



SHEET SCHEDULE - SD

SD 1.01	DEVELOPMENT INFORMATION
SD 1.02	DEVELOPMENT INFORMATION
SD 1.03	COVER PAGE
SD 1.04	PROJECT DATA
SD 1.05	CONTEXT PLAN
SD 1.06	CONTEXT PLAN
SD 1.07	BUILDING HEIGHT RATIONALE
SD 1.08	STREETSCAPE
SD 1.09	DESIGN RATIONALE
SD 1.10	SITE PLAN
SD 1.11	SITE SECTION
SD 1.12	ENLARGED ELEVATIONS
SD 1.13	3D WALKING PERSPECTIVES
SD 1.14	MATERIAL BOARD
SD 1.15	UNIT PLANS
SD 1.16	UNIT PLANS
SD 1.17	P1 LEVEL PLAN
SD 1.18	L1 FLOOR PLAN
SD 1.19	L2 FLOOR PLAN
SD 1.20	L3 L4 FLOOR PLAN
SD 1.21	ROOF PLAN
SD 1.22	BUILDING ELEVATIONS
SD 1.23	BUILDING ELEVATIONS



RKDI (LANGLEY 2) HOMES LTD.

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53A AVENUE CONDOS - EAST
(20209, 20219, 20225, 20237) 53A AVENUE, LANGLEY, B.C.

COVER PAGE
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

19-10-21 REVISION: 01

PROJECT NUMBER: 18-177



SD 0.01

0.1.0 project data

[illegible]

1.2.0 floor area

1/1/2019 TO 12/31/2019		TOTAL	
7/1/19 11:00AM	9,409 Yd	911 Yd	
2/10/19 11:00AM	16,911 Yd	1,015 Yd	
1/1/19 11:00AM	11,147 Yd	1,015 Yd	
1/1/19 11:00AM	11,147 Yd	1,015 Yd	
5/1/19 11:00AM	11,147 Yd	1,015 Yd	
10/1/19	54,181 Yd	5,811 Yd	
CIRCULATION / SERVICE			
7/1/19 11:00AM	2,516 Yd	215 Yd	
1/1/19 11:00AM	1,760 Yd	166 Yd	
1/1/19 11:00AM	1,564 Yd	145 Yd	
4/1/19 11:00AM	1,564 Yd	145 Yd	
5/1/19 11:00AM	1,564 Yd	145 Yd	
10/1/19	6,760 Yd	616 Yd	
SALES/RENTY		TOTAL	
INTERIOR REPAIRS (2 / 1 SALE/RENT)	1,760 Yd	156 Yd	
OUTER REPAIRS / PROJECTS	1,564 Yd	145 Yd	
REPAIRS ON AREA NOT SPACED	1,564 Yd	145 Yd	
TOTAL	5,363 Yd	499 Yd	
PAGEABLE			
		TOTAL	
P1	27,695 Yd	2,551 Yd	
TOTAL	27,695 Yd	2,551 Yd	
FLOOR AREA SUMMARY			
1/1/19 11:00AM	54,181 Yd / 54,181 Yd	81.99%	
CARPETS (FLOOR AREA)	6,760 Yd	8.081 Yd	
CARPETS (SALEABLE AREA)	54,126 Yd	1,004 Yd	
CARPETS (TOTAL AREA)	60,946 Yd	1,015 Yd	

1.3.0 storage requirements

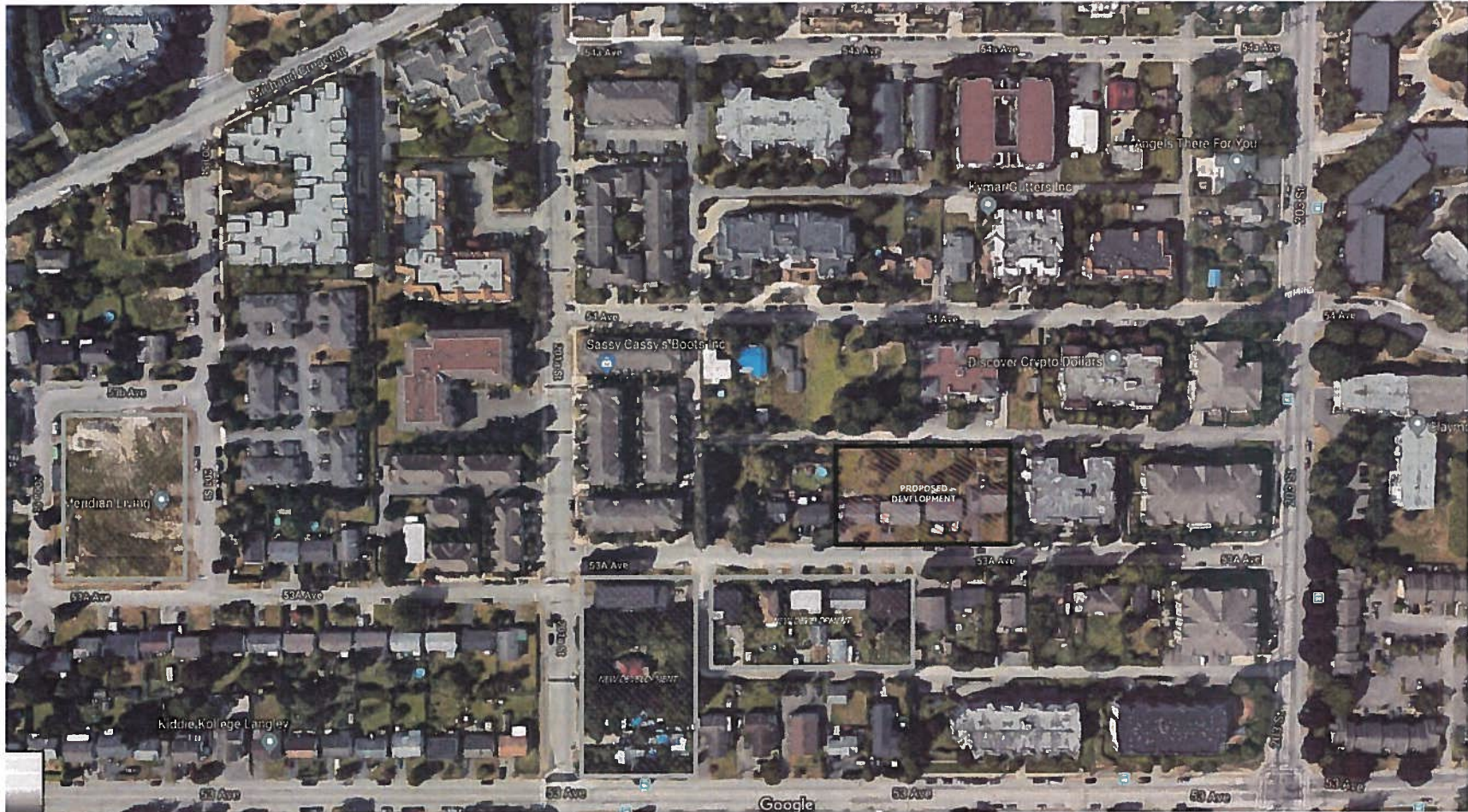
REQUISI DI SVUOTAMENTO (REQD SAE HT)	NO. DI CUBI	TA. CUBI	ICD/AN
1 30 (1 + 112.2)	26	1 STORAGE AREA / 1100	26
2 30 (1 + 112.2)	81	1 STORAGE AREA / 1100	81
TOTAL STORAGE AREAS REQUIRED			60
PREVIEW:			ICD/AN
STORAGE REQUIRED BY VESSEL			46
STORAGE FOR HRS			21
TOTAL STORAGE AREAS			60

1.4.0 unit count summary

UNIT TYPE	AREA	QUANTITY	PERCENTAGE
1 RM D	561.51	16	2.5%
1 RM D + BATH	679.51	10 (5 ACAPTABLE)	10%
2 RM D	860.51	23	33.3%
2 RM D + BATH	912.51	20	30%
TOTAL UNITS		69	100.0%

1.5.0 parking requirements

[illegible]



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.



53A AVENUE CONDOS - EAST
(20209, 20219, 20225, 20237) 53A AVENUE, LANGLEY, B.C.

CONTEXT PLAN
SCALE: N.T.S.



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19-10-21 REVISION R
PROJECT NUMBER 18-177



SD 1.02



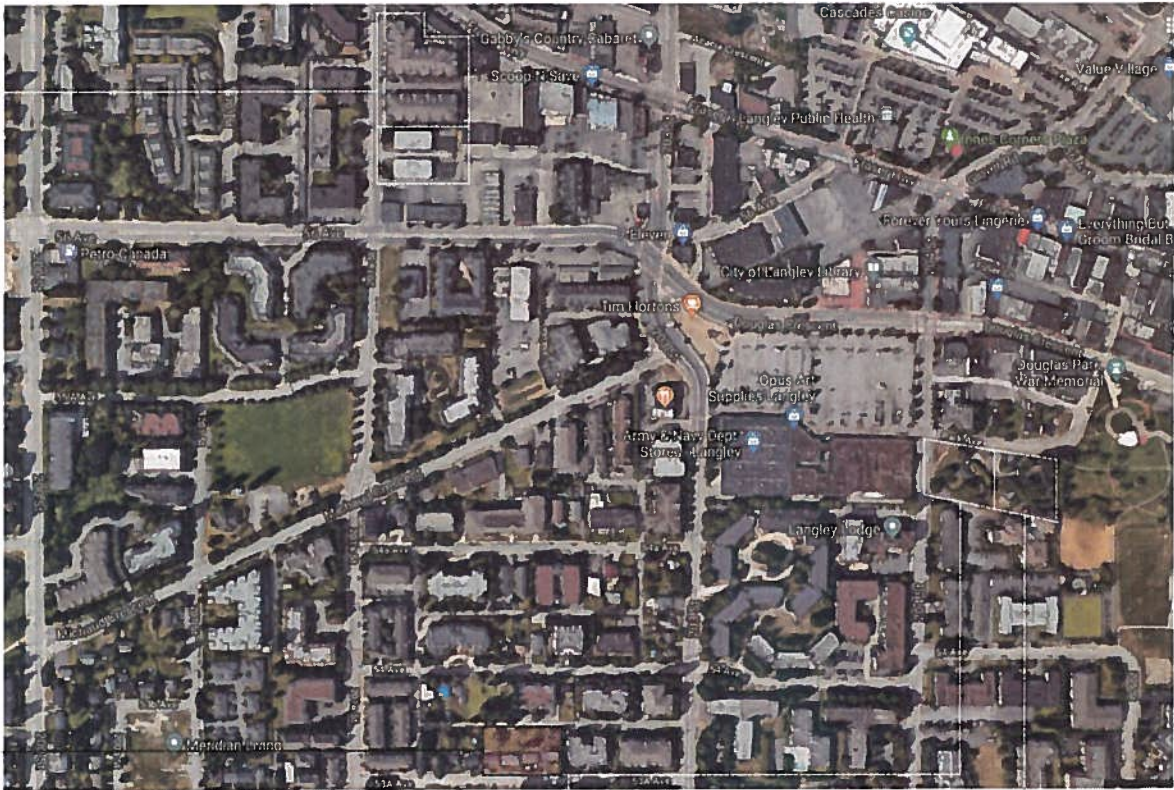
5638 & 5650 201A STREET, LANGLEY BC
4 STOREY PITCHED ROOF BUILDING ADJACENT TO A
5 STOREY FLAT ROOF BUILDING UNDER CONSTRUCTION

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 HEAVY 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 "LE GACQ" 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



PROPOSED DEVELOPMENT



53A AVENUE CONDOS - EAST
(202309, 202319, 202325, 202337) 53A AVENUE, LANGLEY, B.C.

BLDG HEIGHT RATIONALE
SCALE: N.T.S.



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19-10-21 REVISION #
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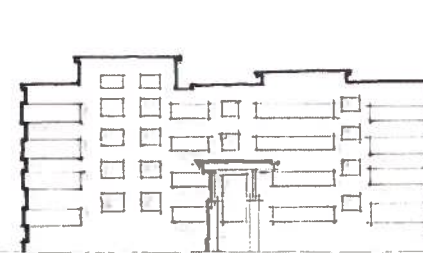
SD 1.02B



Aerial view at north east



south-west corner



4 STORY BUILDING



4 STORY BUILDING

53a avenue streetscape

1/16" = 1'-0"



53A AVENUE CONDOS - EAST
(20109, 20219, 20225, 20237) 53A AVENUE, LAMPLEIGH, B.C.

STREETSCAPE

SCALE 1/16" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

19-10-21 REVISION #

PROJECT NUMBER 18-177



SD 1.03

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 TREATMENTS 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-STORY DEVELOPMENT HAS BEEN DESIGNED CAREFULLY TO FIT WELL IN CONTEXT WITH THE NEIGHBOURING MID-DENSITY 4-STORY 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-STORY 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-STORY 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 MAXIMIZING 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 MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES. ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESS/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.



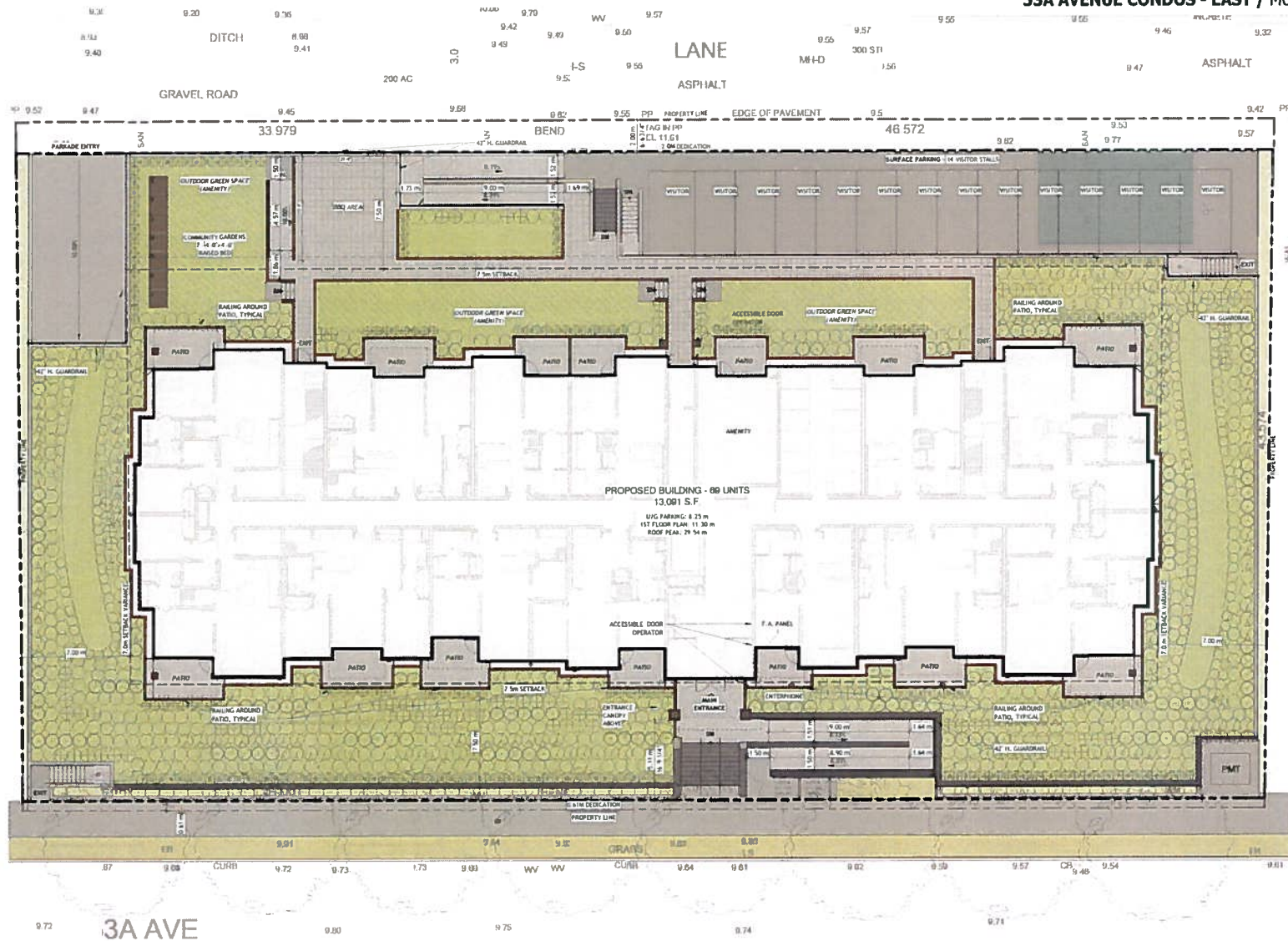
visitor parking at north elevation



front entrance



53A AVENUE CONDOS - EAST / MULTI-FAMILY RESIDENTIAL



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53A AVENUE CONDOS - EAST
(20209, 20219, 20225, 20237) 53A AVENUE, LANGLEY B.C.

SITE PLAN
SCALE 1" = 10'-0"



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19-10-21 REVISION #
PROJECT NUMBER: 19-177



REDEKOP KROEKER
DEVELOPMENT INC.

SD 1.20

53A AVENUE CONDOS - EAST / MULTI-FAMILY RESIDENTIAL



section north-south

1/8" = 1'-0"



section east-west

1" = 10'-0"



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53A AVENUE CONDOS - EAST

(20209, 20219, 20225, 20237) 53A AVENUE, LANGLEY, B.C.

SITE SECTIONS

SCALE As Indicated

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19-10-21 REVISION 11

PROJECT NUMBER 18 177



REDEKOP KROEKER
DEVELOPMENT INC.

SD 1.21



MATERIAL LEGEND

- | | |
|--|--|
| 1 CEMENT BOARD SMOOTH PANEL SIDING:
JAMES HARDIE, COLOUR: GRAY SLATE | 12 HARDBE TRIM (PLASTIC GRAIN):
JAMES HARDIE, COLOUR: NIGHT GRAY |
| 18 CEMENT BOARD SMOOTH PANEL SIDING:
JAMES HARDIE, COLOUR: LIGHT MIST | 13 WOOD FASCIA BOARD (PAINTED):
BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY |
| 2 CEMENT BOARD SMOOTH PANEL SIDING:
JAMES HARDIE, COLOUR: NIGHT GRAY | 14 METAL FLASHING:
CENTIS, COLOUR: TO MATCH SURROUNDING HARDIE |
| 3 CEMENT BOARD CEDARSHAKE HORIZONTAL LAP SIDING (8' EXPOSURE):
JAMES HARDIE, COLOUR: EVENING BLUE | 15 EXTERIOR METAL GUARD:
COLOUR: BLACK |
| 4 CEMENT BOARD CEDARSHAKE HORIZONTAL LAP SIDING (8' EXPOSURE):
JAMES HARDIE, COLOUR: NIGHT GRAY | 16 EXTERIOR ALUMINUM RAILING:
COLOUR: BLACK |
| 5 CEMENT BOARD STAGGERED EDGE PANEL:
JAMES HARDIE, COLOUR: EVENING BLUE | 17 CONCRETE WALL:
COLOUR: CLEAR SEALER |
| 6 MANUFACTURED BARK VENEER:
NATURAL MATERIALS, COLOUR: TRUBY REEF
TEXTURE: SMOOTH | 18 PLANTERS (LANDSCAPE TIES):
COLOUR: NATURAL WOOD |
| 7 ASPHALT ROOF SHINGLES "CAMBRIDGE":
14 G, COLOUR: HARVARD SLATE | 19 ALUMINUM STOREFRONT SECTIONS:
COLOUR: CHARCOAL |
| 8 WINDOW VINYL:
COLOUR: BLACK | 20 EXTERIOR METAL DOOR:
COLOUR: CHARCOAL |
| 9 SLIDING PATIO DOOR VINYL:
COLOUR: BLACK | 21 PERFORATED VINYL SOFFITS:
NAYCAN, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY |
| 10 ALUMINUM BALCONY RAILING:
COLOUR: BLACK | 22 STRUCTURAL DROPPED BEAMS (LAD IN):
CEMENT BOARD SMOOTH PANEL SIDING:
JAMES HARDIE, COLOUR: NIGHT GRAY |

NOTE: EXHAUST VENTS & CAPS TO BE PAINTED TO MATCH CLADDING BEHIND



MATERIAL LEGEND

- 1

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

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

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

CEMENT BOARD CEDARSHILL HORIZONTAL LAP SIDING (A) EXPOSURE I:
JAMES HARDIE, COLOUR: EVENING BLUE
- 4

CEMENT BOARD CEDARSHILL HORIZONTAL LAP SIDING (A) EXPOSURE II:
JAMES HARDIE, COLOUR: NIGHT GRAY
- 5

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

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

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

WINDOW VINYL:
COLOUR: BLACK
- 9

SLIDING PATIO DOOR VINYL:
COLOUR: BLACK
- 10

ALUMINUM BALCONY RAILING:
COLOUR: BLACK
- 11

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

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

METAL FLASHING:
EMTEK, 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
- 22

STRUCTURAL DROPPED BEAMS CLAD IN:
CEMENT BOARD SMOOTH PANEL SIDING:
JAMES HARDIE, COLOUR: NIGHT GRAY

NOTE: EXHAUST VENTS & CAPS TO BE PAINTED TO MATCH CLADDING BEHIND



south elevation

1/32" = 1'-0"

1B. cement board smooth



5. cement board staggered edge



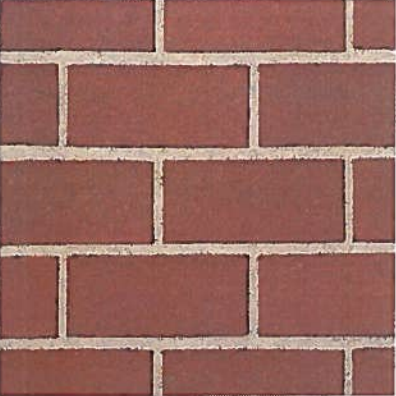
3. cement board horizontal lap siding



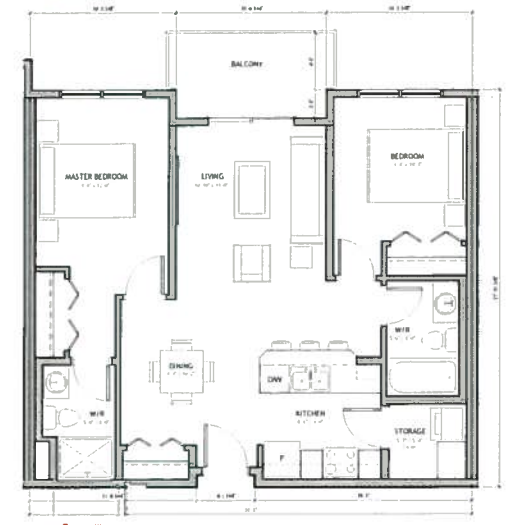
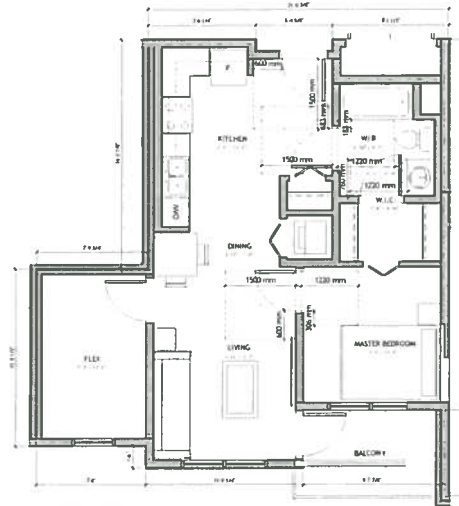
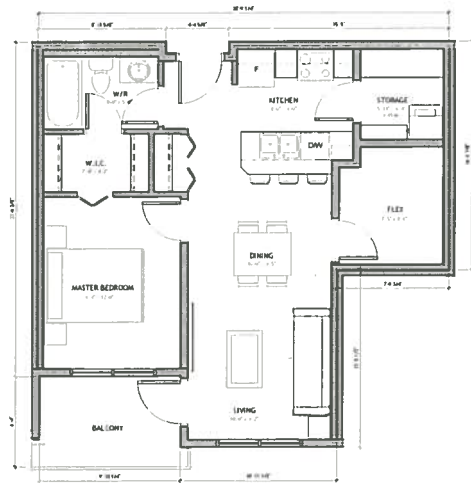
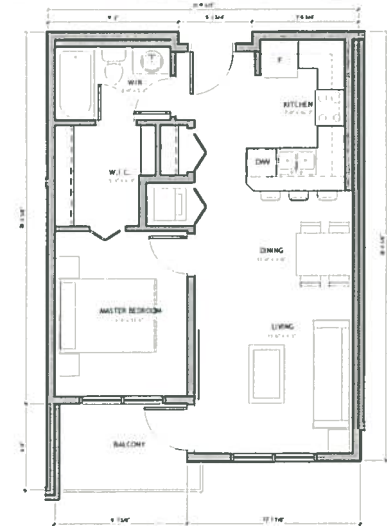
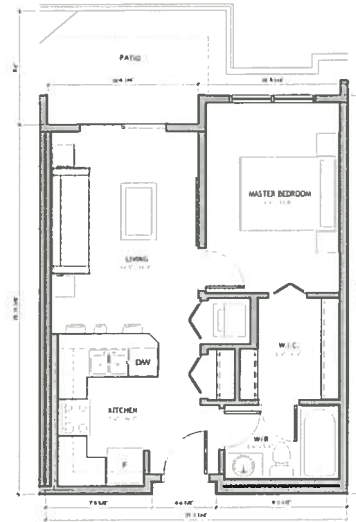
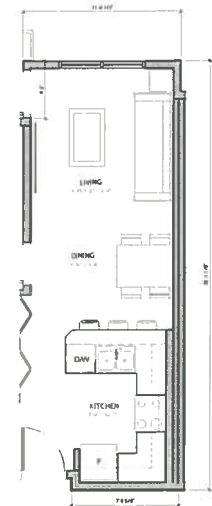
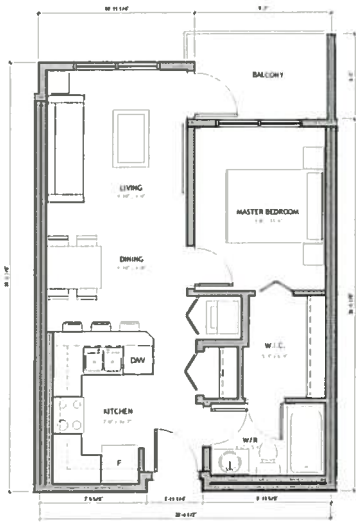
5. cement board horizontal lap siding



1. manufactured brick veneer smooth



53A AVENUE CONDOS - EAST / MULTI-FAMILY RESIDENTIAL



53A AVENUE CONDOS - EAST
(20209, 20219, 20225, 20237) 53A AVENUE, LANGLEY, B.C.

UNIT PLANS
SCALE 1/4" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT
19-10-21 REVISION: R*
PROJECT NUMBER: 18-177

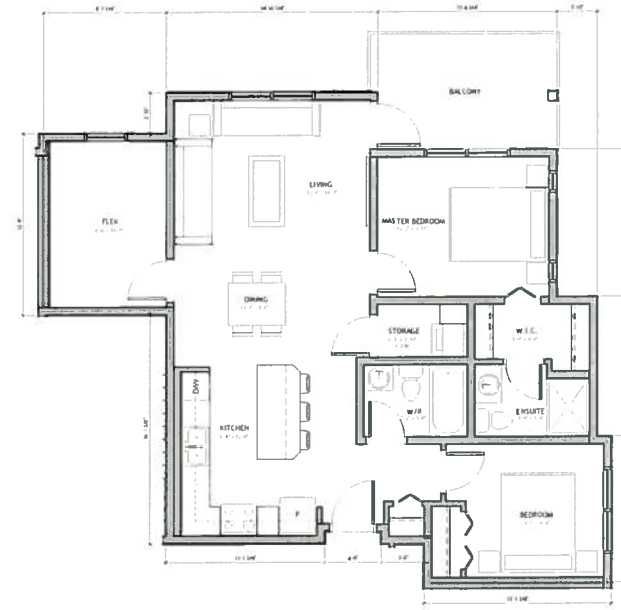


SD 2.01



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: 8



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53A AVENUE CONDOS - EAST
(20209, 20219, 20225, 20237) 53A AVENUE, LANGLEY, B.C.

UNIT PLANS
SCALE: 1/4" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

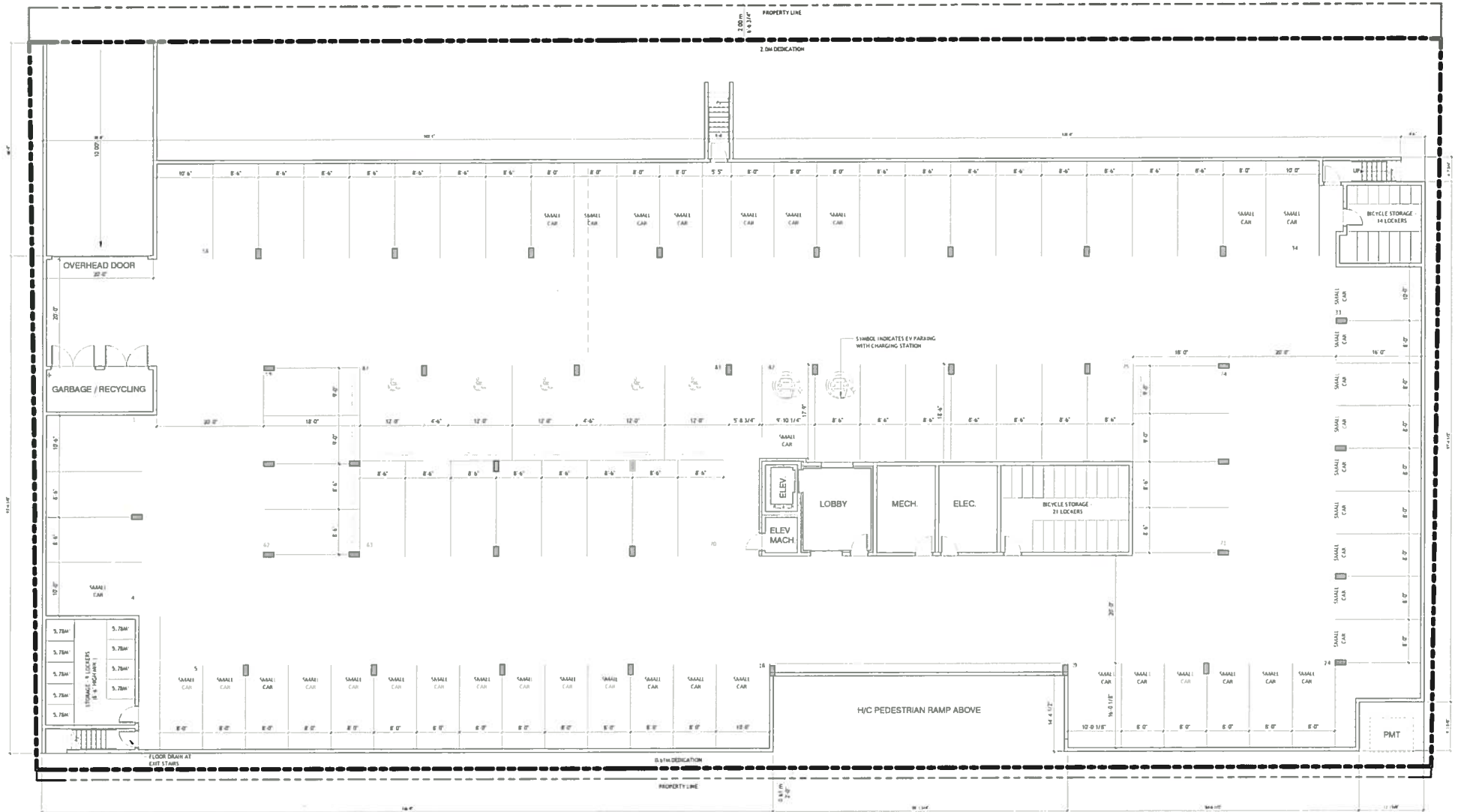
19-10-21 REVISION #

PROJECT NUMBER 18 177



REDEKOP KROEKER
DEVELOPMENT INC.

SD 2.02



P1 level plan

3/32" = 1'-0"



53A AVENUE CONDOS - EAST
(20209, 20219, 20225, 20237) 53A AVENUE, LANGLEY, B.C.

P1 LEVEL PLAN
SCALE 1/8" = 1'-0"



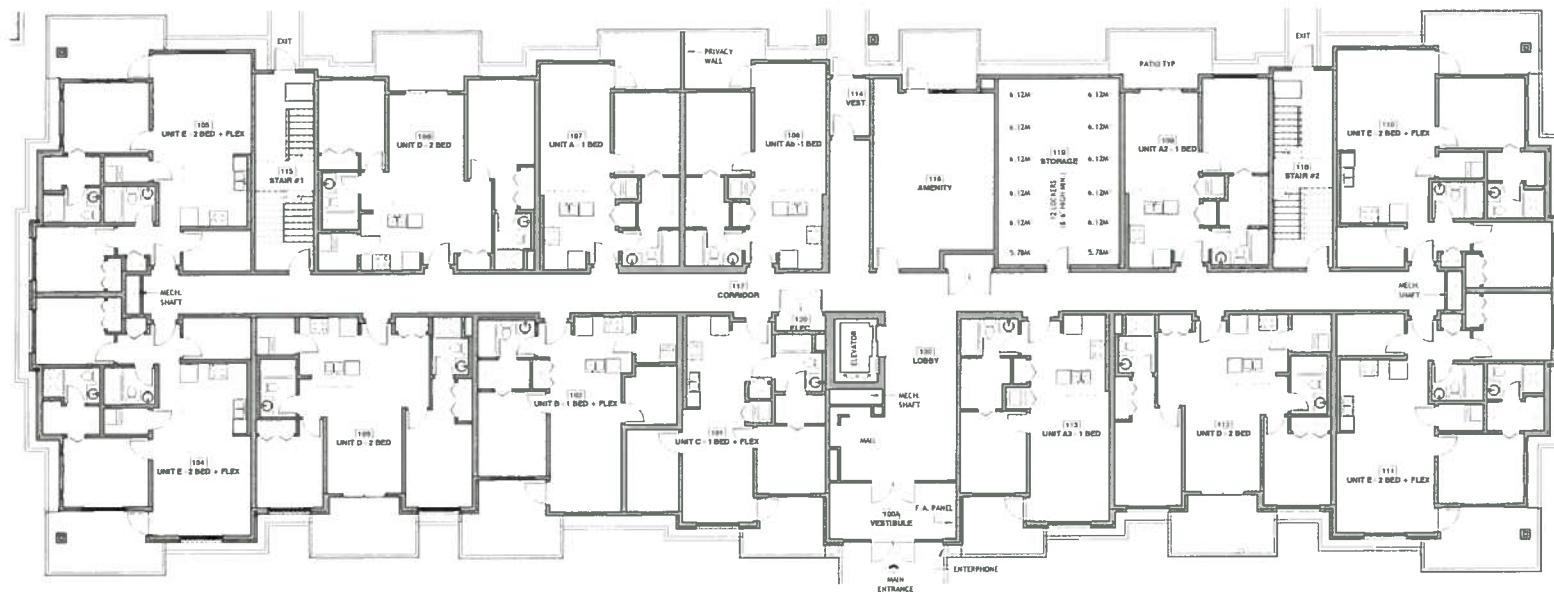
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19-10-21 REVISION #

PROJECT NUMBER 19-177



SD 3.01



1st level plan

1/8" = 1'-0"



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53A AVENUE CONDOS - EAST

(20209, 20219, 20235, 20237) 53A AVENUE, LANGLLEY, B.C.

L1 FLOOR PLAN

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



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19-10-21 REVISION H

PROJECT NUMBER 18-177



REDEKOP KROEKER
DEVELOPMENT INC.

SD 3.02



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

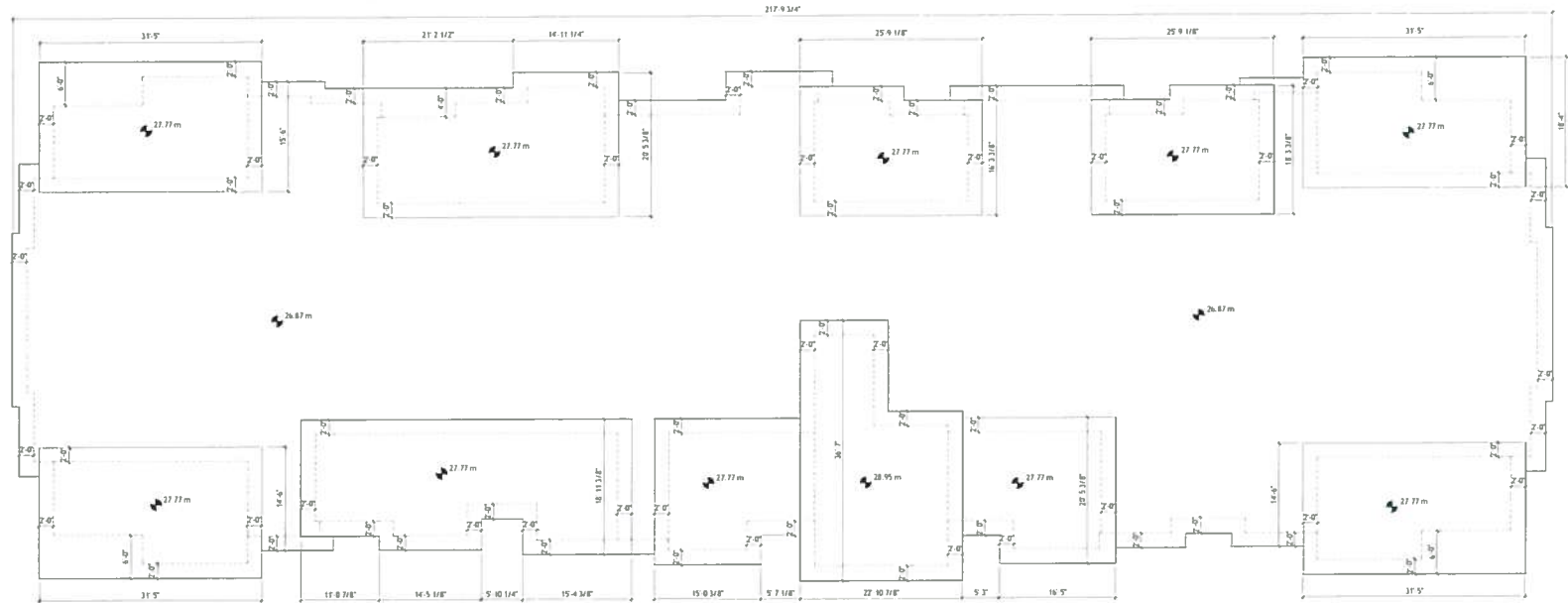


FIFTH FLOOR
POP UP ROOF
LOCATIONS:
• 11' 6" HIGH CEILING IN UNITS
• 11' 6" HIGH CEILING IN AMENITY

3rd - 5th level plan

1/8" = 1'-0"





roof level plan Main Roof

1/8" = 1'-0"



53A AVENUE CONDOS - EAST / MULTI-FAMILY RESIDENTIAL



south elevation

1/8" = 1'-0"



west elevation

1/8" = 1'-0"

MATERIAL LEGEND

- | | |
|--|--|
| 1. CEMENT BOARD SMOOTH PANEL SIDING
JAMES HARDIE, COLOUR: GRAY SLATE | 11. HARDIE TRIM (PLASTIC GRAPHS)
JAMES HARDIE, COLOUR: NIGHT GRAY |
| 10. CEMENT BOARD SMOOTH PANEL SIDING
JAMES HARDIE, COLOUR: NIGHT GRAY | 13. WOOD FASCIA BOARD (PAINTED)
BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY |
| 7. CEMENT BOARD SMOOTH PANEL SIDING
JAMES HARDIE, COLOUR: NIGHT GRAY | 14. METAL FLASHING
CENTEX, COLOUR: TO MATCH SURROUNDING HARDIE |
| 9. CEMENT BOARD CEDARSHILL HORIZONTAL LAP SIDING IN EXPOSURE
JAMES HARDIE, COLOUR: EVENING BLUE | 19. EXTERIOR METAL GARAGE
COLOUR: BLACK |
| 4. CEMENT BOARD CEDARSHILL HORIZONTAL LAP SIDING IN EXPOSURE
JAMES HARDIE, COLOUR: NIGHT GRAY | 16. EXTERIOR ALUMINUM RAILING
COLOUR: BLACK |
| 5. CEMENT BOARD STAGGERED EDGE PANEL
JAMES HARDIE, COLOUR: EVENING BLUE | 17. CONCRETE WALL
COLOUR: CLEAR SEALER |
| 6. MANUFACTURED BRICK VENEER
MULTI-MATERIALS, COLOUR: TUBI RED
TEXTURE: SMOOTH | 18. PLANTERS (LANDSCAPE TIES)
COLOUR: NATURAL WOOD |
| 7. ASPHALT ROOF SHINGLES: CAMBRIDGE
180, COLOUR: HARVARD SLATE | 19. ALUMINUM STOREFRONT SECTIONS
COLOUR: CHARCOAL |
| 8. WINDOW VINYL
COLOUR: BLACK | 20. EXTERIOR METAL DOOR
COLOUR: CHARCOAL |
| 9. SLIDING PATIO DOOR VINYL
COLOUR: BLACK | 21. PERFORATED VINYL SOFFITS
KAYAK, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY |
| 10. ALUMINUM BALCONY RAILING
COLOUR: BLACK | 22. STRUCTURAL DROPPED BEAMS CLAD IN
CEMENT BOARD SMOOTH PANEL SIDING
JAMES HARDIE, COLOUR: NIGHT GRAY |

NOTE: EXHAUST VENTS & CAPS TO BE PAINTED TO MATCH CLADDING BEHIND



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53A AVENUE CONDOS - EAST
(20209, 20219, 20225, 20237) 53A AVENUE, LANGLEY, B.C.

BUILDING ELEVATIONS

SCALE: As indicated

RE-ISSUED FOR DEVELOPMENT PERMIT

19-10-21 REVISION: R

PROJECT NUMBER: 18-177



REDEKOP KROECKER
DEVELOPMENT INC.

SD 4.01



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 | 12. HARDIE TRIM (PLASTIC GRAIN), JAMES HARDIE, COLOUR: NIGHT GRAY |
| 18. CEMENT BOARD SMOOTH PANEL SIDING, JAMES HARDIE, COLOUR: LIGHT MIST | 13. WOOD FASCIA BOARD (PAINTED), BEN JAMES MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY |
| 2. CEMENT BOARD SMOOTH PANEL SIDING, JAMES HARDIE, COLOUR: NIGHT GRAY | 14. METAL FLASHING, 'SCANTER', COLOUR: TO MATCH SURROUNDING HARDIE |
| 3. CEMENT BOARD CEDARSHAKE HORIZONTAL LAP SIDING IN EXPOSURE, JAMES HARDIE, COLOUR: EVENING BLUE | 15. EXTERIOR METAL GUARD, COLOUR: BLACK |
| 4. CEMENT BOARD CEDARSHAKE HORIZONTAL LAP SIDING IN EXPOSURE, JAMES HARDIE, COLOUR: NIGHT GRAY | 16. EXTERIOR ALUMINUM RAILING, COLOUR: BLACK |
| 5. CEMENT BOARD STAGGERED EDGE PANEL, JAMES HARDIE, COLOUR: EVENING BLUE | 17. CONCRETE WALL, COLOUR: CLEAR SEALER |
| 6. MANUFACTURED BRICK VENEER, METAL MATERIALS, COLOUR: RUBY RED, TEXTURE: SMOOTH | 18. PLANTERS (LANDSCAPE TIES), COLOUR: NATURAL WOOD |
| 7. ASPHALT ROOF SHINGLES 'CAMBRIDGE', MOY, COLOUR: HARVARD SLATE | 19. ALUMINUM STOREFRONT SECTIONS, COLOUR: CHARCOAL |
| 8. WINDOW VINYL, COLOUR: SLACK | 20. EXTERIOR METAL DOOR, COLOUR: CHARCOAL |
| 9. SLIDING PATIO DOOR VINYL, COLOUR: BLACK | 21. PERFORATED VINYL SOFFITS, RAYCAN, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY |
| 10. ALUMINUM BALCONY RAILING, COLOUR: BLACK | 22. STRUCTURAL DROPPED BEAMS CLAD IN: CEMENT BOARD SMOOTH PANEL SIDING, JAMES HARDIE, COLOUR: NIGHT GRAY |

NOTE: EXHAUST VENTS & CAPS TO BE PAINTED TO MATCH CLADDING BEHIND



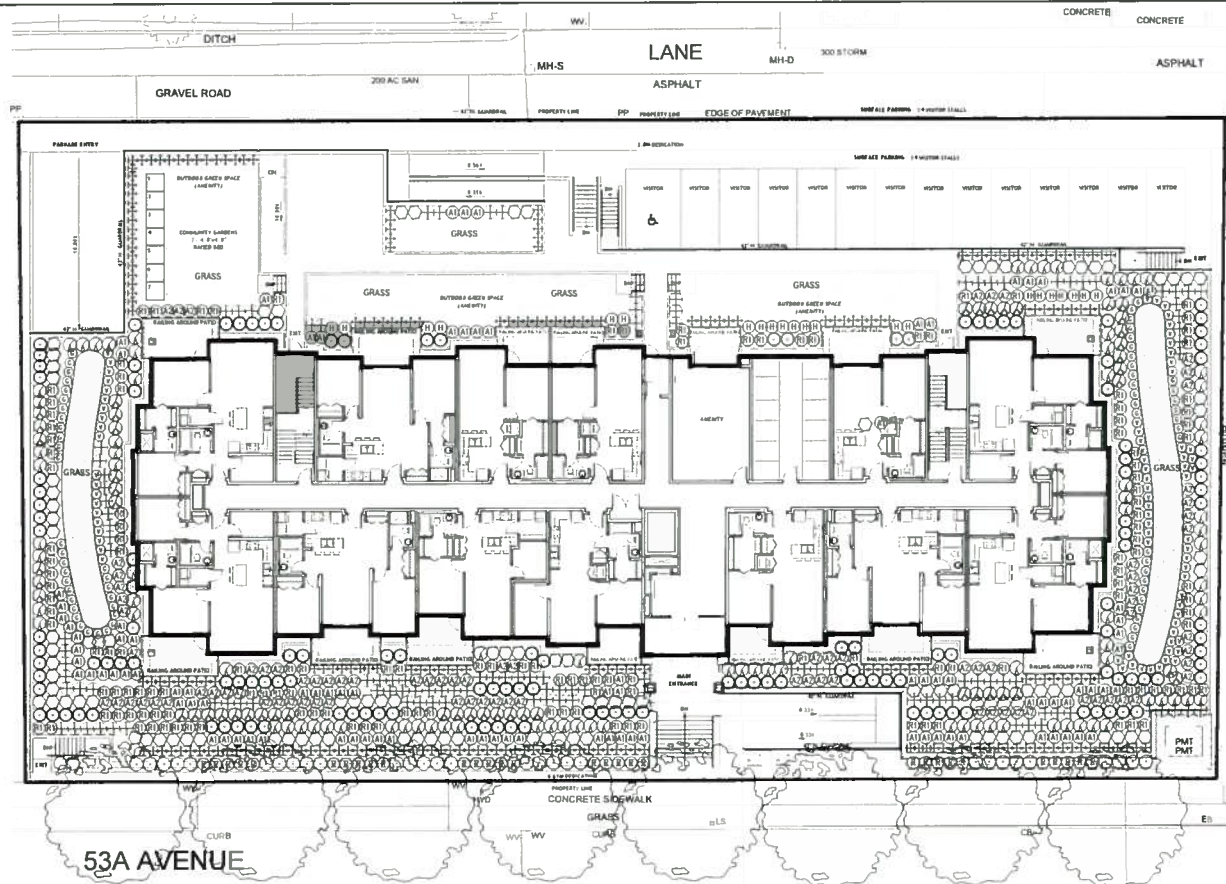
53A AVENUE CONDOS - EAST
(202307, 202119, 20235, 20237) 53A AVENUE, LANGLEY, B.C.

BUILDING ELEVATIONS
SCALE 1/8" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT
19-10-21 REVISION #
PROJECT NUMBER 19-177



SD 4.02



53A AVENUE

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	8	3.00 METERS	AS SHOWN	B. & B.
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	122	#3 POT	85 CM. O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	104	#3 POT	90 CM. O.C.	
	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	83	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	105	#3 POT	90 CM. O.C.	
	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIRAEA	49	#3 POT	90 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	140	#3 POT	90 CM. O.C.	
	SPIRAEA x BUMALDA 'GOLD FLAME'	SPIRAEA	29	#3 POT	90 CM. O.C.	
	ROSA MEIDILAND 'PINK'	PINK MEIDILAND ROSE	30	#3 POT	90 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	150	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA	22	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	90	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	232	#3 POT	70 CM. O.C.	
	GAULTHERIA SHALLON	SALAL	62	#3 POT	65 CM. O.C.	
	VERBENA CANADENSIS 'HOMESTEAD PURPLE'	HOMESTEAD PURPLE VERBENA	68	#3 POT	65 CM. O.C.	



DATE	REVISED DATE	2
APR/19	REVISED DATE	1
DATE	REVISED DATE	1

CKAVOLINAS & ASSOCIATES INC.
BCSA CEA
2462 JORDAN COURT
ABERFORD, B.C.
V3G 3E8
PHONE (604) 637-2378

REDESIGN & PROPOSED
DEVELOPMENT INC.
DATE #110
11580 CAMBIE ROAD
RICHMOND, B.C.
V6V 3G3

PLAN VIEW
LANDSCAPE PLAN
53A AVENUE
CONDOS - EAST
20200 20218 20223 20237 - 53A AVENUE
CITY OF LANGLEY, B.C.

SCALE	DATE	FEB/19
DATE	DATE	
DATE	DATE	
DATE	DATE	

PROJECT	DATE	1-1
PROJECT	DATE	
PROJECT	DATE	

- 2) MIN CROWING MEDIAN DEPTHS OVER PREPARED SUBGRADE SHALL BE

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND BEING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

- [illegible]

TREE PLANTING DETAIL

SECTION

M T S



SECTION

N 15



- ## TREE PLANTING DETAIL

CLINT
REDEKOP KROEGER
DEVELOPMENTS INC
SUITE #210
11590 CAMBIE ROAD
RICHMOND, B.C.
V6V 3Z5

NAME	NTS	DATE	FEB/19
SHIFT		LAB D	
QAL		CHG D	
FFFF D		NS	00.0.7

Priorities	JOB No.
	Drawing No.
	L-1A