sheet schedule

SD0.01	COVER PAGE	SD3.01	BUILDING ELEVATIONS
SD1.01	CONTEXT PLANS	SD3.02	BUILDING ELEVATIONS
SD1.10	PROJECT DATA	SD3.03	BUILDING ELEVATIONS
SD1.11	PROJECT DATA	SD3.10	RENDERED ELEVATIONS
SD1.20	DESIGN RATIONALE	SD3.11	RENDERED ELEVATIONS
SD2.01	SITE PLAN - GROUND LEVEL	SD4.01	MATERIAL BOARD
SD2.10	1ST LEVEL PLAN	SD5.01	STREETSCAPES
SD2.11	2ND LEVEL PLAN	SD5.10	SHADOW STUDY
SD2.12	3RD LEVEL PLAN	SD5.11	SHADOW STUDY
SD2.13	4TH LEVEL PLAN	SD5.20	3D MASSING PERSPECTIVES
SD2.14	5TH LEVEL PLAN	SD6.01	SITE SECTIONS
SD2.15	6TH LEVEL PLAN	SD6.02	SITE SECTIONS
SD2.16	ROOF LEVEL PLAN	SD7.01	SURVEY PLAN
SD2.20	P1 LEVEL PLAN	SD7.02	SITE PLAN-LAYOUT

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fraser hwy & 201A street looking west

location

THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF LANGLEY ON THE CORNER OF FRASER HIGHWAY AND 201a STREET. ALONG FRASER HIGHWAY LIES A SERIES OF AUTO SHOPS AND OTHER RETAIL ESTABLISHMENTS. TO THE EAST IS A CONVENIENTLY LOCATED SHOPPING CENTRE.

Fraser highway mixed-use development location

location map

fraser hwy looking east

langley memorial hospital

langley regional airport

fraser highway mixed-use development location

aerial view looking east

201A street looking south

rear lane looking east

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WHITETAIL - FRASER HWY MIXED USE
20137 - 20139 FRASER HIGHWAY, LANGLEY, B.C.

CONTEXT PLANS
SCALE: N.T.S.

ISSUED FOR DP (Rev 1)
21-07-07 REVISION #:
CITY OF LANGLEY
PROJECT NUMBER: 20-130

WHITETAIL HOMES

SD1.01

0.1.0 project data

PROJECT:	WHITETAIL - FRASER HWY MIXED USE
PROPOSED ZONING:	CD (COMPREHENSIVE DEVELOPMENT ZONE)
EXISTING ZONING:	C2 - SERVICE COMMERCIAL ZONE (SERVICE COMMERCIAL & MIXED EMPLOYMENT PERMITTED ZONE
OCP DESIGNATION:	SERVICE COMMERCIAL
CIVIC ADDRESS:	20137 - 20139 FRASER HIGHWAY, LANGLEY, B.C.
LEGAL DESCRIPTION:	
VARIANCES APPLIED FOR:	1) RESIDENT PARKING STALL CALCULATION FACTOR TO 1.0 PER 1 BED, 1.2 PER 2 BED - REDUCTION OF 25 STALLS (AS PER AHJ... 2) RESIDENT SMALL CAR PERCENTAGE TO 60% (50%-60% ALLOWABLE AS PER AHJ DIRECTION) 3) VISITOR AND COMMERCIAL PARKING TO BE SHARED PER NEW DRAFT ZONING BYLAW - REDUCTION OF 27 STALLS (AS PER AH... 4) STORAGE LOCKERS TO DOUBLE UP AS BIKE STORAGE 5) LEVEL 1 - PORTIONS OF THE EAST CRU PROJECT INTO PROPOSED SETBACK 6) LEVEL 1 - PORTIONS OF THE SOUTH AND EAST MAIN ENTRANCE AND CRU CANOPIES, PROJECT INT PROPSED SETBACKS 7) LEVEL 2 - 6 PORTIONS OF THE EAST RESIDENTIAL UNITS PROJECT INTO THE PROPOSED SETBACK 8) LEVEL 2 - 6 PORTIONS OF THE EAST BALCONIES AND CANOPIES PROJECT INTO PROPOSED SETBACK 9) LEVEL 3 - 6 PORTIONS OF THE SOUTH BALCONIES AND CANOPIES PROJECT INTO PROPOSED SETBACK
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 CENTER-LINE OF FIREWALLS
GROSS FLOOR AREA DEFINITION (ZONING):	MEANS 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.
GRADE (BCBC 2018):	MEANS THE LOWEST OF THE AVERAGE LEVELS OF FINISHED GROUND ADJOINING EACH EXTERIOR WALL OF A BUILDING, EXCEPT THAT LOCALIZED DEPRESSIONS NEED NOT BE COSIDERED IN THE DETERMINATION OF AVERAGE LEVELS OF FINISHED GROUND.
FINISHED GRADE (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO THE EXTERIOR WALL OF A BUILDING
PROPOSED GRADE (ZONING):	MEANS THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL BE TAKEN AT 5.0 METER INTERVALS ALONG THE EXTERIOR BUILDING WALLS AT RIGHT ANGLES TO THE WALLS, EXCLUDING DRIVEWAYS, STAIRS AND RAMPS.
STOREY (ZONING):	MEANS THE SPACE BETWEEN A FLOOR LEVEL AND CEILING DIRECTLY ABOVE IT.
FIRST STOREY (ZONING):	MEANS THE UPPERMOST STOREY HAVING ITS FLOOR ELEVATION NOT MORE THAN 2.0 METERS ABOVE FINISHED GRADE, AND SHALL NOT BE MORE THAN 2.5 METERS ABOVE THE CROWN OF THE CROWN OF THE ROAD ADJACENT TO THE PROPERTY.
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METERS FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY; AND FOR ALL OTHER USES WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STOREY TO THE UPPER MOST STOREY.
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	15m (ZONING C2) / 6 STOREYS (BCBC 3.2.2.50)
MINIMUM BUILDING ELEVATION:	REQUIRED - NOT INDICATED PROPOSED - 8.85m
FINISHED GRADE (ZONING):	11.71m
MAXIMUM LOT COVERAGE (ZONING):	CURRENT ZONING C2: 90% FUTURE CD ZONING: TBD
LOWEST AVERAGE GRADE (BCBC 2018):	12.25m
PROPOSED BUILDING HEIGHT (BCBC 2018):	6 STOREY
PROPOSED BUILDING HEIGHT (ZONING):	19.46m
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m (BCBC 2018, GROUP C 3.2.2.50 (1)(c), PROPOSED - 16.74m
1ST STOREY TO UPPERMOST COMBUSTIBLE ROOF:	MAXIMUM - 25m (BCBC 2018, GROUP C 3.2.2.50 (2)(c), PROPOSED - 21.29m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m (BCBC 2018 3.2.5.6(2)) PROPOSED - 17.02m
GROSS SITE AREA:	42,725.72 S.F. (3,969.34 S.M.) (0.3969 HECTARS)
NET SITE AREA:	39,996.25 S.F. (3,715.77 S.M.)
LOT COVERAGE:	25,938 S.F. / 42,725.72 S.F. = 60.7%
BUILDING AREA:	25,938 S.F. (2,409 S.M.)
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	112,921 S.F. (RESIDENTIAL) + 9,063 S.F. (COMMERCIAL) + 3,723 S.F. (INDOOR AMENITY) = 125,707 S.F. (11,679 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	35,594 S.F. (3,307 S.M.)
FSR:	125,707 S.F. / 42,725.72 S.F. (GROSS SITE AREA) = 2.94
DENSITY (DWELLING UNIT & RESIDENTIAL PER HECTARE):	362 DU/HA 284,507 S.F. (RESIDENTIAL)/HA
SETBACKS:	NORTH - 2.00m EAST - 3.00m 1ST FLOOR SETBACK; 2.00m RESIDENTIAL SETBACK SOUTH - 2.00m 1ST FLOOR SETBACK; 2.00m RESIDENTIAL SETBACK WEST - 6.00m RESIDENTIAL SETBACK
NUMBER OF STREETS:	2
AMENITY SPACE:	REQUIRED INDOOR AMENITY SPACE 2.35M (24.74 S.F.) PER DWELLING UNIT FOR ALL BUILDINGS CONTAINING MORE THAN 20 UNITS REQUIRED: = 144 UNITS X 2.3 S.M. = 331.20 S.M. (3,565.01 S.F.) PROVIDED: 345.86 S.M. (3,723 S.F.)

0.2.0 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %
1ST LEVEL			
COMMERCIAL	9063 SF	841.99 m²	7.2%
RESIDENTIAL	1440 SF	133.82 m²	1.1%
	10504 SF	**975.81 m²**	**8.4%**
2ND LEVEL			
CIRCULATION	2703 SF	251.07 m²	2.1%
INDOOR AMENITY	3723 SF	345.86 m²	3.0%
RESIDENTIAL	16138 SF	1499.23 m²	12.8%
SERVICE ROOMS/SHAFTS	246 SF	22.85 m²	0.2%
STORAGE	270 SF	25.07 m²	0.2%
	23079 SF	**2144.07 m²**	**18.4%**
3RD LEVEL			
CIRCULATION	2544 SF	236.35 m²	2.0%
RESIDENTIAL	19971 SF	1855.40 m²	15.9%
SERVICE ROOMS/SHAFTS	246 SF	22.85 m²	0.2%
STORAGE	270 SF	25.07 m²	0.2%
	23031 SF	**2139.67 m²**	**18.3%**
4TH LEVEL			
CIRCULATION	2544 SF	236.35 m²	2.0%
RESIDENTIAL	19971 SF	1855.40 m²	15.9%
SERVICE ROOMS/SHAFTS	246 SF	22.85 m²	0.2%
STORAGE	270 SF	25.07 m²	0.2%
	23031 SF	**2139.67 m²**	**18.3%**
5TH LEVEL			
CIRCULATION	2544 SF	236.35 m²	2.0%
RESIDENTIAL	19971 SF	1855.40 m²	15.9%
SERVICE ROOMS/SHAFTS	246 SF	22.85 m²	0.2%
STORAGE	270 SF	25.07 m²	0.2%
	23031 SF	**2139.67 m²**	**18.3%**
6TH LEVEL			
CIRCULATION	2544 SF	236.35 m²	2.0%
RESIDENTIAL	19971 SF	1855.40 m²	15.9%
SERVICE ROOMS/SHAFTS	246 SF	22.85 m²	0.2%
STORAGE	270 SF	25.07 m²	0.2%
	23031 SF	**2139.67 m²**	**18.3%**
AREA GRAND TOTAL	**125707 SF**	**11678.56 m²**	**100.0%**

0.2.1 gross floor area total (level)

Level	AREA SF	AREA m²	AREA %
1ST LEVEL	10504 SF	975.81 m²	8.4%
2ND LEVEL	23079 SF	2144.07 m²	18.4%
3RD LEVEL	23031 SF	2139.67 m²	18.3%
4TH LEVEL	23031 SF	2139.67 m²	18.3%
5TH LEVEL	23031 SF	2139.67 m²	18.3%
6TH LEVEL	23031 SF	2139.67 m²	18.3%
AREA GRAND TOTAL	**125707 SF**	**11678.56 m²**	**100.0%**

0.3.0 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m² (1m²)
UNIT B	1 BED	4	474 SF	44 m²
UNIT B	1 BED	11	475 SF	44 m²
UNIT B	1 BED	15	476 SF	44 m²
UNIT B	1 BED	10	477 SF	44 m²
UNIT B	1 BED	5	483 SF	45 m²
UNIT B	1 BED	8	487 SF	45 m²
UNIT B1	1 BED	5	546 SF	51 m²
UNIT B1	1 BED	5	547 SF	51 m²
UNIT B2	1 BED - FLEX (INCL. STORAGE) (ADAPTABLE)	8	701 SF	65 m²
UNIT B3	1 BED - FLEX (INCL. STORAGE)	8	673 SF	63 m²
UNIT B4	1 BED - FLEX (INCL. STORAGE)	1	653 SF	61 m²
UNIT B4	1 BED - FLEX (INCL. STORAGE)	4	666 SF	62 m²
UNIT B4	1 BED - FLEX (INCL. STORAGE)	4	668 SF	62 m²
UNIT B6	1 BED	1	563 SF	52 m²
UNIT B7	1 BED - STORAGE	10	668 SF	62 m²
UNIT B8	1 BED - STORAGE	5	719 SF	67 m²
UNIT B9	1 BED - STORAGE	5	765 SF	71 m²
UNIT C	2 BED - STORAGE	5	1001 SF	93 m²
UNIT C	2 BED - STORAGE	1	1002 SF	93 m²
UNIT C	2 BED - STORAGE	5	1003 SF	93 m²
UNIT C	2 BED - STORAGE	4	1004 SF	93 m²
UNIT C	2 BED - STORAGE	1	1057 SF	98 m²
UNIT C	2 BED - STORAGE	4	1075 SF	100 m²
UNIT C1	2 BED - STORAGE	5	910 SF	85 m²
UNIT C2	2 BED - STORAGE	5	902 SF	84 m²
UNIT C3	2 BED - STORAGE	5	816 SF	76 m²
UNIT TOTALS: 144				

0.3.1 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %
1 BED	64	44.4%
1 BED - FLEX (INCL. STORAGE)	17	11.8%
1 BED - FLEX (INCL. STORAGE) (ADAPTABLE)	8	5.6%
1 BED - STORAGE	20	13.9%
2 BED - STORAGE	35	24.3%
TOTAL UNITS: 144		100.0%

0.2.2 gross floor area parkade only

Level	AREA SF	AREA m²	AREA %
P1 LEVEL	35594 SF	3306.76 m²	100.0%
AREA GRAND TOTAL	**35594 SF**	**3306.76 m²**	**100.0%**

0.5.0 parking requirements

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)

	UNITS / S.F.	CURRENT FACTOR	REQUIRED STALLS	PROPOSED FACTOR	PROPOSED STALL
RESIDENT					
TENANT (1 BED)	109	*1.2	**131**	*1.0	109
TENANT (2 BED)	35	*1.3	**46**	*1.2	42
			177		**151**
					153 PROPOSED
SMALL CAR ALLOWABLE		40% OF TOTAL (177)	71	60% OF TOTAL (153)	92
ACCESSIBLE STALLS		5% OF TOTAL (177)	9	5% OF TOTAL (153)	8
VISITOR	144	*0.2	**29**	***0.15**	22
COMMERCIAL	841 S.M. (9063 S.F.)	3 SPACES PER 93 S.M.	27	**1.5 SPACE PER 100 S.M. (1.5 * 8.39)**	13
					16 VISITOR, 7 COMMERCIAL, 6 SHARED
					29 STALLS IN TOTAL
SMALL CAR ALLOWABLE		40% OF TOTAL	9	41% OF TOTAL (29)	12
ACCESSIBLE STALLS		5% OF TOTAL	1	5% OF TOTAL (29)	1
TOTAL STALLS			**233**		**182**
		CURRENT FACTOR	REQUIRED	PROPOSED FACTOR	PROPOSED
LOADING		2 PER 465 S.M. - 2,323 S.M.	2	1	1
ELECTRIC VEHICLE CHARGING		10% OF RESIDENT STALLS	**18 INSTALLED; REMAINING STALLS EV-READY**	10% OF RESIDENT STALLS	**16 INSTALLED; REMAINING STALLS EV-READY**

BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS	FACTOR	TOTAL		
TENANT (UNIT)	144	*0.5	72	72 (SHARED WITH STORAGE LOCKERS)	72 (SHARED WITH STORAGE LOCKERS)
VERTICAL STALLS ALLOWABLE		40% OF TOTAL	29		
VISITOR	1	*6	**6**		**6 (SURFACE)**
COMMERCIAL (RETAIL) -EMPLOYEE	703 S.M. (7565 S.F.)	1 PER 500 S.M.	**2**		**2 (SURFACE)**
COMMERCIAL (RETAIL) - VISITOR	5	*6	**30**		**30 (SURFACE)**

STORAGE LOCKERS REQUIRED (BYLAW REQUIREMENT)

STORAGE LOCKER REQUIRMENT BUILDING WITH ELEVATORS: A MINIMUM OF 5.67m³ (200 ft³) PER UNIT WITH A LOCKER HEIGHT OF AT LEAST 1.8m (5.9ft)

	UNITS	FACTOR	TOTAL
TENANT (UNIT)	144	*1.0 (5.67 m³/UNIT)	144
			42 LOCKERS (PARKADE)
			25 LOCKERS (L2-L6)
			80 (IN SUITE)
			147 TOTAL

0.5.1 vehicle parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
TENANT				
ACCESSIBLE	6	3.3%	P1 LEVEL	
SMALL CAR	54	29.5%	P1 LEVEL	
STANDARD	49	26.8%	P1 LEVEL	
P1 LEVEL: 109		**59.6%**		
ACCESSIBLE	2	1.1%	1ST LEVEL	
SMALL CAR	38	20.8%	1ST LEVEL	
STANDARD	4	2.2%	1ST LEVEL	
1ST LEVEL: 44		**24.0%**		
TENANT: 153		**83.6%**		
TENANT / COMMERCIAL				
LOADING	1	0.5%	1ST LEVEL	
1ST LEVEL: 1		**0.5%**		
TENANT / COMMERCIAL: 1		**0.5%**		
VISITOR				
ACCESSIBLE	1	0.5%	1ST LEVEL	
SMALL CAR	12	6.6%	1ST LEVEL	
STANDARD	16	8.7%	1ST LEVEL	
1ST LEVEL: 29		**15.8%**		
VISITOR: 29		**15.8%**		
TOTAL PARKING STALLS: 183		**100.0%**		

0.6.0 garbage requirements

GARBAGE / RECYCLING AREA REQUIRED - MULTI-FAMILY			**PROPOSED**
BASED ON: METRO VANCOUVER SPECIFICATIONS FOR RECYCLING AND GARBAGE AMENITIES IN MULTI-FAMILY AND COMMERCIAL DEVELOPMENTS			
MULTI-FAMILY MINIMUM CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE REQUIRED:	(0.31 S.M. X 144 UNITS) + 8 S.M. =	**52.64 S.M. (567 S.F.)**	**55.95 S.M. (602.26 S.F.)**
WITHIN ABOVE - MINIMUM SIZE OF CENTRALIZED RECYCLING STORAGE SPACE REQUIRED:	(0.16 S.M. X 144 UNITS) + 8 S.M. =	31.04 S.M. (334 S.F.)	
IN ADDITION TO ABOVE - MINIMUM SIZE OF "FLEX SPACE" REQUIRED:	31.04 S.M. X 05 =	**15.52 S.M. (167 S.F.)**	**15.52 S.M. (167 S.F.)**
GRAND TOTAL		**68.16 S.M. (734 S.F.)**	71.47 S.M. (769.26 S.F.)

GARBAGE / RECYCLING AREA REQUIRED - COMMERCIAL			**PROPOSED**
BASED ON: METRO VANCOUVER SPECIFICATIONS FOR RECYCLING AND GARBAGE AMENITIES IN MULTI-FAMILY AND COMMERCIAL DEVELOPMENTS			
COMMERCIAL MINIMUM CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE REQUIRED:	(0.0182 X 841 S.M.) + 3.7 S.M. =	**19.00 S.M. (204 S.F.)**	**18.97 S.M. (204 S.F.)**
WITHIN ABOVE - COMMERCIAL MINIMUM CENTRALIZED RECYCLING STORAGE SPACE REQUIRED:	(0.014 X 841 S.M.) + 3 S.M. =	14.77 S.M. (159 S.F.)	
GRAND TOTAL		**18.97 S.M. (204 S.F.)**	**18.97 S.M. (204 S.F.)**

design rationale

project description

THIS PROPOSED DEVELOPMENT IS A MIXED-USE, SIX STOREY BUILDING WITH 5 LEVELS OF WOOD-FRAMED RESIDENTIAL UNITS ATOP A CONCRETE COMMERCIAL RETAIL AND OPEN-AIR PARKING PODIUM. THERE IS ALSO ONE LEVEL OF UNDERGROUND PARKING WHICH FILLS THE FOOTPRINT OF THE USABLE SITE AREA.

massing, form & character

THE BUILDING'S DESIGN EMERGED FROM THE DYNAMICS OF ITS SITE WITH ITS UNIQUE TRAPEZOIDAL SHAPE ADJACENCY TO 201A STREET AND FRASER HIGHWAY. THESE CIRCUMSTANCES DEVELOPED THE OPPORTUNITY NOT ONLY TO DENSIFY THE SITE, BUT ALSO TO CREATE A WELCOMING AND ATTRACTIVE MIXED-USE DEVELOPMENT ALONG THE CITY OF LANGLEY'S FUTURE TRANSIT-ORIENTED GATEWAY. TO MAXIMIZE DENSITY, THE MASS AND FORM OF THE BUILDING BEGAN BY FILLING THE SHAPE OF THE SITE, RESULTING IN A SHARP CORNERED COURTYARD MASSING CONVERGING AT THE SE "HINGE." FROM THERE, A VERTICAL RHYTHM OF SOLID AND VOID FORMS ARE ELEVATED AND SEPARATED FROM THE COMMERCIAL RETAIL BY AN INSET CONTINUOUS CANTILEVERED FRAME. THE VERTICAL MASSING BANDS SERVE TO DEFINE AND REDUCE THE SCALE OF THE BUILDING'S LENGTH WHILE PROVIDING SHADOW LINE TO GIVE DEPTH. AT THE NORTH ELEVATION, A "COURT" IS CARVED OUT TO LET IN NATURAL DAYLIGHT AND VENTILATION TO THE INWARD-FACING UNITS. THE BUILDING MASSING IS RAISED AT THE SE CORNER WITH A BOLD COLOURED PANELING SYSTEM TO ENGAGE THE CITY CONTEXT AND PROVIDE A WAYFINDING MOMENT FOR THE FUTURE SKYTRAIN STATION DOWN THE STREET. LARGELY OPEN AROUND IT'S BASE, RESIDENTS AND PASSERBYS CAN VIEW AND ACCESS THE NEW COMMERCIAL RETAIL UNITS ALONG THE SOUTH THAT HAVE THE GLAZING SYSTEM REACHING TOWARD THE BYPASSER.

ADDITIONALLY, THE BUILDING HOUSES A FLEXIBLE INDOOR AMENITY ROOM, STAIRWELLS WITH PLENTIFUL NATURAL LIGHT FOR INDOOR EXERCISE.

environmental sustainability

THE DEVELOPMENT DEMONSTRATES ENVIRONMENTAL SUSTAINABILITY THROUGH:

- LARGE SOUTH, WEST AND EAST OVERHANGS TO REDUCE SOLAR HEAT GAIN AND ENERGY USE FROM AIR CONDITIONING DURING COOLING SEASONS.
- REDUCED OVERALL FENESTRATION TO WALL RATIO WITH SMALLER, MORE PRIVATE BEDROOM WINDOWS.
- LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS.
- WATER-EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS.
- NATURAL VENTILATION THROUGH OPERABLE WINDOWS.
- ENERGY-EFFICIENT HVAC SYSTEMS.
- STORAGE AND COLLECTION OF RECYCLABLES.
- USE OF HIGH ALBEDO ROOFING MATERIALS.

crime prevention

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

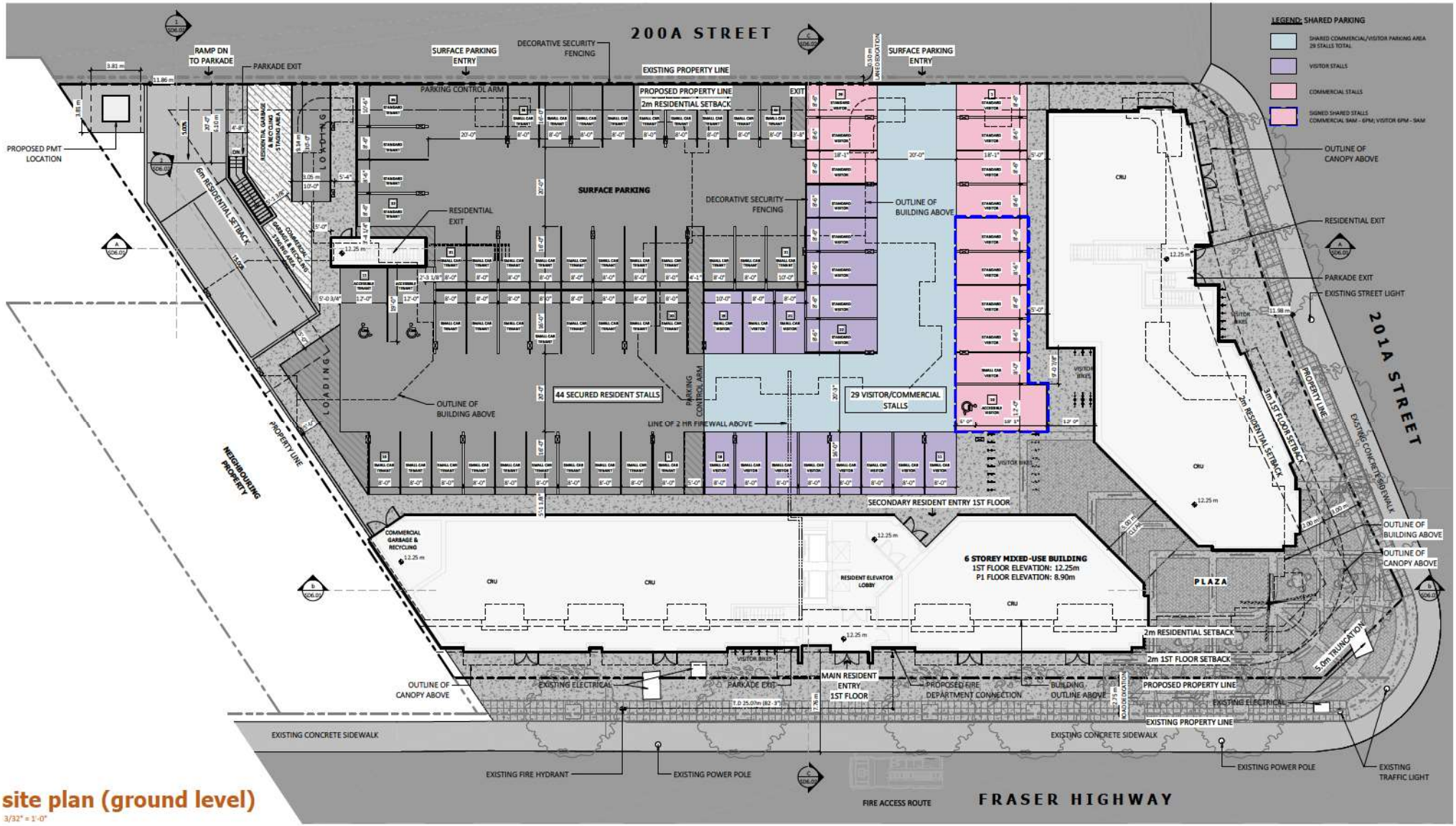
REFER ALSO TO THE ENCLOSED CPTED REPORT

south perspective

east perspective

through-way perspective

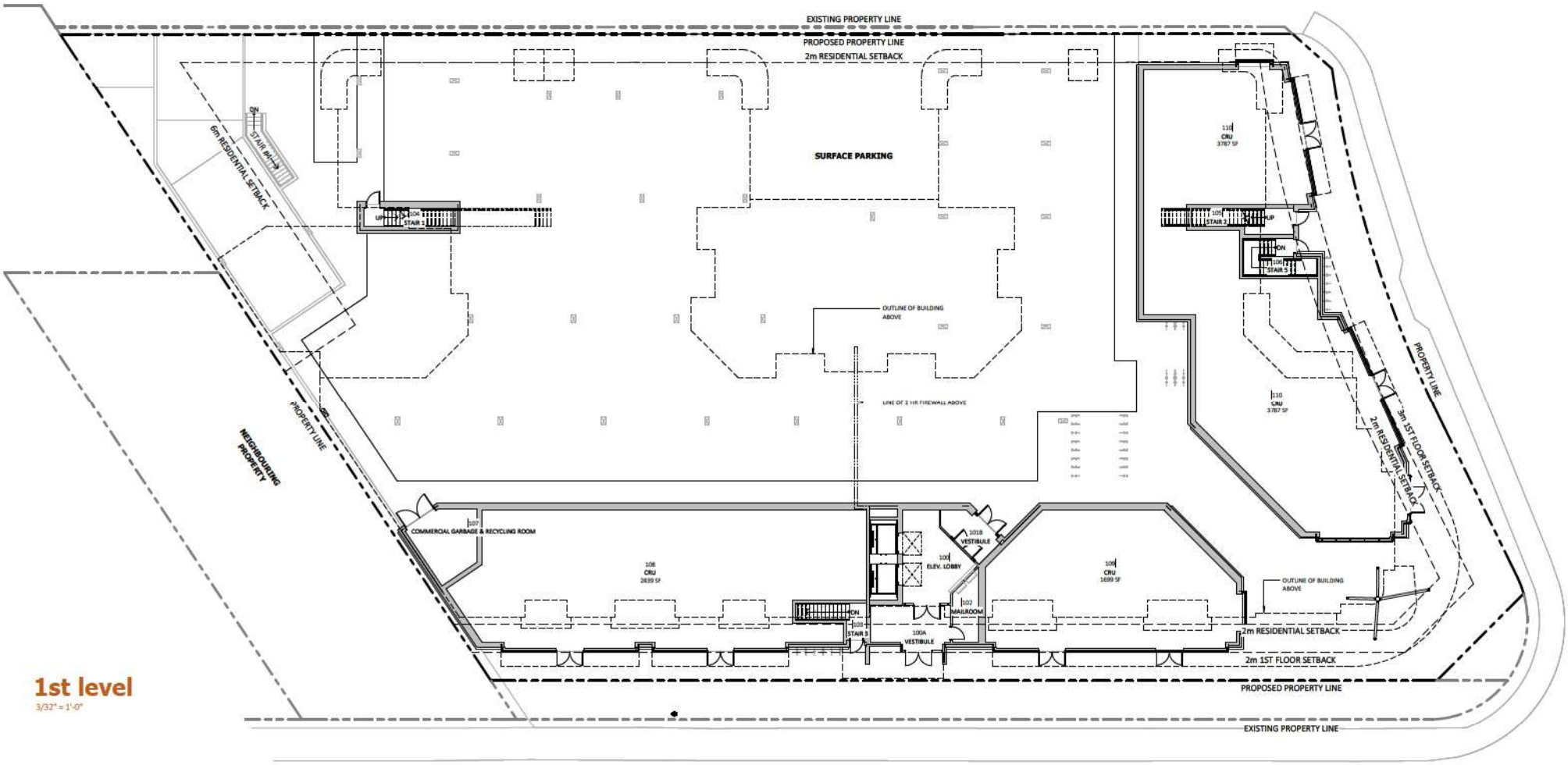
west perspective



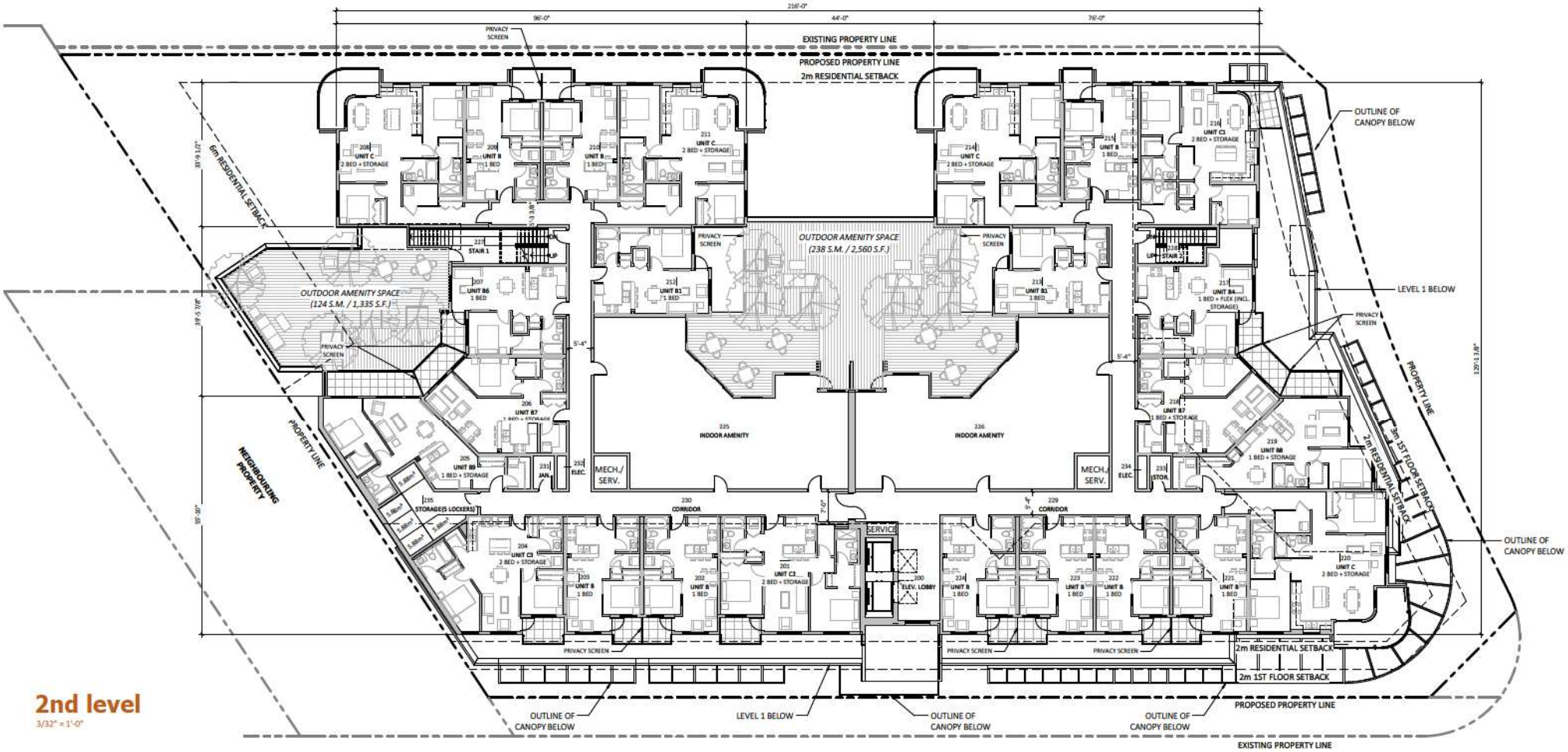
site plan (ground level)

3/32" = 1'-0"

keystonearch.ca	WHITETAIL - FRASER HWY MIXED USE 20137 - 20139 FRASER HIGHWAY, LANGLEY, B.C.	SITE PLAN - GROUND LEVEL SCALE: As indicated	ISSUED FOR DP (Rev 1) 21-07-07 REVISION #: CITY OF LANGLEY PROJECT NUMBER: 20-130		SD2.01



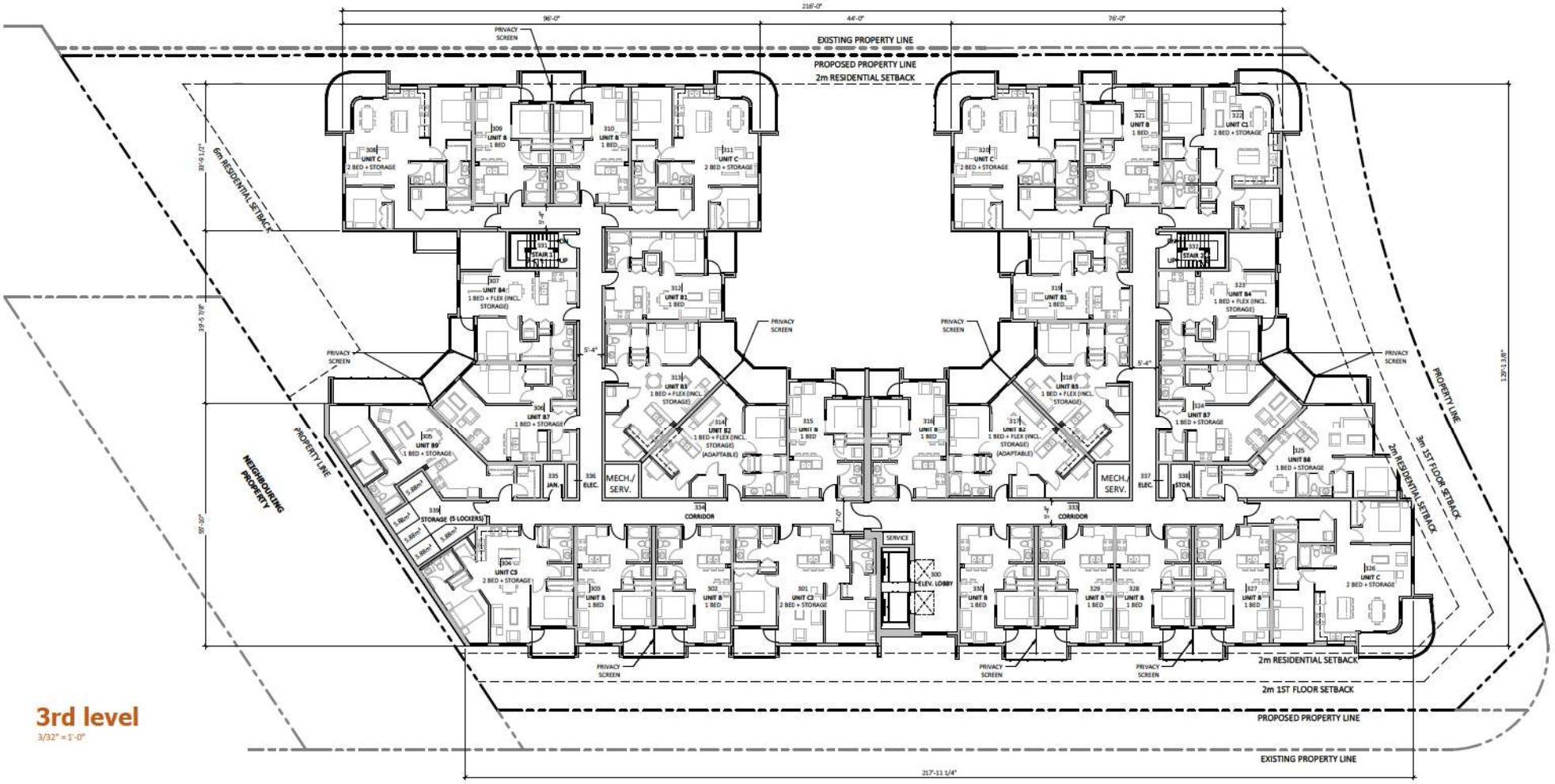
1st level
3/32" = 1'-0"



2nd level

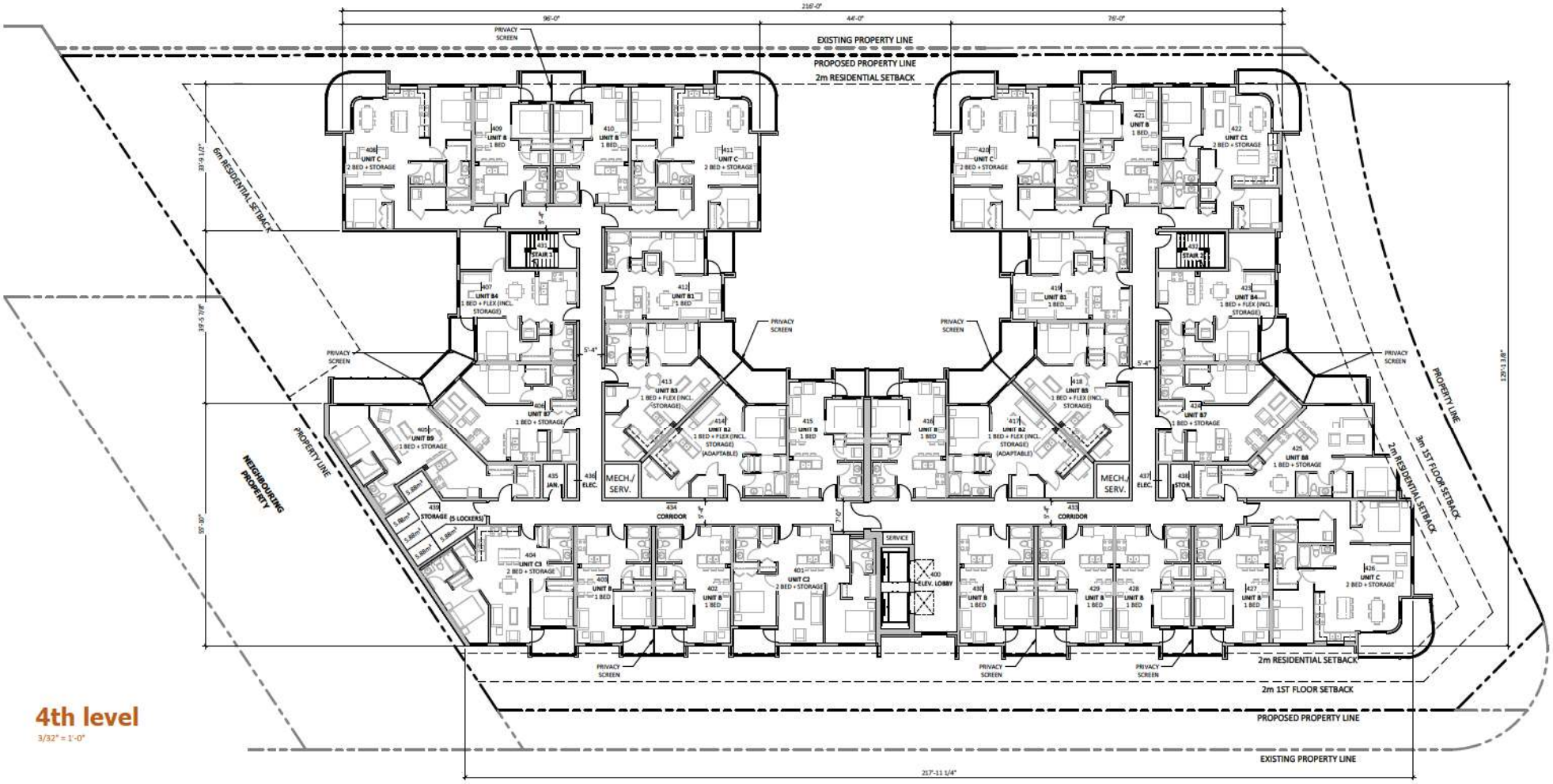
3/32" = 1'-0"

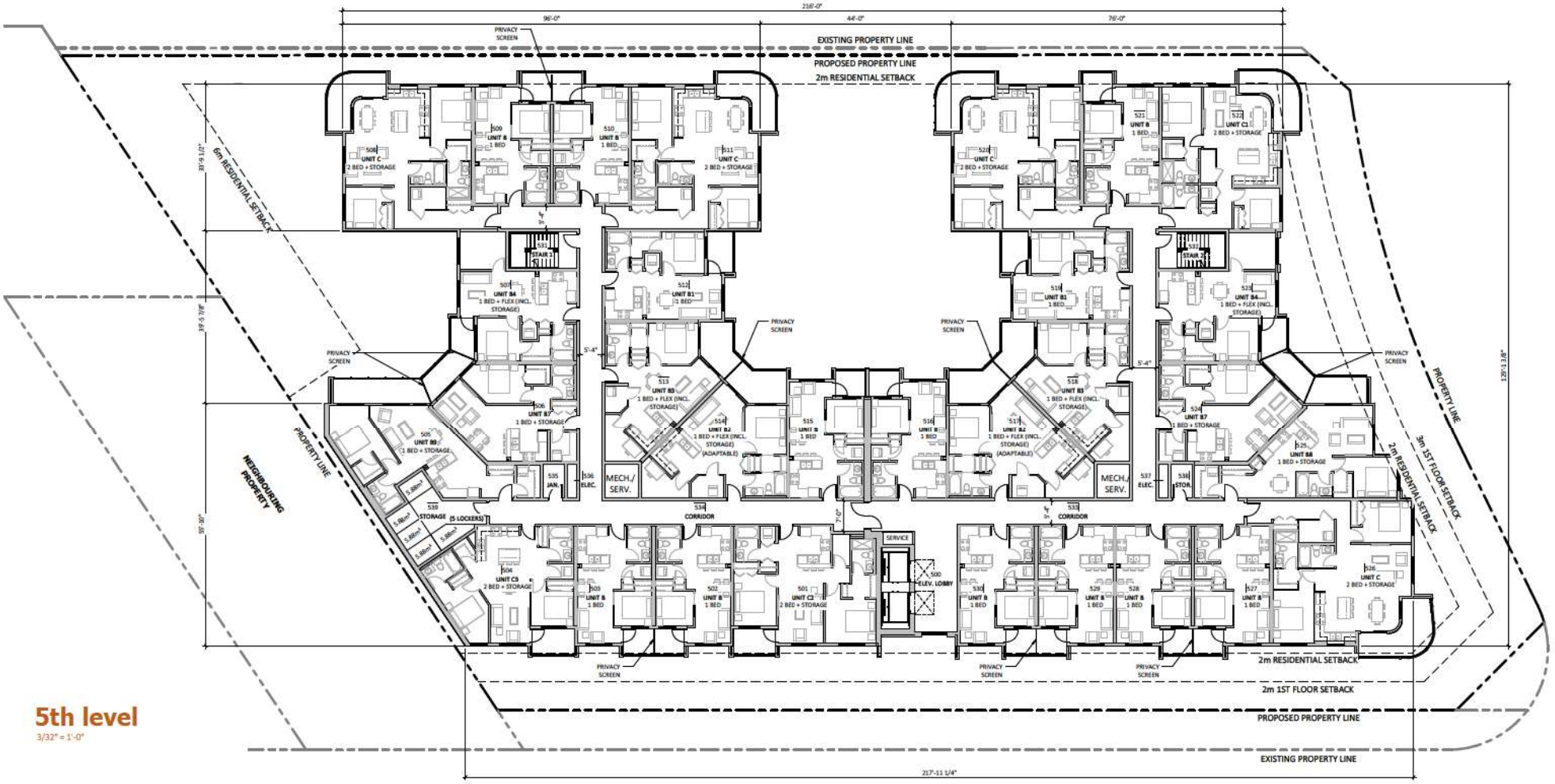
keystonearch.ca	WHITETAIL - FRASER HWY MIXED USE 20137 - 20139 FRASER HIGHWAY, LANGLEY, B.C.	2ND LEVEL PLAN SCALE: 3/32" = 1'-0"	ISSUED FOR DP (Rev 1) 21-07-07 REVISION #: CITY OF LANGLEY PROJECT NUMBER: 20-130	WHITETAIL HOMES	SD2.11



3rd level

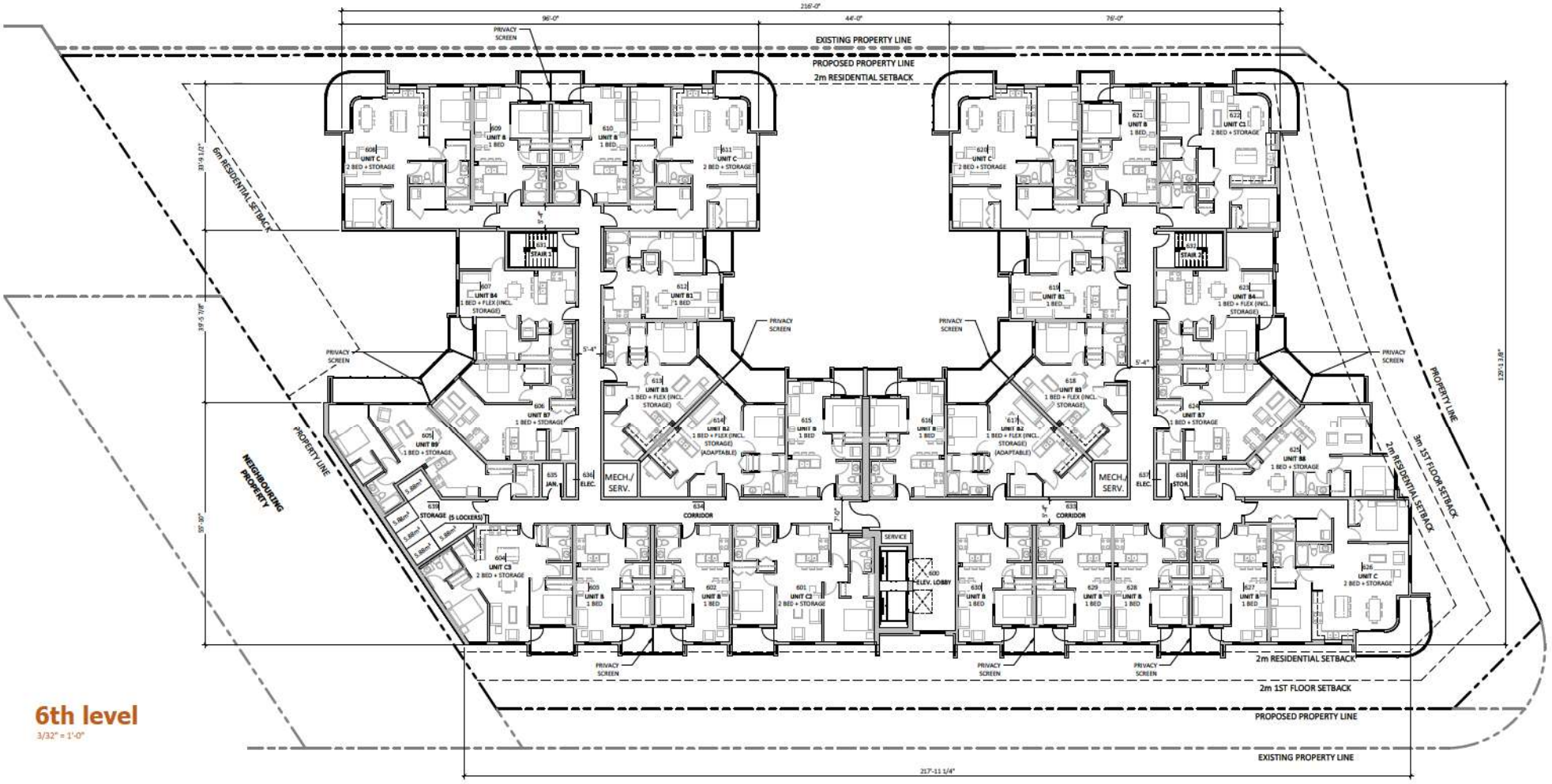
3/32" = 1'-0"


EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
2m RESIDENTIAL SETBACK
6m RESIDENTIAL SETBACK
PROPERTY LINE
NEIGHBOURING PROPERTY
3m 1ST FLOOR SETBACK
2m 1ST FLOOR SETBACK
PRIVACY SCREEN
MECH./ SERV.
CORRIDOR
ELEV. LOBBY
SERVICE
STORAGE (5 LOCKERS)
4th level
3/32" = 1'-0"



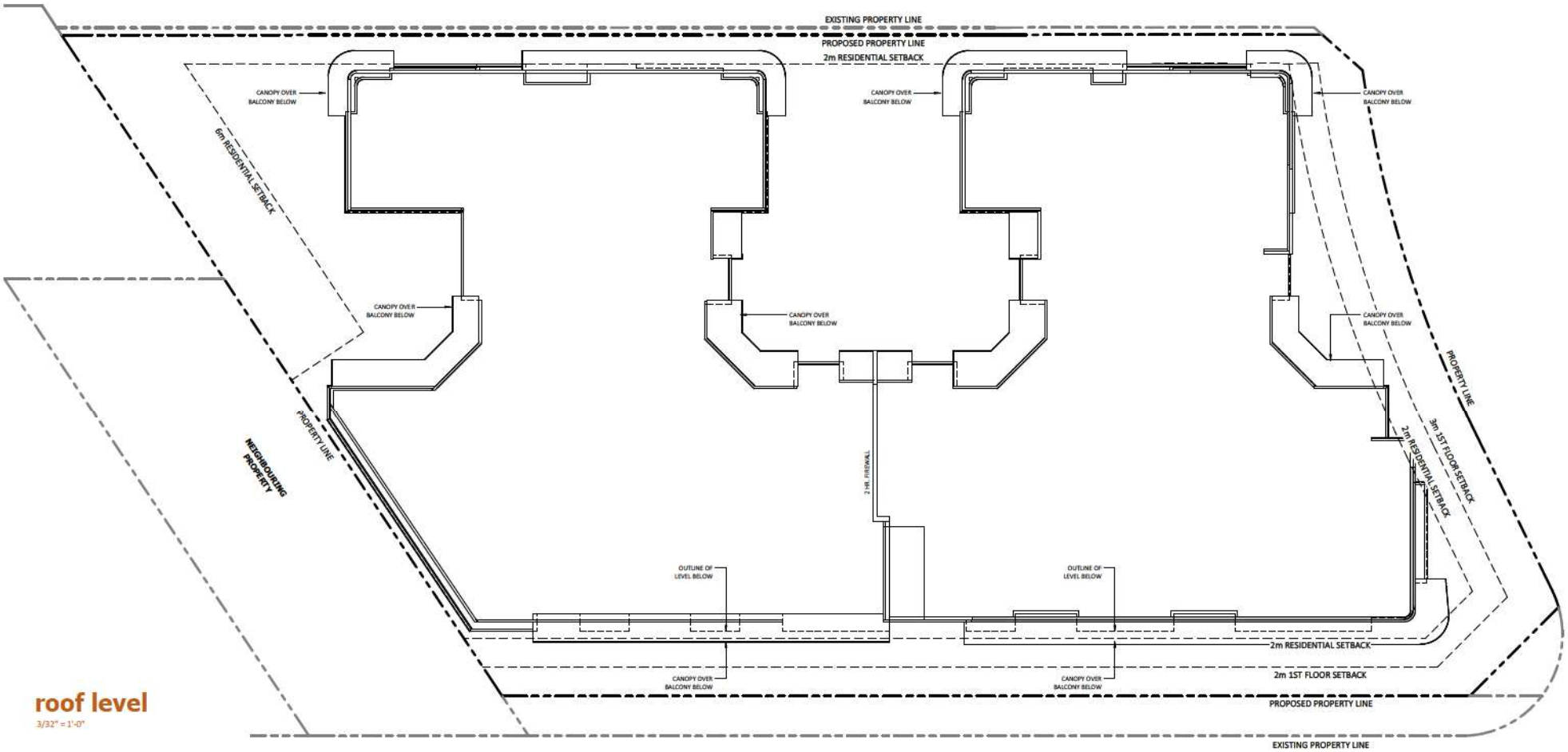
5th level

3/32" = 1'-0"

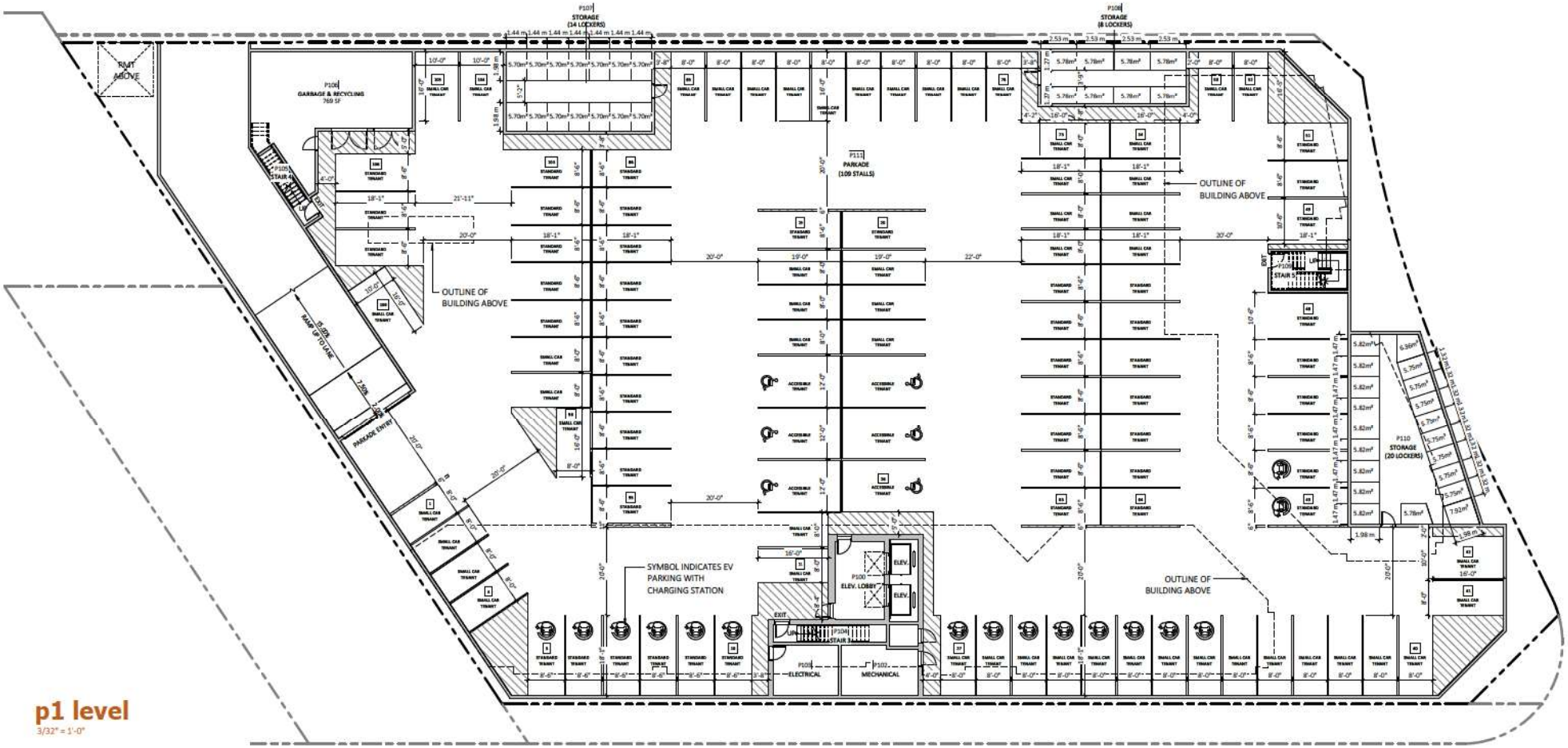


6th level

3/32" = 1'-0"



roof level
3/32" = 1'-0"



p1 level
3/32" = 1'-0"

south elevation

3/32" = 1'-0"

* WHERE PROPERTY LINES OR SETBACK LINES ARE SHOWN, THEY ARE APPROXIMATE AND FOR REPRESENTATION PURPOSES ONLY; REFER TO PLANS

east elevation

3/32" = 1'-0"

material legend

1	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: WHITE
2	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: MEDIUM GRAY
3	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: DARK GRAY
4	BRICK (90mmx64mmx190mm) TEXTURE: 'TUMBLED': - COLOUR: 'DARK GRAY'
5	PANEL SYSTEM: - COLOUR: 'RUSTED LOOK'
6	BALCONY GUARD/RAILING: - COLOUR: 'BLACK'
7	COMMERCIAL CANOPY: (C/W GLASS) - COLOUR: 'BLACK
8	VERTICAL PRIVACY SCREEN: - COLOUR: 'BLACK'

NOTES:

1.MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.

2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.

north elevation

3/32" = 1'-0"

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west elevation

3/32" = 1'-0"

material legend

1	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: WHITE
2	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: MEDIUM GRAY
3	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: DARK GRAY
4	BRICK (90mmX64mmX190mm) TEXTURE: "TUMBLED": - COLOUR: "DARK GRAY"
5	PANEL SYSTEM: - COLOUR: "RUSTED LOOK"
6	BALCONY GUARD/RAILING: - COLOUR: "BLACK"
7	COMMERCIAL CANOPY: (C/W GLASS) - COLOUR: "BLACK
8	VERTICAL PRIVACY SCREEN: - COLOUR: "BLACK"

NOTES:

1.MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.

2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.

west elevation (courtyard)

3/32" = 1'-0"

east elevation (courtyard)

3/32" = 1'-0"

material legend

1. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
   - COLOUR: WHITE
2. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
   - COLOUR: MEDIUM GRAY
3. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
   - COLOUR: DARK GRAY
4. BRICK (90mm(W)64mm(H)190mm) TEXTURE: 'TUMBLED':
   - COLOUR: 'DARK GRAY'
5. PANEL SYSTEM:
   - COLOUR: 'RUSTED LOOK'
6. BALCONY GUARD/RAILING:
   - COLOUR: 'BLACK'
7. COMMERCIAL CANOPY: (C/W GLASS)
   - COLOUR: 'BLACK
8. VERTICAL PRIVACY SCREEN:
   - COLOUR: 'BLACK'

NOTES:

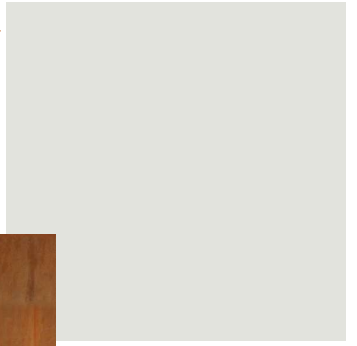
1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.

south-west elevation

south-east elevation

north-east elevation

north-west elevation



1. white hardie panel

5. rusted panel system

6. black aluminum

4. dark gray brick

2. medium gray hardie panel

store front glazing

material legend

1	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: WHITE
2	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: MEDIUM GRAY
3	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: DARK GRAY
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NOTES:

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2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.

fraser hwy streetscape

1/16" = 1'-0"

* WHERE PROPERTY LINES OR SETBACK LINES ARE SHOWN, THEY ARE APPROXIMATE AND FOR REPRESENTATION PURPOSES ONLY; REFER TO PLANS

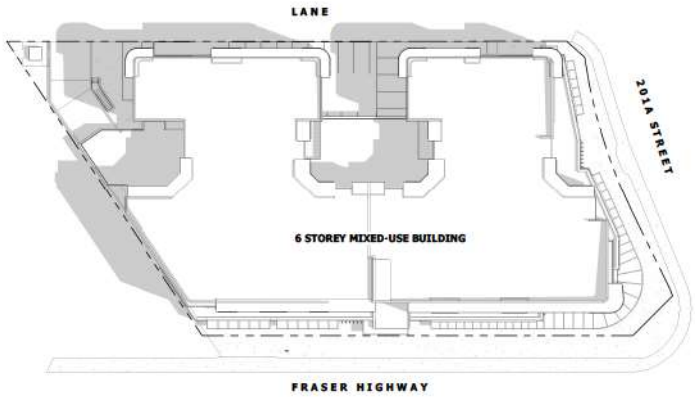
201a street streetscape

1/16" = 1'-0"

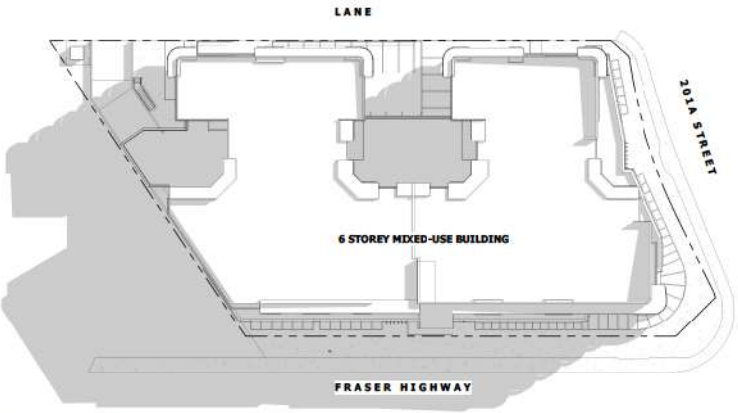
rear lane streetscape

1/16" = 1'-0"

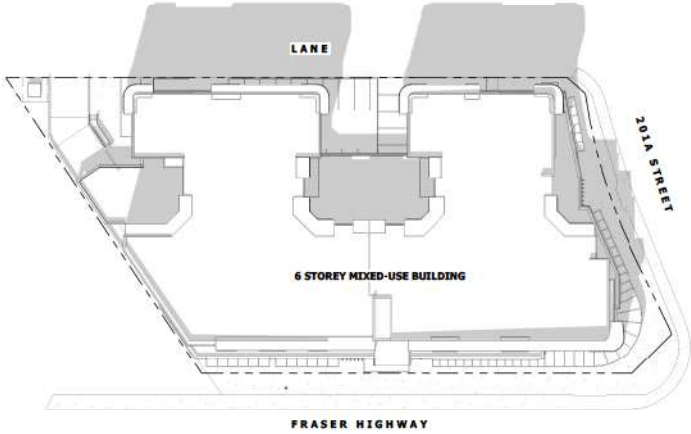
* WHERE PROPERTY LINES OR SETBACK LINES ARE SHOWN, THEY ARE APPROXIMATE AND FOR REPRESENTATION PURPOSES ONLY; REFER TO PLANS



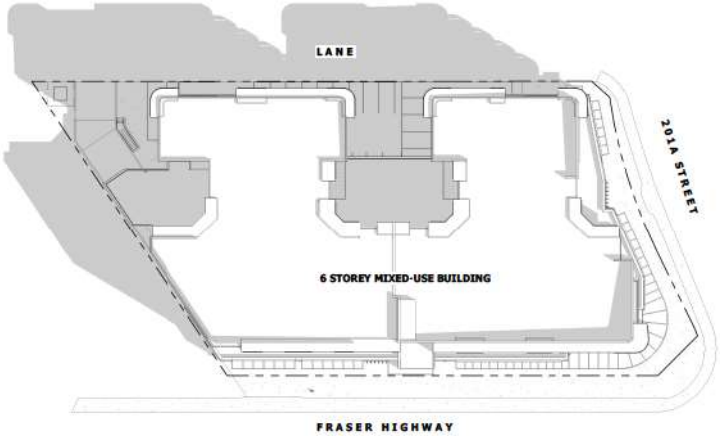
june 21 - 12 pm
1" = 30'-0"



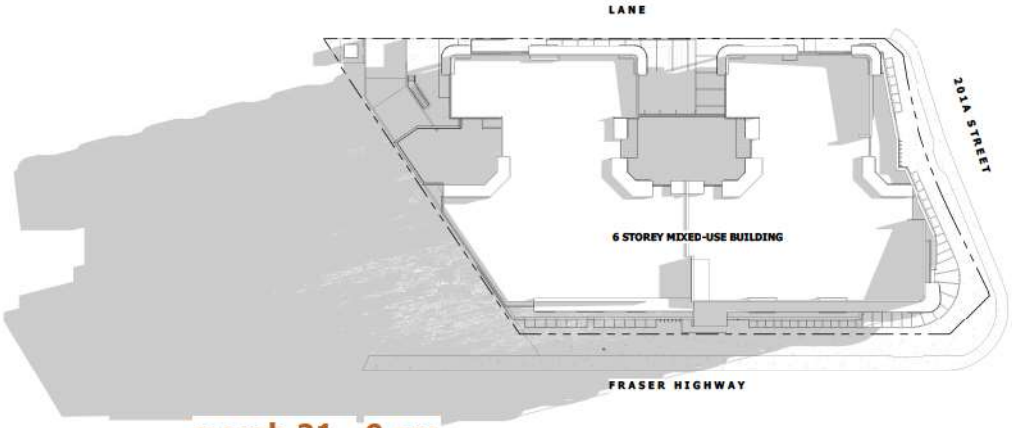
june 21 - 9 am
1" = 30'-0"



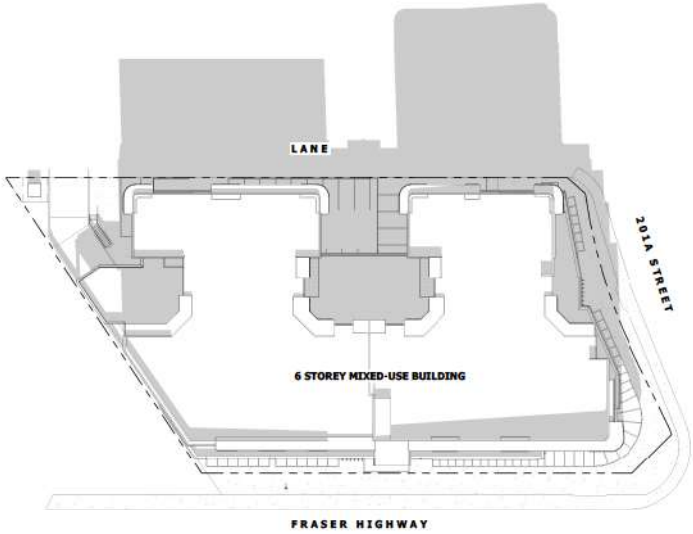
june 21 - 3 pm
1" = 30'-0"



march 21 - 12 pm
1" = 30'-0"



march 21 - 9 am
1" = 30'-0"

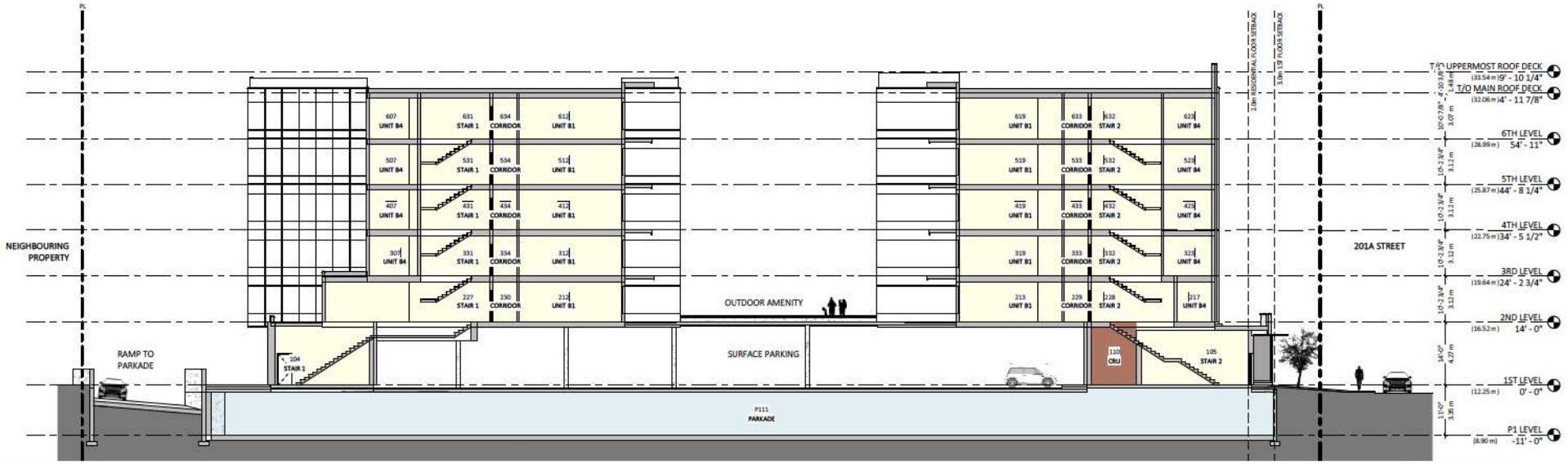


march 21 - 3 pm
1" = 30'-0"

massing - south east

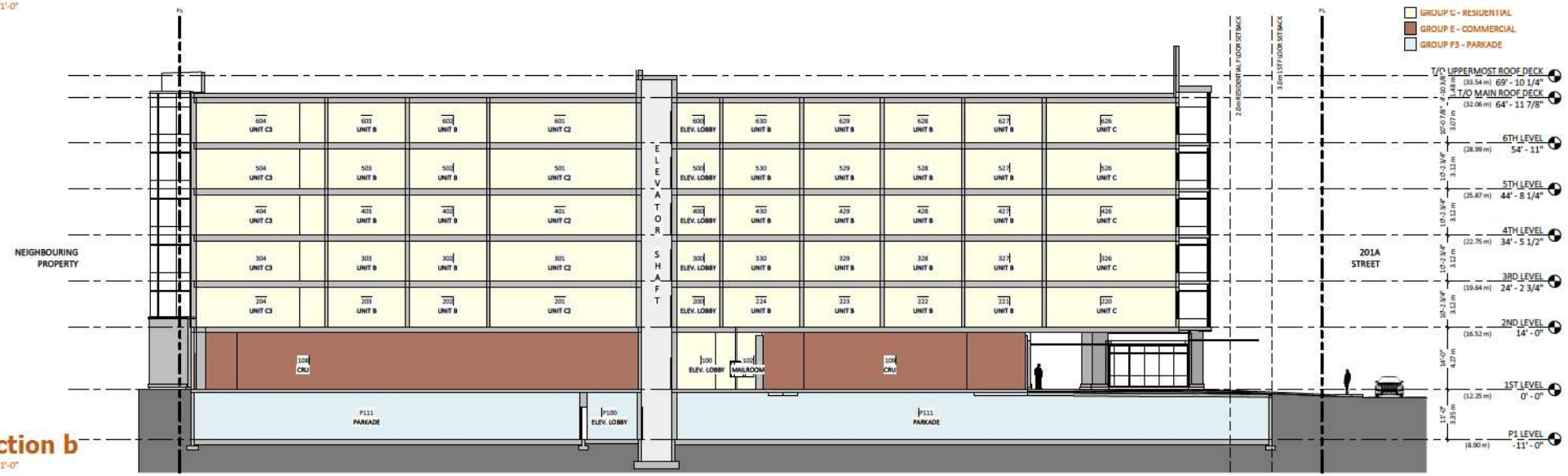
massing south west

massing - north west



section a

3/32" = 1'-0"



section b

3/32" = 1'-0"

OCCUPANCIES

- GROUP C - RESIDENTIAL
- GROUP E - COMMERCIAL
- GROUP F3 - PARKADE

keystonearch.ca

WHITETAIL - FRASER HWY MIXED USE
20137 - 20139 FRASER HIGHWAY, LANGLEY, B.C.

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

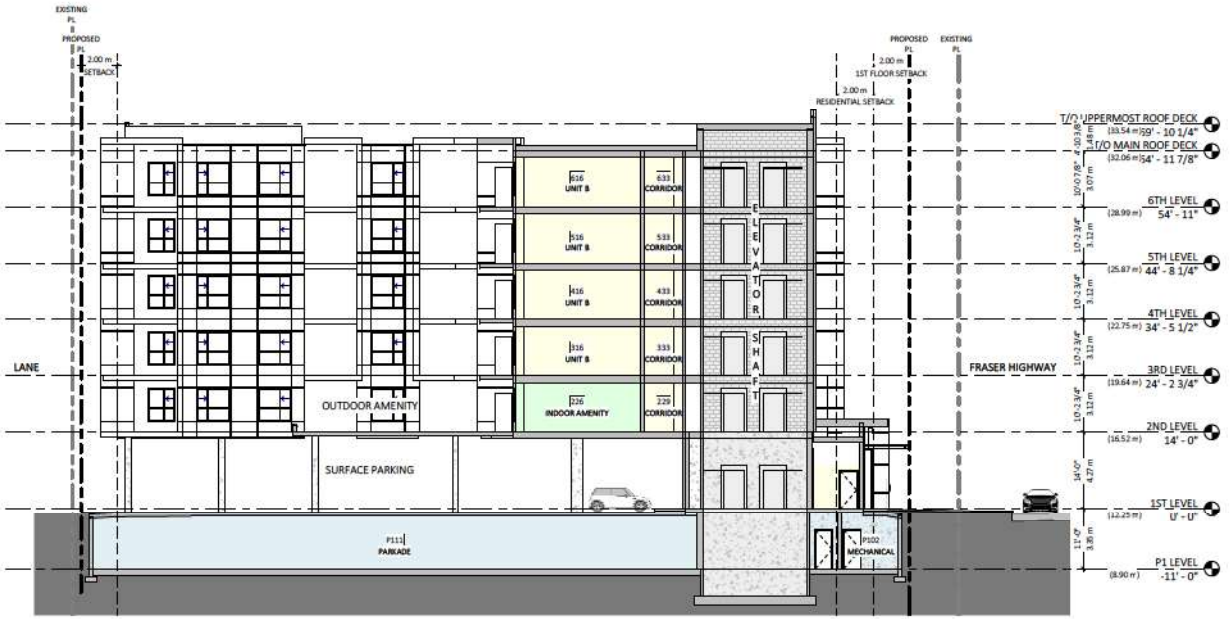
ISSUED FOR DP (Rev 1)
21-07-07 REVISION #:
CITY OF LANGLEY
PROJECT NUMBER: 20-130

WHITETAIL HOMES

SD6.01

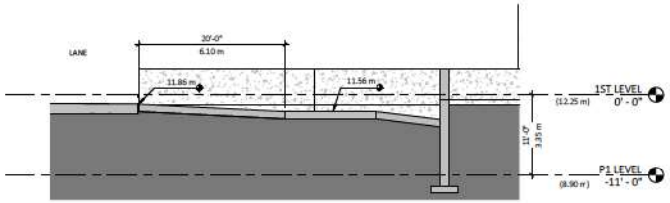
OCCUPANCIES

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



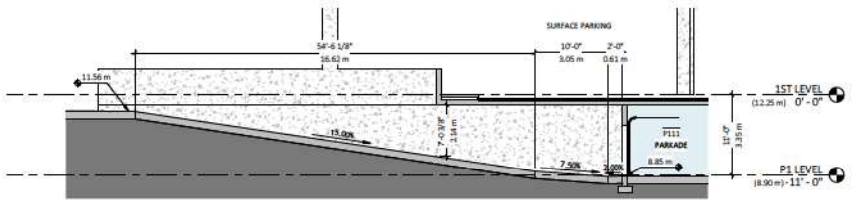
section c

3/32" = 1'-0"



ramp to u/g parkade-top

1/8" = 1'-0"

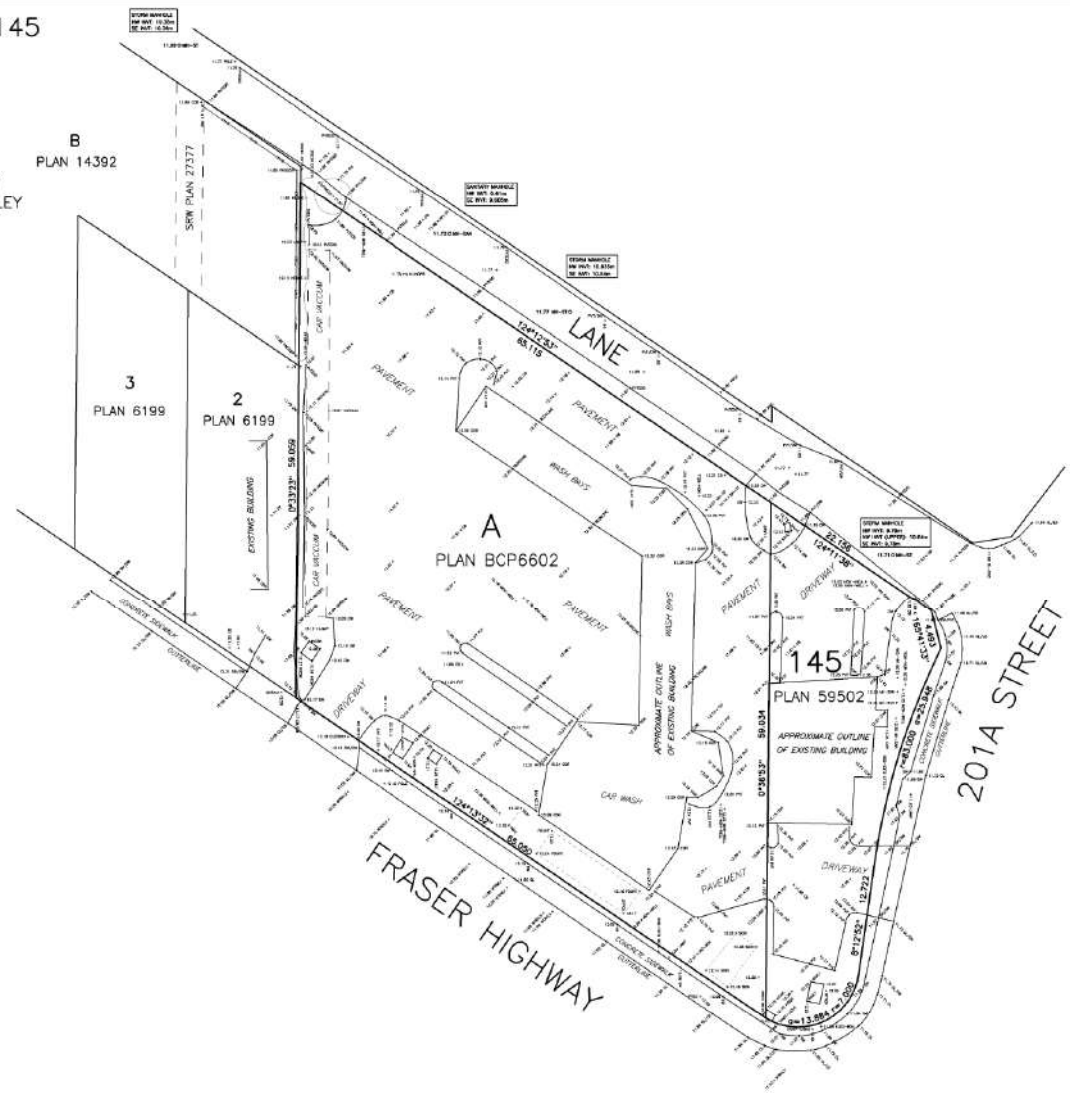


ramp to u/g parkade-bottom

1/8" = 1'-0"

TOPOGRAPHIC PLAN OF LOTS A AND 145
DISTRICT LOT 309 GROUP 2
NEW WESTMINSTER DISTRICT
PLAN BCP6602 (LOT A)
AND PLAN 59502 (LOT 145)

CIVIC ADDRESSES: LOT A – 20137 FRASER HWY, LANGLEY
LOT 145 – 20139 FRASER HWY, LANGLEY



SITE BENCHMARK – CONTROL MONUMENT
79H9482, ELEVATION = 12.999m

5 0 5 10 15
GRAPHIC SCALE – METRES
1:250

PRIOR TO FINAL DESIGN, CONSULTANTS SHOULD VIEW THE PROPERTY ON SITE TO ENSURE THAT SUFFICIENT TOPOGRAPHIC DETAIL HAS BEEN PROVIDED.

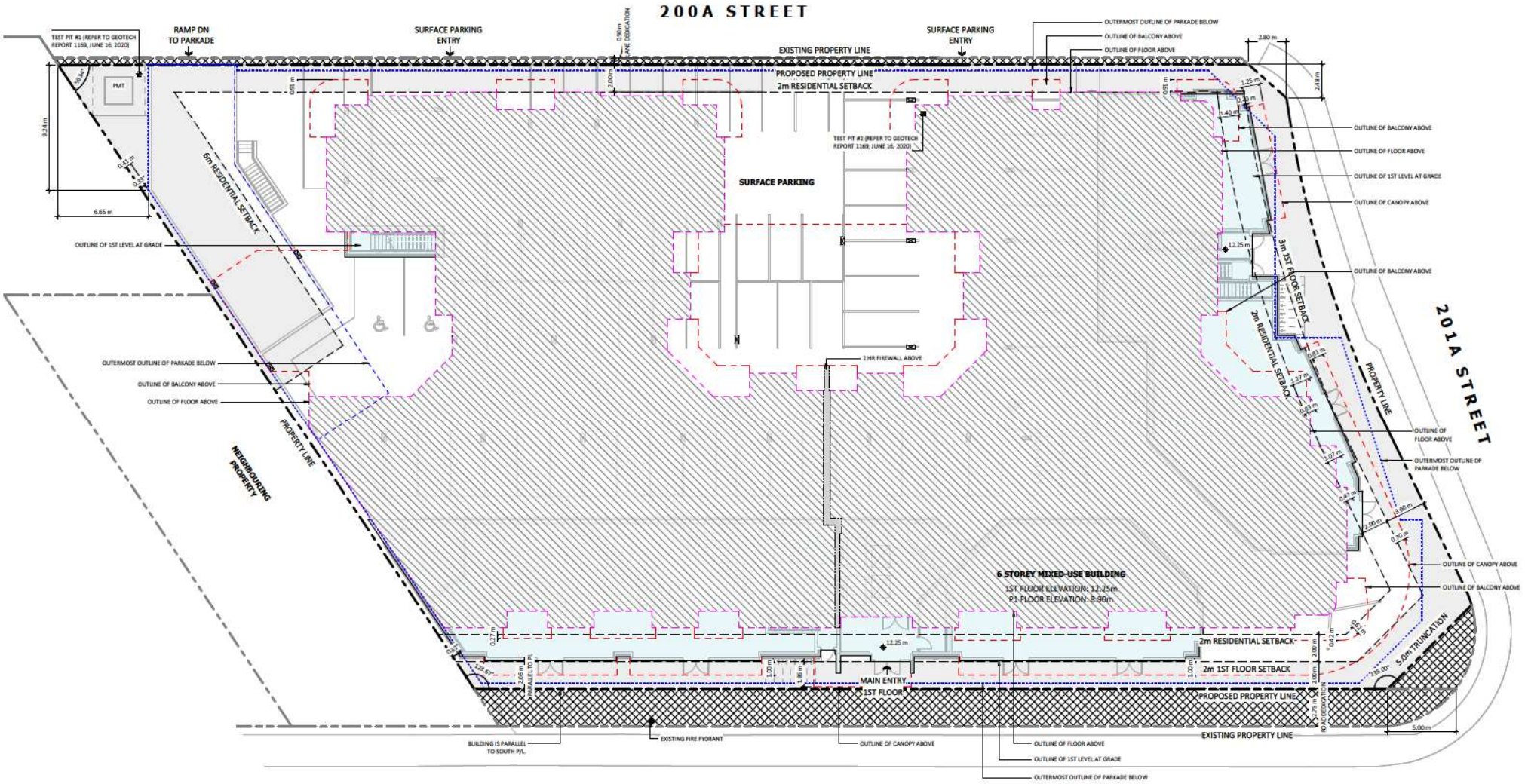
DATA SHOWN ON THE TOPOGRAPHIC PLAN SHOULD BE COMPARED WITH AS CONSTRUCTED DRAWINGS.

ALL EXISTING AND PROPOSED PROPERTY LINES ARE SUBJECT TO FINAL LEGAL SURVEY.

DATES OF SURVEY: AUGUST 14, 2020
AUGUST 18, 2020
AUGUST 24, 2020

ERIC PETERSON
LAND SURVEYING LTD.
#102 - 33119 SOUTH FRASER WAY
ABBOTSFORD, B.C. V2S 2B1
TELEPHONE 604-854-1977 FAX 604-854-8369

220-031-TOPO2



site plan-layout

3/32" = 1'-0"

keystonearch.ca	WHITETAIL - FRASER HWY MIXED USE 20137 - 20139 FRASER HIGHWAY, LANGLEY, B.C.	SITE PLAN-LAYOUT SCALE: 3/32" = 1'-0"	ISSUED FOR DP (Rev 1) 21-07-07 REVISION #: CITY OF LANGLEY PROJECT NUMBER: 20-130		SD7.02