

ALDERGROVE TOWN CENTRE

PHASE 3 - RESIDENTIAL DEVELOPMENT

LANGLEY, BRITISH COLUMBIA



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BUILDING F

DP-0.00

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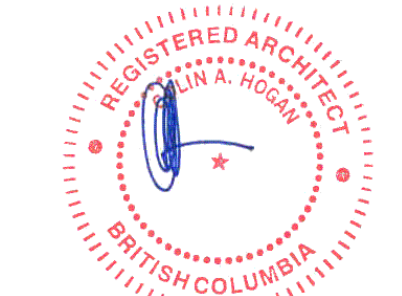
PROJECT
**ALDERGROVE TOWN
CENTRE**

3100 - 272 STREET, ALDERGROVE

DRAWING TITLE

COVER PAGE

DATE: 2023.07.20 FILE NO.
DWN. AL
CHK. CH **1503**



2024-08-27
SEAL
SHEET NO.



LEGEND

- COMMERCIAL PARKING
- VISITOR PARKING
- BUILDING A RESIDENT PARKING
- BUILDING B RESIDENT PARKING
- BUILDING D RESIDENT PARKING
- BUILDING E RESIDENT PARKING
- BUILDING F RESIDENT PARKING

PARKING CALCULATION OVERALL SITE			
RESIDENTIAL	# OF UNITS	REQUIRED (1.35 STALLS / UNIT)	PROVIDED
BLDG A	71	95.9	96
BLDG B	59	79.7	80
BLDG D	64	86.4	87
BLDG E	66	89.1	89
BLDG F	158	213.3	213
TOTAL	418	564.3	565
VISITORS	# OF UNITS	REQUIRED (0.15 STALLS / UNIT) ED (SURFACE)	
ALL PHASES	418	62.7	63
COMMERCIAL	AREA (m²)	REQUIRED (1 stall/35m²)	PROVIDED
ALL PHASES	3,586	102	62
SURFACE			42
U/G			104
TOTAL		102	
BICYCLE STORAGE (U/G PARKADE)	# OF UNITS	REQUIRED (1 SPACE / UNIT)	PROVIDED
RESIDENTIAL	418	418	780
BICYCLE SPACE (SURFACE)	# OF BUILDINGS	REQUIRED (6 SPACES / BLDG.)	PROVIDED
VISITOR	6	36	36

SITE CALCULATION (BUILDING F)	
LEGAL DESCRIPTION:	LOT 1 SECTION 20 TOWNSHIP 13 NWDP EPP97382
CIVIC ADDRESS:	3100 - 272 STREET, LANGLEY
ZONE:	CD-31
NET SITE AREA:	279,718 sq. ft. (25,987m² / 6.42 ac / 2.60 ha)
DENSITY:	PERMITTED: 70 UPA x 6.42ac = 449 RESIDENTIAL UNITS PROPOSED: 158 UNITS IN BUILDING F PROPOSED: 418 UNITS (TOTAL)
	BUILDING A 71 (PHASE 1) BUILDING B 59 (PHASE 1) BUILDING C 0 (PHASE 1) BUILDING D 64 (PHASE 1) BUILDING E 66 (PHASE 2) BUILDING F 158 (PHASE 3) TOTAL 418 UNITS
LOT COVERAGE (OVERALL):	PERMITTED: 75% MAXIMUM PROPOSED (TOTAL SITE): 123,115 sq. ft. / 279,718 sq. ft. = 44.0%
HEIGHT:	PERMITTED: 12 STOREYS PROPOSED: 6 STOREYS (BUILDING F)
ADAPTABLE HOUSING:	REQUIRED: 158 UNITS x 10% = 16 UNITS PROVIDED: 17 UNITS
AGE FRIENDLY AMENITY AREA (AFAA):	REFER TO AFAA DATA SHEET



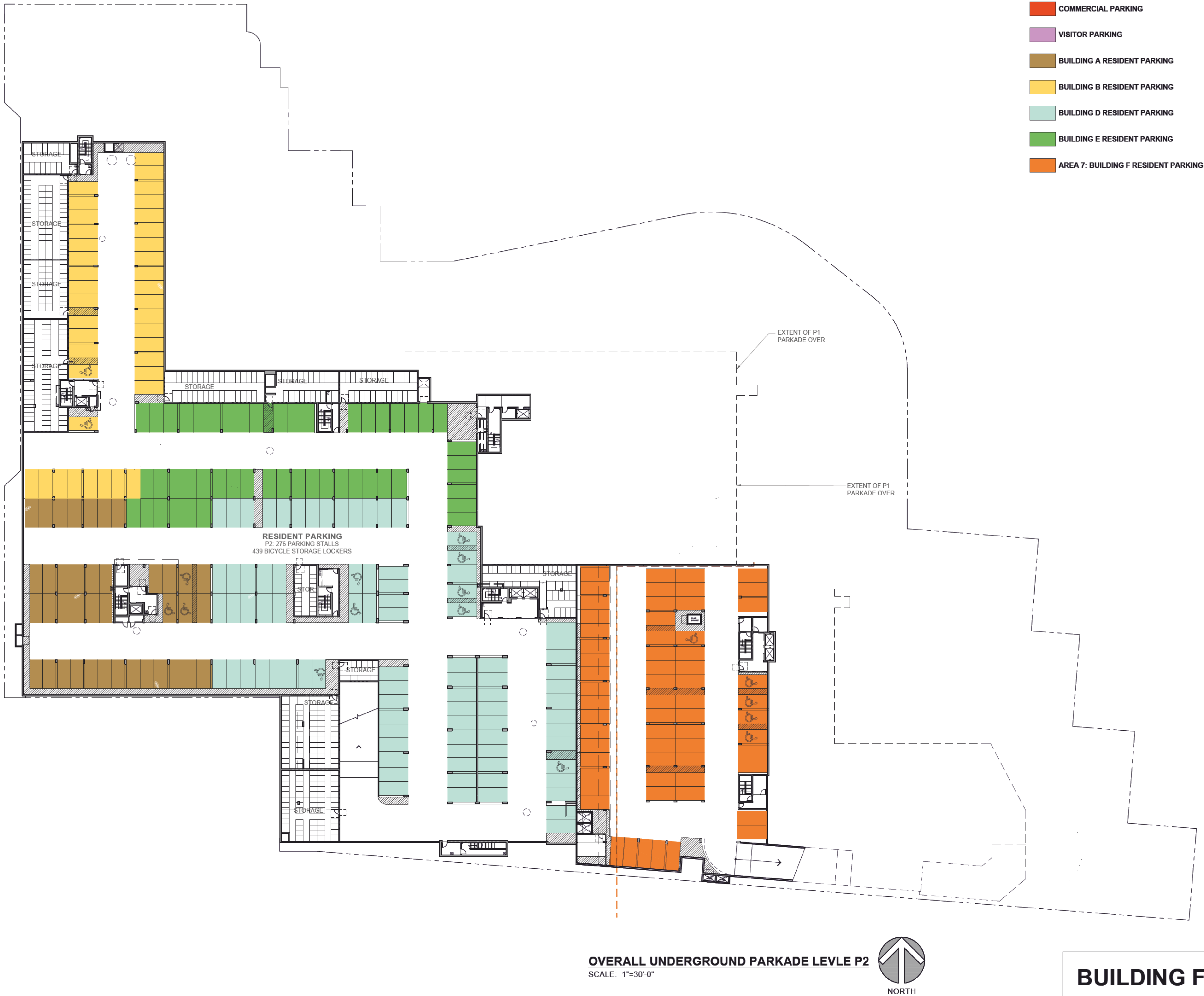
ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"

BUILDING F: UNIT BREAKDOWN					
UNIT TYPE		UNIT AREA	# OF UNITS	TOTAL	%
A1	JR. 1 BED 1 BATH	450 sq.ft.	18	8,100 sq.ft.	11.4
B1	1 BED 1 BATH	538 sq.ft.	11	5,918 sq.ft.	7.0
B2a	1 BED 1 BATH	584 sq.ft.	6	3,504 sq.ft.	3.8
B2a	1 BED 1 BATH	576 sq.ft.	6	3,456 sq.ft.	3.8
B3 - ADAPT	1 BED 1 BATH	528 sq.ft.	5	2,640 sq.ft.	3.2
B4	1 BED 1 BATH	531 sq.ft.	12	6,372 sq.ft.	7.6
C1 - ADAPT	1 BED + DEN	640 sq.ft.	12	7,680 sq.ft.	7.6
C2	1 BED + DEN	616 sq.ft.	2	1,232 sq.ft.	1.3
D1	JR. 2 BED 2 BATH	715 sq.ft.	12	8,580 sq.ft.	7.6
D2	JR. 2 BED 2 BATH	791 sq.ft.	1	791 sq.ft.	0.6
E1a	2 BED 2 BATH	768 sq.ft.	6	4,608 sq.ft.	3.8
E1a	2 BED 2 BATH	761 sq.ft.	6	4,566 sq.ft.	3.8
E1b	2 BED 2 BATH	745 sq.ft.	6	4,470 sq.ft.	3.8
E2	2 BED 2 BATH	746 sq.ft.	6	4,476 sq.ft.	3.8
E3	2 BED 2 BATH	743 sq.ft.	5	3,715 sq.ft.	3.2
E4	2 BED 2 BATH	742 sq.ft.	5	3,710 sq.ft.	3.2
E5	2 BED 2 BATH	801 sq.ft.	6	4,806 sq.ft.	3.8
E5a	2 BED 2 BATH	830 sq.ft.	5	4,150 sq.ft.	3.2
E6	2 BED 2 BATH	796 sq.ft.	6	4,776 sq.ft.	3.8
E7	2 BED 2 BATH	828 sq.ft.	5	4,140 sq.ft.	3.2
E8	2 BED 2 BATH	690 sq.ft.	6	4,140 sq.ft.	3.8
F1	2 BED+DEN 2 BATH	918 sq.ft.	4	3,672 sq.ft.	2.5
F2	2 BED+DEN 2 BATH	882 sq.ft.	5	4,410 sq.ft.	3.2
PH1	2 BED+DEN 2 BATH	992 sq.ft.	1	992 sq.ft.	0.6
PH2	2 BED+DEN 2 BATH	955 sq.ft.	1	955 sq.ft.	0.6
TOTAL			158	103,912 sq.ft.	100.0



SEAL	2024-08-27
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DP-1.02



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 - VISITOR PARKING
 - BUILDING A RESIDENT PARKING
 - BUILDING B RESIDENT PARKING
 - BUILDING D RESIDENT PARKING
 - BUILDING E RESIDENT PARKING
 - AREA 7: BUILDING F RESIDENT PARKING

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CENTRE**

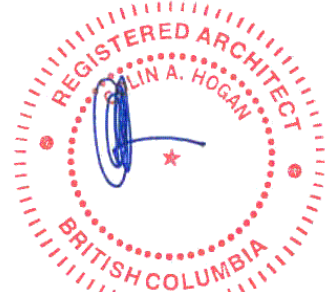
3100 - 272 STREET, ALDERGROVE

DRAWING TITLE

**OVERALL
U/G PARKADE
LEVEL P2**

DATE 2023.07.20 FILE NO.

DWN. AL
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2024-08-27

SEAL
SHEET NO.

BUILDING F

DP-2.01



- LEGEND
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 - BUILDING D RESIDENT PARKING
 - BUILDING E RESIDENT PARKING
 - AREA 7: BUILDING F RESIDENT PARKING

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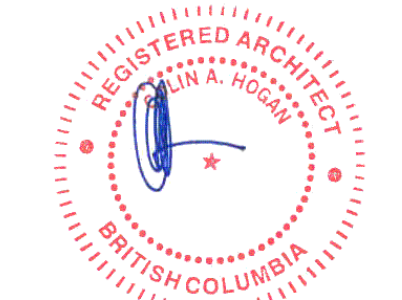
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3100 - 272 STREET, ALDERGROVE

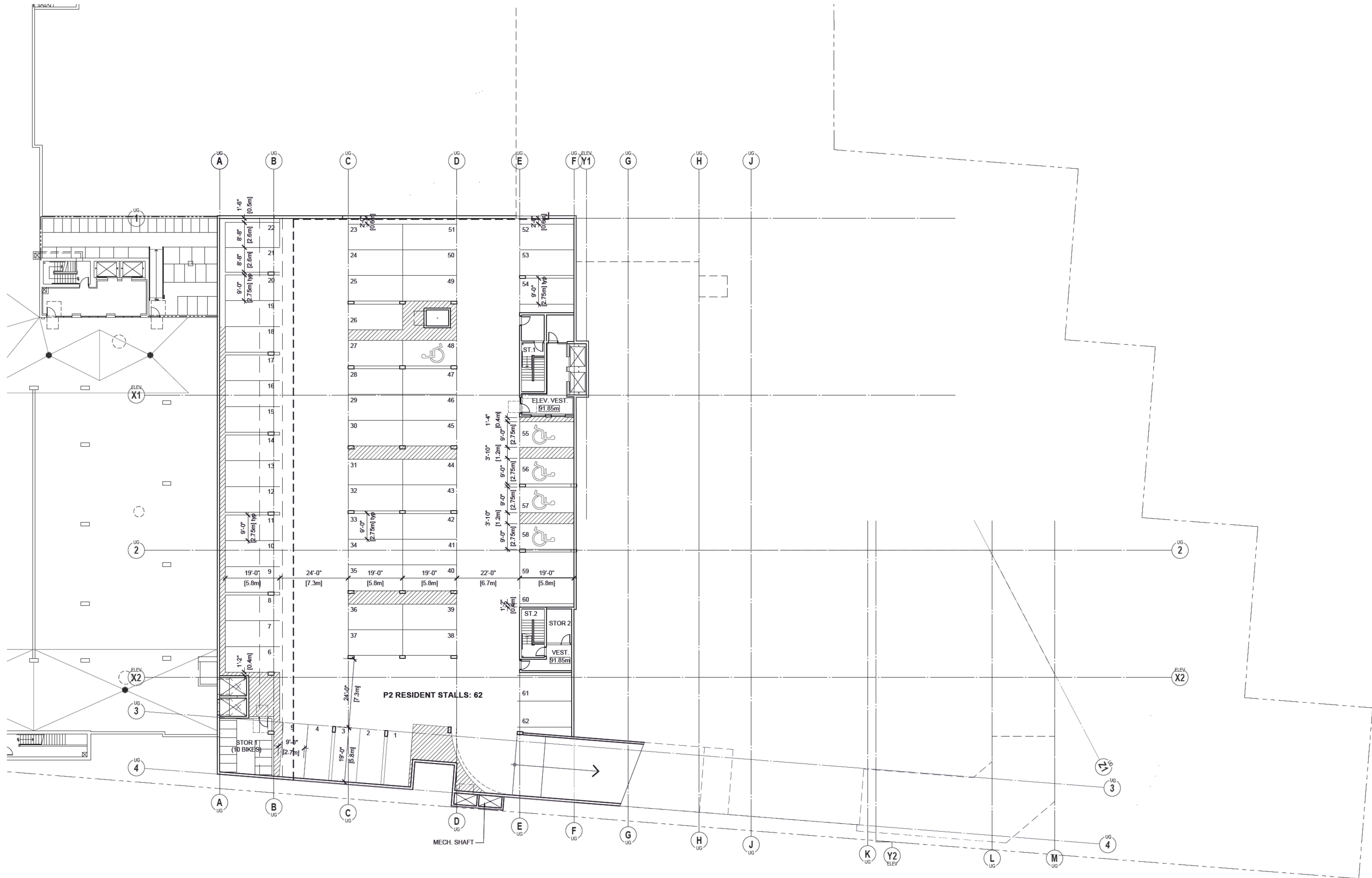
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OVERALL U/G PARKADE LEVEL P1

DATE	2023.07.20	FILE NO.
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BUILDING F
DP-2.02



LEVEL P2 (AREA: 25,199 SQ. FT.)
SCALE: 1/16" = 1'-0"

BUILDING F

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DRAWING TITLE
BUILDING F
LEVEL P2 PLAN

DATE 2023.07.20 FILE NO.
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DP-2.03



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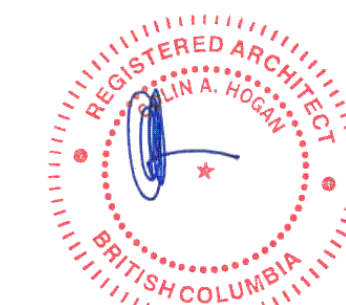
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CENTRE**

3100 - 272 STREET, ALDERGROVE

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**BUILDING F
LEVEL P1 PLAN**

DATE	2023.07.20	FILE NO.
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LEVEL 1 (FLOOR AREA: 20,577 SQ. FT.)
SCALE: 3/32" = 1'-0"

BUILDING F

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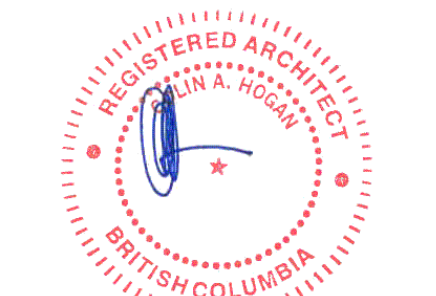
ALDERGROVE TOWN CENTRE

3100 - 272 STREET, ALDERGROVE

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**BUILDING F
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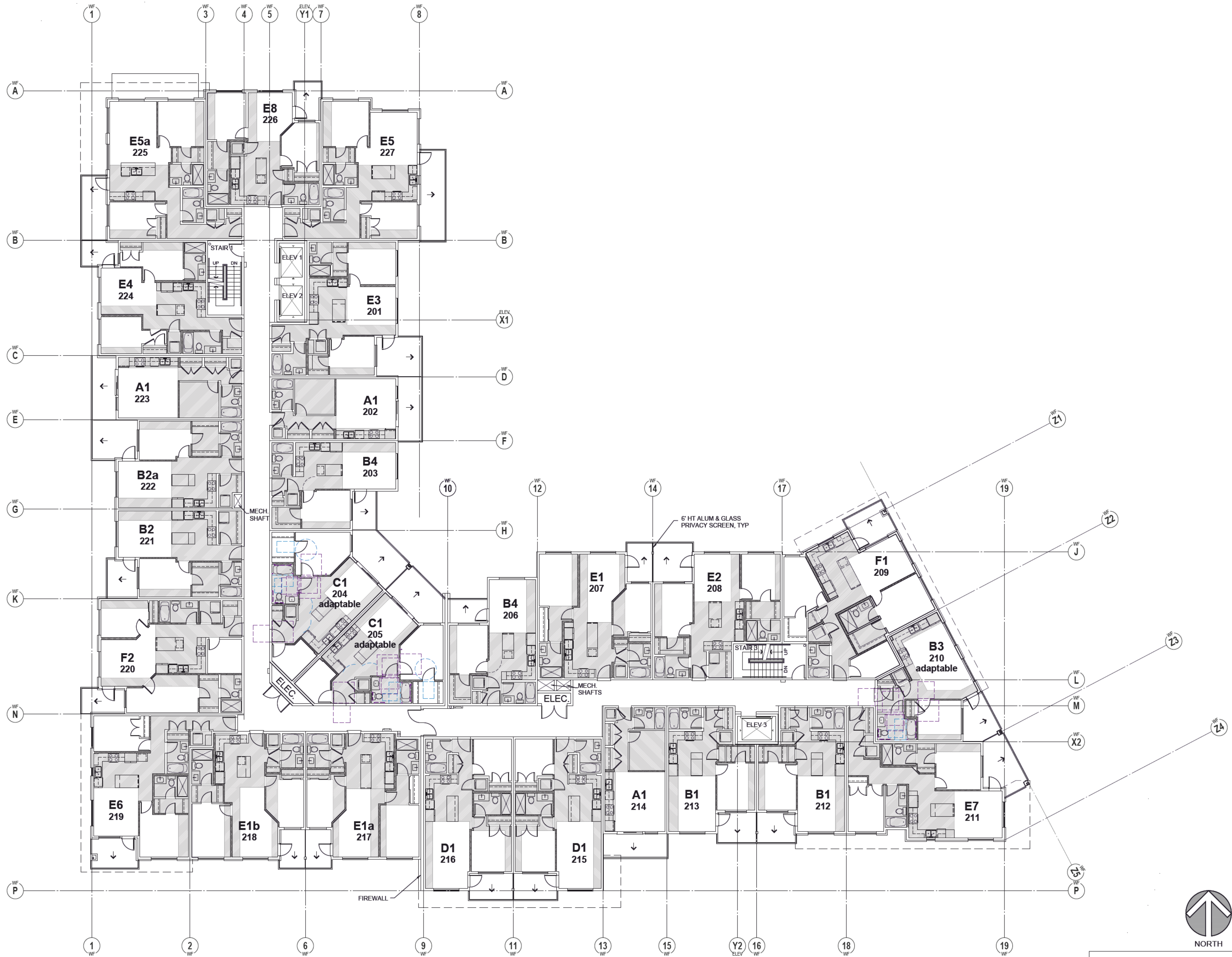
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LEVEL 2 (FLOOR AREA: 20,577 SQ. FT.)
SCALE: 3/32" = 1'-0"

BUILDING F

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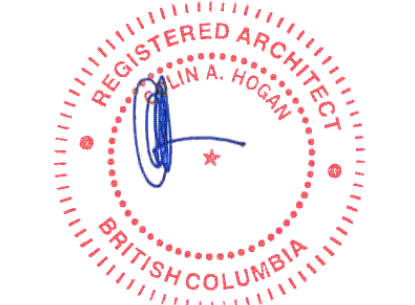
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**BUILDING F
LEVEL 2 PLAN**

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LEVEL 3 (FLOOR AREA: 20,577 SQ. FT.)
SCALE: 3/32" = 1'-0"

BUILDING F

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**BUILDING F
LEVEL 3 PLAN**

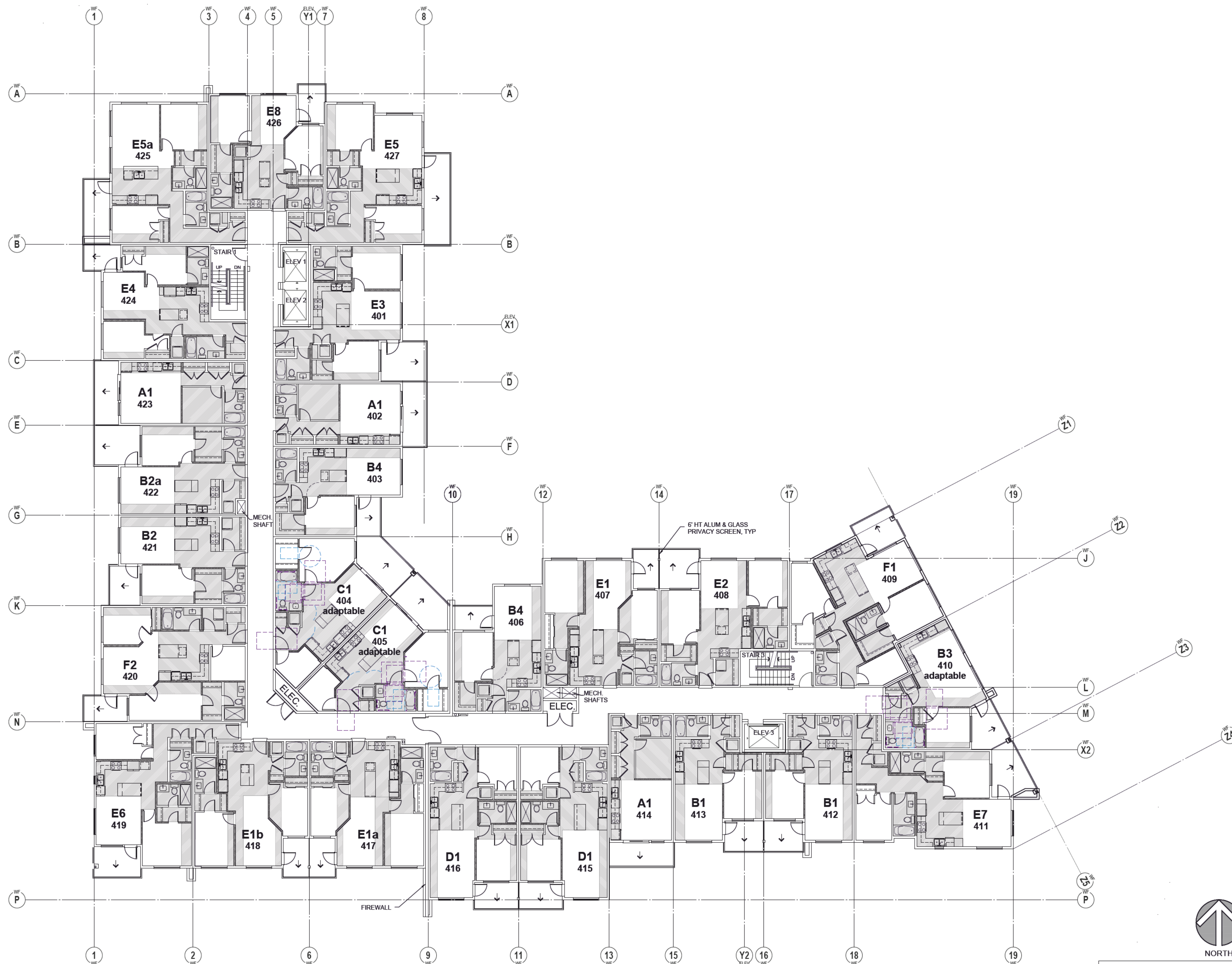
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LEVEL 4 (FLOOR AREA: 20,577 SQ. FT.)
SCALE: 3/32" = 1'-0"

BUILDING F

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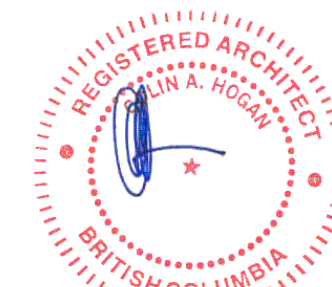
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**BUILDING F
LEVEL 4 PLAN**

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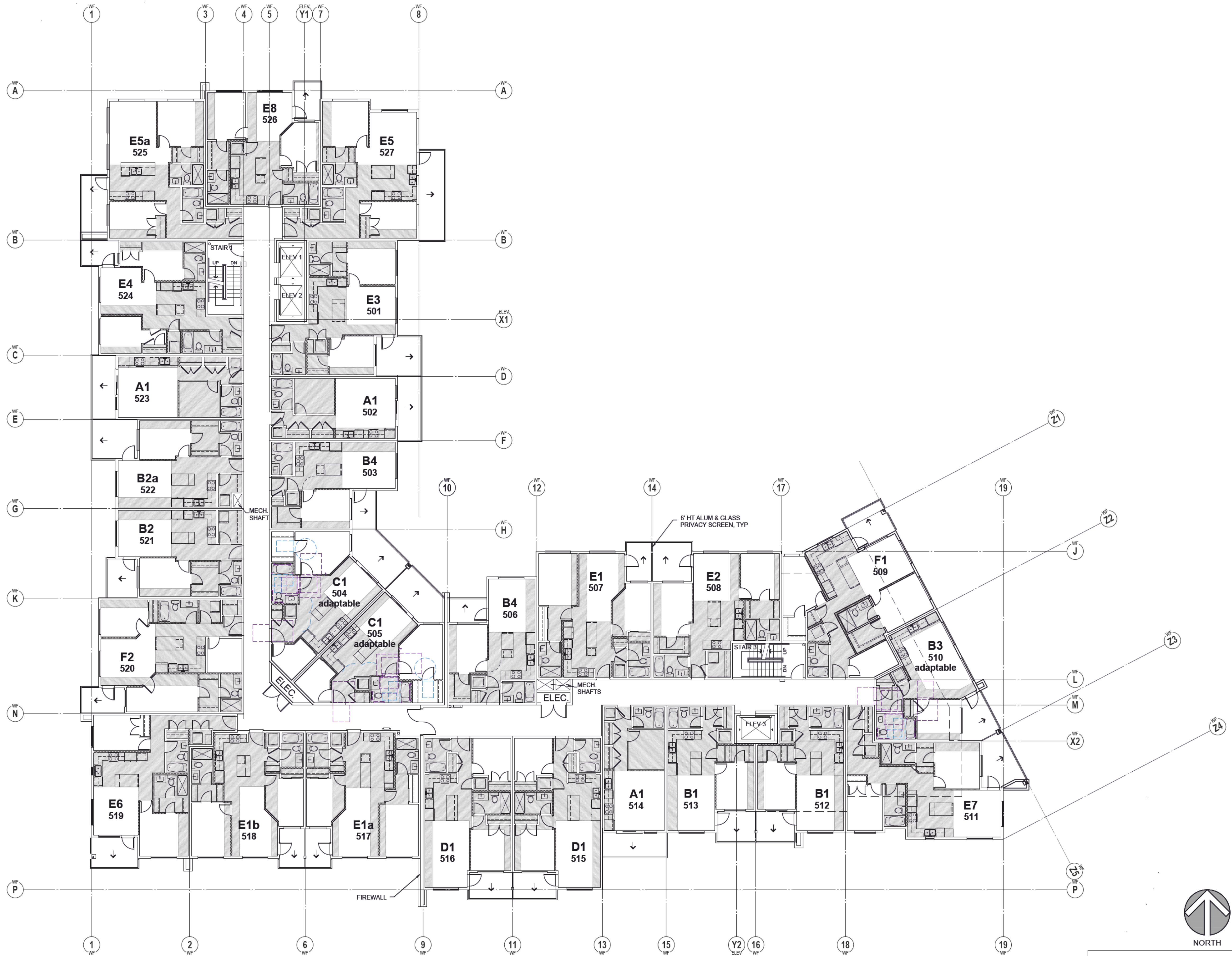
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LEVEL 5 (FLOOR AREA: 20,577 SQ. FT.)
SCALE: 3/32" = 1'-0"

BUILDING F

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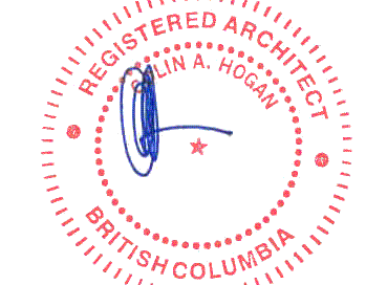
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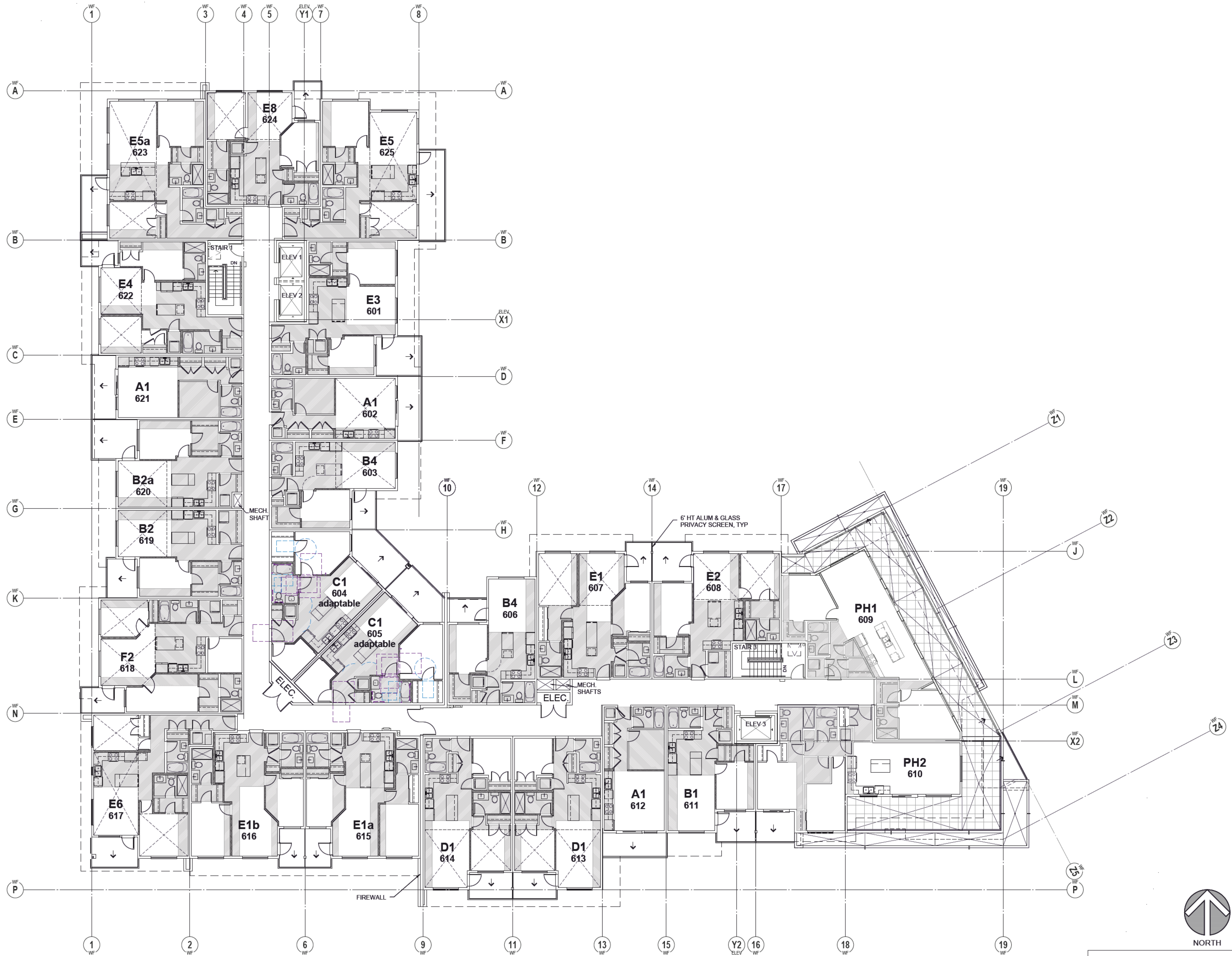
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**BUILDING F
LEVEL 5 PLAN**

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LEVEL 6 (FLOOR AREA: 19,714 SQ. FT.)
SCALE: 3/32" = 1'-0"

BUILDING F

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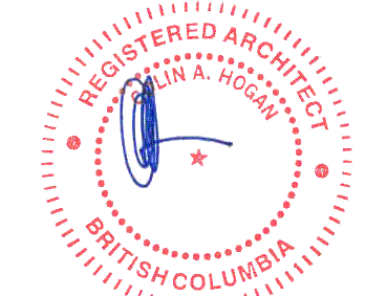
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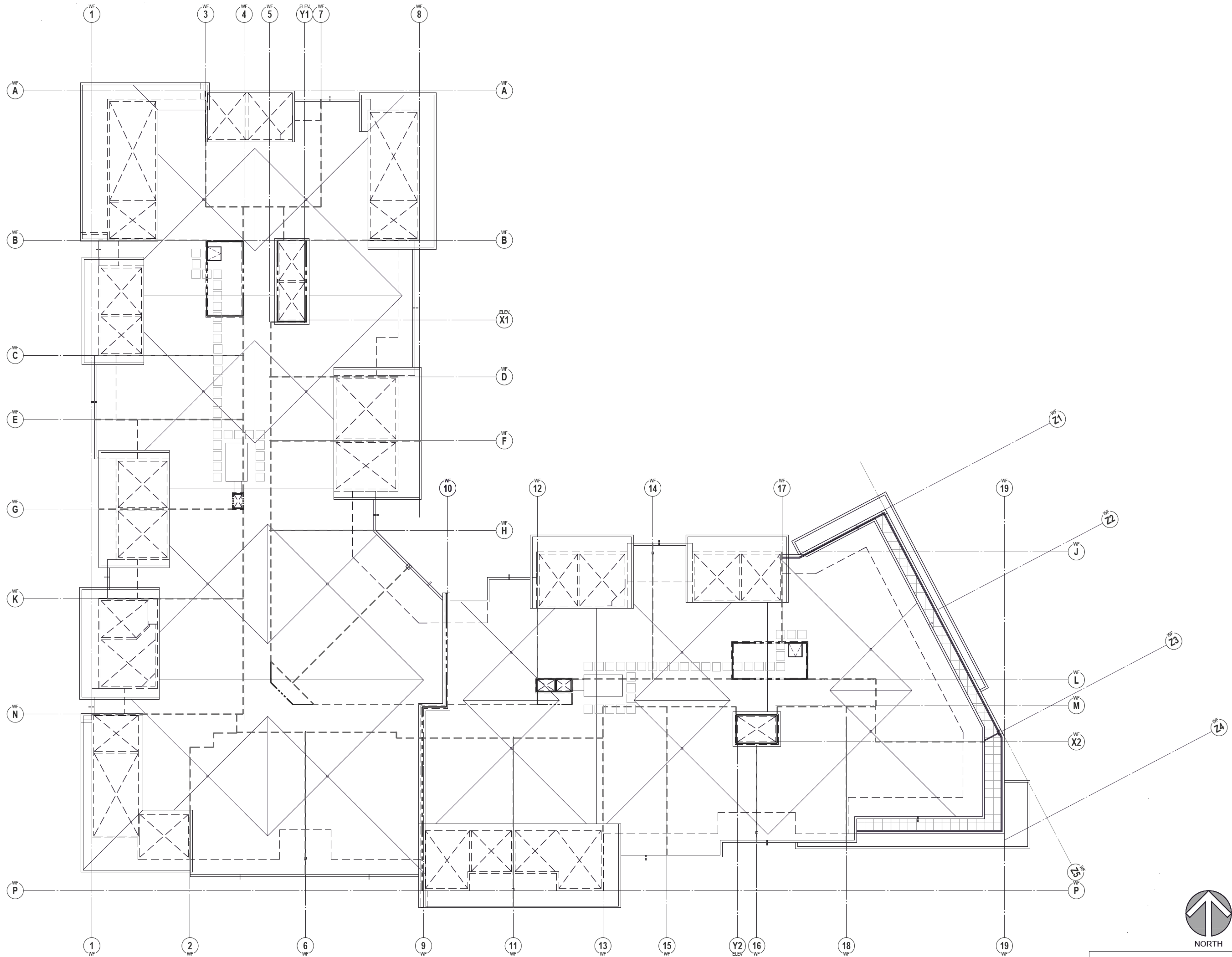
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LEVEL 6 PLAN**

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ROOF PLAN
SCALE: 3/32" = 1'-0"



BUILDING F

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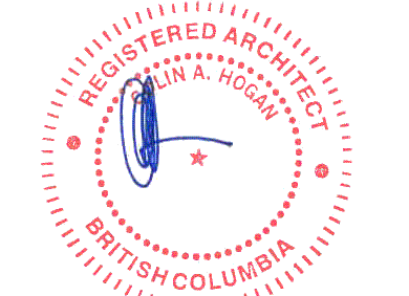
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DP-2.11



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

- 1 CEMENT BOARD PANEL SYSTEM c/w COLOUR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS.
- 2 CEMENT BOARD HORIZONTAL SIDING
- 3 CORRUGATED METAL CLADDING
- 4 BRICK VENEER
- 5 CEMENT BOARD PANEL c/w BUTT JOINTS
- 6 COLUMN/BEAM c/w CEMENT BOARD PANEL
- 7 1x6 WINDOW CEMENT BOARD TRIM
- 8 1x4 WINDOW CEMENT BOARD TRIM
- 9 CEMENT BOARD TRIM c/w METAL FLASHING
- 10 THROUGH WALL FLASHING PAINTED TO MATCH SIDING
- 11 42" HT. ALUMINUM & GLASS RAILING
- 12 6' HIGH ALUMINUM FRAME PRIVACY SCREEN w/ TEMPERED FROSTED GLASS
- 13 ALUMINUM STOREFRONT SYSTEM
- 14 DOUBLE GLAZED P.V.C. WINDOW
- 15 DOUBLE GLAZED P.V.C. SLIDING DOOR
- 16 DOUBLE GLAZED SWING DOOR
- 17 EXTERIOR STEEL DOOR, PAINTED
- 18 VINYL VENTED SOFFIT
- 19 GLASS AND STEEL CANOPY
- 20 CONCRETE CAP
- 21 WOOD ACCENT METAL SIDING

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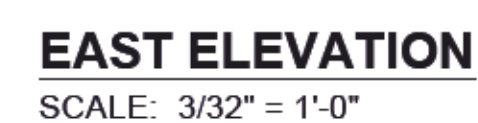
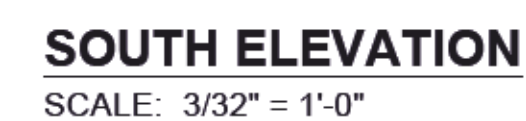
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- ① CEMENT BOARD PANEL SYSTEM *clw* COLOUR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINIUM REVEALS.
- ② CEMENT BOARD HORIZONTAL SIDING
- ③ CORRUGATED METAL CLADDING
- ④ BRICK VENEER
- ⑤ CEMENT BOARD PANEL *clw* BUTT JOINTS
- ⑥ COLUMN/BEAM *clw* CEMENT BOARD PANEL
- ⑦ 1x6 WINDOW CEMENT BOARD TRIM
- ⑧ 1x4 WINDOW CEMENT BOARD TRIM
- ⑨ CEMENT BOARD TRIM *clw* METAL FLASHING
- ⑩ THROUGH WALL FLASHING PAINTED TO MATCH SIDING
- ⑪ 42" HT. ALUMINIUM & GLASS RAILING
- ⑫ 6' HIGH ALUMINIUM FRAME PRIVACY SCREEN w/ TEMPERED FROSTED GLASS
- ⑬ ALUMINIUM STOREFRONT SYSTEM
- ⑭ DOUBLE GLAZED P.V.C. WINDOW
- ⑮ DOUBLE GLAZED P.V.C. SLIDING DOOR
- ⑯ DOUBLE GLAZED SWING DOOR
- ⑰ EXTERIOR STEEL DOOR, PAINTED
- ⑱ VINYL VENTED SOFFIT
- ⑲ GLASS AND STEEL CANOPY
- ⑳ CONCRETE CAP
- ㉑ WOOD ACCENT METAL SIDING

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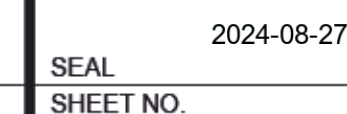
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3100 - 272 STREET, ALDERGROVE

COLOURED ELEVATIONS

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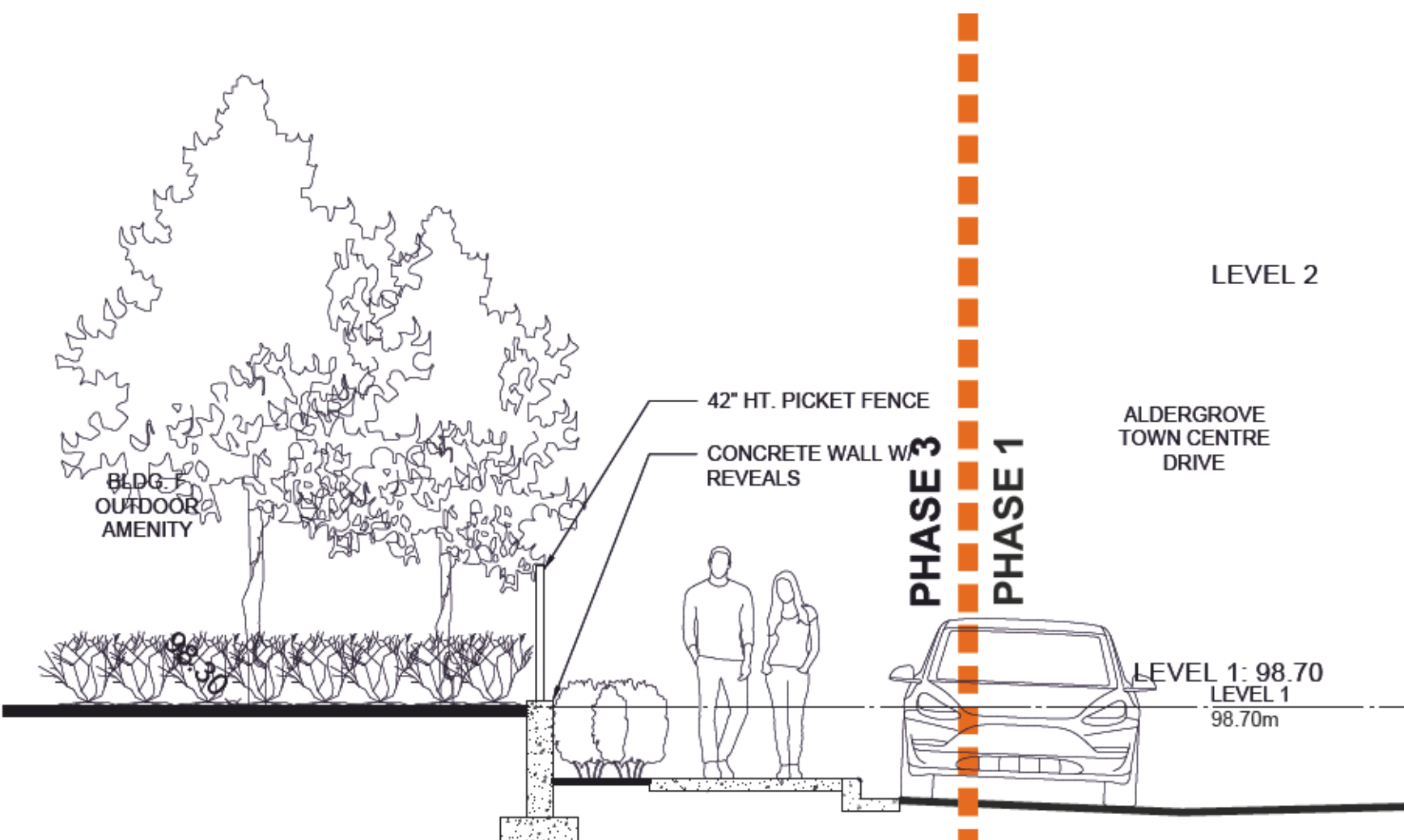
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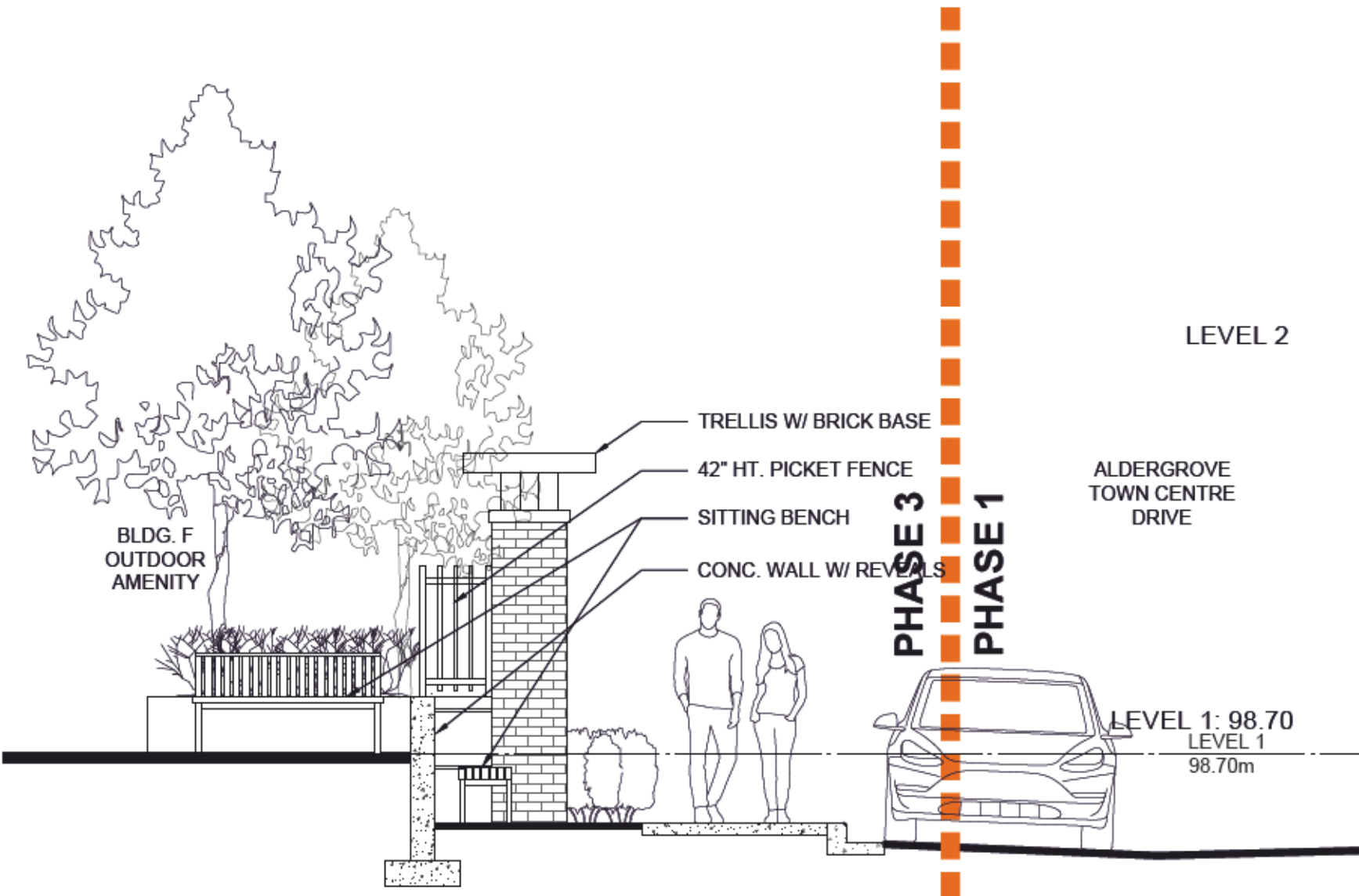
NORTHWEST VIEW ATC DRIVE
BLDG F ENTRY



NORTHEAST VIEW ATC DRIVE



SIDEWALK ALONG ATC DRIVE - CONDITION 1 (TYPICAL)
SCALE: 1/4"=1'-0"



SIDEWALK ALONG ATC DRIVE - CONDITION 2
SCALE: 1/4"=1'-0"



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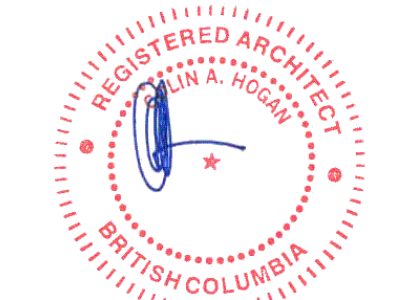
PROJECT
ALDERGROVE TOWN CENTRE

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SOUTHEAST VIEW
ATC DRIVE SOUTH ENTRY



SOUTHWEST VIEW
LANE

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SOUTHEAST
BIRD-EYE VIEW



NORTHEAST
BIRD-EYE VIEW

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SOUTHEAST VIEW
LANE

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COLOUR SCHEME



A **CORRUGATED METAL SIDING:**
Charcoal



B **Brick Veneer:**
IXL Interstate Brick
'Platinum Matte'



C **Cement Board Panel Siding 1:**
James Hardie Panel, smooth
'Arctic White'
c/w easy trim to match panel



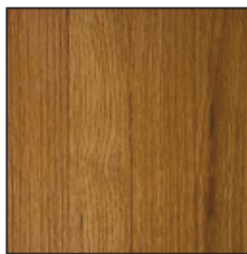
D **Cement Board Panel Siding 2:**
James Hardie Panel, smooth
BM 2104-30 'Harvest Brown'
c/w easy trim to match panel



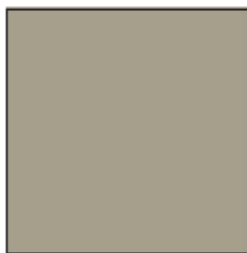
E **Cement Board Panel Siding 3:**
James Hardie Panel, smooth
'Gray Slate'
c/w easy trim to match panel



F **Cement Board Panel Siding 4:**
James Hardie Panel, smooth
'Iron Gray'
c/w easy trim to match panel



G **Metal Siding:**
Klassen Building Supplies
Wood Grain finish 'Acorn'



H **Cement Board Horizontal Siding 1:**
James Hardie Plank, Cedar Mill texture
'Monterey Taupe'



I **Cement Board Horizontal Siding 2:**
James Hardie Plank, Cedar Mill texture
'Night Gray'



J **Trims 1, Window Trims 1, Deck Fascias, & Posts:**
James Hardie
'Gray Slate'



K **Trims 2, Window Trims 2:**
James Hardie
'Iron Gray'



L **Window Frames:**
Vinyl
Black



M **Aluminum Storefront Frame:**
Black



N **Railing & Canopy:**
Black



O **Soffit 1:**
White



P **Soffit 2:**
to match James Hardie 'Gray Slate'



Q **Concrete Cap:**
to match James Hardie 'Iron Gray'

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2024-05-02
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**ALDERGROVE TOWN
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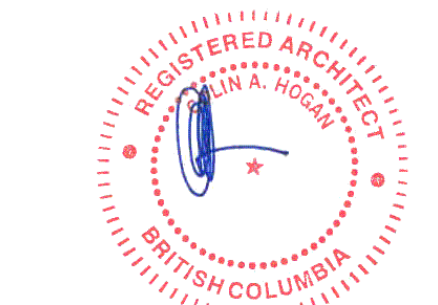
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**COLOUR
SCHEME**

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