

CEDAR LANGLEY

5501 204TH ST, CITY OF LANGLEY, BC

ISSUE 07 - REZONING RESUBMISSION - OCTOBER 04, 2024

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PROJECT TEAM



CEDAR COAST
ORION
CONSTRUCTION



Orion Construction

CEDAR LANGLEY

5501 204TH ST
CITY OF LANGLEY, BC

COVER

21880
NOT TO SCALE
2024-10-04
COORDINATION

A.0.001

ARCHITECTURAL DRAWING INDEX

A.0.001	COVER	NOT TO SCALE
A.0.002	DRAWING INDEX	NOT TO SCALE
A.0.003	AREA CONTEXT - PHOTOS	NOT TO SCALE
A.0.004	SITE CONTEXT - PHOTOS	NOT TO SCALE
A.0.005	DESIGN RATIONALE	NOT TO SCALE
A.0.006	DESIGN RATIONALE	NOT TO SCALE
A.0.007	DESIGN RATIONALE	NOT TO SCALE
A.0.008	DESIGN RATIONALE	NOT TO SCALE
A.0.009	DESIGN RATIONALE	NOT TO SCALE
A-0.010	3D MASSING	NOT TO SCALE
A-0.011	3D MASSING	NOT TO SCALE
A-0.012	3D MASSING	NOT TO SCALE
A-0.013	3D MASSING	NOT TO SCALE
A.0.014	PERSPECTIVES	NOT TO SCALE
A.0.015	PERSPECTIVES	NOT TO SCALE
A.0.016	PERSPECTIVES	NOT TO SCALE
A.0.017	PERSPECTIVES	NOT TO SCALE
A.0.018	SITE DATA	NOT TO SCALE
A.0.019	SITE DATA	NOT TO SCALE
A.0.020	SITE DATA	NOT TO SCALE
A.0.021	SITE DATA	NOT TO SCALE
A-1.000	SURVEY	1:250
A-1.001	MASTER PLAN	1/32" = 1'-0"
A-1.002	DRAFT SUBDIVISION	1/32" = 1'-0"
A-2.001	LEVEL 1 FLOOR PLAN	1/32" = 1'-0"
A-2.002	LEVEL 2 FLOOR PLAN	1/32" = 1'-0"
A-2.003	LEVEL 3 FLOOR PLAN	1/32" = 1'-0"
A-2.004	LEVEL 4-10 FLOOR PLAN	1/32" = 1'-0"
A-2.007	LEVEL 11 FLOOR PLAN	1/32" = 1'-0"
A-2.008	LEVEL 12-14 FLOOR PLAN	1/32" = 1'-0"
A-3.001	SITE SECTIONS	1/32" = 1'-0"
A-3.002	SITE SECTIONS	1/32" = 1'-0"
A-5.003	STREET SECTIONS	1/16" = 1'-0"
A-8.001	SHADOW STUDIES MARCH	NOT TO SCALE
A-8.002	SHADOW STUDIES JUNE	NOT TO SCALE
A-8.003	SHADOW STUDIES SEPTEMBER	NOT TO SCALE



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(PROJECT TEAM)

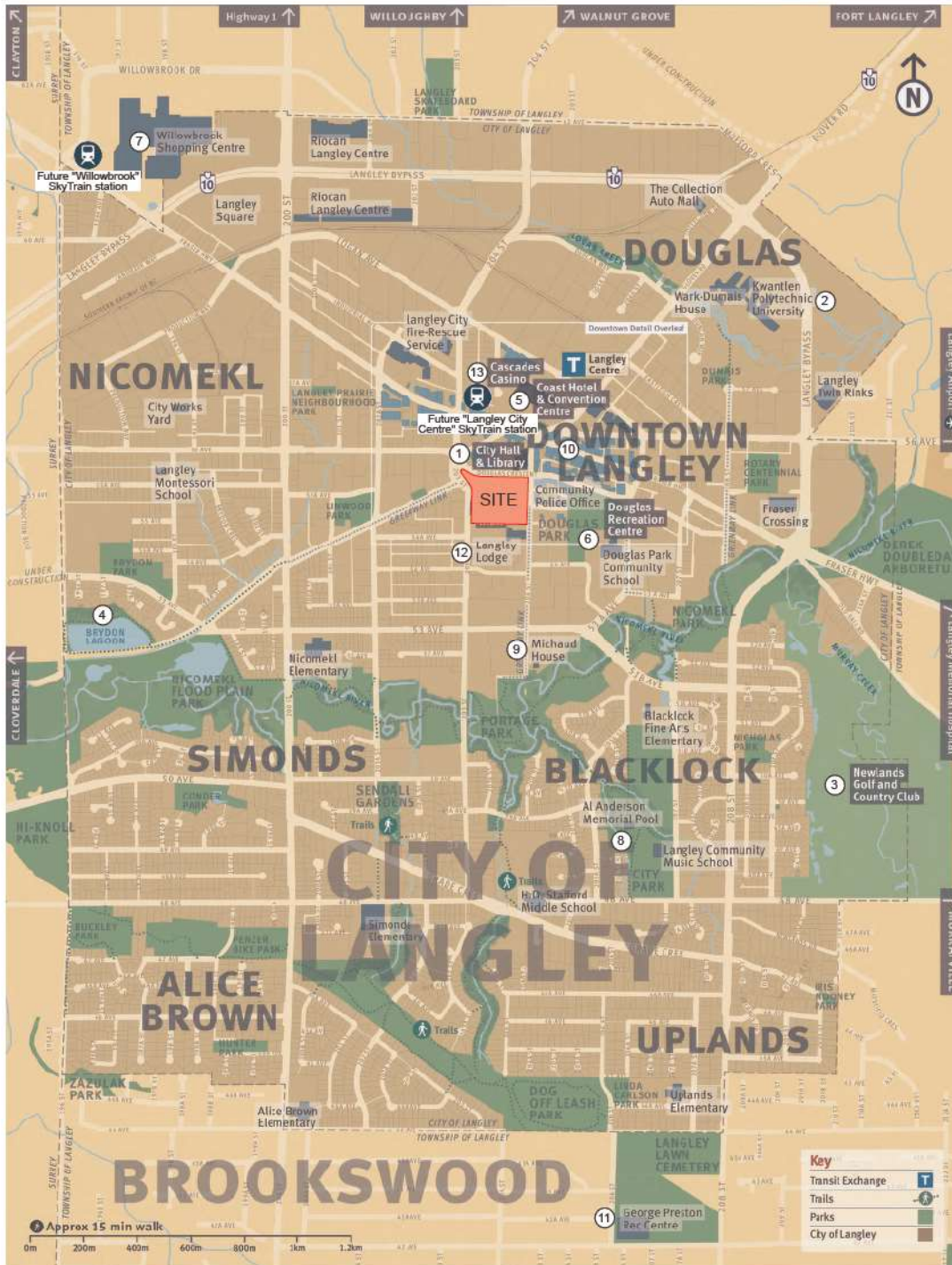


Orion Construction
(PROJECT)

CEDAR LANGLEY
5801 204TH ST
CITY OF LANGLEY, BC
(TITLE)

DRAWING INDEX
21888 (PROJECT)
NOT TO SCALE (SCALE)
2024-10-04 (DATE)
COORDINATION (DRAWING)

A.0.002



1 - CITY HALL & LIBRARY



2 - KWANTLEN POLYTECHNIC UNIVERSITY



3 - NEWLANDS GOLF AND COUNTRY CLUB



4 - BRYDON LAGOON



5 - COAST HOTEL & CONVENTION CENTRE



6 - DOUGLAS PARK



7 - WILLOWBROOK SHOPPING CENTRE



8 - AL ANDERSON MEMORIAL POOL



9 - MICHAUD HOUSE



10 - DOWNTOWN LANGLEY



11 - GEORGE PRESTON REC. CENTRE



12 - LANGLEY LODGE



13 - CASCADES CASINO



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ENGINEER: HOK (HOK)
LANDSCAPE ARCHITECT: HOK (HOK)
PLANNING: HOK (HOK)
CITY OF LANGLEY (CITY)

(PROJECT TEAM)

CEDAR COAST

ORION
CONSTRUCTION



Orion Construction

(PROJECT)

CEDAR LANGLEY

5601 204TH ST

CITY OF LANGLEY, BC

AREA CONTEXT -
PHOTOS

21980 (PROJECT)

NOT TO SCALE (PROJECT)

2024-10-04 (DATE)

COORDINATION (PROJECT)

(DRAWING)

A.0.003



1 - DOUGLAS CRESCENT, LANGLEY APARTMENT ON THE LEFT, LANGLEY CITY HALL ON THE RIGHT



2 - TIM HORTONS



3 - PARKING, TIM HORTONS



4 - 204 STREET, LEGACY ON PARK AVENUE ON THE RIGHT



5 - 204 STREET, LANGLEY MALL ON THE RIGHT



6 - LANE, LANGLEY LODGE ON THE LEFT



7 - LANE, LANGLEY LODGE ON THE RIGHT



8 - LANGLEY LIONS (TIMBERS)



9 - LANE, LANGLEY LIONS (TIMBERS) ON THE RIGHT



10 - 203 STREET, LANGLEY MALL ON THE RIGHT



11 - PARKING, LANGLEY MALL ON THE RIGHT



12 - 203 STREET, CITY GATE SQUARE, PINNACLE



12 - PARKING, LANGLEY MALL



13 - PARKING, LANGLEY MALL



14 - PARKING, LANGLEY MALL



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Orion Construction

(PROJECT)

CEDAR LANGLEY

5801 204TH ST

CITY OF LANGLEY, BC

SITE CONTEXT -
PHOTOS

25980 (PROJECT)

NOT TO SCALE (SCALE)

2024-10-04 (DATE)

COORDINATION (ISSUE)

(DRAWING)

A.0.004

LANGLEY MALL MASTER PLAN & REZONING RATIONALE

SITE:

The Langley Mall site is located at 5501 204th St and 20300 Douglas Crescent, City of Langley. The site is bound by Douglas Crescent on the north, 203rd St to the west, 204th St to the east, and a private lane along the south property line. The site is currently comprised of one large contiguous retail building with multiple CRU tenancies at the south of the site and one small retail building (Tim Hortons) located at the north-west corner. The site is otherwise covered with at-grade parking and encumbered with a number of easements. Sitting on approx. 36,500 sq.m., the property is neighbored by the Langley Lions and Langley Lodge to the south, City of Langley City Hall and residential buildings to the north, along with a mix of commercial and residential uses to the east and west. The property is relatively flat throughout, with only 0.3 - 0.6m in grade change across the site.

MASTER PLAN:

In working closely with the City of Langley's Development Services Department and Department of Engineering, Parks, and Environment through multiple pre-application master plan submissions, the design team has developed a cohesive and exciting plan to invigorate this iconic downtown Langley property. When built-out, the site will provide thousands of units of housing, employment opportunities including office space, a welcoming high-street, and a variety of public and private greenspaces and amenities.

As identified in the OCP, this site is within the transit oriented core that establishes the intent to create a vibrant transit-oriented area with transit-supportive density and a mix of uses in close proximity to the future SkyTrain terminus station and existing high-frequency bus transit.

The project is influenced by other successful master planned urban centre developments across British Columbia and North America, whilst closely following the City of Langley's OCP vision for the site. The master plan follows the four Urban Design Principles in the OCP: people-friendly buildings and streets; great public spaces; inclusive, memorable and sustainable design and good neighbour adjacencies. The relationship of commercial and residential uses has been carefully curated for a sustainable development. The Master plan centres around the four quadrants divided by the "high street" (Road A), a pedestrian-focused retail and restaurant row with engaging public amenities and art ending in the park at the south end.



"HIGH STREET" CONCEPT



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LANGLEY MALL MASTER PLAN & REZONING RATIONALE

GENERAL FORM & CHARACTER GUIDELINES

Building Siting + Orientation (OCP 8-19)

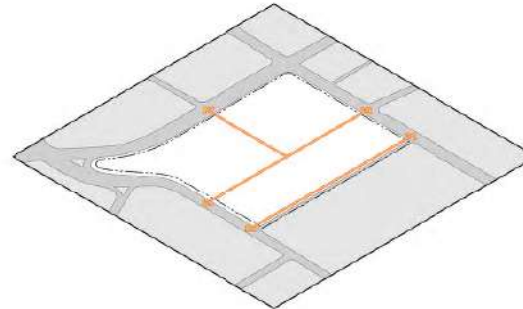
The building volumes are aligned to engage with public and internal streets. The massing along Douglas Crescent supports commercial spaces with the public interface of the busier street. Corner cuts and larger public plazas along the main retail spaces on Douglas Crescent provides an opening into the site from the north. The "high street" (Road A) running through the middle of the site draws pedestrians into the pedestrian friendly "market row" of shopping and restaurants. The architecture along the "high street" will respond and engage the public through a multitude of open and activated spaces.

Commercial podiums are incorporated in the two northern blocks within the site. This locates commercial spaces closer to the busier streets and the transit hubs providing a buffer to the residentially focused southern quadrants. The podiums create large outdoor courtyards for the residential towers. These semi-private amenity and landscape spaces create opportunities for play that adds community value. The podiums also provide significant additional trees and planting that do not currently exist on the site. This lush landscape contributes to the reduction of the heat island effect within the development whilst also bringing opportunities for urban fauna to return to the downtown Langley core.

The massing of the NW2 and NE1 buildings is orientated in a north-south direction to limit the shadowing on adjacent sites and public outdoor areas and to minimize the impact to daylight access, sunlight and ventilation, whilst maintaining visual privacy. These buildings have been kinked in plan to reduce their visible and apparent building length. They are the two gateway buildings juxtaposed in position, creating view corridors within the site and openings for visual relief at both the ground plane and podium levels, as is illustrated by the diagrams provided on the following page.

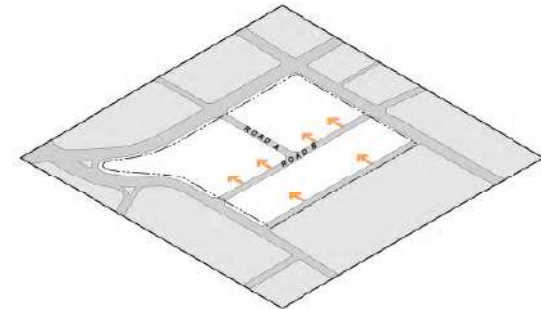
NW3 building form has two options within the rezoning, designed as either a residential or commercial office tower, the flat iron shape of the building reflects the unique position on the site that it holds. The leading iconic corner of the development is shaped by the confluence of Douglas Crescent and 203 St and is the closest point on the site to the future SkyTrain terminus.

The remaining buildings on the northern quadrants are a point tower typology, providing a range of unit types in an efficient floor plate that limits the shadowing impact on the adjacent public spaces.



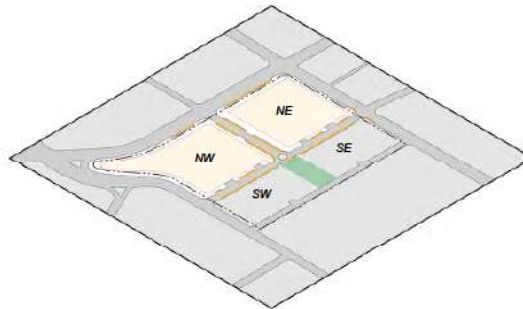
1. CIRCULATION THROUGH SITE

provide access across the site by internal roads, the linear park and widening the rear lane



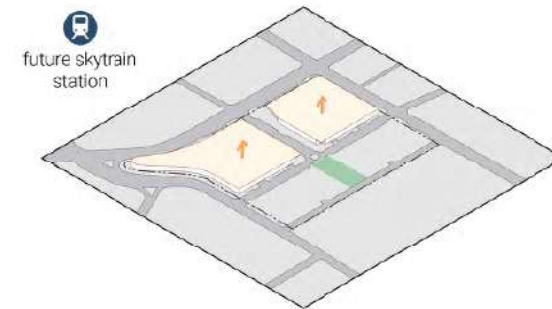
2. INTERNAL ACCESS

provide access to parkade and loading from internal roads only



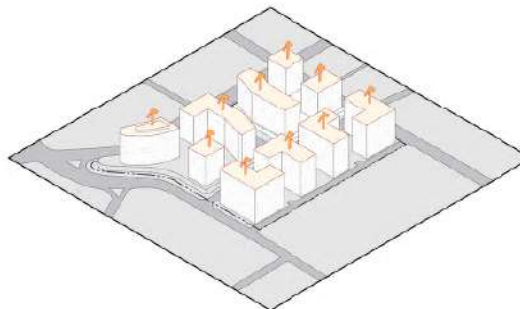
3. COMMERCIAL RELIEF

soften street edge along commercial fronts, encourage activity and movement into green space



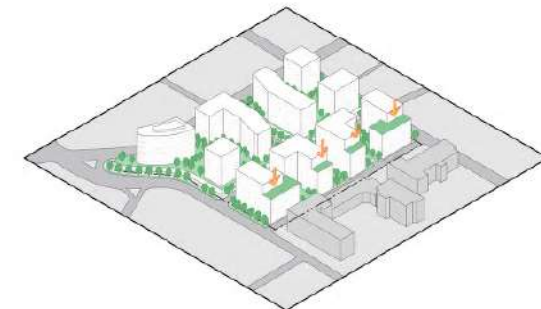
4. COMMERCIAL PODIUM

commercial area provides employment and transitions the site towards future SkyTrain development



5. RESIDENTIAL DENSITY

building massing and heights allow for thousands of residential units



6. HEIGHT TRANSITION & GREEN SPACE

reduce storeys along residential edge and increase natural spaces for social interactions



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ORION CONSTRUCTION



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PROJECT

CEDAR LANGLEY

5801 204TH ST

CITY OF LANGLEY, BC

DATE

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2024-10-24 DATE

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A.0.006

LANGLEY MALL MASTER PLAN & REZONING RATIONALE

GENERAL FORM & CHARACTER GUIDELINES

The four buildings within the southern quadrants are strictly residential from the ground up to the 14th floor. The buildings scale has been sensitively considered to transition from the Langley Lions, utilizing 10 story volumes stepping up to the full 14 storeys in the northern end of the quadrant. This transitions appropriately to the north quadrant tower heights. All buildings maintain 82ft separation above 10 floors to ensure open sight lines, visual privacy and adequate solar access for lower levels and landscaped areas including the park.

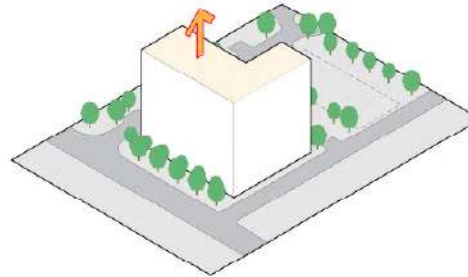
Vehicular Access + Parking (OCP 20-27)

Loading and parkade entrances have been located off the lane or internal streets, maintaining the higher quality of building interface with external streets. Parkade access and projections have been minimized. The two north quadrants parkade and loading access face south to the internal street and are wrapped in ground floor commercial. The two southern quadrants parkade access are off the lane. Small amounts of on street parking and short-term loading are located on the internal east/west road.

Massing + Articulation (OCP 2-44)

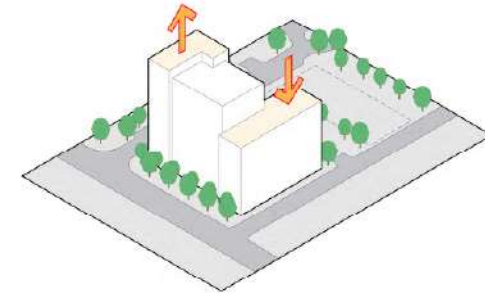
As previously highlighted, the design team has incorporated "good neighbour transitions" by stepping building heights and massing to relate to adjacent buildings and open spaces to soften height transitions as discussed with the City of Langley Development Services Department during the master planning process. Although detailed Architectural articulation and adherence to the OCP guidelines under this section will be addressed during the Development Permit application process, the rezoning application package has suggested building articulation and massing that addresses appropriate building design.

The architectural diagrams provided show a more detailed articulation that could be possible for the SW1 building. The building length along 203 St is broken into three main vertical sections, each corner addressing the north and south orientation and a middle section articulated with balcony and framed elements. The building height also reiterates these three volumes, the northern volume stands tall, with an over-height top floor to accentuate the stepping roof line of the southern volume. Each section is then also broken into a base, middle and top, creating a pedestrian friendly scale and interface whilst also working to reduce the overall height appearance. The design team has provided these massing diagrams with the intent of illustrating how successful the building height and density are on this site. The articulation provided is not intended to show aesthetic design direction or materiality, however suggest good design principals to be followed during the Development Permit application.



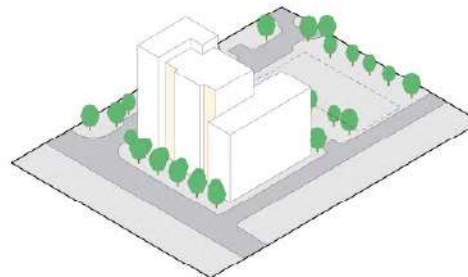
1. DENSITY

maximizing height to provide residential density



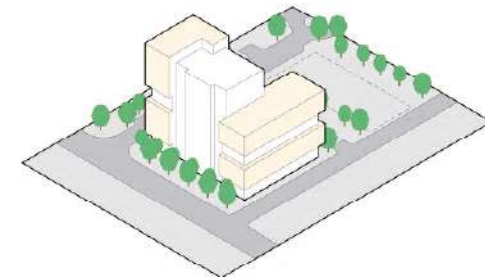
2. DIVISION BY THIRDS

push and pull to reduce massing & reduce building stories along residential edge



3. CENTRAL SPINE

emphasize verticality at central section



4. VISUAL INTEREST

create relationship between building ends & provide facade interest at street level



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PROJECT TEAM

CEDAR COAST

ORION
CONSTRUCTION



Orion Construction

PROJECT TEAM

CEDAR LANGLEY

5501 204TH ST

CITY OF LANGLEY, BC

DESIGN
RATIONALE

21980 PROJECT

NOT TO SCALE DRAWN

2024-10-24 DATE

COORDINATION DRAWN

DATE

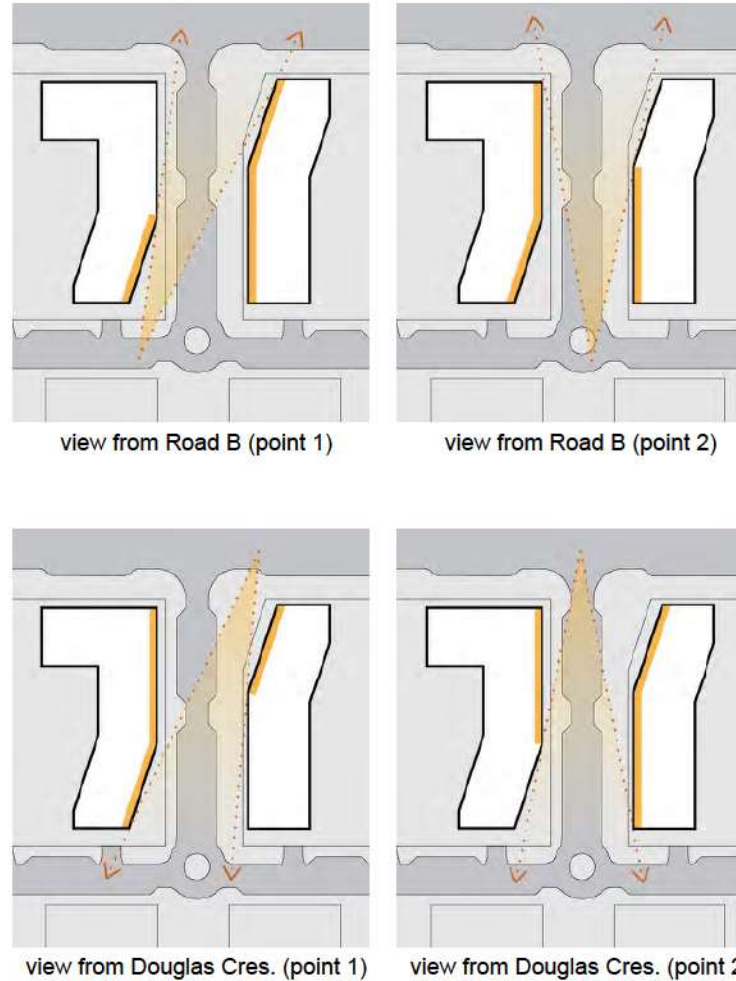
A.0.007

LANGLEY MALL MASTER PLAN & REZONING RATIONALE

GENERAL FORM & CHARACTER GUIDELINES

Pedestrian Circulation + Accessibility (OCP 1-7)

The development seeks to tie into and extend existing street networks and infrastructure with the introduction of private roads adjoining adjacent streets. This dissects the development site into a finer grain block pattern with smaller sites and buildings, with publicly accessible streets, lanes and walkways running through them. Clearly defined and well-lit pedestrian connections will be provided between buildings, pedestrian spaces, the main park and restaurant row to connection points outside the site. Infrastructure upgrades have been incorporated in the off-site civil works to accommodate the new cycling path along Douglas Crescent, as well as dedications along all road frontages. Applicants will work through the detailed DP applications for each phase to ensure appropriate secure bicycle parking adjacent to building entries; primary pedestrian spaces will be well lit, visible and linked to a comprehensive pedestrian network. The site design encourages access to buildings and open spaces through on-site pedestrian routes. Connectivity to adjacent sites such as the Langley Lions has been introduced at the south of the site, including traffic calming and defined pedestrian crossing location that aligns with the future design of the Lions site. Transitions between the public, semi-public, semi-private, and private realms have been defined to enhance both the privacy of residences and the pedestrian experience.



VIEW CORRIDORS
strategic massing and view corridors
reduce building length and provide visual relief



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5501 204TH ST

CITY OF LANGLEY, BC

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COORDINATION (SCALE)

(DRAWING)

A.0.008

LANGLEY MALL MASTER PLAN & REZONING RATIONALE

PUBLIC OPEN SPACE

(OCP 69-74.12) The site is reimagined with a focus on public enjoyment, and contains a variety of open spaces designed to cultivate inter-site travel, play and exercise, community building, relaxation, and shopping experiences. These outdoor spaces begin at the north-east and north-west corners of the Douglas Crescent intersection, offering public plaza space and drawing in visitors. The public spaces continue down the "high street" to the large greenspace.

The public retail "high street" contains pavilions that create activity nodes and visual interest. The landscape design of the public plazas and corner spaces contain public art and significant hardscape which facilitate flexibility of uses and ease of travel. They are accessible and contain engaging seating and other uses. The streets are lined with trees to define pedestrian spaces and provide comfort, shade and interest.

The main public open park space is located at the end of the "high street" as a public amenity to draw visitors through the site and provide amenity space for the surrounding residential buildings. The park has excellent sightlines into, through, and out of this space, following CPTED best practices. It will contain public art as well as areas for both play and leisure. It will contain public art as well as areas for both play and leisure, including multi-generational spaces and activities. These provide interest for both the younger generation and the elderly neighbours to the south located in the Langley Lions.



PUBLIC PLAZA



PUBLIC SITTING



PUBLIC ART



FLEX USE TURF



PLAYGROUND



OUTDOOR GYM



ENTERTAINMENT



COMMUNITY GARDEN



BBQ



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CONTRACT NUMBER: 2024-10-04
DATE OF ISSUE: 2024-10-04
PROJECT NAME: LANGLEY MALL
DRAWN BY: J. SMITH
CHECKED BY: M. SMITH
DATE: 2024-10-04

(PROJECT TEAM)

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VIEW FROM THE NORTH-WEST CORNER



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5507 204TH ST
 CITY OF LANGLEY, BC

3D MASSING

21980 PROJECT

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2024-10-24 DATE

COORDINATION DRAWING

A-0.010

VIEW FROM THE NORTH-EAST CORNER



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A-0.011

VIEW FROM THE SOUTH-EAST CORNER



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VIEW FROM THE SOUTH-WEST CORNER



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PERSPECTIVE 1
VIEW FROM "HIGH STREET" (ROAD A) TOWARDS CENTRAL INTERSECTION



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CEDAR LANGLEY
5601 204TH ST
CITY OF LANGLEY, BC

PERSPECTIVES

2580 (PROJECT)

NOT TO SCALE (PROJECT)

2024-10-04 (DATE)

COORDINATION (PROJECT)

(DRAWING)

A.0.014



Key Plan



PERSPECTIVE 2
VIEW OF COMMERCIAL STREET FRONT ALONG 203 ST



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2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

PROJECT TEAM

CEDAR COAST
ORION
CONSTRUCTION



Orion Construction

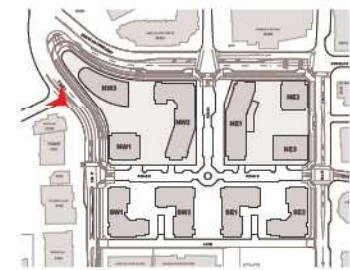
CEDAR LANGLEY

5601 204TH ST
CITY OF LANGLEY, BC

PERSPECTIVES

2580 (PROJECT)
NOT TO SCALE (SCALE)
2024-10-04 (DATE)
COORDINATION (DRAWN)

A.0.015



Key Plan



PERSPECTIVE 3
VIEW OF "HIGH STREET" (ROAD A) FROM DOUGLAS CRESCENT



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PROJECT TEAM

CEDAR COAST
ORION
CONSTRUCTION



Orion Construction

PROJECT 1

CEDAR LANGLEY
5601 204TH ST
CITY OF LANGLEY, BC

PERSPECTIVES

2580 PROJECT 1

NOT TO SCALE DRAWN

2024-10-04 DATE

COORDINATION DRAWN

PROJECT 1

A.0.016



Key Plan



PERSPECTIVE 4
 VIEW OF RESIDENTIAL BUILDING FROM SW CORNER AT 203 ST AND LANE



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PROJECT TEAM



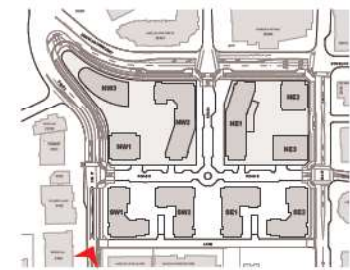
Orion Construction

CEDAR LANGLEY
 5601 204TH ST
 CITY OF LANGLEY, BC

PERSPECTIVES

2580
 NOT TO SCALE
 2024-10-04
 COORDINATION

A.0.017



Key Plan



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CONTRACT DOCUMENTS ARE CONTROLLED DOCUMENTS AND SHALL BE KEPT IN THE ORIGINAL FORM AND SHARED TO ALL PROJECT TEAM MEMBERS.

(PROJECT TEAM)



SOUTH-WEST QUADRANT

SITE AREA			
Total Site Area			
Total Gross Site Area	1.77 Acres	77,071.89 sq ft	7,160.15 m ²
Dedication	0.05 Acres	2,174.45 sq ft	257.75 m ²
Total Net Site Area	1.71 Acres	74,897.43 sq ft	6,902.40 m ²
FLOOR SPACE RATIO (FSR)			
Maximum FSR			
Maximum Floor Area	5.60	423,895.40 sq ft	39,380.94 m ²
Proposed FSR			
Proposed Floor Area	4.67	360,003.68 sq ft	33,445.16 m ²
Amenity Interior req	452 m ²	4,865.33 sq ft	Provided 479 m ² 5,160.75 sq ft
Amenity Exterior req	304 m ²	3,130.66 sq ft	Provided 329 m ² 3,526.00 sq ft
UNITS			
Apartment Building SW 1			204 Units
Apartment Building SW 2			248 Units
Total Number of Units			452 Units
OFA CALCULATION SUMMARY			
RESIDENTIAL (sq ft)			
	SW 1	SW 2	
Level 1-10	13,757.57	14,124.58	
Level 11-14	8,487.29	12,444.33	
Level 15 (Mechanical)	1,060.91	1,655.54	
Subtotal	172,585.77	192,578.66	
Total Residential area			866,164.43 sq ft 33,924.80 m ²
Total OFA			866,164.43 sq ft 33,924.80 m ²



SOUTH-EAST QUADRANT

SITE AREA			
Total Site Area			
Total Gross Site Area	1.74 Acres	75,656.27 sq ft	7,028.54 m ²
Dedication	0.05 Acres	2,527.08 sq ft	244.06 m ²
Total Net Site Area	1.68 Acres	73,029.19 sq ft	6,784.58 m ²
FLOOR SPACE RATIO (FSR)			
Maximum FSR			
Maximum Floor Area	5.60	416,109.49 sq ft	38,657.51 m ²
Proposed FSR			
Proposed Floor Area	4.76	360,003.68 sq ft	33,445.16 m ²
Amenity Interior req	452 m ²	4,865.33 sq ft	Provided 479 m ² 5,160.75 sq ft
Amenity Exterior req	304 m ²	3,130.66 sq ft	Provided 329 m ² 3,526.00 sq ft
UNITS			
Apartment Building SE 1			248 Units
Apartment Building SE 2			204 Units
Total Number of Units			452 Units
OFA CALCULATION SUMMARY			
RESIDENTIAL (sq ft)			
	SE 1	SE 2	
Level 1-10	14,124.58	13,757.57	
Level 11-14	8,487.29	8,487.29	
Level 15 (Mechanical)	1,555.54	1,060.91	
Subtotal	192,578.66	172,585.77	
Total Residential area			866,164.43 sq ft 33,924.80 m ²
Total OFA			866,164.43 sq ft 33,924.80 m ²

CEDAR COAST

ORION CONSTRUCTION



Orion Construction

(PROJECT TEAM)

CEDAR LANGLEY

5601 20TH ST

CITY OF LANGLEY, BC

(CLIENT)

SITE DATA

2980 (PROJECT)

NOT TO SCALE (PLAN)

2024-10-04 (DATE)

COORDINATION (REVISION)

(DRAWING)

A.0.018



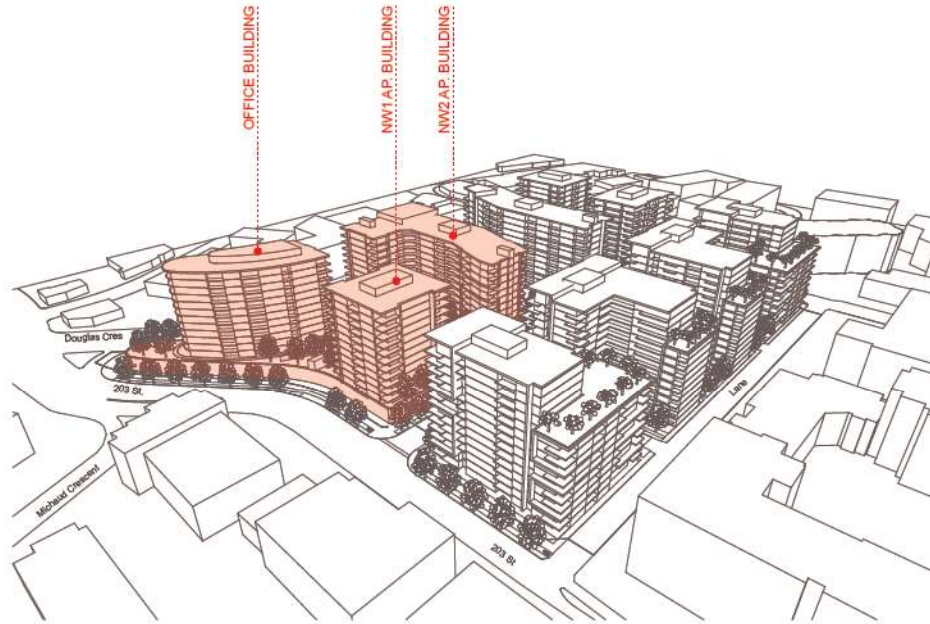
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Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

(PROJECT YEAR)



NORTH-WEST QUADRANT OPTION 1 - OFFICE BUILDING

SITE AREA					
Total Site Area					
Total Gross Site Area	2.96 Acres	128,937.66 sq ft		11,978.66 m ²	
Dedication	0.15 Acres	6,548.81 sq ft		608.40 m ²	
Total Net Site Area	2.81 Acres	122,388.85 sq ft		11,370.26 m²	
FLOOR SPACE RATIO (FSR)					
Maximum FSR	5.50	705,157.13 sq ft		65,882.30 m ²	
Proposed FSR	4.13	532,275.76 sq ft		49,449.52 m ²	
Amenity Interior req	424 m ²	4,563.94 sq ft	Provided	509 m ²	5,474.01 sq ft
Amenity Exterior req	848 m ²	9,127.87 sq ft	Provided	929 m ²	10,000.00 sq ft
UNITS					
Apartment Building NW 1					117 Units
Apartment Building NW 2					307 Units
Total Number of Units					424 Units
OFA CALCULATION SUMMARY					
RESIDENTIAL (sq ft)	NW 1		NW 2		COMMERCIAL (sq ft)
Level 1	3,547.07	3,445.99	-	-	72,595.85
Level 2	-	-	-	-	-
Level 3	8,067.00	20,413.45	-	-	21,229.44
Level 4	8,067.00	20,413.45	-	-	-
Level 5-12	8,067.00	20,413.45	-	-	11,274.58
Level 13-14	8,067.00	20,413.45	-	-	-
Level 15 (Mechanical)	1,008.38	2,551.68	-	-	1,409.32
Subtotal	101,359.45	250,959.07			185,431.25
Total Residential area	262,318.62 sq ft				92,791.18 m²
Total Commercial area	186,431.26 sq ft		17,228.88 m²		
Total OFA					637,748.77 sq ft
					49,868.17 m²

NORTH-WEST QUADRANT OPTION 2

SITE AREA							
Total Site Area							
Total Gross Site Area	2.96 Acres	128,937.66 sq ft		11,978.66 m ²			
Dedication	0.15 Acres	6,548.81 sq ft		608.40 m ²			
Total Net Site Area	2.81 Acres	122,388.85 sq ft		11,370.26 m²			
FLOOR SPACE RATIO (FSR)							
Maximum FSR	5.50	705,157.13 sq ft		65,882.30 m ²			
Proposed FSR	4.31	556,310.20 sq ft		51,682.48 m ²			
Amenity Interior req	593 m ²	6,060.13 sq ft	Provided	596 m ²	6,310.59 sq ft		
Amenity Exterior req	1,126 m ²	12,120.26 sq ft	Provided	1,161 m ²	12,500.00 sq ft		
UNITS							
Apartment Building NW 1					117 Units		
Apartment Building NW 2					307 Units		
Apartment Building NW 3					139 Units		
Total Number of Units					668 Units		
OFA CALCULATION SUMMARY							
RESIDENTIAL (sq ft)	NW 1		NW 2		NW 3		NW
Level 1	3,547.07	3,445.99	3,331.04	-	-	-	70,267.35
Level 2	-	-	-	-	-	-	-
Level 3-14	8,067.00	20,413.45	11,274.58	-	-	-	-
Level 15 (Mechanical)	1,008.38	2,551.68	1,409.32	-	-	-	-
Subtotal	101,359.45	250,959.07	140,035.32				70,267.35
Total Residential area	482,365.84 sq ft		46,748.78 m²				
Total Commercial area	78,287.86 sq ft		6,628.08 m²				
Total OFA							662,621.18 sq ft
							52,288.78 m²

CEDAR COAST

ORION CONSTRUCTION



Orion Construction

CEDAR LANGLEY

5601 204TH ST
CITY OF LANGLEY, BC

SITE DATA

2980 (PROJECT 1)
NOT TO SCALE (PROJECT 1)
2024-10-04 (DATE)
COORDINATION (DATE)
(DATE)

A.0.019



NORTH-EAST QUADRANT

SITE AREA				
Total Site Area				
Total Gross Site Area	3.54 Acres	110,858.71 sq ft	10,299.03 m ²	
Dedication	0.18 Acres	7,842.86 sq ft	728.69 m ²	
Total Net Site Area	2.36 Acres	103,015.85 sq ft	9,570.32 m²	
FLOOR SPACE RATIO (FSR)				
Maximum FSR				
Maximum Floor Area	5.95	609,722.91 sq ft	56,644.64 m ²	
Proposed FSR	4.18	463,536.34 sq ft	43,063.58 m ²	
Proposed Floor Area				
Amenity Interior req	523 m ²	5,629.57 sq ft	Provided	526 m ² 5,660.94 sq ft
Amenity Exterior req	1,046 m ²	11,259.14 sq ft	Provided	1,068 m ² 11,500.00 sq ft
UNITS				
Apartment Building NE 1				259 Units
Apartment Building NE 2				120 Units
Apartment Building NE 3				144 Units
Total Number of Units				623 Units
OFA CALCULATION SUMMARY				
RESIDENTIAL (sq ft)			COMMERCIAL (sq ft)	
	NE 1	NE 2	NE 3	NE
Level 1	2,512.87	2,352.84	3,364.16	52,026.93
Level 2	-	-	-	-
Level 3	19,430.07	8,067.00	8,383.33	-
Level 4-14	17,083.16	8,067.00	8,383.33	-
Level 15 (Mechanical)	2,135.40	1,008.38	1,047.92	-
Subtotal	211,993.10	100,165.22	105,012.04	52,026.93
Total Residential area	417,170.36 sq ft			98,768.07 m²
Total Commercial area	62,028.93 sq ft			4,833.42 m²
Total OFA	489,199.29 sq ft			43,899.48 m²



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CONTRACT AGREEMENT FOR SERVICES AND DESIGN OF ARCHITECTURE INC. HAS BEEN REVIEWED AND APPROVED BY THE BOARD OF DIRECTORS OF INTEGRATED ARCHITECTURE INC. ON BEHALF OF THE COMPANY'S SHAREHOLDERS.

(PROJECT TEAM)

CEDAR COAST

ORION
CONSTRUCTION



Orion Construction

(PROJECT)

CEDAR LANGLEY

5801 204TH ST
CITY OF LANGLEY, BC

(SITE)

SITE DATA

21980 (PROJECT)

NOT TO SCALE (SCALE)

2024-10-04 (DATE)

COORDINATION (SCALE)

(DRAWING)

A.0.020

OVERALL OPTION 1

SITE AREA			
Total Site Area			
Total Gross Site Area	9.01 Acres	393,534.53 sq ft	36,466.42 m ²
Dedication	0.45 Acres	19,793.01 sq ft	1,838.92 m ²
Total Net Site Area	8.56 Acres	372,731.52 sq ft	34,627.50 m ²
FLOOR SPACE RATIO (FSR)			
Maximum FSR	5.50	2,158,894.92 sq ft	200,565.30 m ²
Proposed FSR	4.37	1,715,819.46 sq ft	159,403.52 m ²
Amenity Interior req	1,851 m ²	19,924.16 sq ft	Provided 1,993 m ²
Amenity Exterior req	3,702 m ²	39,848.33 sq ft	Provided 3,855 m ²
UNITS			

Apartment Building SW 1	204 Units
Apartment Building SW 2	248 Units
Apartment Building SE 1	248 Units
Apartment Building SE 2	204 Units
Apartment Building NW 1	117 Units
Apartment Building NW 2	307 Units
Apartment Building NE 1	259 Units
Apartment Building NE 2	120 Units
Apartment Building NE 3	144 Units
Total Number of Units	1,861 Units

GFA CALCULATION SUMMARY			
Total Residential area	1,489,817.75 sq ft	139,338.47 m ²	
Total Commercial area	237,468.18 sq ft	22,080.40 m ²	
Total GFA	1,727,276.91 sq ft	161,398.87 m²	

OVERALL OPTION 2

SITE AREA			
Total Site Area			
Total Gross Site Area	9.01 Acres	393,534.53 sq ft	36,466.42 m ²
Dedication	0.45 Acres	19,793.01 sq ft	1,838.92 m ²
Total Net Site Area	8.56 Acres	372,731.52 sq ft	34,627.50 m ²
FLOOR SPACE RATIO (FSR)			
Maximum FSR	5.50	2,158,894.92 sq ft	200,565.30 m ²
Proposed FSR	4.43	1,739,853.90 sq ft	161,636.37 m ²
Amenity Interior req	1,990 m ²	21,420.36 sq ft	Provided 2,071 m ²
Amenity Exterior req	3,980 m ²	42,840.72 sq ft	Provided 4,088 m ²
UNITS			

Apartment Building SW 1	204 Units
Apartment Building SW 2	248 Units
Apartment Building SE 1	248 Units
Apartment Building SE 2	204 Units
Apartment Building NW 1	117 Units
Apartment Building NW 2	307 Units
Apartment Building NW 3	139 Units
Apartment Building NE 1	259 Units
Apartment Building NE 2	120 Units
Apartment Building NE 3	144 Units
Total Number of Units	1,990 Units

GFA CALCULATION SUMMARY			
Total Residential area	1,839,863.05 sq ft	167,348.07 m ²	
Total Commercial area	122,294.28 sq ft	11,381.42 m ²	
Total GFA	1,762,147.33 sq ft	165,767.48 m²	



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(PROJECT TEAM)

CEDAR COAST

ORION
CONSTRUCTION



Orion Construction

CEDAR LANGLEY

5801 204TH ST
CITY OF LANGLEY, BC

SITE DATA

2980 (PROJECT)

NOT TO SCALE (SCALE)

2024-10-04 (DATE)

COORDINATION (REVISION)

A.0.021 (DRAWING)



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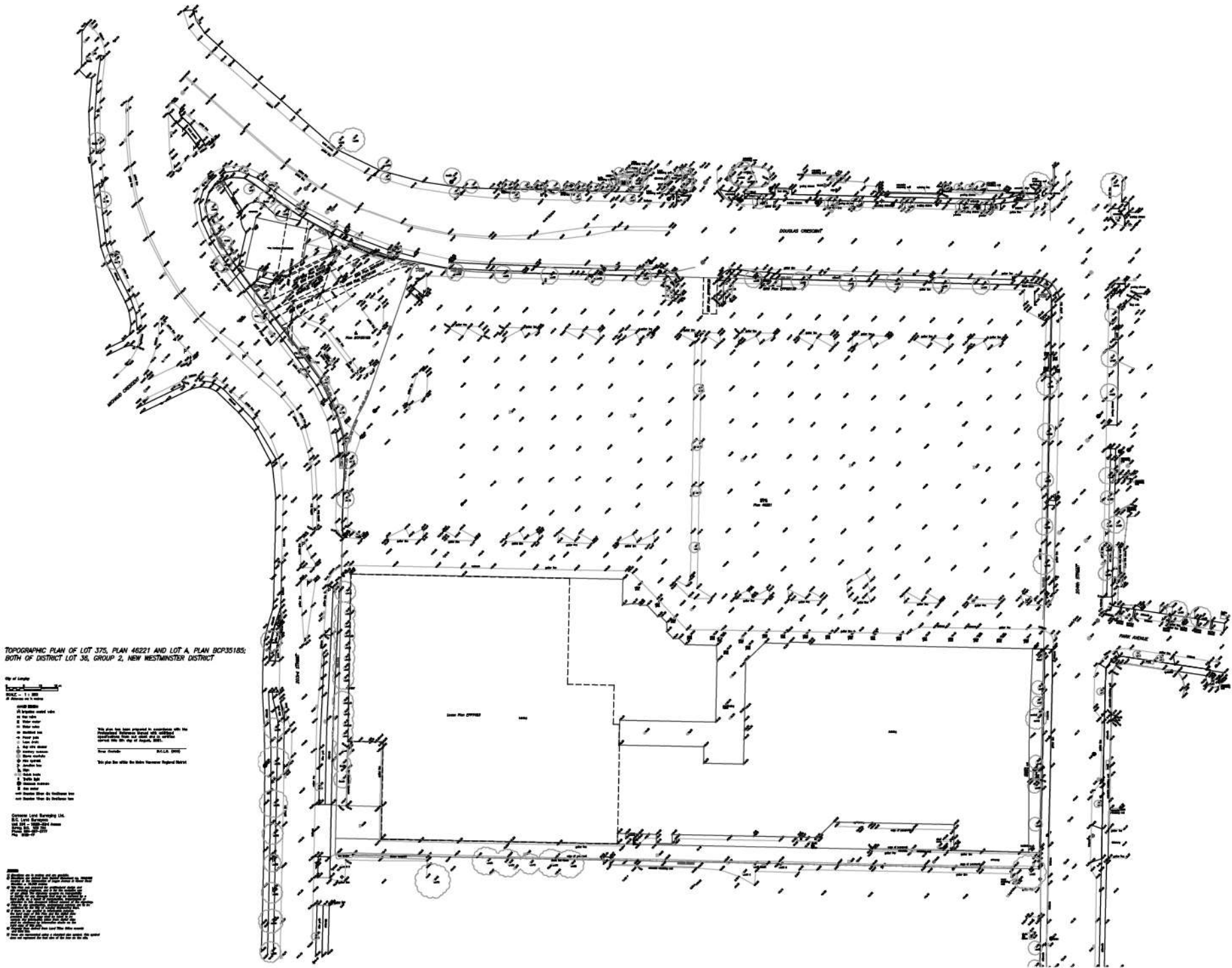
ARCHITECTURE INC.

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(PROJECT TEAM)



TOPOGRAPHIC PLAN OF LOT 375, PLAN 46221 AND LOT A, PLAN BCP35185;
BOTH OF DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER DISTRICT

- Key of Symbols**
- 1. Proposed building
 - 2. Existing building
 - 3. Proposed driveway
 - 4. Proposed parking
 - 5. Proposed fence
 - 6. Proposed utility
 - 7. Proposed landscaping
 - 8. Proposed retaining wall
 - 9. Proposed retaining wall
 - 10. Proposed retaining wall
 - 11. Proposed retaining wall
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 - 48. Proposed retaining wall
 - 49. Proposed retaining wall
 - 50. Proposed retaining wall

Notes

1. All dimensions are in meters.
2. All elevations are in meters above sea level.
3. All bearings are in degrees, minutes and seconds.
4. All areas are in square meters.
5. All volumes are in cubic meters.
6. All weights are in kilograms.
7. All forces are in newtons.
8. All pressures are in pascals.
9. All temperatures are in degrees Celsius.
10. All times are in hours, minutes and seconds.
11. All dates are in year, month and day.
12. All names are in full.
13. All titles are in full.
14. All locations are in full.
15. All directions are in full.
16. All distances are in full.
17. All heights are in full.
18. All widths are in full.
19. All depths are in full.
20. All lengths are in full.
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49. All directions are in full.
50. All distances are in full.

CEDAR COAST

ORION CONSTRUCTION



Orion Construction

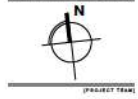
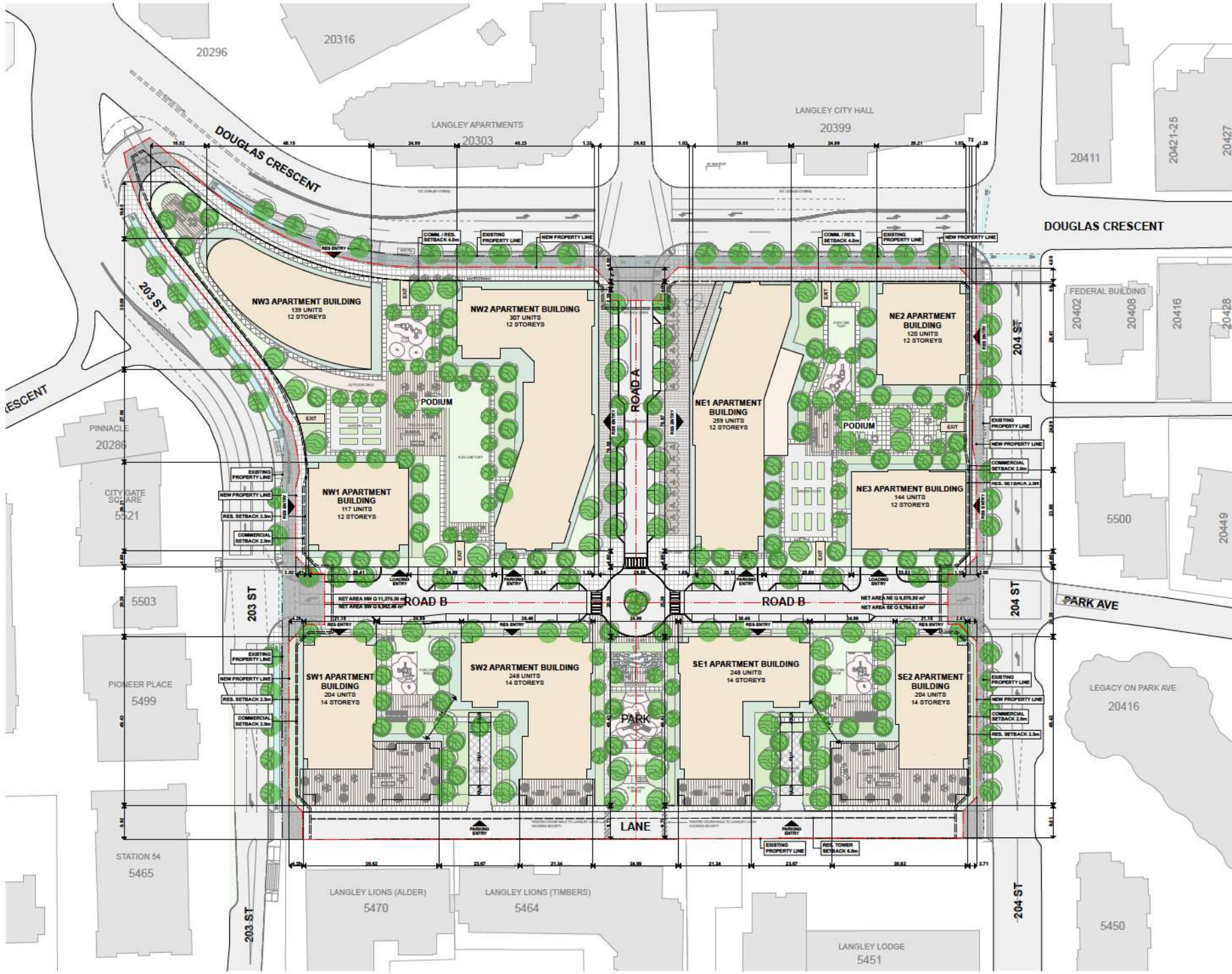
CEDAR LANGLEY

5501 204TH ST
CITY OF LANGLEY, BC

SURVEY

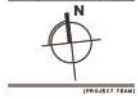
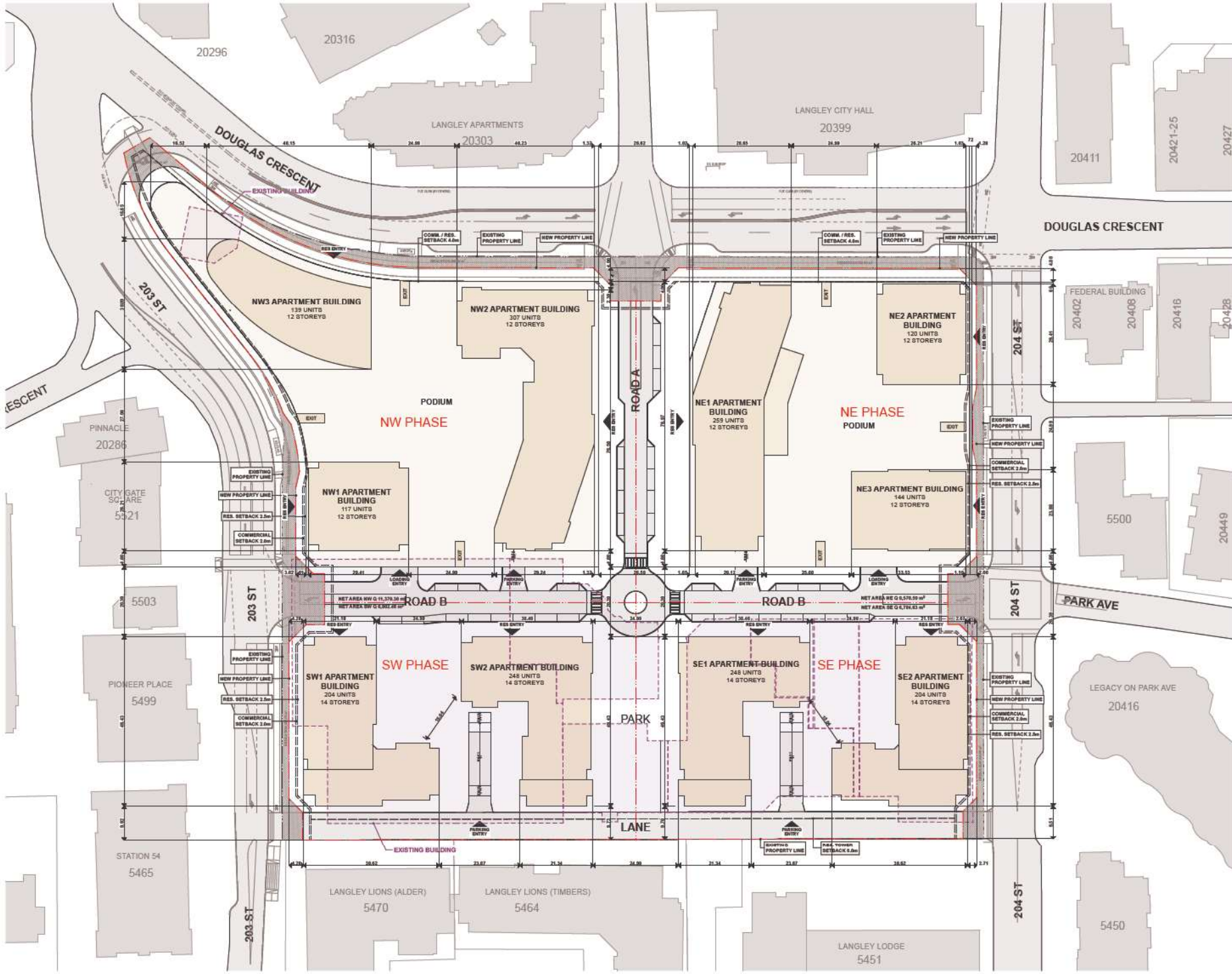
2180	(PROJECT)
1256	(DATE)
2024-10-24	(DATE)
COORDINATION	(DATE)
	(DRAWING)

A-1.000



Orion Construction
 5501 204TH ST
 CITY OF LANGLEY, BC

MASTER PLAN
 21980 (PROJECT)
 102" x 114" (SCALE)
 2024-10-24 (DATE)
 COORDINATION (STATUS)
 (DRAWING)



Orion Construction
 PROJECT 1
 CEDAR LANGLEY
 5601 204TH ST
 CITY OF LANGLEY, BC

DRAFT SUBDIVISION
 2580 PROJECT 1
 1/8" = 1'-0" PROJECT 1
 2024-10-04 DATE
 COORDINATION PROJECT 1
 A-1.002



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CONTRACT DOCUMENTS TAKE PRECEDENCE AND SETBACKS ARE SHOWN TO THE LEFT OF THE DRAWING. THE EXISTING PROPERTY LINE IS SHOWN IN DASHED LINES. THE NEW PROPERTY LINE IS SHOWN IN SOLID LINES. THE SETBACK IS SHOWN IN SOLID LINES. THE SETBACK IS SHOWN IN SOLID LINES.



(PROJECT TEAM)

CEDAR COAST

ORION
CONSTRUCTION



Orion Construction

CEDAR LANGLEY

5801 204TH ST
CITY OF LANGLEY, BC

LEVEL 1 FLOOR
PLAN

21980 (PROJECT)

182" = 1'-0" (SCALE)

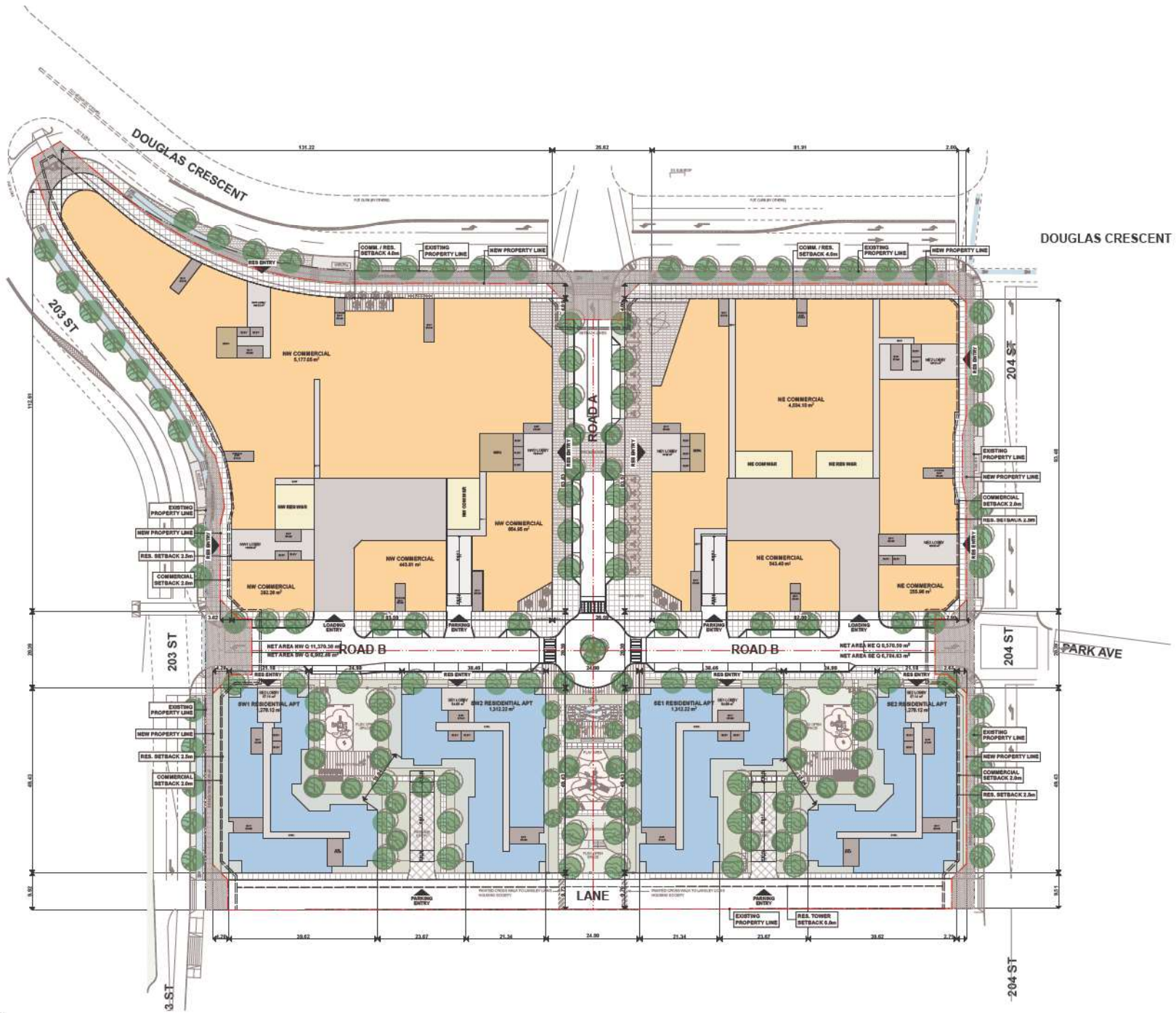
2024-10-04 (DATE)

COORDINATION (REVISION)

(DRAWING)

A-2.001

- AREA LEGEND:
- RESIDENTIAL AREA
 - COMMERCIAL AREA
 - SERVICE / STORAGE
 - W/R
 - CIRCULATION VERTICAL
 - CIRCULATION HORIZONTAL



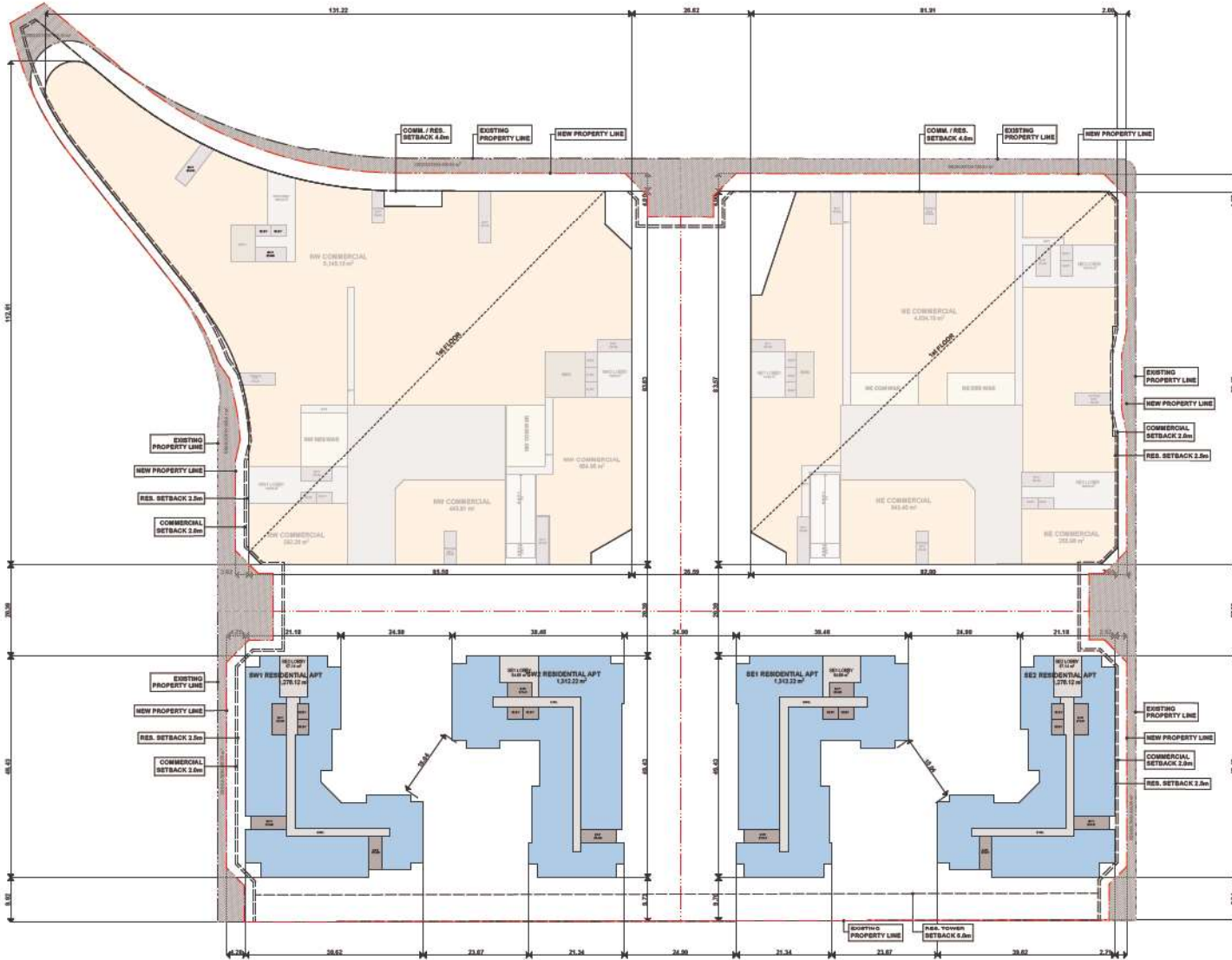


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Contract documents take precedence over addenda and drawings. In the event of a discrepancy between the contract documents, the contract documents shall prevail. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.



- AREA LEGEND:**
- RESIDENTIAL AREA
 - COMMERCIAL AREA
 - SERVICE / STORAGE
 - WSR
 - CIRCULATION VERTICAL
 - CIRCULATION HORIZONTAL

CEDAR COAST

ORION
CONSTRUCTION



Orion Construction

CEDAR LANGLEY

5801 20TH ST
CITY OF LANGLEY, BC

LEVEL 2 FLOOR PLAN

2580 PROJECT

182' x 1'-0" SCALE

2024-10-04 DATE

COORDINATION DRAWING

A-2.002



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CONTRACT DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE BC PROFESSIONAL SOCIETY OF ARCHITECTS (BPSA) FOR THE PURPOSES OF REGISTERING THE PROJECT WITH THE BC PROFESSIONAL SOCIETY OF ARCHITECTS (BPSA).



(PROJECT TEAM)



- AREA LEGEND:**
- RESIDENTIAL AREA
 - COMMERCIAL AREA
 - SERVICE / STORAGE
 - W/R
 - CIRCULATION VERTICAL
 - CIRCULATION HORIZONTAL

CEDAR COAST

ORION CONSTRUCTION



Orion Construction

CEDAR LANGLEY

5801 20TH ST
CITY OF LANGLEY, BC

LEVEL 3 FLOOR PLAN

2580 (PROJECT)

182' x 1'-0" (SCALE)

2024-10-04 (DATE)

COORDINATION (STATUS)

(DRAWING)

A-2.003

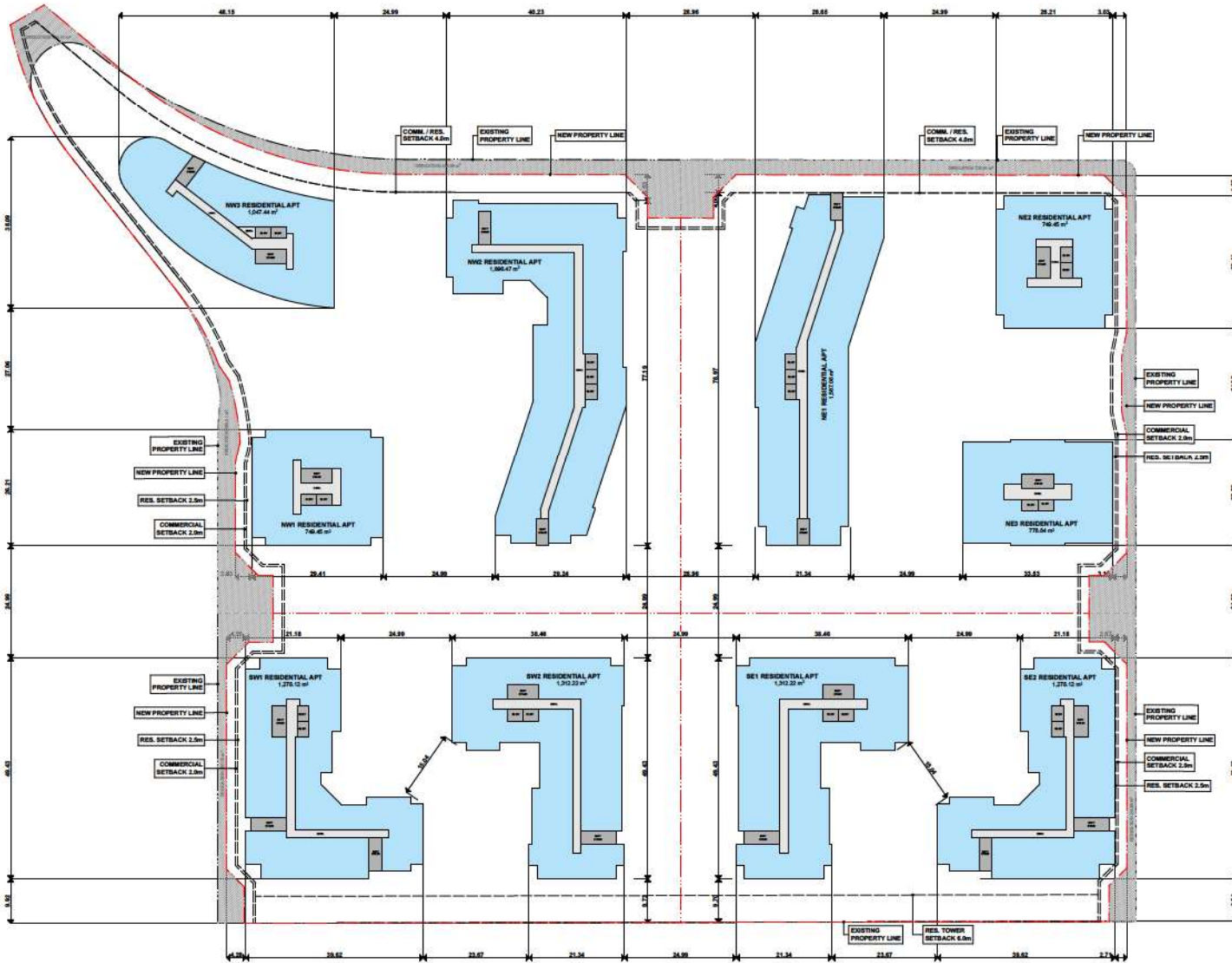


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- AREA LEGEND:**
- RESIDENTIAL AREA
 - COMMERCIAL AREA
 - SERVICE / STORAGE
 - WSR
 - CIRCULATION VERTICAL
 - CIRCULATION HORIZONTAL

CEDAR COAST

ORION CONSTRUCTION



Orion Construction

CEDAR LANGLEY

5501 204TH ST
CITY OF LANGLEY, BC

LEVEL 4-10 FLOOR PLAN

21980 (PROJECT)

1022 + 1'-0" (DATE)

2024-10-24 (DATE)

COORDINATION (DATE)

(DRAWING)

A-2.004

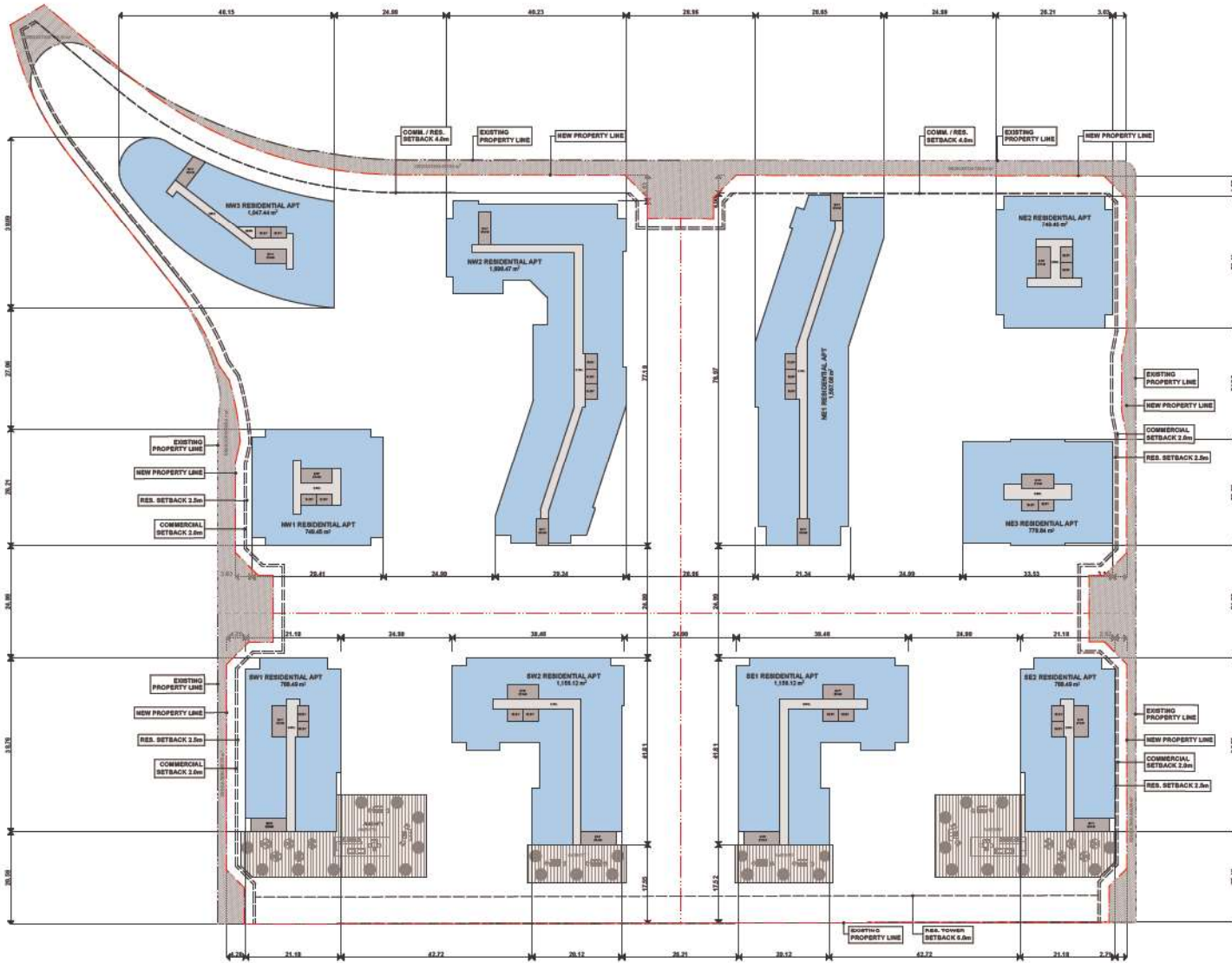


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AND/OR ARE TO BE REVIEWED BY AN INDULGED CONTRACTOR
OR PROFESSIONAL AS THE CLIENT IS
NOT BEING THE CLIENT'S OBLIGATION



- AREA LEGEND:**
- RESIDENTIAL AREA
 - COMMERCIAL AREA
 - SERVICE / STORAGE
 - W/R
 - CIRCULATION VERTICAL
 - CIRCULATION HORIZONTAL

CEDAR COAST

ORION CONSTRUCTION



Orion Construction

CEDAR LANGLEY

5601 204TH ST
CITY OF LANGLEY, BC

LEVEL 11 FLOOR PLAN

2980 PROJECT 1

182' x 1'-0" PROJECT 1

2024-10-04 DATE

COORDINATION PROJECT 1

COORDINATION PROJECT 1

A-2.007



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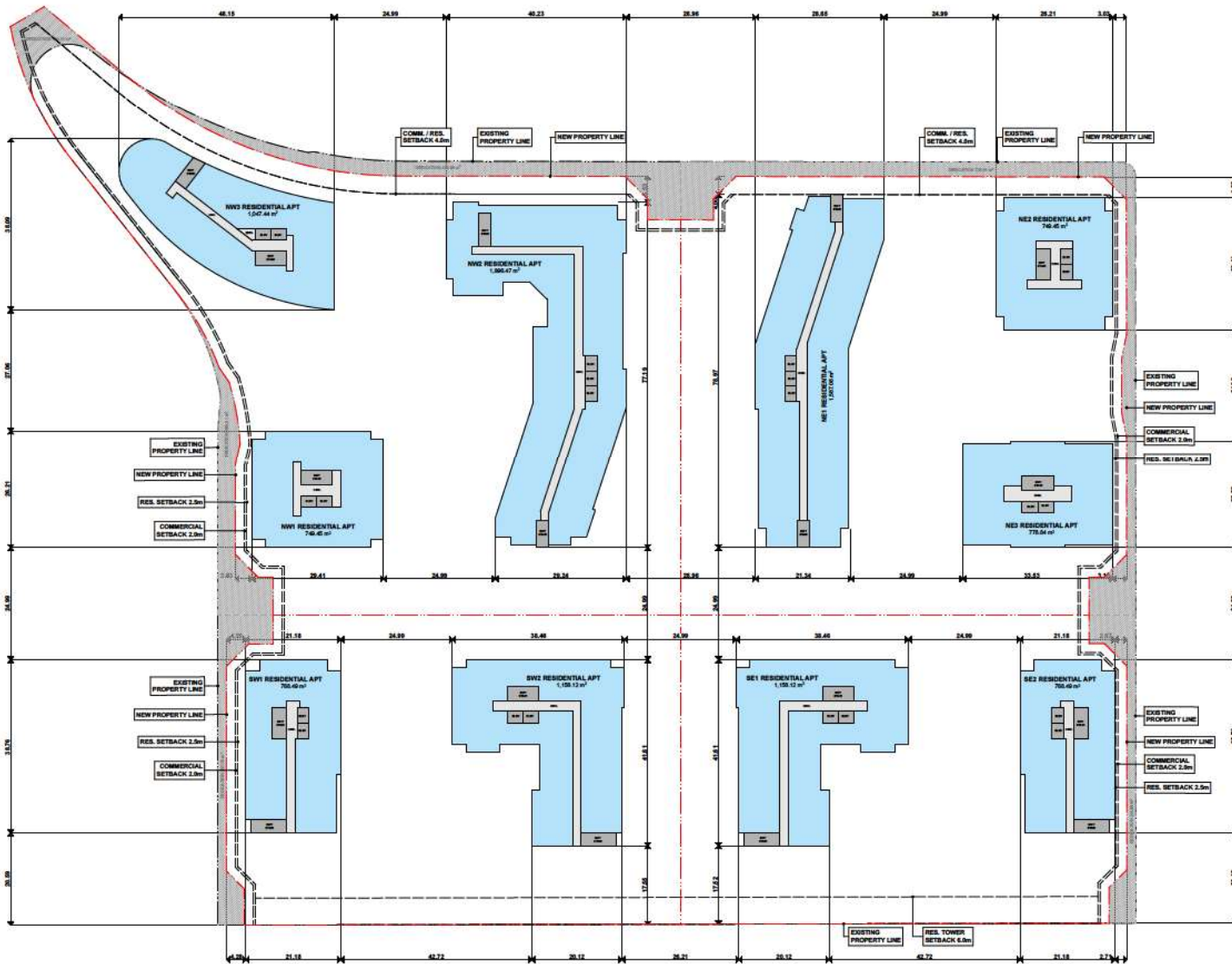
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(PROJECT TEAM)



- AREA LEGEND:**
- RESIDENTIAL AREA
 - COMMERCIAL AREA
 - SERVICE / STORAGE
 - WSR
 - CIRCULATION VERTICAL
 - CIRCULATION HORIZONTAL

CEDAR COAST

ORION
CONSTRUCTION



Orion Construction

CEDAR LANGLEY

5501 204TH ST
CITY OF LANGLEY, BC

LEVEL 12-14
FLOOR PLAN

21980 (PROJECT)

1027 - 11-07 (DATE)

2024-10-04 (DATE)

COORDINATION (DATE)

(DRAWING)

A-2.008



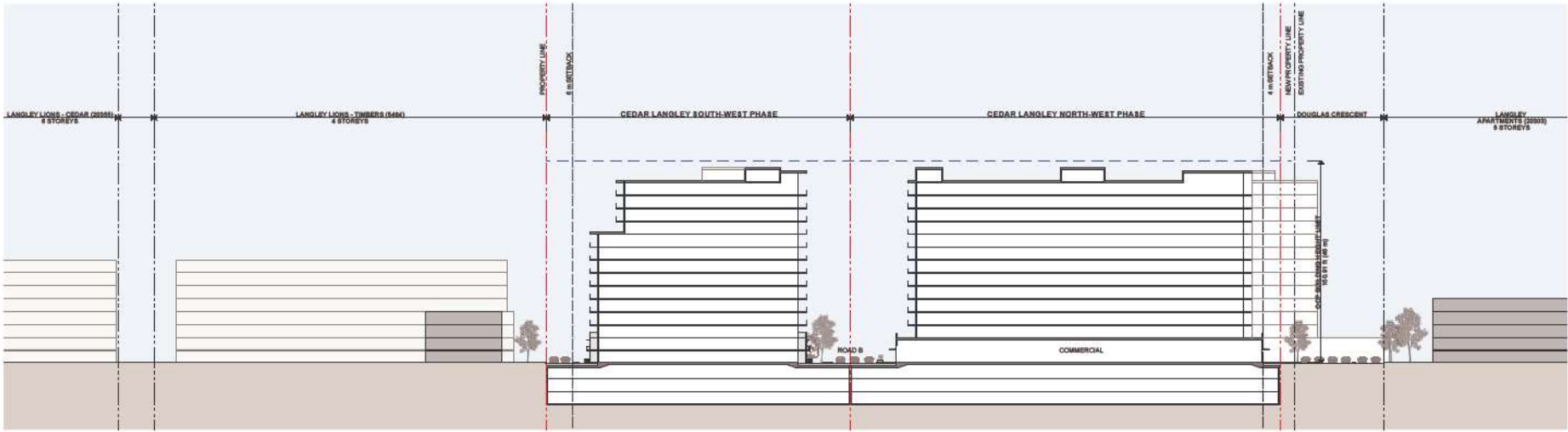
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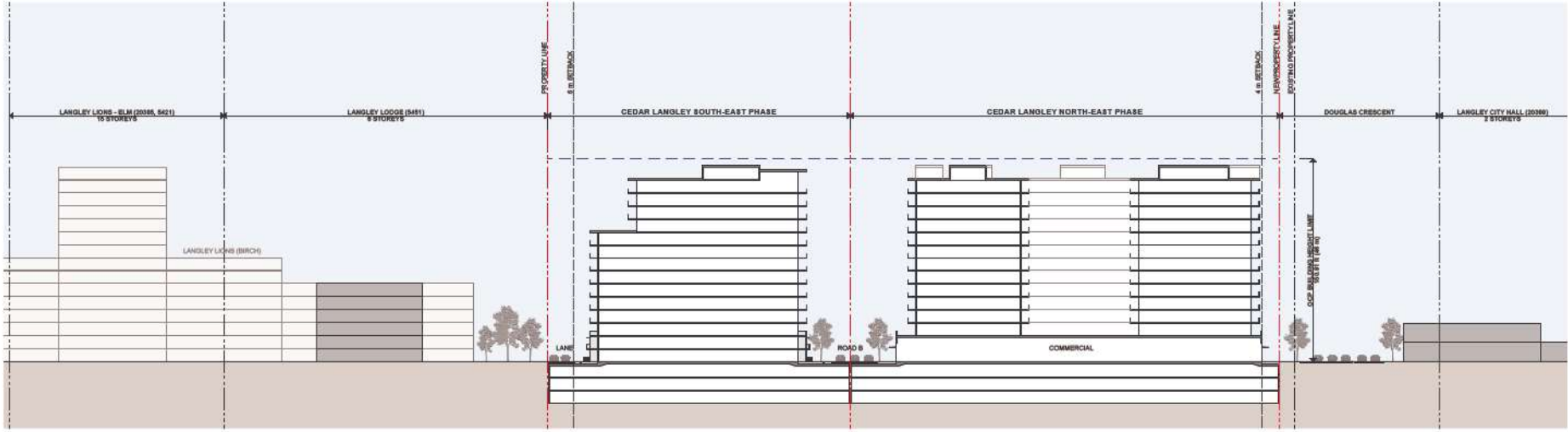
CONTRACT DOCUMENTS FOR RESIDENTIAL AND COMMERCIAL PROJECTS ARE SUBJECT TO THE STANDARD CONTRACT OF PRACTICE AGREEMENT, AS SET FORTH IN THE STANDARD CONTRACT OF PRACTICE AGREEMENT, AS SET FORTH IN THE STANDARD CONTRACT OF PRACTICE AGREEMENT, AS SET FORTH IN THE STANDARD CONTRACT OF PRACTICE AGREEMENT.

(PROJECT TEAM)



1 SITE SECTION SW-NW

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



2 SITE SECTION SE-NE

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

CEDAR COAST

ORION CONSTRUCTION



Orion Construction

(PROJECT)

CEDAR LANGLEY

5601 20TH ST

CITY OF LANGLEY, BC

(TITLE)

SITE SECTIONS

2580 (PROJECT)

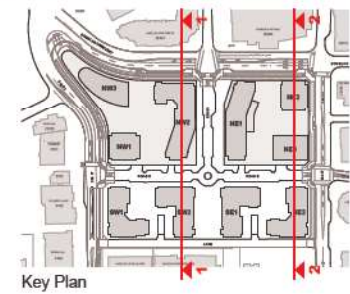
1/32" = 1'-0" (SCALE)

2024-10-04 (DATE)

COORDINATION (REVISION)

(DRAWING)

A-3.001



Key Plan



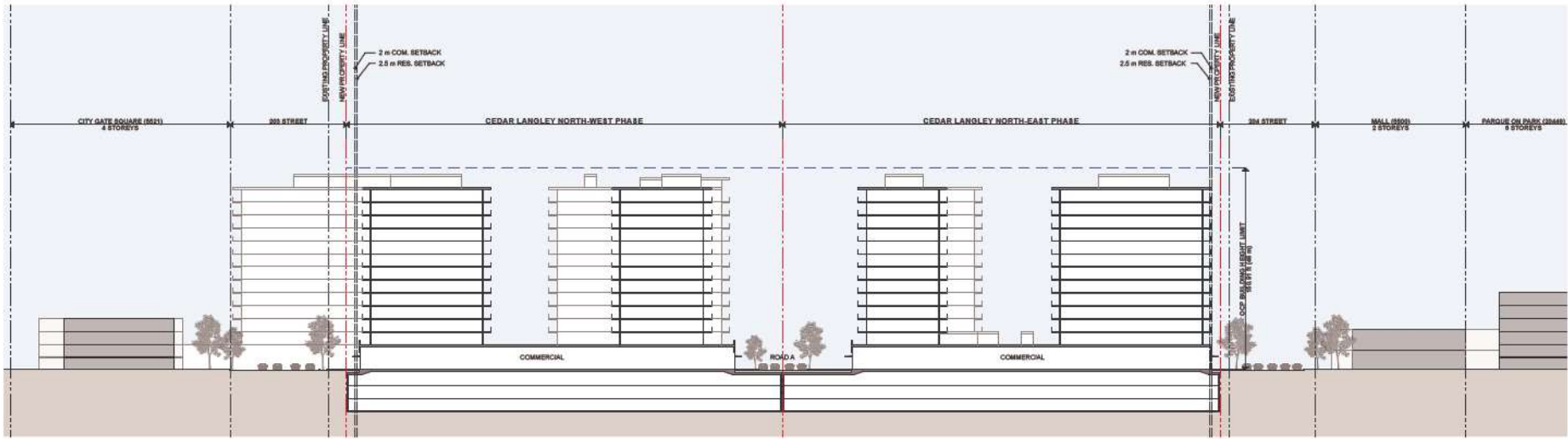
Integra

ARCHITECTURE INC.

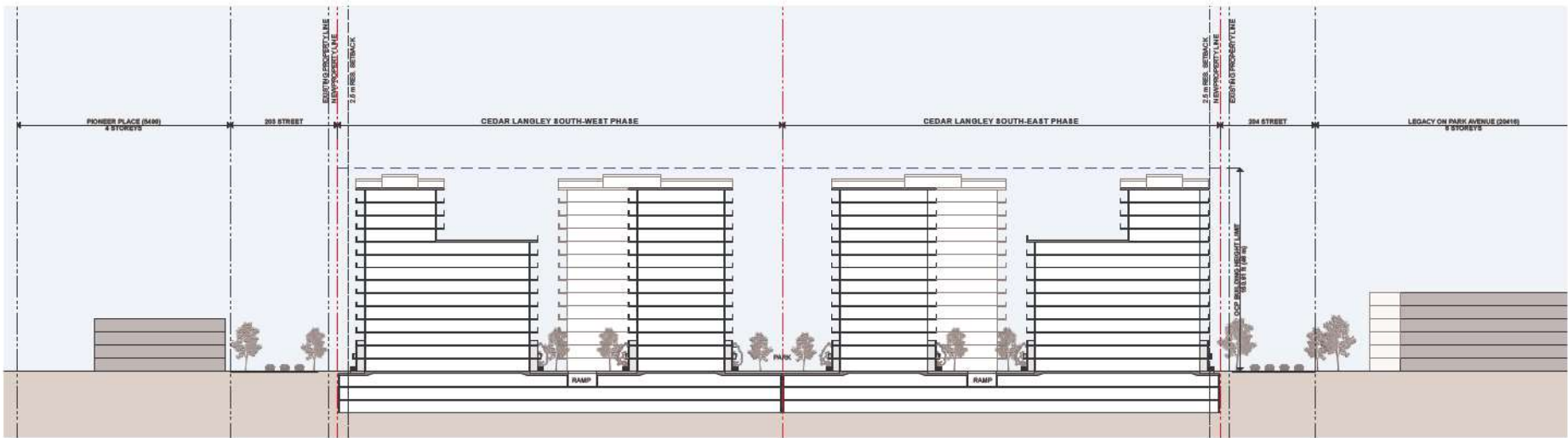
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(PROJECT TEAM)



1 SITE SECTION NW-NE
SCALE: 1/32" = 1'-0"



2 SITE SECTION SW-SE
SCALE: 1/32" = 1'-0"

CEDAR COAST

ORION CONSTRUCTION



Orion Construction

(PROJECT NAME)

CEDAR LANGLEY

5601 20TH ST
CITY OF LANGLEY, BC

(TITLE)

SITE SECTIONS

2580 (PROJECT)

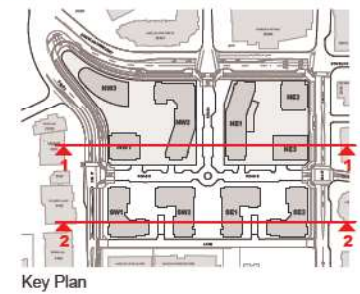
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2024-10-04 (DATE)

COORDINATION (REVISION)

(DRAWING)

A-3.002



Key Plan



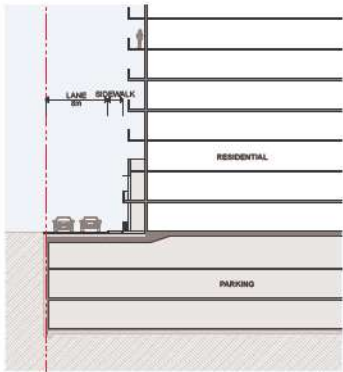
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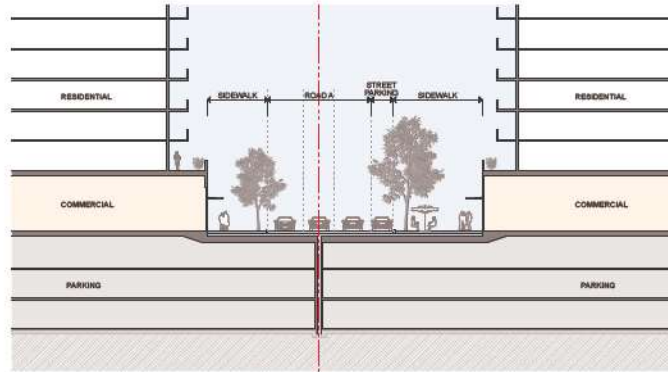
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Telephone: 604 688 4220

CONTRACT AGREEMENTS HAVE BEEN REVIEWED AND APPROVED BY THE BOARD OF DIRECTORS OF INTEGRATED ARCHITECTURE INC. THE CLIENT HAS AGREED TO ACCEPT THE CONTRACTOR'S LIABILITY FOR THE DESIGN OF THE PROJECT.

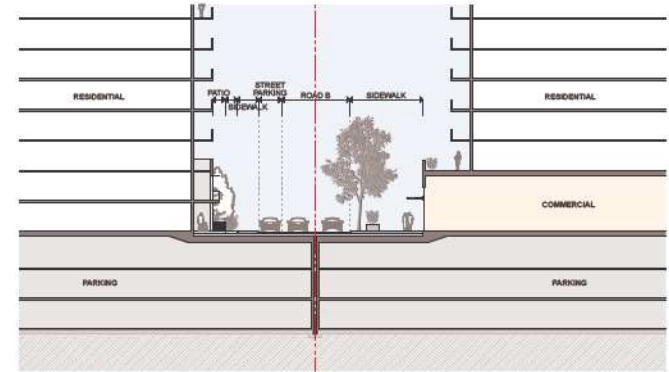
(PROJECT TEAM)



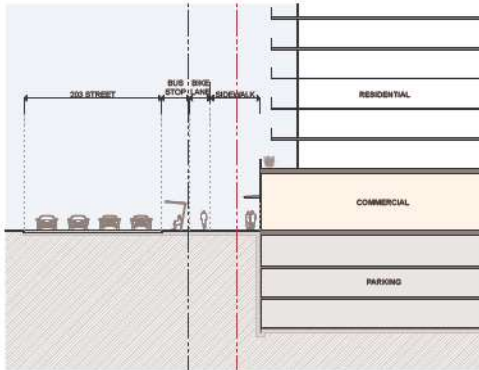
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SCALE: 1/16" = 1'-0"



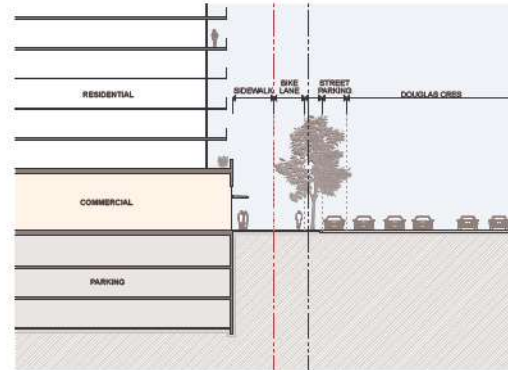
2 STREET SECTION 2
SCALE: 1/16" = 1'-0"



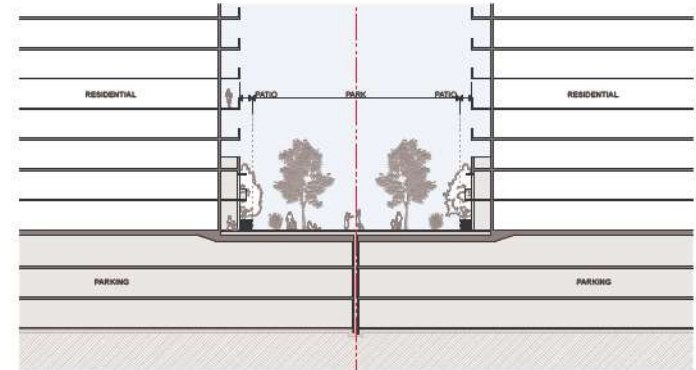
3 STREET SECTION 3
SCALE: 1/16" = 1'-0"



4 STREET SECTION 4
SCALE: 1/16" = 1'-0"



5 STREET SECTION 5
SCALE: 1/16" = 1'-0"



6 STREET SECTION 6
SCALE: 1/16" = 1'-0"

CEDAR COAST

ORION
CONSTRUCTION



Orion Construction

(PROJECT)

CEDAR LANGLEY

5601 204TH ST

CITY OF LANGLEY, BC

(CLIENT)

STREET SECTIONS

25880 (PROJECT)

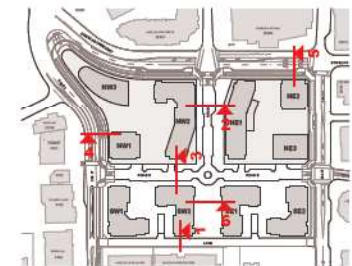
1/16" = 1'-0" (SCALE)

2024-10-04 (DATE)

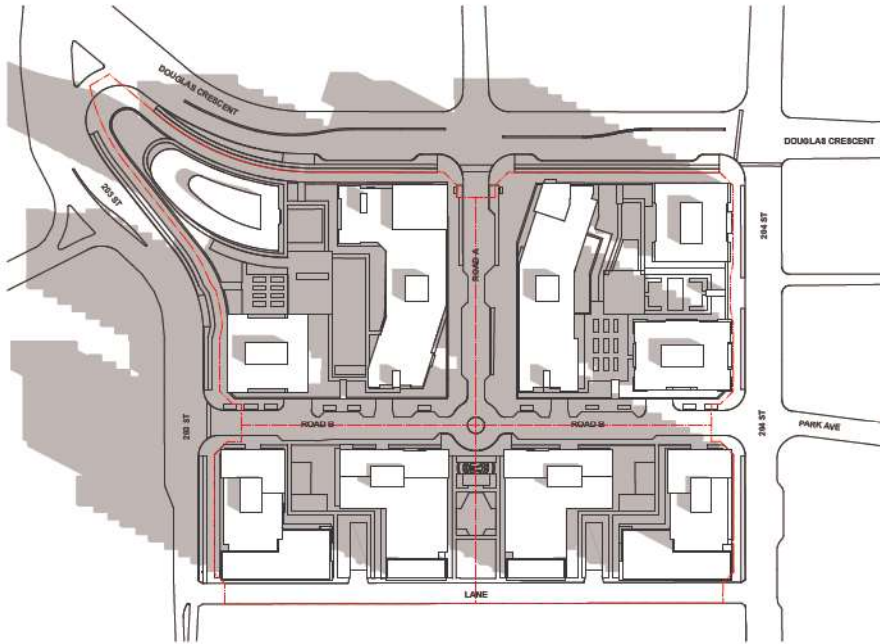
COORDINATION (REVISION)

(DRAWING)

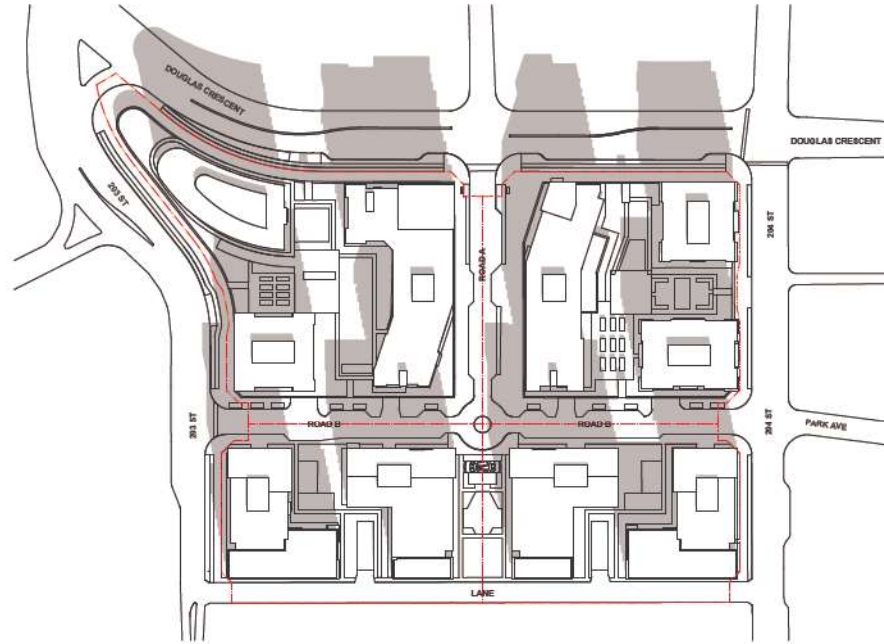
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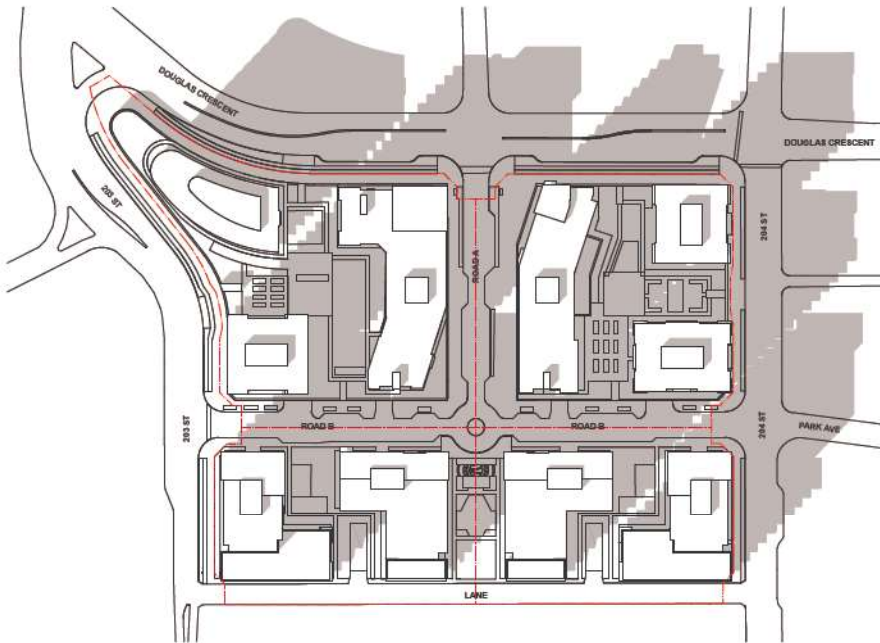
Key Plan



March 21st @ 9:00



March 21st @ 12:00



March 21st @ 15:00



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(PROJECT TEAM)

CEDAR COAST

ORION
 CONSTRUCTION



Orion Construction

(PROJECT)

CEDAR LANGLEY

5801 204TH ST
 CITY OF LANGLEY, BC

SHADOW
STUDIES MARCH

2580 (PROJECT)

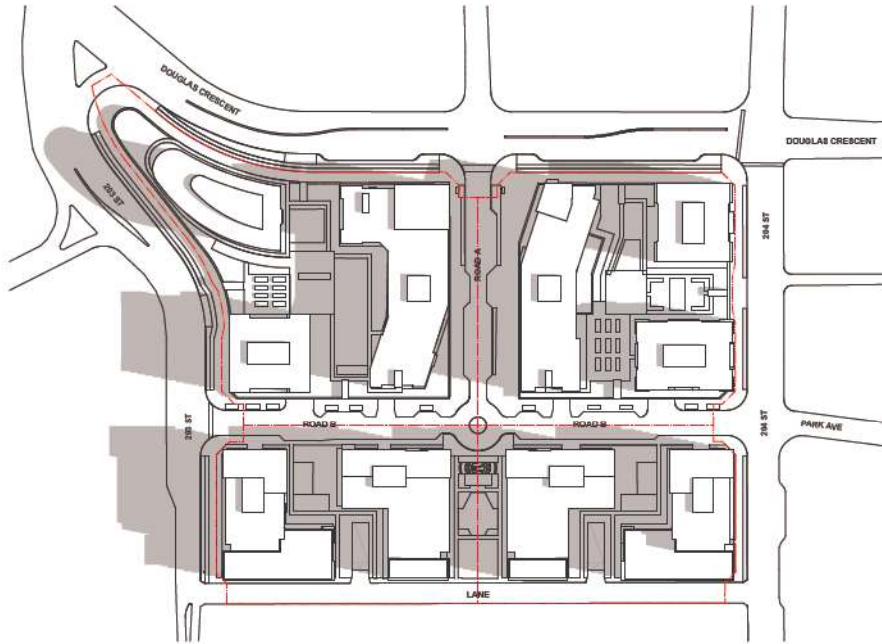
(SCALE)

2024-10-04 (DATE)

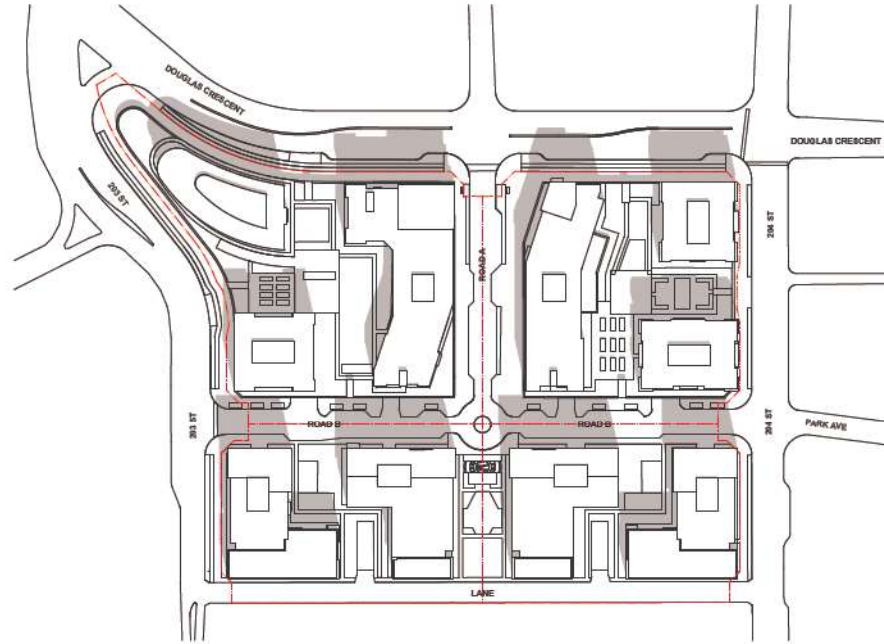
COORDINATION (DRAWN)

(DRAWN)

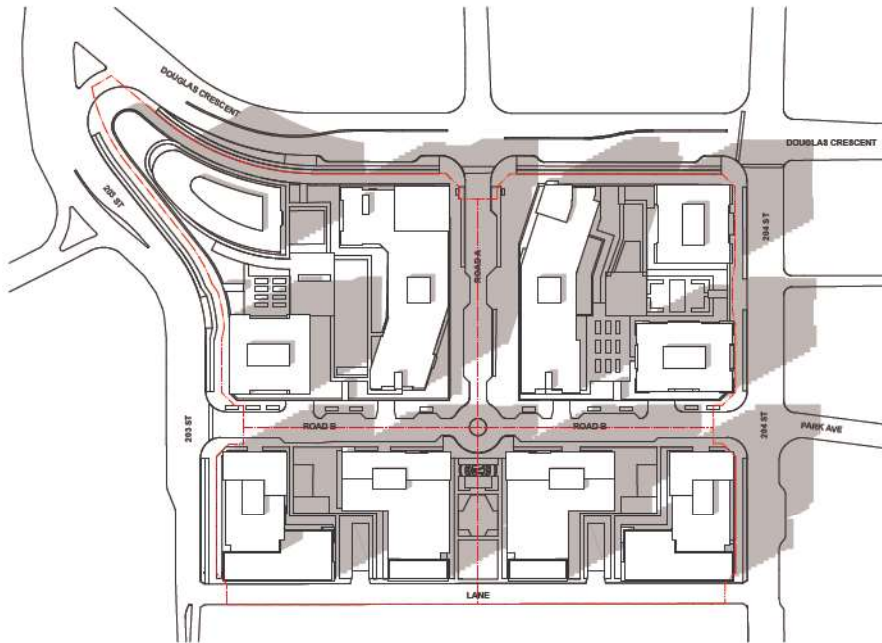
A-8.001



June 21st @ 9:00



June 21st @ 12:00



June 21st @ 15:00



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CEDAR COAST

ORION
 CONSTRUCTION



Orion Construction

(PROJECT)

CEDAR LANGLEY

5801 204TH ST
 CITY OF LANGLEY, BC

SHADOW
STUDIES JUNE

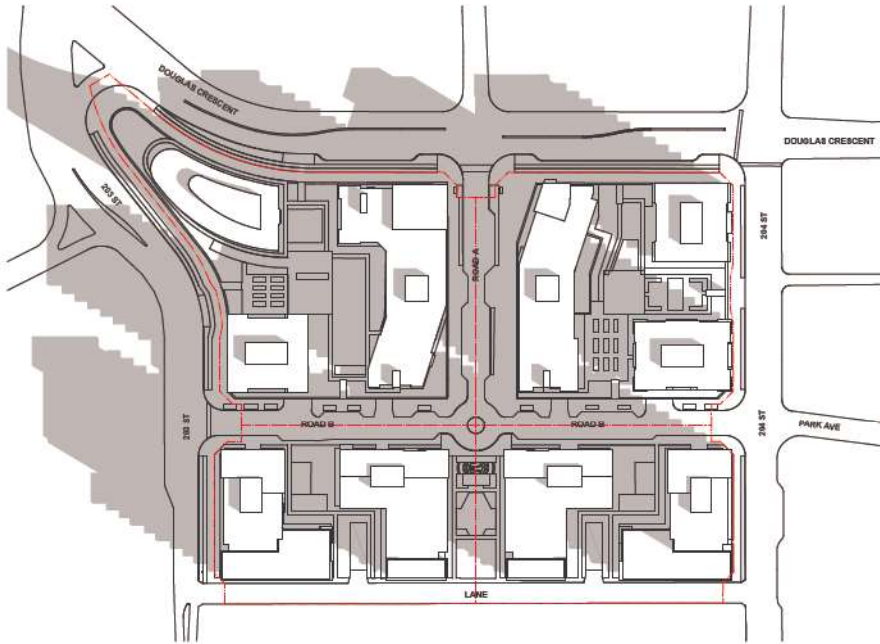
2580 (PROJECT)

2024-10-04 (DATE)

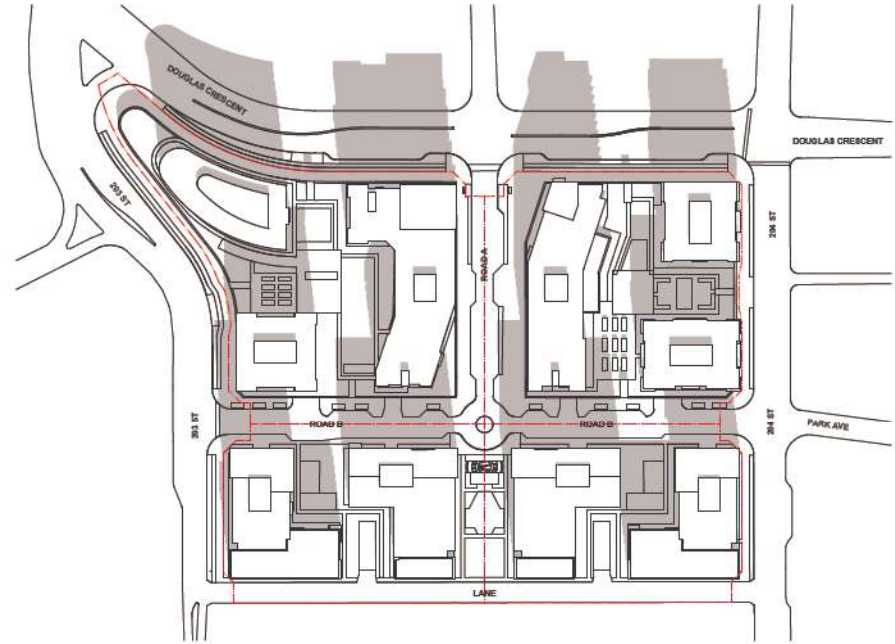
COORDINATION (DRAWN)

(DRAWN)

A-8.002



September 21st @ 9:00



September 21st @ 12:00



September 21st @ 15:00



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(PROJECT TEAM)

CEDAR COAST

ORION
 CONSTRUCTION



Orion Construction

(PROJECT)

CEDAR LANGLEY

5801 204TH ST

CITY OF LANGLEY, BC

(TITLE)

**SHADOW
 STUDIES
 SEPTEMBER**

2580 (PROJECT)

2024-10-04 (DATE)

COORDINATION (DRAWN)

A-8.003