

REVISIONS

	DATE	DESCRIPTION
1	2024.05.01	CLIENT REVIEW 1
3	2024.05.15	CLIENT REVIEW 3
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BC BUILDS -
ALDERGROVE

FRASER HWY & 272
STREET, LANGLEY BC

title
COVER PAGE

scale 1/4" = 1'-0"
@ 24"x36"
date 2024 MAY
drawn EB checked GK

job no. 2423
sheet no. A0.00

seal

2024-10-23 9:48:50 AM
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BC BUILDS - ALDERGROVE

ARCHITECTURAL

Site Lines Architecture
#200 - 23160 96 Ave
Fort Langley, B.C.
Canada, V1M 2R6
Ph: 604-881-7173

Contact: Gord Klassen

LANDSCAPE

PMG LANDSCAPE ARCHITECTS
C100 4185 Still Creek Drive
Burnaby, B.C.
Canada, V5C 6G9
Ph: 604-294-0011

Contact: Yiwen Ruan

DRAWING LIST

A0.00 COVER PAGE
A1.00 SITE PLAN
A1.01 P3 FLOOR PLAN
A1.02 P1 & P2 FLOOR PLAN
A1.03 LEVEL 01 FLOOR PLAN
A1.04 TYPICAL FLOOR PLAN
A1.05 ROOF PLAN

DRAWING LIST

A3.00 BUILDING ELEVATIONS
A3.01 BUILDING ELEVATIONS
A8.00 3D AXO
A9.00 RENDERED VIEW
A9.01 RENDERD VIEW

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BC BUILDS -
ALDERGROVE

FRASER HWY & 272
STREET, LANGLEY BC

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SITE PLAN

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PROJECT SYNOPSIS

CIVIC ADDRESS: 27214 FRASER HWY, LANGLEY

LEGAL DESCRIPTION: PORTION OF PARCEL "A" (EXPLANATORY PLAN 34028) LOTS 14 AND 15 BLOCK 2 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 1621; LOT 3 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 9510; LOT A, EXCEPT PART DEDICATED ROAD ON PLAN LMP43084 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 22532; LOT "A" SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 9510; ROAD TO BE CLOSED, SEC. 20 TP 13 NEW WESTMINSTER DISTRICT PLAN EPP132240

ZONING: CD-192

LOT SIZE: 40,279.25 SF (3742.06 SM)
0.92 ACRES

LOT COVERAGE: 90% ALLOWED
68% PROPOSED

SETBACK :	REQUIRED	PROVIDED
FRONT:	n/a	2.2m
REAR:	n/a	4.5m
INTERIOR SIDE:	n/a	6.0m
EXTERIOR SIDE:	n/a	1.5m

BUILDING CLASSIFICATION:
[3.2.2.51] GROUP C, UP TO 6 STOREYS, SPRINKLERED
MAX. BUILDING AREA= 1,500 SM
(BUILDING HAS ONE FIREWALL)

BUILDING HEIGHT: 6 STOREYS

2HR HORIZONTAL FIREWALL AND VERTICAL FIREWALL

CAR PARKING

REQUIRED			TOTAL
	COMMERCIAL	1,881 sm / 35 sm PER SPACE =	54 SPACES
	RESIDENTIAL	128 UNITS x 1.5 SPACES =	192 SPACES
ACCESSIBLE	RESIDENTIAL	12 ADAPTABLE UNITS x 1 SPACES =	12 SPACES
	VISITOR		2 SPACES
	COMMERCIAL		1 SPACE
			246 SPACES (INCL. ACCESSIBLE P.)
			15 SPACES

SMALL CAR		TOTAL
PERMITTED	250 SPACES x 30% =	75 SPACES
		75 SPACES

BICYCLE PARKING + STORAGE [4X6 SPACE]

REQUIRED			TOTAL
VISITOR BICYCLE	COMMERCIAL	6 AT EA. PUBLIC ENTRANCE	6 SPACES
	RESIDENTIAL	6 PER BLDG	6 SPACES
BICYCLE + STORAGE	RESIDENTIAL	1 PER DWELLING UNIT x 1 SPACES	128 SPACES
		128 UNITS X 1 SPACE=	128 SPACES
			128 SPACES

AMENITY

REQUIRED		TOTAL
6sm PER UNIT	128 UNITS x 6 sm=	768 sm
		768 sm

FSR:

L1: 24,246.19 SF
L2-L5: 19,706.43 x 4 = 78,825.72 SF
L6: 17,798.53 SF
= 120,870.44 SF / 40,279.25 SF = **3.00 FSR**

UNIT MIX

1 BEDROOM	90 units (70%)
2 BEDROOM	20 units (16%)
3 BEDROOM	18 units (14%)
TOTAL UNITS	128 units

LEVEL 02-05: 104 UNITS TOTAL (26/PER FLOOR)

1 BEDROOM: 18x4 =72
2 BEDROOM: 4x4 =16
3 BEDROOM: 4x4=16

LEVEL 06: 24 UNITS

1 BEDROOM: 18
2 BEDROOM: 4
3 BEDROOM: 2

AVERAGE UNIT SIZE

1 BEDROOM: 586 sf
2 BEDROOM: 682 sf
3 BEDROOM: 981 sf

ADAPTABLE UNIT

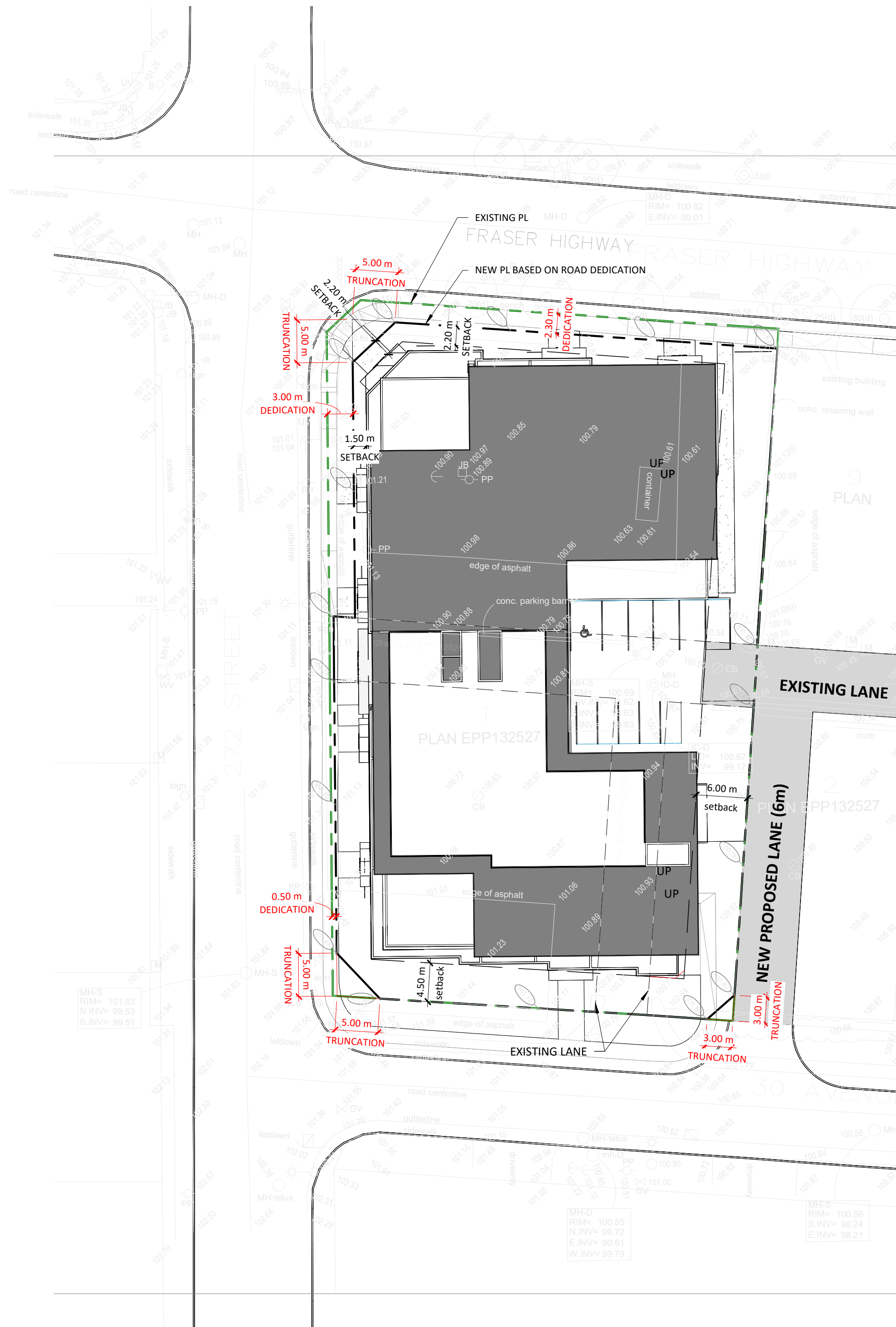
REQUIRED 13 UNITS (10% PROVIDED UNITS)
PROVIDED 13 UNITS (4 UNITS ON LEVEL 2,
3 UNITS EACH ON LEVELS 3-5)

PROVIDED		TOTAL
P3	66 SPACES (INCLUDING 6 ACCESSIBLE PARKING)	
P2	86 SPACES (INCLUDING 8 ACCESSIBLE PARKING)	
P1	87 SPACES (INCLUDING 6 ACCESSIBLE PARKING)	
LEVEL 1	11 SPACES (INCLUDING 1 ACCESSIBLE PARKING)	250 SPACES (INCL. 21 ACCESSIBLE P.)

SMALL CAR		TOTAL
PROVIDED	72 SPACES	72 SPACES

PROVIDED		TOTAL
P3	26 SPACES [LARGE 6X6]	
P2	17 SPACES [LARGE 6X6]	
P1	17 SPACES [LARGE 6X6]	
LEVEL 2-6	14 SPACES X 5 FLOORS = 70 SPACES [SMALL 4X6]	130 SPACES [60 LARGE 6X6] [70 SMALL 4X6]

PROVIDED		TOTAL
LEVEL 6	2,156 sf [200 sm]	
ROOFTOP	6,157 sf [572 sm]	772 sm



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BC BUILDS -
ALDERGROVE

FRASER HWY & 272
STREET, LANGLEY BC

title
P3 FLOOR PLAN

scale 1 : 200
@ 24"x36"

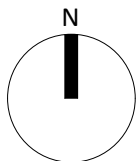
date 2024 MAY

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sheet no. A1.01

seal



1 PARKING 3
1 : 200

PARKING COUNT	
REGULAR	38
SMALL	22
ACCESSIBLE	6
TOTAL	66

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BC BUILDS -
ALDERGROVE

FRASER HWY & 272
STREET, LANGLEY BC

title
P1 & P2 FLOOR PLAN

scale 1 : 200

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sheet no. A1.02

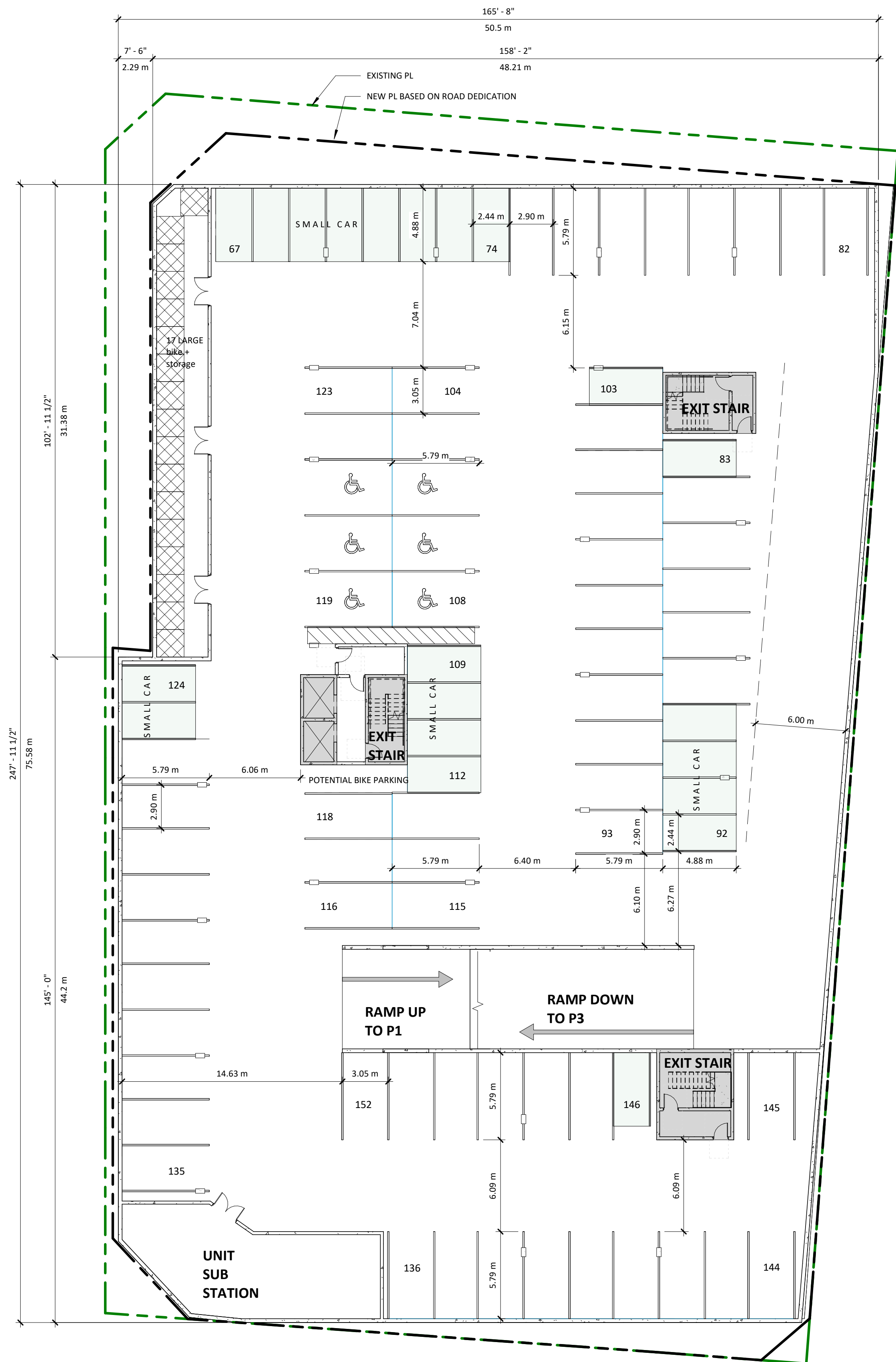
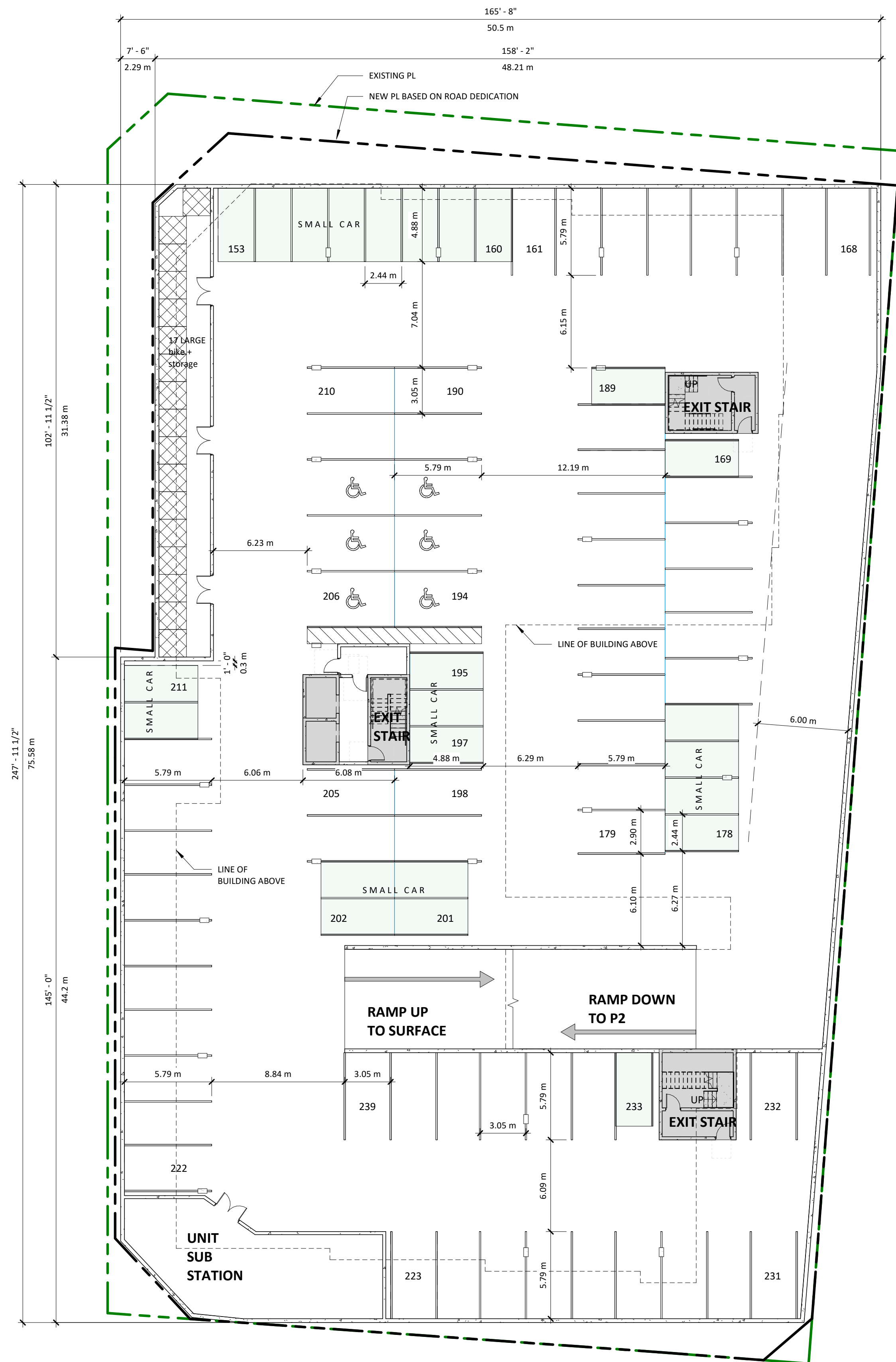
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FRASER HWY & 272
STREET, LANGLEY BC

title
LEVEL 01 FLOOR PLAN

scale As indicated
@ 24"x 36"
date 2024 MAY
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sheet no. A1.03

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PARKING COUNT	
REGULAR	6
SMALL	5
<u>ACCESSIBLE</u>	<u>1</u>
TOTAL	12

UNIT LEGEND

	1 BEDROOM
	2 BEDROOM
	3 BEDROOM
	AMENITY
	COMMERCIAL SPACE
<hr/>	
	GREEN SPACE

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UNIT LEGEND

	1 BEDROOM
	2 BEDROOM
	3 BEDROOM
	AMENITY
	COMMERCIAL SPACE
	GREEN SPACE

BC BUILDS -
ALDERGROVE

FRASER HWY & 272
STREET, LANGLEY BC

title
TYPICAL FLOOR PLAN

scale As indicated
@ 24"x36"

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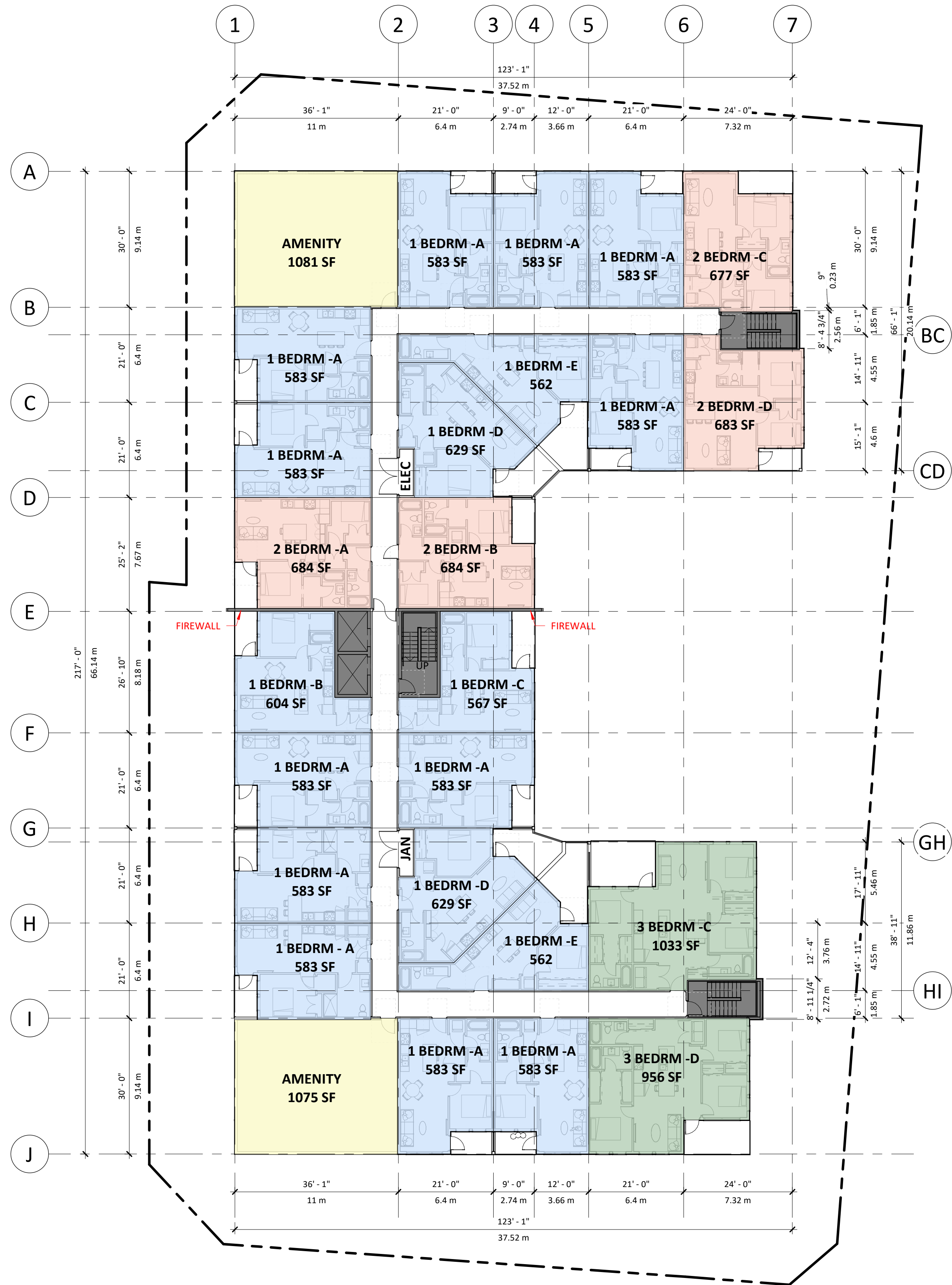
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3 LEVEL 2-5 UNIT DISTRIBUTION
A3.00 1 : 200

UNIT COUNT (LEVEL 2-5)

1 BEDROOM	18	x 4 FLOORS =	72 UNITS (70%)
2 BEDROOM	4	x 4 FLOORS =	16 UNITS (15%)
3 BEDROOM	4	x 4 FLOORS =	16 UNITS (15%)
TOTAL	26	x 4 FLOORS =	104 UNITS



4 LEVEL 6 UNIT DISTRIBUTION
A3.00 1 : 200

UNIT COUNT (LEVEL 6)

1 BEDROOM	18	x 1 FLOOR =	18 UNITS (75%)
2 BEDROOM	4	x 1 FLOOR =	4 UNITS (17%)
3 BEDROOM	2	x 1 FLOOR =	2 UNITS (8%)
TOTAL	24	x 1 FLOOR =	24 UNITS

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BC BUILDS -
ALDERGROVE

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STREET, LANGLEY BC

title
ROOF PLAN

scale 1 : 200
@ 24"x36"

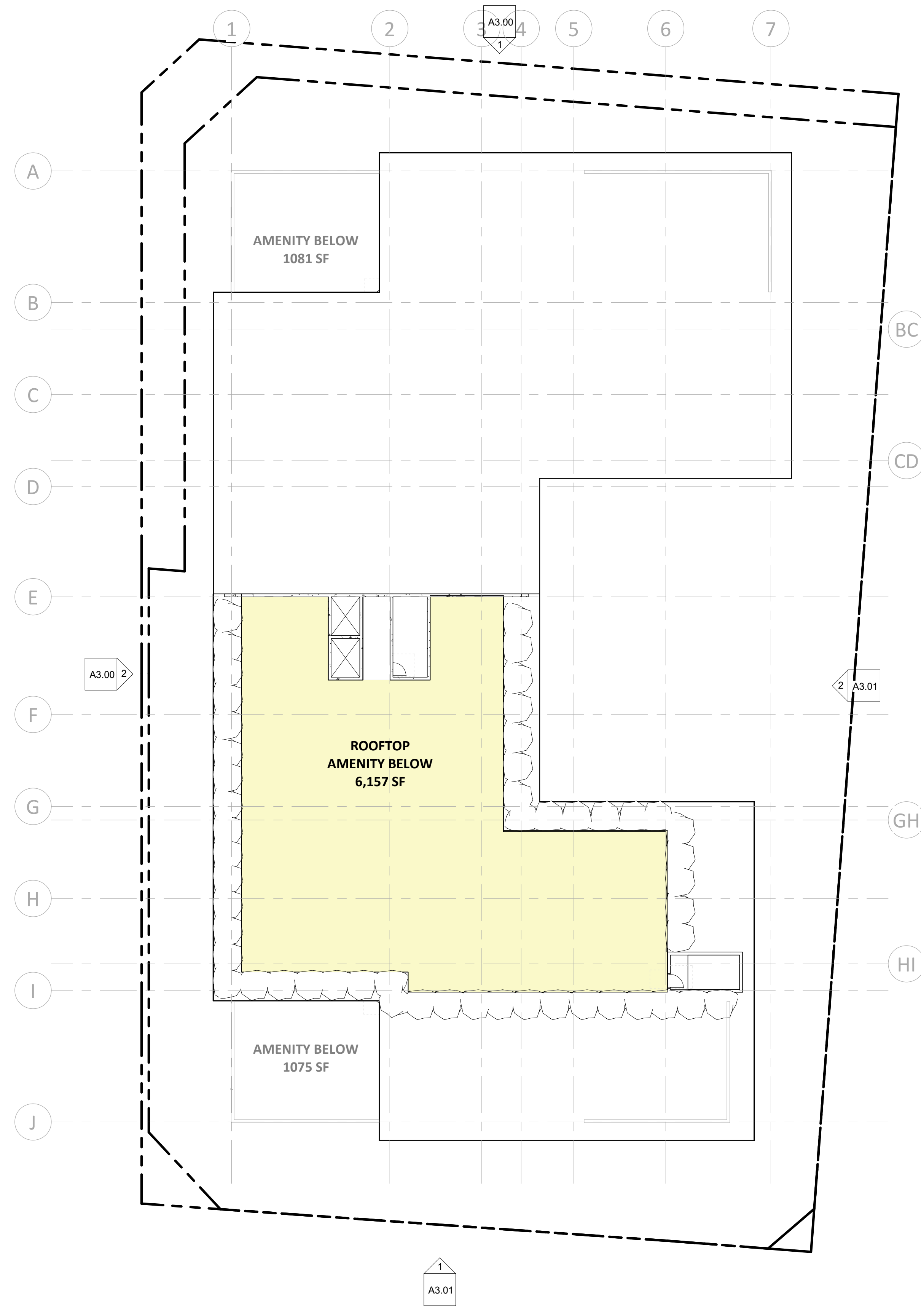
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sheet no. A1.05

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1 ROOF
A3.00 1 : 200

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MATERIALS

CLADDING 1: CONCRETE

CLADDING 2: HARDIE BOARD AND BATTEN, IRON GREY

CLADDING 3: HARDIE , COBBLESTONE

CLADDING 4: LOW MAINTENANCE ACCENT, WOOD TONE
MAC METAL ARCHITECTURAL, NORWOOD, CORK

SOFFIT:

1. LOW MAINTENANCE ACCENT, WOOD TONE
2. HARDIE, LIGHT

FASCIA:

1. DARK FINISH TO MATCH RAILING POST AND TOPRAIL
2. LIGHT FINISH TO MATCH LIGHT HARDIE CLADDING

RAILING: GLASS RAILING WITH DARKER POSTS AND TOPRAIL,
BLACK PICKET RAILINGS

WINDOW FRAME AND MULLION: DARK FINISH



1 NORTH ELEVATION
A1.05 1 : 125



2 WEST ELEVATION
A1.05 1 : 125

BC BUILDS - ALDERGROVE

FRASER HWY & 272
STREET, LANGLEY BC

title
BUILDING ELEVATIONS

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CLADDING 2: HARDIE BOARD AND BATTEN, IRON GREY

CLADDING 3: HARDIE , COBBLESTONE

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2. LIGHT FINISH TO MATCH LIGHT HARDIE CLADDING

RAILING: GLASS RAILING WITH DARKER POSTS AND TOPRAIL,
BLACK PICKET RAILINGS

WINDOW FRAME AND MULLION: DARK FINISH



1 SOUTH ELEVATION
A1.05 1 : 125



2 EAST ELEVATION
A1.05 1 : 125

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3D AXO

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1 3D MASS - NW VIEW

2 3D MASS - SE VIEW



NORTH ELEVATION

MATERIALS

- CLADDING 1: CONCRETE
- CLADDING 2: HARDIE BOARD AND BATTEN, IRON GREY
- CLADDING 3: HARDIE , COBBLESTONE
- CLADDING 4: LOW MAINTENANCE ACCENT, WOOD TONE
MAC METAL ARCHITECTURAL, NORWOOD, CORK
- SOFFIT:
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2. HARDIE, LIGHT
- FASCIA:
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2. LIGHT FINISH TO MATCH LIGHT HARDIE CLADDING
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BLACK PICKET RAILINGS
- WINDOW FRAME AND MULLION: DARK FINISH

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WEST ELEVATION

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WEST ELEVATION CLOSE-UP VIEW



RESIDENTIAL MAIN ENTRANCE



SOUTH ELEVATION CLOSE-UP VIEW

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CLADDING 4: LOW MAINTENANCE ACCENT, WOOD TONE
MAC METAL ARCHITECTURAL, NORWOOD, CORK

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ALDERGROVE**

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RENDERD VIEW

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sheet no. **A9.01**

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