



sheet schedule

SD1.01	PROJECT DATA	SD3.01	P1 LEVEL PLAN
SD1.03	CONTEXT PLANS	SD3.02	1st FLOOR PLAN
SD1.05	STREETSCAPES	SD3.03	2nd FLOOR PLAN
SD1.20	SITE PLAN	SD3.04	3rd FLOOR PLAN
SD1.21	SITE SECTIONS	SD3.05	4th FLOOR PLAN
SD1.31	SHADOW STUDY	SD3.06	5th FLOOR PLAN
SD1.32	SHADOW STUDY	SD3.07	6th FLOOR PLAN
SD1.33	SHADOW STUDY	SD3.08	ROOF LEVEL PLAN
SD1.34	SHADOW STUDY	SD4.01	BUILDING ELEVATIONS
SD1.35	STREET VIEW RENDERING	SD4.02	BUILDING ELEVATIONS
SD1.36	COMMERCIAL RENDERING		
SD1.37	AMENITY RENDERING		

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LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

COVER PAGE
SCALE: N.T.S.

RE-ISSUED FOR DP
19-12-11 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-181

SD0.01

0.1.0 project data

PROJECT:	LOGAN AVENUE APARTMENTS
PROPOSED ZONING:	C1 (DOWNTOWN COMMERCIAL)
CIVIC ADDRESS:	20350 & 20370 LOGAN AVENUE, LANGLEY, BC
LEGAL DESCRIPTION:	
VARIANCES APPLIED FOR:	NORTH SETBACK REDUCTION FROM 6.0m TO 2.0m WEST SETBACK REDUCTION FROM 6.0m TO 4.7m SOUTH SETBACK REDUCTION FROM 6.0m TO 4.0m PARKING REDUCTION OF 22 STALLS
BYLAW EXEMPTIONS:	N/A
BCBC BUILDING AREA DEFINITION:	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 CENTER-LINE OF FIREWALLS
FSR DEFINITION:	TOTAL GROSS FLOOR AREA DIVIDED BY TOTAL SITE AREA (NOT DEFINED BY CITY OF LANGLEY)
ZONING GROSS FLOOR AREA DEFINITION:	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 ROOMS
ZONING BUILDING GRADE DEFINITION:	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING
ZONING BUILDING HEIGHT DEFINITION:	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY
MAXIMUM ALLOWABLE BUILDING HEIGHT:	46m (ZONING BYLAW)
MINIMUM BUILDING ELEVATION:	8.86m
SETBACKS:	AS NOTED ON PLANS
ZONING BUILDING GRADE:	11.15m
BUILDING HEIGHT:	6 STOREY - 18.55m (AS PER ZONING DEFINITION)
SITE AREA:	43,000 s.f. (3,994.8 s.m.)(0.987 Acres)
BUILDING AREA:	19,755 S.F. (1,835.3 S.M.)
ALLOWABLE LOT COVERAGE:	95%
PROPOSED LOT COVERAGE:	33,151.4 S.F. / 43,000 S.F. = 77.1%
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	117,489 S.F. (10,915.09 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	39,915 S.F. (3,708.23 S.M.)
PROPOSED FSR:	117,489 S.F. / 43,000 s.f. = 2.73 FSR

0.2.0 gross floor area break-down

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
CIRCULATION				
1st FLOOR	2083 SF	193.53 m²	1.8%	
2nd FLOOR	2413 SF	224.19 m²	2.1%	
3rd FLOOR	2963 SF	275.31 m²	2.5%	
4th FLOOR	2877 SF	267.30 m²	2.4%	
5th FLOOR	2877 SF	267.30 m²	2.4%	
6th FLOOR	2877 SF	267.30 m²	2.4%	
	16091 SF	1494.94 m²	13.7%	
COMMERCIAL				
1st FLOOR	3085 SF	286.63 m²	2.6%	
	3085 SF	286.63 m²	2.6%	
INDOOR AMENITY				
2nd FLOOR	3571 SF	331.76 m²	3.0%	(REQUIRED 2.3 S.M. PER UNIT)
	3571 SF	331.76 m²	3.0%	
RESIDENTIAL				
1st FLOOR	4619 SF	429.12 m²	3.9%	
2nd FLOOR	14576 SF	1354.15 m²	12.4%	
3rd FLOOR	17016 SF	1580.87 m²	14.5%	
4th FLOOR	17055 SF	1584.46 m²	14.5%	
5th FLOOR	17055 SF	1584.46 m²	14.5%	
6th FLOOR	17055 SF	1584.46 m²	14.5%	
	87376 SF	8117.51 m²	74.4%	
STORAGE				
2nd FLOOR	1142 SF	106.13 m²	1.0%	(REQUIRED 5.67 CUBIC METRES PER UNIT)
3rd FLOOR	1556 SF	144.52 m²	1.3%	
4th FLOOR	1556 SF	144.52 m²	1.3%	
5th FLOOR	1556 SF	144.52 m²	1.3%	
6th FLOOR	1556 SF	144.52 m²	1.3%	
	7365 SF	684.22 m²	6.3%	
	117489 SF	10915.06 m²	100.0%	
AREA GRAND TOTAL	117489 SF	10915.06 m²	100.0%	

0.2.1 gross floor area

LEVEL / AREA TYPE	AREA SF	AREA m²
GROSS FLOOR AREA		
1st FLOOR	9787 SF	909.28 m²
2nd FLOOR	21702 SF	2016.23 m²
3rd FLOOR	21535 SF	2000.70 m²
4th FLOOR	21488 SF	1996.28 m²
5th FLOOR	21488 SF	1996.28 m²
6th FLOOR	21488 SF	1996.28 m²
	117489 SF	10915.06 m²
	117489 SF	10915.06 m²
AREA GRAND TOTAL	117489 SF	10915.06 m²

0.2.2 parking requirements

REQUIRED (BYLAW REQUIREMENT)			
	UNIT #	FACTOR	TOTAL
TENANT (2 BED, 1 BED, STUDIO)	144	*1.2	172.8
VISITOR	144	*0.2	28.8
COMMERCIAL	3085 S.F.	3/1001 S.F. (OR FRACTION THEREOF)	12
TOTAL STALLS REQUIRED			214
PARKING PROVIDED			
	REGULAR	SMALL CAR	H/C TOTAL
LEVEL 1 (SURFACE)	30	32	5 67
P1 (UNDERGROUND)	83	36	6 125
TOTAL STALLS PROVIDED			192 (incl. 68 small car = 35.4%)
BIKE PARKING REQUIRED (BYLAW REQUIREMENT)			
	UNITS	FACTOR	TOTAL
BIKE STALLS (RESIDENT / UNIT)	144	*0.5	72
BIKE STALLS (VISITOR / BLDG)	1	*6	6
TOTAL STALLS REQUIRED			78
BIKE PARKING PROVIDED:			
P1: 12 STALLS + L1: 11 STALLS + L2: 55 STALLS = 78 STALLS			

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 Bed	22	15.3%	
1 Bed (Adaptable)	5	3.5%	
1 Bed (sm.)	87	60.4%	
1 Bed + Flex (Adaptable)	5	3.5%	
2 Bed	25	17.4%	
TOTAL UNITS: 144		100.0%	

NOTE: ADAPTABLE UNITS REQUIRED = 7.2 UNITS (5%)
ADAPTABLE UNITS PROVIDED = 10 UNITS





logan road ave. looking west



203a st. looking south/east @ south side of property



logan ave. looking south east



203a st looking south



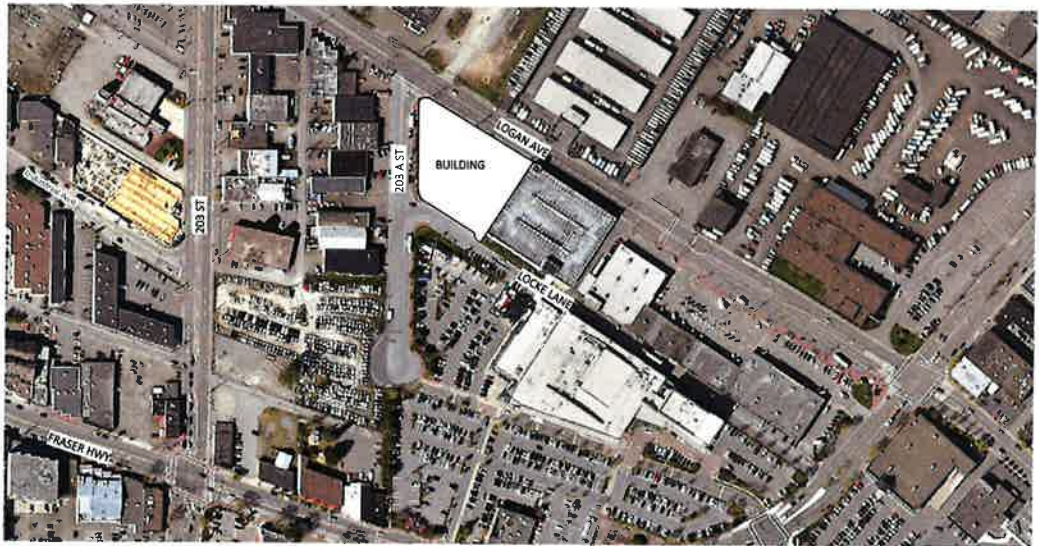
203a st looking north



locke rd. looking north/west



aerial view looking s/e



location map/north survey



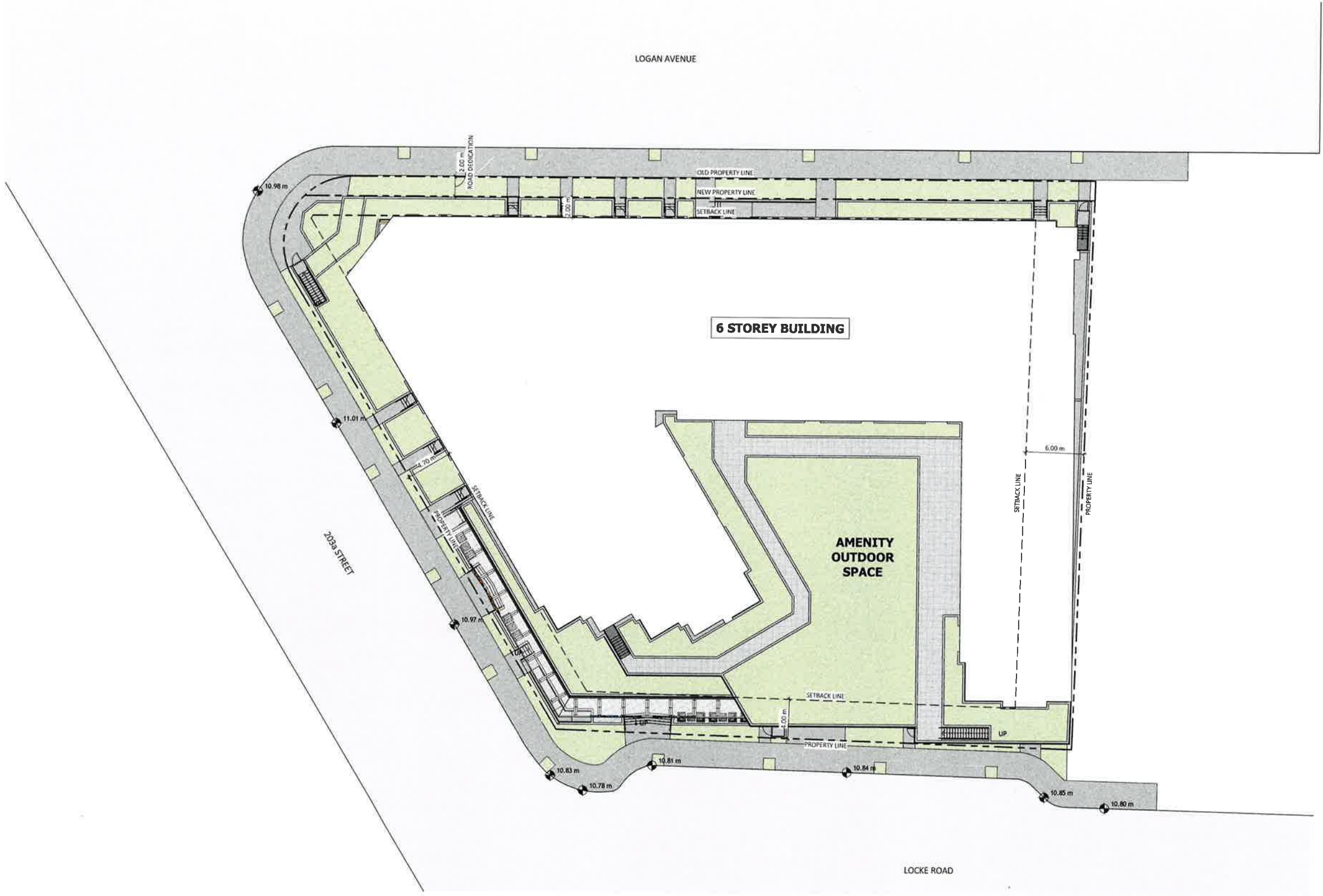
203 a st.

3/32" = 1'-0"



Logan ave.

3/32" = 1'-0"



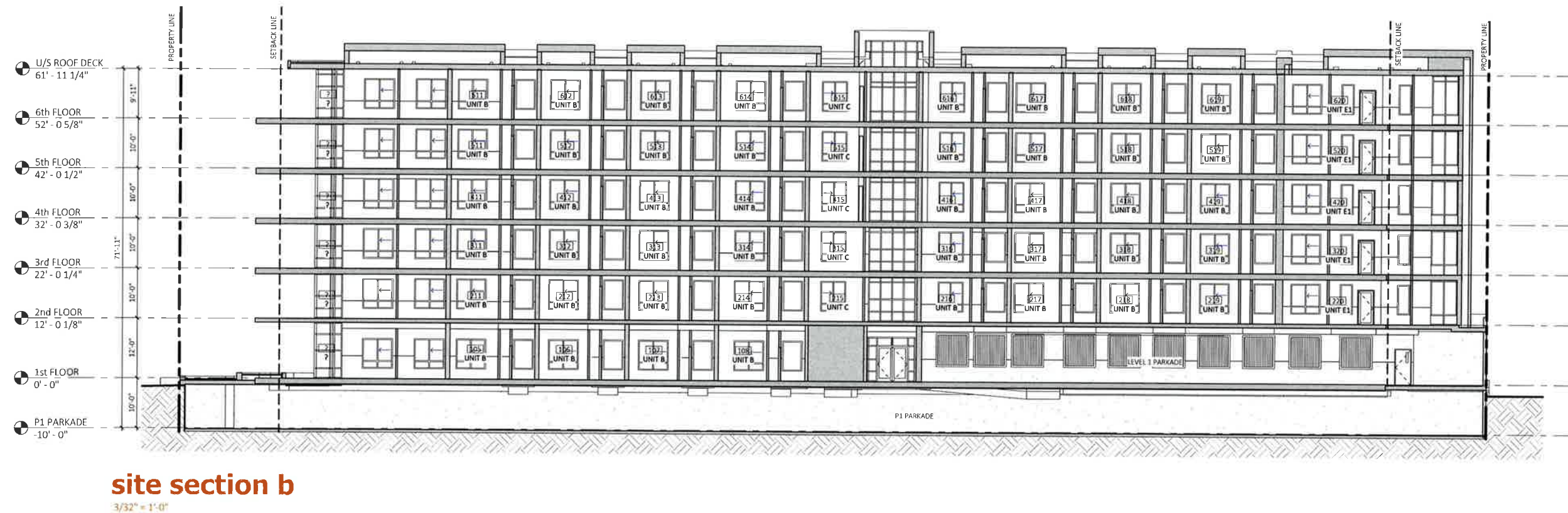
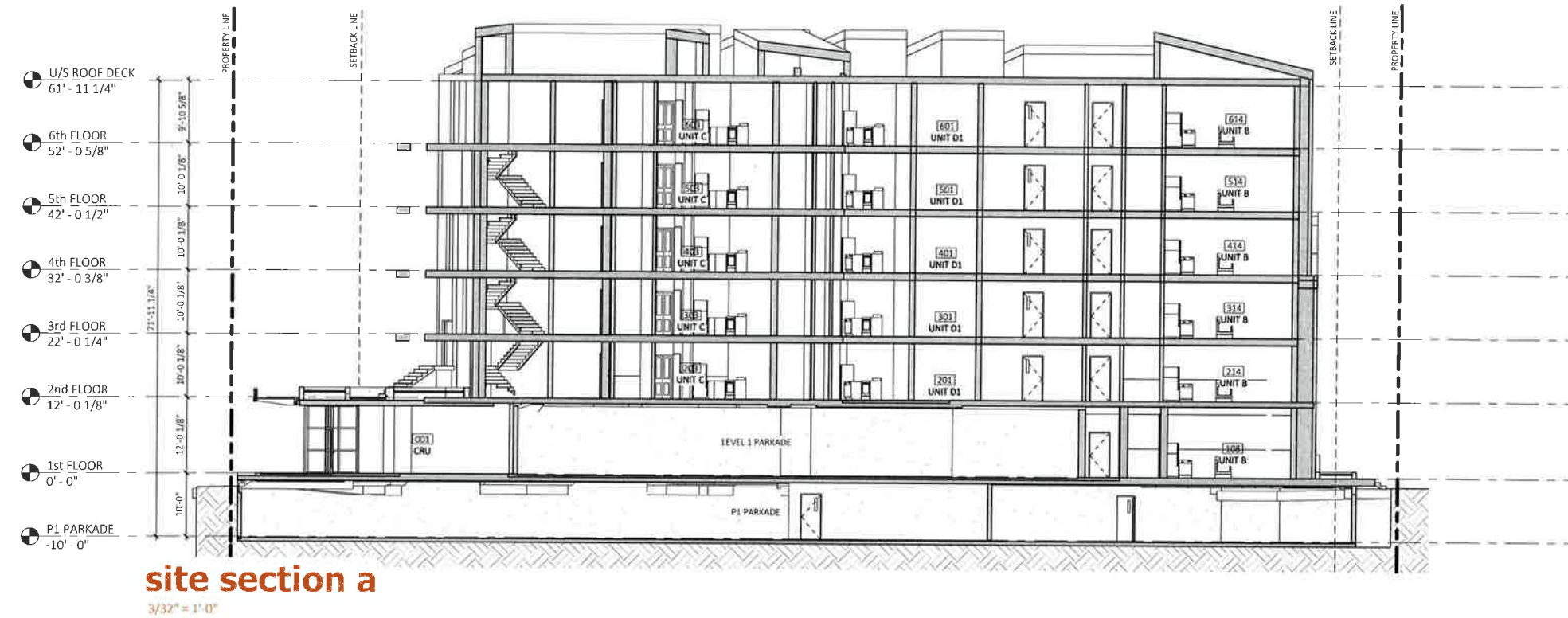
LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

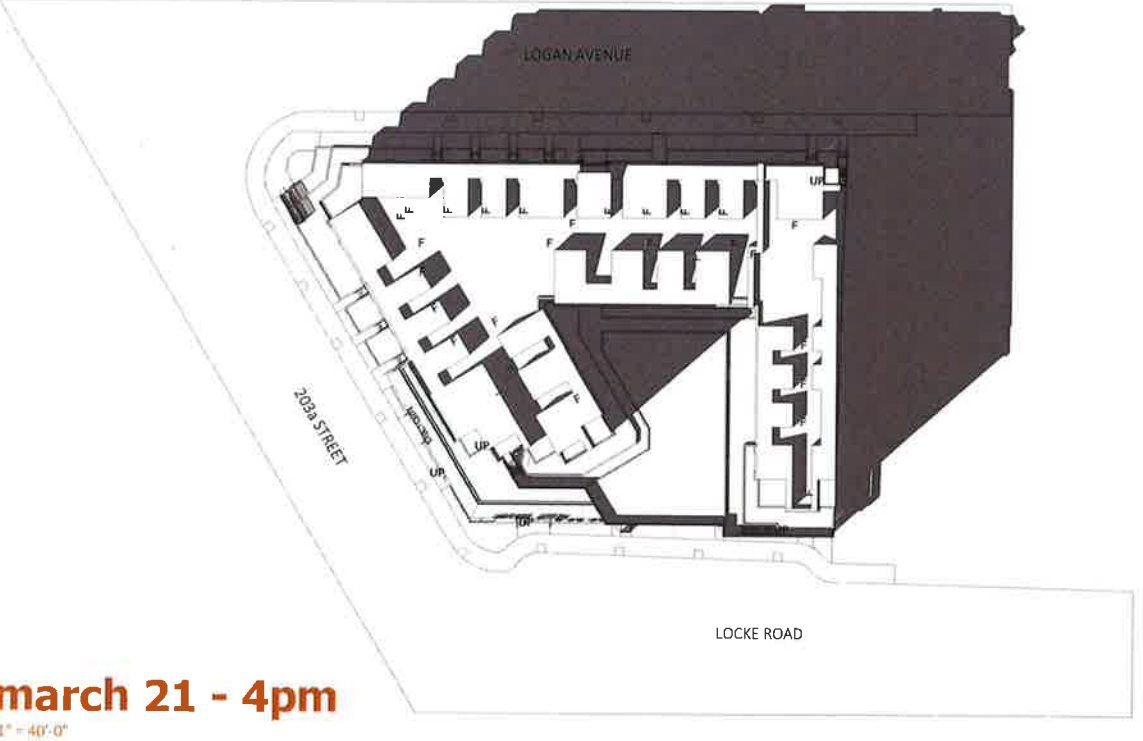
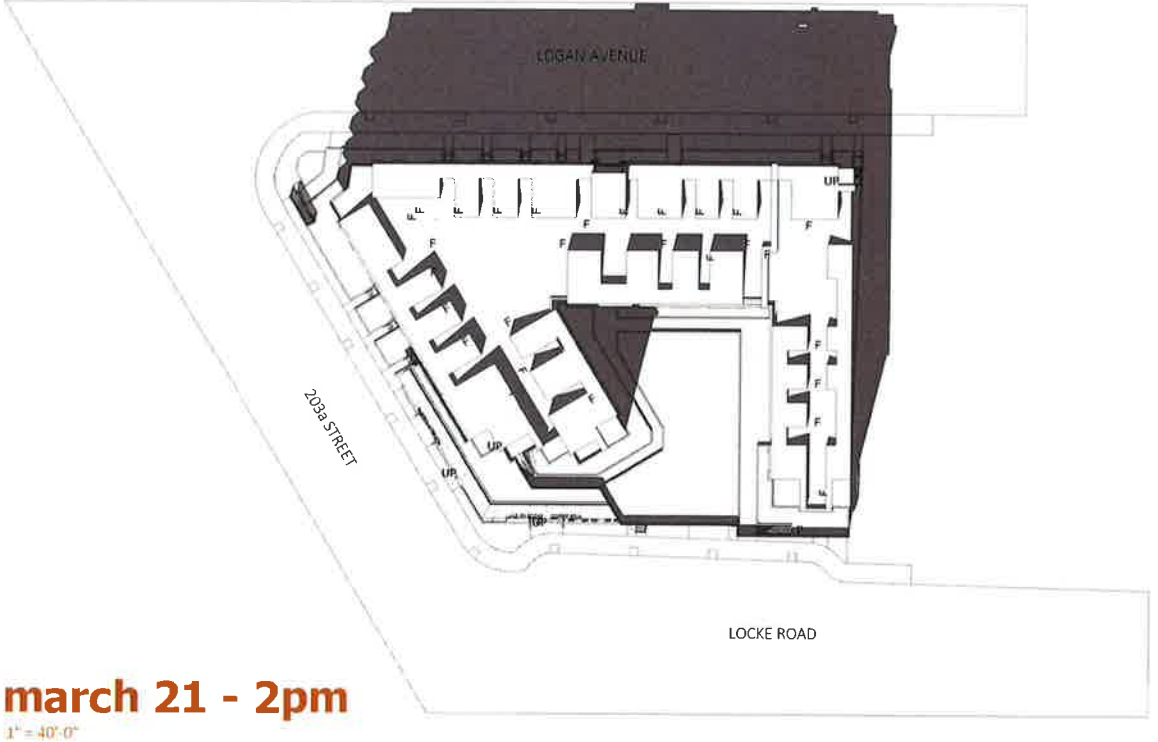
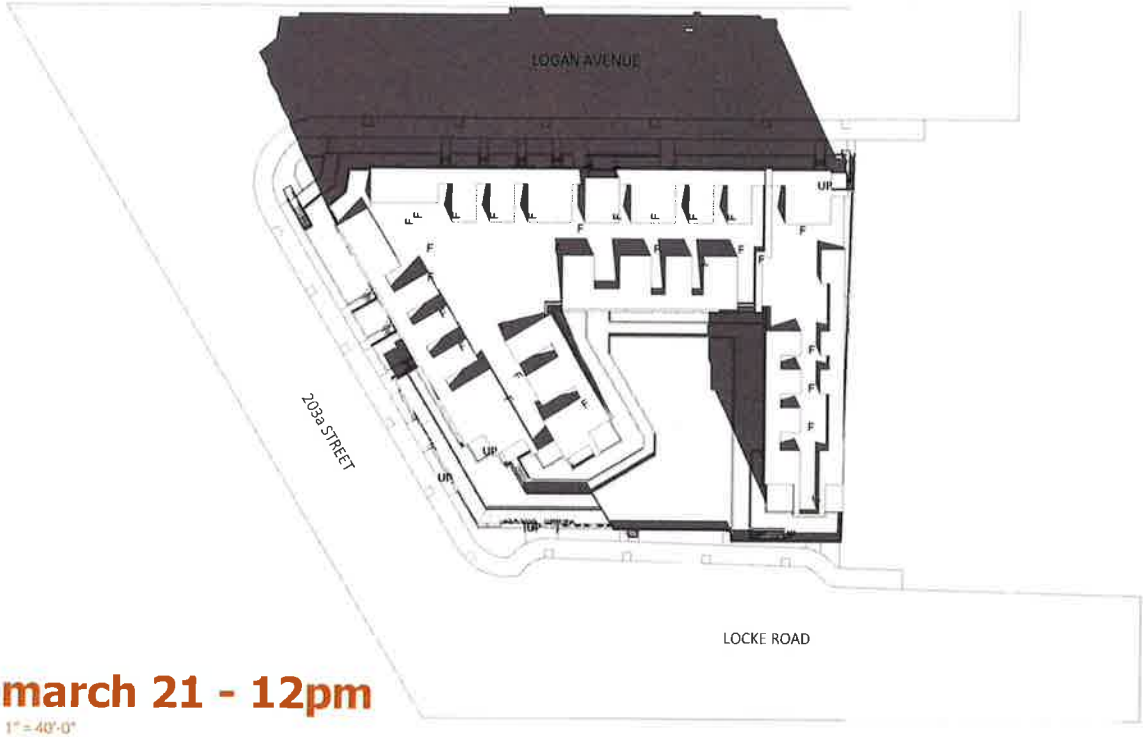
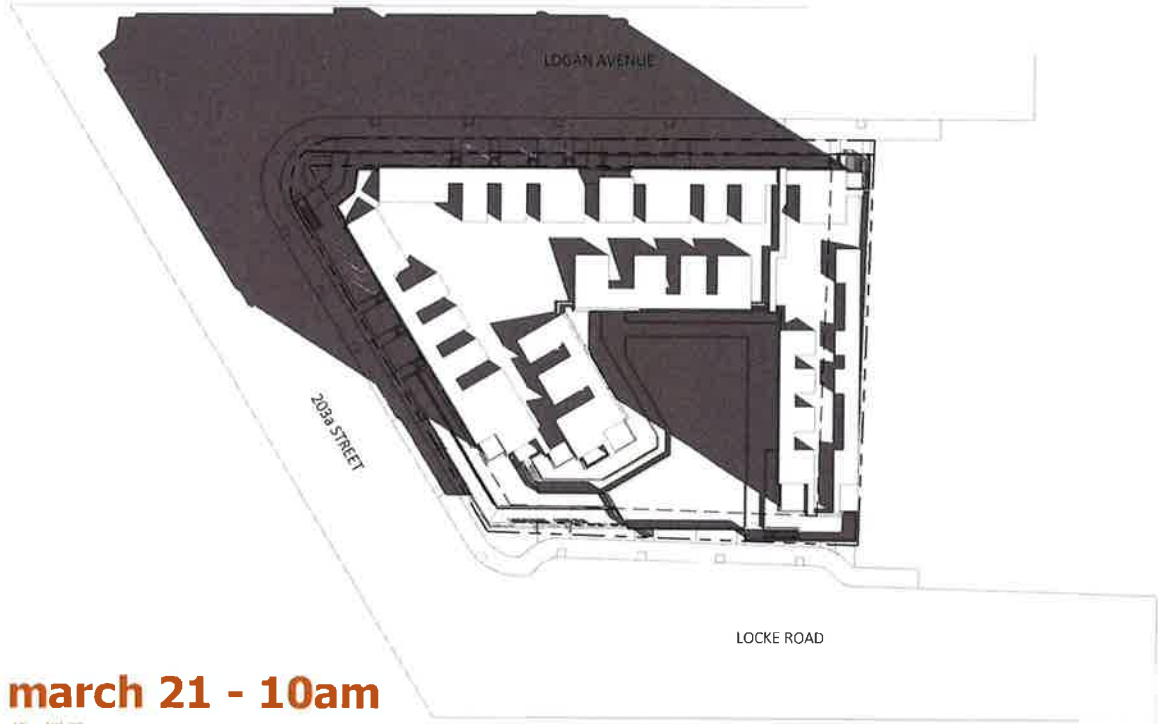
SITE PLAN
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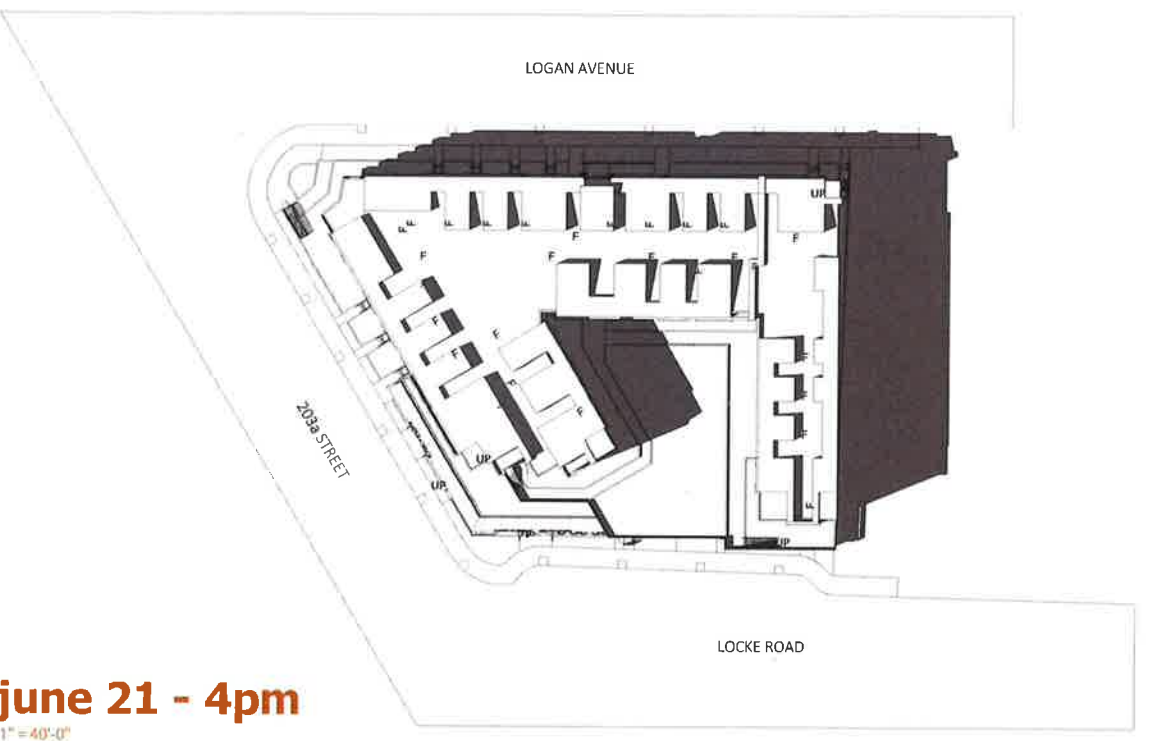
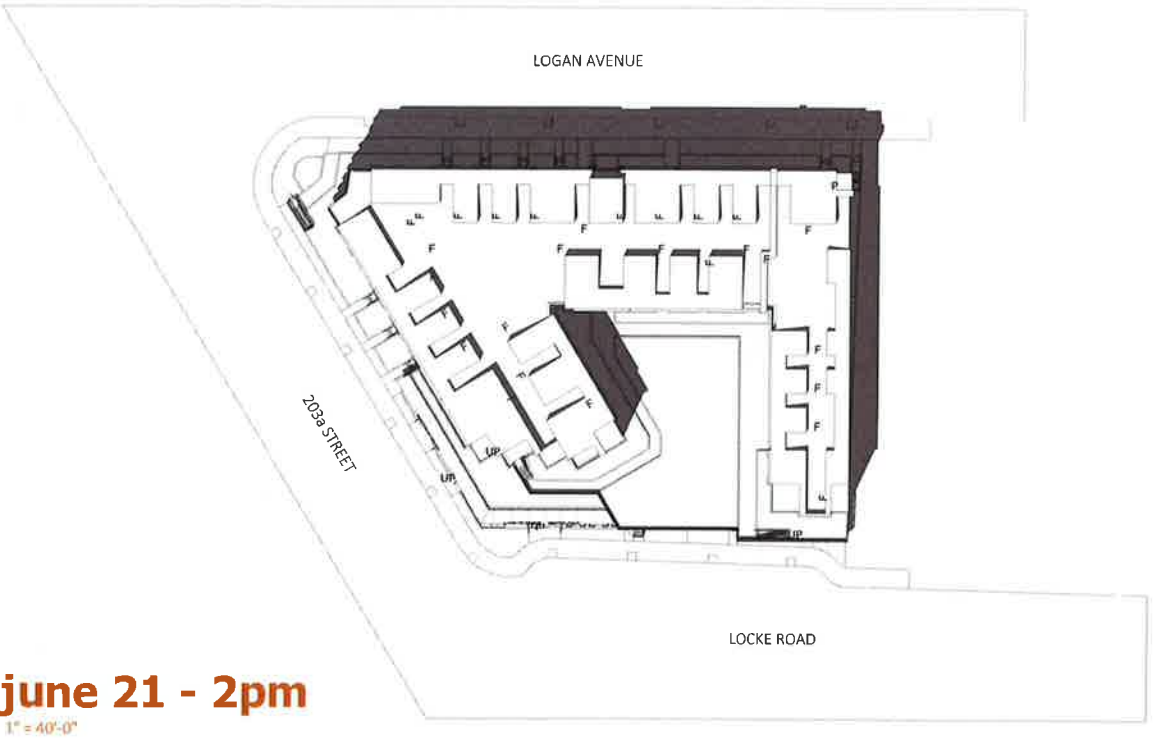
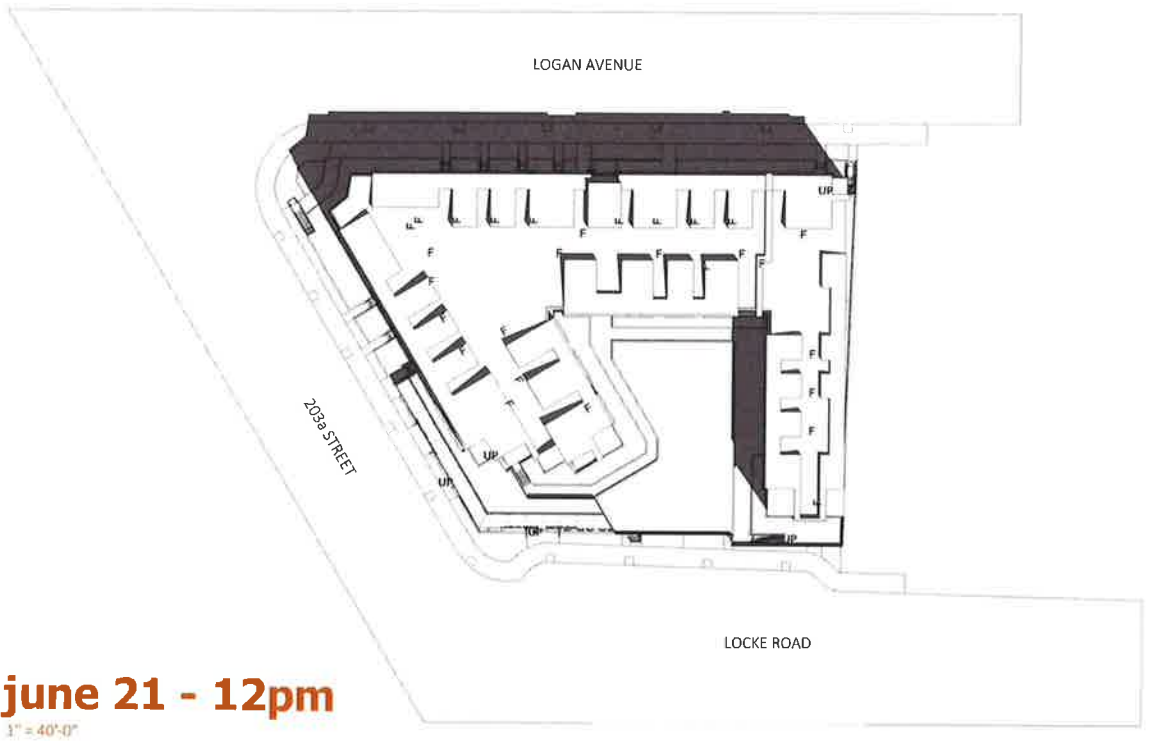


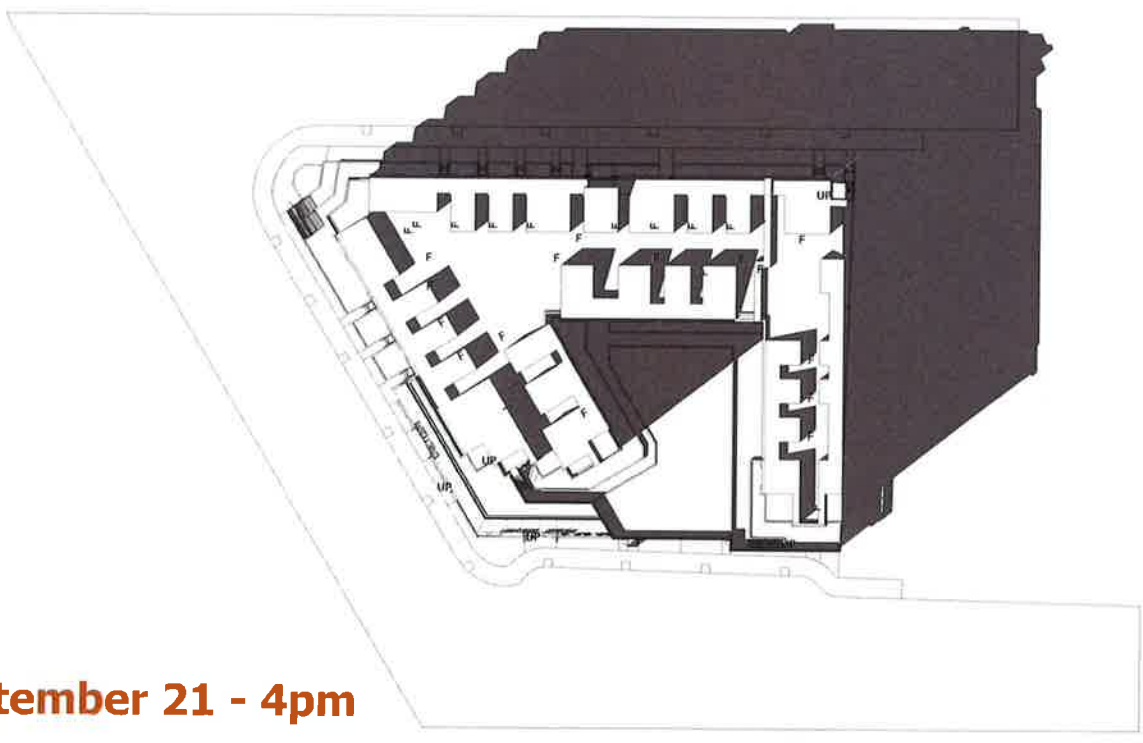
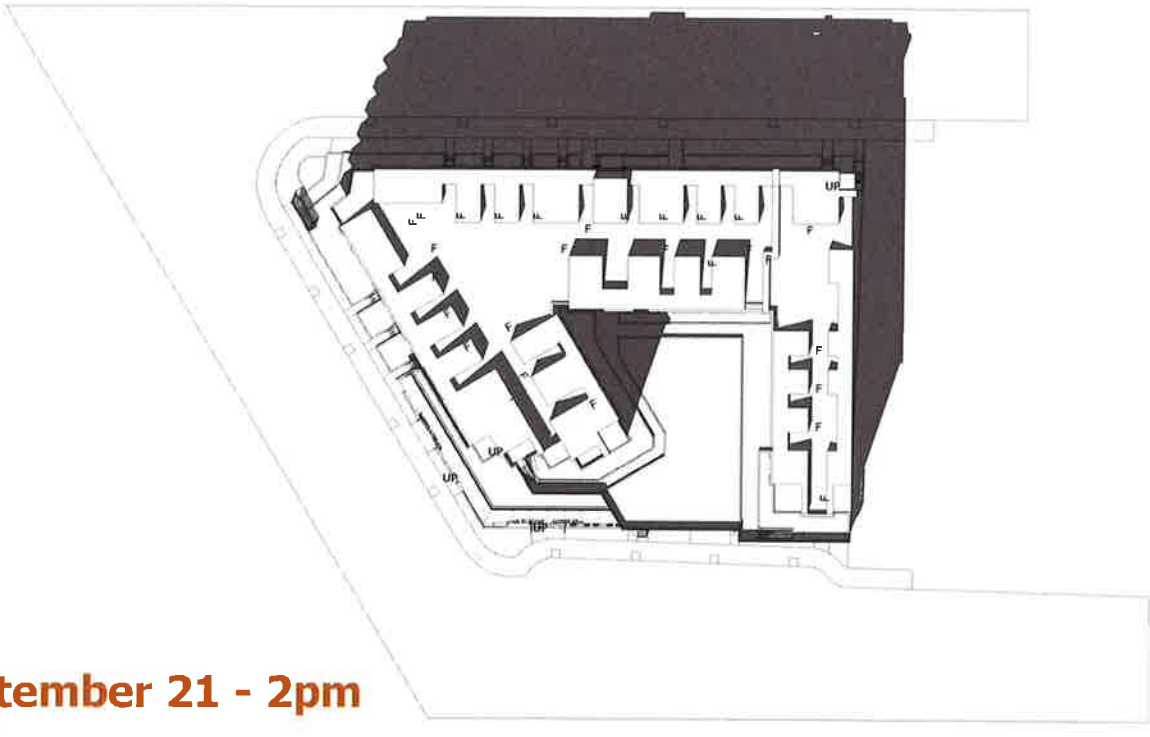
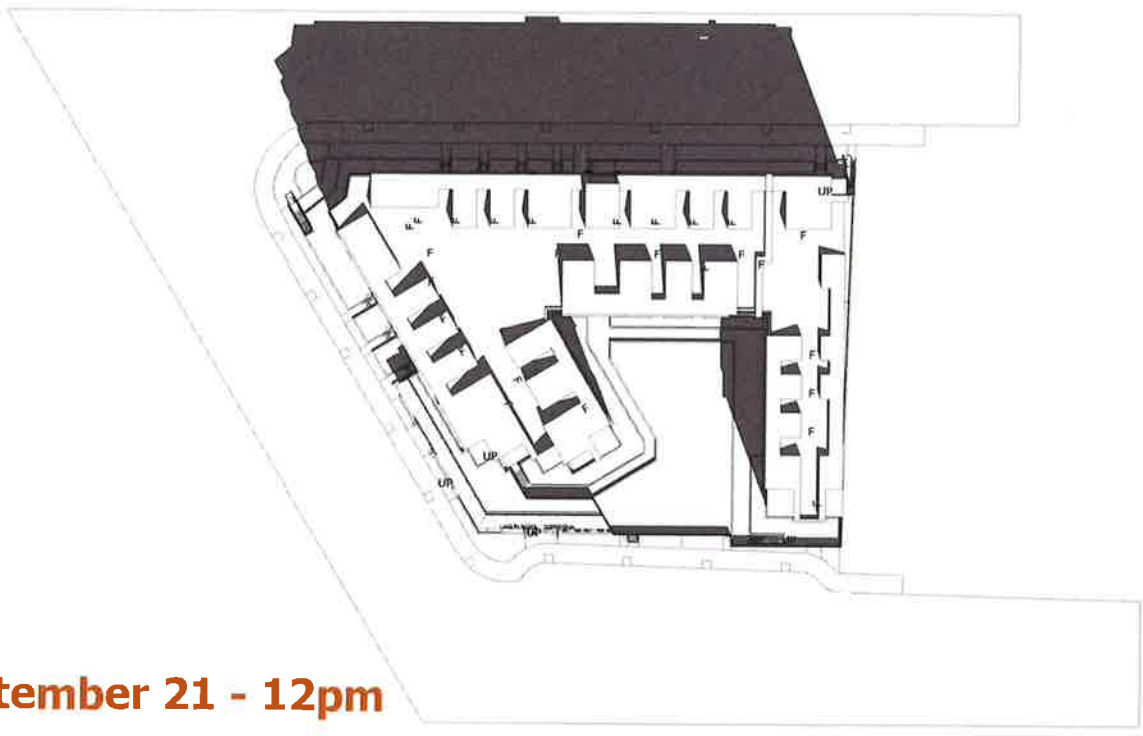
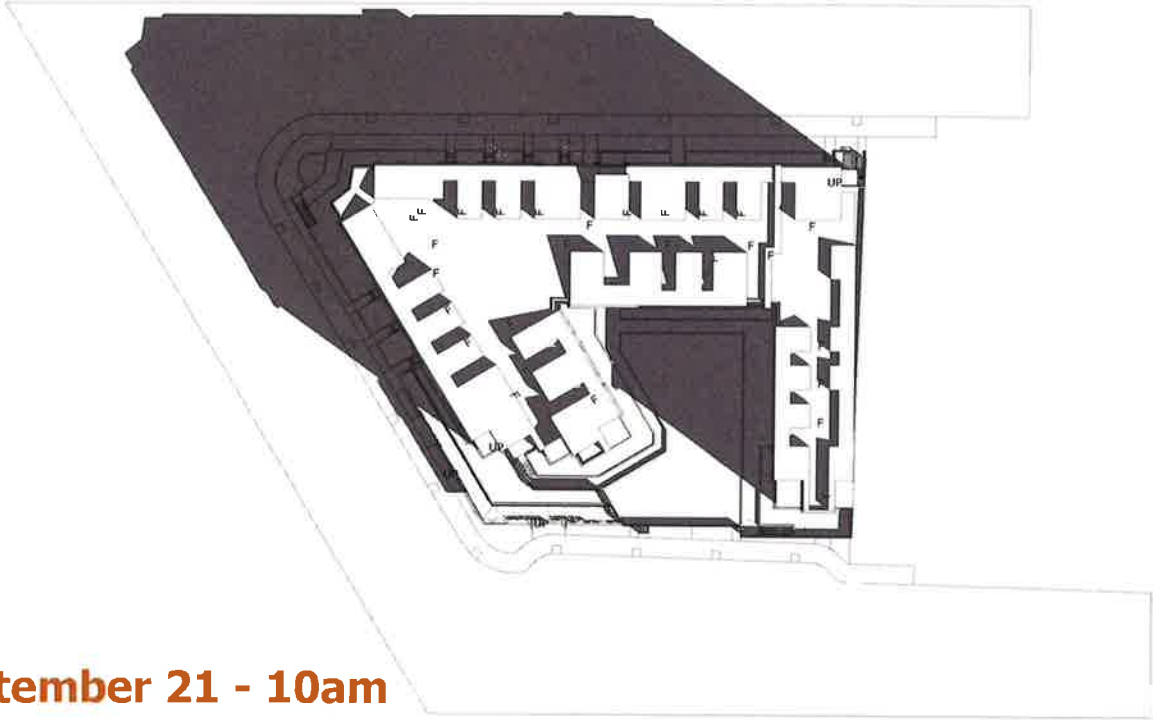
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SD1.20









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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

SHADOW STUDY

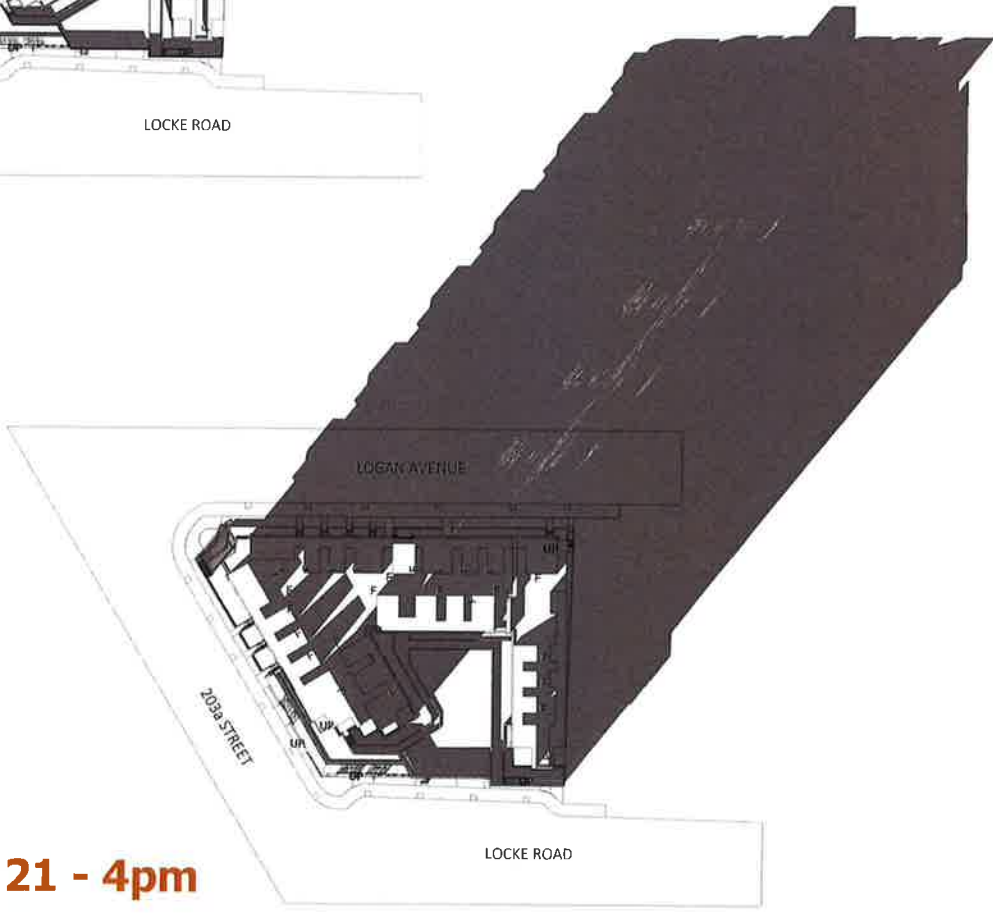
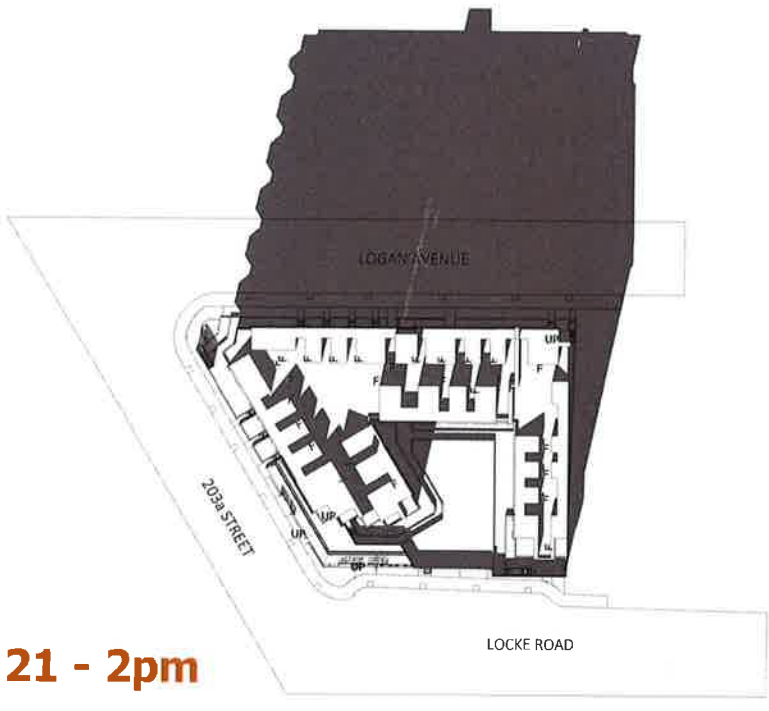
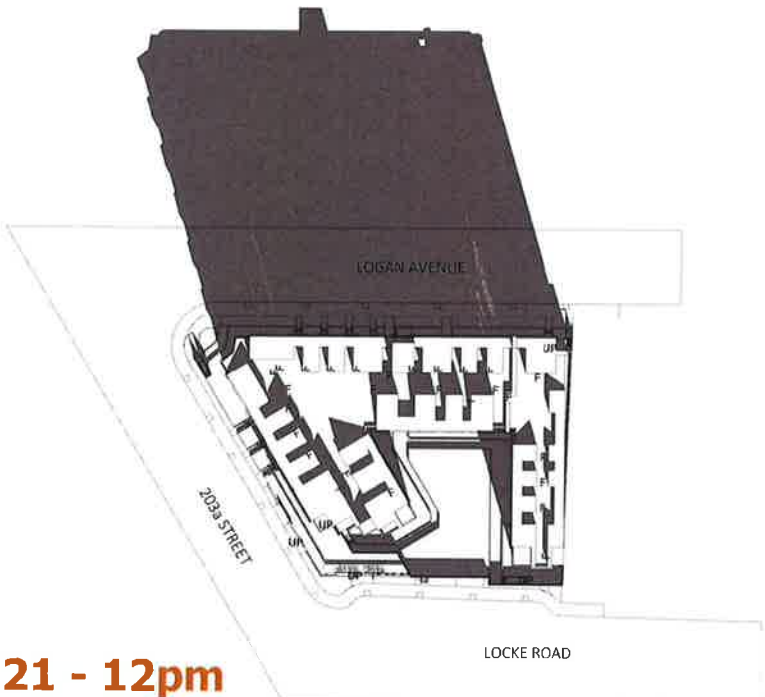
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LOGAN AVENUE APARTMENTS

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SHADOW STUDY

SCALE: 1" = 60'-0"



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LOGAN AVENUE APARTMENTS

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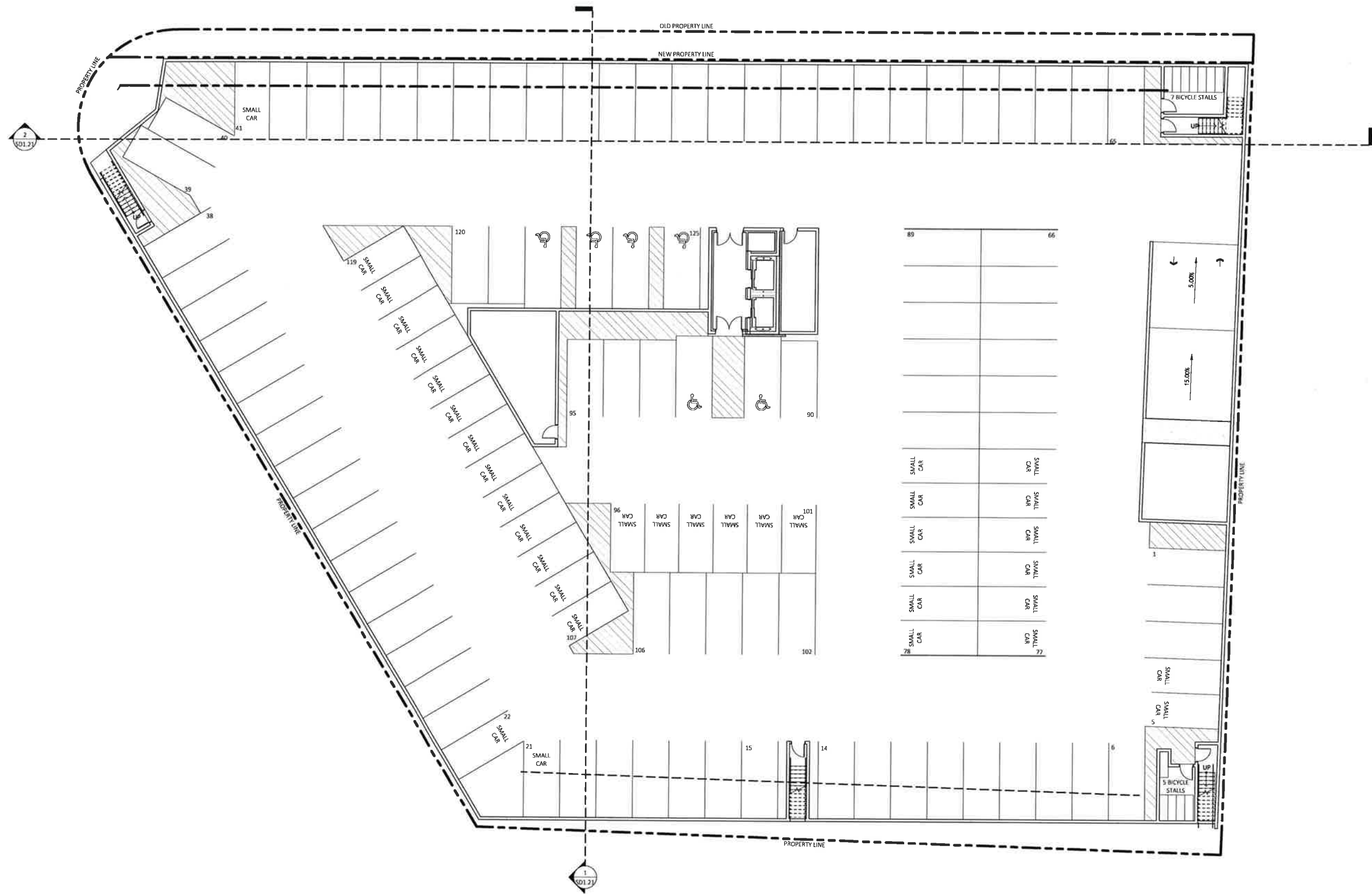
AMENITY RENDERING

SCALE: N.T.S.

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SD1.37



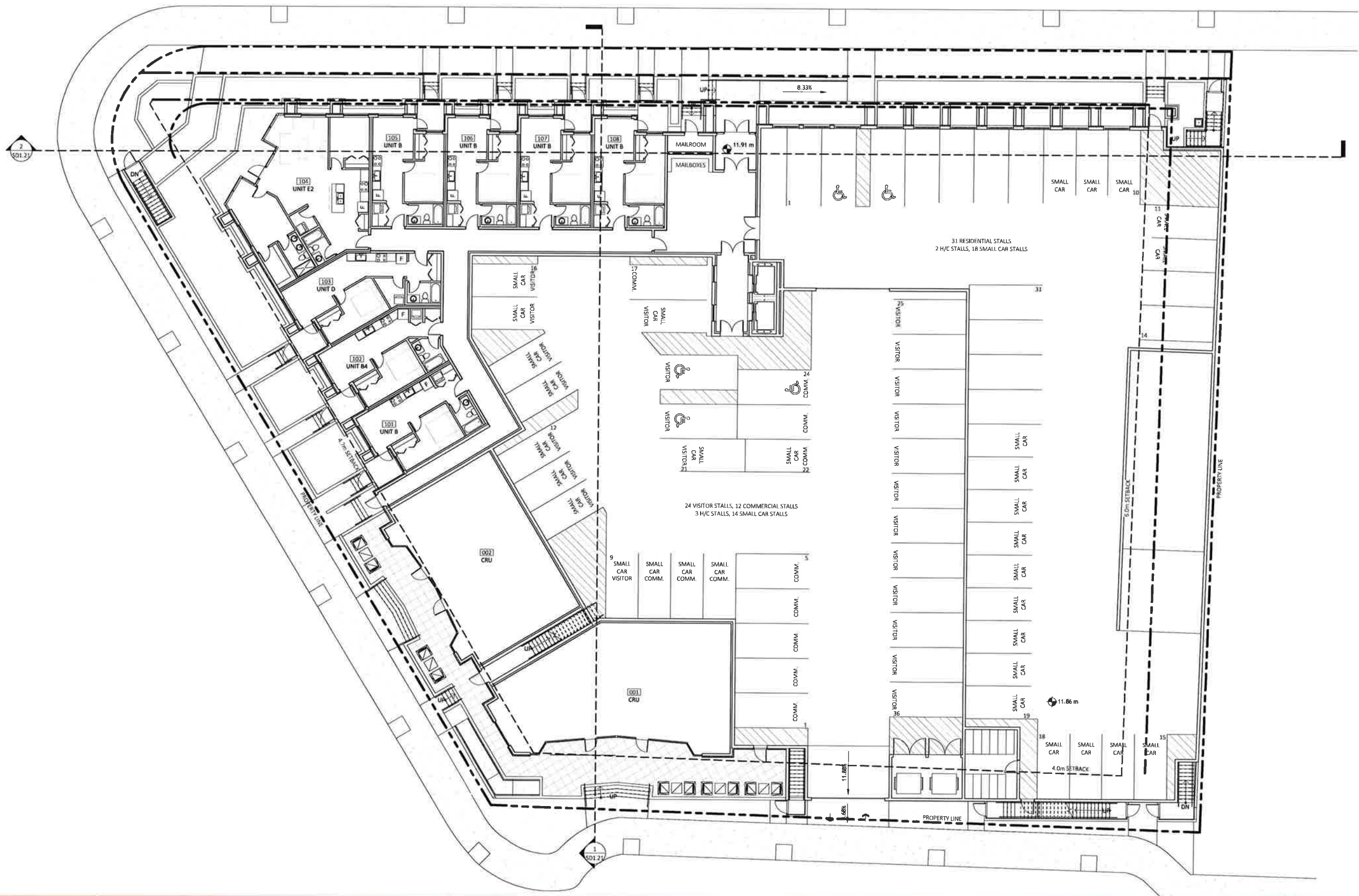
LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

P1 LEVEL PLAN
SCALE: 3/32" = 1'-0"



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SD3.01



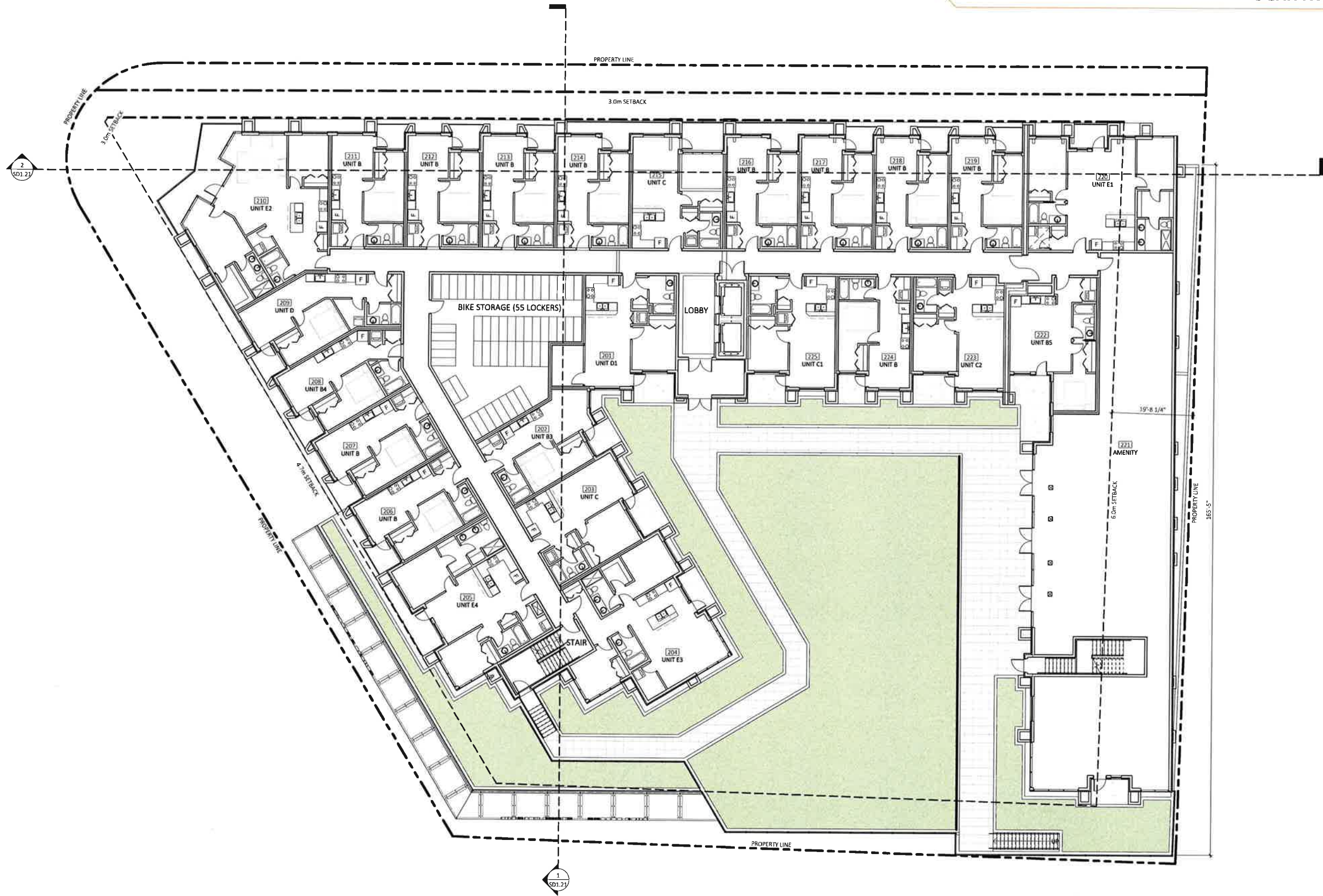
LOGAN AVENUE APARTMENTS
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1st FLOOR PLAN
SCALE: 3/32" = 1'-0"



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19-12-11 REVISION #
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SD3.02



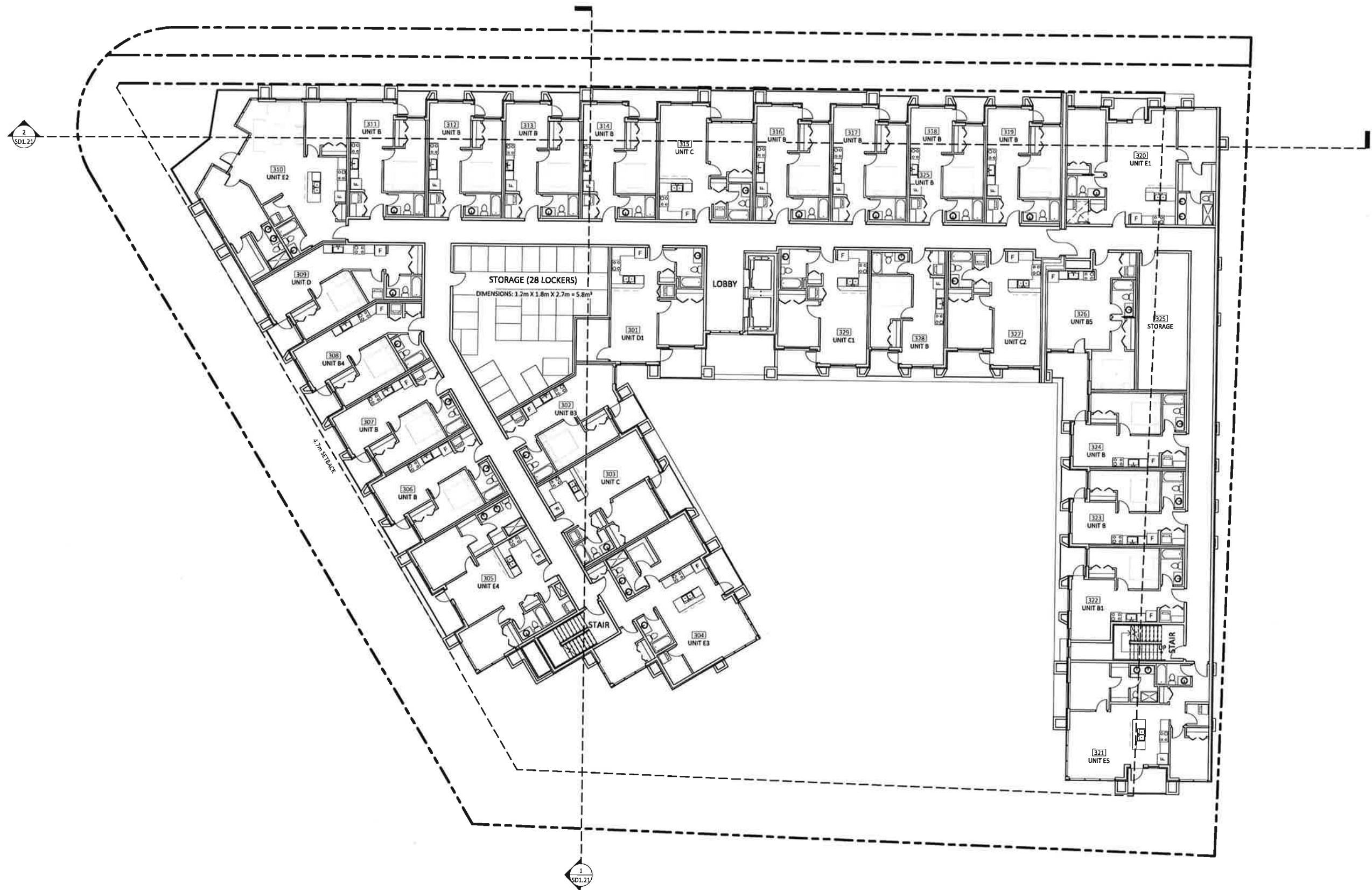
LOGAN AVENUE APARTMENTS
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2nd FLOOR PLAN
SCALE: 3/32" = 1'-0"



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SD3.03



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LOGAN AVENUE APARTMENTS

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3rd FLOOR PLAN

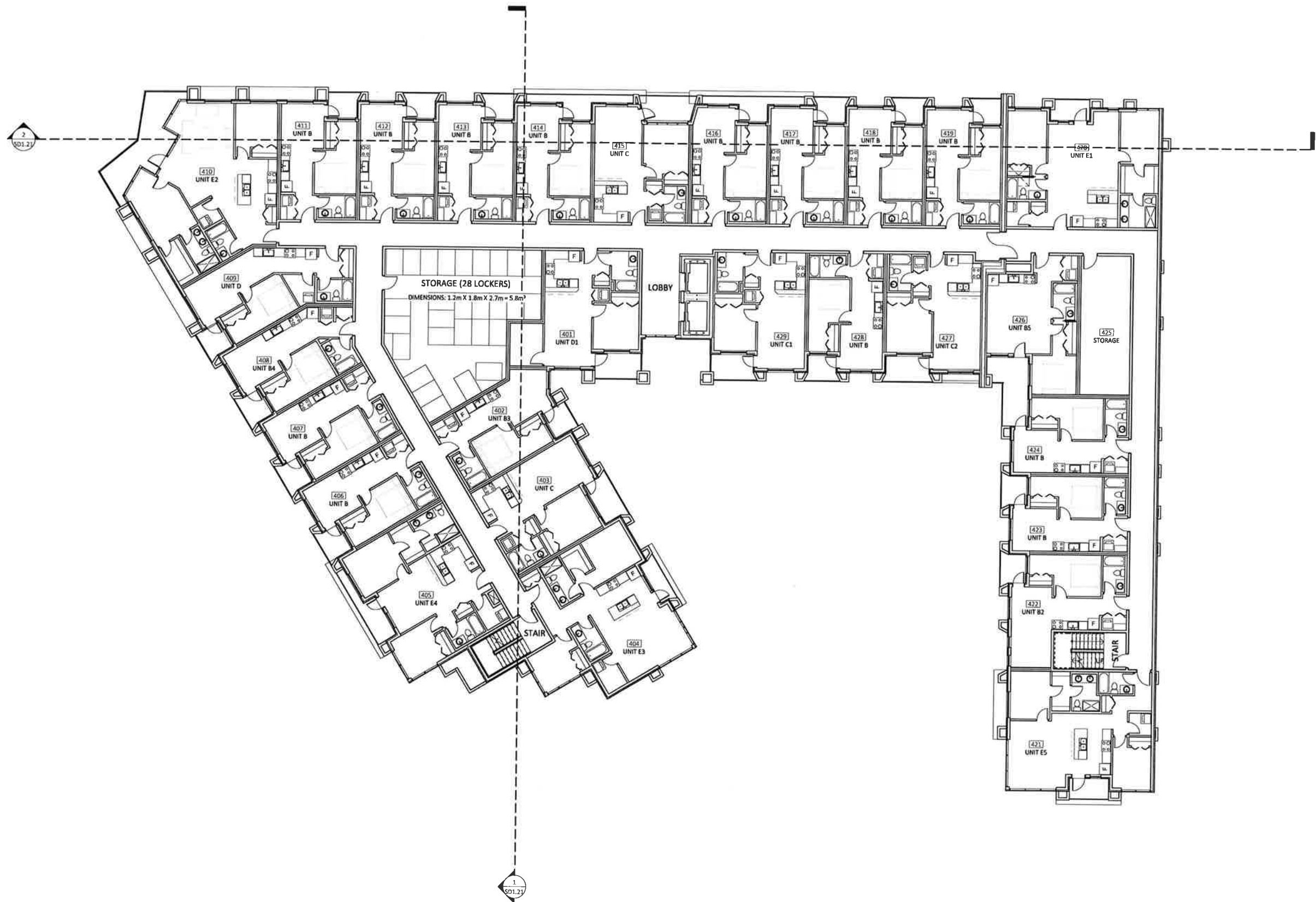
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SD3.04



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LOGAN AVENUE APARTMENTS

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4th FLOOR PLAN

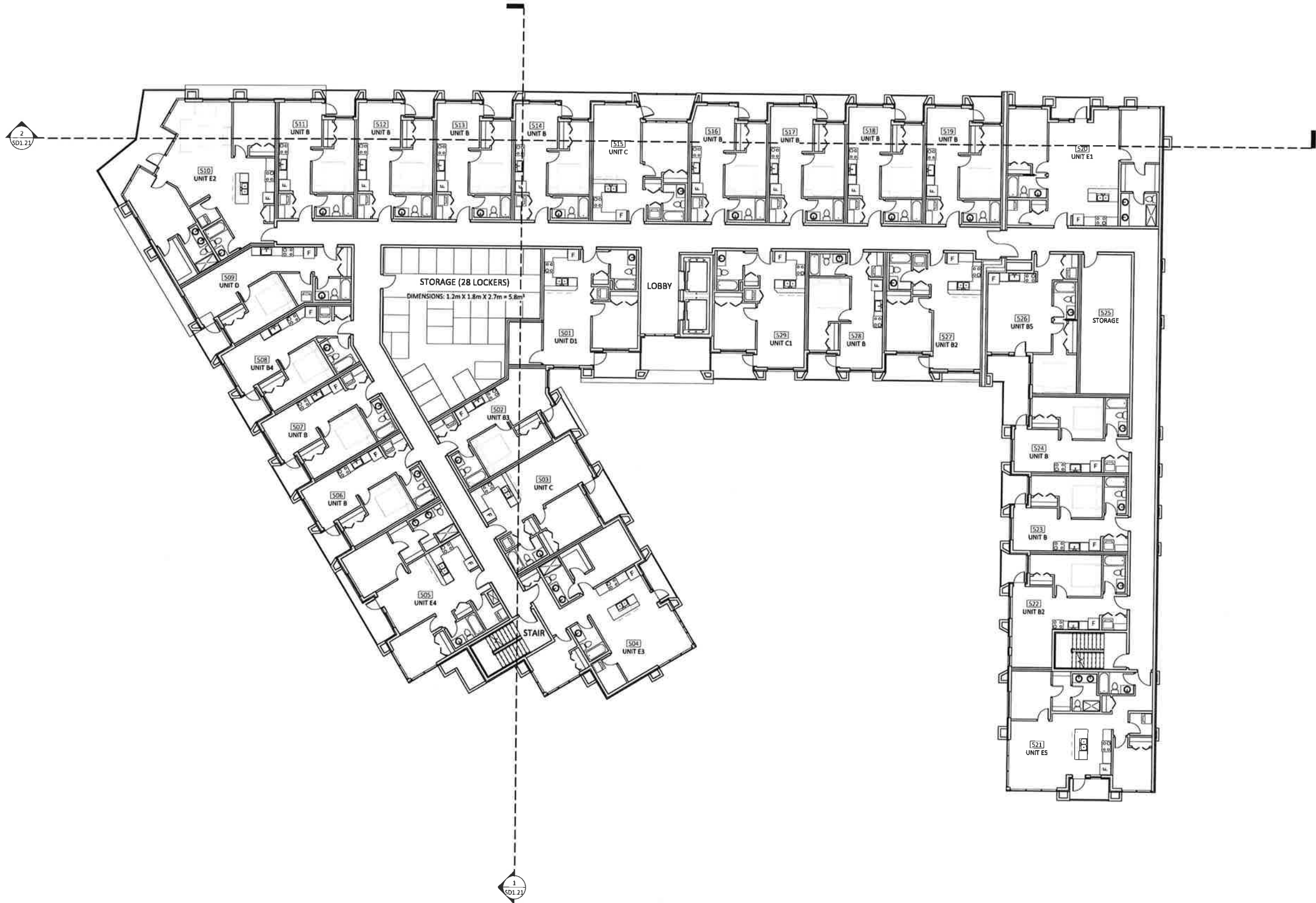
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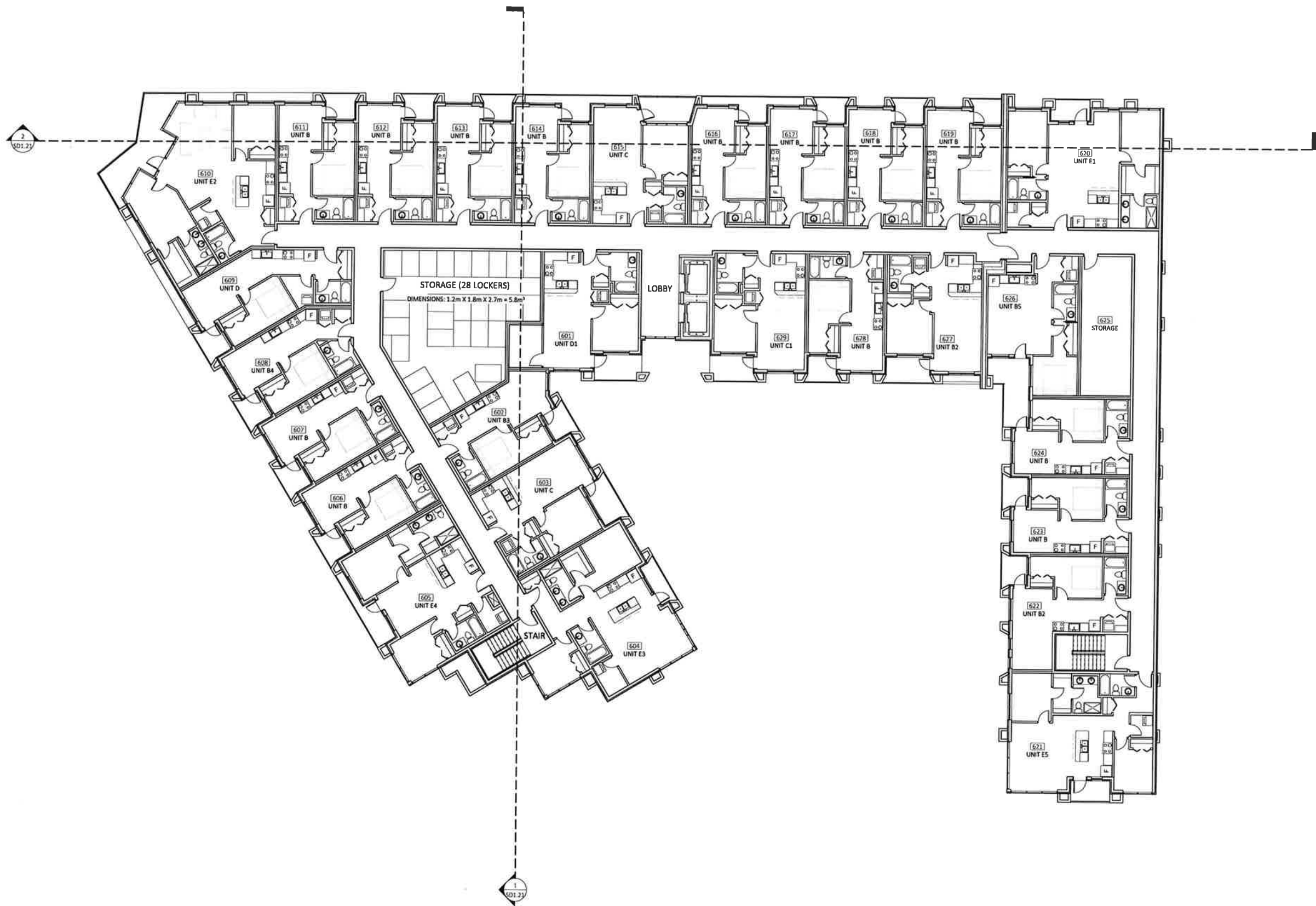


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SD3.05





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LOGAN AVENUE APARTMENTS

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6th FLOOR PLAN

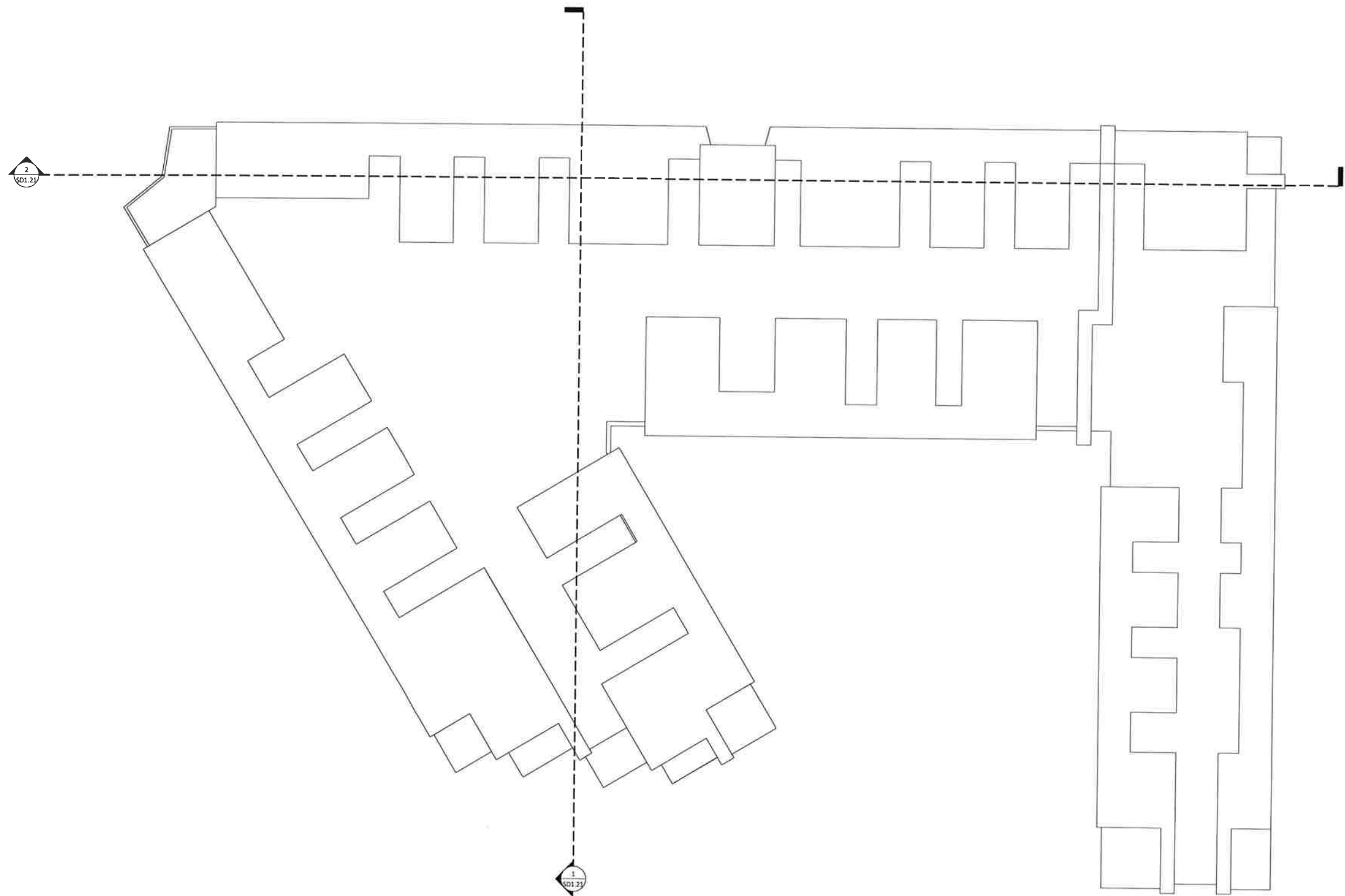
SCALE: 3/32" = 1'-0"



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SD3.07



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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

ROOF LEVEL PLAN

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



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SD3.08



north elevation

3/32" = 1'-0"



west elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- 'JAMES HARDIE', COLOUR: IRON GRAY
- 2 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- 'JAMES HARDIE', COLOUR: PEARL GRAY
- 3 CORRUGATED METAL :
- 'VICWEST', (HORIZONTAL, 7/8" CORRUGATED 2 5/8" SPACE)
COLOUR: 'GALVANIZED'
- 4 ALUMINUM CLADDING (WOODGRAIN):
- 'LONGBOARD', COLOUR: 'DARK NATIONAL WALNUT'
- 5 STANDING SEAM METAL ROOFING
- COLOUR: WHITE
- 6 STANDING SEAM METAL ROOFING
- COLOUR: DARK GREY
- 7 GLAZING SYSTEM:
COLOUR: 'BLACK ANODIZED', C/W BROWN SPANDREL PANEL
- 8 WINDOW VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 9 SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 10 ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
- 11 METAL FLASHING:
- 'GENTEK', COLOUR: 'SLATE 523'
- 12 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'
- 13 EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE', COLOUR: 'BLACK'
- 14 PLANTER:
- SMOOTH FACE ALLEN BLOCK, C/W MATCHING CAP
COLOUR: GRAY

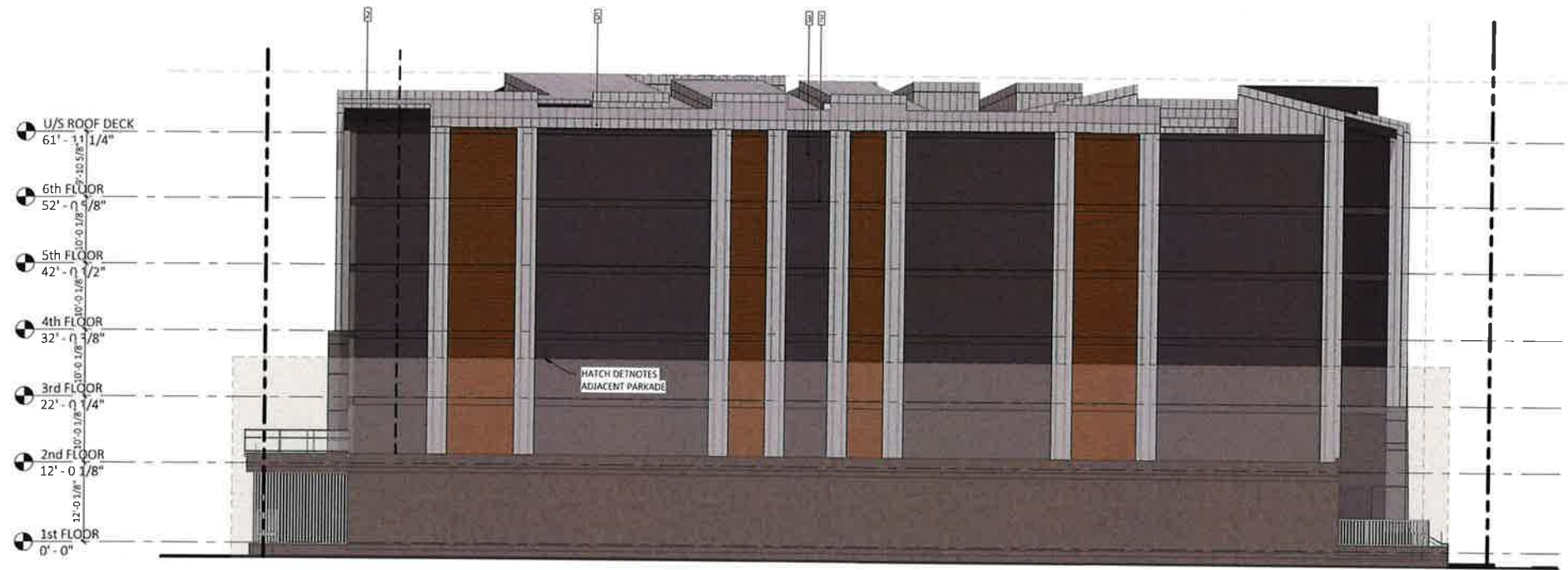


LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

BUILDING ELEVATIONS
SCALE: As indicated

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SD4.01



material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- 'JAMES HARDIE', COLOUR: IRON GRAY
- 2 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- 'JAMES HARDIE', COLOUR: PEARL GRAY
- 3 CORRUGATED METAL:
- 'VICWEST', (HORIZONTAL, 7/8" CORRUGATED 2 5/8" SPACE)
COLOUR: 'GALVANIZED'
- 4 ALUMINUM CLADDING (WOODGRAIN):
- 'LONGBOARD', COLOUR: 'DARK NATIONAL WALNUT'
- 5 STANDING SEAM METAL ROOFING
- COLOUR: WHITE
- 6 STANDING SEAM METAL ROOFING
- COLOUR: DARK GREY
- 7 GLAZING SYSTEM:
COLOUR: 'BLACK ANODIZED', C/W BROWN SPANDREL PANEL
- 8 WINDOW VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 9 SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 10 ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
- 11 METAL FLASHING:
- 'GENTEK', COLOUR: 'SLATE 523'
- 12 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'
- 13 EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE', COLOUR: 'BLACK'
- 14 PLANTER:
- SMOOTH FACE ALLEN BLOCK, C/W MATCHING CAP
COLOUR: GRAY

east elevation

3/32" = 1'-0"



south elevation

3/32" = 1'-0"



LOGAN AVENUE APARTMENTS

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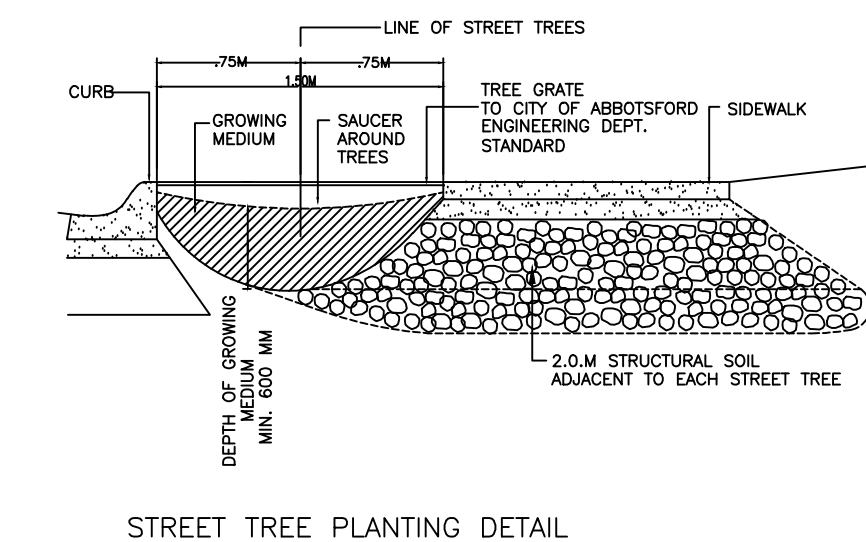
BUILDING ELEVATIONS

SCALE: As indicated

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SD4.02



8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



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