



sheet schedule

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KEYSTONE
ARCHITECTURE



LINCOLN APARTMENTS
5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

COVER PAGE
SCALE: N.T.S.

ISSUED FOR DP RE-SUBMISSION
20-05-04 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 19-146



SD0.01

0.1.0 project data

PROJECT:	LINCOLN APARTMENTS
PROPOSED ZONING:	CD (COMPREHENSIVE DEVELOPMENT ZONE)
CIVIC ADDRESS:	5321, 5331, 5341 & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY BC
LEGAL DESCRIPTION:	LOTS 292-295, PLAN NWP42982 + LOT 93, PLAN NWP33845 + LOT 44, PLAN NWP31810 + LOTS 287-289, PLAN NWP42737
VARIANCES APPLIED FOR:	
BYLAW EXEMPTIONS:	
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE...
GROSS FLOOR AREA DEFINITION (ZONING):	ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL...
FIRST STOREY (ZONING):	THE UPPERMOST STOREY HAVING ITS FLOOR ELEVATION NOT MORE THAN 2.0 METRES ABOVE THE FINISHED GRADE, AND SHALL NOT BE MORE THAN 2.5 METRES ABOVE THE CROWN OF T...
FINISHED GRADE (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.
PROPOSED GRADE DEFINITION (ZONING):	THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL...
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY
MINIMUM BUILDING ELEVATION:	PROPOSED - 8.0m
AVERAGE FINISHED GRADE (ZONING):	9.52m
LOWEST AVERAGE GRADE (BCBC 2018):	9.52m
BUILDING HEIGHT (BCBC 2018):	4 STOREY - 12.48m
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m, PROPOSED - 9.46m
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25m, PROPOSED - 14.23m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m, PROPOSED - 11.13m
SITE AREA (GROSS):	52,615.68 S.F. (1.208 ACRES) (0.488 Ha)
SITE AREA (NET):	49,174.12 S.F. (1.129 ACRES) (0.457 Ha)
LOT COVERAGE (GROSS):	23,019.79 S.F. / 52,615.68 S.F. = 43.8%
LOT COVERAGE: (NET):	23,019.79 S.F. / 49,174.12 S.F. = 46.8%
BUILDING AREA:	23,019.79 S.F. (2,138.61 S.M.)
GROSS FLOOR AREA (NOT INCLUDING PARKADE):	86,260 S.F. (RESIDENTIAL) + 3,178 S.F. (AMENITY SPACE) = 89,438 S.F. (8,309.06 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	43,883.56 S.F. (4,076.92 S.M.)
DENSITY ALLOWABLE:	198 UNITS/HECTARE = 198x0.488Ha = 96.624 = 96 UNITS MAX
DENSITY PROPOSED:	92 UNITS
SETBACKS:	6.0m
STORAGE PROVIDED:	725 S.F. (PARKADE) + 0 S.F. (1ST FLOOR) + 1,036 S.F. (2ND FLOOR) + 1,036 S.F. (3RD FLOOR) + 1,036 S.F. (4TH FLOOR) = 3,883 S.F. (360.74 S.M.)

0.2.0 gross floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %
CIRCULATION			
1ST LEVEL	3429 SF	318.57 m²	3.8%
2ND LEVEL	2735 SF	254.13 m²	3.1%
3RD LEVEL	2531 SF	235.15 m²	2.8%
4TH LEVEL	2504 SF	232.68 m²	2.8%
	11200 SF	1040.52 m²	12.5%
INDOOR AMENITY			
1ST LEVEL	3136 SF	291.33 m²	3.5%
	3136 SF	291.33 m²	3.5%
RESIDENTIAL			
1ST LEVEL	16038 SF	1489.98 m²	17.9%
2ND LEVEL	18541 SF	1722.54 m²	20.7%
3RD LEVEL	18648 SF	1732.47 m²	20.8%
4TH LEVEL	18675 SF	1734.99 m²	20.9%
	71903 SF	6679.98 m²	80.4%
STORAGE			
2ND LEVEL	1068 SF	99.18 m²	1.2%
3RD LEVEL	1068 SF	99.18 m²	1.2%
4TH LEVEL	1067 SF	99.13 m²	1.2%
	3202 SF	297.49 m²	3.6%
	89441 SF	8309.33 m²	100.0%
AREA GRAND TOTAL	89441 SF	8309.33 m²	100.0%

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %
1-BED	30	32.6%
1-BED+FLEX	10	10.9%
2-BED	27	29.3%
2-BED (ADAPTABLE)	5	5.4%
2-BED+FLEX	20	21.7%
: 92	100.0%	100.0%
TOTAL UNITS: 92	100.0%	100.0%

0.5.0 parking requirements

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)			
	UNITS / S.F.	FACTOR	TOTAL
TENANT (2 BED & FLEX, 2 BED)	52	*1.3	62+6 H/C
TENANT (1 BED & FLEX, 1 BED)	40	*1.2	48
VISITOR	92	*0.2	18+1 H/C
TOTAL STALLS			135
BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)			
	UNITS/BLDG/S...	FACTOR	TOTAL
TENANT (UNIT)	92	*0.5	46
VISITOR (BLDG)	6		6
TOTAL STALLS			52

0.5.1 parking provided

PROVIDED	SMALL CAR	H/C	STANDARD	
TENANT	23	6	87	116
VISITOR	1	1	17	19
TOTAL STALLS	24	7	104	135
BIKE PARKING PROVIDED				
BIKE STALLS (TENANT / IN PARKADE)			47	
BIKE STALLS (VISITOR / ON SITE)			6	
TOTAL STALLS			53	53

0.4.0 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m² (1m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
UNIT A	1-BED	2	569 SF	53 m²	1139 SF	105.77 m²
UNIT A	1-BED	4	576 SF	54 m²	2305 SF	214.12 m²
UNIT A	1-BED	5	580 SF	54 m²	2900 SF	269.37 m²
UNIT A	1-BED	15	587 SF	55 m²	8803 SF	817.78 m²
UNIT A	1-BED	1	615 SF	57 m²	615 SF	57.18 m²
UNIT A: 27					15761 SF	1464.24 m²
UNIT A1	1-BED	1	577 SF	54 m²	577 SF	53.62 m²
UNIT A1	1-BED	2	586 SF	54 m²	1172 SF	108.89 m²
UNIT A1: 3					1749 SF	162.51 m²
UNIT B	1-BED+FLEX	1	649 SF	60 m²	649 SF	60.31 m²
UNIT B	1-BED+FLEX	2	657 SF	61 m²	1314 SF	122.06 m²
UNIT B: 3					1963 SF	182.37 m²
UNIT B1	1-BED+FLEX	2	693 SF	64 m²	1386 SF	128.74 m²
UNIT B1	1-BED+FLEX	1	3458 SF	321 m²	3458 SF	321.23 m²
UNIT B1: 3					4843 SF	449.97 m²
UNIT B2	1-BED+FLEX	1	690 SF	64 m²	690 SF	64.11 m²
UNIT B2: 1					690 SF	64.11 m²
UNIT B3	1-BED+FLEX	1	707 SF	66 m²	707 SF	65.64 m²
UNIT B3	1-BED+FLEX	2	716 SF	67 m²	1432 SF	133.07 m²
UNIT B3: 3					2139 SF	198.71 m²
UNIT C	2-BED	1	817 SF	76 m²	817 SF	75.91 m²
UNIT C	2-BED	1	818 SF	76 m²	818 SF	76.00 m²
UNIT C	2-BED	3	819 SF	76 m²	2456 SF	228.20 m²
UNIT C	2-BED	1	821 SF	76 m²	821 SF	76.28 m²
UNIT C	2-BED	8	828 SF	77 m²	6624 SF	615.42 m²
UNIT C	2-BED	3	829 SF	77 m²	2486 SF	230.99 m²
UNIT C	2-BED	1	832 SF	77 m²	832 SF	77.31 m²
UNIT C	2-BED	2	833 SF	77 m²	1666 SF	154.81 m²
UNIT C	2-BED	1	836 SF	78 m²	836 SF	77.68 m²
UNIT C	2-BED	1	838 SF	78 m²	838 SF	77.81 m²
UNIT C: 22					18196 SF	1690.42 m²
UNIT C1	2-BED	4	956 SF	89 m²	3823 SF	355.18 m²
UNIT C1: 4					3823 SF	355.18 m²
UNIT C2	2-BED	1	824 SF	77 m²	824 SF	76.51 m²
UNIT C2: 1					824 SF	76.51 m²
UNIT C3 (ADAP.)	2-BED (ADAPTABLE)	1	819 SF	76 m²	819 SF	76.10 m²
UNIT C3 (ADAP.)	2-BED (ADAPTABLE)	3	829 SF	77 m²	2486 SF	230.99 m²
UNIT C3 (ADAP.)	2-BED (ADAPTABLE)	1	833 SF	77 m²	833 SF	77.40 m²
UNIT C3 (ADAP.): 5					4139 SF	384.50 m²
UNIT D	2-BED+FLEX	2	992 SF	92 m²	1984 SF	184.35 m²
UNIT D	2-BED+FLEX	6	997 SF	93 m²	5982 SF	555.71 m²
UNIT D: 8					7966 SF	740.06 m²
UNIT D1	2-BED+FLEX	2	1037 SF	96 m²	2074 SF	192.67 m²
UNIT D1	2-BED+FLEX	5	1041 SF	97 m²	5206 SF	483.69 m²
UNIT D1	2-BED+FLEX	1	1046 SF	97 m²	1046 SF	97.22 m²
UNIT D1: 8					8327 SF	773.58 m²
UNIT D2	2-BED+FLEX	1	1000 SF	93 m²	1000 SF	92.88 m²
UNIT D2	2-BED+FLEX	1	1001 SF	93 m²	1001 SF	92.97 m²
UNIT D2	2-BED+FLEX	1	1010 SF	94 m²	1010 SF	93.83 m²
UNIT D2	2-BED+FLEX	1	1012 SF	94 m²	1012 SF	94.02 m²
UNIT D2: 4					4022 SF	373.69 m²
: 92					74442 SF	6915.85 m²



200 st looking north



200 st looking south



200a st looking north



200a st looking south

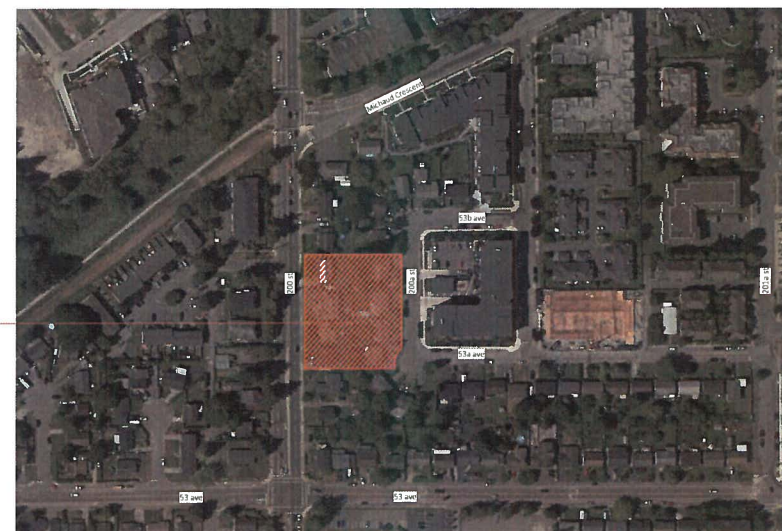
location

THE PROPOSED DEVELOPMENT IS LOCATED IN CITY OF LANGLEY ON 200 STREET AND 200A STREET. SURROUNDED WITH BOTH SINGLE AND MULTI-FAMILY HOUSING THE LOCATION IS MINUTES AWAY FROM THE FRASER HIGHWAY. ONE BLOCK SOUTH IS NICOMEKL ELEMENTARY SCHOOL WHICH BACKS ONTO NICOMEKL TRAIL, WITH RESIDENTIAL AREA BETWEEN IT AND THE PROPOSED DEVELOPMENT.



linwood park

proposed development location

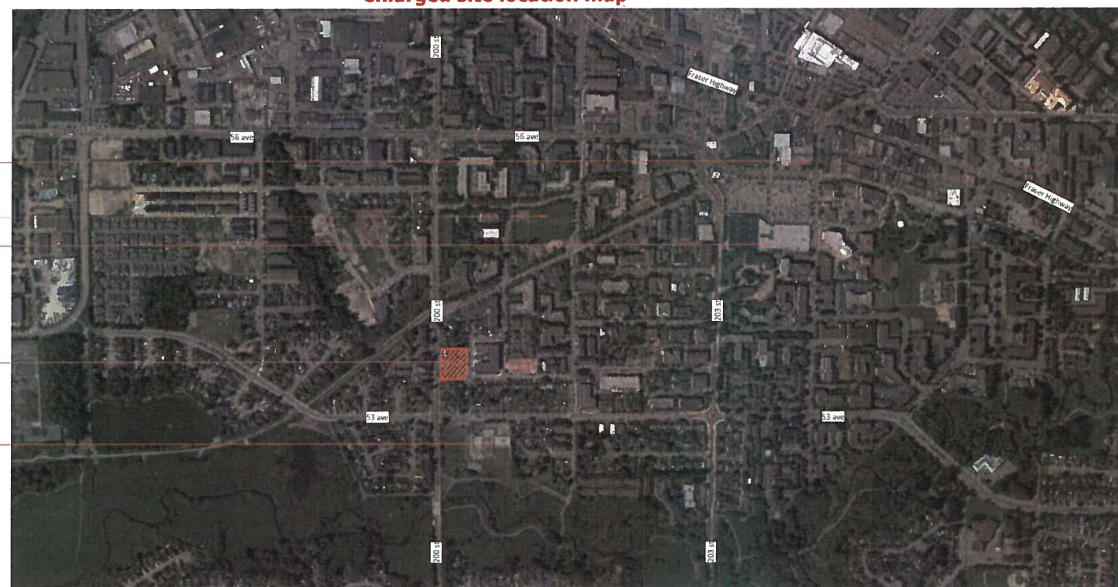


enlarged site location map

langley city hall and library
linwood park
langley mall

proposed development location

nicomekl elementary school



site location map



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

CONTEXT PLANS

SCALE: N.T.S.



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design rationale

project description

THE PROPOSED DEVELOPMENT IS A FOUR-STORY WOOD FRAME 92-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON A RAISED CONCRETE PARKADE WITH LARGE CENTRALIZED RAMPS AND STAIRS CONNECTING PEDESTRIANS FROM BOTH STREETS TO THE DEVELOPMENT THROUGH THE MAIN EAST ENTRANCE AT 200A STREET AND A CENTRAL COURTYARD FROM 200TH STREET.

massing, form & character

THE SITING AND MASSING OF THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS, WITH A LARGE OUTDOOR AMENITY SPACE IN THE FORM OF AN OPEN COURTYARD ORIENTED WEST TOWARD 200TH STREET. THIS CREATES A SENSE OF OPENNESS AND WELCOMING TO THE PUBLIC REALM YET MAINTAINS A PRIVATE GREEN SPACE WITHIN THE DEVELOPMENT THROUGH TERRACING AND LANDSCAPING.

THE BUILDING FACADE IS RHYTHMICALLY DIVIDED AND MASSED VERTICALLY AND HORIZONTALLY IN SUCH A WAY AS TO CREATE A SENSE OF INDIVIDUALITY AND TO APPEAR AS SEPARATE SMALLER BUILDINGS ALONG THE STREET FRONT, WITH A GROUND FLOOR PLANE SCALED AND MASSED TO ALLOW A PEDESTRIAN-FRIENDLY AND INVITING CONNECTION WITH THE STREET FACE.

THE EXTERIOR TREATMENT REFLECTS THAT OF AN URBAN CONTEMPORARY VERNACULAR WITH THE USE OF GRAY, WHITE, AND CHARCOAL TONES ALONG WITH MASONRY ELEMENTS ALONG THE GROUND PLANE TO BRING A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE ALONG THIS BUSY STREET WITHIN THE CITY OF LANGLEY, AND IN CONTEXT WITH THE OTHER NEW DEVELOPMENTS IN THE NEIGHBORHOOD. FEATURE DARK-TONED PROJECTIONS ALONG THE FACADE BREAK UP THE BUILDING HEIGHT AND BRING VISUAL INTEREST TO THE BUILDING FAÇADE.

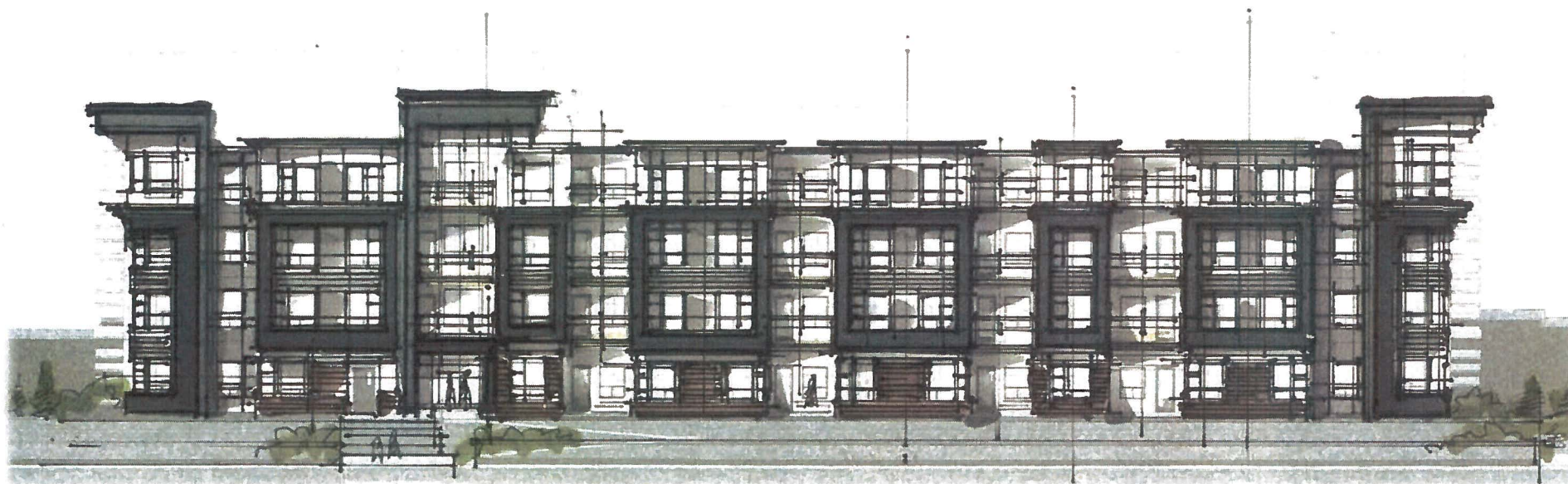
MATERIALS CONSIST OF A BLEND OF BRICK, CEMENTITIOUS PANEL, AND LAP SIDING WITH POWDER-COATED BLACK PICKET GUARDRAILS ALONG THE BALCONY PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE ALONG THE STREET AND COURTYARD ENTRIES, AND ALSO PROVIDE A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM. THE BALCONIES ALSO PROVIDE ENHANCED VIEWS ALLOWING TENANTS TO EXPERIENCE THE OUTDOORS WHILE MAINTAINING PRIVACY WITHIN THE SUITES.

environmental sustainability

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, LARGE OPEN GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLE BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXTERIOR PARKING AND MAXIMIZING DENSITY.

crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.



east elevation concept sketch



North-West Corner, from 200th St.

12" = 1'-0"

West Side, from 200th St.

12" = 1'-0"



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5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

RENDERS

SCALE: 12" = 1'-0"

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SD1.10



Main Entrance off 200A St.

12" = 1'-0"

South-East Corner, along 200A St.

12" = 1'-0"



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RENDERS

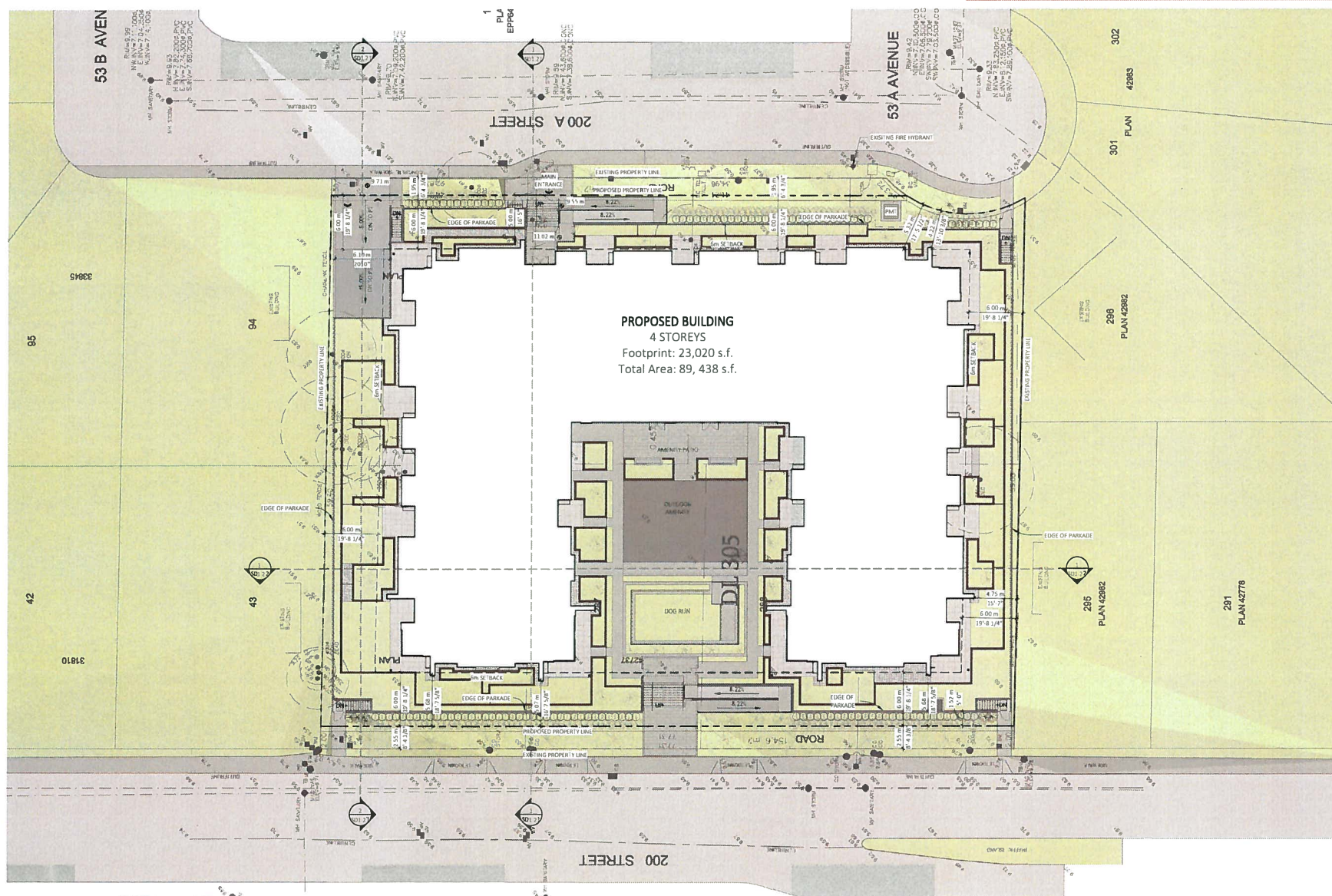
SCALE: 12" = 1'-0"

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SD1.11



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SITE PLAN

SCALE: 1/16" = 1'-0"



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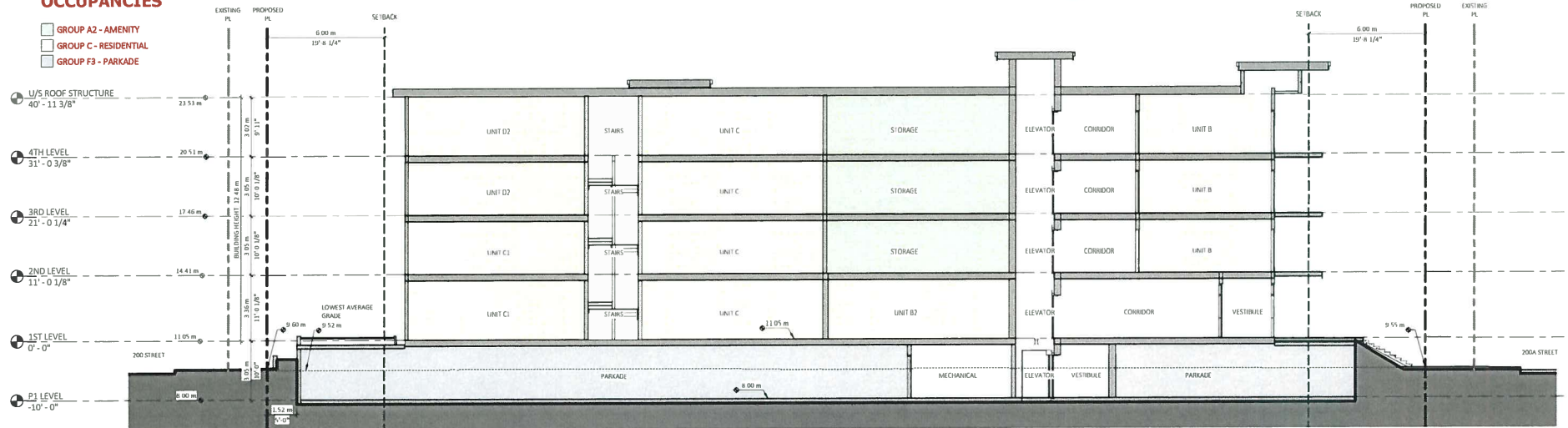


SD1.20

MULTI-FAMILY RESIDENTIAL

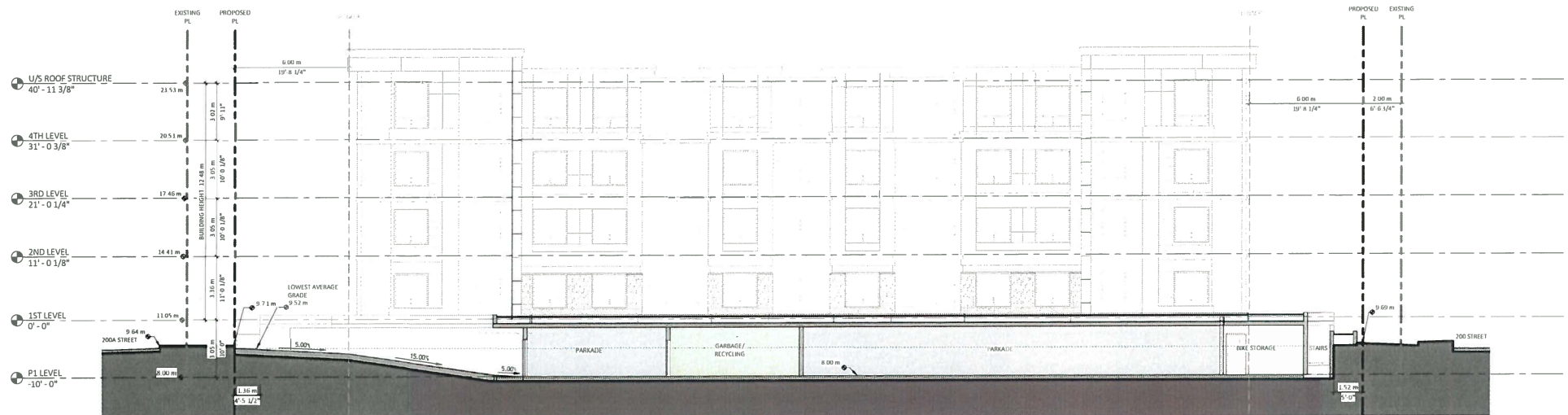
OCCUPANCIES

- ☐ GROUP A2 - AMENITY
- ☐ GROUP C - RESIDENTIAL
- ☐ GROUP F3 - PARKADE



SITE SECTION 1

1/8" = 1'-0"



SITE SECTION 2

1/8" = 1'-0"



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST. LANGLEY, BC

SITE SECTIONS

SCALE: 1/8" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

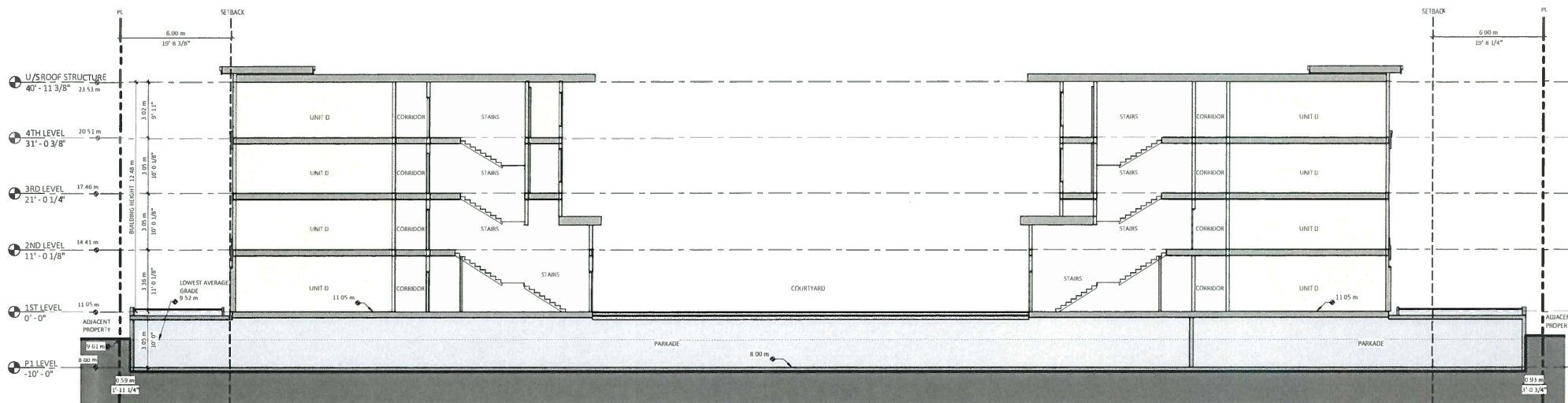
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SD1.21

OCCUPANCIES

- GROUP C - RESIDENTIAL
- GROUP F3 - PARKADE



SITE SECTION 3

1/8" = 1'-0"



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5325, 5334, 5340, & 5360 200 ST, LANGLEY, BC

SITE SECTIONS

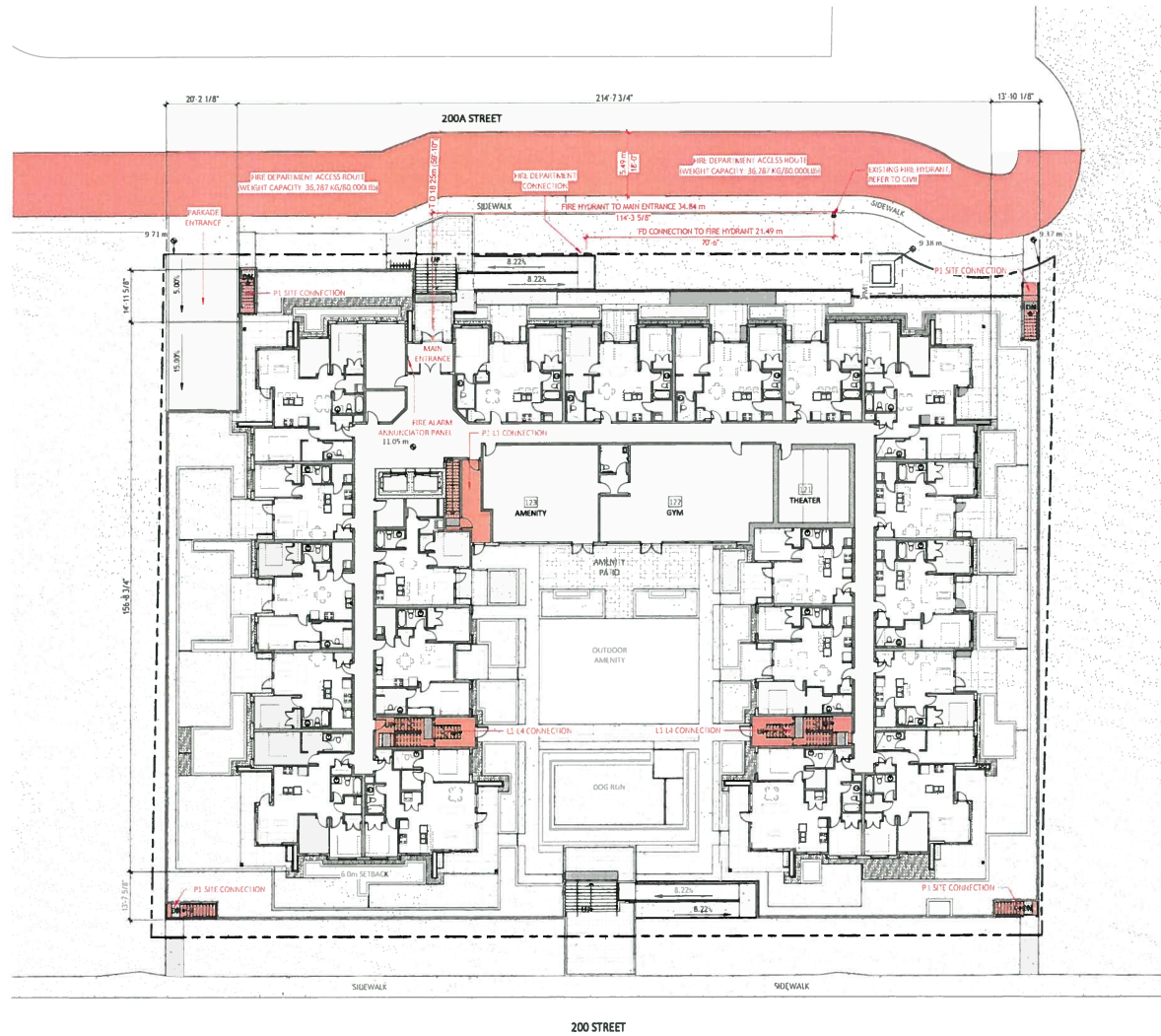
SCALE: 1/8" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

20-05-04 REVISION #:
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SD1.22



FIRE DEPARTMENT SITE PLAN
1/16" = 1'-0"



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FIRE DEPARTMENT SITE PLAN

SCALE: 1/16" = 1'-0"

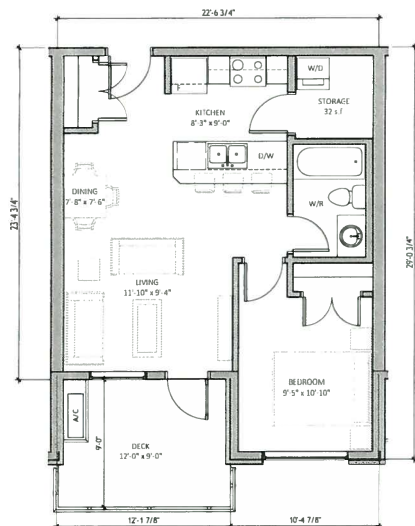


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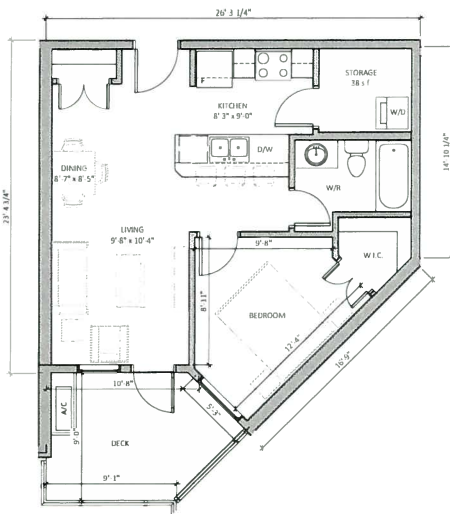


SD1.23



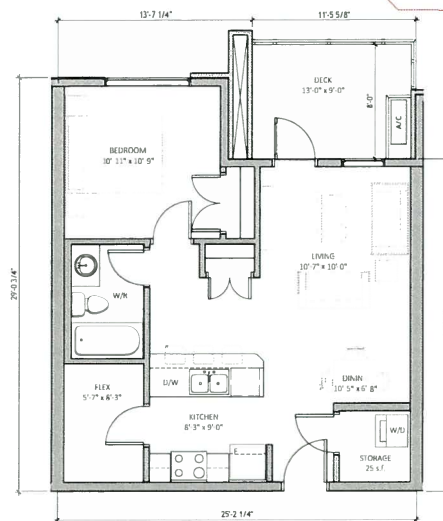
UNIT A - 1-BED

1/4" = 1'-0"
AREA: 587 s.f.
COUNT: 27



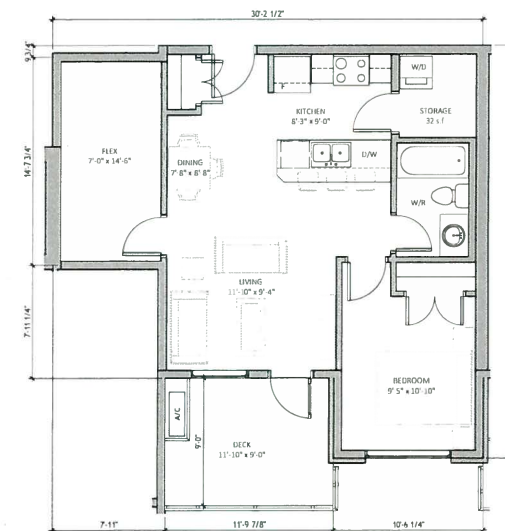
UNIT A1 - 1-BED

1/4" = 1'-0"
AREA: 599 s.f.
COUNT: 3



UNIT B - 1-BED+FLEX

1/4" = 1'-0"
AREA: 657 s.f.
COUNT: 3



UNIT B1 - 1-BED+FLEX

1/4" = 1'-0"
AREA: 708 s.f.
COUNT: 3



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UNIT PLANS

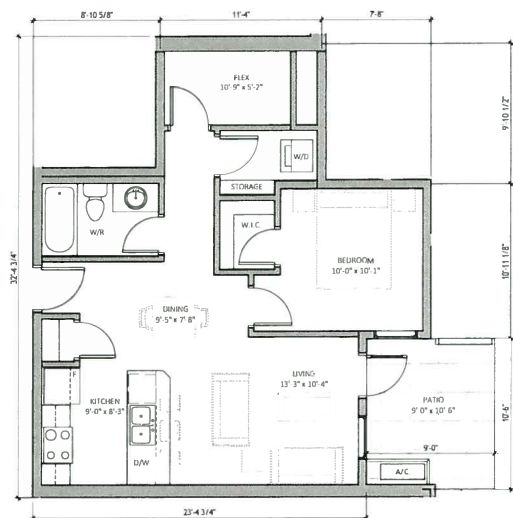
SCALE: 1/4" = 1'-0"

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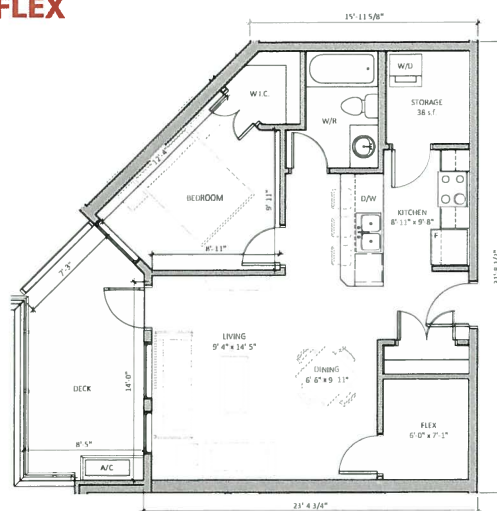


SD2.01



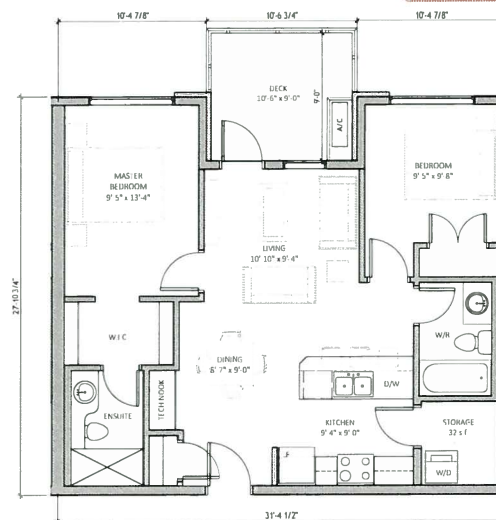
UNIT B2 - 1-BED+FLEX

1/4" = 1'-0"
AREA: 690 s.f.
COUNT: 1



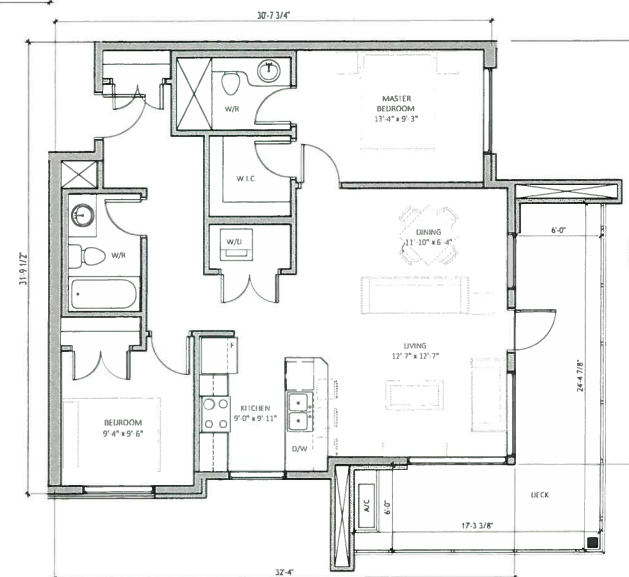
UNIT B3 - 1-BED+FLEX

1/4" = 1'-0"
AREA: 716 s.f.
COUNT: 1



UNIT C - 2-BED

1/4" = 1'-0"
AREA: 828 s.f.
COUNT: 22



UNIT C1 - 2-BED

1/4" = 1'-0"
AREA: 958 s.f.
COUNT: 4



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5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

UNIT PLANS

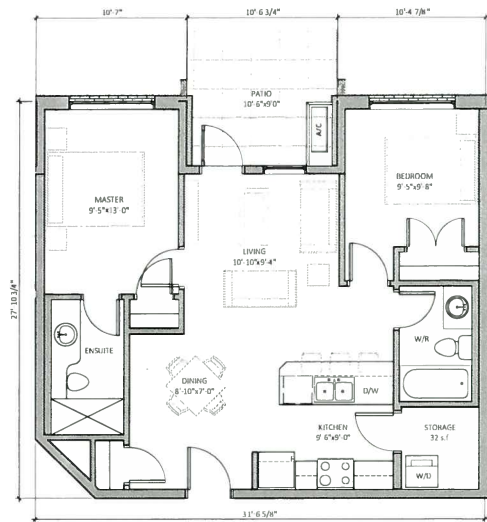
SCALE: 1/4" = 1'-0"

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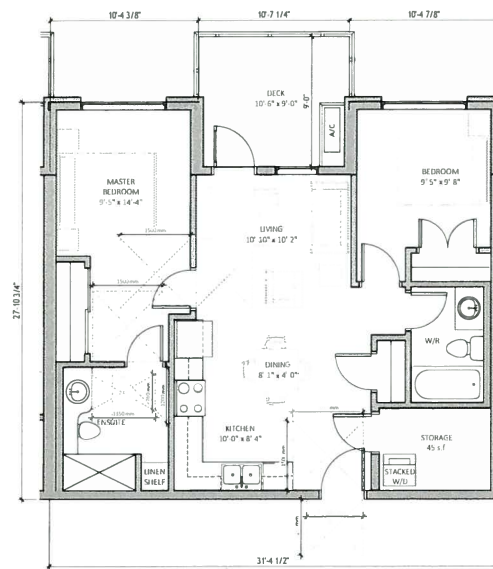


SD2.02



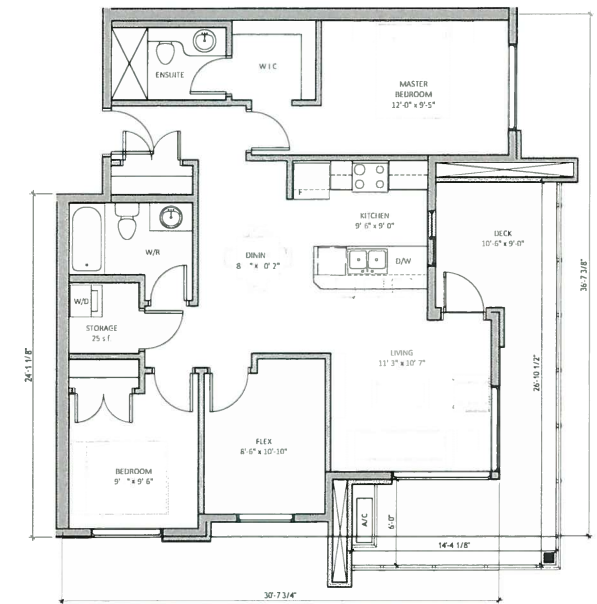
UNIT C2 - 2-BED

1/4" = 1'-0"
AREA: 824 s.f.
COUNT: 1



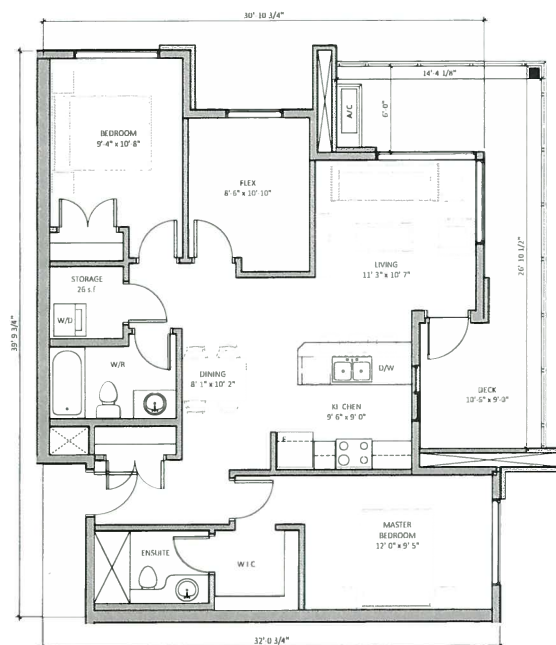
UNIT C3 - 2-BED ADAPTABLE

1/4" = 1'-0"
AREA: 828 s.f.
COUNT: 5



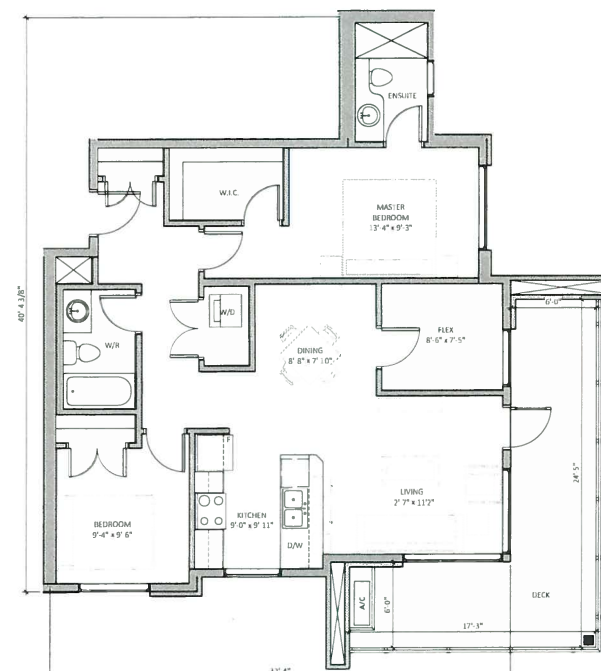
UNIT D - 2-BED + FLEX

1/4" = 1'-0"
AREA: 997 s.f.
COUNT: 8



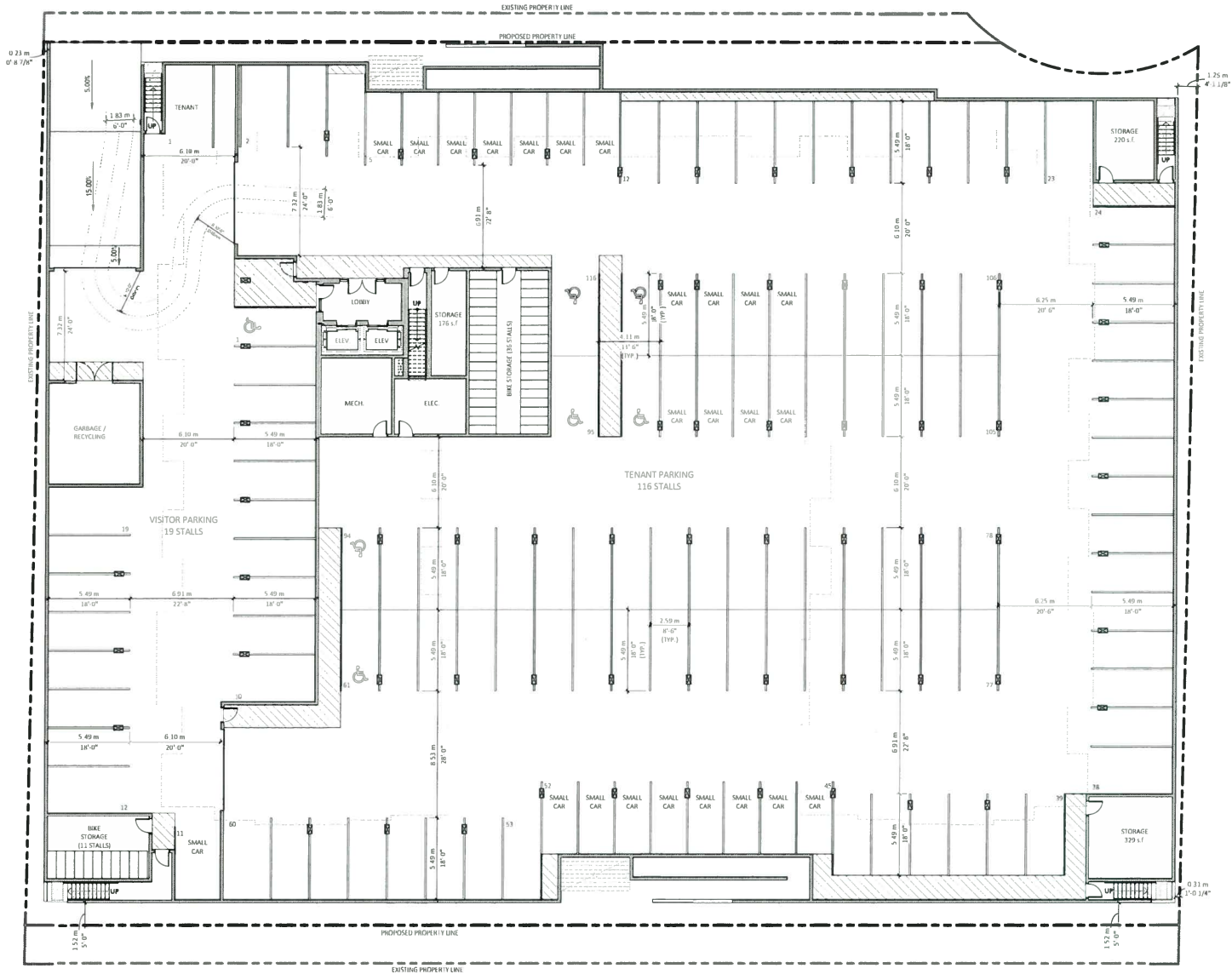
UNIT D1 - 2-BED+FLEX

1/4" = 1'-0"
AREA: 1,041 s.f.
COUNT: 8



UNIT D2 - 2-BED+FLEX

1/4" = 1'-0"
AREA: 1,012 s.f.
COUNT: 4



LINCOLN APARTMENTS

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P1 LEVEL PLAN

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

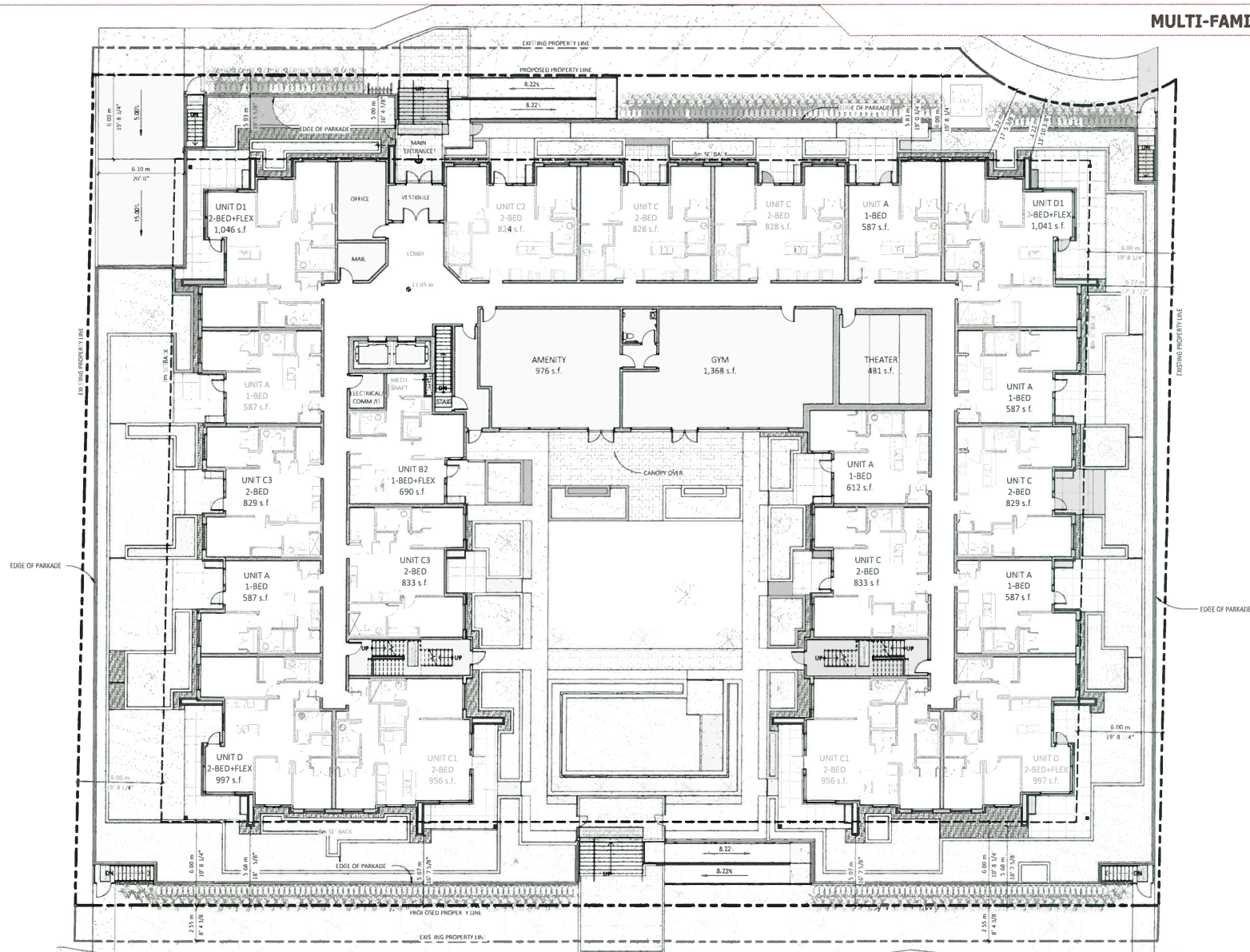


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SD3.01



LINCOLN APARTMENTS

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1st LEVEL PLAN

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

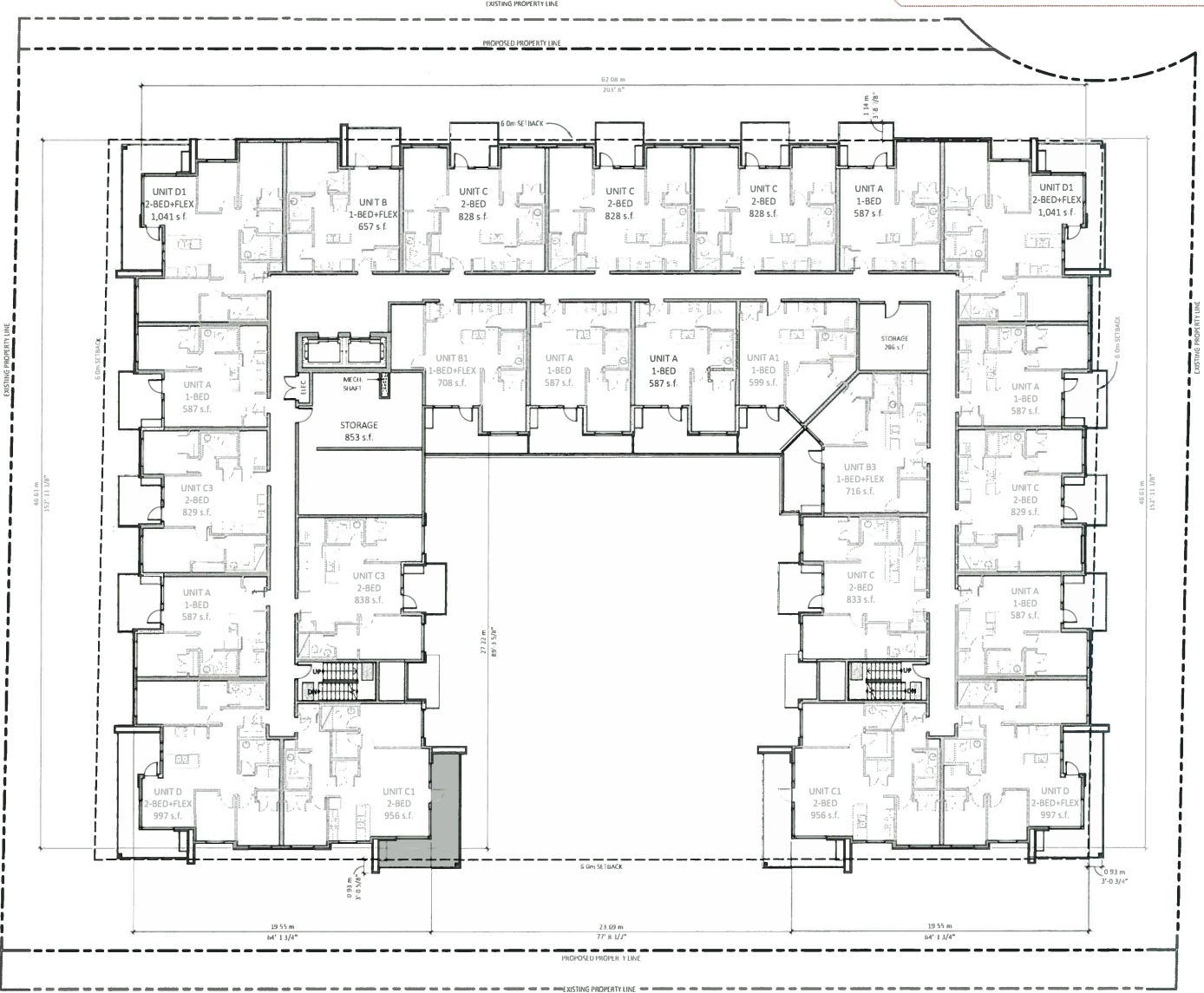


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SD3.02



LINCOLN APARTMENTS
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2nd LEVEL PLAN
SCALE: 3/32" = 1'-0"



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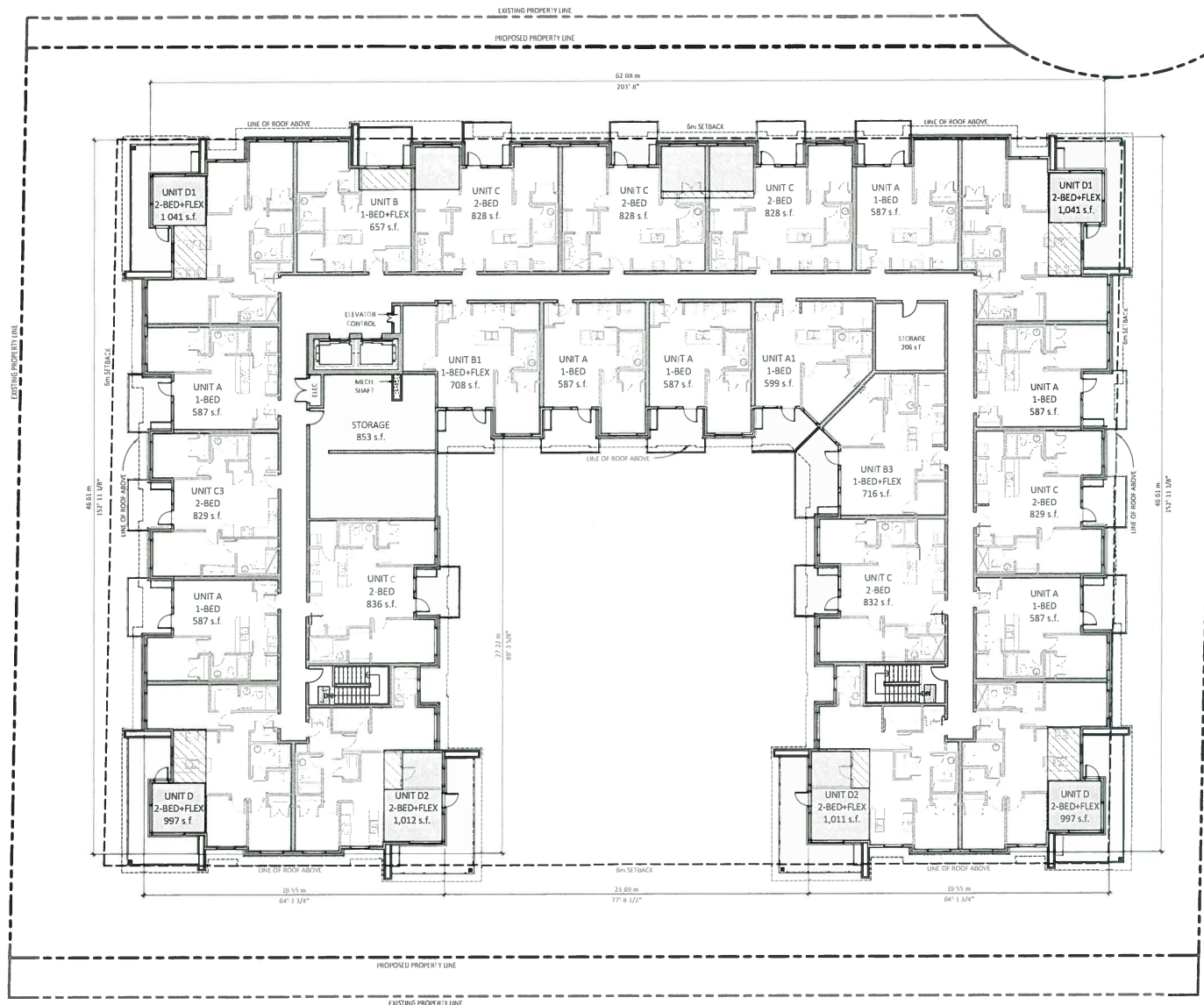


SD3.03



SD3.04

MULTI-FAMILY RESIDENTIAL



LEGEND:

- SOLID HATCH DENOTES VAULTED 4th FLOOR CEILING
- DIAGONAL HATCH DENOTES 4th FLOOR CEILING VOID SPACE



LINCOLN APARTMENTS

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4th LEVEL PLAN

SCALE: As Indicated

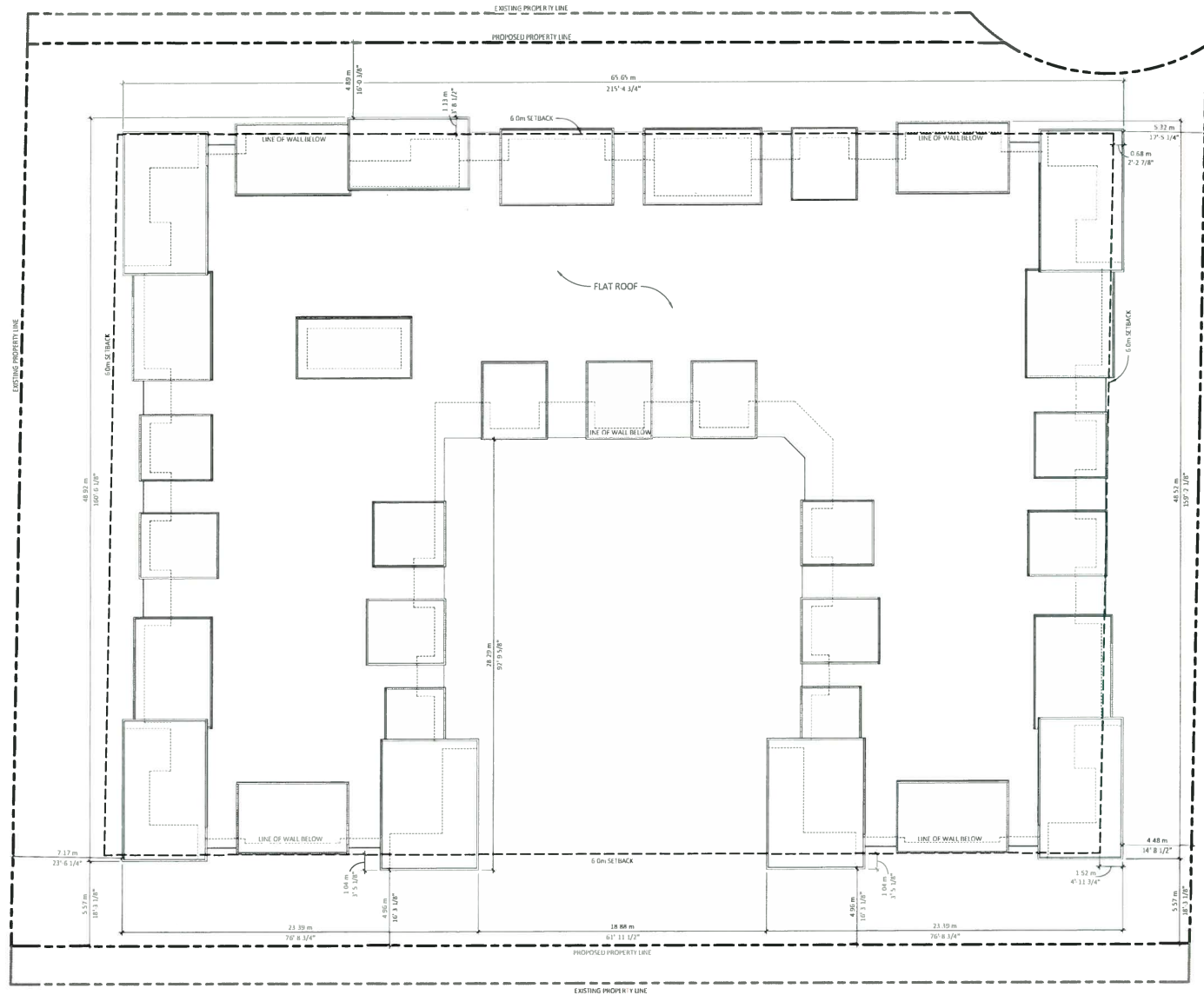


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SD3.05



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ROOF LEVEL PLAN

SCALE 3/32" = 1'-0"



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SD3.06

MULTI-FAMILY RESIDENTIAL



WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

material legend

- | | |
|--|--|
| 1 CEMENT BOARD SMOOTH PANEL SIDING (WEAST TRIM ALUM. REVEALS)
"JAMES HARDIE" COLOUR: "ARCTIC WHITE" | 17 BRICK CAP/PILL
COLOUR: "TO MATCH MUTUAL MATERIALS 'EBONY'" |
| 2 CEMENT BOARD SMOOTH PANEL SIDING (WEAST TRIM ALUM. REVEALS)
"JAMES HARDIE" COLOUR: "AGED PEWTER" | 18 ROOF SCOFFIT
PERFORATED VINYL
COLOUR: WHITE |
| 3 CEMENT BOARD SMOOTH PANEL SIDING (WEAST TRIM ALUM. REVEALS)
"JAMES HARDIE" COLOUR: "RICH ESPRESSO" | 19 WINDOW VINYL
COLOUR: "WHITE EXT. / WHITE INT." |
| 4 CEMENT BOARD SMOOTH PANEL SIDING (W/ EASY TRIM ALUM. REVEALS)
"JAMES HARDIE" COLOUR: CUSTOMA BLACK | 20 WOOD PATIO DOOR
COLOUR: PAINTED TO MATCH "JAMES HARDIE"
COLOUR: "RICH ESPRESSO"
WHITE FRAMES EXT./WHITE INT. |
| 5 CEMENT BOARD CEDAR/MELL HORIZONTAL LAP SIDING (6" EXPOSURE)
"JAMES HARDIE" COLOUR: "AGED PEWTER" | 21 EXTERIOR METAL DOOR
COLOUR: PAINTED TO MATCH "JAMES HARDIE"
COLOUR: "RICH ESPRESSO" |
| 6 CEMENT BOARD CEDAR/MELL HORIZONTAL LAP SIDING (6" EXPOSURE)
"JAMES HARDIE" COLOUR: "PEARL GRAY" | 22 ALUMINUM PRIVACY SCREEN
COLOUR: ALUMINUM "BLACK"
COLOUR (PANELS): "TEMPERED PRIVACY GLASS" |
| 7 CONCRETE BRICK (80mmx64mmx190mm)
"MUTUAL MATERIALS" COLOUR: "EBONY", TEXTURE: "MISSION"
MORTAR COLOUR: "MEDIUM GRAY" | 23 ALUMINUM DECK RAILING
COLOUR: "BLACK" |
| 8 HARDIE TRIM (SMOOTH)
"JAMES HARDIE" COLOUR: "RICH ESPRESSO" | 24 EXTERIOR ALUMINUM GUARD/RAILING
COLOUR: "BLACK" |
| 9 HARDIE TRIM (SMOOTH)
COLOUR: "BLACK" | 25 CURTAIN WALL
"KAWNEER", 1600 UT SYSTEM 3
COLOUR: "BLACK ANODIZED"
C/W GRAY SPANDREL PANEL |
| 10 ROOF FASCIA BOARD (PAINTED)
"TO MATCH "JAMES HARDIE" COLOUR: "ARCTIC WHITE" | 26 CONCRETE WALL
COLOUR: "CLEAR SEALER" |
| 11 ROOF FASCIA BOARD (PAINTED)
"TO MATCH "JAMES HARDIE" COLOUR: "AGED PEWTER" | 27 METAL FLASHING "TO MATCH ADJACENT FINISH" |
| 12 ROOF FASCIA BOARD (PAINTED)
"TO MATCH "JAMES HARDIE" COLOUR: "RICH ESPRESSO" | 28 REVEAL
"EASY TRIM", COLOUR: "CLEAR ANODIZED" |
| 13 ROOF FASCIA BOARD (PAINTED)
COLOUR: "BLACK" | 29 PLANTER
SMOOTH FACE ALLEN BLOCK, C/W MATCHING CAP
COLOUR: GRAY |
| 14 DECK FASCIA BOARD (PAINTED)
"TO MATCH "JAMES HARDIE" COLOUR: "ARCTIC WHITE" | 30 STAINED CONCRETE WALL
PATTERN: BRICK, RUNNING BOND
STAINED COLOUR: "TO MATCH "MUTUAL MATERIALS 'EBONY'" |
| 15 DECK FASCIA BOARD (PAINTED)
COLOUR: "BLACK" | |
| 16 TIMBER COLUMN
PAINTED TO MATCH "JAMES HARDIE" COLOUR: "RICH ESPRESSO" | |



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LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

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SD4.01

MULTI-FAMILY RESIDENTIAL



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

material legend

- | | |
|---|--|
| 1. CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS)
"JAMES HARDIE" COLOUR: "ARCTIC WHITE" | 17. BRICK CAP/SILL
COLOUR: "TO MATCH MUTUAL MATERIALS 'EBONY'" |
| 2. CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS)
"JAMES HARDIE" COLOUR: "AGED PEWTER" | 18. ROOF SOFFIT:
PERFORATED VINYL
COLOUR: WHITE |
| 3. CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS)
"JAMES HARDIE" COLOUR: "RICH ESPRESSO" | 19. WINDOW VINYL
COLOUR: "WHITE EXT. / WHITE INT." |
| 4. CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS)
"JAMES HARDIE" COLOUR: "RICH ESPRESSO" | 20. WOOD PATIO DOOR:
COLOUR: PAINTED TO MATCH "JAMES HARDIE"
COLOUR: "RICH ESPRESSO"
WHITE FRAMES EXT/WHITE INT |
| 5. CEMENT BOARD CEMENT/CEMENT HORIZONTAL LAP SIDING (S' EXPOSURE)
"JAMES HARDIE" COLOUR: "AGED PEWTER" | 21. EXTERIOR METAL DOOR:
COLOUR: PAINTED TO MATCH "JAMES HARDIE"
COLOUR: "RICH ESPRESSO" |
| 6. CEMENT BOARD CEMENT/CEMENT HORIZONTAL LAP SIDING (S' EXPOSURE)
"JAMES HARDIE" COLOUR: "PEARL GRAY" | 22. ALUMINUM PRIVACY SCREEN
COLOUR (ALUMINUM): "BLACK"
COLOUR (PANELS): "TEMPERED PRIVACY GLASS" |
| 7. CONCRETE BRICK (DOWNHANG/UPHANG)
"MUTUAL MATERIALS" COLOUR: "EBONY", TEXTURE: "MISSION"
MORTAR COLOUR: "MEDIUM GRAY" | 23. ALUMINUM DECK RAILING
COLOUR: "BLACK" |
| 8. HARDIE TRIM (SMOOTH)
"JAMES HARDIE" COLOUR: "RICH ESPRESSO" | 24. EXTERIOR ALUMINUM GUARDRAILING
COLOUR: "BLACK" |
| 9. HARDIE TRIM (SMOOTH)
COLOUR: "BLACK" | 25. CURTAIN WALL:
"HAWKLEY" 1500 LT SYSTEM 1
COLOUR: "BLACK ANODIZED",
C/W GRAY SPANDREL PANEL |
| 10. ROOF FASCIA BOARD (PAINTED)
"TO MATCH "JAMES HARDIE" COLOUR: "ARCTIC WHITE" | 26. CONCRETE WALL
COLOUR: "CLEAR SEALER" |
| 11. ROOF FASCIA BOARD (PAINTED)
"TO MATCH "JAMES HARDIE" COLOUR: "AGED PEWTER" | 27. METAL FLASHING TO MATCH ADJACENT FINISH |
| 12. ROOF FASCIA BOARD (PAINTED)
"TO MATCH "JAMES HARDIE" COLOUR: "RICH ESPRESSO" | 28. REVEAL
"EASY TRIM", COLOUR: "CLEAR ANODIZED" |
| 13. ROOF FASCIA BOARD (PAINTED)
"TO MATCH "JAMES HARDIE" COLOUR: "BLACK" | 29. PLANTER
SMOOTH FACE ALLEN BLOCK, C/W MATCHING CAP
COLOUR: GRAY |
| 14. DECK FASCIA BOARD (PAINTED)
"TO MATCH "JAMES HARDIE" COLOUR: "ARCTIC WHITE" | 30. STAINED CONCRETE WALL:
PATTERN: BRICK, RUNNING BOND
STAINED COLOUR: "TO MATCH "MUTUAL MATERIALS
"EBONY" |
| 15. DECK FASCIA BOARD (PAINTED)
COLOUR: "BLACK" | |
| 16. TIMBER COLUMN
PAINTED TO MATCH "JAMES HARDIE" COLOUR: "RICH ESPRESSO" | |



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



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BUILDING ELEVATIONS

SCALE - 1/8" = 1'-0"

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