

SITE SUMMARY

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A 000



Ph: 604-503-4484

PROJECT INFO:
MIX USE DEVELOPMENT AT
20120 86TH AVE T.O. LANGLEY BC
CLIENT:
CARVOLTH 86TH/ AVENUE LANDS LTD
. C/O MASKEEN

SCALE:	DRAWN BY:
1" = 160'-0"	R.W.

[illegible]

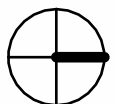
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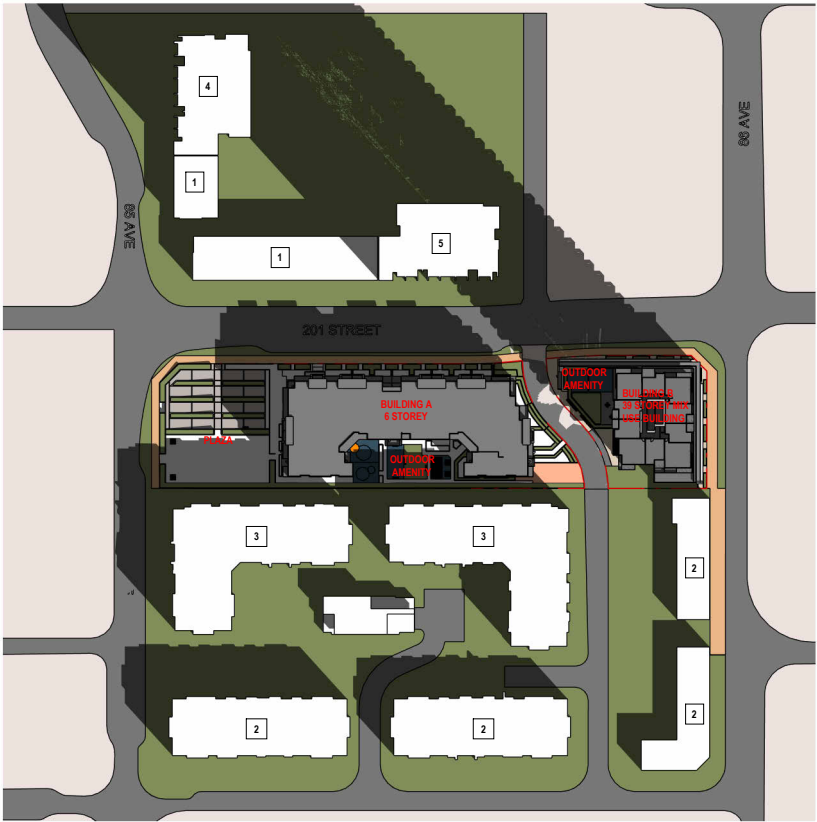


	RESIDENTIAL USE
	FLEX EMPLOYMENT USE

1

SITE CONTEXT
1" = 160'-0"

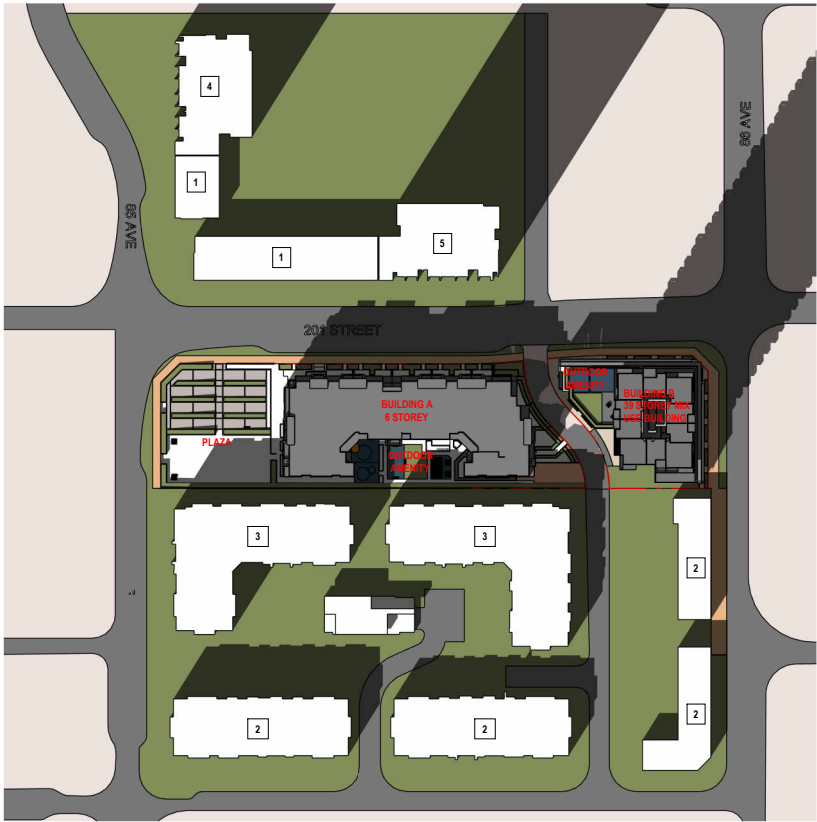




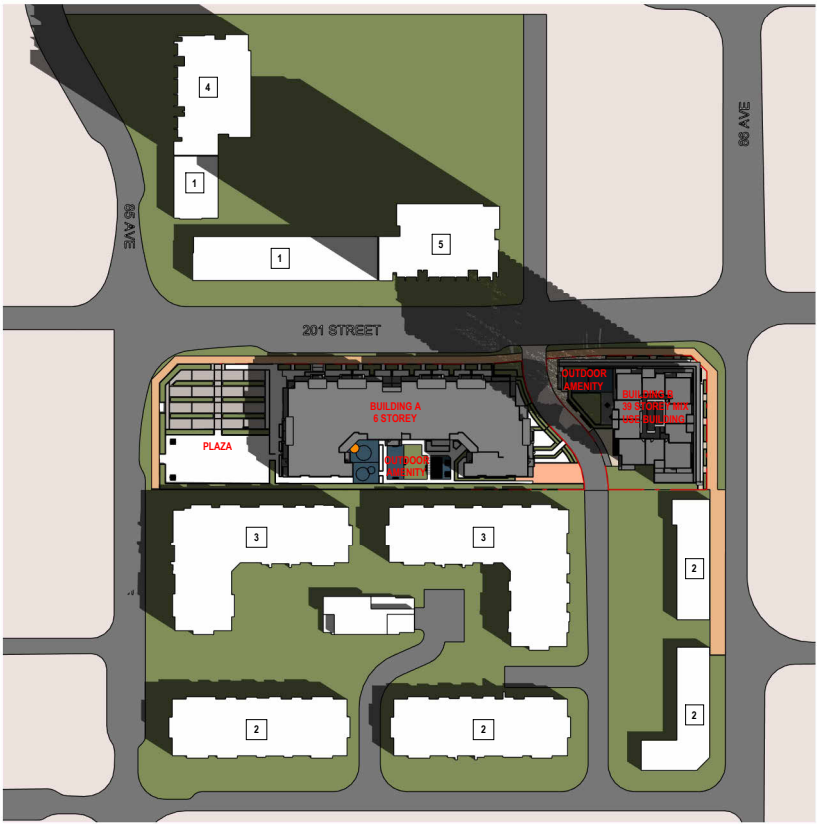
1 20 MARCH 10 AM
1" = 200'-0"



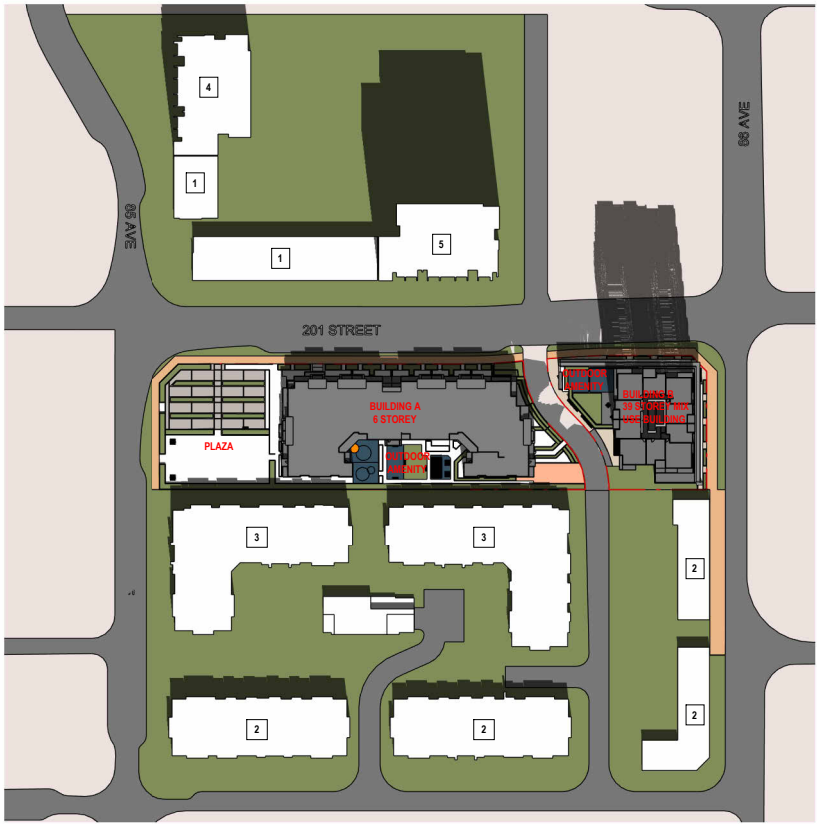
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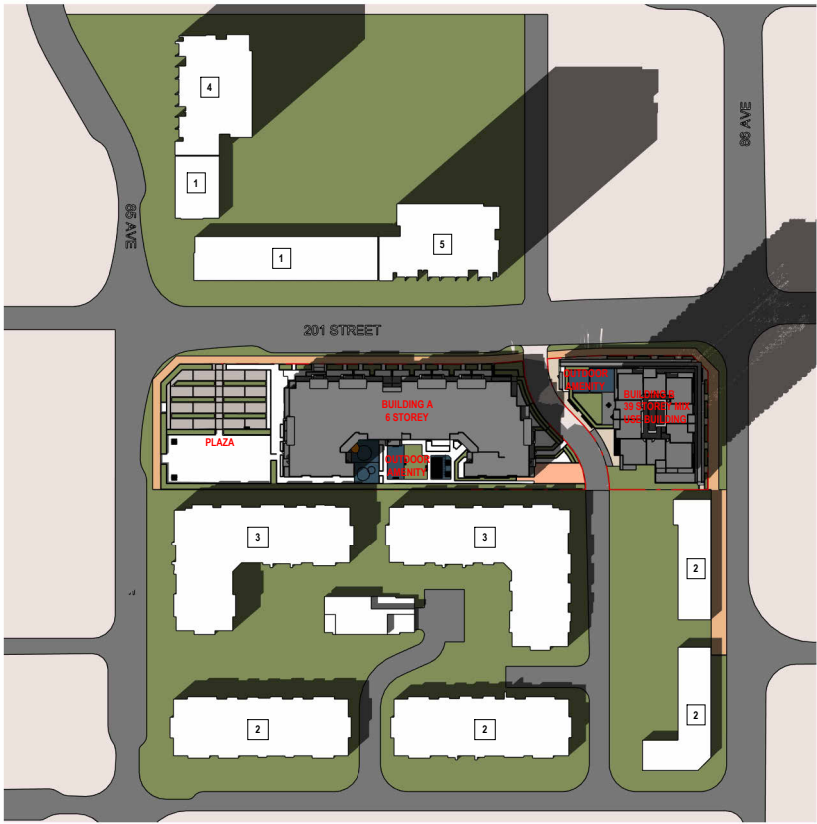
3 20 MARCH 2 PM
1" = 200'-0"



4 22 SEP 10 AM
1" = 200'-0"



5 22 SEP 12 PM
1" = 200'-0"



6 22 SEP 2 PM
1" = 200'-0"

- LEGEND:**
- 1 3 STOREY TOWN HOUSES
 - 2 5 STOREY BUILDING
 - 3 6 STOREY BUILDING
 - 4 24 STOREY BUILDING
 - 5 34 STOREY BUILDING
 - 6 39 STOREY BUILDING



FLAT!
ARCHITECTURE

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PROJECT INFO:
MIX USE DEVELOPMENT AT
12120 86TH AVE T.O LANGLEY BC
CLIENT:
CARVOLTH 86TH/ AVENUE LANDS LTD
.C/O MASKEEN

DATE
28-03-2024

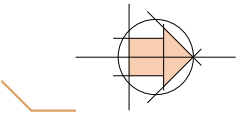
PROJECT NO:
21-254

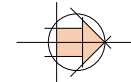
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DRAWN BY: R.W.

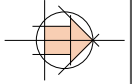
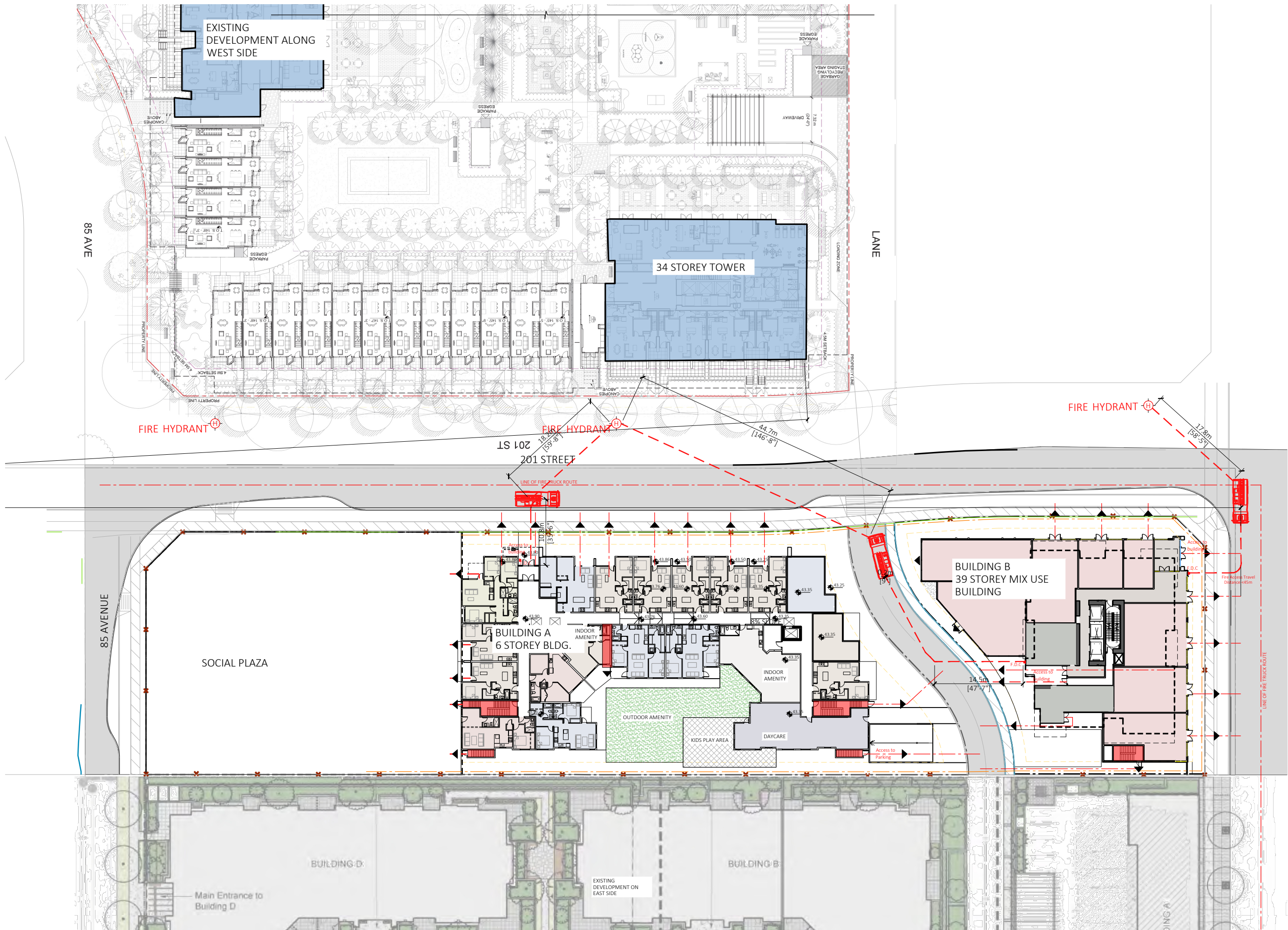
REV	DESCRIPTION	BY	DATE

CONCEPTUAL
SHADOW STUDY





[illegible]



REV	DESCRIPTION	BY	DATE



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PROJECT INFO:
MIX USE DEVELOPMENT AT
20120 86TH AVE T.O. LANGLEY BC

CLIENT: CARVOLTH 86TH AVENUE LANDS LTD
C/O MASKEFN

DATE	02-04-2024
PROJECT NO:	21-254

SCALE: 1/24"=1' DRAWN BY: R.W

[illegible]

LEVEL 1

BLDG. 1

A.B1 201



1 BUILDING A LEVEL 1
Scale: 1/24"=1'-0"

A.B1 201



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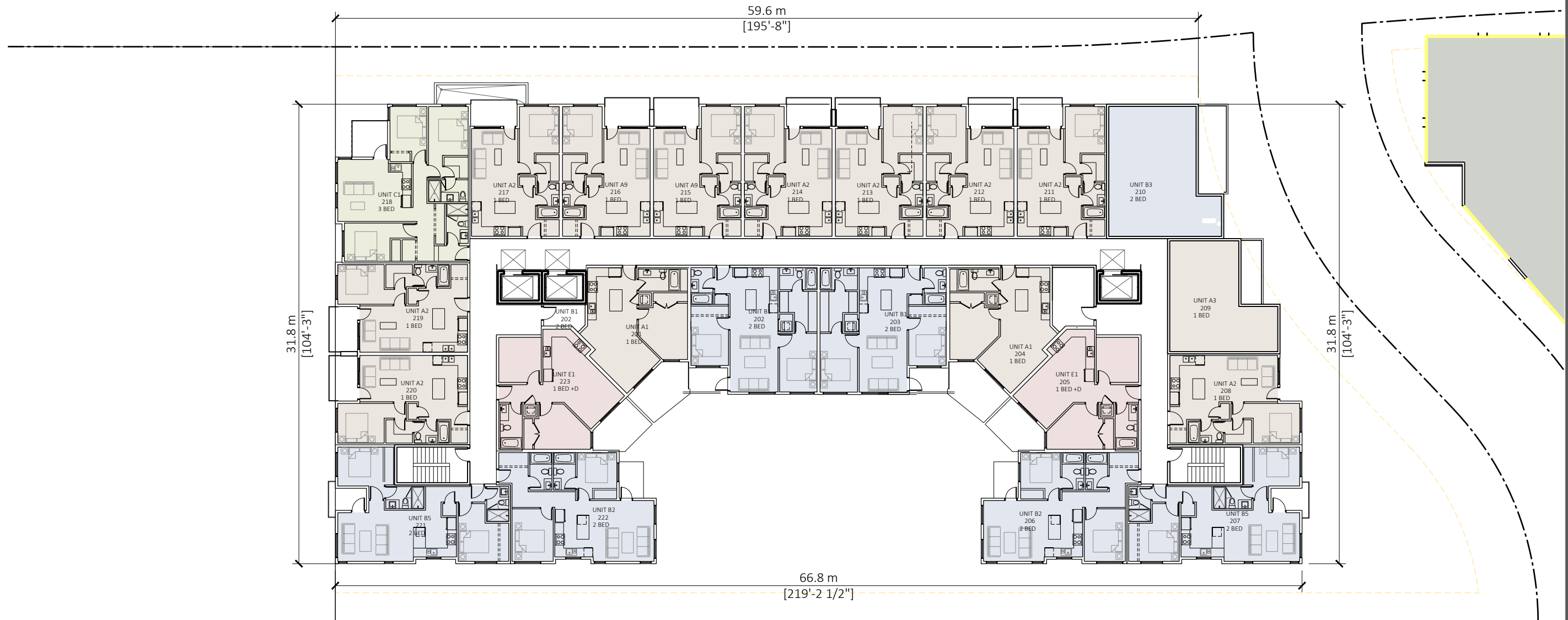
SCALE: 1/24"=1' DRAWN BY: R.W

[illegible]

LEVEL 2-4

BLDG. 1

A.B1 202



1

BUILDING A LEVEL 2-4

Scale: 1/24"=1'-0"



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CARVOLTH
C/O MASKEEN

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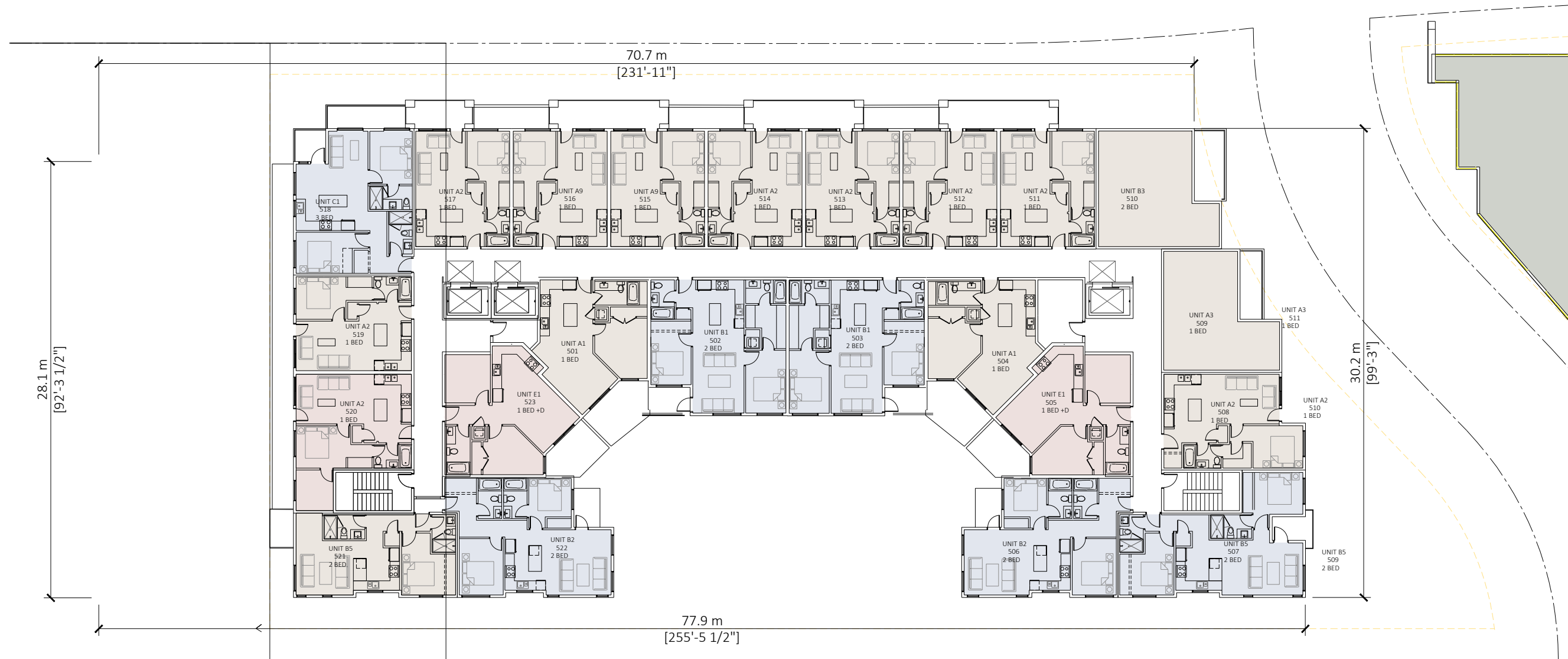
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[illegible]

LEVEL 5-6

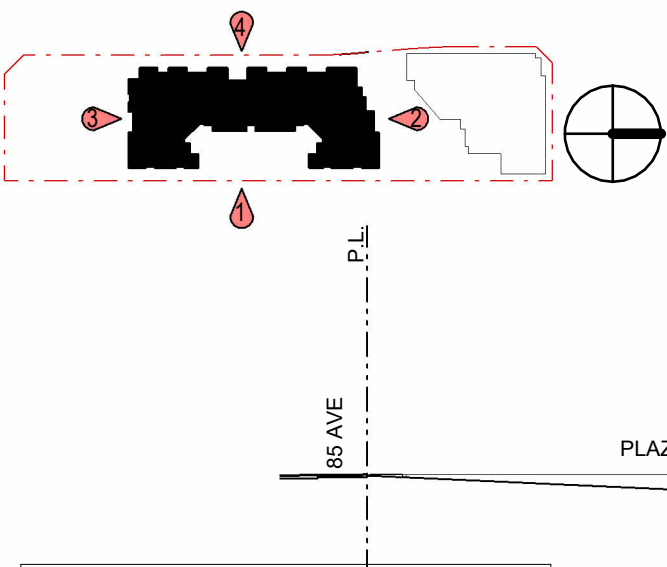
BLDG. 1

A.B1 203



1 BUILDING A LEVEL 5-6
Scale: 1/24"=1'-0"

Scale: 1/24"=1'-0"



MATERIAL LEGEND	
1	Brick; Finish: Stoneware; Color: Black; Size: 238x115x47cm
2	4" Cementitious Plank Lap Siding; Finish: Wood; Colour: Copper
3	4" Cementitious Plank Lap Siding; Finish: Smooth; Color: White
5	Thermally Broken Vinyl Double Glazed window
6	Aluminium guardrails with glass panel; Color: Clear
8	Cementitious Board Siding; Finish: Smooth; Color: Grey
9	Cementitious Board Siding; Finish: Smooth; Color: Charcoal or Similar
11	Fascia Color: Black
12	Ceiling Color: Charcoal or Similar
14	Metal Panel; Finish: Smooth; Color: White
17	Spandrel Glass
18	Aluminium guardrails with glass panel; Color: Black
20	Metal Panel; Finish: Smooth; Color: Black
21	Metal Panel; Finish: Smooth; Color: Copper
22	Metal Fins; Finish: Matt; Color: Black
23	Glass; Finish; Color: Charcoal Grey



1 Bldg. A East Elevation
1/32" = 1'-0"



2 Bldg. A North Elevation
1/32" = 1'-0"



3 Bldg. A South Elevation
1/32" = 1'-0"



4 Bldg. A West Elevation
1/32" = 1'-0"

REV	DESCRIPTION	BY	DATE



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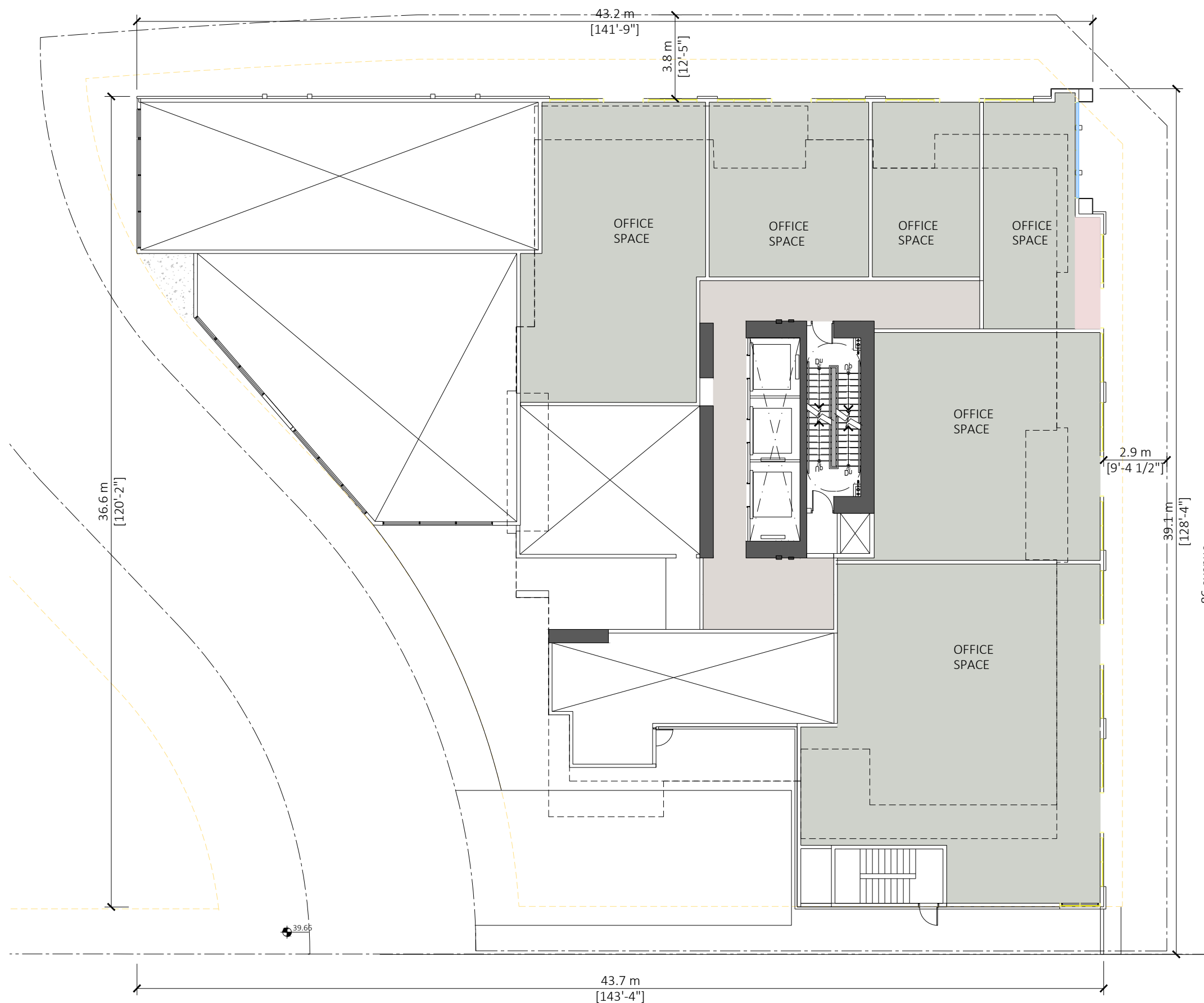
CLIENT: CARVOLTH 86TH AVENUE LANDS LTD
C/O MASKEEN

SCALE: 1/16"=1' DRAWN BY: R.W

[illegible]

BLDG. 2

A.B2 202



1 BUILDING B- LEVEL 2
Scale: 1/16"=1'-0"



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C/O MASKEEN

DATE
02-04-2024
PROJECT NO:
21-254

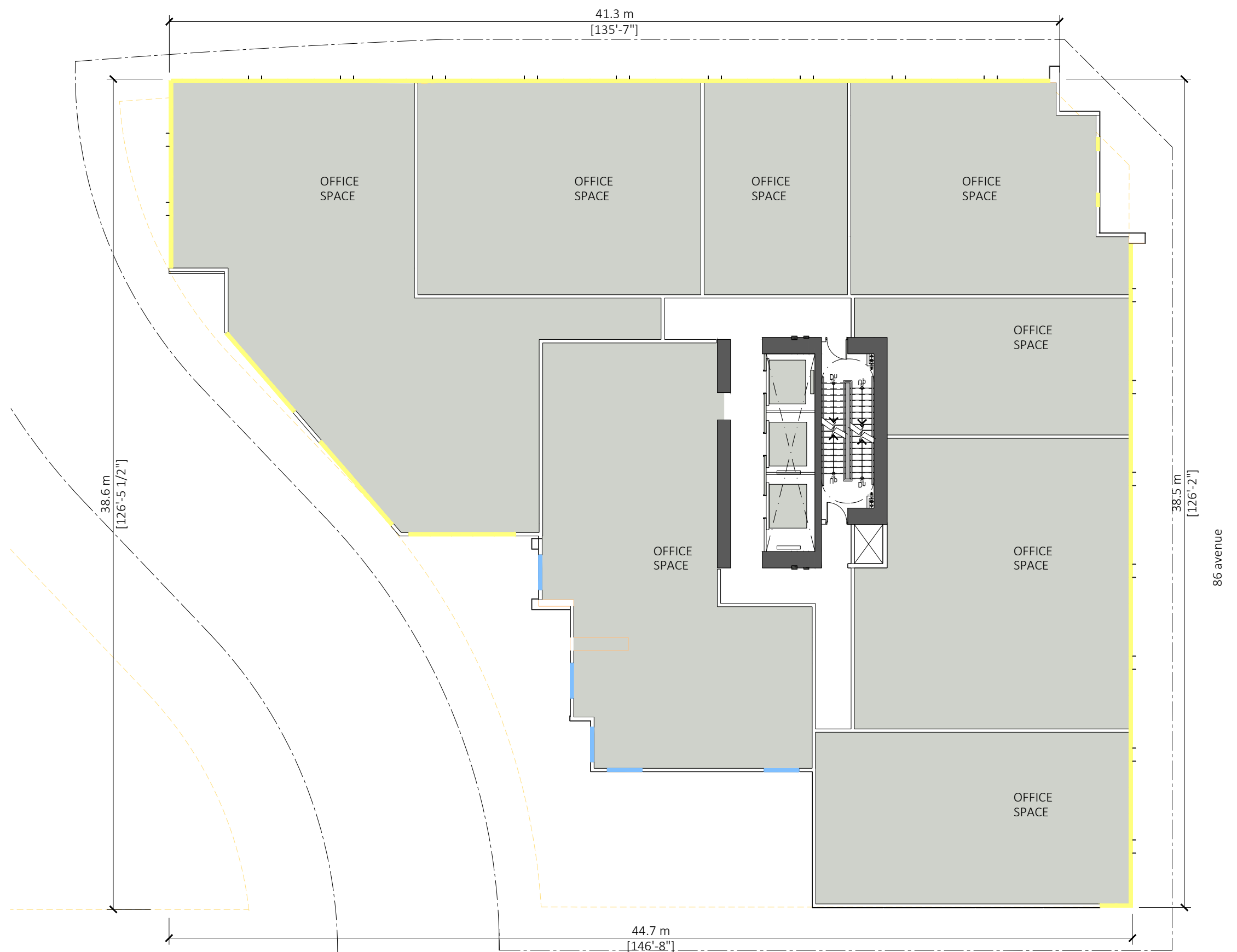
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[illegible]

LEVEL 3

BLDG. 2

A.B2 203



1 BUILDING B- LEVEL 3
Scale: 1/16"=1'-0"



FLAT.
ARCHITECTURE & INTERIOR DESIGN

Ph: 604-503-4484

PROJECT INFO:
MIX USE DEVELOPMENT AT
20120 86TH AVE T.O. LANGLEY BC

CLIENT: CARVOLTH 86TH AVENUE LANDS LTD
C/O MASKEEN

DATE
02-04-2024
PROJECT NO:
21-254

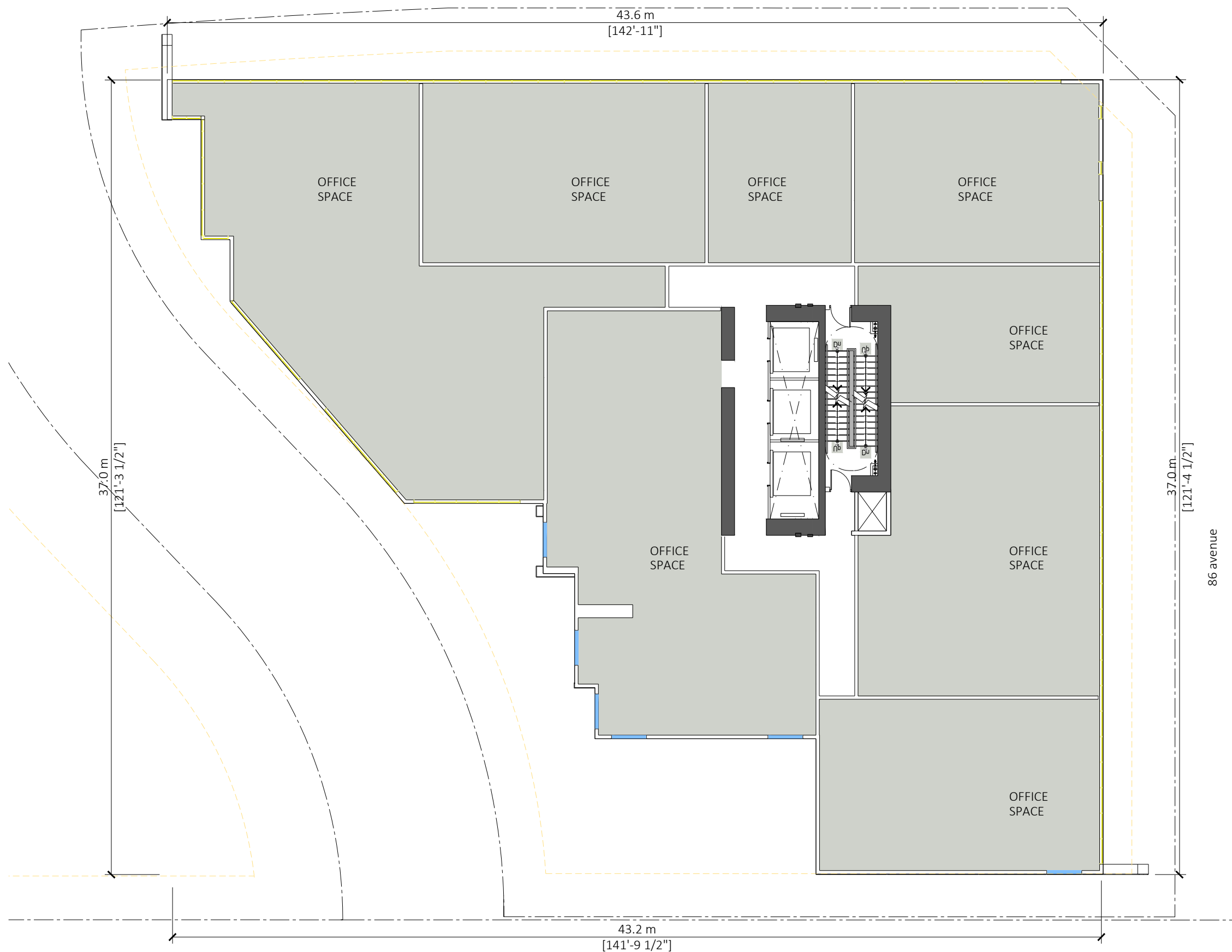
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[illegible]

LEVEL 4-5

BLDG. 2

A.B2 204



1 BUILDING B- LEVEL 4-5
Scale: 1/16"=1'-0"

Scale: 1/16"=1'-0"



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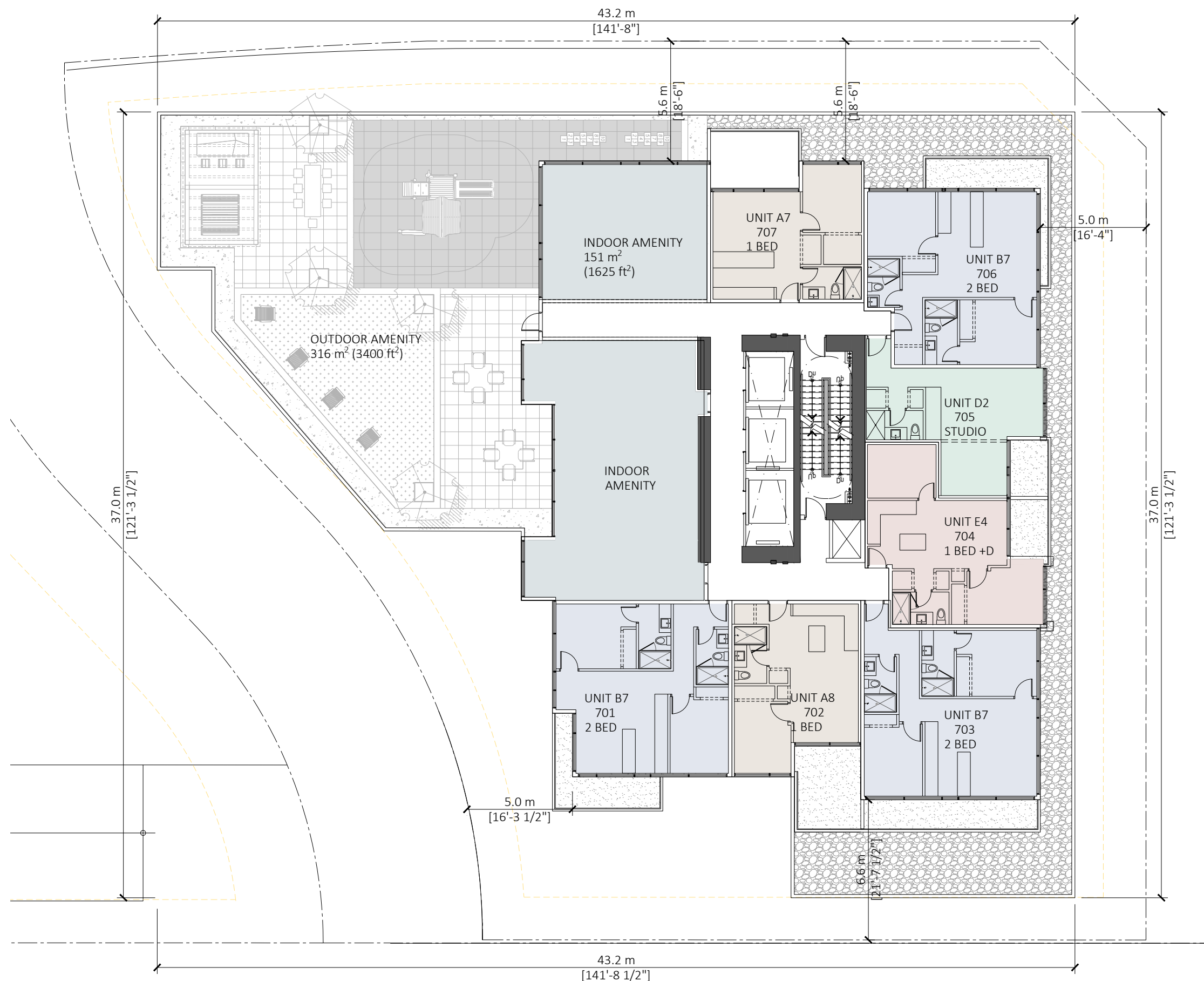
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[illegible]

LEVEL 6

BLDG. 2

A.B2 205



1 BUILDING B- LEVEL 6
Scale: 1/16"=1'-0"



FLAT.
ARCHITECTURE

Ph: 604-503-4484

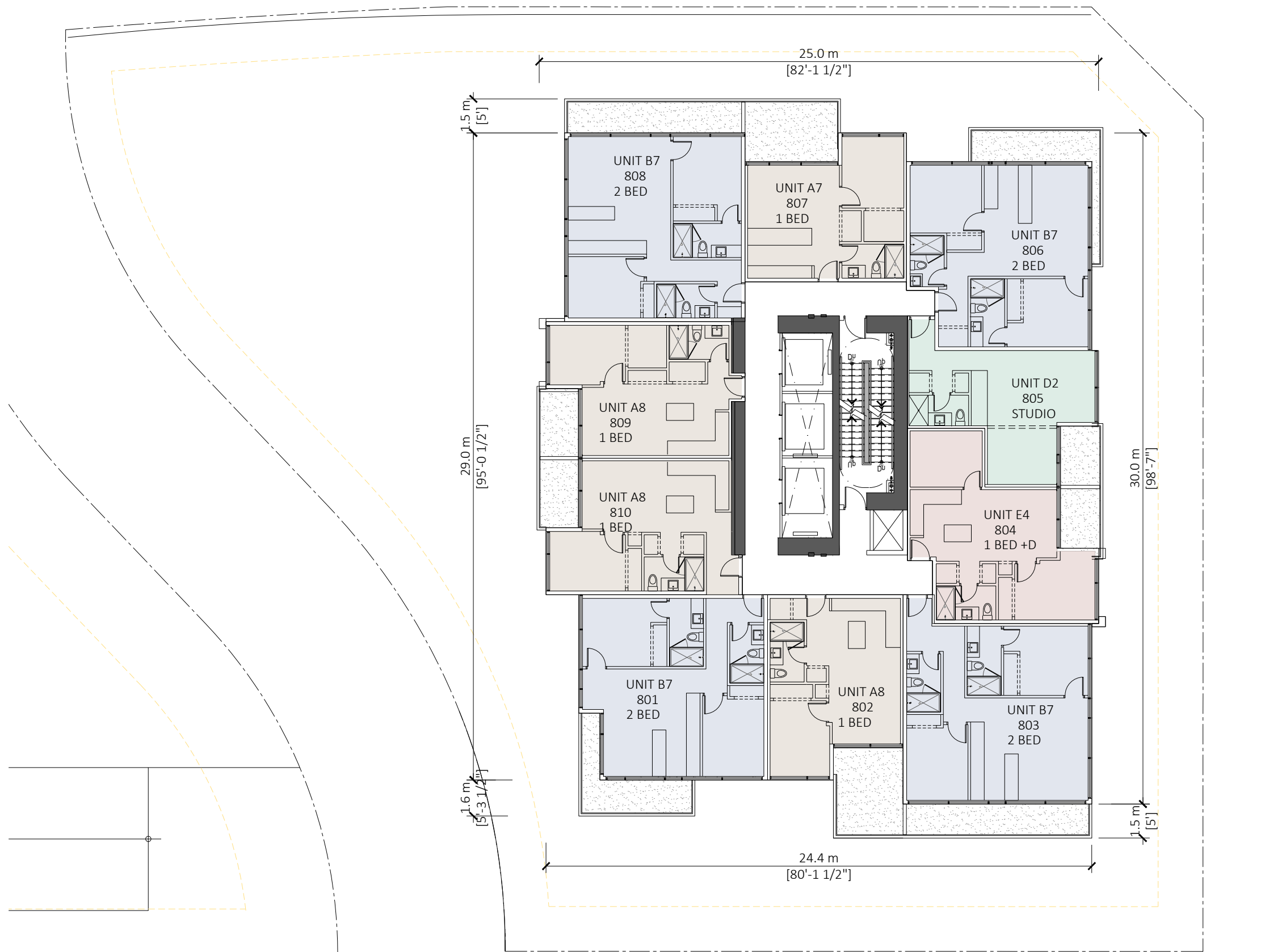
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C/O MASKEEN

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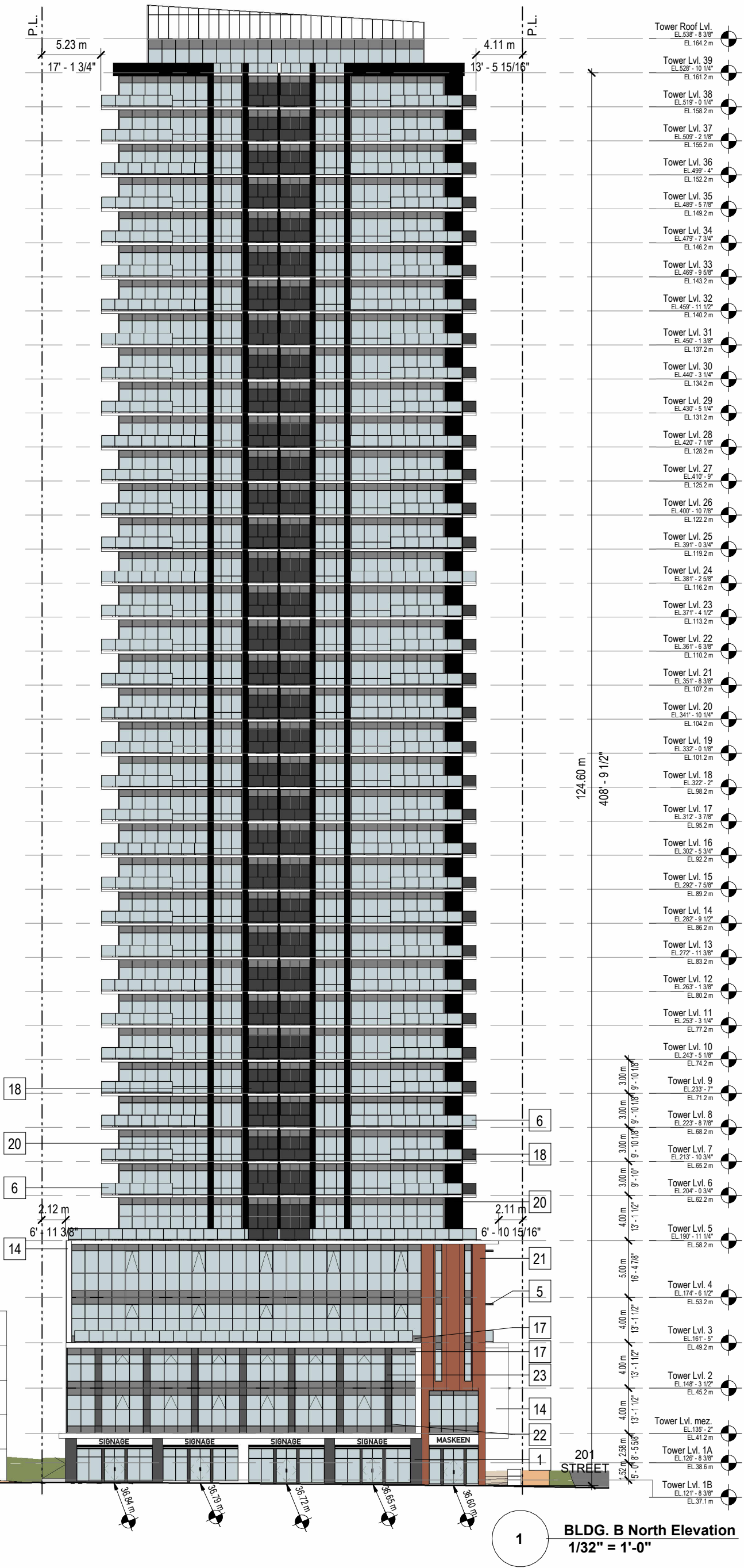
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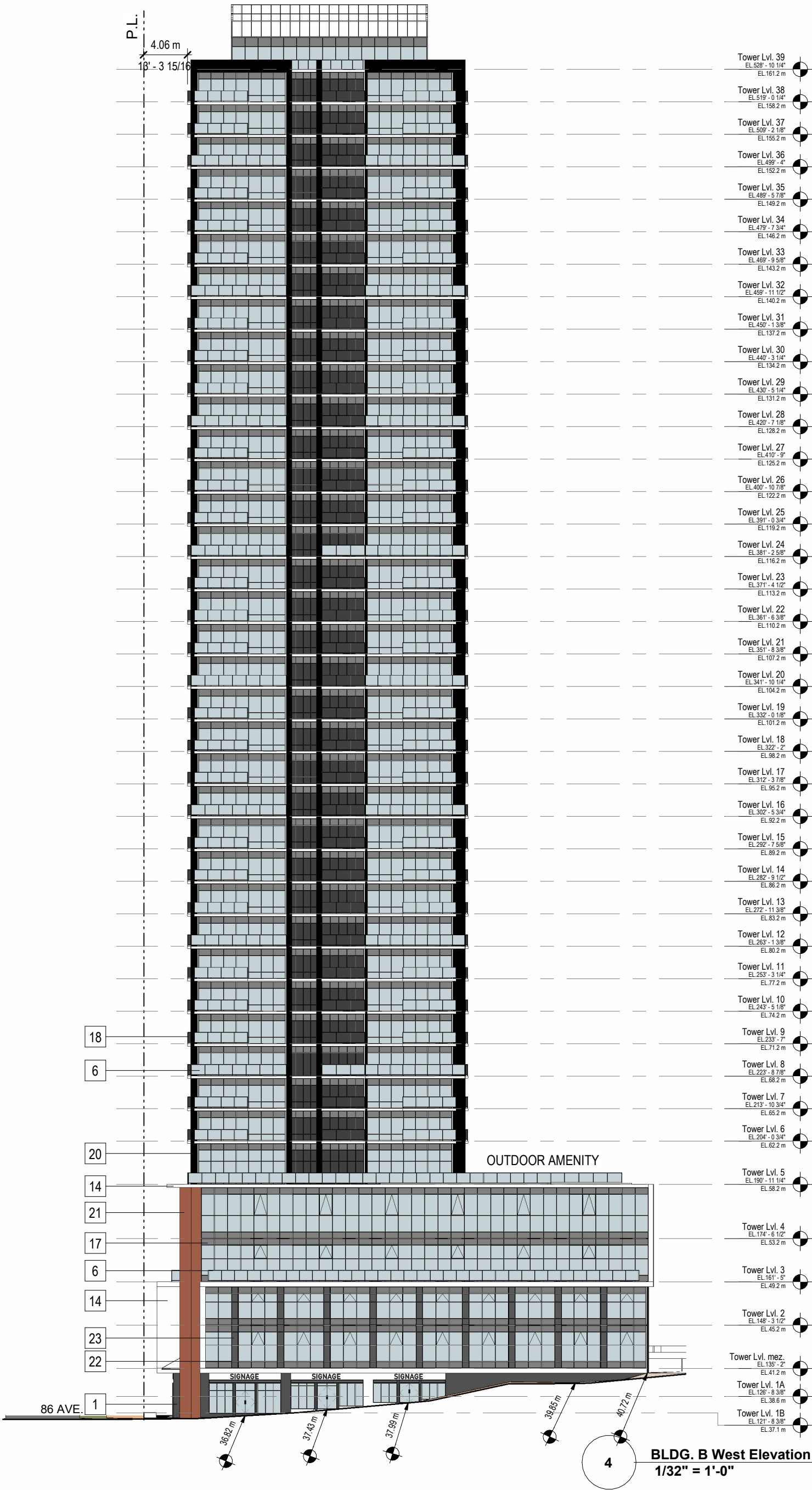
BLDG. 2

A.B2 206

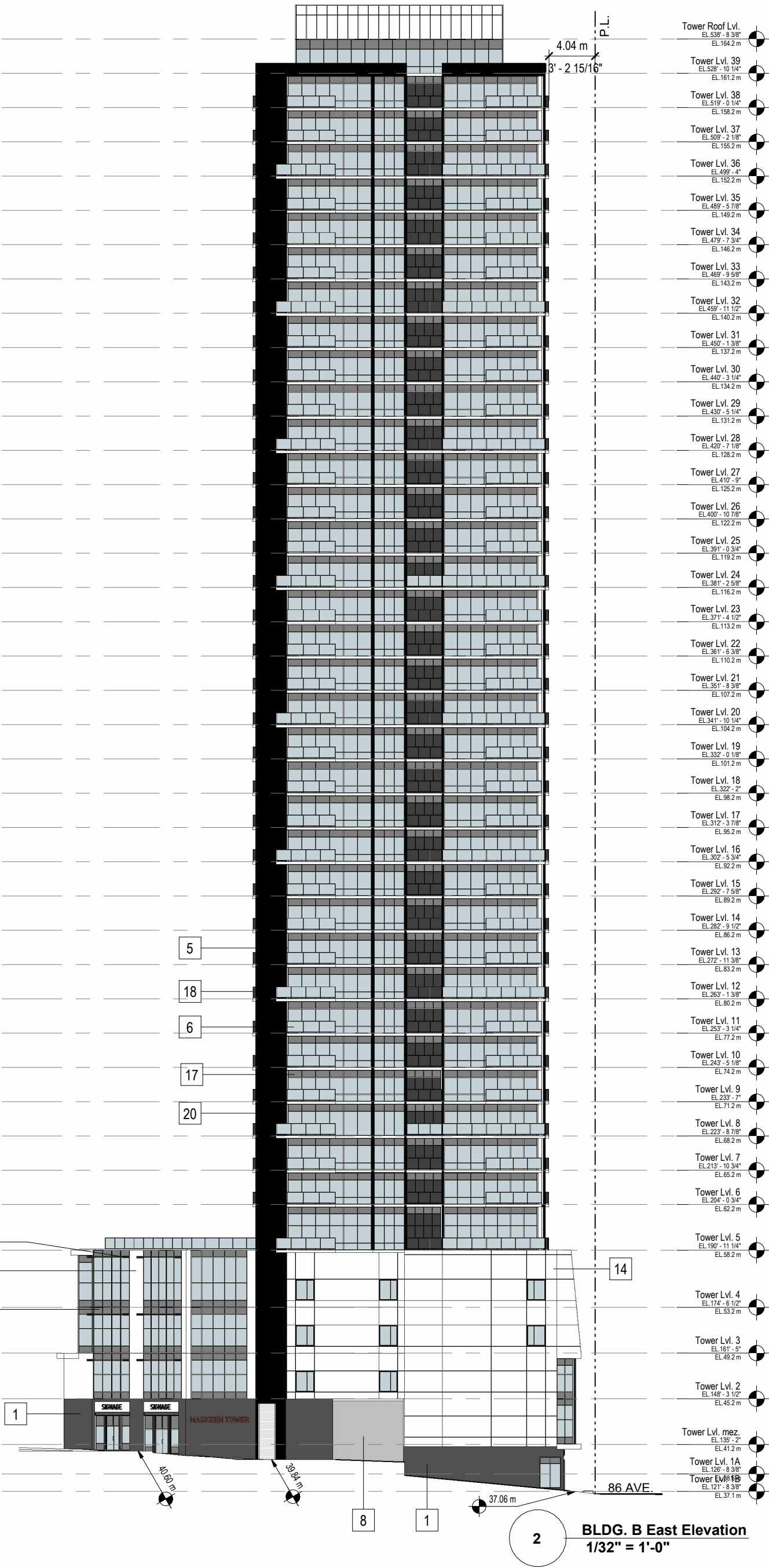


1 BUILDING B- LEVEL 7-39 TOWER
Scale: 1/16"=1'-0"



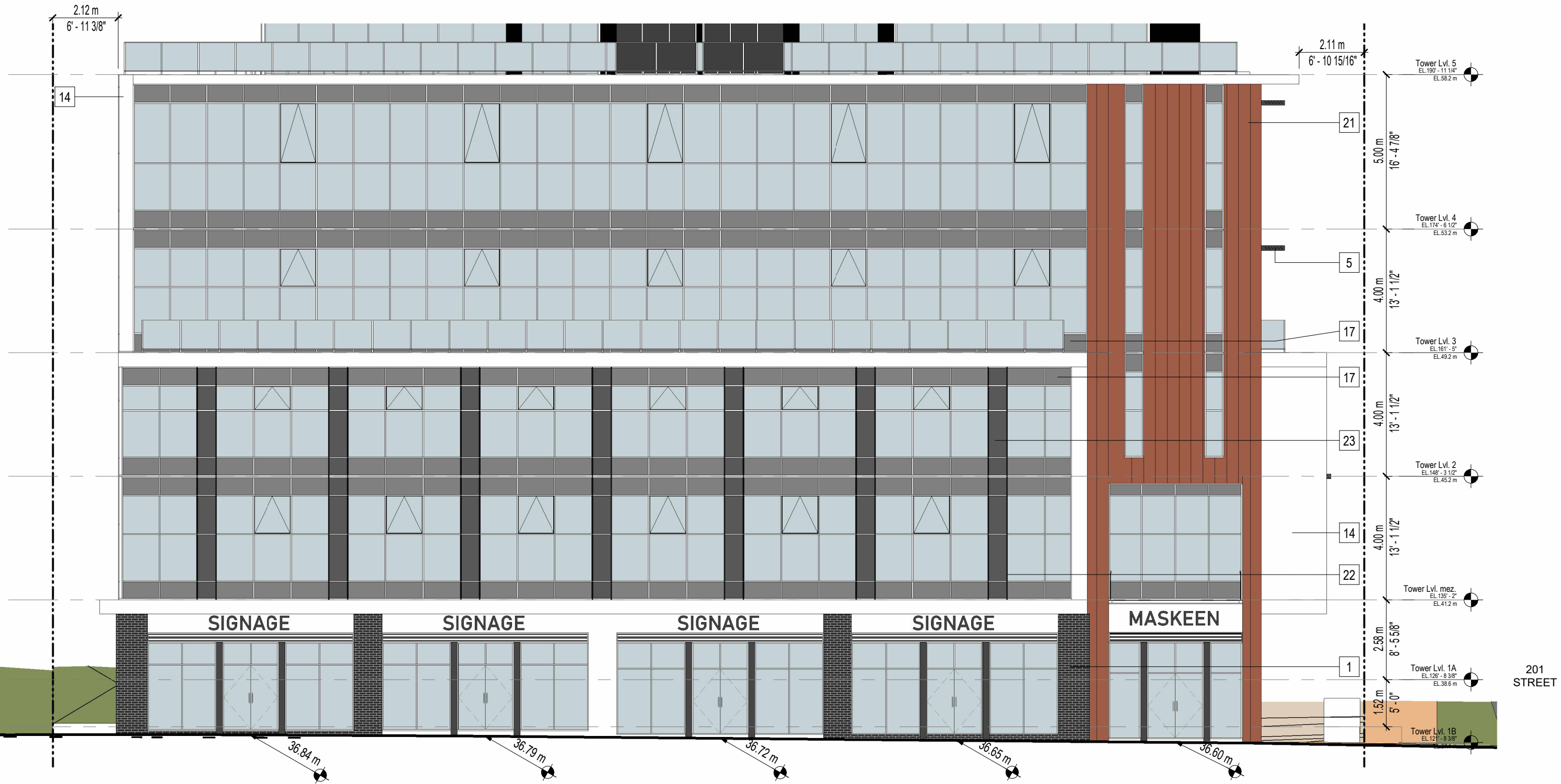


MATERIAL LEGEND	
1	Brick; Finish: Stoneware; Color: Black; Size: 238x115x47cm
2	4" Cementitious Plank Lap Siding; Finish: Wood; Colour: Copper
3	4" Cementitious Plank Lap Siding; Finish: Smooth; Color: White
5	Thermally Broken Vinyl Double Glazed window
6	Aluminium guardrails with glass panel; Color: Clear
8	Cementitious Board Siding; Finish: Smooth; Color: Grey
9	Cementitious Board Siding; Finish: Smooth; Color: Charcoal or Similar
11	Fascia Color: Black
12	Ceiling Color: Charcoal or Similar
14	Metal Panel; Finish: Smooth; Color: White
17	Spandrel Glass
18	Aluminium guardrails with glass panel; Color: Black
20	Metal Panel; Finish: Smooth; Color: Black
21	Metal Panel; Finish: Smooth; Color: Copper
22	Metal Fins; Finish: Matt; Color: Black
23	Glass; Finish: Color: Charcoal Grey



MATERIAL LEGEND	
1	Brick; Finish: Stoneware; Color: Black; Size: 238x115x47cm
2	4" Cementitious Plank Lap Siding; Finish: Wood; Colour: Copper
3	4" Cementitious Plank Lap Siding; Finish: Smooth Color: White
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9	Cementitious Board Siding; Finish: Smooth; Color: Charcoal or Similar
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12	Ceiling Color: Charcoal or Similar
14	Metal Panel; Finish: Smooth; Color: White
17	Spandrel Glass
18	Aluminium guardrails with glass panel; Color: Black
20	Metal Panel; Finish: Smooth; Color: Black
21	Metal Panel; Finish: Smooth; Color: Copper
22	Metal Fins; Finish: Matt; Color: Black
23	Glass; Finish: Color: Charcoal Grey

REV	DESCRIPTION	BY	DATE



1 BLDG. B Podium Enlarged North Elevation
3/32" = 1'-0"

REV	DESCRIPTION	BY	DATE



1 BLDG. B Podium Enlarged West Elevation
3/32" = 1'-0"



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Ph: 604-503-4484

PROJECT INFO:
MIX USE DEVELOPMENT AT
20120 86TH AVE T.O LANGLEY BC
CLIENT:

DATE
28-03-2024

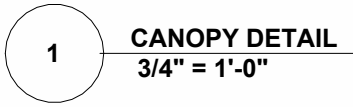
PROJECT NO:
21-254

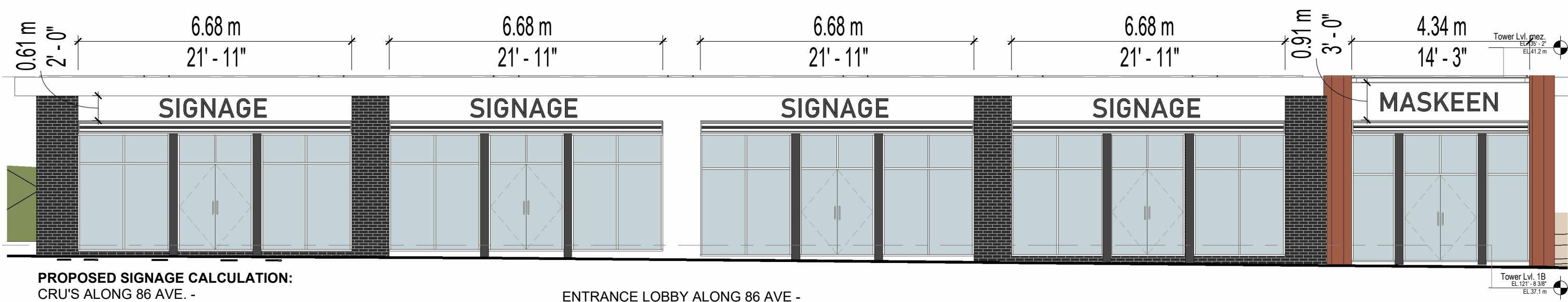
SCALE: 3/32" = 1'-0"
DRAWN BY: Author

REV	DESCRIPTION	BY	DATE

BLDG. B PODIUM
WEST ELEVATION

A.B2 306

[illegible]



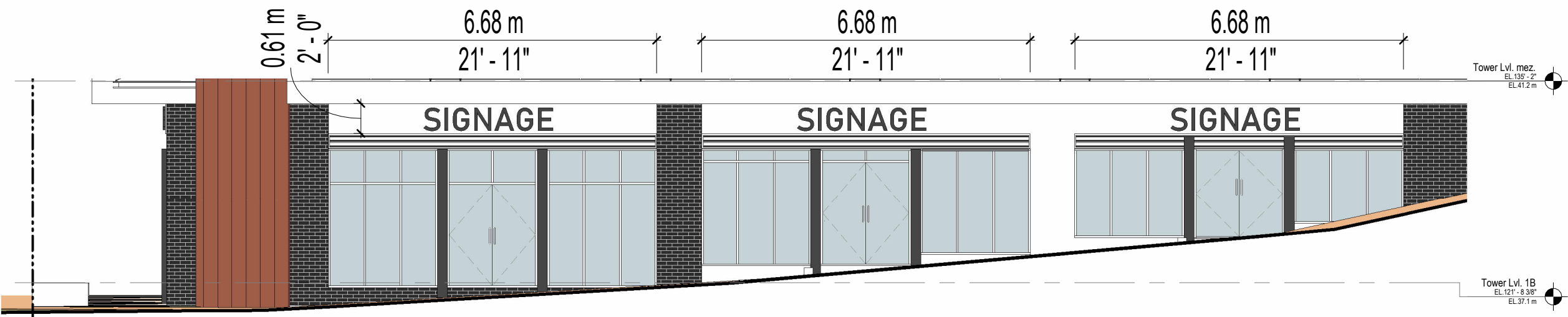
PROPOSED SIGNAGE CALCULATION:
CRU'S ALONG 86 AVE. -

ENTRANCE LOBBY ALONG 86 AVE -

TOTAL SIGNAGE AREA PROVIDED = (6.68 m x 0.61 m) x 4 signs
4.07 sq.m. x 4 signs = 16.29 sq.m.

TOTAL SIGNAGE AREA PROVIDED = 4.34 m x 0.91 m = 3.94 sq.m.

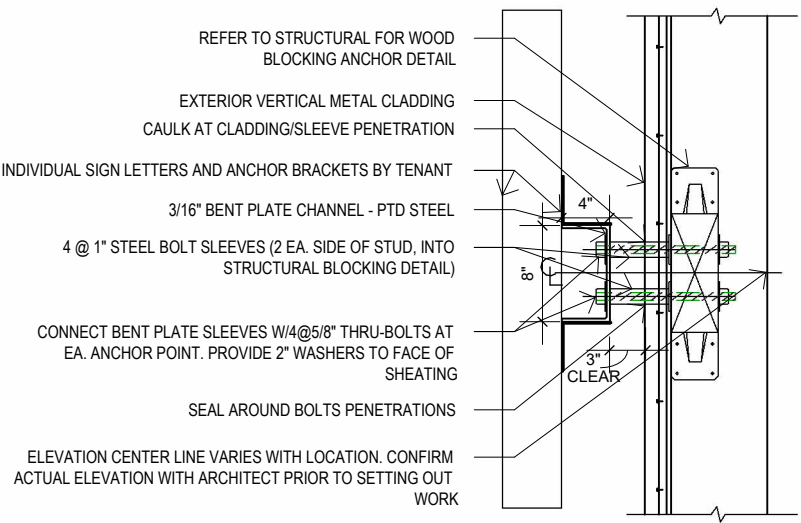
1 **BLDG. B SIGNAGE ELEVATION - 86 AVE.**
1/8" = 1'-0"



PROPOSED SIGNAGE CALCULATION:
CRU'S ALONG 201 ST. -

TOTAL SIGNAGE AREA PROVIDED = (6.68 m x 0.61 m) x 3 signs
4.07 sq.m. x 3 signs = 12.22 sq.m.

2 **BLDG. B SIGNAGE ELEVATION - 201 ST.**
1/8" = 1'-0"



3 **SIGNAGE INSTALLATION DETAIL**
3/4" = 1'-0"



FLAT ARCHITECTURE

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MIX USE DEVELOPMENT AT
20120 86TH AVE T.O LANGLEY BC
CLIENT:
CARVOLTH 86TH/ AVENUE LANDS LTD
. C/O MASKEEN

DATE
28-03-2024

PROJECT NO:
21-254

SCALE:	DRAWN BY:
As indicated	R.W.

REV	DESCRIPTION	BY	DATE

SIGNAGE DETAILS

A 502



VIEW FROM CORNER OF 86 AVE AND 201 STREET



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SCHEMATIC VIEW



VIEW FROM 201 STREET



FLATIRON
ARCHITECTURE

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SCHEMATIC VIEW



VIEW FROM 201 STREET



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SCHEMATIC VIEW



VIEW FROM 201 STREET



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SCHEMATIC VIEW



VIEW FROM 201 STREET



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SCHEMATIC VIEW



VIEW FROM 201 STREET

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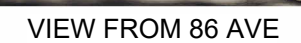
PROJECT NO:
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SCHEMATIC VIEW







AERIAL VIEW



VIEW OF THE RESIDENTIAL TOWER FROM THE OUTDOOR AMENITY BLDG. B



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21-254

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Author

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SCHEMATIC VIEW



VIEW FROM THE INTERNAL ROAD

REV	DESCRIPTION	BY	DATE