



sheet schedule

SD0.01 COVER PAGE
SD1.01 PROJECT DATA
SD1.02 PROJECT DATA
SD1.03 CONTEXT & PRECEDENT IMAGES
SD1.04 DESIGN RATIONALE
SD1.05 RENDERINGS
SD1.06 STREETSCAPES
SD1.07 SURVEY PLAN
SD1.10 SITE PLAN
SD1.11 SITE LAYOUT PLAN
SD1.12 SHADOW STUDY
SD1.13 SHADOW STUDY
SD1.14 SECTIONS
SD1.20 3D MASSING PERSPECTIVES
SD2.01 UNIT PLANS

SD2.02 UNIT PLANS
SD3.01 P1 LEVEL PLAN
SD3.02 FLOOR PLANS
SD3.03 FLOOR PLANS
SD4.00 MATERIAL BOARD
SD4.01 BUILDING ELEVATIONS
SD4.02 BUILDING ELEVATIONS

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53A CENTRAL - MULTI-FAMILY

20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

COVER PAGE

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

21-05-26 REVISION #: 4
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-146



SD0.01

0.1.0 project data

PROJECT:	53A CENTRAL (MULTI-FAMILY RESIDENTIAL)
CURRENT ZONING:	RS1 - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	CD
CIVIC ADDRESS:	20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.
LEGAL DESCRIPTION:	LOTS 67, 68, 69 - DISTRICT LOT 305 GROUP 2 NW/4 PLAN 33503
VARIANCES APPLIED FOR:	1) MAX BUILDING HEIGHT ALLOWABLE: 4 STOREY, PROPOSED: 5 STOREY 2) MAX 80 UNITS/ACRE = 80 x 0.65 ACRES = 52 UNITS - PROPOSED 56 UNITS 3) REQUIRED SETBACKS: 7.5M, PROPOSED: 6.0M 4) RESIDENT PARKING CALCULATION FACTOR FROM 1.2 / DU FOR STUDIO/1BED/1 BED + STORAGE TO 1.0 / DU 5) VISITOR PARKING CALCULATION FACTOR FROM 0.2 / DU TO 0.15 / DU 6) VISITOR ACCESSIBLE STALL LENGTH FROM 5.8m (19ft) REQUIRED TO 5.5m (18ft) PROPOSED 7) INDOOR AMENITY SPACE FROM 2.3M2 PER DWELLING UNIT (56 UNITS X 2.3M2 = 128.8M2) TO 56 UNITS X 2.18M2 = 122.28M2 8) RESIDENT SMALL CAR PERCENTAGE: 42%, (1 EXTRA STALL)
BYLAW EXEMPTIONS:	PROJECTIONS INTO YARDS: - EAVES AND GUTTERS, CORNICES, SILLS, BAY WINDOWS, SUN SHADES, CHIMNEYS, STEPS OR OTHER SIMILAR FEATURES PROVIDED THAT SUCH PROJECTIONS DO NOT EXCEED 1.0M (3.25 FT) - STEPS, ABORS AND TRELLISES, FISH PONDS, ORNAMENTS, FLAG POLES OR SIMILAR LANDSCAPING FEATURES, UNCOVERED PATIOS OR TERRACES. - SWIMMING POOLS SHALL NOT PROJECT INTO THE FRONT YARD SETBACK AREAS 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
BUILDING AREA DEFINITION (BCBC 2018):	
ALLOWABLE LOT COVERAGE (ZONING):	40%
REQUIRED SETBACKS (ZONING):	7.5M
FSR DEFINITION (ZONING):	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
ALLOWABLE FSR (ZONING):	80 UNITS/ACRE = 80 x 0.65 ACRES = 52 UNITS - PROPOSED 56 UNITS
GROSS FLOOR AREA DEFINITION (ZONING):	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
PROPOSED GRADE DEFINITION (ZONING):	THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL BE TAKEN TO 5.0M INTERVALS ALONG THE EXTERIOR BUILDING WALLS AT RIGHT ANGLES TO THE WALLS, EXCLUDING DRIVEWAYS, STAIRS AND RAMPS.
FINISHED GRADE DEFINITION (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.
FIRST STOREY DEFINITION (ZONING):	THE UPPERMOST STOREY HAVING ITS FLOOR ELEVATION NOT MORE THAN 2.0M ABOVE THE FINISHED GRADE, AND SHALL NOT BE MORE THAN 2.5M ABOVE THE CROWN OF THE ROAD ADJACENT TO THE PROPERTY.
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY, WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STOREY TO THE UPPER MOST STOREY.
BUILDING CODE SUMMARY	1) GROUP F3 STORAGE GARAGE (PARKADE) 3.2.2.80 ANY AREA, ANY HEIGHT, SPRINKLERED, NON-COMBUSTIBLE CONSTRUCTION WITH FT RATED SLAB UNDER 3.2.1.2 STORAGE GARAGE CONSIDERED AS A SEPARATE BUILDING. 2) GROUP C RESIDENTIAL 3.2.2.50 UP TO 6 STOREYS, SPRINKLERED, CONMPUSTABLE OR NON-COMBUSTIBLE CONSTRUCTION, MAX AREA 1,800M2 AT 5 STOREY BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	4 STOREYS (ZONING) / 6 STOREYS (BCBC 3.2.2.50)
LOWEST AVERAGE GRADE (BCBC 2018):	11.45m
PROPOSED BUILDING HEIGHT (BCBC 2018):	5 STOREYS
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m [BCBC 2018, GROUP C 3.2.2.50 (1)(c), PROPOSED - 12.23m
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25m [BCBC 2018, GROUP C 3.2.2.50 (2)(c), PROPOSED - 17.34m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m [BCBC 2018 3.2.5.6(2)] PROPOSED - 14.05m
REQUIRED AMENITY SPACE (ZONING):	INDOOR AMENITY SPACE IN THE AMOUNT OF 2.3 SM (24.74 SF) PER DWELLING UNIT FOR ALL BUILDINGS CONTAINING MORE THAN 20 UNITS REQUIRED: 56 UNITS x 2.3 SM = 128.8 SM (1386 SF)
GROSS SITE AREA:	28,323.03 S.F. (2,631 S.M.) (0.65 ACRES)
NET SITE AREA (AFTER ROAD DEDICATIONS):	26,030.60 S.F. (2,418 S.M.) (0.60 ACRES)
PROPOSED LOT COVERAGE:	9,166 S.F. / 28,323.03 S.F. = 32%
PROPOSED BUILDING AREA:	9,166 S.F. (852 S.M.)
PROPOSED GROSS FLOOR AREA (NOT INCL. PARKADE):	45,829 S.F. (4,458 S.M.)
PROPOSED GROSS FLOOR AREA (PARKADE ONLY):	20,915 S.F. (1,943 S.M.)
EFFICIENCY:	38,325 S.F. / 45,827 S.F. = 83.6%
PROPOSED FSR:	45,829 S.F. / 28,323.03 S.F. = 1.6
PROPOSED SETBACKS:	6.0M
PROPOSED INDOOR AMENITY SPACE:	122 SM (1,316 SF)
PROPOSED OUTDOOR AMENITY SPACE:	342 SM (3,685 SF)

0.2.0 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
1ST LEVEL				
CIRCULATION	1386 SF	128.72 m ²	3.0%	
INDOOR AMENITY	1316 SF	122.30 m ²	2.9%	
RESIDENTIAL	5600 SF	520.30 m ²	12.2%	
SERVICE ROOMS/SHAFTS	59 SF	5.46 m ²	0.1%	
STORAGE	803 SF	74.56 m ²	1.8%	
	9164 SF	851.34 m²	20.0%	
2ND LEVEL				
CIRCULATION	941 SF	87.41 m ²	2.1%	
RESIDENTIAL	8166 SF	758.62 m ²	17.8%	
SERVICE ROOMS/SHAFTS	59 SF	5.51 m ²	0.1%	
	9166 SF	851.54 m²	20.0%	
3RD LEVEL				
CIRCULATION	920 SF	85.50 m ²	2.0%	
RESIDENTIAL	8186 SF	760.53 m ²	17.9%	
SERVICE ROOMS/SHAFTS	59 SF	5.51 m ²	0.1%	
	9166 SF	851.54 m²	20.0%	
4TH LEVEL				
CIRCULATION	920 SF	85.50 m ²	2.0%	
RESIDENTIAL	8186 SF	760.53 m ²	17.9%	
SERVICE ROOMS/SHAFTS	59 SF	5.51 m ²	0.1%	
	9166 SF	851.54 m²	20.0%	
5TH LEVEL				
CIRCULATION	919 SF	85.39 m ²	2.0%	
RESIDENTIAL	8187 SF	760.64 m ²	17.9%	
SERVICE ROOMS/SHAFTS	59 SF	5.51 m ²	0.1%	
	9166 SF	851.54 m²	20.0%	
AREA GRAND TOTAL	45827 SF	4257.49 m²	100.0%	

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	22	39.3%	
1 BED + FLEX	4	7.1%	
1 BED + FLEX (ADAPTABLE)	4	7.1%	
2 BED + STORAGE	20	35.7%	
STUDIO	2	3.6%	
STUDIO + STORAGE	4	7.1%	
TOTAL UNITS: 56		100.0%	

0.4.0 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT A	STUDIO + STORAGE	4	482 SF	45 m ²	1926 SF	178.94 m ²
UNIT A: 4					1926 SF	178.94 m ²
UNIT A1	STUDIO	1	458 SF	43 m ²	458 SF	42.53 m ²
UNIT A1: 1					458 SF	42.53 m ²
UNIT A2	STUDIO	1	452 SF	42 m ²	452 SF	42.03 m ²
UNIT A2: 1					452 SF	42.03 m ²
UNIT B	1 BED	4	565 SF	53 m ²	2261 SF	210.07 m ²
UNIT B	1 BED	9	566 SF	53 m ²	5093 SF	473.18 m ²
UNIT B: 13					7354 SF	683.25 m ²
UNIT B1	1 BED + FLEX	2	662 SF	61 m ²	1323 SF	122.93 m ²
UNIT B1: 2					1323 SF	122.93 m ²
UNIT B2	1 BED + FLEX (ADAPTABLE)	4	672 SF	62 m ²	2690 SF	249.87 m ²
UNIT B2: 4					2690 SF	249.87 m ²
UNIT B3	1 BED	4	543 SF	50 m ²	2171 SF	201.67 m ²
UNIT B3	1 BED	5	547 SF	51 m ²	2737 SF	254.24 m ²
UNIT B3: 9					4907 SF	455.91 m ²
UNIT B4	1 BED + FLEX	2	673 SF	63 m ²	1346 SF	125.04 m ²
UNIT B4: 2					1346 SF	125.04 m ²
UNIT C	2 BED + STORAGE	10	892 SF	83 m ²	8920 SF	828.67 m ²
UNIT C	2 BED + STORAGE	6	894 SF	83 m ²	5367 SF	498.58 m ²
UNIT C	2 BED + STORAGE	2	895 SF	83 m ²	1790 SF	166.28 m ²
UNIT C	2 BED + STORAGE	2	897 SF	83 m ²	1793 SF	166.58 m ²
UNIT C: 20					17869 SF	1660.12 m ²
UNIT TOTALS: 56					38326 SF	3560.62 m ²

0.5.0 parking / storage requirements

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS / S.F.	FACTOR	TOTAL
STUDIO / 1 BED / 1 BED + STORAGE	36	*1.2	44
2 BED + STORAGE	20	*1.3	26
TOTAL:			70
ACCESSIBLE		5% OF TOTAL	3
SMALL CAR ALLOWABLE		40% OF TOTAL	28
VISITOR	56	*0.2	12
TOTAL:			12
ACCESSIBLE		5% OF TOTAL	1
SMALL CAR ALLOWABLE		40% OF TOTAL	5
BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS/BLDG/S.F.	FACTOR	TOTAL
TENANT (UNIT)	56	*0.5	28
- VERTICAL STALLS ALLOWABLE		40% OF REQUIRED	11
VISITOR (BLDG)	1	*6	6
STORAGE LOCKERS REQUIRED (BYLAW REQUIREMENT)	UNITS/BLDG/S.F.	FACTOR	TOTAL
TENANT (UNIT)	56	1	56
TOTAL:			56

0.5.1 parking / storage proposed

VEHICLE PARKING STALLS PROPOSED	UNITS / S.F.	FACTOR	TOTAL
STUDIO / 1 BED / 1 BED + STORAGE	36	*1.0	36
2 BED + STORAGE	20	*1.3	26
RESIDENT TOTAL:			62
ACCESSIBLE		5% OF TOTAL	3
SMALL CAR		42% OF TOTAL	26
ELECTRIC CHARGING (REMAINDER OF PARKADE STALLS TO BE "ROUGH-IN ONLY")		3	3
VISITOR TOTAL:	56	*0.15	9
ACCESSIBLE		5% OF TOTAL	1
SMALL CAR		0% OF TOTAL	0
STORAGE/BICYCLE LOCKERS PROPOSED			
PARKADE			13
1ST FLOOR			20
SUITE			25
TOTAL:			58



the L.C. - keystone



the henley - keystone

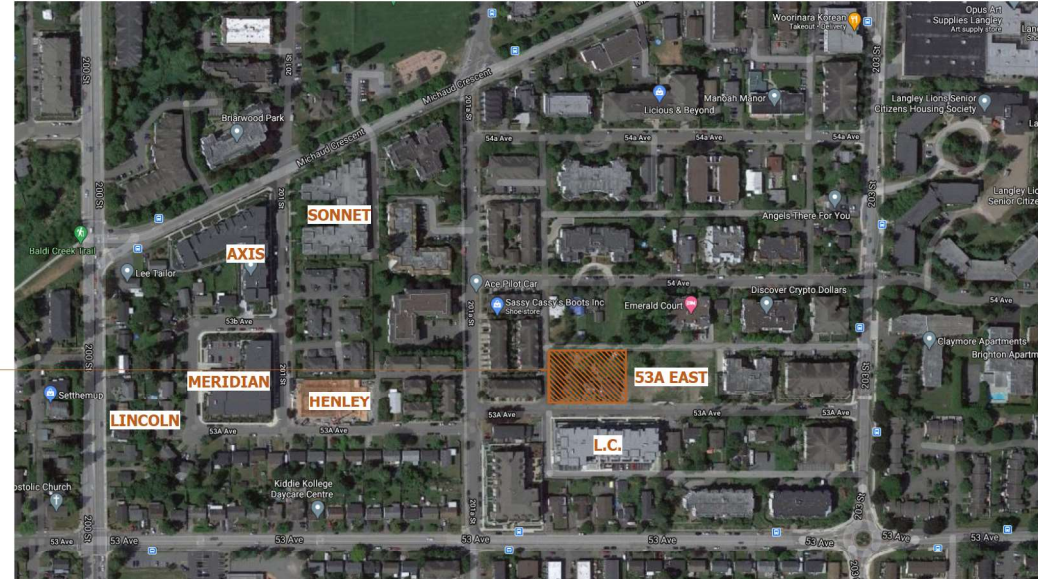


meridian - keystone

Location

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

53A central development location



keystone project map



53A east - keystone



53A CENTRAL - MULTI-FAMILY

20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

CONTEXT & PRECEDENT IMAGES

SCALE: N.T.S.



RE-ISSUED FOR DEVELOPMENT PERMIT

21-05-26 REVISION #: 4
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SD1.03

design rationale

project description

THE SITING AND MASSING OF THE BUILDING IS POSITIONED ALONG THE STREET FITTING IN WITH THE EXISTING NEIGHBOURHOOD CONTEXT BY MEANS OF A DISTINCTIVE AND PROMINENT RAISED ENTRY, AND FLAT RAISED PROJECTIONS IN ORDER TO REDUCE SCALE. THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS. LIKE DEVELOPMENTS, THE OUTDOOR AMENITY SPACES ARE STRATEGICALLY POSITIONED AT THE NORTHWEST CORNER OF THE SITE SO AS TO RECEIVE AFTERNOON/EVENING SUN WHEN THE SPACE WILL MOST COMMONLY BE UTILIZED. THE FACADE IS RHYTHMICALLY DIVIDED UP AND MASSED VERTICALLY AND HORIZONTALLY IN SUCH A WAY TO CREATE A SENSE OF INDIVIDUALITY, WITH A GROUP FLOOR LEVEL SCALED TO ALLOW A STREET-FRIENDLY AND INVITING CONNECTION WITH THE STREET FACE.

THE EXPOSED PARKADE PROTRUSIONS ALONG THE STREET ARE SURFACE TREATED WITH BRICK VENEER IN A STEPPED FASHION 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 ACCENTS, BLUE, WHITE, AND RED BRICK TONES 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 FACADE. 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 REAR COURTYARD ENTRIES, AND ALSO ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM WITH ENHANCES 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.

environmental sustainability

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, OPEN GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS. ALSO INCLUDED ARE NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS. STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLE BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXTERIOR PARKING AND MAXIMIZING DENSITY.

crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTD) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE REAR AND SIDE YARDS AND PARKADE LEVEL BY MEANS 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.



sw corner along 53A avenue



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53A CENTRAL - MULTI-FAMILY

20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

DESIGN RATIONALE

SCALE: N.T.S.

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21-05-26 REVISION #: 4
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SD1.04



front entrance view



north elevation view



53A CENTRAL - MULTI-FAMILY
20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

RENDERINGS
SCALE: N.T.S.

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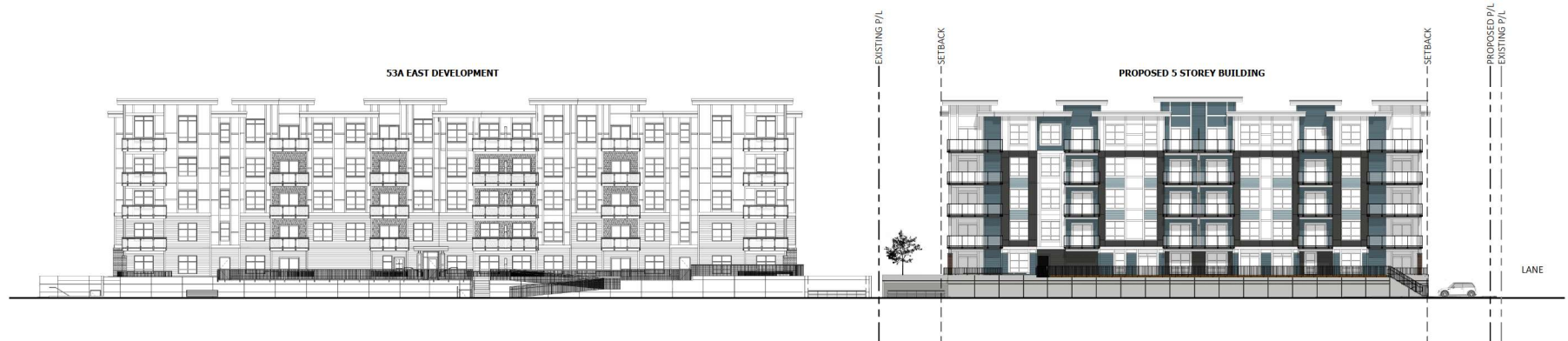


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53a avenue streetscape

1/16" = 1'-0"



rear lane streetscape

1/16" = 1'-0"



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53A CENTRAL - MULTI-FAMILY

20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

STREETSCAPES

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

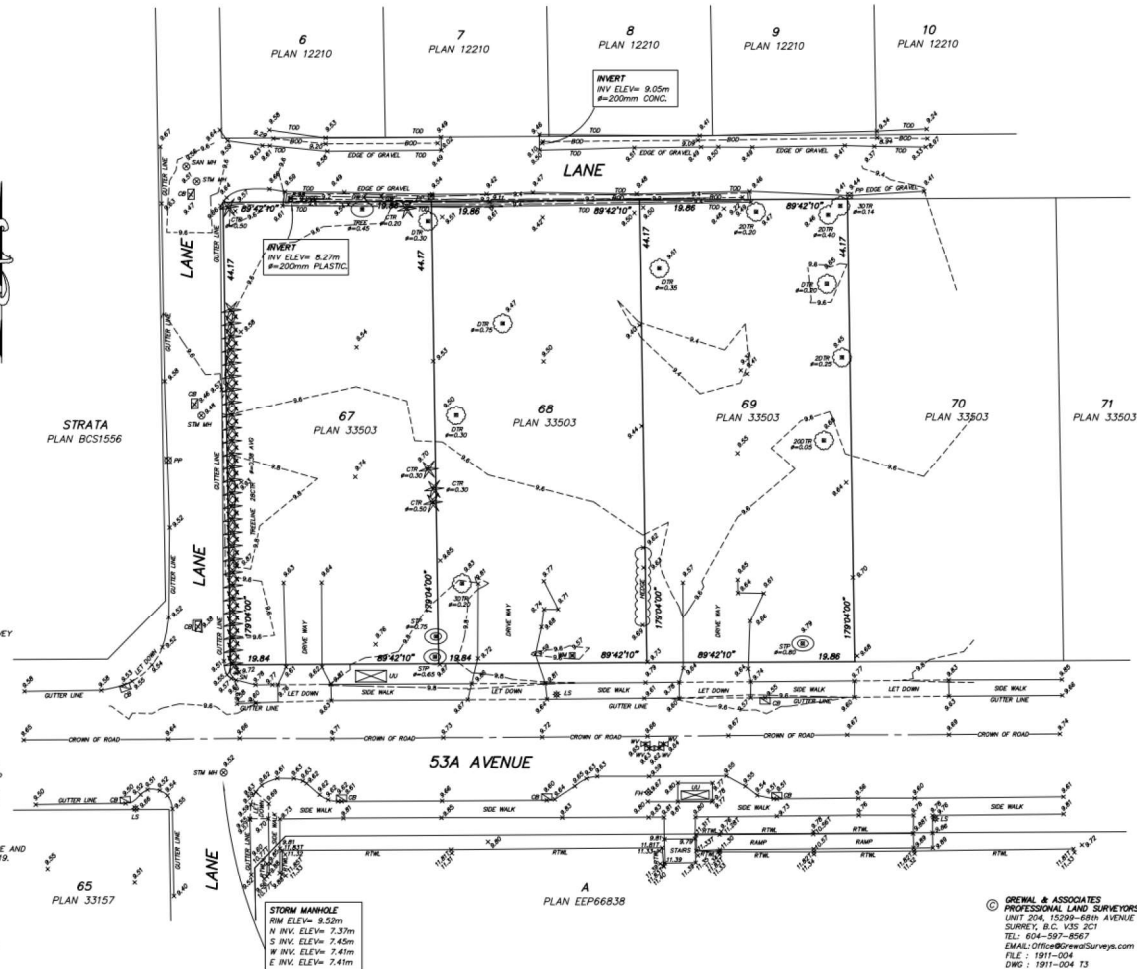
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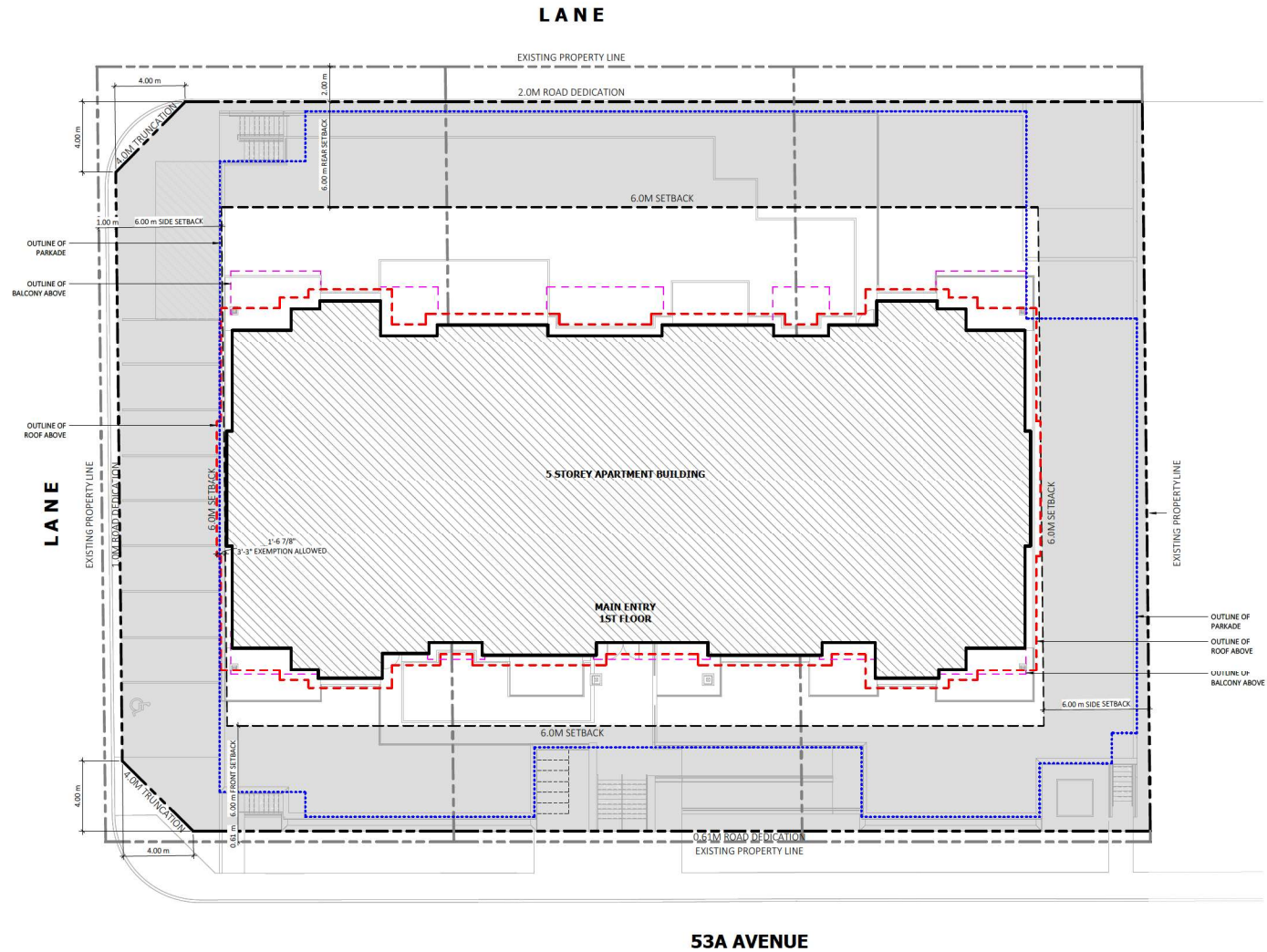


SD1.06

B.C.L.S.







site layout plan
1" = 10'-0"



53A CENTRAL - MULTI-FAMILY
20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

SITE LAYOUT PLAN
SCALE: 1" = 10'-0"



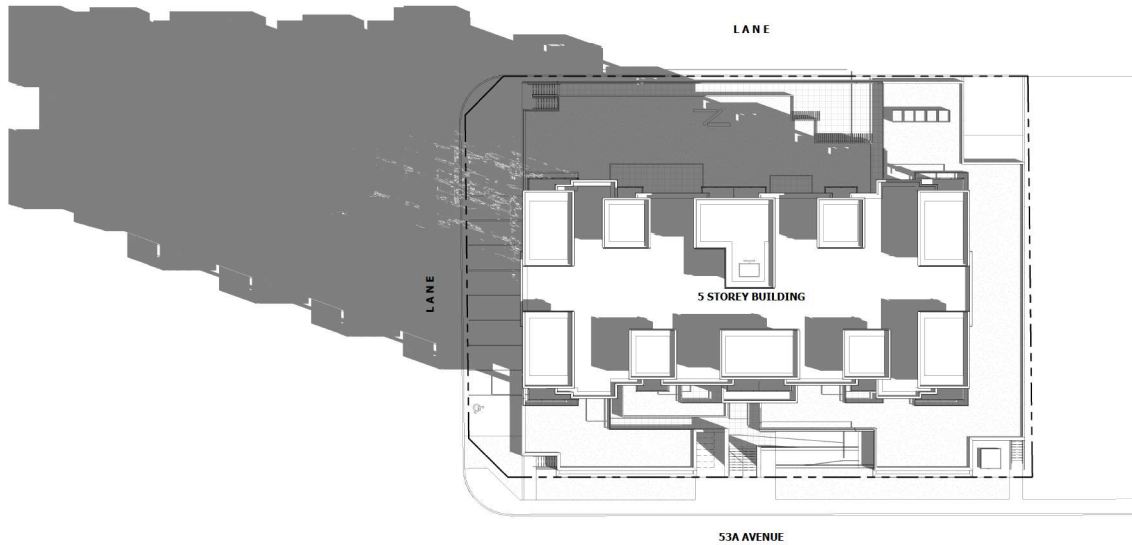
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SD1.11



march 21 - 12pm
1" = 20'-0"



march 21 - 9am
1" = 20'-0"



march 21 - 3pm
1" = 20'-0"



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53A CENTRAL - MULTI-FAMILY

20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

SHADOW STUDY

SCALE: 1" = 20'-0"



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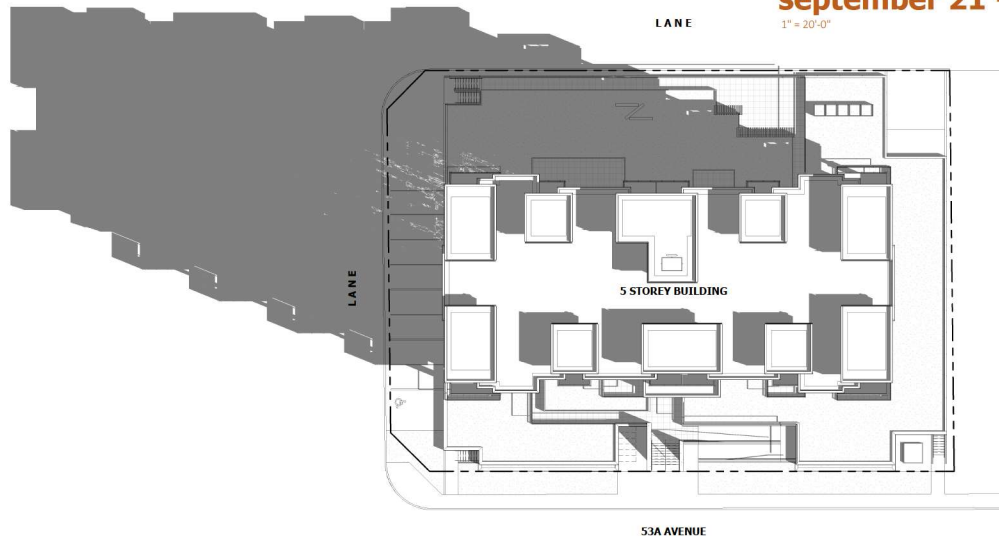
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CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-146



SD1.12



september 21 - 12pm
1" = 20'-0"



september 21 - 9am
1" = 20'-0"



september 21 - 3pm
1" = 20'-0"



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53A CENTRAL - MULTI-FAMILY

20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

SHADOW STUDY

SCALE: 1" = 20'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

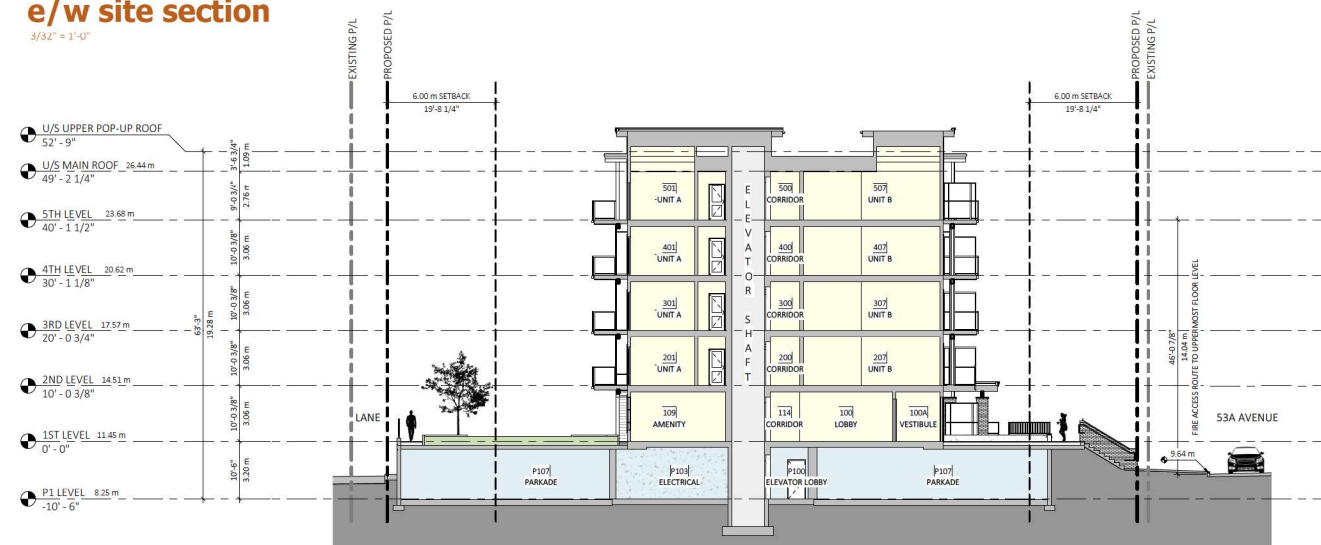
21-05-26 REVISION #: 4
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SD1.13



e/w site section
3/32" = 1'-0"



n/s site section
3/32" = 1'-0"



south west



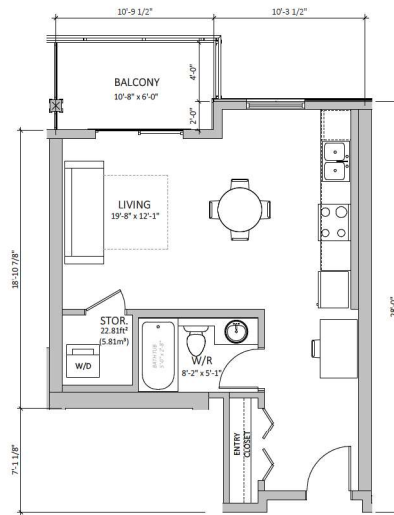
north west



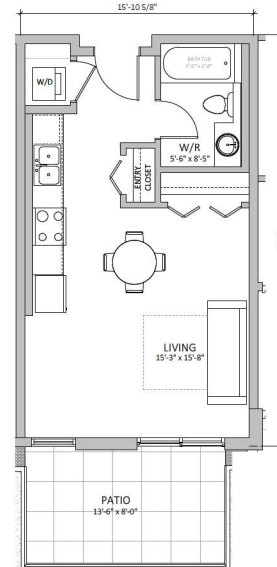
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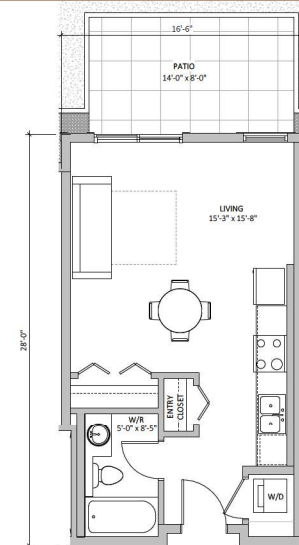
north east



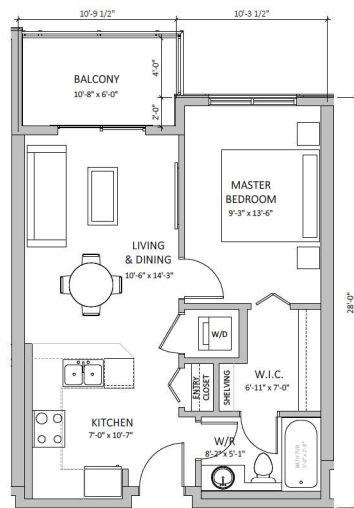
unit A 482 SF STUDIO + STORAGE
UNIT COUNT: 4
LEVEL 2-5
1/4" = 1'-0"



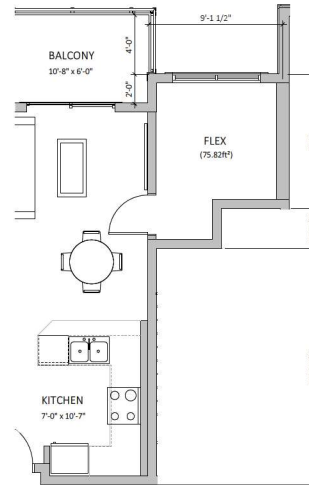
unit A1 458 SF STUDIO
UNIT COUNT: 1
LEVEL 1
1/4" = 1'-0"



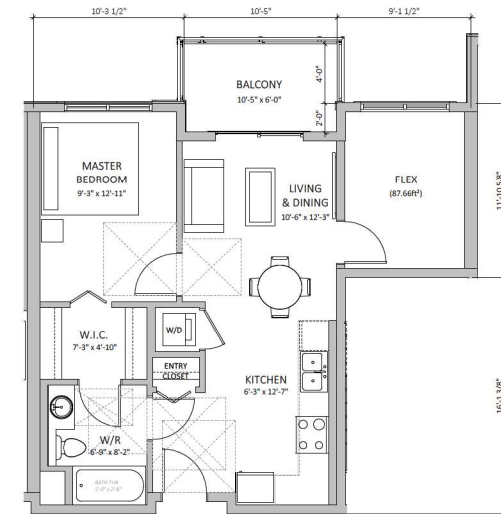
unit A2 452 SF STUDIO
UNIT COUNT: 1
LEVEL 1
1/4" = 1'-0"



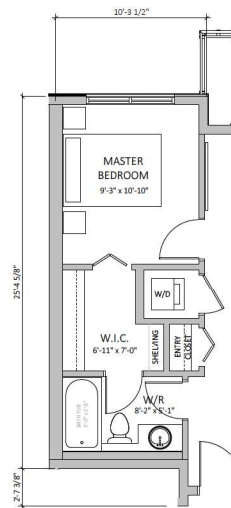
unit B 566 SF 1 BED
UNIT COUNT: 13
LEVEL 1-5
1/4" = 1'-0"



unit B1 LAYOUT IDENTICAL TO UNIT B
EXCEPT AREA SHOWN
662 SF 1 BED + FLEX
UNIT COUNT: 2
LEVEL 2
1/4" = 1'-0"



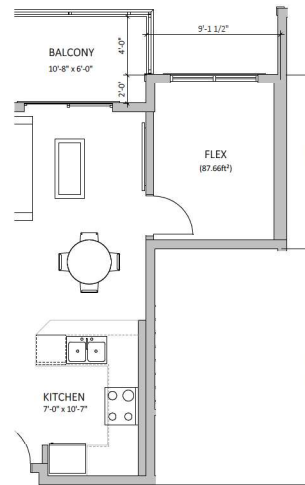
unit B2 LAYOUT IDENTICAL TO UNIT B
EXCEPT AREA SHOWN
672 SF 1 BED + FLEX (ADAPTABLE)
UNIT COUNT: 4
LEVEL 3-4
1/4" = 1'-0"



unit B3

1/4" = 1'-0"

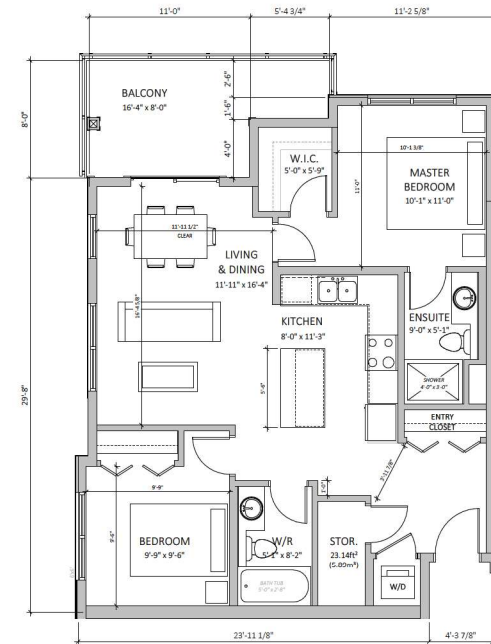
LAYOUT IDENTICAL TO UNIT B
EXCEPT AREA SHOWN
547 SF 1 BED
UNIT COUNT: 9
LEVEL 1-5



unit B4

1/4" = 1'-0"

LAYOUT IDENTICAL TO UNIT B
EXCEPT AREA SHOWN
673 SF 1 BED + FLEX
UNIT COUNT: 2
LEVEL 5



unit C

1/4" = 1'-0"

892 SF 2 BED + STORAGE
UNIT COUNT: 20
LEVEL 1-5



keystonearch.ca

53A CENTRAL - MULTI-FAMILY

20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

UNIT PLANS

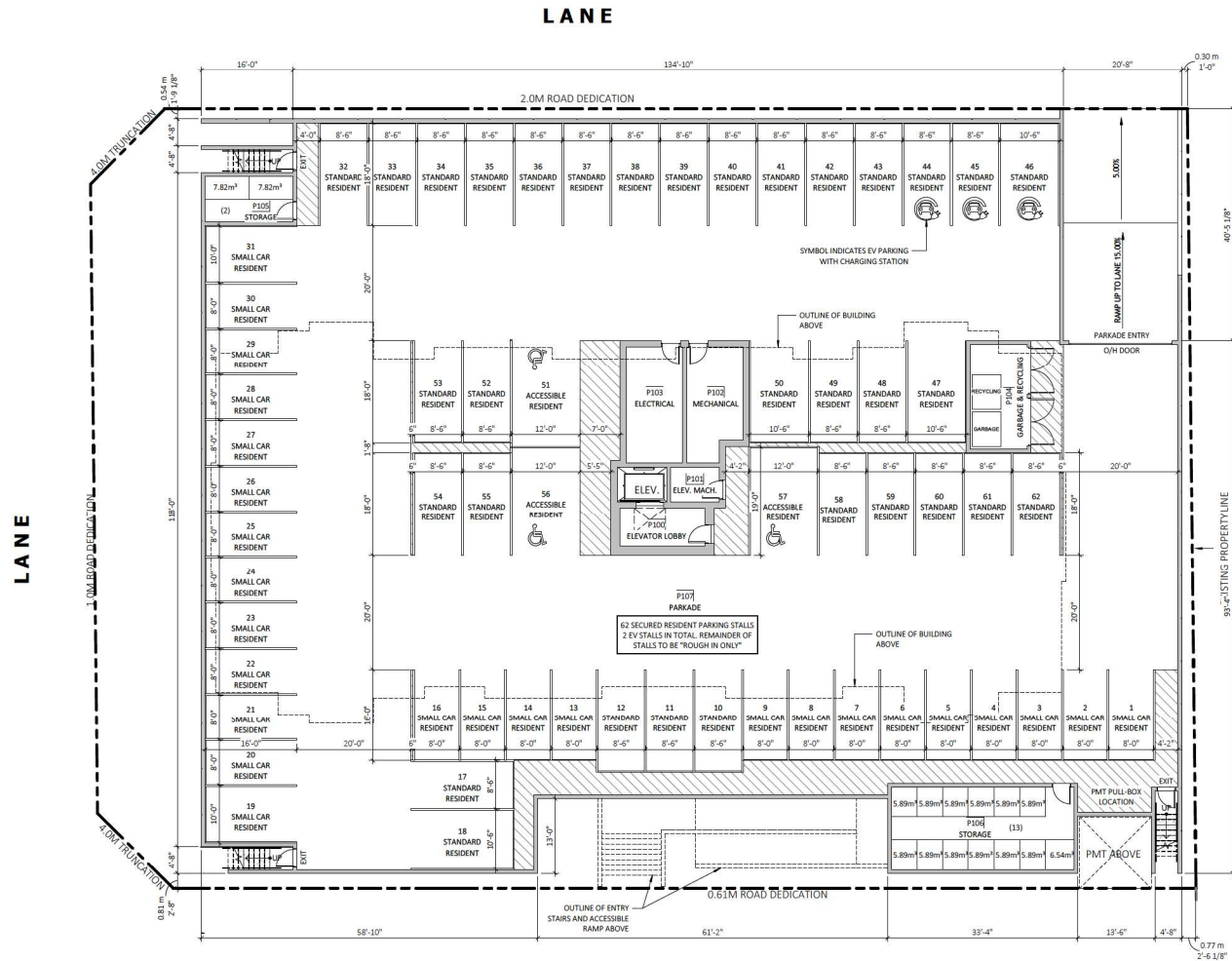
SCALE: 1/4" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

21-05-26 REVISION #: 4
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-146



SD2.02



p1 level
1" = 10'-0"

53A AVENUE



53A CENTRAL - MULTI-FAMILY
20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

P1 LEVEL PLAN
SCALE: 1" = 10'-0"

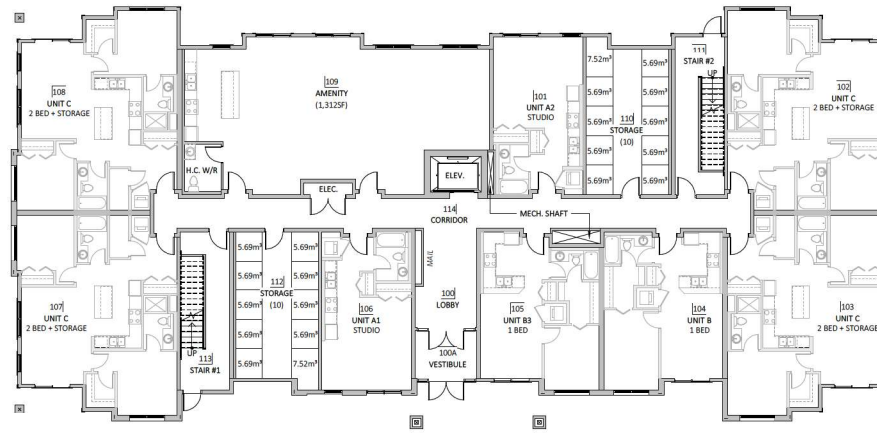


RE-ISSUED FOR DEVELOPMENT PERMIT

21-05-26 REVISION #: 4
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-146

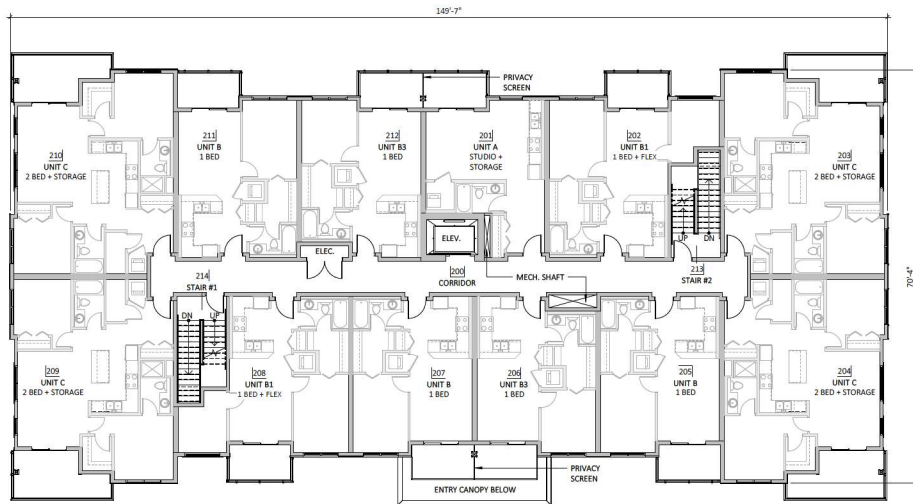


SD3.01



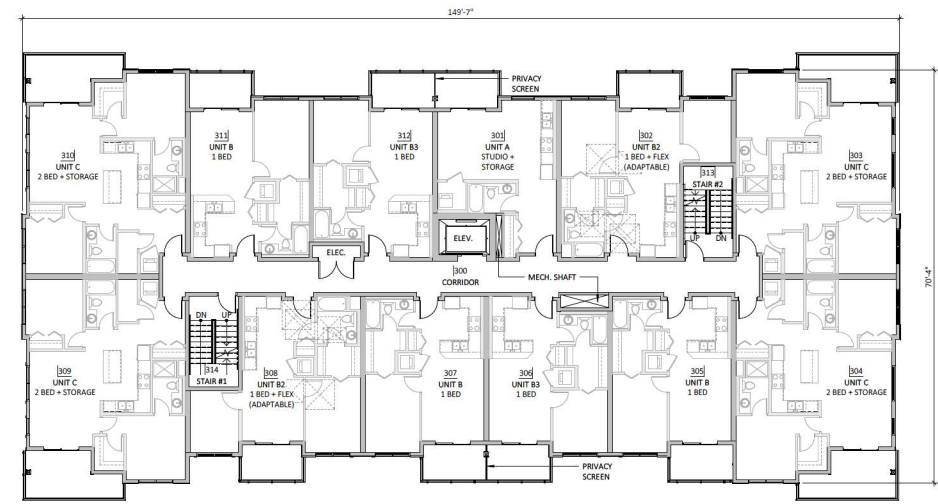
1st floor
1" = 10'-0"





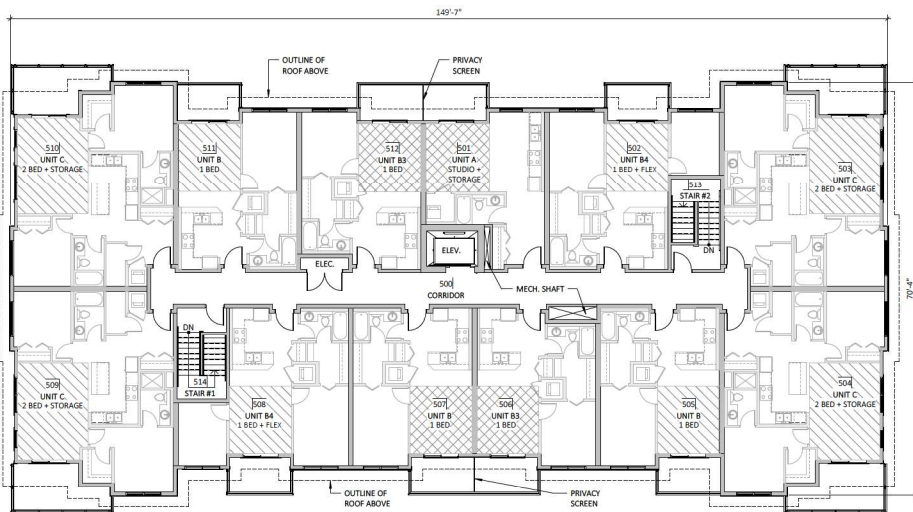
2nd floor

1" = 10'-0"



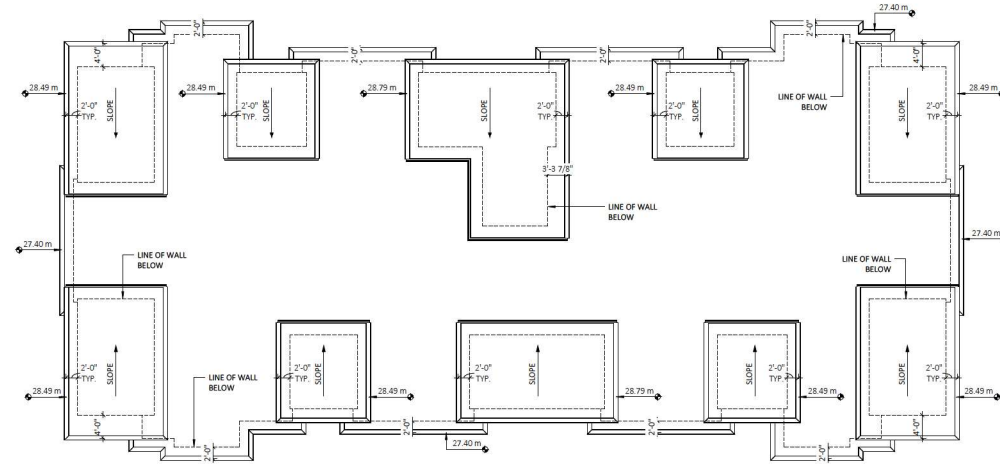
3rd-4th floor

1" = 10'-0"



5th floor

1" = 10'-0"



roof plan

1" = 10'-0"



south elevation

3/32" = 1'-0"



1. cement board



2. cement board



3. cement board



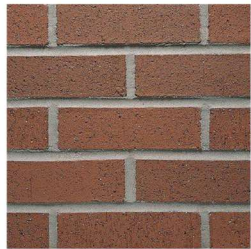
4. horizontal lap



5. horizontal lap



6. horizontal lap



7/8. manufactured brick veneer

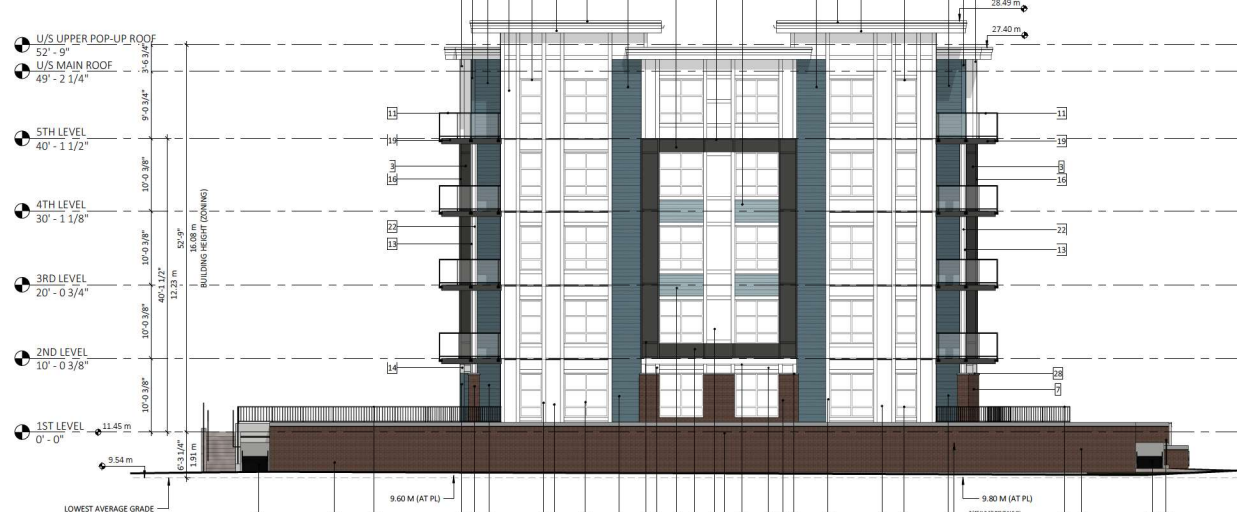
material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
- 2 CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: 'EVENING BLUE'
- 3 CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: 'IRON GRAY'
- 4 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: 'ROOFTOP BLUE'
- 5 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: 'EVENING BLUE'
- 6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: 'IRON GRAY'
- 7 MANUFACTURED BRICK VENEER (FACE BRICK - 80mmx64mmx130mm):
- 'MUTUAL MATERIALS', COLOUR: 'BURGUNDY', TEXTURE: 'SMOOTH', MORTAR COLOUR: MEDIUM GRAY
- 8 MANUFACTURED BRICK VENEER (SLIM BRICK - 13mmx64mmx130mm):
- 'MUTUAL MATERIALS', COLOUR: 'BURGUNDY', TEXTURE: 'SMOOTH', MORTAR COLOUR: MEDIUM GRAY
- 9 WINDOW VINYL:
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 10 SLIDING PATIO DOOR VINYL:
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 11 ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
- 12 ALUMINUM/GLASS DECK PRIVACY SCREEN:
- COLOUR: 'BLACK' W/ FROSTED GLASS
- 13 HARDIE BATTEN BOARDS (SMOOTH - 0.75"x2.5"):
- COLOUR: 'TO MATCH JAMES HARDIE ARCTIC WHITE'
- 14 HARDIE TRIM (SMOOTH - 1"x5.5"):
- COLOUR: 'TO MATCH JAMES HARDIE ARCTIC WHITE'
- 15 HARDIE TRIM (SMOOTH - 1"x5.5"):
- COLOUR: 'TO MATCH JAMES HARDIE EVENING BLUE'
- 16 HARDIE TRIM (SMOOTH - 1"x5.5"):
- COLOUR: 'TO MATCH JAMES HARDIE IRON GRAY'
- 17 HARDIE BATTEN BOARDS (SMOOTH - 0.75"x2.5"):
- COLOUR: 'TO MATCH JAMES HARDIE IRON GRAY'
- 18 HARDIE FASCI BOARD (SMOOTH - 1"x11.25"):
- COLOUR: 'TO MATCH JAMES HARDIE ARCTIC WHITE'
- 19 HARDIE FASCI BOARD (SMOOTH - 2"x11.25"):
- COLOUR: 'TO MATCH JAMES HARDIE IRON GRAY'
- 20 METAL FLASHING:
- 'GENTEK', COLOUR: 'TO MATCH JAMES HARDIE ARCTIC WHITE'
- 21 METAL FLASHING:
- 'GENTEK', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
- 22 WOOD POST / BEAM CLAD IN CEMENT BOARD SMOOTH PANEL SIDING:
- 'JAMES HARDIE', COLOUR: 'ARCTIC WHITE'
- 23 EXTERIOR METAL RAILING W/ VERTICAL PICKETS:
- COLOUR: 'BLACK'
- 24 CONCRETE WALL:
- COLOUR: 'PAINTED 'BENJAMIN MOORE COVENTRY GRAY''
- 25 EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE IRON GRAY'
- 26 ALUMINUM STOREFRONT SECTIONS:
- COLOUR: 'CLEAR ANODIZED', C/W GRAY SPANDREL PANEL
- 27 ROOF SOFFIT:
- PERFORATED VINYL
COLOUR: WHITE
- 28 PRE-CAST CONCRETE CORNICE / CAP:
COLOUR: CLEAR SEALER
- 29 METAL PARKADE ENTRY GRILL:
COLOUR: WHITE
- 30 PLANTERS (LANDSCAPE TIES):
COLOUR: 'NATURAL WOOD'
- 31 WOOD PATIO DOOR:
COLOUR: 'PAINTED WHITE TO MATCH FRAMES'
FRAME COLOUR: 'WHITE EXT./WHITE INT.'



south elevation

1/8" = 1'-0"



west elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
- 2 CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: 'EVENING BLUE'
- 3 CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: 'IRON GRAY'
- 4 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: 'BIOSTAY BLUE'
- 5 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: 'EVENING BLUE'
- 6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: 'IRON GRAY'
- 7 MANUFACTURED BRICK VENEER (FACE BRICK - 90mmx64mmx120mm):
- 'MUTUAL MATERIALS', COLOUR: 'BURGUNDY', TEXTURE: 'SMOOTH', MORTAR COLOUR: 'MEDIUM GRAY'
- 8 MANUFACTURED BRICK VENEER (SLIM BRICK - 13mmx64mmx130mm):
- 'MUTUAL MATERIALS', COLOUR: 'BURGUNDY', TEXTURE: 'SMOOTH', MORTAR COLOUR: 'MEDIUM GRAY'
- 9 WINDOW VINYL:
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 10 SLIDING PATIO DOOR VINYL:
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 11 ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
- 12 ALUMINUM/GLASS DECK PRIVACY SCREEN:
- COLOUR: 'BLACK' W/ FROSTED GLASS
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- 14 HARDIE TRIM (SMOOTH - 1"x5.5")
- COLOUR: 'TO MATCH JAMES HARDIE ARCTIC WHITE'
- 15 HARDIE TRIM (SMOOTH - 1"x5.5")
- COLOUR: 'TO MATCH JAMES HARDIE EVENING BLUE'
- 16 HARDIE TRIM (SMOOTH - 1"x5.5")
- COLOUR: 'TO MATCH JAMES HARDIE IRON GRAY'
- 17 HARDIE BATTEN BOARDS (SMOOTH - 0.75"x2.5")
- COLOUR: 'TO MATCH JAMES HARDIE IRON GRAY'
- 18 HARDIE FASCIA BOARD (SMOOTH - 1"x11.25")
- COLOUR: 'TO MATCH JAMES HARDIE ARCTIC WHITE'
- 19 HARDIE FASCIA BOARD (SMOOTH - 2"x11.25")
- COLOUR: 'TO MATCH JAMES HARDIE IRON GRAY'
- 20 METAL FLASHING:
- 'GENIEK', COLOUR: 'TO MATCH JAMES HARDIE ARCTIC WHITE'
- 21 METAL FLASHING:
- 'GENIEK', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
- 22 WOOD POST / BEAM CLAD IN CEMENT BOARD SMOOTH PANEL SIDING:
- 'JAMES HARDIE', COLOUR: 'ARCTIC WHITE'
- 23 EXTERIOR METAL RAILING W/ VERTICAL PICKETS:
- COLOUR: 'BLACK'
- 24 CONCRETE WALL:
- COLOUR: 'PAINTED 'BENJAMIN MOORE COVENTRY GRAY''
- 25 EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE IRON GRAY'
- 26 ALUMINUM STOREFRONT SECTIONS:
- COLOUR: 'CLEAR ANODIZED', C/W GRAY SPANDREL PANEL
- 27 ROOF SOFFIT:
- PERFORATED VINYL
COLOUR: 'WHITE'
- 28 PRE-CAST CONCRETE CORNICE / CAP:
COLOUR: 'CLEAR SEALER'
- 29 METAL PARKADE ENTRY GRILL:
- COLOUR: 'WHITE'
- 30 PLANTERS (LANDSCAPE TIES):
- COLOUR: 'NATURAL WOOD'
- 31 WOOD PATIO DOOR:
- COLOUR: 'PAINTED WHITE TO MATCH FRAMES'
- FRAME COLOUR: 'WHITE EXT. / WHITE INT.'



north elevation

1/8" = 1'-0"



east elevation

1/8" = 1'-0"