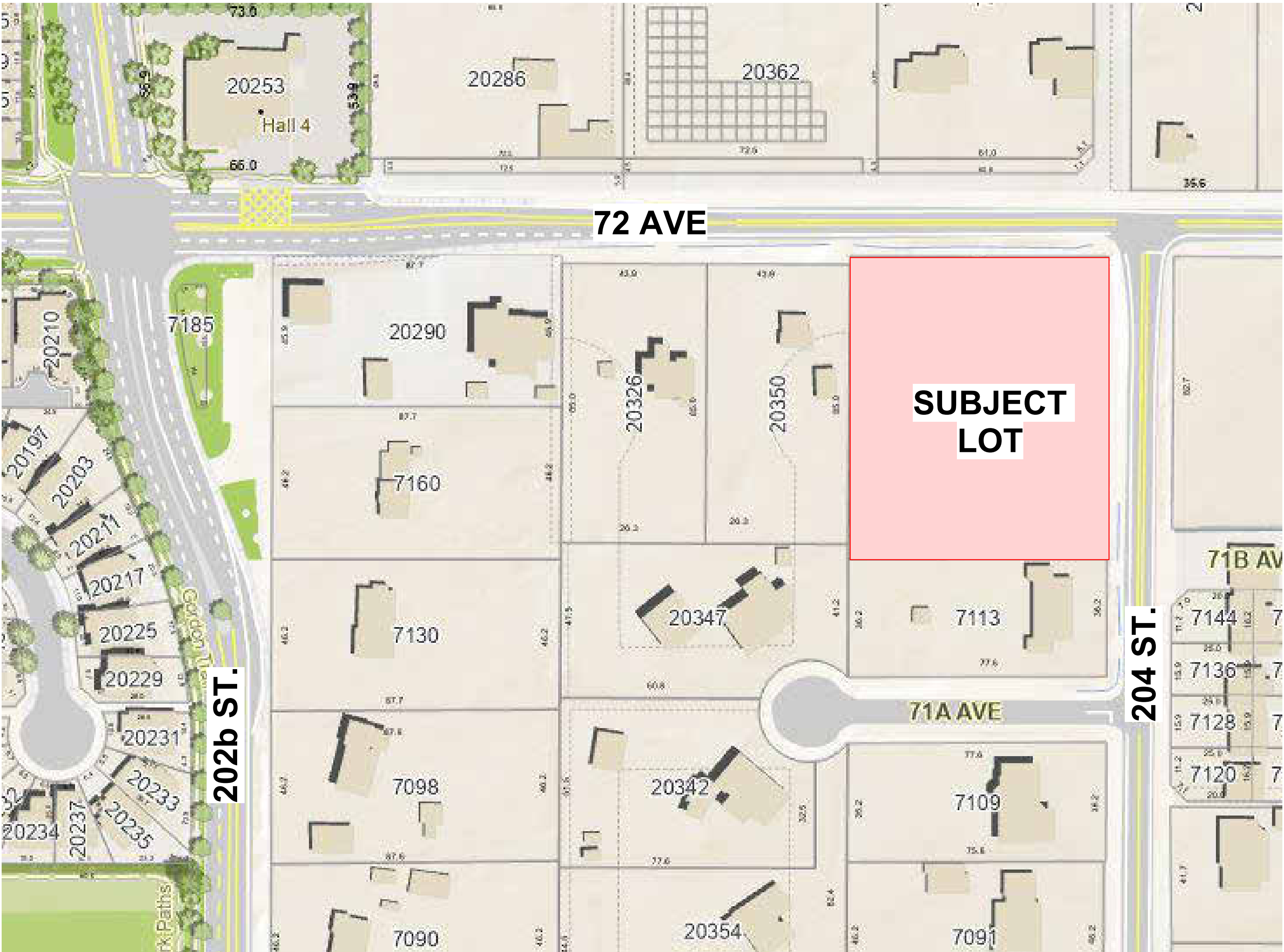


MULTI FAMILY DEVELOPMENT

**20390 - 72 AVENUE, LANGLEY,
BRITISH COLUMBIA**



PROJECT INFO

LEGAL DESCRIPTION:

LT 60, SEC 14, TWP 8, NWD, PL NWP40177

CIVIC ADDRESS:

20390 - 72 AVENUE, LANGLEY, BRITISH COLUMBIA

ZONING INFORMATION:

ZONE:
EXISTING: SR - 2
PROPOSED: CD

LOT AREA:

GROSS SITE AREA	-	1.77 AC. / 7,151.73 SQM
DEDICATIONS	-	0.41 AC. / 1,646.45 SQM
NET SITE AREA	-	1.36 AC. / 5,505.28 SQM

PROJECT DIRECTORY

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 V4N1R9
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 T 604-583-6161

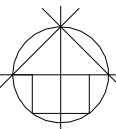
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#216-2630 Croydon Drive, Surrey, BC
V3S 6T3
CONTACT: STEVE O'CONNELL
T 604-782-6927
steve@centras.ca

ARCHITECTURAL

Category			SHEET NO.	SHEET NAME	SHEET CATEGORY
SITE & INFO.	A-001	COVER PAGE	SHEET CATEGORY		
	A-006	DEVELOPMENT DATA			
	A-103	PARKING LVL 1			
	A-104	PARKING LVL 2			
	A-200	FLOOR PLAN LEVEL_1			
BUILDING PLANS	A-201	FLOOR PLAN LEVEL_2			
	A-202	FLOOR PLAN LEVEL_3			
	A-203	FLOOR PLAN LEVEL_4			
	A-204	FLOOR PLAN LEVEL_5			
	A-205	FLOOR PLAN LEVEL_6			
	A-220	UNIT PLANS			
	A-221	UNIT PLANS			
	A-222	UNIT PLANS			
	A-223	UNIT PLANS			
	A-224	UNIT PLANS			
3D VIEWS	A-225	UNIT PLANS			
	A-226	UNIT PLANS			
	A-227	UNIT PLANS			
	A-228	UNIT PLANS			
	A-229	UNIT PLANS			
	A-230	UNIT PLANS			
	A-231	UNIT PLANS			

**SHEET
CATEG
ORY**

NOTES:



2023-10-24	B	PRELIMINARY DRAWINGS	
2023-07-28	A	PRELIMINARY DRAWINGS	
	REVISION		

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PROJECT

MULTI FAMILY DEVELOPMENT

**20390 - 72 AVEnue, Langley,
BRITISH COLUMBIA**

CLIENT

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CHECKED: NN	
SCALE: 1/8" = 1'-0"	
JOB NO.: LAN - 026 A	
DATE: JULY 2023	

SHEET TITLE

COVER PAGE

DRAWING No.	
A-001	B

PROJECTS DATA	
CIVIC ADDRESS	20390, 72ND AVENUE, LANGLEY, BC
LEGAL DESCRIPTION	LT 60, SEC 14, TWP 8, NWD, PL NWP40177

LOT INFO			
GROSS SITE AREA	1.77 Ac	76,983.08 SQFT	7,151.73 SQM
DEDICATIONS	0.41 Ac	17,722.75 SQFT	1,646.45 Sq.Ft.
NET AREA	1.36 Ac	59,260.33 SQFT	5,505.28 SQM

ZONING INFORMATION	
ZONING	
EXISTING	SR-2
PROPOSED	CD

SETBACKS	PROPOSED	
NORTH (FROM 72ND AVENUE)	14.8 Ft	4.50 M
NORTH (FROM 72ND AVENUE) - ON LEVEL 5 & 6	18.8 Ft	5.72 M
SOUTH	14.8 Ft	4.50 M
SOUTH - ON LEVEL 4& 5	36.8 Ft	11.21 M
SOUTH - ON LEVEL 6	66.3 Ft	20.21 M
EAST (204 STREET)	14.8 Ft	4.50 M
EAST (204 STREET) - ON LEVEL 5 & 6	18.8 Ft	5.72 M
WEST(NEIGHBORING LOT)	21.3 Ft	6.50 M
WEST(NEIGHBORING LOT)-ON LEVEL 5 & 6	25.3 Ft	7.72 M

SITE COVERAGE	
PROPOSED(ON NET SITE AREA)	53.1%
PROPOSED(ON GROSS SITE AREA)	40.8%

UPA	
PROPOSED (ON GROSS SITE AREA)	105.08 UPA
TOTAL PROPOSED UNIT COUNT	186

FAR			
6 STOREY APARTMENT BUILDING			
LEVEL 1		31,211.64 SQFT	2,899.56 SQM
LEVEL 2		30,153.46 SQFT	2,801.26 SQM
LEVEL 3		31,439.31 SQFT	2,920.71 SQM
LEVEL 4		28,685.94 SQFT	2,664.92 SQM
LEVEL 5		27,347.22 SQFT	2,540.56 SQM
LEVEL 6		23,315.86 SQFT	2,166.04 SQM
TOTAL FLOOR AREA		172,153.43 SQFT	15,993.05 SQM
INDOOR AMENITY		2,227.24 SQFT	206.91 SQM
BIKE STORAGE		1,230.18 SQFT	114.28 SQM
TOTAL BUILDABLE AREA (EXCL. INDOOR AMENITY & BIKE STORAGE)		168,696.01 SQFT	15,671.86 SQM
FAR ON GROSS SITE AREA			2.19

AMENITY AREA			
TOTAL INDOOR AMENITY PROVIDED ON LEVEL 1		206.9 SQM	2,227.24 SQFT
TOTAL OUTDOOR AMENITY REQUIRED	4 SQM./UNIT	744.0 SQM	8,008.56 SQFT
OUTDOOR AMENITY PROVIDED ON GRADE		717.3 SQM	7,720.81 SQFT

OFF-STREET PARKING				
	NO. OF UNITS	CARS PER D.U.	NO. OF CARS	SAY
1 OR MORE BEDROOM	186	1.5	279.00	279
NO. OF SMALL CAR STALLS			50	18%
NO. OF ACCESSIBLE STALLS			7	2.5%
TOTAL NUMBER OF STALLS REQUIRED (INCLUDING 10% VISITOR STALLS)				279
TOTAL NO. OF VISITOR PARKING REQUIRED (10% OF TOTAL REQUIRED)				28
TOTAL NUMBER OF PARKING PROVIDED (INCLUDING 10% VISITOR PARKING)				279
BICYCLE				
	REQUIRED		PROVIDED	
VISITOR	6		6 SPACES AT GRADE	
RESIDENTS	1.2/D.U	223	223 SPACES AT U/G PARKADE LVL 1 & LVL 1 PROVIDED	

UNIT SCHEDULE											
UNIT TYPE		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	AREA SQFT.	AREA SQM.	TOTAL	UNIT PERCENTAGE
UNIT A	1 BEDRM.+1BATH+ DEN	10	12	12	10	0	0	692.33 SQFT.	64.32 SQM	44	24%
UNIT A1	1 BEDRM.+1BATH	4	4	4	4	0	0	619.27 SQFT.	57.53 SQM	16	9%
UNIT A2	1 BEDRM.+1BATH	2	0	0	0	0	0	562.14 SQFT.	52.22 SQM	2	1%
UNIT A3	1 BEDRM.+1BATH	2	0	0	0	0	0	591.92 SQFT.	54.99 SQM	2	1%
UNIT A4	1 BEDRM.+1BATH+ DEN	0	2	2	0	0	0	705.44 SQFT.	65.54 SQM	4	2%
UNIT A5	1 BEDRM.+1BATH+ DEN	0	0	0	0	4	0	649.00 SQFT.	60.29 SQM	4	2%
UNIT A6	1 BEDRM.+1BATH	0	0	0	0	4	0	572.00 SQFT.	53.14 SQM	4	2%
UNIT A7	1 BEDRM.+1BATH	0	0	0	0	0	4	549.67 SQFT.	51.06 SQM	4	2%
UNIT B	2 BEDRM.+2BATH+ DEN	1	1	1	1	0	0	884.00 SQFT.	82.12 SQM	4	2%
UNIT B1	2 BEDRM.+2BATH+ DEN	1	1	1	1	0	0	893.00 SQFT.	82.96 SQM	4	2%
UNIT B2	2 BEDRM.+2BATH+ DEN	4	4	4	4	0	0	952.58 SQFT.	88.49 SQM	16	9%
UNIT B3	2 BEDRM.+2 BATH	0	0	0	0	1	0	858.00 SQFT.	79.71 SQM	1	1%
UNIT B4	2 BEDRM.+2 BATH	0	0	0	0	1	0	849.72 SQFT.	78.94 SQM	1	1%
UNIT B5	2 BEDRM.+2 BATH+ DEN	0	0	0	0	4	0	915.50 SQFT.	85.05 SQM	4	2%
UNIT B6	2 BEDRM.+2 BATH+DEN	0	0	0	0	2	2	984.67 SQFT.	91.48 SQM	4	2%
UNIT B7	2 BEDRM.+2 BATH+ DEN	0	0	0	0	2	0	1004.17 SQFT.	93.29 SQM	2	1%
UNIT B8	2 BEDRM.+2 BATH	0	0	0	0	0	1	797.67 SQFT.	74.10 SQM	1	1%
UNIT B9	2 BEDRM.+2 BATH	0	0	0	0	0	1	805.33 SQFT.	74.82 SQM	1	1%
UNIT B10	2 BEDRM.+2 BATH+ DEN	0	0	0	0	0	4	871.98 SQFT.	81.01 SQM	4	2%
UNIT C	2 BEDRM.+2 BATH	2	0	0	0	0	0	948.00 SQFT.	88.07 SQM	2	1%
UNIT C1	2 BEDRM.+2 BATH	0	2	2	0	0	0	843.29 SQFT.	78.34 SQM	4	2%
UNIT D	3 BEDRM.+2 BATH + DEN	2	0	0	0	0	0	1294.80 SQFT.	120.29 SQM	2	1%
UNIT D1	3 BEDRM.+2 BATH + DEN	0	2	2	0	0	0	1246.73 SQFT.	115.82 SQM	4	2%
UNIT E	3 BEDRM.+2 BATH + DEN	1	1	1	1	0	0	1349.55 SQFT.	125.37 SQM	4	2%
UNIT E1	3 BEDRM.+2 BATH + DEN	0	0	1	1	0	0	1331.60 SQFT.	123.71 SQM	2	1%
UNIT E2	3 BEDRM.+2 BATH + DEN	0	0	0	0	2	0	1132.08 SQFT.	105.17 SQM	2	1%
UNIT E3	3 BEDRM.+2 BATH	0	0	0	0	0	1	1117.60 SQFT.	103.83 SQM	1	1%
UNIT E4	3 BEDRM.+2 BATH	0	0	0	0	0	1	1098.92 SQFT.	102.09 SQM	1	1%
UNIT F	1 BEDRM.+1BATH+ DEN	0	2	2	2	2	2	701.63 SQFT.	65.18 SQM	10	5%
UNIT G	1 BEDRM.+1BATH+ DEN	0	2	2	2	2	2	709.04 SQFT.	65.87 SQM	10	5%
UNIT H	1 BEDRM.+1BATH	0	1	1	1	1	1	507.73 SQFT.	47.17 SQM	5	3%
UNIT H1	1 BEDRM.+1BATH	0	1	1	1	1	1	481.85 SQFT.	44.76 SQM	5	3%
UNIT I	2 BEDRM.+2 BATH+DEN	0	0	0	2	0	0	998.74 SQFT.	92.78 SQM	2	1%
UNIT J	3 BEDRM.+2 BATH+DEN	0	0	0	2	0	0	1175.74 SQFT.	109.23 SQM	2	1%
UNIT k	3 BEDRM.+2 BATH	0	0	0	0	2	0	1162.24 SQFT.	107.97 SQM	2	1%
UNIT L	2 BEDRM.+2 BATH	0	0	0	0	2	0	951.69 SQFT.	88.41 SQM	2	1%
UNIT M	3 BEDRM.+2 BATH+ DEN	0	0	0	0	0	2	1312.75 SQFT.	121.95 SQM	2	1%
UNIT N	3 BEDRM.+2 BATH+ DEN	0	0	0	0	0	2	1276.14 SQFT.	118.55 SQM	2	1%
TOTAL		29	35	36	32	30	24			186	100%
TOTAL S SELLABLE AREA								149,537.3 SQFT.		186	

LVL	1BEDRM.	2 BEDRM.	3 BEDRM.	TOTAL
level 1	18	8	3	29
level 2	24	8	3	35
level 3	24	8	4	36
level 4	20	8	4	32
level 5	10	14	4	28
level 6	10	10	6	26
TOTAL	106	56	24	186
PERCENTAGE	57%	30%	13%	
10% OF THE UNITS WILL BE ADAPTABLE				

UNIT TYPES	Total SF	Total Units	Avg. Unit Size
1 BEDRM.+1BATH	21,651	38	570
1 BEDRM.+1BATH+ DEN	49,987	72	694
2 BEDRM.+2 BATH	10,483	12	874
2 BEDRM.+2 BATH+ DEN	37,444	40	936
3 BEDRM.+2 BATH	4,541	4	1,135
3 BEDRM.+2 BATH + DEN	25,431	20	1,272
TOTAL	149,537.3	186.0	804.0

2023-10-30	D	PRELIMINARY DRAWINGS	
2023-10-26	C	PRELIMINARY DRAWINGS	
2023-10-24	B	PRELIMINARY DRAWINGS	
2023-07-28	A	PRELIMINARY DRAWINGS	
	REVISION		



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PROJECT:

MULTI FAMILY DEVELOPMENT

**20390 - 72 AVEnue, Langley,
BRITISH COLUMBIA**

CLIENT:

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SHEET TITLE:	

DEVELOPMENT DATA

DRAWING No.	
A-006	D







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2023-07-28	A	PRELIMINARY DRAWINGS
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DATE: JULY 2023	
SHEET TITLE:	

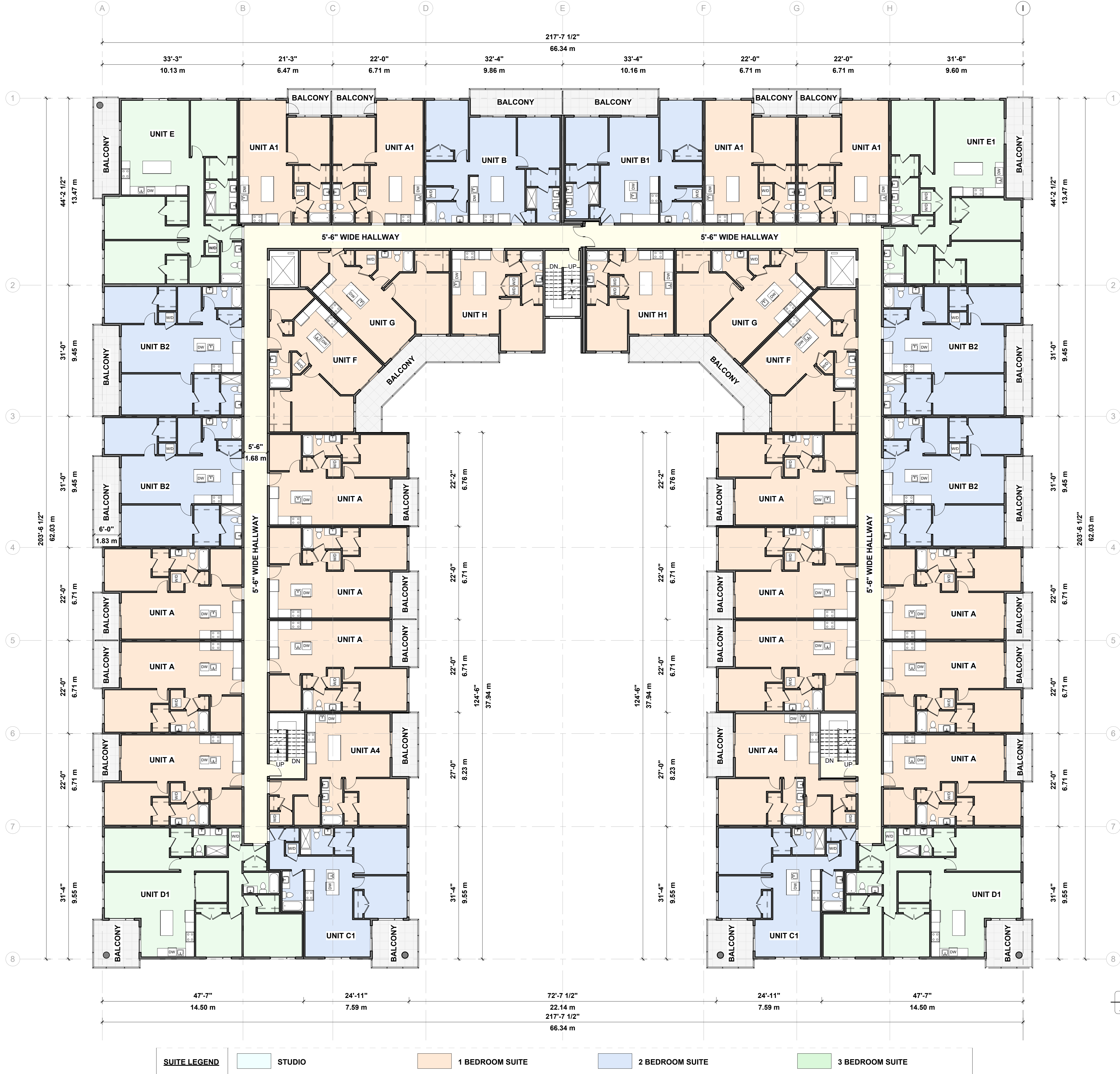
FLOOR PLAN LEVEL_2

1	LEVEL-2
A-201	3/32" = 1'-0"

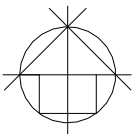
DRAWING
No.

A-201

B



NOTES:



REVISION	
2023-10-24	B PRELIMINARY DRAWINGS
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SCALE: As indicated	
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DATE: JULY 2023	
SHEET TITLE:	

FLOOR PLAN LEVEL_3

1 LEVEL-3
A-202 3/32" = 1'-0"

SUITE LEGEND

STUDIO

1 BEDROOM SUITE

2 BEDROOM SUITE

3 BEDROOM SUITE

A-202

B



2023-10-24	B	PRELIMINARY DRAWINGS			
2023-07-28	A	PRELIMINARY DRAWINGS			
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PROJECT

MULTI FAMILY DEVELOPMENT

**20390 - 72 AVENue, Langley,
BRITISH COLUMBIA**

CLIENT

10M

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CHECKED: NN	
SCALE: As indicated	
JOB NO.: LAN - 026 A	
DATE: JULY 2023	
SHEET TITLE:	

FLOOR PLAN LEVEL_4

1	LEVEL-4
A-203	3/32" = 1'-0"

DRAWING
No.

A-203

B



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MULTI FAMILY DEVELOPMENT

**20390 - 72 AVenue, Langley,
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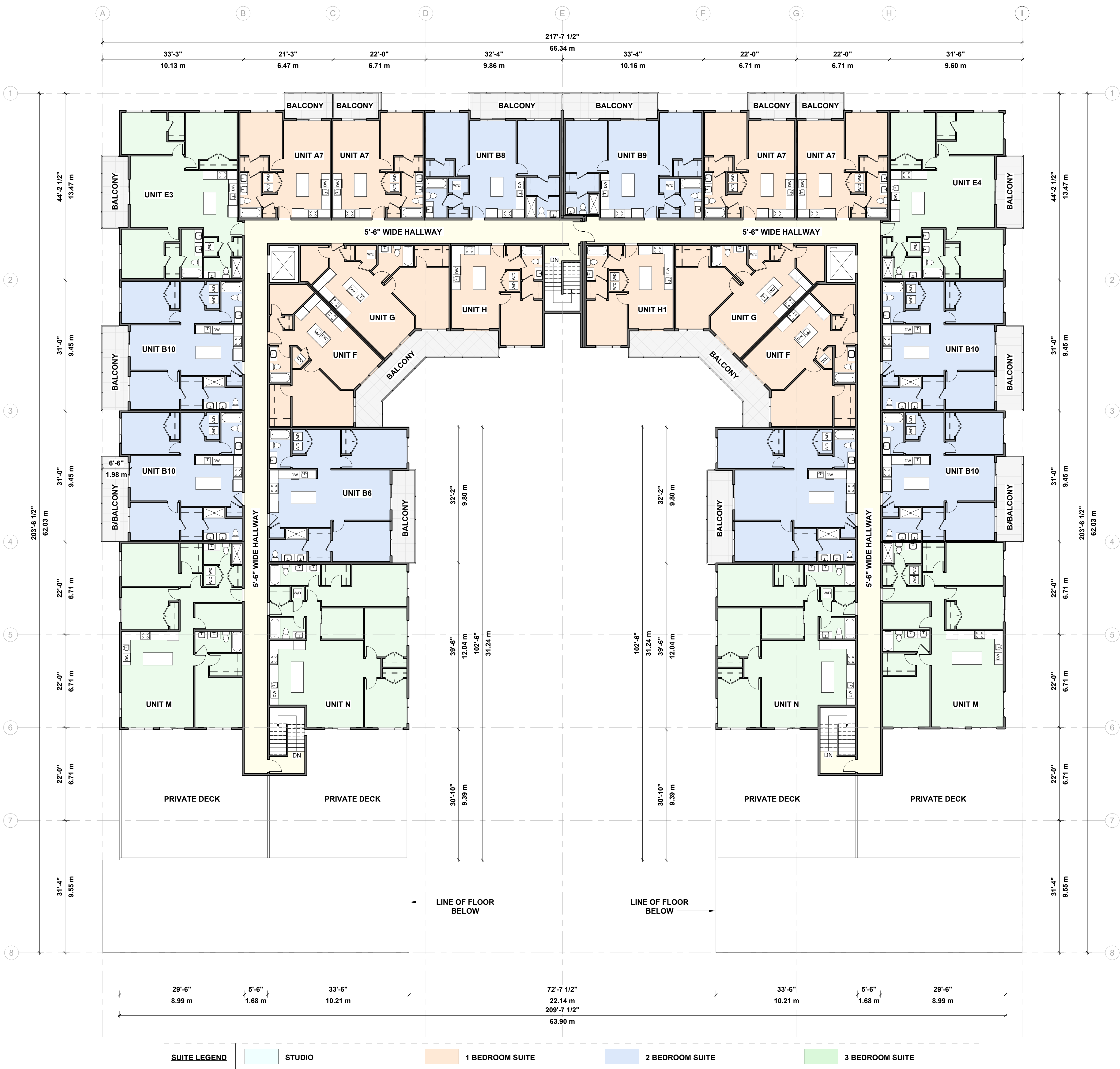
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SCALE: As indicated	
JOB NO.: LAN - 026 A	
DATE: JULY 2023	
SHEET TITLE:	

FLOOR PLAN LEVEL_5

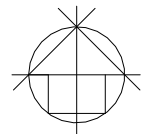
DRAWING
No.

A-204

B



NOTES:



REVISION	
2023-10-24	B PRELIMINARY DRAWINGS
2023-07-28	A PRELIMINARY DRAWINGS



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SCALE: As indicated	
JOB NO.: LAN - 026 A	
DATE: JULY 2023	
SHEET TITLE:	

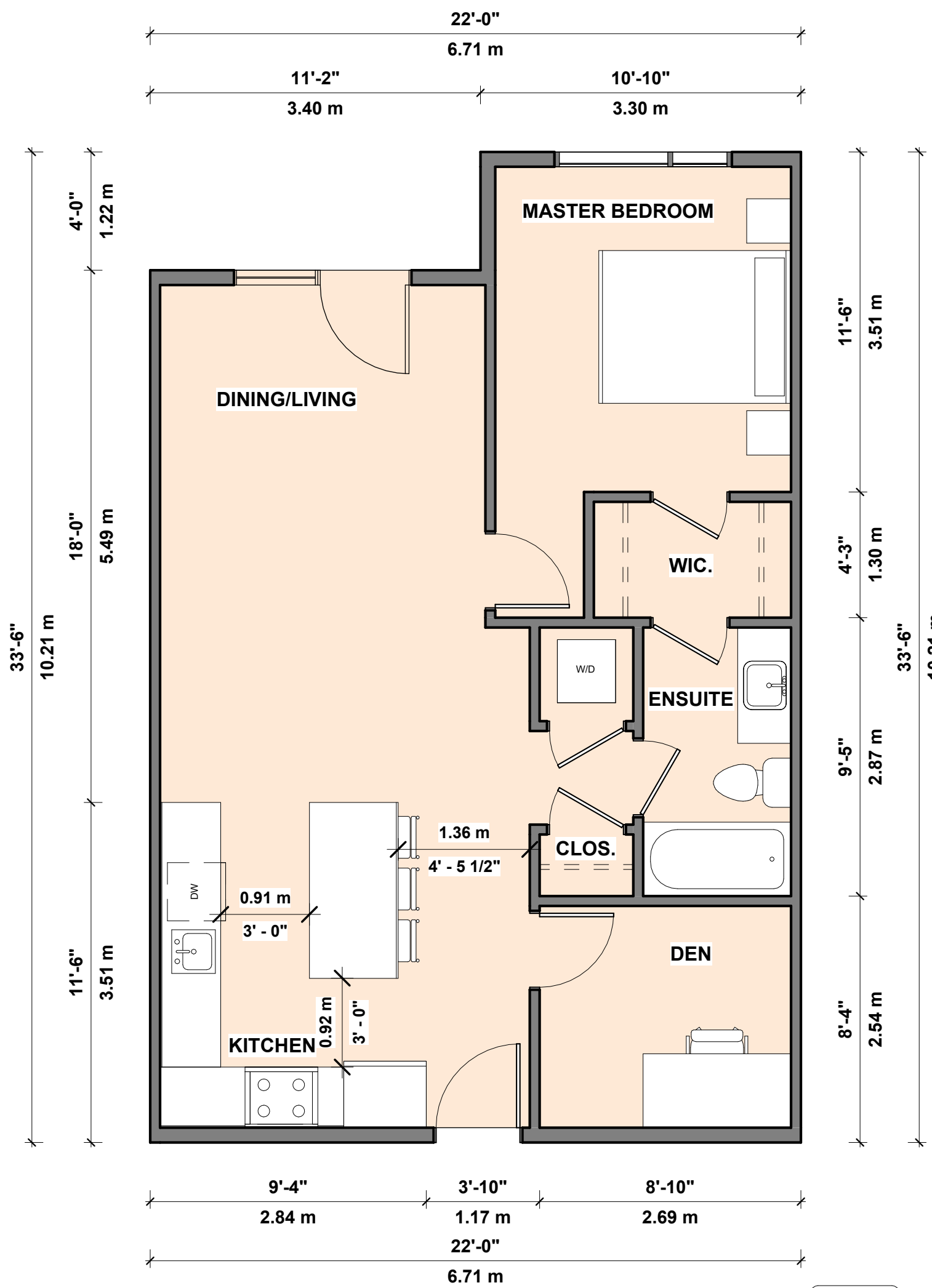
FLOOR PLAN LEVEL_6

1 LEVEL-6
A-205 3/32" = 1'-0"

DRAWING
No.

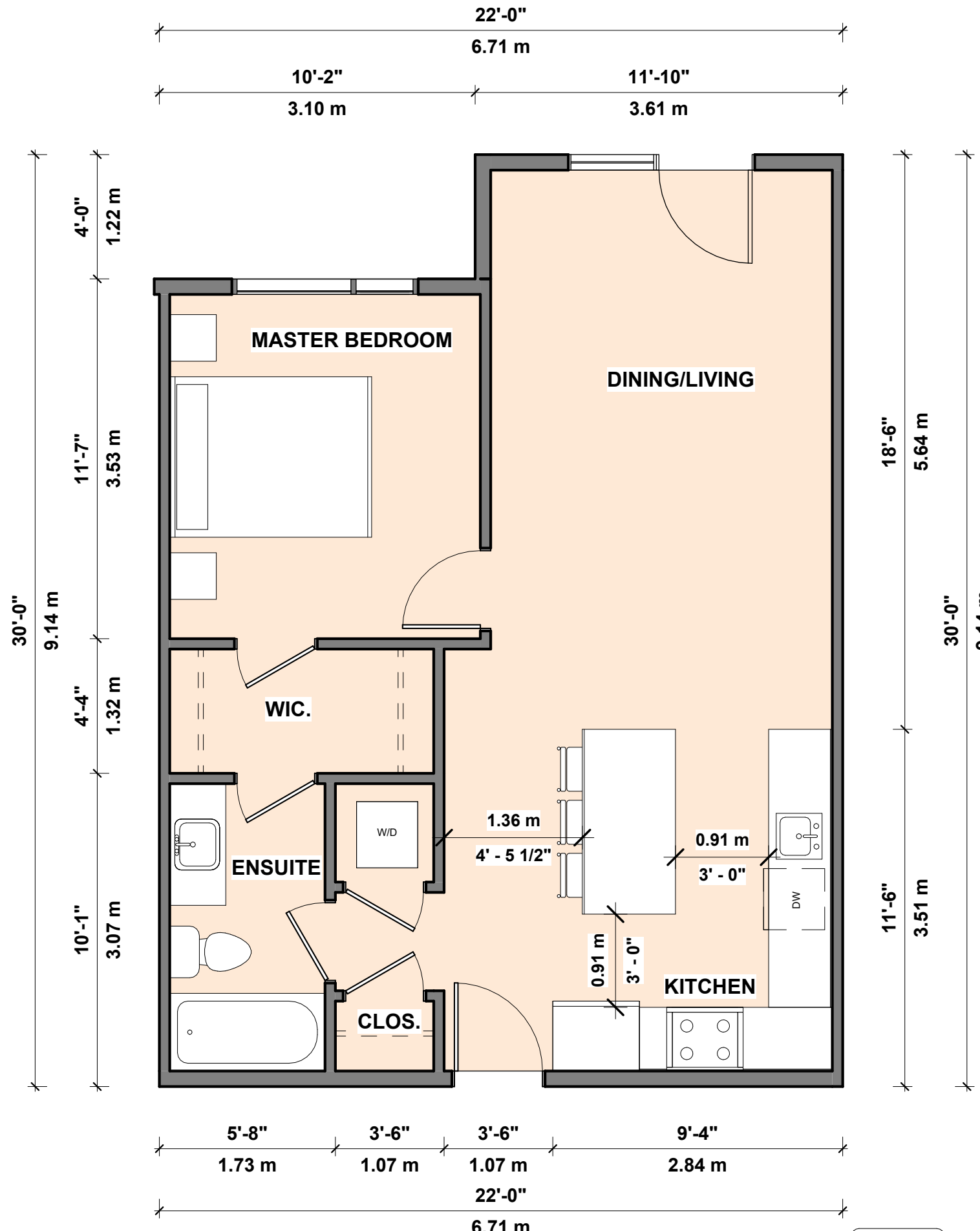
A-205

B



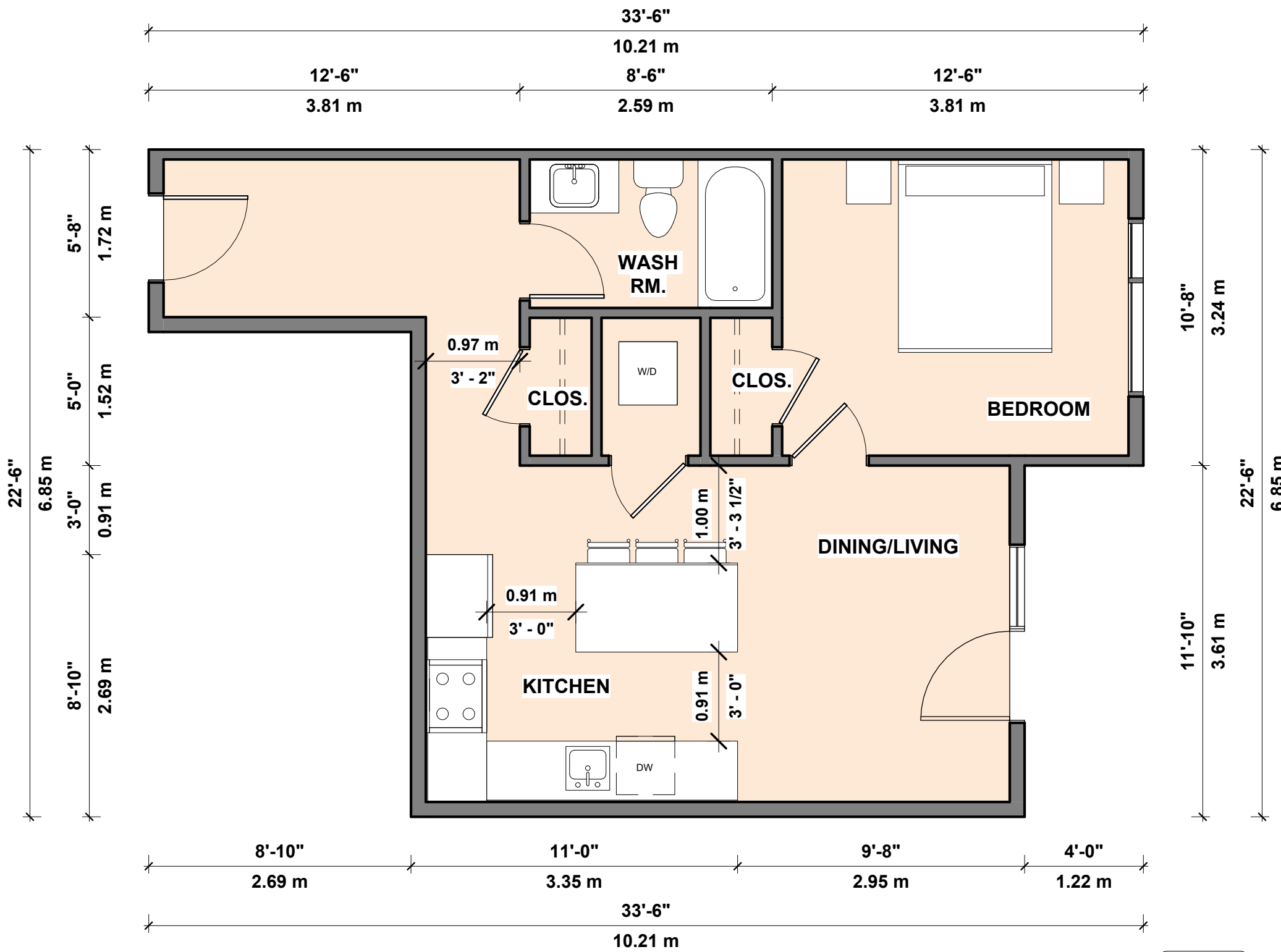
1 UNIT-A
A-220 1/4" = 1'-0"

GROSS
FLOOR AREA - 692.33 SQFT
64.32 SQM



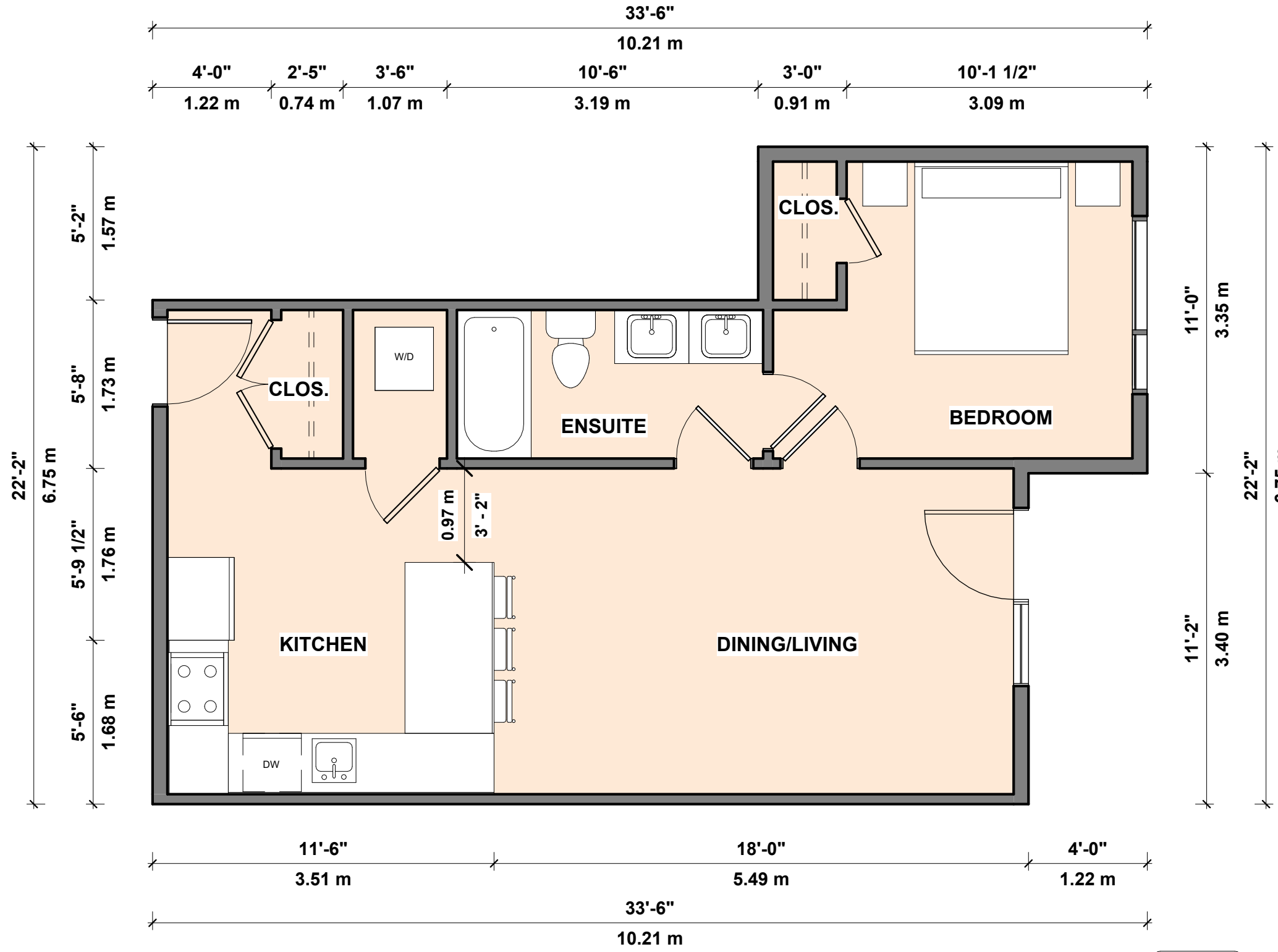
2 UNIT-A1
A-220 1/4" = 1'-0"

GROSS
FLOOR AREA - 619.27 SQFT
57.53 SQM



4 UNIT-A2
A-220 1/4" = 1'-0"

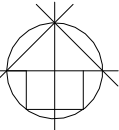
GROSS
FLOOR AREA - 562.14 SQFT
52.22 SQM



3 UNIT-A3
A-220 1/4" = 1'-0"

GROSS
FLOOR AREA - 591.92 SQFT
54.99 SQM

NOTES:



REVISION	
2023-10-24	B PRELIMINARY DRAWINGS
2023-07-28	A PRELIMINARY DRAWINGS

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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVENue, Langley,
BRITISH COLUMBIA

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JOB NO.: LAN - 026 A	
DATE: JULY 2023	
SHEET TITLE:	

UNIT PLANS

DRAWING
No.

A-220

B

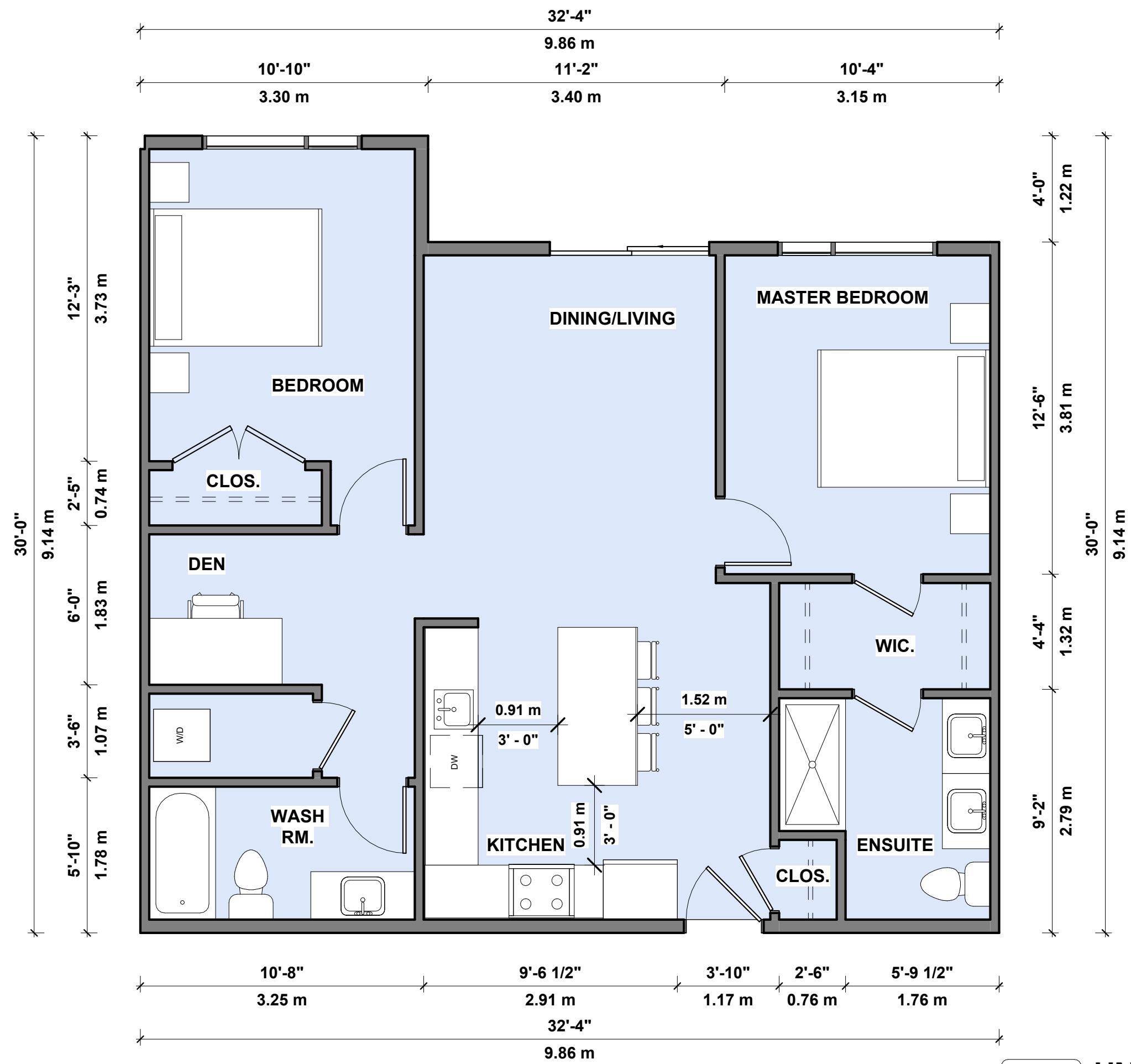


The floor plan shows a second floor with the following layout and dimensions:

- Overall Dimensions:**
 - Width: 29'-6" (8.99 m)
 - Depth: 22'-0" (6.71 m)
- Rooms and Features:**
 - Master Bedroom:** Located at the top left, containing a bed and a dresser. Dimensions: 12'-3" (3.73 m) by 10'-8" (3.25 m).
 - Dining/Living:** Located at the bottom left, containing a dining table and chairs. Dimensions: 11'-4" (3.45 m) by 12'-2" (3.71 m).
 - Kitchen:** Located at the bottom center, containing a stove, oven, and sink. Dimensions: 3'-0" (0.91 m) by 3'-0" (0.91 m).
 - Den:** Located at the bottom right, containing a chair. Dimensions: 9'-0" (2.74 m) by 6'-6" (1.98 m).
 - WIC. (Walk-In Closet):** Located between the Master Bedroom and the Ensuite.
 - Ensuite:** Located between the WIC. and the CLOS., containing a toilet and a bathtub.
 - CLOS. (Closet):** Located between the Ensuite and the Den, containing two wardrobes (W.D.).
- Additional Dimensions:**
 - Top wall: 29'-6" (8.99 m) total, with segments of 12'-3" (3.73 m), 5'-7" (1.70 m), and 11'-8" (3.56 m).
 - Right wall: 22'-0" (6.71 m) total, with segments of 5'-8" (1.73 m), 3'-6" (1.07 m), 3'-10" (1.17 m), and 9'-0" (2.74 m).
 - Bottom wall: 29'-6" (8.99 m) total, with segments of 12'-2" (3.71 m), 10'-10" (3.30 m), and 6'-6" (1.98 m).
 - Left wall: 22'-0" (6.71 m) total, with segments of 11'-4" (3.45 m) and 10'-8" (3.25 m).

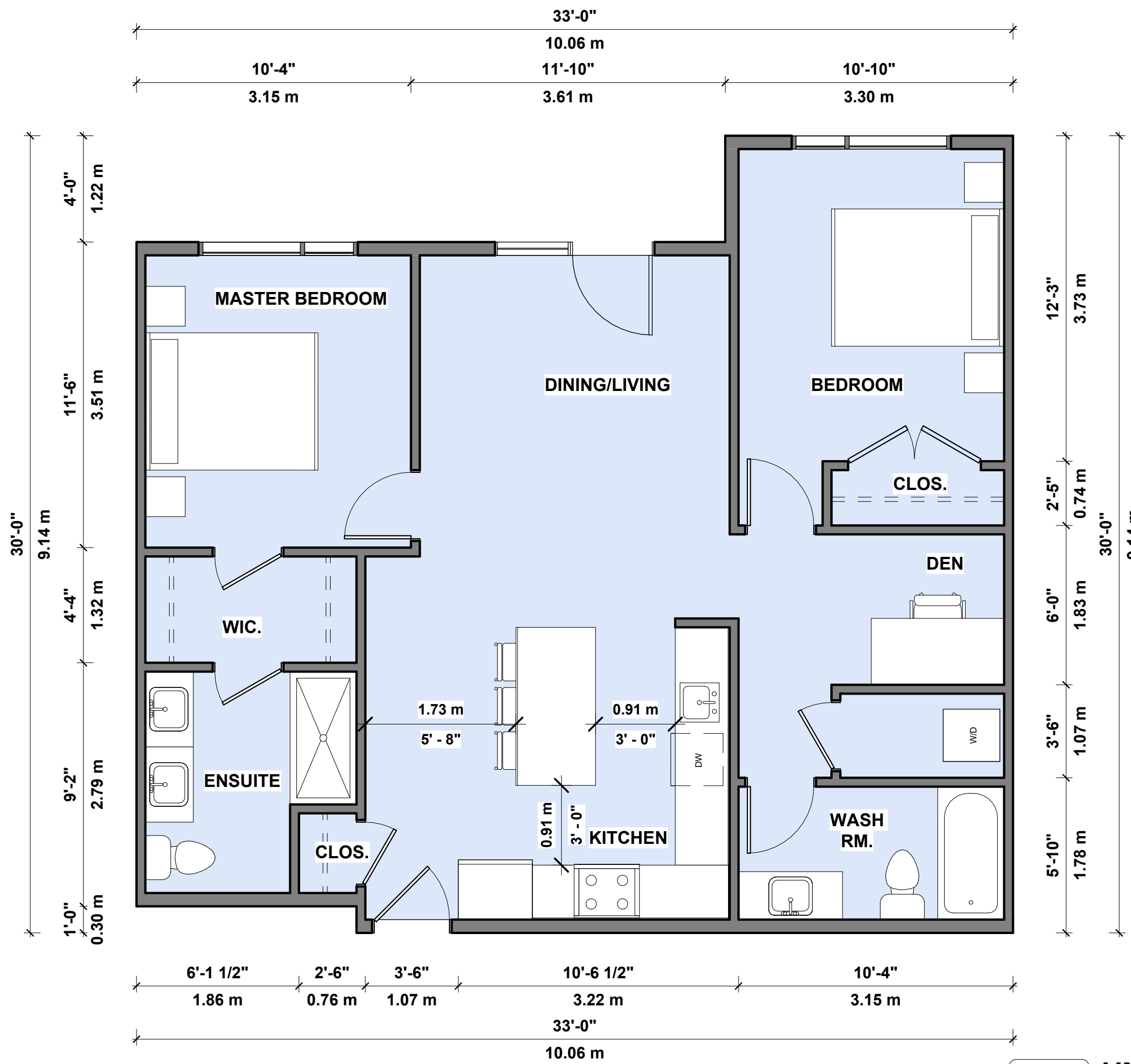
1 **UNIT-A5**
A-221 $1/4" = 1'-0"$

3



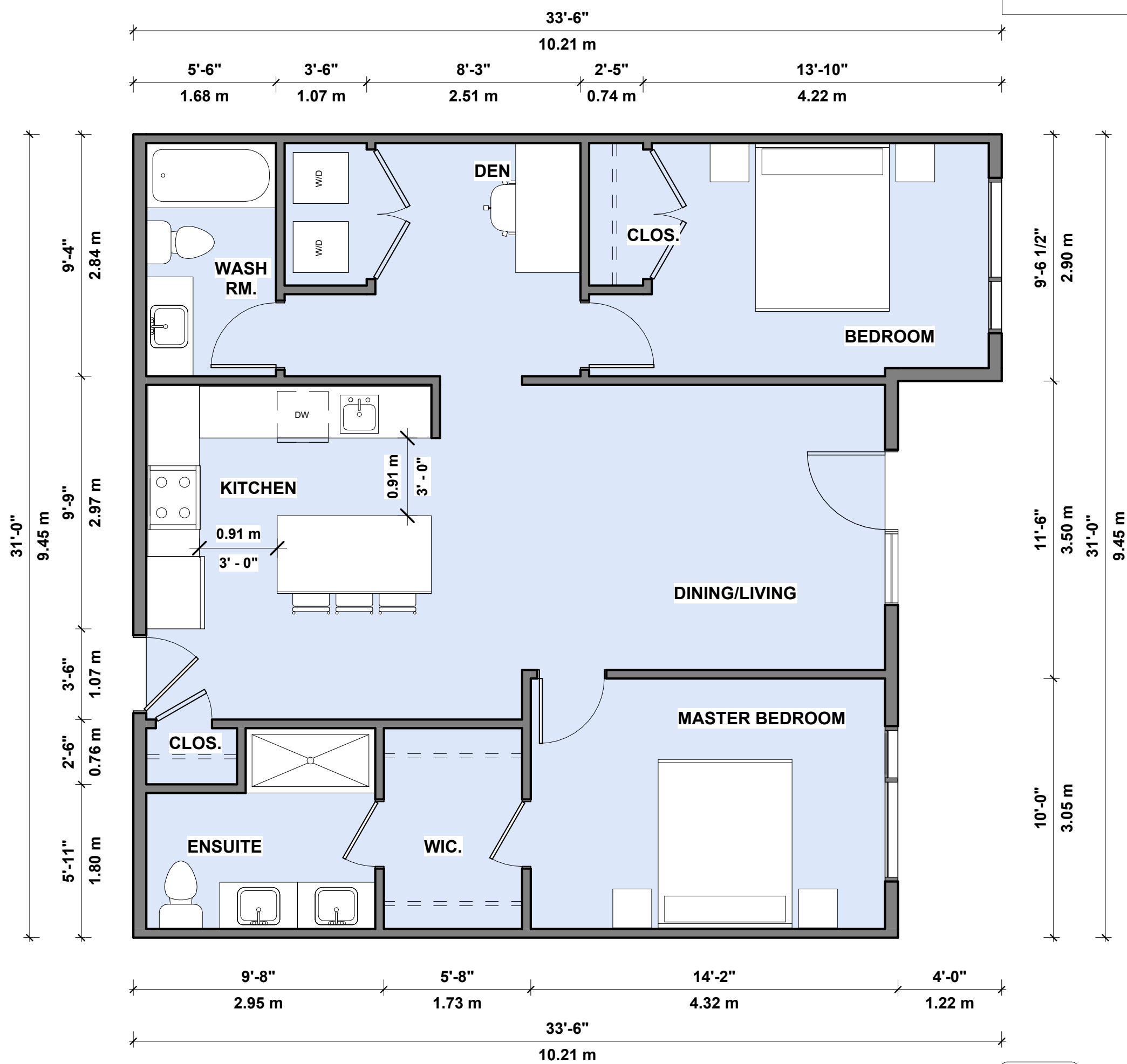
1 UNIT-B
A-222 1/4" = 1'-0"

GROSS
FLOOR AREA - 884 SQFT
82.12 SQM



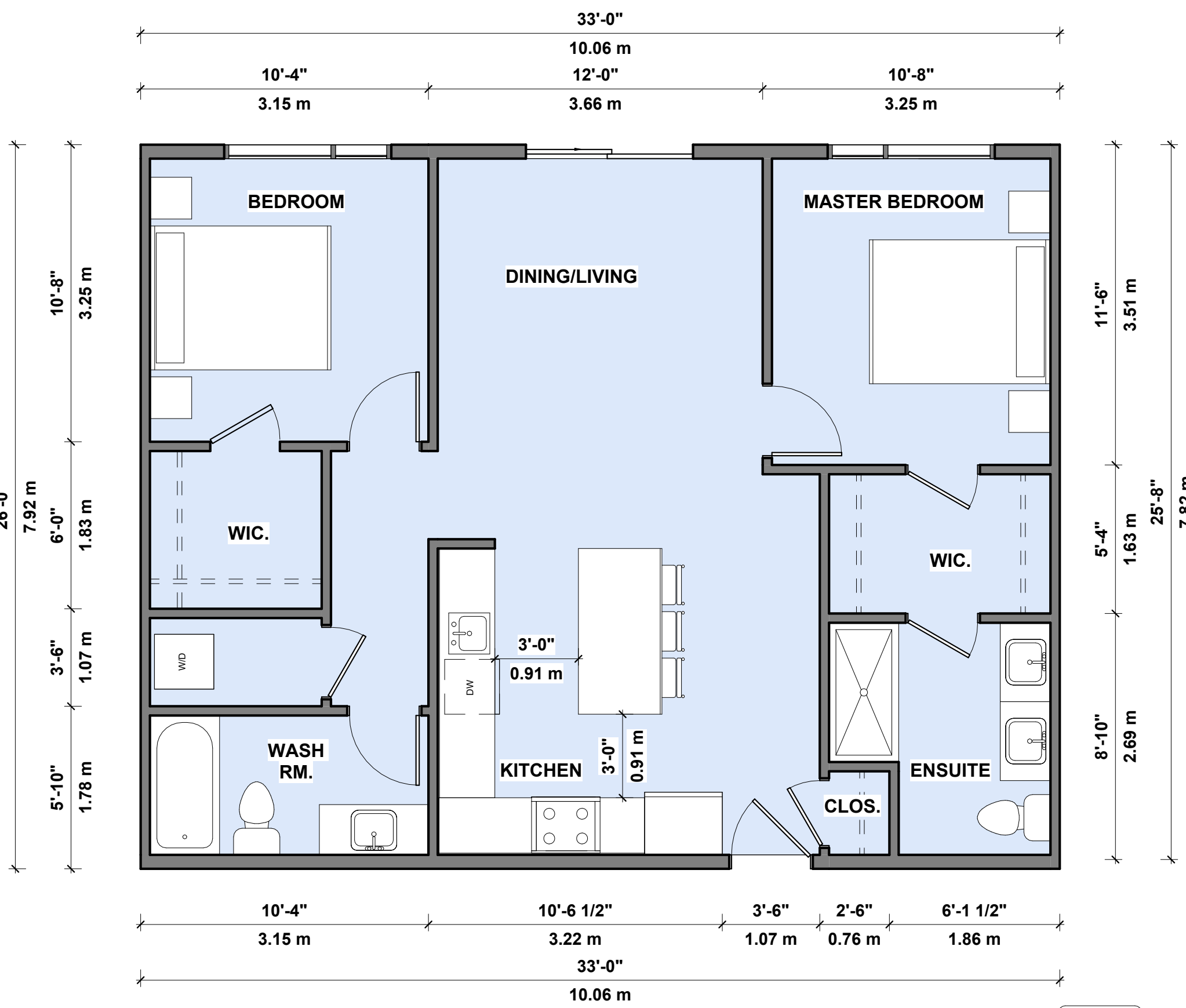
2 UNIT-B1
A-222 1/4" = 1'-0"

GROSS
FLOOR AREA - 893 SQFT
82.96 SQM



4 UNIT-B2
A-222 1/4" = 1'-0"

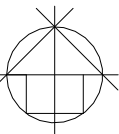
GROSS
FLOOR AREA - 952.58 SQFT
88.49 SQM



3 UNIT-B3
A-222 1/4" = 1'-0"

GROSS
FLOOR AREA - 858 SQFT
79.71 SQM

NOTES:



REVISION		
2023-10-24	B	PRELIMINARY DRAWINGS
2023-07-28	A	PRELIMINARY DRAWINGS



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PROJECT:

MULTI FAMILY DEVELOPMENT

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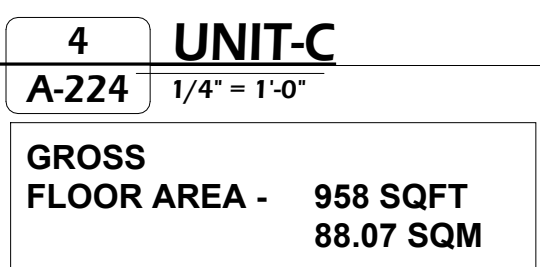
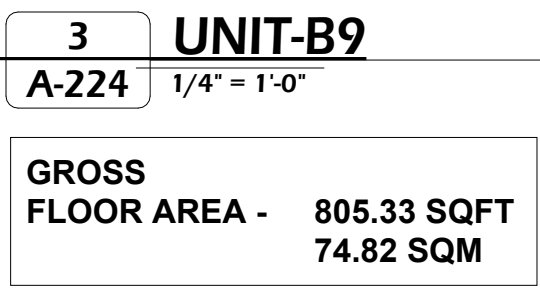
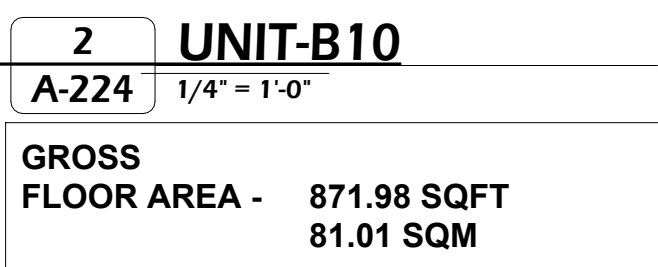
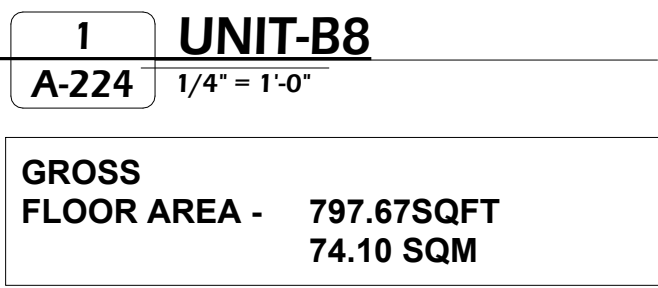
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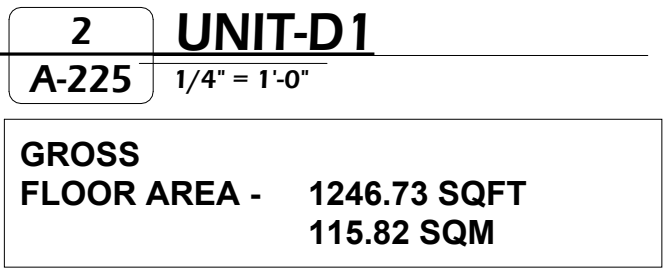
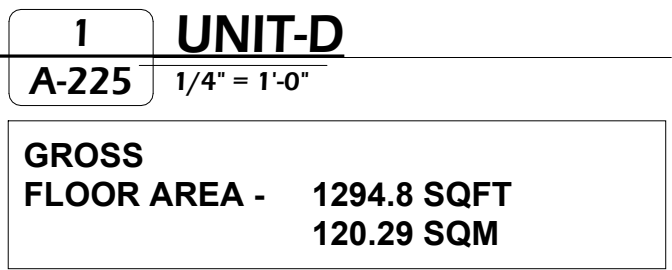
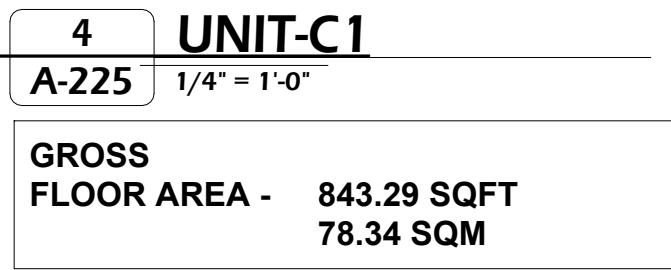
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UNIT PLANS

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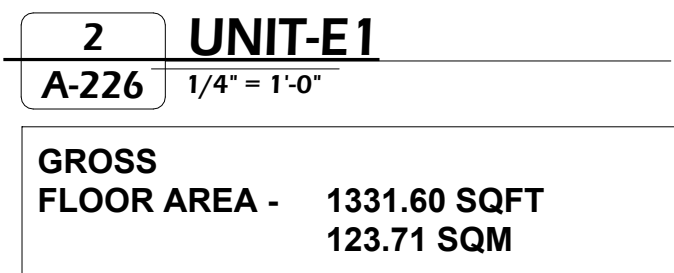
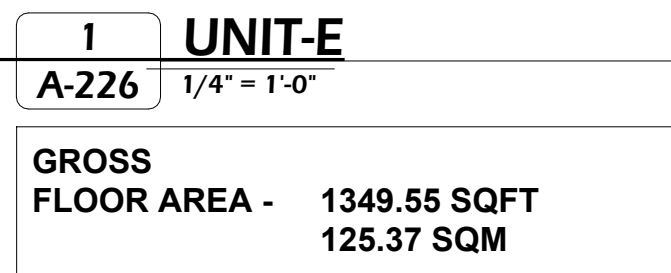
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UNIT PLANS

DRAWING No. A-225	B
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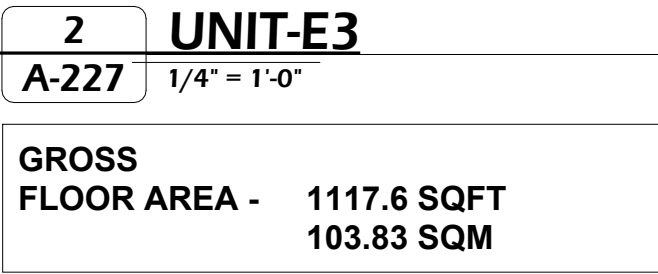
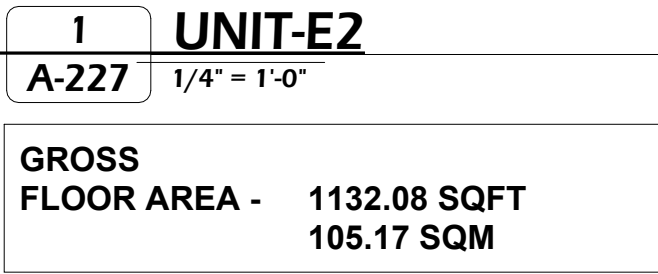


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DRAWING No.	
A-226	B



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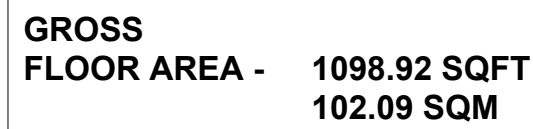
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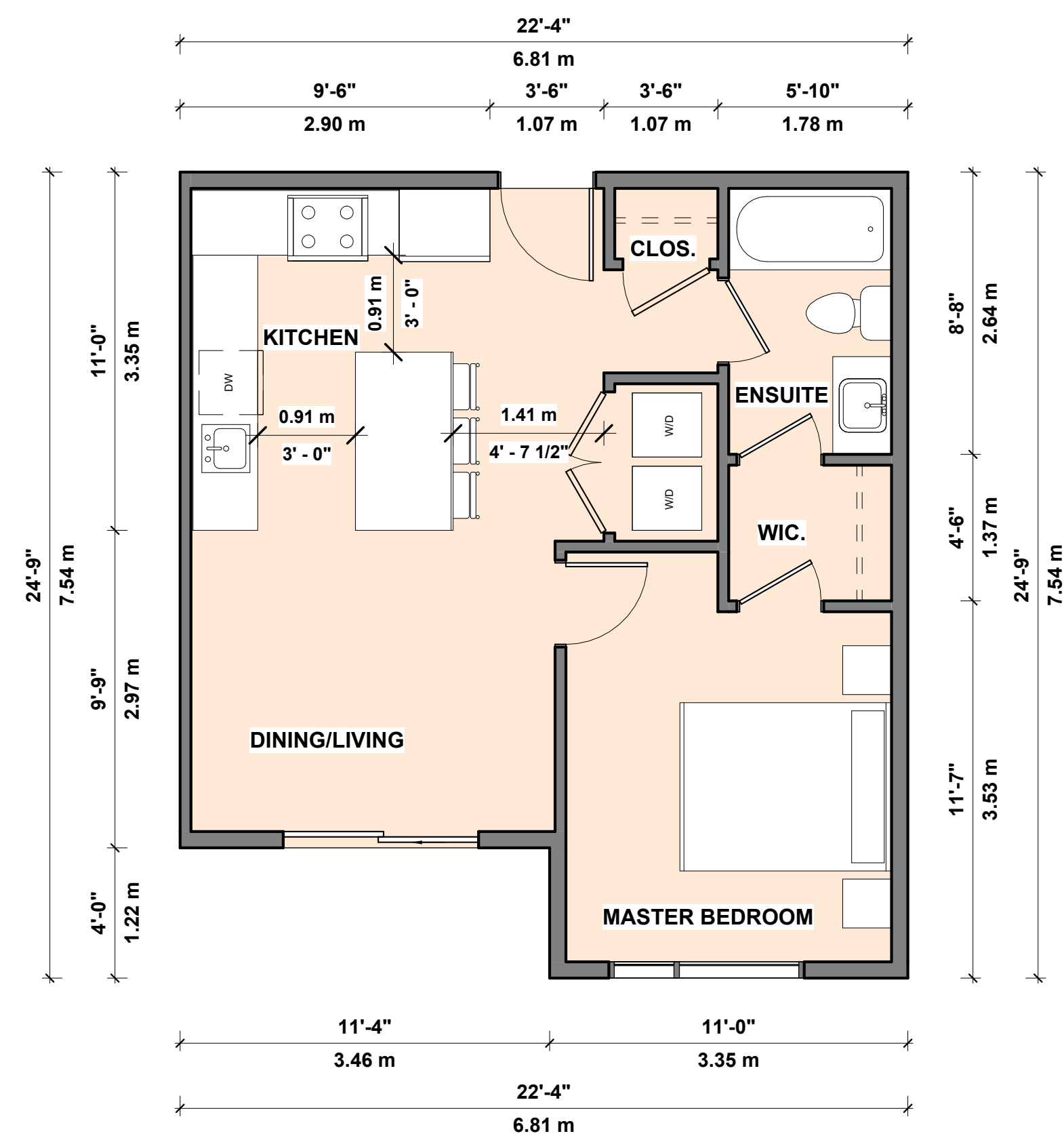
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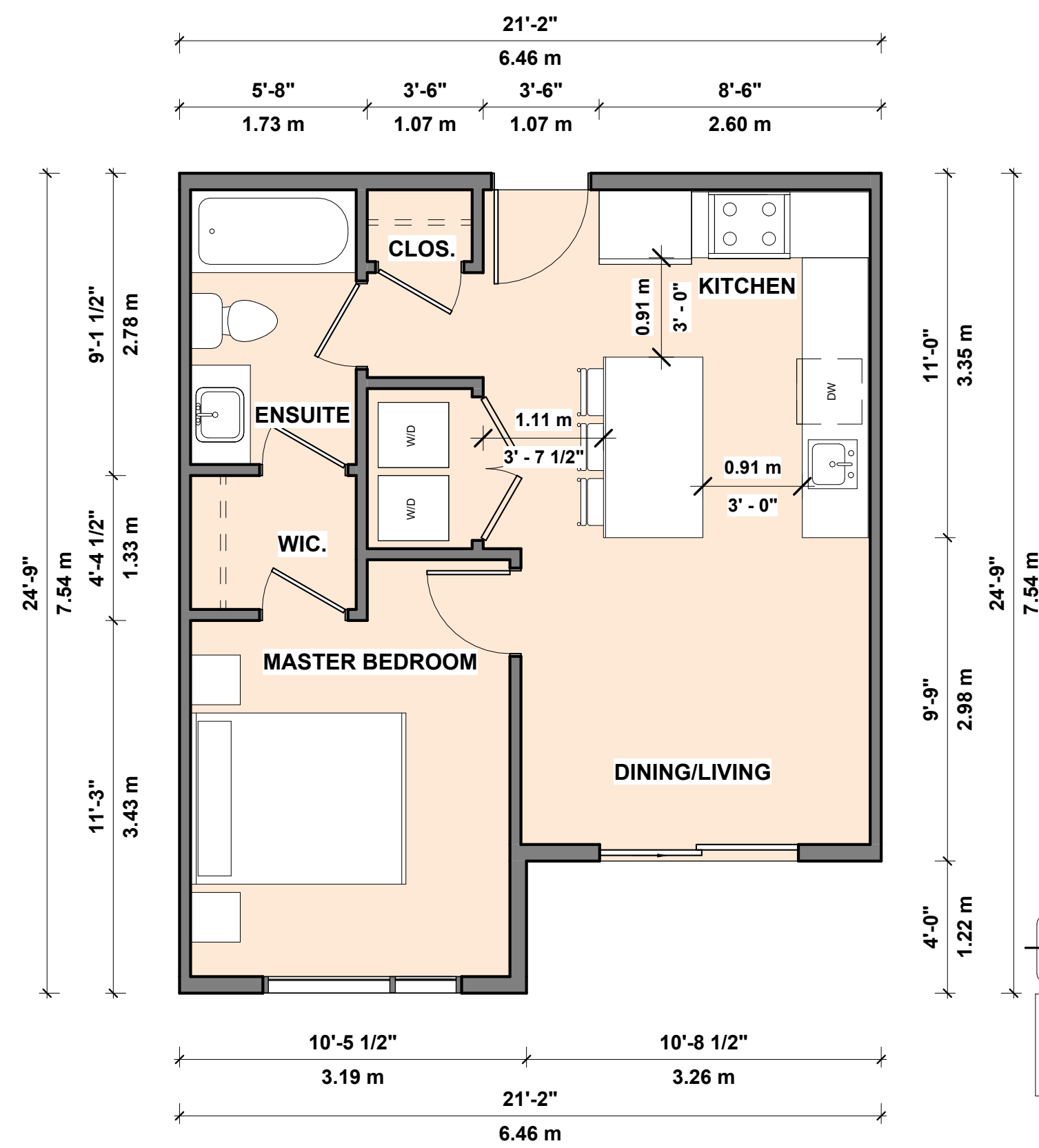
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B



1	UNIT-H
A-229	1/4" = 1'-0"
GROSS FLOOR AREA - 507.73 SQFT 47.17 SQM	

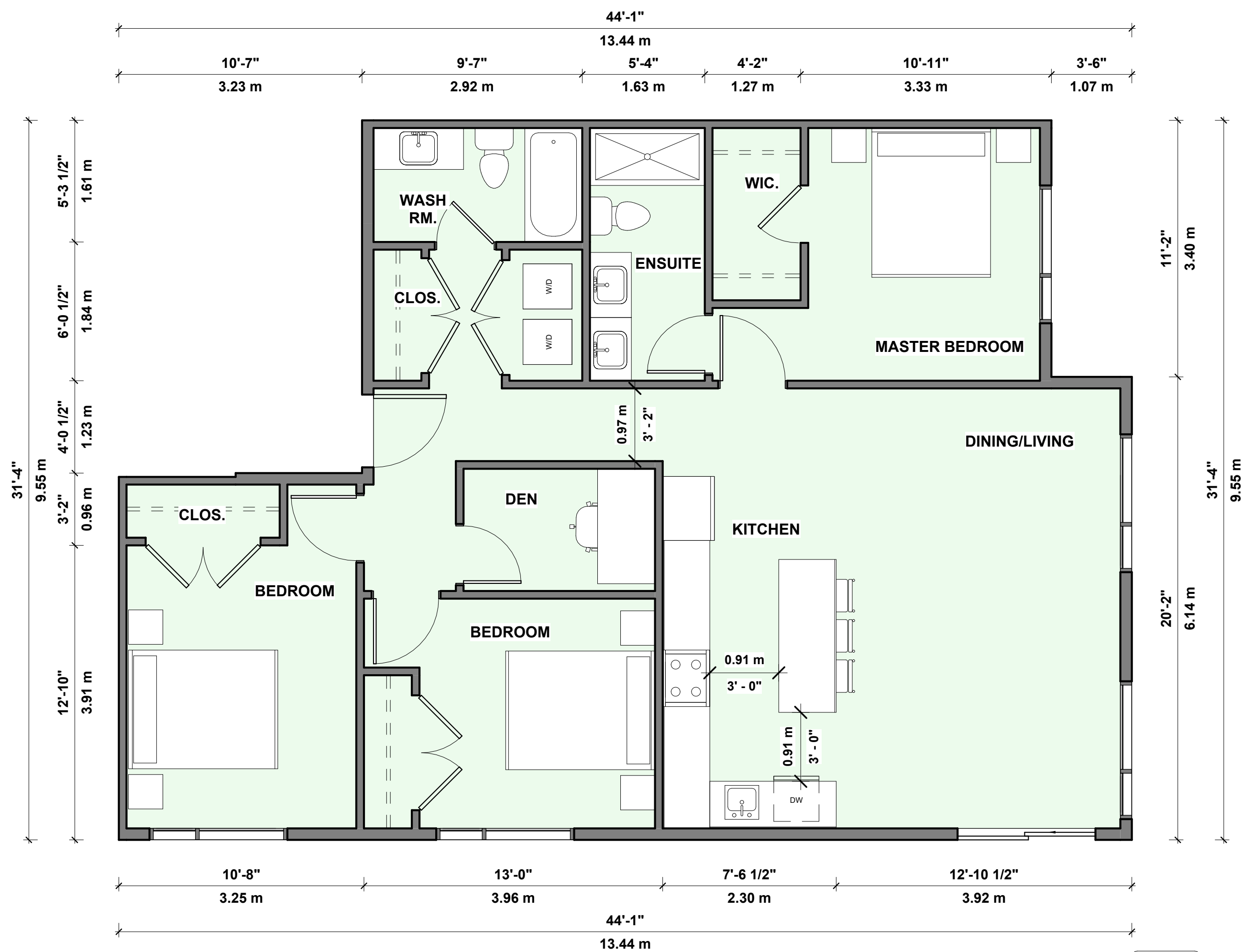


4	UNIT-H1
A-229	1/4" = 1'-0"

GROSS FLOOR AREA -	
	481.85 SQFT
	44.76 SQM

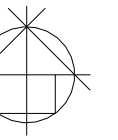


2	UNIT-I
A-229	1/4" = 1'-0"
GROSS FLOOR AREA - 998.74 SQFT 92.78 SQM	



3	UNIT-J
A-229	$1/4" = 1'-0"$
GROSS FLOOR AREA - 1175.74 SQFT 109.23 SQM	

NOTES:



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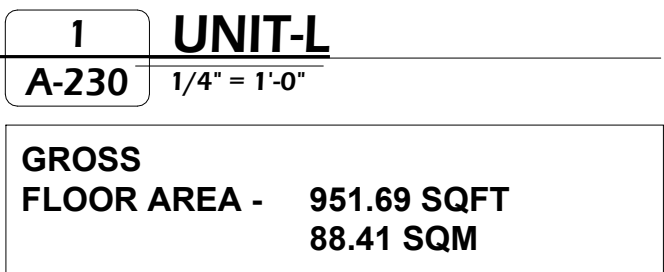
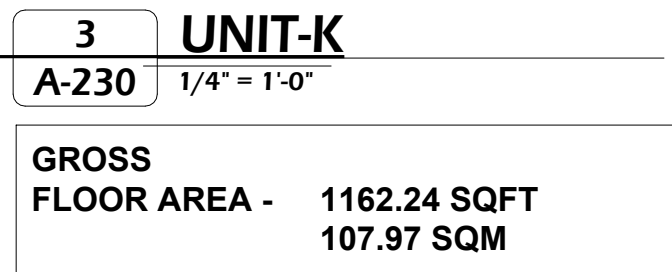
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UNIT PLANS

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