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ISSUE	DATE	BY	ISSUED FOR
#1	MAR. 2014	L.F.B.	DEVELOPMENT PERMIT
#2	JULY 8/21	L.F.B.	REUSE DEV. PERMIT
#3	AUG. 6/22	L.F.B.	REUSE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	REUSE DEV. PERMIT

REV	DATE	DESCRIPTION

DESIGN :	L.F.B.
DRAWN :	
DATE :	MAR. 22 23
SCALE :	1" = 30'-0"

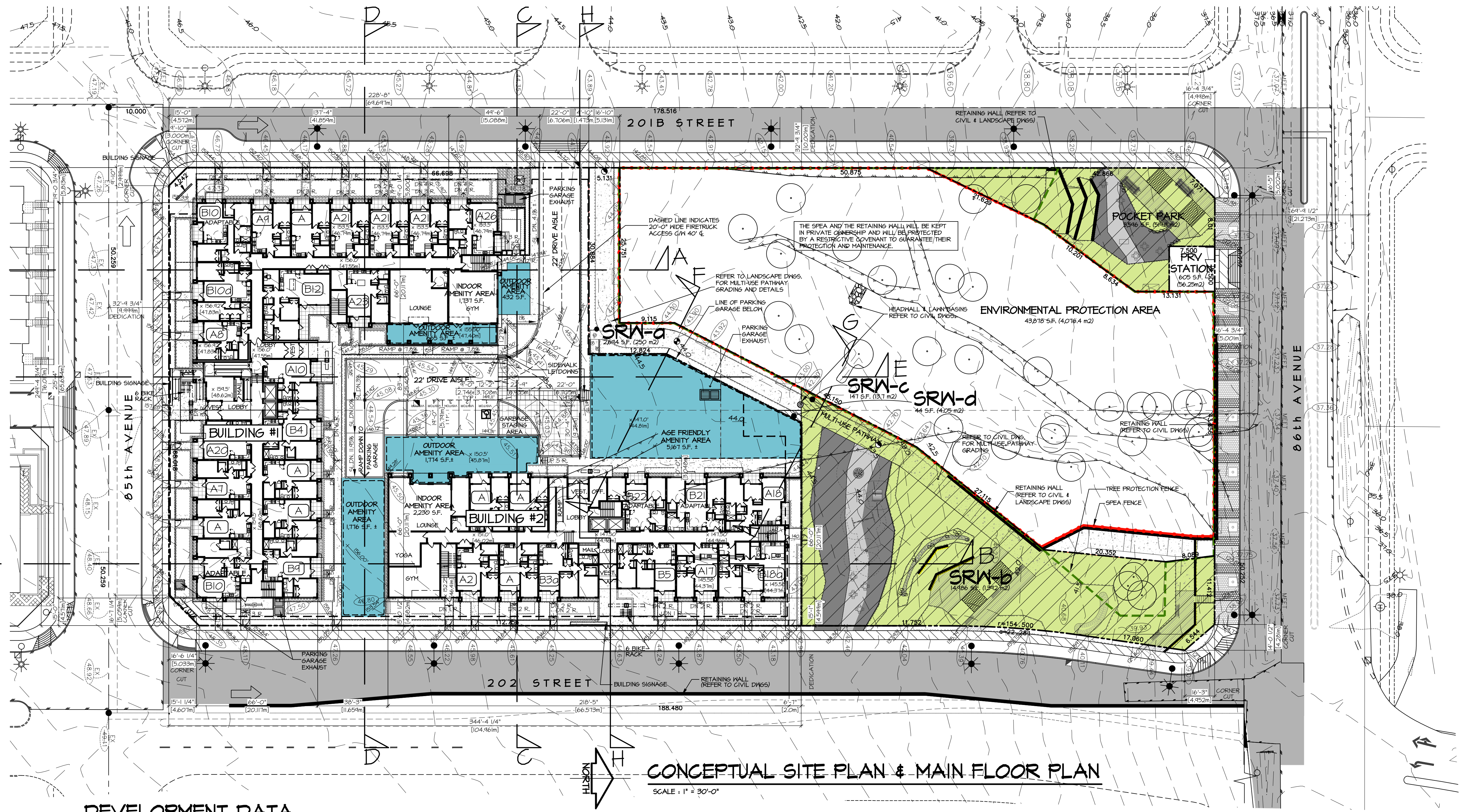
CLIENT :	PAUL TANG
PROJECT :	MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.
SHEET CONTENTS :	CONCEPTUAL SITE PLAN & DEVELOPMENT DATA

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16034	AC-102



DEVELOPMENT DATA

GROSS SITE AREA	205,934 S.F.	18,946 M ²	1.89 Ha	4.882 AC.
ROAD DEDICATIONS	61,554 S.F.	5,719 M ²	0.57 Ha	1.413 AC.
ENVIR. PROT. AREA	43,878 S.F.	4,076 M ²	0.41 Ha	1.007 AC.
MINI PARK	605 S.F.	56 M ²	0.00 Ha	0.004 AC.
NET SITE AREA	97,897 S.F.	9,095 M ²	0.91 Ha	2.247 AC.
AREA 'A' + 'B'	72,582 S.F.	6,745 M ²	0.67 Ha	1.666 AC.
(Buildable Site Area)				
POCKET PARK	5,596 S.F.	520 M ²	0.05 Ha	0.128 AC.
SRW-a	3,485 S.F.	324 M ²	0.03 Ha	0.080 AC.
SRW-b	16,042 S.F.	1,490 M ²	0.15 Ha	0.368 AC.
SRW-c	148 S.F.	14 M ²	0.00 Ha	0.004 AC.
SRW-d	44 S.F.	4 M ²	0.00 Ha	0.001 AC.
NET SITE AREA	97,897 S.F.	9,095 M ²	0.91 Ha	2.247 AC.
BUILDING #1				
1st FLOOR	19,386 S.F.	1,801 M ²	20 UNITS	
2nd FLOOR	19,330 S.F.	1,796 M ²	23 UNITS	
3rd & 4th FLOORS	19,330 S.F.	1,796 M ²	23 UNITS / FLOOR	
8th FLOOR	16,824 S.F.	1,563 M ²	22 UNITS	
TOTAL	115,020 S.F.	10,514 M ²	135 UNITS	
BUILDING #2				
1st FLOOR	13,484 S.F.	1,254 M ²	11 UNITS	
2nd FLOOR	13,400 S.F.	1,248 M ²	15 UNITS	
3rd & 4th FLOORS	13,478 S.F.	1,252 M ²	16 UNITS / FLOOR	
8th FLOOR	11,760 S.F.	1,083 M ²	16 UNITS	
8th FLOOR	11,760 S.F.	1,083 M ²	16 UNITS	
TOTAL	77,400 S.F.	7,181 M ²	66 UNITS	
TOTAL BUILDING AREA	188,420 S.F.	17,505 M ²	223 UNITS TOTAL	
FSR (NET)	189,859 S.F.	1.94 FSR	Including Indoor Amenity	
(Net = Area 'A' + 'B' + Pocket Park + SRW-a-b-c-d)				
FSR (Buildable Site Area)	189,859 S.F.	2.62 FSR	Including Indoor Amenity	
(Buildable Site Area = Area 'A' + 'B')				
DENSITY (NET)	223 UNITS/5	99 UPA	245 UPH	
DENSITY	223 UNITS/5	134 UPA	331 UPH	
(Buildable Site Area)				
LOT COVERAGE (NET)	38,815 S.F.	38.6%		
LOT COVERAGE	38,815 S.F.	55.5%		
(Buildable Site Area)				
AMENITY				
OUTDOOR REQ'D	223	X	4 M ² =	892 M ²
OUTDOOR PROV'D:	AGE FRIENDLY AMENITY			480 M ²
	RESIDENT AMENITY			431 M ²
TOTAL OUTDOOR AMENITY PROV'D:				911 M ²
INDOOR REQ'D:	223 UNITS X 0 M ² =			0 M ²
INDOOR PROV'D:	1,737 S.F. (Bldg. #1) + 2,230 S.F. (Bldg. #2)			398 M ²

DEVELOPMENT DATA FOR AREA 'A' & 'B'			
AREA 'A' + SRW-a + SRW-b	41,604 S.F.	3,865 M ²	0.39 Ha
AREA 'B' + SRW-c + SRW-d	56,295 S.F.	5,200 M ²	0.52 Ha
TOTAL AREA 'A' + 'B'	97,899 S.F.	9,065 M ²	0.91 Ha
BUILDING #1			
1st FLOOR	13,061 S.F.	1,213 M ²	
2nd FLOOR	12,999 S.F.	1,208 M ²	
3rd & 4th FLOORS	12,999 S.F.	1,208 M ²	
5th FLOOR	11,307 S.F.	1,050 M ²	
8th FLOOR	11,307 S.F.	1,050 M ²	
TOTAL	74,668 S.F.	6,987 M ²	
TOTAL BUILDING AREA 'A'	74,668 S.F.	6,987 M ²	
BUILDING #2			
1st FLOOR	6,325 S.F.	588 M ²	
2nd FLOOR	6,325 S.F.	588 M ²	
3rd & 4th FLOORS	6,325 S.F.	588 M ²	
5th & 6th FLOOR	5,517 S.F.	513 M ²	
TOTAL	36,352 S.F.	3,377 M ²	
TOTAL BUILDING AREA 'B'	36,352 S.F.	3,377 M ²	
TOTAL BUILDING AREA 'A' + 'B'	111,020 S.F.	10,364 M ²	
FSR - AREA 'A'	1.81	Including Indoor Amenity	
FSR - AREA 'B'	2.08	Including Indoor Amenity	
LOT COVERAGE - AREA 'A'	13,598 S.F.	37.4%	
LOT COVERAGE - AREA 'B'	23,236 S.F.	41.3%	
TOTAL BUILDING #1	111,020 S.F.	10,364 M ²	
TOTAL BUILDING #2	77,400 S.F.	7,181 M ²	
PARKING SPACE TYPE	REQUIRED NUMBER OF SPACES	ACTUAL NUMBER OF SPACES PROVIDED	
Residential	223 One or more bedroom units X 1.5 spaces per dwelling = 335 spaces	326	
Visitors	Visitor parking = 10% of required apartment parking spaces (335 X 10%) = 34 spaces	35	
EV	223 dwelling units at 1 space per dwelling = 10% visitor (3) = 226 spaces	226	

APPENDIX F: PARKING SPACE SCHEDULE

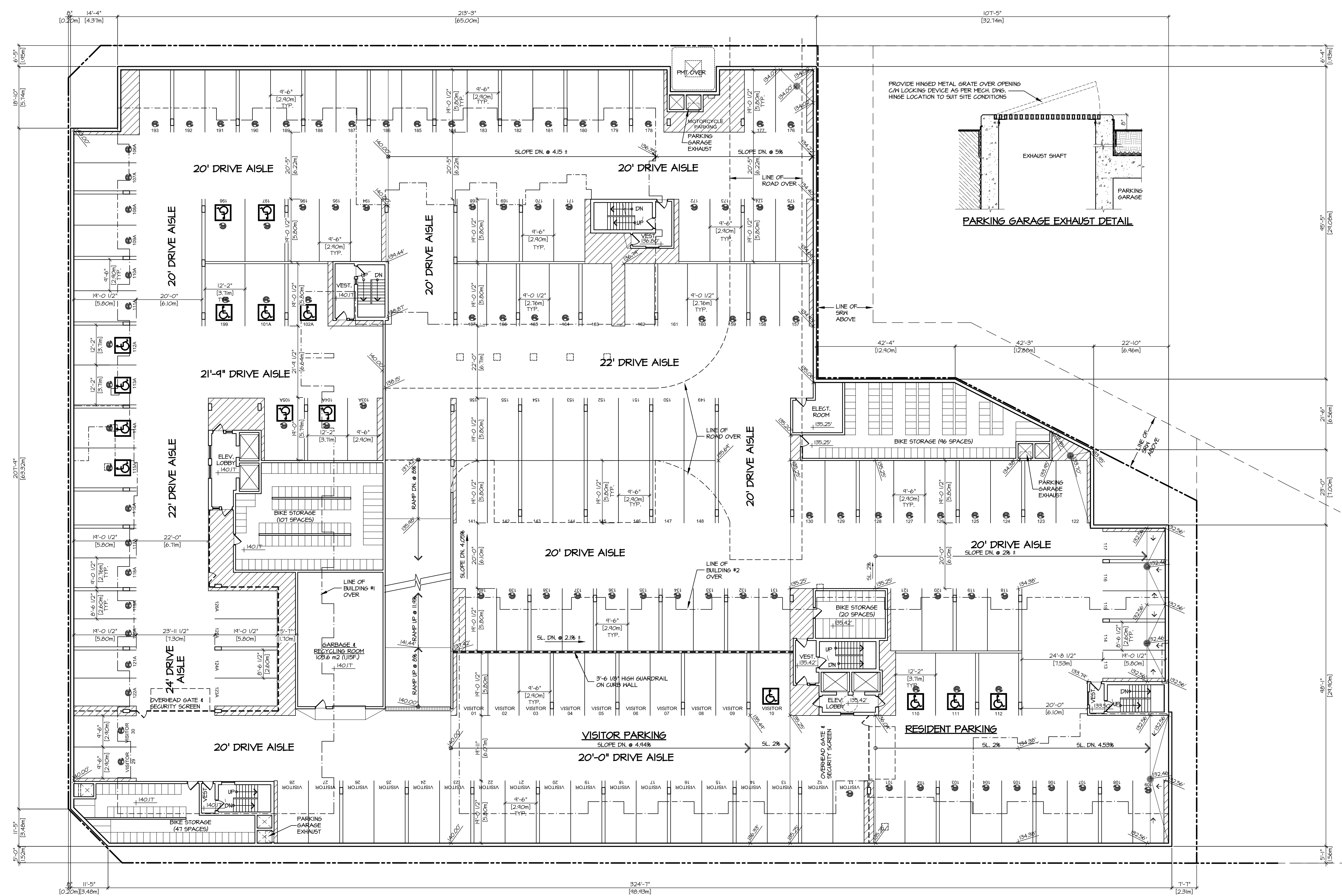
UNIT MIX - BUILDING #1			
STUDIO	2	1.5%	
1 BED	39	29.3%	
1 BED & DEN	37	27.8%	
2 BED	30	22.6%	
2 BED ADAPT.	17	12.8%	
2 BED & DEN	8	6.0%	
TOTAL UNITS	133	100.0%	
UNIT MIX - BUILDING #2			
STUDIO	0	0.0%	
1 BED	30	33.3%	
1 BED & DEN	23	25.0%	
2 BED	38	41.7%	
2 BED ADAPT.	5	5.6%	
2 BED & DEN	4	4.4%	
TOTAL UNITS	90	100.0%	
TOTAL SITE UNIT MIX			
STUDIO	2	1%	
1 BED	69	31%	
1 BED & DEN	60	27%	
2 BED	58	26%	
2 BED ADAPT.	22	10%	
2 BED & DEN	12	5%	
TOTAL UNITS	223	100.0%	

POCKET PARK

OUTDOOR AMENITY

CLIENT NO.	SHEET NO. AC-3.01
PROJECT NO. 16034	REV. NO.

- a) PAINT THE UNDERGROUND PARKING WALLS & COLUMNS & CEILING WHITE.
- b) INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN U/G PARKING.
- c) INSTALL CONVEX MIRRORS AS RECOMMENDED BY THE RCMP IN U/G PARKING AND STAIRWELLS.
- d) PROVIDE VISION PANELS IN ALL DOORS IN U/G PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
- e) ELEVATOR LOBBY IN U/G PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
- f) ENSURE ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
- g) PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.
- h) OVERHEAD DOOR OPERATION TO BE SET AT 7 SECONDS TO LIFT, 7 SECONDS IN UP POSITION & 7 SECONDS TO LOWER. GATE OPERATING MECHANISMS TO BE PROTECTED.
- i) SECURITY SIGNAGE TO BE PROVIDED AS RECOMMENDED BY THE RCMP AND ICBC



PARKING GARAGE PLAN - LEVEL 1
SCALE: 1/16\" = 1'-0\"
67,608 S.F.
[6,281 m²]
125 SPACES (INCLUDING 14 ACCESSIBLE)
30 VISITOR SPACES (INCLUDING 1 ACCESSIBLE)

INDICATES EV CHARGING PARKING SPACE (3 VISITOR & 46 RESIDENT SPACES)
TOTAL EV PARKING PROVIDED: 3 VISITOR
223 RESIDENT
226 SPACES

CPTED REQUIREMENTS FOR UNDERGROUND PARKING

- THE FOLLOWING IS A SUMMARY OF CPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE LANGLEY RCMP.
- a) PAINT THE UNDERGROUND PARKING WALLS & COLUMNS & CEILING WHITE.
 - b) INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN U/G PARKING.
 - c) INSTALL CONVEX MIRRORS AS RECOMMENDED BY THE RCMP IN U/G PARKING AND STAIRWELLS.
 - d) PROVIDE VISION PANELS IN ALL DOORS IN U/G PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - e) ELEVATOR LOBBY IN U/G PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 - f) ENSURE ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
 - g) PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.
 - h) OVERHEAD DOOR OPERATION TO BE SET AT 7 SECONDS TO LIFT, 7 SECONDS IN UP POSITION & 7 SECONDS TO LOWER. GATE OPERATING MECHANISMS TO BE PROTECTED.
 - i) SECURITY SIGNAGE TO BE PROVIDED AS RECOMMENDED BY THE RCMP AND ICBC

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#2	JULY 2021	LFB	REISSUE DEV. PERMIT
#3	AUG 16/22	LFB	REISSUE DEV. PERMIT
#4	MAR 27/23	LFB	REISSUE DEV. PERMIT

REV	DATE	DRN	CR'D

DESIGN :	PAUL TANG
DRAWN :	LFB
DATE :	MAR 22 23
SCALE :	1/16\" = 1'-0\"
PROJECT :	UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
SHEET CONTENTS :	PARKING GARAGE PLAN - LEVEL 1

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CLIENT NO.	SHEET NO.
PROJECT NO.	AC-3.02
16034	REV. NO.