



sheet schedule

SD0.01	COVER PAGE	SD2.02	UNIT PLANS
SD1.01	PROJECT DATA	SD2.03	UNIT PLANS
SD1.02	PROJECT DATA	SD2.04	UNIT PLANS
SD1.03	PROJECT DATA	SD2.05	UNIT PLANS
SD1.04	CONTEXT - NBHD 10 MIN RADIUS	SD3.01	P1 LEVEL PLAN
SD1.05	CONTEXT PLANS	SD3.02	1st LEVEL PLAN
SD1.06	DESIGN RATIONALE	SD3.03	2nd LEVEL PLAN
SD1.07	STREETSCAPES	SD3.04	3rd LEVEL PLAN
SD1.20	SITE PLAN	SD3.05	4TH LEVEL PLAN
SD1.21	SITE PLAN-LAYOUT	SD3.06	5TH LEVEL PLAN
SD1.22	FIRE DEPT. SITE PLAN	SD3.07	6TH LEVEL PLAN
SD1.23	SITE SECTIONS	SD3.08	ROOF LEVEL PLAN
SD1.24	SITE SECTIONS	SD4.01	BUILDING ELEVATIONS
SD1.31	SHADOW STUDY	SD4.02	BUILDING ELEVATIONS
SD1.32	3D MASSING PERSPECTIVES	SD4.03	RENDERED ELEVATIONS
SD1.33	MATERIAL BOARD	SD4.04	RENDERED ELEVATIONS
SD2.01	UNIT PLANS	SD4.05	RENDERED ELEVATIONS
		SD5.01	RENDERINGS

saiya developments ltd.

T 604.729.1264 | 12686 54 avenue
surrey, bc v3x 3c2



keystone architecture & planning ltd.

T 604.850.0577 | 300 - 33131 south fraser way
F 1.855.398.4578 | abbotsford, bc v2s 2b1
T 587.391.4768 | 210 - 2120 4th street sw
e-mail: mail@keystonearch.ca | calgary, ab t2s 1w7
website: keystonearch.ca



SAIYA APARTMENTS

19701 - 19729 55A AVENUE, LANGLEY, B.C.

COVER PAGE

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

21-11-29 REVISION # 3
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



SD0.01

0.1.0 project data

PROJECT:	SAIYA APARTMENTS
PROPOSED ZONING:	CD ZONE BASED ON RM3 MULTIPLE RESIDENTIAL HIGH DENSITY ZONE (EXISTING ZONE: CD COMPREHENSIVE DEVELOPMENT ZONE)
Civic ADDRESS:	19701, 19709, 19721, 19729 55A AVENUE, LANGLEY, BC
LEGAL DESCRIPTION:	PLAN NWP15675 LOT A PLAN NWP15675 LOT B PLAN NWP15675 LOT C PLAN NWP9982 LOT 4
VARIANCES APPLIED FOR:	BUILDING HEIGHT VARIANCE (BASED ON RM3 ZONE: 4 STOREYS ALLOWED) - PROPOSED 6 STOREYS LOT LINE SETBACKS FOR PRINCIPAL BUILDING (BASED ON RM3 ZONE: MIN. 7.5m ON ALL SIDES) - PROPOSED 6m ON EAST/ WEST AND 7m ON NORTH/SOUTH LOT LINE SETBACKS FOR ACCESSORIES BUILDING (BASED ON RM3 ZONE: MIN. 3m ON REAR SIDE) - PROPOSED 1.52m ON REAR SIDE (GARBAGE ROOM)
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):	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 DEFINITION (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY; AND WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STOREY TO THE UPPER MOST STOREY.
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	4 STOREYS (ZONING RM3) [4.5m ACCESSORIES BUILDINGS AND STRUCTURES]/ 6 STOREYS HEIGHT (BCBC 3.2.2.50)
MINIMUM BUILDING ELEVATION:	PROPOSED - 5.79m
PROPOSED BUILDING HEIGHT (BCBC 2018 & ZONING):	6 STOREY - 21.72m
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m [BCBC 2018, GROUP C 3.2.2.50 (1)(d), GROUP D 3.2.2.58 (1)(c)] PROPOSED - 15.59m
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25m [BCBC 2018, GROUP C 3.2.2.50 (2)(c), GROUP D 3.2.2.58 (2)(c), NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25m] PROPOSED - 20.77m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m [BCBC 2018 3.2.5.6(2)] PROPOSED - 17.49m
SITE AREA:	43,780.44 S.F. (4,068.81 S.M.)
LOT COVERAGE:	17,364 S.F. / 43,780.44 = 39.66% (RM3 ZONING = MAX. 40%)
BUILDING AREA (BCBC):	WEST BUILDING = 3,871 S.F., EAST BUILDING = 12,761 S.F. FOR A TOTAL = 17,364 S.F. (1,613 S.M.)
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	76,143 S.F. (RESIDENTIAL) + 11,681 S.F. (CIRCULATION) + 3,001 S.F. (AMENITY SPACE) + 865 S.F. (STORAGE) + 343 S.F. (SERVICES) = 92,031 S.F. (8,550 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	34,752 S.F. (3,228 S.M.)
FSR:	92,031 / 43,780.44 = 2.10
RESIDENTIAL DENSITY PER HECTARE:	96 UNITS / 0.406 HECTARES = 236 UNITS / HECTARE
SETBACKS:	LOT LINE SETBACKS FOR PRINCIPAL BUILDING (BASED ON RM3 ZONE: MIN. 7.5m ON ALL SIDES) - PROPOSED 6m ON EAST/ WEST AND 7m ON NORTH/SOUTH LOT LINE SETBACKS FOR ACCESSORIES BUILDING (BASED ON RM3 ZONE: MIN. 3m ON REAR SIDE) - PROPOSED 1.52m ON REAR SIDE (GARBAGE ROOM)
INDOOR AMENITY:	REQUIRED 2.3 S.M. (24,765 S.F.) PER DWELLING UNIT (BASED ON RM3 ZONING) - PROPOSED: 3,001 S.F. / 96 UNITS = 31.26 S.F. (2.9 S.M.) PER DWELLING UNIT

0.9.0 code data

APPLICABLE BUILDING CODES: 2018 BCBC/ 2018 BC FIRE CODE/ ASHRAE 90.1-2016		
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:		
TITLE	VALUE	REFERENCE*
1. PART 3 OR PART 9 BUILDING:	PART 3	DIV. A - PART 1 (COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCY (B5):		3.1.2., & APPENDIX A - 3.1.2.1 (1)
2.1. STORAGE GARAGE:	F-3	
2.2. RESIDENTIAL:	C	
3. BUILDING CLASSIFICATION (B5):		3.2.2.19-3.2.2.50
3.1. STORAGE GARAGE (BELOW GRADE):		3.2.2.50
• GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED (ACTUAL AREA 4,062.085 sqm)		3.2.2.50(2)(A)
• NON-COMBUSTIBLE CONSTRUCTION		3.2.2.50(2)
• FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HOURS		3.2.2.50(2)(B)
• MEZZANINES: N/A		
• LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HOUR FIRE RESISTANCE RATING		3.2.2.50(2)(D)
3.2. RESIDENTIAL:		3.2.2.50
• GROUP F, UP TO 6 STOREYS, SPRINKLERED		3.2.2.50(1), 3.2.2.50 (3)(D)
• < 18m BETWEEN FLOOR OF FIRST STOREY & UPPERMOST FLOOR LEVEL		3.2.2.50(1)(C)
• ALLOWABLE BUILDING AREA: < 1500 sqm		3.2.2.50(1)(D) (EAST = 3966% (WEST = 12.46)
• COMBUSTIBLE AREA OR NON-COMBUSTIBLE CONSTRUCTION		3.2.2.50(2)
• FLOOR ASSEMBLIES: 1 HOUR FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING		3.2.2.50(2)(B)
• ROOF ASSEMBLIES: 1 HOUR FIRE RESISTANCE RATING		3.2.2.50(2)(B)
• ROOF ASSEMBLIES: < 25m FROM FLOOR OF FIRST STOREY TO HIGHEST POINT OF ROOF ASSEMBLY		3.2.2.50(2)(C)
• MEZZANINES: N/A		3.2.2.50(2)(D)
• LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.50(2)(E)
3.3 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.2.1.2
• FULLY SPRINKLERED		3.2.1.2(2)(A)
• NON-COMBUSTIBLE CONSTRUCTION		3.2.1.2 (3)
• 2 HOUR FIRE SEPARATION EXTERIOR WALL OPENINGS (EMPTY)		3.2.1.2 (1), 3.2.1.2 (2)(A) (2)(A)
• 2 HOUR FIRE RESISTANCE RATING		3.2.1.2 (1)
• F.T. RATED FIRE STOP 3.1.5.3(2)		3.1.5.3 (2)
4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4, 3.2.2.8, 3.2.2.50(5)
5. NON-COMBUSTIBLE CLADDING:	NON-COMBUSTIBLE	3.1.4.8 (1)
6. HIGH BUILDING:	NA	3.2.6, 3.1.5.7, 3.5.1.1, 3.2.2.50(1)(C)
7. FIREWALL:	YES	3.1.10
8. MEZZANINE (S):	NA	3.2.1.1 (3) - (8)
9. MEZZANINE EXITING:	NA	3.4.2.2
10. INTERCOMPARTMENT FLOOR SPACE:	NA	3.1.5.2 (B), 3.2.8, 3.1.5.1 (3), 3.2.8.2 (2)
11. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES	3.2.1.2
12. SPRINKLER SYSTEM:		3.2.2.18, 3.2.5.18
12.1. STORAGE GARAGE:	YES - WPA 13 - 2018	3.2.5.12 (1)
12.2. RESIDENTIAL:	YES - WPA 13 - 2018	3.2.5.12 (1)
12.3. FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2018
13. STANDPIPE SYSTEM:	YES - WPA 14 - 2013	3.2.5.8, 3.2.5.9, 3.2.5.18
14. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CANULC 9524-1.4	3.2.4.1 (2)(B)(4)
15. SMOKE CONTROL MEASURES:	YES	3.1.8.12
16. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9, 3.2.4.8
18. STREETS:	1 STREET / 10% OF PERIMETER	3.2.2.10 (B)
NOTES:		
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2018		



SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

PROJECT DATA
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

21-11-29 REVISION #: 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



SD1.01

0.2.0 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
1ST LEVEL				
CIRCULATION	2781 SF	258.41 m ²	3.0%	
INDOOR AMENITY	3001 SF	278.76 m ²	3.3%	
RESIDENTIAL	11094 SF	1030.63 m ²	12.1%	
SERVICE ROOMS/SHAFTS	63 SF	5.89 m ²	0.1%	
STORAGE	425 SF	39.53 m ²	0.5%	
1ST LEVEL	17964 SF	1613.21 m²	18.9%	
2ND LEVEL				
CIRCULATION	1954 SF	181.50 m ²	2.1%	
RESIDENTIAL	15223 SF	1414.27 m ²	16.5%	
SERVICE ROOMS/SHAFTS	63 SF	5.89 m ²	0.1%	
STORAGE	115 SF	10.70 m ²	0.1%	
2ND LEVEL	17555 SF	1612.36 m²	18.9%	
3RD LEVEL				
CIRCULATION	1780 SF	165.37 m ²	1.9%	
RESIDENTIAL	15323 SF	1423.59 m ²	16.7%	
SERVICE ROOMS/SHAFTS	63 SF	5.89 m ²	0.1%	
STORAGE	115 SF	10.70 m ²	0.1%	
3RD LEVEL	17282 SF	1605.55 m²	18.8%	
4TH LEVEL				
CIRCULATION	1780 SF	165.37 m ²	1.9%	
RESIDENTIAL	15323 SF	1423.59 m ²	16.7%	
SERVICE ROOMS/SHAFTS	63 SF	5.89 m ²	0.1%	
STORAGE	115 SF	10.70 m ²	0.1%	
4TH LEVEL	17282 SF	1605.55 m²	18.8%	
5TH LEVEL				
CIRCULATION	1785 SF	165.85 m ²	1.9%	
RESIDENTIAL	9408 SF	874.05 m ²	10.2%	
SERVICE ROOMS/SHAFTS	65 SF	6.06 m ²	0.1%	
STORAGE	115 SF	10.70 m ²	0.1%	
5TH LEVEL	11374 SF	1056.66 m²	12.4%	
6TH LEVEL				
CIRCULATION	1785 SF	165.85 m ²	1.9%	
RESIDENTIAL	9408 SF	874.05 m ²	10.2%	
SERVICE ROOMS/SHAFTS	65 SF	6.06 m ²	0.1%	
STORAGE	115 SF	10.70 m ²	0.1%	
6TH LEVEL	11374 SF	1056.66 m²	12.4%	
AREA GRAND TOTAL	92031 SF	8550.00 m²	100.0%	

0.2.1 gross floor area summary (area type)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
CIRCULATION				
1ST LEVEL	2781 SF	258.41 m ²	3.0%	
2ND LEVEL	1954 SF	181.50 m ²	2.1%	
3RD LEVEL	1780 SF	165.37 m ²	1.9%	
4TH LEVEL	1780 SF	165.37 m ²	1.9%	
5TH LEVEL	1785 SF	165.85 m ²	1.9%	
6TH LEVEL	1785 SF	165.85 m ²	1.9%	
	11866 SF	1102.35 m²	12.9%	
INDOOR AMENITY				
1ST LEVEL	3001 SF	278.76 m ²	3.3%	
	3001 SF	278.76 m²	3.3%	
RESIDENTIAL				
1ST LEVEL	11094 SF	1030.63 m ²	12.1%	
2ND LEVEL	15223 SF	1414.27 m ²	16.5%	
3RD LEVEL	15323 SF	1423.59 m ²	16.7%	
4TH LEVEL	15323 SF	1423.59 m ²	16.7%	
5TH LEVEL	9408 SF	874.05 m ²	10.2%	
6TH LEVEL	9408 SF	874.05 m ²	10.2%	
	75780 SF	7040.18 m²	82.3%	
SERVICE ROOMS/SHAFTS				
1ST LEVEL	63 SF	5.89 m ²	0.1%	
2ND LEVEL	63 SF	5.89 m ²	0.1%	
3RD LEVEL	63 SF	5.89 m ²	0.1%	
4TH LEVEL	63 SF	5.89 m ²	0.1%	
5TH LEVEL	65 SF	6.06 m ²	0.1%	
6TH LEVEL	65 SF	6.06 m ²	0.1%	
	384 SF	35.67 m²	0.4%	
STORAGE				
1ST LEVEL	425 SF	39.53 m ²	0.5%	
2ND LEVEL	115 SF	10.70 m ²	0.1%	
3RD LEVEL	115 SF	10.70 m ²	0.1%	
4TH LEVEL	115 SF	10.70 m ²	0.1%	
5TH LEVEL	115 SF	10.70 m ²	0.1%	
6TH LEVEL	115 SF	10.70 m ²	0.1%	
	1001 SF	93.04 m²	1.1%	
AREA GRAND TOTAL	92031 SF	8550.00 m²	100.0%	

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	29	30.2%	
1 BED + FLEX	15	15.6%	
2 BED	21	21.9%	
2 BED + FLEX	26	27.1%	
JR. 1 BED + FLEX	5	5.2%	
TOTAL UNITS: 96		100.0%	

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 A1	JR. 1 BED + FLEX	5	510 SF	47 m²	2552 SF	237.10 m²
UNIT B1	1 BED	4	664 SF	62 m²	2657 SF	246.84 m²
UNIT B1.1	1 BED	1	667 SF	62 m²	667 SF	61.93 m²
UNIT B1.1	1 BED	1	681 SF	63 m²	681 SF	63.24 m²
UNIT B2	1 BED	9	654 SF	61 m²	5883 SF	546.53 m²
UNIT B2.1	1 BED	1	655 SF	61 m²	655 SF	60.81 m²
UNIT B2.2	1 BED	2	588 SF	55 m²	1176 SF	109.28 m²
UNIT B2.3	1 BED	5	648 SF	60 m²	3240 SF	300.98 m²
UNIT B2.3	1 BED	1	651 SF	60 m²	651 SF	60.50 m²
UNIT B3	1 BED	5	660 SF	61 m²	3301 SF	306.09 m²
UNIT C1	1 BED + FLEX	7	594 SF	55 m²	4156 SF	386.13 m²
UNIT C1.1	1 BED + FLEX	2	595 SF	55 m²	1189 SF	110.48 m²
UNIT C2	1 BED + FLEX	1	631 SF	59 m²	631 SF	58.60 m²
UNIT C3	1 BED + FLEX	5	836 SF	78 m²	4182 SF	388.49 m²
UNIT D1	2 BED	2	760 SF	71 m²	1520 SF	141.24 m²
UNIT D1.1	2 BED	1	764 SF	71 m²	764 SF	70.94 m²
UNIT D1.1	2 BED	1	774 SF	72 m²	774 SF	71.91 m²
UNIT D2	2 BED	4	871 SF	81 m²	3483 SF	323.54 m²
UNIT D2	2 BED	1	874 SF	81 m²	874 SF	81.20 m²
UNIT D3	2 BED	2	986 SF	92 m²	1972 SF	183.17 m²
UNIT D3.1	2 BED	2	984 SF	91 m²	1967 SF	182.79 m²
UNIT D4	2 BED	4	996 SF	93 m²	3983 SF	370.07 m²
UNIT D5	2 BED	4	999 SF	93 m²	3994 SF	371.06 m²
UNIT E1	2 BED + FLEX	4	931 SF	86 m²	3723 SF	345.86 m²
UNIT E1.1	2 BED + FLEX	2	864 SF	80 m²	1728 SF	160.56 m²
UNIT E2	2 BED + FLEX	4	978 SF	91 m²	3912 SF	363.45 m²
UNIT E2.1	2 BED + FLEX	3	973 SF	90 m²	2920 SF	271.25 m²
UNIT E2.2	2 BED + FLEX	4	942 SF	88 m²	3770 SF	350.20 m²
UNIT E2.3	2 BED + FLEX	1	984 SF	91 m²	984 SF	91.39 m²
UNIT E2.4	2 BED + FLEX	1	865 SF	80 m²	865 SF	80.35 m²
UNIT E2.4	2 BED + FLEX	1	878 SF	82 m²	878 SF	81.53 m²
UNIT E2.5	2 BED + FLEX	1	890 SF	83 m²	890 SF	82.68 m²
UNIT E2.5	2 BED + FLEX	1	893 SF	83 m²	893 SF	82.99 m²
UNIT E3	2 BED + FLEX	4	1076 SF	100 m²	4304 SF	399.88 m²
UNIT TOTALS: 96					75817 SF	7049.65 m²

0.5.0 parking requirements

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS / S.F.	FACTOR	SUBTOTAL	TOTAL
TENANT (2 BED, 2 BED + FLEX)	48	*1.3	62.4 = 62	
TENANT (JR. BED, 1 BED, 1 BED + FLEX)	48	*1.1	52.8 = 53	
TENANT TOTAL			19.2 = 20	115
VISITOR	96	*0.2	19.2 = 20	
ACCESSIBLE TENANT	116	5%	5.8 = 6	
ACCESSIBLE VISITOR	20	5%	1	
LOADING		1	1	
SMALL CAR ALLOWED TENANT	116	50%	58	
SMALL CAR ALLOWED VISITOR	20	50%	10	
TOTAL STALLS				137
LEVEL II EV CHARGED STALLS (INCLUDED ON THE TOTALS ABOVE)				
TENANT	115	10%	11.5 = 12	
VISITOR	20	10%	2	
BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)				
TENANT (UNIT)	96	*0.5	48 (52 STALLS PROVIDED IN BIKE ROOM IN PARKADE)	
VISITOR (BLDG)	6	-	6 (SURFACE PARKING BY MAIN DOOR)	
TOTAL STALLS				54

NOTE:

0.5.1 vehicle parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	% BY USER	LEVEL	COMMENTS
LOADING : 1	1	0.7%	100%	1ST LEVEL	
		0.7%	100%		
TENANT					
ACCESSIBLE	6	4.4%	5%	P1 LEVEL	
SMALL CAR	53	38.7%	46%	P1 LEVEL	
STANDARD	57	41.6%	49%	P1 LEVEL	
TENANT: 116		84.7%	100%		
VISITOR					
ACCESSIBLE	1	0.7%	5%	1ST LEVEL	
STANDARD	19	13.9%	95%	1ST LEVEL	
VISITOR: 20		14.6%	100%		
TOTAL PARKING STALLS: 137		100.0%			

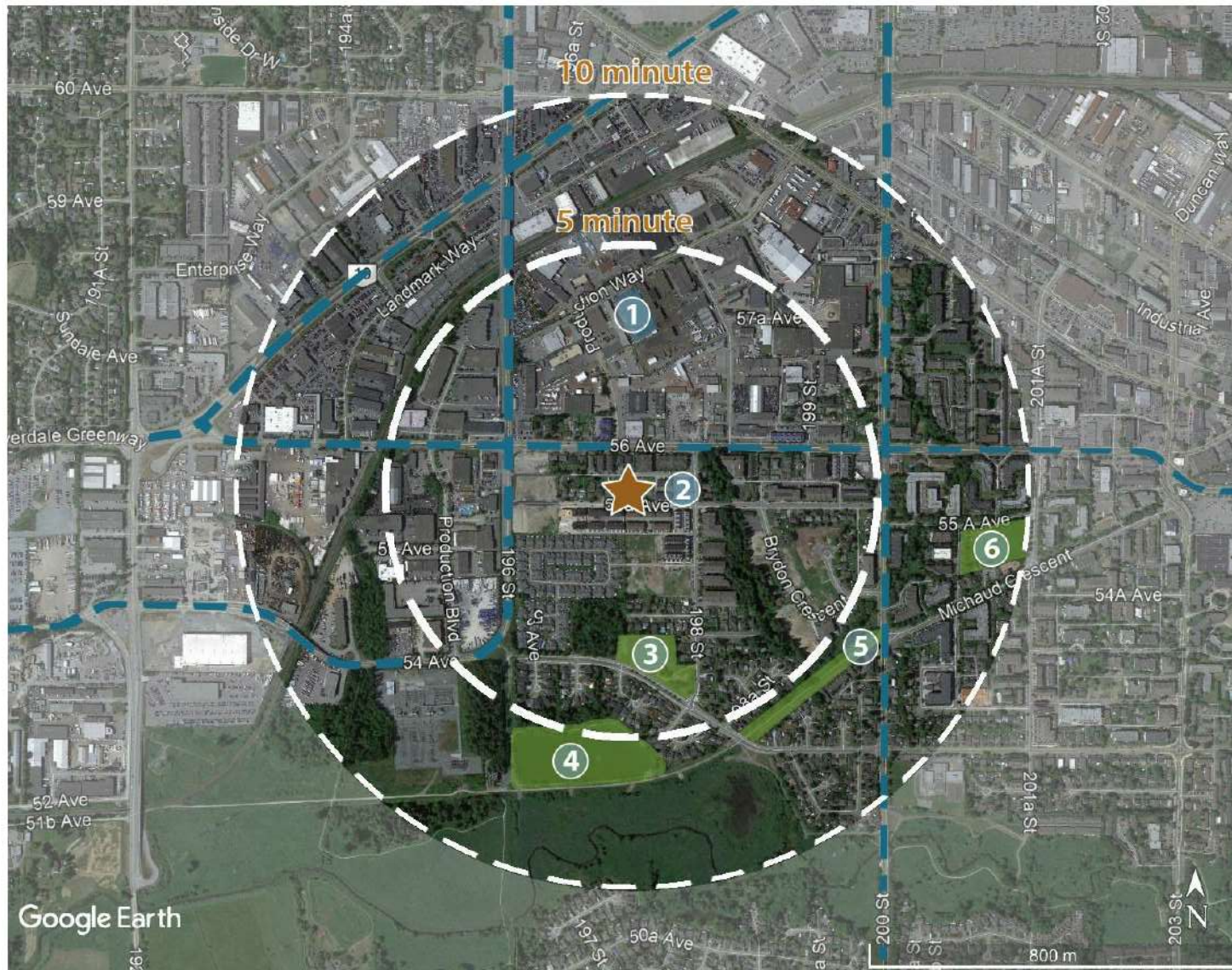
0.5.2 bike parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
TENANT				
VERTICAL MOUNT BIKE STALL	56	100.0%	P1 LEVEL	2'-0" X 4'-0" STALL DIMENSIONS
TENANT: 56		100.0%		
TOTAL PARKING STALLS: 56		100.0%		

NOTE: PROVISION SPACE FOR ELECTRICAL PLUGS PENDING FUTURE EV CHARGING INFRASTRUCTURE

0.6.0 storage stall summary

STORAGE STALL USER/TYPE	STORAGE STALL COUNT	STORAGE STALL %	LEVEL	COMMENTS
67 RESIDENT UNIT STORAGE				
14 STORAGE UNIT IN LEVEL P1				
30 STORAGE UNITS IN LEVEL 1				
20 STORAGE UNITS IN LEVELS 2 TO 6 - 4 PER LEVEL X 5 LEVELS				
110 STORAGE UNITS TOTAL				



- ★ SITE - 19701 - 19729 55A AVENUE
- ① FAST TRACK INDOOR KARTING
- ② MONTESSORI SCHOOL
- ③ BRYDON PARK
- ④ BRYDON LAGOON
- ⑤ BALDI CREEK TRAIL
- ⑥ LINWOOD PARK
- — — — — ARTERIAL THROUGHFARE



brydon park



brydon lagoon



linwood park



198 street looking south



global montessori school



fast track indoor karting



baldi creek trail



55 a ave looking west



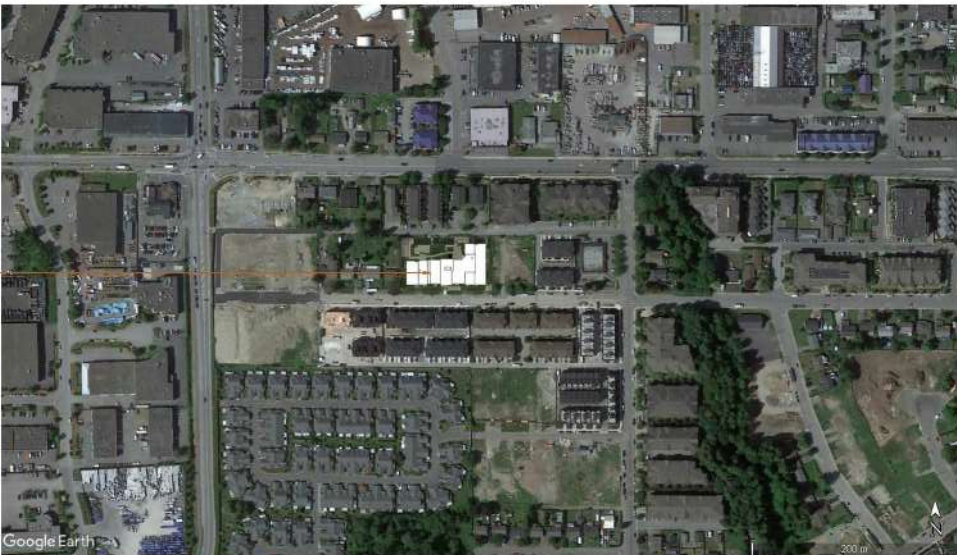
55 a ave looking east

location

THE PROPOSED DEVELOPMENT IS LOCATED IN LANGLEY ON 55A AVENUE. THE SITE'S ADJACENCIES INCLUDE A MIXTURE OF SINGLE FAMILY HOMES AND MULTI-STORY APARTMENTS. TO THE EAST OF THE SITE LIES AN ELEMENTARY SCHOOL.

saiya apartments development location

saiya apartments development location



location map/north langley



aerial view looking n/w



SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

CONTEXT PLANS
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
21-11-29 REVISION # 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



SD1.05

design rationale

project description

THE SITING AND MASSING OF THE BUILDING IS POSITIONED ALONG THE STREET FITTING IN WITHIN THE CURRENT NEIGHBOURHOOD IN CONTEXT BY MEANS OF A DISTINCTIVE AND PROMINENT ENTRY, STEPPED FAÇADE, FLAT RAISED PROJECTIONS AND STEPPED DOWN MASSING AT THE CORNERS IN ORDER TO REDUCE SCALE. THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS. THE BUILDING FAÇADE IS RHYTHMICALLY DIVIDED UP WITH VARIED SIZED AND PATTERNED OPENINGS ALONG A 3-STORY VOLUME AND MASSED VERTICALLY AND HORIZONTALLY THROUGHOUT THE BALANCE OF FLOOR LEVELS IN SUCH A WAY TO CREATE A SENSE OF INDIVIDUALITY, WITH A GROUND FLOOR LEVEL SCALED TO ALLOW A STREET-FRIENDLY AND INVITING CONNECTION WITH THE STREET FACE.

THE EXPOSED PARKADE PORTIONS ALONG THE STREET ARE SURFACE TREATED WITH SMOOTH CONCRETE FINISH AND PATTERNED REVEALS AND IN A STEPPED FASHION AND LINED WITH A VEGETATIVE BUFFER THAT CREATE A PERMEABILITY FROM THE STREET BY MEANS OF WIDE STAIRS AND RAMPS.

THE EXTERIOR MATERIAL TREATMENTS USE OF RED-ISH ACCENTS, BLACK, TAUPE AND GREY TONES WITH THE USE OF WOOD FEATURE INSERTS AND CERAMIC VENEER MATERIAL ALL BRING A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE WITHIN THE CITY OF LANGLEY.

massing, form, & character

THE EXTERIOR MASSING AND MATERIALITY IS ARTICULATED TO REFERENCE A MODERN CONTEMPORARY TYPOLOGY AND STYLE CONSISTING OF A BLEND OF CERAMIC COATED PANELS, CEMENTITIOUS PANEL CLADDING AND GLASS GUARDRAILS ALONG THE BALCONY PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE AT THE STREET, AND ALSO ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM WITH ENHANCED VIEWS ALLOWING TENANTS TO EXPERIENCE THE OUTDOORS WHILE YET MAINTAINING PRIVACY WITHIN THE SUITES.

environment sustainability

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

crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (OPTD) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE REAR AND SIDE YARDS AND PARKADE LEVEL BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES. ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESS/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.



keystonearch.ca

SAIYA APARTMENTS

19701 - 19729 55A AVENUE, LANGLEY, B.C.

DESIGN RATIONALE

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

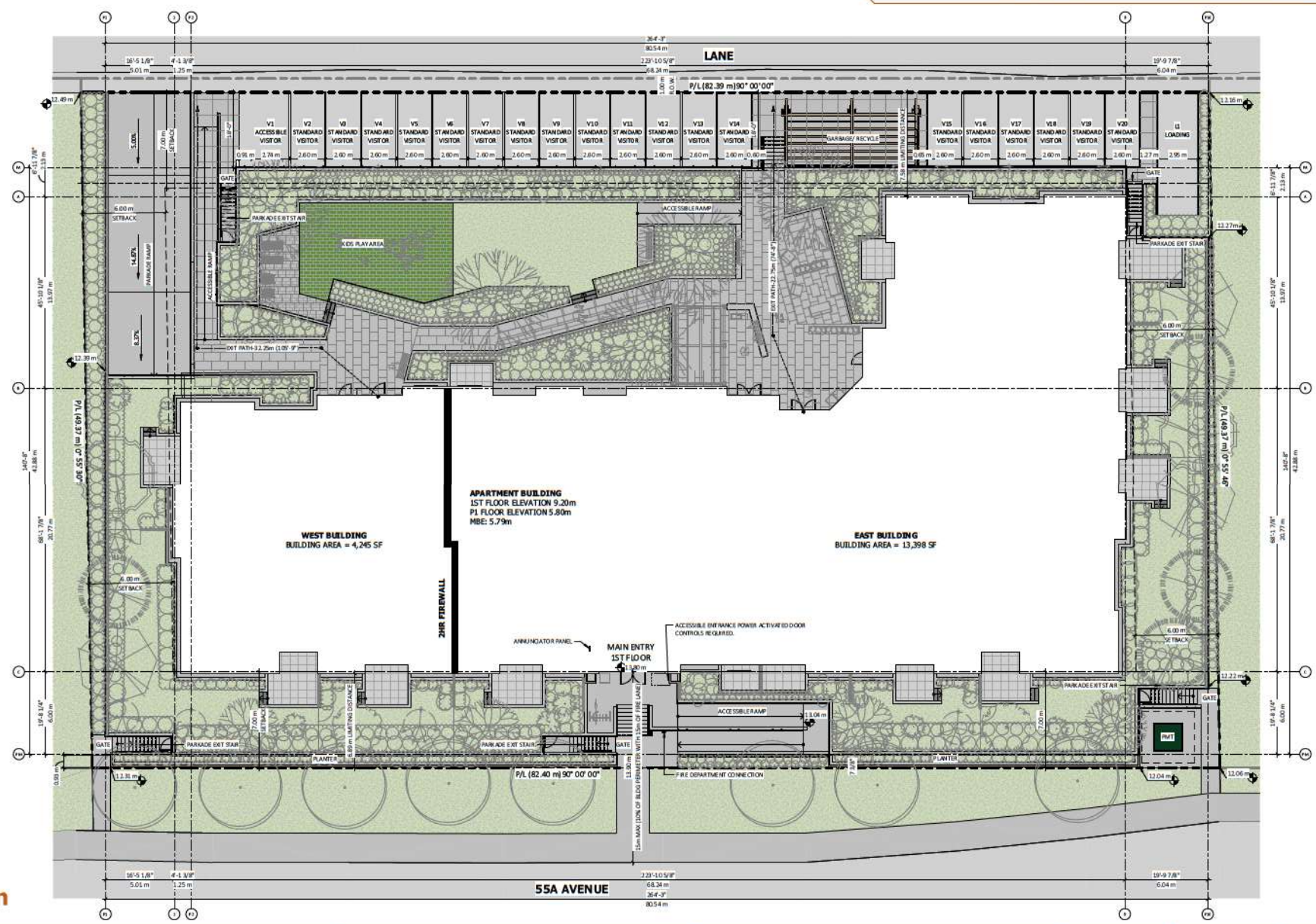
21-11-29 REVISION # 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



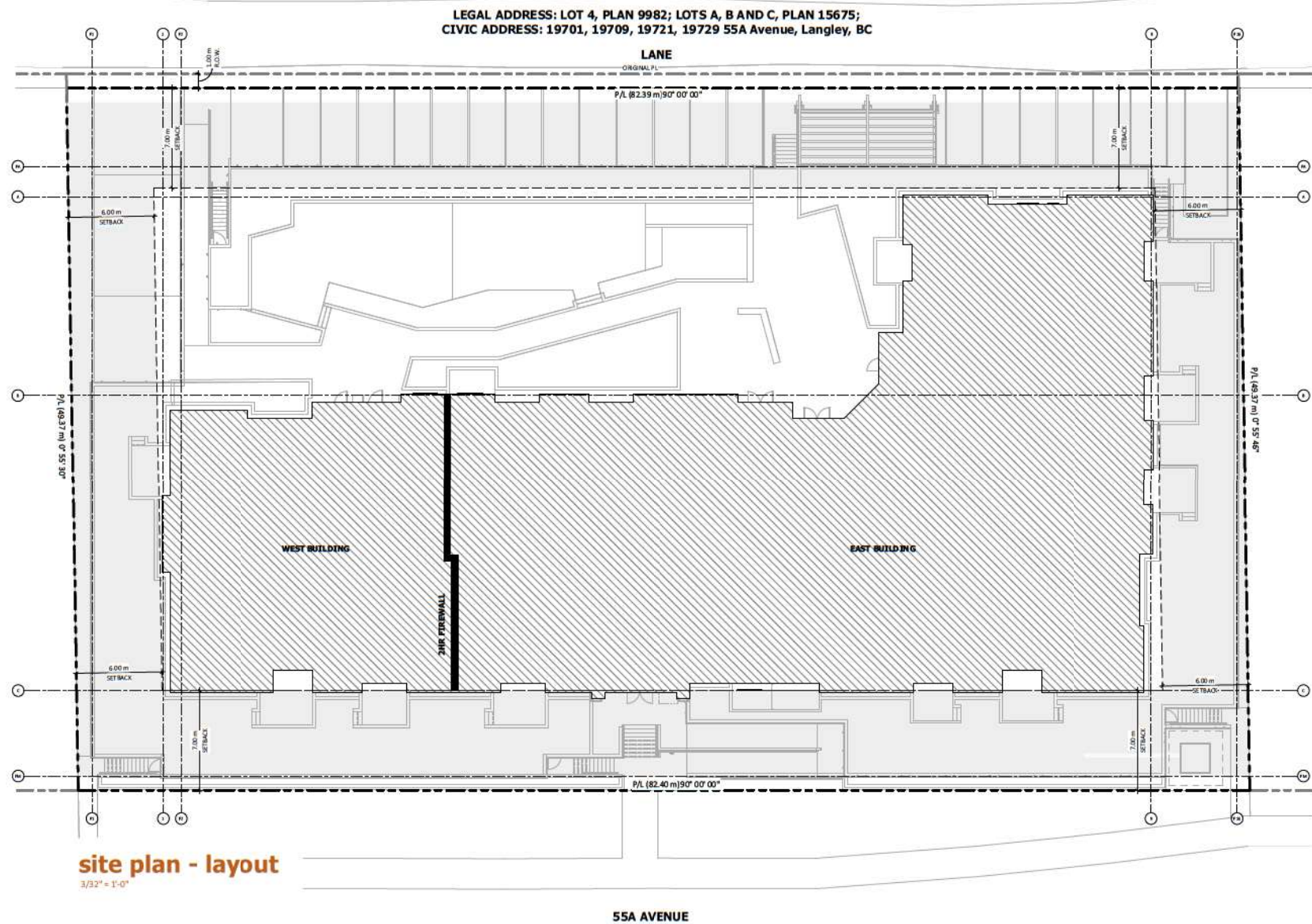
SD1.06



55 a avenue streetscape
1" = 20'-0"



site plan
3/32" = 1'-0"



keystonearch.ca

SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

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

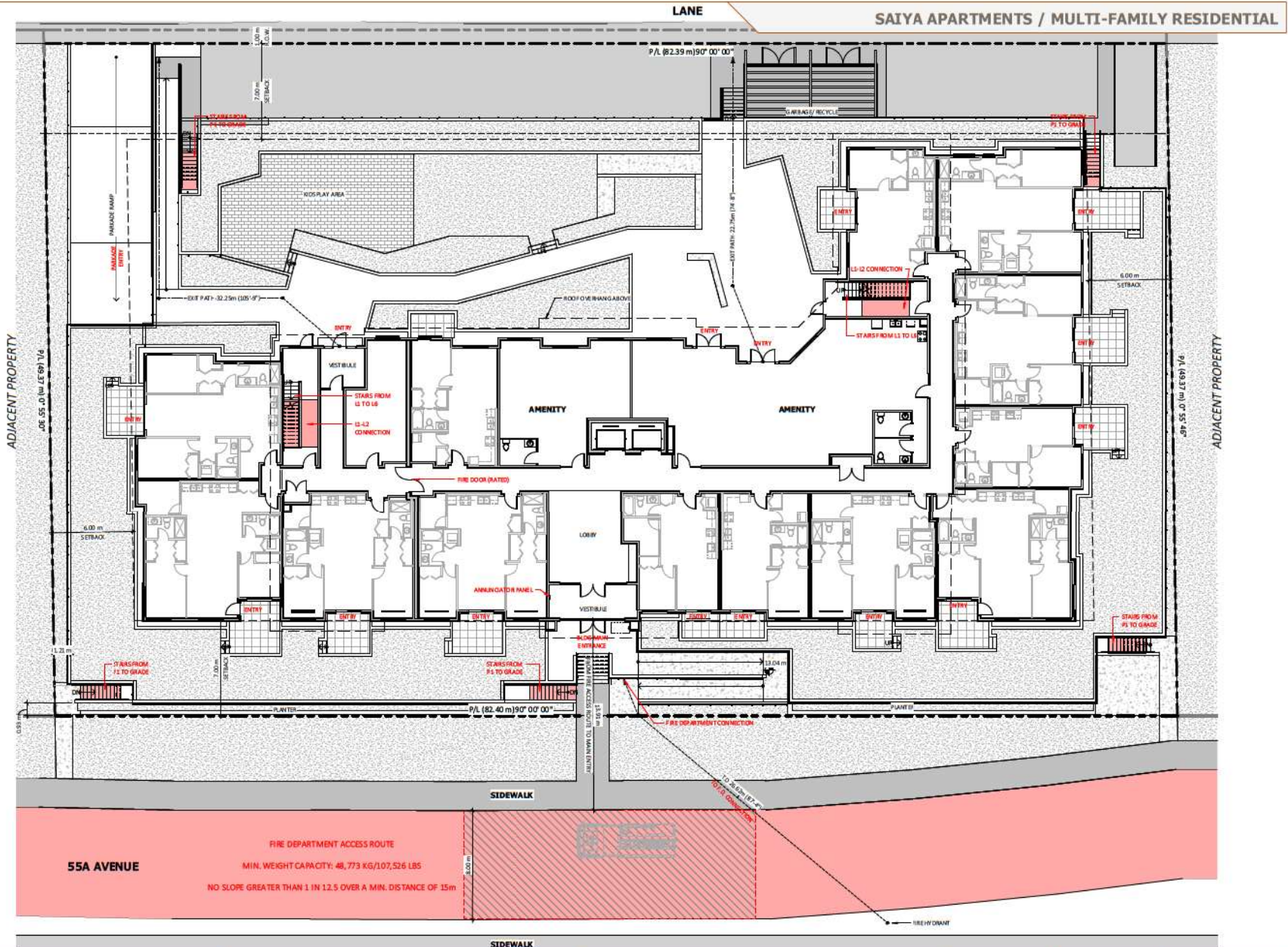


RE-ISSUED FOR DEVELOPMENT PERMIT
21-11-29 REVISION # 3
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



SD1.21

 SPRINKLER & WINDOW ALTERNATE SOLUTIONS FOR PROTECTION OF EXIT ROUTE (LEVEL 1 & 2)

$$3/32'' = 1'-0''$$


keystonearch.ca

19701 - 19729 55A AVENUE, LANGLEY, B.C.

SCALE: As indicated



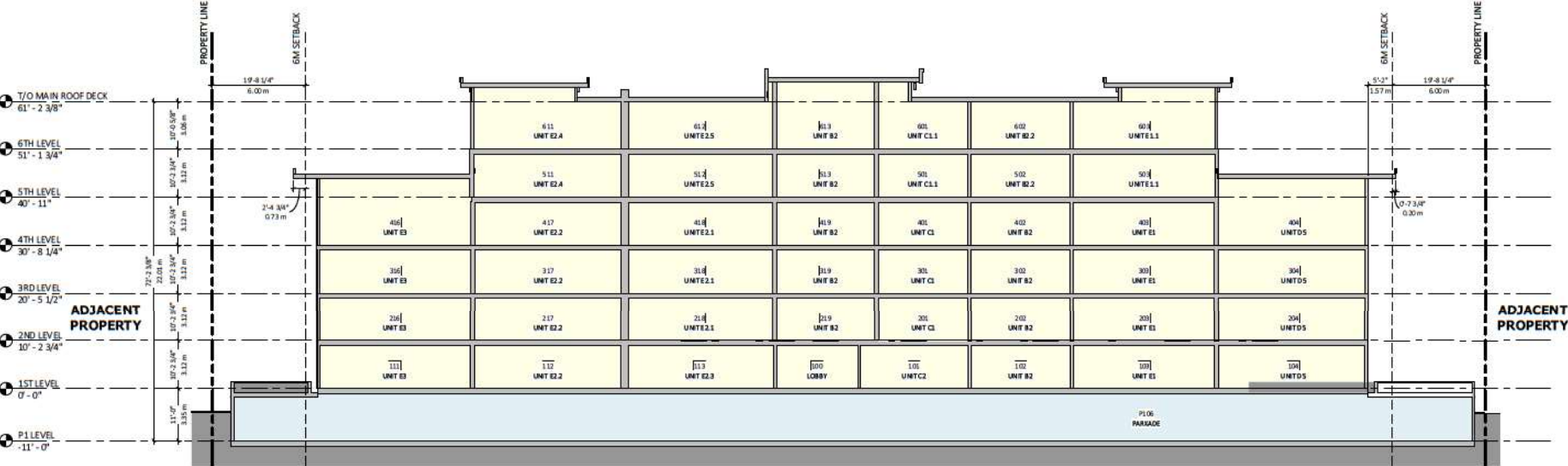
21-11-29 REVISION #: 3
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



SD1.22

OCCUPANCIES

- GROUP C - RESIDENTIAL
- GROUP F3 - PARKADE



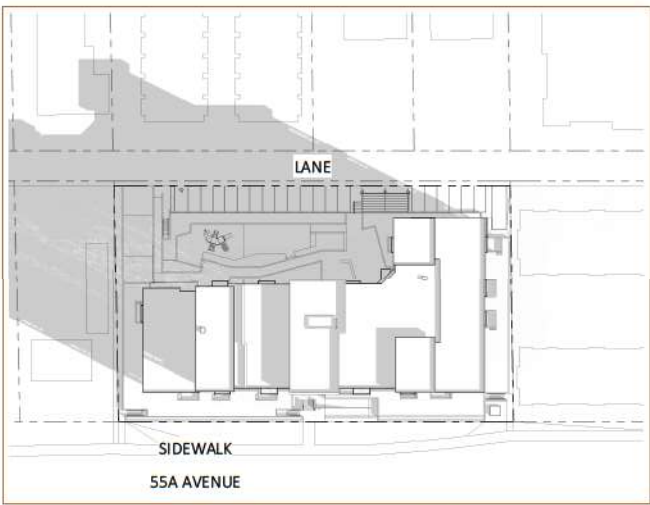
section a
3/32" = 1'-0"

OCCUPANCIES

- GROUP C - RESIDENTIAL
- GROUP F3 - PARKADE



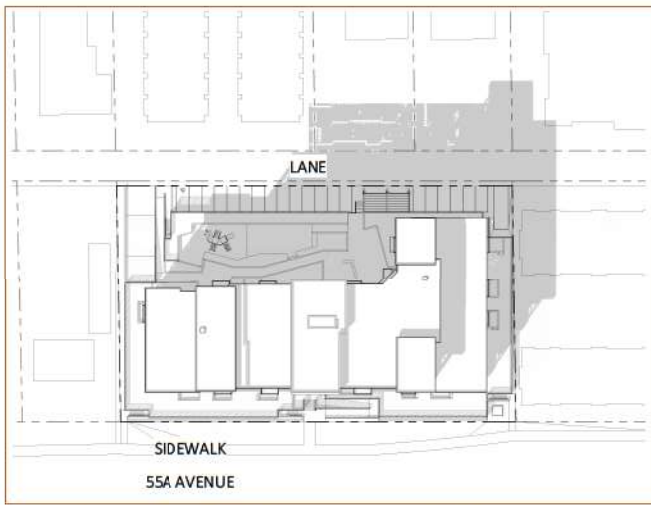
section b
1/8" = 1'-0"



shadow study - 9am - march 21



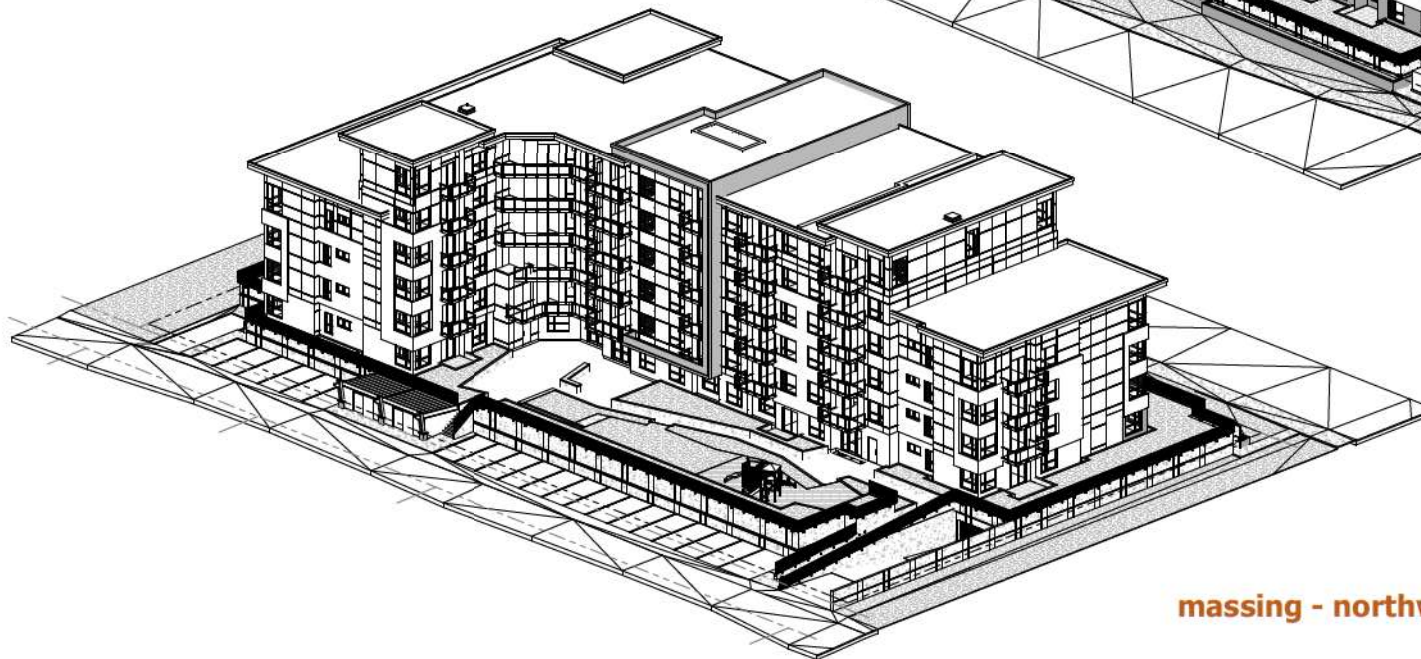
shadow study - 12pm - march 21



shadow study - 3pm - march 21



massing - southeast



massing - northwest



keystonearch.ca

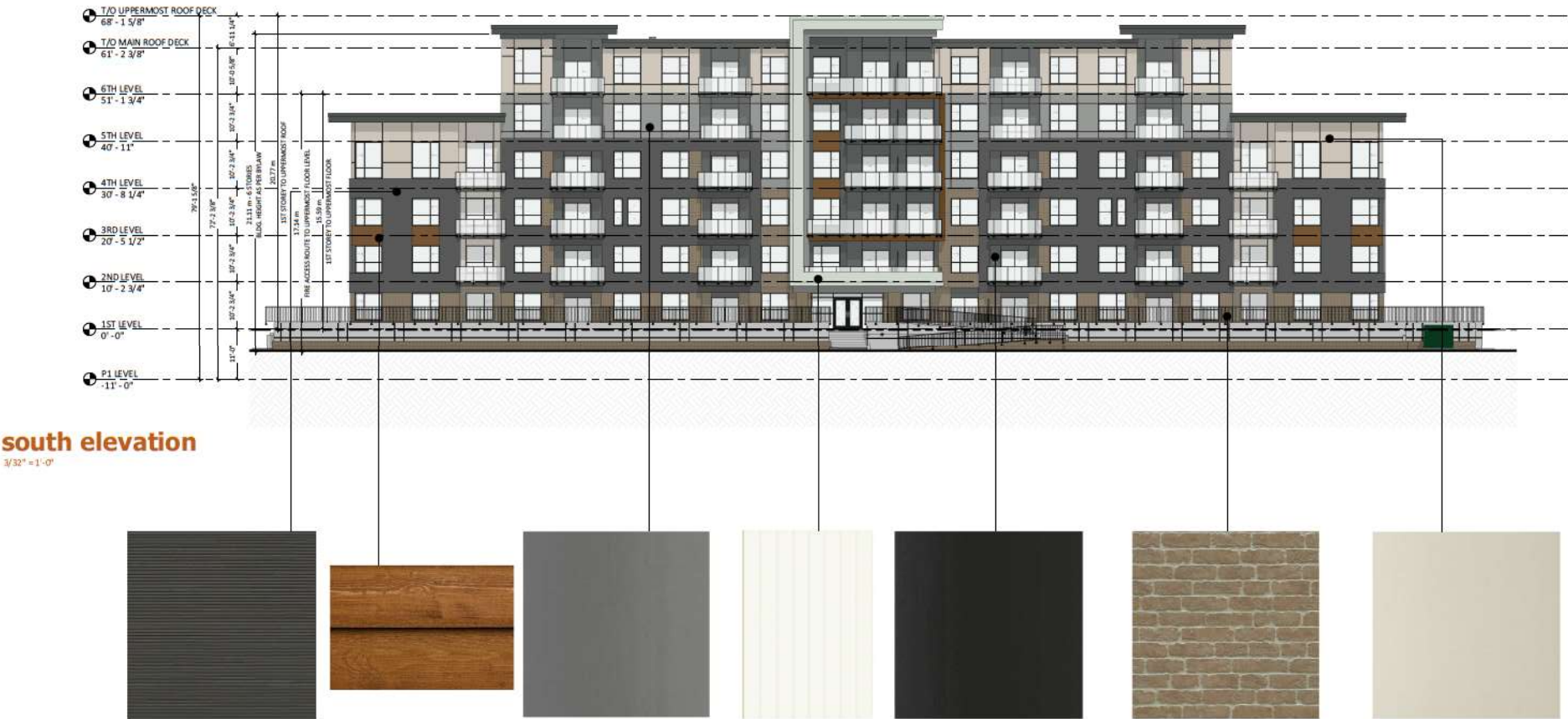
SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

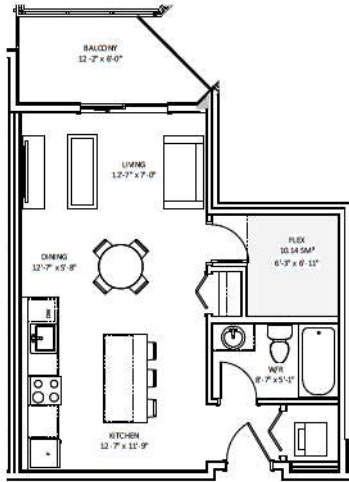
3D MASSING PERSPECTIVES
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
21-11-29 REVISION #: 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143

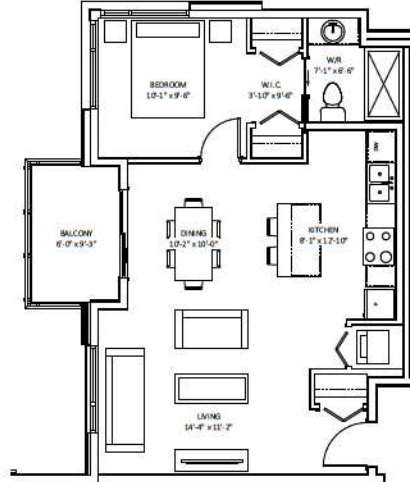


SD1.32

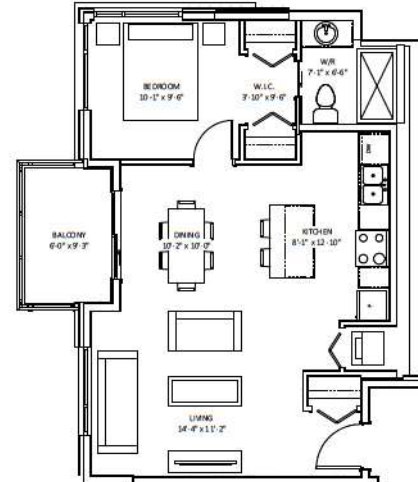




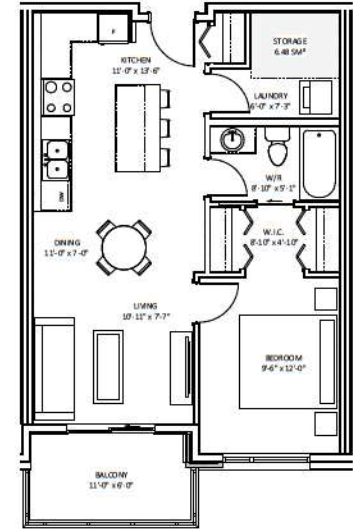
unit A1 510 SF - 1R 1BED + FLEX
UNIT COUNT: 5
LEVEL: 2 TO 6
1/4" = 1'-0"



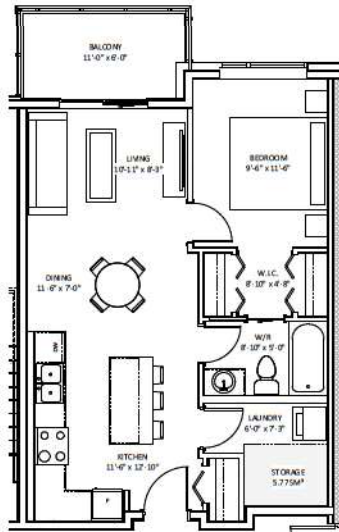
unit B1 664 SF - 1BED
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



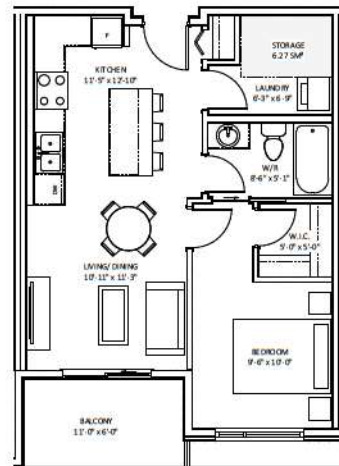
unit B1.1 681 SF - 1BED
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



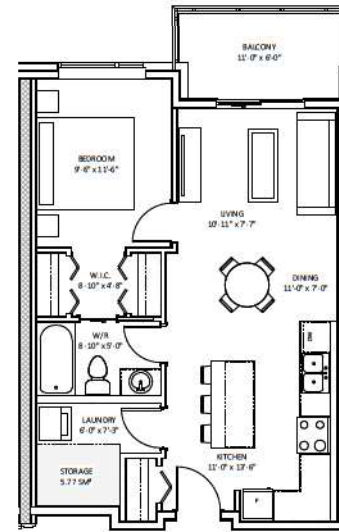
unit B2 654 SF - 1BED
UNIT COUNT: 9
LEVEL: 1 TO 6
1/4" = 1'-0"



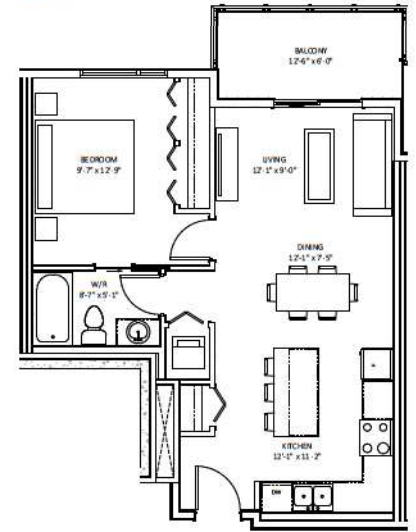
unit B2.1 655 SF - 1BED
UNIT COUNT: 1
LEVEL: 2
1/4" = 1'-0"



unit B2.2 588 SF - 1BED
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



unit B2.3 648 SF - 1BED
UNIT COUNT: 6
LEVEL: 1 TO 6
1/4" = 1'-0"



unit B3 660 SF - 1BED
UNIT COUNT: 5
LEVEL: 2 TO 6
1/4" = 1'-0"



keystonesearch.ca

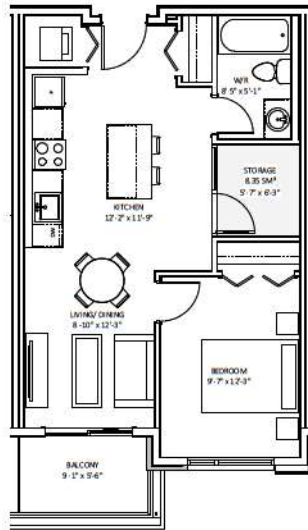
SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

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

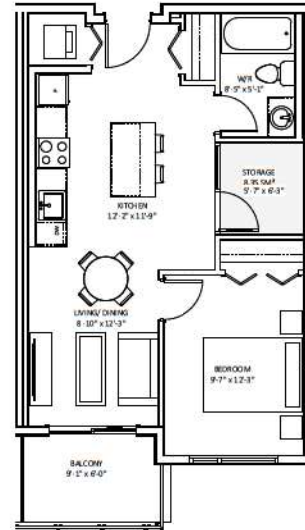
RE-ISSUED FOR DEVELOPMENT PERMIT
21-11-29 REVISION #: 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



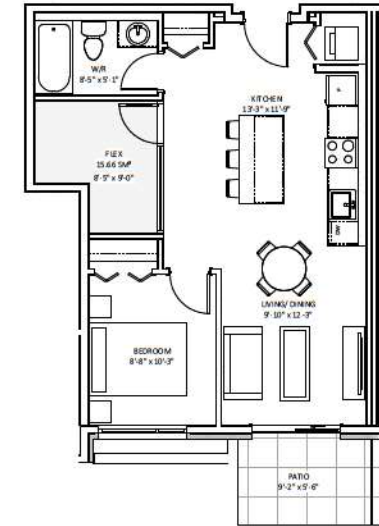
SD2.01



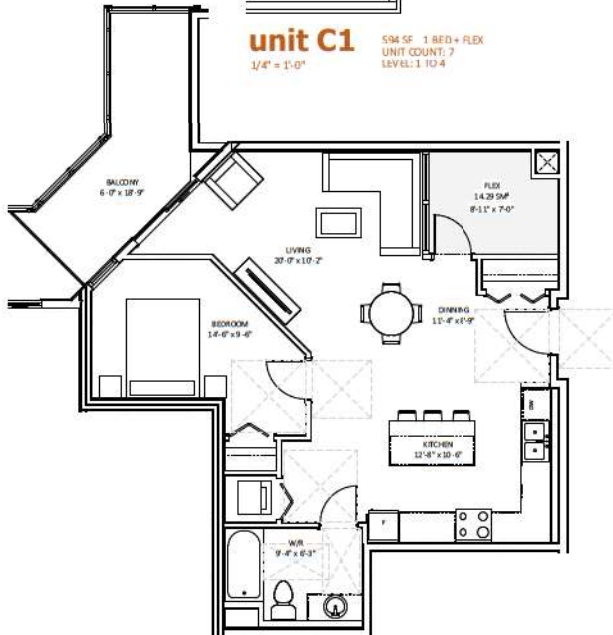
unit C1 594 SF 1 BED + FLEX
UNIT COUNT: 7
LEVEL: 1 TO 4
1/4" = 1'-0"



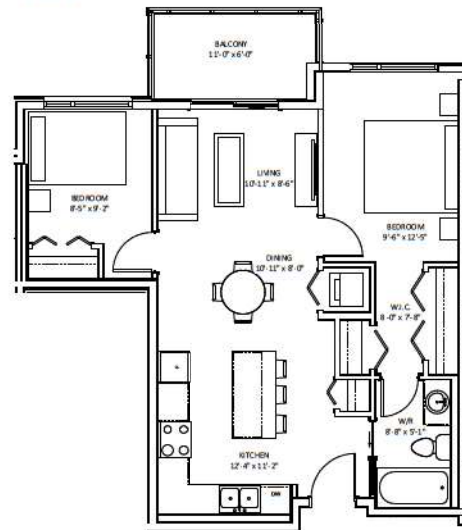
unit C1.1 595 SF 1 BED + FLEX
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



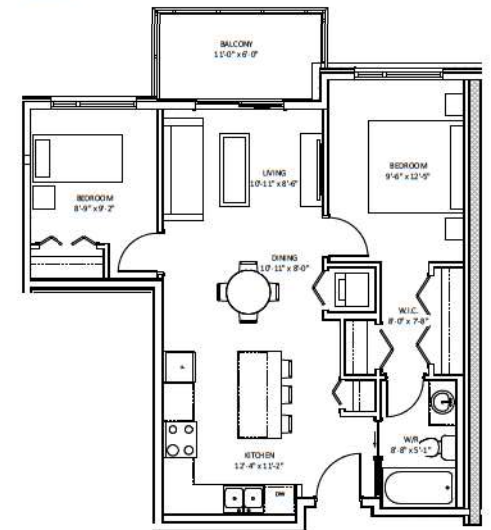
unit C2 631 SF 1 BED + FLEX
UNIT COUNT: 1
LEVEL: 1
1/4" = 1'-0"



unit C3 836 SF 1 BED + FLEX
UNIT COUNT: 5
LEVEL: 2 TO 6
1/4" = 1'-0"



unit D1 760 SF 2 BED
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



unit D1.1 774 SF 2 BED
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



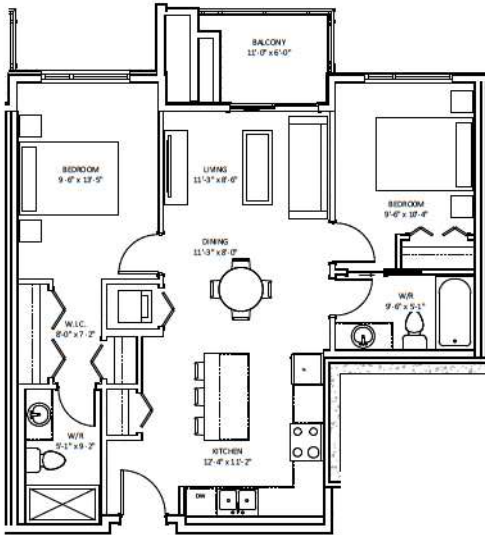
SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

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

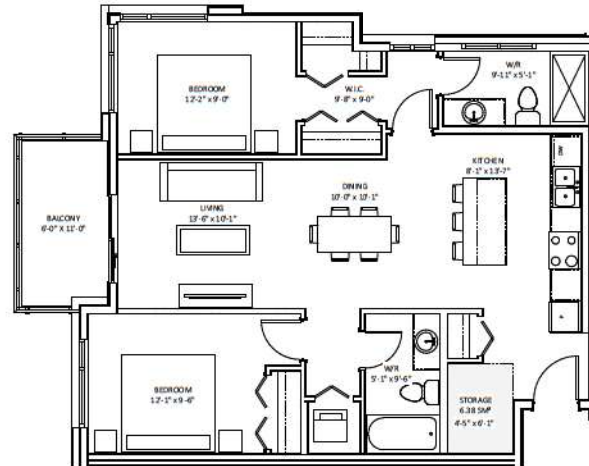
RE-ISSUED FOR DEVELOPMENT PERMIT
21-11-29 REVISION #: 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



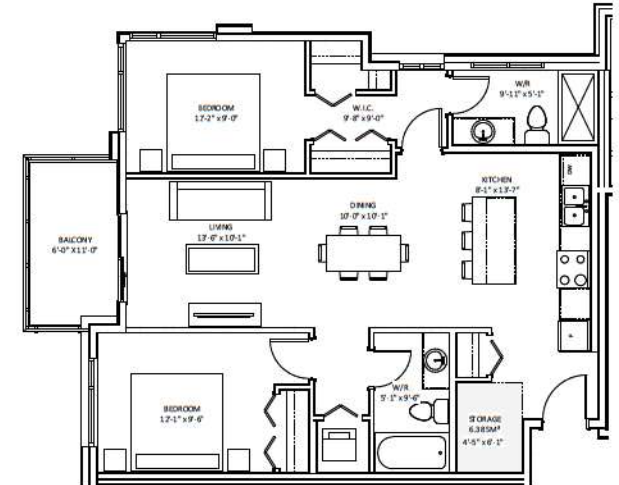
SD2.02



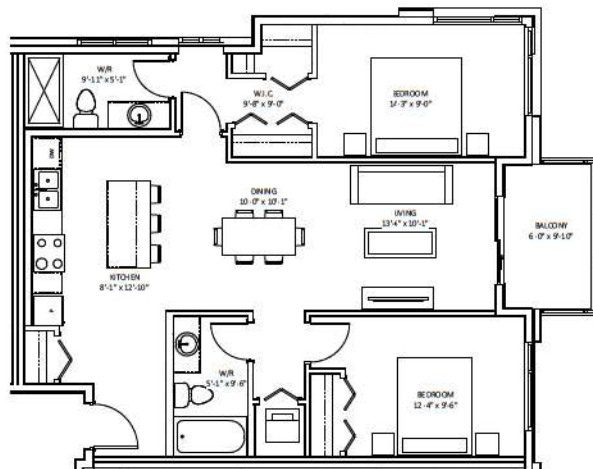
unit D2 8715 SF 2 BED
UNIT COUNT: 5
LEVEL: 2 TO 6
1/4" = 1'-0"



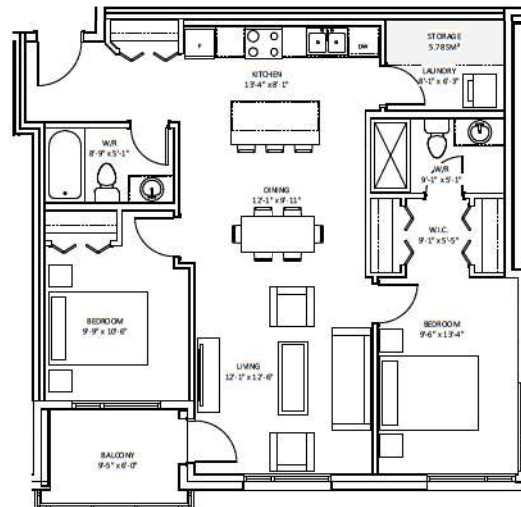
unit D3 986 SF 2 BED
UNIT COUNT: 2
LEVEL: 1 TO 2
1/4" = 1'-0"



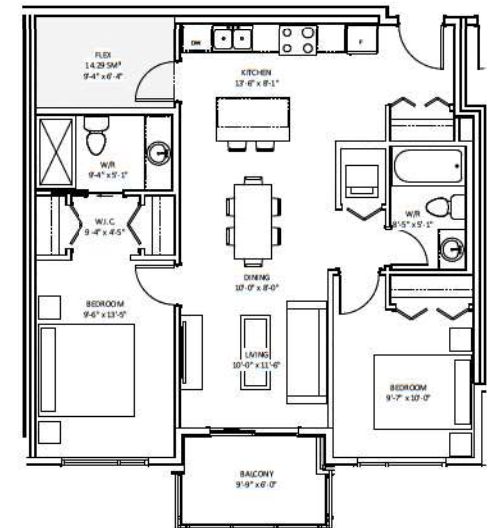
unit D3.1 988 SF 2 BED
UNIT COUNT: 2
LEVEL: 3-4
1/4" = 1'-0"



unit D4 9965 SF 2 BED
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



unit D5 9995 SF 2 BED
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



unit E1 931 SF 2 BED + FLEX
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



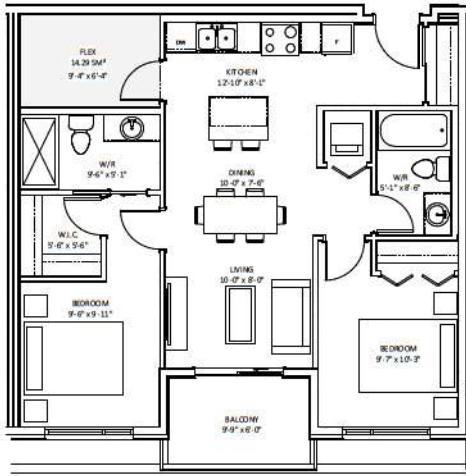
SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

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

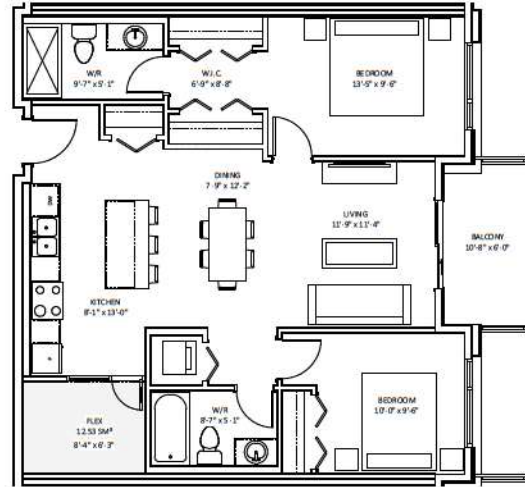
RE-ISSUED FOR DEVELOPMENT PERMIT
21-11-29 REVISION #: 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



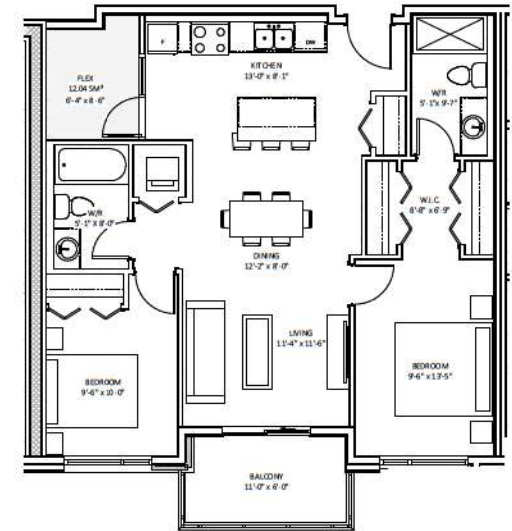
SD2.03



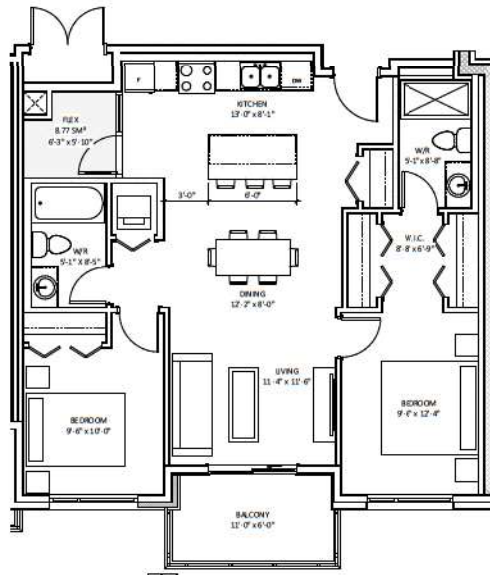
unit E1.1 864 SF 2 BED + FLEX
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



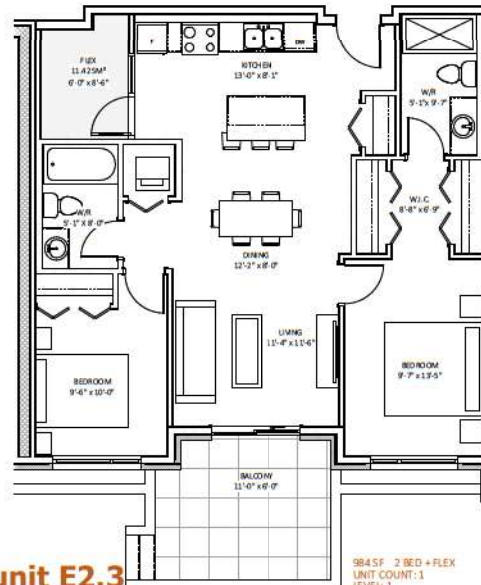
unit E2 978 SF 2 BED + FLEX
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



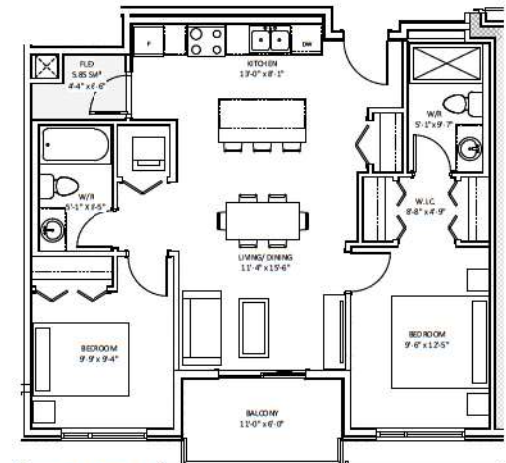
unit E2.1 973 SF 2 BED + FLEX
UNIT COUNT: 3
LEVEL: 2 TO 4
1/4" = 1'-0"



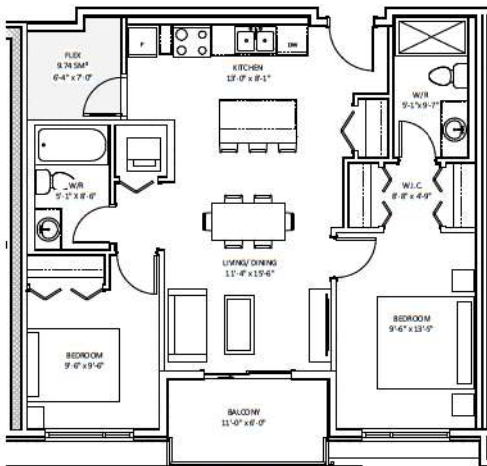
unit E2.2 942 SF 2 BED + FLEX
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



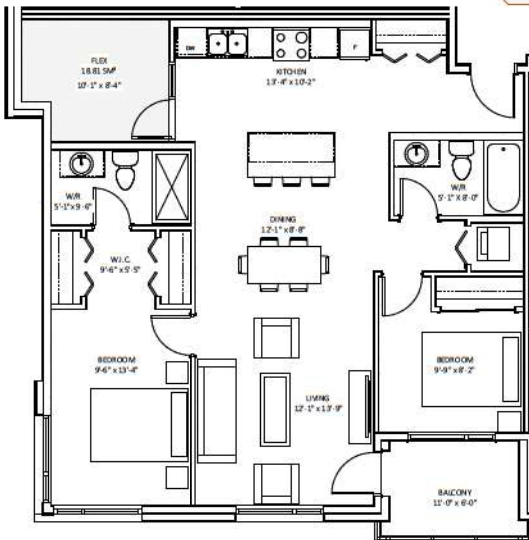
unit E2.3 984 SF 2 BED + FLEX
UNIT COUNT: 1
LEVEL: 1
1/4" = 1'-0"



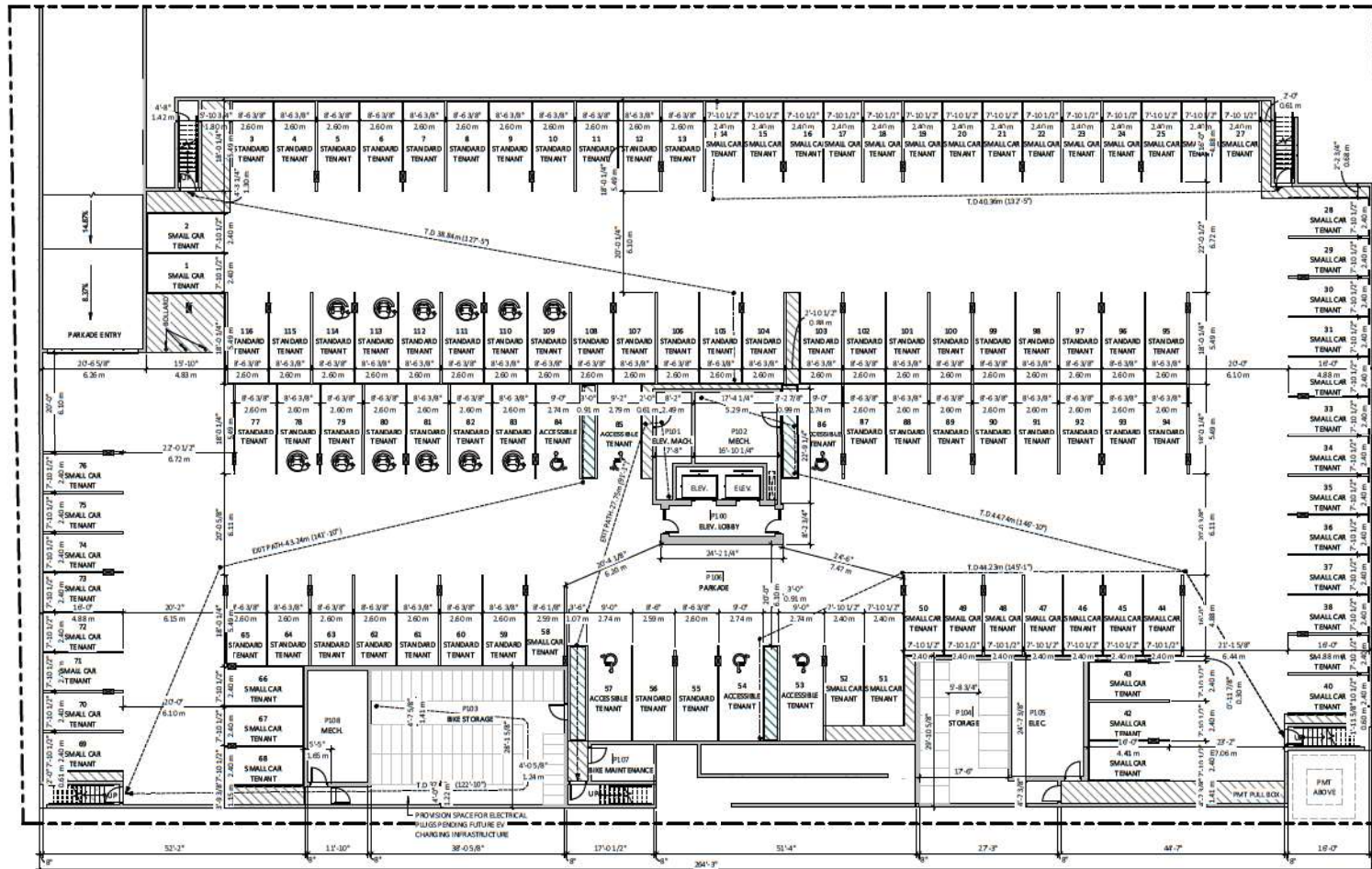
unit E2.4 878 SF 2 BED + FLEX
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



unit E2.5 893 SF 2 BED + FLEX
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



unit E3 1076 SF 2 BED + FLEX
UNIT COUNT: 4
LEVEL 1 TO 4
1/4" = 1'-0"



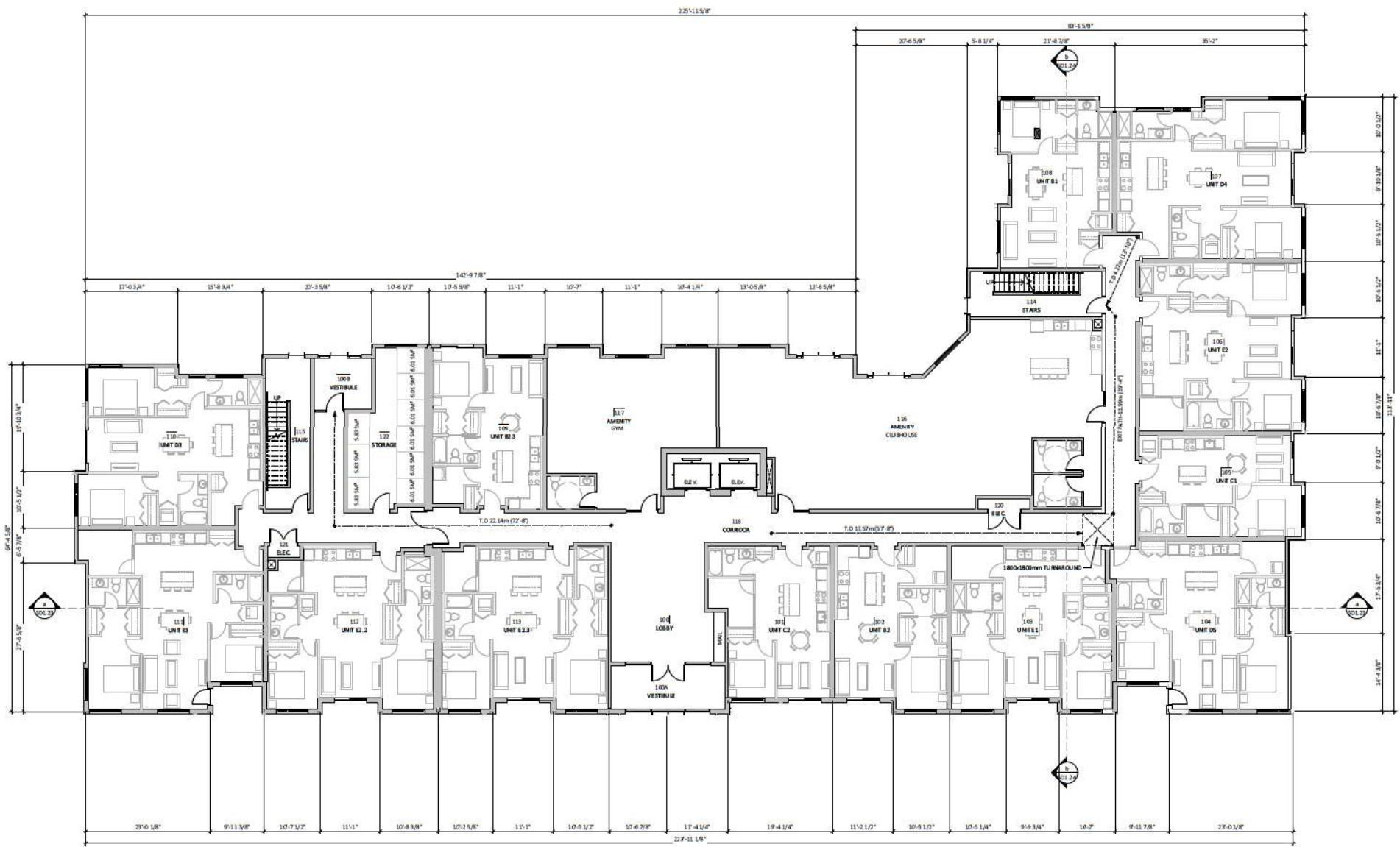
P1 LEVEL PLAN
SCALE: 3/32" = 1'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT
21-11-29 REVISION # 3
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



SD3.01



1st LEVEL PLAN
SCALE: 1/8" = 1'-0"



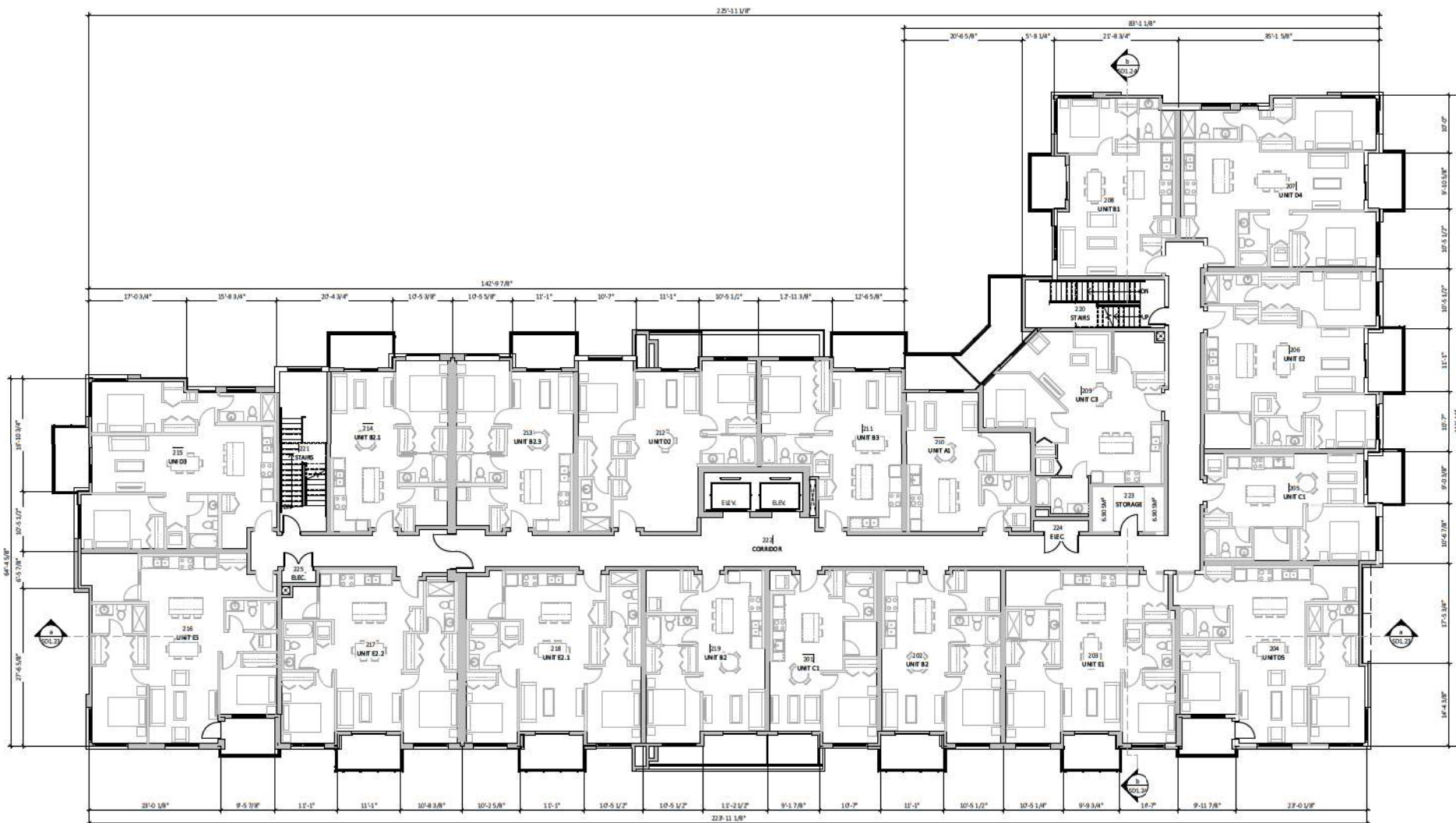
RE-ISSUED FOR DEVELOPMENT PERMIT
21-11-29 REVISION # 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



SD3.02



SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.



SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

2nd LEVEL PLAN

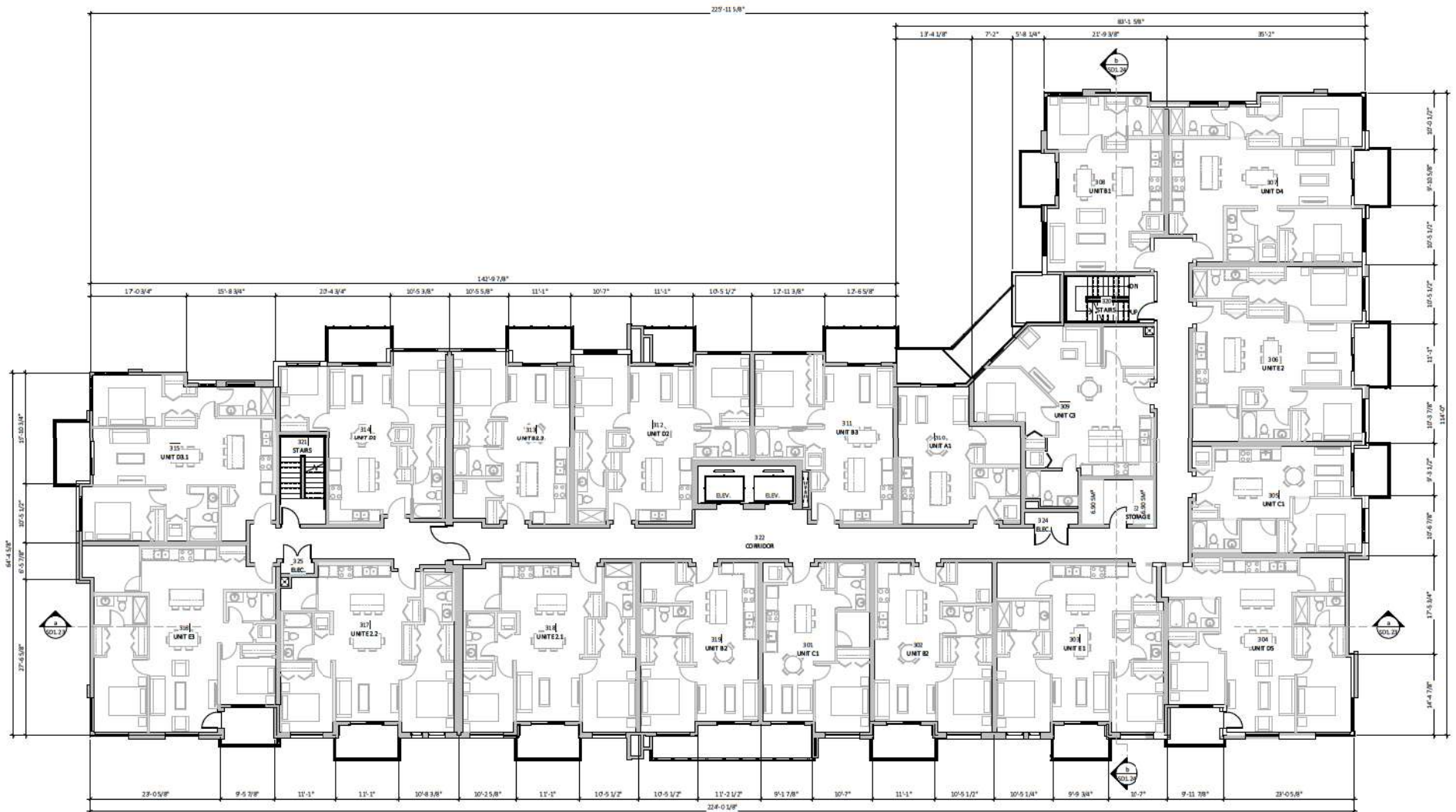


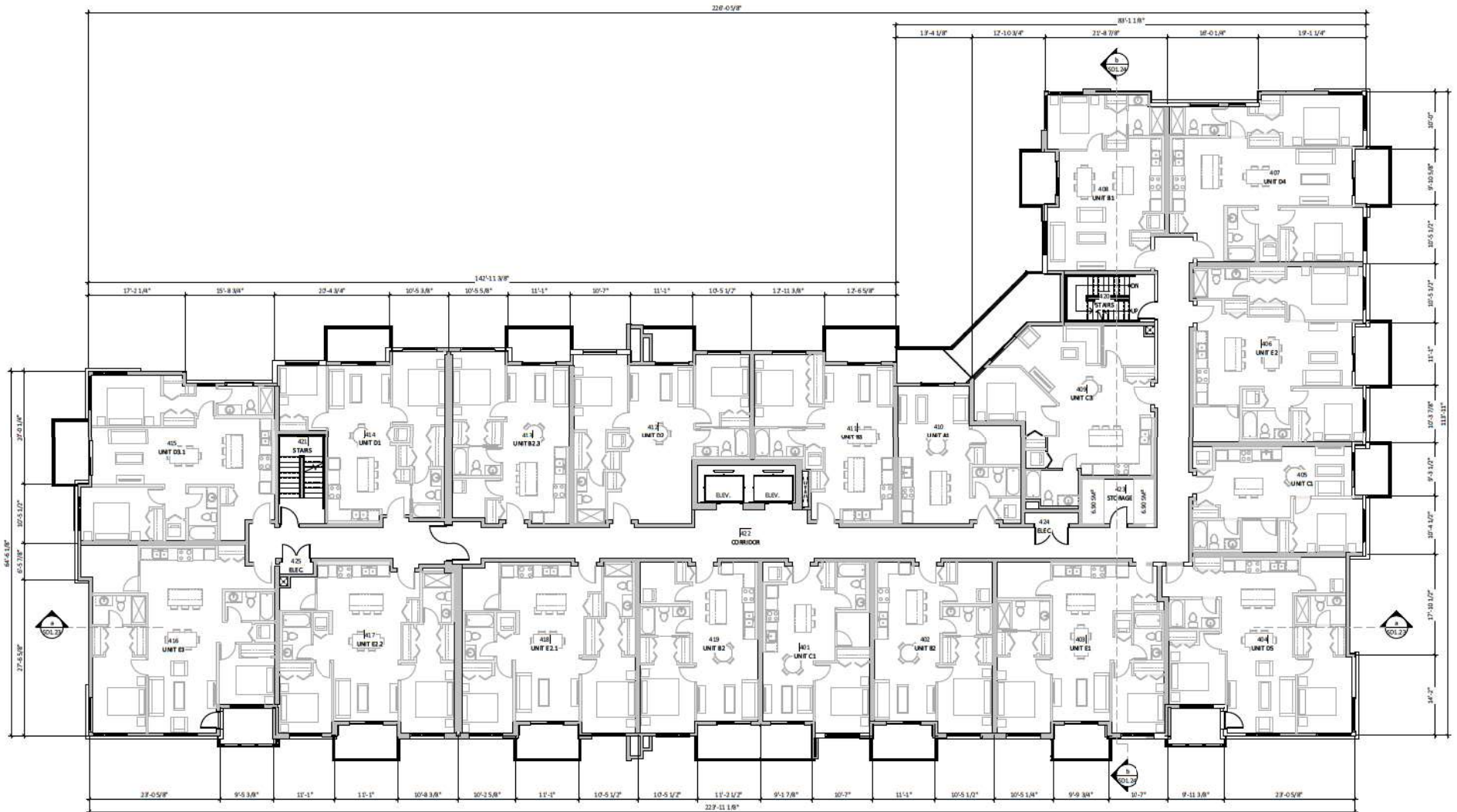
RE-ISSUED FOR DEVELOPMENT PERMIT

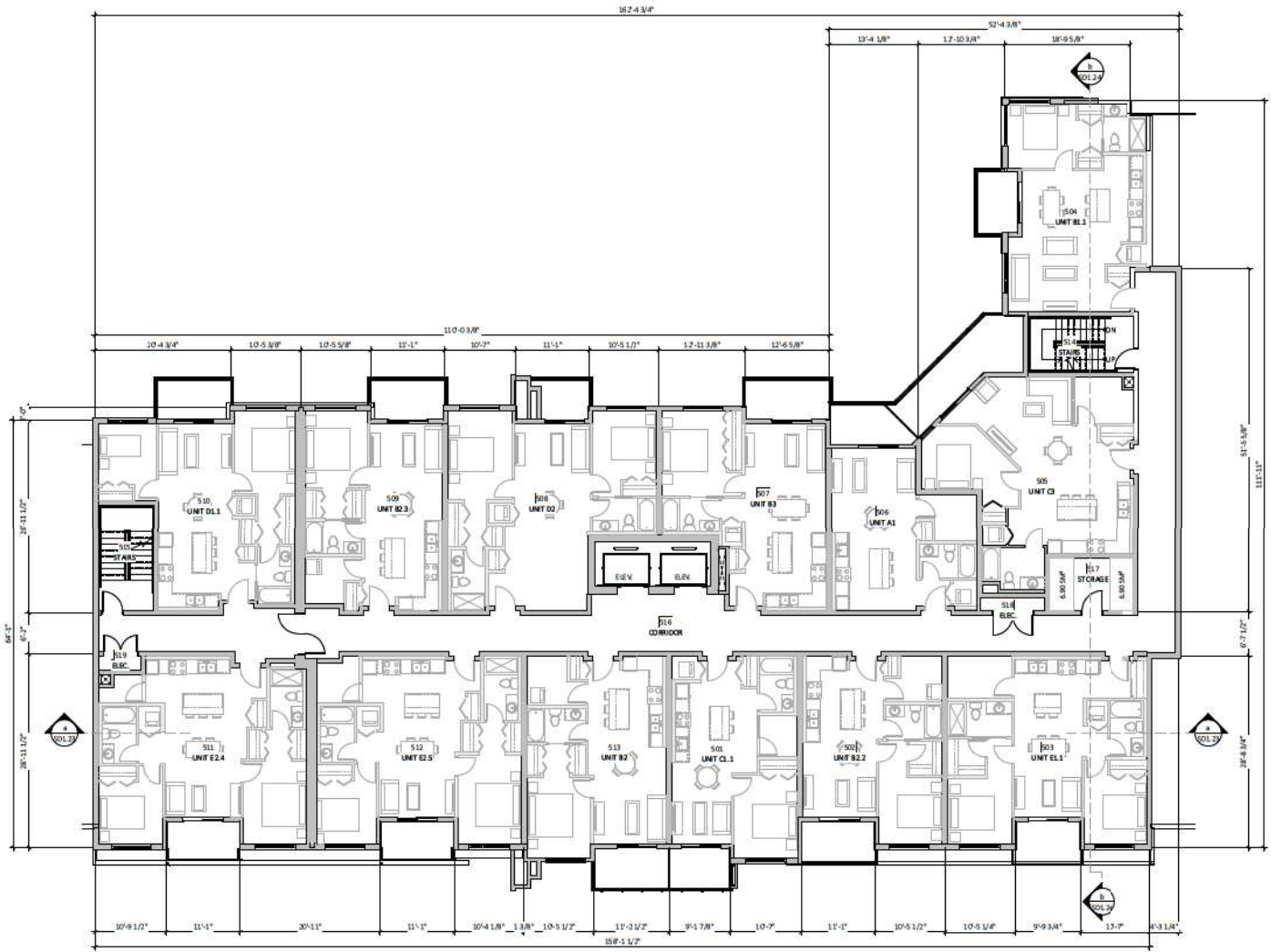
21-11-29 REVISION #: 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143

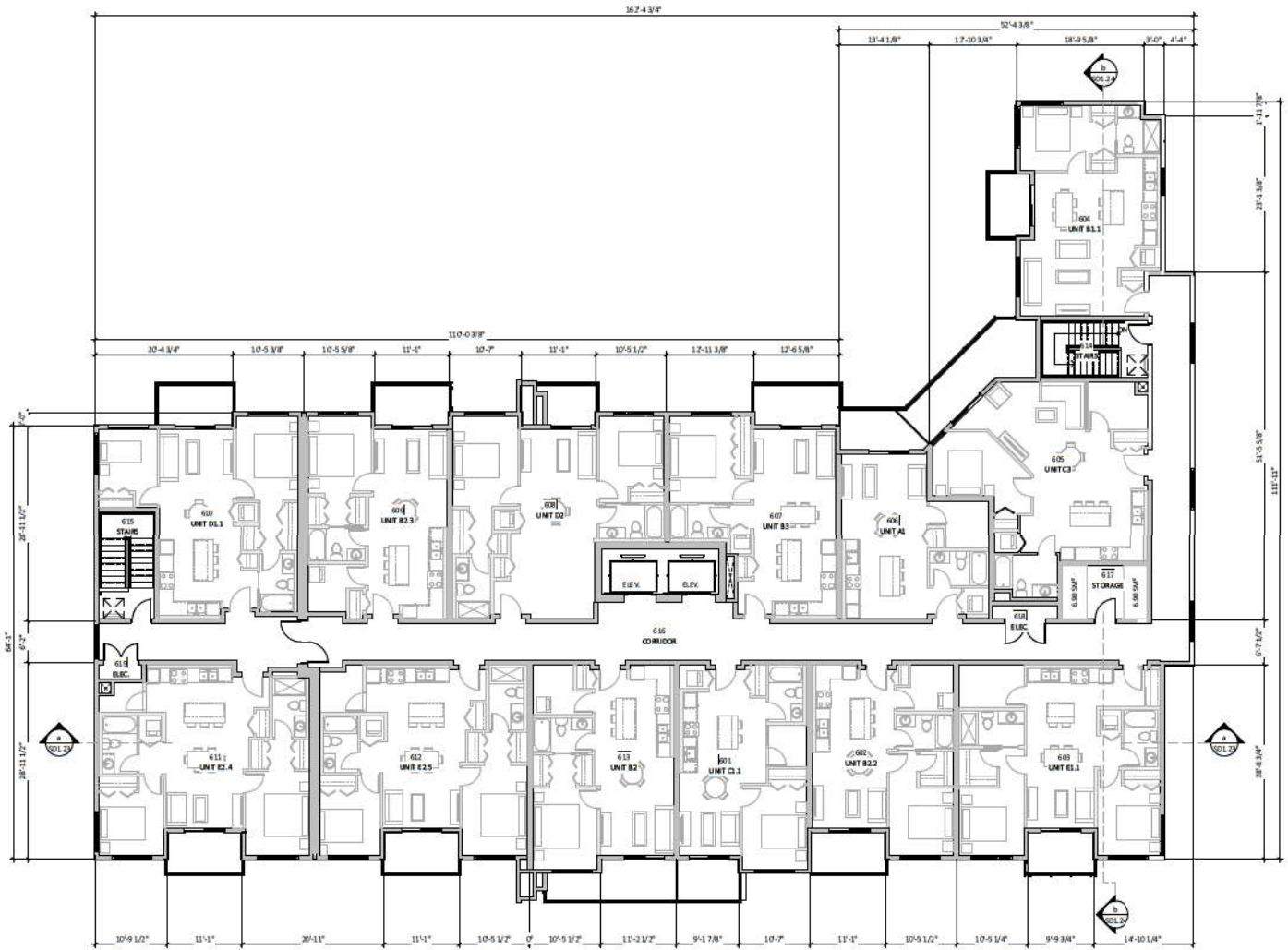


SD3.03







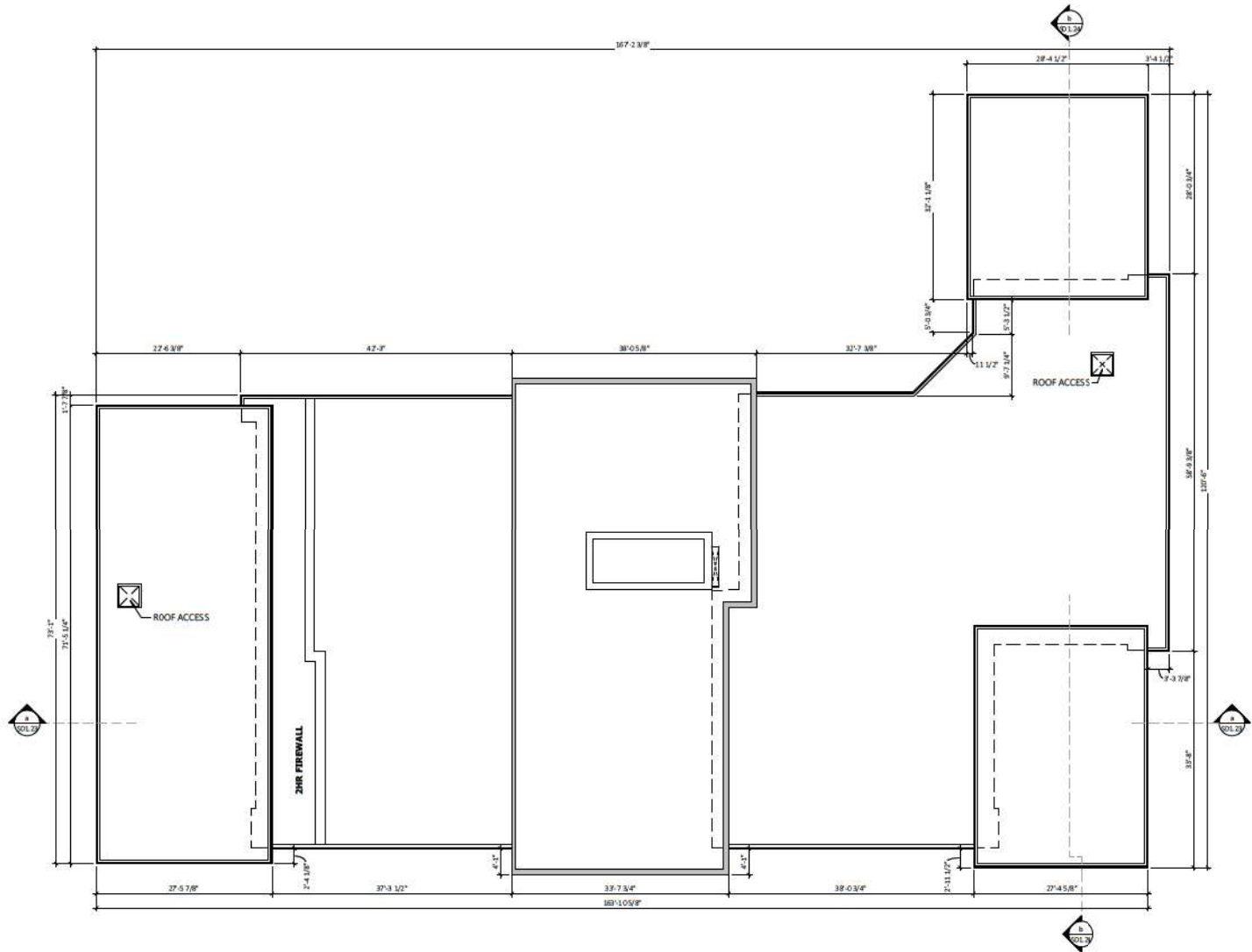


6TH LEVEL PLAN
SCALE: 1/8" = 1'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT
21-11-29 REVISION # 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143







north elevation

3/32" = 1'-0"



south elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL, SIKING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: COBBLSTONE - EASY TRIM 5/8" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL, SIKING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: GRAY SATIN - EASY TRIM 5/8" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL, SIKING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: IRON GRAY - EASY TRIM 5/8" REVEAL PANEL SYS.
- 4 CEMENT BOARD SMOOTH PANEL, SIKING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: BLACKASH - EASY TRIM 5/8" REVEAL PANEL SYS.
- 5 CERAMIC COATED PANELS
- CERACLAST, COLOUR: REARL - SREVAL TEXTURE
- 6 CERAMIC COATED PANELS
- CERACLAST, COLOUR: ANTIQUE RED - ANTIQUE BRICK TEXTURE
- 7 CERAMIC COATED PANELS
- CERACLAST, COLOUR: CHARCOAL - MODERN STRIP TEXTURE
- 8 CEMENT BOARD FASZA BOARD, TEXTURE: SMOOTH
- JAMES HARDIE, COLOUR: TRON GRAY
- 9 CEMENT BOARD CERAMIC HORIZONTAL LAP SIKING (6" EXPOSURE)
- JAMES HARDIE, COLOUR: IRON GRAY
- 10 CEMENT BOARD CERAMIC HORIZONTAL LAP SIKING (6" EXPOSURE)
- JAMES HARDIE, COLOUR: WATER BROWN
- 11 VINYL BALCONY DOOR:
- COLOUR: BLACK EXT. / WHITE INT.
- 12 METAL DOOR:
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "TRON GRAY"
- 13 CURTAIN WALL (280' UT 507'0M L):
- FRAME: COLOUR: BLACK AND DZEEZ, C/W GRAY SPANDREL PANEL
- 14 VINYL WINDOW:
- COLOUR: BLACK EXT. / WHITE INT.
- 15 ALUMINUM GLASS BALCONY RAILING:
- COLOUR: BLACK AND DZEEZ
- 16 ALUMINUM GUARDRAILING:
- COLOUR: BLACK
- 17 METAL FLASHING:
- 5010 BT, COLOUR: CLEAR AND DZEEZ
- 18 CONCRETE WALL, PAINTED:
- COLOUR: "MEDIUM GRAY"
- 19 ALUMINUM GLASS PATIO PRIVACY SCREEN:
- COLOUR: BLACK AND DZEEZ
- 20 ROOF/BALCONY SOFFIT:
- COLOUR: WHITE, REPERFORATED VINYL
- 21 ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: CLEAR AND DZEEZ
- 22 ALUMINUM GUTTER:
- COLOUR: CLEAR AND DZEEZ

- NOTES:
1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MODIFICATIONS PER PROJECT MANUAL.
 2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESS 50 U.L.O.



SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

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

RE-ISSUED FOR DEVELOPMENT PERMIT
21-11-29 REVISION #: 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



SD4.01



east elevation

3/32" = 1'-0"



west elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIKING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: CHARCOAL, EASY TRIM 5/8" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL SIKING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: GRAY SATIN / EASY TRIM 5/8" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL SIKING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: IRON GRAY / EASY TRIM 5/8" REVEAL PANEL SYS.
- 4 CEMENT BOARD SMOOTH PANEL SIKING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: BLACKASH / EASY TRIM 5/8" REVEAL PANEL SYS.
- 5 CERAMIC COATED PANELS
- CERACLAST, COLOUR: REARL, SREVAL TEXTURE
- 6 CERAMIC COATED PANELS
- CERACLAST, COLOUR: ANTIQUE RED, ANTIQUE BRICK TEXTURE
- 7 CERAMIC COATED PANELS
- CERACLAST, COLOUR: CHARCOAL, MODERN STRIP TEXTURE
- 8 CEMENT BOARD FASZA BOARD, TEXTURE: SMOOTH
- JAMES HARDIE, COLOUR: IRON GRAY
- 9 CEMENT BOARD CEORAIL HORIZONTAL LAP SIKING (6" EXPOSURE)
- JAMES HARDIE, COLOUR: IRON GRAY
- 10 CEMENT BOARD CEORAIL HORIZONTAL LAP SIKING (6" EXPOSURE)
- JAMES HARDIE, COLOUR: WATER BROWN
- 11 VINYL BALCONY DOOR
- COLOUR: BLACK EXT. / WHITE INT.
- 12 METAL DOOR
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "IRON GRAY"
- 13 CURTAIN WALL (2800 UT SYSTEM)
- HAWNEER, COLOUR: BLACK ANDOZZE, C/W GRAY SPANDREL PANEL
- 14 VINYL WINDOW
- COLOUR: BLACK EXT. / WHITE INT.
- 15 ALUMINUM GLASS BALCONY RAILING
- COLOUR: BLACK ANDOZZE
- 16 ALUMINUM GUARDRAILING
- COLOUR: BLACK
- 17 METAL FLASHING
- 18" X 6", COLOUR: CLEAR ANDOZZE
- 18 CONCRETE WALL, PAINTED
- COLOUR: MEDIUM GRAY
- 19 ALUMINUM GLASS PATIO PRIVACY SCREEN
- COLOUR: BLACK ANDOZZE
- 20 ROOF BALCONY SOFFIT
- COLOUR: WHITE, REFINISHED VINYL
- 21 ALUMINUM MECHANICAL EQUIPMENT SCREEN
- COLOUR: CLEAR ANDOZZE
- 22 ALUMINUM GUTTER
- COLOUR: CLEAR ANDOZZE

NOTES

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MODULARS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESS 50 U.D.



keystonearch.ca

SAIYA APARTMENTS

19701 - 19729 SSA AVENUE, LANGLEY, B.C.

BUILDING ELEVATIONS

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

RE-ISSUED FOR DEVELOPMENT PERMIT

21-11-29 REVISION # 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



SD4.02



south elevation



north elevation



main building entrance



amenity entrance



55A AVENUE - WEST



55A AVENUE - EAST



LANE - EAST



LANE - WEST