FOURPLEX DEVELOPMENT

20418, 20442, 20464 & 76 Ave, Township of Langley, BC



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ARCHITECTURAL DRAWING INDEX

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	L05	SUBDIVISION OFFSITE PLAN-NORTH

CONTACT LIST

ARCHITECT	Architecture Panel Inc.	Unit 103 15505 Marine Dr. Whiterock, BC, Cnada	Ruchir Dhall	(604) 385 3600
LANDSCAPE ARCHITECT	Architecture Panel Inc.	Unit 103 15505 Marine Dr. Whiterock, BC, Cnada	Ruchir Dhall	(604) 385 3600
CIVIL CONSULTANTS	Multi Disciplinary Engineering Ltd.	#206- 13281 - 72 Ave, Surrey BC V3W 2N5	Subodh Upadhyay	(778) 238 0750
LAND SURVEYOR	Elevate Land Surveying	18249 98 Ave, Surrey, BC V4N 5A9	Finny Philip	(604) 385 5571
PROJECT OWNERS	1345477 BC LTD.	1009 7708 ALDERBRIDGE WAY, RICHMOND, BC, V6X 0P9		
ARBORIST	Klimo & Associates	112-4300 Fraser way Burnaby, BC v5j 5J8	Francis Klimo	(604) 358 5562
TRAFFIC STUDY CONSULTANTS	TBD			
AHJ	TOWNSHIP OF LANGLEY			



ARCHITECTURE **PANEL** INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, White Rock, BC | 6047831450 |
ruchir@architecturepanel.com

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Project
Residential Development
20418,20442,20464 -76 Ave

Owner
76TH AVENUE DEVELOPMENT LTD

Sheet Title
COVER SHEET

Total Sheets **14**	Sheet No. **A0.00**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **BB**	Checked By **RD**	AHJ **Township of Langley**	Documents **DP Application**
Reviewed By **RD**	Status **DP Application**		

No	Date	Issue Notes
A	2023-10-27	DP SUBMISSION
B	2023-11-29	DP SUBMISSION

Scale

PROJECT STATISTICS

PROJECT DATA

CIVIC ADDRESS:	
20418, 20442, 20464 & 76 Ave, Township of Langley, BC	
LEGAL DESCRIPTION	
LOT 100, SEC23, TP8, NWD PLAN 61616	
ZONING:	
LOTS: 9, 10, 11, 12, 13, 14, 15, 25, 26, 27	RCL(RH)
LOT AREA	
LOT 9	213.07 sq.m=2293.47 sq.ft
LOT 10	168.05 sq.m=1808.88 sq.ft
LOT 11	212.84 sq.m=2290.99 sq.ft
LOT 12	212.99 sq.m=2292.61 sq.ft
LOT 13	167.96 sq.m=1807.91 sq.ft
LOT 14	167.93 sq.m=1807.59 sq.ft
LOT 15	212.71 sq.m=2289.59 sq.ft
LOT 25	321.41 sq.m=3459.63 sq.ft
LOT 26	218.15 sq.m=2348.15 sq.ft
LOT 27	276.67 sq.m=2978.05 sq.ft
TOTAL:	2171.82 sq.m=23377.28 sq.ft
LOT COVERAGE	
REQUIRED:	55%
PROVIDED	
LOT 9: 2293.47 sq.ft	(68.95+20.73)/213.069=42.09%
LOT 10:1808.88 sq.ft	(68.62+20.73)/168.05=53.17%
LOT 11: 2290.99 sq.ft	(68.92+20.73)/212.84=42.12%
LOT 12: 2292.61 sq.ft	(68.88+20.73)/212.99=42.07%
LOT 13: 1807.91 sq.ft	(68.91+20.73)/167.96=53.37%
LOT 14: 1807.59 sq.ft	(68.8+20.73)/167.93=53.31%
LOT 15: 2289.59 sq.ft	(68.85+20.73)/212.71=42.11%
LOT 25: 3459.63 sq.ft	(72.14+20.14)/321.41=28.71%
LOT 26: 2348.15 sq.ft	(76.32+20.63)/218.15=44.44%
LOT 27: 2978.05 sq.ft	(76.31+20.63)/276.67=35.03%
SETBACK:	
MIN. FRONT LOT LINE:	
REQUIRED:	2.5m
PROVIDED:	2.5m
MIN. REAR LOT LINE:	
REQUIRED:	13.0m
PROVIDED:	13.0m (MIN)
	18.9m(MAX)
MIN. SIDE LOT LINE(Abutting Street):	
REQUIRED:	2.5m
PROVIDED:	2.5m
MIN. SIDE LOT LINE(End Dwelling Unit):	
REQUIRED:	1.2m
PROVIDED:	1.5m
GARAGE SETBACK FROM REAR PL:	
REQUIRED:	0.6m
PROVIDED:	0.6m
GARAGE SETBACK FROM SIDE PL (ABUTTING STREET):	
REQUIRED:	2.5m
PROVIDED:	2.5m

DISTANCE BETWEEN MIAN BUILDING AND GARAGE:	
REQUIRED:	6.0m
PROVIDED:	6.0m
HEIGHT:	
REQUIRED:	2.5 STOREYS=9m
PROVIDED	2 STOREYS=7.696m
PARKING:	
REQUIRED:	2 STALLS/UNIT= 20 STALLS
	ONE/5 UNITS: LOTS 9-15= 1 STALL (VISITOR PARKING)
PROVIDED	2 STALLS/UNIT= 20 STALLS
	ONE/5 UNITS: LOTS 9-15= 1 STALL (VISITOR PARKING)

UNIT MIX	#BED	#UNITS
BLOCK 1	3	3
BLOCK 2	3	3
BLOCK 3	3	4

FLOOR AREA:	MAIN LEVEL (sq.m)		BASEMENT		LEVEL 1		TOTAL		GARAGE AREA
BLOCK 1 (TOTAL 3 UNITS)									
UNIT 25	72.14 sq m	776.5 sq ft	77.52 sq m	834.42 sq ft	78.8 sq m	848.2 sq ft	228.46 sq m	2459.12 sq ft	20.14 sq m=216.79 sq ft
UNIT 26	76.32 sq m	821.5 sq ft	77.46 sq m	833.77 sq ft	76.23 sq m	820.53 sq ft	230.01 sq m	2475.81 sq ft	20.63 sq m=222.6 sq ft
UNIT 27	76.31 sq m	821.39 sq ft	77.39 sq m	832.91 sq ft	76.18 sq m	820 sq ft	229.88 sq m	2474.41 sq ft	20.63 sq m=222.6 sq ft
TOTAL	224.77 sq m	2419.39 sq ft	232.37 sq m	2501.1 sq ft	231.21 sq m	2488.72 sq ft	688.35 sq m	7409.34 sq ft	
BLOCK 2 (TOTAL 3 UNITS)									
UNIT 9	68.95 sq m	742.17 sq ft	70.29 sq m	756.60 sq ft	68.94 sq m	742.06 sq ft	208.18 sq m	2240.83 sq ft	20.73 sq m=223.14 sq ft
UNIT 10	68.86 sq m	741.20 sq ft	70.33 sq m	757.03 sq ft	69.06 sq m	743.36 sq ft	208.25 sq m	2241.58 sq ft	20.73 sq m=223.14 sq ft
UNIT 11	68.92 sq m	741.85 sq ft	70.31 sq m	756.81 sq ft	68.88 sq m	741.42 sq ft	208.11 sq m	2240.08 sq ft	20.73 sq m=223.14 sq ft
TOTAL	206.73 sq m	2225.22 sq ft	210.93 sq m	2270.43 sq ft	206.88 sq m	2226.84 sq ft	624.54 sq m	6722.49 sq ft	
BLOCK 3 (TOTAL 4 UNITS):									
LOT 12	68.88 sq m	741.42 sq ft	70.23 sq m	755.95 sq ft	68.9 sq m	741.63 sq ft	208.01 sq m	2239.00 sq ft	20.73 sq m=223.14 sq ft
LOT 13	68.91 sq m	741.74 sq ft	70.23 sq m	755.95 sq ft	68.86 sq m	741.20 sq ft	208 sq m	2238.89 sq ft	20.73 sq m=223.14 sq ft
LOT 14	68.8 sq m	740.56 sq ft	70.21 sq m	755.73 sq ft	68.85 sq m	741.10 sq ft	207.86 sq m	2237.39 sq ft	20.73 sq m=223.14 sq ft
LOT 15	68.85 sq m	741.1 sq ft	70.1 sq m	754.55 sq ft	68.85 sq m	741.10 sq ft	207.8 sq m	2236.74 sq ft	20.73 sq m=223.14 sq ft
TOTAL	275.44 sq m	2964.81 sq ft	280.77 sq m	3022.18 sq ft	275.46 sq m	2965.03 sq ft	831.67 sq m	8952.02 sq ft	

ARCHITECTURE **PANEL** INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, White Rock, BC | 6047831450 | ruchir@architecturepanel.com

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Project
Residential Development
20418,20442,20464 -76 Ave

Owner
76TH AVENUE DEVELOPMENT LTD

Sheet Title
PROJECT STATISTICS

Total Sheets **14**	Sheet No. **A0.01**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **BB**	Checked By **RD**	AHJ **Township of Langley**	Documents **DP Application**
Reviewed By **RD**	Status **DP Application**		

No	Date	Issue Notes
A	2023-10-27	DP SUBMISSION
B	2023-11-29	DP SUBMISSION

Scale

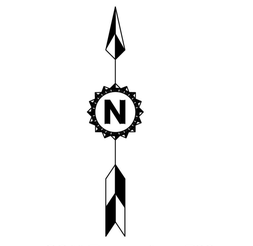
TOPOGRAPHIC SITE PLAN OF:
LOT 70 PLAN 35658,
LOT 100 PLAN 61616,
LOT 101 PLAN 61616,
ALL OF SECTION 23 TOWNSHIP 8
NEW WESTMINSTER DISTRICT

CIVIC ADDRESS:

20418, 20442, 20464 76 Avenue, Langley, BC
P.I.D. 007-190-026, 002-832-151, 002-832-160

LEGEND

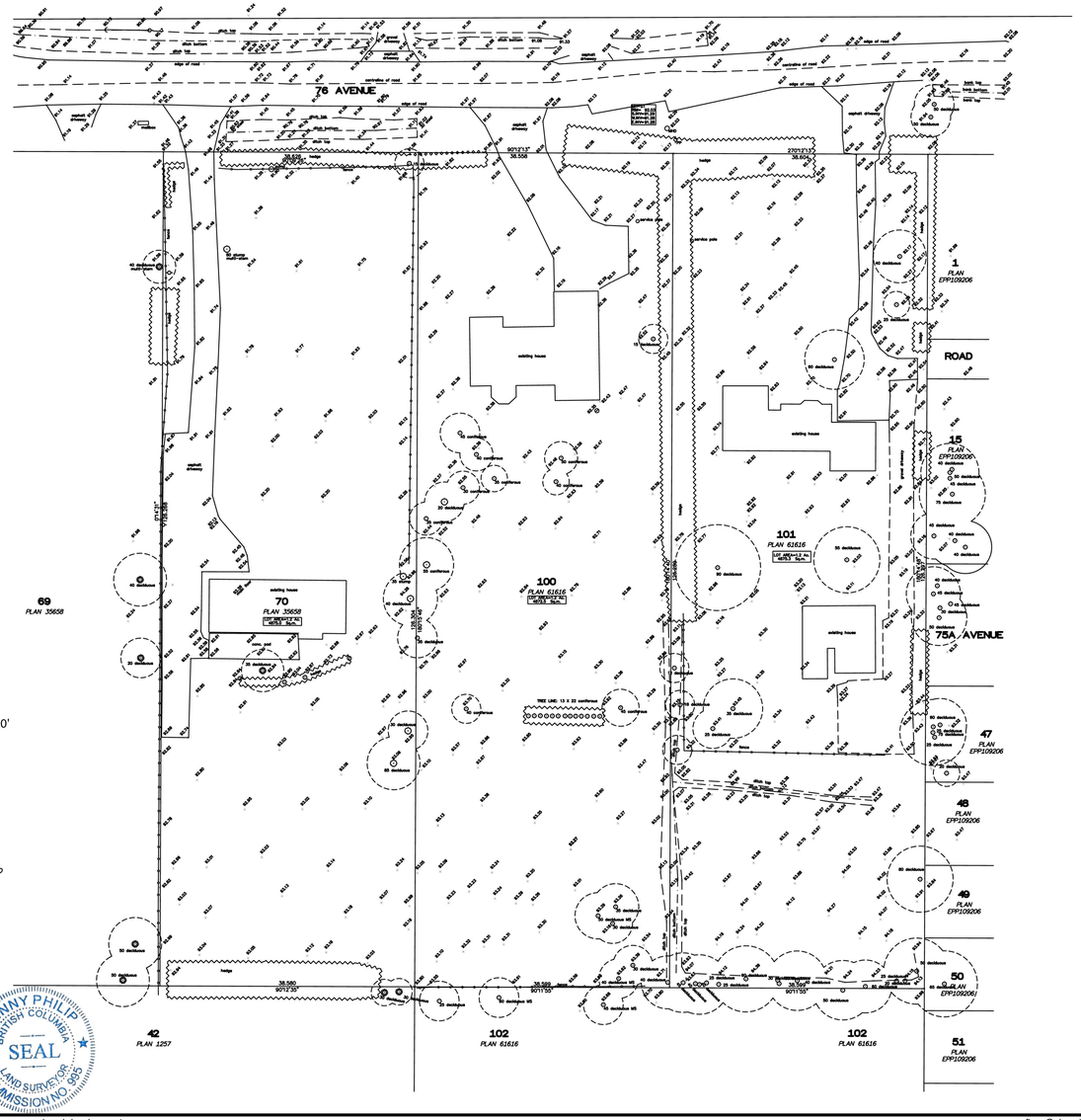
- (H) *DENOTES FIRE HYDRANT*
- *DENOTES CATCH BASIN - TOP ENTRY*
- CB *DENOTES CATCH BASIN - ROUND*
- PP *DENOTES UTILITY POLE*
- PPT *DENOTES UTILITY POLE WITH TRANSFORMER*
- *DENOTES UTILITY POLE WITH LIGHT*
- *DENOTES GUY WIRE*
- MHS *DENOTES SANITARY MANHOLE*
- MHD *DENOTES STORM MANHOLE*
- *DENOTES TREE AND CANOPY EXTENT*
- *DENOTES GROUND ELEVATION*
- (t) *DENOTES TOP OF RETAINING WALL ELEVATION*



SCALE 1 : 500

5 0 10 20 30

ALL DISTANCES ARE IN METRES



Finny Philip MKKPWB
c=CA, cn=Finny Philip MKKPWB, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=MKKPWB
2023.02.01 10:12:49 -08'00'

Lot dimensions are derived from FIELD SURVEY

Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS) Derived from Control Monument 88H4517 located at the intersection of 206 Street and 76 Avenue. Elevation = 90.325m

Invert elevations and offsets of services from property lines are derived from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are shown in cm.

This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFIED CORRECT
DATED THIS 1st DAY OF FEBRUARY, 2023

BCLS
Finny Philip

FINNY PHILIP BRITISH COLUMBIA SEAL LAND SURVEYOR COMMISSION NO. 995

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www.elevatelandsurveying.com
finny@elevatelandsurveying.com
604-385-5571

ELEVATE LAND SURVEYING
FILE: 21-1213-site

REGISTERED ARCHITECT RUCHIR CHAIL BRITISH COLUMBIA

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

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Project
Residential Development
20418,20442,20464 -76 Ave

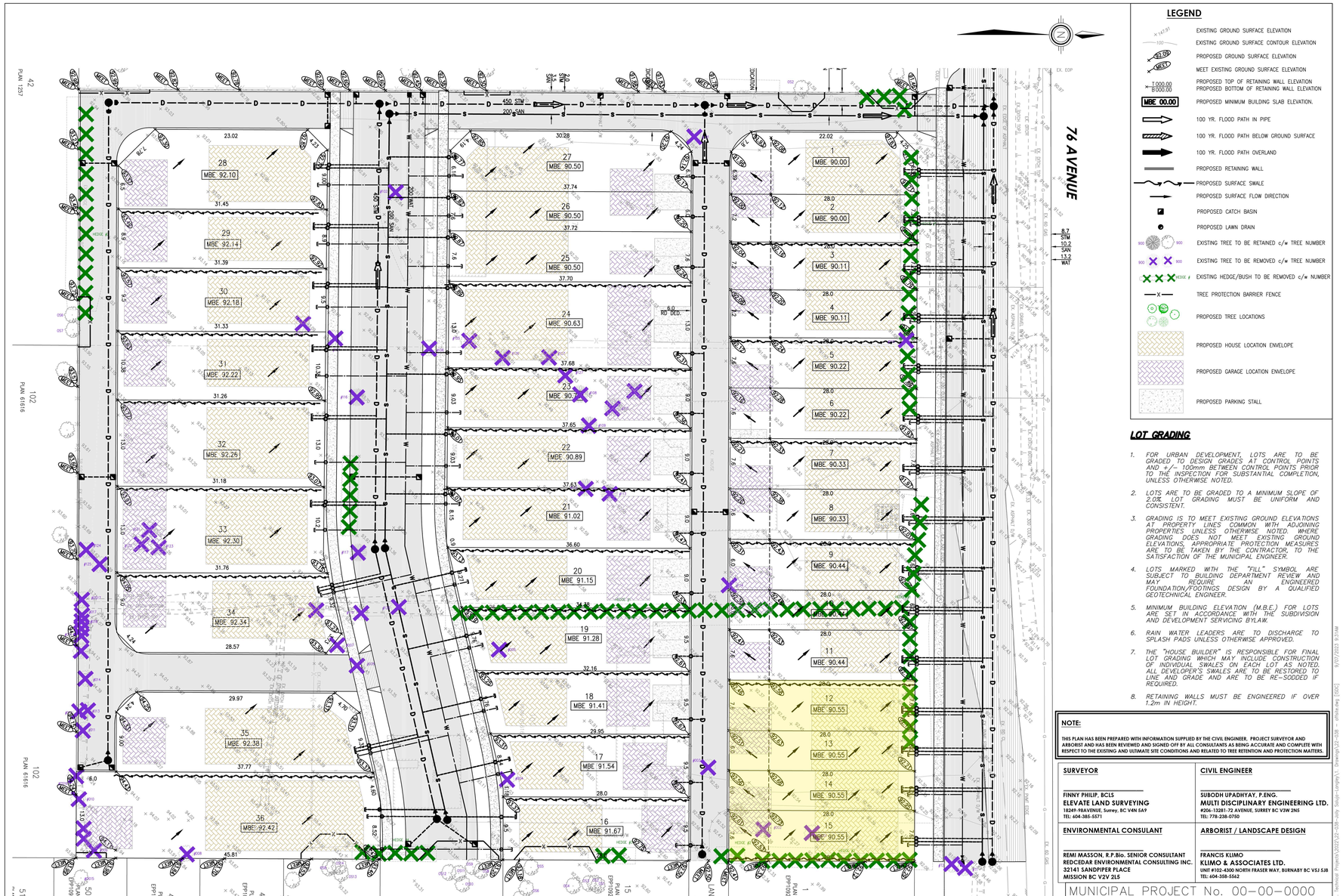
Owner
76TH AVENUE DEVELOPMENT LTD

Sheet Title
SURVEY

Total Sheets **14**	Sheet No. **A0.02**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **BB**	Checked By **RD**	AHJ **Township of Langley**	Documents **DP Application**
Reviewed By **RD**	Status **DP Application**		

No	Date	Issue Notes
A	2023-10-27	DP SUBMISSION
B	2023-11-29	DP SUBMISSION

Scale



LEGEND

- EXISTING GROUND SURFACE ELEVATION
- EXISTING GROUND SURFACE CONTOUR ELEVATION
- PROPOSED GROUND SURFACE ELEVATION
- MEET EXISTING GROUND SURFACE ELEVATION
- PROPOSED TOP OF RETAINING WALL ELEVATION / PROPOSED BOTTOM OF RETAINING WALL ELEVATION
- MBE 00.00 — PROPOSED MINIMUM BUILDING SLAB ELEVATION.
- 100 YR. FLOOD PATH IN PIPE
- 100 YR. FLOOD PATH BELOW GROUND SURFACE
- 100 YR. FLOOD PATH OVERLAND
- PROPOSED RETAINING WALL
- PROPOSED SURFACE SWALE
- PROPOSED SURFACE FLOW DIRECTION
- PROPOSED CATCH BASIN
- PROPOSED LAWN DRAIN
- EXISTING TREE TO BE RETAINED c/w TREE NUMBER
- EXISTING TREE TO BE REMOVED c/w TREE NUMBER
- EXISTING HEDGE/BUSH TO BE REMOVED c/w NUMBER
- TREE PROTECTION BARRIER FENCE
- PROPOSED TREE LOCATIONS
- PROPOSED HOUSE LOCATION ENVELOPE
- PROPOSED GARAGE LOCATION ENVELOPE
- PROPOSED PARKING STALL

LOT GRADING

1. FOR URBAN DEVELOPMENT, LOTS ARE TO BE GRADED TO DESIGN GRADES AT CONTROL POINTS AND +/- 100mm BETWEEN CONTROL POINTS PRIOR TO THE INSPECTION FOR SUBSTANTIAL COMPLETION, UNLESS OTHERWISE NOTED.
2. LOTS ARE TO BE GRADED TO A MINIMUM SLOPE OF 2.0%. LOT GRADING MUST BE UNIFORM AND CONSISTENT.
3. GRADING IS TO MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINES COMMON WITH ADJOINING PROPERTIES UNLESS OTHERWISE NOTED. WHERE GRADING DOES NOT MEET EXISTING GROUND ELEVATIONS, APPROPRIATE PROTECTION MEASURES ARE TO BE TAKEN BY THE CONTRACTOR, TO THE SATISFACTION OF THE MUNICIPAL ENGINEER.
4. LOTS MARKED WITH THE "FILL" SYMBOL ARE SUBJECT TO BUILDING DEPARTMENT REVIEW AND MAY REQUIRE AN ENGINEERED FOUNDATION/FOOTINGS DESIGN BY A QUALIFIED GEOTECHNICAL ENGINEER.
5. MINIMUM BUILDING ELEVATION (M.B.E.) FOR LOTS ARE SET IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW.
6. RAIN WATER LEADERS ARE TO DISCHARGE TO SPLASH PADS UNLESS OTHERWISE APPROVED.
7. THE "HOUSE BUILDER" IS RESPONSIBLE FOR FINAL LOT GRADING WHICH MAY INCLUDE CONSTRUCTION OF INDIVIDUAL SWALES ON EACH LOT AS NOTED. ALL DEVELOPER'S SWALES ARE TO BE RESTORED TO LINE AND GRADE AND ARE TO BE RE-SODDED IF REQUIRED.
8. RETAINING WALLS MUST BE ENGINEERED IF OVER 1.2m IN HEIGHT.

NOTE:

THIS PLAN HAS BEEN PREPARED WITH INFORMATION SUPPLIED BY THE CIVIL ENGINEER, PROJECT SURVEYOR AND ARBORIST AND HAS BEEN REVIEWED AND SIGNED OFF BY ALL CONSULTANTS AS BEING ACCURATE AND COMPLETE WITH RESPECT TO THE EXISTING AND ULTIMATE SITE CONDITIONS AND RELATED TO TREE RETENTION AND PROTECTION MATTERS.

SURVEYOR	CIVIL ENGINEER
FINNY PHILIP, BCLS ELEVATE LAND SURVEYING 18249-98AVENUE, Surrey, BC V4N 5A9 TEL: 604-385-5571	SUBODH UPADHYAY, P.ENG. MULTI DISCIPLINARY ENGINEERING LTD. #204-13281-72 AVENUE, SURREY BC V3W 2N5 TEL: 778-238-0750
ENVIRONMENTAL CONSULANT	**ARBORIST / LANDSCAPE DESIGN**
REMI MASSON, R.P.Bio. SENIOR CONSULTANT REDCEDAR ENVIRONMENTAL CONSULTING INC. 32141 SANDPIPER PLACE MISSION BC V2V 2L5	FRANCIS KLIMO KLIMO & ASSOCIATES LTD. UNIT #102-4300 NORTH FRASER WAY, BURNABY BC V5J 5J8 TEL: 604-358-5562

MUNICIPAL PROJECT No. 00-00-0000

The Corporation of the Township of Langley

INTEGRATED SITE DESIGN CONCEPT
20442 - 76 AVENUE

DESIGN FILE No: - | PLAN No: -
AS BUILT No: - | SHEET NO: 03 | REV: 1

DESIGN BY: NS
DRAWN BY: NS
APPROVED BY: –
DATE: JUN.2022
SCALE: HORIZ. 1:250 VERT.

No	Date	REVISIONS
1	OCT 3/22	REVISE LOT LAYOUT

NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK

MONUMENT No: 88H4517
LOCATED AT: 206 ST & 76 AVE
ELEVATION: 90.325m

LEGAL

LOT 100, SEC 23, TP 8, NWD PLAN 61616

OWNER

JOLLY SALUJA

20442 - 76 AVENUE
LANGLEY BC

OWNER'S ENGINEER

MULTI DISCIPLINARY ENGINEERING LTD.
UNIT # 206-13281 72 AVENUE
Surrey, BC V3W 2N5
Tel: 604-593-7950
multidengineering@gmail.com

SEAL

I, SUBODH UPADHYAY, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS: _____

September 7, 2023

REGISTERED ARCHITECT RUCHIR DALAL BRITISH COLUMBIA

G:\My Drive\2. Projects\2020\76_Redcedar Properties\2020-228-20th Ave - Langley\1. Drawings\2.01-ISDC - Architecture\ [ISDC] 9/7/2023 9:31 AM

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Project
Residential Development
20418,20442,20464 -76 Ave

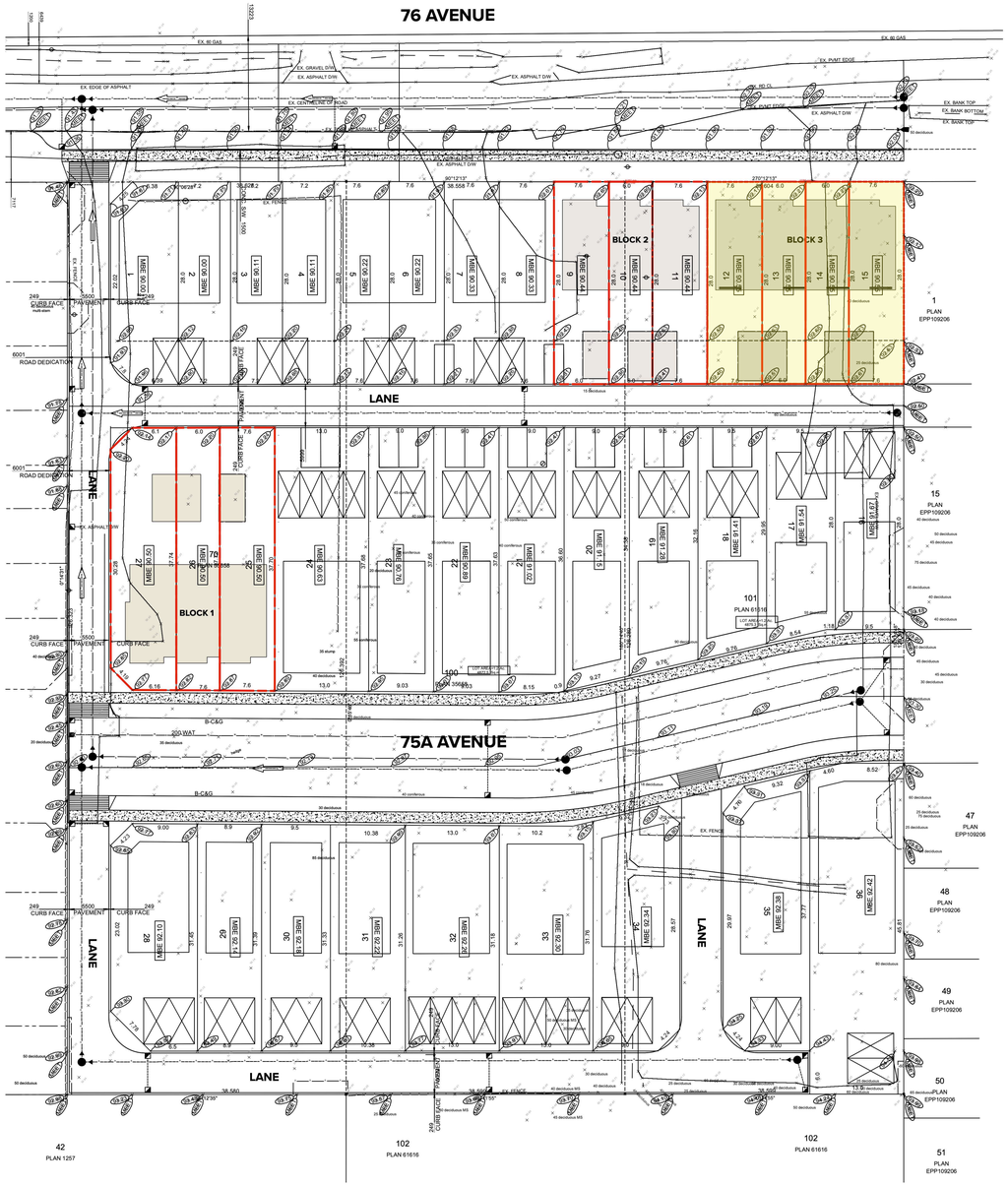
Owner
76TH AVENUE DEVELOPMENT LTD

Sheet Title
CIVIL

Total Sheets: 14	Sheet No.: A0.03	Contractors	Consultants: Architecture Panel Inc.
Drawn By: BB	Checked By: RD	AHJ: Township of Langley	Documents: DP Application
Reviewed By: RD	Status: DP Application		

No	Date	Issue Notes
A	2023-10-27	DP SUBMISSION
B	2023-11-29	DP SUBMISSION

Scale



1 OVERALL SITE PLAN

Scale: 1:384

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Project
Residential Development
20418,20442,20464 -76 Ave

Owner
76TH AVENUE DEVELOPMENT LTD

Sheet Title
OVERALL SITE PLAN

Total Sheets **14**	Sheet No. **A0.04**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **BB**	Checked By **RD**	AHJ **Township of Langley**	Documents **DP Application**
Reviewed By **RD**	Status **DP Application**		

No	Date	Issue Notes
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B	2023-11-29	DP SUBMISSION







1 BLOCK 3 - SITE PLAN
Scale: 1:64

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Unit 206, 1493 Foster Street, White Rock, BC | 6047831450 |
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Residential Development
20418,20442,20464 -76 Ave

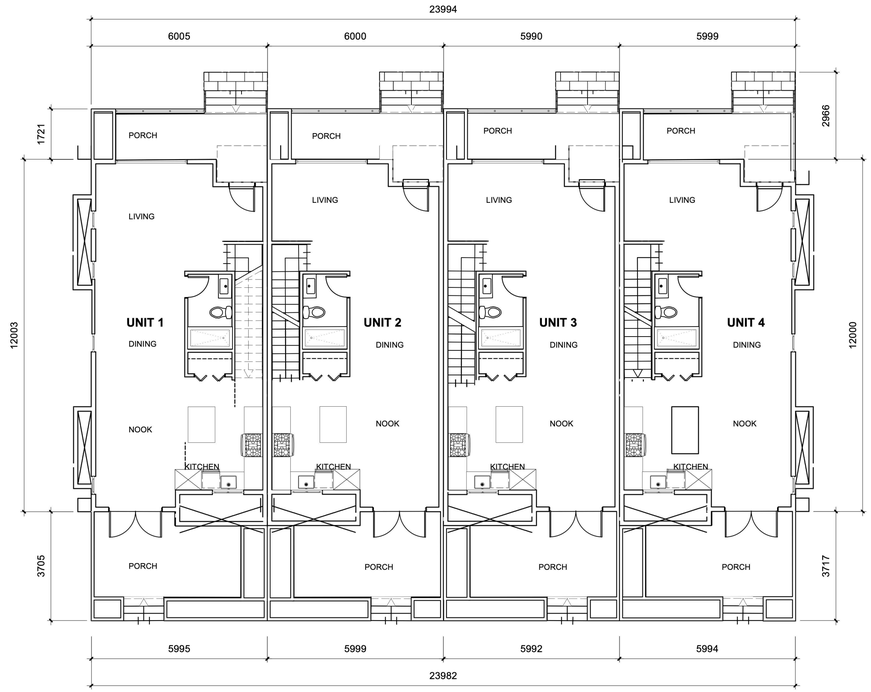
Owner
76TH AVENUE DEVELOPMENT LTD

Sheet Title
BLOCK 3 SITE PLAN

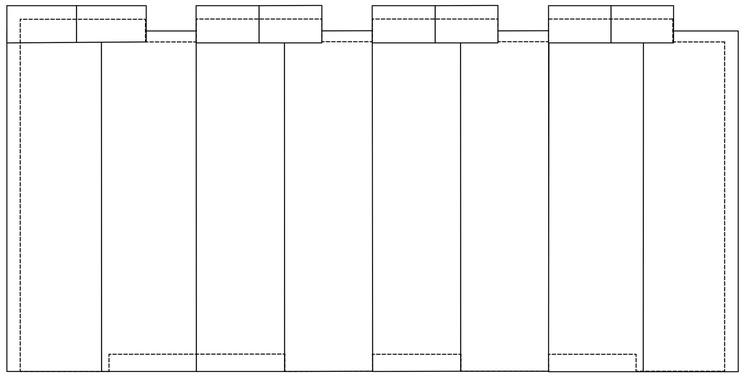
Total Sheets **14**	Sheet No. **A1.07**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **BB**	Checked By **RD**	AHJ **Township of Langley**	Documents **DP Application**
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A	2023-10-27	DP SUBMISSION
B	2023-11-29	DP SUMBISSION

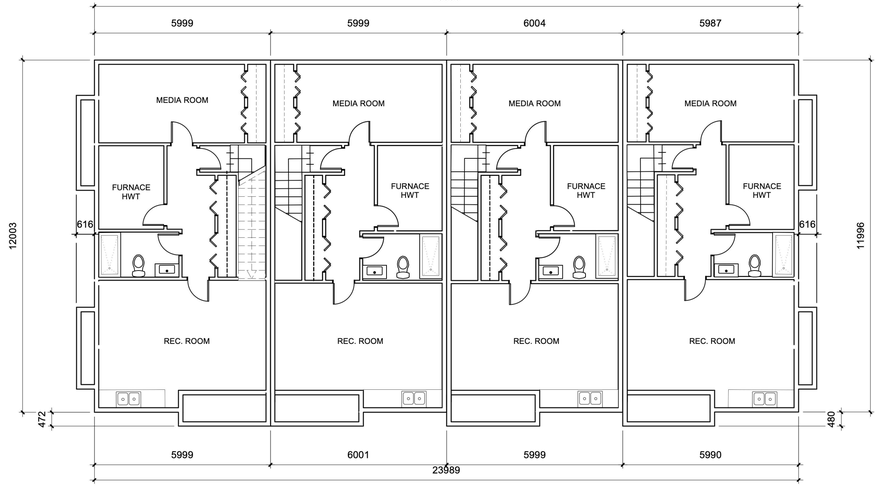
Scale
0 1 2 4 M



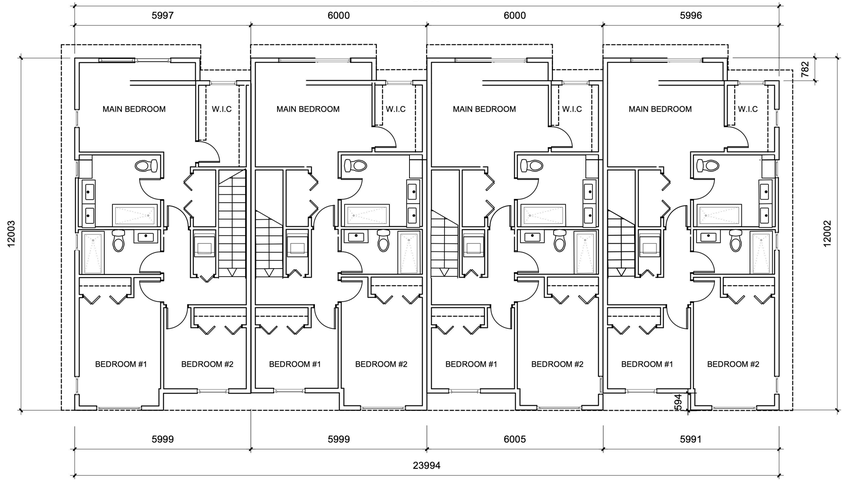
1 MAIN FLOOR PLAN
Scale: 1:96



3 ROOF PLAN
Scale: 1:96



2 BASEMENT PLAN
Scale: 1:96



4 Second FLOOR PLAN
Scale: 1:96

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Project
Residential Development
20418,20442,20464 -76 Ave

Owner
76TH AVENUE DEVELOPMENT LTD

Sheet Title
BLOCK 3 UNIT PLANS

Total Sheets **14**	Sheet No. **A1.08**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **BB**	Checked By **RD**	AHJ **Township of Langley**	Documents **DP Application**
Reviewed By **RD**	Status **DP Application**		

No	Date	Issue Notes
A	2023-10-27	DP SUBMISSION
B	2023-11-29	DP SUMBISSION

Scale
0 5 15 25 FT



1 BLOCK 3 NORTH ELEVATION

Scale: 1:96



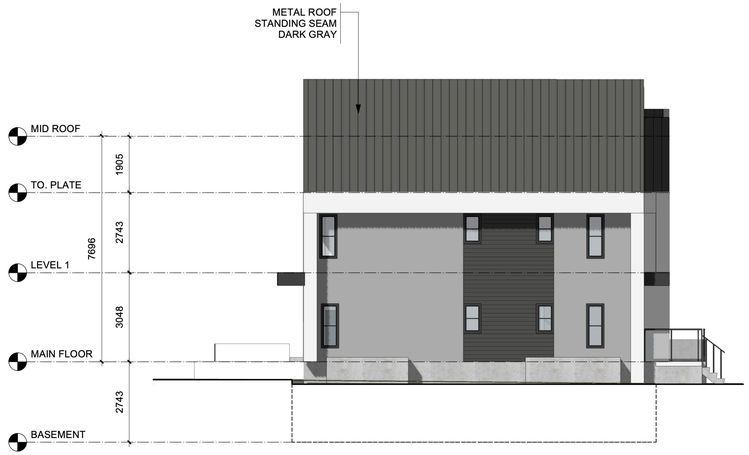
4 BLOCK 3 WEST ELEVATION

Scale: 1:96



2 BLOCK 3 SOUTH ELEVATION

Scale: 1:96



3 BLOCK 3 EAST ELEVATION

Scale: 1:96



VIEW FROM NORTH WEST



VIEW FROM NORTH



VIEW FROM SOUTH EAST



VIEW FROM SOUTH

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Project
Residential Development
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Sheet Title
BLOCK 3 ELEVATIONS

Total Sheets **14**	Sheet No. **A1.09**	Contractors	Consultants **Architecture Panel Inc.**
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Reviewed By **RD**	Status **DP Application**		

No	Date	Issue Notes
A	2023-10-27	DP SUBMISSION
B	2023-11-29	DP SUMBISSION

Scale

N

0 5 15 25 FT