



#### DRAWING LIST:

##### ARCHITECTURAL

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## 14 UNIT STACKED TOWNHOUSE DEVELOPMENT

Development at 20172-53Ave. Langley, BC

**FLAT**  
ARCHITECTURE 

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14 UNIT STACKED TOWNHOUSE DEVELOPMENT AT 20172-53 AVE. LANGLEY, BC

PROPOSED PROJECT:

FOUR STOREY STACKED TOWNHOUSE DEVELOPMENT

PROJECT DATA:

CIVIC ADDRESS: 20172 (LOT 65)  
53 AVENUE TOWNSHIP OF LANGLEY, BC V3A 3V5

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

SIZE: 11,162.20 SQ.FT (1,037.00SM). (REFER TO SURVEY)

LOT DIM: NORTH 49.594 MT (162,710 FT)

SOUTH 49.600MT (162,730 FT)  
WEST 20.896MT (68,5564FT)  
EAST 20.926MT (68,6549FT)

ZONING: EXISTING RM-1 (MULTIPLE FAMILY RESIDENTIAL ZONE)

ACTUAL USE: MULTIPLE FAMILY RESIDENTIAL

DEVELOPMENT PERMIT AREA:

REZONING: FROM RM-1 TO CD

APPLICANT: FLAT ARCHITECTURE INC.

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

CIVIC ADDRESS:  
20172 53A AVE.  
LANGLEY, BC

ZONING INFORMATION:

ZONE:

EXISTING: RM-1  
PROPOSED: CD

LOT AREA: 11,162.20 SFT (1,037.00 SMT)

GROSS SITE AREA = 1,131.00 SFT

DECK AREA = 10,011.20 SFT (930.04 SMT)

NET AREA = 4,991 / 10,011.20 = 49.83%

SITE COVERAGE: 15,588 SFT / 11,162 = 1.39

SETBACKS:

EAST SIDE : 25'-0" (7.61M)  
WEST SIDE : 10'-2" (3.10M)  
SOUTH SIDE (FROM NEIGHBOURING LOT) : 22'-8 1/2" (6.92M)  
NORTH SIDE : 6'-6 1/2" (1.83M)

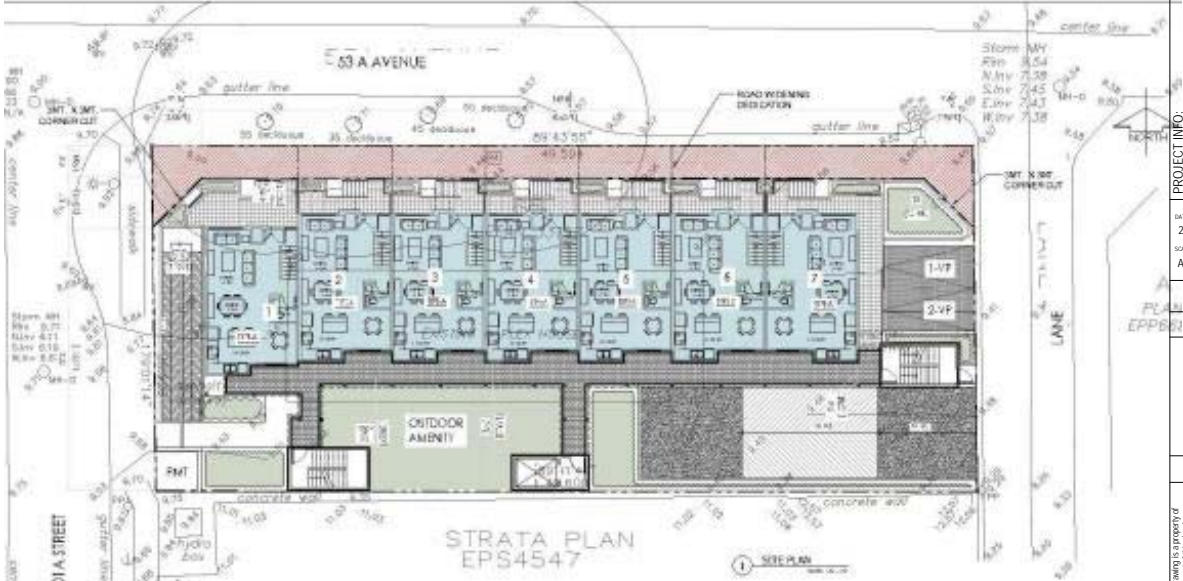
PARKING:

RESIDENTIAL:  
3 BED-RM. REQUIRED : 2 STALLS PER UNIT 11 UNITS 22 STALLS  
PROVIDED : 23 STALLS

2 BED-RM. WITH FLEX AREA : 1.3 STALLS PER UNIT 03 UNITS 3.9 STALLS  
REQUIRED : 4 STALLS

RESIDENTIAL VISITOR:  
REQUIRED : 0.2 STALLS PER UNIT 2.8 STALLS  
PROVIDED : 2.8 STALLS

TOTAL PROVIDED : 29 STALLS



UNIT TYPE	LV1.1	LV1.2	LV1.3	LV1.4	NOOK DECK	TOTAL	BEDROOMS	TOTAL FSR
TYPE A'	525.00 Sq.Ft.	590.00 Sq.Ft.	N/A	N/A	N/A	1,115.00 Sq.Ft.	5	5,375.00 Sq.Ft.
TYPE A1'	525.00 Sq.Ft.	545.00 Sq.Ft.	N/A	N/A	N/A	1,070.00 Sq.Ft.	5	5,345.00 Sq.Ft.
TYPE B'	N/A	N/A	510.00 Sq.Ft.	550.00 Sq.Ft.	78.00 Sq.Ft.	1,138.00 Sq.Ft.	2	2,276.00 Sq.Ft.
TYPE B1'	N/A	N/A	525.00 Sq.Ft.	565.00 Sq.Ft.	78.00 Sq.Ft.	1,168.00 Sq.Ft.	2	2,336.00 Sq.Ft.
TYPE B2'	N/A	N/A	510.00 Sq.Ft.	550.00 Sq.Ft.	78.00 Sq.Ft.	1,138.00 Sq.Ft.	2	2,276.00 Sq.Ft.
						14	14	15,588.00 Sq.Ft.



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PROJECT INFO:  
14 Units Development  
at 20172-53 A Ave.  
Langley BC  
OWNER: VIPAN SHARMA

DATE: 29 August 2018  
DRAWN BY: HM  
SCALE: AS NOTED  
PROJECT NO: 18-223

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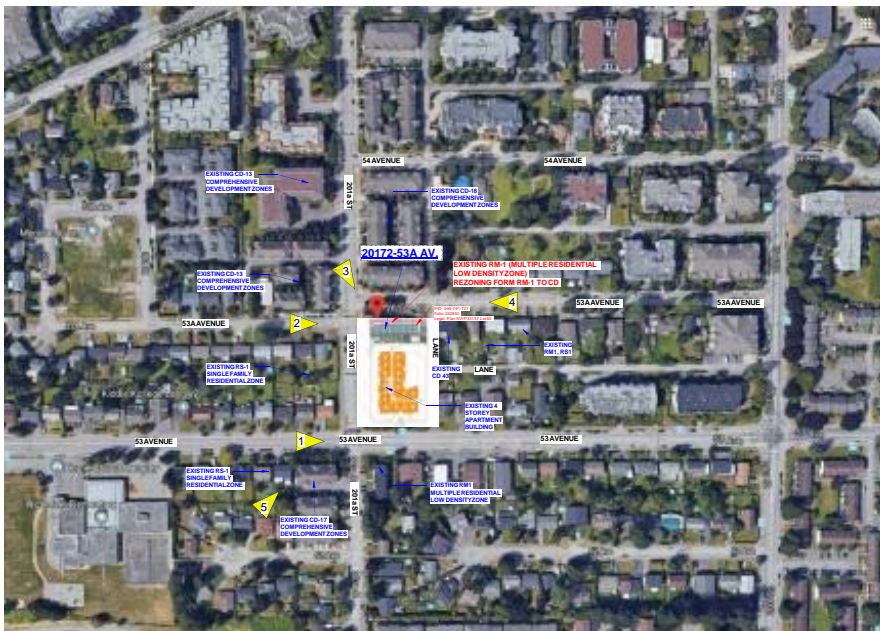
PROJECT DATA

PROJECT

A01



## CONTEXT PLAN



VIEW 1  
1/2" = 1'-0"

53 AVENUE &amp; 201a ST



VIEW 2  
1/2" = 1'-0"

53A AVENUE &amp; 201a ST



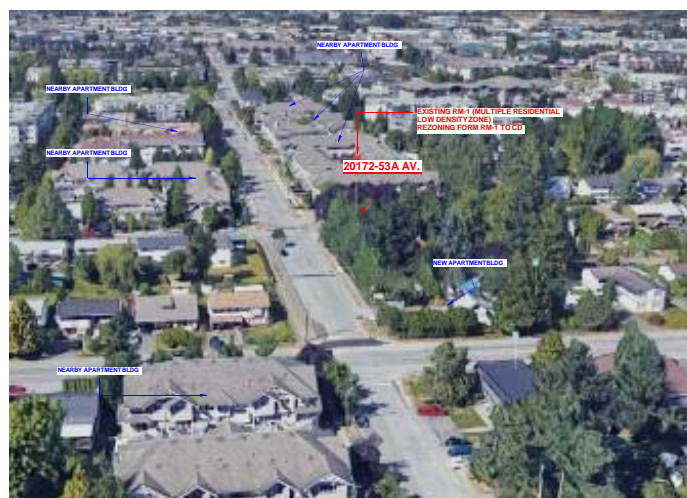
VIEW 4  
1/2" = 1'-0"

53 AVENUE &amp; LANE



VIEW 3  
1/2" = 1'-0"

NORTHWEST



VIEW 5  
1/2" = 1'-0"

1.0"

**AERIAL VIEW**



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PROJECT INFO:

14 Units Development  
at 20172-53 A Ave

OWNER: VIPAN SHARMA

DATE  
29

8 HM

SCALE  
As Noted

PROJECT NO.  
18-223


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## CONTEXT PLAN

PROJECT

A02



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at 20172-53 A Ave.  
Langley BC  
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SCALE	PROJECT NO.
As Noted	18-223

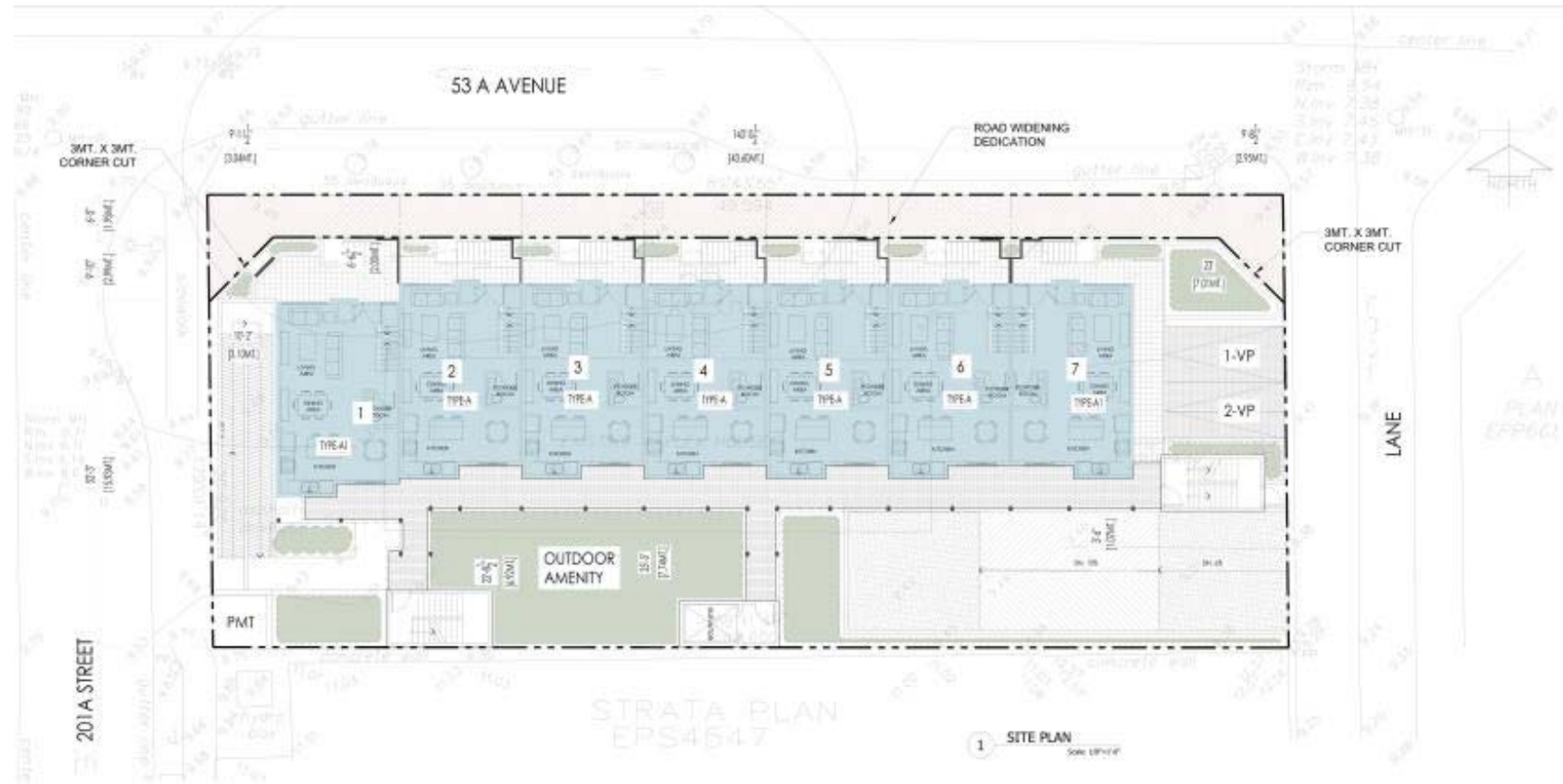
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## SITE PLAN

PROJECT

A3



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PARKADE

PROJECT

A4





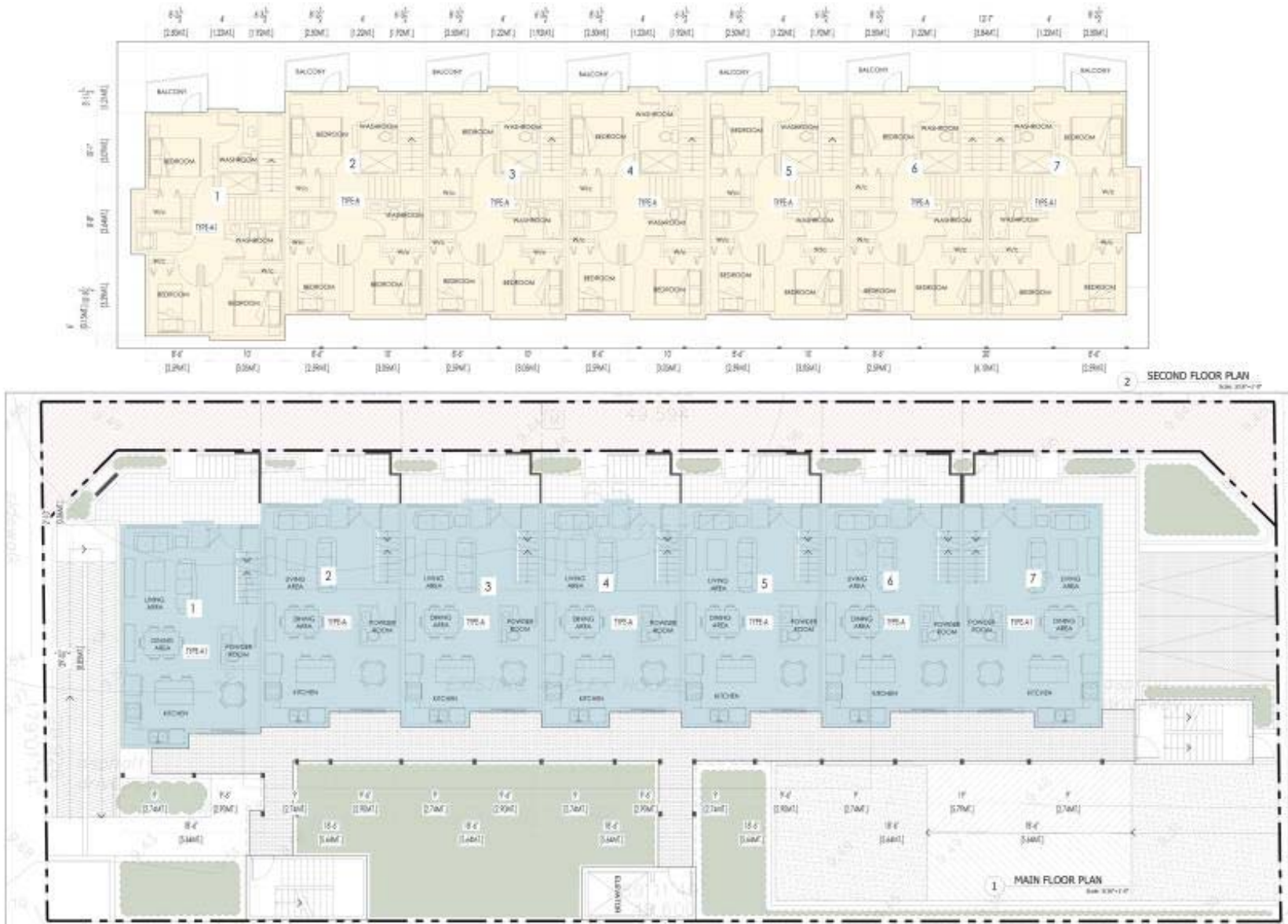
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MAIN & 2 ND FLR  
PLAN

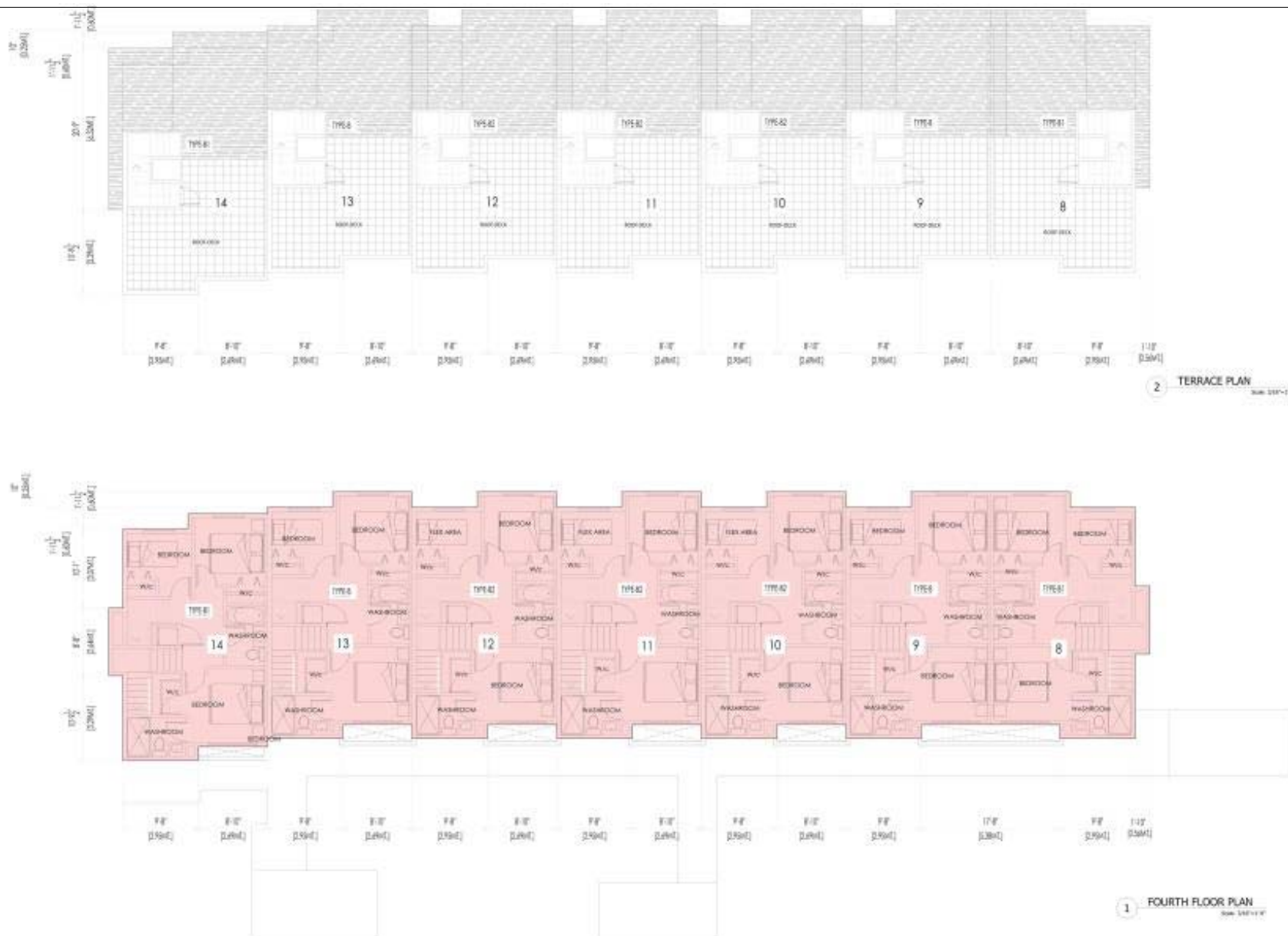
PROJECT

A5





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## MATERIAL SAMPLE BOARD



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**OWNER: VIPAN SHARMA**

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## VIEWS

PROJECT

A10





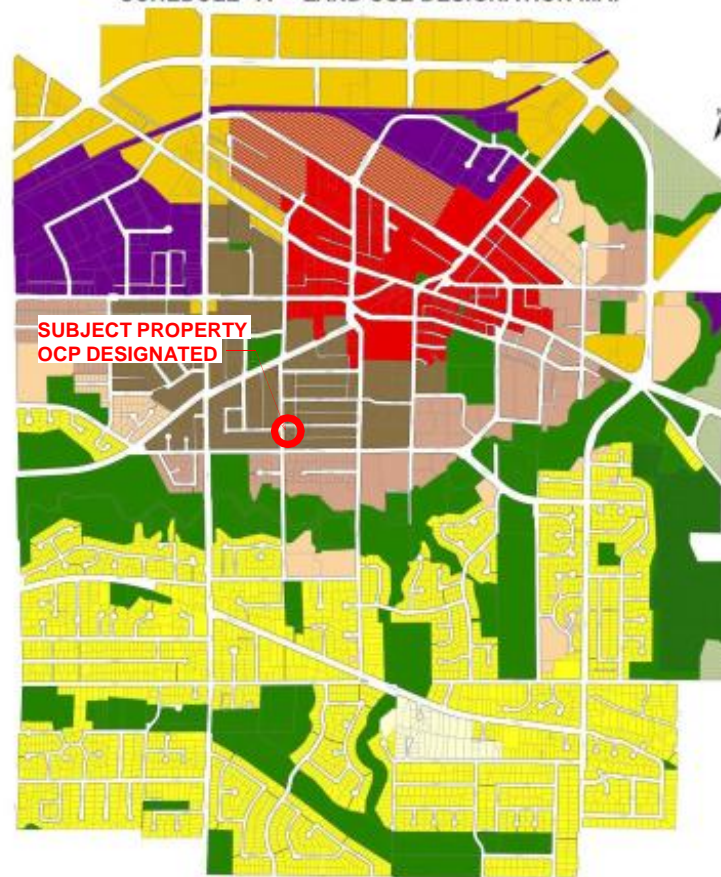
CPTED REPORT PREPARED BY LIAHONA SECURITY CONSORTIUM INC.

Use of Variety of Lighting Fixtures with different heights will eliminate shadowing and encourage positive gathering at the units entry areas.

The key solar passive design principles employed include:

Tenant bike stalls will be provided in the parkade

**CITY OF LANGLEY  
OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600  
SCHEDULE "A" - LAND USE DESIGNATION MAP**



**FLAT**

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PROJECT