

53A AVENUE CONDOS

MULTI-FAMILY RESIDENTIAL / LANGLEY, B.C.



REDEKOP KROEKER
DEVELOPMENT INC.

RKDI (LANGLEY) HOMES LTD.

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KEYSTONE
ARCHITECTURE
KEYSTONEARCH.CA

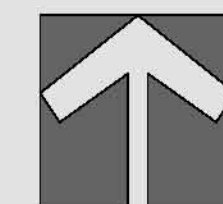
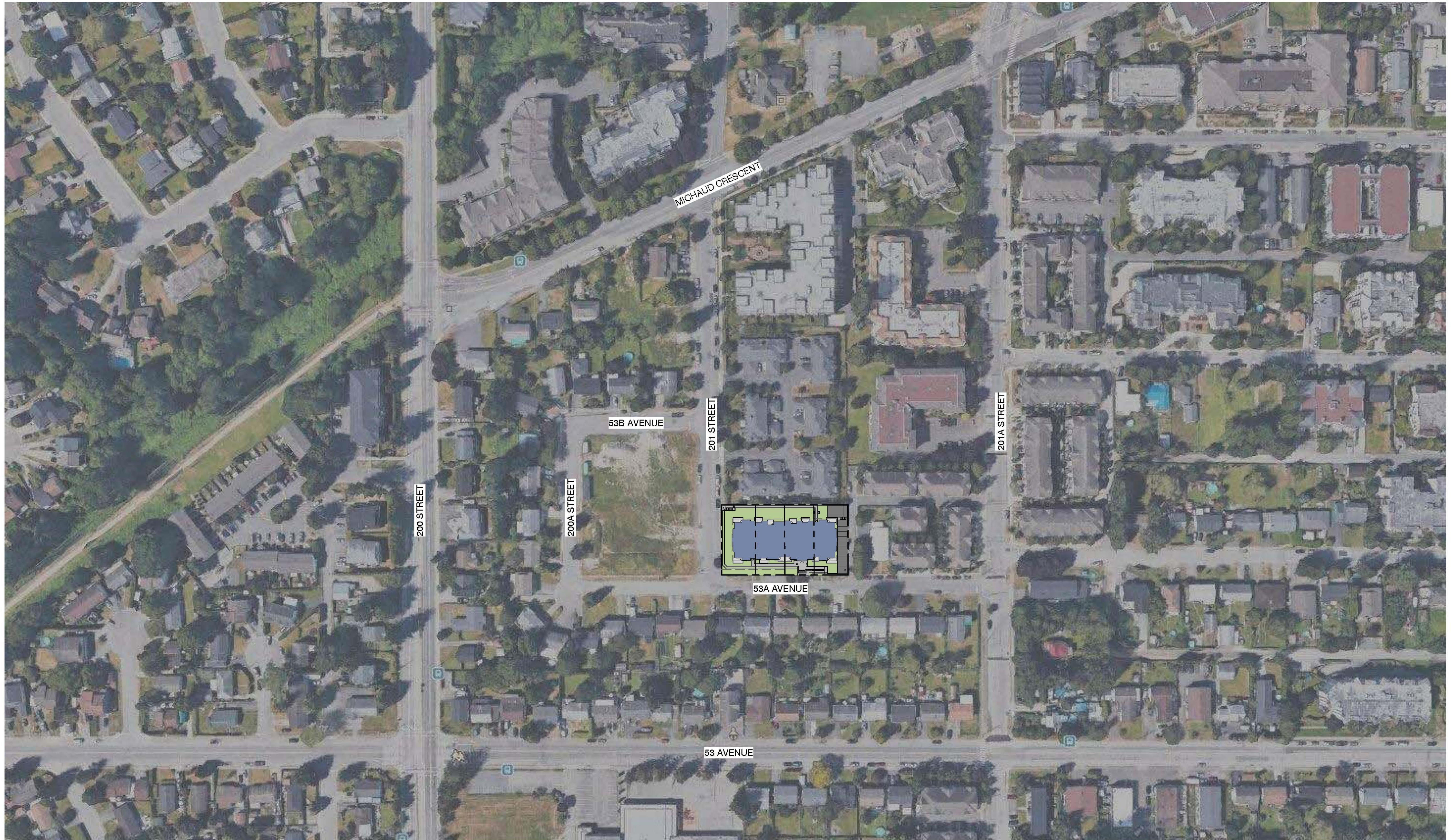
KEYSTONE ARCHITECTURE & PLANNING LTD.

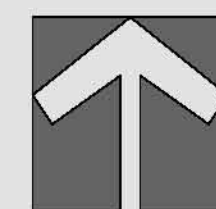
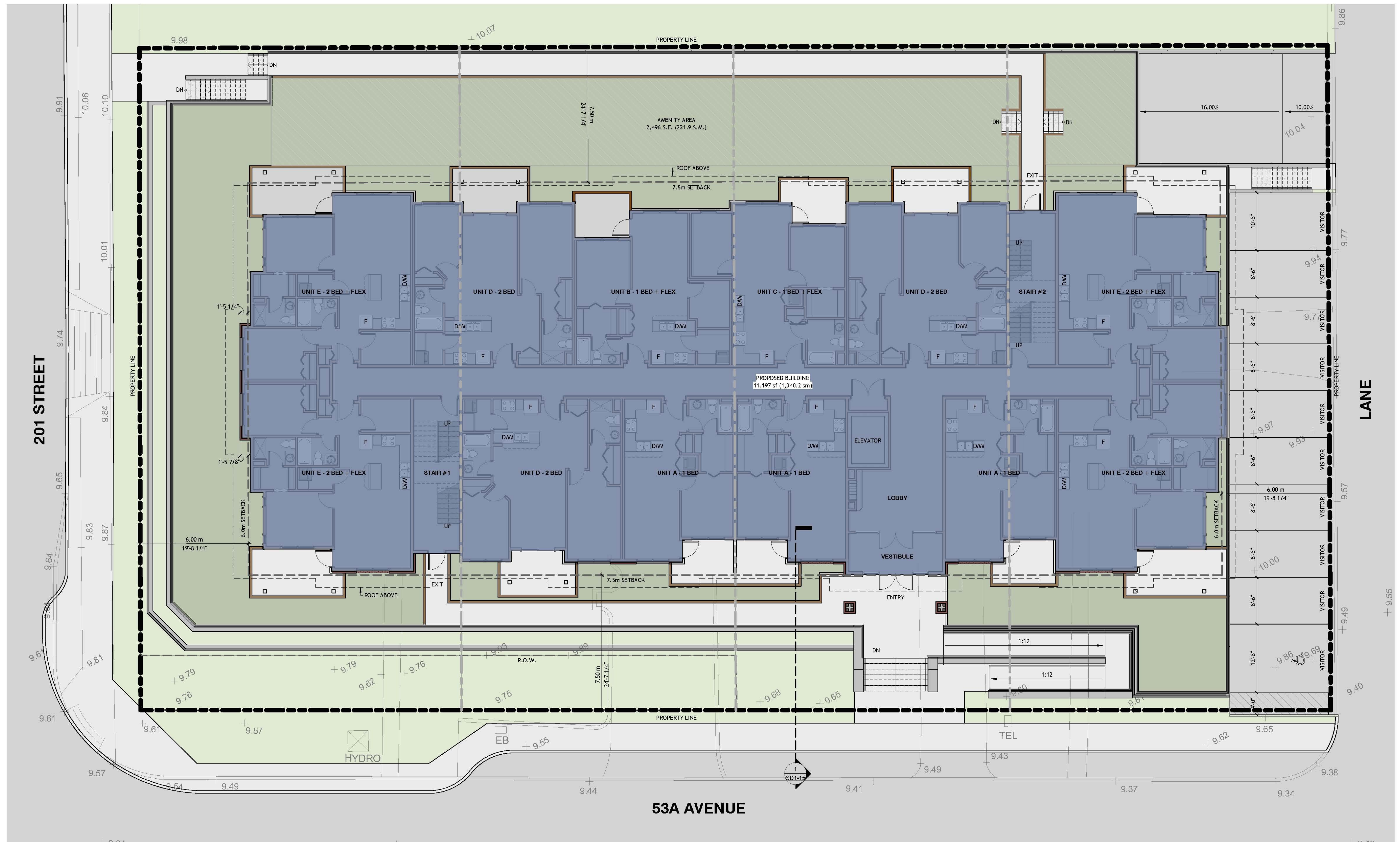
T 604.850.0577 | 110 - 2881 GARDEN STREET
F 1.855.398.4578 | ABBOTSFORD, BC, V2T 4X1

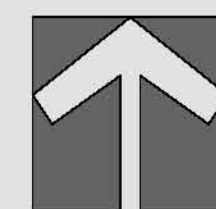
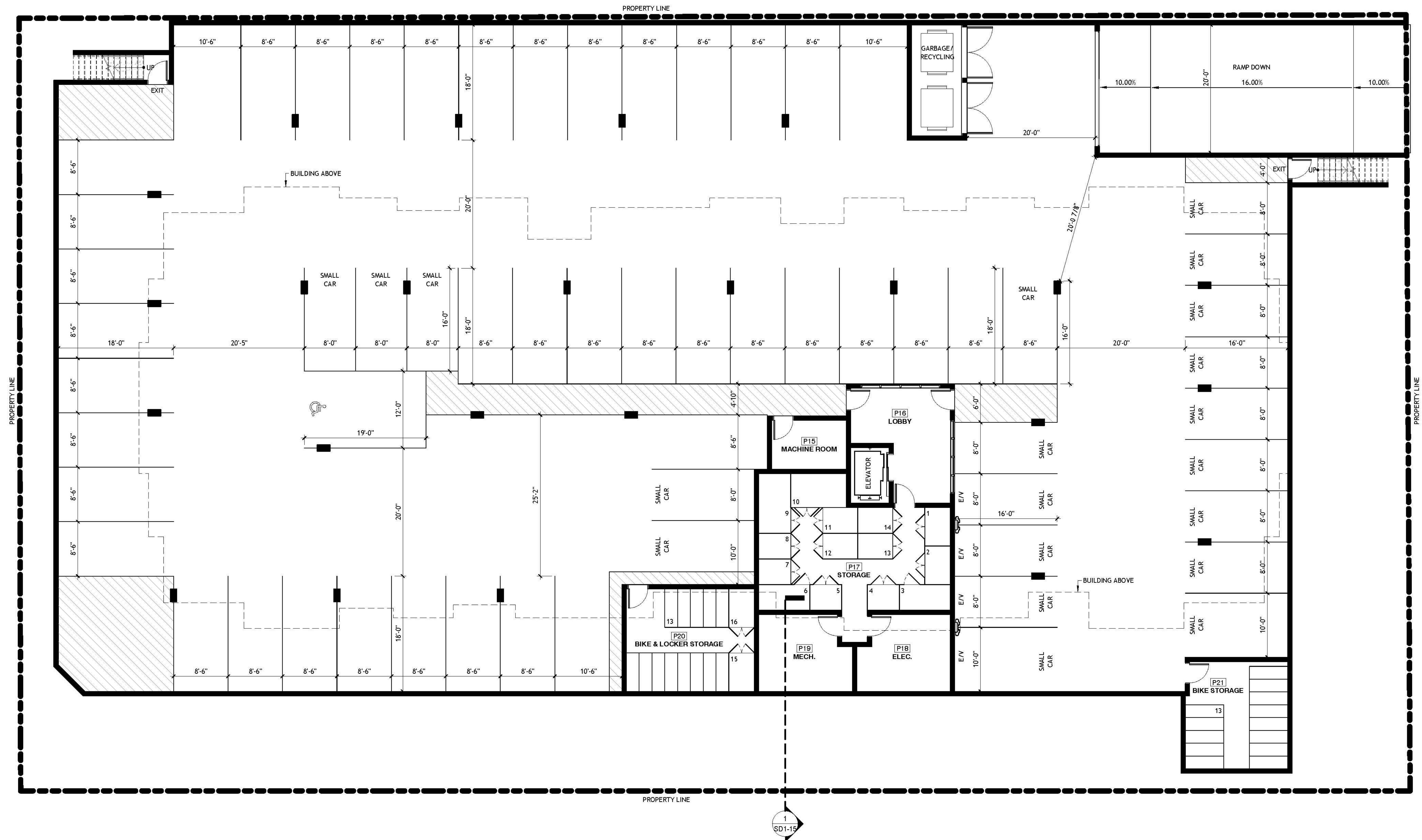
SHEET SCHEDULE

SD1-0	COVER PAGE
SD1-1	SITE PLAN
SD1-2	PROJECT INFO
SD1-3	CONTEXT PLAN
SD1-4	P1 LEVEL PLAN
SD1-5	1st LEVEL PLAN
SD1-6	2nd LEVEL PLAN
SD1-7	3rd LEVEL PLAN
SD1-8	4th LEVEL PLAN
SD1-9	ROOF PLAN
SD1-10	BUILDING ELEVATIONS
SD1-11	BUILDING ELEVATIONS
SD1-12	SITE PERSPECTIVES
SD1-14	UNIT PLANS
SD1-15	SECTIONS





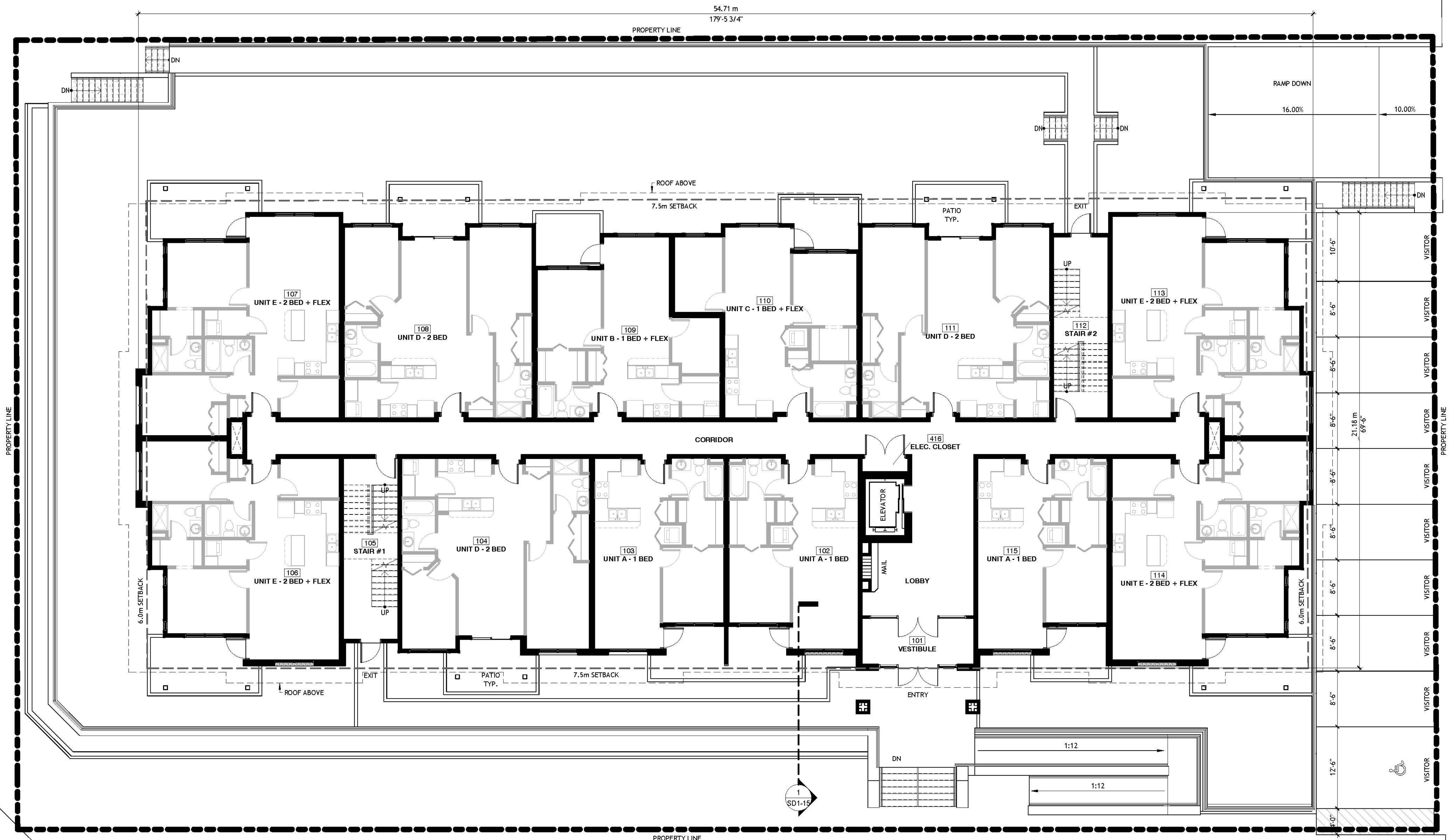
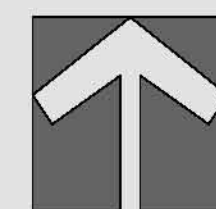


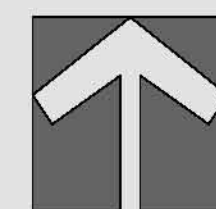
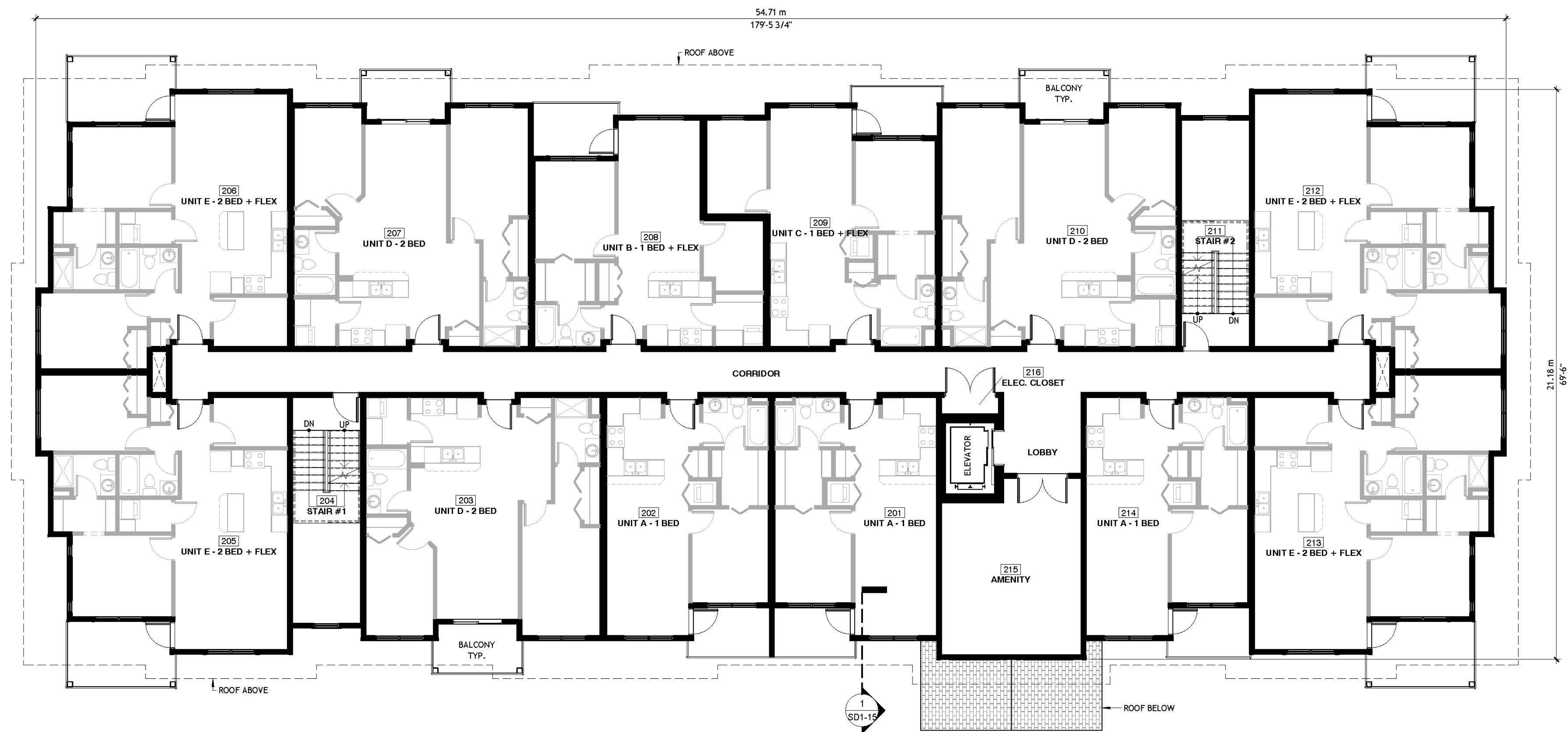


201 STREET

LANE

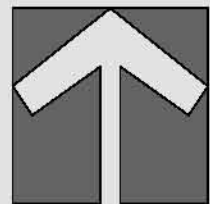
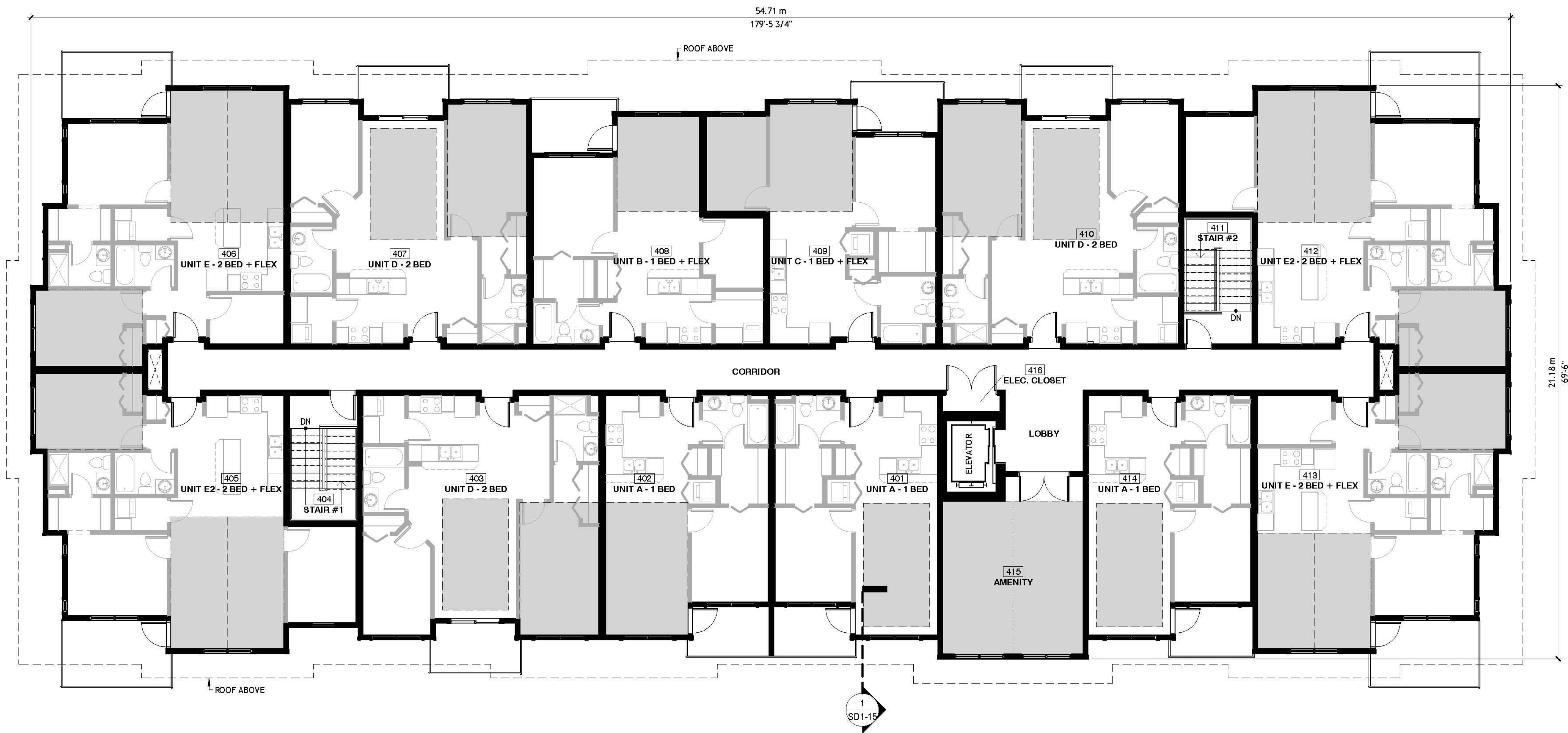
53A AVENUE





GENERAL NOTE

-INDICATES VAULTED CEILING





SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND	
1	CEMENT BOARD SMOOTH PANEL SIDING: - JAMES HARDIE, COLOUR: COBBLE STONE
2	CEMENT BOARD SMOOTH PANEL SIDING: - JAMES HARDIE, COLOUR: 'KHAKI BROWN'
4	CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE): - JAMES HARDIE, COLOUR: 'TIMBER BARK'
5	MANUFACTURED BRICK VENEER: - 'MUTUAL MATERIALS', COLOUR: 'TEAL BROWN' TEXTURE: 'MISSION'
6	ASPHALT ROOF SHINGLES 'CAMBRIDGE': - 'IKO', COLOUR: 'HARVARD SLATE'
7	WINDOW VINYL: - COLOUR: 'WHITE'
8	SLIDING PATIO DOOR VINYL: - COLOUR: 'WHITE'
9	ALUMINUM BALCONY RAILING: - COLOUR: 'ANODIZED ALUMINUM'
10	CEMENT BOARD CEDARMILL PANEL CLAD COLUMN: - JAMES HARDIE, COLOUR: 'TIMBER BARK'
11	HEAVY TIMBER (PAINTED): - 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE TIMBER BARK'
12	HARDIE TRIM (RUSTIC GRAIN): - JAMES HARDIE, COLOUR: 'TIMBER BARK'
13	HARDIE TRIM (RUSTIC GRAIN): - JAMES HARDIE, COLOUR: 'COBBLE STONE'
14	WOOD FASCIA BOARD (PAINTED): - 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE TIMBER BARK'
15	METAL FLASHING: - 'GENTEK', COLOUR: 'TO MATCH SURROUNDING HARDIE'
16	EXTERIOR METAL GUARD - COLOUR: 'ANODIZED ALUMINUM'
17	EXTERIOR ALUMINUM RAILING: - COLOUR: 'ANODIZED ALUMINUM'
18	CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
19	PLANTERS (LANDSCAPE TIES) - COLOUR: 'NATURAL WOOD'
20	ALUMINUM STOREFRONT SECTIONS: - COLOUR: 'WHITE'
21	EXTERIOR METAL DOOR: - COLOUR: 'CHARCOAL'
22	METAL GUTTER: - 'BENJAMIN MOORE', COLOUR: 'TBD'
23	PERFORATED VINYL SOFFITS: - 'KAYCAN', COLOUR: 'TO MATCH JAMES HARDIE COBBLE STONE'
24	CEMENT BOARD SHAKES: - JAMES HARDIE, COLOUR: 'TIMBER BARK'



NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND	
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SOUTH/WEST PERSPECTIVE



SOUTH/EAST PERSPECTIVE



NORTH/EAST PERSPECTIVE



NORTH/WEST PERSPECTIVE

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

ADDITIONAL PROJECT FEATURES

H/C Accessibility:

- Owner has agreed to provide 4 H/C accessible units which is above & beyond bylaw requirements.

PROJECT SUSTAINABILITY PRINCIPALS

Bike Parking:

- 26 tenant bike stalls provided in the parkade

Electric Car Parking:

- We have made allowance for 4 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:

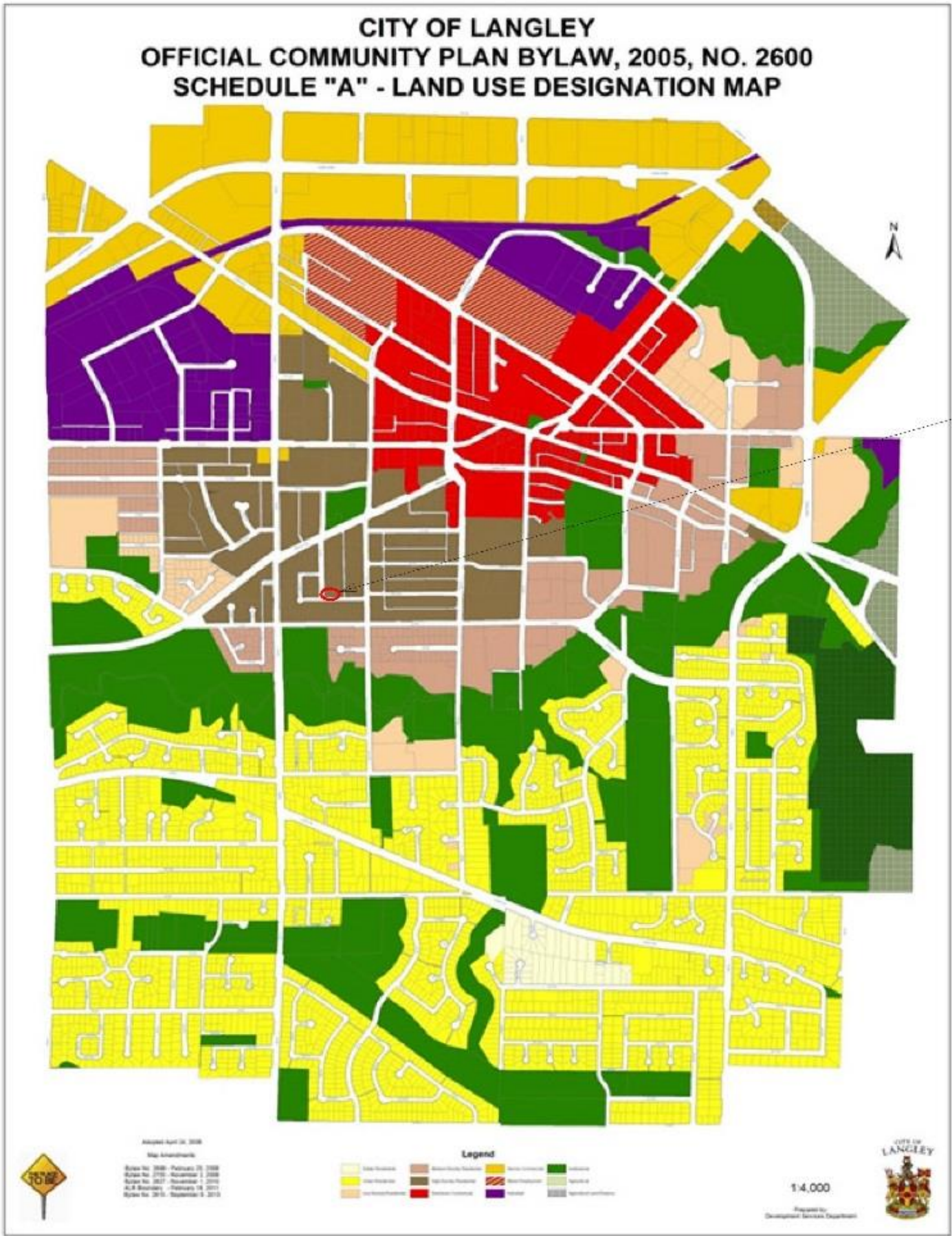
- We have located all of our resident parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

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

- Land use designation is – High Density Residential
- Max Density 198 Units/Hectare.
198 x 0.2432 Ha = 48 units max.

48 units proposed

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



SUBJECT PROPERTY
OCP DESIGNATED -
HIGH DENSITY RESIDENTIAL