





REDEKOP KROEKER
DEVELOPMENT INC.

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sheet schedule

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0.1.0 project data

PROJECT:	53A APARTMENT - EAST
CURRENT ZONING:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	RM-3
CIVIC ADDRESS:	(20209, 20219, 20225, 20237) 53A AVENUE, LANGLEY, B.C.
LEGAL DESCRIPTION #1:	LOT 9, PLAN 21003 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT
LEGAL DESCRIPTION #2:	LOT 66, PLAN 33157 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT
LEGAL DESCRIPTION #3:	LOT 70, PLAN 12210 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT
LEGAL DESCRIPTION #4:	LOT 71, PLAN 12210 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT
VARIANCES APPLIED FOR:	INDOOR AMENITY SPACE RELAXATION SIDE SETBACK RELAXATION - 7.0m
BYLAW EXEMPTIONS:	N/A
BUILDING AREA DEFINITION:	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
FSR DEFINITION:	MEANS THE FIGURE OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDING CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT.
GROSS FLOOR AREA DEFINITION:	MEANS ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS
ZONING BUILDING GRADE DEFINITION:	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING
BUILDING HEIGHT DEFINITION:	THE VERTICAL DISTANCE MEASURED IN METERS FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY
MAXIMUM BUILDING HEIGHT:	17.65m
MINIMUM BUILDING HEIGHT:	
SETBACKS:	FRONT/REAR: 7.5m, SIDES: 7.5m; STREET DEDICATION: 0.61m, LANE DEDICATION: 2.0M
ZONING BUILDING GRADE:	
BUILDING HEIGHT:	5 STOREY - 17.65m
GROSS SITE AREA :	38,100.73 S.F. +/- (3,540 S.M.) (0.3540 ha)
NET SITE AREA:	35,843.21 S.F. +/- (3330 S.M.) (0.3330 ha)
DENSITY ALLOWABLE:	198 x 0.3540 ha = 70 units
BUILDING AREA:	13,091 S.F. +/- (1,216 S.M.)
LOT COVERAGE:	13,091 S.F. / 38,100.73 S.F. = 34.4 %
FSR :	65455 S.F. / 38,100.73 S.F. = 1.7

0.2.0 floor area

RESIDENTIAL			
		TOTAL	
1ST FLOOR		9,809 SF	911.29 SM
2ND FLOOR		10,931 SF	1,015.52 SM
3RD FLOOR		11,147 SF	1,035.59 SM
4TH FLOOR		11,147 SF	1,035.59 SM
5TH FLOOR		11,147 SF	1,035.59 SM
TOTAL		54,181 SF	5,033.58 SM
CIRCULATION / SERVICE			
		TOTAL	
1ST FLOOR		2,318 SF	215.35 SM
2ND FLOOR		1,780 SF	165.37 SM
3RD FLOOR		1,564 SF	145.30 SM
4TH FLOOR		1,564 SF	145.30 SM
5TH FLOOR		1,564 SF	145.30 SM
TOTAL		8,790 SF	816.62 SM
AMENITY			
		TOTAL	
INTERIOR REQUIRED (2.3 SM/DU)		1,708 SF	158.70 SM
INTERIOR PROVIDED		1,985 SF	184.41 SM
OUTDOOR AMENITY SPACE		3298.24 SF	306.42 SM
TOTAL		5,283.24 SF	490.83 SM
PARKADE			
		TOTAL	
P1		27,459.59 SF	2,551.08 SM
TOTAL		27,459.59 SF	2,551.08 SM
FLOOR AREA SUMMARY			
EFFICIENCY	54,181 SF / 65,455 SF	82.78 %	
GROSS FLOOR AREA		65,455 SF	6,080.97 SM
GROSS SALEABLE AREA		54,181 SF	5,033.58 SM
GROSS NON-SALEABLE AREA		10,775 SF	1001.03 SM

0.3.0 storage requirements

REQUIRED (BYLAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
1 BED (+ FLEX)	26	1 STORAGE AREA / UNIT	26
2 BED (+ FLEX)	43	1 STORAGE AREA / UNIT	43
TOTAL STORAGE AREAS REQUIRED			69
PROVIDED			TOTAL
STORAGE ROOMS IN UNITS			48
STORAGE LOCKERS			21
TOTAL STORAGE AREAS			69

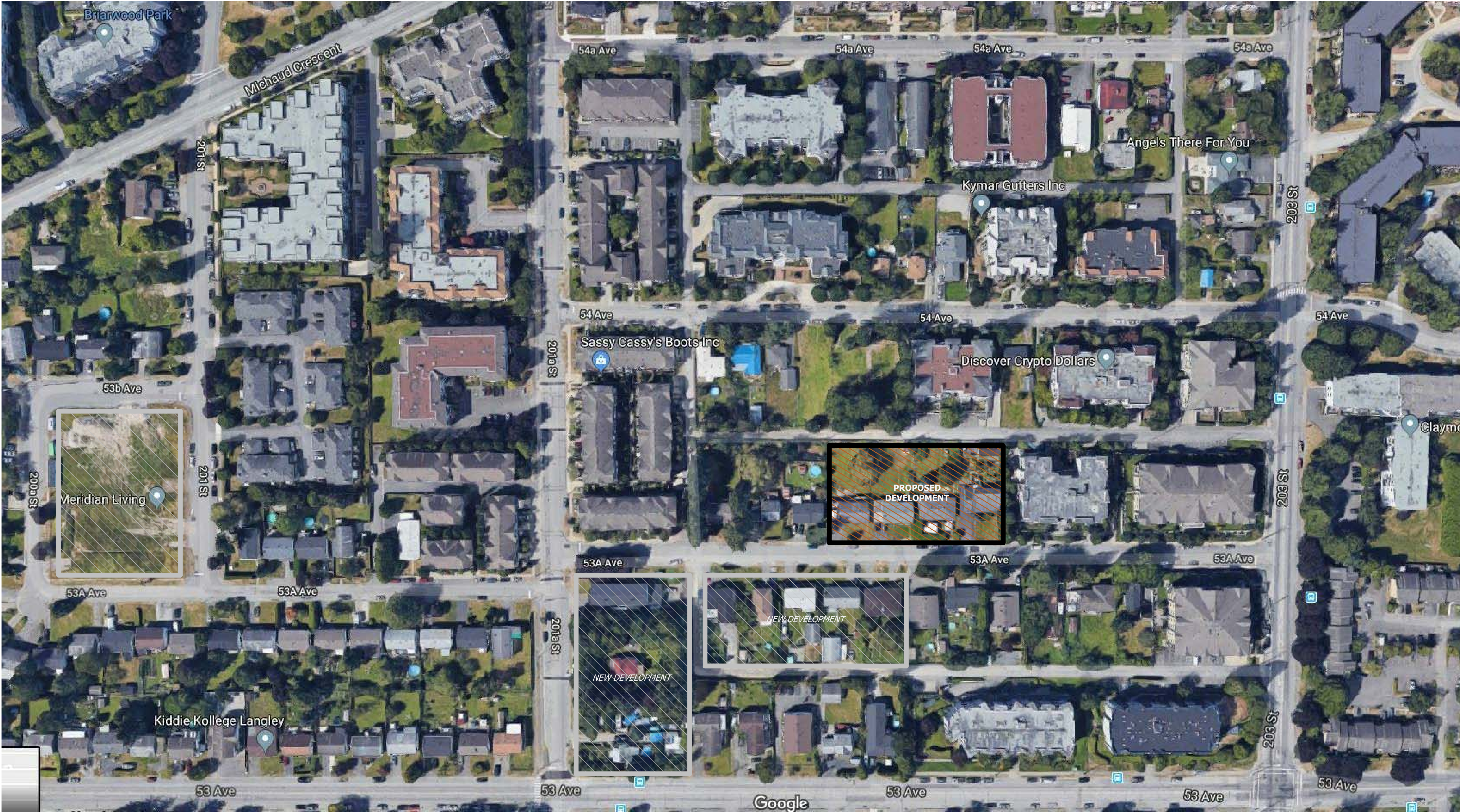
0.4.0 unit count summary

UNIT TYPE	AREA	QUANTITY	PERCENTAGE
1 BED	563 SF - 641 SF	16	23 %
1 BED + FLEX	675 SF - 689 SF	10 (5 ADAPTABLE)	14 %
2 BED	860 SF	23	33 %
2 BED + FLEX	912 SF - 1,021 SF	20	30 %
TOTAL UNITS		69	100 %

0.5.0 parking requirements

REQUIRED (BYLAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
1 BED (+ FLEX)	26	*1.2 STALLS/UNIT	31
2 BED (+ FLEX)	43	*1.3 STALLS/UNIT	56
VISITOR	69	*0.2	14
TOTAL PARKING STALLS REQUIRED			101
PROVIDED			
	SMALL CAR	NO. H/C OF TOTAL	TOTAL
U/G	31 (31 %)	4	87
SURFACE	0 (%)	1	14
TOTAL STALLS	31 (31%)	5	101
EV PARKING WITH CHARGING STATIONS: ALL REMAINING STALLS TO HAVE EV ROUGH IN			
	1		2
BICYCLE PARKING REQUIRED (BYLAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
BICYCLE STALLS	69	*0.5	35
BICYCLE PARKING PROVIDED			
	VERTICAL	HORIZONTAL	TOTAL
BICYCLE STALLS	7	28	35





location

THE PROPOSED DEVELOPMENT IS LOCATED IN LANGLEY ON 53A AVENUE BETWEEN 201a STREET AND 203 STREET. THE SITE IS SURROUNDED BY A MIXTURE OF SINGLE FAMILY RESIDENTIAL HOMES AND 4 & 5 STOREY RESIDENTIAL APARTMENT BUILDINGS.



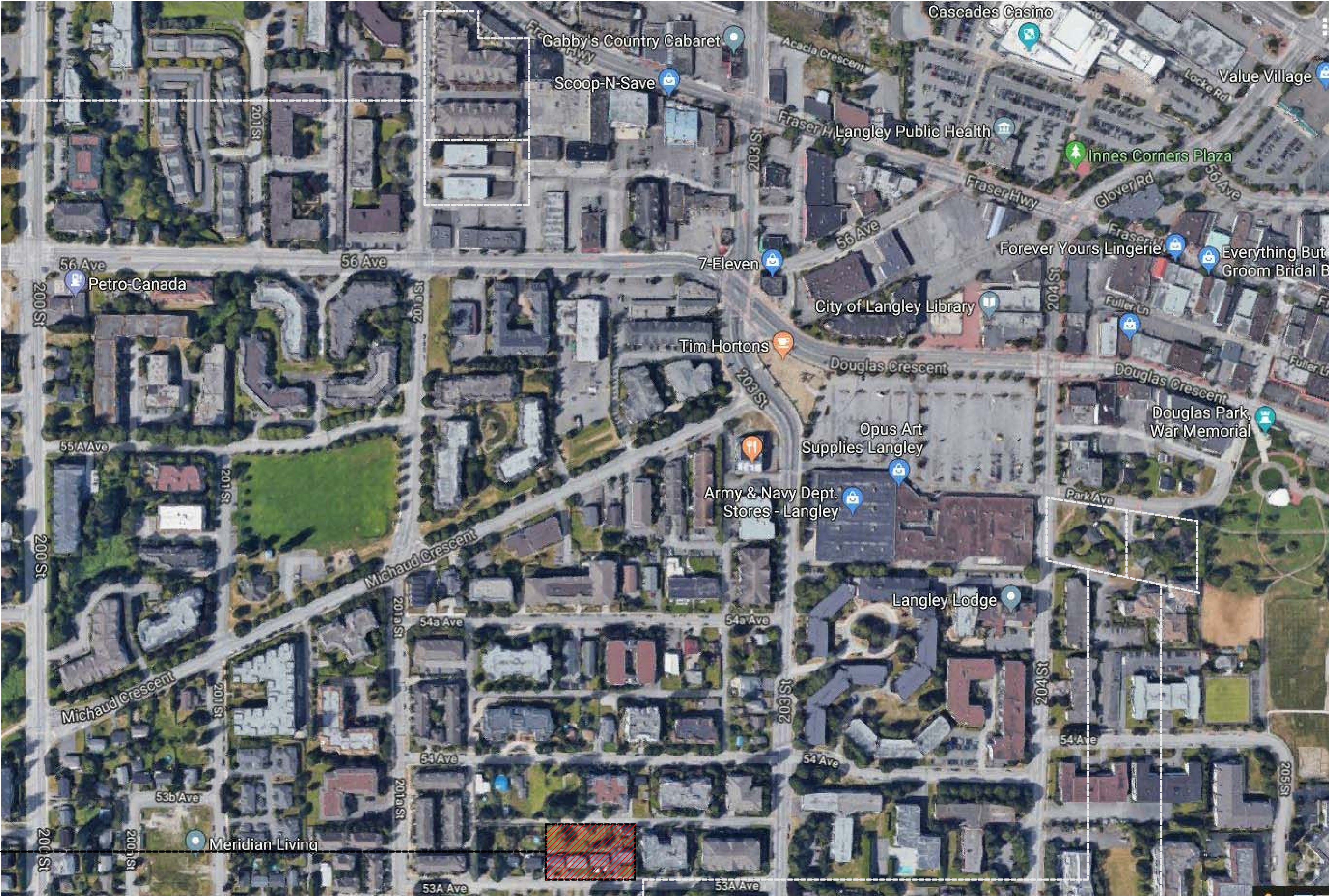
5638 & 5650 201A STREET, LANGLEY BC

4 STOREY PITCHED ROOF BUILDING ADJACENT TO A
5 STOREY FLAT ROOF BUILDING UNDER CONSTRUCTION

building height rationale

THIS PROPOSED NEW 5-STOREY DEVELOPMENT HAS BEEN DESIGNED CAREFULLY TO FIT WELL IN CONTEXT WITH THE NEIGHBOURING MID-DENSITY 4-STOREY DEVELOPMENT BOTH IN STYLE AND PROPORTION BY REDUCED ROOFLINE PROJECTIONS AND FAÇADE TREATMENT THAT INTENTIONALLY BREAKS UP THE HEIGHT WITH VARIED MATERIAL AND COLOURING. THE BOTTOM TWO STOREY GROUND PLANE IS TREATED WITH DARKER MORE HEAVIER BUILT-OUT MATERIALS SUCH AS BRICK AND HARDIE LAP SIDING WITH THEN PANELISED CEMENT BOARD OF DARK AND LIGHT GREY TONES BECOMING LIGHTER AS IT ASCENDS TO THE TOP FLOOR GIVING THE APPEARANCE OF THE BUILDING STEPPING BACK AT THE UPPER FLOOR LEVELS. THE ADJACENT 4-STOREY MID-RISE STRUCTURES HAD BEEN CONSTRUCTED WITH BOTH STEEP SLOPING HIP AND GABLE ROOFS AND SIGNIFICANT FLAT ROOF PROJECTIONS CLOSELY MATCHING THE HEIGHT OF THE PROPOSED 5-STOREY FAÇADE AS CAN BE NOTED ON THE ATTACHED STREETSCAPE VIEWS ON DRAWING SD 1.03.

- 1st IMAGE: "LEGACY" 20416 PARK AVENUE, LANGLEY BC
- 6 STOREY FLAT ROOF BUILDING UNDER CONSTRUCTION ADJACENT TO:
- 2nd IMAGE: "THE PLACE ON PARK AVENUE", LANGLEY BC
- 5 STOREY FLAT ROOF BUILDING WITH ROOF POP UPS

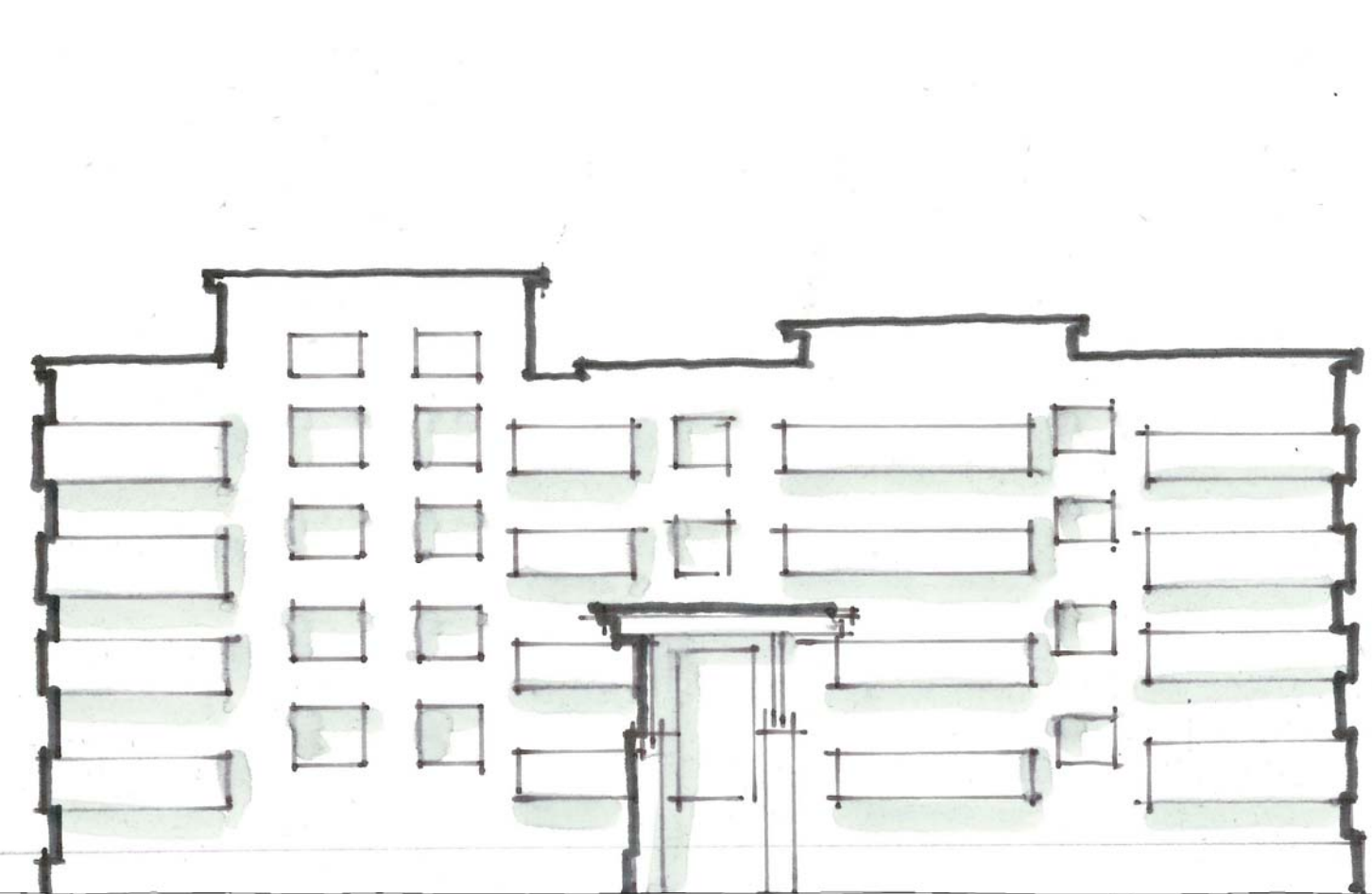




Aerial view at north east



south-west corner



53a avenue streetscape

1/16" = 1'-0"

design rationale

project description

THE SITING AND MASSING OF THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS. OUTDOOR AMENITY SPACE IS STRATEGICALLY POSITIONED AT THE NORTHWEST CORNER OF THE SITE SO TO RECEIVE AFTERNOON/EVENING SUN WHEN THE SPACE WILL MOST COMMONLY BE UTILIZED. THE BUILDING FAÇADE IS RHYTHMICALLY DIVIDED UP AND MASSED VERTICALLY AND HORIZONTALLY IN SUCH A WAY TO CREATE A SENSE OF INDIVIDUALITY, WITH A GROUND FLOOR LEVEL SCALED TO ALLOW A STREET-FRIENDLY AND INVITING CONNECTION WITH THE STREET FACE.

THE EXPOSED PARKADE PORTIONS ARE SURFACE TREATED AND LINED WITH A VEGETATIVE BUFFER AND ARE PERMEABLE FROM THE STREET BY MEANS OF WIDE STAIRS AND RAMPS. THE EXTERIOR TREATMENT'S USE OF GRAY, DARK BLUE AND RED BRICK TONES TO BRING A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE WITHIN THE CITY OF LANGLEY.

massing, form & character

FEATURE PROJECTIONS PROVIDED AROUND THE BUILDING ADD HIGHLIGHTS OF COLOUR AND VISUAL INTEREST TO THE BUILDING FAÇADE. MATERIALS CONSIST OF A BLEND OF BRICK, CEMENTITIOUS CLADDING WITH GLASS GUARDRAILS ALONG THE BALCONY PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE AT THE STREET AND COURTYARD ENTRIES, AND ALSO ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM WITH ENHANCED VIEWS ALLOWING TENANTS TO EXPERIENCE THE OUTDOORS WHILE YET MAINTAINING PRIVACY WITHIN THE SUITES.

ALL UNITS WILL BE FIT WITH ROUGH IN AIR CONDITIONING CONNECTIONS AND FEATURE 9 FOOT CEILINGS. WE BELIEVE THAT THIS DEVELOPMENT WILL FURTHER ENHANCE THE VIABILITY OF THE NEIGHBORHOOD AND THE SURROUNDING AREA. OUR CLIENT IS DEDICATED TO A QUALITY DEVELOPMENT AND APPRECIATES YOUR SUPPORT IN THIS PROJECT SO WE CAN MOVE QUICKLY THROUGH THE PROCESS.

THIS PROPOSED NEW 5-STOREY DEVELOPMENT HAS BEEN DESIGNED CAREFULLY TO FIT WELL IN CONTEXT WITH THE NEIGHBOURING MID-DENSITY 4-STOREY DEVELOPMENT BOTH IN STYLE AND PROPORTION BY REDUCED ROOFLINE PROJECTIONS AND FAÇADE TREATMENT THAT INTENTIONALLY BREAKS UP THE HEIGHT WITH VARIED MATERIAL AND COLOURING. THE BOTTOM TWO STOREY GROUND PLANE IS TREATED WITH DARKER MORE HEAVIER BUILT-OUT MATERIALS SUCH AS BRICK AND HARDIE LAP SIDING WITH THEN PANELISED CEMENT BOARD OF DARK AND LIGHT GREY TONES BECOMING LIGHTER AS IT ASCENDS TO THE TOP FLOOR GIVING THE APPEARANCE OF THE BUILDING STEPPING BACK AT THE UPPER FLOOR LEVELS. THE ADJACENT 4-STOREY MID-RISE STRUCTURES HAD BEEN CONSTRUCTED WITH BOTH STEEP SLOPING HIP AND GABLE ROOFS AND SIGNIFICANT FLAT ROOF PROJECTIONS CLOSELY MATCHING THE HEIGHT OF THE PROPOSED 5-STOREY FAÇADE AS CAN BE NOTED ON THE ATTACHED STREETSCAPE VIEWS ON DRAWING SD 1.03.

environmental sustainability

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, 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, RENEWABLES BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING SURFACE PARKING AND MAXIMIZIN DENSITY.

crime prevention

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



visitor parking at north elevation

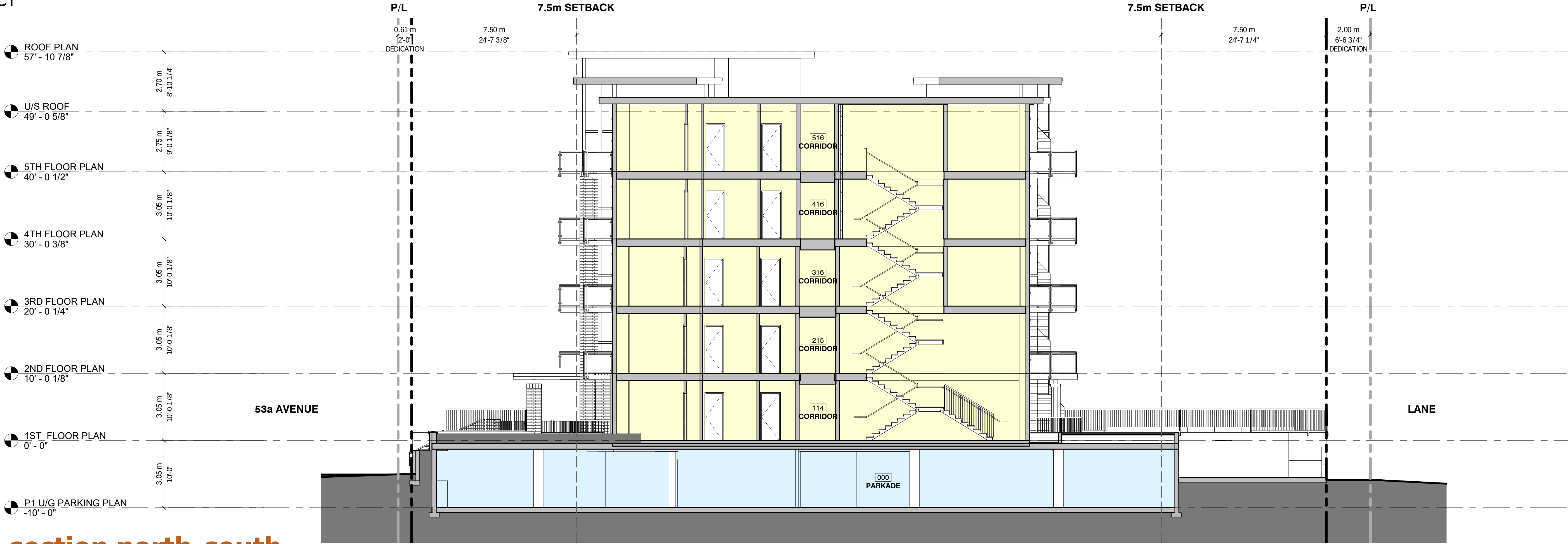


front entrance



OCCUPANCY

- PARKADE
- RESIDENTIAL



section north-south

1/8" = 1'-0"

OCCUPANCY

- PARKADE
- RESIDENTIAL



section east-west

1" = 10'-0"



material legend

- 1

CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: 'GRAY SLATE'
- 18

CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: 'LIGHT MIST'
- 2

CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: 'NIGHT GRAY'
- 3

CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: 'EVENING BLUE'
- 4

CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: 'NIGHT GRAY'
- 5

CEMENT BOARD STAGGERED EDGE PANEL:
- JAMES HARDIE, COLOUR: 'EVENING BLUE'
- 6

MANUFACTURED BRICK VENEER:
- 'MUTUAL MATERIALS', COLOUR: 'RUBY RED'
TEXTURE: 'SMOOTH'
- 7

ASPHALT ROOF SHINGLES 'CAMBRIDGE':
- 'IKO', COLOUR: 'HARVARD SLATE'
- 8

WINDOW VINYL:
- COLOUR: 'BLACK'
- 9

SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK'
- 10

ALUMINUM BALCONY RAILING:
- COLOUR: 'BLACK'
- 11

HEAVY TIMBER (PAINTED):
- 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
- 12

HARDIE TRIM (RUSTIC GRAIN):
- JAMES HARDIE, COLOUR: 'NIGHT GRAY'
- 13

WOOD FASCIA BOARD (PAINTED):
- 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
- 14

METAL FLASHING:
- 'GENTEK', COLOUR: 'TO MATCH SURROUNDING HARDIE'
- 15

EXTERIOR METAL GUARD
- COLOUR: 'BLACK'
- 16

EXTERIOR ALUMINUM RAILING:
- COLOUR: 'BLACK'
- 17

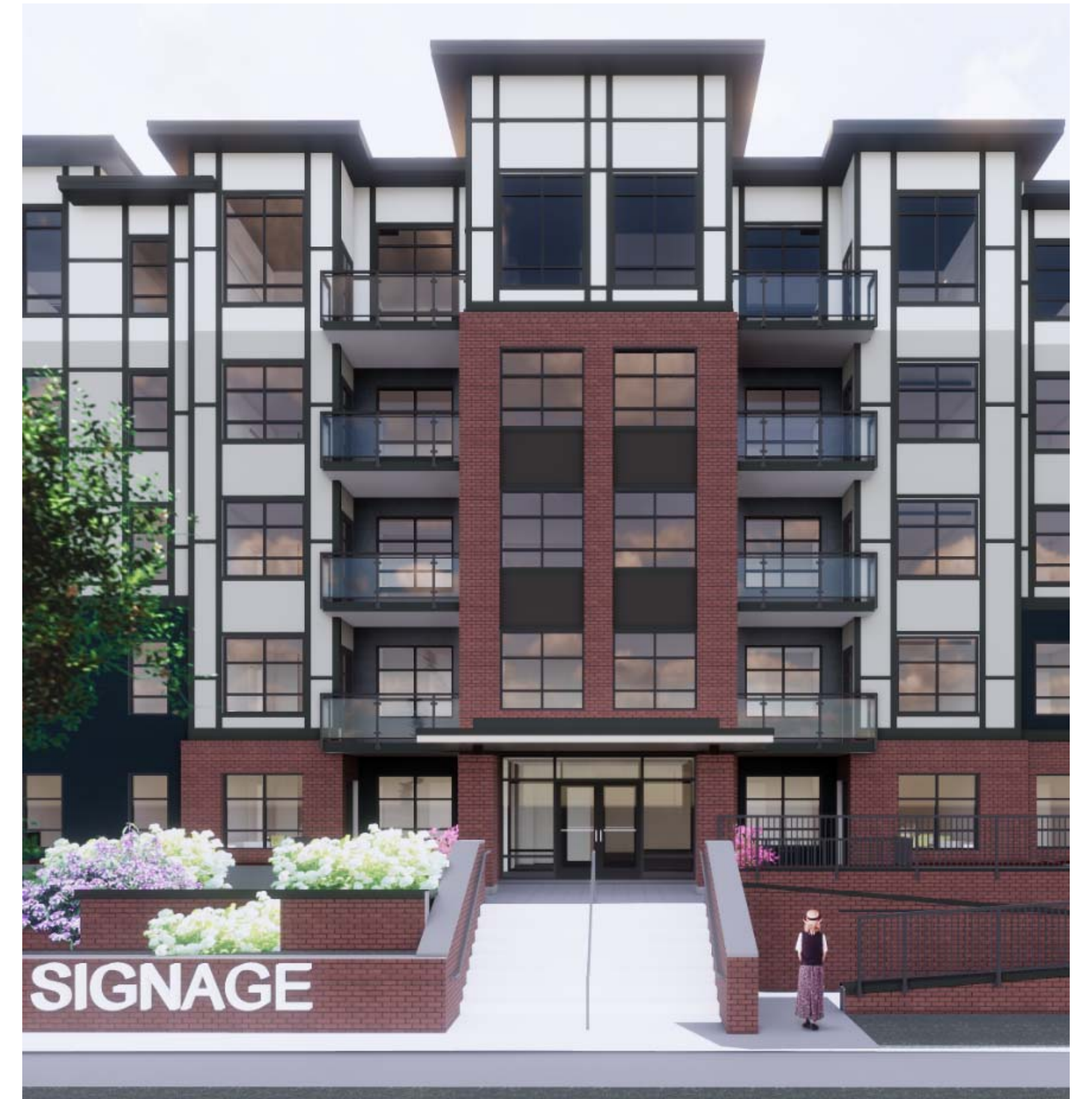
CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'
- 18

PLANTERS (LANDSCAPE TIES)
- COLOUR: 'NATURAL WOOD'
- 19

ALUMINUM STOREFRONT SECTIONS:
- COLOUR: 'CHARCOAL'
- 20

EXTERIOR METAL DOOR:
- COLOUR: 'CHARCOAL'
- 21

PERFORATED VINYL SOFFITS:
- 'KAYCAN', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'



material legend

- 1

CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: 'GRAY SLATE'
- 1B

CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: 'LIGHT MIST'
- 2

CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: 'NIGHT GRAY'
- 3

CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: 'EVENING BLUE'
- 4

CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: 'NIGHT GRAY'
- 5

CEMENT BOARD STAGGERED EDGE PANEL:
- JAMES HARDIE, COLOUR: 'EVENING BLUE'
- 6

MANUFACTURED BRICK VENEER:
- 'MUTUAL MATERIALS', COLOUR: 'RUBY RED'
TEXTURE: SMOOTH
- 7

ASPHALT ROOF SHINGLES 'CAMBRIDGE':
- 'IKO', COLOUR: 'HARVARD SLATE'
- 8

WINDOW VINYL:
- COLOUR: 'BLACK'
- 9

SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK'
- 10

ALUMINUM BALCONY RAILING:
- COLOUR: 'BLACK'
- 11

HEAVY TIMBER (PAINTED):
- 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
- 12

HARDIE TRIM (RUSTIC GRAIN):
- JAMES HARDIE, COLOUR: 'NIGHT GRAY'
- 13

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- 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
- 14

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- 'GENTEK', COLOUR: 'TO MATCH SURROUNDING HARDIE'
- 15

EXTERIOR METAL GUARD
- COLOUR: 'BLACK'
- 16

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- COLOUR: 'BLACK'
- 17

CONCRETE WALL:
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- 18

PLANTERS (LANDSCAPE TIES)
- COLOUR: 'NATURAL WOOD'
- 19

ALUMINUM STOREFRONT SECTIONS:
- COLOUR: 'CHARCOAL'
- 20

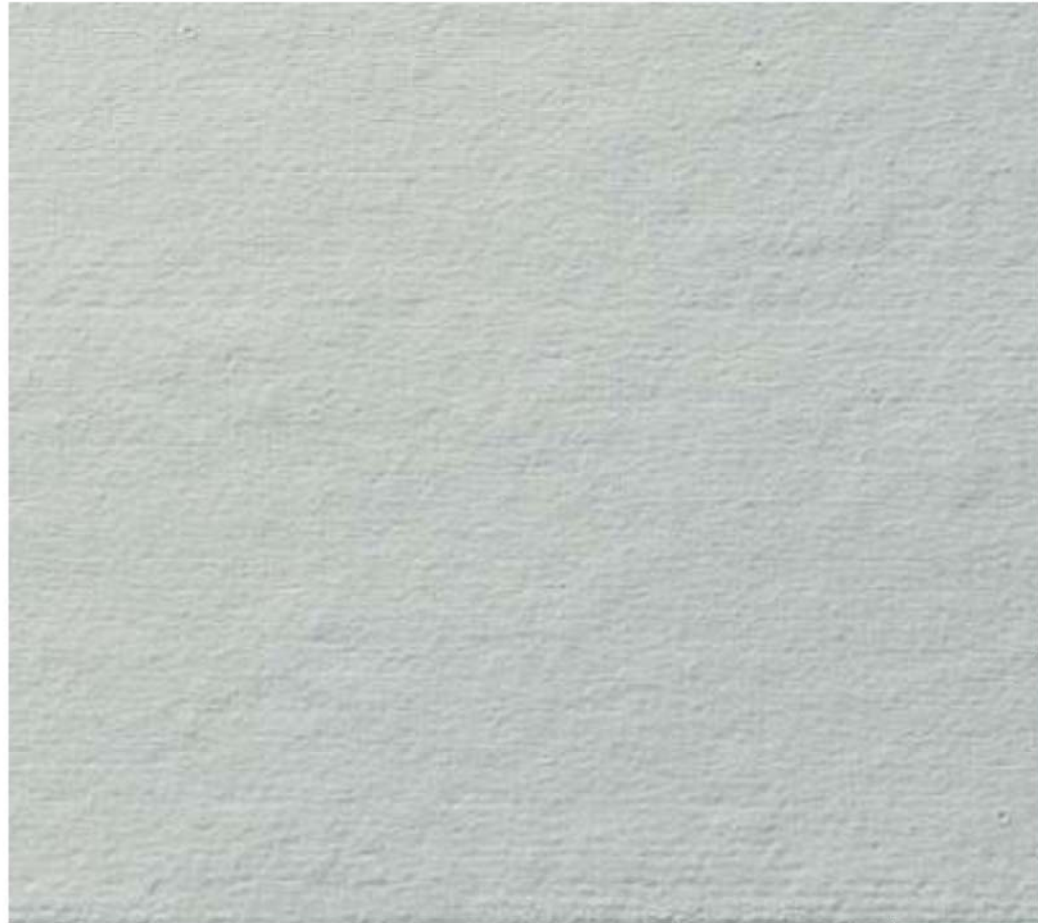
EXTERIOR METAL DOOR:
- COLOUR: 'CHARCOAL'
- 21

PERFORATED VINYL SOFFITS:
- 'KAYCAN', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'



south elevation
3/32" = 1'-0"

1B. cement board smooth



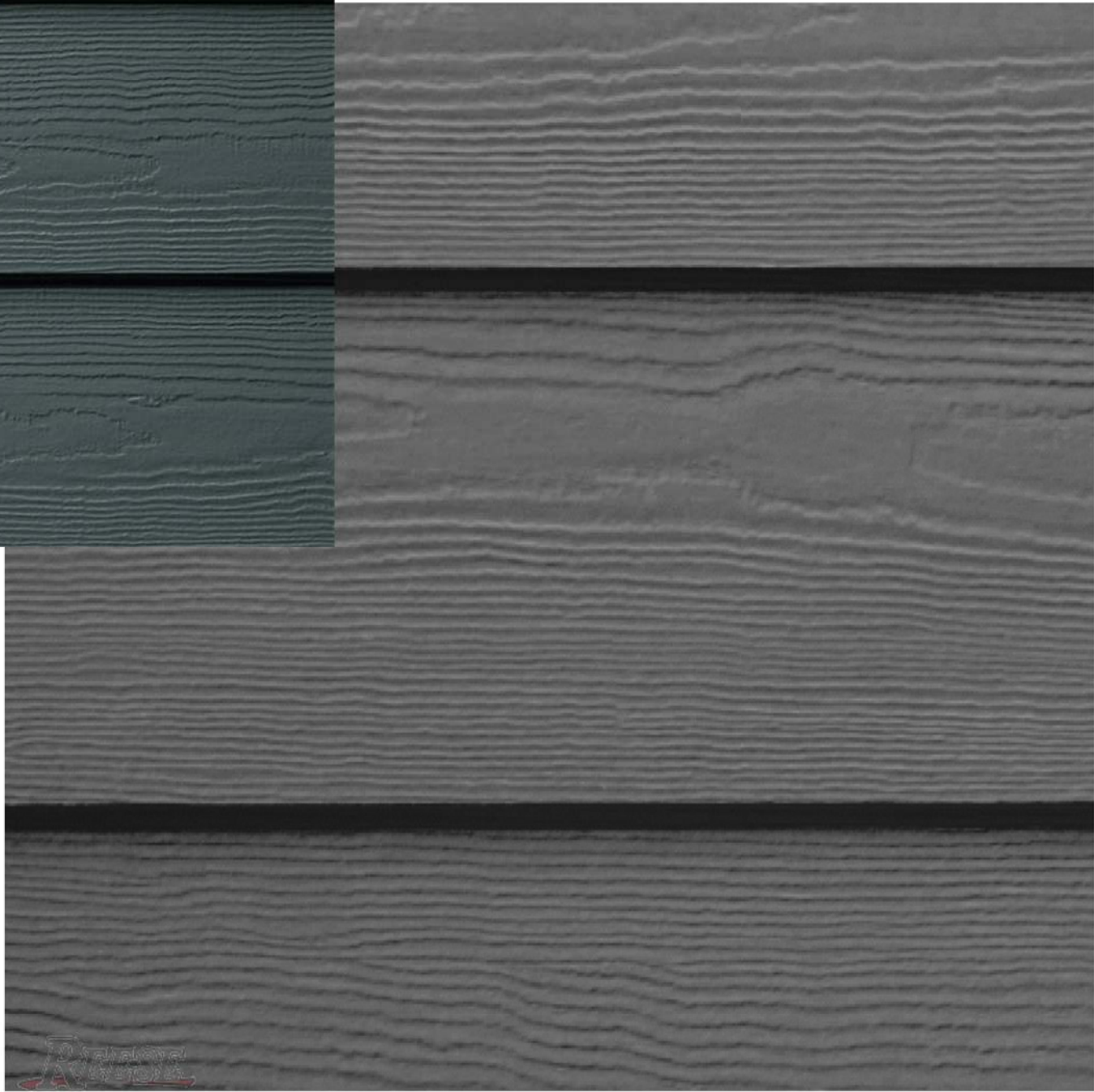
5. cement board staggered edge



3. cement board horizontal lap siding

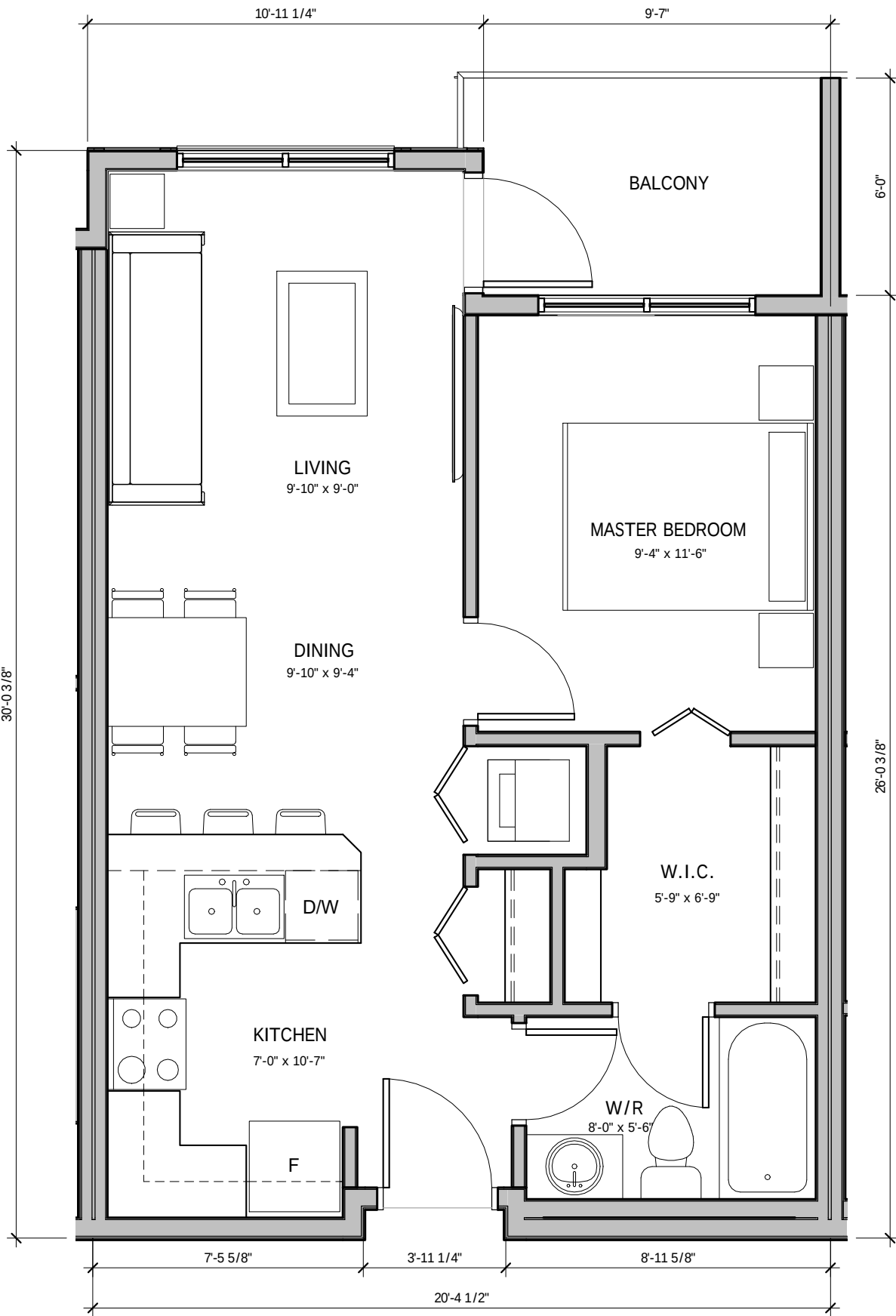


5. cement board horizontal lap siding



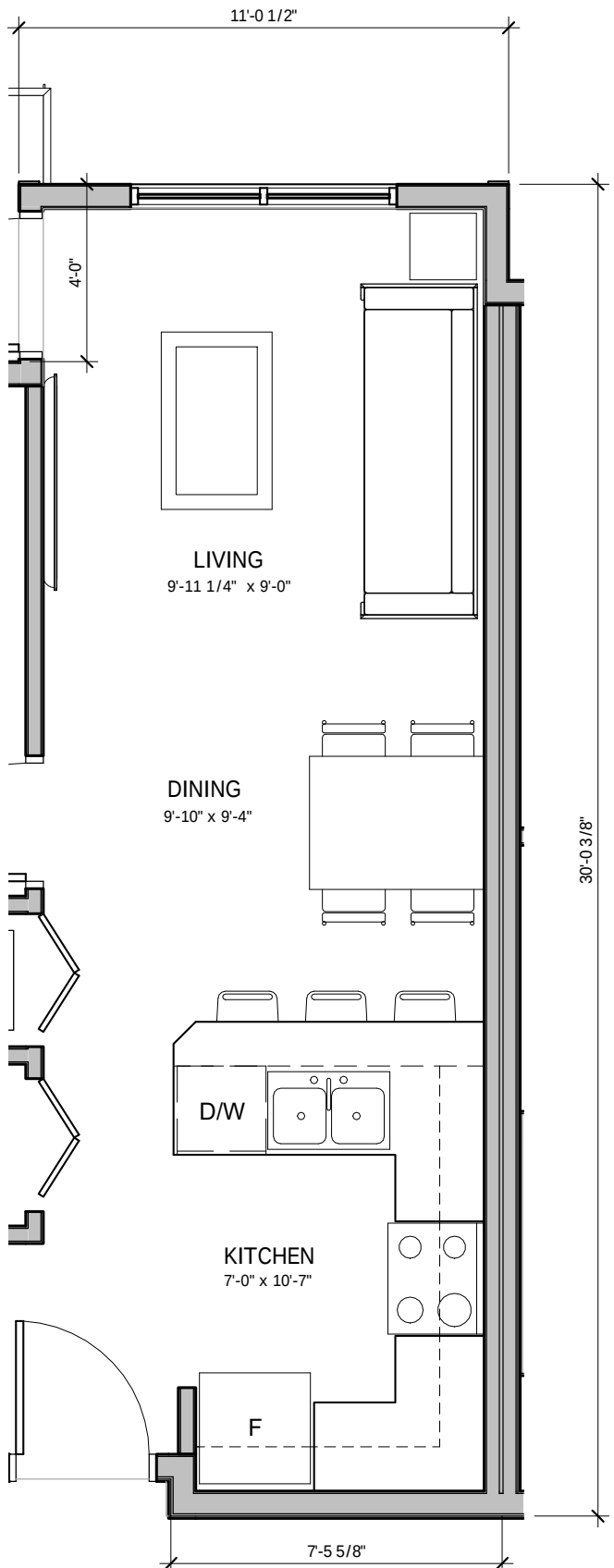
1. manufactured brick veneer smooth





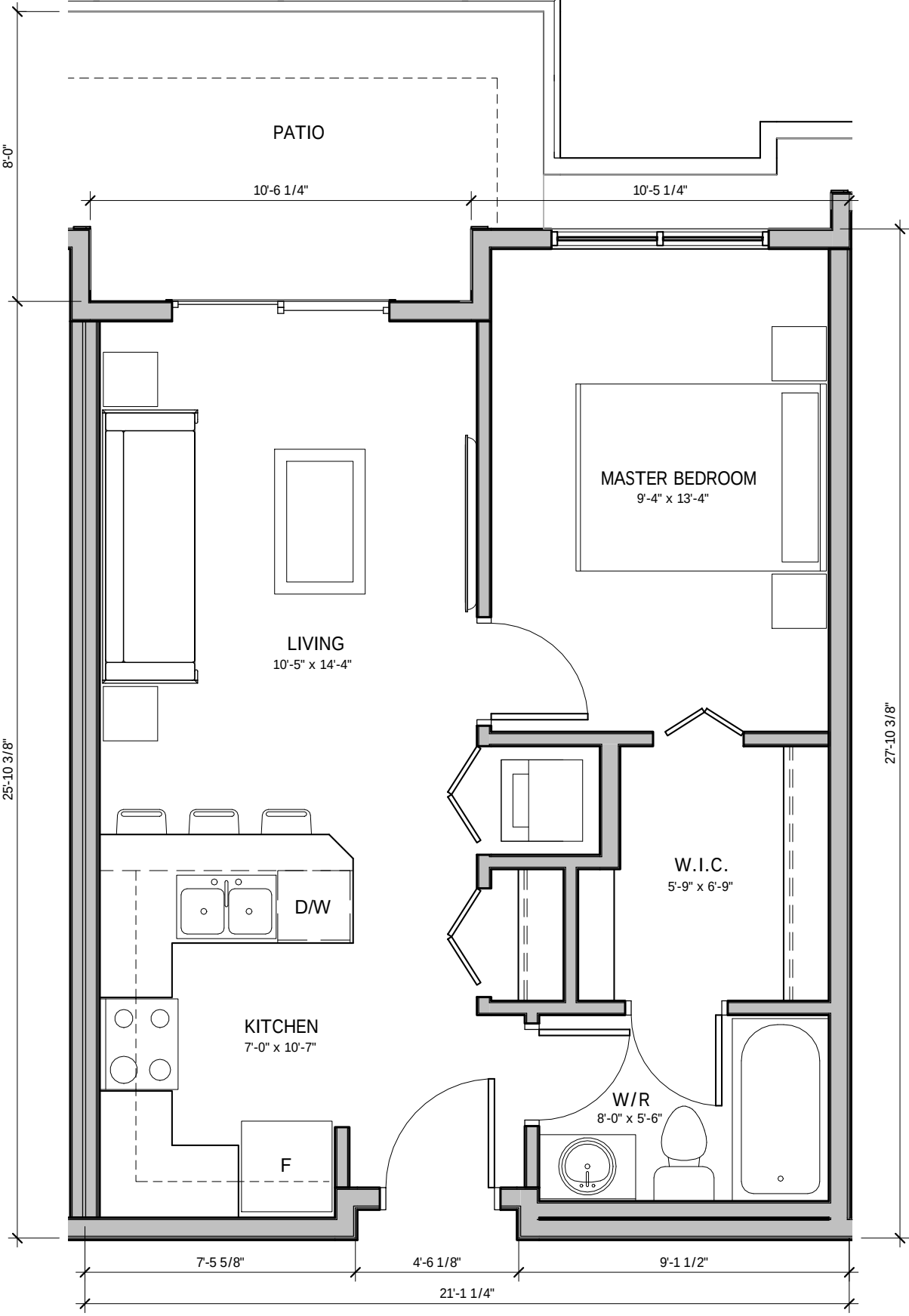
unit A
1/4" = 1'-0"

UNIT TYPE: 1 BED
UNIT AREA: 574 SF
UNIT COUNT: 5



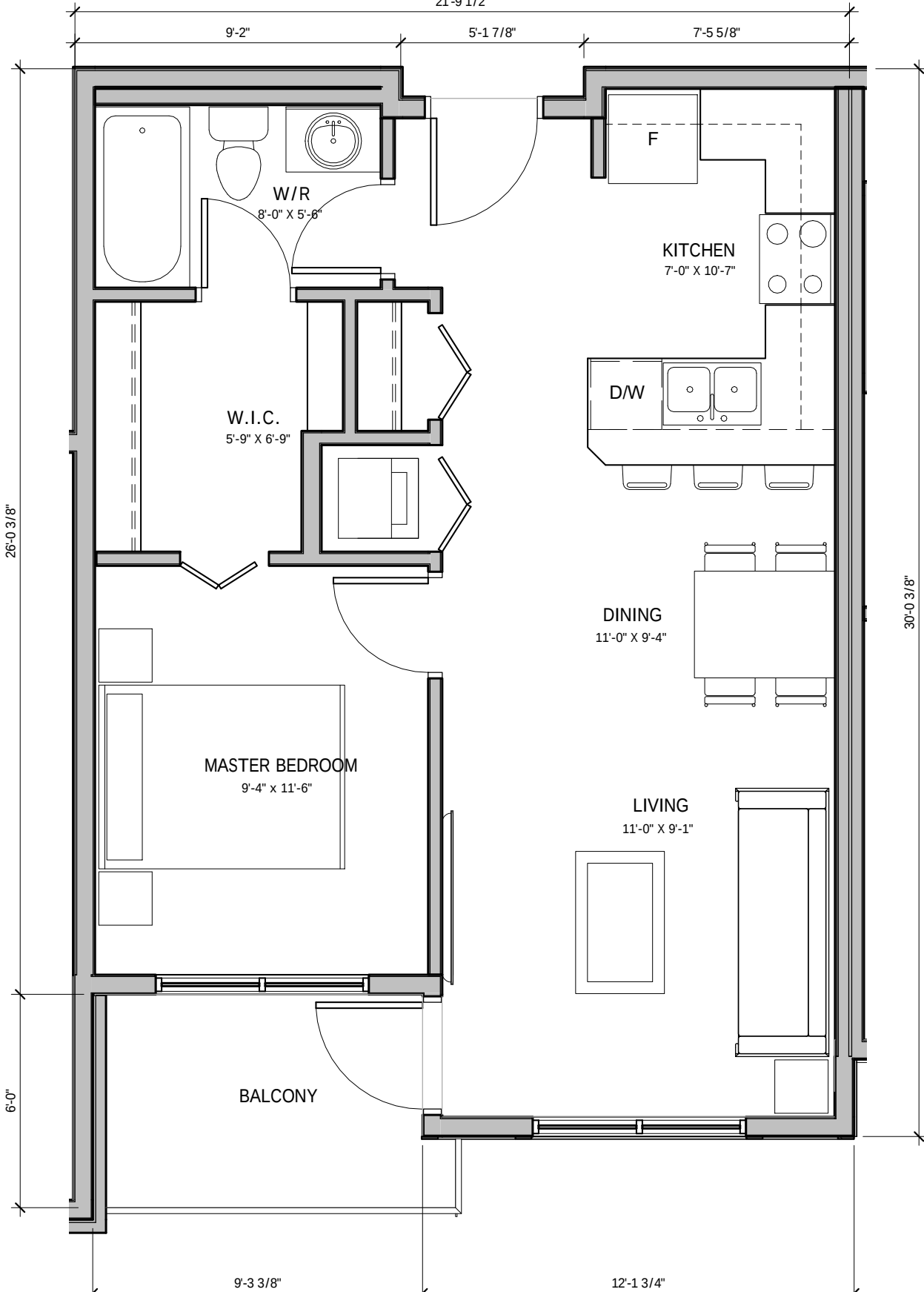
unit Ab
1/4" = 1'-0"

UNIT TYPE: 1 BED
(SAME AS UNIT A EXCEPT
FOR THE AREA SHOWN)
UNIT AREA: 577 SF
UNIT COUNT: 5



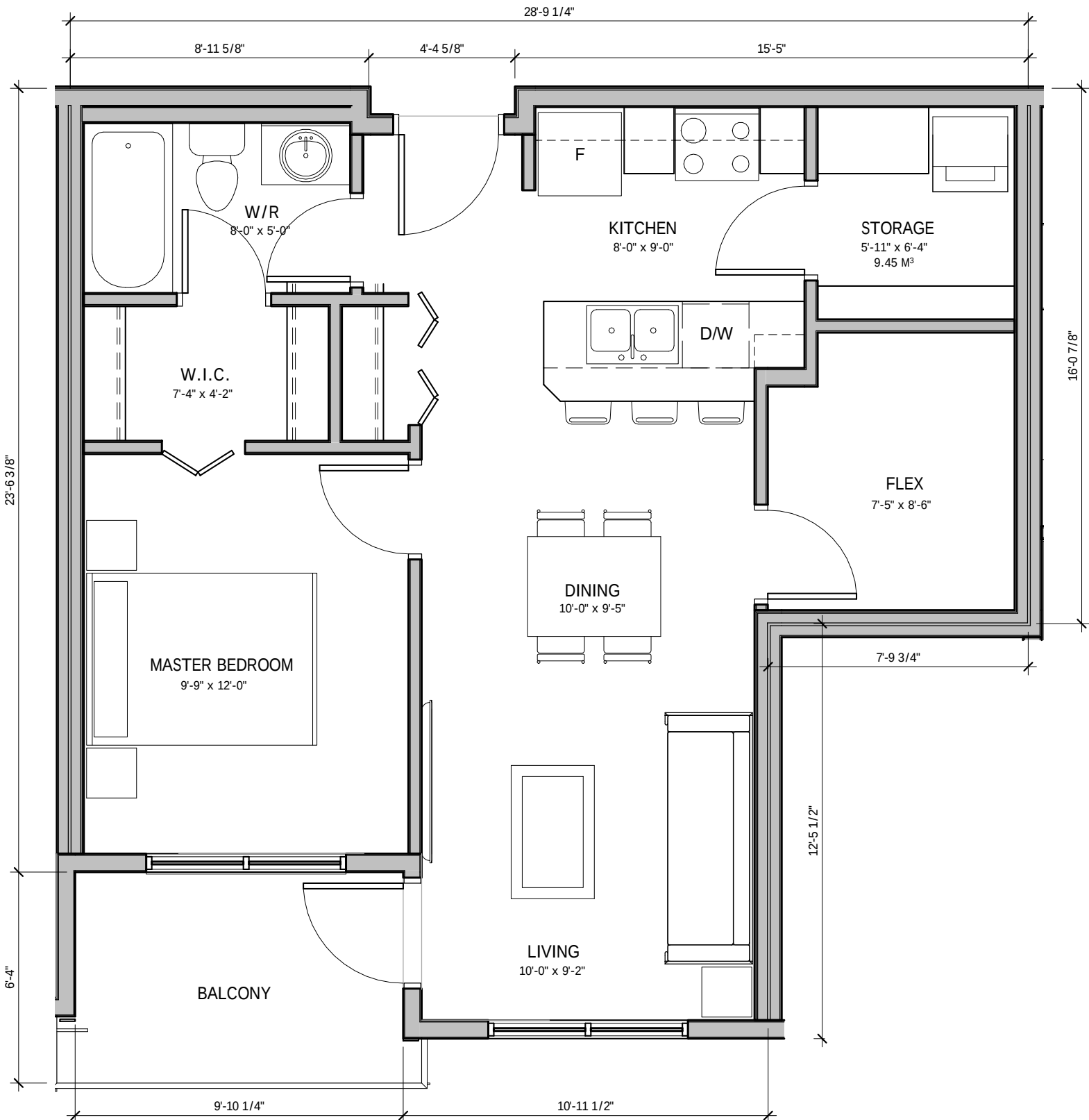
unit A2
1/4" = 1'-0"

UNIT TYPE: 1 BED
UNIT AREA: 566 SF
UNIT COUNT: 1



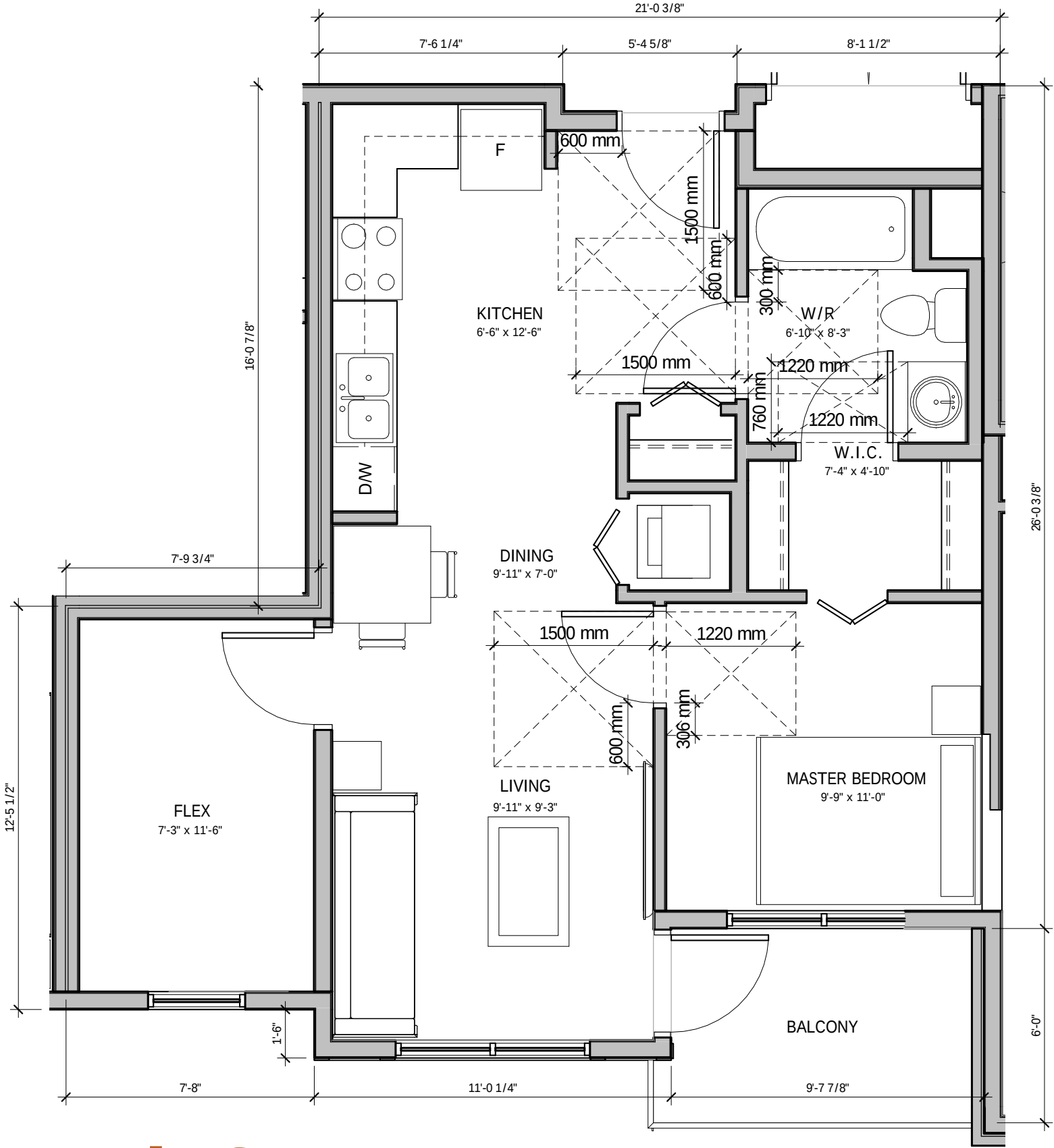
unit A3
1/4" = 1'-0"

UNIT TYPE: 1 BED
UNIT AREA: 615 SF
UNIT COUNT: 5



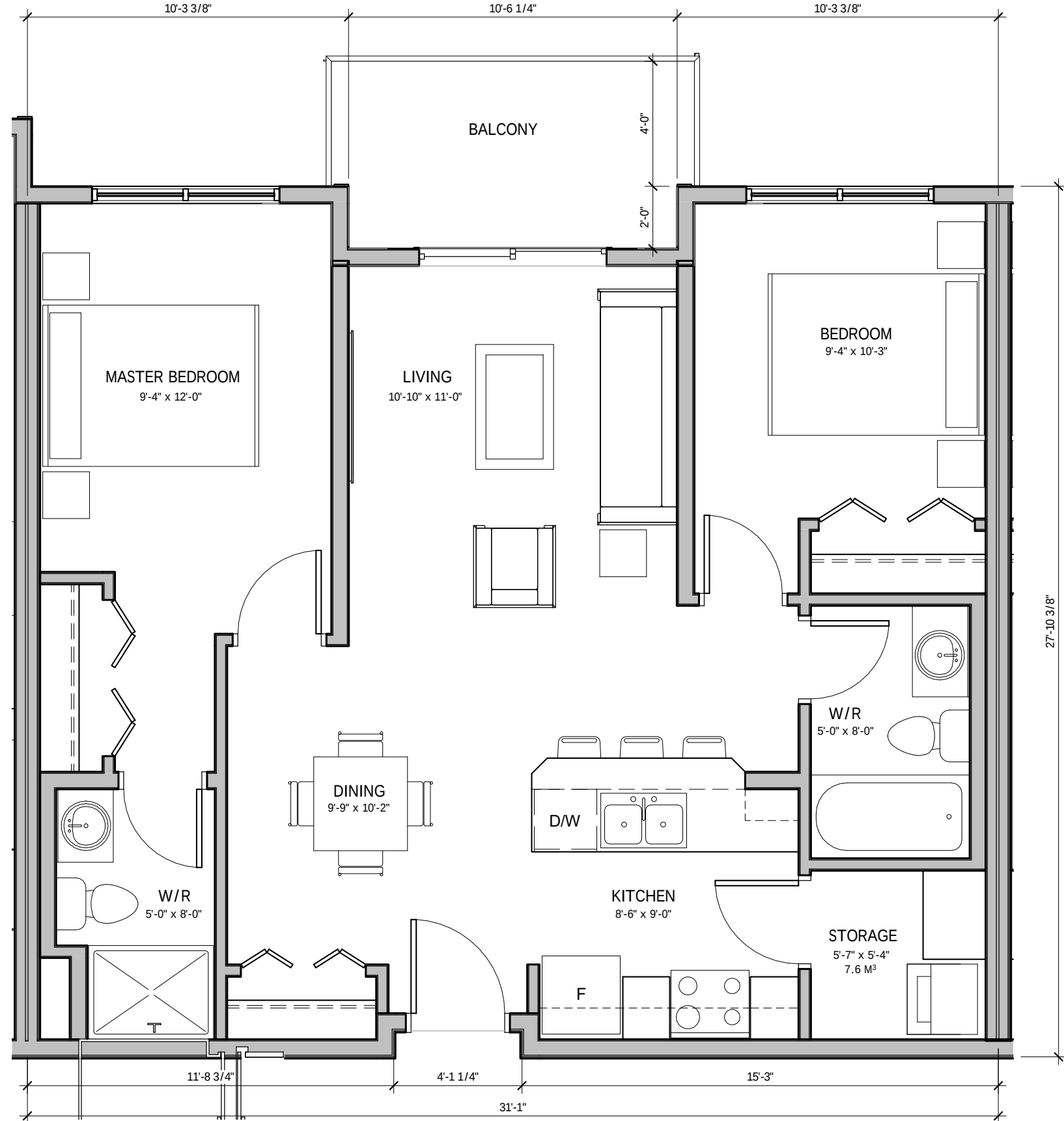
unit B
1/4" = 1'-0"

UNIT TYPE: 1 BED + FLEX
UNIT AREA: 675 SF
UNIT COUNT: 5



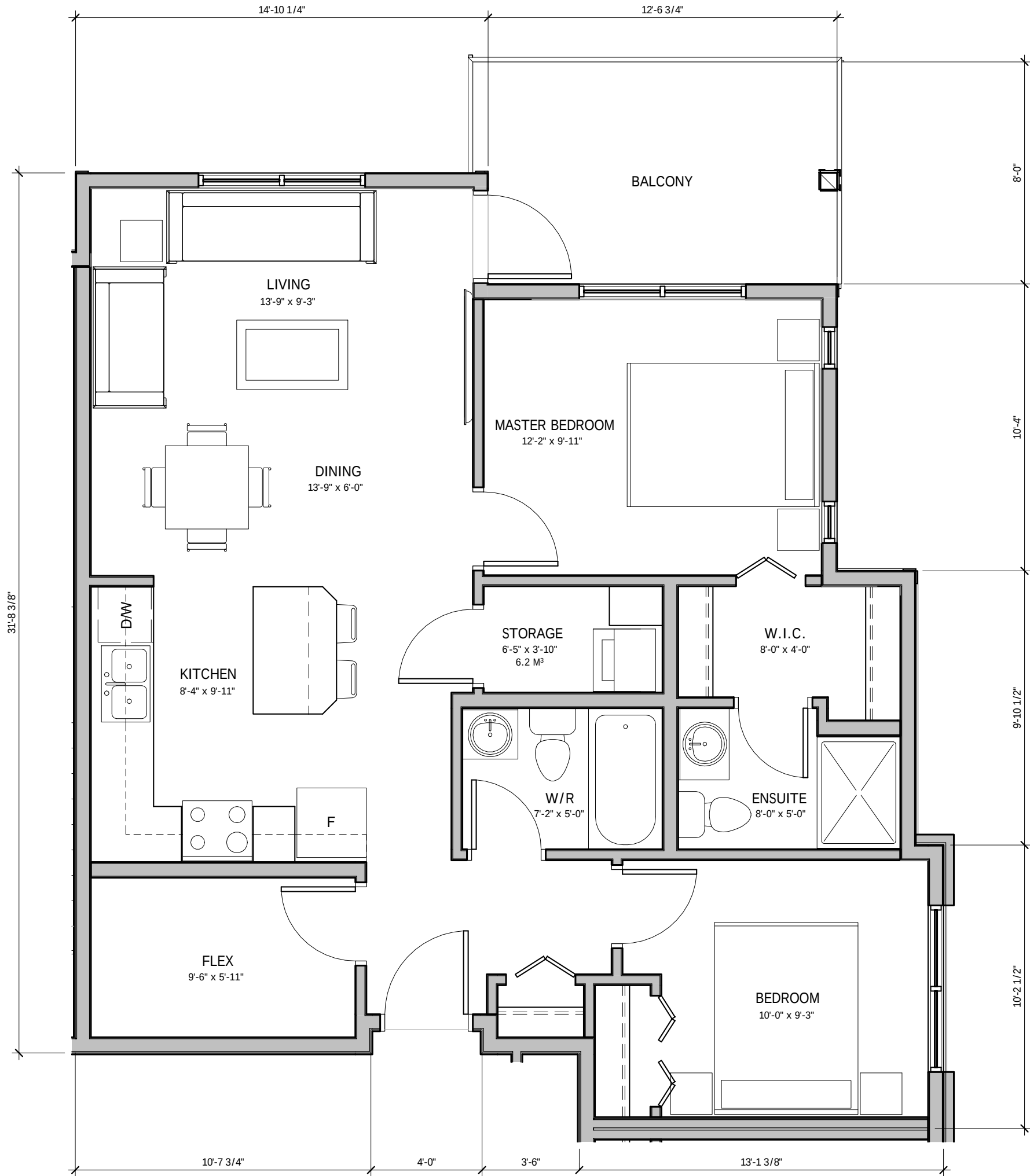
unit C
1/4" = 1'-0"

UNIT TYPE: 1 BED + FLEX (ADAPTABLE)
UNIT AREA: 664 SF
UNIT COUNT: 5



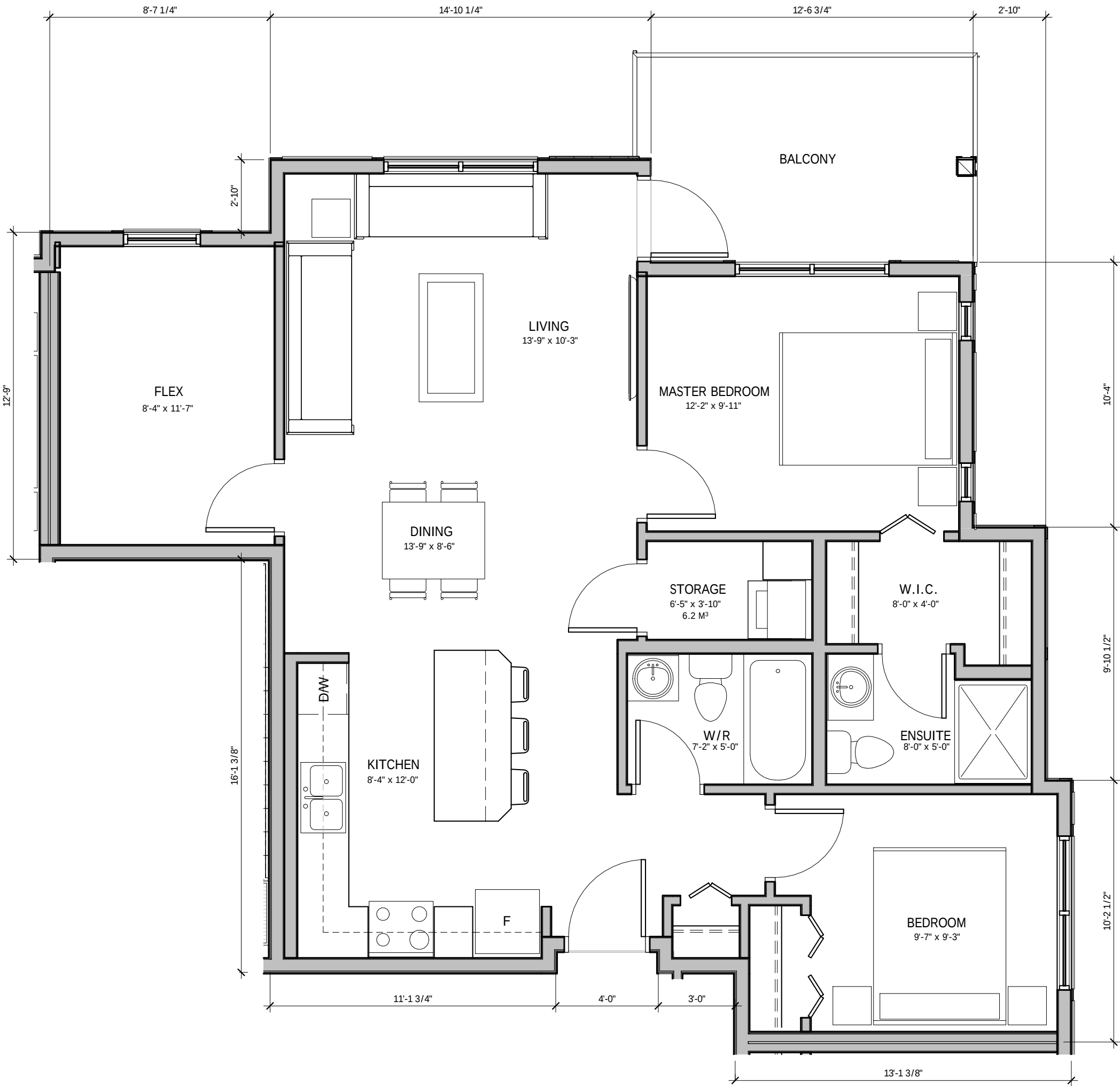
unit D
1/4" = 1'-0"

UNIT TYPE: 2 BED
UNIT AREA: 860 SF
UNIT COUNT: 23



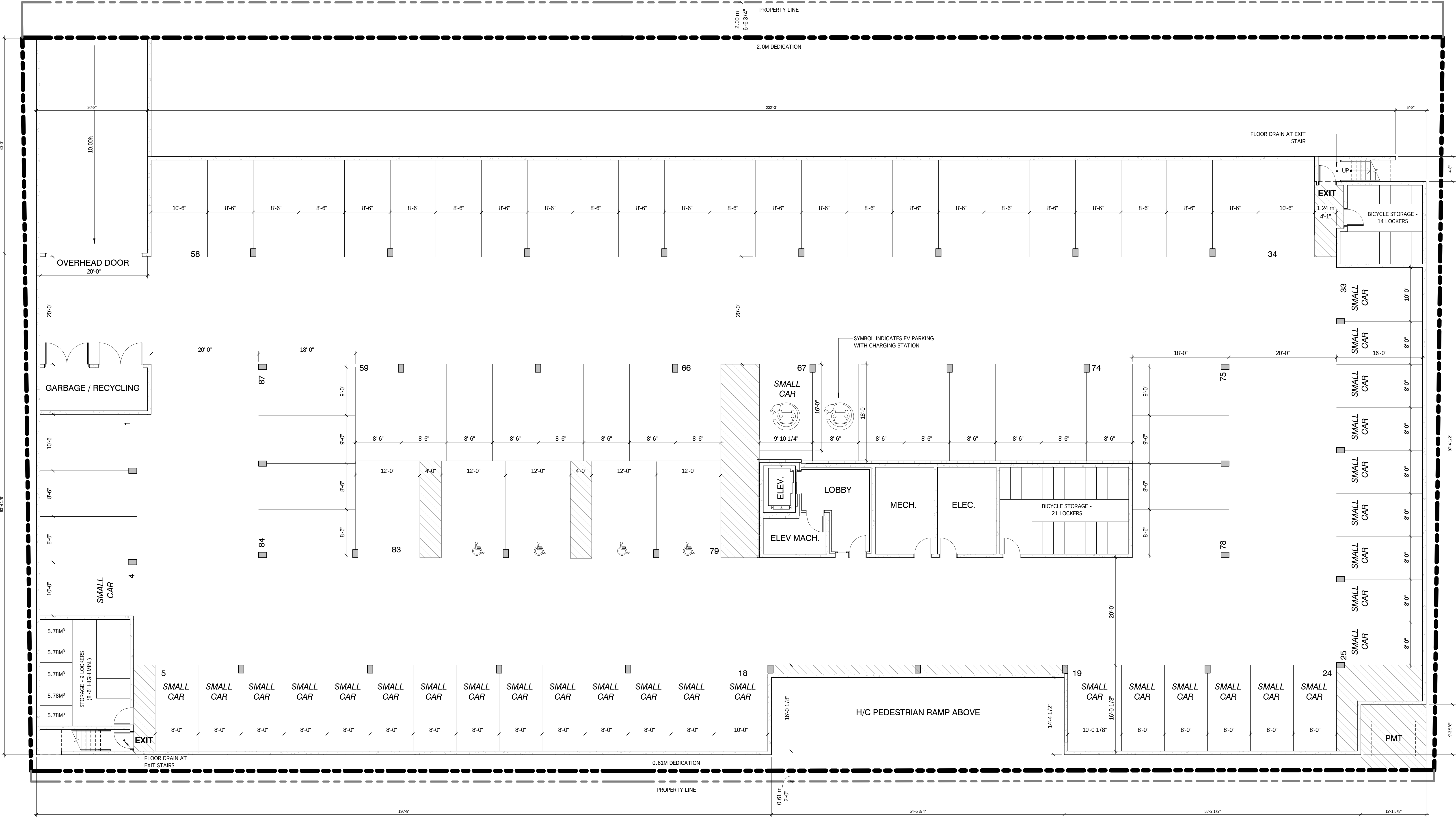
unit E
1/4" = 1'-0"

UNIT TYPE: 2 BED + FLEX
UNIT AREA: 912 SF
UNIT COUNT: 14



unit E2
1/4" = 1'-0"

UNIT TYPE: 2 BED + FLEX
UNIT AREA: 1021 SF
UNIT COUNT: 6



P1 level plan

1/8" = 1'-0"



53A AVENUE CONDOS - EAST

P1 LEVEL PLAN

SCALE: 1/8" = 1'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

19-05-24 REVISION #:

PROJECT NUMBER: 18-117



SD 3.01



1st level plan

1/8" = 1'-0"





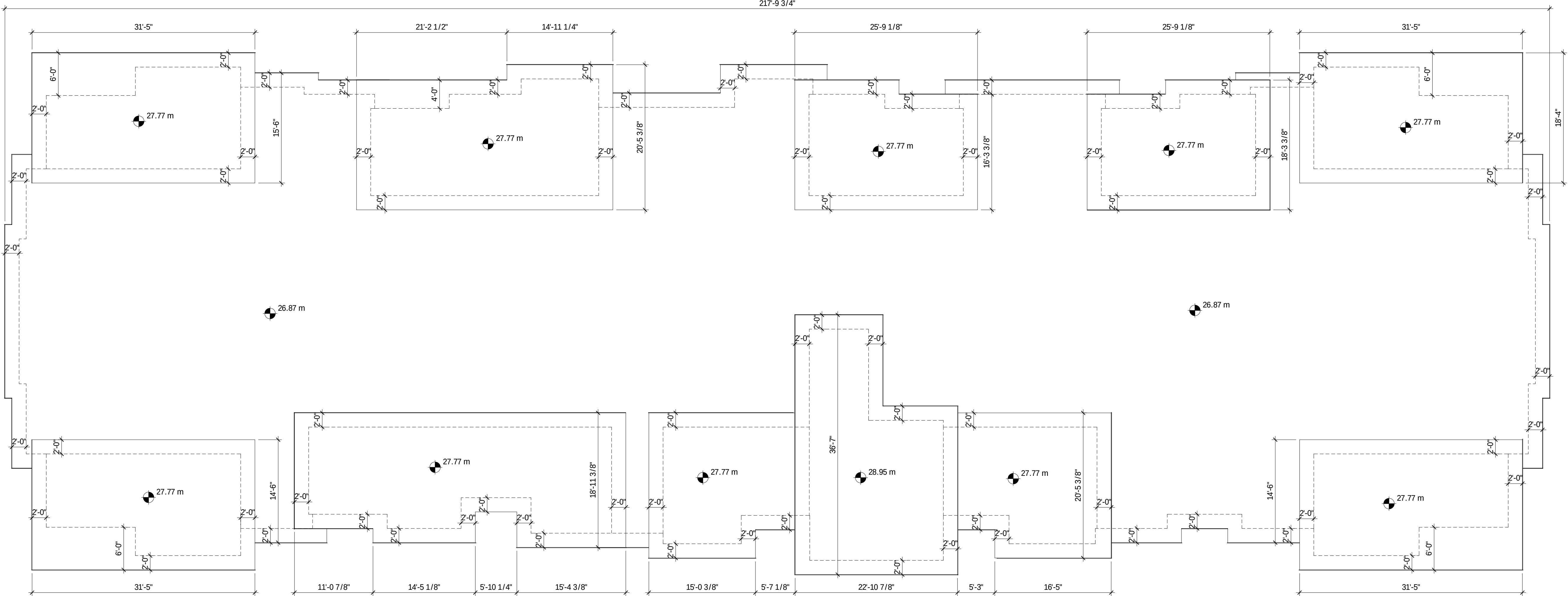
2nd level plan
1/8" = 1'-0"





3rd - 5th level plan

1/8" = 1'-0"



roof level plan

$$1/8'' = 1'-0''$$


keystonearch.ca

53A AVENUE CONDOS - EAST

ROOF PLAN

SCALE: $1/8'' = 1'-0''$



RE-ISSUED FOR DEVELOPMENT PERMIT

19-05-24 REVISION #

PROJECT NUMBER: 18-177



REDEKOP KROEKER
DEVELOPMENT INC.

SD 3.05



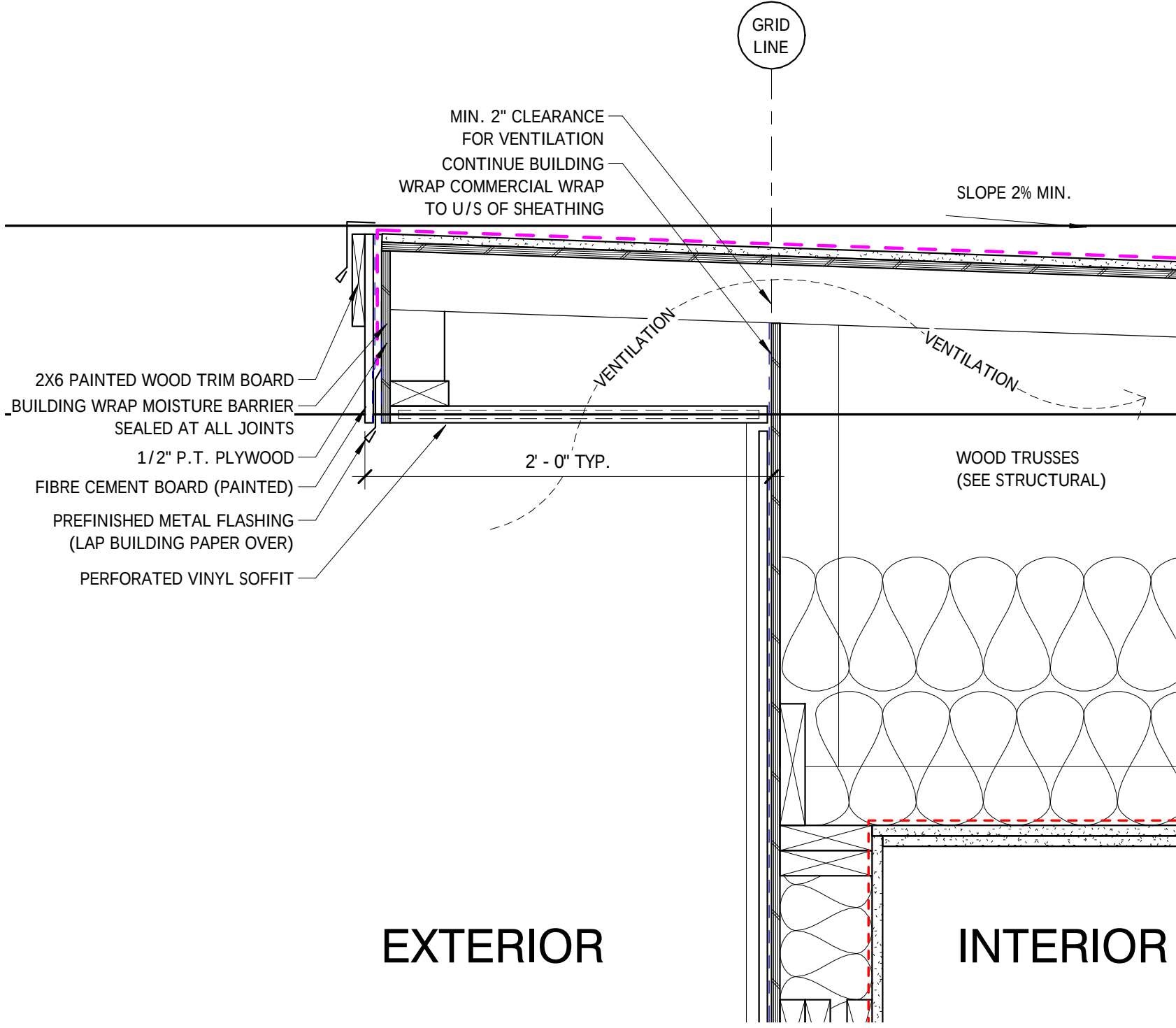
south elevation

1/8" = 1'-0"



west elevation

1/8" = 1'-0"



roof detail

1 1/2" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: 'GRAY SLATE'
- 1B CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: 'LIGHT MIST'
- 2 CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: 'NIGHT GRAY'
- 3 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: 'EVENING BLUE'
- 4 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: 'NIGHT GRAY'
- 5 CEMENT BOARD STAGGERED EDGE PANEL:
- JAMES HARDIE, COLOUR: 'EVENING BLUE'
- 6 MANUFACTURED BRICK VENEER:
- 'MUTUAL MATERIALS', COLOUR: 'RUBY RED'
TEXTURE: SMOOTH
- 7 ASPHALT ROOF SHINGLES 'CAMBRIDGE':
- 'IKO', COLOUR: 'HARVARD SLATE'
- 8 WINDOW VINYL:
- COLOUR: 'BLACK'
- 9 SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK'
- 10 ALUMINUM BALCONY RAILING:
- COLOUR: 'BLACK'
- 11 HEAVY TIMBER (PAINTED):
- 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
- 12 HARDIE TRIM (RUSTIC GRAIN):
- JAMES HARDIE, COLOUR: 'NIGHT GRAY'
- 13 WOOD FASCIA BOARD (PAINTED):
- 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
- 14 METAL FLASHING:
- 'GENTEK', COLOUR: 'TO MATCH SURROUNDING HARDIE'
- 15 EXTERIOR METAL GUARD
- COLOUR: 'BLACK'
- 16 EXTERIOR ALUMINUM RAILING:
- COLOUR: 'BLACK'
- 17 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'
- 18 PLANTERS (LANDSCAPE TIES)
- COLOUR: 'NATURAL WOOD'
- 19 ALUMINUM STOREFRONT SECTIONS:
- COLOUR: 'CHARCOAL'
- 20 EXTERIOR METAL DOOR:
- COLOUR: 'CHARCOAL'
- 21 PERFORATED VINYL SOFFITS:
- 'KAYCAN', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'



north elevation

1/8" = 1'-0"



east elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING:
- 'JAMES HARDIE' COLOUR: 'GRAY SLATE'
- 18 CEMENT BOARD SMOOTH PANEL SIDING:
- 'JAMES HARDIE' COLOUR: 'LIGHT MIST'
- 2 CEMENT BOARD SMOOTH PANEL SIDING:
- 'JAMES HARDIE' COLOUR: 'NIGHT GRAY'
- 3 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- 'JAMES HARDIE' COLOUR: 'EVENING BLUE'
- 4 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- 'JAMES HARDIE' COLOUR: 'NIGHT GRAY'
- 5 CEMENT BOARD STAGGERED EDGE PANEL:
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CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

CPTED Report Prepared By Liahona Security Consortium Inc.

Natural Surveillance:

- Clear viewing points of the entire property from the residential unit windows & balconies
- Secure underground parking for residents of the building.
- Site lighting will evenly illuminated all public areas

Natural Access Control:

- There is one clearly-defined main entry point.
- The raised platform stops unwanted access from the perimeter of the property

Territoriality

- Each 1st floor unit has access to grassed yard area, which increases the sense of ownership

Maintenance & Management

- Owner will initial programs, such as:
 - Landscape maintenance program, to avoid overgrowth
 - Building maintenance program to repair/remove any vandalism or graffiti within 24 to 48 hours

PROJECT SUSTAINABILITY PRINCIPALS

Bike Parking:

- 35 tenant bike stalls provided in the parkade

Electric Car Parking:

- We have made allowance for 2 electric car parking stalls in the parkade

New Energy Code Requirements:

- We meet or exceed all new energy/ASHRAE code requirements

Exterior Lighting:

- Exterior lighting will be dark sky compliant using more energy efficient fixtures (LED)

Heat Island Effect:

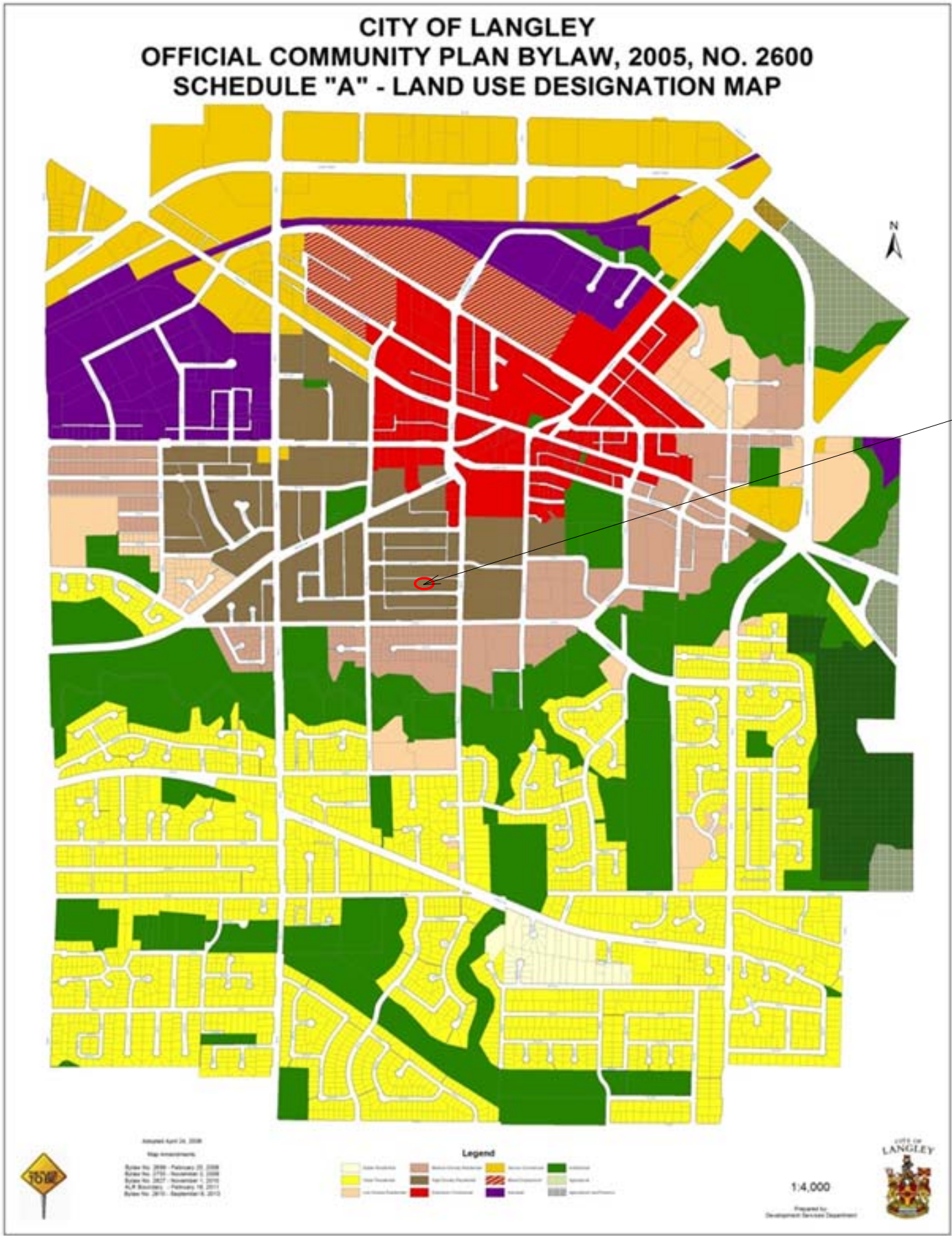
- We have located all of our resident parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600

- Land use designation is – High Density Residential
- Max Density 198 Units/Hectare.
198 x 0.3540 Ha = 70 units max.

69 units proposed

- Therefore, the proposed development complies with the City of Langley’s Official Community Plan Bylaw.



SUBJECT PROPERTY
OCP DESIGNATED -
HIGH DENSITY RESIDENTIAL