# 19930, 19962, 19984 76 AVE. LANGLEY, B.C.




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| A.B3 301 | BLDG. 3 ELEVATIONS |
| A.B3 400 | BLDG. 3 VIEW |


## DEVELOPMENT PERMIT APPLICATION FOR THREE SIX STOREY MIXED USE BUILDINGS (08-22-0093)

### SITE SUMMARY

| | |
|---|---|
| **CIVIC ADDRESS** | 19930, 19962, 19984, 76 AVENUE, LANGLEY, B.C. |
| **LEGAL DESCRIPTION** | LT 3, SEC 22, TWP 8, NWD, PL NWP7540, LT 4, SEC 22, TWP 8, NWD, PL NWP75404 |
| **ZONING** | RA TO CD BASED ON RF 70 |
| **USAGE** | UNDERGROUND PARKADE, DAY CARE, COMMERCIAL RETAIL UNIT, EATERY, RESIDENTIAL |
| **SITE COVERAGE** | 35% |
| **PARKING** | TOTAL PARKING PROVIDED 535 STALLS |
| **PROPOSED FAR** | 2.84 ON NET |

| | BUILDING 1 | BUILDING 2 | BUILDING 3 | TOTAL |
|---|---|---|---|---|
| **TOTAL RESIDENTIAL UNITS** | 80 UNITS | 91 UNITS | 131 UNITS | 302 UNITS |
| **BUILDING HEIGHT** | 18M (6 STOREY) | 18M (6 STOREY) | 18M (6 STOREY) | |

### CONSULTANT LIST

| | | |
|---|---|---|
| CLIENT:<br>**Ace Point Properties**<br>#207, 6321 KING GEORGE BLVD.,<br>SURREY, BC, V3X 1G1<br>CONTACT: KAM<br>T: 604 616 5201 | ARCHITECTURAL:<br>**FLAT ARCHITECTURE INC.**<br>209-6321 KING GEORGE BLVD.,<br>SURREY, BC<br>CONTACT: RAJINDER WARRAICH<br>T:604 503 4484 | CIVIL:<br>**COASTLAND ENGINEERING & SURVEYING LTD.**<br>19292 60 AVE, SURREY, BC,<br>V3S 3M2<br>CONTACT: MIKE HELLE<br>T: 604 532 9700 |
| LANDSCAPE:<br>**VAN DER ZALM + ASSOCIATES**<br>102 - 9181 CHURCH STREET<br>FORT LANGLEY, BC, V1M 2R8<br>CONTACT: STEPHEN HELLER<br>T: 604 882 0024 | ARBORIST:<br>**Mike Fadum and Associates Ltd**<br>Vegetation Consultants<br>#105, 8277-129 St<br>Surrey, BC, V3W 0A6<br>T: 778 593 0300 | SURVEYOR:<br>**Target Land Surveying**<br>Unit C120-20178 96 Ave<br>Langley, BC, V1M 0B2<br>T: 604 583 6161 |


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Ph: 604-503-4484


PROJECT INFO:
19930, 19962, 19984 76 AVE.
LANGLEY B.C.
CLIENT:
Ace Point Homes Inc.

DATE
21/06/24

PROJECT NO:
20-225

SCALE: 1/4" = 1'-0"
DRAWN BY: A.R.C.

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|

COVER PAGE

A 000

## SITE STATISTICS

| | | | | | |
|---|---|---|---|---|---|
| **CIVIC ADDRESS:** | | 19930, 19962, 19984, 76 Ave Langley BC | | | |
| **LEGAL DISCRIPTION** | | LEGAL DESCRIPTION: LT 3, SEC 22, TWP 8, NWD, PL NWP7540, LT 4, SEC 22, TWP 8, NWD, PL NWP75404 | | | |
| **ZONING** | | RA TO CD BASED ON RF 70 | | | |
| | *EXISTING* | *SR2* | | | |
| **GROSS SITE AREA:** | EXISTING | 120,040.00 sq.ft. | 11,152.08 sq.m. | | |
| | additional cul-de-sac swap area : | 728.60 sq.ft. | 67.69 sq.m. | | |
| | TOTAL GROSS AREA : | 120,768.60 sq.ft. | 2.77 acre. | | |
| | *Area (sq.ft.)* | *Area (sq.m.)* | Area (acres) | | |
| URBAN GREEN DEDICATION AREA | 10,890.00 sq.ft. | 1,011.71 sq.m. | 0.25 acre. | | |
| ROAD DEDICATIONS: | 9,557.00 sq.ft. | 887.87 sq.m. | 0.22 acre. | | |
| GREEN BUFFER ALONG 200ST | 3,176.00 sq.ft. | 295.06 sq.m. | 0.07 acre. | | |
| NET AREA: | 96,774.80 sq.ft. | 8,990.67 sq.m. | 2.22 acre. | | |
| **ZONING** | | | | | |
| | BUILDING HEIGHT | | | *REQUIRED* | *PROVIDED* |
| | | | | **18 m** | 18 m |
| | **SETBACKS** | | COMMERCIAL | RESIDENTIAL | |
| | NORTH ALONG 76 AVE | | 2.0 M | 4.5 M | |
| | SOUTH | | 4.0 M | 6.0 M | |
| | EAST ALONG 200 ST | | 2.0 M | 4.5 M | |
| | WEST: | | | 4.0 M | |
| **LOT COVERAGE** | | | | | |
| | | | | | |
| | PROPOSED | 35% | | | |
| **DENISTY** | | | | | |
| | PROPOSED FSR on net | | | 2.84 ON NET | |
| | 60 UNITS PER ACRE X 2.77 UNITS | | | 166 UNITS | |
| | H/C UNITS BASED ON 10 % | | | 16.6 UNITS | 17 UNITS |
| | REQUIRED | | | *REQUIRED* | *PROVIDED* |
| | 302 X 4 sq.m. PER UNIT | | | 1,208.00 sq.m. | 1,653.10 sq.m. |
| **AMENITY AREA** | | | | | |
| | REQUIRED | | | *REQUIRED* | *PROVIDED* |
| | 6 sq.m. per 186 units | | | 1,116.00 sq.m. | |
| | 4 sq.m. per 116 units | | | 464.00 sq.m. | |
| TOTAL AMENITY | | | | **1,580.00 sq.m.** | **1,653.10 sq.m.** |
| **OFF STREET PARKING** | | | | | |
| | | *AREA* | | *REQUIRED* | *PROVIDED* |
| COMMERCIAL STALLS | 1 SPACE PER 35 sq.m. | 2,223.22 sq.m. | | **63.52046282** | **= 65.0 SPACES** |
| | | | | | |
| | REGULAR STALLS | | | | 55 SPACES |
| | SMALL STALLS | 20 % MAX | | | 9 SPACES |
| | OFF STTREET LOADING SPACE (AT GRADE) | | | 1 SPACE | 10 SPACES |
| | H/C STALLS 1 PER 100 STALLS | | | 1 SPACES | 1 SPACES |
| | | | | | |
| DAYCARE | 3 CARS PER 100 sq.m. | | | **= 18.9 SPACES** | **= 19.0 SPACES** |
| | 630.62 sq.m. Daycare area | | | | |
| RESIDENTIAL | | | | | |
| | PARKING FOR 302 UNITS INCLUDING VISITORS | 1.5 STALLS PER UNIT | | **= 453.0 SPACES** | **= 451.0 SPACES** |
| | **RESIDENTIAL STALLS ON P1 LEVEL** | | | | = 138.0 SPACES |
| | **RESIDENTIAL STALLS ON P2 LEVEL** | | | | = 267.0 SPACES |
| | **H/C STALLS FOR H/C UNITS** | | | 9.03 SPACES | 9 SPACES |
| | VISITOR STALLS 10 % OF TOTAL | | | = 45.3 SPACES | = 46.0 SPACES |
| | SMALL STALLS | | | | = 13.0 SPACES |
| | H/C STALLS FOR VISITOR | | | | 1 SPACE |
| *TOTAL PARKING* | | | | **= 535.4 SPACES** | **= 535.0 SPACES** |
| **BIKE PARKING** | | | | | |
| | 1 SPACE PER UNIT (302 UNITS) | | | **302** | **306** |
| | | SPACES ON LEVEL P1 | | | 245 |
| | | SPACES ON LEVEL P2 | | | 61 |
| | VISITOR BIKE SPACES (6 X 3 BUILDINGS = 18 SPACES) | ON GRADE | | **18** | **18** |
| | COMMERCIAL BIKE SPACES (6 X 3 BUILDINGS = 18 SPACES) | ON GRADE | | **18** | **18** |
| **TOTAL BIKE PARKING** | | | | **338** | **342** |


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LANGLEY B.C.
CLIENT:
Ace Point Homes Inc.

DATE
21/06/24

PROJECT NO:
20-225

SCALE:

DRAWN BY:
A.R.C.

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|

DATA SHEET

A 001

| FLOOR AREAS | | |
|---|---|---|
| **BLDG. 1** | | |
| **LEVEL** | **AREA (sq.ft.)** | **AREA (sq.mt.)** |
| LEVEL 1 | 16572.19 | 1539.607 |
| LEVEL 2 | 11788.99 | 1095.233 |
| LEVEL 3 | 11847.73 | 1100.69 |
| LEVEL 4 | 11847.73 | 1100.69 |
| LEVEL 5 | 11847.73 | 1100.69 |
| LEVEL 6 | 11523.47 | 1070.565 |
| | | |
| **TOTAL AREA BLDG. 1** | **75427.84** | **7007.476** |
| | | |
| **BLDG. 2** | | |
| **LEVEL** | **AREA (sq.ft.)** | **AREA (sq.mt.)** |
| LEVEL 1 | 14764.99 | 1371.712 |
| LEVEL 2 | 13378.21 | 1242.876 |
| LEVEL 3 | 13438.72 | 1248.498 |
| LEVEL 4 | 13438.72 | 1248.498 |
| LEVEL 5 | 13438.72 | 1248.498 |
| LEVEL 6 | 13200.27 | 1226.345 |
| | | |
| **TOTAL AREA BLDG. 2** | **81659.63** | **7586.428** |
| | | |
| **BLDG. 3** | | |
| **LEVEL** | **AREA (sq.ft.)** | **AREA (sq.mt.)** |
| LEVEL 1 | 22447.66 | 2085.456 |
| LEVEL 2 | 19249.91 | 1788.375 |
| LEVEL 3 | 19249.91 | 1788.375 |
| LEVEL 4 | 19249.91 | 1788.375 |
| LEVEL 5 | 19249.91 | 1788.375 |
| LEVEL 6 | 19078.67 | 1772.466 |
| | | |
| **TOTAL AREA BLDG. 3** | **118526** | **11011.42** |
| | | |
| **TOTAL AREA** | **275613.4** | **25605.33** |

| COMMERCIAL AREAS | | |
|---|---|---|
| **NO.** | **AREA (sq.ft.)** | **AREA (sq.m.)** |
| CRU 101 | 1761.51 | 163.6496 |
| CRU 102 | 1957.35 | 181.8438 |
| CRU 103 | 1463.02 | 135.919 |
| CRU 104 | 920.89 | 85.55348 |
| CRU 105 | 820.28 | 76.20651 |
| CRU 106 | 981.19 | 91.15553 |
| CRU 107 | 856.59 | 79.57982 |
| CRU 108 | 1249.84 | 116.1139 |
| CRU 109 | 1317.85 | 122.4323 |
| CRU 110 | 1486.18 | 138.0706 |
| CRU 111 | 1486.06 | 138.0595 |
| CRU 112 | 1481.85 | 137.6684 |
| CRU 113 | 1445.11 | 134.2551 |
| CRU 114 | 881.26 | 81.87173 |
| CRU 115 | 1024.82 | 95.20889 |
| RESTAURANT 116 | 1505.46 | 139.8618 |
| CRU 117 | 1419.54 | 131.8796 |
| CRU 118 | 1871.70 | 173.8866 |
| | | |
| **TOTAL** | **23930.5** | **2223.216** |

DAYCARE 119 6788.04

| | **AREA (SQ.M.)** | **AREA (SQ.FT.)** |
|---|---|---|
| OUTDOOR AMENITY AT GRADE | 176 | 1894.44 |
| OUTDOOR AMENITY AT LEVEL 2 BLDG. 1 + BLDG. 2 | 364.4215 | 3922.6 |
| OUTDOOR AMENITY AT LEVEL 2 BLDG. 3 | 171.4823 | 1845.82 |
| ROOFTOP AMENITY BLDG. 1 | 326.8961 | 3518.68 |
| ROOFTOP AMENITY BLDG. 2 | 352.2958 | 3792.08 |
| DAYCARE PLAY AREA | 262 | 2820.14 |
| **TOTAL OUTDOOR AMENITY** | **1653.096** | **17793.76** |

| UNIT MIX | | | | | |
|---|---|---|---|---|---|
| **UNIT TYPE** | **BLDG. 1** | **BLDG. 2** | **BLDG. 3** | **TOTAL** | **%** |
| | | | | | |
| 1 BED | 45 | 35 | 50 | **130** | 43.05% |
| 1 BED + DEN | | | 10 | **10** | 3.31% |
| 2 BED | 30 | 56 | 65 | **151** | 50.00% |
| 3 BED | 5 | | 6 | **11** | 3.64% |
| | **80** | **91** | **131** | **302** | **100.00%** |

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PROJECT DATA - BUILDINGS

A 002

## BUILDING 1

| UNIT NO. | UNIT TYPE | AREA (SQ.M.) |
|---|---|---|
| 201 | 2 BED | 73 |
| 202 | 1 BED | 48 |
| 203 | 1 BED | 48 |
| 204 | 1 BED | 48 |
| 205 | 1 BED | 48 |
| 206 | 1 BED | 48 |
| 207 | 2 BED | 73 |
| 208 | 2 BED | 67 |
| 209 | 2 BED | 73 |
| 210 | 2 BED | 72 |
| 211 | 1 BED | 48 |
| 212 | 1 BED | 48 |
| 213 | 1 BED | 48 |
| 214 | 1 BED | 48 |
| 215 | 2 BED | 73 |
| 216 | 3 BED | 76 |

| | | |
|---|---|---|
| 301 | 2 BED | 73 |
| 302 | 1 BED | 48 |
| 303 | 1 BED | 48 |
| 304 | 1 BED | 48 |
| 305 | 1 BED | 48 |
| 306 | 1 BED | 48 |
| 307 | 2 BED | 73 |
| 308 | 2 BED | 67 |
| 309 | 2 BED | 73 |
| 310 | 2 BED | 72 |
| 311 | 1 BED | 48 |
| 312 | 1 BED | 48 |
| 313 | 1 BED | 48 |
| 314 | 1 BED | 48 |
| 315 | 2 BED | 73 |
| 316 | 3 BED | 76 |

| | | |
|---|---|---|
| 401 | 2 BED | 73 |
| 402 | 1 BED | 48 |
| 403 | 1 BED | 48 |
| 404 | 1 BED | 48 |
| 405 | 1 BED | 48 |
| 406 | 1 BED | 48 |
| 407 | 2 BED | 73 |
| 408 | 2 BED | 67 |
| 409 | 2 BED | 73 |
| 410 | 2 BED | 72 |

| | | |
|---|---|---|
| 411 | 1 BED | 48 |
| 412 | 1 BED | 48 |
| 413 | 1 BED | 48 |
| 414 | 1 BED | 48 |
| 415 | 2 BED | 73 |
| 416 | 3 BED | 76 |

| | | |
|---|---|---|
| 501 | 2 BED | 73 |
| 502 | 1 BED | 48 |
| 503 | 1 BED | 48 |
| 504 | 1 BED | 48 |
| 505 | 1 BED | 48 |
| 506 | 1 BED | 48 |
| 507 | 2 BED | 73 |
| 508 | 2 BED | 67 |
| 509 | 2 BED | 73 |
| 510 | 2 BED | 72 |
| 511 | 1 BED | 48 |
| 512 | 1 BED | 48 |
| 513 | 1 BED | 48 |
| 514 | 1 BED | 48 |
| 515 | 2 BED | 73 |
| 516 | 3 BED | 76 |

| | | |
|---|---|---|
| 601 | 2 BED | 73 |
| 602 | 1 BED | 48 |
| 603 | 1 BED | 48 |
| 604 | 1 BED | 48 |
| 605 | 1 BED | 48 |
| 606 | 1 BED | 48 |
| 607 | 2 BED | 73 |
| 608 | 2 BED | 67 |
| 609 | 2 BED | 73 |
| 610 | 2 BED | 72 |
| 611 | 1 BED | 48 |
| 612 | 1 BED | 48 |
| 613 | 1 BED | 48 |
| 614 | 1 BED | 48 |
| 615 | 2 BED | 73 |
| 616 | 3 BED | 76 |

**TOTAL UNITS** **80**

## BUILDING 2

| UNIT NO. | UNIT TYPE | AREA (SQ.M.) |
|---|---|---|
| 101 | 2 BED | 72 |
| 102 | 2 BED | 72 |
| 103 | 2 BED | 72 |
| 104 | 2 BED | 72 |
| 105 | 2 BED | 72 |
| 106 | 2 BED | 72 |
| | | |
| 201 | 2 BED | 76 |
| 202 | 1 BED | 48 |
| 203 | 2 BED | 73 |
| 204 | 2 BED | 73 |
| 205 | 2 BED | 73 |
| 206 | 2 BED | 73 |
| 207 | 2 BED | 73 |
| 208 | 2 BED | 73 |
| 209 | 2 BED | 73 |
| 210 | 2 BED | 72 |
| 211 | 1 BED | 48 |
| 212 | 1 BED | 48 |
| 213 | 1 BED | 48 |
| 214 | 1 BED | 48 |
| 215 | 1 BED | 48 |
| 216 | 1 BED | 48 |
| 217 | 2 BED | 73 |
| | | |
| 301 | 2 BED | 76 |
| 302 | 1 BED | 48 |
| 303 | 2 BED | 73 |
| 304 | 2 BED | 73 |
| 305 | 2 BED | 73 |
| 306 | 2 BED | 73 |
| 307 | 2 BED | 73 |
| 308 | 2 BED | 73 |
| 309 | 2 BED | 73 |
| 310 | 2 BED | 72 |
| 311 | 1 BED | 48 |
| 312 | 1 BED | 48 |
| 313 | 1 BED | 48 |
| 314 | 1 BED | 48 |
| 315 | 1 BED | 48 |
| 316 | 1 BED | 48 |
| 317 | 2 BED | 73 |
| | | |
| 401 | 2 BED | 76 |

| | | |
|---|---|---|
| 402 | 1 BED | 48 |
| 403 | 2 BED | 73 |
| 404 | 2 BED | 73 |
| 405 | 2 BED | 73 |
| 406 | 2 BED | 73 |
| 407 | 2 BED | 73 |
| 408 | 2 BED | 73 |
| 409 | 2 BED | 73 |
| 410 | 2 BED | 72 |
| 411 | 1 BED | 48 |
| 412 | 1 BED | 48 |
| 413 | 1 BED | 48 |
| 414 | 1 BED | 48 |
| 415 | 1 BED | 48 |
| 416 | 1 BED | 48 |
| 417 | 2 BED | 73 |
| | | |
| 501 | 2 BED | 76 |
| 502 | 1 BED | 48 |
| 503 | 2 BED | 73 |
| 504 | 2 BED | 73 |
| 505 | 2 BED | 73 |
| 506 | 2 BED | 73 |
| 507 | 2 BED | 73 |
| 508 | 2 BED | 73 |
| 509 | 2 BED | 73 |
| 510 | 2 BED | 72 |
| 511 | 1 BED | 48 |
| 512 | 1 BED | 48 |
| 513 | 1 BED | 48 |
| 514 | 1 BED | 48 |
| 515 | 1 BED | 48 |
| 516 | 1 BED | 48 |
| 517 | 2 BED | 73 |
| | | |
| 601 | 2 BED | 76 |
| 602 | 1 BED | 48 |
| 603 | 2 BED | 73 |
| 604 | 2 BED | 73 |
| 605 | 2 BED | 73 |
| 606 | 2 BED | 73 |
| 607 | 2 BED | 73 |
| 608 | 2 BED | 73 |
| 609 | 2 BED | 73 |
| 610 | 2 BED | 72 |
| 611 | 1 BED | 48 |
| 612 | 1 BED | 48 |
| 613 | 1 BED | 48 |
| 614 | 1 BED | 48 |
| 615 | 1 BED | 48 |
| 616 | 1 BED | 48 |
| 617 | 2 BED | 73 |
| | | |
| **TOTAL UNITS** | **91** | |

## BUILDING 3

| UNIT NO. | UNIT TYPE | AREA (SQ.M.) |
|---|---|---|
| 107 | 3 BED | 86 |
| 108 | 2 BED | 73 |
| 109 | 2 BED | 73 |
| 110 | 2 BED | 73 |
| 111 | 2 BED | 73 |
| 112 | 2 BED | 67 |
| | | |
| 201 | 3 BED | 86 |
| 202 | 2 BED | 73 |
| 203 | 2 BED | 73 |
| 204 | 2 BED | 73 |
| 205 | 2 BED | 73 |
| 206 | 2 BED | 67 |
| 207 | 2 BED | 73 |
| 208 | 1 BED | 48 |
| 209 | 1 BED | 48 |
| 210 | 1 BED | 48 |
| 211 | 1 BED | 48 |
| 212 | 1 BED + DEN | 52 |
| 213 | 1 BED + DEN | 56 |
| 214 | 1 BED | 35 |
| 215 | 1 BED | 48 |
| 216 | 1 BED | 48 |
| 217 | 1 BED | 51 |
| 218 | 2 BED | 70 |
| 219 | 2 BED | 73 |
| 220 | 2 BED | 73 |
| 221 | 2 BED | 73 |
| 222 | 2 BED | 73 |
| 223 | 2 BED | 73 |
| 224 | 1 BED | 48 |
| 225 | 1 BED | 48 |
| | | |
| 301 | 3 BED | 86 |
| 302 | 2 BED | 73 |
| 303 | 2 BED | 73 |
| 304 | 2 BED | 73 |
| 305 | 2 BED | 73 |
| 306 | 2 BED | 67 |
| 307 | 2 BED | 73 |
| 308 | 1 BED | 48 |
| 309 | 1 BED | 48 |
| 310 | 1 BED | 48 |
| 311 | 1 BED | 48 |
| 312 | 1 BED + DEN | 52 |

| | | |
|---|---|---|
| 313 | 1 BED + DEN | 56 |
| 314 | 1 BED | 48 |
| 315 | 1 BED | 48 |
| 316 | 1 BED | 48 |
| 317 | 1 BED | 51 |
| 318 | 2 BED | 70 |
| 319 | 2 BED | 73 |
| 320 | 2 BED | 73 |
| 321 | 2 BED | 73 |
| 322 | 2 BED | 73 |
| 323 | 2 BED | 73 |
| 324 | 1 BED | 48 |
| 325 | 1 BED | 48 |

| | | |
|---|---|---|
| 401 | 3 BED | 86 |
| 402 | 2 BED | 73 |
| 403 | 2 BED | 73 |
| 404 | 2 BED | 73 |
| 405 | 2 BED | 73 |
| 406 | 2 BED | 67 |
| 407 | 2 BED | 73 |
| 408 | 1 BED | 48 |
| 409 | 1 BED | 48 |
| 410 | 1 BED | 48 |
| 411 | 1 BED | 48 |
| 412 | 1 BED + DEN | 52 |
| 413 | 1 BED + DEN | 56 |
| 414 | 1 BED | 48 |
| 415 | 1 BED | 48 |
| 416 | 1 BED | 48 |
| 417 | 1 BED | 51 |
| 418 | 2 BED | 70 |
| 419 | 2 BED | 73 |
| 420 | 2 BED | 73 |
| 421 | 2 BED | 73 |
| 422 | 2 BED | 73 |
| 423 | 2 BED | 73 |
| 424 | 1 BED | 48 |
| 425 | 1 BED | 48 |

| | | |
|---|---|---|
| 501 | 3 BED | 86 |
| 502 | 2 BED | 73 |
| 503 | 2 BED | 73 |
| 504 | 2 BED | 73 |
| 505 | 2 BED | 73 |
| 506 | 2 BED | 67 |

| | | |
|---|---|---|
| 507 | 2 BED | 73 |
| 508 | 1 BED | 48 |
| 509 | 1 BED | 48 |
| 510 | 1 BED | 48 |
| 511 | 1 BED | 48 |
| 512 | 1 BED + DEN | 52 |
| 513 | 1 BED + DEN | 56 |
| 514 | 1 BED | 48 |
| 515 | 1 BED | 48 |
| 516 | 1 BED | 48 |
| 517 | 1 BED | 51 |
| 518 | 2 BED | 70 |
| 519 | 2 BED | 73 |
| 520 | 2 BED | 73 |
| 521 | 2 BED | 73 |
| 522 | 2 BED | 73 |
| 523 | 2 BED | 73 |
| 524 | 1 BED | 48 |
| 525 | 1 BED | 48 |

| | | |
|---|---|---|
| 601 | 3 BED | 86 |
| 602 | 2 BED | 73 |
| 603 | 2 BED | 73 |
| 604 | 2 BED | 73 |
| 605 | 2 BED | 73 |
| 606 | 2 BED | 67 |
| 607 | 2 BED | 73 |
| 608 | 1 BED | 48 |
| 609 | 1 BED | 48 |
| 610 | 1 BED | 48 |
| 611 | 1 BED | 48 |
| 612 | 1 BED + DEN | 52 |
| 613 | 1 BED + DEN | 56 |
| 614 | 1 BED | 48 |
| 615 | 1 BED | 48 |
| 616 | 1 BED | 48 |
| 617 | 1 BED | 51 |
| 618 | 2 BED | 70 |
| 619 | 2 BED | 73 |
| 620 | 2 BED | 73 |
| 621 | 2 BED | 73 |
| 622 | 2 BED | 73 |
| 623 | 2 BED | 73 |
| 624 | 1 BED | 48 |
| 625 | 1 BED | 48 |

**TOTAL UNITS** **131**


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:
19930, 19962, 19984 76 AVE.
LANGLEY B.C.
CLIENT:
Ace Point Homes Inc.

DATE
21/06/24

PROJECT NO:
20-225

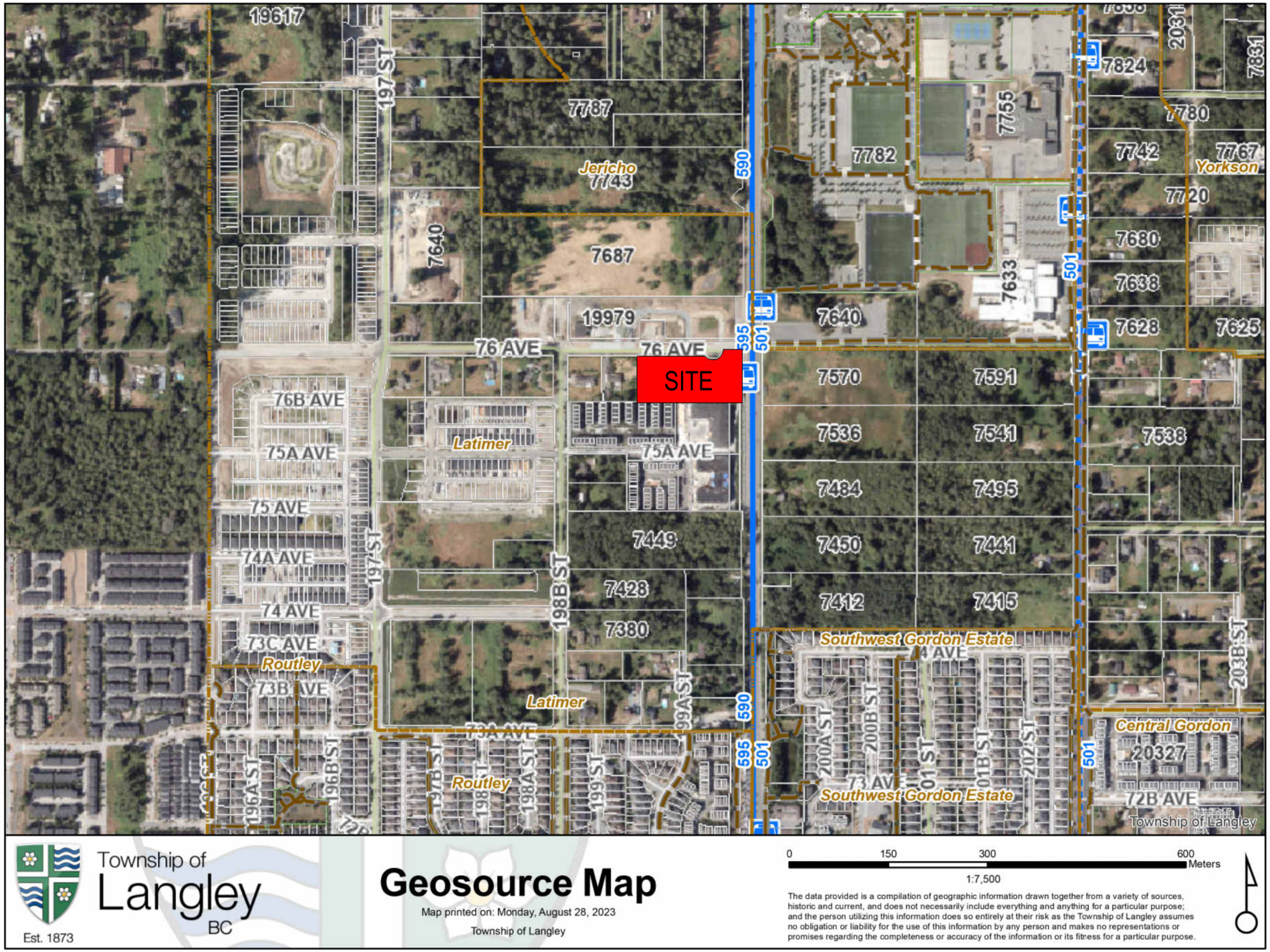
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A.R.C.

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|

PROJECT DATA - BUILDINGS

A 003




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CLIENT:
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DATE
21/06/24

PROJECT NO:
20-225

SCALE:
1" = 500'-0"

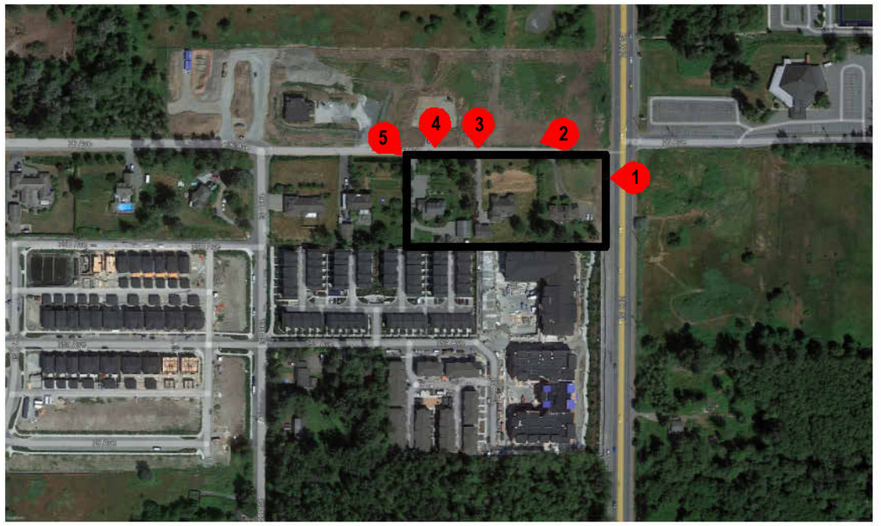
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|---|---|---|---|

CONTEXT PLAN

A 004



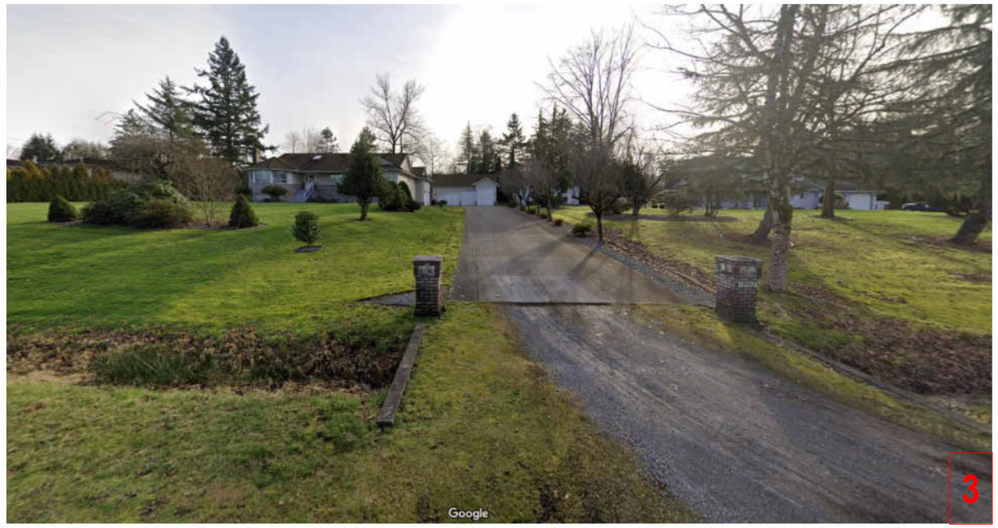



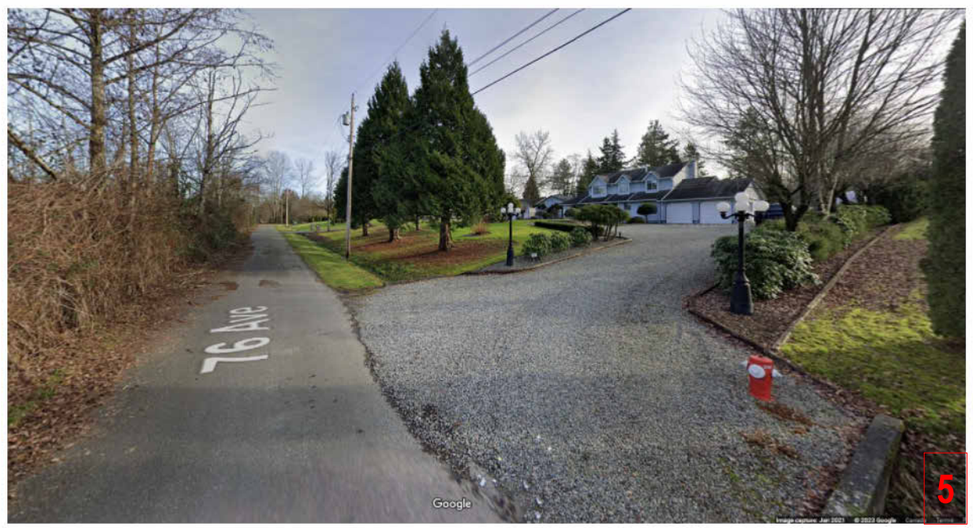

KEY PLAN










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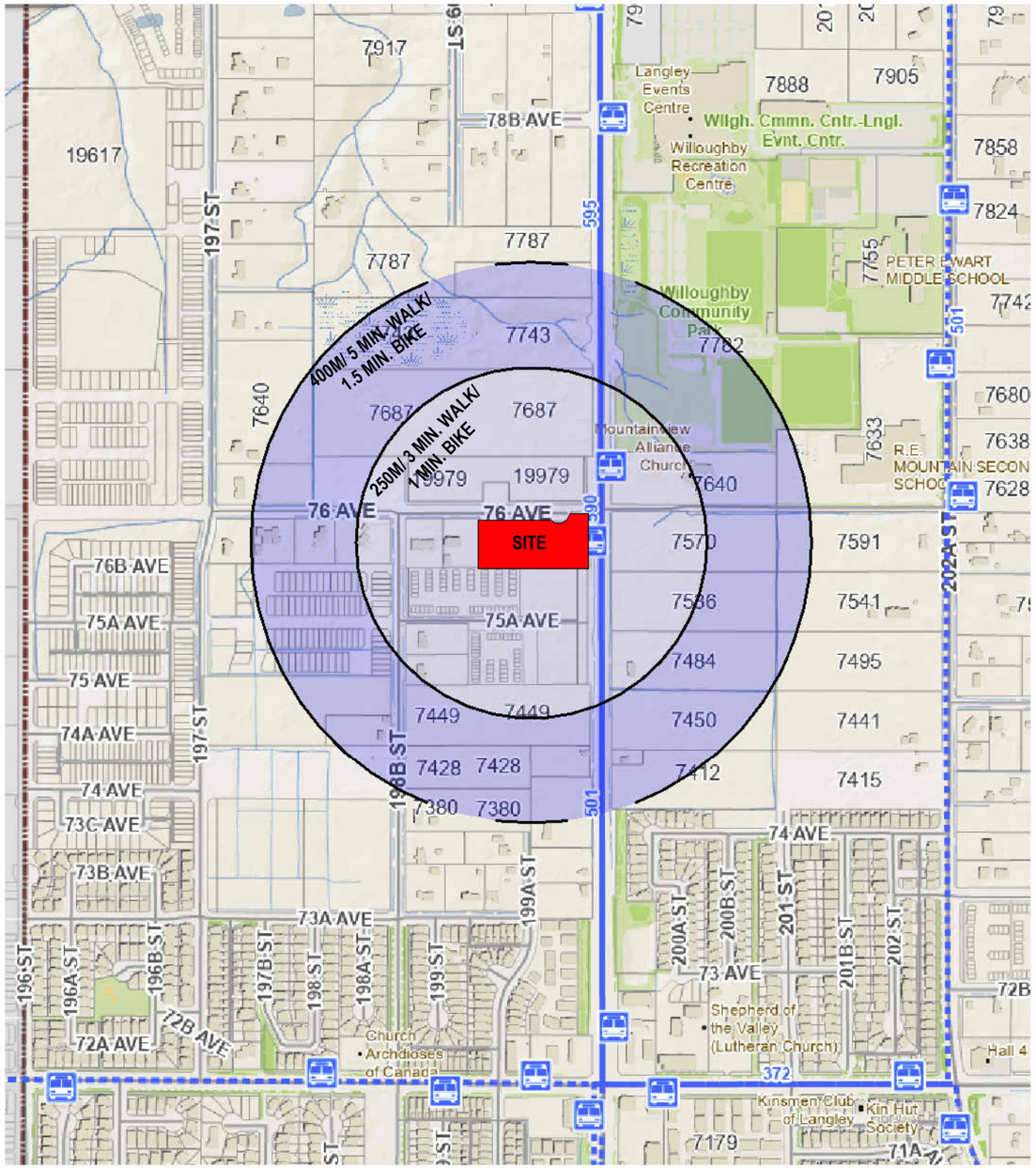
PROJECT NO:
20-225

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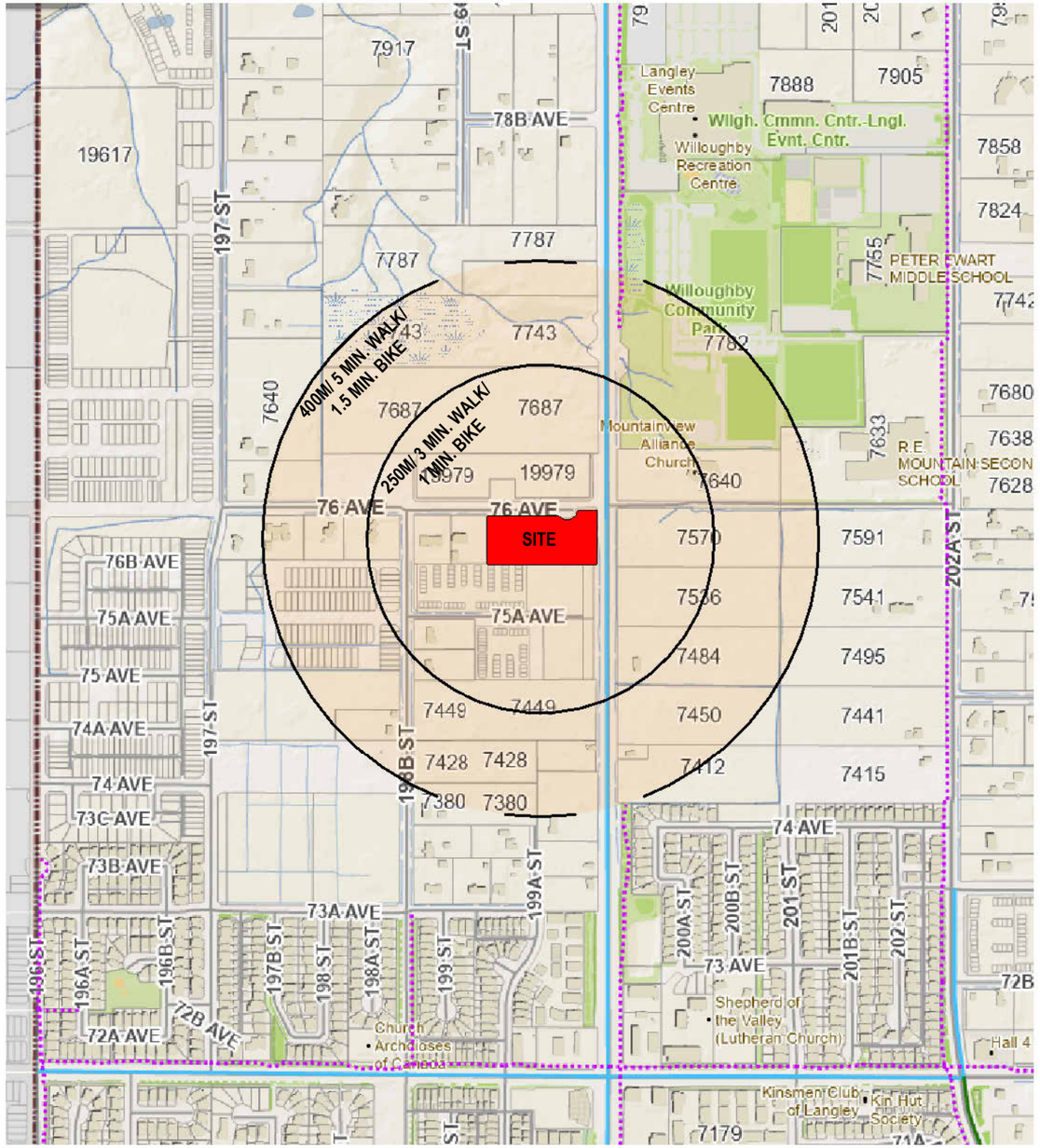
| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|

CONTEXT PHOTOS

A 005




1 / A 007 **PUBLIC TRANSIT**
1 : 8000




2 / A 007 **BIKE ROUTES**
1 : 8000

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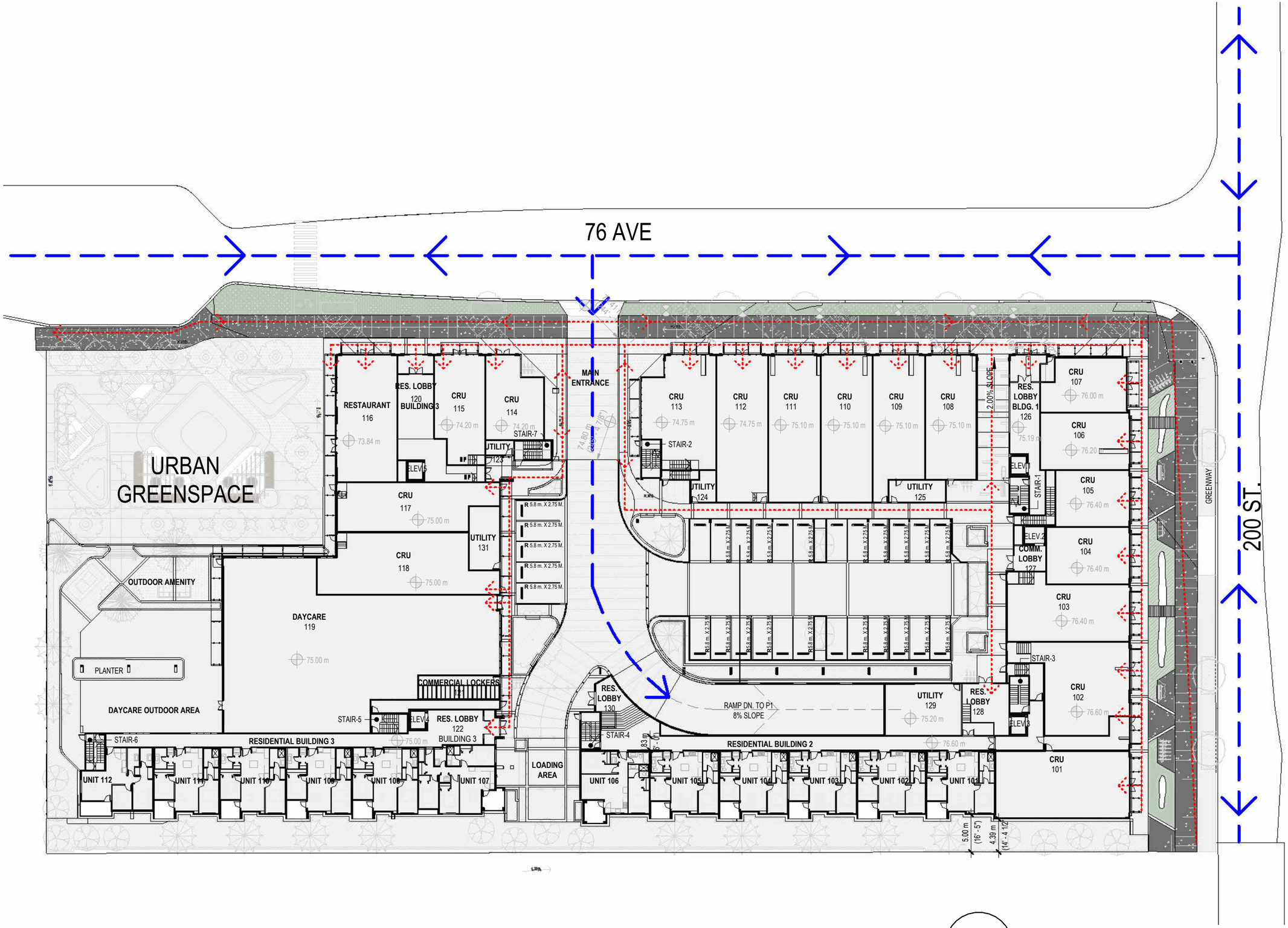
PROJECT NO:
20-225

SCALE: 1 : 8000
DRAWN BY: A.R.C.

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|

TRANSIT DIAGRAM

A 007




LEGEND:
- PEDESTRIAN MOVEMENT
- VEHICULAR MOVEMENT

1 / A 008 **VEHICULAR & PEDESTRIAN MOVEMENT**
1" = 40'-0"

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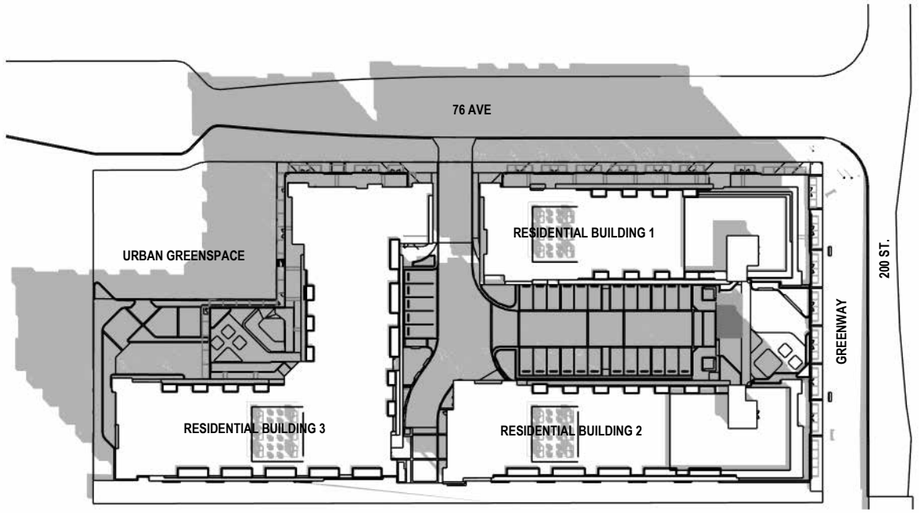
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1" = 40'-0"

DRAWN BY:
A.R.C.

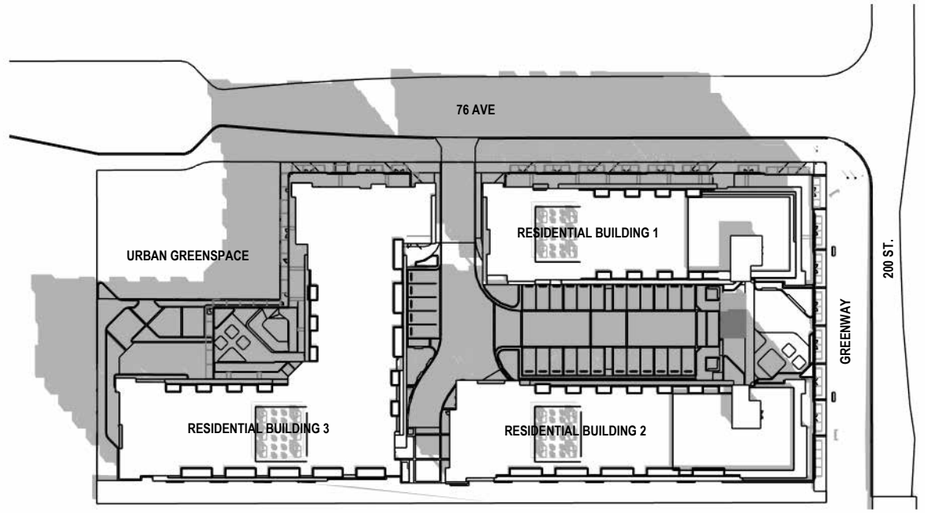
| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|

PEDESTRIAN & VEHICULAR MOMENT

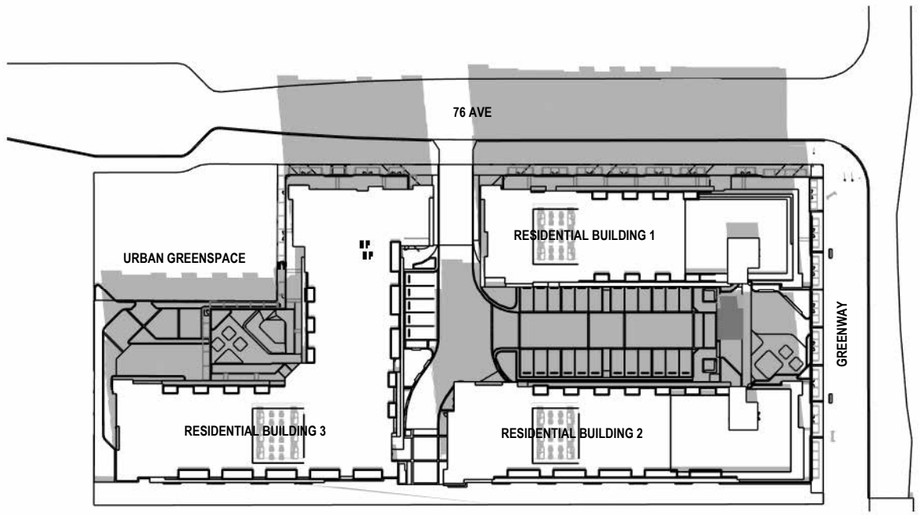
A 008



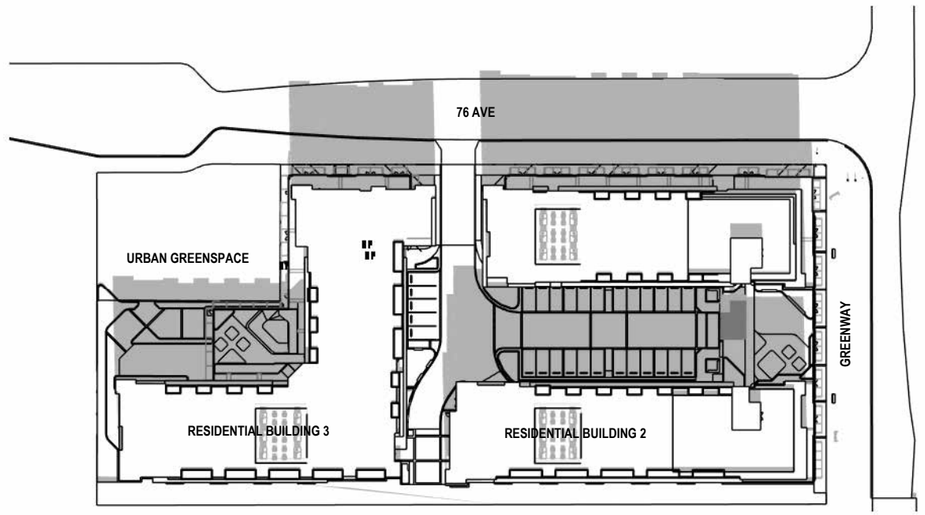

20 MARCH 10 AM



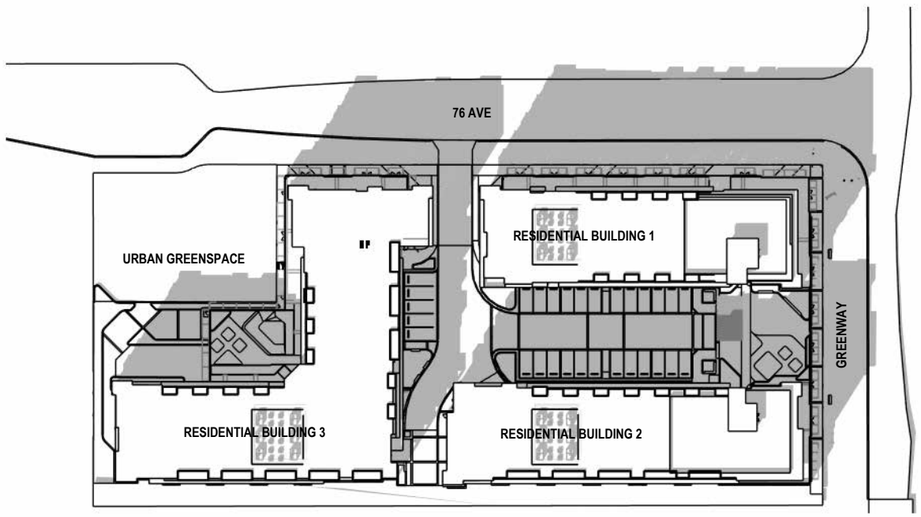

20 SEPTEMBER 10 AM



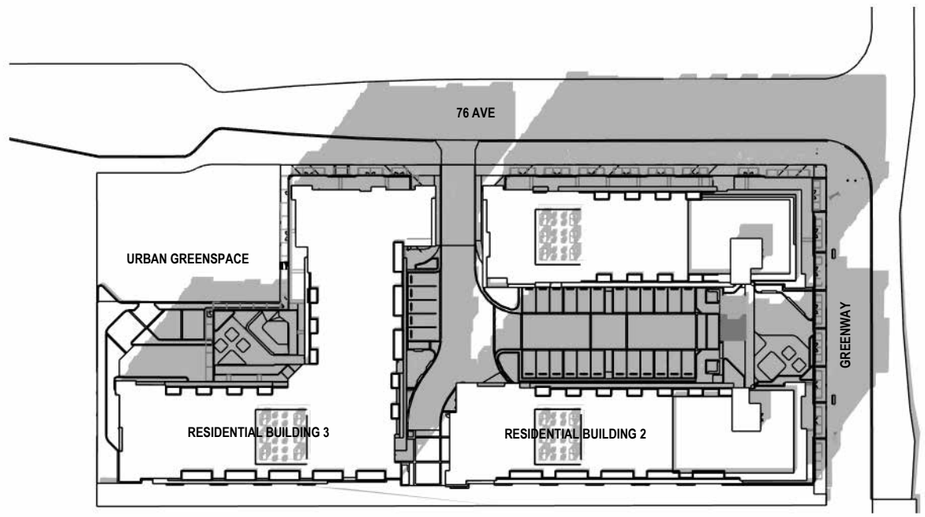

20 MARCH 12 PM




20 SEPTEMBER 12 PM




20 MARCH 02 PM




20 SEPTEMBER 02 PM

FLAT ARCHITECTURE INC.
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19930, 19962, 19984 76 AVE.
LANGLEY B.C.
CLIENT:
Ace Point Homes Inc.

DATE
21/06/24

PROJECT NO:
20-225

SCALE:
1" = 100'-0"

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A.R.C.

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|

CONCEPTUAL
SHADOW STUDY

A 011



SAVANT APARTMENTS

*Wesbrook Village, UBC, Vancouver, BC*



ALTARIUS APARTMENTS

*10742 86 Ave NW, Edmonton*

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|---|---|---|---|

PRECEDENTS

A 016

36.77 m
(120' - 7 1/2")

109.71 m
(359' - 11")

76 AVE

ROAD WIDENING DIDICATION = 103.0 sq.m.

LAND SWAP = 67.69 sq.m.

ABAND. 150ø PVC W/M

74.41 m (244' - 1 1/32")
74.63 m (244' - 10 3/16")
74.83 m (245' - 6 1/16")
74.98 m (245' - 11 3/32")
75.08 m (246' - 3 29/32")
75.08 m (246' - 4 5/16")
75.07 m (246' - 3 1/32")

1.00 m (3' - 3 1/2")

ROAD DEDICATION = 785.0 sq.m.

11.00 m (36' - 1")

5.03 m (16' - 6")

27.56 m (90' - 5")

URBAN GREEN = 1012.4 sq.m.

MAIN ENTRANCE

2.41% SLOPE

74.80 m

RESIDENTIAL BUILDING 1

74.97 m (246' - 11 17/32")

OUTDOOR AMENITY

DAYCARE OUTDOOR AREA

75.20 m

BUS STOP

200 ST.

63.33 m (207' - 9")

40.74 m (133' - 8")

RESIDENTIAL BUILDING 3

LOADING AREA

RESIDENTIAL BUILDING 2

GREENWAY = 2950 sq.m

146.62 m
(481' - 0 1/2")

4.46 m (14' - 7 1/2")

6.60 m (21' - 7 1/2")

4.60 RD.DED.

1
A 100

**BASE PLAN**
1" = 40'-0"


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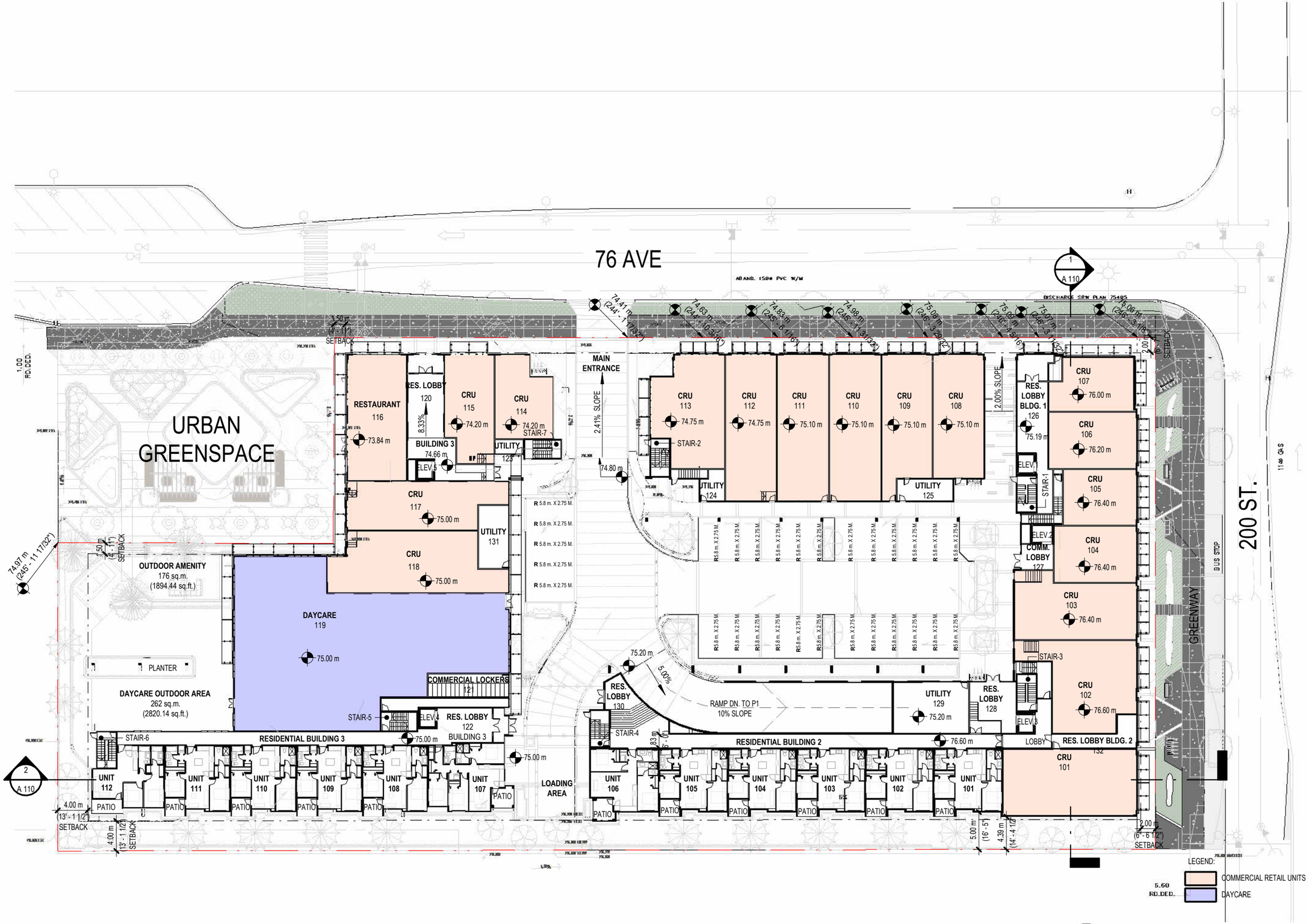
SCALE:
1" = 40'-0"

DRAWN BY:
A.R.C.

| REV. | DESCRIPTION | BY | DATE |
|---|---|---|---|

BASE PLAN

A 100




1 / A 101 **LEVEL 1 PLAN**
1" = 40'-0"

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20-225

SCALE: 1" = 40'-0"
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|---|---|---|---|

SITE PLAN

A 101

76 AVE

URBAN GREENSPACE

OUTDOOR AMENITY
176 sq.m.
(1894.44 sq.ft.)

PLANTER

DAYCARE OUTDOOR AREA
262 sq.m.
(2820.14 sq.ft.)

RESTAURANT
116
73.84 m
(242' - 3 3/16")

RES. LOBBY
120
BUILDING 3

8.33%

CRU
115
74.20 m
(243' - 5 1/4")

CRU
114
74.20 m
(243' - 5 1/4")

LOBBY

ELEV.5

UTILITY
123

STAIR-7

8.33%

75.00 m
(246' - 0 3/4")

CRU
117
75.00 m
(246' - 0 3/4")

UTILITY
131

CRU
118
75.00 m
(246' - 0 3/4")

DAYCARE
119
75.00 m
(246' - 0 3/4")

COMMERCIAL LOCKERS
121

STAIR-5

ELEV.4

RES. LOBBY
122
BUILDING 3

75.00 m
(246' - 0 3/4")

RESIDENTIAL BUILDING 3

STAIR-6

UNIT 112
67 sq.m.
(725 sq.ft.)
PATIO
8 sq.m.
(85 sq.ft.)

UNIT 111
73 sq.m.
(784 sq.ft.)
PATIO
6 sq.m.
(67 sq.ft.)

UNIT 110
73 sq.m.
(784 sq.ft.)
PATIO
6 sq.m.
(67 sq.ft.)

UNIT 109
73 sq.m.
(784 sq.ft.)
PATIO
6 sq.m.
(67 sq.ft.)

UNIT 108
73 sq.m.
(784 sq.ft.)
PATIO
6 sq.m.
(67 sq.ft.)

UNIT 107
86 sq.m.
(929 sq.ft.)
PATIO
8 sq.m.
(87 sq.ft.)

MAIN ENTRANCE

2.41% SLOPE

74.80 m
(245' - 4 7/8")

R 5.8 m. X 2.75 M.

DAYCARE - 5 STALLS

LOADING AREA

RES. LOBBY
130

RAMP DN. 5% SLOPE

RAMP DN. TO P1
10% SLOPE

75.20 m
(246' - 8 5/8")

UNIT 106
73 sq.m.
(786 sq.ft.)
PATIO
8 sq.m.
(87 sq.ft.)

CRU
113
74.75 m
(245' - 2 29/32")

CRU
112
74.75 m
(245' - 2 29/32")

CRU
111
75.10 m
(246' - 4 11/16")

CRU
110
75.10 m
(246' - 4 11/16")

CRU
109
75.10 m
(246' - 4 11/16")

CRU
108
75.10 m
(246' - 4 11/16")

STAIR-2

UTILITY
124

UTILITY
125

DAYCARE - 6 STALLS

DAYCARE - 2 STALLS COMMERCIAL - 4 STALLS

DAYCARE - 6 STALLS

COMMERCIAL - 6 STALLS

UTILITY
129

RES. LOBBY
128

75.20 m
(246' - 8 5/8")

STAIR-3

ELEV.3

RESIDENTIAL BUILDING 2

76.60 m
(251' - 3 3/4")

LOBBY

RES. LOBBY BLDG. 2
126

UNIT 105
72 sq.m.
(779 sq.ft.)
PATIO
6 sq.m.
(63 sq.ft.)

UNIT 104
72 sq.m.
(779 sq.ft.)
PATIO
6 sq.m.
(63 sq.ft.)

UNIT 103
72 sq.m.
(779 sq.ft.)
PATIO
6 sq.m.
(63 sq.ft.)

UNIT 102
72 sq.m.
(779 sq.ft.)
PATIO
6 sq.m.
(63 sq.ft.)

UNIT 101
72 sq.m.
(779 sq.ft.)
PATIO
6 sq.m.
(63 sq.ft.)

5.00 m
(16' - 5")

4.39 m
(14' - 4 1/2")

RES. LOBBY BLDG. 1
126
75.19 m
(246' - 8 1/4")

ELEV.1

STAIR-1

ELEV.2

COMM. LOBBY
127

CRU
107
76.00 m
(249' - 4 1/8")

CRU
106
76.20 m
(250' - 0")

CRU
105
76.40 m
(250' - 7 7/8")

CRU
104
76.40 m
(250' - 7 7/8")

CRU
103
76.40 m
(250' - 7 7/8")

CRU
102
76.60 m
(251' - 3 3/4")

CRU
101
76.60 m
(251' - 3 3/4")

GREENWAY

74.41 m
(244' - 1 17/32")

74.63 m
(244' - 10 3/16")

74.83 m
(245' - 6 1/16")

74.99 m
(245' - 11 31/32")

75.06 m
(246' - 3 29/32")

75.09 m
(246' - 4 15/16")

75.07 m
(246' - 3 31/32")

1
A 110

2
A 110

1
A 103

**LEVEL 1 PLAN**
1/32" = 1'-0"


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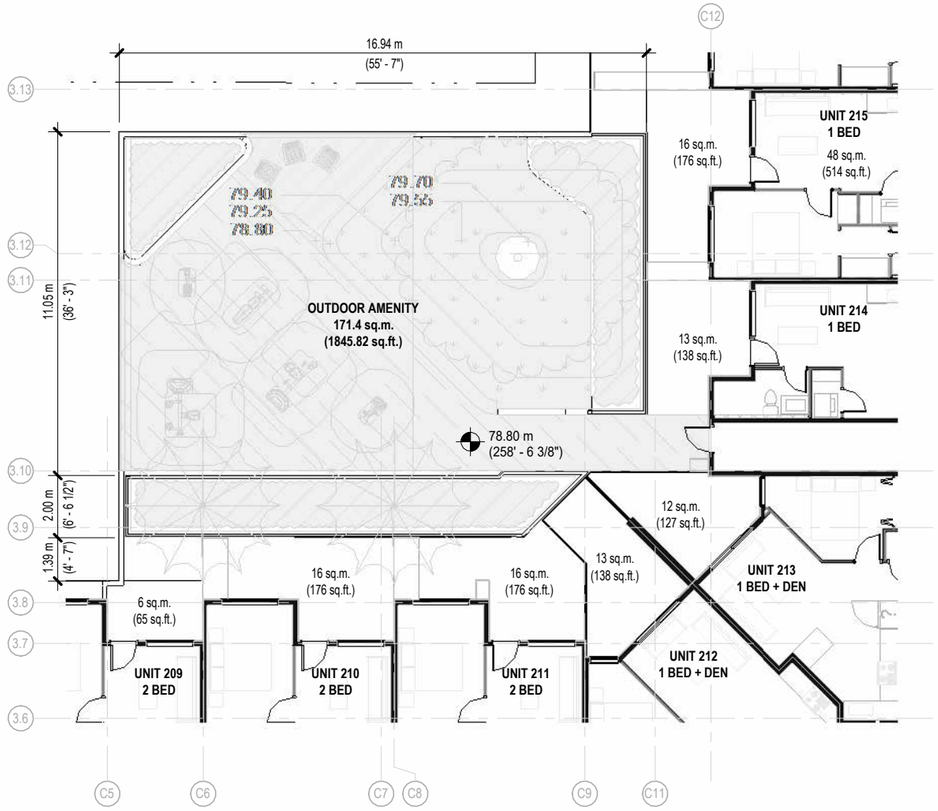
PROJECT NO:
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SCALE: 1/32" = 1'-0"
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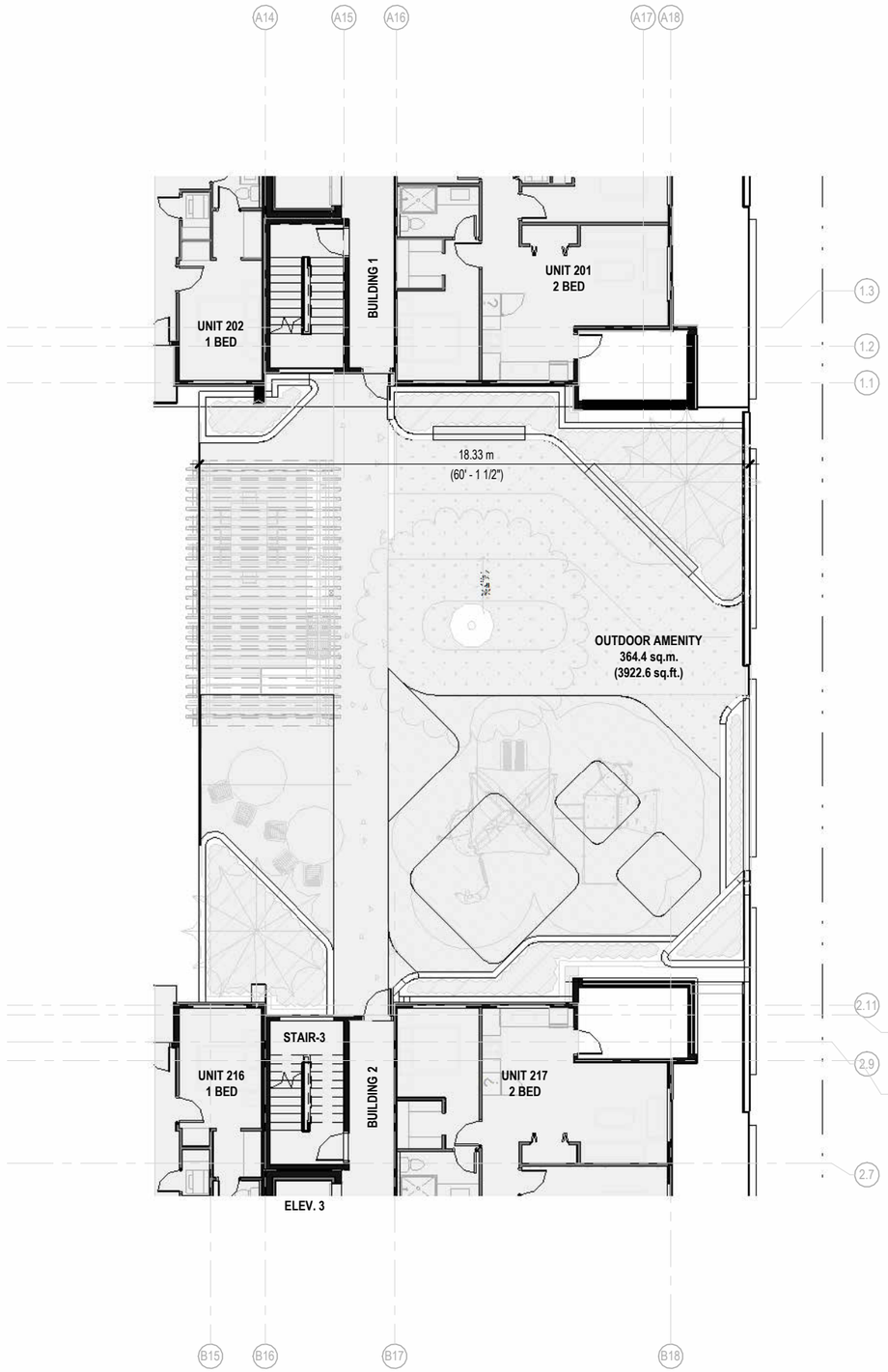
| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|

LEVEL 1 PLAN

A 103




2 / A 104 **BLDG 3 Level 2 OUTDOOR AMENITY**
1/16" = 1'-0"




1 / A 104 **BLDG 1 & 2 Level 2 OUTDOOR AMENITY**
1/16" = 1'-0"

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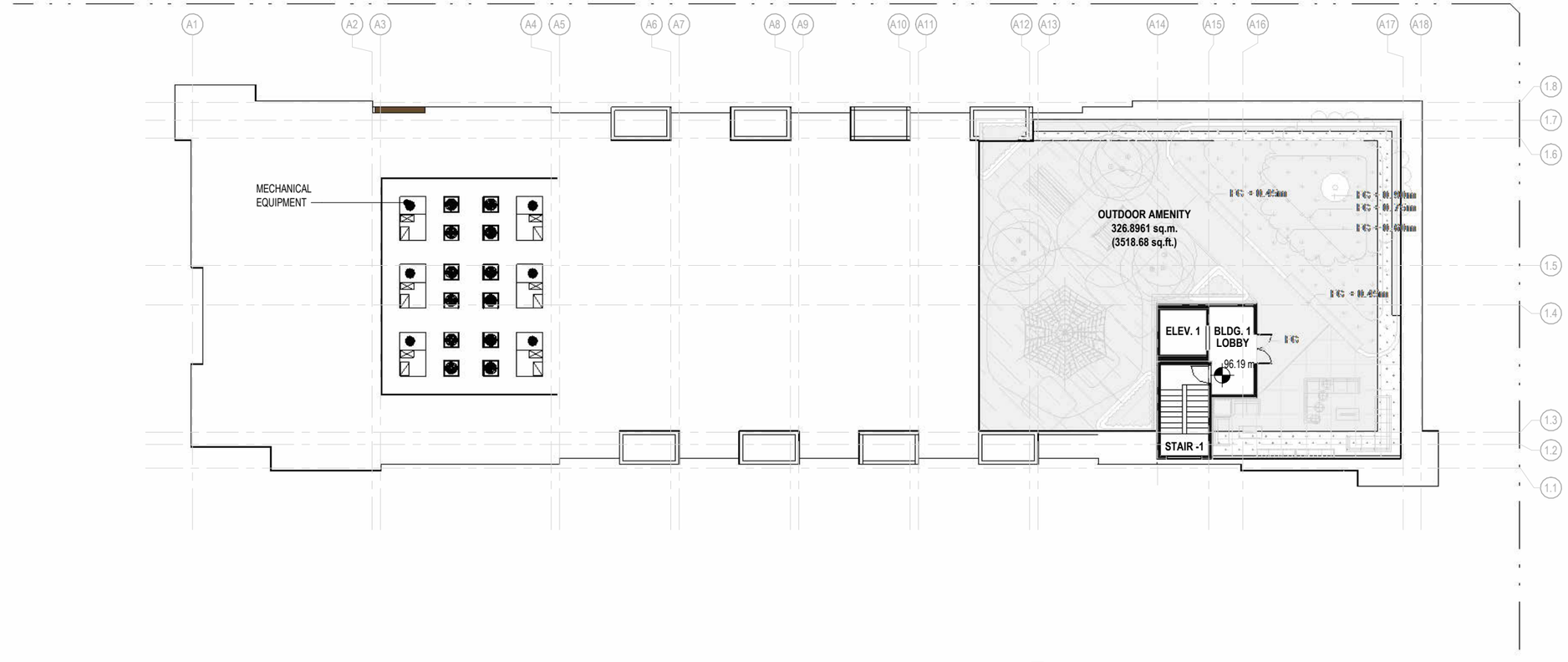
PROJECT NO:
20-225

SCALE: 1/16" = 1'-0"
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| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|

LEVEL 2 OUTDOOR AMENITY

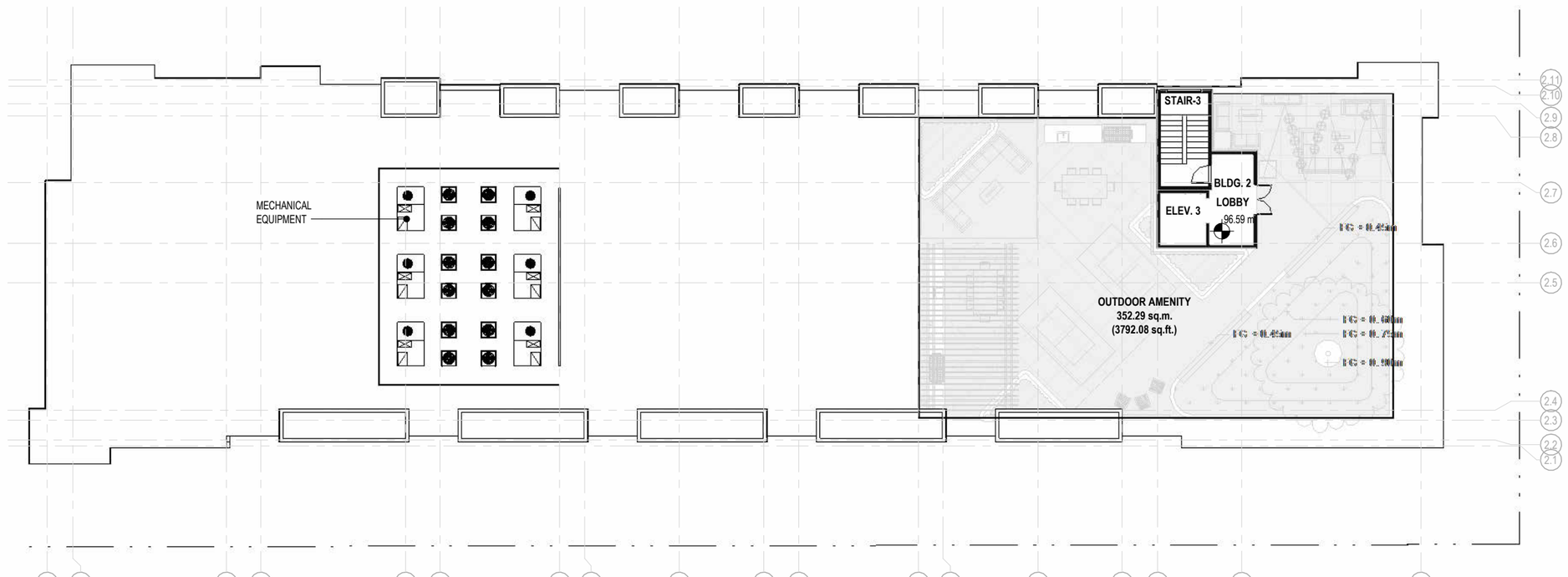
A 104




1
A 105

## BLDG.1 & BLDG. 2 ROOF TOP AMENITY

3/64" = 1'-0"




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SCALE:
3/64" = 1'-0"

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A.R.C.

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|---|---|---|---|

ROOF TOP AMENITY

A 105

1. Brick; Finish: Stoneware; Color: Charcoal Grey; Size: 238x115x47cm

2. Verical Siding Panels; Finish: Wood; Color: Teak

3. Metal Panel; Color: Cabbage Patch (Benjamin Moore - 2141-20)

4. Metal Panel; Color: Dark Pewter (Benjamin Moore - 2122-10)

5. Metal Panel; Color: Enchanted Forest (Benjamin Moore - 700)

6. Metal Panel; Color: Charcoal Grey

7. Metal Panel; Color: White

8. Metal Panel; Color: Black

9. Thermally Broken Vinyl Double Glazed window

10. Aluminum Guardrails with Glass Panel; Color: Clear

11. Glass Canopy

12. Spandrel Glass

14. Lumon glazed sunroom system

15. Enclosure fence - Banker Wire TXZ-3

16. Signage Panel

| MATERIALS | |
|---|---|
| 1 | Brick; Finish: Stoneware; Color: Charcoal Grey; Size: 238x115x47cm |
| 2 | Verical Siding Panels; Finish: Wood; Color: Teak |
| 3 | Metal Panel; Finish: Smooth; Color: Cabbage Patch (2141-20) |
| 4 | Metal Panel; Finish: Smooth; Color: Dark Pewter (2122-10) |
| 5 | Metal Panel; Finish: Smooth; Color: Mohegan Sage (2138-30) |
| 6 | Metal Panel; Finish: Smooth; Color: Charcoal Grey (HC-178) |
| 7 | Metal Panel; Finish: Smooth; Color: White |
| 8 | Metal Panel; Finish: Smooth; Color: Black |
| 9 | Thermally Broken Vinyl Double Glazed window |
| 10 | Aluminum Guardrails with Glass Panel; Color: Clear |
| 11 | Glass Canopy |
| 14 | Lumon glazed sunroom system |
| 15 | Enclosure fence - Banker Wire TXZ-3 |
| 16 | Signage Panel |




1 / A 106 **EAST ELEVATION**
3/64" = 1'-0"


FLAT ARCHITECTURE

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DATE
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PROJECT NO:
20-225

SCALE:
As indicated

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MATERIALS

A 106




1 / A 107 **ELEVATION - NORTH**
1/32" = 1'-0"




2 / A 107 **ELEVATION - EAST**
1/32" = 1'-0"

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contact@flatarchitecture.ca
Ph: 604-503-4484

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19930, 19962, 19984 76 AVE.
LANGLEY B.C.
CLIENT:
Ace Point Homes Inc.

DATE
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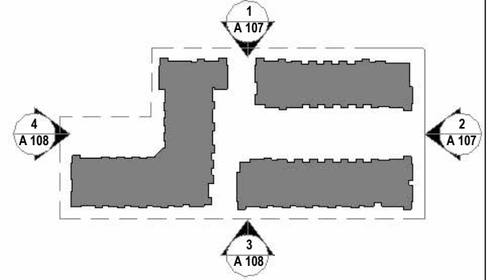
PROJECT NO:
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SITE ELEVATIONS

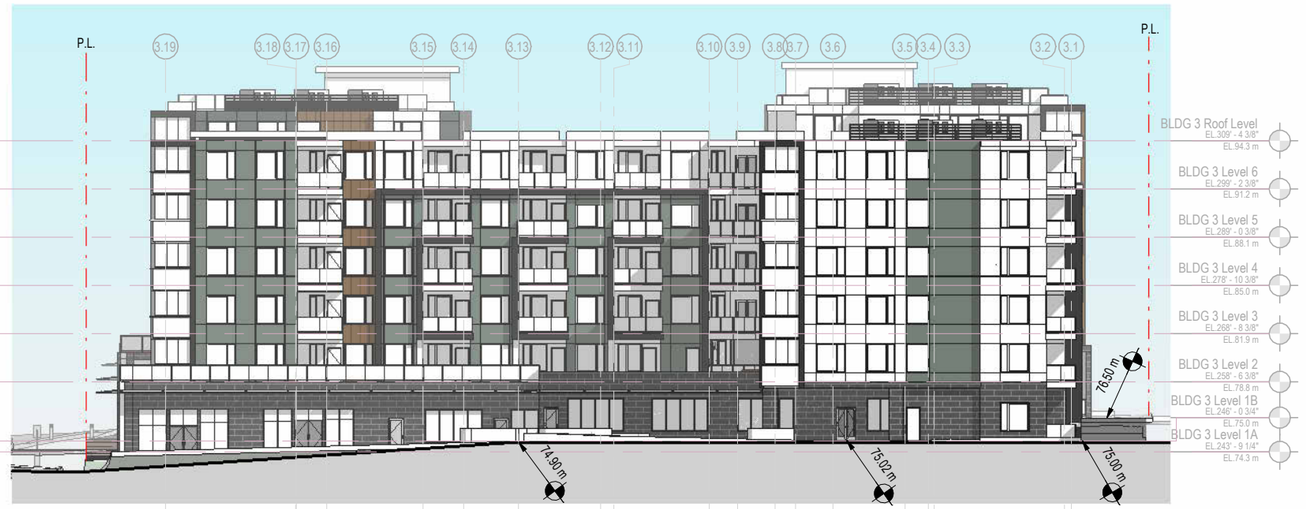
A 107







3 / A 108 **ELEVATION - SOUTH**
1/32" = 1'-0"




4 / A 108 **ELEVATION - WEST**
1/32" = 1'-0"

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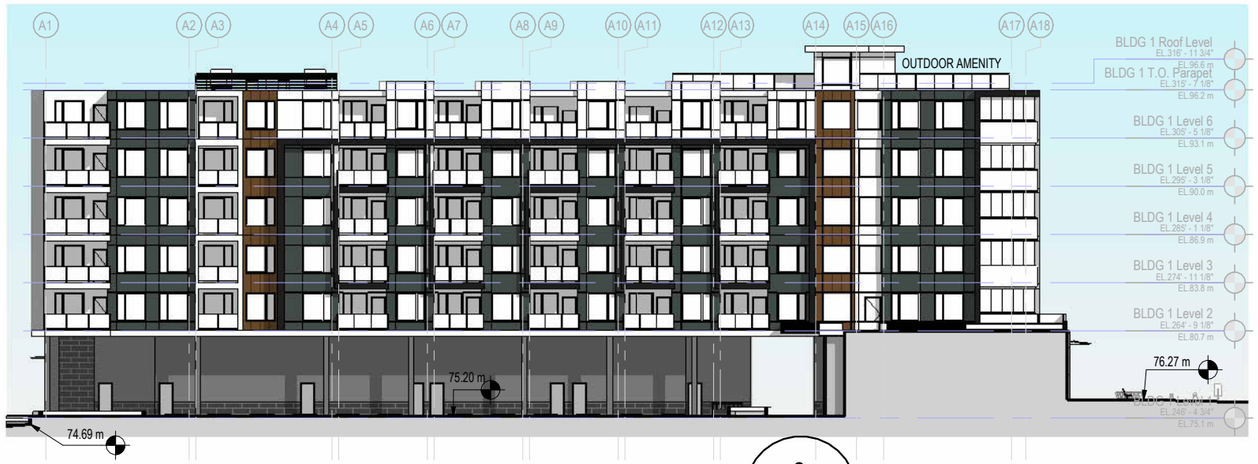
| REV | DESCRIPTION | BY | DATE |
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SITE ELEVATIONS

A 108




1 / A 109 **BLDG. 3 COURTYARD ELEVATION**
1/32" = 1'-0"




2 / A 109 **BLDG. 1 COURTYARD ELEVATION**
1/32" = 1'-0"




3 / A 109 **BLDG. 2 COURTYARD ELEVATION**
1/32" = 1'-0"

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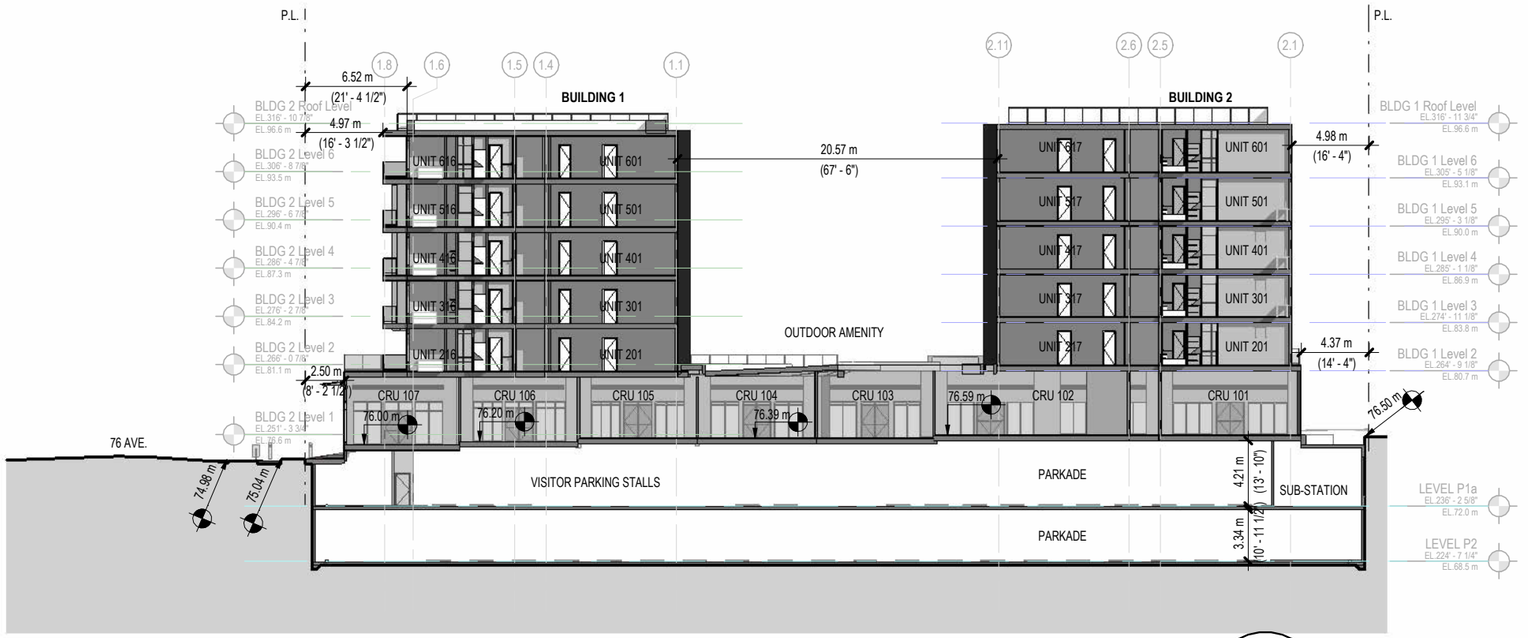
PROJECT NO:
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SCALE: 1/32" = 1'-0"
DRAWN BY: A.R.C.

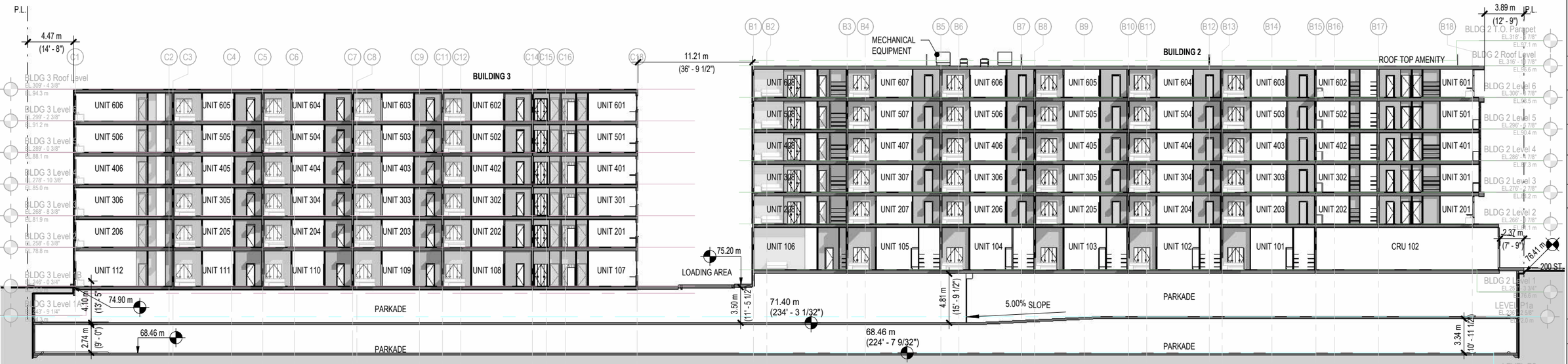
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SITE ELEVATIONS

A 109




1 / A 110 **Cross Section 1**
1/32" = 1'-0"




2 / A 110 **Cross Section 2**
1/32" = 1'-0"

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SCALE:
1/32" = 1'-0"

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SITE SECTIONS

A 110




**VIEW OF BLDG. 1 FROM 200 ST.**

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VIEWS

A 111




**VIEW OF BLDG. 1 & BLDG. 2 FROM 200 ST.**

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VIEWS

A 112




**VIEW OF BLDG. 1 FROM THE INTERNAL COURTYARD AREA**

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VIEWS

A 113



**VIEW OF BLDG. 3 FROM THE INTERNAL COURTYARD**

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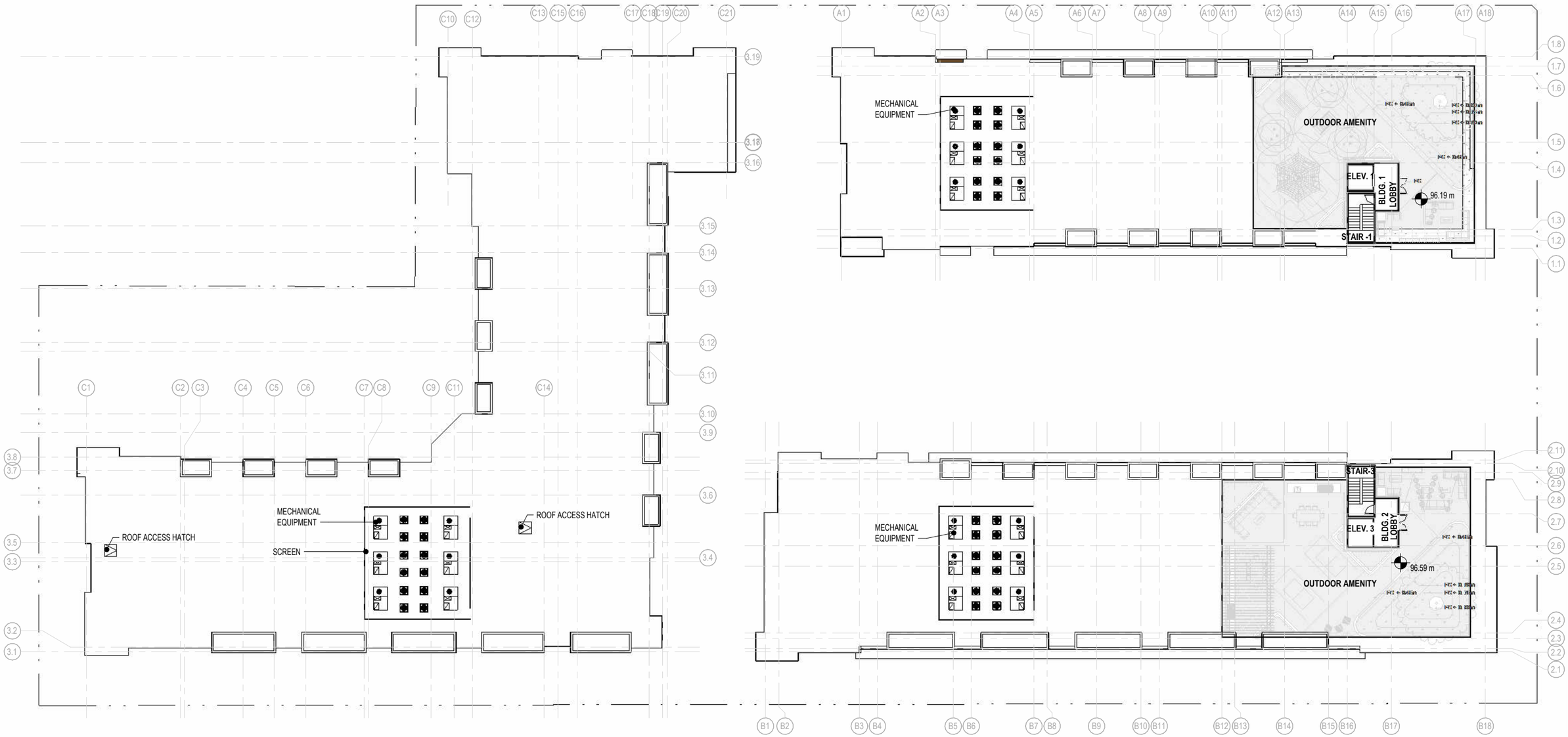
SCALE:

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VIEWS

A 114




1 / A 200 **ROOF LEVEL PLAN**
1/32" = 1'-0"

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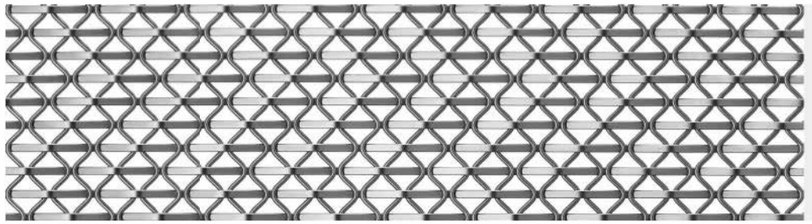
PROJECT NO:
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SCALE: 1/32" = 1'-0"
DRAWN BY: A.R.C.

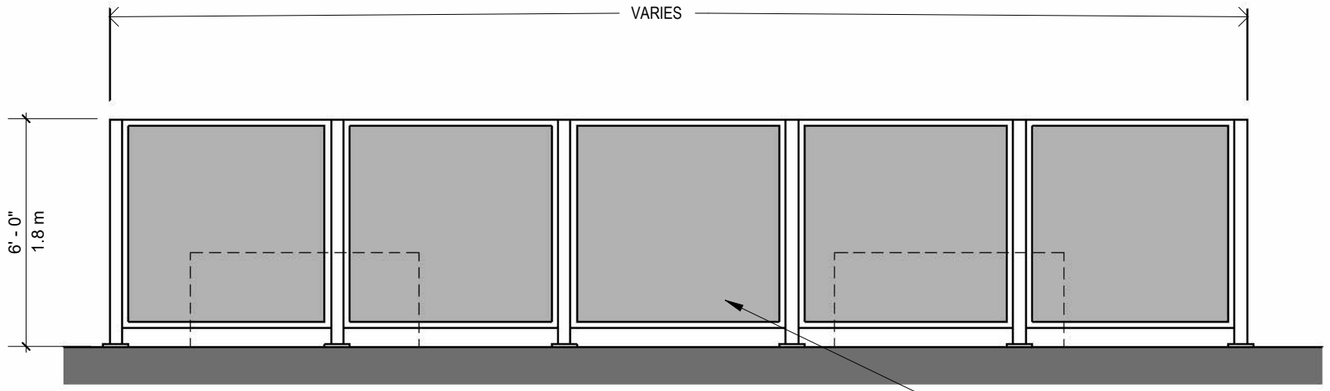
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OVERALL ROOF PLAN

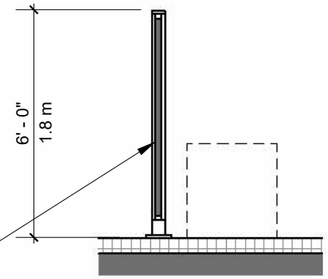
A 200



ARCHITECTURAL MESH SAMPLE-
PATTERN & COLOUR TO MATCH BANKER WIRE TXZ-3

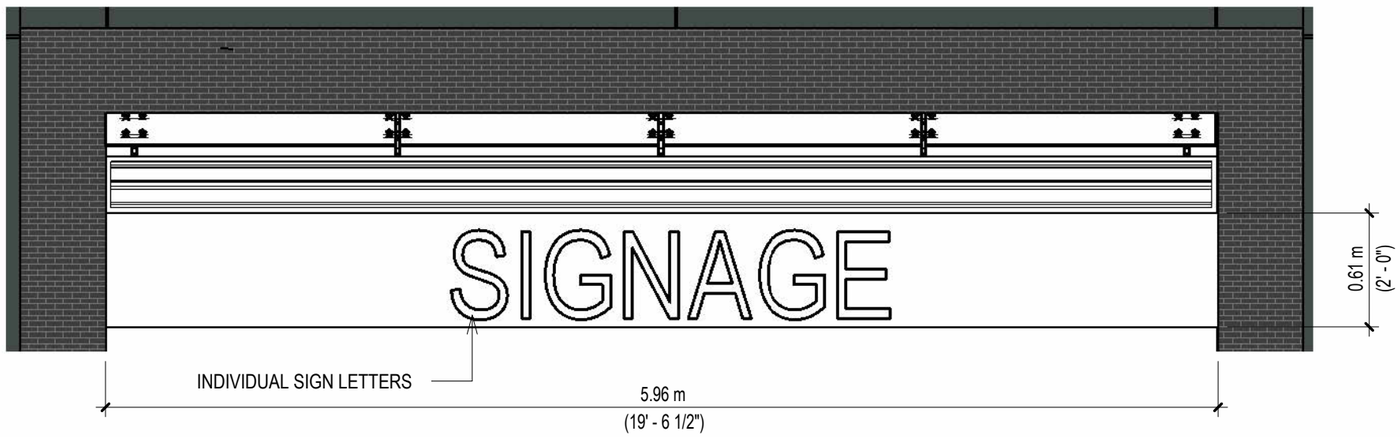



ELEVATION

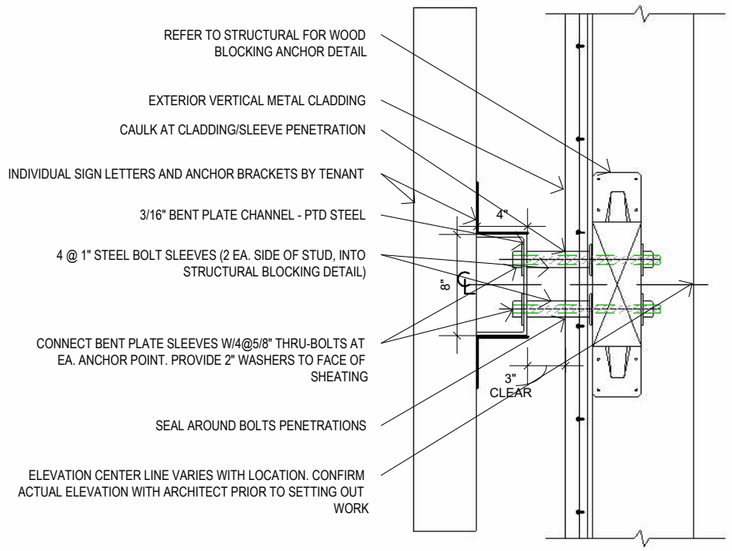



SECTION

1 / A 201 **MECHANICAL EQUIPMENT SCREEN DETAIL**
1/4" = 1'-0"




3 / A 201 **SIGNAGE ELEVATION**
3/8" = 1'-0"




2 / A 201 **SIGNAGE INSTALLATION DETAIL**
1" = 1'-0"


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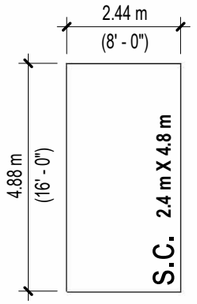
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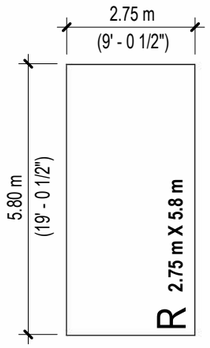
DETAILS

A 201



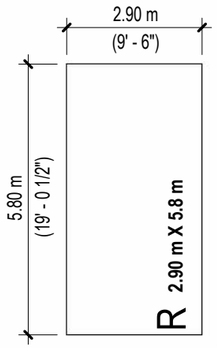

**SMALL CAR PARKING:**

As per Bylaw 2500 point 107 Parking and Loading Requirements - Design Criteria [Bylaw 2500 - #5109 14/09/15 - 6)]



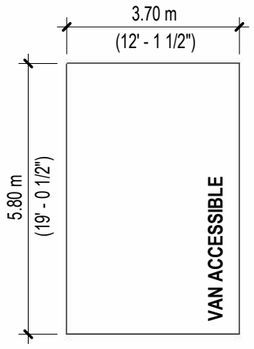

**REGULAR CAR PARKING:**

As per Bylaw 2500 point 107.5 Parking and Loading Requirements - Design Criteria




**REGULAR CAR PARKING:**

As per Bylaw 2500 point 107.5 Parking and Loading Requirements - Design Criteria




**ACCESSIBLE PARKING:**

As per Bylaw 2500 point 107.11 Parking Stalls for Persons with Disabilities [Bylaw 2500 - #5490 30/09/19 #5698 22/11/21 #5749 22/11/21]

1 / A P.00 **PARKING STANDARDS**
3/32" = 1'-0"

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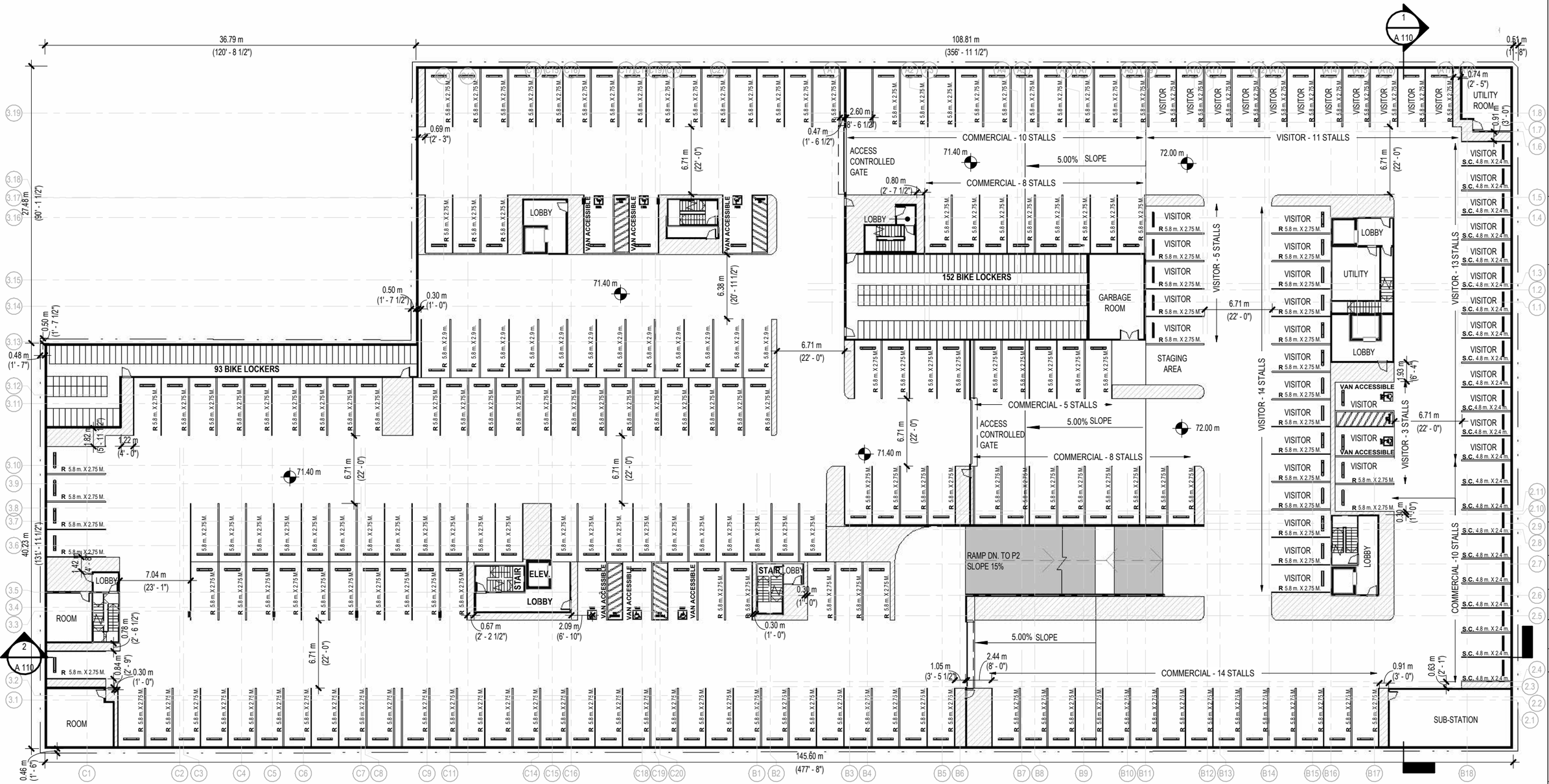
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SCALE: 3/32" = 1'-0"
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PARKING STANDARDS

A P.00




1
A P.01

**LEVEL P1**
1/32" = 1'-0"

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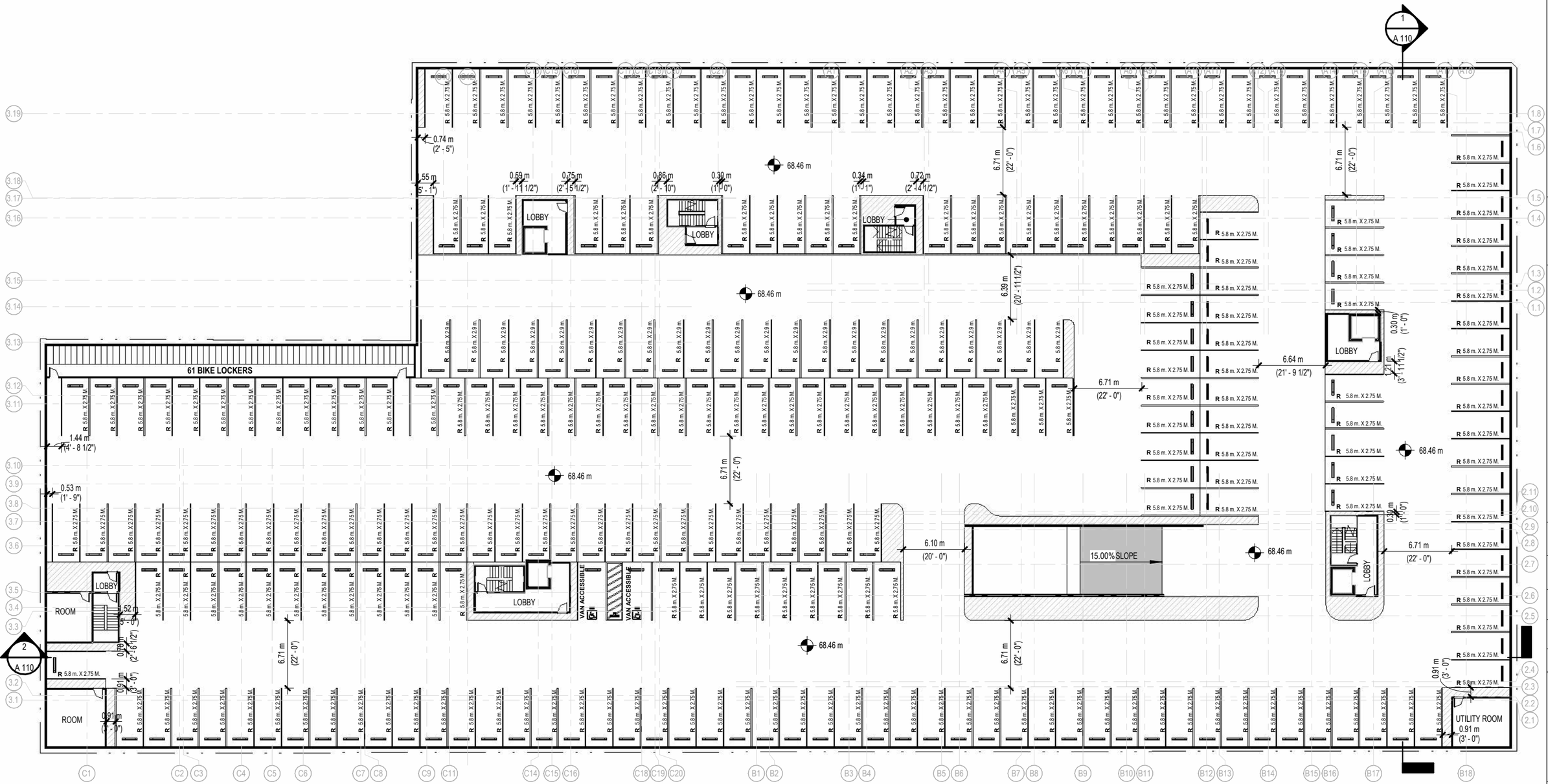
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SCALE: 1/32" = 1'-0"
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LEVEL P1 PLAN

A P.01




1
A P.02

**LEVEL P2**

1/32" = 1'-0"


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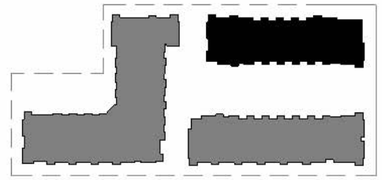
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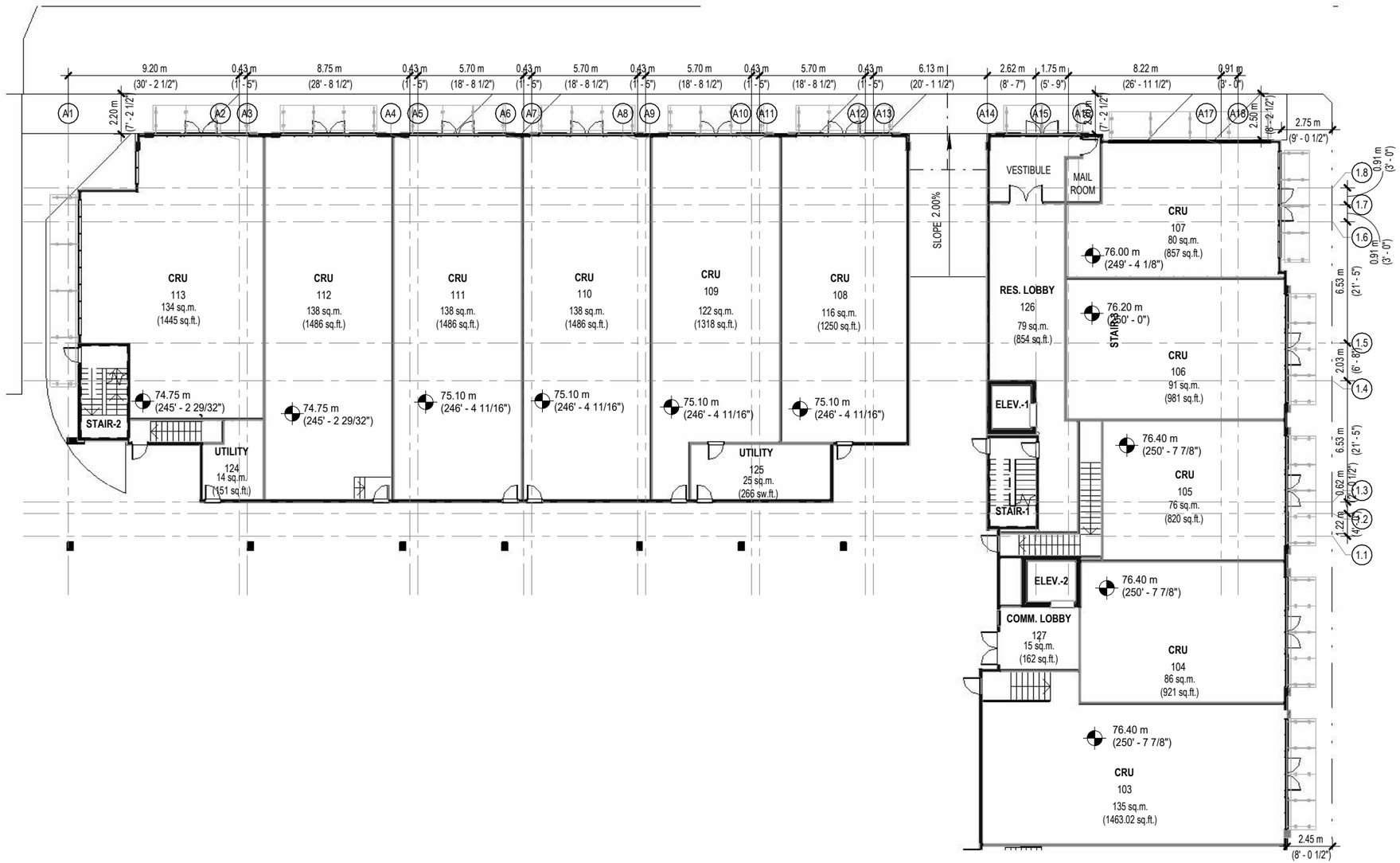
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LEVEL P2 PLAN

A P.02






1
A.B1 200

**BUILDING 1 - LVL. 1**

3/64" = 1'-0"


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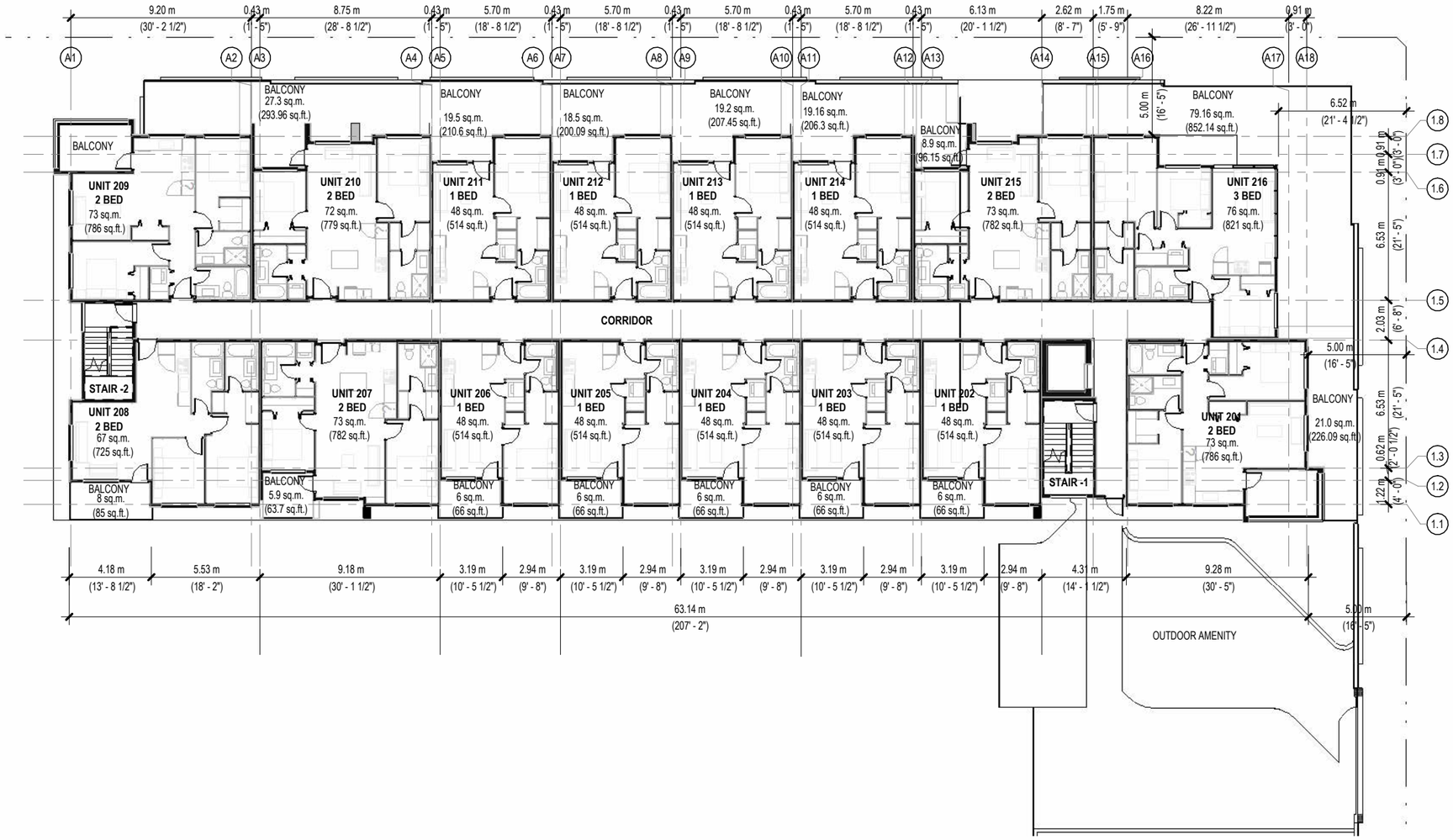
SCALE: As indicated

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BUILDING 1 LEVEL 1

A.B1 200




1 / A.B1 201 **BLDG 1 Level 2**
3/64" = 1'-0"

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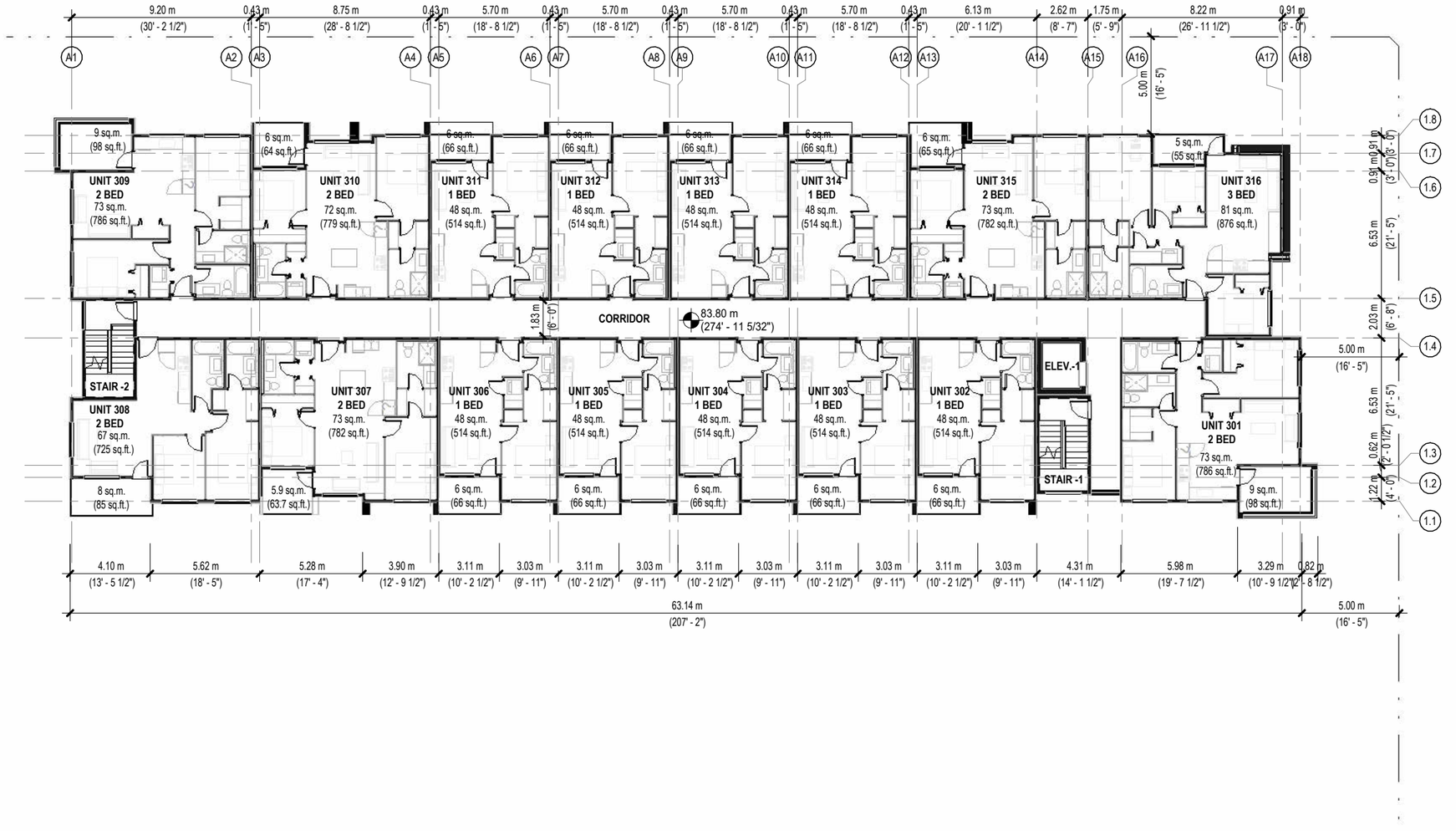
PROJECT NO:
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SCALE: 3/64" = 1'-0"
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BUILDING 1 LEVEL 2

A.B1 201




1
A.B1 202

**BUILDING 1 - TYPICAL LVL. 3 - LVL.6**

3/64" = 1'-0"


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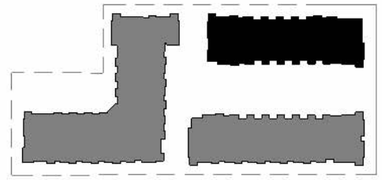
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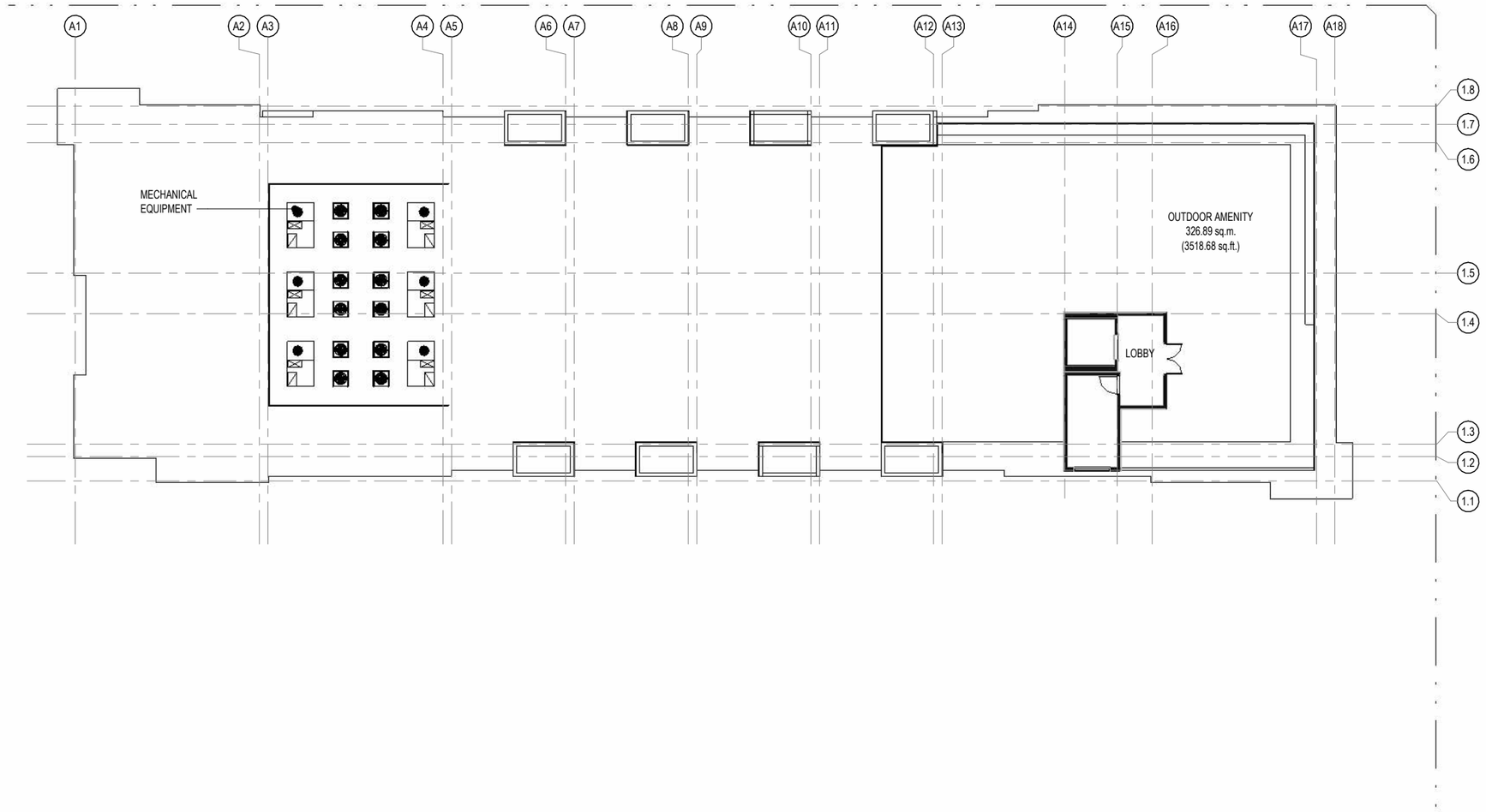
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BUILDING 1 TYPICAL LVL.

A.B1 202






1 / A.B1 203 **BLDG.1 ROOF PLAN**
3/64" = 1'-0"


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BUILDING 1 ROOF PLAN

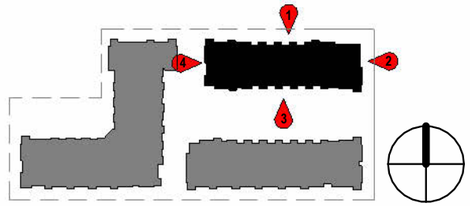
A.B1 203




2
A.B1 300

**BLDG. 1 - EAST ELEVATION**

3/64" = 1'-0"







1
A.B1 300

**BLDG. 1 - NORTH ELEVATION**

3/64" = 1'-0"

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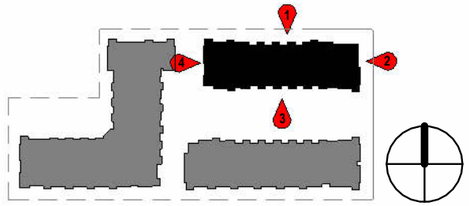
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BLDG. 1 ELEVATIONS

A.B1 300




4 / A.B1 301 **BLDG. 1 WEST ELEVATION**
3/64" = 1'-0"







3 / A.B1 301 **BLDG. 1 SOUTH ELEVATION**
3/64" = 1'-0"

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BLDG. 1 ELEVATIONS

A.B1 301




**VIEW OF BLDG. 1 FROM CORNER OF 76 AVENUE & 200 ST.**

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BLDG 1. VIEW

A.B1 400




**VIEW OF BLDG. 1 FROM 76 AVENUE**

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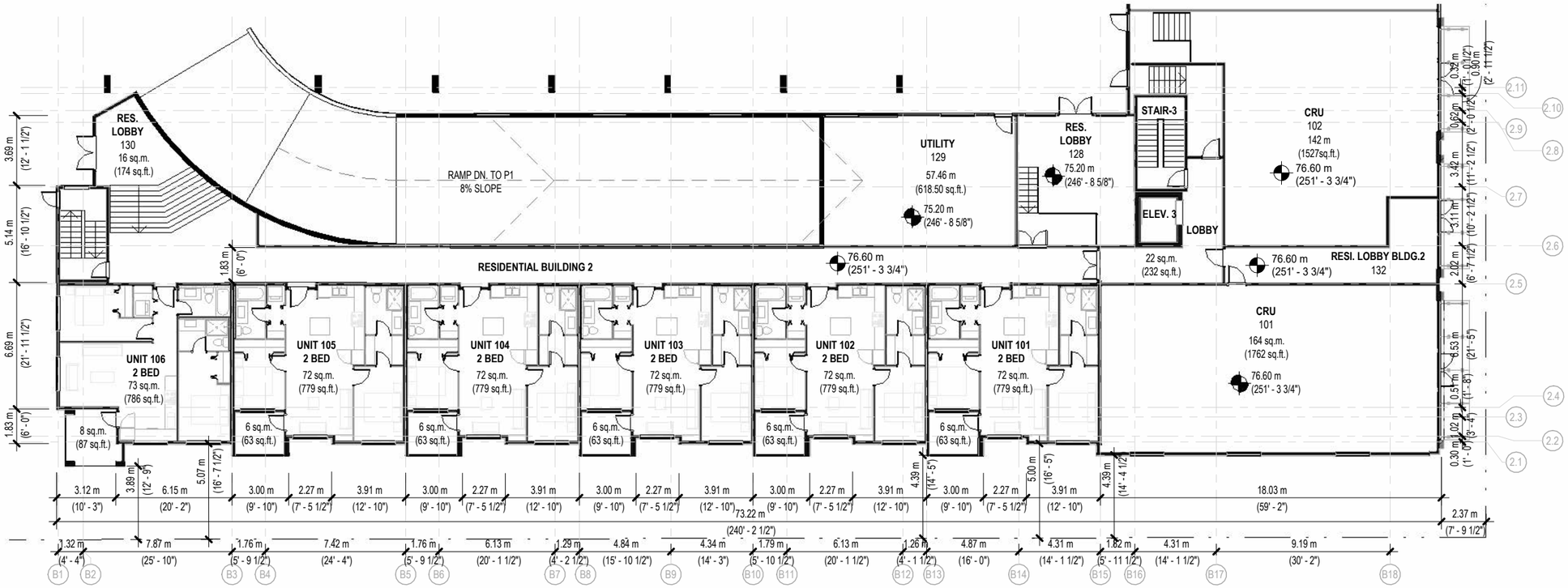
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|---|---|---|---|

BLDG 1. VIEW

A.B1 401




1
A.B2 200

**BUILDING 2 - LVL. 1**

3/64" = 1'-0"


FLAT ARCHITECTURE INC.

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www.flatarchitecture.ca
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Ph: 604-503-4484


PROJECT INFO:
19930, 19962, 19984 76 AVE.
LANGLEY B.C.
CLIENT:
Ace Point Homes Inc.

DATE
21/06/24

PROJECT NO:
20-225

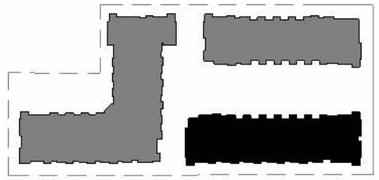
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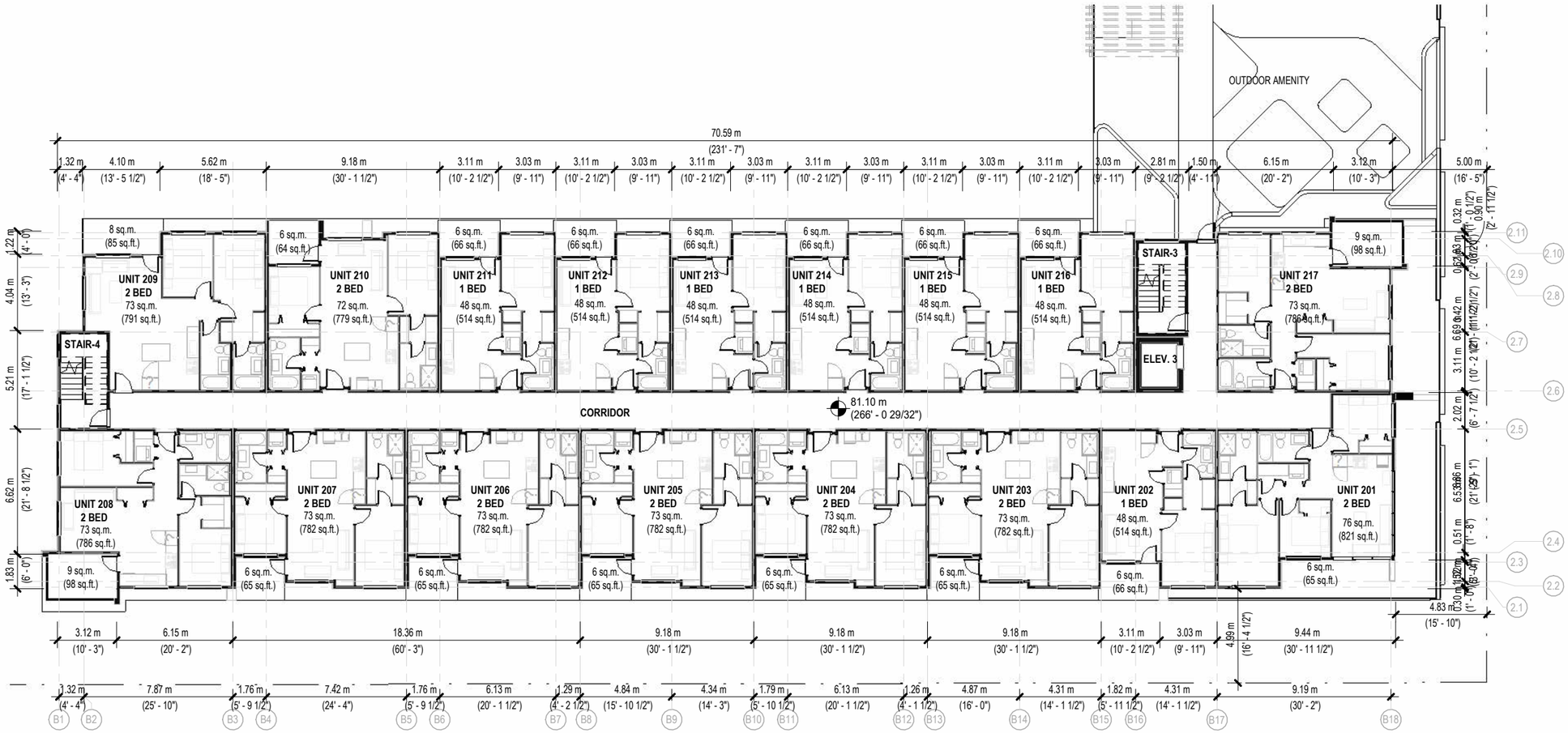
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BUILDING 2 LEVEL 1

A.B2 200






1
A.B2 201

## BUILDING 2 - TYPICAL LVL. 2 TO LVL. 6

3/64" = 1'-0"


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BUILDING 2 TYPICAL LVL.

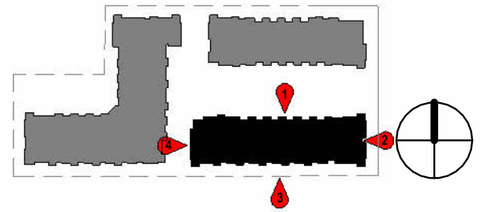
A.B2 201




2 / A.B2 300 **BLDG. 2 - EAST ELEVATION**
3/64" = 1'-0"




1 / A.B2 300 **BLDG. 2 -NORTH ELEVATION**
3/64" = 1'-0"




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BLDG. 2 ELEVATIONS

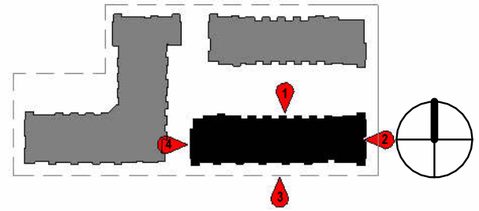
A.B2 300




4
A.B2 301

**BLDG. 2 - WEST ELEVATION**

3/64" = 1'-0"







3
A.B2 301

**BLDG. 2 - SOUTH ELEVATION**

3/64" = 1'-0"

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BLDG. 2 ELEVATIONS

A.B2 301




**VIEW OF BLDG. 2 FROM 200 ST.**

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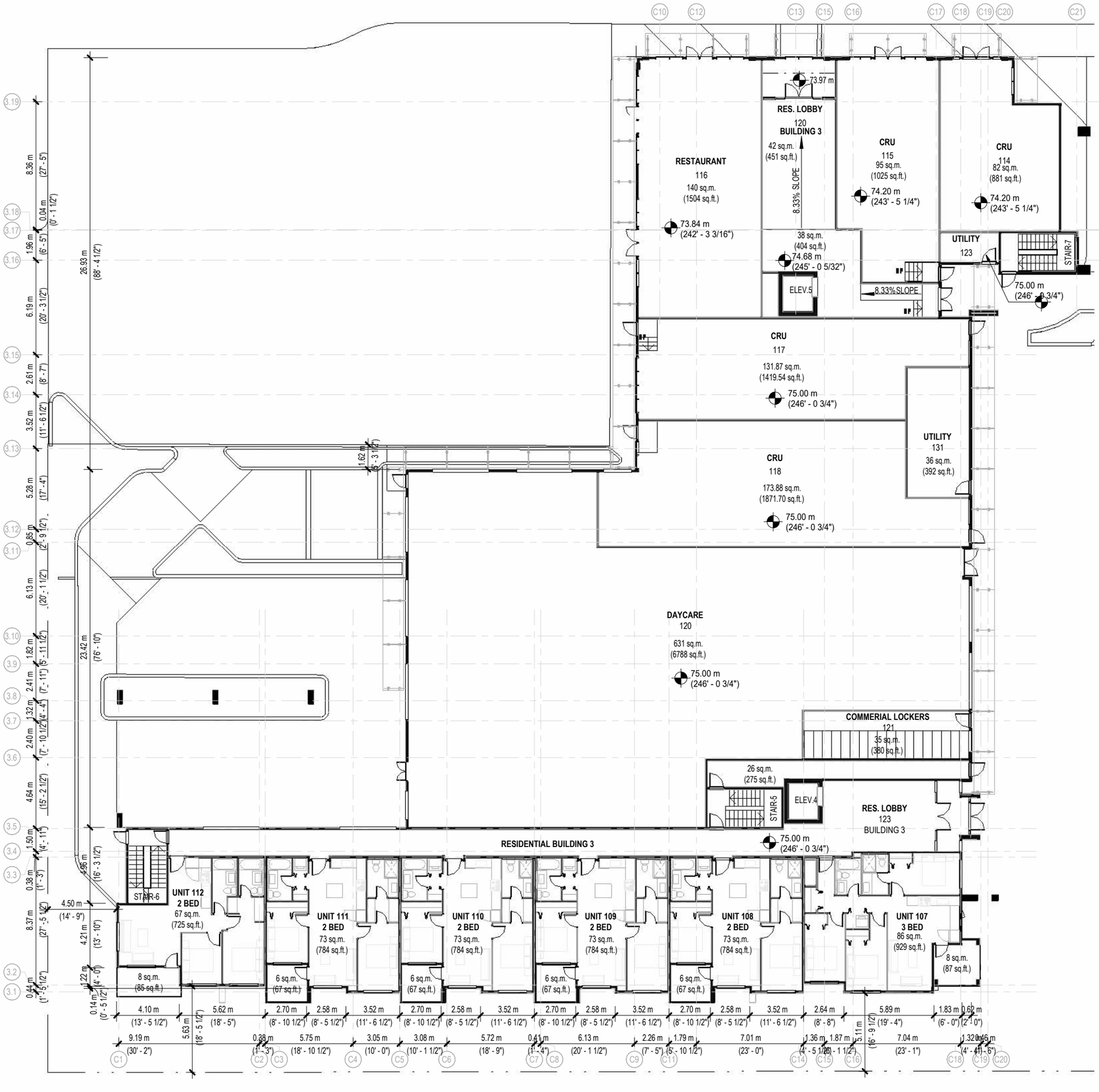
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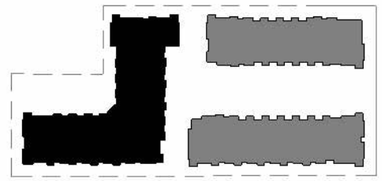
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BLDG. 2 VIEW

A.B2 400



1
A.B3 200

**BUILDING 3 - LVL. 1**
3/64" = 1'-0"


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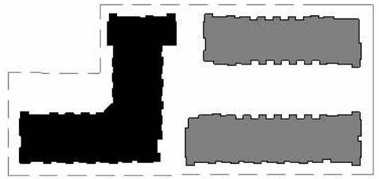
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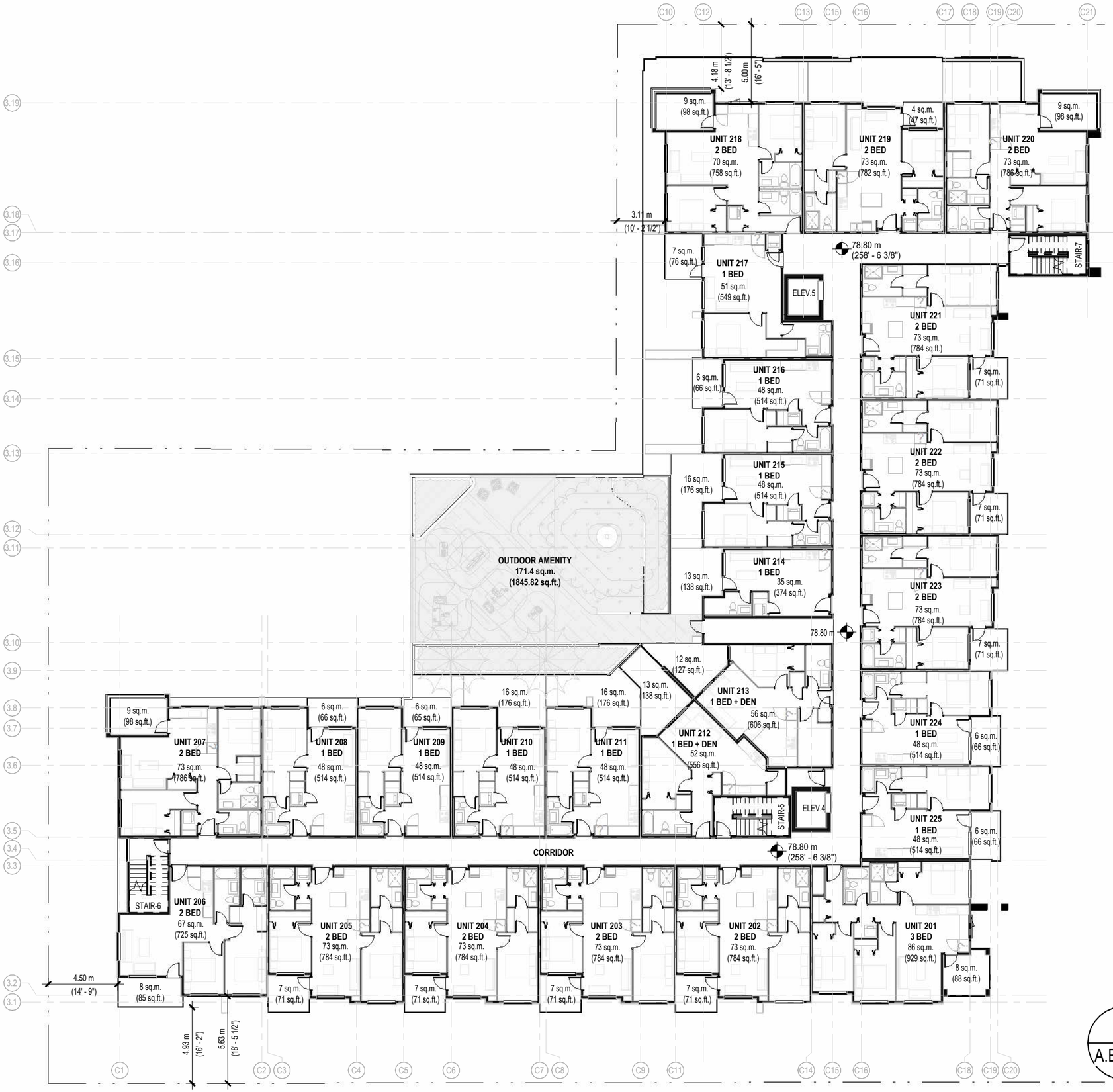
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| REV | DESCRIPTION | BY | DATE |
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BUILDING 3 LEVEL 1

A.B3 200






1 / A.B3 201 **BUILDING 3 - LVL. 2**
3/64" = 1'-0"


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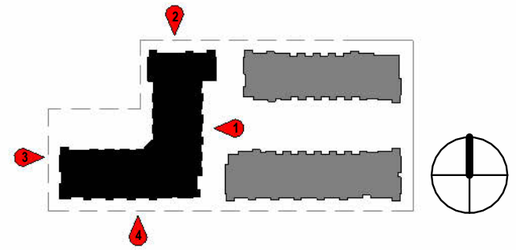
SCALE: As indicated
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BUILDING 3 LEVEL 2

A.B3 201




1 / A.B3 300 **BLDG. 3 - EAST ELEVATION**
3/64" = 1'-0"




2 / A.B3 300 **BLDG. 3 - NORTH ELEVATION**
3/64" = 1'-0"

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BLDG. 3 ELEVATIONS

A.B3 300



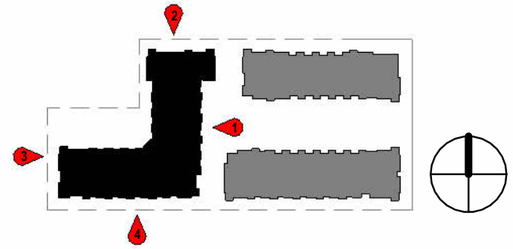

4
A.B3 301

**BLDG. 3 - SOUTH ELEVATION**
3/64" = 1'-0"




3
A.B3 301

**BLDG. 3 - WEST ELEVATION**
3/64" = 1'-0"




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BLDG. 3 ELEVATIONS

A.B3 301




**VIEW OF BLDG. 2 FROM 76 AVENUE**

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BLDG. 3 VIEW

A.B3 400