

WHITETAIL 204 STREET APARTMENTS, 5360 - 204 STREET, LANGLEY, BC



24-11-12 RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



COVER PAGE

SCALE

SD0.01



SHEET INDEX

SD0.01	COVER PAGE	SD3.00	STREET PERSPECTIVE
SD1.01	CONTEXT PLANS	SD3.01	BUILDING ELEVATIONS
SD1.10	PROJECT DATA	SD3.02	BUILDING ELEVATIONS
SD1.11	PROJECT DATA	SD3.04	BUILDING ELEVATIONS
SD1.12	PROJECT DATA	SD4.01	MATERIAL BOARD
SD1.13	PROJECT DATA	SD5.01	SITE SECTION
SD1.14	FSR DATA	SD5.02	SITE SECTION
SD1.15	FSR PLANS	SD5.03	ENLARGED SECTIONS
SD1.16	FSR PLANS	SD6.01	UNIT PLANS
SD1.20	DESIGN RATIONALE	SD6.02	UNIT PLANS
SD2.01	SITE PLAN	SD6.03	UNIT PLANS
SD2.10	1ST LEVEL PLAN	SD6.04	UNIT PLANS
SD2.11	2ND LEVEL PLAN	SD6.05	UNIT PLANS
SD2.12	3RD-6TH LEVEL PLAN	SD7.01	SITE LAYOUT PLAN
SD2.18	ROOF LEVEL PLAN	SD7.02	SITE CODE PLAN
SD2.19	P2 LEVEL PLAN		
SD2.20	P1 LEVEL PLAN		



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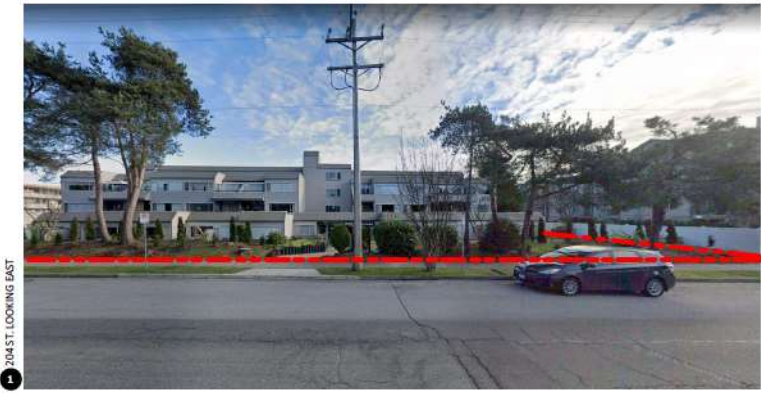
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CONTEXT PLANS



4 204 ST, LOOKING EAST



4 204 ST, LOOKING NORTHEAST



4 INTERSECTION 53 AVE + 204 ST



4 204 ST, LOOKING SOUTHEAST



4 INTERSECTION 54 AVE + 204 ST



6 NEARBY GROCERY STORE



6 BAY 4 TRANSIT STATION

LOCATION

THE PROPOSED DEVELOPMENT IS LOCATED IN SOUTH LANGLEY ON 204 STREET, BETWEEN 54A AVE AND 53 AVE. 7 BLOCKS NORTH OF THE SITE LIES LANGLEY CENTRE BAY 4 TRANSIT STATION. 2 BLOCKS NORTH IS AN EXISTING SHOPPING CENTRE WITH A NO FRILLS, AND RESIDENTIAL AREA BETWEEN IT AND THE PROPOSED DEVELOPMENT.



6 AERIAL VIEW LOOKING NW



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CONTEXT PLANS



SCALE

SD1.01

PROJECT DATA

1.0.0 ZONING DATA

PROJECT:	WHITETAIL 204 STREET APARTMENTS (RESIDENTIAL)	
CIVIC ADDRESS:	5360 - 204 STREET, LANGLEY, BC	
LEGAL DESCRIPTION:	LOT 178 DISTRICT LOT 36 GROUP 2, NEW WESTMINSTER DISTRICT PLAN 53282	
NEIGHBOURHOOD:		
SITE AREA (GROSS):	76,980.87 SF. (7,151.85 S.M.)	
SITE AREA (NET):	75,904.68 SF. (7,051.776 S.M.)	
COORDINATING REGISTERED PROFESSIONAL:	STEVE BARROCK, ARCHITECTS B.C. AAA, M.I.A.C., KEYSTONE ARCHITECTURE	
CERTIFIED PROFESSIONAL:	N/A	
CURRENT ZONING PERMITTED:	PROPOSED:	
OD (COMPREHENSIVE DEVELOPMENT ZONE)	OD (COMPREHENSIVE DEVELOPMENT ZONE)	
ZONE:		
OCF DESIGNATION:		
SETBACKS:	FRONT: 3.00 m REAR: 6.00 m SIDE (NORTH): 6.00 m SIDE (SOUTH): 6.00 m	FRONT: 4.30 m REAR: 6.00 m SIDE (NORTH): 6.00 m SIDE (SOUTH): 6.00 m
DENSITY GROSS FLOOR AREA (PSF):	2.6	
BUILDING HEIGHT:	ANY HEIGHT	
LOT COVERAGE:	36,206 S.F. / 74,981.87 S.F. = 4.7%	
COMMON INDOOR AMENITY AREA:	3,046.30 S.F. (283.00 S.M.)	
COMMON OUTDOOR AMENITY AREA:	6,439.00 S.F. (598.20 S.M.)	
PRIVATE OUTDOOR AMENITY AREA:		
ADAPTABLE UNITS:	8	
ACCESSIBLE UNITS:	0	
STORAGE LOCKER:	4	
STEP CODE:	STEP CODE 1	
MINIMUM BUILDING ELEVATION:	GEO: 5.13 m	
WASTE & RECYCLING STORAGE:	MIXED CONTAINERS = 5,235 S.F. PER WEEK / 240L CART = 22 CARTS MIXED PAPERS & CARDBOARD = 12,345.7 L PER WEEK / 4 CLIBC. YARD BIN (1.05B) = 4 BINS GARBAGE = 34,998 L PER WEEK / 4 CLIBC. YARD BIN (1.05B) = 5 BINS GLASS = 604.10 L PER WEEK / 240L CART = 3 CARTS ORGANICS = 3,360 L PER WEEK / 240L CART = 17 CARTS	MIXED CONTAINERS = 5,235 S.F. PER WEEK / 240L CART = 22 CARTS MIXED PAPERS & CARDBOARD = 12,345.7 L PER WEEK / 4 CLIBC. YARD BIN (1.05B) = 4 BINS GARBAGE = 34,998 L PER WEEK / 4 CLIBC. YARD BIN (1.05B) = 5 BINS GLASS = 604.10 L PER WEEK / 240L CART = 3 CARTS ORGANICS = 3,360 L PER WEEK / 240L CART = 17 CARTS
UNIT COUNT:	283	
GROSS BUILDABLE AREA:	N/A	
NET SALEABLE AREA:	336,133 S.F. (31,435.64 S.M.)	
EFFICIENCY:	150,876 S.F. (14,864.95 S.M.)	
ZONING AVERAGE GRADE:	7.40 m (5,300.09605.959-61.4.11-4809.85/32.58)	
	AVG. EXISTING GRADE NORTH ELEVATION: (7.55+7.79)/2 = 7.67 m * 82.15 m = 630.09 m	
	AVG. EXISTING GRADE EAST ELEVATION: (7.147.35)/2 = 7.43 m * 81.96 m = 605.99 m	
	AVG. EXISTING GRADE SOUTH ELEVATION: (5.94+7.31)/2 = 6.63 m * 86.33 m = 574.11 m	
	AVG. EXISTING GRADE WEST ELEVATION: (5.04+7.39)/2 = 6.21 m * 83.72 m = 519.65 m	
	TOTAL PERIMETER: 82.15 m + 81.96 m + 86.33 m + 82.73 m = 332.56 m	
VARIANCES APPLIED FOR:		
NOTES:	1. REFER TO PSR PLANS SHEET FOR GROSS FLOOR AREA (PSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS. 2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.	

1.2.0 CODE DATA

APPLICABLE BUILDING CODES: 2024 BCBC/2024 BC FIRE CODE/ASHRAE 90.1-2019		
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: N/A		
1. PART 3 BUILDING		DIV. A - PART 3 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCY(IES):		1.1.2, & APPENDIX A - 3.1.2.1 (1)
2.1. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL		
2.2. RESIDENTIAL GROUP C		
3. BUILDING AREAS:		1.4.1.1. DEFINED TERMS - BUILDING AREA
BUILDING A:	13,300 SF (1,244.8m ²)	
BUILDING B:	14,960 SF (1,380.7m ²)	
BUILDING C:	7,838 SF (728.2 m ²)	
4. BUILDING CLASSIFICATIONS:		3.2.2.19 - 3.2.2.22
4.1. BASEMENT STORAGE GARAGE:		3.2.2.82
GROUP F, DIVISION 1, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED		3.2.2.82
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.82 (2)
FLOOR ASSEMBLIES FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR		3.2.2.82 (2)(B)
MEZZANINES: N/A		
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING		3.2.2.82 (2)(D)
4.2. STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.1.1.1
FULLY SPRINKLERED		3.1.1.1 (2)(B)
NON-COMBUSTIBLE CONSTRUCTION		3.1.1.1 (3)
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT		3.1.1.1 (2), 3.1.1.2 (2)(B)(3)(4)
2 HR FIRE RESISTANCE RATING		3.1.1.1 (3)
F.T. RATED FIRESTOP		3.1.9.1(2)
4.3. RESIDENTIAL:		3.2.2.51
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP F PERMITTED		3.2.2.51 (5)
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED		3.2.2.51 (5)
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.51 (1), 3.2.2.51 (1)(D)
MAX. ALLOWABLE BUILDING AREA < 4500 m ²		3.2.2.51 (3)(D)
2 HR FIREWALL (MASONRY CONSTRUCTION)		3.1.30.2
COMBUSTIBLE CONSTRUCTION		3.2.2.51 (2) EXCEPT (2)(C)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51 (2)(A)
ROOF ASSEMBLIES (UNOCCUPIED ROOFS): 1 HR FIRE RESISTANCE RATING		3.2.2.51 (2)(B)(1)(C)
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.51 (3)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.51 (2)(D)
4.3.1. BUILDING HEIGHT:	6 STOREYS	1.4.1.1. DEFINED TERMS - BUILDING HEIGHT
4.3.2. GARAGE ELEVATION:	7.13 m LOWEST AVG GRADE SOUTH ELEVATION: 6.94+7.31/2	1.4.1.1. DEFINED TERMS - GARAGE
4.3.3. FIRST STOREY ELEVATION:	8.50 m	1.4.1.1. DEFINED TERMS - FIRST STOREY (2) m MAX ABOVE LOWEST AVERAGE GRADE
4.3.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	16.64 m (REFER TO ELEVATIONS)	3.2.2.51 (3)(c) (MAXIMUM - 18 m)
4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK:	21.99 m (REFER TO ELEVATIONS)	GROUP C 3.2.2.51 (2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION F > 25 m
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCES:	YES	3.2.2.4 - 3.2.2.8, 3.2.2.51 (5)
6. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8 (1)(A)
6.1. COMBUSTIBLE CLADDING:	YES	3.1.4.8 (2) (MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE)
7. HIGH BUILDING:	NA	3.2.6, 3.2.13.7, 3.2.2.51 (1)(C), 3.2.4.22, 6.9.2.1 (1)
8. FIREWALL:	2 HR	3.1.30
9. MEZZANINES:	NA	3.2.1.1 (3) - (8)
10. MEZZANINE EITING:	NA	3.4.2.2
11. INTERCONNECTED FLOOR SPACE:	NA, STORAGE GARAGE EXEMPT	3.3.5.2 (5), 3.2.8, 3.2.1.1 (3), 3.2.8.2 (2)
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES	3.2.1.1, 3.3.5.6
	2 HR ASA SEPARATE BIDS UNDER 3.2.1.1.1, SH-1	
13. SPRINKLER SYSTEM:	YES	3.2.2.18, 3.2.2.13
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2002	3.2.5.1 (1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2002	3.2.5.1 (1)
13.3. FIRE EXTINGUISHERS:	YES - NFPA 10 - 2002	BC FIRE CODE 2004, 3.2.5.26
14. STANDPIPE SYSTEM:	YES - NFPA 14 - 2004	3.2.5.8, 3.2.5.9, 3.2.5.16
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-5534	3.2.4.1 (2)(A)(B)
16. SMOKE CONTROL MEASURES:	YES	3.1.8.12
17. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9, 3.2.4.8
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	17.00 m (REFER TO ELEVATIONS)	3.1.5.1(2) (MAXIMUM - 20 m)
19. NUMBER OF STREETS:	1	3.2.2.30
NOTES:	1. * UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.	



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SD1.10

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1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES

1.	MEASURED TO OUTSIDE FACE OF SHEATHING OR CONCRETE, CENTERLINE OF PARTY WALL & INSIDE FACE OF CORRIDOR/STAIR WALL.
2.	EXCLUSIONS: NONE

1.3.1 GROSS BUILDABLE AREA SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	2455 SF	227.67 m ²	0.7%	
PARKADE	57396 SF	5330.88 m ²	17.0%	
STORAGE	2026 SF	188.20 m ²	0.7%	
	62273 SF	5783.37 m²	18.4%	
P1 LEVEL				
CIRCULATION	2802 SF	260.28 m ²	0.8%	
PARKADE	55082 SF	5108.09 m ²	16.5%	
SERVICE ROOMS/SHAFTS	1576 SF	145.77 m ²	0.4%	
STORAGE	2305 SF	213.79 m ²	0.7%	
	62230 SF	5781.32 m²	18.4%	

1.3.1 GROSS BUILDABLE AREA SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
BUILDING A				
1ST LEVEL				
CIRCULATION	2722 SF	252.89 m ²	0.8%	
INDOOR AMENITY	562 SF	52.17 m ²	0.2%	
RESIDENTIAL	7336 SF	681.50 m ²	2.2%	
SERVICE ROOMS/SHAFTS	986 SF	91.38 m ²	0.3%	
STORAGE	1565 SF	145.36 m ²	0.5%	
	13370 SF	1233.51 m²	3.9%	
2ND LEVEL				
CIRCULATION	5933 SF	549.55 m ²	0.6%	
RESIDENTIAL	30427 SF	2826.66 m ²	1.1%	
SERVICE ROOMS/SHAFTS	52 SF	4.83 m ²	0.0%	
STORAGE	759 SF	70.47 m ²	0.2%	
	13370 SF	1233.51 m²	3.9%	
3RD LEVEL				
CIRCULATION	1905 SF	177.05 m ²	0.6%	
RESIDENTIAL	10461 SF	971.82 m ²	1.1%	
SERVICE ROOMS/SHAFTS	46 SF	4.25 m ²	0.0%	
STORAGE	758 SF	70.43 m ²	0.2%	
	13370 SF	1233.51 m²	3.9%	
4TH LEVEL				
CIRCULATION	1905 SF	177.05 m ²	0.6%	
RESIDENTIAL	10461 SF	971.82 m ²	1.1%	
SERVICE ROOMS/SHAFTS	46 SF	4.25 m ²	0.0%	
STORAGE	758 SF	70.43 m ²	0.2%	
	13370 SF	1233.51 m²	3.9%	
5TH LEVEL				
CIRCULATION	1905 SF	177.05 m ²	0.6%	
RESIDENTIAL	10461 SF	971.82 m ²	1.1%	
SERVICE ROOMS/SHAFTS	46 SF	4.25 m ²	0.0%	
STORAGE	758 SF	70.43 m ²	0.2%	
	13370 SF	1233.51 m²	3.9%	
6TH LEVEL				
CIRCULATION	1905 SF	177.05 m ²	0.6%	
RESIDENTIAL	10461 SF	971.82 m ²	1.1%	
SERVICE ROOMS/SHAFTS	46 SF	4.25 m ²	0.0%	
STORAGE	758 SF	70.43 m ²	0.2%	
	13370 SF	1233.51 m²	3.9%	

1.3.1 GROSS BUILDABLE AREA SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
BUILDING B				
1ST LEVEL				
CIRCULATION	2357 SF	219.78 m ²	0.7%	
INDOOR AMENITY	1094 SF	101.25 m ²	0.6%	
RESIDENTIAL	9251 SF	859.45 m ²	2.7%	
SERVICE ROOMS/SHAFTS	61 SF	5.71 m ²	0.0%	
STORAGE	926 SF	86.06 m ²	0.3%	
	14760 SF	1371.25 m²	4.4%	
2ND LEVEL				
CIRCULATION	2113 SF	196.32 m ²	0.6%	
RESIDENTIAL	11654 SF	1078.96 m ²	3.4%	
SERVICE ROOMS/SHAFTS	52 SF	4.87 m ²	0.0%	
STORAGE	977 SF	90.83 m ²	0.3%	
	14757 SF	1370.96 m²	4.4%	
3RD LEVEL				
CIRCULATION	2028 SF	187.47 m ²	0.6%	
RESIDENTIAL	11608 SF	1086.74 m ²	3.5%	
SERVICE ROOMS/SHAFTS	52 SF	4.87 m ²	0.0%	
STORAGE	980 SF	91.88 m ²	0.3%	
	14757 SF	1370.96 m²	4.4%	
4TH LEVEL				
CIRCULATION	2028 SF	187.47 m ²	0.6%	
RESIDENTIAL	11608 SF	1086.74 m ²	3.5%	
SERVICE ROOMS/SHAFTS	52 SF	4.87 m ²	0.0%	
STORAGE	980 SF	91.88 m ²	0.3%	
	14757 SF	1370.96 m²	4.4%	
5TH LEVEL				
CIRCULATION	2028 SF	187.47 m ²	0.6%	
RESIDENTIAL	11608 SF	1086.74 m ²	3.5%	
SERVICE ROOMS/SHAFTS	52 SF	4.87 m ²	0.0%	
STORAGE	980 SF	91.88 m ²	0.3%	
	14757 SF	1370.96 m²	4.4%	
6TH LEVEL				
CIRCULATION	2028 SF	187.47 m ²	0.6%	
RESIDENTIAL	11608 SF	1086.74 m ²	3.5%	
SERVICE ROOMS/SHAFTS	52 SF	4.87 m ²	0.0%	
STORAGE	980 SF	91.88 m ²	0.3%	
	14757 SF	1370.96 m²	4.4%	
BUILDING C				
1ST LEVEL				
CIRCULATION	1981 SF	184.00 m ²	0.6%	
INDOOR AMENITY	636 SF	59.05 m ²	0.2%	
RESIDENTIAL	1181 SF	110.05 m ²	0.4%	
SERVICE ROOMS/SHAFTS	2773 SF	257.10 m ²	0.7%	
STORAGE	900 SF	83.57 m ²	0.3%	
	7082 SF	653.66 m²	2.3%	
2ND LEVEL				
CIRCULATION	1250 SF	116.92 m ²	0.4%	
RESIDENTIAL	6042 SF	561.36 m ²	1.8%	
SERVICE ROOMS/SHAFTS	34 SF	3.18 m ²	0.0%	
STORAGE	346 SF	32.18 m ²	0.1%	
	7082 SF	653.66 m²	2.3%	
3RD LEVEL				
CIRCULATION	1163 SF	108.01 m ²	0.3%	
RESIDENTIAL	6138 SF	570.27 m ²	1.8%	
SERVICE ROOMS/SHAFTS	34 SF	3.18 m ²	0.0%	
STORAGE	346 SF	32.18 m ²	0.1%	
	7082 SF	653.66 m²	2.3%	
4TH LEVEL				
CIRCULATION	1163 SF	108.01 m ²	0.3%	
RESIDENTIAL	6138 SF	570.27 m ²	1.8%	
SERVICE ROOMS/SHAFTS	34 SF	3.18 m ²	0.0%	
STORAGE	346 SF	32.18 m ²	0.1%	
	7082 SF	653.66 m²	2.3%	
5TH LEVEL				
CIRCULATION	1163 SF	108.01 m ²	0.3%	
RESIDENTIAL	6138 SF	570.27 m ²	1.8%	
SERVICE ROOMS/SHAFTS	34 SF	3.18 m ²	0.0%	
STORAGE	346 SF	32.18 m ²	0.1%	
	7082 SF	653.66 m²	2.3%	
6TH LEVEL				
CIRCULATION	1163 SF	108.01 m ²	0.3%	
RESIDENTIAL	6138 SF	570.27 m ²	1.8%	
SERVICE ROOMS/SHAFTS	34 SF	3.18 m ²	0.0%	
STORAGE	346 SF	32.18 m ²	0.1%	
	7082 SF	653.66 m²	2.3%	
AREA GRAND TOTAL	318155 SF	29445.64 m²	100.0%	

1.3.2 GROSS FLOOR AREA OUTDOOR AMENITY

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
1ST LEVEL				
OUTDOOR AMENITY	6419 SF	598.16 m ²	100.0%	
AREA GRAND TOTAL	6419 SF	598.16 m²	100.0%	



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5360 - 204 STREET, LANGLEY, BC

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SCALE

SD.1.11

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1.4.0 UNIT COUNT SUMMARY BUILDING A

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
BUILDING A			
1 BED	67	62.0%	
1 BED (ADAPTABLE)	18	16.7%	
2 BED	17	15.7%	
2 BED (ADAPTABLE)	6	5.6%	
BUILDING A: 308		100.0%	
TOTAL UNITS: 108		100.0%	

1.4.0 UNIT COUNT SUMMARY BUILDING B

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
BUILDING B			
1 BED	72	59.0%	
1 BED (ADAPTABLE)	24	19.7%	
2 BED	20	16.4%	
2 BED	6	4.9%	
BUILDING B: 122		100.0%	
TOTAL UNITS: 122		100.0%	

1.4.0 UNIT COUNT SUMMARY BUILDING C

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
BUILDING C			
1 BED	22	43.3%	
1 BED & DEN	10	18.9%	
1 BED (ADAPTABLE)	5	9.4%	
2 BED	11	20.8%	
2 BED (ADAPTABLE)	5	9.4%	
BUILDING C: 53		100.0%	
TOTAL UNITS: 53		100.0%	

1.4.1 UNIT FLOOR AREA SUMMARY NOTES

- ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL; EXTERIOR SIDE OF SHEATHING; B) PARTY WALL; CENTER OF WALL; C) CORRIDOR, STAIR, ELEVATOR WALL; FURL THICKNESS OF WALL.
- AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED AS STRATA AREAS. CONFIRM STRATA AREAS BY LINES ON SITE.

1.4.2 UNIT FLOOR AREA SUMMARY

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (BSP)	UNIT AREA m ² (sqm)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
BUILDING A						
UNITB2	1 BED	5	534 SF	50m ²	2,668 SF	247.82 m ²
UNITB3	1 BED	44	933 SF	47m ²	21,084 SF	1,952.04 m ²
UNITB2.1	1 BED (ADAPTABLE)	6	507 SF	47m ²	3,040 SF	282.47 m ²
UNITB2.2	1 BED	6	497 SF	46m ²	2,993 SF	276.08 m ²
UNITB2.3	1 BED	6	502 SF	47m ²	3,012 SF	279.82 m ²
UNITB2.5	1 BED (ADAPTABLE)	12	520 SF	47m ²	6,234 SF	576.65 m ²
UNITB3	1 BED	4	551 SF	51m ²	2,206 SF	204.93 m ²
UNITB3.1	1 BED	2	521 SF	48m ²	1,042 SF	96.83 m ²
UNITD1	2 BED	6	766 SF	74m ²	4,795 SF	446.47 m ²
UNITD2	2 BED (ADAPTABLE)	6	759 SF	70m ²	4,553 SF	422.88 m ²
UNITD3	2 BED	6	745 SF	69m ²	4,470 SF	415.23 m ²
UNITD4	2 BED	5	580 SF	54m ²	2,898 SF	268.26 m ²
BUILDING A: 308					91,780 SF	8,554.59 m²
BUILDING B						
UNITB1.1	1 BED	1	480 SF	45m ²	480 SF	44.80 m ²
UNITB2	1 BED	53	502 SF	47m ²	26,606 SF	2,471.78 m ²
UNITB2.1	1 BED (ADAPTABLE)	6	507 SF	47m ²	3,041 SF	282.47 m ²
UNITB2.3	1 BED	6	502 SF	47m ²	3,012 SF	279.82 m ²
UNITB2.5	1 BED (ADAPTABLE)	18	502 SF	47m ²	9,036 SF	838.47 m ²
UNITB2.6	1 BED	5	480 SF	45m ²	2,448 SF	227.42 m ²
UNITB4	1 BED	1	474 SF	44m ²	474 SF	44.45 m ²
UNITB7	1 BED	6	436 SF	40m ²	2,614 SF	2,763.34 m ²
UNITC3	2 BED	6	648 SF	60m ²	3,889 SF	361.35 m ²
UNITD3.1	2 BED	5	747 SF	70m ²	3,732 SF	346.78 m ²
UNITD5	2 BED	5	626 SF	58m ²	3,140 SF	291.88 m ²
UNITD6	2 BED	4	580 SF	55m ²	2,360 SF	219.19 m ²
UNITF1	3 BED	6	1,094 SF	102 m ²	6,565 SF	608.92 m ²
BUILDING B: 122					67,758 SF	6,294.86 m²
BUILDING C						
UNITB2	1 BED	5	933 SF	47m ²	2,510 SF	233.19 m ²
UNITB2.2	1 BED	5	497 SF	46m ²	2,486 SF	230.98 m ²
UNITB2.4	1 BED	6	482 SF	45m ²	2,933 SF	272.52 m ²
UNITB2.5	1 BED (ADAPTABLE)	5	502 SF	47m ²	2,510 SF	233.19 m ²
UNITB5	1 BED	5	560 SF	52m ²	2,816 SF	262.57 m ²
UNITB6	1 BED	1	564 SF	52m ²	564 SF	52.39 m ²
UNITC1	1 BED & DEN	5	580 SF	55m ²	3,009 SF	279.50 m ²
UNITC2	1 BED & DEN	5	564 SF	52m ²	3,240 SF	302.04 m ²
UNITD1	2 BED	6	756 SF	74m ²	4,787 SF	444.73 m ²
UNITD1.1	2 BED	5	787 SF	73m ²	3,934 SF	365.47 m ²
UNITD2.1	2 BED (ADAPTABLE)	4	776 SF	72m ²	3,104 SF	284.67 m ²
BUILDING C: 53					32,715 SF	3,039.14 m²
UNIT TOTALS: 383					160,260 SF	14,888.68 m²



24-11-12 RE-ISSUED
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NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	RE-ISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172-1
CITY FILE #



PROJECT DATA

SCALE

SD1.12

PROJECT DATA

1.5.0 PARKING STALL SUMMARY - REQUIRED							
UNIT TYPES	BLDG A & B (MARKET)			BLDG C (RENTAL)			REQUIRED STALLS
	# OF UNITS	RATIO	TOTAL	# OF UNITS	RATIO	TOTAL	
1 BED (& DEN)	181 UNITS	*1.00	181 STALLS	37 UNITS	*1.00	37 STALLS	218 STALLS
2 BED / 3 BED	49 UNITS	*1.10	54 STALLS	16 UNITS	*1.10	18 STALLS	72 STALLS
TOTAL			235 STALLS			55 STALLS	290 STALLS
VISITOR	230 UNITS	*0.13	29.9 STALLS	53 UNITS	*0.13	6.9 STALLS	
TOTAL VISITOR			30 STALLS			7 STALLS	37 STALLS
TOTAL STALLS			265 STALLS			62 STALLS	327 STALLS

1.5.1 PARKING STALL SUMMARY - PROPOSED						
PARKING STALL USER/TYPER	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	LEVEL	COMMENTS	
RENTAL RESIDENT						
ACCESSIBLE	3	5%	0.5%	P1 LEVEL		
SMALL CAR	16	2%	4.0%	P1 LEVEL		
SMALL EV	6	1%	1.8%	P1 LEVEL		
STANDARD	30	5%	9.3%	P1 LEVEL		
RENTAL RESIDENT: 55		100%	16.8%			
MARKET RESIDENT						
ACCESSIBLE	9	4%	2.7%	P2 LEVEL		
ACCESSIBLE	7	3%	2.1%	P1 LEVEL		
SMALL CAR	63	2%	16.2%	P1 LEVEL		
SMALL CAR	14	6%	4.1%	P1 LEVEL		
SMALL EV	2	1%	0.6%	P1 LEVEL		
STANDARD	104	4%	11.7%	P2 LEVEL		
STANDARD	21	9%	6.4%	P1 LEVEL		
STANDARD EV	26	11%	7.9%	P1 LEVEL		
MARKET RESIDENT: 216		100%	72.0%			
MARKET VISITOR						
ACCESSIBLE	3	7%	0.6%	P1 LEVEL		
SMALL CAR	11	3%	3.4%	P1 LEVEL		
STANDARD	17	6%	5.4%	P1 LEVEL		
MARKET VISITOR: 30		100%	9.3%			
RENTAL VISITOR						
ACCESSIBLE	1	14%	0.3%	P1 LEVEL		
SMALL CAR	5	34%	0.3%	P1 LEVEL		
STANDARD	5	75%	0.3%	P1 LEVEL		
RENTAL VISITOR: 7		100%	2.1%			
TOTAL PARKING STALLS: 328			100.0%			

1.5.2 STORAGE STALL SUMMARY					
STORAGE STALL USER/TYPER	STORAGE STALL COUNT	STORAGE STALL %	LEVEL	COMMENTS	
MARKET RESIDENT					
STORAGE FLOORER	36	29.6%	1ST LEVEL		
STORAGE FLOORER	35	29.2%	2ND LEVEL		
STORAGE FLOORER	35	29.2%	3RD LEVEL		
STORAGE FLOORER	35	29.2%	4TH LEVEL		
STORAGE FLOORER	35	29.2%	5TH LEVEL		
STORAGE FLOORER	35	29.2%	6TH LEVEL		
MARKET RESIDENT: 231		80.8%			
RENTAL RESIDENT					
STORAGE FLOORER	20	7.0%	1ST LEVEL		
STORAGE FLOORER	7	2.4%	2ND LEVEL		
STORAGE FLOORER	7	2.4%	3RD LEVEL		
STORAGE FLOORER	7	2.4%	4TH LEVEL		
STORAGE FLOORER	7	2.4%	5TH LEVEL		
STORAGE FLOORER	7	2.4%	6TH LEVEL		
RENTAL RESIDENT: 55		19.2%			
TOTAL STORAGE STALLS: 286		100.0%			

1.5.3 BIKE PARKING STALL SUMMARY					
PARKING STALL USER/TYPER	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS	
MARKET RESIDENT					
STANDARD BIKE	63	38.2%	P2 LEVEL		
STANDARD BIKE	63	38.2%	P1 LEVEL		
MARKET RESIDENT: 126		76.4%			
RENTAL RESIDENT					
STANDARD BIKE	15	8.3%	P1 LEVEL		
VERTICAL BIKE	12	7.3%	P1 LEVEL		
RENTAL RESIDENT: 27		16.4%			
MARKET VISITOR					
BIKE RACKS	6	3.6%	1ST LEVEL		
MARKET VISITOR: 6		3.6%			
RENTAL VISITOR					
BIKE RACKS	6	3.6%			
RENTAL VISITOR: 6		3.6%			
TOTAL PARKING STALLS: 165		100.0%			

NOTE: TOTAL REQUIRED STORAGE IS 1 PER UNIT

NOTE: TOTAL REQUIRED STORAGE IS 0.5 PER UNIT



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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172-1
CITY FILE #



PROJECT DATA

SCALE

SD.1.13

FSR DATA

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

- FSR IS MEASURED TO OUTSIDE FACE OF SHEATHING
- EXCLUSIONS: STORAGE ROOMS (FOR PROPERTIES IN THE "FLOOD CONSTRUCTION LEVEL")

1.6.2 FSR CALC.

1. SITE AREA: 74,981.87 SF
2. TOTAL FSR AREA: 213,640 SF
3. EXCLUSIONS: BUILDING A: 5,431 SF + BUILDING B: 6,330 SF + BUILDING C: 1,371 SF = 13,132 SF
4. FSR: 211,680 SF - 14,055 SF = 197,625 SF / 76,381.87 SF = 2.59

1.6.1 FSR FLOOR AREA SUMMARY

LEVEL/AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
BUILDING A				
SERVICE ROOMS/SHAFTS				
1ST LEVEL	940 SF	87.36 m ²	0.4%	
2ND LEVEL	45 SF	4.22 m ²	0.0%	
3RD LEVEL	46 SF	4.25 m ²	0.0%	
4TH LEVEL	52 SF	4.87 m ²	0.0%	
5TH LEVEL	52 SF	4.87 m ²	0.0%	
6TH LEVEL	52 SF	4.87 m ²	0.0%	
RESIDENTIAL	1189 SF	110.44 m²	0.6%	
1ST LEVEL	7360 SF	683.75 m ²	3.4%	
2ND LEVEL	10457 SF	974.49 m ²	4.9%	
3RD LEVEL	10487 SF	974.31 m ²	4.9%	
4TH LEVEL	10481 SF	973.73 m ²	4.9%	
5TH LEVEL	10482 SF	973.73 m ²	4.9%	
6TH LEVEL	10481 SF	973.73 m ²	4.9%	
INDOOR AMENITY	59748 SF	5550.74 m²	28.0%	
1ST LEVEL	562 SF	52.17 m ²	0.3%	
2ND LEVEL	562 SF	52.17 m ²	0.3%	
CIRCULATION				
1ST LEVEL	27915 SF	2592.25 m ²	1.3%	
2ND LEVEL	13615 SF	1262.33 m ²	0.6%	
3RD LEVEL	13615 SF	1262.33 m ²	0.6%	
4TH LEVEL	13615 SF	1262.33 m ²	0.6%	
5TH LEVEL	13615 SF	1262.33 m ²	0.6%	
6TH LEVEL	13615 SF	1262.33 m ²	0.6%	
AREA EXCLUSION	5421 SF	503.65 m²	2.6%	
1ST LEVEL	15745 SF	1462.7 m ²	0.7%	STORAGE
2ND LEVEL	786 SF	73.07 m ²	0.4%	STORAGE
3RD LEVEL	786 SF	73.07 m ²	0.4%	STORAGE
4TH LEVEL	758 SF	70.43 m ²	0.4%	STORAGE
5TH LEVEL	758 SF	70.43 m ²	0.4%	STORAGE
6TH LEVEL	758 SF	70.43 m ²	0.4%	STORAGE
GRAND TOTAL	79000 SF	7399.33 m²	37.0%	

1.6.1 FSR FLOOR AREA SUMMARY

LEVEL/AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
BUILDING B				
SERVICE ROOMS/SHAFTS				
1ST LEVEL	40 SF	3.71 m ²	0.0%	
2ND LEVEL	52 SF	4.87 m ²	0.0%	
3RD LEVEL	52 SF	4.87 m ²	0.0%	
4TH LEVEL	59 SF	5.49 m ²	0.0%	
5TH LEVEL	59 SF	5.49 m ²	0.0%	
6TH LEVEL	59 SF	5.49 m ²	0.0%	
RESIDENTIAL	343 SF	31.83 m²	0.2%	
1ST LEVEL	1031 SF	954.40 m ²	4.3%	
2ND LEVEL	17703 SF	1644.63 m ²	8.3%	
3RD LEVEL	11729 SF	1089.66 m ²	5.5%	
4TH LEVEL	11699 SF	1086.85 m ²	5.5%	
5TH LEVEL	11699 SF	1086.85 m ²	5.5%	
6TH LEVEL	11699 SF	1086.85 m ²	5.5%	
INDOOR AMENITY	73779 SF	6854.28 m²	34.5%	
1ST LEVEL	2033 SF	187.05 m ²	0.9%	
2ND LEVEL	2033 SF	187.05 m ²	0.9%	
CIRCULATION				
1ST LEVEL	2476 SF	2292.06 m ²	1.2%	
2ND LEVEL	2032 SF	189.11 m ²	1.0%	
3RD LEVEL	2049 SF	191.03 m ²	0.9%	
4TH LEVEL	2032 SF	186.87 m ²	0.9%	
5TH LEVEL	2033 SF	186.86 m ²	0.9%	
6TH LEVEL	2033 SF	186.86 m ²	0.9%	
AREA EXCLUSION	12340 SF	1145.00 m²	5.9%	
1ST LEVEL	949 SF	88.12 m ²	0.4%	STORAGE
2ND LEVEL	1368 SF	127.08 m ²	0.6%	STORAGE
3RD LEVEL	1324 SF	123.13 m ²	0.6%	STORAGE
4TH LEVEL	987 SF	91.74 m ²	0.5%	STORAGE
5TH LEVEL	987 SF	91.74 m ²	0.5%	STORAGE
6TH LEVEL	987 SF	91.74 m ²	0.5%	STORAGE
GRAND TOTAL	6910 SF	645.50 m²	2.9%	
GRAND TOTAL	94778 SF	8823.71 m²	44.5%	
BUILDING C				
SERVICE ROOMS/SHAFTS				
1ST LEVEL	2073 SF	192.59 m ²	1.0%	
2ND LEVEL	34 SF	3.18 m ²	0.0%	
3RD LEVEL	34 SF	3.18 m ²	0.0%	
4TH LEVEL	34 SF	3.18 m ²	0.0%	
5TH LEVEL	34 SF	3.18 m ²	0.0%	
6TH LEVEL	34 SF	3.18 m ²	0.0%	
RESIDENTIAL	2244 SF	208.50 m²	1.1%	
1ST LEVEL	1863 SF	173.86 m ²	0.9%	
2ND LEVEL	620 SF	574.08 m ²	2.9%	
3RD LEVEL	6138 SF	570.27 m ²	2.9%	
4TH LEVEL	6138 SF	570.27 m ²	2.9%	
5TH LEVEL	6138 SF	570.27 m ²	2.9%	
6TH LEVEL	6138 SF	570.27 m ²	2.9%	
INDOOR AMENITY	26478 SF	2459.87 m²	12.4%	
1ST LEVEL	692 SF	64.27 m ²	0.3%	
2ND LEVEL	692 SF	64.27 m ²	0.3%	
CIRCULATION				
1ST LEVEL	2163 SF	200.74 m ²	1.0%	
2ND LEVEL	1202 SF	111.55 m ²	0.6%	
3RD LEVEL	1089 SF	101.34 m ²	0.5%	
4TH LEVEL	1163 SF	108.08 m ²	0.5%	
5TH LEVEL	1163 SF	108.08 m ²	0.5%	
6TH LEVEL	1163 SF	108.08 m ²	0.5%	
AREA EXCLUSION	7938 SF	737.45 m²	3.7%	
1ST LEVEL	1025 SF	95.90 m ²	0.4%	STORAGE
2ND LEVEL	367 SF	34.10 m ²	0.2%	STORAGE
3RD LEVEL	346 SF	32.18 m ²	0.2%	STORAGE
4TH LEVEL	346 SF	32.18 m ²	0.2%	STORAGE
5TH LEVEL	346 SF	32.18 m ²	0.2%	STORAGE
6TH LEVEL	346 SF	32.18 m ²	0.2%	STORAGE
GRAND TOTAL	2331 SF	216.54 m²	1.1%	
GRAND TOTAL	39693 SF	3686.63 m²	18.6%	
GRAND TOTAL	213640 SF	19949.65 m²	100.0%	



24-11-12 RE-ISSUED FOR DP

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6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	RE-ISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



FSR DATA

SCALE

SD1.14



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11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

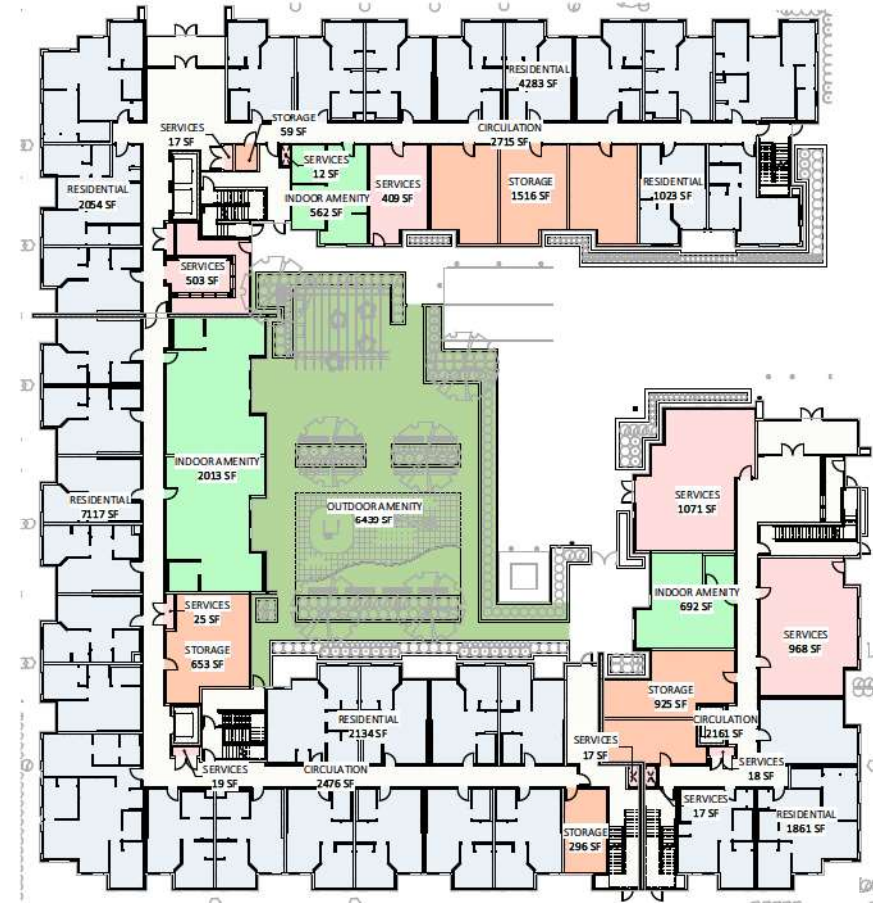
WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



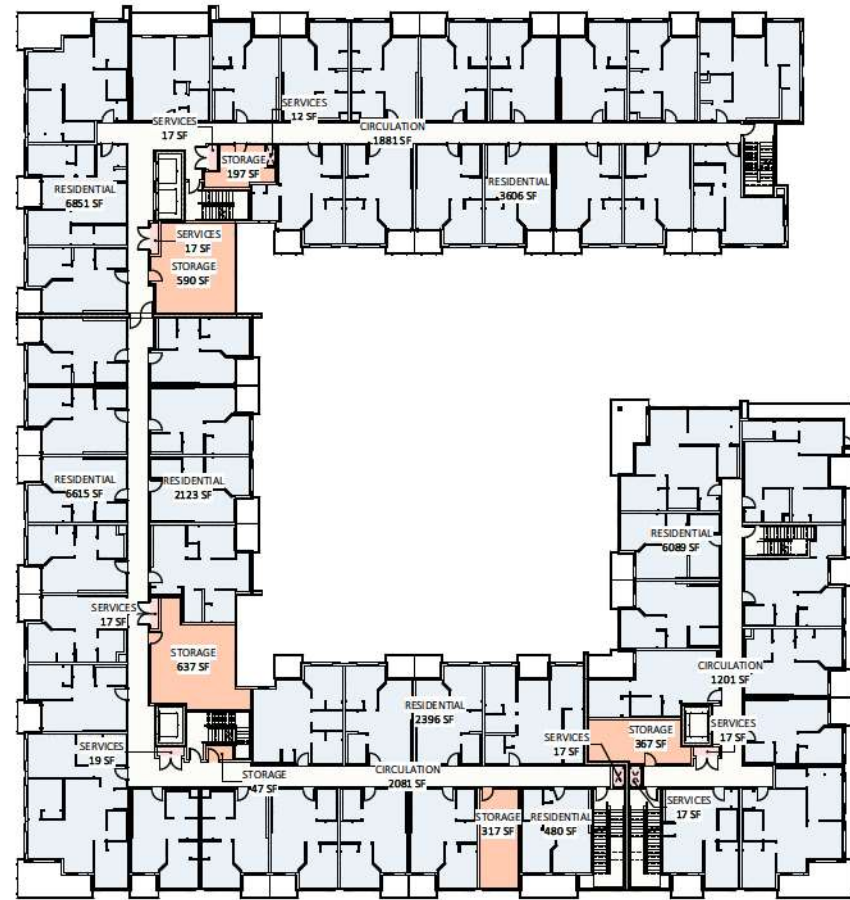
FSR PLANS



1st LEVEL AREA PLAN

1/16" = 1'-0"

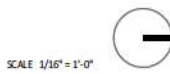
- AREA EXCLUSION
- CIRCULATION
- INDOOR AMENITY
- OUTDOOR AMENITY
- RESIDENTIAL
- SERVICE ROOMS/SHAFTS



2nd LEVEL AREA PLAN

1/16" = 1'-0"

- AREA EXCLUSION
- CIRCULATION
- RESIDENTIAL
- SERVICE ROOMS/SHAFTS



SCALE 1/16" = 1'-0"

SD.1.15



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9	REISSUED FOR DP	24-10-09
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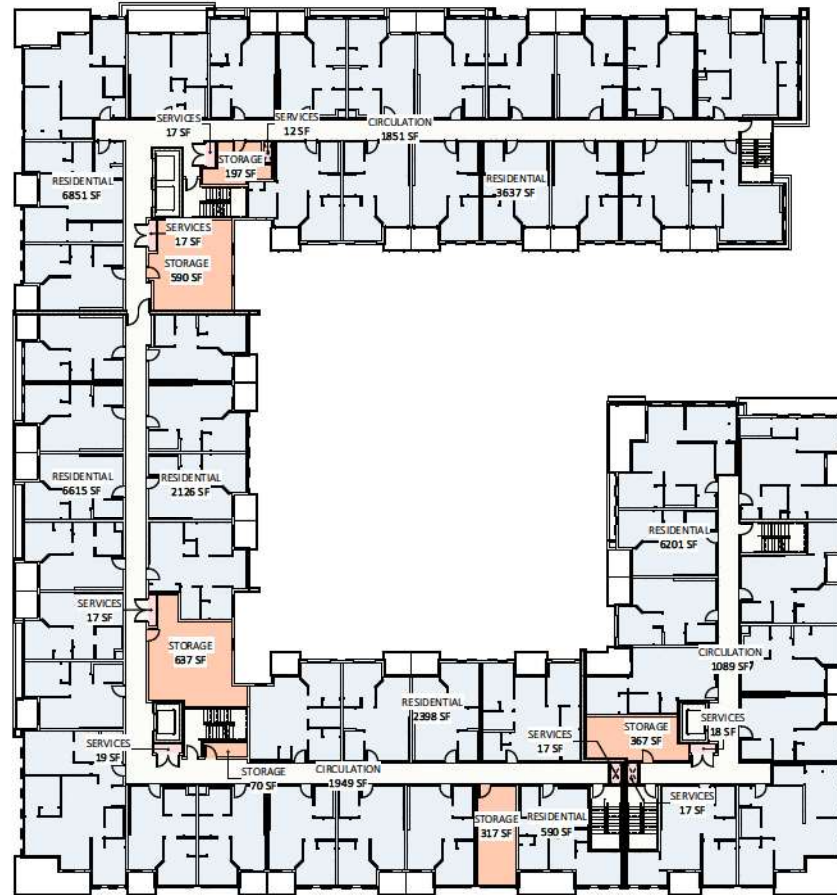
WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



FSR PLANS



3rd-6th LEVEL AREA PLAN

1/16" = 1'-0"

- AREA EXCLUSION
- CIRCULATION
- RESIDENTIAL
- SERVICE ROOMS/SHAFTS

SCALE 1/16" = 1'-0"



SD1.16

DESIGN RATIONALE

PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT ON 204TH ST IN THE CITY OF LANGLEY IS COMPRISED OF THREE SIX-STORY MASSES OF WOOD FRAME COMBUSTIBLE CONSTRUCTION HOUSING A TOTAL 283 UNITS OF MULTI-FAMILY RESIDENTIAL OCCUPANCY OVER A 2-LEVEL CONCRETE PARKADE COVERING THE ENTIRE SITE. THE THREE MASSES ARE ARRANGED TO DEFINE A LANDSCAPED INTERIOR COURTYARD PROVIDING AMPLE OUTDOOR AMENITY SPACE FOR THE OVERALL DEVELOPMENT.

MASSING, FORM & CHARACTER

THE BUILDING MASSING OFFERS CONNECTION FOR THE RESIDENTS TO THE COURTYARD AND SURROUNDING CONTEXT WITH ITS COMPACTED FRONT DOOR, BACK DOOR SITING, VISUAL CONNECTIONS BOTH FROM AN EXTERIOR AND INTERIOR PERSPECTIVE ALLOW FOR RESIDENTIAL SOCIAL COHESION AS WELL AS MAINTAINING PRIVACY FROM SURROUNDING DEVELOPMENTS. VERTICAL AND HORIZONTAL ARTICULATION SERVE TO BREAK DOWN THE OVERALL PRESENCE OF THE DEVELOPMENT WHILE THE FACADE SERVES TO FURTHER SOFTEN THE PERCEPTION OF THE BUILDING FROM THE ADJACENT CONTEXT. A STRONG MASONRY PODIUM HELPS GROUND THE BUILDING TO THE STREET LEVEL, ADDING FURTHER BREAK DOWN OF THE MASSING'S SCALE TO BYPASSERS.

CONCEPTUALLY, THE FORM IS BASED ON AN ARCHITECTURAL INTERPRETATION OF THE REMNANTS OF WEST COAST OLD GROWTH FORESTS - THE MASSIVE TREE STUMPS OF OLD FORMING THE BASE FOR NEW GROWTH, A SUPPORT SYSTEM FOR THE EMERGENCE A SOFTER, AIRIER CANOPY OF FOLIAGE AND BARK. MATERIALS AND COLOURS SELECTS ARE INTENDED GIVE VISUAL INTEREST FOR MOTORISTS, TRANSIT COMMUTERS AND PEDESTRIANS EXPERIENCING THE DEVELOPMENT BY REFLECTING THE LAYERING OF FOREST CANOPIES AT VARIOUS LEVELS. MATERIALS CONSIST OF A BLEND OF BRICK VENEER, CEMENTITIOUS AND COMPOSITE BOARD CLADDING. OTHER FEATURES INCLUDE VEGETATED STREET-ORIENTED PATIOS AND TERRACES, LANDSCAPED FEATURES AND LARGE INDOOR AND MULTI-USE EXTERIOR AMENITY AREAS.

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, AND HEAT ISLAND EFFECT REDUCTION THROUGH MINIMIZING EXTERIOR PARKING AND INCORPORATING LIGHT COLOURED ROOFING FINISHES.

CRIME PREVENTION

ENVIRONMENTAL DESIGN PRINCIPLES (EDPT) 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 AT ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING. SECURE POINTS ARE WELL-DEFINED AND MONITORED BY CAMERA AND A SECURE ACCESS SYSTEM.



CONCEPT ELEVATION ALONG 204TH



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6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



DESIGN RATIONALE

SCALE

SD1.20



24-11-12 RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #

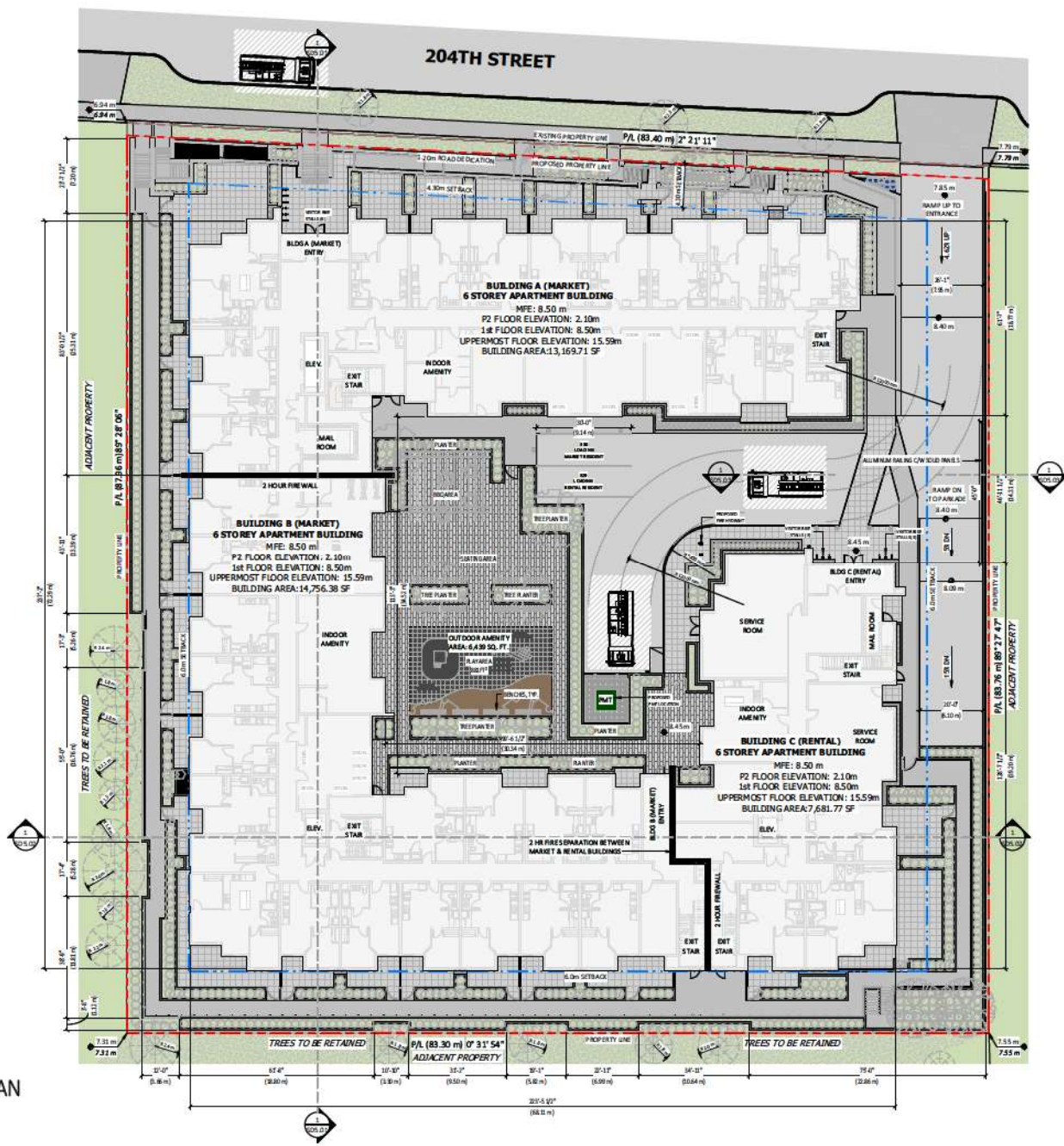


SITE PLAN

SCALE 1/16" = 1'-0"

SD.2.01

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





24-11-12 RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

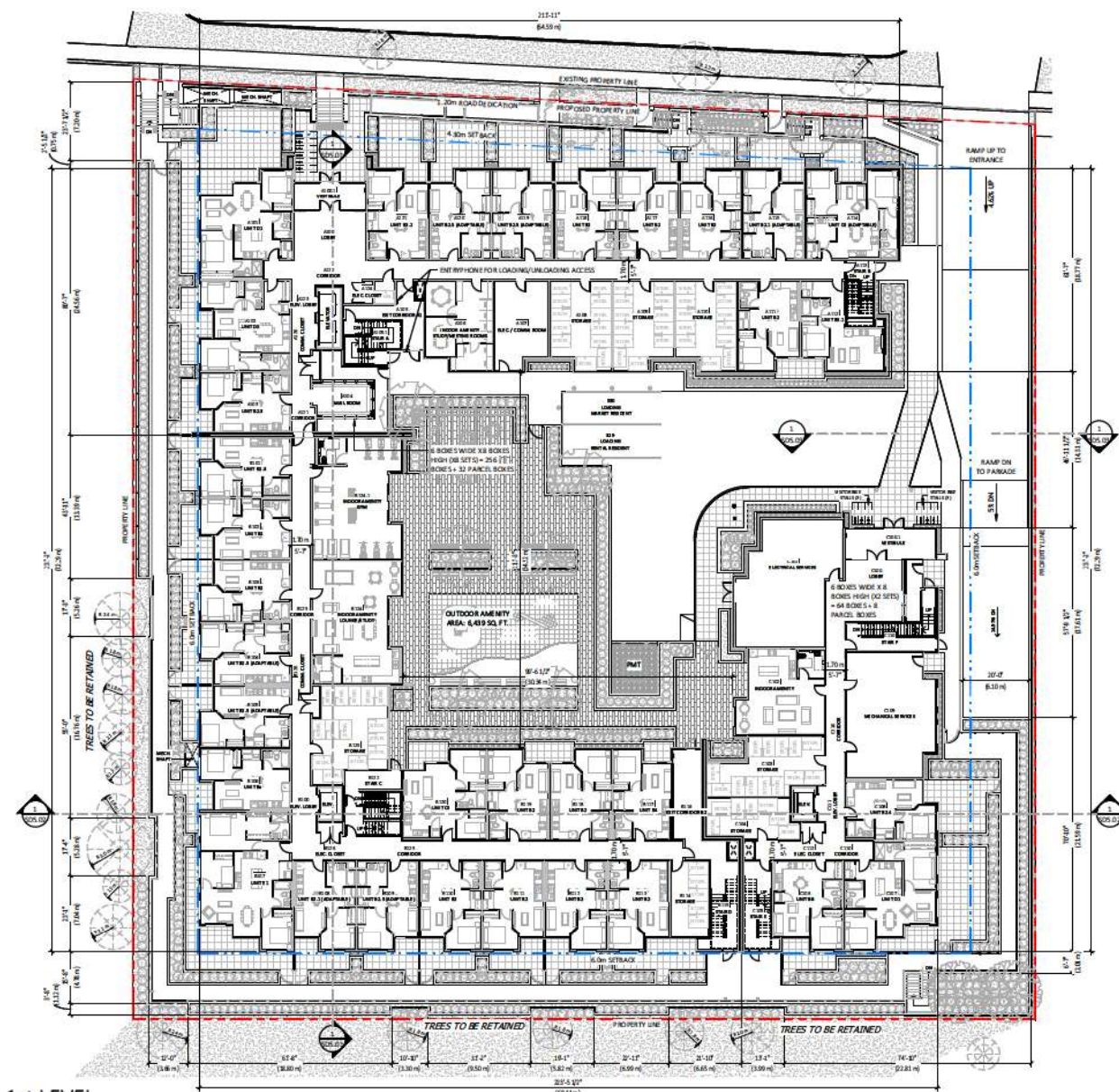
PROJECT # 21172.1
CITY FILE #



1ST LEVEL PLAN

SCALE 1/16" = 1'-0"

SD.2.10



1st LEVEL
1/16" = 1'-0"



**24-11-12 RE-ISSUED
FOR DP**

NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

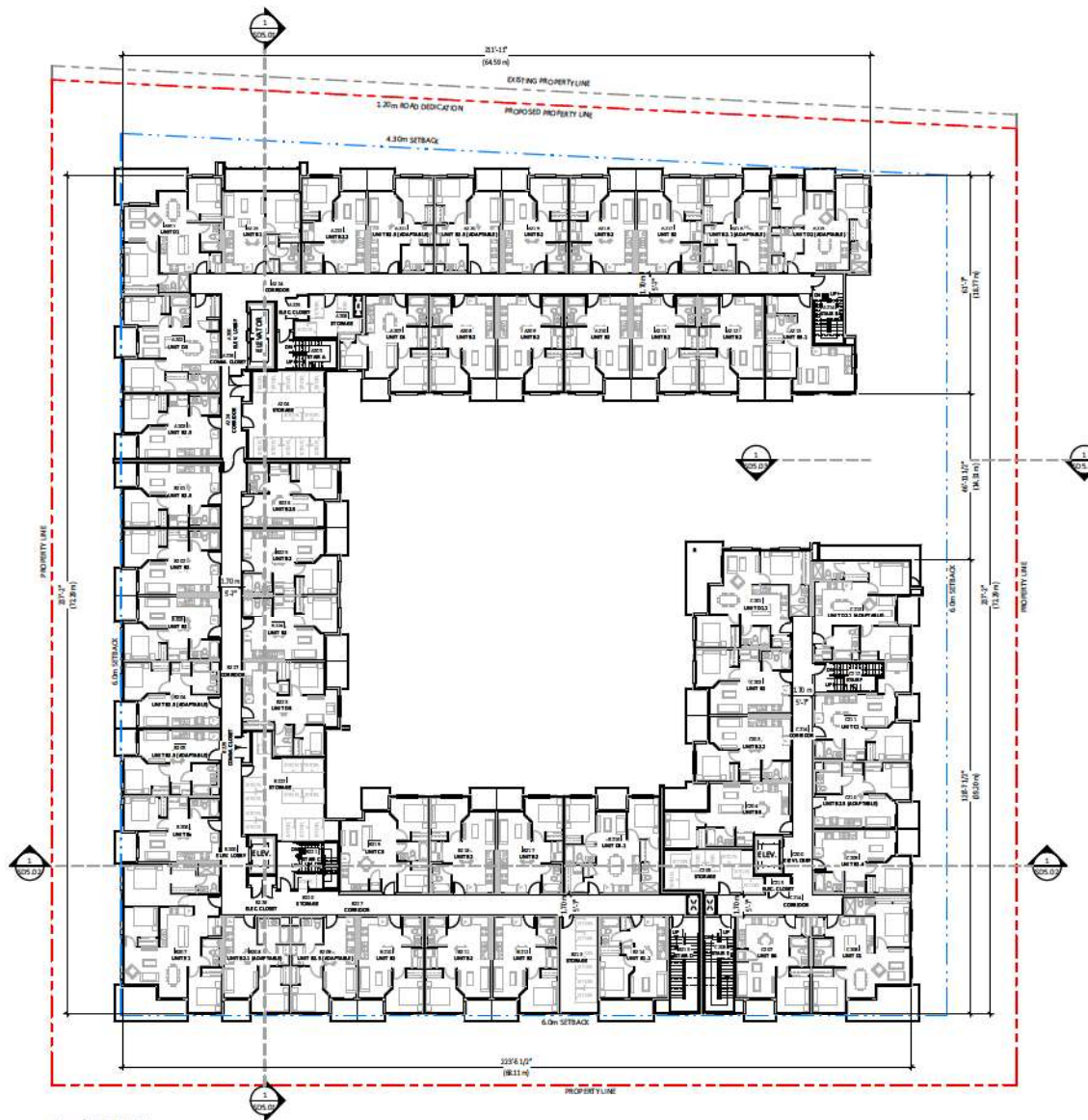
**WHITETAIL 204
STREET
APARTMENTS**

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



2ND LEVEL PLAN



2nd LEVEL
1/16" = 1'-0"

SCALE 1/16" = 1'-0"



SD2.11



24-11-12 RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

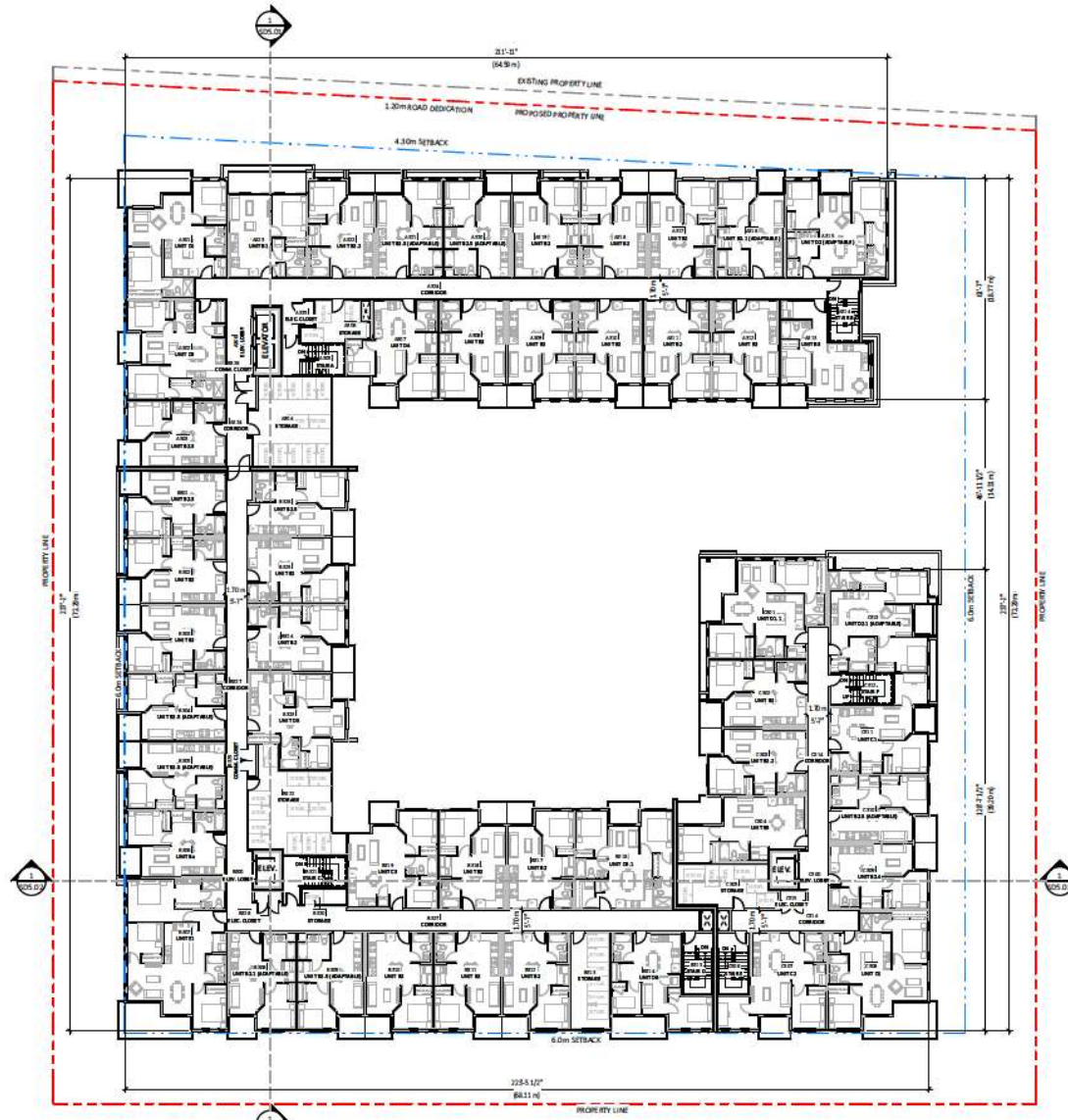
WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



3RD-6TH LEVEL PLAN



3rd - 6th LEVEL
1/16" = 1'-0"



24-11-12 RE-ISSUED
FOR DP

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6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

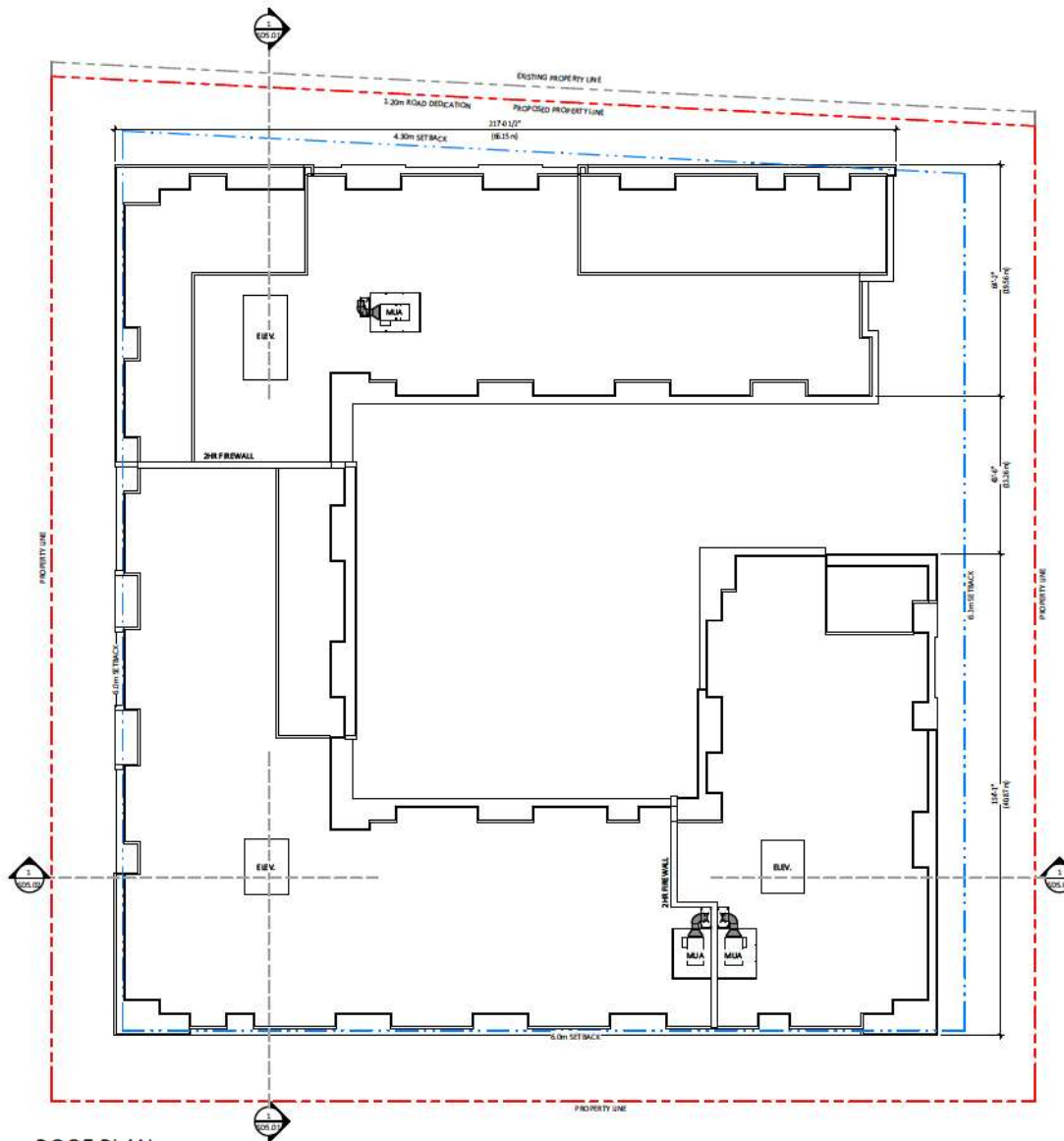
WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



ROOF LEVEL PLAN



ROOF PLAN
1/16" = 1'-0"

SCALE 1/16" = 1'-0"



SD2.18



24-11-12 RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

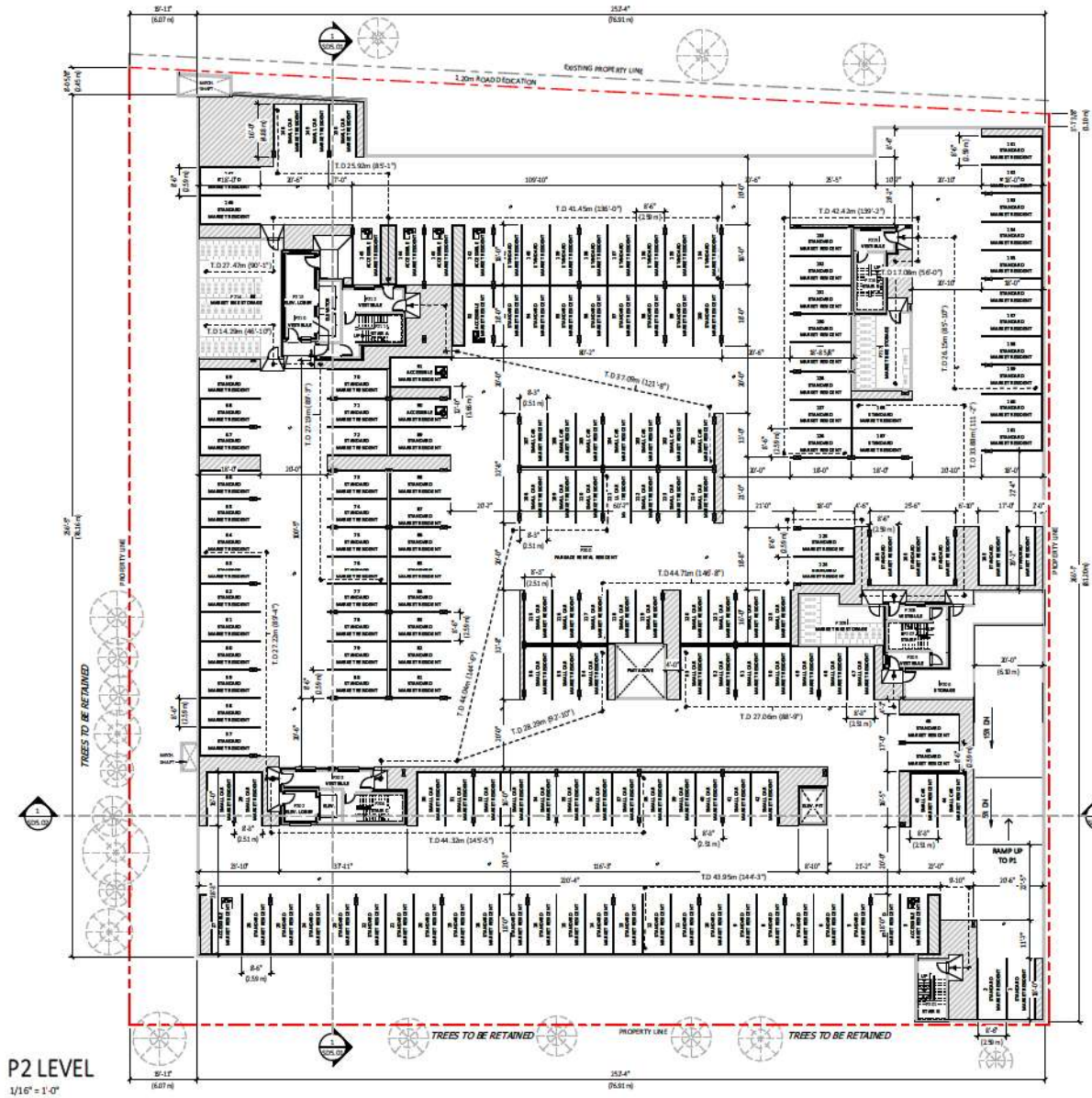
PROJECT # 21172.1
CITY FILE #



P2 LEVEL PLAN

SCALE 1/16" = 1'-0"

SD.19



P2 LEVEL
1/16" = 1'-0"



24-11-12 RE-ISSUED FOR DP

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6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

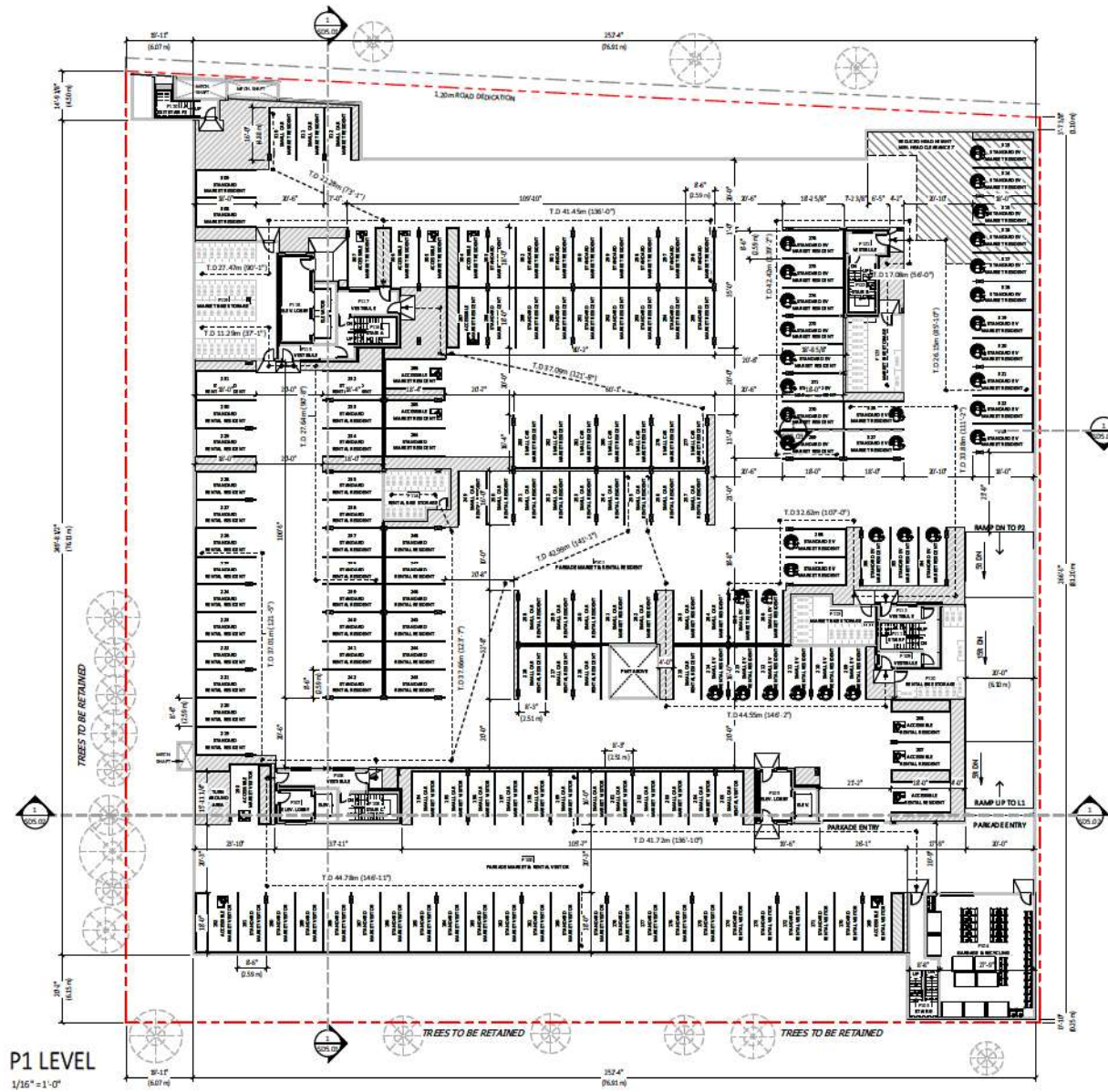
PROJECT # 21172.1
CITY FILE #



P1 LEVEL PLAN

SCALE 1/16" = 1'-0"

SD2.20





204 STREET PERSPECTIVE



BLDG C ENTRANCE



**24-11-12 RE-ISSUED
FOR DP**

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6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP	24-10-09
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12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

**WHITETAIL 204
STREET
APARTMENTS**

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



**STREET
PERSPECTIVE**

SCALE N.T.S.

SD3.00



**24-11-12 RE-ISSUED
FOR DP**

NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	RE-ISSUED FOR DP	24-10-09
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12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12



WEST ELEVATION
1" = 10'-0"



SOUTH ELEVATION
1" = 10'-0"

**WHITETAIL 204
STREET
APARTMENTS**

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



**BUILDING
ELEVATIONS**

SCALE 1" = 10'-0"

SD3.01



24-11-12 RE-ISSUED
FOR DP

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6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
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NORTH ELEVATION
1" = 10'-0"



EAST ELEVATION
1" = 10'-0"

**WHITETAIL 204
STREET
APARTMENTS**

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



**BUILDING
ELEVATIONS**

SCALE 1" = 10'-0"

SD3.02



WEST INTERIOR ELEVATION

1" = 10'-0"



NORTH INTERIOR ELEVATION

1" = 10'-0"

24-11-12 RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
4	ISSUED FOR REVIEW	24-08-27
9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

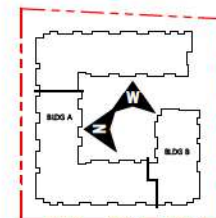
WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



BUILDING ELEVATIONS



SCALE As Indicated

SD3.03



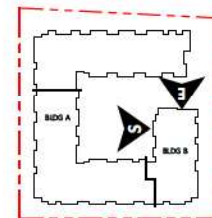
EAST INTERIOR ELEVATION

1" = 10'-0"



SOUTH INTERIOR ELEVATION

1" = 10'-0"



24-11-12 RE-ISSUED
FOR DP

NO.	ISSUE/REVISION	DATE
4	ISSUED FOR REVIEW	24-08-27
9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



BUILDING
ELEVATIONS

SCALE As Indicated

SD3.04



24-11-12 RE-ISSUED
FOR DP

NO.	ISSUE/REVISION	DATE
4	ISSUED FOR REVIEW	24-08-27
9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12



WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



MATERIAL BOARD



SCALE As Indicated

SD4.01



24-11-12 RE-ISSUED
FOR DP

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6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP	24-10-09
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204 STREET STREETSCAPE
1" = 20'-0"

WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



STREETSCAPE

SCALE 1" = 20'-0"

SD4.02



24-11-12 RE-ISSUED FOR DP

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9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

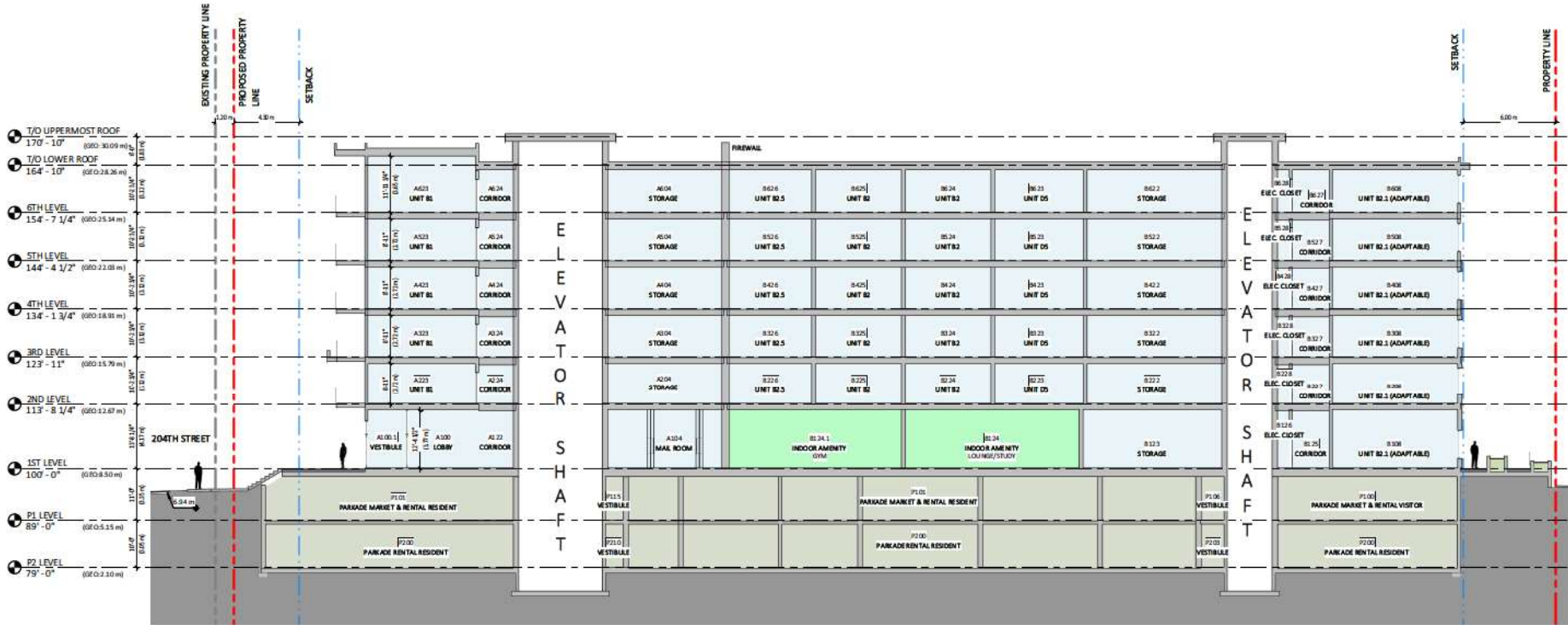
WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



SITE SECTION

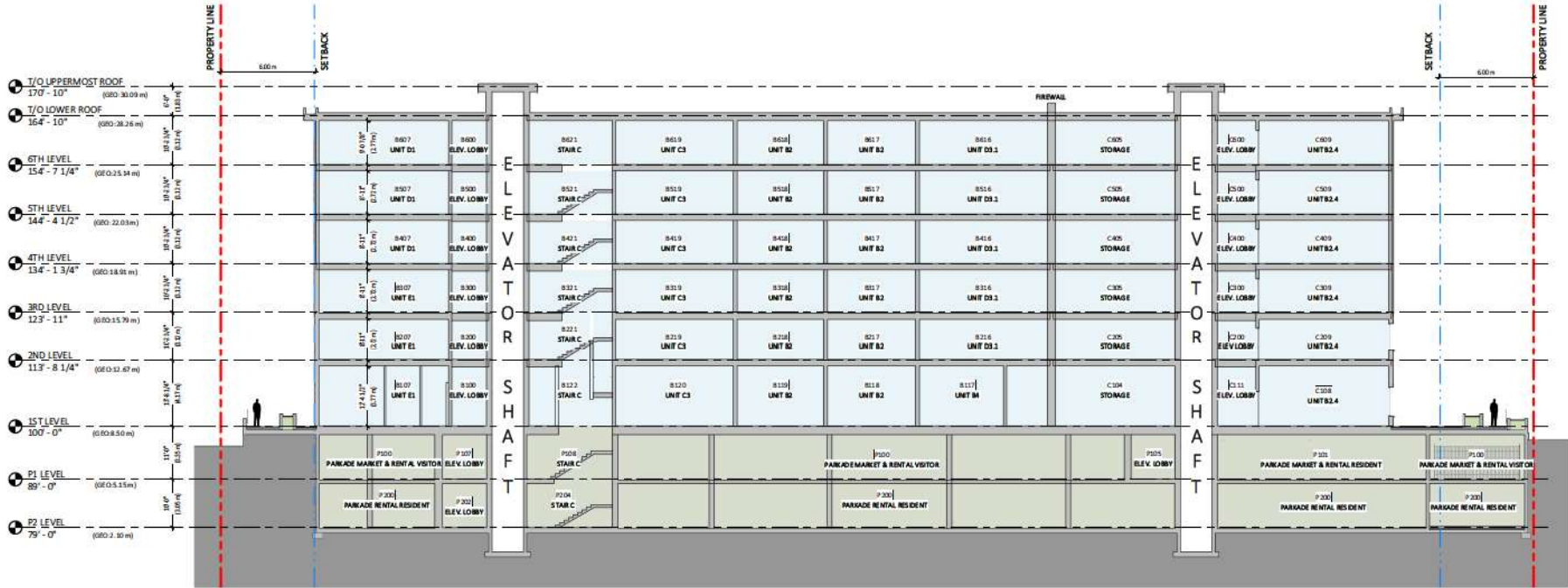


N/S SITE SECTION
3/32" = 1'-0"

- OCCUPANCY USE**
- GROUP C - ASSEMBLY NON FIXED SEATS
 - GROUP C - RESIDENTIAL DWELLING UNIT
 - GROUP F3 - INDUSTRIAL STORAGE GARAGES

SCALE 3/32" = 1'-0"

SD5.01



W/E SITE SECTION
3/32" = 1'-0"

OCCUPANCY USE

- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES

24-11-12 RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
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11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

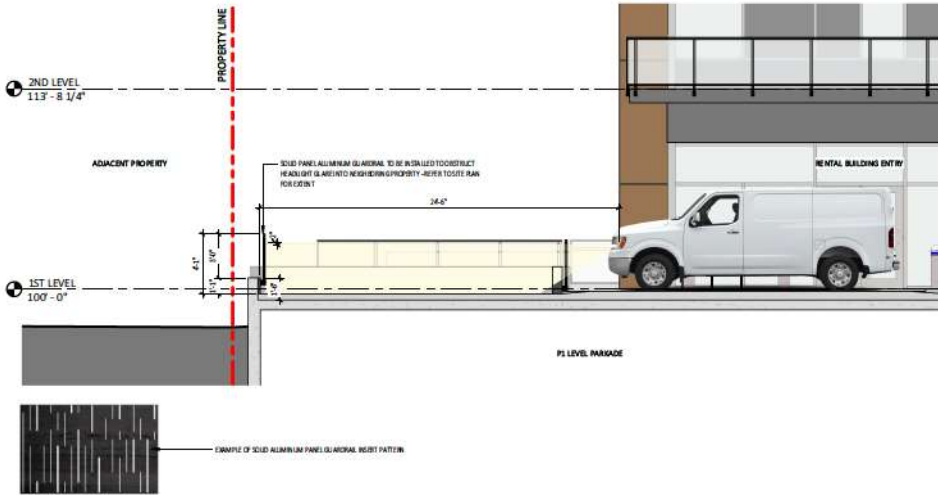
PROJECT # 21172.1
CITY FILE #



SITE SECTION

SCALE 3/32" = 1'-0"

SD5.02



north perimeter section
 1/4" = 1'-0"

24-11-12 RE-ISSUED
 FOR DP

NO.	ISSUE/REVISION	DATE
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12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

WHITETAIL 204
 STREET
 APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
 CITY FILE #



ENLARGED
 SECTIONS

SCALE 1/4" = 1'-0"

SD5.03



24-11-12 RE-ISSUED FOR DP

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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

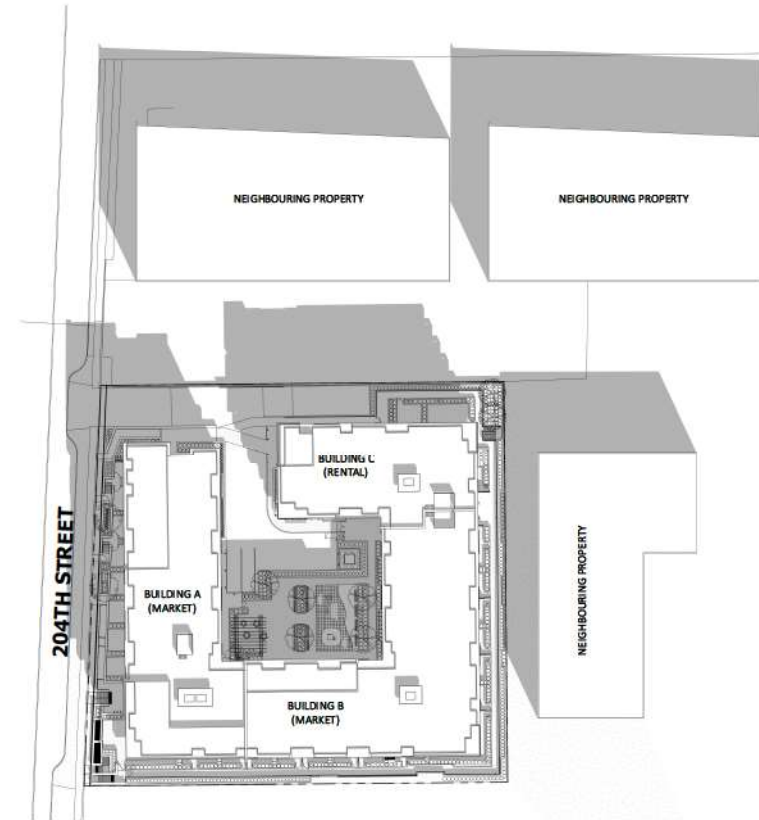
PROJECT # 21172.1
CITY FILE #



SHADOW STUDY



SHADOW STUDY - SPRING EQUINOX 9AM
1" = 40'-0"



SHADOW STUDY - SPRING EQUINOX 12PM
1" = 40'-0"



SCALE 1" = 40'-0"

SD5.10



**24-11-12 RE-ISSUED
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**WHITETAIL 204
STREET
APARTMENTS**

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #

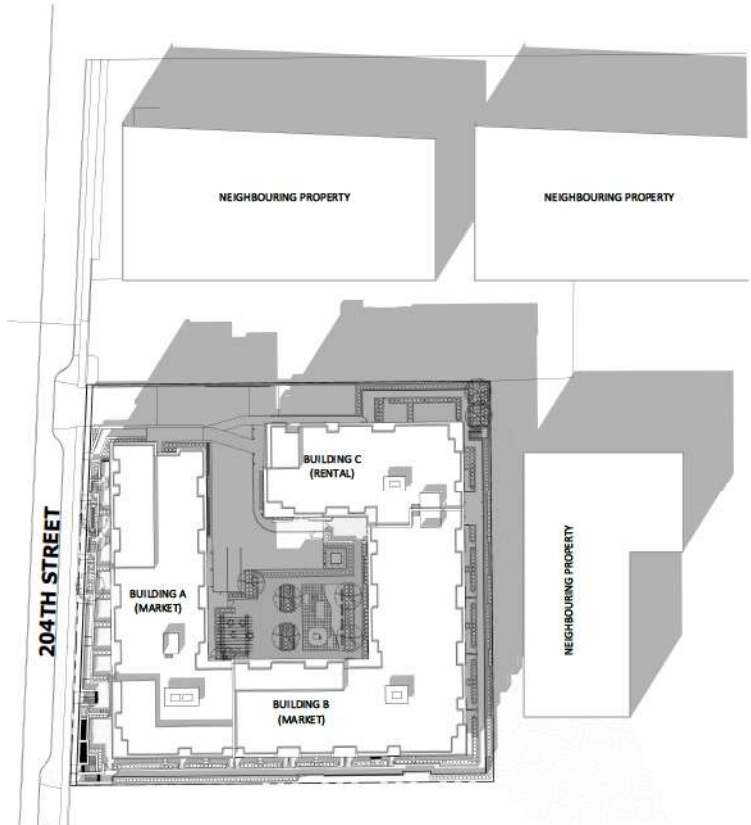


SHADOW STUDY



SCALE 1" = 40' 0"

SD5.11

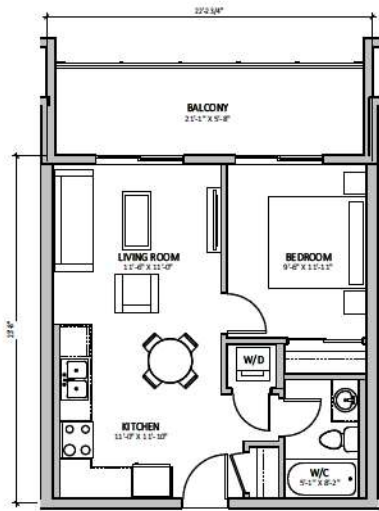


SHADOW STUDY - SPRING EQUINOX 3PM
1" = 40' 0"



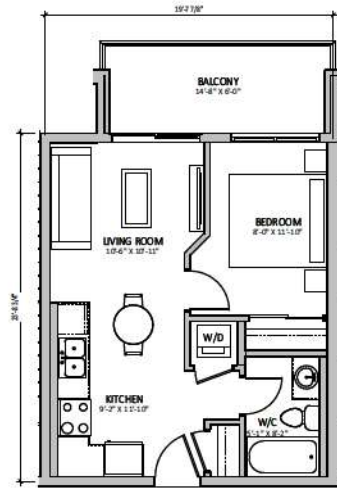
24-11-12 RE-ISSUED
FOR DP

NO.	ISSUE/REVISION	DATE
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9	RE-ISSUED FOR DP	24-10-09
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12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12



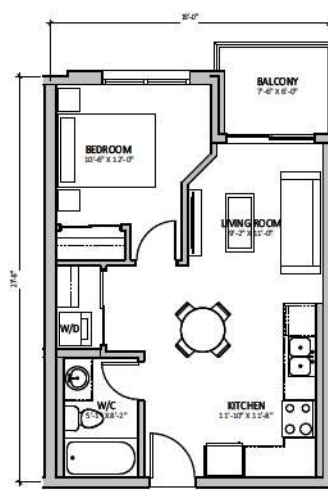
UNIT B1

1/4" = 1'-0"



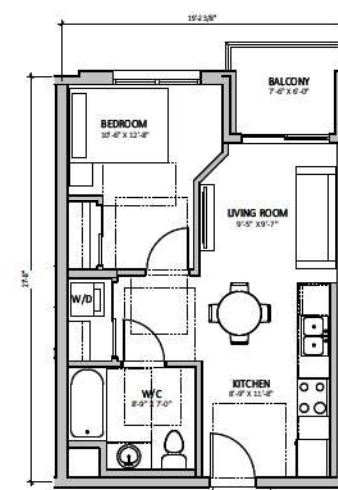
UNIT B1.1

1/4" = 1'-0"



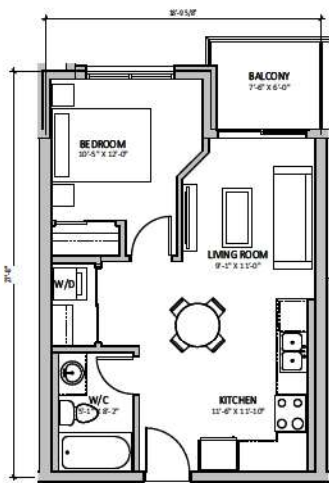
UNIT B2

1/4" = 1'-0"



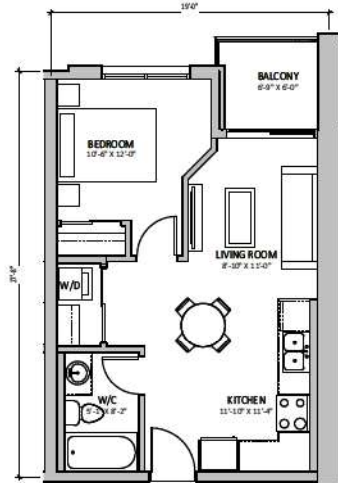
UNIT B2.1 (ADAPTABLE)

1/4" = 1'-0"



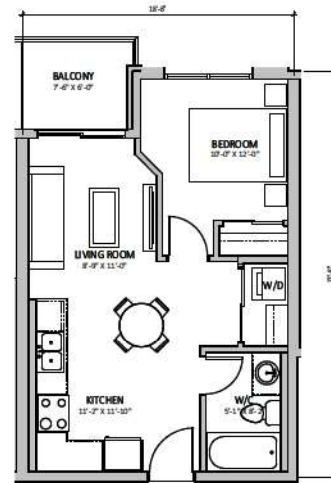
UNIT B2.2

1/4" = 1'-0"



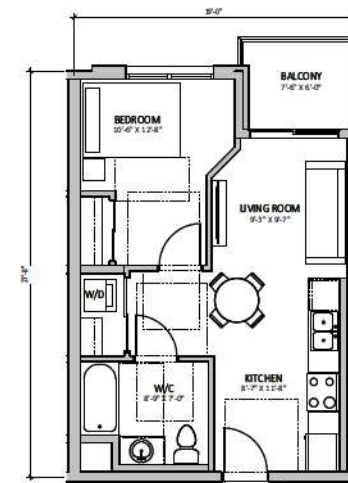
UNIT B2.3

1/4" = 1'-0"



UNIT B2.4

1/4" = 1'-0"



UNIT B2.5 (ADAPTABLE)

1/4" = 1'-0"

WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

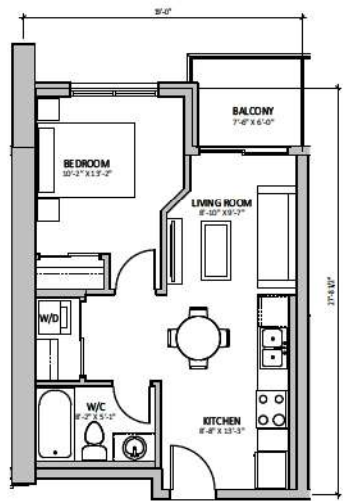
PROJECT # 21172.1
CITY FILE #



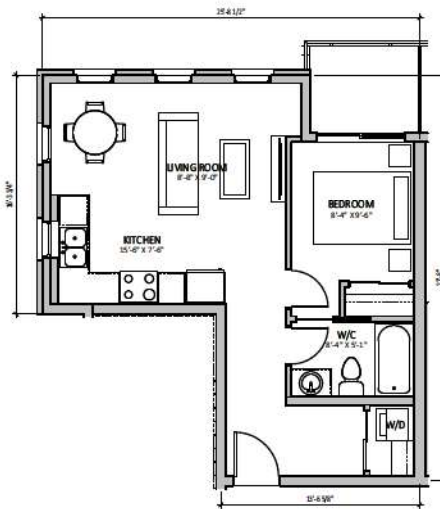
UNIT PLANS

SCALE 1/4" = 1'-0"

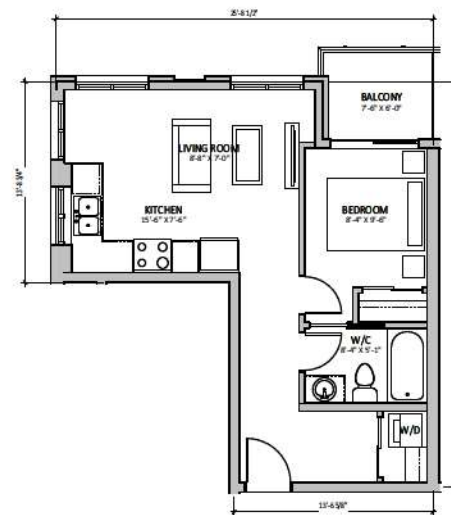
SD6.01



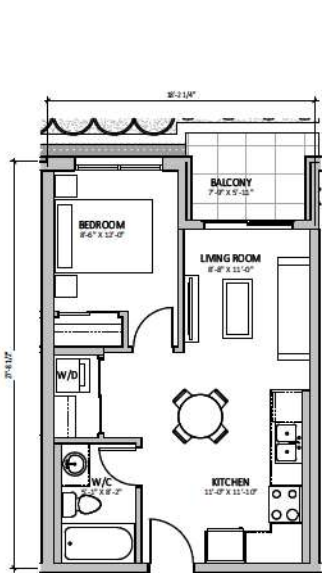
UNIT B2.6
1/4" = 1'-0"



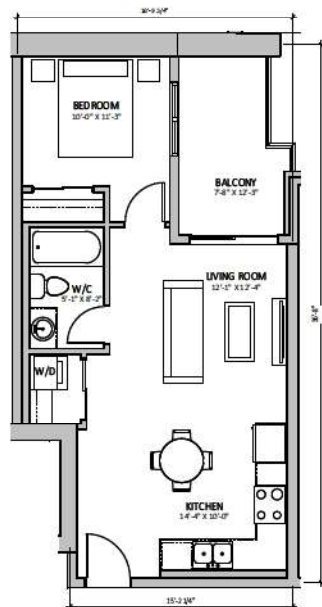
UNIT B3
1/4" = 1'-0"



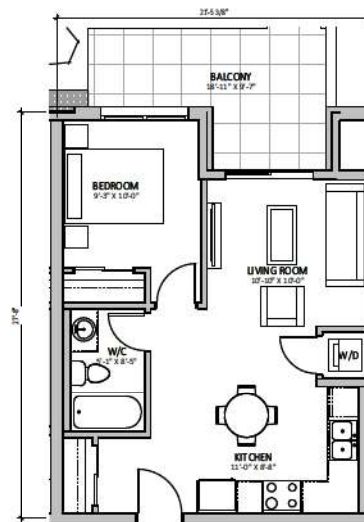
UNIT B3.1
1/4" = 1'-0"



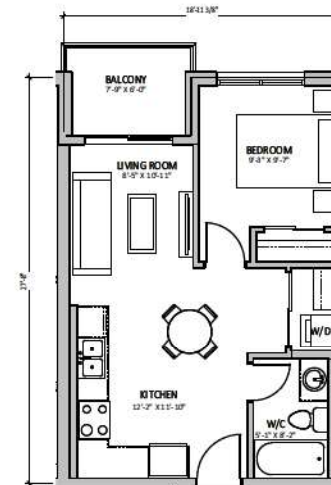
UNIT B4
1/4" = 1'-0"



UNIT B5
1/4" = 1'-0"



UNIT B6
1/4" = 1'-0"



UNIT B7
1/4" = 1'-0"



24-11-12 RE-ISSUED
FOR DP

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11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



UNIT PLANS

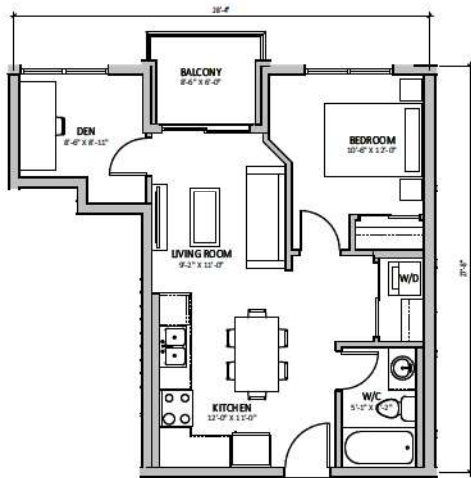
SCALE 1/4" = 1'-0"

SD6.02

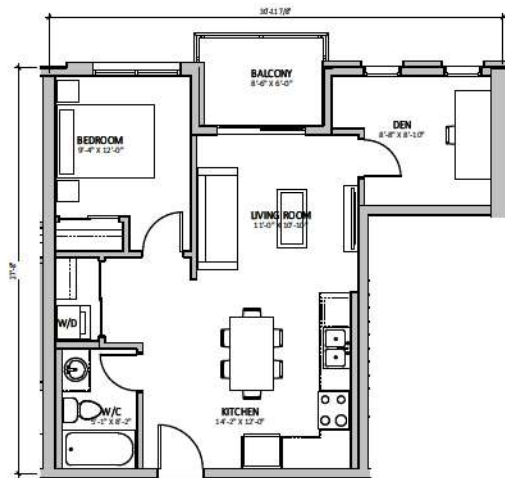


24-11-12 RE-ISSUED
FOR DP

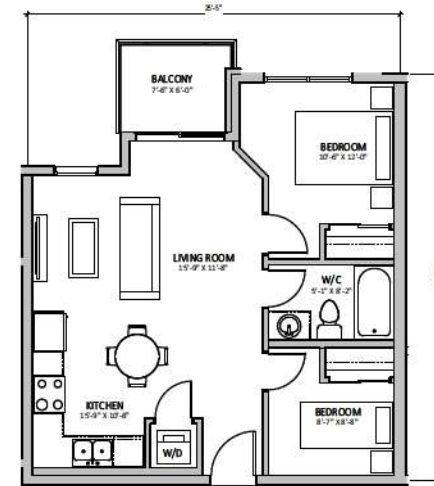
NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	RE-ISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12



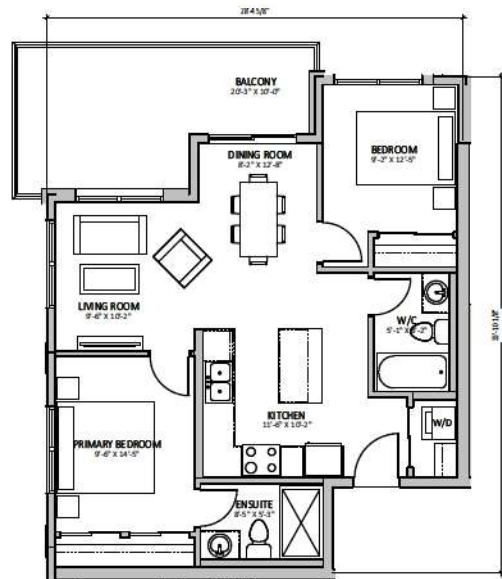
UNIT C1
1/4" = 1'-0"



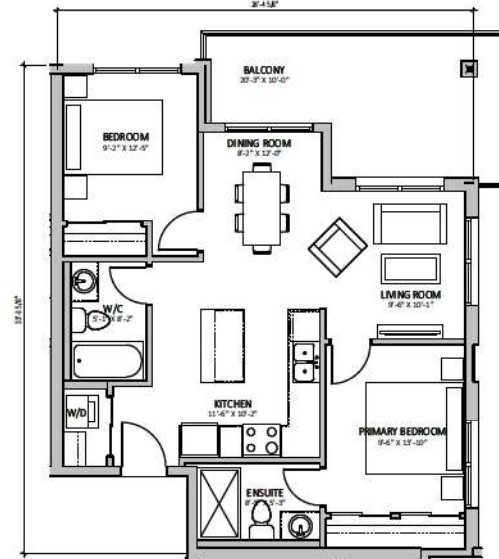
UNIT C2
1/4" = 1'-0"



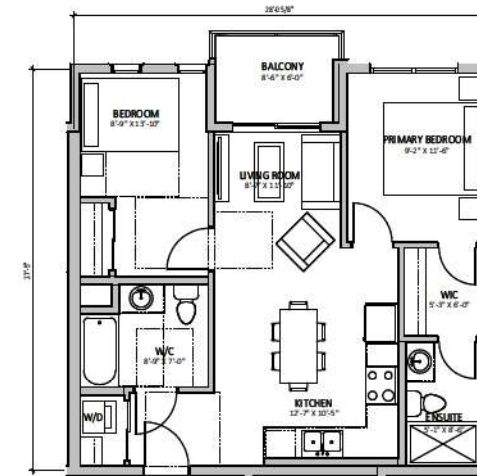
UNIT C3
1/4" = 1'-0"



UNIT D1
1/4" = 1'-0"



UNIT D1.1
1/4" = 1'-0"



UNIT D2 (ADAPTABLE)
1/4" = 1'-0"

WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



UNIT PLANS

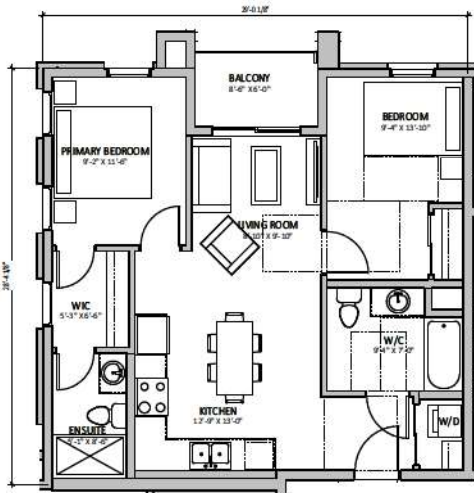
SCALE 1/4" = 1'-0"

SD.6.03



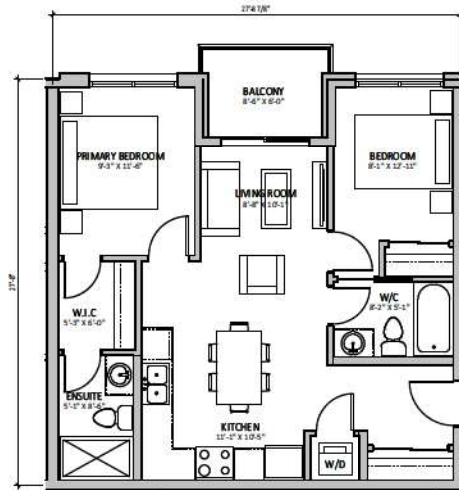
24-11-12 RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP	24-10-09
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12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12



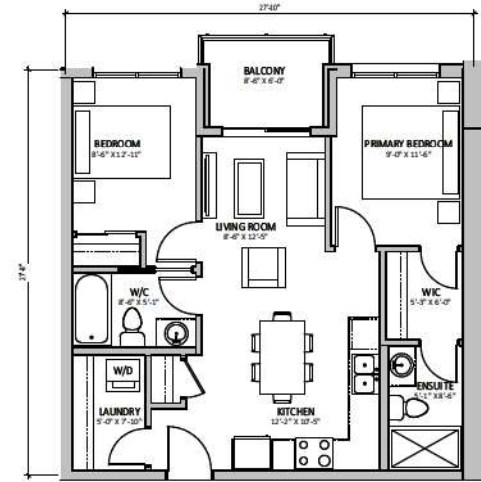
UNIT D2.1 (ADAPTABLE)

1/4" = 1'-0"



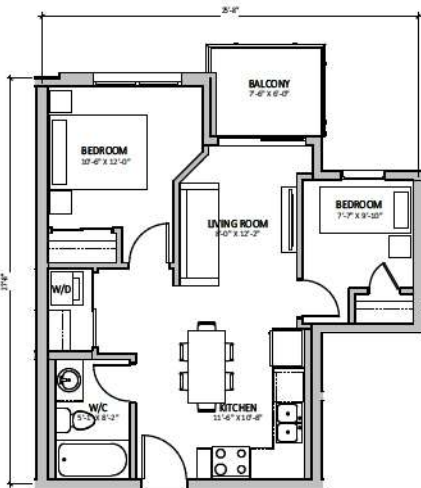
UNIT D3

1/4" = 1'-0"



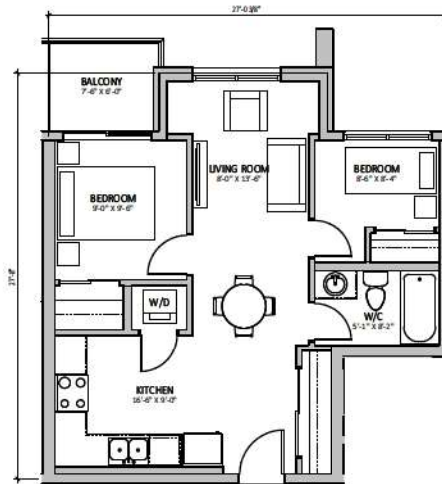
UNIT D3.1

1/4" = 1'-0"



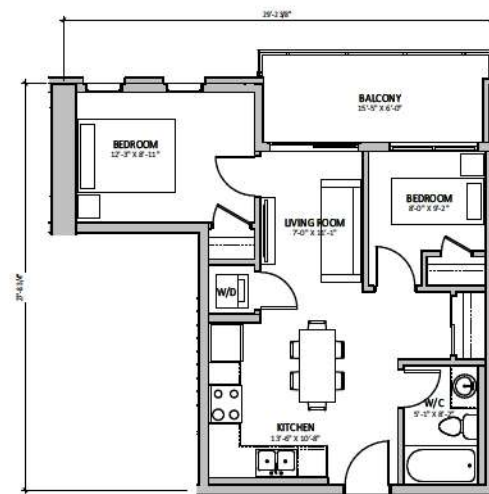
UNIT D4

1/4" = 1'-0"



UNIT D5

1/4" = 1'-0"



UNIT D6

1/4" = 1'-0"

WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

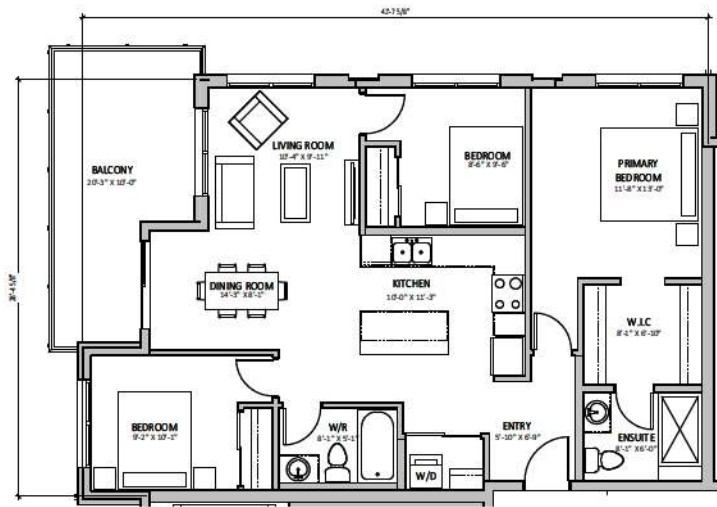
PROJECT # 21172.1
CITY FILE #



UNIT PLANS

SCALE 1/4" = 1'-0"

SD6.04



UNIT E1

1/4" = 1'-0"



**24-11-12 RE-ISSUED
FOR DP**

NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

**WHITETAIL 204
STREET
APARTMENTS**

5360 - 204 STREET, LANGLEY, BC

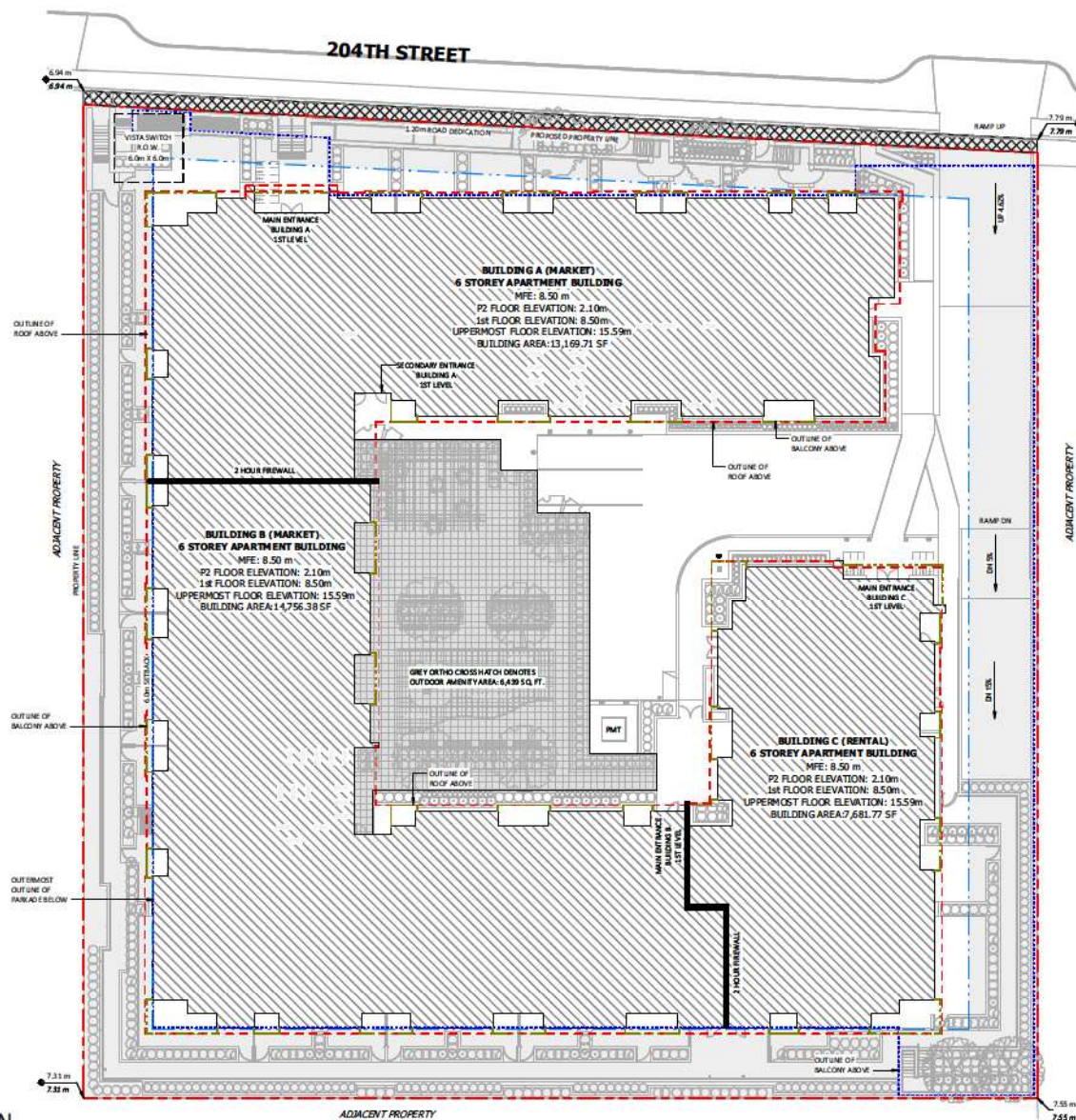
PROJECT # 21172.1
CITY FILE #



UNIT PLANS

SCALE 1/4" = 1'-0"

SD6.05



0.8.1 SITE LAYOUT PLAN GENERAL NOTES/LEGEND

LEGEND

- PROPERTY LINE
- OUTLINE OF PARKADE
- OUTLINE OF ROOF ABOVE
- OUTLINE OF BALCONY ABOVE
- SETBACK
- BUILDING FOOTPRINT
- RIGHT OF WAY/ADJACENT

NOTES

- REFER TO LEGAL SURVEY PLAN, COMPLETED BY ISAAC OSMAN & ASSOCIATES ASSOCIATES (DEC. 14, 2011) TO VERIFY ALL SITE INFORMATION.

KEYSTONE ARCHITECTURE
ARCHITECTURE

ABSTRACTOR BC | 300 - 1331 SOUTH FRASER WAY
V5S 2H1 | VANCOUVER BC
CALGARY AB | 4 03 - 333 1177 AVENUE SW
TORONTO | 587 361 4766
MAIL@KEYSTONEARCH.CA



24-11-12 RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



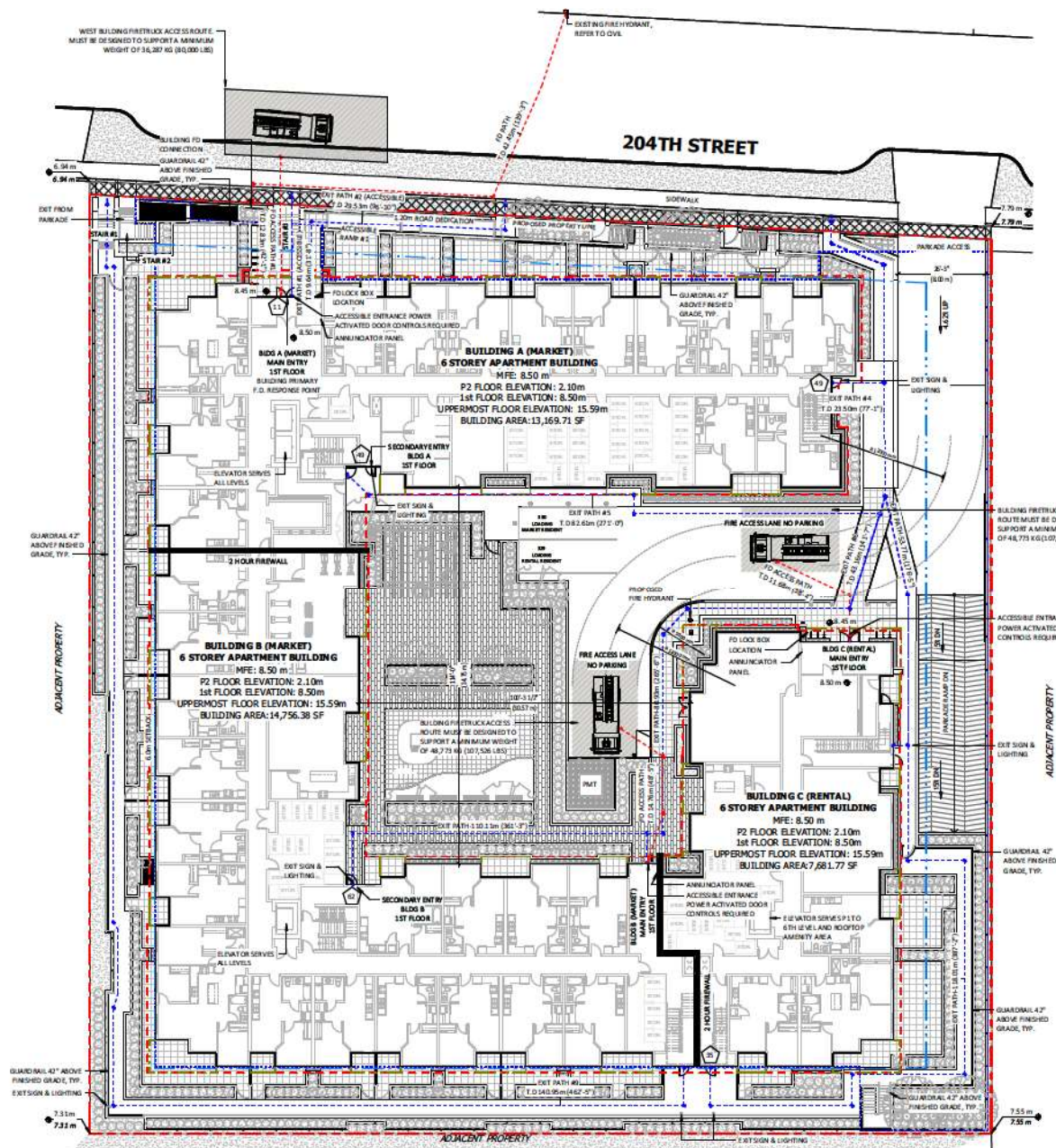
SITE LAYOUT PLAN

SITE LAYOUT PLAN
1/16" = 1'-0"

LEGAL ADDRESS: LOT 178 DISTRICT LOT 36 GROUP 2, NWD PLAN 53282
CIVIC ADDRESS: 5360 - 204 STREET, LANGLEY, BC
P.I.D. # 000-471-976

SCALE 1/16" = 1'-0"

SD7.01



SIGNAGE LEGEND

S1	STOP
S2	ACCESSIBLE PARKING STALL
S3	ACCESSIBLE ENTRANCE
S4	FIRE LANE NO PARKING
S5	GUARANTY LOADING ZONE NO PARKING
S6	SHOP OFF/PEL UP ONLY
S7	MAXIMUM SIGN
S8	PARKADE CLEARANCE 7'-0"

◻ OCCUPANT LOAD

BUILDING FLOOR ELEVATIONS

LEVEL	GEOIDIC	RELATIVE
UPPERMOST LEVEL ELEVATION	24.09 m	55'-1.51"
MFE	8.50 m	28'-0"
P1 LEVEL	5.15 m	17'-0"
P2 LEVEL	2.10 m	7'-0"

KEYSTONE ARCHITECTURE
 ARCHITECTS INC. | 300 - 1331 SOUTH FRASER WAY
 VANCOUVER, BC V6A 4R7
 CALGARY AB | 4 - 333 11TH AVENUE SW
 T4R 1L9 | 587.301.4766
 MAIL@KEYSTONEARCH.CA



24-11-12 RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
7	ISSUED FOR REVIEW	24-09-20
9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12

WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



SITE CODE PLAN

SCALE 1/16" = 1'-0"

SD7.02

SITE CODE PLAN
1/16" = 1'-0"