

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

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24-11-14 RE-ISSUED
FOR DP

NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP RESUBMISSION	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12
13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



COVER PAGE

SCALE

SD0.01



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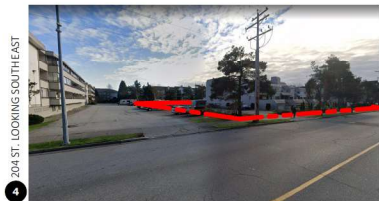
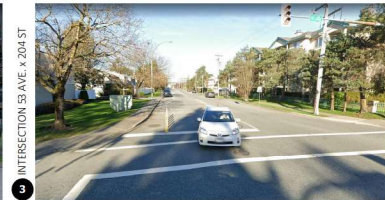
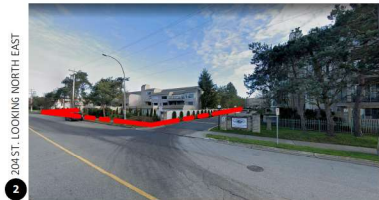
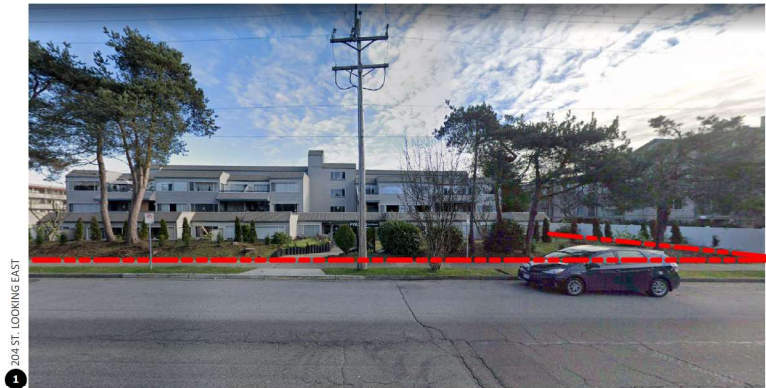


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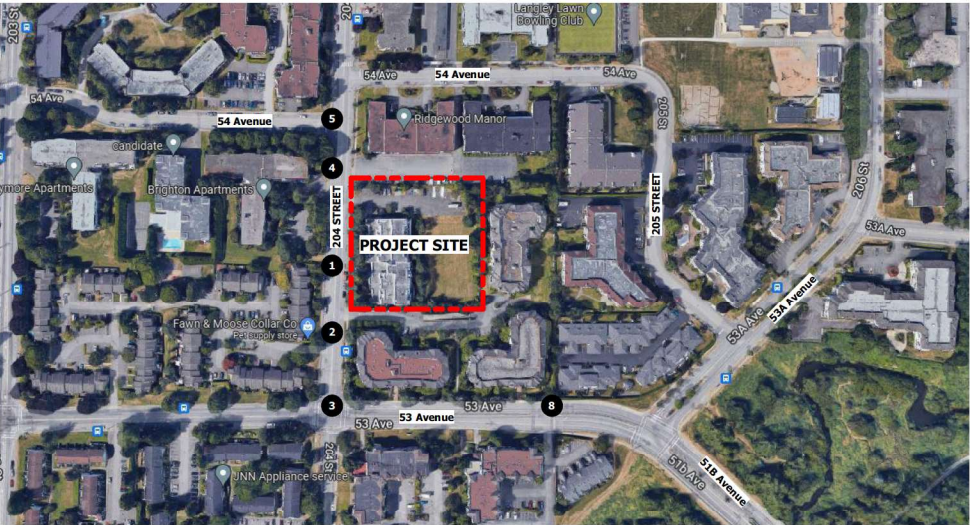
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CONTEXT PLANS



LOCATION

THE PROPOSED DEVELOPMENT IS LOCATED IN SOUTH LANGLEY ON 204 STREET, BETWEEN 54A AVE AND 53 AVE. 7 BLOCKS NORTH OF THE SITE UES 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.



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CONTEXT PLANS



SCALE

SD1.01

PROJECT DATA

1.0.0 ZONING DATA		
PROJECT:		
CMVC ADDRESS:	WHITETAIL 204 STREET APARTMENTS (RESIDENTIAL)	
LEGAL DESCRIPTION:	5360 - 204 STREET, LANGLEY, BC	
NEIGHBOURHOOD:	LOT 178 DISTRICT LOT 36 GROUP 2, NEW WESTMINSTER DISTRICT PLAN 53282	
SITE AREA (GROSS):	76,981.87 S.F. (7,151.85 S.M.)	
SITE AREA (NET):	75,904.68 S.F. (7,051.776 S.M.)	
COORDINATING REGISTERED PROFESSIONAL:	STEVE BARTOK, ARCHITECT AIBC, AAA, MRAIC, KEYSTONE ARCHITECTURE	
CERTIFIED PROFESSIONAL:	N/A	
CURRENT/REQUIRED/PERMITTED		
CD (COMPREHENSIVE DEVELOPMENT ZONE)	CD (COMPREHENSIVE DEVELOPMENT ZONE)	
DCP DESIGNATION:		
CD (COMPREHENSIVE DEVELOPMENT ZONE)		
SETBACKS:		
FRONT: 3.00 m	FRONT: 4.30 m	
REAR: 6.00 m	REAR: 6.00 m	
SIDE (NORTH): 6.00 m	SIDE (NORTH): 6.00 m	
SIDE (SOUTH): 6.00 m	SIDE (SOUTH): 6.00 m	
DENSITY-GROSS FLOOR AREA (FSR):		
2.6	2.6	
BUILDING HEIGHT:		
ANY HEIGHT	22.84 m	
LOT COVERAGE:		
36,206 S.F. / 76,981.87 S.F. = 47%	36,206 S.F. / 75,904.68 S.F. = 47.7%	
COMMON INDOOR AMENITY AREA:		
3,046.20 S.F. (283.00 S.M.)	3,267.00 S.F. (303.51 S.M.)	
COMMON OUTDOOR AMENITY AREA:		
6,092.36 S.F. (566.00 S.M.)	6,439.00 S.F. (598.20 S.M.)	
PRIVATE OUTDOOR AMENITY AREA:		
ADAPTABLE UNITS:		
	8	
ACCESSIBLE UNITS:		
N/A	0	
STORAGE LOCKERS:		
	4	
STEP CODE:		
STEP CODE 3	STEP CODE 3	
MINIMUM BUILDING ELEVATION:		
GEO: 5.33 m	GEO: 5.48 m	
WASTE & RECYCLING STORAGE:		
MIXED CONTAINERS	MIXED CONTAINERS	
= 5,235 SL PER WEEK / 240L CART	= 5,235 SL PER WEEK / 240L CART	
= 22 CARTS	= 22 CARTS	
MIXED PAPERS & CARDBOARD	MIXED PAPERS & CARDBOARD	
= 12,140.7L PER WEEK / 4 CUBIC YARD BIN (3,058L)	= 12,140.7L PER WEEK / 4 CUBIC YARD BIN (3,058L)	
= 4 BINS	= 4 BINS	
GARBAGE	GARBAGE	
= 14,999L PER WEEK / 4 CUBIC YARD BIN (3,058L)	= 14,999L PER WEEK / 4 CUBIC YARD BIN (3,058L)	
= 5 BINS	= 5 BINS	
GLASS	GLASS	
= 594.3L PER WEEK / 240L CART	= 594.3L PER WEEK / 240L CART	
= 3 CARTS	= 3 CARTS	
ORGANICS	ORGANICS	
= 3,962L PER WEEK / 240L CART	= 3,962L PER WEEK / 240L CART	
= 17 CARTS	= 17 CARTS	
UNIT COUNT:		
283	283	
GROSS BUILDABLE AREA:		
N/A	338,155 S.F. (31,415.64 S.M.)	
NET SALEABLE AREA:		
160,005 S.F. (14,864.95 S.M.)	159,876 S.F. (14,864.95 S.M.)	
EFFICIENCY:		
160,005 S.F. / 199,605 S.F. = 0.80 = 80%	80%	
FORMING AVERAGE GRADE:		
7.40 m (6'10") (194.625' 994' 614.11' 4629' 65' 132' 56")	7.40 m	
AVG EXISTING GRADE NORTH ELEVATION: (7.55+7.79/2) = 7.67 m * 82.15 m = 630.09 m	630.09 m	
AVG EXISTING GRADE EAST ELEVATION: (7.31+7.55/2) = 7.43 m * 81.56 m = 605.99 m	605.99 m	
AVG EXISTING GRADE SOUTH ELEVATION: (6.94+7.31/2) = 7.13 m * 86.13 m = 614.11 m	614.11 m	
AVG EXISTING GRADE WEST ELEVATION: (6.94+7.79/2) = 7.37 m * 82.72 m = 609.65 m	609.65 m	
TOTAL PERIMETER: 82.15 m + 81.56 m + 86.13 m + 82.72 m = 332.56 m	332.56 m	
VARIANCES APPLIED FOR:		
NOTES:		
1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) 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		
2. MAJOR OCCUPANCY(IES):		DIV. A - PART 3 COMPLIANCE 1.3.3.2
2.1. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL		3.1.2, & APPENDIX A - 3.1.2.1 (1)
2.2. RESIDENTIAL GROUP C		
3. BUILDING AREAS:		1.4.1.2. DEFINED TERMS - BUILDING AREA
BUILDING A:	13,399 SF (1,244.8 m²)	
BUILDING B:	14,969 SF (1,390.7 m²)	
BUILDING C:	7,838 SF (728.2 m²)	
4. BUILDING CLASSIFICATION(S):		3.2.2.19-3.2.2.92
4.1. BASEMENT STORAGE GARAGE:		3.2.2.82
GROUP F, DIVISION 3, 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)(8)
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:		3.2.1.2
FULLY SPRINKLERED		3.2.1.2 (2)(D)
NON-COMBUSTIBLE CONSTRUCTION		3.2.1.2 (1)
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT		3.2.1.2 (1), 3.2.1.2 (2)(8)(A)
2 HR FIRE RESISTANCE RATING		3.2.1.2 (1)
F.T. RATED FIRESTOP		3.1.9.10(1)
4.3. RESIDENTIAL:		3.2.2.51
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E 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), 3.2.2.50 (1)(D)
MAX. ALLOWABLE BUILDING AREA: < 1500 m²		3.2.2.51 (1)(D)
2 HR FIREWALL (MASONRY CONSTRUCTION)		3.1.10.2
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)&(C)
ROOF ASSEMBLIES(OCCUPIED ROOFS): 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.43
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.51 (2)(D)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.51 (2)(E)
4.3.1. BUILDING HEIGHT:	6 STOREYS	1.4.1.2. DEFINED TERMS - BUILDING HEIGHT
4.3.2. GRADE ELEVATION:	7.13 m (LOWEST AVG GRADE SOUTH ELEVATION: 6.94+7.31/2)	1.4.1.2. DEFINED TERMS - GRADE
4.3.3. FIRST STOREY ELEVATION:	8.50 m	1.4.1.2. 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 (1)(c) (MAXIMUM -18 m)
4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK:	21.59 m (REFER TO ELEVATIONS)	GROUP C 3.2.2.51 (2)(d), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	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, 3.1.13.7, 3.2.2.51 (1)(C), 3.2.4.22, 6.9.2.3 (1)
8. FIREWALL:	2 HR	3.1.10.
9. MEZZANINES:	NA	3.2.1.1. (2) - (4)
10. MEZZANINE EXITING:	NA	3.4.2.2.
11. INTERCONNECTED FLOOR SPACE:	NA, STORAGE GARAGE EXEMPT	3.2.3.2 (3), 3.2.8, 3.1.3.1 (3), 3.2.8.2 (2)
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES 2HR AS A SEPARATE BLDG UNDER 3.2.1.2. 1.SHR.	3.2.1.2, 3.3.5.6
13. SPRINKLER SYSTEM:	YES	3.2.2.18, 3.2.5.13.
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2022	3.2.5.12 (1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2022	3.2.5.12 (1)
13.3. FIRE EXTINGUISHERS:	YES - NFPA 10 - 2022	BC FIRE CODE 2024, 3.2.5.16
14. STANDPIPE SYSTEM:	YES - NFPA 14 - 2024	3.2.5.8, 3.2.5.9, 3.2.5.16
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-5524	3.2.4.1, (2)(6)(4)
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:	17.09 m (REFER TO ELEVATIONS)	3.2.5.6(2) (MAXIMUM - 20 m)
19. NUMBER OF STREETS:	1	3.2.2.10.
NOTES:		
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.		



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APARTMENTS

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PROJECT DATA

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SD1.10

PROJECT DATA

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
P2 LEVEL				
CIRCULATION	2451 SF	227.67 m ²	0.7%	
PARKADE	57596 SF	5350.88 m ²	17.0%	
STORAGE	2226 SF	206.82 m ²	0.7%	
	62273 SF	5785.37 m²	18.4%	
P1 LEVEL				
CIRCULATION	2802 SF	260.28 m ²	0.8%	
PARKADE	55952 SF	5188.09 m ²	16.5%	
SERVICE ROOMS/SHAFTS	11175 SF	1039.17 m ²	0.3%	
STORAGE	2301 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	980 SF	91.58 m ²	0.3%	
STORAGE	1565 SF	145.36 m ²	0.5%	
	13170 SF	1223.51 m²	3.9%	
2ND LEVEL				
CIRCULATION	1933 SF	179.55 m ²	0.6%	
RESIDENTIAL	10427 SF	968.66 m ²	3.1%	
SERVICE ROOMS/SHAFTS	52 SF	4.83 m ²	0.0%	
STORAGE	790 SF	73.47 m ²	0.2%	
	13170 SF	1223.51 m²	3.9%	
3RD LEVEL				
CIRCULATION	1905 SF	177.01 m ²	0.6%	
RESIDENTIAL	10461 SF	971.82 m ²	3.1%	
SERVICE ROOMS/SHAFTS	46 SF	4.25 m ²	0.0%	
STORAGE	758 SF	70.43 m ²	0.2%	
	13170 SF	1223.51 m²	3.9%	
4TH LEVEL				
CIRCULATION	1905 SF	177.01 m ²	0.6%	
RESIDENTIAL	10461 SF	971.82 m ²	3.1%	
SERVICE ROOMS/SHAFTS	46 SF	4.25 m ²	0.0%	
STORAGE	758 SF	70.43 m ²	0.2%	
	13170 SF	1223.51 m²	3.9%	
5TH LEVEL				
CIRCULATION	1905 SF	177.01 m ²	0.6%	
RESIDENTIAL	10461 SF	971.82 m ²	3.1%	
SERVICE ROOMS/SHAFTS	46 SF	4.25 m ²	0.0%	
STORAGE	758 SF	70.43 m ²	0.2%	
	13170 SF	1223.51 m²	3.9%	
6TH LEVEL				
CIRCULATION	1905 SF	177.01 m ²	0.6%	
RESIDENTIAL	10461 SF	971.82 m ²	3.1%	
SERVICE ROOMS/SHAFTS	46 SF	4.25 m ²	0.0%	
STORAGE	758 SF	70.43 m ²	0.2%	
	13170 SF	1223.51 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	2527 SF	234.78 m ²	0.7%	
INDOOR AMENITY	1994 SF	185.25 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	11614 SF	1078.96 m ²	3.4%	
SERVICE ROOMS/SHAFTS	52 SF	4.87 m ²	0.0%	
STORAGE	977 SF	90.81 m ²	0.3%	
	14757 SF	1370.96 m²	4.4%	
3RD LEVEL				
CIRCULATION	2018 SF	187.47 m ²	0.6%	
RESIDENTIAL	11698 SF	1086.74 m ²	3.5%	
SERVICE ROOMS/SHAFTS	52 SF	4.87 m ²	0.0%	
STORAGE	989 SF	91.88 m ²	0.3%	
	14757 SF	1370.96 m²	4.4%	
4TH LEVEL				
CIRCULATION	2018 SF	187.47 m ²	0.6%	
RESIDENTIAL	11698 SF	1086.74 m ²	3.5%	
SERVICE ROOMS/SHAFTS	52 SF	4.87 m ²	0.0%	
STORAGE	989 SF	91.88 m ²	0.3%	
	14757 SF	1370.96 m²	4.4%	
5TH LEVEL				
CIRCULATION	2018 SF	187.47 m ²	0.6%	
RESIDENTIAL	11698 SF	1086.74 m ²	3.5%	
SERVICE ROOMS/SHAFTS	52 SF	4.87 m ²	0.0%	
STORAGE	989 SF	91.88 m ²	0.3%	
	14757 SF	1370.96 m²	4.4%	
6TH LEVEL				
CIRCULATION	2018 SF	187.47 m ²	0.6%	
RESIDENTIAL	11698 SF	1086.74 m ²	3.5%	
SERVICE ROOMS/SHAFTS	52 SF	4.87 m ²	0.0%	
STORAGE	989 SF	91.89 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	678 SF	63.03 m ²	0.2%	
RECEPTION/PAINT	1961 SF	179.96 m ²	0.6%	
SERVICE ROOMS/SHAFTS	2272 SF	211.10 m ²	0.7%	
STORAGE	900 SF	83.57 m ²	0.3%	
	7682 SF	713.66 m²	2.3%	
2ND LEVEL				
CIRCULATION	1259 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%	
	7682 SF	713.64 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%	
	7682 SF	713.64 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%	
	7682 SF	713.64 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%	
	7682 SF	713.64 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%	
	7682 SF	713.64 m²	2.3%	
AREA GRAND TOTAL	338155 SF	31415.64 m ²	100.0%	

1.3.2 GROSS FLOOR AREA OUTDOOR AMENITY

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
1ST LEVEL				
OUTDOOR AMENITY	6439 SF	598.16 m ²	100.0%	
	6439 SF	598.16 m²	100.0%	
AREA GRAND TOTAL	6439 SF	598.16 m ²	100.0%	



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11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12
13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

WHITETAIL 204 STREET APARTMENTS

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
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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: 108		100.0%	
TOTAL UNITS: 108			

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%	
3 BED	6	4.9%	
BUILDING B: 122		100.0%	
TOTAL UNITS: 122			

1.4.0 UNIT COUNT SUMMARY BUILDING C			
UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
BUILDING C			
3 BED	22	41.5%	
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			

1.4.1 UNIT FLOOR AREA SUMMARY NOTES	
1.	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: FULL THICKNESS OF WALL.
2.	AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE.

1.4.2 UNIT FLOOR AREA SUMMARY					
UNIT	UNIT TYPE	COUNT	UNIT AREA SF (SSF)	UNIT AREA m² (1m²)	TOTAL UNIT AREA SF
BUILDING A					
UNIT B1	1 BED	5	534 SF	50 m²	2,668 SF
UNIT B2	1 BED	44	502 SF	47 m²	22,088 SF
UNIT B2.1	1 BED (ADAPTABLE)	6	507 SF	47 m²	3,040 SF
UNIT B2.2	1 BED	6	497 SF	46 m²	2,993 SF
UNIT B2.3	1 BED	6	502 SF	47 m²	3,012 SF
UNIT B2.5	1 BED (ADAPTABLE)	12	502 SF	47 m²	6,024 SF
UNIT B3	1 BED	4	551 SF	51 m²	2,206 SF
UNIT B3.1	1 BED	2	521 SF	48 m²	1,042 SF
UNIT D1	2 BED	6	798 SF	74 m²	4,795 SF
UNIT D2	2 BED (ADAPTABLE)	6	759 SF	70 m²	4,553 SF
UNIT D3	2 BED	6	745 SF	69 m²	4,470 SF
UNIT D4	2 BED	5	580 SF	54 m²	2,898 SF
BUILDING A: 108					59,789 SF
BUILDING B					
UNIT B1.1	1 BED	1	480 SF	45 m²	480 SF
UNIT B1.2	1 BED	53	502 SF	47 m²	26,606 SF
UNIT B2.1	1 BED (ADAPTABLE)	6	507 SF	47 m²	3,041 SF
UNIT B2.3	1 BED	6	502 SF	47 m²	3,012 SF
UNIT B2.5	1 BED (ADAPTABLE)	18	502 SF	47 m²	9,036 SF
UNIT B2.6	1 BED	5	490 SF	45 m²	2,448 SF
UNIT B4	1 BED	1	474 SF	44 m²	474 SF
UNIT B7	1 BED	6	495 SF	46 m²	2,974 SF
UNIT C3	2 BED	6	648 SF	60 m²	3,889 SF
UNIT D3.1	2 BED	5	747 SF	69 m²	3,732 SF
UNIT D5	2 BED	5	628 SF	58 m²	3,140 SF
UNIT D6	2 BED	4	590 SF	55 m²	2,360 SF
UNIT E1	3 BED	6	1,094 SF	102 m²	6,565 SF
BUILDING B: 122					67,758 SF
BUILDING C					
UNIT B2	1 BED	5	502 SF	47 m²	2,510 SF
UNIT B2.2	1 BED	5	497 SF	46 m²	2,486 SF
UNIT B2.4	1 BED	6	482 SF	45 m²	2,933 SF
UNIT B2.5	1 BED (ADAPTABLE)	5	502 SF	47 m²	2,510 SF
UNIT B5	1 BED	5	563 SF	52 m²	2,816 SF
UNIT B6	1 BED	1	564 SF	52 m²	564 SF
UNIT C1	1 BED & DEN	3	389 SF	36 m²	1,167 SF
UNIT C2	1 BED & DEN	5	364 SF	34 m²	1,820 SF
UNIT D1	2 BED	6	795 SF	74 m²	4,770 SF
UNIT D1.1	2 BED	5	787 SF	73 m²	3,934 SF
UNIT D2.1	2 BED (ADAPTABLE)	5	775 SF	72 m²	3,924 SF
BUILDING C: 53					32,713 SF
BUILDING TOTALS: 283					160,260 SF



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WHITETAIL 204
STREET
APARTMENTS

5360 204 STREET, LANGLEY, BC

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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/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	LEVEL	COMMENTS
RENTAL RESIDENT					
ACCESSIBLE	3	5%	0.9%	P1 LEVEL	
SMALL CAR	16	29%	4.9%	P1 LEVEL	
SMALL EV	6	11%	1.8%	P1 LEVEL	
STANDARD	30	55%	9.1%	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	53	22%	16.2%	P1 LEVEL	
SMALL CAR	14	6%	4.3%	P1 LEVEL	
SMALL EV	2	1%	0.6%	P1 LEVEL	
STANDARD	104	44%	31.7%	P2 LEVEL	
STANDARD	21	9%	6.4%	P1 LEVEL	
STANDARD EV	26	11%	7.9%	P1 LEVEL	
MARKET RESIDENT: 236		100%	72.0%		
MARKET VISITOR					
ACCESSIBLE	2	7%	0.6%	P1 LEVEL	
SMALL CAR	11	37%	3.4%	P1 LEVEL	
STANDARD	17	57%	5.2%	P1 LEVEL	
MARKET VISITOR: 30		100%	9.1%		
RENTAL VISITOR					
ACCESSIBLE	1	14%	0.3%	P1 LEVEL	
SMALL CAR	1	14%	0.3%	P1 LEVEL	
STANDARD	5	71%	1.5%	P1 LEVEL	
RENTAL VISITOR: 7		100%	2.1%		
TOTAL PARKING STALLS: 328			100.0%		

1.5.2 STORAGE STALL SUMMARY				
STORAGE STALL USER/TYPE	STORAGE STALL COUNT	STORAGE STALL %	LEVEL	COMMENTS
MARKET RESIDENT				
STORAGE LOCKER	56	19.6%	1ST LEVEL	
STORAGE LOCKER	35	12.2%	2ND LEVEL	
STORAGE LOCKER	35	12.2%	3RD LEVEL	
STORAGE LOCKER	35	12.2%	4TH LEVEL	
STORAGE LOCKER	35	12.2%	5TH LEVEL	
STORAGE LOCKER	35	12.2%	6TH LEVEL	
MARKET RESIDENT: 231		80.8%		
RENTAL RESIDENT				
STORAGE LOCKER	20	7.0%	1ST LEVEL	
STORAGE LOCKER	7	2.4%	2ND LEVEL	
STORAGE LOCKER	7	2.4%	3RD LEVEL	
STORAGE LOCKER	7	2.4%	4TH LEVEL	
STORAGE LOCKER	7	2.4%	5TH LEVEL	
STORAGE LOCKER	7	2.4%	6TH LEVEL	
RENTAL RESIDENT: 55		19.2%		
TOTAL STORAGE STALLS: 286		100.0%		
NOTE: TOTAL REQUIRED STORAGE IS 1 PER UNIT				

1.5.3 BIKE PARKING STALL SUMMARY				
PARKING STALL USER/TYPE	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	9.1%	P1 LEVEL	
VERTICAL BIKE	12	7.3%	P1 LEVEL	
RENTAL RESIDENT: 27		16.4%		
MARKET VISITOR				
BIKE (RACK)	6	3.6%	1ST LEVEL	
MARKET VISITOR: 6		3.6%		
RENTAL VISITOR				
BIKE (RACK)	6	3.6%		
RENTAL VISITOR: 6		3.6%		
TOTAL PARKING STALLS: 165		100.0%		
NOTE: TOTAL REQUIRED STORAGE IS 0.5 PER UNIT				



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WHITETAIL 204 STREET APARTMENTS

5360 204 STREET, LANGLEY, BC

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PROJECT DATA

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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.

- SITE AREA: 76,981.87 SF
- TOTAL FSR AREA: 213,660 SF
- EXCLUSIONS: BUILDING A: 5,431 SF + BUILDING B: 6,303 SF + BUILDING C: 2,331 SF = 14,055 SF
- FSR: 213,660 SF - 14,055 SF = 199,605 SF / 76,981.87 SF = 2.59

1.6.1 FSR FLOOR AREA SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
BUILDING A				
SERVICE ROOMS/SHAFTS				
1ST LEVEL	940 SF	87.36 m²	0.4%	
2ND LEVEL	45 SF	4.22 m²	0.0%	
3RD LEVEL	46 SF	4.25 m²	0.0%	
4TH LEVEL	52 SF	4.87 m²	0.0%	
5TH LEVEL	52 SF	4.87 m²	0.0%	
6TH LEVEL	52 SF	4.87 m²	0.0%	
RESIDENTIAL	1189 SF	110.44 m²	0.6%	
1ST LEVEL	7360 SF	683.75 m²	3.4%	
2ND LEVEL	10457 SF	971.49 m²	4.9%	
3RD LEVEL	10487 SF	974.31 m²	4.9%	
4TH LEVEL	10481 SF	973.73 m²	4.9%	
5TH LEVEL	10481 SF	973.73 m²	4.9%	
6TH LEVEL	10481 SF	973.73 m²	4.9%	
INDOOR AMENITY	59748 SF	5550.74 m²	28.0%	
1ST LEVEL	562 SF	52.17 m²	0.3%	
2ND LEVEL	562 SF	52.17 m²	0.3%	
CIRCULATION				
1ST LEVEL	2715 SF	252.25 m²	1.3%	
2ND LEVEL	1881 SF	174.73 m²	0.9%	
3RD LEVEL	1851 SF	171.92 m²	0.9%	
4TH LEVEL	1878 SF	174.47 m²	0.9%	
5TH LEVEL	1878 SF	174.47 m²	0.9%	
6TH LEVEL	1878 SF	174.47 m²	0.9%	
AREA EXCLUSION	12081 SF	1122.33 m²	5.7%	
1ST LEVEL	1574 SF	146.27 m²	0.7%	STORAGE
2ND LEVEL	786 SF	73.07 m²	0.4%	STORAGE
3RD LEVEL	786 SF	73.07 m²	0.4%	STORAGE
4TH LEVEL	758 SF	70.43 m²	0.4%	STORAGE
5TH LEVEL	758 SF	70.43 m²	0.4%	STORAGE
6TH LEVEL	758 SF	70.43 m²	0.4%	STORAGE
AREA EXCLUSION	5421 SF	509.65 m²	2.5%	
79000 SF	7399.33 m²	37.0%		

1.6.1 FSR FLOOR AREA SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
BUILDING B				
SERVICE ROOMS/SHAFTS				
1ST LEVEL	60 SF	5.61 m²	0.0%	
2ND LEVEL	52 SF	4.87 m²	0.0%	
3RD LEVEL	52 SF	4.87 m²	0.0%	
4TH LEVEL	59 SF	5.49 m²	0.0%	
5TH LEVEL	59 SF	5.49 m²	0.0%	
6TH LEVEL	59 SF	5.49 m²	0.0%	
RESIDENTIAL	343 SF	31.83 m²	0.2%	
1ST LEVEL	9251 SF	859.45 m²	4.3%	
2ND LEVEL	17703 SF	1644.63 m²	8.3%	
3RD LEVEL	11729 SF	1089.66 m²	5.5%	
4TH LEVEL	11699 SF	1086.85 m²	5.5%	
5TH LEVEL	11699 SF	1086.85 m²	5.5%	
6TH LEVEL	11699 SF	1086.85 m²	5.5%	
INDOOR AMENITY	73779 SF	6854.28 m²	34.5%	
1ST LEVEL	2013 SF	187.05 m²	0.9%	
2ND LEVEL	2013 SF	187.05 m²	0.9%	
CIRCULATION				
1ST LEVEL	2476 SF	230.06 m²	1.2%	
2ND LEVEL	2081 SF	193.11 m²	1.0%	
3RD LEVEL	1949 SF	181.03 m²	0.9%	
4TH LEVEL	2012 SF	186.87 m²	0.9%	
5TH LEVEL	2011 SF	186.86 m²	0.9%	
6TH LEVEL	2011 SF	186.86 m²	0.9%	
AREA EXCLUSION	12540 SF	1165.00 m²	5.9%	
1ST LEVEL	940 SF	88.12 m²	0.4%	STORAGE
2ND LEVEL	1368 SF	127.08 m²	0.6%	STORAGE
3RD LEVEL	1024 SF	95.13 m²	0.5%	STORAGE
4TH LEVEL	987 SF	91.74 m²	0.5%	STORAGE
5TH LEVEL	987 SF	91.74 m²	0.5%	STORAGE
6TH LEVEL	987 SF	91.74 m²	0.5%	STORAGE
6903 SF	645.55 m²	2.9%		
94978 SF	8823.71 m²	44.5%		
BUILDING C				
SERVICE ROOMS/SHAFTS				
1ST LEVEL	2073 SF	192.59 m²	1.0%	
2ND LEVEL	34 SF	3.18 m²	0.0%	
3RD LEVEL	34 SF	3.18 m²	0.0%	
4TH LEVEL	34 SF	3.18 m²	0.0%	
5TH LEVEL	34 SF	3.18 m²	0.0%	
6TH LEVEL	34 SF	3.18 m²	0.0%	
RESIDENTIAL	2244 SF	208.60 m²	1.1%	
1ST LEVEL	1861 SF	172.86 m²	0.9%	
2ND LEVEL	6201 SF	576.08 m²	2.9%	
3RD LEVEL	6138 SF	570.27 m²	2.9%	
4TH LEVEL	6139 SF	570.33 m²	2.9%	
5TH LEVEL	6139 SF	570.33 m²	2.9%	
6TH LEVEL	6139 SF	570.33 m²	2.9%	
INDOOR AMENITY	26478 SF	2459.87 m²	12.4%	
1ST LEVEL	692 SF	64.27 m²	0.3%	
2ND LEVEL	692 SF	64.27 m²	0.3%	
CIRCULATION				
1ST LEVEL	2161 SF	200.74 m²	1.0%	
2ND LEVEL	1201 SF	111.55 m²	0.6%	
3RD LEVEL	1089 SF	101.14 m²	0.5%	
4TH LEVEL	1163 SF	108.01 m²	0.5%	
5TH LEVEL	1163 SF	108.01 m²	0.5%	
6TH LEVEL	1163 SF	108.01 m²	0.5%	
AREA EXCLUSION	7938 SF	737.45 m²	3.7%	
1ST LEVEL	925 SF	85.90 m²	0.4%	STORAGE
2ND LEVEL	367 SF	34.10 m²	0.2%	STORAGE
3RD LEVEL	346 SF	32.18 m²	0.2%	STORAGE
4TH LEVEL	346 SF	32.18 m²	0.2%	STORAGE
5TH LEVEL	346 SF	32.18 m²	0.2%	STORAGE
6TH LEVEL	346 SF	32.18 m²	0.2%	STORAGE
2331 SF	216.54 m²	1.1%		
39683 SF	3686.63 m²	18.6%		
AREA GRAND TOTAL	213660 SF	19849.66 m²	100.0%	



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WHITETAIL 204
STREET
APARTMENTS

5360 204 STREET, LANGLEY, BC

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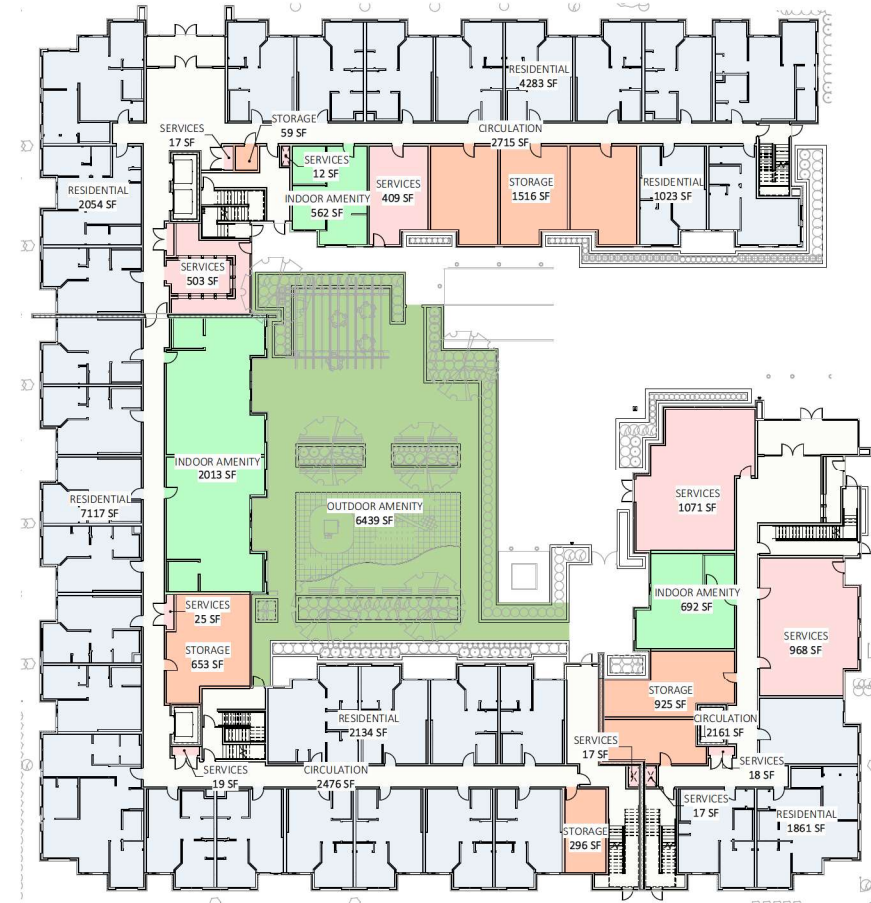
**WHITETAIL 204
STREET
APARTMENTS**

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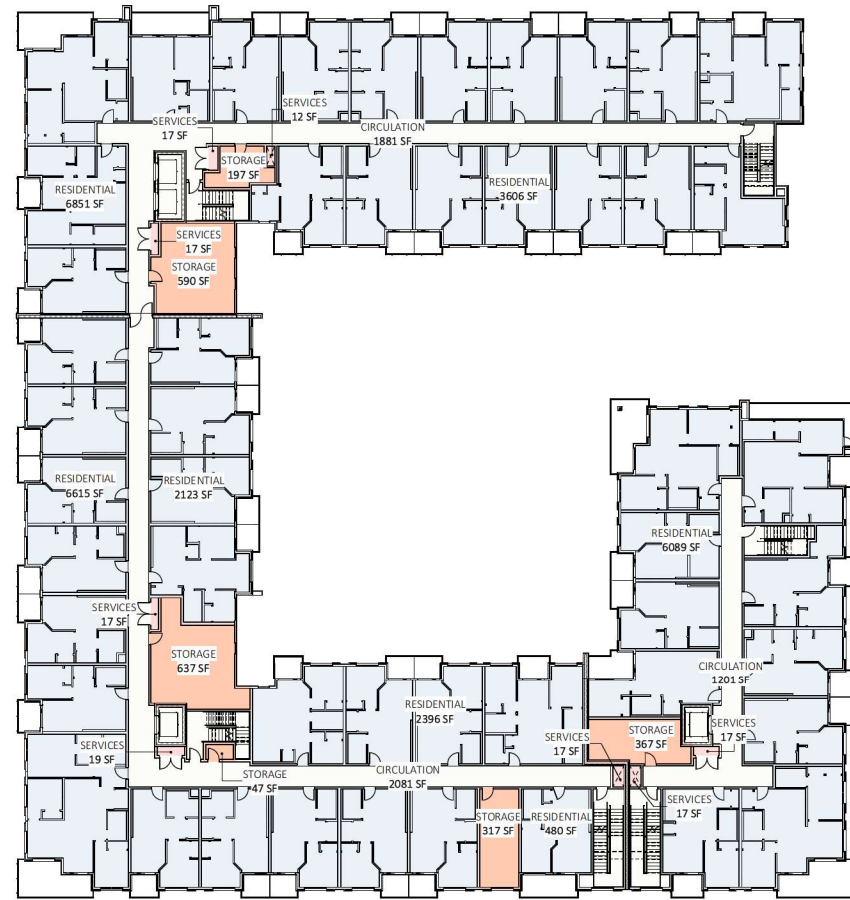
FSR PLANS



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

1st LEVEL AREA PLAN

1/16" = 1'-0"



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

2nd LEVEL AREA PLAN

1/16" = 1'-0"

SCALE 1/16" = 1'-0"



SD1.15



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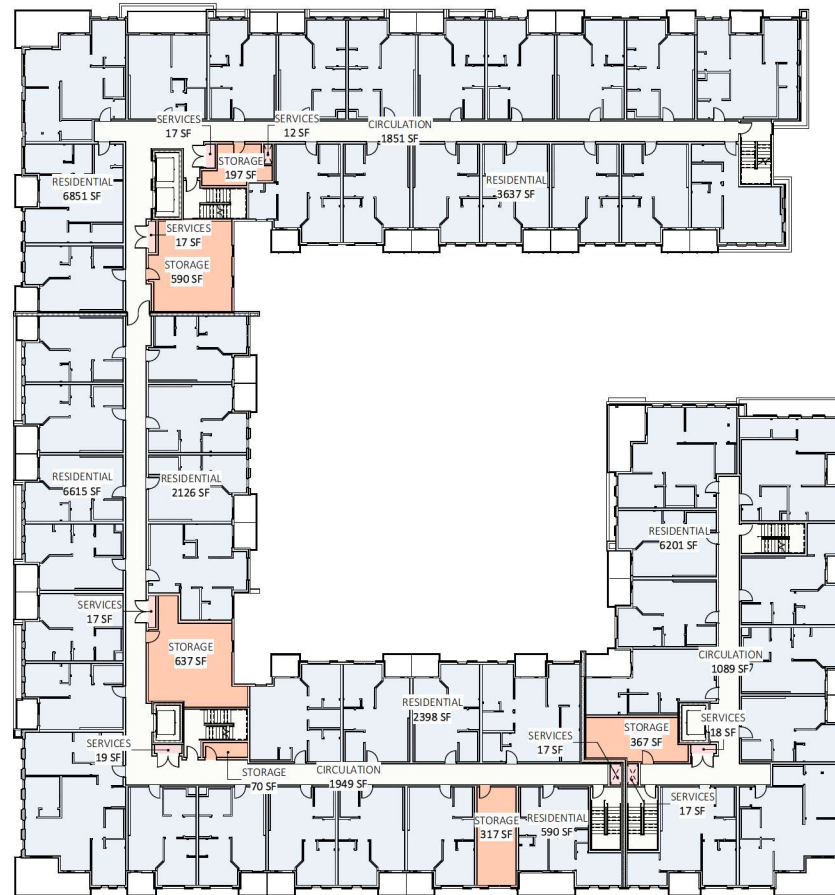
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FSR PLANS



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-STOREY 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 (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF POTENTIAL DARK AREAS 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



24-11-14 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
13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

WHITETAIL 204 STREET APARTMENTS

5360 204 STREET, LANGLEY, BC

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DESIGN RATIONALE

SCALE

SD1.20

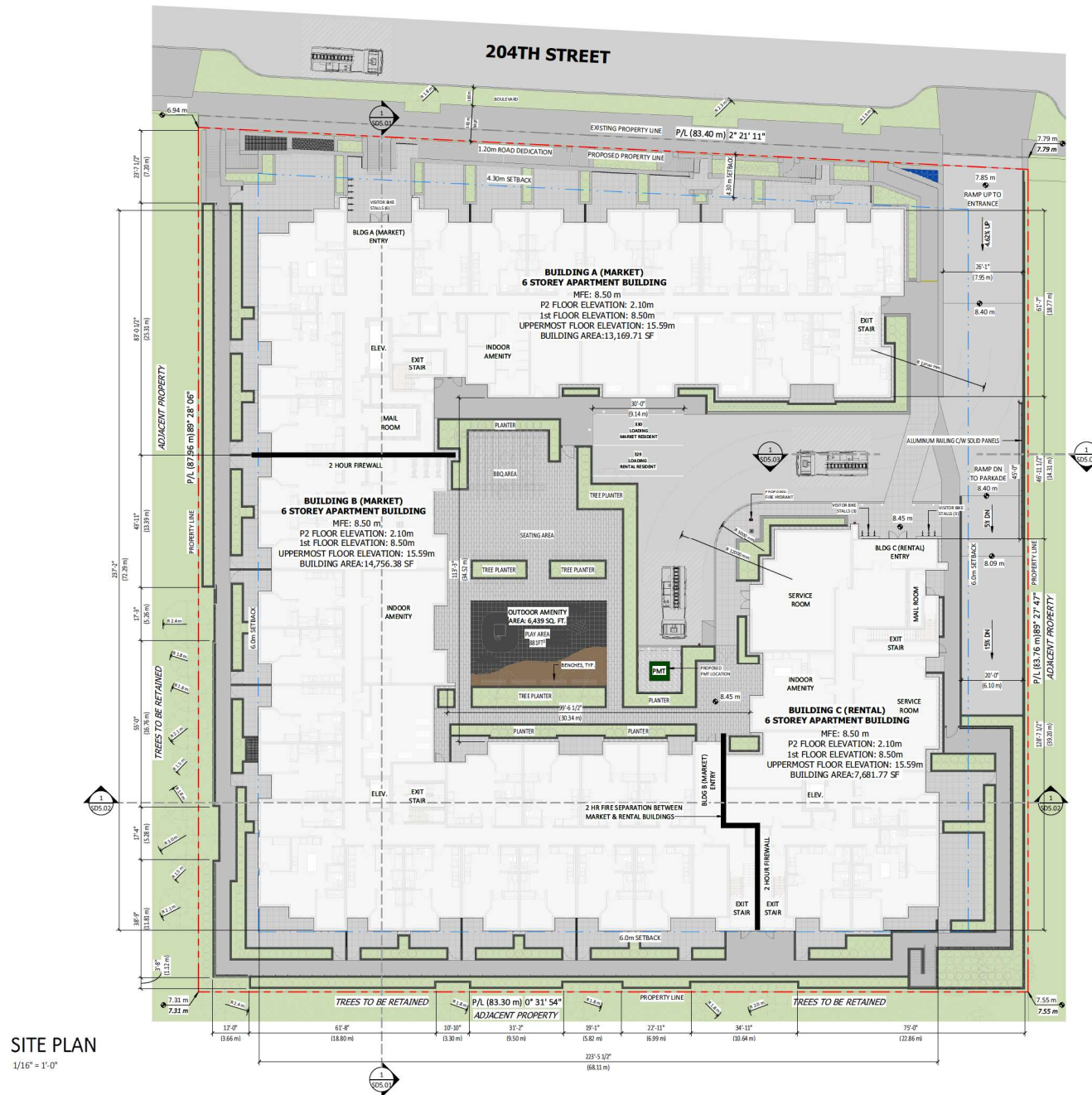
NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP RESUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12
13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

5360 204 STREET, LANGLEY, BC



SCALE 1/16" = 1'-0"

SD2.01



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
13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

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SCALE 1/16" = 1'-0"


$$1/16'' = 1'-0''$$



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FOR DP**

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11	ISSUED FOR DP RESUBMISSION	24-11-08
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13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

**WHITETAIL 204
STREET
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2ND LEVEL PLAN



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

SCALE 1/16" = 1'-0"



SD2.11



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13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

**WHITETAIL 204
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**3RD-6TH LEVEL
PLAN**



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

SCALE 1/16" = 1'-0"



SD2.12



**24-11-14 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
13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

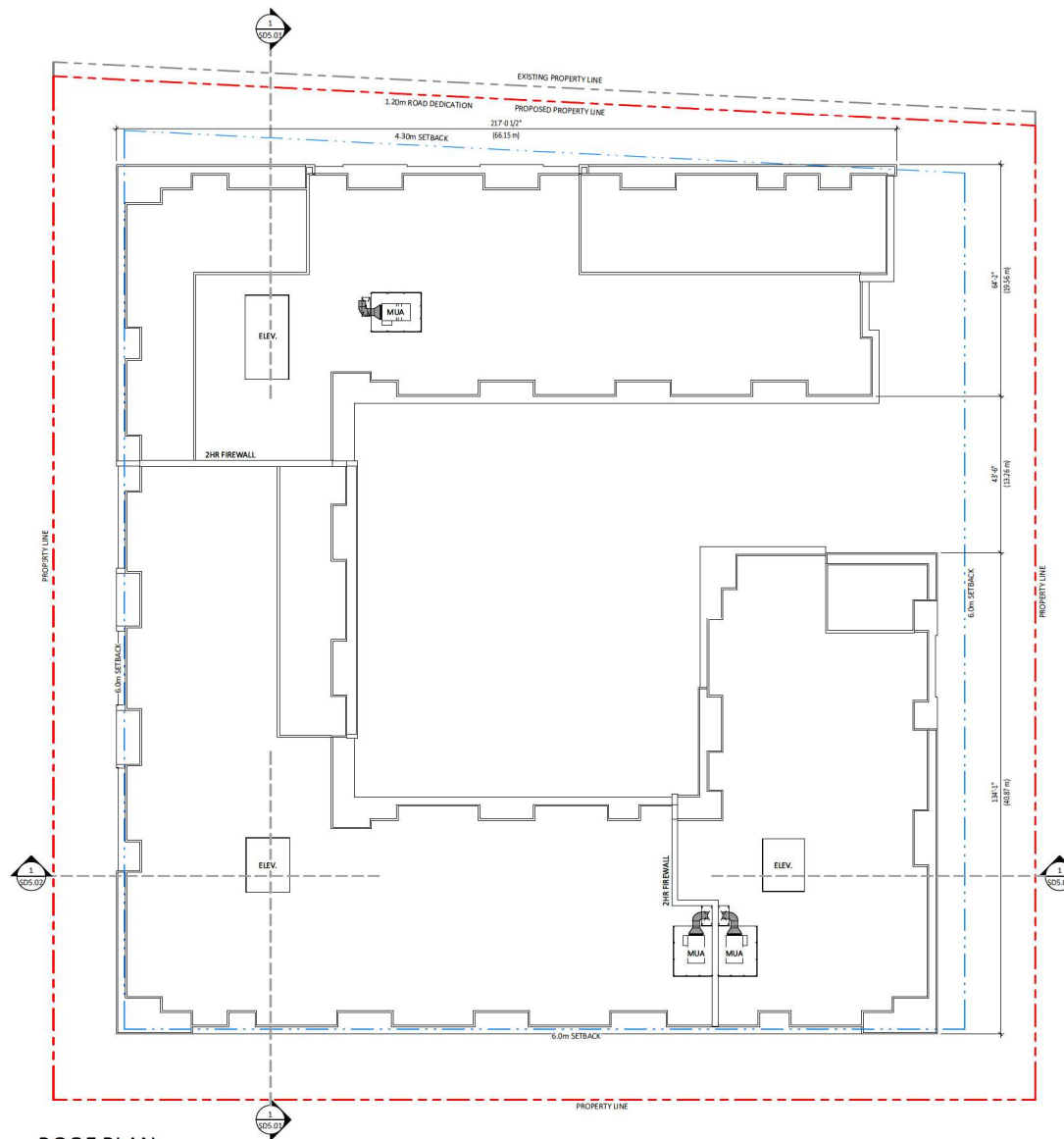
**WHITETAIL 204
STREET
APARTMENTS**

5360 204 STREET, LANGLEY, BC

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CITY FILE #



ROOF LEVEL PLAN



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

SCALE 1/16" = 1'-0"



SD2.18



**24-11-14 RE-ISSUED
FOR DP**

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9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP SUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12
13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

**WHITETAIL 204
STREET
APARTMENTS**

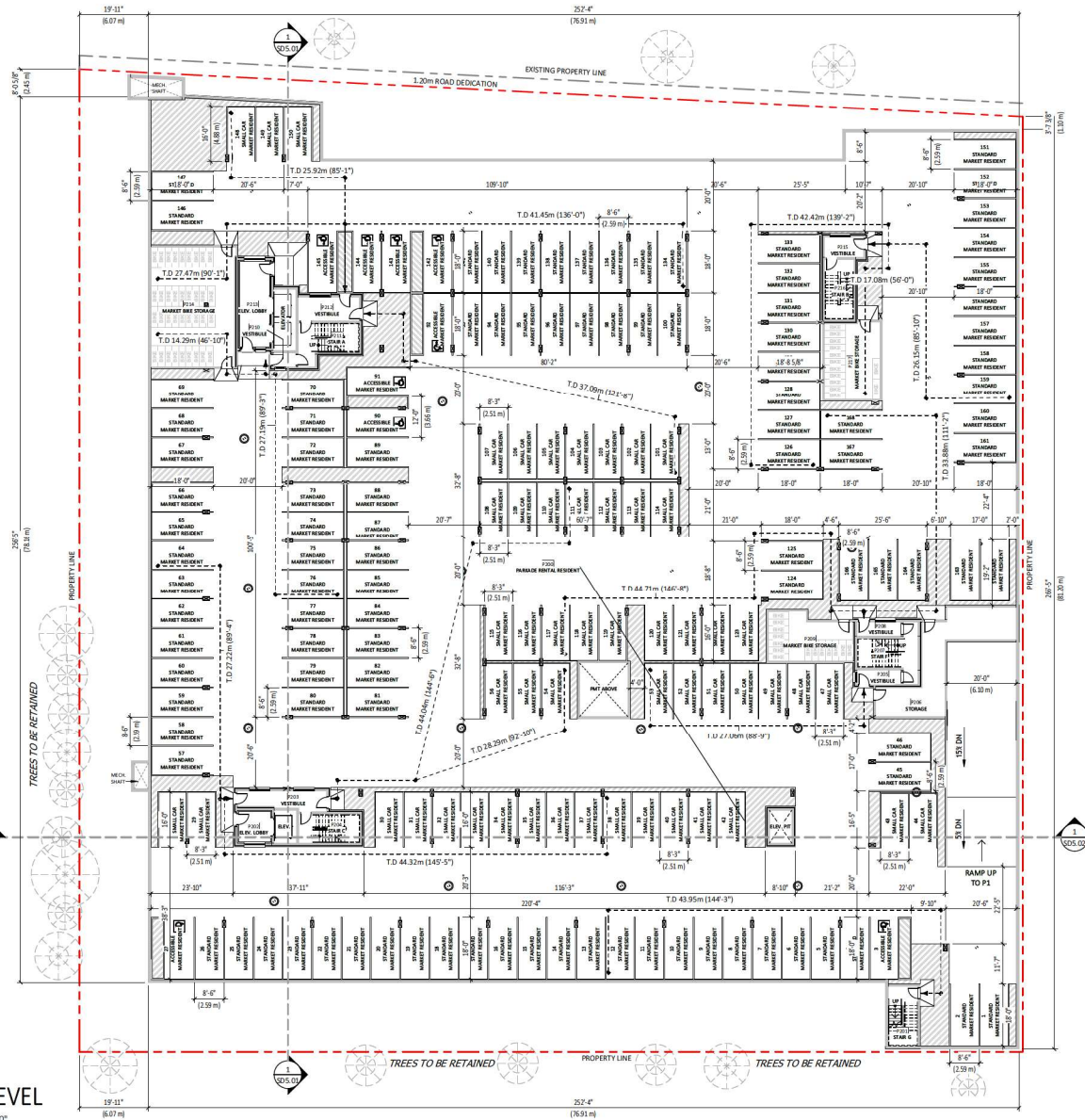
5360 204 STREET, LANGLEY, BC

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P2 LEVEL PLAN

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



SCALE 1/16" = 1'-0"

SD.2.19



**24-11-14 RE-ISSUED
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11	ISSUED FOR DP SUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12
13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

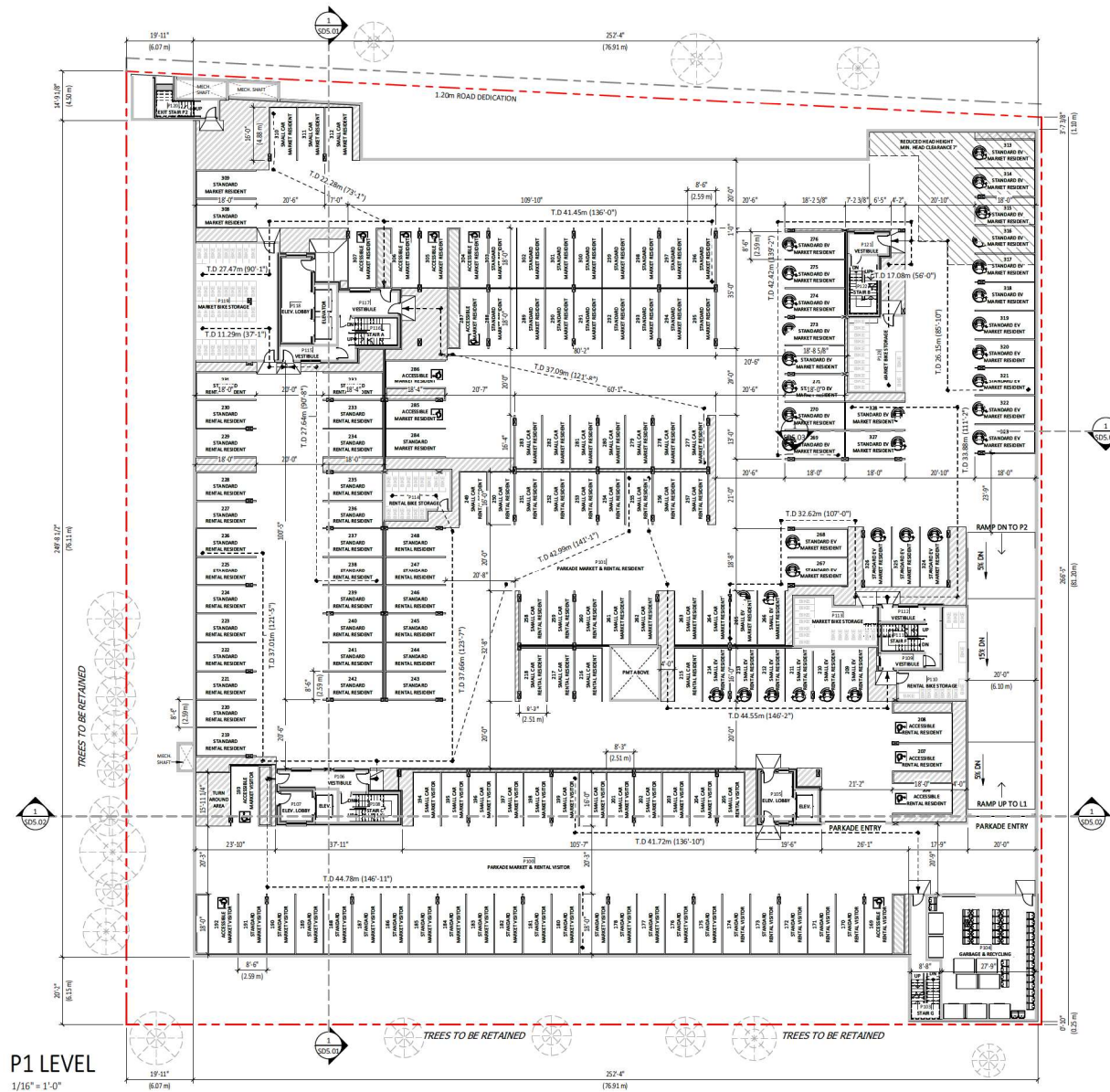
**WHITETAIL 204
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APARTMENTS**

5360 204 STREET, LANGLEY, BC

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P1 LEVEL PLAN



P1 LEVEL
1/16" = 1'-0"

SCALE 1/16" = 1'-0"

SD2.20



204 STREET PERSPECTIVE



BLDG C ENTRANCE



**24-11-14 RE-ISSUED
FOR DP**

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6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
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12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12
13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

**WHITETAIL 204
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**STREET
PERSPECTIVE**

SCALE N.T.S.

SD3.00



**24-11-14 RE-ISSUED
FOR DP**

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13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

**WHITETAIL 204
STREET
APARTMENTS**

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**BUILDING
ELEVATIONS**

SCALE 1" = 10'-0"

SD3.01





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13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14



NORTH ELEVATION
1" = 10'-0"



EAST ELEVATION
1" = 10'-0"

**WHITETAIL 204
STREET
APARTMENTS**

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**BUILDING
ELEVATIONS**

SCALE 1" = 10'-0"

SD3.02



**24-11-14 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
13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

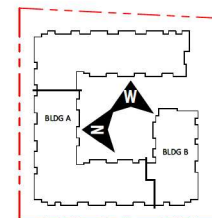
**WHITETAIL 204
STREET
APARTMENTS**

5360 204 STREET, LANGLEY, BC

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CITY FILE #



**BUILDING
ELEVATIONS**



SCALE As indicated

SD3.03



WEST INTERIOR ELEVATION

1" = 10'-0"



NORTH INTERIOR ELEVATION

1" = 10'-0"



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13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

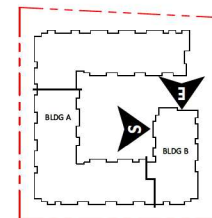
WHITETAIL 204
STREET
APARTMENTS

5360 204 STREET, LANGLEY, BC

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BUILDING
ELEVATIONS



SCALE As indicated

SD3.04



EAST INTERIOR ELEVATION

1" = 10'-0"



SOUTH INTERIOR ELEVATION

1" = 10'-0"



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13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

WHITETAIL 204 STREET APARTMENTS

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MATERIAL BOARD

SCALE As indicated

SD4.01





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13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

**WHITETAIL 204
STREET
APARTMENTS**

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STREETSCAPE

SCALE 1" = 20'-0"

SD4.02



204 STREET STREETSCAPE

1" = 20'-0"



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WHITETAIL 204
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SITE SECTION

SCALE 3/32" = 1'-0"

SD5.01



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
13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

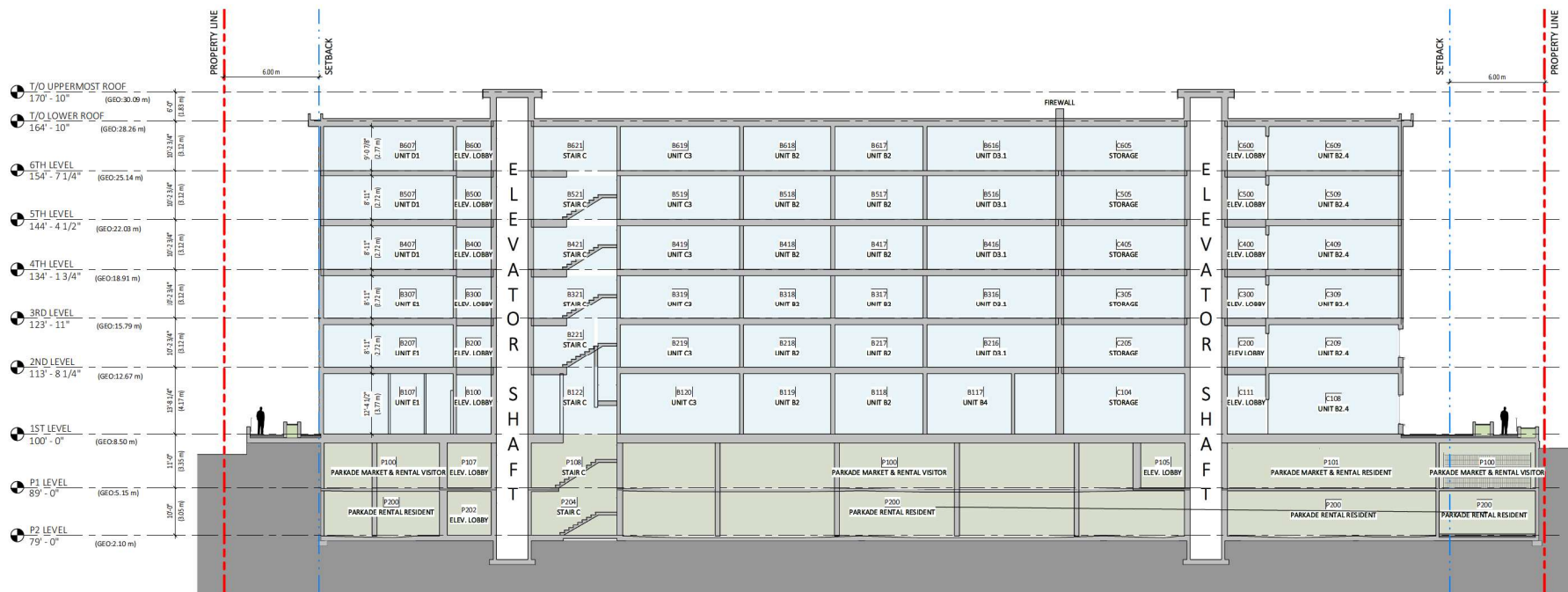
5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
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SITE SECTION

SCALE 3/32" = 1'-0"

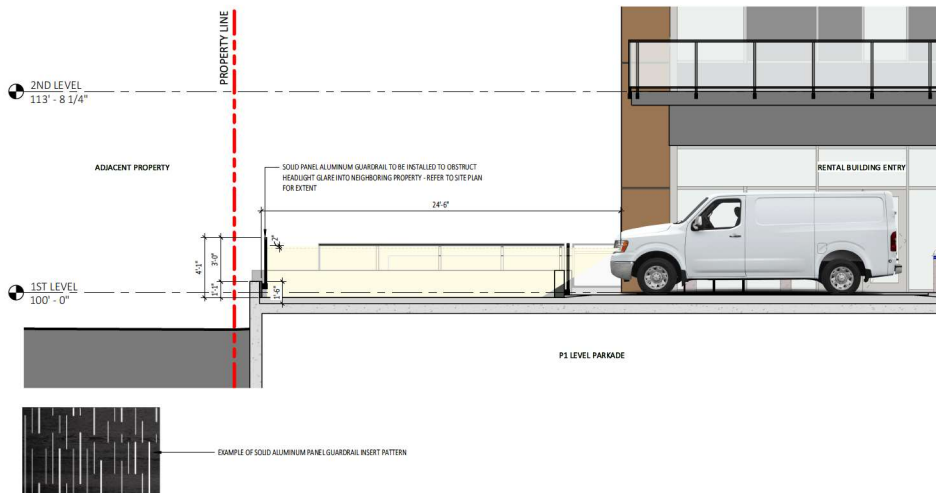


W/E SITE SECTION

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

OCCUPANCY USE

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



north perimeter section

1/4" = 1'-0"



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13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

WHITETAIL 204 STREET APARTMENTS

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ENLARGED SECTIONS

SCALE 1/4" = 1'-0"

SD5.03



**24-11-14 RE-ISSUED
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**WHITETAIL 204
STREET
APARTMENTS**

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #

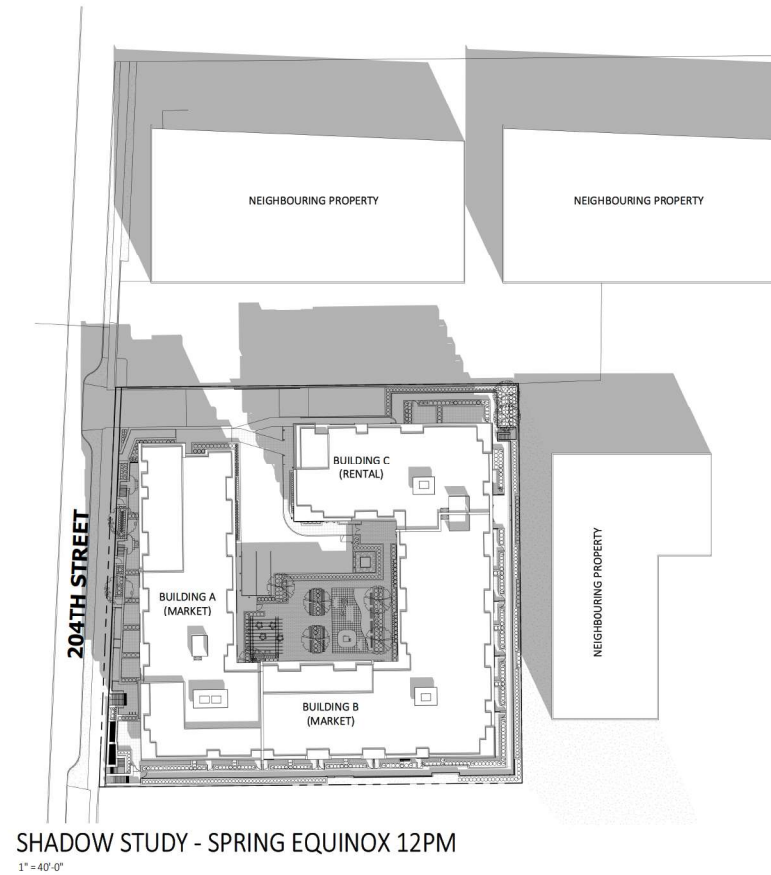
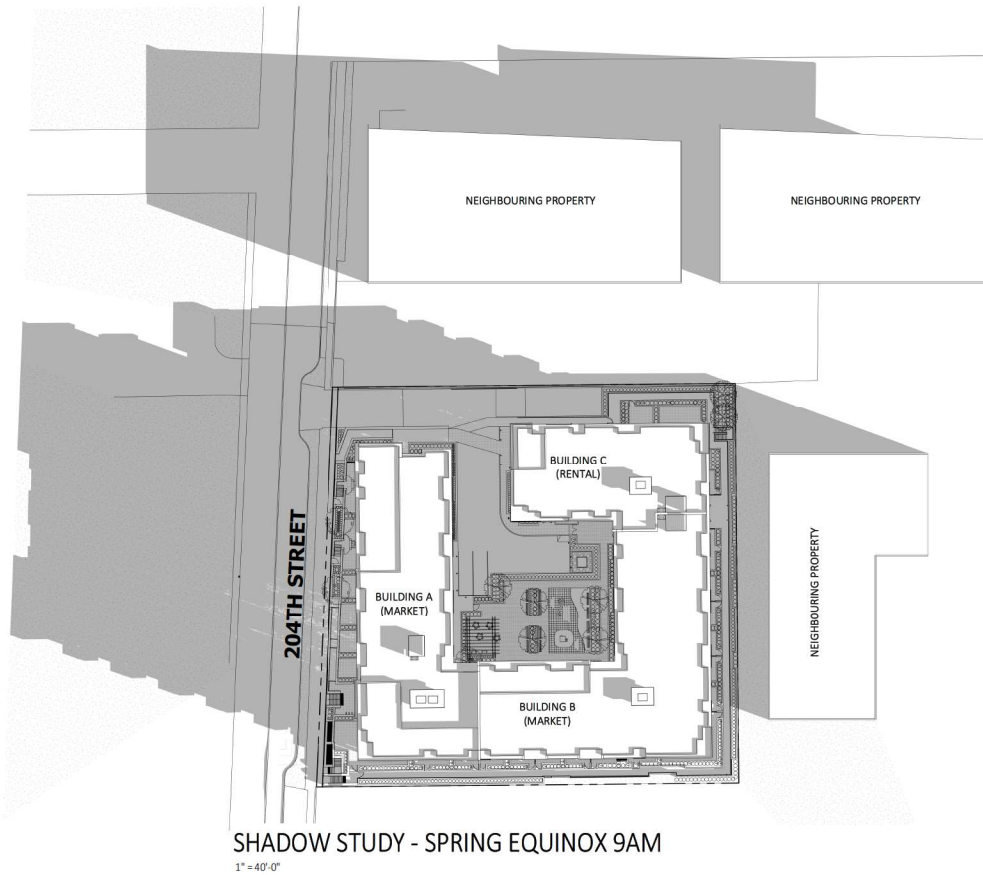


SHADOW STUDY



SCALE 1" = 40'-0"

SD5.10





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**WHITETAIL 204
STREET
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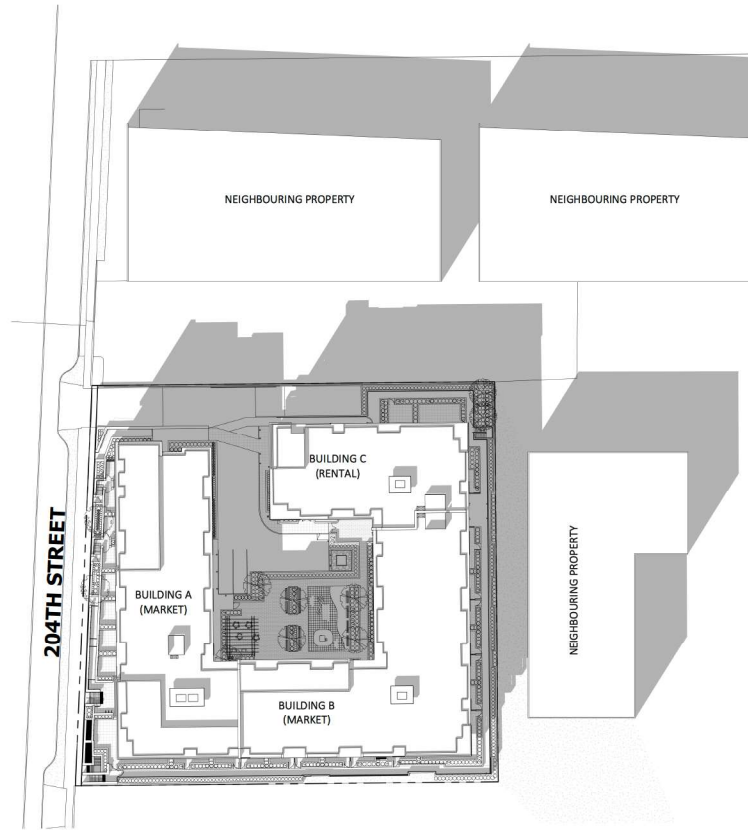


SHADOW STUDY



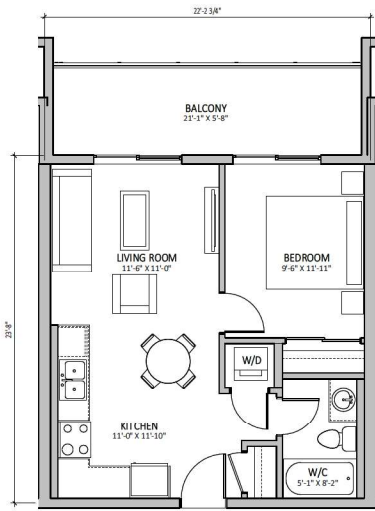
SCALE 1" = 40'-0"

SD5.11

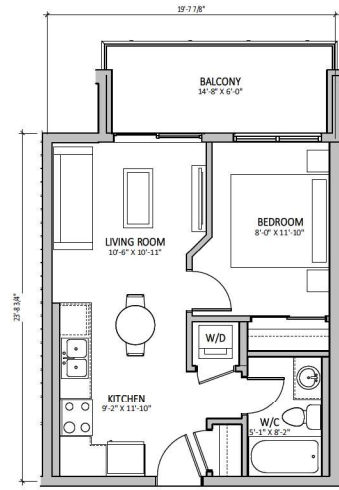


SHADOW STUDY - SPRING EQUINOX 3PM

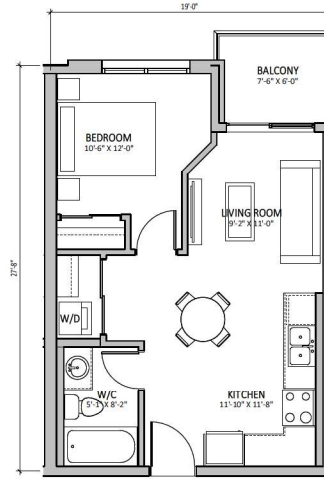
1" = 40'-0"



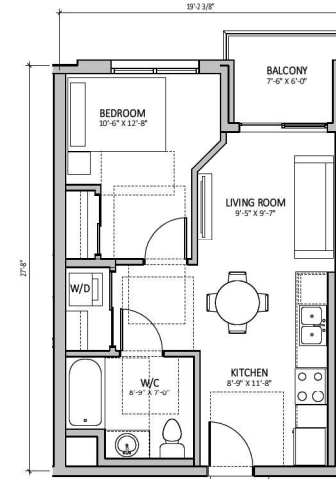
UNIT B1
1/4" = 1'-0"



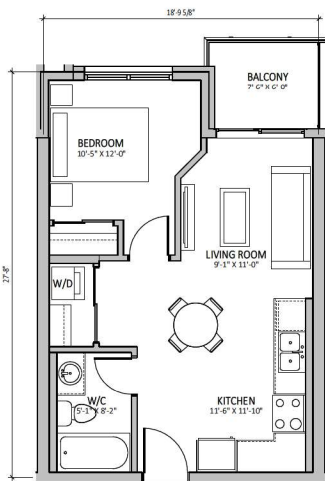
UNIT B1.1
1/4" = 1'-0"



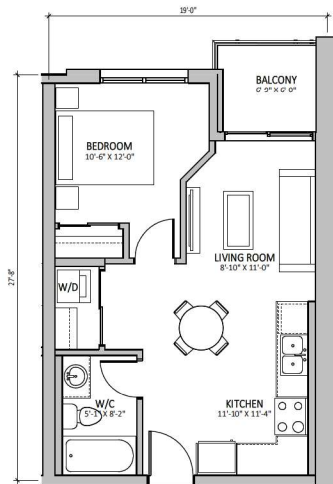
UNIT B2
1/4" = 1'-0"



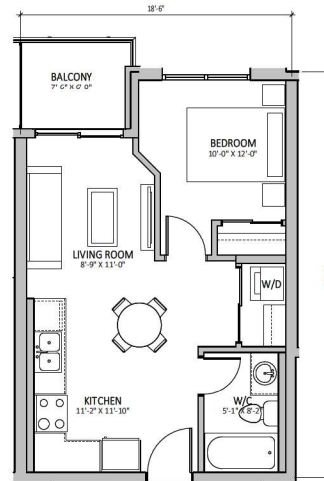
UNIT B2.1 (ADAPTABLE)
1/4" = 1'-0"



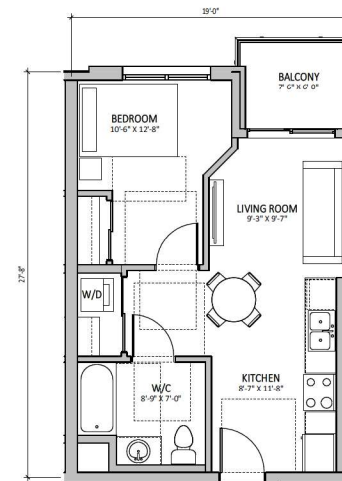
UNIT B2.2
1/4" = 1'-0"



UNIT B2.3
1/4" = 1'-0"



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



UNIT B2.5 (ADAPTABLE)
1/4" = 1'-0"



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13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

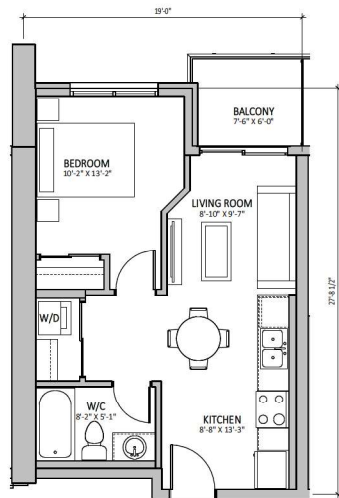
PROJECT # 21172.1
CITY FILE #



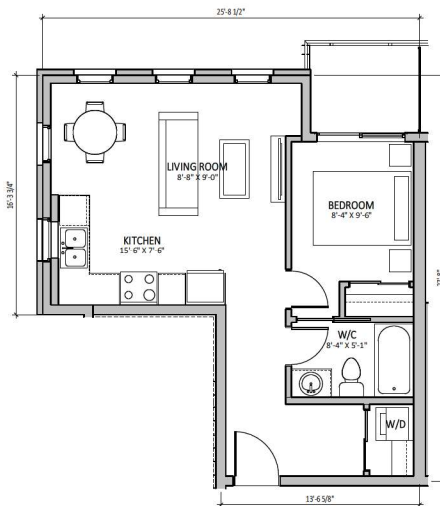
UNIT PLANS

SCALE 1/4" = 1'-0"

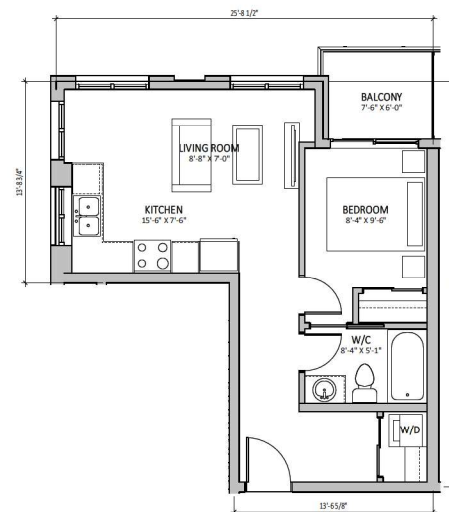
SD6.01



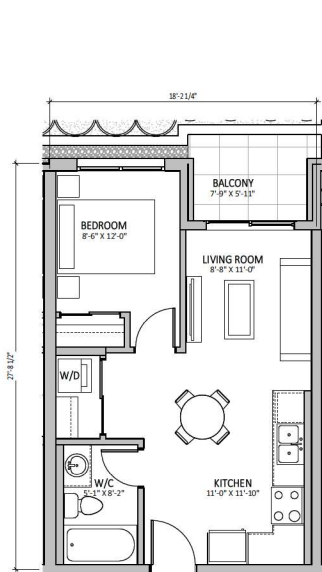
UNIT B2.6
1/4" = 1'-0"



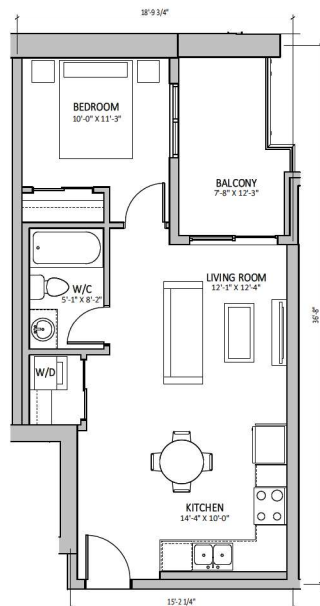
UNIT B3
1/4" = 1'-0"



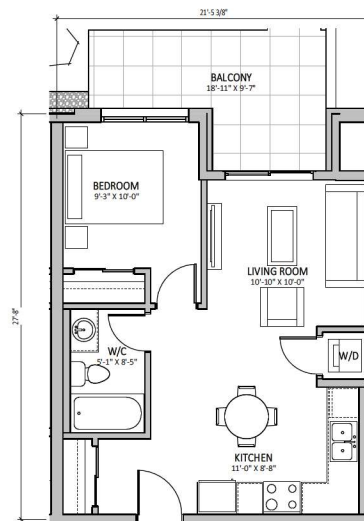
UNIT B3.1
1/4" = 1'-0"



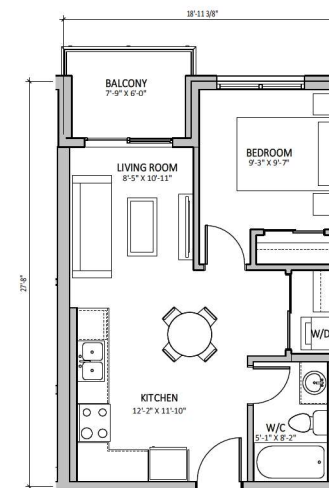
UNIT B4
1/4" = 1'-0"



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



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



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



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13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

WHITETAIL 204 STREET APARTMENTS

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UNIT PLANS

SCALE 1/4" = 1'-0"

SD6.02



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FOR DP

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9	REISSUED FOR DP	24-10-09
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13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

WHITETAIL 204 STREET APARTMENTS

5360 204 STREET, LANGLEY, BC

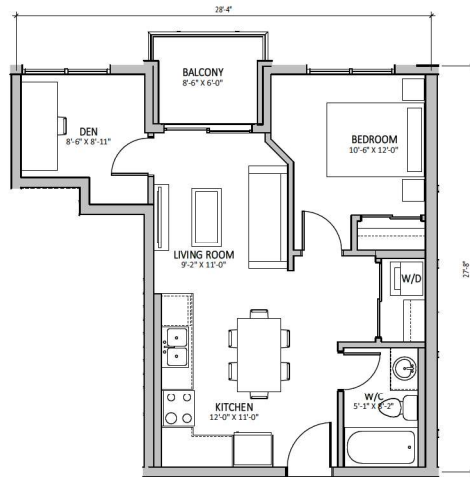
PROJECT # 21172.1
CITY FILE #



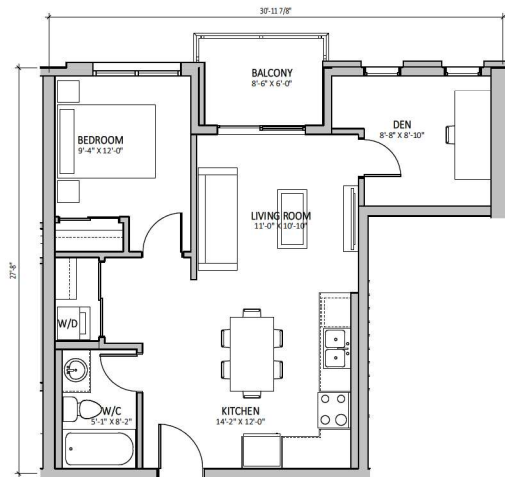
UNIT PLANS

SCALE 1/4" = 1'-0"

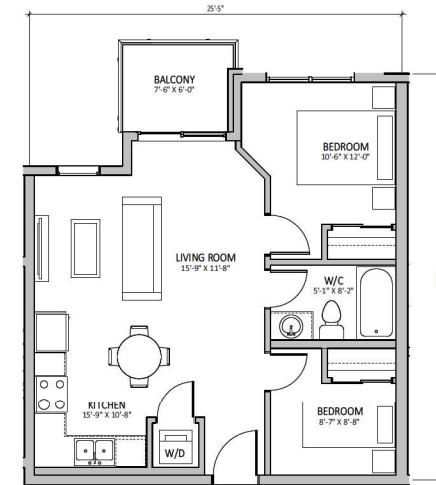
SD6.03



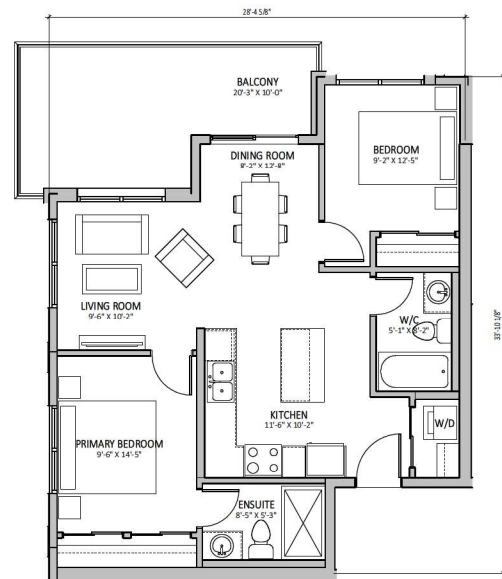
UNIT C1
1/4" = 1'-0"



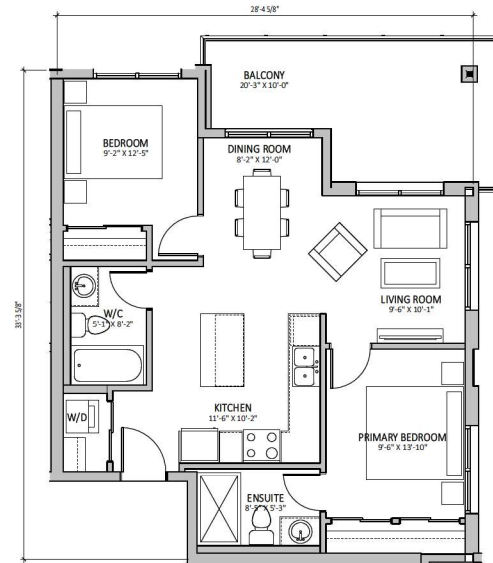
UNIT C2
1/4" = 1'-0"



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



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



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

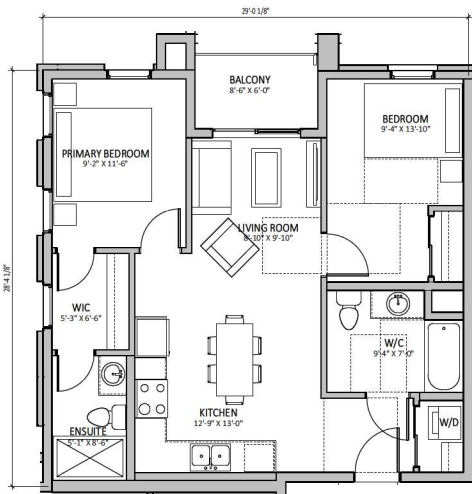


UNIT D2 (ADAPTABLE)
1/4" = 1'-0"



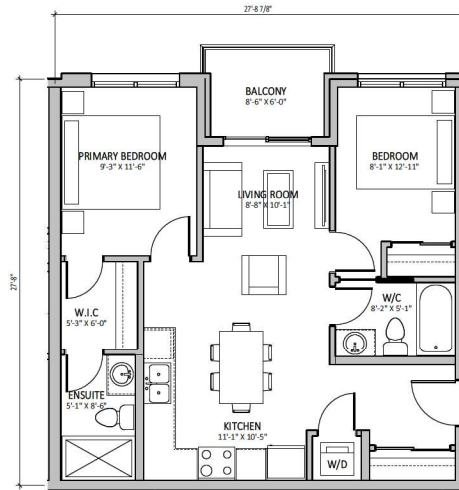
**24-11-14 RE-ISSUED
FOR DP**

NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP	24-10-09
11	ISSUED FOR DP SUBMISSION	24-11-08
12	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-12
13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14



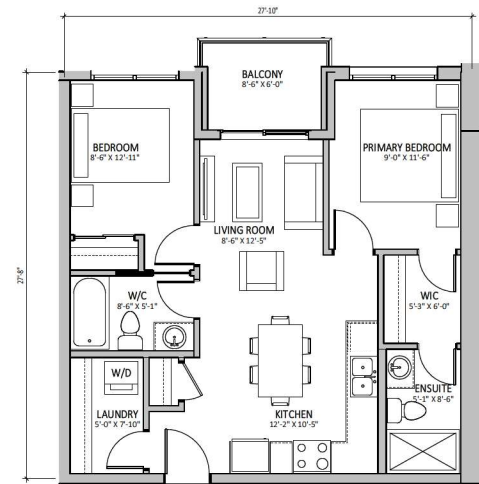
UNIT D2.1 (ADAPTABLE)

1/4" = 1'-0"



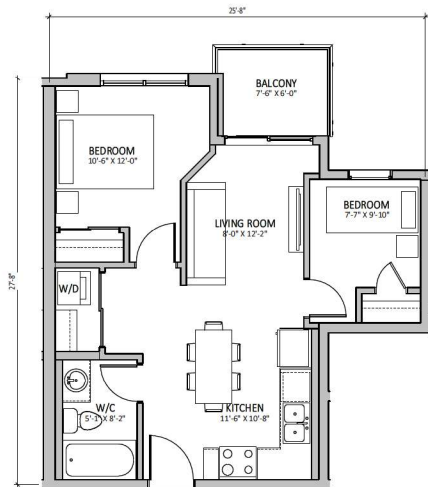
UNIT D3

1/4" = 1'-0"



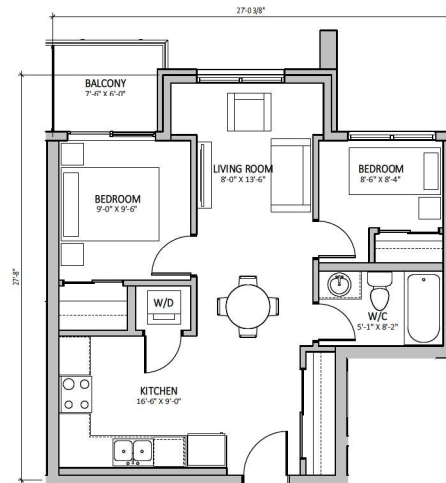
UNIT D3.1

1/4" = 1'-0"



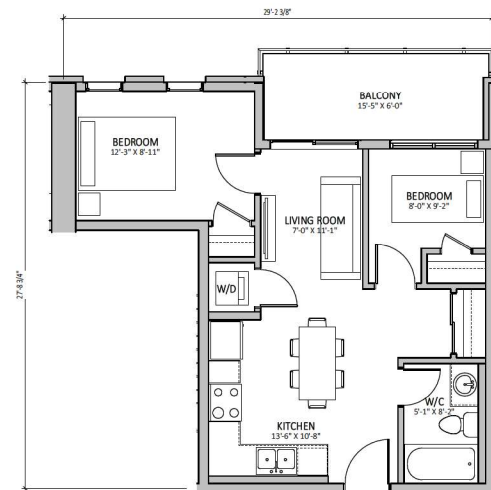
UNIT D4

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

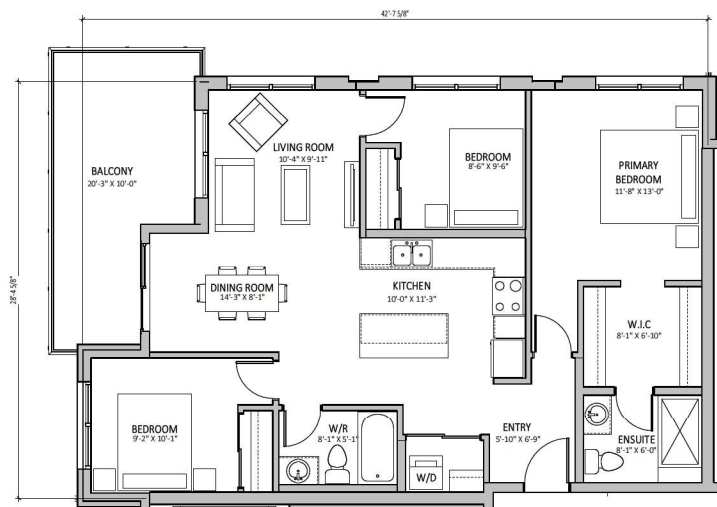
PROJECT # 21172.1
CITY FILE #



UNIT PLANS

SCALE 1/4" = 1'-0"

SD6.04



UNIT E1
1/4" = 1'-0"



24-11-14 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
13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

WHITETAIL 204 STREET APARTMENTS

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



UNIT PLANS

SCALE 1/4" = 1'-0"

SD6.05

204TH STREET

6.94 m
6.94 m

BOULEVARD

EXISTING PROPERTY LINE

1.20m ROAD DEDICATION

PROPOSED PROPERTY LINE

RAMP UP

7.79 m
7.79 m

VISTA SWITCH
R.O.W.
6.0m X 6.0m

MAIN ENTRANCE
BUILDING A
1ST LEVEL

BUILDING A (MARKET)
6 STOREY APARTMENT BUILDING
MFE: 8.50 m
P2 FLOOR ELEVATION: 2.10m
1st FLOOR ELEVATION: 8.50m
UPPERMOST FLOOR ELEVATION: 15.59m
BUILDING AREA: 13,169.71 SF

SECONDARY ENTRANCE
BUILDING A
1ST LEVEL

OUTLINE OF BALCONY ABOVE

OUTLINE OF ROOF ABOVE

2 HOUR FIREWALL

BUILDING B (MARKET)
6 STOREY APARTMENT BUILDING
MFE: 8.50 m
P2 FLOOR ELEVATION: 2.10m
1st FLOOR ELEVATION: 8.50m
UPPERMOST FLOOR ELEVATION: 15.59m
BUILDING AREA: 11,756.38 SF

6.0m SETBACK

OUTLINE OF BALCONY ABOVE

OUTLINE OF ROOF ABOVE

GREY ORTHO CROSS HATCH DENOTES
OUTDOOR AMINITY AREA 6,439 SQ. FT.

PMT

MAIN ENTRANCE
BUILDING C
1ST LEVEL

BUILDING C (RENTAL)
6 STOREY APARTMENT BUILDING
MFE: 8.50 m
P2 FLOOR ELEVATION: 2.10m
1st FLOOR ELEVATION: 8.50m
UPPERMOST FLOOR ELEVATION: 15.59m
BUILDING AREA: 7,681.77 SF

2 HOUR FIREWALL

OUTLINE OF BALCONY ABOVE

RAMP DN

DN 5%
DN 15%

ADJACENT PROPERTY

ADJACENT PROPERTY

7.31 m
7.31 m

ADJACENT PROPERTY

7.55 m
7.55 m

LEGEND

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



SD7.01

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
13	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-14

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



SITE CODE PLAN

SCALE 1/16" = 1'-0"



 = OCCUPANT LOAD

LEVEL	GEODETIC	RELATIVE
UPPERMOST LEVEL ELEVATION	24.09 m	151'-1 3/4"
MFE	8.50 m	100'-0"
P1 LEVEL	5.15 m	89'-0"
P2 LEVEL	2.10 m	79'-0"