

SITE CONTEXT



1



2



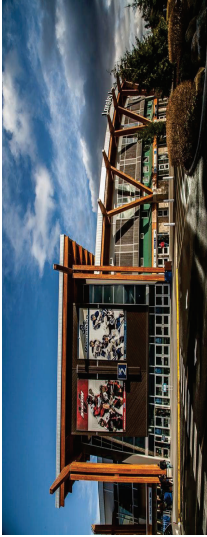
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4



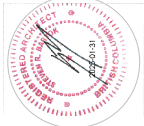
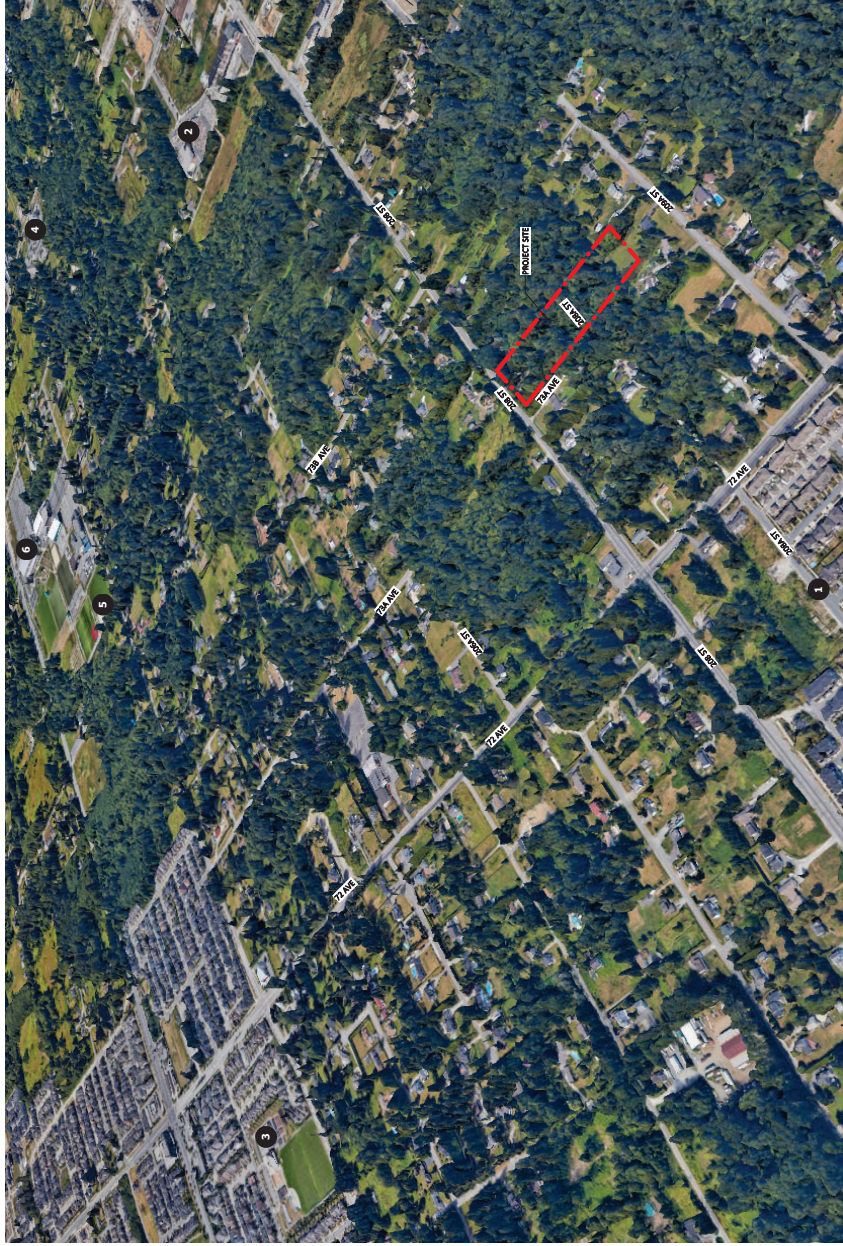
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NO.	REVISION	DATE
1	ISSUED FOR DP	25-01-07
2	RESUBMISSION	25-01-31

NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE #



SITE CONTEXT

SCALE: N.T.S.

SD-1.01

SITE CONTEXT



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1	ISSUED FOR DP	25-01-07
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SITE CONTEXT

C 208 ST LOOKING NORTH



B 208 ST LOOKING SOUTHEAST



A 208 ST LOOKING SOUTH



SCALE N.T.S.



ISSUED FOR DP RESUBMISSION	
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NORTH ARC
MULTI-FAMILY 208
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PROJECT # 24150.1
CITY FILE #



DESIGN RATIONALE

SCALE

SD-1.03

DESIGN RATIONALE

PROJECT DESCRIPTION

THIS PROPOSED DEVELOPMENT IS COMPRISED OF TWO SITES, ONE MIXED USE AND ANOTHER WITH TOWNHOUSE USES. THE MIXED-USE SITE HAS A SIX STOREY, WOOD FRAME BUILDING WITH 110 RESIDENTIAL UNITS, PARTIALLY ATOP A CONCRETE PODIUM SEPARATING RESIDENTIAL FROM COMMERCIAL USES. THE BUILDING IS SET ON 2.4 LEVELS OF FULLY SUBMERGED CONCRETE PARKADE AND IS IN AN L-SHAPE FORM ALONG WEST AND SOUTH SIDES OF THE LOT. THE BUILDING HAS A MIXED USE WITH SURFACE PARKING AND LOADING TO THE REAR OF COMMERCIAL UNITS. THE TOWNHOUSE SITE HAS 4 BUILDINGS AND 22 UNITS TOTAL AND ARE SPACED TO THE EDGES AND CORNERS OF THE LOT TO CREATE AGE-FRIENDLY AND OUTDOOR AMENITY SPACES BETWEEN...

MASSING, FORM & CHARACTER

THE FORM AND CHARACTER OF THE MIXED-USE BUILDING IS STRONG AND MODERN. AT THE SW GROUND PLANE, THE COMMERCIAL BASE IS FRAMED WITH THICK, CONTINUOUS BLACK METAL FRAMES SET ATOP SUBSTANTIAL BRICK PIESTERS. THE FRAME RISES AND PROJECTS BEYOND THE HORIZONTAL PLANE OF THE COMMERCIAL BASE, CARRYING THE LOT'S DISTINCTIVE CORNER AND WEST PODIUM AS THE LOT'S DISTINCTIVE INTERSECTION. LARGE TRANSPARENT GLAZING PLANES GIVE RELIEF ENGAGING AND INVITING PASSERSBY. ATOP BASE IS THE LIGHTER RESIDENCES ABOVE IN CALM, NEUTRAL TONES, WHICH ALSO CARRY A RHYTHMIC AND BLOCKED FRAME MOTIFYING TIE BACK TO THE DARKER COMMERCIAL FRAME BELOW.

A DOUBLE HEIGHT, GLAZED RESIDENTIAL LOBBY RESIDES AT THE CENTRE OF THE BUILDING, DIVIDING COMMERCIAL AND RESIDENTIAL USES ALONG THE GROUND PLANE AND PROVIDING EVERYDAY PASS-THROUGH ACCESS TO THE REAR. A FIREWALL EAST OF THIS LOBBY PUNCTUATES THE STEP IN GRADE WHILE ALSO CREATING WHAT BECOMES THE STEP BETWEEN THE WEST 6TH RESIDENTIAL LEVEL AND THE EAST ROOFTOP AMENITY SPACE WHICH HAS ATTRACTIVE SPACES FOR ALL RESIDENTS TO ENJOY.

ON SITE B, THE BUILDINGS ARE SITED EAST-WEST ALLOWING THE FIRST STOREY OF EACH TOWNHOUSE UNIT TO ACCOMMODATE HEIGHT VARIATIONS RESPONDING TO GRADE CHANGES. FOR THE SOUTH-FACING ENTRANCES OF TOWNHOUSE BUILDINGS C AND D, THIS RESULTS IN THE EASTMOST UNITS BEING HIGHER RELATIVE TO GRADE BUT IS COMPENSATED FOR BY EASE OF CONSTRUCTION AND CONSIDERATION TO THE BUILDING'S MASSING ACROSS BUILDINGS. THE TOWNHOUSES ARE A BLEND OF TRADITIONAL AND CONTEMPORARY DESIGN CUES USING BOARD AND BATTEN AND LAP SIDING ALONGSIDE DARKER INSET PANELS FRAMED WITH DARK TRIM AROUND WINDOWS. THE TOWNHOUSE BUILDINGS ARE SPACED AS FAR APART AS IS PERMITTED WITHIN THE SETBACKS TO MAXIMIZE NATURAL DAYLIGHT, VIEWS, AND VENTILATION WHILE FRAMING THE AGE-FRIENDLY AND OUTDOOR AMENITY SPACES.

OVERALL, THE TWO SITES BRING NEW, ECONOMICALLY VIABLE AND VALUABLE COMMERCIAL AMENITIES TO AN OTHERWISE LOW-DENSITY NEIGHBOURHOOD. COMMERCIAL TENANCIES ARE LOCATED ON WHAT WILL BE THE HIGHEST ACTIVITY AND DENSITY INTERSECTION AND NEW LOW- TO MEDIUM-DENSITY HOUSING OPTIONS CREATE A WELCOMING AND ENJOYABLE EXPERIENCE FOR RESIDENTS, BUSINESSES, AND VISITORS ALIKE.

ENVIRONMENTAL SUSTAINABILITY

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

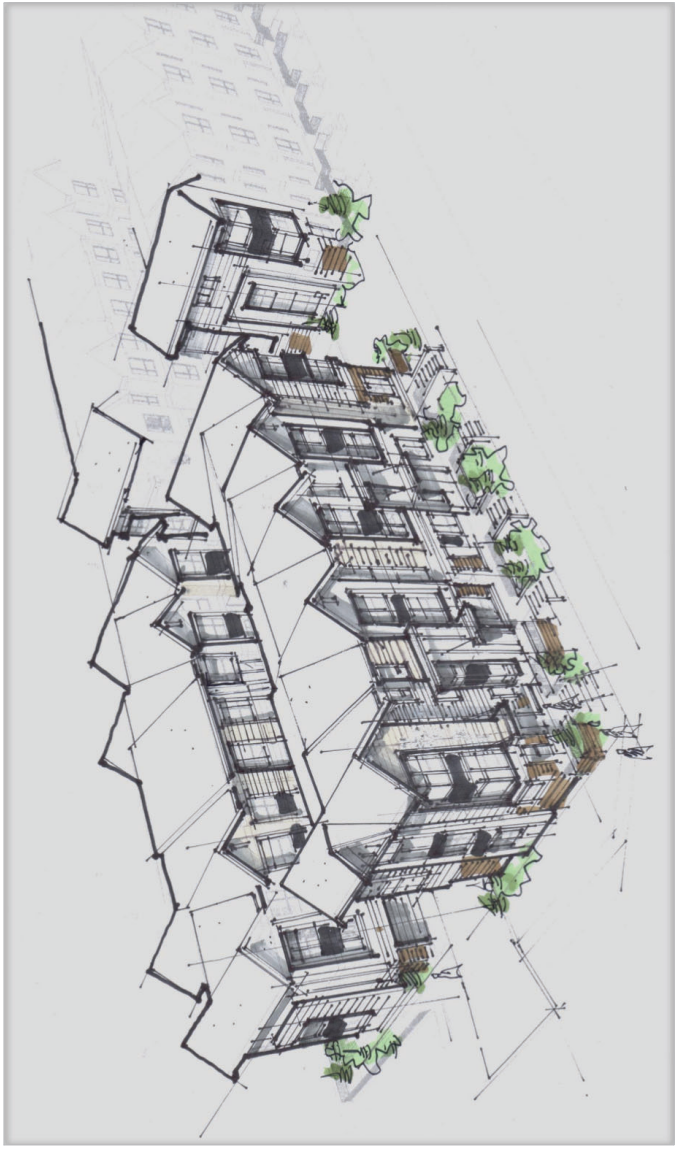
CRIME PREVENTION

ENVIRONMENTAL DESIGN PRINCIPLES (OPTED) 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 CORNERS AND CONCEALED AREAS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.

REFER ALSO TO THE ATTACHED CONCEPT STATEMENT BY THE VAN DER ZALM + ASSOCIATES INC. FOR FURTHER DETAIL ON THE LANDSCAPE DESIGN.



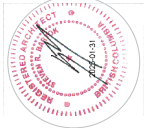
SOUTHWEST CORNER OF MIXED-USE DEVELOPMENT



SOUTHWEST CORNER OF TOWNHOUSE DEVELOPMENT

RENDERING - TOWNHOUSES

KEYSTONE
ARCHITECTURE
ARCHITECTS INC. 1300 - 3313, SOUTH PARKER WAY
CALGARY, AB T2C 1A5
TEL: (403) 243-1177
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WWW.KEYSTONEARCHITECTS.COM



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CITY FILE # -



RENDERING -
TOWNHOUSES

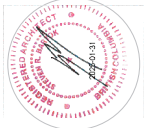
SCALE

SD-1.05



SOUTHWEST STREETVIEW

PROJECT DATA - SITE A



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NORTH ARC
MULTI-FAMILY 208
STREET

7342,208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -



PROJECT DATA -
SITE A

SCALE

SD-1.11A

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 PARADE DRIVEWAY SHAMTS, EXTERIOR PARADE EXIT STAIRS, EXTERIOR PARADE VEHICLE HAMP, EXTERIOR MOOTOP/AMENITY.

1.3.1 GROSS BUILDABLE AREA SUMMARY - SITE A - ABOVE GRADE

LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
1ST LEVEL - WEST				
PARADE	18,903 SF	1,746.62 m²	12.6%	
COMMERCIAL	9,944 SF	924.29 m²	6.6%	
INDOOR AMENITY	1,021 SF	94.87 m²	1.0%	
RESIDENTIAL	5,347 SF	496.79 m²	5.9%	
SERVICE ROOMS/SHAMTS	7,740 SF	718.40 m²	5.5%	
3RD LEVEL	3,061 SF	284.60 m²	2.2%	
RESIDENTIAL	1,607 SF	150.07 m²	1.5%	
SERVICE ROOMS/SHAMTS	8,135 SF	758.48 m²	5.9%	
2ND LEVEL	6,344 SF	588.48 m²	7.7%	
CIRCULATION	2,008 SF	191.18 m²	1.9%	
RESIDENTIAL	8,775 SF	807.70 m²	6.1%	
SERVICE ROOMS/SHAMTS	17,053 SF	1,584.26 m²	15.0%	
3RD LEVEL	17,053 SF	1,584.26 m²	15.0%	
CIRCULATION	2,008 SF	191.18 m²	1.9%	
RESIDENTIAL	14,000 SF	1,306.02 m²	14.0%	
SERVICE ROOMS/SHAMTS	8,775 SF	807.70 m²	8.1%	
4TH LEVEL	17,053 SF	1,584.26 m²	15.0%	
CIRCULATION	2,008 SF	191.18 m²	1.9%	
RESIDENTIAL	14,000 SF	1,306.02 m²	14.0%	
SERVICE ROOMS/SHAMTS	8,775 SF	807.70 m²	8.1%	
5TH LEVEL	17,053 SF	1,584.26 m²	15.0%	
CIRCULATION	2,008 SF	191.18 m²	1.9%	
RESIDENTIAL	14,000 SF	1,306.02 m²	14.0%	
SERVICE ROOMS/SHAMTS	8,775 SF	807.70 m²	8.1%	
AREA GRAND TOTAL	106,398 SF	9,829.25 m²	100.0%	

1.3.1 GROSS BUILDABLE AREA SUMMARY - SITE A - BELOW GRADE

LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
P1 LEVEL				
PARADE	18,903 SF	1,746.62 m²	11.8%	
P2 LEVEL	6,833 SF	634.36 m²	11.8%	
PARADE	13,277 SF	1,231.40 m²	44.1%	
P3 LEVEL	33,277 SF	3,091.40 m²	44.1%	
PARADE	33,277 SF	3,091.40 m²	44.1%	
AREA GRAND TOTAL	33,277 SF	3,091.40 m²	44.1%	
AREA GRAND TOTAL	75,675 SF	7,011.97 m²	100.0%	

1.4.0 UNIT COUNT SUMMARY - SITE A

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	32	29.1%	
1 BED & FLEX	10	9.1%	
1 BED JR	5	4.5%	
2 BED	10	9.1%	
2 BED & FLEX	10	9.1%	
3 BED	13	11.8%	
TOTAL UNITS: 110		100.0%	

1.4.1 UNIT FLOOR AREA SUMMARY NOTES - SITE A

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 - SITE A

UNIT	UNIT TYPE	COUNT	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
UNIT A1	1 BED JR	5	2,346 SF	218.03 m²
UNIT B1	1 BED	8	4,005 SF	371.07 m²
UNIT B2	1 BED	8	4,735 SF	439.74 m²
UNIT B3	1 BED	8	4,735 SF	439.74 m²
UNIT B4	1 BED	3	548 SF	509.12 m²
UNIT B4.1	1 BED	4	2,335 SF	216.90 m²
UNIT B5	1 BED	1	584 SF	542.22 m²
UNIT B6	1 BED	4	2,025 SF	187.00 m²
UNIT B7	1 BED	4	2,025 SF	187.00 m²
UNIT C1	1 BED & FLEX	5	3,242 SF	301.16 m²
UNIT C2	1 BED & FLEX	5	3,735 SF	346.77 m²
UNIT D1	2 BED	2	3,162 SF	292.54 m²
UNIT D2	2 BED	2	3,162 SF	292.54 m²
UNIT D3	2 BED	23	18,622 SF	1,748.59 m²
UNIT D4	2 BED	6	4,728 SF	439.22 m²
UNIT E1	2 BED & FLEX	5	4,503 SF	418.07 m²
UNIT F1	3 BED	1	1,183 SF	109.56 m²
UNIT F2	3 BED	1	1,035 SF	94.42 m²
UNIT F3	3 BED	5	4,740 SF	440.34 m²
UNIT F4	3 BED	5	4,740 SF	440.34 m²
UNIT TOTALS:		110	79,853 SF	7418.57 m²

PROJECT DATA - SITE A

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

VEHICLE PARKING STALL DATA			FACTOR	REQUIRED/PERMITTED STALLS
LOT 1				
RESIDENTS:	STUDIO	5 UNITS	7-11 (10 SPACES PER DWELLING UNIT)	5 (1.0) = 5 STALLS
	1 OR MORE BED UNIT	105 UNITS	7-15	105(1.1) = 158 STALLS
	ACCESSIBLE	N/A	RATIO OF 1 EVERY 50 STALLS OR PART THEREOF WHERE OVER 50 STALLS ARE REQUIRED. STALL DIMENSION OF AT LEAST 3.7 m WIDE x 5.8 m LONG	3 STALLS
COMMERCIAL:	ADAPTABLE 4-POUSIN IN REQUIREMENT	10% OF UNITS	AT LEAST 1 PARKING SPACE (3.7m WIDE) IS REQUIRED FOR EACH ADAPTABLE UNIT	0 (0.01/0) = 11 STALLS
	ELECTRIC VEHICLE CHARGING	1.00 UNITS	7-11 (11 SPACE PER DWELLING UNIT)	1 (0.01) = 11 (ELECTRIC VEHICLE CHARGING) BUT IT CAN BE OF PROVIDING LEVEL 2 CHARGING OR HIGHER, TO BE USED BY
	LOADING	N/A	DIMENSIONS NOT LESS THAN 3 m WIDE x 0.75 m x 4.25 m H. ONE OFF-STREET LOADING SPACE FOR EVERY BUILDING HAVING A GROSS FLOOR AREA OF 500 m ² OR GREATER	1 LOADING STALL
TOTAL RESIDENT STALLS				
168 STALLS (EXCLUDING LOADING)				
VISITORS:	STANDARD	N/A	70-110 (10% OF RESIDENT STALLS)	168(0.10) = 17 STALLS
	SMALL CAR	N/A	70-110 (10% OF RESIDENT STALLS)	17(0.20) = 3 STALLS
	ACCESSIBLE	N/A	AT LEAST 1 PARKING STALL WHERE BETWEEN 10 AND 50 STALLS ARE REQUIRED	1 STALL
TOTAL VISITOR STALLS				
17 STALLS				
COMMERCIAL:	STANDARD	880 m ² (0.28 x 1.0)	1 SPACE PER 30 m ² OF GFA	880 m ² /750 m ² = 25 STALLS
	SMALL CAR	N/A	70-20 (MAX 20% OF COMMERCIAL PARKING, MINIMUM SIZE 2.44 m x 4.88 m, NOT SHALL COMPANION STALLS)	20(0.20) = 5 STALLS
	ACCESSIBLE	N/A	AT LEAST 1 PARKING STALL WHERE BETWEEN 10 AND 50 STALLS ARE REQUIRED	1 STALL
TOTAL COMMERCIAL STALLS				
25 STALLS				
GRAND TOTAL				
183 STALLS				
RESIDENT & VISITOR:	RESIDENT & VISITOR ACCESSIBLE			168 STALLS
	COMMERCIAL ACCESSIBLE			25 STALLS
	DROP-OFF:	NOT APPLICABLE UNLESS PROVIDED	A DESIGNATED DROP-OFF AND PICK-UP AREA	1 STALL
LOADING	RESIDENTIAL WASTE COLLECTION			1 STALL
	STAGING AREA			1
BICYCLE STALL DATA				
RESIDENT (VISITOR CLASS 1)	1.00 UNITS		1 BICYCLE SPACE IN A SECURE BICYCLE PARKING AREA PER DWELLING UNIT	1.00 BICYCLE STALLS
	N/A		6 VISITOR BICYCLE SPACES PER MULTIPLE UNIT RESIDENTIAL BUILDING	6 VISITOR BICYCLE STALLS
	N/A		0.00 BICYCLE SPACES IN A SECURE BICYCLE PARKING AREA PER 1.00 m ² OF THE GROSS FLOOR AREA WHERE GROSS FLOOR AREA IS GREATER THAN OR EQUAL TO 2,000 m ²	1088 m ² GFA = 0 BICYCLE STALLS
COMMERCIAL (CLASS 2)	N/A		1 VISITOR BICYCLE SPACES AT EACH PUBLIC ENTRANCE	6 x 1 MAIN ENTRANCE = 6 BICYCLE STALLS
				120 BICYCLE STALLS
STORAGE STALL DATA				
RESIDENT	1.00		N/A	1.00 (MIN 5.67 CUBIC METRE RS)
				110
NOTES:				



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NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
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PROJECT DATA -
SITE A

SCALE

SD-1.12A

KEYSTONE
ARCHITECTURE
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V2S 2B1 | 604.830.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 581.391.4768
MAIL@KEYSTONEARCH.CA

1.6.2 FSR CALCULATION		
GROSS FLOOR AREA (FSR) SF	GROSS SITE AREA SF	FSR
105,329 SF	38,641 SF	2.73

GROSS FLOOR AREA (FSR) SF	GROSS SITE AREA SF	FSR
105,329 SF	38,641 SF	2.73

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR COORDINATION	24-10-11
2	ISSUED FOR SD 30	24-10-16
3	ISSUED FOR SD 60	24-12-03
4	ISSUED FOR SD 90	24-12-12
5	ISSUED FOR DP	25-01-07
6	ISSUED FOR DP RESUBMISSION	25-01-31

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

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FSR DATA AND
PLANS - SITE A

SCALE 1" = 20'-0"

SD-1.13A





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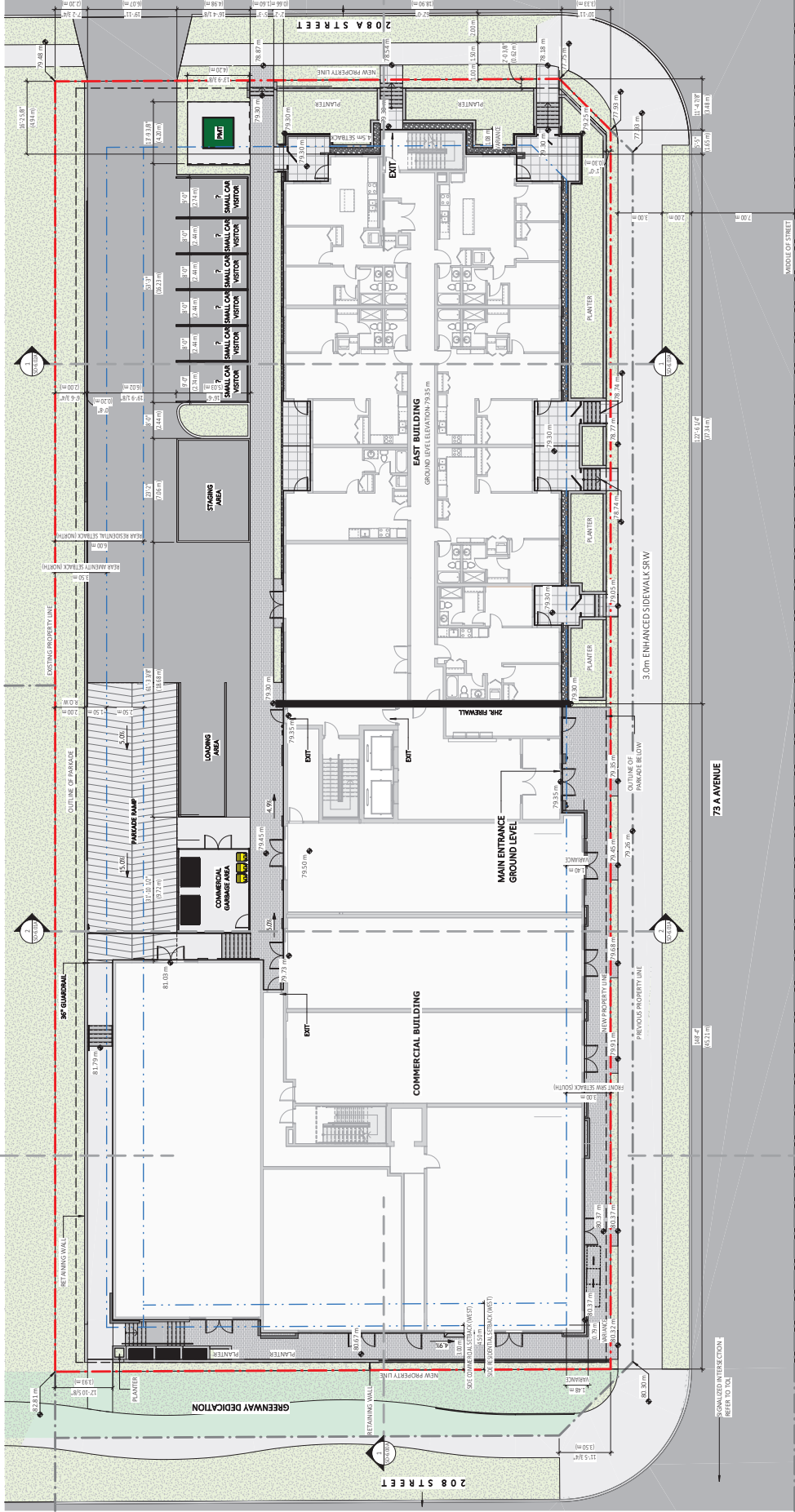
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SITE PLAN - SITE A

SCALE 3/32" = 1'-0"

SD-2.01A



SITE PLAN - SITE A

3/32" = 1'-0"



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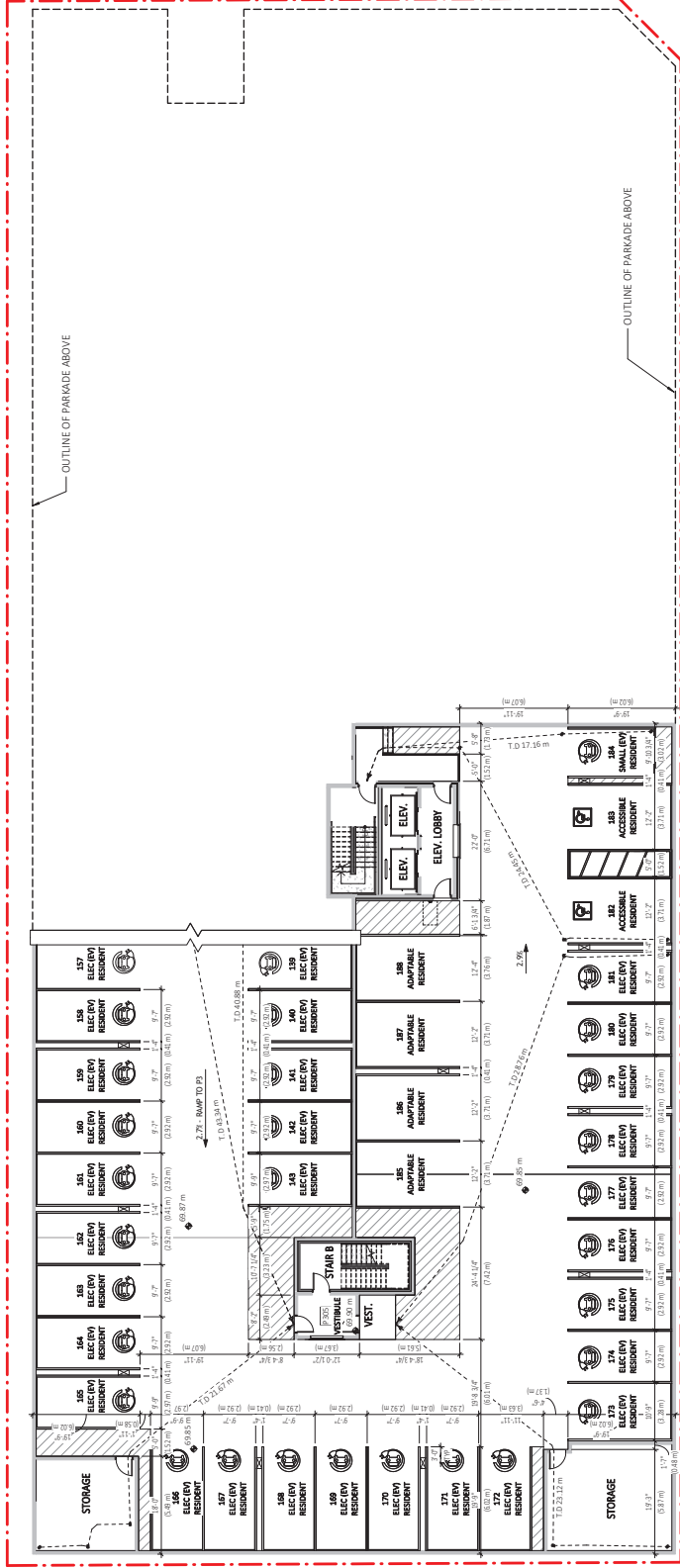
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P3 LEVEL PLAN



SD-2.10A



P3 LEVEL
3/32" = 1'-0"



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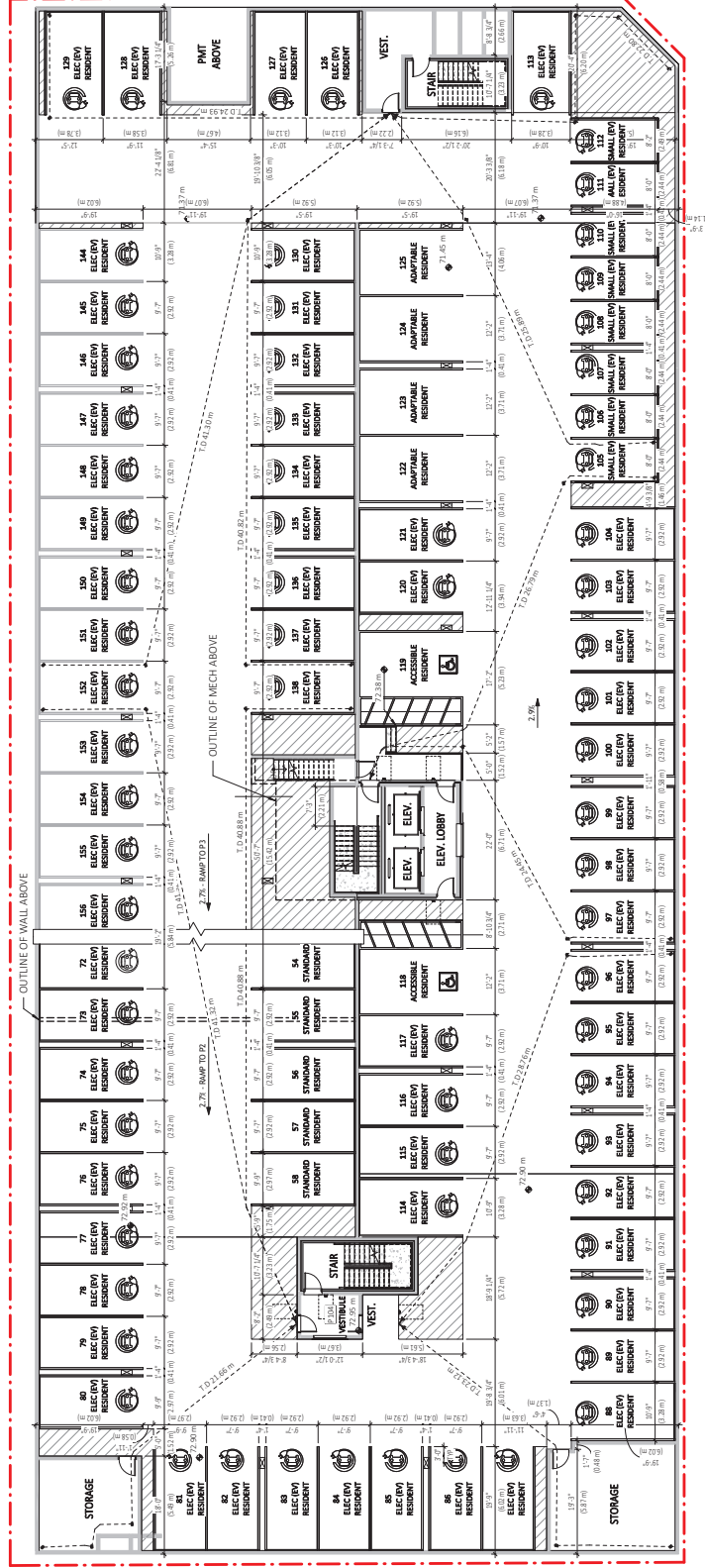
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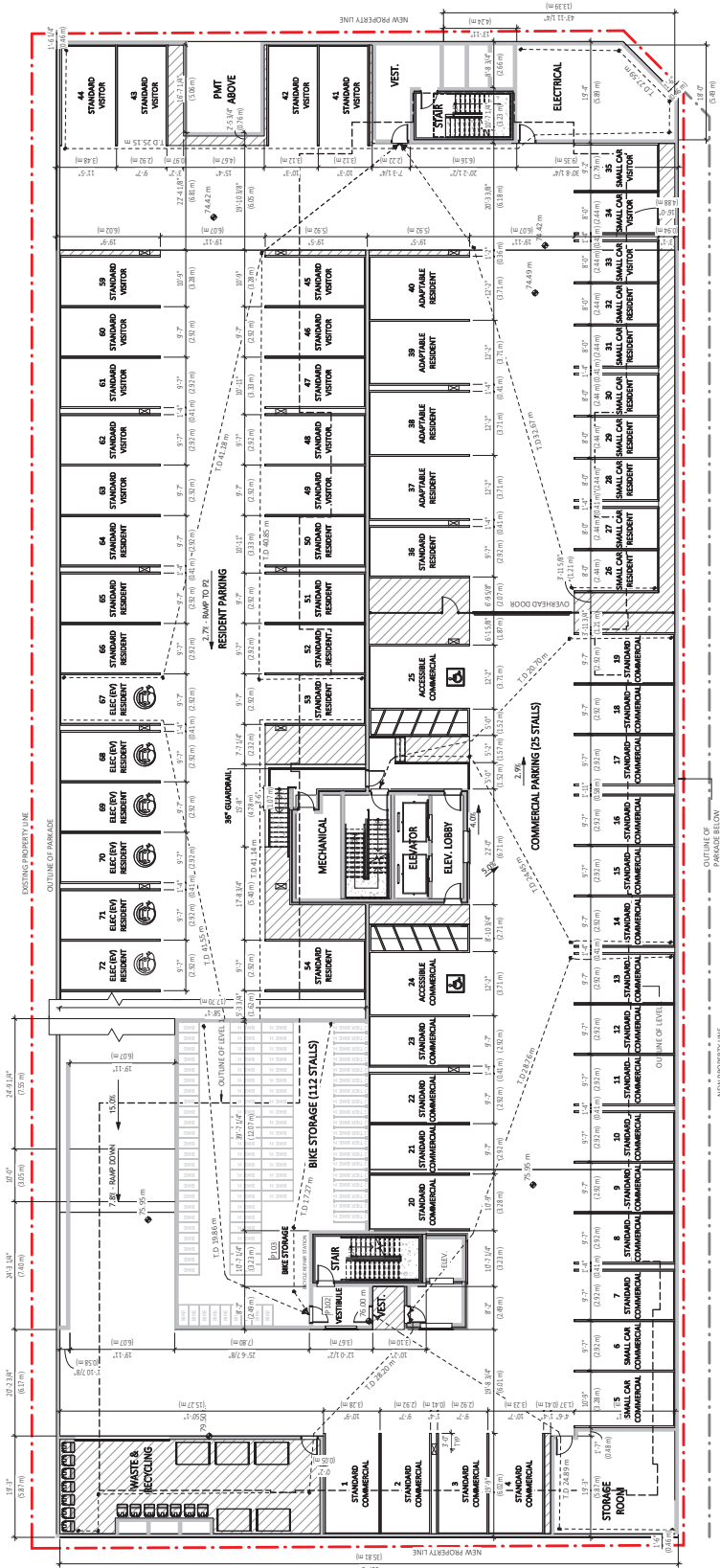
P2 LEVEL PLAN

1
SCALE 3/32" = 1'-0"

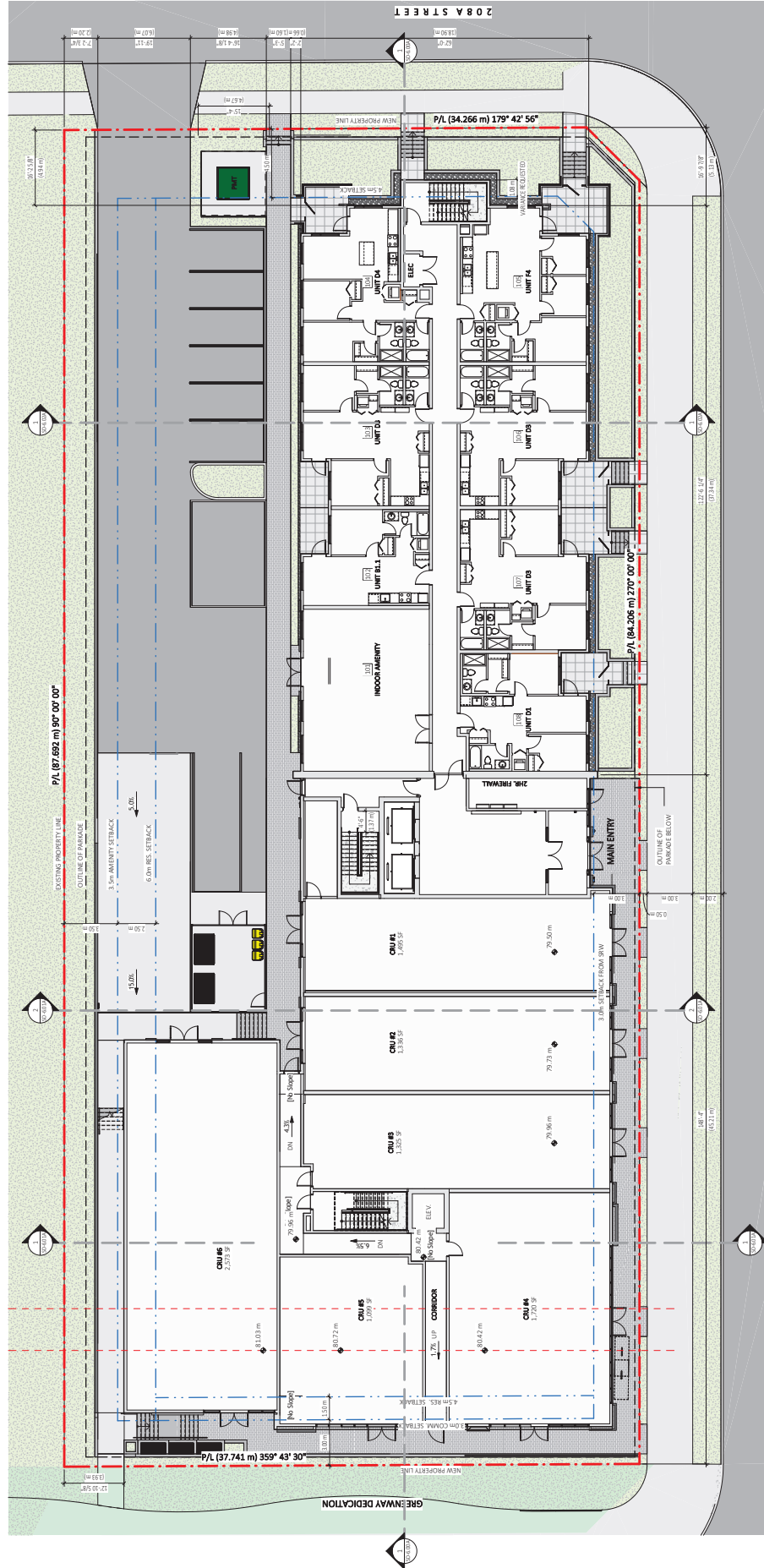
SD-2.11A



P2 LEVEL
3/32" = 1'-0"



EXISTING PROPERTY LINE





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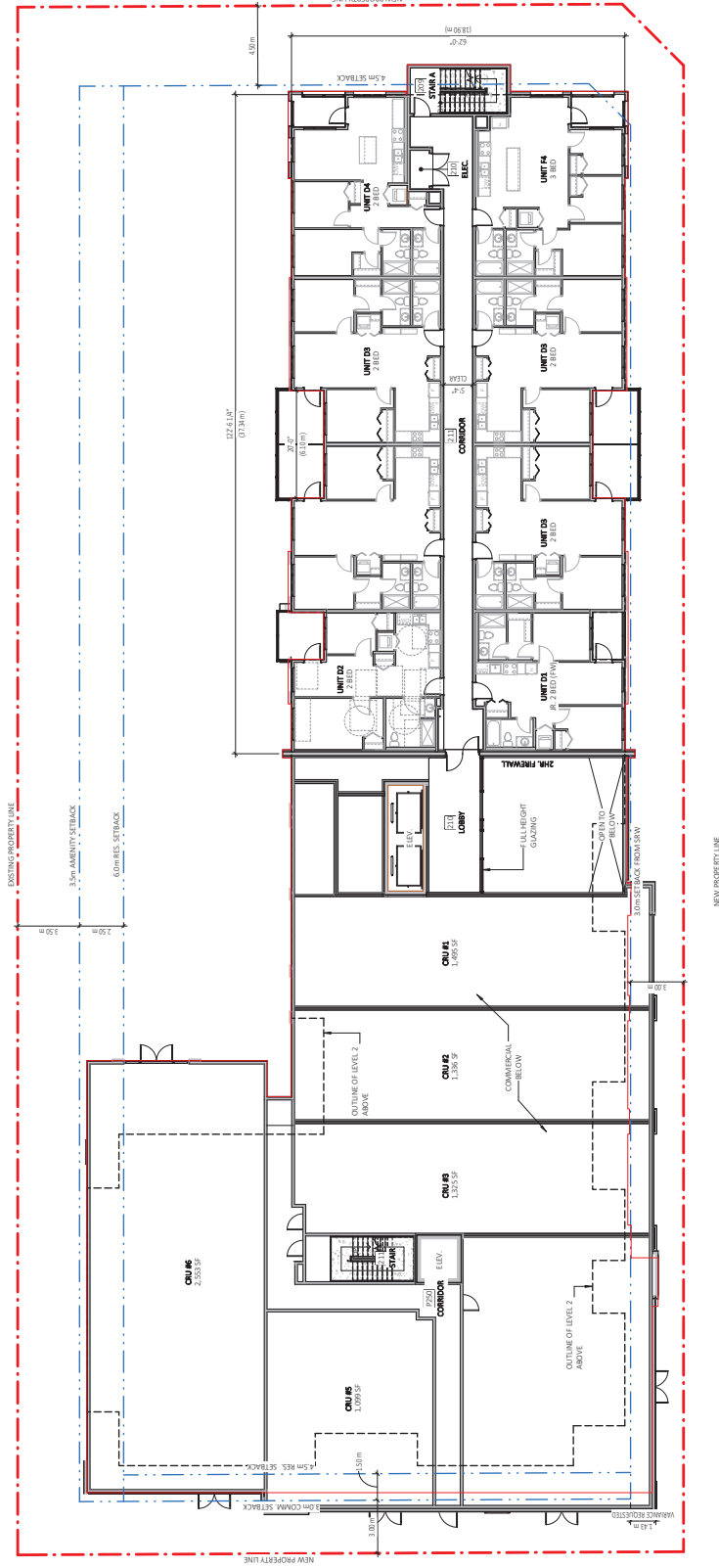


1ST LEVEL EAST
PLAN

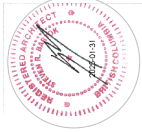


SCALE 3/32" = 1'-0"

SD-2.14A



1ST LEVEL EAST
3/32" = 1'-0"



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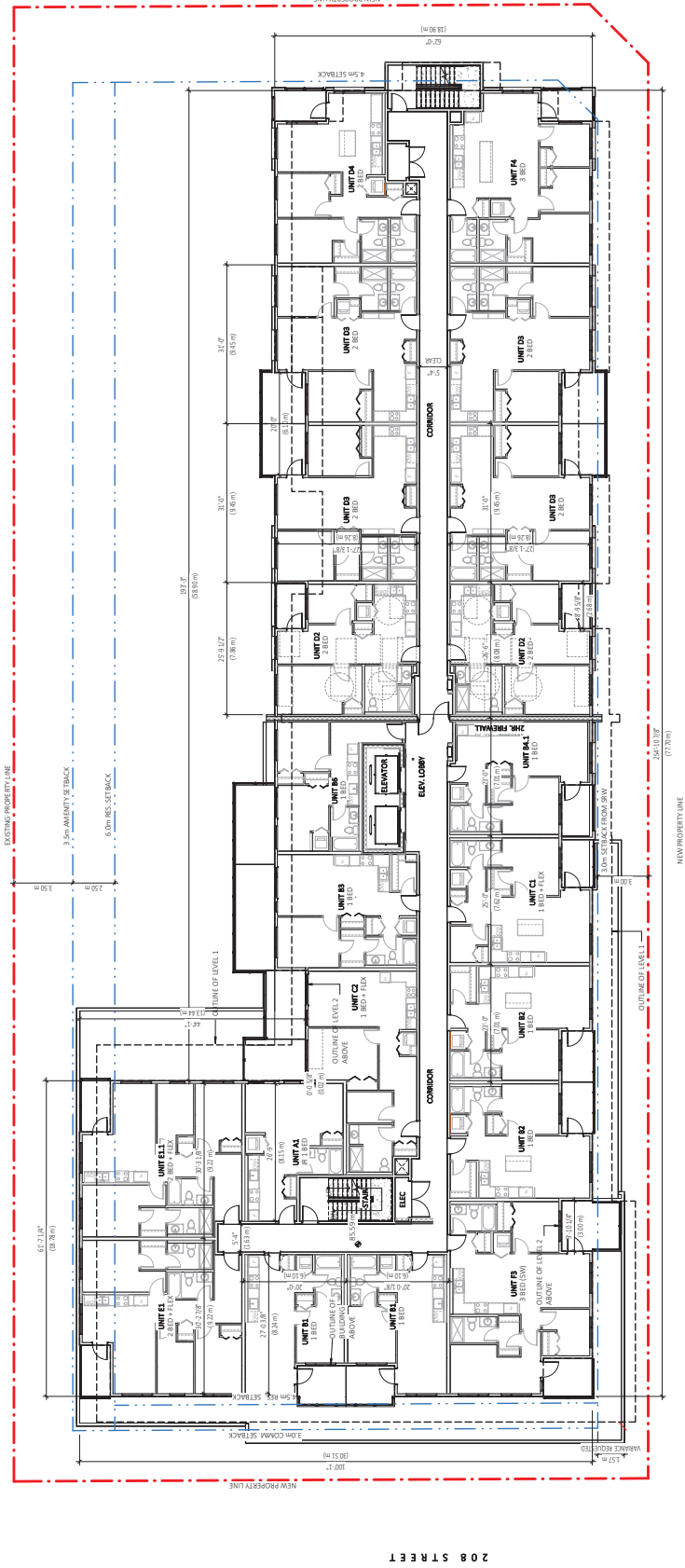


2ND-5TH LEVEL
PLAN

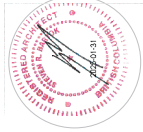


SCALE 3/32" = 1'-0"

SD-2.15A



2ND - 5TH LEVEL
3/32" = 1'-0"



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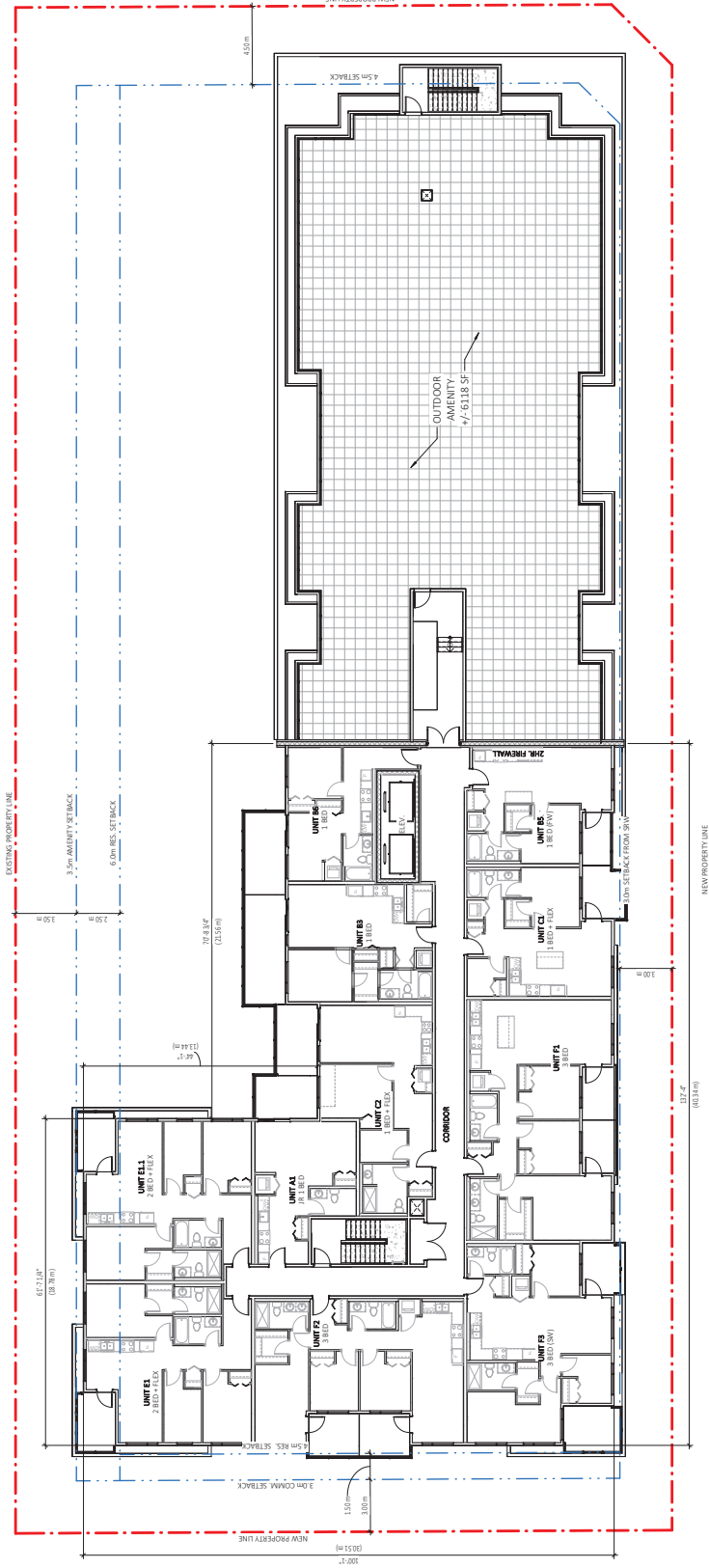
PROJECT # 24150.1
CITY FILE #



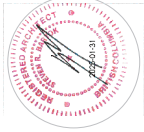
6TH LEVEL PLAN

1
SCALE 3/32" = 1'-0"

SD-2.16A



6TH LEVEL
3/32" = 1'-0"



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NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	25-01-07
2	ISSUED FOR DP RESUBMISSION	25-01-31

NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE #

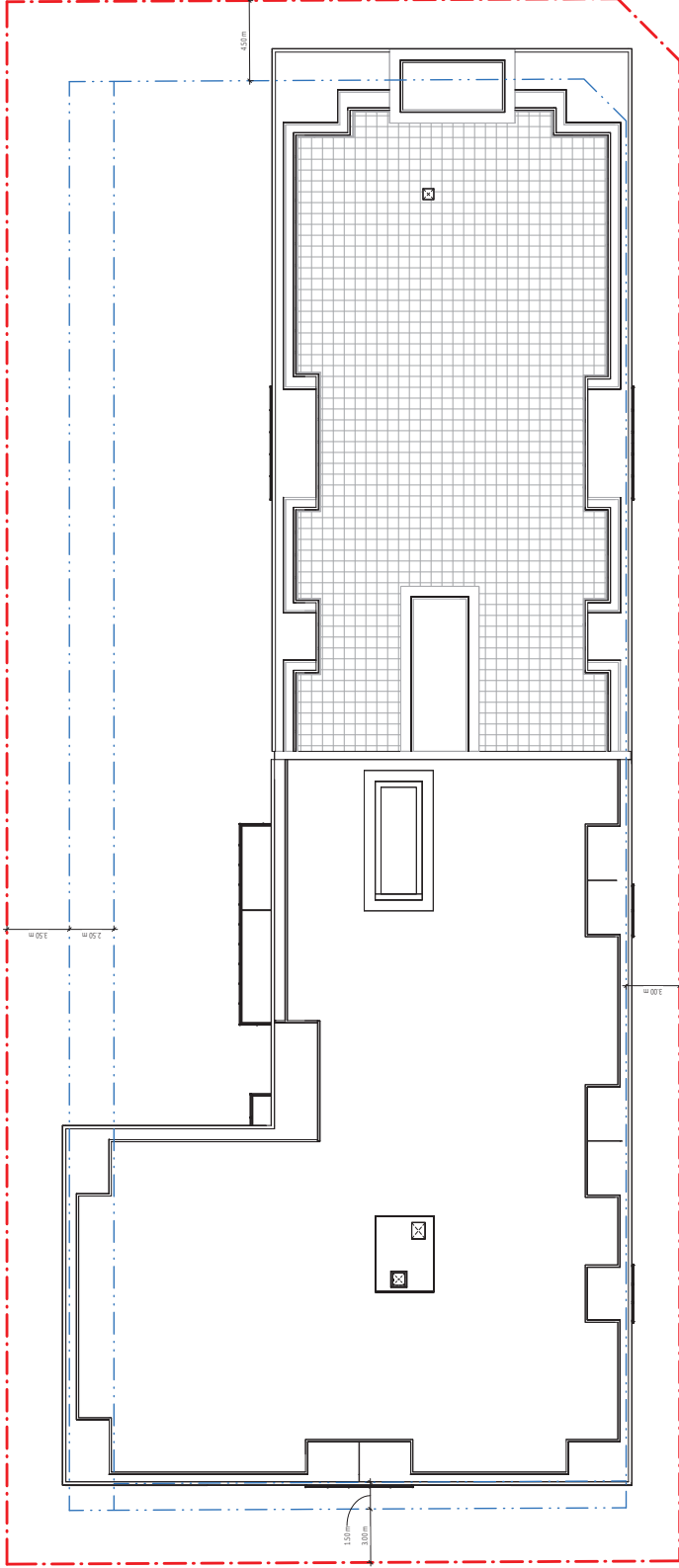


MAIN ROOF LEVEL
PLAN



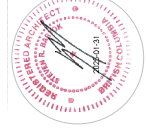
SCALE 3/32" = 1'-0"

SD-2.17A

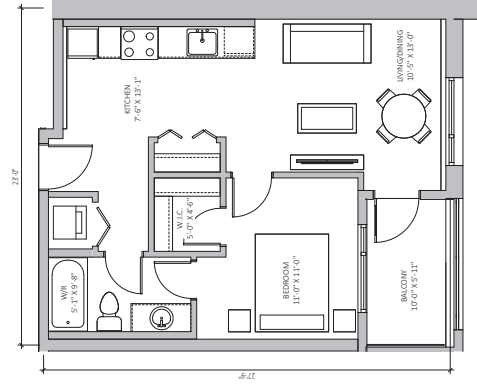


ROOF LEVEL
3/32" = 1'-0"

 KEYSTONE
ARCHITECTURE
4880 STOROB RD | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY A8 | 1601 - 333 11th AVENUE SW
T2K 3L9 | 587.391.1768
MAIL@KEYSTONEARCH.CA



NO.	ISSUE/REVISION	DATE
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UNIT A1
1/4" = 1'-0"

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

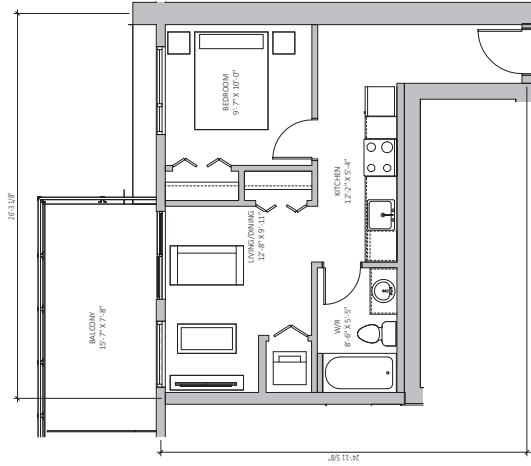
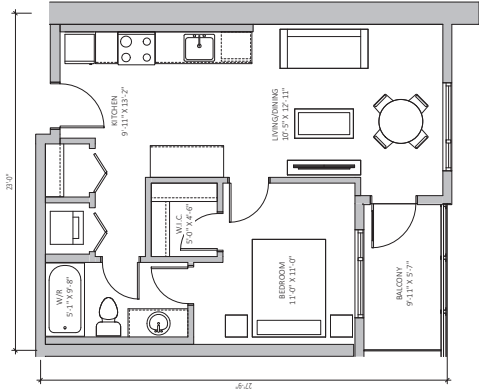
PROJECT # 24150.1
CITY FILE # -

NORTH ARC
PROPERTIESUNIT PLANS - SITE
A

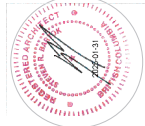
SCALE 1/4" = 1' 0"

SD-2.50A

UNIT PLANS - SITE A



Area Schedule (8.5 Unit Area-Residence)				
Custom Area Type	Count	Name	Unit Type	Area
UNIT	5	UNIT A1	1 BED A	473 SF
UNIT	8	UNIT B1	1 BED	508 SF
UNIT	8	UNIT B2	1 BED	592 SF
UNIT	5	UNIT B3	1 BED	508 SF
UNIT	5	UNIT B4	1 BED	548 SF
UNIT	4	UNIT B4.1	1 BED	544 SF
UNIT	1	UNIT B5	1 BED	584 SF
UNIT	8	UNIT B6	1 BED	515 SF
UNIT	8	UNIT B7	1 BED	514 SF
UNIT	5	UNIT C1	1 BED & FLEX	648 SF
UNIT	5	UNIT C2	1 BED & FLEX	747 SF
UNIT	2	UNIT C3	2 BED	861 SF
UNIT	2	UNIT C4	2 BED	861 SF
UNIT	23	UNIT D3	2 BED	913 SF
UNIT	6	UNIT D4	2 BED	788 SF
UNIT	5	UNIT E1	2 BED & FLEX	933 SF
UNIT	5	UNIT E2	2 BED & FLEX	933 SF
UNIT	1	UNIT F1	3 BED	1,165 SF
UNIT	1	UNIT F2	3 BED	1,052 SF
UNIT	3	UNIT F3	3 BED	946 SF
UNIT	8	UNIT F4	3 BED	874 SF



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NORTH ARC
MULTI-FAMILY 208
STREET

7342, 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

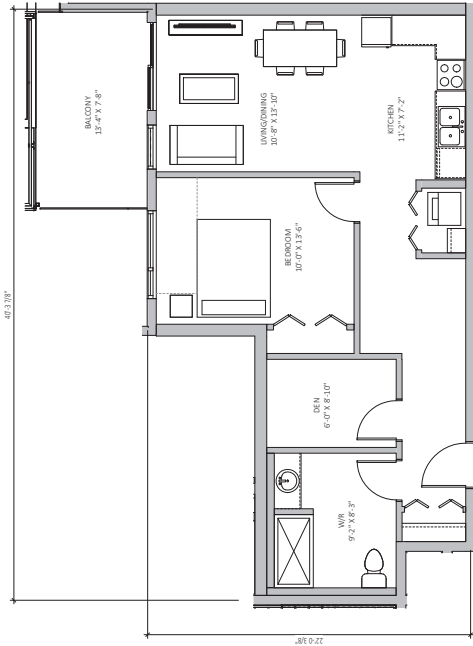


UNIT PLANS - SITE
A



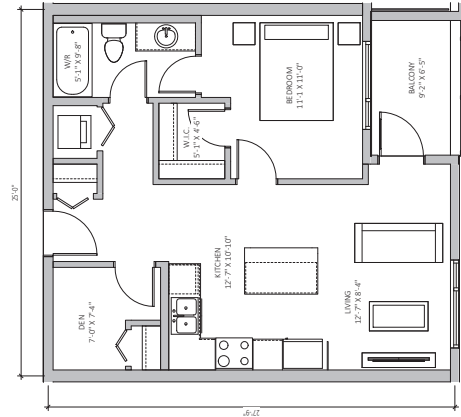
SD-2.51A

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



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

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

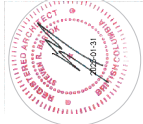


UNIT C1
1/4" = 1'-0"

UNIT PLANS - SITE A

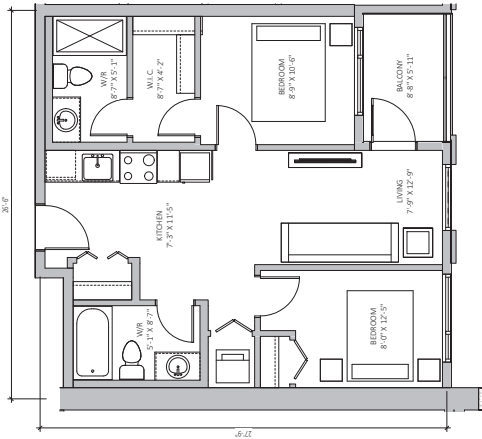
Area Schedule (8.5 Unit Area-Category)			
Custom Area Type	Count	Name	Area
UNIT	5	UNIT A1	1 BED A
UNIT	8	UNIT B1	1 BED
UNIT	8	UNIT B2	1 BED
UNIT	5	UNIT B3	1 BED
UNIT	4	UNIT B4	1 BED
UNIT	1	UNIT B5	1 BED
UNIT	8	UNIT B6	1 BED
UNIT	5	UNIT C1	1 BED & PLEX
UNIT	2	UNIT C2	2 BED
UNIT	2	UNIT C3	2 BED
UNIT	2	UNIT C4	2 BED
UNIT	5	UNIT C5	2 BED & PLEX
UNIT	2	UNIT C6	2 BED & PLEX
UNIT	1	UNIT F1	3 BED
UNIT	1	UNIT F2	3 BED
UNIT	5	UNIT F3	3 BED
UNIT	5	UNIT F4	3 BED

KEYSTONE ARCHITECTURE
4880 STOKES BLVD. 100-3311, SOUTH PARKWAY
CALGARY AB T2C 1S1 117 AVENUE SW
T2C 1S1 187 931 4708
MANAGER@KEYSTONEARCHITECTURE.COM

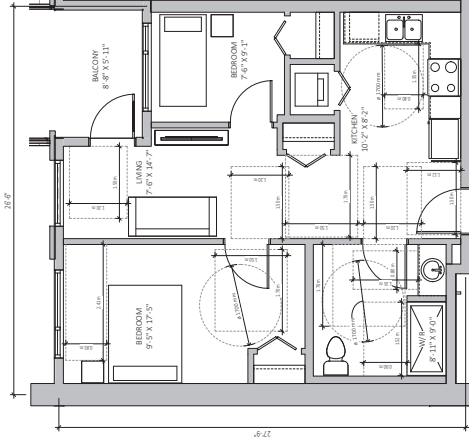


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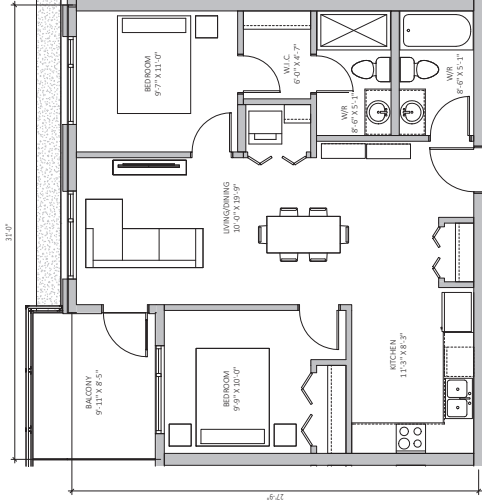
NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	25-01-07
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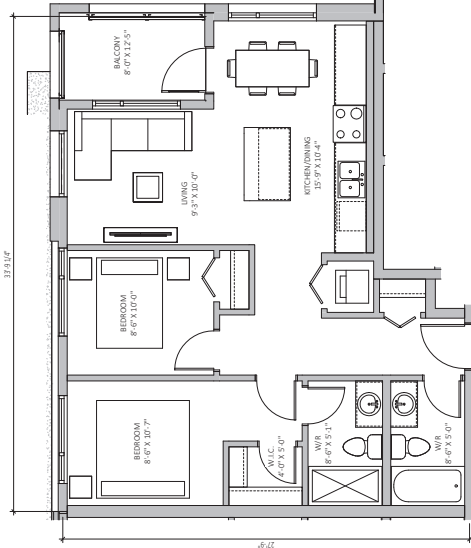
UNIT D1
3/4" = 1'-0"



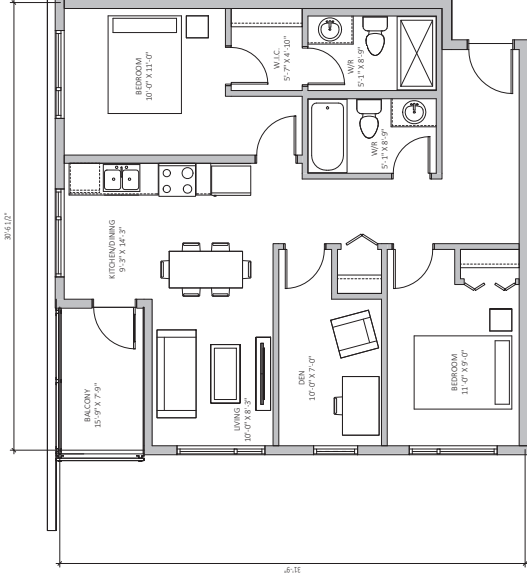
UNIT D2 (ADAPTABLE)
3/4" = 1'-0"



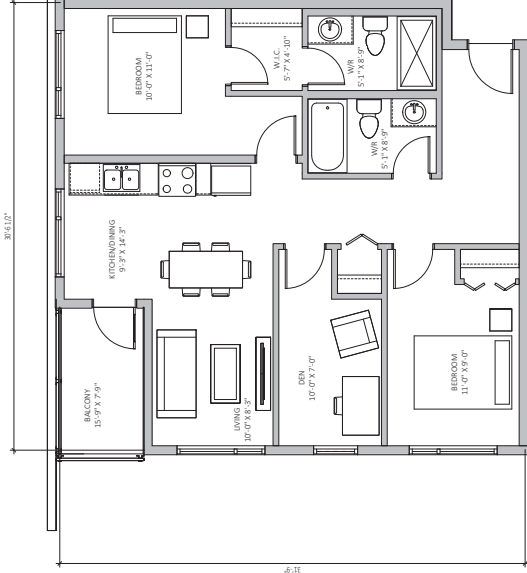
UNIT D3
3/4" = 1'-0"



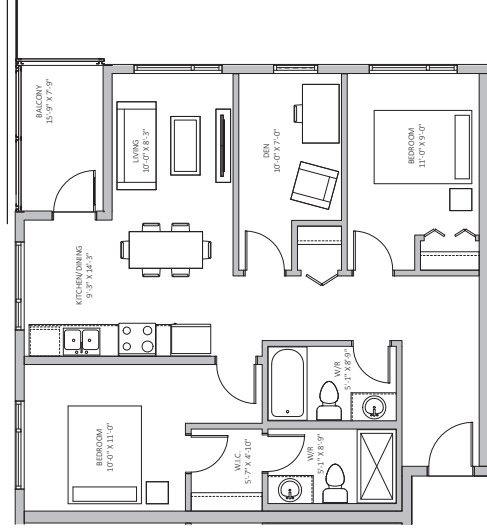
UNIT D4
3/4" = 1'-0"



UNIT E1
3/4" = 1'-0"



UNIT E1.1
3/4" = 1'-0"



UNIT E1.1
3/4" = 1'-0"

NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE #

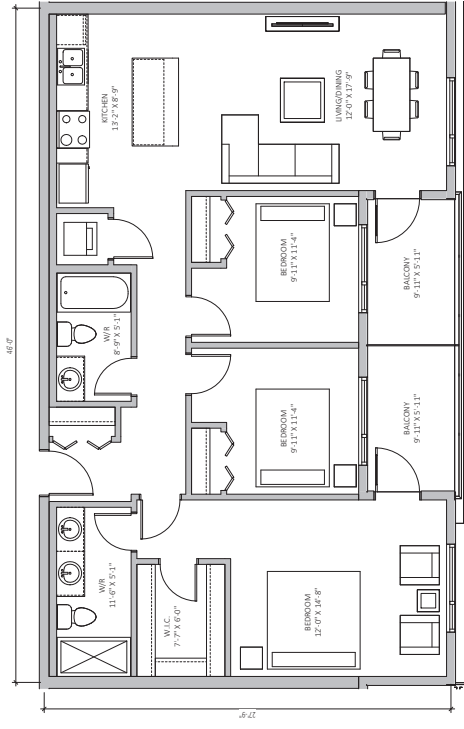


UNIT PLANS - SITE
A

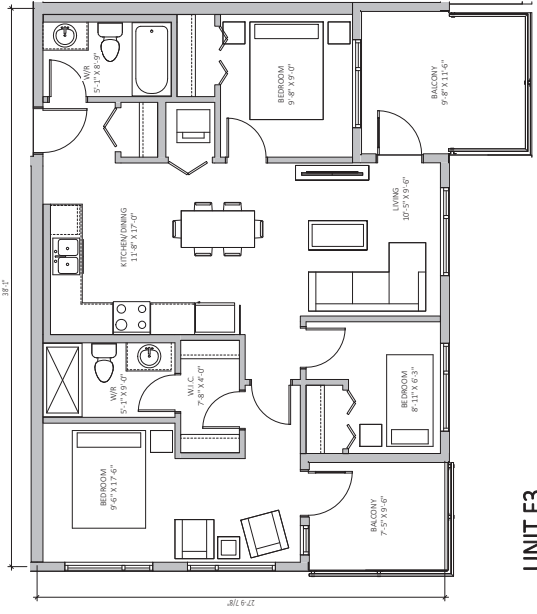
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SD-2.52A

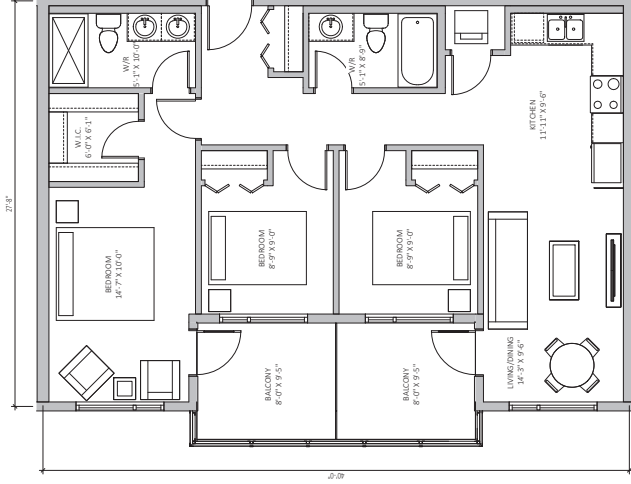
UNIT PLANS - SITE A



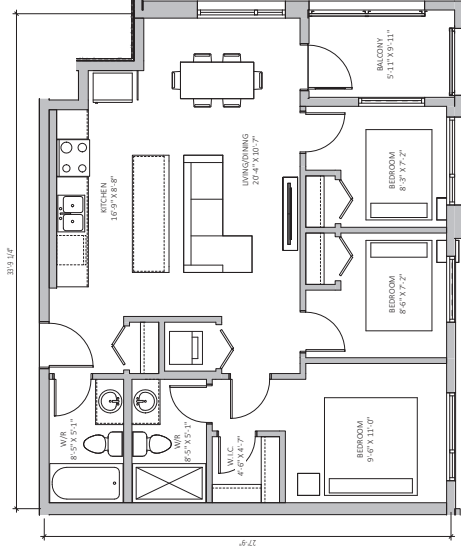
UNIT F1
1/4" = 1'-0"



UNIT F3
1/4" = 1'-0"

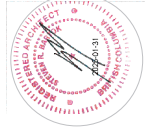


UNIT F2
1/4" = 1'-0"



UNIT F4
1/4" = 1'-0"

Area Schedule (8.5 Unit Area-Regulation)			
Custom Area Type	Count	Name	Unit Type
UNIT	5	UNIT A1	1 BED A
UNIT	8	UNIT A2	1 BED
UNIT	8	UNIT A3	1 BED
UNIT	8	UNIT A4	1 BED
UNIT	4	UNIT A5	1 BED
UNIT	1	UNIT A6	1 BED
UNIT	1	UNIT A7	1 BED
UNIT	1	UNIT A8	1 BED
UNIT	5	UNIT C1	1 BED & FLEX
UNIT	5	UNIT C2	1 BED & FLEX
UNIT	2	UNIT C3	2 BED
UNIT	23	UNIT C4	2 BED
UNIT	6	UNIT C5	2 BED & FLEX
UNIT	5	UNIT C6	2 BED & FLEX
UNIT	1	UNIT C7	3 BED
UNIT	1	UNIT F1	1 BED
UNIT	5	UNIT F2	1 BED
UNIT	5	UNIT F3	1 BED
UNIT	5	UNIT F4	1 BED



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NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE #



UNIT PLANS - SITE
A



SD-2.53A



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NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

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CITY FILE # -



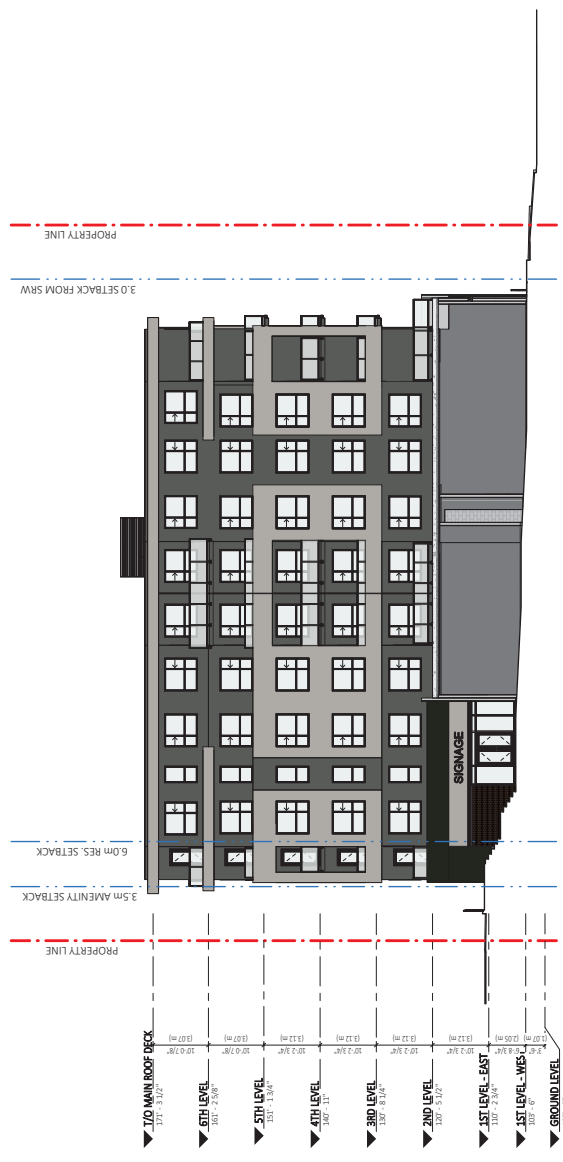
BUILDING
ELEVATIONS - SITE
A

SCALE 3/32" = 1'-0"

SD-3.00A



SOUTH ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"



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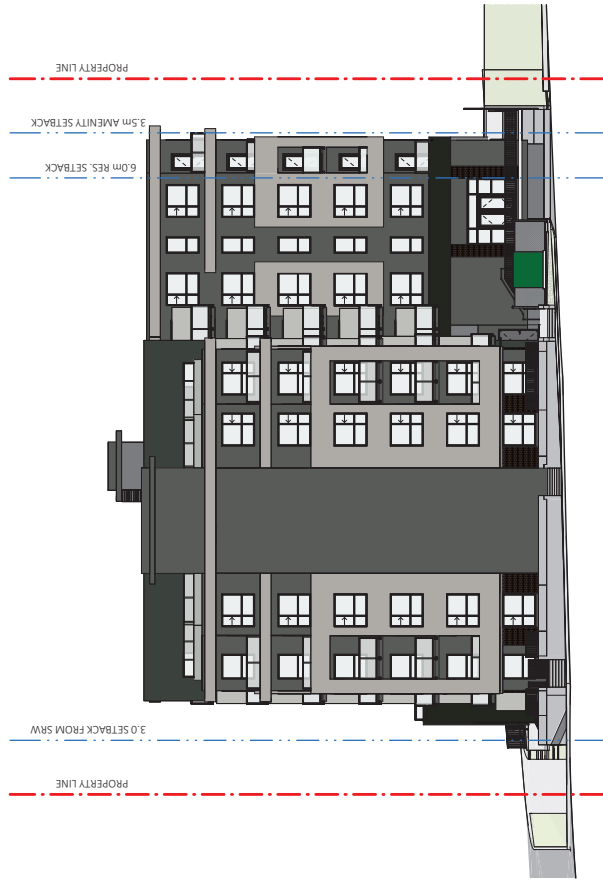
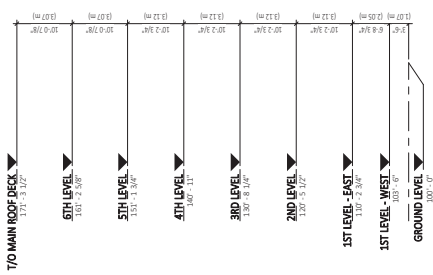
NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	25-01-07
2	ISSUED FOR DP RESUBMISSION	25-01-31



NORTH ELEVATION

3/32" = 1'-0"

ELEVATION IN PROGRESS AND TO BE DEVELOPED DEPENDENT
ON 73 A AVENUE AND 208 STREET FACING ELEVATIONS



EAST ELEVATION

3/32" = 1'-0"

ELEVATION IN PROGRESS AND TO BE DEVELOPED DEPENDENT
ON 73 A AVENUE AND 208 STREET FACING ELEVATIONS

NORTH ARC
MULTI-FAMILY 208
STREET

7342, 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE #

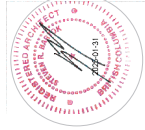


BUILDING
ELEVATIONS - SITE
A

SCALE 3/32" = 1'-0"

SD-3.01A

 KEYSTONE
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A8807SFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11th AVENUE SW
T2K 3L9 | 587.391.1768
MAIL@KEYSTONEARCH.CA



NO.	ISSUE/REVISION	DATE
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	RESUBMISSION	

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
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A vertical sequence of six images showing the progression of a window's appearance. The top image shows a bright, clear view of a landscape with green hills and a blue sky, framed by a dark metal structure. The second image shows the same view but with a slight darkening and a more pronounced frame. The third image shows the view becoming darker and more abstract, with the landscape details fading. The fourth image is a solid, dark gray rectangle. The fifth image is a solid, dark gray rectangle, similar to the fourth. The bottom image is a solid, dark gray rectangle, similar to the fourth and fifth.

SD-4.00A

[illegible]

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.
3. ALL MATERIALS CLADDING FIREWALLS TO BE NON-COMBUSTIBLE.

SITE SECTIONS - SITE A



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NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

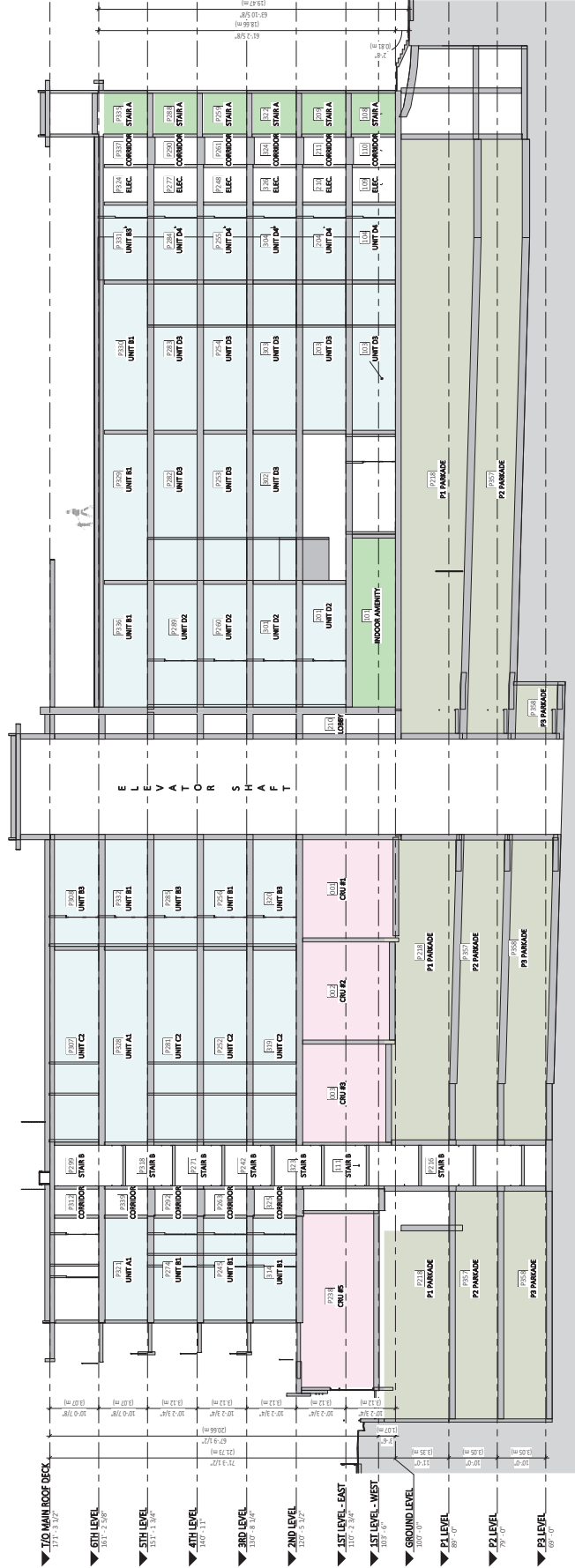
PROJECT # 24150.1
CITY FILE #



SITE SECTIONS -
SITE A

SCALE 3/32" = 1'-0"

SD-6.00A



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



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RESUBMISSION

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2	ISSUED FOR DP RESUBMISSION	25-01-31

NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

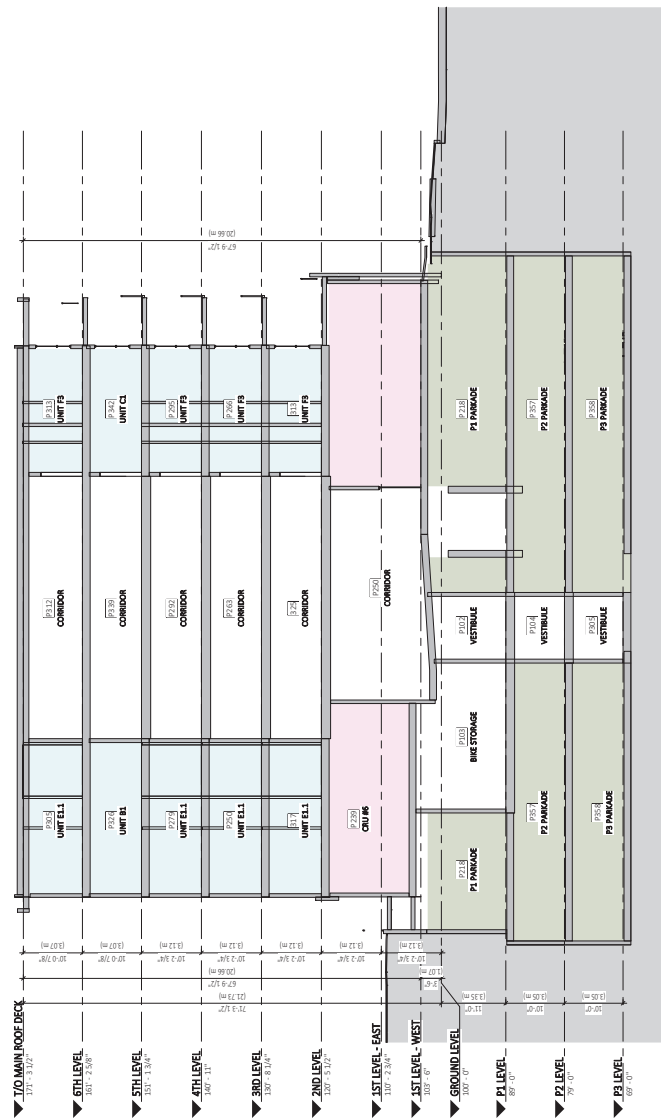


SITE SECTIONS -
SITE A

SCALE: As Indicated

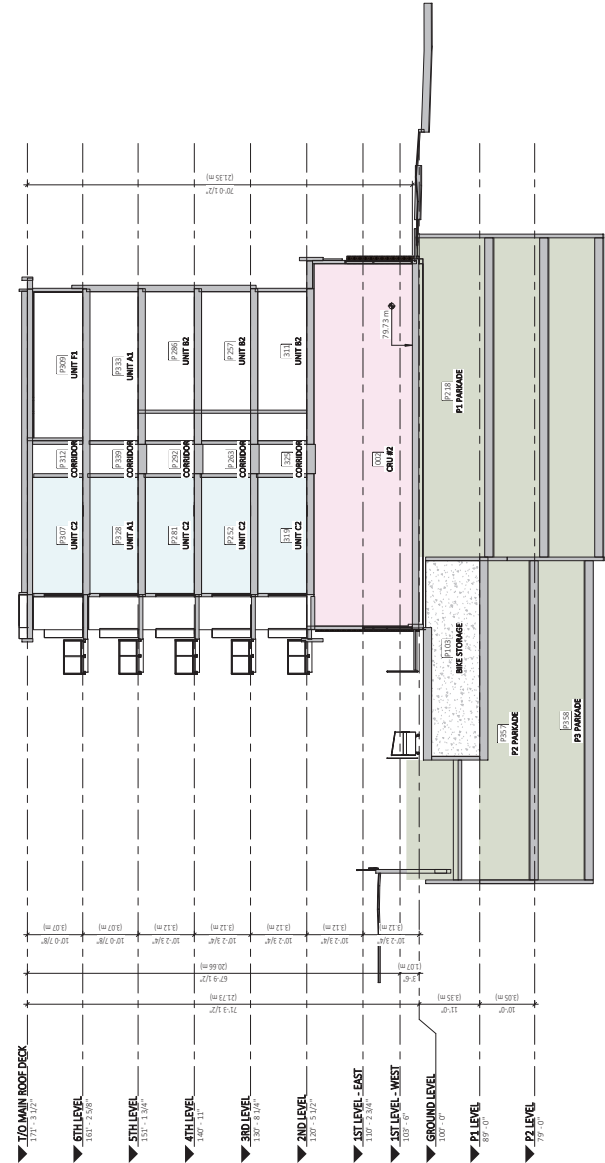
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SITE SECTIONS - SITE A

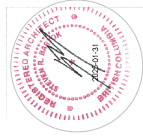


N/S SITE SECTION 1

1" = 10'-0"



N/S SITE SECTION 2
3/8" = 1'-0"



ISSUED FOR DP
RESUBMISSION

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	RESUBMISSION	

NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

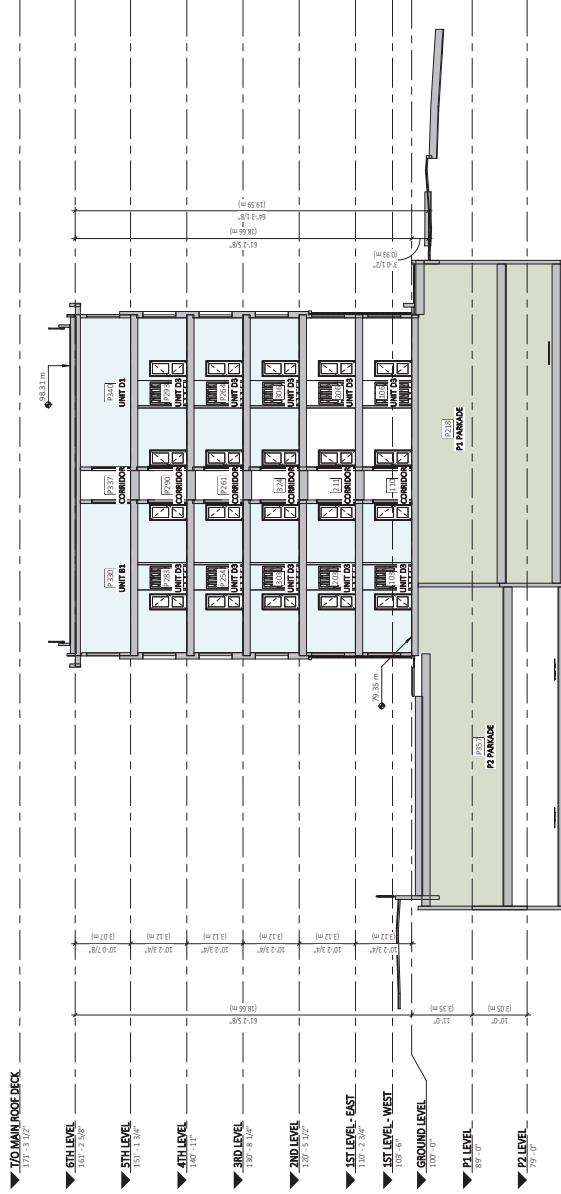


SITE SECTIONS -
SITE A

SCALE 3/32" = 1'-0"

SD-6.02A

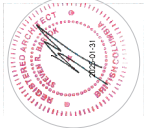
SITE SECTIONS - SITE A



N/S SITE SECTION 3

 $3/32" = 1'-0"$

PROJECT DATA - SITE B



ISSUED FOR DP
RESUBMISSION

NO.	ISSUE/REVISION	DATE
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2	ISSUED FOR DP RESUBMISSION	25-01-31

NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE# -



PROJECT DATA -
SITE B

SCALE

SD-1.20B

SITE B- 1.0.2 ZONING DATA			
SITE AREA (GROSS):	32,619.95 (1000 m ²)		
SITE AREA (NET):	32,685.95 (1037 m ²) (0.75 AC)		
CURRENT/REQUIRED/PERMITTED	PROPOSED		
ZONE:	S4-2	C4 (COMPREHENSIVE ENVIRONMENT ZONE) (RM-3 Referenced)	
LAND USE:	TOWNHOUSE / TOWNHOUSE	TOWNHOUSE / TOWNHOUSE	
SETBACKS:	FRONT: 9.75 m REAR: 7.5 m	FRONT: 10.0 m REAR: 4.5 m	
	SIDE (EAST): 3.0 m	SIDE (EAST): 3.0 m	
	SIDE (WEST): 4.5 m	SIDE (WEST): 3.0 m	
DENSITY-GROSS FLOOR AREA (GFA):	22 UPA MAX ON GROSS SITE AREA (S4-2) OUTDOOR AGE FRIENDLY AMENITY AREA SHALL NOT EXCEED ONE DWELLING UNIT PER 135 m ² OF LOT AREA (74 UNITS PER HECTARE) (RM-3)	29.3 UPA 72.5 DU/HA	
BUILDING HEIGHT:	SHALL NOT EXCEED 12 m (S4-2). SHALL NOT EXCEED 12 m NOR 3 STOREYS (RM-3)	BUILDING HEIGHT: 11.1 m	
LOT COVERAGE:	33% (S4-2). 35% (RM-3)	41.1%	
MAX PERMITTED AMENITY AREA:	6 m ² PER 102 m ² = 132 m ² . MINIMUM CONTIGUOUS SIZE OF 70 m ² . NOT TO BE LOCATED WITHIN 1.5 m OF LOT LINE. MAXIMUM PERMITTED AMENITY AREA SHALL NOT EXCEED 1507 m ² . REQUIRED LOT LINE SETBACKS: NO DAWN NOON LESS THAN 6.0 m AND NO SETBACK GREATER THAN 5% MAX. SIDE CAN BE PROVIDED INDOORS.	1507 m ²	
PRIVATE AMENITY AREAS:	OUTDOOR AGE FRIENDLY AMENITY: 6 m ² x 22 UNITS + 152 m ² (1423.97)	6.36 m ² MIN.	
ADAPTABLE UNITS:	(RM-3) PRIVATE LANDSCAPED AMENITY AREA: 45 m ² FOR EACH 3 BEDROOM UNIT, 28 m ² FOR 2 BEDROOM UNIT	1	
STEP CODE:	5% OF DWELLING UNITS: 22 x 0.05 = 1.1		
WASTE & RECYCLING STORAGE:	772.1m		
UNIT COUNT:	22 UNITS		
BUILDING AREA:	13,839.95 (1249 m ²)		
GROSS BUILDABLE AREA:			
NET BUILDABLE AREA:			
EFFICIENCY:	10.62 m (74.36 x 50.03m) / 79.465 (2225.13)		
ZONING AVERAGE GRADE:	10.62 m (74.36 x 50.03m) / 79.465 (2225.13) MAX EXISTING GRADE NORTH ELEVATION: 12.40 m (27.73) + 11.35 m + 65.61 m = 79.36 m MAX EXISTING GRADE EAST ELEVATION: 11.35 m (23.62) + 11.35 m + 55.59 m = 68.29 m MAX EXISTING GRADE SOUTH ELEVATION: 11.35 m (23.62) + 11.35 m + 55.59 m = 68.29 m MAX EXISTING GRADE WEST ELEVATION: 10.62 m (20.71) + 11.35 m + 45.65 m = 67.52 m TOTAL: 68.45 m (6.61 m + 46.38 m + 45.55 m + 47.2 m + 20.12 m)		
VARIANCES APPLIED FOR:	1. PARKING REQUIREMENT TO BE REDUCED FROM 2.3 STALLS TO 2.0 STALLS PER TYPICAL DWELLING UNIT. 2. RESTRICTION WAIVED ON LOCATING AGE FRIENDLY AMENITY AREA IN SIDE TRUCK AREA 3. SOUTHWEST CORNER OF TOWNHOUSE BUILDING C EXTENDS 0.58 m PAST SW 3 m SETBACK.		
NOTES:			
1. REFER TO SFR PLANS SHEET FOR GROSS FLOOR AREA (SFR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.			
2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.			

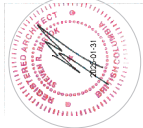
PROJECT DATA - SITE B

SITE B - 1.4.4 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) CORNER/CANTILEVER FOR WALL, FULL THICKNESS OF WALL.
2. AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL FINISH AREAS, CONFIRM FINISH AREAS BY SURVEY ON SITE.

SITE B - 1.4.3 TOWNHOUSE UNIT FLOOR AREA SUMMARY

UNIT	COUNT	UNIT AREA AVG (L SQ)	UNIT AREA AVG (L SQ)	TOTAL UNIT AREA SF	TOTAL UNIT AREA M ²
02 3RD FLOOR					
1					
0.00 m ²					
0.00 m ²					
BUILDING A					
DOUBLE GARAGE					
END					
UNIT TH B 1 END - L1	2	21 m ²	42.00 SF		42.00 m ²
UNIT TH B 1 END - L2	2	60 m ²	1,200 SF		120.00 m ²
UNIT TH B 1 END - L3	2	60 m ²	1,200 SF		120.00 m ²
UNIT TH B 1 END - L4	2	60 m ²	1,200 SF		120.00 m ²
TANDEN GARAGE					
UNIT TH A - L1	4	94 m ²	378 SF		35.20 m ²
UNIT TH A - L2	4	60 m ²	1,200 SF		24.00 m ²
UNIT TH A - L3	4	60 m ²	1,200 SF		24.00 m ²
UNIT TH A - L4	4	60 m ²	1,200 SF		24.00 m ²
BUILDING B					
DOUBLE GARAGE					
END					
UNIT TH B 1 END - L1	2	21 m ²	42.00 SF		42.00 m ²
UNIT TH B 1 END - L2	2	60 m ²	1,200 SF		120.00 m ²
UNIT TH B 1 END - L3	2	60 m ²	1,200 SF		120.00 m ²
UNIT TH B 1 END - L4	2	60 m ²	1,200 SF		120.00 m ²
TANDEN GARAGE					
UNIT TH A - L1	4	94 m ²	378 SF		35.20 m ²
UNIT TH A - L2	4	60 m ²	1,200 SF		24.00 m ²
UNIT TH A - L3	4	60 m ²	1,200 SF		24.00 m ²
UNIT TH A - L4	4	60 m ²	1,200 SF		24.00 m ²
BUILDING C					
DOUBLE GARAGE					
END					
UNIT TH B 1 END - L1	2	21 m ²	42.00 SF		42.00 m ²
UNIT TH B 1 END - L2	2	60 m ²	1,200 SF		120.00 m ²
UNIT TH B 1 END - L3	2	60 m ²	1,200 SF		120.00 m ²
UNIT TH B 1 END - L4	2	60 m ²	1,200 SF		120.00 m ²
TANDEN GARAGE					
UNIT TH A - L1	4	94 m ²	378 SF		35.20 m ²
UNIT TH A - L2	4	60 m ²	1,200 SF		24.00 m ²
UNIT TH A - L3	4	60 m ²	1,200 SF		24.00 m ²
UNIT TH A - L4	4	60 m ²	1,200 SF		24.00 m ²
BUILDING D					
DOUBLE GARAGE					
END					
UNIT TH B 1 END - L1	2	21 m ²	42.00 SF		42.00 m ²
UNIT TH B 1 END - L2	2	60 m ²	1,200 SF		120.00 m ²
UNIT TH B 1 END - L3	2	60 m ²	1,200 SF		120.00 m ²
UNIT TH B 1 END - L4	2	60 m ²	1,200 SF		120.00 m ²
TANDEN GARAGE					
UNIT TH A - L1	4	94 m ²	378 SF		35.20 m ²
UNIT TH A - L2	4	60 m ²	1,200 SF		24.00 m ²
UNIT TH A - L3	4	60 m ²	1,200 SF		24.00 m ²
UNIT TH A - L4	4	60 m ²	1,200 SF		24.00 m ²



ISSUED FOR DP
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NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	25-01-07
2	ISSUED FOR DP RESUBMISSION	25-01-31

NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -



PROJECT DATA -
SITE B

SCALE

SD-1.21B

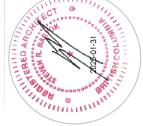
PROJECT DATA - SITE B

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

VEHICLE PARKING STALL DATA			REQUIRED STALLS
UNIT / AREA	REQUIRED FACTOR		
LOT 2			
RESIDENTS:			
TOWNHOUSE A (NORTH - 3 BED)	4 UNITS	2.3 SPACES PER DWELLING UNIT IF PARKING IS PROVIDED BY TANDEN PARKING, MAX. 50% OF DWELLING UNITS MAY HAVE TANDEN PARKING	2.3(4) = 9.2 STALLS + 9 STALLS
TOWNHOUSE B (NORTH - 3 BED)	4 UNITS	2.3 SPACES PER DWELLING UNIT IF PARKING IS PROVIDED BY TANDEN PARKING, MAX. 50% OF DWELLING UNITS MAY HAVE TANDEN PARKING	2.3(4) = 9.2 STALLS + 9 STALLS
TOWNHOUSE A (NORTH - 3 BED)	2 UNITS	2.3 SPACES PER DWELLING UNIT	2(2) = 4 STALLS
TOWNHOUSE B (NORTH - 3 BED)	2 UNITS	2.3 SPACES PER DWELLING UNIT	2(2) = 4 STALLS
TOWNHOUSE C (SOUTH - 3 BED)	5 UNITS	2.3 SPACES PER DWELLING UNIT	2(5) = 10 STALLS
TOWNHOUSE D (SOUTH - 3 BED)	5 UNITS	2.3 SPACES PER DWELLING UNIT	2(5) = 10 STALLS
ELECTRIC VEHICLE CHARGING	22 UNITS	1 SPACE PER DWELLING UNIT IF PARKING IS PROVIDED BY TANDEN PARKING	1(22) = 22 STALLS
LOADING	N/A	N/A	N/A
CARWASH TRANSFER	N/A	N/A	N/A
TOTAL RESIDENT STALLS			44 STALLS (RANGE)
VISITOR:			
STANDARD	22 UNITS	1 DEDICATED VISITOR PARKING SPACE PER 5 DWELLING UNITS	4 + 4 = 8 STALLS
ACCESSIBLE	N/A	N/A	N/A
ELECTRIC VEHICLE CHARGING	N/A	N/A	N/A
TOTAL VISITOR STALLS			4 VISITOR STALLS
TOTAL VEHICLE STALLS:			50
BICYCLE STALL DATA			
RESIDENT (MINT) CLASS 1)	22 UNITS	1	22
VISITOR CLASS 2)	N/A	5 SPACE S PER BUILDING	6
TOTAL BICYCLE STALLS			28
STORAGE STALL DATA			
RESIDENT	22 UNITS	0.5	11 UNITS 5.67 CUBIC METERS
TOTAL STORAGE STALLS:			11
NOTES:			

SITE B - 1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED

PARKING STALL USER TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	COMMENTS
RESIDENT	44	100.0%	88%	SITE 2
TOTAL RESIDENT - 44	100.0%		88%	
VISITOR	6	100.0%	12%	SITE 2
TOTAL VISITOR - 6	100.0%		12%	
TOTAL PARKING STALLS 50			100%	



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PROJECT DATA -
SITE B

SCALE

SD-1.22B

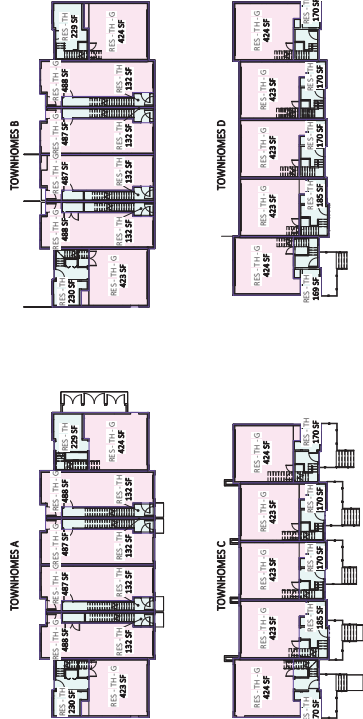
FSR DATA AND PLANS - SITE B

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES			
1.	DEFINITION OF GROSS FLOOR AREA FROM AMHS ZONING BY-LAW		
2.	EXCLUSIONS: INDOOR ARENUE (REFER TO AMHS ZONING BY-LAW)		

1.6.2 FSR CALCULATION			
GROSS FLOOR AREA (FSR) SF	GROSS SITE AREA SF	FSR	
106,330 SF	92,839 SF	1.36	

1.6.1 GROSS FLOOR AREA (FSR) SUMMARY - SITE B

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
BUILDING A				
RES - TH - G				
1ST LEVEL TH	2,297 SF	212.81 m²	6.8%	BUILDING A
2ND LEVEL TH(AU)	4,797 SF	444.81 m²	6.8%	
RES - TH				
1ST LEVEL TH	988 SF	91.79 m²	2.4%	BUILDING A
2ND LEVEL TH(AU)	3,271 SF	303.33 m²	9.2%	BUILDING A
A 3RD LEVEL	6,467 SF	600.58 m²	21.3%	BUILDING A
BUILDING B				
RES - TH - G				
1ST LEVEL TH	2,296 SF	212.78 m²	6.8%	BUILDING B
2ND LEVEL TH(AU)	2,796 SF	259.78 m²	6.8%	
RES - TH				
1ST LEVEL TH	1,582 SF	146.31 m²	2.4%	BUILDING B
2ND LEVEL TH(AU)	3,287 SF	303.69 m²	9.2%	BUILDING B
A 3RD LEVEL	3,508 SF	325.57 m²	9.5%	BUILDING B
RES - TH - G				
1ST LEVEL TH	8,078 SF	750.24 m²	21.3%	BUILDING B
BUILDING C				
RES - TH - G				
1ST LEVEL TH	2,217 SF	206.64 m²	5.2%	BUILDING C
2ND LEVEL TH(AU)	2,117 SF	196.44 m²	5.2%	
RES - TH				
1ST LEVEL TH	865 SF	80.32 m²	2.1%	BUILDING C
2ND LEVEL TH(AU)	2,844 SF	265.48 m²	7.2%	BUILDING C
A 3RD LEVEL	3,078 SF	285.59 m²	7.5%	BUILDING C
RES - TH - G				
1ST LEVEL TH	6,887 SF	639.79 m²	16.8%	BUILDING C
BUILDING D				
RES - TH - G				
1ST LEVEL TH	2,113 SF	196.46 m²	5.2%	BUILDING D
2ND LEVEL TH(AU)	2,117 SF	196.69 m²	5.2%	
RES - TH				
1ST LEVEL TH	864 SF	80.30 m²	2.1%	BUILDING D
2ND LEVEL TH(AU)	2,844 SF	265.48 m²	7.2%	BUILDING D
A 3RD LEVEL	3,078 SF	285.59 m²	7.5%	BUILDING D
RES - TH - G				
1ST LEVEL TH	6,885 SF	639.77 m²	16.8%	BUILDING D
AREA GRAND TOTAL	40,044 SF	3803.86 m²	100.0%	



1ST LEVEL - TOWNHOMES

1" = 20'-0"

2ND LEVEL - TOWNHOMES

1" = 20'-0"



3RD LEVEL - TOWNHOMES

1" = 20'-0"

NORTH ARC
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FSR DATA AND
PLANS - SITE B

SCALE 1" = 20'-0"

SD-1.23B



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2	RESUBMISSION	25-01-31

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MULTI-FAMILY 208
STREET

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TOWNSHIP OF LANGLEY, BC

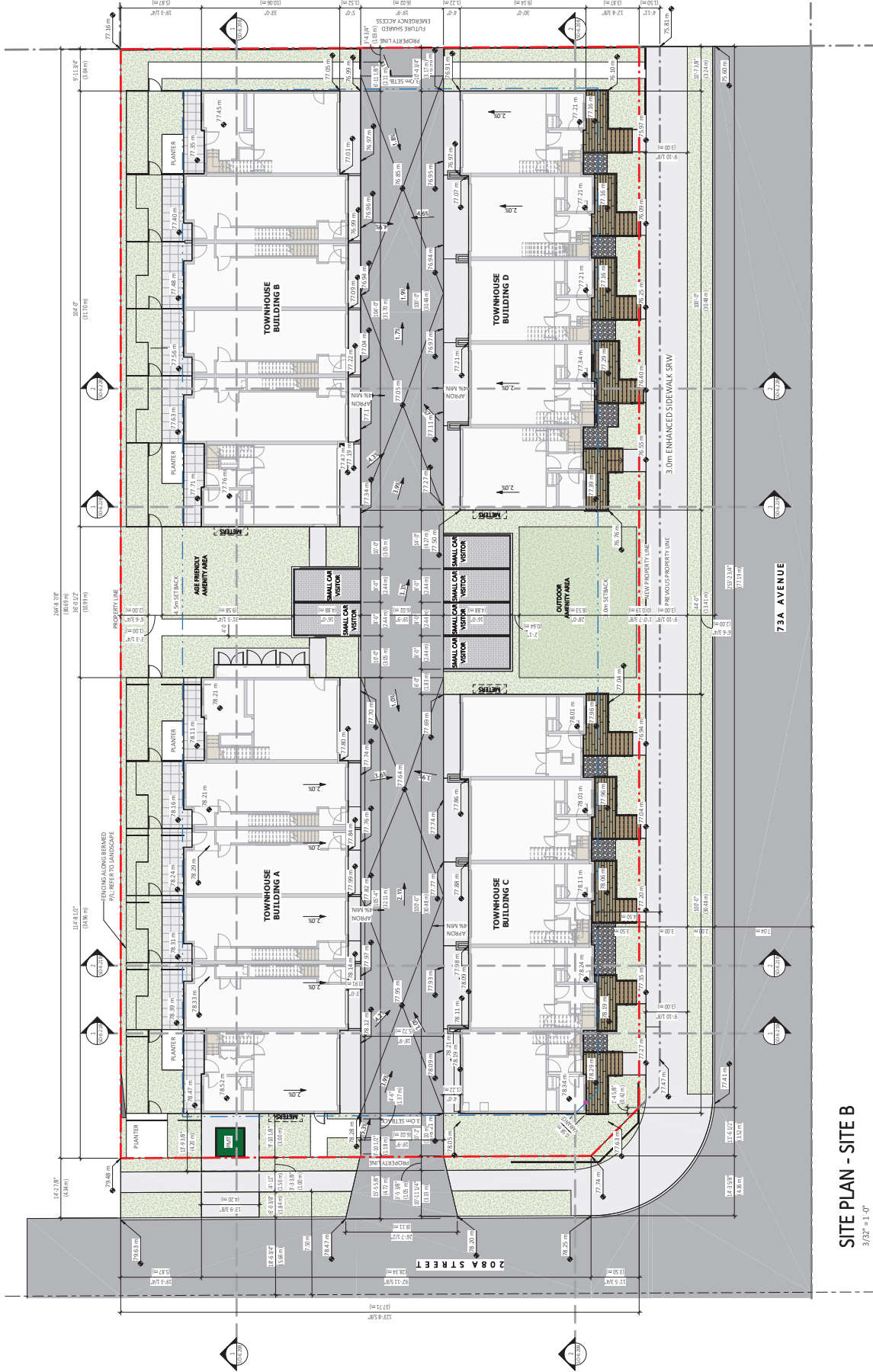
PROJECT # 24150.1
CITY FILE #



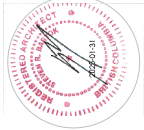
SITE PLAN - SITE B

1
SCALE 3/32" = 1'-0"

SD-2.30B



SITE PLAN - SITE B
3/32" = 1'-0"



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NORTH ARC
MULTI-FAMILY 208
STREET

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TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE #

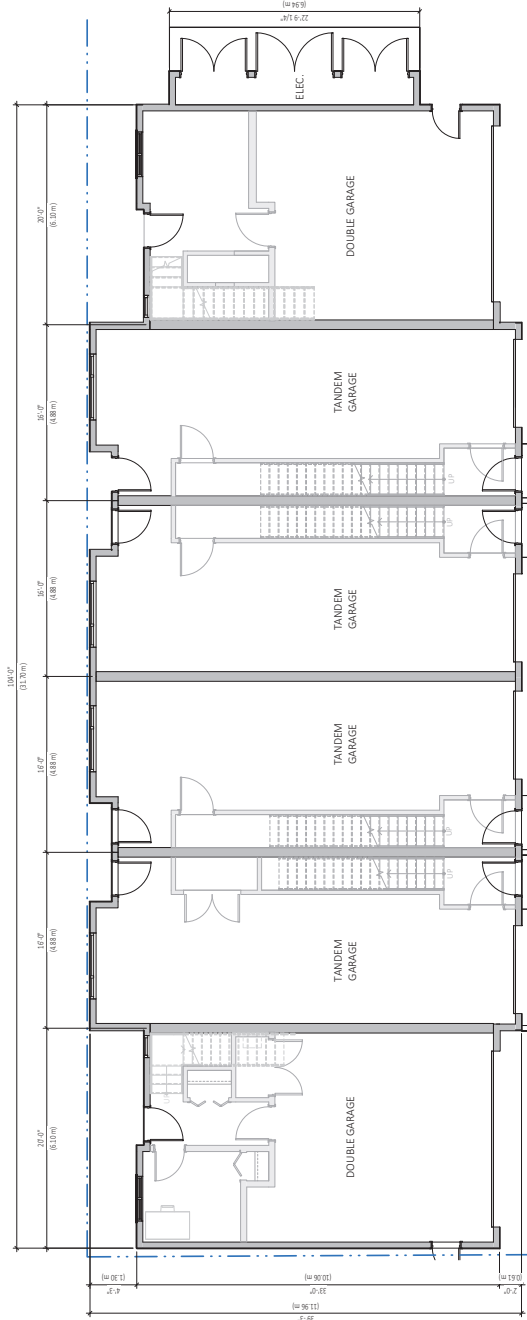


TH A&B 1ST LEVEL

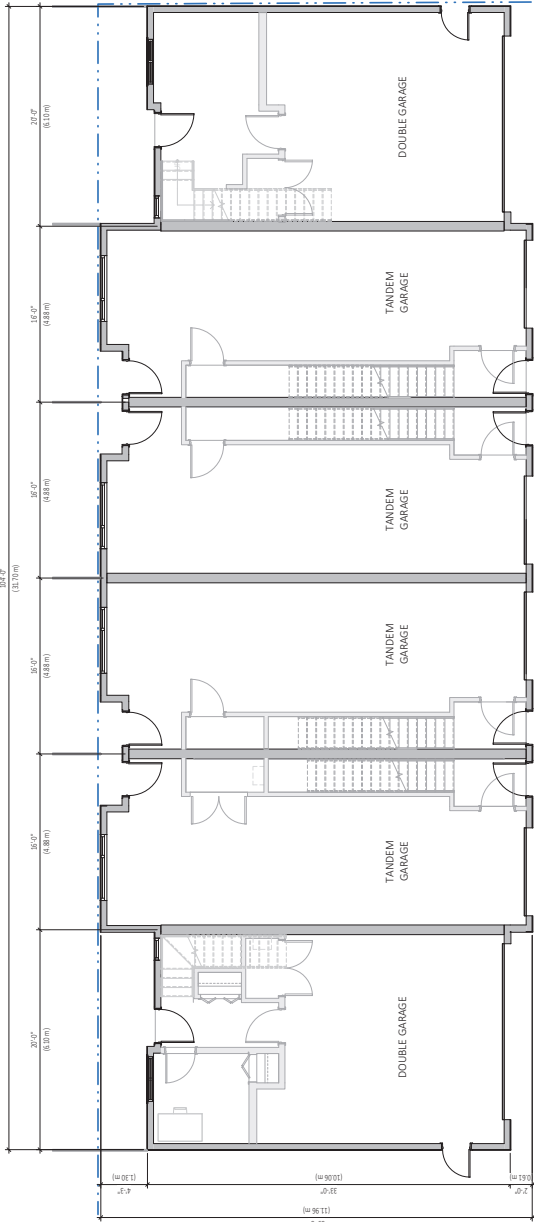


SCALE 3/16" = 1'-0"

SD-2.40B



A 1ST LEVEL
3/16" = 1'-0"



B 1ST LEVEL
3/16" = 1'-0"



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NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE #

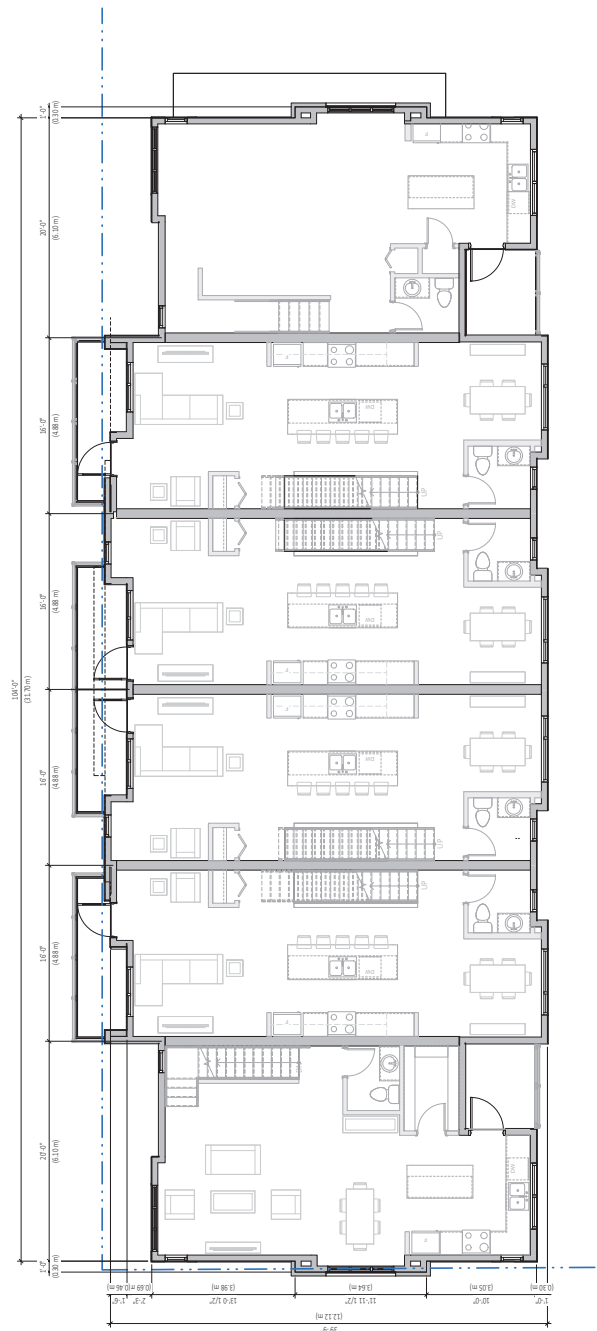


TH A&B 2ND LEVEL

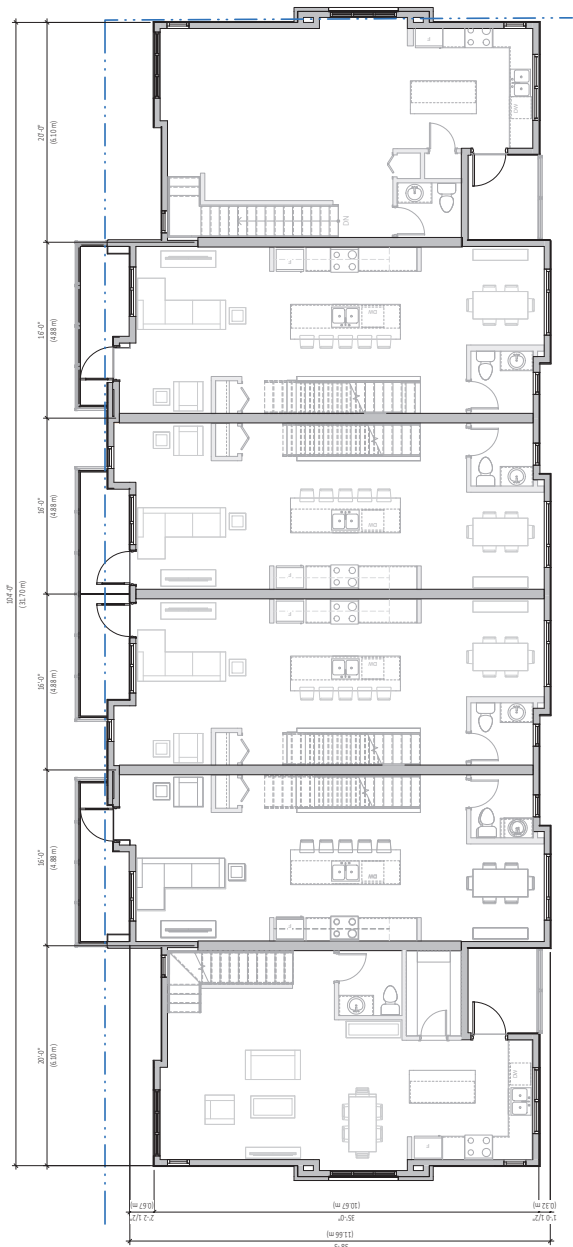


SCALE 3/16" = 1'-0"

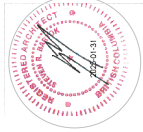
SD-2.41B



A 2ND LEVEL
3/16" = 1'-0"



B 2ND LEVEL
3/16" = 1'-0"



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NORTH ARC
MULTI-FAMILY 208
STREET

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TOWNSHIP OF LANGLEY, BC

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CITY FILE #

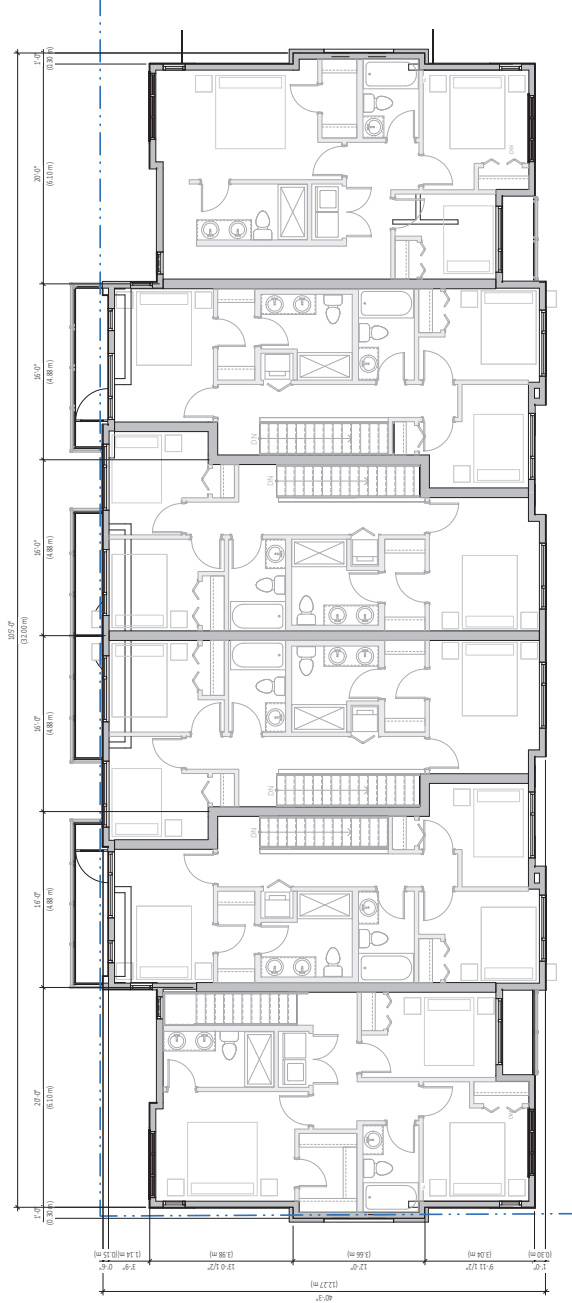


TH A&B 3RD LEVEL

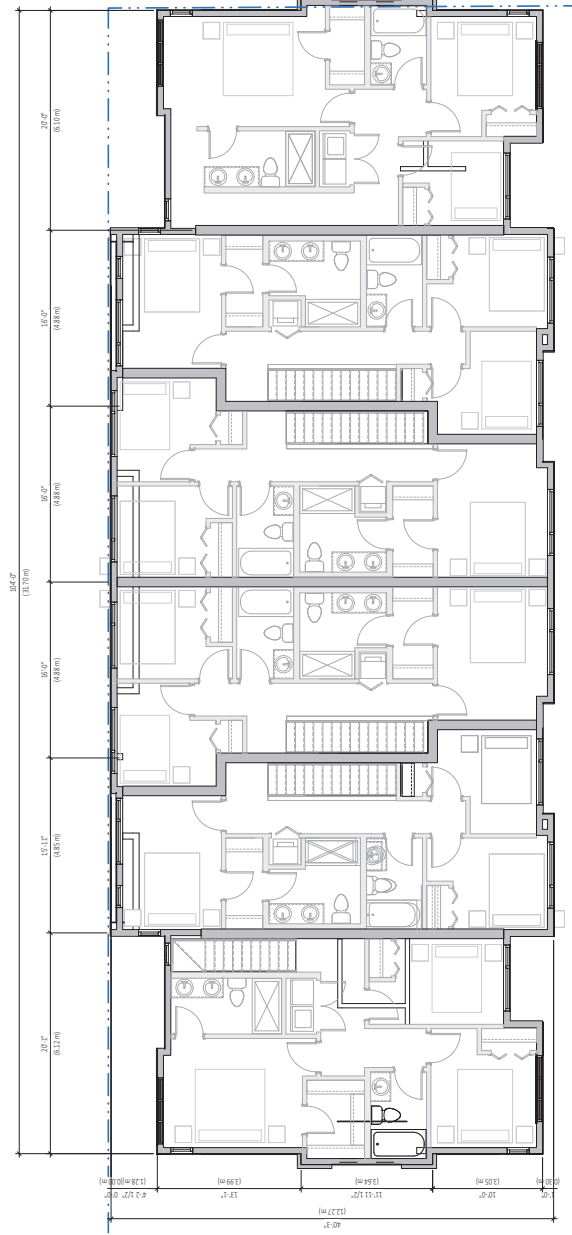


SCALE 3/16" = 1'-0"

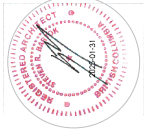
SD-2.42B



A 3RD LEVEL
3/16" = 1'-0"



B 3RD LEVEL
3/16" = 1'-0"



**ISSUED FOR DP
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1	ISSUED FOR DP	25-01-07
2	ISSUED FOR DP RESUBMISSION	25-01-31

**NORTH ARC
MULTI-FAMILY 208
STREET**

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TOWNSHIP OF LANGLEY, BC

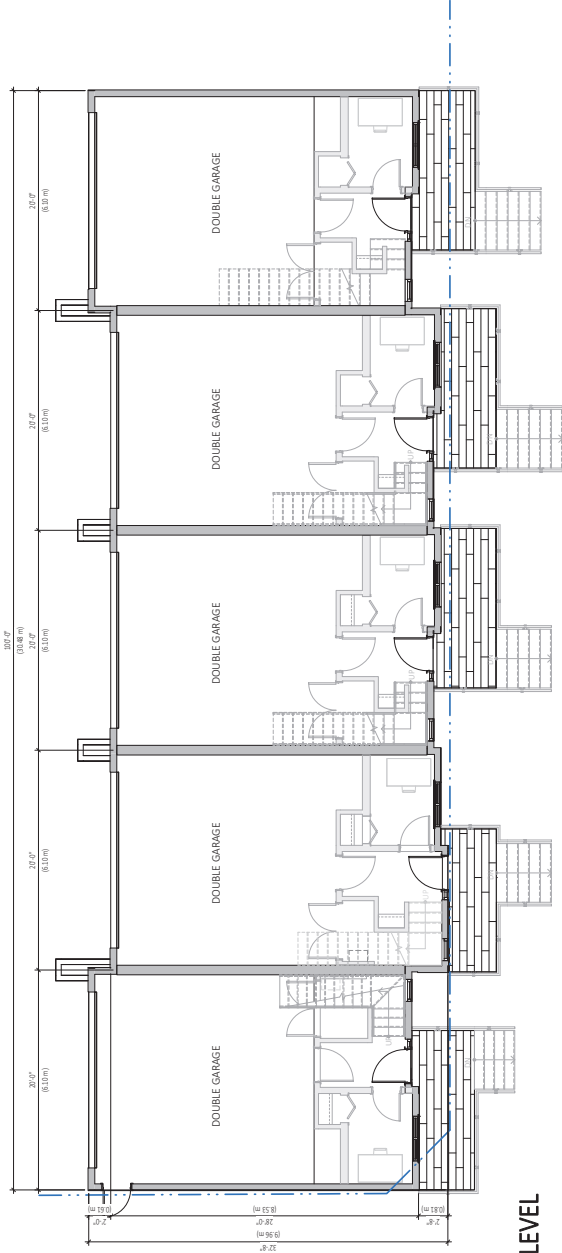
PROJECT # 24150.1
CITY FILE # -



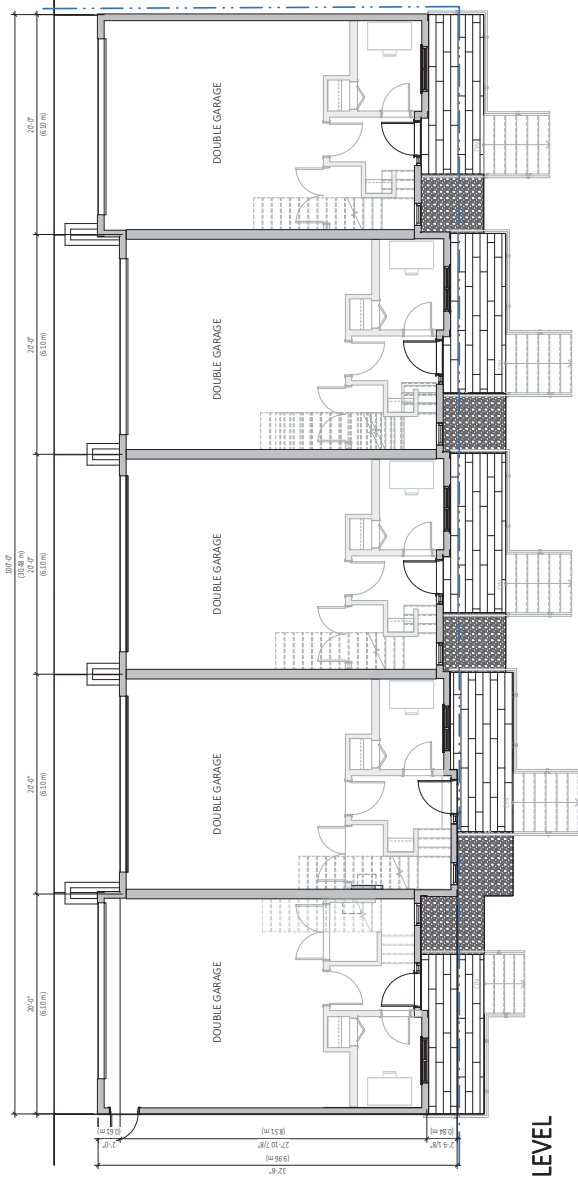
TH C&D 1ST LEVEL



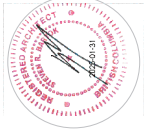
SD-2.43B



C 1ST LEVEL
3/16" = 1'-0"



D 1ST LEVEL
3/16" = 1'-0"



ISSUED FOR DP
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1	ISSUED FOR DP	25-01-07
2	RESUBMISSION	25-01-31

NORTH ARC
MULTI-FAMILY 208
STREET

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TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

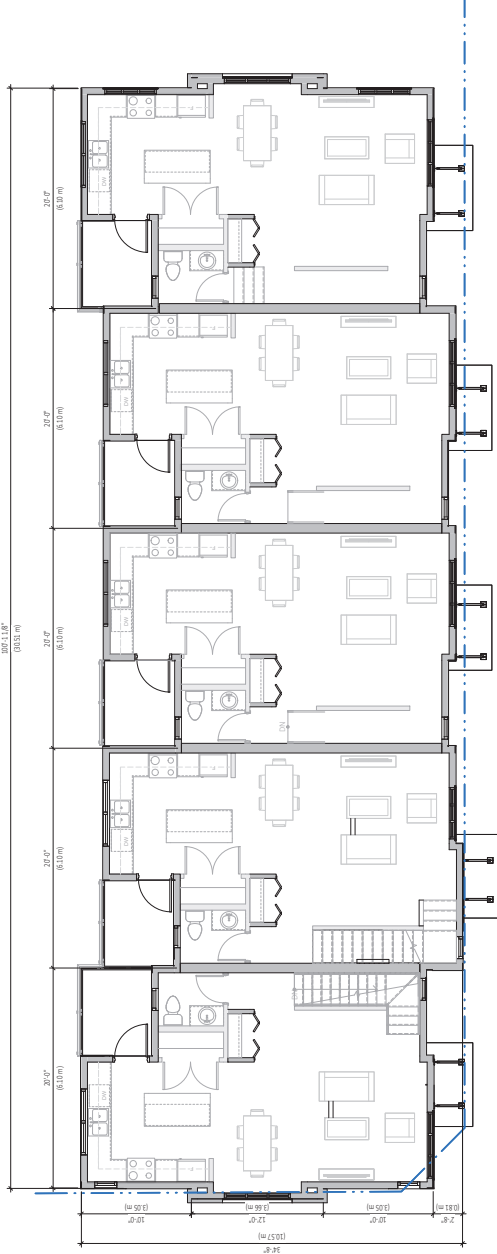


TH C&D 2ND LEVEL

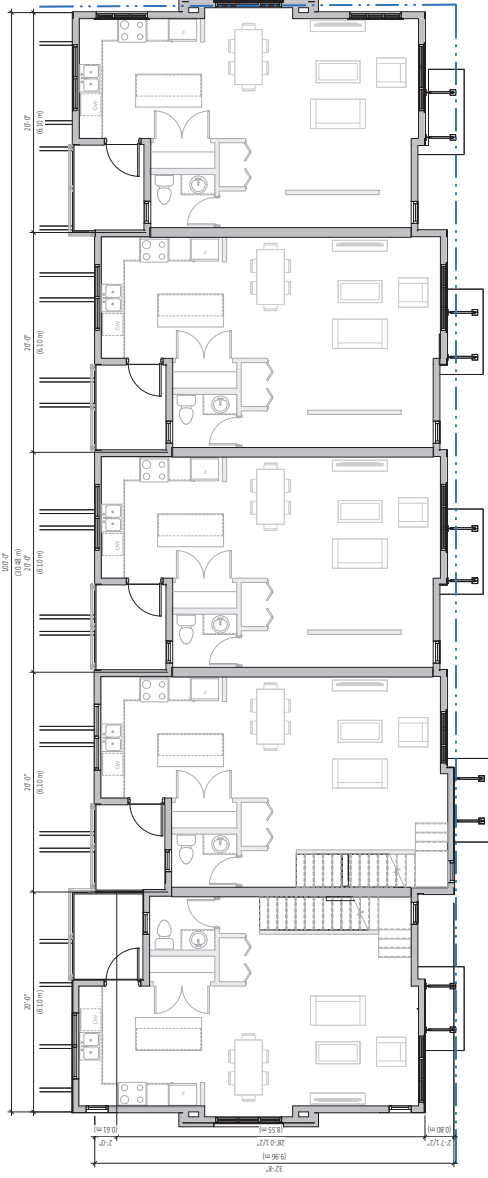


SCALE 3/16" = 1'-0"

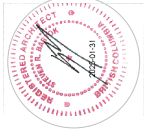
SD-2.44B



C 2ND LEVEL
3/16" = 1'-0"



D 2ND LEVEL
3/16" = 1'-0"



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1	ISSUED FOR DP	25-01-07
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**NORTH ARC
MULTI-FAMILY 208
STREET**

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TOWNSHIP OF LANGLEY, BC

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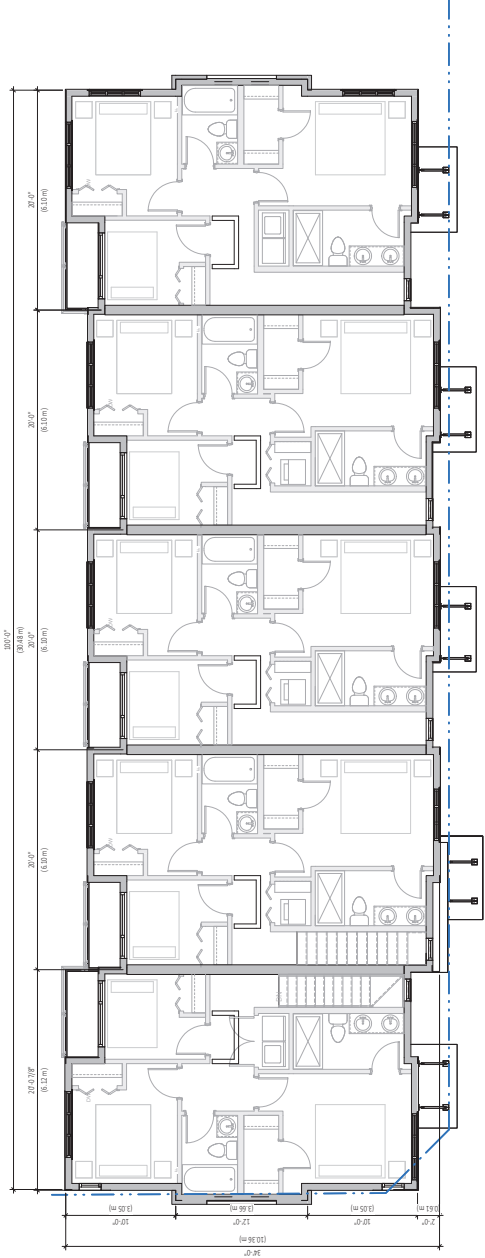


TH C&D 3RD LEVEL

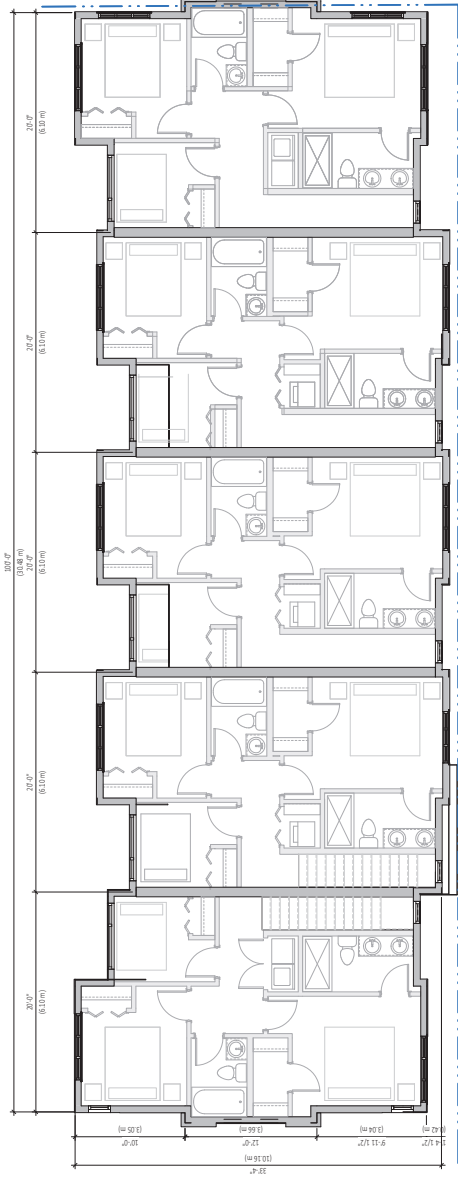


SCALE 3/16" = 1'-0"

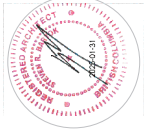
SD-2.45B



C3RD LEVEL
3/16" = 1'-0"



D 3RD LEVEL
3/16" = 1'-0"



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1	ISSUED FOR DP	25-01-07
2	ISSUED FOR REVIEW	25-01-15
3	ISSUED FOR DP RESUBMISSION	25-01-31

NORTH ARC
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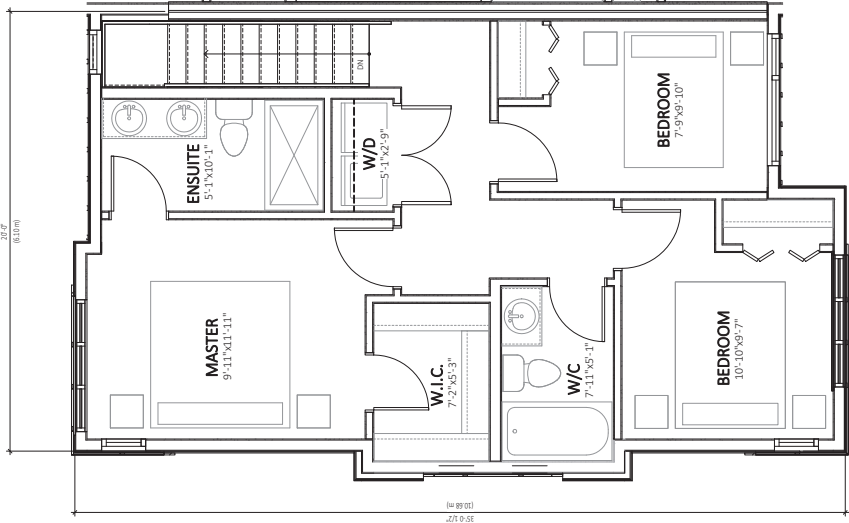
PROJECT # 24150.1
CITY FILE # -



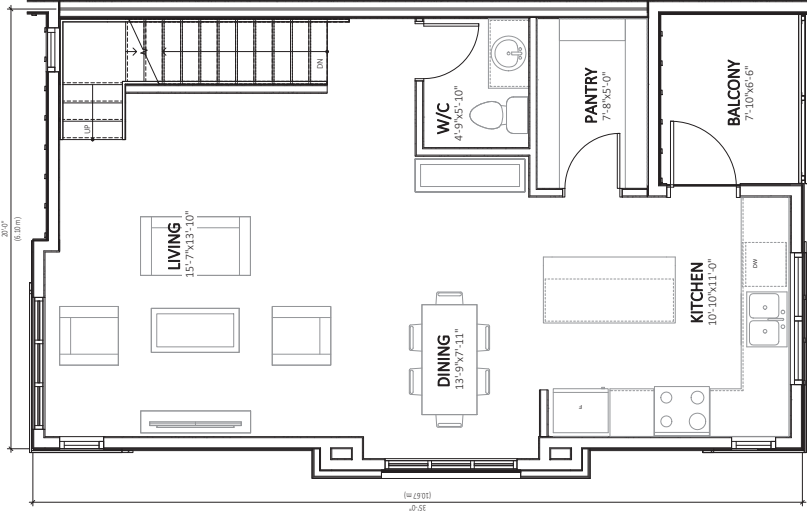
TOWNHOUSE -
UNIT A1

1
SCALE As Indicated

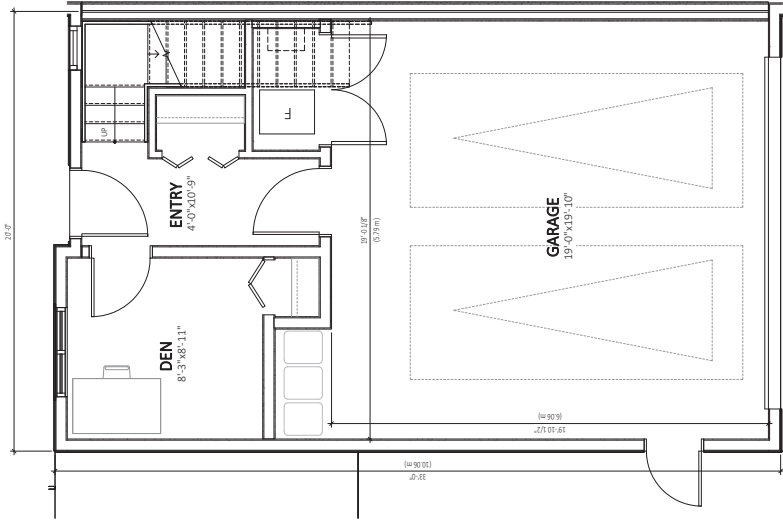
SD-2.70B



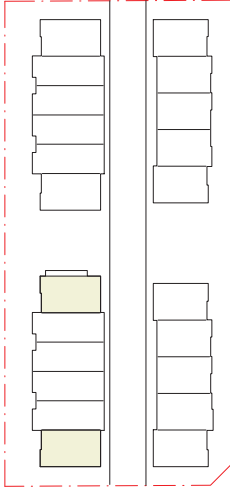
3RD LEVEL
3/8" = 1'-0"



2ND LEVEL
3/8" = 1'-0"



1ST LEVEL
3/8" = 1'-0"



TOWNHOUSE A1 FLOOR AREAS		
Name	Area	
A1 - 1ST LEVEL	229 SF	
A1 - 2ND LEVEL	650 SF	
A1 - 3RD LEVEL	682 SF	
A1 - GARAGE	423 SF	
AREA TOTAL	1,985 SF	



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NORTH ARC
MULTI-FAMILY 208
STREET

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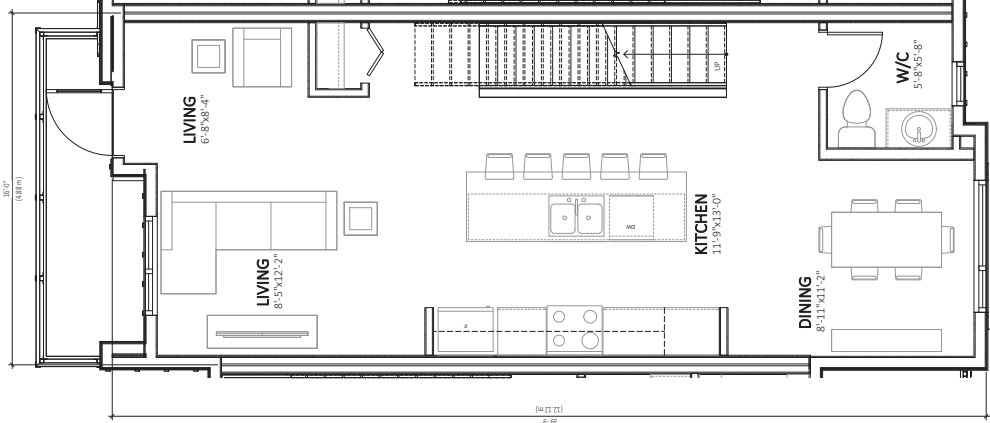
PROJECT # 24150.1
CITY FILE #



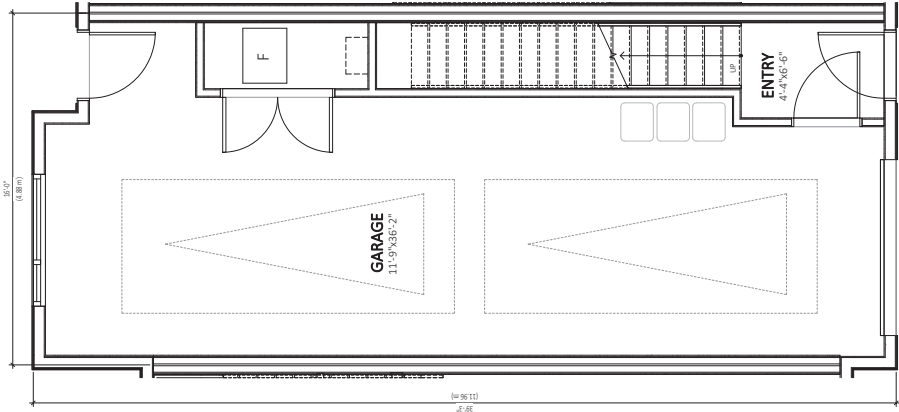
TOWNHOUSE -
UNIT A2



SD-2.71B

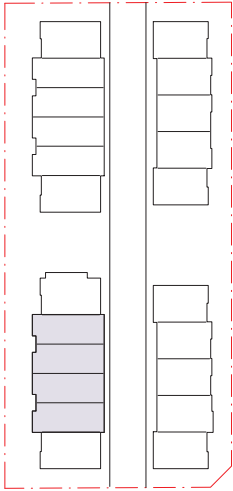


2ND LEVEL
3/8" = 1'-0"

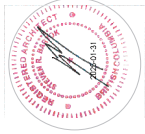


1ST LEVEL
3/8" = 1'-0"

3RD LEVEL
3/8" = 1'-0"



TOWNHOUSE A2 FLOOR AREAS	
Name	Area
A2 - 1ST LEVEL	132 SF
A2 - 2ND FLOOR	620 SF
A2 - 3RD FLOOR	632 SF
A2 - GARAGE	488 SF
AREA TOTAL	1,873 SF



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NORTH ARC
MULTI-FAMILY 208
STREET

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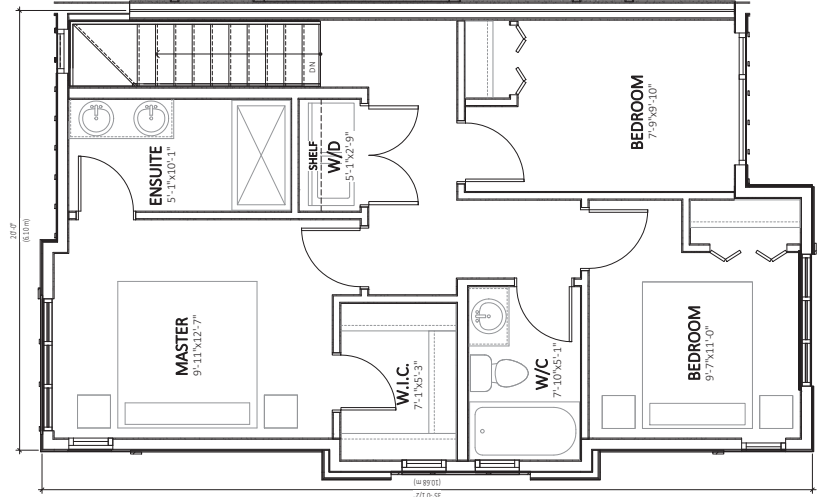
PROJECT # 24150.1
CITY FILE # -



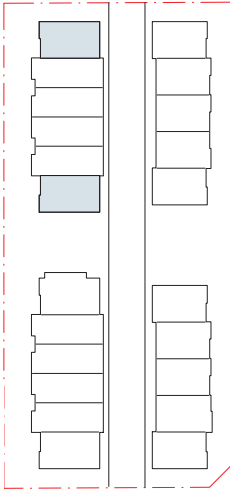
TOWNHOUSE -
UNIT B1

1
SCALE As Indicated

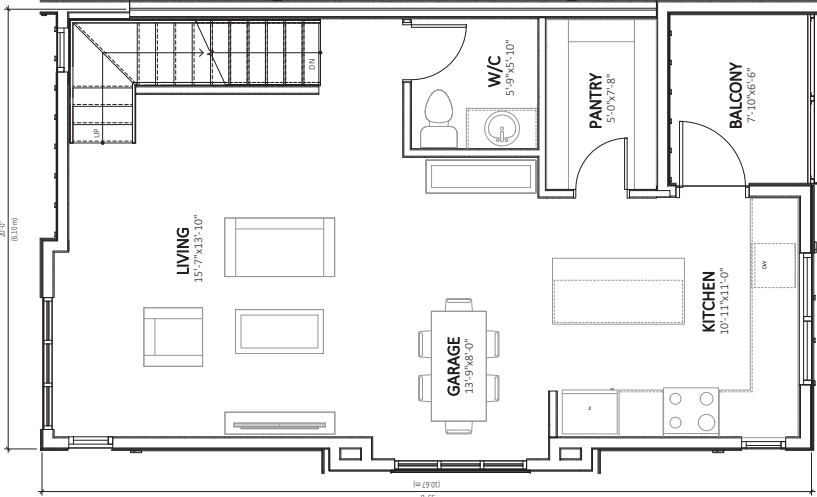
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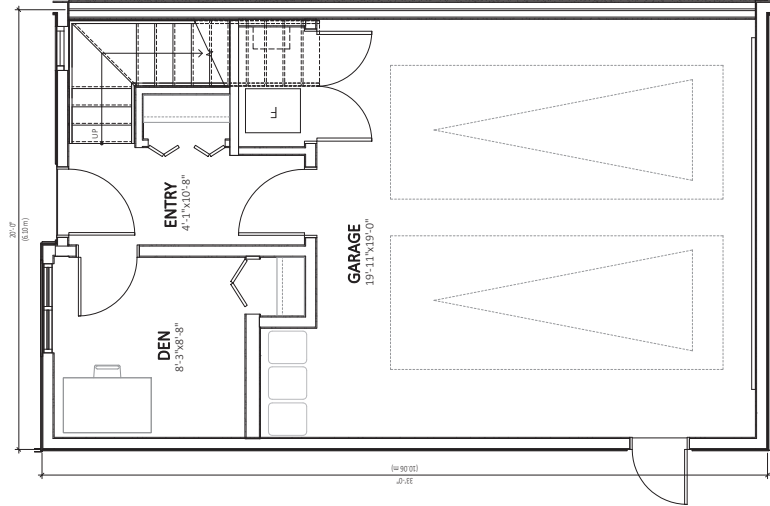
3RD LEVEL
3/8" = 1'-0"



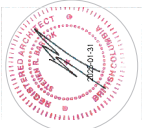
TOWNHOUSE B1 FLOOR AREAS	
Name	Area
B1 - 1ST LEVEL	206 SF
B1 - 2ND FLOOR	649 SF
B1 - 3RD FLOOR	681 SF
B1 - GARAGE	447 SF
AREA TOTAL	1,984 SF



2ND LEVEL
3/8" = 1'-0"



1ST LEVEL
3/8" = 1'-0"



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7342 208 STREET
TOWNSHIP OF LANGLEY, BC

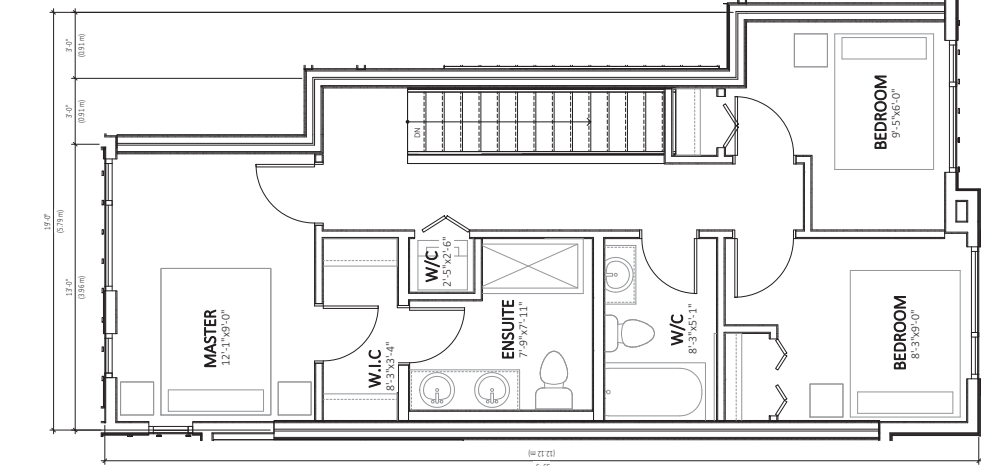
PROJECT # 24150.1
CITY FILE #



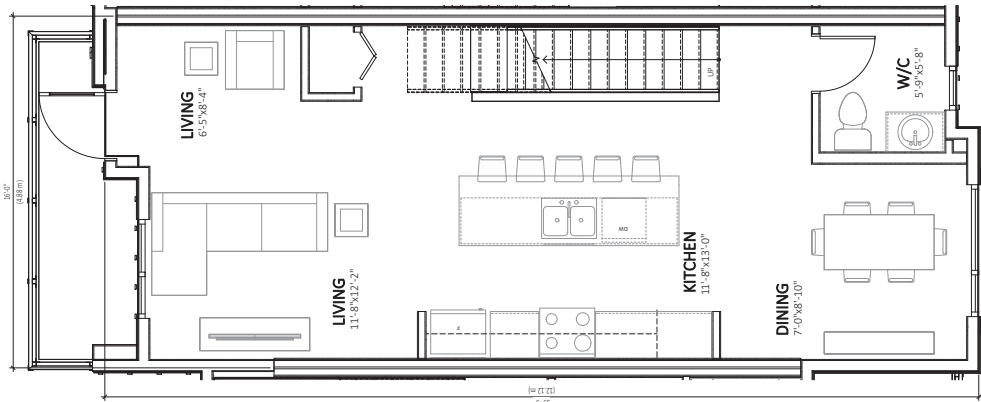
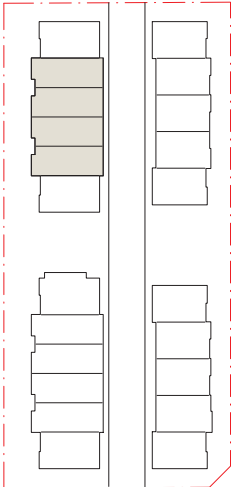
TOWNHOUSE -
UNIT B2



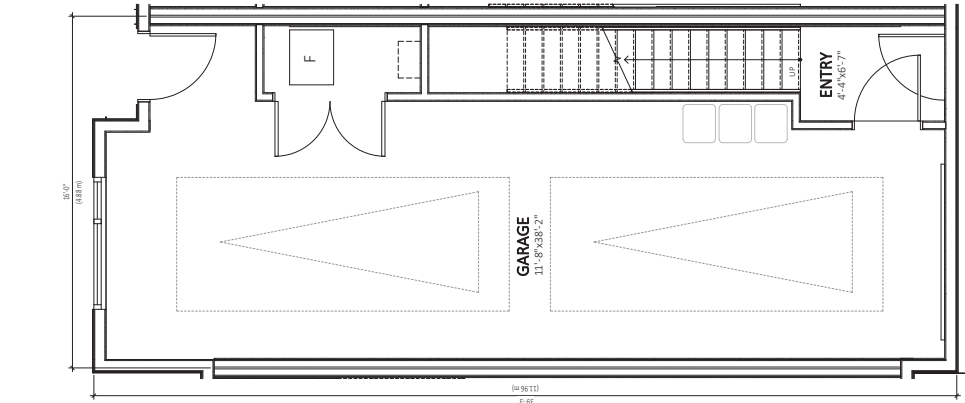
SD-2.73B



3RD LEVEL
3/8" = 1'-0"

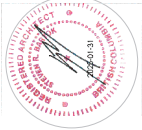


2ND LEVEL
3/8" = 1'-0"



1ST LEVEL
3/8" = 1'-0"

TOWNHOUSE B2 FLOOR...	
Name	Area
B2 - 1ST LEVEL	132 SF
B2 - 2ND LEVEL	620 SF
B2 - 3RD LEVEL	633 SF
B2 - GARAGE	487 SF
AREA TOTAL	1,872 SF



ISSUED FOR DP
RESUBMISSION

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	25-01-07
2	ISSUED FOR REVIEW	25-01-15
3	ISSUED FOR DP RESUBMISSION	25-01-31

NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

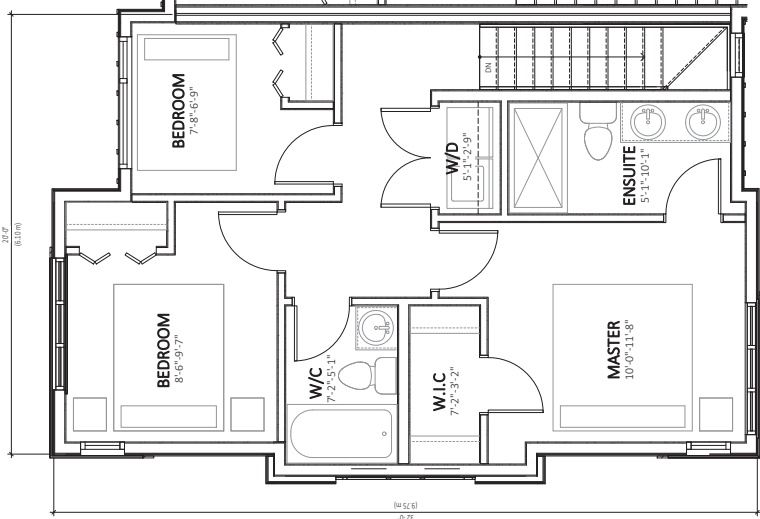
PROJECT # 24150.1
CITY FILE # -



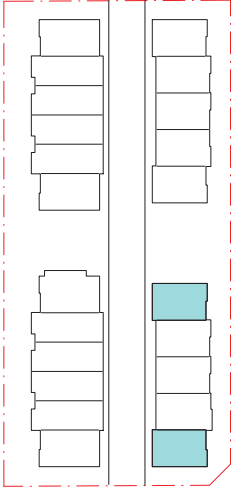
TOWNHOUSE -
UNIT C1



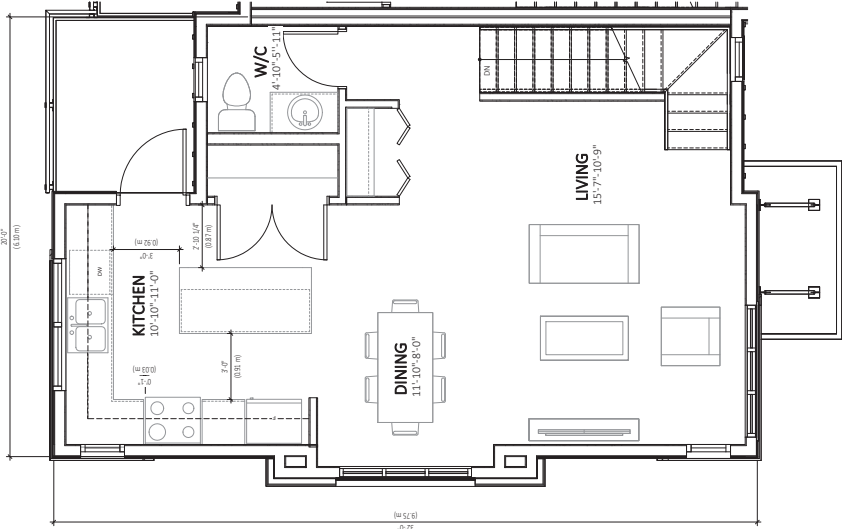
SD-2.74B



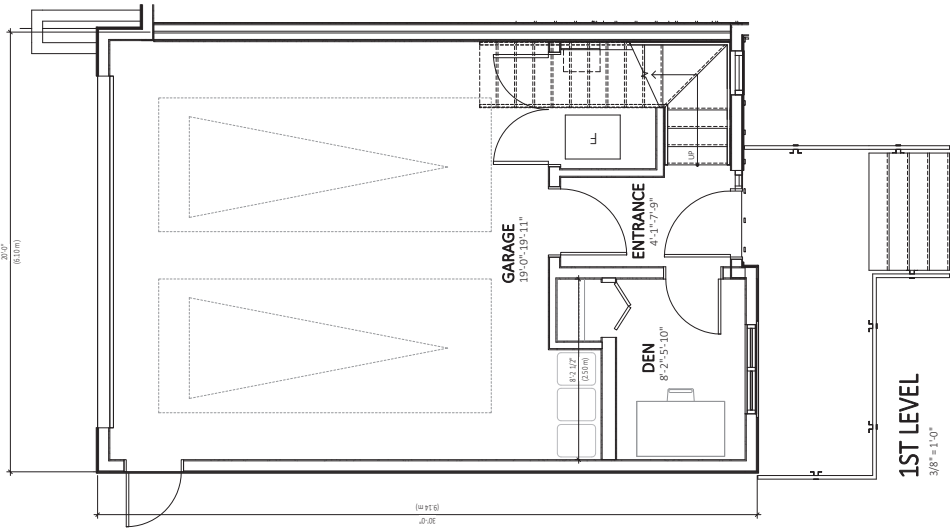
3RD LEVEL
3/8" = 1'-0"



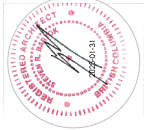
TOWNHOUSE C1 FLOOR AREAS	
Name	Area
C1 - 1ST FLOOR	168 SF
C1 - 2ND FLOOR	594 SF
C1 - 3RD FLOOR	623 SF
C1 - GARAGE	425 SF
AREA TOTAL	1,810 SF



2ND LEVEL
3/8" = 1'-0"



1ST LEVEL
3/8" = 1'-0"



ISSUED FOR DP
RESUBMISSION

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	25-01-07
2	ISSUED FOR REVIEW	25-01-15
3	ISSUED FOR DP RESUBMISSION	25-01-31

NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

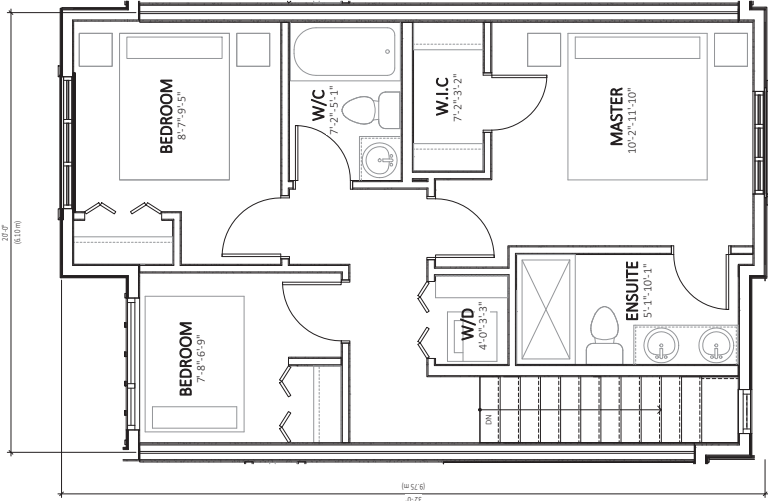


TOWNHOUSE -
UNIT C2

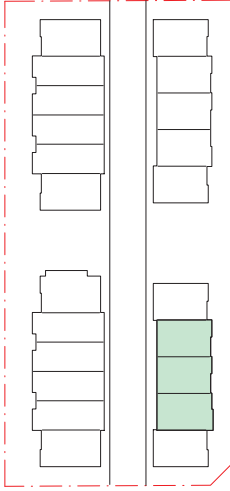


SCALE: As Indicated

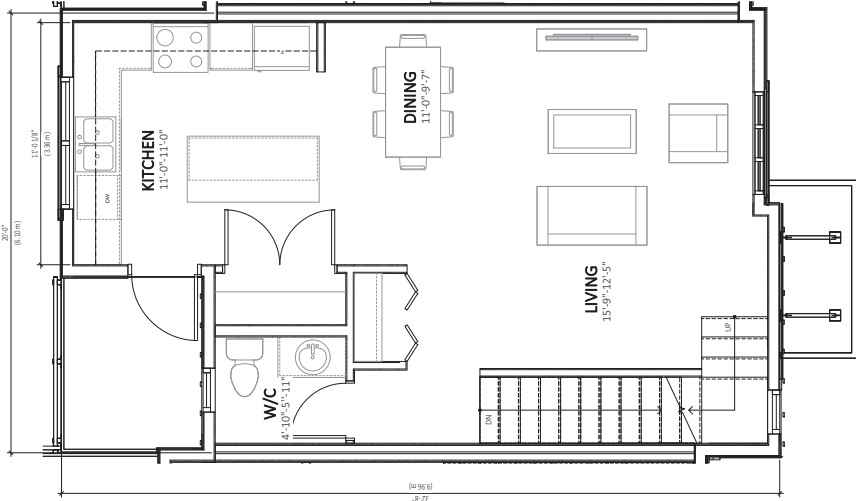
SD-2.75B



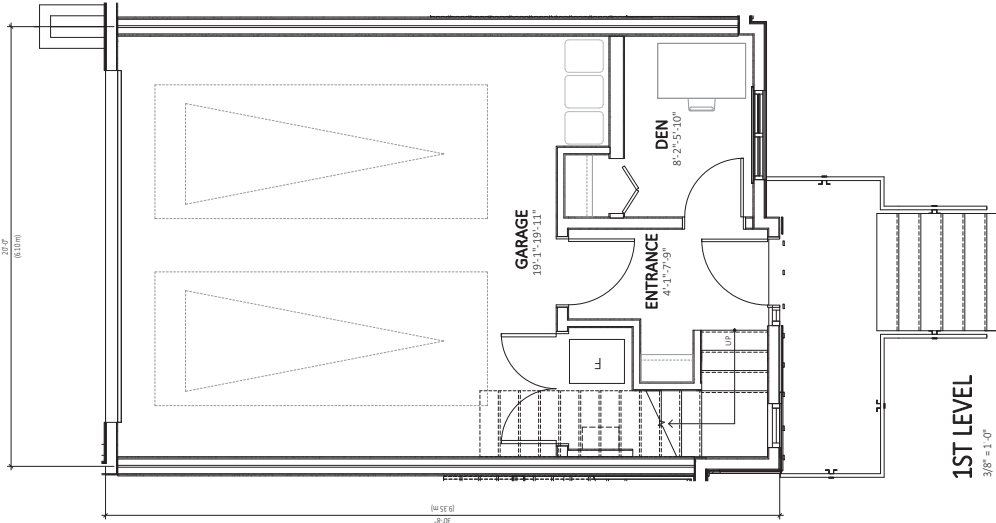
3RD LEVEL KEY PLAN
3/8" = 1'-0"



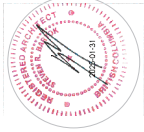
TOWNHOUSE C2 FLOOR AREAS		
Name	Area	
C2 - 1ST FLOOR	184 SF	
C2 - 2ND FLOOR	598 SF	
C2 - 3RD LEVEL	612 SF	
C2 - GARAGE	424 SF	
AREA TOTAL	1,818 SF	



2ND LEVEL
3/8" = 1'-0"



1ST LEVEL
3/8" = 1'-0"



ISSUED FOR DP
RESUBMISSION

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	25-01-07
2	ISSUED FOR REVIEW	25-01-15
3	ISSUED FOR DP RESUBMISSION	25-01-31

NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

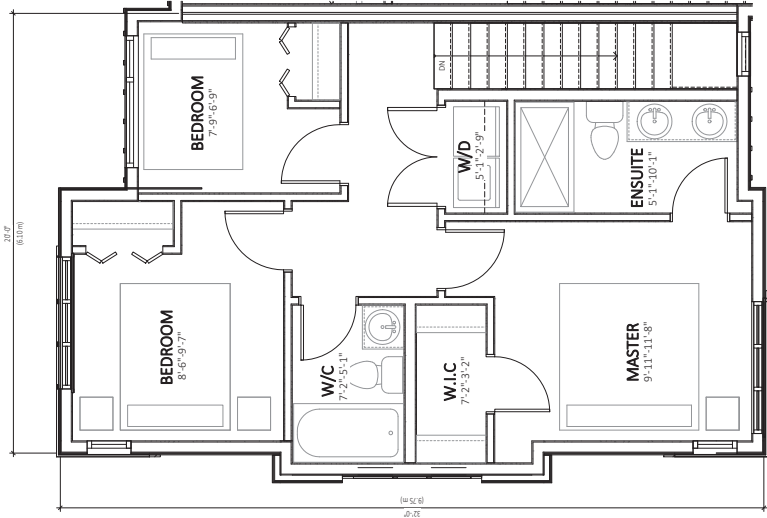
PROJECT # 24150.1
CITY FILE # -



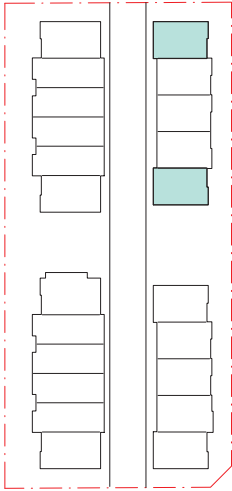
TOWNHOUSE -
UNIT D1

1
SCALE: As Indicated

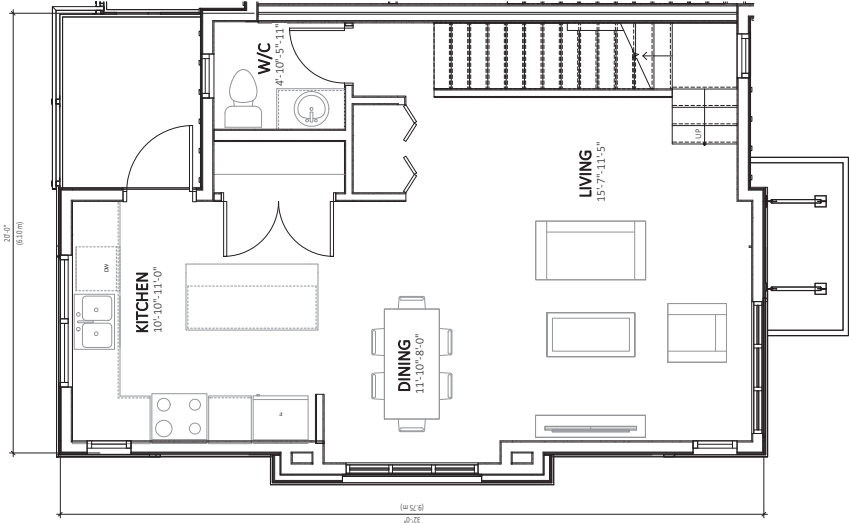
SD-2.76B



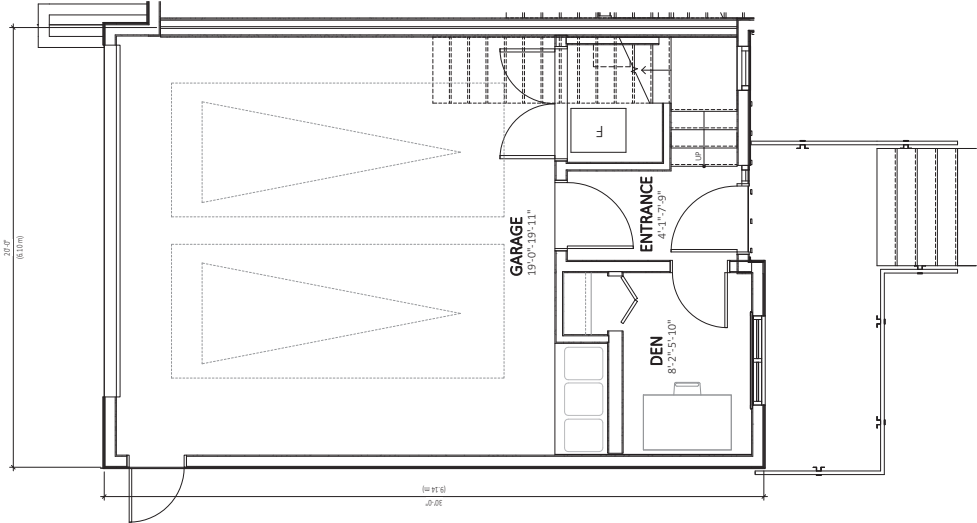
3RD LEVEL KEY PLAN
3/8" = 1'-0"



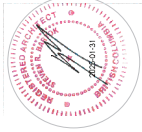
TOWNHOUSE D1 FLOOR AREAS	
Name	Area
D1 - 1ST FLOOR	168 SF
D1 - 2ND FLOOR	593 SF
D1 - 3RD FLOOR	623 SF
D1 - GARAGE	425 SF
AREA TOTAL	1,809 SF



2ND LEVEL
3/8" = 1'-0"



1ST LEVEL
3/8" = 1'-0"



ISSUED FOR DP
RESUBMISSION

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	25-01-07
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3	ISSUED FOR DP RESUBMISSION	25-01-31

NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

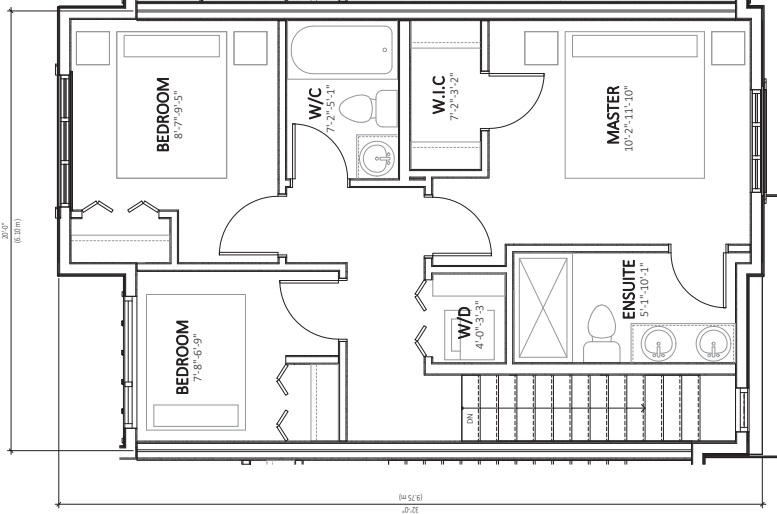
PROJECT # 24150.1
CITY FILE # -



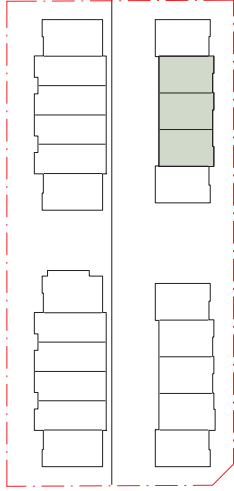
TOWNHOUSE -
UNIT D2

1
SCALE: As Indicated

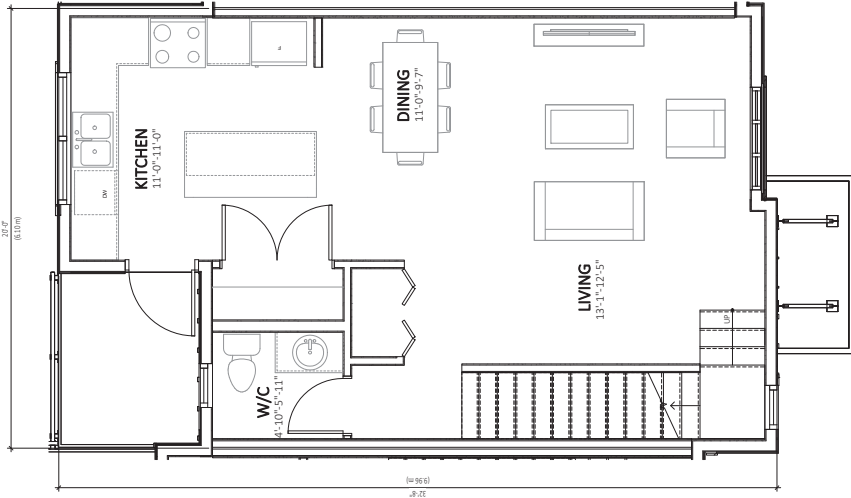
SD-2.77B



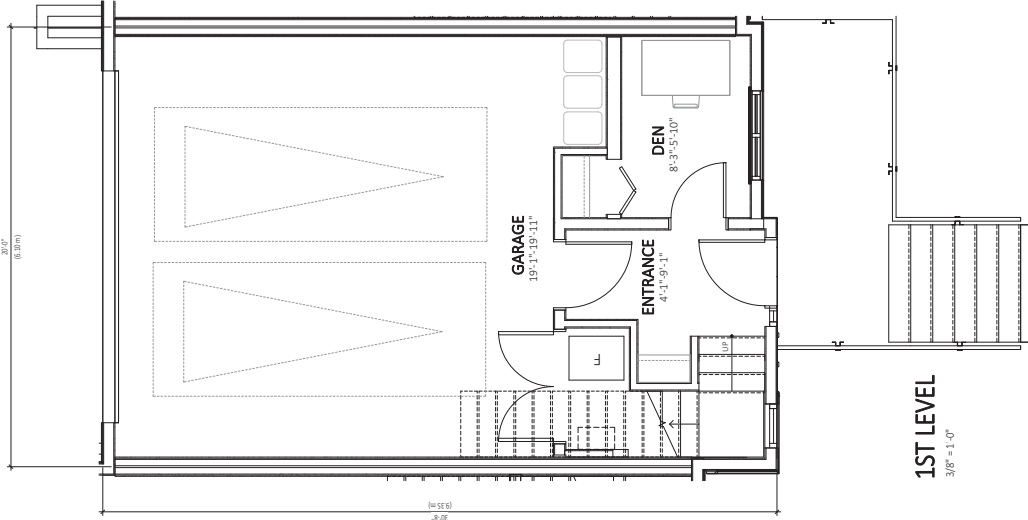
3RD LEVEL
3/8" = 1'-0"



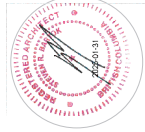
TOWNHOUSE D2 FLOOR AREAS	
Name	Area
D2 1ST FLOOR	184 SF
D2 2ND FLOOR	598 SF
D2 3RD FLOOR	612 SF
D2 GARAGE	425 SF
AREA TOTAL	1,818 SF



2ND LEVEL
3/8" = 1'-0"



1ST LEVEL
3/8" = 1'-0"



ISSUED FOR DP
RESUBMISSION

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2	ISSUED FOR DP RESUBMISSION	25-01-31



ELEVATIONS IN PROGRESS AND TO BE DEVELOPED
DEPENDENT ON 73 A AVENUE-FACING ELEVATIONS

SD-TH A&B NORTH ELEVATION

3/32" = 1'-0"



ELEVATIONS IN PROGRESS AND TO BE DEVELOPED
DEPENDENT ON 73 A AVENUE-FACING ELEVATIONS

SD-TH A&B SOUTH ELEVATION

3/32" = 1'-0"

NORTH ARC
MULTI-FAMILY 208
STREET

7342, 208 STREET
TOWNSHIP OF LANGLEY, BC

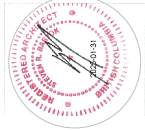
PROJECT # 24150.1
CITY FILE #



TOWNHOUSE
ELEVATIONS - SITE
B

SCALE 3/32" = 1'-0"

SD-3.10B



ISSUED FOR DP
RESUBMISSION

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2	ISSUED FOR DP RESUBMISSION	25-01-31



SD-TH C&D SOUTH ELEVATION

3/32" = 1'-0"



SD-TH C&D NORTH ELEVATION

3/32" = 1'-0"

NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

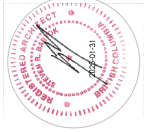
PROJECT # 24150.1
CITY FILE #



TOWNHOUSE
ELEVATIONS - SITE
B

SCALE 3/32" = 1'-0"

SD-3.11B



ISSUED FOR DP
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NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

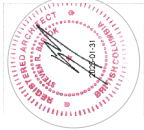


TOWNHOUSE
ELEVATIONS - SITE
B

SCALE 3/32" = 1'-0"

SD-3.12B





ISSUED FOR DP
RESUBMISSION

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NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -



TOWNHOUSE
ELEVATIONS - SITE
B

SCALE 3/32" = 1'-0"

SD-3.13B

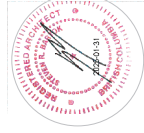


SD-TH B&D EAST ELEVATION
3/32" = 1'-0"



SD-TH B&D WEST ELEVATION
3/32" = 1'-0"

KEYSTONE
ARCHITECTURE
A8807SFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.830.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 581.391.4768
MAIL@KEYSTONEARCH.CA



NO.	ISSUE/REVISION	DATE
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	RESUBMISSION	

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

Λ
NORTH ARCH
PROPERTIES

SCALE As indicated

SD-4.10B

1	HORIZONTAL PLATING WIDTH: 6,25" (5" EXPOSURE); - JAMES HARDIE FACIA BOARD; COLOUR: "VAM BROWN"
2	CASCAVA FASHING & TRIMS: TBD; PRIMO VENT CAP: TBD HARDIE BATTER & BATTEN SELECT CEDAR/MILL COLOUR: "BLACK, POWDER COATED"
3	CHEMIST BOARD SMOOTH PANEL: TBD; PRIMO VENT CAP: TBD CASCAVA FASHING & TRIMS: TBD; PRIMO VENT CAP: TBD CASCAVA FASHING: TBD; PRIMO VENT CAP: DARK GRAY PAINT TO MATCH
4	HARDIE BOARD & BATTEN SELECT CEDAR/MILL CASCAVA FASHING & TRIMS: TBD; PRIMO VENT CAP: TBD PRIMO VENT CAP: TBD
5	HARDIE BOARD & BATTEN SELECT CEDAR/MILL BATTER WIDTH: 2,25" (JAMES HARDIE); COLOUR: "COBBLESTONE"
6	ALUMINUM GLASS GUARDRAILING; - COLOUR: "BLACK, POWDER COATED"
7	VIRK WINDOW; - COLOUR: "BLACK EXT. / WHITE INT."
8	ROOF BALCONY GUTTER; - COLOUR: WHITE, PERFORATED ALUMINUM
9	GRANT TRANSIT FACIA BOARD; TEXTURE: SMOOTH; CASCAVA FASHING: POLAR WHITE CUT/FLAM MILD 1600 UT SYSTEM 11
10	"KAMMER"; COLOUR: "BLACK ANODIZED"; CAN GRAY SANDRIE PANEL
11	ALUMINUM GLASS PATIO RAINCOY SCREEN; - COLOUR: "BLACK, POWDER COATED"
12	VIRK WINDOW; - COLOUR: "BLACK EXT. / WHITE INT."
13	ALUMINUM GLASS BALCONY RAILING; - COLOUR: "GLAY ANODIZED"
14	ALUMINUM GLASS GUARDRAILING; - COLOUR: "BLACK, POWDER COATED"
15	VIRK BALCONY DOOR; - COLOUR: "BLACK EXT. / WHITE INT."
16	ALUMINUM FATHER & MWL - COLOUR: GRAY
17	GRANT 3' SHINGLES - SELECT CHARCOAL GRAY

NOTE:

1. MATERIAL, TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE COORDINATION WITH ARCHITECT.

2. CASCAVA FASHING & TRIMS: TO BE SUPPLIED BY BUILDING PRINTER ACCESS U.S.A.

3. ALL MATERIALS & COLORING PERMANENT TO BE 100% COLOR FAST.

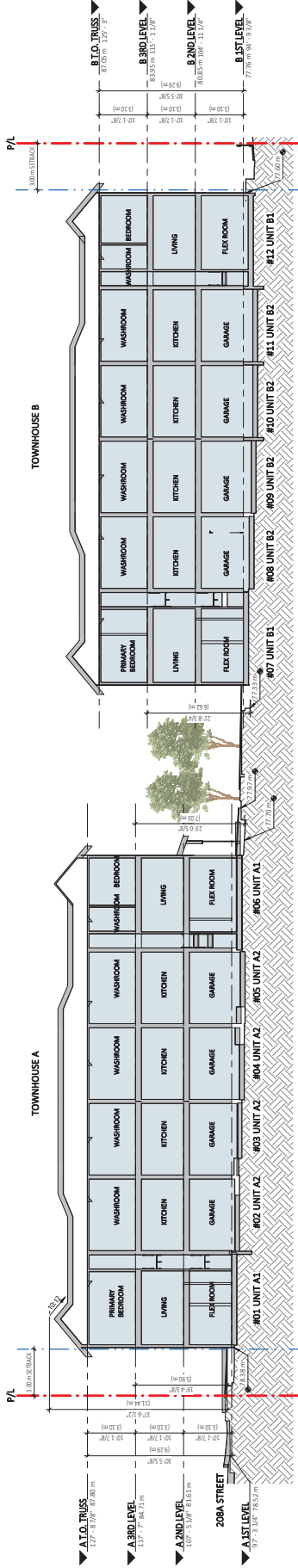
NOTES:
1. MATE
MOCK-1
2. ALL C
3. ALL M



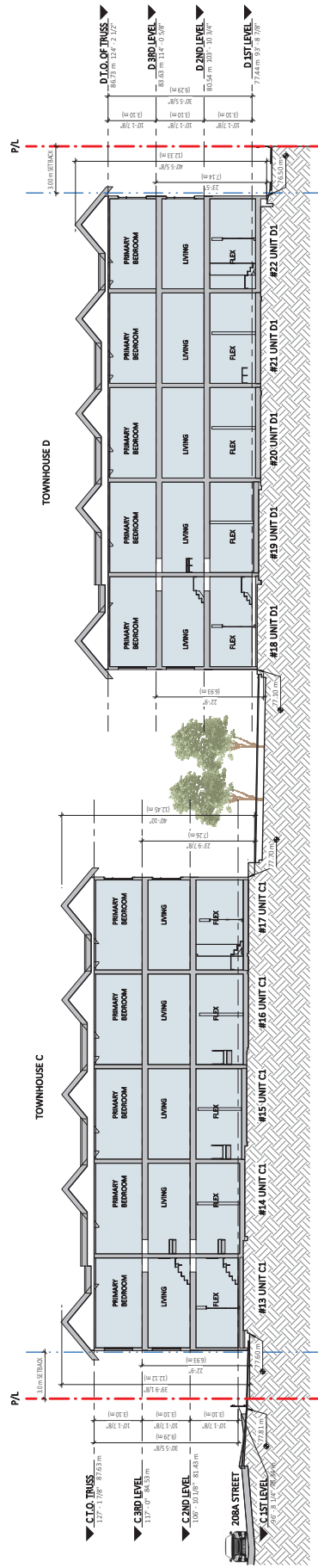
SOFFIT
HITE



SITE SECTIONS - SITE B



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



E/W SITE SECTION 2
3/32" = 1'-0"

NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE #

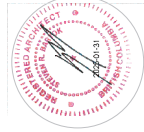


SITE SECTIONS -
SITE B

SCALE 3/32" = 1'-0"

SD-6.20B

KEYSTONE
ARCHITECTURE
4800 ST. JORD BC | 300 - 33131 SOUTH PARKER WAY
V5Y 2B1 | 604.850.0577
CALSARY A8 | 1601 - 333 11TH AVENUE SW
T2R 1J1 | 587.3914768
MAIL@KEYSTONEARCH.CA



NO.	ISSUE/REVISION	DATE
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	RESUBMISSION	

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -



SITE SECTIONS -
SITE B

SCALE 1/8" = 1'-0"

SD-6.21B

NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -



SITE SECTIONS -
SITE B



PROJECT # 24150.1
CITY FILE # -

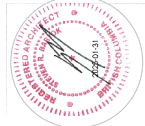


SITE SECTIONS -
SITE B

SCALE 1/8" = 1'-0"

SD-6.21B

SITE SECTIONS - SITE B



ISSUED FOR DP
RESUBMISSION

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2	RESUBMISSION	25-01-31

NORTH ARC
MULTI-FAMILY 208
STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

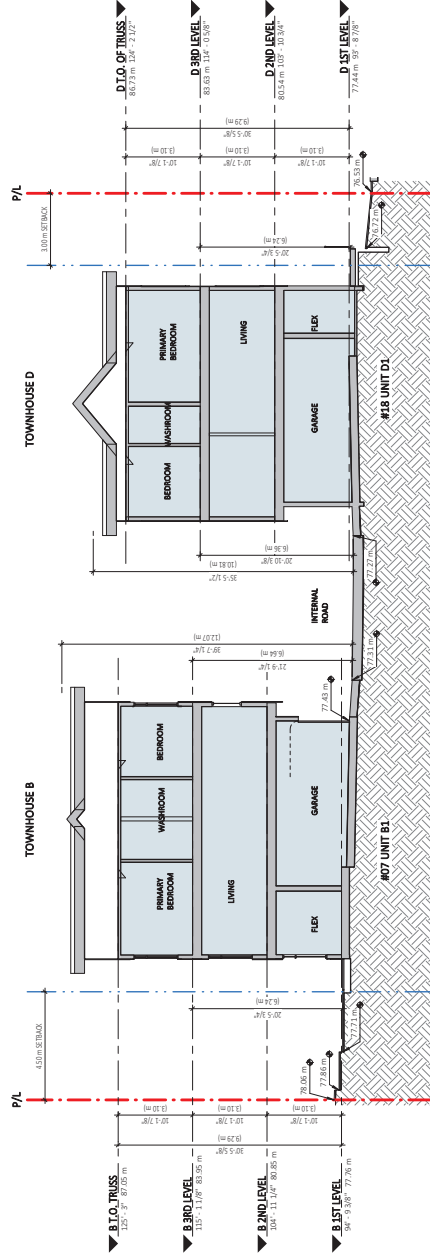
PROJECT # 24150.1
CITY FILE #



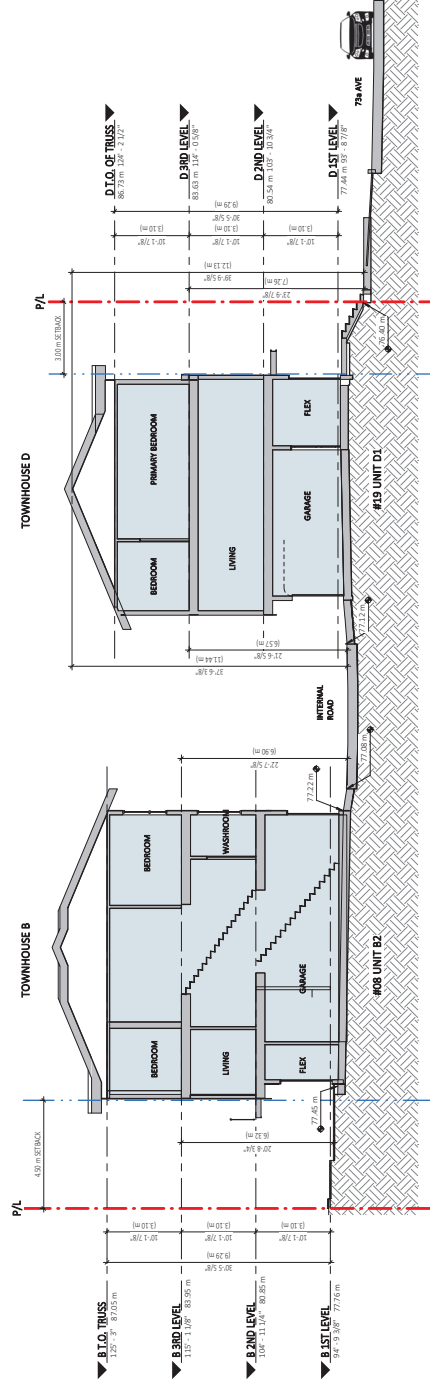
SITE SECTIONS -
SITE B

SCALE 1/8" = 1'-0"

SD-6.22B



N/S SITE SECTION 3
1/8" = 1'-0"



N/S SITE SECTION 4
1/8" = 1'-0"