

HOLIDAY INN ADDITION, 8740 & 8750 204th ST., LANGLEY TWP, BC



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HOLIDAY INN
ADDITION

8740 & 8750 204th ST., LANGLEY
TWP, BC

PROJECT # 24-102
CITY FILE #

COVER PAGE

SCALE

SD0.01

SITE CONTEXT

1 WALNUT GROVE SCHOOL OF MUSIC AND DANCE



2 CARVOLTH EXCHANGE



3 WALNUT GROVE LUTHERAN CHURCH



4 WALNUT GROVE COMM. PARK

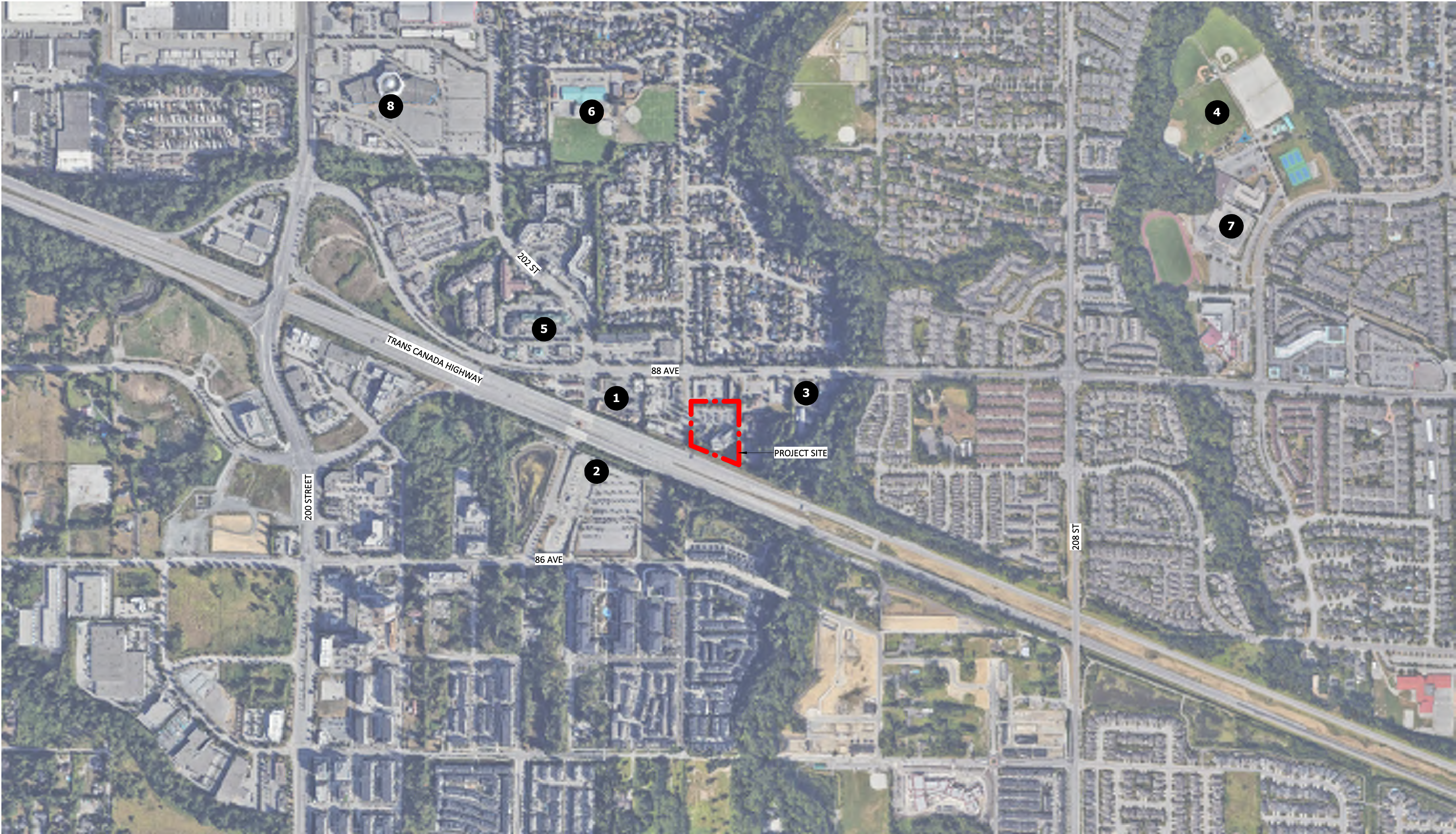


5 SANDMAN HOTEL



SITE DESCRIPTION

THE PROJECT SITE IS LOCATED ON THE NORTH OF THE TRANS CANADA HIGHWAY IN TOWNSHIP OF LANGLEY WALNUT GROVE AND CONSISTS OF TWO PARCELS THAT WILL BE AMALGAMATED. THE EXISTING HOTEL BUILDING IS LOCATED ON ONE PARCEL AND THE ADDITION WOULD BE TO THE WEST OF THE EXISTING BUILDING. THE SITE IS CENTRALLY LOCATED ADJACENT TO HWY 1 WITH PROXIMITY TO THE WALNUT GROVE MUSIC AND DANCE CENTRE TO THE WEST, WALNUT GROVE LUTHERAN CHURCH TO THE EAST, COMMERCIAL OFFICES AND RESTAURANTS ALL AROUND THE EXISTING BUILDING, CINEPLEX CINEMAS TO THE NORTH WEST AND THE WALNUT GROVE COMMUNITY PARK TO THE NORTHEAST. TWO ELEMENTARY SCHOOLS ARE CLOSE BY: DOROTHY PEACOCK SCHOOL TO THE NORTHWEST AND AND GORDON GREENWOOD ELEMENTARY TO THE NORTH. WALKING DISTANCE PARKS INCLUDE THE DISCOVERY TOWN PARK AND CARVOLTH TRANSIT EXCHANGE IS LOCATED TO THE SOUTH ACROSS THE HIGHWAY FOR CONNECTIVITY.



6 DOROTHY PEACOCK ELEMENTARY



7 WALNUT GROVE SECONDARY



8 CINEPLEX CINEMAS



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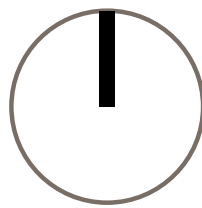
HOLIDAY INN
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SITE CONTEXT

SCALE 1 1/2" = 1'-0"



SITE CONTEXT



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A 204 ST LOOKING EAST



B 204 ST AND 88 AVE LOOKING SOUTH EAST



C HIGHWAY 1 LOOKING NORTH

SITE CONTEXT

SCALE 1 1/2" = 1'-0"

PROJECT DATA

1.0.0 ZONING DATA		
PROJECT:	HOLIDAY INN ADDITION (CANDLEWOOD SUITES)	
CIVIC ADDRESS:	8740 AND 9750 204 ST, LANGLEY TWP, BC, V1M 2Y5	
LEGAL DESCRIPTION:	LOT 2, SECTION 26, TOWNSHIP 8, NEW WEST DISTRICT, PLAN LMP37399 PART NE 1/4, EXCEPT PLAN LMP43070-RD	
NEIGHBOURHOOD:	WALNUT GROVE	
SITE AREA (GROSS):	10,215.9 m2 (TOTAL AFTER CONSOLIDATION)	
SITE AREA (NET):	10,215.9 m2 (TOTAL AFTER CONSOLIDATION)	
COORDINATING REGISTERED PROFESSIONAL:	ERIC POXLEITNER, ARCHITECT AIBC, AAA, MRAIC, LEED® AP BD+C, KEYSTONE ARCHITECTURE	
CERTIFIED PROFESSIONAL:	N/A	
	CURRENT/REQUIRED/PERMITTED	PROPOSED
ZONE:	C-3	C-3
OCP DESIGNATION:	NEIGHBOURHOOD COMMERCIAL	NEIGHBOURHOOD COMMERCIAL
SETBACKS:	FRONT: 4.50 m	FRONT: 4.50 m
	REAR: 3.0 m	REAR: EXISTING BUILDING
	SIDE (SOUTH): 0.00 m	SIDE (SOUTH): 0.00 m (U/G PARKING)
		SIDE (SOUTH): 5.70 m (ABOVE GRADE BUILDING)
	SIDE (NORTH): 0.00 m	SIDE (NORTH): 44.70 m
DENSITY-GROSS FLOOR AREA (FSR):		52,588 SF 109,963 SF 0.48
BUILDING HEIGHT:	12 m	17.20 m
LOT COVERAGE (NEW BUILD):		17,333 SF / 109,963 SF 15.76%
LOT COVERAGE (TOTAL):		28,324 SF / 109,963 SF 25.76%
ACCESSIBLE UNITS:	N/A	5
STEP CODE:	2	3
MINIMUM BUILDING ELEVATION:	N/A	GEO: 36.40 m
WASTE & RECYCLING STORAGE:	N/A	RECYCLING FACILITIES PROVIDED IN EXISTING BUILDING. GARBAGE / ORGANICS PROVIDED IN NEW GARBAGE ENCLOSURE
UNIT COUNT:	N/A	84 NEW SUITES (91 EXISTING)
EFFICIENCY:		50,581 SF 4,699.11 m²
ZONING AVERAGE GRADE:	40.97 m (651.55 + 674.93 + 2237.36 + 2349.45 / 144.33)	(593.85+682.74+755.16+645.2+1592.83+173.13) / 142.08 = 37.67 m
	AVG EXISTING GRADE WEST ELEVATION: (39.34 + 37.95)/2 = 38.65 * 16.86 = 651.55 m	AVG GRADE NORTH ELEVATION: (36.44+37.16)/2= 36.80*16.14=593.85
	AVG EXISTING GRADE EAST ELEVATION: (40.09 + 40.02)/2 = 40.05 * 16.85 = 674.93 m	AVG GRADE EAST COURTYARD ELEVATION: (37.16+36.85)/2=37.01*18.45=682.74
	AVG EXISTING GRADE NORTH ELEVATION: (37.95 + 49.09)/2 = 3 * 51.41= 2237.36	AVG GRADE SOUTH COURTYARD ELEVATION: (36.85+35.86)/2=36.86*20.49=755.16
	AVG EXISTING GRADE SOUTH ELEVATION: (40.02 + 39.34)/2 = 39.68 * 59.21 = 2349.45 m	AVG GRADE EAST ELEVATION: (36.86+40.06)/2=38.46*17.01=654.20
	TOTAL PERIMETER: 16.86 + 16.85 + 51.41 + 59.21 = 144.33 m	AVG GRADE SOUTH ELEVATION: (40.06+37.62)/2=38.84*41.01=1592.83
		AVG GRADE WEST ELEVATION: (37.62+36.44)/2=37.03*28.98=1073.13
		TOTAL PERIMETER: (16.14+18.45+20.49+17.01+41.01+28.98)=142.08
VARIANCES APPLIED FOR:	1. GUEST PARKING STALL (REDUCTION OF 15% FROM REQUIRED)	
	2. NEW BUILDING HEIGHT VARIANCE TO MATCH EXISTING BUILDING HEIGHT	
NOTES:		
1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.		

1.2.0 CODE DATA		
APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1-2019		
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: N/A		
1. PART 3 BUILDING		DIV. A - PART 1 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCY(IES):		3.1.2., & APPENDIX A - 3.1.2.1.(1)
2.1. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL		
2.2. RESIDENTIAL GROUP C		
3. BUILDING AREAS:		1.4.1.2. DEFINED TERMS - BUILDING AREA
PARKADE	28,324 SF	2,631 m²
WEST ADDITION BUILDING AREA	10,276 SF	955 m²
EAST EXISTING BUILDING AREA	11,777 SF	1,094 m²
WEST BASEMENT STORAGE GARAGE	17,333 SF	1,610 m²
EAST BASEMENT STORAGE GARAGE	3,473 SF	323 m²
4.3. RESIDENTIAL:		3.2.2.51
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED		3.2.2.51.(5)
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED		3.2.2.51.(5)
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.51.(1), 3.2.2.50.(1)(D)
MAX. ALLOWABLE BUILDING AREA: < 1800 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.51.(1)(D)
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:	5 STOREYS	1.4.1.2. DEFINED TERMS - BUILDING HEIGHT
4.3.2. GRADE ELEVATION:	36.38 m (LOWEST AVG GRADE WEST ELEVATION: 36.38+36.38/2)	1.4.1.2. DEFINED TERMS - GRADE
4.3.3. FIRST STOREY ELEVATION:	36.40 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:	11.89 m (REFER TO ELEVATIONS)	3.2.2.51 (1)(c) (MAXIMUM -18 m)
4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK:	14.63 m (REFER TO ELEVATIONS)	GROUP C 3.2.2.51 (2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4.-3.2.2.8., 3.2.2.51.(5)
6. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8.(1)(A)
6.1. COMBUSTIBLE CLADDING:	YES	3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE
7. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.2.2.51.(1)(C), 3.2.4.22, 6.9.2.3.(1)
8. FIREWALL:	2 HR	3.1.10.
9. MEZZANINE(S):	NA	3.2.1.1. (3) - (8)
10. MEZZANINE EXITING:	NA	3.4.2.2.
11. INTERCONNECTED FLOOR SPACE:	EXISTING BUILDING L1 AND L2	3.2.3.2.(3), 3.2.8., 3.1.3.1.(3), 3.2.8.2.(2)
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES 2HR AS A SEPARATE BLDG UNDER 3.2.1.2. 1.5HR UNDER 3.3.5.6 IF NOT A SEPARATE BLDG UNDER 3.2.1.2	3.2.1.2., 3.3.5.6
13 SPRINKLER SYSTEM:	YES	3.2.2.18., 3.2.5.13.
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.3 FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2024, 3.2.5.16
14. STANDPIPE SYSTEM:	YES - NFPA 14- 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-S524	3.2.4.1. (2)&(4)
16. SMOKE CONTROL MEASURES:	YES	3.1.8.12
17. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9., 3.2.4.8.
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	12.00 m (REFER TO ELEVATIONS)	3.2.5.6(2) (MAXIMUM - 20 m)
19. NUMBER OF STREETS:	1	3.2.2.10.
NOTES:		
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.		



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PROJECT # 24-102
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PROJECT DATA

SCALE

PROJECT DATA

1.4.0 UNIT COUNT SUMMARY

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 KING BED	23	27.4%	
DOUBLE QUEEN	44	52.4%	
KING SUITE	12	14.3%	
QUEEN BED ACCESSIBLE	5	6.0%	
TOTAL UNITS: 84		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
UNIT A1	DOUBLE QUEEN	44	379 SF	35 m²	16,698 SF	1551.28 m²
UNIT A2	QUEEN BED ACCESSIBLE	5	382 SF	36 m²	1,912 SF	177.66 m²
UNIT B1	1 KING BED	6	330 SF	31 m²	1,980 SF	183.95 m²
UNIT B2	1 KING BED	8	380 SF	35 m²	3,038 SF	282.24 m²
UNIT B3	1 KING BED	4	461 SF	43 m²	1,845 SF	171.38 m²
UNIT B4	1 KING BED	4	370 SF	34 m²	1,479 SF	137.41 m²
UNIT B4.1	1 KING BED	1	327 SF	30 m²	327 SF	30.37 m²
UNIT C1	KING SUITE	4	540 SF	50 m²	2,159 SF	200.58 m²
UNIT C2	KING SUITE	4	566 SF	53 m²	2,266 SF	210.51 m²
UNIT C3	KING SUITE	4	543 SF	50 m²	2,170 SF	201.62 m²
UNIT TOTALS:		84			33,874 SF	3147.00 m²

1.4.3 UNIT FLOOR AREA SUMMARY HOTEL

UNIT	LEVEL	UNIT TYPE	UNIT AREA SF (1SF)	UNIT AREA m² (1m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
UNIT A1	LOWER LEVEL	DOUBLE QUEEN	1,504 SF	140 m²	1,504 SF	139.76 m²
UNIT A1	1ST LEVEL	DOUBLE QUEEN	3,799 SF	353 m²	3,799 SF	352.91 m²
UNIT A1	2ND LEVEL	DOUBLE QUEEN	3,798 SF	353 m²	3,798 SF	352.86 m²
UNIT A1	3RD LEVEL	DOUBLE QUEEN	3,798 SF	353 m²	3,798 SF	352.87 m²
UNIT A1	4TH LEVEL	DOUBLE QUEEN	3,798 SF	353 m²	3,798 SF	352.87 m²
UNIT A1			16,698 SF	1551 m²	16,698 SF	1551.28 m²
UNIT A1			16,698 SF	1551 m²	16,698 SF	1551.28 m²
UNIT A2	LOWER LEVEL	QUEEN BED ACCESSIBLE	376 SF	35 m²	376 SF	34.95 m²
UNIT A2	1ST LEVEL	QUEEN BED ACCESSIBLE	384 SF	36 m²	384 SF	35.68 m²
UNIT A2	2ND LEVEL	QUEEN BED ACCESSIBLE	384 SF	36 m²	384 SF	35.68 m²
UNIT A2	3RD LEVEL	QUEEN BED ACCESSIBLE	384 SF	36 m²	384 SF	35.68 m²
UNIT A2	4TH LEVEL	QUEEN BED ACCESSIBLE	384 SF	36 m²	384 SF	35.68 m²
UNIT A2			1,912 SF	178 m²	1,912 SF	177.66 m²
UNIT A2			1,912 SF	178 m²	1,912 SF	177.66 m²
UNIT B1	LOWER LEVEL	1 KING BED	661 SF	61 m²	661 SF	61.42 m²
UNIT B1	1ST LEVEL	1 KING BED	330 SF	31 m²	330 SF	30.63 m²
UNIT B1	2ND LEVEL	1 KING BED	330 SF	31 m²	330 SF	30.63 m²
UNIT B1	3RD LEVEL	1 KING BED	330 SF	31 m²	330 SF	30.63 m²
UNIT B1	4TH LEVEL	1 KING BED	330 SF	31 m²	330 SF	30.63 m²
UNIT B1			1,980 SF	184 m²	1,980 SF	183.95 m²
UNIT B1			1,980 SF	184 m²	1,980 SF	183.95 m²
UNIT B2	1ST LEVEL	1 KING BED	759 SF	71 m²	759 SF	70.56 m²
UNIT B2	2ND LEVEL	1 KING BED	759 SF	71 m²	759 SF	70.56 m²
UNIT B2	3RD LEVEL	1 KING BED	759 SF	71 m²	759 SF	70.56 m²
UNIT B2	4TH LEVEL	1 KING BED	759 SF	71 m²	759 SF	70.56 m²
UNIT B2			3,038 SF	282 m²	3,038 SF	282.24 m²
UNIT B2			3,038 SF	282 m²	3,038 SF	282.24 m²
UNIT B3	1ST LEVEL	1 KING BED	461 SF	43 m²	461 SF	42.84 m²
UNIT B3	2ND LEVEL	1 KING BED	461 SF	43 m²	461 SF	42.84 m²
UNIT B3	3RD LEVEL	1 KING BED	461 SF	43 m²	461 SF	42.84 m²
UNIT B3	4TH LEVEL	1 KING BED	461 SF	43 m²	461 SF	42.84 m²
UNIT B3			1,845 SF	171 m²	1,845 SF	171.38 m²
UNIT B3			1,845 SF	171 m²	1,845 SF	171.38 m²
UNIT B4	1ST LEVEL	1 KING BED	370 SF	34 m²	370 SF	34.35 m²
UNIT B4	2ND LEVEL	1 KING BED	370 SF	34 m²	370 SF	34.35 m²
UNIT B4	3RD LEVEL	1 KING BED	370 SF	34 m²	370 SF	34.35 m²
UNIT B4	4TH LEVEL	1 KING BED	370 SF	34 m²	370 SF	34.35 m²
UNIT B4			1,479 SF	137 m²	1,479 SF	137.41 m²
UNIT B4			1,479 SF	137 m²	1,479 SF	137.41 m²
UNIT B4.1	LOWER LEVEL	1 KING BED	327 SF	30 m²	327 SF	30.37 m²
UNIT B4.1			327 SF	30 m²	327 SF	30.37 m²
UNIT B4.1			327 SF	30 m²	327 SF	30.37 m²
UNIT C1	1ST LEVEL	KING SUITE	540 SF	50 m²	540 SF	50.15 m²
UNIT C1	2ND LEVEL	KING SUITE	540 SF	50 m²	540 SF	50.15 m²
UNIT C1	3RD LEVEL	KING SUITE	540 SF	50 m²	540 SF	50.15 m²
UNIT C1	4TH LEVEL	KING SUITE	540 SF	50 m²	540 SF	50.15 m²
UNIT C1			2,159 SF	201 m²	2,159 SF	200.58 m²
UNIT C1			2,159 SF	201 m²	2,159 SF	200.58 m²
UNIT C2	1ST LEVEL	KING SUITE	566 SF	53 m²	566 SF	52.63 m²
UNIT C2	2ND LEVEL	KING SUITE	566 SF	53 m²	566 SF	52.63 m²
UNIT C2	3RD LEVEL	KING SUITE	566 SF	53 m²	566 SF	52.63 m²
UNIT C2	4TH LEVEL	KING SUITE	566 SF	53 m²	566 SF	52.63 m²
UNIT C2			2,266 SF	211 m²	2,266 SF	210.51 m²
UNIT C2			2,266 SF	211 m²	2,266 SF	210.51 m²
UNIT C3	1ST LEVEL	KING SUITE	541 SF	50 m²	541 SF	50.29 m²
UNIT C3	2ND LEVEL	KING SUITE	543 SF	50 m²	543 SF	50.44 m²
UNIT C3	3RD LEVEL	KING SUITE	543 SF	50 m²	543 SF	50.44 m²
UNIT C3	4TH LEVEL	KING SUITE	543 SF	50 m²	543 SF	50.44 m²
UNIT C3			2,170 SF	202 m²	2,170 SF	201.62 m²
UNIT C3			2,170 SF	202 m²	2,170 SF	201.62 m²
GRAND TOTALS			33,874 SF	3147 m²	33,874 SF	3147.00 m²



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1.5.0 OFF-STREET VEHICLE/BICYCLE/STORAGE PARKING DATA-REQUIRED			
	UNITS / AREA	REQUIRED FACTOR	REQUIRED STALLS
VEHICLE PARKING STALL DATA			
GUESTS AND EMPLOYEES:			
ACCOMMODATION SPACE (NEW)	84	1.0	84 STALLS
ACCOMMODATION SPACE (EXISTING)	91	1.0	91 STALLS
EMPLOYEES	15	1.0	15 STALLS
SMALL CAR	N/A	20% MAX OF TOTAL STALLS	MAX. 0.20(190) = 38 STALLS
ACCESSIBLE	N/A	1 FOR EA. 50 STALLS REQUIRED	190/50 = 3.8 STALLS = 4 STALLS
ELECTRIC VEHICLE CHARGING	N/A	N/A	N/A
LOADING	N/A	1 PER BUILDING	1 STALLS
TOTAL STALLS:			190 (GUEST & EMPLOYEE) + 1 (LOADING)
BICYCLE STALL DATA			
GUESTS AND EMPLOYEES:			
SECURE BIKE PARKING SPACES:	2,049 m²	0.06 SECURE BICYCLE SPACES PER 100m² OF GROSS FLOOR AREA	6.2=7
VISITOR BIKE SPACES		6 AT EACH PUBLIC ENTRANCE	12 SPACES
TOTAL STALLS:			19
NOTES:			

1.5.1 OFF-STREET VEHICLE PARKING DATA-PROPOSED			
	REQUIRED	PROPOSED STALLS	COMMENTS
VEHICLE PARKING STALL DATA			
GUESTS	175	148	15% REDUCTION FROM REQUIRED, VARIANCE REQUIRED
EMPLOYEES	15	7 (IN EXISTING PARKADE)	53% REDUCTION FROM REQUIRED, VARIANCE REQUIRED
ELECTRIC VEHICLE CHARGING	N/A	16 TESLA STALLS ON SITE (NOT INCLUDED IN COUNTS)	NOT INCLUDED IN PARKING COUNT
SMALL CAR	N/A	18	12% OF OVERALL DEVELOPMENT
TOTAL STALLS:		155 STALLS	
LOADING	1	1	
NOTES:			

1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED					
PARKING STALL USER	PARKING STALL TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	COMMENTS
Existing					
EMPLOYEE	STANDARD	7	100.0%	5%	
GUEST	ACCESSIBLE	4	3.9%	3%	
GUEST	SMALL CAR	4	3.9%	3%	
GUEST	STANDARD	94	92.2%	61%	
Existing: 109		109		70%	
New Construction					
GUEST	ACCESSIBLE	1	2.2%	1%	
GUEST	SMALL CAR	14	30.4%	9%	
GUEST	STANDARD	31	67.4%	20%	
New Construction: 46		46		30%	
TOTAL PARKING STALLS: 155		155		100%	

1.5.3 BIKE PARKING STALL DATA-PROVIDED			
PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
GUEST			
SECURE BIKE STALLS	7	53.8%	
VISITOR BIKE STALL	6	46.2%	
GUEST: 13		100.0%	
TOTAL BIKE PARKING STALLS: 13		100.0%	



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HOLIDAY INN
ADDITION

8740 & 8750 204th ST., LANGLEY
TWP, BC

PROJECT # 24-102
CITY FILE #

PROJECT DATA

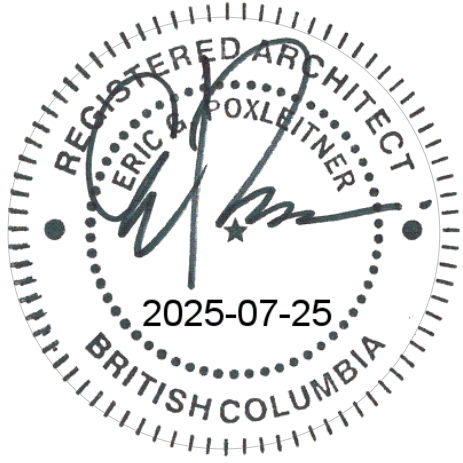
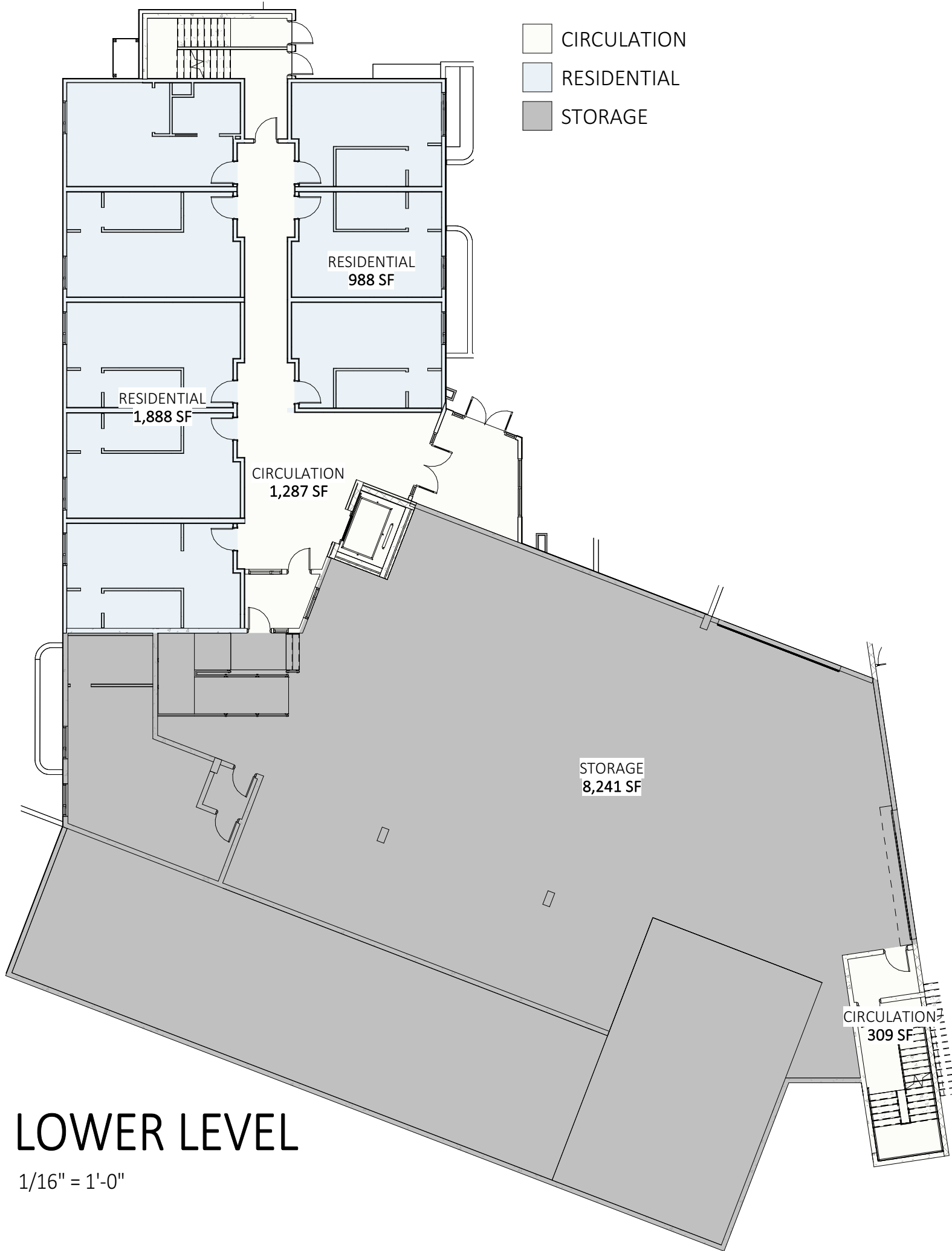
SCALE

FSR DATA AND PLANS

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES				
1.	GROSS FLOOR AREA: MEANS THE SUM OF THE AREA OF EACH FLOOR OF A BUILDING INCLUDING EXTERIOR WALLS.			
2.	EXCLUSIONS: INDOOR AMENITY			

1.6.2 FSR CALCULATION				
GROSS FLOOR AREA (FSR) SF	GROSS SITE AREA SF	FSR		
52,588 SF	109,963 SF	0.48		

1.6.1 GROSS FLOOR AREA (FSR) / GROSS BUILDABLE AREA SUMMARY				
LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
STORAGE				
LOWER LEVEL	8,241 SF	765.59 m²	15.7%	
1ST LEVEL	33 SF	3.05 m²	0.1%	
2ND LEVEL	78 SF	7.21 m²	0.1%	
3RD LEVEL	257 SF	23.92 m²	0.5%	
4TH LEVEL	257 SF	23.92 m²	0.5%	
	8,866 SF	823.68 m²	16.9%	
SERVICE ROOMS/SHAFTS				
1ST LEVEL	16 SF	1.51 m²	0.0%	
2ND LEVEL	196 SF	18.22 m²	0.4%	
3RD LEVEL	16 SF	1.51 m²	0.0%	
4TH LEVEL	16 SF	1.51 m²	0.0%	
	245 SF	22.73 m²	0.5%	
RESIDENTIAL				
LOWER LEVEL	2,876 SF	267.18 m²	5.5%	
1ST LEVEL	7,777 SF	722.47 m²	14.8%	
2ND LEVEL	7,777 SF	722.47 m²	14.8%	
3RD LEVEL	7,777 SF	722.47 m²	14.8%	
4TH LEVEL	7,777 SF	722.47 m²	14.8%	
	33,982 SF	3157.06 m²	64.6%	
CIRCULATION				
LOWER LEVEL	1,596 SF	148.30 m²	3.0%	
1ST LEVEL	1,918 SF	178.22 m²	3.6%	
2ND LEVEL	1,918 SF	178.22 m²	3.6%	
3RD LEVEL	1,918 SF	178.22 m²	3.6%	
4TH LEVEL	1,918 SF	178.22 m²	3.6%	
	9,270 SF	861.20 m²	17.6%	
AMENITY				
1ST LEVEL	225 SF	20.86 m²	0.4%	
	225 SF	20.86 m²	0.4%	
AREA GRAND TOTAL	52,588 SF	4885.55 m²	100.0%	



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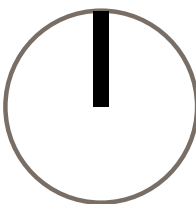
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ADDITION

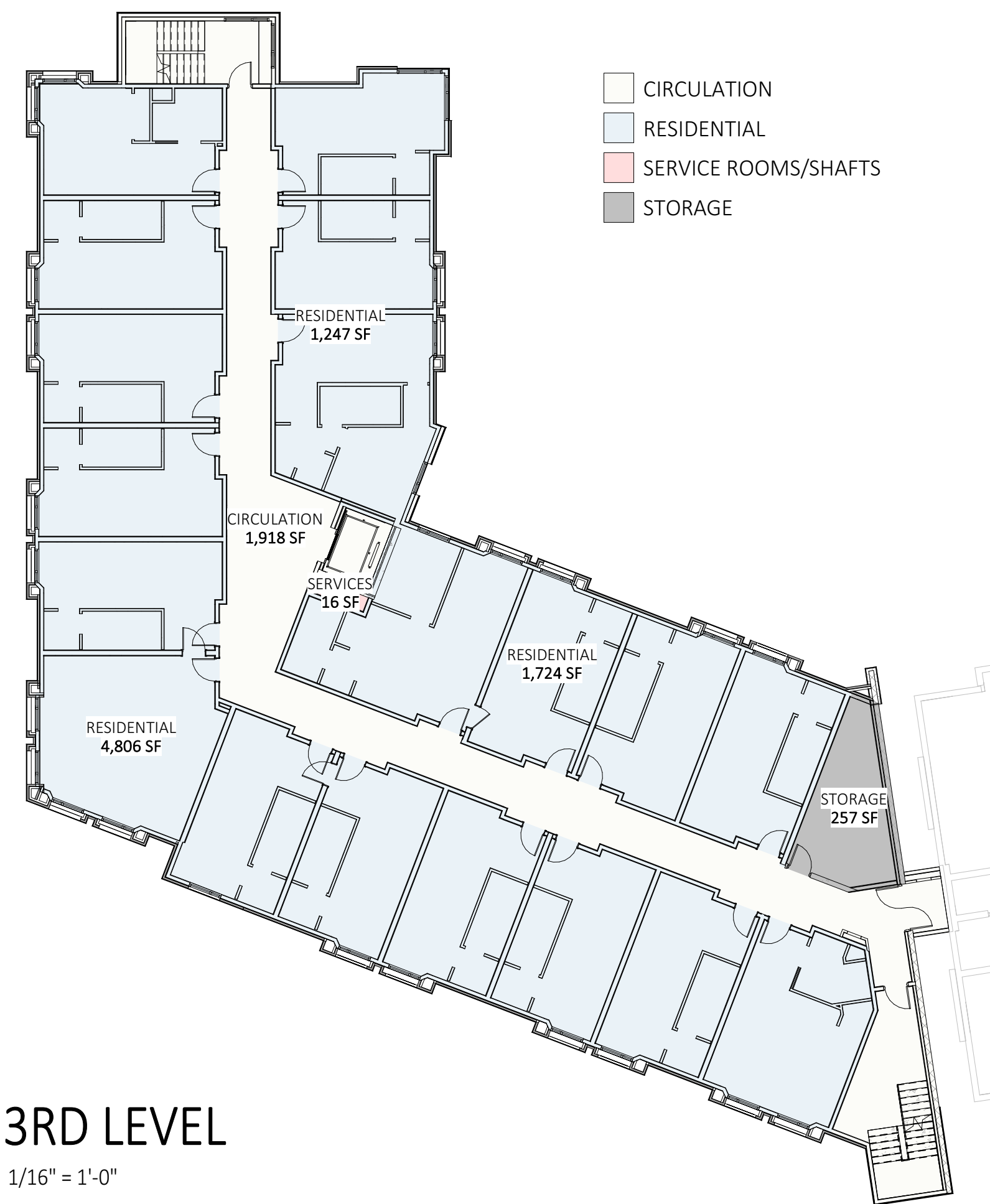
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PROJECT # 24-102
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FSR DATA & PLANS

SCALE 1/16" = 1'-0"





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FSR DATA & PLAN

RENDERINGS



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CITY FILE #

RENDERINGS

SCALE

SD1.21



FRONT ELEVATION



STREET VIEW



WEST AERIAL VIEW



AMENITY VIEW



NORTH EXISTING



WEST EXISTING



EAST EXISTING



SOUTH EXISTING



ISSUED FOR DP

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RENDERINGS

SCALE



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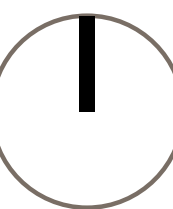


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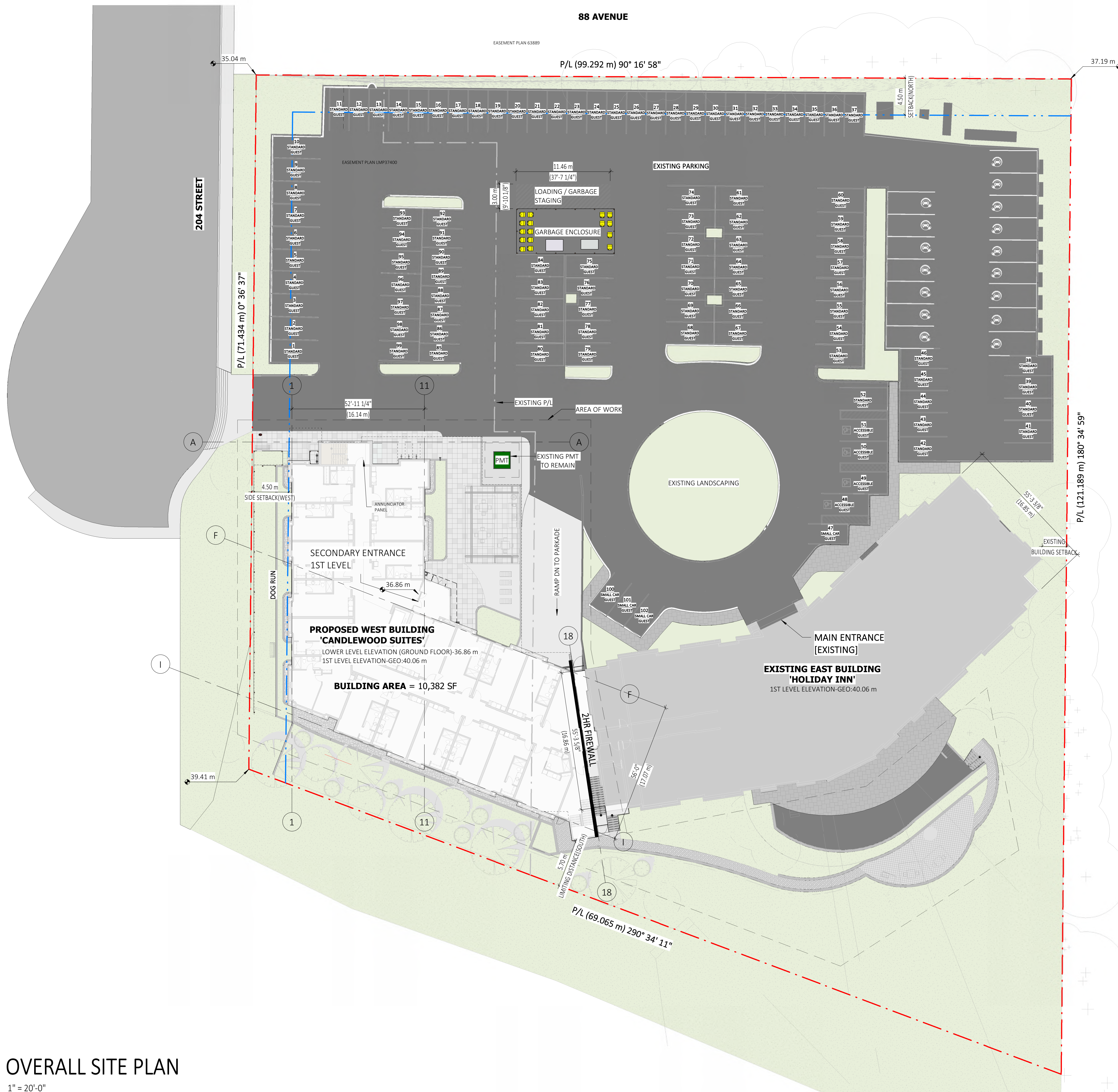
PROJECT # 24-102
CITY FILE #

OVERALL SITE PLAN

SCALE 1" = 20'-0"



SD2.01



OVERALL SITE PLAN

$$1'' = 20'-0''$$



SITE PLAN

3/32" = 1'-0"



ISSUED FOR DP

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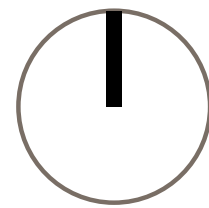
HOLIDAY INN
ADDITION

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CITY FILE #

SITE PLAN

SCALE 3/32" = 1'-0"



SD2.02



ISSUED FOR DP

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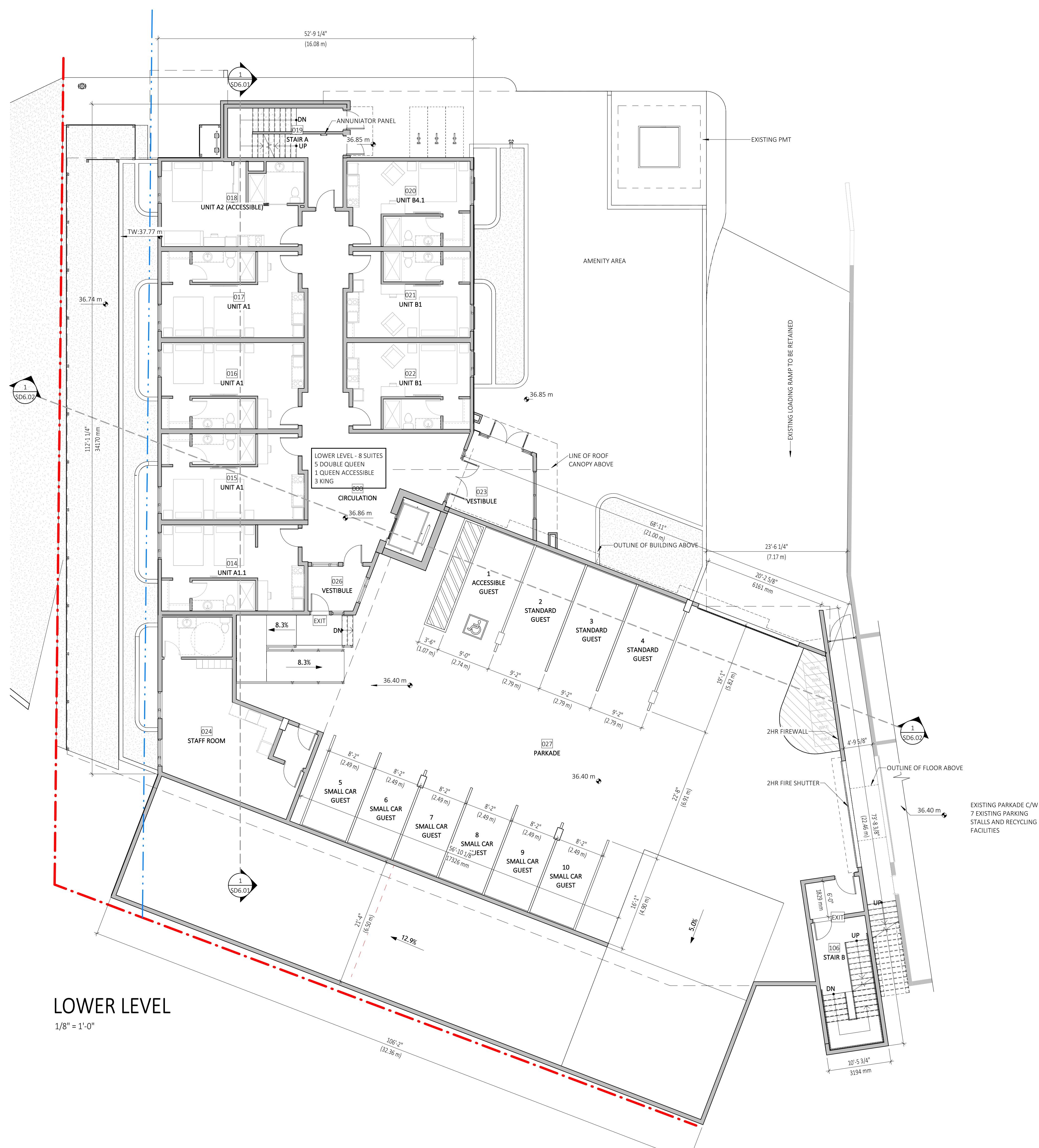


HOLIDAY INN ADDITION

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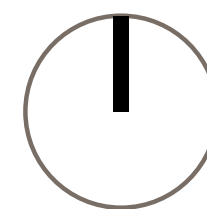
LOWER LEVEL PLAN



LOWER LEVEL

1/8" = 1'-0"

SCALE 1/8" = 1'-0"



SD2.10



ISSUED FOR DP

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HOLIDAY INN ADDITION

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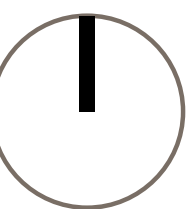
1ST LEVEL PLAN



1ST LEVEL

1/8" = 1'-0"

SCALE 1/8" = 1'-0"



SD2.11



ISSUED FOR DP

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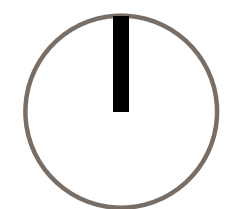
HOLIDAY INN
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CITY FILE #

2ND LEVEL PLAN

SCALE 1/8" = 1'-0"



SD2.12



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



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SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

SD2.13





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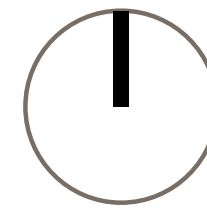
PROJECT # 24-102
CITY FILE #

4TH LEVEL PLAN



4TH LEVEL
1/8" = 1'-0"

SCALE 1/8" = 1'-0"





ROOF LEVEL
1/8" = 1'-0"



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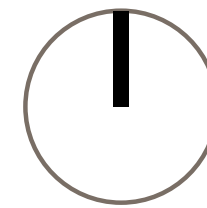
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ADDITION

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PROJECT # 24-102
CITY FILE #

ROOF LEVEL PLAN

SCALE 1/8" = 1'-0"





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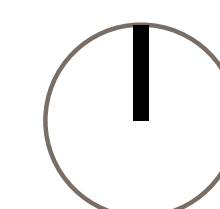


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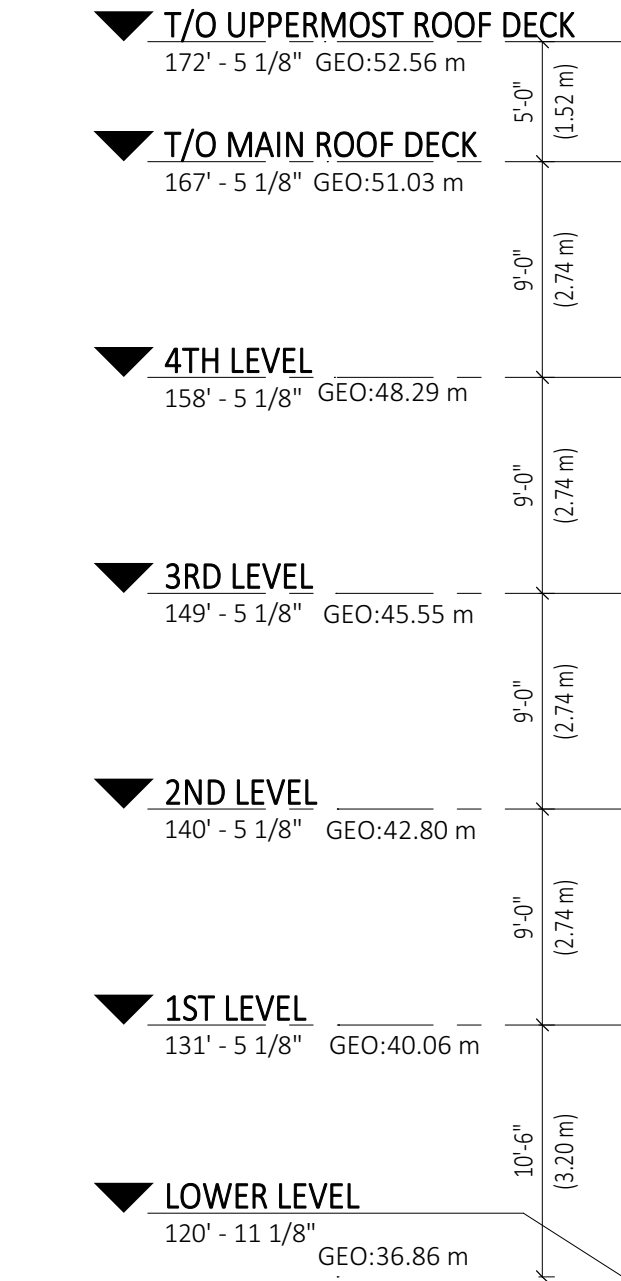
P1 LEVEL PLAN

SCALE 1/8" = 1'-0"



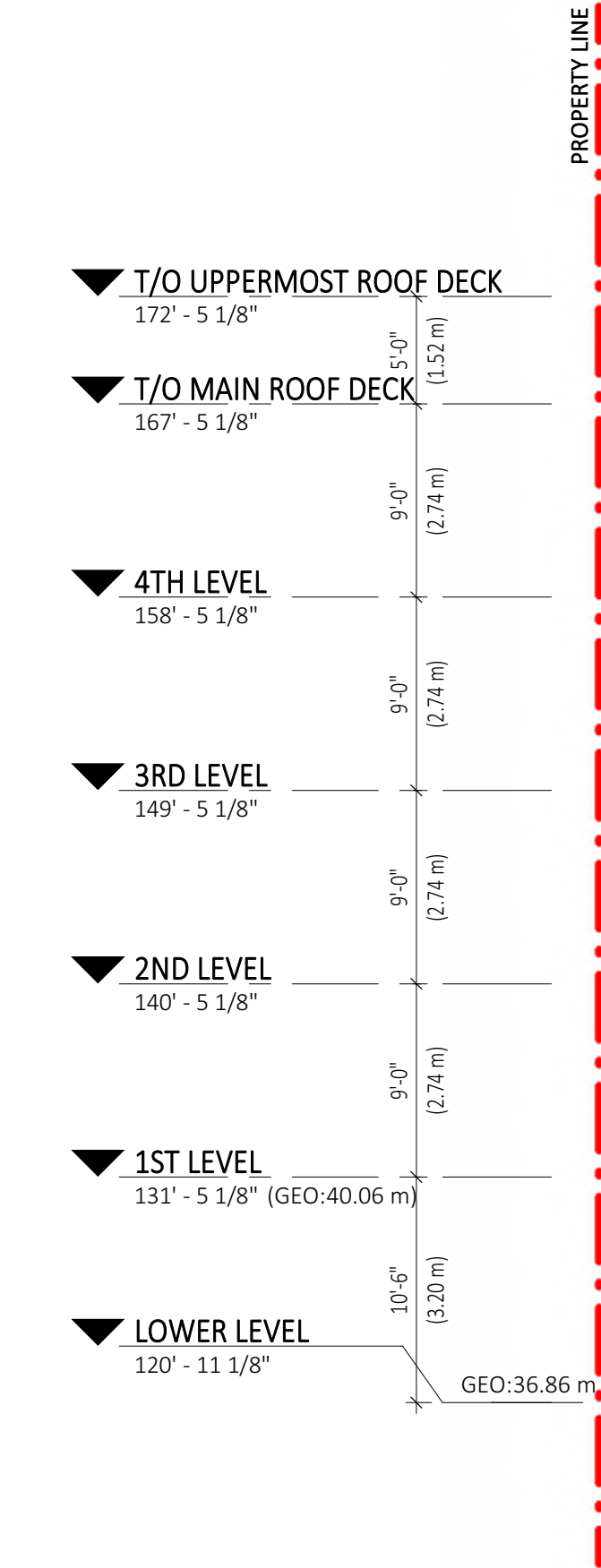
SD2.20





SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

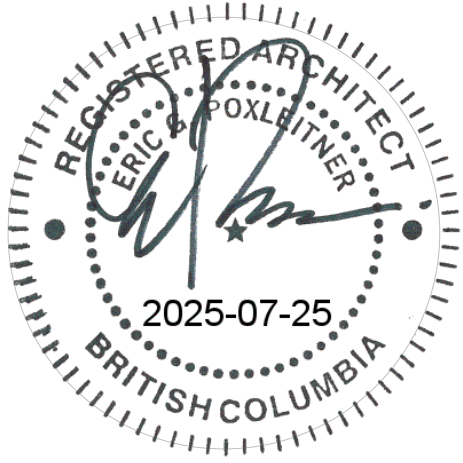


6.0.0 MATERIAL LEGEND

- EIFS STUCCO, TEXTURE: 'SANDPEBBLE':
- 'DRYVIT', COLOUR: BACKDROP C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
- EIFS STUCCO, TEXTURE: 'SANDPEBBLE':
- 'DRYVIT', COLOUR: ACCESSIBLE BEIGE C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
- EIFS STUCCO, TEXTURE: 'SANDPEBBLE':
- 'DRYVIT', COLOUR: ALABASTOR C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
- CEMENT BOARD WOOD TONE LAP SIDING
TEXTURE: WOOD GRAIN, COLOUR: TO MATCH EXIST BUILDING WOOD FEATURES
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: IRON GRAY - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- WOOD ALUMINUM BATTEN BOARD, WOODGRAIN FINISH
- TO MATCH EXISTING BUILDING
- WOODEN LAP FENCE
- CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE', COLOUR: 'IRON GRAY'
- CURTAIN WALL (1600 UT SYSTEM 1):
- 'KAWNEER', COLOUR: 'CLEAR ANODIZED',
- VINYL WINDOW:
- COLOUR: 'WHITE EXT. / WHITE INT.'
- VINYL WINDOW:
- COLOUR: 'BLACK'
- METAL FLASHING:
- COLOUR: 'BLACK'
- ALUMINUM GUARD/RAILING:
- COLOUR: 'BLACK, POWDER COATED'
- CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'
- ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: 'GRAY, POWDER COATED'
- METAL DOOR:
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "IRON GRAY"
- MAIN ENTRY CANOPY SOFFIT, PROFILE: '6" CHANNEL:
- 'LONGBOARD', COLOUR: 'LIGHT CHERRY' WOODGRAIN'
- ROOF/BALCONY SOFFIT:
- COLOUR: WHITE, PERFORATED VINYL
- ALUMINUM GUTTER & RWL:
- COLOUR: 'GRAY'
- EXHAUST VENT CAP (SINGLE & DOUBLE):
- 'PRIMEX', COLOUR: MATCH SURROUNDING CLADDING

NOTES:

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



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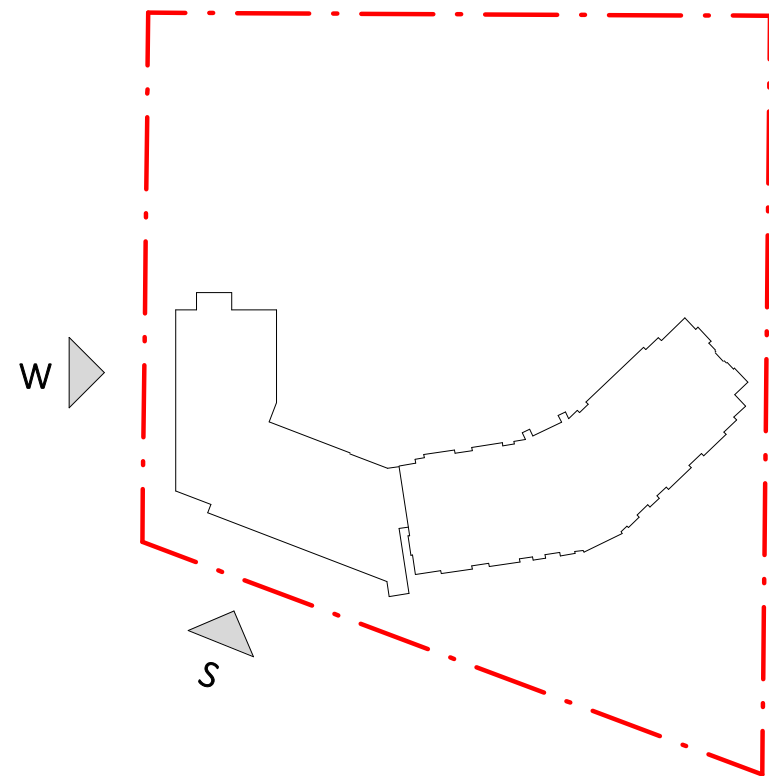
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HOLIDAY INN ADDITION

8740 & 8750 204th ST., LANGLEY
TWP, BC

PROJECT # 24-102
CITY FILE #

BUILDING ELEVATIONS



SCALE 1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

6.0.0 MATERIAL LEGEND

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- 'DRYVIT', COLOUR: BACKDROP C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
- EIFS STUCCO, TEXTURE: 'SANDPEBBLE':
- 'DRYVIT', COLOUR: ACCESSIBLE BEIGE C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
- EIFS STUCCO, TEXTURE: 'SANDPEBBLE':
- 'DRYVIT', COLOUR: ALABASTOR C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
- CEMENT BOARD WOOD TONE LAP SIDING
TEXTURE: WOOD GRAIN, COLOUR: TO MATCH EXIST BUILDING WOOD FEATURES
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: IRON GRAY - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- WOOD ALUMINUM BATTEN BOARD, WOODGRAIN FINISH
- TO MATCH EXISTING BUILDING
- WOODEN LAP FENCE
- CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE', COLOUR: 'IRON GRAY'
- CURTAIN WALL (1600 UT SYSTEM 1):
- 'KAWNEER', COLOUR: 'CLEAR ANODIZED',
- VINYL WINDOW:
- COLOUR: 'WHITE EXT. / WHITE INT.'
- VINYL WINDOW:
- COLOUR: 'BLACK'
- METAL FLASHING:
- COLOUR: 'BLACK'
- ALUMINUM GUARD/RAILING:
- COLOUR: 'BLACK, POWDER COATED'
- CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'
- ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: 'GRAY, POWDER COATED'
- METAL DOOR:
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "IRON GRAY"
- MAIN ENTRY CANOPY SOFFIT, PROFILE: '6" CHANNEL:
- 'LONGBOARD', COLOUR: 'LIGHT CHERRY' WOODGRAIN'
- ROOF/BALCONY SOFFIT:
- COLOUR: WHITE, PERFORATED VINYL
- ALUMINUM GUTTER & RWL:
- COLOUR: 'GRAY'
- EXHAUST VENT CAP (SINGLE & DOUBLE):
'PRIMEX', COLOUR: MATCH SURROUNDING CLADDING

- NOTES:
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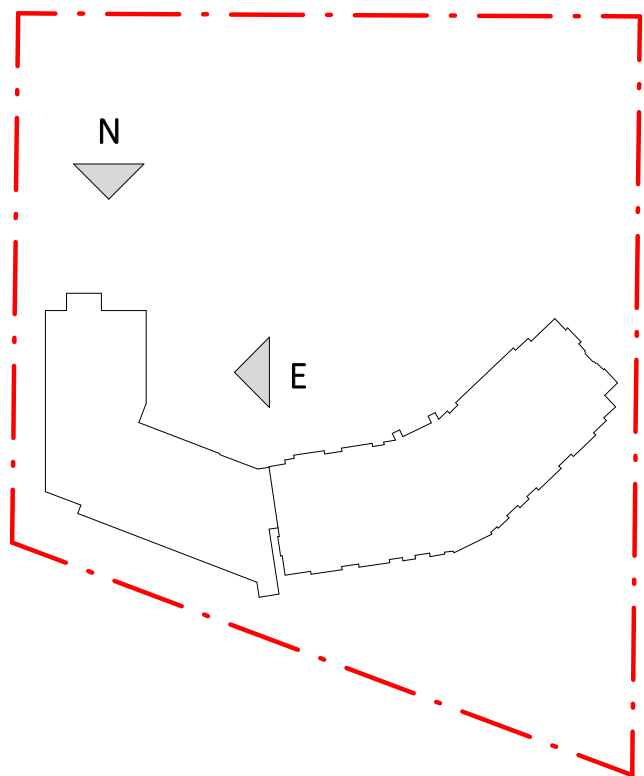


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8740 & 8750 204th ST., LANGLEY
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PROJECT # 24-102
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BUILDING
ELEVATIONS

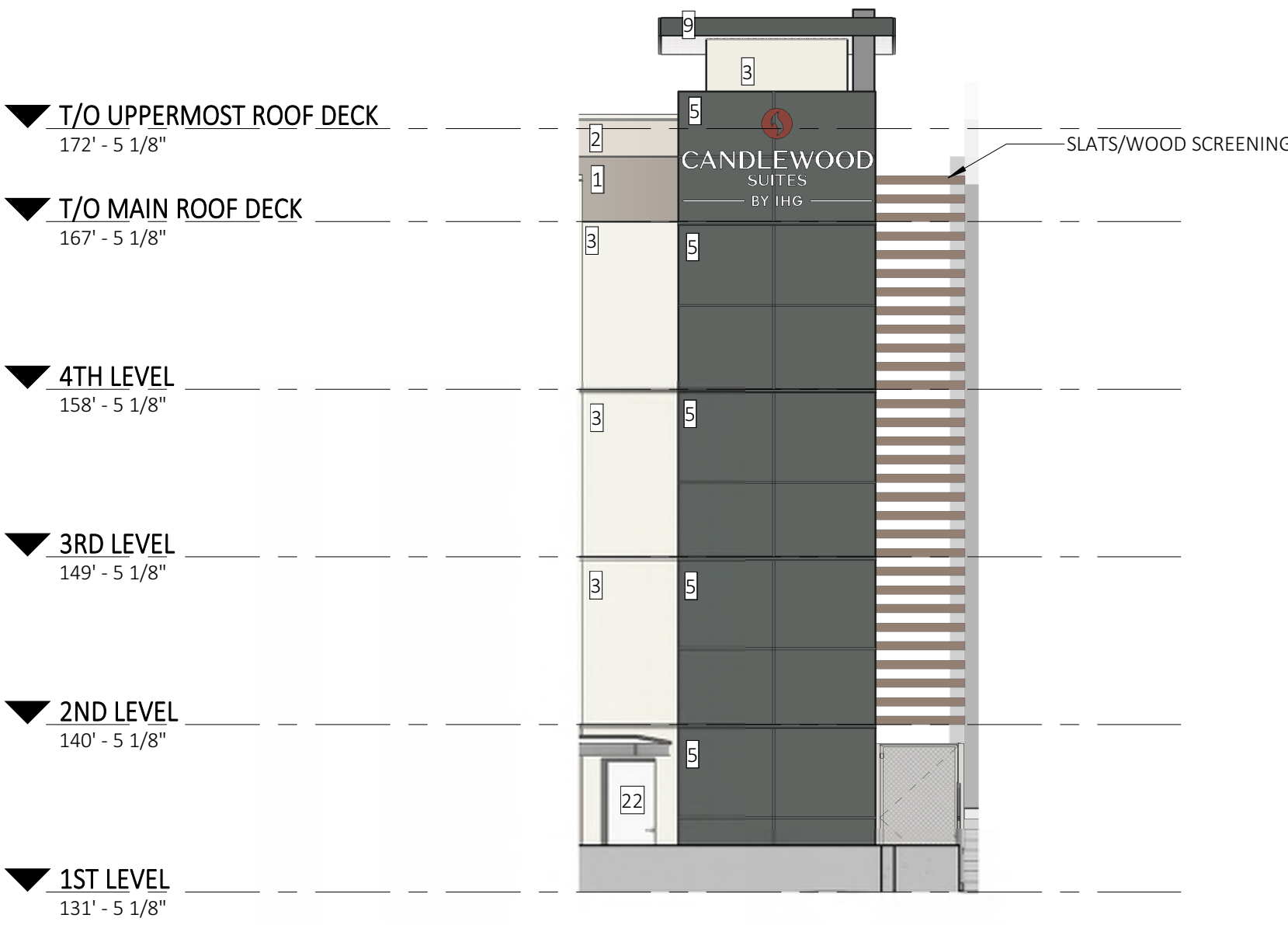


SCALE 1/8" = 1'-0"



NORTH ELEVATION - COURTYARD

1/8" = 1'-0"



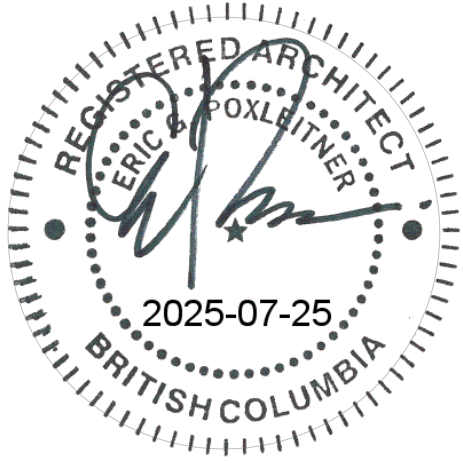
STAIRWELL FEATURE

1/8" = 1'-0"

6.0.0 MATERIAL LEGEND

- 1 EIFS STUCCO, TEXTURE: 'SANDPEBBLE':
- 'DRYVIT', COLOUR: BACKDROP C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
- 2 EIFS STUCCO, TEXTURE: 'SANDPEBBLE':
- 'DRYVIT', COLOUR: ACCESSIBLE BEIGE C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
- 3 EIFS STUCCO, TEXTURE: 'SANDPEBBLE':
- 'DRYVIT', COLOUR: ALABASTOR C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
- 4 CEMENT BOARD WOOD TONE LAP SIDING
TEXTURE: WOOD GRAIN, COLOUR: TO MATCH EXIST BUILDING WOOD FEATURES
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: IRON GRAY - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 6 WOOD ALUMINUM BATTEN BOARD, WOODGRAIN FINISH
- TO MATCH EXISTING BUILDING
- 7 WOODEN LAP FENCE
- 8 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE', COLOUR: 'IRON GRAY'
- 9 CURTAIN WALL (1600 UT SYSTEM 1):
- 'KAWNEER', COLOUR: 'CLEAR ANODIZED',
- 10 VINYL WINDOW:
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 11 VINYL WINDOW:
- COLOUR: 'BLACK'
- 12 METAL FLASHING:
- COLOUR: 'BLACK'
- 13 ALUMINUM GUARD/RAILING:
- COLOUR: 'BLACK, POWDER COATED'
- 14 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'
- 15 ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: 'GRAY, POWDER COATED'
- 16 METAL DOOR:
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "IRON GRAY"
- 17 MAIN ENTRY CANOPY SOFFIT, PROFILE: '6" CHANNEL:
- 'LONGBOARD', COLOUR: 'LIGHT CHERRY' WOODGRAIN'
- 18 ROOF/BALCONY SOFFIT:
- COLOUR: WHITE, PERFORATED VINYL
- 19 ALUMINUM GUTTER & RWL:
- COLOUR: 'GRAY'
- 20 EX-HAUST VENT CAP (SINGLE & DOUBLE):
'PRIMEX', COLOUR: MATCH SURROUNDING CLADDING

- NOTES:
1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
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HOLIDAY INN
ADDITION

8740 & 8750 204th ST., LANGLEY
TWP, BC

PROJECT # 24-102
CITY FILE #

BUILDING
ELEVATIONS

SCALE 1/8" = 1'-0"

MATERIAL BOARD



EXISTING FOR REFERENCE

6.0.0 MATERIAL LEGEND

- 1 EIFS STUCCO, TEXTURE: 'SANDPEBBLE':
- 'DRYVIT', COLOUR: BACKDROP C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
- 2 EIFS STUCCO, TEXTURE: 'SANDPEBBLE':
- 'DRYVIT', COLOUR: ACCESSIBLE BEIGE C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
- 3 EIFS STUCCO, TEXTURE: 'SANDPEBBLE':
- 'DRYVIT', COLOUR: ALABASTOR C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
- 4 CEMENT BOARD WOOD TONE LAP SIDING
TEXTURE: WOOD GRAIN, COLOUR: TO MATCH EXIST BUILDING WOOD FEATURES
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE': COLOUR: IRON GRAY -'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 6 WOOD ALUMINUM BATTEN BOARD, WOODGRAIN FINISH
- TO MATCH EXISTING BUILDING
- 7 WOODEN LAP FENCE
- 8 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE', COLOUR: 'IRON GRAY'
- 9 CURTAIN WALL (1600 UT SYSTEM 1):
- 'KAWNEER', COLOUR: 'CLEAR ANODIZED',
- 10 VINYL WINDOW:
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 11 VINYL WINDOW:
- COLOUR: 'BLACK'
- 12 METAL FLASHING:
- COLOUR: 'BLACK'
- 13 ALUMINUM GUARD/RAILING:
- COLOUR: 'BLACK, POWDER COATED'
- 14 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'
- 15 ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: 'GRAY, POWDER COATED'
- 16 METAL DOOR:
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "IRON GRAY"
- 17 MAIN ENTRY CANOPY SOFFIT, PROFILE: '6" CHANNEL:
- 'LONGBOARD', COLOUR: 'LIGHT CHERRY' WOODGRAIN'
- 18 ROOF/BALCONY SOFFIT:
- COLOUR: WHITE, PERFORATED VINYL
- 19 ALUMINUM GUTTER & RWL:
- COLOUR: 'GRAY'
- 20 EXHAUST VENT CAP (SINGLE & DOUBLE):
- 'PRIMEX', COLOUR: MATCH SURROUNDING CLADDING

NOTES:
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.

1

EIFS CLADDING
COLOUR: BACKDROP

2

EIFS CLADDING
COLOUR: ACCESSIBLE BEIGE

3

EIFS CLADDING
COLOUR: ALABASTOR

4

CEMENT BOARD LAP SIDING
COLOUR: WOOD TONE TO MATCH
EXISTING WOOD FEATURES

5

CEMENT BOARD PANEL SIDING
COLOUR: IRON GRAY

6

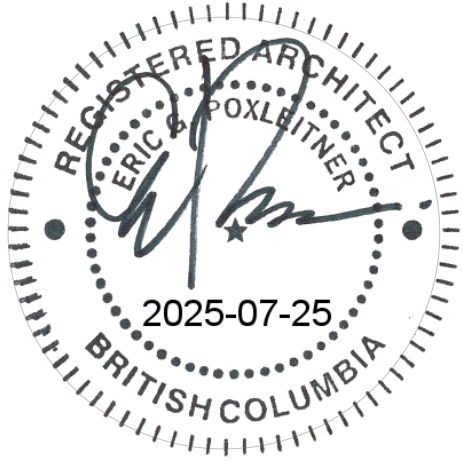
ALUMINUM BATTEN BOARD,
WOODGRAIN FINISH
COLOUR: TO MATCH EXISTING
WOOD FEATURES

7

ALUMINUM SOFFIT
COLOUR: BLACK

8

WINDOW
COLOUR: WHITE EXT



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NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD30	25-05-12
2	ISSUED FOR SD90	25-06-06
3	ISSUED FOR DP	25-07-23



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PROJECT # 24-102
CITY FILE #

MATERIAL BOARD

SCALE As indicated



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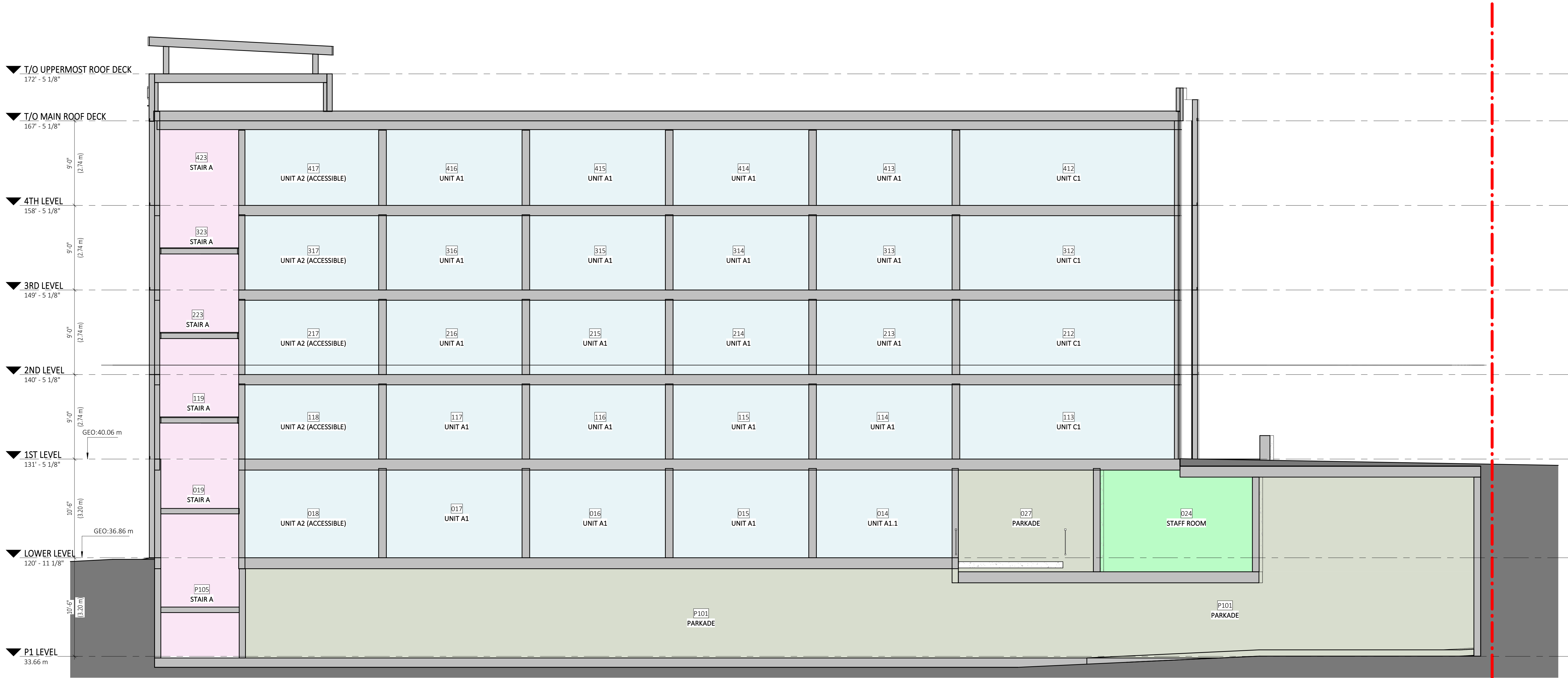
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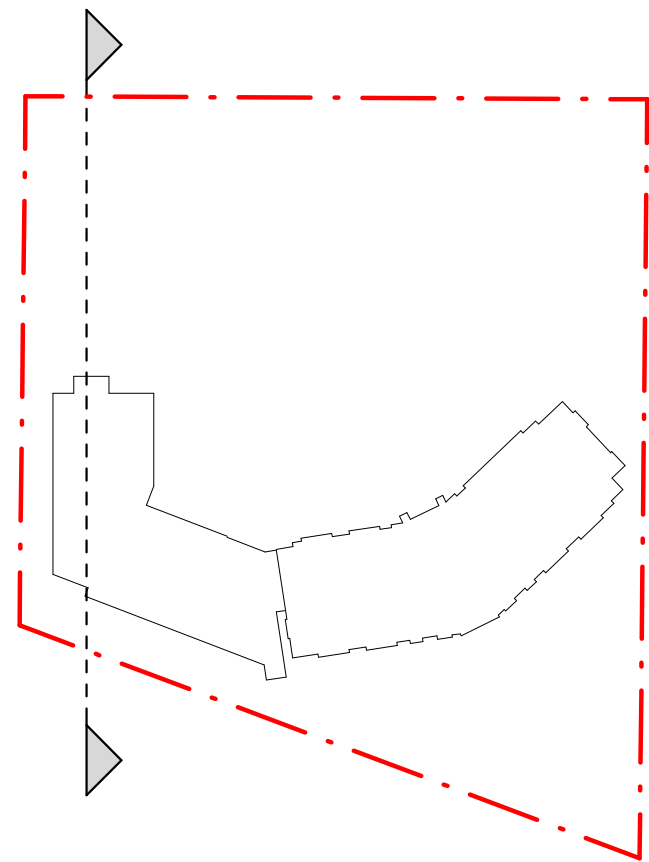
8740 & 8750 204th ST., LANGLEY
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PROJECT # 24-102
CITY FILE #



SECTION 1

3/16" = 1'-0"



SITE SECTIONS

SCALE 3/16" = 1'-0"



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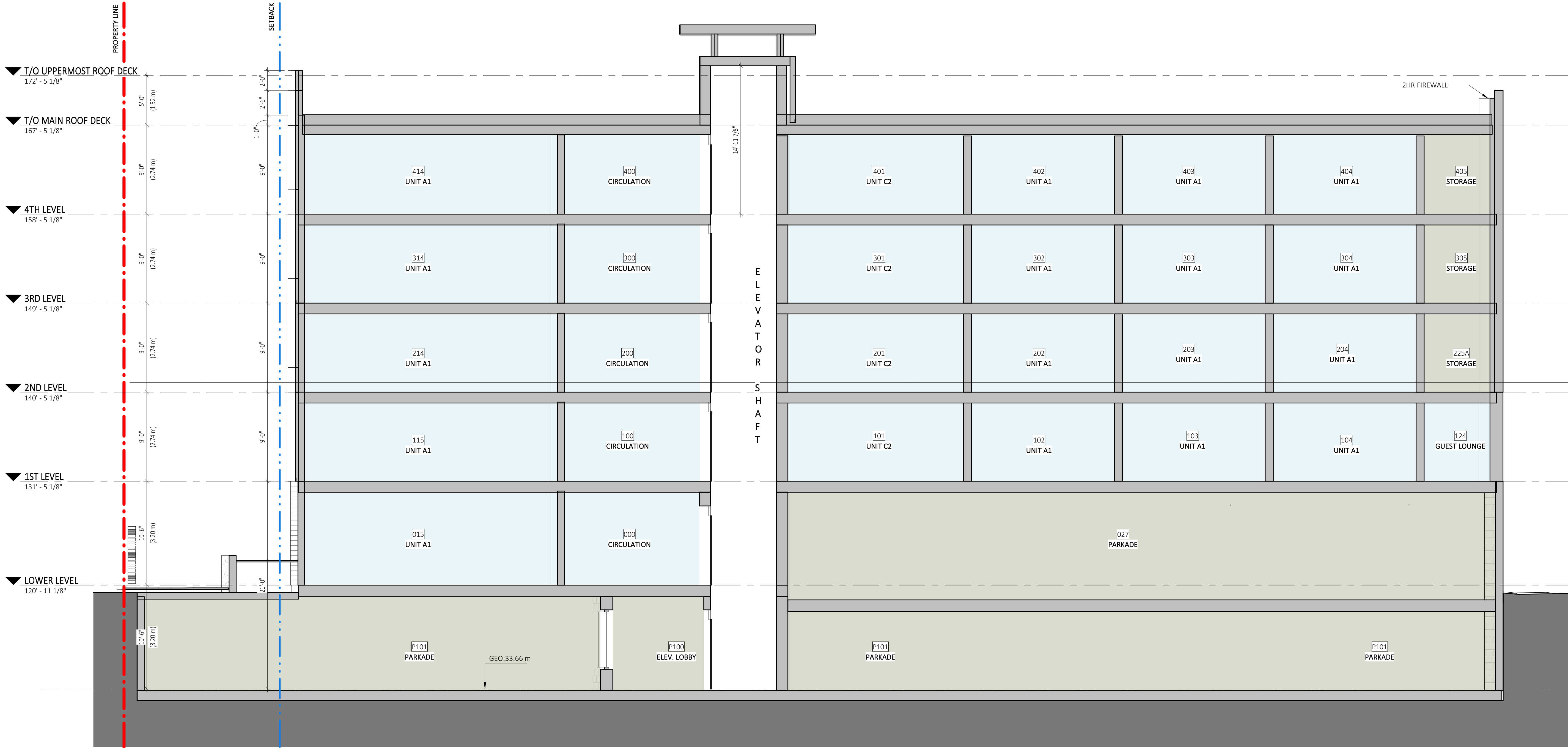


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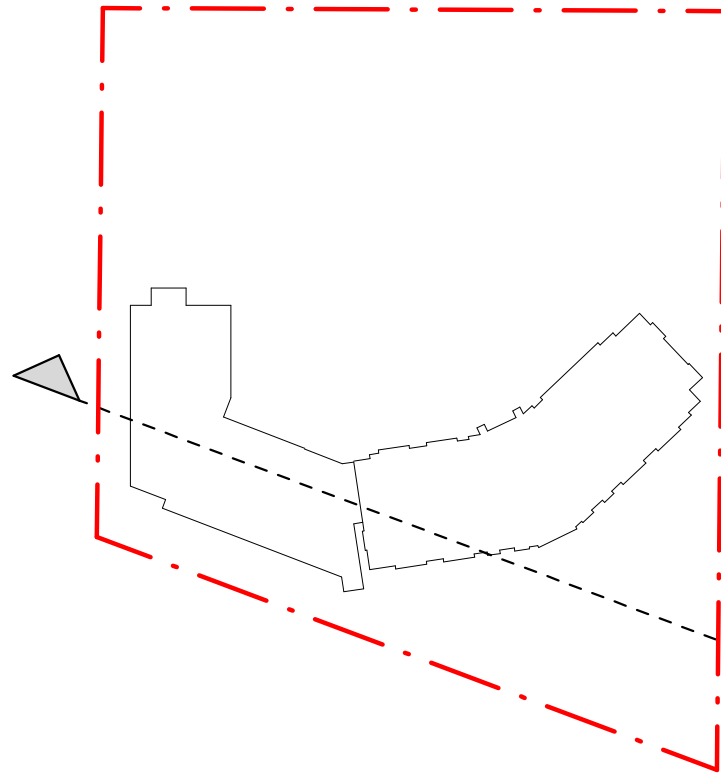
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P1 LEVEL
33.66 m

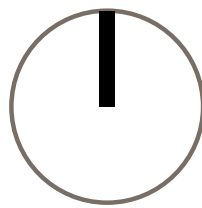


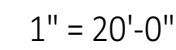
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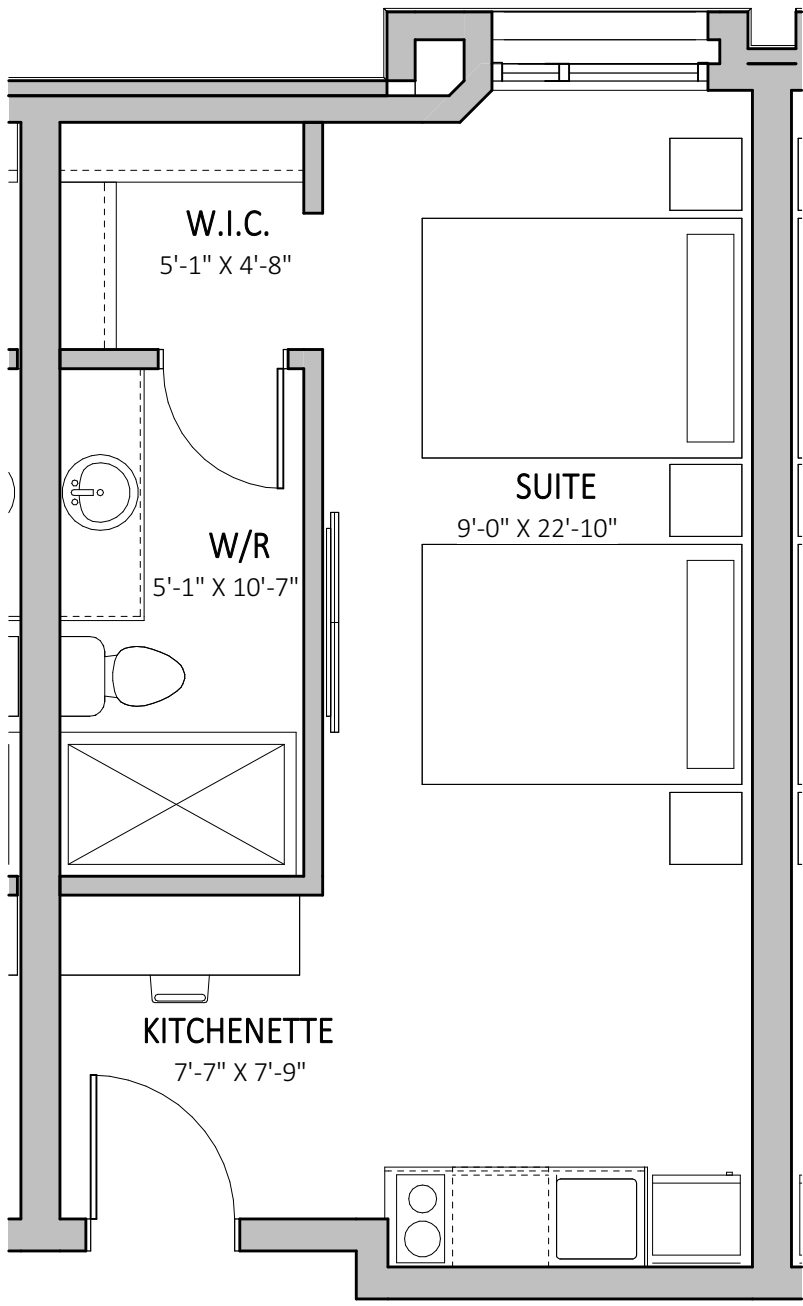
SITE SECTIONS



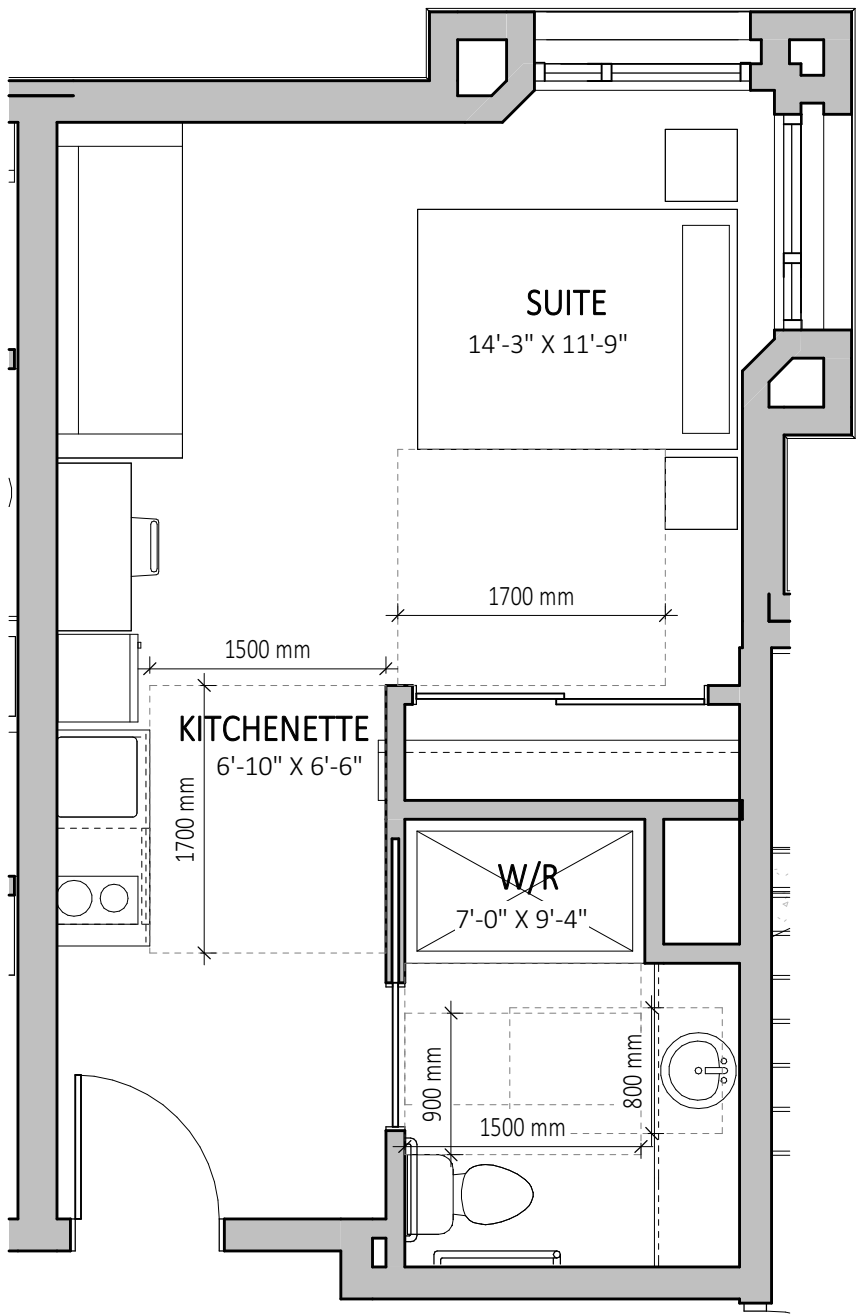
SCALE 3/16" = 1'-0"



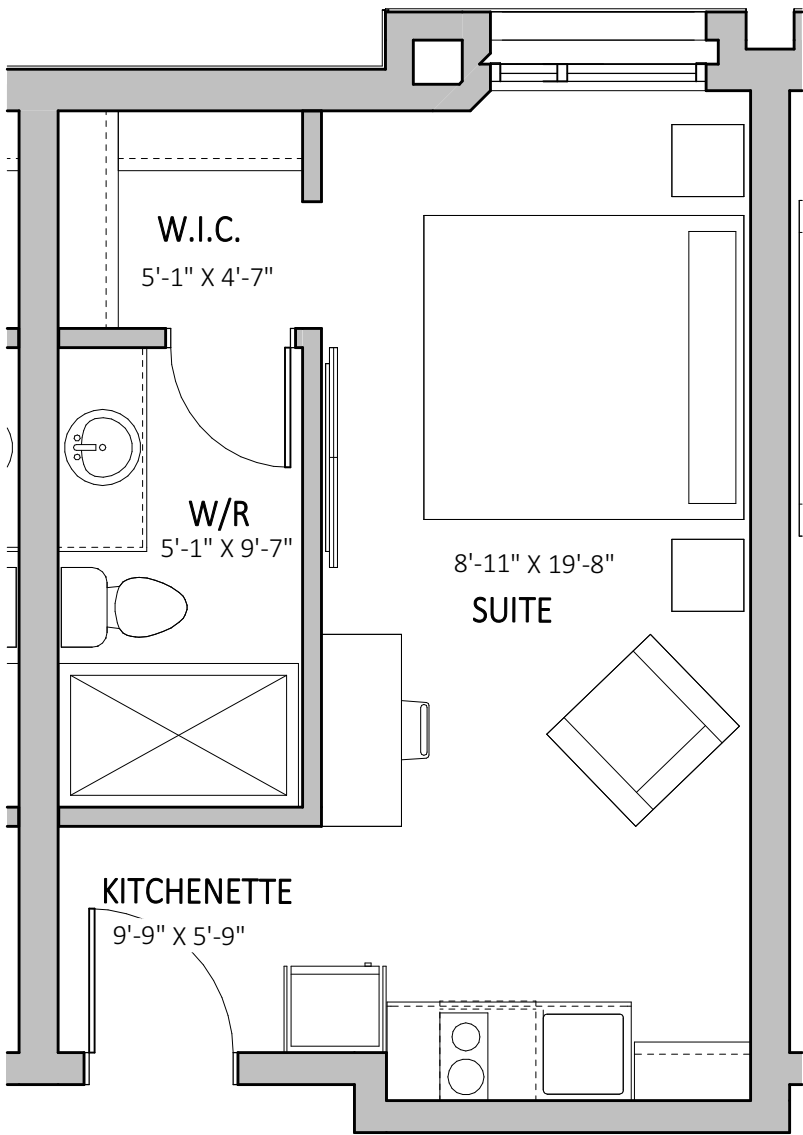




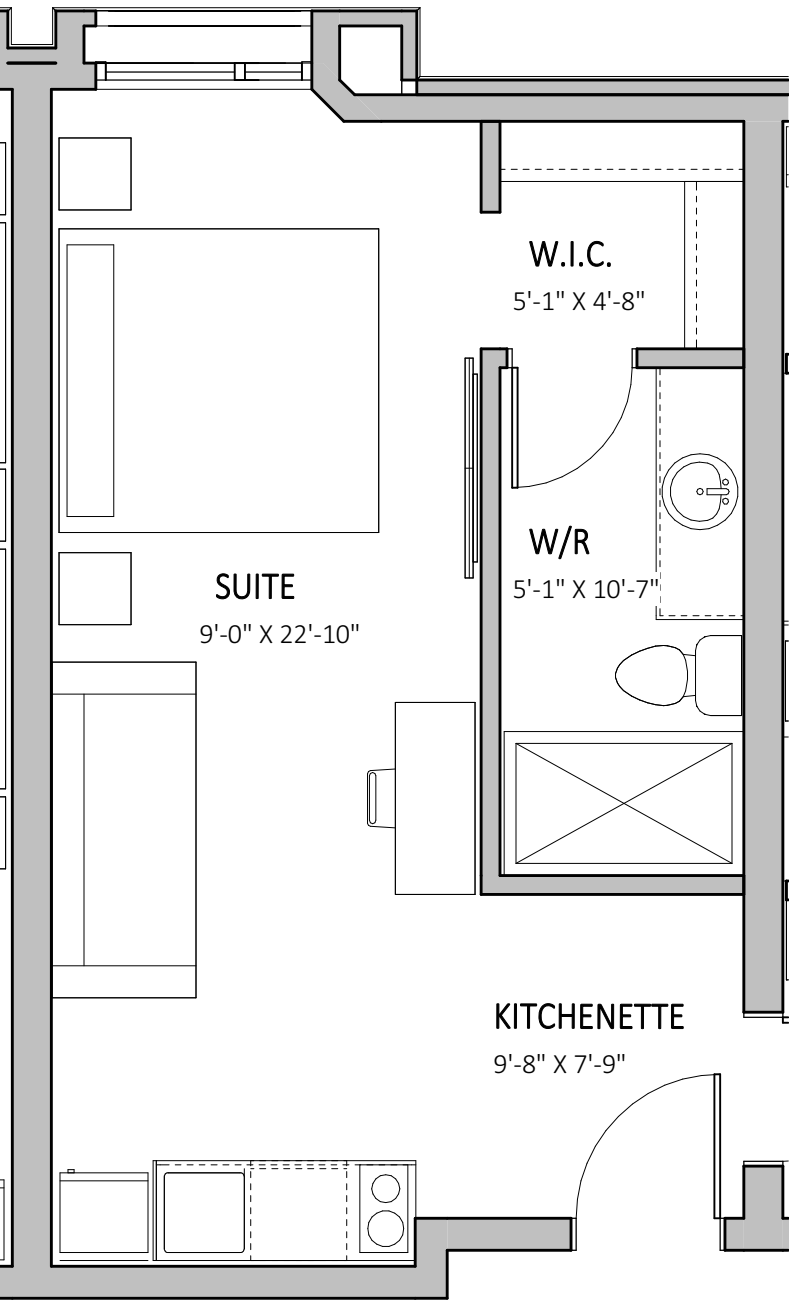
UNIT A1
1/4" = 1'-0"



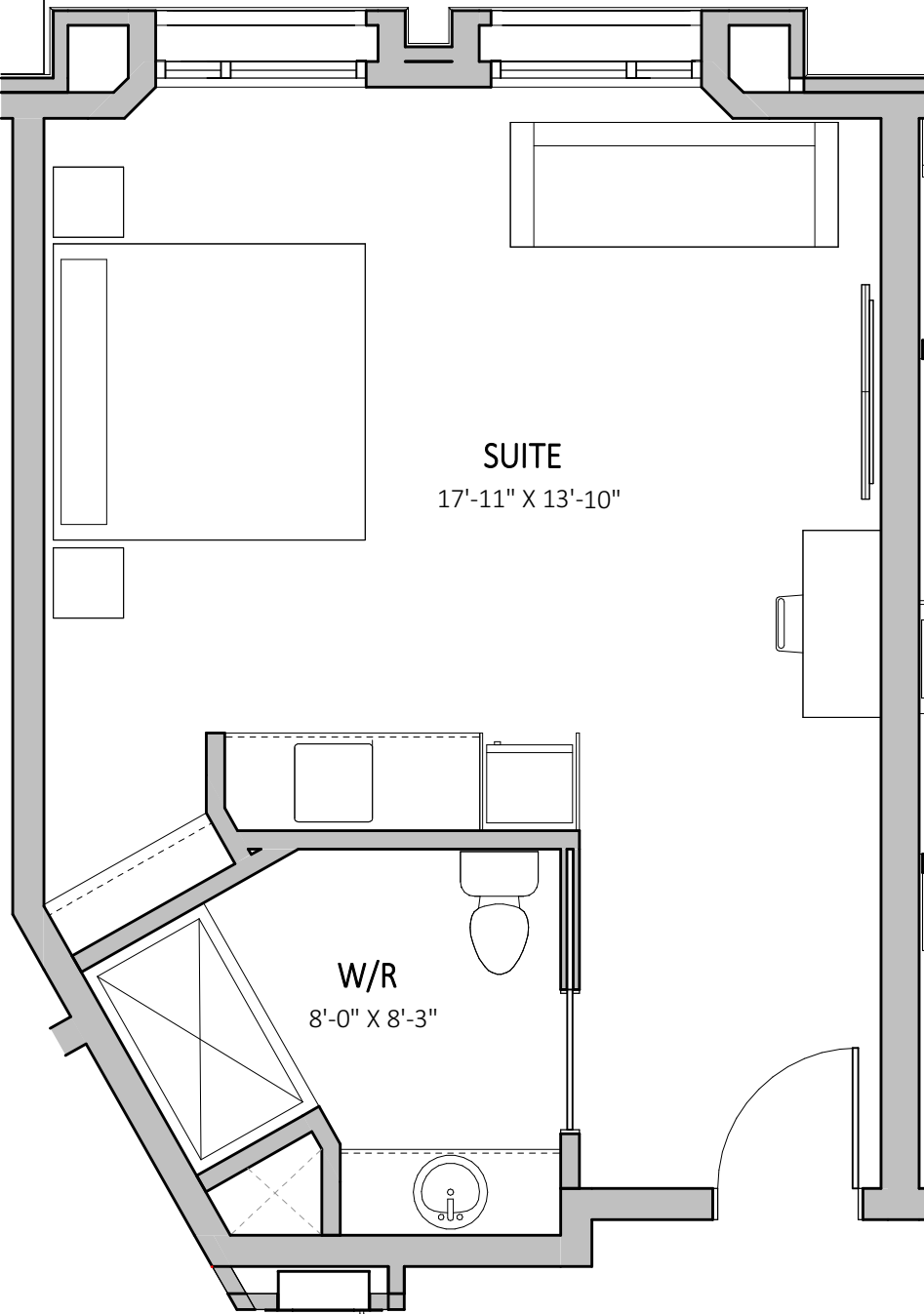
UNIT A2 (ACCESSIBLE)
1/4" = 1'-0"



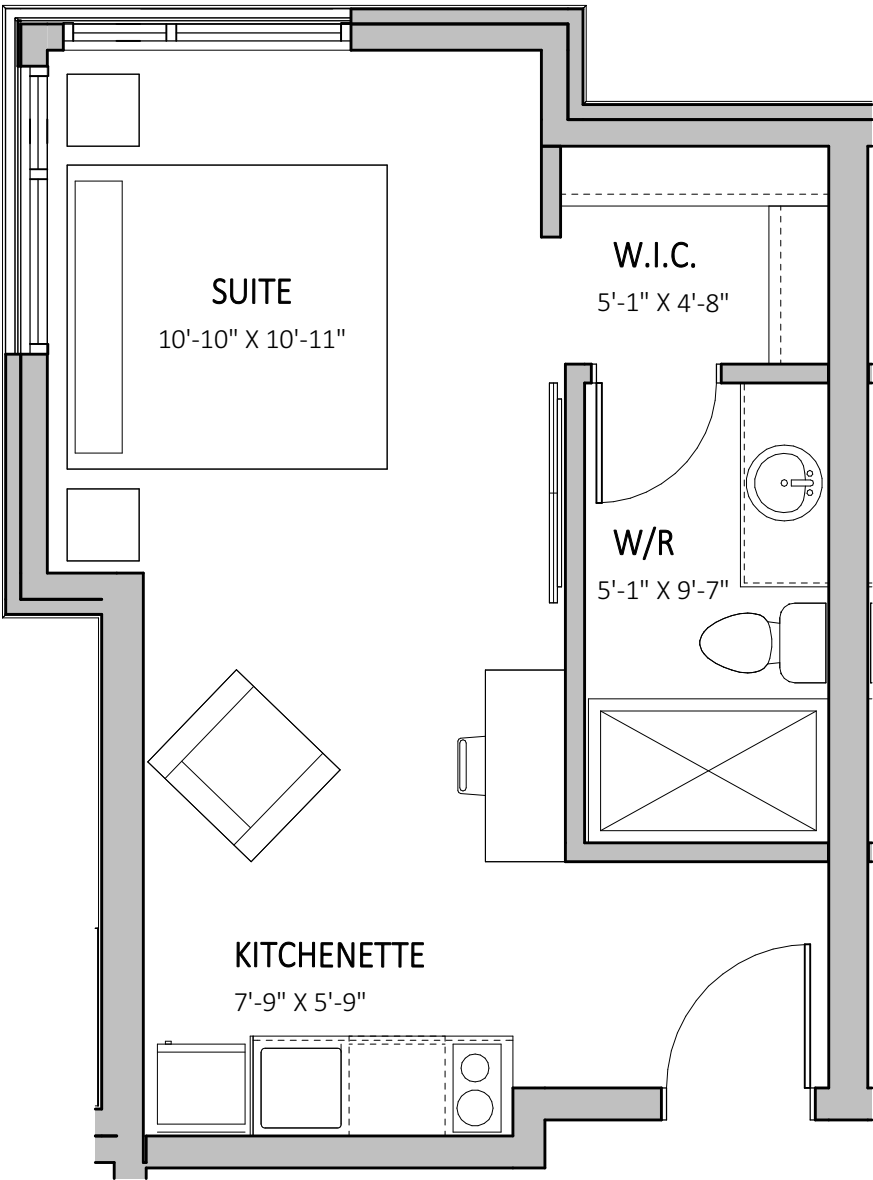
UNIT B1
1/4" = 1'-0"



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



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



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

1.4.4 UNIT DATA			
UNIT	UNIT TYPE	COUNT	UNIT AREA (AVG)
UNIT A1	DOUBLE QUEEN	44	379 SF
UNIT A2	QUEEN BED ACCESSIBLE	5	382 SF
UNIT B1	1 KING BED	6	330 SF
UNIT B2	1 KING BED	8	380 SF
UNIT B3	1 KING BED	4	461 SF
UNIT B4	1 KING BED	4	370 SF
UNIT C1	KING SUITE	4	540 SF
UNIT C2	KING SUITE	4	566 SF
UNIT C3	KING SUITE	4	543 SF

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA



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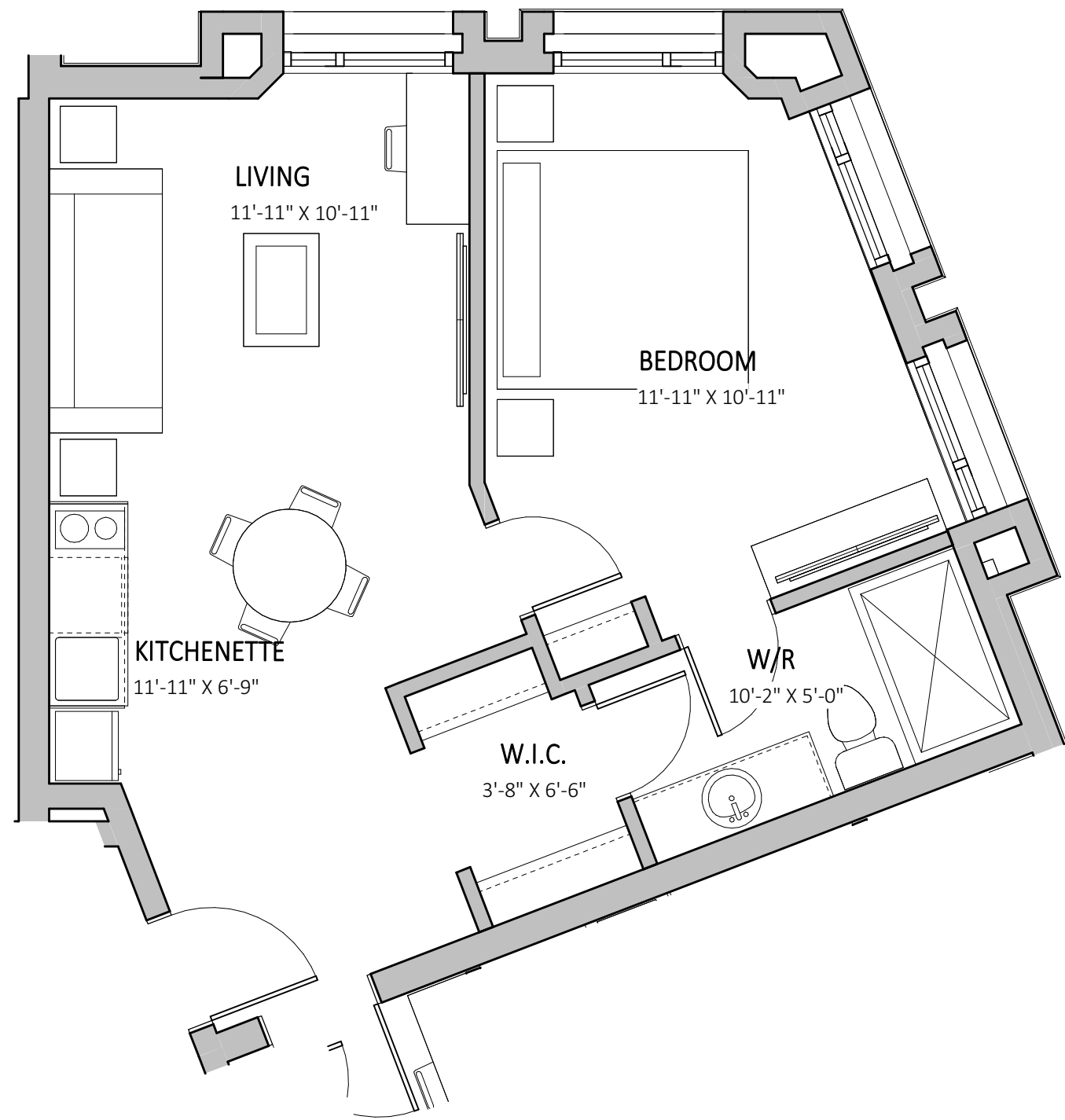
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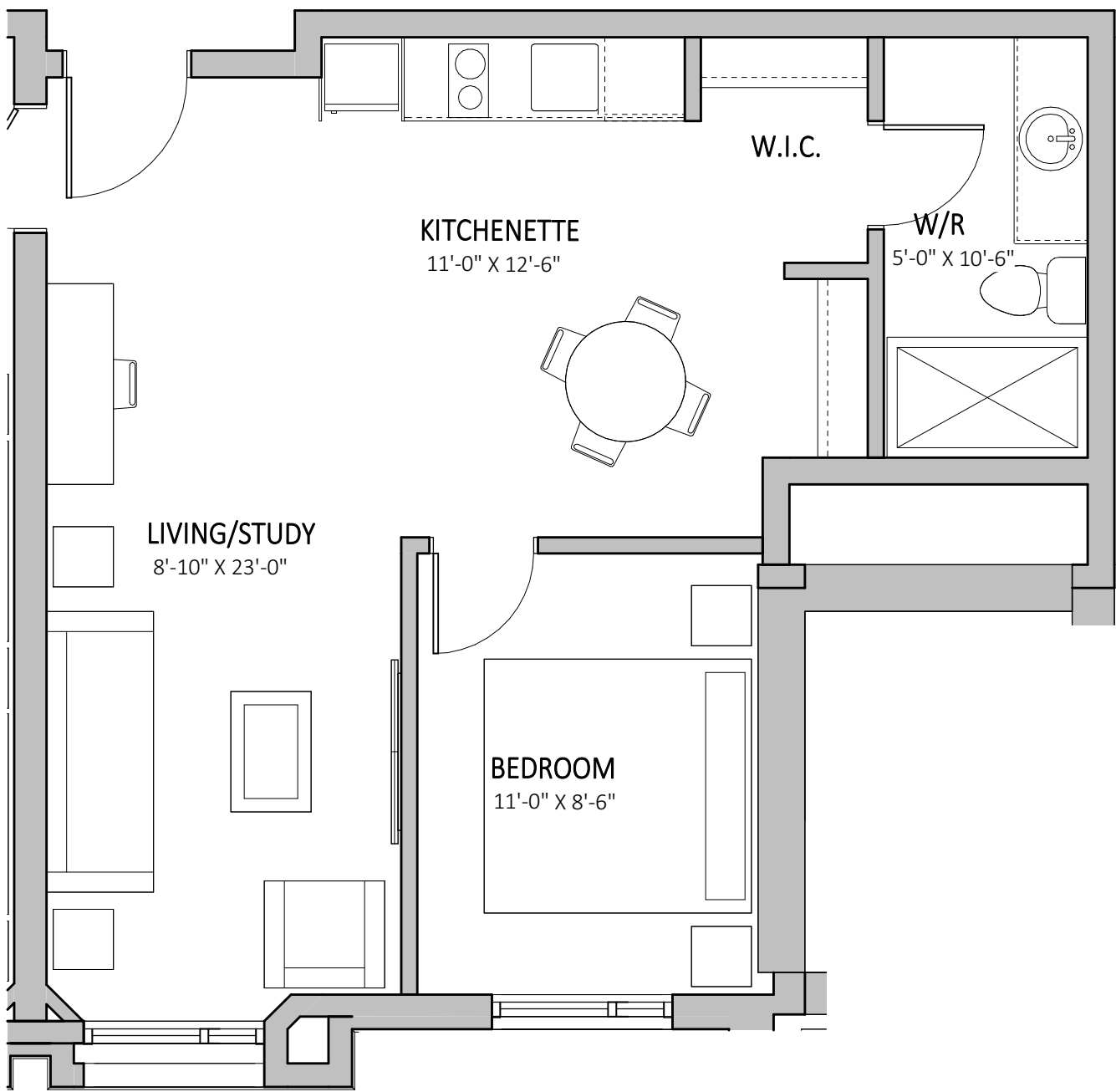
PROJECT # 24-102
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UNIT PLANS

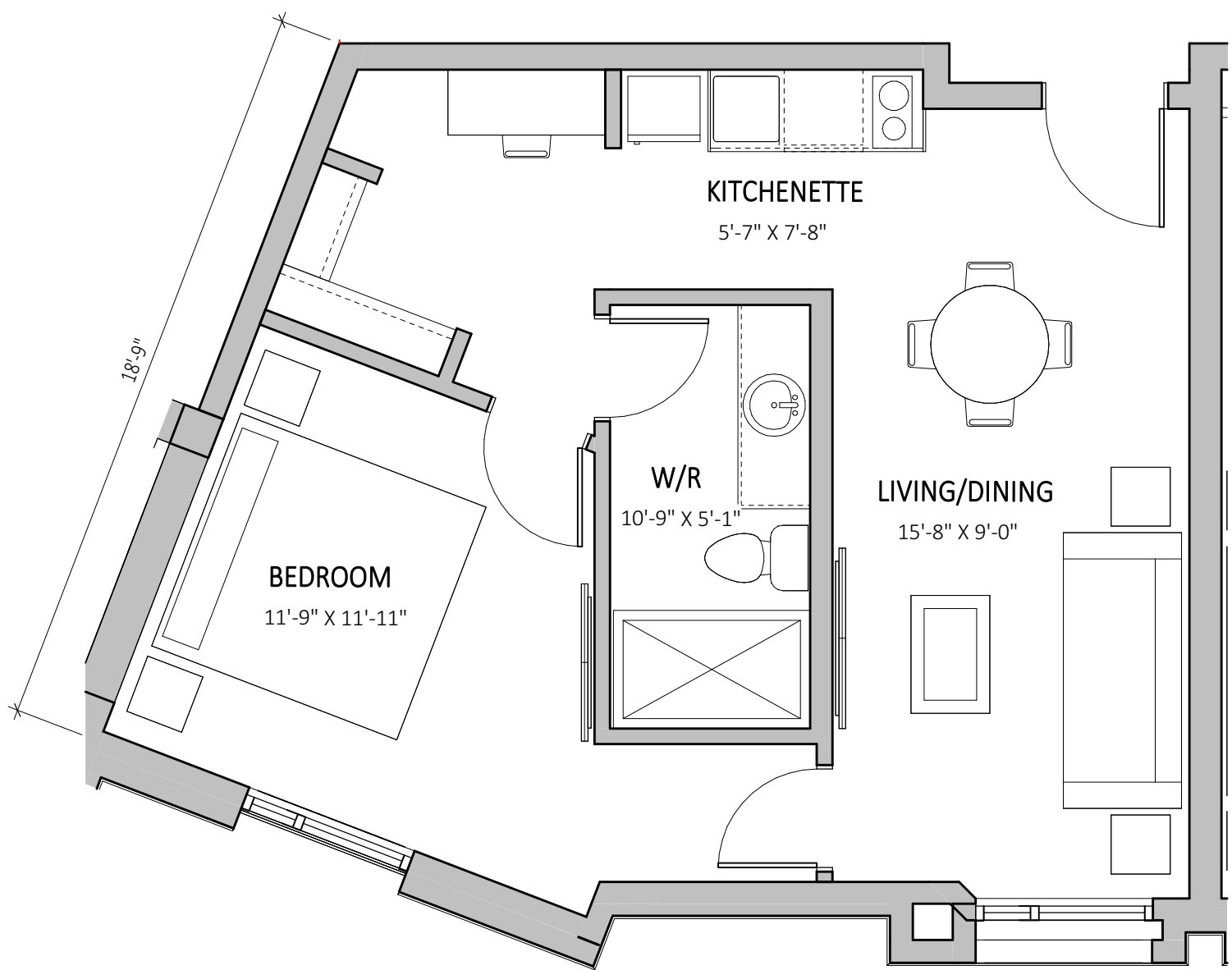
SCALE 1/4" = 1'-0"



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



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



UNIT C3
1/4" = 1'-0"



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UNIT PLANS

SCALE 1/4" = 1'-0"