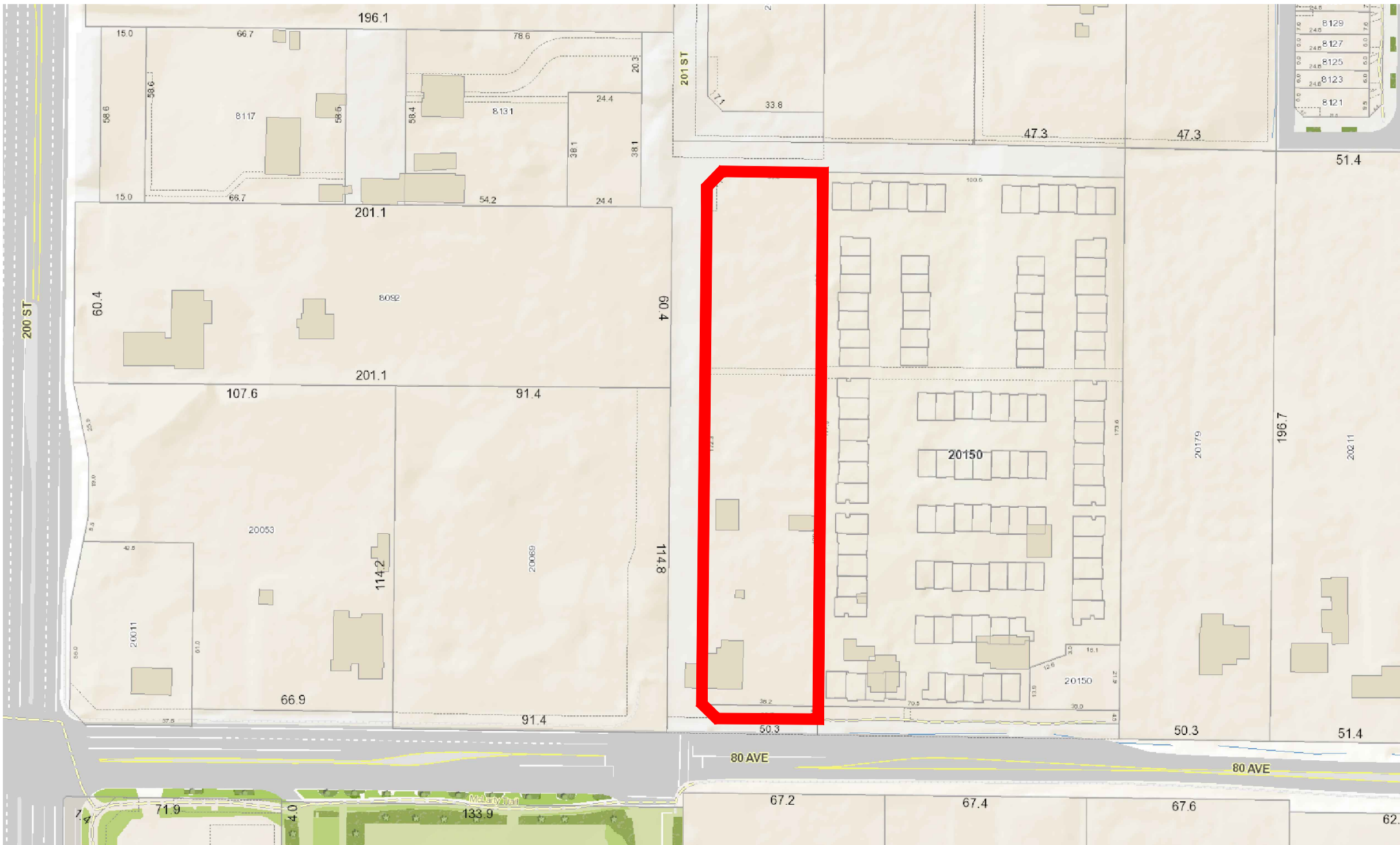


81ST MIXED USE DEVELOPMENT

20115 80TH AVENUE, LANGLEY



DRAWING LIST:

ARCHITECTURAL

LOVICK SCOTT ARCHITECTS LTD.
3707 1st AVENUE,
BURNABY, B.C., V5C 3V6
(tel) 604.298.3700
(e-mail) rslight@lovickscott.com

- A0.0 COVER SHEET
- A1.1 SITE PLAN & PROJECT STATISTICS
- A2.1 FLOOR PLAN P2 & P1
- A2.2 FLOOR PLAN P0 & GROUND
- A2.3 FLOOR PLAN 2ND - 4TH
- A2.4 FLOOR PLAN 5TH & 6TH
- A3.1 BUILDING A ELEVATIONS
- A3.2 BUILDING B ELEVATIONS
- A3.5 RESERVE
- A3.4 BUILDING RENDERS
- A3.5 BUILDING RENDERS
- A3.6 BUILDING RENDERS
- A4.1 SECTION SITE

CIVIL

APLIN MARTIN
201-124482 82 AVENUE, SURREY, B.C.,
(tel) 604.597.9061
(e-mail) general@aplinmartin.com

- C1 ONSITE GRADING PLAN
- ISDC INTEGRATED SITE DESIGN CONCEPT

LANDSCAPE

PMG LANDSCAPE ARCHITECTS
Suite C100 4185 STILL CREEK DRIVE,
BURNABY, B.C., V5C 6G9
(tel) 604.294.0011
(e-mail) office@pmglandscape.com

- L1 LANDSCAPE PLAN
- L2 LANDSCAPE GRADING PLAN
- L3 LANDSCAPE SHRUB PLAN
- L4 LANDSCAPE PLAN 6TH FLOOR AMENITY
- L5 LANDSCAPE DETAILS
- L6 LANDSCAPE DETAILS

ISSUED FOR DEVELOPMENT PERMIT - AUGUST 18/2022

PROJECT STATISTICS

AUTHORITY HAVING JURISDICTION
TOWNSHIP OF LANGLEY

CIVIC ADDRESS
20115 80TH AVENUE, LANGLEY, BC

LEGAL DESCRIPTION
REM S12 G
REF PLAN 22073
PLAN 3295

SITE AREA*
GROSS SITE AREA 106,808 SQ.FT. 9,922M² (2.45 ACRE)
DEDICATIONS 32,752.3 SQ.FT. 3,042M²
NET SITE AREA (DEVELOPMENT AREA) 74,055.7 SQ.FT. 6,880M² (1.7 ACRE)

ZONING
CURRENT: APARTMENT MIXED USE IN THE LATIMER NEIGHBORHOOD PLAN
DP AREA "D" MIXED USE IN WILLOUGHBY COMMUNITY PLAN

LOT COVERAGE
MAXIMUM ALLOWED: N/A
BUILDING A FOOTPRINT: 2354.81 m² (25,347 SQ.FT.)
BUILDING B FOOTPRINT: 1439.53 m² (15,495 SQ.FT.)
PROPOSED LOT COVERAGE: 3794.35 m² (40,842 SQ.FT.)
= 55.2%

BUILDING HEIGHT
ALLOWABLE: N/A
PROPOSED: TBD

SETBACKS

ELEVATION	MINIMUM	PROPOSED BUILDING			
		GROUND	2ND-4TH	5TH & 6TH	
WEST (FRONT)	1.5M (4' 11")	1.6M (5' 3")	4.3M (14'-3")	6.8M (22'-3")	
EAST (REAR)	3.7M (12' 1")	4M (13'-1")	4M (13'-1")	6.4M (21'-1")	
NORTH (SIDE 81ST)	3.4M (11' 2")	5.7M (18' 9")	7.2M (23' 6")	9.6M (31' 7")	
SOUTH (SIDE 80TH)	2.5M (8' 2")	3.1M (10' 1")	5.8M (19' 2")	8.2M (27' 0")	

UNIT ALLOCATION

BUILDING A	A 1BED	B 2BED	C STUDIO	D 3BED	FLOOR AREA
LEVEL 1	5 CRU	1494.5 M ² (16,087 SQ.FT.)			1947.4 M ² (20,962 SQ.FT.)
LEVEL 2	20	2	4	1	1907.5 M ² (20,532 SQ.FT.)
LEVEL 3	20	2	4	1	1907.5 M ² (20,532 SQ.FT.)
LEVEL 4	20	2	4	1	1907.5 M ² (20,532 SQ.FT.)
LEVEL 5	14	5	0	0	1,422.9 M ² (15,316 SQ.FT.)
LEVEL 6	9	3	0	0	1,003.4 M ² (10,800 SQ.FT.)
TOTAL	83	14	12	3	10,096.1 M ² (108,674 SQ.FT.)

BUILDING B	A 1BED	B 2BED	C STUDIO	D 3BED	FLOOR AREA
LEVEL 1	1 CRU	354.7 M ² (3,816 SQ.FT.)		3	1244.0 M ² (13,390 SQ.FT.)
LEVEL 2	13	2	2	0	1,176.8 M ² (12,667 SQ.FT.)
LEVEL 3	13	2	2	0	1,176.8 M ² (12,667 SQ.FT.)
LEVEL 4	13	2	2	0	1,176.8 M ² (12,667 SQ.FT.)
LEVEL 5	6	5	0	0	849.0 M ² (9,139 SQ.FT.)
LEVEL 6	6	5	0	0	849.0 M ² (9,139 SQ.FT.)
TOTAL	51	16	6	3	6,472.5 M ² (69,669 SQ.FT.)

TOTAL UNITS BUILDING A 112
TOTAL UNITS BUILDING B 76
TOTAL UNITS PROJECT 188 UNITS

FLOOR AREA RATIOS

GROSS FLOOR AREA BUILDING A 10,096.1M² (108,674 SQ.FT.)
GROSS FLOOR AREA BUILDING B 6,472.5M² (69,669 SQ.FT.)
GROSS FLOOR AREA TOTAL 16,568.5 M² (178,343 SQ.FT.)

ALLOWED F.S.R. 1.5 -2.5
PROPOSED F.S.R. = 2.41
ALLOWED UPA 60 PER ACRE
PROPOSED UPA = 76 UPA
16568.6/6880 = 2.4082
188/2.45

PARKING

1.5 STALL PER DWELLING UNIT W/ 1 OR MORE BEDROOMS
1 STALL PER DWELLING UNIT W/ STUDIO.
10% OF WHICH IS FOR VISITOR STALLS.
(1X18) + (1.5X170) = 273 RESIDENTIAL STALLS REQUIRED

1 STALL PER 35M OF COMMERCIAL SPACE. AS PER 107.3 TOWNSHIP ZONING BYLAW
(1849.2/35) = 52.83 = 53 COMMERCIAL STALL REQUIRED

TOTAL STALL REQUIRED 326

10 SURFACE STALLS PROVIDED

31 STALL PROVIDED P0

117 STALL PROVIDED P1

169 STALL PROVIDED P2

TOTAL PROVIDED = 327

1 IN 50 STALLS TO BE ACCESSIBLE 7 NEEDED 10 PROVIDED.

BIKE STORAGE

1.2 PER UNIT SECURE STORAGE =226 188X1.2
PROVIDED 236 IN PARKADE

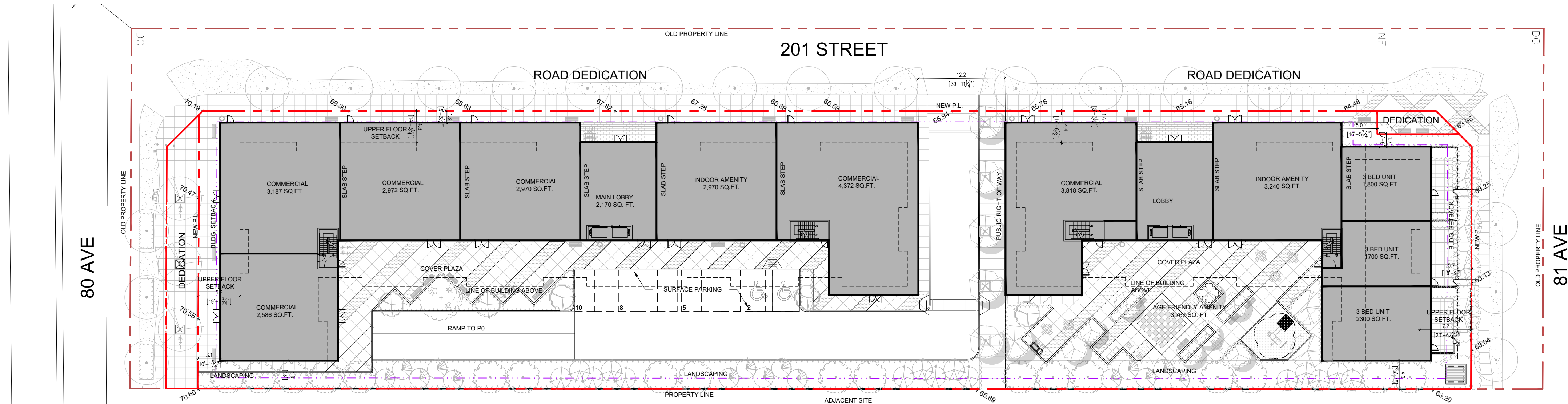
AGE FRIENDLY AMENITY

REQUIRED = 4 SQ.M. PER UNIT
BUILDING A 112 X 4 SQ.M. = 448 SQ.FT.)
BUILDING B 76 X 4 SQ.M. = 304 SQ.FT.)

PROVIDED
BUILDING A = 448.1 SQ.M. (4,823 SQ.FT.)
BUILDING B = 350.0 SQ.M. (3,767 SQ.FT.)

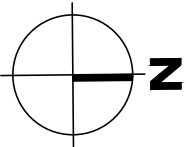
URBAN GREEN

URBAN GREEN PROVIDED COMPLETELY IN FILE #08-260-197 AND NOT
REQUIRED SEPARATELY, PER MEETING WITH PLANNING DEPT.

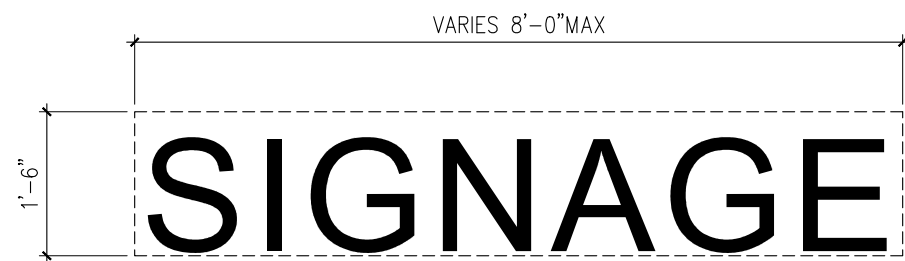


01 PLAN: SITE PLAN

1/32" = 1'-0"

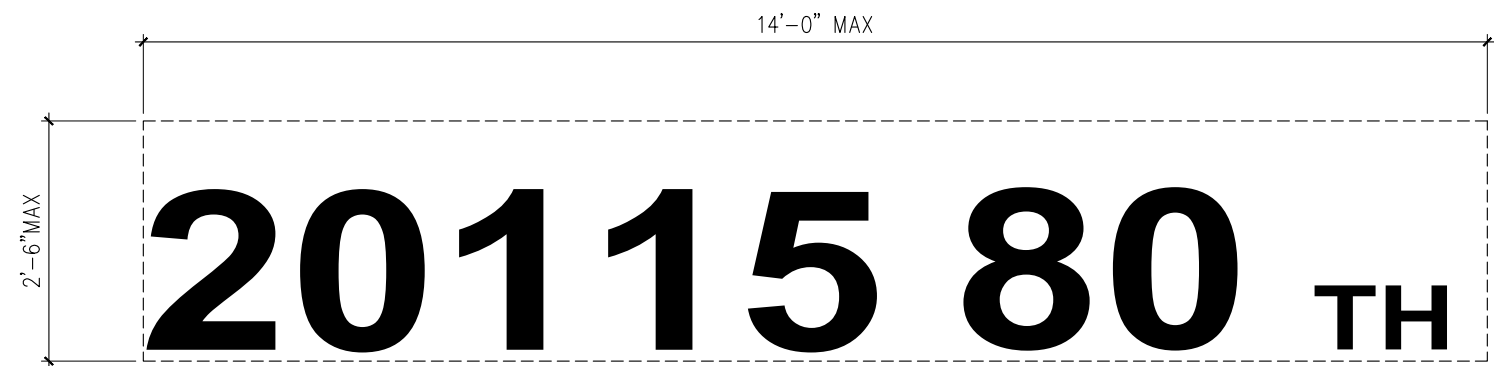


PROJECT SIGNAGE REQUIREMENTS



A CANOPY SIGN (UNIT)

SCALE: 1/2" = 1' - 0"



B BUILDING SIGN (MAIN ENTRANCE)

SCALE: 1/2" = 1' - 0"

SIGNAGE GENERAL NOTES

ALL SIGNS TO COMPLY WITH TOWNSHIP OF LANGLEY SIGN BYLAW 4927
ALL SIGNS TO BE INDIVIDUAL CHANNEL LETTER/LOGOS ON RACEWAY OR FASTENED DIRECTLY TO BUILDING CANOPY. NO SIGN BOXES ALLOWED.
ALL SIGNAGE TO BE LOCATED IN LOCATIONS AS SHOWN ON ELEVATION DRAWINGS ONLY.
UNLESS OTHERWISE APPROVED BY STRATA AND/OR T.O.L.
SIGNS PERMIT TO BE APPLIED FOR BY SIGN CONTRACTOR.
BUILDING ADDRESS SHOWN FOR REPRESENTATION ONLY. ACTUAL CIVIC ADDRESS TO BE ASSIGNED BY CPS AND DISPLAYED ACCORDINGLY.

SIGNAGE SCHEDULE

TAG	TYPE	COLOUR	LOCATION	MAX DIMS	AREA	STYLE
A	CANOPY MOUNTED	BLACK	ABOVE LOBBY ENTRANCE (WEST BUILDING FACE)	14' 0" X 2' 6"	35 SF.FT.	METAL CHANNEL LETTERS
B	CANOPY MOUNTED	BY TENANT AS PER STRATA BYLAW	ABOVE ENTRANCE DOORS (WEST BUILDING FACE)	8' 0" X 1' 6"	12 SF.FT.	AS PER STRATA BYLAW

FASCIA SIGNS BUILDING A

BUILDING FACE	LENGTH OF BUILDING FACE	MAX ALLOWED AREA 0.002 PER LINEAR METER	PROPOSED
NORTH	24.1M (79' 0")	14.46M ² (155 SQ.FT.)	12 SQ.FT.
EAST	97.5M (320' 0")	58.50M ² (630 SQ.FT.)	48 SQ.FT.
WEST	97.5M (320' 0")	58.50M ² (630 SQ.FT.)	95 SQ.FT.
SOUTH	33.2M (109' 0")	19.92M ² (206 SQ.FT.)	24 SQ.FT.

FASCIA SIGNS BUILDING B

BUILDING FACE	LENGTH OF BUILDING FACE	MAX ALLOWED AREA 0.002 PER LINEAR METER	PROPOSED
NORTH	29.9M (98' 0")	17.94M ² (193 SQ.FT.)	0 SQ.FT.
EAST	61.0M (200' 0")	36.60M ² (394 SQ.FT.)	12 SQ.FT.
WEST	61.0M (200' 0")	36.60M ² (394 SQ.FT.)	59 SQ.FT.
SOUTH	24.1M (79' 0")	14.46M ² (155 SQ.FT.)	12 SQ.FT.

REV	DATE	DESCRIPTION

CONSULTANT

CONSULTANT SEAL

ARCHITECT



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DRAWN BY RS APPROVED LSA
PROJECT

81ST AVENUE, LANGLEY

DRAWING

SITE LAYOUT & PROJECT STATISTICS

PROJECT NUMBER 21-052 DRAWING NUMBER A1.1

SCALE AS NOTED

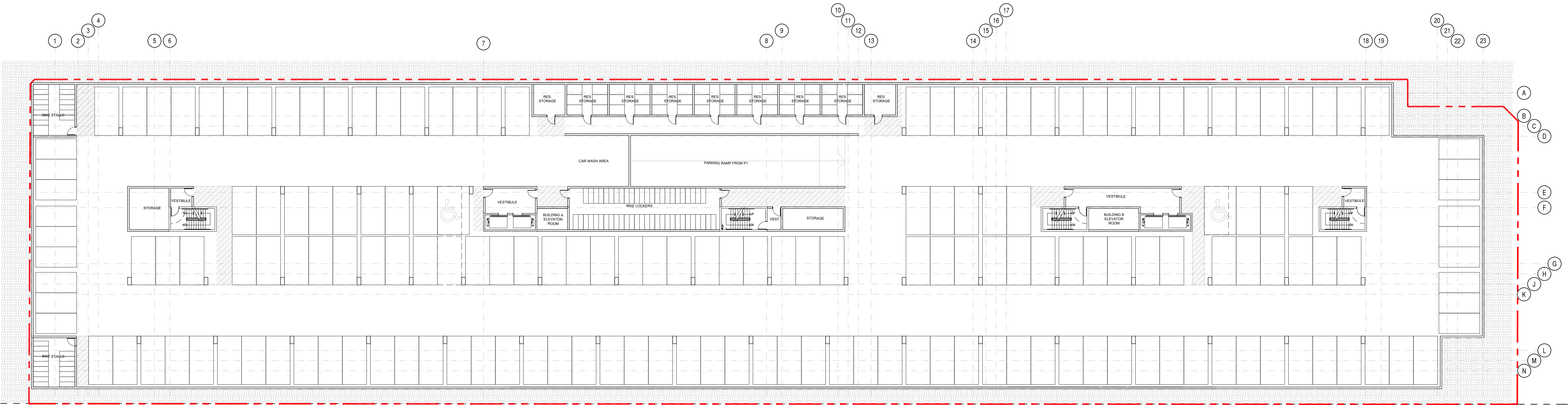
DATE 2021/8/27 REVISION 2022/8/18



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81ST AVENUE, LANGLEY

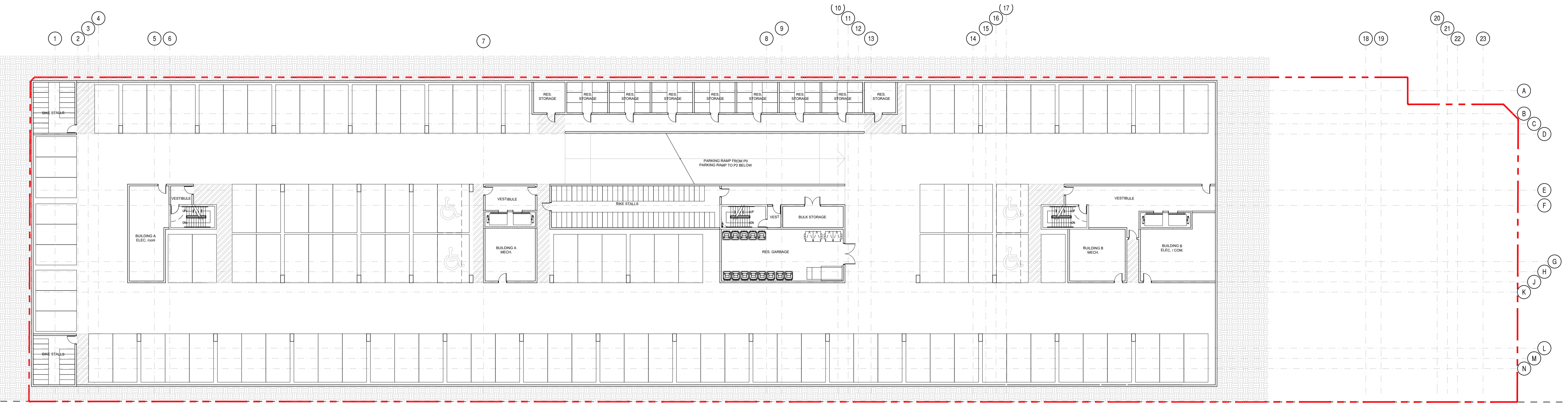
PROJECT NUMBER	DRAWING NUMBER
21-052	A2.2
SCALE	
1:20	
DATE	REVISION
2021/8/27	2022/8/09



P2 FLOOR PLAN
1"= 20'-0" 169 STALLS

REV	DATE	DESCRIPTION
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P1 FLOOR PLAN
1"= 20'-0" 117 STALLS

ARCHITECT

LOVICK SCOTT ARCHITECTS

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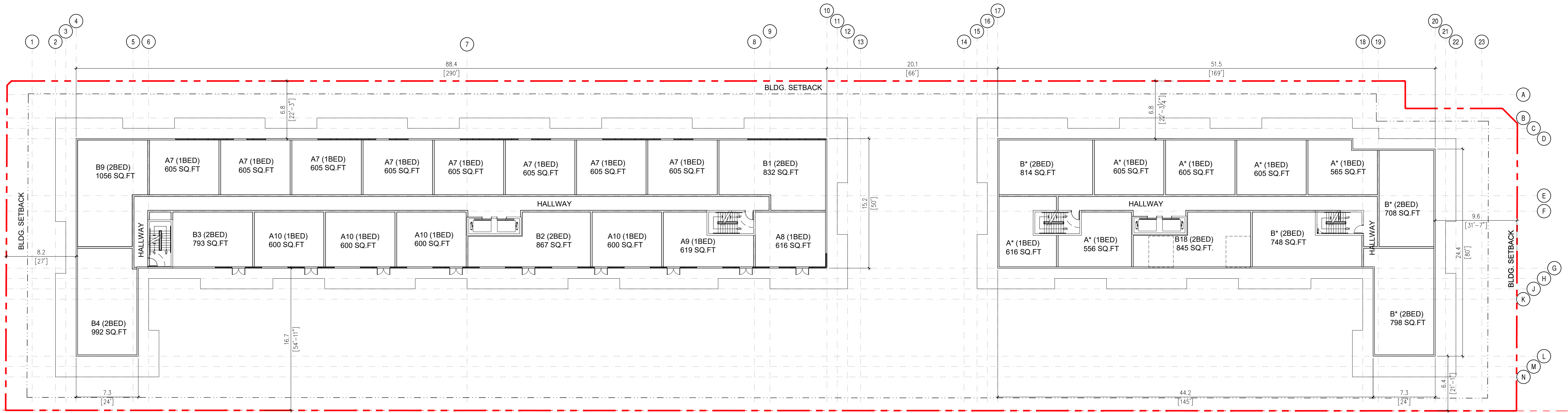
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PROJECT	

81ST AVENUE, LANGLEY

DRAWING	
P1-P2	
PROJECT NUMBER	DRAWING NUMBER
21-052	A2.1
SCALE	1:20
DATE	REVISION
2021/8/27	2022/7/18



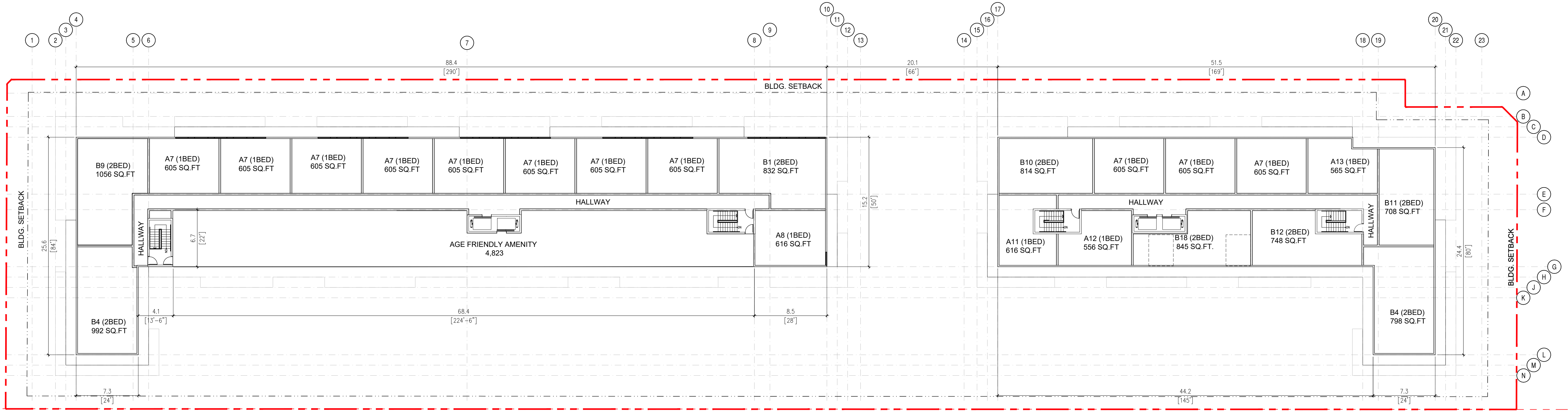


05 FLOOR PLAN FIFTH FLOOR

1"= 20'-0"

REV	DATE	DESCRIPTION
CONSULTANT		

CONSULTANT SEAL



06 FLOOR PLAN SIXTH FLOOR

1"= 20'-0"

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81ST AVENUE, LANGLEY

DRAWING FLOOR PLANS
5TH & 6TH

PROJECT NUMBER	DRAWING NUMBER
21-052	A2.4
SCALE	
1:20	
DATE	REVISION
2021/8/27	2022/7/18



REV	DATE	DESCRIPTION
CONSULTANT		



REV	DATE	DESCRIPTION
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PROJECT	

81ST AVENUE, LANGLEY

DRAWING BUILDING B ELEVATIONS

PROJECT NUMBER	DRAWING NUMBER
21-052	A3.2
SCALE	
AS NOTED	
DATE	REVISION
2022/7/27	2022/08/18





R1 RENDERING: FROM 80 AVE

REV	DATE	DESCRIPTION
CONSULTANT		

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ARCHITECT

LSA

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RS	LSA
PROJECT	

81ST AVENUE, LANGLEY

DRAWING

BUILDING
RENDERINGS

PROJECT NUMBER	DRAWING NUMBER
21-052	A3.4
SCALE	
AS NOTED	
DATE	REVISION
2022/7/27	2022/08/18



R2 RENDERING: FROM URBAN GREEN (81ST)

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

REV	DATE	DESCRIPTION
CONSULTANT		

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RS	LSA
PROJECT	

81ST AVENUE, LANGLEY

DRAWING BUILDING
RENDERINGS

PROJECT NUMBER	DRAWING NUMBER
21-052	A3.5
SCALE	
AS NOTED	
DATE	REVISION
2022/7/27	2022/08/18

21-052



R3 RENDERING: MAIN ENTRANCE BUILDING A



R4 RENDERING: REAR OF PROPERTY AGE FREINDLY AMENITY

REV	DATE	DESCRIPTION
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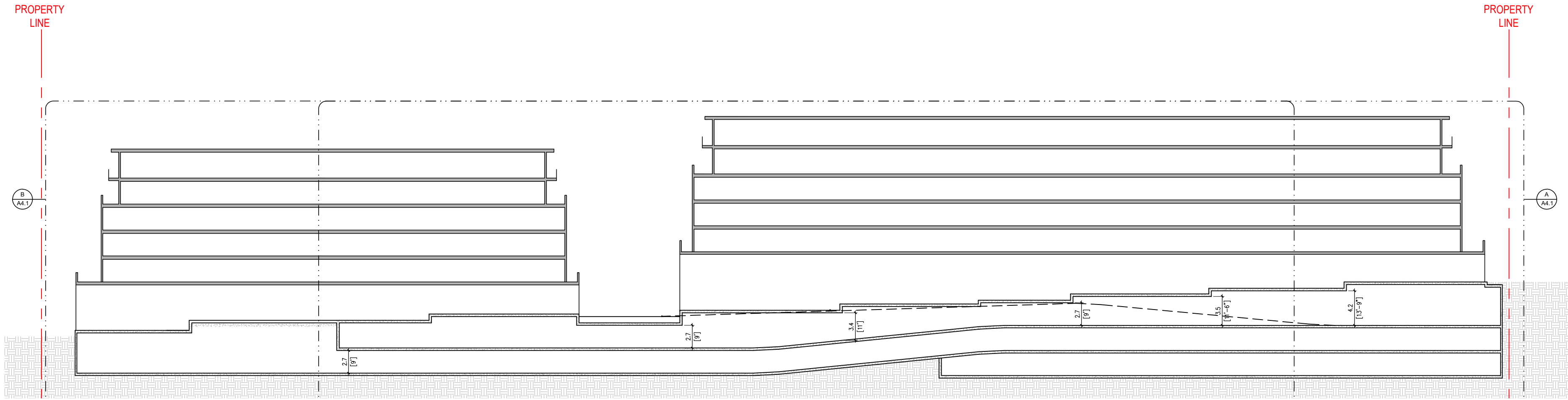
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DRAWN BY	APPROVED
RS	LSA
PROJECT	

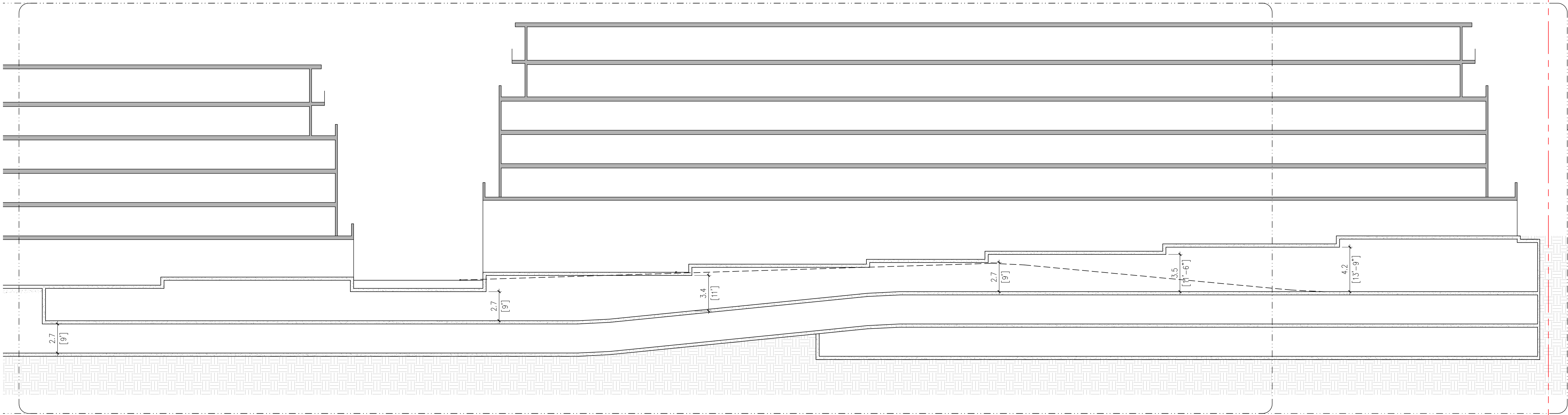
81ST AVENUE, LANGLEY

DRAWING	BUILDING RENDERINGS
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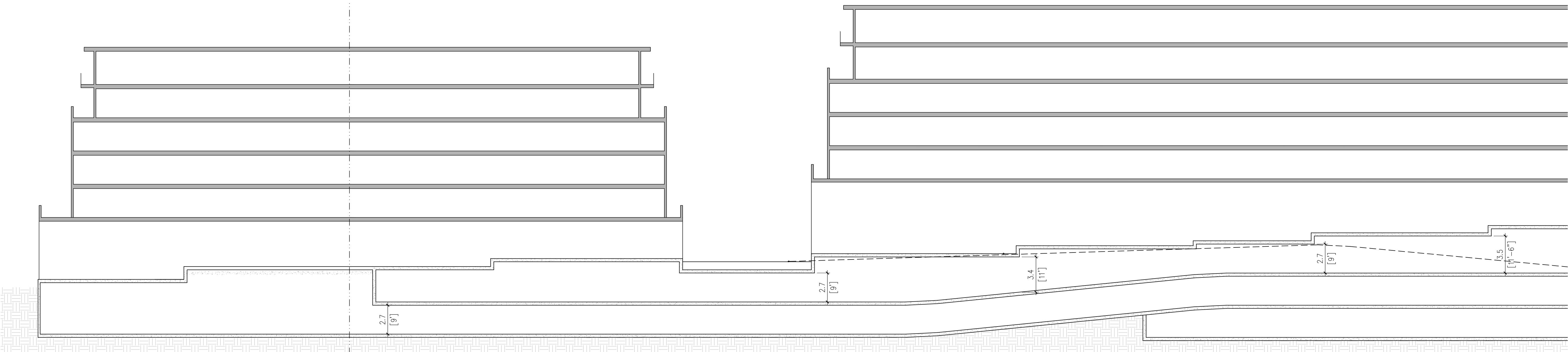
PROJECT NUMBER	DRAWING NUMBER
21-052	A3.6
SCALE	
AS NOTED	
DATE	REVISION
2022/7/27	2022/08/18



1 SECTION: FULL SITE
1/32" = 1'-0"



A SECTION CALLOUT: SITE
1/16" = 1'-0"



B SECTION CALLOUT: SITE
1/16" = 1'-0"

REV	DATE	DESCRIPTION
CONSULTANT		

CONSULTANT SEAL



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DRAWN BY RS APPROVED LSA
PROJECT

81ST AVENUE, LANGLEY

DRAWING

SITE SECTIONS

PROJECT NUMBER 21-052 DRAWING NUMBER A4.1

SCALE AS NOTED
DATE 2022/7/18 REVISION