

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

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 410 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA



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NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
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WHITETAIL 204
STREET
APARTMENTS

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #

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ABBOTSFORD BC | 104 - 3550 MT. LEHMAN RD.
V4X 2M9 | 604.864.0714



KEYSTONE ARCHITECTURE & PLANNING LTD.

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577 | F 1.855.398.4578

CALGARY AB | 410 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768

E-MAIL: MAIL@KEYSTONEARCH.CA
ONLINE: KEYSTONEARCH.CA

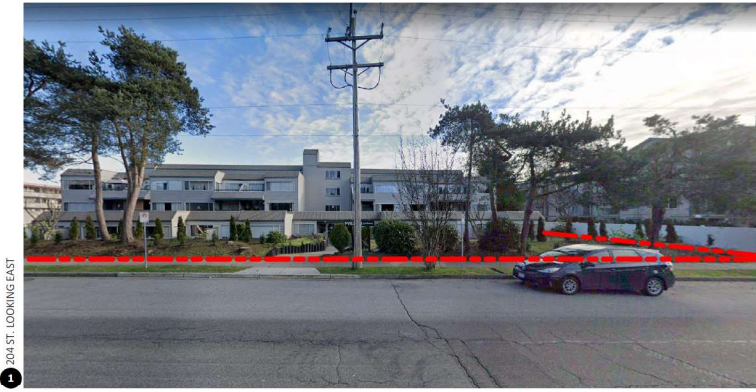


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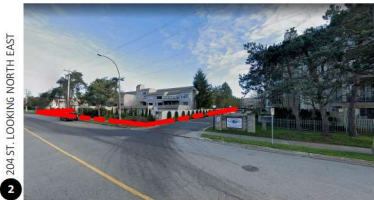
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SD0.01

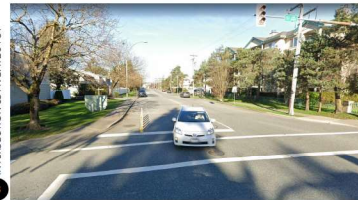
CONTEXT PLANS



4 204 ST. LOOKING EAST



4 204 ST. LOOKING NORTH EAST



4 INTERSECTION 53 AVE + 204 ST



4 204 ST. LOOKING SOUTHEAST



4 INTERSECTION 54 AVE + 204 ST



6 NEARBY GROCERY STORE



4 BAY 4 TRANSIT STATION

LOCATION

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



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)	
CMVC ADDRESS:	5360 - 204 STREET, LANGLEY, BC	
LEGAL DESCRIPTION:	LOT 178 DISTRICT LOT 36 GROUP 2, NEW WESTMINSTER DISTRICT PLAN 53282	
NEIGHBOURHOOD:		
SITE AREA (GROSS):	76,981.87 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	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: 4.30 m REAR: 6.00 m SIDE (NORTH): 6.00 m SIDE (SOUTH): 6.00 m
DENSITY-GROSS FLOOR AREA (FSR):		
BUILDING HEIGHT:	ANY HEIGHT	21.84 m
LOT COVERAGE:	35,600.00 S.F. / 76,981.87 S.F. = 46.2%	35,600.00 S.F. / 75,904.68 S.F. = 46.2%
COMMON INDOOR AMENITY AREA:	3,046.30 S.F. (283.00 S.M.)	3,994.00 S.F. (371.00 S.M.)
COMMON OUTDOOR AMENITY AREA:	6,092.36 S.F. (566.00 S.M.)	6,719.00 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:	GE0-5.33 m	GE0-5.48 m
WASTE & RECYCLING STORAGE:	MIXED CONTAINERS = 5,235 SL PER WEEK / 240L CART = 22 CARTS MIXED PAPERS & CARDBOARD = 12,140.7L PER WEEK / 4 CUBIC YARD BIN (3,058L) = 4 BINS GARBAGE = 14,999L PER WEEK / 4 CUBIC YARD BIN (3,058L) = 5 BINS GLASS = 594.3L PER WEEK / 240L CART = 3 CARTS ORGANICS = 3,962L PER WEEK / 240L CART = 17 CARTS	MIXED CONTAINERS = 5,235 SL PER WEEK / 240L CART = 22 CARTS MIXED PAPERS & CARDBOARD = 12,140.7L PER WEEK / 4 CUBIC YARD BIN (3,058L) = 4 BINS GARBAGE = 14,999L PER WEEK / 4 CUBIC YARD BIN (3,058L) = 5 BINS GLASS = 594.3L PER WEEK / 240L CART = 3 CARTS ORGANICS = 3,962L PER WEEK / 240L CART = 17 CARTS
UNIT COUNT:	285	285
GROSS BUILDABLE AREA:	N/A	339,791 S.F. (31,567.62 S.M.)
NET SALEABLE AREA:	159,876 S.F. (14,852.97 S.M.)	159,876 S.F. (14,852.97 S.M.)
EFFICIENCY:	159,876 S.F. / 199,625 S.F. = 0.80 = 80%	80%
ZONING AVERAGE GRADE:	7.40 m (630.09+605.99+614.11+609.65/32.50) AVG EXISTING GRADE NORTH ELEVATION: (7.31+7.79)/2 = 7.67 m * 82.15 m = 630.09 m AVG EXISTING GRADE EAST ELEVATION: (7.31+7.55)/2 = 7.43 m * 81.56 m = 605.99 m AVG EXISTING GRADE SOUTH ELEVATION: (6.94+7.31)/2 = 7.13 m * 86.13 m = 614.11 m AVG EXISTING GRADE WEST ELEVATION: (6.94+7.79)/2 = 7.37 m * 82.72 m = 609.65 m TOTAL PERIMETER: 82.15 m + 81.56 m + 86.13 m + 82.72 m = 332.56 m	7.40 m 630.09 m 605.99 m 614.11 m 609.65 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	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:	1.4.1.2. DEFINED TERMS - BUILDING AREA
BUILDING A:	13,169.71 SF (1,223.5 m ²)
BUILDING B:	14,756.38 SF (1,370.9 m ²)
BUILDING C:	7,681.77 SF (713.7 m ²)
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)(B)
MEZZANINES: N/A	
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING	3.2.2.82(2)(D)
4.2. STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:	3.2.1.2
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)(4)(A)
2 HR FIRE RESISTANCE RATING	3.2.1.2(1)
F.T. RATED FIRETOP	3.1.9.1(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)(K)
MAX. ALLOWABLE BUILDING AREA: < 1500 m ²	3.2.2.51(1)(D)
2 HR FIRE WALL (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	3.2.2.13
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
4.3.2. GRADE ELEVATION:	7.13 m (LOWEST AVG GRADE SOUTH ELEVATION: 6.94+7.31/2)
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 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.(D) - (H)
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, 1.1.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 - NPPA 13 - 2022 3.2.5.12(1)
13.2. RESIDENTIAL:	YES - NPPA 13 - 2022 3.2.5.12(1)
13.3. FIRE EXTINGUISHERS:	YES - NPPA 10 - 2022 BC FIRE CODE 2024, 3.2.5.16
14. STANDPIPE SYSTEM:	YES - NPPA 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

5360 204 STREET, LANGLEY, BC

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PROJECT DATA

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SD1.10

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1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES

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

1.3.1 GROSS BUILDABLE AREA SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	2395 SF	222.52 m ²	0.7%	
PARKADE	56748 SF	5272.04 m ²	16.7%	
SERVICE ROOMS/SHAFTS	1164 SF	108.14 m ²	0.3%	
STORAGE	1897 SF	185.52 m ²	0.6%	
	62304 SF	5788.22 m²	18.3%	
P2 LEVEL				
CIRCULATION	2446 SF	227.22 m ²	0.7%	
PARKADE	58397 SF	5425.25 m ²	17.2%	
SERVICE ROOMS/SHAFTS	2218 SF	206.10 m ²	0.7%	
STORAGE	6306 SF	588.57 m²	18.6%	
P3 LEVEL				
CIRCULATION	401 SF	37.28 m ²	0.1%	
SERVICE ROOMS/SHAFTS	298 SF	27.71 m ²	0.1%	
STORAGE	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	991 SF	92.06 m ²	0.3%	
RESIDENTIAL	7370 SF	684.66 m ²	2.2%	
SERVICE ROOMS/SHAFTS	555 SF	51.59 m ²	0.2%	
STORAGE	1356 SF	125.91 m ²	0.4%	
	13170 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%	
	13170 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%	
	13170 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%	
	13170 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%	
	13170 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%	
	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	2513 SF	233.46 m ²	0.7%	
INDOOR AMENITY	1992 SF	185.03 m ²	0.6%	
RESIDENTIAL	9228 SF	857.30 m ²	2.7%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	989 SF	91.88 m ²	0.3%	
	14757 SF	1370.96 m²	4.3%	
2ND LEVEL				
CIRCULATION	2007 SF	186.49 m ²	0.6%	
RESIDENTIAL	11687 SF	1085.73 m ²	3.4%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	1027 SF	95.44 m ²	0.3%	
	14757 SF	1370.95 m²	4.3%	
3RD LEVEL				
CIRCULATION	1997 SF	185.56 m ²	0.6%	
RESIDENTIAL	11697 SF	1086.67 m ²	3.4%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	1027 SF	95.44 m ²	0.3%	
	14757 SF	1370.95 m²	4.3%	
4TH LEVEL				
CIRCULATION	1997 SF	185.56 m ²	0.6%	
RESIDENTIAL	11697 SF	1086.67 m ²	3.4%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	1027 SF	95.44 m ²	0.3%	
	14757 SF	1370.95 m²	4.3%	
5TH LEVEL				
CIRCULATION	1997 SF	185.56 m ²	0.6%	
RESIDENTIAL	11697 SF	1086.67 m ²	3.4%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	1027 SF	95.44 m ²	0.3%	
	14757 SF	1370.95 m²	4.3%	
6TH LEVEL				
CIRCULATION	1997 SF	185.56 m ²	0.6%	
RESIDENTIAL	11697 SF	1086.67 m ²	3.4%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	1027 SF	95.44 m ²	0.3%	
	14757 SF	1370.95 m²	4.3%	
BUILDING C				
1ST LEVEL				
CIRCULATION	1380 SF	128.23 m ²	0.4%	
INDOOR AMENITY	983 SF	91.35 m ²	0.3%	
RESIDENTIAL	2617 SF	242.63 m ²	0.8%	
SERVICE ROOMS/SHAFTS	1812 SF	168.35 m ²	0.5%	
STORAGE	894 SF	83.09 m ²	0.3%	
	7682 SF	713.65 m²	2.3%	
2ND LEVEL				
CIRCULATION	1197 SF	111.16 m ²	0.4%	
RESIDENTIAL	6119 SF	568.43 m ²	1.8%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	331 SF	30.76 m ²	0.1%	
	7682 SF	713.64 m²	2.3%	
3RD LEVEL				
CIRCULATION	1177 SF	109.32 m ²	0.3%	
RESIDENTIAL	6138 SF	570.27 m ²	1.8%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	331 SF	30.76 m ²	0.1%	
	7682 SF	713.64 m²	2.3%	
4TH LEVEL				
CIRCULATION	1177 SF	109.32 m ²	0.3%	
RESIDENTIAL	6138 SF	570.27 m ²	1.8%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	331 SF	30.76 m ²	0.1%	
	7682 SF	713.64 m²	2.3%	
5TH LEVEL				
CIRCULATION	1177 SF	109.32 m ²	0.3%	
RESIDENTIAL	6138 SF	570.27 m ²	1.8%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	331 SF	30.76 m ²	0.1%	
	7682 SF	713.64 m²	2.3%	
6TH LEVEL				
CIRCULATION	1177 SF	109.32 m ²	0.3%	
RESIDENTIAL	6138 SF	570.27 m ²	1.8%	
SERVICE ROOMS/SHAFTS	35 SF	3.29 m ²	0.0%	
STORAGE	331 SF	30.76 m ²	0.1%	
	7682 SF	713.64 m²	2.3%	
AREA GRAND TOTAL	339713 SF	31560.17 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	6343 SF	589.27 m ²	100.0%	
	6343 SF	589.27 m²	100.0%	
AREA GRAND TOTAL	6343 SF	589.27 m²	100.0%	



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 V2S 2B1 | (604)850-6577
 CALGARY AB | 410 - 333 11TH AVENUE SW
 T2R 1J9 | 587.391.4788
 MAIL@KEYSTONEARCH.CA



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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		100.0%	

1.4.0 UNIT COUNT SUMMARY BUILDING B

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
BUILDING B			
1 BED	66	53.2%	
1 BED (ADAPTABLE)	24	19.4%	
2 BED	28	22.6%	
3 BED	6	4.8%	
BUILDING B: 124		100.0%	
TOTAL UNITS: 124		100.0%	

1.4.0 UNIT COUNT SUMMARY BUILDING C

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
BUILDING C			
1 BED	22	41.5%	
1 BED & DEN	10	18.5%	
1 BED (ADAPTABLE)	5	9.4%	
2 BED	11	20.8%	
2 BED (ADAPTABLE)	5	9.4%	
BUILDING C: 53		100.0%	
TOTAL UNITS: 53		100.0%	

1.4.1 UNIT FLOOR AREA SUMMARY NOTES

- ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL.
- 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 (SSP)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
BUILDING A						
UNIT B1	1 BED	5	534 SF	50 m ²	2,668 SF	247.82 m ²
UNIT B2	1 BED	44	502 SF	47 m ²	22,088 SF	2,052.04 m ²
UNIT B2.1	1 BED (ADAPTABLE)	6	507 SF	47 m ²	3,040 SF	282.47 m ²
UNIT B2.2	1 BED	6	497 SF	46 m ²	2,993 SF	278.08 m ²
UNIT B2.3	1 BED	6	502 SF	47 m ²	3,012 SF	279.82 m ²
UNIT B2.5	1 BED (ADAPTABLE)	12	502 SF	47 m ²	6,024 SF	559.65 m ²
UNIT B3	1 BED	6	537 SF	50 m ²	3,224 SF	299.49 m ²
UNIT D1	2 BED	6	798 SF	74 m ²	4,795 SF	445.47 m ²
UNIT D2	2 BED (ADAPTABLE)	6	752 SF	70 m ²	4,515 SF	419.43 m ²
UNIT D3	2 BED	6	745 SF	69 m ²	4,470 SF	415.23 m ²
UNIT D4	2 BED	5	573 SF	53 m ²	2,866 SF	266.27 m ²
BUILDING A: 108					59,694 SF	5,545.77 m²
BUILDING B						
UNIT B2	1 BED	53	502 SF	47 m ²	26,606 SF	2,471.78 m ²
UNIT B2.1	1 BED (ADAPTABLE)	6	507 SF	47 m ²	3,041 SF	282.47 m ²
UNIT B2.3	1 BED	6	502 SF	47 m ²	3,012 SF	279.82 m ²
UNIT B2.5	1 BED (ADAPTABLE)	18	502 SF	47 m ²	9,036 SF	839.47 m ²
UNIT B2.6	1 BED	5	490 SF	46 m ²	2,452 SF	227.76 m ²
UNIT B4	1 BED	1	474 SF	44 m ²	474 SF	44.05 m ²
UNIT B7	1 BED	1	496 SF	46 m ²	496 SF	46.13 m ²
UNIT C3	2 BED	6	636 SF	59 m ²	3,825 SF	355.32 m ²
UNIT D1	2 BED	2	Not Placed	0 SF	0 SF	0.00 m ²
UNIT D3	2 BED	5	496 SF	46 m ²	2,479 SF	230.35 m ²
UNIT D3.1	2 BED	5	747 SF	69 m ²	3,732 SF	346.76 m ²
UNIT D5	2 BED	5	628 SF	58 m ²	3,140 SF	291.88 m ²
UNIT D6	2 BED	5	562 SF	52 m ²	2,848 SF	264.57 m ²
UNIT E1	3 BED	6	1,093 SF	102 m ²	6,564 SF	609.81 m ²
BUILDING B: 124					67,705 SF	6,289.98 m²
BUILDING C						
UNIT B2	1 BED	5	502 SF	47 m ²	2,510 SF	233.19 m ²
UNIT B2.2	1 BED	5	497 SF	46 m ²	2,486 SF	230.98 m ²
UNIT B2.4	1 BED	6	482 SF	45 m ²	2,910 SF	270.31 m ²
UNIT B2.5	1 BED (ADAPTABLE)	5	502 SF	47 m ²	2,510 SF	233.19 m ²
UNIT B5	1 BED	5	550 SF	51 m ²	2,748 SF	255.37 m ²
UNIT B6	1 BED	1	555 SF	52 m ²	555 SF	51.57 m ²
UNIT C1	1 BED & DEN	5	580 SF	54 m ²	2,924 SF	272.02 m ²
UNIT C2	1 BED & DEN	5	640 SF	59 m ²	3,242 SF	301.23 m ²
UNIT D1	2 BED	6	795 SF	74 m ²	4,811 SF	446.59 m ²
UNIT D1.1	2 BED	5	787 SF	73 m ²	3,934 SF	365.47 m ²
UNIT D2.1	2 BED (ADAPTABLE)	5	774 SF	72 m ²	3,874 SF	359.94 m ²
BUILDING C: 53					32,515 SF	3,020.74 m²
UNIT TOTALS: 285					159,914 SF	14,856.49 m²

WHITETAIL 204 STREET APARTMENTS

5360 204 STREET, LANGLEY, BC

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PROJECT DATA

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SD1.12

PROJECT DATA

1.5.0 PARKING STALL SUMMARY - REQUIRED							
UNIT TYPES	BLDG A & B (MARKET)			BLDG C (RENTAL)			REQUIRED STALLS
	# OF UNITS	RATIO	TOTAL	# OF UNITS	RATIO	TOTAL	
1 BED (& DEN)	174 UNITS	*1.00	174 STALLS	37 UNITS	*1.00	37 STALLS	211 STALLS
2 BED	56 UNITS	*1.25	70 STALLS	16 UNITS	*1.25	20 STALLS	90 STALLS
TOTAL			244 STALLS			57 STALLS	301 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			65 STALLS	344 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%	0.3%	P1 LEVEL		
SMALL CAR	19	33%	5.5%	P1 LEVEL		
SMALL EV	6	10%	1.7%	P1 LEVEL		
STANDARD	30	52%	8.6%	P1 LEVEL		
RENTAL RESIDENT: 58		100%	16.7%			
RENTAL VISITOR						
ACCESSIBLE	1	13%	0.3%	1ST LEVEL		
SMALL CAR	3	38%	0.9%	1ST LEVEL		
STANDARD	4	50%	1.1%	1ST LEVEL		
RENTAL VISITOR: 8		100%	2.3%			
MARKET RESIDENT						
ACCESSIBLE	9	4%	2.6%	P2 LEVEL		
ACCESSIBLE	7	3%	2.0%	P1 LEVEL		
SMALL CAR	53	22%	15.2%	P2 LEVEL		
SMALL CAR	9	4%	2.6%	P3 LEVEL		
SMALL EV	2	1%	0.6%	P1 LEVEL		
STANDARD	103	42%	28.6%	P2 LEVEL		
STANDARD	35	14%	10.1%	P1 LEVEL		
STANDARD EV	26	11%	7.5%	P1 LEVEL		
MARKET RESIDENT: 244		100%	70.1%			
MARKET VISITOR						
ACCESSIBLE	2	5%	0.6%	P1 LEVEL		
SMALL CAR	14	37%	4.0%	P1 LEVEL		
STANDARD	22	56%	6.3%	P1 LEVEL		
MARKET VISITOR: 38		100%	10.9%			
TOTAL PARKING STALLS: 348			100.0%			

1.5.2 STORAGE STALL SUMMARY					
STORAGE STALL USER/TYPE	STORAGE STALL COUNT	STORAGE STALL %	LEVEL	COMMENTS	
MARKET RESIDENT					
STORAGE LOCKER	54	18.7%	1ST LEVEL		
STORAGE LOCKER	36	12.5%	2ND LEVEL		
STORAGE LOCKER	36	12.5%	3RD LEVEL		
STORAGE LOCKER	36	12.5%	4TH LEVEL		
STORAGE LOCKER	36	12.5%	5TH LEVEL		
STORAGE LOCKER	36	12.5%	6TH LEVEL		
MARKET RESIDENT: 234		81.0%			
RENTAL RESIDENT					
STORAGE LOCKER	20	6.9%	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		19.0%			
TOTAL STORAGE STALLS: 289		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%	P3 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%	1ST LEVEL		
RENTAL VISITOR: 6		3.6%			
TOTAL PARKING STALLS: 165		100.0%			
NOTE: TOTAL REQUIRED STORAGE IS 0.5 PER UNIT					



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FSR DATA

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

1. FSR IS MEASURED TO OUTSIDE FACE OF SHEATHING
2. EXCLUSIONS: STORAGE ROOMS (FOR PROPERTIES IN THE "RLOO CONSTRUCTION LEVEL")

1.6.2 FSR CALC.

1. SITE AREA: 76,981.87 SF
2. TOTAL FSR AREA: 213,651 SF
3. EXCLUSIONS: BUILDING A: 5,347 SF + BUILDING B: 6,459 SF + BUILDING C: 2,230 SF + 14,026 SF
4. FSR: 213,651 SF - 14,026 SF = 199,625 SF / 76,981.87 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%	
	692 SF	64.28 m²	0.3%	
RESIDENTIAL				
1ST LEVEL	7370 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%	
	59668 SF	5543.33 m²	27.9%	
INDOOR AMENITY				
1ST LEVEL	991 SF	92.06 m ²	0.5%	
	991 SF	92.06 m²	0.5%	
CIRCULATION				
1ST LEVEL	2748 SF	255.29 m ²	1.3%	
2ND LEVEL	1914 SF	177.86 m ²	0.9%	
3RD LEVEL	1914 SF	177.86 m ²	0.9%	
4TH LEVEL	1914 SF	177.86 m ²	0.9%	
5TH LEVEL	1914 SF	177.86 m ²	0.9%	
6TH LEVEL	1914 SF	177.86 m ²	0.9%	
	12320 SF	1144.60 m²	5.8%	
AREA EXCLUSION				
1ST LEVEL	1506 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
	5347 SF	496.77 m²	2.5%	
	79018 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	3.29 m ²	0.0%	
2ND LEVEL	35 SF	3.29 m ²	0.0%	
3RD LEVEL	35 SF	3.29 m ²	0.0%	
4TH LEVEL	35 SF	3.29 m ²	0.0%	
5TH LEVEL	35 SF	3.29 m ²	0.0%	
6TH LEVEL	35 SF	3.29 m ²	0.0%	
	212 SF	19.73 m²	0.1%	
RESIDENTIAL				
1ST LEVEL	9221 SF	856.63 m ²	4.3%	
2ND LEVEL	17805 SF	1654.18 m ²	8.3%	
3RD LEVEL	11697 SF	1086.67 m ²	5.5%	
4TH LEVEL	11697 SF	1086.67 m ²	5.5%	
5TH LEVEL	11697 SF	1086.67 m ²	5.5%	
6TH LEVEL	11697 SF	1086.67 m ²	5.5%	
	73813 SF	6857.47 m²	34.5%	
INDOOR AMENITY				
1ST LEVEL	1992 SF	185.03 m ²	0.9%	
	1992 SF	185.03 m²	0.9%	
CIRCULATION				
1ST LEVEL	2518 SF	233.90 m ²	1.2%	
2ND LEVEL	2007 SF	186.50 m ²	0.9%	
3RD LEVEL	1997 SF	185.57 m ²	0.9%	
4TH LEVEL	1997 SF	185.57 m ²	0.9%	
5TH LEVEL	1997 SF	185.56 m ²	0.9%	
6TH LEVEL	1997 SF	185.56 m ²	0.9%	
	12315 SF	1162.64 m²	5.9%	
AREA EXCLUSION				
1ST LEVEL	993 SF	92.11 m ²	0.5%	STORAGE
2ND LEVEL	1158 SF	107.20 m ²	0.6%	STORAGE
3RD LEVEL	1027 SF	95.44 m ²	0.5%	STORAGE
4TH LEVEL	1027 SF	95.44 m ²	0.5%	STORAGE
5TH LEVEL	1027 SF	95.44 m ²	0.5%	STORAGE
6TH LEVEL	1027 SF	95.44 m ²	0.5%	STORAGE
	6459 SF	600.06 m²	3.0%	
	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	3.29 m ²	0.0%	
3RD LEVEL	35 SF	3.29 m ²	0.0%	
4TH LEVEL	35 SF	3.29 m ²	0.0%	
5TH LEVEL	35 SF	3.29 m ²	0.0%	
6TH LEVEL	35 SF	3.29 m ²	0.0%	
	1709 SF	158.77 m²	0.8%	
RESIDENTIAL				
1ST LEVEL	2125 SF	197.45 m ²	1.0%	
3RD LEVEL	6139 SF	570.29 m ²	2.9%	
4TH LEVEL	6138 SF	570.27 m ²	2.9%	
5TH LEVEL	6139 SF	570.33 m ²	2.9%	
6TH LEVEL	6139 SF	570.33 m ²	2.9%	
	26680 SF	2478.66 m²	12.5%	
INDOOR AMENITY				
1ST LEVEL	1011 SF	93.89 m ²	0.5%	
	1011 SF	93.89 m²	0.5%	
CIRCULATION				
1ST LEVEL	2118 SF	196.79 m ²	1.0%	
2ND LEVEL	1197 SF	111.16 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%	
	8022 SF	745.23 m²	3.8%	
AREA EXCLUSION				
1ST LEVEL	896 SF	83.24 m ²	0.4%	STORAGE
3RD LEVEL	331 SF	30.76 m ²	0.2%	STORAGE
4TH LEVEL	331 SF	30.76 m ²	0.2%	STORAGE
5TH LEVEL	331 SF	30.76 m ²	0.2%	STORAGE
6TH LEVEL	331 SF	30.76 m ²	0.2%	STORAGE
	2220 SF	206.28 m²	1.0%	
	39642 SF	3682.85 m²	18.6%	
AREA GRAND TOTAL	213651 SF	19848.81 m²	100.0%	



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FSR DATA

SCALE

SD1.14



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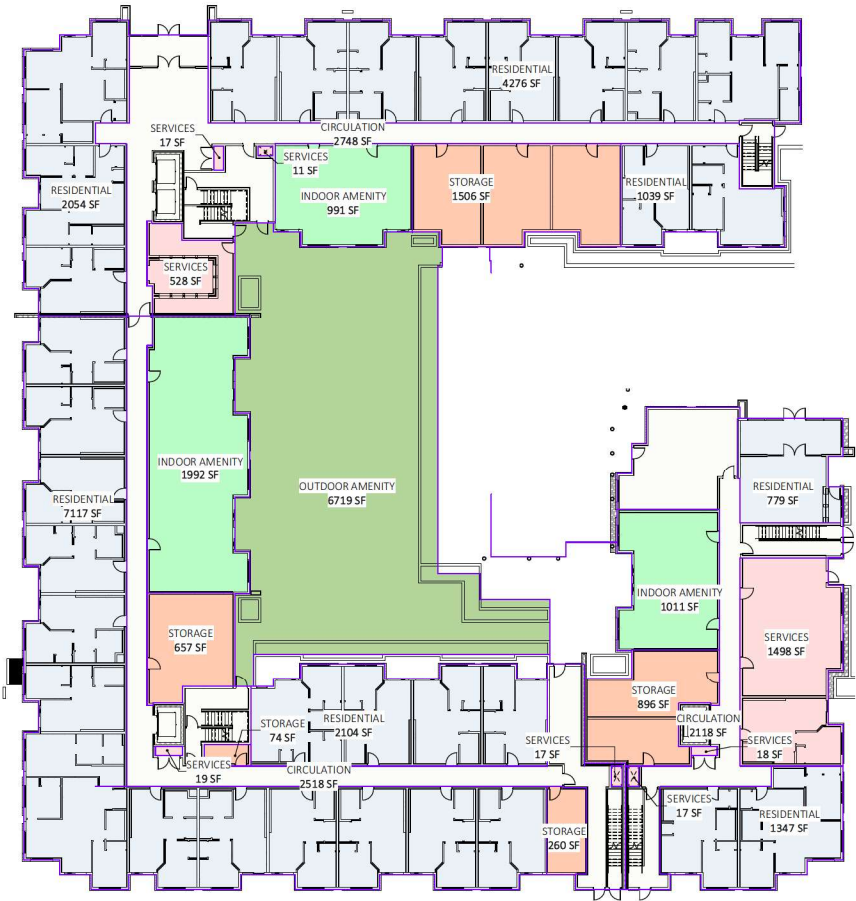
WHITETAIL 204
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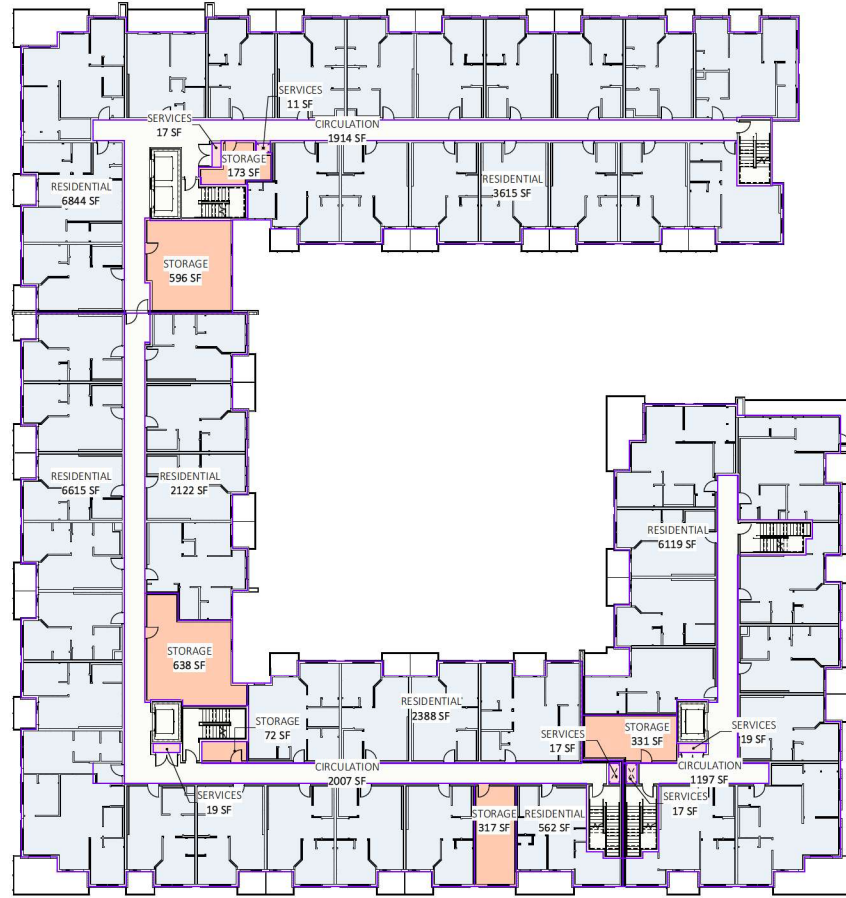
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FSR PLANS



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



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

SCALE 1/16" = 1'-0"



SD1.15



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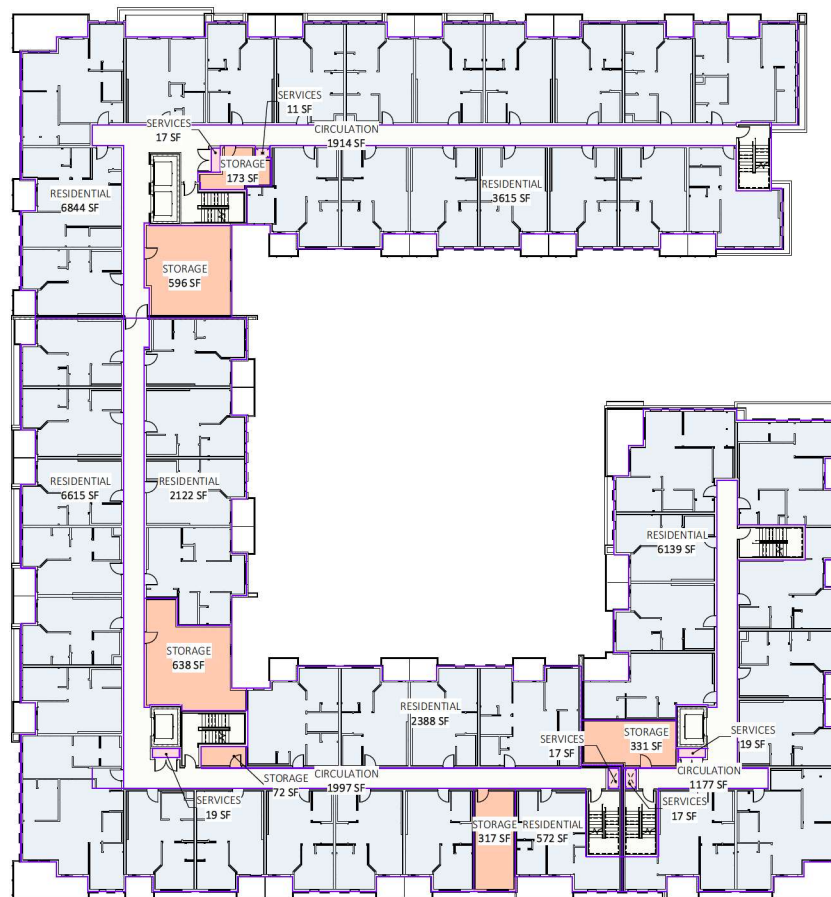
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FSR PLANS



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

3rd-6th LEVEL AREA PLAN

1/16" = 1'-0"

SCALE 1/16" = 1'-0"



SD1.16

DESIGN RATIONALE

PROJECT DESCRIPTION

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

MASSING, FORM & CHARACTER

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

CONCEPTUALLY, THE FORM IS BASED ON AN ARCHITECTURAL INTERPRETATION OF THE REMNANTS OF WEST COAST OLD GROWTH FORESTS - THE MASSIVE TREE STUMPS OF OLD FORMING THE BASE FOR NEW GROWTH, A SUPPORT SYSTEM FOR THE EMERGENCE A SOFTER, AIRIER CANOPY OF FOLIAGE AND BARK.

MATERIALS AND COLOURS SELECTS ARE INTENDED GIVE VISUAL INTEREST FOR MOTORISTS, TRANSIT COMMUTERS AND PEDESTRIANS EXPERIENCING THE DEVELOPMENT BY REFLECTING THE LAYERING OF FOREST CANOPIES AT VARIOUS LEVELS. MATERIALS CONSIST OF A BLEND OF BRICK VENEER, CEMENTITIOUS AND COMPOSITE BOARD CLADDING. OTHER FEATURES INCLUDE VEGETATED STREET-ORIENTED PATIOS AND TERRACES, LANDSCAPED FEATURES AND LARGE INDOOR AND MULTI-USE EXTERIOR AMENITY AREAS.

ENVIRONMENTAL SUSTAINABILITY

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

CRIME PREVENTION

ENVIRONMENTAL DESIGN PRINCIPLES (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



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DESIGN RATIONALE

SCALE

SD1.20



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STREET
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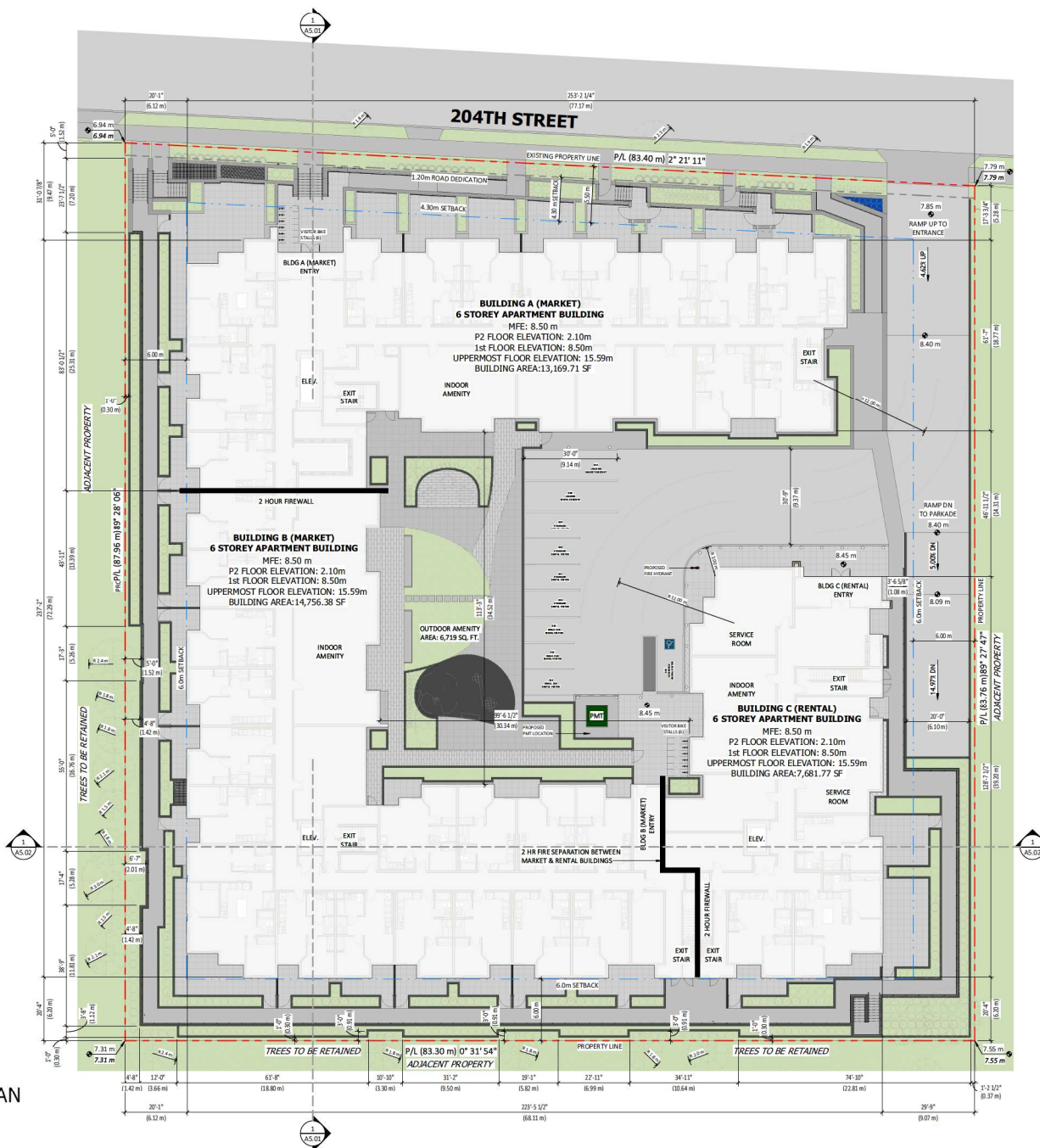


SITE PLAN

SCALE 1/16" = 1'-0"

SD.2.01

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





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

WHITETAIL 204
STREET
APARTMENTS

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #

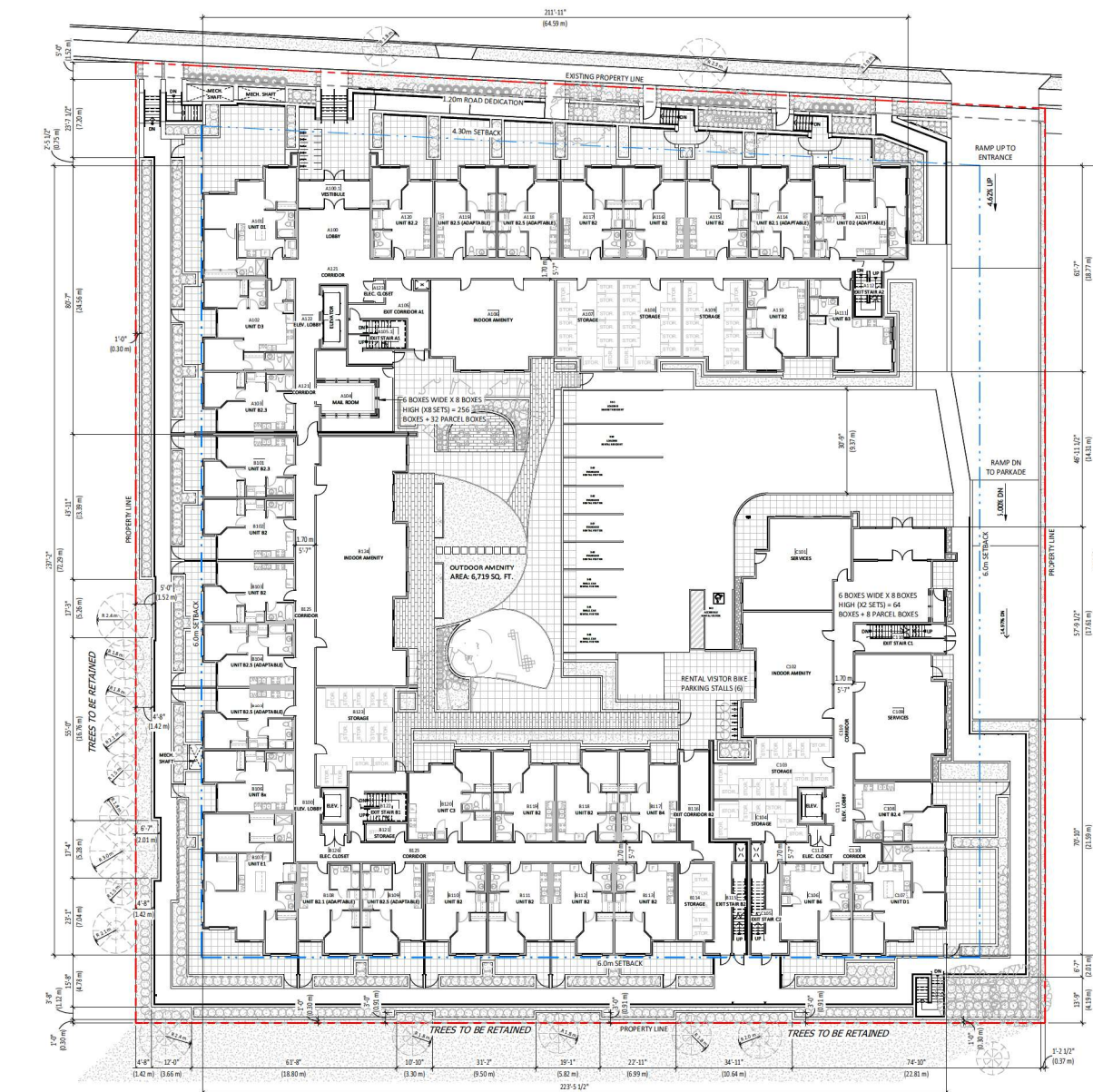


1ST LEVEL PLAN

SCALE 1/16" = 1'-0"



SD2.10



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



24-10-09 REISSUED
FOR DP

NO.	ISSUE/REVISION	DATE
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9	REISSUED FOR DP	24-10-09

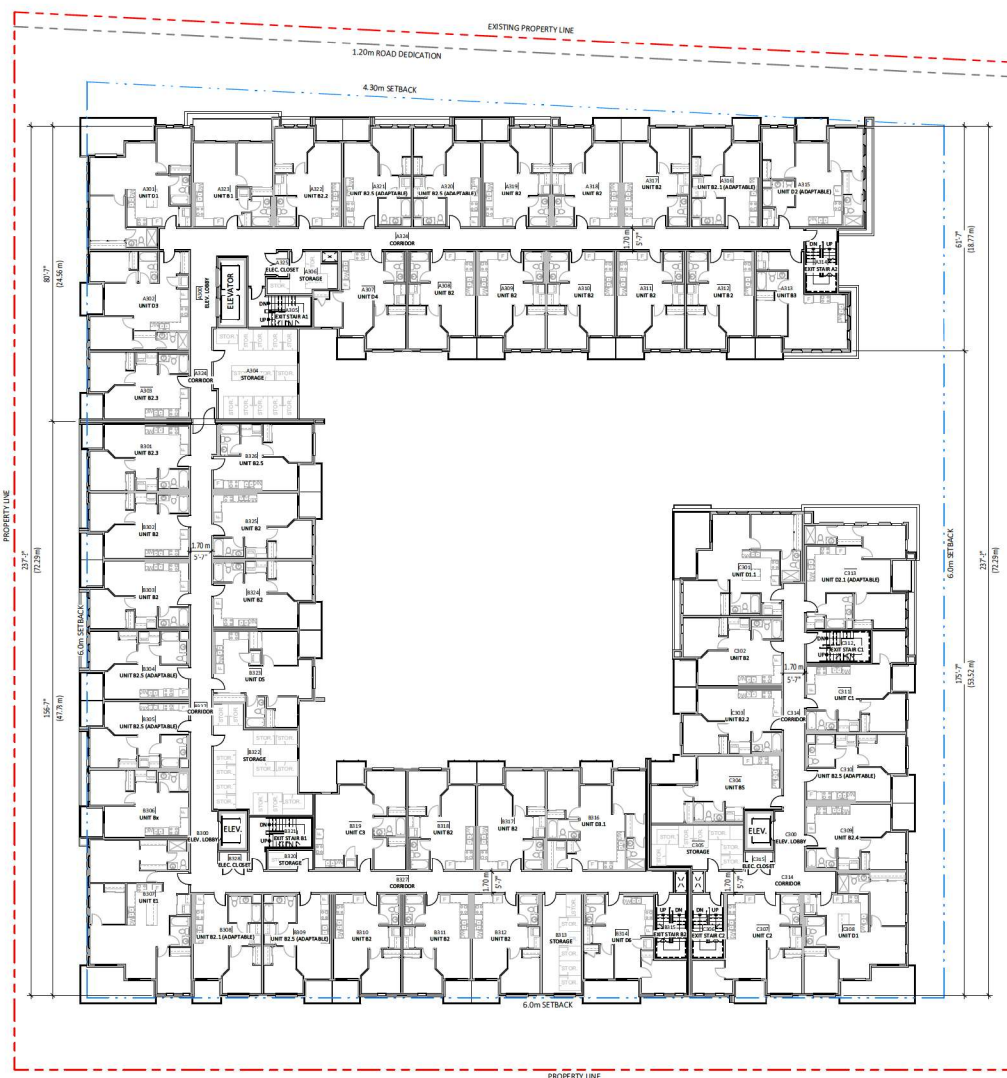
WHITETAIL 204
STREET
APARTMENTS

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PROJECT # 21172.1
CITY FILE #



3RD-6TH LEVEL
PLAN



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

SCALE 1/16" = 1'-0"



SD.2.12



24-10-09 REISSUED
FOR DP

NO.	ISSUE/REVISION	DATE
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9	REISSUED FOR DP	24-10-09

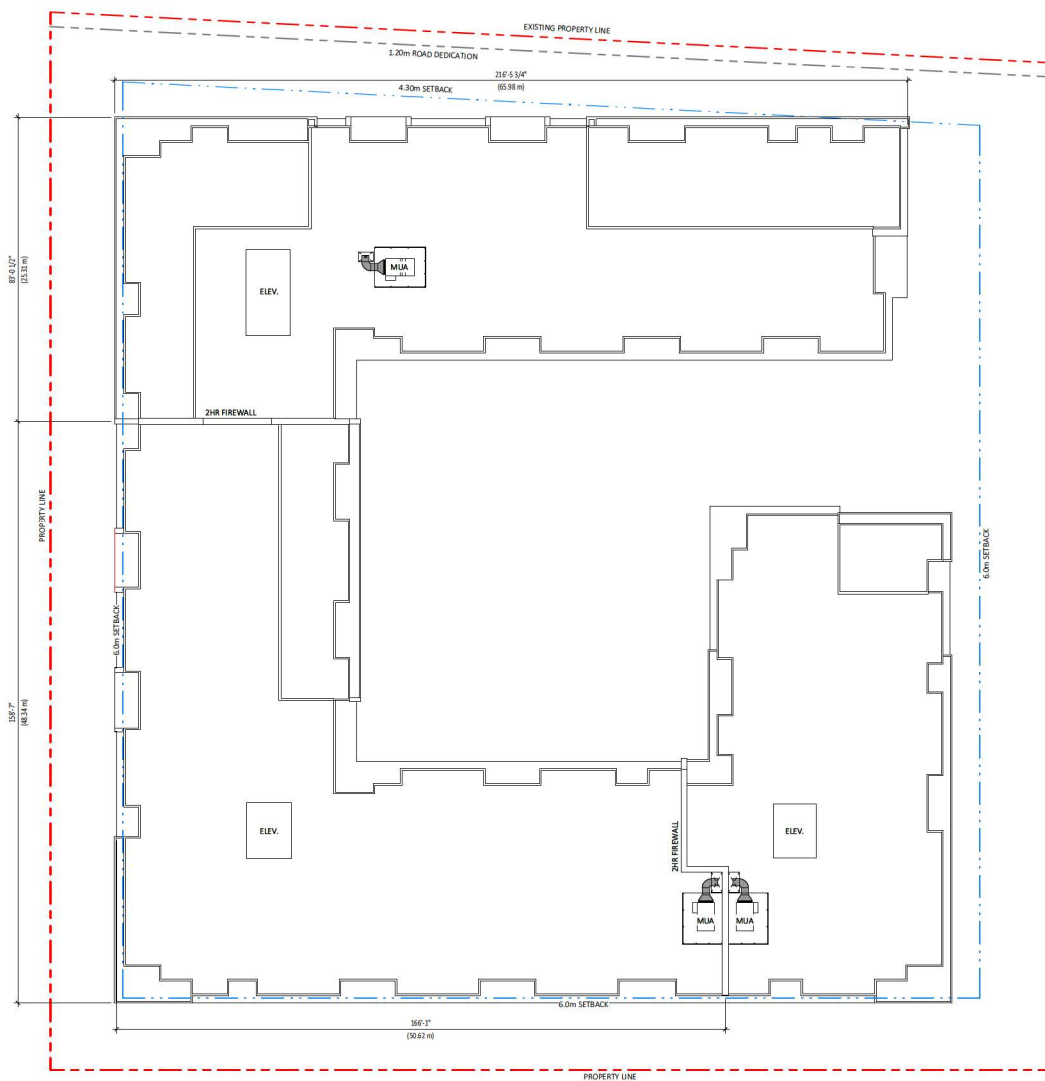
WHITETAIL 204
STREET
APARTMENTS

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



ROOF LEVEL PLAN



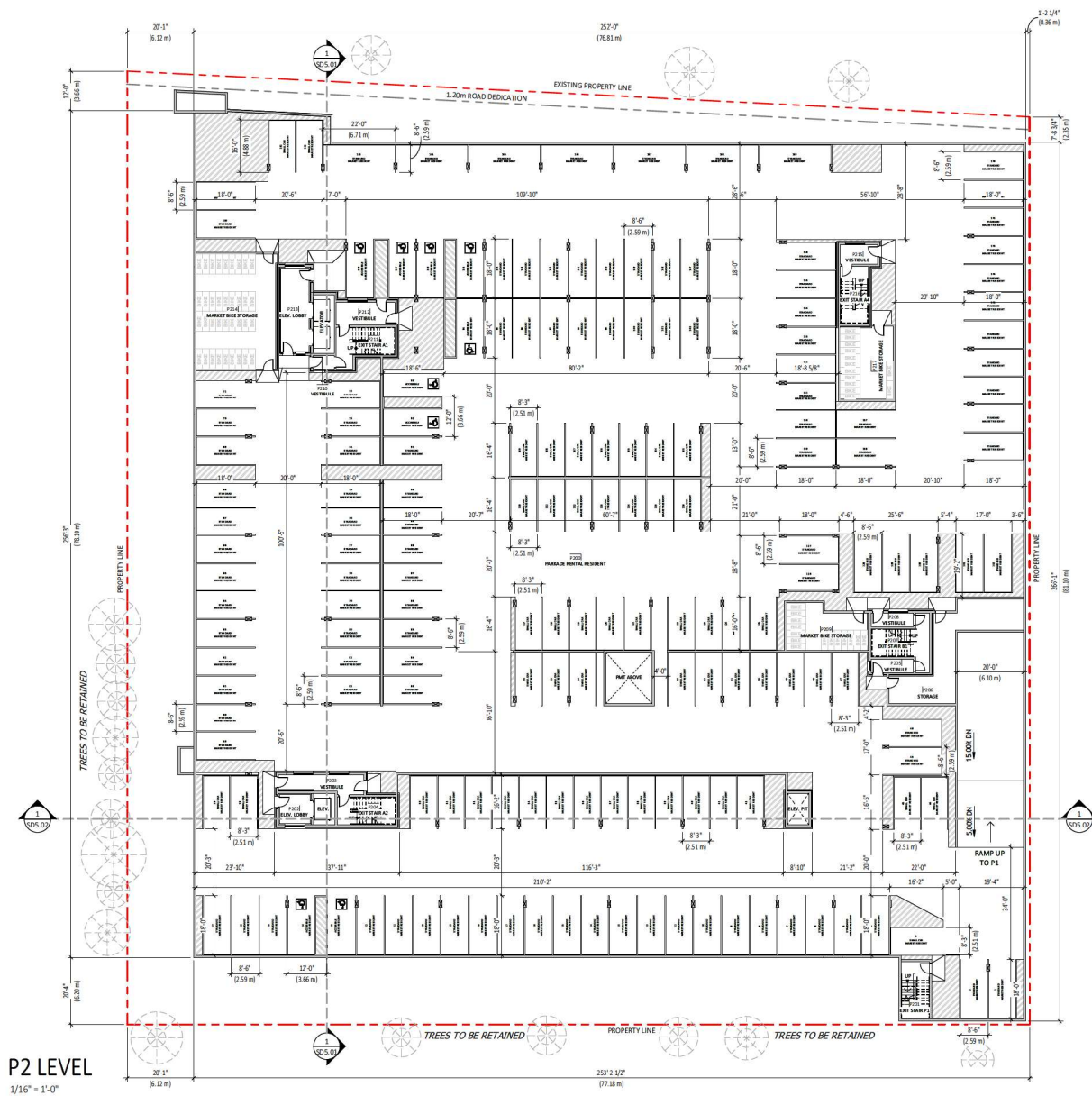
ROOF PLAN

1/16" = 1'-0"

SCALE 1/16" = 1'-0"



SD.18



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



24-10-09 REISSUED
FOR DP

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9	REISSUED FOR DP	24-10-09

WHITETAIL 204
STREET
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P2 LEVEL PLAN

SCALE 1/16" = 1'-0"



SD2.19



24-10-09 REISSUED
FOR DP

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9	REISSUED FOR DP	24-10-09

WHITETAIL 204
STREET
APARTMENTS

5360 204 STREET, LANGLEY, BC

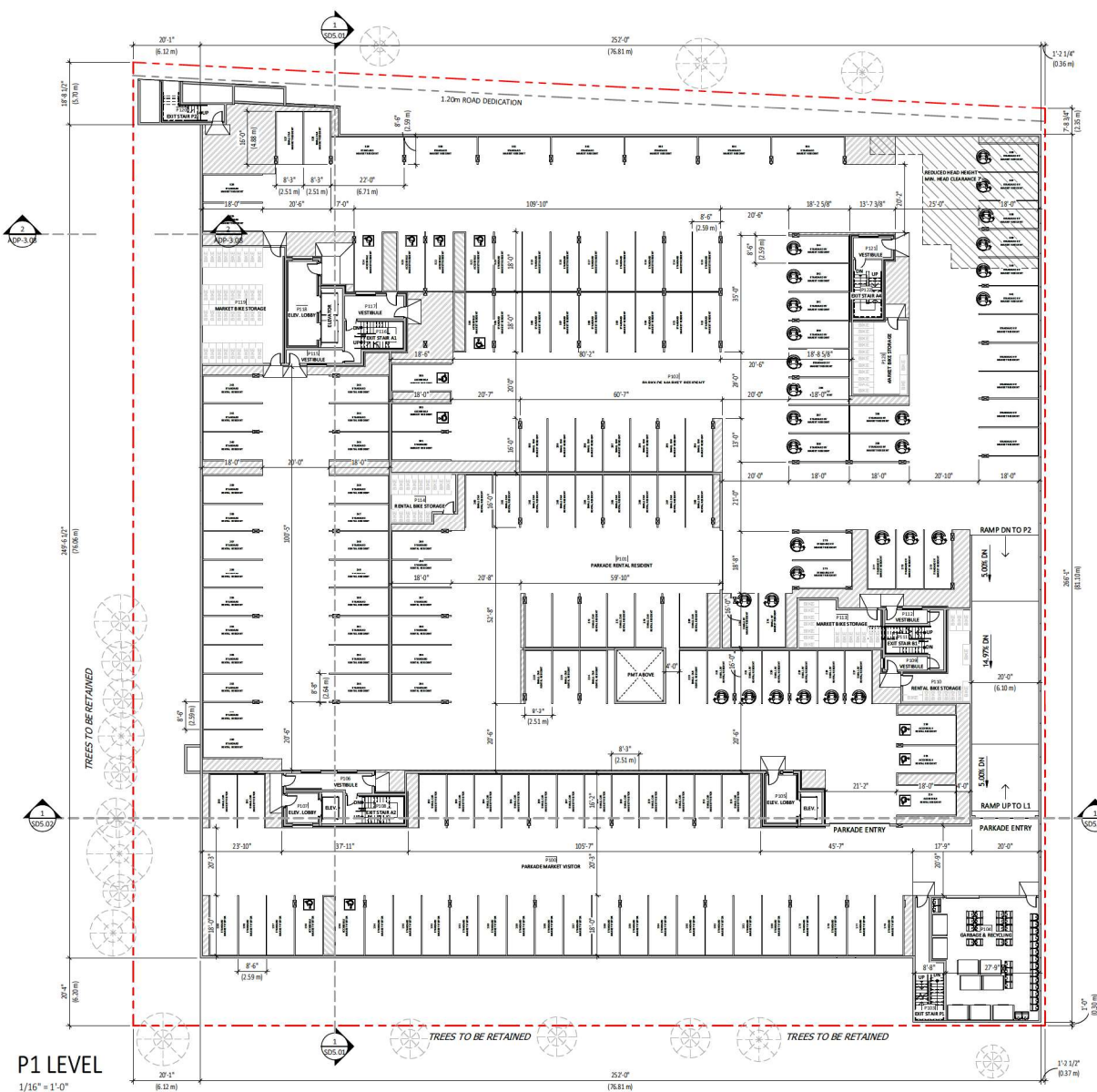
PROJECT # 21172.1
CITY FILE #



P1 LEVEL PLAN

SCALE 1/16" = 1'-0"

SD2.20



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



204 STREET PERSPECTIVE



BLDG C ENTRANCE



**24-10-09 REISSUED
FOR DP**

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

**WHITETAIL 204
STREET
APARTMENTS**

5360 204 STREET, LANGLEY, BC

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CITY FILE #



**STREET
PERSPECTIVE**

SCALE N.T.S.

SD3.00



24-10-09 REISSUED
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WEST ELEVATION
1" = 10'-0"



SOUTH ELEVATION
1" = 10'-0"

WHITETAIL 204 STREET APARTMENTS

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



BUILDING ELEVATIONS

SCALE 1" = 10'-0"

SD3.01



24-10-09 REISSUED
FOR DP

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9	REISSUED FOR DP	24-10-09



NORTH ELEVATION
1" = 10'-0"



EAST ELEVATION
1" = 10'-0"

**WHITETAIL 204
STREET
APARTMENTS**

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



**BUILDING
ELEVATIONS**

SCALE 1" = 10'-0"

SD3.02



24-10-09 REISSUED
FOR DP

NO.	ISSUE/REVISION	DATE
4	ISSUED FOR REVIEW	24-08-27
9	REISSUED FOR DP	24-10-09



WEST INTERIOR ELEVATION

1" = 10'-0"



NORTH INTERIOR ELEVATION

1" = 10'-0"

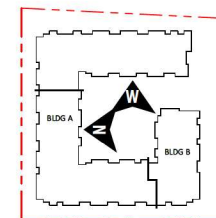
WHITETAIL 204
STREET
APARTMENTS

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



BUILDING
ELEVATIONS



SCALE As indicated

SD3.03



24-10-09 REISSUED
FOR DP

NO.	ISSUE/REVISION	DATE
4	ISSUED FOR REVIEW	24-08-27
9	REISSUED FOR DP	24-10-09



EAST INTERIOR ELEVATION

1" = 10'-0"



SOUTH INTERIOR ELEVATION

1" = 10'-0"

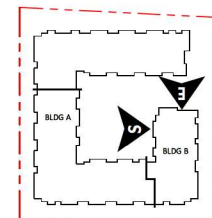
**WHITETAIL 204
STREET
APARTMENTS**

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



**BUILDING
ELEVATIONS**



SCALE As indicated

SD3.04



24-10-09 REISSUED
FOR DP

NO.	ISSUE/REVISION	DATE
4	ISSUED FOR REVIEW	24-08-27
9	REISSUED FOR DP	24-10-09



WHITETAIL 204
STREET
APARTMENTS

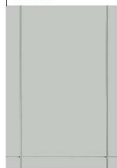
5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



MATERIAL BOARD

CEMENT BOARD PANEL
LIGHT MIST



WINDOW
BLACK EXT. WHITE INT.



CEMENT BOARD PANEL
ARCTIC WHITE



ALUMINUM PANEL
GALAXY BLUE



ALUMINUM BALCONY RAILING
BLACK ANODIZED



CEMENT BOARD PANEL
IRON GRAY



RUNNING BOND BRICK
LIGHT GRAY



ALUMINUM PANEL
'AUTUMN'



CONCRETE CORNICE
CLEAR SEALER



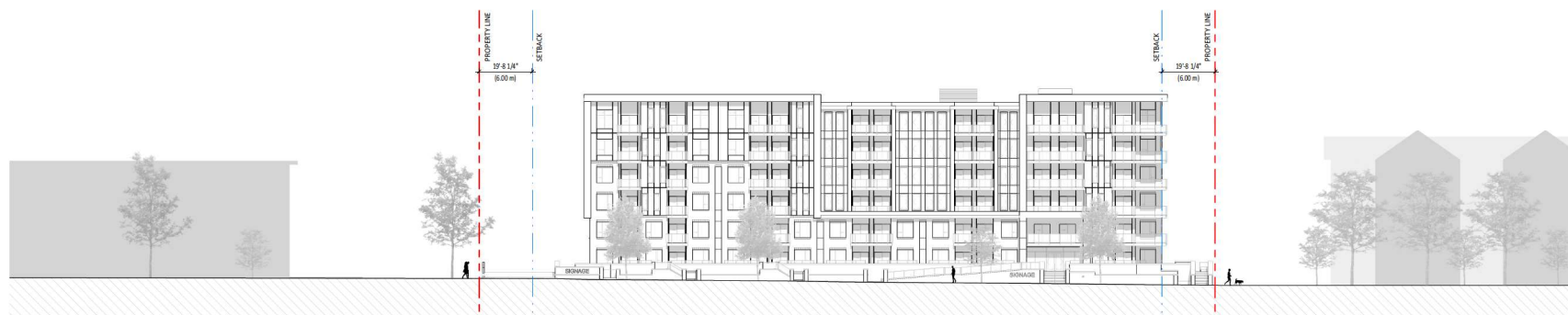
SCALE As indicated

SD4.01



24-10-09 REISSUED
FOR DP

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



204 STREET STREETSCAPE
1" = 20'-0"

WHITETAIL 204
STREET
APARTMENTS

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



STREETSCAPE

SCALE 1" = 20'-0"

SD4.02



24-10-09 REISSUED
FOR DP

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9	REISSUED FOR DP	24-10-09

WHITETAIL 204
STREET
APARTMENTS

5360 204 STREET, LANGLEY, BC

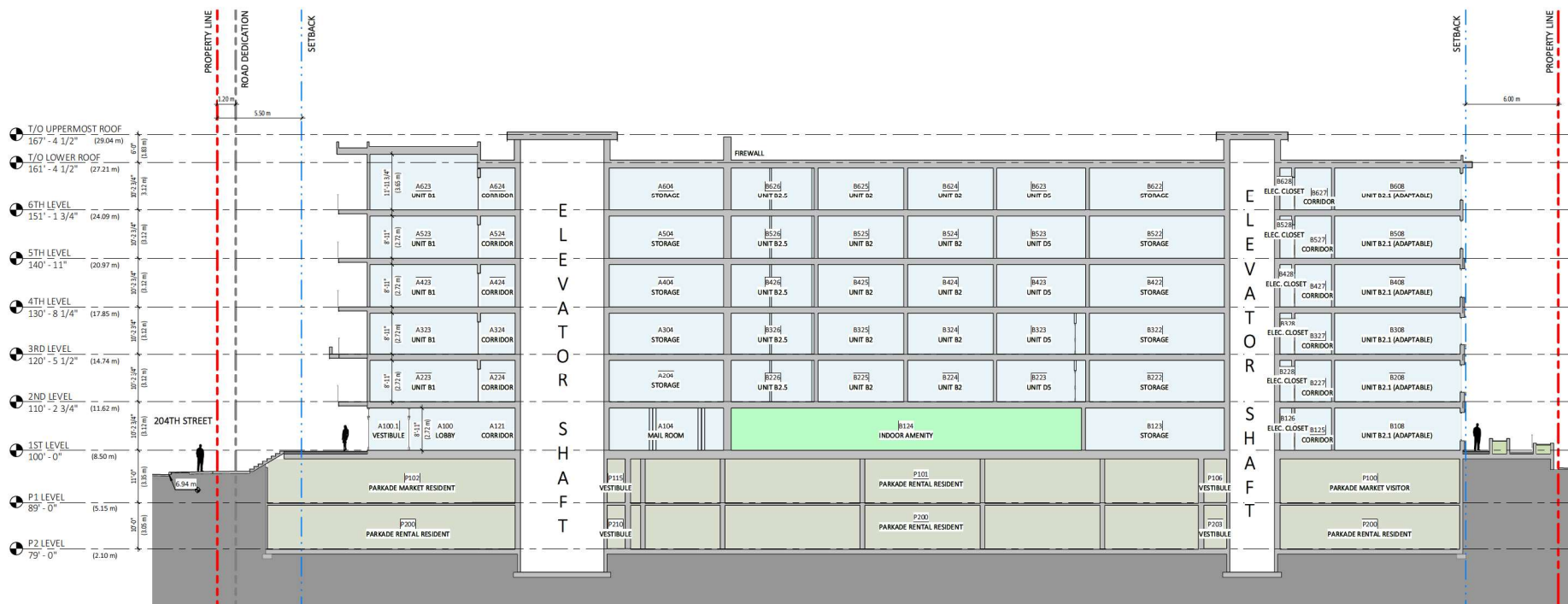
PROJECT # 21172.1
CITY FILE #



SITE SECTION

SCALE 3/32" = 1'-0"

SD5.01





24-10-09 REISSUED
FOR DP

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



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

OCCUPANCY USE

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

WHITETAIL 204
STREET
APARTMENTS

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



SITE SECTION

SCALE 3/32" = 1'-0"

SD.02



24-10-09 REISSUED
FOR DP

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

WHITETAIL 204 STREET APARTMENTS

5360 204 STREET, LANGLEY, BC

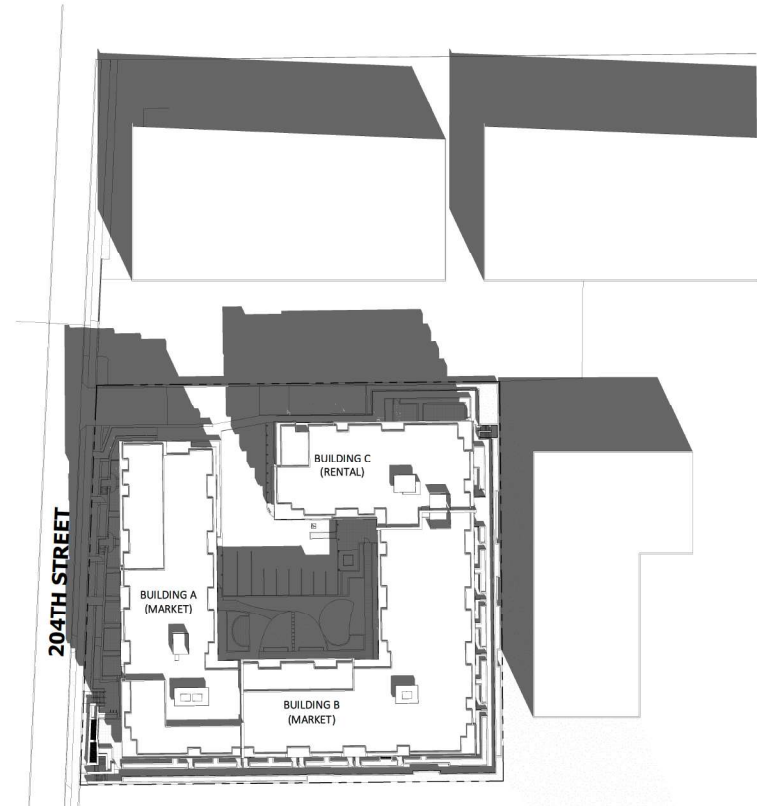
PROJECT # 21172.1
CITY FILE #



SHADOW STUDY



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



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



SCALE 1" = 40'-0"

SD5.10



24-10-09 REISSUED
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WHITETAIL 204
STREET
APARTMENTS

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #

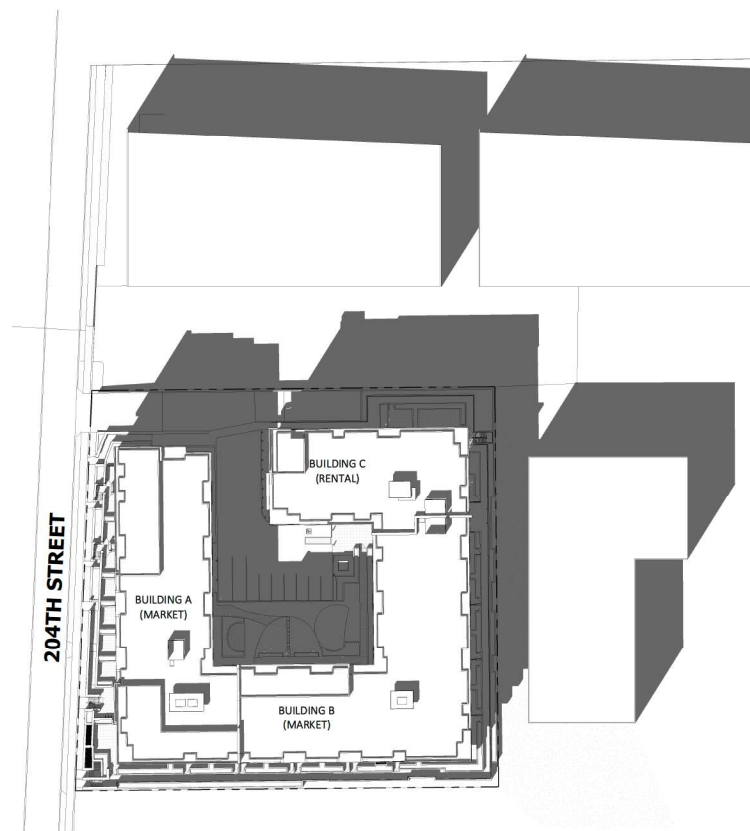


SHADOW STUDY



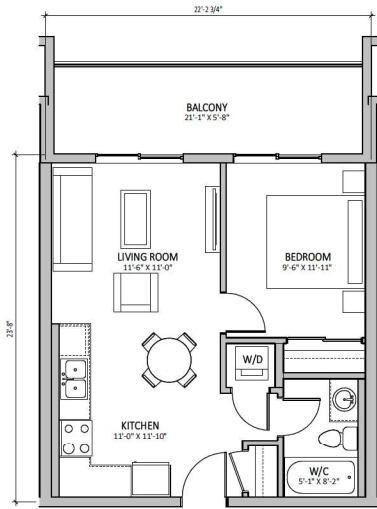
SCALE 1" = 40'-0"

SD5.11

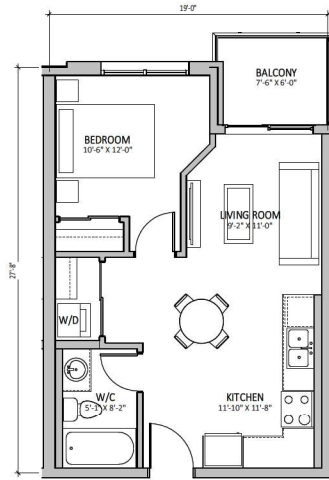


SHADOW STUDY - SPRING EQUINOX 3PM

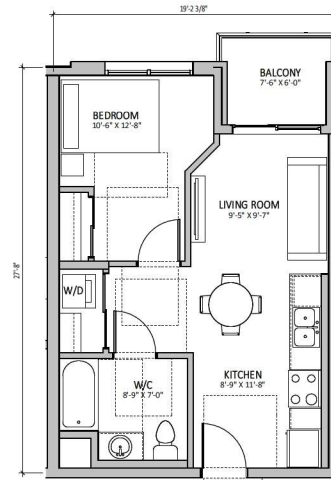
1" = 40'-0"



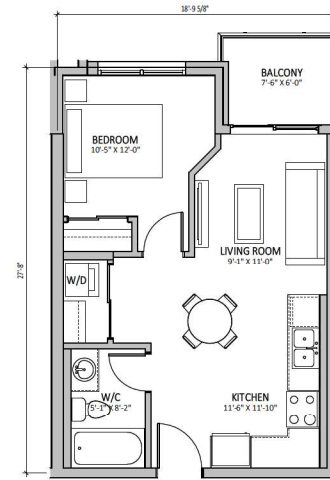
UNIT B1
1/4" = 1'-0"



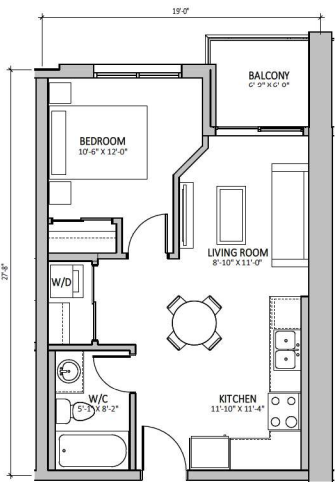
UNIT B2
1/4" = 1'-0"



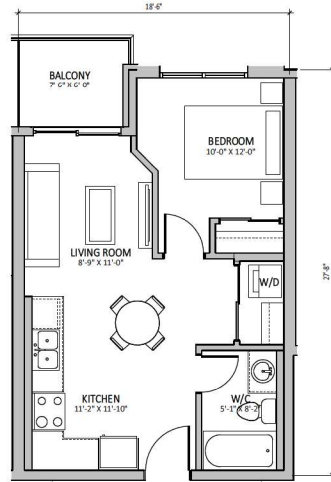
UNIT B2.1 (ADAPTABLE)
1/4" = 1'-0"



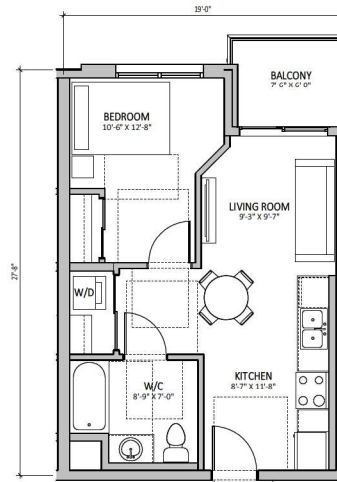
UNIT B2.2
1/4" = 1'-0"



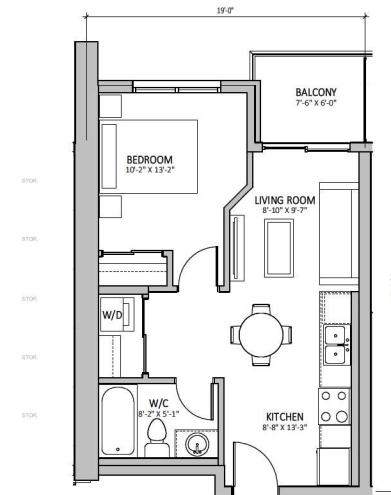
UNIT B2.3
1/4" = 1'-0"



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



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



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



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WHITETAIL 204
STREET
APARTMENTS

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



UNIT PLANS

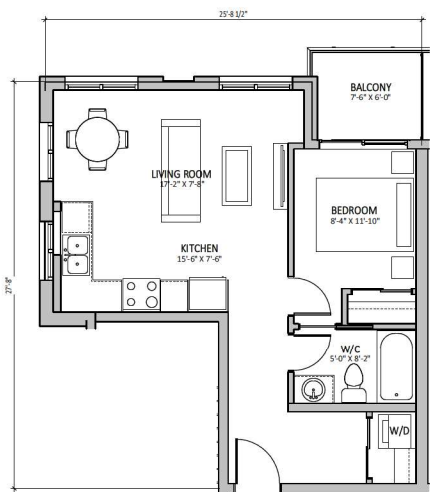
SCALE 1/4" = 1'-0"

SD6.01

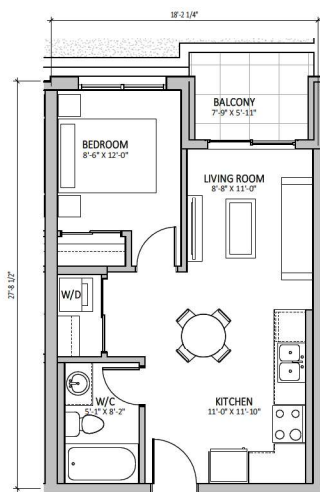


24-10-09 REISSUED
FOR DP

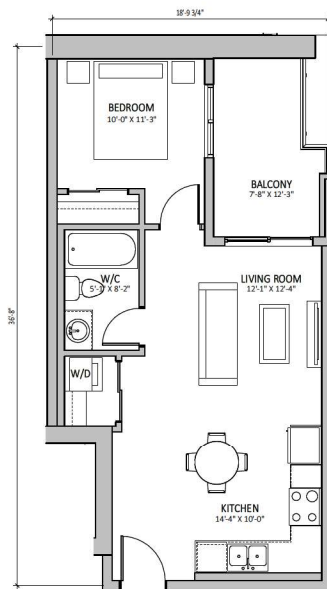
NO.	ISSUE/REVISION	DATE
6	ISSUED FOR DEVELOPMENT PERMIT	24-09-13
9	REISSUED FOR DP	24-10-09



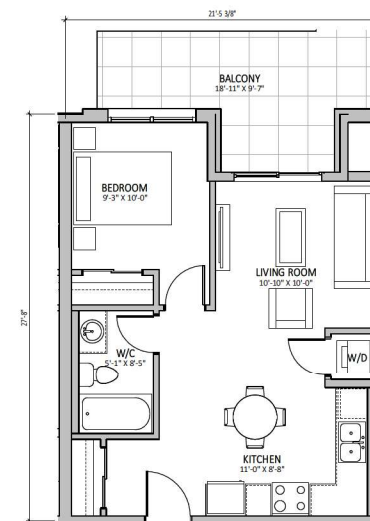
UNIT B3
1/4" = 1'-0"



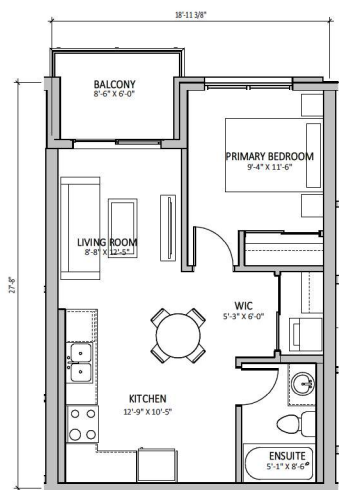
UNIT B4
1/4" = 1'-0"



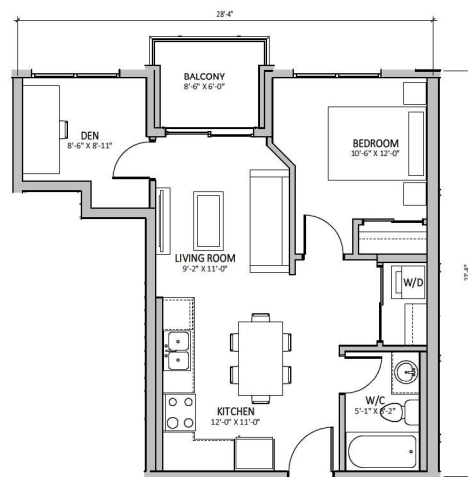
UNIT B5
1/4" = 1'-0"



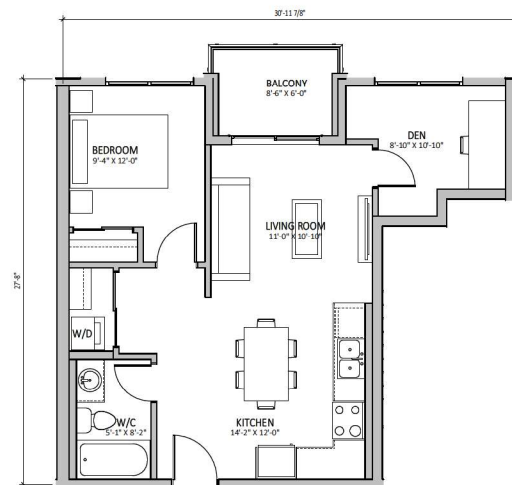
UNIT B6
1/4" = 1'-0"



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



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



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

**WHITETAIL 204
STREET
APARTMENTS**

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
CITY FILE #



UNIT PLANS

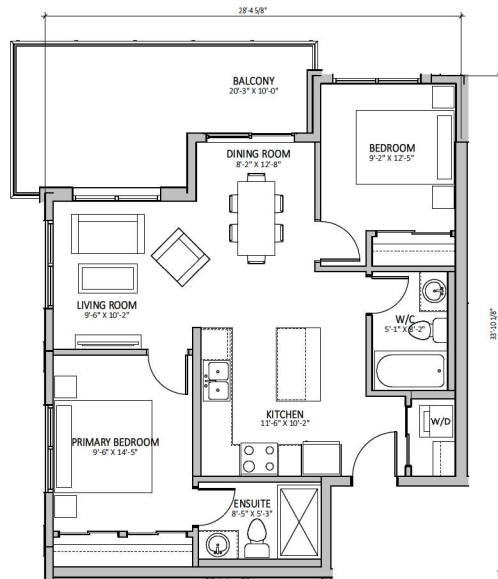
SCALE 1/4" = 1'-0"

SD6.02



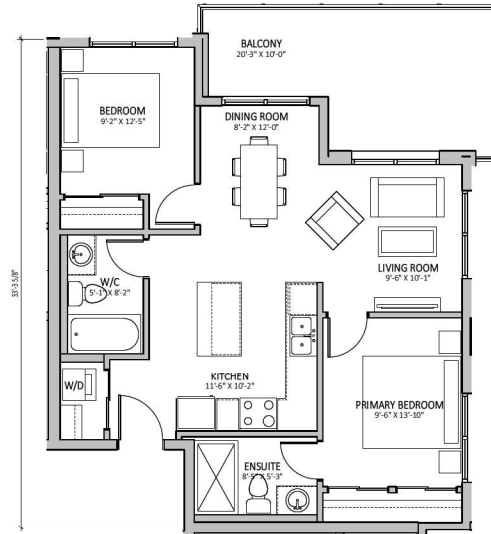
24-10-09 REISSUED
FOR DP

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



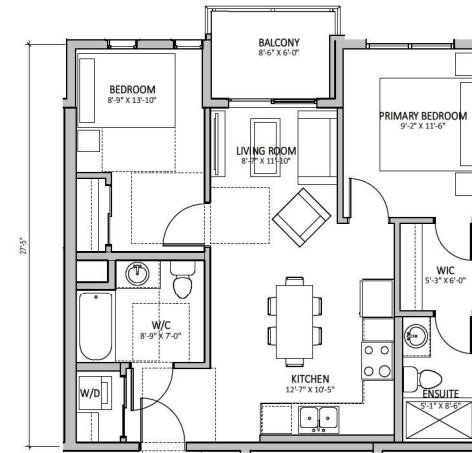
UNIT D1

1/4" = 1'-0"



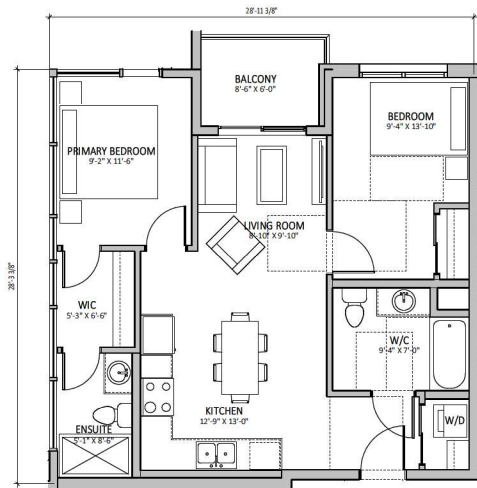
UNIT D1.1

1/4" = 1'-0"



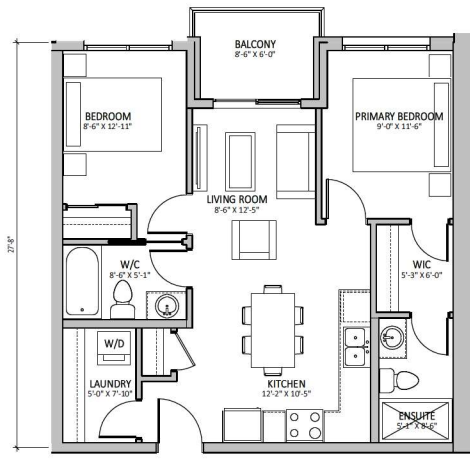
UNIT D2 (ADAPTABLE)

1/4" = 1'-0"



UNIT D2.1 (ADAPTABLE)

1/4" = 1'-0"



UNIT D3.1

1/4" = 1'-0"

WHITETAIL 204
STREET
APARTMENTS

5360 204 STREET, LANGLEY, BC

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CITY FILE #



UNIT PLANS

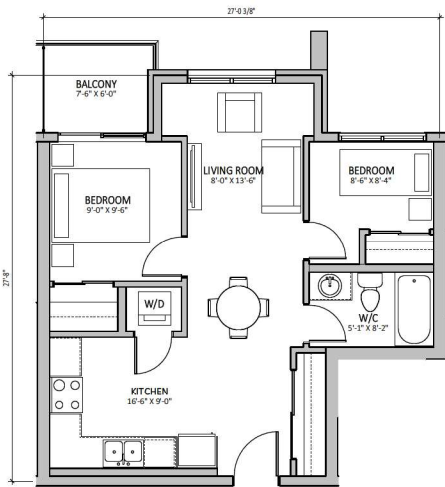
SCALE 1/4" = 1'-0"

SD6.03



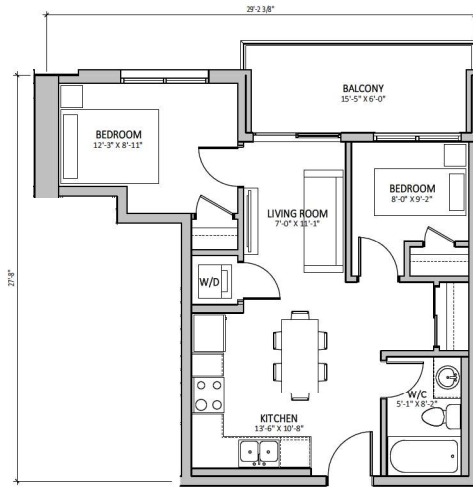
24-10-09 REISSUED
FOR DP

NO.	ISSUE/REVISION	DATE
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9	REISSUED FOR DP	24-10-09



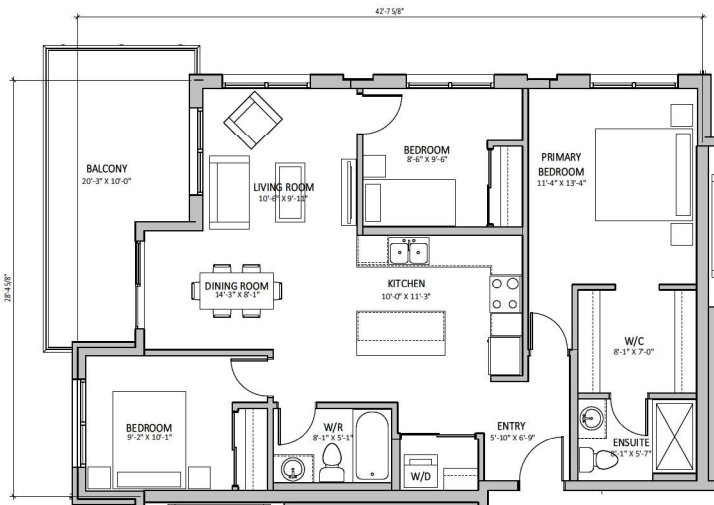
UNIT D5

1/4" = 1'-0"



UNIT D6

1/4" = 1'-0"



UNIT E1

1/4" = 1'-0"

**WHITETAIL 204
STREET
APARTMENTS**

5360 204 STREET, LANGLEY, BC

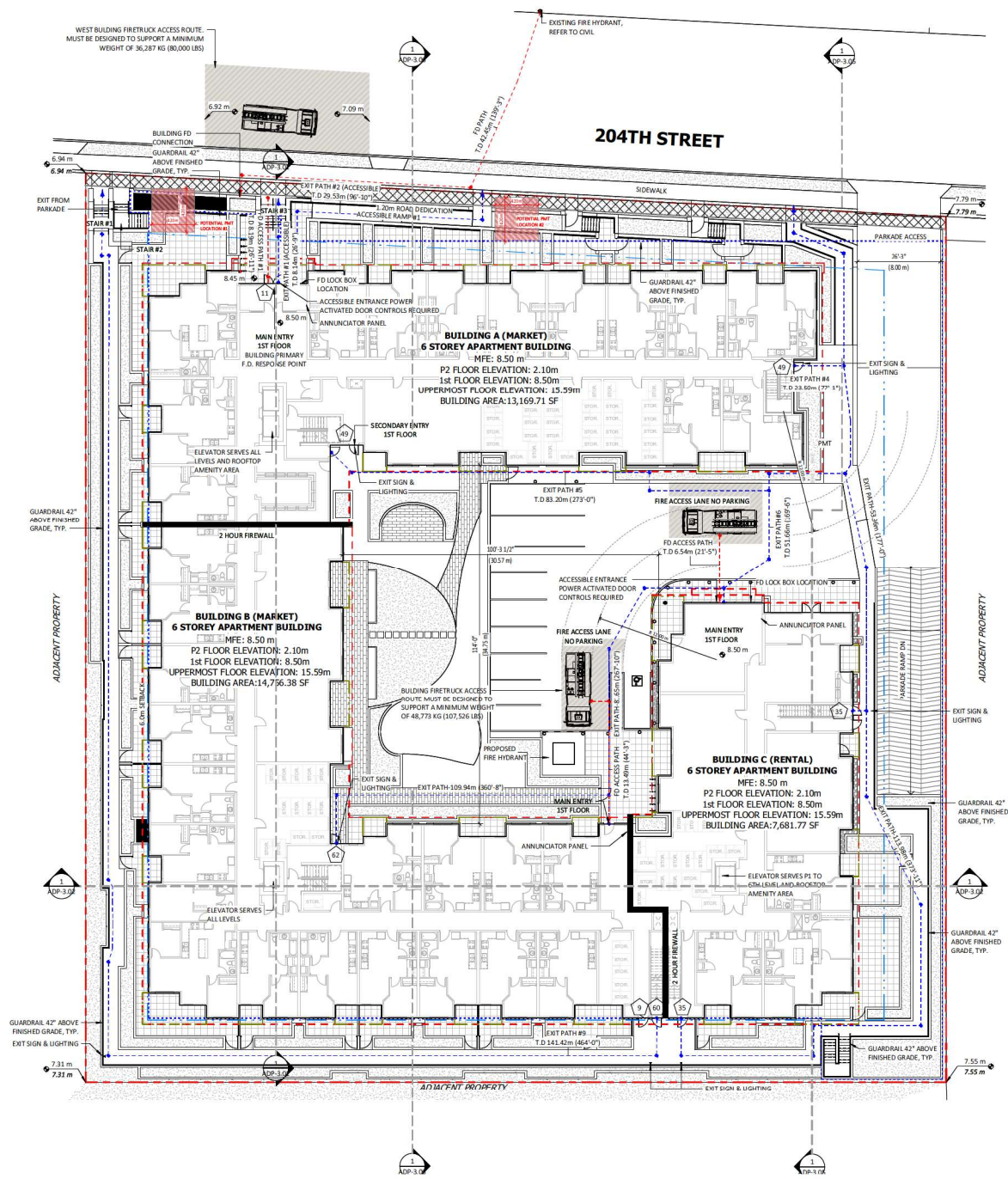
PROJECT # 21172.1
CITY FILE #



UNIT PLANS

SCALE 1/4" = 1'-0"

SD6.04



SIGNAGE LEGEND

S1	STOP
S2	ACCESSIBLE PARKING STALL
S3	ACCESSIBLE ENTRANCE
S4	FIRE LANE-NO PARKING
S5	GARAGE LOADING ZONE-NO PARKING
S6	DROP OFF/PICK UP ONLY
S7	MAXIMUM 10 KPH
S8	PARKADE CLEARANCE 7'-0"

◻ = OCCUPANT LOAD

BUILDING FLOOR ELEVATIONS

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

KEYSTONE ARCHITECTURE
 ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
 V2Z 2B1 | 604-858-6577
 CALGARY AB | 410 - 333 11th AVENUE SW
 T2R 1J9 | 587-391-4788
 MAIL@KEYSTONEARCH.CA



24-10-09 REISSUED FOR DP

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

WHITETAIL 204 STREET APARTMENTS

5360 204 STREET, LANGLEY, BC

PROJECT # 21172.1
 CITY FILE #



SITE CODE PLAN

SCALE 1/16" = 1'-0"

SD7.02

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