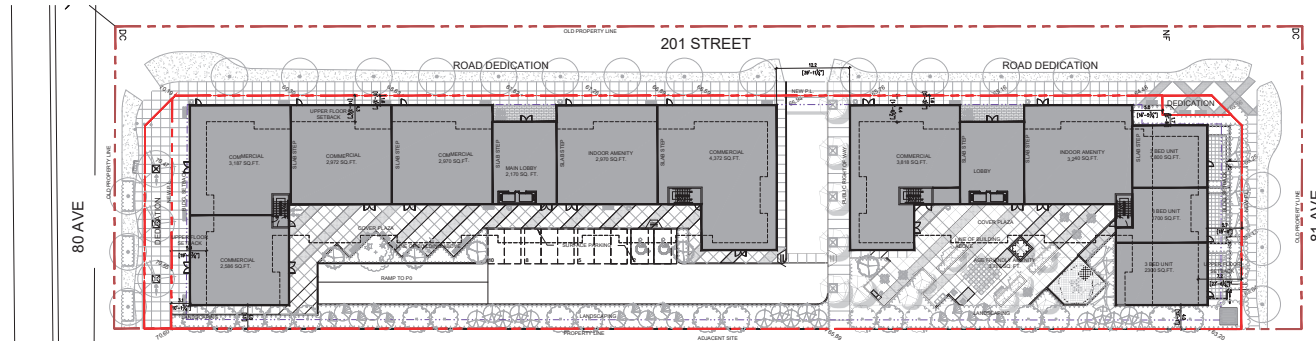




01 PLAN: SITE PLAN
1/32" = 1'-0"

PROJECT SIGNAGE REQUIREMENTS



A CANOPY SIGN (UNIT)
SCALE: 1/2" = 1'-0"



B BUILDING SIGN (MAIN ENTRANCE)
SCALE: 1/2" = 1'-0"

SIGNAGE SCHEDULE						
TAG	TYPE	COLOR	LOCATION	MAX DIMS	AREA	STYLE
A	CANOPY MOUNTED	BLACK	ABOVE LOBBY ENTRANCE (WEST BUILDING FACE)	14' 0" X 2' 6"	35 SF.FT.	METAL CHANNEL LETTERS
B	CANOPY MOUNTED	BY TENANT AS PER STRATA BYLAW	ABOVE ENTRANCE DOORS (WEST BUILDING FACE)	8' 0" X 1' 6"	12 SF.FT.	AS PER STRATA BYLAW

FASCIA SIGNS BUILDING A				
BUILDING FACE	LENGTH OF BUILDING FACE	MAX ALLOWED AREA	PROPOSED	
NORTH	24.1M (79' 0")	14.48M ² (155 SQ.FT.)	12 SQ.FT.	
EAST	97.5M (320' 0")	58.50M ² (630 SQ.FT.)	48 SQ.FT.	
WEST	97.5M (320' 0")	58.50M ² (630 SQ.FT.)	95 SQ.FT.	
SOUTH	33.2M (109' 0")	19.92M ² (216 SQ.FT.)	24 SQ.FT.	

FASCIA SIGNS BUILDING B				
BUILDING FACE	LENGTH OF BUILDING FACE	MAX ALLOWED AREA	PROPOSED	
NORTH	29.9M (98' 0")	17.84M ² (193 SQ.FT.)	0 SQ.FT.	
EAST	61.0M (200' 0")	36.60M ² (394 SQ.FT.)	12 SQ.FT.	
WEST	61.0M (200' 0")	36.60M ² (394 SQ.FT.)	59 SQ.FT.	
SOUTH	24.1M (79' 0")	14.48M ² (155 SQ.FT.)	12 SQ.FT.	

SIGNAGE GENERAL NOTES

ALL SIGNS TO COMPLY WITH TOWNSHIP OF LANGLEY SIGN BYLAW 4827
ALL SIGNS TO BE INDIVIDUAL CHANNEL LETTERS/LOGOS ON RACEWAY OR FASTENED DIRECTLY TO BUILDING CANOPY NO SIGN BOXES ALLOWED
ALL SIGNAGE TO BE LOCATED IN LOCATIONS AS SHOWN ON ELEVATION DRAWINGS ONLY
UNLESS OTHERWISE APPROVED BY STRATA AND/OR T.O.L.
SIGNING PERMIT TO BE APPLIED FOR BY SIGN CONTRACTOR
BUILDING ADDRESS SHOWN FOR REPRESENTATION ONLY. ACTUAL CIVIC ADDRESS TO BE ASSIGNED BY CPS AND DISPLAYED ACCORDINGLY

PROJECT STATISTICS

AUTHORITY HAVING JURISDICTION
TOWNSHIP OF LANGLEY
CIVIC ADDRESS
20115 80TH AVENUE, LANGLEY, BC
LEGAL DESCRIPTION
REEM S12 G
REF PLAN 22073
PLAN 3205
SITE AREA
GROSS SITE AREA 106,808 SQ.FT. 9.922M² (2.45 ACRE)
DEDICATIONS 32,752.3 SQ.FT. 3.042M²
NET SITE AREA (DEVELOPMENT AREA) 74,055.7 SQ.FT. 6.880M² (1.7 ACRE)

ZONING
CURRENT: APARTMENT MIXED USE IN THE LATIMER NEIGHBORHOOD PLAN
DP AREA "D" MIXED USE IN WILLOUGHBY COMMUNITY PLAN

LOT COVERAGE
MAXIMUM ALLOWED: N/A
BUILDING A FOOTPRINT: 2354.81 m² (25,347 SQ.FT.)
BUILDING B FOOTPRINT: 1439.53 m² (15,456 SQ.FT.)
PROPOSED LOT COVERAGE: 3754.35 m² (40,842 SQ.FT.)
= 55.2%

BUILDING HEIGHT
ALLOWABLE: N/A
PROPOSED: TBD

SETBACKS

ELEVATION	MINIMUM	PROPOSED BUILDING			
		GROUND	2ND-4TH	5TH & 6TH	
WEST (FRONT)	1.0M (4' 11")	1.6M (5' 3")	4.3M (14' 3")	6.8M (22' 3")	
EAST (REAR)	3.7M (12' 1")	4M (13' 1")	4M (13' 1")	6.4M (21' 1")	
NORTH (SIDE 61ST)	3.4M (11' 2")	5.7M (18' 9")	7.2M (23' 6")	9.6M (31' 7")	
SOUTH (SIDE 80TH)	2.9M (9' 7")	3.1M (10' 1")	5.8M (19' 2")	6.2M (20' 0")	

UNIT ALLOCATION

BUILDING A	A	B	C	D	FLOOR AREA
LEVEL 1	5 CRU	1494.5 M ² (16,087 SQ.FT.)			1947.4 M ² (20,962 SQ.FT.)
LEVEL 2	20	2	4	1	1907.5 M ² (20,532 SQ.FT.)
LEVEL 3	20	2	4	1	1907.5 M ² (20,532 SQ.FT.)
LEVEL 4	20	2	4	1	1907.5 M ² (20,532 SQ.FT.)
LEVEL 5	14	5	0	0	1,422.9 M ² (15,316 SQ.FT.)
LEVEL 6	9	3	0	0	1,003.4 M ² (10,800 SQ.FT.)
TOTAL	83	14	12	3	10,096.1 M ² (108,674 SQ.FT.)

BUILDING B	A	B	C	D	FLOOR AREA
LEVEL 1	1 CRU	354.7 M ² (3,818 SQ.FT.)		3	1244.0 M ² (13,390 SQ.FT.)
LEVEL 2	13	2	2	0	1,176.8 M ² (12,607 SQ.FT.)
LEVEL 3	13	2	2	0	1,176.8 M ² (12,607 SQ.FT.)
LEVEL 4	13	2	2	0	1,176.8 M ² (12,607 SQ.FT.)
LEVEL 5	6	5	0	0	849.0 M ² (9,139 SQ.FT.)
LEVEL 6	6	5	0	0	849.0 M ² (9,139 SQ.FT.)
TOTAL	51	16	6	3	6,472.2 M ² (69,669 SQ.FT.)

TOTAL UNITS BUILDING A 112
TOTAL UNITS BUILDING B 76
TOTAL UNITS PROJECT 188 UNITS

FLOOR AREA RATIOS

GROSS FLOOR AREA BUILDING A 10,096.1M² (108,674 SQ.FT.)
GROSS FLOOR AREA BUILDING B 6,472.2M² (69,669 SQ.FT.)
GROSS FLOOR AREA TOTAL 16,568.3M² (178,343 SQ.FT.)

ALLOWED F.S.R. 1.5-2.5
PROPOSED F.S.R. = 2.41
ALLOWED UPA 60 PER ACRE
PROPOSED UPA = 76 UPA

PARKING

1.5 STALL PER DWELLING UNIT W/ 1 OR MORE BEDROOMS
1 STALL PER DWELLING UNIT W/ STUDIO
10% OF WHICH IS FOR VISITOR STALLS
(1X18) = (1.5X17) = 273 RESIDENTIAL STALLS REQUIRED

1 STALL PER 35M OF COMMERCIAL SPACE. AS PER 107.3 TOWNSHIP ZONING BYLAW
(1849/2035) = 52.83 = 53 COMMERCIAL STALL REQUIRED

TOTAL STALL REQUIRED 326

10 SURFACE STALLS PROVIDED

31 STALL PROVIDED P0

117 STALL PROVIDED P1

169 STALL PROVIDED P2

TOTAL PROVIDED = 327

1 IN 50 STALLS TO BE ACCESSIBLE 7 NEEDED 10 PROVIDED.

BIKE STORAGE

1.2 PER UNIT SECURE STORAGE =226 188X1.2

PROVIDED 236 IN PARKADE

AGE FRIENDLY AMENITY

REQUIRED = 4 SQ.M. PER UNIT
BUILDING A 112 X 4 SQ.M. = 448 SQ.M. (4,822 SQ.FT.)
BUILDING B 76 X 4 SQ.M. = 304 SQ.M. (3,272 SQ.FT.)

URBAN GREEN

PROVIDED
BUILDING A = 448.1 SQ.M. (4,823 SQ.FT.)
BUILDING B = 350.0 SQ.M. (3,767 SQ.FT.)

URBAN GREEN PROVIDED COMPLETELY IN FILE #08-200-107 AND NOT
REQUIRED SEPARATELY PER MEETING WITH PLANNING DEPT.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE
SUALED.

REV	DATE	DESCRIPTION

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DRAWN BY RS APPROVED LSA
PROJECT

81ST AVENUE, LANGLEY

DRAWING

SITE LAYOUT &
PROJECT STATISTICS

PROJECT NUMBER 21-052 DRAWING NUMBER A.1.1

SCALE AS NOTED

DATE 2021/8/27 REGION 2022/8/18