

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

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WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



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SCALE

SD0.01

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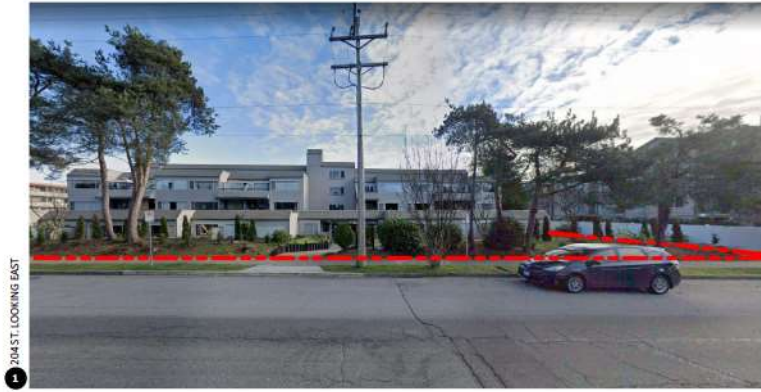
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CONTEXT PLANS



1 204 ST, LOOKING EAST



2 204 ST, LOOKING NORTH EAST



3 INTERSECTION 53 AVE + 204 ST



4 204 ST, LOOKING SOUTH EAST



5 INTERSECTION 54 AVE + 204 ST



6 NEARBY GROCERY STORE



7 BAY & 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.



8 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):	76,982.87 SF. (7,151.85 S.M.)	
SITE AREA (NET):	75,904.64 SF. (7,061.776 S.M.)	
COORDINATING REGISTERED PROFESSIONAL:	STEVE BARDO, ARCHITECTS/ABC, AAA, M.I.A.C., KEYSTONE ARCHITECTURE	
CERTIFIED PROFESSIONAL:	N/A	
	CURRENT REQUIRE (PERMITTED)	PROPOSED
ZONE:	CD (COMPREHENSIVE DEVELOPMENT ZONE)	CD (COMPREHENSIVE DEVELOPMENT ZONE)
OCF DESIGNATION:		
SETBACKS:	FRONT: 3.00 m REAR: 6.00 m SIDE (NORTH): 6.00 m SIDE (SOUTH): 6.00 m	FRONT: 5.50 m REAR: 6.00 m SIDE (NORTH): 6.00 m SIDE (SOUTH): 6.00 m
DENSITY/GROSS FLOOR AREA (PSM):		
BUILDING HEIGHT:	4.4M HEIGHT	7.18 m
IDOT COVERAGE:	25.48 S.F. / 74,961.87 S.F. = 3.37%	25.92 S.F. / 76,904.64 S.F. = 34.2%
COMMON INDOOR AMENITY AREA:	3,046.20 S.F. (283.00 S.M.)	3,594.00 S.F. (331.00 S.M.)
COMMON OUTDOOR AMENITY AREA:	6,092.36 S.F. (566.00 S.M.)	6,739.00 S.F. (624.22 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 = 5,205.56 PER WEEK / 240L CART = 22 CARTS MIXED PAPERS & CARDBOARD = 12,140.71 PER WEEK / 4 CUBIC YARD BIN (1.05M) = 4 BINS GARBAGE = 34,998.60 PER WEEK / 4 CUBIC YARD BIN (1.05M) = 5 BINS GLASS = 594.31 PER WEEK / 240L CART = 3 CARTS ORGANICS = 3,961.10 PER WEEK / 240L CART = 17 CARTS	MIXED CONTAINERS = 6,235.56 PER WEEK / 240L CART = 22 CARTS MIXED PAPERS & CARDBOARD = 12,140.71 PER WEEK / 4 CUBIC YARD BIN (1.05M) = 4 BINS GARBAGE = 34,998.60 PER WEEK / 4 CUBIC YARD BIN (1.05M) = 5 BINS GLASS = 594.31 PER WEEK / 240L CART = 3 CARTS ORGANICS = 3,961.10 PER WEEK / 240L CART = 17 CARTS
UNIT COUNT:	283	283
GROSS BUILDABLE AREA:	N/A	3,981,791 S.F. (31,567.42 S.M.)
NET SALEABLE AREA:	153,876 S.F. (14,352.97 S.M.)	158,876 S.F. (14,862.97 S.M.)
EFFICIENCY:	153,876 S.F. / 100,625 S.F. = 0.80 = 80%	80%
ZONING AVERAGE GRADE:	7.40 m (630.094665 939.614.11 4909.05/32.50) AVG EXISTING GRADE NORTH ELEVATION: (7.55+7.79)/2 = 7.67 m * 82.15 m = 630.09 m AVG EXISTING GRADE EAST ELEVATION: (7.34+7.55)/2 = 7.45 m * 81.56 m = 609.99 m AVG EXISTING GRADE SOUTH ELEVATION: (6.94+7.33)/2 = 7.13 m * 86.33 m = 614.11 m AVG EXISTING GRADE WEST ELEVATION: (6.34+7.79)/2 = 7.07 m * 82.72 m = 609.65 m TOTAL PERIMETER: 82.15 m + 81.56 m + 86.33 m + 82.72 m = 332.56 m	7.40 m 630.09 m 609.99 m 614.11 m 609.65 m 332.56 m
VARIANCES APPLIED FOR:		
NOTES:	1. REFER TO P&R PLANS SHEET FOR GROSS FLOOR AREA (PSM) 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):	3.1.2, & 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:	13,959.75 SF (1,273.5 m ²)
BUILDING B:	14,756.38 SF (1,370.9 m ²)
BUILDING C:	7,848.77 SF (728.7 m ²)
4. BUILDING CLASSIFICATION(S):	3.2.2.19 - 3.2.2.20
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)(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 ASEMANATE 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 (3), 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 7TH 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 (1)(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)(1C)
ROOF ASSEMBLIES (OCCUPIED ROOFS): 1 HR. FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING	3.2.2.51
MEZZANINES: 1 HR FIRE RESISTANCE RATING	3.2.2.51 (2)(D)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTIVE ASSEMBLY	3.2.2.51 (2)(E)
4.3.1. BUILDING HEIGHT:	6 STOREYS
4.3.2. GARAGE ELEVATION:	7.13 m (LOWEST AVG GRADE SOUTH ELEVATION: 6.94-7.33/2)
4.3.3. FIRST STOREY ELEVATION:	8.50 m
4.3.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	15.59 m (REFER TO ELEVATIONS)
4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK:	20.54 m (REFER TO ELEVATIONS)
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES
6. NON-COMBUSTIBLE CLADDING:	YES
6.1. COMBUSTIBLE CLADDING:	YES
7. HIGH BUILDING:	N/A
8. FIREWALL:	2 HR
9. MEZZANINES:	N/A
10. MEZZANINE EITING:	N/A
11. INTERCONNECTED FLOOR SPACE:	N/A. STORAGE GARAGE EXEMPT
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES 2HR AS A SEPARATE BLDG UNDER 3.1.1.1. 5HR.
13. SPRINKLER SYSTEM:	YES
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2012
13.2. RESIDENTIAL:	YES - NFPA 13 - 2012
13.3. FIRE EXTINGUISHERS:	YES - NFPA 10 - 2012
14. STANDPIPE SYSTEM:	YES - NFPA 14 - 2014
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CWA/ULC-5534
16. SMOKE CONTROL MEASURES:	YES
17. ANNUNCIATOR AND ZONE INDICATION:	YES
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	17.00 m (REFER TO ELEVATIONS)
19. NUMBER OF STREETS:	1
NOTES:	1. * UNLESS OTHERWISE NOTED, REFER TO CODE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.



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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	2195 SF	222.52 m ²	0.7%	
PARKAGE	56005 SF	5203.05 m ²	86.3%	
SERVICE ROOMS/SHAFTS	1154 SF	108.34 m ²	0.3%	
STORAGE	2776 SF	258.33 m ²	0.8%	
	62343 SF	5782.81 m²	18.3%	
P2 LEVEL				
CIRCULATION	2446 SF	227.22 m ²	0.7%	
PARKAGE	57654 SF	5356.25 m ²	17.0%	
STORAGE	3000 SF	278.68 m ²	0.9%	
	63100 SF	5862.16 m²	18.6%	
P3 LEVEL				
CIRCULATION	4815 SF	47.28 m ²	0.3%	
STORAGE	298 SF	27.71 m ²	0.3%	
	700 SF	64.99 m²	0.2%	

1.3.1 GROSS BUILDABLE AREA SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
BUILDING A				
1ST LEVEL				
CIRCULATION	2748 SF	255.29 m ²	0.8%	
INDOOR AMENITY	9815 SF	92.06 m ²	0.3%	
RESIDENTIAL	7370 SF	684.66 m ²	2.2%	
SERVICE ROOMS/SHAFTS	5655 SF	525.69 m ²	0.2%	
STORAGE	1506 SF	139.92 m ²	0.4%	
	13370 SF	1223.51 m²	3.9%	
2ND LEVEL				
CIRCULATION	1917 SF	178.07 m ²	0.6%	
RESIDENTIAL	10457 SF	971.53 m ²	3.1%	
SERVICE ROOMS/SHAFTS	27 SF	2.54 m ²	0.0%	
STORAGE	768 SF	71.37 m ²	0.2%	
	13370 SF	1223.51 m²	3.9%	
3RD LEVEL				
CIRCULATION	1917 SF	178.07 m ²	0.6%	
RESIDENTIAL	10457 SF	971.53 m ²	3.1%	
SERVICE ROOMS/SHAFTS	27 SF	2.54 m ²	0.0%	
STORAGE	768 SF	71.37 m ²	0.2%	
	13370 SF	1223.51 m²	3.9%	
4TH LEVEL				
CIRCULATION	1917 SF	178.07 m ²	0.6%	
RESIDENTIAL	10457 SF	971.53 m ²	3.1%	
SERVICE ROOMS/SHAFTS	27 SF	2.54 m ²	0.0%	
STORAGE	768 SF	71.37 m ²	0.2%	
	13370 SF	1223.51 m²	3.9%	
5TH LEVEL				
CIRCULATION	1917 SF	178.07 m ²	0.6%	
RESIDENTIAL	10457 SF	971.53 m ²	3.1%	
SERVICE ROOMS/SHAFTS	27 SF	2.54 m ²	0.0%	
STORAGE	768 SF	71.37 m ²	0.2%	
	13370 SF	1223.51 m²	3.9%	
6TH LEVEL				
CIRCULATION	1917 SF	178.07 m ²	0.6%	
RESIDENTIAL	10457 SF	971.53 m ²	3.1%	
SERVICE ROOMS/SHAFTS	27 SF	2.54 m ²	0.0%	
STORAGE	768 SF	71.37 m ²	0.2%	
	13370 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	2560 SF	237.87 m ²	0.8%	
INDOOR AMENITY	1992 SF	185.03 m ²	0.6%	
RESIDENTIAL	9360 SF	862.89 m ²	2.7%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	980 SF	91.88 m ²	0.3%	
	14757 SF	1370.96 m²	4.3%	
2ND LEVEL				
CIRCULATION	2065 SF	193.90 m ²	0.6%	
RESIDENTIAL	13639 SF	1261.32 m ²	3.4%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	1007 SF	95.44 m ²	0.3%	
	14757 SF	1370.96 m²	4.3%	
3RD LEVEL				
CIRCULATION	2045 SF	189.96 m ²	0.6%	
RESIDENTIAL	13640 SF	1262.36 m ²	3.4%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	1007 SF	95.44 m ²	0.3%	
	14757 SF	1370.96 m²	4.3%	
4TH LEVEL				
CIRCULATION	2045 SF	189.96 m ²	0.6%	
RESIDENTIAL	13640 SF	1262.36 m ²	3.4%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	1007 SF	95.44 m ²	0.3%	
	14757 SF	1370.96 m²	4.3%	
5TH LEVEL				
CIRCULATION	2045 SF	189.96 m ²	0.6%	
RESIDENTIAL	13640 SF	1262.36 m ²	3.4%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	1007 SF	95.44 m ²	0.3%	
	14757 SF	1370.96 m²	4.3%	
6TH LEVEL				
CIRCULATION	2045 SF	189.96 m ²	0.6%	
RESIDENTIAL	13640 SF	1262.36 m ²	3.4%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	1007 SF	95.44 m ²	0.3%	
	14757 SF	1370.96 m²	4.3%	
BUILDING C				
1ST LEVEL				
CIRCULATION	2123 SF	197.22 m ²	0.6%	
INDOOR AMENITY	1015 SF	93.90 m ²	0.3%	
RESIDENTIAL	7113 SF	661.84 m ²	0.6%	
SERVICE ROOMS/SHAFTS	1532 SF	142.33 m ²	0.5%	
STORAGE	900 SF	83.57 m ²	0.3%	
	7982 SF	735.85 m²	2.3%	
2ND LEVEL				
CIRCULATION	1397 SF	128.32 m ²	0.4%	
RESIDENTIAL	6119 SF	568.44 m ²	1.8%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	315 SF	293.76 m ²	0.1%	
	7982 SF	735.85 m²	2.3%	
3RD LEVEL				
CIRCULATION	1177 SF	108.32 m ²	0.3%	
RESIDENTIAL	6138 SF	570.28 m ²	1.8%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	315 SF	293.76 m ²	0.1%	
	7982 SF	735.85 m²	2.3%	
4TH LEVEL				
CIRCULATION	1177 SF	108.32 m ²	0.3%	
RESIDENTIAL	6138 SF	570.28 m ²	1.8%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	315 SF	293.76 m ²	0.1%	
	7982 SF	735.85 m²	2.3%	
5TH LEVEL				
CIRCULATION	1177 SF	108.32 m ²	0.3%	
RESIDENTIAL	6138 SF	570.28 m ²	1.8%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	315 SF	293.76 m ²	0.1%	
	7982 SF	735.85 m²	2.3%	
6TH LEVEL				
CIRCULATION	1177 SF	108.32 m ²	0.3%	
RESIDENTIAL	6138 SF	570.28 m ²	1.8%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	315 SF	293.76 m ²	0.1%	
	7982 SF	735.85 m²	2.3%	
AREA GRAND TOTAL	330791 SF	306075.6 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	6719 SF	624.26 m ²	100.0%	
	6719 SF	624.26 m²	100.0%	
AREA GRAND TOTAL	6719 SF	624.26 m²	100.0%	



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1.4.0 UNIT COUNT SUMMARY BUILDING A

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
BUILDING A			
1 BED	67	82.0%	
1 BED (ADAPTABLE)	18	26.7%	
2 BED	17	25.7%	
2 BED (ADAPTABLE)	6	5.0%	
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	65	53.3%	
1 BED (ADAPTABLE)	24	19.7%	
2 BED	33	27.0%	
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	21	39.6%	
1 BED & DEN	10	18.5%	
1 BED (ADAPTABLE)	5	9.4%	
2 BED	11	20.4%	
2 BED (ADAPTABLE)	6	11.3%	
BUILDING C: 53		100.0%	
TOTAL UNITS: 53		100.0%	

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) PARTLY WALL, CENTER OF WALL, C) CONDO/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 AREA BY SURVEY ON SITE.

1.4.2 UNIT FLOOR AREA SUMMARY

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (ESP)	UNIT AREA m ² (sqm)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
BUILDING A						
UNIT B1	1 BED	5	534 SF	50m ²	2,668 SF	247.82 m ²
UNIT B2	1 BED	44	933 SF	47m ²	23,088 SF	2,152.04 m ²
UNIT B2.1	1 BED (ADAPTABLE)	6	507 SF	47m ²	3,040 SF	282.47 m ²
UNIT B2.2	1 BED	6	497 SF	46m ²	2,993 SF	278.08 m ²
UNIT B2.3	1 BED	6	502 SF	47m ²	3,012 SF	279.82 m ²
UNIT B2.5	1 BED (ADAPTABLE)	12	507 SF	47m ²	6,084 SF	559.65 m ²
UNIT B3	1 BED	6	537 SF	50m ²	3,224 SF	299.49 m ²
UNIT D1	2 BED	6	798 SF	74m ²	4,795 SF	445.47 m ²
UNIT D2	2 BED (ADAPTABLE)	6	762 SF	70m ²	4,515 SF	419.43 m ²
UNIT D3	2 BED	6	745 SF	69m ²	4,470 SF	413.23 m ²
UNIT D4	2 BED	5	573 SF	53m ²	2,865 SF	266.27 m ²
BUILDING A: 308					59,694 SF	5,546.77 m²
BUILDING B						
UNIT B2	1 BED	53	502 SF	47m ²	26,606 SF	2,471.78 m ²
UNIT B2.1	1 BED (ADAPTABLE)	6	507 SF	47m ²	3,041 SF	282.47 m ²
UNIT B2.3	1 BED	6	502 SF	47m ²	3,012 SF	279.82 m ²
UNIT B2.5	1 BED (ADAPTABLE)	18	502 SF	47m ²	9,036 SF	839.47 m ²
UNIT B2.6	1 BED	5	490 SF	46m ²	2,452 SF	227.76 m ²
UNIT B4	1 BED	1	474 SF	44m ²	474 SF	44.05 m ²
UNIT C3	2 BED	6	636 SF	59m ²	3,815 SF	355.32 m ²
UNIT D1	2 BED	6	798 SF	74m ²	4,796 SF	445.59 m ²
UNIT D3	2 BED	6	745 SF	69m ²	4,470 SF	413.23 m ²
UNIT D3.1	2 BED	5	747 SF	69m ²	3,732 SF	346.76 m ²
UNIT D5	2 BED	5	658 SF	61m ²	3,240 SF	301.68 m ²
UNIT D6	2 BED	5	562 SF	52m ²	2,810 SF	264.57 m ²
BUILDING B: 122					67,430 SF	6,249.52 m²
BUILDING C						
UNIT B1.1	1 BED	1	555 SF	52m ²	555 SF	51.60 m ²
UNIT B2	1 BED	5	502 SF	47m ²	2,510 SF	233.19 m ²
UNIT B2.2	1 BED	5	497 SF	46m ²	2,485 SF	230.98 m ²
UNIT B2.4	1 BED	5	482 SF	45m ²	2,410 SF	224.77 m ²
UNIT B2.5	1 BED (ADAPTABLE)	5	502 SF	47m ²	2,510 SF	233.19 m ²
UNIT B5	1 BED	5	500 SF	51m ²	2,748 SF	255.32 m ²
UNIT C1	1 BED & DEN	5	580 SF	54m ²	2,904 SF	270.62 m ²
UNIT C2	1 BED & DEN	5	640 SF	59m ²	3,242 SF	302.23 m ²
UNIT D1	2 BED	6	780 SF	73m ²	4,802 SF	446.17 m ²
UNIT D1.1	2 BED	5	787 SF	73m ²	3,894 SF	360.47 m ²
UNIT D2.1	2 BED (ADAPTABLE)	6	774 SF	72m ²	4,643 SF	432.26 m ²
BUILDING C: 53					32,795 SF	3,046.79 m²
UNIT TOTAL: 263					92,919 SF	8,643.08 m²



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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)	174 UNITS	*1.00	174 STALLS	36 UNITS	* 1.00	36 STALLS	210 STALLS
2 BED	56 UNITS	*1.25	70 STALLS	17 UNITS	*1.25	21.3 STALLS	92 STALLS
TOTAL			244 STALLS			58 STALLS	302 STALLS
VISITOR	230 UNITS	*0.15	34.5 STALLS	53 UNITS	*0.15	7.9 STALLS	
TOTAL VISITOR			35 STALLS			8 STALLS	43 STALLS
TOTAL STALLS			279 STALLS			66 STALLS	345 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	17	29%	4.0%	P1 LEVEL		
SMALL EV	6	10%	1.2%	P1 LEVEL		
STANDARD	33	56%	9.5%	P1 LEVEL		
RENTAL RESIDENT: 59		100%	16.0%			
RENTAL VISITOR						
ACCESSIBLE	1	13%	0.3%	1ST LEVEL		
SMALL CAR	5	13%	0.3%	1ST LEVEL		
STANDARD	6	75%	0.7%	1ST LEVEL		
RENTAL VISITOR: 8		100%	2.3%			
MARKET RESIDENT						
ACCESSIBLE	9	14%	2.6%	P1 LEVEL		
ACCESSIBLE	7	3%	2.0%	P1 LEVEL		
SMALL CAR	51	25%	7.5%	P1 LEVEL		
SMALL CAR	9	4%	2.6%	P1 LEVEL		
SMALL EV	8	3%	2.3%	P1 LEVEL		
STANDARD	66	39%	27.8%	P1 LEVEL		
STANDARD	35	14%	10.0%	P1 LEVEL		
STANDARD EV	19	8%	6.4%	P1 LEVEL		
MARKET RESIDENT: 244		100%	68.0%			
MARKET VISITOR						
ACCESSIBLE	2	5%	0.6%	P1 LEVEL		
SMALL CAR	14	37%	4.0%	P1 LEVEL		
STANDARD	12	58%	6.3%	P1 LEVEL		
MARKET VISITOR: 38		100%	10.0%			
TOTAL PARKING STALLS: 349			100.0%			

1.5.2 STORAGE STALL SUMMARY					
STORAGE STALL USER/TYPER	STORAGE STALL COUNT	STORAGE STALL %	LEVEL	COMMENTS	
MARKET RESIDENT					
STORAGE FLOORER	54	58.7%	1ST LEVEL		
STORAGE FLOORER	36	12.5%	2ND LEVEL		
STORAGE FLOORER	36	12.5%	3RD LEVEL		
STORAGE FLOORER	36	12.5%	4TH LEVEL		
STORAGE FLOORER	36	12.5%	5TH LEVEL		
STORAGE FLOORER	36	12.5%	6TH LEVEL		
MARKET RESIDENT: 214		81.0%			
RENTAL RESIDENT					
STORAGE FLOORER	20	6.0%	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: 95		33.0%			
TOTAL STORAGE STALLS: 269		100.0%			
NOTE: TOTAL REQUIRED STORAGE IS 1 PER UNIT					

1.5.3 BIKE PARKING STALL SUMMARY					
PARKING STALL USER/TYPER	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS	
MARKET RESIDENT					
STANDARD BIKE	32	40.4%	P1 LEVEL		
STANDARD BIKE	32	40.4%	P1 LEVEL		
MARKET RESIDENT: 64		80.8%			
RENTAL RESIDENT					
STANDARD BIKE	15	7.4%	P1 LEVEL		
VERTICAL BIKE	12	5.9%	P1 LEVEL		
RENTAL RESIDENT: 27		13.3%			
MARKET VISITOR					
BIKE RACKS	6	3.0%	1ST LEVEL		
MARKET VISITOR: 6		3.0%			
RENTAL VISITOR					
BIKE RACKS	6	3.0%	1ST LEVEL		
RENTAL VISITOR: 6		3.0%			
TOTAL PARKING STALLS: 209		100.0%			
NOTE: TOTAL REQUIRED STORAGE IS 0.5 PER UNIT					



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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: 213,555 SF
3. EXCLUSIONS: BUILDING A: 5,347 SF + BUILDING B: 6,459 SF + BUILDING C: 2,210 SF = 14,016 SF
4. FSR: 213,651 SF - 14,016 SF = 199,635 SF / 76,381.87 SF = 2.59

0.6.1 FSR FLOOR AREA SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
BUILDING A SERVICE ROOMS/SHAFTS				
1ST LEVEL	555 SF	51.59 m ²	0.3%	
2ND LEVEL	27 SF	2.54 m ²	0.0%	
3RD LEVEL	27 SF	2.54 m ²	0.0%	
4TH LEVEL	27 SF	2.54 m ²	0.0%	
5TH LEVEL	27 SF	2.54 m ²	0.0%	
6TH LEVEL	27 SF	2.54 m ²	0.0%	
6TH LEVEL	692 SF	64.28 m²	0.3%	
RESIDENTIAL				
1ST LEVEL	73705 SF	684.66 m ²	3.4%	
2ND LEVEL	10460 SF	971.73 m ²	4.9%	
3RD LEVEL	10460 SF	971.73 m ²	4.9%	
4TH LEVEL	10460 SF	971.73 m ²	4.9%	
5TH LEVEL	10460 SF	971.73 m ²	4.9%	
6TH LEVEL	10460 SF	971.73 m ²	4.9%	
6TH LEVEL	59698 SF	5543.33 m²	27.9%	
INDOOR AMENITY				
1ST LEVEL	995 SF	92.06 m ²	0.5%	
1ST LEVEL	995 SF	92.06 m²	0.5%	
CIRCULATION				
1ST LEVEL	27485 SF	253.29 m ²	1.3%	
2ND LEVEL	19545 SF	177.86 m ²	0.9%	
3RD LEVEL	19545 SF	177.86 m ²	0.9%	
4TH LEVEL	19545 SF	177.86 m ²	0.9%	
5TH LEVEL	19545 SF	177.86 m ²	0.9%	
6TH LEVEL	19545 SF	177.86 m ²	0.9%	
6TH LEVEL	12330 SF	1144.40 m²	5.8%	
AREA EXCLUSION				
1ST LEVEL	15065 SF	139.91 m ²	0.7%	STORAGE
2ND LEVEL	768 SF	71.37 m ²	0.4%	STORAGE
3RD LEVEL	768 SF	71.37 m ²	0.4%	STORAGE
4TH LEVEL	768 SF	71.37 m ²	0.4%	STORAGE
5TH LEVEL	768 SF	71.37 m ²	0.4%	STORAGE
6TH LEVEL	768 SF	71.37 m ²	0.4%	STORAGE
6TH LEVEL	5347 SF	496.77 m²	2.5%	
6TH LEVEL	79038 SF	7341.03 m²	37.0%	

0.6.1 FSR FLOOR AREA SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
BUILDING B SERVICE ROOMS/SHAFTS				
1ST LEVEL	35 SF	3.20 m ²	0.0%	
2ND LEVEL	35 SF	3.20 m ²	0.0%	
3RD LEVEL	35 SF	3.20 m ²	0.0%	
4TH LEVEL	35 SF	3.20 m ²	0.0%	
5TH LEVEL	35 SF	3.20 m ²	0.0%	
6TH LEVEL	35 SF	3.20 m ²	0.0%	
6TH LEVEL	212 SF	19.73 m²	0.1%	
RESIDENTIAL				
1ST LEVEL	9173 SF	852.22 m ²	4.3%	
2ND LEVEL	17758 SF	1643.77 m ²	8.3%	
3RD LEVEL	11649 SF	1082.26 m ²	5.5%	
4TH LEVEL	11649 SF	1082.26 m ²	5.5%	
5TH LEVEL	11649 SF	1082.26 m ²	5.5%	
6TH LEVEL	11649 SF	1082.26 m ²	5.5%	
6TH LEVEL	73528 SF	6831.01 m²	34.4%	
INDOOR AMENITY				
1ST LEVEL	1992 SF	183.03 m ²	0.9%	
1ST LEVEL	1992 SF	183.03 m²	0.9%	
CIRCULATION				
1ST LEVEL	2545 SF	238.31 m ²	1.2%	
2ND LEVEL	2035 SF	190.01 m ²	1.0%	
3RD LEVEL	2045 SF	190.97 m ²	1.0%	
4TH LEVEL	2045 SF	190.97 m ²	1.0%	
5TH LEVEL	2045 SF	190.96 m ²	1.0%	
6TH LEVEL	2045 SF	190.96 m ²	1.0%	
6TH LEVEL	12799 SF	1189.10 m²	6.0%	
AREA EXCLUSION				
1ST LEVEL	992 SF	92.11 m ²	0.5%	STORAGE
2ND LEVEL	1158 SF	106.20 m ²	0.6%	STORAGE
3RD LEVEL	1027 SF	94.44 m ²	0.5%	STORAGE
4TH LEVEL	1027 SF	94.44 m ²	0.5%	STORAGE
5TH LEVEL	1039 SF	96.44 m ²	0.5%	STORAGE
6TH LEVEL	1027 SF	95.44 m ²	0.5%	STORAGE
6TH LEVEL	6499 SF	605.00 m²	3.0%	
6TH LEVEL	94991 SF	8824.93 m²	44.5%	
BUILDING C SERVICE ROOMS/SHAFTS				
1ST LEVEL	1532 SF	142.33 m ²	0.7%	
2ND LEVEL	35 SF	3.20 m ²	0.0%	
3RD LEVEL	35 SF	3.20 m ²	0.0%	
4TH LEVEL	35 SF	3.20 m ²	0.0%	
5TH LEVEL	35 SF	3.20 m ²	0.0%	
6TH LEVEL	35 SF	3.20 m ²	0.0%	
6TH LEVEL	1709 SF	158.77 m²	0.8%	
RESIDENTIAL				
1ST LEVEL	2125 SF	197.45 m ²	1.0%	
2ND LEVEL	6139 SF	570.20 m ²	2.9%	
3RD LEVEL	6138 SF	570.27 m ²	2.9%	
4TH LEVEL	6139 SF	570.33 m ²	2.9%	
5TH LEVEL	6139 SF	570.33 m ²	2.9%	
6TH LEVEL	6139 SF	570.33 m ²	2.9%	
6TH LEVEL	26980 SF	2478.66 m²	12.5%	
INDOOR AMENITY				
1ST LEVEL	1011 SF	93.89 m ²	0.5%	
1ST LEVEL	1011 SF	93.89 m²	0.5%	
CIRCULATION				
1ST LEVEL	2138 SF	196.79 m ²	1.0%	
2ND LEVEL	1197 SF	111.36 m ²	0.6%	
3RD LEVEL	1177 SF	109.32 m ²	0.6%	
4TH LEVEL	1177 SF	109.32 m ²	0.6%	
5TH LEVEL	1177 SF	109.32 m ²	0.6%	
6TH LEVEL	1177 SF	109.32 m ²	0.6%	
6TH LEVEL	8022 SF	745.23 m²	3.8%	
AREA EXCLUSION				
1ST LEVEL	895 SF	83.24 m ²	0.4%	STORAGE
2ND LEVEL	311 SF	28.76 m ²	0.2%	STORAGE
3RD LEVEL	311 SF	28.76 m ²	0.2%	STORAGE
4TH LEVEL	311 SF	28.76 m ²	0.2%	STORAGE
5TH LEVEL	311 SF	28.76 m ²	0.2%	STORAGE
6TH LEVEL	311 SF	28.76 m ²	0.2%	STORAGE
6TH LEVEL	2230 SF	206.28 m²	1.0%	
6TH LEVEL	39642 SF	3662.85 m²	18.6%	
6TH LEVEL	213651 SF	19944.81 m²	100.0%	



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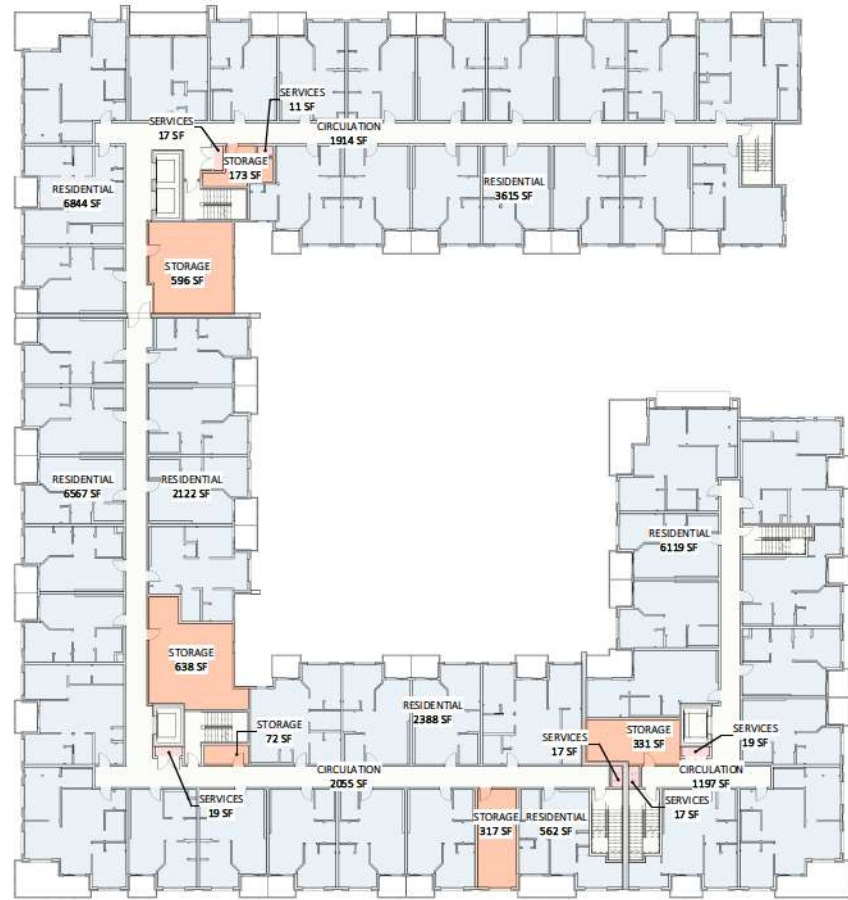
FSR PLANS



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"

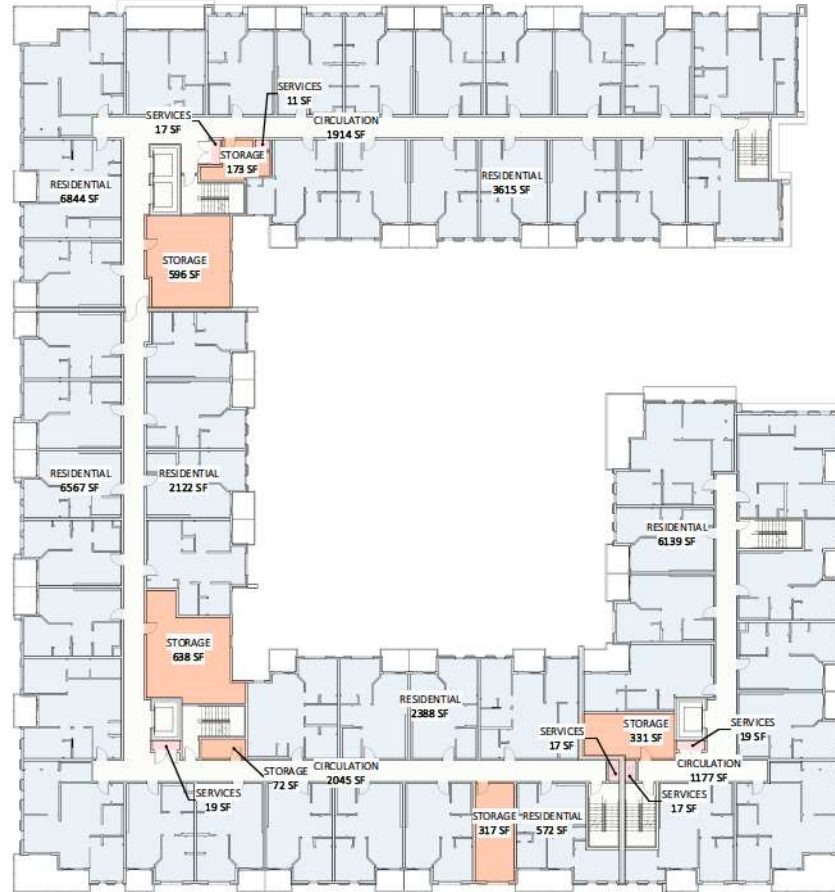


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3rd-6th LEVEL AREA PLAN
 1/16" = 1'-0"

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

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FSR PLANS

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 OF FERS 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 (EDPTD) 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



CONCEPT ENTRANCE PERSPECTIVE



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DESIGN RATIONALE

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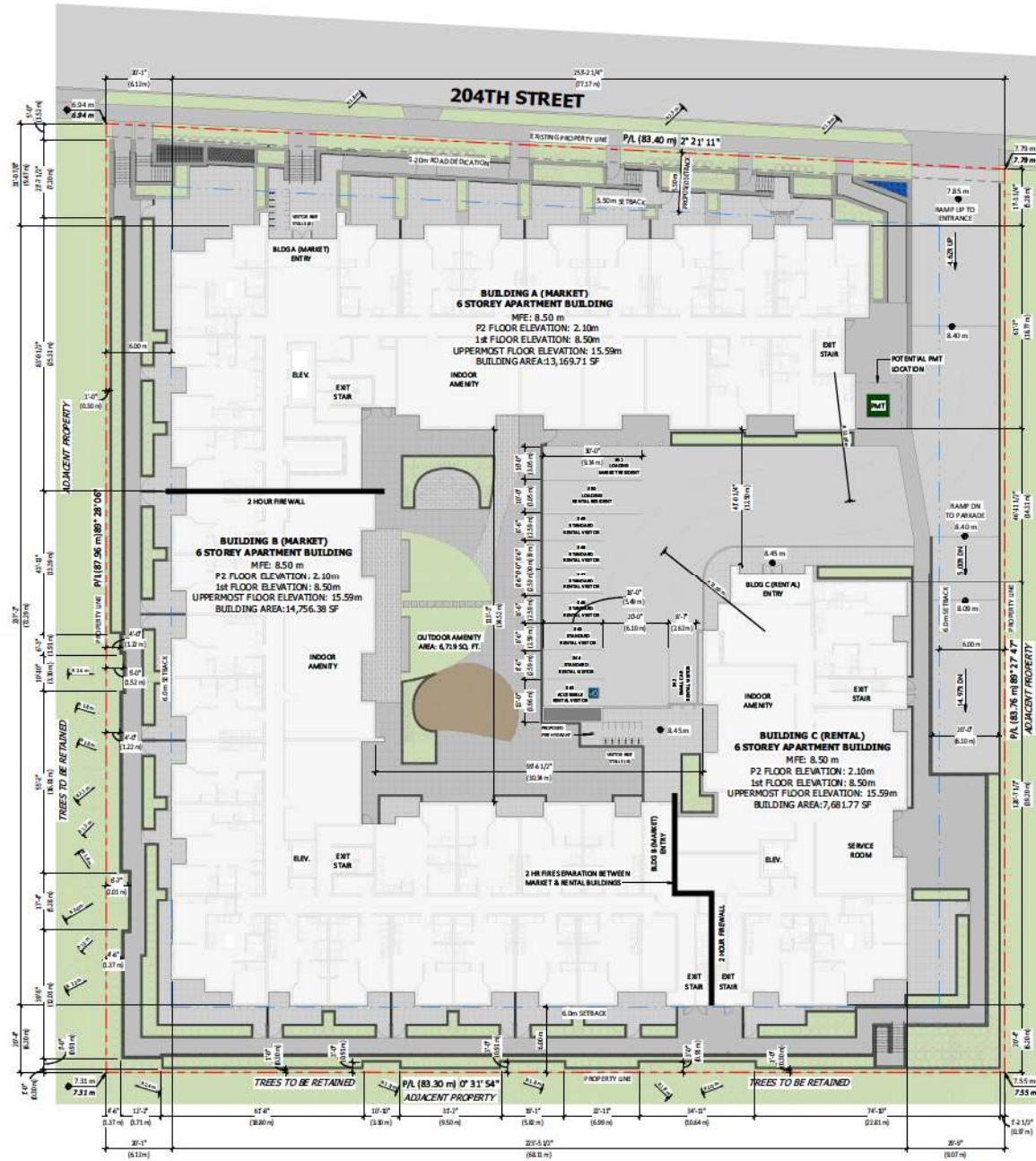
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SITE PLAN

SCALE 1/16" = 1'-0"

SD2.01



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



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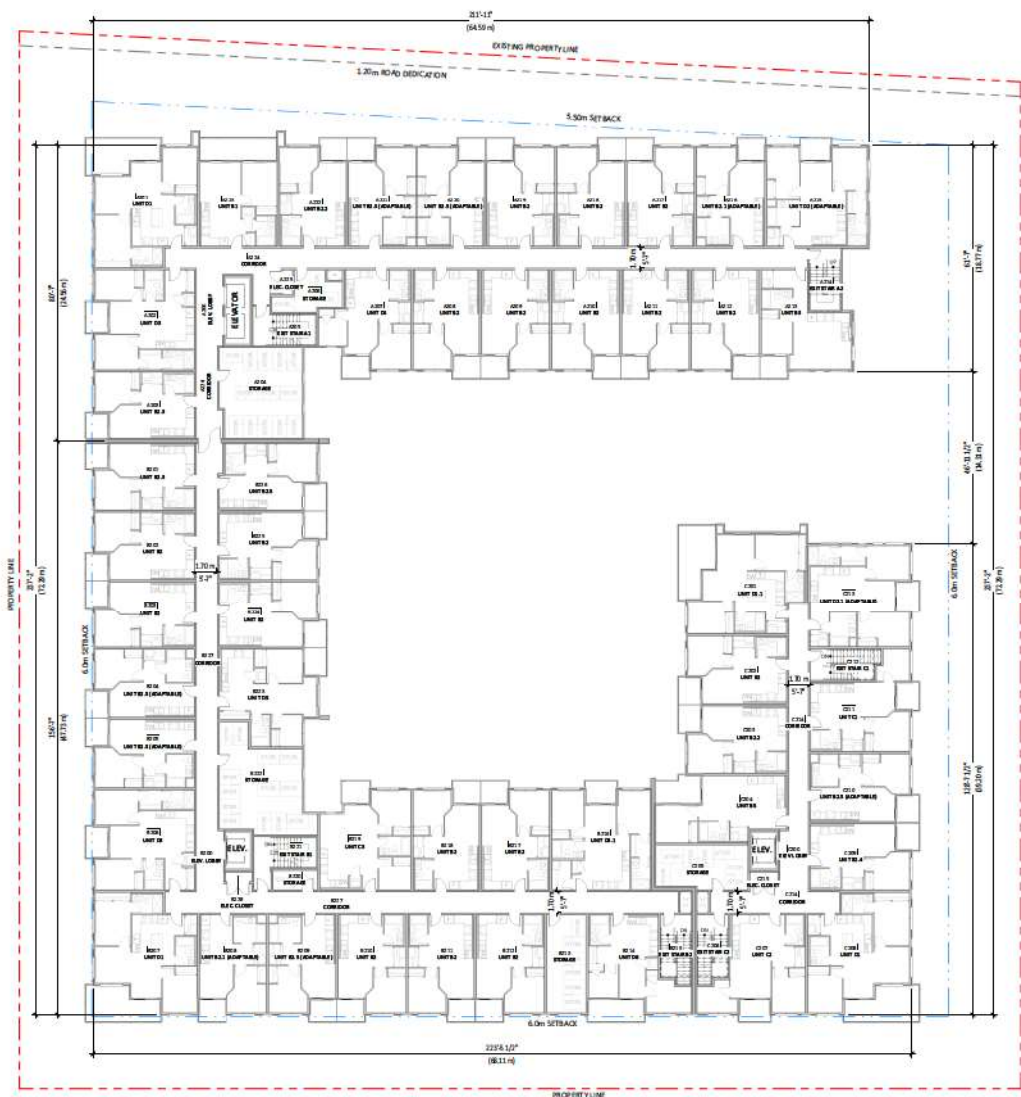
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2ND LEVEL PLAN



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

SCALE 1/16" = 1'-0"



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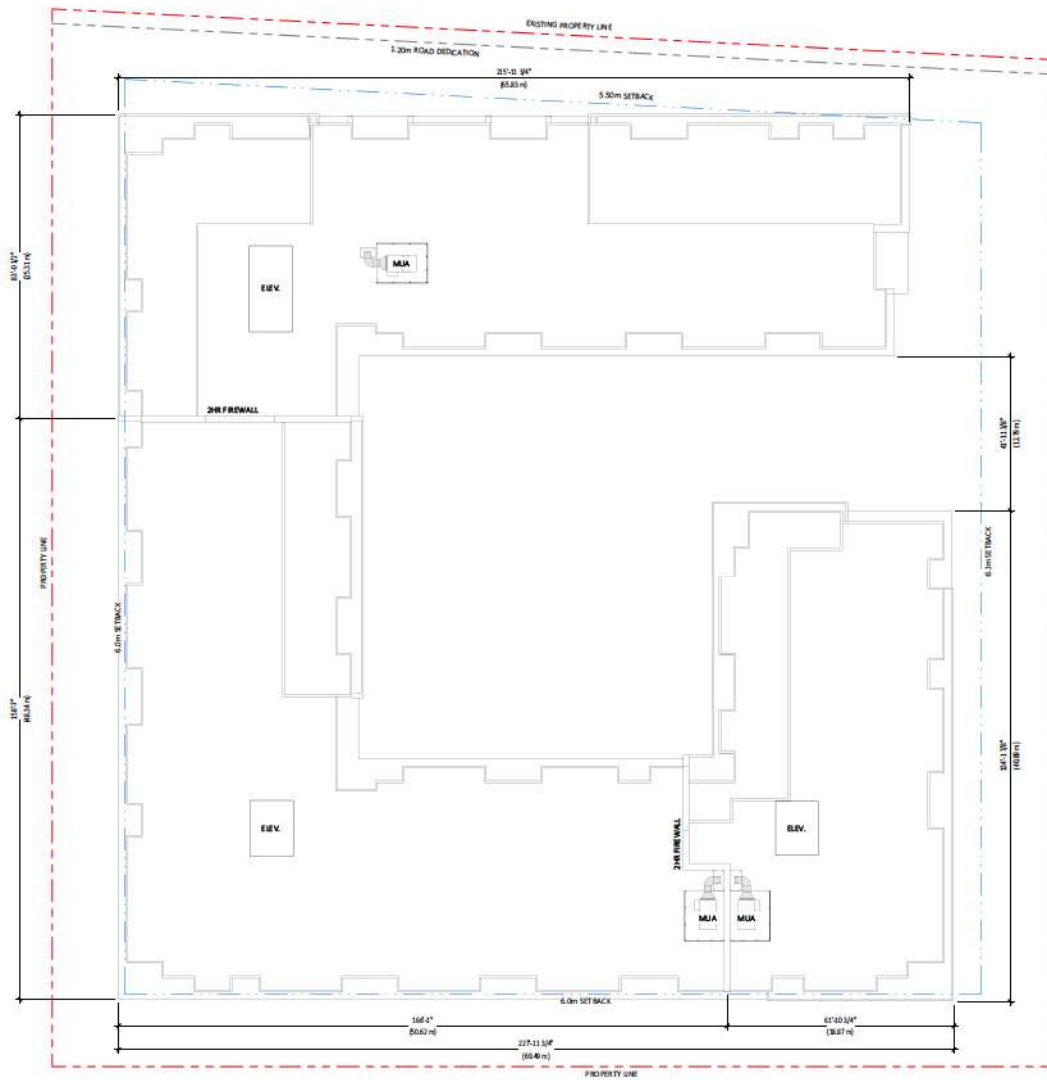
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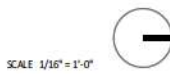
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ROOF LEVEL PLAN



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



SCALE 1/16" = 1'-0"

SD.18



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WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

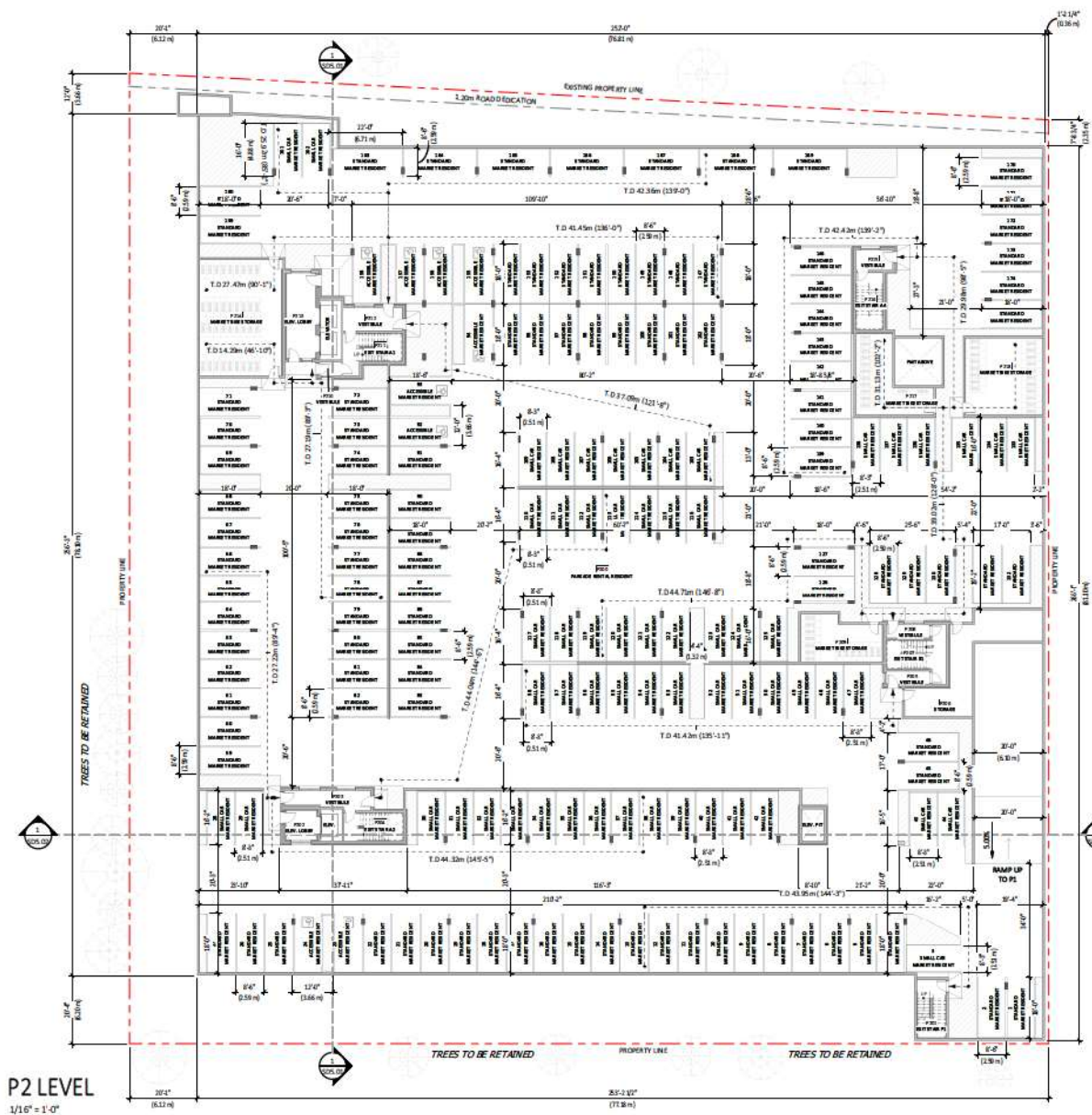
PROJECT # 21172.1
CITY FILE #



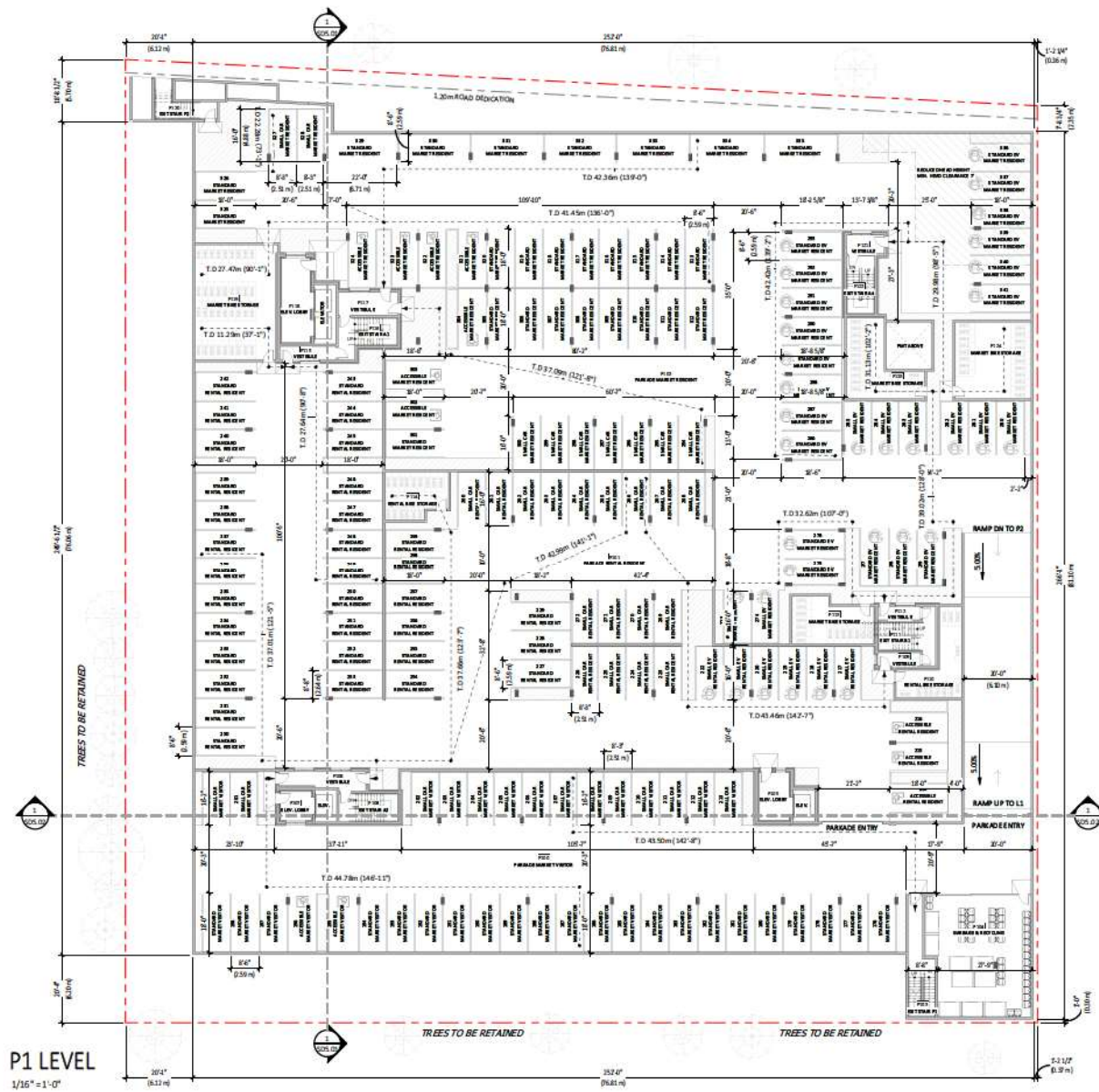
P2 LEVEL PLAN

SCALE 1/16" = 1'-0"

SD2.19



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



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



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STREET
APARTMENTS

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CITY FILE #



P1 LEVEL PLAN

SCALE 1/16" = 1'-0"



SD2.20



204 STREET PERSPECTIVE



BLDG C ENTRANCE



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**WHITETAILED 204
STREET
APARTMENTS**

5360 - 204 STREET, LANGLEY, BC

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CITY FILE #



**STREET
PERSPECTIVE**

SCALE N.T.S.

SD3.00



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WEST ELEVATION
1" = 10'-0"



SOUTH ELEVATION
1" = 10'-0"

WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

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BUILDING
ELEVATIONS

SCALE 1" = 10'-0"

SD3.01



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NORTH ELEVATION
1" = 10'-0"



EAST ELEVATION
1" = 10'-0"

WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

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CITY FILE #



BUILDING
ELEVATIONS

SCALE 1" = 10'-0"

SD3.02



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204 STREET STREETSCAPE
1" = 20'-0"

WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

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STREETSCAPE

SCALE 1" = 20'-0"

SD4.01



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WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

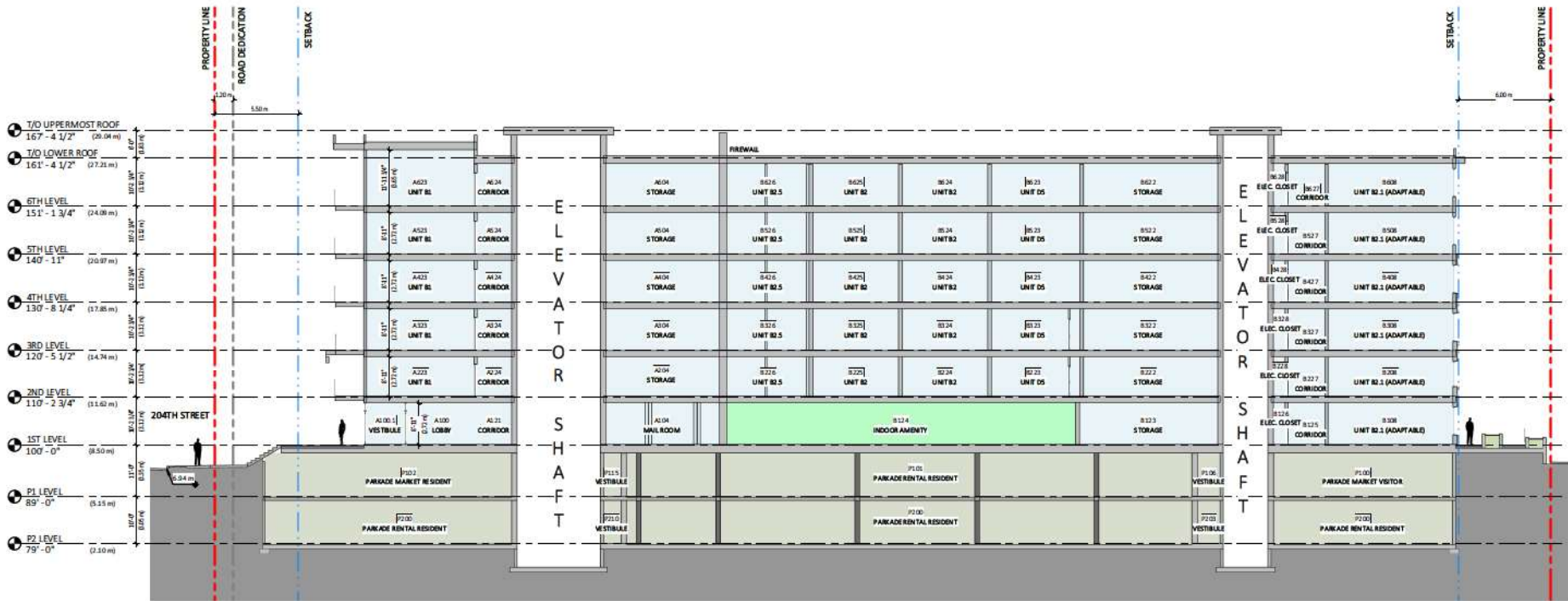
PROJECT # 21172.1
CITY FILE #



SITE SECTION

SCALE 3/32" = 1'-0"

SD5.01



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



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WHITETAIL 204
STREET
APARTMENTS

5360 - 204 STREET, LANGLEY, BC

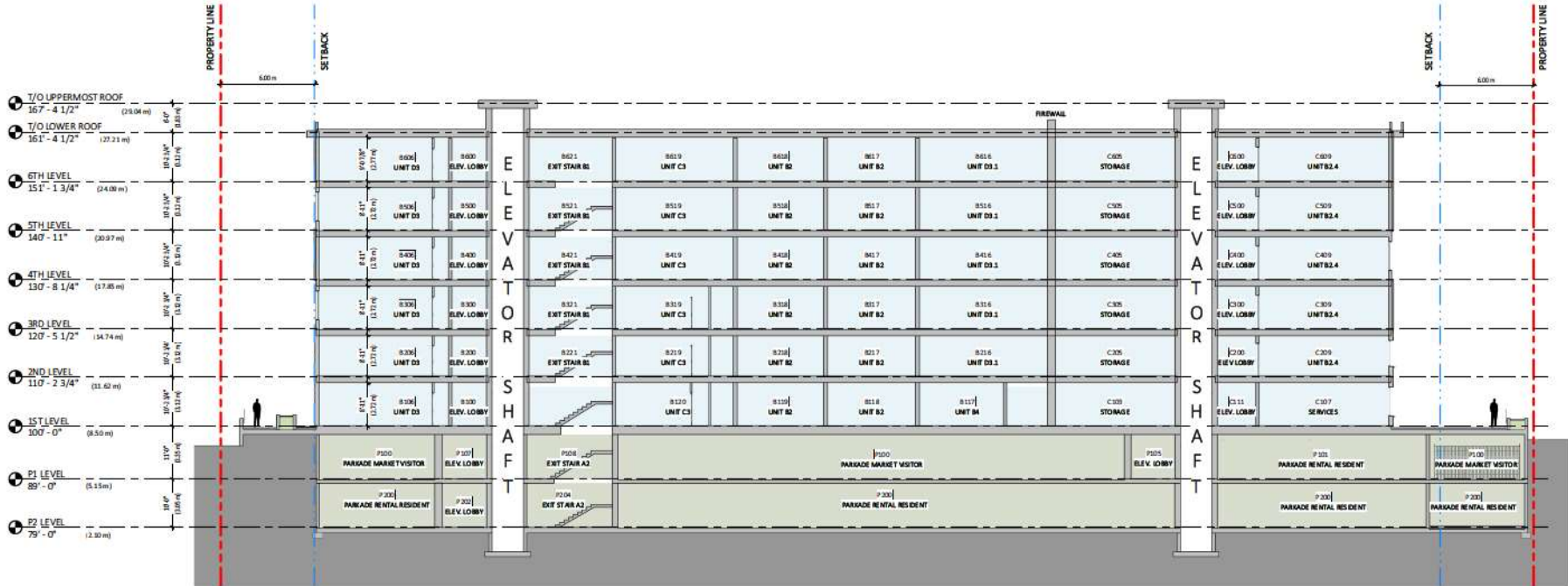
PROJECT # 21172.1
CITY FILE #



SITE SECTION

SCALE 3/32" = 1'-0"

SD5.02



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

OCCUPANCY USE

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

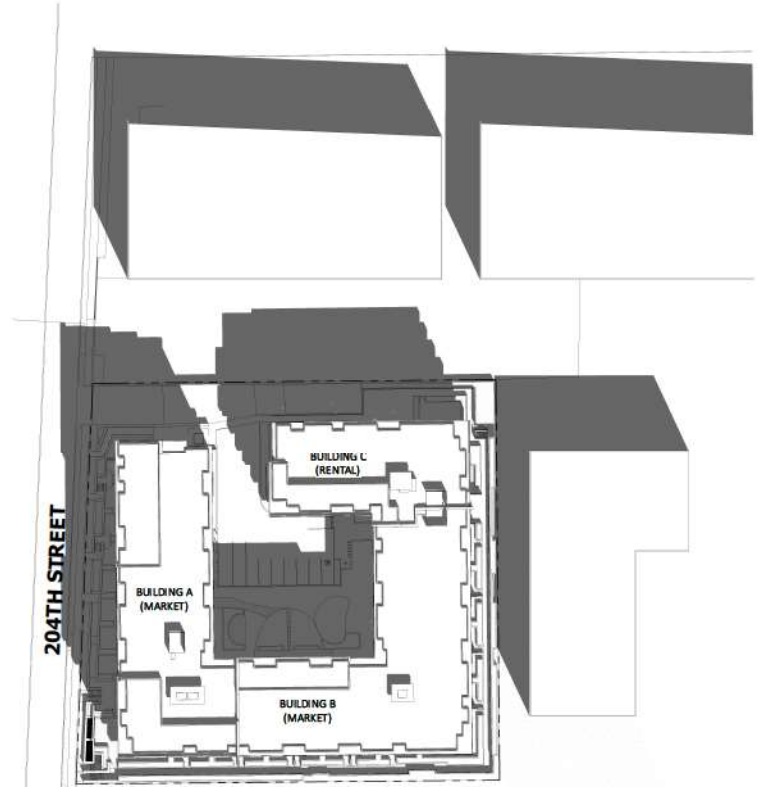


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SHADOW STUDY - SPRING EQUINOX 9AM
1" = 40'-0"



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

WHITETAIL 204
STREET
APARTMENTS

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SHADOW STUDY



SCALE 1" = 40'-0"

SD5.10



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**WHITETAIL 204
STREET
APARTMENTS**

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CITY FILE #



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



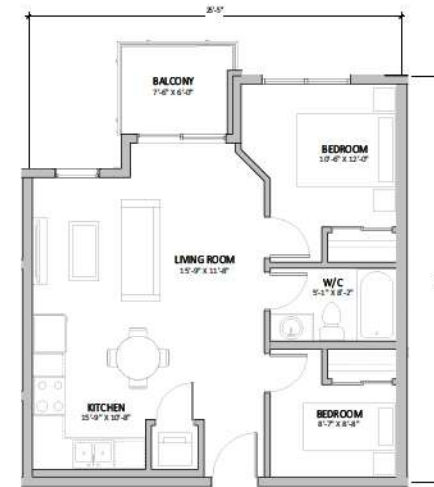
UNIT B5
1/4" = 1'-0"



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



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



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



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STREET
APARTMENTS

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PROJECT # 21172.1
CITY FILE #



UNIT PLANS

SCALE 1/4" = 1'-0"

SD6.02



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



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



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



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



UNIT D3
1/4" = 1'-0"



UNIT D3.1
1/4" = 1'-0"

WHITETAIL 204
STREET
APARTMENTS

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PROJECT # 21172.1
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UNIT PLANS

SCALE 1/4" = 1'-0"

SD6.03



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CITY FILE #



UNIT PLANS

SCALE 1/4" = 1'-0"

SD6.04



UNIT D4
1/4" = 1'-0"



UNIT D5
1/4" = 1'-0"



UNIT D6
1/4" = 1'-0"

0.8.1 SITE LAYOUT PLAN GENERAL NOTES/LEGEND

LEGEND	
	PROPERTY LINE
	OUTLINE OF PARKADE
	OUTLINE OF ROOF ABOVE
	OUTLINE OF BALCONY ABOVE
	SETRACK
	BUILDING FOOTPRINT
	RIGHT OF WAY/SEWAGEMENT

NOTES

- REFER TO LEGAL SURVEY PLAN, COMPLETED BY ISAAC OSMAN & ASSOCIATES ASSOCIATES (D.C. 14, 2012) TO VERIFY ALL SITE INFORMATION.



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**WHITETAIL 204
STREET
APARTMENTS**

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
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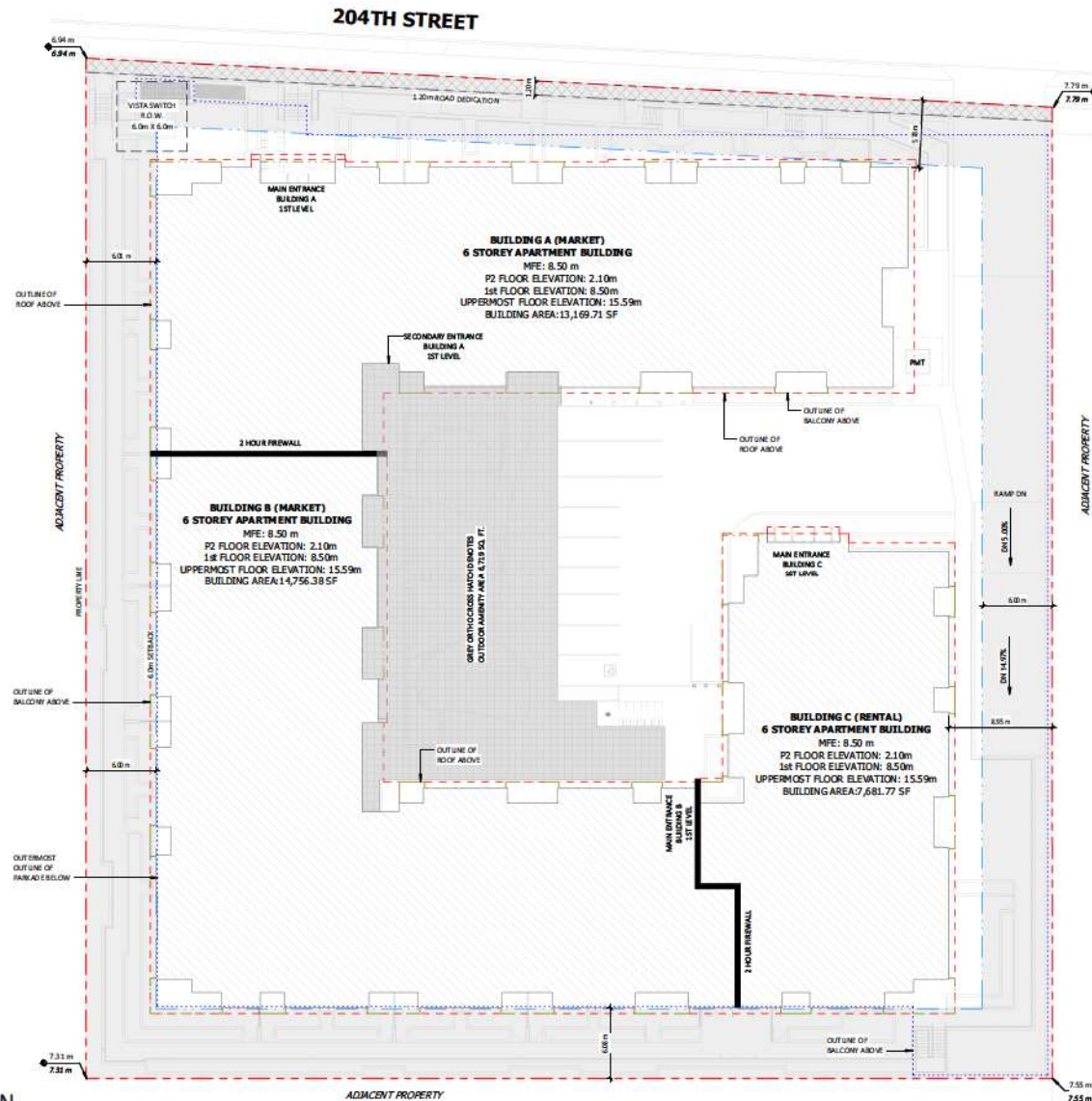
SITE LAYOUT PLAN

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

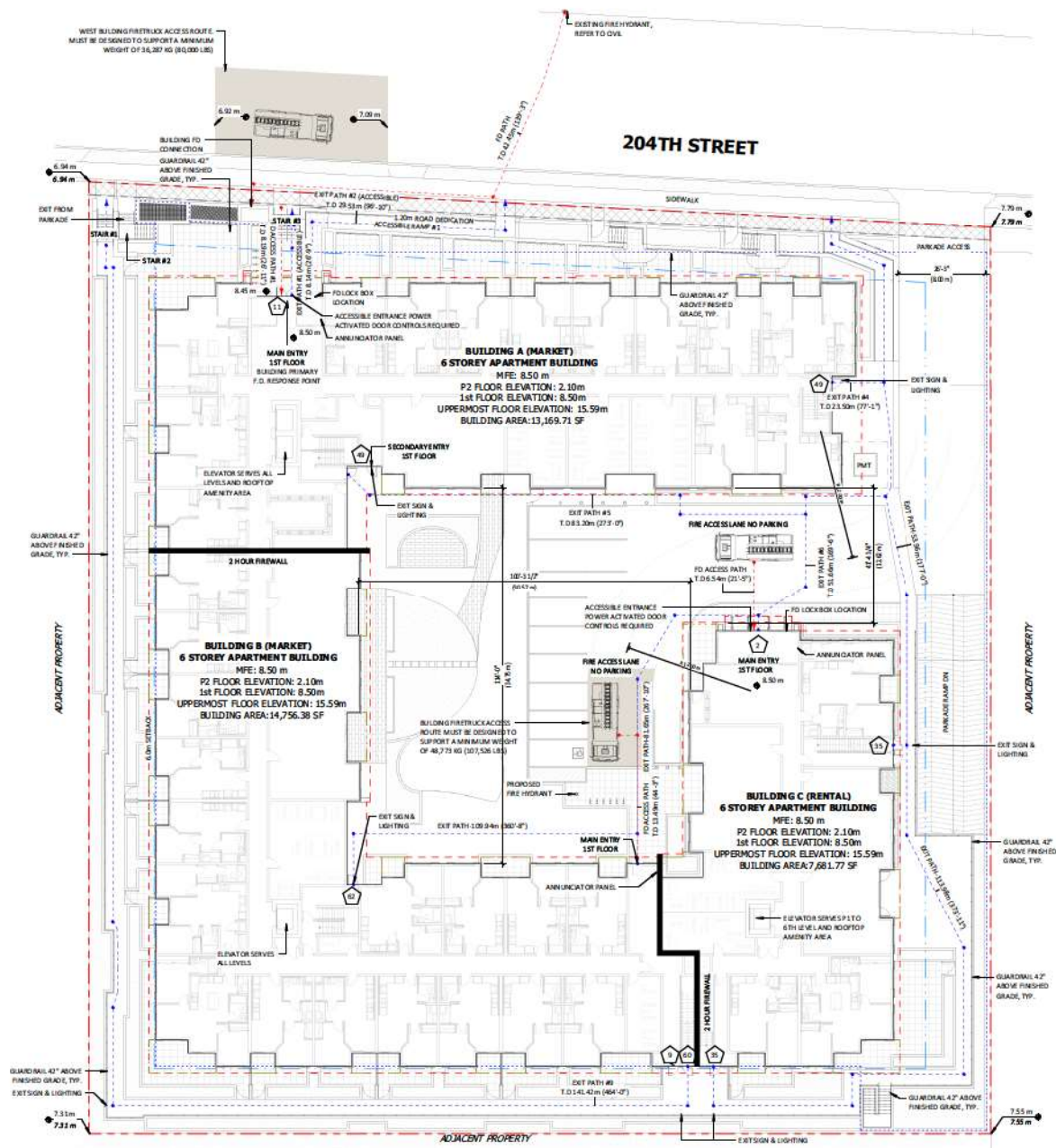
SCALE 1/16" = 1'-0"



SD7.01



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



204TH STREET

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

SIGNAGE LEGEND

S1	ST-OP
S2	ACCESSIBLE PARKING STALL
S3	ACCESSIBLE ENTRANCE
S4	FIRE LANE NO PARKING
S5	GUARANTY LOADING ZONE NO PARKING
S6	SHOP OFF-PICK 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'-3.54"
MFE	8.50 m	28'-0"
P1 LEVEL	5.15 m	16'-9"
P2 LEVEL	2.10 m	7'-0"



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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT # 21172.1
 CITY FILE #



SITE CODE PLAN

SCALE 1/16" = 1'-0"

SD7.02