

DRAWING LIST:

ARCHITECTURAL

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A12 CONTEXT PLAN

14 UNIT STACKED TOWNHOUSE DEVELOPMENT

Development at 20172-53Ave. Langley, BC



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

PROPOSED PROJECT:

FOUR STOREY STACKED TOWNHOUSE DEVELOPMENT

PROJECT DATA:

CIVIC ADDRESS:

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

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

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) 20.896MT (68.5564FT) 20.926MT (68.6549FT)

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

ACTUAL USE: MULTYPLE FAMILY RESIDENTIAL

DEVELOPMENT PERMIT AREA:

REZONING: FROM RM-1 TO CD APPLICANT: FLAT ARCHITECTURE INC. LEGAL DESCRIPTION:

PID:004-791-727 FOLIO: 032850 LBGAL: PLAN NWP33157 LOT 45

CIVIC ADDRESS: 20172 53A AVE. LANGLEY, BC

ZONING INFORMATION:

ZONE:

EXISTING: PROPOSED: LOT AREA:

(1.037.00 SMT) GROSS SITE AREA = 11.142.90 SET (930.06 SMT) NET AREA. 10.011.20 SFT

4,991 / 10,011.20 = (49.85%) LOT DENSITY:

: 15.588 SFT / 11.162 = 1.39

SETRACKS:

EAST SIDE WEST SIDE : SOUTH SIDE (FROM NEIGHBOURING LOT) : 10'-2" [3.10M] 22'-81g" 6'-61g" [6.92M] NORTH SIDE

PARKING: RESIDENTIAL:

3 86D-RM.

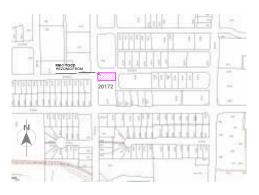
11 UNITS 22 STAILS PARKING REQUIRED 2 STALLS PER UNIT PROVIDED 23 STALLS

2 BED-RM, WITH PLEX AREA 03 UNITS 3.9 STALLS 1.3 STALLS PER UNIT REQUIRED PROVIDED 4 STAUS

RESIDENTIAL VISITOR:

REQUIRED PROVIDED 0.2 STALLS PER UNIT 2.0 STAILS

TOTAL PROVIDED 29 STALLS







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29 August 2018 HM

18-223

As Noted

Ph: 604-503-4484



UNIT TYPE		AREA					NOS. BEDROO	IMS TOTAL FAR
	TALE	1013	1953	100,4	BOOF DECK	TOTAL		
TYPE W	525,005q.Ft.	580,00 Sq. Ft.	N/W	N/A.	M/A	1,075,00 Sq.Ft.	5 .	3 \$,375,00 Sq.P.
TOPERAL	525.005q.Ft.	565.00 Sq. Pt.	N/A	N/A	A/A	1,090.00 Sq.Ft.	- 2	8 2,180,00 Sq.F
TYPE TV	M/A	M/A:	510.00.5q.Ft.	550.005q.Ft.	79.00 Sq.Ft.	1,139.005q.Pt	3	2,278.00 Sq.F
TYPE B1	N/A	N/A	\$25.0054.Ft	965.00.5q.Ft.	29.00 Sq.Ft.	1,199,00 Su.Pt.	2 1100	2,398,00 Sq.F
TYPE '82'		W/W	510.005q.Ft.	550.005q.Ft.	79.00 Sq.Ft.	1,139.00 Sq.Ft.		EX PM://AREA 3.437.00 Sq. Pr
	1000		-	WASHINGTON,			14	15.589.00 Sq.F

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PROJECT DATA PROJECT A01

CONTEXT PLAN









VIEW 4 53 AVENUE &LAN



<u>VIEW 2</u>
1/2" ± 1"-0"

53A AVENUE & 201a 8



VIEW 3 NORTHWE



VIEW 5



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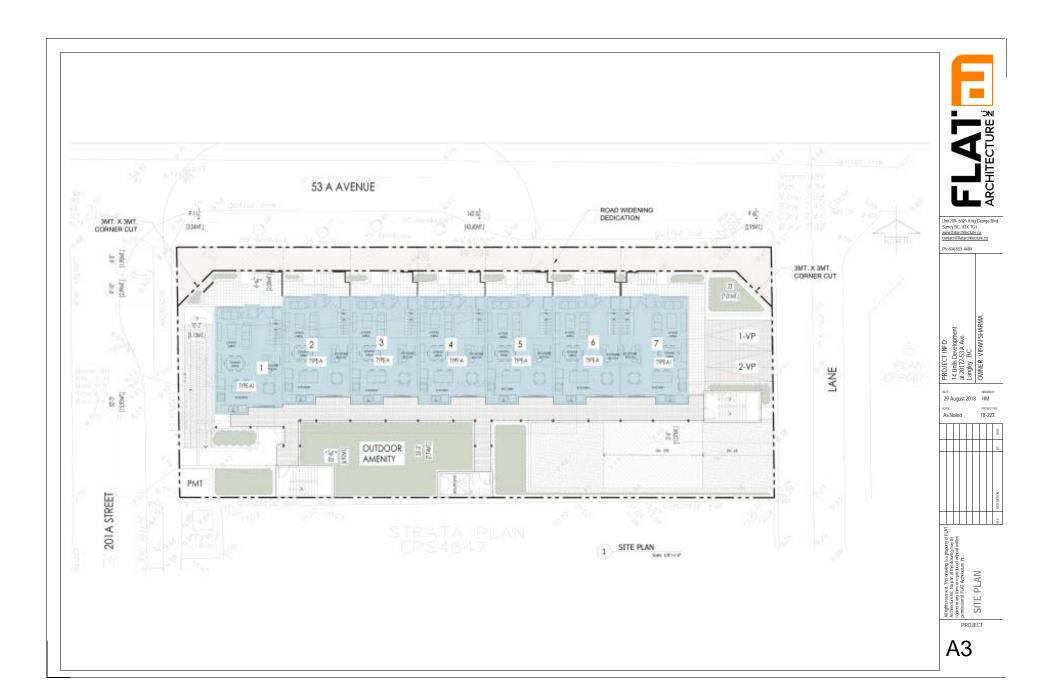
PROJECTI INFO:
14 Units Development
at 2017-235 A Ave.
Langley BC
OWNER: VIPAN SHARMA

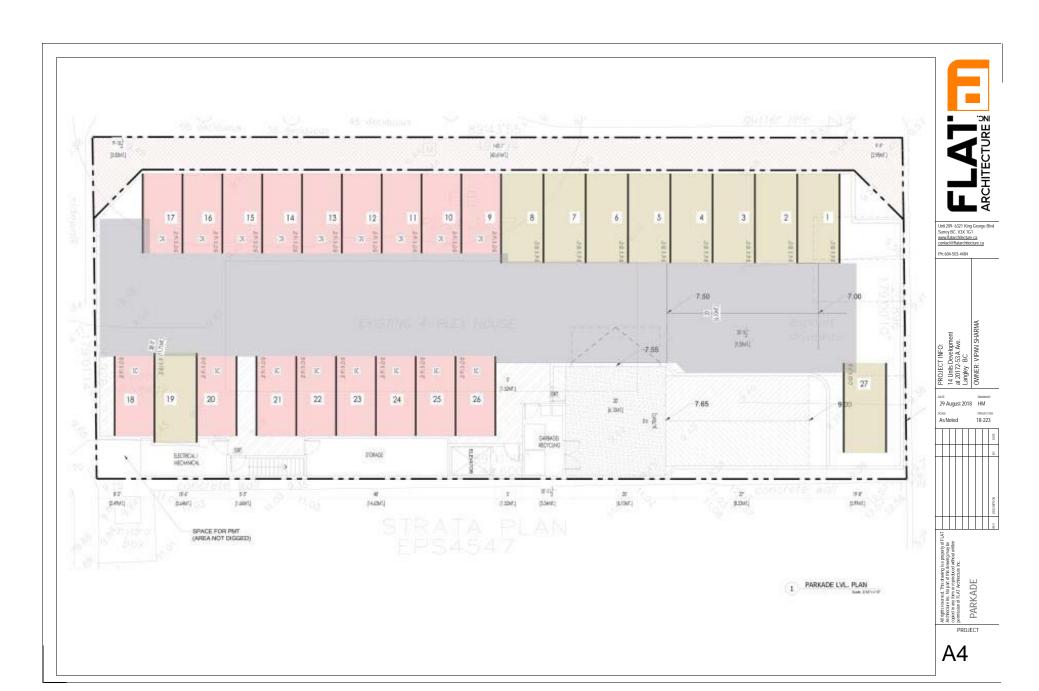
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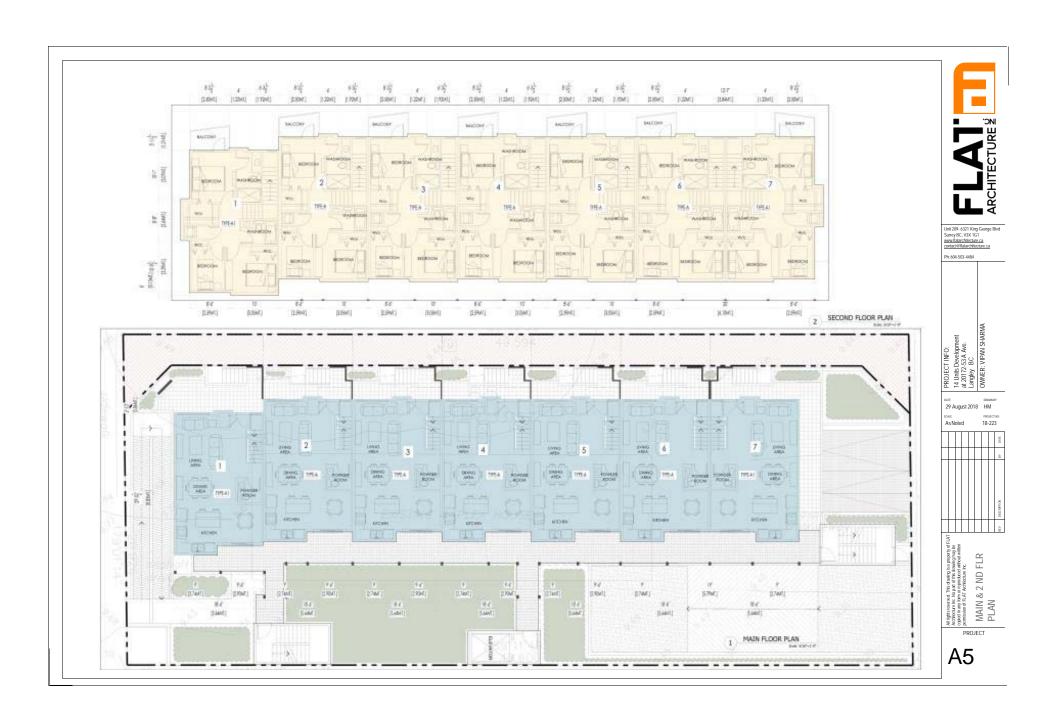
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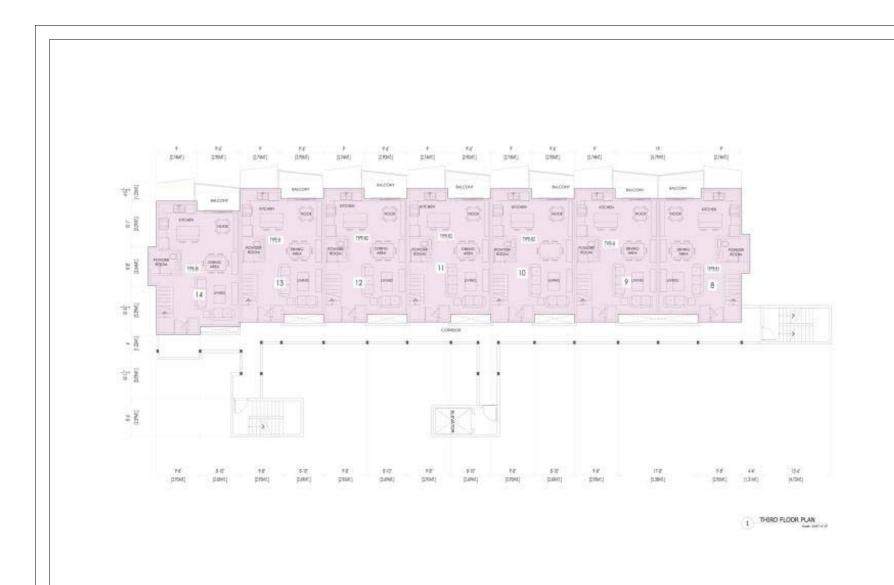
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3RD FLR PLAN

PROJECT



MATERIAL SAMPLE BOARD









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PROJECT DATA

PROJECT **A9**













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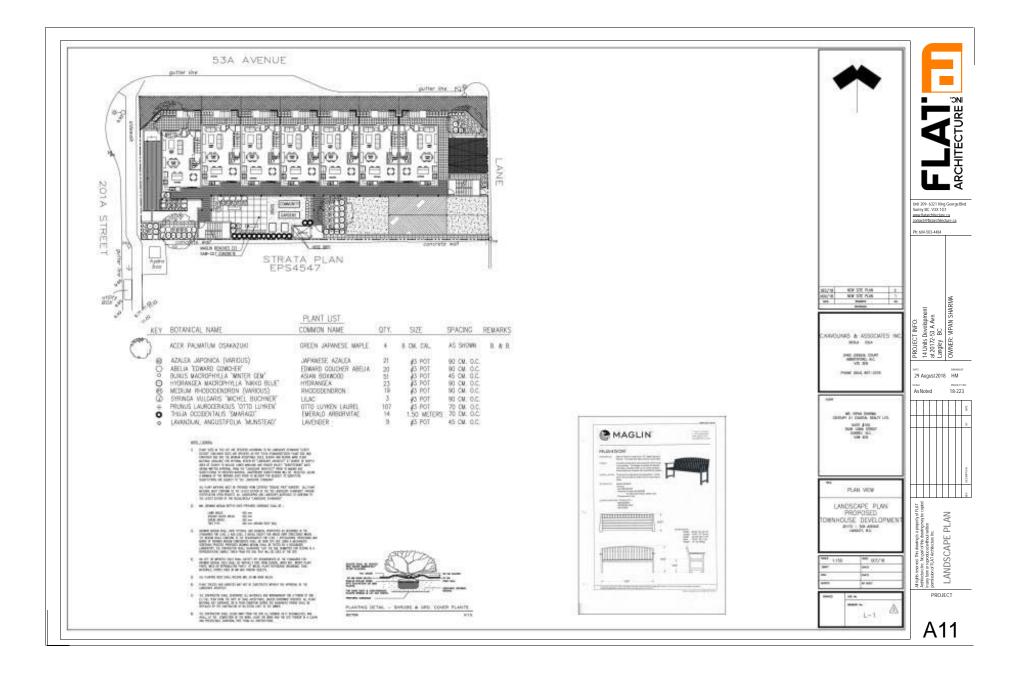
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PROJEC



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

CPTED REPORT PREPARED BY LIAHONA SECURITY CONSORTIUM INC.

The important CPTED principal is to create natural Surveillance with that 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 have accomplishes natural surveillance strategies by incorporating within the design:

Long open sightlines

Roadways, parking stalls, pedestrian pathways are clearly visible.

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

Pedestrian pathway along west & east side of the property area will be well marked with landscaping curbing

The building is placed in East West direction. The pedestrian pathway gives

clear natural surveillance of all townhouses units.

North side is connected with Pedestrian well-lit pathway.

The corridor on north side should be Lit property and public access to this to be restricted.

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

PROJECT SUSTAINABILITY PRINCIPALS

The key solar passive design principles employed include:

East-west orientation with a maximum glazing to the north for winter solar gain (shade in summer) and minimal glazing to the east and west to minimize

summer heat entry.

High thermal mass materials will be used on the inside of the building 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 & hardie siding with exterior insulation will be used in order to increase internal thermal massing along with timber framed

walling that will be used because the materials have lower embodied energy

value and therefore a lower carbon footprint.

Low-e glazing is chosen thought to regulate the heat flow.

Lighting will be provided by a combination of LED down lights in the bedrooms and living areas, and compact fluorescent globes in occasional use areas and hall way.

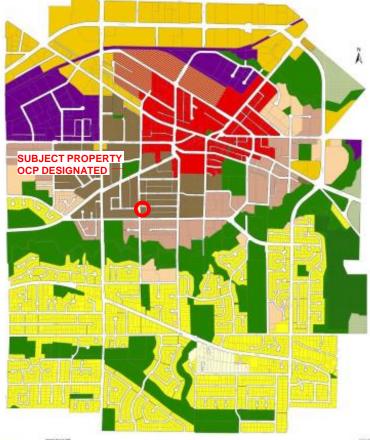
Solar tubes help to "daylight" internal areas such as walk-in robes to reduce the need for artificial lighting. Reversible ceiling fans will be installed in the bedrooms and living areas to provide downward cooling and upward circulation of warm air in winter.

High efficiency shower heads and tap will be selected, and the low volume

dual flush toilets with a possibility of integrated hand basins which use tap water to fill the cistern. Tenant bike stalls will be provided in the parkade

LAND USE DESIGNATION PROPOSED -CD (COMPREHENSIVE DEVELOPMENT ZONE) PROPOSED DENSITY 136 UNITS x HA (136 X 0.103= 14 UNITS) 14 UNITS PROPOSED

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















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