SITE STATISTICS

CIVIC ADDRESS:		20120 86 Ave T.O. Lanlgey BC	
LEGAL DISCRIPTION		LOT 56, SECTION 26, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP62363 PART NW 1/4, EXCEPT PLAN E1/2.	
ZONING	SR2 TO CD		
GROSS SITE AREA:	9477.7 m2	2.34 Acre	
ROAD DEDICATIONS:	2473.5 m2		
NET AREA	7004 m2	1.73 Acre	
S.R.O.W	312.9 m2		
ZONING			
	COMMERCIAL	BUILDING A	BUILDING B
SETBACKS			
NORTH	2.0 m	4.0 m	
SOUTH	4.0,m		4.0 m
EAST:	2.0m	3.7 m	4.0 m
WEST	2.0 m	4.0 m	4.0 m
LOT COVERAGE			
	PROPOSED	55%	
DENISTY			
	BUILDING A	**RESIDENTIAL 6 STOREY BLDG**	
	PARCEL 1 AREA	2811 m2	2.36 ON NET
	BUILDING B	**RESIDENTIAL 6 STOREY BLDG**	
	PARCEL 2 AREA	2882 m2	2.73 on NET
	BUILDING C	**COMMERCIAL 5 STOREY BLDG**	
	PARCEL 3 AREA	1310 m2	2.56 ON NET
BUILDING FLOOR AREA			
	BUILDING A		
	LEVEL 1	1176.7 m2	
	LEVEL 2-4	1173.0 m2	
	LEVEL 5	980.22 m2	
	LEVEL 6	980.22 m2	
	TOTAL	**6656.14 m2**	
	BUILDING B		
	LEVEL 1	1160.m2	
	LEVEL 2-4	1375.7 m2	
	LEVEL 5	1290.79 m2	
	LEVEL 6	1290.79 m2	
	TOTAL	**7869.48 m2**	
	BUILDING C		
	LEVEL 1	497 m2	
	LEVEL 2-4	2145 m2	
	LEVEL 5	633 m2	
	TOTAL	**3275 m2**	
OUTDOOR AMENITY:			
	REQUIRED	PROPOSED	
	200 x4 - 800 m2	844 m2	
INDOOR AMENITY			
		PROPOSED	
		155 m2	
OFF STREET PARKING			
		REQUIRED	PROVIDED
RESIDENTIAL	PARKING RESI UNITS	200 x 1.5 = 300 STALLS	304
COMMERCIAL	1 PER 35 m2	93 STALLS	100 STALLS

VISITORS PARKING			
		REQUIRED	PROVIDED
	RES. APARTMENT	30 STALLS	30 STALLS
H/C PARKING			
			PROVIDED
RES PARKING		1 PER 50 STALLS = 6 STALLS	8 STALLS
COMM PARKING		1 PER 50 STALLS = 2 STALLS	8 STALLS
BICYCLE PARKING LOCKERS			
		REQUIRED	PROVIDED
SECURE PARKING	RES. APARTMENT	1.2 PER UNIT = 240 LOCKERS	279 STALLS
	COMM	.06 PER 100M2 = 1.9 STALLS	2 STALLS
NON SECURE NEAR ENTRANCE		6 SPACES FOR BUILDING A	6 STALLS
		6 SPACES FOR BUILDING B	S STALLS
		6 SPACES FOR BUILDING C	6 STALLS

UNIT MIX SCHEDULE	BUILDING A					
LEVELS	1 BD	1B+D	2B	2BR JR	3B	UNITS
LVL 1	6	2	5		2	15
LVL 2	8	1	5		2	16
LVL 3	8	1	5		2	16
LVL 4	8	1	5		2	16
LVL 5	6	2	4	1	1	14
LVL 6	6	2	4	1	1	14
TOTAL	42 UNITS	9 UNITS	28 UNITS	2 UNITS	10 UNITS	91 UNITS

UNIT MIX SCHEDULE	BUILDING B					
LEVELS	1 BD	1B+D	2B	2BR JR	3B	UNITS
LVL 1	8		5		1	14
LVL 2	9	2	7		1	19
LVL 3	9	2	7		1	19
LVL 4	9	2	7		1	19
LVL 5	9	2	5	2	1	19
LVL 6	9	2	5	2	1	19
TOTAL	53 UNITS	10 UNITS	36 UNITS	4 UNITS	6 UNITS	109 UNITS

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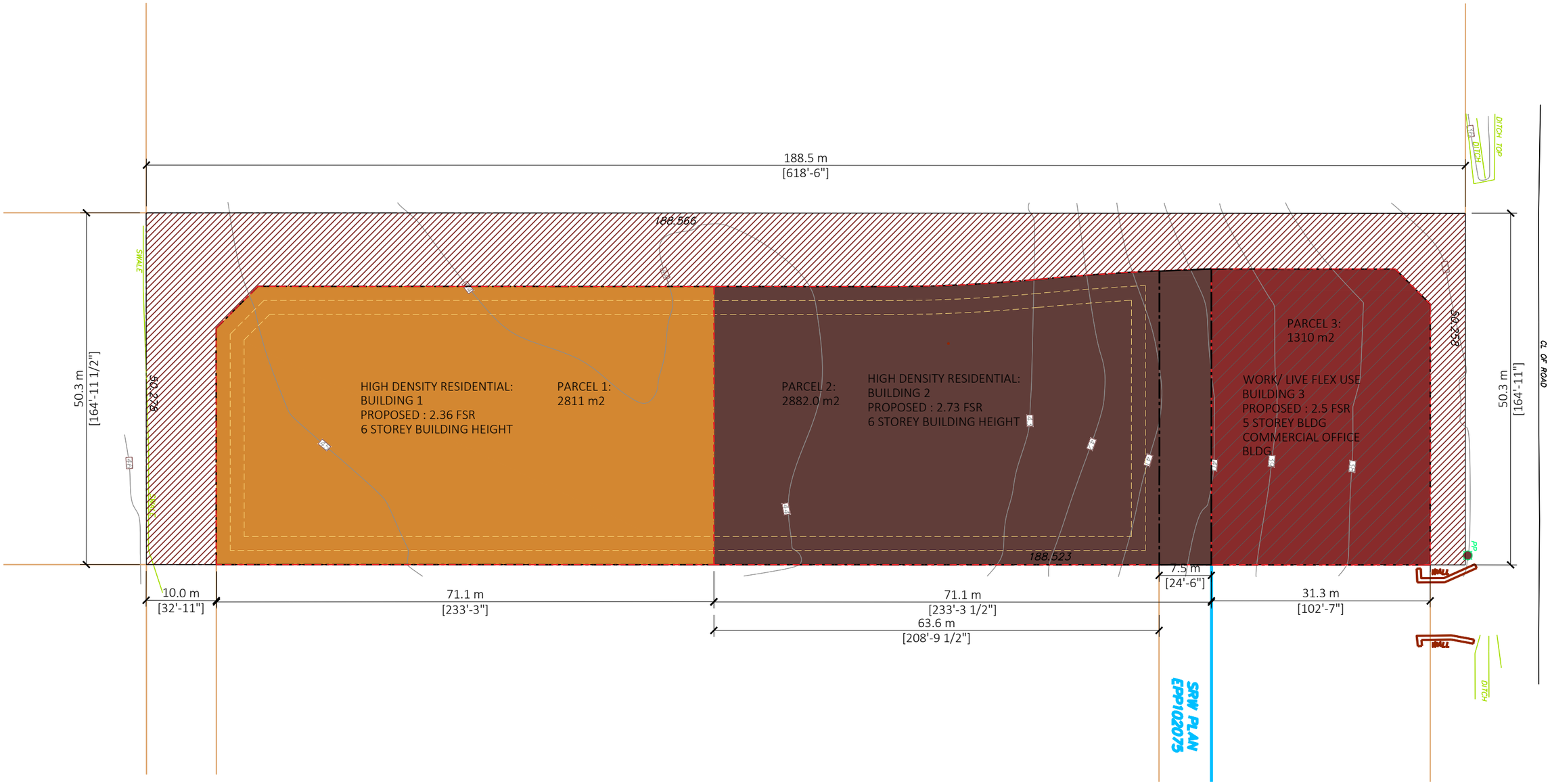
PROJECT INFO:
MIX USE DEVELOPMENT AT
20120 86TH AVE T.O. LANGLEY BC
CLIENT:
CARVOLTH 86TH AVENUE LANDS LTD
.C/O MASKEEN

DATE
18-Aug-22
PROJECT NO:
21-254
SCALE:
1/48"=1'
DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

DATA SHEET

A-0.1



1 SITE PLAN
Scale: 1/48"=1'-0"

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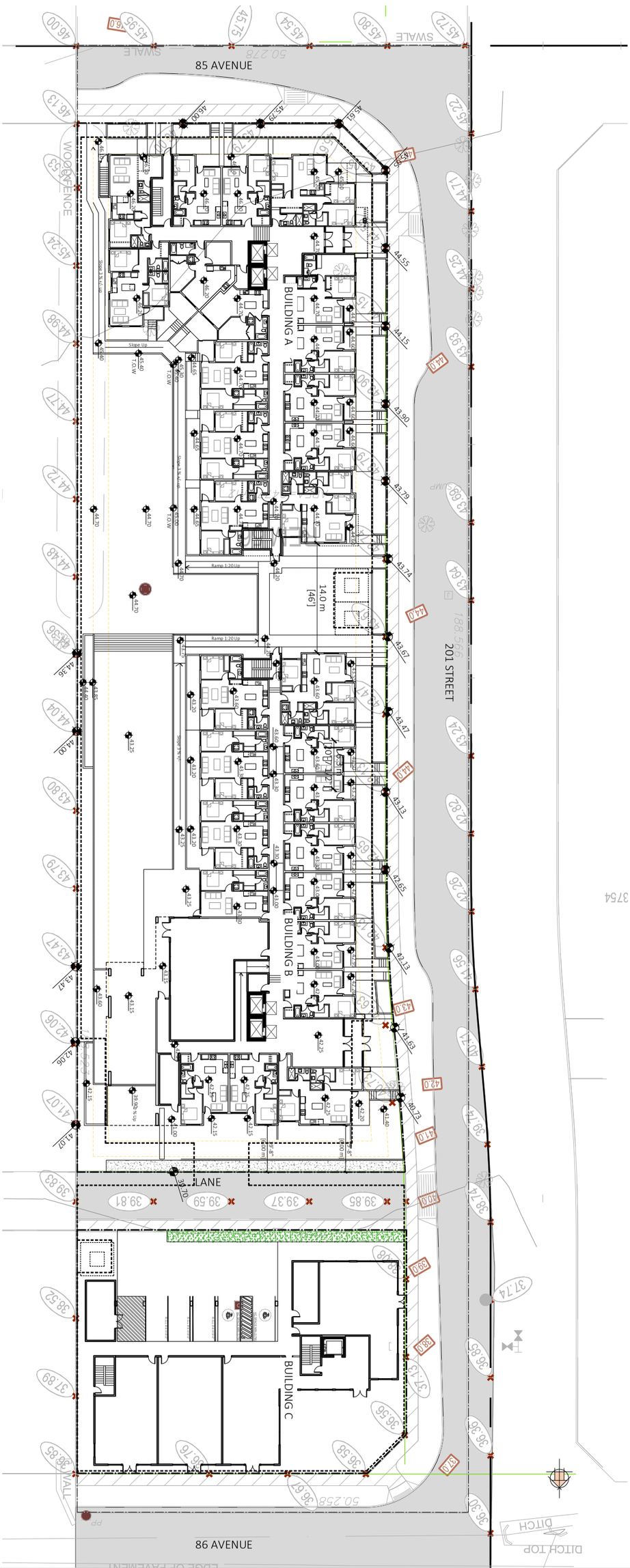
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CLIENT:
MASKEEN DEVELOPMENT

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REV	DESCRIPTION	BY	DATE

SITE PLAN

A-0.3



04			
03			
02			
01	Building Permit Update	M.M.	2021-01-11
REV	DESCRIPTION	BY	DATE

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SHEET NO: A 101

SCALE: 1/16"=1'

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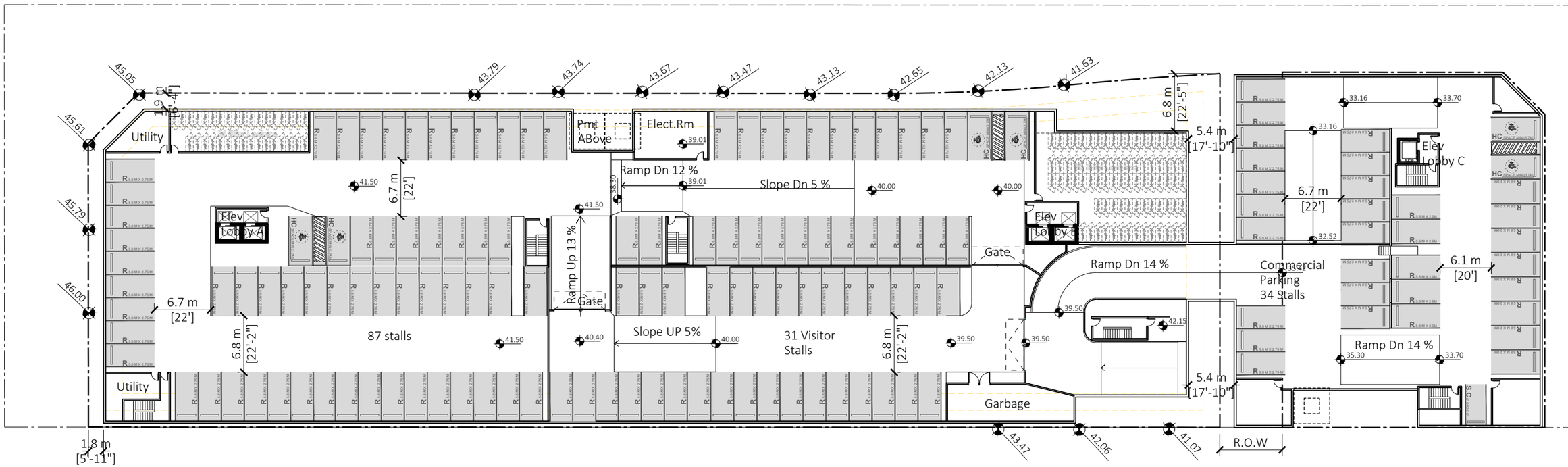
CHECKED BY:

PROJECT NO: 21-254

DATE: 18-Aug-22

REV NO:

Site Plan



1 PARKING LEVEL P1
Scale: 1/40"=1'-0"

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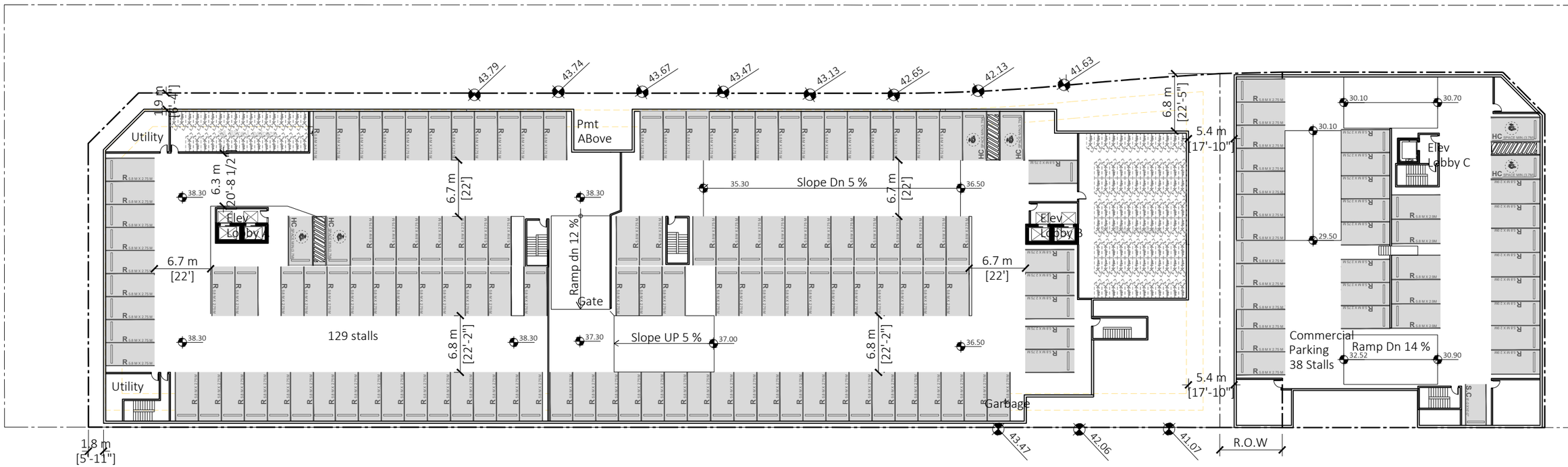
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REV	DESCRIPTION	BY	DATE

P1 LVL

FLOOR PLAN

A-P.1



1 PARKING LEVEL P2
Scale: 1/40"=1'-0"

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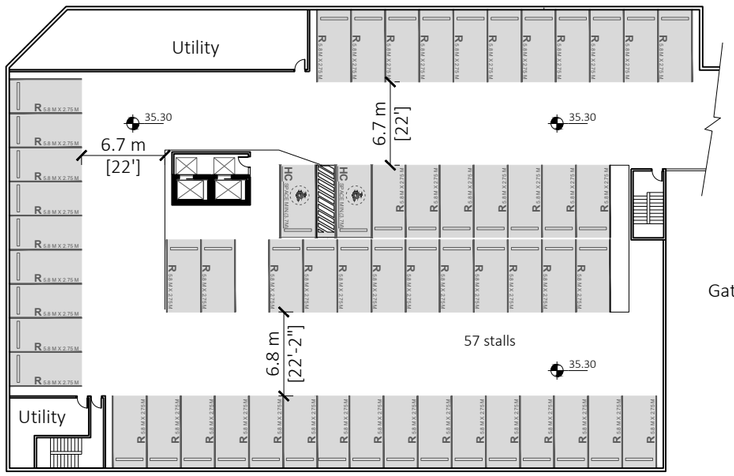
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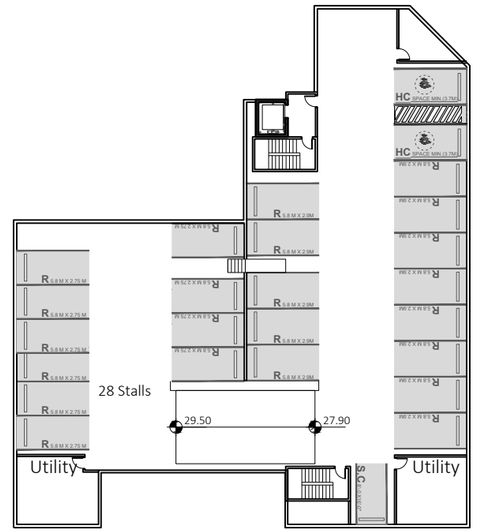
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P2 LVL

FLOOR PLAN

A-P.2





1 PARKING LEVEL P3
Scale: 1/40"=1'-0"

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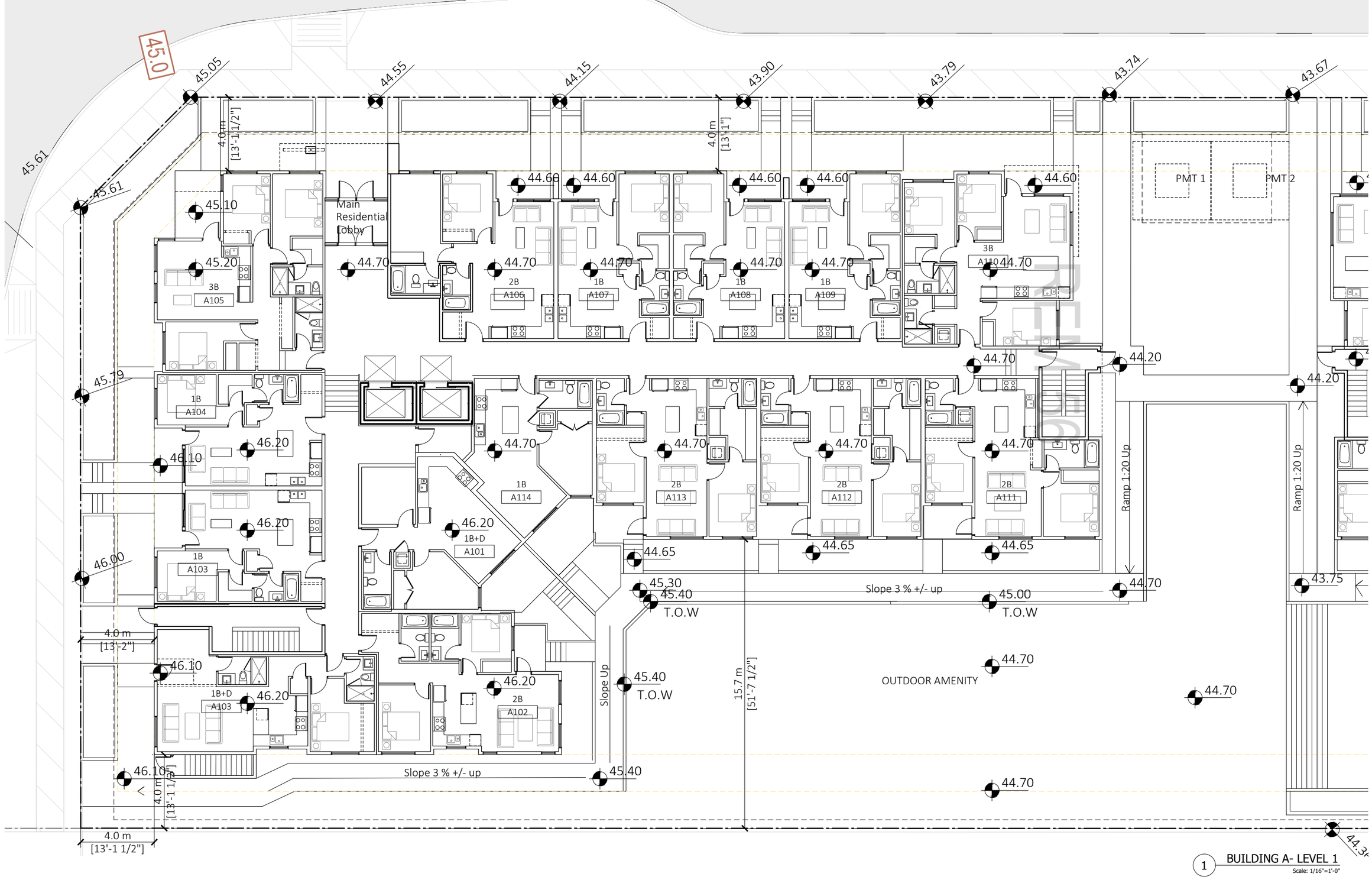
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REV	DESCRIPTION	BY	DATE

P3 LVL

FLOOR PLAN

A-P.3



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

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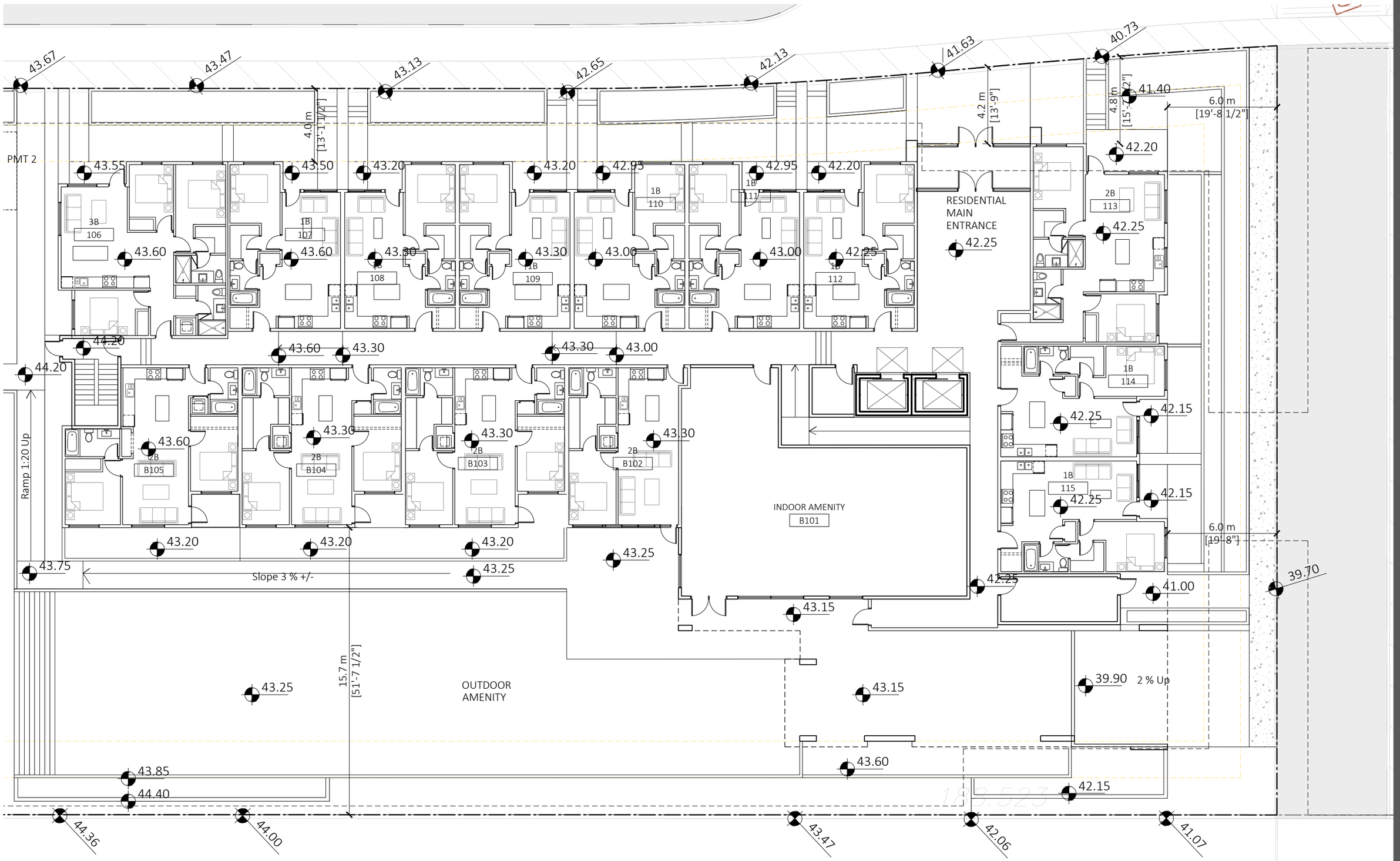
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REV	DESCRIPTION	BY	DATE

LEVEL 1

FLOOR PLAN

A-2.1



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

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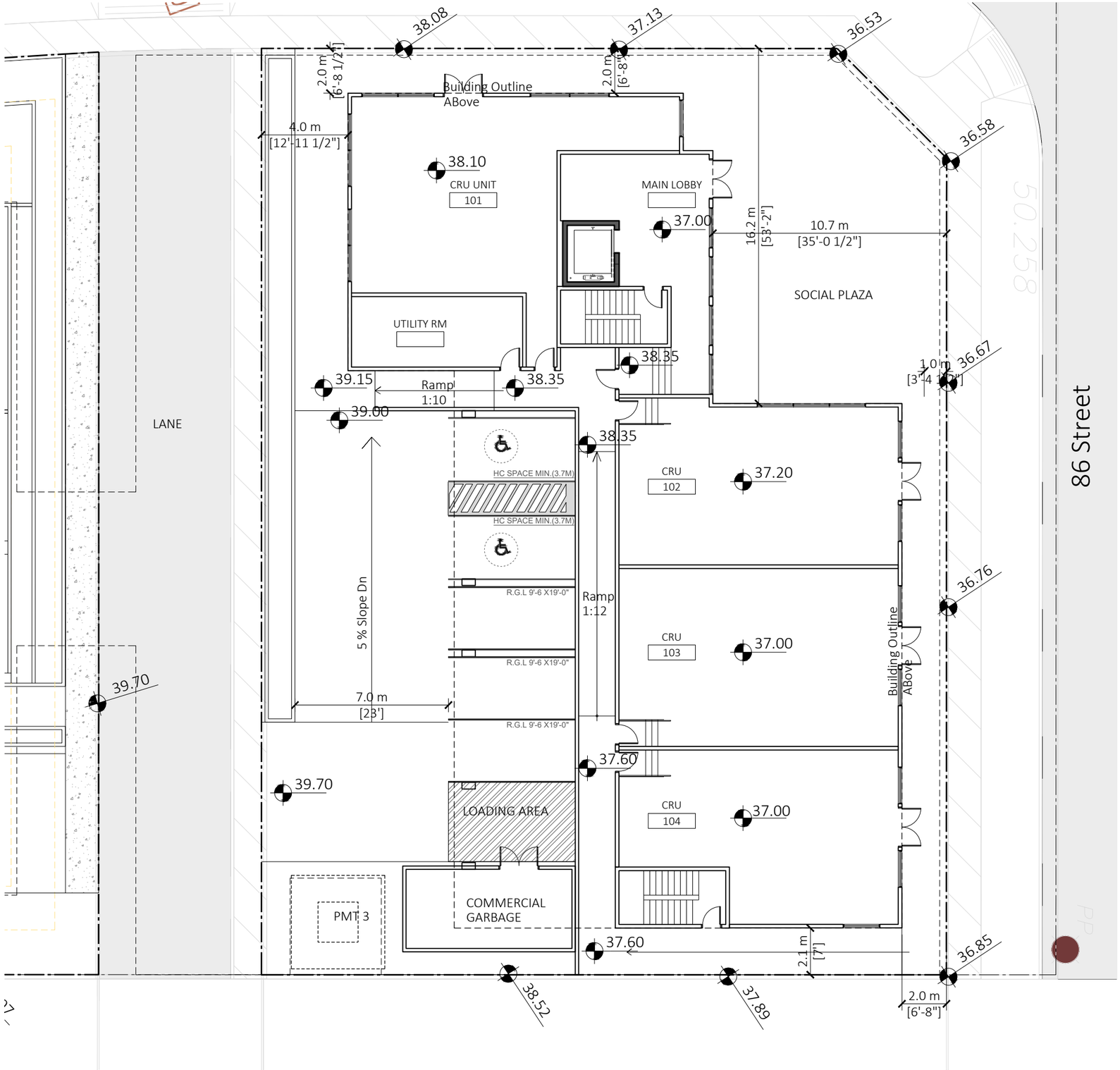
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REV	DESCRIPTION	BY	DATE

LEVEL 1

B-2.1



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

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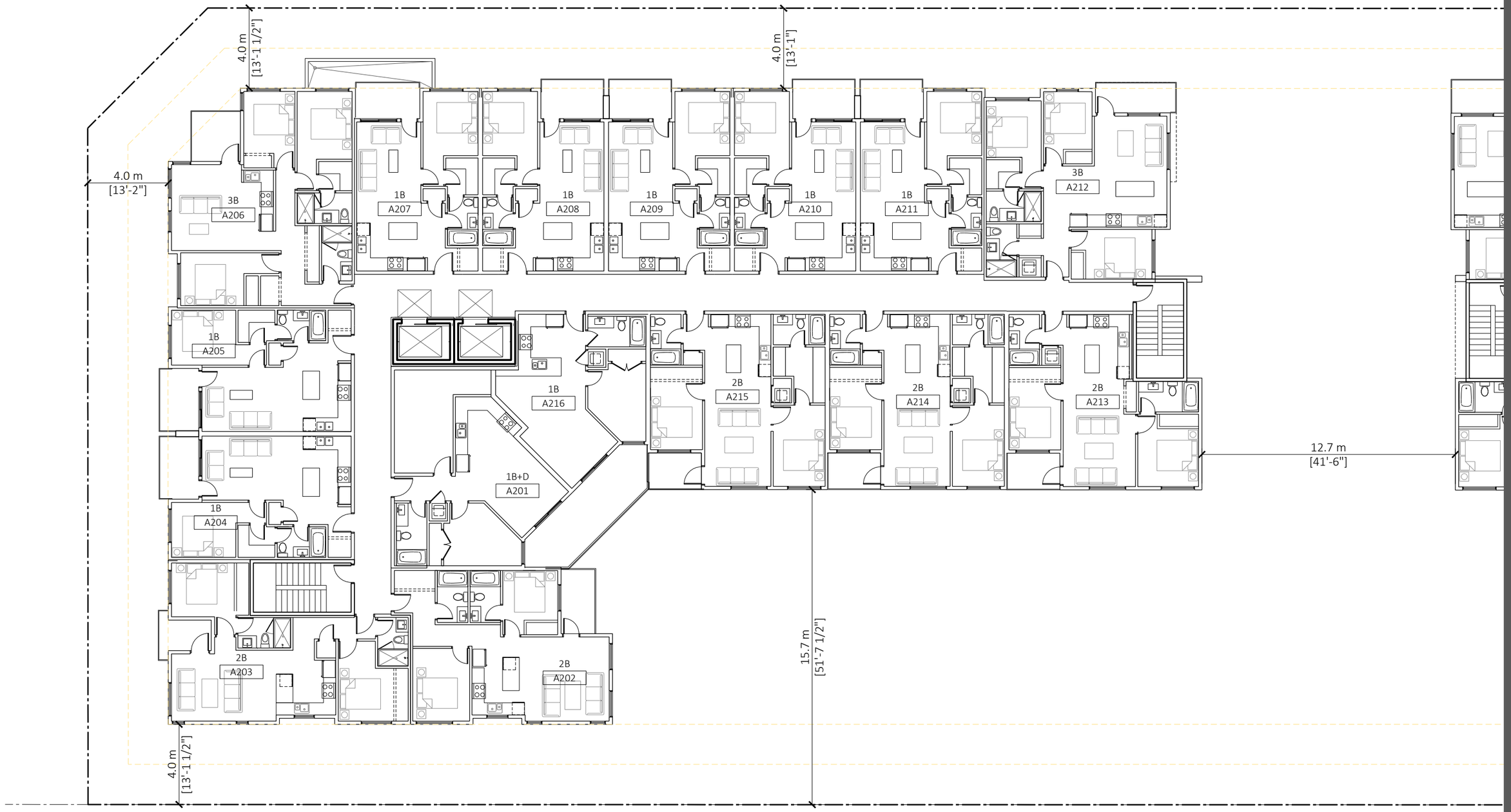
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LEVEL 1

FLOOR PLAN

C-2.1



1 BUILDING A- LEVEL 2 TO 4
Scale: 1/16"=1'-0"

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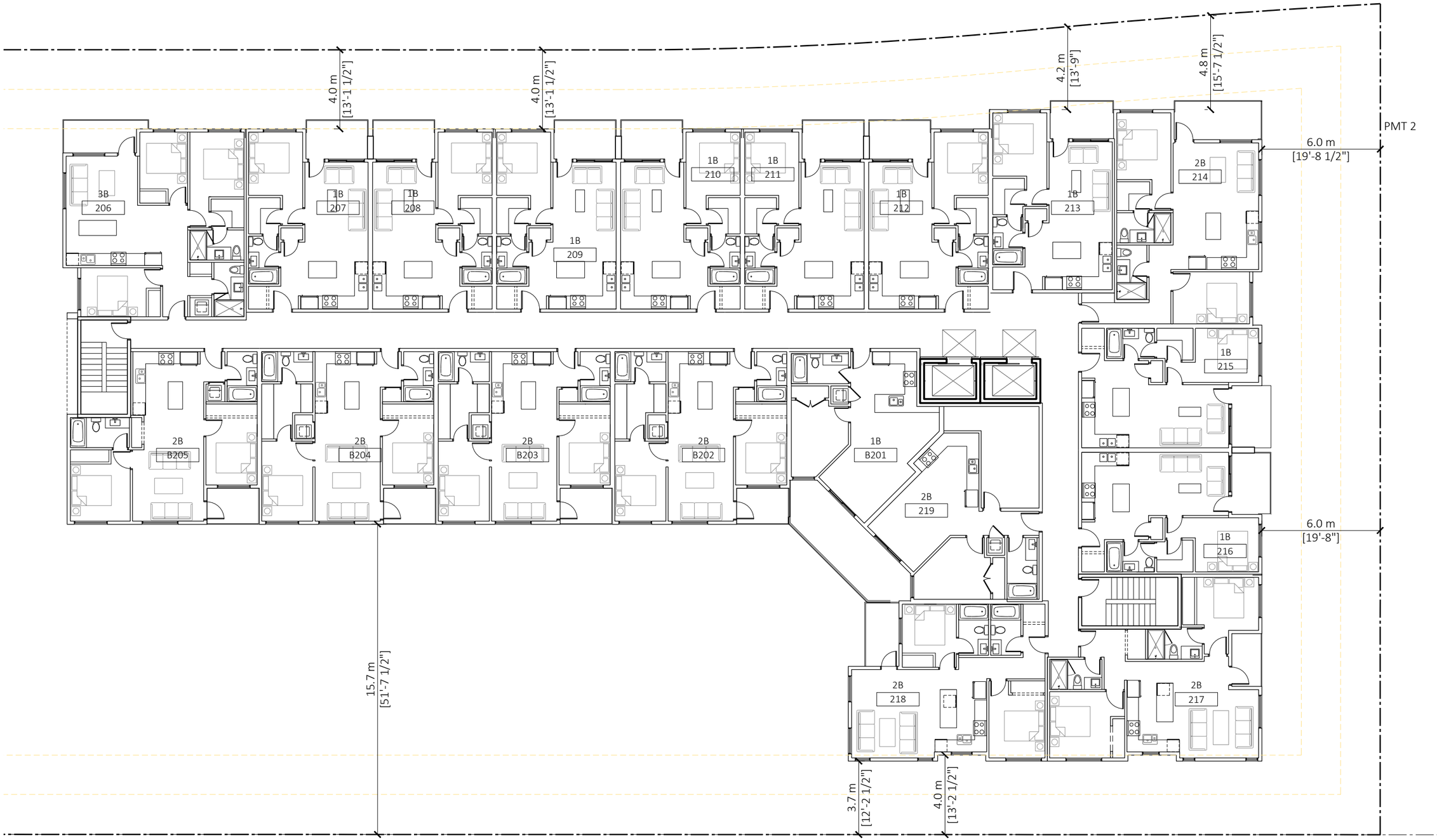
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REV	DESCRIPTION	BY	DATE

LEVEL 2-4

FLOOR PLAN

A-2.2



1 BUILDING B- LEVEL 2 TO 4
Scale: 1/16"=1'-0"

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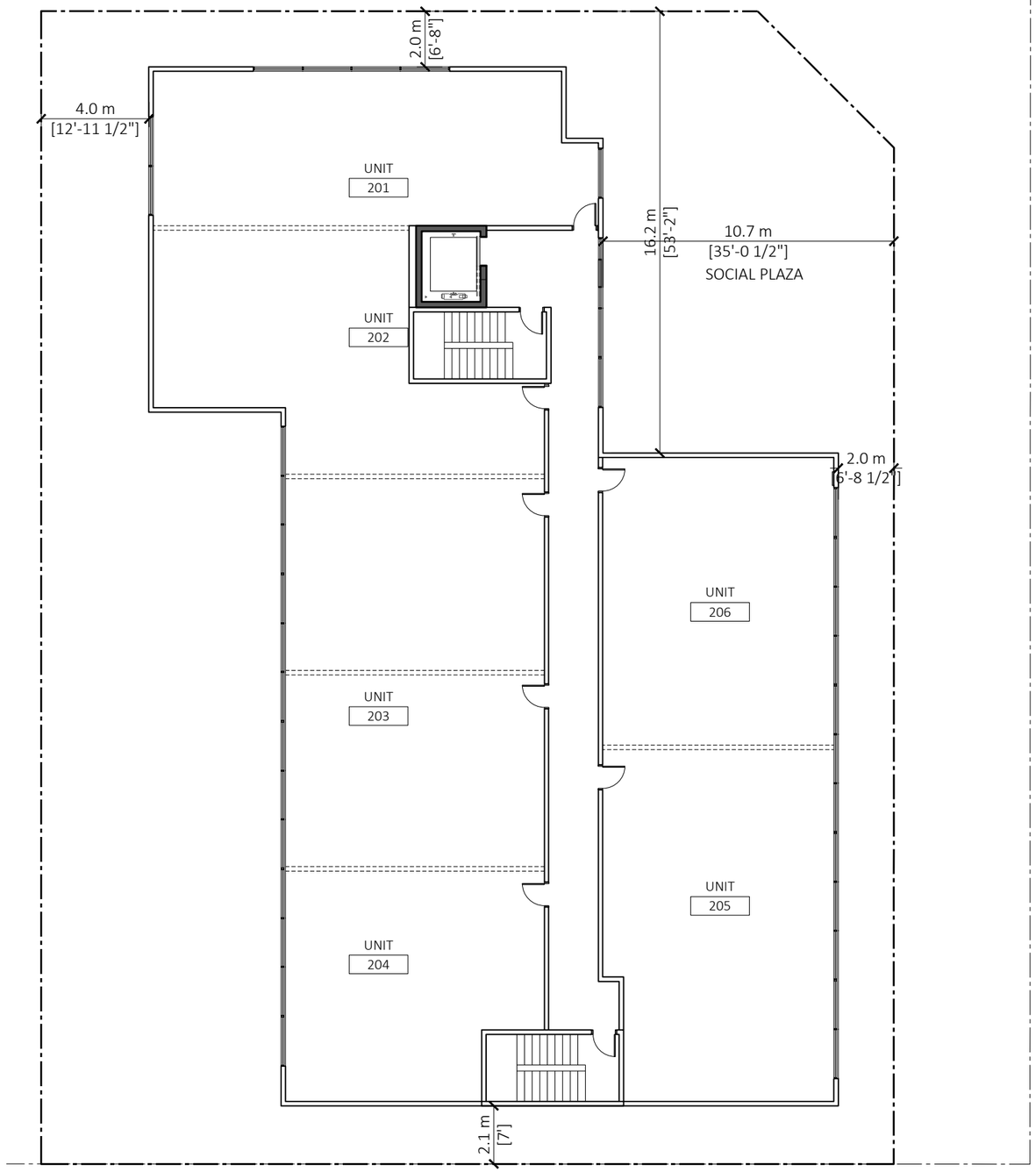
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LEVEL 2-4

FLOOR PLAN

B-2.2



1 BUILDING C- LEVEL 2 TO 4
Scale: 1/16"=1'-0"

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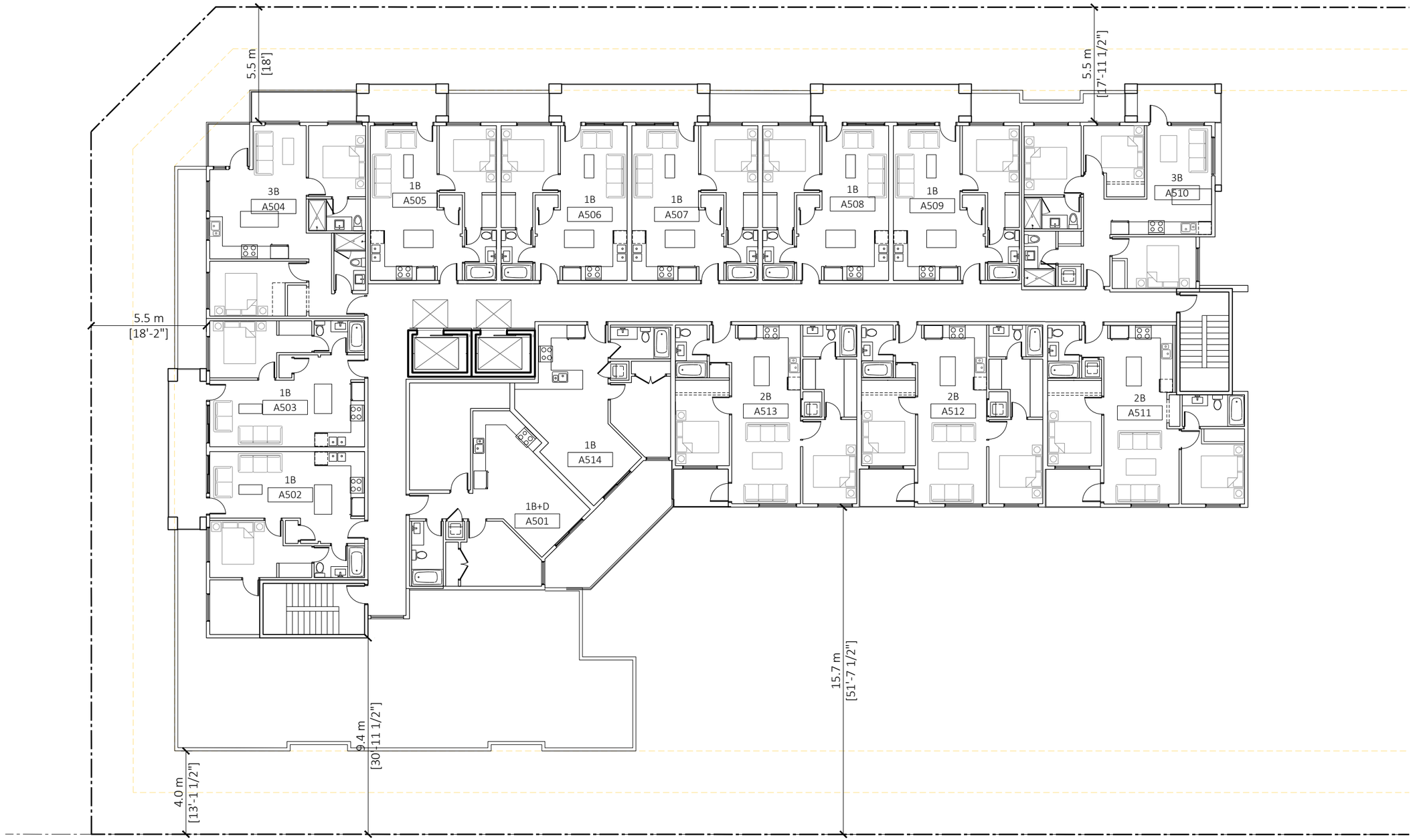
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REV	DESCRIPTION	BY	DATE

LEVEL 2-4

FLOOR PLAN

C-2.2



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

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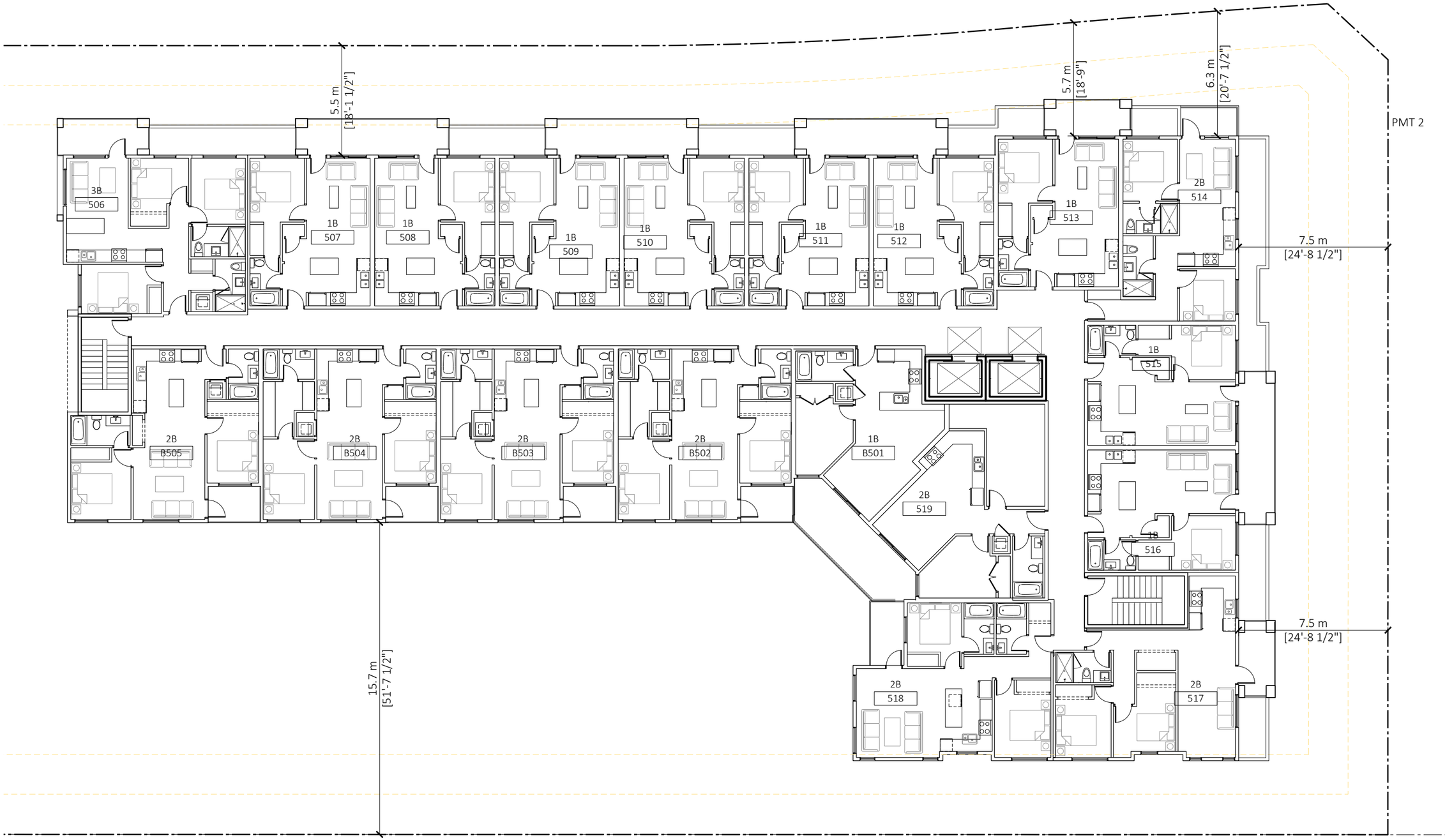
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21-254
SCALE:
1/16"=1'
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REV	DESCRIPTION	BY	DATE

LEVEL 5

FLOOR PLAN

A-2.3



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

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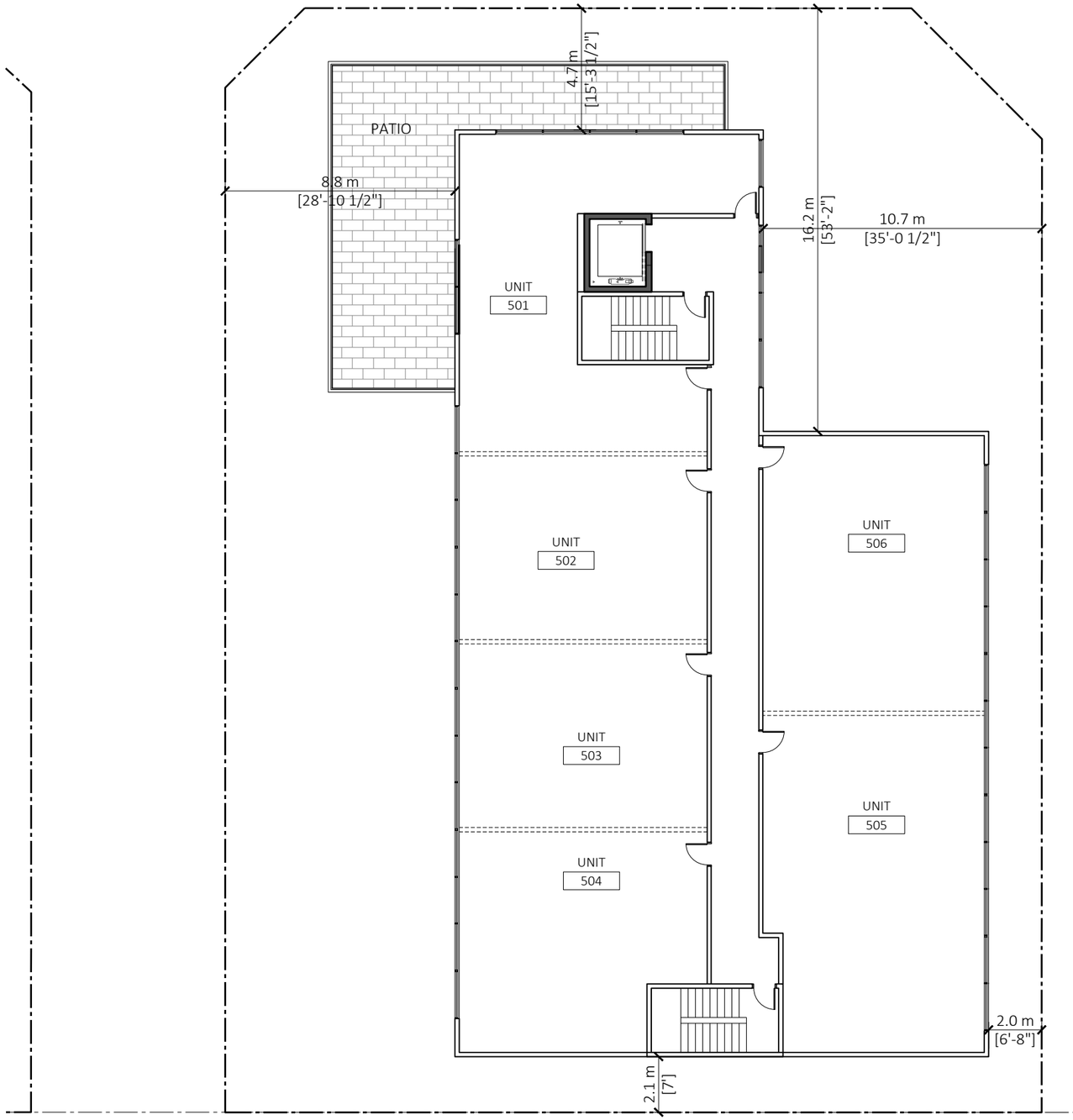
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REV	DESCRIPTION	BY	DATE

LEVEL 5

FLOOR PLAN

B-2.3



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

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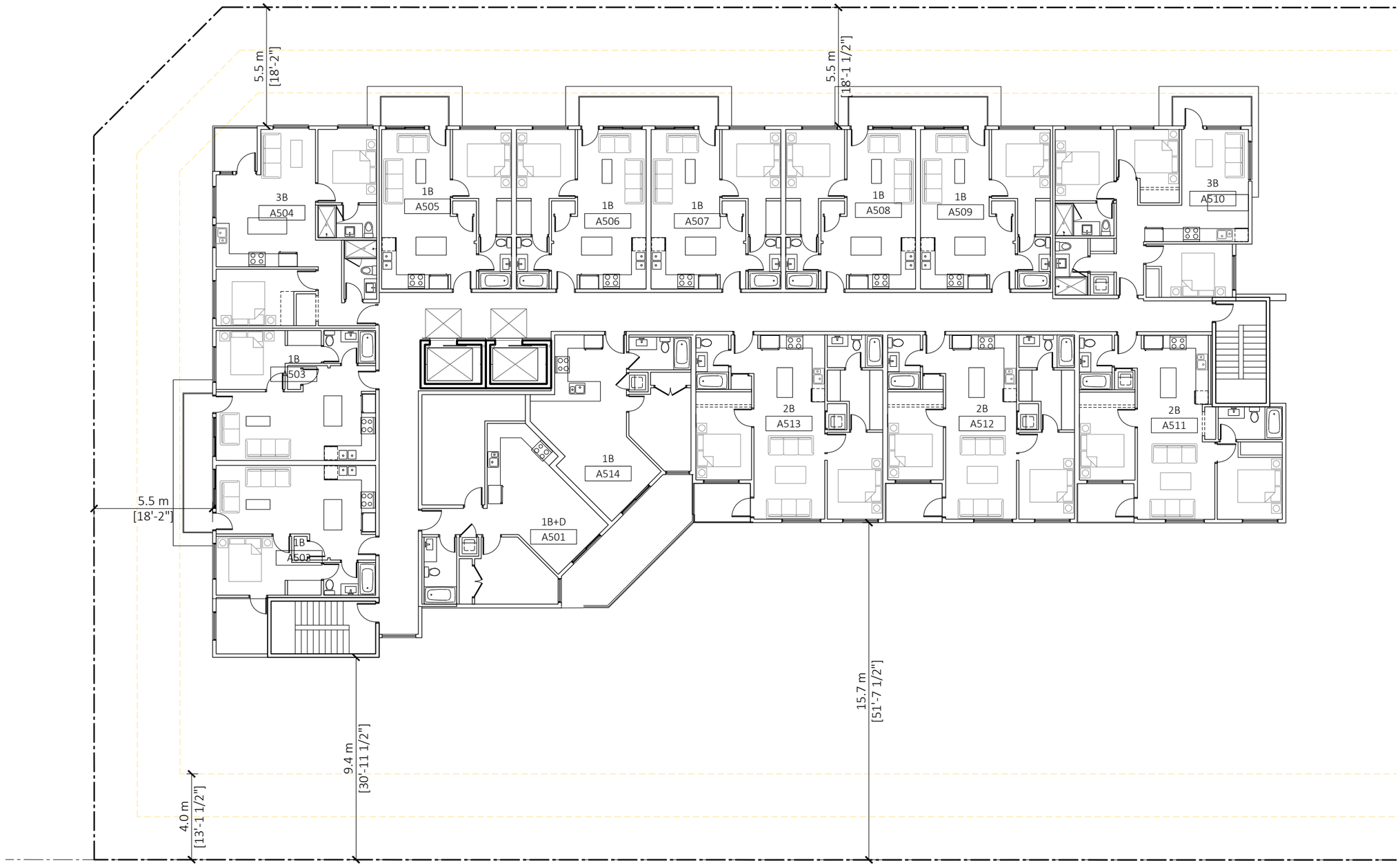
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LEVEL 5

FLOOR PLAN

C-2.3



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

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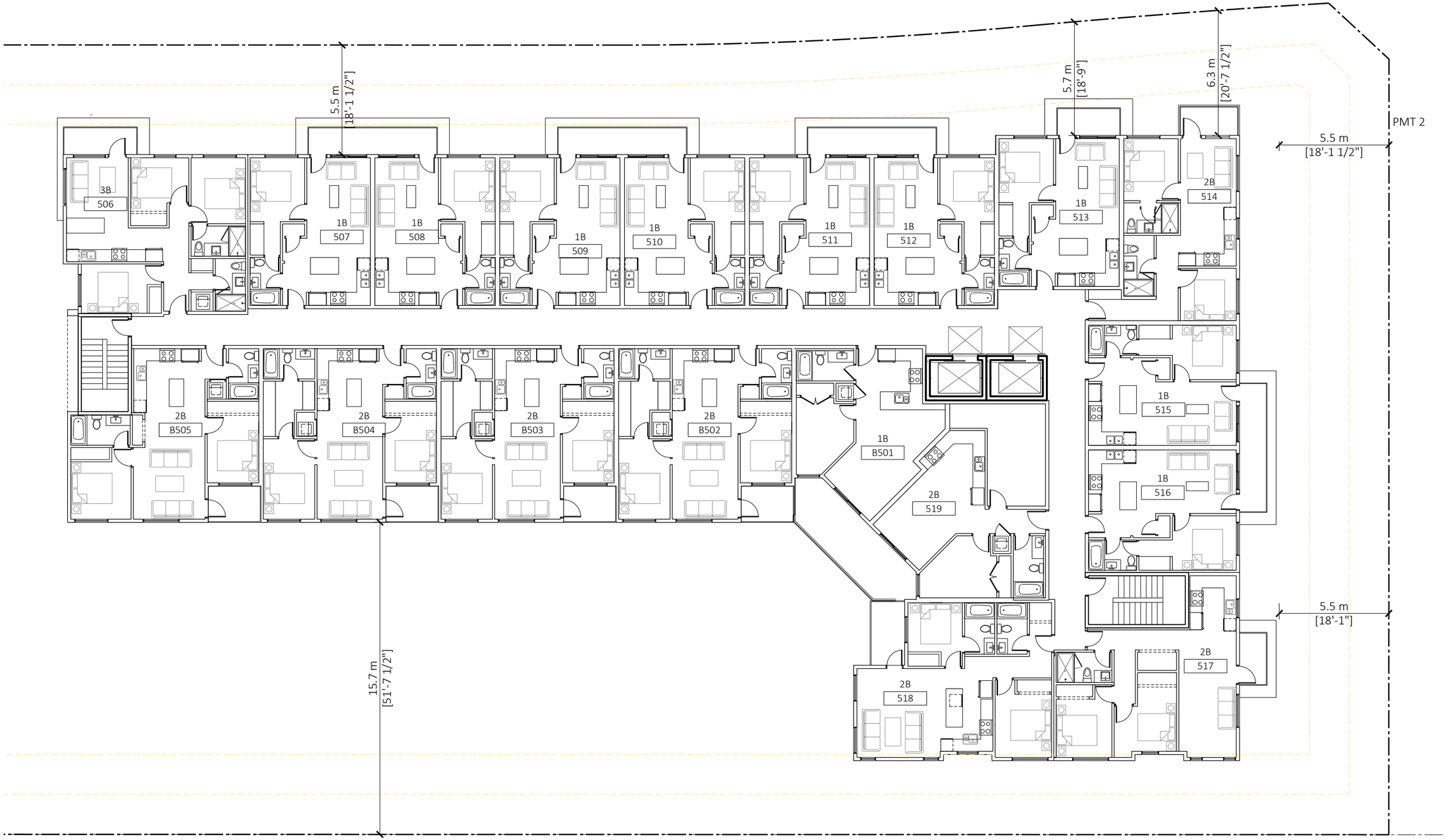
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DRAWN BY:
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REV	DESCRIPTION	BY	DATE

LEVEL 6

FLOOR PLAN

A-2.4



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

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DATE
17-Aug-22
PROJECT NO:
21-254
SCALE:
1/16"=1'
DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

LEVEL 6

FLOOR PLAN

B-2.4



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

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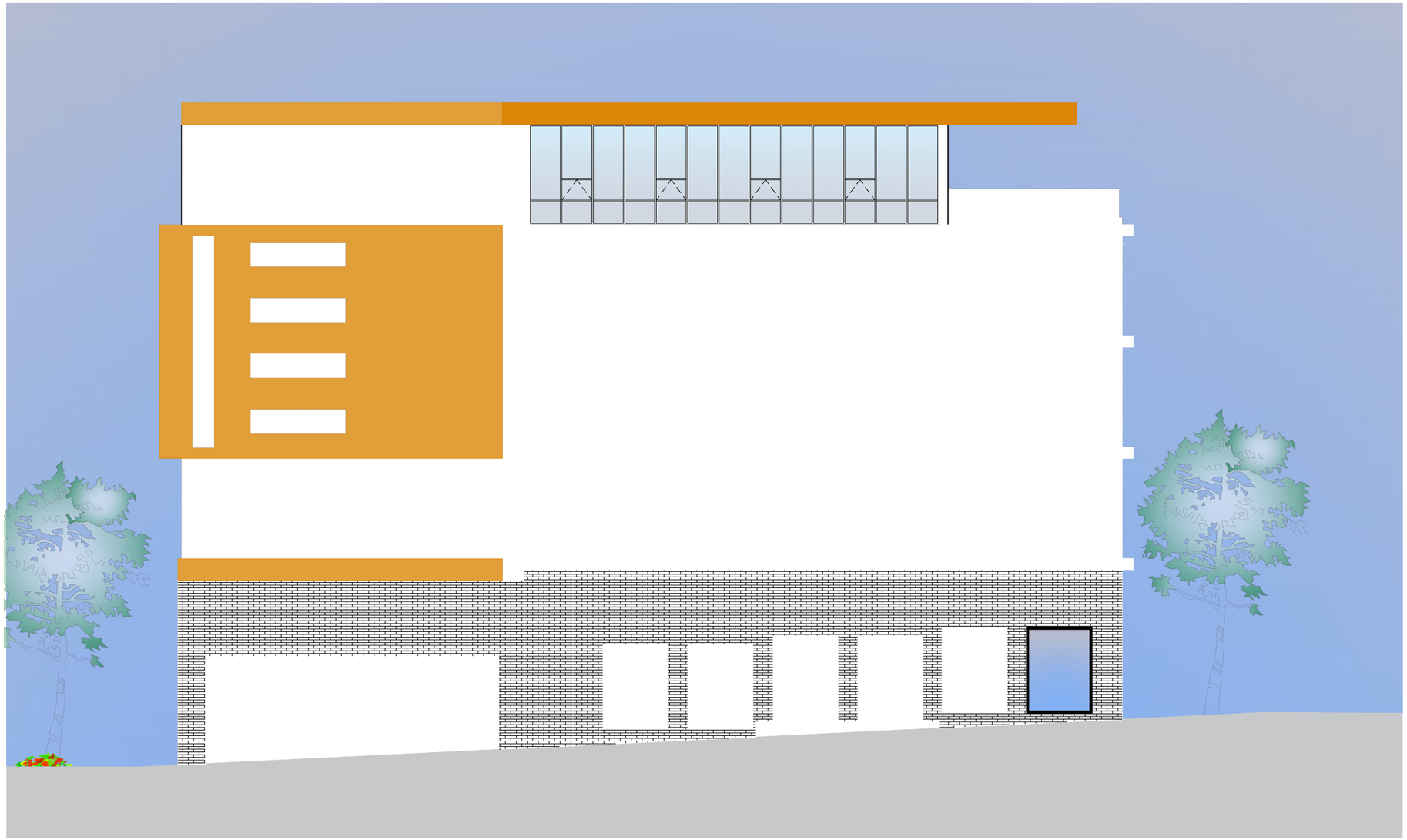
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.C/O MASKEEN

DATE
19-Aug-22
PROJECT NO:
21-254
SCALE:
1/16"=1'
DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

NORTH
ELEVATION

A.C1 301





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

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CLIENT:

DATE
19-Aug-22

PROJECT NO:
21-254

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

REV	DESCRIPTION	BY	DATE

WEST
ELEVATION

A.C1 302



1 SOUTH ELEVATION
Scale: 3/32"=1'-0"

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

REV	DESCRIPTION	BY	DATE

SOUTH
ELEVATION

A.C1 303



1 **B1 WEST**
SCALE: 1" = 20'-0"

Materials	
No.	Description
1	Brick by Ceramic Mora; Finish: Baco Stoneware; Size: 238x115x47cm
2	4" Cementitious Plank Lap Siding; Finish: Cedar Wood Color
3	4" Cementitious Plank Lap Siding; Finish: Smooth; Color: White
4	4" Cementitious Plank Lap Siding; Finish: Smooth; Color: Black
5	Thermally Broken Vinyl Double Glazed window
6	Aluminum Guardrails with Glass Panel
7	Cementitious Board Siding; Finish: Smooth; Color: White
8	Cementitious Board Siding; Finish: Smooth; Color: Grey
9	Cementitious Board Siding; Finish: Smooth; Color: Charcoal or Similar
10	Cementitious Board Siding; Finish: Smooth; Color: Blue Note
11	Fascia Color: Black
12	Ceiling Color: Charcoal or similar
13	Roofing Color: Grey



2 **B1 SOUTH**
SCALE: 1" = 20'-0"

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO: Enter address here
CLIENT: Owner
DATE 04/12/22
PROJECT NO: Project Number
SCALE: 1" = 20'-0"
DRAWN BY: Author

REV	DESCRIPTION	BY	DATE

B1 ELEVATIONS

A.B1 301



1 **B1 EAST**
SCALE: 1" = 20'-0"

Materials	
No.	Description
1	Brick by Ceramic Mora; Finish: Baco Stoneware; Size: 238x115x47cm
2	4" Cementitious Plank Lap Siding; Finish: Cedar Wood Color
3	4" Cementitious Plank Lap Siding; Finish: Smooth; Color: White
4	4" Cementitious Plank Lap Siding; Finish: Smooth; Color: Black
5	Thermally Broken Vinyl Double Glazed window
6	Aluminum Guardrails with Glass Panel
7	Cementitious Board Siding; Finish: Smooth; Color: White
8	Cementitious Board Siding; Finish: Smooth; Color: Grey
9	Cementitious Board Siding; Finish: Smooth; Color: Charcoal or Similar
10	Cementitious Board Siding; Finish: Smooth; Color: Blue Note
11	Fascia Color: Black
12	Ceiling Color: Charcoal or similar
13	Roofing Color: Grey



2 **B1 NORTH**
SCALE: 1" = 20'-0"

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SCALE: 1" = 20'-0"

DRAWN BY: Author

REV	DESCRIPTION	BY	DATE

B1 ELEVATIONS

A.B1 302



1 **B2 WEST**
SCALE: 1" = 20'-0"

Materials	
No.	Description
1	Brick by Ceramic Mora; Finish: Baco Stoneware; Size: 238x115x47cm
2	4" Cementitious Plank Lap Siding; Finish: Cedar Wood Color
3	4" Cementitious Plank Lap Siding; Finish: Smooth; Color: White
5	Thermally Broken Vinyl Double Glazed window
6	Aluminum Guardrails with Glass Panel
7	Cementitious Board Siding; Finish: Smooth; Color: White
8	Cementitious Board Siding; Finish: Smooth; Color: Grey
9	Cementitious Board Siding; Finish: Smooth; Color: Charcoal or Similar
10	Cementitious Board Siding; Finish: Smooth; Color: Blue Note
11	Fascia Color: Black
12	Ceiling Color: Charcoal or similar
13	Roofing Color: Grey



2 **B2 NORTH**
SCALE: 1" = 20'-0"

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DRAWN BY: Author

REV	DESCRIPTION	BY	DATE

BUILDING 2 ELEVATIONS

A.B2 301



1 **B2 EAST**
SCALE: 1" = 20'-0"

Materials	
No.	Description
1	Brick by Ceramic Mora; Finish: Baco Stoneware; Size: 238x115x47cm
2	4" Cementitious Plank Lap Siding; Finish: Cedar Wood Color
3	4" Cementitious Plank Lap Siding; Finish: Smooth; Color: White
5	Thermally Broken Vinyl Double Glazed window
6	Aluminum Guardrails with Glass Panel
7	Cementitious Board Siding; Finish: Smooth; Color: White
8	Cementitious Board Siding; Finish: Smooth; Color: Grey
9	Cementitious Board Siding; Finish: Smooth; Color: Charcoal or Similar
10	Cementitious Board Siding; Finish: Smooth; Color: Blue Note
11	Fascia Color: Black
12	Ceiling Color: Charcoal or similar
13	Roofing Color: Grey



2 **B2 SOUTH**
SCALE: 1" = 20'-0"

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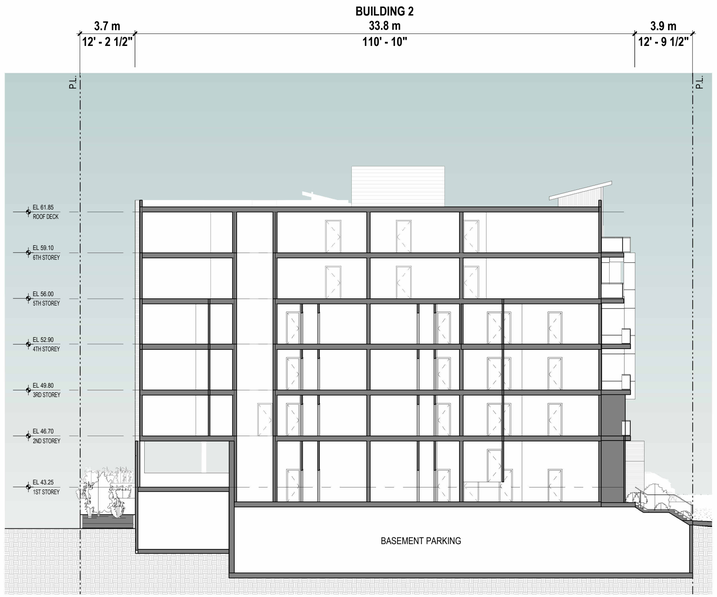
PROJECT INFO: Enter address here
CLIENT: Owner

DATE 04/12/22
PROJECT NO: Project Number
SCALE: 1" = 20'-0"
DRAWN BY: Author

REV	DESCRIPTION	BY	DATE

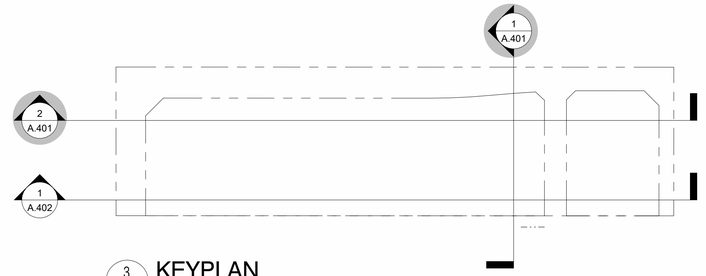
BUILDING 2 ELEVATIONS

A.B2 302



1 NORTH SECTION

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



3 KEYPLAN

SCALE: 1" = 80'-0"



2 WEST SECTION

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

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REV	DESCRIPTION	BY	DATE
	XXXX		MM-DD-YY

DATE: 06/09/22

PROJECT NO: Project Number

DRAWN BY: Author

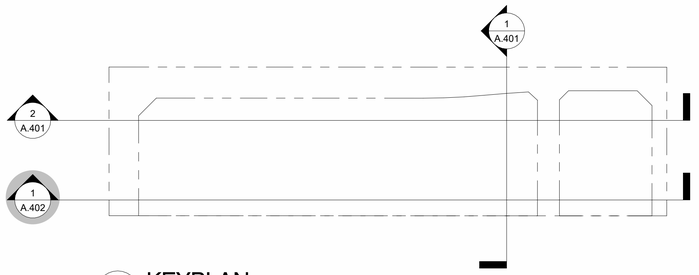
CHECKED BY:

SCALE: As indicated

REV NO:

SITE SECTIONS

A.401



2 KEYPLAN
SCALE: 1" = 80'-0"



1 EAST SECTION
SCALE: 1/16" = 1'-0"

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CLIENT:
Owner

REV	DESCRIPTION	DATE	BY
XXXX		MM-DD-YY	

DATE
06/09/22

PROJECT NO:
Project Number

DRAWN BY:
Author

CHECKED BY:

SITE SECTIONS

SCALE:
As indicated

REV NO:

A.402