# PARK RIDGE 80TH AVE DEV., 20320 80TH AVE, LANGLEY BC



NORTH/WEST CORNER OF DEVELOPMENT

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PARK RIDGE HOMES

**PARK RIDGE**

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REGISTERED ARCHITECT STEVEN K. SMITH BRITISH COLUMBIA 2025-05-08

ISSUED FOR DEVELOPMENT PERMIT

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 6 | ISSUED FOR DEVELOPMENT PERMIT | 25-05-09 |

PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

COVER PAGE

SCALE

SD-0.01

# SITE CONTEXT

## SITE DESCRIPTION

LOCATED ON THE BOUNDARY BETWEEN LATIMER AND YORKSON NEIGHBOURHOODS, AT THE CORNER OF 202A STREET AND 80TH AVENUE. SEVERAL SCHOOLS ARE CLOSE BY, INCLUDING PETER EWART MIDDLE SCHOOL AND R.E. MOUNTAIN SECONDARY SCHOOL TO THE SOUTHWEST, DONNA GABRIEL ELEMENTARY SCHOOL TO THE EAST, WILLOUGHBY ELEMENTARY TO FAR EAST, AND YORKSON CREEK MIDDLE SCHOOL TO THE NORTH. WALKING DISTANCE PARKS INCLUDE WILLOUGHBY COMMUNITY PARK, YORKSON DOG PARK, AND YORKSON COMMUNITY BIKE PARK, AS WELL AS LANGLEY EVENTS CENTRE.

1 PETER EWART MIDDLE SCHOOL




2 LANGLEY EVENTS CENTRE

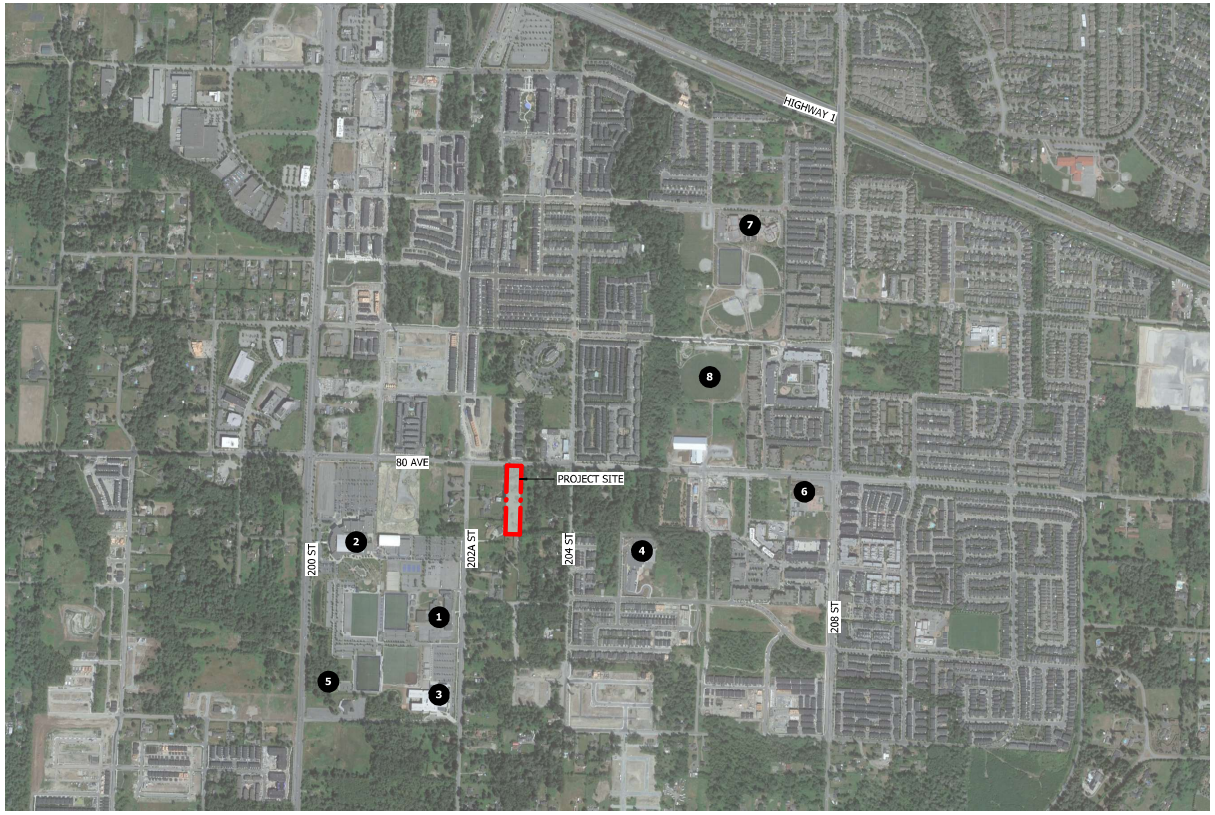


3 R.E. MOUNTAIN SECONDARY SCHOOL



4 DONNA GABRIEL ROBINS ELEMENTARY SCHOOL






5 WILLOUGHBY COMMUNITY PARK



6 WILLOUGHBY ELEMENTARY SCHOOL



7 YORKSON MIDDLE SCHOOL



8 YORKSON BIKE PARK



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REGISTERED ARCHITECT STEVEN K. GAY 2025-05-08 BRITISH COLUMBIA

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

SITE CONTEXT

SCALE 1/2" = 1'-0"

SD-1.01

# SITE CONTEXT






1 80th AVE LOOKING SOUTH EAST



2 80th AVE LOOKING SOUTH WEST



3 80th AVE LOOKING EAST

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REGISTERED ARCHITECT
STEVEN K. GAY
2025-05-08
BRITISH COLUMBIA

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

SITE CONTEXT

SCALE 1/2" = 1'-0"

SD-1.02

# PROJECT DATA

## 1.0.0 ZONING DATA - OVERALL

| | | |
|---|---|---|
| **PROJECT:** | PARK RIDGE 80TH AVE DEV | |
| **CIVIC ADDRESS:** | 20320 80TH AVENUE, LANGLEY BC | |
| **LEGAL DESCRIPTION:** | LOT 40 SECTION 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 61605 | |
| **CURRENT ZONE:** | SR-2 (SUBURBAN RESIDENTIAL ZONE SR-2) | |
| **NEIGHBOURHOOD:** | YORKSON | |
| **SITE AREA (GROSS):** | 106,201.73 SF (9,866 m²) (2.438 ACRES) | |
| **SITE AREA (NET) - NORTH PORTION:** | 71,182.18 SF (6,613 m²) (1.634 ACRES) | |
| **COORDINATING REGISTERED PROFESSIONAL:** | STEVEN R. BARTOK, ARCHITECT AIBC, AAA, MRAIC, KEYSTONE ARCHITECTURE | |
| **CERTIFIED PROFESSIONAL:** | N/A | |
| | | |
| | **REQUIRED/PERMITTED** | **PROPOSED** |
| **ZONE:** | SR-2 | CD-194 |
| **OCP DESIGNATION:** | WILLOUGHBY | WILLOUGHBY |
| **SETBACKS:** | FRONT: 4.00 m | FRONT: 4.00 m |
| | REAR: 4.00 m | REAR: 4.00 m |
| | SIDE (EAST): 4.00 m | SIDE (EAST): 6.00 m |
| | SIDE (WEST): 4.00 m | SIDE (WEST): 6.00 m |
| **DENSITY-GROSS FLOOR AREA (FSR):** | MAX. 2.5 | 172,361 SF / 71,182 SF **2.42** |
| **BUILDING HEIGHT:** | MAX. 6 STOREYS | 6 STOREYS |
| **LOT COVERAGE:** | MAX. 55% | 28,887 SF / 71,182.18 SF = 40.2 % |
| **AGE FRIENDLY AMENITY:** | BUILDING A - 6 m² PER DU = 6 m² x 105 DU = 630 m² (6,781 SF) | BUILDING A - AGE FRIENDLY AMENITY: 6,865 SF 637.79 m² |
| | BUILDING B - 6 m² PER DU = 6 m² x 92 DU = 552 m² (5,941 SF) | BUILDING B - AGE FRIENDLY AMENITY: 6,468 SF 600.93 m² |
| | TOTAL: 1182 m² ( 12,722 SF) | TOTAL: 13,333 SF / 1,238.72 m² |
| **ADAPTABLE UNITS:** | MIN. 10% OF UNITS: 197*0.10 = 19.7 = 20 | 20 UNITS |
| **STORAGE LOCKERS:** | N/A | |
| **STEP CODE:** | STEP 3 | STEP 3 |
| **MINIMUM BUILDING ELEVATION:** | N/A - NOT IN FLOOD PRONE ZONE | N/A |
| **WASTE & RECYCLING STORAGE:** | AS PER METRO VANCOUVER'S "TECHNICAL SPECIFICATIONS FOR RECYCLING AND GARABAGE AMENITIES IN MULTI-FAMILY AND COMMERCIAL DEVELOPMENTS" | |
| | RESIDENT | |
| | - CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE: (0.31 m² x DU) + 8 m² = (0.31 m² x 197 DU) + 8 m² = 69.07 m² (744 SF) | |
| | - CENTRALIZED RECYCLING AREA WITHIN ABOVE: (0.16 m² x DU) + 5 m² = (0.16 m² x 197 DU) + 5 m² = 36.52 m² (393 SF) | |
| | - FLEX SPACE IN ADDITION TO THE CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE: 50% OF RECYCLING AREA = 0.5 x 36.52 m² = 18.26 m² (197 SF) | |
| | **TOTAL AREA REQUIRED: 87.33 m² (940 SF)** | **98 m² (1,050 SF)** |
| | | |
| **UNIT COUNT:** | | 197 |
| **GROSS BUILDABLE AREA:** | | ABOVE GRADE: 174,719 SF (16,231.92 m²) |
| | | BELOW GRADE: 137,047 SF (12,732.11 m²) |
| | | |
| **VARIANCES APPLIED FOR:** | N/A | |
| | | |
| **NOTES:** | | |
| 1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS. | | |
| 2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS. | | |

## 1.0.2 PROJECT DATA (BLDG A) - PROPOSED

| | |
|---|---|
| **ZONING AVERAGE FINISHED GRADE:** | 83.11m (2592.2m + 6795.1m + 2592.2m + 4718.2m = 16697.7/200.91m) |
| | AVERAGE FINISHED GRADE NORTH ELEVATION: (83.11+83.11/2) = 83.11m * 31.19m = 2592.2m |
| | AVERAGE FINISHED GRADE EAST ELEVATION: (83.11+83.11/2) = 83.11m * 81.76m = 6795.1m |
| | AVERAGE FINISHED GRADE SOUTH ELEVATION: (83.11+83.11/2) = 83.11m * 31.19m = 2592.2m |
| | AVERAGE FINISHED GRADE WEST ELEVATION: (83.11+83.11/2) = 83.11m * 56.77m = 4718.2m |
| | TOTAL PERIMETER: 31.19m + 81.76m + 31.19m + 56.77m = 200.91m |
| **BCBC LOWEST AVERAGE GRADE:** | 83.11 m |
| **BUILDING HEIGHT:** | 24.19m |
| | |
| **GROSS FLOOR AREA (FSR):** | 91,405 SF (8,491 m²) FSR= 91,405 SF/ 71182.18 SF = 1.28 |
| **GROSS FLOOR AREA (BUILDABLE):** | 92,530 SF (8,596 m²) |
| **NET SALEABLE AREA:** | 77,416 SF (7,192 m²) |
| **EFFICIENCY:** | 84 % |
| **UNIT COUNT:** | 105 |

## 1.0.3 PROJECT DATA (BLDG B) - PROPOSED

| | |
|---|---|
| **ZONING AVERAGE FINISHED GRADE:** | 83.11m (2883.9m + 6047.1m + 1553.3m + 4718.2m = 15202.5/182.92m) |
| | AVERAGE FINISHED GRADE NORTH ELEVATION: (83.11+83.11/2) = 83.11m * 34.70m = 2883.9m |
| | AVERAGE FINISHED GRADE EAST ELEVATION: (83.11+83.11/2) = 83.11m * 72.76m = 6047.1m |
| | AVERAGE FINISHED GRADE SOUTH ELEVATION: (83.11+83.11/2) = 83.11m * 18.69m = 1553.3m |
| | AVERAGE FINISHED GRADE WEST ELEVATION: (83.11+83.11/2) = 83.11m * 56.77m = 4718.2m |
| | TOTAL PERIMETER: 34.70m + 72.76m + 18.69m + 56.77m = 182.92m |
| **BCBC LOWEST AVERAGE GRADE:** | 82.11m |
| **BUILDING HEIGHT:** | 24.19m |
| | |
| **GROSS FLOOR AREA (FSR):** | 80,956 SF (7,521 m²) FSR = 80,956 SF/ 71,182.18 SF = 1.14 |
| **GROSS FLOOR AREA (BUILDABLE):** | 82,189 SF (7,636m²) |
| **NET SALEABLE AREA:** | 69,728 SF (6,477 m²) |
| **EFFICIENCY:** | 85 % |
| **UNIT COUNT:** | 92 |

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

PROJECT DATA

SCALE N.T.S.

SD-1.10

# PROJECT CODE DATA

## 1.2.0 CODE DATA (BLDG A)

| | | |
|---|---|---|
| **APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1-2019/ STEP CODE 3** | | |
| BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: N/A | | |
| | | |
| **1. PART 3 BUILDING** | | DIV. A - PART 1 COMPLIANCE 1.3.3.2. |
| **2. MAJOR OCCUPANCY(IES):** | | 3.1.2., & APPENDIX A - 3.1.2.1.(1) |
| **2.1. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL** | | |
| **2.2. RESIDENTIAL GROUP C** | | |
| **3. BUILDING AREAS:**<br>BASEMENT STORAGE GARAGE 69,440 SF 6,451 m²<br>BUILDING A AREA 15,800 SF 1,468 m² | | 1.4.1.2. DEFINED TERMS -BUILDING AREA |
| **4. BUILDING CLASSIFICATION(S):** | | 3.2.2.19.-3.2.2.92 |
| **4.1. BASEMENT STORAGE GARAGE:** | | 3.2.2.82 |
| GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED | | 3.2.2.82 |
| NON-COMBUSTIBLE CONSTRUCTION | | 3.2.2.82.(2) |
| FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR | | 3.2.2.82.(2)(B) |
| MEZZANINES: N/A | | |
| LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING | | 3.2.2.82.(2)(D) |
| **4.2 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:** | | 3.2.1.2. |
| FULLY SPRINKLERED | | 3.2.1.2.(2)(D) |
| NON-COMBUSTIBLE CONSTRUCTION | | 3.2.1.2.(1) |
| 2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT | | 3.2.1.2.(1), 3.2.1.2.(2)&(2)(A) |
| 2 HR FIRE RESISTANCE RATING | | 3.2.1.2.(1) |
| F.T. RATED FIRESTOP | | 3.1.9.1(2) |
| **4.3. RESIDENTIAL:** | | 3.2.2.51 |
| BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED | | 3.2.2.51.(5) |
| BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED | | 3.2.2.51.(5) |
| GROUP C, UP TO 6 STOREYS, SPRINKLERED | | 3.2.2.51.(1), 3.2.2.50.(1)(D) |
| MAX. ALLOWABLE BUILDING AREA: < 1500 m² | | 3.2.2.51.(1)(D)(VI) |
| 2 HR FIREWALL (MASONRY CONSTRUCTION) | | 3.1.10.2 |
| COMBUSTIBLE CONSTRUCTION | | 3.2.2.51.(2) EXCEPT (2)(C) |
| FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING | | 3.2.2.51.(2)(A) |
| ROOF ASSEMBLIES(UNOCCUPIED ROOFS): 1 HR FIRE RESISTANCE RATING | | 3.2.2.51.(2)(B)&(C) |
| ROOF ASSEMBLIES(OCCUPIED ROOFS): 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING | | 3.2.2.13 |
| MEZZANINES: 1 HR FIRE RESISTANCE RATING | | 3.2.2.51.(2)(D) |
| LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY | | 3.2.2.51.(2)(E) |
| **4.3.1. BUILDING HEIGHT:** | 6 STOREYS | 1.4.1.2. DEFINED TERMS -BUILDING HEIGHT |
| **4.3.2. GRADE ELEVATION:** | 83.11 m | 1.4.1.2. DEFINED TERMS -GRADE |
| **4.3.3. FIRST STOREY ELEVATION:** | 83.16 m | 1.4.1.2. DEFINED TERMS -FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE) |
| **4.3.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:** | 15.59 m | 3.2.2.51 (1)(c) (MAXIMUM -18 m) |
| **4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK:** | 23.68 m | GROUP C 3.2.2.51 (2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m |
| **5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:** | YES | 3.2.2.4.-3.2.2.8., 3.2.2.51.(5) |
| **6. NON-COMBUSTIBLE CLADDING:** | YES | 3.1.4.8.(1)(A) |
| **6.1. COMBUSTIBLE CLADDING:** | YES | 3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE |
| **7. HIGH BUILDING:** | NA | 3.2.6., 3.1.13.7., 3.2.2.51.(1)(C), 3.2.4.22, 6.9.2.3.(1) |
| **8. FIREWALL:** | 2 HR | 3.1.10. |
| **9. MEZZANINE(S):** | NA | 3.2.1.1. (3) - (8) |
| **10. MEZZANINE EXITING:** | NA | 3.4.2.2. |
| **11. INTERCONNECTED FLOOR SPACE:** | NA, STORAGE GARAGE EXEMPT | 3.2.3.2.(3), 3.2.8., 3.1.3.1.(3), 3.2.8.2.(2) |
| **12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:** | YES<br>2HR AS A SEPARATE BLDG UNDER 3.2.1.2. , 1.5HR UNDER 3.3.5.6 IF NOT A SEPARATE BLDG UNDER 3.2.1.2 | 3.2.1.2., 3.3.5.6 |
| **13 SPRINKLER SYSTEM:** | YES | 3.2.2.18., 3.2.5.13. |
| **13.1. STORAGE GARAGE:** | YES - NFPA 13 - 2019 | 3.2.5.12.(1) |
| **13.2. RESIDENTIAL:** | YES - NFPA 13 - 2019 | 3.2.5.12.(1) |
| **13.3 FIRE EXTINGUISHERS:** | YES - NFPA 10 - 2013 | BC FIRE CODE 2024, 3.2.5.16 |
| **14. STANDPIPE SYSTEM:** | YES - NFPA 14- 2013 | 3.2.5.8., 3.2.5.9., 3.2.5.16. |
| **15. FIRE ALARM SYSTEM:** | YES - SINGLE STAGE - CAN/ULC-S524 | 3.2.4.1. (2)&(4) |
| **16. SMOKE CONTROL MEASURES:** | YES | 3.1.8.12 |
| **17. ANNUNCIATOR AND ZONE INDICATION:** | YES | 3.2.4.9., 3.2.4.8. |
| **18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:** | 15.59 m | 3.2.5.6(2) (MAXIMUM - 20 m) |
| **19. NUMBER OF STREETS:** | 2 | 3.2.2.10. |
| | | |
| **NOTES:** | | |
| 1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024. | | |

## 1.2.0 CODE DATA (BLDG B)

| | | |
|---|---|---|
| **APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1-2019/ STEP CODE 3** | | |
| BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: N/A | | |
| | | |
| **1. PART 3 BUILDING** | | DIV. A - PART 1 COMPLIANCE 1.3.3.2. |
| **2. MAJOR OCCUPANCY(IES):** | | 3.1.2., & APPENDIX A - 3.1.2.1.(1) |
| **2.1. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL** | | |
| **2.2. RESIDENTIAL GROUP C** | | |
| **3. BUILDING AREAS:**<br>BASEMENT STORAGE GARAGE 69,440 SF 6,451 m²<br>BUILDING B AREA 14,027 SF 1,303 m² | | 1.4.1.2. DEFINED TERMS -BUILDING AREA |
| **4. BUILDING CLASSIFICATION(S):** | | 3.2.2.19.-3.2.2.92 |
| **4.1. BASEMENT STORAGE GARAGE:** | | 3.2.2.82 |
| GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED | | 3.2.2.82 |
| NON-COMBUSTIBLE CONSTRUCTION | | 3.2.2.82.(2) |
| FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR | | 3.2.2.82.(2)(B) |
| MEZZANINES: N/A | | |
| LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING | | 3.2.2.82.(2)(D) |
| **4.2 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:** | | 3.2.1.2. |
| FULLY SPRINKLERED | | 3.2.1.2.(2)(D) |
| NON-COMBUSTIBLE CONSTRUCTION | | 3.2.1.2.(1) |
| 2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT | | 3.2.1.2.(1), 3.2.1.2.(2)&(2)(A) |
| 2 HR FIRE RESISTANCE RATING | | 3.2.1.2.(1) |
| F.T. RATED FIRESTOP | | 3.1.9.1(2) |
| **4.3. RESIDENTIAL:** | | 3.2.2.51 |
| GROUP C, UP TO 6 STOREYS, SPRINKLERED | | 3.2.2.51.(1) |
| MAX. ALLOWABLE BUILDING AREA: < 1500 m² | | 3.2.2.51.(1)(D)(VI) |
| 2 HR FIREWALL (MASONRY CONSTRUCTION) | | 3.1.10.2 |
| COMBUSTIBLE CONSTRUCTION | | 3.2.2.51.(2) EXCEPT (2)(C) |
| FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING | | 3.2.2.51.(2)(A) |
| ROOF ASSEMBLIES(UNOCCUPIED ROOFS): 1 HR FIRE RESISTANCE RATING | | 3.2.2.51.(2)(B)&(C) |
| ROOF ASSEMBLIES(OCCUPIED ROOFS): 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING | | 3.2.2.13 |
| MEZZANINES: 1 HR FIRE RESISTANCE RATING | | 3.2.2.51.(2)(D) |
| LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY | | 3.2.2.51.(2)(E) |
| **4.3.1. BUILDING HEIGHT:** | 6 STOREYS | 1.4.1.2. DEFINED TERMS -BUILDING HEIGHT |
| **4.3.2. GRADE ELEVATION:** | 83.11 m | 1.4.1.2. DEFINED TERMS -GRADE |
| **4.3.3. FIRST STOREY ELEVATION:** | 83.16 m | 1.4.1.2. DEFINED TERMS -FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE) |
| **4.3.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:** | 15.59 m | 3.2.2.51 (1)(c) (MAXIMUM -18 m) |
| **4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK:** | 23.68 m | GROUP C 3.2.2.51 (2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m |
| **5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:** | YES | 3.2.2.4.-3.2.2.8., 3.2.2.51.(5) |
| **6. NON-COMBUSTIBLE CLADDING:** | YES | 3.1.4.8.(1)(A) |
| **6.1. COMBUSTIBLE CLADDING:** | NO | 3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE |
| **7. HIGH BUILDING:** | NA | 3.2.6., 3.1.13.7., 3.2.2.51.(1)(C), 3.2.4.22, 6.9.2.3.(1) |
| **8. FIREWALL:** | N/A | 3.1.10. |
| **9. MEZZANINE(S):** | NA | 3.2.1.1. (3) - (8) |
| **10. MEZZANINE EXITING:** | NA | 3.4.2.2. |
| **11. INTERCONNECTED FLOOR SPACE:** | NA, STORAGE GARAGE EXEMPT | 3.2.3.2.(3), 3.2.8., 3.1.3.1.(3), 3.2.8.2.(2) |
| **12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:** | YES<br>2HR AS A SEPARATE BLDG UNDER 3.2.1.2. , 1.5HR UNDER 3.3.5.6 IF NOT A SEPARATE BLDG UNDER 3.2.1.2 | 3.2.1.2., 3.3.5.6 |
| **13 SPRINKLER SYSTEM:** | YES | 3.2.2.18., 3.2.5.13. |
| **13.1. STORAGE GARAGE:** | YES - NFPA 13 - 2019 | 3.2.5.12.(1) |
| **13.2. RESIDENTIAL:** | YES - NFPA 13 - 2019 | 3.2.5.12.(1) |
| **13.3 FIRE EXTINGUISHERS:** | YES - NFPA 10 - 2013 | BC FIRE CODE 2024, 3.2.5.16 |
| **14. STANDPIPE SYSTEM:** | YES - NFPA 14- 2013 | 3.2.5.8., 3.2.5.9., 3.2.5.16. |
| **15. FIRE ALARM SYSTEM:** | YES - SINGLE STAGE - CAN/ULC-S524 | 3.2.4.1. (2)&(4) |
| **16. SMOKE CONTROL MEASURES:** | YES | 3.1.8.12 |
| **17. ANNUNCIATOR AND ZONE INDICATION:** | YES | 3.2.4.9., 3.2.4.8. |
| **18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:** | 15.59 m | 3.2.5.6(2) (MAXIMUM - 20 m) |
| **19. NUMBER OF STREETS:** | 1 | 3.2.2.10. |
| | | |
| **NOTES:** | | |
| 1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024. | | |

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2025-05-08
BRITISH COLUMBIA

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

PROJECT CODE DATA

SCALE N.T.S.

SD-1.11

# PROJECT GBA/UNIT DATA

## 1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES

| | |
|---|---|
| 1. | MEASURED TO OUTSIDE FACE OF SHEATHING OR CONCRETE, CENTERLINE OF PARTY WALL & INSIDE FACE OF CORRIDOR/STAIR WALL. |
| 2. | EXCLUSIONS: EXTERIOR PARKADE EXHAUST SHAFTS, EXTERIOR PARKADE EXIT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY. |

## 1.3.1 GROSS BUILDABLE AREA SUMMARY (BLDG A)

| LEVEL/AREA TYPE | AREA SF | AREA m² | AREA % | COMMENTS |
|---|---|---|---|---|
| **1ST LEVEL** | | | | |
| CIRCULATION | 2,784 SF | 258.62 m² | 3.0% | |
| INDOOR AMENITY | 1,212 SF | 112.56 m² | 1.3% | |
| RESIDENTIAL | 11,063 SF | 1,027.83 m² | 12.0% | |
| SERVICE ROOMS/SHAFTS | 246 SF | 22.88 m² | 0.3% | |
| | **15,305 SF** | **1,421.89 m²** | **16.5%** | |
| **2ND LEVEL** | | | | |
| CIRCULATION | 1,780 SF | 165.37 m² | 1.9% | |
| RESIDENTIAL | 13,271 SF | 1,232.88 m² | 14.3% | |
| SERVICE ROOMS/SHAFTS | 255 SF | 23.66 m² | 0.3% | |
| | **15,305 SF** | **1,421.91 m²** | **16.5%** | |
| **3RD LEVEL** | | | | |
| CIRCULATION | 1,780 SF | 165.37 m² | 1.9% | |
| RESIDENTIAL | 13,271 SF | 1,232.88 m² | 14.3% | |
| SERVICE ROOMS/SHAFTS | 255 SF | 23.66 m² | 0.3% | |
| | **15,305 SF** | **1,421.91 m²** | **16.5%** | |
| **4TH LEVEL** | | | | |
| CIRCULATION | 1,780 SF | 165.37 m² | 1.9% | |
| RESIDENTIAL | 13,271 SF | 1,232.88 m² | 14.3% | |
| SERVICE ROOMS/SHAFTS | 255 SF | 23.66 m² | 0.3% | |
| | **15,305 SF** | **1,421.91 m²** | **16.5%** | |
| **5TH LEVEL** | | | | |
| CIRCULATION | 1,780 SF | 165.37 m² | 1.9% | |
| RESIDENTIAL | 13,271 SF | 1,232.88 m² | 14.3% | |
| SERVICE ROOMS/SHAFTS | 255 SF | 23.66 m² | 0.3% | |
| | **15,305 SF** | **1,421.91 m²** | **16.5%** | |
| **6TH LEVEL** | | | | |
| CIRCULATION | 1,780 SF | 165.37 m² | 1.9% | |
| RESIDENTIAL | 13,271 SF | 1,232.88 m² | 14.3% | |
| SERVICE ROOMS/SHAFTS | 255 SF | 23.66 m² | 0.3% | |
| | **15,305 SF** | **1,421.91 m²** | **16.5%** | |
| **T/O MAIN ROOF DECK** | | | | |
| CIRCULATION | 698 SF | 64.88 m² | 0.8% | |
| | **698 SF** | **64.88 m²** | **0.8%** | |
| **AREA GRAND TOTAL** | **92,530 SF** | **8,596.32 m²** | **100.0%** | |

## 1.3.1 GROSS BUILDABLE AREA SUMMARY (BLDG B)

| LEVEL/AREA TYPE | AREA SF | AREA m² | AREA % | COMMENTS |
|---|---|---|---|---|
| **1ST LEVEL** | | | | |
| CIRCULATION | 2,707 SF | 251.47 m² | 3.3% | |
| INDOOR AMENITY | 1,262 SF | 117.24 m² | 1.5% | |
| RESIDENTIAL | 9,424 SF | 875.48 m² | 11.5% | |
| SERVICE ROOMS/SHAFTS | 189 SF | 17.60 m² | 0.2% | |
| | **13,582 SF** | **1,261.79 m²** | **16.5%** | |
| **2ND LEVEL** | | | | |
| CIRCULATION | 1,613 SF | 149.84 m² | 2.0% | |
| RESIDENTIAL | 11,908 SF | 1,106.26 m² | 14.5% | |
| SERVICE ROOMS/SHAFTS | 61 SF | 5.67 m² | 0.1% | |
| | **13,582 SF** | **1,261.77 m²** | **16.5%** | |
| **3RD LEVEL** | | | | |
| CIRCULATION | 1,613 SF | 149.84 m² | 2.0% | |
| RESIDENTIAL | 11,908 SF | 1,106.26 m² | 14.5% | |
| SERVICE ROOMS/SHAFTS | 61 SF | 5.67 m² | 0.1% | |
| | **13,582 SF** | **1,261.77 m²** | **16.5%** | |
| **4TH LEVEL** | | | | |
| CIRCULATION | 1,613 SF | 149.84 m² | 2.0% | |
| RESIDENTIAL | 11,908 SF | 1,106.26 m² | 14.5% | |
| SERVICE ROOMS/SHAFTS | 61 SF | 5.67 m² | 0.1% | |
| | **13,582 SF** | **1,261.77 m²** | **16.5%** | |
| **5TH LEVEL** | | | | |
| CIRCULATION | 1,613 SF | 149.84 m² | 2.0% | |
| RESIDENTIAL | 11,908 SF | 1,106.26 m² | 14.5% | |
| SERVICE ROOMS/SHAFTS | 61 SF | 5.67 m² | 0.1% | |
| | **13,582 SF** | **1,261.77 m²** | **16.5%** | |
| **6TH LEVEL** | | | | |
| CIRCULATION | 1,613 SF | 149.84 m² | 2.0% | |
| RESIDENTIAL | 11,908 SF | 1,106.26 m² | 14.5% | |
| SERVICE ROOMS/SHAFTS | 61 SF | 5.67 m² | 0.1% | |
| | **13,582 SF** | **1,261.77 m²** | **16.5%** | |
| **T/O MAIN ROOF DECK** | | | | |
| CIRCULATION | 699 SF | 64.95 m² | 0.9% | |
| | **699 SF** | **64.95 m²** | **0.9%** | |
| **AREA GRAND TOTAL** | **82,189 SF** | **7,635.60 m²** | **100.0%** | |

## 1.3.1 GROSS BUILDABLE AREA SUMMARY (PARKADE)

| LEVEL/AREA TYPE | AREA SF | AREA m² | AREA % | COMMENTS |
|---|---|---|---|---|
| **P2 LEVEL** | | | | |
| CIRCULATION | 1,823 SF | 169.34 m² | 1.3% | |
| PARKADE | 64,838 SF | 6,005.06 m² | 47.2% | |
| SERVICE ROOMS/SHAFTS | 2,115 SF | 196.53 m² | 1.5% | |
| | **68,576 SF** | **6,370.93 m²** | **50.0%** | |
| **P1 LEVEL** | | | | |
| CIRCULATION | 1,773 SF | 164.73 m² | 1.3% | |
| PARKADE | 56,518 SF | 5,250.70 m² | 41.2% | |
| SERVICE ROOMS/SHAFTS | 10,180 SF | 945.75 m² | 7.4% | |
| | **68,471 SF** | **6,361.18 m²** | **50.0%** | |
| **AREA GRAND TOTAL** | **137,047 SF** | **12,732.11 m²** | **100.0%** | |

## 1.4.0 UNIT COUNT SUMMARY (OVERALL)

| UNIT TYPE | UNIT COUNT | UNIT TYPE % | COMMENTS |
|---|---|---|---|
| 1 BED | 19 | 9.6% | |
| 1 BED & DEN | 6 | 3.0% | |
| 1 BED & DEN (ADAPTABLE) | 20 | 10.2% | PROJECT EXEMPT FROM 20% ADAPTABLE REQUIREMENT DUE TO IN-STREAM STATUS |
| 2 BED & DEN | 30 | 15.2% | |
| 2 BED (LARGE) | 29 | 14.7% | |
| 2 BED (SMALL) | 41 | 20.8% | |
| 2 BED / 1 BATH | 25 | 12.7% | |
| 3 BED | 11 | 5.6% | |
| JR. 1 BED | 16 | 8.1% | |
| **TOTAL UNITS: 197** | | **100.0%** | |

## 1.4.0 UNIT COUNT SUMMARY (BLDG A)

| UNIT TYPE | UNIT COUNT | UNIT TYPE % | COMMENTS |
|---|---|---|---|
| 1 BED | 13 | 12.4% | |
| 1 BED & DEN (ADAPTABLE) | 10 | 9.5% | PROJECT EXEMPT FROM 20% ADAPTABLE REQUIREMENT DUE TO IN-STREAM STATUS |
| 2 BED & DEN | 12 | 11.4% | |
| 2 BED (LARGE) | 12 | 11.4% | |
| 2 BED (SMALL) | 23 | 21.9% | |
| 2 BED / 1 BATH | 13 | 12.4% | |
| 3 BED | 11 | 10.5% | |
| JR. 1 BED | 11 | 10.5% | |
| **TOTAL UNITS: 105** | | **100.0%** | |

## 1.4.0 UNIT COUNT SUMMARY (BLDG B)

| UNIT TYPE | UNIT COUNT | UNIT TYPE % | COMMENTS |
|---|---|---|---|
| 1 BED | 6 | 6.5% | |
| 1 BED & DEN | 6 | 6.5% | |
| 1 BED & DEN (ADAPTABLE) | 10 | 10.9% | PROJECT EXEMPT FROM 20% ADAPTABLE REQUIREMENT DUE TO IN-STREAM STATUS |
| 2 BED & DEN | 18 | 19.6% | |
| 2 BED (LARGE) | 17 | 18.5% | |
| 2 BED (SMALL) | 18 | 19.6% | |
| 2 BED / 1 BATH | 12 | 13.0% | |
| JR. 1 BED | 5 | 5.4% | |
| **TOTAL UNITS: 92** | | **100.0%** | |

## 1.4.1 UNIT FLOOR AREA SUMMARY NOTES

| | |
|---|---|
| 1. | ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL |
| 2. | AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE |

## 1.4.2 UNIT FLOOR AREA SUMMARY

| UNIT | UNIT TYPE | COUNT | UNIT AREA AVG (1 SF) | UNIT AREA AVG (1 m²) | TOTAL UNIT AREA SF | TOTAL UNIT AREA m² |
|---|---|---|---|---|---|---|
| **BLDG A** | | | | | | |
| UNIT A | JR. 1 BED | 6 | 473 SF | 44 m² | 2,840 SF | 263.83 m² |
| UNIT A1 | JR. 1 BED | 5 | 499 SF | 46 m² | 2,497 SF | 231.97 m² |
| UNIT B | 1 BED | 2 | 570 SF | 53 m² | 1,139 SF | 105.82 m² |
| UNIT B1 | 1 BED | 1 | 556 SF | 52 m² | 556 SF | 51.65 m² |
| UNIT B2 | 1 BED | 10 | 555 SF | 52 m² | 5,546 SF | 515.19 m² |
| UNIT C | 1 BED & DEN (ADAPTABLE) | 10 | 647 SF | 60 m² | 6,473 SF | 601.34 m² |
| UNIT D | 2 BED / 1 BATH | 6 | 710 SF | 66 m² | 4,259 SF | 395.64 m² |
| UNIT D1 | 2 BED / 1 BATH | 6 | 709 SF | 66 m² | 4,253 SF | 395.15 m² |
| UNIT D2 | 2 BED / 1 BATH | 1 | 694 SF | 64 m² | 694 SF | 64.45 m² |
| UNIT E | 2 BED (SMALL) | 17 | 754 SF | 70 m² | 12,815 SF | 1190.57 m² |
| UNIT E1 | 2 BED (SMALL) | 6 | 757 SF | 70 m² | 4,543 SF | 422.06 m² |
| UNIT E2 | 2 BED (LARGE) | 12 | 839 SF | 78 m² | 10,073 SF | 935.83 m² |
| UNIT F | 2 BED & DEN | 12 | 926 SF | 86 m² | 11,106 SF | 1031.79 m² |
| UNIT G | 3 BED | 11 | 974 SF | 90 m² | 10,711 SF | 995.06 m² |
| **BLDG B** | | | | | | |
| UNIT A2 | JR. 1 BED | 5 | 529 SF | 49 m² | 2,647 SF | 245.92 m² |
| UNIT B | 1 BED | 6 | 561 SF | 52 m² | 3,367 SF | 312.85 m² |
| UNIT C | 1 BED & DEN (ADAPTABLE) | 10 | 647 SF | 60 m² | 6,474 SF | 601.50 m² |
| UNIT C2 | 1 BED & DEN | 1 | 673 SF | 63 m² | 673 SF | 62.52 m² |
| UNIT C3 | 1 BED & DEN | 5 | 654 SF | 61 m² | 3,268 SF | 303.56 m² |
| UNIT D | 2 BED / 1 BATH | 6 | 710 SF | 66 m² | 4,259 SF | 395.64 m² |
| UNIT D1 | 2 BED / 1 BATH | 6 | 709 SF | 66 m² | 4,253 SF | 395.15 m² |
| UNIT E | 2 BED (SMALL) | 12 | 754 SF | 70 m² | 9,050 SF | 840.77 m² |
| UNIT E2 | 2 BED (LARGE) | 5 | 837 SF | 78 m² | 4,187 SF | 388.95 m² |
| UNIT E2.1 | 2 BED (LARGE) | 6 | 832 SF | 77 m² | 4,994 SF | 464.00 m² |
| UNIT E3 | 2 BED (SMALL) | 6 | 737 SF | 69 m² | 4,425 SF | 411.06 m² |
| UNIT E4 | 2 BED (LARGE) | 5 | 773 SF | 72 m² | 3,866 SF | 359.14 m² |
| UNIT F | 2 BED & DEN | 12 | 924 SF | 86 m² | 11,093 SF | 1030.53 m² |
| UNIT G1 | 2 BED & DEN | 6 | 928 SF | 86 m² | 5,570 SF | 517.43 m² |
| UNIT G2 | 2 BED (LARGE) | 1 | 879 SF | 82 m² | 879 SF | 81.66 m² |
| **UNIT TOTALS:** | | **197** | | | **146,508 SF** | **13611.09 m²** |


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REGISTERED ARCHITECT STEVEN K. SAWCHUK BRITISH COLUMBIA 2025-05-08

ISSUED FOR DEVELOPMENT PERMIT

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

PROJECT GBA/UNIT DATA

SCALE

SD-1.12

# PROJECT PARKING DATA

## 1.5.0 OFF-STREET VEHICLE/BICYCLE/STORAGE PARKING DATA-PER BUILDING

| | UNITS / AREA | FACTOR | REQUIRED / PERMITTED STALLS |
|---|---|---|---|
| **VEHICLE PARKING STALL DATA** | | | |
| **BUILDING A** | | | |
| **RESIDENTS:** | | | |
| JR. 1 BED (STUDIO) (≤ 45 SM) | 6 UNITS | *1.0 | **6 STALLS** |
| 1 OR MORE BEDS | 99 UNITS | *1.5 | **149 STALLS** |
| ACCESSIBLE | 10 ADAPTABLE UNITS | *1.0 | 10 STALLS |
| EV (LEVEL 2) | 105 UNITS | *1.0 | 105 STALLS |
| **TOTAL RESIDENT STALLS:** | | | **155 - 16 (VIS) = 139 STALLS** |
| **VISITORS:** | | | |
| STANDARD | 10% OF RESIDENT STALLS | *0.10 | **16 STALLS** |
| SMALL CAR | 16 TOTAL STALLS | 20% MAX. | 3 STALLS |
| ACCESSIBLE | | 1/10-50 STALLS | 1 STALLS |
| **TOTAL VISITOR STALLS:** | | | **16 STALLS** |
| **BUILDING B** | | | |
| **RESIDENTS:** | | | |
| JR. 1 BED (STUDIO) (≤ 45 SM) | 1 UNIT | *1.0 | **1 STALL** |
| 1 OR MORE BEDS | 91 UNITS | *1.5 | **137 STALLS** |
| ACCESSIBLE | 10 ADAPTABLE UNITS | *1.0 | 10 STALLS |
| EV (LEVEL 2) | 92 UNITS | *1.0 | **92 STALLS** |
| **TOTAL RESIDENT STALLS:** | | | **138 - 14 (VIS) = 124 STALLS** |
| **VISITORS:** | | | |
| STANDARD | 10% OF RESIDENT STALLS | *0.10 | **14 STALLS** |
| SMALL CAR | 14 TOTAL STALLS | 20% MAX. | 3 STALLS |
| ACCESSIBLE | | 1/10-50 STALLS | 1 STALLS |
| **TOTAL VISITOR STALLS:** | | | **14 STALLS** |
| **GRAND TOTAL** | | | |
| **RESIDENT** | | | **263 STALLS** |
| RESIDENT ACCESSIBLE | | | 20 STALLS |
| **VISITOR** | | | **30 STALLS** |
| VISITOR ACCESSIBLE | | | 2 STALLS |
| **DROP-OFF** | | | 0 STALLS |
| **LOADING** | | | 1 STALL (SHARED WITH WASTE COLLECTION LOADING) |
| **BICYCLE STALL DATA** | | | |
| **BUILDING A** | | | |
| RESIDENT (CLASS 1) | 105 UNITS | *1.0 | **105 STALLS** |
| VISITOR (CLASS 2) | | 6 SPACES PER BUILDING | **6 STALLS** |
| **BUILDING B** | | | |
| RESIDENT (CLASS 1) | 92 UNITS | *1.0 | **92 STALLS** |
| VISITOR (CLASS 2) | | 6 SPACES PER BUILDING | **6 STALLS** |
| **GRAND TOTAL** | | | |
| RESIDENT (CLASS 1) | | | **197 STALLS** |
| VISITOR (CLASS 2) | | | **12** |
| **NOTES:** | | | |

## 1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED

| PARKING STALL USER/TYPE | PARKING STALL COUNT | % BY STALL USER | % OF OVERALL | COMMENTS |
|---|---|---|---|---|
| **RESIDENT** | | | | |
| ACCESSIBLE | 20 | 7.6% | 7% | |
| STANDARD | 244 | 92.4% | 81% | |
| **RESIDENT: 264** | | **100.0%** | **87%** | |
| **VISITOR** | | | | |
| ACCESSIBLE | 2 | 5.6% | 1% | |
| STANDARD | 34 | 94.4% | 11% | |
| **VISITOR: 36** | | **100.0%** | **12%** | |
| **PARCEL DROP-OFF** | | | | |
| | 1 | 50.0% | 0% | |
| | 1 | 50.0% | 0% | |
| **PARCEL DROP-OFF: 2** | | **100.0%** | **1%** | |
| **TOTAL PARKING STALLS: 302** | | | **100%** | |

## 1.5.3 BIKE/STORAGE PARKING STALL DATA-PROVIDED

| PARKING STALL USER/TYPE | PARKING STALL COUNT | PARKING STALL % | COMMENTS |
|---|---|---|---|
| **RESIDENT** | | | |
| BIKE | 197 | 94.3% | RESIDENT (CLASS 1) |
| **RESIDENT: 197** | | **94.3%** | |
| **VISITOR** | | | |
| SURFACE MOUNT BIKE STALL | 12 | 5.7% | 2 BIKE CAPACITY PER RACK |
| **VISITOR: 12** | | **5.7%** | |
| **TOTAL BIKE PARKING STALLS: 209** | | **100.0%** | |

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REGISTERED ARCHITECT
STEVEN K. GAY
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| NO. | ISSUE/REVISION | DATE |
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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

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CITY FILE #

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PROJECT PARKING DATA

SCALE

SD-1.13

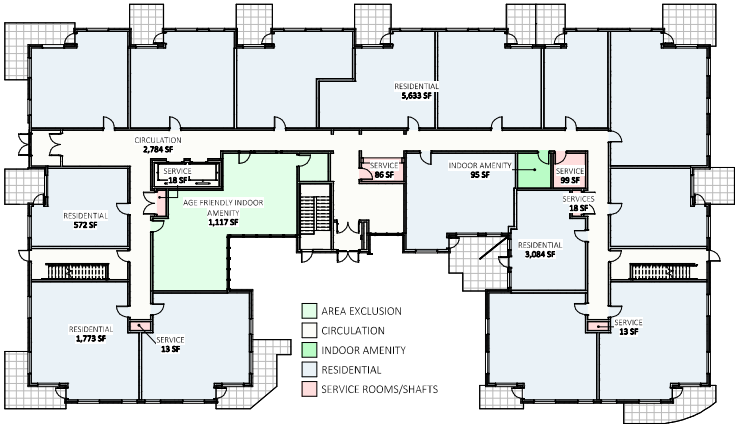
# FSR DATA & PLANS BUILDING A

| 1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES | |
|---|---|
| 1. | GROSS FLOOR AREA: THE SUM OF THE AREA OF EACH FLOOR OF A BUILDING INCLUDING EXTERIOR WALLS |
| 2. | FLOOR SPACE RATIO EXCLUSIONS: INDOOR AGE-FRIENDLY AMENITY, AND UNDERGROUND PARKING |

| 1.6.2 FSR CALCULATION (BLDG A) | | | |
|---|---|---|---|
| BUILDING | GROSS FLOOR AREA (FSR) SF | GROSS SITE AREA SF | FSR |
| BLDG A | 91,405 SF | 71,182 SF | 1.28 |

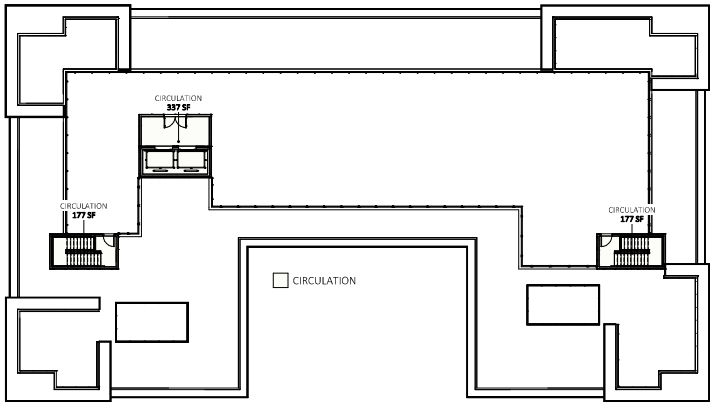
## 1.6.1 GROSS FLOOR AREA (FSR) SUMMARY (BLDG A)

| LEVEL / AREA TYPE | AREA SF | AREA m² | AREA % | COMMENTS |
|---|---|---|---|---|
| **SERVICE ROOMS/SHAFTS** | | | | |
| BLDG A - 1ST LEVEL | 246 SF | 22.88 m² | 0.3% | |
| BLDG A - 2ND LEVEL | 255 SF | 23.66 m² | 0.3% | |
| BLDG A - 3RD LEVEL | 255 SF | 23.66 m² | 0.3% | |
| BLDG A - 4TH LEVEL | 255 SF | 23.66 m² | 0.3% | |
| BLDG A - 5TH LEVEL | 255 SF | 23.66 m² | 0.3% | |
| BLDG A - 6TH LEVEL | 255 SF | 23.66 m² | 0.3% | |
| | **1,520 SF** | **141.19 m²** | **1.6%** | |
| **RESIDENTIAL** | | | | |
| BLDG A - 1ST LEVEL | 11,063 SF | 1027.83 m² | 12.0% | |
| BLDG A - 2ND LEVEL | 13,271 SF | 1232.88 m² | 14.3% | |
| BLDG A - 3RD LEVEL | 13,271 SF | 1232.88 m² | 14.3% | |
| BLDG A - 4TH LEVEL | 13,271 SF | 1232.88 m² | 14.3% | |
| BLDG A - 5TH LEVEL | 13,271 SF | 1232.88 m² | 14.3% | |
| BLDG A - 6TH LEVEL | 13,271 SF | 1232.88 m² | 14.3% | |
| | **77,416 SF** | **7192.21 m²** | **83.7%** | |
| **INDOOR AMENITY** | | | | |
| BLDG A - 1ST LEVEL | 95 SF | 8.79 m² | 0.1% | |
| | **95 SF** | **8.79 m²** | **0.1%** | |
| **CIRCULATION** | | | | |
| BLDG A - 1ST LEVEL | 2,784 SF | 258.62 m² | 3.0% | |
| BLDG A - 2ND LEVEL | 1,780 SF | 165.37 m² | 1.9% | |
| BLDG A - 3RD LEVEL | 1,780 SF | 165.37 m² | 1.9% | |
| BLDG A - 4TH LEVEL | 1,780 SF | 165.37 m² | 1.9% | |
| BLDG A - 5TH LEVEL | 1,780 SF | 165.37 m² | 1.9% | |
| BLDG A - 6TH LEVEL | 1,780 SF | 165.37 m² | 1.9% | |
| BLDG A - ROOF LEVEL | 690 SF | 64.11 m² | 0.7% | |
| | **12,374 SF** | **1149.60 m²** | **13.4%** | |
| **AREA EXCLUSION** | | | | |
| BLDG A - 1ST LEVEL | 1,117 SF | 103.77 m² | 1.2% | AGE FRIENDLY AMENITY AREA |
| | **1,117 SF** | **103.77 m²** | **1.2%** | |
| **AREA GRAND TOTAL** | **92,522 SF** | **8595.56 m²** | **100.0%** | |



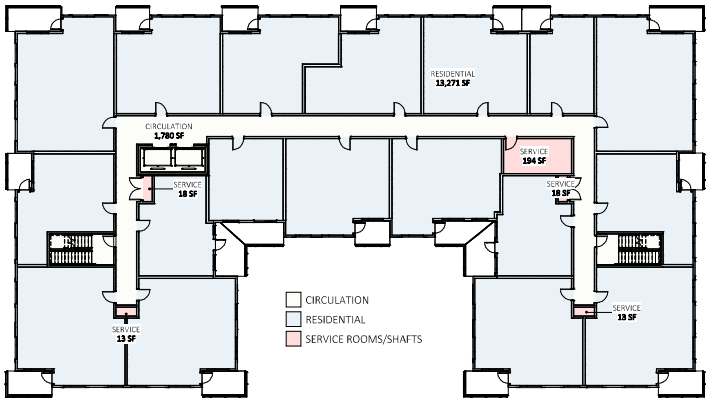

## 1ST LEVEL - BLDG A

1/16" = 1'-0"




## T/O MAIN ROOF DECK BUILDING A

1/16" = 1'-0"




## 2ND - 6TH LEVEL - BLDG A

1/16" = 1'-0"

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN K. SAWCHUK
2025-05-08
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 6 | ISSUED FOR DEVELOPMENT PERMIT | 25-05-09 |

PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

FSR DATA & PLANS BUILDING A

SCALE 1/16" = 1'-0"

SD-1.14

# FSR DATA & PLANS BUILDING B

## 1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

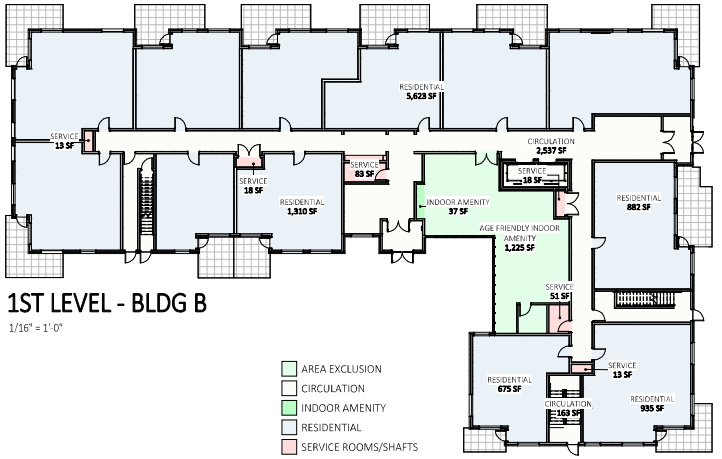
| | |
|---|---|
| 1. | GROSS FLOOR AREA: THE SUM OF THE AREA OF EACH FLOOR OF A BUILDING INCLUDING EXTERIOR WALLS |
| 2. | FLOOR SPACE RATIO EXCLUSIONS: INDOOR AGE-FRIENDLY AMENITY, AND UNDERGROUND PARKING |

## 1.6.2 FSR CALCULATION (BLDG B)

| BUILDING | GROSS FLOOR AREA (FSR) SF | GROSS SITE AREA SF | FSR |
|---|---|---|---|
| BLDG B | 80,956 SF | 71,182 SF | 1.14 |

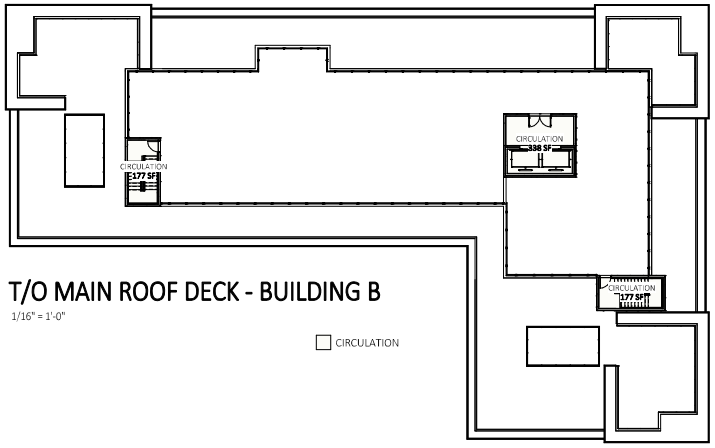
## 1.6.1 GROSS FLOOR AREA (FSR) SUMMARY (BLDG B)

| LEVEL / AREA TYPE | AREA SF | AREA m² | AREA % | COMMENTS |
|---|---|---|---|---|
| **SERVICE ROOMS/SHAFTS** | | | | |
| BLDG B - 1ST LEVEL | 196 SF | 18.17 m² | 0.2% | |
| BLDG B - 2ND LEVEL | 61 SF | 5.67 m² | 0.1% | |
| BLDG B -3RD LEVEL | 61 SF | 5.67 m² | 0.1% | |
| BLDG B - 4TH LEVEL | 61 SF | 5.67 m² | 0.1% | |
| BLDG B - 5TH LEVEL | 61 SF | 5.67 m² | 0.1% | |
| BLDG B - 6TH LEVEL | 54 SF | 5.02 m² | 0.1% | |
| | **494 SF** | **45.88 m²** | **0.6%** | |
| **RESIDENTIAL** | | | | |
| BLDG B - 1ST LEVEL | 9,424 SF | 875.48 m² | 11.5% | |
| BLDG B - 2ND LEVEL | 11,908 SF | 1106.26 m² | 14.5% | |
| BLDG B -3RD LEVEL | 11,908 SF | 1106.26 m² | 14.5% | |
| BLDG B - 4TH LEVEL | 11,908 SF | 1106.26 m² | 14.5% | |
| BLDG B - 5TH LEVEL | 11,908 SF | 1106.26 m² | 14.5% | |
| BLDG B - 6TH LEVEL | 11,913 SF | 1106.80 m² | 14.5% | |
| | **68,968 SF** | **6407.31 m²** | **83.9%** | |
| **INDOOR AMENITY** | | | | |
| BLDG B - 1ST LEVEL | 37 SF | 3.44 m² | 0.0% | |
| | **37 SF** | **3.44 m²** | **0.0%** | |
| **CIRCULATION** | | | | |
| BLDG B - 1ST LEVEL | 2,701 SF | 250.91 m² | 3.3% | |
| BLDG B - 2ND LEVEL | 1,613 SF | 149.84 m² | 2.0% | |
| BLDG B -3RD LEVEL | 1,613 SF | 149.84 m² | 2.0% | |
| BLDG B - 4TH LEVEL | 1,613 SF | 149.84 m² | 2.0% | |
| BLDG B - 5TH LEVEL | 1,613 SF | 149.84 m² | 2.0% | |
| BLDG B - 6TH LEVEL | 1,614 SF | 149.95 m² | 2.0% | |
| BLDG B - ROOF LEVEL | 691 SF | 64.21 m² | 0.8% | |
| | **11,457 SF** | **1064.43 m²** | **13.9%** | |
| **AREA EXCLUSION** | | | | |
| BLDG B - 1ST LEVEL | 1,225 SF | 113.80 m² | 1.5% | AGE FRIENDLY AMENITY AREA |
| | **1,225 SF** | **113.80 m²** | **1.5%** | |
| **AREA GRAND TOTAL** | **82,181 SF** | **7634.86 m²** | **100.0%** | |



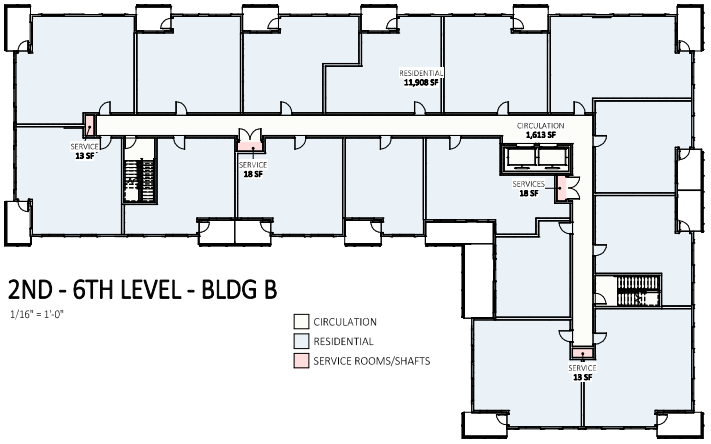

1ST LEVEL - BLDG B

1/16" = 1'-0"




T/O MAIN ROOF DECK - BUILDING B

1/16" = 1'-0"




2ND - 6TH LEVEL - BLDG B

1/16" = 1'-0"

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
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MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN K. SMITH
2025-05-08
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 6 | ISSUED FOR DEVELOPMENT PERMIT | 25-05-09 |

PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

FSR DATA & PLANS BUILDING B

SCALE 1/16" = 1'-0"

SD-1.15

# DESIGN RATIONALE

## PROJECT DESCRIPTION

THIS PROPOSED DEVELOPMENT IS COMPRISED OF TWO SIX-STOREY WOOD FRAME MULTI-FAMILY RESIDENTIAL BUILDINGS, TOTALING 197 UNITS ACROSS THE TWO STRUCTURES. THE BUILDINGS ARE SITUATED NEAR THE NORTH AND SOUTH PROPERTY LINES, WITH AN INTERNAL VEHICULAR ACCESS ROUTE, SERVING AS THE FIRE FIGHTER ACCESS CONNECTING SEVERAL SITES, SEPARATING THEM. TWO LEVELS OF UNDERGROUND PARKADE PROVIDE THE REQUIRED VISITOR AND RESIDENT PARKING, WITH TWO DELIVERY/DROP-OFF STALLS PROPOSED AT GRADE. THE BUILDINGS FEATURE AMPLE ROOFTOP AMENITY SPACE, WITH COMMUNAL GARDEN BEDS, MULTIPLE SITTING AREAS, AND MORE.

## ENVIRONMENTAL SUSTAINABILITY

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, LARGE OPEN GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLE BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXTERIOR PARKING AND MAXIMIZING DENSITY.

## MASSING, FORM & CHARACTER

THE PROJECT CONSISTS OF TWO BUILDINGS ORIENTED NORTH-SOUTH BETWEEN TWO STREET FACES, 80TH AVENUE AND 79TH AVE. THEY ARE ORGANIZED AROUND A CENTRAL LANEWAY, WITH CENTRALIZED PRIMARY ENTRANCES FROM SITE. SECONDARY ENTRANCES ARE LOCATED ALONG THE MAIN STREET FACES, THAT WELCOME PEDESTRIANS DIRECTLY FROM THE SIDEWALKS, AND BREAK UP THE FAÇADES AS TWO-STOREY VOLUMES.

THE BUILDINGS ARE MASSED TO PROVIDE A WELCOMING PEDESTRIAN SCALE ALONG THE GROUND PLANE, AT THE STREET FACE, BY A ONE-STOREY BRICK ARTICULATED PODIUM EXPRESSION. THIS ENHANCED ENTRY CONDITION SUPPORTS A 4-STOREY FAÇADE EXPRESSION, WHICH IS VERTICALLY ARTICULATED BY A SERIES OF LIGHT FRAMES. THE FRAMES ARE BROKEN UP HORIZONTALLY WITH LIGHTLY COLOURED MATERIALS. THEY INTRODUCE A FAUX BEAUX-ARTS REFERENCE TO A FLUID, NEO-CLASSICAL REFERENCED DETAIL, JUXTAPOSED WITH MODERN CONTEMPORARY TEXTURES, MASSING AND MATERIALITY.

THE TOP STOREY OF THE DEVELOPMENT IS SUBTLY CLAD WITH LIGHTLY SHADED EXTERIOR PANEL MATERIAL, GIVING THE APPEARANCE OF BEING SET BACK BEYOND THE OVERALL FACE OF THE BUILDING. THE GENEROUS ROOF OVERHANG APPEARS TO STEP VERTICALLY ALONG THE FULL LENGTH OF THE BUILDING WITH POP-UPS RESOLVING THE BOOKENDS OF THE DEVELOPMENT. THE BALANCE OF THE OVERALL FAÇADE IS CLAD WITH A COMBINATION OF CEMENTITIOUS PANEL AND LAP SIDING MATERIAL THAT BRING SIMPLICITY TO FORM AND FORMALITY, AND A SENSE OF SUBTLETY AND RELIEF ALONG THE STREETSCAPE FROM THE TWO ADJACENT DEVELOPMENTS ALONG 80TH.

## CRIME PREVENTION

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF LL POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.

REFER ALSO TO THE ATTACHED CONCEPT STATEMENT BY THE VAN DER ZALM + ASSOCIATES INC. FOR FURTHER DETAIL ON THE LANDSCAPE DESIGN.



80TH AVE. BUILDING B ELEVATION



GREENWAY AT 80TH AVE.

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN K. SAARI
2025-05-08
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

| NO. | ISSUE/REVISION | DATE |
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| 6 | ISSUED FOR DEVELOPMENT PERMIT | 25-05-09 |

PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

DESIGN RATIONALE

SCALE

SD-1.20

# RENDERINGS



BUILDING A SOUTH VIEW AT SITE ENTRY



BUILDING A COURTYARD

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
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REGISTERED ARCHITECT
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2025-05-08
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

RENDERINGS

SCALE

SD-1.21

# RENDERINGS



BUILDING B COURTYARD VIEW



BUILDING B STREETFRONT



WEST ELEVATION VIEW

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN K. SAARI
2025-05-08
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

RENDERINGS

SCALE

SD-1.22

# RENDERINGS



80TH AVE. BUILDING B AT DUSK



WEST VIEW BUILDING B AT DUSK

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. GAY
2025-05-08
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 6 | ISSUED FOR DEVELOPMENT PERMIT | 25-05-09 |

PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

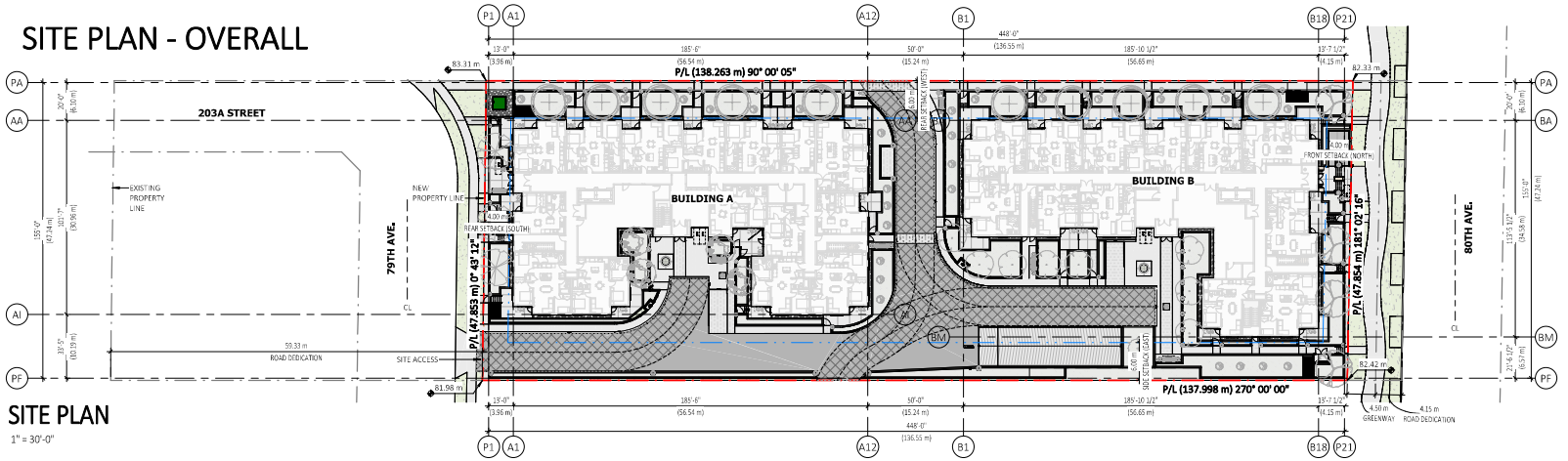
PARK RIDGE HOMES

RENDERINGS

SCALE

SD-1.23

# SITE PLAN - OVERALL




## SITE PLAN

1" = 30'-0"

## 1.9.0 GENERAL SITE NOTES

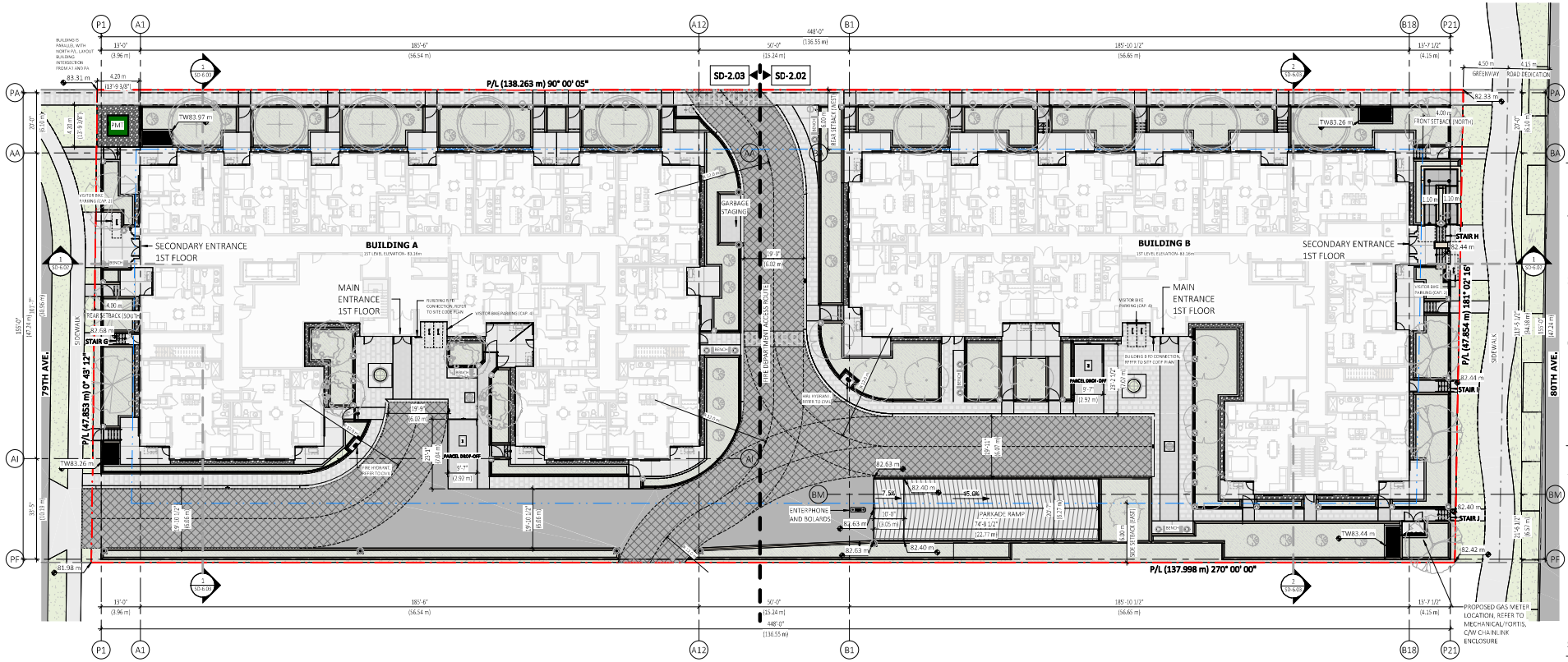
1. REFER TO SITE CODE PLAN FOR MORE INFORMATION.
2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, EXTENT OF DEMO, NEW AND REPAIRED PAVING, OTHER SERVICES, ETC.
3. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN.
4. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
5. TW=TOP OF WALL TOC=TOP OF CURB
   BW=BOTTOM OF WALL BOC=BOTTOM OF CURB
6. NEW ELEVATION 00.00 m
   EXISTING ELEVATION 00.00m

KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW T2R 1L9 | 587.391.4768
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REGISTERED ARCHITECT STEVEN R. SMITH PROVINCE OF BRITISH COLUMBIA 2025-05-08

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## SITE PLAN

1/16" = 1'-0"

PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

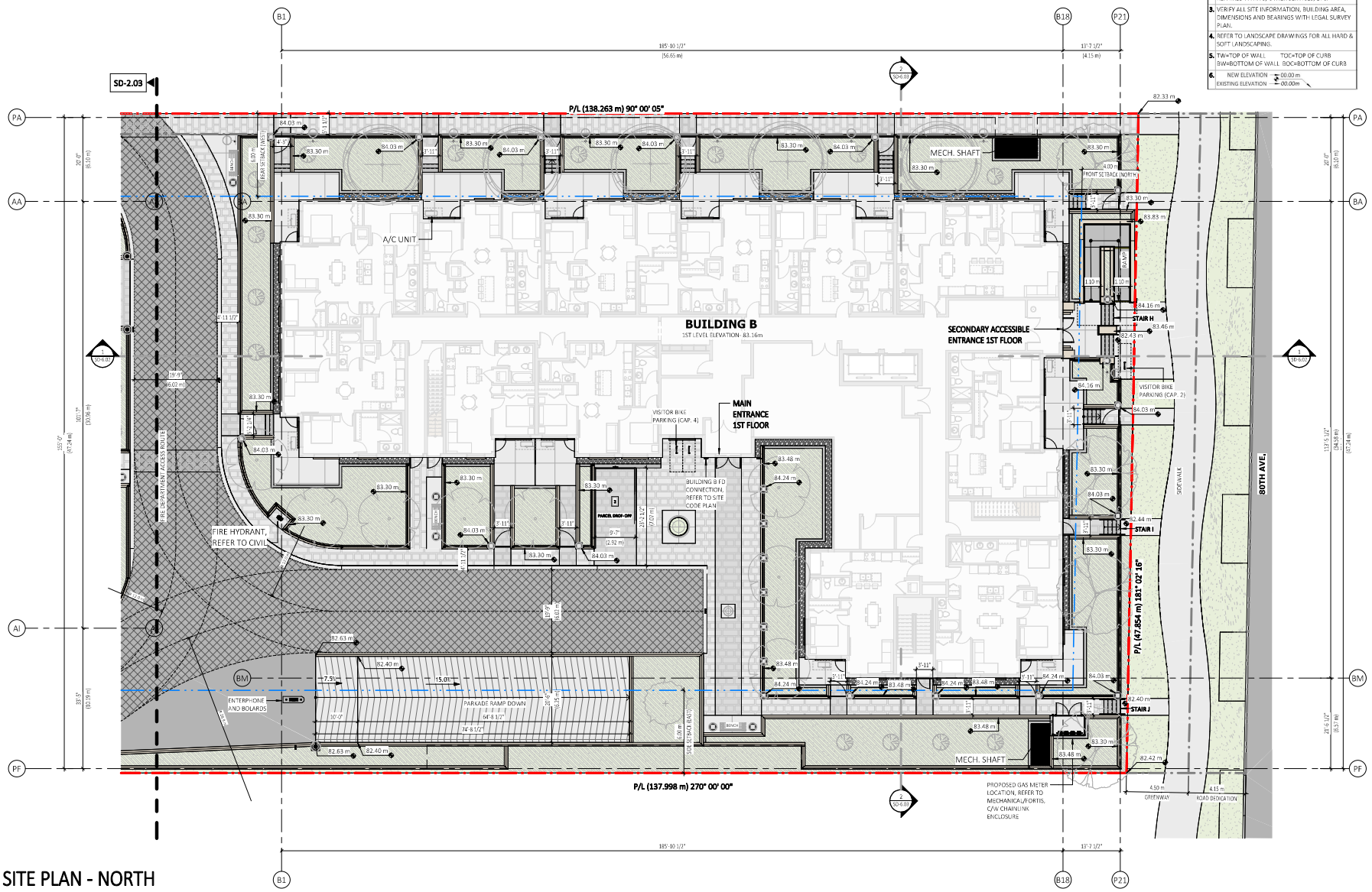
PARK RIDGE HOMES

SITE PLAN - OVERALL

SCALE As indicated

SD-2.01

# SITE PLAN ENLARGED - NORTH




## SITE PLAN - NORTH

3/32" = 1'-0"

### 1.9.0 GENERAL SITE NOTES

1. REFER TO SITE CODE PLAN FOR MORE INFORMATION.
2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, EXTENT OF DEMO, NEW AND REPAIRED PAVING, OTHER SERVICES, ETC.
3. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN.
4. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
5. TW=TOP OF WALL BW=BOTTOM OF WALL TOC=TOP OF CURB BOC=BOTTOM OF CURB
6. NEW ELEVATION 00.00 m
   EXISTING ELEVATION 00.00m

KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

2025-05-08

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

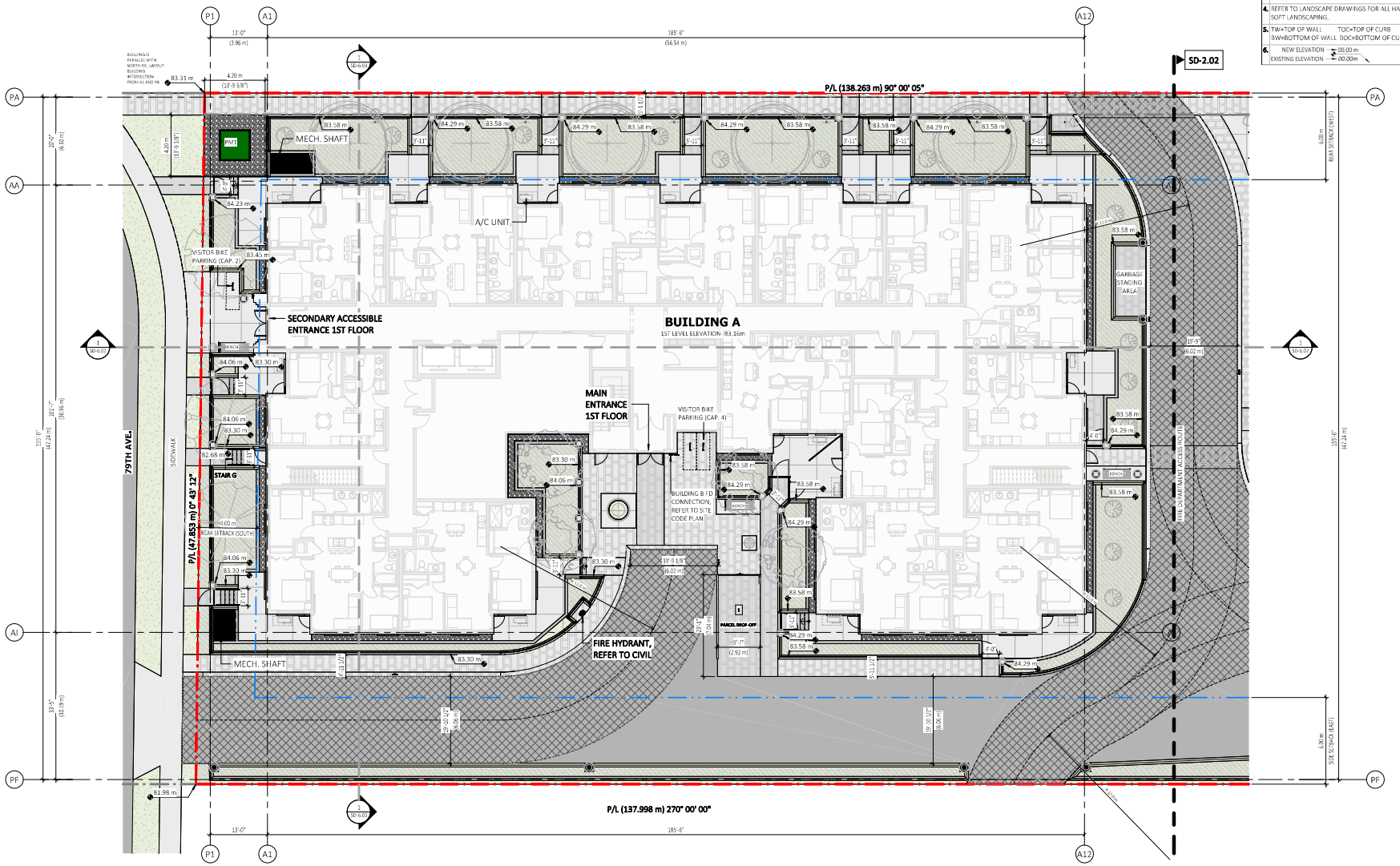
PARK RIDGE HOMES

SITE PLAN ENLARGED - NORTH

SCALE 3/32" = 1'-0"

SD-2.02

# SITE PLAN ENLARGED - SOUTH




## 1.9.0 GENERAL SITE NOTES

1. REFER TO SITE CODE PLAN FOR MORE INFORMATION.
2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, EXTENT OF DEMO, NEW AND REPAIRED PAVING, OTHER SERVICES, ETC.
3. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN.
4. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
5. TW=TOP OF WALL TOC=TOP OF CURB
   BW=BOTTOM OF WALL BOC=BOTTOM OF CURB
6. NEW ELEVATION ±00.00 m
   EXISTING ELEVATION 00.00m

## SITE PLAN - SOUTH

3/32" = 1'-0"


KEYSTONE ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
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REGISTERED ARCHITECT STEVEN R. SMITH BRITISH COLUMBIA 2025-05-08

ISSUED FOR DEVELOPMENT PERMIT

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| 6 | ISSUED FOR DEVELOPMENT PERMIT | 25-05-09 |

PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

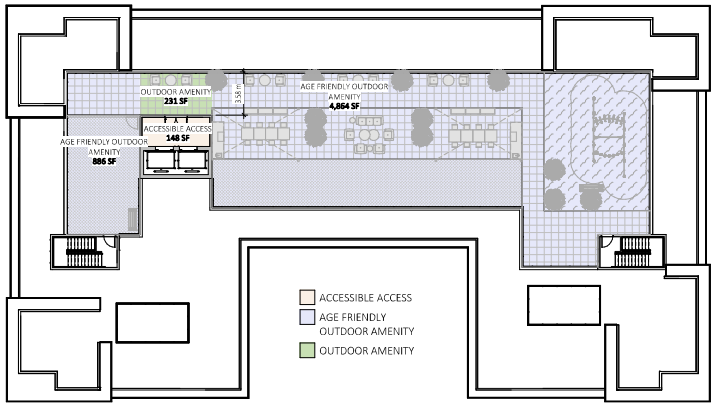
SITE PLAN ENLARGED - SOUTH

SCALE 3/32" = 1'-0"

SD-2.03

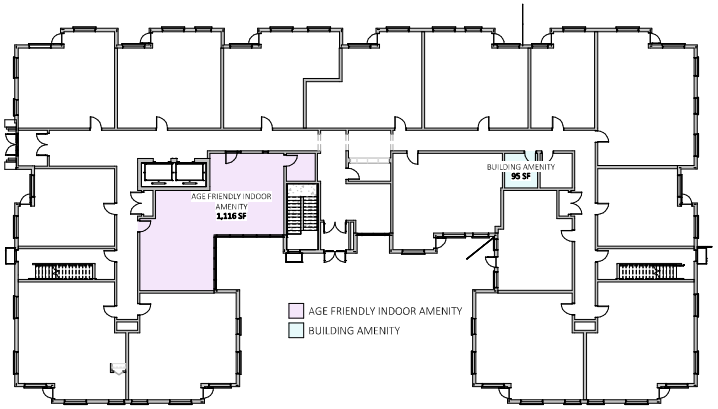
# AMENITY DATA & PLANS






## ROOF LEVEL - BUILDING A

1/16" = 1'-0"




## 1ST LEVEL - BUILDING A

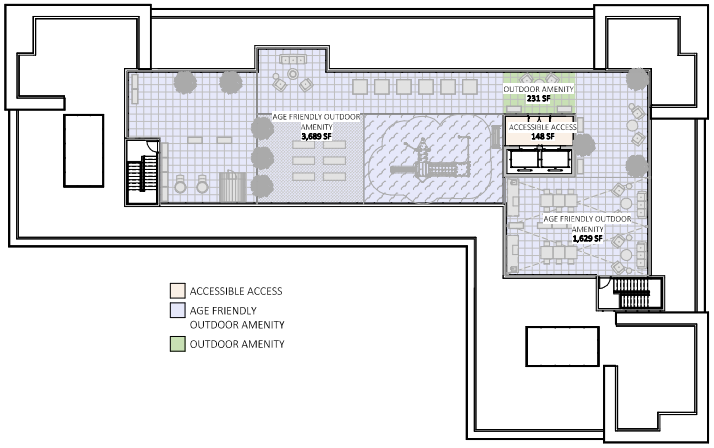
1/16" = 1'-0"

### 1.9.1 AGE FRIENDLY AMENITY AREA

| TYPE/NAME | AREA SF | AREA m² | Level (Area Tag) |
|---|---|---|---|
| **BLDG A** | | | |
| AGE FRIENDLY INDOOR AMENITY | 1,116 SF | 103.66 m² | BLDG A - 1ST LEVEL |
| AGE FRIENDLY OUTDOOR AMENITY | 4,864 SF | 451.84 m² | BLDG A - ROOF LEVEL |
| AGE FRIENDLY OUTDOOR AMENITY | 886 SF | 82.29 m² | BLDG A - ROOF LEVEL |
| | **6,865 SF** | **637.79 m²** | |
| **BLDG B** | | | |
| AGE FRIENDLY INDOOR AMENITY | 1,151 SF | 106.89 m² | BLDG B - 1ST LEVEL |
| AGE FRIENDLY OUTDOOR AMENITY | 3,689 SF | 342.72 m² | BLDG B - ROOF LEVEL |
| AGE FRIENDLY OUTDOOR AMENITY | 1,629 SF | 151.32 m² | BLDG B - ROOF LEVEL |
| | **6,468 SF** | **600.93 m²** | |

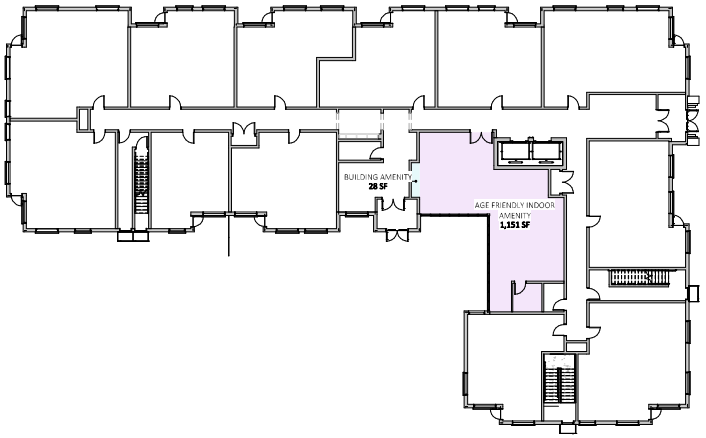
### 1.9.1 AMENITY AREA

| TYPE/NAME | AREA SF | AREA m² | Level (Area Tag) |
|---|---|---|---|
| **BLDG A** | | | |
| BUILDING AMENITY | 95 SF | 8.79 m² | BLDG A - 1ST LEVEL |
| BUILDING AMENITY | Not Placed | | BLDG A - 1ST LEVEL |
| OUTDOOR AMENITY | 231 SF | 21.49 m² | BLDG A - ROOF LEVEL |
| | **326 SF** | **30.27 m²** | |
| **BLDG B** | | | |
| BUILDING AMENITY | Not Placed | | BLDG B - 1ST LEVEL |
| BUILDING AMENITY | 28 SF | 2.62 m² | BLDG B - 1ST LEVEL |
| OUTDOOR AMENITY | 231 SF | 21.49 m² | BLDG B - ROOF LEVEL |
| | **260 SF** | **24.11 m²** | |




## ROOF LEVEL - BUILDING B

1/16" = 1'-0"




## 1ST LEVEL - BUILDING B

1/16" = 1'-0"

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN K. GAY
2025-05-08
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 6 | ISSUED FOR DEVELOPMENT PERMIT | 25-05-09 |

PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

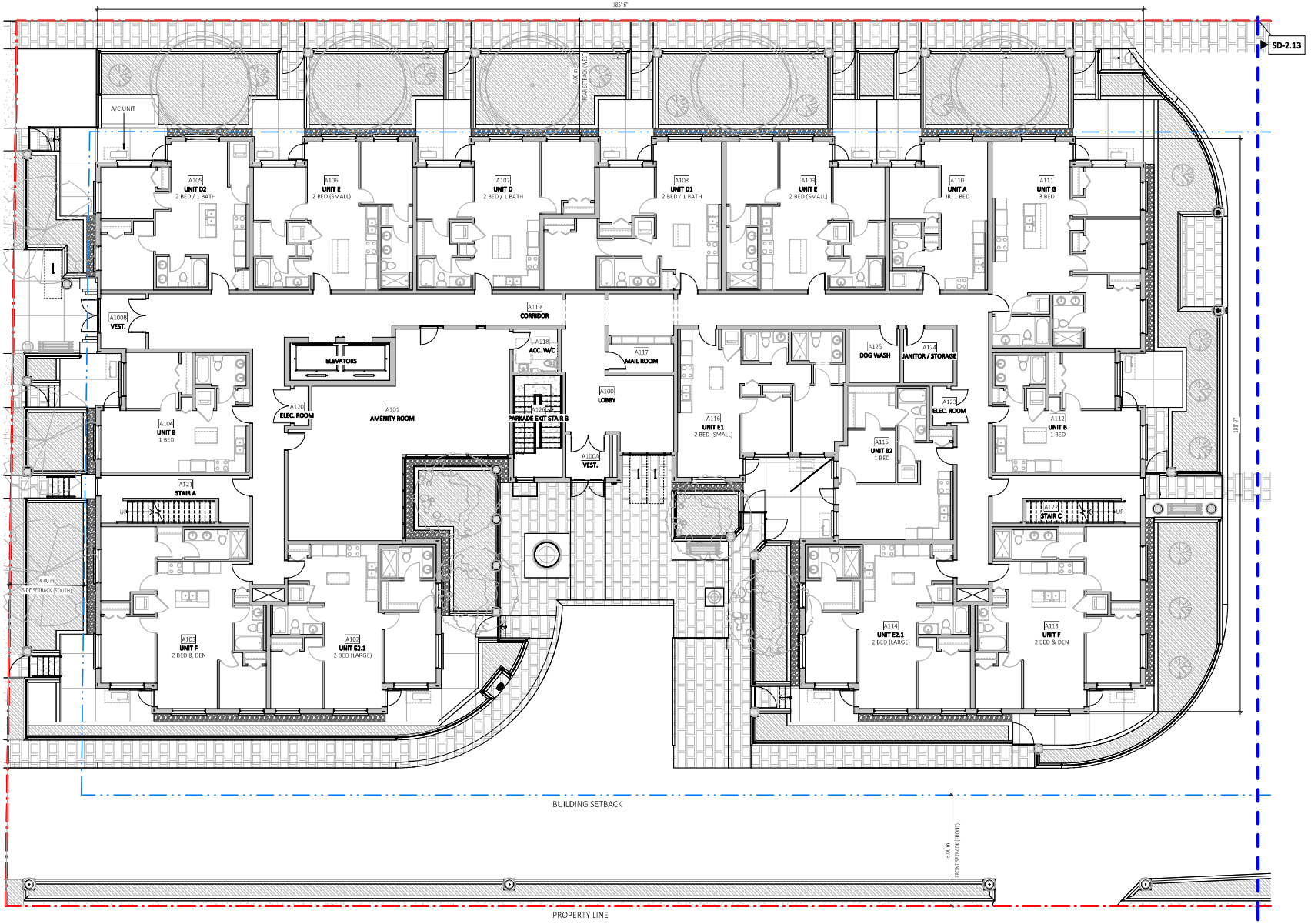
PARK RIDGE HOMES

AMENITY DATA & PLANS

SCALE 1/16" = 1'-0"

SD-2.04

# BUILDING A




## 1ST LEVEL

1/8" = 1'-0"

KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT STEVEN K. SAARI BRITISH COLUMBIA 2025-05-08

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

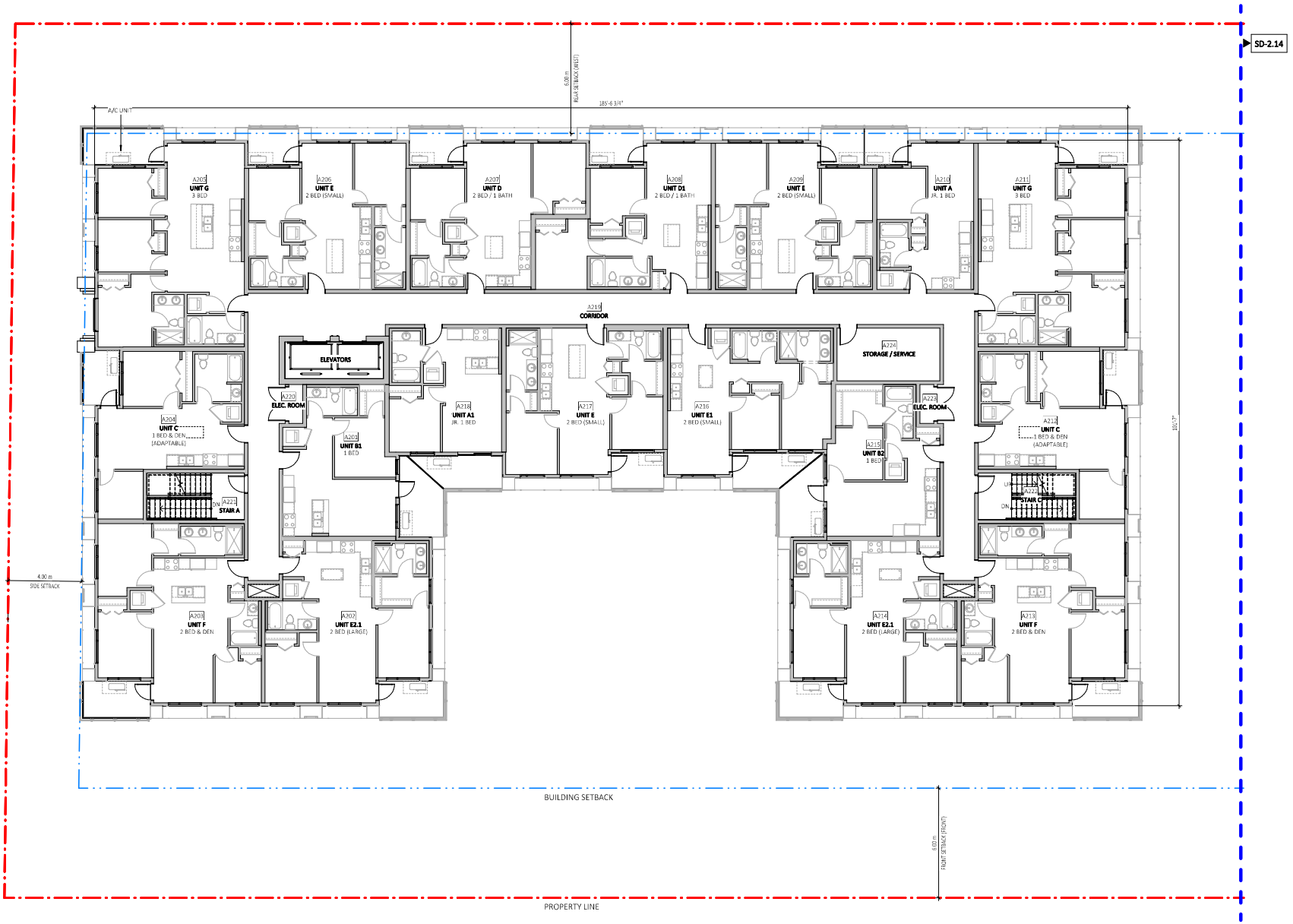
PARK RIDGE HOMES

BLDG A-LEVEL 1

SCALE 1/8" = 1'-0"

SD-2.10

# BUILDING A




## 2ND LEVEL TO 6TH LEVEL

1/8" = 1'-0"

KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT STEVEN K. SAWCHUK BRITISH COLUMBIA 2025-05-08

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

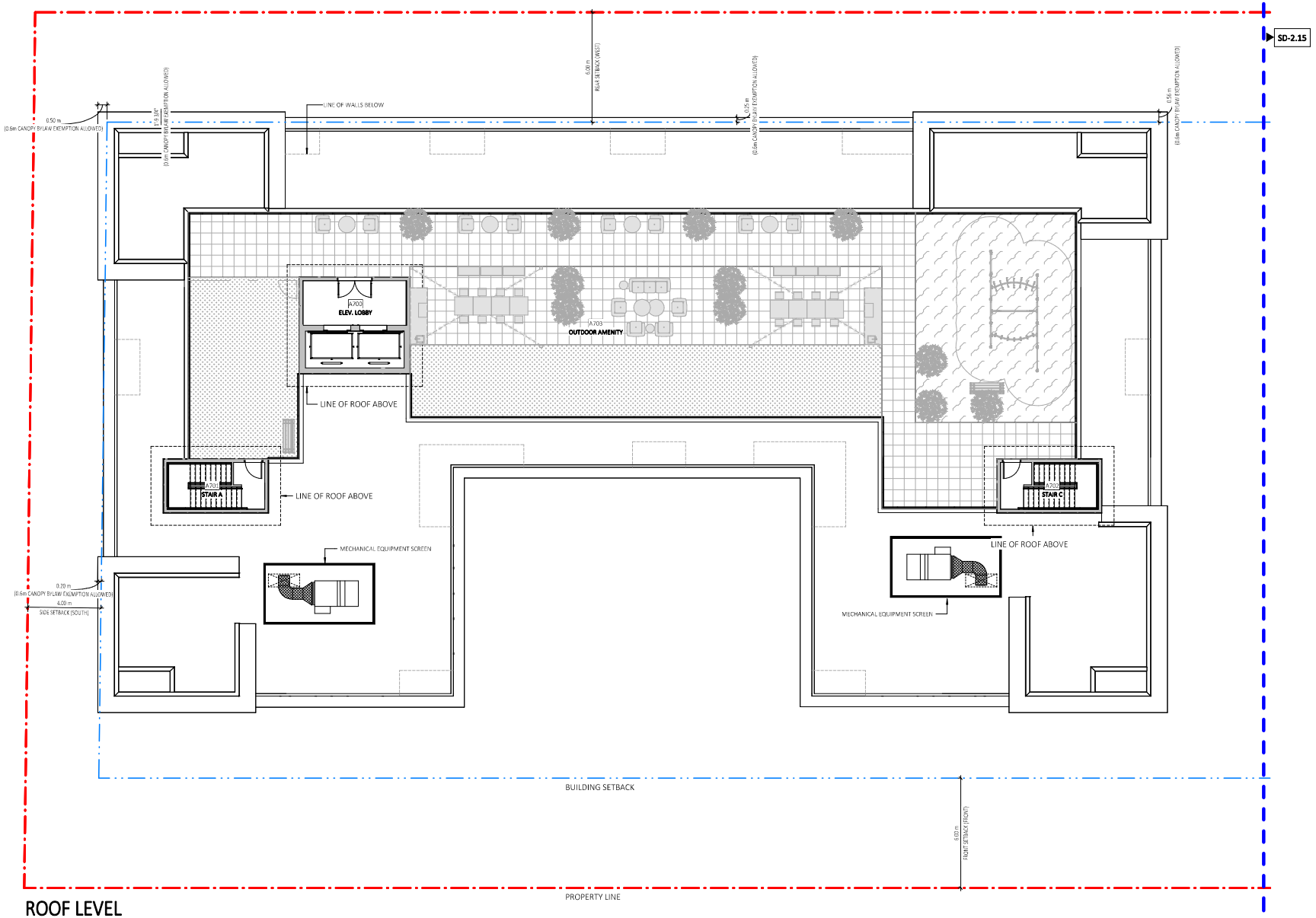
PARK RIDGE HOMES

BLDG A-LEVELS 2-6

SCALE 1/8" = 1'-0"

SD-2.11

# BUILDING A




## ROOF LEVEL

1/8" = 1'-0"

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN K. SAARI
2025-05-08
BRITISH COLUMBIA

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

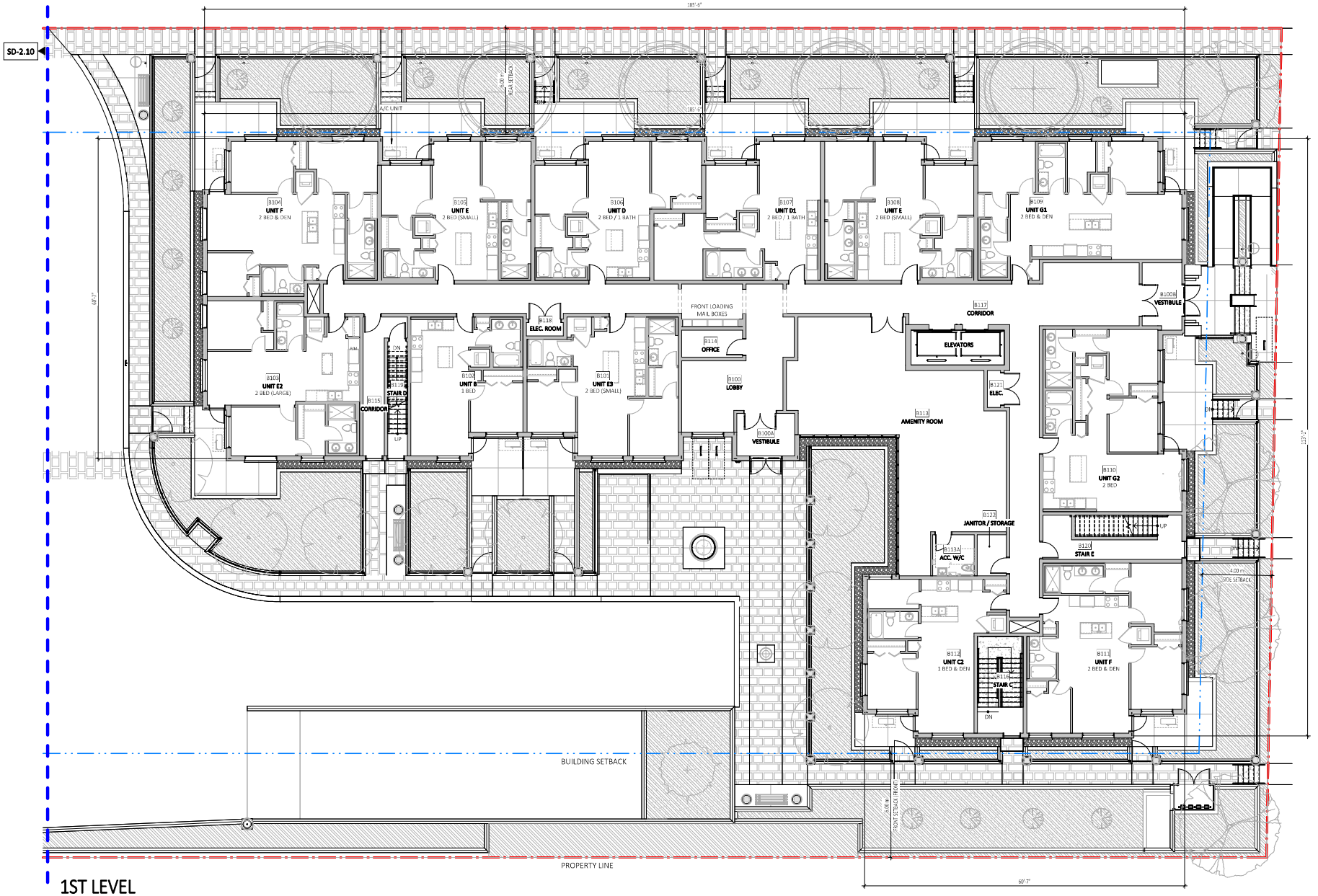
PARK RIDGE HOMES

BLDG A-ROOF LEVEL

SCALE 1/8" = 1'-0"

SD-2.12

# BUILDING B




## 1ST LEVEL

1/8" = 1'-0"

KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT STEVEN K. SAWCHUK BRITISH COLUMBIA 2025-05-09

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

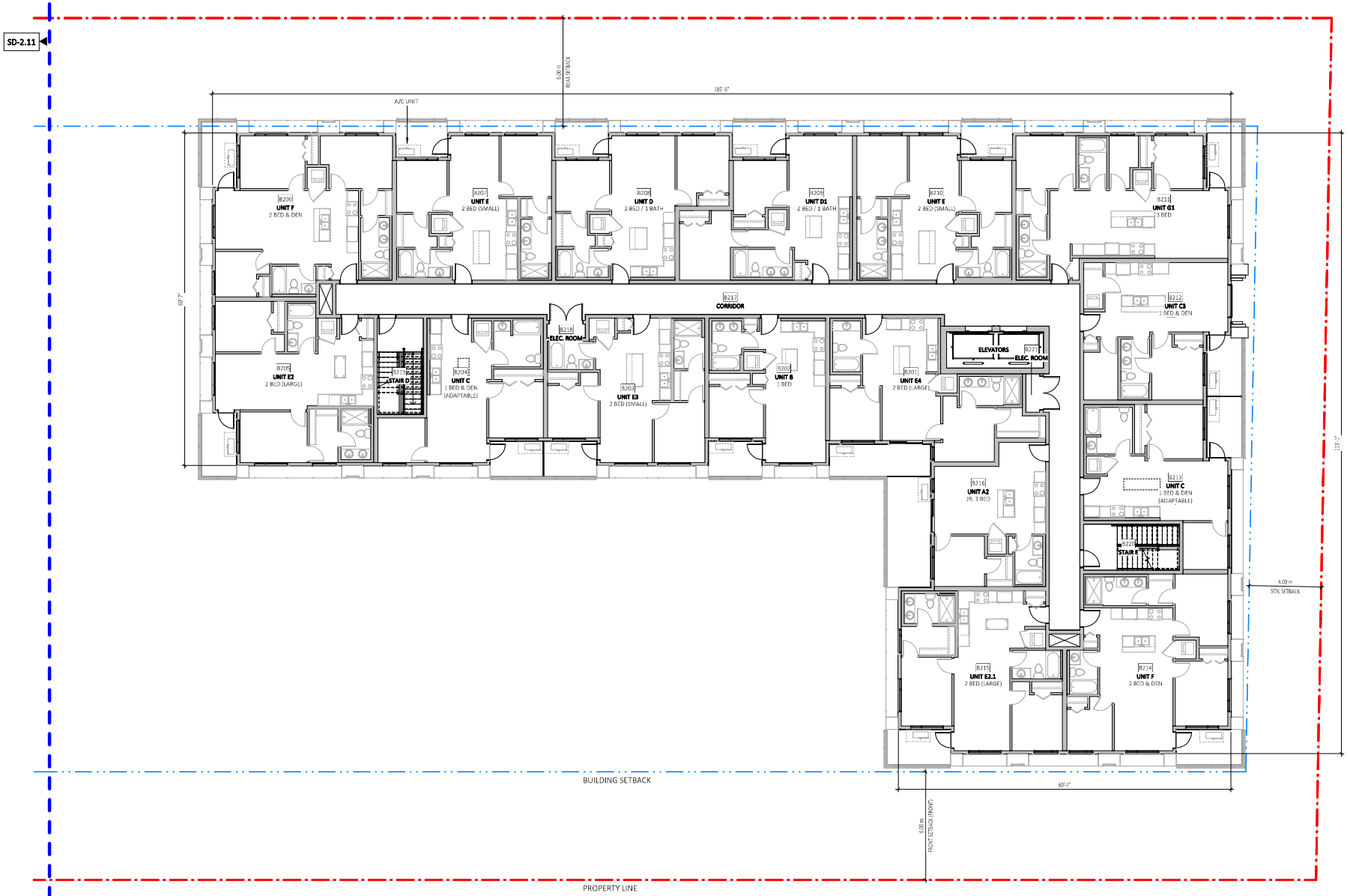
PARK RIDGE HOMES

BLDG B-LEVEL 1

SCALE 1/8" = 1'-0"

SD-2.13

# BUILDING B




## 2ND LEVEL TO 6TH LEVEL

1/8" = 1'-0"

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN K. SAARI
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BRITISH COLUMBIA

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

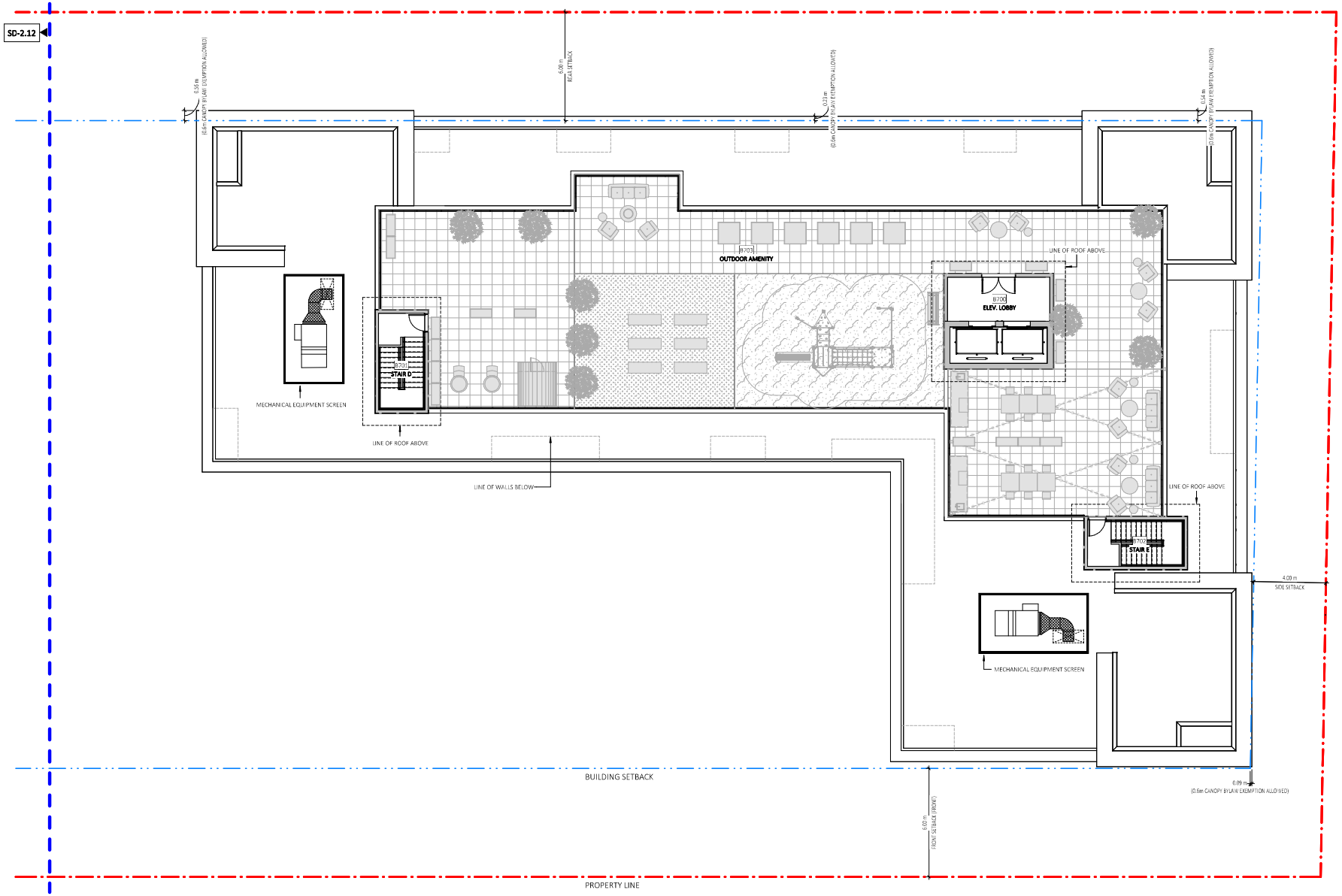
PARK RIDGE HOMES

BLDG B-LEVELS 2-6

SCALE 1/8" = 1'-0"

SD-2.14

# BUILDING B




## ROOF LEVEL

1/8" = 1'-0"

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN K. SAWCHUK
2025-05-08
BRITISH COLUMBIA

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

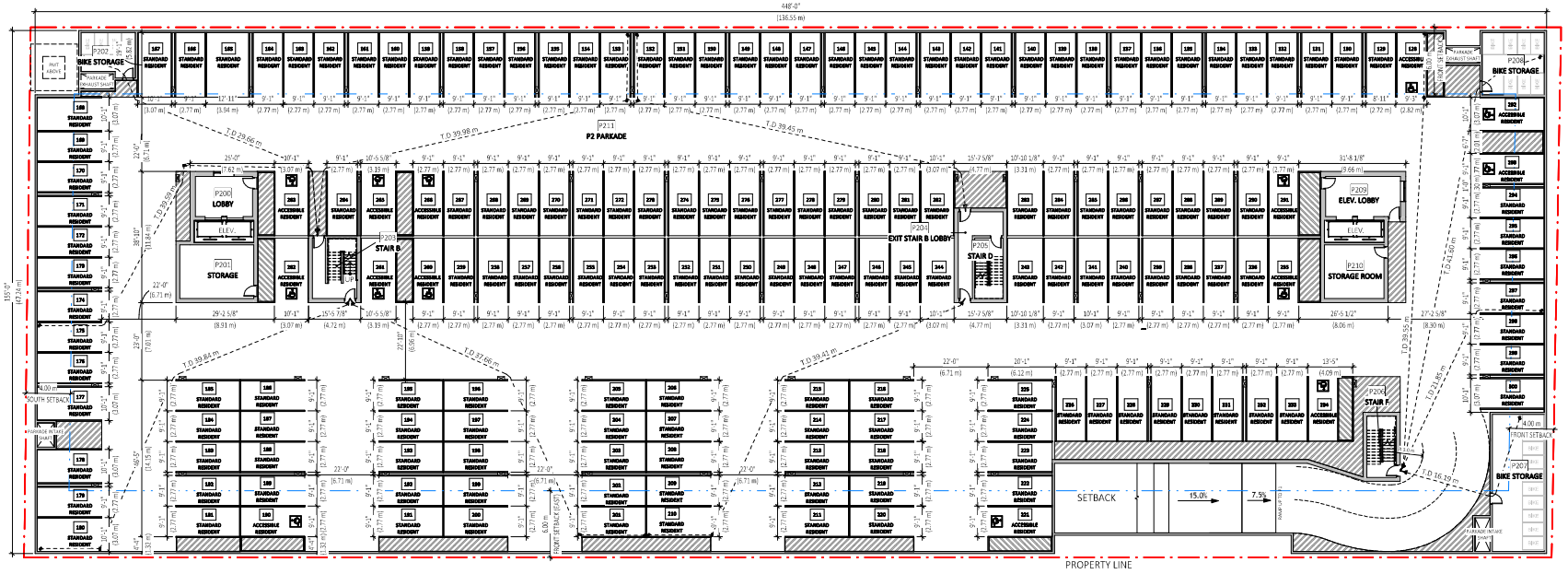
PARK RIDGE HOMES

BLDG B-ROOF LEVEL

SCALE 1/8" = 1'-0"

SD-2.15

# P2 LEVEL PLAN




## P2 LEVEL

1/16" = 1'-0"

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. SAUNDERS
2025-05-08
BRITISH COLUMBIA

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

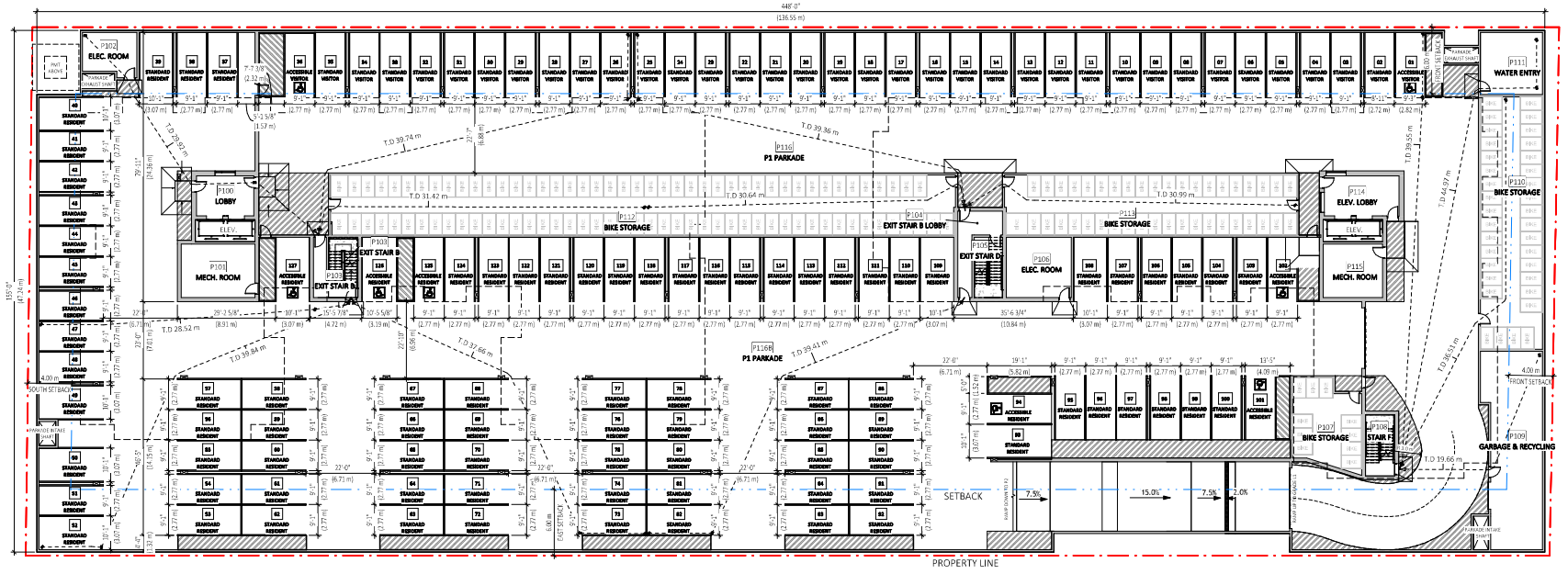
PARK RIDGE HOMES

P2 LEVEL PLAN

SCALE 1/16" = 1'-0"

SD-2.20

# P1 LEVEL PLAN




## P1 LEVEL

1/16" = 1'-0"

KEYSTONE ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT STEVEN K. SMITH BRITISH COLUMBIA 2025-05-08

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

P1 LEVEL PLAN

SCALE 1/16" = 1'-0"

SD-2.21

# BUILDING A ELEVATIONS



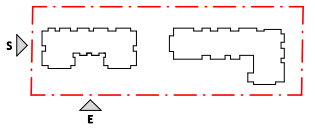

## EAST ELEVATION

3/32" = 1'-0"




## SOUTH ELEVATION

3/32" = 1'-0"




KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN K. SAARI
2025-05-08
BRITISH COLUMBIA

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

BUILDING A ELEVATIONS

SCALE 3/32" = 1'-0"

SD-3.01

# BUILDING A ELEVATIONS



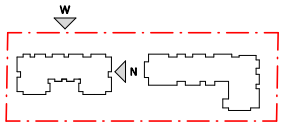

WEST ELEVATION

3/32" = 1'-0"




NORTH ELEVATION

3/32" = 1'-0"




KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. GAY
2025-05-08
BRITISH COLUMBIA

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

BUILDING A ELEVATIONS

SCALE 3/32" = 1'-0"

SD-3.02

# BUILDING B ELEVATIONS



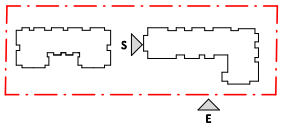

## EAST ELEVATION

3/32" = 1'-0"




## SOUTH ELEVATION

3/32" = 1'-0"




KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN K. SAARI
2025-05-08
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

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| 6 | ISSUED FOR DEVELOPMENT PERMIT | 25-05-09 |

PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

BUILDING B ELEVATIONS

SCALE 3/32" = 1'-0"

SD-3.03

# BUILDING B ELEVATIONS



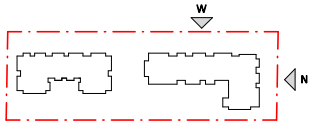

## WEST ELEVATION

3/32" = 1'-0"




## NORTH ELEVATION

3/32" = 1'-0"




KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN K. SMITH
2025-05-08
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

BUILDING B ELEVATIONS

SCALE 3/32" = 1'-0"

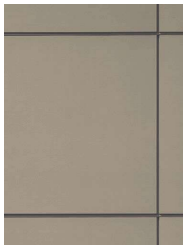
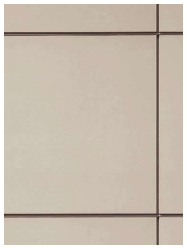
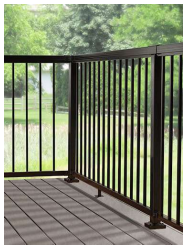
SD-3.04

# MATERIAL BOARD





LIMESTONE CLADDING
COLOUR: LIMESTONE

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |
| CEMENT BOARD LAP SIDING<br>COLOUR: MONTEREY TAUPE | CEMENT BOARD PANEL SIDING<br>COLOUR: ARCTICE WHITE | WINDOW<br>COLOUR: BLACK EXT / WHITE INT | CEMENT BOARD PANEL SIDING<br>COLOUR: MONTEREY TAUPE | CEMENT BOARD PANEL SIDING<br>COLOUR: COBBLE STONE | BRICK, TEXTURE: 'SMOOTH'<br>COLOUR: VARITONE BROWN | ALUMINUM PICKET GUARD/RAILING<br>COLOUR: BLACK | VINYL SOFFIT<br>COLOUR: COBBLE STONE |

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN K. SAWCHUK
2025-05-08
BRITISH COLUMBIA

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

MATERIAL BOARD

SCALE 6" = 1'-0"

SD-4.01

# STREETSCAPES




## 80TH AVENUE STREETSCAPE

1/8" = 1'-0"

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN K. SAWCHUK
2025-05-08
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

| NO. | ISSUE/REVISION | DATE |
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| 6 | ISSUED FOR DEVELOPMENT PERMIT | 25-05-09 |

PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

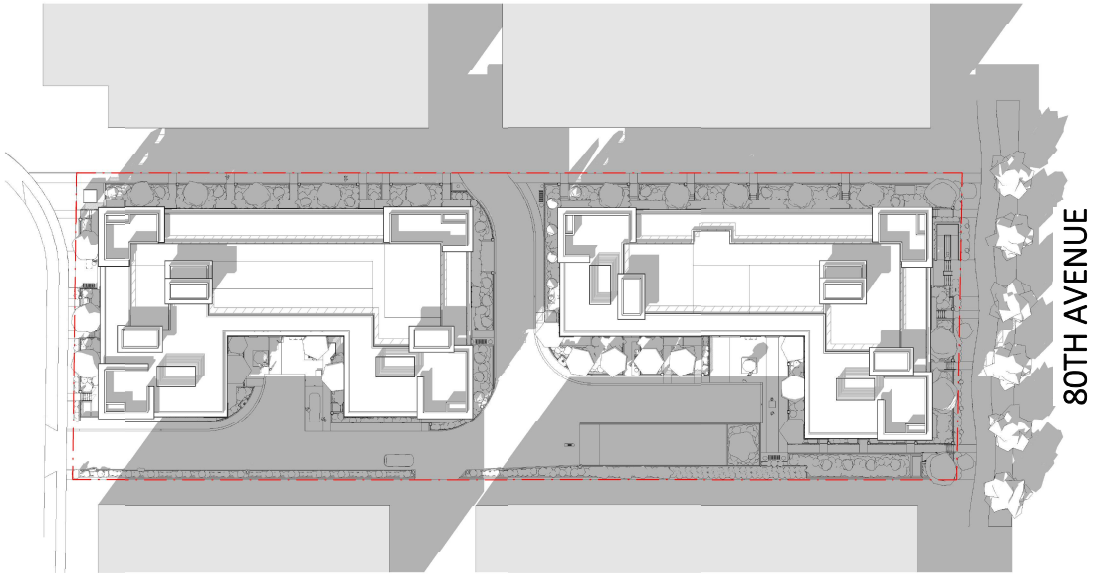
PARK RIDGE HOMES

STREETSCAPES

SCALE 1/8" = 1'-0"

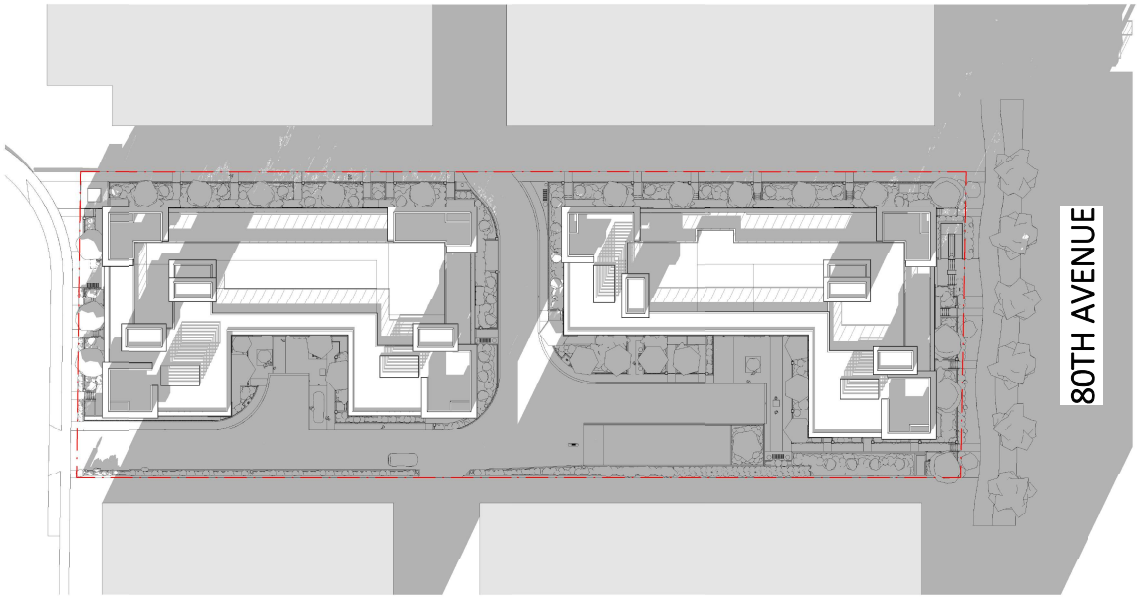
SD-5.01

# SHADOW STUDY




SEPTEMBER 21 - 3PM

1" = 30'-0"




DECEMBER 21 - 3PM

1" = 30'-0"

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT STEVEN K. GAY
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BRITISH COLUMBIA

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20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

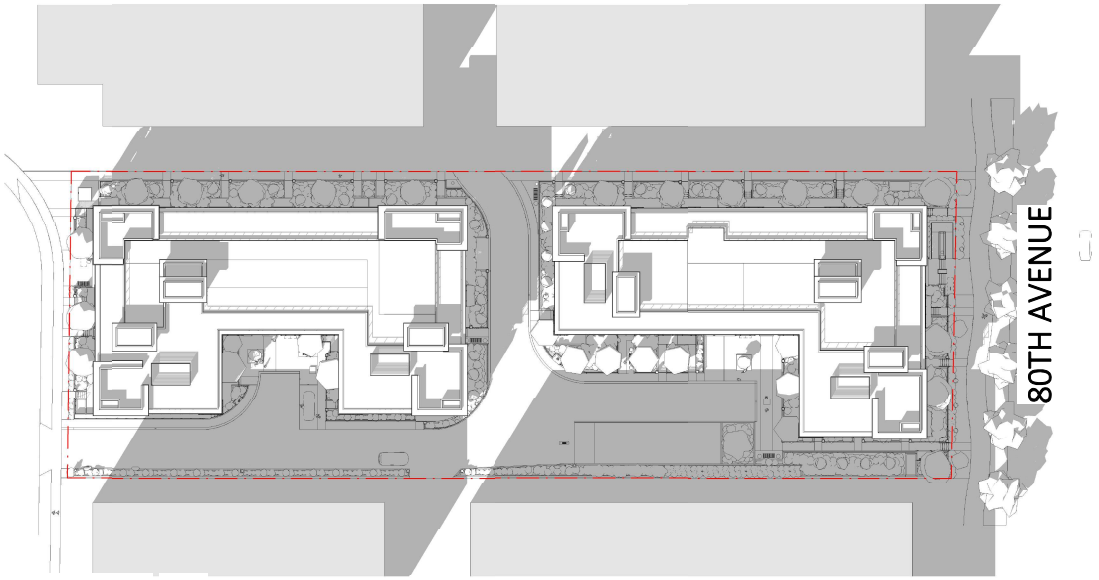
PARK RIDGE HOMES

SHADOW STUDY

SCALE 1" = 30'-0"

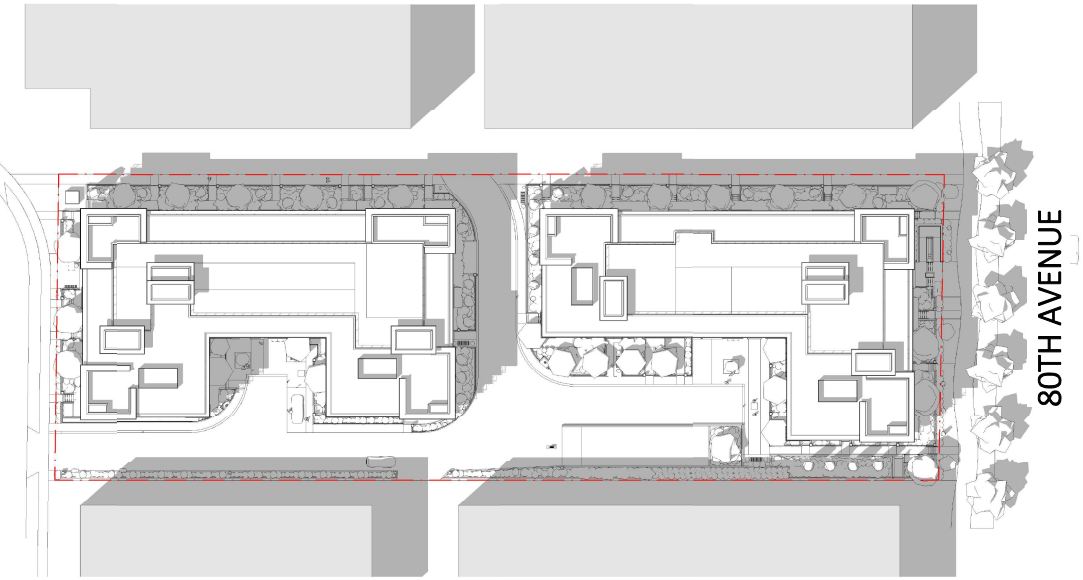
SD-5.10

# SHADOW STUDY




MARCH 21 - 3PM

1" = 30'-0"




JUNE 21 - 3PM

1" = 30'-0"

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. GAY
2025-05-08
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 6 | ISSUED FOR DEVELOPMENT PERMIT | 25-05-09 |

PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

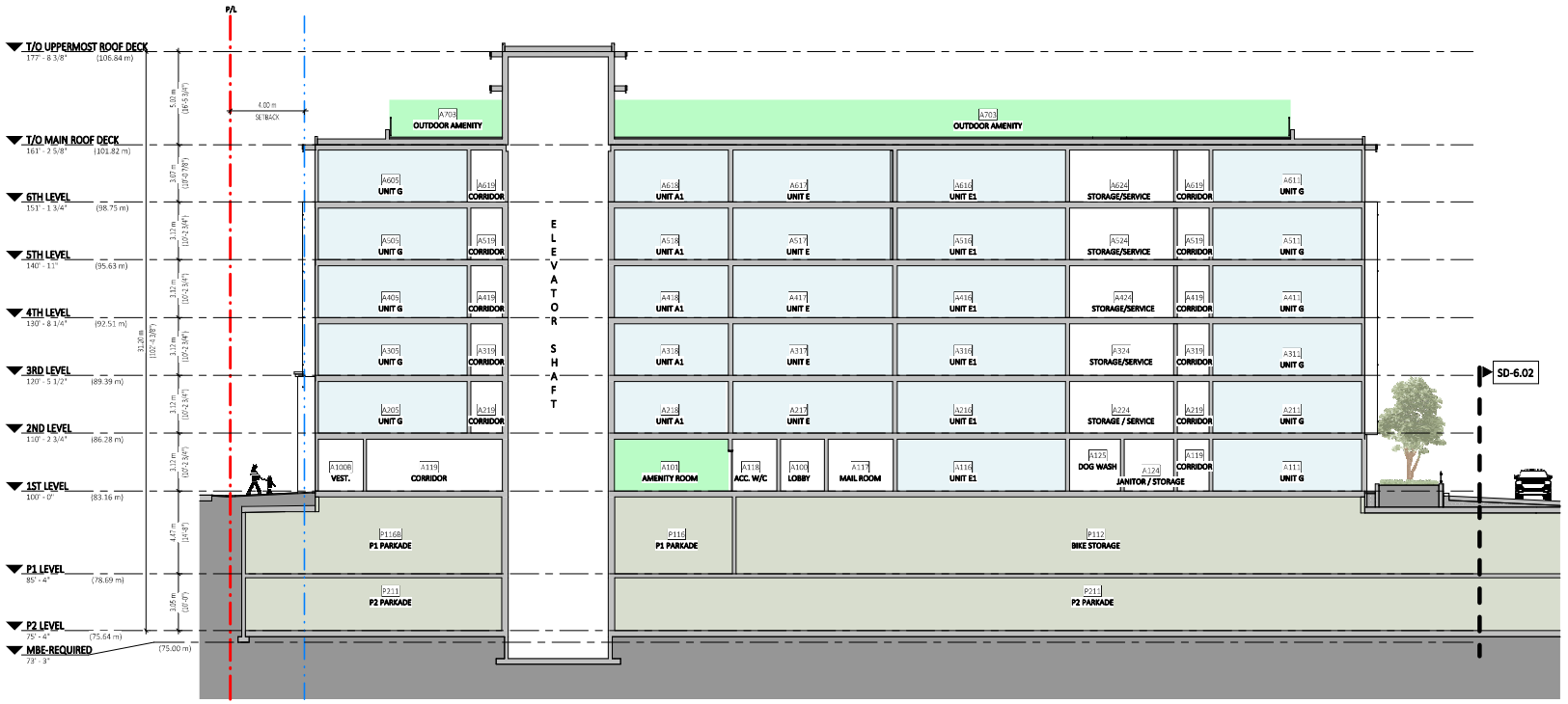
PARK RIDGE HOMES

SHADOW STUDY

SCALE 1" = 30'-0"

SD-5.11

# SITE SECTIONS

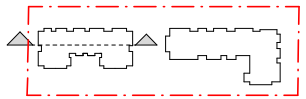



## BUILDING A N/S SECTION

1" = 10'-0"

### OCCUPANCY USE

- GROUP C - ASSEMBLY NON FIXED SEATS
- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES



KEYSTONE ARCHITECTURE
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REGISTERED ARCHITECT STEVEN K. SAWCHUK BRITISH COLUMBIA 2025-05-08

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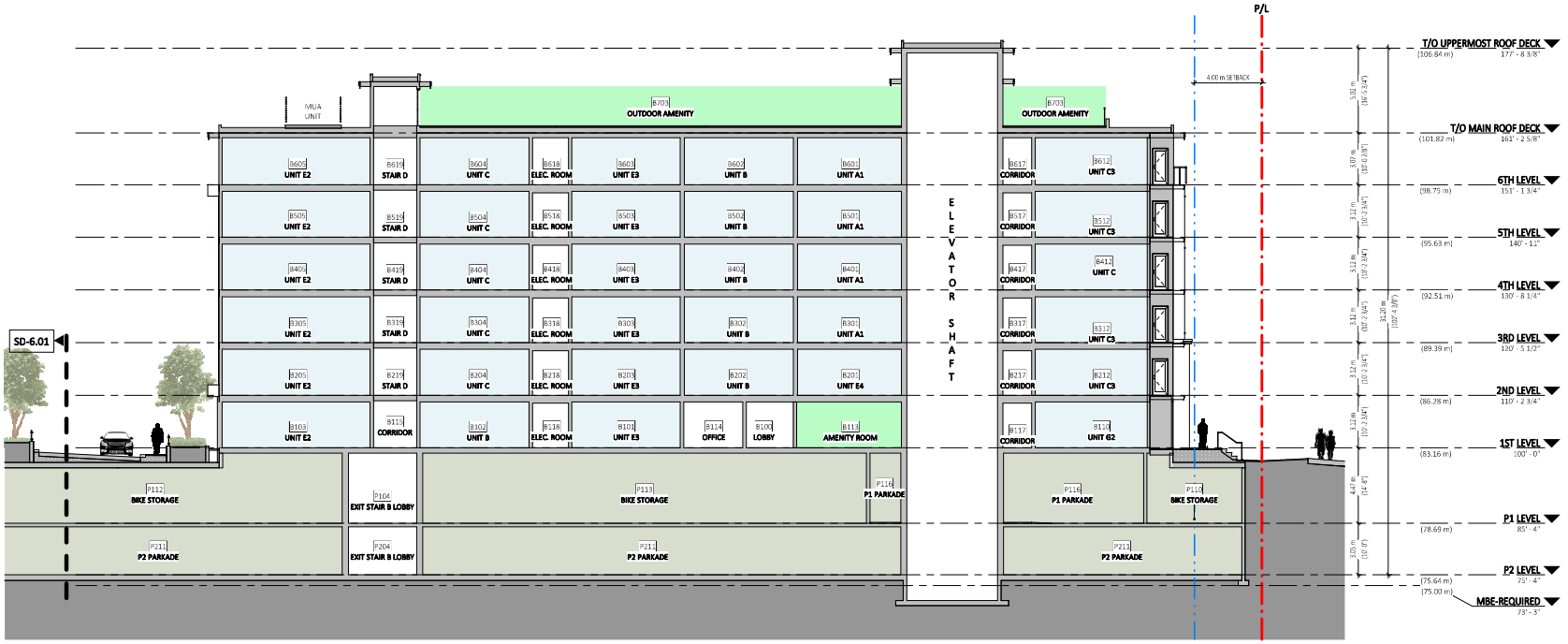
PARK RIDGE HOMES

SITE SECTIONS

SCALE 1" = 10'-0"

SD-6.01

# SITE SECTIONS

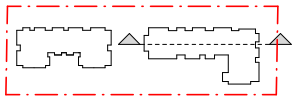



## BUILDING B N/S SECTION

3/32" = 1'-0"

### OCCUPANCY USE

- GROUP C - ASSEMBLY NON FIXED SEATS
- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES



KEYSTONE ARCHITECTURE
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REGISTERED ARCHITECT STEVEN K. SAWCHUK BRITISH COLUMBIA 2025-05-08

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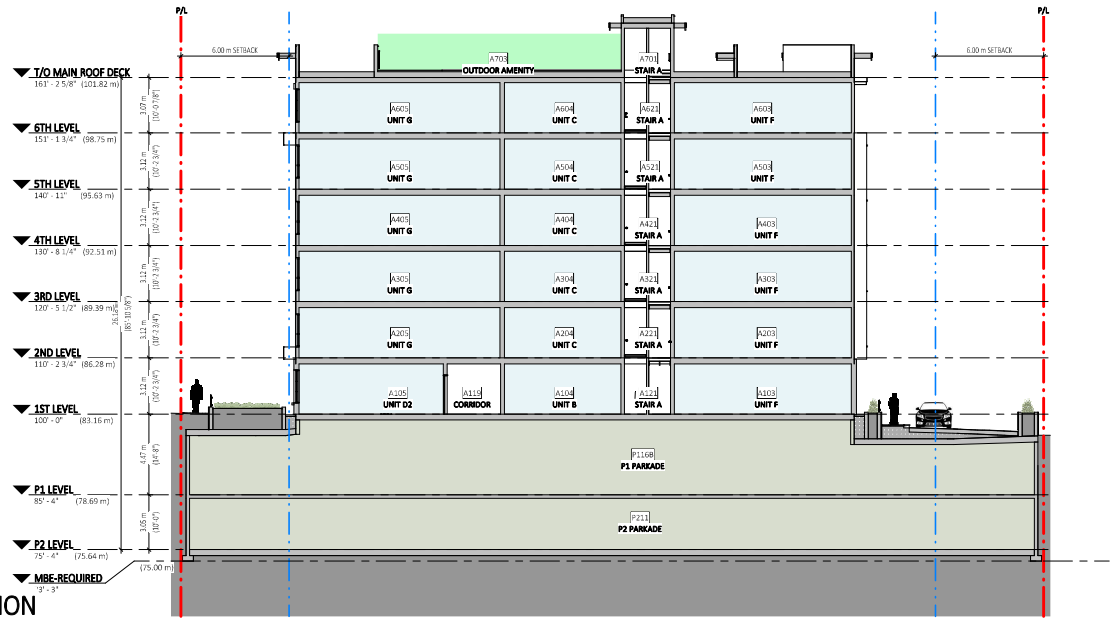
PARK RIDGE HOMES

SITE SECTIONS

SCALE 3/32" = 1'-0"

SD-6.02

# SITE SECTIONS




## BUILDING A E/W SECTION

3/32" = 1'-0"

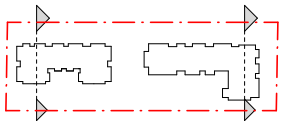



## BUILDING B E/W SECTION

3/32" = 1'-0"

### OCCUPANCY USE

- GROUP C - ASSEMBLY NON FIXED SEATS
- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES



KEYSTONE ARCHITECTURE
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REGISTERED ARCHITECT STEVEN K. SAARI BRITISH COLUMBIA 2025-05-08

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PARK RIDGE 80TH AVE DEV.

20320 80TH AVE, LANGLEY BC

PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

SITE SECTIONS

SCALE 3/32" = 1'-0"

SD-6.03

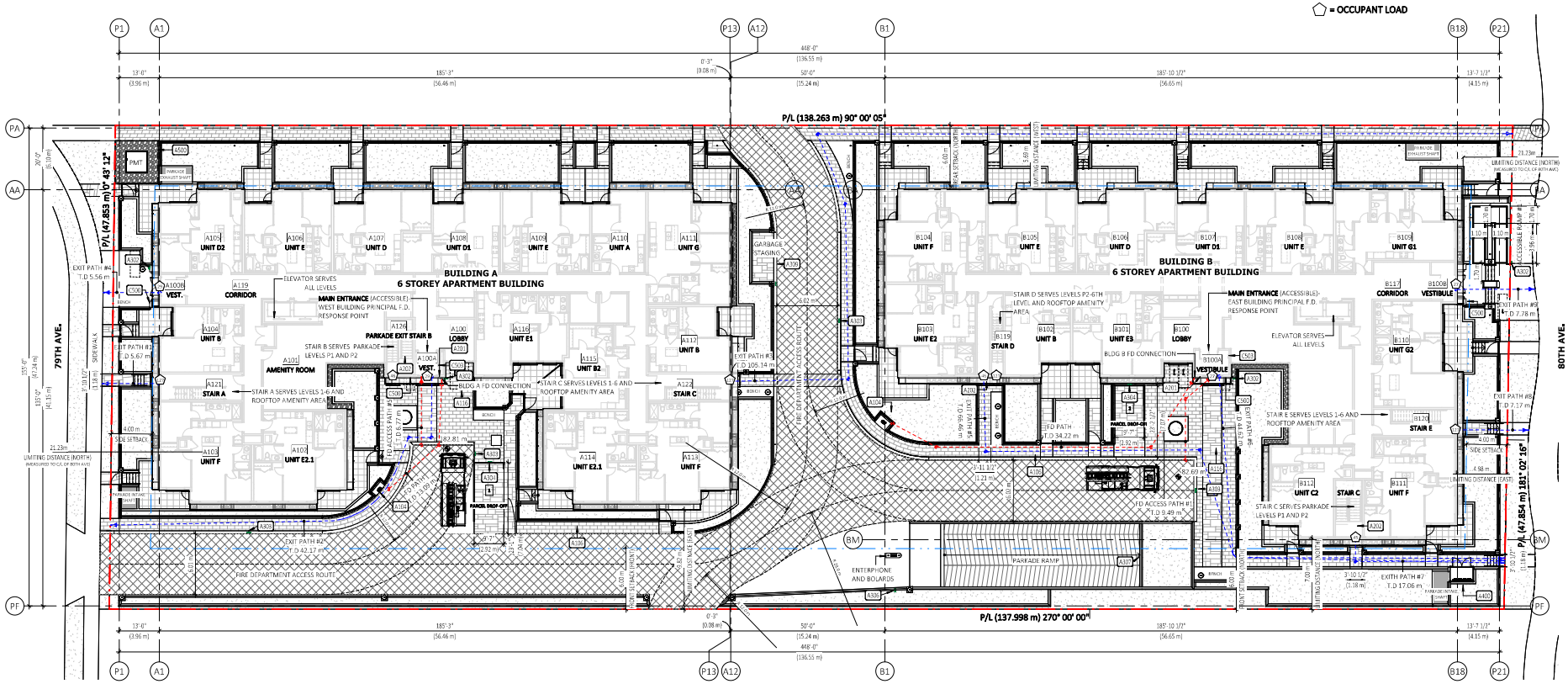
## 5.9.0 NOTE SCHEDULE

| | |
|---|---|
| **A. SITE** | |
| **A104** | NEW FIRE HYDRANT, REFER TO CIVIL DRAWINGS. |
| **A106** | SIDEWALK, REFER TO SITE DETAILS. |
| **A116** | VISITOR BIKE PARKING. |
| **A201** | FIRE DEPARTMENT LOCK BOX LOCATION. |
| **A202** | EXIT FROM PARKADE LEVELS. |
| **A302** | SIGNANGE-ACCESSIBLE ENTRANCE. |
| **A303** | SIGNANGE-FIRE LANE, NO PARKING. |
| **A304** | SIGNANGE-LOADING ZONE, NO PARKING. |
| **A306** | SIGNANGE-MAXIMUM 10KPH. |
| **A307** | SIGNANGE-PARKADE CLEARANCE 7'-0". |
| **A309** | SIGNANGE-GARBAGE LOADING ZONE, NO PARKING. |
| **A400** | PROPOSED GAS METER LOCATION, REFER TO MECHANICAL DRAWINGS & FORTIS FOR REQUIREMENTS, C/W CHAINLINK ENCLOSURE, REFER TO SITE DETAILS. |
| **A500** | PMT, MINIMUM 4.2m X 4.2m CLEAR AREA, REFER TO ELECTRICAL DRAWINGS. |
| **C. FLOOR,WALL & ROOF** | |
| **C500** | POWER OPERATED DOOR CONTROL BUTTON, REFER TO ACCESSIBILITY DETAILS AND ELECTRICAL DRAWINGS. |
| **C503** | ANNUNCIATOR PANEL, REFER TO ELECTRICAL DRAWINGS. |

## 1.9.3 BLDG FLOOR ELEVATIONS

| LEVEL | GEODETIC | RELATIVE |
|---|---|---|
| T/O UPPERMOST ROOF DECK | 106.84 m | 177' - 8 1/2" |
| 6TH LEVEL | 98.75 m | 151' - 1 3/4" |
| 1ST LEVEL | 83.16 m | 100' - 0" |
| P1 LEVEL | 78.69 m | 85' - 4" |
| P2 LEVEL | 75.64 m | 75' - 4" |
| MBE-REQUIRED | 75.00 m | 73' - 3" |

⬠ = OCCUPANT LOAD




# SITE CODE PLAN

1/16" = 1'-0"


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REGISTERED ARCHITECT — STEVEN R. SMITH — BRITISH COLUMBIA — 2025-05-08

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PROJECT # 23187.1
CITY FILE #

PARK RIDGE HOMES

SITE CODE PLAN

SCALE 1/16" = 1'-0"

SD-7.02