204 STREET TOWNHOUSES

MULTI-FAMILY TOWNHOUSE DEVELOPMENT

ISSUED FOR DP / REZONING &PLAN AMENDMENT - NOVEMBER 4, 2024

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PROJECT STATISTICS

CIVIC ADDRESS:	6920 204 STREET, LANGLEY, BC			
LEGAL DESCRIPTION:	Lot 49 Section 14 Township 8 NWD Plan 63748			
P.I.D.:	003-411-141			
ZONING:	EXISTING SR-2	PROPOSED CD		
GROSS SITE AREA:	65,090.12 SF	(6,047.0 M²)	0.60 Ha	1.49 Ac
ROAD DEDICATIONS:	6,161.23 SF	(572.4 M²)	0.05 Ha	0.14 Ac
GREENWAY (DEDICATION):	2,993.09 SF	(278.0 M²)	0.03 Ha	0.06 Ac
NET SITE AREA:	55,935.81 SF	(5,196.6 M²)	0.52 Ha	1.28 Ac
FLOOR AREA RATIO (FAR):	ALLOWED: PROPOSED:	N/A 0.65	N/A 41,989.82 SF	3,900.98 m²
DENSITY:	ALLOWED: PROPOSED:	12-20 UPA 20.8 UPA (31 UNITS)		
BUILDING HEIGHT:	ALLOWED: PROPOSED:	3-STOREYS 3-STOREYS	(9 M) (11.9 M)	

UNIT BREAKDOWN

UNIT TYPE	NET AREA		TYPE	COUNT	TOTAL AREA	
UNIT A	1,334.84 SF	124.01 M2	3-BED + FLEX	12	**16,018.08 SF**	**1,488.13 M2**
UNIT A1	1,351.40 SF	125.55 M2	3-BED + FLEX	2	**2,702.80 SF**	**251.10 M2**
UNIT A2	1,422.99 SF	132.20 M2	3-BED + FLEX	2	**2,845.98 SF**	**264.40 M2**
UNIT H.C.	1,514.12 SF	140.67 M2	3-BED + FLEX	2	**3,028.24 SF**	**281.33 M2**
UNIT B	1,348.20 SF	125.25 M2	3-BED	6	**8,089.20 SF**	**751.51 M2**
UNIT B1	1,356.53 SF	126.03 M2	3-BED	4	**5,426.12 SF**	**504.10 M2**
UNIT C	1,278.54 SF	118.78 M2	2-BED + FLEX	1	**1,278.54 SF**	**118.78 M2**
UNIT C1	1,284.71 SF	119.35 M2	2-BED + FLEX	1	**1,284.71 SF**	**119.35 M2**
UNIT D	1,311.49 SF	121.84 M2	3-BED	1	**1,311.49 SF**	**121.84 M2**
			TOTAL	**31**	**41,985.16 SF**	**3,900.55 M2**

PARKING REQUIREMENTS

RESIDENT PARKING:	REQUIRED:	2 STALLS PER UNIT	31 X 2 =	62 STALLS
	PROVIDED:			**62** STALLS
VISITOR PARKING:	REQUIRED:	1 STALL PER 5 UNITS	31 / 5 =	6 STALLS
	PROVIDED:			**6** STALLS
TOTAL PARKING:				**68** STALLS
(OF WHICH)	EV EQUIPPED STALLS: (RESIDENT ONLY)			31 STALLS
	ACCESSIBLE STALLS: (VISITOR)			1 STALL

AGE FRIENDLY AMENITY AREA: (AFAA)

OUTDOOR AMENITY:	REQUIRED:	6 M² PER UNIT	31 X 6 =	186.0 M² (2'002.08 SF)
	PROVIDED:			205.4 M² (2'210.58 SF)

3D VISUAL



ARCHITECTURAL DRAWINGS LIST

SHEET	NAME
A0.0	COVER SHEET
A0.1	CONTEXT PLAN
A0.2	SITE SURVEY & SETBACKS
A0.3	MATERIAL BOARD - SCHEME 1 (TAUPE)
A0.4	MATERIAL BOARD - SCHEME 2 (WHITE)
A1.0	MASTER SITE PLAN
A1.2	SITE SECTIONS
A2.1.1	BUILDING 1 FLOOR PLANS
A2.1.2	BUILDING 1 ELEVATIONS
A2.2.1	BUILDING 2 FLOOR PLANS
A2.2.2	BUILDING 2 ELEVATIONS
A2.3.1	BUILDING 3 FLOOR PLANS
A2.3.2	BUILDING 3 ELEVATIONS
A2.4.1	BUILDING 4 FLOOR PLANS
A2.4.2	BUILDING 4 ELEVATIONS
A2.5.1	BUILDING 5 FLOOR PLANS
A2.5.2	BUILDING 5 ELEVATIONS
A2.6.1	BUILDING 6 FLOOR PLANS
A2.6.2	BUILDING 6 ELEVATIONS
A3.1.1	UNIT A FLOOR PLANS
A3.2.1	UNIT A1 FLOOR PLANS
A3.3.1	UNIT A2 FLOOR PLANS
A3.4.1	UNIT H.C. FLOOR PLANS
A3.5.1	UNIT B FLOOR PLANS
A3.6.1	UNIT B1 FLOOR PLANS
A3.7.1	UNIT C FLOOR PLANS
A3.8.1	UNIT C1 FLOOR PLANS
A3.9.1	UNIT D FLOOR PLANS
A4.0	MAIL KIOSK
A5.0	3D RENDER

VICINITY PLAN



PROJECT CONTACT LIST

CLIENT / DEVELOPER

CASTLEHILL HOMES
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CONTACT

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SEAL: REGISTERED ARCHITECT ROBERT CARL CICCOZZI BRITISH COLUMBIA

2024-11-04

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TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:

204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
AN / TH	RC
SCALE: 1 : 2750	PROJECT NO.: 825

SHEET TITLE:

COVER SHEET

REV. NO.:

SHEET NO.: **A0.0**



1 CONTEXT PLAN (N.T.S)



2 AERIAL VIEW



3 CONTEXT IMAGE - STATION 1



4 CONTEXT IMAGE - STATION 2



5 CONTEXT IMAGE - STATION 3

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BRITISH COLUMBIA

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SCALE:	PROJECT NO.: 825

SHEET TITLE:

CONTEXT PLAN

REV. NO.:	SHEET NO.:
	A0.1

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CASTLEHILL HOMES

PROJECT:
204 STREET TOWNHOUSES
6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
TH	RC
SCALE: 1 : 200	PROJECT NO.: 825

SHEET TITLE:
SITE SURVEY & SETBACKS

REV. NO.:	SHEET NO.:
	A0.2

1 PROPERTY LINE & SETBACK WITH SURVEY UNDERLAY
1 : 200

SCHEME 1 (TAUPE)

A — **BRICK VENEER**
TITANIUM
CULTURED STONE

B1 — **HARDIE PANEL**
BOARD & BATTEN - PAINTED
BM HC-172 - REVERE PEWTER

C1 — **HARDIE SINGLES**
PAINTED
BM OC-17 - WHITE DOVE

D1 — **HARDIE LAP SIDING**
PAINTED
BM OC-17 - WHITE DOVE

E — **ROOF**
ASPHALT SHINGLES
ESTATE GRAY

F — **TRIMS**
PAINT TO MATCH
W/ CLADDING

G — **CANOPIES**
STANDING SEAM STEEL
LIGHT GRAY

H — **FASCIAS, GUTTERS, RWL, & FLASHINGS**
BM AF-700 - STORM

J — **WINDOWS**
ALUMINUM FRAME
STANDARD BLACK

K — **GARAGE DOORS**
WHITE PAINT FINISH

L1 — **ENTRY DOORS**
PAINTED
BM 2133-10 - ONYX

M — **RAILINGS**
ALUMINUM PICKETS
STANDARD BLACK

N — **CONCRETE**
SMOOTH FINISH

O — **WOOD DETAILS**
WEATHERED WOOD





PRECEDENT IMAGES








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CASTLEHILL HOMES

PROJECT:
204 STREET TOWNHOUSES
6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
AN	RC
SCALE: As indicated	PROJECT NO.: 825

SHEET TITLE:
MATERIAL BOARD - SCHEME 1 (TAUPE)

REV. NO.:

SHEET NO.:
A0.3

SCHEME 2 (WHITE)

A — **BRICK VENEER**
TITANIUM
CULTURED STONE

B2 — **HARDIE PANEL**
BOARD & BATTEN - PAINTED
BM OC-17 - WHITE DOVE

C2 — **HARDIE SINGLES**
PAINTED
BM HC-166 - KENDALL CHARCOAL

D2 — **HARDIE LAP SIDING**
PAINTED
BM HC-166 - KENDALL CHARCOAL

E — **ROOF**
ASPHALT SHINGLES
ESTATE GRAY

F — **TRIMS**
PAINT TO MATCH
W/ CLADDING

G — **CANOPIES**
STANDING SEAM STEEL
LIGHT GRAY

H — **FASCIAS, GUTTERS, RWL, & FLASHINGS**
BM AF-700 - STORM

J — **WINDOWS**
ALUMINUM FRAME
STANDARD BLACK

K — **GARAGE DOORS**
WHITE PAINT FINISH

L2 — **ENTRY DOORS**
PAINTED
BM OC-17 - WHITE DOVE

M — **RAILINGS**
ALUMINUM PICKETS
STANDARD BLACK

N — **CONCRETE**
SMOOTH FINISH

O — **WOOD DETAILS**
WEATHERED WOOD





PRECEDENT IMAGES








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CASTLEHILL HOMES

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204 STREET TOWNHOUSES
6920 204 STREET, LANGLEY, BC

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SHEET TITLE:
MATERIAL BOARD - SCHEME 2 (WHITE)

REV. NO.:

SHEET NO.:
A0.4

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CASTLEHILL HOMES

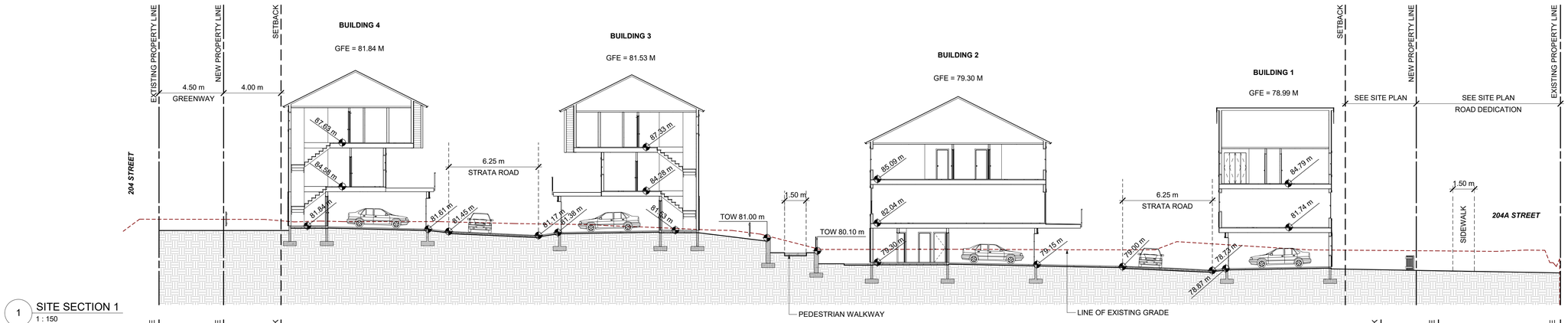
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6920 204 STREET, LANGLEY, BC

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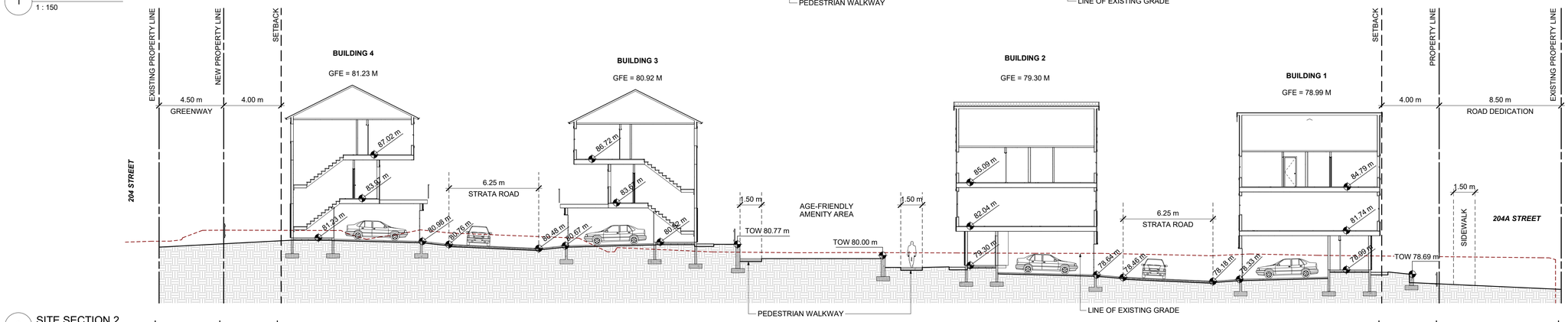
SHEET TITLE:
MASTER SITE PLAN

REV. NO.:	SHEET NO.:
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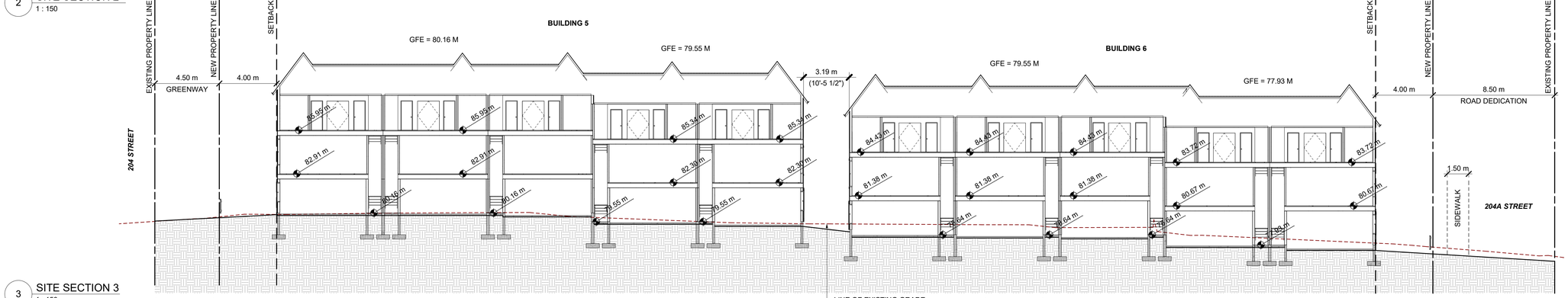
1 MASTER SITE PLAN
1 : 150



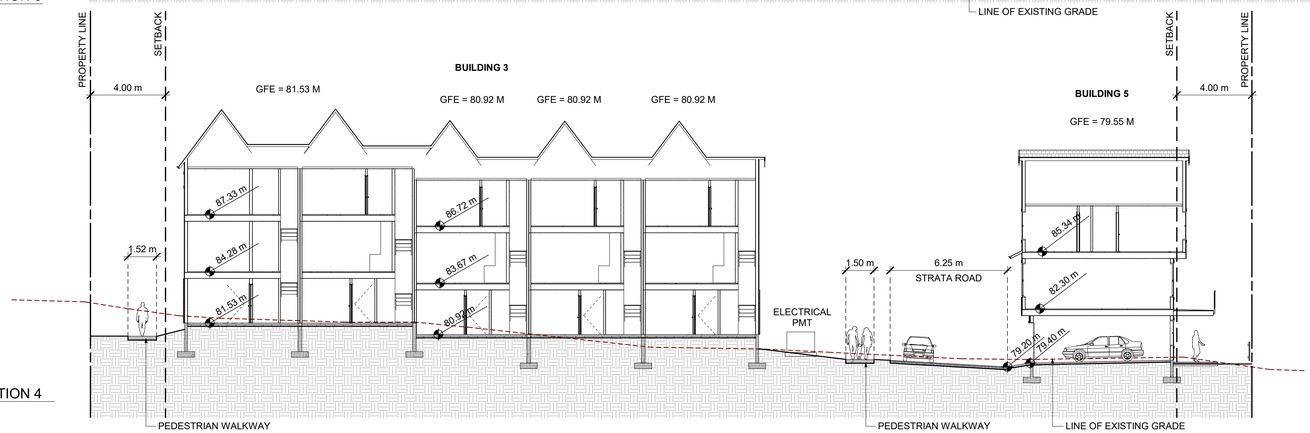
1 SITE SECTION 1
1 : 150



2 SITE SECTION 2
1 : 150



3 SITE SECTION 3
1 : 150



4 SITE SECTION 4
1 : 150

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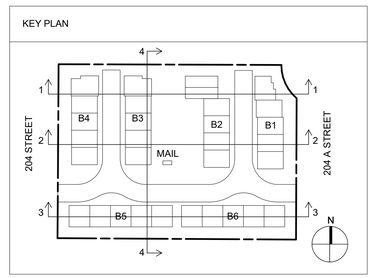
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ROBERT CARL CICCOZZI
BRITISH COLUMBIA
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TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:
204 STREET TOWNHOUSES
6920 204 STREET, LANGLEY, BC

KEY PLAN

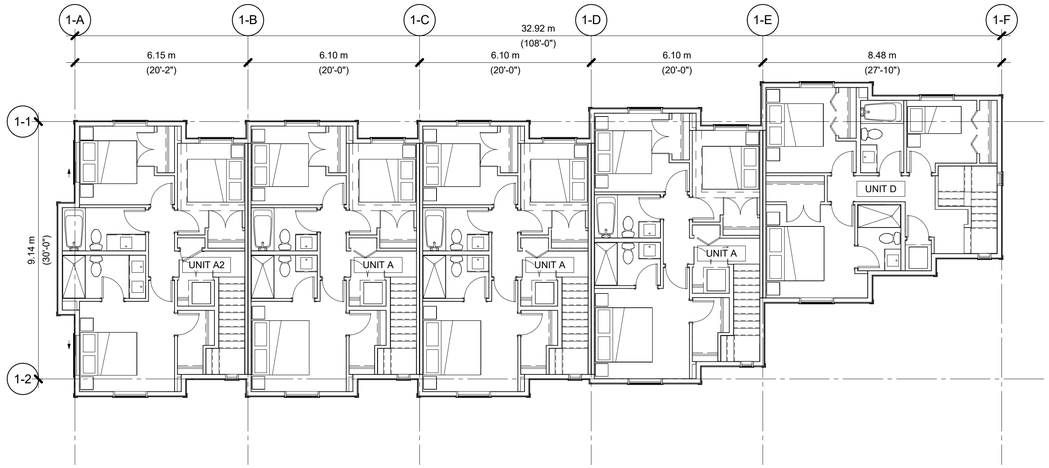


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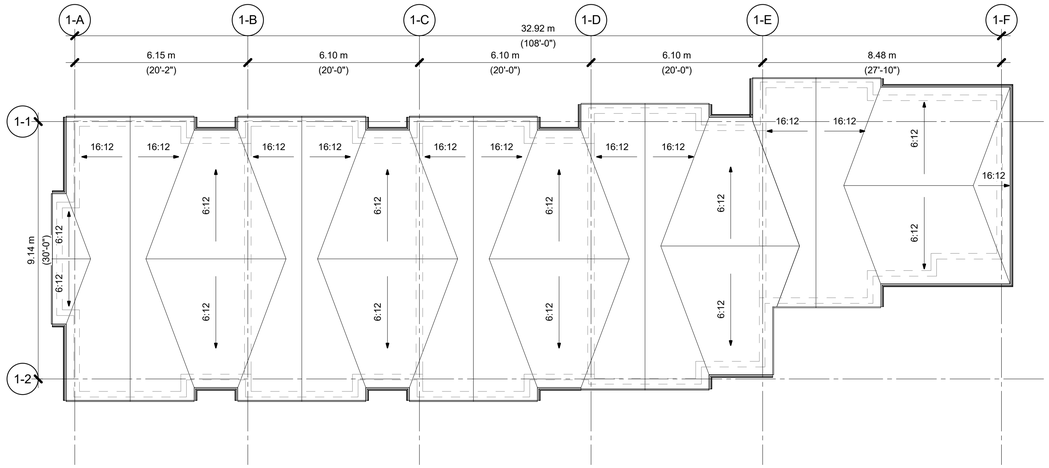
SHEET TITLE:
SITE SECTIONS

REV. NO.:

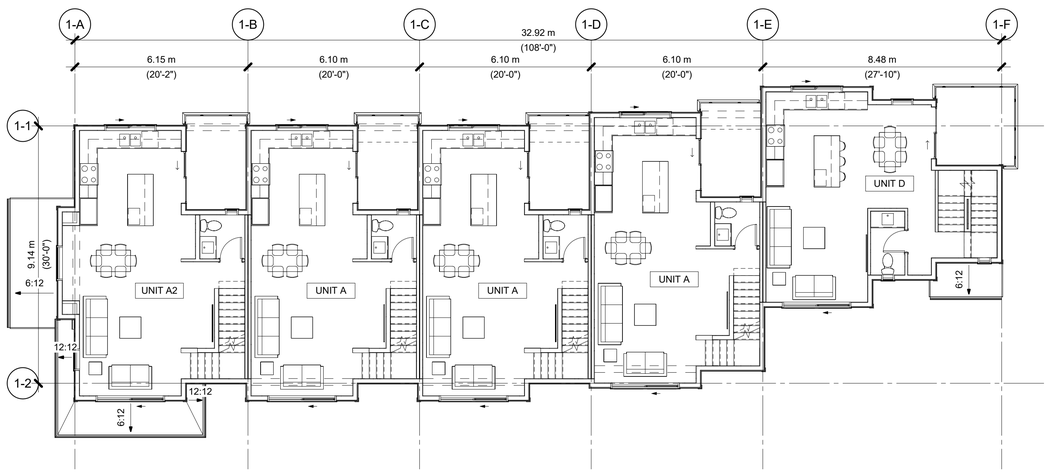
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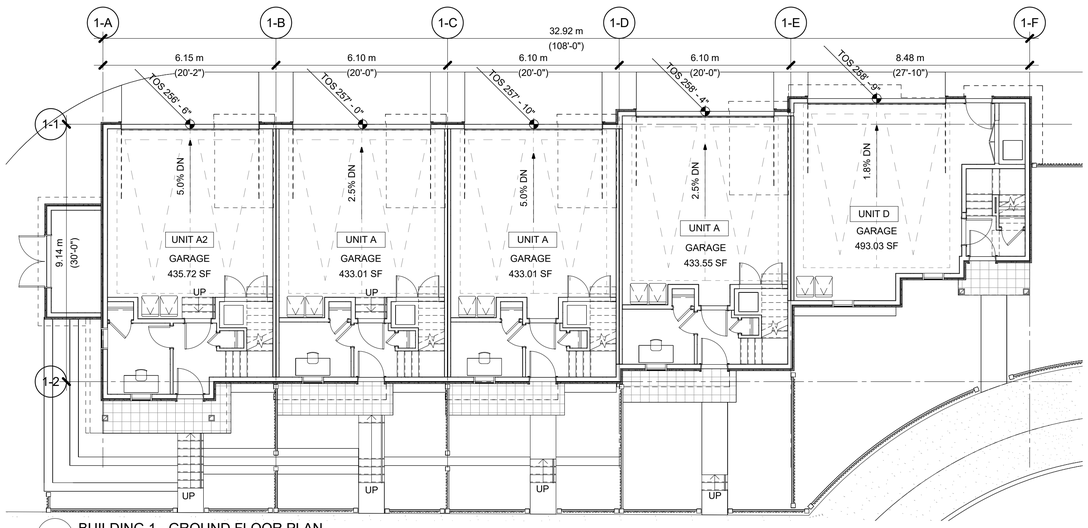
3 BUILDING 1 - UPPER FLOOR PLAN
1 : 100



4 BUILDING 1 - ROOF PLAN
1 : 100



2 BUILDING 1 - MAIN FLOOR PLAN
1 : 100



1 BUILDING 1 - GROUND FLOOR PLAN
1 : 100

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ROBERT CARL CICCOZZI
BRITISH COLUMBIA

2024-11-04

CICCOZZI ARCHITECTURE

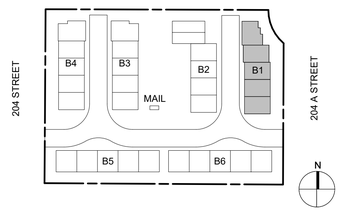
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VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

BUILDING 1 - AREA CALCULATION

GROUND LEVEL	3,040.04 SF	282.43 m²
MAIN LEVEL	2,825.19 SF	262.47 m²
UPPPER LEVEL	3,105.75 SF	288.53 m²
TOTAL GROSS AREA	8,970.98 SF	833.43 m²
GARAGE AREA	2,228.33 SF	207.02 m²
NET AREA	6,742.65 SF	626.41 m²

KEY PLAN



PROJECT:

204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

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Author	Checker
SCALE: 1 : 100	PROJECT NO.: 825

SHEET TITLE:

BUILDING 1 FLOOR PLANS

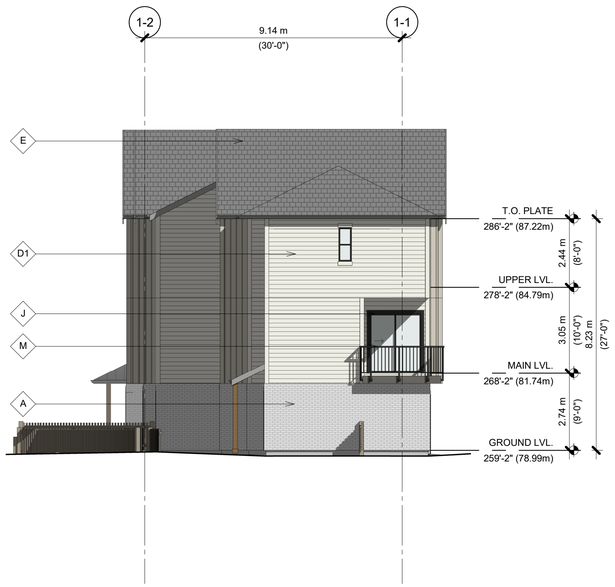
REV. NO.:

SHEET NO.:

A2.1.1



1 BUILDING 1- EAST ELEVATION
1 : 100



2 BUILDING 1- NORTH ELEVATION
1 : 100

4 BUILDING 1- WEST ELEVATION
1 : 100

3 BUILDING 1- SOUTH ELEVATION
1 : 100

MATERIAL LEGEND: (SCHEME 1 - TAUPE)

- A — **BRICK VENEER** — TITANIUM CULTURED STONE
- B1 — **HARDIE PANEL** — BOARD & BATTEN - PAINTED BM HC-172 - REVERE PEWTER
- C1 — **HARDIE SINGLES** — PAINTED BM OC-17 - WHITE DOVE
- D1 — **HARDIE SIDING** — PAINTED BM OC-17 - WHITE DOVE
- E — **ROOF** — ASPHALT SHINGLE ESTATE GRAY
- F — **TRIMS** — PAINT TO MATCH W/ CLADDING
- G — **CANOPIES** — STANDING SEAM STEEL LIGHT GRAY
- H — **FASCIAS, GUTTERS, RWL & FLASHINGS** — BM AF-700 STORM
- J — **WINDOWS** — ALUMINUM FRAME STD. BLACK
- K — **GARAGE DOORS** — WHITE PAINT FINISH
- L1 — **ENTRY DOORS** — PAINTED BM 2133-10 - ONYX
- M — **RAILINGS** — ALUMINUM STD. BLACK
- N — **CONCRETE** — SMOOTH FINISH
- O — **WOOD DETAILS** — WEATHERED WOOD

KEY PLAN



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BRITISH COLUMBIA
2024-11-04

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

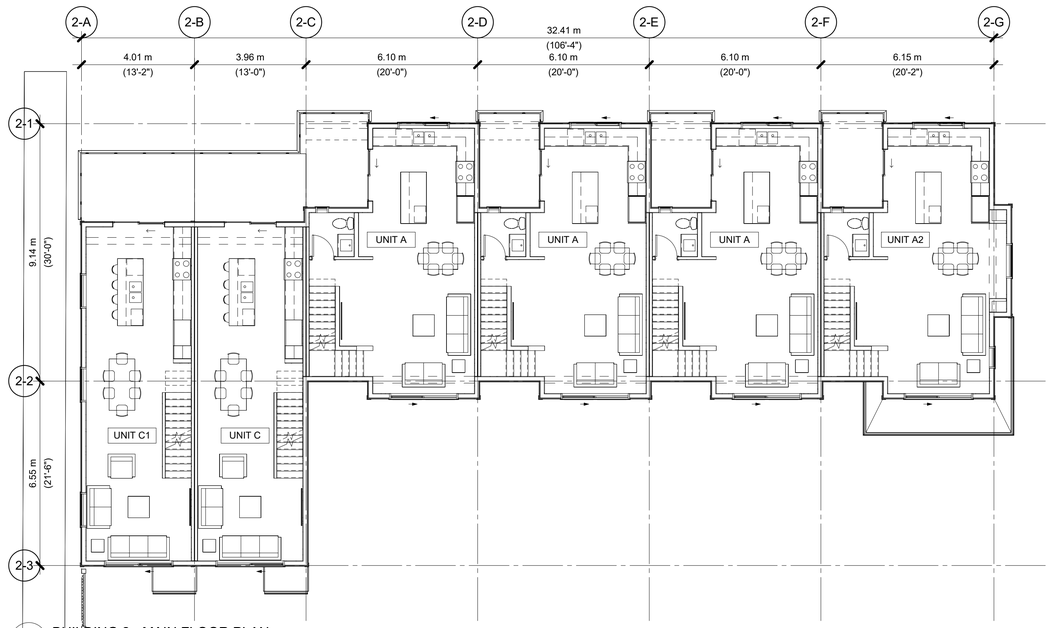
PROJECT:
204 STREET TOWNHOUSES
6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE: As indicated	PROJECT NO.: 825

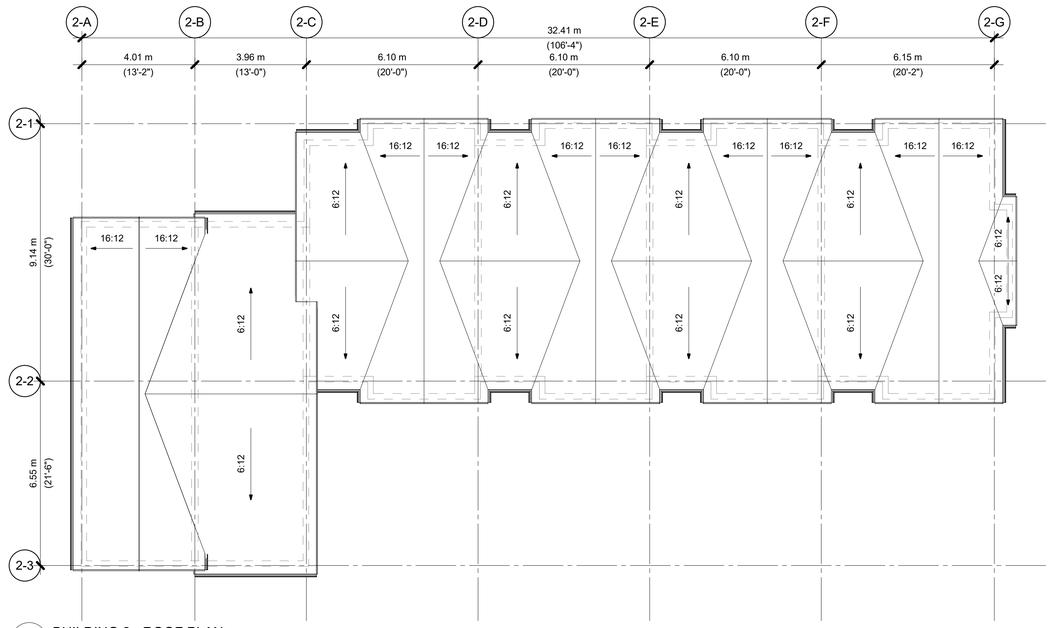
SHEET TITLE:
BUILDING 1 ELEVATIONS

REV. NO.:

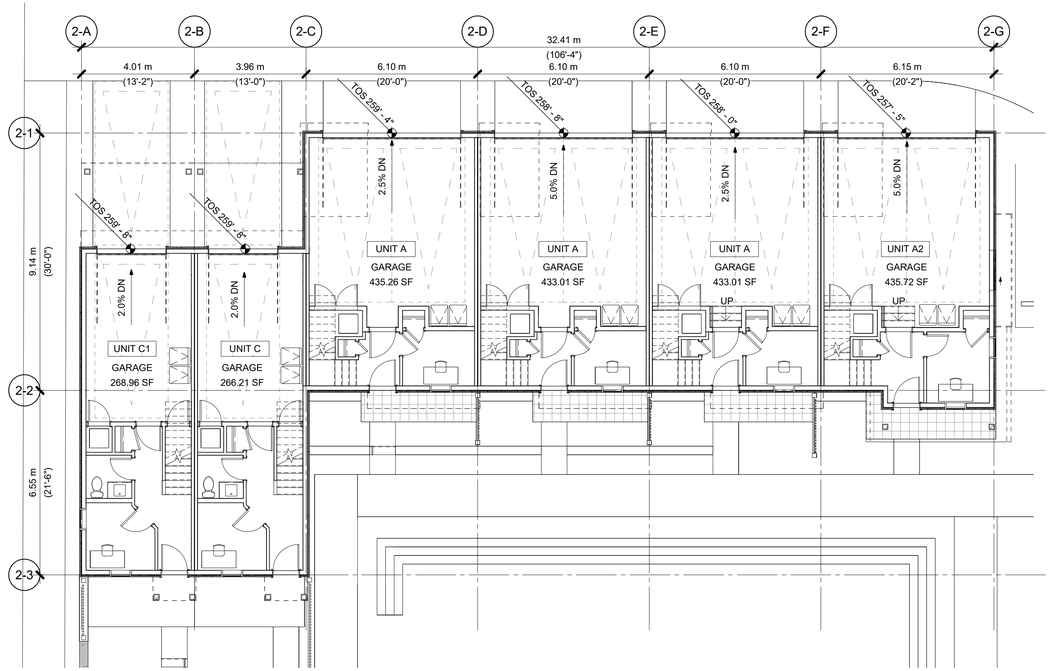
SHEET NO.:
A2.1.2



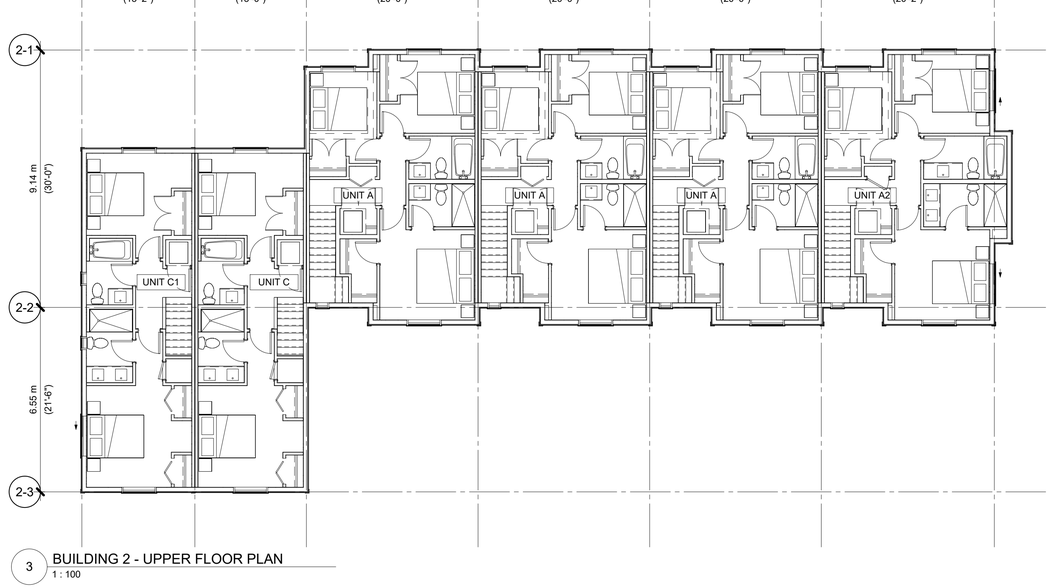
2 BUILDING 2 - MAIN FLOOR PLAN
1 : 100



4 BUILDING 2 - ROOF PLAN
1 : 100



1 BUILDING 2 - GROUND FLOOR PLAN
1 : 100

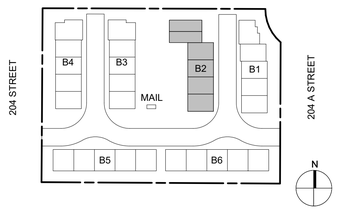


3 BUILDING 2 - UPPER FLOOR PLAN
1 : 100

BUILDING 2 - AREA CALCULATION

GROUND LEVEL	3,431.00 SF	318.75 m²
MAIN LEVEL	3,304.61 SF	307.01 m²
UPPPER LEVEL	3,529.17 SF	327.87 m²
TOTAL GROSS AREA	10,264.78 SF	953.63 m²
GARAGE AREA	2,272.17 SF	211.09 m²
NET AREA	7,992.61 SF	742.54 m²

KEY PLAN



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REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2024.11.04	ISSUED FOR DP/RZ

SEAL
REGISTERED ARCHITECT
ROBERT CARL CICCOZZI
BRITISH COLUMBIA
2024-11-04

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:
204 STREET TOWNHOUSES
6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE: 1 : 100	PROJECT NO.: 825

SHEET TITLE:
BUILDING 2 FLOOR PLANS

REV. NO.:

SHEET NO.:
A2.2.1

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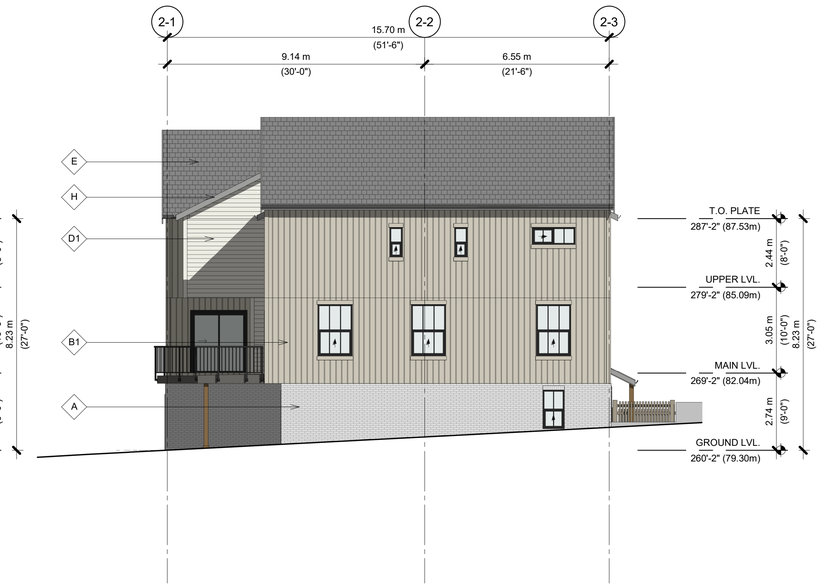
NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2024.11.04	ISSUED FOR DP/RZ



1 BUILDING 2 - EAST ELEVATION
1 : 100



2 BUILDING 2 - NORTH ELEVATION
1 : 100



4 BUILDING 2 - WEST ELEVATION
1 : 100

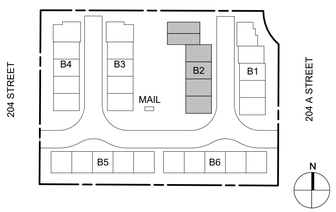


3 BUILDING 2 - SOUTH ELEVATION
1 : 100

MATERIAL LEGEND: (SCHEME 1 - TAUPE)

- A — **BRICK VENEER** — TITANIUM CULTURED STONE
- B1 — **HARDIE PANEL** — BOARD & BATTEN - PAINTED BM HC-172 - REVERE PEWTER
- C1 — **HARDIE SINGLES** — PAINTED BM OC-17 - WHITE DOVE
- D1 — **HARDIE SIDING** — PAINTED BM OC-17 - WHITE DOVE
- E — **ROOF** — ASPHALT SHINGLE ESTATE GRAY
- F — **TRIMS** — PAINT TO MATCH W/ CLADDING
- G — **CANOPIES** — STANDING SEAM STEEL LIGHT GRAY
- H — **FASCIAS, GUTTERS, RWL & FLASHINGS** — BM AF-700 STORM
- J — **WINDOWS** — ALUMINUM FRAME STD. BLACK
- K — **GARAGE DOORS** — WHITE PAINT FINISH
- L1 — **ENTRY DOORS** — PAINTED BM 2133-10 - ONYX
- M — **RAILINGS** — ALUMINUM STD. BLACK
- N — **CONCRETE** — SMOOTH FINISH
- O — **WOOD DETAILS** — WEATHERED WOOD

KEY PLAN



SEAL
REGISTERED ARCHITECT
ROBERT CARL CICCOZZI
BRITISH COLUMBIA
2024-11-04

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

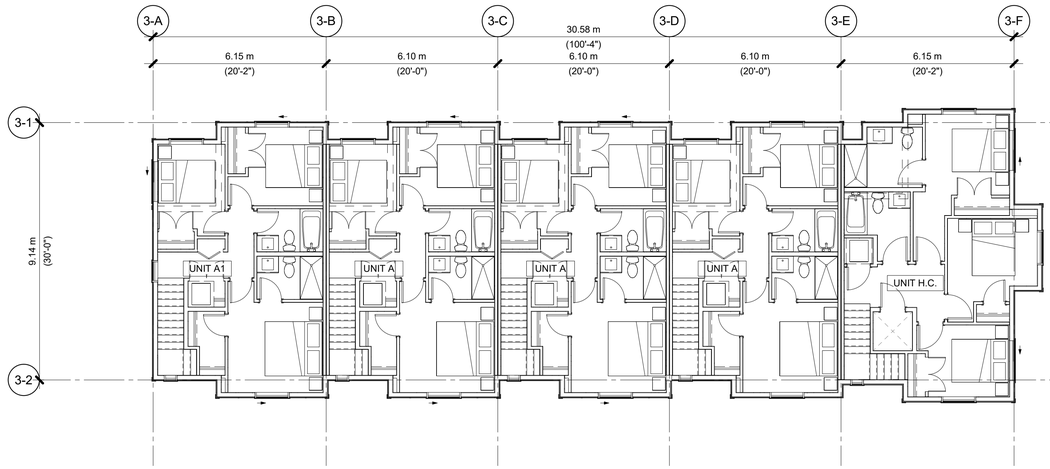
PROJECT:
204 STREET TOWNHOUSES
6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE: As indicated	PROJECT NO.: 825

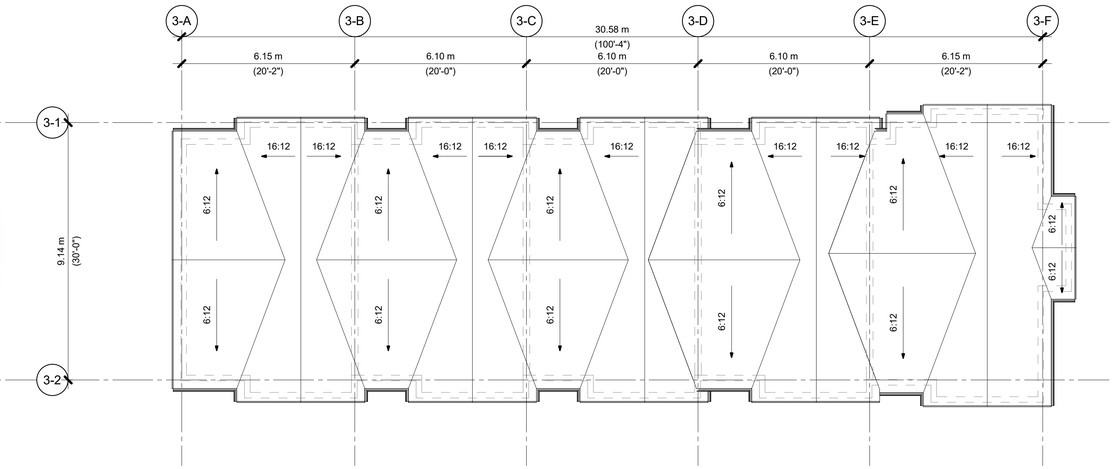
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BUILDING 2 ELEVATIONS

REV. NO.:

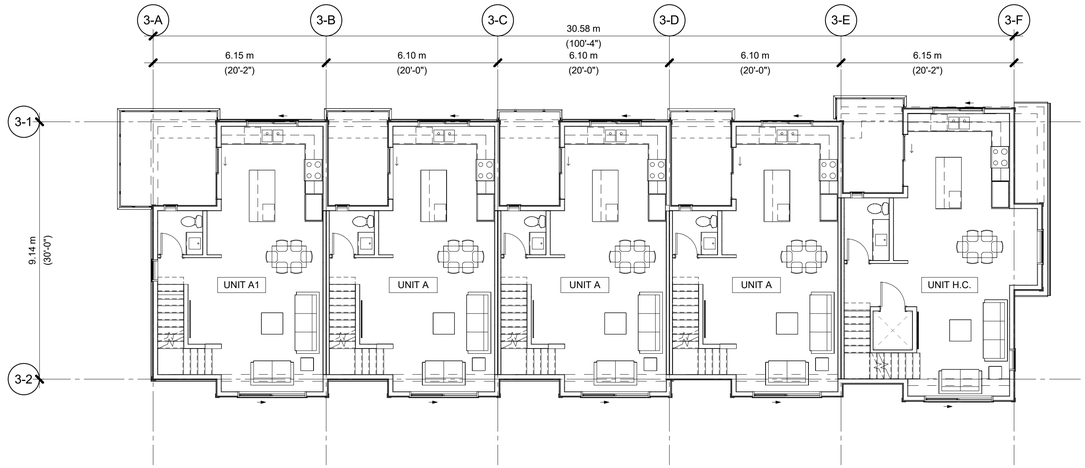
SHEET NO.:
A2.2.2



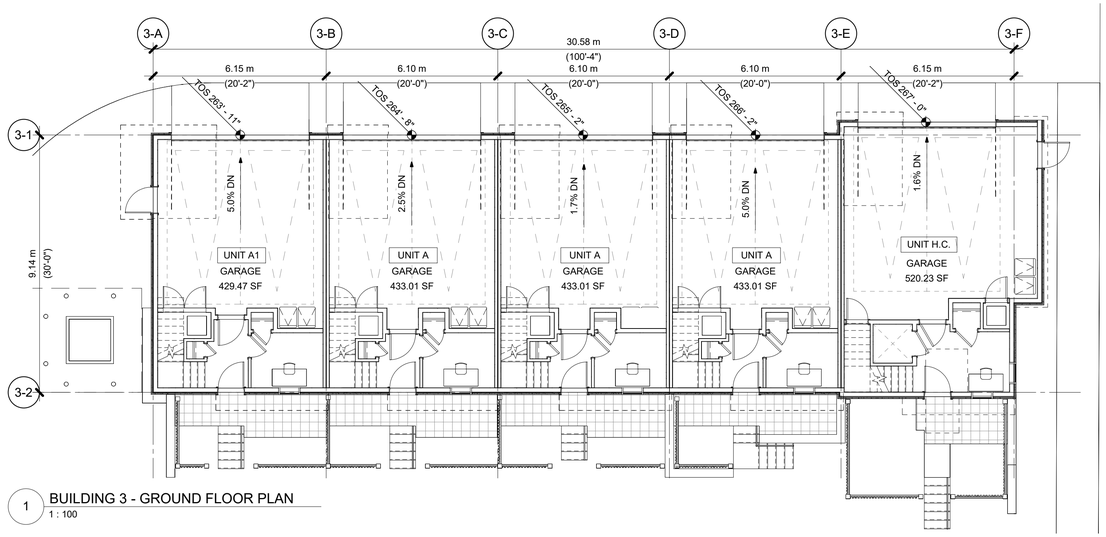
3 BUILDING 3 - UPPER FLOOR PLAN
1 : 100



4 BUILDING 3 - ROOF PLAN
1 : 100



2 BUILDING 3 - MAIN FLOOR PLAN
1 : 100



1 BUILDING 3 - GROUND FLOOR PLAN
1 : 100

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SEAL
REGISTERED ARCHITECT
ROBERT CARL CICCOZZI
BRITISH COLUMBIA

2024-11-04

CICCOZZI ARCHITECTURE

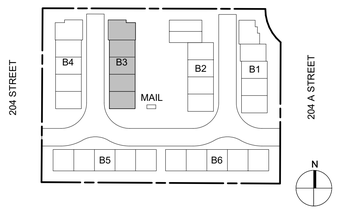
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

BUILDING 3 - AREA CALCULATION

GROUND LEVEL	3,119.19 SF	289.78 m²
MAIN LEVEL	2,860.12 SF	265.71 m²
UPPPER LEVEL	3,139.04 SF	291.63 m²
TOTAL GROSS AREA	9,118.35 SF	847.12 m²
GARAGE AREA	2,248.73 SF	208.91 m²
NET AREA	6,869.62 SF	638.21 m²

KEY PLAN



PROJECT:

204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE: 1 : 100	PROJECT NO.: 825

SHEET TITLE:

BUILDING 3 FLOOR PLANS

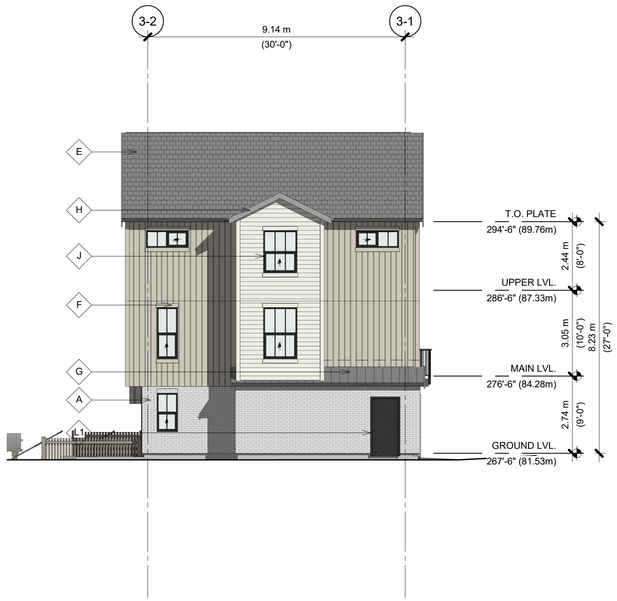
REV. NO.:

SHEET NO.:

A2.3.1



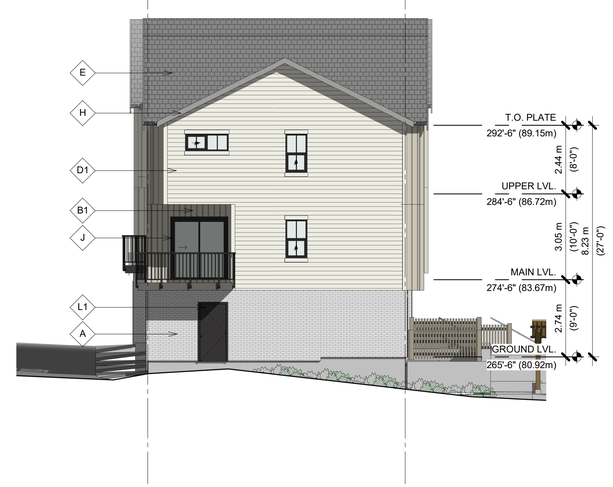
1 BUILDING 3 - EAST ELEVATION
1 : 100



2 BUILDING 3 - NORTH ELEVATION
1 : 100



4 BUILDING 3 - WEST ELEVATION
1 : 100

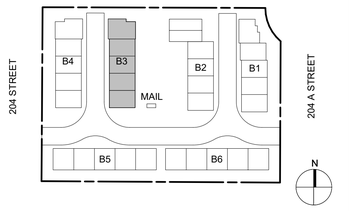


3 BUILDING 3 - SOUTH ELEVATION
1 : 100

MATERIAL LEGEND: (SCHEME 1 - TAUPE)

A **BRICK VENEER** TITANIUM CULTURED STONE	F **TRIMS** PAINT TO MATCH W/ CLADDING	L1 **ENTRY DOORS** PAINTED BM 2133-10 - ONYX
B1 **HARDIE PANEL** BOARD & BATTEN - PAINTED BM HC-172 - REVERE PEWTER	G **CANOPIES** STANDING SEAM STEEL LIGHT GRAY	M **RAILINGS** ALUMINUM STD. BLACK
C1 **HARDIE SINGLES** PAINTED BM OC-17 - WHITE DOVE	H **FASCIAS, GUTTERS, RWL & FLASHINGS** BM AF-700 STORM	N **CONCRETE** SMOOTH FINISH
D1 **HARDIE SIDING** PAINTED BM OC-17 - WHITE DOVE	J **WINDOWS** ALUMINUM FRAME STD. BLACK	O **WOOD DETAILS** WEATHERED WOOD
E **ROOF** ASPHALT SHINGLE ESTATE GRAY	K **GARAGE DOORS** WHITE PAINT FINISH	

KEY PLAN



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SEAL: REGISTERED ARCHITECT ROBERT CARL CICCOZZI BRITISH COLUMBIA

2024-11-04

CICCOZZI ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:

204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE: As indicated	PROJECT NO.: 825

SHEET TITLE:

BUILDING 3 ELEVATIONS

REV. NO.:

SHEET NO.: **A2.3.2**

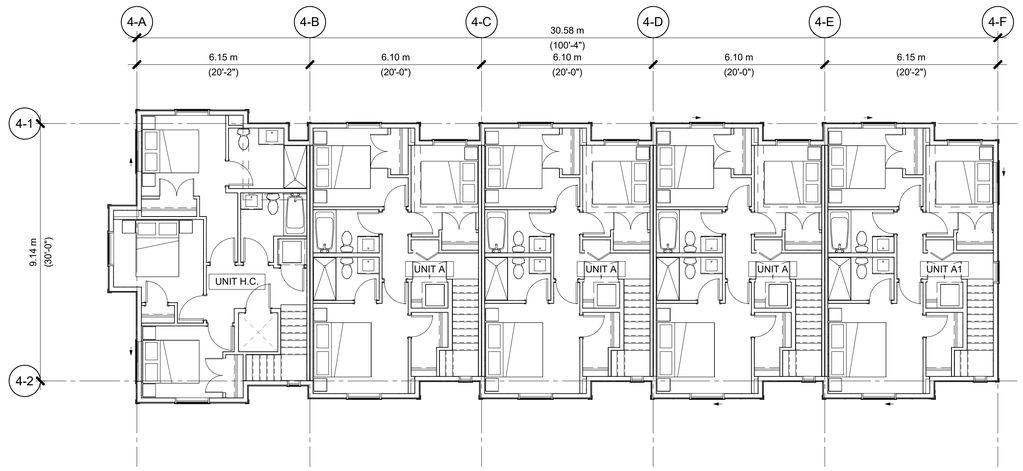
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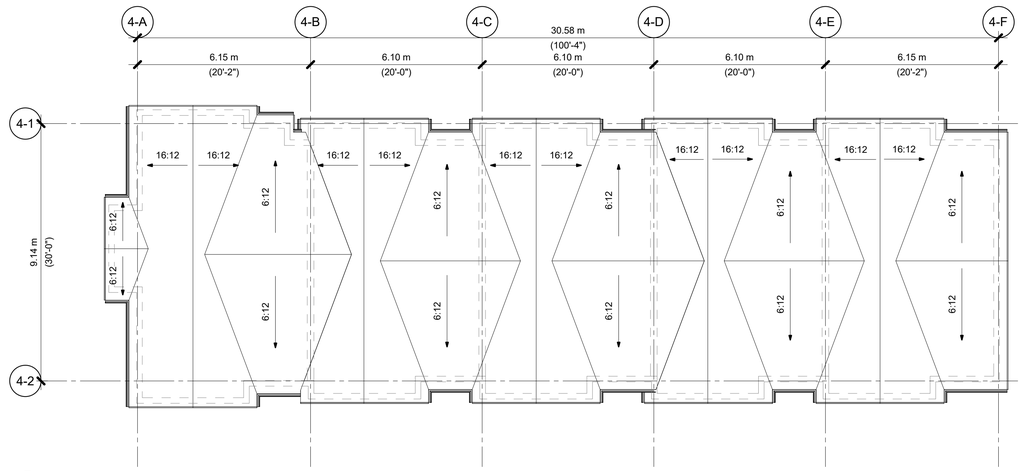
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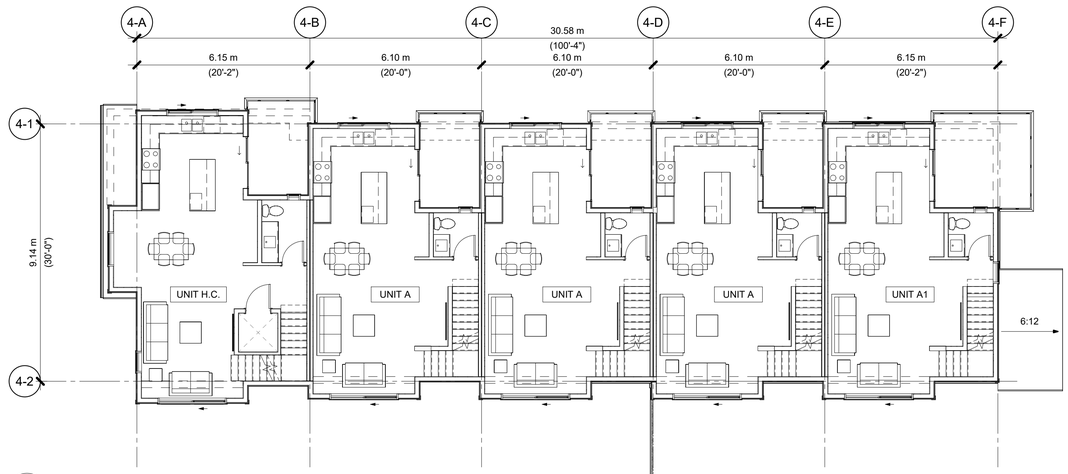
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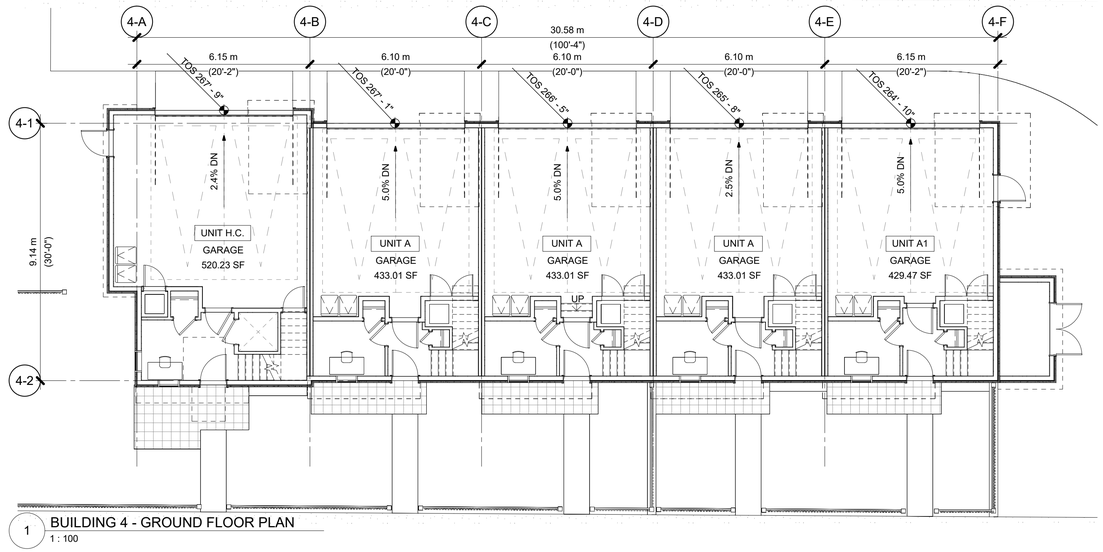
3 BUILDING 4 - UPPER FLOOR PLAN
1 : 100



4 BUILDING 4 - ROOF PLAN
1 : 100



2 BUILDING 4 - MAIN FLOOR PLAN
1 : 100



1 BUILDING 4 - GROUND FLOOR PLAN
1 : 100

2024-11-04

CICCOZZI ARCHITECTURE

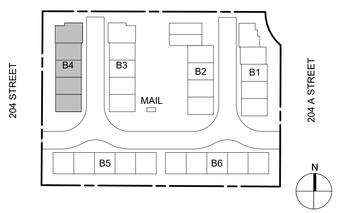
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

BUILDING 4 - AREA CALCULATION

GROUND LEVEL	3,119.19 SF	289.78 m²
MAIN LEVEL	2,860.12 SF	265.71 m²
UPPPER LEVEL	3,139.04 SF	291.63 m²
TOTAL GROSS AREA	9,118.35 SF	847.12 m²
GARAGE AREA	2,248.73 SF	208.91 m²
NET AREA	6,869.62 SF	638.21 m²

KEY PLAN



PROJECT:

204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
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SCALE: 1 : 100	PROJECT NO.: 825

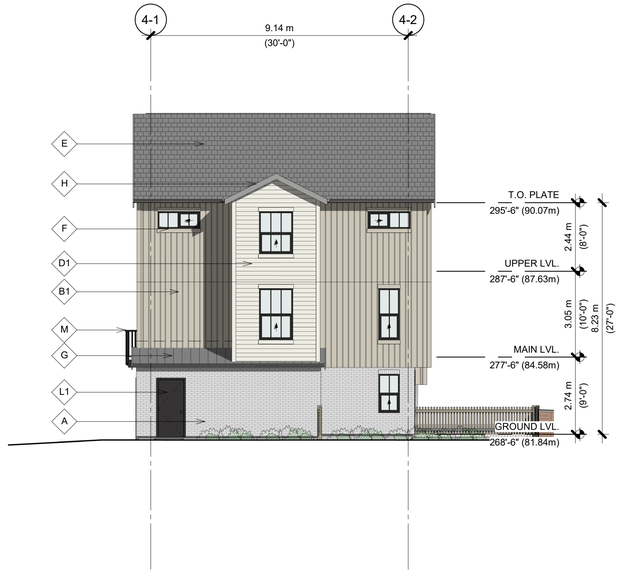
SHEET TITLE:

BUILDING 4 FLOOR PLANS

REV. NO.:	SHEET NO.:
	A2.4.1



1 BUILDING 4 - EAST ELEVATION
1 : 100



2 BUILDING 4 - NORTH ELEVATION
1 : 100

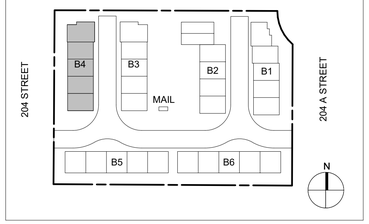
4 BUILDING 4 - WEST ELEVATION
1 : 100

3 BUILDING 4 - SOUTH ELEVATION
1 : 100

MATERIAL LEGEND: (SCHEME 1 - TAUPE)

A **BRICK VENEER** TITANIUM CULTURED STONE	F **TRIMS** PAINT TO MATCH W/ CLADDING	L1 **ENTRY DOORS** PAINTED BM 2133-10 - ONYX
B1 **HARDIE PANEL** BOARD & BATTEN - PAINTED BM HC-172 - REVERE PEWTER	G **CANOPIES** STANDING SEAM STEEL LIGHT GRAY	M **RAILINGS** ALUMINUM STD. BLACK
C1 **HARDIE SINGLES** PAINTED BM OC-17 - WHITE DOVE	H **FASCIAS, GUTTERS, RWL & FLASHINGS** BM AF-700 STORM	N **CONCRETE** SMOOTH FINISH
D1 **HARDIE SIDING** PAINTED BM OC-17 - WHITE DOVE	J **WINDOWS** ALUMINUM FRAME STD. BLACK	O **WOOD DETAILS** WEATHERED WOOD
E **ROOF** ASPHALT SHINGLE ESTATE GRAY	K **GARAGE DOORS** WHITE PAINT FINISH	

KEY PLAN



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SEAL: REGISTERED ARCHITECT ROBERT CARL CICCOZZI BRITISH COLUMBIA
2024-11-04

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

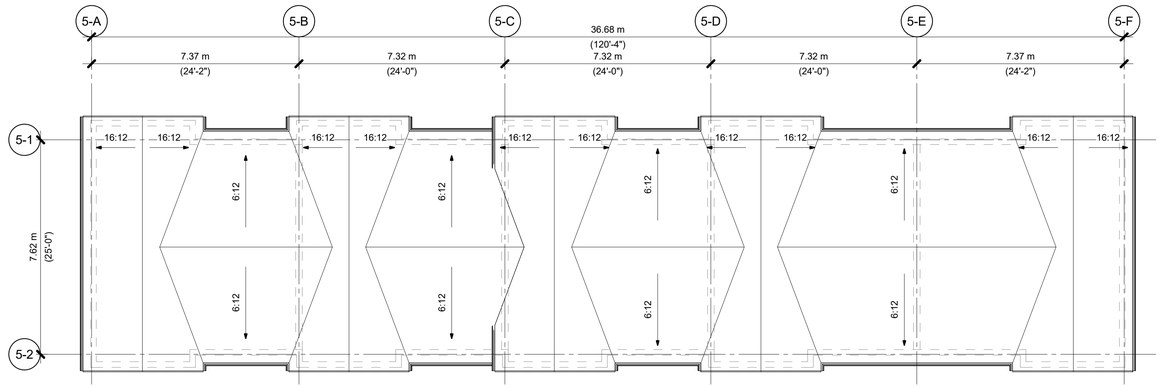
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204 STREET TOWNHOUSES
6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE: As indicated	PROJECT NO.: 825

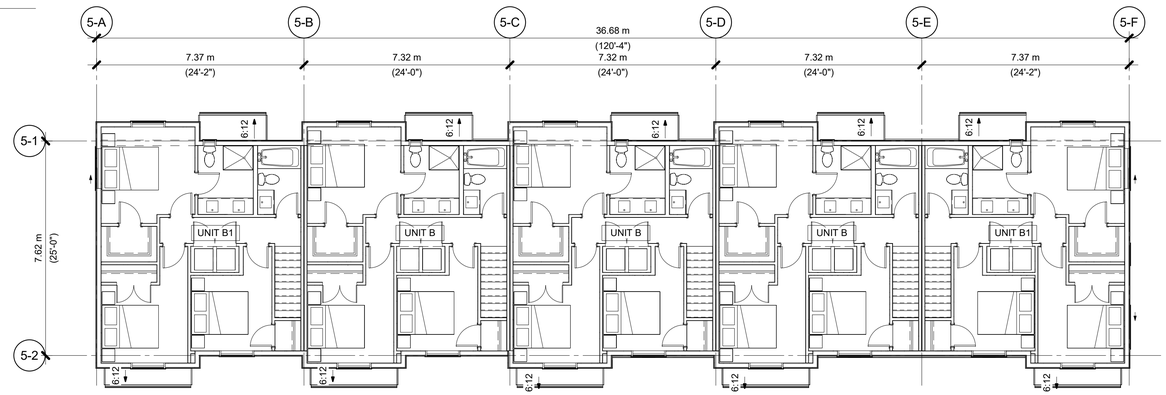
SHEET TITLE:
BUILDING 4 ELEVATIONS

REV. NO.:

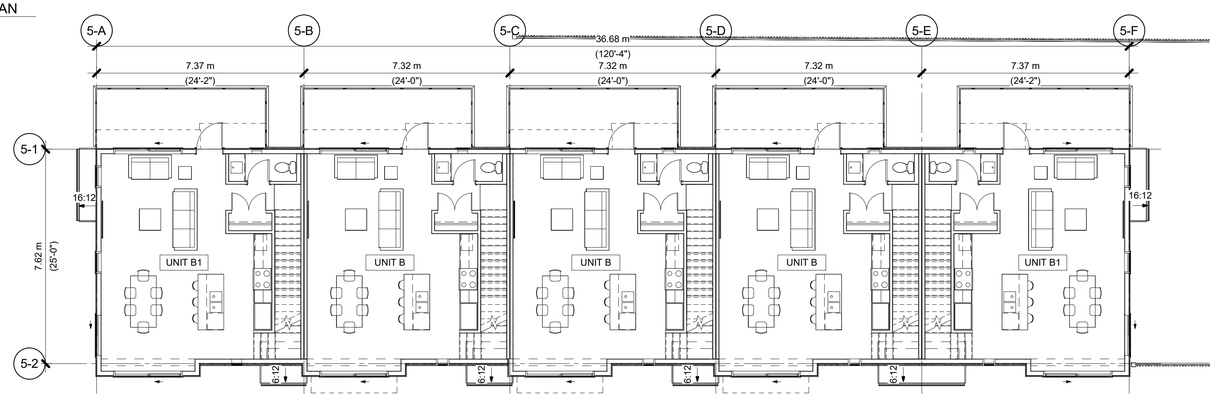
SHEET NO.:
A2.4.2



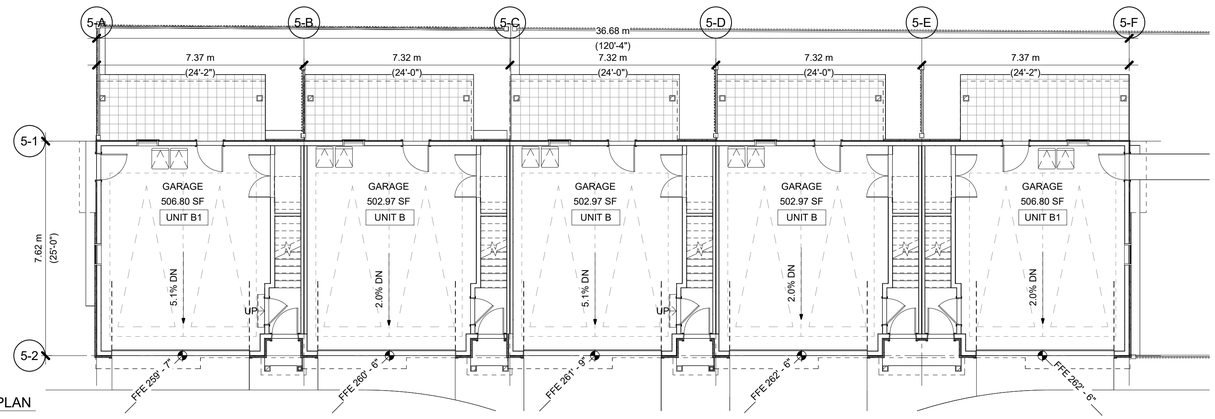
4 BUILDING 5 - ROOF PLAN
1 : 100



3 BUILDING 5 - UPPER FLOOR PLAN
1 : 100



2 BUILDING 5 - MAIN FLOOR PLAN
1 : 100



1 BUILDING 5 - GROUND FLOOR PLAN
1 : 100

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SEAL
REGISTERED ARCHITECT
ROBERT CARL CICCOZZI
BRITISH COLUMBIA

2024-11-04

CICCOZZI ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

BUILDING 5 - AREA CALCULATION

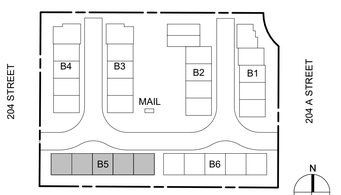
GROUND LEVEL	2,963.50 SF	275.32 m²
MAIN LEVEL	3,093.33 SF	287.38 m²
UPPPER LEVEL	3,223.33 SF	299.46 m²
TOTAL GROSS AREA	9,280.17 SF	862.16 m²
GARAGE AREA	2,522.51 SF	234.35 m²
NET AREA	6,757.66 SF	627.81 m²

PROJECT:

204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

KEY PLAN



DRAWN BY:	CHECKED BY:
Author	Checker
SCALE: 1 : 100	PROJECT NO.: 825

SHEET TITLE:

BUILDING 5 FLOOR PLANS

REV. NO.:

SHEET NO.:

A2.5.1

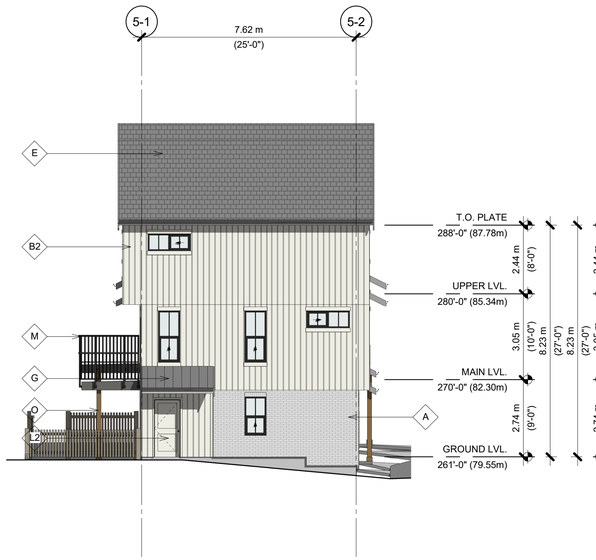
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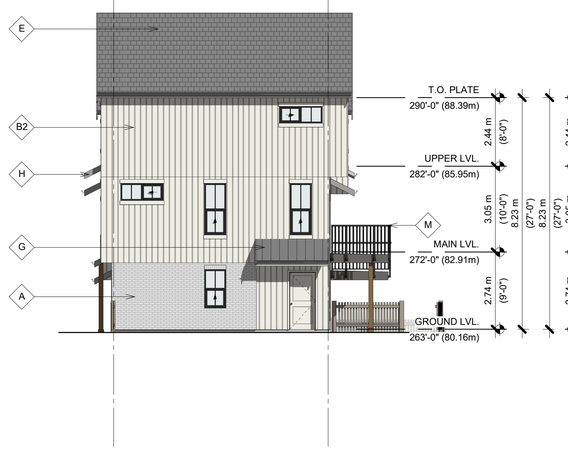
DATE:	DESCRIPTION:
2024.11.04	ISSUED FOR DP/RZ



1 BUILDING 5 - EAST ELEVATION
1 : 100



2 BUILDING 5 - NORTH ELEVATION
1 : 100



4 BUILDING 5 - WEST ELEVATION
1 : 100

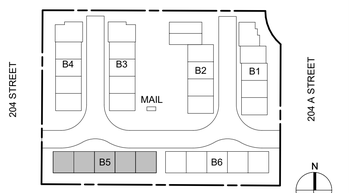


3 BUILDING 5 - SOUTH ELEVATION
1 : 100

MATERIAL LEGEND: (SCHEME 2 - WHITE)

A **BRICK VENEER** TITANIUM CULTURED STONE	F **TRIMS** PAINT TO MATCH W/ CLADDING	L2 **ENTRY DOORS** PAINTED BM OC-17 - WHITE DOVE
B2 **HARDIE PANEL** BOARD & BATTEN - PAINTED BM OC-17 - WHITE DOVE	G **CANOPIES** STANDING SEAM STEEL LIGHT GRAY	M **RAILINGS** ALUMINUM STD. BLACK
C2 **HARDIE SINGLES** PAINTED BM HC-166 - KENDALL CHARCOAL	H **FASCIAS, GUTTERS, RWL & FLASHINGS** BM AF-700 STORM	N **CONCRETE** SMOOTH FINISH
D2 **HARDIE SIDING** PAINTED BM HC-166 - KENDALL CHARCOAL	J **WINDOWS** ALUMINUM FRAME STD. BLACK	O **WOOD DETAILS** WEATHERED WOOD
E **ROOF** ASPHALT SHINGLE ESTATE GRAY	K **GARAGE DOORS** WHITE PAINT FINISH	

KEY PLAN



SEAL
REGISTERED ARCHITECT
ROBERT CARL CICCOZZI
BRITISH COLUMBIA

2024-11-04

CICCOZZI ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:

204 STREET TOWNHOUSES

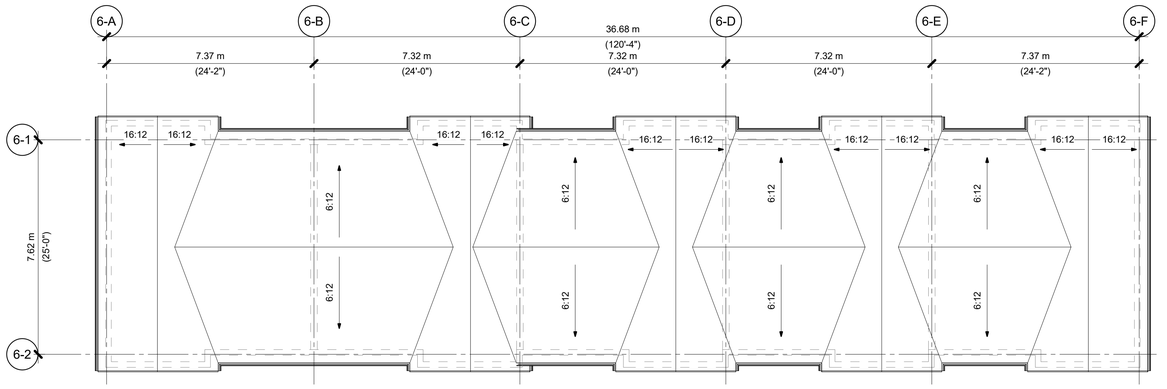
6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE: As indicated	PROJECT NO.: 825

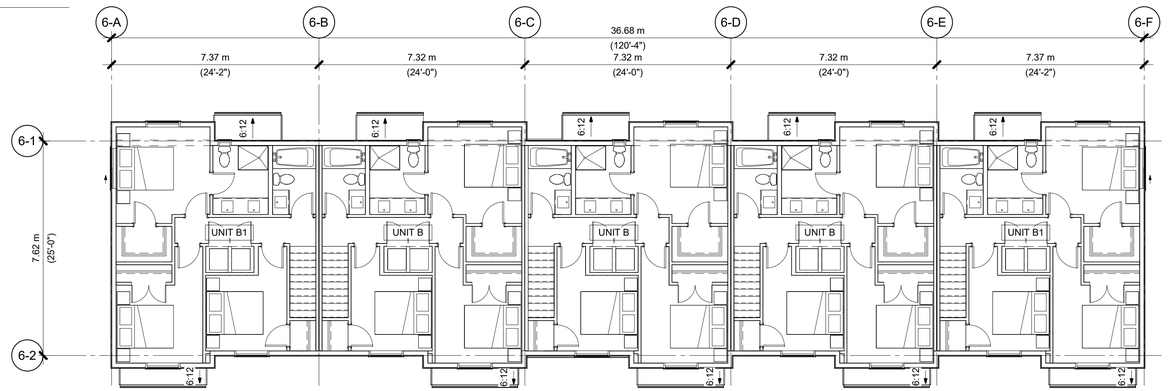
SHEET TITLE:

BUILDING 5 ELEVATIONS

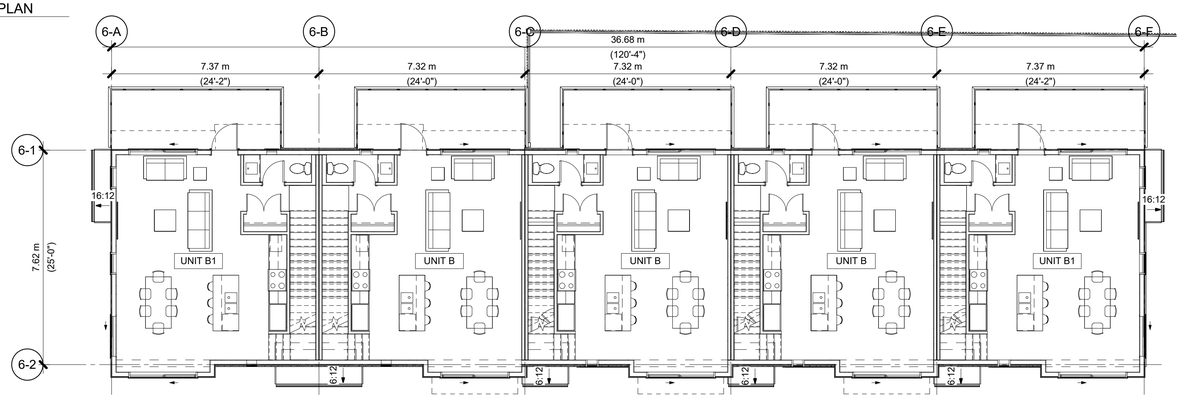
REV. NO.:	SHEET NO.:
	A2.5.2



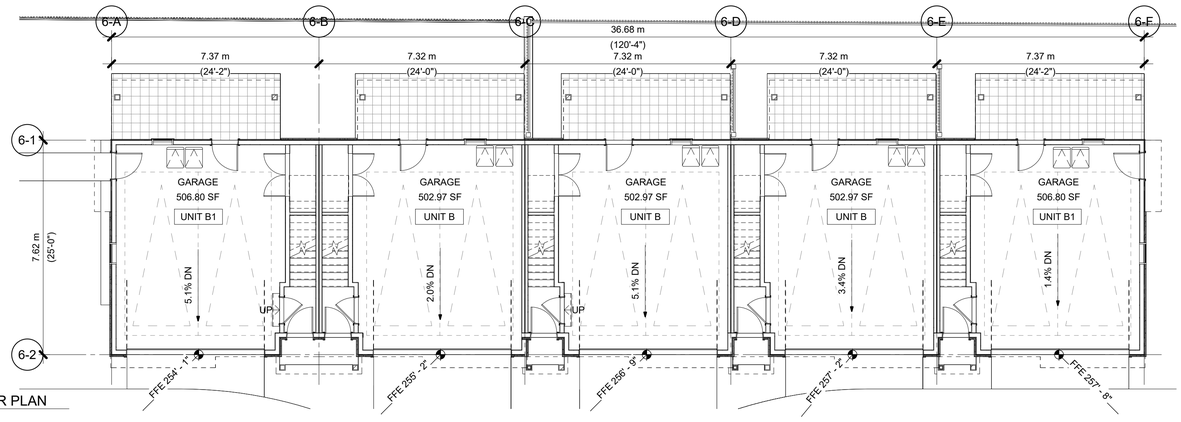
4 BUILDING 6 - ROOF PLAN
1 : 100



3 BUILDING 6 - UPPER FLOOR PLAN
1 : 100



2 BUILDING 6 - MAIN FLOOR PLAN
1 : 100



1 BUILDING 6 - GROUND FLOOR PLAN
1 : 100

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DATE:	DESCRIPTION:
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SEAL
REGISTERED ARCHITECT
ROBERT CARL CICCOZZI
BRITISH COLUMBIA

2024-11-04

CICCOZZI ARCHITECTURE

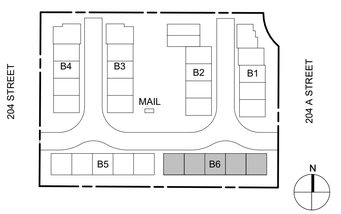
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

BUILDING 6 - AREA CALCULATION

GROUND LEVEL	2,963.50 SF	275.32 m²
MAIN LEVEL	3,093.33 SF	287.38 m²
UPPPER LEVEL	3,223.33 SF	299.46 m²
TOTAL GROSS AREA	9,280.17 SF	862.16 m²
GARAGE AREA	2,522.51 SF	234.35 m²
NET AREA	6,757.66 SF	627.81 m²

KEY PLAN



PROJECT:

204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE: 1 : 100	PROJECT NO.: 825

SHEET TITLE:

BUILDING 6 FLOOR PLANS

REV. NO.:	SHEET NO.:
	A2.6.1

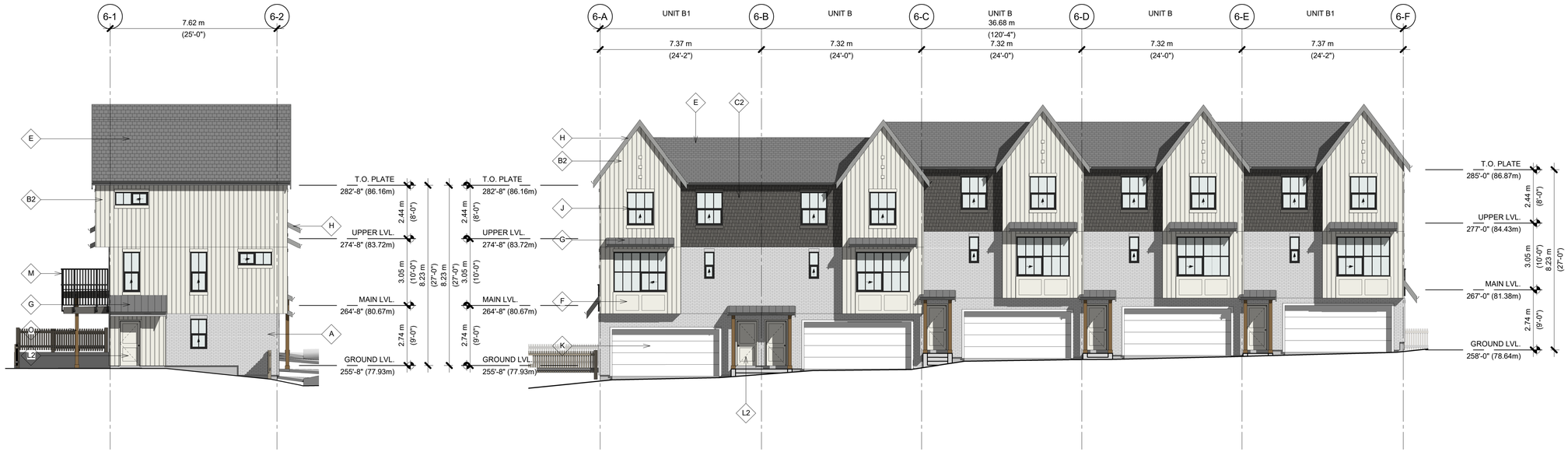
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DATE:	DESCRIPTION:
2024.11.04	ISSUED FOR DP/RZ



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2 BUILDING 6 - NORTH ELEVATION
1 : 100



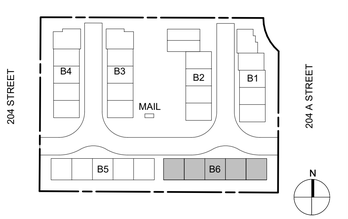
4 BUILDING 6 - WEST ELEVATION
1 : 100

3 BUILDING 6 - SOUTH ELEVATION
1 : 100

MATERIAL LEGEND: (SCHEME 2 - WHITE)

A **BRICK VENEER** TITANIUM CULTURED STONE	F **TRIMS** PAINT TO MATCH W/ CLADDING	L2 **ENTRY DOORS** PAINTED BM OC-17 - WHITE DOVE
B2 **HARDIE PANEL** BOARD & BATTEN - PAINTED BM OC-17 - WHITE DOVE	G **CANOPIES** STANDING SEAM STEEL LIGHT GRAY	M **RAILINGS** ALUMINUM STD. BLACK
C2 **HARDIE SINGLES** PAINTED BM HC-166 - KENDALL CHARCOAL	H **FASCIAS, GUTTERS, RWL & FLASHINGS** BM AF-700 STORM	N **CONCRETE** SMOOTH FINISH
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E **ROOF** ASPHALT SHINGLE ESTATE GRAY	K **GARAGE DOORS** WHITE PAINT FINISH	

KEY PLAN



SEAL
REGISTERED ARCHITECT
ROBERT CARL CICCOZZI
BRITISH COLUMBIA
2024-11-04

CICCOZZI ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:

204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE: As indicated	PROJECT NO.: 825

SHEET TITLE:

BUILDING 6 ELEVATIONS

REV. NO.:

SHEET NO.: **A2.6.2**

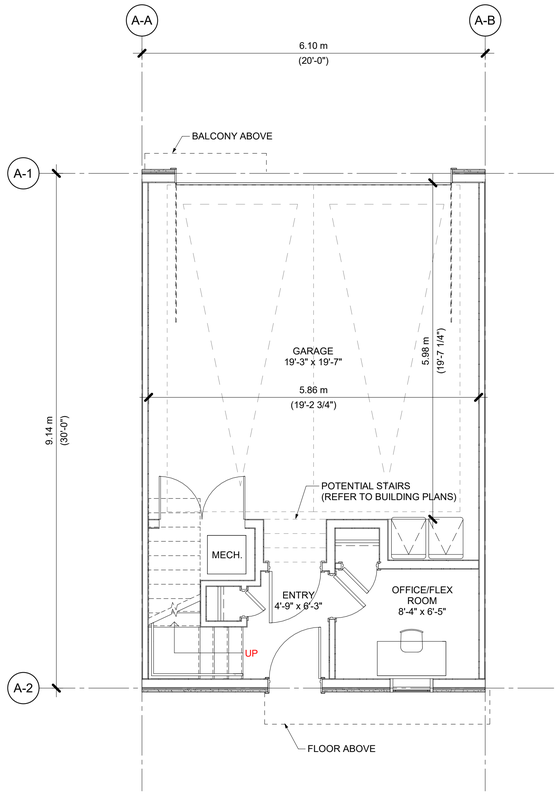
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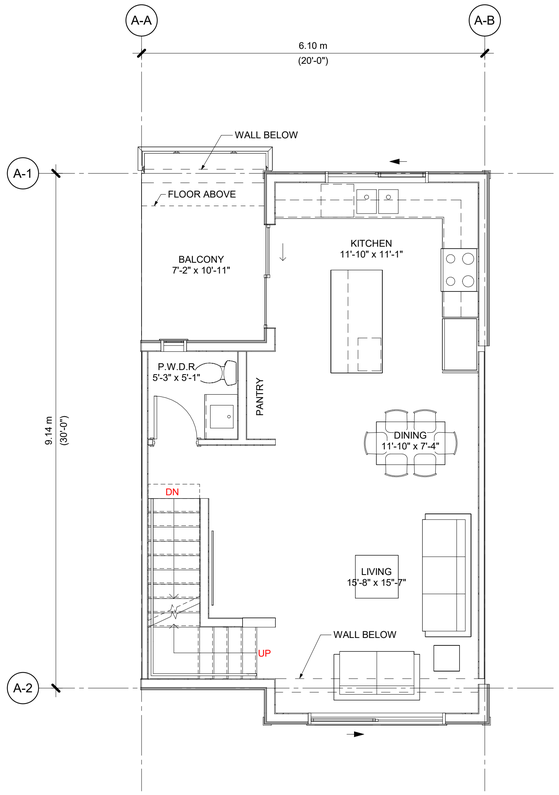
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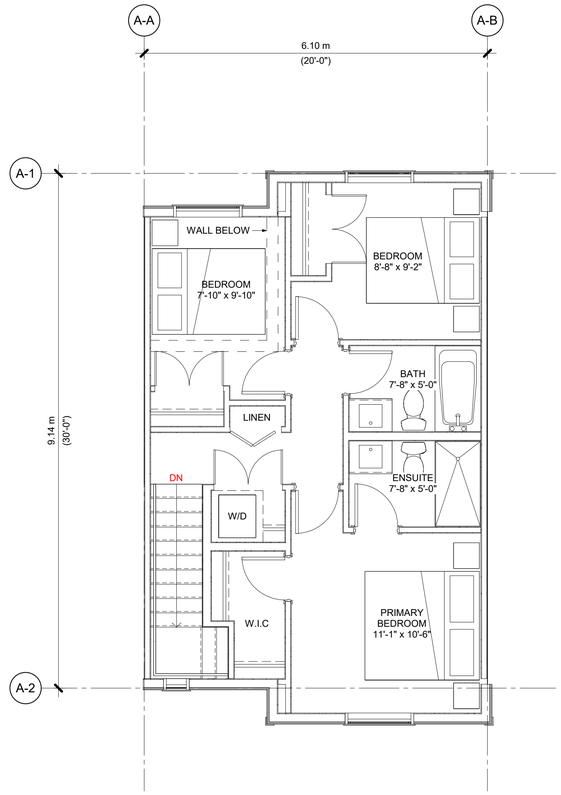
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2024.11.04	ISSUED FOR DP/RZ



1 UNIT A - GROUND FLOOR PLAN
1 : 50



2 UNIT A - MAIN FLOOR PLAN
1 : 50



3 UNIT A - UPPER FLOOR PLAN
1 : 50

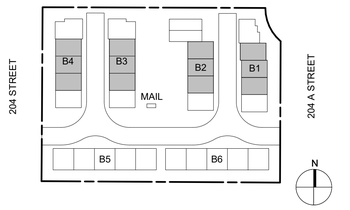
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ROBERT CARL CICCOZZI
BRITISH COLUMBIA
2024-11-04
CICCOZZI
ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

UNIT A - AREA CALCULATION

GROUND LEVEL	600.00 SF	55.74 m²
MAIN LEVEL	556.18 SF	51.67 m²
UPPPER LEVEL	611.67 SF	56.83 m²
TOTAL GROSS AREA	1,767.85 SF	164.24 m²
GARAGE AREA	433.01 SF	40.23 m²
NET AREA	1,334.84 SF	124.01 m²

KEY PLAN



PROJECT:

204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
AN / TH	RC
SCALE: 1 : 50	PROJECT NO.: 825

SHEET TITLE:

UNIT A FLOOR PLANS

REV. NO.:

SHEET NO.:

A3.1.1

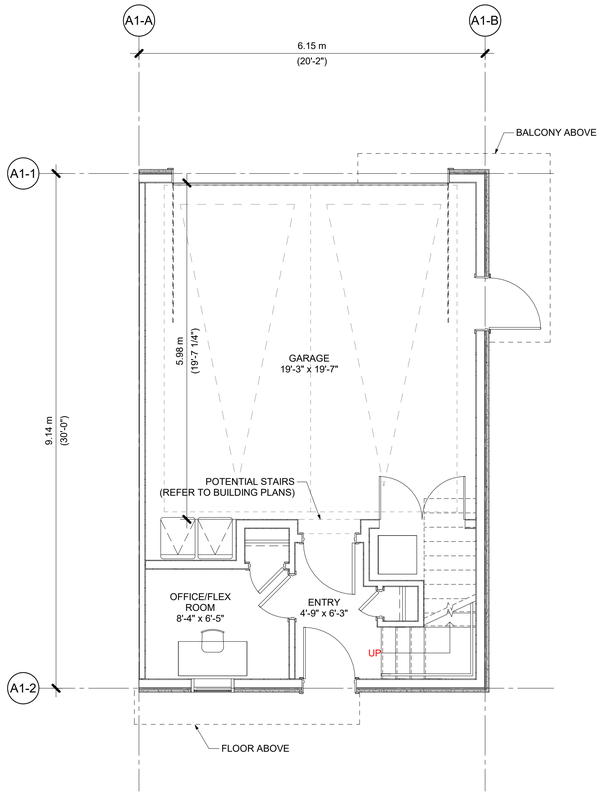
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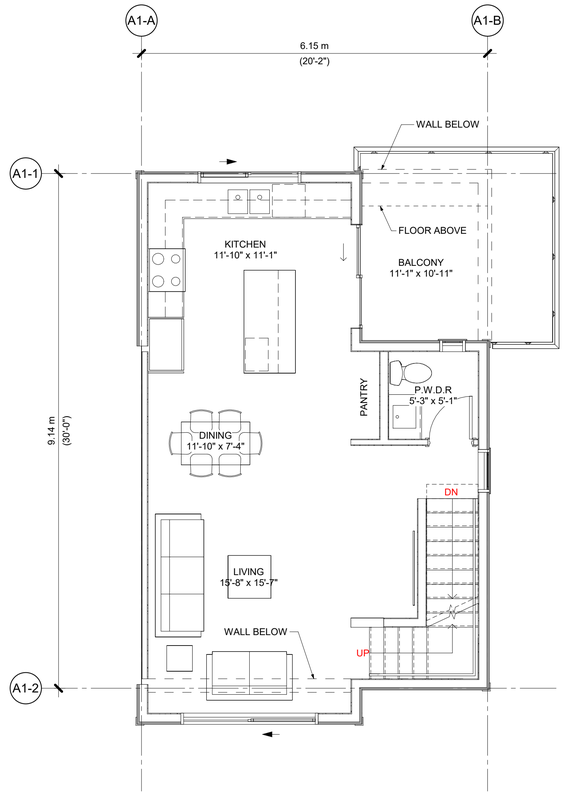
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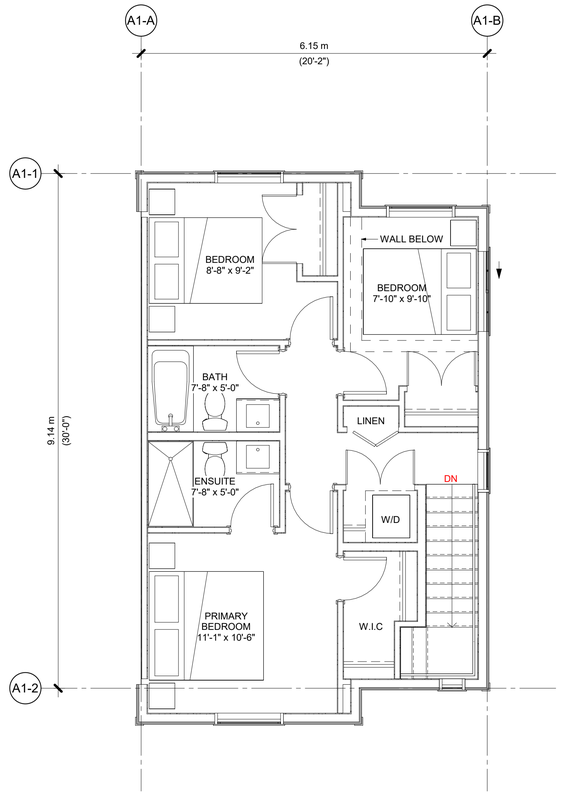
DATE:	DESCRIPTION:
2024.11.04	ISSUED FOR DP/RZ



1 UNIT A1 - GROUND FLOOR PLAN
1 : 50



2 UNIT A1 - MAIN FLOOR PLAN
1 : 50



3 UNIT A1 - UPPER FLOOR PLAN
1 : 50

SEAL
REGISTERED ARCHITECT
ROBERT CARL CICCOZZI
BRITISH COLUMBIA

2024-11-04

CICCOZZI ARCHITECTURE

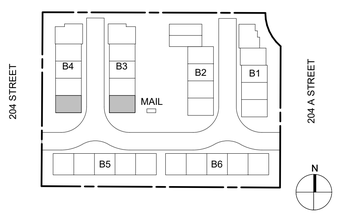
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

UNIT A1 - AREA CALCULATION

GROUND LEVEL	605.00 SF	56.21 m²
MAIN LEVEL	559.54 SF	51.98 m²
UPPPER LEVEL	616.33 SF	57.26 m²
TOTAL GROSS AREA	1,780.87 SF	165.45 m²
GARAGE AREA	429.47 SF	39.90 m²
NET AREA	1,351.40 SF	125.55 m²

KEY PLAN



PROJECT:

204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
AN / TH	RC
SCALE: 1 : 50	PROJECT NO.: 825

SHEET TITLE:

UNIT A1 FLOOR PLANS

REV. NO.:

SHEET NO.:

A3.2.1

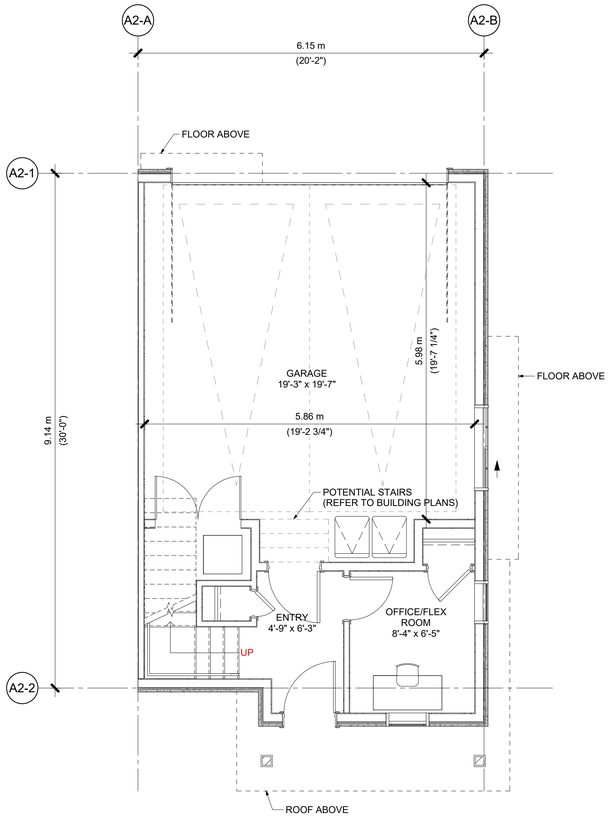
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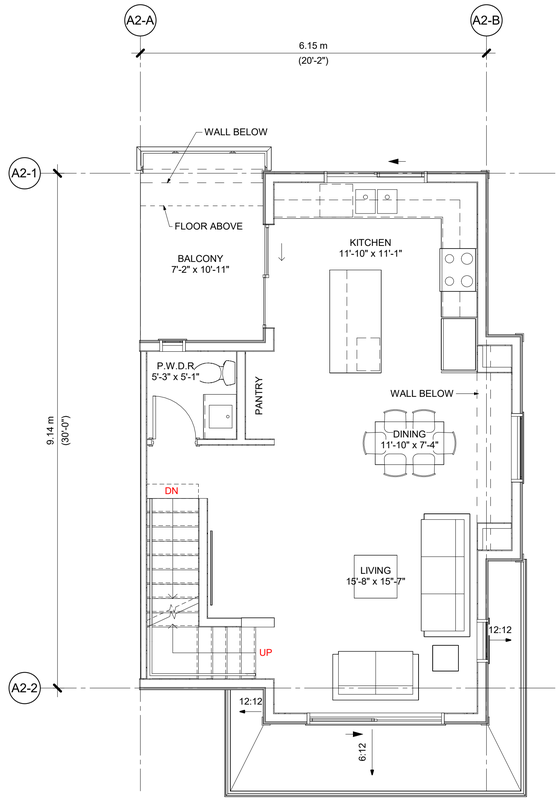
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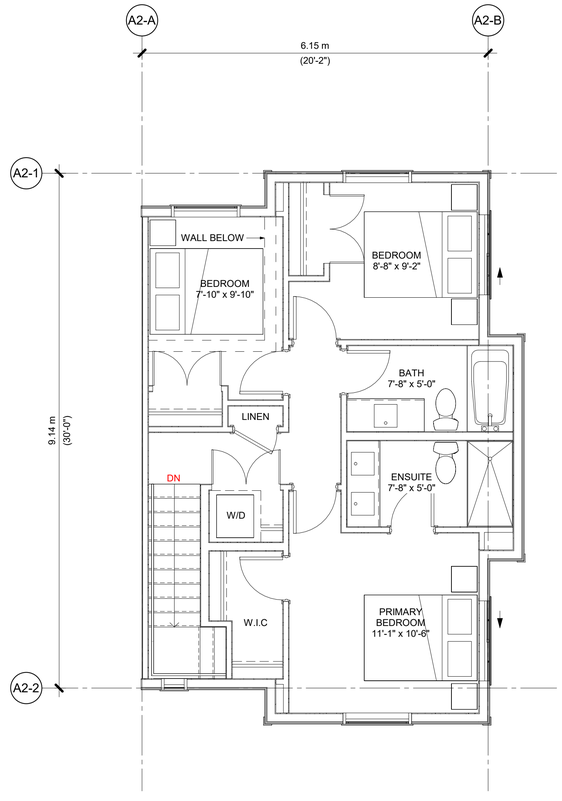
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1 : 50



2 UNIT A2 - MAIN FLOOR PLAN
1 : 50

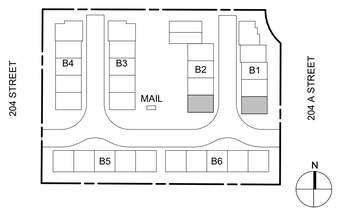


3 UNIT A2 - UPPER FLOOR PLAN
1 : 50

UNIT A2 - AREA CALCULATION

GROUND LEVEL	630.83 SF	58.61 m²
MAIN LEVEL	585.54 SF	54.40 m²
UPPPER LEVEL	642.33 SF	59.67 m²
TOTAL GROSS AREA	1,858.71 SF	172.68 m²
GARAGE AREA	435.72 SF	40.48 m²
NET AREA	1,422.99 SF	132.20 m²

KEY PLAN



SEAL
REGISTERED ARCHITECT
ROBERT CARL CICCOZZI
BRITISH COLUMBIA
2024-11-04

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:
204 STREET TOWNHOUSES
6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
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SCALE: 1 : 50	PROJECT NO.: 825

SHEET TITLE:
UNIT A2 FLOOR PLANS

REV. NO.:

SHEET NO.:
A3.3.1

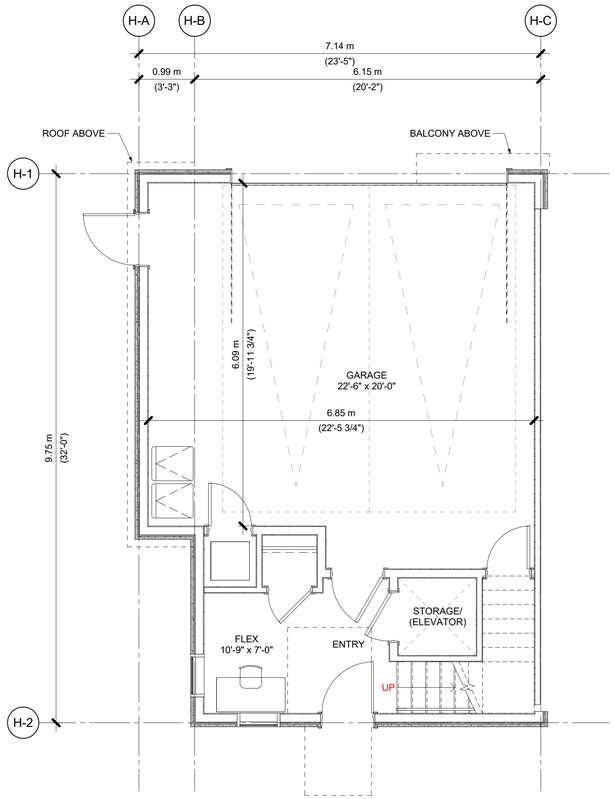
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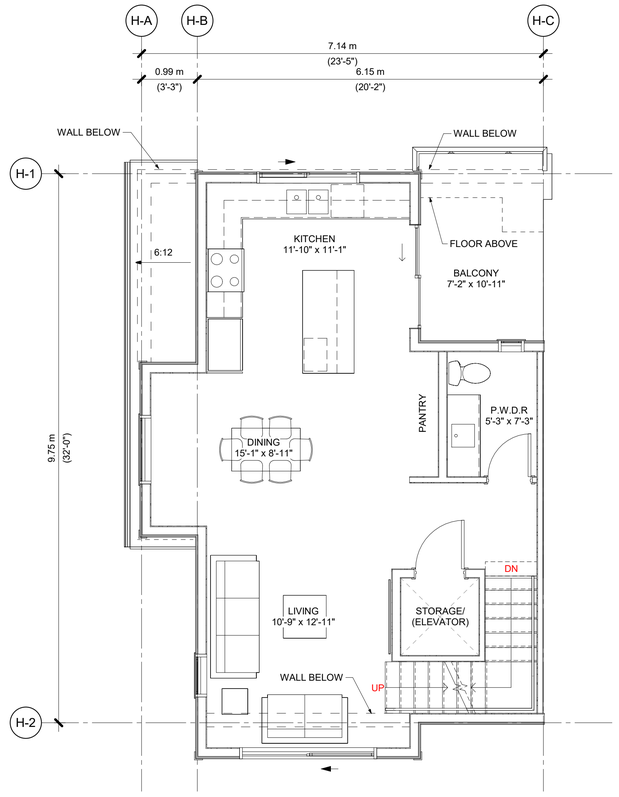
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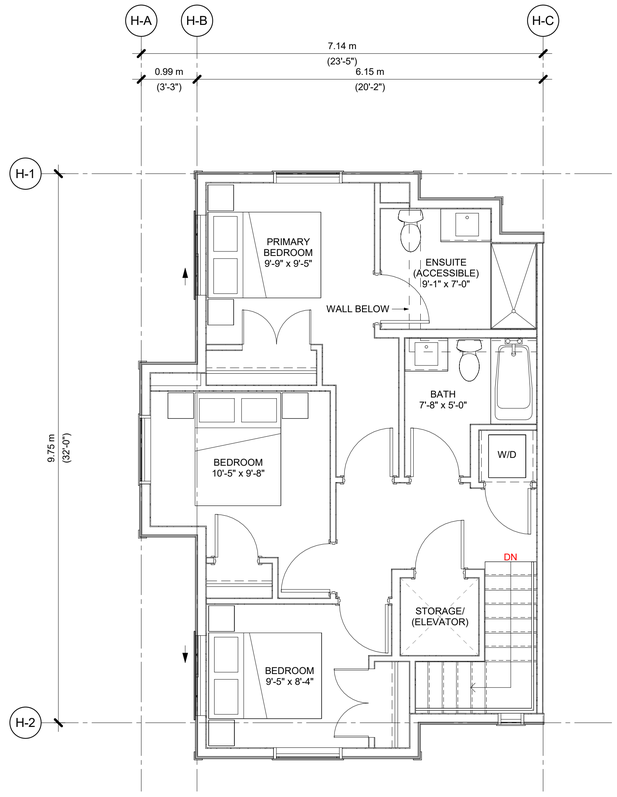
DATE:	DESCRIPTION:
2024.11.04	ISSUED FOR DP/RZ



1 UNIT H.C. - GROUND FLOOR PLAN
1 : 50



2 UNIT H.C. - MAIN FLOOR PLAN
1 : 50

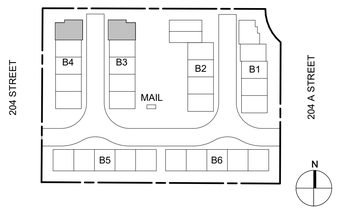


3 UNIT H.C. - UPPER FLOOR PLAN
1 : 50

UNIT H.C. - AREA CALCULATION

GROUND LEVEL	714.19 SF	66.35 m²
MAIN LEVEL	632.38 SF	58.75 m²
UPPPER LEVEL	687.79 SF	63.90 m²
TOTAL GROSS AREA	2,034.35 SF	189.00 m²
GARAGE AREA	520.23 SF	48.33 m²
NET AREA	1,514.12 SF	140.67 m²

KEY PLAN



SEAL
REGISTERED ARCHITECT
ROBERT CARL CICCOZZI
BRITISH COLUMBIA

2024-11-04

CICCOZZI
ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:

204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
AN / TH	RC
SCALE: 1 : 50	PROJECT NO.: 825

SHEET TITLE:

UNIT H.C. FLOOR PLANS

REV. NO.:

SHEET NO.:

A3.4.1

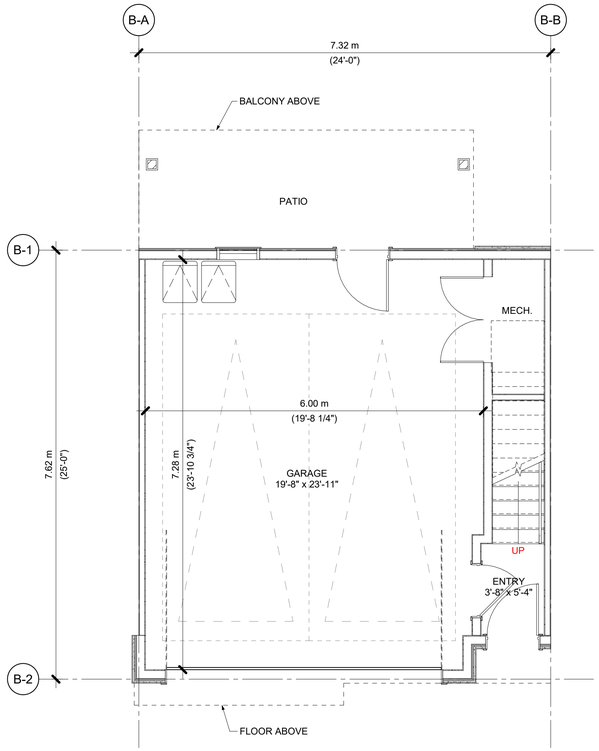
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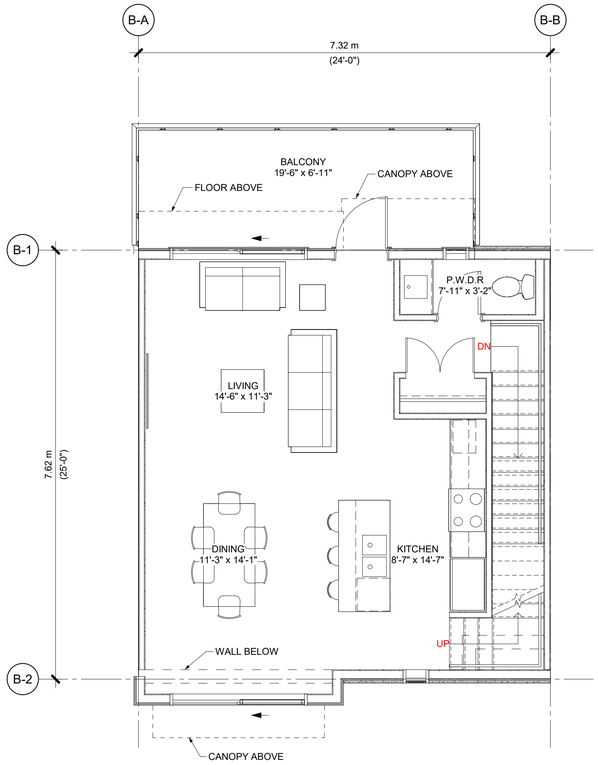
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ISSUE:

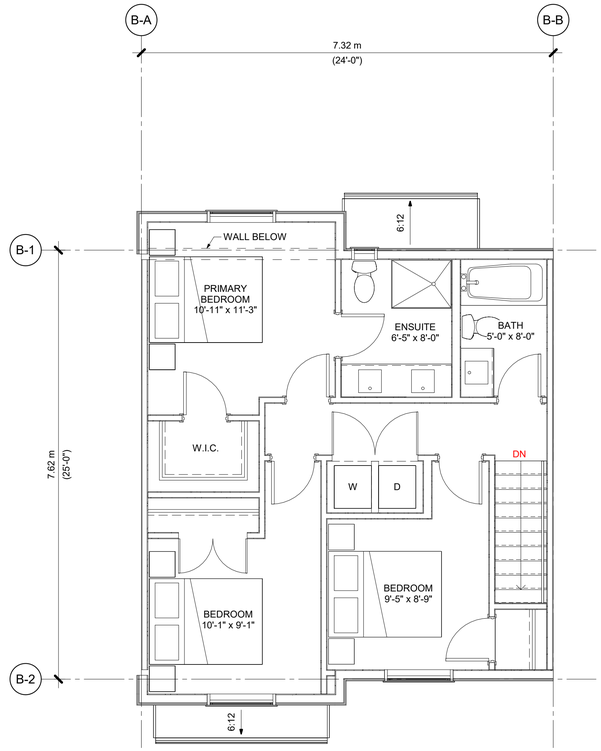
DATE:	DESCRIPTION:
2024.11.04	ISSUED FOR DP/RZ



1 UNIT B - GROUND FLOOR PLAN
1 : 50



2 UNIT B - MAIN FLOOR PLAN
1 : 50

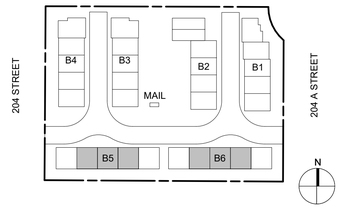


3 UNIT B - UPPER FLOOR PLAN
1 : 50

UNIT B - AREA CALCULATION

GROUND LEVEL	591.17 SF	54.92 m²
MAIN LEVEL	617.00 SF	57.32 m²
UPPPER LEVEL	643.00 SF	59.74 m²
TOTAL GROSS AREA	1,851.17 SF	171.98 m²
GARAGE AREA	502.97 SF	46.73 m²
NET AREA	1,348.20 SF	125.25 m²

KEY PLAN



SEAL
REGISTERED ARCHITECT
ROBERT CARL CICCOZZI
BRITISH COLUMBIA
2024-11-04
CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:

204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
AN / TH	RC
SCALE: 1 : 50	PROJECT NO.: 825

SHEET TITLE:

UNIT B FLOOR PLANS

REV. NO.:

SHEET NO.:

A3.5.1

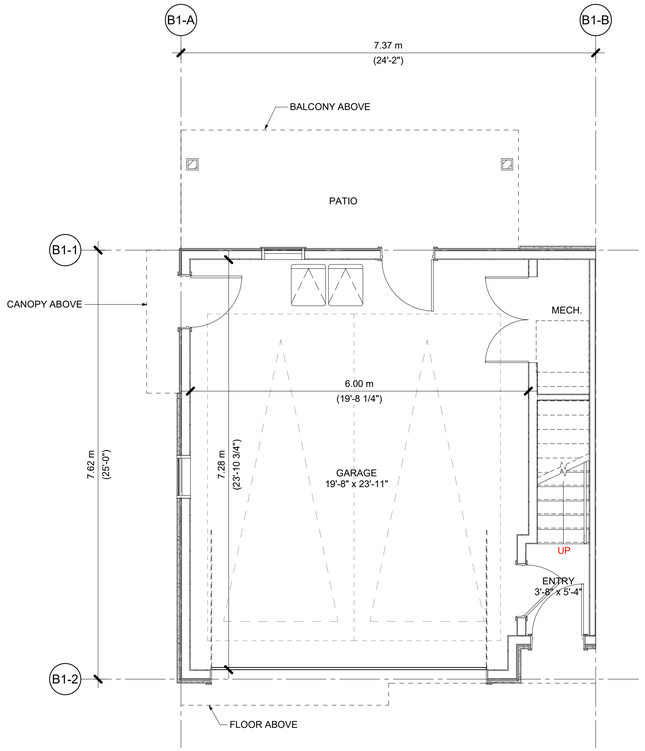
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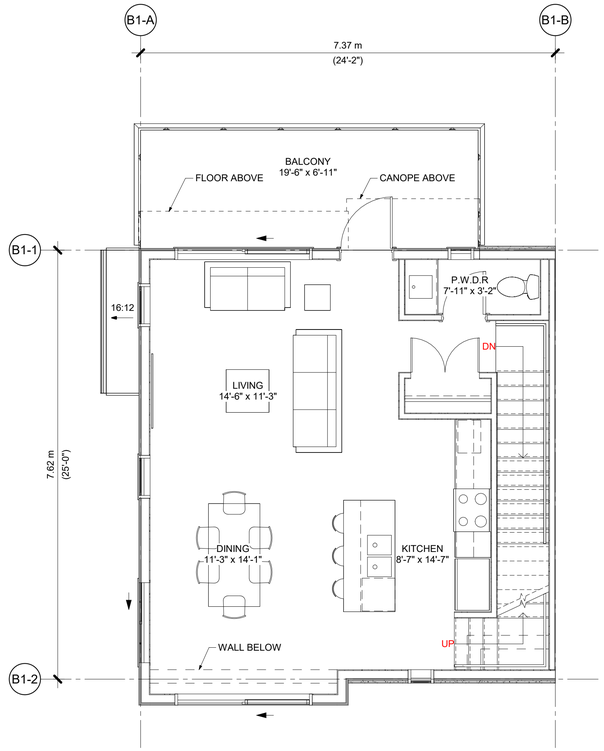
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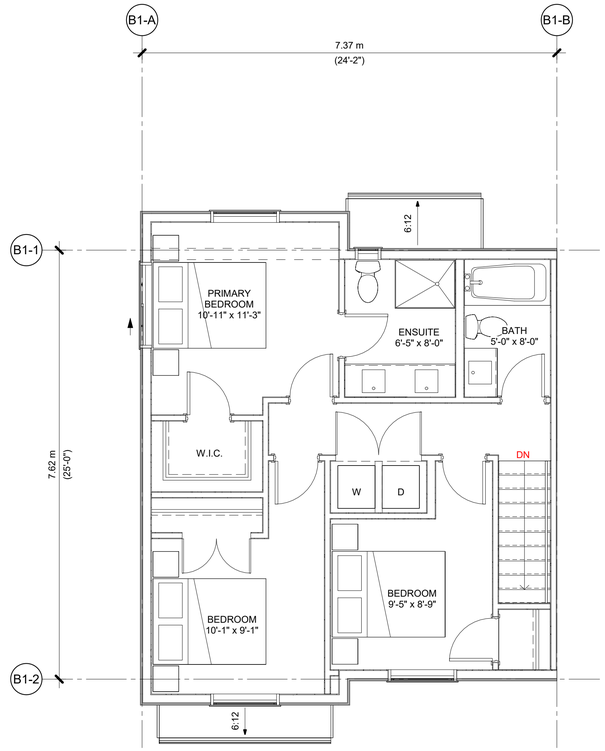
DATE:	DESCRIPTION:
2024.11.04	ISSUED FOR DP/RZ



1 UNIT B1 - GROUND FLOOR PLAN
1 : 50



2 UNIT B1 - MAIN FLOOR PLAN
1 : 50



3 UNIT B1 - UPPER FLOOR PLAN
1 : 50

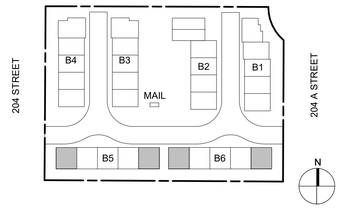
SEAL
REGISTERED ARCHITECT
ROBERT CARL CICCOZZI
BRITISH COLUMBIA
2024-11-04
CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

UNIT B1 - AREA CALCULATION

GROUND LEVEL	595.00 SF	55.28 m²
MAIN LEVEL	621.17 SF	57.71 m²
UPPPER LEVEL	647.17 SF	60.12 m²
TOTAL GROSS AREA	1,863.33 SF	173.11 m²
GARAGE AREA	506.80 SF	47.08 m²
NET AREA	1,356.53 SF	126.03 m²

KEY PLAN



PROJECT:

204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
AN / TH	RC
SCALE: 1 : 50	PROJECT NO.: 825

SHEET TITLE:

UNIT B1 FLOOR PLANS

REV. NO.:

SHEET NO.:

A3.6.1

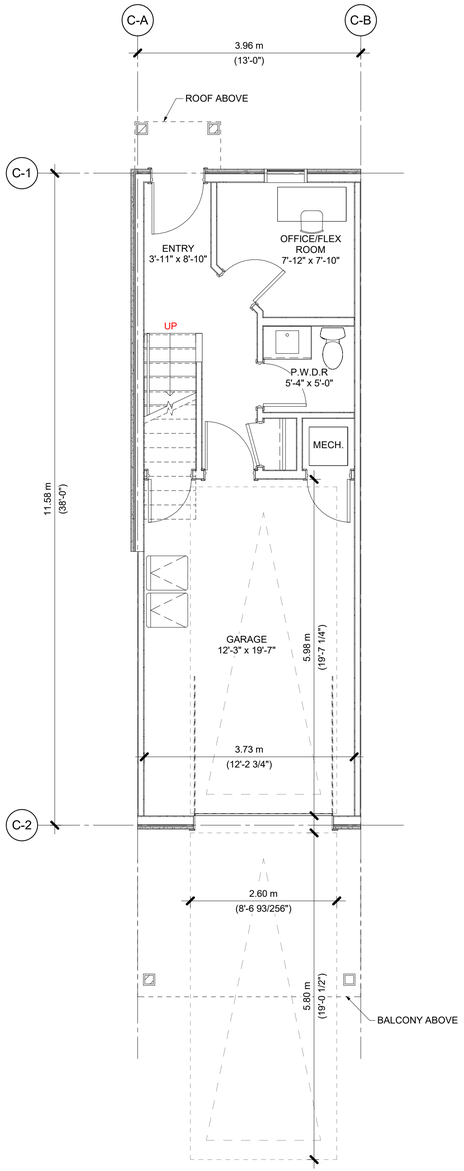
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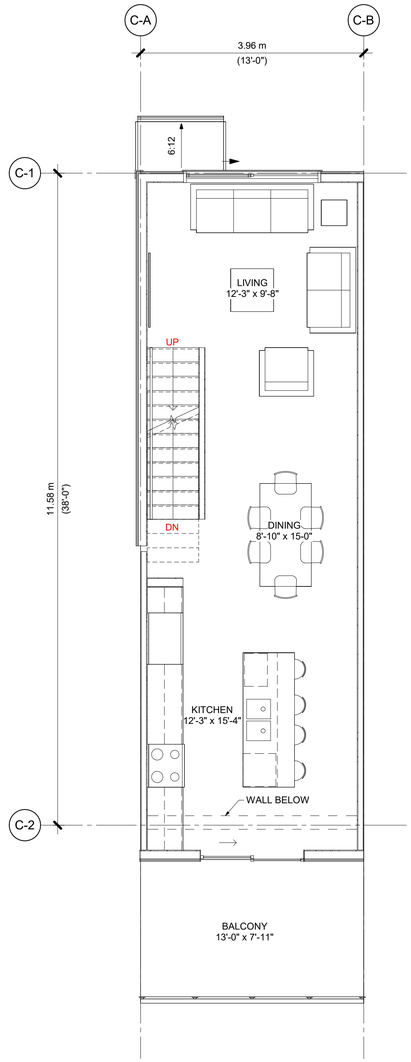
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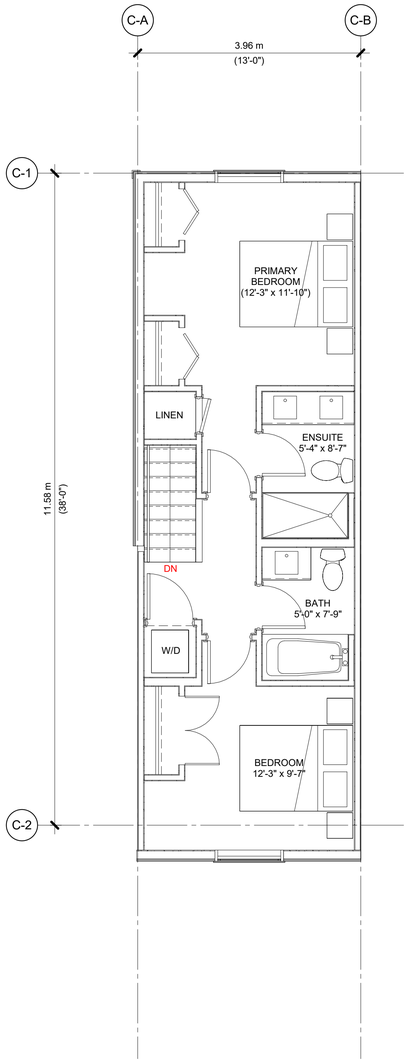
DATE:	DESCRIPTION:
2024.11.04	ISSUED FOR DP/RZ



1 UNIT C - GROUND FLOOR PLAN
1 : 50



2 UNIT C - MAIN FLOOR PLAN
1 : 50

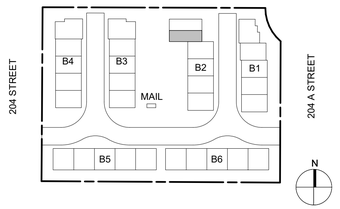


3 UNIT C - UPPER FLOOR PLAN
1 : 50

UNIT C - AREA CALCULATION

GROUND LEVEL	497.58 SF	46.23 m²
MAIN LEVEL	523.58 SF	48.64 m²
UPPPER LEVEL	523.58 SF	48.64 m²
TOTAL GROSS AREA	1,544.75 SF	143.51 m²
GARAGE AREA	266.21 SF	24.73 m²
NET AREA	1,278.54 SF	118.78 m²

KEY PLAN



SEAL
REGISTERED ARCHITECT
ROBERT CARL CICCOZZI
BRITISH COLUMBIA

2024-11-04

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

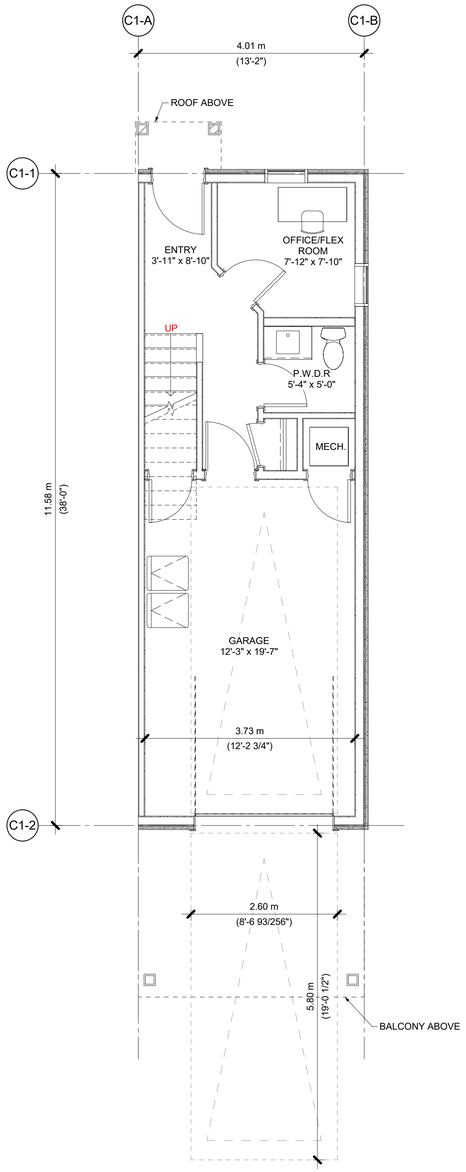
PROJECT:
204 STREET TOWNHOUSES
6920 204 STREET, LANGLEY, BC

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SCALE: 1 : 50	PROJECT NO.: 825

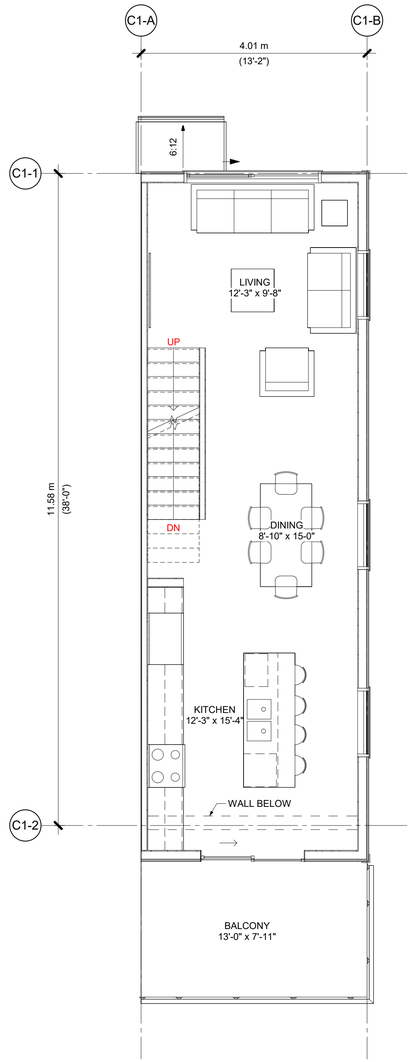
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UNIT C FLOOR PLANS

REV. NO.:

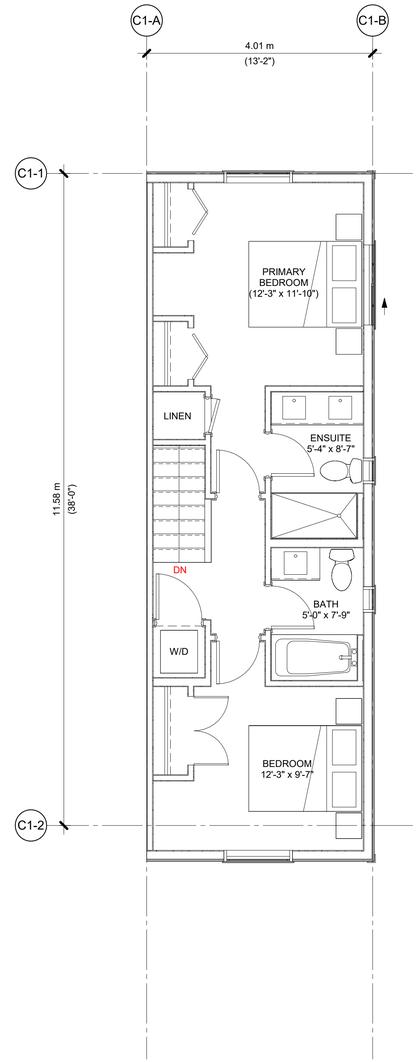
SHEET NO.:
A3.7.1



1 UNIT C1 - GROUND FLOOR PLAN
1 : 50



2 UNIT C1 - MAIN FLOOR PLAN
1 : 50



3 UNIT C1 - UPPER FLOOR PLAN
1 : 50

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ROBERT CARL CICCOZZI
BRITISH COLUMBIA

2024-11-04

CICCOZZI ARCHITECTURE

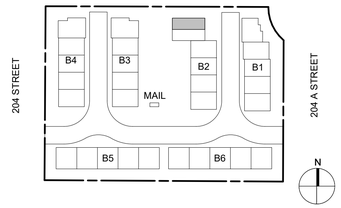
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

UNIT C1 - AREA CALCULATION

GROUND LEVEL	500.33 SF	46.48 m²
MAIN LEVEL	526.67 SF	48.93 m²
UPPPER LEVEL	526.67 SF	48.93 m²
TOTAL GROSS AREA	1,553.67 SF	144.34 m²
GARAGE AREA	268.96 SF	24.99 m²
NET AREA	1,284.71 SF	119.35 m²

KEY PLAN



PROJECT:

204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
AN / TH	RC
SCALE:	PROJECT NO.:
1 : 50	825

SHEET TITLE:

UNIT C1 FLOOR PLANS

REV. NO.:

SHEET NO.:

A3.8.1

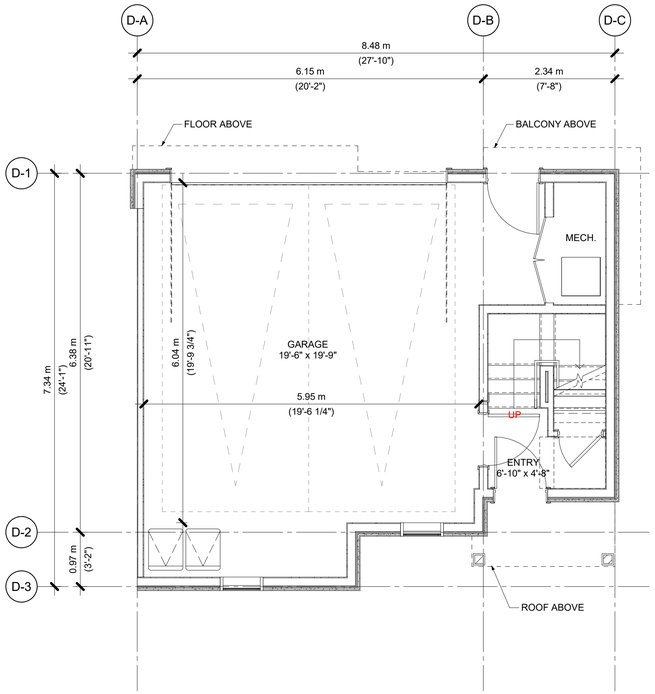
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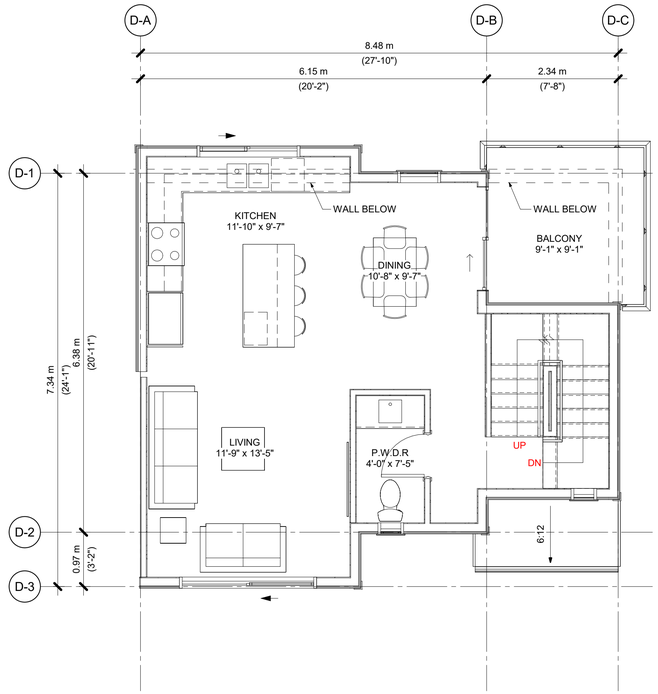
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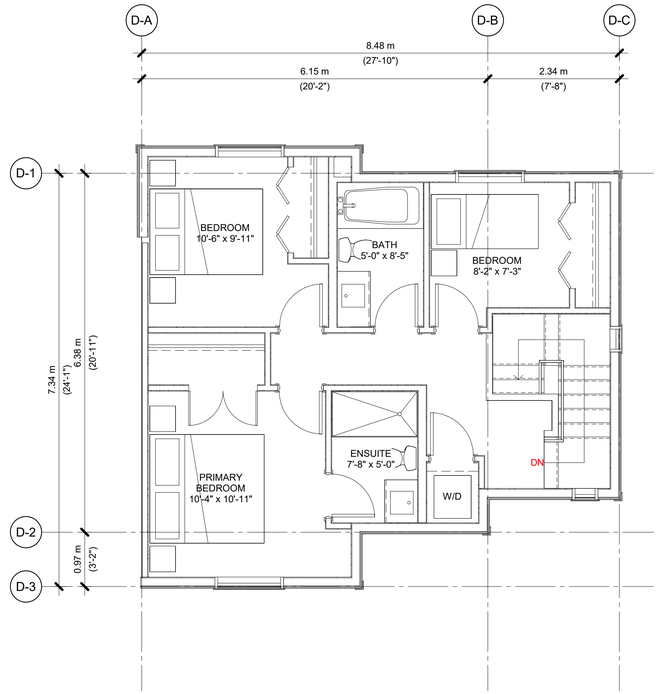
DATE:	DESCRIPTION:
2024.11.04	ISSUED FOR DP/RZ



1 UNIT D - GROUND FLOOR PLAN
1 : 50



2 UNIT D - MAIN FLOOR PLAN
1 : 50



3 UNIT D - UPPER FLOOR PLAN
1 : 50

SEAL
REGISTERED ARCHITECT
ROBERT CARL CICCOZZI
BRITISH COLUMBIA
2024-11-04

CICCOZZI
ARCHITECTURE

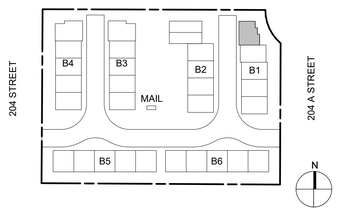
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

UNIT D - AREA CALCULATION

GROUND LEVEL	607.47 SF	56.44 m²
MAIN LEVEL	569.87 SF	52.94 m²
UPPPER LEVEL	627.18 SF	58.27 m²
TOTAL GROSS AREA	1,804.52 SF	167.65 m²
GARAGE AREA	493.03 SF	45.80 m²
NET AREA	1,311.49 SF	121.84 m²

KEY PLAN



PROJECT:

204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

DRAWN BY:	CHECKED BY:
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SCALE: 1 : 50	PROJECT NO.: 825

SHEET TITLE:

UNIT D FLOOR PLANS

REV. NO.:

SHEET NO.:

A3.9.1

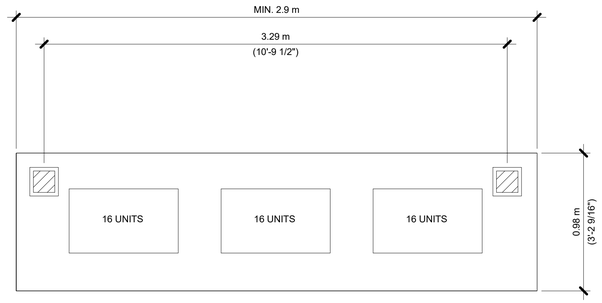
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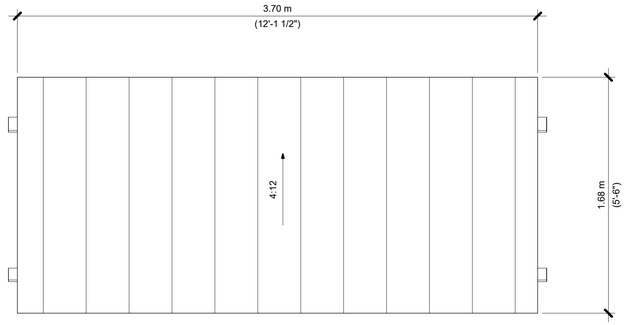
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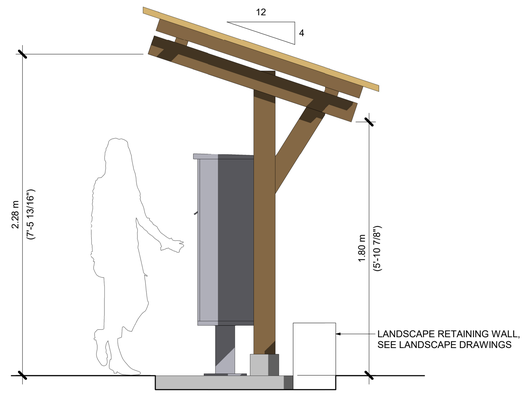
1 MAIL KIOSK - PLAN
1 : 20



2 MAIL KIOSK - ROOF
1 : 20



3 MAIL KIOSK - FRONT ELEVATION
1 : 20



4 MAIL KIOSK - SIDE ELEVATION
1 : 20

SEAL

2024-11-04

CICCOZZI ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
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CANADA V6E 2M6
TEL: 604 687-4741

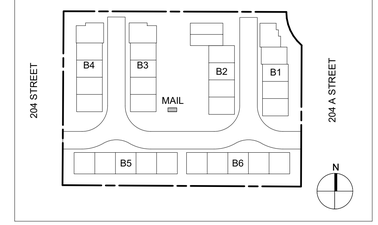
CASTLEHILL HOMES

PROJECT:

204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

KEY PLAN



DRAWN BY:	CHECKED BY:
TH	RC
SCALE: 1 : 20	PROJECT NO.: 825

SHEET TITLE:

MAIL KIOSK

REV. NO.:

SHEET NO.:

A4.0



VIEW FROM 204A STREET - LOOKING NORTHWEST

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REGISTERED ARCHITECT
ROBERT CARL CICCOZZI
BRITISH COLUMBIA

2024-11-04

CICCOZZI ARCHITECTURE

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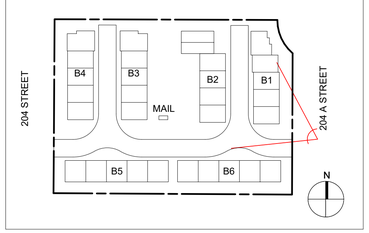
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204 STREET TOWNHOUSES

6920 204 STREET, LANGLEY, BC

KEY PLAN



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SCALE:	PROJECT NO.: 825

SHEET TITLE:

3D RENDER

REV. NO.:	SHEET NO.:
	A5.0