



sheet schedule

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SD1.18 FSR PLANS	SD0.20 P1 LEVEL PLAN		
SD1.20 DESIGN RATIONALE			

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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

COVER PAGE

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

23/05/20 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD0.01



1) 204 st. looking east



2) 204 st. looking north east



3) intersection 53 ave. x 204 st.



4) 204 st. looking south east



5) intersection 54 ave. x 204 st.



location map



aerial view looking north east



bay 4 transit station



no frills



no frills parking



n/e corner



204 st looking east

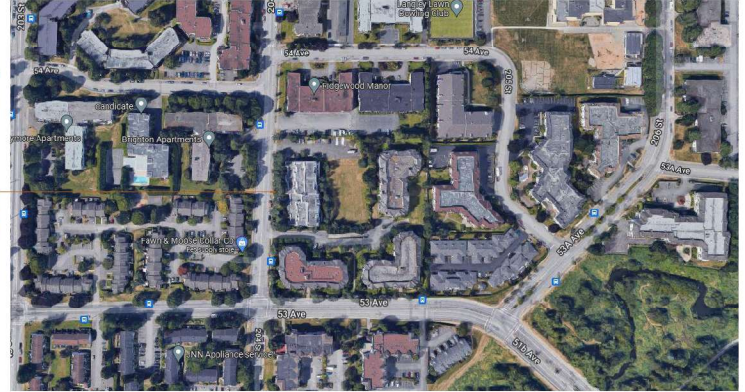


204 st looking south

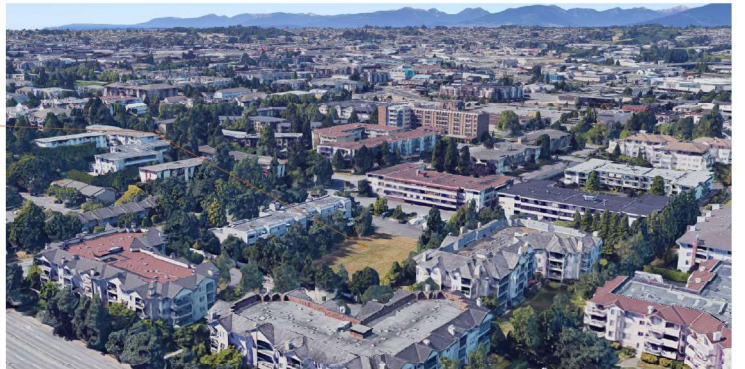
location

THE PROPOSED DEVELOPMENT IS LOCATED IN SOUTH LANGLEY ON 204 STREET, 181 WEST 204 AVE. AND 215 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.

whitetail 204th apartments development location



location map/east langley



aerial view looking n/w

whitetail 204th apartments development location

0.1.0 project data

PROJECT:	WHITETAIL 204 STREET APARTMENTS (RESIDENTIAL)
PROPOSED ZONING:	CD
CIVIC ADDRESS:	5360 - 204 STREET, LANGLEY, BC
LEGAL DESCRIPTION:	LOT 178 DISTRICT LOT 36 GROUP 2, NEW WESTMINSTER DISTRICT PLAN 53282
VARIANCES APPLIED FOR:	
BYLAW EXEMPTIONS:	<ul style="list-style-type: none"> - EAVES AND GUTTERS, CORNICES, SILLS, BAY WINDOWS, SUN SHADES, CHIMNEYS, STEPS OR OTHER SIMILAR FEATURES PROVIDED THAT SUCH PROJECTIONS DO NOT EXCEED 1.0m (3.25 FT) - STEPS, ABORIS AND TRELLISES, FISH PONDS, ORNAMENTS, FLAG POLES OR SIMILAR LANDSCAPING FEATURES, UNCOVERED PATIOS OR TERRACES. - SWIMMING POOLS SHALL NOT PROJECT INTO THE FRONT HARD SETBACK AREAS
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
FSR DEFINITION (ZONING):	THE FIGURE OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDING CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT
GROSS FLOOR AREA DEFINITION (ZONING):	THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS
GRADE DEFINITION (ZONING):	THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL BE TAKEN TO 5.0m INTERVALS ALONG THE EXTERIOR BUILDING...
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METERS FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY, WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STOREY TO THE UPPER MOST STOREY.
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	ANY HEIGHT (BCBC 3.2.2.47)
LOWEST AVERAGE GRADE (BCBC 2018):	7.40m
PROPOSED BUILDING HEIGHT (BCBC 2018):	12 STOREYS / 142R 7m (43.46 m)
SITE AREA:	OLD PROPERTY LINE: 76,981.87 S.F. (7,151.85 S.M.) NEW PROPERTY LINE: 75,635.34 S.F. (7,026.75 S.M.)
LOT COVERAGE:	OLD PROPERTY LINE: 25,348 S.F. (76,981.87 S.F. = 33.7% NEW PROPERTY LINE: 25,925 S.F. (775,635.34 S.F. = 34.3%
BUILDING AREA:	25,800 S.F. (2,374.60 S.M.)
GROSS FLOOR AREA (NOT INCLUDING PARKADE):	292,869 S.F. (27,268.40 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	147,488 S.F. (13,702.08 S.M.)
FSR:	3.493 (REFER TO FSR PLANS SHEET FOR AREA SCHEDULE, METHOD OF MEASUREMENT/EXCLUSIONS, AND CALCULATIONS)
SETBACKS:	EAST PROPERTY LINE = 8m WEST PROPERTY LINE = 8m SOUTH PROPERTY LINE = 6m NORTH PROPERTY LINE BUILDING A = 15m BUILDING B = 6m UPPER FLOOR SETBACK (LEVEL 10) EAST PROPERTY LINE = 16m WEST PROPERTY LINE = 5m SOUTH PROPERTY LINE = 14m NORTH PROPERTY LINE BUILDING A = 33m BUILDING B = 33m
NUMBER OF STREETS:	1

0.1.1 code summary

APPLICABLE BUILDING CODES: 2018 BCBC / 2018 BC HRL CODE / ASHRAE 90.1-2016			
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:			
TITLE	VALUE	REFERENCE*	
1. PART 3 OR PART 9 BUILDING:	PART 3	DIV. A - PART 1 COMPLIANCE 1.3.3.2.	
2. MAJOR OCCUPANCY (IES):	RESIDENTIAL/STORAGE GARAGE	3.1.2., & APPENDIX A - 3.1.2.1 (1)	
3. BUILDING CLASSIFICATION (S):		3.2.2.19 - 3.2.2.90	
3.1. STORAGE GARAGE:		3.2.2.80	
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED (ACTUAL AREA 13,613.21 m²)			
NON-COMBUSTIBLE CONSTRUCTION			
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR			
MEZZANINES: N/A			
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING			
3.2. RESIDENTIAL:			
GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED			
NON-COMBUSTIBLE CONSTRUCTION			
BUILDING SHALL BE SPRINKLERED THROUGHOUT			
FLOOR ASSEMBLIES: 2 HR FIRE SEPARATION WITH 2 HOUR FIRE RESISTANCE RATING			
MEZZANINES: 1 HR FIRE RESISTANCE RATING			
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY			
3.3. STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:			
FULLY SPRINKLERED			
NON-COMBUSTIBLE CONSTRUCTION			
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT			
2 HR FIRE RESISTANCE RATING			
F.T. RATED FIRESTOP 3.1.9.1(2)			
4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4 - 3.2.2.8, 3.2.2.47	
5. NON-COMBUSTIBLE CLADDING:		3.1.4.8 (1)	
6. HIGH BUILDING:	NA	3.2.6, 3.1.13.7, 3.5.1.1, 3.2.2.47,	
7. FIREWALL:	2 HR	3.1.10.	
8. MEZZANINES(2):	NA	3.2.1.1 (5) - (8)	
9. MEZZANINE EXITING:	NA	3.4.2.2	
10. 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)	
11. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES	3.2.1.2.	
12. SPRINKLER SYSTEM:		3.2.2.18, 3.2.5.13.	
12.1. STORAGE GARAGE:	YES - NFPA 13 - 2013	3.2.5.12 (1)	
12.2. RESIDENTIAL:	YES - NFPA 13 - 2013	3.2.5.12 (3)	
12.3. FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2018	
13. STANDPIPE SYSTEM:	YES - NFPA 14 - 2013	3.2.5.8, 3.2.5.9, 3.2.5.16.	
14. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-S524-14	3.2.4.1 (2)&(4)	
15. SMOKE CONTROL MEASURES:	YES	3.1.8.12	
16. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9, 3.2.4.8.	
NOTES:			
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2018			

0.2.0 gross floor area summary notes

- GROSS FLOOR AREA IS MEASURED TO OUTSIDE FACE OF SHEATHING
- EXCLUSIONS: NONE

0.2.1 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
P2 LEVEL				
CIRCULATION	2154 SF	200.13 m²	0.5%	
PARKADE	68151 SF	6331.40 m²	15.5%	
SERVICE ROOMS/SHAFTS	2039 SF	188.87 m²	0.5%	
STORAGE	893 SF	82.85 m²	0.2%	
	73230 SF	6803.26 m²	16.6%	
P1 LEVEL				
CIRCULATION	2889 SF	268.99 m²	0.7%	
PARKADE	67243 SF	6247.56 m²	15.3%	
SERVICE ROOMS/SHAFTS	2425 SF	225.30 m²	0.6%	
STORAGE	745 SF	69.21 m²	0.2%	
	73002 SF	6809.95 m²	16.6%	

0.2.1 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
BUILDING A				
P2 LEVEL				
CIRCULATION	375 SF	34.85 m²	0.1%	
STORAGE	139 SF	12.92 m²	0.0%	
	514 SF	47.77 m²	0.1%	
P1 LEVEL				
SERVICE ROOMS/SHAFTS	43 SF	3.99 m²	0.0%	
STORAGE	399 SF	37.08 m²	0.1%	
	442 SF	41.08 m²	0.1%	
1ST LEVEL				
CIRCULATION	5268 SF	489.42 m²	1.2%	
INDOOR AMENITY	7329 SF	680.85 m²	1.7%	
RESIDENTIAL	12151 SF	1128.88 m²	2.8%	
SERVICE ROOMS/SHAFTS	656 SF	59.04 m²	0.1%	
	25383 SF	2368.20 m²	5.8%	
2ND LEVEL				
CIRCULATION	3703 SF	344.01 m²	0.8%	
RESIDENTIAL	18662 SF	1752.37 m²	4.3%	
SERVICE ROOMS/SHAFTS	97 SF	8.97 m²	0.0%	
STORAGE	2898 SF	269.24 m²	0.7%	
	25660 SF	2374.60 m²	5.8%	
3RD LEVEL				
CIRCULATION	3691 SF	342.87 m²	0.8%	
RESIDENTIAL	18875 SF	1753.52 m²	4.3%	
SERVICE ROOMS/SHAFTS	97 SF	8.97 m²	0.0%	
STORAGE	2898 SF	269.24 m²	0.7%	
	25660 SF	2374.60 m²	5.8%	
4TH LEVEL				
CIRCULATION	3691 SF	342.87 m²	0.8%	
RESIDENTIAL	18875 SF	1753.52 m²	4.3%	
SERVICE ROOMS/SHAFTS	97 SF	8.97 m²	0.0%	
STORAGE	2898 SF	269.24 m²	0.7%	
	25660 SF	2374.60 m²	5.8%	
5TH LEVEL				
CIRCULATION	3691 SF	342.87 m²	0.8%	
RESIDENTIAL	18875 SF	1753.52 m²	4.3%	
SERVICE ROOMS/SHAFTS	97 SF	8.97 m²	0.0%	
STORAGE	2898 SF	269.24 m²	0.7%	
	25660 SF	2374.60 m²	5.8%	

0.2.1 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
6TH LEVEL				
CIRCULATION	3691 SF	342.87 m²	0.8%	
RESIDENTIAL	18875 SF	1753.52 m²	4.3%	
SERVICE ROOMS/SHAFTS	97 SF	8.97 m²	0.0%	
STORAGE	2898 SF	269.24 m²	0.7%	
	25660 SF	2374.60 m²	5.8%	
7TH LEVEL				
CIRCULATION	3691 SF	342.87 m²	0.8%	
RESIDENTIAL	18875 SF	1753.52 m²	4.3%	
SERVICE ROOMS/SHAFTS	97 SF	8.97 m²	0.0%	
STORAGE	2898 SF	269.24 m²	0.7%	
	25660 SF	2374.60 m²	5.8%	
8TH LEVEL				
CIRCULATION	3691 SF	342.87 m²	0.8%	
RESIDENTIAL	19986 SF	1856.75 m²	4.5%	
SERVICE ROOMS/SHAFTS	97 SF	8.97 m²	0.0%	
STORAGE	1787 SF	166.01 m²	0.4%	
	25660 SF	2374.60 m²	5.8%	
9TH LEVEL				
CIRCULATION	3975 SF	369.32 m²	0.9%	
RESIDENTIAL	5675 SF	529.57 m²	1.3%	
SERVICE ROOMS/SHAFTS	96 SF	8.92 m²	0.0%	
STORAGE	607 SF	56.37 m²	0.1%	
	14263 SF	1324.18 m²	3.2%	
10TH LEVEL				
CIRCULATION	3228 SF	300.15 m²	0.8%	
RESIDENTIAL	9675 SF	899.51 m²	2.2%	
SERVICE ROOMS/SHAFTS	96 SF	8.92 m²	0.0%	
STORAGE	607 SF	56.37 m²	0.1%	
	13605 SF	1263.96 m²	3.1%	
11TH LEVEL				
CIRCULATION	1778 SF	166.19 m²	0.4%	
INDOOR AMENITY	507 SF	47.09 m²	0.1%	
RESIDENTIAL	4756 SF	441.61 m²	1.1%	
SERVICE ROOMS/SHAFTS	33 SF	3.04 m²	0.0%	
STORAGE	254 SF	23.60 m²	0.1%	
	7327 SF	680.74 m²	1.7%	
12TH LEVEL				
CIRCULATION	1295 SF	120.61 m²	0.3%	
RESIDENTIAL	5450 SF	506.32 m²	1.2%	
SERVICE ROOMS/SHAFTS	33 SF	3.04 m²	0.0%	
STORAGE	254 SF	23.60 m²	0.1%	
	7334 SF	682.59 m²	1.6%	
BUILDING B				
1ST LEVEL				
CIRCULATION	1634 SF	151.63 m²	0.4%	
INDOOR AMENITY	745 SF	69.24 m²	0.2%	
RESIDENTIAL	3011 SF	279.69 m²	0.7%	
SERVICE ROOMS/SHAFTS	67 SF	6.23 m²	0.0%	
STORAGE	302 SF	28.02 m²	0.1%	
	5769 SF	535.01 m²	1.3%	
2ND LEVEL				
CIRCULATION	1056 SF	98.14 m²	0.2%	
INDOOR AMENITY	750 SF	69.68 m²	0.2%	
RESIDENTIAL	3513 SF	325.39 m²	0.8%	
SERVICE ROOMS/SHAFTS	55 SF	5.08 m²	0.0%	
STORAGE	384 SF	35.72 m²	0.1%	
	5759 SF	535.01 m²	1.3%	
3RD LEVEL				
CIRCULATION	1044 SF	97.00 m²	0.2%	
RESIDENTIAL	4263 SF	396.07 m²	1.0%	
SERVICE ROOMS/SHAFTS	55 SF	5.08 m²	0.0%	
STORAGE	397 SF	36.86 m²	0.1%	
	5709 SF	535.01 m²	1.3%	

0.2.1 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
4TH LEVEL				
CIRCULATION	1044 SF	97.00 m²	0.2%	
RESIDENTIAL	4263 SF	396.07 m²	1.0%	
SERVICE ROOMS/SHAFTS	55 SF	5.08 m²	0.0%	
STORAGE	397 SF	36.86 m²	0.1%	
	5759 SF	535.01 m²	1.3%	
5TH LEVEL				
CIRCULATION	1044 SF	97.00 m²	0.2%	
RESIDENTIAL	4263 SF	396.07 m²	1.0%	
SERVICE ROOMS/SHAFTS	55 SF	5.08 m²	0.0%	
STORAGE	397 SF	36.86 m²	0.1%	
	5759 SF	535.01 m²	1.3%	
6TH LEVEL				
CIRCULATION	1044 SF	97.00 m²	0.2%	
RESIDENTIAL	4263 SF	396.07 m²	1.0%	
SERVICE ROOMS/SHAFTS	55 SF	5.08 m²	0.0%	
STORAGE	397 SF	36.86 m²	0.1%	
	5759 SF	535.01 m²	1.3%	
7TH LEVEL				
CIRCULATION	1044 SF	97.00 m²	0.2%	
RESIDENTIAL	4263 SF	396.07 m²	1.0%	
SERVICE ROOMS/SHAFTS	55 SF	5.08 m²	0.0%	
STORAGE	397 SF	36.86 m²	0.1%	
	5759 SF	535.01 m²	1.3%	
8TH LEVEL				
CIRCULATION	1044 SF	97.00 m²	0.2%	
RESIDENTIAL	4263 SF	396.07 m²	1.0%	
SERVICE ROOMS/SHAFTS	55 SF	5.08 m²	0.0%	
STORAGE	397 SF	36.86 m²	0.1%	
	5759 SF	535.01 m²	1.3%	
9TH LEVEL				
CIRCULATION	560 SF	52.05 m²	0.1%	
INDOOR AMENITY	560 SF	52.05 m²	0.1%	
	440789 SF	40946.00 m²	100.0%	

0.2.2 gross floor area outdoor amenity

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
1ST LEVEL				
INDOOR AMENITY	5026 SF	466.89 m²	27.7%	
	5026 SF	466.89 m²	27.7%	
BUILDING A				
9TH LEVEL				
INDOOR AMENITY	7020 SF	652.14 m²	38.7%	
	7020 SF	652.14 m²	38.7%	
11TH LEVEL				
INDOOR AMENITY	3214 SF	298.62 m²	17.7%	
	3214 SF	298.62 m²	17.7%	
BUILDING B				
9TH LEVEL				
INDOOR AMENITY	2886 SF	268.08 m²	15.9%	
	2886 SF	268.08 m²	15.9%	
	18145 SF	1688.74 m²	100.0%	



0.3.0 unit count summary building a

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
BUILDING A			
1 BED	139	43.8%	
1 BED & DEN	18	5.7%	
1 BED (ADAPTABLE)	62	19.6%	
2 BED	56	17.7%	
2 BED (ADAPTABLE)	7	2.2%	
STUDIO	35	11.0%	
BUILDING A 317	100.0%		
TOTAL UNITS: 317	100.0%		

0.3.0 unit count summary building b

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
BUILDING B			
1 BED	16	30.2%	
1 BED & DEN	1	1.9%	
1 BED (ADAPTABLE)	8	15.1%	
2 BED	14	26.4%	
2 BED (ADAPTABLE)	7	13.2%	
STUDIO	7	13.2%	
BUILDING B 53	100.0%		
TOTAL UNITS: 53	100.0%		

0.4.0 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 FULL THICKNESS OF DRAWING.
- AREAS GIVEN ON WALLINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE

0.4.1 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m² (1m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
BUILDING A						
UNIT A1	STUDIO	1	307 SF	28 m²	307 SF	28.48 m²
UNIT A2	STUDIO	6	402 SF	37 m²	2,411 SF	223.95 m²
UNIT A4	STUDIO	8	377 SF	35 m²	3,017 SF	280.36 m²
UNIT A5	STUDIO	1	324 SF	30 m²	324 SF	30.11 m²
UNIT A6	STUDIO	1	389 SF	36 m²	389 SF	36.18 m²
UNIT A7	STUDIO	18	418 SF	39 m²	7,524 SF	699.00 m²
UNIT B1	1 BED	117	502 SF	47 m²	58,734 SF	5,455.57 m²
UNIT B1	1 BED	3	505 SF	47 m²	1,515 SF	140.78 m²
UNIT B1	1 BED	1	506 SF	47 m²	506 SF	46.99 m²
UNIT B1.1	1 BED (ADAPTABLE)	25	507 SF	47 m²	12,675 SF	1,177.55 m²
UNIT B1.2	1 BED (ADAPTABLE)	23	497 SF	46 m²	11,423 SF	1,059.01 m²
UNIT B1.2	1 BED (ADAPTABLE)	1	508 SF	47 m²	508 SF	47.17 m²
UNIT B1.3	1 BED (ADAPTABLE)	7	494 SF	46 m²	3,457 SF	321.15 m²
UNIT B2	1 BED	7	534 SF	50 m²	3,738 SF	347.27 m²
UNIT B2.1	1 BED	4	557 SF	52 m²	2,227 SF	206.80 m²
UNIT B3	1 BED	7	442 SF	41 m²	3,093 SF	287.32 m²
UNIT C2	1 BED & DEN	1	666 SF	62 m²	666 SF	61.87 m²
UNIT C3	1 BED & DEN	2	556 SF	52 m²	1,112 SF	103.32 m²
UNIT C4	1 BED & DEN	2	605 SF	56 m²	1,210 SF	112.42 m²
UNIT C5	1 BED & DEN	8	556 SF	52 m²	4,445 SF	412.39 m²
UNIT C6	1 BED & DEN	3	633 SF	59 m²	1,900 SF	176.48 m²
UNIT C6	1 BED & DEN	1	634 SF	59 m²	634 SF	58.89 m²
UNIT C7	1 BED & DEN	1	694 SF	65 m²	694 SF	64.51 m²
UNIT D1	2 BED	7	816 SF	76 m²	5,710 SF	530.17 m²
UNIT D2	2 BED	15	784 SF	73 m²	11,754 SF	1,091.95 m²
UNIT D2	2 BED	1	794 SF	74 m²	794 SF	73.80 m²
UNIT D3	2 BED	16	759 SF	71 m²	12,149 SF	1,128.10 m²
UNIT D3.2	2 BED (ADAPTABLE)	17	759 SF	71 m²	12,903 SF	1,199.50 m²
UNIT D5	2 BED	7	753 SF	70 m²	5,268 SF	489.37 m²
UNIT L5	2 BRU	4	750 SF	70 m²	3,000 SF	279.76 m²
UNIT D6	2 BED	8	840 SF	78 m²	6,720 SF	624.31 m²
BUILDING A 317					174,728 SF	16,242.75 m²

0.4.1 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m² (1m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
BUILDING B						
UNIT A3	STUDIO	7	417 SF	39 m²	2,921 SF	271.39 m²
UNIT B1	1 BED	16	502 SF	47 m²	8,032 SF	746.20 m²
UNIT B1.1	1 BED (ADAPTABLE)	8	607 SF	57 m²	4,856 SF	450.66 m²
UNIT C1	1 BED & DEN	1	671 SF	62 m²	671 SF	62.38 m²
UNIT D1	2 BED	7	821 SF	76 m²	5,746 SF	533.86 m²
UNIT D1	2 BED	1	829 SF	77 m²	829 SF	76.99 m²
UNIT D3.1	2 BED (ADAPTABLE)	7	784 SF	73 m²	5,488 SF	508.85 m²
UNIT D4	2 BED	6	750 SF	70 m²	4,500 SF	418.11 m²
BUILDING B: 53					32,104 SF	2,982.53 m²
UNIT TOTALS: 317					206,831 SF	19,215.27 m²

0.5.0 parking stall summary - building a 'market'

VEHICLE PARKING STALL DATA	UNITS / AREA	CURRENT FACTOR	REQUIRED STALLS	PROPOSED FACTOR	PROPOSED STALLS
STUDIO	35 UNITS	*1.2	42 STALLS	*1.0	35 STALLS
1 BED + 1 BED (ADAPTABLE)	202 UNITS	*1.2	242 STALLS	*1.0	202 STALLS
1 BED & DEN	17 UNITS	*1.0	20 STALLS	*1.0	17 STALLS
2 BED + 2 BED (ADAPTABLE)	63 UNITS	*1.4	88 STALLS	*1.25	79 STALLS
VISITOR	317 UNITS	*0.2	63 + 63 STALLS	*0.15	47.6 = 48 STALLS
ACCESSIBLE	N/A	5% OF TOTAL STALLS	0.06(163) = 9.78 = 10 STALLS	5% OF TOTAL STALLS	0.06(161) = 9.66 = 10 STALLS
SMALL CAR (RESIDENT)	N/A	40% MAX OF TOTAL STALLS (150 MAX)	0.40(392) = 156.8 = 157 STALLS	40% MAX OF TOTAL STALLS (150 MAX)	0.40(389) = 155.6 = 153 STALLS
SMALL CAR (VISITOR)	N/A	0.40(63) = 25.2 = 25 STALLS		0.40(48) = 19.2 = 19 STALLS	
TOTAL STALLS			455		381
CURRENT FACTOR / SIZE REQUIRED					
SPECIALTY PARKING STALL DATA				PROPOSED FACTOR /	PROPOSED
LOADING	N/A	9m x 3m x 3.6m (LWH)	1	9m x 3m x 3.6m (LWH)	1
ELECTRIC VEHICLE CHARGING	N/A	10% OF RESIDENT STALLS	39 LEVEL II EV STALLS	10% OF RESIDENT STALLS	33 LEVEL II EV STALLS
UNITS FACTOR REQUIRED					
BIKE PARKING STALL DATA				FACTOR	PROVIDED
TENANT (UNIT) (CLASS 1)	317 UNITS	*0.5	159	*0.5	160
VISITOR / EMPLOYEE (CLASS 2)	N/A	6 SPACES PER BUILDING	6	6 SPACES PER BUILDING	6

0.5.0 parking stall summary - building b 'resident'

VEHICLE PARKING STALL DATA	UNITS / AREA	CURRENT FACTOR	REQUIRED STALLS	PROPOSED FACTOR	PROPOSED STALLS
STUDIO	35 UNITS	*1.2	42 STALLS	*1.0	35 STALLS
1 BED + 1 BED (ADAPTABLE)	24 UNITS	*1.2	28.8 = 29 STALLS	*1.0	24 STALLS
1 BED & DEN	1 UNIT	*1.2	1.2 = 1 STALL	*1.0	1 STALL
2 BED + 2 BED (ADAPTABLE)	21 UNITS	*1.4	29.4 = 29 STALLS	*1.25	26 STALLS
VISITOR	317 UNITS	*0.2	63 + 63 STALLS	*0.15	48 STALLS
ACCESSIBLE	N/A	5% OF TOTAL STALLS	0.05(78) = 3.9 = 4 STALLS	5% OF TOTAL STALLS	0.05(66) = 3 STALLS
SMALL CAR (RESIDENT)	N/A	40% MAX OF TOTAL STALLS (150 MAX)	0.40(171) = 68.4 = 68 STALLS	40% MAX OF TOTAL STALLS (150 MAX)	0.40(158) = 63 STALLS
SMALL CAR (VISITOR)	N/A	0.40(21) = 8.4 = 8 STALLS		0.40(18) = 7.2 = 7 STALLS	
TOTAL STALLS			82		66
CURRENT FACTOR / SIZE REQUIRED					
SPECIALTY PARKING STALL DATA				PROPOSED FACTOR /	PROPOSED
LOADING	N/A	9m x 3m x 3.6m (LWH)	1	9m x 3m x 3.6m (LWH)	1
ELECTRIC VEHICLE CHARGING	N/A	10% OF RESIDENT STALLS	7 LEVEL II EV STALLS	10% OF RESIDENT STALLS	6 LEVEL II EV STALLS
UNITS FACTOR REQUIRED					
BIKE PARKING STALL DATA				FACTOR	PROVIDED
TENANT (UNIT) (CLASS 1)	53 UNITS	*0.5	26.5 = 27	*0.5	27
VISITOR / EMPLOYEE (CLASS 2)	N/A	6 SPACES PER BUILDING	6	6 SPACES PER BUILDING	6

0.5.1 vehicle parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	LEVEL	COMMENTS
MARKET RESIDENT					
ACCESSIBLE	11	3%	2.4%	P2 LEVEL	
ACCESSIBLE	6	2%	1.3%	P1 LEVEL	
PARALLEL	2	1%	0.4%	P1 LEVEL	
SMALL CAR	97	29%	21.6%	P2 LEVEL	
SMALL CAR	37	11%	8.2%	P1 LEVEL	
SMALL EV	19	6%	4.2%	P1 LEVEL	
STANDARD	119	36%	26.5%	P2 LEVEL	
STANDARD	19	5%	6.5%	P1 LEVEL	
STANDARD EV	15	4%	3.3%	P1 LEVEL	
MARKET RESIDENT: 335		100%	74.6%		
MARKET VISITOR					
ACCESSIBLE	2	4%	0.4%	P1 LEVEL	
SMALL CAR	19	40%	4.2%	P1 LEVEL	
STANDARD	27	56%	6.0%	P1 LEVEL	
MARKET VISITOR: 48		100%	10.7%		
RENTAL RESIDENT					
ACCESSIBLE	3	5%	0.7%	P1 LEVEL	
SMALL CAR	32	55%	7.1%	P1 LEVEL	
STANDARD	17	29%	3.8%	P1 LEVEL	
STANDARD EV	6	10%	1.3%	P1 LEVEL	
RENTAL RESIDENT: 58		100%	12.9%		
RENTAL VISITOR					
ACCESSIBLE	1	13%	0.2%	1ST LEVEL	
STANDARD	7	88%	1.0%	1ST LEVEL	
RENTAL VISITOR: 8		100%	1.8%		
TOTAL PARKING STALLS: 449			100.0%		

0.5.2 bike parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
MARKET RESIDENT				
STANDARD BIKE	16	8.0%	P2 LEVEL	
VERTICAL BIKE	11	5.5%	P2 LEVEL	
VERTICAL BIKE	11	5.5%	P1 LEVEL	
STANDARD BIKE	122	61.3%	2ND LEVEL	
MARKET RESIDENT: 160		80.4%		
RENTAL RESIDENT				
STANDARD BIKE	24	12.1%	P1 LEVEL	
VERTICAL BIKE	3	1.5%	P1 LEVEL	
RENTAL RESIDENT: 27		13.6%		
MARKET VISITOR				
BIKE (RACK)	6	3.0%	1ST LEVEL	
MARKET VISITOR: 6		3.0%		
RENTAL VISITOR				
BIKE (RACK)	6	3.0%	1ST LEVEL	
RENTAL VISITOR: 6		3.0%		
TOTAL PARKING STALLS: 199		100.0%		

0.5.3 storage stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
MARKET RESIDENT				
STORAGE COMPARTMENT STALL	60	14.5%	3RD LEVEL	
STORAGE COMPARTMENT STALL	60	14.5%	4TH LEVEL	
STORAGE COMPARTMENT STALL	60	14.5%	5TH LEVEL	
STORAGE COMPARTMENT STALL	60	14.5%	6TH LEVEL	
STORAGE COMPARTMENT STALL	60	14.5%	7TH LEVEL	
STORAGE COMPARTMENT STALL	35	8.5%	8TH LEVEL	
STORAGE COMPARTMENT STALL	9	2.2%	9TH LEVEL	
STORAGE COMPARTMENT STALL	9	2.2%	10TH LEVEL	
STORAGE COMPARTMENT STALL	4	1.0%	11TH LEVEL	
STORAGE COMPARTMENT STALL	4	1.0%	12TH LEVEL	
MARKET RESIDENT: 361		87.2%		
RENTAL RESIDENT				
STORAGE COMPARTMENT STALL	5	1.2%	1ST LEVEL	
STORAGE COMPARTMENT STALL	6	1.4%	2ND LEVEL	
STORAGE COMPARTMENT STALL	7	1.7%	3RD LEVEL	
STORAGE COMPARTMENT STALL	7	1.7%	4TH LEVEL	
STORAGE COMPARTMENT STALL	7	1.7%	5TH LEVEL	
STORAGE COMPARTMENT STALL	7	1.7%	6TH LEVEL	
STORAGE COMPARTMENT STALL	7	1.7%	7TH LEVEL	
STORAGE COMPARTMENT STALL	7	1.7%	8TH LEVEL	
RENTAL RESIDENT: 53		12.8%		
TOTAL STORAGE STALLS: 414		100.0%		

NOTE: TOTAL REQUIRED STORAGE IS 1 PER UNIT

0.6.0 fsr floor area summary notes

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

0.6.1 fsr floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
BUILDING A				
SERVICE ROOMS/SHAFTS				
1ST LEVEL	636 SF	59.04 m ²	0.2%	
2ND LEVEL	97 SF	8.97 m ²	0.0%	
3RD LEVEL	97 SF	8.97 m ²	0.0%	
4TH LEVEL	97 SF	8.97 m ²	0.0%	
5TH LEVEL	97 SF	8.97 m ²	0.0%	
6TH LEVEL	97 SF	8.97 m ²	0.0%	
7TH LEVEL	97 SF	8.97 m ²	0.0%	
8TH LEVEL	97 SF	8.97 m ²	0.0%	
9TH LEVEL	96 SF	8.92 m ²	0.0%	
10TH LEVEL	96 SF	8.92 m ²	0.0%	
11TH LEVEL	33 SF	3.04 m ²	0.0%	
12TH LEVEL	33 SF	3.04 m ²	0.0%	
	1569 SF	145.76 m²	0.5%	
RESIDENTIAL				
1ST LEVEL	12151 SF	1128.88 m ²	4.1%	
2ND LEVEL	18686 SF	1735.98 m ²	6.4%	
3RD LEVEL	18875 SF	1753.52 m ²	6.4%	
4TH LEVEL	18875 SF	1753.52 m ²	6.4%	
5TH LEVEL	18875 SF	1753.52 m ²	6.4%	
6TH LEVEL	18875 SF	1753.52 m ²	6.4%	
7TH LEVEL	18875 SF	1753.52 m ²	6.4%	
8TH LEVEL	19986 SF	1856.75 m ²	6.8%	
9TH LEVEL	9675 SF	889.57 m ²	3.3%	
10TH LEVEL	9675 SF	889.57 m ²	3.3%	
11TH LEVEL	4756 SF	441.81 m ²	1.6%	
12TH LEVEL	5450 SF	506.32 m ²	1.9%	
	174552 SF	16216.41 m²	59.6%	
INDOOR AMENITY				
1ST LEVEL	7329 SF	680.85 m ²	2.5%	
11TH LEVEL	507 SF	47.09 m ²	0.2%	
	7836 SF	727.95 m²	2.7%	
CIRCULATION				
1ST LEVEL	5268 SF	489.42 m ²	1.8%	
2ND LEVEL	3703 SF	344.01 m ²	1.3%	
3RD LEVEL	3691 SF	342.87 m ²	1.3%	
4TH LEVEL	3691 SF	342.87 m ²	1.3%	
5TH LEVEL	3691 SF	342.87 m ²	1.3%	
6TH LEVEL	3691 SF	342.87 m ²	1.3%	
7TH LEVEL	3691 SF	342.87 m ²	1.3%	
8TH LEVEL	3691 SF	342.87 m ²	1.3%	
9TH LEVEL	3975 SF	369.32 m ²	1.4%	
10TH LEVEL	3328 SF	309.15 m ²	1.1%	
11TH LEVEL	1778 SF	165.19 m ²	0.6%	
12TH LEVEL	1395 SF	129.41 m ²	0.5%	
	41591 SF	3863.92 m²	14.2%	
AREA EXCLUSION				
2ND LEVEL	2898 SF	269.24 m ²	1.0%	STORAGE
3RD LEVEL	2898 SF	269.24 m ²	1.0%	STORAGE
4TH LEVEL	2898 SF	269.24 m ²	1.0%	STORAGE
5TH LEVEL	2898 SF	269.24 m ²	1.0%	STORAGE
6TH LEVEL	2898 SF	269.24 m ²	1.0%	STORAGE
7TH LEVEL	2898 SF	269.24 m ²	1.0%	STORAGE
8TH LEVEL	1787 SF	165.07 m ²	0.6%	STORAGE
9TH LEVEL	607 SF	56.37 m ²	0.2%	STORAGE
10TH LEVEL	607 SF	56.37 m ²	0.2%	STORAGE
11TH LEVEL	254 SF	23.60 m ²	0.1%	STORAGE
12TH LEVEL	254 SF	23.60 m ²	0.1%	STORAGE
	20897 SF	1941.40 m²	7.1%	
	246444 SF	22895.43 m²	84.1%	

0.6.1 fsr floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
BUILDING B				
SERVICE ROOMS/SHAFTS				
1ST LEVEL	76 SF	7.07 m ²	0.0%	
2ND LEVEL	55 SF	5.08 m ²	0.0%	
3RD LEVEL	55 SF	5.08 m ²	0.0%	
4TH LEVEL	55 SF	5.08 m ²	0.0%	
5TH LEVEL	55 SF	5.08 m ²	0.0%	
6TH LEVEL	55 SF	5.08 m ²	0.0%	
7TH LEVEL	55 SF	5.08 m ²	0.0%	
8TH LEVEL	55 SF	5.08 m ²	0.0%	
	450 SF	42.61 m²	0.2%	
RESIDENTIAL				
1ST LEVEL	3011 SF	279.69 m ²	1.0%	
2ND LEVEL	3513 SF	326.59 m ²	1.2%	
3RD LEVEL	4263 SF	396.07 m ²	1.5%	
4TH LEVEL	4263 SF	396.07 m ²	1.5%	
5TH LEVEL	4263 SF	396.07 m ²	1.5%	
6TH LEVEL	4263 SF	396.07 m ²	1.5%	
7TH LEVEL	4263 SF	396.07 m ²	1.5%	
8TH LEVEL	4263 SF	396.07 m ²	1.5%	
	37104 SF	3487.63 m²	11.0%	
INDOOR AMENITY				
1ST LEVEL	736 SF	68.39 m ²	0.3%	
2ND LEVEL	750 SF	69.68 m ²	0.3%	
	1486 SF	138.08 m²	0.5%	
CIRCULATION				
1ST LEVEL	1634 SF	151.83 m ²	0.6%	
2ND LEVEL	1056 SF	98.14 m ²	0.4%	
3RD LEVEL	1044 SF	97.00 m ²	0.4%	
4TH LEVEL	1044 SF	97.00 m ²	0.4%	
5TH LEVEL	1044 SF	97.00 m ²	0.4%	
6TH LEVEL	1044 SF	97.00 m ²	0.4%	
7TH LEVEL	1044 SF	97.00 m ²	0.4%	
8TH LEVEL	1044 SF	97.00 m ²	0.4%	
9TH LEVEL	560 SF	52.05 m ²	0.2%	
	9515 SF	884.00 m²	3.2%	
AREA EXCLUSION				
1ST LEVEL	302 SF	28.02 m ²	0.1%	STORAGE
2ND LEVEL	384 SF	35.72 m ²	0.1%	STORAGE
3RD LEVEL	397 SF	36.86 m ²	0.1%	STORAGE
4TH LEVEL	397 SF	36.86 m ²	0.1%	STORAGE
5TH LEVEL	397 SF	36.86 m ²	0.1%	STORAGE
6TH LEVEL	397 SF	36.86 m ²	0.1%	STORAGE
7TH LEVEL	397 SF	36.86 m ²	0.1%	STORAGE
8TH LEVEL	397 SF	36.86 m ²	0.1%	STORAGE
	3067 SF	284.90 m²	1.0%	
	46630 SF	4332.11 m²	15.9%	
AREA GRAND TOTAL	290075 SF	27227.55 m²	100.0%	

0.6.2 fsr calculation

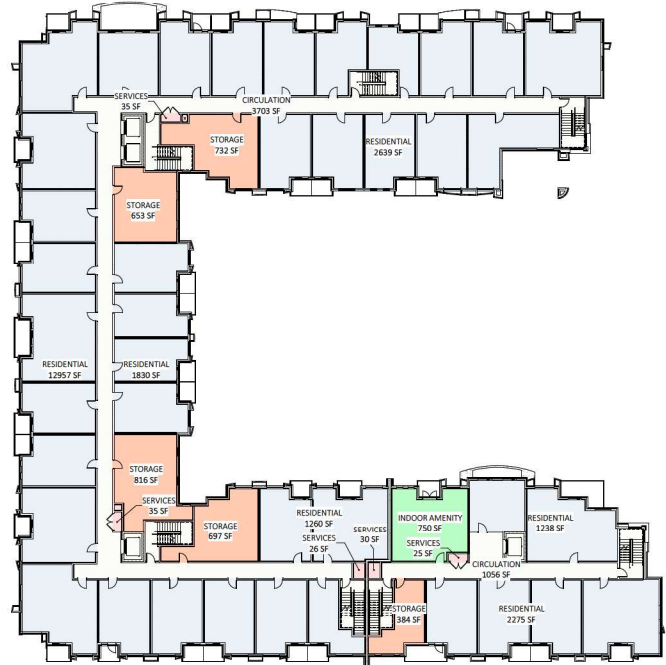
- SITE AREA: 76,921.87 SF
- BUILDING AREA: 291,869 SF
- EXCLUSIONS: BUILDING A: 20,897 SF + BUILDING B: 3,067 SF
- FSR: 292,869 SF - 3,067 SF - 20,897 SF = 268,905 SF / 76,921.87 SF = 3.493





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

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



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

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



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

FSR PLANS
SCALE: N.T.S.



RE-ISSUED FOR DEVELOPMENT PERMIT
23/05/20 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD1.15



3rd to 7th level

1/16" = 1'-0"

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



8th level

1/16" = 1'-0"

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



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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

FSR PLANS

SCALE: N.T.S.

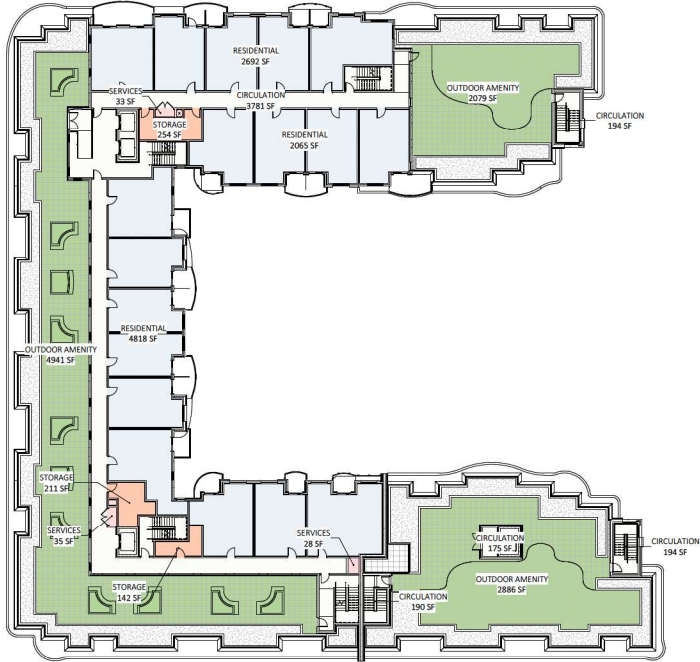


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23/05/20 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD1.16



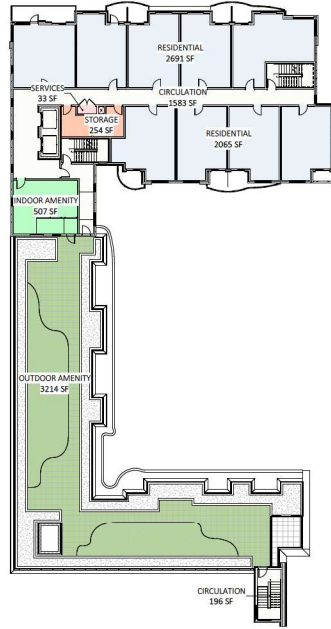
9th level
1/16" = 1'-0"

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

10th level
1/16" = 1'-0"

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

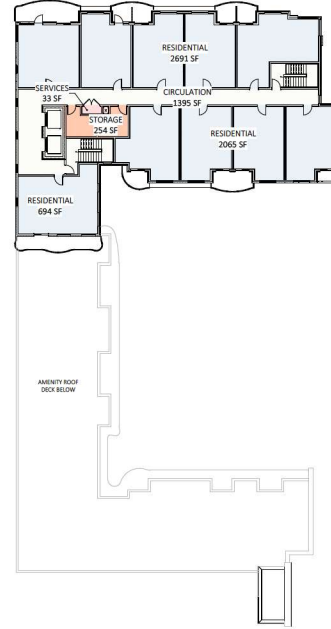




11th level

1/16" = 1'-0"

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



12th level

1/16" = 1'-0"

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



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

FSR PLANS
SCALE: N.T.S.



RE-ISSUED FOR DEVELOPMENT PERMIT
23/05/20 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD1.18

design rationale

project description

THIS PROPOSED DEVELOPMENT ON 204TH ST IN THE CITY OF LANGLEY IS COMPRISED OF FOUR STACKED MASSES— ONE 12-STORY, ONE 10-STORY AND TWO 8-STORY— OF STEEL FRAME NON-COMBUSTIBLE CONSTRUCTION HOUSING A TOTAL 370 UNITS OF MULTI-FAMILY RESIDENTIAL OCCUPANCY, OVER A 2-LEVEL CONCRETE PARADE COVERING THE ENTIRE SITE. THE FOUR MASSES ARE ARRANGED TO DEFINE A LANDSCAPED INTERIOR COURTYARD PROVIDING AMPLE OUTDOOR AMENITY SPACE FOR THE OVERALL DEVELOPMENT.

massing, form & character

THE STRINGS AND MASSING OF THE BUILDINGS WITHIN THIS DEVELOPMENT IS DESIGNED TO ALLOW NATURAL LIGHT INTO THE COURTYARD AND MAINTAIN A VISUAL CONNECTION FOR AS MANY RESIDENTS AS POSSIBLE WHILE ALSO OFFERING CONSIDERABLE SEPARATION TO MAINTAIN PRIVACY.

THE DISTINCT MASSES SERVE TO BREAK DOWN THE OVERALL PRESENCE OF THE DEVELOPMENT WHILE THE CURVILINEAR ARTICULATION OF THE FACADES SERVES TO FURTHER SOFTEN THE PERCEPTION. A STRONG TWO-STORY BASE OF MASONRY, ALSO IN CURVILINEAR FORM, BRINGS THE SOFTNESS DOWN TO STREET LEVEL, WHERE IT CAN BE FURTHER APPRECIATED BY PASSERS-BY AT A MORE INTIMATE SCALE.

ON A HIGHLY CONCEPTUAL LEVEL, THE MASSES OF THE BASE ARE AN ARCHITECTURAL INTERPRETATION OF WHAT WE SEE AS THE REMNANTS OF OLD GROWTH IN THE FORESTS OF THE WEST COAST— THE MASSIVE STUMPS FORMING THE BASE FOR NEW GROWTH— SUPPORTING A NEW CANOPY OF SOFTER, ARIER FOLIAGE. USE OF SOME REFLECTIVE MATERIALS AND SOFTER COLOURS AT THE UPPER LEVELS ALSO LEND TO A PERCEIVED BRISINESS OF THE BUILDING FACADES ALONG THE STREET FACES IN PARTICULAR, CREATING VISUAL INTEREST FOR MOTORISTS, TRANSIT COMMUTERS AND PEDESTRIANS EXPERIENCING THE SITE.

THE STRONG BASE OF ARTICULATED MASONRY FUNCTIONS AT A HUMAN SCALE FOR PEDESTRIANS MOVING ALONG THE MAIN STREETS AND ADJACENT LANEWAYS, ENJOYING A STREET-FRIENDLINESS AND ACHIEVE A STRONG SENSE OF BELONGING AND WALKABILITY AROUND THE DEVELOPMENT.

ON A TECHNICAL LEVEL, THE FIVE MASSES REPRESENT ONLY TWO BUILDINGS, EACH WITH ITS OWN INDIVIDUAL MAIN ENTRANCE FROM WHICH ALSO SERVES AS THE MAIN FREIGHTING ACCESS FOR EACH. PARKING FOR VISITORS IS PROVIDED IN THE COURTYARD ALONG WITH SECURE VISITOR PARKING IN THE UNDERGROUND PARADE. MATERIALS CONSIST OF A BLEND OF BRICK VENEER, METAL PANEL, CEMENTITIOUS AND COMPOSITE BOARD CLADDING. OTHER FEATURES INCLUDE VEGETATED STREET-ORIENTED PATIOS AND TERRACES, LANDSCAPED FEATURES AND LARGE ROOFTOP AMENITY SPACES, AND LARGE WOODEN AND MULTI-USE EXTERIOR AMENITY AREAS.

environmental sustainability

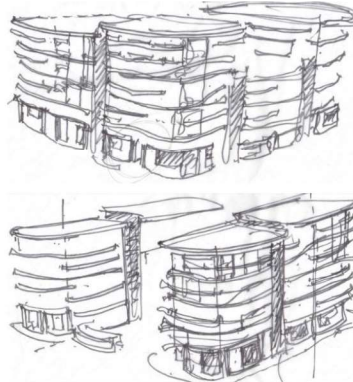
ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, LARGE OPEN GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, AND HEAT ISLAND EFFECT REDUCTION THROUGH MINIMIZING EXTERIOR PARKING AND INCORPORATING LIGHT COLOURED ROOFING FINISHES.

crime prevention

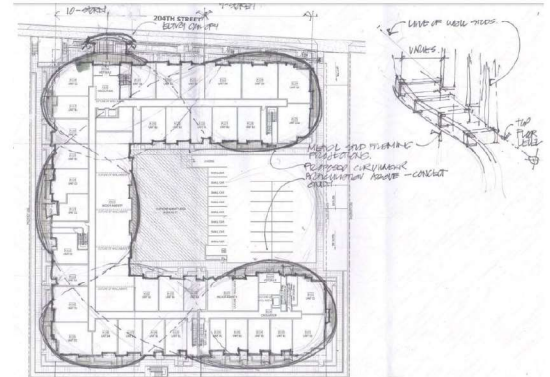
ENVIRONMENTAL DESIGN PRINCIPLES (EDPT) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS AND PARADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF POTENTIAL DARK AREAS AT ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING, SECURE POINTS ARE WELL-DEFINED AND MONITORED BY CAMERA AND A SECURE ACCESS SYSTEM.



south-west sketch perspective



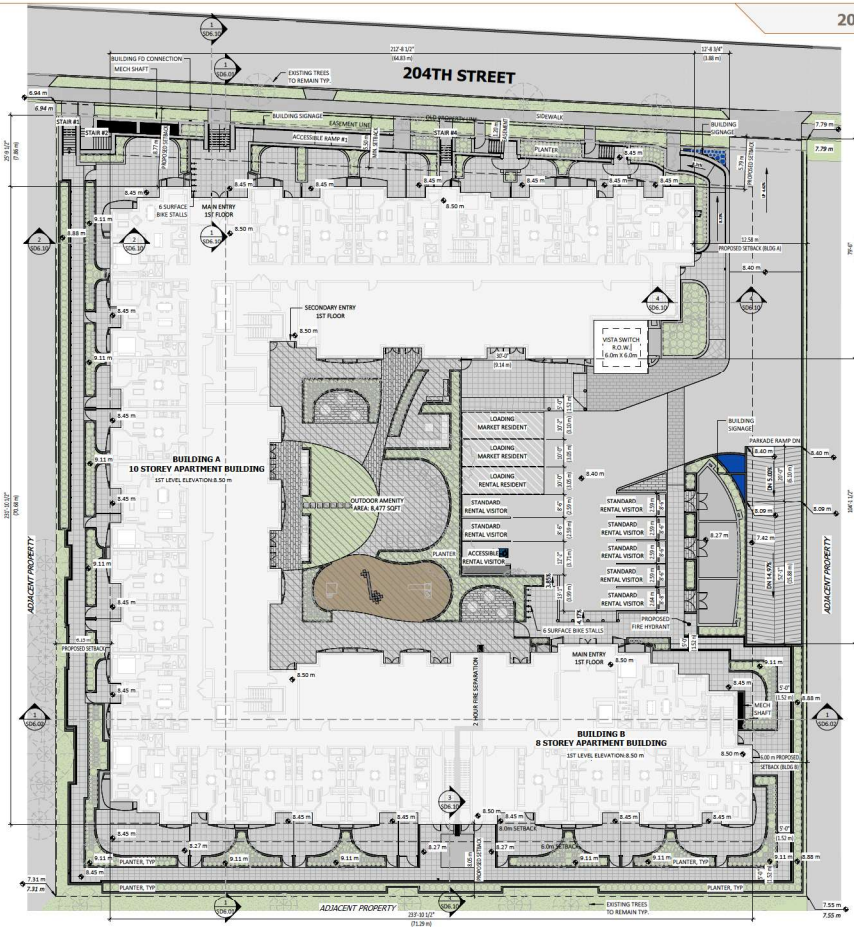
massing studies



concept of proposed curvilinear projections



west sketch elevation



general site notes

1. REFER TO SITE LAYOUT PLAN FOR BUILDING POSITIONING ON SITE.
2. REFER TO SITE ELEVATION PLAN.
3. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, EXTENT OF DEMO, NEW AND REPAIRED PAVING, OTHER SERVICES, ETC.
4. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LOCAL SURVEY TEAM.
5. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
6. FIN = TOP OF WALL
BFC = BOTTOM OF WALL
TCC = TOP OF CURB
7. NEW ELEVATION = 200.00 m
EXISTING ELEVATION = 200.00 m

site plan
1/16" = 1'-0"



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

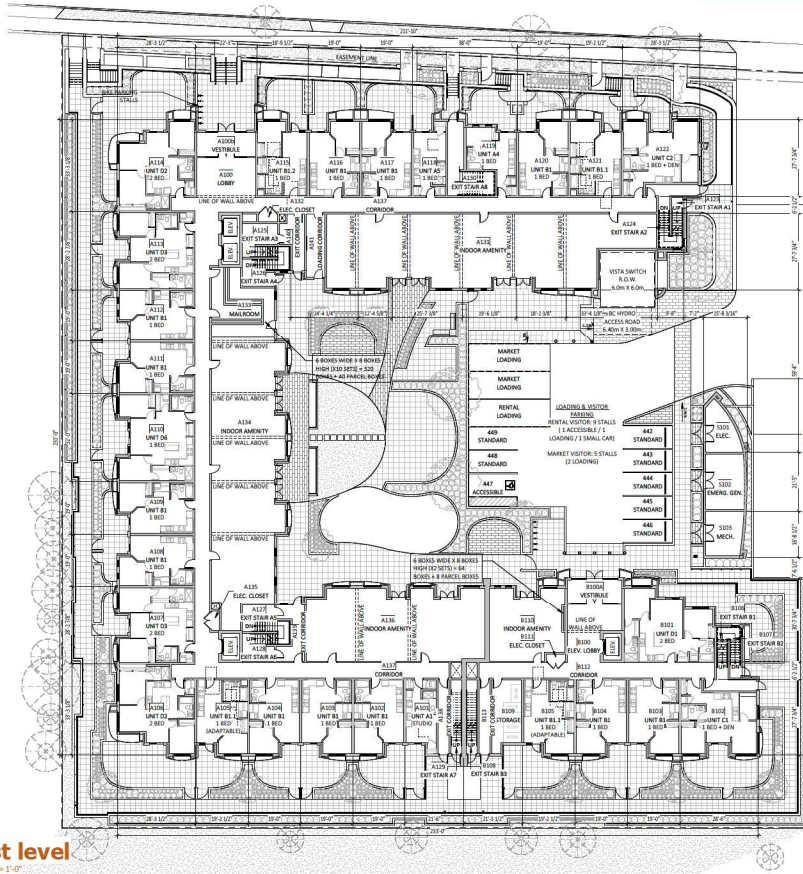
SITE PLAN
SCALE: 1/16" = 1'-0"



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PROJECT NUMBER: 21172.1



SD2.01



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



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

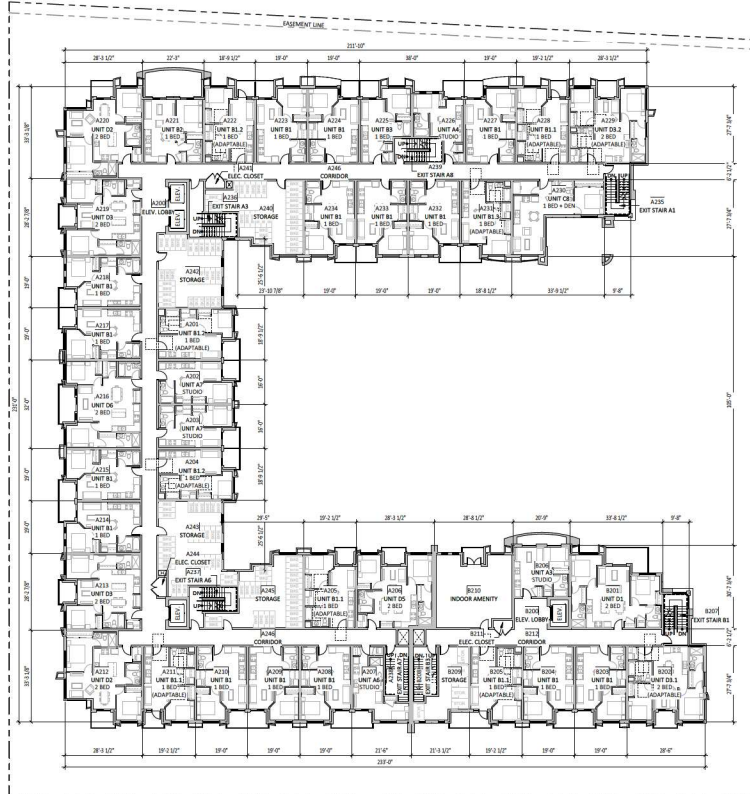
1ST LEVEL PLAN
SCALE: 1/16" = 1'-0"



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SD2.10



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



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

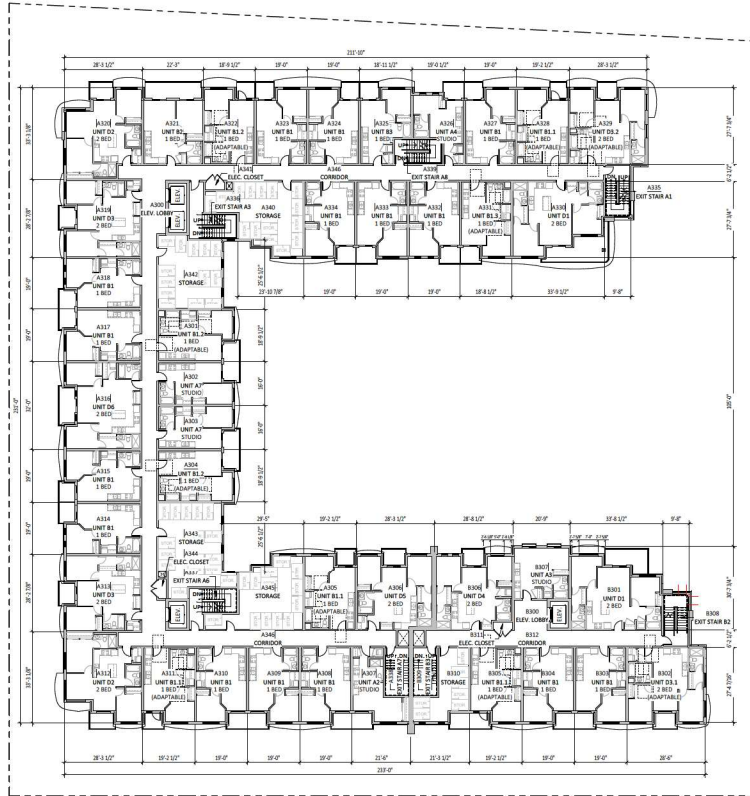
2ND LEVEL PLAN
SCALE: 1/16" = 1'-0"



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SD2.11



3rd - 7th level
1/16" = 1'-0"



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

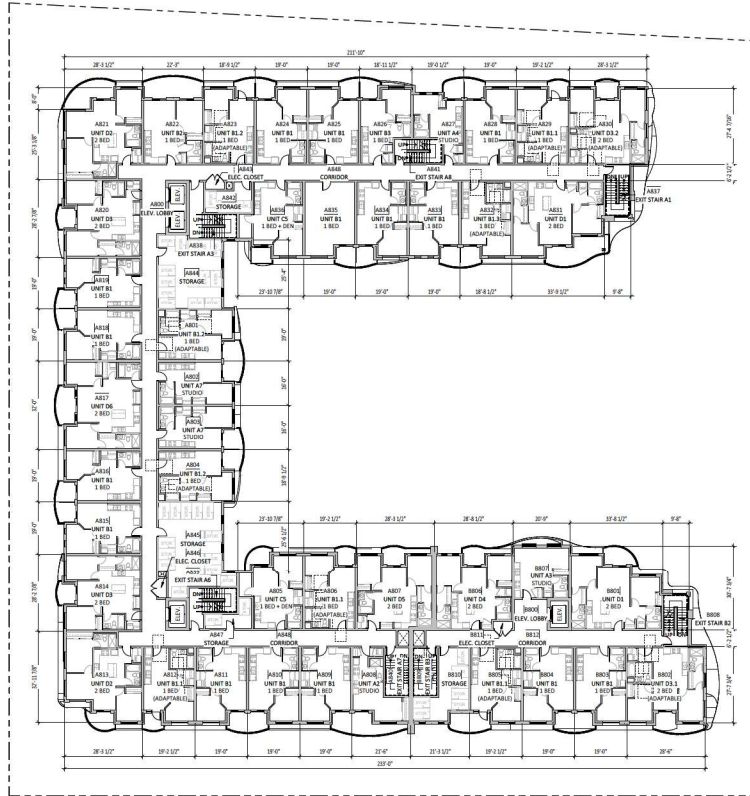
3RD-7TH LEVEL PLAN
SCALE: 1/16" = 1'-0"



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SD2.12



8th level

3/16" = 1'-0"



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

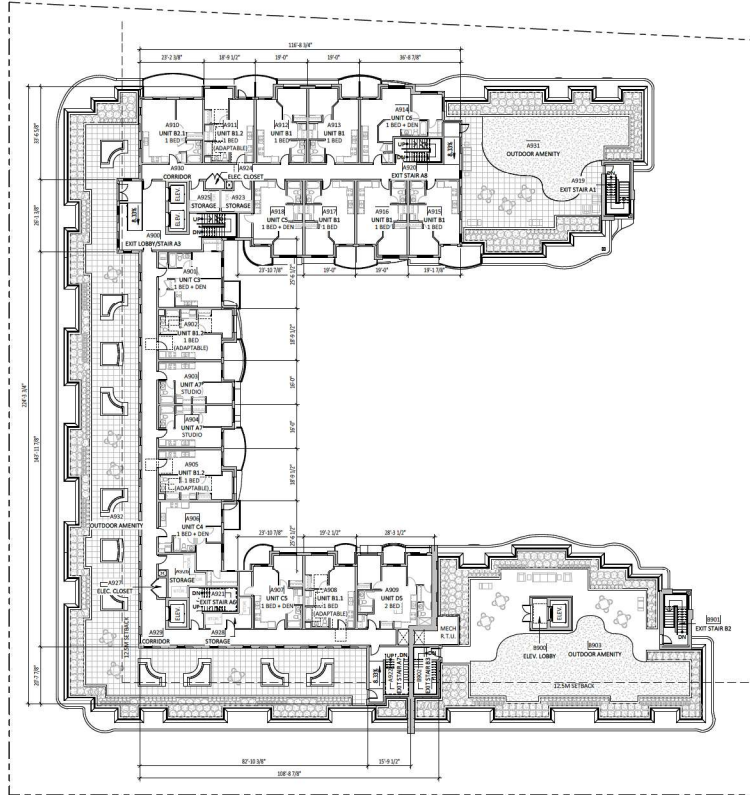
8TH LEVEL PLAN
SCALE: 1/16" = 1'-0"



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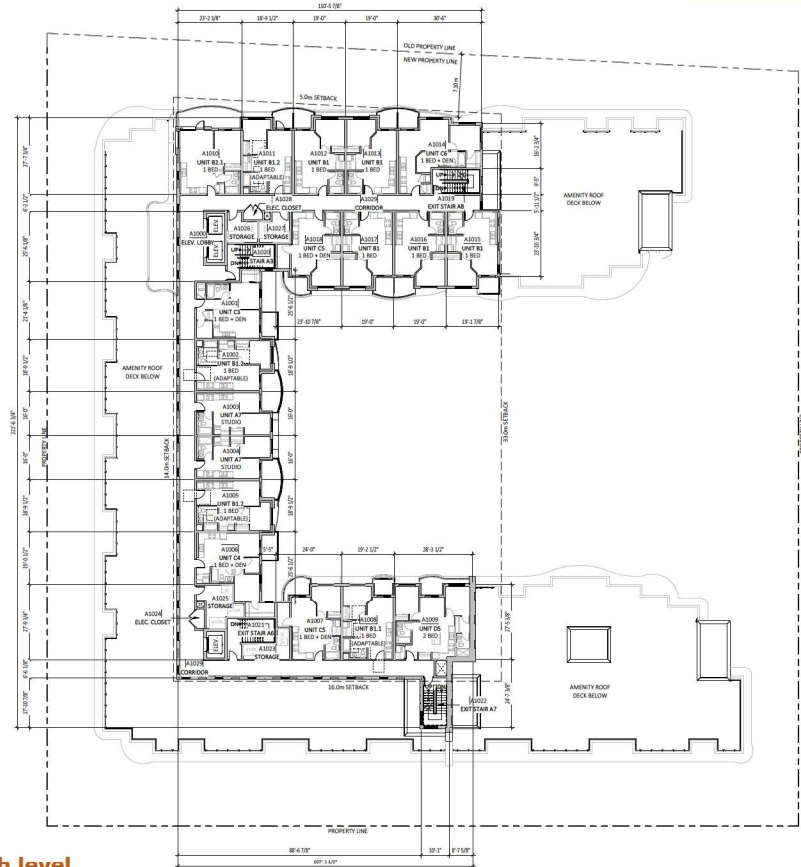


SD2.13

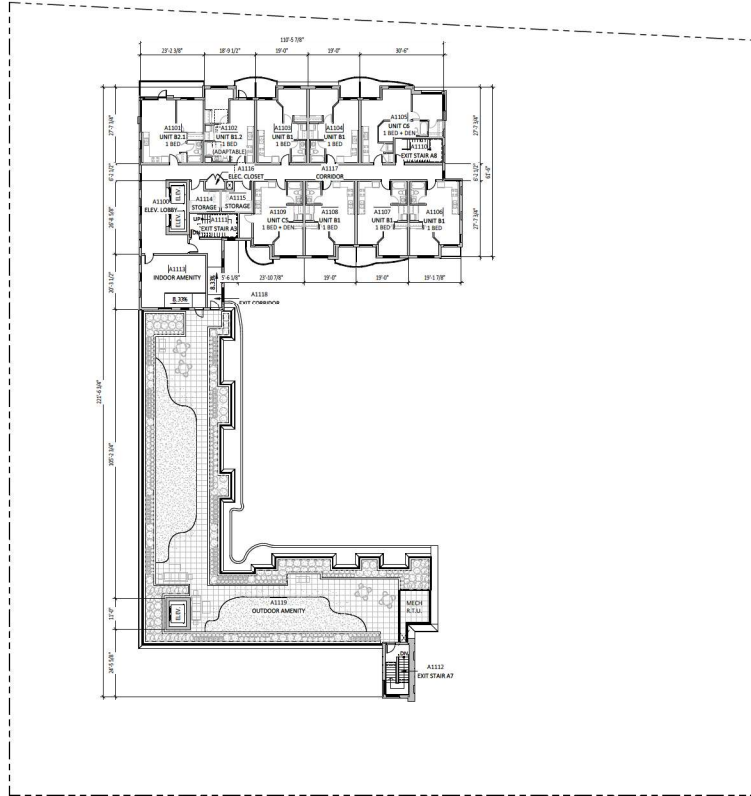


9th level
 1/16" = 1'-0"



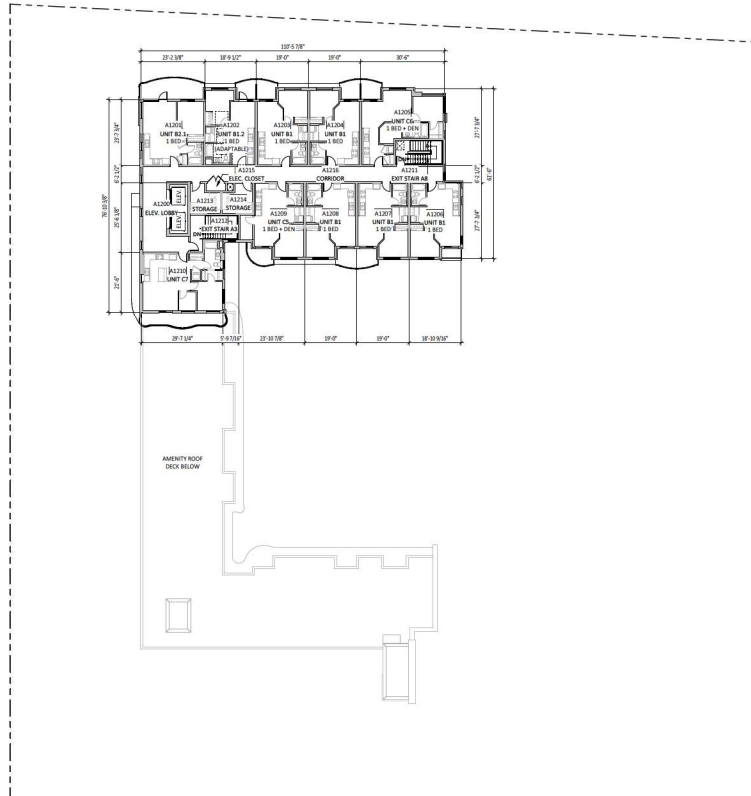


10th level
1/16" = 1'-0"



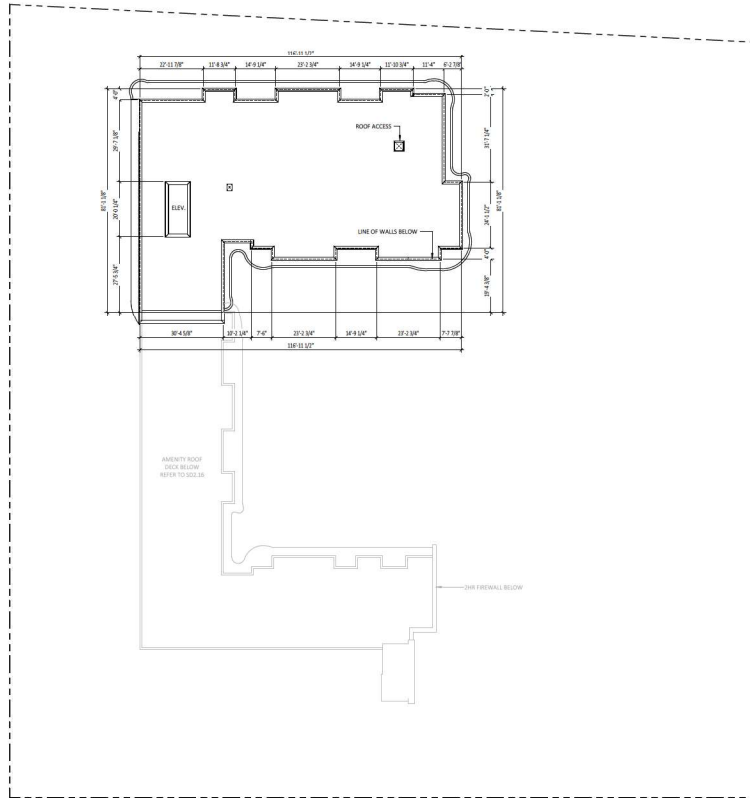
11th level
1/16" = 1'-0"





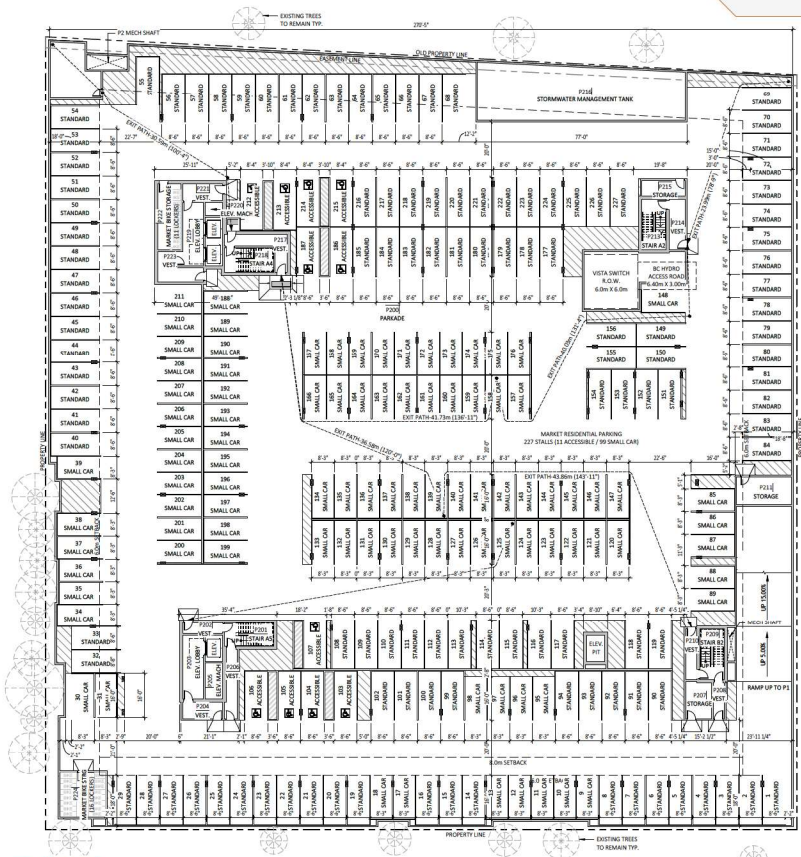
12th level
1/16" = 1'-0"



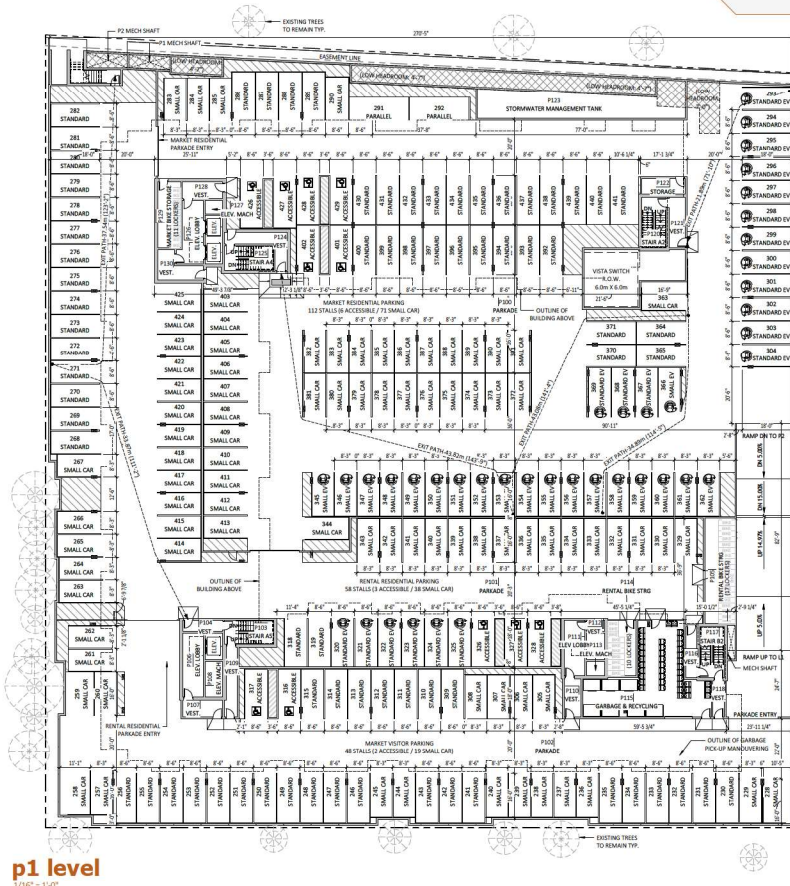


roof level
1/16" = 1'-0"





p2 level
1/16" = 1'-0"



p1 level

1/16" = 1'-0"



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

P1 LEVEL PLAN
SCALE: 1/16" = 1'-0"



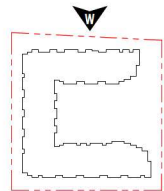
RE-ISSUED FOR DEVELOPMENT PERMIT
23/05/20 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1

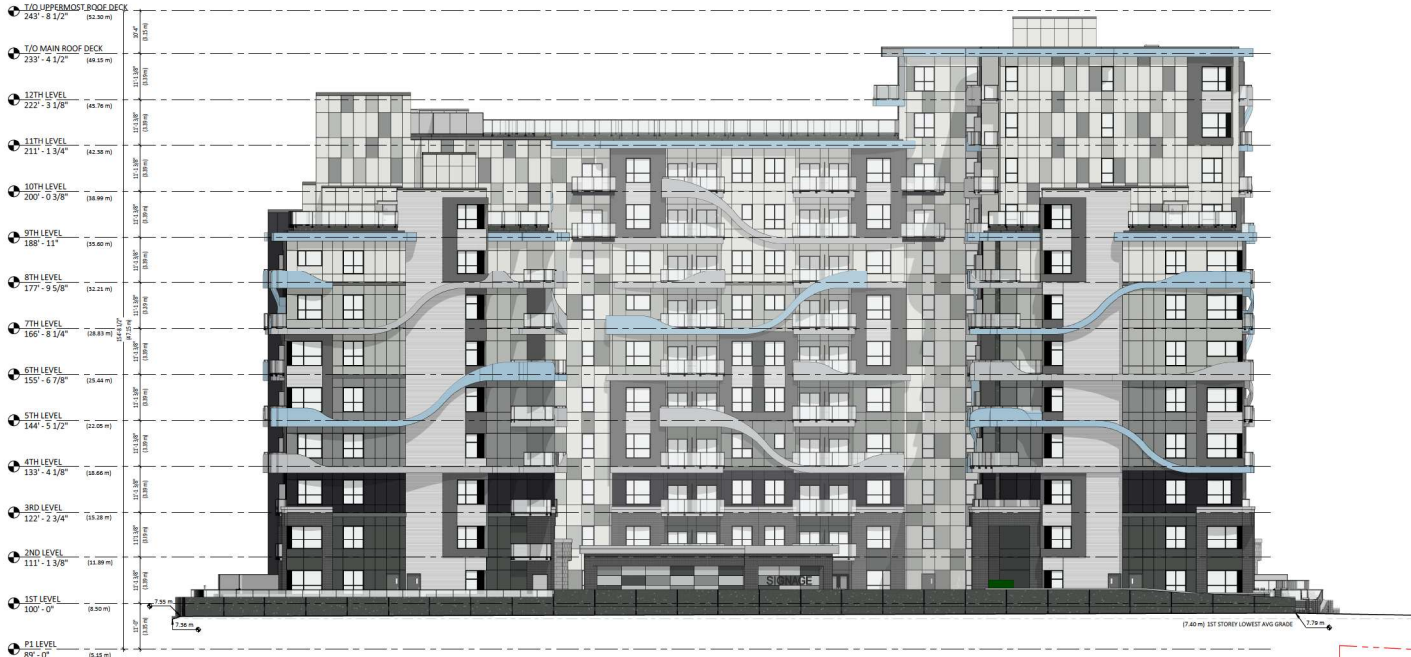


SD2.20

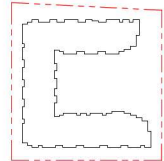


west elevation
3/32" = 1'-0"





north elevation
3/32" = 1'-0"



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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

BUILDING ELEVATIONS

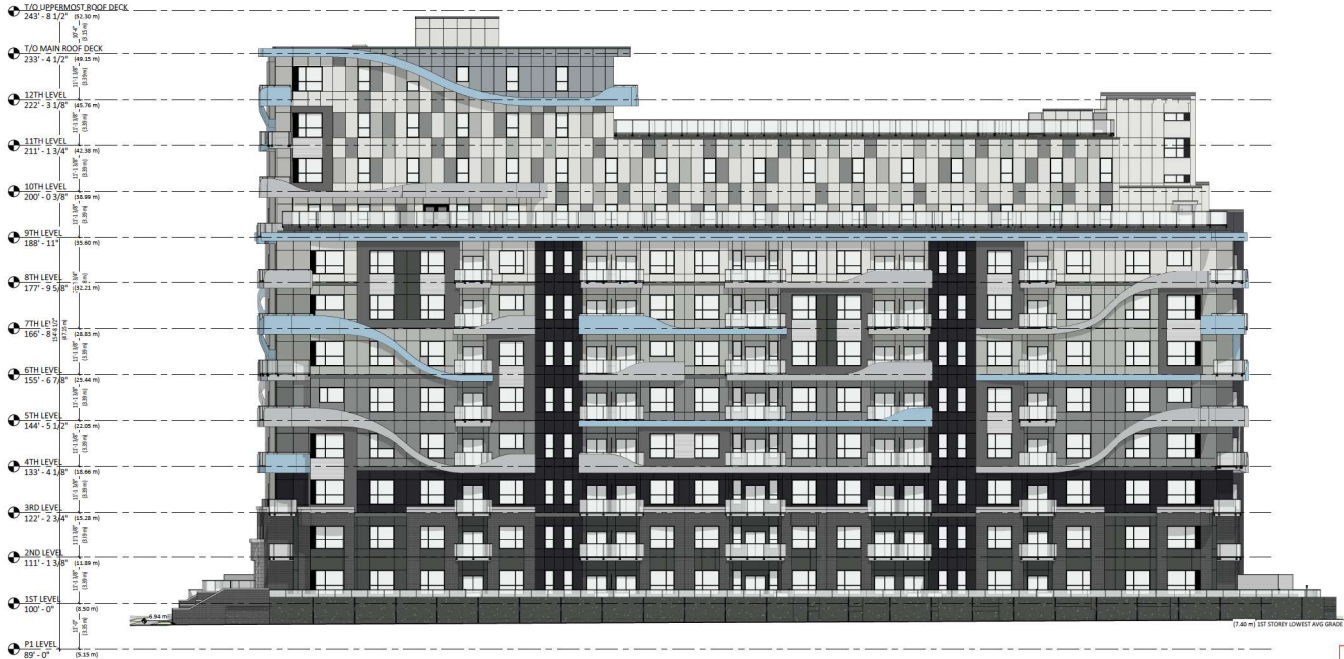
SCALE: As indicated

RE-ISSUED FOR DEVELOPMENT PERMIT

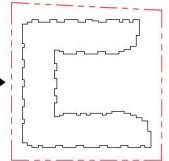
23/05/20 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1

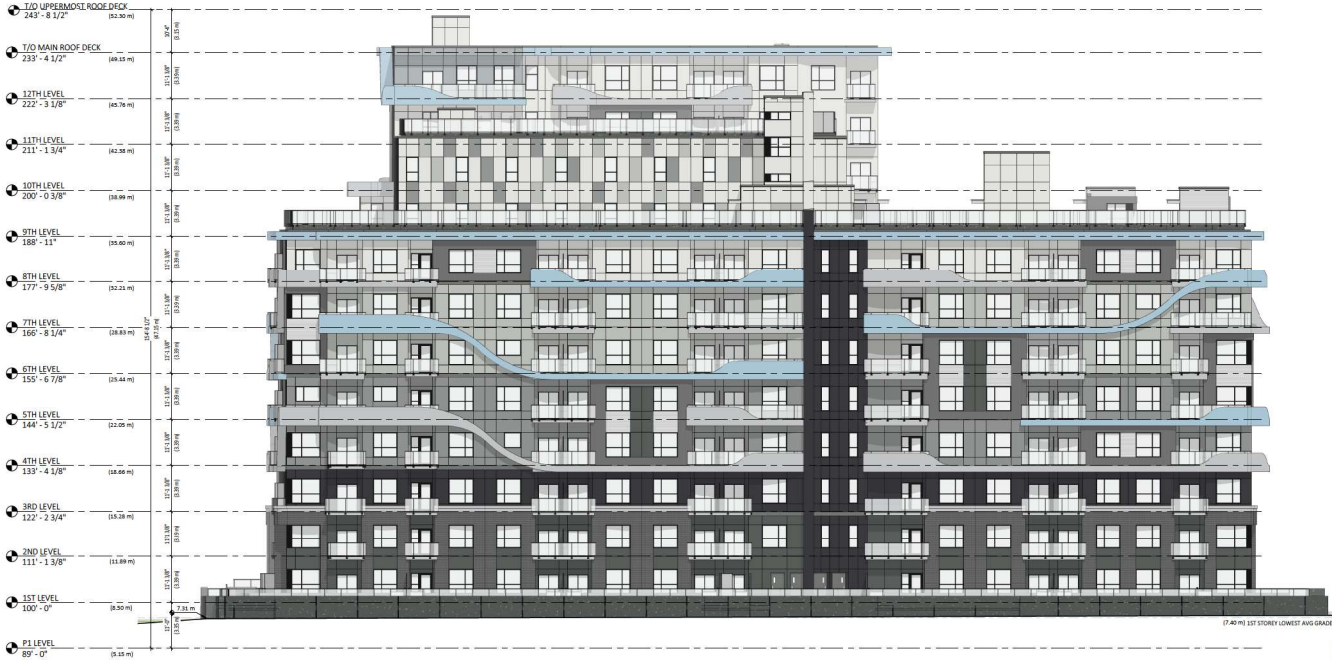


SD3.02



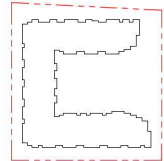
south elevation
3/32" = 1'-0"





east elevation

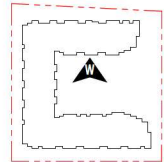
3/32" = 1'-0"





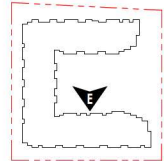
west interior elevation

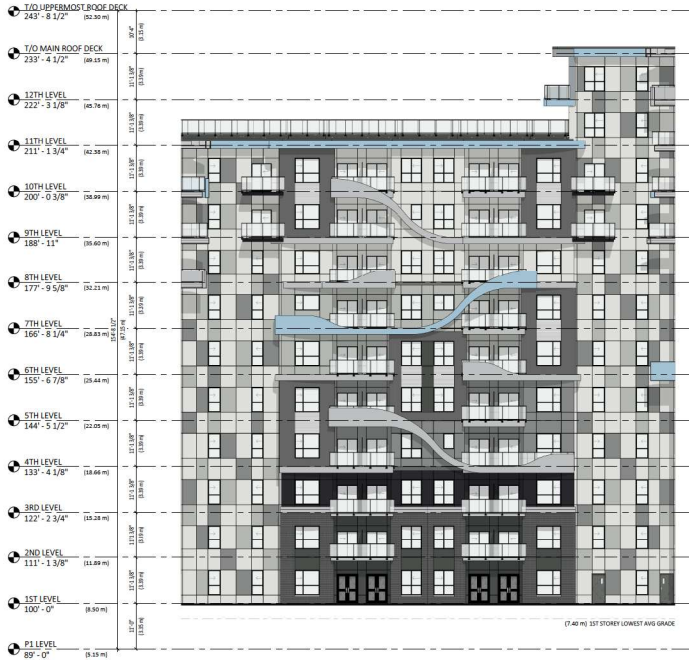
3/32" = 1'-0"





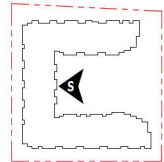
east interior elevation
3/32" = 1'-0"





south interior elevation

3/32" = 1'-0"





west elevation



south elevation



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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

RENDERED ELEVATIONS

SCALE: N.T.S.

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SD3.10



east elevation



north elevation



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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

RENDERED ELEVATIONS

SCALE: N.T.S.

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PROJECT NUMBER: 21172.1



SD3.11



north west perspective



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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

RENDERED PERSPECTIVES

SCALE: N.T.S.

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SD3.14



western streetfront



main entrance



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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

RENDERED PERSPECTIVES

SCALE: N.T.S.

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SD3.15



north west rooftop amenity



south east rooftop amenity



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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

RENDERED PERSPECTIVES

SCALE: N.T.S.

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SD3.16



WINDOW
BLACK EXT. WHITE INT.



CEMENT BOARD PANEL
LIGHT MIST



CONCRETE CORNICE
CLEAR SEALER



CORRUGATED METAL
DEEP GRAY



CEMENT BOARD PANEL
IRON GRAY



RUNNING BOND BRICK
LIGHT GRAY



CEMENT BOARD PANEL
CHROMETALLICS BLACK MAGIC



ALUMINUM BALCONY RAILING
CLEAR ANODIZED



CORRUGATED METAL
CLEAR ANODIZED



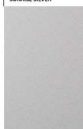
CEMENT BOARD PANEL
GRAY SLATE



CEMENT BOARD PANEL
CHROMETALLICS MYSTIC ASH



ALUMINUM PANEL
SUNRISE SILVER



ALUMINUM PANEL
GALAXY BLUE



RUNNING BOND BRICK
DARK CHARCOAL GRAY



CEMENT BOARD PANEL
CHROMETALLICS SILVER SAND





204th streetscape

3/32" = 1'-0"



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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

STREETSCAPES

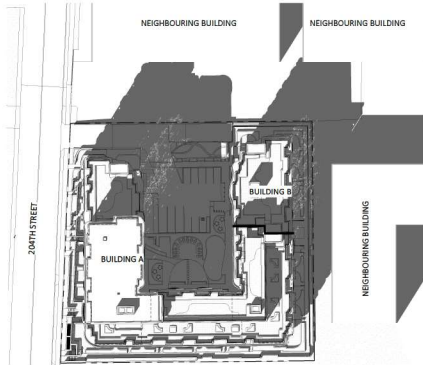
SCALE: 3/32" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

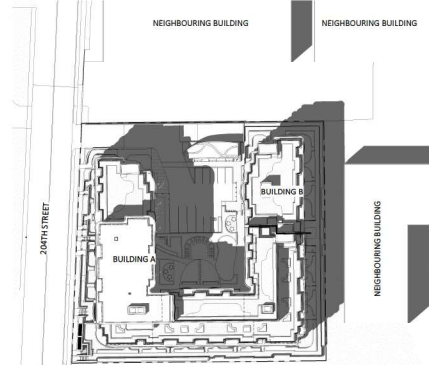
23/05/20 REVISION #
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PROJECT NUMBER: 21172.1



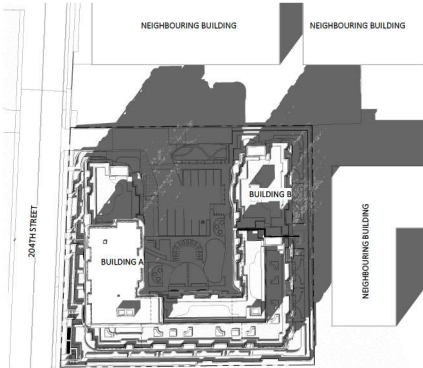
SD5.01



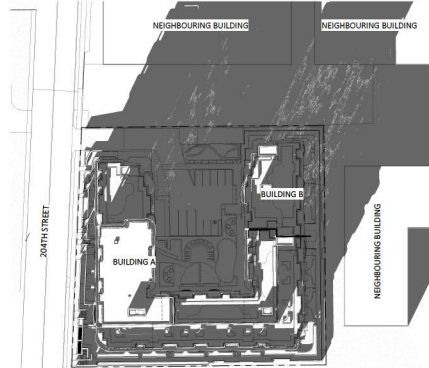
march 21-3pm
1" = 50'-0"



june 21 - 3 pm
1" = 50'-0"

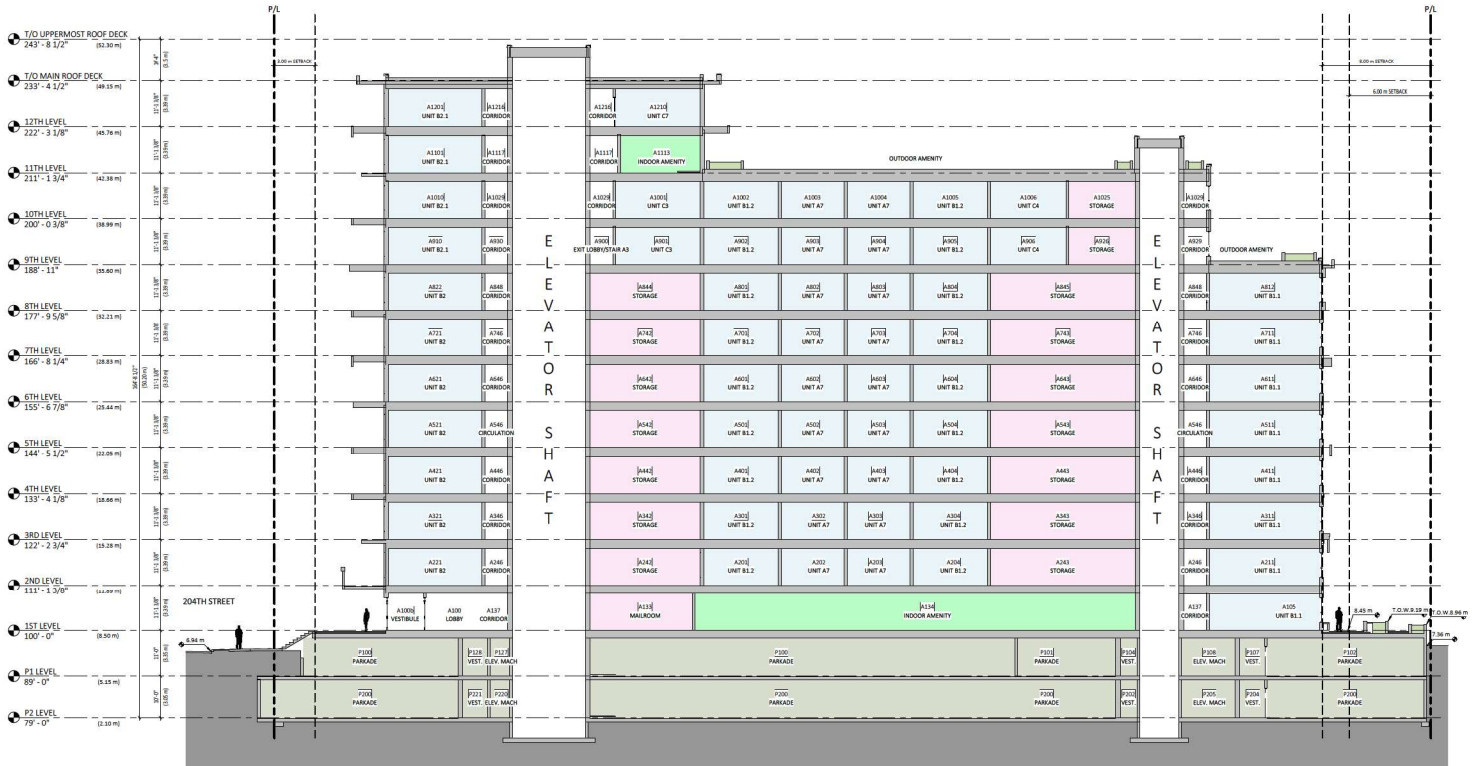


september 21 - 3 pm
1" = 50'-0"



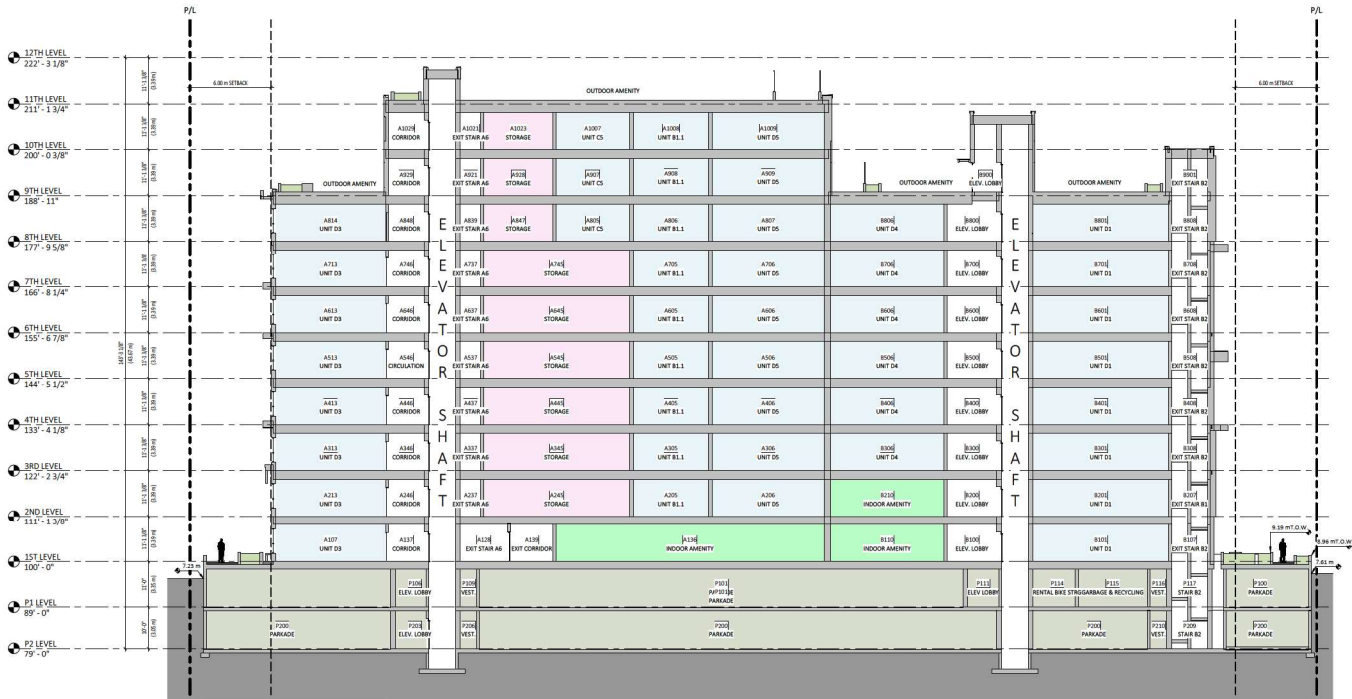
december 21 - 3 pm
1" = 50'-0"





OCCUPANCY USE

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

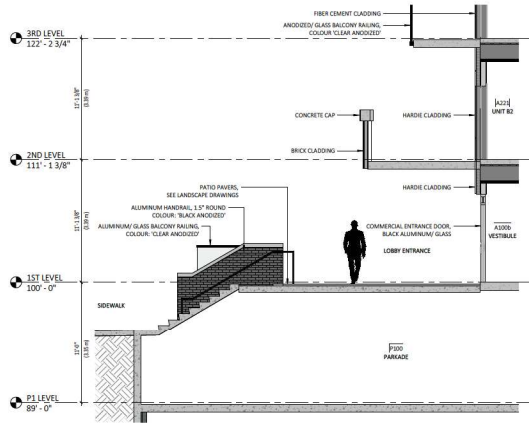


w/e site section

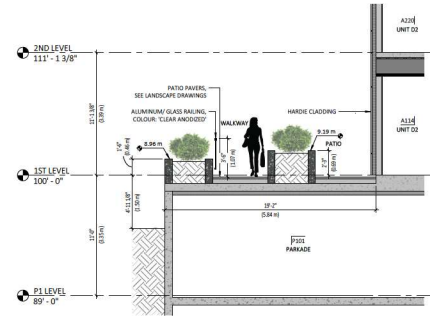
3/32" = 1'-0"

OCCUPANCY USE

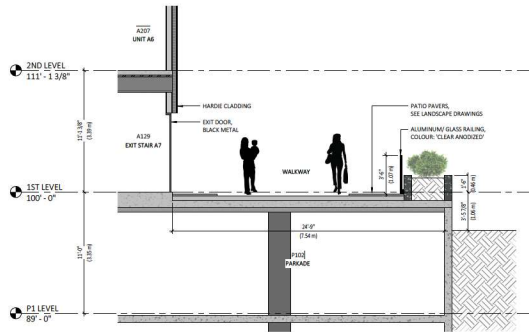
- GROUP C - ASSEMBLY NON FIXED SEATS
- GROUP C - RESIDENTIAL
- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES



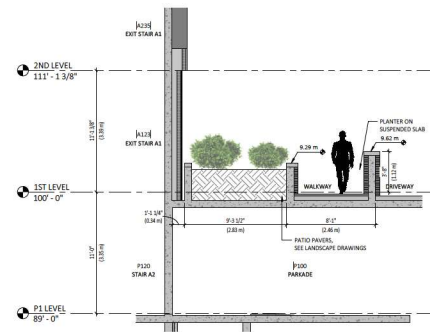
west main entry section
1/4" = 1'-0"



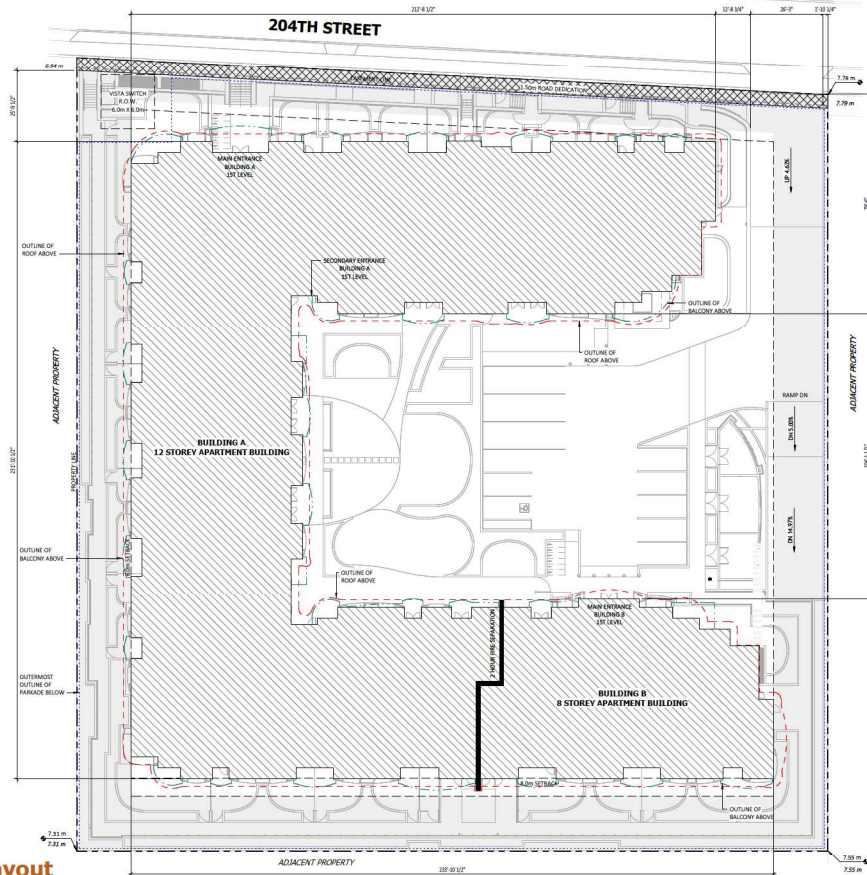
south planter section
1/4" = 1'-0"



east walkway section
1/4" = 1'-0"



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



0.8.1 site layout plan notes/legend

LEGEND	
	PROPERTY LINE
	OUTLINE OF PARKADE
	OUTLINE OF ROOF ABOVE
	OUTLINE OF BALCONY ABOVE
	SETBACK
	BUILDING FOOTPRINT

1. REFER TO LEGAL SURVEY PLAN COMPLETED BY DICK, SIMON & ASSOCIATES ASSOCIATES (DEC. 14, 2021) TO VERIFY ALL SITE INFORMATION.

site plan-layout

1/16" = 1'-0"



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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

SITE LAYOUT PLAN

SCALE: 1/16" = 1'-0"



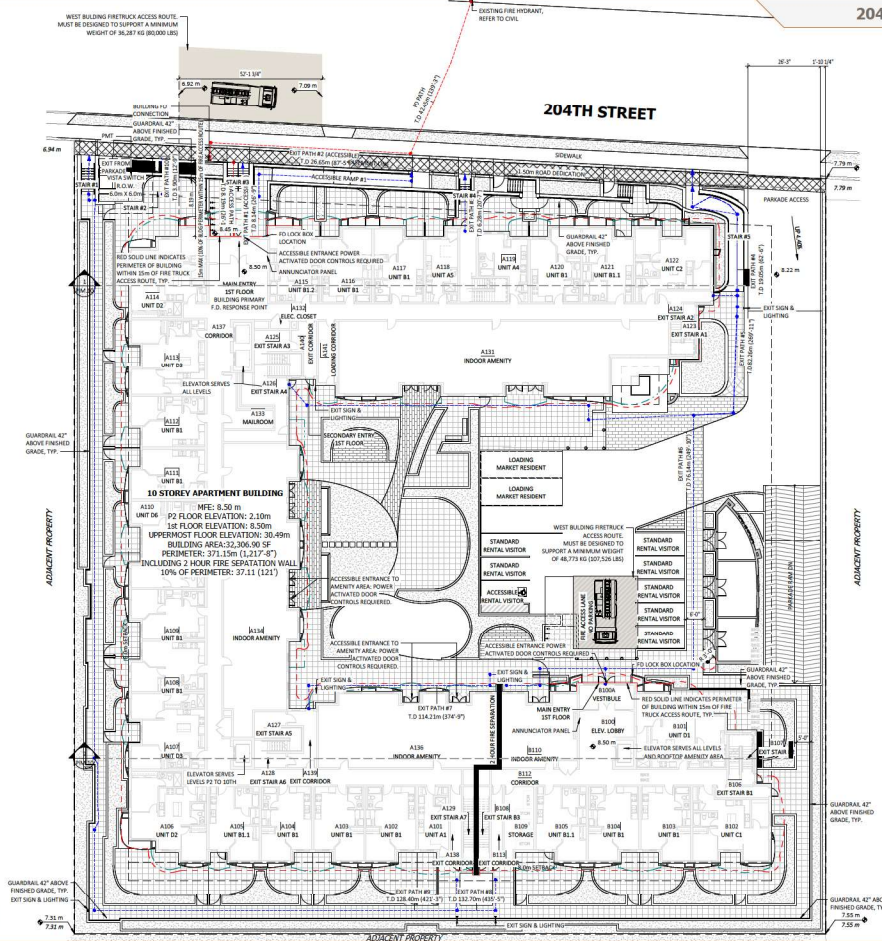
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SD7.02

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



signage legend

S1	STOP
S2	ACCESSIBLE PARKING STALL
S3	ACCESSIBLE ENTRANCE
S4	PURSUANT TO PARKING
S5	GARAGE LOADING ZONE NO PARKING
S6	DROP OFF/TAKE UP ONLY
S7	MAXIMUM 10 MPH
S8	PARADE CLEARANCE 7'-0"

OC = OCCUPANT LOAD

building floor elevations

LEVEL	FINISH	RELATIVE
UPPERMOST LEVEL ELEVATION	8.57m	222'-0"
ME	8.30m	188'-0"
P1 LEVEL	8.24m	80'-0"
P2 LEVEL	8.18m	79'-0"

site code plan
1/16" = 1'-0"

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

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

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SD7.03