

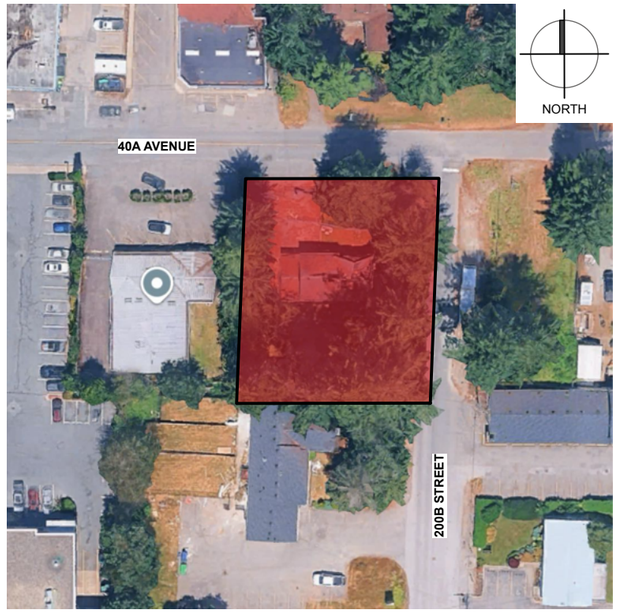
New Development For 20056 40A Avenue, Township of Langley, BC
Development Permit Application

KCC ARCHITECTURE

KCC Architecture & Design Ltd. kccarchitecture.com
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866 382 4717

REGISTERED ARCHITECT
MARLA CAMPBELL
BRITISH COLUMBIA

2025-09-18



NORTH

SITE CONTEXT PLAN

ARCHITECTURAL DRAWING LIST

A0.0	**COVER SHEET**
A1.0	**PROJECT DATA**
A2.0	**SITE PLAN**
A2.1	FIRE TRUCK ACCESS
A2.2	PROPERTY LINES
A3.0	**LEVEL 1 PLAN**
A3.1	ROOF PLAN
A4.0	**N & S ELEVATIONS**
A4.1	E & W ELEVATIONS
A5.0	**SECTIONS**
A5.1	STREET SECTION
A6.0	**ISO VIEW**
A6.1	ISO VIEW
A7.0	**FINISHES BOARD**

SITE DATA

CIVIC ADDRESS

20056 40A AVENUE, TOWNSHIP OF LANGLEY, BC

LEGAL DESCRIPTION

LOT 58 SECTION 35 TOWNSHIP 7 NWD PLAN 38490
PID 003-452-336

ZONING

COMMUNITY COMMERCIAL ZONE C-2

SITE AREA

	GROSS SITE	13,154.47	SF	1,222.09	SM
	ROAD DEDICATION	1,671.38	SF	155.28	SM
	NET SITE (DEVELOPABLE AREA)	**11,483.09**	**SF**	**1,066.81**	**SM**

BUILDING FOOTPRINT

4,100.72 SF 380.97 SM

GROSS FLOOR AREA

LEVEL 1					
	DAYCARE	4,100.72	SF	380.97	SM
	SUBTOTAL	**4,100.72**	**SF**	**380.97**	**SM**
	GRAND TOTAL	**4,100.72**	**SF**	**380.97**	**SM**

DENSITY (FAR)

PERMITTED N/A
PROVIDED **0.36**

SITE COVERAGE

PERMITTED 40%
PROVIDED **36%**

BUILDING HEIGHT

PERMITTED 12M (39.37 FT)
PROVIDED **4.27M ~ 4.44M (14.00 ~ 14.69 FT)**

BUILDING SETBACKS

FRONT YARD (40A AVENUE)
0.0M PERMITTED
0.0M PROVIDED

REAR YARD (SOUTH)
3.0M PERMITTED
3.0M PROVIDED

SIDE YARD (WEST)
0.0M PERMITTED
0.0M PROVIDED

SIDE YARD (EAST)(200B STREET)
0.0M PERMITTED
0.0M PROVIDED

STANDARD PARKING REQUIREMENTS

Educational use properties requires 1 parking space per employee. Total # of Employees * Total # of Units = Total # of Stalls

	# OF EMPLOYEES	# OF UNITS	# OF STALLS
INFANT TODDLER	3	2	6
36 MONTHS TO SCHOOL AGE	3	1	3
		REQUIRED	**9**

TOTAL REQUIRED ALL PARKING STALLS ARE STANDARD SIZE **9**

TOTAL PROVIDED **6**

ACCESSIBLE PARKING REQUIREMENTS

IF MORE THAN 12 SPACES 2% ARE REQUIRED **LESS THAN 12**

(50% OF ACCESSIBLE PARKING SPACES MUST BE PROVIDED AS VAN-ACCESSIBLE PARKING APACES)

TOTAL PROVIDED **1**

OWNER

JAS OBEROI
JAS OBEROI GROUP

Office: 604 385 3770
Email: jo@jasoberoi.ca

ARCHITECT

KARLA CASTELLANOS Architect AIBC
KCC ARCHITECTURE AND DESIGN LTD

Office: 866 382 4717 ext. 1
Email: kcastellanos@kccarchitecture.com

CIVIL

ROD GONZALEZ P.Eng
HUB ENGINEERING INC

Office: 604 572 4328
Email: Rod@hub-inc.com

LANDSCAPE

SCOTT WATSON
AMR SYSTEMS LTD

Office: 604 402 0031
Email: scott@amrsystems.ca

ABORIST

MIKE FADUM P.Eng
MIKE FADUM AND ASSOCIATES

Office: 604 240 0309
Email: mfadum@fadum.ca

SURVEY

LAKHJOT S. GREWAL P.Eng
GREWAL & ASSOCIATES PROFESSIONAL LAND SURVEYORS

Office: 604 597 8567
Email: Office@GrewalSurveys.com

REGISTERED ARCHITECT KARLA CASTELLANOS BRITISH COLUMBIA

2025-09-18

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NO.	DATE	ISSUANCE
1	2025 09 18	ISSUED FOR DP

JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langley, BC

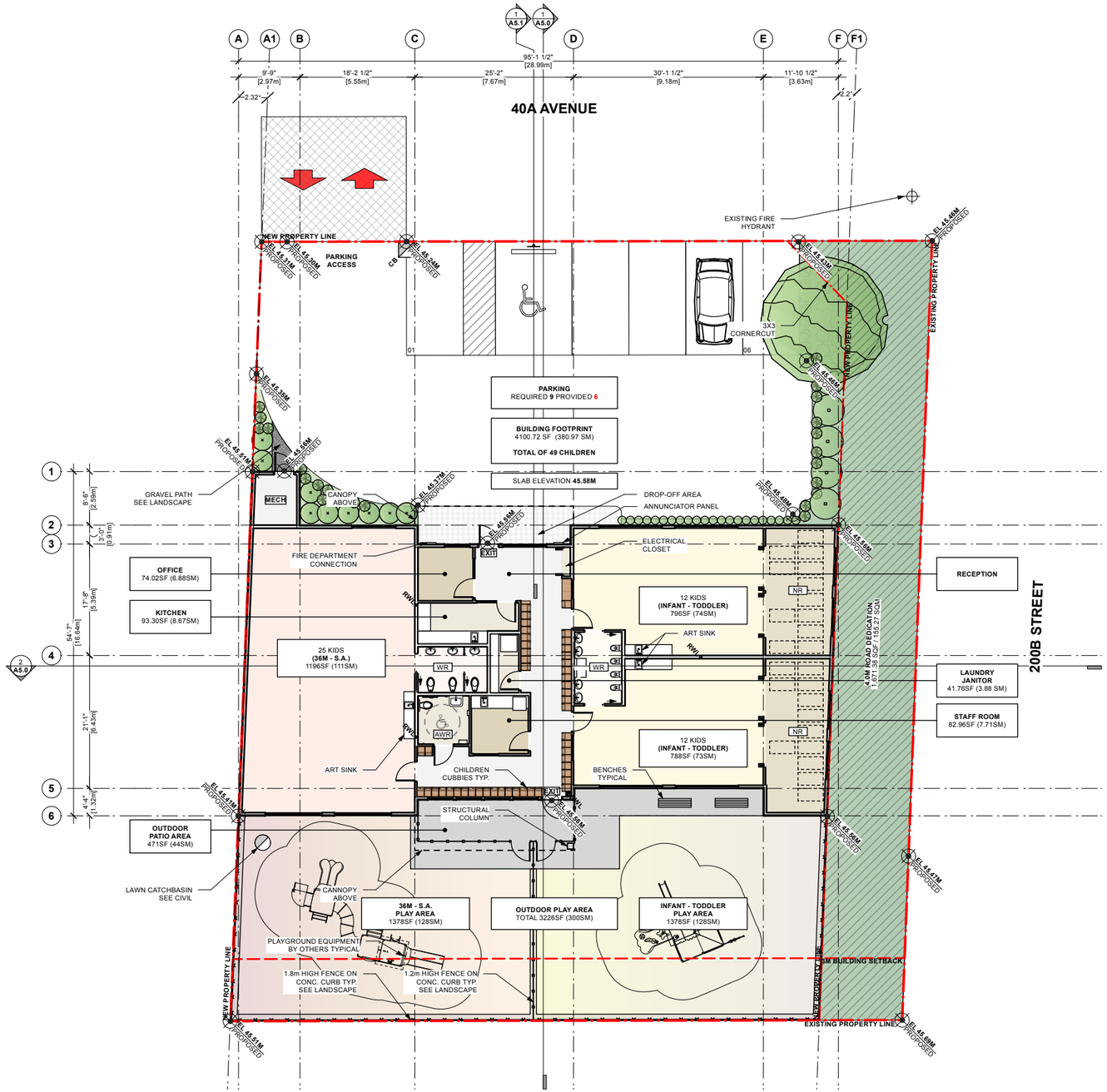
PROJECT DATA

A 1.0

DRAWN: LL
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SCALE: N/A
FILE: 2503

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NORTH

GENERAL NOTES

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PREPARED BY GREWAL & ASSOCIATES PROFESIONAL LAND SURVEYORS FILE 2203-02672 SIGNED 2022.03.23
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE ROUGH-INS FOR EXTERNAL EV CHARGERS

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NO.	DATE	ISSUANCE
1	2025 04 04	ISSUED FOR REVIEW
2	2025 04 14	ISSUED FOR REVIEW
3	2025 05 15	ISSUED FOR REVIEW
4	2025 05 21	ISSUED FOR REVIEW
5	2025 05 28	ISSUED FOR REVIEW
6	2025 07 02	ISSUED FOR COORDINATION
7	2025 07 14	ISSUED FOR COORDIANTION
8	2025 08 11	ISSUED FOR COORDINATION
9	2025 09 18	ISSUED FOR DP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langley, BC

SITE PLAN

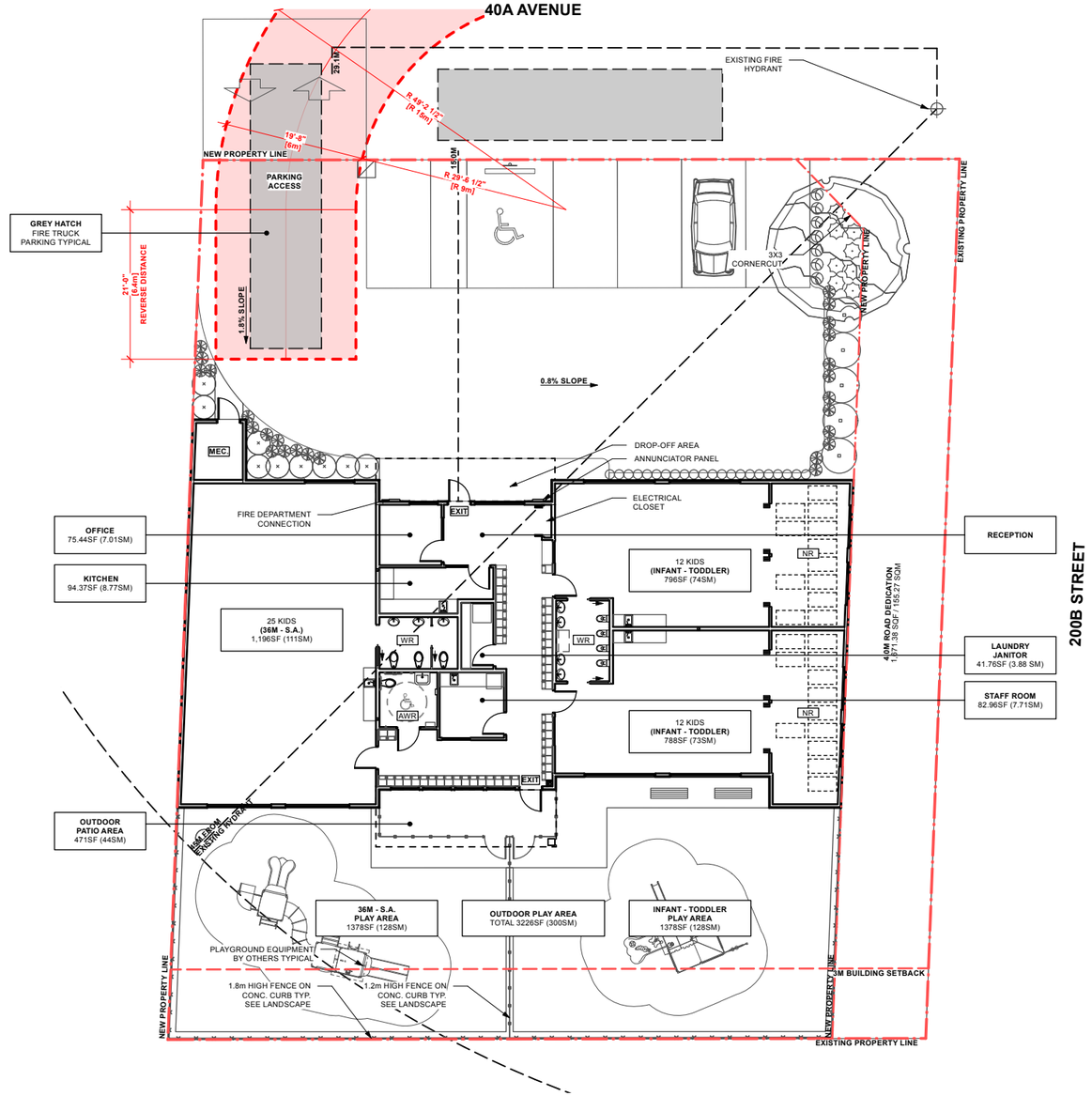
A 2.0

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REGISTERED ARCHITECT KARLA CASTELLANOS BRITISH COLUMBIA
2025-09-18

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20056 40A Ave
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FIRE TRUCK ACCESS

A 2.1

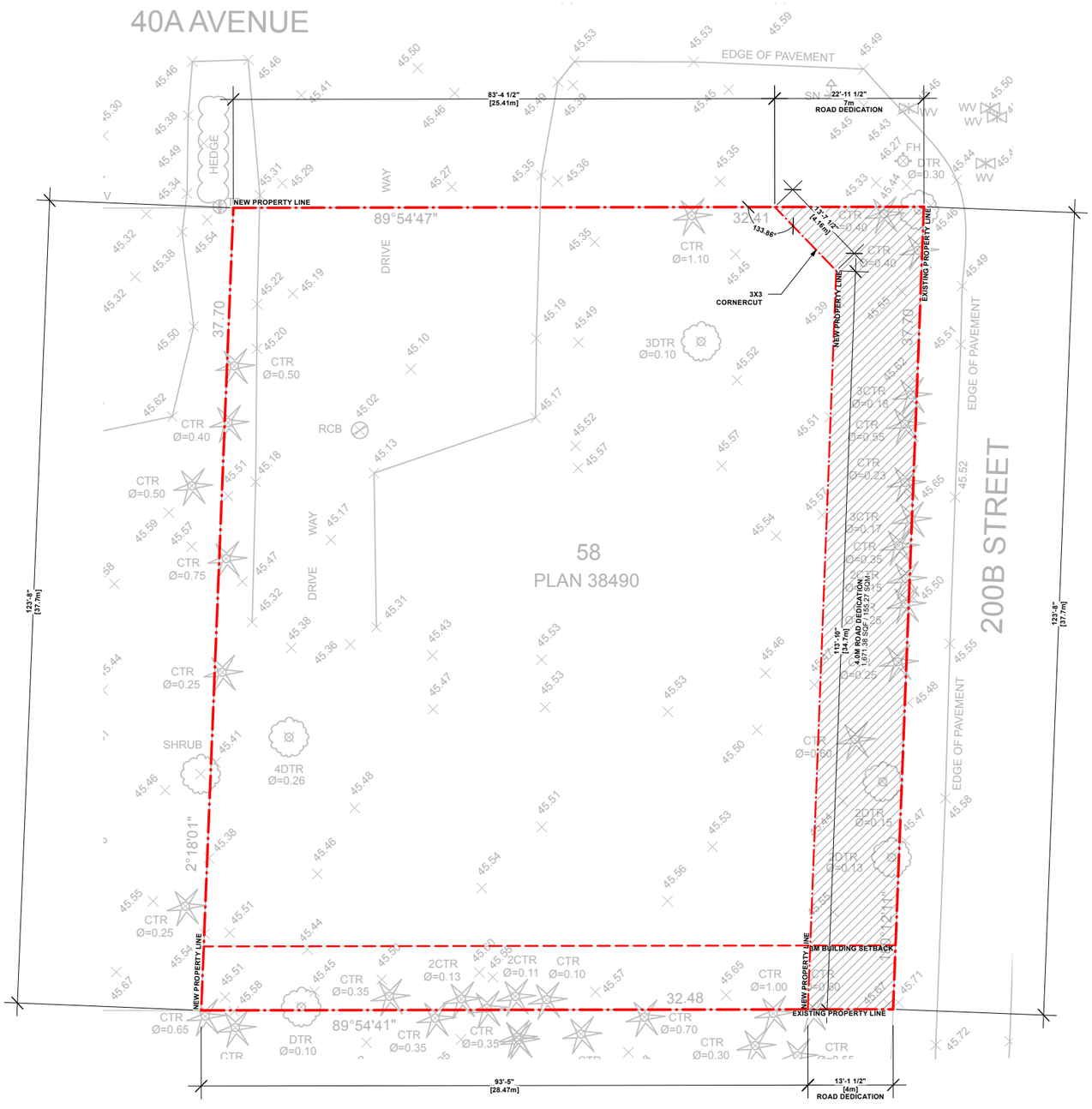
REGISTERED ARCHITECT KARLA CASTELLANOS BRITISH COLUMBIA

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JC GROUP

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PROPERTY LINES

A 2.2

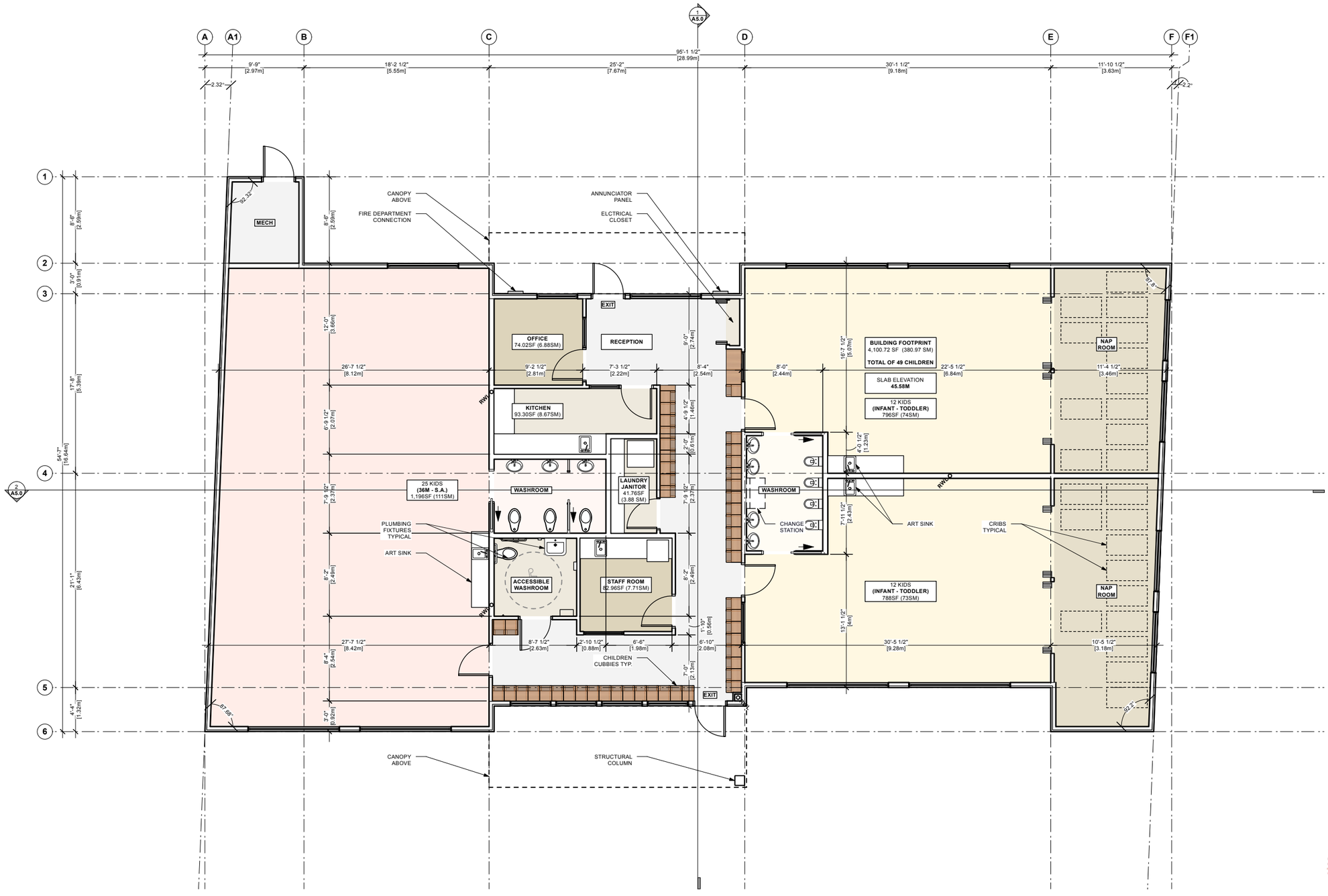
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LEVEL 1

A 3.0

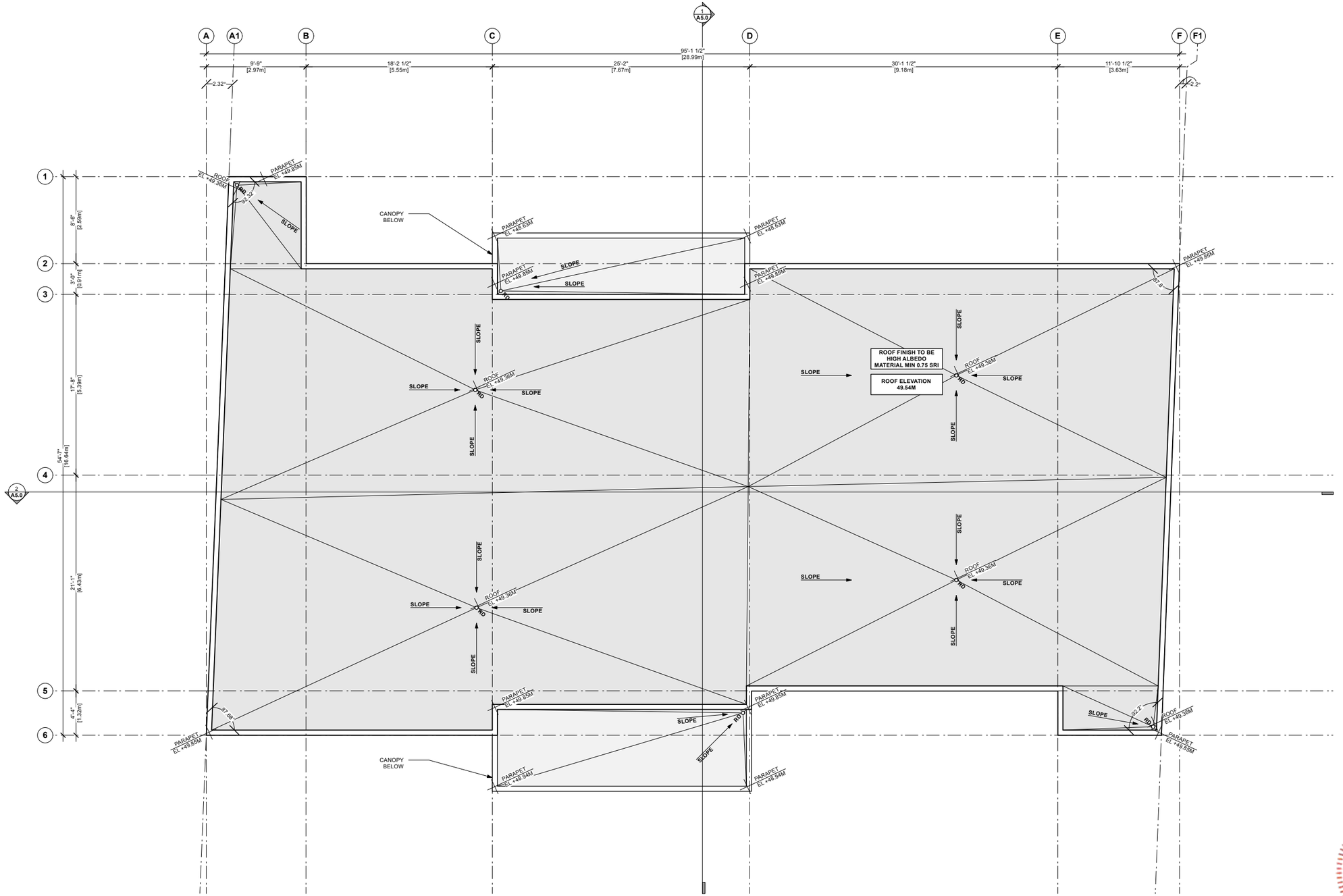
REGISTERED ARCHITECT KARLA CASTELLANOS BRITISH COLUMBIA

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ROOF PLAN

A 3.1

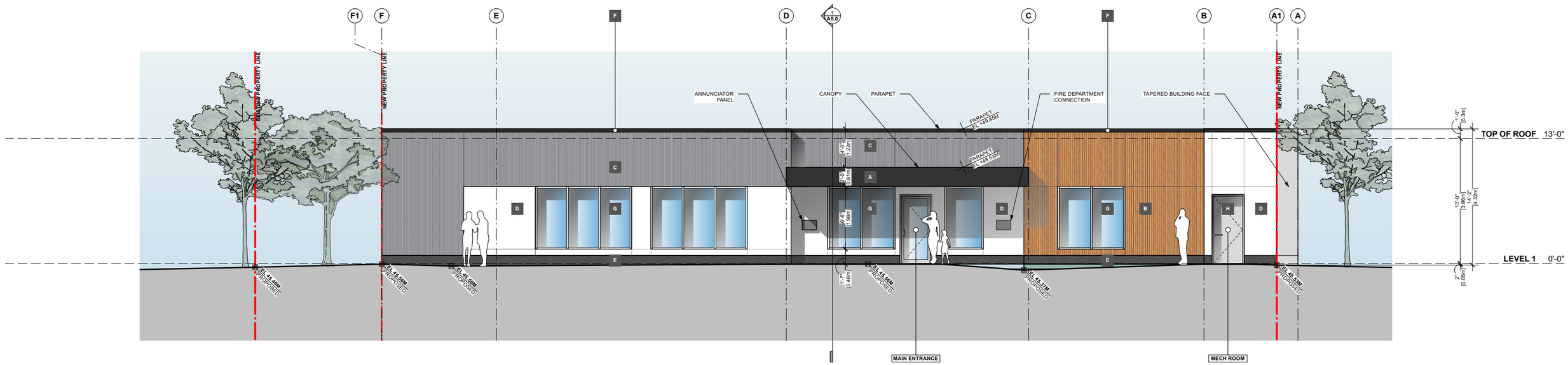
REGISTERED ARCHITECT
MARLA GABRIELLE LEE
BRITISH COLUMBIA

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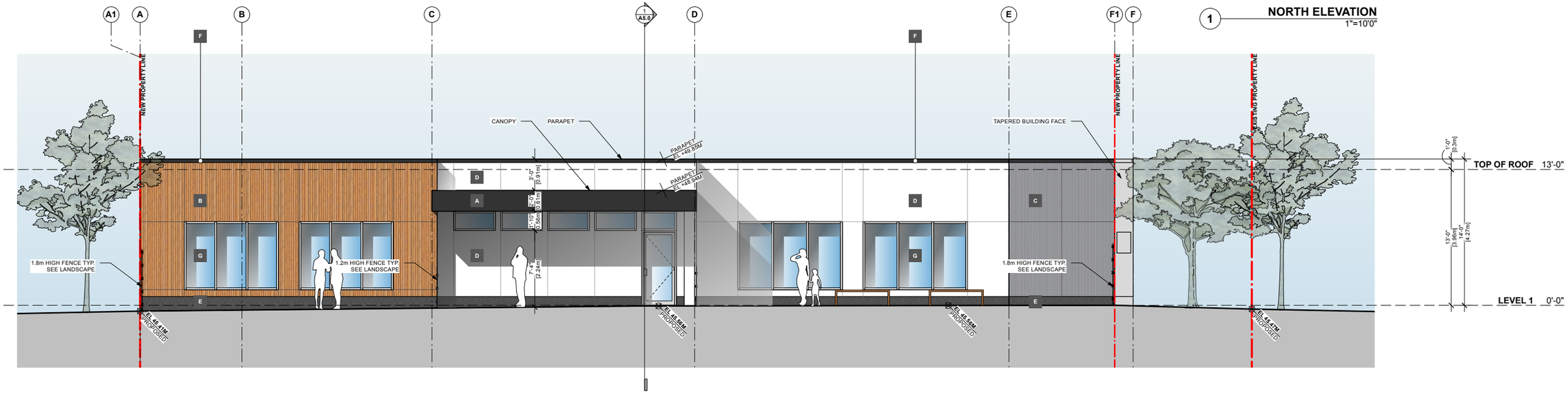
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1 NORTH ELEVATION
1"=10'0"



2 SOUTH ELEVATION
1"=10'0"

MATERIAL LEGEND

A	METAL CLADDING - LONGBOARD ONYX BLACK	E	STUCCO DARK GREY
B	METAL CLADDING - LONGBOARD DARK FIR	F	PREFINISHED METAL FLASHING
C	CORRUGATED METAL PANEL - VICWEST REGENT GREY 56082	G	DOUBLE GLASS UNITS WITH ALUMINUM FRAME
D	STUCCO WHITE	H	STEEL FRAME HOLLOW METAL DOOR - PAINTED

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N & S ELEVATIONS

A 4.0

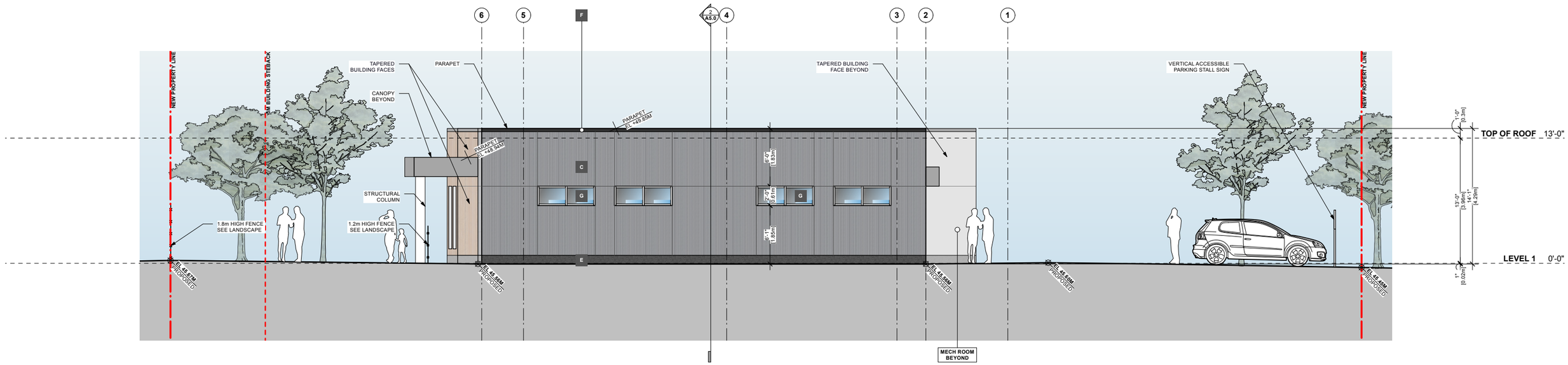
REGISTERED ARCHITECT KARLA CHRISTINE CAMPBELL BRITISH COLUMBIA

2025-09-18

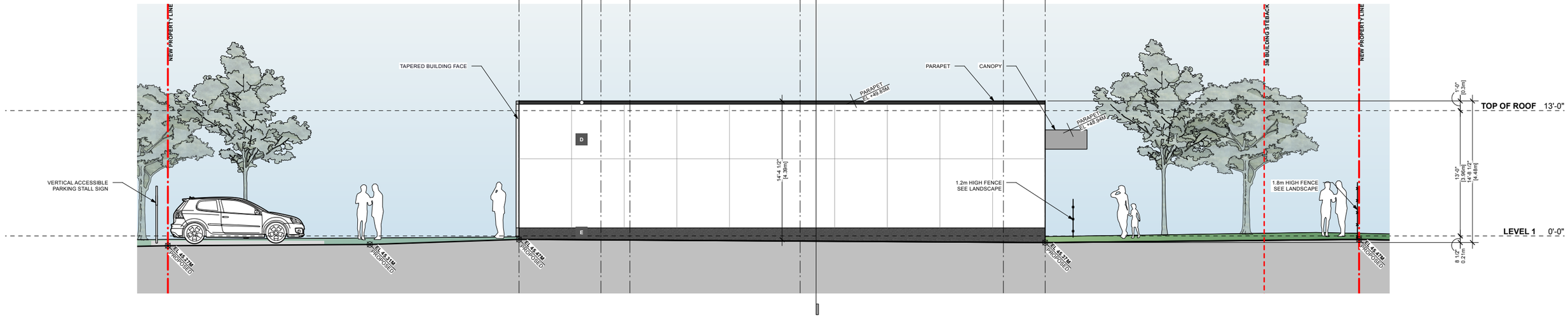
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1 EAST ELEVATION
1"=10'0"



2 WEST ELEVATION
1"=10'0"

MATERIAL LEGEND

- A METAL CLADDING - LONGBOARD ONYX BLACK
- B METAL CLADDING - LONGBOARD DARK FIR
- C CORRUGATED METAL PANEL - VICWEST REGENT GREY 56082
- D STUCCO WHITE
- E STUCCO DARK GREY
- F PREFINISHED METAL FLASHING
- G DOUBLE GLASS UNITS WITH ALUMINUM FRAME
- H STEEL FRAME HOLLOW METAL DOOR - PAINTED

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E & W ELEVATIONS

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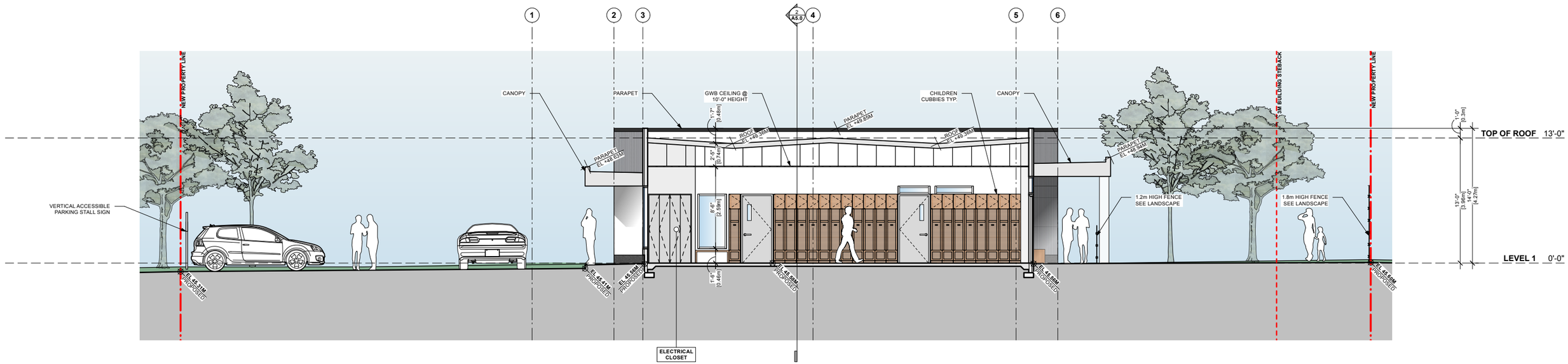
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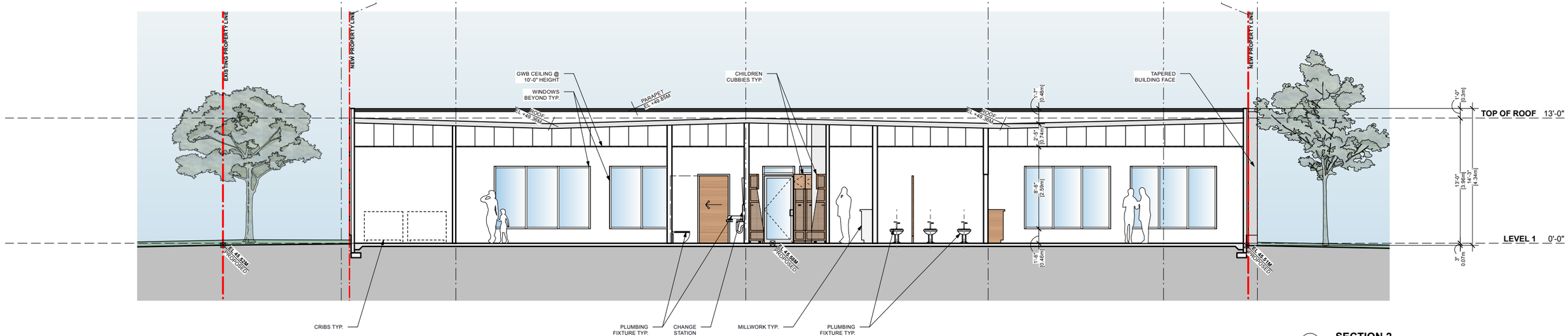
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FILE: 2503

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1 **SECTION 1**
1"=10'0"



2 **SECTION 2**
1"=10'0"

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SECTIONS

A 5.0

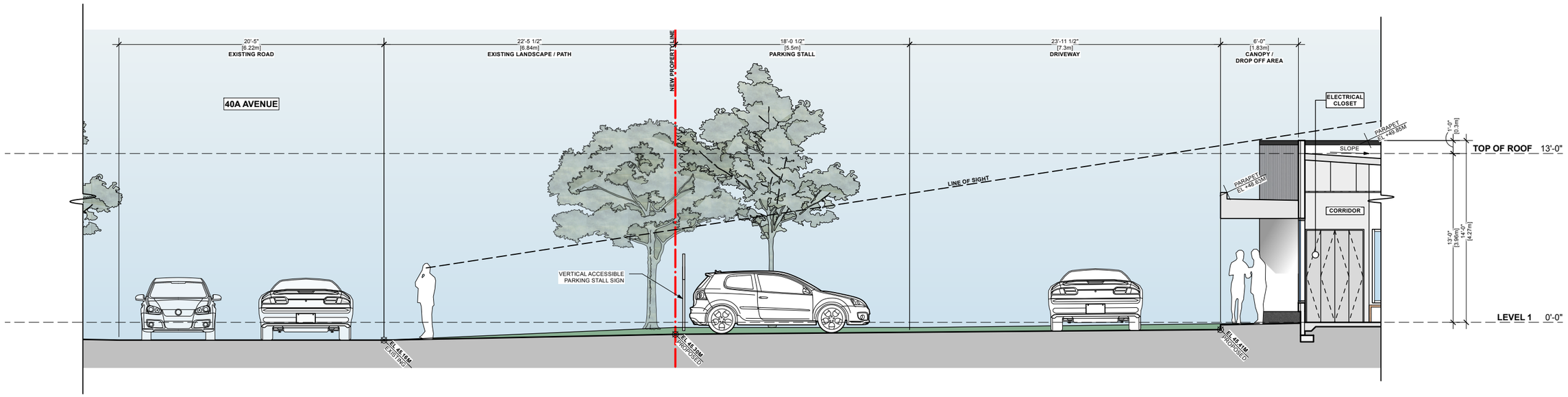
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NO.	DATE	ISSUANCE
1	2025 09 18	ISSUED FOR DP

JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langley, BC

STREET SECTION

A 5.1

REGISTERED ARCHITECT
KARLA CAMILLE CRUZ
BRITISH COLUMBIA

2025-09-18

KCC ARCHITECTURE

DRAWN: LL
CHECKED: KC
SCALE: 1/8"=1'0"
FILE: 2503

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NO.	DATE	ISSUANCE
1	2025 09 18	ISSUED FOR DP

JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langley, BC

ISO VIEW

A 6.0

REGISTERED ARCHITECT MARLA CAMELLA KC BRITISH COLUMBIA

2025-09-18

KCC ARCHITECTURE

DRAWN: LL
CHECKED: KC
SCALE: N/A
FILE: 2503

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JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langley, BC

ISO VIEW

A 6.1

REGISTERED ARCHITECT MARIA CANELLAKIS BRITISH COLUMBIA

2025-09-18

KCC ARCHITECTURE

DRAWN: LL
CHECKED: KC
SCALE: N/A
FILE: 2503

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F

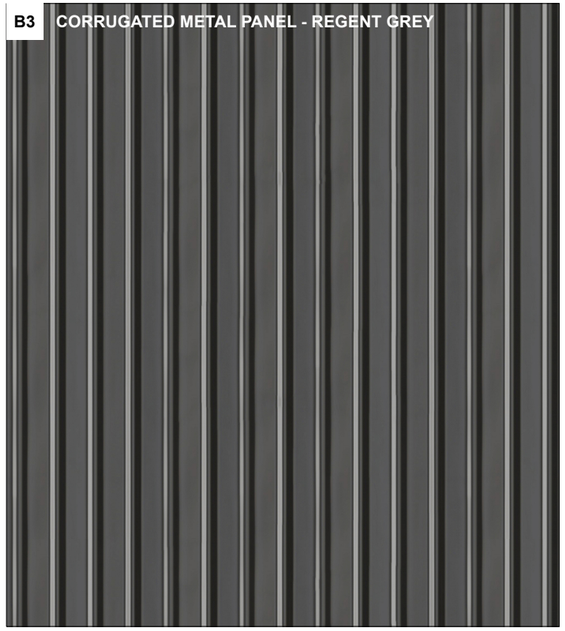
DOUBLE GLASS UNITS WITH ALUMINUM FRAME



E PREFINISHED METAL FLASHING



B3 CORRUGATED METAL PANEL - REGENT GREY



G1 CANOPY - LONGBOARD ONYX BLACK



A2 METAL CLADDING - LONGBOARD DARK FIR



C STUCCO WHITE



D STUCCO DARK GREY



REGISTERED ARCHITECT
PROFESSIONAL ENGINEERS AND GEOSCIENTISTS
BRITISH COLUMBIA

2025-09-18

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JO GROUP

PROPOSED NEW DEVELOPMENT

20056 40A Ave
Township of Langley, BC

FINISHES BOARD

A 7.0

KCC ARCHITECTURE

DRAWN: LL
CHECKED: KC
SCALE: N.T.S.
FILE: 2503

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