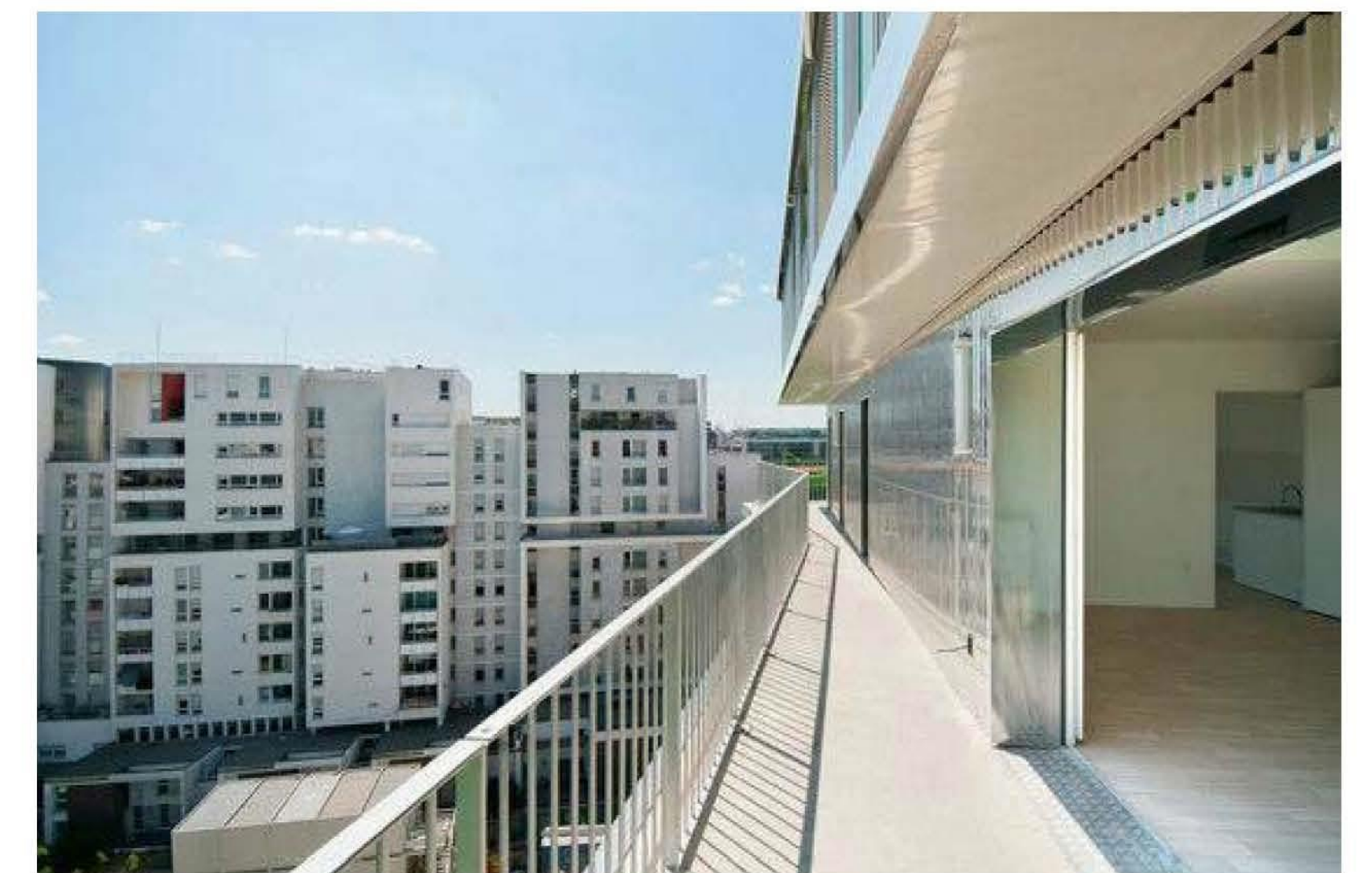
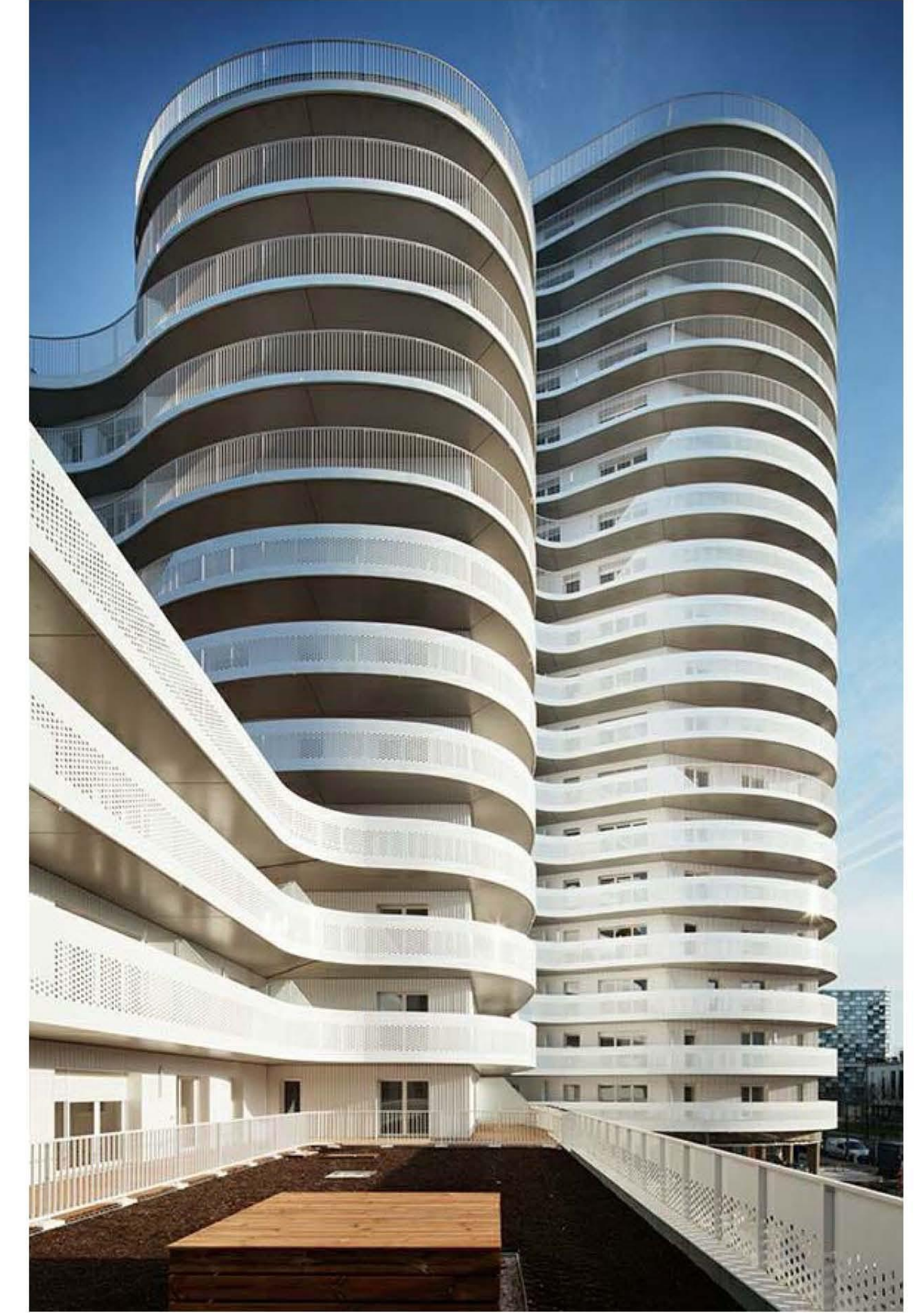
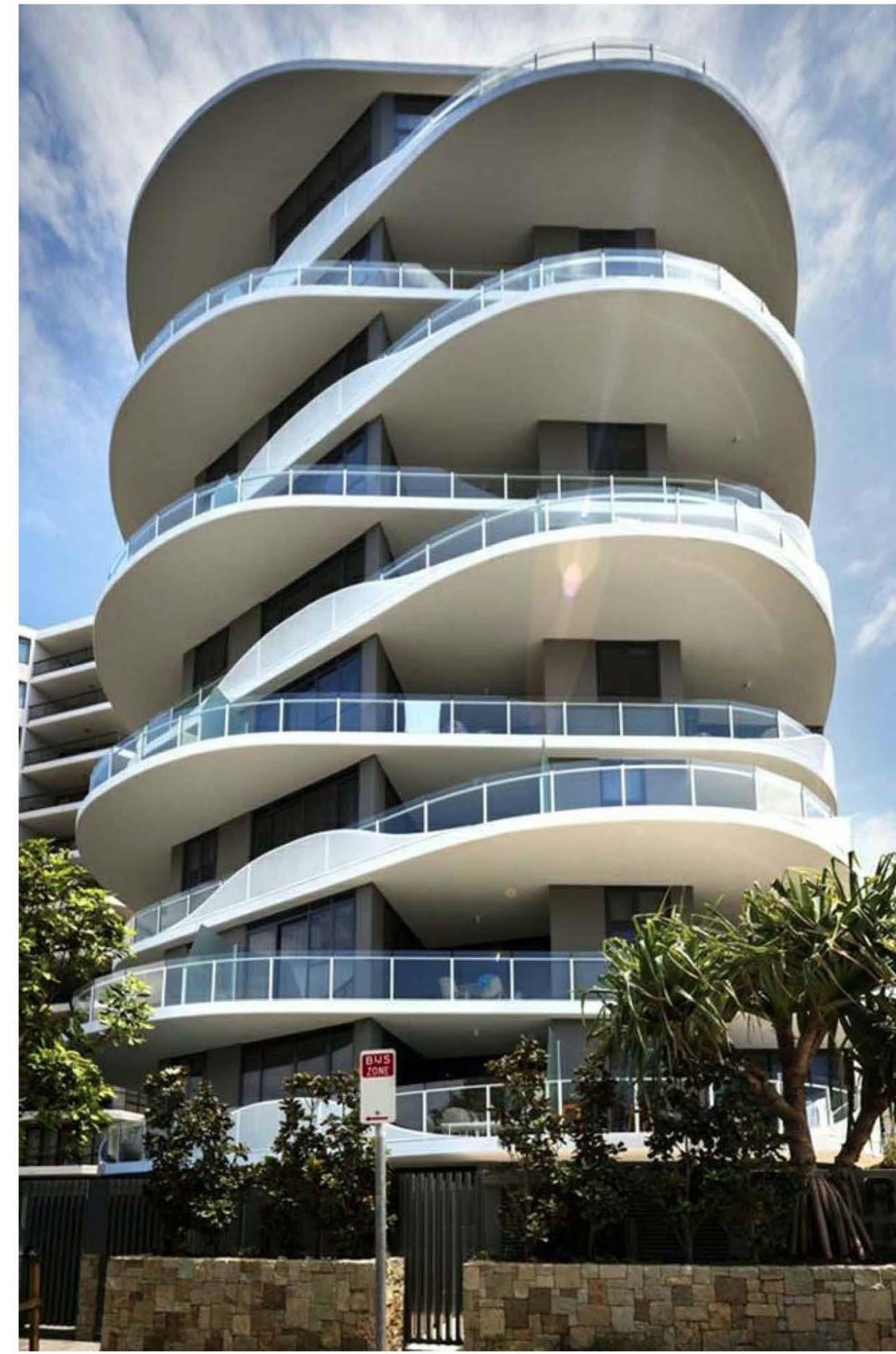
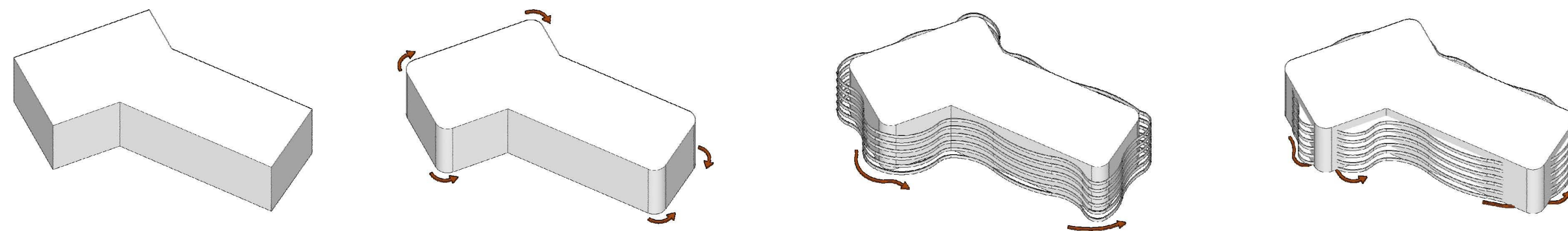


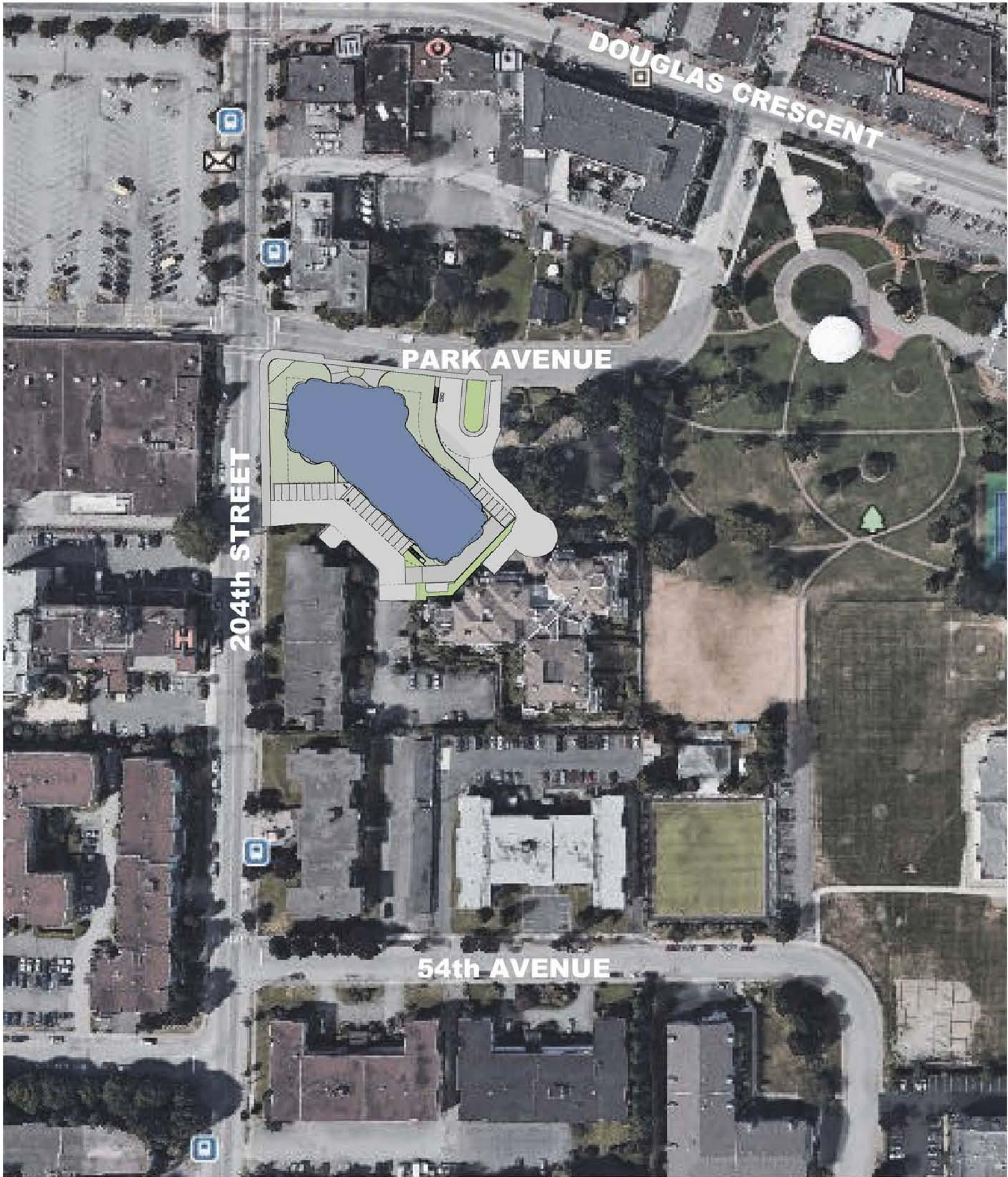


SHEET SCHEDULE

SD0-0	COVER PAGE
SD0-1	CASE STUDIES
SD0-2	DESIGN CONCEPT
SD1-1	SITE PLAN
SD1-2A	AREA PLANS (GROSS)
SD1-2B	AREA PLANS (GROSS)
SD1-2C	AREA PLANS (RENTABLE)
SD1-2D	AREA PLANS (RENTABLE)
SD1-4	P1 LEVEL
SD1-5	1st FLOOR PLAN
SD1-6	2nd FLOOR PLAN
SD1-7	3rd FLOOR PLAN
SD1-8	4th FLOOR PLAN
SD1-9	5TH FLOOR PLAN
SD1-10	6TH FLOOR PLAN
SD1-12.1	BUILDING ELEVATIONS
SD1-12.2	BUILDING ELEVATIONS
SD1-12.3	BUILDING ELEVATIONS
SD1-12.4	BUILDING ELEVATIONS
SD1-13	BUILDING PERSPECTIVES





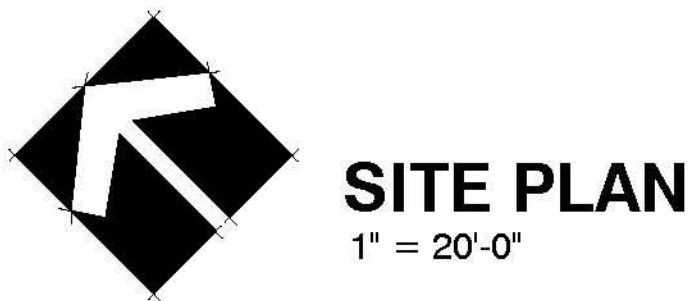


A. PROJECT DATA

PROJECT:	LEGACY ON PARK AVENUE
CERTIFIED REGISTERED PROFESSIONAL:	STEVE BARTOK
ZONING:	C1 - DOWNTOWN COMMERCIAL ZONE
CIVIC ADDRESS:	20416 PARK AVENUE, LANGLEY
LEGAL DESCRIPTION :	LOT 2 AND AN UNDIVIDED 1/3 INTEREST IN LOT 1 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 87218
SITE AREA :	+/- 41,302 S.F. (3,837.07 S.M.)
BUILDING AREA:	19,230 S.F. (1,786.52 S.M.)
ALLOWED LOT COVERAGE	95%
PROPOSED LOT COVERAGE:	46.5%
FAR :	113,450 S.F. / 41,302 S.F. = 2.74
ALLOWED BUILDING HEIGHT	150.91 FT (46m)
PROPOSED BUILDING HEIGHT	71.5 FT (21.79m)
ALLOWED # UNITS	150 UNITS / AC.
PROPOSED # UNITS	69 UNITS/ AC.
REQUIRED SETBACK	6m

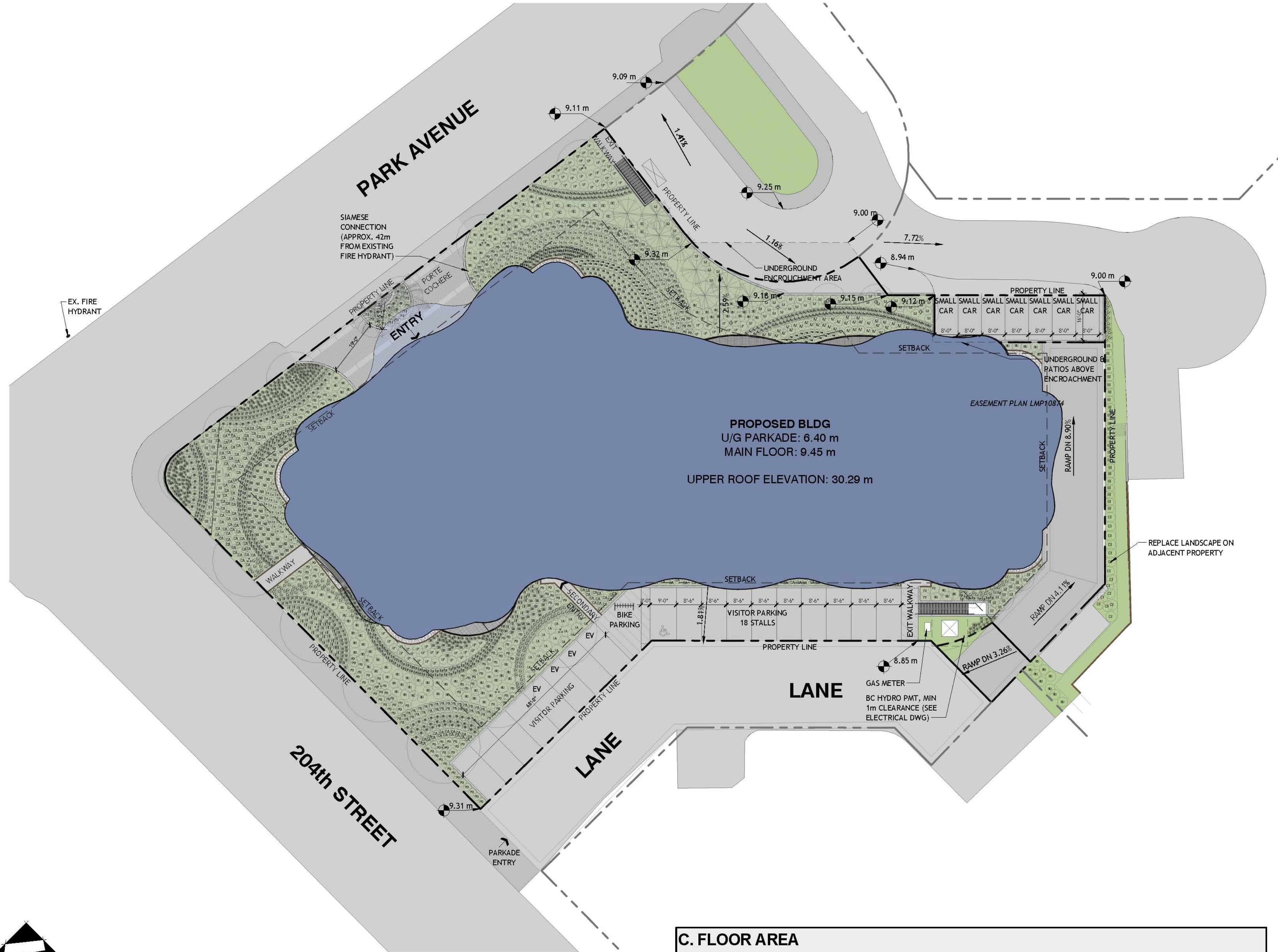
A1. VARIANCES

	ALLOWED	PROPOSED
ENCROACHMENTS AS PER SITE PLAN		



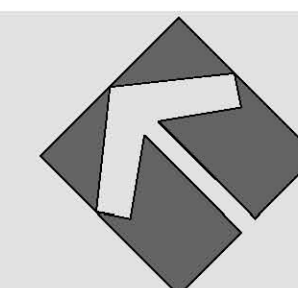
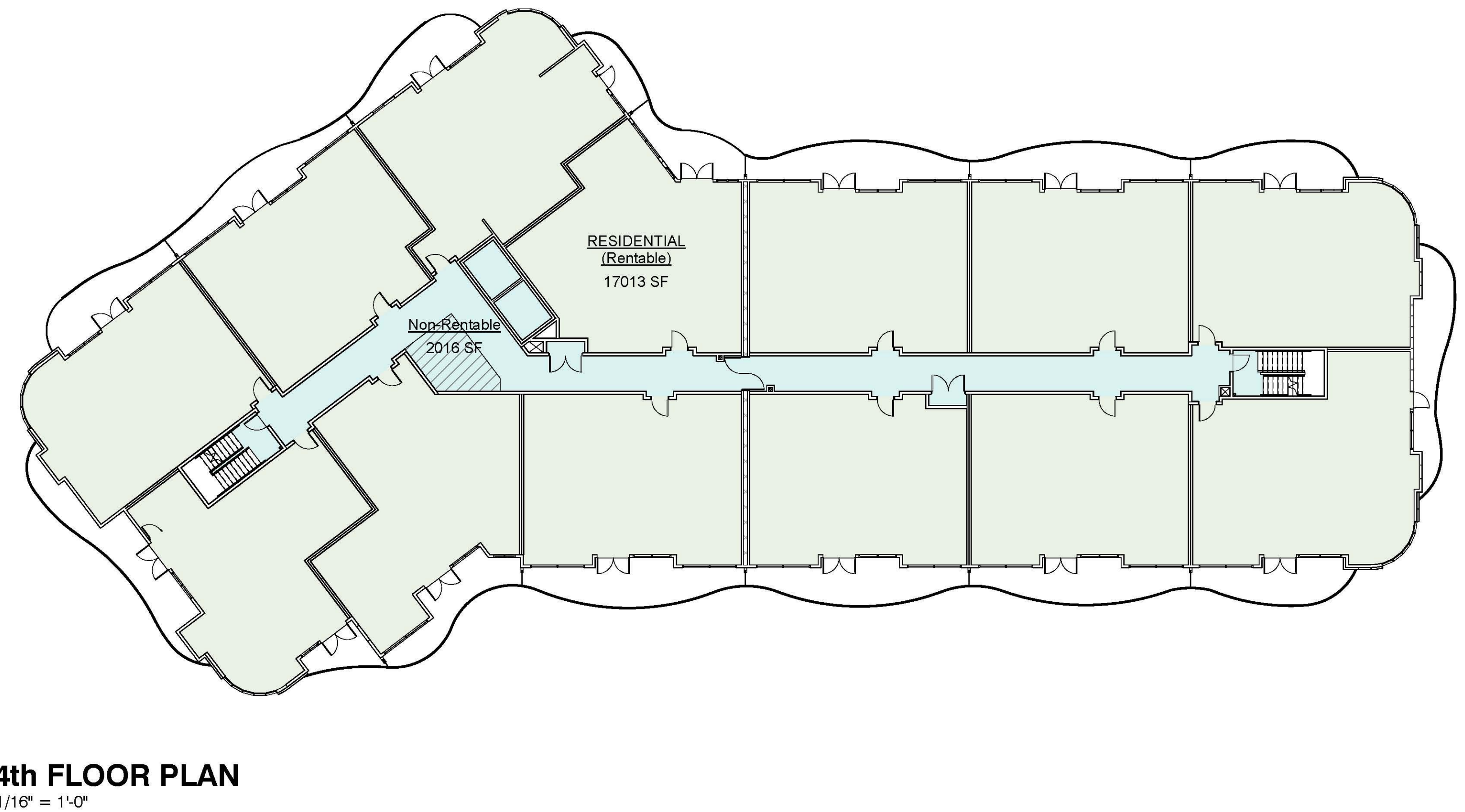
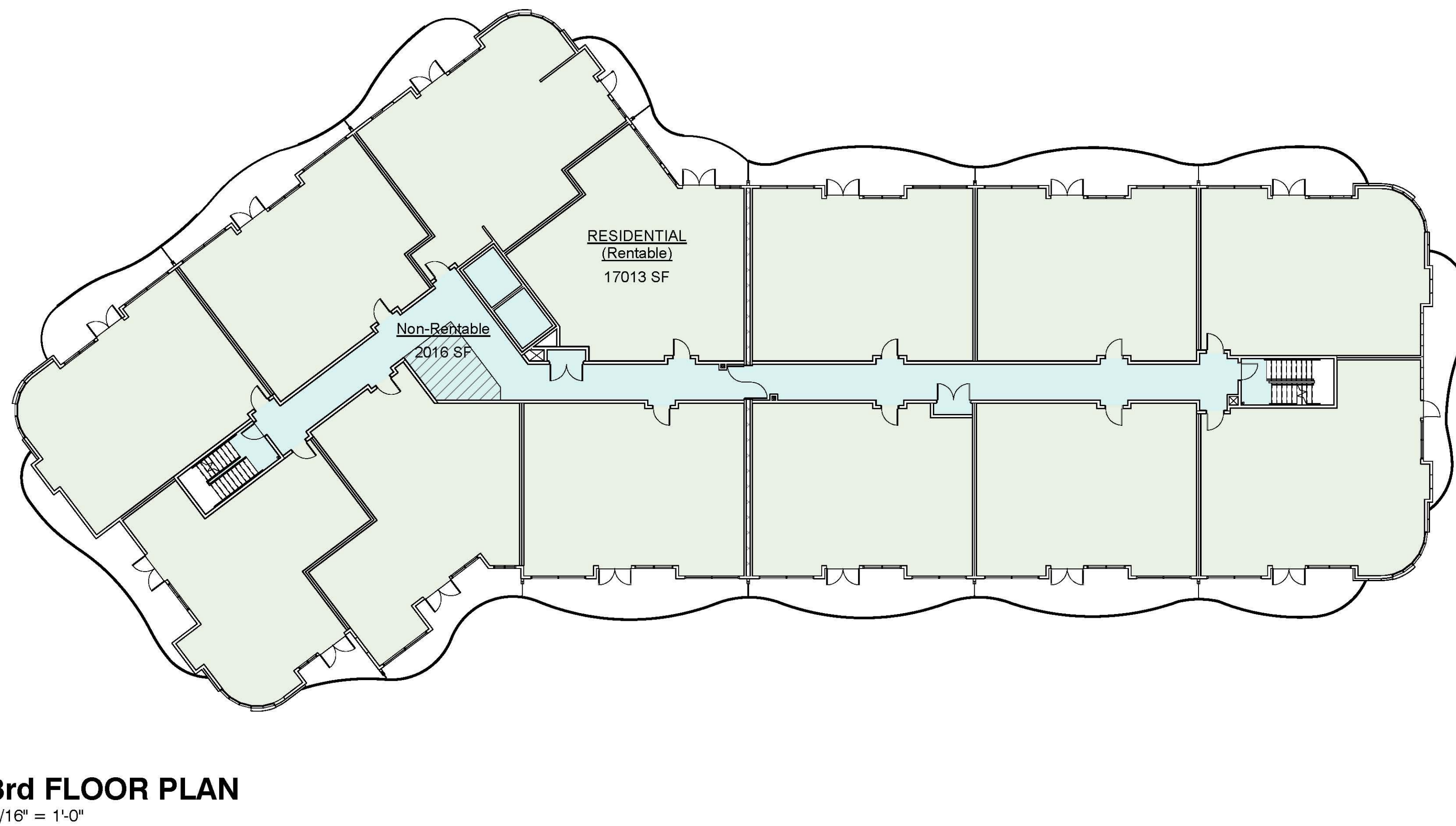
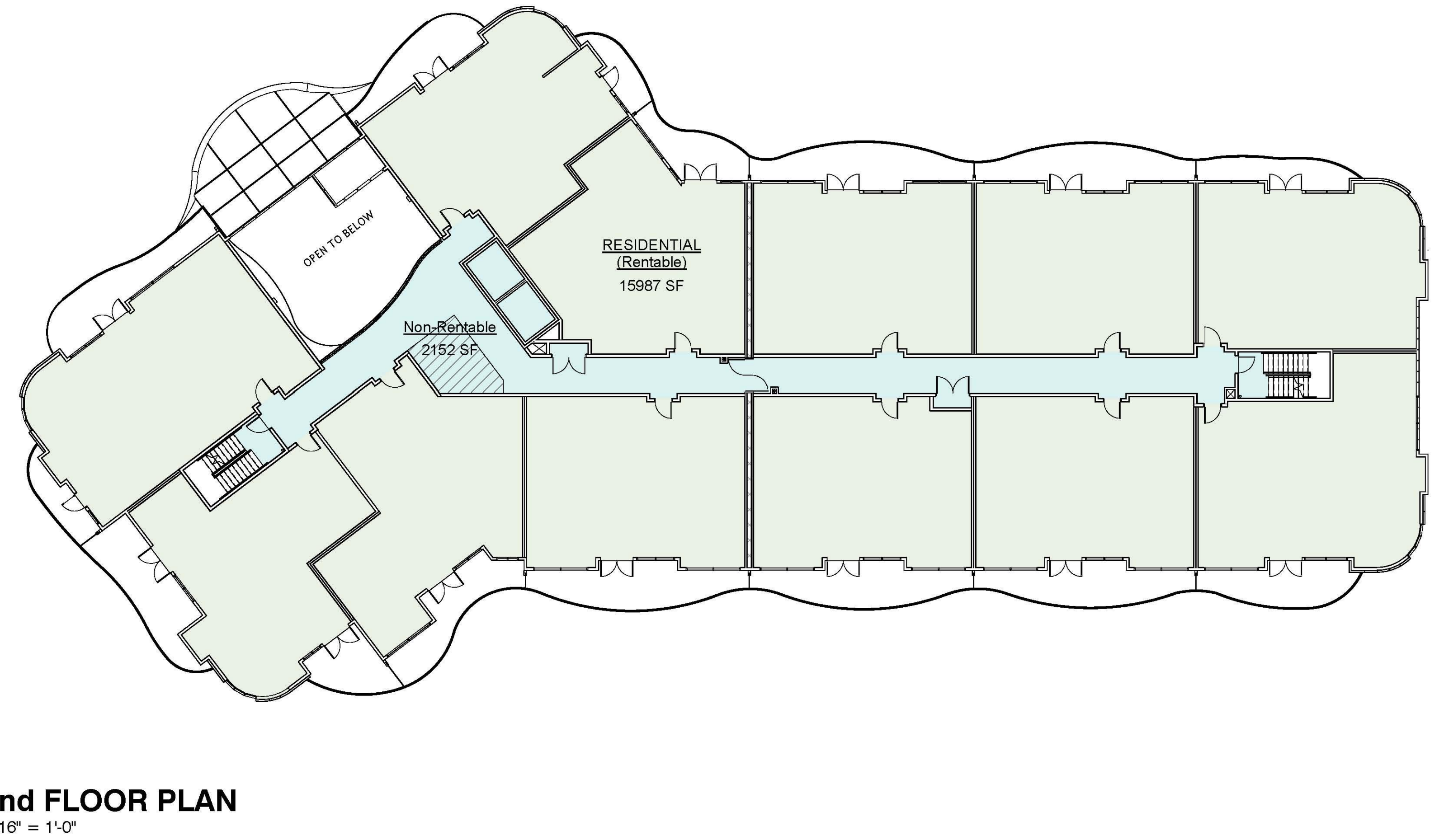
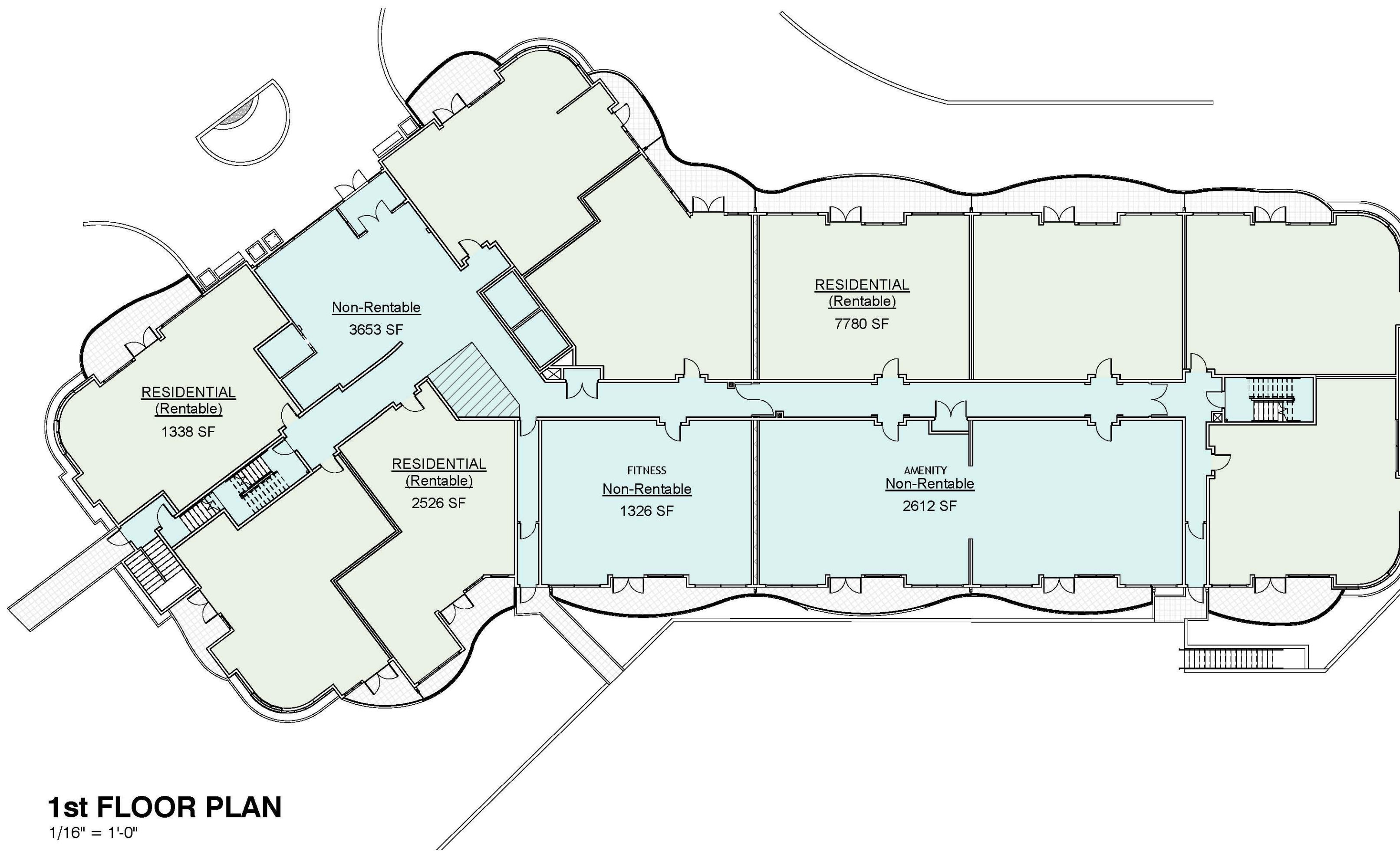
B. UNIT COUNT - TOTAL

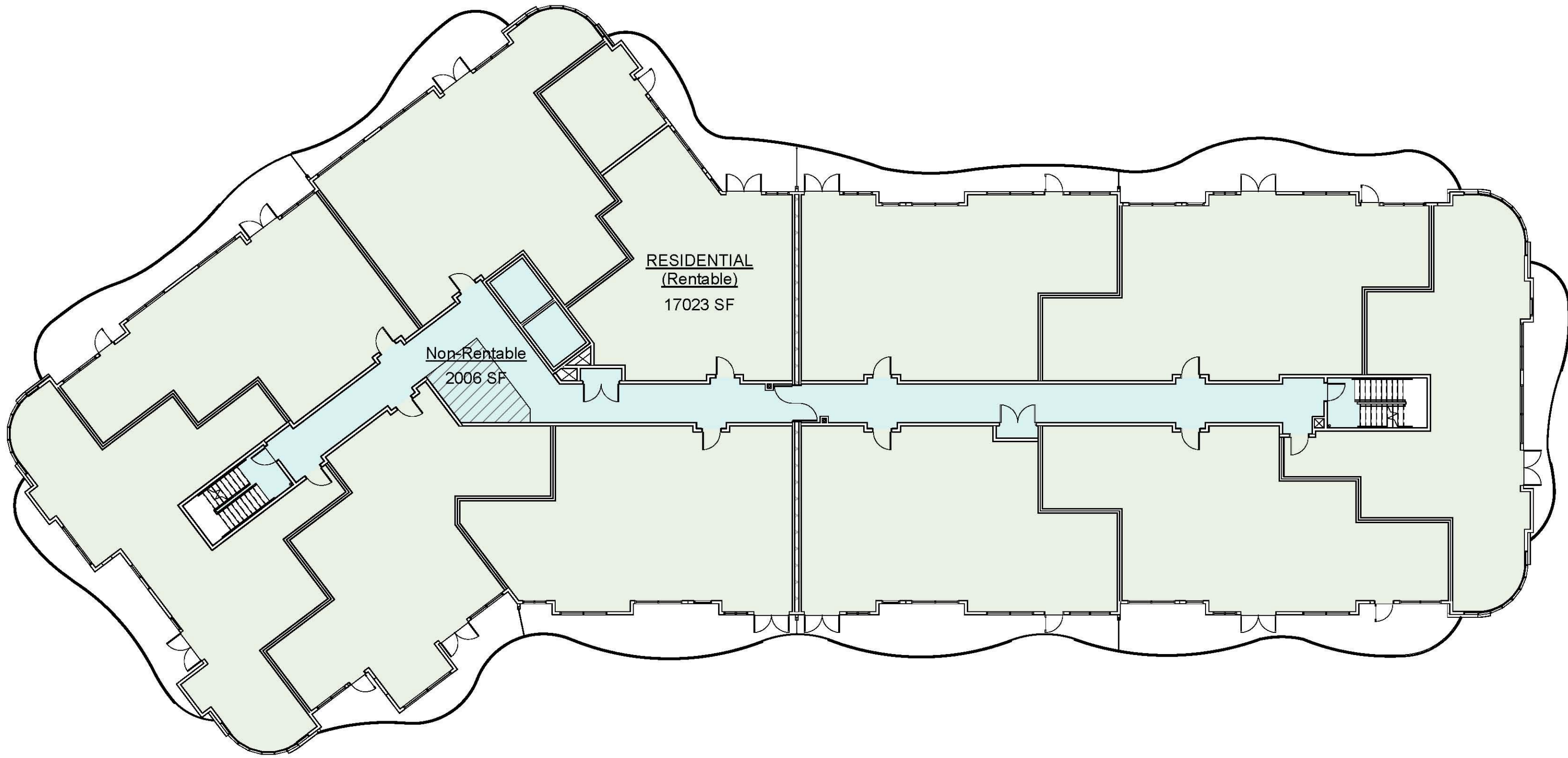
REFER TO AREA PLANS		
UNIT TYPE	QUANTITY	PERCENTAGE
2 BED	42	61%
2 BED + DEN	4	6%
3 BED	15	21.5%
3 BED + DEN	8	11.5%
TOTAL UNITS	69	100%



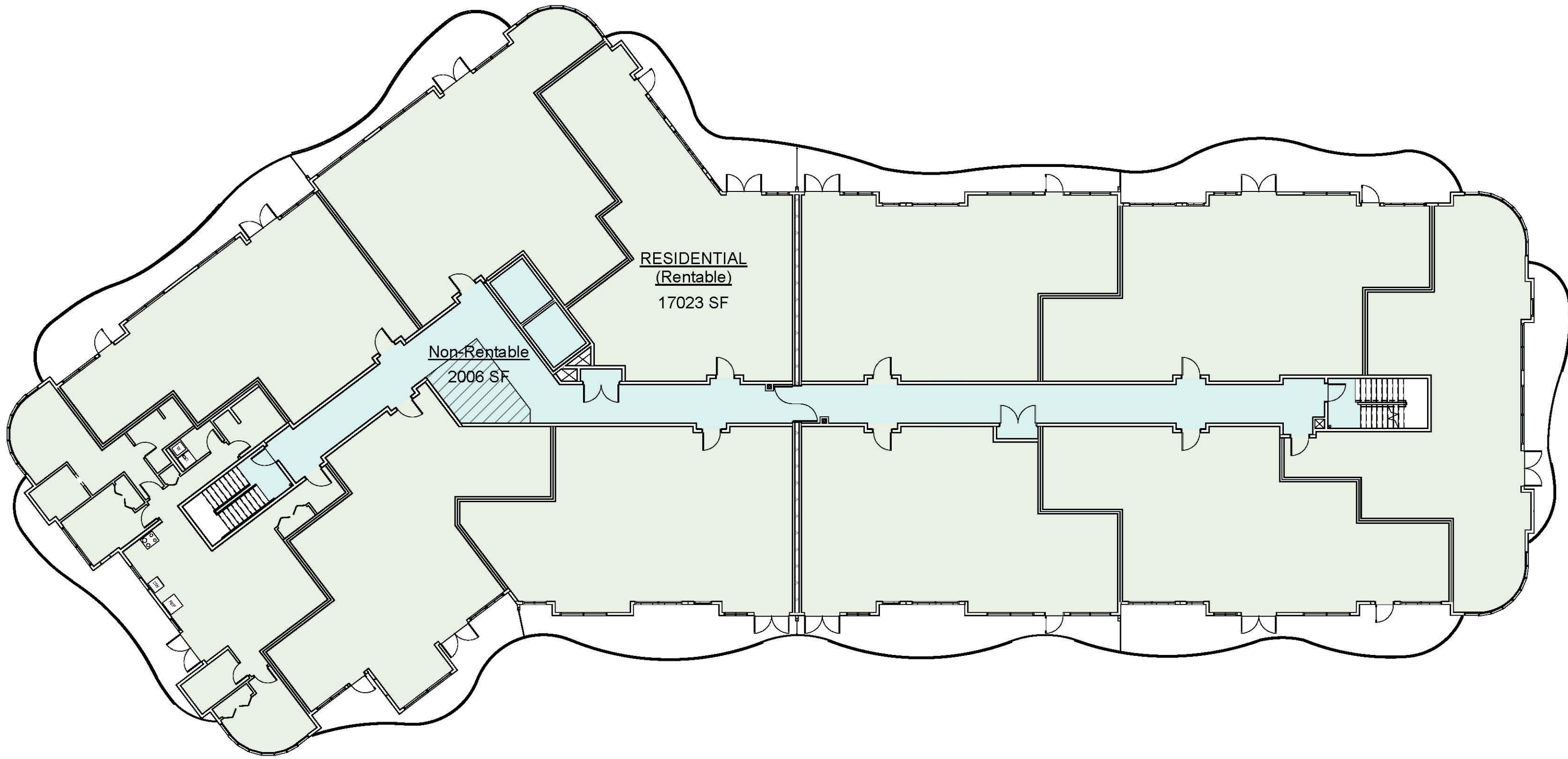
C. FLOOR AREA

GROSS BUILDING AREAS - RENTABLE			GROSS BUILDING AREA - NON RENTABLE		
Level	Name	Area	Level	Name	Area
1st FLOOR PLAN	RESIDENTIAL (Rentable)	11645 SF	1st FLOOR PLAN	Non-Rentable	7592 SF
2nd FLOOR PLAN	RESIDENTIAL (Rentable)	15987 SF	2nd FLOOR PLAN	Non-Rentable	2152 SF
3rd FLOOR PLAN	RESIDENTIAL (Rentable)	17013 SF	3rd FLOOR PLAN	Non-Rentable	2016 SF
4th FLOOR PLAN	RESIDENTIAL (Rentable)	17013 SF	4th FLOOR PLAN	Non-Rentable	2016 SF
5th FLOOR PLAN	RESIDENTIAL (Rentable)	17023 SF	5th FLOOR PLAN	Non-Rentable	2006 SF
6th FLOOR PLAN	RESIDENTIAL (Rentable)	17023 SF	6th FLOOR PLAN	Non-Rentable	2006 SF
Grand total: 8		95705 SF	Grand total: 8		17787 SF
PARKADE			TOTAL		
AREA:				37,942 S.F.	3,524.93 S.M.
FLOOR AREA SUMMARY					
GROSS BLDG AREA				113,492 S.F.	10,547.5 S.M.
NET RENTABLE SUITE AREA				95,705 S.F.	8,894.5 S.M.
EFFICIENCY					84.3 %





5th FLOOR PLAN
1/16" = 1'-0"



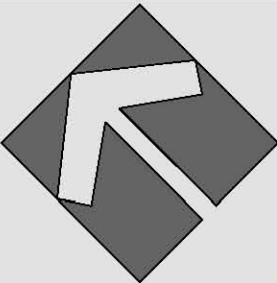
6th FLOOR PLAN
1/16" = 1'-0"

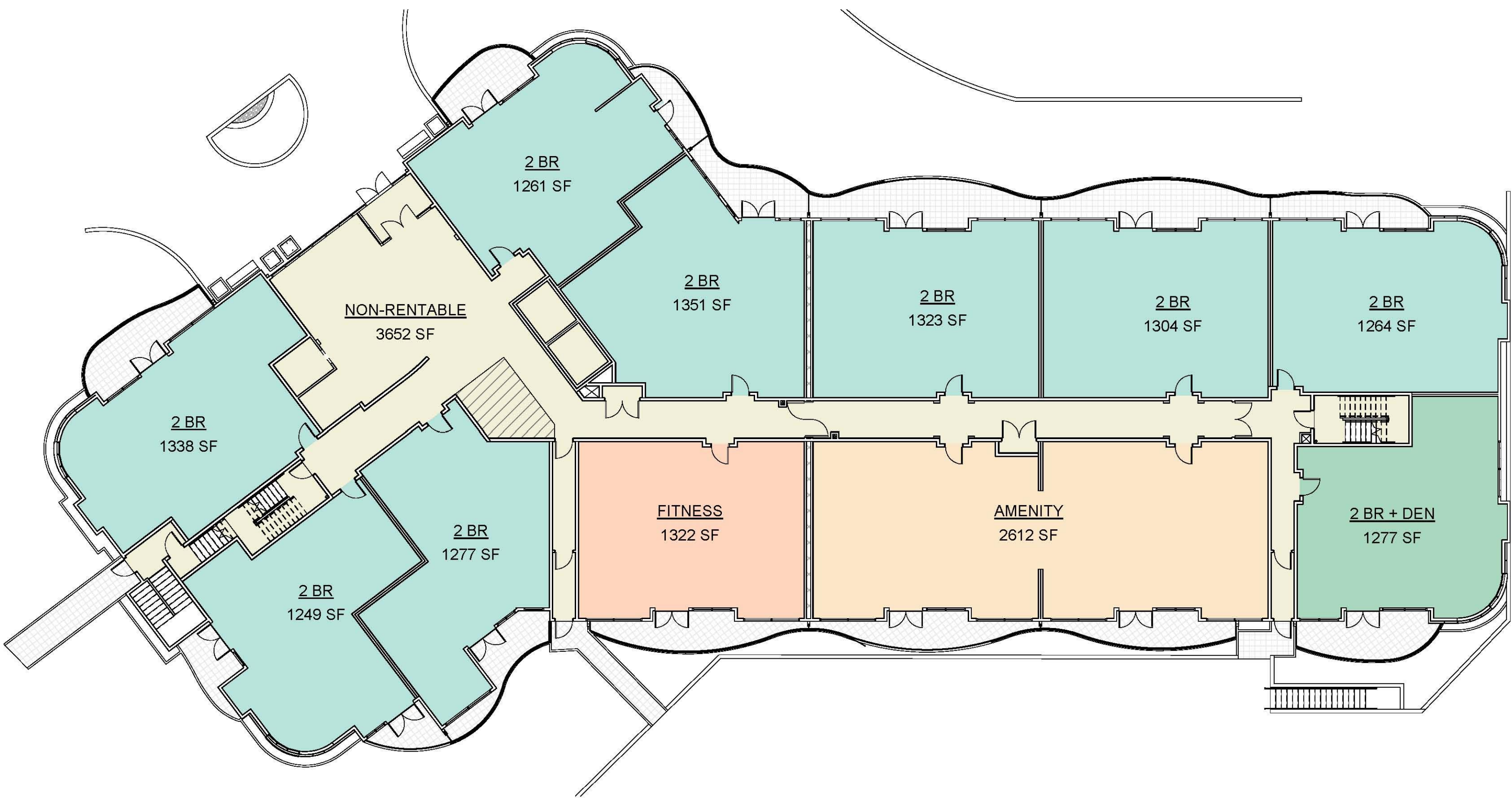
GROSS BUILDING AREAS - RENTABLE		
Level	Name	Area
1st FLOOR PLAN	RESIDENTIAL (Rentable)	11645 SF
2nd FLOOR PLAN	RESIDENTIAL (Rentable)	15987 SF
3rd FLOOR PLAN	RESIDENTIAL (Rentable)	17013 SF
4th FLOOR PLAN	RESIDENTIAL (Rentable)	17013 SF
5th FLOOR PLAN	RESIDENTIAL (Rentable)	17023 SF
6th FLOOR PLAN	RESIDENTIAL (Rentable)	17023 SF
Grand total: 8		95705 SF

GROSS BUILDING AREA - NON RENTABLE		
Level	Name	Area
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2nd FLOOR PLAN	Non-Rentable	2152 SF
3rd FLOOR PLAN	Non-Rentable	2016 SF
4th FLOOR PLAN	Non-Rentable	2016 SF
5th FLOOR PLAN	Non-Rentable	2006 SF
6th FLOOR PLAN	Non-Rentable	2006 SF
Grand total: 8		17787 SF

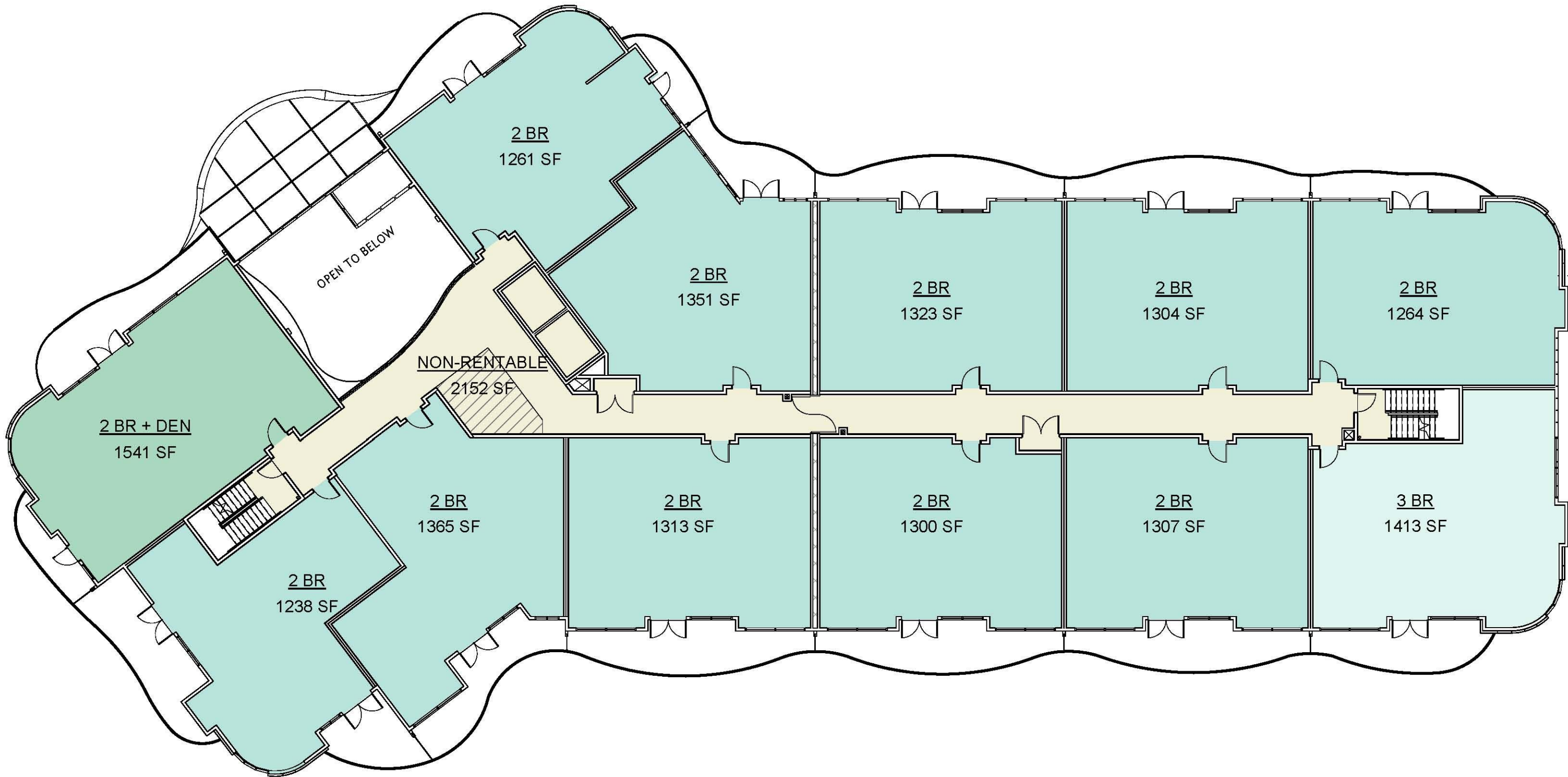
BLDG DATA

TOTAL BUILDING AREA: 113,492 SF
EFFECTIVE RENTABLE RATIO: 84.3 %

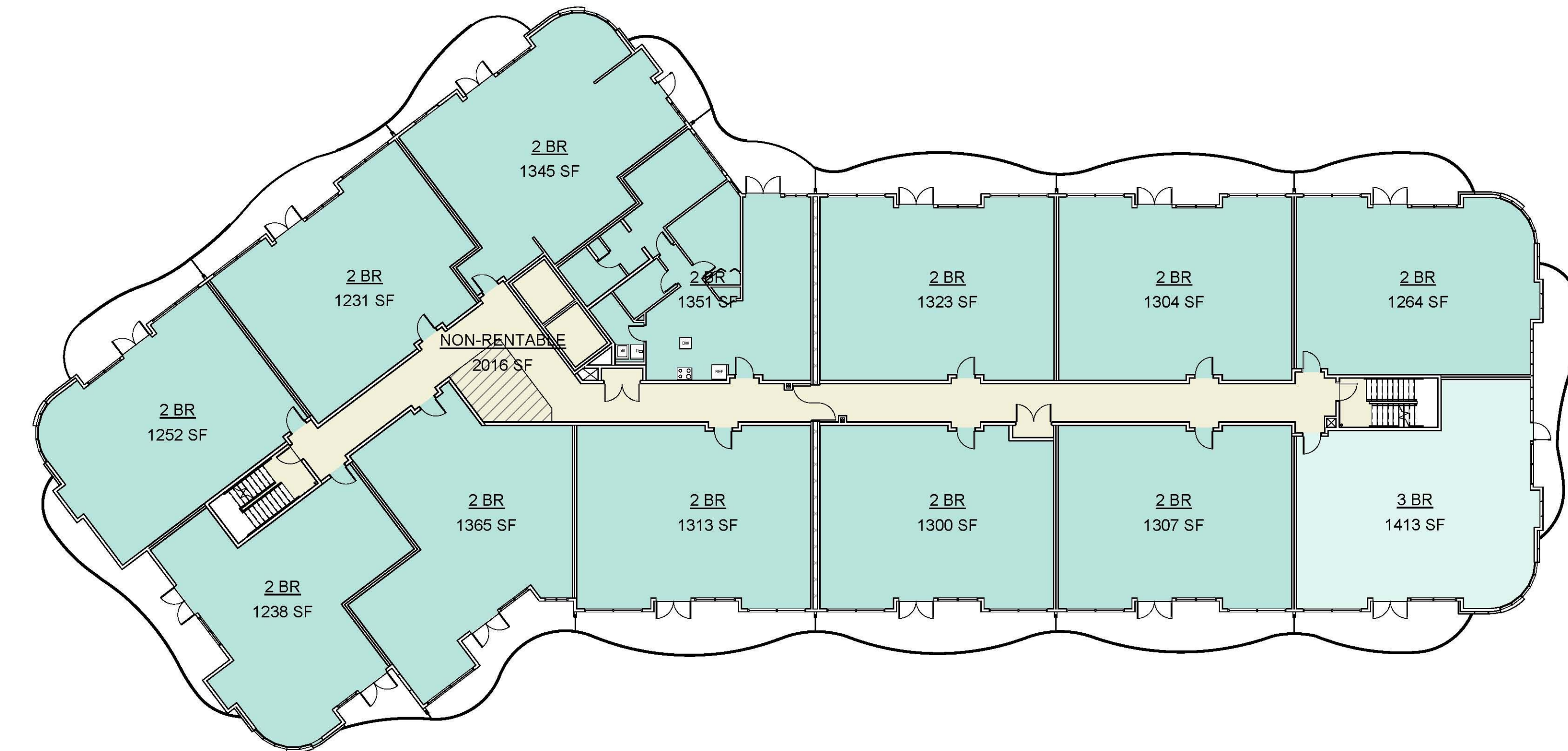




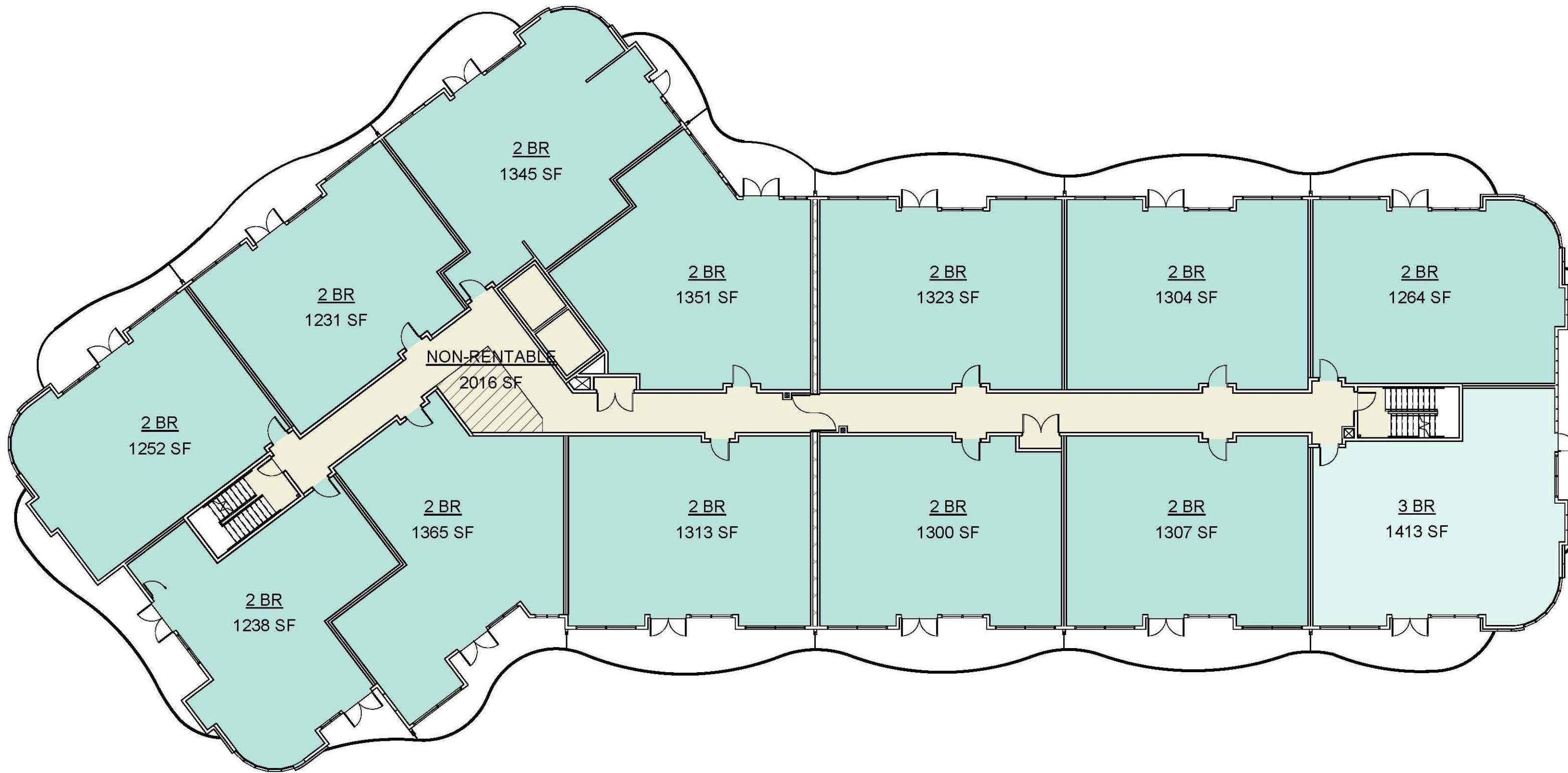
1st FLOOR PLAN
 1/16" = 1'-0"



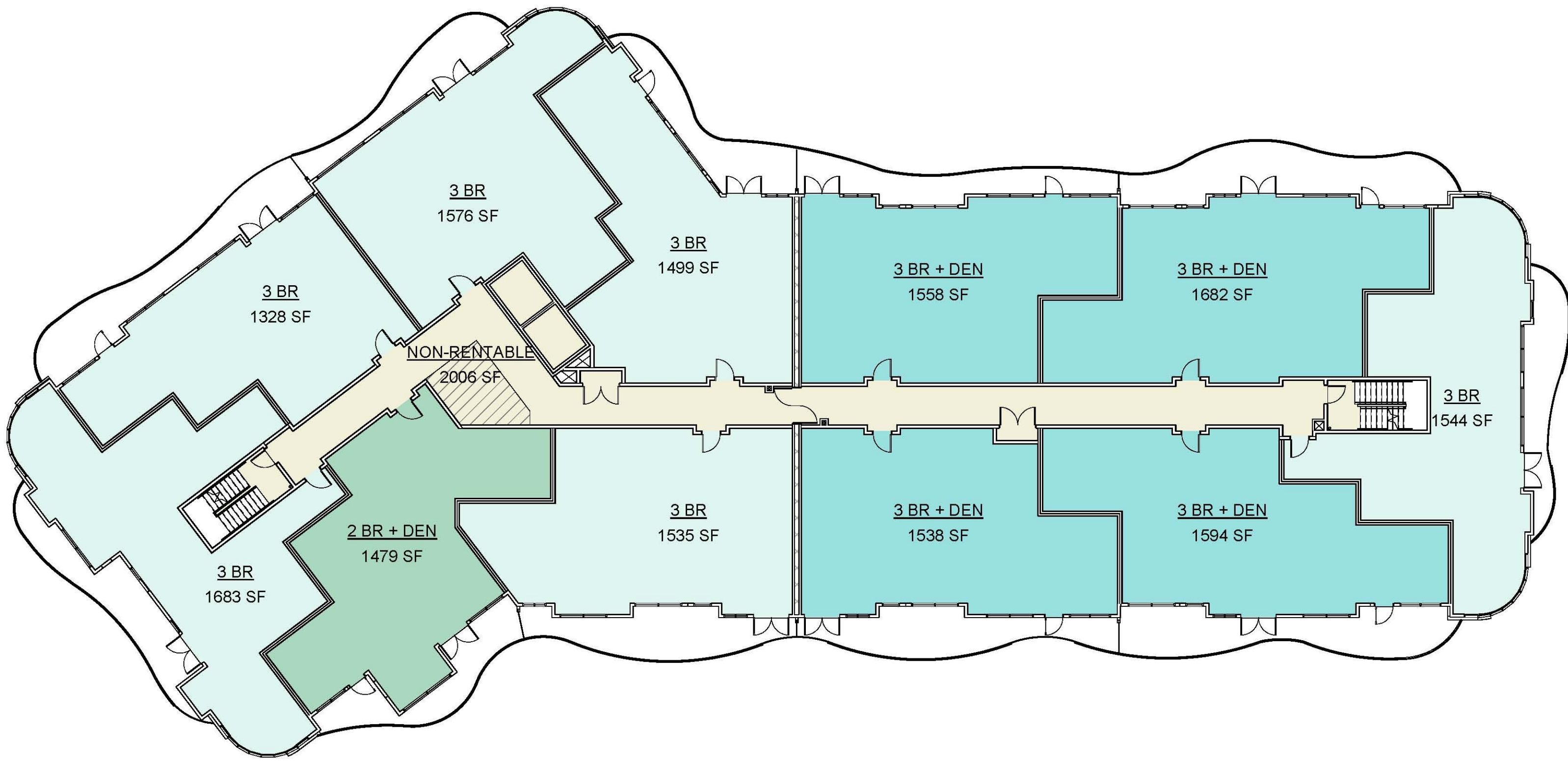
2nd FLOOR PLAN
 1/16" = 1'-0"



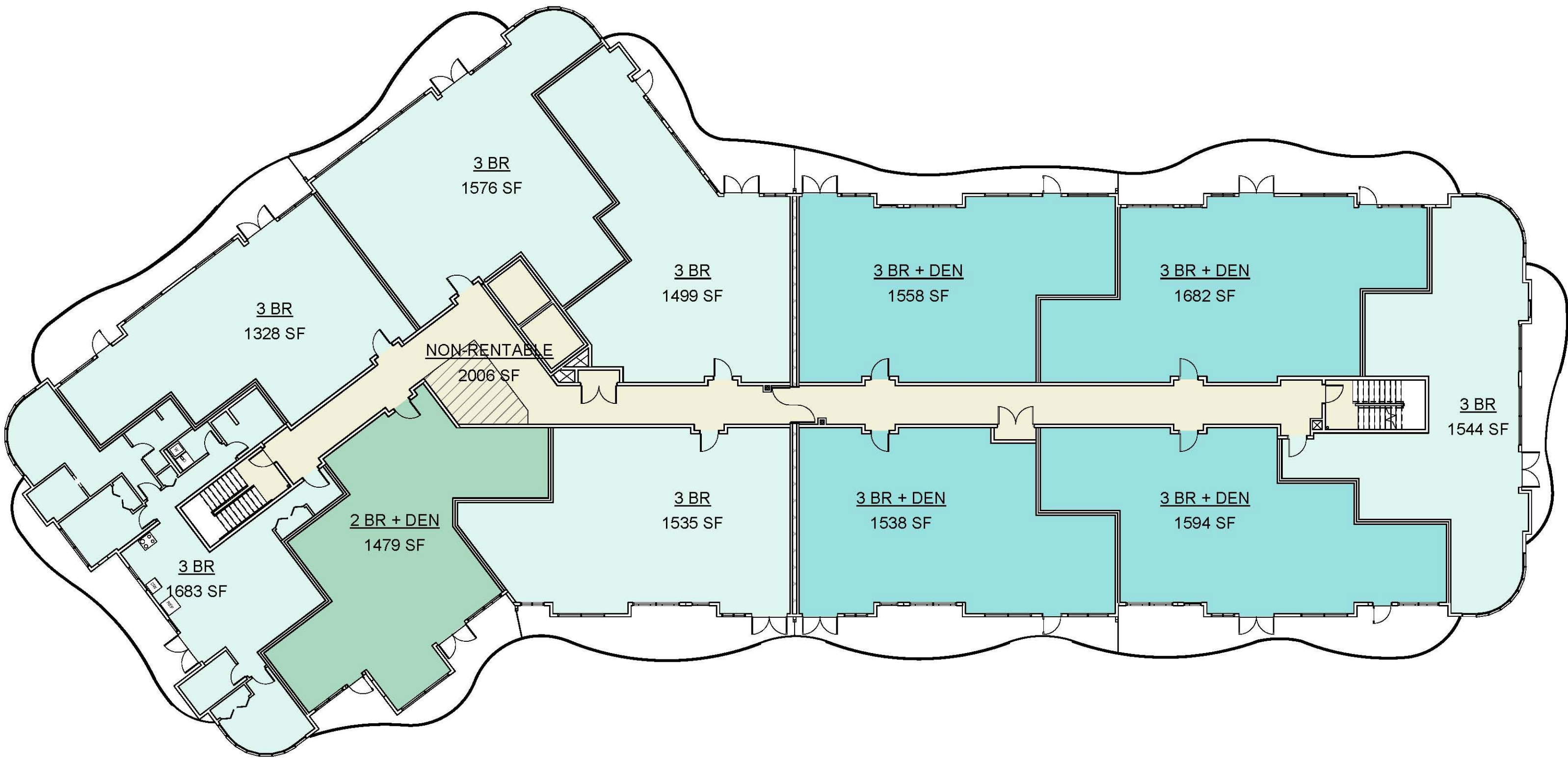
3rd FLOOR PLAN
 1/16" = 1'-0"



4th FLOOR PLAN
 1/16" = 1'-0"



5th FLOOR PLAN
1/16" = 1'-0"



6th FLOOR PLAN
1/16" = 1'-0"

UNIT TYPE - 2 BR		
Level	Name	Count
1st FLOOR PLAN	2 BR	8
2nd FLOOR PLAN	2 BR	10
3rd FLOOR PLAN	2 BR	12
4th FLOOR PLAN	2 BR	12
Grand total: 42		42

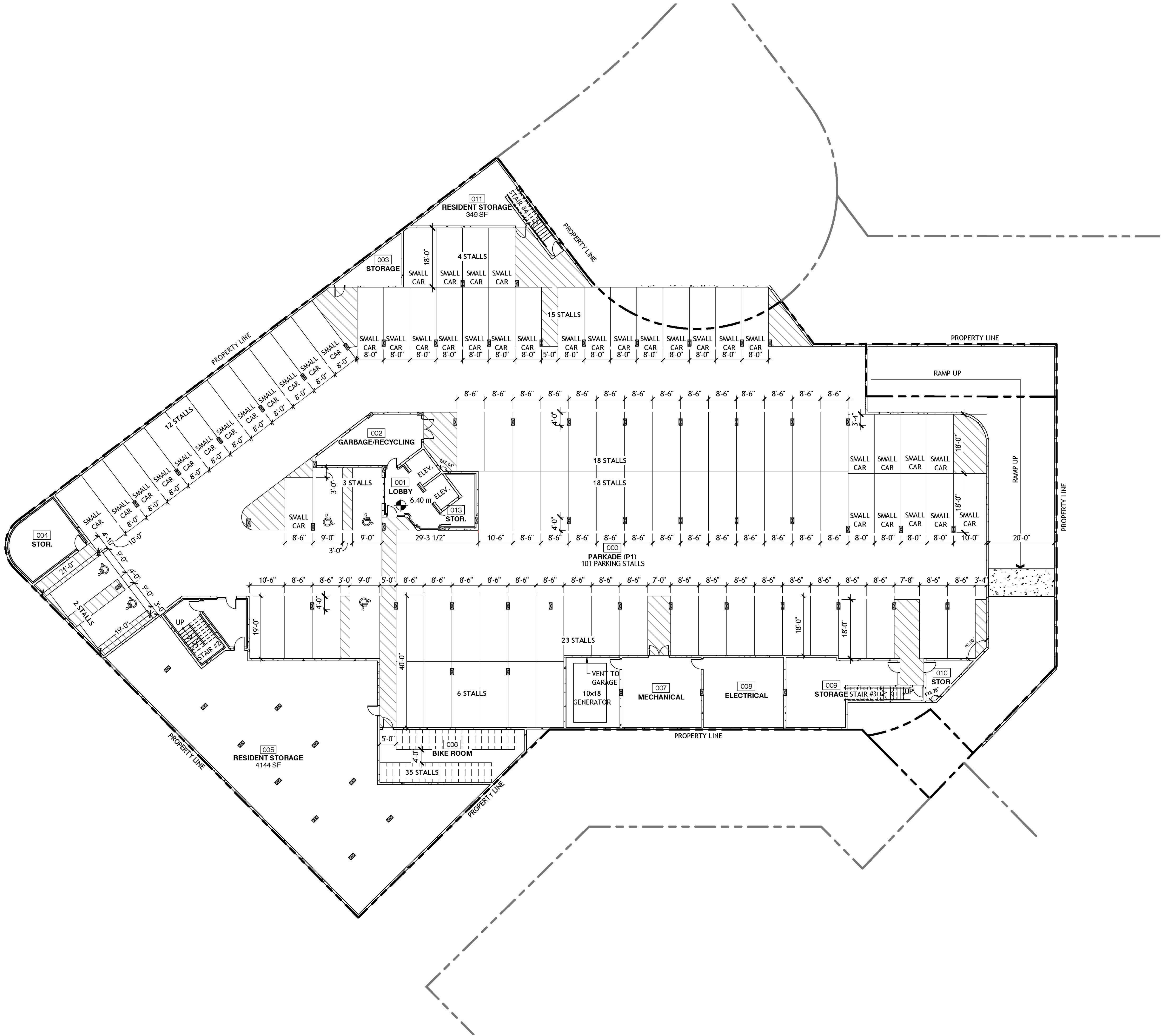
UNIT TYPE - 2 BR + DEN		
Level	Name	Count
1st FLOOR PLAN	2 BR + DEN	1
2nd FLOOR PLAN	2 BR + DEN	1
5th FLOOR PLAN	2 BR + DEN	1
6th FLOOR PLAN	2 BR + DEN	1
Grand total: 4		4

UNIT TYPE - 3 BR		
Level	Name	Count
2nd FLOOR PLAN	3 BR	1
3rd FLOOR PLAN	3 BR	1
4th FLOOR PLAN	3 BR	1
5th FLOOR PLAN	3 BR	6
6th FLOOR PLAN	3 BR	6
Grand total: 15		15

UNIT TYPE - 3 BR + DEN		
Level	Name	Count
5th FLOOR PLAN	3 BR + DEN	4
6th FLOOR PLAN	3 BR + DEN	4
Grand total: 8		8

TOTAL: 69 RESIDENTIAL UNITS
(5% ADAPTABLE UNITS = 4 UNITS)





D. PARKING DATA

* INDICATES VARIANCE REQUIRED

PARKING STALLS REQUIRED - RESIDENT & VISITOR (BYLAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
2 BEDROOM UNITS	46	1.2	55
3 BEDROOM UNITS	23	2	46
TOTAL RESIDENTS STALLS REQUIRED			101
VISITOR	69	0.2	14
TOTAL PARKING STALLS REQUIRED			115

PARKING STALLS REQUIRED FOR PERSONS WITH DISABILITIES

5% OF THE TOTAL PARKING SPACES REQUIRED

	NO. OF STALLS	FACTOR	TOTAL
RESIDENTS	101	5%	5
VISITORS	14	5%	1
TOTAL REQUIRED ACCESSIBLE PARKING STALLS			6

PARKING STALLS PROVIDED

	SMALL CAR (MAX ALLOWED) 40 %	NO. H/C OF TOTAL	TOTAL
RESIDENT	41 (40%)	5	101
VISITOR	0	1	18
TOTAL STALLS PROVIDED		6	119

BICYCLE PARKING REQUIRED - RESIDENT (BYLAW REQUIREMENT)

	NO. OF UNITS	FACTOR	TOTAL
RESIDENT	69	0.5	35
VISITOR		06 SPACES/ BLDG	06
TOTAL BICYCLE PARKING REQUIRED			41

BICYCLE PARKING PROVIDED

	VERTICAL	HORIZONTAL	TOTAL
RESIDENT		35	35
VISITOR		06	06
TOTAL BICYCLE PARKING PROVIDED			41

E. AMENITY & STORAGE DATA

* INDICATES VARIANCE REQUIRED

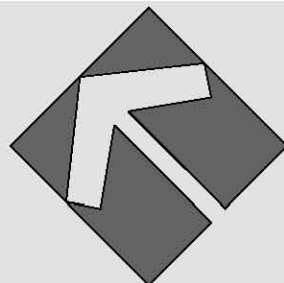
STORAGE REQUIRED - RESIDENT (BYLAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
RESIDENT	69	5.67 SM/ UNIT	391 SM / 4,207 SF
TOTAL STORAGE PROVIDED			418 SM / 4,493 SF

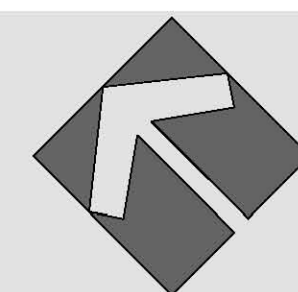
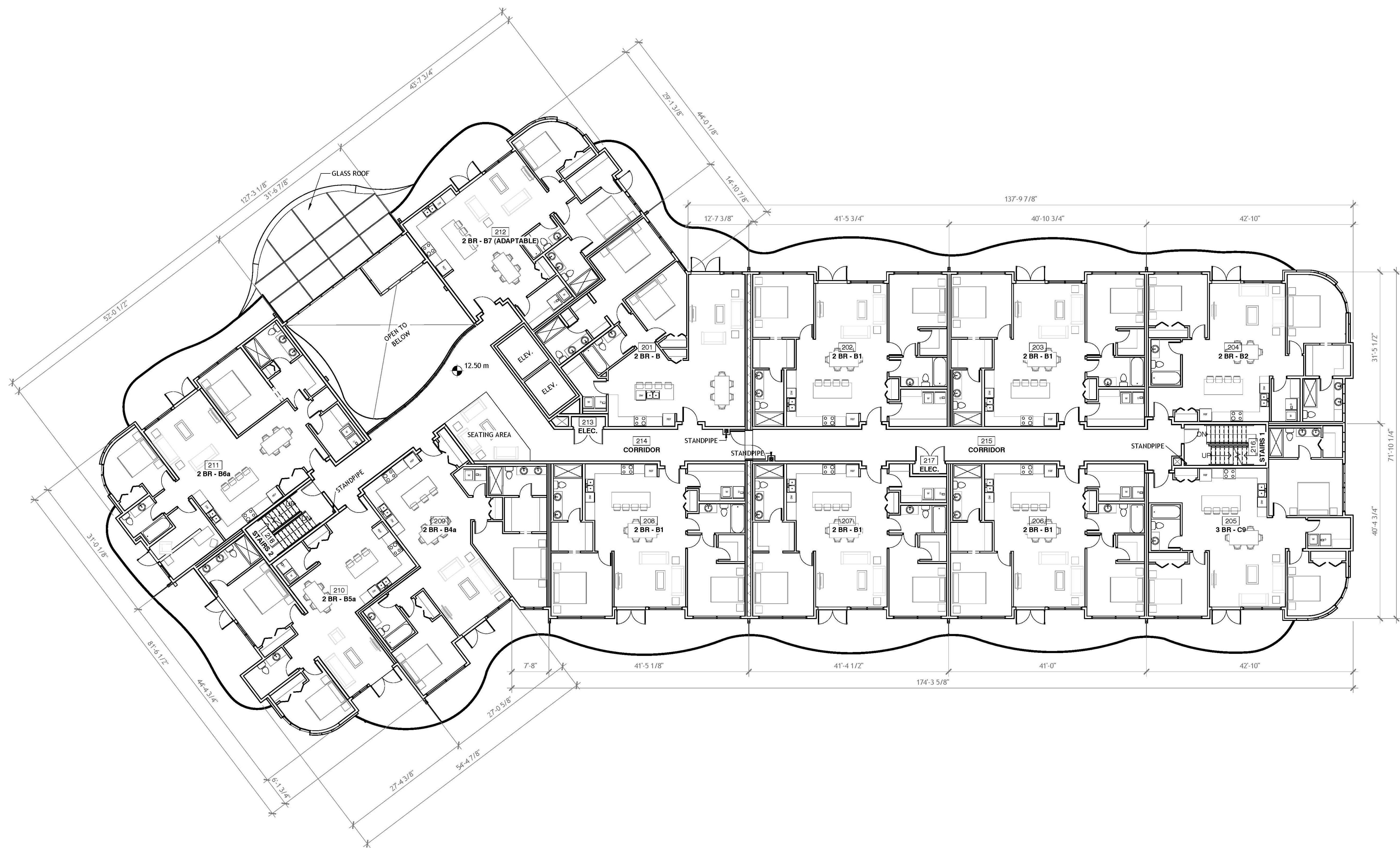
AMENITY SPACE REQUIRED - RESIDENT (BYLAW REQUIREMENT)

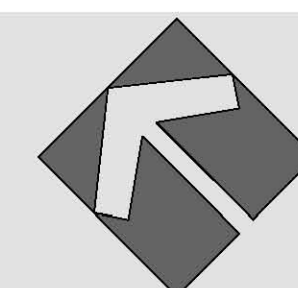
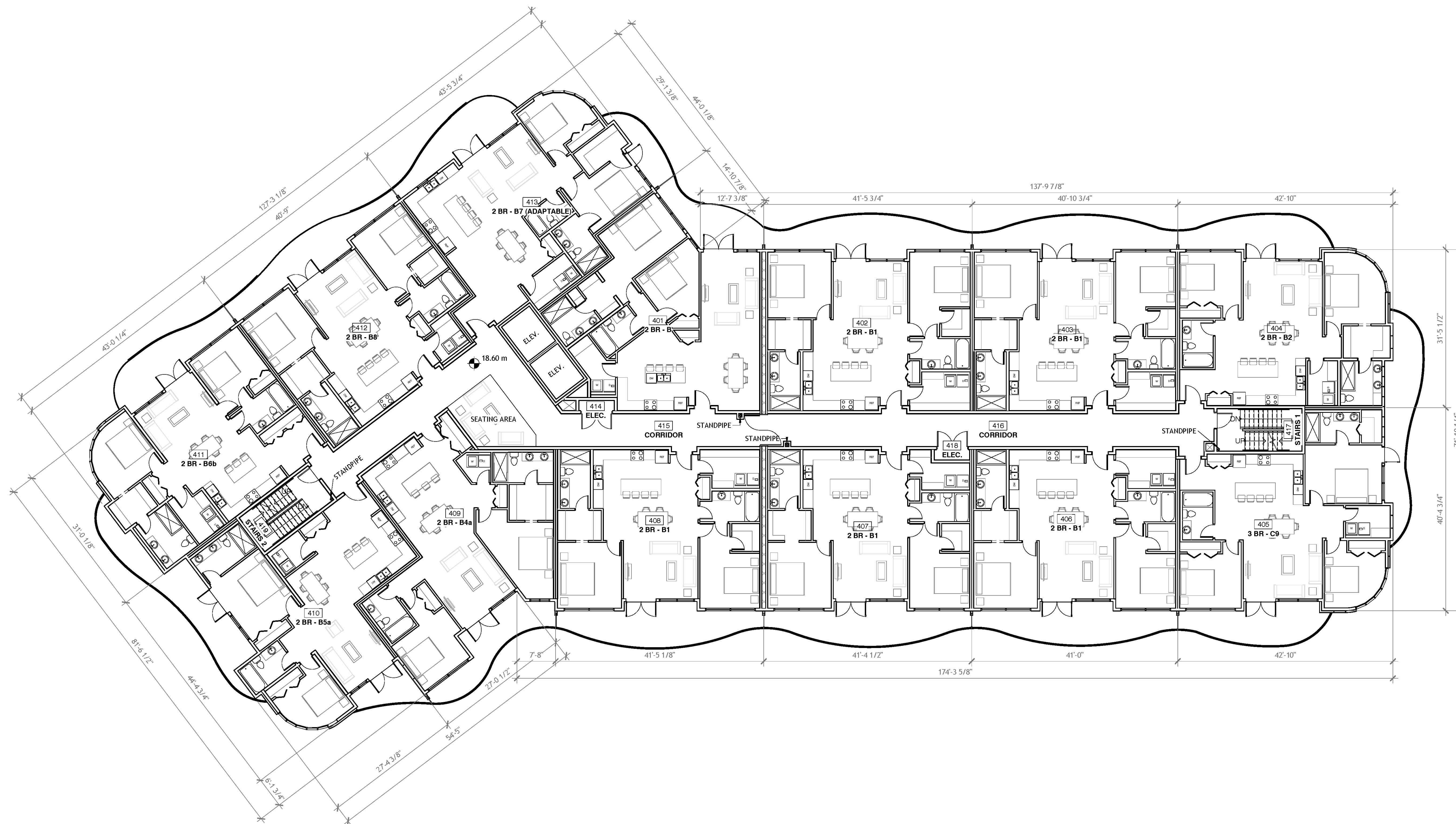
	NO. OF UNITS	FACTOR	TOTAL
RESIDENT	69	2.3 SM/ UNIT	159SM / 1,708 SF

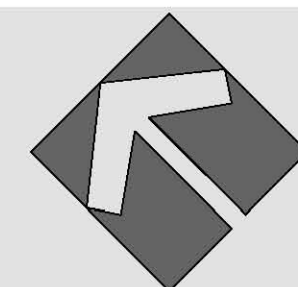
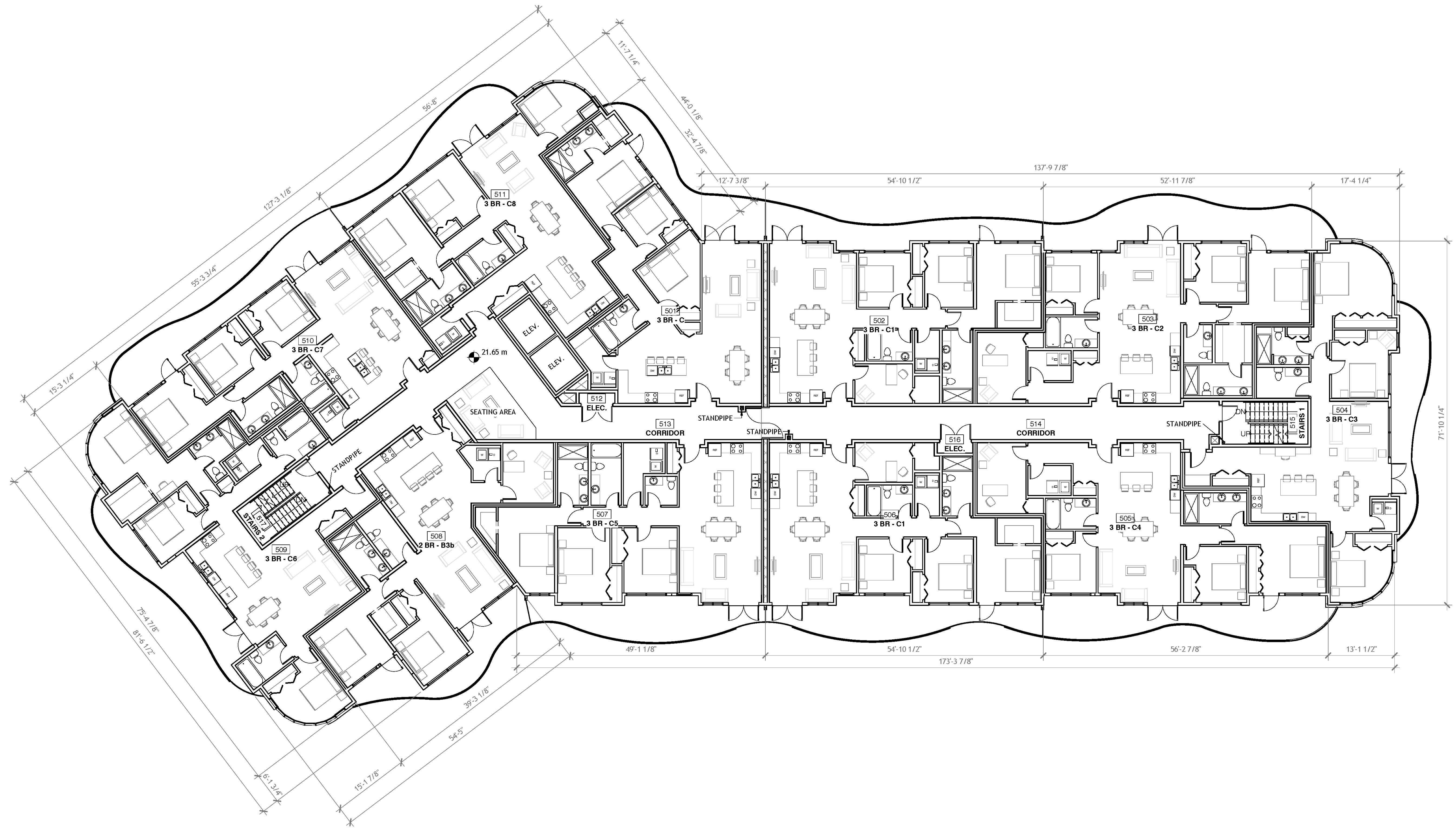
AMENITY SPACE PROVIDED

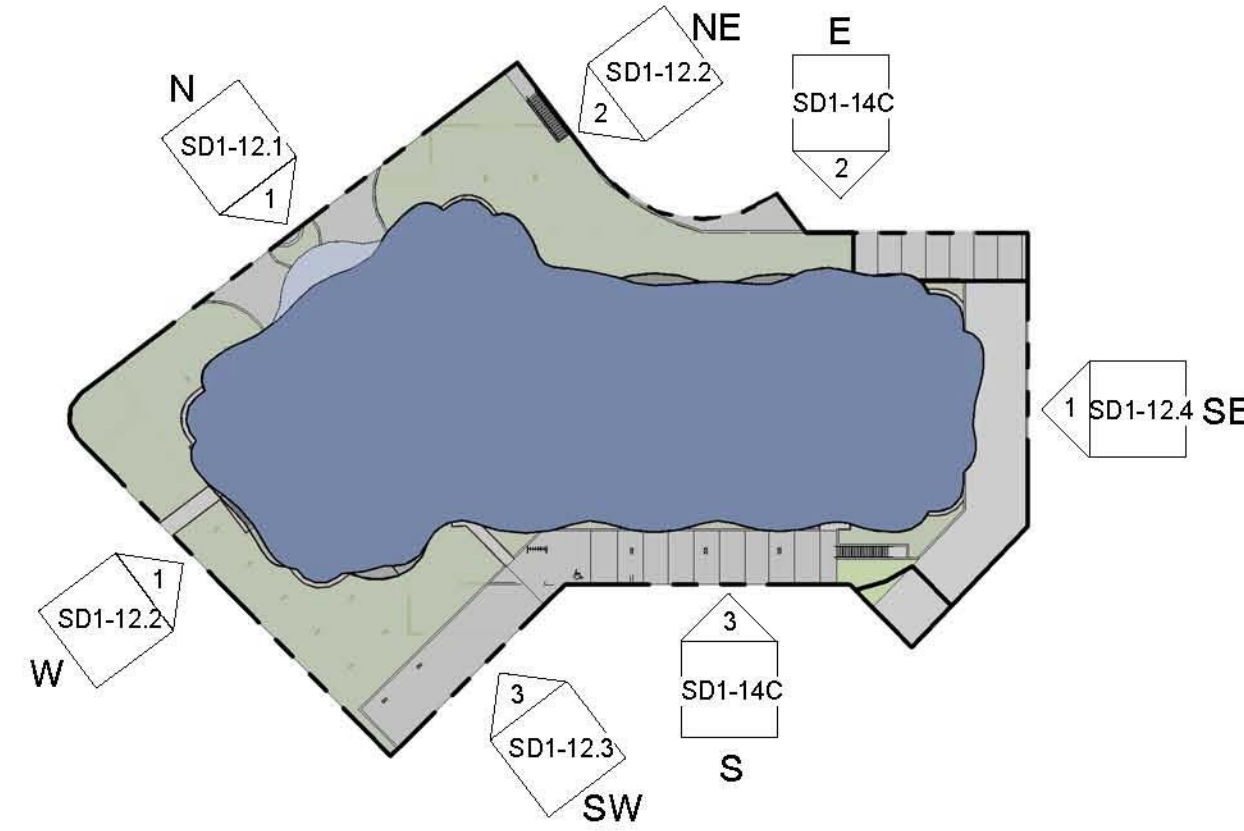
	TOTAL
AMENITY ROOM	243 SM / 2,612 SF
FITNESS CENTRE	123 SM / 1,322 SF
TOTAL AMENITY SPACE PROVIDED	366 SM / 3,934 SF





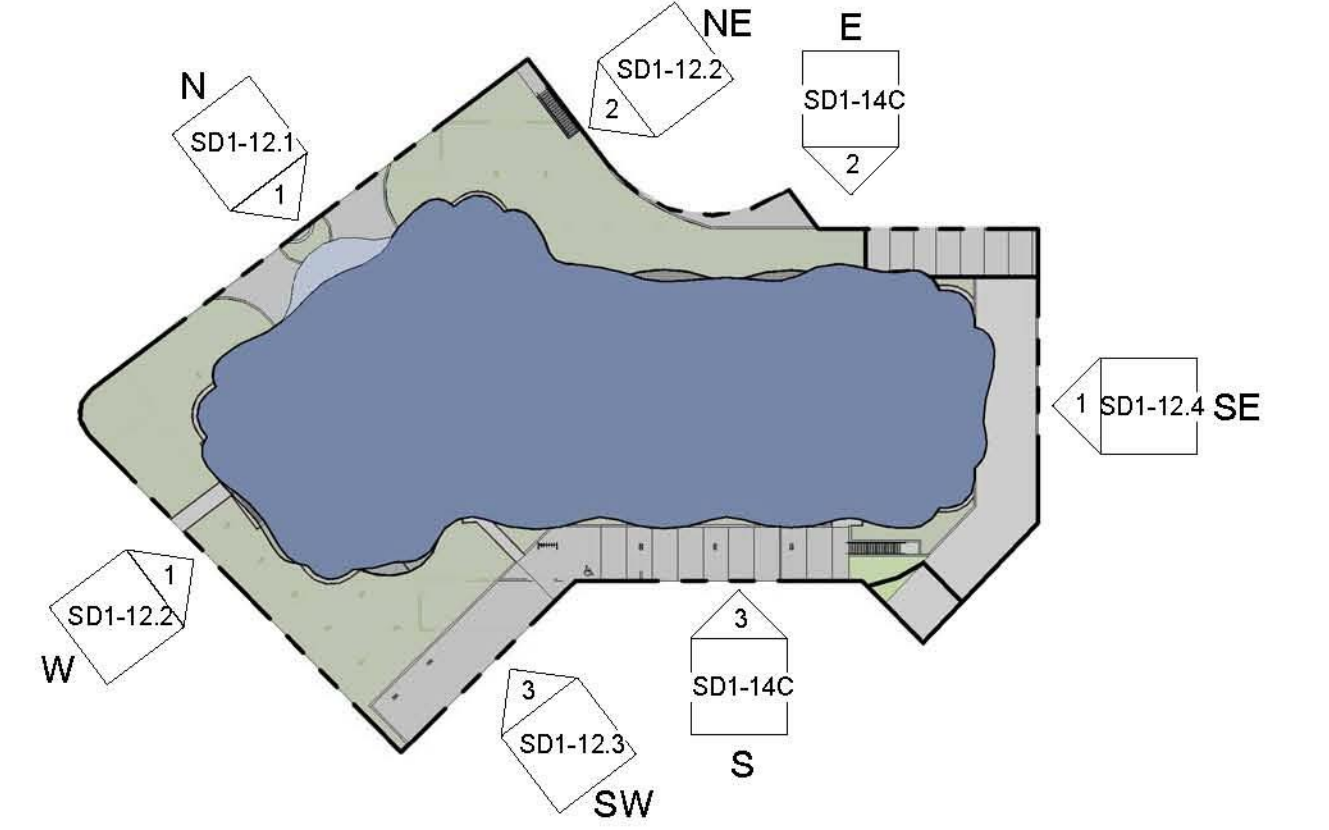






MATERIAL LEGEND	
1	TERRA COTTA CLADDING
2	ALUMINUM COMPOSITE PANELS - COLOUR: 'DARK GRAY'
3	ALUMINUM COMPOSITE PANELS - COLOUR: 'LIGHT GRAY'
4	ALUMINUM COMPOSITE PANELS - COLOUR: 'PEARL'
5	WINDOW & DOORS - FINISH: 'MET BRUSH SILVER'
6	ALUMINUM STOREFRONT - COLOUR: 'CLEAR' (ANODIZED)
7	ALUMINUM BALCONY RAILING: - COLOUR: 'CLEAR', GLASS PANEL
8	ALUMINUM BALCONY RAILING: - COLOUR: 'PEARL', PERFORATED METAL PANEL
9	HEAVY TIMBER
10	CROSS-LAMINATED TIMBER (CLT) SOFFITS
11	ALUMINUM TRIM - COLOUR: 'LIGHT GRAY'
12	ALUMINUM FASCIA BOARD - COLOUR: 'PEARL'
13	METAL FLASHING: - COLOUR: 'DARK GRAY'
14	METAL FLASHING: - COLOUR: 'LIGHT GRAY'
15	EXTERIOR ALUMINUM RAILING: - COLOUR: 'CLEAR' (ANODIZED)
16	EQUIPMENT SCREEN: - COLOUR: 'PEARL', PERFORATED METAL PANEL
17	ALUMINUM SCREEN: - COLOUR: 'PEARL'

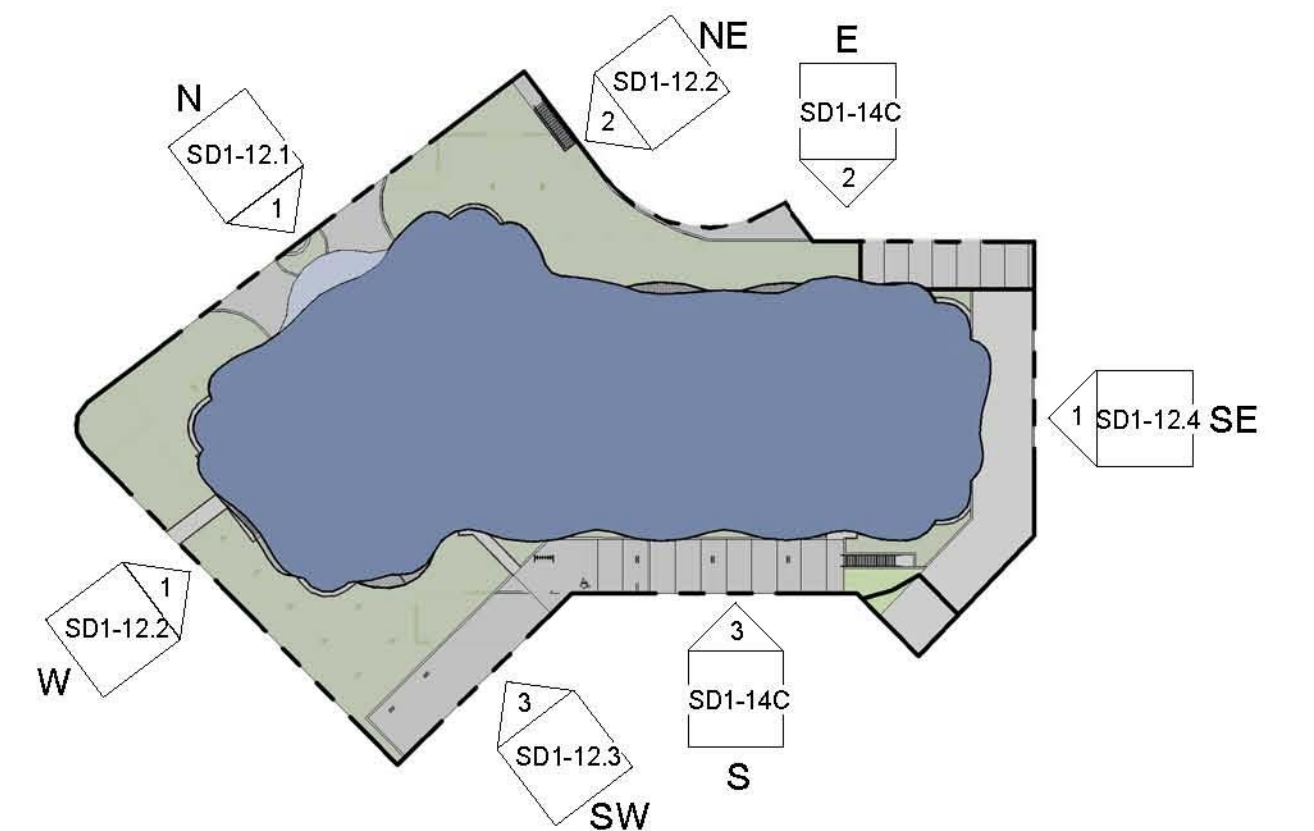




MATERIAL LEGEND	
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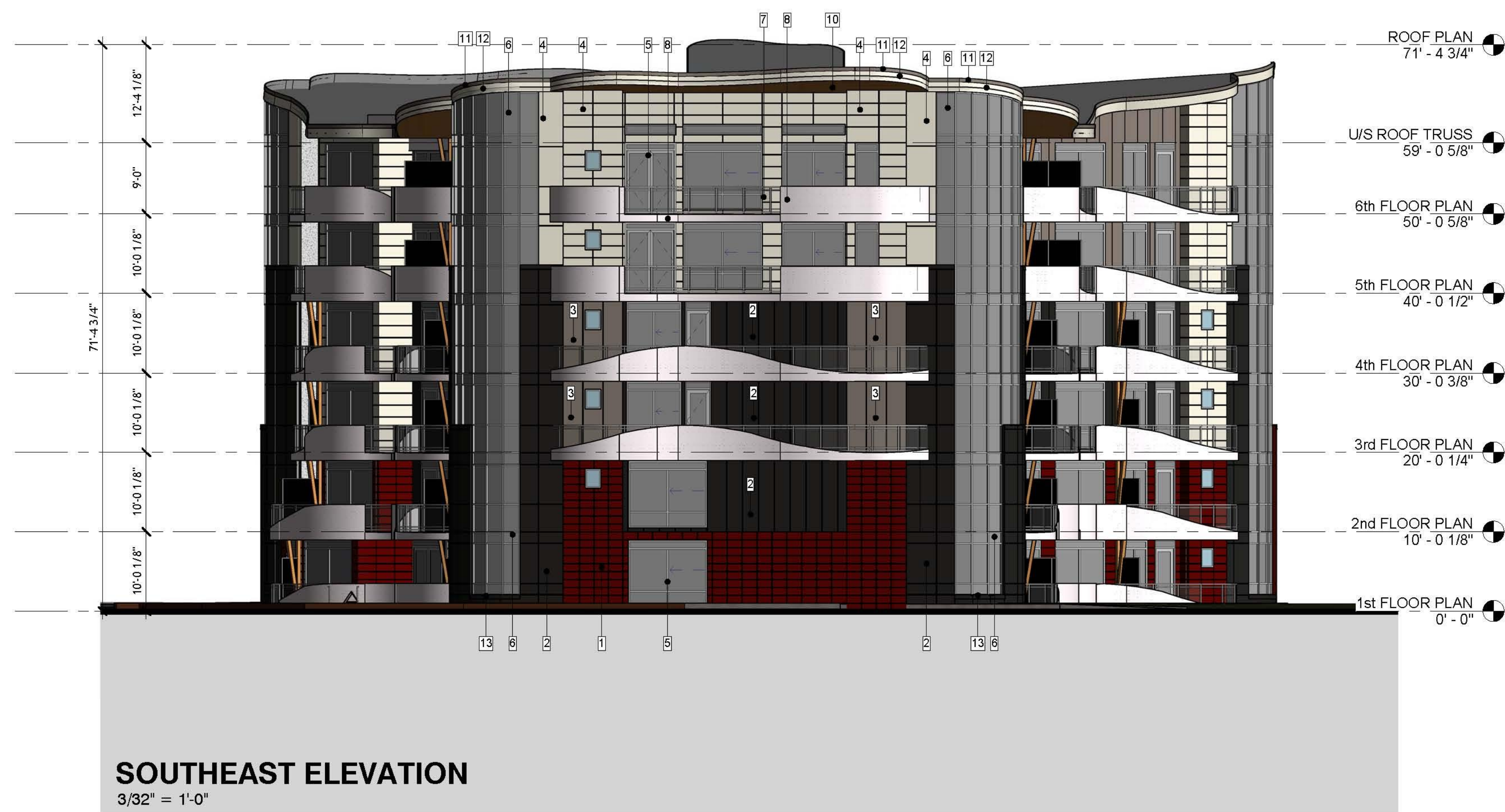
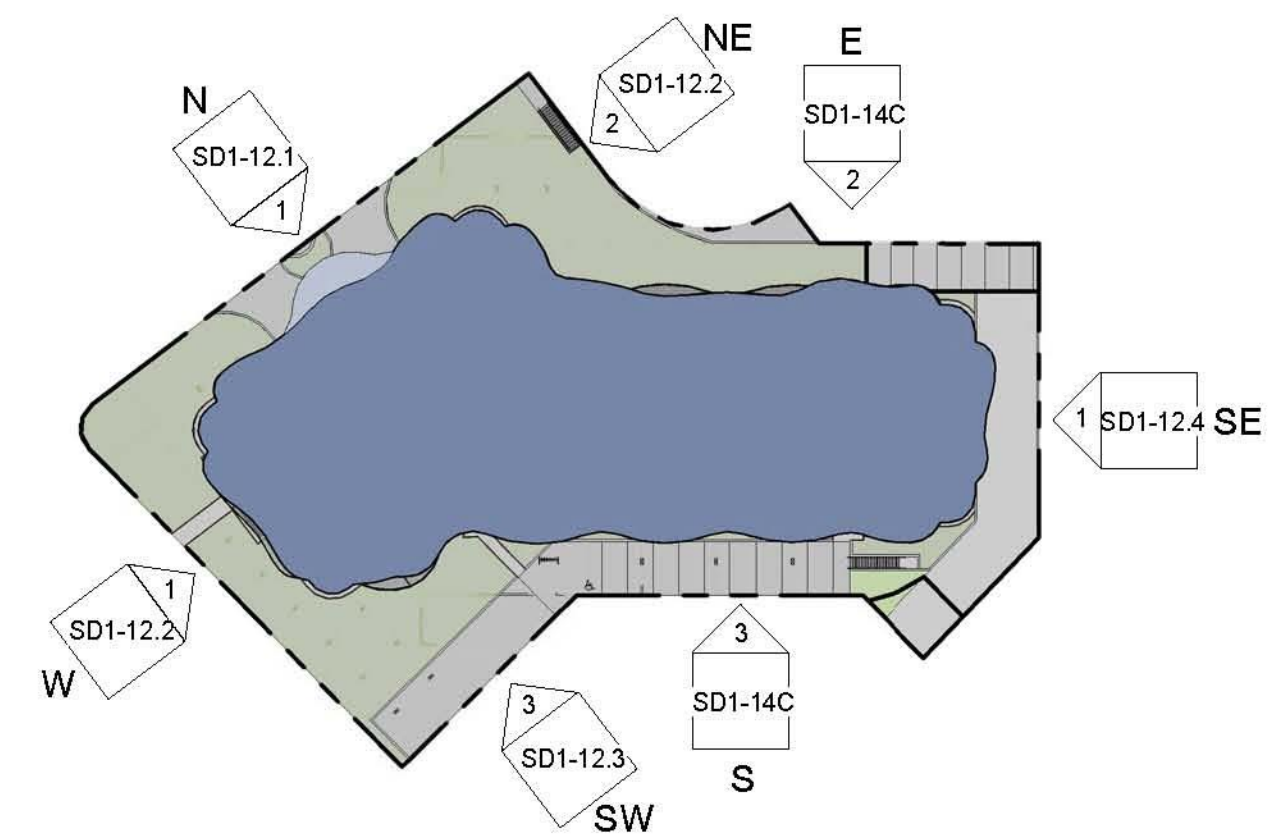


SOUTHWEST ELEVATION
3/32" = 1'-0"



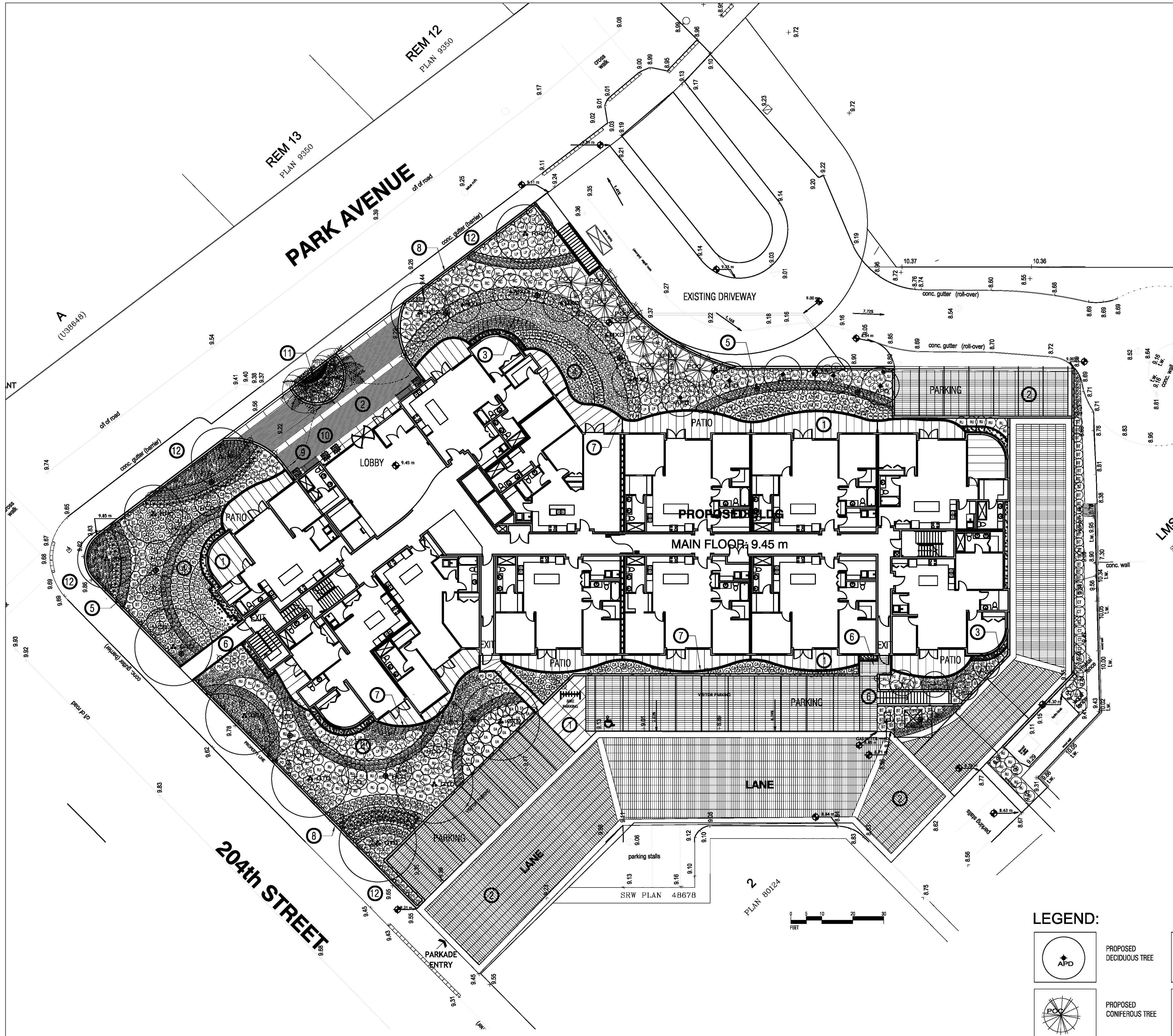
SOUTH ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND	
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3	ALUMINUM COMPOSITE PANELS - COLOUR: 'LIGHT GRAY'
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5	WINDOW & DOORS - FINISH: MET BRUSH SILVER *
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1 SITE PLAN - LANDSCAPE
SCALE: 1/16" = 1'-0"

LEGEND:

	PROPOSED DECIDUOUS TREE		SHRUB PLANTING		CONC. UNIT PAVING W/ CONC. BAND.		SMOOTH RIVER ROCK COVER
	PROPOSED CONIFEROUS TREE		LAWN		COLORLED CONCRETE PAVING FOR PATIOS		BOLLARD LIGHTING 42" HT.
	PROPOSED PALM TREE		BENCH		DECORATIVE POT W/ SEASONAL ANNUALS		WALL MOUNTED LIGHTING
							LOW FENCE 24" HT. ON 18" HT. WALL.

GENERAL LANDSCAPE NOTES:

- ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNA OR BCSLA GUIDELINES.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTORS EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GROUND COVERS: 12" (300MM)
 - B. SHRUBS: 18" (450MM)
 - C. TREE PTS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL AND MOUND TO OBTAIN DEPTH ON SLAB.
- 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- PAVING TYPES AND MATERIALS AS FOLLOWS:
 - FIRE EXT WALKWAYS: CAST IN PLACE CONCRETE W/ BROOM FINISH
 - PRIVATE PATIO AREAS: CAST IN PLACE COLORED CONCRETE W/SAW CUT PATTERN - 2.5FT O.C.
 - DRIVEWAYS: CONCRETE UNIT PAVERS, PIAZZA SERIES-TYPE 1, CHARCOAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS PH: 1.800.663.4091, WWW.PAVINGSTONES.COM
- ROCK AND BOULDER MATERIALS. ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE, THEY WILL BE REJECTED. PROVIDE JPEG PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
- ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.
- IRRIGATION: AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD) TO BE REQUIRED FOR ALL COMMON LANDSCAPE AREA.
- BENCH BY MAGLIN SITE FURNITURE - MLB970W BENCH W/ IPE SLATS. QTY: 2. ALLOW FOR DELIVERY: 6-8 WEEKS
- SQUARE POTS - 28"x28"x28 FIBERGLASS AVAILABLE FROM NORTHWEST LANDSCAPE SUPPLY, OR TRIPLE TREE NURSERY.

PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	5	ACER PALMATUM	JAPANESE MAPLE	2.5 M HT.	B & B
MDO	5	MAGNOLIA X. GALAXY	GALAXY MAGNOLIA	5 CM CAL.	B & B
GTO	6	GLEITSIA THORAN I. SUNBURST	SUNBURST HONEYLOCUST	5 CM CAL.	B & B
HCD	15	HIBISCUS COELESTIS	SHRUBBY ALTHEA	2.5 M HT.	B & B
RPD	5	ROBINIA PSEUDOCACIA FRISIA	GOLDEN HONEYLOCUST	5 CM CAL.	B & B
WPC	2	TRACHYCARPUS FORTUNEI	WINDMILL PALM	2.75 M HT.	B & B
POC	8	PICEA OMORICA	SERBIAN SPRUCE	2.5 M HT.	B & B
PH	12	PHORMIUM TENAX ATROPURPUREUM	NEW ZEALAND FLAX	#3	CONTAINER
BT	84	BERBERIS THUNBERGII BAILONE	RUBY CAROUSEL BARBERRY	#3	ON STANDARD
CT	15	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3	CONTAINER
EA	22	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	#3	CONTAINER
PO	200	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
CA	187	CALAMAGROSTIS ACUTIFLORA OVERDAM	VAR. FEATHER REED GRASS	#2	CONTAINER
AZ	42	AZALEA JAPONICA GUMPO PINK	PINK AZALEA	#2	CONTAINER
RC	20	RHODODENDRON CHEER	CHEER RHODO.	#3	CONTAINER
LP	72	LONICERA PILEATA	PRIVET HONEYSUCKLE	#3	CONTAINER
PJ	3	PIERIS JAPONICA FOREST FLAME	JAPANESE PIERIS	#3	CONTAINER
PM	83	POLYSTICHUM MUNITEUM	WESTERN SWORD FERN	#2	CONTAINER
RU	127	RHODODENDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SB	39	SPIRAEA BUMALDA 'DART'S RED'	DART'S RED	#3	CONTAINER
SJ	51	SKIMMIA JAPONICA REEVESIANA	JAPANESE SKIMMIA	#3	CONTAINER
HM	50	HEUCHERA MICRANTHA VAR. DIV. 'PALACE PURPLE'	CORAL BELLS	#3	CONTAINER
YF	77	YUCCA FILAMENTOSA	ADAM'S NEEDLE	#3	CONTAINER
AC	154	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
AL	56	ALCHEMILLA MOLLIS	LADY'S MANTLE	#1	CONTAINER
CZ	152	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	CONTAINER
EP	217	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1	CONTAINER
HS	229	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
LS	37	LAVANDULA STOECHAS	SPANISH LAVANDER	#1	CONTAINER
NT	61	NASELIA TENUISSIMA	MEXICAN FEATHER GRASS	#1	CONTAINER
RF	153	RUDBECKIA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#1	CONTAINER
YF	77	YUCCA FILAMENTOSA	ADAM'S NEEDLE	#3	CONTAINER
PA	34	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#2	CONTAINER
HE	77	HELICTRICHON SEMPERVIVENS	BLUE OAT GRASS	#2	CONTAINER
EC	176	EUPHORBIA CHARACIAS 'WULFENII'	WOOD SPURGE	#1	CONTAINER

LANDSCAPE ITEMS:

- 1 COLORED CONCRETE PAVING W/SAW CUT 2.5FT. O.C.

2 UNIT PAVERS - CONCRETE

3 DECORATIVE RIVERSTONE BED

4 PLANTING BED

5 BOLLARD LIGHTING 42" HT.

6 CONCRETE WALKWAY EXIT PATH
- 7 RAISED PATIO WALL

8 RAISED WALL (18") W/ GUARDRAIL

9 BENCH

10 DECORATIVE POT 28" SQ.

11 PROJECT SIGNAGE FEATURE

12 NEW CONCRETE SIDEWALK TO LANGLEY STANDARDS

CRIME PREVENTION THROUGH ENVIRONMENTAL
DESIGN (CPTED) PRINCIPLES

CPTED Report Prepared By Liahona Security Consortium Inc.

Natural Surveillance:

- Clear viewing points of the entire property from the residential unit windows & balconies
- Secure underground parking for residents
- Site lighting will evenly illuminated all public areas

Access Control:

- There is one clearly-defined main entry point
- Motorized vehicle gate at bottom of ramp

Territoriality

- Each 1st floor unit has a private patio area, which increases the sense of ownership

Maintenance & Management

- Owner will initial programs, such as:
 - Landscape maintenance program, to avoid overgrowth
 - Building maintenance program to repair/remove any vandalism or graffiti within 24 to 48 hours

ADDITIONAL PROJECT FEATURES

Building Fire Protection:

- Owner has agreed to sprinkler the balconies of the 6th floor units which is above & beyond current code requirements.

H/C Accessibility:

- Owner has agreed to provide 4 H/C accessible units which is above & beyond bylaw requirements.

PROJECT SUSTAINABILITY PRINCIPALS

Sustainable Site:

- Storm water management (rate & quantity)

Recycling:

- Diversion of construction waste from landfill to recycling

Indoor Air Quality:

- Use of low VOC emitting materials

Water Efficiency:

- Water use reduction through use of low flow fixtures
- Water efficient irrigation

Materials:

- Durable building envelope design & construction

Bike Parking:

- 35 tenant bike stalls provided in the parkade
- 6 visitor bike stalls provided at the secondary entry

Electric Car Parking:

- We have made allowance for 2 electric car parking stalls in the parkade & 2 additional rough in

Energy Efficiency:

- We meet or exceed all new energy/ASHRAE code requirements

Exterior Lighting:

- Exterior lighting will be dark sky compliant & use more energy efficient fixtures (LED)

Heat Island Effect:

- Light, colour, roof membrane
- We have located all of our parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

Cross Laminated Timber (CLT):

- BC Wood First Initiative & regional materials