1 (A)  |                  |                  |
| OCCUPANCY TYPE               | HOTEL                         | COMMERCIAL                 | RECREATION HOTEL | TOTAL FLOOR AREA |
| LEVEL                        |                               |                            |                  |                  |
| 1                            | 5,092.59 Sq.Ft.               | 7,181.81 Sq.Ft.            |                  | 12,734.32 Sq.Ft. |
| 2                            | 5,226.24 Sq.Ft.               |                            | 5,049.35 Sq.Ft.  | 13,319.97 Sq.Ft. |
| 3                            | 10,547.33 Sq.Ft.              |                            |                  | 13,319.97 Sq.Ft. |
| 4                            | 10,547.33 Sq.Ft.              |                            |                  | 13,319.97 Sq.Ft. |
| 5                            | 10,547.33 Sq.Ft.              |                            |                  | 13,319.97 Sq.Ft. |
| 6                            | 10,547.33 Sq.Ft.              |                            |                  | 13,319.97 Sq.Ft. |
| TOTAL AREA                   | 52,508.15 Sq.Ft.              |                            |                  | 79,334.17 Sq.Ft. |
|                              |                               | PARCEL-1 TOTAL AREA        |                  | 79,334.17 Sq.Ft. |
| OFF STREET PARKING           |                               |                            |                  |                  |
| BUILDING - 1 (A)             |                               |                            |                  |                  |
|                              |                               |                            | REQUIRED         | PROVIDED         |
| HOTEL                        | 1 CAR/ ROOM                   | 1X 133 = 133 STALLS        | = 133.0 SPACES   | = 133.0 SPACES   |
|                              | 1 CAR/ EMPLOYEE (12 EMPLOYEE  | 1X12 = 12 STALLS           | = 12.0 SPACES    | = 12.0 SPACES    |
| COMMERCIAL                   | 1 STALL / 35 SQ M             | 667.21 SQ M / 35 SQ M      | = 19.1 SPACES    | = 19.0 SPACES    |
|                              |                               |                            |                  |                  |
| TOTAL                        |                               |                            | = 164.1 SPACES   | = 164.0 SPACES   |
| H/C PARKING                  |                               |                            |                  |                  |
| 2% of required parking space |                               |                            | REQUIRED         | PROVIDED         |
|                              |                               |                            | 3.282            | 4                |
| BICYCLE PARKING              |                               |                            |                  |                  |
|                              |                               | BUILDING -1 (A)            |                  |                  |
|                              | CLASS A                       | CLASS B                    | REQUIRED         | PROVIDED         |
|                              |                               |                            | = 6.7 SPACES     | = 7.0 SPACES     |
| COMMERCIAL                   | 0.06 / 100 SQ M = 667.21/ 100 |                            |                  |                  |
|                              | = 6.7 SPACES                  |                            |                  |                  |

| SITE STATISTICS PARCEL-2                         |                                  |                            |                               |                                           |
|--------------------------------------------------|----------------------------------|----------------------------|-------------------------------|-------------------------------------------|
|                                                  |                                  |                            |                               |                                           |
| GROSS SITE AREA:                                 |                                  | 44,863.50 sq.ft.           | 4167.96 sq.m.                 | 1.03 Acres                                |
| ROAD DEDICATIONS                                 |                                  | 10,426.00 sq.ft.           | 968.61 sq.m.                  | 0.24 Acres                                |
| ADDITIONAL 78B AREA ADDITION                     |                                  | 2,198.96 sq.ft.            | 204.29 sq.m.                  | 0.05 Acres                                |
| NET AREA                                         |                                  | 33,154.52 sq.ft.           | 3080.16 sq.m.                 | 0.76 Acres                                |
|                                                  |                                  |                            |                               |                                           |
| LOT COVERAGE ON NET                              |                                  |                            |                               |                                           |
| PROPOSED ON NET                                  |                                  | 44%                        |                               |                                           |
| DENISTY/ FSR                                     |                                  |                            |                               |                                           |
| PROPOSED ON GROSS                                |                                  | 1.74                       |                               |                                           |
| BUILDING FLOOR AREAS                             |                                  |                            |                               |                                           |
|                                                  | PARCEL-2 BUILDING-2 (B)          |                            |                               |                                           |
| OCCUPANCY TYPE                                   | RESIDENTIAL                      | COMMERCIAL                 | INDOOR AMENITY                | TOTAL FLOOR AREA                          |
| LEVEL                                            |                                  |                            |                               |                                           |
| 1                                                | 804.29 Sq.Ft.                    | 12,670.77 Sq.Ft.           |                               | 14,583.82 Sq.Ft.                          |
| 2                                                | 10,138.00 Sq.Ft.                 |                            | 750.00 Sq.Ft.                 | 12,830.38 Sq.Ft.                          |
| 3                                                | 10,888.00 Sq.Ft.                 |                            |                               | 12,830.38 Sq.Ft.                          |
| 4                                                | 10,888.00 Sq.Ft.                 |                            |                               | 12,830.38 Sq.Ft.                          |
| 5                                                | 10,888.00 Sq.Ft.                 |                            |                               | 12,830.38 Sq.Ft.                          |
| 6                                                | 10,888.00 Sq.Ft.                 |                            |                               | 12,830.38 Sq.Ft.                          |
| TOTAL AREA PER BUILDING INCLUDING INDOOR AMENITY | 54,494.29 Sq.Ft.                 |                            |                               | 78,735.72 Sq.Ft.                          |
| GROSS TOTAL AREA EXCLUDING INDOOR AMENITY        |                                  |                            |                               | 77,985.72 Sq.Ft.                          |
| INDOOR AMENITY                                   | 750.00 Sq.Ft.                    |                            |                               |                                           |
|                                                  | 69.68 sq.m.                      |                            |                               |                                           |
|                                                  |                                  |                            |                               |                                           |
| AGE FRIENDLY AMENITY                             |                                  |                            |                               |                                           |
|                                                  | REQUIRED                         |                            | PROVIDED                      |                                           |
|                                                  |                                  |                            | INDOOR AMENITY                | OUTDOOR AMENITY                           |
| 6 SQ M/ UNIT = 6 X 79 UNITS                      | 474.00 sq.m.                     | 5,102.09 sq.ft.            | LVL-2 : 750 SQ FT/ 69.68 SQ M | ROOF TOP AMENITY : 421.3 SQ M/ 4535 SQ FT |
|                                                  |                                  |                            |                               |                                           |
| TOTAL                                            | 474.00 sq.m.                     | 5,102.09 sq.ft.            | 5,285.00 sq.ft.               | 490.99 sq.m.                              |
|                                                  |                                  |                            |                               |                                           |
| OFF STREET PARKING                               |                                  |                            |                               |                                           |
| BUILDING- 2 (B)                                  |                                  |                            |                               |                                           |
|                                                  | REQUIRED                         |                            |                               | PROVIDED                                  |
| RESIDENTIAL                                      | STUDIO)                          | 1.3 X 79 = 102.7 STALLS    | = 102.7 SPACES                | = 102.0 SPACES                            |
| COMMERCIAL                                       | 1 STALL / 35 SQ M                | 1177.153SQ M / 35 SQ M     | = 33.6 SPACES                 | = 34.0 SPACES                             |
| VISITORS PARKING                                 | 10% OF TOTAL RESIDENTIAL PARKING | 102.7 X 0.1 = 10.27 STALLS | = 10.3 SPACES                 | = 10.0 SPACES                             |
| TOTAL                                            |                                  |                            | = 136.3 SPACES                | = 136.0 SPACES                            |
| H/C PARKING                                      |                                  |                            |                               |                                           |
| 2% of required parking space                     |                                  |                            | REQUIRED                      | PROVIDED                                  |
|                                                  |                                  |                            | 2.7266                        | 3                                         |
| BICYCLE PARKING                                  |                                  |                            |                               |                                           |
|                                                  |                                  |                            |                               |                                           |
|                                                  | CLASS A                          | CLASS B                    | REQUIRED                      | PROVIDED                                  |
| RESIDENTIAL                                      | 1 / UNIT = 1X 79= 79             | 6/RES BUILDING= 6x1= 6     | = 96.8 SPACES                 | = 134.0 SPACES                            |
| COMMERCIAL                                       | 0.06 / 100 SQ M = 1177.153/ 100  | 6 VISITORS BIKE SPACES     |                               |                                           |



# FLAT.

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PROJECT INFO:  
MIX USE DEVELOPMENT  
19942, 78b Ave  
T.O. LANGLEY BC  
CLIENT:  
DAI

DATE  
2026-04-15

22-205

SCALE: DRAWN BY  
S.P

[illegible]

SITE STATIST.

A-001

| BUILDING-1       |        |         |         |     |           |         |            |
|------------------|--------|---------|---------|-----|-----------|---------|------------|
| UNIT NO.         | TYPE   | CRU     | HOTEL   | GYM | MULTI. RM | OTHERS  | TOTAL AREA |
| LEVEL 1          |        |         |         |     |           |         |            |
| A-101            |        |         | 5092.59 |     |           |         | 5092.59    |
| A-102            |        | 1250.4  |         |     |           |         | 1250.4     |
| A-103            |        | 1244.39 |         |     |           |         | 1244.39    |
| A-104            |        | 1248.44 |         |     |           |         | 1248.44    |
| A-105            |        | 1244.78 |         |     |           |         | 1244.78    |
| A-106            |        | 1097.39 |         |     |           |         | 1097.39    |
| A-107            |        | 1096.41 |         |     |           |         | 1096.41    |
| TOTAL            |        |         |         |     |           |         | 12274.4    |
|                  |        |         |         |     |           |         |            |
| LEVEL 2          |        |         |         |     |           |         |            |
| 201A             | TYPE-1 |         | 470.58  |     |           |         | 470.58     |
| 202A             | TYPE-1 |         | 470.58  |     |           |         | 470.58     |
| 203A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 204A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 205A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 206A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 207A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 208A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 209A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 210A             | TYPE-1 |         | 470.58  |     |           |         | 470.58     |
| 211A             | TYPE-1 |         | 470.58  |     |           |         | 470.58     |
| 212A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 213A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 214A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 215A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 216A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 217A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| HOTEL RECREATION |        |         |         | 800 | 2249.5    | 2485.85 |            |
| TOTAL            |        |         |         |     |           |         | 1671.96    |
| LEVEL 3-6        |        |         |         |     |           |         |            |
| 301A             | TYPE-1 |         | 470.58  |     |           |         | 470.58     |
| 302A             | TYPE-1 |         | 470.58  |     |           |         | 470.58     |
| 303A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 304A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 305A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 306A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 307A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 308A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 309A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 310A             | TYPE-1 |         | 470.58  |     |           |         | 470.58     |
| 311A             | TYPE-1 |         | 470.58  |     |           |         | 470.58     |
| 312A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 313A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 314A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 315A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 316A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 317A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 318A             | TYPE-1 |         | 470.58  |     |           |         | 470.58     |
| 319A             | TYPE-1 |         | 470.58  |     |           |         | 470.58     |
| 319A             | TYPE-4 |         | 518.06  |     |           |         | 518.06     |
| 320A             | TYPE-3 |         | 403.52  |     |           |         | 403.52     |
| 321A             | TYPE-3 |         | 403.52  |     |           |         | 403.52     |
| 322A             | TYPE-3 |         | 403.52  |     |           |         | 403.52     |
| 323A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| 324A             | TYPE-1 |         | 470.58  |     |           |         | 470.58     |
| 325A             | TYPE-1 |         | 470.58  |     |           |         | 470.58     |
| 326A             | TYPE-1 |         | 470.58  |     |           |         | 470.58     |
| 327A             | TYPE-3 |         | 403.52  |     |           |         | 403.52     |
| 328A             | TYPE-3 |         | 403.52  |     |           |         | 403.52     |
| 329A             | TYPE-2 |         | 278.66  |     |           |         | 278.66     |
| TOTAL            |        |         |         |     |           |         | 10950.78   |
|                  |        |         |         |     |           |         |            |

| BUILDING-2     |      |         |            |               |              |            |                |            |         |            |
|----------------|------|---------|------------|---------------|--------------|------------|----------------|------------|---------|------------|
| UNIT NO.       | TYPE | CRU     | 1 BD+1BATH | 1 BD+DEN+BATH | 2 BD+ 1 BATH | 2 BD+2BATH | 2 BD+DEN+2BATH | 3 BD+2BATH | AMENITY | TOTAL AREA |
| LEVEL 1        |      |         |            |               |              |            |                |            |         |            |
| B-101          |      | 1502.36 |            |               |              |            |                |            |         | 1502.36    |
| B-102          |      | 1716.92 |            |               |              |            |                |            |         | 1716.92    |
| B-103          |      | 1261.42 |            |               |              |            |                |            |         | 1261.42    |
| B-104          |      | 1134.67 |            |               |              |            |                |            |         | 1134.67    |
| B-105          |      | 1077.31 |            |               |              |            |                |            |         | 1077.31    |
| B-106          |      | 1244.6  |            |               |              |            |                |            |         | 1244.6     |
| B-107          |      | 1248.57 |            |               |              |            |                |            |         | 1248.57    |
| B-108          |      | 1244.7  |            |               |              |            |                |            |         | 1244.7     |
| B-109          |      | 1087.82 |            |               |              |            |                |            |         | 1087.82    |
| B-110          |      | 1152.4  |            |               |              |            |                |            |         | 1152.4     |
| TOTAL          |      |         |            |               |              |            |                |            |         | 12670.77   |
| LEVEL 2        |      |         |            |               |              |            |                |            |         |            |
| 201B           | B1   |         |            |               |              | 735        |                |            |         | 735        |
| 202B           | B1   |         |            |               |              | 735        |                |            |         | 735        |
| 203B           | B1   |         |            |               |              | 735        |                |            |         | 735        |
| 204B           | B1   |         |            |               |              | 735        |                |            |         | 735        |
| 205B           | A1   |         | 618        |               |              |            |                |            |         | 618        |
| 206B           | B1   |         |            |               |              | 735        |                |            |         | 735        |
| 207B           | B1   |         |            |               |              | 735        |                |            |         | 735        |
| 208B           | B1   |         |            |               |              | 735        |                |            |         | 735        |
| 209B           | A4   |         | 609        |               |              |            |                |            |         | 609        |
| 210B           | A2   |         | 552        |               |              |            |                |            |         | 552        |
| 211B           | A3   |         | 563        |               |              |            |                |            |         | 563        |
| 212B           | A2   |         | 552        |               |              |            |                |            |         | 552        |
| 213B           | A2   |         | 552        |               |              |            |                |            |         | 552        |
| 214B           | A2   |         | 552        |               |              |            |                |            |         | 552        |
| 215B           | C1   |         |            |               |              |            |                | 995        |         | 995        |
| INDOOR AMENITY |      |         |            |               |              |            |                |            | 750     |            |
| TOTAL          |      |         |            |               |              |            |                |            |         | 10138      |
| LEVEL 3-6      |      |         |            |               |              |            |                |            |         |            |
| 301B           | B1   |         |            |               |              | 735        |                |            |         | 735        |
| 302B           | B1   |         |            |               |              | 735        |                |            |         | 735        |
| 303B           | B1   |         |            |               |              | 735        |                |            |         | 735        |
| 304B           | B1   |         |            |               |              | 735        |                |            |         | 735        |
| 305B           | A1   |         | 618        |               |              |            |                |            |         | 618        |
| 306B           | B1   |         |            |               |              | 735        |                |            |         | 735        |
| 307B           | B1   |         |            |               |              | 735        |                |            |         | 735        |
| 308B           | B1   |         |            |               |              | 735        |                |            |         | 735        |
| 309B           | B2   |         |            |               |              | 750        |                |            |         | 750        |
| 310B           | A4   |         | 609        |               |              |            |                |            |         | 609        |
| 311B           | A2   |         | 552        |               |              |            |                |            |         | 552        |
| 312B           | A3   |         | 563        |               |              |            |                |            |         | 563        |
| 313B           | A2   |         | 552        |               |              |            |                |            |         | 552        |
| 314B           | A2   |         | 552        |               |              |            |                |            |         | 552        |
| 315B           | A2   |         | 552        |               |              |            |                |            |         | 552        |
| 316B           | C1   |         |            |               |              |            |                | 995        |         | 995        |
| TOTAL          |      |         |            |               |              |            |                |            |         | 10888      |
| TOTAL AREA     |      |         |            |               |              |            |                |            |         |            |
| TOTAL UNITS    |      |         | 35 UNITS   | 0 UNITS       | 0 UNITS      | 39 UNITS   | 0 UNITS        | 5 UNITS    |         | 79 UNITS   |
|                |      |         | 44.30%     | 0.00%         | 0.00%        | 49.37%     | 0.00%          | 6.33%      |         |            |
|                |      |         | 44.30%     |               |              | 55.70%     |                |            |         |            |

| UNIT TYPE              | UNIT DETAIL       | NOS              | AREA         |
|------------------------|-------------------|------------------|--------------|
| A1                     | 1 BED+BATH        | 5                | 618 SQ FT    |
| A2                     | 1 BED+BATH        | 20               | 552 SQ FT    |
| A3                     | 1 BED+BATH        | 5                | 563 SQ FT    |
| A4                     | 1 BED+BATH        | 5                | 609 SQ FT    |
| B1                     | 2 BED + 2 BATH    | 35               | 735 SQ FT    |
| B2                     | 2 BED + 1 BATH    | 4                | 750 SQ FT    |
| C1                     | 3 BED + 2 BATH    | 5                | 995 SQ FT    |
| <b>TOTAL UNIT NOS.</b> |                   | <b>79 UNITS</b>  |              |
| ROOM TYPE              | UNIT DETAIL       | NOS              | AREA         |
| TYPE-1                 | 1BED+LIV+KIT+BATH | 40               | 470.58 SQ FT |
| TYPE-2                 | 1 BED+BATH        | 73               | 278.66 SQ FT |
| TYPE-3                 | 2BED+BATH         | 16               | 403.52 SQ FT |
| TYPE-4                 | 2BED+BATH         | 4                | 518.06 SQ FT |
| <b>TOTAL RM NOS.</b>   |                   | <b>133 UNITS</b> |              |



**FLAT.**  
ARCHITECTURE

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Ph: 604-503-4484



PROJECT INFO:  
MIX USE DEVELOPMENT AT  
1994/2, 78b Ave  
T.O. LANGLEY BC  
CLIENT:  
PAL

DATE \_\_\_\_\_

2026-04-15

22-205

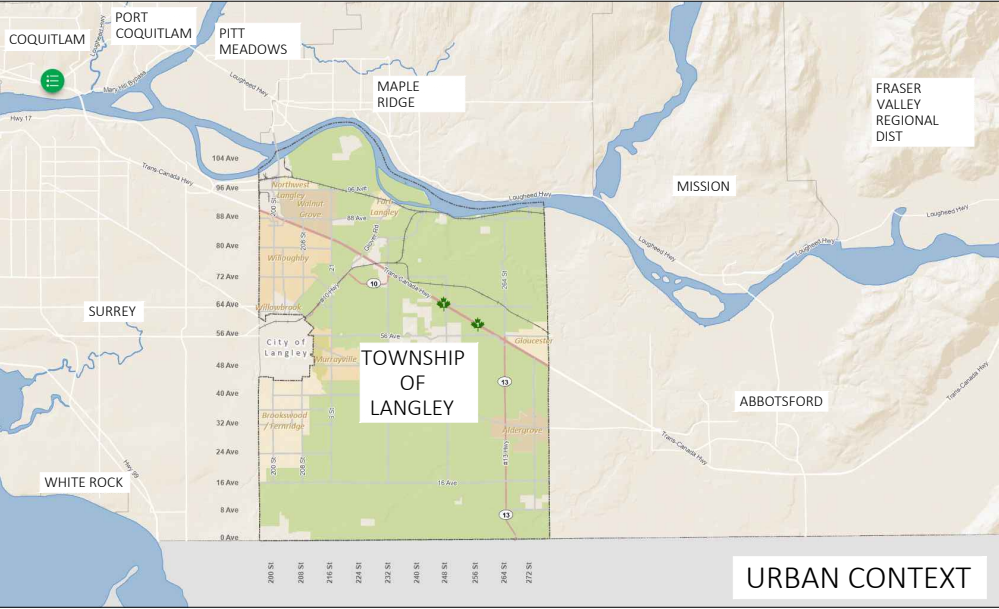
SCALE: DRAWN BY:  
S.P

[illegible]

UNIT MIX

A-002



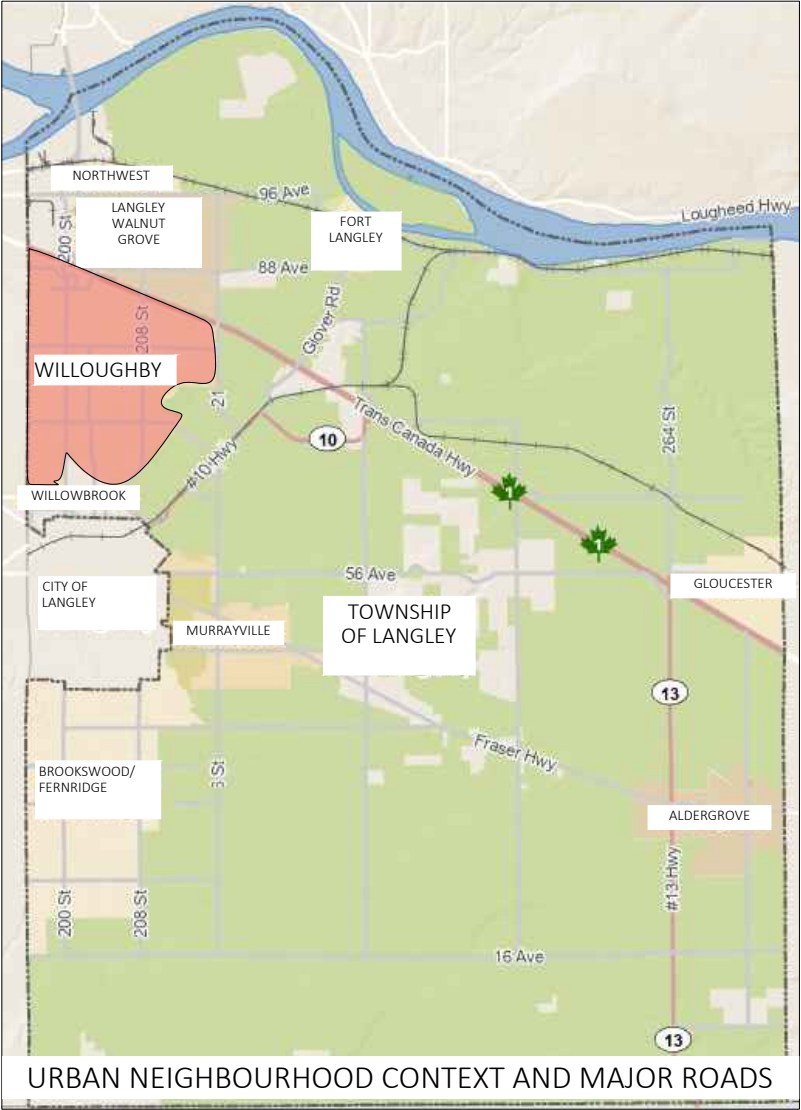


URBAN CONTEXT

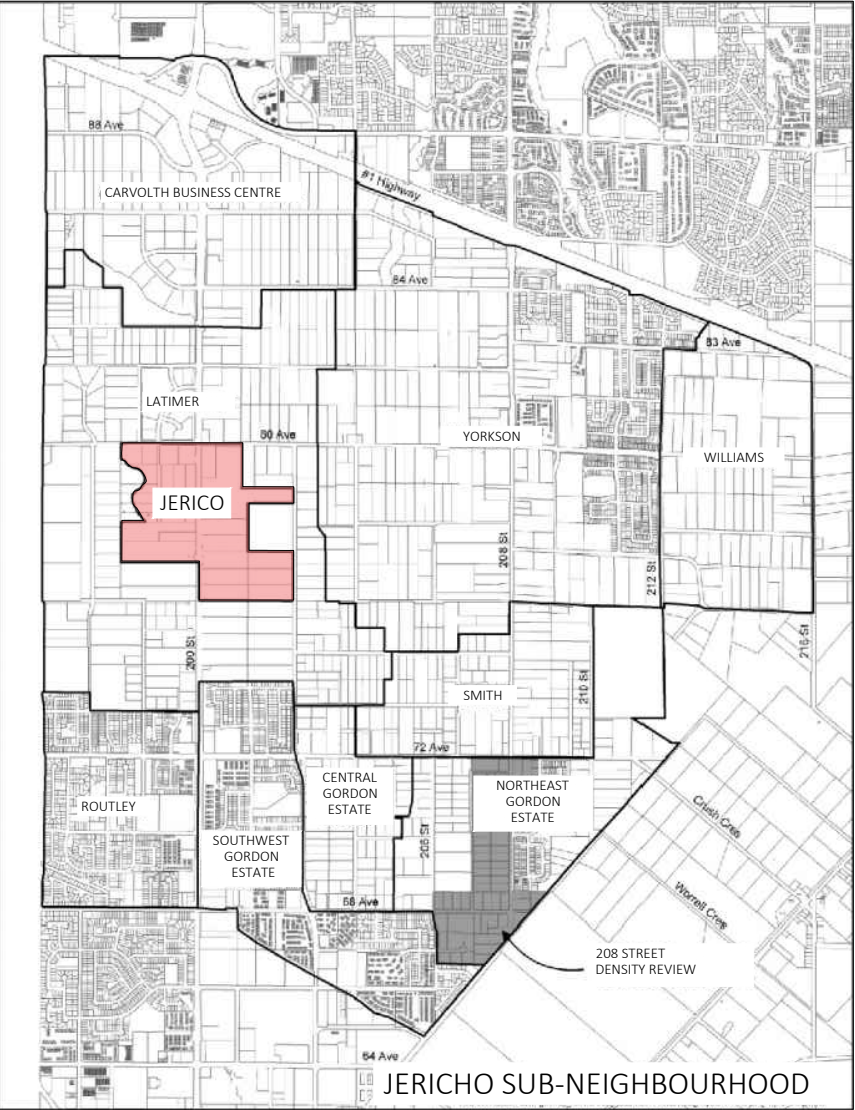
TOWNSHIP OF LANGLEY IS SURROUNDED BY SURREY, WHITE ROCK, ABBOTSFORD, MISSION, FRASER VALLEY REGIONAL DIST, MAPLE RIDGE, PITT MEADOWS, PORT COQUITLAM & COQUITLAM.

OUR SITE FALLS UNDER JERICHO SUB NEIGHBORHOOD AND WILLOUGHBY NEIGHBORHOOD ,WHICH IS CONNECTED THROUGH 4 MAJOR ROADS "TRANS CANADA HIGHWAY", "FRASER HIGHWAY", "#10 HIGHWAY" & 96 AVENUE WILLOUGHBY NEIGHBORHOOD BOUNDARY MEETS THE CITY OF LANGLEY ON SOUTH SIDE.

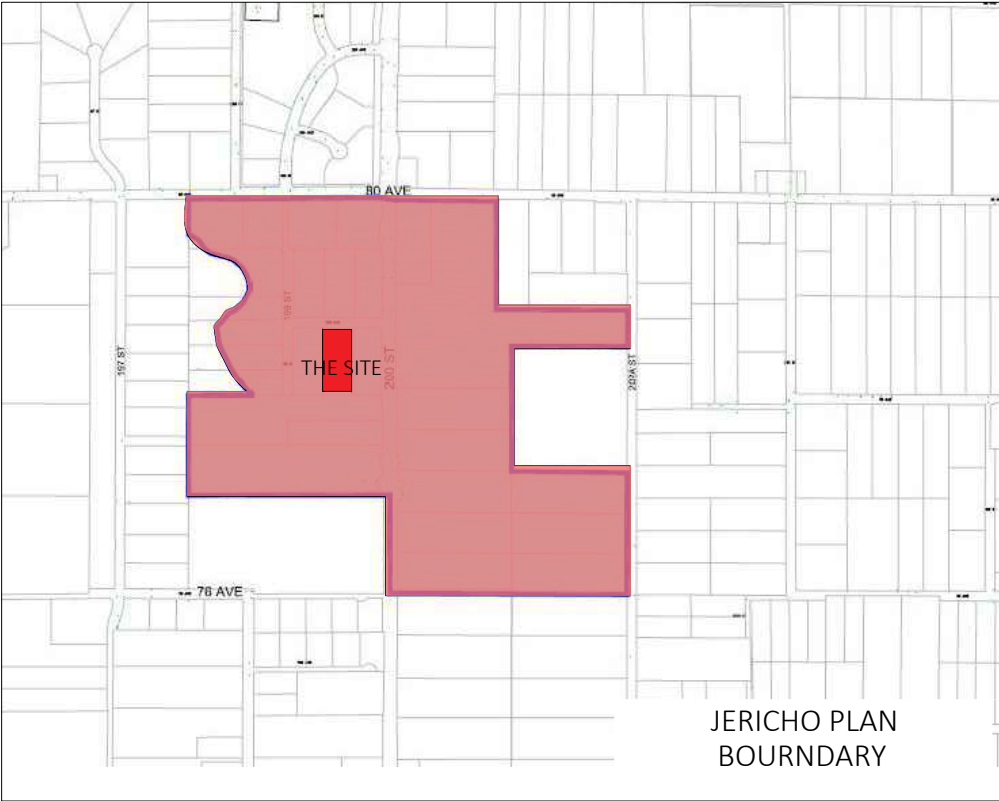
THE JERICHO NEIGHBORHOOD IS APPROXIMATELY 48 HECTARES (+/-119 ACRES) IN SIZE. THE NEIGHBORHOOD IS LOCATED WITHIN A PORTION OF BOTH THE WEST AND EAST LATIMER NEIGHBORHOOD PLAN AREA AND BISECTED BY 200 STREET WITHIN THE WILLOUGHBY COMMUNITY.



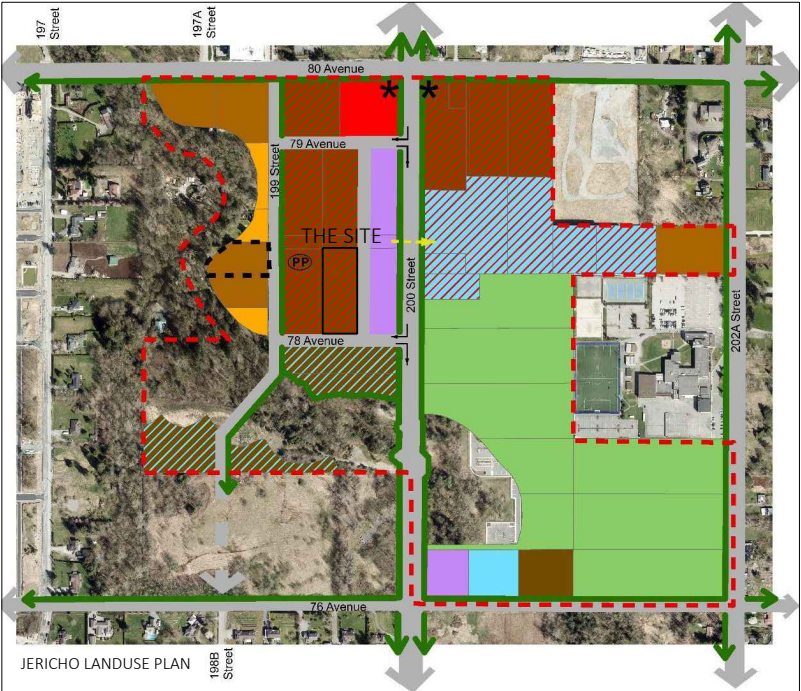
URBAN NEIGHBOURHOOD CONTEXT AND MAJOR ROADS



JERICHO SUB-NEIGHBOURHOOD



JERICHO PLAN BOUNDARY



**LEGEND**

|                                  |                                                                |                    |
|----------------------------------|----------------------------------------------------------------|--------------------|
| Commercial                       | Low Density Multi-Family and Seniors Residential/Institutional | Greenway           |
| Townhouse                        | Business Park                                                  | Landmark Features  |
| Low Density Apartment (1.4 FSR)  | Mixed Institutional                                            | (PP) Pocket Park   |
| High Density Apartment (2.4 FSR) | Institutional                                                  | SNP Boundary       |
| High Density Mixed Use (2.5 FSR) | Park                                                           | Refer to Table 1.2 |



THE PROJECT SITE FALLS UNDER JERICHO SUB NEIGHBOURHOOD PLAN, THE LAND-USE PLAN OF JERICHO SHOWS HIGH DENSITY MIXED USE (FAR- 2.5) FOR THE SITE.



FLAT ARCHITECTURE 2

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PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942, 78b Ave  
T.O. LANGLEY BC  
CLIENT:  
PAL

DATE  
2026-04-15

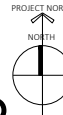
22-205  
SCALE: DRAWN BY:  
A.W.S.P

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|------|--------------------|------|------------|
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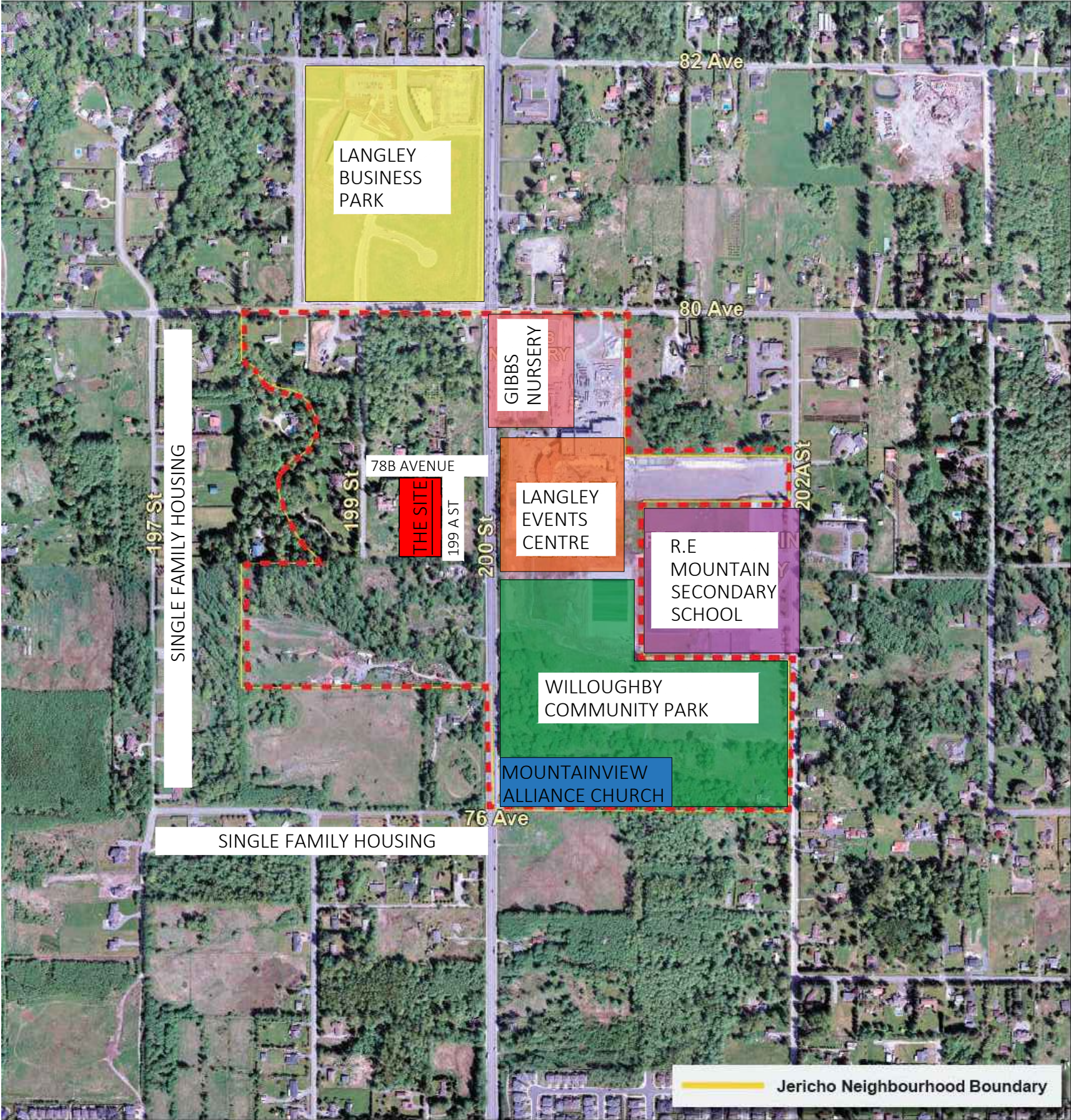
CONTEXT

ANALYSIS

A-003







LEGEND

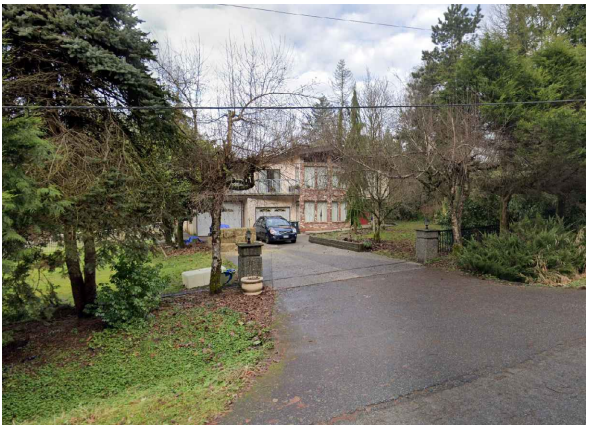
- LANGLEY EVENTS CENTRE
- GIBBS NURSERY
- THE SITE
- R.E. MOUNTAIN SECONDARY SCHOOL
- WILLOUGHBY COMMUNITY PARK
- MOUNTAINVIEW ALLIANCE CHURCH
- LANGLEY BUSINESS PARK

| REV   | DESCRIPTION        | BY      | DATE       |
|-------|--------------------|---------|------------|
| REV 1 | DEVELOPMENT PERMIT | S.P.R.W | 2026-04-30 |
|       |                    |         |            |
|       |                    |         |            |
|       |                    |         |            |
|       |                    |         |            |
|       |                    |         |            |
|       |                    |         |            |
|       |                    |         |            |
|       |                    |         |            |
|       |                    |         |            |





1  
A003 THE SITE  
N.T.S



2  
A003 SINGLE FAMILY HOUSE  
N.T.S



3  
A003 SINGLE FAMILY HOUSE  
N.T.S



4  
A003 INTERSECTION 200ST/78B AVE  
N.T.S



5  
A003 INTERSECTION 200ST/78B AVE  
N.T.S



6  
A003 INTERSECTION 199 ST/78B AVE  
N.T.S



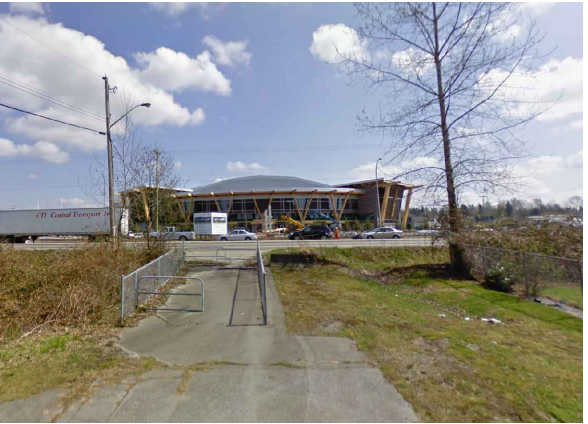
7  
A003 SINGLE FAMILY HOUSE  
N.T.S



8  
A003 LANGLEY EVENTS CENTRE  
N.T.S



9  
A003 INTERSECTION 199 ST/78B AVE  
N.T.S



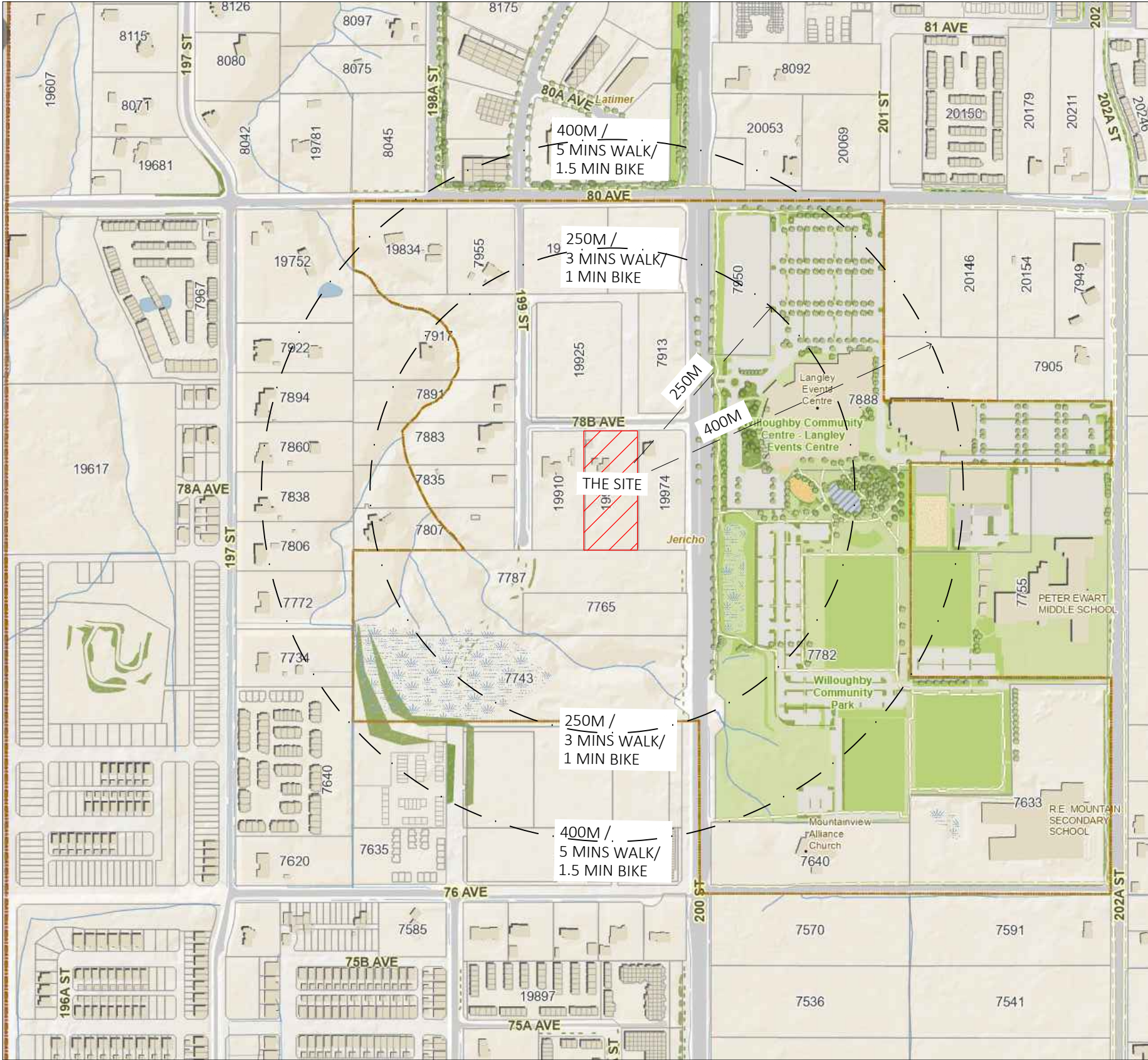
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A003 INTERSECTION 200ST/78B AVE  
N.T.S

| REV   | DESCRIPTION        | BY      | DATE       |
|-------|--------------------|---------|------------|
| REV 1 | DEVELOPMENT PERMIT | S.P.R.W | 2026-04-25 |

CONTEXT

PHOTOS



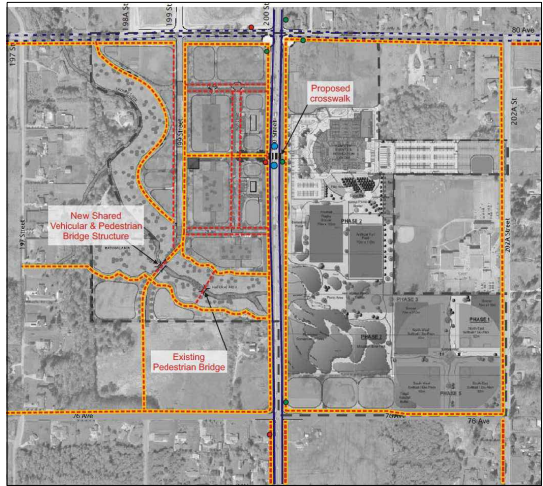


LEGEND

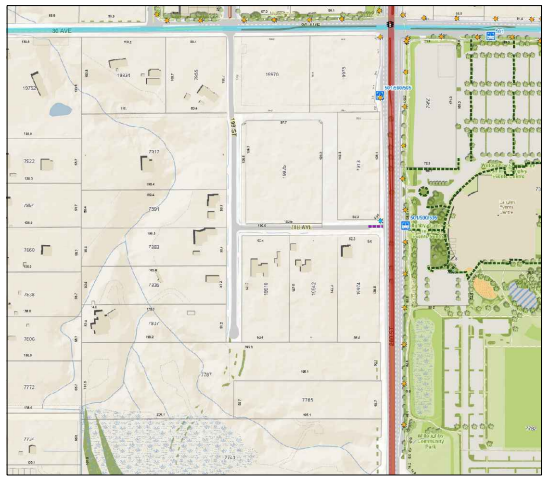
|       |          |
|-------|----------|
| —     | THE SITE |
| - - - | THE SITE |



JERICHO-SUB-NEIGHBOURHOOD-VEHICULAR

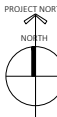


JERICHO-SUB-NEIGHBOURHOOD-PEDESTRIAN



JERICHO-SUB-NEIGHBOURHOOD-BUS ROUTE

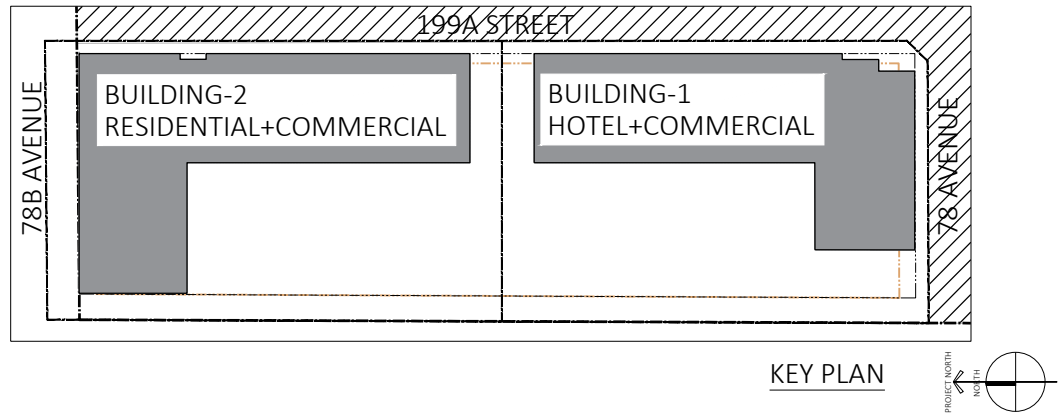
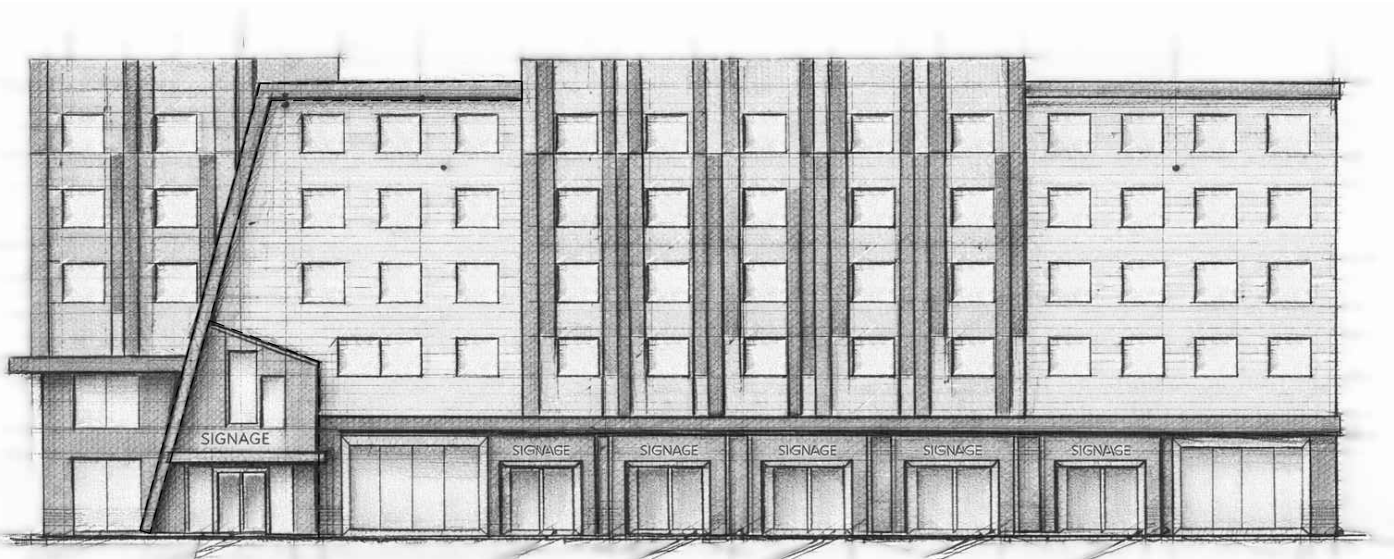
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|-------|--------------------|----------|------------|
| REV 1 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-04-15 |





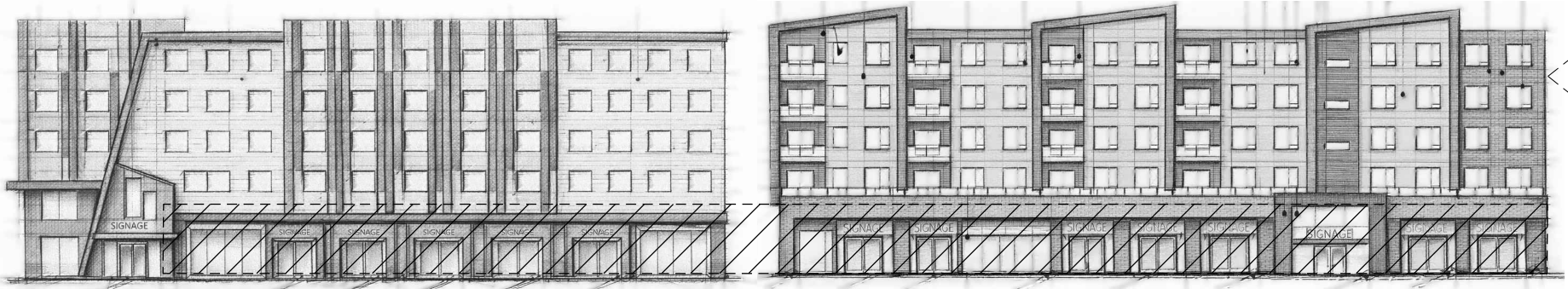


The project is conceived as a mixed-use development comprising a hotel building on the left and a residential building on the right, unified by a continuous ground-floor commercial podium. This configuration responds to urban context, functional requirements, and street activation goals.



The hotel building is located on the left to take advantage of its prominent frontage and visibility, supporting way-finding and accessibility for short-term visitors. Its massing and facade articulation emphasize a more active and expressive character, appropriate for hospitality use. Vertical elements and varied mass treatments help break down the building scale while reinforcing a recognizable identity for the hotel.

The residential building on the right is designed with a calmer and rhythmic mass, reflecting long-term living use. Window patterns, balcony treatments, and material consistency provide visual order and residential comfort while maintaining compatibility with the overall architectural language of the project.

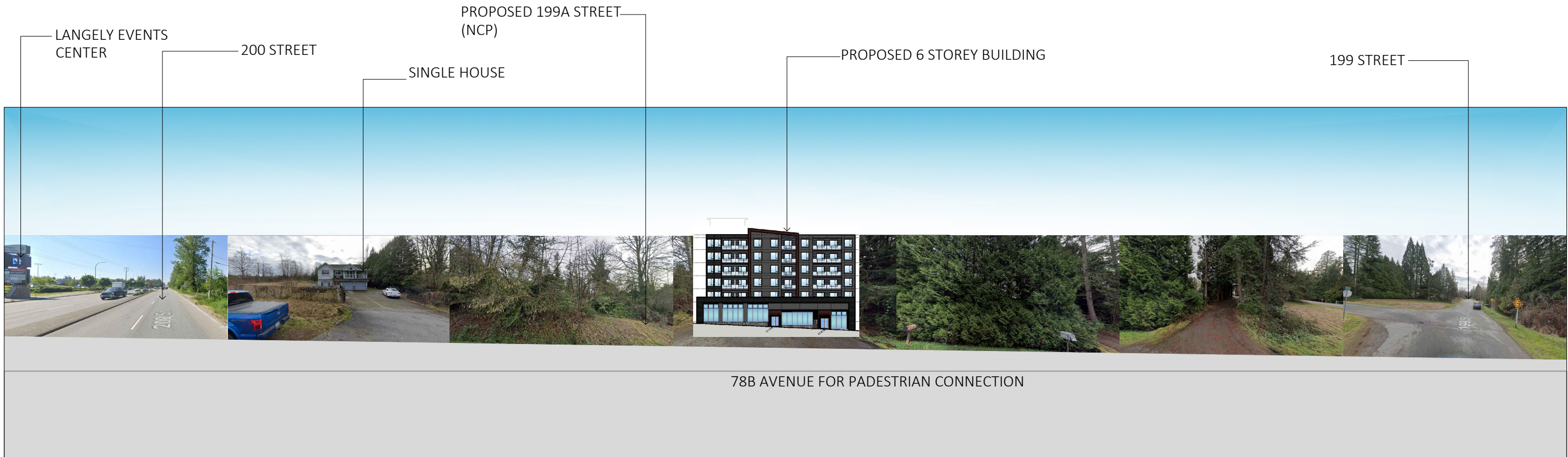


At the ground level, both buildings are unified by commercial retail units (CRUs) that create a continuous and active street edge. Generous glazing, multiple entrances, and pedestrian-oriented design enhance public engagement, improve walkability, and contribute to the vibrancy of the streetscape. This active podium also acts as a visual base, clearly distinguishing the commercial realm from the private hotel and residential uses above.

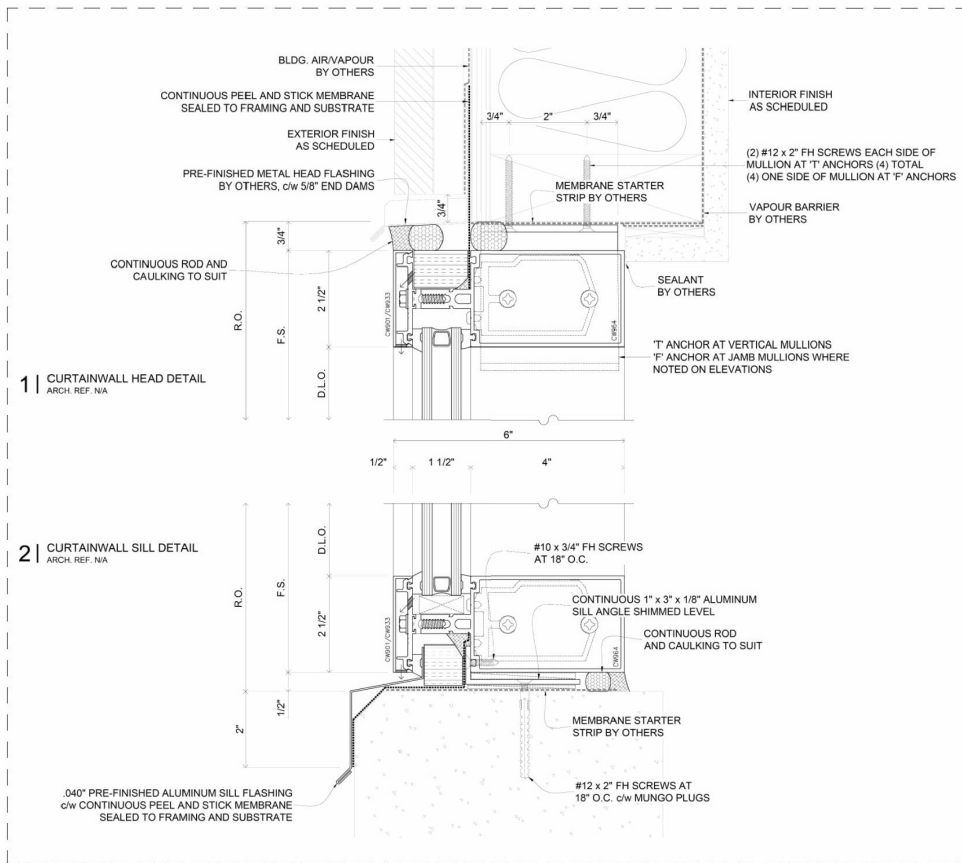
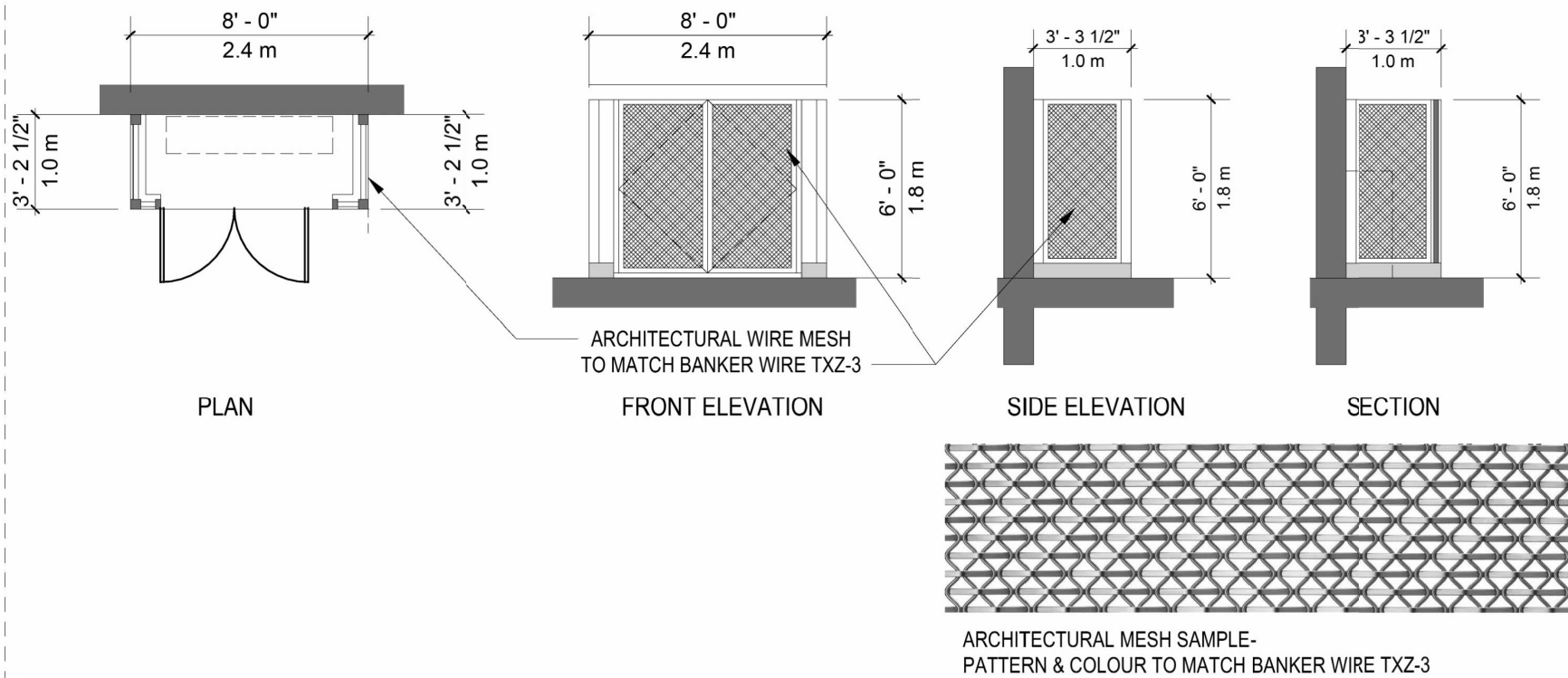
Overall, the massing strategy, facade differentiation, and program distribution achieve a balanced composition that supports urban activation, functional clarity, and architectural cohesion, while responding appropriately to the mixed-use nature of the development.

| REV  | DESCRIPTION        | BY  | DATE     |
|------|--------------------|-----|----------|
| REV1 | DEVELOPMENT PERMIT | S.P | 20260126 |

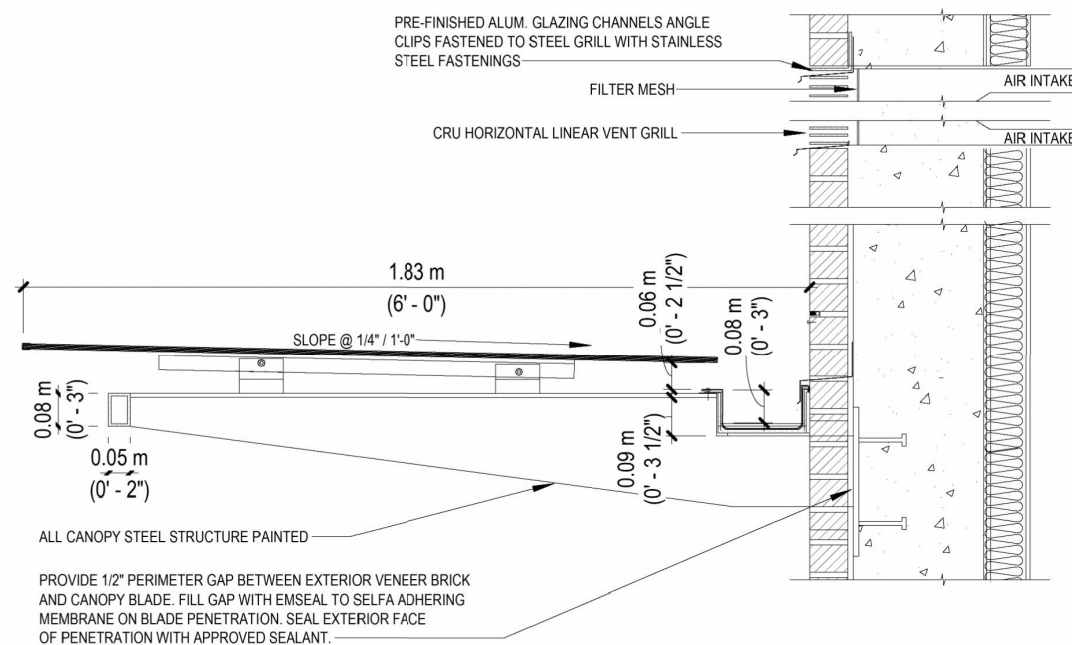




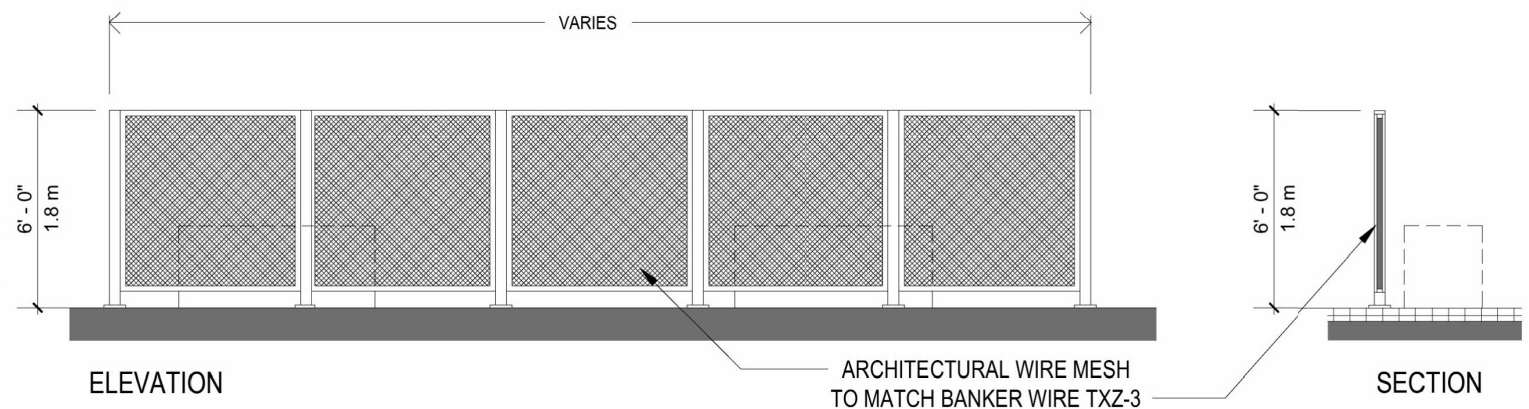




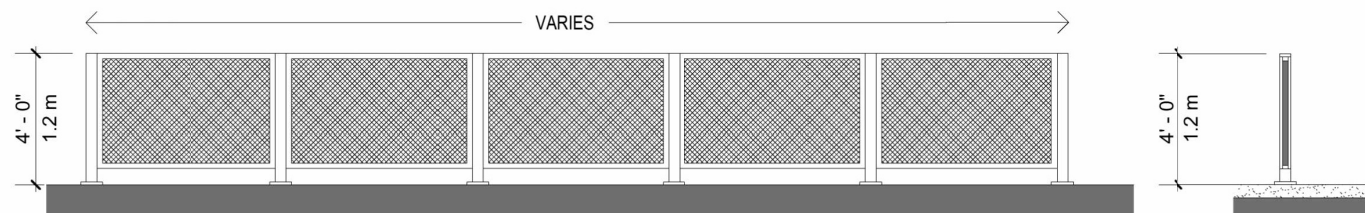
○ GAS METER ENCLOSURE DETAIL  
3/16" = 1'-0"



1 CANOPY DETAIL  
3/4" = 1'-0"



○ TYPICAL ROOF TOP MECHANICAL  
SCREEN DETAIL  
3/16" = 1'-0"



2 OUTDOOR PLAY AREA ENCLOSURE  
DETAIL  
3/16" = 1'-0"



**FLAT**  
ARCHITECTURE

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PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942, 78b Ave  
T.O. LANGLEY BC  
CLIENT: PAL

DATE  
2026-04-15

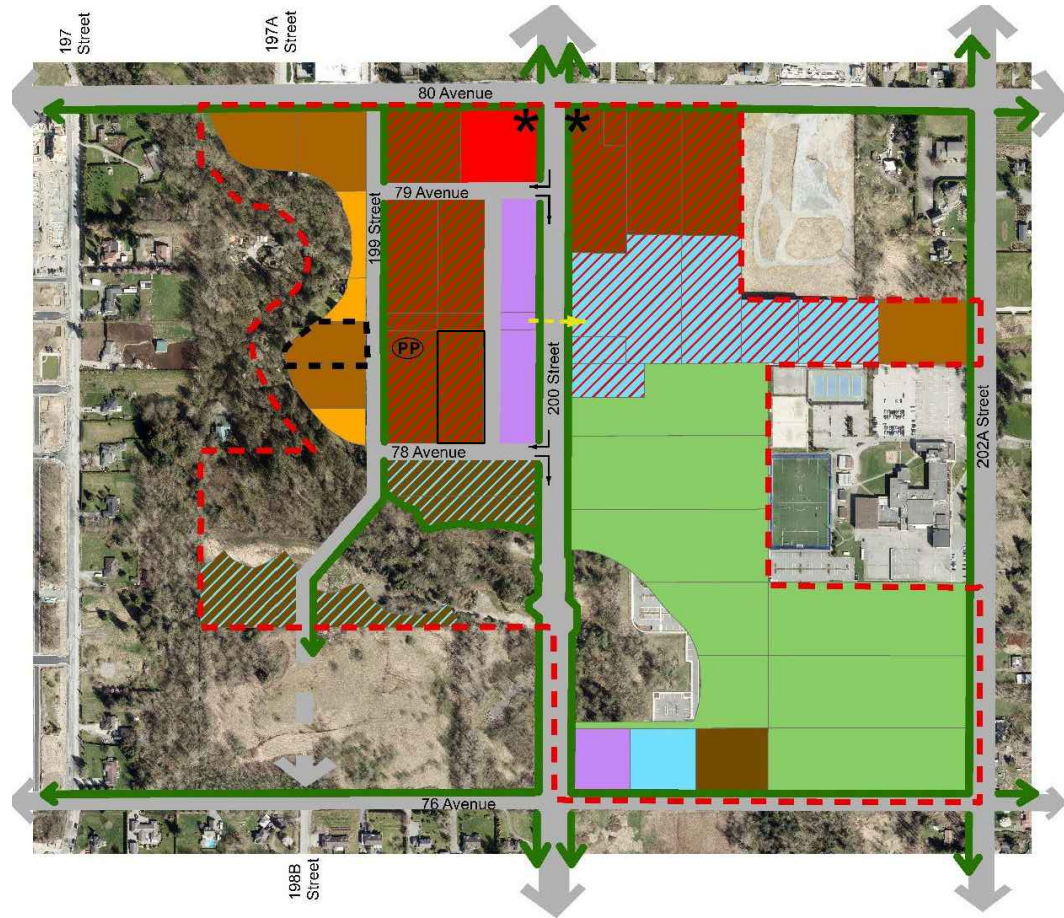
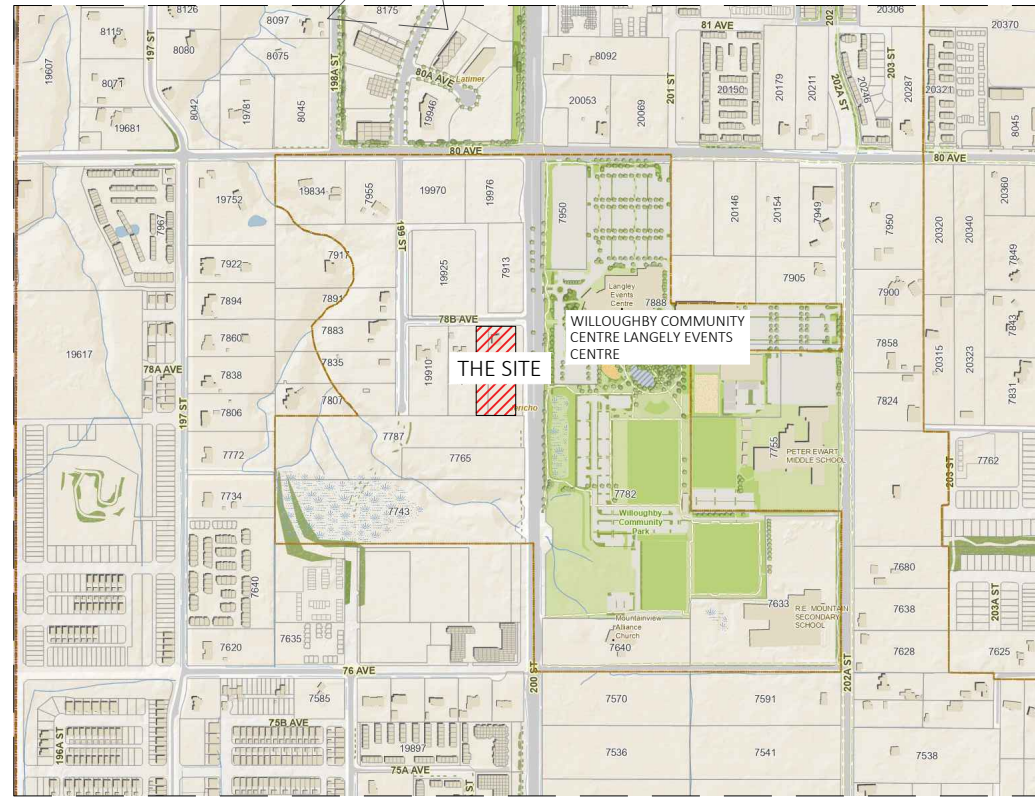
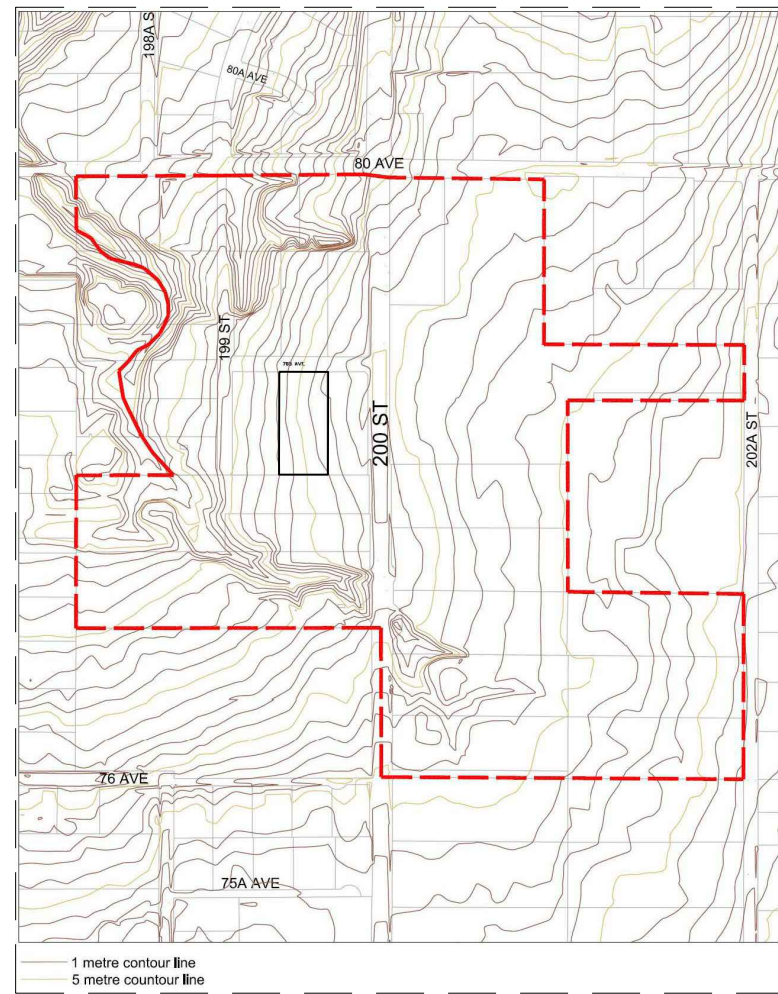
22-205  
SCALE: DRAWN BY:  
S.P

| REV   | DESCRIPTION        | DATE       |
|-------|--------------------|------------|
| REV 1 | DEVELOPMENT PERMIT | 2026-01-25 |
| REV 2 | BY                 |            |

ENCLOSURE &  
SIGNAGE DET.

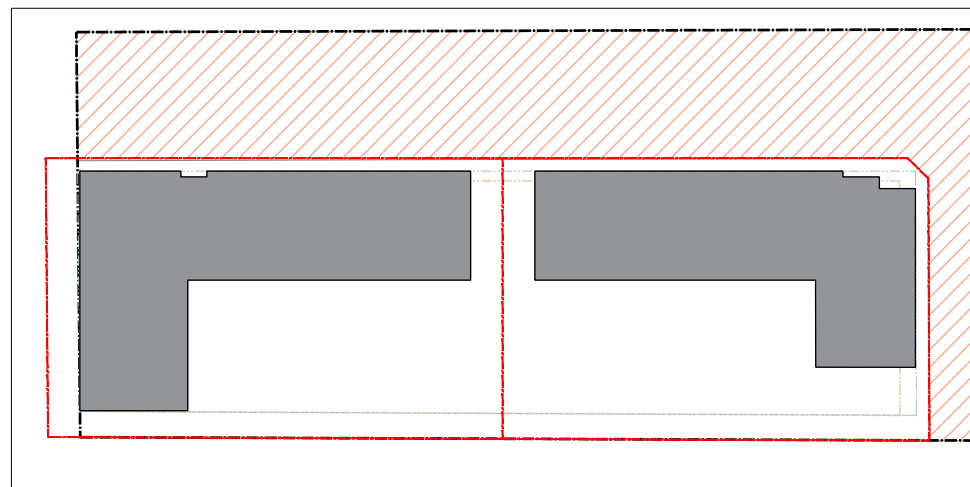
A-011



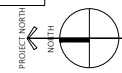


### TERRAIN CHALLENGES AND THE DESIGN OPPORTUNITIES

THE POSES A CHALLENGING TERRAIN , THIS HAS ITS HIGH POINT AT THE MIDDLE OF 199 STREET ON EAST AND FROM MIDDLE ITS SLOPING DOWN TO NORTH AND SOUTH BOTH SIDES. FROM SOUTH-EAST CORNER TO SOUTH WEST ITS SLOPING DOWN AGAIN FOR 2 M , AND FROM EAST NORTH CORNER TO NORTH WEST ITS SLOPING DOWN 2M , SO WEST SIDE IS THE LOWEST GRADE.



KEY PLAN



### ZONING , OCP AND NCP DESIGNATION

THE SITE CURRENTLY ZONED AS SR-2 SUBURBAN RESIDENTIAL ZONE , THAT HAS BEEN PROPOSED FOR COMPREHENSIVE DEVELOPMENT WITH DENSITY, FUNCTION AND HEIGHT ALIGNMENT AS THE LANDUSE PLAN , OCP AND NCP GUIDELINES. BASED ON THESE CONSIDERATIONS , THE SITE IS BEING DEVELOPED AS MIXED USE MULTIFAMILY RESIDENTIAL APARTMENT.

### THE SITE

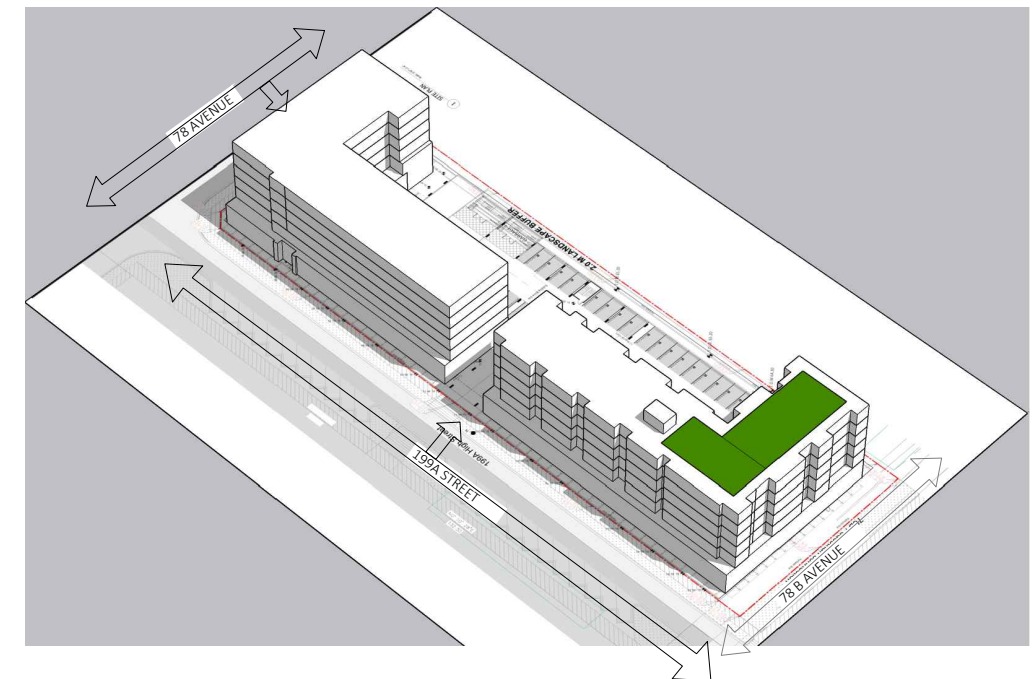
THE PROJECT SITE FALLS UNDER JERICO SUB NEIGHBOURHOOD PLAN,THE LAND-USE PLAN OF JERICO SHOWS HIGH DENSITY MIXED USE (FAR- 2.5) FOR THE SITE.

THE SITE IS SURROUNDED BY THREE ROADS, 199A STREET ON EAST, 78B AVENUE ON NORTH AND 78 AVENUE ON SOUTH.

78B AVENUE MEETS THE 200 STREET. AS PROPOSED IN N.C.P WILL BE THE PEDESTRIAN CONNECTION TO LANGELY EVENT CENTER.KEEPING THAT IN MIND WE HAVE DESIGNED VEHICULAR ACCESS ONLY FROM 199 ST AND 78 AVENUE.

### THE BUILDING

THE SITE PLAN CONSISTS OF TWO BUILDINGS. BUILDING 1 INCLUDES COMMERCIAL UNITS AT GROUND LEVEL WITH A HOTEL ON THE UPPER FLOORS. BUILDING 2 INCLUDES COMMERCIAL UNITS AT GROUND LEVEL AND RESIDENTIAL UNITS ON THE UPPER FLOORS, FROM LEVELS 2 TO 6. INDOOR AMENITIES ARE PROVIDED AT LEVEL 2, ALONG WITH ROOFTOP AMENITIES.



FLAT1  
ARCHITECTURE

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PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942, 78b Ave  
T.O. LANGLEY BC

CLIENT:  
PAL

DATE  
2026-04-15

22-205

SCALE: DRAWN BY:  
S.P

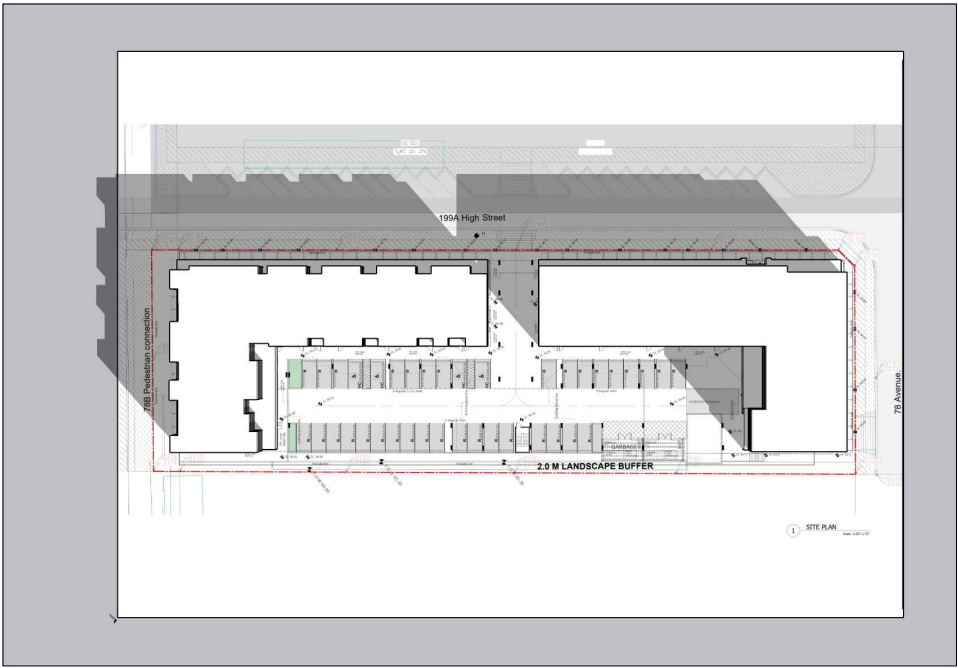
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|------|--------------------|-----|------------|
| REV1 | DEVELOPMENT PERMIT | S.P | 2026-01-26 |

SITE

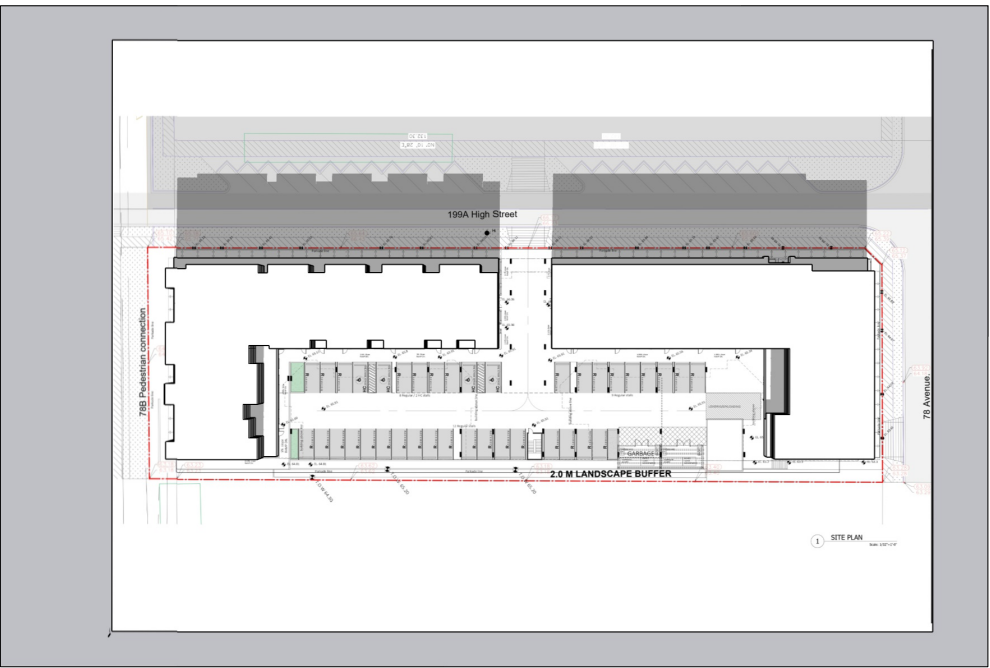
ANALYSIS

A-012

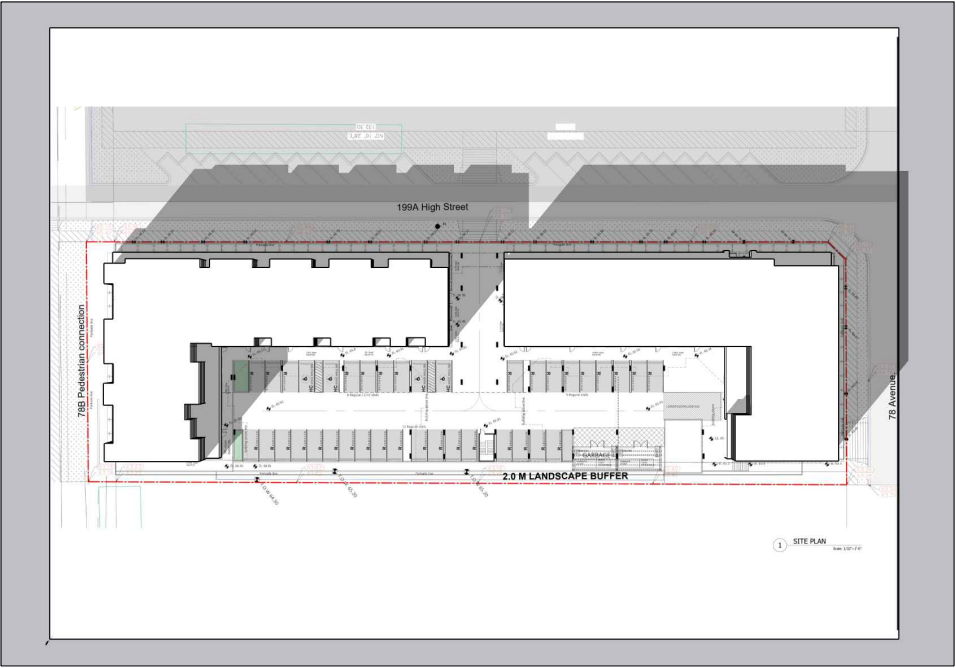




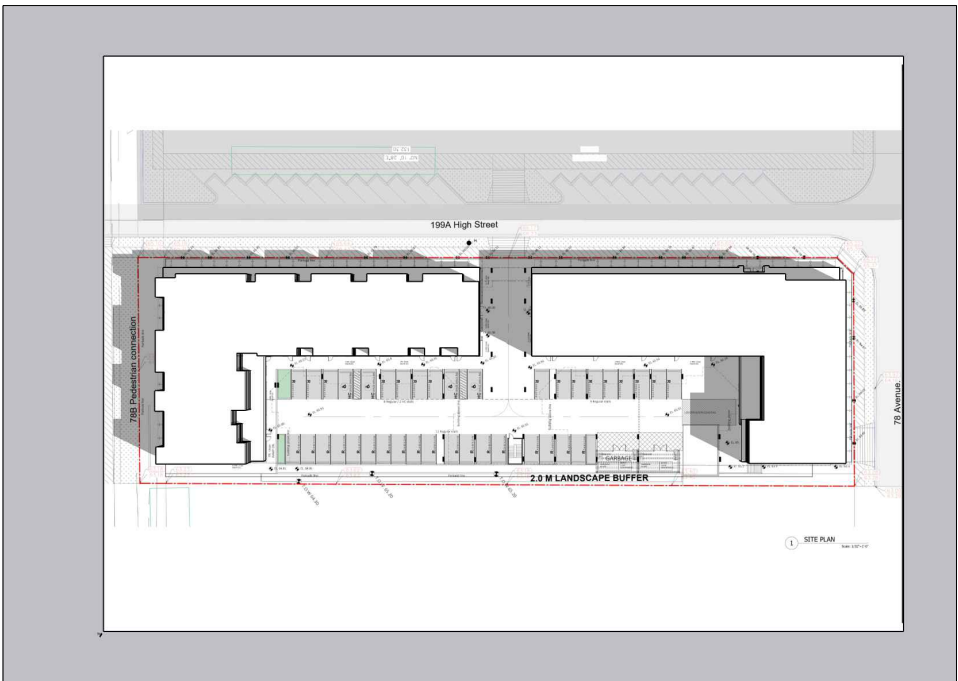
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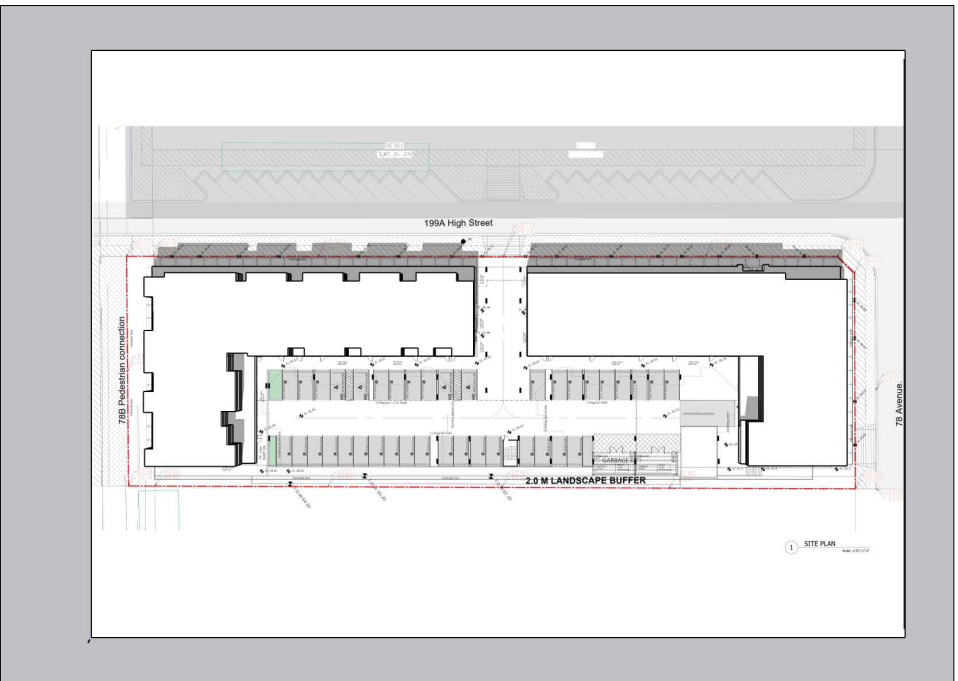
MARCH 12 PM



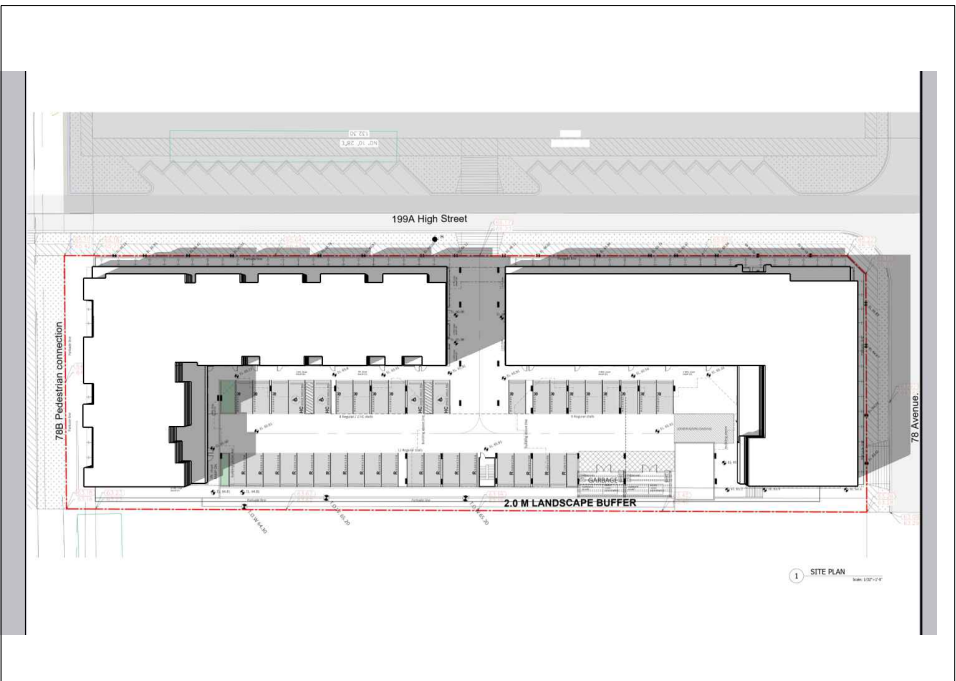
MARCH 2 PM



JUNE 10 AM



JUNE 12 PM



JUNE 2 PM



**FLAT1**  
ARCHITECTURE

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PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942, 78b Ave  
T.O. LANGLEY BC  
CLIENT: PAL

DATE  
2026-04-15

22-205  
SCALE: DRAWN BY:  
K.S/ S.P

| REV    | DESCRIPTION        | DATE       |
|--------|--------------------|------------|
| REV 1  | DEVELOPMENT PERMIT | 2026-01-26 |
| REV 2  |                    |            |
| REV 3  |                    |            |
| REV 4  |                    |            |
| REV 5  |                    |            |
| REV 6  |                    |            |
| REV 7  |                    |            |
| REV 8  |                    |            |
| REV 9  |                    |            |
| REV 10 |                    |            |
| REV 11 |                    |            |
| REV 12 |                    |            |
| REV 13 |                    |            |
| REV 14 |                    |            |
| REV 15 |                    |            |
| REV 16 |                    |            |
| REV 17 |                    |            |
| REV 18 |                    |            |
| REV 19 |                    |            |
| REV 20 |                    |            |

SHADOW

STUDY

A-008





104 12TH AVENUE  
SEATTLE, WA, 98122



HAMPTON INN, 1750  
16th Avenue East ,  
VANCOUVER



ANTHOLOGY 625 H STREET, NE  
WASHINGTON DC



101-654 GRANDERSON  
RD, LANGFORD, BC



**FLAT!**  
ARCHITECTURE

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CLIENT:  
PAL

DATE  
2026-04-15

22-205  
SCALE: DRAWN BY:  
A.W/S.P

| REV  | DESCRIPTION        | BY      | DATE       |
|------|--------------------|---------|------------|
| REV1 | DEVELOPMENT PERMIT | S.P.R.W | 2026-01-29 |

PRECEDENTS

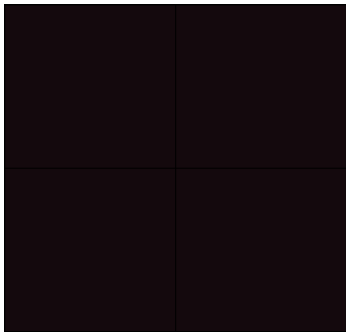




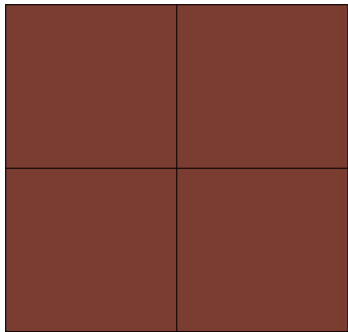
1 EAST ELEVATION - 199A STREET  
Scale: 1/32"=1'



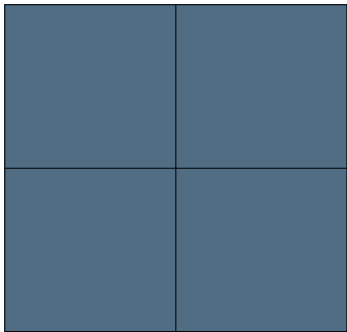
1 Exterior High Density Cementitious Siding  
COLOR- CHARCOAL GRAY



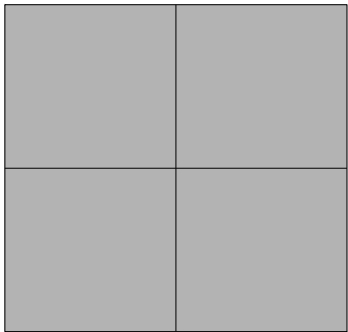
2 Exterior High Density Cementitious Panel  
COLOR- BLACK



3 ALUMINIUM METAL PANEL  
COLOR - 2005-10 RED ROCK



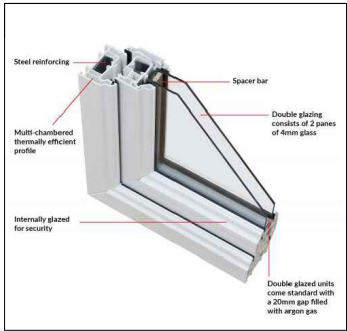
4 ALUMINIUM METAL PANEL  
COLOR - SW-6523



5 Exterior High Density Cementitious Panel  
COLOR- 1615 ROCK GRAY



6 THIN BRICK  
COLOR - CHARCOAL GREY



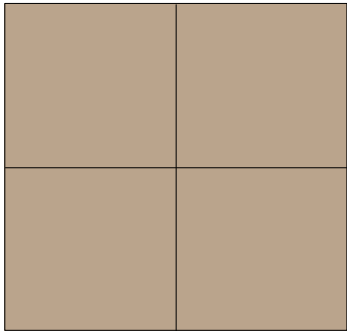
7 VINYL DOUBLE GLAZED WINDOW  
COLOR - BLACK AND CLEAR GLASS



8 STORE FRONT BLACK METAL PANEL GLAZING  
COLOR - BLACK AND CLEAR GLASS

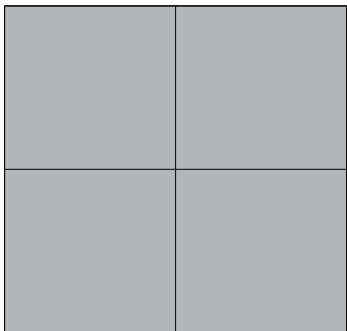


9 Exterior High Density Cementitious Panel  
COLOR - CHARCOAL GRAY



10 Exterior High Density Cementitious Panel  
COLOR - SW 7534

| EXTERIOR FINISH SPECIFICATIONS |                                                                                                  |
|--------------------------------|--------------------------------------------------------------------------------------------------|
| 1                              | Exterior High Density Cementitious Board siding ; Finish : smooth; color : charcoal gray         |
| 2                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : black                  |
| 3                              | Aluminium Metal panel ; Finish : smooth; color : 2005-10 Red Rock                                |
| 4                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : SW 6523                |
| 5                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : 1616 stormy sky        |
| 6                              | Brick cladding : Finish: charcoal grey ; Mortar to match with brick color ; Size: 238x 115x 47cm |
| 7                              | Thermally Broken Vinyl Double Glazed window                                                      |
| 8                              | store front black metal panel glazing ; color : clear                                            |
| 9                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : charcoal gray          |
| 10                             | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : SW 7534                |
| 11                             | Exterior High Density Cementitious Board siding; Finish : Smooth; color : 1613 silent night      |
| 12                             | Glass canopy with Black metal frame                                                              |
| 13                             | Aluminium Guardrails with black powder coated and Glass Panel Color: clear                       |
| 14                             | Glazing in combination with spandrel glazing with black metal frame                              |



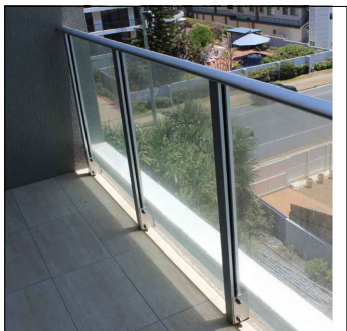
11 Exterior High Density Cementitious Panel  
COLOR - 1613 SILENT NIGHT



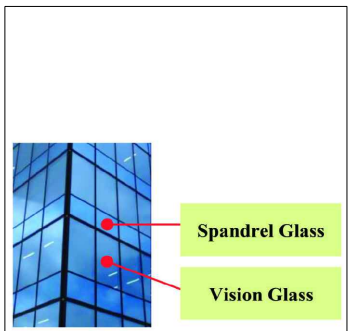
12 Exterior High Density Cementitious Panel  
COLOR - 1616 STORMY SKY



13 GLASS METAL CANOPY  
COLOR - BLACK/ CLEAR GLASS



14 ALUMINIUM GUARDRAIL WITH GLASS  
COLOR - BLACK FRAME WITH CLEAR GLASS



15 GLAZING + SPANDREL GLAZING  
COLOR - BLACK FRAME WITH GLASS



FLAT ARCHITECTURE

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PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942, 78b Ave  
T.O. LANGLEY BC  
CLIENT: PAL

DATE  
2026-04-15

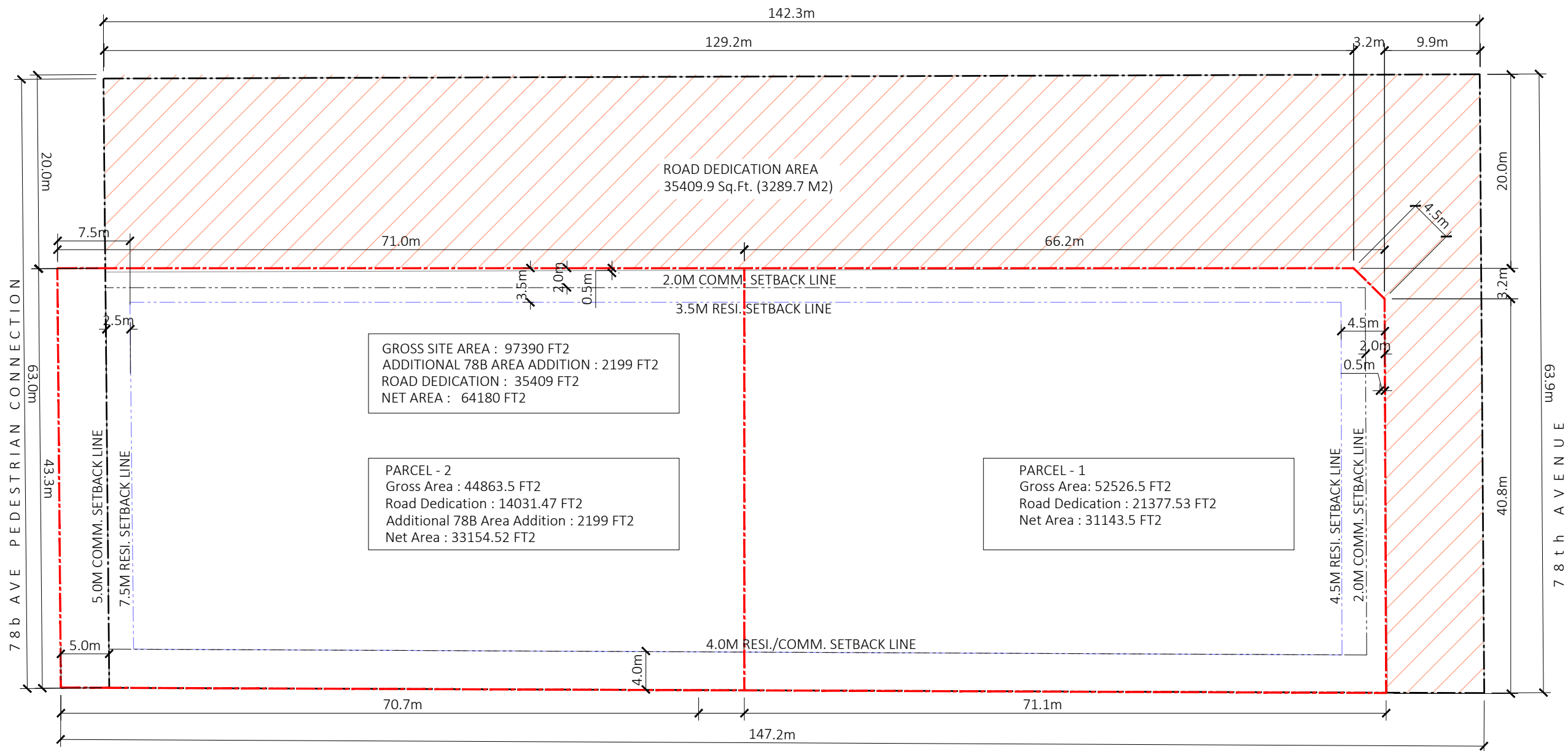
22-205  
SCALE: S.P.  
DRAWN BY:

| REV    | DESCRIPTION        | DATE       |
|--------|--------------------|------------|
| REV 1  | DEVELOPMENT PERMIT | 2026-01-26 |
| REV 2  |                    |            |
| REV 3  |                    |            |
| REV 4  |                    |            |
| REV 5  |                    |            |
| REV 6  |                    |            |
| REV 7  |                    |            |
| REV 8  |                    |            |
| REV 9  |                    |            |
| REV 10 |                    |            |
| REV 11 |                    |            |
| REV 12 |                    |            |
| REV 13 |                    |            |
| REV 14 |                    |            |
| REV 15 |                    |            |
| REV 16 |                    |            |
| REV 17 |                    |            |
| REV 18 |                    |            |
| REV 19 |                    |            |
| REV 20 |                    |            |

MATERIALS  
BOARD

A-010





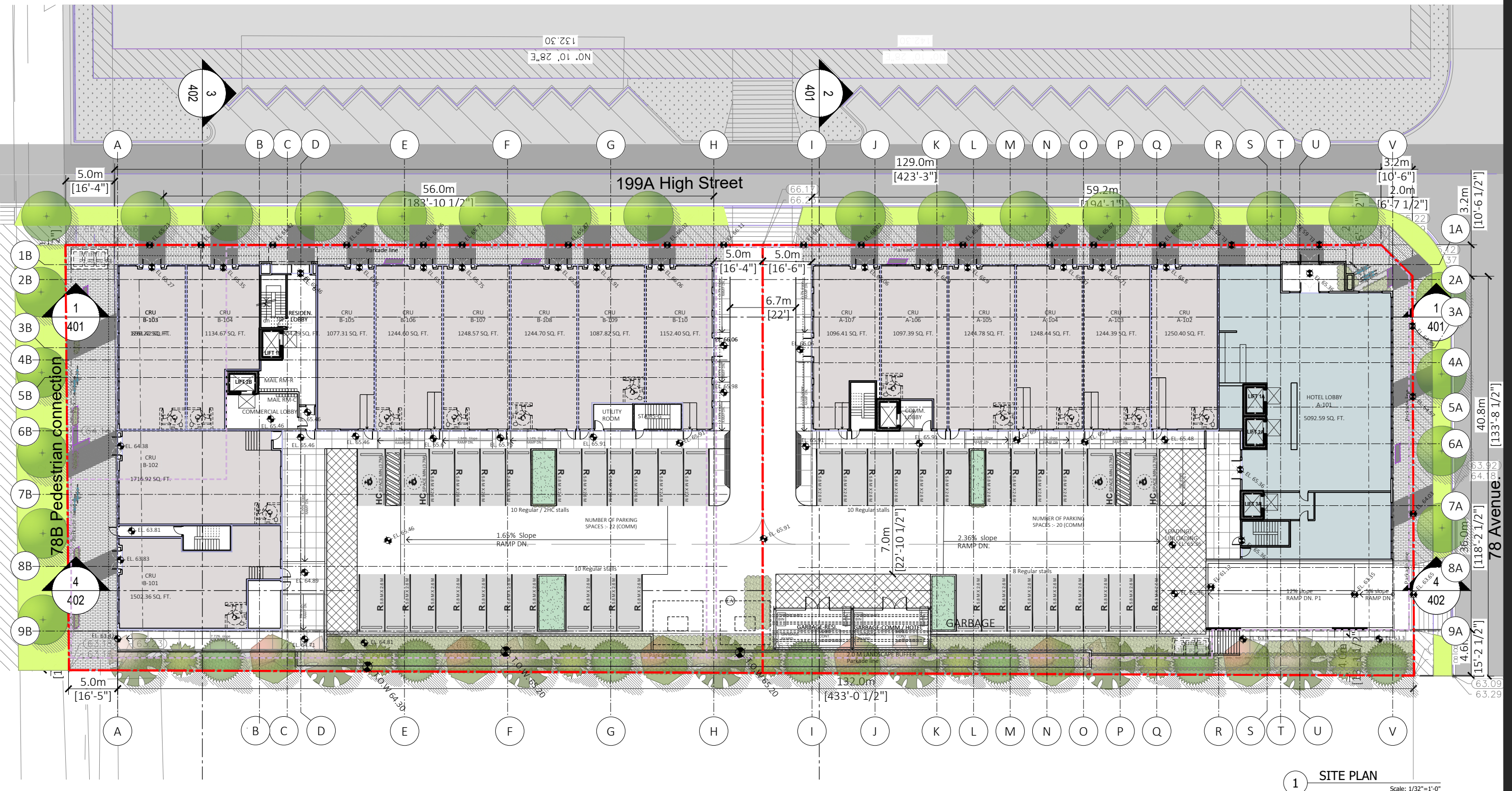
GROSS SITE AREA : 97390 FT2  
ADDITIONAL 78B AREA ADDITION : 2199 FT2  
ROAD DEDICATION : 35409 FT2  
NET AREA : 64180 FT2

PARCEL - 2  
Gross Area : 44863.5 FT2  
Road Dedication : 14031.47 FT2  
Additional 78B Area Addition : 2199 FT2  
Net Area : 33154.52 FT2

PARCEL - 1  
Gross Area: 52526.5 FT2  
Road Dedication : 21377.53 FT2  
Net Area : 31143.5 FT2

| REV  | DESCRIPTION        | BY       | DATE       |
|------|--------------------|----------|------------|
| REV2 | DEVELOPMENT PERMIT | S.P/R.W. | 2026-02-23 |
| REV1 | DEVELOPMENT PERMIT | S.P/R.W. | 2026-01-26 |
| REV  | DESCRIPTION        | BY       | DATE       |





1 SITE PLAN  
Scale: 1/32"=1'-0"



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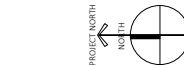
PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942 78b Ave  
T.O. LANGLEY BC  
CLIENT:

DATE  
2026-02-23

22-205  
SCALE: 1/32"=1' DRAWN BY:  
S.P/R.W

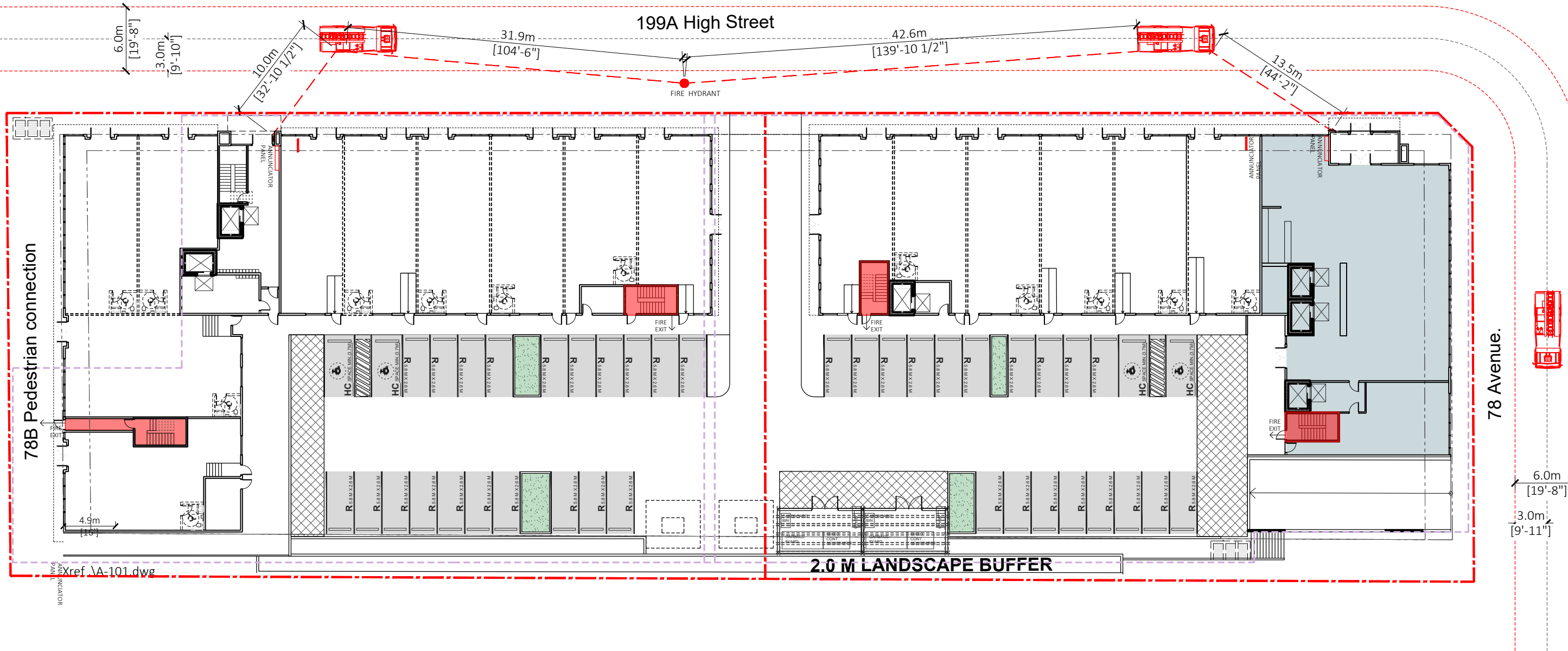
| REV  | DESCRIPTION        | BY    | DATE       |
|------|--------------------|-------|------------|
| REV1 | DEVELOPMENT PERMIT | SP/RW | 2026-04-15 |
| REV2 | DEVELOPMENT PERMIT | SP/RW | 2026-02-23 |
| REV3 | DEVELOPMENT PERMIT | SP/RW | 2026-02-23 |

SITE PLAN



A-101





1 SITE PLAN  
Scale: 1/32"=1'-0"

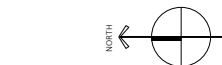


PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942 78b Ave  
T.O. LANGLEY BC  
CLIENT:

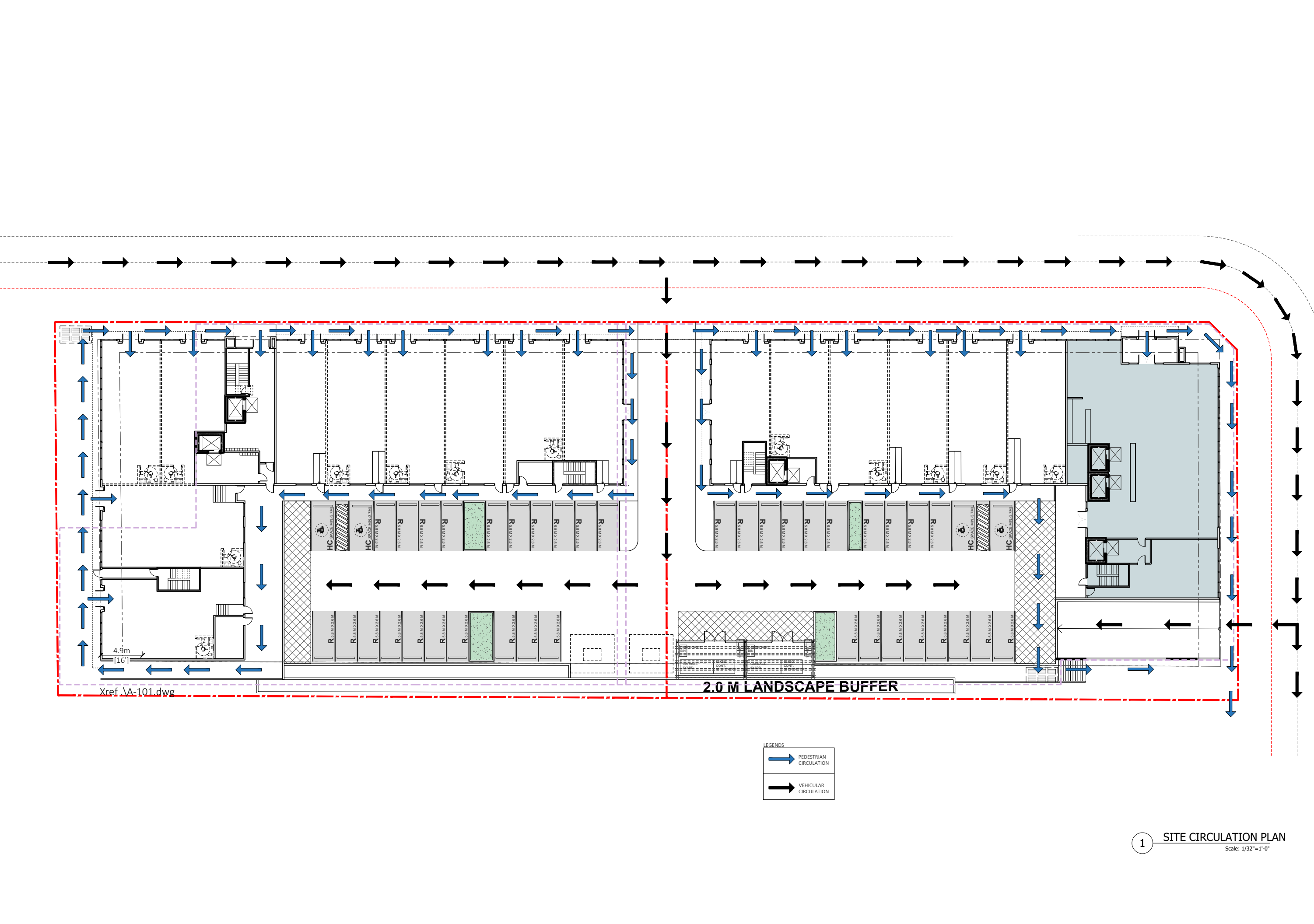
DATE  
2026-04-15  
22-205  
SCALE: 1/32"=1' DRAWN BY: S.P.

| REV  | DESCRIPTION        | BY      | DATE       |
|------|--------------------|---------|------------|
| REV2 | DEVELOPMENT PERMIT | S.P.R.W | 2026-02-23 |
| REV1 | DEVELOPMENT PERMIT | S.P.R.W | 2026-01-26 |

FIRE PLAN

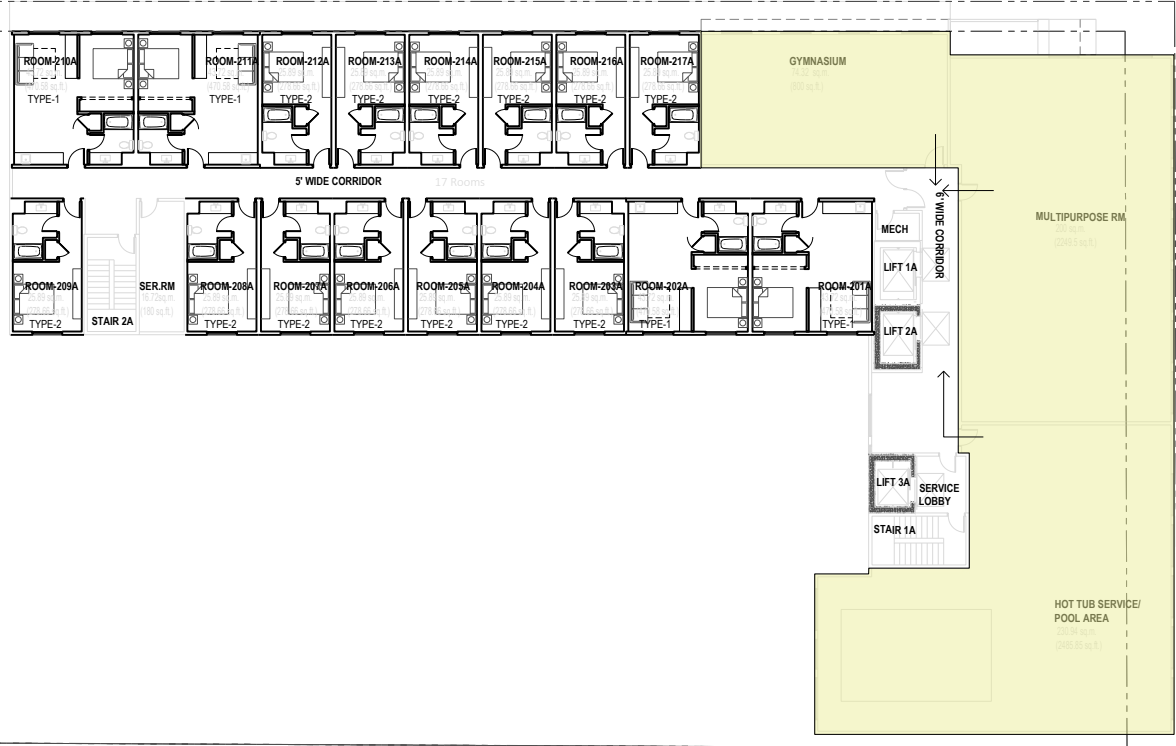






| REV  | DESCRIPTION        | BY       | DATE       |
|------|--------------------|----------|------------|
| REV2 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-02-23 |
| REV1 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-01-26 |





A 2ND FLOOR PLAN  
Scale: 1/32"=1'-0"



B ROOF PLAN  
Scale: 1/32"=1'-0"



FLAT1.0  
ARCHITECTURE

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Ph: 604-503-4484



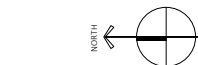
PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942 78b Ave  
T.O. LANGLEY BC  
CLIENT:

DATE  
2026-04-15

22-205  
SCALE: 1/32"=1' DRAWN BY: S.P.

| REV  | DESCRIPTION        | BY    | DATE      |
|------|--------------------|-------|-----------|
| REV1 | DEVELOPMENT PERMIT | S.PRW | 202601-26 |
| REV2 | DEVELOPMENT PERMIT | S.PRW | 202602-23 |

INDOOR-  
OUTDOOR







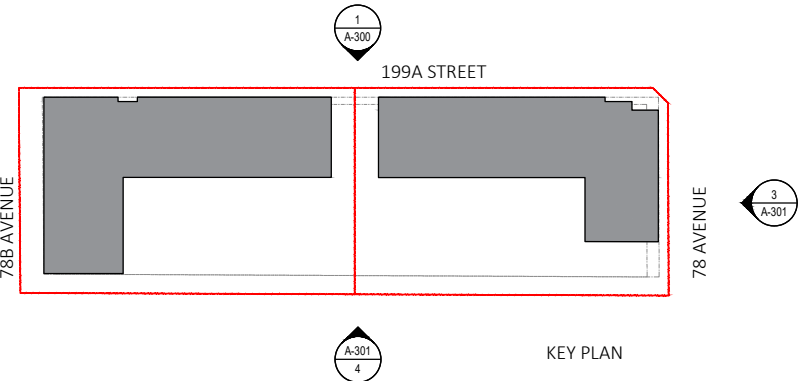
1 EAST ELEVATION - 199A STREET  
Scale: 1/32"=1'



2 NORTH ELEVATION 78B AVENUE  
Scale: 1/32"=1'



3 SOUTH ELEVATION - 78 AVENUE  
Scale: 1/32"=1'



KEY PLAN

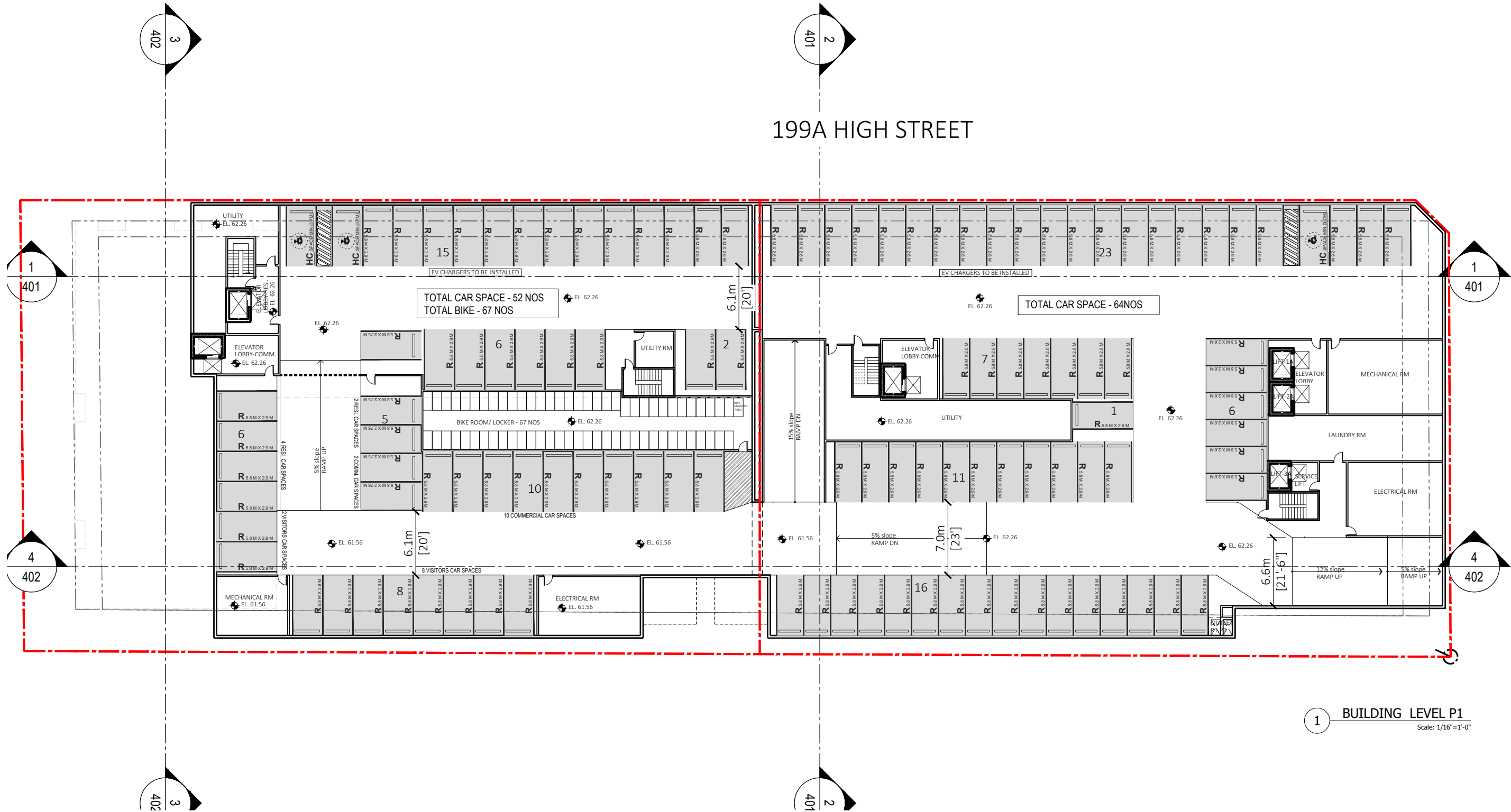
| EXTERIOR FINISH SPECIFICATIONS |                                                                                                  |
|--------------------------------|--------------------------------------------------------------------------------------------------|
| 1                              | Exterior High Density Cementitious Board siding ; Finish : smooth; color : charcoal gray         |
| 2                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : black                  |
| 3                              | Aluminium Metal panel ; Finish : smooth; color : 2005-10 Red Rock                                |
| 4                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : SW 6523                |
| 5                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : 1616 stormy sky        |
| 6                              | Brick cladding : Finish: charcoal grey ; Mortar to match with brick color ; Size: 238x 115x 47mm |
| 7                              | Thermally Broken Vinyl Double Glazed window                                                      |
| 8                              | store front black metal panel glazing ; color : clear                                            |
| 9                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : charcoal gray          |
| 10                             | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : SW 7534                |
| 11                             | Exterior High Density Cementitious Board siding; Finish : Smooth; color : 1613 silent night      |
| 12                             | Glass canopy with Black metal frame                                                              |
| 13                             | Aluminium Guardrails with black powder coated and Glass Panel Color: clear                       |
| 14                             | Glazing in combination with spandrel glazing with black metal frame                              |



4 WEST ELEVATION  
Scale: 1/32"=1'

| REV  | DESCRIPTION        | BY      | DATE       |
|------|--------------------|---------|------------|
| REV3 | DEVELOPMENT PERMIT | S.P.R.W | 2026-04-15 |
| REV2 | DEVELOPMENT PERMIT | S.P.R.W | 2026-02-23 |
| REV1 | DEVELOPMENT PERMIT | S.P.R.W | 2026-01-26 |





1 BUILDING LEVEL P1  
Scale: 1/16"=1'-0"



FLAT1  
ARCHITECTURE

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PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942, 19974 78b Ave  
T.O. LANGLEY BC  
CLIENT:  
PAL

DATE  
2026-04-15

22-205  
SCALE: 1/32"=1'  
DRAWN BY:  
S.P./R.W.

| REV  | DESCRIPTION        | BY       | DATE       |
|------|--------------------|----------|------------|
| REV3 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-04-15 |
| REV2 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-02-23 |
| REV1 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-01-26 |

LEVEL-P1

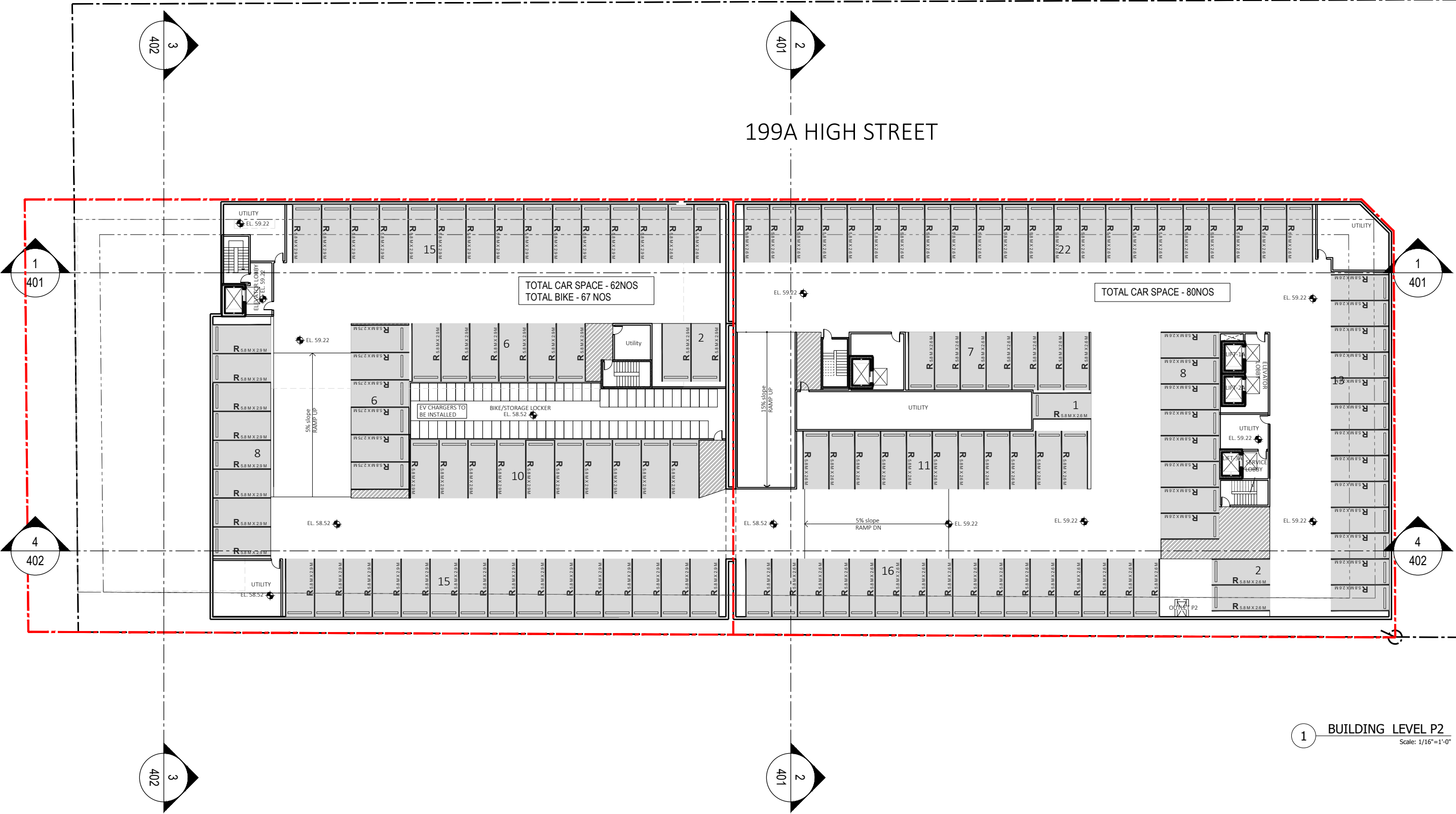
PARKING LVL

A-P01



78b AVE PEDESTRIAN CONNECTION

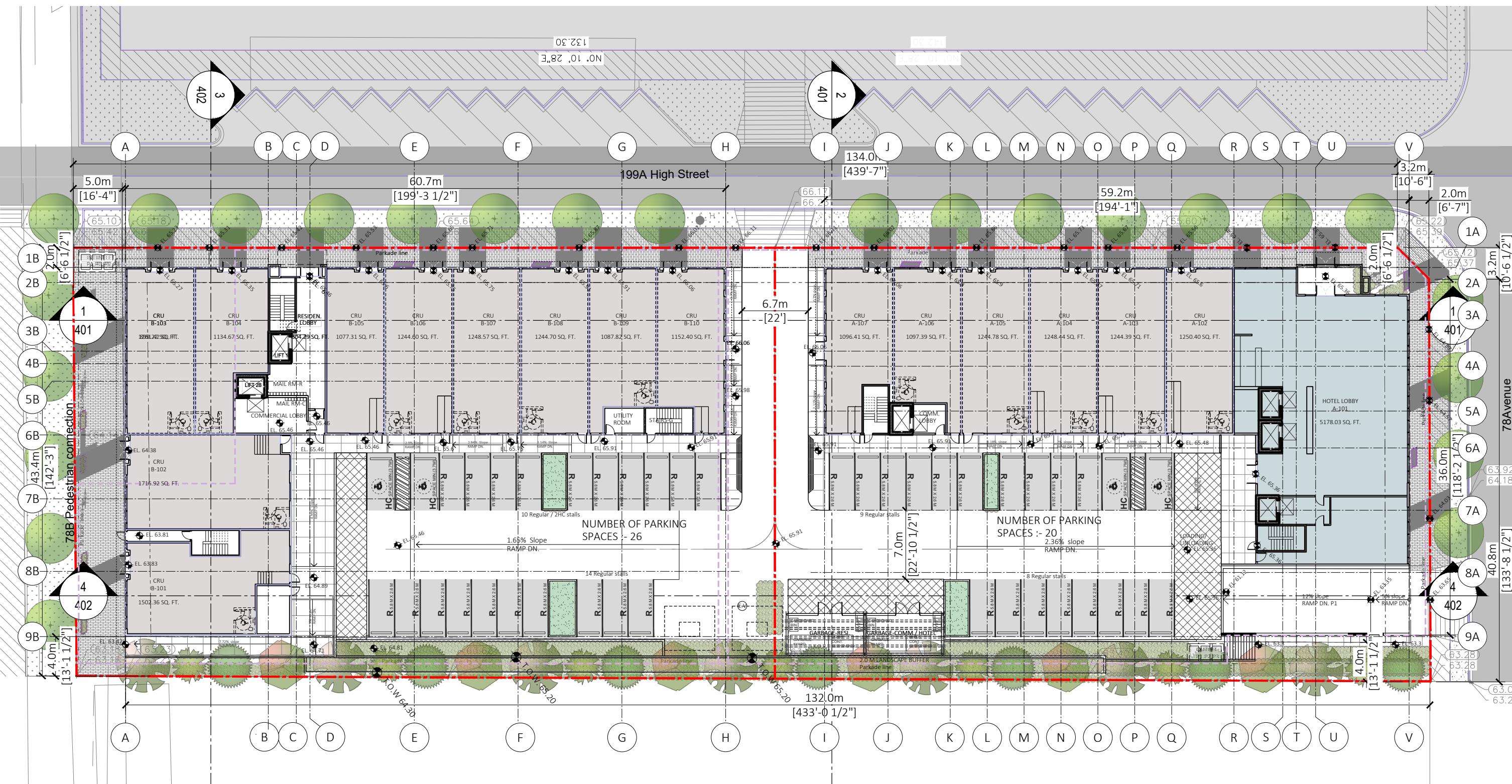
199A HIGH STREET



1 BUILDING LEVEL P2  
Scale: 1/16"=1'-0"

| REV  | DESCRIPTION        | BY       | DATE       |
|------|--------------------|----------|------------|
| REV3 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-04-15 |
| REV2 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-02-23 |
| REV1 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-01-28 |





1 GROUND LVL PLAN  
Scale: 1/32"=1'-0"



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Ph: 604-503-4484

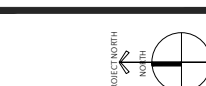
PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942 78b Ave  
T.O. LANGLEY BC  
CLIENT: PAL



DATE  
2026-04-15  
22-205  
SCALE: 1/32"=1' DRAWN BY: S.P.

| REV  | DESCRIPTION        | BY    | DATE       |
|------|--------------------|-------|------------|
| REV3 | DEVELOPMENT PERMIT | SPRAW | 2026-04-15 |
| REV2 | DEVELOPMENT PERMIT | SPRAW | 2026-04-15 |
| REV1 | DEVELOPMENT PERMIT | SPRAW | 2026-04-15 |
| REV  | DESCRIPTION        | BY    | DATE       |

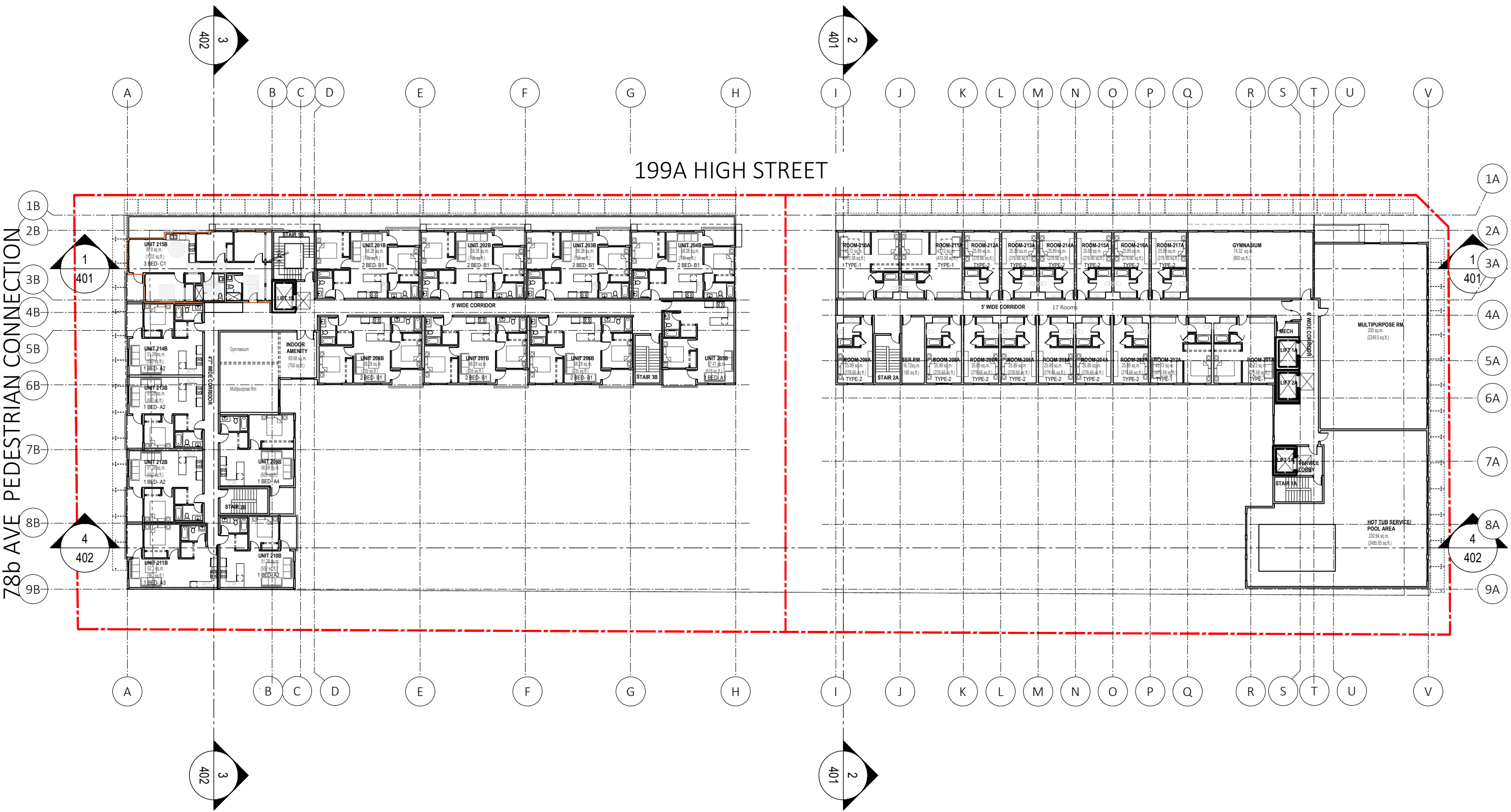
GROUND LVL  
PLAN



A-201

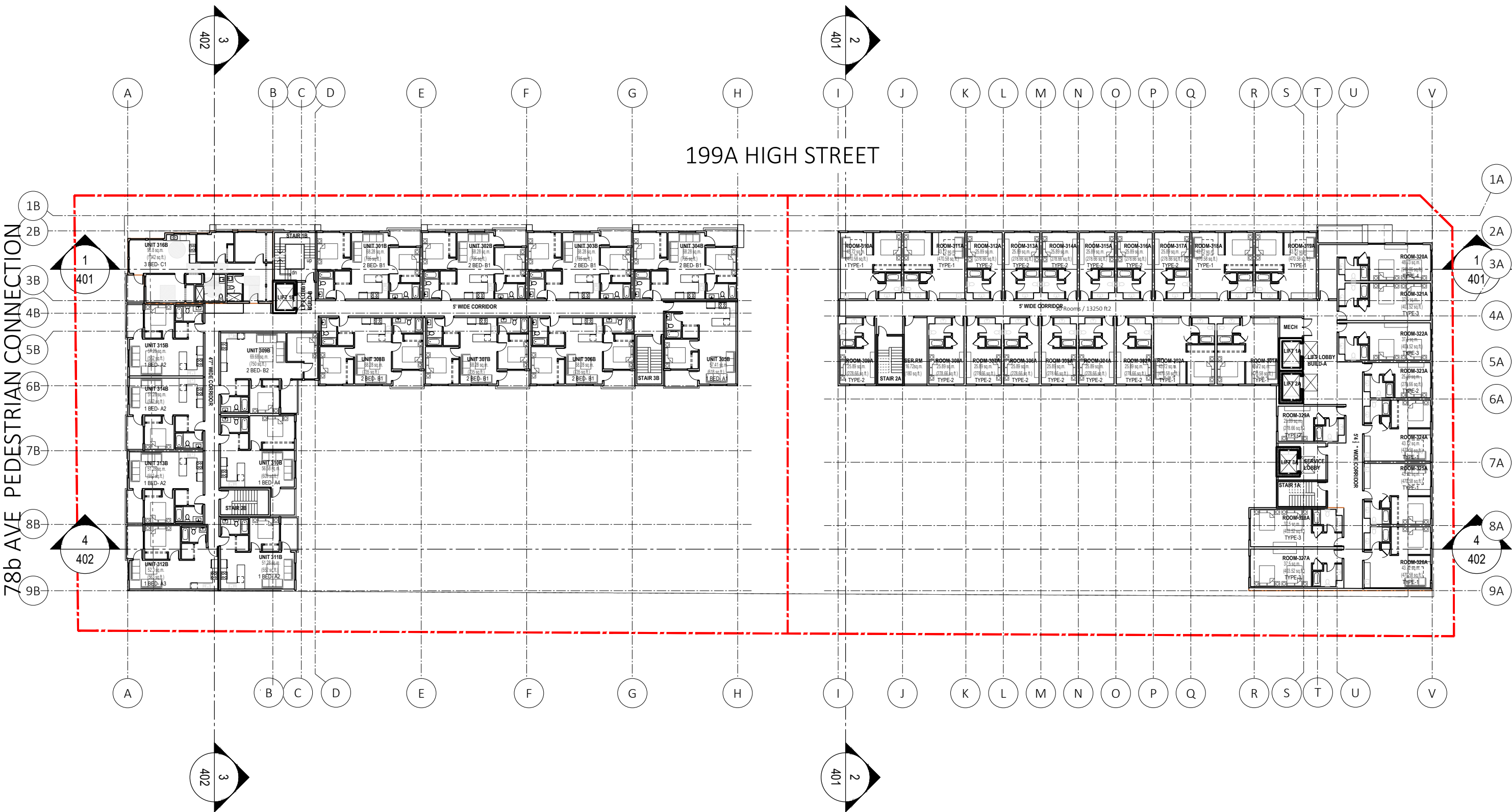


78b AVE PEDESTRIAN CONNECTION



| REV   | DESCRIPTION        | BY       | DATE       |
|-------|--------------------|----------|------------|
| REV 2 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-04-23 |
| REV 1 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-01-26 |





78b AVE PEDESTRIAN CONNECTION

199A HIGH STREET

1 BUILDING LEVEL 3  
Scale: 1/32"=1'-0"



PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942, 19974 78b Ave  
T.O. LANGLEY BC  
CLIENT: PAL

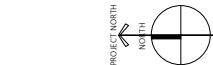
DATE  
2026-04-15

22-205  
SCALE: 1/32"=1'  
DRAWN BY: S.P./R.W.

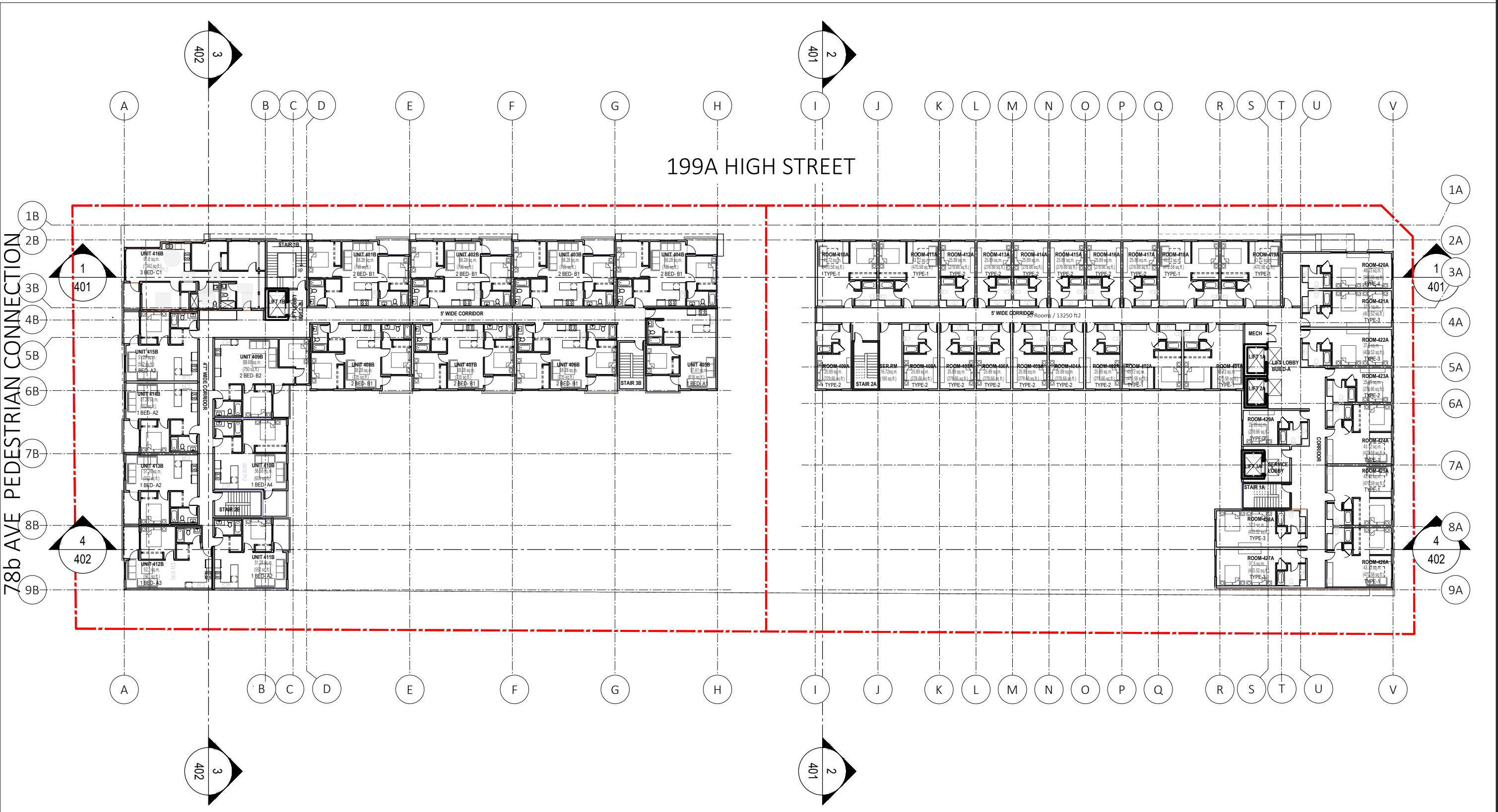
| REV   | DESCRIPTION        | BY       | DATE       |
|-------|--------------------|----------|------------|
| REV-2 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-04-23 |
| REV-1 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-01-26 |
| REV   | DESCRIPTION        | BY       | DATE       |

LEVEL-3

FLOOR PLAN



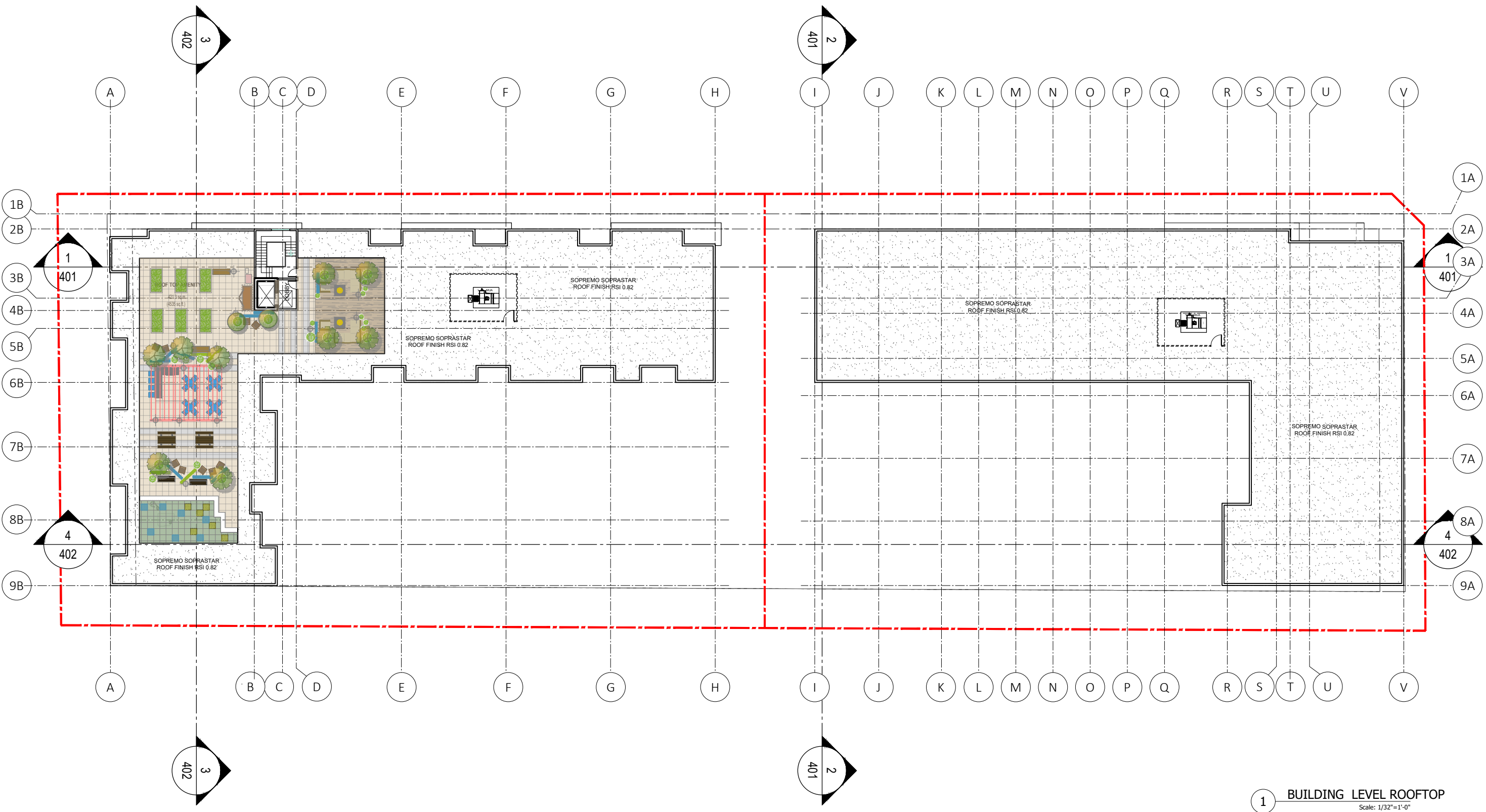




1 BUILDING LEVEL 4-6  
Scale: 1/32"=1'-0"

| REV   | DESCRIPTION        | BY       | DATE       |
|-------|--------------------|----------|------------|
| REV 2 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-04-23 |
| REV 1 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-01-26 |
| REV   | DESCRIPTION        | BY       | DATE       |





1 BUILDING LEVEL ROOFTOP  
Scale: 1/32"=1'-0"



FLAT!  
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PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942, 78b Ave  
T.O. LANGLEY BC  
CLIENT:  
PAL

DATE  
2026-04-15

22-205  
SCALE: 1/32"=1'  
DRAWN BY: S.P./R.W.

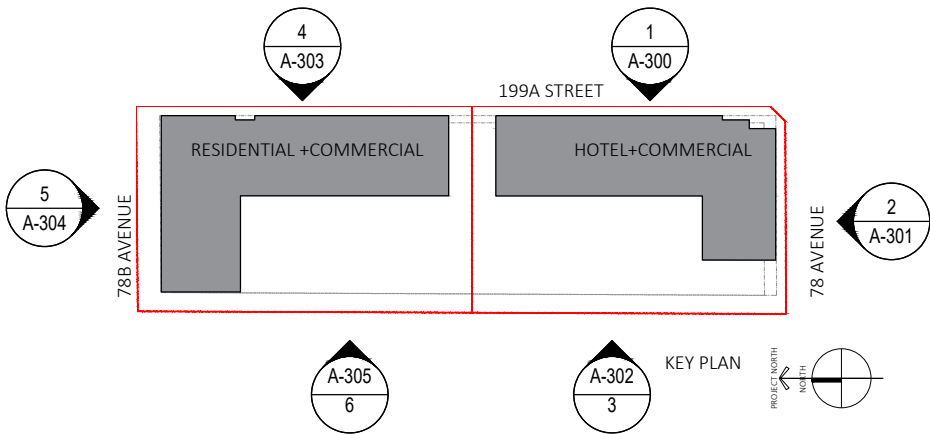
| REV   | DESCRIPTION        | BY        | DATE       |
|-------|--------------------|-----------|------------|
| REV 2 | DEVELOPMENT PERMIT | S.P./R.W. | 2026-02-23 |
| REV 1 | DEVELOPMENT PERMIT | S.P./R.W. | 2026-01-26 |

ROOF LVL

FLOOR PLAN



| EXTERIOR FINISH SPECIFICATIONS |                                                                                                  |
|--------------------------------|--------------------------------------------------------------------------------------------------|
| 1                              | Exterior High Density Cementitious Board siding ; Finish : smooth; color : charcoal gray         |
| 2                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : black                  |
| 3                              | Aluminium Metal panel ; Finish : smooth; color : 2005-10 Red Rock                                |
| 4                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : SW 6523                |
| 5                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : 1616 stormy sky        |
| 6                              | Brick cladding : Finish: charcoal grey ; Mortar to match with brick color ; Size: 238x 115x 47cm |
| 7                              | Thermally Broken Vinyl Double Glazed window                                                      |
| 8                              | store front black metal panel glazing ; color : clear                                            |
| 9                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : charcoal gray          |
| 10                             | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : SW 7534                |
| 11                             | Exterior High Density Cementitious Board siding; Finish : Smooth; color : 1613 silent night      |
| 12                             | Glass canopy with Black metal frame                                                              |
| 13                             | Aluminium Guardrails with black powder coated and Glass Panel Color: clear                       |
| 14                             | Glazing in combination with spandral glazing with black metal frame                              |

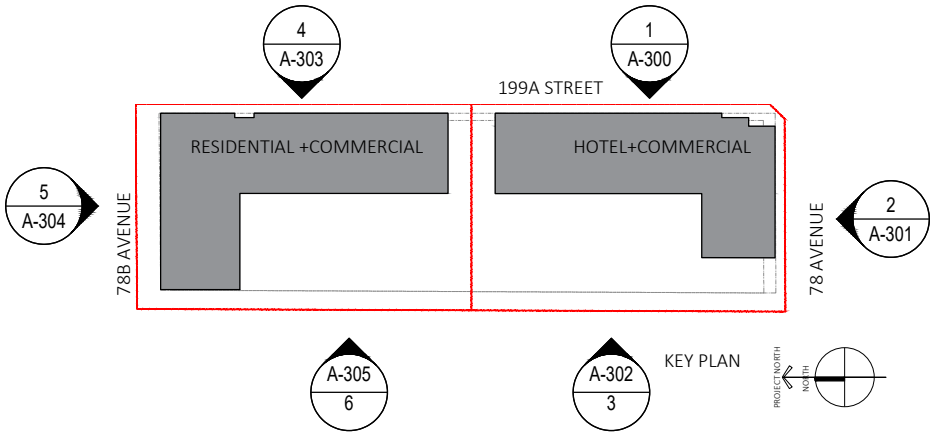


1 HOTEL- EAST ELEVATION - 199A STREET  
Scale: 1/16"=1'

| REV  | DESCRIPTION        | BY      | DATE       |
|------|--------------------|---------|------------|
| REV2 | DEVELOPMENT PERMIT | S.P/R.W | 2026-04-15 |
| REV1 | DEVELOPMENT PERMIT | S.P/R.W | 2026-04-15 |
| REV  | DESCRIPTION        | BY      | DATE       |



| EXTERIOR FINISH SPECIFICATIONS |                                                                                                  |
|--------------------------------|--------------------------------------------------------------------------------------------------|
| 1                              | Exterior High Density Cementitious Board siding ; Finish : smooth; color : charcoal gray         |
| 2                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : black                  |
| 3                              | Aluminium Metal panel ; Finish : smooth; color : 2005-10 Red Rock                                |
| 4                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : SW 6523                |
| 5                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : 1616 stormy sky        |
| 6                              | Brick cladding : Finish: charcoal grey ; Mortar to match with brick color ; Size: 238x 115x 47cm |
| 7                              | Thermally Broken Vinyl Double Glazed window                                                      |
| 8                              | store front black metal panel glazing ; color : clear                                            |
| 9                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : charcoal gray          |
| 10                             | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : SW 7534                |
| 11                             | Exterior High Density Cementitious Board siding; Finish : Smooth; color : 1613 silent night      |
| 12                             | Glass canopy with Black metal frame                                                              |
| 13                             | Aluminium Guardrails with black powder coated and Glass Panel Color: clear                       |
| 14                             | Glazing in combination with spandrel glazing with black metal frame                              |



3 HOTEL- SOUTH ELEVATION - 78 AVENUE  
Scale: 1/32"=1'



FLAT ARCHITECTURE

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Ph: 604-503-4484

PROJECT INFO:

MIX USE DEVELOPMENT AT  
19942 78b Ave T.O. LANGLEY  
COLUMBIA

CLIENT:  
PAL

DATE  
2026-04-15

22-205  
SCALE: DRAWN BY:  
S.P/R.W

| REV   | DESCRIPTION        | BY      | DATE       |
|-------|--------------------|---------|------------|
| REV.2 | DEVELOPMENT PERMIT | S.P/R.W | 2026-02-23 |
| REV.1 | DEVELOPMENT PERMIT | S.P/R.W | 2026-07-26 |

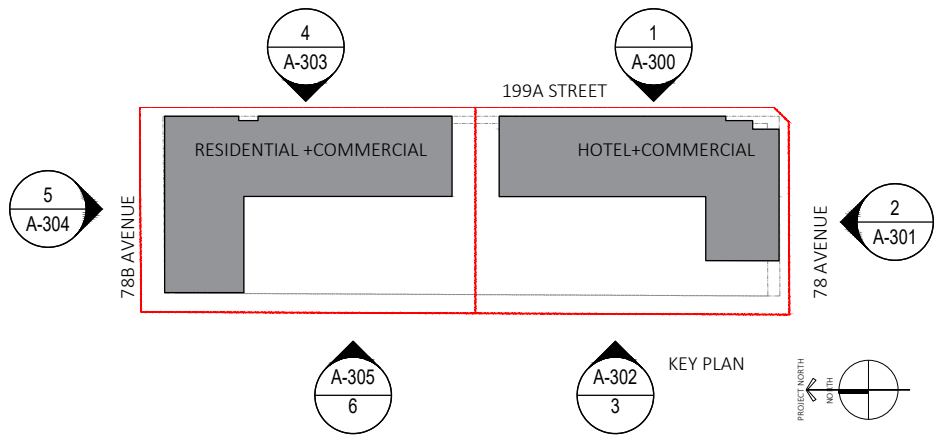
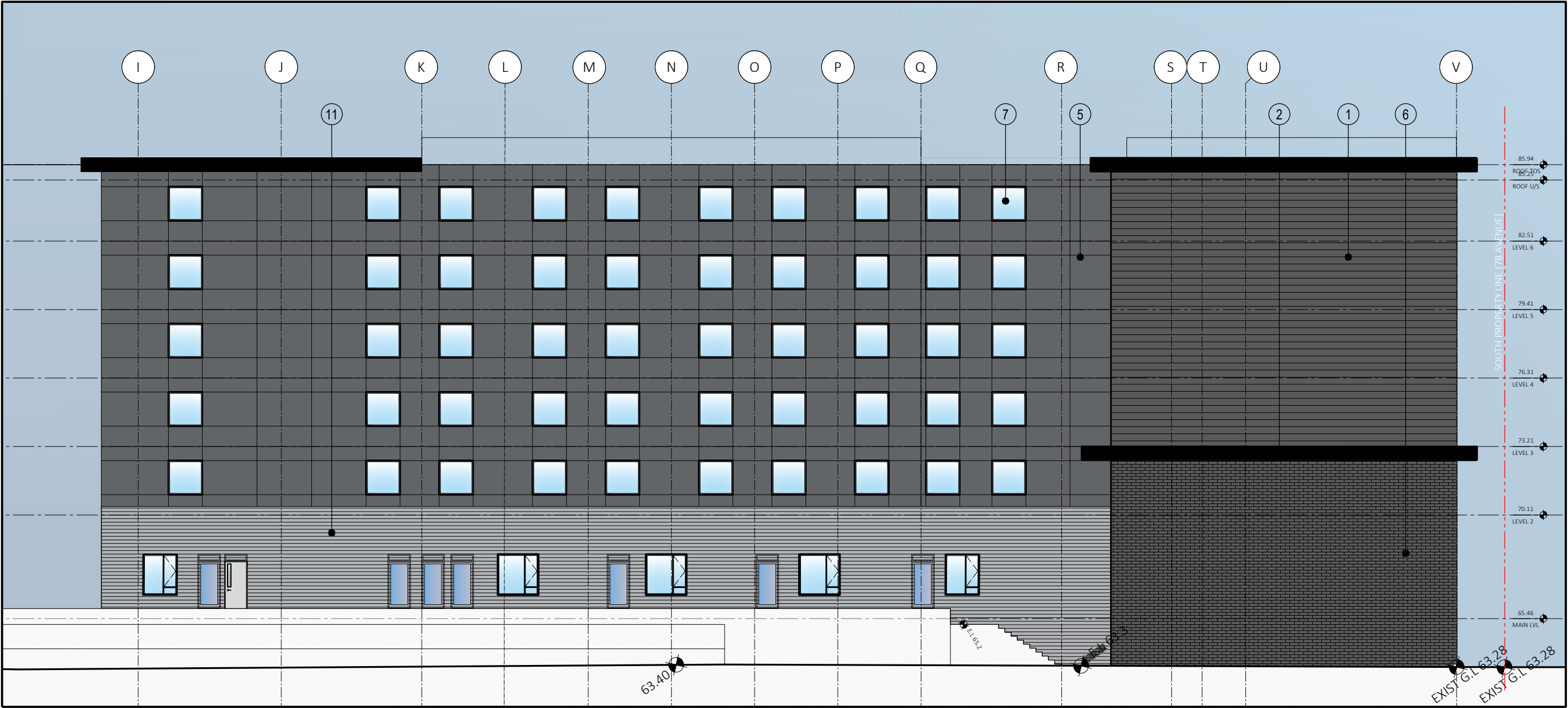
HOTEL

ELEVATION

A-301



| EXTERIOR FINISH SPECIFICATIONS |                                                                                                  |
|--------------------------------|--------------------------------------------------------------------------------------------------|
| 1                              | Exterior High Density Cementitious Board siding ; Finish : smooth; color : charcoal gray         |
| 2                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : black                  |
| 3                              | Aluminium Metal panel ; Finish : smooth; color : 2005-10 Red Rock                                |
| 4                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : SW 6523                |
| 5                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : 1616 stormy sky        |
| 6                              | Brick cladding : Finish: charcoal grey ; Mortar to match with brick color ; Size: 238x 115x 47cm |
| 7                              | Thermally Broken Vinyl Double Glazed window                                                      |
| 8                              | store front black metal panel glazing ; color : clear                                            |
| 9                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : charcoal gray          |
| 10                             | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : SW 7534                |
| 11                             | Exterior High Density Cementitious Board siding; Finish : Smooth; color : 1613 silent night      |
| 12                             | Glass canopy with Black metal frame                                                              |
| 13                             | Aluminium Guardrails with black powder coated and Glass Panel Color: clear                       |
| 14                             | Glazing in combination with spandral glazing with black metal frame                              |



4 HOTEL- WEST ELEVATION  
Scale: 1/16"=1'

Unit 209- 6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 604-503-4484

PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942 78b Ave T.O. LANGLEY  
CL: COLUMBIA

CLIENT:  
PAL

DATE  
2026-04-15

22-205  
SCALE: DRAWN BY:  
S.P/R.W

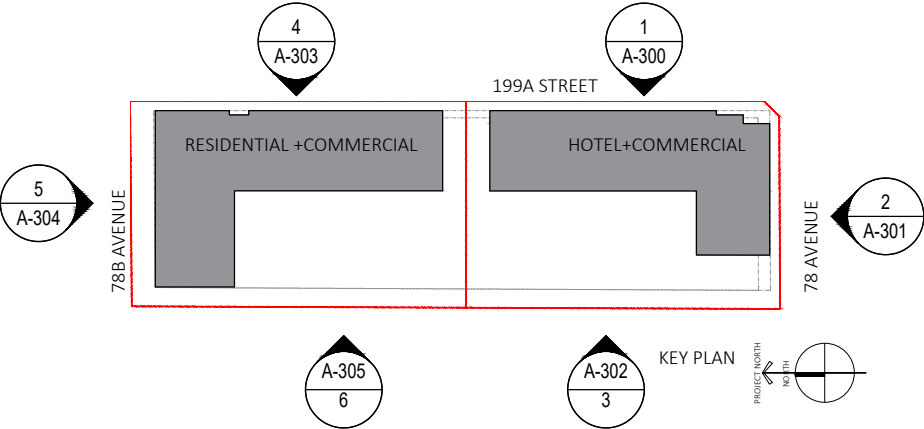
| REV  | DESCRIPTION        | BY      | DATE       |
|------|--------------------|---------|------------|
| REV2 | DEVELOPMENT PERMIT | S.P/R.W | 2026-02-23 |
| REV1 | DEVELOPMENT PERMIT | S.P/R.W | 2026-07-26 |

HOTEL  
ELEVATION

A-302



| EXTERIOR FINISH SPECIFICATIONS |                                                                                                  |
|--------------------------------|--------------------------------------------------------------------------------------------------|
| 1                              | Exterior High Density Cementitious Board siding ; Finish : smooth; color : charcoal gray         |
| 2                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : black                  |
| 3                              | Aluminium Metal panel ; Finish : smooth; color : 2005-10 Red Rock                                |
| 4                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : SW 6523                |
| 5                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : 1616 stormy sky        |
| 6                              | Brick cladding : Finish: charcoal grey ; Mortar to match with brick color ; Size: 238x 115x 47cm |
| 7                              | Thermally Broken Vinyl Double Glazed window                                                      |
| 8                              | store front black metal panel glazing ; color : clear                                            |
| 9                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : charcoal gray          |
| 10                             | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : SW 7534                |
| 11                             | Exterior High Density Cementitious Board siding; Finish : Smooth; color : 1613 silent night      |
| 12                             | Glass canopy with Black metal frame                                                              |
| 13                             | Aluminium Guardrails with black powder coated and Glass Panel Color: clear                       |
| 14                             | Glazing in combination with spandral glazing with black metal frame                              |



1 RESIDENTIAL- EAST ELEVATION - 199A STREET  
Scale: 1/16"=1'



**FLAT1**  
ARCHITECTURE

Unit 209- 6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flat1architecture.ca  
contact@flat1architecture.ca  
Ph: 604-503-4484



REGISTERED ARCHITECT  
BRITISH COLUMBIA  
2008-04-15

PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942 78b Ave T.O. LANGLEY  
CLIENT:  
PAL

DATE  
2026-04-15

22-205  
SCALE: 1/16"=1'  
DRAWN BY: S.P/R.W

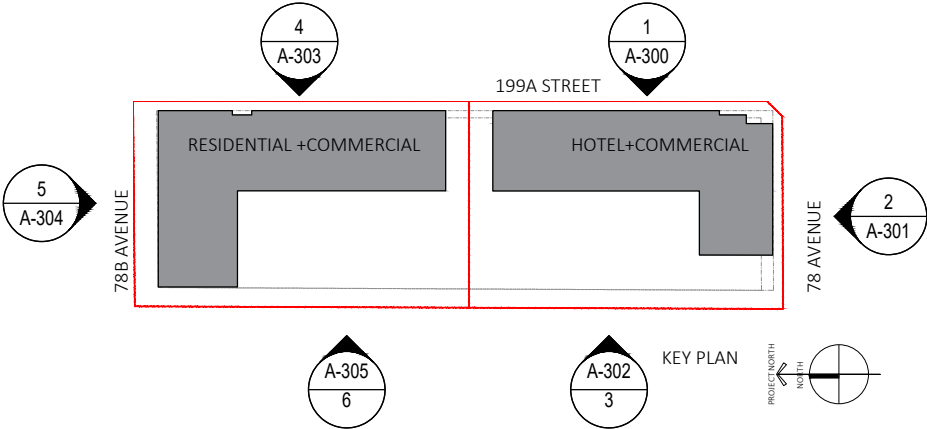
| REV  | DESCRIPTION        | BY      | DATE       |
|------|--------------------|---------|------------|
| REV2 | DEVELOPMENT PERMIT | S.P.R.W | 2026-04-15 |
| REV1 | DEVELOPMENT PERMIT | S.P.R.W | 2026-04-15 |

RESIDENTIAL  
ELEVATION

A-303



| EXTERIOR FINISH SPECIFICATIONS |                                                                                                  |
|--------------------------------|--------------------------------------------------------------------------------------------------|
| 1                              | Exterior High Density Cementitious Board siding ; Finish : smooth; color : charcoal gray         |
| 2                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : black                  |
| 3                              | Aluminium Metal panel ; Finish : smooth; color : 2005-10 Red Rock                                |
| 4                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : SW 6523                |
| 5                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : 1616 stormy sky        |
| 6                              | Brick cladding : Finish: charcoal grey ; Mortar to match with brick color ; Size: 238x 115x 47cm |
| 7                              | Thermally Broken Vinyl Double Glazed window                                                      |
| 8                              | store front black metal panel glazing ; color : clear                                            |
| 9                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : charcoal gray          |
| 10                             | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : SW 7534                |
| 11                             | Exterior High Density Cementitious Board siding; Finish : Smooth; color : 1613 silent night      |
| 12                             | Glass canopy with Black metal frame                                                              |
| 13                             | Aluminium Guardrails with black powder coated and Glass Panel Color: clear                       |
| 14                             | Glazing in combination with spandral glazing with black metal frame                              |

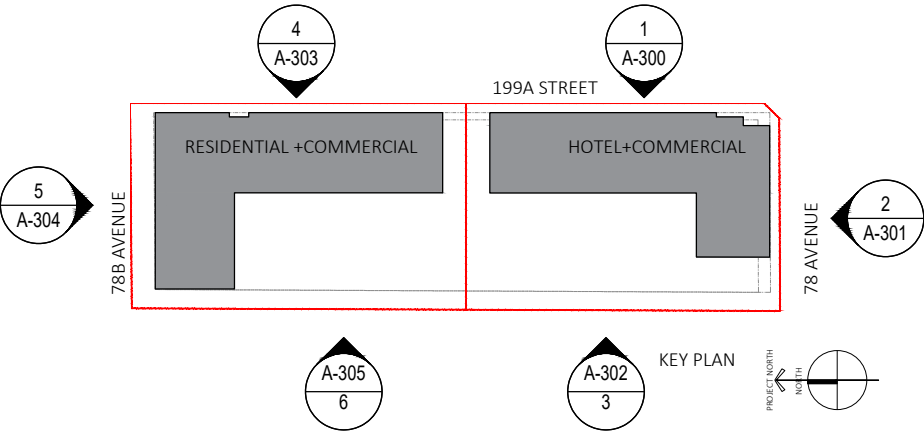


1 RESIDENTIAL- NORTH ELEVATION - 78B AVENUE  
Scale: 1/16"=1'

| REV  | DESCRIPTION        | BY      | DATE       |
|------|--------------------|---------|------------|
| REV2 | DEVELOPMENT PERMIT | S.P.R.W | 2026-04-15 |
| REV1 | DEVELOPMENT PERMIT | S.P.R.W | 2026-04-15 |



| EXTERIOR FINISH SPECIFICATIONS |                                                                                                  |
|--------------------------------|--------------------------------------------------------------------------------------------------|
| 1                              | Exterior High Density Cementitious Board siding ; Finish : smooth; color : charcoal gray         |
| 2                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : black                  |
| 3                              | Aluminium Metal panel ; Finish : smooth; color : 2005-10 Red Rock                                |
| 4                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : SW 6523                |
| 5                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : 1616 stormy sky        |
| 6                              | Brick cladding : Finish: charcoal grey ; Mortar to match with brick color ; Size: 238x 115x 47cm |
| 7                              | Thermally Broken Vinyl Double Glazed window                                                      |
| 8                              | store front black metal panel glazing ; color : clear                                            |
| 9                              | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : charcoal gray          |
| 10                             | Exterior High Density Cementitious Board Panel ; Finish : smooth; color : SW 7534                |
| 11                             | Exterior High Density Cementitious Board siding; Finish : Smooth; color : 1613 silent night      |
| 12                             | Glass canopy with Black metal frame                                                              |
| 13                             | Aluminium Guardrails with black powder coated and Glass Panel Color: clear                       |
| 14                             | Glazing in combination with spandral glazing with black metal frame                              |



1 RESIDENTIAL- WEST ELEVATION - REAR  
Scale: 1/16"=1'



Unit 209- 6321 King George Blvd  
Surrey BC, V3X 1G1  
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contact@flat1architecture.ca  
Ph: 604-503-4484



PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942 78b Ave T.O. LANGLEY BC  
CLIENT: PAL

DATE  
2026-04-15

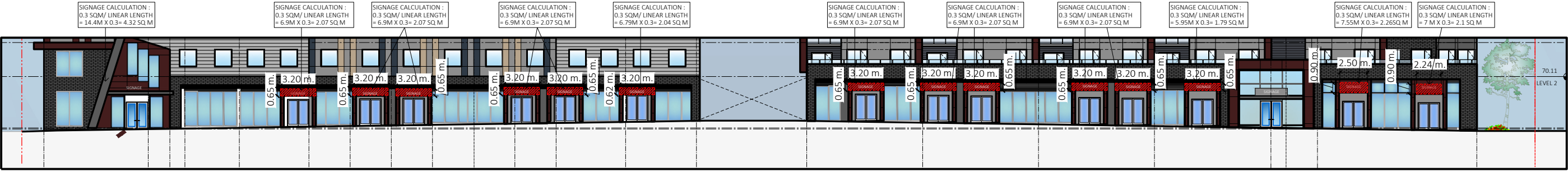
22-205  
SCALE: 1/16"=1' DRAWN BY: S.P/R.W

| REV  | DESCRIPTION        | BY      | DATE       |
|------|--------------------|---------|------------|
| REV2 | DEVELOPMENT PERMIT | S.P/R.W | 2026-04-15 |
| REV1 | DEVELOPMENT PERMIT | S.P/R.W | 2026-04-15 |
| REV  | DESCRIPTION        | BY      | DATE       |

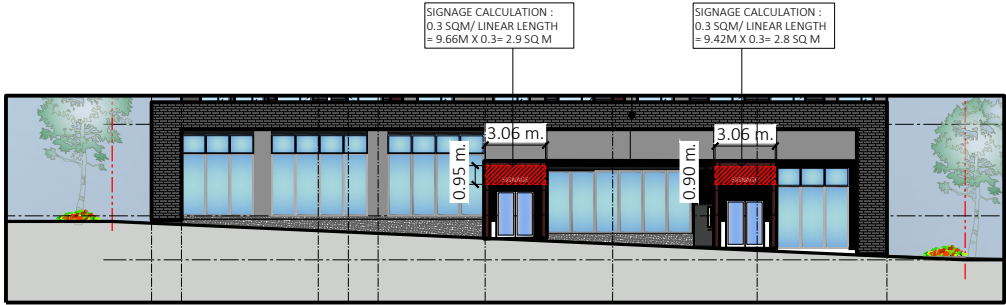
RESIDENTIAL  
ELEVATION

A-305

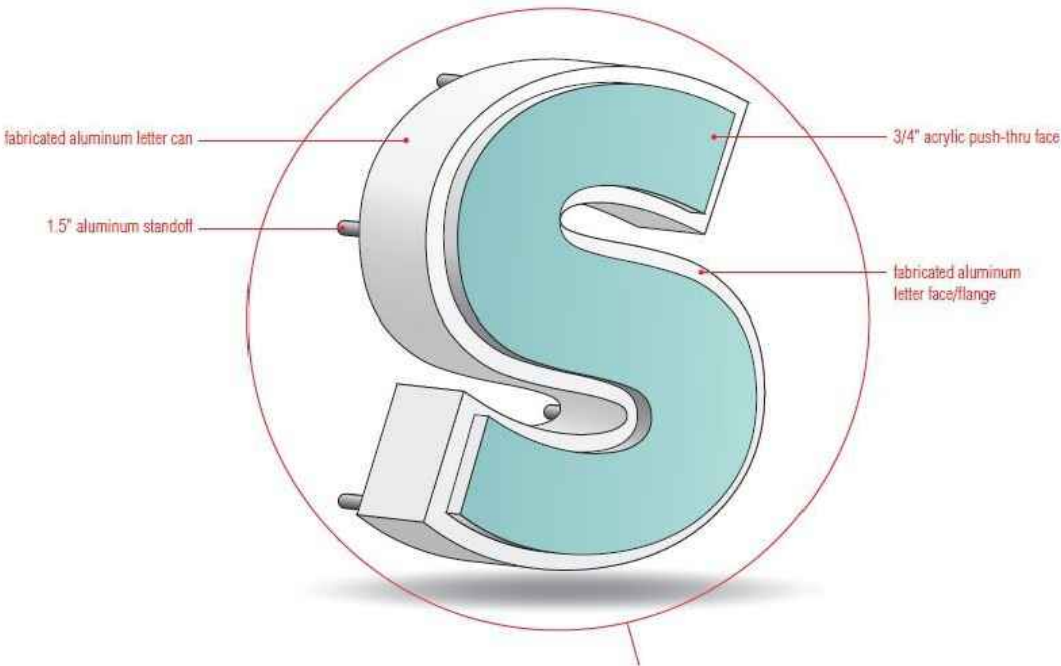
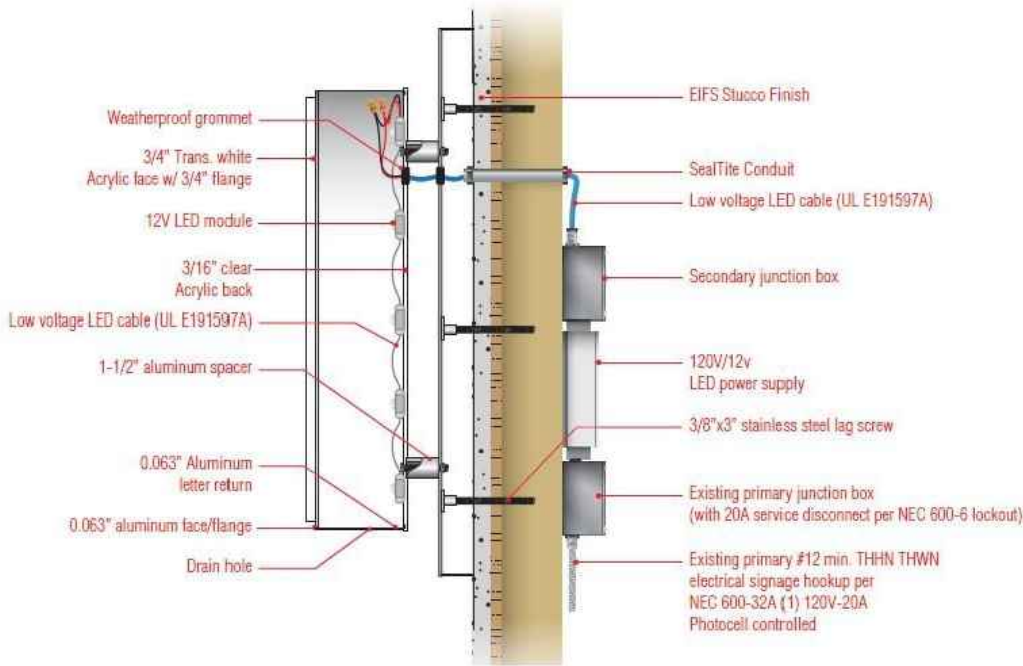




1 199A STREET CRU ELEVATION (EAST)  
Scale: 1/32"=1'



2 78B AVENUE CRU ELEVATION (NORTH)  
Scale: 1/32"=1'



FLAT1  
ARCHITECTURE

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PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942 78b Ave T.O. LANG  
2026-04-15

CLIENT:  
PAL

DATE  
2026-04-15

22-205  
SCALE: DRAWN BY:  
S.P/R.W

| REV   | DESCRIPTION        | BY       | DATE       |
|-------|--------------------|----------|------------|
| REV.2 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-02-23 |
| REV.1 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-07-26 |

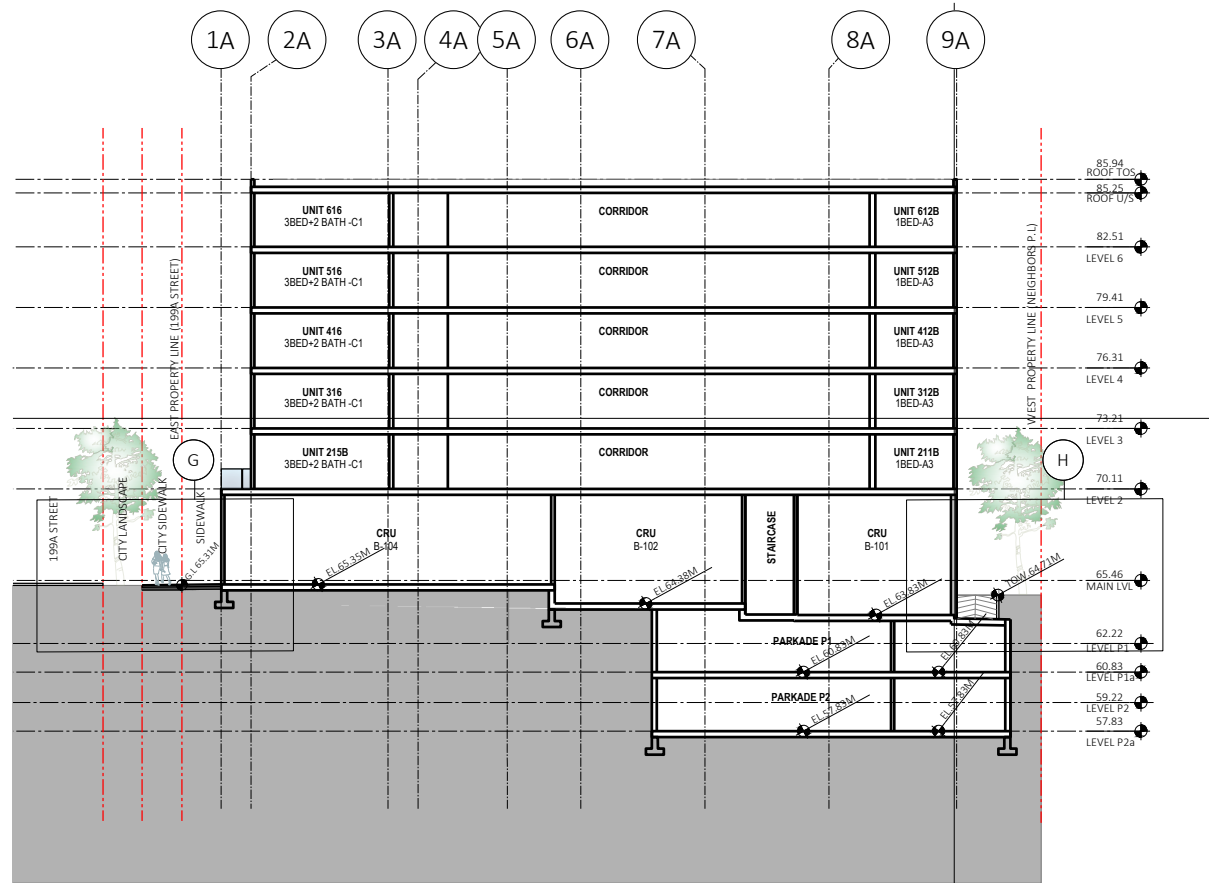
SIGNAGE

DETAIL

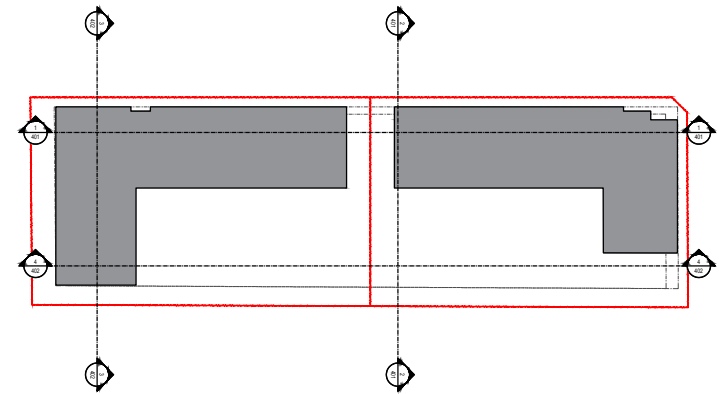
A-302



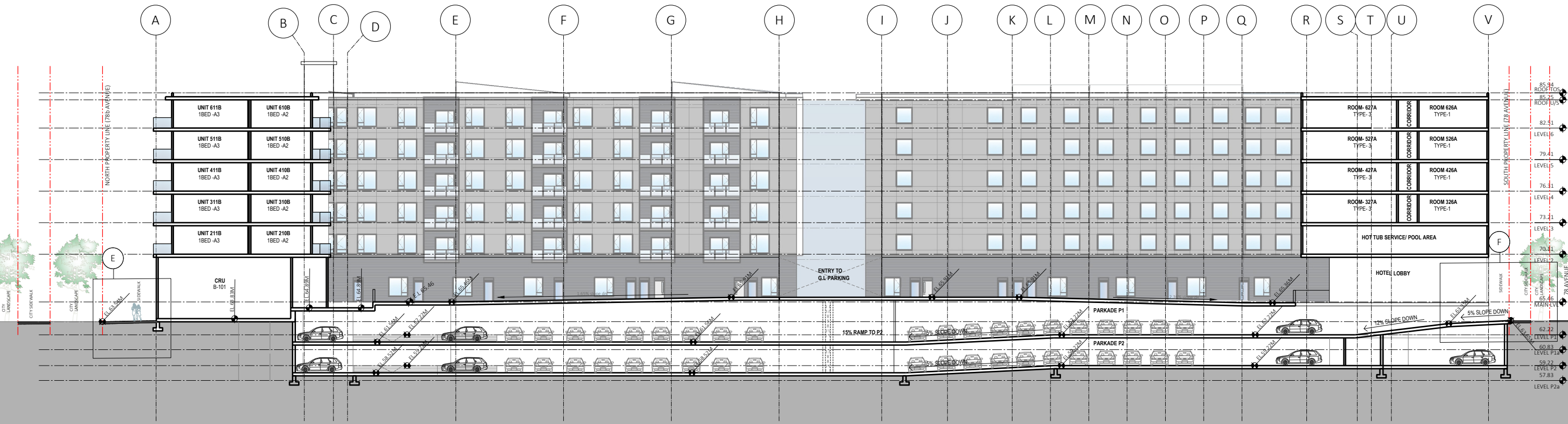




2 SECTION -3  
Scale: 1/32"=1'



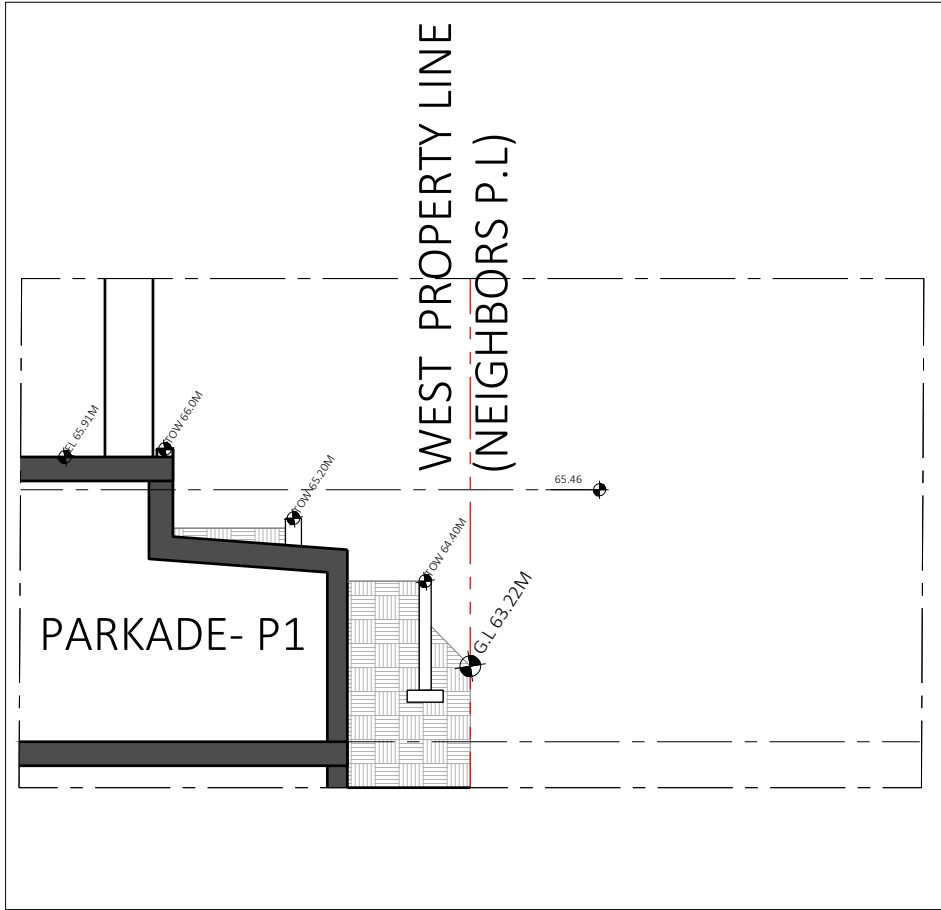
1 KEY PLAN



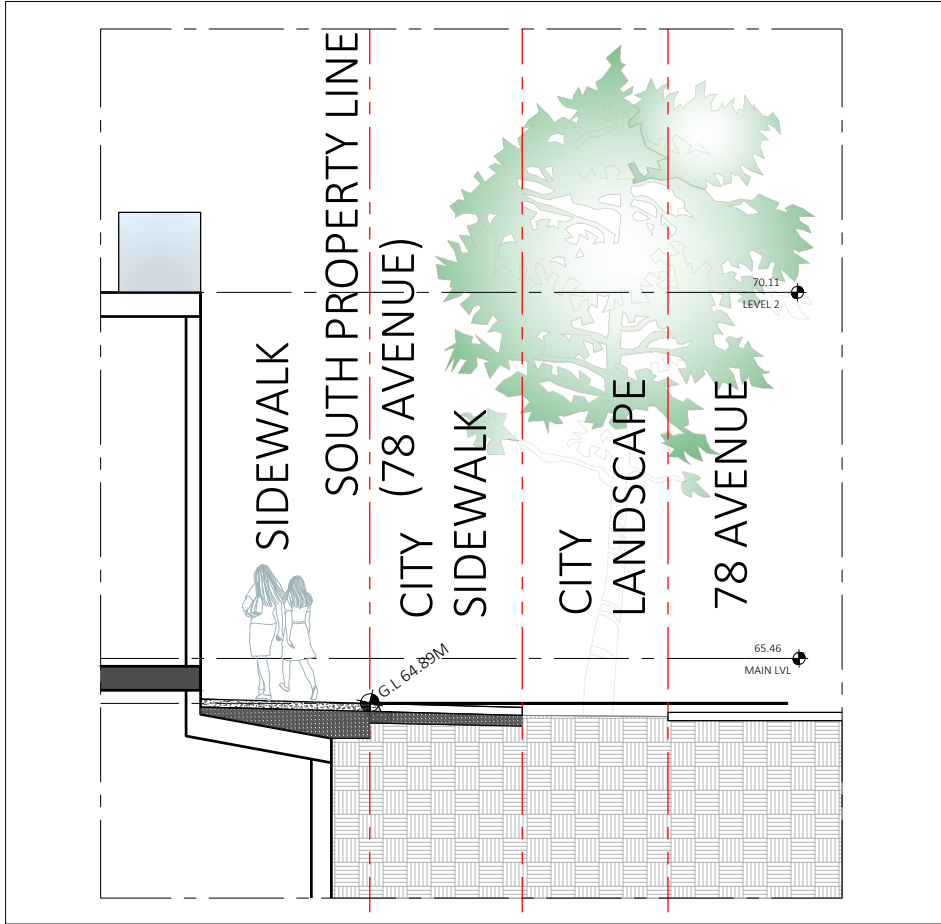
1 SECTION -4  
Scale: 1/32"=1'

| REV  | DESCRIPTION        | BY       | DATE       |
|------|--------------------|----------|------------|
| REV3 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-04-15 |
| REV2 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-02-23 |
| REV1 | DEVELOPMENT PERMIT | S.P.R.W. | 2026-01-26 |

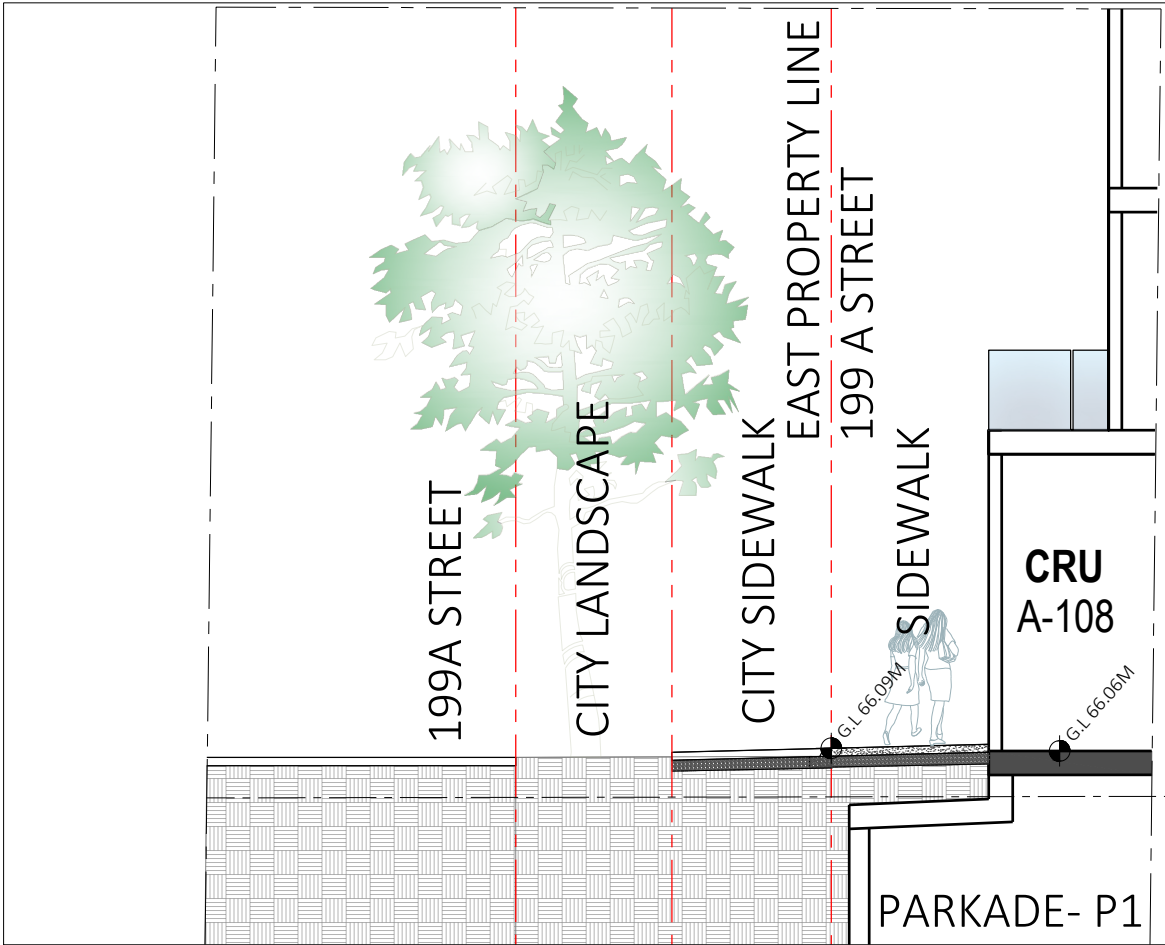




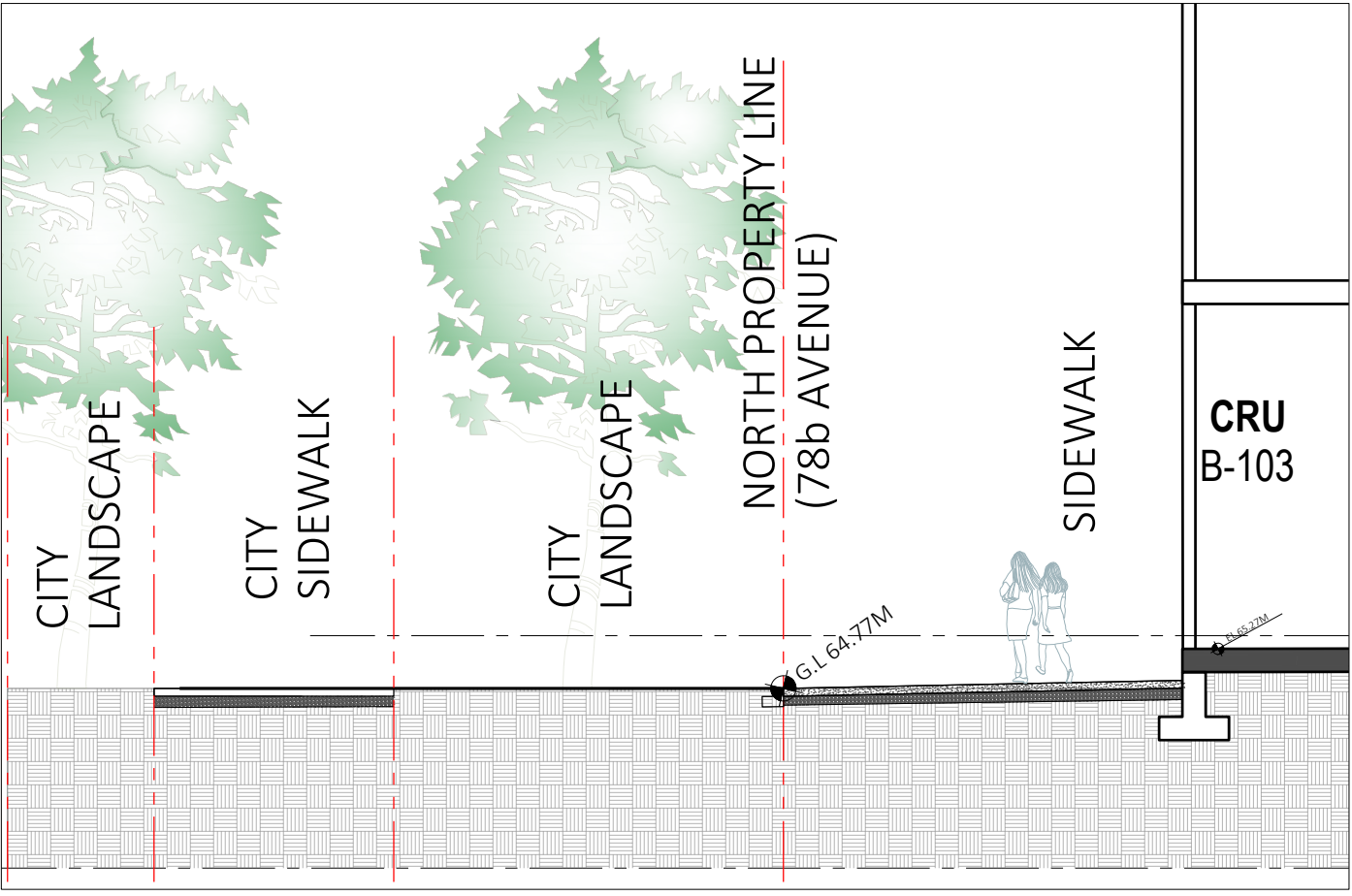
3 SECTION -C  
Scale: 1/8"=1'



1 SECTION -A  
Scale: 1/8"=1'

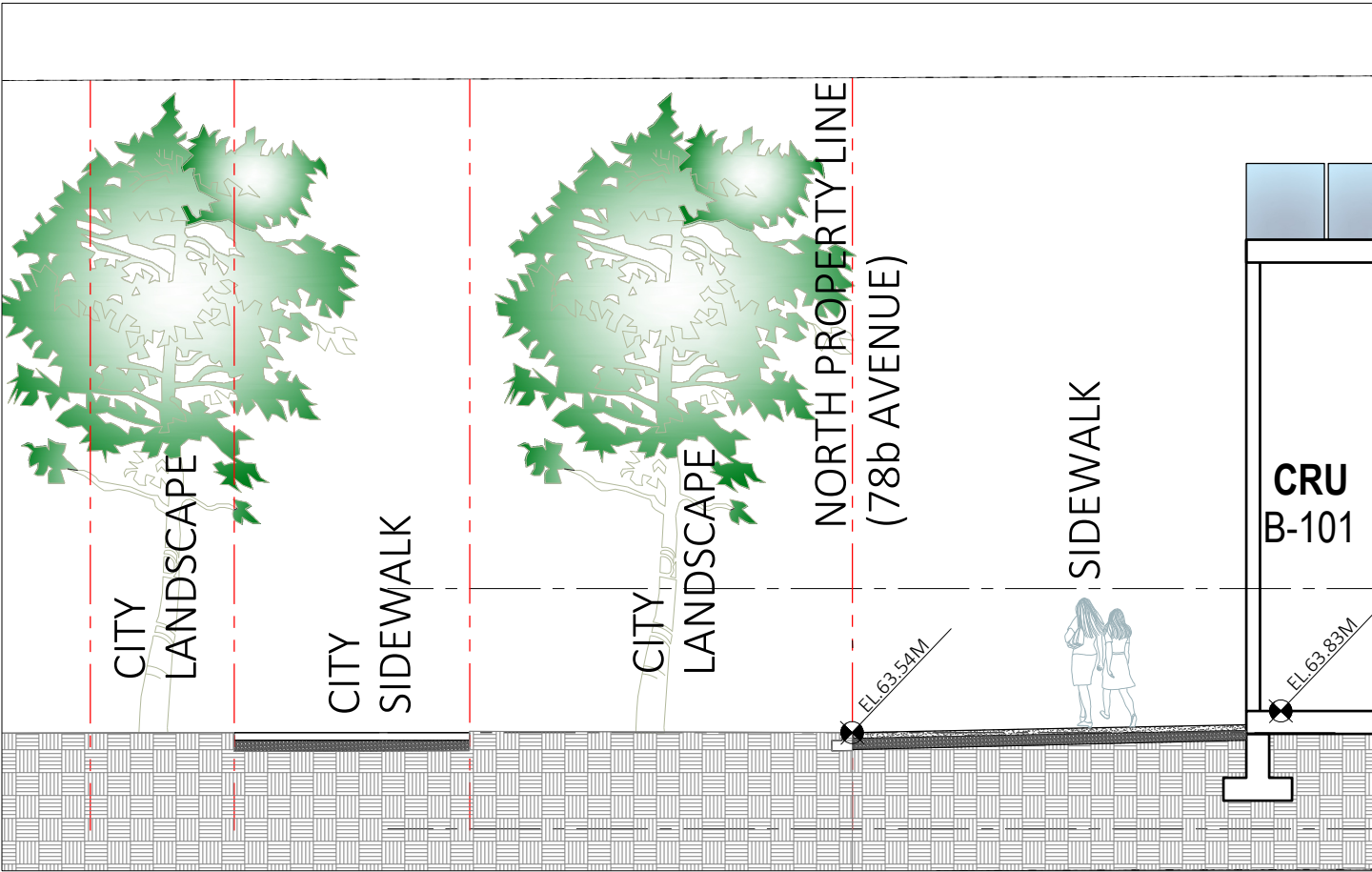


4 SECTION -D  
Scale: 1/8"=1'

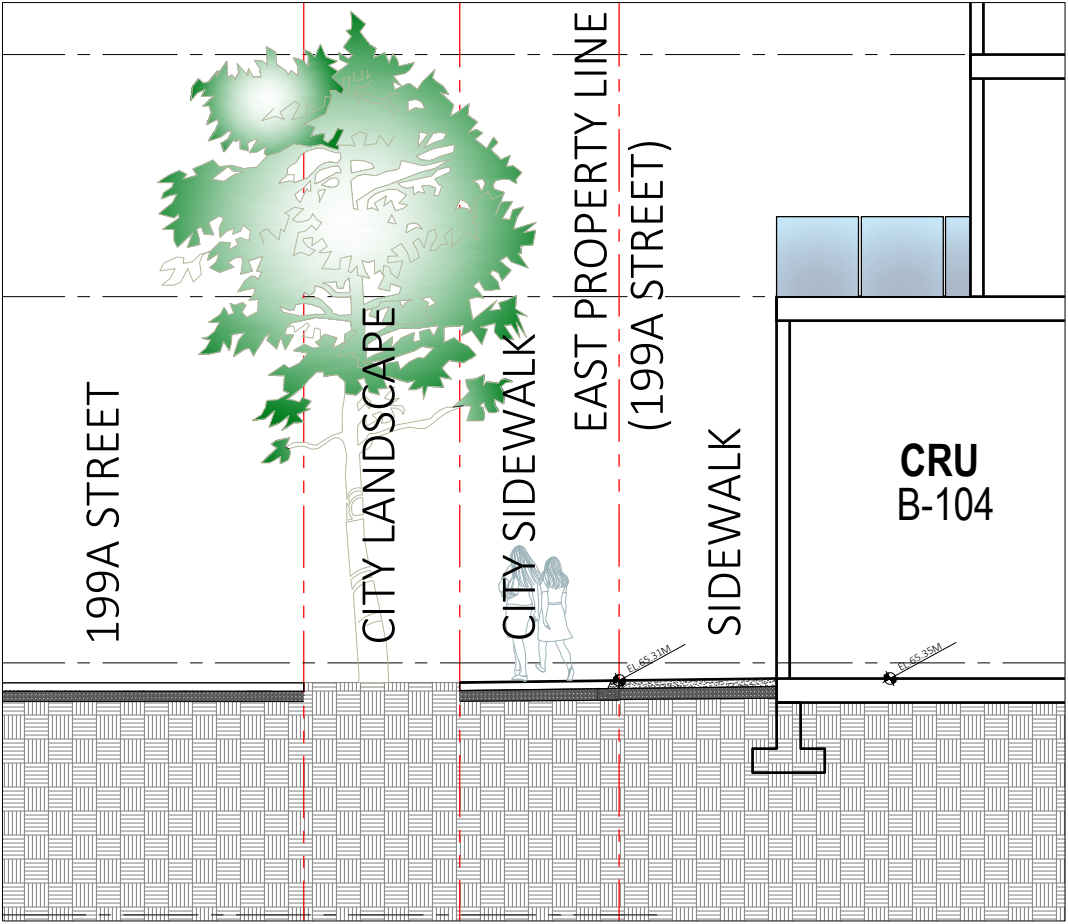


2 SECTION -B  
Scale: 1/8"=1'

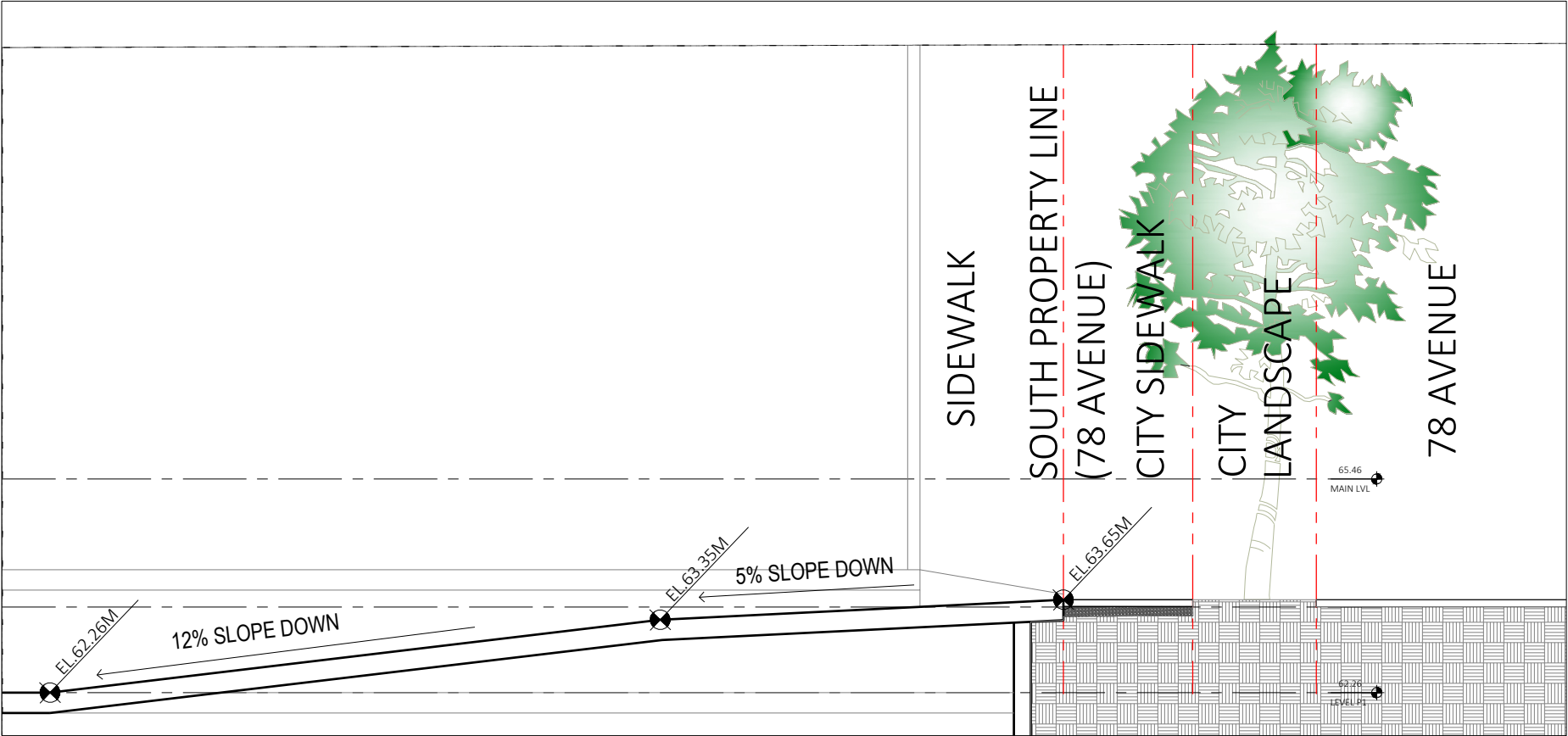
| REV  | DESCRIPTION        | BY    | DATE       |
|------|--------------------|-------|------------|
| REV3 | DEVELOPMENT PERMIT | S.PRW | 2026-04-15 |
| REV2 | DEVELOPMENT PERMIT | S.PRW | 2026-02-23 |
| REV1 | DEVELOPMENT PERMIT | S.PRW | 2026-01-26 |



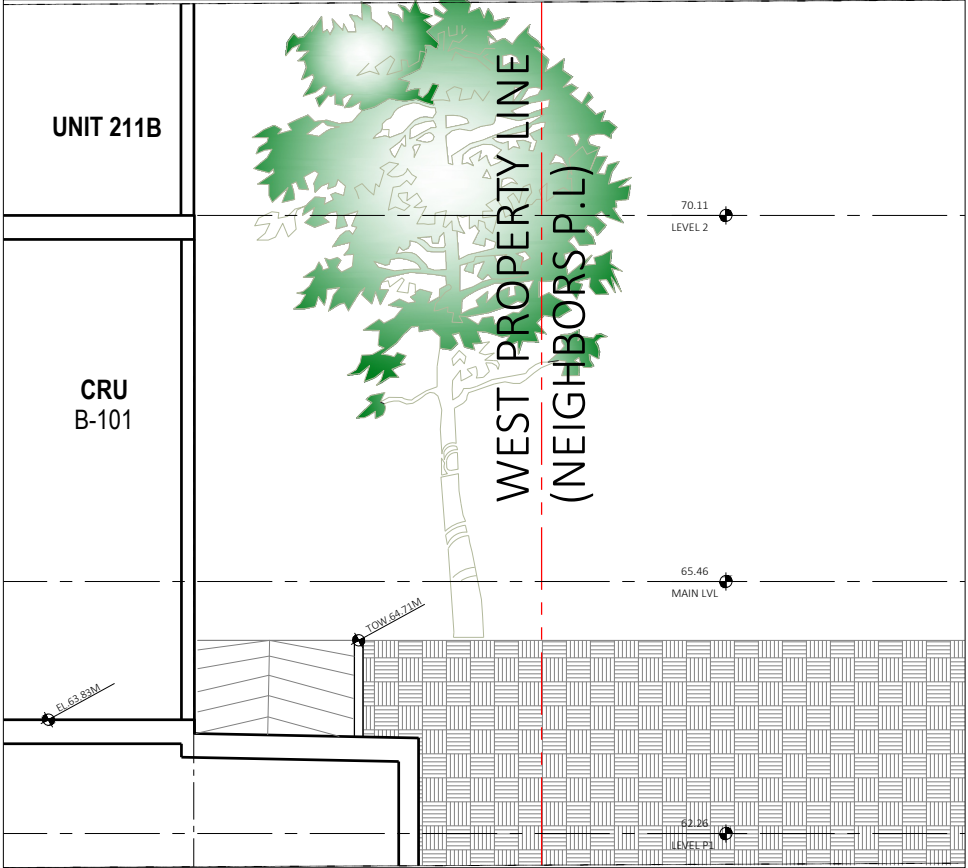
1 SECTION -E  
Scale: 1/8"=1'



3 SECTION -G  
Scale: 1/8"=1'



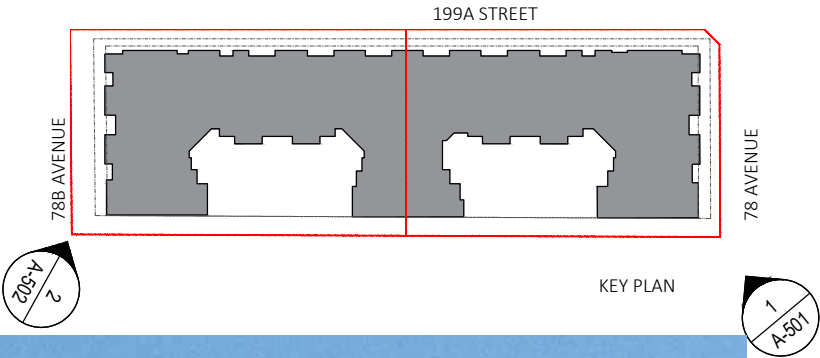
2 SECTION -F  
Scale: 1/8"=1'



4 SECTION -H  
Scale: 1/8"=1'

| REV   | DESCRIPTION        | BY      | DATE       |
|-------|--------------------|---------|------------|
| REV-3 | DEVELOPMENT PERMIT | S.P/R.W | 2026-04-15 |
| REV-2 | DEVELOPMENT PERMIT | S.P/R.W | 2026-02-23 |
| REV-1 | DEVELOPMENT PERMIT | S.P/R.W | 2026-01-26 |





1

VIEW -@ 199A STREET AND 78 B AVENUE

Scale: 1/32"=1'



**FLAT**  
ARCHITECTURE

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Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca

Ph: 604-503-4484



PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942 78b Ave T.O. LANGLEY  
CLIENT:  
PAL

DATE  
2026-04-15

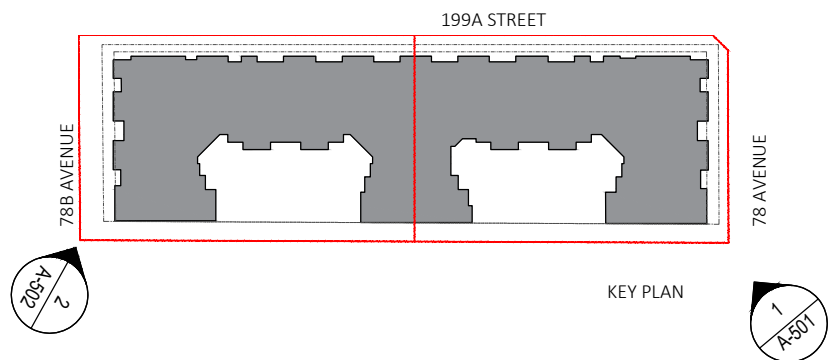
22-205  
SCALE: 1/32"=1'  
DRAWN BY: S.P/R.W.

| REV   | DESCRIPTION        | BY      | DATE       |
|-------|--------------------|---------|------------|
| REV.2 | DEVELOPMENT PERMIT | S.P/R.W | 2026-04-15 |
| REV.1 | DEVELOPMENT PERMIT | S.P/R.W | 2026-04-15 |
| REV.  | DESCRIPTION        | BY      | DATE       |

VIEWS

A-501





1 VIEW -@ 199A STREET AND 78 AVENUE  
Scale: 1/32"=1'



REGISTERED ARCHITECT  
ALEXANDER S. WAPLES  
BC  
12345  
04-15

PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942 78b Ave T.O. LANGLEY  
CLIENT:  
PAL

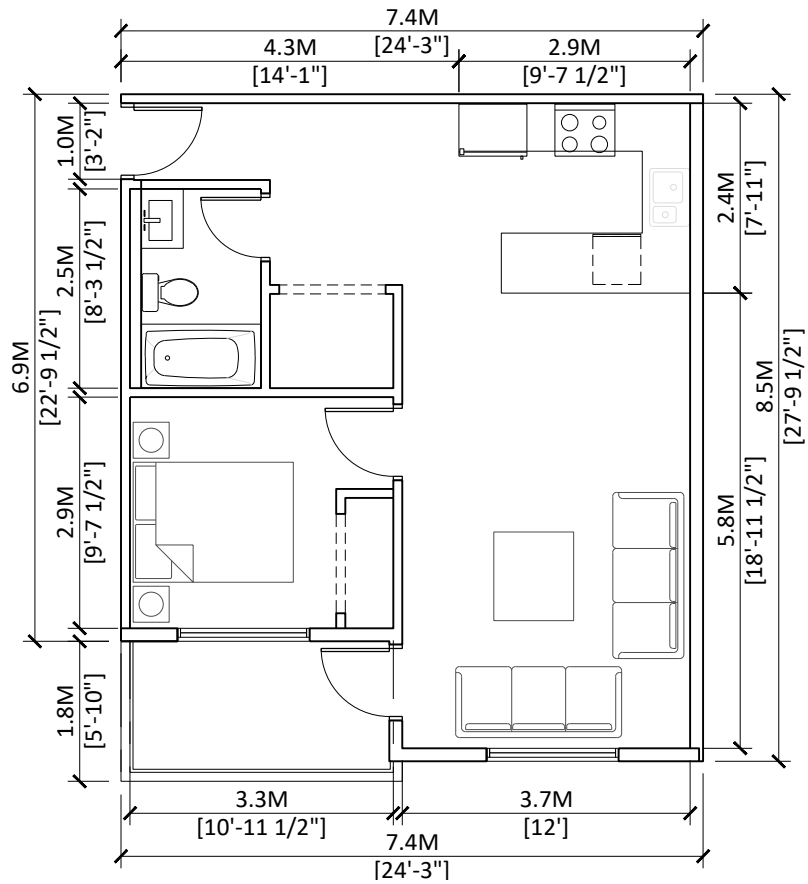
DATE  
2026-04-15

22-205  
SCALE: DRAWN BY:  
S.P/R.W

| REV   | DESCRIPTION        | BY      | DATE       |
|-------|--------------------|---------|------------|
| REV.2 | DEVELOPMENT PERMIT | S.P/R.W | 2026-07-26 |
| REV.1 | DEVELOPMENT PERMIT | S.P/R.W | 2026-07-26 |
| REV.  | DESCRIPTION        |         |            |

VIEWS





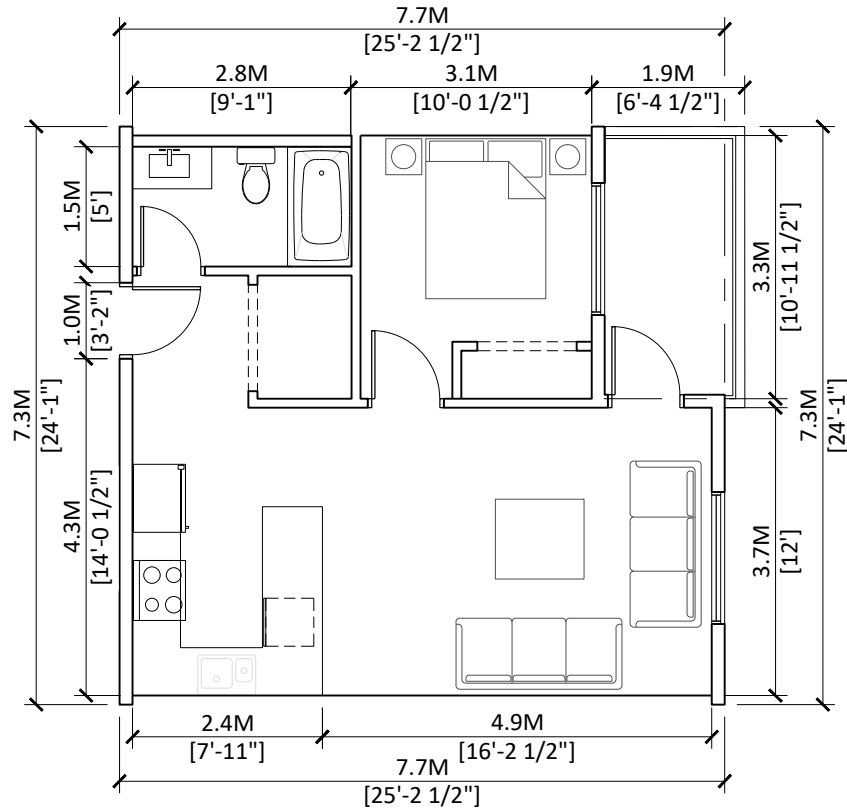
1  
601

### UNIT PLAN TYPE- A1 (1 BED)

1/8"=1'

UNIT 205B,305B, 405B, 505B, 605B

AREA : 57.41 sq.m. (618 sq ft.)



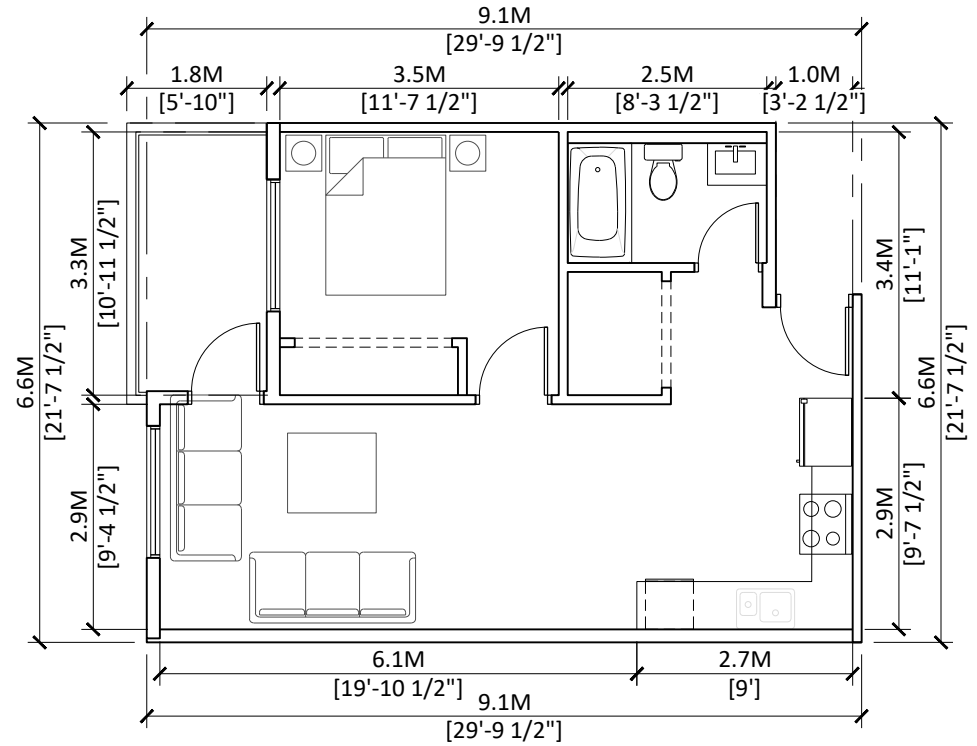
2  
601

### UNIT PLAN TYPE- A2 (1 BED)

1/8"=1'

UNIT 210B, 212B-214B, 311B, 313B-315B, 411B,  
413B-415B, 511B, 513B-515B, 611B, 613B-615B

AREA : 51.28 sq.m. (552 sq ft.)



3  
601

### UNIT PLAN TYPE- A3 (1 BED)

1/8"=1'

UNIT 212B,312B, 412B, 512B, 612B

AREA : 52.3 sq.m. (563 sq ft.)



**FLAT**  
ARCHITECTURE

Unit 209- 6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca

Ph: 604-503-4484



PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942 78b Ave  
T.O. LANGLEY BC  
CLIENT: PAL

DATE  
2026-04-15

22-205

SCALE:  
1/8"=1'

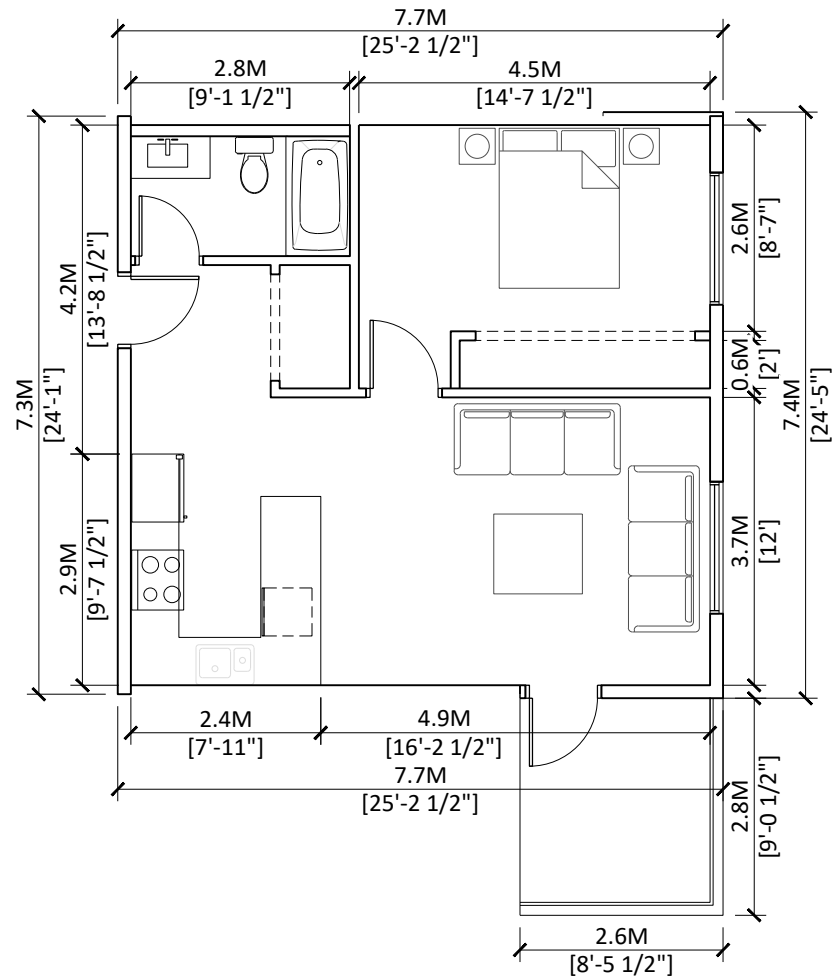
DRAWN BY:  
S.P

| REV   | DESCRIPTION        | BY     | DATE       |
|-------|--------------------|--------|------------|
| REV-2 | DEVELOPMENT PERMIT | S.PRAW | 2026-02-23 |
| REV-1 | DEVELOPMENT PERMIT | S.PRAW | 2026-01-26 |

UNIT PLANS-

A1,A2&A3

A-601



1  
602

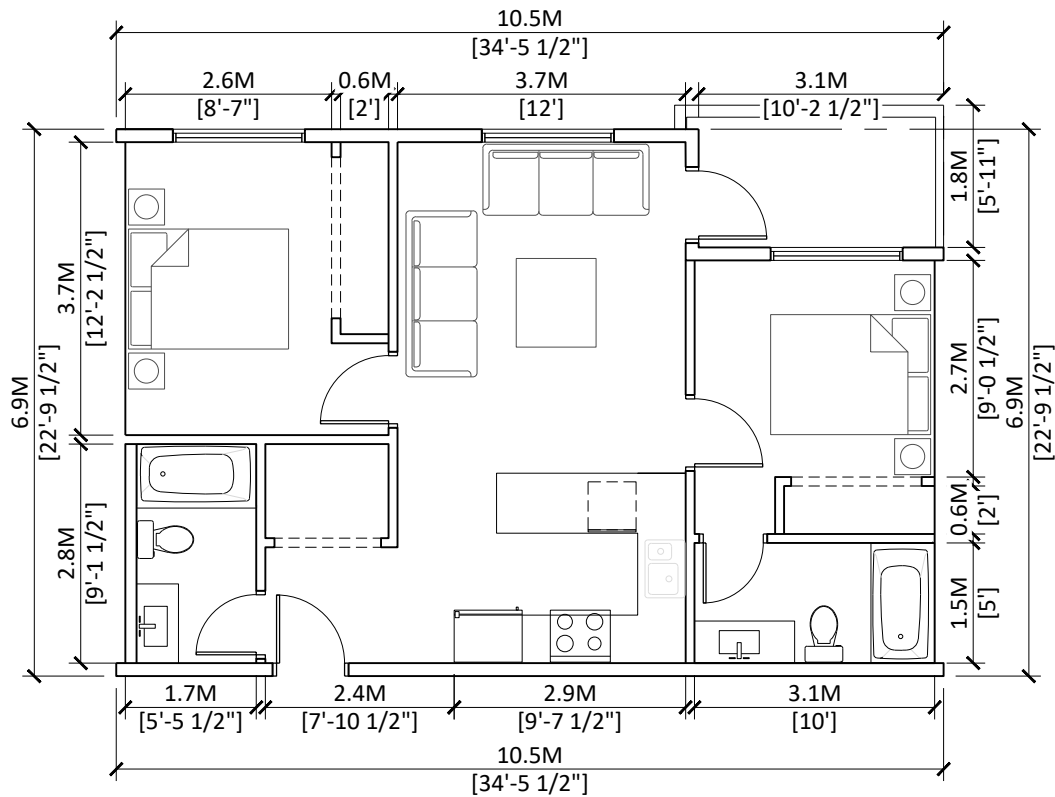
### UNIT PLAN TYPE- A4

1/8"=1'

1 BED+DEN

UNIT 210B, 310B, 410B, 510B, 610B

AREA : 56.58 sq.m. (609 sq ft.)



2  
602

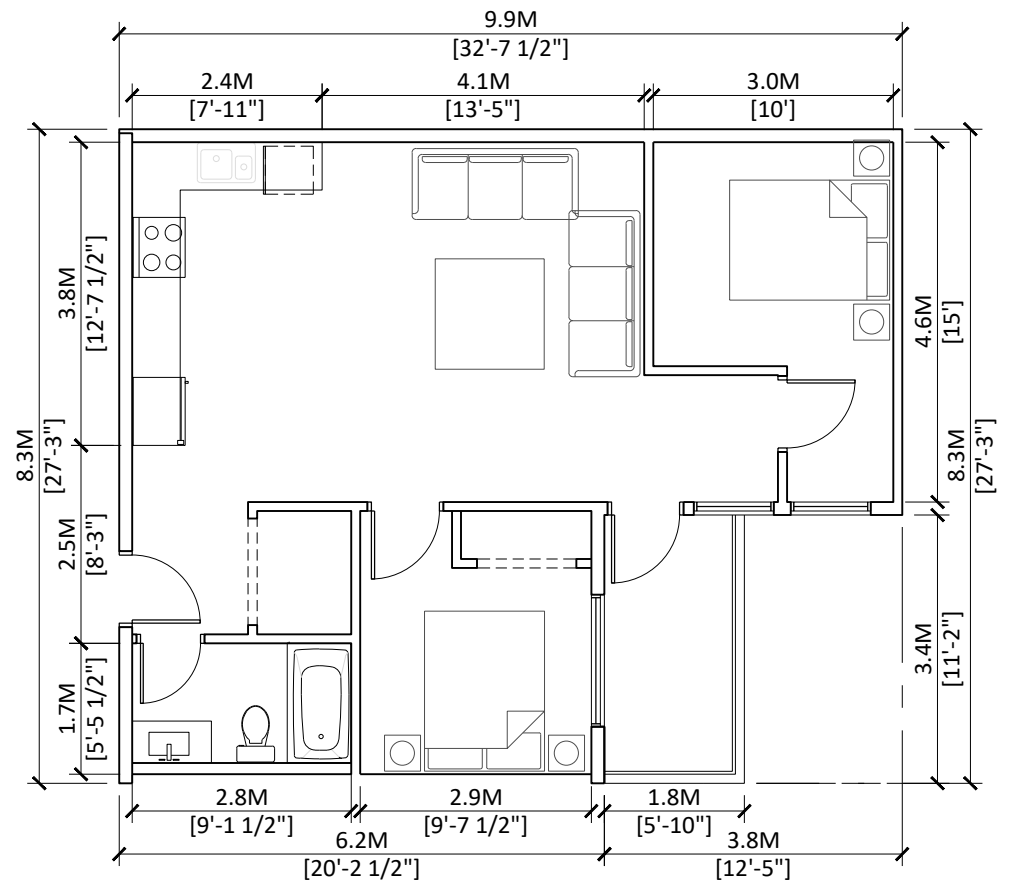
### UNIT PLAN TYPE- B1

1/8"=1'

2 BED+2 BATH

UNIT 201B- 204B, 206B-208B , 301B- 304B,  
306B-308B, 401B- 404B, 406B-408B, 501B- 504B,  
506B-508B , 601B- 604B, 606B-608B

AREA :68.28 sq.m. (735 sq.ft.)



3  
602

### UNIT PLAN TYPE- B2

1/8"=1'

2 BED+1 BATH

UNIT 309B, 409B, 509B, 609B

AREA :69.68 sq.m. (750 sq.ft.)



**FLAT1**  
ARCHITECTURE

Unit 209- 6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flat1architecture.ca  
contact@flat1architecture.ca

Ph: 604-503-4484



PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942 78b Ave  
T.O. LANGLEY BC  
CLIENT:  
PAL

DATE  
2026-04-15

22-205

SCALE:  
1/8"=1' DRAWN BY:  
S.P

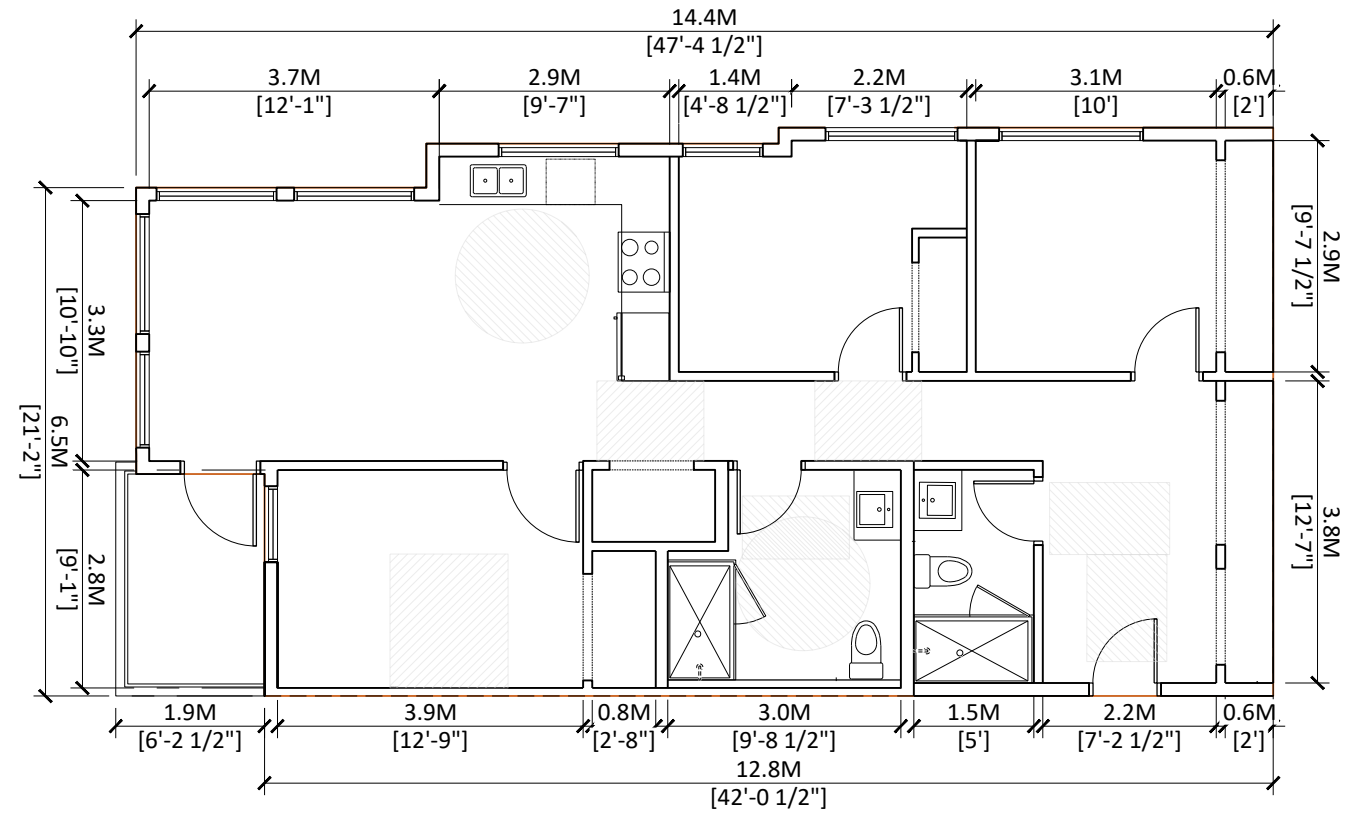
| REV   | DESCRIPTION        | BY  | DATE       |
|-------|--------------------|-----|------------|
| REV 2 | DEVELOPMENT PERMIT | S.P | 2026-02-23 |
| REV 1 | DEVELOPMENT PERMIT | S.P | 2026-01-26 |

UNIT PLANS-

A4, B1, B2

A-602





1  
603 UNIT PLAN TYPE- C1  
1/8"=1'

3 BED+2 BATH  
UNIT 215B,316B,416B,516B,616B  
AREA :96.8 sq.m. (1032 sq.ft.)



FLAT!  
ARCHITECTURE

Unit 209- 6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca

Ph: 604-503-4484



PROJECT INFO:  
MIX USE DEVELOPMENT AT  
19942 78b Ave  
T.O. LANGLEY BC  
CLIENT:  
PAL

DATE  
2026-04-15

22-205

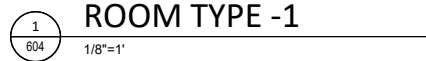
SCALE:  
1/8"=1' DRAWN BY:  
S.P

| REV  | DESCRIPTION        | BY  | DATE       |
|------|--------------------|-----|------------|
| REV2 | DEVELOPMENT PERMIT | S.P | 2026-02-23 |
| REV1 | DEVELOPMENT PERMIT | S.P | 2026-01-26 |

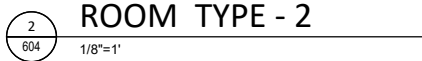
UNIT PLANS-

C1

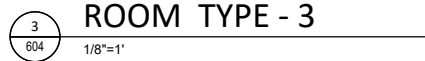
A-603



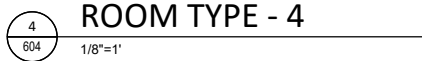
ROOM 201A,202A, 210A,211A , 301A,302A,  
310A,311A, 318A, 319A, 324A-326A, 401A,402A,  
410A,411A, 418A, 419A, 424A-426A, 501A,502A,  
510A,511A, 518A, 519A, 524A-526A, 601A,602A,  
610A,611A, 618A, 619A, 624A-626A,  
AREA :43.72sq.m. (470.58 sq.ft.)



ROOM 203A-209A, 212A-217A ,  
303A-309A, 312A-317A, 323A, 329A,  
403A-409A, 412A-417A, 423A, 429A,  
503A-509A, 512A-517A, 523A, 529A,  
603A-609A, 612A-617A, 623A, 629A,  
AREA :25.89 sq.m. (278.66 sq.ft.)



321A,322A, 327A, 328A,  
421A,422A,427A,  
428A,521A,522A, 527A,528A,  
621A,622A, 627A,628A  
AREA :37.5 sq.m. (403.52 sq.ft.)



320A, 420A, 520A, 620A  
AREA :48.13 sq.m. (518.06  
sq.ft.)