ZENTERRA - 202A ST. RESIDENTIAL DEV., 7950 202A STREET, TOWNSHIP OF LANGLEY, B.C.



NORTH/WEST CORNER OF DEVELOPMENT

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ZENTERRA

ZENTERRA
216 - 2630 CROYDON DRIVE
SURREY, BC V3Z 6T3
PH: 778-945-2050
CONTACT: RYAN SEKHON, RYANS@ZENTERRA.CA

KEYSTONE ARCHITECTURE

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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REGISTERED ARCHITECT
STEVEN R. SALMON
BRITISH COLUMBIA
2024-05-15

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% COORDINATION	24-02-09
2	ISSUED FOR COORDINATION	24-03-20
3	ISSUED FOR COORDINATION	24-04-02
4	ISSUED FOR 90% COORDINATION	24-05-01
5	DP PROGRESS SET	24-05-13
6	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

COVER PAGE

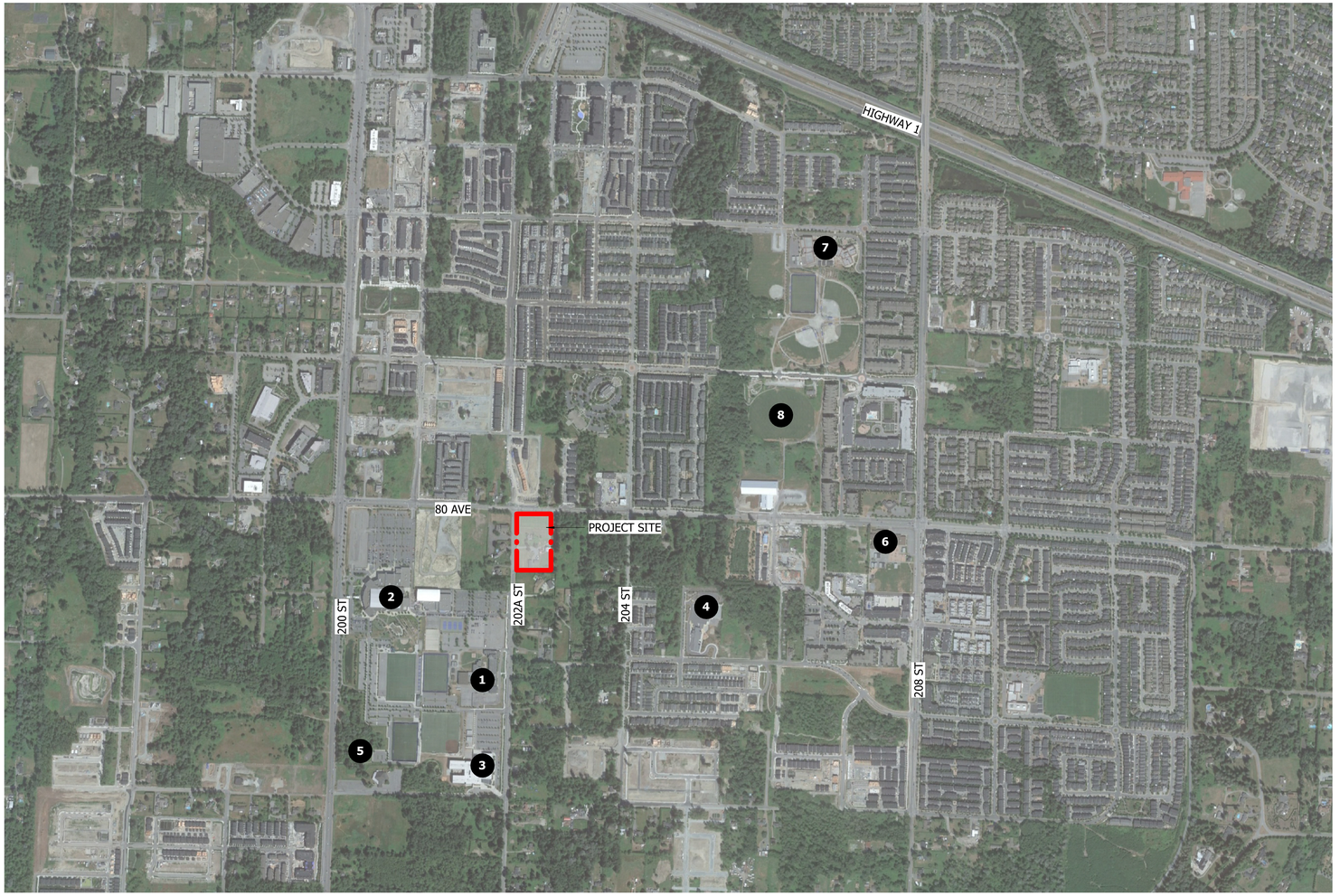
SCALE

SD0.01

SITE CONTEXT

SITE DESCRIPTION

LOCATED ON THE BOUNDARY BETWEEN LATIMER AND YORKSON NEIGHBORHOODS, THE SUBJECT SITE IS SITUATED AT THE CORNER OF 202A STREET AND 80TH AVENUE. SEVERAL SCHOOLS ARE CLOSE BY, INCLUDING PETER EWART MIDDLE SCHOOL AND R.E. MOUNTAIN SECONDARY SCHOOL TO THE SOUTHWEST, DONNA GABRIEL ELEMENTARY SCHOOL TO THE EAST, WILLOUGHBY ELEMENTARY TO FAR EAST, AND YORKSON CREEK MIDDLE SCHOOL TO THE NORTH. WALKING DISTANCE PARKS INCLUDE WILLOUGHBY COMMUNITY PARK, YORKSON DOG PARK, AND YORKSON COMMUNITY BIKE PARK, AS WELL AS LANGLEY EVENTS CENTRE.





1 PETER EWART MIDDLE SCHOOL



2 LANGLEY EVENTS CENTRE



3 R.E. MOUNTAIN SECONDARY SCHOOL



4 DONNA GABRIEL ROBINS ELEMENTARY SCHOOL



5 WILLOUGHBY COMMUNITY PARK



6 WILLOUGHBY ELEMENTARY SCHOOL



7 YORKSON MIDDLE SCHOOL



8 YORKSON BIKE PARK

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V2S 2B1 | 604.850.0577
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T2R 1L9 | 587.391.4768
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REGISTERED ARCHITECT STEVEN R. PALMER BRITISH COLUMBIA
2024-05-15

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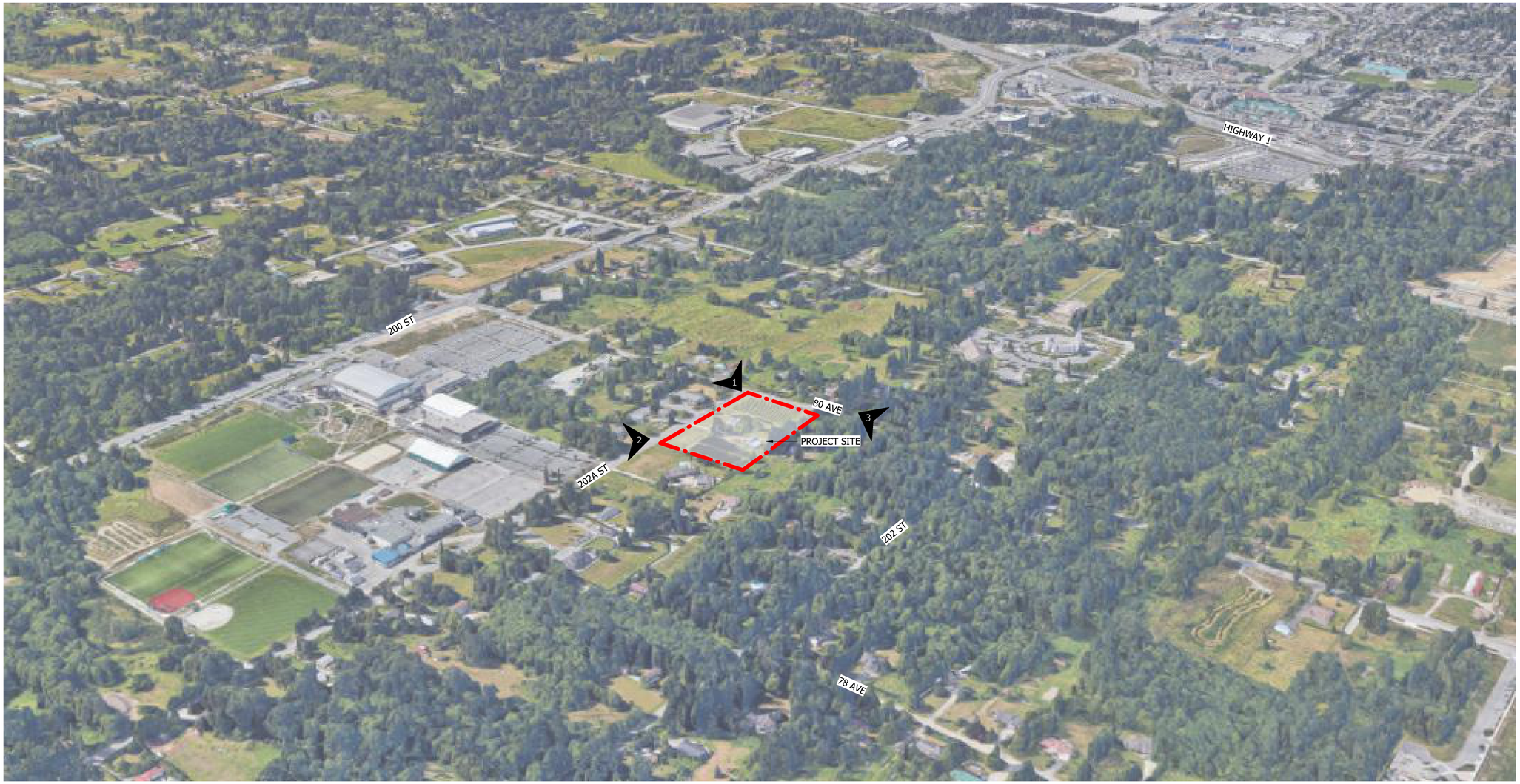
ZENTERRA

SITE CONTEXT

SCALE 1/2" = 1'-0"

SD1.01

SITE CONTEXT

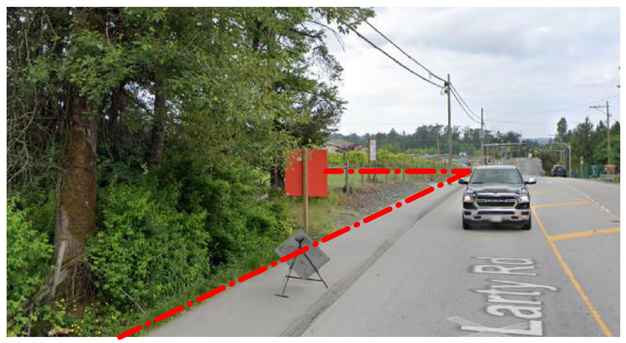




1 80 AVENUE LOOKING EAST



2 202A ST LOOKING NORTH



3 80 AVENUE LOOKING WEST

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CALGARY AB | 410 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. KEAY
BRITISH COLUMBIA
2024-05-15

ISSUED FOR DEVELOPMENT PERMIT

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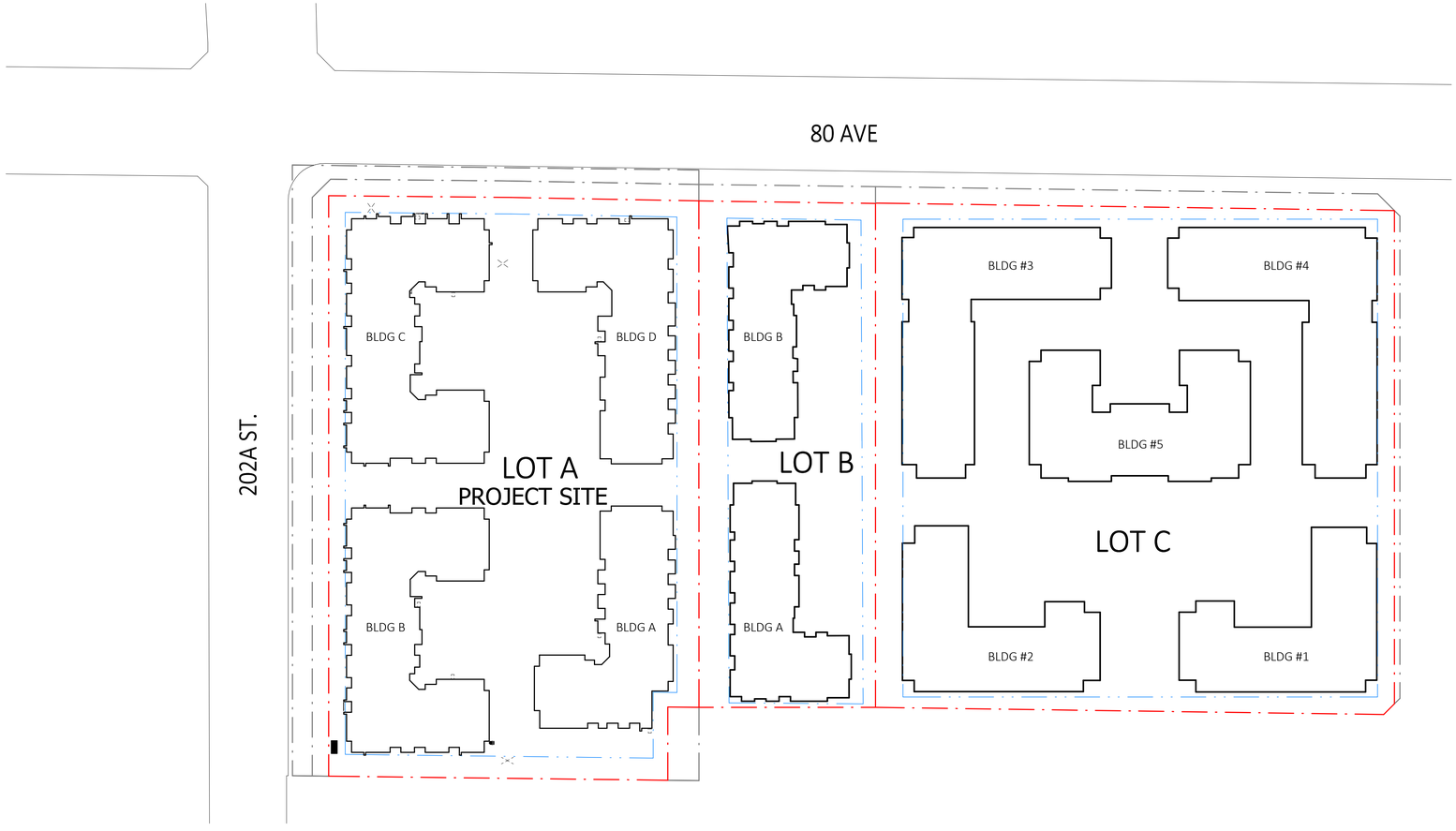
SITE CONTEXT

SCALE As indicated

SD1.02

CONCEPTUAL LAYOUT

78 AVENUE AND 204 STREET
TOWNSHIP OF LANGLEY B.C.



LOT A DATA (PROJECT SITE)

GROSS SITE AREA: 199,137 SF (18,500 m²)
NET SITE AREA: 170,574 SF (15,847 m²)
FSR: 426,085 SF / 199,137 SF = 2.13
HEIGHT: 6 STOREYS

LOT B DATA (BY OTHERS)

GROSS SITE AREA: 106,200 SF (9,866 m²)
NET SITE AREA: 71,180 SF (6,613 m²)
FSR: 163,224 / 106,200 = 1.53
HEIGHT: 6 STOREYS

LOT C DATA (BY OTHERS)
(ToL TO REQUEST FROM QUALICO IF NEEDED)

GROSS SITE AREA: TBC
NET SITE AREA: TBC
FSR: TBC
HEIGHT: TBC

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REGISTERED ARCHITECT
STEVEN R. KEAY
BRITISH COLUMBIA
2024-05-15

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ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

SITE CONTEXT - CONCEPTUAL LAYOUT

SCALE 1" = 60'-0"

SD1.03

PROJECT DATA

1.0.0 ZONING DATA - OVERALL

PROJECT:	ZENTERRA 202 STREET RESIDENTIAL DEVELOPMENT		
CIVIC ADDRESS:	7950 202A STREET, TOWNSHIP OF LANGLEY BC		
LEGAL DESCRIPTION:	LOT 45, PLAN NWP63827, SECTION 23, TOWNSHIP 8, NEW WEST DISTRICT		
CURRENT ZONE:	SR-2 (SUBURBAN RESIDENTIAL ZONE SR-2)		
NEIGHBOURHODD:	LATIMER		
SITE AREA (GROSS):	199,137 SF (18,500 m²)		
SITE AREA (NET):	170,574 SF (15,847 m²)		
COORDINATING REGISTERED PROFESSIONAL:	STEVEN BARTOK, PRINCIPAL, ARCHITECT AIBC, MRAIC, KEYSTONE ARCHITECTURE		
CERTIFIED PROFESSIONAL:			
	REQUIRED/PERMITTED	**PROPOSED**	
ZONE:	CD-194 (COMPREHENSIVE DEVELOPMENT ZONE)	CD-194 (COMPREHENSIVE DEVELOPMENT ZONE)	
OCP DESIGNATION:	WILLOUGHBY	WILLOUGHBY	
SETBACKS:	FRONT: 4.00 m	FRONT: 4.50 m	
	REAR: 4.00 m	REAR: 6.00m	
	SIDE (EAST): 4.00 m	SIDE (EAST): 6.00m	
	SIDE (WEST): 4.00 m	SIDE (WEST): 4.50 m	
DENSITY-GROSS FLOOR AREA (FSR):	MAX. 2.5	425,938 SF / 170,574 SF = 2.5	
BUILDING HEIGHT:	MAX. 6 STOREYS	6 STOREYS	
LOT COVERAGE:	MAX. 55%	79,596.SF / 170,574 SF = 46.6%	
AGE FRIENDLY AMENITY:	FIRST 186 UNITS = 6 m² PER DU = 6 m² x 186 DU = 1,116 m²	INDOOR AMENITY 4,689 SF 435.63 m²	
	> FIRST 186 UNITS = 4 m² PER DU = 4 m² x 331 DU = 1,324m²	OUTDOOR AMENITY 25,481 SF 2,367.25 m²	
	TOTAL = 2,440 m² (26,264 sf)	**TOTAL AMENITY AREA 30,170 SF 2,802.88 m²**	
ADAPTABLE UNITS:	MIN 10% OF UNITS: (517 DU x 10% = 52 DU)	60 UNITS	
ACCESSIBLE UNITS:	N/A	N/A	
STORAGE LOCKERS:	N/A	N/A	
STEP CODE:	STEP 3	STEP 3	
MINIMUM BUILDING ELEVATION:	N/A - NOT IN FLOOD PRONE ZONE	GEO: 83.00m (BLDG A & D), 79.65 m (BLDG B & C)	
WASTE & RECYCLING STORAGE:	AS PER METRO VANCOUVER'S "TECHNICAL SPECIFICATIONS FOR RECYCLING AND GARABGE AMENITIES IN MULTI-FAMILY AND COMMERCIAL DEVELOPMENTS":		
	- CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE: (0.31 m² x DU) + 8 m² = (0.31 m² x 517 DU) + 8 m² = 168.27 m² (1,812 SF)		
	- CENTRALIZED RECYCLING AREA WITHIN ABOVE: (0.16 m² x DU) + 5 m² = (0.16 m² x 517 DU) + 5 m² = 87.72 m² (945 SF)		
	- FLEX SPACE IN ADDITION TO THE CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE: 50% OF RECYCLING AREA = 0.5 x 87.72 m² = 43.86 m² (472 SF)		
	TOTAL AREA REQUIRED: 212.13 m² (2,283 sf)	223 m² (2,400 sf) AT P1 LEVEL	
UNIT COUNT:		517	
GROSS BUILDABLE AREA:		713,630 SF 66,298.44 m²	
		(INCLUDES PARKADE, REFER SHEET SD1.13 FOR DETAIL)	
VARIANCES APPLIED FOR:	N/A		

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.

GENERAL NOTES

1.	FSR AREA - MEASURED TO OUTSIDE FACE OF SHEATHING OR CONCRETE, CENTERLINE OF PARTY WALL & INSIDE FACE OF CORRIDOR/STAIR WALL.
	EXCLUSIONS: EXTERIOR PARKADE EXHAUST SHAFTS, EXTERIOR PARKADE EXIT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY, INDOOR AMENITY
2.	BUILDABLE AREA - MEASURED TO OUTSIDE FACE OF SHEATHING OR CONCRETE, CENTERLINE OF PARTY WALL & INSIDE FACE OF CORRIDOR/STAIR WALL.
	EXCLUSIONS: EXTERIOR PARKADE EXHAUST SHAFTS, EXTERIOR PARKADE EXIT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY
3.	NET SALEABLE AREA VALUES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE

1.0.2 PROJECT DATA (BLDG A) - PROPOSED

ZONING AVERAGE GRADE:	83.31 m (82.93+83.05+83.03+84.22/4) AVG EXISTING GRADE NORTH ELEVATION: (82.91+82.95/2) = 82.93 m AVG EXISTING GRADE EAST ELEVATION: (83.12+82.98/2) = 83.05 m AVG EXISTING GRADE SOUTH ELEVATION: (83.39+82.66/2) = 83.03 m AVG EXISTING GRADE WEST ELEVATION: (84.22+84.22/2) = 84.22 m
BCBC LOWEST AVERAGE GRADE:	83m (ALL ELEVATIONS)
BUILDING HEIGHT:	6 STOREYS
GROSS FLOOR AREA (FSR):	92,145 SF (8,560.56 m²)
GROSS FLOOR AREA (BUILDABLE):	93,228 SF (8,661.14 m²)
NET SALEABLE AREA:	79,127 sf (7,350.98 m²)
BUILDING AREA:	16,132 sf (1,498.68 m²)
EFFICIENCY:	84.9%
UNIT COUNT:	117

1.0.3 PROJECT DATA (BLDG B) - PROPOSED

ZONING AVERAGE GRADE:	81.31 m (81.27+82.96+81.71+79.31/4) AVG EXISTING GRADE NORTH ELEVATION: (79.59+82.95/2) = 81.27 m AVG EXISTING GRADE EAST ELEVATION: (82.95+82.96/2) = 82.96 m AVG EXISTING GRADE SOUTH ELEVATION: (80.94+82.48/2) = 81.71 m AVG EXISTING GRADE WEST ELEVATION: (79.92+78.69/2) = 79.31 m
BCBC LOWEST AVERAGE GRADE:	79.33m (WEST)
BUILDING HEIGHT:	6 STOREYS
GROSS FLOOR AREA (FSR):	113,341 SF (10,529.76 m²)
GROSS FLOOR AREA (BUILDABLE):	114,627 SF (10,649.15 m²)
NET SALEABLE AREA:	96,742 SF (8,987.60 m²)
BUILDING AREA:	22,477 SF (2,088.14 m²) - TO BE SPLIT PER FIREWALL SIDE
EFFICIENCY:	84.4%
UNIT COUNT:	134

1.0.4 PROJECT DATA (BLDG C) - PROPOSED

ZONING AVERAGE GRADE:	80.13 m (78.68+81.27+82.98+77.57/4) AVG EXISTING GRADE NORTH ELEVATION: (77.27+80.09/2) = 78.68 m AVG EXISTING GRADE EAST ELEVATION: (82.95+79.59/2) = 81.27 m AVG EXISTING GRADE SOUTH ELEVATION: (82.95+83.00/2) = 82.98 m AVG EXISTING GRADE WEST ELEVATION: (78.37+76.77/2) = 77.57 m
BCBC LOWEST AVERAGE GRADE:	77.94m (WEST)
BUILDING HEIGHT:	6 STOREYS
GROSS FLOOR AREA (FSR):	116,863 SF (10,856.94 m²)
GROSS FLOOR AREA (BUILDABLE):	118,080 SF (10,969.96 m²)
NET SALEABLE AREA:	100,057 SF (9,295.57m²)
BUILDING AREA:	22,800 SF (2,118.16 m²) - TO BE SPLIT PER FIREWALL SIDE
EFFICIENCY:	84.7%
UNIT COUNT:	138

1.0.5 PROJECT DATA (BLDG D) - PROPOSED

ZONING AVERAGE GRADE:	82.86 m (81.60+83.04+83.59+83.22/4) AVG EXISTING GRADE NORTH ELEVATION: (80.94+82.25/2) = 81.60 m AVG EXISTING GRADE EAST ELEVATION: (83.23+82.84/2) = 83.04 m AVG EXISTING GRADE SOUTH ELEVATION: (84.22+82.95/2) = 83.59 m AVG EXISTING GRADE WEST ELEVATION: (84.22+82.21/2) = 83.22 m
BCBC LOWEST AVERAGE GRADE:	82.03m (NORTH)
BUILDING HEIGHT:	6 STOREYS
GROSS FLOOR AREA (FSR):	103,588 SF (9,283.68m²)
GROSS FLOOR AREA (BUILDABLE):	104,706 SF (9,727.51 m²)
NET SALEABLE AREA:	89,499 SF (8,314.72 m²)
BUILDING AREA:	18,187 SF (1,689.65 m²) - TO BE SPLIT PER FIREWALL SIDE
EFFICIENCY:	85.5%
UNIT COUNT:	128

KEYSTONE ARCHITECTURE

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REGISTERED ARCHITECT STEVEN R. BARTOK BRITISH COLUMBIA 2024-05-15

ISSUED FOR DEVELOPMENT PERMIT

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ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

PROJECT DATA

SCALE

SD1.10

1.2.0 CODE DATA - BLDG A

APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1-2019

BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: PONTEM GROUP (ALTERNATE SOLUTION REPORTS TO BE PROVIDED AT BP SUBMISSION)

AS1 - TO ADDRESS THE FIRE ALARM ZONE PARTITIONING FOR THE SITE

1. PART 3 BUILDING		DIV. A - PART 1 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	16,132 SF 1,499 m²	
BUILDING AREA - A OVERALL	16,132 SF 1,499 m²	
4. BUILDING CLASSIFICATION(S):		3.2.2.19.-3.2.2.92
4.1. BASEMENT STORAGE GARAGE:		3.2.2.82
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED		3.2.2.82
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.82.(2)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR		3.2.2.82.(2)(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)&(2)(A)
2 HR FIRE RESISTANCE RATING		3.2.1.2.(1)
F.T. RATED FIRESTOP		3.1.9.1(2)
4.3. RESIDENTIAL:		3.2.2.51
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED		3.2.2.51.(5)
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED		3.2.2.51.(5)
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.51.(1), 3.2.2.50.(1)(D)
MAX. ALLOWABLE BUILDING AREA: < 1500 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.51.(1)(D)(VI)
2 HR FIREWALL (MASONRY CONSTRUCTION)		3.1.10.2
COMBUSTIBLE CONSTRUCTION		3.2.2.51.(2) EXCEPT (2)(C)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(A)
ROOF ASSEMBLIES(UNOCCUPIED ROOFS): 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(B)&(C)
ROOF ASSEMBLIES(OCCUPIED ROOFS): 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.13
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	1.4.1.2. DEFINED TERMS -BUILDING HEIGHT
4.3.2. GRADE ELEVATION:	83m (ALL ELEVATIONS)	1.4.1.2. DEFINED TERMS -GRADE
4.3.3. FIRST STOREY ELEVATION:	83.00 m	1.4.1.2. DEFINED TERMS -FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE)
4.3.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	15.59 m (REFER TO ELEVATIONS)	3.2.2.51 (1)(c) (MAXIMUM -18 m)
4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK:	23.69 m (REFER TO ELEVATIONS)	GROUP C 3.2.2.51 (2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4.-3.2.2.8., 3.2.2.51.(5)
6. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8.(1)(A)
6.1. COMBUSTIBLE CLADDING:	YES	3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE
7. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.2.2.51.(1)(C), 3.2.4.22, 6.9.2.3.(1)
8. FIREWALL:	NA	3.1.10.
9. MEZZANINE(S):	NA	3.2.1.1. (3) - (8)
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. 1.5HR UNDER 3.3.5.6 IF NOT A SEPARATE BLDG UNDER 3.2.1.2	3.2.1.2., 3.3.5.6
13 SPRINKLER SYSTEM:	YES	3.2.2.18., 3.2.5.13.
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.3 FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2024, 3.2.5.16
14. STANDPIPE SYSTEM:	YES - NFPA 14- 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-S524	3.2.4.1. (2)&(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:	15.63 m (REFER TO ELEVATIONS)	3.2.5.6(2) (MAXIMUM - 20 m)
19. NUMBER OF STREETS:	2	3.2.2.10.

NOTES:

1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.

1.2.0 CODE DATA - BLDG B

APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1-2019

BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: PONTEM GROUP (ALTERNATE SOLUTION REPORTS TO BE PROVIDED AT BP SUBMISSION)

AS1 - TO ADDRESS THE FIRE ALARM ZONE PARTITIONING FOR THE SITE

AS2 - TO ADDRESS THE 3.2.1.2. PARKADE THAT IS NOT A BASEMENT (WEST SIDE IS >2m ABOVE GRADE)

1. PART 3 BUILDING		DIV. A - PART 1 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 AREA - B OVERALL	22,477 SF 2,088 m²	
BUILDING B-1	11,270 SF 1,047 m²	
BUILDING B-2	11,207 SF 1,041 m²	
4. BUILDING CLASSIFICATION(S):		3.2.2.19.-3.2.2.92
4.1. BASEMENT STORAGE GARAGE:		3.2.2.82
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED		3.2.2.82
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.82.(2)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR		3.2.2.82.(2)(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)&(2)(A)
2 HR FIRE RESISTANCE RATING		3.2.1.2.(1)
F.T. RATED FIRESTOP		3.1.9.1(2)
4.3. RESIDENTIAL:		3.2.2.51
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED		3.2.2.51.(5)
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED		3.2.2.51.(5)
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.51.(1), 3.2.2.50.(1)(D)
MAX. ALLOWABLE BUILDING AREA: < 1500 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.51.(1)(D)(VI)
2 HR FIREWALL (MASONRY CONSTRUCTION)		3.1.10.2
COMBUSTIBLE CONSTRUCTION		3.2.2.51.(2) EXCEPT (2)(C)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(A)
ROOF ASSEMBLIES(UNOCCUPIED ROOFS): 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(B)&(C)
ROOF ASSEMBLIES(OCCUPIED ROOFS): 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.13
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	1.4.1.2. DEFINED TERMS -BUILDING HEIGHT
4.3.2. GRADE ELEVATION:	79.33m (WEST)	1.4.1.2. DEFINED TERMS -GRADE
4.3.3. FIRST STOREY ELEVATION:	79.65 m	1.4.1.2. DEFINED TERMS -FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE)
4.3.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	15.82 m (REFER TO ELEVATIONS)	3.2.2.51 (1)(c) (MAXIMUM -18 m)
4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK:	23.93 m (REFER TO ELEVATIONS)	GROUP C 3.2.2.51 (2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4.-3.2.2.8., 3.2.2.51.(5)
6. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8.(1)(A)
6.1. COMBUSTIBLE CLADDING:	YES	3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE
7. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.2.2.51.(1)(C), 3.2.4.22, 6.9.2.3.(1)
8. FIREWALL:	2 HR	3.1.10.
9. MEZZANINE(S):	NA	3.2.1.1. (3) - (8)
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. 1.5HR UNDER 3.3.5.6 IF NOT A SEPARATE BLDG UNDER 3.2.1.2	3.2.1.2., 3.3.5.6
13 SPRINKLER SYSTEM:	YES	3.2.2.18., 3.2.5.13.
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.3 FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2024, 3.2.5.16
14. STANDPIPE SYSTEM:	YES - NFPA 14- 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-S524	3.2.4.1. (2)&(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:	12.52 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.

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
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. KEAY
2024-05-15
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% COORDINATION	24-02-09
2	PROGRESS SET	24-04-11
3	ISSUED FOR 60% COORDINATION	24-04-17
4	ISSUED FOR 90% COORDINATION	24-05-01
5	DP PROGRESS SET	24-05-13
6	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

PROJECT DATA

SCALE

SD1.11

1.2.0 CODE DATA - BLDG C

APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1-2019

BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: PONTEM GROUP (ALTERNATE SOLUTION REPORTS TO BE PROVIDED AT BP SUBMISSION)

AS1 - TO ADDRESS THE FIRE ALARM ZONE PARTITIONING FOR THE SITE

AS2 - TO ADDRESS THE 3.2.1.2. PARKADE THAT IS NOT A BASEMENT (WEST SIDE IS >2m ABOVE GRADE)

1. PART 3 BUILDING		DIV. A - PART 1 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 AREA - C OVERALL	22,800 SF 2,118 m²	
BUILDING C-1	11,236 SF 1,044 m²	
BUILDING C-2	11,564 SF 1,074 m²	
4. BUILDING CLASSIFICATION(S):		3.2.2.19.-3.2.2.92
4.1. BASEMENT STORAGE GARAGE:		3.2.2.82
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED		3.2.2.82
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.82.(2)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR		3.2.2.82.(2)(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)&(2)(A)
2 HR FIRE RESISTANCE RATING		3.2.1.2.(1)
F.T. RATED FIRESTOP		3.1.9.1(2)
4.3. RESIDENTIAL:		3.2.2.51
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED		3.2.2.51.(5)
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED		3.2.2.51.(5)
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.51.(1), 3.2.2.50.(1)(D)
MAX. ALLOWABLE BUILDING AREA: < 1500 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.51.(1)(D)(VI)
2 HR FIREWALL (MASONRY CONSTRUCTION)		3.1.10.2
COMBUSTIBLE CONSTRUCTION		3.2.2.51.(2) EXCEPT (2)(C)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(A)
ROOF ASSEMBLIES(UNOCCUPIED ROOFS): 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(B)&(C)
ROOF ASSEMBLIES(OCCUPIED ROOFS): 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.13
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	1.4.1.2. DEFINED TERMS -BUILDING HEIGHT
4.3.2. GRADE ELEVATION:	77.94m (WEST)	1.4.1.2. DEFINED TERMS -GRADE
4.3.3. FIRST STOREY ELEVATION:	79.65 m	1.4.1.2. DEFINED TERMS -FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE)
4.3.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	15.82 m (REFER TO ELEVATIONS)	3.2.2.51 (1)(c) (MAXIMUM -18 m)
4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK:	23.93 m (REFER TO ELEVATIONS)	GROUP C 3.2.2.51 (2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4.-3.2.2.8., 3.2.2.51.(5)
6. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8.(1)(A)
6.1. COMBUSTIBLE CLADDING:	YES	3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE
7. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.2.2.51.(1)(C), 3.2.4.22, 6.9.2.3.(1)
8. FIREWALL:	2 HR	3.1.10.
9. MEZZANINE(S):	NA	3.2.1.1. (3) - (8)
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. 1.5HR UNDER 3.3.5.6 IF NOT A SEPARATE BLDG UNDER 3.2.1.2	3.2.1.2., 3.3.5.6
13 SPRINKLER SYSTEM:	YES	3.2.2.18., 3.2.5.13.
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.3 FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2024, 3.2.5.16
14. STANDPIPE SYSTEM:	YES - NFPA 14- 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-S524	3.2.4.1. (2)&(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:	12.52 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.

1.2.0 CODE DATA -BLDG D

APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1-2019

BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: PONTEM GROUP (ALTERNATE SOLUTION REPORTS TO BE PROVIDED AT BP SUBMISSION)

AS1 - TO ADDRESS THE FIRE ALARM ZONE PARTITIONING FOR THE SITE

1. PART 3 BUILDING		DIV. A - PART 1 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 AREA - D OVERALL	18,187 SF 1,690 m²	
BUILDING D-1	8,461 SF 786 m²	
BUILDING D-2	9,726 SF 904 m²	
4. BUILDING CLASSIFICATION(S):		3.2.2.19.-3.2.2.92
4.1. BASEMENT STORAGE GARAGE:		3.2.2.82
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED		3.2.2.82
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.82.(2)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR		3.2.2.82.(2)(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)&(2)(A)
2 HR FIRE RESISTANCE RATING		3.2.1.2.(1)
F.T. RATED FIRESTOP		3.1.9.1(2)
4.3. RESIDENTIAL:		3.2.2.51
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED		3.2.2.51.(5)
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED		3.2.2.51.(5)
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.51.(1), 3.2.2.50.(1)(D)
MAX. ALLOWABLE BUILDING AREA: < 1500 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.51.(1)(D)(VI)
2 HR FIREWALL (MASONRY CONSTRUCTION)		3.1.10.2
COMBUSTIBLE CONSTRUCTION		3.2.2.51.(2) EXCEPT (2)(C)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(A)
ROOF ASSEMBLIES(UNOCCUPIED ROOFS): 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(B)&(C)
ROOF ASSEMBLIES(OCCUPIED ROOFS): 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.13
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	1.4.1.2. DEFINED TERMS -BUILDING HEIGHT
4.3.2. GRADE ELEVATION:	82.03m (NORTH)	1.4.1.2. DEFINED TERMS -GRADE
4.3.3. FIRST STOREY ELEVATION:	83.00 m	1.4.1.2. DEFINED TERMS -FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE)
4.3.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	15.59 m (REFER TO ELEVATIONS)	3.2.2.51 (1)(c) (MAXIMUM -18 m)
4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK:	23.69 m (REFER TO ELEVATIONS)	GROUP C 3.2.2.51 (2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4.-3.2.2.8., 3.2.2.51.(5)
6. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8.(1)(A)
6.1. COMBUSTIBLE CLADDING:	YES	3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE
7. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.2.2.51.(1)(C), 3.2.4.22, 6.9.2.3.(1)
8. FIREWALL:	2 HR	3.1.10.
9. MEZZANINE(S):	NA	3.2.1.1. (3) - (8)
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. 1.5HR UNDER 3.3.5.6 IF NOT A SEPARATE BLDG UNDER 3.2.1.2	3.2.1.2., 3.3.5.6
13 SPRINKLER SYSTEM:	YES	3.2.2.18., 3.2.5.13.
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.3 FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2024, 3.2.5.16
14. STANDPIPE SYSTEM:	YES - NFPA 14- 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-S524	3.2.4.1. (2)&(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:	15.63 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.

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
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT STEVEN R. RAY
2024-05-15
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% COORDINATION	24-02-09
2	PROGRESS SET	24-04-11
3	ISSUED FOR 60% COORDINATION	24-04-17
4	ISSUED FOR 90% COORDINATION	24-05-01
5	DP PROGRESS SET	24-05-13
6	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

PROJECT DATA

SCALE

SD1.12

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: EXTERIOR PARKADE EXHAUST SHAFTS, EXTERIOR PARKADE EXIT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY.

1.3.1.1 GROSS BUILDABLE AREA SUMMARY - BLDG A

LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
1ST LEVEL				
CIRCULATION	3,202 SF	297.43 m²	3.4%	
INDOOR AMENITY	1,085 SF	100.78 m²	1.2%	
RESIDENTIAL	11,060 SF	1,027.55 m²	11.9%	
SERVICE ROOMS/SHAFTS	72 SF	6.69 m²	0.1%	
	15,419 SF	**1,432.45 m²**	**16.5%**	
2ND LEVEL				
CIRCULATION	1,735 SF	161.22 m²	1.9%	
RESIDENTIAL	13,612 SF	1,264.62 m²	14.6%	
SERVICE ROOMS/SHAFTS	72 SF	6.69 m²	0.1%	
	15,420 SF	**1,432.53 m²**	**16.5%**	
3RD LEVEL				
CIRCULATION	1,735 SF	161.22 m²	1.9%	
RESIDENTIAL	13,612 SF	1,264.62 m²	14.6%	
SERVICE ROOMS/SHAFTS	72 SF	6.69 m²	0.1%	
	15,420 SF	**1,432.53 m²**	**16.5%**	
4TH LEVEL				
CIRCULATION	1,735 SF	161.22 m²	1.9%	
RESIDENTIAL	13,612 SF	1,264.62 m²	14.6%	
SERVICE ROOMS/SHAFTS	72 SF	6.69 m²	0.1%	
	15,420 SF	**1,432.53 m²**	**16.5%**	
5TH LEVEL				
CIRCULATION	1,735 SF	161.22 m²	1.9%	
RESIDENTIAL	13,612 SF	1,264.62 m²	14.6%	
SERVICE ROOMS/SHAFTS	72 SF	6.69 m²	0.1%	
	15,420 SF	**1,432.53 m²**	**16.5%**	
6TH LEVEL				
CIRCULATION	1,735 SF	161.22 m²	1.9%	
RESIDENTIAL	13,612 SF	1,264.62 m²	14.6%	
SERVICE ROOMS/SHAFTS	72 SF	6.69 m²	0.1%	
	15,420 SF	**1,432.53 m²**	**16.5%**	
T/O MAIN ROOF DECK				
CIRCULATION	711 SF	66.05 m²	0.8%	
	711 SF	**66.05 m²**	**0.8%**	
AREA GRAND TOTAL	**93,228 SF**	**8,661.14 m²**	**100.0%**	

1.3.1.2 GROSS BUILDABLE AREA SUMMARY - BLDG B

LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	2,401 SF	223.02 m²	2.1%	
JANITOR	112 SF	10.44 m²	0.1%	
RESIDENTIAL	5,437 SF	505.12 m²	4.7%	
	7,950 SF	**738.58 m²**	**6.9%**	
1ST LEVEL				
CIRCULATION	3,538 SF	328.67 m²	3.1%	
INDOOR AMENITY	1,258 SF	116.83 m²	1.1%	
RESIDENTIAL	16,300 SF	1,514.36 m²	14.2%	
SERVICE ROOMS/SHAFTS	95 SF	8.78 m²	0.1%	
	21,190 SF	**1,968.65 m²**	**18.5%**	
2ND LEVEL				
CIRCULATION	2,344 SF	217.79 m²	2.0%	
RESIDENTIAL	18,752 SF	1,742.11 m²	16.4%	
SERVICE ROOMS/SHAFTS	95 SF	8.78 m²	0.1%	
	21,191 SF	**1,968.68 m²**	**18.5%**	
3RD LEVEL				
CIRCULATION	2,344 SF	217.79 m²	2.0%	
RESIDENTIAL	18,752 SF	1,742.11 m²	16.4%	
SERVICE ROOMS/SHAFTS	95 SF	8.78 m²	0.1%	
	21,191 SF	**1,968.68 m²**	**18.5%**	
4TH LEVEL				
CIRCULATION	2,344 SF	217.79 m²	2.0%	
RESIDENTIAL	18,752 SF	1,742.11 m²	16.4%	
SERVICE ROOMS/SHAFTS	95 SF	8.78 m²	0.1%	
	21,191 SF	**1,968.68 m²**	**18.5%**	
5TH LEVEL				
CIRCULATION	2,344 SF	217.79 m²	2.0%	
RESIDENTIAL	18,752 SF	1,742.11 m²	16.4%	
SERVICE ROOMS/SHAFTS	95 SF	8.78 m²	0.1%	
	21,191 SF	**1,968.68 m²**	**18.5%**	
T.O. MAIN ROOF DECK (B&C)				
CIRCULATION	724 SF	67.24 m²	0.6%	
	724 SF	**67.24 m²**	**0.6%**	
AREA GRAND TOTAL	**114,627 SF**	**10,649.17 m²**	**100.0%**	

1.3.1.3 GROSS BUILDABLE AREA SUMMARY - BLDG C

LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	2,807 SF	260.81 m²	2.4%	
RESIDENTIAL	8,345 SF	775.29 m²	7.1%	
	11,152 SF	**1,036.10 m²**	**9.4%**	
1ST LEVEL				
CIRCULATION	3,398 SF	315.64 m²	2.9%	
INDOOR AMENITY	1,258 SF	116.84 m²	1.1%	
RESIDENTIAL	16,495 SF	1,532.45 m²	14.0%	
SERVICE ROOMS/SHAFTS	95 SF	8.78 m²	0.1%	
	21,245 SF	**1,973.72 m²**	**18.0%**	
2ND LEVEL				
CIRCULATION	2,339 SF	217.33 m²	2.0%	
RESIDENTIAL	18,806 SF	1,747.14 m²	15.9%	
SERVICE ROOMS/SHAFTS	95 SF	8.78 m²	0.1%	
	21,240 SF	**1,973.26 m²**	**18.0%**	
3RD LEVEL				
CIRCULATION	2,339 SF	217.33 m²	2.0%	
RESIDENTIAL	18,806 SF	1,747.14 m²	15.9%	
SERVICE ROOMS/SHAFTS	95 SF	8.78 m²	0.1%	
	21,240 SF	**1,973.26 m²**	**18.0%**	
4TH LEVEL				
CIRCULATION	2,339 SF	217.33 m²	2.0%	
RESIDENTIAL	18,806 SF	1,747.14 m²	15.9%	
SERVICE ROOMS/SHAFTS	95 SF	8.78 m²	0.1%	
	21,240 SF	**1,973.26 m²**	**18.0%**	
5TH LEVEL				
CIRCULATION	2,339 SF	217.33 m²	2.0%	
RESIDENTIAL	18,806 SF	1,747.14 m²	15.9%	
SERVICE ROOMS/SHAFTS	95 SF	8.78 m²	0.1%	
	21,240 SF	**1,973.26 m²**	**18.0%**	
T.O. MAIN ROOF DECK (B&C)				
CIRCULATION	722 SF	67.11 m²	0.6%	
	722 SF	**67.11 m²**	**0.6%**	
AREA GRAND TOTAL	**118,080 SF**	**10,969.96 m²**	**100.0%**	

1.3.1.4 GROSS BUILDABLE AREA SUMMARY - BLDG D

LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
1ST LEVEL				
CIRCULATION	3,640 SF	338.14 m²	3.5%	
INDOOR AMENITY	1,089 SF	101.19 m²	1.0%	
RESIDENTIAL	12,577 SF	1,168.41 m²	12.0%	
SERVICE ROOMS/SHAFTS	26 SF	2.41 m²	0.0%	
	17,332 SF	**1,610.15 m²**	**16.6%**	
2ND LEVEL				
CIRCULATION	1,918 SF	178.16 m²	1.8%	
RESIDENTIAL	15,387 SF	1,429.52 m²	14.7%	
SERVICE ROOMS/SHAFTS	26 SF	2.41 m²	0.0%	
	17,331 SF	**1,610.09 m²**	**16.6%**	
3RD LEVEL				
CIRCULATION	1,918 SF	178.16 m²	1.8%	
RESIDENTIAL	15,387 SF	1,429.52 m²	14.7%	
SERVICE ROOMS/SHAFTS	26 SF	2.41 m²	0.0%	
	17,331 SF	**1,610.09 m²**	**16.6%**	
4TH LEVEL				
CIRCULATION	1,918 SF	178.16 m²	1.8%	
RESIDENTIAL	15,387 SF	1,429.52 m²	14.7%	
SERVICE ROOMS/SHAFTS	26 SF	2.41 m²	0.0%	
	17,331 SF	**1,610.09 m²**	**16.6%**	
5TH LEVEL				
CIRCULATION	1,918 SF	178.16 m²	1.8%	
RESIDENTIAL	15,387 SF	1,429.52 m²	14.7%	
SERVICE ROOMS/SHAFTS	26 SF	2.41 m²	0.0%	
	17,331 SF	**1,610.09 m²**	**16.6%**	
6TH LEVEL				
CIRCULATION	1,918 SF	178.16 m²	1.8%	
RESIDENTIAL	15,387 SF	1,429.52 m²	14.7%	
SERVICE ROOMS/SHAFTS	26 SF	2.41 m²	0.0%	
	17,331 SF	**1,610.09 m²**	**16.6%**	
T/O MAIN ROOF DECK				
CIRCULATION	720 SF	66.85 m²	0.7%	
	720 SF	**66.85 m²**	**0.7%**	
AREA GRAND TOTAL	**104,706 SF**	**9,727.48 m²**	**100.0%**	

1.3.1.5 GROSS BUILDABLE AREA SUMMARY - PARKADE

LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
P2 LEVEL				
CIRCULATION	3,705 SF	344.22 m²	1.3%	
PARKADE	147,529 SF	13,705.87 m²	52.1%	
SERVICE ROOMS/SHAFTS	2,272 SF	211.06 m²	0.8%	
STORAGE	3,505 SF	325.66 m²	1.2%	
	157,011 SF	**14,586.80 m²**	**55.5%**	
P1 LEVEL				
CIRCULATION	2,480 SF	230.40 m²	0.9%	
PARKADE	109,444 SF	10,167.66 m²	38.7%	
SERVICE ROOMS/SHAFTS	6,395 SF	594.15 m²	2.3%	
STORAGE	7,660 SF	711.67 m²	2.7%	
	125,980 SF	**11,703.88 m²**	**44.5%**	
AREA GRAND TOTAL	**282,991 SF**	**26,290.69 m²**	**100.0%**	

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
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT STEVEN R. BAKER PROVINCE OF BRITISH COLUMBIA 2024-05-15

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% COORDINATION	24-02-09
2	PROGRESS SET	24-04-11
3	ISSUED FOR 60% COORDINATION	24-04-17
4	ISSUED FOR 90% COORDINATION	24-05-01
5	DP PROGRESS SET	24-05-13
6	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

PROJECT DATA

SCALE

SD1.13

1.4.2 UNIT COUNT SUMMARY - OVERALL

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	113	21.9%	
1 BED+DEN	94	18.2%	
1 BED+DEN (ADAPT.)	5	1.0%	
2 BED	93	18.0%	
2 BED (ADAPT.)	40	7.7%	
2 BED+DEN	75	14.5%	
JUNIOR 2 BED	53	10.3%	
STUDIO	29	5.6%	
STUDIO(ADAPT.)	15	2.9%	
TOTAL UNITS: 517		**100.0%**	

1.4.2.1 UNIT COUNT SUMMARY - BLDG A

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	19	16.2%	
1 BED+DEN	34	29.1%	
2 BED	18	15.4%	
2 BED (ADAPT.)	12	10.3%	
2 BED+DEN	5	4.3%	
JUNIOR 2 BED	16	13.7%	
STUDIO	13	11.1%	
TOTAL UNITS: 117		**100.0%**	

1.4.2.2 UNIT COUNT SUMMARY - BLDG B

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	45	33.6%	
1 BED+DEN	4	3.0%	
2 BED	24	17.9%	
2 BED (ADAPT.)	12	9.0%	
2 BED+DEN	26	19.4%	
JUNIOR 2 BED	13	9.7%	
STUDIO	5	3.7%	
STUDIO(ADAPT.)	5	3.7%	
TOTAL UNITS: 134		**100.0%**	

1.4.2.3 UNIT COUNT SUMMARY - BLDG C

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	37	26.8%	
1 BED+DEN	15	10.9%	
2 BED	27	19.6%	
2 BED (ADAPT.)	10	7.2%	
2 BED+DEN	27	19.6%	
JUNIOR 2 BED	13	9.4%	
STUDIO	4	2.9%	
STUDIO(ADAPT.)	5	3.6%	
TOTAL UNITS: 138		**100.0%**	

1.4.2.4 UNIT COUNT SUMMARY - BLDG D

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	12	9.4%	
1 BED+DEN	41	32.0%	
1 BED+DEN (ADAPT.)	5	3.9%	
2 BED	24	18.8%	
2 BED (ADAPT.)	6	4.7%	
2 BED+DEN	17	13.3%	
JUNIOR 2 BED	11	8.6%	
STUDIO	7	5.5%	
STUDIO(ADAPT.)	5	3.9%	
TOTAL UNITS: 128		**100.0%**	

1.4.3 UNIT FLOOR AREA SUMMARY NOTES

1.	ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL
2.	AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE

1.4.3.1 UNIT FLOOR AREA SUMMARY

UNIT	UNIT TYPE	COUNT	UNIT AREA AVG (1 SF)	UNIT AREA AVG (1 m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
BLDG A						
UNIT A1	STUDIO	2	483 SF	45 m²	966 SF	89.74 m²
UNIT A2	STUDIO	6	487 SF	45 m²	2,921 SF	271.39 m²
UNIT A6	STUDIO	5	488 SF	45 m²	2,438 SF	226.47 m²
UNIT B6	1 BED	6	554 SF	51 m²	3,323 SF	308.73 m²
UNIT B7	1 BED	6	553 SF	51 m²	3,319 SF	308.37 m²
UNIT B8	1 BED	5	593 SF	55 m²	2,964 SF	275.36 m²
UNIT B9	1 BED	1	552 SF	51 m²	552 SF	51.28 m²
UNIT C1	1 BED+DEN	34	642 SF	60 m²	21,814 SF	2026.54 m²
UNIT C4	1 BED	1	653 SF	61 m²	653 SF	60.64 m²
UNIT D1	JUNIOR 2 BED	10	723 SF	67 m²	7,235 SF	672.11 m²
UNIT D4	JUNIOR 2 BED	1	779 SF	72 m²	779 SF	72.35 m²
UNIT D7	JUNIOR 2 BED	5	776 SF	72 m²	3,880 SF	360.47 m²
UNIT E1	2 BED	18	794 SF	74 m²	14,300 SF	1328.56 m²
UNIT E5	2 BED (ADAPT.)	6	780 SF	72 m²	4,677 SF	434.54 m²
UNIT E6	2 BED (ADAPT.)	6	777 SF	72 m²	4,661 SF	433.01 m²
UNIT F5	2 BED+DEN	5	927 SF	86 m²	4,635 SF	430.59 m²
BLDG B						
UNIT A4	STUDIO	1	477 SF	44 m²	477 SF	44.28 m²
UNIT A5	STUDIO	4	467 SF	43 m²	1,867 SF	173.43 m²
UNIT A7	STUDIO(ADAPT.)	5	493 SF	46 m²	2,467 SF	229.17 m²
UNIT B1	1 BED	30	612 SF	57 m²	18,356 SF	1705.28 m²
UNIT B1.1	1 BED	1	622 SF	58 m²	622 SF	57.81 m²
UNIT B2	1 BED	5	617 SF	57 m²	3,083 SF	286.45 m²
UNIT B3	1 BED	5	632 SF	59 m²	3,158 SF	293.41 m²
UNIT B4	1 BED	2	640 SF	59 m²	1,280 SF	118.90 m²
UNIT B13	1 BED	1	613 SF	57 m²	613 SF	56.99 m²
UNIT C1.1	1 BED+DEN	4	652 SF	61 m²	2,610 SF	242.47 m²
UNIT C4	1 BED	1	664 SF	62 m²	664 SF	61.65 m²
UNIT D3	JUNIOR 2 BED	4	721 SF	67 m²	2,883 SF	267.84 m²
UNIT D4	JUNIOR 2 BED	4	715 SF	66 m²	2,861 SF	265.81 m²
UNIT D6	JUNIOR 2 BED	5	680 SF	63 m²	3,402 SF	316.02 m²
UNIT E1	2 BED	20	796 SF	74 m²	15,923 SF	1479.27 m²
UNIT E2	2 BED (ADAPT.)	10	834 SF	78 m²	8,345 SF	775.26 m²
UNIT E3	2 BED	4	807 SF	75 m²	3,227 SF	299.84 m²
UNIT E8	2 BED (ADAPT.)	1	847 SF	79 m²	847 SF	78.70 m²
UNIT E10	2 BED (ADAPT.)	1	836 SF	78 m²	836 SF	77.64 m²
UNIT F1	2 BED+DEN	10	920 SF	85 m²	9,196 SF	854.30 m²
UNIT F2	2 BED+DEN	5	877 SF	81 m²	4,386 SF	407.43 m²
UNIT F3.1	2 BED+DEN	4	866 SF	80 m²	3,465 SF	321.95 m²
UNIT F4	2 BED+DEN	5	868 SF	81 m²	4,338 SF	403.06 m²
UNIT F8	2 BED+DEN	2	930 SF	86 m²	1,860 SF	172.78 m²
BLDG C						
UNIT A5	STUDIO	4	467 SF	43 m²	1,867 SF	173.43 m²
UNIT A7	STUDIO(ADAPT.)	5	493 SF	46 m²	2,467 SF	229.17 m²
UNIT B1	1 BED	20	612 SF	57 m²	12,238 SF	1136.99 m²
UNIT B1.1	1 BED	2	619 SF	58 m²	1,239 SF	115.10 m²
UNIT B2	1 BED	5	617 SF	57 m²	3,083 SF	286.45 m²
UNIT B3	1 BED	5	632 SF	59 m²	3,158 SF	293.41 m²
UNIT B10	1 BED	1	613 SF	57 m²	613 SF	56.90 m²
UNIT B11	1 BED	1	613 SF	57 m²	613 SF	56.90 m²
UNIT B12	1 BED	2	639 SF	59 m²	1,278 SF	118.72 m²
UNIT C1	1 BED+DEN	10	641 SF	60 m²	6,412 SF	595.69 m²
UNIT C1.1	1 BED+DEN	4	652 SF	61 m²	2,610 SF	242.47 m²
UNIT C2	1 BED+DEN	1	653 SF	61 m²	653 SF	60.66 m²
UNIT C4	1 BED	1	664 SF	62 m²	664 SF	61.72 m²
UNIT D3	JUNIOR 2 BED	8	721 SF	67 m²	5,764 SF	535.52 m²
UNIT D6	JUNIOR 2 BED	5	680 SF	63 m²	3,399 SF	315.77 m²
UNIT E1	2 BED	20	795 SF	74 m²	15,908 SF	1477.94 m²
UNIT E2	2 BED (ADAPT.)	10	834 SF	78 m²	8,345 SF	775.26 m²
UNIT E3	2 BED	4	807 SF	75 m²	3,227 SF	299.84 m²
UNIT E11	2 BED	2	834 SF	78 m²	1,669 SF	155.05 m²
UNIT E12	2 BED	1	808 SF	75 m²	808 SF	75.03 m²
UNIT F1	2 BED+DEN	10	919 SF	85 m²	9,194 SF	854.15 m²
UNIT F3.1	2 BED+DEN	4	867 SF	81 m²	3,466 SF	322.02 m²
UNIT F4	2 BED+DEN	10	867 SF	81 m²	8,674 SF	805.81 m²
UNIT F6	2 BED+DEN	1	927 SF	86 m²	927 SF	86.12 m²
UNIT F7	2 BED+DEN	1	920 SF	85 m²	920 SF	85.49 m²
UNIT F9	2 BED+DEN	1	875 SF	81 m²	875 SF	81.27 m²
BLDG D						
UNIT A1.1	STUDIO	1	489 SF	45 m²	489 SF	45.40 m²
UNIT A3	STUDIO	6	486 SF	45 m²	2,913 SF	270.63 m²
UNIT A8	STUDIO(ADAPT.)	5	471 SF	44 m²	2,357 SF	219.01 m²
UNIT B1	1 BED	11	610 SF	57 m²	6,705 SF	622.88 m²
UNIT B5	1 BED	1	629 SF	58 m²	629 SF	58.43 m²
UNIT C1	1 BED+DEN	25	643 SF	60 m²	16,067 SF	1492.66 m²
UNIT C1.1	1 BED+DEN	5	652 SF	61 m²	3,262 SF	303.09 m²
UNIT C3	1 BED+DEN	5	639 SF	59 m²	3,194 SF	296.70 m²
UNIT C5	1 BED+DEN (ADAPT.)	5	623 SF	58 m²	3,114 SF	289.33 m²
UNIT C6	1 BED+DEN	6	640 SF	59 m²	3,841 SF	356.83 m²
UNIT D1	JUNIOR 2 BED	5	724 SF	67 m²	3,621 SF	336.38 m²
UNIT D2	JUNIOR 2 BED	5	724 SF	67 m²	3,620 SF	336.27 m²
UNIT D5	JUNIOR 2 BED	1	676 SF	63 m²	676 SF	62.77 m²
UNIT E1	2 BED	23	798 SF	74 m²	18,349 SF	1704.72 m²
UNIT E4	2 BED	1	803 SF	75 m²	803 SF	74.57 m²
UNIT E7	2 BED (ADAPT.)	5	824 SF	77 m²	4,118 SF	382.59 m²
UNIT E9	2 BED (ADAPT.)	1	830 SF	77 m²	830 SF	77.13 m²
UNIT F1	2 BED+DEN	5	921 SF	86 m²	4,603 SF	427.66 m²
UNIT F1.1	2 BED+DEN	1	928 SF	86 m²	928 SF	86.17 m²
UNIT F3	2 BED+DEN	11	854 SF	79 m²	9,396 SF	872.95 m²
517		**517**			**365,466 SF**	**33952.94 m²**

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
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT STEVEN R. BAUER BRITISH COLUMBIA 2024-05-15

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% COORDINATION	24-02-09
2	PROGRESS SET	24-04-11
3	ISSUED FOR 60% COORDINATION	24-04-17
4	ISSUED FOR 90% COORDINATION	24-05-01
5	DP PROGRESS SET	24-05-13
6	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

PROJECT DATA

SCALE

SD1.14

1.5.1 OFF-STREET VEHICLE STORAGE PARKING DATA-PER BUILDING

	UNITS / AREA	CURRENT FACTOR	REQUIRED/PERMITTED STALLS	PROPOSED STALLS
VEHICLE PARKING STALL DATA				
BUILDING A				
RESIDENTS				
STUDIO (≤ 45 SM)	13 UNITS	*1.0	**13 STALLS**	
1 OR MORE BEDS	104 UNITS	*1.5	**156 STALLS**	
ACCESSIBLE	12 ADAPTABLE UNITS	*1.0	12 STALLS	
EV (LEVEL 2)	117 UNITS	*1.0	117 STALLS	
TOTAL RESIDENT STALLS:			**169-17 (VIS) = 152 STALLS**	
VISITORS				
STANDARD	10% OF RESIDENT STALLS	*0.10	**17 STALLS**	
SMALL CAR	17 TOTAL STALLS	20% MAX	3 STALLS	
ACCESSIBLE		1/10-50 STALLS	1 STALL	
TOTAL VISITOR STALLS:			**17 STALLS**	
BUILDING B				
RESIDENTS				
STUDIO (≤ 45 SM)	10 UNITS	*1.0	**10 STALLS**	
1 OR MORE BEDS	124 UNITS	*1.5	**186 STALLS**	
ACCESSIBLE	17 ADAPTABLE UNITS	*1.0	17 STALLS	
EV (LEVEL 2)	134 UNITS	*1.0	134 STALLS	
TOTAL RESIDENT STALLS:			**196 - 20 (VIS) = 176 STALLS**	
VISITORS				
STANDARD	10% OF RESIDENT STALLS	*0.10	**20 STALLS**	
SMALL CAR	20 TOTAL STALLS	20% MAX	4 STALLS	
ACCESSIBLE		1/10-50 STALLS	1 STALL	
TOTAL VISITOR STALLS:			**20 STALLS**	
BUILDING C				
RESIDENTS				
STUDIO (≤ 45 SM)	9 UNITS	*1.0	**9 STALLS**	
1 OR MORE BEDS	129 UNITS	*1.5	**194 STALLS**	
ACCESSIBLE	15 ADAPTABLE UNITS	*1.0	15 STALLS	
EV (LEVEL 2)	138 UNITS	*1.0	138 STALLS	
TOTAL RESIDENT STALLS:			**203 - 20 (VIS) = 183 STALLS**	
VISITORS				
STANDARD	10% OF RESIDENT STALLS	*0.10	**20 STALLS**	
SMALL CAR	20 TOTAL STALLS	20% MAX	4 STALLS	
ACCESSIBLE		1/10-50 STALLS	1 STALL	
TOTAL VISITOR STALLS:			**20 STALLS**	
BUILDING D				
RESIDENTS				
STUDIO (≤ 45 SM)	12 UNITS	*1.0	**12 STALLS**	
1 OR MORE BEDS	116 UNITS	*1.5	**174 STALLS**	
ACCESSIBLE	16 ADAPTABLE UNITS	*1.0	16 STALLS	
EV (LEVEL 2)	128 UNITS	*1.0	128 STALLS	
TOTAL RESIDENT STALLS:			**186 - 19 (VIS) = 167 STALLS**	
VISITORS				
STANDARD	10% OF RESIDENT STALLS	*0.10	**19 STALLS**	
SMALL CAR	19 TOTAL STALLS	20% MAX	4 STALLS	
ACCESSIBLE		1/10-50 STALLS	1 STALL	
TOTAL VISITOR STALLS:			**19 STALLS**	
GRAND TOTAL				
RESIDENT			**678 STALLS**	**688 STALLS**
RESIDENT ACCESSIBLE			60 STALLS	60 STALLS
VISITOR			**76 STALLS**	**76 STALLS**
VISITOR ACCESSIBLE			4 STALLS	4 STALLS
DROP - OFF			**4 STALLS**	**4 STALLS**
LOADING			**1 STALLS**	**1 STALL (SHARED)**

1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED

PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	LEVEL	COMMENTS
RESIDENT					
ACCESSIBLE	32	7.4%	4%	**P2 LEVEL**	
STANDARD	402	92.6%	52%	**P2 LEVEL**	
RESIDENT: 434		**100.0%**	**57%**		
RESIDENT					
ACCESSIBLE	28	11.0%	4%	**P1 LEVEL**	
STANDARD	226	89.0%	29%	**P1 LEVEL**	
RESIDENT: 254		**100.0%**	**33%**		
VISITOR					
STANDARD	38	100.0%	5%	**P1 LEVEL**	
VISITOR: 38		**100.0%**	**5%**		
VISITOR					
ACCESSIBLE	4	9.5%	1%	**1ST LEVEL**	SITE
SMALL	17	40.5%	2%	**1ST LEVEL**	SITE
STANDARD	21	50.0%	3%	**1ST LEVEL**	SITE
VISITOR: 42		**100.0%**	**5%**		
TOTAL PARKING STALLS: 768			**100%**		

1.5.3 OFF-STREET BICYCLE STORAGE DATA

	UNITS / AREA	CURRENT FACTOR	REQUIRED/PERMITTED STALLS	FACTOR	PROPOSED STALLS
BICYCLE/STORAGE DATA					
BUILDING A					
BICYCLE STORAGE DATA					
RESIDENT (CLASS 1)	117 UNITS	*1.0	117		
VISITOR (CLASS 2)		6 SPACES/BUILDING	6	6 SPACES PER BUILDING	6
TOTAL:			**123**		
BUILDING B					
BICYCLE STORAGE DATA					
RESIDENT (CLASS 1)	134 UNITS	*1.0	134		
VISITOR (CLASS 2)		6 SPACES/BUILDING	6	6 SPACES/BUILDING	6
TOTAL:			**140**		
BUILDING C					
BICYCLE STORAGE DATA					
RESIDENT (CLASS 1)	138 UNITS	*1.0	138		
VISITOR (CLASS 2)		6 SPACES/BUILDING	6	6 SPACES/BUILDING	6
TOTAL:			**144**		
BUILDING D					
BICYCLE STORAGE DATA					
RESIDENT (CLASS 1)	128 UNITS	*1.0	128		
VISITOR (CLASS 2)		6 SPACES/BUILDING	6	6 SPACES/BUILDING	6
TOTAL:			**134**		
GRAND TOTAL					
BICYCLE STORAGE - RESIDENT (CLASS 1)			**517**		**517**
BICYCLE STORAGE - VISITOR (CLASS 2)			**24**		**24**

1.5.4 BIKE PARKING STALL DATA-PROVIDED

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
RESIDENT				
BIKE	215	39.7%	**P2 LEVEL**	6' x 2' x 6' TYP. DIM.
RESIDENT: 215		**39.7%**		
RESIDENT				
BIKE	302	55.8%	**P1 LEVEL**	4' x 2' x 6' TYP. DIM.
RESIDENT: 302		**55.8%**		
VISITOR				
BIKE	24	4.4%	**1ST LEVEL**	BIKE RACK ON SITE
VISITOR: 24		**4.4%**		
TOTAL BIKE PARKING STALLS: 541		**100.0%**		

1.9.1 AMENITY AREA

BUILDING (AREA)	TYPE/NAME	LEVEL	AREA SF	AREA m²
INDOOR AMENITY				
A	INDOOR AMENITY	1ST LEVEL	1,085 SF	100.78 m²
B	INDOOR AMENITY	1ST LEVEL	1,258 SF	116.83 m²
C	INDOOR AMENITY	1ST LEVEL	1,258 SF	116.83 m²
D	INDOOR AMENITY	1ST LEVEL	1,089 SF	101.19 m²
			4,689 SF	**435.63 m²**
OUTDOOR AMENITY				
A	OUTDOOR AMENITY	T/O MAIN ROOF DECK	4,303 SF	399.74 m²
B	OUTDOOR AMENITY	T/O MAIN ROOF DECK	7,839 SF	728.28 m²
C	OUTDOOR AMENITY	T/O MAIN ROOF DECK	4,572 SF	424.74 m²
D	OUTDOOR AMENITY	T/O MAIN ROOF DECK	5,287 SF	491.15 m²
SITE	OUTDOOR AMENITY	1ST LEVEL	3,480 SF	323.34 m²
			25,481 SF	**2,367.25 m²**
TOTAL AMENITY AREA			**30,170 SF**	**2,802.88 m²**

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
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT STEVEN R. KEAY BRITISH COLUMBIA 2024-05-15

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% COORDINATION	24-02-09
2	PROGRESS SET	24-04-11
3	ISSUED FOR 60% COORDINATION	24-04-17
4	ISSUED FOR 90% COORDINATION	24-05-01
5	DP PROGRESS SET	24-05-13
6	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

PROJECT DATA

SCALE

SD1.15

FSR DATA AND PLANS

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

1.	THE SUM OF THE AREA OF EACH FLOOR OF A BUILDING INCLUDING EXTERIOR WALLS.
2.	EXCLUSIONS: INDOOR AMENITY

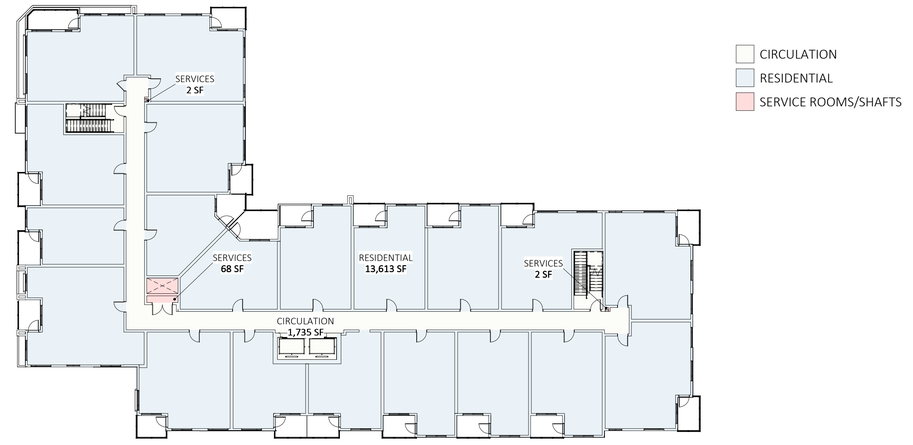
1.6.1 GROSS FLOOR AREA (FSR) SUMMARY - BLDG A

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
SERVICE ROOMS/SHAFTS				
1ST LEVEL	72 SF	6.69 m²	0.1%	
2ND LEVEL	72 SF	6.69 m²	0.1%	
3RD LEVEL	72 SF	6.69 m²	0.1%	
4TH LEVEL	72 SF	6.69 m²	0.1%	
5TH LEVEL	72 SF	6.69 m²	0.1%	
6TH LEVEL	72 SF	6.69 m²	0.1%	
	432 SF	**40.12 m²**	**0.5%**	
RESIDENTIAL				
1ST LEVEL	11,060 SF	1027.55 m²	12.0%	
2ND LEVEL	13,613 SF	1264.66 m²	14.8%	
3RD LEVEL	13,614 SF	1264.74 m²	14.8%	
4TH LEVEL	13,614 SF	1264.74 m²	14.8%	
5TH LEVEL	13,614 SF	1264.74 m²	14.8%	
6TH LEVEL	13,614 SF	1264.74 m²	14.8%	
	79,127 SF	**7351.16 m²**	**85.9%**	
CIRCULATION				
1ST LEVEL	3,202 SF	297.43 m²	3.5%	
2ND LEVEL	1,735 SF	161.19 m²	1.9%	
3RD LEVEL	1,734 SF	161.11 m²	1.9%	
4TH LEVEL	1,734 SF	161.11 m²	1.9%	
5TH LEVEL	1,734 SF	161.11 m²	1.9%	
6TH LEVEL	1,734 SF	161.11 m²	1.9%	
T/O MAIN ROOF DECK	713 SF	66.20 m²	0.8%	
	12,586 SF	**1169.28 m²**	**13.7%**	
AREA GRAND TOTAL	**92,145 SF**	**8560.56 m²**	**100.0%**	



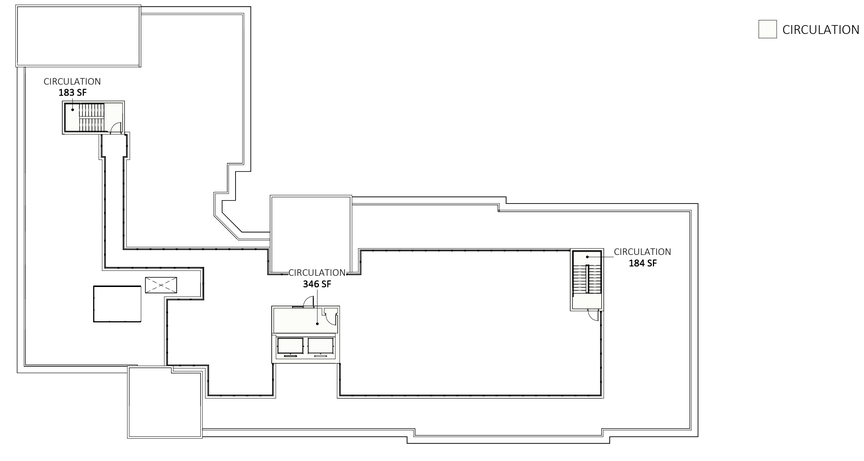
1ST LEVEL

3/64" = 1'-0"



2ND/3RD/4TH/5TH/6TH LEVEL

3/64" = 1'-0"



ROOF LEVEL

3/64" = 1'-0"

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
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT STEVEN R. BAKER BRITISH COLUMBIA 2024-05-15

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% COORDINATION	24-02-09
2	PROGRESS SET	24-04-11
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5	DP PROGRESS SET	24-05-13
6	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

FSR PLANS - BUILDING A

SCALE 3/64" = 1'-0"

SD1.20

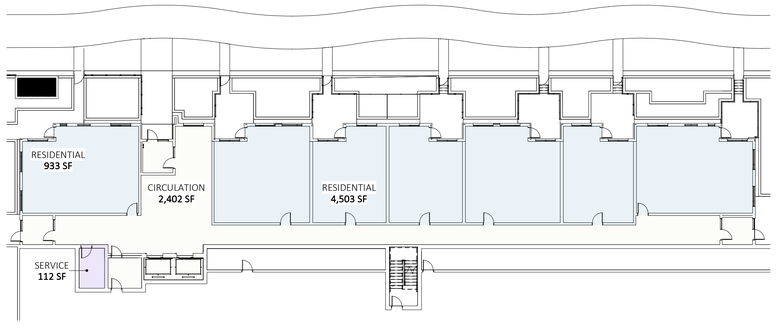
FSR DATA AND PLANS

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

1.	THE SUM OF THE AREA OF EACH FLOOR OF A BUILDING INCLUDING EXTERIOR WALLS.
2.	EXCLUSIONS: INDOOR AMENITY

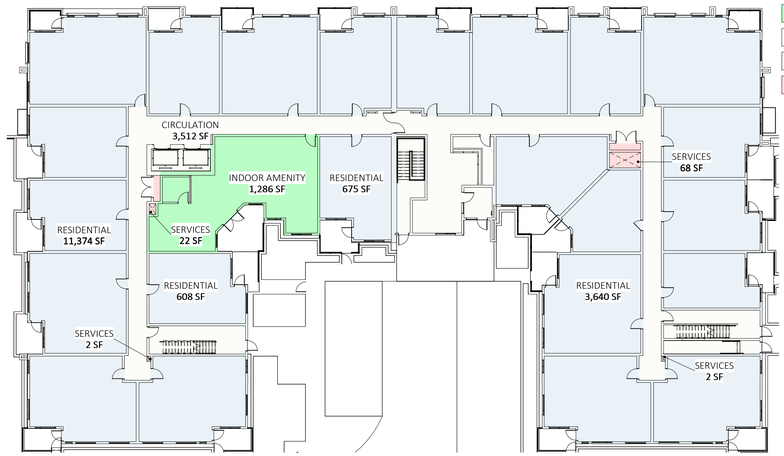
1.6.1 GROSS FLOOR AREA (FSR) SUMMARY - BLDG B

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
SERVICE ROOMS/SHAFTS				
1ST LEVEL	95 SF	8.78 m²	0.1%	
2ND LEVEL	95 SF	8.78 m²	0.1%	
3RD LEVEL	95 SF	8.78 m²	0.1%	
4TH LEVEL	95 SF	8.78 m²	0.1%	
5TH LEVEL	95 SF	8.78 m²	0.1%	
	473 SF	**43.92 m²**	**0.4%**	
RESIDENTIAL				
P1 LEVEL	5,436 SF	505.02 m²	4.8%	
1ST LEVEL	16,298 SF	1514.16 m²	14.4%	
2ND LEVEL	18,752 SF	1742.11 m²	16.5%	
3RD LEVEL	18,752 SF	1742.11 m²	16.5%	
4TH LEVEL	18,752 SF	1742.11 m²	16.5%	
5TH LEVEL	18,752 SF	1742.11 m²	16.5%	
	96,742 SF	**8987.60 m²**	**85.4%**	
JANITOR				
P1 LEVEL	112 SF	10.44 m²	0.1%	
	112 SF	**10.44 m²**	**0.1%**	
CIRCULATION				
P1 LEVEL	2,402 SF	223.13 m²	2.1%	
1ST LEVEL	3,512 SF	326.29 m²	3.1%	
2ND LEVEL	2,344 SF	217.79 m²	2.1%	
3RD LEVEL	2,344 SF	217.79 m²	2.1%	
4TH LEVEL	2,344 SF	217.79 m²	2.1%	
5TH LEVEL	2,344 SF	217.79 m²	2.1%	
T.O. MAIN ROOF DECK (B&C)	724 SF	67.24 m²	0.6%	
	16,015 SF	**1487.80 m²**	**14.1%**	
AREA GRAND TOTAL	**113,341 SF**	**10529.76 m²**	**100.0%**	



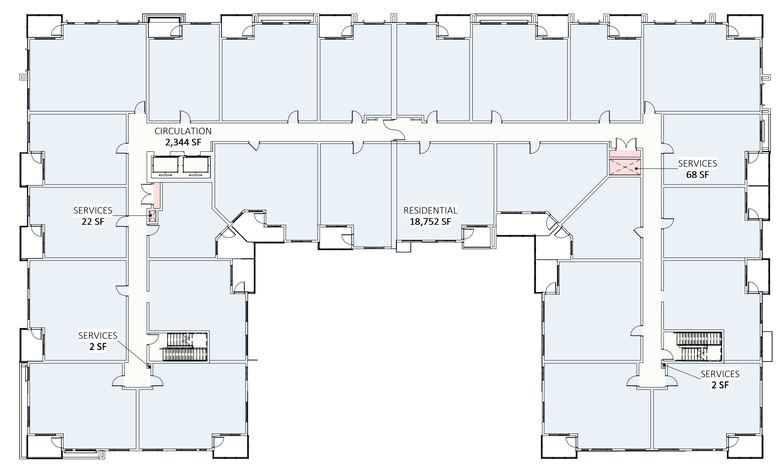
P1 LEVEL

3/64" = 1'-0"



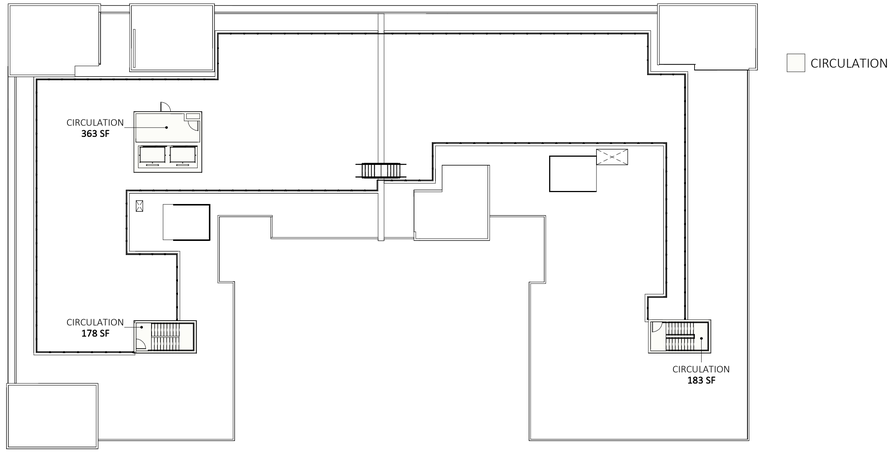
1ST LEVEL

3/64" = 1'-0"



2ND/3RD/4TH/5TH/6TH LEVEL

3/64" = 1'-0"



ROOF LEVEL

3/64" = 1'-0"

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
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. BAKER
2024-05-15
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
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ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

FSR PLANS - BUILDING B

SCALE 3/64" = 1'-0"

SD1.21

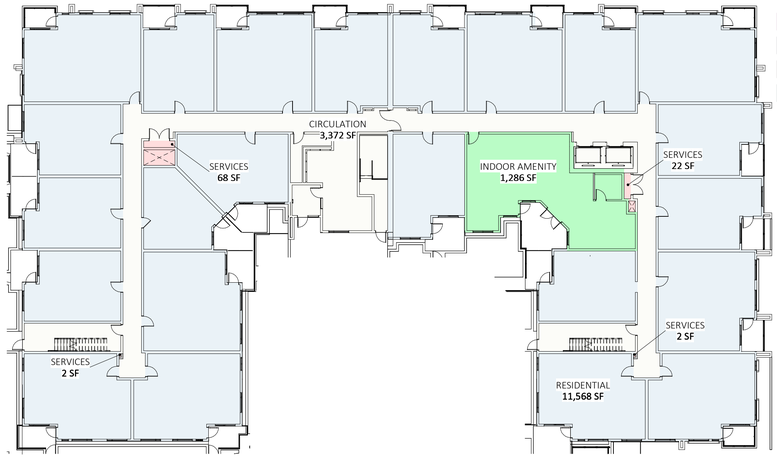
FSR DATA AND PLANS

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

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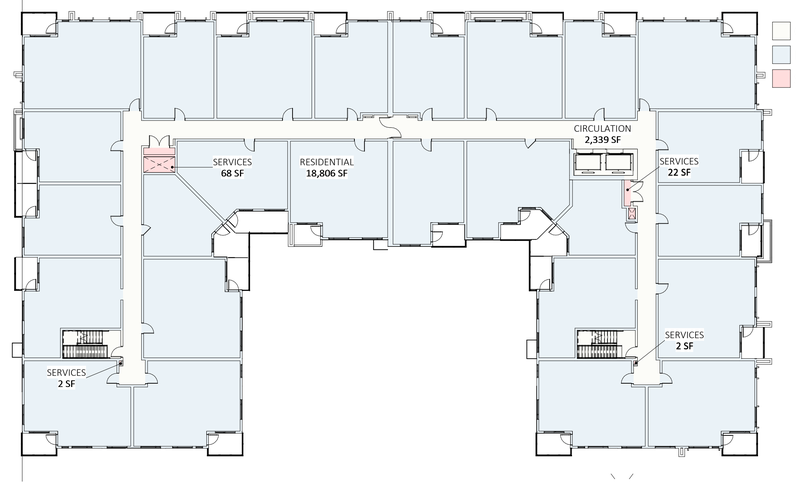
1.6.1 GROSS FLOOR AREA (FSR) SUMMARY - BLDG C

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
SERVICE ROOMS/SHAFTS				
1ST LEVEL	95 SF	8.78 m²	0.1%	
2ND LEVEL	95 SF	8.78 m²	0.1%	
3RD LEVEL	95 SF	8.78 m²	0.1%	
4TH LEVEL	96 SF	8.92 m²	0.1%	
5TH LEVEL	95 SF	8.84 m²	0.1%	
	475 SF	**44.11 m²**	**0.4%**	
RESIDENTIAL				
P1 LEVEL	8,345 SF	775.29 m²	7.1%	
1ST LEVEL	16,493 SF	1532.21 m²	14.1%	
2ND LEVEL	18,806 SF	1747.17 m²	16.1%	
3RD LEVEL	18,806 SF	1747.14 m²	16.1%	
4TH LEVEL	18,803 SF	1746.85 m²	16.1%	
5TH LEVEL	18,804 SF	1746.90 m²	16.1%	
	100,057 SF	**9295.57 m²**	**85.6%**	
CIRCULATION				
P1 LEVEL	2,882 SF	267.72 m²	2.5%	
1ST LEVEL	3,372 SF	313.25 m²	2.9%	
2ND LEVEL	2,339 SF	217.30 m²	2.0%	
3RD LEVEL	2,339 SF	217.33 m²	2.0%	
4TH LEVEL	2,339 SF	217.26 m²	2.0%	
5TH LEVEL	2,339 SF	217.28 m²	2.0%	
T.O. MAIN ROOF DECK (B&C)	722 SF	67.11 m²	0.6%	
	16,332 SF	**1517.26 m²**	**14.0%**	
AREA GRAND TOTAL	**116,863 SF**	**10856.94 m²**	**100.0%**	



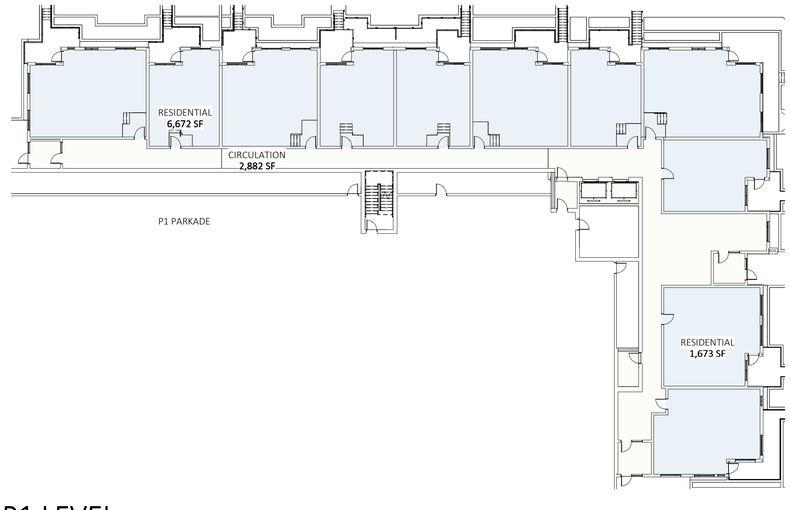
1ST LEVEL

3/64" = 1'-0"



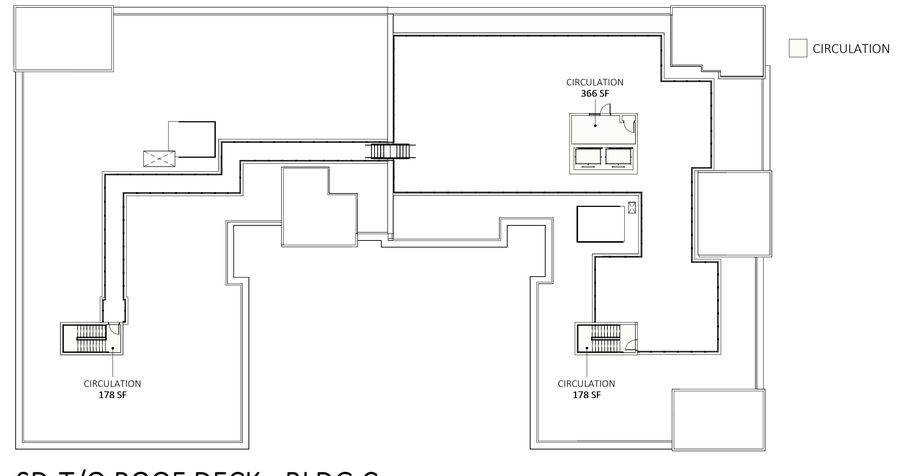
2ND/3RD/4TH/5TH LEVEL

3/64" = 1'-0"



P1 LEVEL

3/64" = 1'-0"



SD-T/O ROOF DECK - BLDG C

3/64" = 1'-0"

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
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. SAUNDERS
2024-05-15
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% COORDINATION	24-02-09
2	PROGRESS SET	24-04-11
3	ISSUED FOR 60% COORDINATION	24-04-17
4	ISSUED FOR 90% COORDINATION	24-05-01
5	DP PROGRESS SET	24-05-13
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ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

FSR PLANS - BUILDING C

SCALE 3/64" = 1'-0"

SD1.22

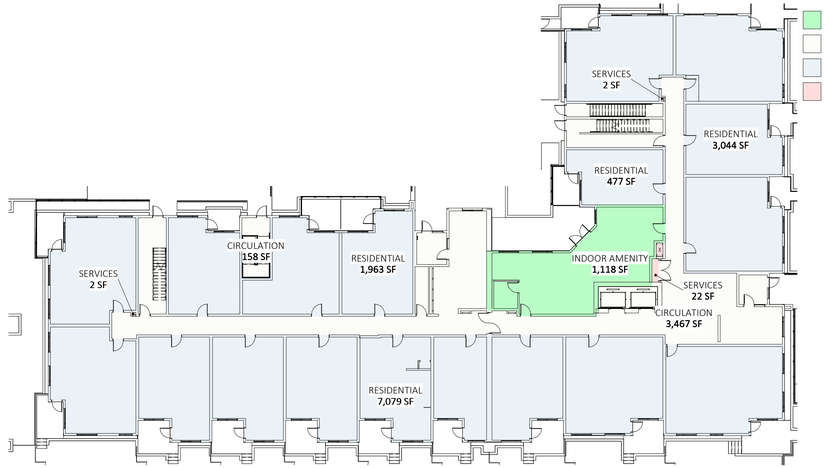
FSR DATA AND PLANS

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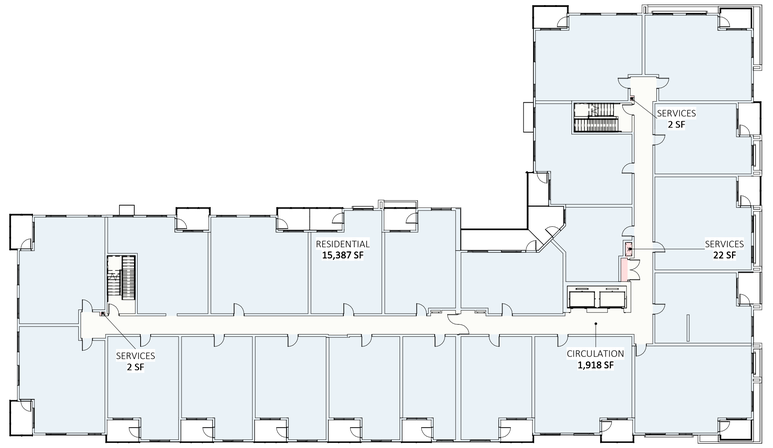
1.6.1 GROSS FLOOR AREA (FSR) SUMMARY - BLDG D

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
SERVICE ROOMS/SHAFTS				
1ST LEVEL	26 SF	2.41 m²	0.0%	
2ND LEVEL	26 SF	2.41 m²	0.0%	
3RD LEVEL	26 SF	2.41 m²	0.0%	
4TH LEVEL	26 SF	2.41 m²	0.0%	
5TH LEVEL	26 SF	2.41 m²	0.0%	
6TH LEVEL	26 SF	2.41 m²	0.0%	
	156 SF	**14.48 m²**	**0.2%**	
RESIDENTIAL				
1ST LEVEL	12,563 SF	1167.11 m²	12.1%	
2ND LEVEL	15,387 SF	1429.52 m²	14.9%	
3RD LEVEL	15,387 SF	1429.52 m²	14.9%	
4TH LEVEL	15,387 SF	1429.52 m²	14.9%	
5TH LEVEL	15,387 SF	1429.52 m²	14.9%	
6TH LEVEL	15,387 SF	1429.52 m²	14.9%	
	89,499 SF	**8314.72 m²**	**86.4%**	
CIRCULATION				
1ST LEVEL	3,626 SF	336.83 m²	3.5%	
2ND LEVEL	1,918 SF	178.16 m²	1.9%	
3RD LEVEL	1,918 SF	178.16 m²	1.9%	
4TH LEVEL	1,918 SF	178.16 m²	1.9%	
5TH LEVEL	1,918 SF	178.16 m²	1.9%	
6TH LEVEL	1,918 SF	178.16 m²	1.9%	
T/O MAIN ROOF DECK	720 SF	66.85 m²	0.7%	
	13,934 SF	**1294.47 m²**	**13.5%**	
AREA GRAND TOTAL	**103,588 SF**	**9623.68 m²**	**100.0%**	



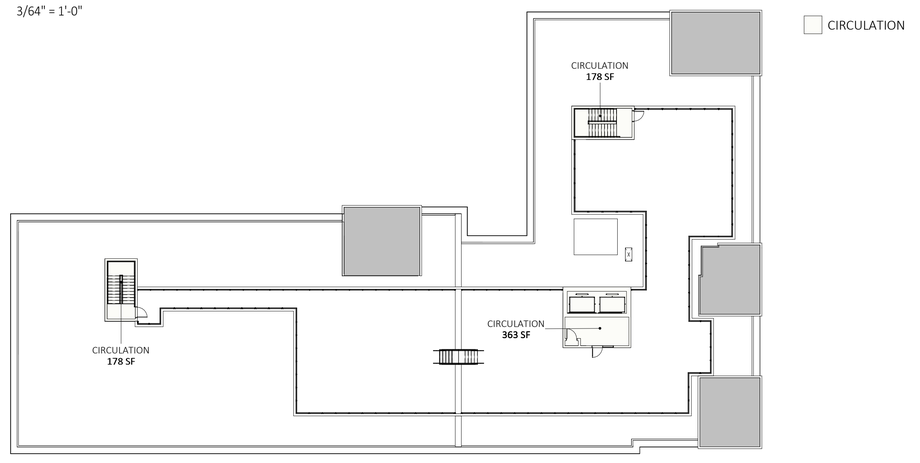
1ST LEVEL

3/64" = 1'-0"



2ND/3RD/4TH/5TH/6TH LEVEL

3/64" = 1'-0"



ROOF LEVEL

3/64" = 1'-0"

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
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. SAUER
2024-05-15
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% COORDINATION	24-02-09
2	PROGRESS SET	24-04-11
3	ISSUED FOR 60% COORDINATION	24-04-17
4	ISSUED FOR 90% COORDINATION	24-05-01
5	DP PROGRESS SET	24-05-13
6	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

FSR PLANS - BUILDING D

SCALE 3/64" = 1'-0"

SD1.23

DESIGN RATIONALE

PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT IS COMPRISED OF FOUR SIX-STOREY WOOD FRAME MULTI-FAMILY RESIDENTIAL BUILDINGS WITH TWO LEVELS OF UNDERGROUND CONCRETE PARKADE, WHICH COMPLIES WITH THE PROVISIONS OF THE CD-194 ZONE.

WITH A COMBINED UNIT COUNT OF 517, THE UNIT MIX FOR THE DEVELOPMENT RANGES FROM STUDIO APARTMENTS UP TO 2 BEDROOM & DEN, WITH 10% OF THE UNITS MEETING THE TOWNSHIP OF LANGLEY'S ADAPTABLE HOUSING REQUIREMENTS. THE BUILDINGS HAVE BEEN ARRANGED TO FORM AN ENCLOSED COURTYARD AND THE BUILDINGS HAVE BEEN STEPPED IN RESPONSE TO GRADE CHANGE ACROSS THE SITE.

MASSING, FORM & CHARACTER

THE RESIDENTIAL BUILDINGS SIT ATOP TWO LEVELS OF UNDERGROUND CONCRETE PARKADE. TOGETHER, THE FOUR BUILDINGS FORM A RAISED LANDSCAPED PUBLIC COURTYARD WHICH TAKES INTO CONSIDERATION THE SLOPING TOPOGRAPHY OF THE SITE.

THE SITTING OF THE BUILDINGS PROMOTES INTERACTION WITH THE PUBLIC REALM THROUGH RECTILINEAR BUILDING MASSING AT THE EXTERNAL EDGE OF THE LOT, CONVERTING INTO "U" AND "L" SHAPES IN THE COURTYARD TO EMBRACE VISITORS TO EACH BUILDING. THE BUILDING POSITIONING AND FOOTPRINT ESTABLISH A CONFIDENT EDGE ALONG 202A STREET & 80TH AVENUE, WHICH IS SOFTENED BY GROUND ACCESS UNITS WITH FULLY LANDSCAPED PATIOS. THE PUBLIC REALM IS INTEGRATED INTO THE SITE VIA AN EAST-WEST PEDESTRIAN THOROUGHFARE OFF 202A STREET.

EACH BUILDING HAS TWO ENTRANCES: THE PRIMARY ENTRANCE OFF THE COURTYARD, THE SECONDARY FACING THE STREET. TWO STORY ENTRY EXPRESSIONS AND ROOF POP UPS BRING HIERARCHY AND WAYFINDING TO THOSE ELEMENTS. THE PLACEMENT OF THE PRIMARY ENTRANCES WITHIN THE COURTYARD SERVES TO ACTIVATE THESE SPACES WHILE ALSO ESTABLISHING A SENSE OF HIERARCHY TO THE MORE COMMUNAL AREAS OF THE PROJECT. THE INTERIOR COURTYARD, ALONG WITH THE ROOFTOP AMENITY, PROVIDE AMPLE OUTDOOR AMENITY SPACE FOR THE OVERALL DEVELOPMENT AND ESTABLISH A STRONG INDOOR/OUTDOOR RELATIONSHIP WITH THE SITE AND SURROUNDING CONTEXT. THE INNER COURTYARD ESTABLISHES A SAFE, WELCOMING, AND PRIVATE COMMUNAL GATHERING SPACE FOR RESIDENTS THAT SERVES TO STRENGTHEN THE SENSE OF COMMUNITY AND PROMOTE SOCIAL INTERACTION AND INCLUSION.

ENVIRONMENTAL SUSTAINABILITY

SUSTAINABILITY IS ADDRESSED THROUGH SEVERAL DESIGN STRATEGIES AND INTERVENTIONS, SUCH AS:

• MID-RISE HIGH-DENSITY HOUSING MAKES MORE EFFICIENT USE OF COMMUNITY SERVICES AND FACILITATES THE ECONOMY OF SCALE IN THE DELIVERY OF MASS TRANSIT THAN LOWER DENSITY HOUSING ALTERNATIVES. INCREASING DENSITY IS A VITAL PART OF LOWER CARBON EMISSIONS ASSOCIATED WITH TRANSPORTATION.

• WOOD-FRAME CONSTRUCTION OF THE RESIDENTIAL PORTION OF THE BUILDING OFFERS LOWER EMBODIED CARBON EMISSIONS THAN STEEL AND CONCRETE ALTERNATIVES.

• THE STEPPED MASSING IN COMBINATION WITH THE COURTYARD ASSISTS IN BRINGING NATURAL LIGHT INTO THE PROJECT, WHICH IN COMBINATION WITH ENERGY EFFICIENT APPLIANCES, LIGHTING AND HVAC SYSTEMS, AND OPERABLE WINDOWS FOR PASSIVE VENTILATION CAN REDUCE THE ENERGY CONSUMPTION OF THE PROJECT.

• GENEROUS BIKE STORAGE SUPPORTS...

CRIME PREVENTION

THE THREE KEY PRINCIPLES OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) ARE NATURAL SURVEILLANCE, ACCESS CONTROL, AND TERRITORIAL REINFORCEMENT.

NATURAL SURVEILLANCE IS INCORPORATED THROUGHOUT THE BUILDING PERIMETER AND THE INTERIOR COURTYARD THROUGH THE INTRODUCTION OF CLEAR SIGHTLINES AND "EYES ON THE STREET" VIA RESIDENTIAL WINDOWS, AND PRIVATE BALCONIES.

PRIMARY ENTRANCES ARE CLEARLY DEFINED AND GLAZED FOR HIGH VISIBILITY. THE INTERIOR OF THE PARKADE IS WELL LIT WITH VISITOR PARKING CLEARLY DESIGNATED. BUILDING LOBBIES AND THE PARKADE ARE SUPPLIED WITH AN ELECTRONIC ACCESS CONTROL SYSTEM.

TERRITORIAL REINFORCEMENT IS PROVIDED THROUGH THE PAVING DESIGN THAT CONNECTS THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES. RESIDENTIAL UNITS WITH GROUND FLOOR PATIOS OPEN DIRECTLY ONTO THE AMENITY COURTYARD, WHICH IS POPULATED WITH DIVERSE PROGRAMMATIC OFFERINGS TO ENCOURAGE ACTIVE OWNERSHIP OF THE SPACE.



NW SKETCH PERSPECTIVE VIEW



WEST SKETCH ELEVATION VIEW

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
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. BAKER
2024-05-15
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

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ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

DESIGN RATIONALE

SCALE

SD1.30

NORTH PERSPECTIVE - 80TH AVENUE



BUILDING A/SITE ACCESS POINT



KEYSTONE
ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
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REGISTERED ARCHITECT
STEVEN R. BAILEY
BRITISH COLUMBIA
2024-05-15

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CITY FILE # 08-23-0230

ZENTERRA

RENDERINGS

SCALE

SD1.31

1.9.0 GENERAL SITE NOTES

1. REFER TO SITE CODE PLAN FOR MORE INFORMATION.
2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, EXTENT OF DEMO, NEW AND REPAIRED PAVING, OTHER SERVICES, ETC.
3. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN.
4. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
5. TW=TOP OF WALL TOC=TOP OF CURB
   BW=BOTTOM OF WALL BOC=BOTTOM OF CURB
6. NEW ELEVATION 00.00 m
   EXISTING ELEVATION *00.00m*

KEYSTONE ARCHITECTURE

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REGISTERED ARCHITECT STEVEN R. BAUER BRITISH COLUMBIA 2024-05-15

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ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

OVERALL SITE PLAN

SCALE 3/64" = 1'-0"

SD2.01

SITE PLAN

3/64" = 1'-0"

KEYSTONE
ARCHITECTURE

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CALGARY AB | 410 - 333 11TH AVENUE SW
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REGISTERED ARCHITECT
STEVEN R. SAUNDERS
BRITISH COLUMBIA
2024-05-15

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ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

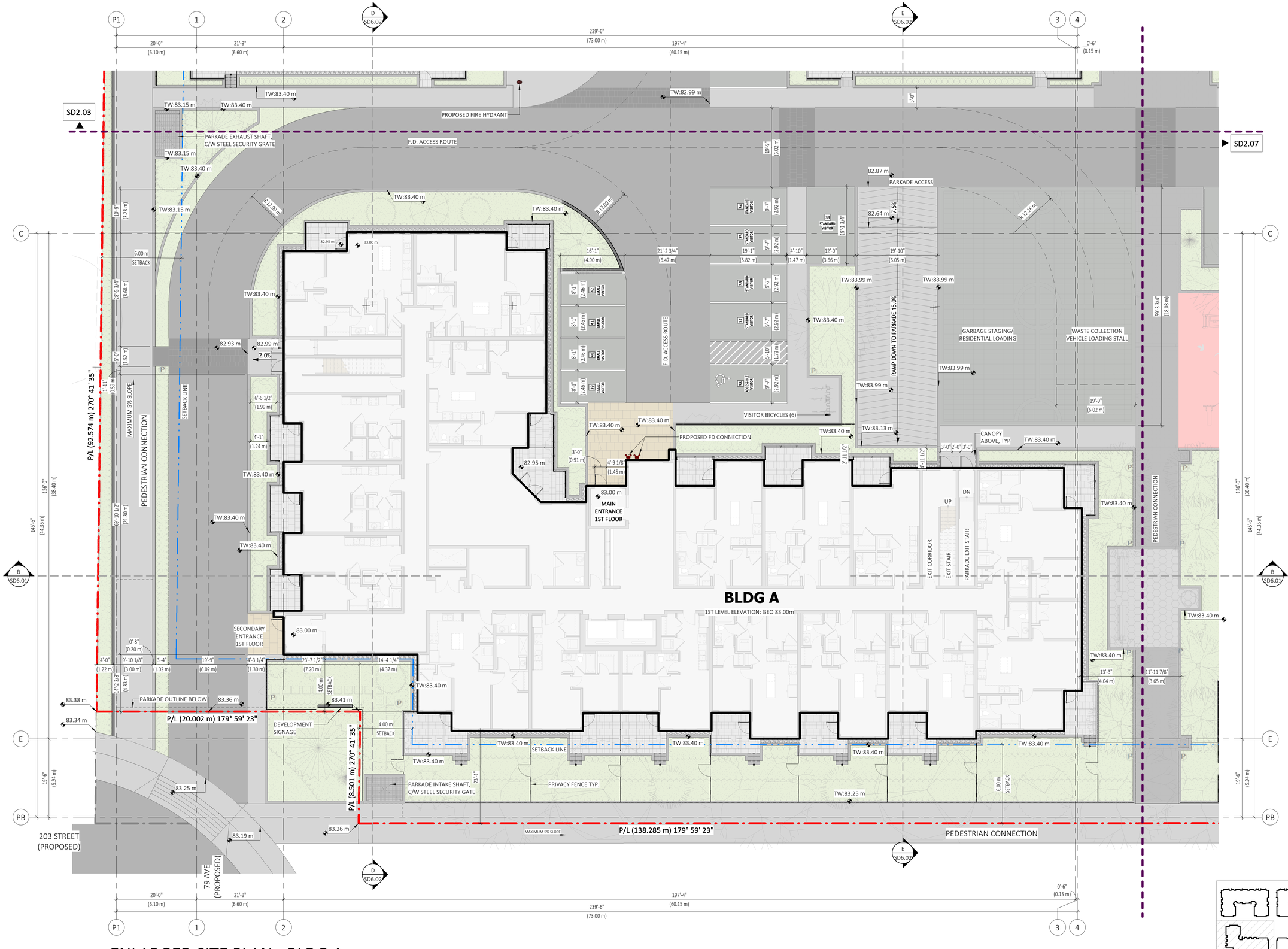
PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

ENLARGED SITE PLAN - BLDG A

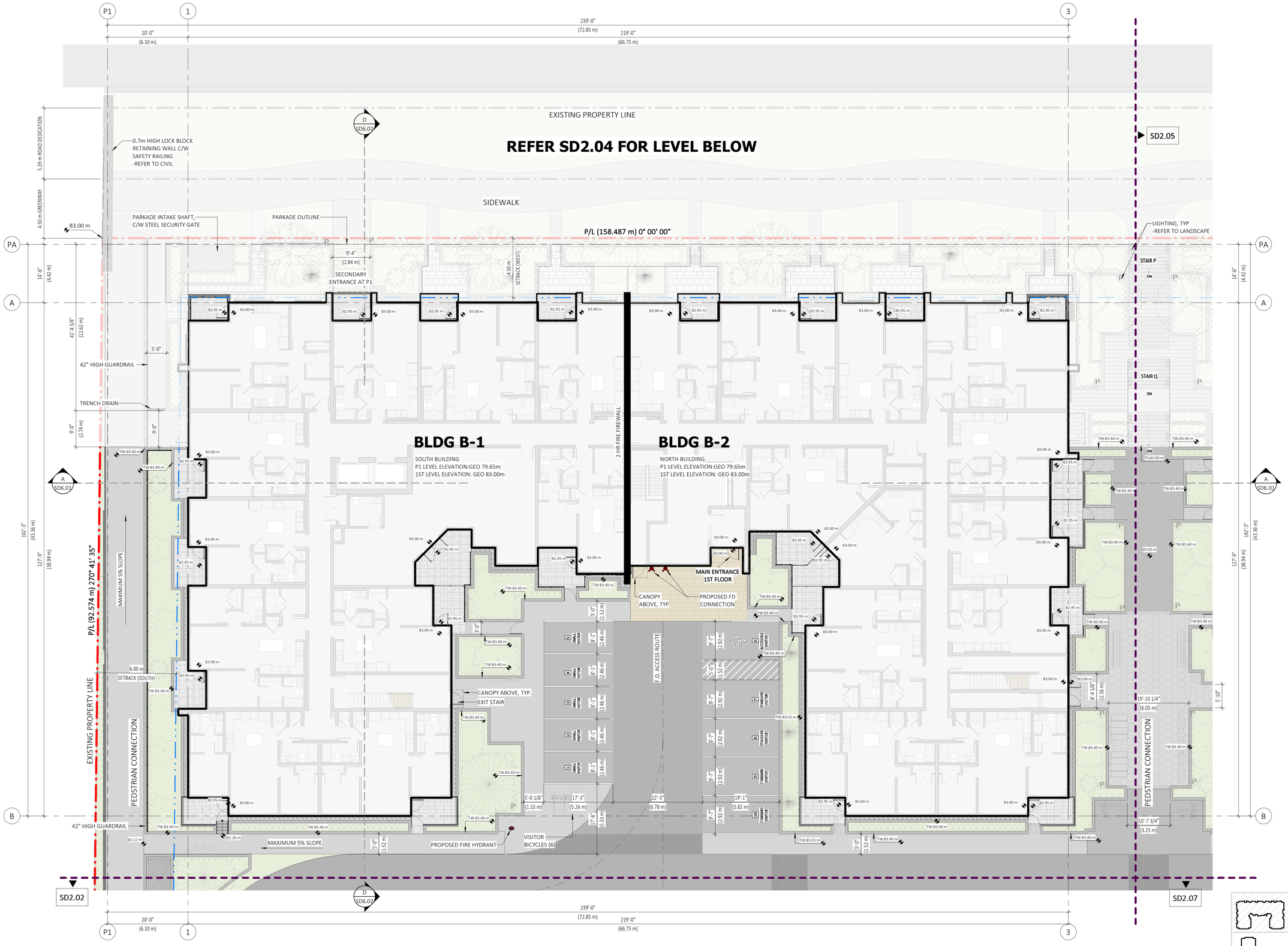
SCALE As indicated

SD2.02



ENLARGED SITE PLAN - BLDG A

3/32" = 1'-0"



ENLARGED SITE PLAN - BLDG B

3/32" = 1'-0"

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
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REGISTERED ARCHITECT
STEVEN R. PALMER
BRITISH COLUMBIA
2024-05-15

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7950 202A ST. TOWNSHIP OF LANGLEY BC

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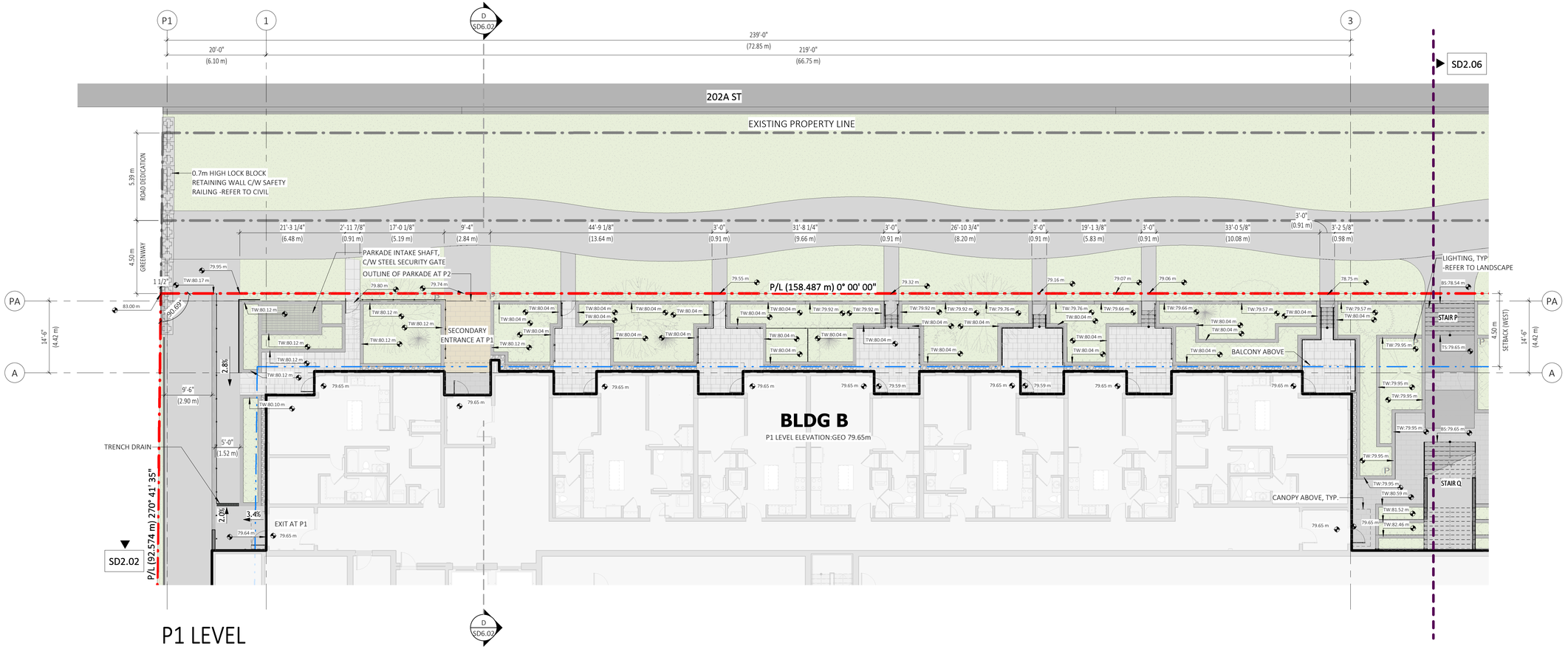
ZENTERRA

ENLARGED SITE PLAN - BLDG B

SCALE As indicated

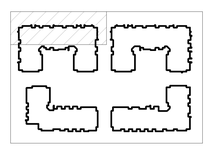
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KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 410 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
INFO@KEYSTONEARCH.CA



P1 LEVEL

3/32" = 1'-0"



ISSUED FOR DEVELOPMENT PERMIT

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ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

ENLARGED SITE PLAN - BLDG B (P1)

SCALE As indicated

SD2.04



ENLARGED SITE PLAN - BLDG C

3/32" = 1'-0"

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
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT STEVEN R. BAKER BRITISH COLUMBIA

2024-05-15

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ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

ENLARGED SITE PLAN - BLDG C

SCALE As indicated

SD2.05

KEYSTONE
ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 410 - 333 11TH AVENUE SW
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INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. BAILEY
BRITISH COLUMBIA
2024-05-15

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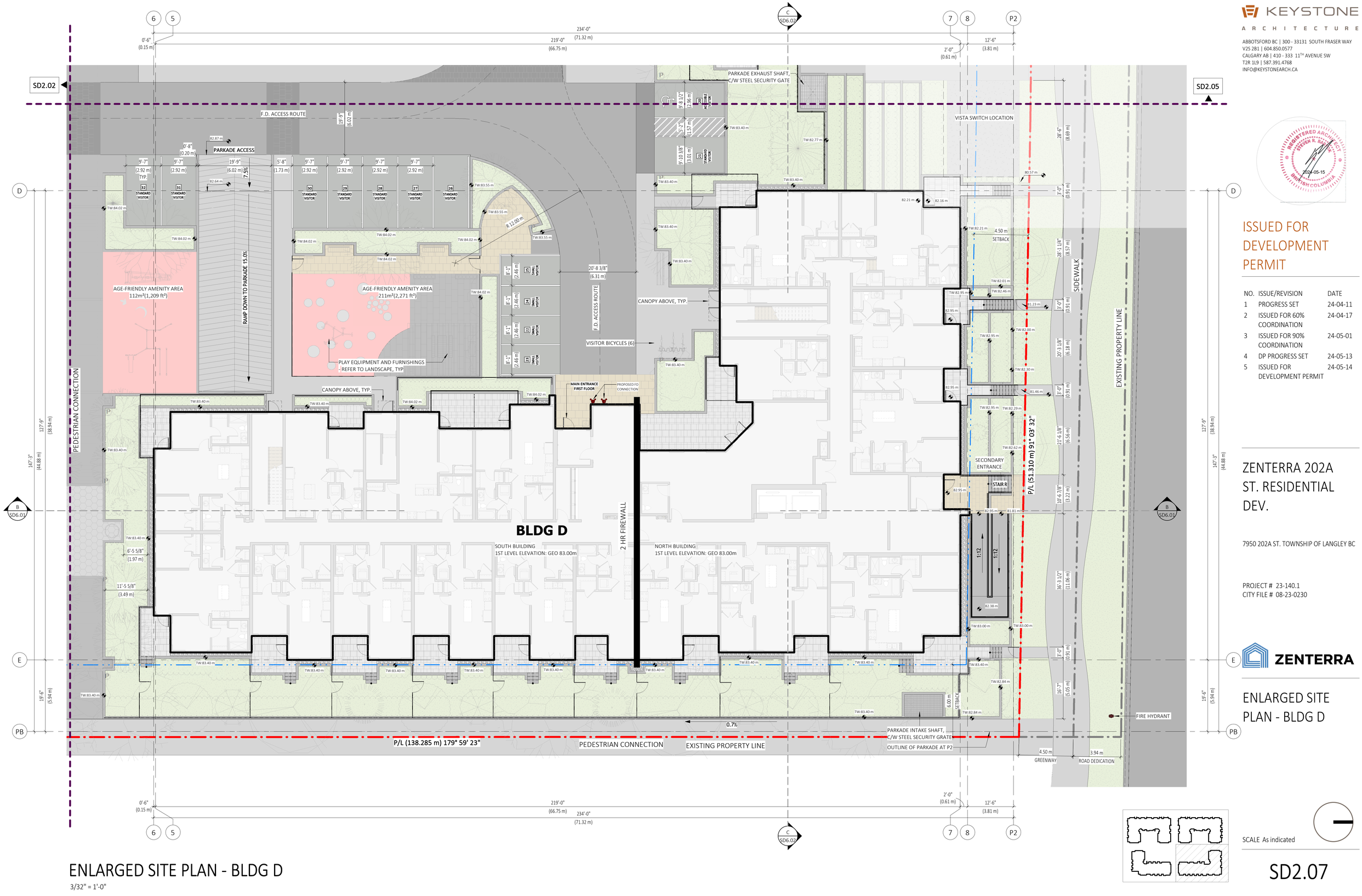
ZENTERRA

ENLARGED SITE PLAN - BLDG C (P1)

SCALE As indicated

SD2.06

P1 LEVEL
3/32" = 1'-0"



ENLARGED SITE PLAN - BLDG D

3/32" = 1'-0"

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
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REGISTERED ARCHITECT
STEVEN R. KEAN
2024-05-15
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

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1	PROGRESS SET	24-04-11
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ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

ENLARGED SITE PLAN - BLDG D

SCALE As indicated

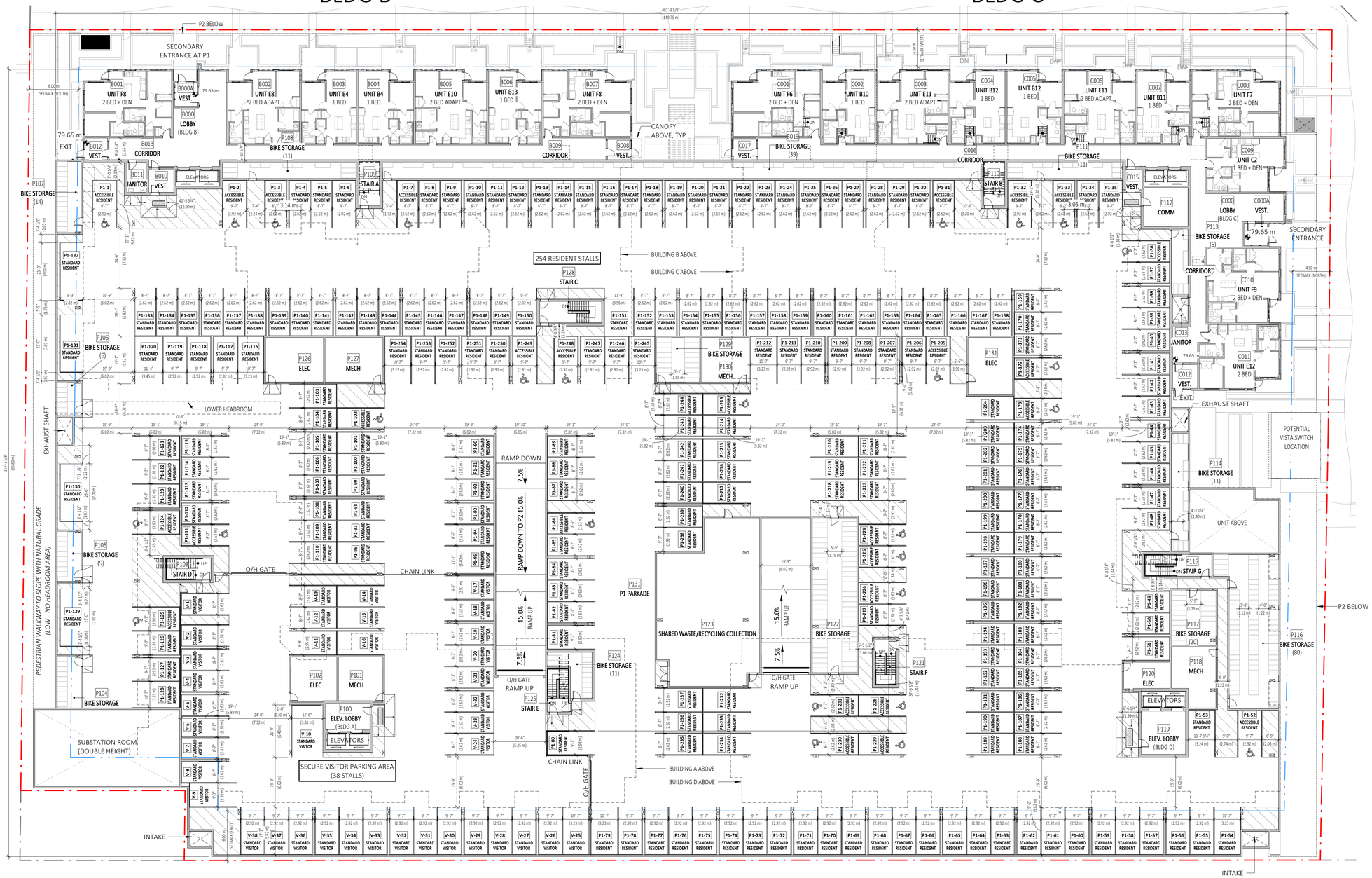
SD2.07

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
INFO@KEYSTONEARCH.CA

BLDG B

BLDG C



P1 LEVEL

1" = 20'-0"

ISSUED FOR DEVELOPMENT PERMIT

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ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

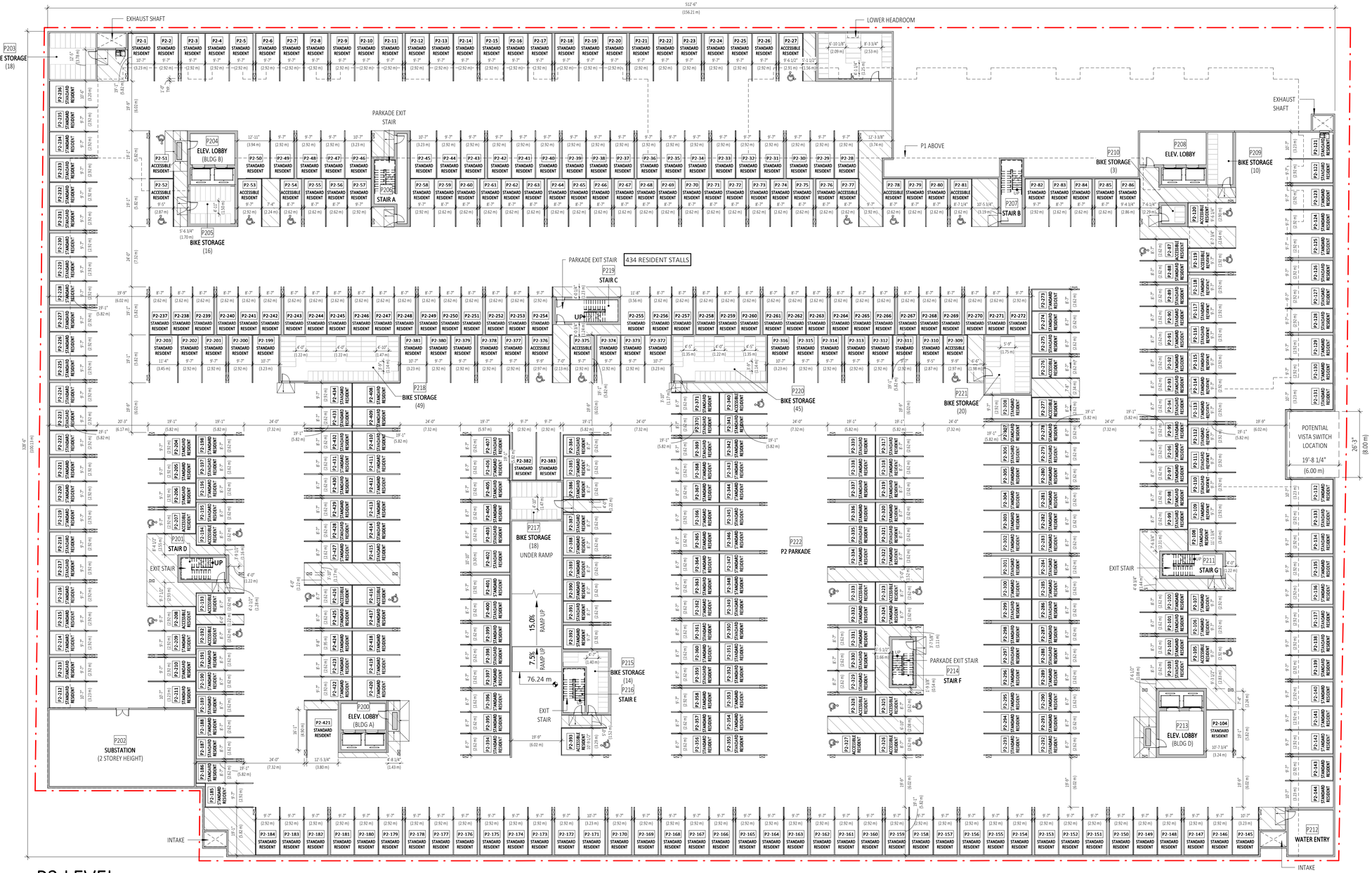
PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

P1 LEVEL PLAN

SCALE 1" = 20'-0"

SD2.08



P2 LEVEL

1" = 20'-0"

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
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REGISTERED ARCHITECT STEVEN R. SAUNDERS BRITISH COLUMBIA 2024-05-15

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ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

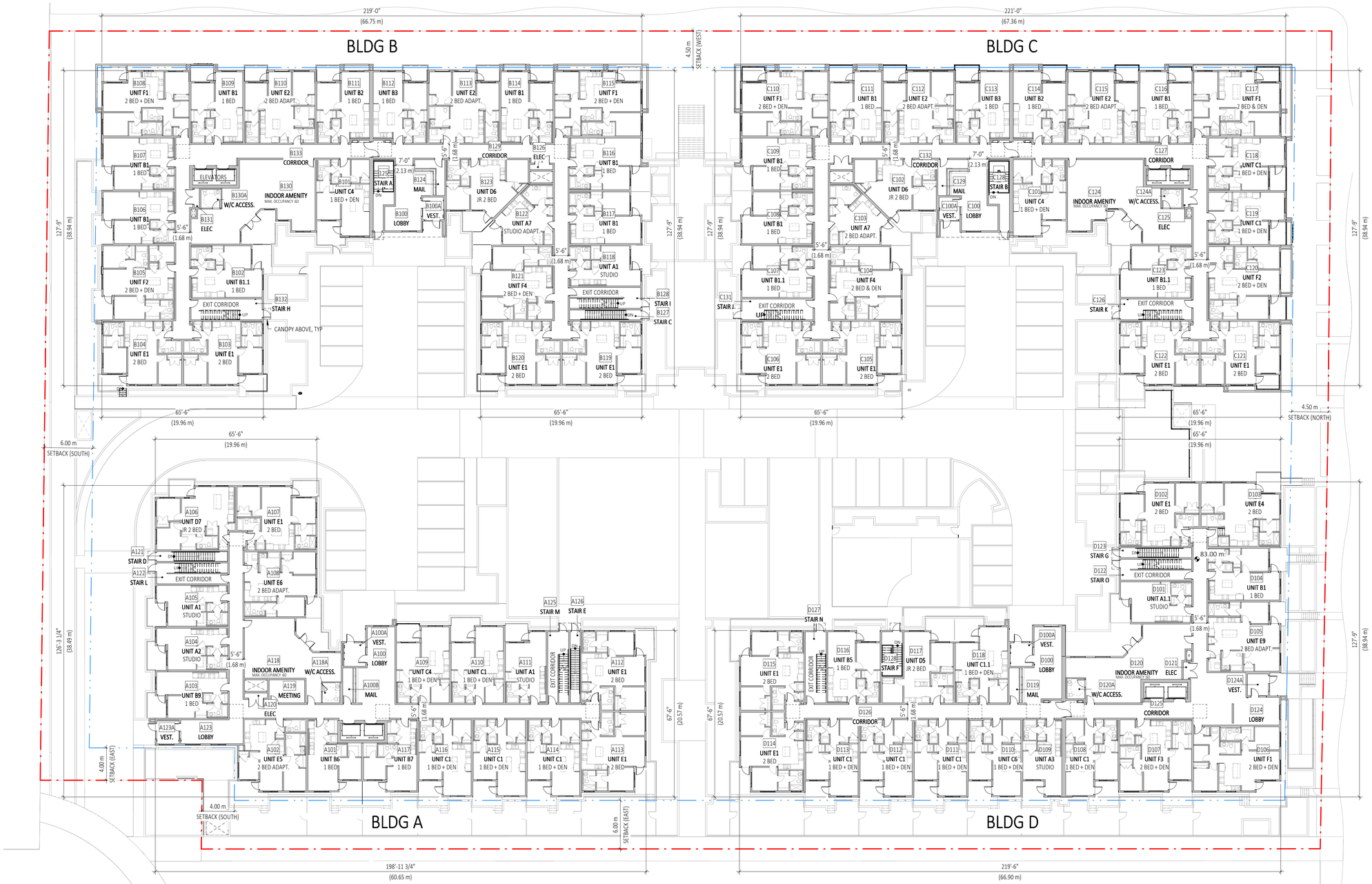
PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

P2 LEVEL PLAN

SCALE 1" = 20'-0"

SD2.09



1ST LEVEL

1" = 20'-0"

KEYSTONE ARCHITECTURE

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CALGARY AB | 410 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
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REGISTERED ARCHITECT STEVEN R. BAKER BRITISH COLUMBIA 2024-05-15

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ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

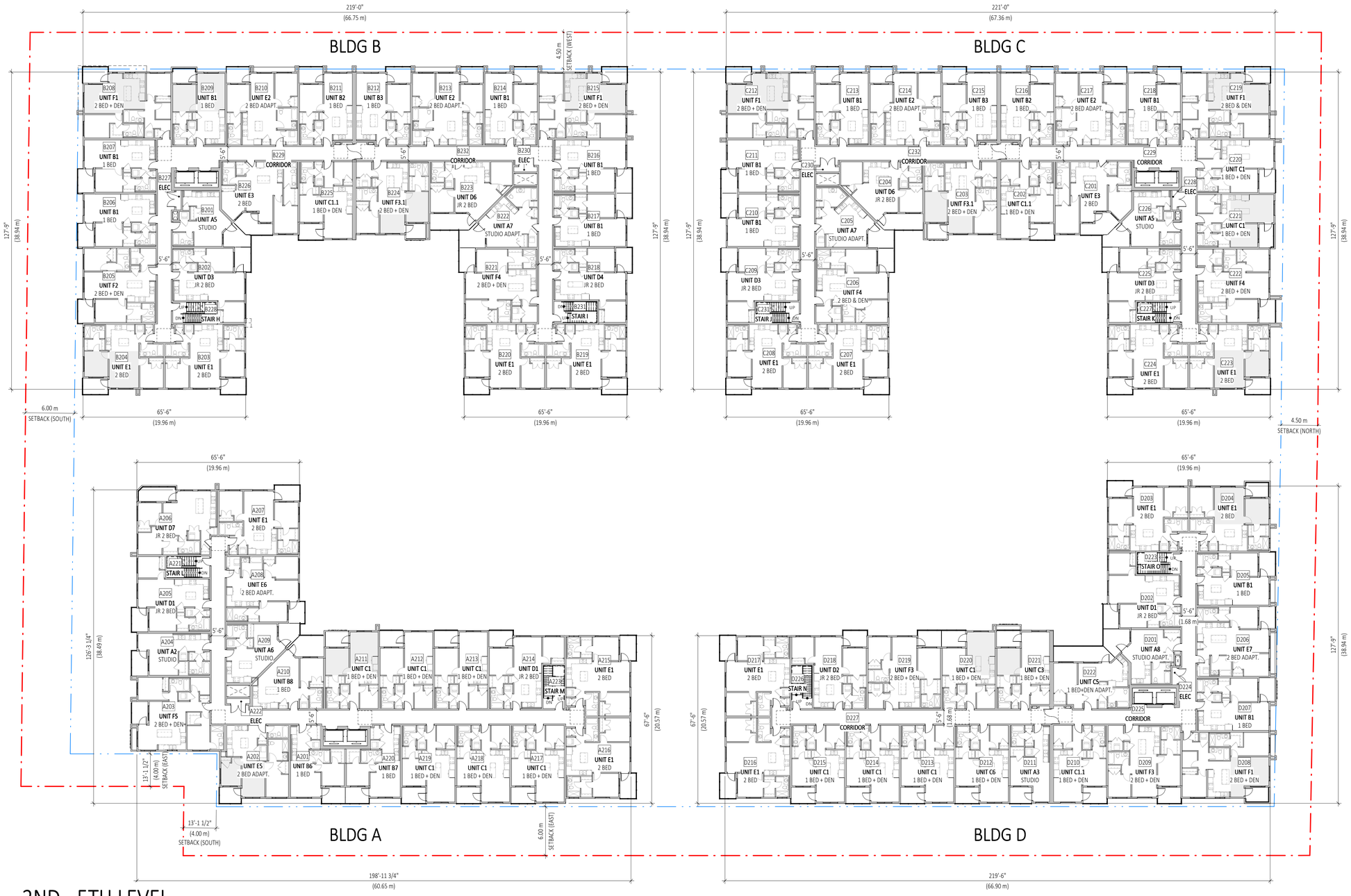
PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

1st LEVEL PLAN

SCALE 1" = 20'-0"

SD2.10



2ND - 5TH LEVEL

1" = 20'-0"

VAULT CEILING

VAULT CEILING OCCUR
BUILDING B&C AT LEVEL 5
BUILDING A&D AT LEVEL 6

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
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REGISTERED ARCHITECT STEVEN R. PAYNE BRITISH COLUMBIA 2024-05-15

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ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
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2nd - 5th LEVEL PLAN

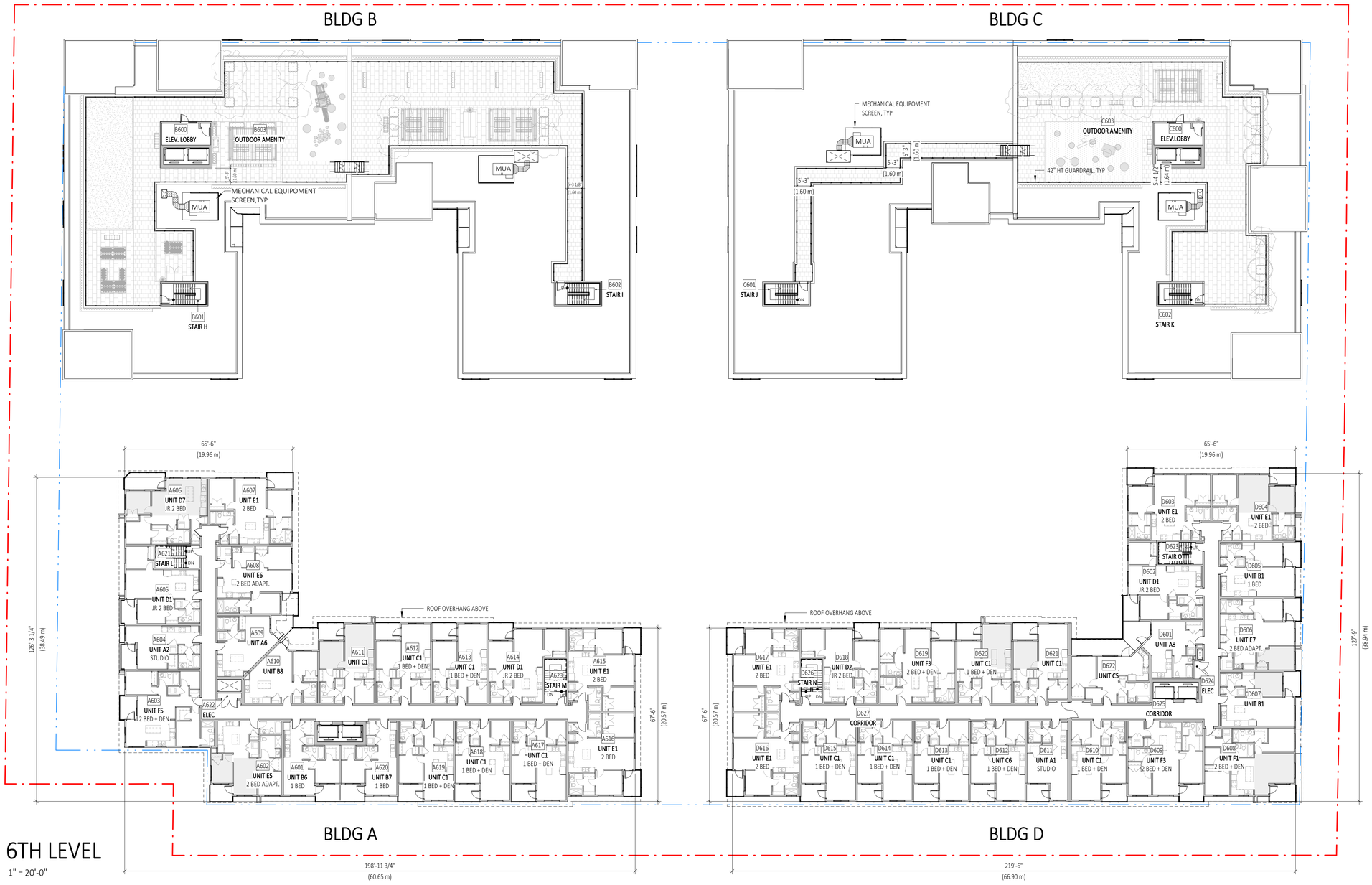
SCALE As indicated

SD2.11

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
INFO@KEYSTONEARCH.CA

VAULT CEILING

VAULT CEILING OCCUR
BUILDING B&C AT LEVEL 5
BUILDING A&D AT LEVEL 6



6TH LEVEL

1" = 20'-0"

2024-05-15

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% COORDINATION	24-02-09
2	PROGRESS SET	24-04-11
3	ISSUED FOR 60% COORDINATION	24-04-17
4	ISSUED FOR 90% COORDINATION	24-05-01
5	DP PROGRESS SET	24-05-13
6	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

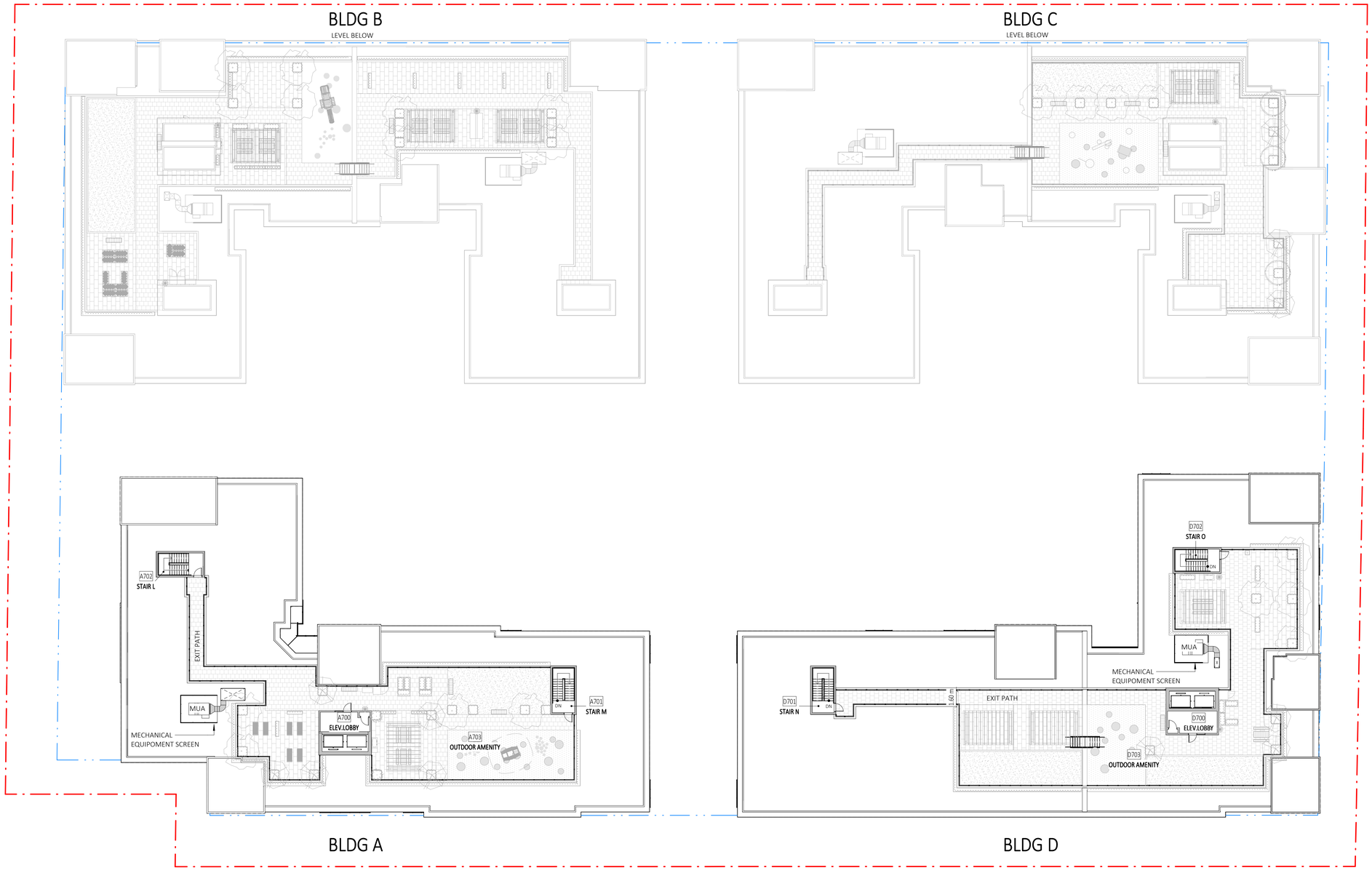
PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

6th LEVEL PLAN

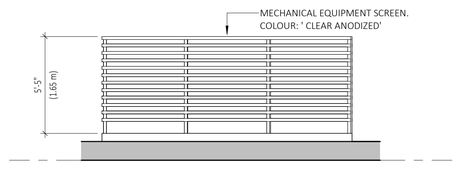
SCALE As indicated

SD2.12



ROOF LEVEL

1" = 20'-0"



MECHANICAL EQUIPMENT SCREEN

1/4" = 1'-0"

KEYSTONE
ARCHITECTURE

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V2S 2B1 | 604.850.0577
CALGARY AB | 410 - 333 11TH AVENUE SW
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INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. PALMER
BRITISH COLUMBIA
2024-05-15

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% COORDINATION	24-02-09
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4	ISSUED FOR 90% COORDINATION	24-05-01
5	DP PROGRESS SET	24-05-13
6	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

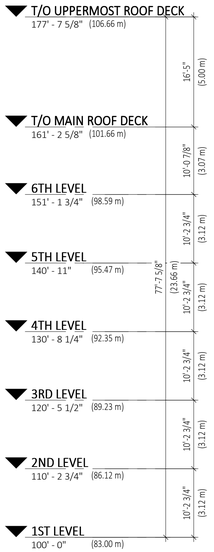
PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

ROOF LEVEL PLAN

SCALE As indicated

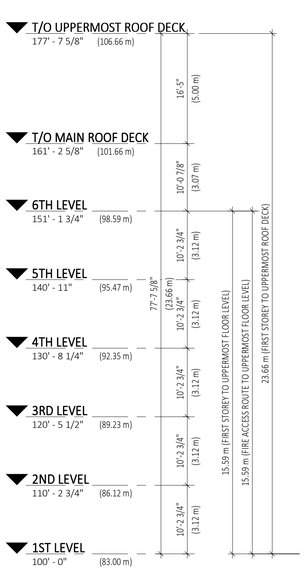
SD2.13





BUILDING A - SOUTH ELEVATION

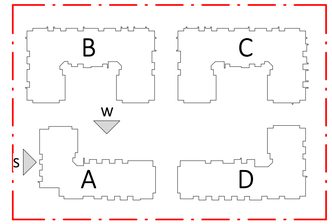
3/32" = 1'-0"





BUILDING A -WEST ELEVATION - COURTYARD

3/32" = 1'-0"



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ISSUED FOR DEVELOPMENT PERMIT

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4	ISSUED FOR 90% COORDINATION	24-05-01
5	DP PROGRESS SET	24-05-13
6	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

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7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

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BUILDING ELEVATIONS - BUILDING A

SCALE 3/32" = 1'-0"

SD3.01



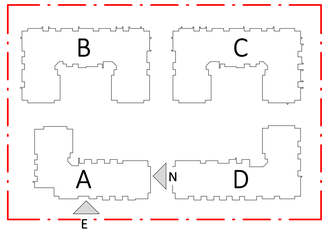
BUILDING A - NORTH ELEVATION

3/32" = 1'-0"



BUILDING A - EAST ELEVATION

3/32" = 1'-0"



KEYSTONE
ARCHITECTURE

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ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	DP PROGRESS SET	24-05-13
2	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

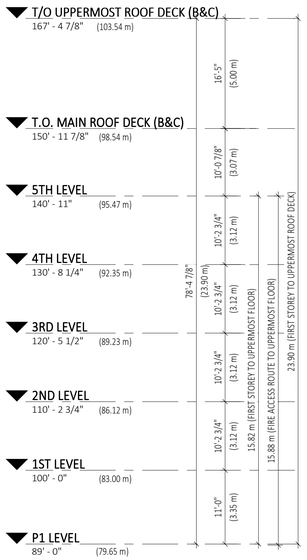
PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

BUILDING ELEVATIONS - BUILDING A

SCALE 3/32" = 1'-0"

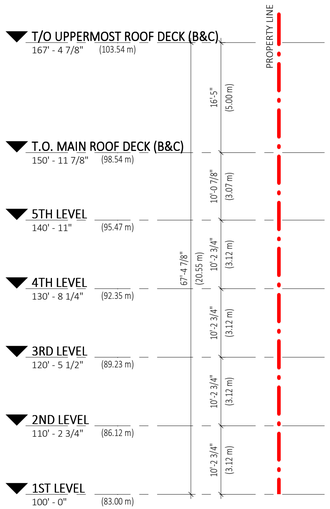
SD3.02





BUILDING B - WEST ELEVATION - 202A STREET

3/32" = 1'-0"





BUILDING B - EAST ELEVATION - COURTYARD

3/32" = 1'-0"



KEYSTONE
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ISSUED FOR DEVELOPMENT PERMIT

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5	DP PROGRESS SET	24-05-13
6	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

BUILDING ELEVATIONS - BUILDING B

SCALE 3/32" = 1'-0"

SD3.03



BUILDING B

BUILDING B - SOUTH ELEVATION

3/32" = 1'-0"



BUILDING B - NORTH ELEVATION

3/32" = 1'-0"



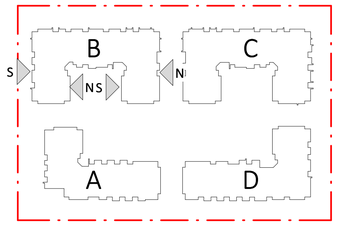
BUILDING B - SOUTH ELEVATION - COURTYARD

3/32" = 1'-0"



BUILDING B - NORTH ELEVATION - COURTYARD

3/32" = 1'-0"



KEYSTONE
ARCHITECTURE
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CALGARY AB | 410 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. BAKER
2024-05-15
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	DP PROGRESS SET	24-05-13
2	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

BUILDING ELEVATIONS - BUILDING B

SCALE 3/32" = 1'-0"

SD3.04



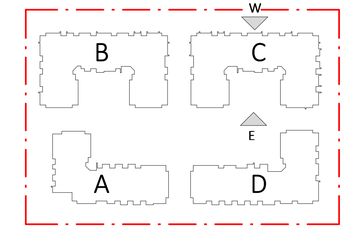
BUILDING C - WEST ELEVATION - 202A STREET

3/32" = 1'-0"



BUILDING C - EAST ELEVATION - COURTYARD

3/32" = 1'-0"



KEYSTONE
ARCHITECTURE
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V2S 2B1 | 604.850.0577
CALGARY AB | 410 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
INFO@KEYSTONEARCH.CA



ISSUED FOR DEVELOPMENT PERMIT

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5	DP PROGRESS SET	24-05-13
6	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

BUILDING ELEVATIONS - BUILDING C

SCALE 3/32" = 1'-0"

SD3.05



BUILDING C - NORTH ELEVATION - 80TH AVE

3/32" = 1'-0"



BUILDING C - SOUTH ELEVATION

3/32" = 1'-0"



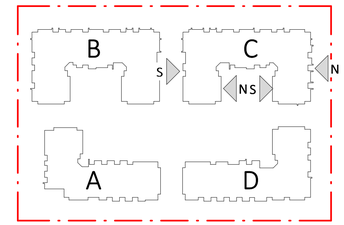
BUILDING C - NORTH ELEVATION - COURTYARD

3/32" = 1'-0"



BUILDING C - SOUTH ELEVATION - COURTYARD

3/32" = 1'-0"



KEYSTONE
ARCHITECTURE
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V2S 2B1 | 604.850.0577
CALGARY AB | 410 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. KEAY
2024-05-15
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 90% COORDINATION	24-05-01
2	DP PROGRESS SET	24-05-13
3	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

BUILDING ELEVATIONS - BUILDING C

SCALE 3/32" = 1'-0"

SD3.06



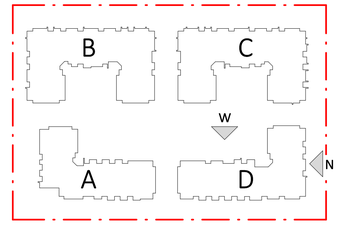
BUILDING D - NORTH ELEVATION - 80TH AVE

3/32" = 1'-0"



BUILDING D - WEST ELEVATION - COURTYARD

3/32" = 1'-0"



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
INFO@KEYSTONEARCH.CA



ISSUED FOR DEVELOPMENT PERMIT

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6	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

BUILDING ELEVATIONS - BUILDING D

SCALE 3/32" = 1'-0"

SD3.07



BUILDING D - EAST ELEVATION

3/32" = 1'-0"



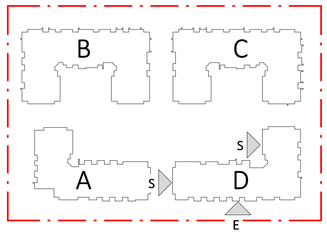
BUILDING C & D - SOUTH ELEVATION

3/32" = 1'-0"



BUILDING D - SOUTH ELEVATION - COURTYARD

3/32" = 1'-0"



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
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. PLATT
2024-05-15
BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	DP PROGRESS SET	24-05-13
2	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

BUILDING ELEVATIONS - BUILDING D

SCALE 3/32" = 1'-0"

SD3.08



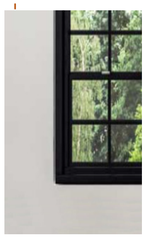
CEMENTITIOUS PANEL
COLOUR: WHITE



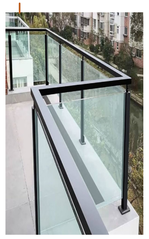
CEMENTITIOUS PANEL
COLOUR: DARK GREY



CEMENTITOUS PANEL
COLOUR: MEDIUM GREY



WINDOW
COLOUR: BLACK



GLASS RAILING
COLOUR: BLACK



PICKET RAILING
COLOUR: BLACK



CORRUGATED METAL
COLOUR: GALVANIZED



WINDOW SHADOW TRIM
COLOUR: DARK GREY



METAL VERTICAL BATTEN
COLOUR: LIGHT WOOD



CORRUGATED METAL
COLOUR: BLACK



CEMENTITIOUS PANEL
COLOUR : BLACK

KEYSTONE
ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 410 - 333 11TH AVENUE SW
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ISSUED FOR DEVELOPMENT PERMIT

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ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

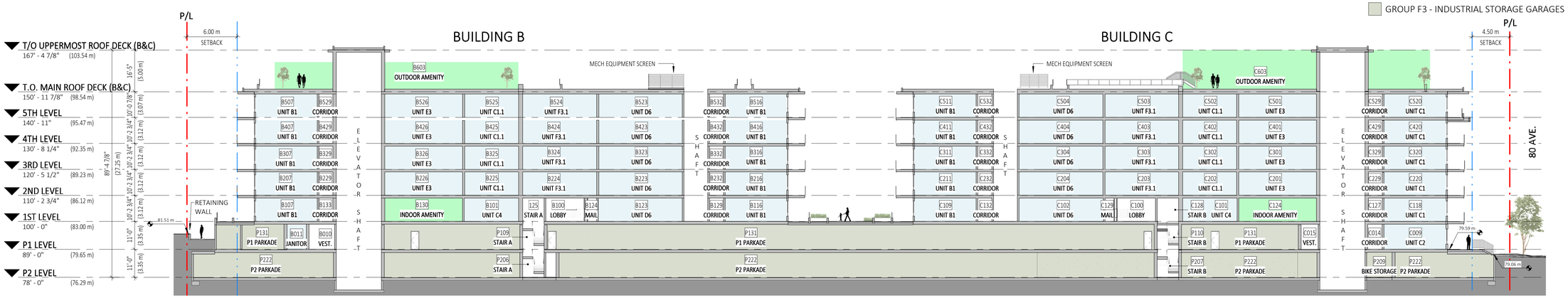
PROJECT # 23-140.1
CITY FILE # 08-23-0230

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MATERIAL BOARD

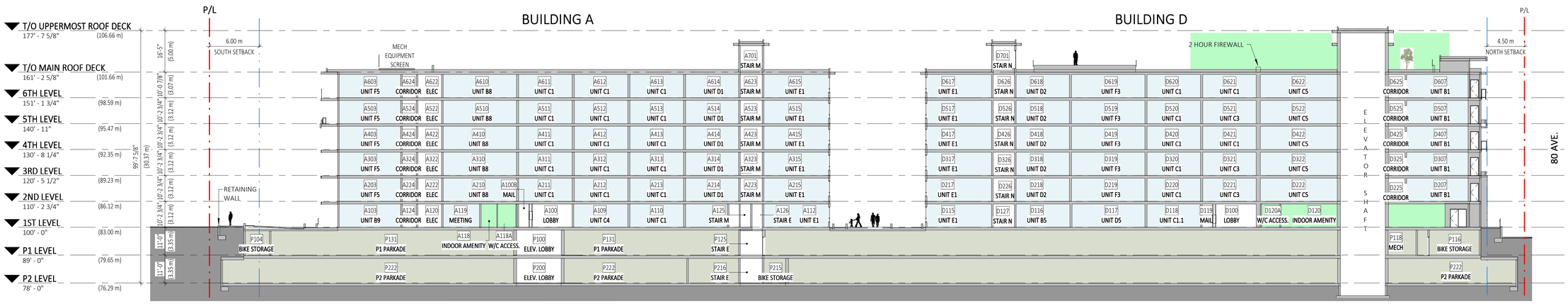
SCALE 12" = 1'-0"

SD4.01



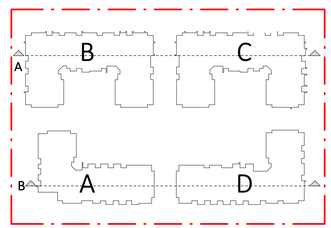
N/S SITE SECTION A

1" = 20'-0"



N/S SITE SECTION B

1" = 20'-0"



KEYSTONE ARCHITECTURE
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REGISTERED ARCHITECT STEVEN R. BAKER BRITISH COLUMBIA 2024-05-15

ISSUED FOR DEVELOPMENT PERMIT

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ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

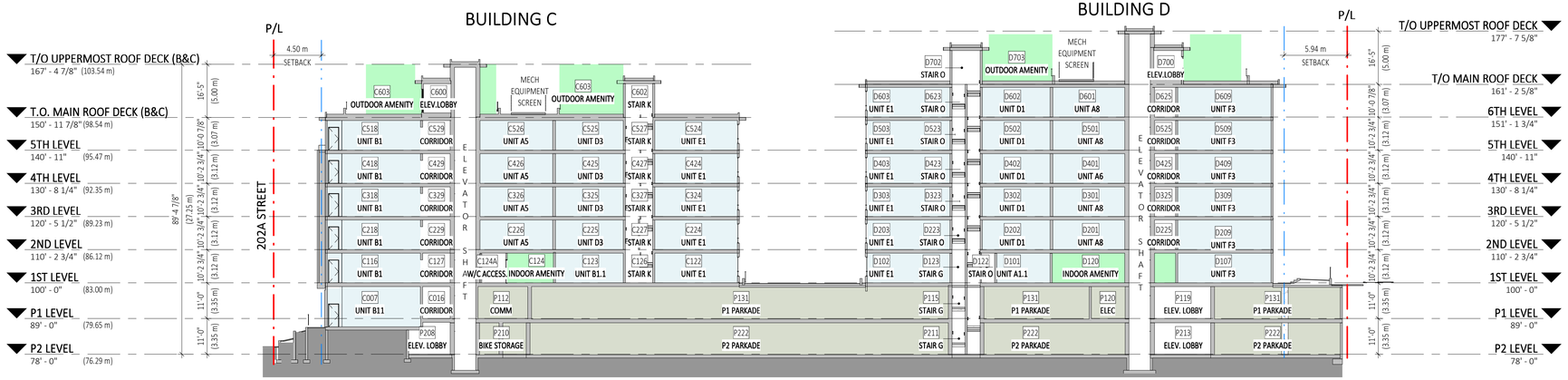
PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

OVERALL DEVELOPMENT SECTIONS

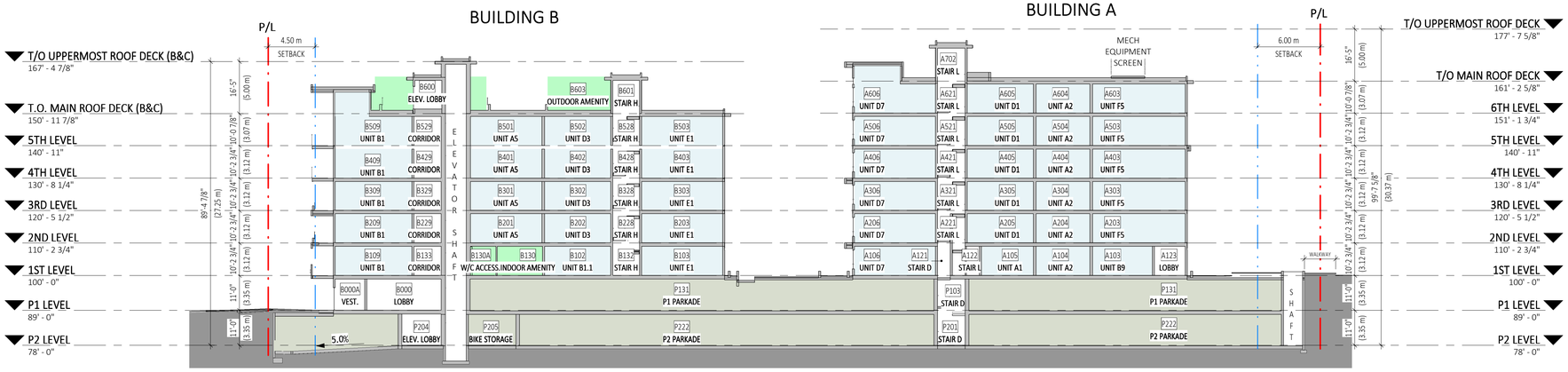
SCALE 1" = 20'-0"

SD6.01



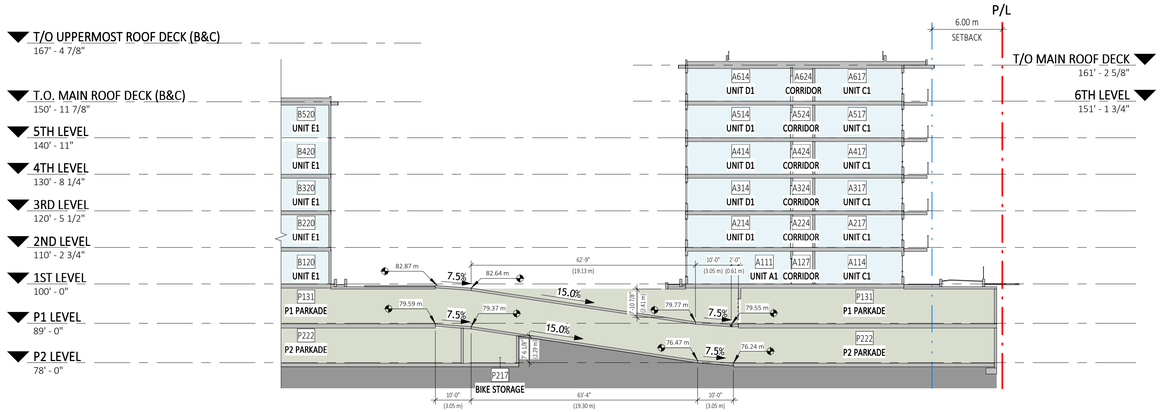
E/W SITE SECTION C

1" = 20'-0"



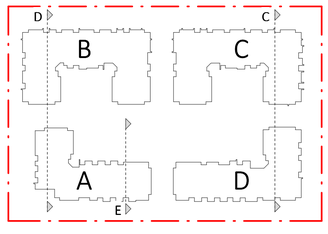
E/W SITE SECTION D

1" = 20'-0"



E/W SITE SECTION E -PARKADE RAMP

1" = 20'-0"



OCCUPANCY USE

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

KEYSTONE ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
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CALGARY AB | 410 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT STEVEN R. SAUNDERS BRITISH COLUMBIA 2024-05-15

ISSUED FOR DEVELOPMENT PERMIT

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5	DP PROGRESS SET	24-05-13
6	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

OVERALL DEVELOPMENT SECTIONS

SCALE 1" = 20'-0"

SD6.02

1.9.5 SIGNAGE LEGEND

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

⬠ = OCCUPANT LOAD

1.9.3 BLDG FLOOR ELEVATIONS

LEVEL	GEODETIC	RELATIVE
T/O UPPERMOST ROOF DECK	106.66 m	177' - 7 3/4"
T/O UPPERMOST ROOF DECK (B&C)	103.55 m	167' - 5"
6TH LEVEL	98.59 m	151' - 1 3/4"
T.O. MAIN ROOF DECK (B&C)	98.54 m	151' - 0"
1ST LEVEL	83.00 m	100' - 0"
P1 LEVEL	79.65 m	89' - 0"
P2 LEVEL	76.29 m	78' - 0"

KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
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T2R 1L9 | 587.391.4768
INFO@KEYSTONEARCH.CA

REGISTERED ARCHITECT STEVEN R. BAUER BRITISH COLUMBIA 2024-05-15

202A STREET

80 AVENUE

EXISITNG FIRE HYDRANT TO BE RELOCATED

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WEST ELEVATION LIMITING DISTANCE 25.85 m

GREENWAY 4.50 m

SETBACK (WEST) 4.50 m

P/L (158.487 m) 0° 00' 00"

P/L (49.740 m) 90° 32' 51"

P/L (51.310 m) 91° 03' 32"

P/L (92.574 m) 270° 41' 35"

P/L (20.002 m) 179° 59' 23"

P/L (8.501 m) 270° 41' 35"

P/L (138.285 m) 179° 59' 23"

SETBACK (SOUTH) 6.00 m

SETBACK (EAST) 6.00 m

20'-0" (6.10 m) | 219'-0" (66.75 m) | 512'-6" (156.21 m) | 40'-0" (12.19 m) | 221'-0" (67.36 m) | 12'-6" (3.81 m)

41'-8" (12.70 m) | 197'-10" (60.30 m) | 39'-0" (11.89 m) | 219'-6" (66.90 m) | 14'-6" (4.42 m)

328'-6" (100.13 m) | 40'-9" (12.42 m) | 126'-0" (38.40 m) | 19'-6" (5.94 m)

BLDG B-1
SOUTH BUILDING
P1 LEVEL ELEVATION:GEO 79.65m
1ST LEVEL ELEVATION: GEO 83.00m

BLDG B-2
NORTH BUILDING
P1 LEVEL ELEVATION:GEO 79.65m
1ST LEVEL ELEVATION: GEO 83.00m

BLDG C-1
SOUTH BUILDING
P1 LEVEL ELEVATION:GEO 79.65m
1ST LEVEL ELEVATION: GEO 83.00m

BLDG C-2
NORTH BUILDING
P1 LEVEL ELEVATION:GEO 79.65m
1ST LEVEL ELEVATION: GEO 83.00m

BLDG A
1ST LEVEL ELEVATION: GEO 83.00m

BLDG D-1
SOUTH BUILDING
1ST LEVEL ELEVATION: GEO 83.00m

BLDG D-2
NORTH BUILDING
1ST LEVEL ELEVATION: GEO 83.00m

P1 LEVEL SHOWN FROM THIS LINE TO WEST

SITE CODE PLAN
3/64" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% COORDINATION	24-02-09
2	PROGRESS SET	24-04-11
3	ISSUED FOR 60% COORDINATION	24-04-17
4	ISSUED FOR 90% COORDINATION	24-05-01
5	DP PROGRESS SET	24-05-13
6	ISSUED FOR DEVELOPMENT PERMIT	24-05-14

ZENTERRA 202A ST. RESIDENTIAL DEV.

7950 202A ST. TOWNSHIP OF LANGLEY BC

PROJECT # 23-140.1
CITY FILE # 08-23-0230

ZENTERRA

OVERALL SITE CODE PLAN

SCALE 3/64" = 1'-0"

SD7.01