



BC BUILDS - ALDERGROVE

ARCHITECTURAL

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STRUCTURAL

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MECHANICAL

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SURVEY

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GEOTECH

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CODE

Pontem
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Contact: Jack Hui

LANDSCAPE

PMG Landscape Architects
C100 4185 Still Creek Drive
Burnaby, B.C.
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Contact: Yiwen Ruan

FIRE SUPPRESSION

Sureworks
#4270 - 580 Seaborne Ave
Port Coquitlam, B.C.
Canada, V3B 0M3
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Contact: Chris Finch

ENVELOPE

Aqua-Coast
#201 - 5155 Ladner Trunk Rd
Delta, B.C.
Canada, V4K 1W4
Ph: 604-946-9910

Contact: Roy Shi

ELECTRICAL

Leading Engineering
#211 - 3030 Lincoln Ave
Coquitlam, B.C.
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Ph: 604-408-2380

Contact: Mike Shefreie

CIVIL

Coastland Engineering & Surveying Ltd.
19292 - 60 Ave
Surrey, B.C.
Canada, V3S 3M2
Ph: 604-532-9700

Contact: Michael Helle

DRAWING LIST

- A0.00 COVER PAGE
- A1.00 SITE PLAN
- A1.02 P3 FLOOR PLAN
- A1.03 P2, P1 FLOOR PLAN
- A1.04 SITE PLAN/LEVEL 01 FLOOR PLAN
- A1.05 FLOOR PLAN - L2, L3, L4
- A1.06 FLOOR PLAN - L5, L6
- A1.07 ROOF PLAN
- A3.00 BUILDING ELEVATIONS
- A3.01 BUILDING ELEVATIONS
- A8.00 3D AXO
- A9.00 RENDERED VIEW
- A9.01 RENDERED VIEW

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BC BUILDS -
ALDERGROVE

27214 FRASER HWY,
LANGLEY BC

title
COVER PAGE

scale 1/4" = 1'-0"
@1/8"=1"
date 2024 MAY
drawn EB checked GK

job no. 2423
sheet no. A0.00

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PROJECT SYNOPSIS

CIVIC ADDRESS:	27214 FRASER HWY, LANGLEY		
LEGAL DESCRIPTION:	PORTION OF PARCEL "A" (EXPLANATORY PLAN 34028) LOTS 14 AND 15 BLOCK 2 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 1621; LOT 3 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 9510; LOT A, EXCEPT PART DEDICATED ROAD ON PLAN LMP43084 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 22532; LOT "A" SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 9510; ROAD TO BE CLOSED, SEC. 20 TP 13 NEW WESTMINSTER DISTRICT PLAN EPP132240		
ZONING:	CD-192		
LOT SIZE:	40,328.36 SF (3746.63 SM) 0.93 ACRES		
LOT COVERAGE:	90% ALLOWED 66% PROPOSED		
SETBACK :	REQUIRED	PROVIDED	
FRONT:	n/a	2.2m	
REAR:	n/a	4.5m	
INTERIOR SIDE:	n/a	6.0m	
EXTERIOR SIDE:	n/a	1.5m	
BUILDING CLASSIFICATION:	SEE CODE ANALYSIS SHEET A0.01		
BUILDING HEIGHT:	6 STOREYS		
2HR HORIZONTAL FIREWALL AND VERTICAL FIREWALL			

FSR:
L1: 25,373.52 SF
L2-L5: 19,496.68 x 4 = 77,986.72 SF
L6: 17,604.14 SF
= 120,964.38 SF / 40,328.36 SF = **3.00 FSR**

UNIT MIX	
1 BEDROOM	85 units (66%)
2 BEDROOM	25 units (20%)
3 BEDROOM	18 units (14%)
TOTAL UNITS	128 units
LEVEL 02-05:	
1 BEDROOM: 17x4 =68	104 UNITS TOTAL (26/PER FLOOR)
2 BEDROOM: 5x4 =20	
3 BEDROOM: 4x4=16	
LEVEL 06:	
1 BEDROOM: 17	24 UNITS
2 BEDROOM: 5	
3 BEDROOM: 2	
ADAPTABLE UNIT	
REQUIRED	13 UNITS (10% PROVIDED UNITS)
PROVIDED	14 UNITS (3 UNITS ON LEVELS 2-5 , 2 UNITS ON LEVEL 6)

GARBAGE & RECYCLING CALCULATION RESIDENTIAL

MIN. SIZE OF CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE
= $(0.31 \text{ m}^2 \times 128 \text{ UNITS}) + 8 \text{ m}^2 = 47.68 \text{ m}^2$ [513.22 ft²]
RECYCLING STORAGE SPACE WITHIN CENTRALIZE SPACE ABOVE
= $(0.16 \text{ m}^2 \times 128 \text{ UNITS}) + 5 \text{ m}^2 = 25.48 \text{ m}^2$ [274.26 ft²]

FLEX SPACE
= 50% OF RECYCLING STORAGE = $25.48 \text{ m}^2 / 2 = 12.74 \text{ m}^2$ [137.13 ft²]

COMMERCIAL

MIN SIZE OF CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE
= GREATER OF 10 m² (RETAIL, OFFICE) & 14m² (RESTAURANT) OR
(RETAIL) $0.0182 \times (1,600 \text{ m}^2) + 3.7 = 32.82 \text{ m}^2$

RECYCLING STORAGE SPACE WITHIN CENTRALIZED SPACE ABOVE
RETAIL
= $0.014 \times 1,600 \text{ m}^2 + 3 = 25.4 \text{ m}^2$

GARBAGE & RECYCLING SPACE REQUIRED $47.68 \text{ m}^2 + 32.82 \text{ m}^2 = 80.50 \text{ m}^2$
GARBAGE & RECYCLING SPACE PROVIDED 110m²

FLEX SPACE REQUIRED 13m²
FLEX SPACE PROVIDED 13m²

UNIT MIX				
1 bedroom units				
Unit type 1A:	550 sf	x	50	27500
Unit type 1AD:	579 sf	x	10	5790
Unit type 1B:	611 sf	x	5	3055
Unit type 1C:	555 sf	x	5	2775
Unit type 1D:	550 sf	x	5	2750
Unit type 1E:	555 sf	x	5	2775
Unit type 1F:	530 sf	x	5	2650
			85	66% 47255
				556 sf Average Unit Size
2 bedroom units				
Unit type 2A:	700 sf	x	5	3500
Unit type 2B:	694 sf	x	5	3470
Unit type 2C:	748 sf	x	5	3740
Unit type 2D:	722 sf	x	5	3610
Unit type 2E:	820 sf	x	5	4100
			25	20% 18420
				737 sf Average Unit Size
3 bedroom units				
Unit type 3A:	932 sf	x	4	3728
Unit type 3B:	984 sf	x	4	3936
Unit type 3C:	882 sf	x	5	4410
Unit type 3D:	883 sf	x	5	4415
			18	14% 18489
				916 sf Average Unit Size
			128	Total Unit Count

CAR PARKING

REQUIRED				TOTAL
	COMMERCIAL	1,907 sm / 35 sm PER SPACE =	54 SPACES	246 SPACES (INCL. ACCESSIBLE P. & VISITOR P.)
	RESIDENTIAL	128 UNITS x 1.5 SPACES = [VISITOR = 192 SPACES x 10% =	192 SPACES 19 SPACES]	
ACCESSIBLE	RESIDENTIAL	14 ADAPTABLE UNITS x 1 SPACES =	14 SPACES	17 SPACES
	VISITOR		2 SPACES	
	COMMERCIAL		1 SPACE	

SMALL CAR				TOTAL
PERMITTED	RESIDENTIAL	19 VISITOR SPACES x 20% =	4 SPACES	15 SPACES
	COMMERCIAL	54 SPACES x 20% =	11 SPACES	

BICYCLE PARKING + STORAGE [4X6 SPACE]

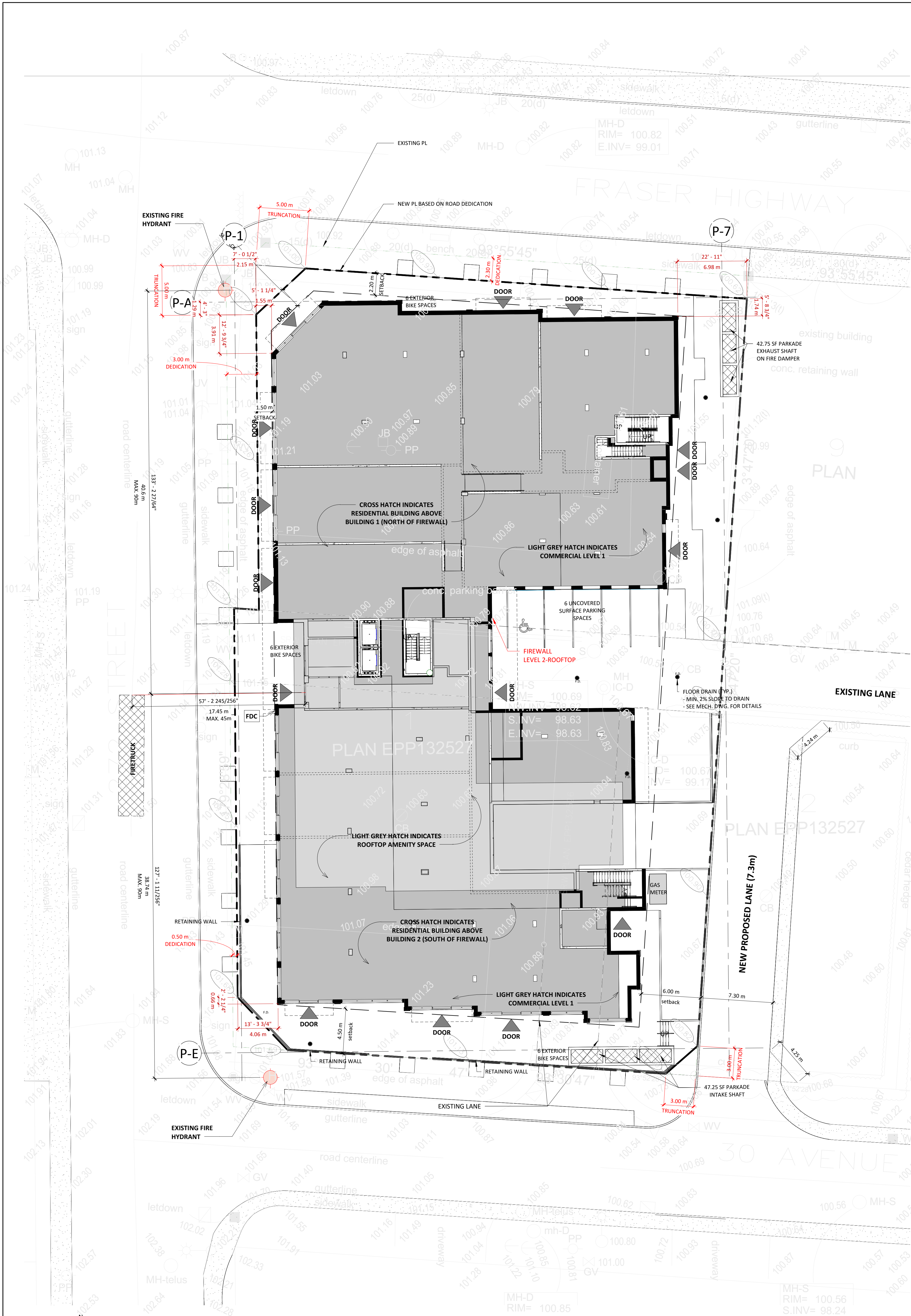
REQUIRED				TOTAL
VISITOR BICYCLE	COMMERCIAL	6 AT EA. PUBLIC ENTRANCE	6 SPACES	12 SPACES
	RESIDENTIAL	6 PER BLDG	6 SPACES	
BICYCLE + STORAGE	RESIDENTIAL	1 PER DWELLING UNIT x 1 SPACES		128 SPACES
		128 UNITS X 1 SPACE=	128 SPACES	

AMENITY				TOTAL
REQUIRED				
	6sm PER UNIT	128 UNITS x 6 sm=	768 sm	768 sm

PROVIDED			TOTAL
SMALL CAR			
PROVIDED	15 SPACES		15 SPACES

PROVIDED			TOTAL
P3	51 SPACES		128 SPACES [4X6]
P2	48 SPACES		
P1	25 SPACES		
LEVEL 1	4 SPACES		

PROVIDED			TOTAL
LEVEL 6	2,220 sf [206 sm]		776 sm
ROOFTOP	6,136 sf [570 sm]		



BC BUILDS - ALDERGROVE

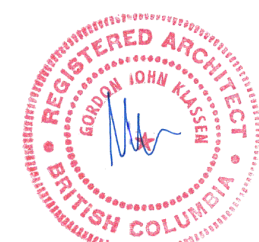
27214 FRASER HWY,
LANGLEY BC

title
SITE PLAN

scale As indicated
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drawn EB checked GK

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BC BUILDS - ALDERGROVE

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P3 FLOOR PLAN

scale 3/32" = 1'-0"

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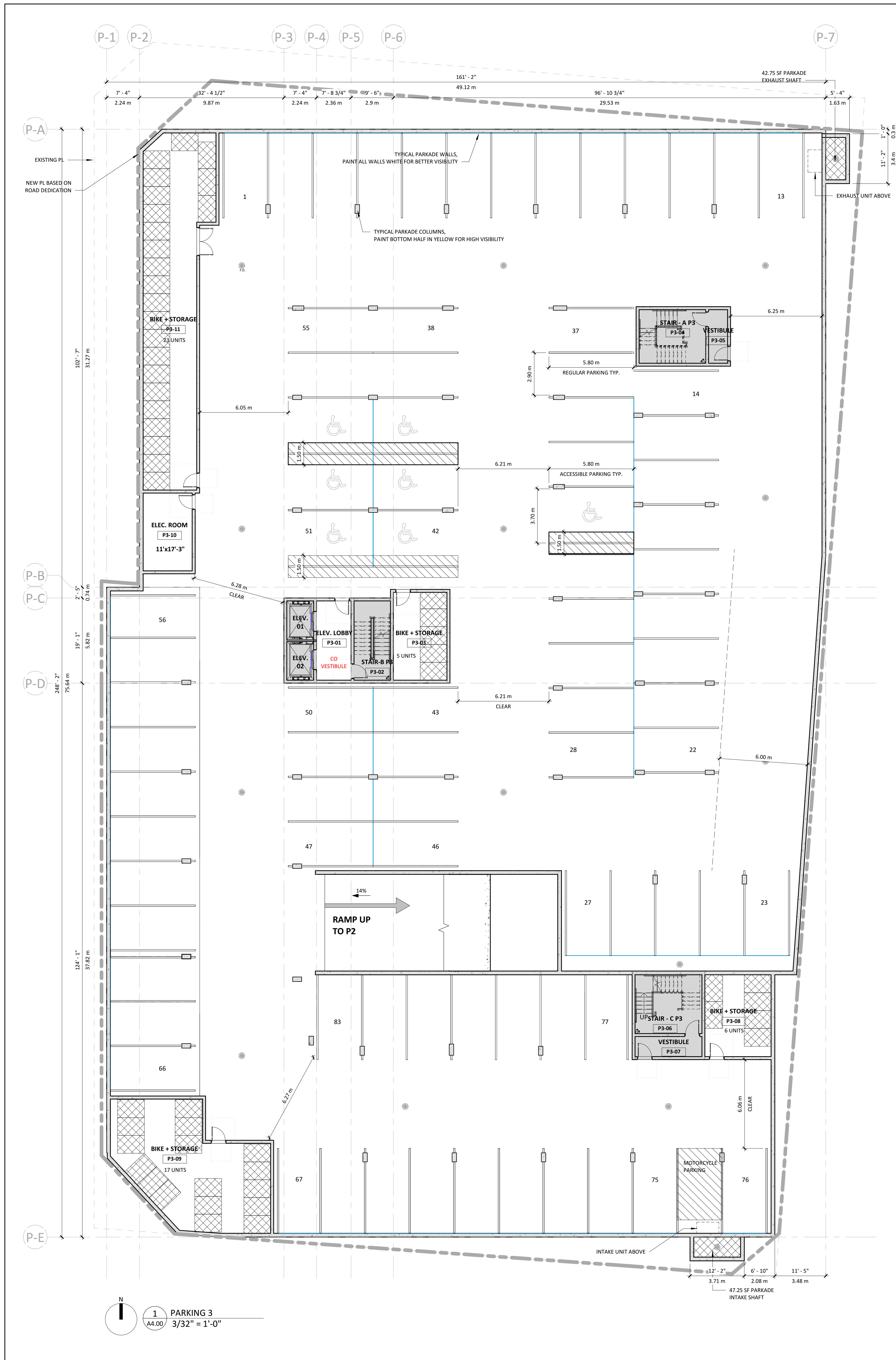
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BC BUILDS - ALDERGROVE

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P2, P1 FLOOR PLAN

scale 3/32" = 1'-0"
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BC BUILDS -
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27214 FRASER HWY,
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title
SITE PLAN/LEVEL 01
FLOOR PLAN

scale 3/32" = 1'-0"

date 2024 MAY

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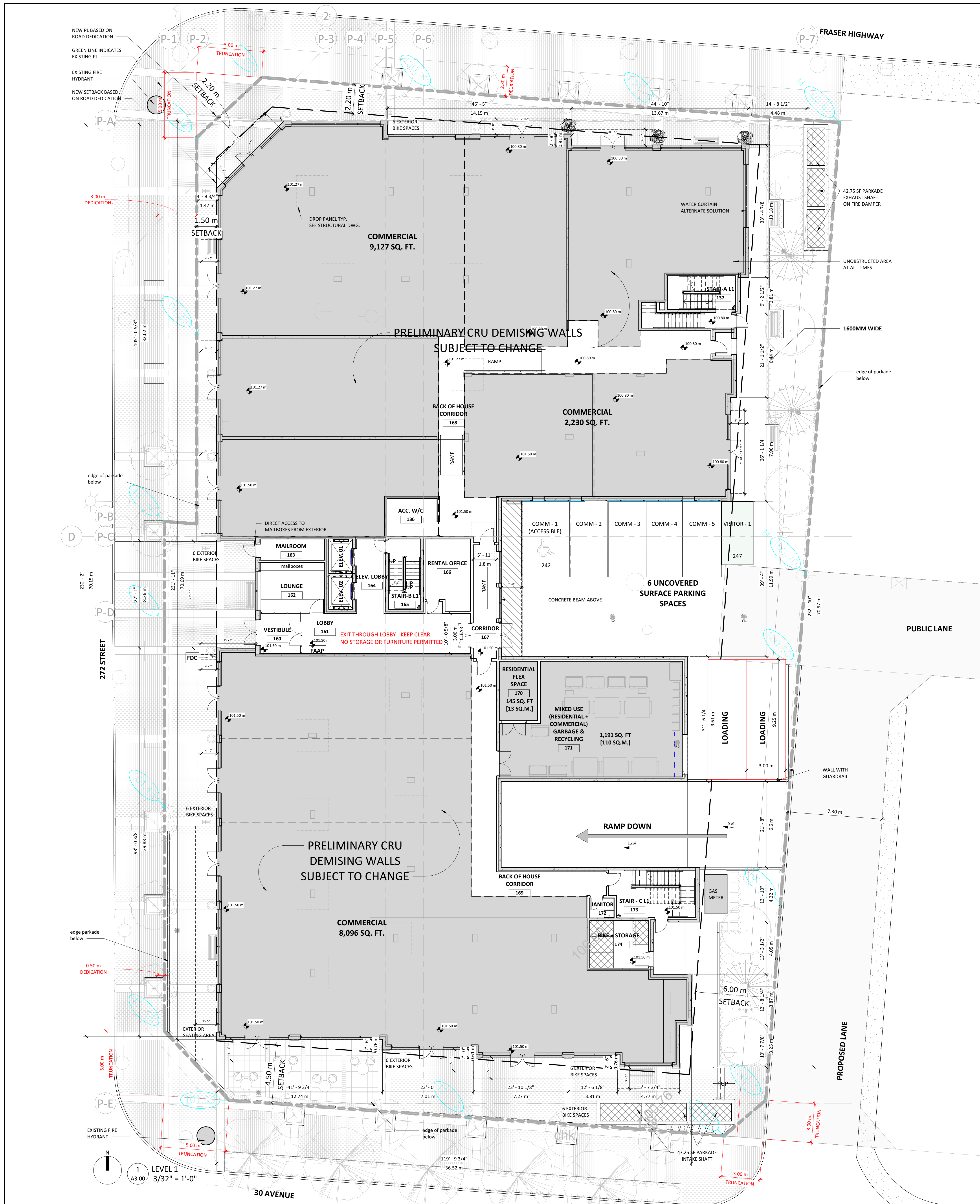
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UNIT LEGEND	
	1 BEDROOM
	2 BEDROOM
	3 BEDROOM
	AMENITY
	COMMERCIAL SPACE
	GREEN SPACE

BC BUILDS - ALDERGROVE

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title
FLOOR PLAN - L2, L3, L4

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UNIT LEGEND	
■	1 BEDROOM
■	2 BEDROOM
■	3 BEDROOM
■	AMENITY
■	COMMERCIAL SPACE
■	GREEN SPACE

BC BUILDS - ALDERGROVE

27214 FRASER HWY,
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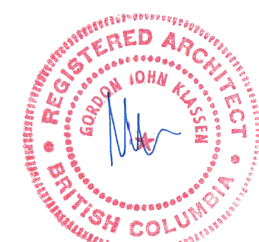
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FLOOR PLAN - L5, L6

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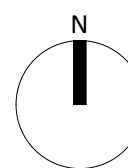
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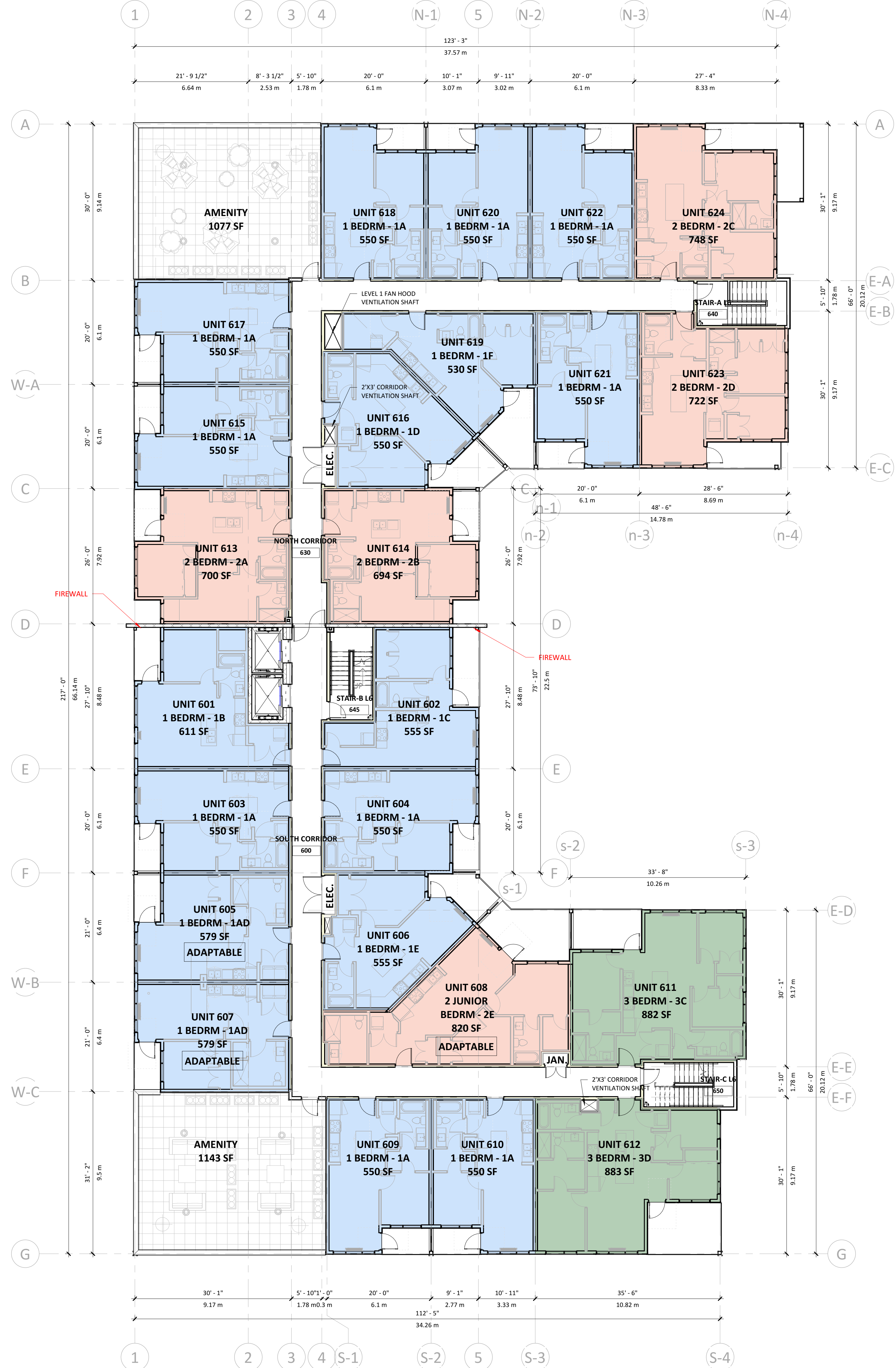
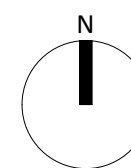


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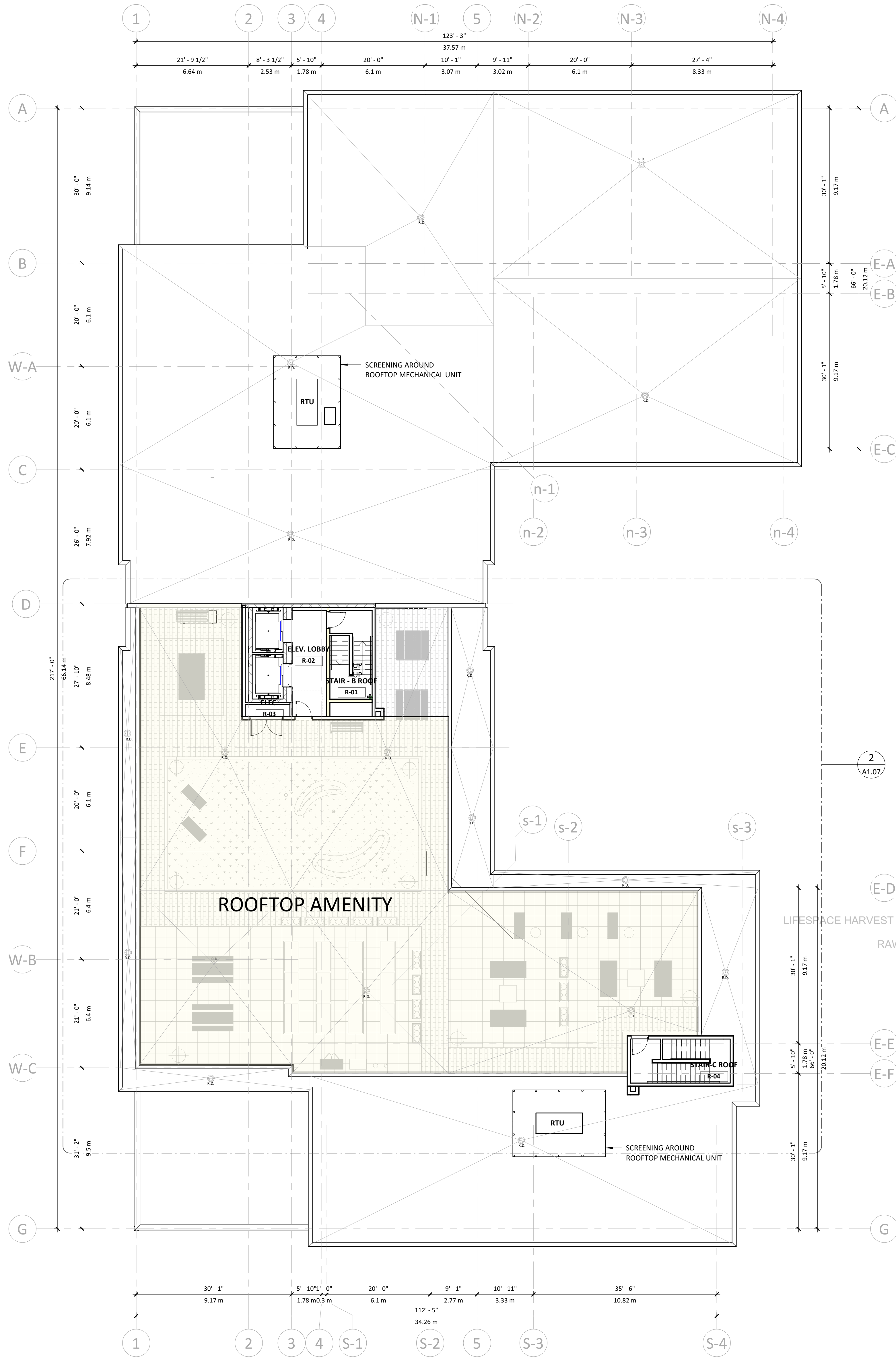
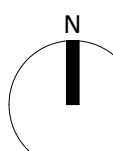


1 LEVEL 5
A3.00 3/32" = 1'-0"

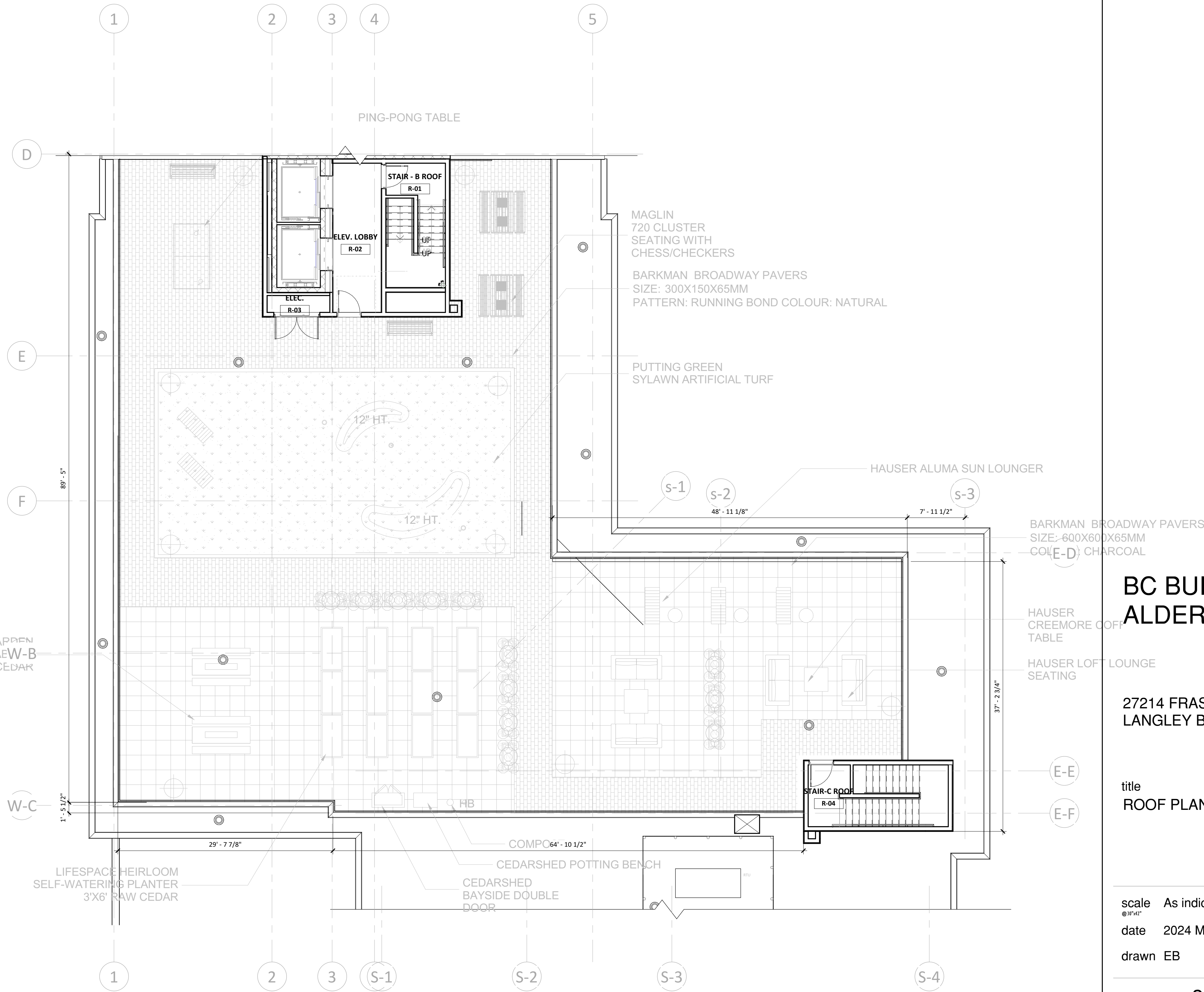


2 LEVEL 6
A3.00 3/32" = 1'-0"

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1 ROOF PLAN
A3.00 3/32" = 1'-0"



2 ROOF PLAN - Callout 1
A1.07 1/8" = 1'-0"

BC BUILDS - ALDERGROVE

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ROOF PLAN

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MATERIAL SCHEDULE

NO.	DESCRIPTION
1	CONCRETE - ARCHITECTURAL FINISH
2	HARDIE FIBRE CEMENT BOARD AND BATTEN "IRON GREY"
3	HARDIE FIBRE CEMENT LAP SIDING "COBBLESTONE"
4	HARDIE FIBRE CEMENT LAP SIDING "IRON GREY"
5	MAC METAL ARCHITECTURAL, NORWOOD "CORK"
6	TRIM-1 PAINTED OR HARDIE TRIM PIECE "IRON GREY" TO MATCH
7	TRIM-2 PAINTED OR HARDIE TRIM PIECE "COBBLESTONE" TO MATCH
8	FASCIA-1 PAINTED "COBBLESTONE" TO MATCH (NON-COMBUSTIBLE MATERIAL)
9	FASCIA-2 PAINTED OR HARDIE TRIM PIECE "IRON GREY" TO MATCH
10	DARK GRAY TRIM SLIGHTLY DARKER THAN "IRON GREY"

NOTES:
a. WINDOW MULLIONS: BLACK
b. GUARDRAIL:
TYPE 1: GLASS RAILING WITH BLACK POSTS AND TOPRAIL
TYPE 2: BLACK PICKET RAILINGS
c. PRIVACY SCREENS: FROSTED GLASS, BLACK FRAME
d. CRU ENTRANCE CANOPY: GLASS, BLACK FRAME
e. RESIDENTIAL LOBBY ENTRANCE CANOPY: STEEL, BLACK FRAME
e. SOFFIT:
OPTION 1: LOW MAINTENANCE ACCENT, WOOD TONE
OPTION 2: HARDIE, LIGHT



BC BUILDS - ALDERGROVE

27214 FRASER HWY,
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BUILDING ELEVATIONS

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2 EAST ELEVATION
1/8" = 1'-0"

MATERIAL SCHEDULE

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e. SOFFIT:
OPTION 1: LOW MAINTENANCE ACCENT, WOOD TONE
OPTION 2: HARDIE, LIGHT



1 SOUTH ELEVATION
1/8" = 1'-0"

3 Elevation 6 - a
1/8" = 1'-0"

BC BUILDS - ALDERGROVE

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BUILDING ELEVATIONS

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1 3D MASS - NW VIEW

2 3D MASS - SE VIEW

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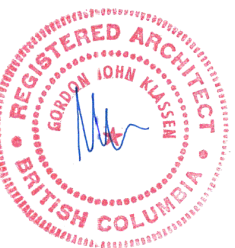
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NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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OPTION 2: HARDIE, LIGHT

BC BUILDS -
ALDERGROVE

27214 FRASER HWY,
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RENDERED VIEW

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TYPE 1: GLASS RAILING WITH BLACK POSTS AND TOPRAIL
TYPE 2: BLACK PICKET RAILINGS
c. PRIVACY SCREENS: FROSTED GLASS, BLACK FRAME
d. CRU ENTRANCE CANOPY: GLASS, BLACK FRAME
e. RESIDENTIAL LOBBY ENTRANCE CANOPY: STEEL, BLACK FRAME
e. SOFFIT:
OPTION 1: LOW MAINTENANCE ACCENT, WOOD TONE
OPTION 2: HARDIE, LIGHT



WEST ELEVATION CLOSE-UP VIEW



RESIDENTIAL MAIN ENTRANCE



LIBRARY ENTRANCE

BC BUILDS -
ALDERGROVE

27214 FRASER HWY,
LANGLEY BC

title
RENDERED VIEW

scale 1/8" = 1'-0"
date 2024 MAY
drawn EB checked GK

job no. 2423
sheet no. A9.01

seal



2025-03-06 3:45:23 PM
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is executed to the requirements of the 2024 B.C. Building Code.
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