APCON 200 ST. RESIDENTIAL DEVELOPMENT, 8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.



STREETVIEW 200TH ST

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Apcon Group

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REGISTERED ARCHITECT
STEVEN R. RAMSAY
2024-07-09
BRITISH COLUMBIA

ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD 30	24-05-24
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APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

Apcon Group

COVER PAGE

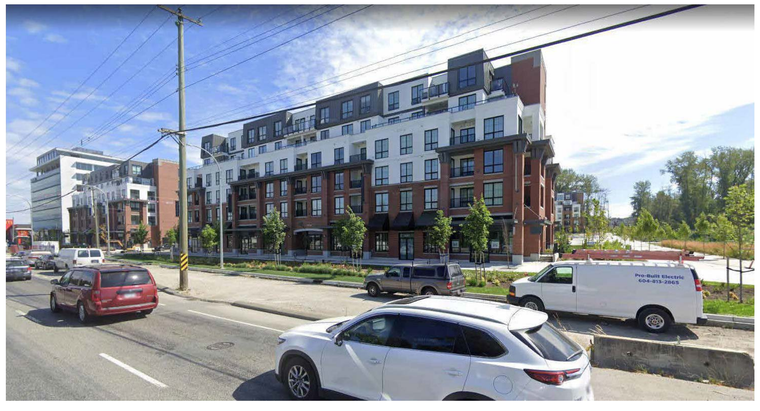
SCALE

SD-0.01

SITE CONTEXT



THE WESTLUND BUILDING



LATIMER VILLAGE



82 AVENUE LOOKING WEST



82 AVENUE LOOKING EAST



200 STREET LOOKING NORTH



200 STREET LOOKING SOUTH

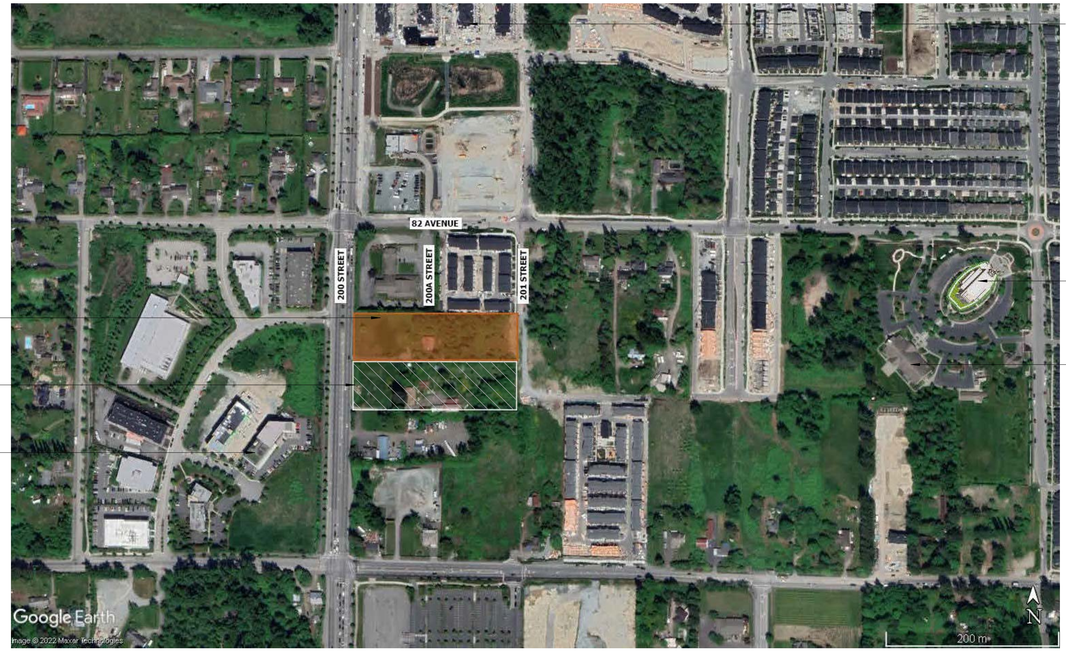
LOCATION

THE PROPOSED DEVELOPMENT IS LOCATED ON 200 STREET IN TOWNSHIP OF LANGLEY, PART OF THE LATIMER NEIGHBOURHOOD. THE SITE'S ADJACENCIES INCLUDE A MIXTURE OF RESIDENTIAL AND COMMERCIAL BUILDINGS. DIRECTLY NORTH OF THE SITE IS A FUTURE DEVELOPMENT OF 3 STOREY TOWNHOMES. DRIVING NORTH DOWN 200 STREET IS A COMMERCIAL AREA INCLUDING RESTAURANTS, SHOPS AND OFFICES. LANGLEY EVENTS CENTRE IS WITHIN WALKING DISTANCE AND DRIVING TO WILLOWBROOK SHOPPING CENTRE ONLY TAKES 10 MINUTES.

PROPOSED RESIDENTIAL DEVELOPMENT LOCATION

OCP AMENDMENT AND REZONING APPLICATION NUMBER 100185 AND DPA NUMBER 10116

THE WESTLUND BUILDING



LOCATION MAP - LATIMER NEIGHBOURHOOD LOCATION MAP

PROPOSED RESIDENTIAL DEVELOPMENT LOCATION



AERIAL VIEW FROM NORTH-WEST

KEYSTONE ARCHITECTURE

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SITE CONTEXT

SCALE

SD-1.01

PROJECT DATA

1.0.0 ZONING DATA

PROJECT:	APCON RESIDENTIAL DEVELOPMENT	
CIVIC ADDRESS:	8146 200 STREET, LANGLEY, BRITISH COLUMBIA, (TOWNSHIP OF LANGLEY)	
LEGAL DESCRIPTION:	TOPOGRAPHIC PLAN OF PARCEL "ONE" (J3124E) OF PARCEL "G"LOTS 6 & 7; EXCEPT; FIRST: PART SHOWN AS HIGHWAY ON PLAN 43050; SECONDLY: PART ROAD ON PLAN NWP87571; THIRDY; PART ON STATUTORY RIGHT OF WAY PLAN NWP87889; SECTION 26, TOWNSHIP 8, NEW WESTMINISTER DISTRICT, PLAN 3295	
NEIGHBOURHOOD:	LATIMER	
SITE AREA (GROSS):	123,414 S.F. (11,465.54 S.M.) (2.833 AC)	
SITE AREA (NET):	91,404.17 S.F. (8,491.75 S.M.) (2.098 AC)	
COORDINATING REGISTERED PROFESSIONAL:	STEVE BARTOK, ARCHITECT AIBC, AAA, MRAIC, KEYSTONE ARCHITECTURE	
CERTIFIED PROFESSIONAL:	N/A	
	CURRENT/REQUIRED/PERMITTED	**PROPOSED**
ZONE:	SR-2 (SUBURBAN RESIDENTIAL)	CD (COMPREHENSIVE DEVELOPMENT ZONE)
OCP DESIGNATION:	WILLOUGHBY	WILLOUGHBY
SETBACKS:	FRONT (NORTH): 6.0 m	FRONT (NORTH): 4.5 m
	REAR (SOUTH): 6.0 m	REAR (SOUTH): 4.5 m
	SIDE (EAST): 6.0 m	SIDE (EAST): 6.0 m
	SIDE (WEST): 6.0 m	SIDE (WEST): 6.0 m
DENSITY-GROSS FLOOR AREA (FSR):	2.5	2.5 (OVERALL SITE) LOT A = 2.56 (REFER TO SD-1.16) LOT B = 2.40 (REFER TO SD-1.17)
BUILDING HEIGHT:	9 m	6 STOREYS
LOT COVERAGE:		
AGE FRIENDLY AMENITY AREA:		BUILDING A = 6 m2 PER DU = 6 m2 x 117 DU = 702 m2 BUILDING B = 6 m2 PER DU = 6 m2 x 128 DU = 768 m2 TOTAL = 1,470 m2 (15,823 sf) BUILDING A AGE FRIENDLY AMENITY: 115m2 (1,242 sf) BUILDING A ROOFTOP AMENITY: 744m2 (8,009 sf) BUILDING B CHILDCARE AMENITY: 250m2 (2,700 sf) BUILDING B ROOFTOP AMENITY: 608m2 (6,545 sf) TOTAL PROPOSED: 1,717m2 (18,481 sf)
PRIVATE OUTDOOR AMENITY AREA:		
ADAPTABLE UNITS:		10% (245 DU x 0.1) = 25 DU
STORAGE LOCKERS:		
STEP CODE:		
MINIMUM BUILDING ELEVATION:	GEO:	GEO: 63.91 m
WASTE & RECYCLING STORAGE:	AS PER METRO VANCOUVER'S "TECHNICAL SPECIFICATIONS FOR RECYCLING AND GARBAGE AMENITIES IN MULTI-FAMILY AND COMMERCIAL DEVELOPMENTS": - CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE: (0.31 m2 x DU) + 8 m2 = BUILDING A: (0.31 m2 x 117 DU) + 8 m2 = 44.27 m2 (476.5 SF) BUILDING B: (0.31 m2 x 128 DU) + 8 m2 = 47.68 m2 (513.2 SF) - CENTRALIZED RECYCLING AREA WITHIN ABOVE: (0.16 m2 x DU) + 5 m2 = BUILDING A: (0.16 m2 x 117 DU) + 5 m2 = 23.72 m2 (255.3 SF) BUILDING B: (0.16 m2 x 128 DU) + 5 m2 = 25.48 m2 (274.2 SF) - FLEX SPACE IN ADDITION TO THE CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE: 50% OF RECYCLING AREA BUILDING A: 0.5 x 23.72 m2 = 11.86 m2 (127.6 SF) BUILDING B: 0.5 x 25.48 m2 = 12.74 m2 (137.1 SF) TOTAL AREA REQUIRED: BUILDING A: 44.27 m2 + 11.86 m2 = 56.13m2 (604.1 SF) BUILDING B: 47.68 m2 + 12.74 m2 = 60.42 m2 (650.3 SF) TOTAL: 116.55 m2 (1,254.5 sf)	BUILDING A: 89m2 (956 sf) BUILDING B: 67m2 (729 sf) TOTAL PROPOSED: 159m2 (1,722 sf)
UNIT COUNT:		BUILDING A: 117 + BUILDING B: 128 = 245
GROSS BUILDABLE AREA: **(PARKADE INCLUDED)**		**BLDG A** 172527 SF 16028.28 m² **BLDG B** 199988 SF 18579.53 m²
ZONING AVERAGE GRADE:	REFER TO ELEVATIONS	
VARIANCES APPLIED FOR:	1. RESIDENTIAL PARKING COUNT - REDUCING REQUIRED PARKING STALL COUNT BY 31 STALLS FOR BUILDING A (8.6% REDUCTION FROM OVERALL PARKING COUNT)	
	2. LATIMER NEIGHBOURHOOD PLAN AMENDMENT: BUILDING HEIGHT MAX 4 STOREYS - TO PROPOSED 6 STOREYS	
	3. BALCONIES AND CANOPIES PROJECTIONS INTO SETBACKS (BYLAW: MAXIMUM 0.6m)	
NOTES:		
1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.		
2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.		

1.2.0 CODE DATA

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

BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: BUILDING CODE COMPLIANCE AND ALTERNATE SOLUTIONS REPORT TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION

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: **BLDG A** WEST BUILDING AREA 10133 SF 941 m² EAST BUILDING AREA 10618 SF 986 m² LEVEL 1 30904 SF 2,871 m² **BLDG B** WEST BUILDING AREA 11505 SF 1,069 m² EAST BUILDING AREA 11584 SF 1,076 m² LEVEL 1 40289 SF 3,743 m²		1.4.1.2. DEFINED TERMS -BUILDING AREA
4. BUILDING CLASSIFICATION(S):		3.2.2.19.-3.2.2.92
4.1. BASEMENT STORAGE GARAGE: LEVEL P1		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: LEVEL 2 - 6		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:	(REFER TO ELEVATIONS)	1.4.1.2. DEFINED TERMS -GRADE
4.3.3. FIRST STOREY ELEVATION:	BUILDING A: 60.56 m BUILDING B: 60.56 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:	BUILDING A: 15.82 m (REFER TO ELEVATIONS) BUILDING B: 15.82 m (REFER TO ELEVATIONS)	3.2.2.51 (1)(c) (MAXIMUM -18 m)
4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK:	BUILDING A: 24.44 m (REFER TO ELEVATIONS) BUILDING B: 24.44 m (REFER TO ELEVATIONS)	GROUP C 3.2.2.51 (2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m
4.4 RESIDENTIAL / STORAGE GARAGE: BUILDING A:		3.2.2.49., 3.2.2.84.
SPRINKLERED, UP TO 6 STOREYS		3.2.2.49.(1)(A), 3.2.2.49.(1)(B), 3.2.2.84.(1)(A), 3.2.2.84.(1)(B)
MAX. ALLOWABLE BUILDING AREA: < 6000 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.49.(1)(C)(V)
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.49.(2), 3.2.2.84.(2)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.49.(2)(A), 3.2.2.84.(2)(A)
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.49.(2)(B), 3.2.2.84.(2)(B)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.49.(2)(C), 3.2.2.84.(2)(C)
4.5 COMMERCIAL / STORAGE GARAGE: BUILDING B:		3.2.2.24., 3.2.2.66.
SPRINKLERED		3.2.2.24.(1)(A), 3.2.2.66.(2)(A)
UP TO 6 STOREYS		3.2.2.24.(1)(B)
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.24.(2), 3.2.2.66.(2)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.24.(2)(A)
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.24.(2)(B), 3.2.2.66.(2)(C)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.24.(2)(C), 3.2.2.66.(2)(D)
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:	REFER TO ELEVATIONS FOR DIMENSIONS	3.2.5.6(2) (MAXIMUM - 20 m)
19. NUMBER OF STREETS:	BUILDING A - 1 STREET BUILDING B - 2 STREETS	3.2.2.10.
NOTES:		
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.		

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PROJECT DATA

SCALE

SD-1.10

PROJECT DATA

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 GROSS BUILDABLE AREA SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %
BLDG A			
P1 LEVEL	38199 SF	3548.76 m²	10.3%
1ST LEVEL	30906 SF	2871.23 m²	8.3%
2ND LEVEL	20532 SF	1907.51 m²	5.5%
3RD LEVEL	20723 SF	1925.20 m²	5.6%
4TH LEVEL	20723 SF	1925.20 m²	5.6%
5TH LEVEL	20723 SF	1925.20 m²	5.6%
6TH LEVEL	20723 SF	1925.20 m²	5.6%
BLDG A	**172527 SF**	**16028.28 m²**	**46.3%**
BLDG B			
P1 LEVEL	46722 SF	4340.58 m²	12.5%
1ST LEVEL	40289 SF	3742.96 m²	10.8%
2ND LEVEL	23088 SF	2144.93 m²	6.2%
3RD LEVEL	23072 SF	2143.44 m²	6.2%
4TH LEVEL	22273 SF	2069.21 m²	6.0%
5TH LEVEL	22273 SF	2069.21 m²	6.0%
6TH LEVEL	22273 SF	2069.21 m²	6.0%
BLDG B	**199988 SF**	**18579.53 m²**	**53.7%**
AREA GRAND TOTAL	**372515 SF**	**34607.82 m²**	**100.0%**

1.4.0 UNIT COUNT SUMMARY

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
BUILDING A			
1 BED	24	9.8%	
1 BED & DEN	30	12.2%	
1 BED (ADAPTABLE)	15	6.1%	
2 BED	39	15.9%	
3 BED	9	3.7%	
BUILDING A: 117		**47.8%**	
BUILDING B			
1 BED	16	6.5%	
1 BED & DEN	30	12.2%	
1 BED (ADAPTABLE)	14	5.7%	
2 BED	52	21.2%	
3 BED	16	6.5%	
BUILDING B: 128		**52.2%**	
TOTAL UNITS: 245		**100.0%**	

1.4.1 UNIT FLOOR AREA SUMMARY NOTES

1.	ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) 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

1.4.2 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
BUILDING A						
UNIT A1	1 BED	21	581 SF	54 m²	12197 SF	1133.13 m²
UNIT A1.1	1 BED	3	595 SF	55 m²	1784 SF	165.77 m²
UNIT A2-AD	1 BED (ADAPTABLE)	15	601 SF	56 m²	9008 SF	836.88 m²
UNIT B1	1 BED & DEN	10	708 SF	66 m²	7082 SF	657.92 m²
UNIT B2	1 BED & DEN	5	679 SF	63 m²	3396 SF	315.51 m²
UNIT B2.1	1 BED & DEN	5	670 SF	62 m²	3349 SF	311.10 m²
UNIT B3	1 BED & DEN	10	695 SF	65 m²	6949 SF	645.55 m²
UNIT C1.1	2 BED	1	958 SF	89 m²	958 SF	89.04 m²
UNIT C1.2	2 BED	10	915 SF	85 m²	9146 SF	849.69 m²
UNIT C2	2 BED	19	989 SF	92 m²	18800 SF	1746.61 m²
UNIT C2.1	2 BED	1	985 SF	91 m²	985 SF	91.47 m²
UNIT C3	2 BED	8	847 SF	79 m²	6774 SF	629.30 m²
UNIT D1	3 BED	9	1135 SF	105 m²	10212 SF	948.69 m²
BUILDING A: 117		**117**			**90639 SF**	**8420.64 m²**
BUILDING B						
UNIT A2.1-AD	1 BED (ADAPTABLE)	14	599 SF	56 m²	8391 SF	779.58 m²
UNIT A3	1 BED	10	564 SF	52 m²	5642 SF	524.16 m²
UNIT A4	1 BED	6	467 SF	43 m²	2804 SF	260.51 m²
UNIT B1.1	1 BED & DEN	10	701 SF	65 m²	7007 SF	651.00 m²
UNIT B2.2	1 BED & DEN	10	680 SF	63 m²	6799 SF	631.67 m²
UNIT B3.1	1 BED & DEN	10	677 SF	63 m²	6768 SF	628.78 m²
UNIT C1.2	2 BED	5	943 SF	88 m²	4716 SF	438.13 m²
UNIT C3.1	2 BED	20	853 SF	79 m²	17050 SF	1584.02 m²
UNIT C3.2	2 BED	6	802 SF	74 m²	4809 SF	446.77 m²
UNIT C3.3	2 BED	3	629 SF	58 m²	1888 SF	175.39 m²
UNIT C4	2 BED	10	880 SF	82 m²	8795 SF	817.09 m²
UNIT C5	2 BED	3	748 SF	70 m²	2245 SF	208.55 m²
UNIT C6	2 BED	2	935 SF	87 m²	1869 SF	173.67 m²
UNIT C6.1	2 BED	3	761 SF	71 m²	2283 SF	212.13 m²
UNIT D2	3 BED	5	1132 SF	105 m²	5662 SF	526.01 m²
UNIT D3	3 BED	3	953 SF	89 m²	2858 SF	265.54 m²
UNIT D3.1	3 BED	2	1146 SF	106 m²	2291 SF	212.89 m²
UNIT D4	3 BED	6	860 SF	80 m²	5162 SF	479.59 m²
BUILDING B: 128		**128**			**97042 SF**	**9015.47 m²**
UNIT TOTALS:		**245**			**187681 SF**	**17436.10 m²**

KEYSTONE ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
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REGISTERED ARCHITECT STEVEN R. RAMSAY BRITISH COLUMBIA 2024-07-09

ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	24-07-05

APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

Apcon Group

PROJECT DATA

SCALE

SD-1.11

PROJECT DATA

1.5.0 OFF-STREET VEHICLE/BICYCLE/STORAGE PARKING DATA-REQUIRED

	UNITS / AREA	REQUIRED FACTOR	REQUIRED STALLS
VEHICLE PARKING STALL DATA			
BUILDING A			
RESIDENTS:			
1 OR MORE BEDS	117	1.5	176
ACCESSIBLE	15	1	15
ELECTRIC VEHICLE CHARGING (LEVEL 2)	117	1.0	117
LOADING	N/A	N/A	
GARBAGE TRANSFER	N/A	N/A	0
TOTAL RESIDENT STALLS:		176 - 12 (VISITOR) =	164
VISITORS:			
STANDARD	10% OF RESIDENT STALLS	0.1	12
SMALL CAR		20% MAX	2 MAX
ACCESSIBLE		1/10-50 STALLS	1
TOTAL VISITOR STALLS:			12
TOTAL VEHICLE STALLS BUILDING A:			176
BUILDING B			
RESIDENTS:			
1 OR MORE BEDS	128	1.5	192
ACCESSIBLE	14	1	14
ELECTRIC VEHICLE CHARGING (LEVEL 2)	128	1	128
TOTAL RESIDENT STALLS		192 - 19 (VISITOR) =	173
VISITOR:			
STANDARD	10% OF RESIDENT STALLS	0.1	19
SMALL CAR	N/A	20% MAX	3 MAX
ACCESSIBLE	N/A	1/10-50 STALLS	1
TOTAL VISITOR STALLS:			19
COMMERCIAL:			
LOADING			1
STANDARD	132 m² (1421 SF)	1.0 STALLS FOR EVERY 35 m²	4
SMALL CAR	N/A	20% MAX	0 MAX
ELECTRIC VEHICLE CHARGING	N/A	N/A	0
TOTAL COMMERCIAL STALLS:			5
INSTITUTIONAL (CHILDREN'S DAY CARE):			
LOADING	N/A	DESIGNATED DROP-OFF/PICK-UP SPACE	1
STANDARD	321.7 M² / 3.5 M² PER CHILD / 7 CHILDREN PER EMPLOYEE = 13.1 EMPLOYEES	1 SPACE PER EMPLOYEE	13
TOTAL INSTITUTIONAL STALLS:			14
TOTAL VEHICLE STALLS BUILDING B:			211
TOTAL VEHICLE STALLS:			387
BICYCLE STALL DATA			
BUILDING A			
RESIDENT (UNIT) (CLASS 1)	117	1	117
VISITOR / EMPLOYEE (CLASS 2)	N/A	6 SPACES PER BUILDING	6
TOTAL BICYCLE STALLS BUILDING A:		CLASS 1	117
		CLASS 2	6
BUILDING B			
RESIDENT (UNIT) (CLASS 1)	128	1	128
VISITOR (CLASS 2)	N/A	6 SPACES PER BUILDING	6
COMMERCIAL (CLASS 2)	N/A	6 AT EACH PUBLIC ENTRANCE	6
CHILDREN'S DAY CARE (CLASS 1)	91.9 STUDENTS	0.4 PER 10 STUDENTS	3
CHILDREN'S DAY CARE (CLASS 2)		4 PER CLASSROOM	4
TOTAL BICYCLE STALLS BUILDING B:		CLASS 1	131
		CLASS 2	16
TOTAL BICYCLE STALLS:		CLASS 1	248
		CLASS 2	22
STORAGE STALL DATA			
RESIDENT	N/A		
TOTAL STORAGE STALLS:			0
NOTES:			

1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED

PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	COMMENTS
BUILDING A				
RESIDENT				
ACCESSIBLE	15	11.3%	4%	
STANDARD	118	88.7%	33%	
RESIDENT: 133		100.0%	37%	
VISITOR				
ACCESSIBLE	1	8.3%	0%	
SMALL CAR	2	16.7%	1%	
STANDARD	9	75.0%	3%	
VISITOR: 12		100.0%	3%	
BUILDING B				
DROPOFF				
STANDARD	1	100.0%	0%	
DROPOFF: 1		100.0%	0%	
RESIDENT				
ACCESSIBLE	14	7.9%	4%	
STANDARD	164	92.1%	46%	
RESIDENT: 178		100.0%	49%	
VISITOR				
ACCESSIBLE	1	3.1%	0%	
SMALL CAR	2	6.3%	1%	
STANDARD	29	90.6%	8%	
VISITOR: 32		100.0%	9%	
BUILDING B - SURFACE				
LOADING				
COMMERCIAL	1	100.0%	0%	
LOADING: 1		100.0%	0%	
VISITOR				
STANDARD	3	100.0%	1%	
VISITOR: 3		100.0%	1%	
TOTAL PARKING STALLS: 360			100%	

1.5.3 BIKE PARKING STALL DATA-PROVIDED

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
BUILDING A			
RESIDENT			
BIKE	122	45.2%	
RESIDENT: 122		45.2%	
VISITOR			
BIKE	6	2.2%	VISITOR BIKE STALL NEARBY MAIN ENTRY
VISITOR: 6		2.2%	
BUILDING B			
RESIDENT			
BIKE	126	46.7%	
RESIDENT: 126		46.7%	
VISITOR			
BIKE	16	5.9%	VISITOR BIKE STALL NEARBY MAIN ENTRY
VISITOR: 16		5.9%	
TOTAL BIKE PARKING STALLS: 270		100.0%	

KEYSTONE ARCHITECTURE

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REGISTERED ARCHITECT STEVEN R. RAMSAY BRITISH COLUMBIA 2024-07-09

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1	ISSUED FOR SD 30	24-05-24
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APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

Apcon Group

PROJECT DATA

SCALE

SD-1.12

FSR DATA & PLANS - BUILDING A

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

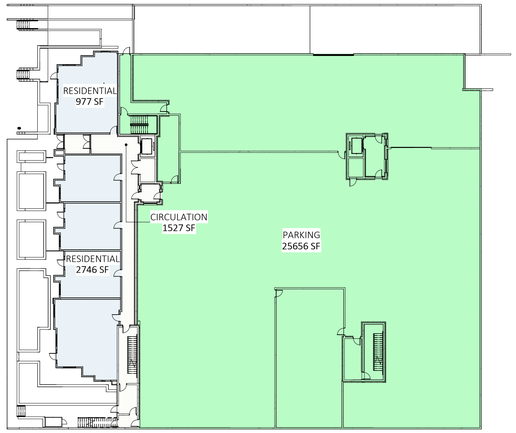
1.	THE SUM OF THE AREA OF EACH FLOOR OF A BUILDING INCLUDING EXTERIOR WALLS.
2.	EXCLUSIONS: INDOOR AMENITY, UNDERGROUND PARKING

1.6.2 BUILDING A FSR CALCULATION

GROSS FLOOR AREA (FSR) SF	NET DEVELOPABLE SITE AREA SF	FSR
107439 SF	42005 SF	2.56

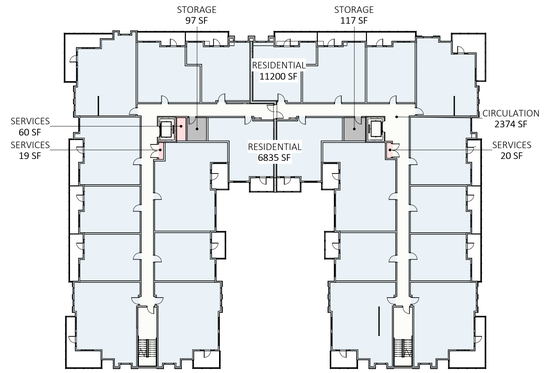
1.6.1 BUILDING A GROSS FLOOR AREA (FSR) SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
BLDG A				
STORAGE				
2ND LEVEL	1497 SF	139.05 m²	0.9%	
3RD LEVEL	215 SF	19.94 m²	0.1%	
4TH LEVEL	215 SF	19.94 m²	0.1%	
5TH LEVEL	215 SF	19.94 m²	0.1%	
6TH LEVEL	215 SF	19.94 m²	0.1%	
	2355 SF	**218.82 m²**	**1.4%**	
SERVICE ROOMS/SHAFTS				
2ND LEVEL	99 SF	9.23 m²	0.1%	
3RD LEVEL	99 SF	9.23 m²	0.1%	
4TH LEVEL	99 SF	9.23 m²	0.1%	
5TH LEVEL	99 SF	9.23 m²	0.1%	
6TH LEVEL	99 SF	9.23 m²	0.1%	
	497 SF	**46.14 m²**	**0.3%**	
RESIDENTIAL				
1ST LEVEL	3723 SF	345.84 m²	2.2%	
2ND LEVEL	14880 SF	1382.42 m²	8.6%	
3RD LEVEL	18035 SF	1675.47 m²	10.5%	
4TH LEVEL	18035 SF	1675.47 m²	10.5%	
5TH LEVEL	18035 SF	1675.47 m²	10.5%	
6TH LEVEL	18035 SF	1675.47 m²	10.5%	
	90741 SF	**8430.14 m²**	**52.6%**	
CIRCULATION				
1ST LEVEL	1527 SF	141.88 m²	0.9%	
2ND LEVEL	2822 SF	262.21 m²	1.6%	
3RD LEVEL	2374 SF	220.56 m²	1.4%	
4TH LEVEL	2374 SF	220.56 m²	1.4%	
5TH LEVEL	2374 SF	220.56 m²	1.4%	
6TH LEVEL	2374 SF	220.56 m²	1.4%	
	13846 SF	**1286.32 m²**	**8.0%**	
AREA EXCLUSION				
P1 LEVEL	38199 SF	3548.76 m²	22.1%	
1ST LEVEL	25656 SF	2383.51 m²	14.9%	
2ND LEVEL	1234 SF	114.60 m²	0.7%	INDOOR AMENITY
	65088 SF	**6046.87 m²**	**37.7%**	
AREA GRAND TOTAL	**172527 SF**	**16028.28 m²**	**100.0%**	



BLDG A - 1ST LEVEL

1/32" = 1'-0"

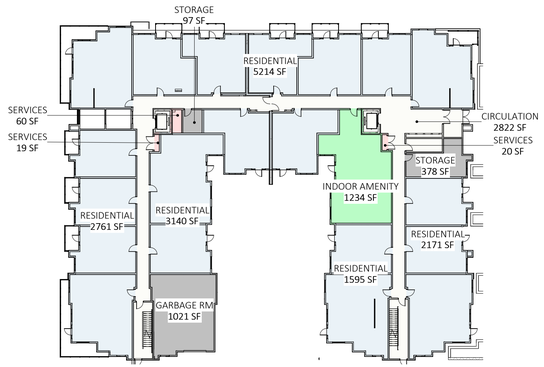


BLDG A - 4TH LEVEL

1/32" = 1'-0"

AREA EXCLUSION
CIRCULATION
RESIDENTIAL

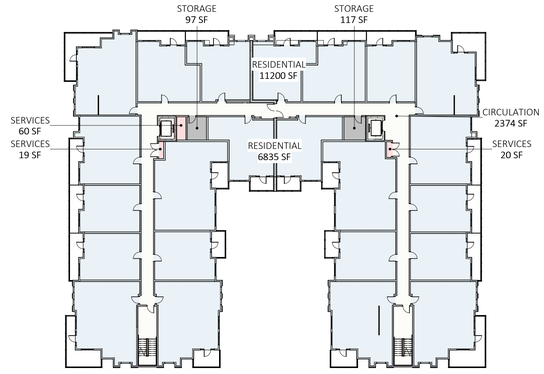
CIRCULATION
RESIDENTIAL
SERVICE ROOMS/SHAFTS
STORAGE



BLDG A - 2ND LEVEL

1/32" = 1'-0"

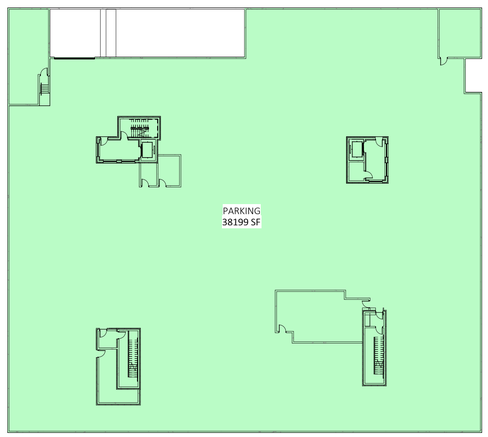
AREA EXCLUSION
CIRCULATION
RESIDENTIAL
SERVICE ROOMS/SHAFTS
STORAGE



BLDG A - 5TH LEVEL

1/32" = 1'-0"

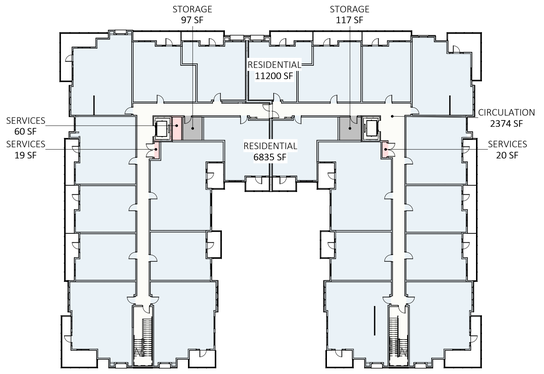
CIRCULATION
RESIDENTIAL
SERVICE ROOMS/SHAFTS
STORAGE



AREA EXCLUSION

BLDG A - P1 LEVEL

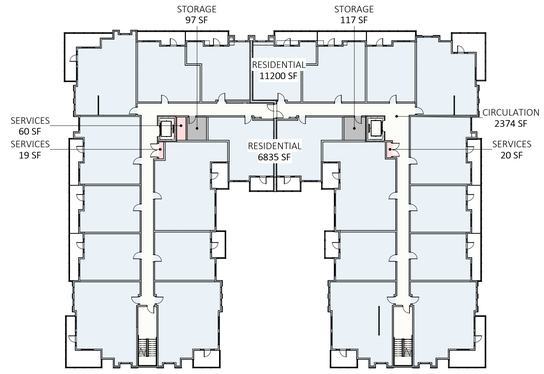
1/32" = 1'-0"



BLDG A - 3RD LEVEL

1/32" = 1'-0"

CIRCULATION
RESIDENTIAL
SERVICE ROOMS/SHAFTS
STORAGE



BLDG A - 6TH LEVEL

1/32" = 1'-0"

CIRCULATION
RESIDENTIAL
SERVICE ROOMS/SHAFTS
STORAGE

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
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REGISTERED ARCHITECT
STEVEN R. RAITH
2024-07-09
BRITISH COLUMBIA

ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD 30	24-05-24
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APCON 200 ST.
RESIDENTIAL
DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP
OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

Apcon Group

FSR DATA & PLANS
- BUILDING A

SCALE 1/32" = 1'-0"

SD-1.16

FSR DATA & PLANS - BUILDING B

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

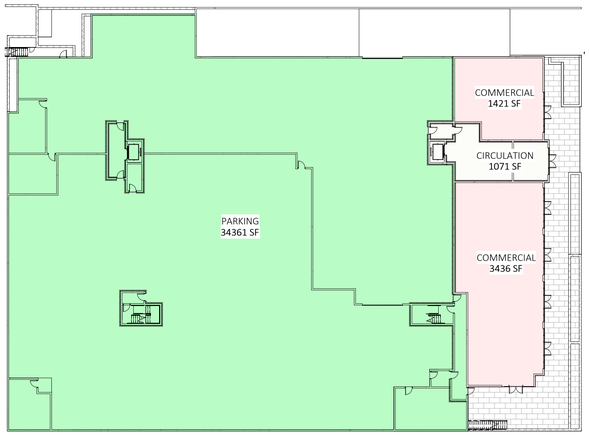
1.	THE SUM OF THE AREA OF EACH FLOOR OF A BUILDING INCLUDING EXTERIOR WALLS.
2.	EXCLUSIONS: INDOOR AMENITY, UNDERGROUND PARKING

1.6.2 BUILDING B FSR CALCULATION

GROSS FLOOR AREA (FSR) SF	NET DEVELOPABLE SITE AREA SF	FSR
118477 SF	49399 SF	2.40

1.6.1 BUILDING B GROSS FLOOR AREA (FSR) SUMMARY

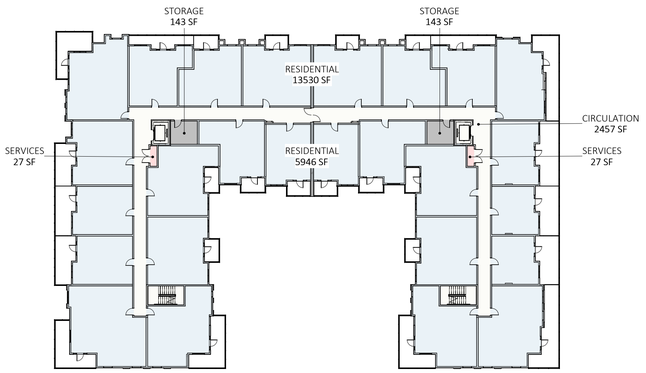
LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
BLDG B				
STORAGE				
2ND LEVEL	1073 SF	99.72 m²	0.5%	
3RD LEVEL	286 SF	26.56 m²	0.1%	
4TH LEVEL	286 SF	26.56 m²	0.1%	
5TH LEVEL	286 SF	26.56 m²	0.1%	
6TH LEVEL	286 SF	26.56 m²	0.1%	
	2217 SF	**205.97 m²**	**1.1%**	
SERVICE ROOMS/SHAFTS				
2ND LEVEL	54 SF	5.02 m²	0.0%	
3RD LEVEL	54 SF	5.02 m²	0.0%	
4TH LEVEL	54 SF	5.02 m²	0.0%	
5TH LEVEL	54 SF	5.02 m²	0.0%	
6TH LEVEL	54 SF	5.02 m²	0.0%	
	270 SF	**25.08 m²**	**0.1%**	
RESIDENTIAL				
2ND LEVEL	18530 SF	1721.51 m²	9.3%	
3RD LEVEL	20059 SF	1863.51 m²	10.0%	
4TH LEVEL	19475 SF	1809.32 m²	9.7%	
5TH LEVEL	19475 SF	1809.32 m²	9.7%	
6TH LEVEL	19475 SF	1809.32 m²	9.7%	
	97015 SF	**9012.98 m²**	**48.5%**	
COMMERCIAL				
1ST LEVEL	4857 SF	451.27 m²	2.4%	
	4857 SF	**451.27 m²**	**2.4%**	
CIRCULATION				
1ST LEVEL	1071 SF	99.47 m²	0.5%	
2ND LEVEL	3001 SF	278.79 m²	1.5%	
3RD LEVEL	2673 SF	248.35 m²	1.3%	
4TH LEVEL	2457 SF	228.31 m²	1.2%	
5TH LEVEL	2457 SF	228.31 m²	1.2%	
6TH LEVEL	2457 SF	228.31 m²	1.2%	
	14117 SF	**1311.54 m²**	**7.1%**	
AREA EXCLUSION				
P1 LEVEL	46722 SF	4340.58 m²	23.4%	
1ST LEVEL	34361 SF	3192.21 m²	17.2%	
2ND LEVEL	429 SF	39.90 m²	0.2%	INDOOR AMENITY
	81512 SF	**7572.69 m²**	**40.8%**	
AREA GRAND TOTAL	199988 SF	18579.53 m²	100.0%	



BLDG B - 1ST LEVEL

1/32" = 1'-0"

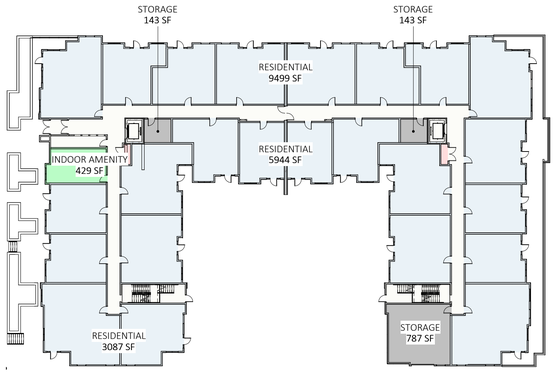
AREA EXCLUSION
CIRCULATION
COMMERCIAL



BLDG B - 4TH LEVEL

1/32" = 1'-0"

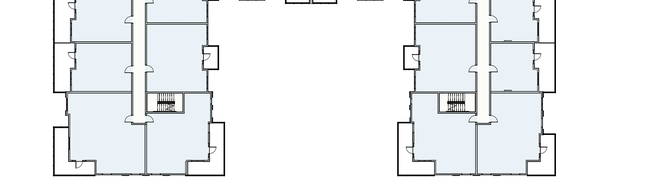
CIRCULATION
RESIDENTIAL
SERVICE ROOMS/SHAFTS
STORAGE



BLDG B - 2ND LEVEL

1/32" = 1'-0"

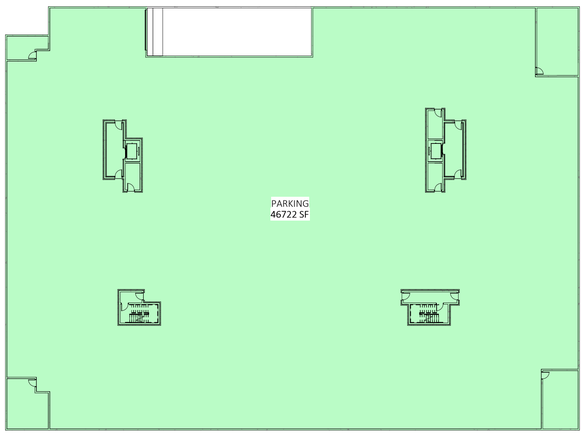
AREA EXCLUSION
CIRCULATION
RESIDENTIAL
SERVICE ROOMS/SHAFTS
STORAGE



BLDG B - 5TH LEVEL

1/32" = 1'-0"

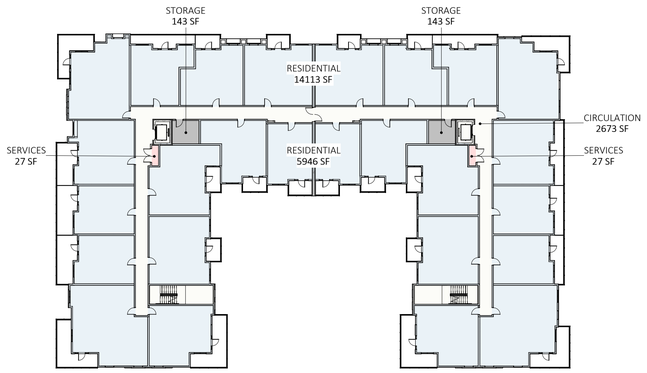
CIRCULATION
RESIDENTIAL
SERVICE ROOMS/SHAFTS
STORAGE



AREA EXCLUSION

BLDG B - P1 LEVEL

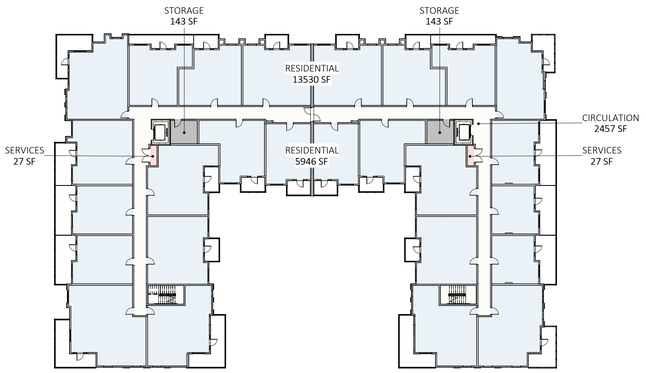
1/32" = 1'-0"



BLDG B - 3RD LEVEL

1/32" = 1'-0"

CIRCULATION
RESIDENTIAL
SERVICE ROOMS/SHAFTS
STORAGE



BLDG B - 6TH LEVEL

1/32" = 1'-0"

CIRCULATION
RESIDENTIAL
SERVICE ROOMS/SHAFTS
STORAGE

KEYSTONE
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REGISTERED ARCHITECT
STEVEN R. RAMEY
2024-07-09
BRITISH COLUMBIA

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APCON 200 ST.
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8146 - 200TH STREET, TOWNSHIP
OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

Apcon Group

FSR DATA & PLANS
- BUILDING B

SCALE 1/32" = 1'-0"

SD-1.17

DESIGN RATIONALE

PROJECT DESCRIPTION

THIS PROPOSED DEVELOPMENT IS COMPRISED OF TWO SIX-STOREY WOOD FRAME MULTI-FAMILY RESIDENTIAL BUILDINGS ON TWO 2-LEVEL CONCRETE PARKADES EACH SURROUNDING A RAISED LANDSCAPED INTERIOR COURTYARD, PROVIDING AMPLE OUTDOOR AMENITY SPACE FOR THE OVERALL DEVELOPMENT. COMMERCIAL/RETAIL SPACE IS ALSO PROVIDED ALONG THE GROUND FLOOR STREET FACE AT 201 STREET AND INCLUDES GROUND ORIENTED AMENITY SPACES AND APARTMENT UNITS LOCATED ALONG 200 STREET REPLICATING TWO-STOREY TOWNHOMES.

ENVIRONMENTAL SUSTAINABILITY

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

MASSING, FORM & CHARACTER

THE SITING OF THE BUILDINGS IS RATIONALIZED TO SCALE WITH THE ORGANIZATION OF THE STREET NETWORK AND DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS TO INCREASE LIVABILITY. OUTDOOR AMENITY SPACE IS STRATEGICALLY POSITIONED AT THE CENTRE TO RECEIVE AFTERNOON SUN WHEN THE SPACE WILL MOST COMMONLY BE ENJOYED, AS WELL AS SHIELD IT FROM ADJACENT PUBLIC STREETS. THE BUILDING FAÇADES ARE RHYTHMICALLY LAYERED WITH BOTH VERTICAL AND HORIZONTAL MASSINGS IN SUCH A WAY AS TO CREATE A SENSE OF INDIVIDUALITY AND A REDUCED SCALE. THE GROUND FLOOR LEVEL SCALE ALLOWS EACH BUILDING TYPE TO CONNECT TO THE STREET GRID IN RESPONSE TO ITS VEHICULAR SPEED AND SCALE. THE GROUND FLOOR IS ARTICULATED TO BRING REDUCED HUMAN SCALE ALONG THE STREET SCAPE AND TO PROVIDE PEDESTRIAN ACCESS AND A CONNECTION TO THE SURROUNDING CONTEXT.

THE EXTERIOR TREATMENT REFLECTS THAT OF URBAN CONTEMPORARY MODERN VERNACULAR WITH THE USE OF GRAY, WHITE AND BLACK TONES ON CLEAN ARCHITECTURAL FEATURES. PROJECTIONS AROUND THE APARTMENT BUILDING ADD VISUAL INTEREST ON A BACKDROP OF NEUTRAL, SMOOTH SURFACED MATERIALS AND ACT AS "BOOKENDS", BALANCING THE ELEVATIONS. THIS FORMS A RHYTHM WHICH BREAKS UP AND REDUCES THE SCALE OF THE FACADE ALONG THE STREET. SIMULTANEOUSLY, DARK SIDING MATERIALS GIVE THE OVERALL MASSING A SENSE OF STRENGTH AND BALANCE, GROUNDING THE FORM. THE BALCONY PROJECTIONS BOTH ARTICULATE A LOWER SCALE AT THE STREET AND COURTYARD ENTRIES, AS WELL AS ALLOW A SENSE OF INTEREST, OPENNESS, AND LIVABILITY. THE INTERFACE WITH THE PUBLIC REALM AND ENHANCED VIEWS ALLOW THE RESIDENTS TO EXPERIENCE THE OUTDOORS WHILE MAINTAINING PRIVACY WITHIN THEIR HOMES.

CRIME PREVENTION

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.



COMMERCIAL FRONTAGE



200A STREET IN THE EVENING

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

REGISTERED ARCHITECT
STEVEN R. RAMSAY
2024-07-09
BRITISH COLUMBIA

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APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

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DESIGN RATIONALE

SCALE

SD-1.20

RENDERINGS



EAST VIEW FROM 200 STREET



200A STREET



COMMERCIAL FRONTAGE IN THE EVENING

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ARCHITECTURE

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RENDERINGS

SCALE

SD-1.21

KEYSTONE
ARCHITECTURE

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OVERALL SITE PLAN

3/64" = 1'-0"

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SITE PLAN - OVERALL

SCALE 3/64" = 1'-0"

SD-2.00

KEYSTONE
ARCHITECTURE

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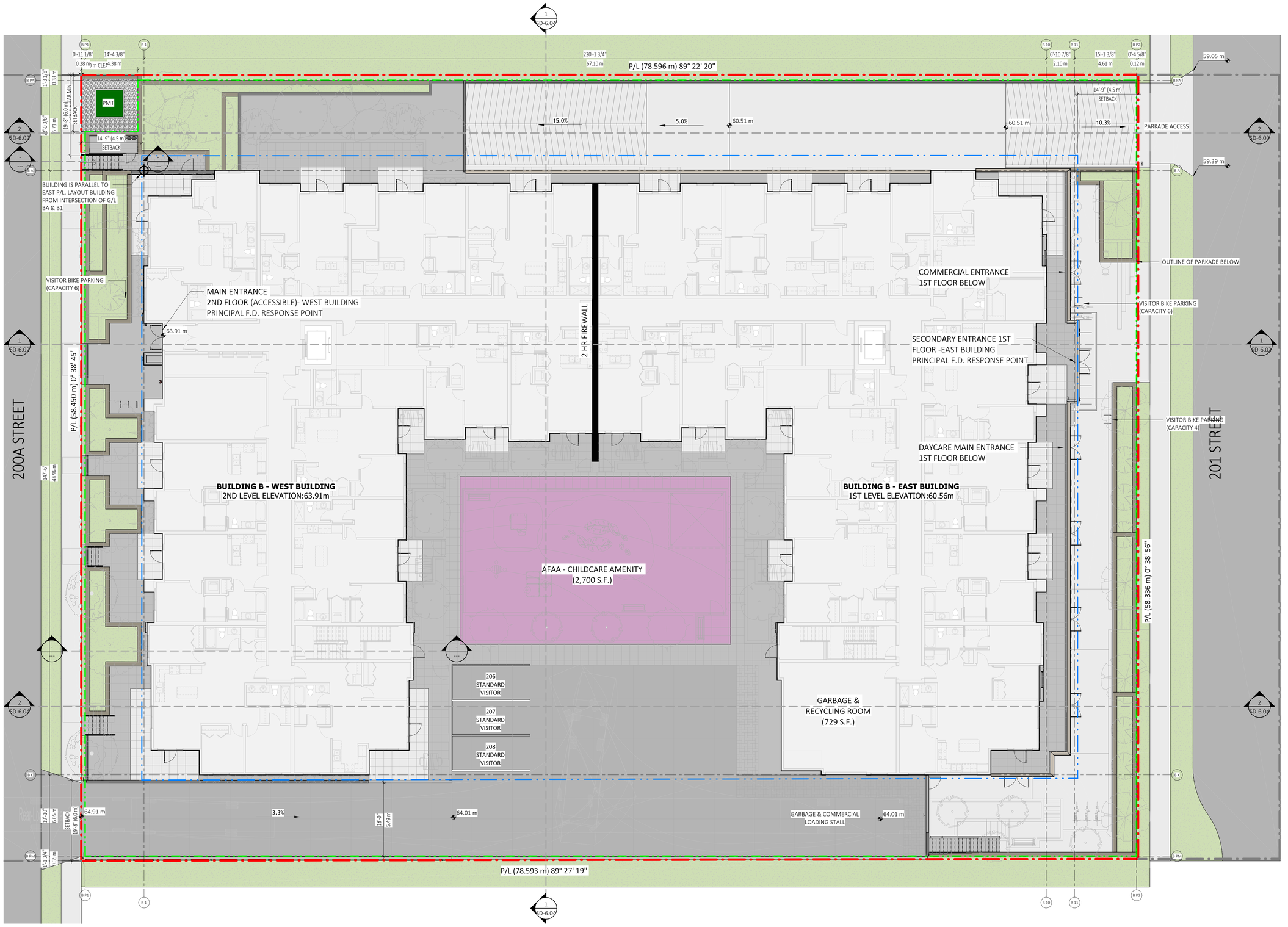
SITE PLAN - LOT A

SCALE 3/32" = 1'-0"

SD-2.01

SITE PLAN - LOT A

3/32" = 1'-0"



SITE PLAN - LOT B

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

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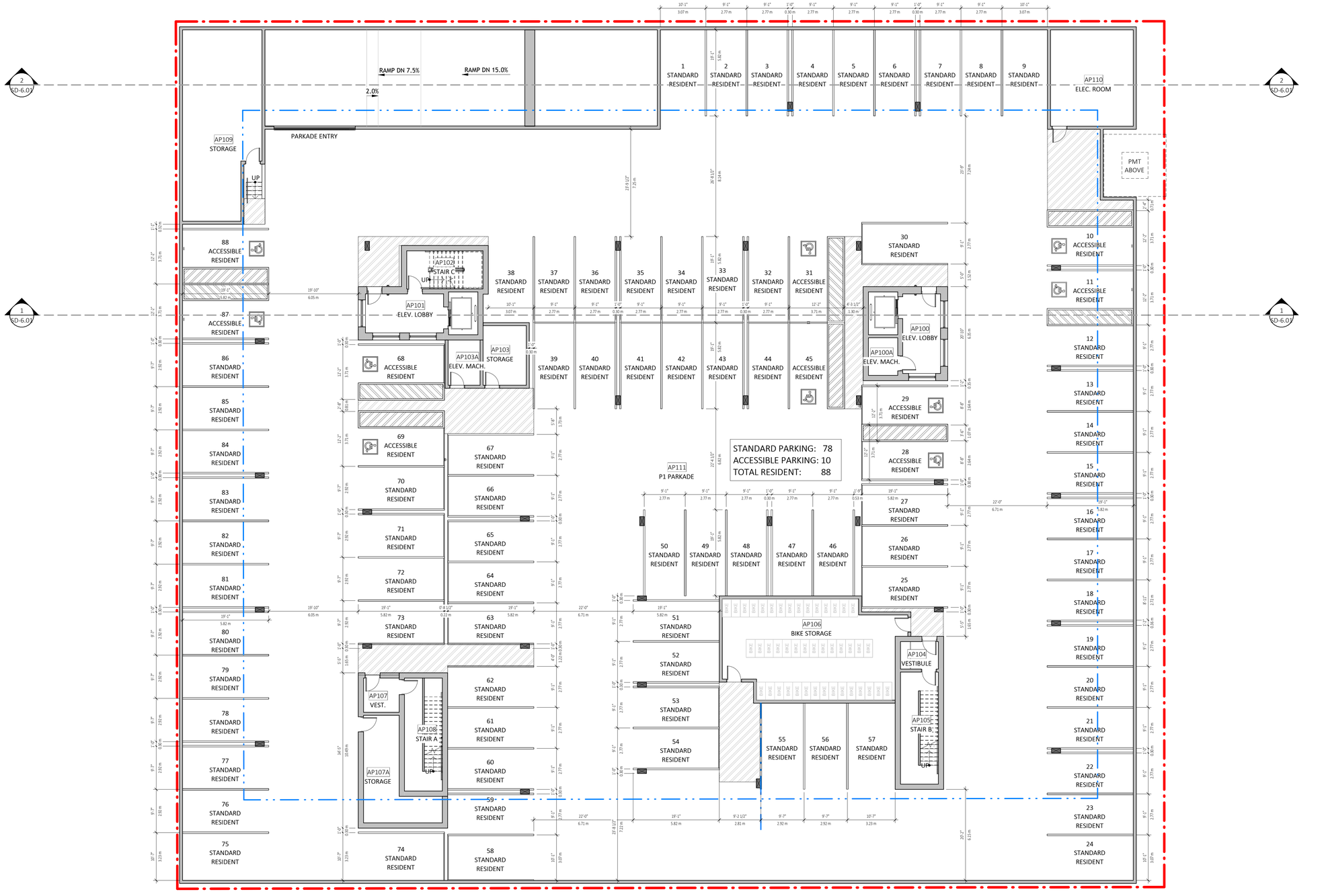
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CITY FILE #

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SITE PLAN - LOT B

SCALE 3/32" = 1'-0"

SD-2.02



BLDG A-P1 LEVEL PLAN

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

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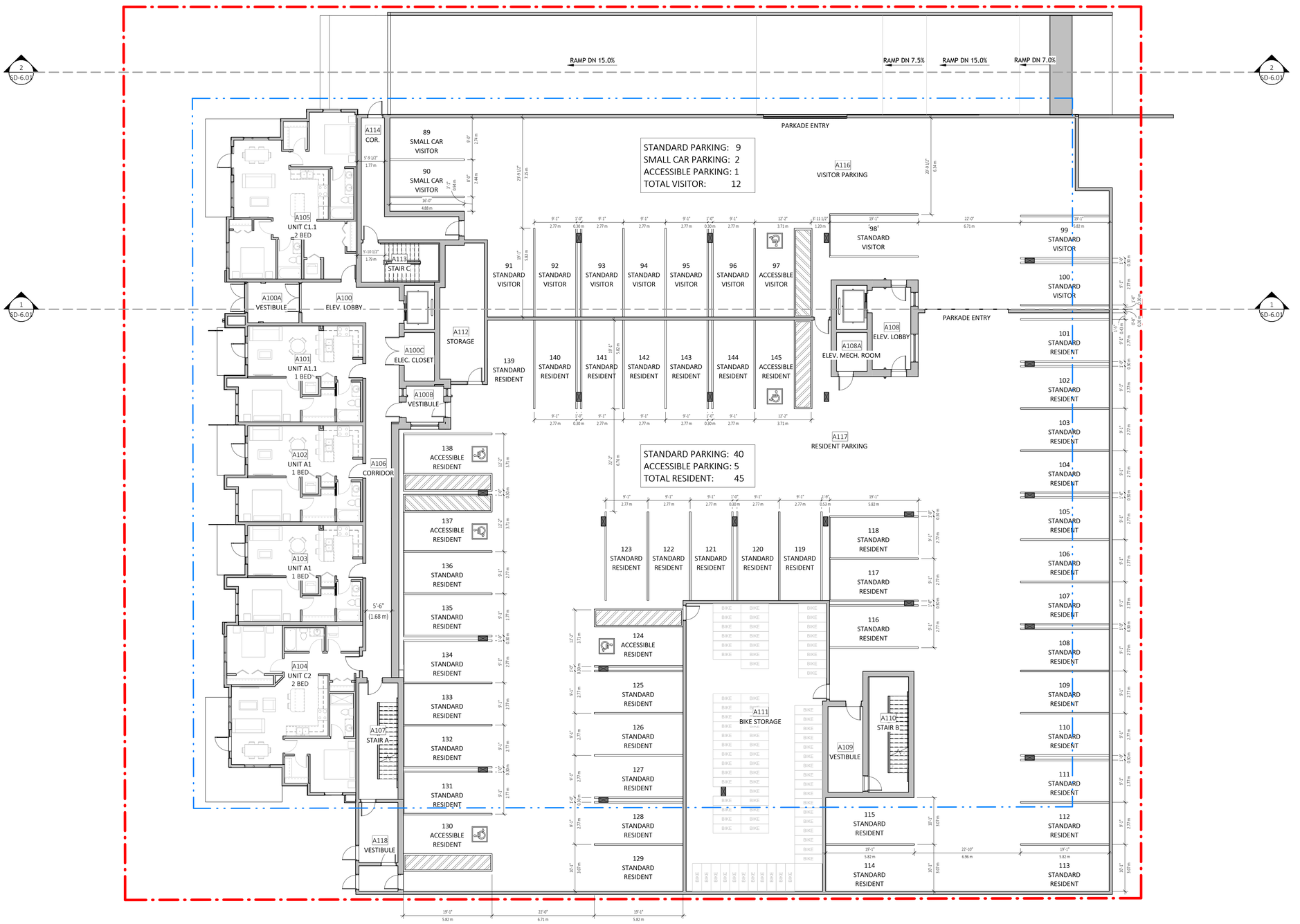
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CITY FILE #

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BUILDING A - P1 LEVEL PLAN

SCALE 3/32" = 1'-0"

SD-2.10



BLDG A-1ST LEVEL PLAN

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

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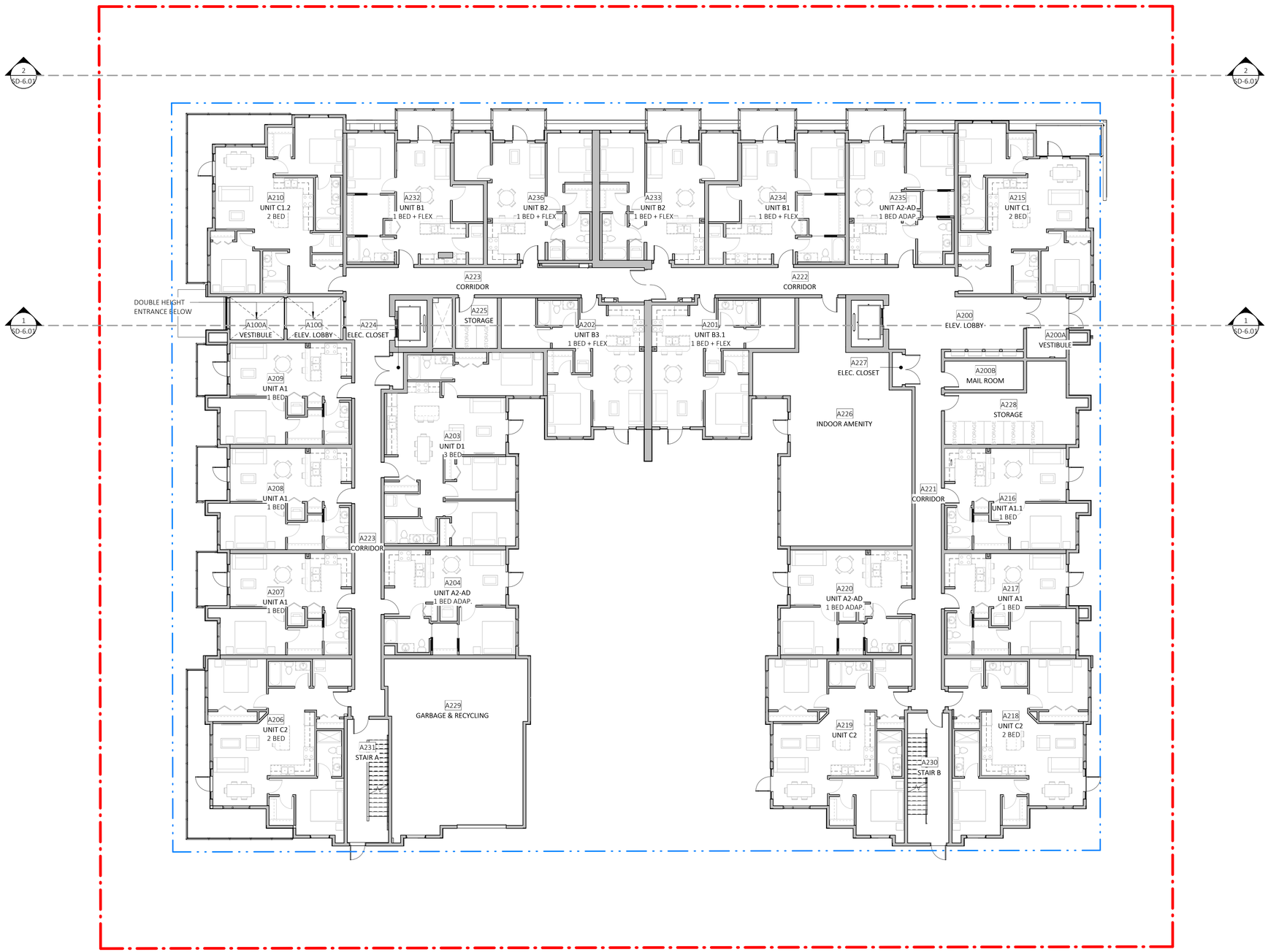
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CITY FILE #

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BUILDING A - 1ST LEVEL PLAN

SCALE 3/32" = 1'-0"

SD-2.11



BLDG A-2ND LEVEL PLAN

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

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CITY FILE #

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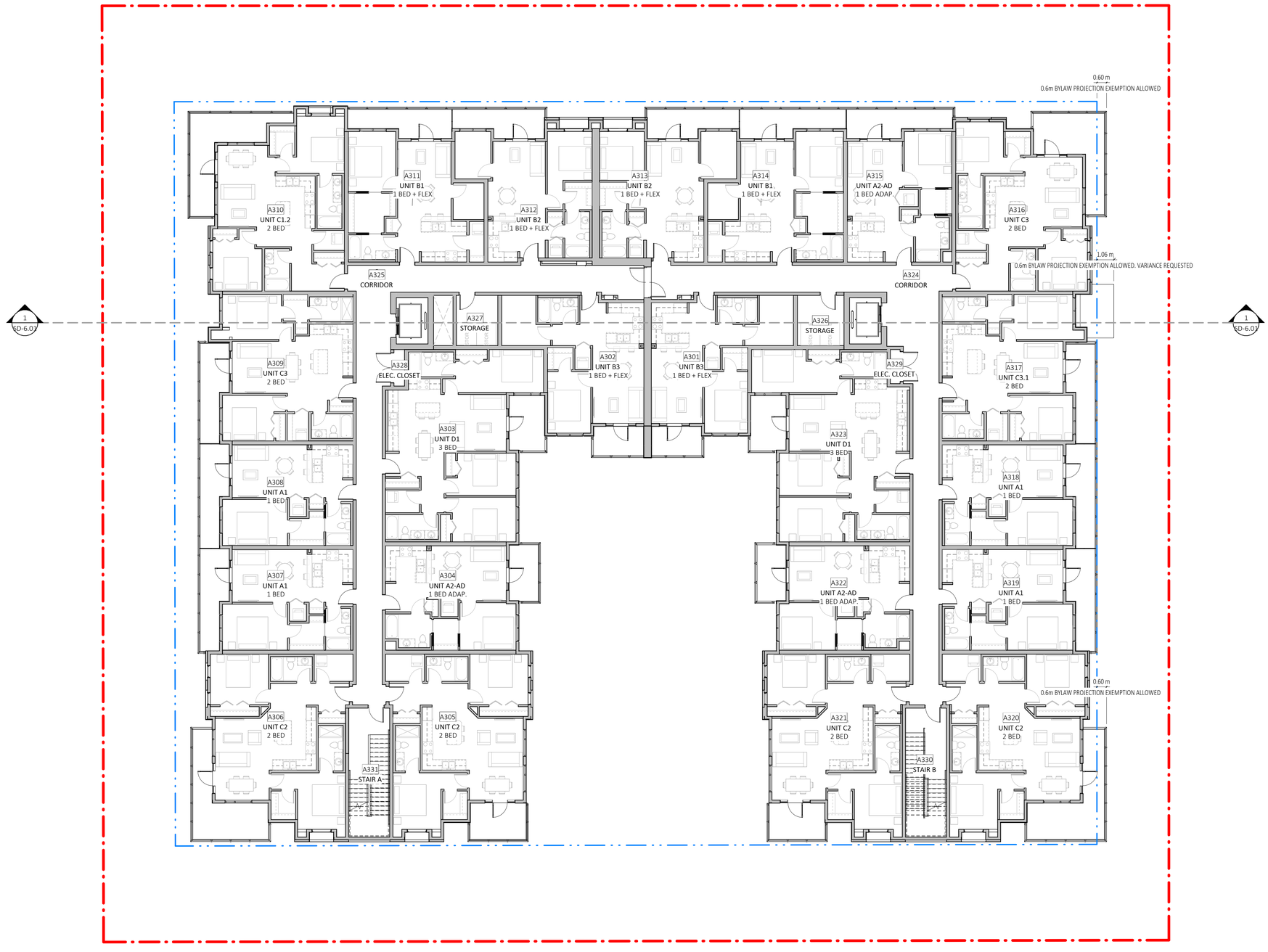
BUILDING A - 2ND LEVEL PLAN

SCALE 3/32" = 1'-0"

SD-2.12

KEYSTONE
ARCHITECTURE

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BLDG A-3RD LEVEL PLAN

3/32" = 1'-0"

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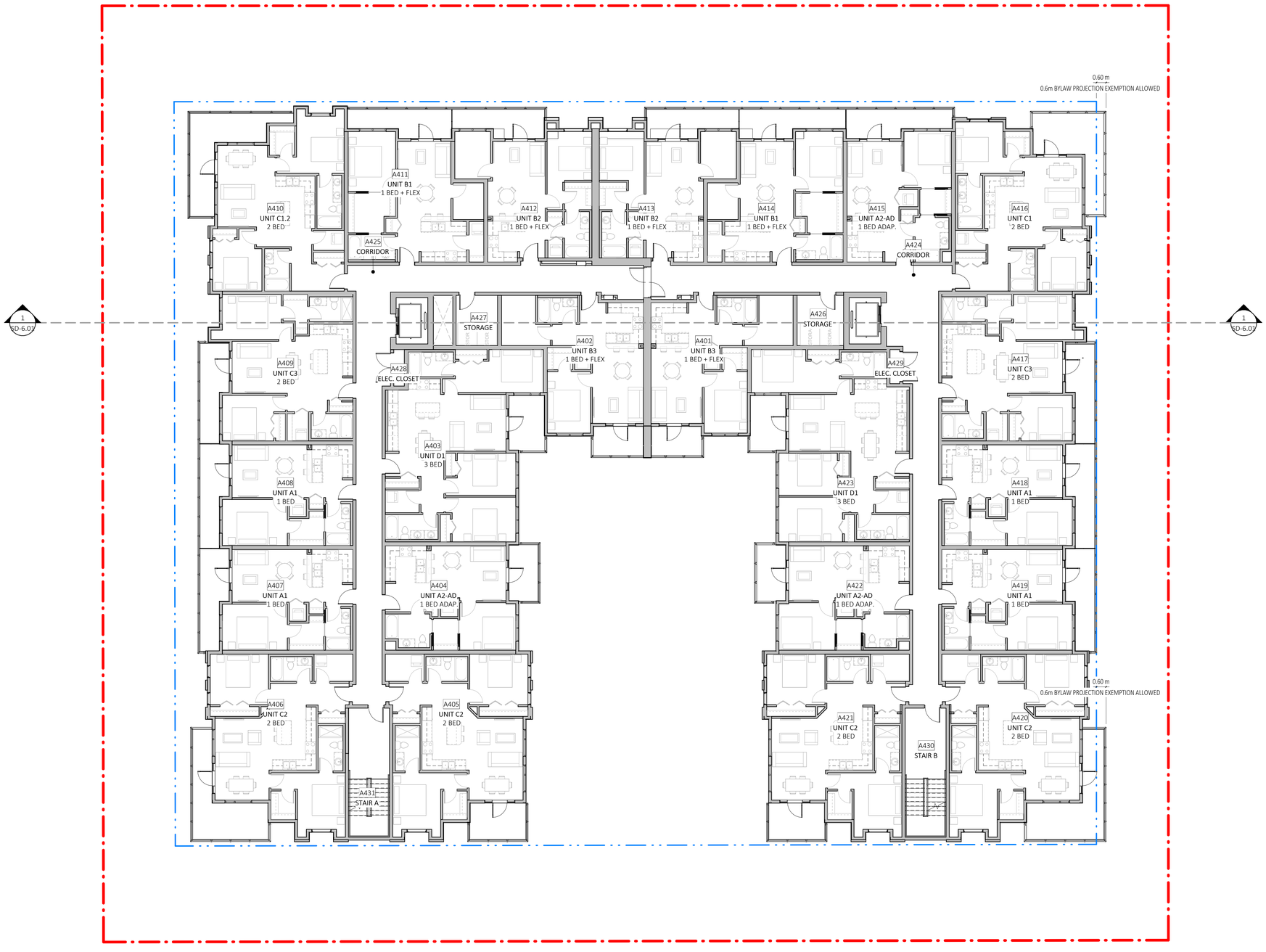
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BUILDING A - 3RD LEVEL PLAN

SCALE 3/32" = 1'-0"

SD-2.13



BLDG A-4TH-6TH LEVEL PLAN

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

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CALGARY AB | 410 - 333 11TH AVENUE SW
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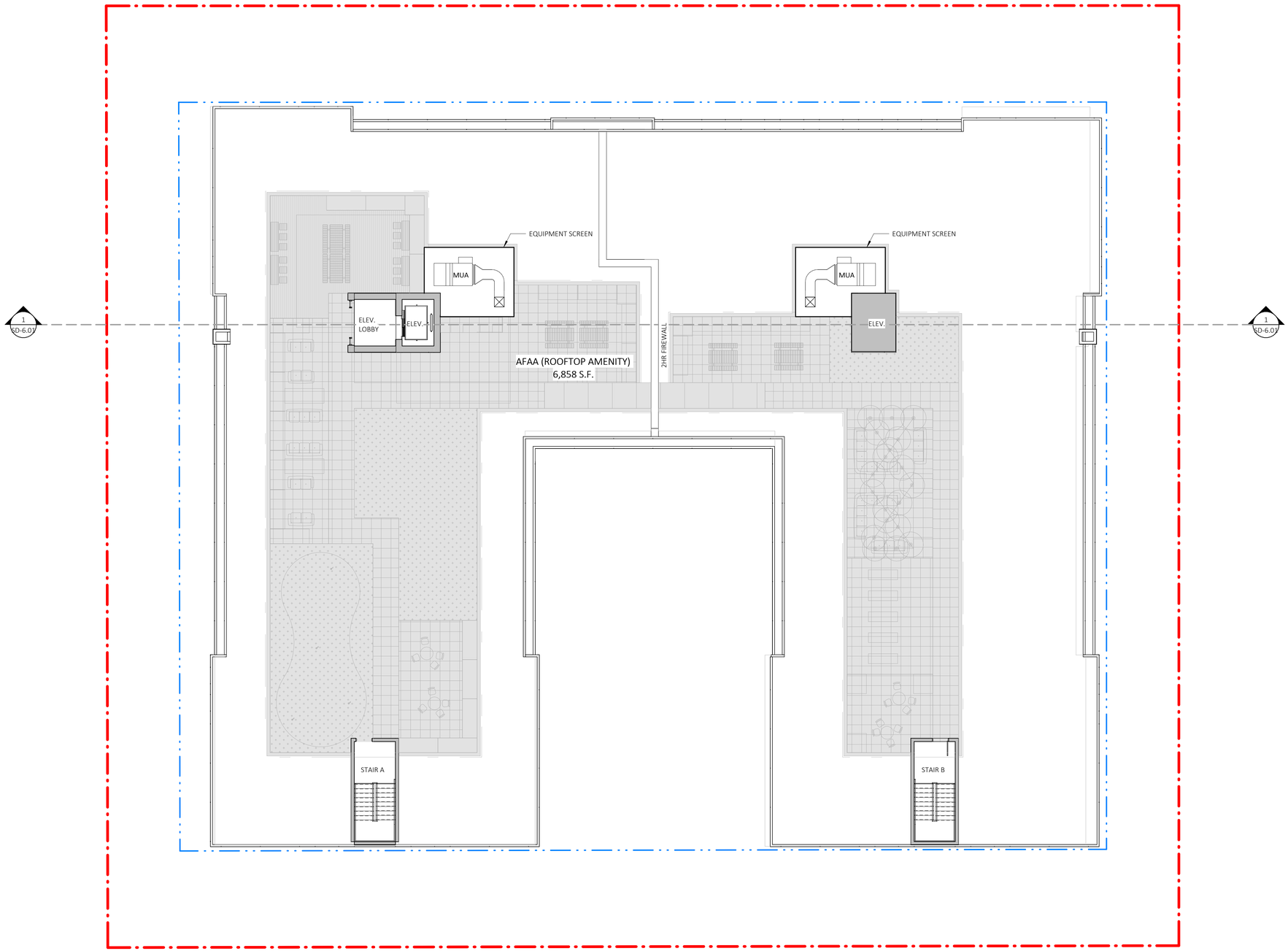
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BUILDING A - 4TH-6TH LEVEL PLAN

SCALE 3/32" = 1'-0"

SD-2.14



BLDG A-ROOF LEVEL PLAN

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

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CALGARY AB | 410 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
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BUILDING A - ROOF LEVEL PLAN

SCALE 3/32" = 1'-0"

SD-2.17



BLDG B-P1 LEVEL PLAN

3/32" = 1'-0"

KEYSTONE ARCHITECTURE

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CALGARY AB | 410 - 333 11TH AVENUE SW
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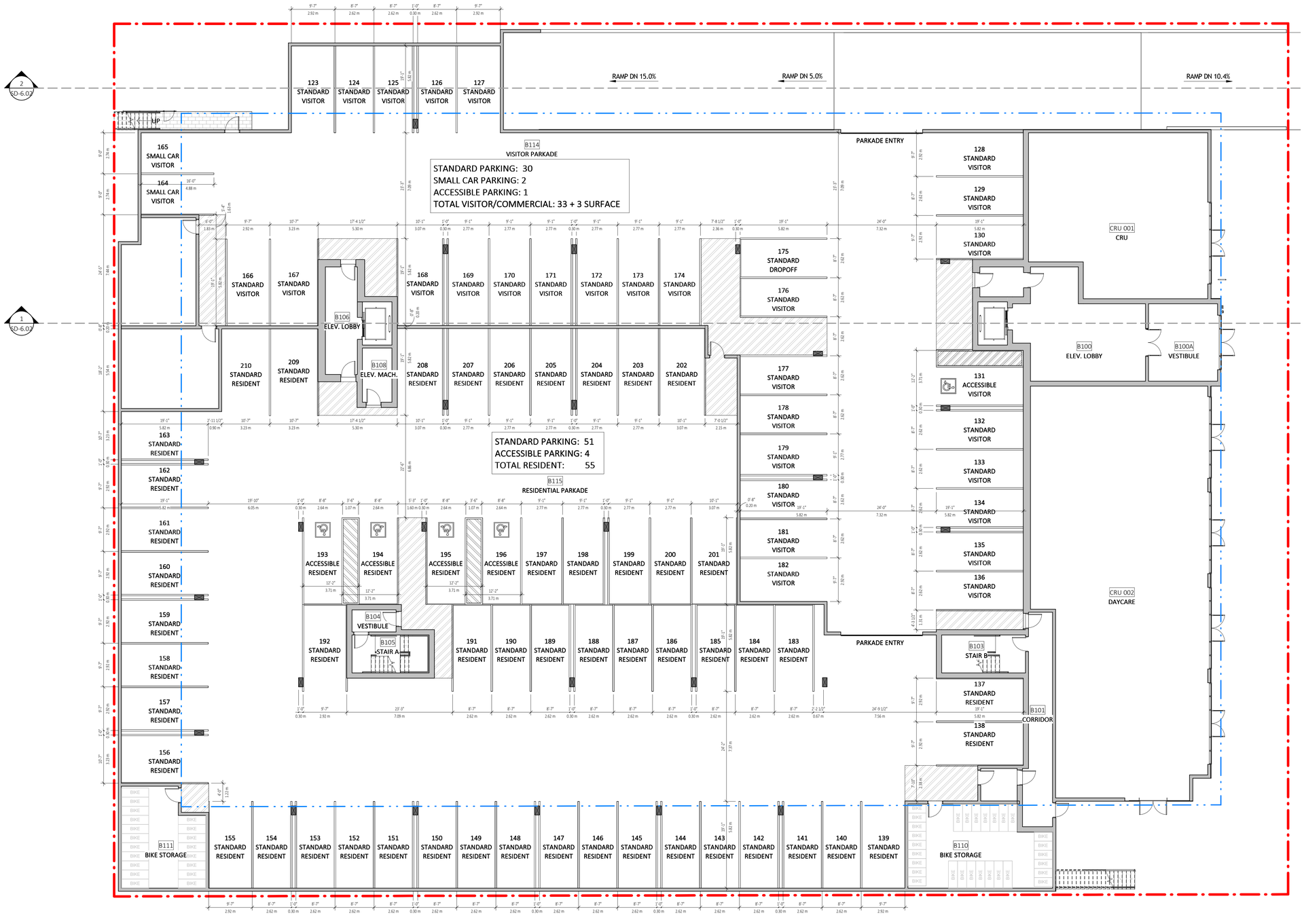
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BUILDING B - P1 LEVEL PLAN

SCALE 3/32" = 1'-0"

SD-2.20



BLDG B-1ST LEVEL PLAN

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

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V2S 2B1 | 604.850.0577
CALGARY AB | 410 - 333 11TH AVENUE SW
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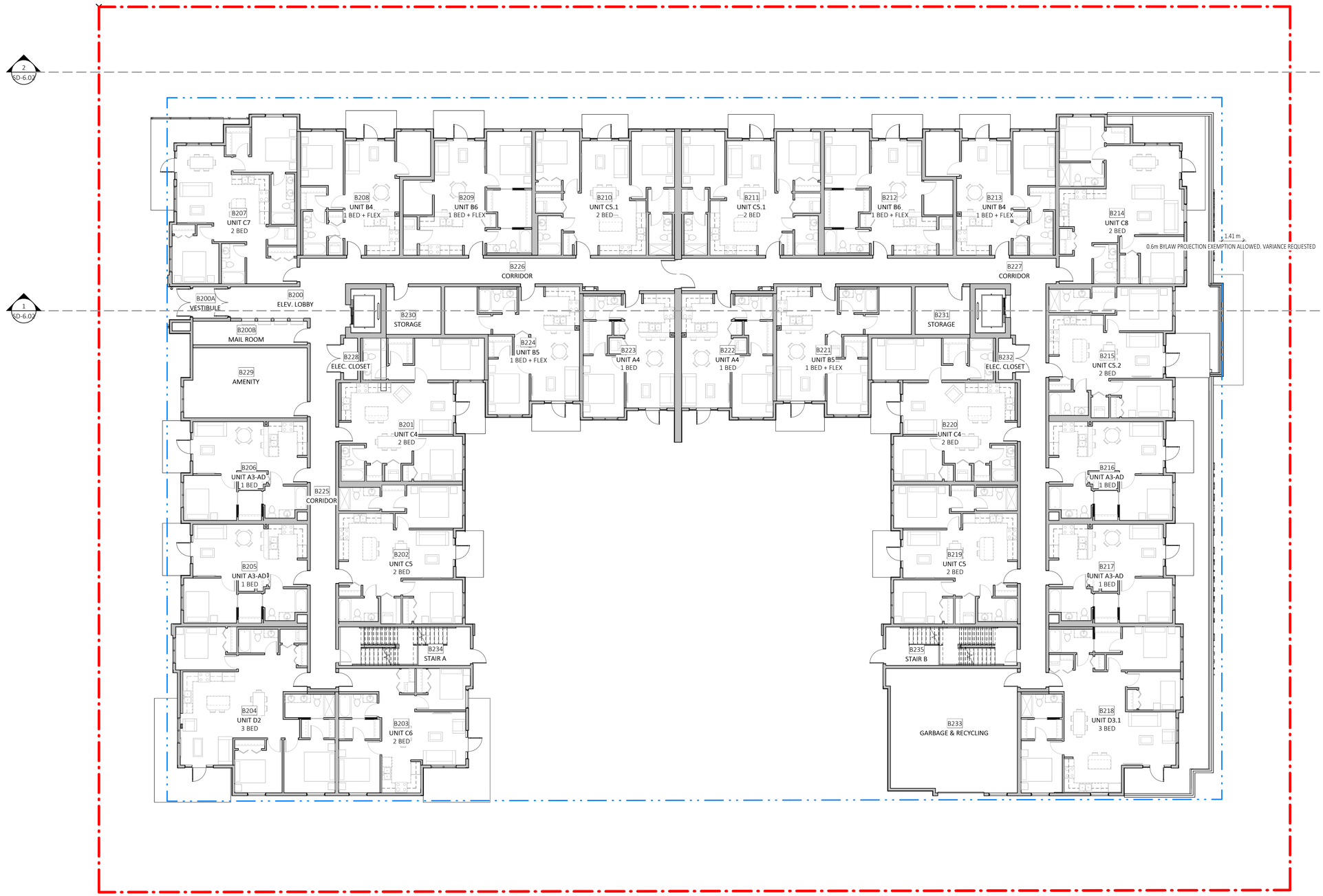
BUILDING B - 1ST LEVEL PLAN

SCALE 3/32" = 1'-0"

SD-2.21

KEYSTONE
ARCHITECTURE

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BLDG B-2ND LEVEL PLAN

3/32" = 1'-0"

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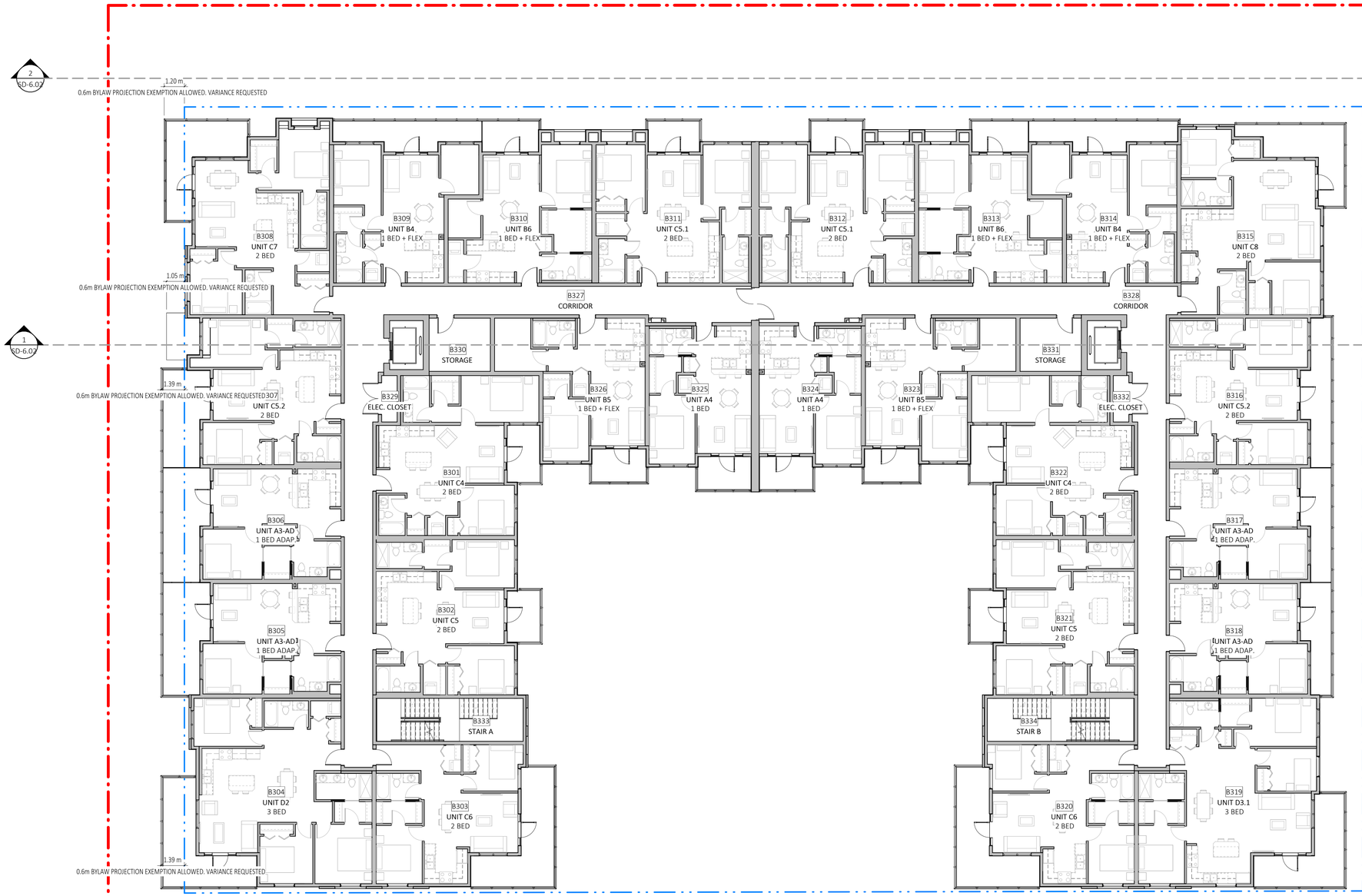
BUILDING B - 2ND LEVEL PLAN

SCALE 3/32" = 1'-0"

SD-2.22

KEYSTONE
ARCHITECTURE

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BLDG B-3RD LEVEL PLAN
3/32" = 1'-0"

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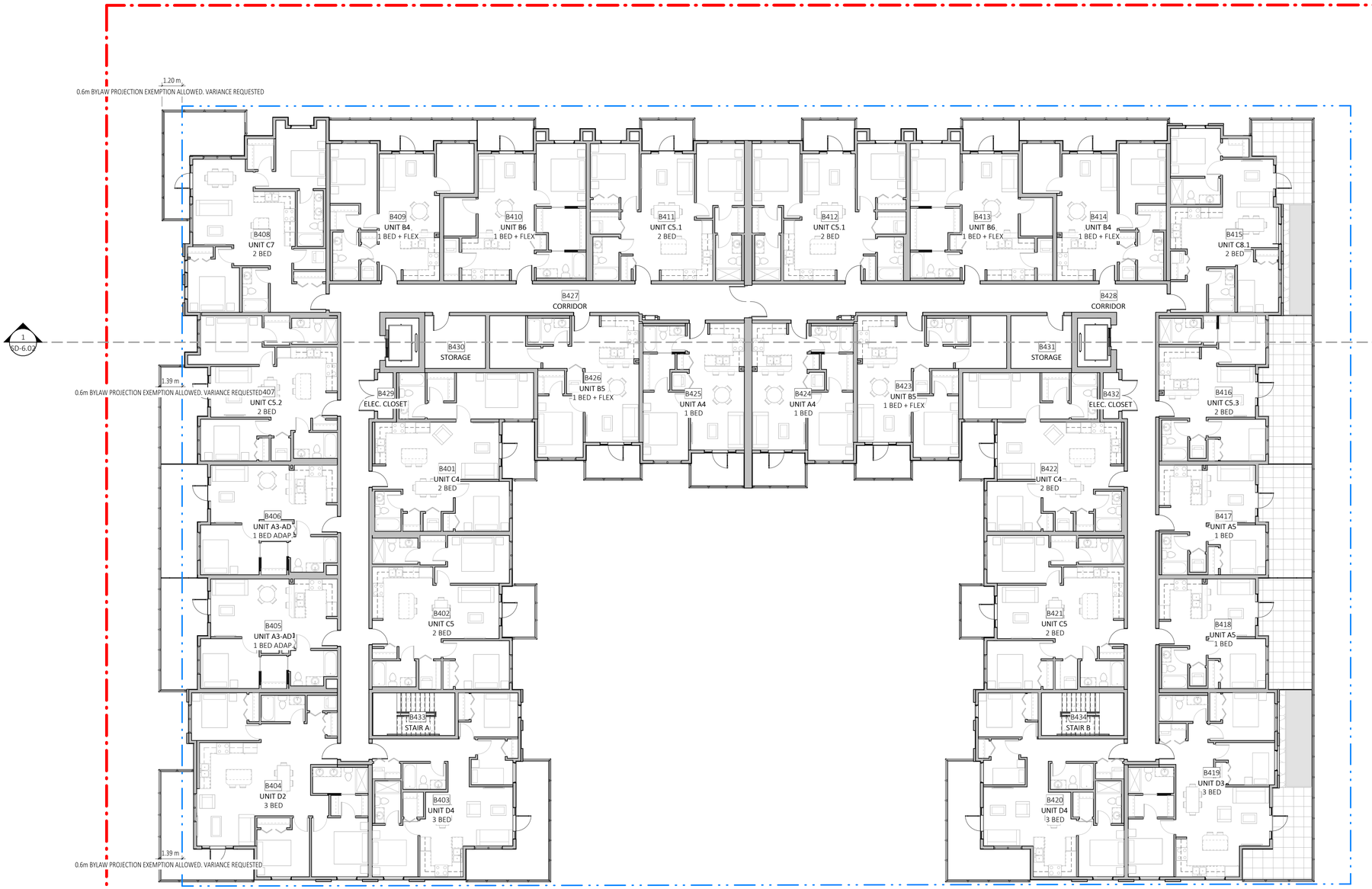
BUILDING B - 3RD LEVEL PLAN

SCALE 3/32" = 1'-0"

SD-2.23

KEYSTONE
ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
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BLDG B-4TH LEVEL PLAN

3/32" = 1'-0"

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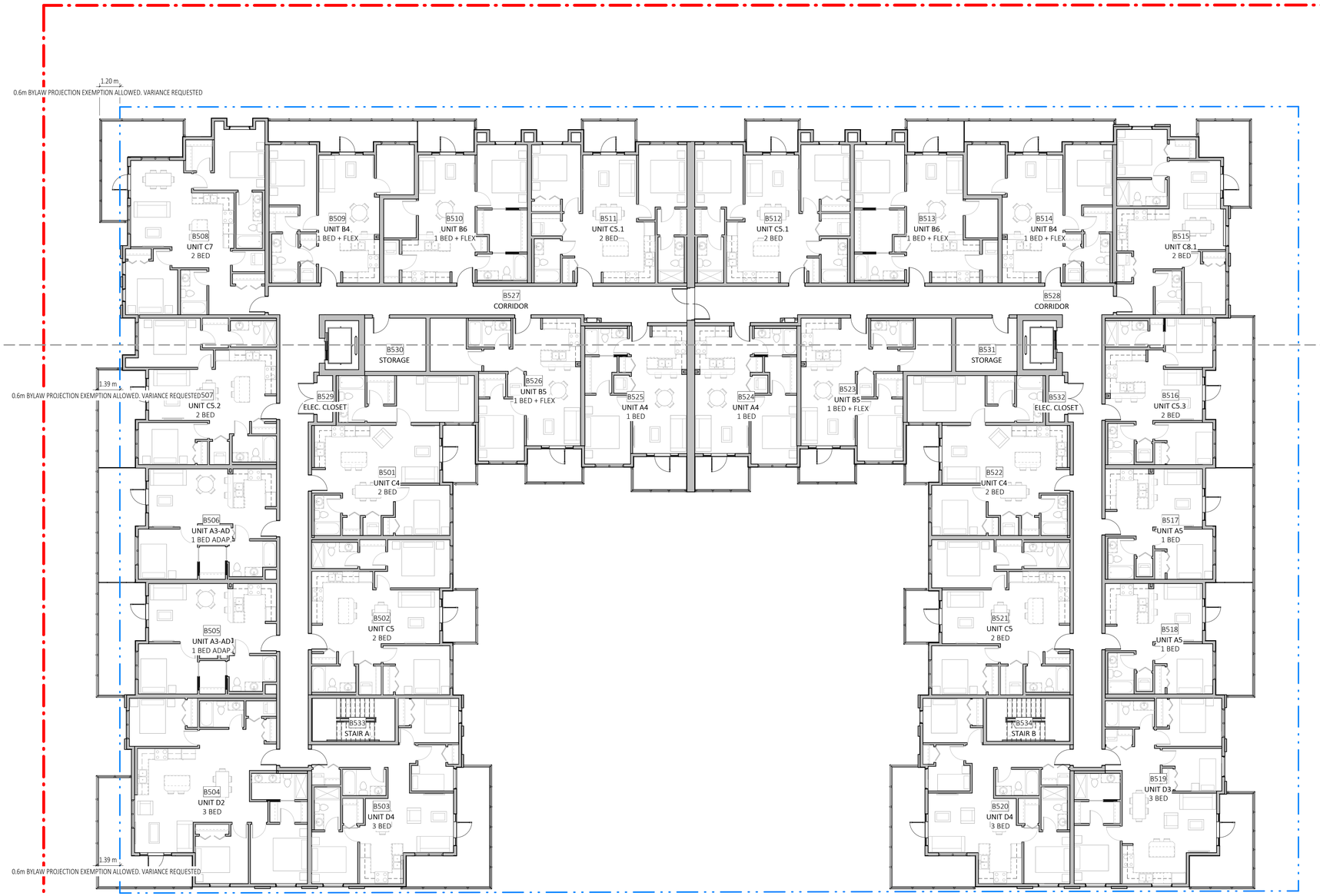
BUILDING B - 4TH LEVEL PLAN

SCALE 3/32" = 1'-0"

SD-2.24

KEYSTONE
ARCHITECTURE

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CALGARY AB | 410 - 333 11TH AVENUE SW
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BLDG B-5TH LEVEL PLAN

3/32" = 1'-0"

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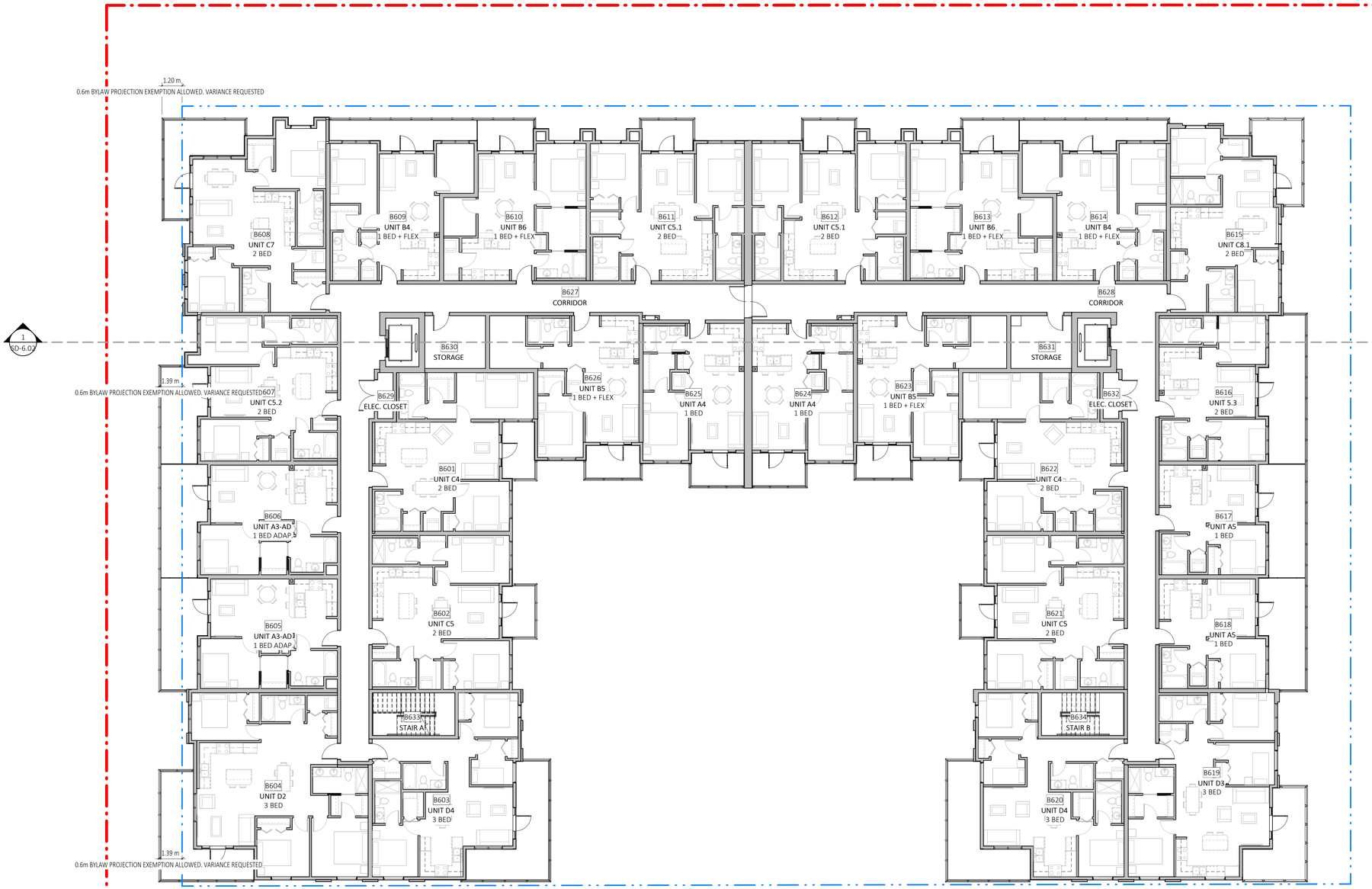
BUILDING B - 5TH LEVEL PLAN

SCALE 3/32" = 1'-0"

SD-2.25

KEYSTONE
ARCHITECTURE

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BLDG B-6TH LEVEL PLAN

3/32" = 1'-0"

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CITY FILE #

Apcon Group

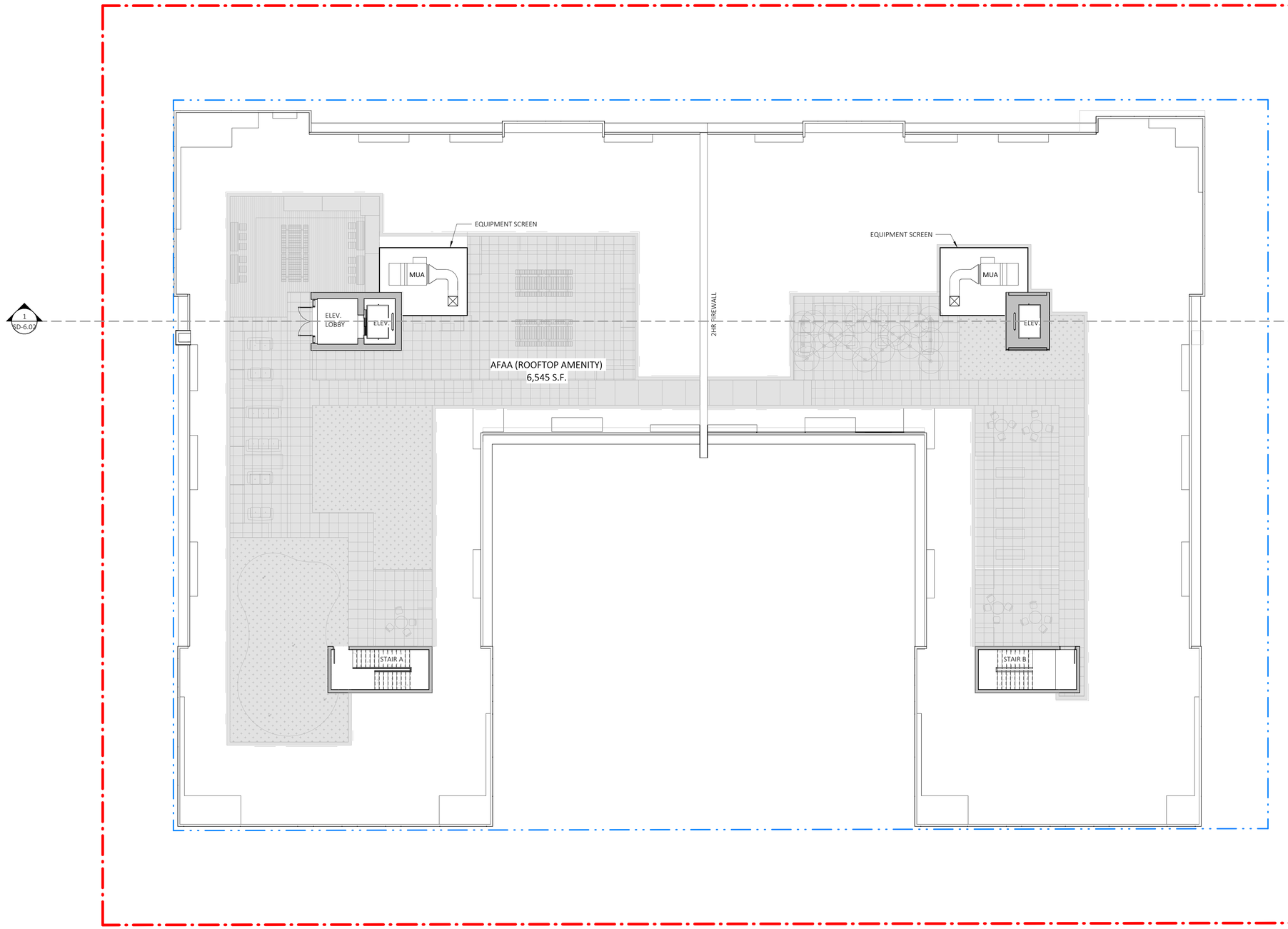
BUILDING B - 6TH LEVEL PLAN

SCALE 3/32" = 1'-0"

SD-2.26

KEYSTONE
ARCHITECTURE

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



BLDG B-ROOF LEVEL PLAN
3/32" = 1'-0"

REGISTERED ARCHITECT
STEVEN R. BARTLETT
2024-07-09
BRITISH COLUMBIA

ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD 30	24-05-24
2	ISSUED FOR SD 90	24-06-20
3	ISSUED FOR DP	24-07-05

APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

Apcon Group

BUILDING B - ROOF LEVEL PLAN

SCALE 3/32" = 1'-0"

SD-2.27

BUILDING A - ELEVATIONS



NORTH ELEVATION

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"

ZONOING AVERAGE FINISHED GRADE ELEVATIONS WERE CALCULATED USING EITHER THE ELEVATIONS AT PROPERTY LINES (PL) WHERE THE ELEVATION FRONTS A STREET, LANE OR ADJACENT PROPERTY, OR THE PATIO LEVEL WHERE THE ELEVATION IS INTERNAL TO THE DEVELOPMENT (COURTYARD).

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
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REGISTERED ARCHITECT
STEVEN R. RAMSAY
2024-07-09
BRITISH COLUMBIA

ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	24-07-05

APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

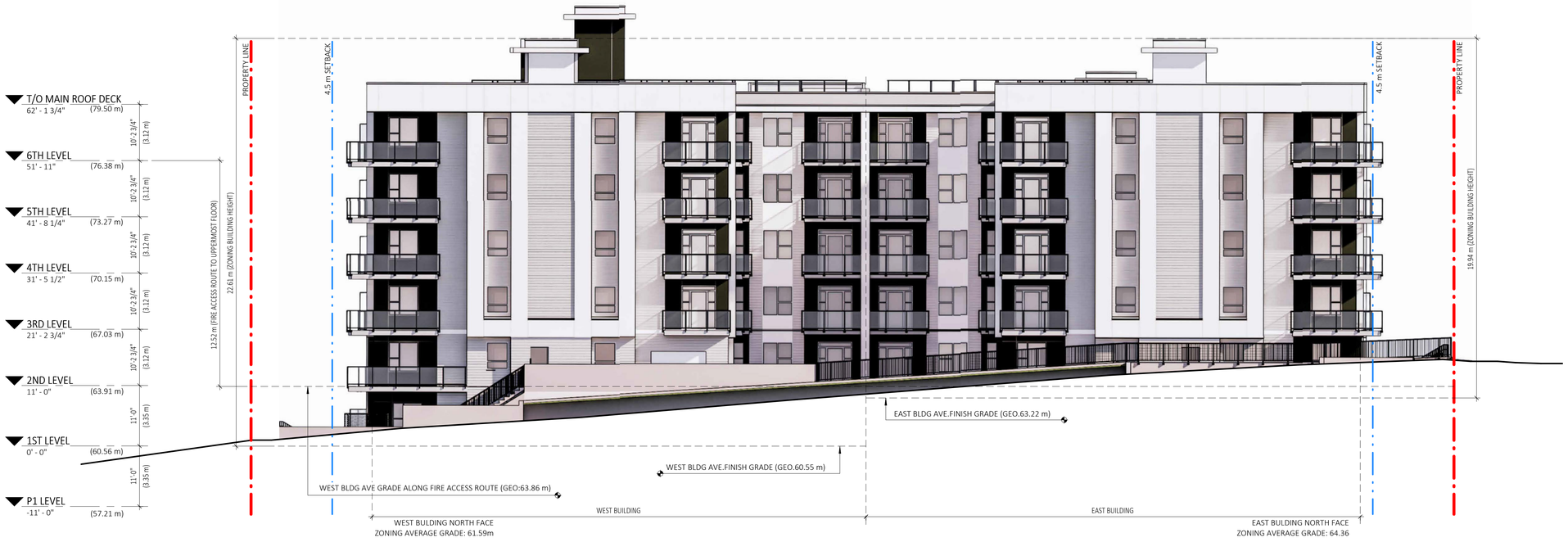
Apcon Group

BUILDING A - ELEVATIONS

SCALE 3/32" = 1'-0"

SD-3.01

BUILDING A - ELEVATIONS



SOUTH ELEVATION

3/32" = 1'-0"



WEST ELEVATION

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
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REGISTERED ARCHITECT
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2024-07-09

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APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

Apcon Group

BUILDING A - ELEVATIONS

SCALE 3/32" = 1'-0"

SD-3.02

BUILDING B - ELEVATIONS



EAST ELEVATION

3/32" = 1'-0"



NORTH ELEVATION

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
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REGISTERED ARCHITECT
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APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

Apcon Group

BUILDING B - ELEVATIONS

SCALE 3/32" = 1'-0"

SD-3.03

BUILDING B - ELEVATIONS



SOUTH ELEVATION

3/32" = 1'-0"



WEST ELEVATION

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
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REGISTERED ARCHITECT
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2024-07-09
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ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	24-07-05

APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

Apcon Group

BUILDING B - ELEVATIONS

SCALE 3/32" = 1'-0"

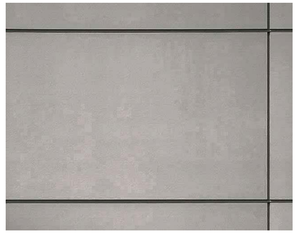
SD-3.04

BUILDING A & B - MATERIAL BOARD





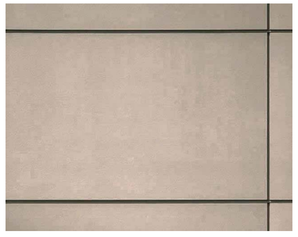
1. CEMENT BOARD SMOOTH PANEL - WHITE



2. CEMENT BOARD SMOOTH PANEL - MID GRAY



3. CEMENT BOARD LAP SIDING - MID GRAY



4. CEMENT BOARD SMOOTH PANEL - TAUPE



5. CEMENT BOARD SMOOTH PANEL - BLACK



6. CONCRETE WALL COLOUR: 'CLEAR SEALER'



7. FASCIA - WHITE



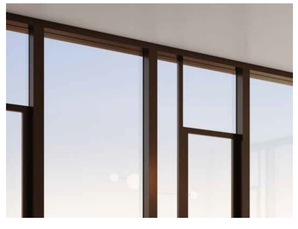
8. FASCIA - MID GRAY



9. LANDSCAPE BLOCK - TAUPE



10. ALUMINUM GUARD/RAILING COLOUR: BLACK



11. WINDOW COLOUR: BLACK EXT / WHITE INT



12. ALUMINUM SOFFIT COLOUR: WHITE

KEYSTONE
ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
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REGISTERED ARCHITECT
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2024-07-09
BRITISH COLUMBIA

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NO.	ISSUE/REVISION	DATE
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APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

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BUILDING A & B - MATERIAL BOARD

SCALE 12" = 1'-0"

SD-4.01

BUILDING A - STREETSCAPES

KEYSTONE
ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
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WEST STREETSCAPE
1/16" = 1'-0"



ISSUED FOR DP

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EAST ELEVATION STREETSCAPE
1/16" = 1'-0"

APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

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BUILDING A - STREETSCAPES

SCALE 1/16" = 1'-0"

SD-5.01

BUILDING B - STREETSCAPES



WEST STREETSCAPE

1/16" = 1'-0"



EAST ELEVATION STREETSCAPE

1/16" = 1'-0"

KEYSTONE
ARCHITECTURE

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V2S 2B1 | 604.850.0577
CALGARY AB | 410 - 333 11TH AVENUE SW
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REGISTERED ARCHITECT
STEVEN R. RAMSAY
2024-07-09
BRITISH COLUMBIA

ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
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APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

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BUILDING B - STREETSCAPES

SCALE 1/16" = 1'-0"

SD-5.02

SHADOW STUDY



JUNE 21 - 3PM

1" = 80'-0"



SEPTEMBER 21 - 3PM

1" = 80'-0"



MARCH 21 - 3PM

1" = 80'-0"



DECEMBER 21 - 3PM

1" = 80'-0"

KEYSTONE
ARCHITECTURE

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BRITISH COLUMBIA

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APCON 200 ST.
RESIDENTIAL
DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP
OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

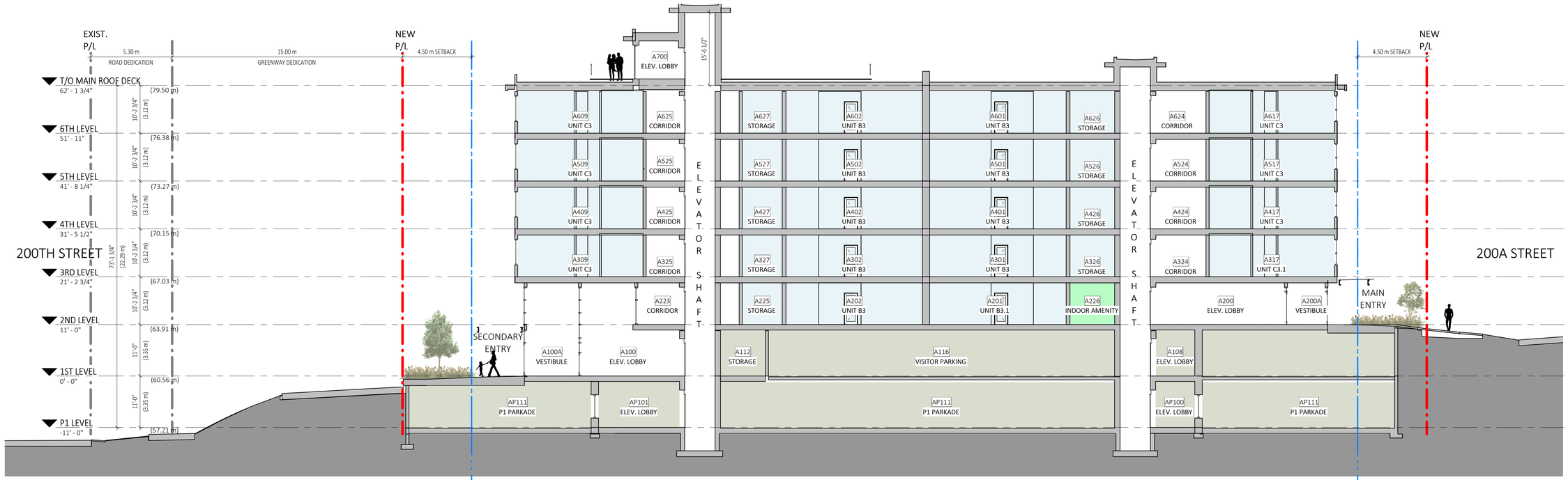
Apcon Group

SHADOW STUDY

SCALE 1" = 80'-0"

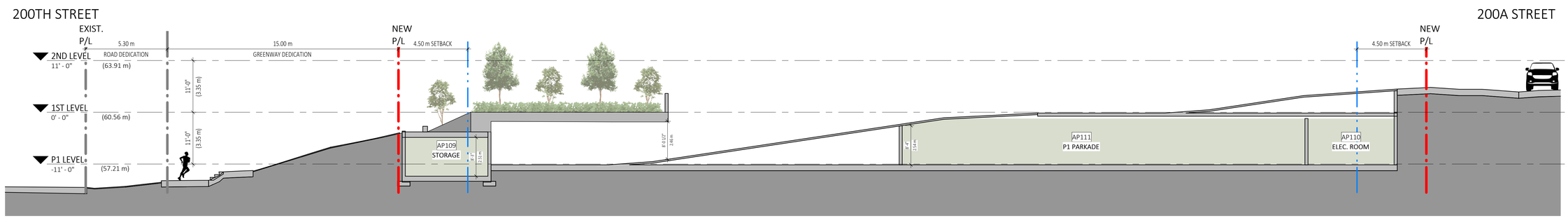
SD-5.10

BUILDING A - SITE SECTIONS



E/W SITE SECTION

3/32" = 1'-0"

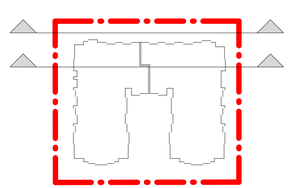


E/W SITE SECTION @ RAMP

3/32" = 1'-0"

OCCUPANCY USE

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



KEYSTONE ARCHITECTURE
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REGISTERED ARCHITECT STEVEN R. RAMSAY BRITISH COLUMBIA 2024-07-09

ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	24-07-05

APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

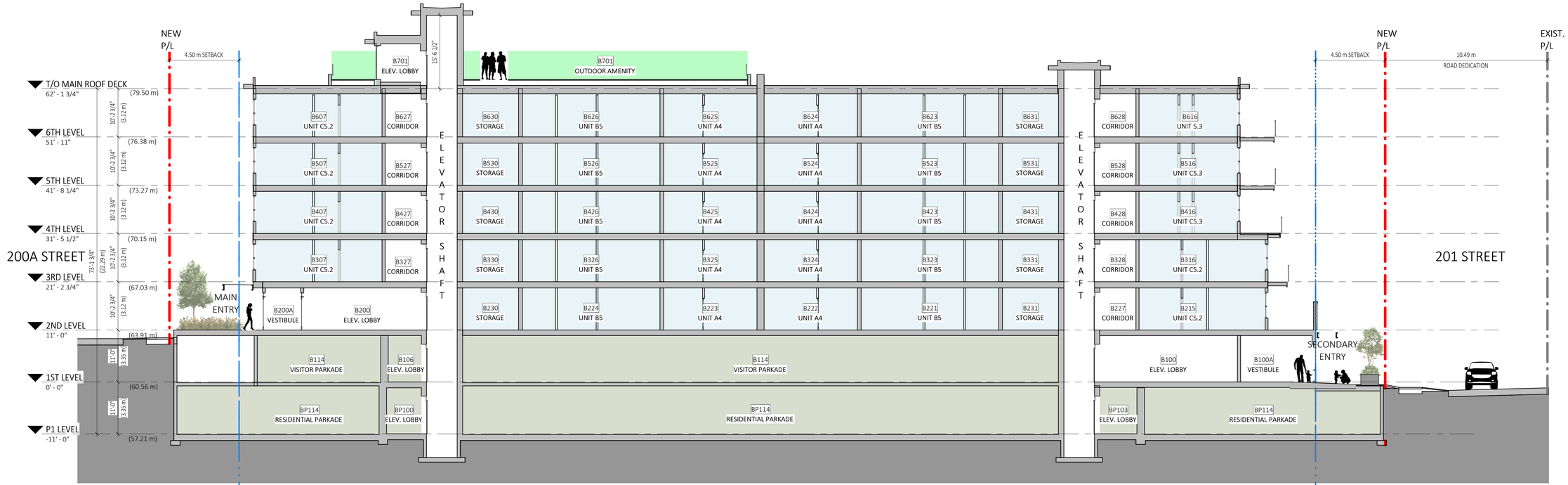
Apcon Group

BUILDING A - SITE SECTIONS

SCALE 3/32" = 1'-0"

SD-6.01

BUILDING B - SITE SECTIONS

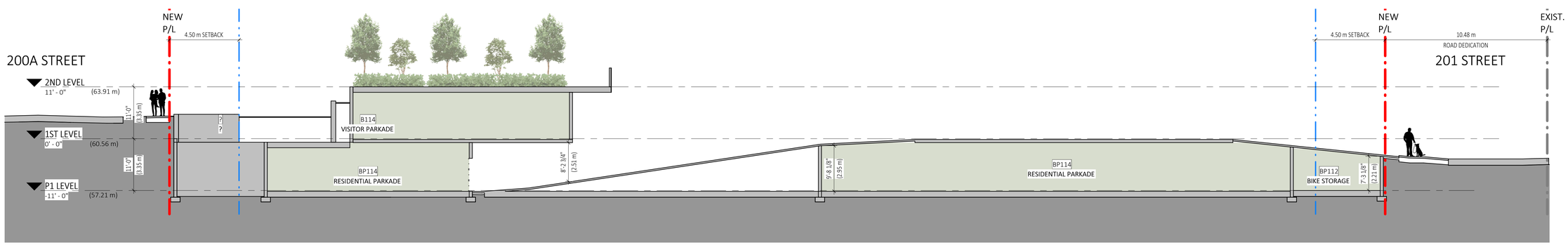


E/W SITE SECTION

3/32" = 1'-0"

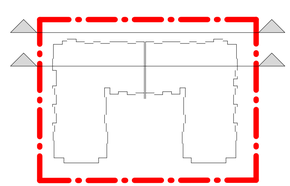
OCCUPANCY USE

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



E/W SITE SECTION @ RAMP

3/32" = 1'-0"



KEYSTONE ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
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CALGARY AB | 410 - 333 11TH AVENUE SW
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REGISTERED ARCHITECT STEVEN R. RAMSAY BRITISH COLUMBIA 2024-07-09

ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
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APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

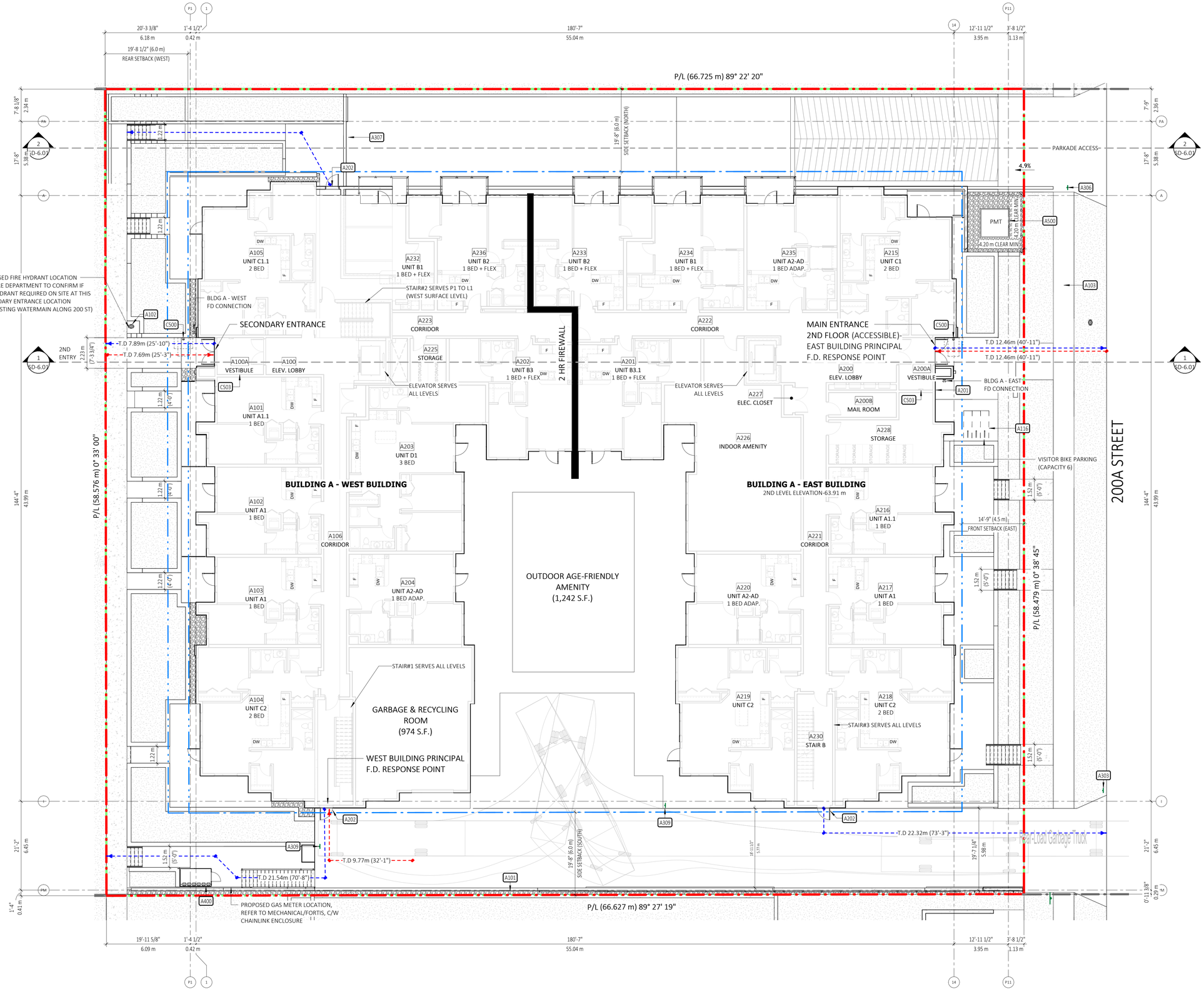
PROJECT # 23191.1
CITY FILE #

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BUILDING B - SITE SECTIONS

SCALE 3/32" = 1'-0"

SD-6.02



5.9.0 NOTE SCHEDULE

A. SITE	
A101	GUARDRAIL, 42" ABOVE ADJACENT SURFACES TYP, REFER TO SITE & CONCRETE DETAILS.
A102	NEW FIRE HYDRANT, REFER TO CIVIL DRAWINGS.
A103	SIDEWALK, REFER TO SITE DETAILS.
A116	VISITOR BIKE PARKING.
A201	FIRE DEPARTMENT LOCK BOX LOCATION.
A202	EXIT FROM PARKADE LEVELS.
A303	SIGNANGE-FIRE LANE, NO PARKING.
A306	SIGNANGE-MAXIMUM 10KPH.
A307	SIGNANGE-PARKADE CLEARANCE 7'-0".
A309	SIGNANGE-GARBAGE LOADING ZONE, NO PARKING.
A400	PROPOSED GAS METER LOCATION, REFER TO MECHANICAL DRAWINGS & FORTIS FOR REQUIREMENTS, C/W CHAINLINK ENCLOSURE, REFER TO SITE DETAILS.
A500	PMT, MINIMUM 4.2m X 4.2m CLEAR AREA, REFER TO ELECTRICAL DRAWINGS.
C. FLOOR,WALL & ROOF	
C500	POWER OPERATED DOOR CONTROL BUTTON, REFER TO ACCESSIBILITY DETAILS AND ELECTRICAL DRAWINGS.
C503	ANNUNCIATOR PANEL, REFER TO ELECTRICAL DRAWINGS.

KEYSTONE ARCHITECTURE
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APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

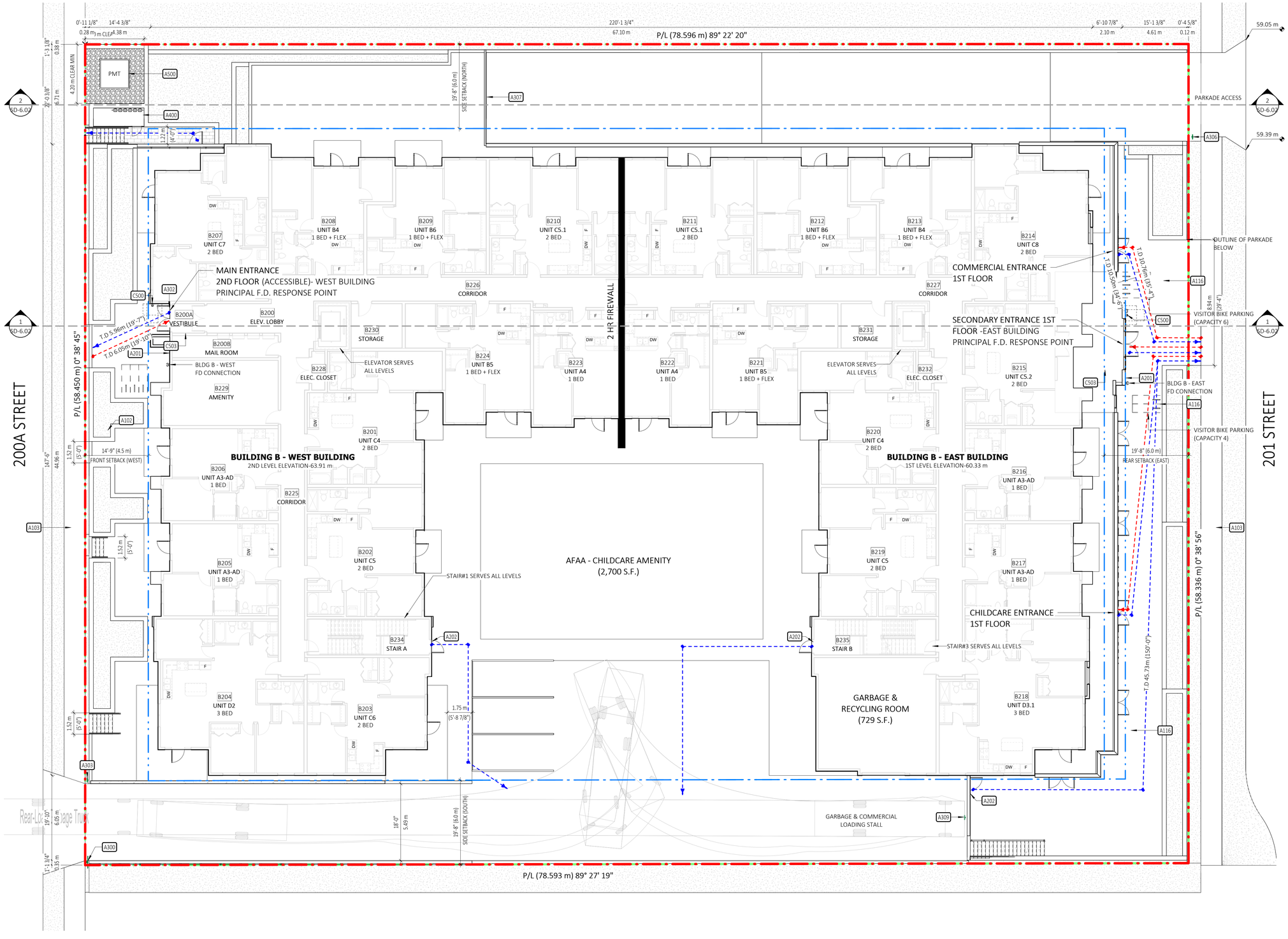
PROJECT # 23191.1
CITY FILE #

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BUILDING A - SITE CODE PLAN

SCALE 3/32" = 1'-0"

SD-7.02



5.9.0 NOTE SCHEDULE

A. SITE	
A102	NEW FIRE HYDRANT, REFER TO CIVIL DRAWINGS.
A103	SIDEWALK, REFER TO SITE DETAILS.
A116	VISITOR BIKE PARKING.
A201	FIRE DEPARTMENT LOCK BOX LOCATION.
A202	EXIT FROM PARKADE LEVELS.
A300	SIGNANGE-STOP SIGN.
A302	SIGNANGE-ACCESSIBLE ENTRANCE.
A303	SIGNANGE-FIRE LANE, NO PARKING.
A306	SIGNANGE-MAXIMUM 10KPH.
A307	SIGNANGE-PARKADE CLEARANCE 7'-0".
A309	SIGNANGE-GARBAGE LOADING ZONE, NO PARKING.
A400	PROPOSED GAS METER LOCATION, REFER TO MECHANICAL DRAWINGS & FORTIS FOR REQUIREMENTS, C/W CHAINLINK ENCLOSURE, REFER TO SITE DETAILS.
A500	PMT, MINIMUM 4.2m X 4.2m CLEAR AREA, REFER TO ELECTRICAL DRAWINGS.
C. FLOOR,WALL & ROOF	
C500	POWER OPERATED DOOR CONTROL BUTTON, REFER TO ACCESSIBILITY DETAILS AND ELECTRICAL DRAWINGS.
C503	ANNUNCIATOR PANEL, REFER TO ELECTRICAL DRAWINGS.

SITE PLAN - LOT B

3/32" = 1'-0"

KEYSTONE ARCHITECTURE

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REGISTERED ARCHITECT STEVEN R. RAMEY 2024-07-09 BRITISH COLUMBIA

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APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

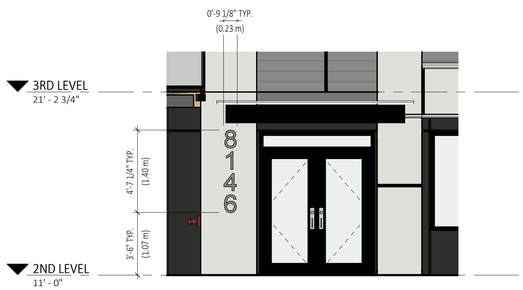
Apcon Group

BUILDING B - SITE CODE PLAN

SCALE 3/32" = 1'-0"

SD-7.03

DETAILS (SITE & BLDG SIGNAGE)



BUILDING A RESIDENTIAL ENTRY SIGNAGE

1/4" = 1'-0"



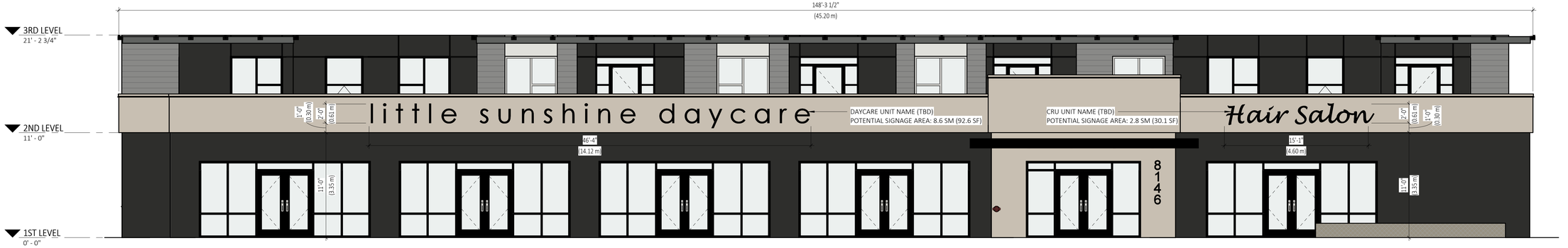
BUILDING A SECONDARY ENTRY SIGNAGE

1/4" = 1'-0"



BUILDING B RESIDENTIAL ENTRY SIGNAGE

1/4" = 1'-0"



BUILDING B COMMERCIAL SIGNAGE (EAST)

3/16" = 1'-0"

EAST ELEVATION SIGNAGE:
TOTAL LINEAR FEET OF BUILDING FACE: 45.2 M (148'-3 1/2")
ALLOWABLE AREA OF SIGNAGE (ZONING): 27.5 SM (296 SF)
PROPOSED AREA OF SIGNAGE: 11.4 SM (122.7 SF) (TO BE CONFIRMED DURING TENANT IMPROVEMENT)

GENERAL SIGNAGE NOTES:
- SIGNAGE WILL BE ATTACHED DIRECTLY TO BUILDING FACE. FASCIA SIGNAGE TO BE CHANNEL LETTERING, NOT BOX SIGNS. WINDOW SIGNS ARE NOT PERMITTED TO COVER MORE THAN 20% OF THE WINDOW.
- FONT & COLOUR TO BE DETERMINED BY THE TENANT.
- CRU SIGNAGE LIGHTING TO BE PROVDED THROUGH USE OF LOW PROFILE PROJECTING LED FIXTURES IN A DISCREET, MODERN STYLE.

KEYSTONE
ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
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2024-07-09
BRITISH COLUMBIA

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APCON 200 ST. RESIDENTIAL DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

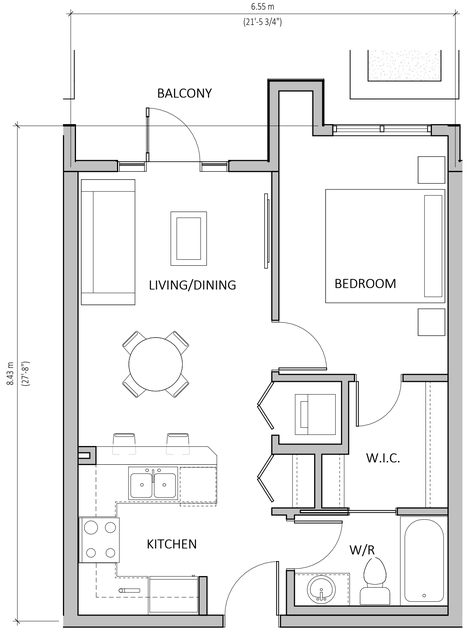
Apcon Group

DETAILS (SITE & BLDG SIGNAGE)

SCALE As indicated

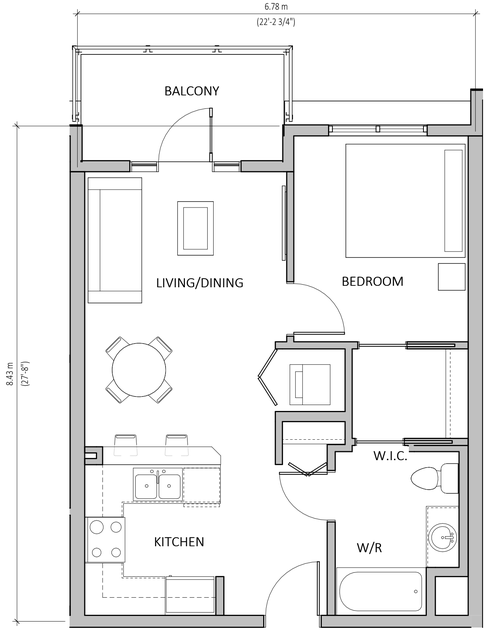
SD-8.01

UNIT PLANS



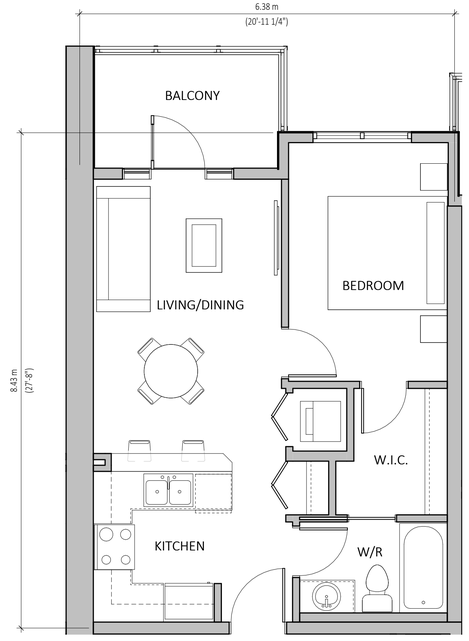
UNIT A1

1/4" = 1'-0"



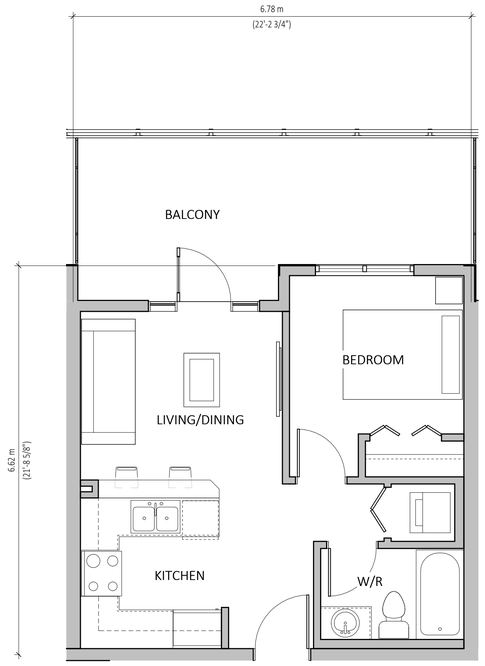
UNIT A2-AD

1/4" = 1'-0"



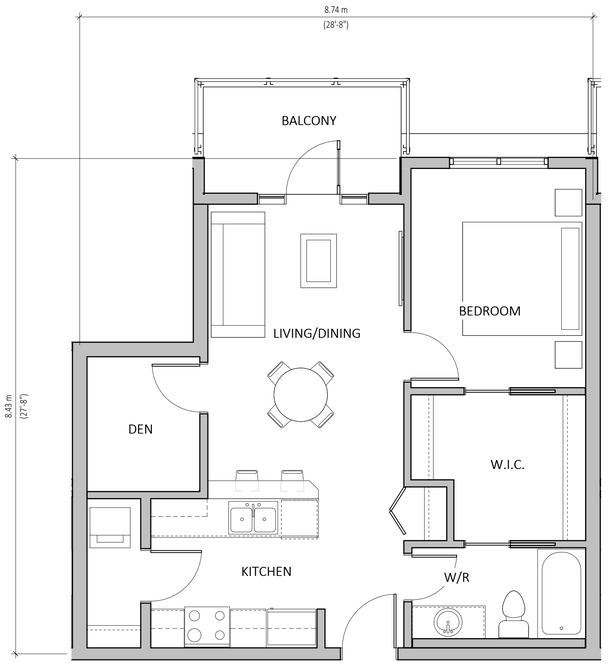
UNIT A3

1/4" = 1'-0"



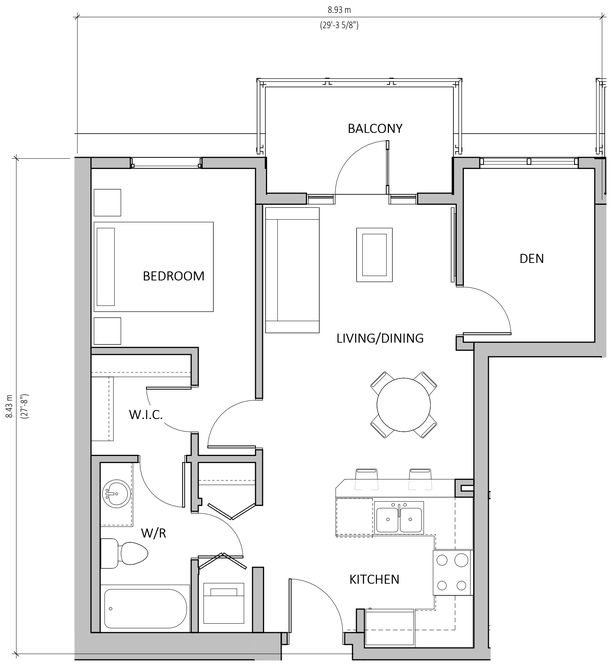
UNIT A4

1/4" = 1'-0"



UNIT B1

1/4" = 1'-0"



UNIT B2

1/4" = 1'-0"

1.4.4 UNIT DATA

UNIT	UNIT TYPE	UNIT AREA (AVG)
BUILDING A		
UNIT A1	1 BED	581 SF
UNIT A1.1	1 BED	595 SF
UNIT A2-AD	1 BED (ADAPTABLE)	601 SF
UNIT B1	1 BED & DEN	708 SF
UNIT B2	1 BED & DEN	679 SF
UNIT B2.1	1 BED & DEN	670 SF
UNIT B3	1 BED & DEN	695 SF
UNIT C1.1	2 BED	958 SF
UNIT C1.2	2 BED	915 SF
UNIT C2	2 BED	989 SF
UNIT C2.1	2 BED	985 SF
UNIT C3	2 BED	847 SF
UNIT D1	3 BED	1135 SF
BUILDING B		
UNIT A2.1-AD	1 BED (ADAPTABLE)	599 SF
UNIT A3	1 BED	564 SF
UNIT A4	1 BED	467 SF
UNIT B1.1	1 BED & DEN	701 SF
UNIT B2.2	1 BED & DEN	680 SF
UNIT B3.1	1 BED & DEN	677 SF
UNIT C1.2	2 BED	943 SF
UNIT C3.1	2 BED	853 SF
UNIT C3.2	2 BED	802 SF
UNIT C3.3	2 BED	629 SF
UNIT C4	2 BED	880 SF
UNIT C5	2 BED	748 SF
UNIT C6	2 BED	935 SF
UNIT C6.1	2 BED	761 SF
UNIT D2	3 BED	1132 SF
UNIT D3	3 BED	953 SF
UNIT D3.1	3 BED	1146 SF
UNIT D4	3 BED	860 SF

KEYSTONE
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STEVEN R. BAILEY
2024-07-09
BRITISH COLUMBIA

ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	24-07-05

APCON 200 ST.
RESIDENTIAL
DEVELOPMENT

8146 - 200TH STREET, TOWNSHIP
OF LANGLEY B.C.

PROJECT # 23191.1
CITY FILE #

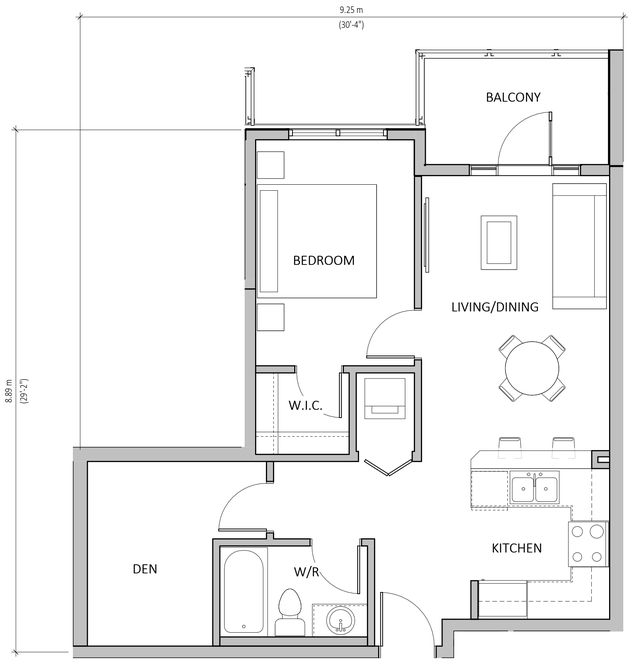
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UNIT PLANS

SCALE 1/4" = 1'-0"

SD-9.01

UNIT PLANS



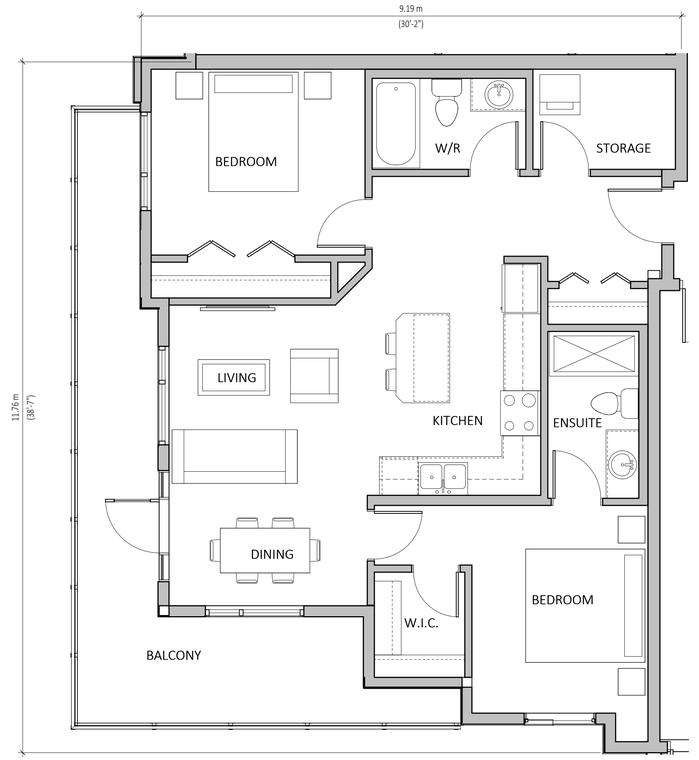
UNIT B3

1/4" = 1'-0"



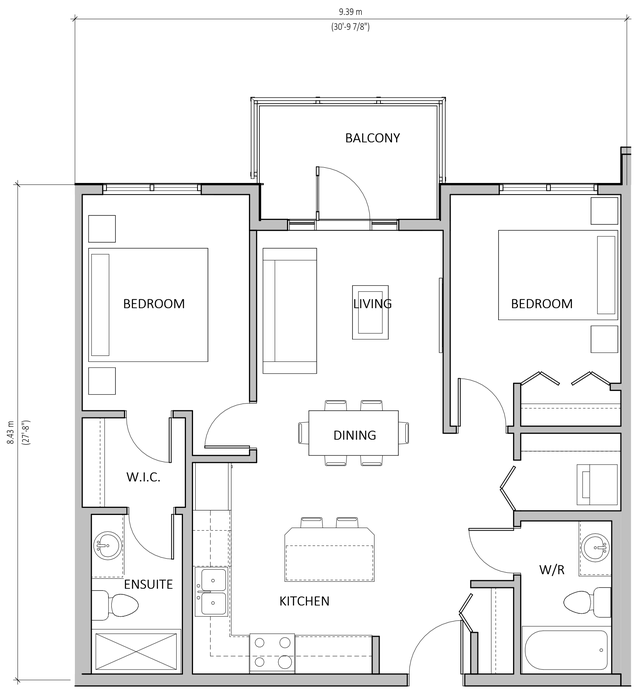
UNIT C1

1/4" = 1'-0"



UNIT C2

1/4" = 1'-0"



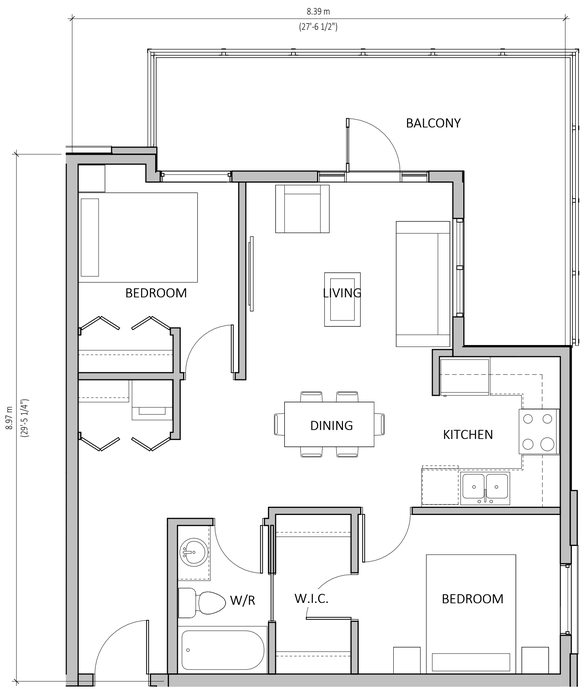
UNIT C3

1/4" = 1'-0"



UNIT C4

1/4" = 1'-0"



UNIT C5

1/4" = 1'-0"

KEYSTONE
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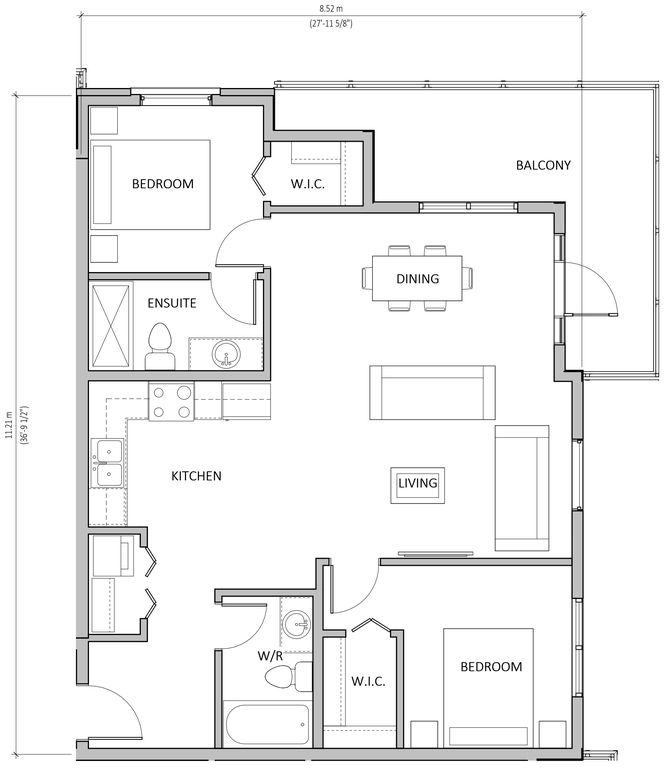
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UNIT PLANS

SCALE 1/4" = 1'-0"

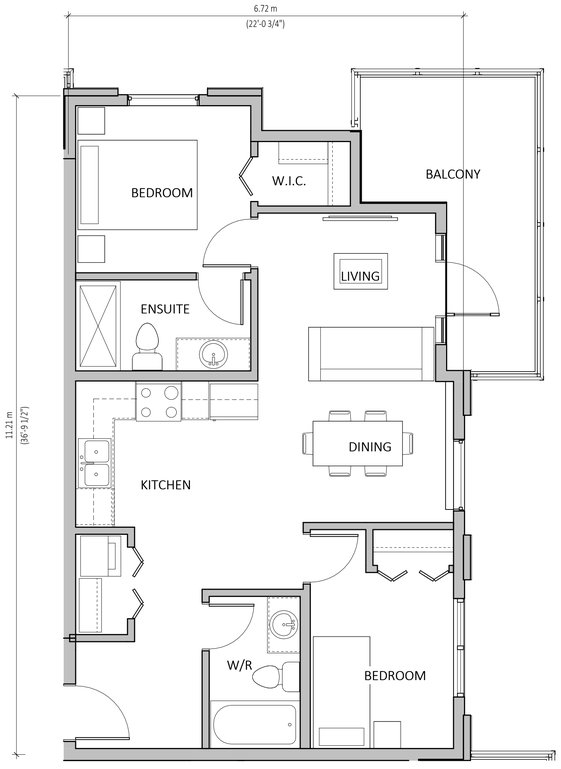
SD-9.02

UNIT PLANS



UNIT C6

1/4" = 1'-0"



UNIT C6.1

1/4" = 1'-0"



UNIT D1

1/4" = 1'-0"

KEYSTONE
ARCHITECTURE

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PROJECT # 23191.1
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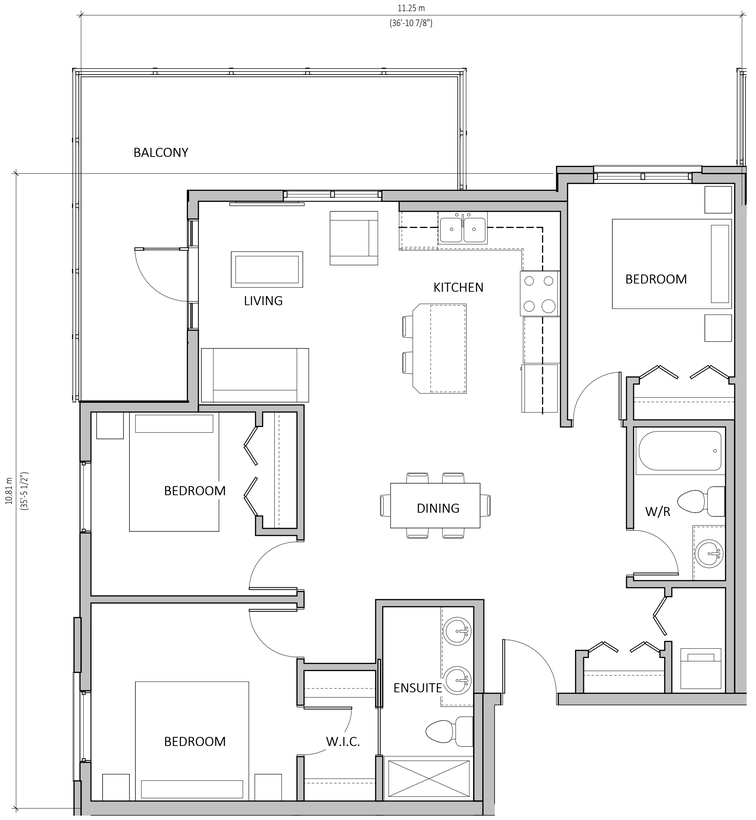
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UNIT PLANS

SCALE 1/4" = 1'-0"

SD-9.03

UNIT PLANS



UNIT D2

1/4" = 1'-0"



UNIT D3

1/4" = 1'-0"



UNIT D4

1/4" = 1'-0"

KEYSTONE
ARCHITECTURE

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UNIT PLANS

SCALE 1/4" = 1'-0"

SD-9.04