18 UNIT CONDOMINIUM DEVELOPMENT

20172 53 A AVE LANGLEY BC

INDEX OF DRAWINGS:

LEGAL DESCRIPTION:

PID:006-791-727 FOLIO: 032850 LEGAL: PLAN NWP33157 LOT 65

CIVIC ADDRESS:
20172 53A AVE.
LANGLEY, BC

ZONING INFORMATION:

ZONE:

EXISTING:		RM3
PROPOSED:		CD
LOT AREA:		
GROSS SITE AREA	:	11,162.20 SFT (1,037.00 SMT)
DEDICATION	:	1,151.00 SFT
NET AREA	:	**10,011.20 SFT(930.06 SMT)**
SITE COVERAGE	:	4,991 / 10,011.20 = **(49.85%)**
LOT FLEXSITY:		
FAR:		
PROPOSED	:	22,121SFT / 11,162 = **1.98**

SETBACKS:

EAST SIDE	:	18'- 8"	(5.70M)
WEST SIDE	:	11'-10"	(3.60M)
SOUTH SIDE (FROM NEIGHBOURING LOT)	:	20'-10"	(6.35M)
NORTH SIDE	:	6'-10"	(2.10M)

PARKING:

RESIFLEXTIAL:

2 BED-RM +FLEX				18 UNITS
PARKING	REQUIRED	:	1.3 STALLS PER UNIT	23 STALLS
	PROVIDED	:		**23 STALLS**

RESIDENTIAL VISITOR:			
REQUIRED	:	0.2 STALLS PER UNIT	3.6 SAY 4 STALLS
PROVIDED	:		**2.0 STALLS**

TOTAL PROVIDED **25 STALLS**

UNIT SCHEDULE

TYPE	BED RMS.	NOS.	LVL 1	LVL2	LVL 3	LVL 4	AREA / UNIT	TOTAL AREA
A1	2-BED+FLEX	4	1	1	1	1	808.00 Sq.Ft.	3,232.00 Sq.Ft.
A2	2-BED+FLEX	4	1	1	1	1	865.00 Sq.Ft.	3,460.00 Sq.Ft.
A3	2-BED+FLEX	8	2	2	2	2	785.00 Sq.Ft.	6,280.00 Sq.Ft.
A4	2-BED+FLEX	2	0	0	0	2	1,064.00 Sq.Ft.	2,128.00 Sq.Ft.
TOTAL		18 UNITS	4	4	4	6		15,100.00 Sq.Ft.

ADAPTABLE UNITS:
PROVIDED : 2 UNITS(UNIT # 501, #502)

A-0.1

PROPOSED PROJECT

The proposed project at 20172 and 53 A avenue is a four storied townhouse development.
Exterior material is generally finished with james hardie cladding with a mix of brick.

PLANNING DETAILS

Floor Space Ratio:	1.98
Floor Area:	22,121 Sq.ft
Height or number of stories:	5 storeys with parking in ground parkade.
Handicap parking:	2
Visitors Bike parking	6
Long term Bike parking	9(parkade lvl.)
Garbage and recycling room:	Provided (Parkade.)
Number of units:	18 units.

DESIGN BRIEF

Context

The proposed site is situated closely to the intersection of 53 avenue and 201A St. Langley, B.C. The whole site is bounded on the east & south by a new 4 Storey Condo building , to the west by existing single family development, to the north by townhomes.

Form & Character

Massing of the building attempts to balance and minimize the impact of the five-storey massing in relation to the existing & new multifamily townhouse & apartment units in the neighborhood. The resulting height and volume massing are in keeping with the nearby existing development.
The architectural refers to a modern contemporary style. Although a linear pattern is chosen but the units were placed in order to break the horizontality and to enhance the functionality of the streetscape with wider areas for the masses and as a result leaving more area for the landscaping. The character of the building along with the choice of materials and landscaping fulfills the requirements as set forth in the OCP.

The volume treatment, slender canopies, thin wall vertical projections and the use of cladding are the primary elements in conveying the contemporary style. The prominent use of projected canopies and windows & sleek balconies greatly supports the style.

Outdoor amenity area are placed centrally in order to make it accessible to all the units.

Layouts of the units are planned in accordance to get maximum direct lighting.

Adaptable units have been introduced as per the requirement and are placed strategically.

All the units facing the main street have a symmetrical approach and a continuity of character has been maintained.

The material palette will be consistent in the general treatment of finishes. The selected materials are in harmony with contemporary style. James hardie cladding on the vertical feature walls of block.
Warm to earth color schemes are coordinated to compliment the development and add visual interest to the project.
The parkade been accessed through the lane on east in order to prevent building front from being consumed to large asphalt paving's, and also to promote more pedestrian oriented street designs.

The adjacency and linkages with respect to the community enhancement has guided the urban design principles in its conception. We have tried to champion the cause of pedestrian porosity and the domain sharing to come up with a design that enables exceptional pedestrian opportunities. The central spaces are treated to be exclusively pedestrian with all vehicular access limited to the underground parkade. Consequently, the built form is conceived to enable safe and defining edge for this central pedestrian domain.

SUSTAINABILITY

The key solar passive design principles employed include:
East-West orientation provides an opportunity to trap desirable radiation from the South & enhancing the North light whereas eliminating any uncontrolled gain from East and West in summers by minimal openings.

High thermal mass materials are proposed to be used on the inside of the buildings to absorb winter solar gain and stabilize internal temperature during summer.

High insulation value to roof and walls to minimize uncontrolled heat loss/gain, and pelmet curtains on the windows to reduce heat loss in winter.

A combination of brick veneer and conventional walling with high insulation values will be used in order to increase internal thermal mass where needed. Where this is isn't required, timber-framed walling will be used because the materials have a lower embodied energy value and therefore a lower carbon footprint.

Low-e glazing is chosen throughout to regulate heat flow.

Lighting will be provided by a combination of LED downlights in the bedrooms and living areas (kitchen, dining living room, and activity room), and compact fluorescent globes in occasional use areas (bathroom, laundry, toilet, and hallway). Solar tubes help to 'daylight' internal areas such as walk-in robes to reduce the need for artificial lighting. Reversible ceiling fans will be installed in the bedrooms and living areas to provide downward cooling and upward circulation of warm air in winter.

High-efficiency showerheads and tap will be selected, and the low volume dual flush toilets possibly with integrated hand basins which use tap water to fill the cistern (subject to availability and affordability).

The landscaping also helps address a number of pressing urban sustainability issues including improved household energy efficiency through appropriate shading, habitat provision with following design decisions.

- **Environmental sustainability** The condo units are designed to reduce greenhouse gas emissions, save water and energy and reduce waste during construction and the Townhouse's lifetime.
- **Social sustainability / universal design** The condo units are designed to prevent injuries through built-in safety features. It will have security elements to reduce crime and improve the occupants' sense of security. Features will also be used to provide flexibility and comfort for people of varying abilities and at different life stages, including children and people with limited mobility.
- **Economic sustainability** The condoo units are designed keeping in mind to save money during construction and over the lifetime of the house. Careful planning avoids the need for major future renovations and reduces costs associated with energy use, water use, and maintenance.

CPTED

The Important CPTED principle is to create natural Surveillance with the placement of physical features, activities, and people in such a way as to maximize visibility. Natural Surveillance is designed to promote the Kind of Supervision exercised by people going about their everyday business. The townhouse Development has accomplished natural surveillance strategies by incorporating within the design:

Long open sightlines:
Landscaped areas, parking stalls (parkade), pedestrian Pathways are clearly visible.

Landscape placement supports open sightlines over, under and through the Vegetation.

Pedestrian pathway along the north side of the property area will be well marked with Landscaping curbing and Lighting.

The building is placed in East-west direction which enables the pedestrian pathways giving the sense of clear natural surveillance of all condo units with eyes on the street.

Activity support is the presence of activity planned for space. Activity support involves placing the activity where the individuals engaged in the activity will become part of the natural Surveillance system.

Amenity at the centre is connected with Pedestrian well-lit pathway.
The yards on north side should be Lit property and Pubic access to this to be restricted.
Use of Variety of Lighting Fixtures with different heights will eliminate shadowing and encourage positive people gathering at the units entry areas.

MATERIAL PALETTE

Roofing
Flat / sloped roof with torch on SBS membrane.

Exterior wall
Hardie cladding (Light Mist).
Hardie cladding (Iron Grey).
Hardie Panels (Arctic white / Iron Grey)
Metal siding (Acorn by Klassen)
Brick cladding (Burgundy blend smooth modular endicott)

Exterior soffit
Vented and stained Cedar soffit to match Charcoal black metal finished canopies.

Window glazing

High impact PVC mitred and quad, heat welded window system, C/W clear tempered low E surface glazing and argon filled air space. (Black)

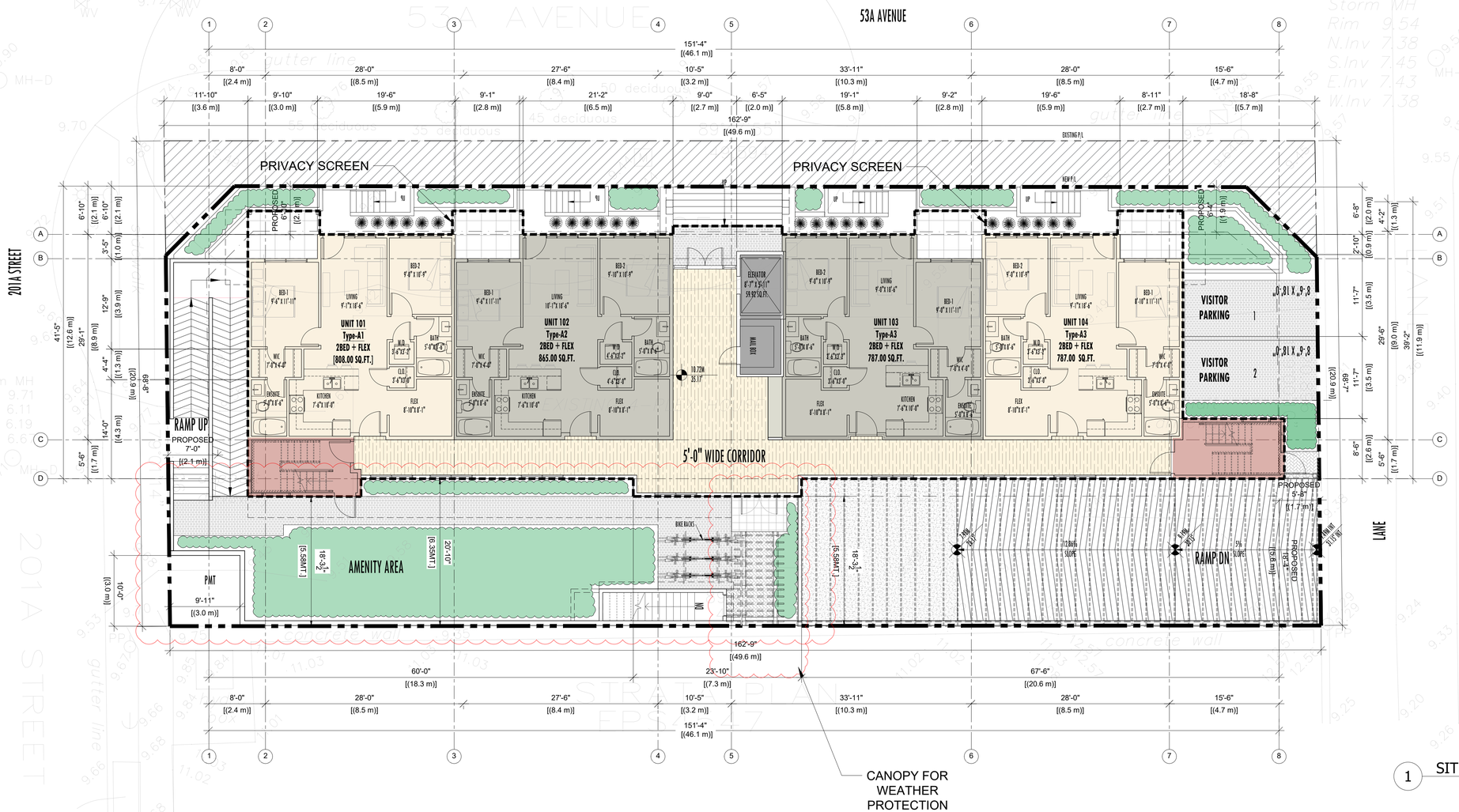
Conclusion

Overall the project is in response to the needs and requirements of the community with density, massing, form and character that are appropriate to its surroundings. The streetscape blends and at the same time projects its character to its surroundings while our attempt is to create more cohesive building form and style to help the masses struggling to afford these days.

PROPOSED 18 UNITS MULTI-FAMILY RESIDENTIAL DEVELOPMENT

20172 53A AVENUE LANGLEY, BC

FLAT ARCHITECTURE INC.



1 SITE PLAN

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

FLAT ARCHITECTURE INC

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
18 Unit Condominium Development
at 20172 -53 A Ave
Langley,BC
OWNER : VIPAN SHARMA

REV	DESCRIPTION	BY	DATE
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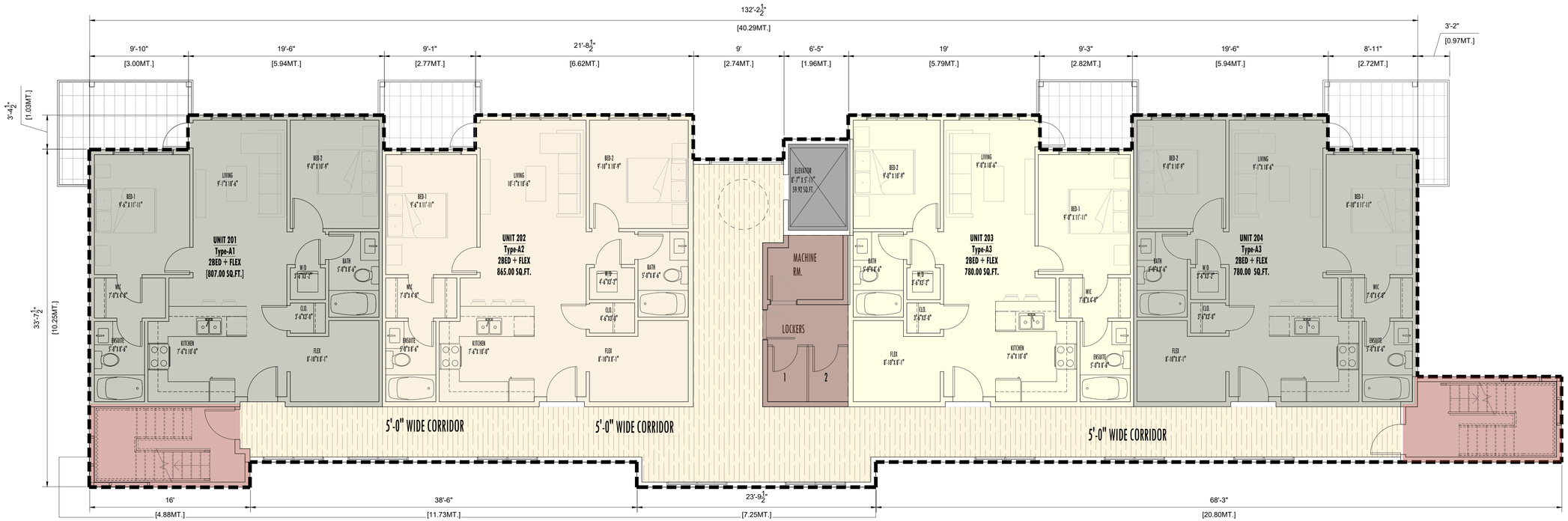
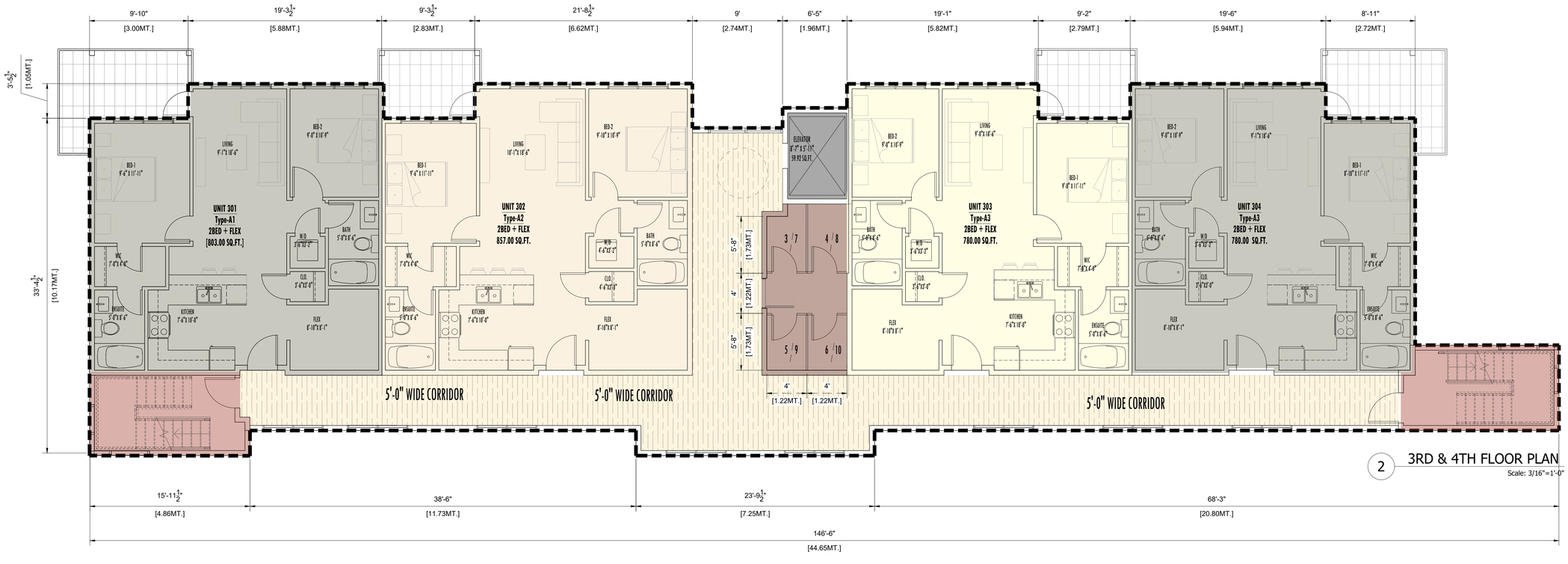


1 2ND FLOOR PLAN
Scale: 3/16"=1'-0"



2 3RD & 4TH FLOOR PLAN
Scale: 3/16"=1'-0"

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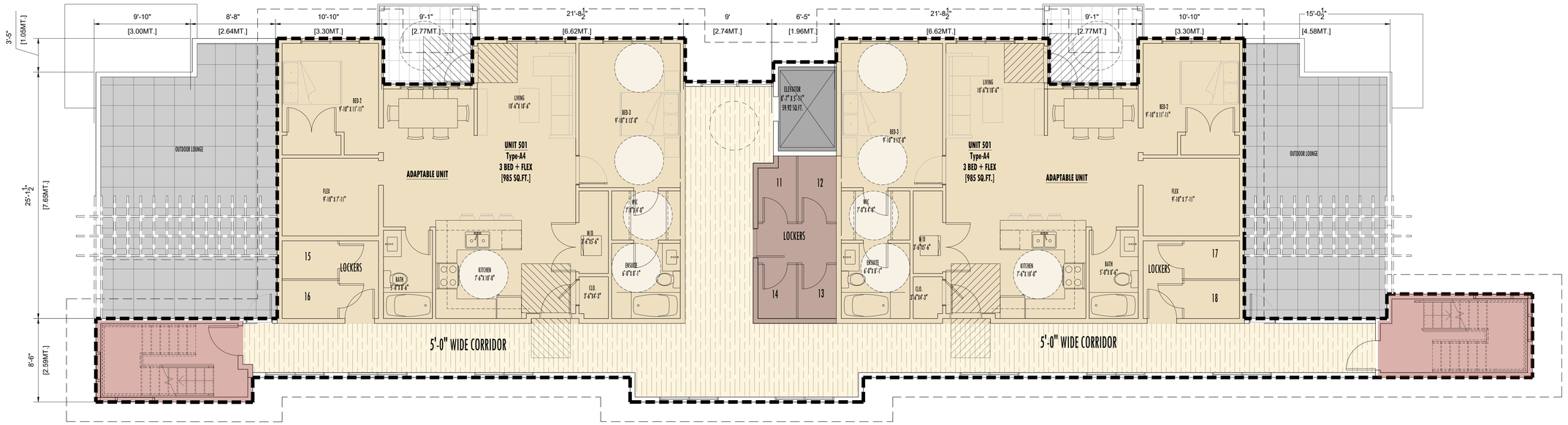
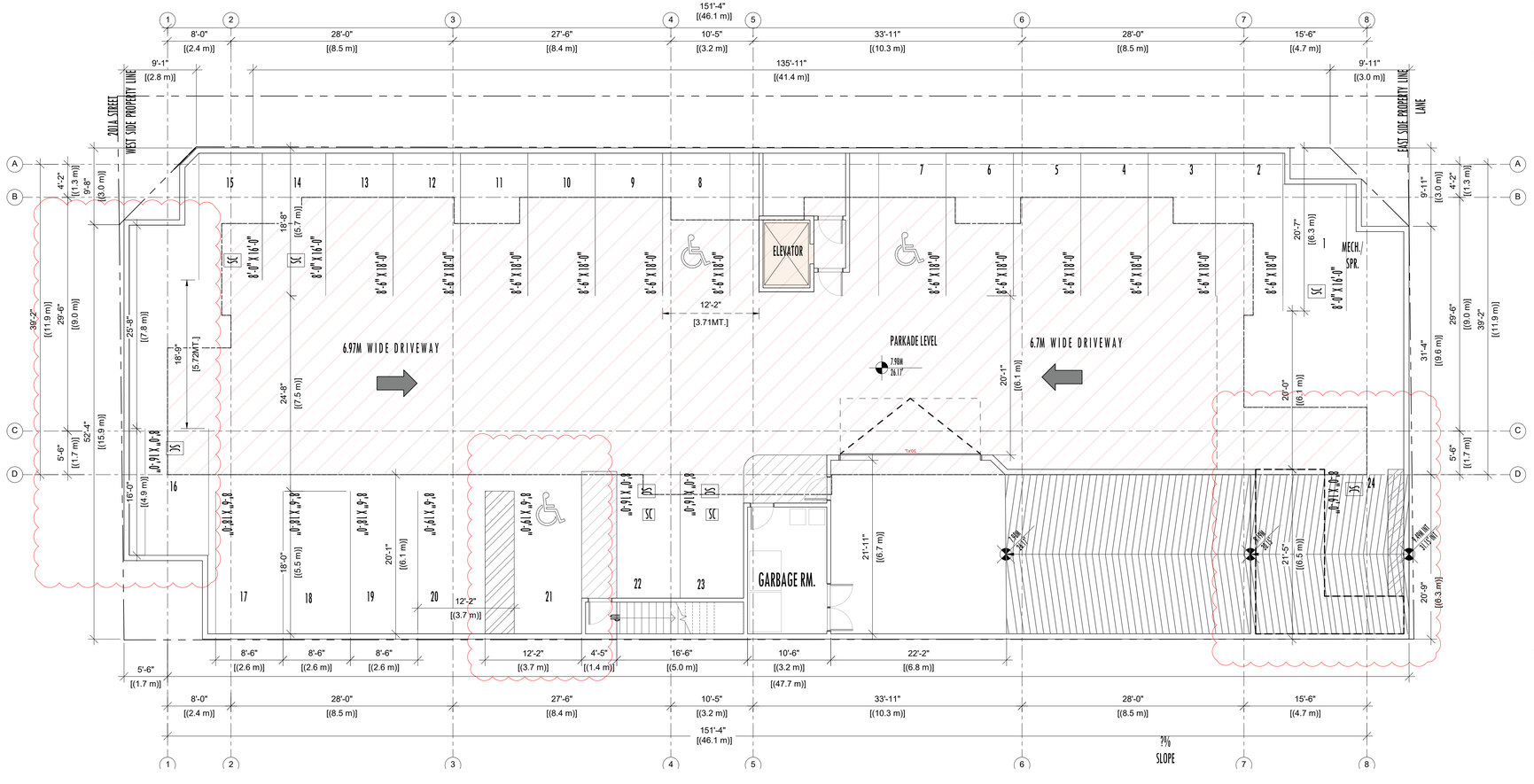


1 5TH FLOOR PLAN
Scale: 3/16"=1'-0"



2 BASEMENT PLAN
Scale: 1/8"=1'-0"

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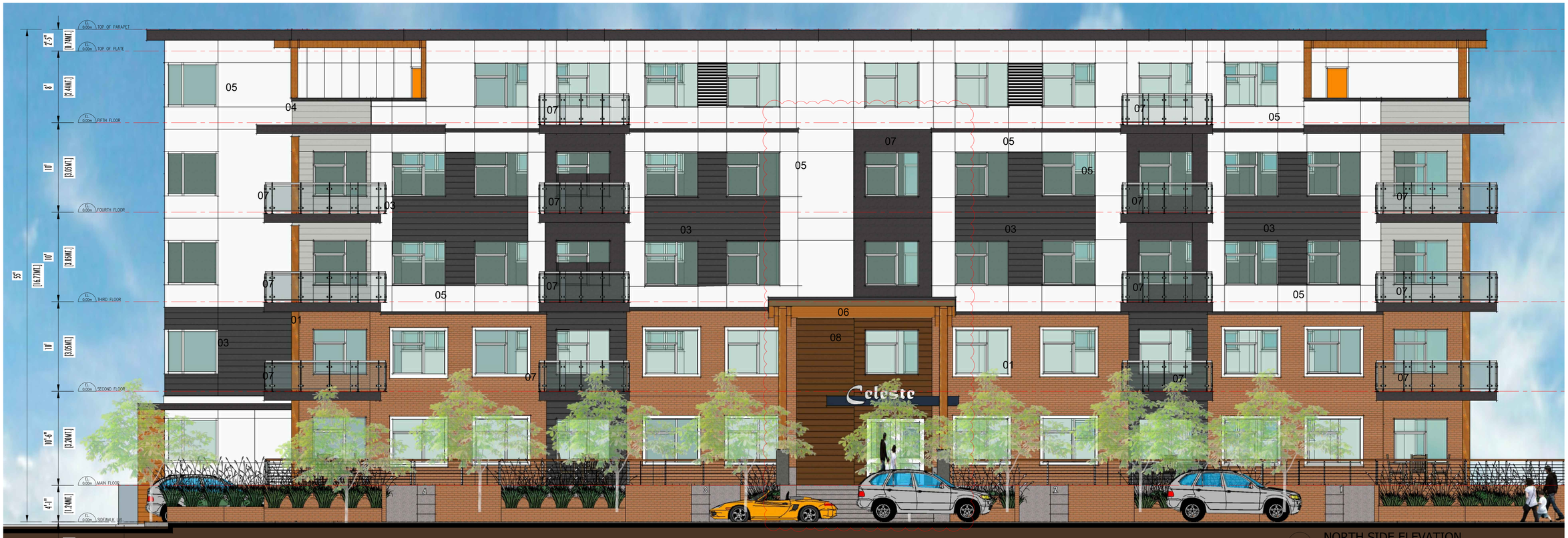

1 NORTH SIDE ELEVATION
Scale: 3/16"=1'-0"

2 SOUTH SIDE ELEVATION
Scale: 3/16"=1'-0"

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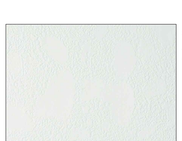
1. THIN BRICK
ENDICOTT BRICKS
"BURGENDY BLEND"

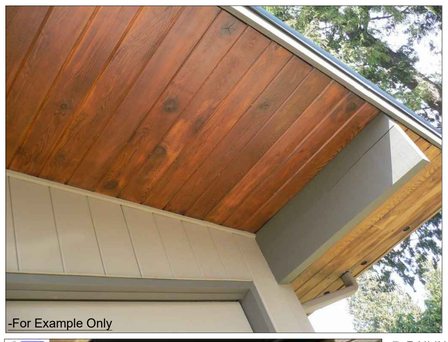
2. HARDIE PANEL
JAMES HARDIE
'IRON GREY'

3. HORIZONTAL SIDING
JAMES HARDIE HOR. SIDING
'IRON GREY'

4. HORIZONTAL SIDING
JAMES HARDIE HOR. SIDING
'LIGHT MIST'



5. HARDIE PANEL
JAMES HARDIE
'ARCTIC WHITE'



6. SOFFIT
CEDAR

-For Example Only

7. RAILING
GLASS

-For Example Only

8. METAL SIDING
KLASSEN
"ACORN"

1 WEST SIDE ELEVATION
Scale: 3/16"=1'-0"

2 EAST SIDE ELEVATION
Scale: 3/16"=1'-0"

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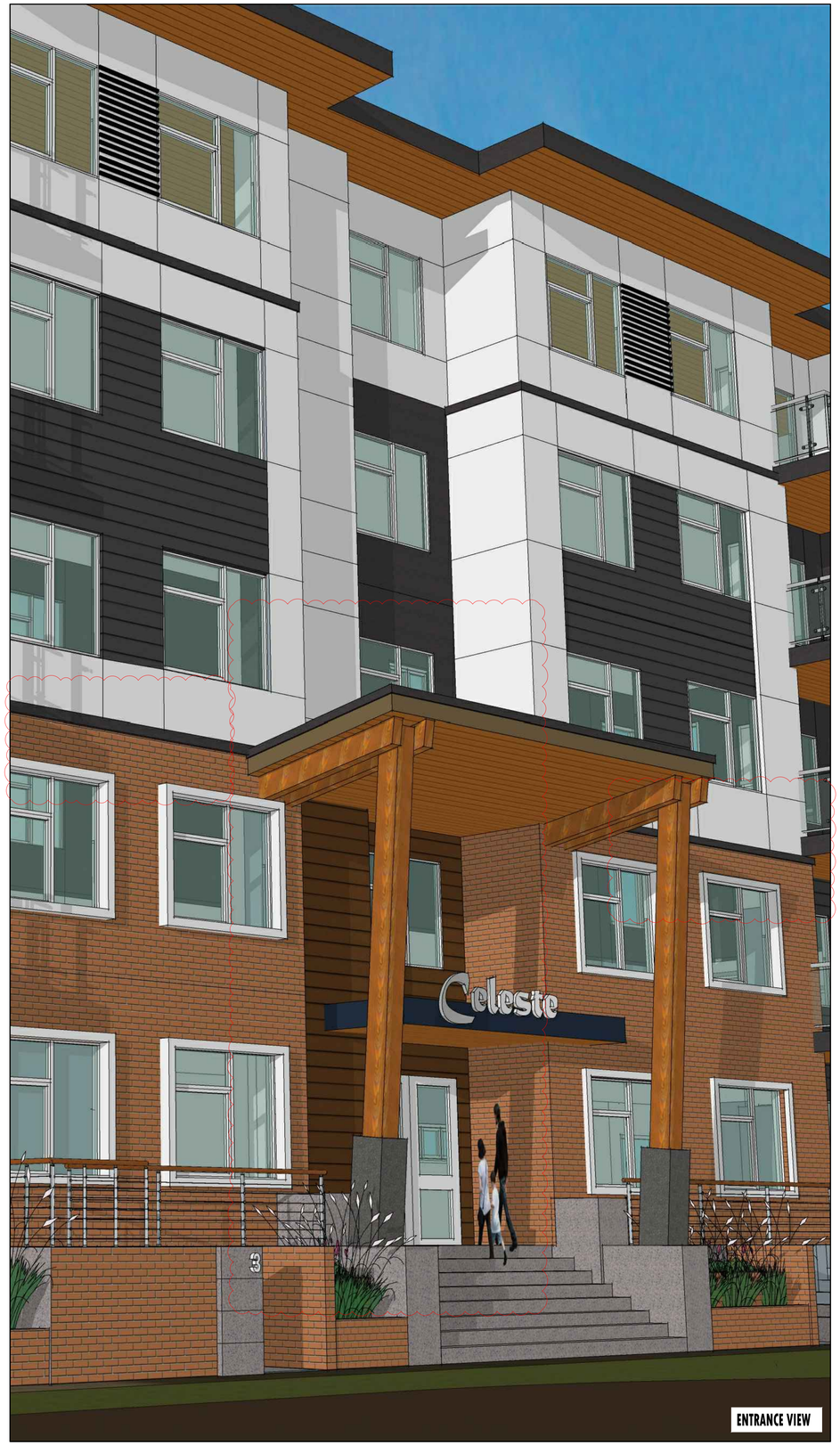

ENTRANCE VIEW

NORTH WEST SIDE VIEW

NORTH EAST SIDE VIEW

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ENTRANCE VIEW

NORTH WEST SIDE VIEW

NORTH EAST SIDE VIEW

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