

SITE PLAN / 1st FLOOR PLAN

20 UNITS
19,304 s.f. ±
SCALE: 3/32" = 1'-0"

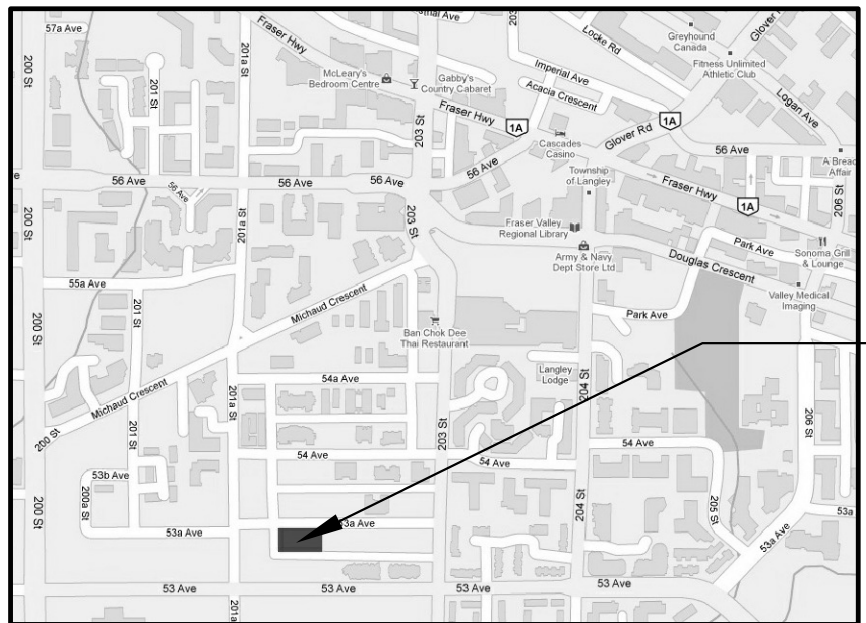
SITE DATA

Civic address: 20180, 20190, 20200, 20210, 20220-20224 - 53A Avenue, Langley, BC
 Legal description: Lots 72 to 76, District Lot 305, Group 2, New Westminster District Plan 33503
 Proposed zoning: CD30 (Comprehensive Development Zone)
 Site area:
 - original: 44,430 s.f. (1.020 acres) - 0.413 ha
 - road dedications: 3588 s.f.
 - new area: 40,842 s.f. (0.938 acres) - 0.379 ha
 Building area: 19,306 s.f. (1793.6 s.m.)
 Lot coverage: 43.5% of original site area
 Floor areas:
 - u/g parking floor: 32,213 s.f.
 - 1st thru 4th floors: 19,306 s.f. each
 - gross floor area: 77,224 s.f.
 Floor Area Ratio: 77,224 / 44,430 = 1.74
 Density (uph): 80 units / 0.413 ha = 193.7 (max 198)

Units:
 - studio: 6 units (482 s.f. - 522 s.f.)
 - 1 bed: 19 units (612 s.f. - 641 s.f.)
 - 1 bed + den: 6 units (686 s.f. - 714 s.f.)
 - 2 bed: 44 units (730 s.f. - 1099 s.f.)
 - 3 bed: 4 units (1032 s.f. - 1172 s.f.)
 - 3 bed + den: 1 unit (1355 s.f.)
- total: 80 units
Parking required:
 - tenant parking:
 - (6+19) units x 1.2 = 30.0 stalls
 - (6+44) units x 1.3 = 65.0 stalls
 - (4+1) units x 2.0 = 10.0 stalls
 - total tenant parking required: 105 stalls
 - visitor parking: 80 units x 0.2 = 16 stalls
- total parking required: 121 stalls
 - h/c stalls required: 121 x 5% = 6.05 = 7 stalls

Parking provided:
 - underground parking:
 - 2 h/c stalls
 - 22 small car stalls
 - 80 standard stalls
 - total: 104 u/g parking stalls
 - surface parking:
 - 5 h/c stalls
 - 12 standard stalls
 - total: 17 parking stalls
- totals:
 - tenant parking provided: 105 stalls
 - visitor parking provided: 16 stalls
- total parking provided: 121 stalls

Bicycle parking:
 - tenant: 40 spaces in u/g parkade
 - visitor: 6 spaces on grade
 - total: 46 spaces
Storage lockers: 80 lockers (within each unit)
Indoor amenity space:
 - 1st floor: 267 s.f. (library)
 - 2nd floor: 972.4 s.f. (games/entertainment)
 - 3rd floor: 972.4 s.f. (fitness)
 - total: 2211.8 s.f.
 Average grade: 9.54m



KEY MAP
N.T.S.

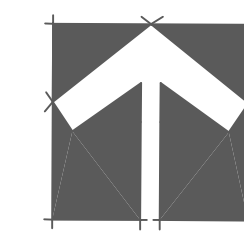
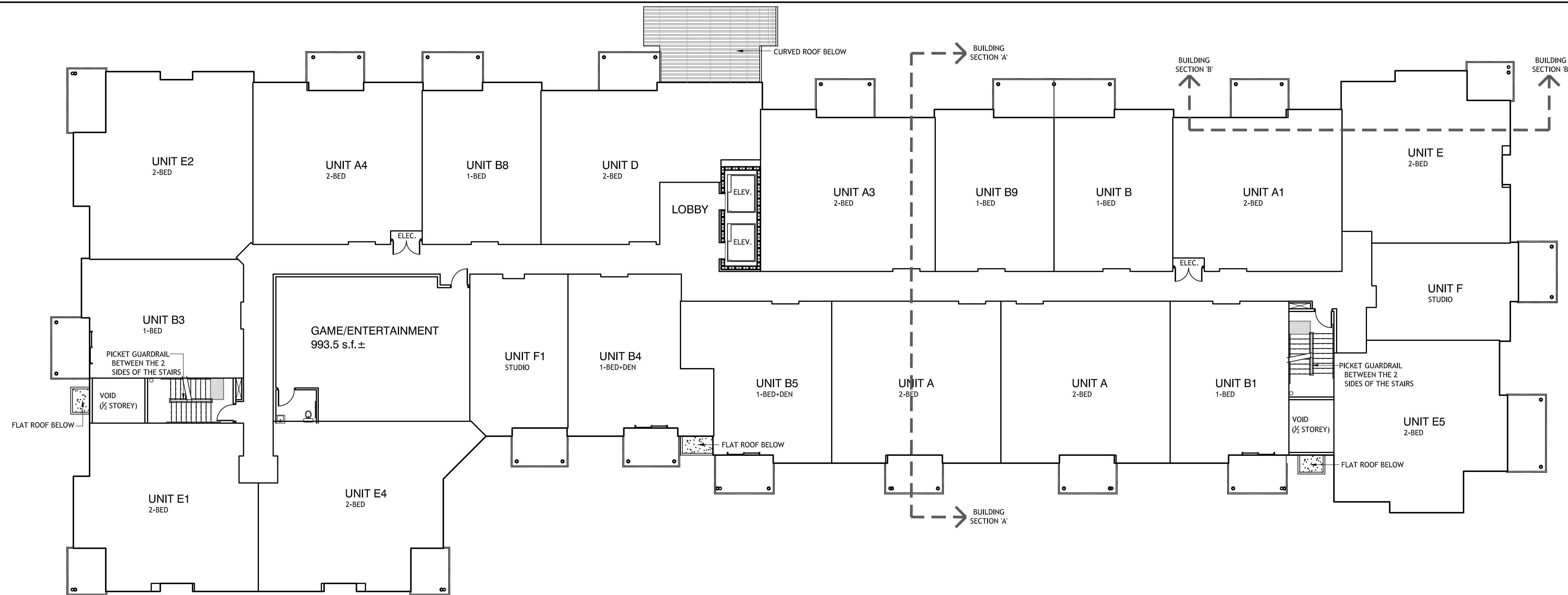
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3.	DP RESUBMISSION	16-09-06

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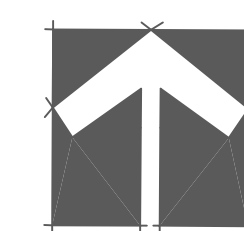
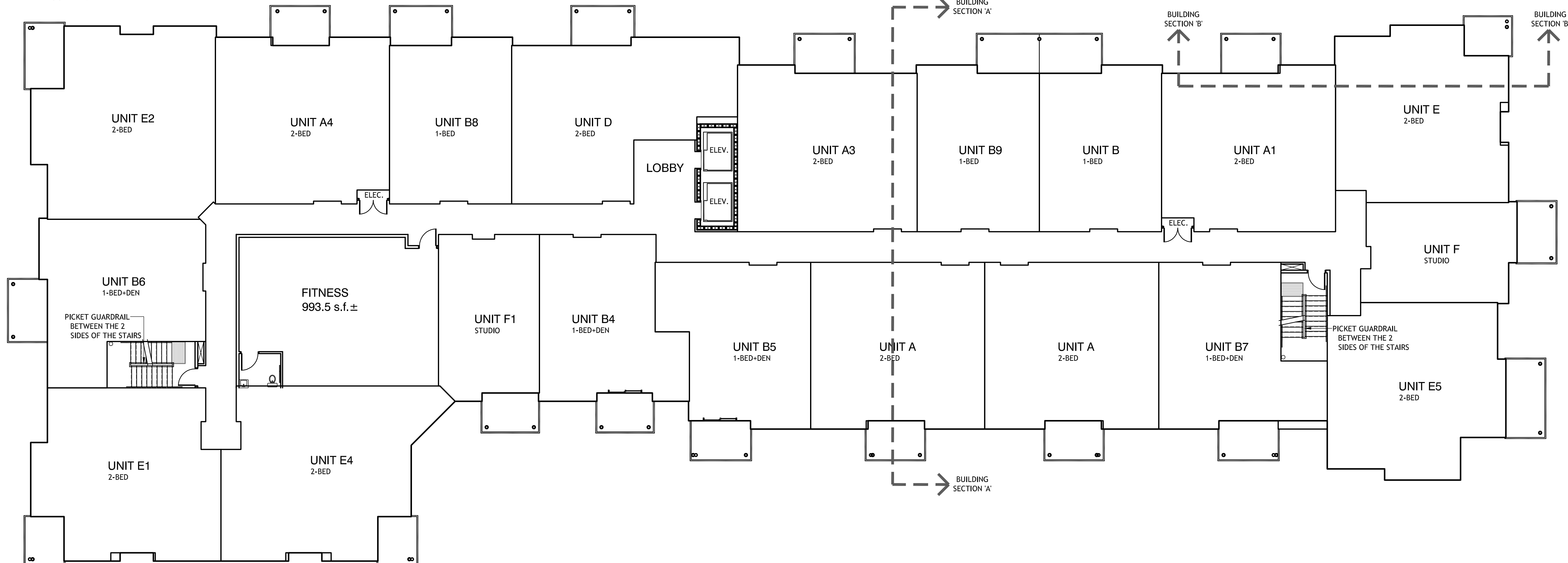
PROJECT
"THE LC" RESIDENCES
 53A AVENUE, LANGLEY, BC
 SHEET TITLE
 SITE PLAN / 1st FLOOR PLAN

Job No.: 10-114	DRAWING NO.
Scale: AS NOTED	SK1
Start Date: MAR/10	
Drawn: LS	



2nd FLOOR PLAN

20 UNITS / FLOOR
19,304 s.f. ±
SCALE: 3/32" = 1'-0"



3rd FLOOR PLAN

20 UNITS / FLOOR
19,304 s.f. ±
SCALE: 3/32" = 1'-0"

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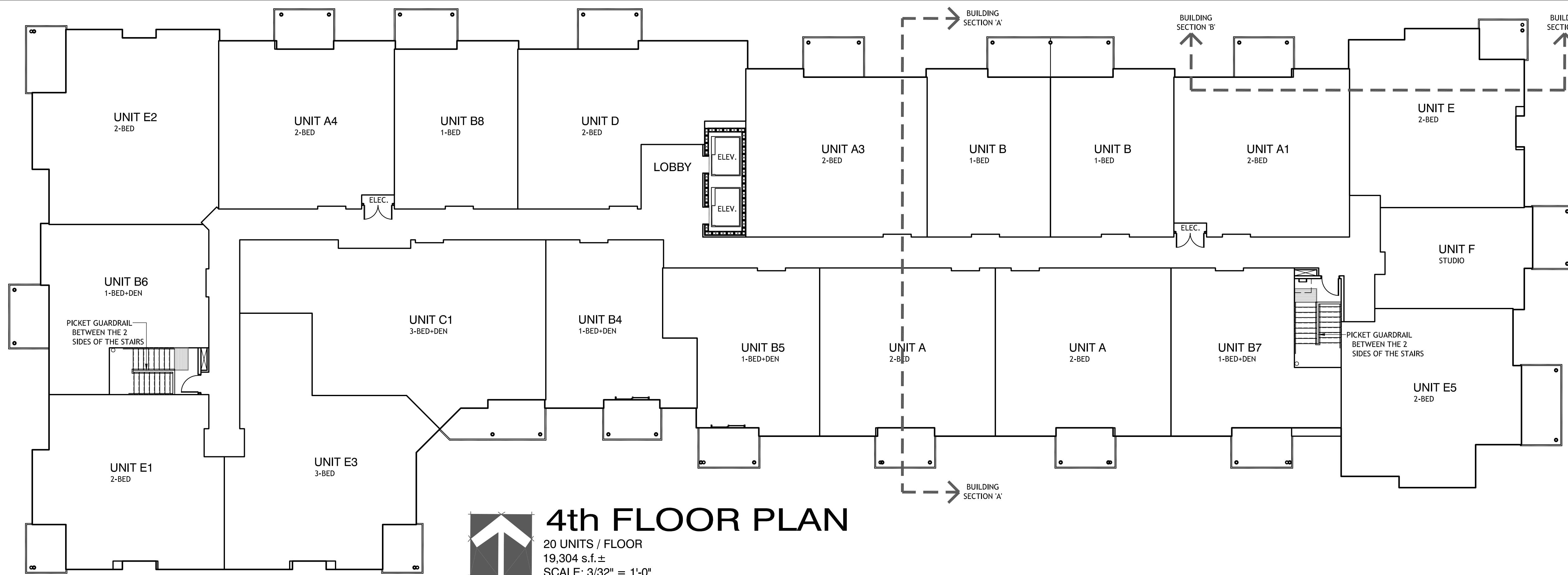
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53A AVENUE,
LANGLEY, BC

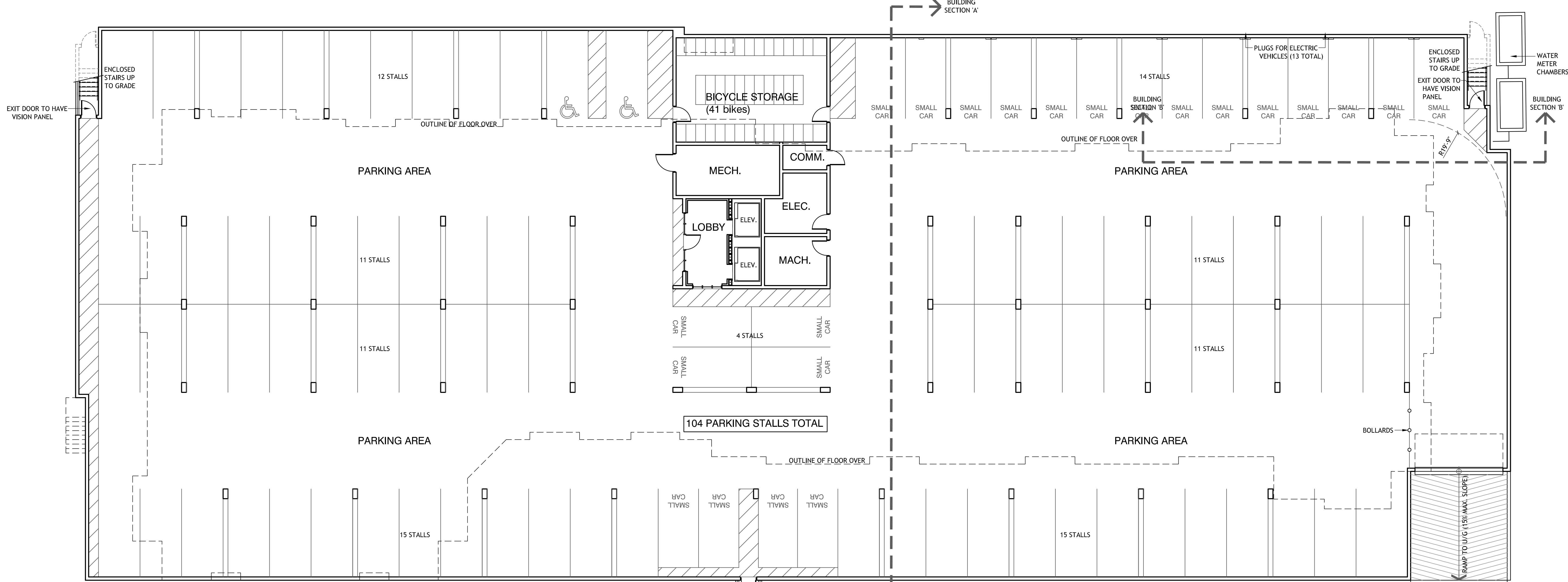
SHEET TITLE

2nd FLOOR PLAN
3rd FLOOR PLAN

Job No.: 10-114	DRAWING NO.
Scale: AS NOTED	SK2
Start Date: MAR/10	
Drawn: LS	



4th FLOOR PLAN
 20 UNITS / FLOOR
 19,304 s.f. ±
 SCALE: 3/32" = 1'-0"



U/G PARKING FLOOR PLAN
 102 PARKING STALLS TOTAL
 32,233 s.f. ±
 SCALE: 3/32" = 1'-0"

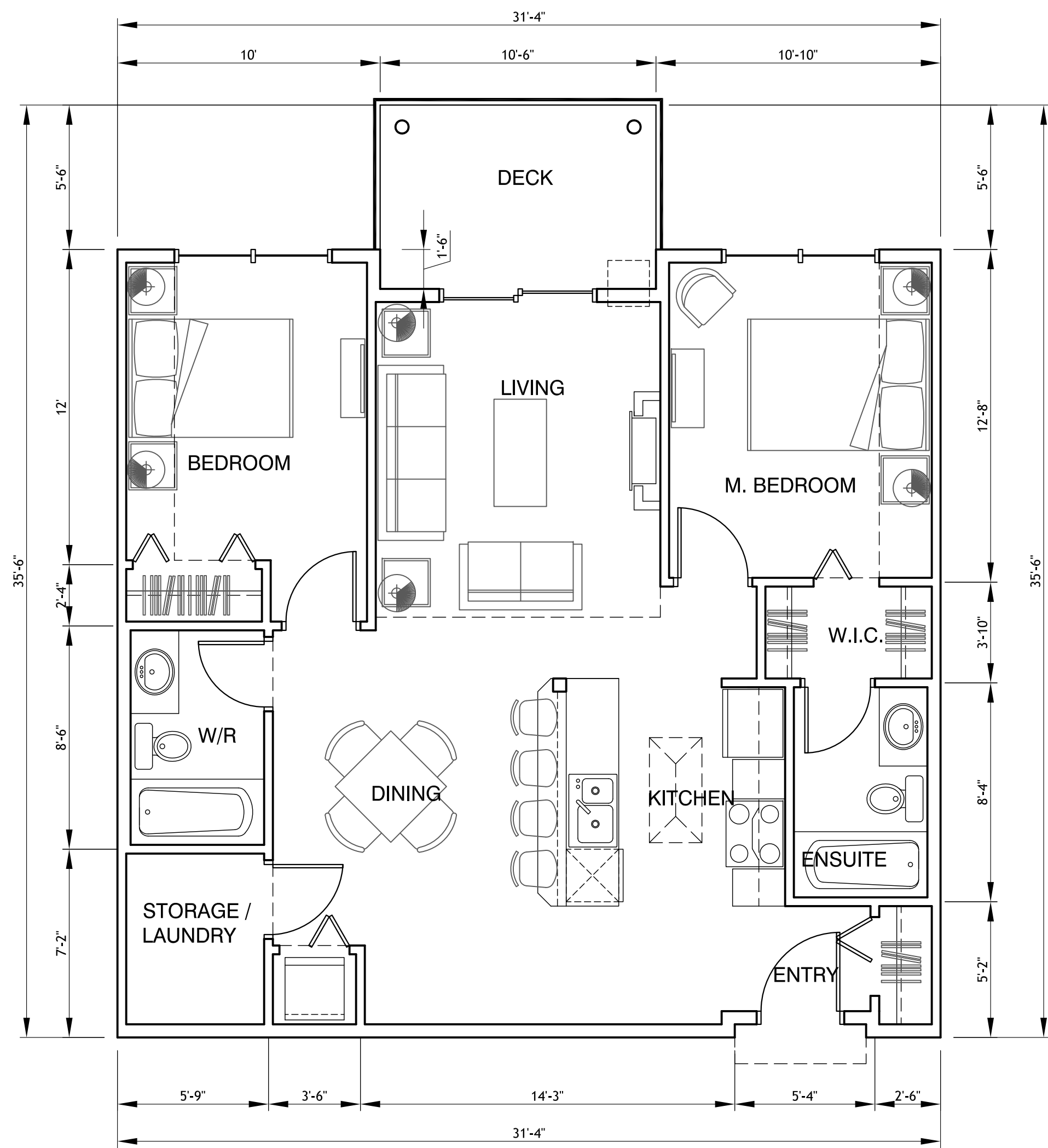
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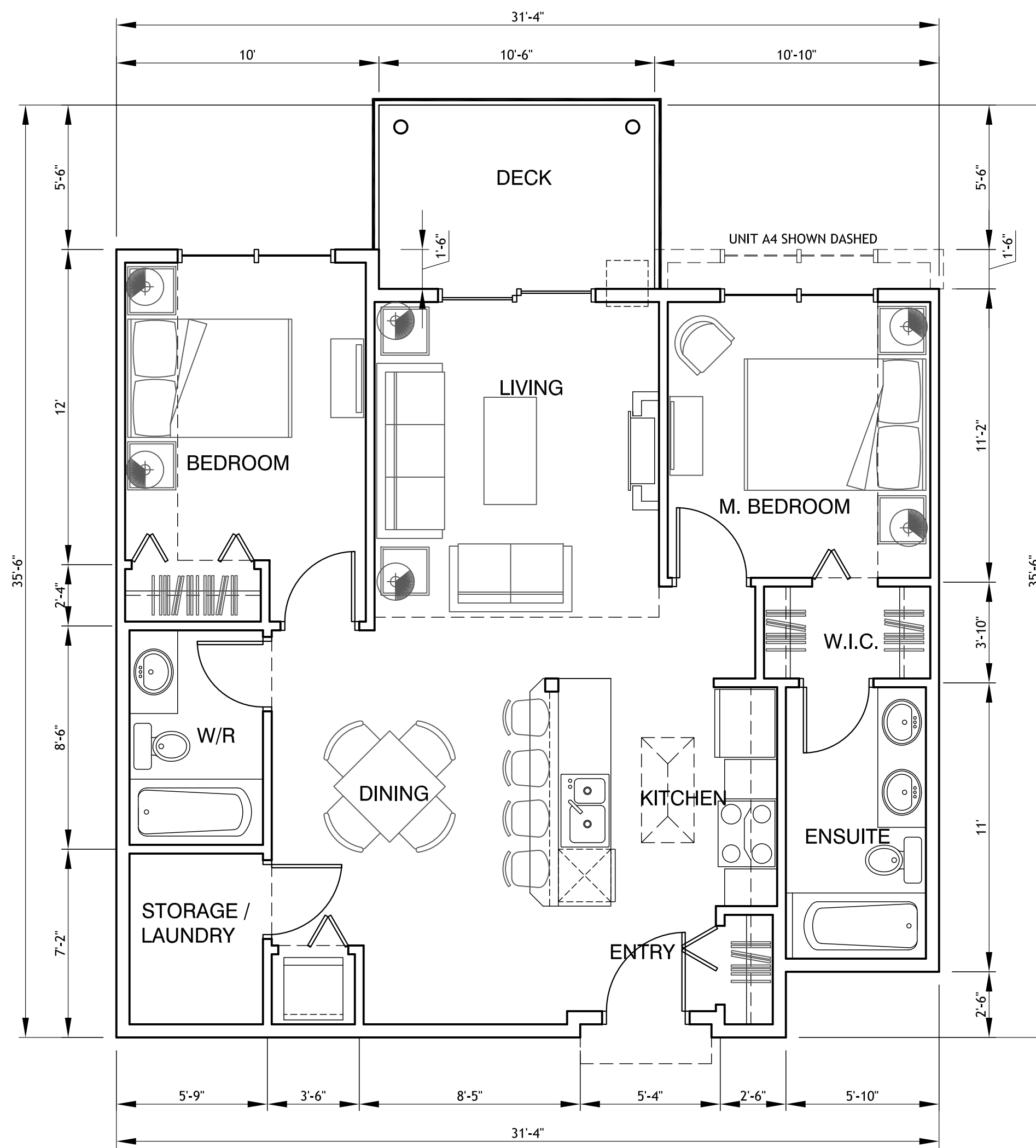
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"THE LC" RESIDENCES
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SHEET TITLE
 U/G PARKING FLOOR PLAN

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Scale: AS NOTED	SK3
Start Date: MAR/10	
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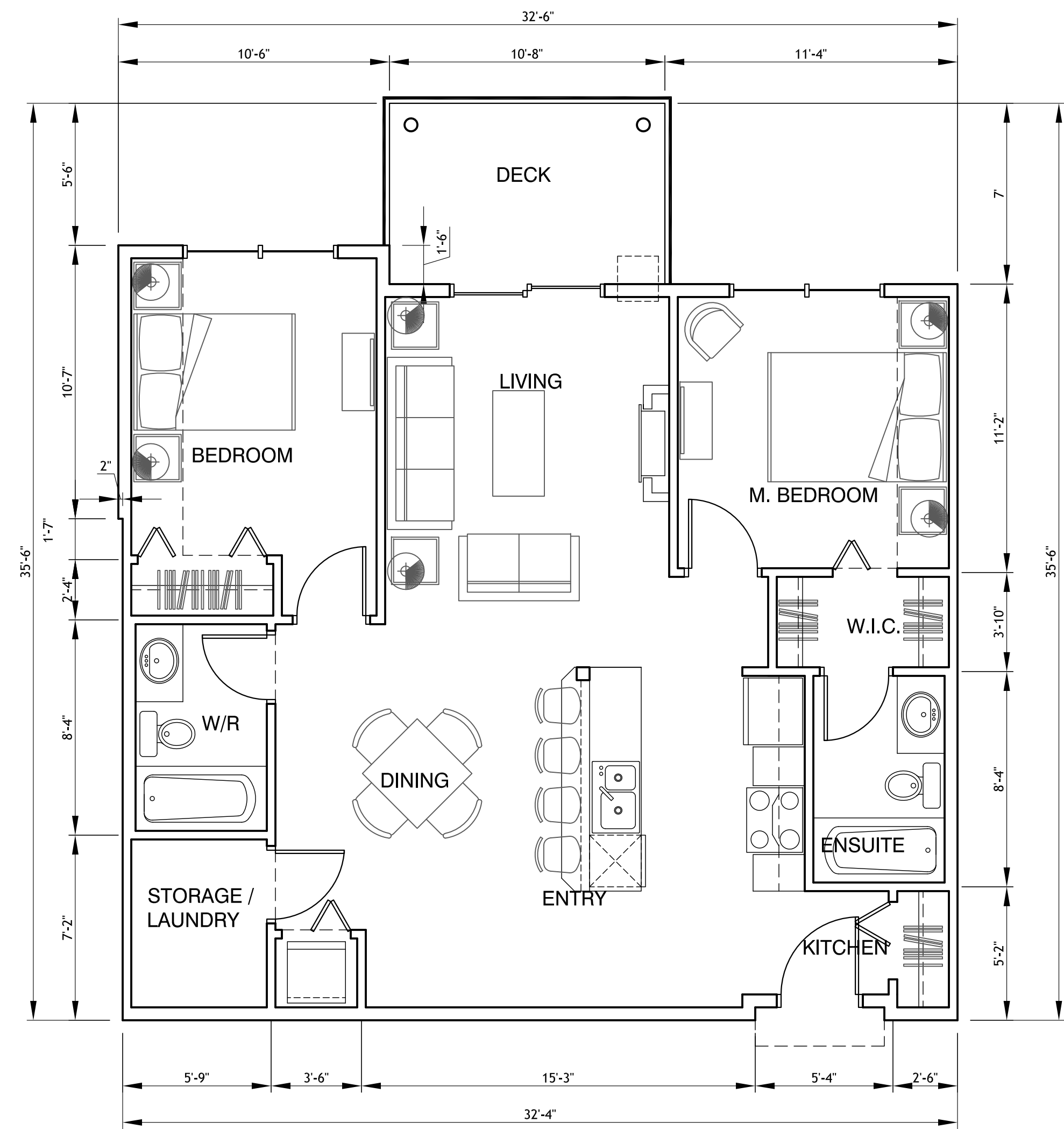
UNIT A

2-bedroom
922 s.f.±
No. of this type of unit: 8



UNIT A1 (A4 similar)

2-bedroom
891 s.f.± (A1); 908 s.f.± (A4)
No. of this type of unit:
- A1: 4
- A4: 4



UNIT A2 (A3 similar)

2-bedroom
935 s.f.±
No. of this type of unit:
- A2: 1
- A3: 3

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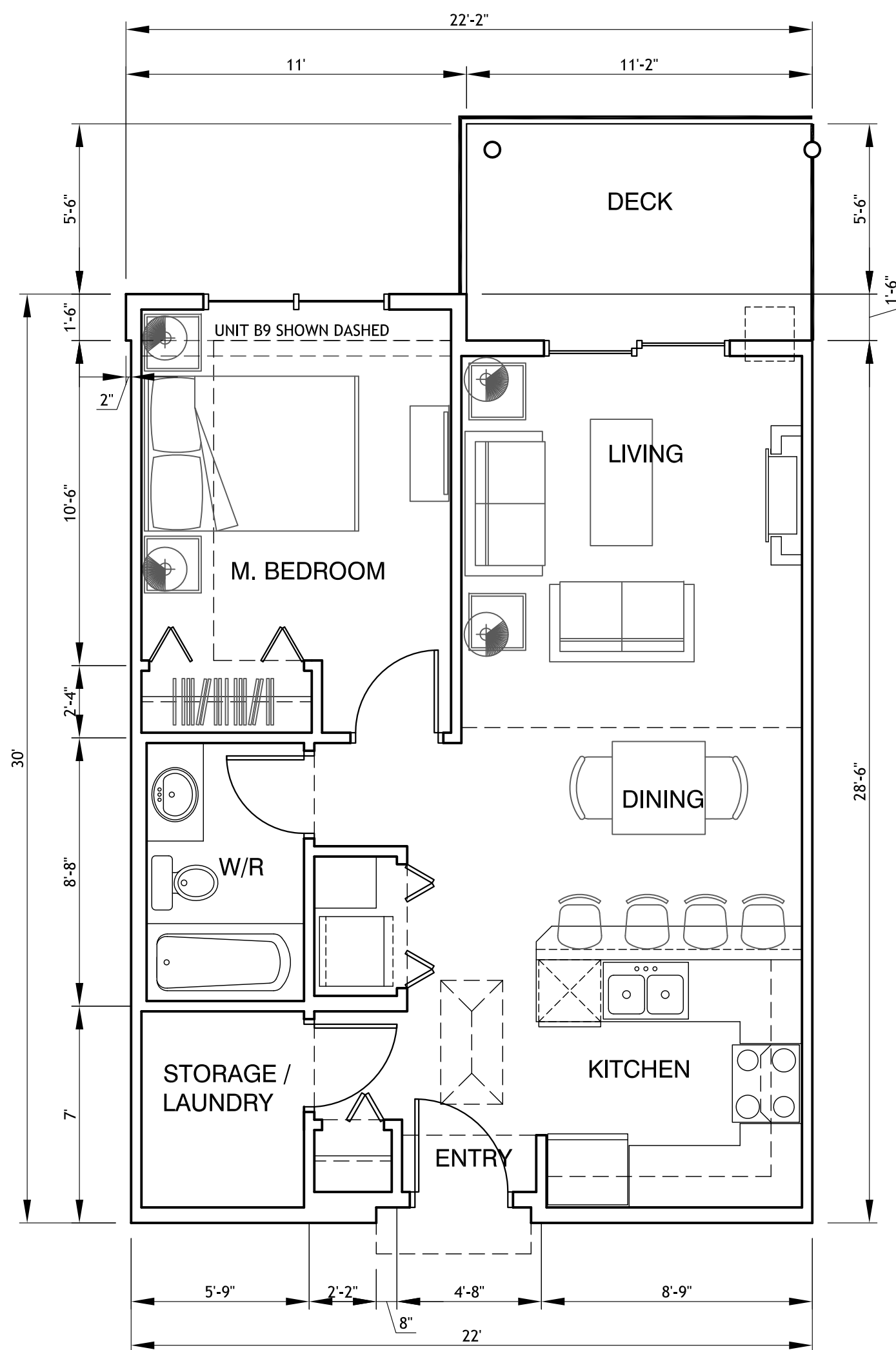
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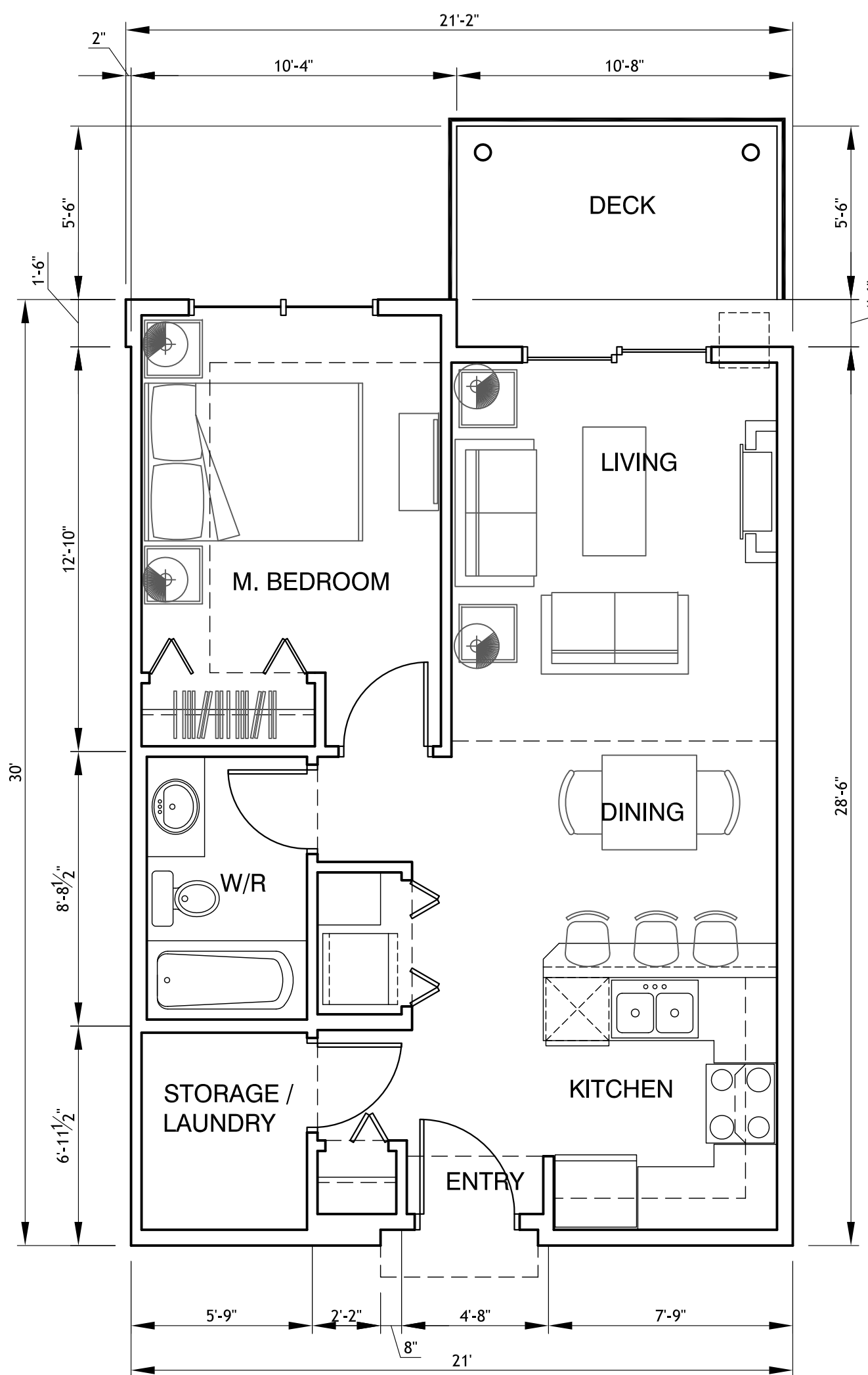
PROJECT
SOLARIS RESIDENCES
53A AVENUE,
LANGLEY, BC
SHEET TITLE
ENLARGED UNIT PLANS

Job No.: 10-114	DRAWING NO.
Scale: 1/4"=1'-0"	SK4
Start Date: MAR/10	
Drawn: LS	



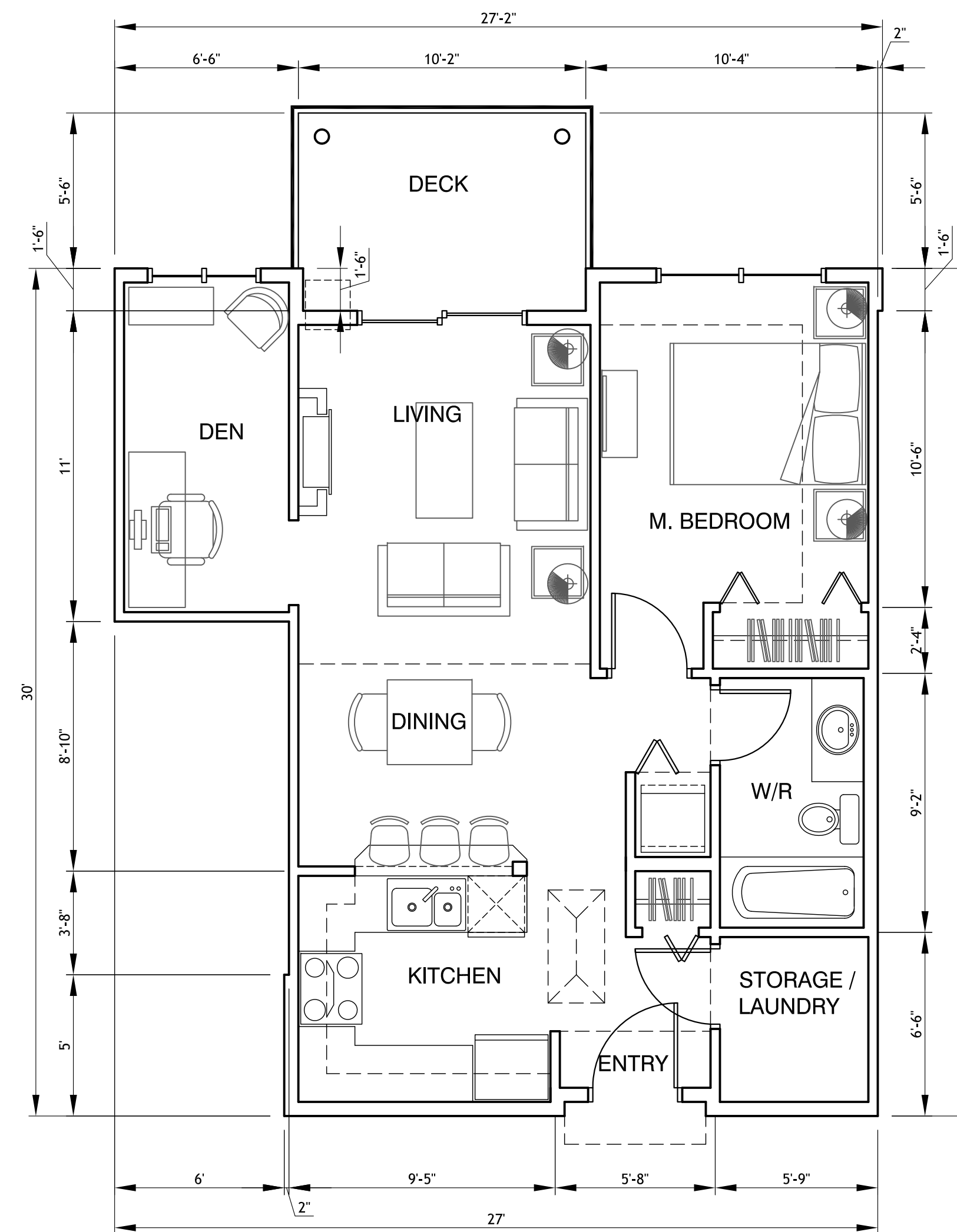
UNIT B (B1, B3, B8, B9 similar)

1-bedroom
 641 s.f.± (B, B1, B3, B8); 625 s.f.± (B9)
 No. of this type of unit:
 - B: 4
 - B1: 3
 - B3: 2
 - B8: 4
 - B9: 1



UNIT B2

1-bedroom
 612 s.f.±
 No. of this type of unit: 1



UNIT B4

1-bedroom + den
 686 s.f.±
 No. of this type of unit: 3

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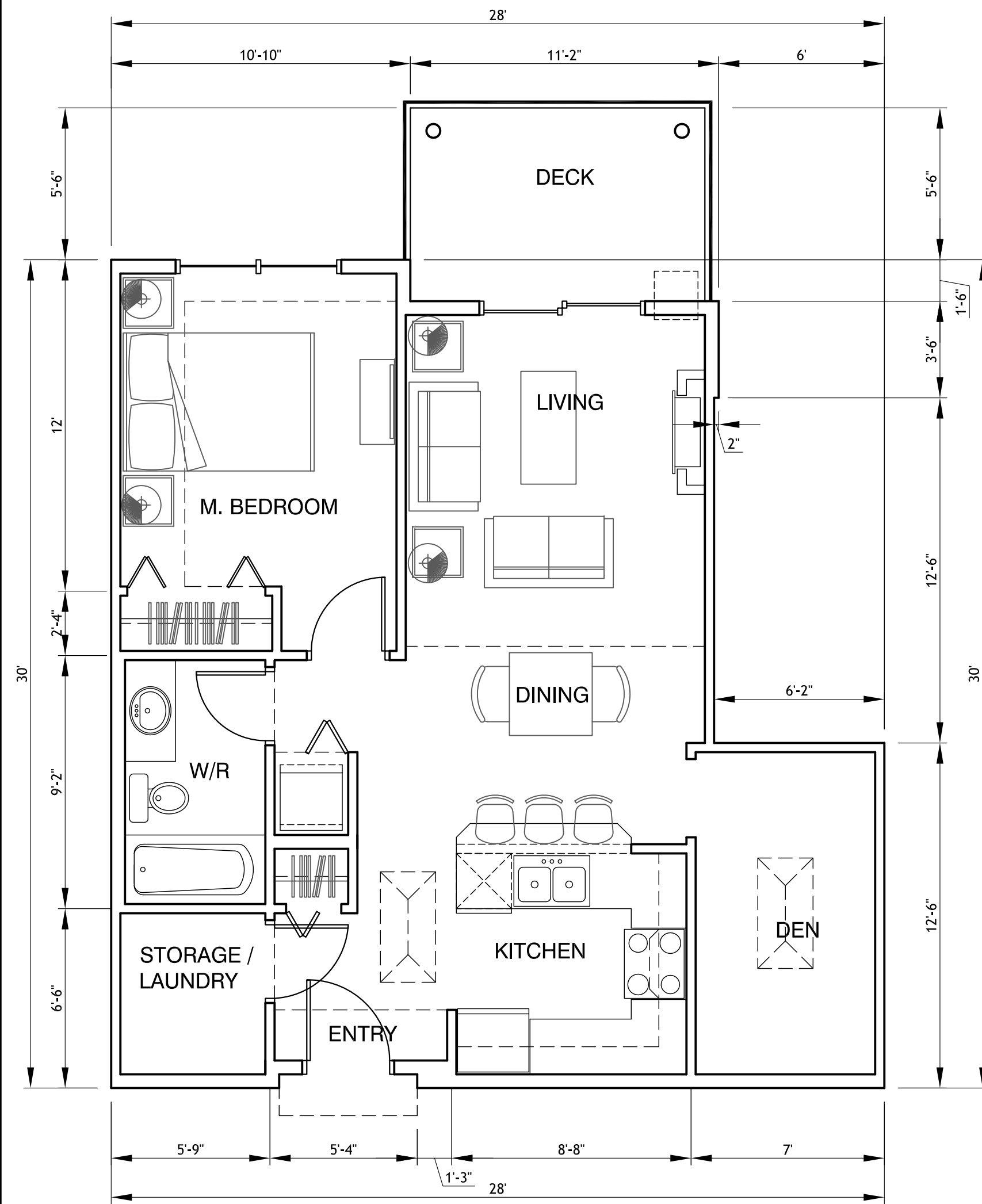
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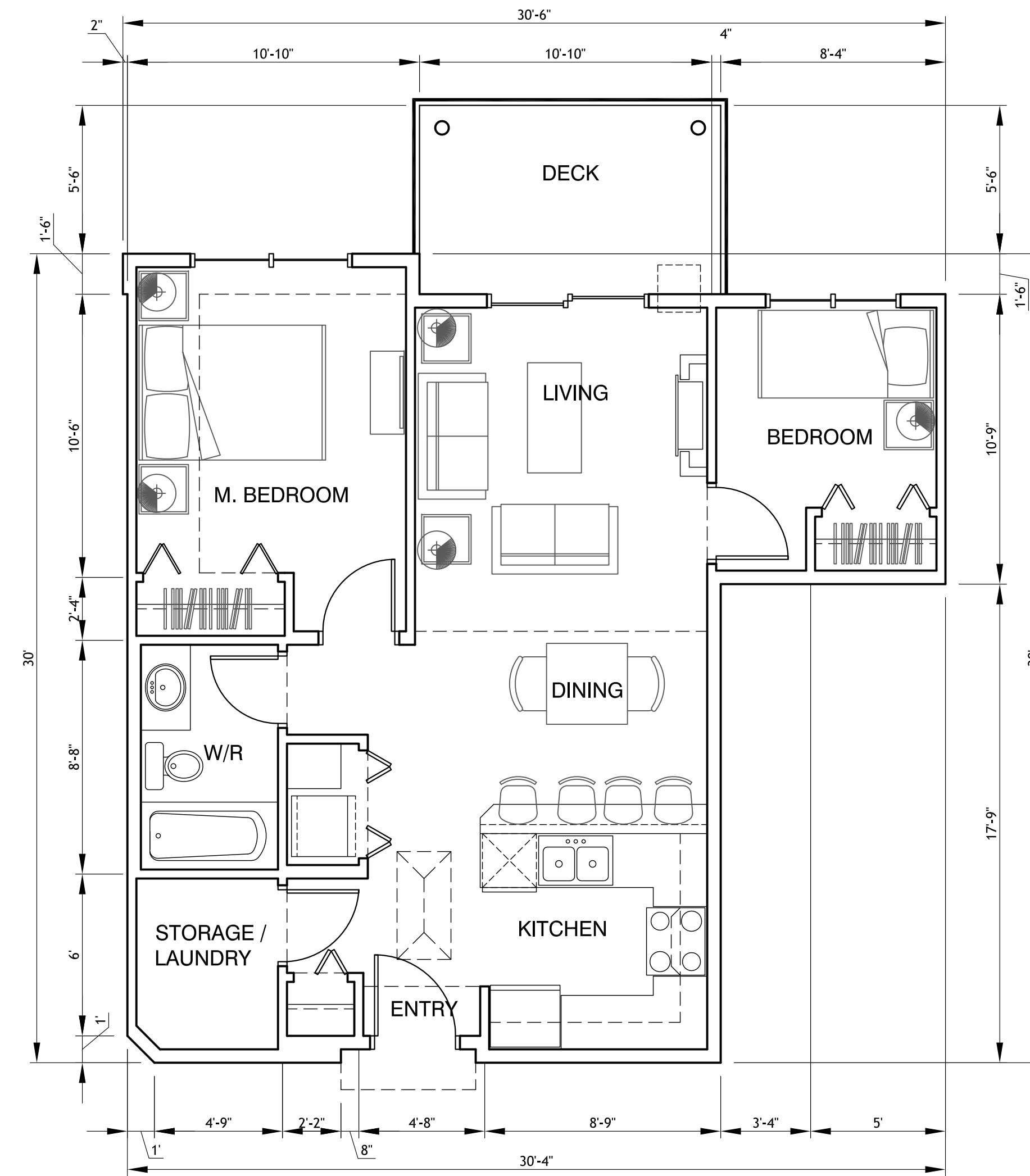
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SOLARIS RESIDENCES
 53A AVENUE,
 LANGLEY, BC
SHEET TITLE
 ENLARGED UNIT PLANS

Job No.: 10-114	DRAWING NO.
Scale: 1/4"=1'-0"	SK5
Start Date: MAR/10	
Drawn: LS	



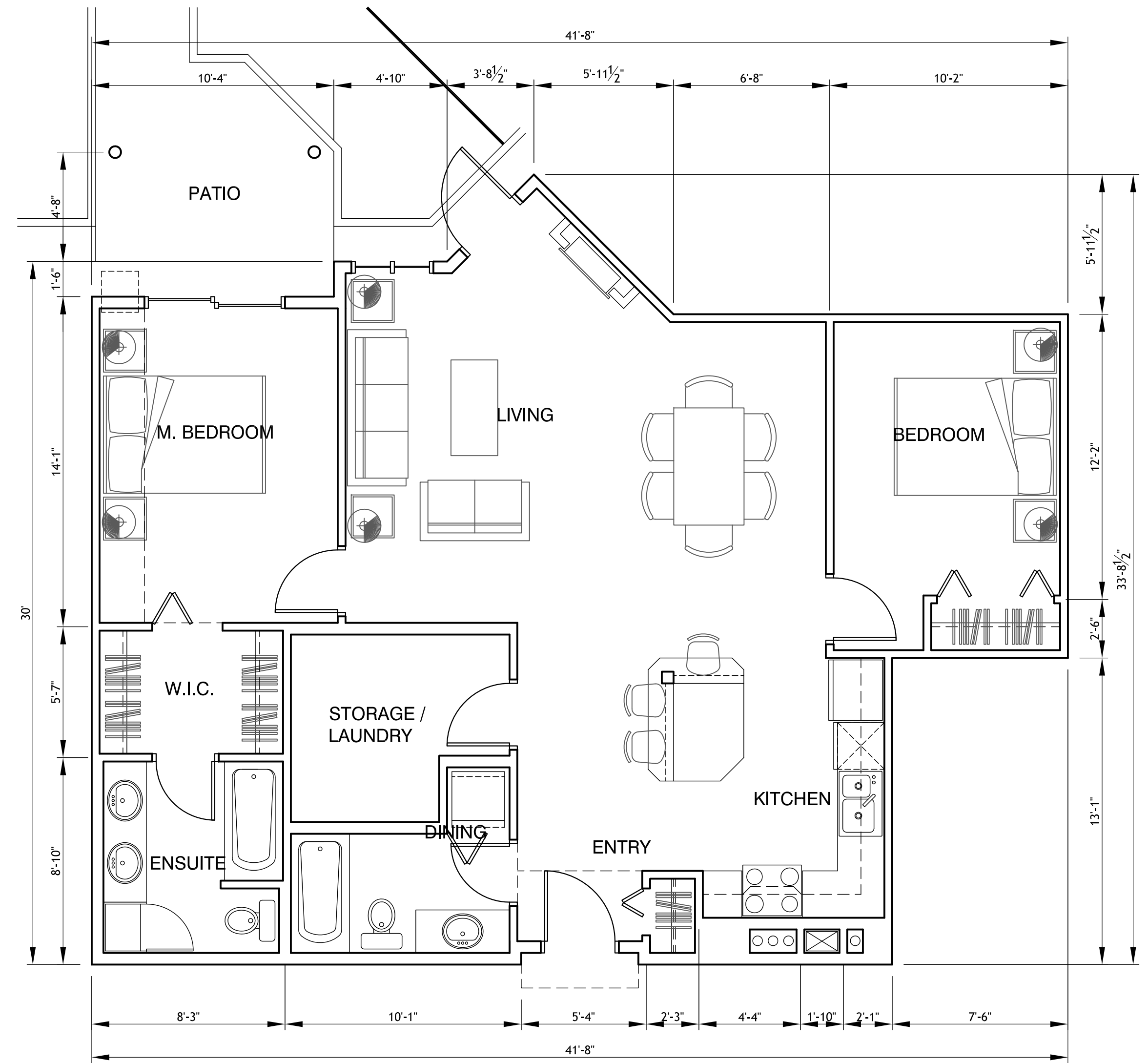
UNIT B5

1-bedroom + den
714 s.f. ±
No. of this type of unit: 3



UNIT B6 (B7 similar)

1-bedroom + den
730 s.f. ±
No. of this type of unit:
- B6: 2
- B7: 2



UNIT C

2-bedroom
1107 s.f. ±
No. of this type of unit: 1

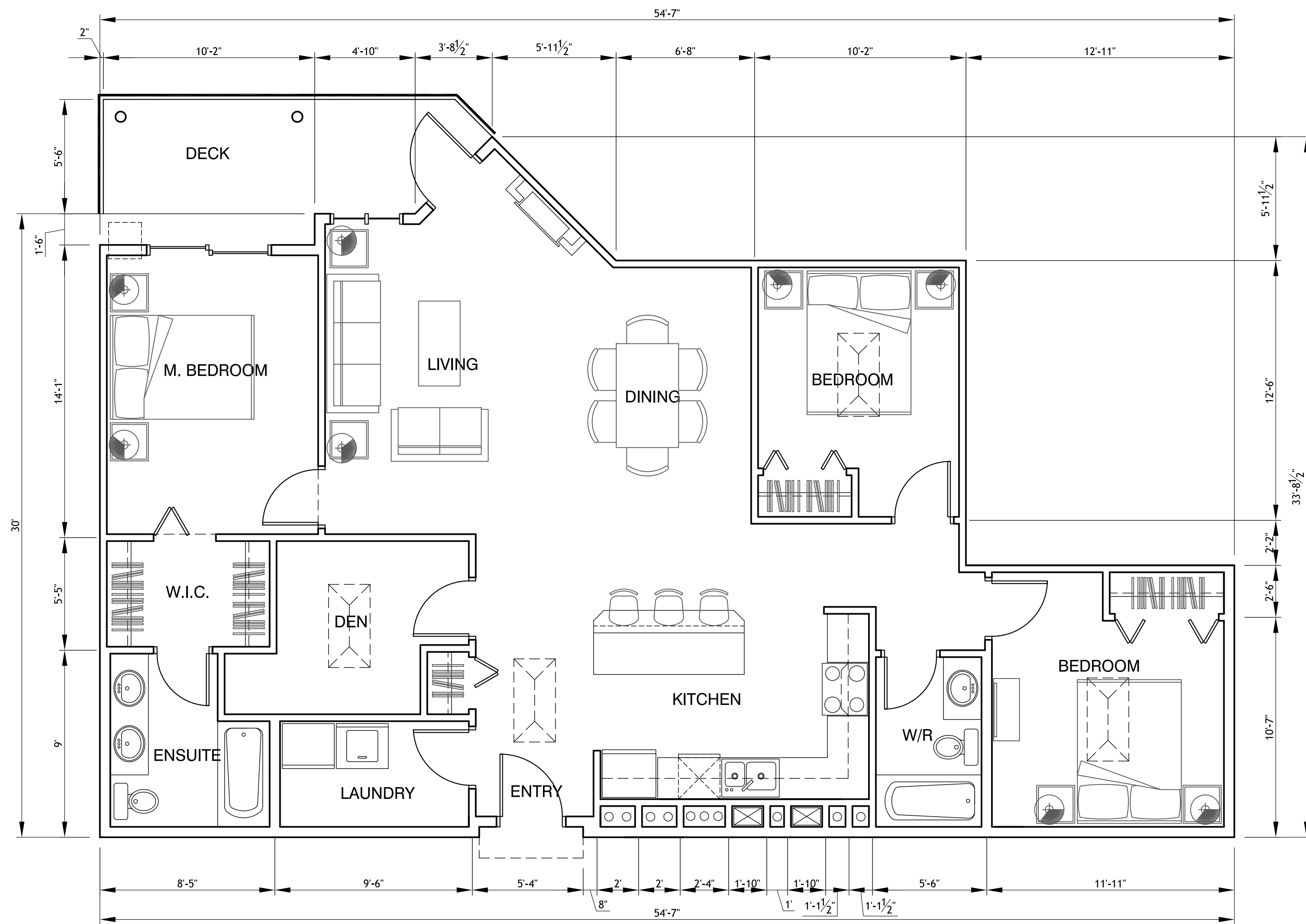
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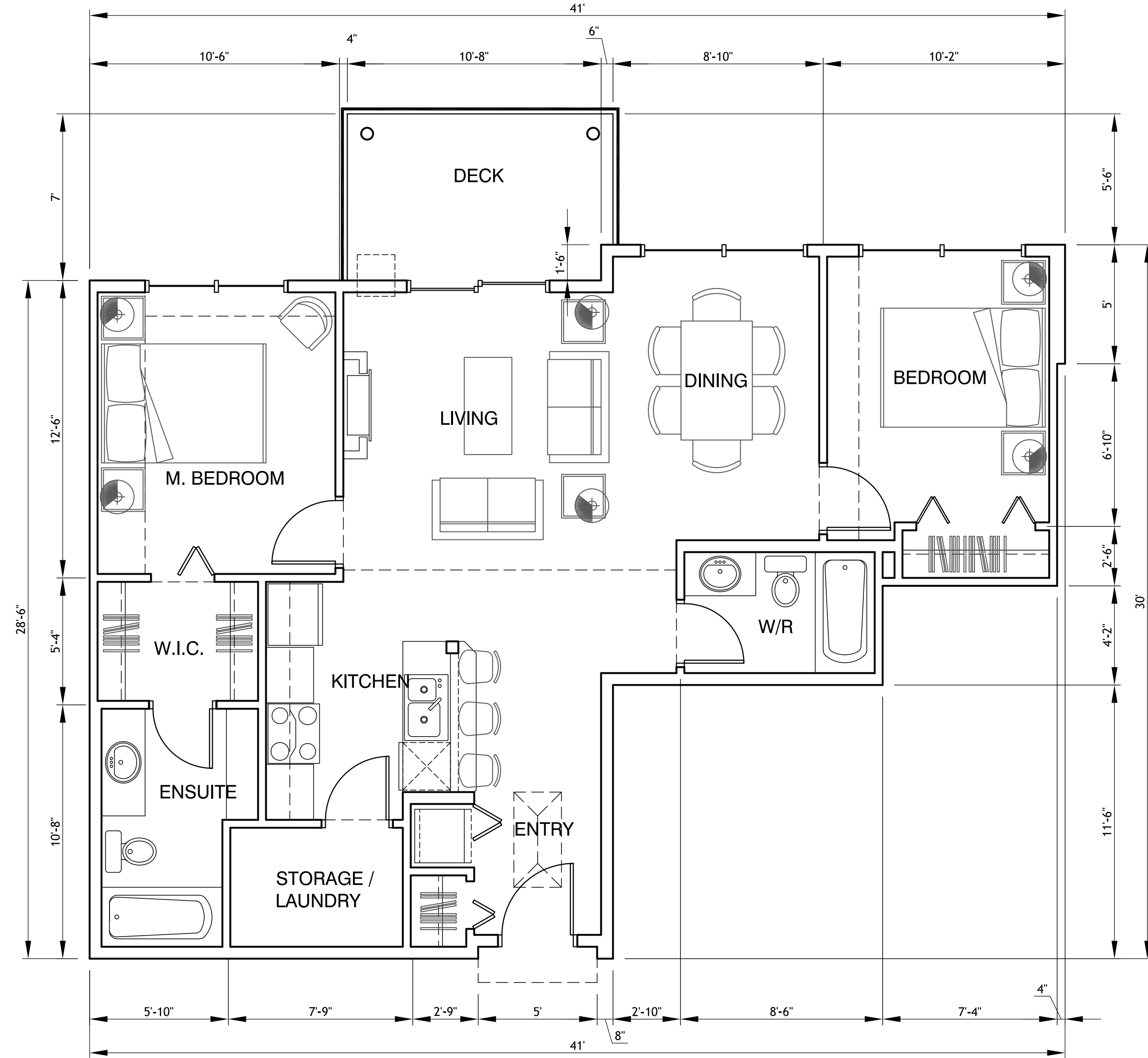
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53A AVENUE,
LANGLEY, BC
SHEET TITLE
ENLARGED UNIT PLANS

Job No.:	10-114	DRAWING NO.
Scale:	1/4"=1'-0"	SK6
Start Date:	MAR/10	



UNIT C1

3-bedroom + den
1374 s.f.±
No. of this type of unit: 1



UNIT D

2-bedroom
942 s.f.±
No. of this type of unit: 3



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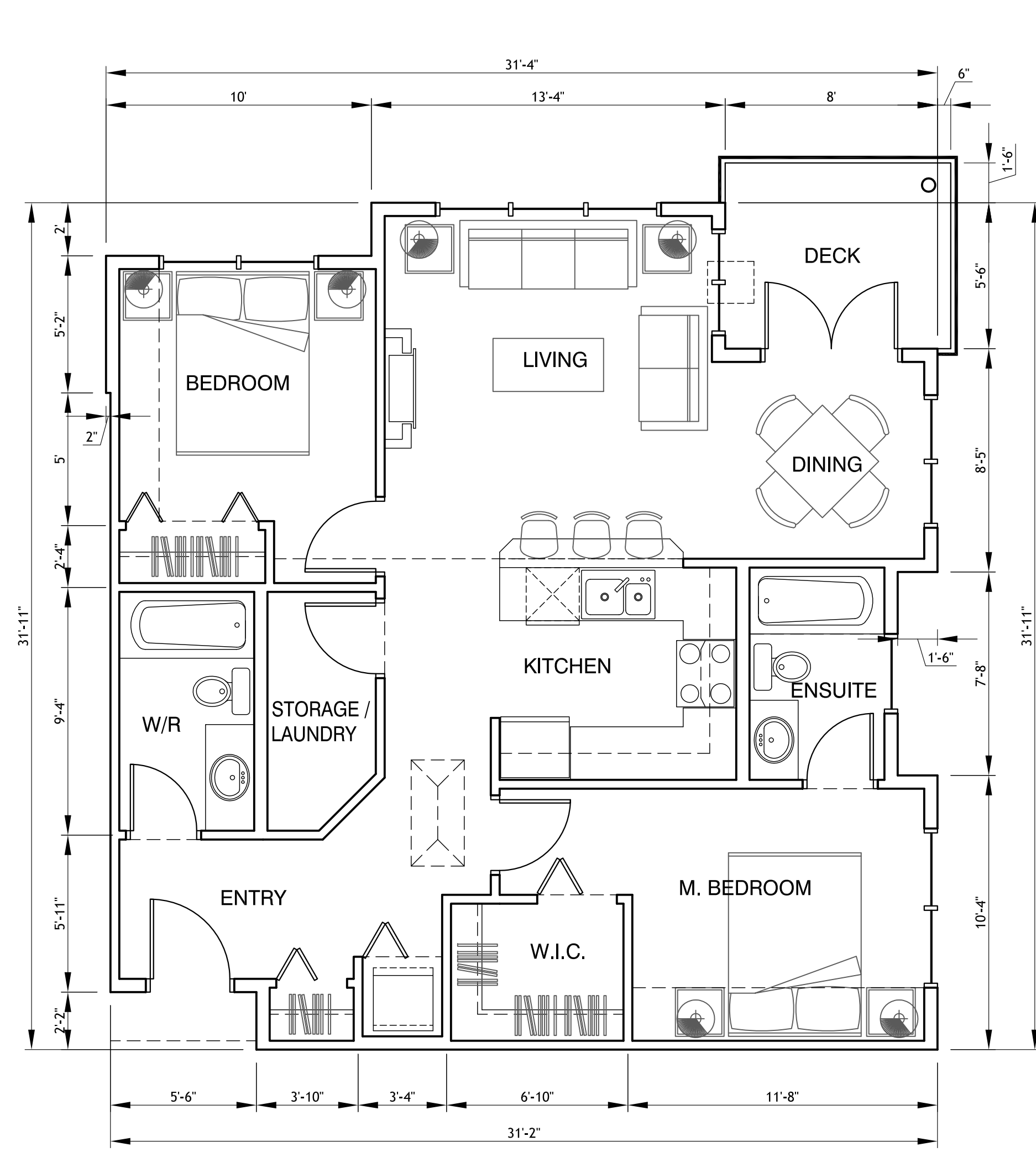
**SOLARIS
RESIDENCES**

53A AVENUE,
LANGLEY, BC

SHEET TITLE
ENLARGED UNIT PLANS

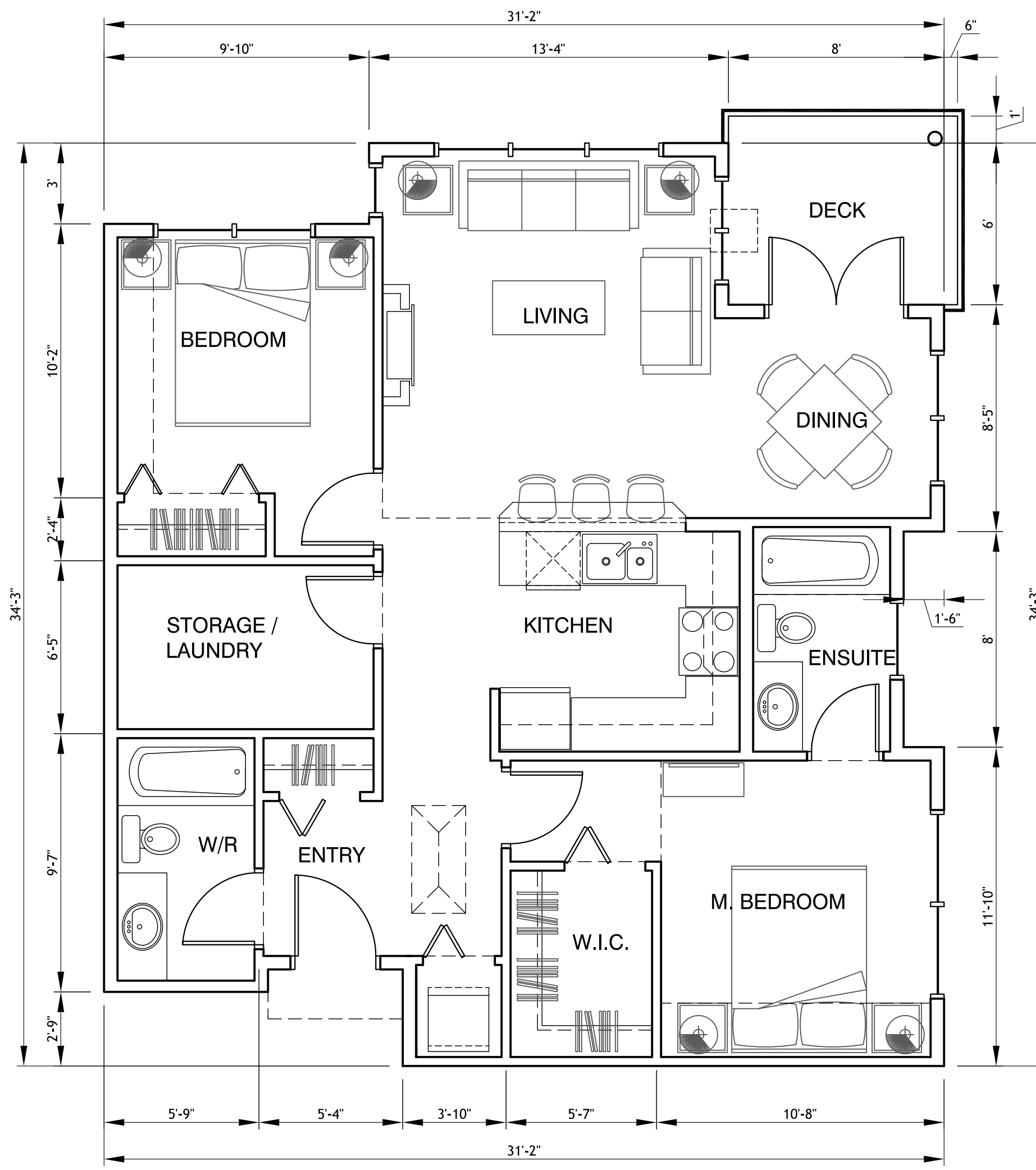
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DRAWING NO.
SK7



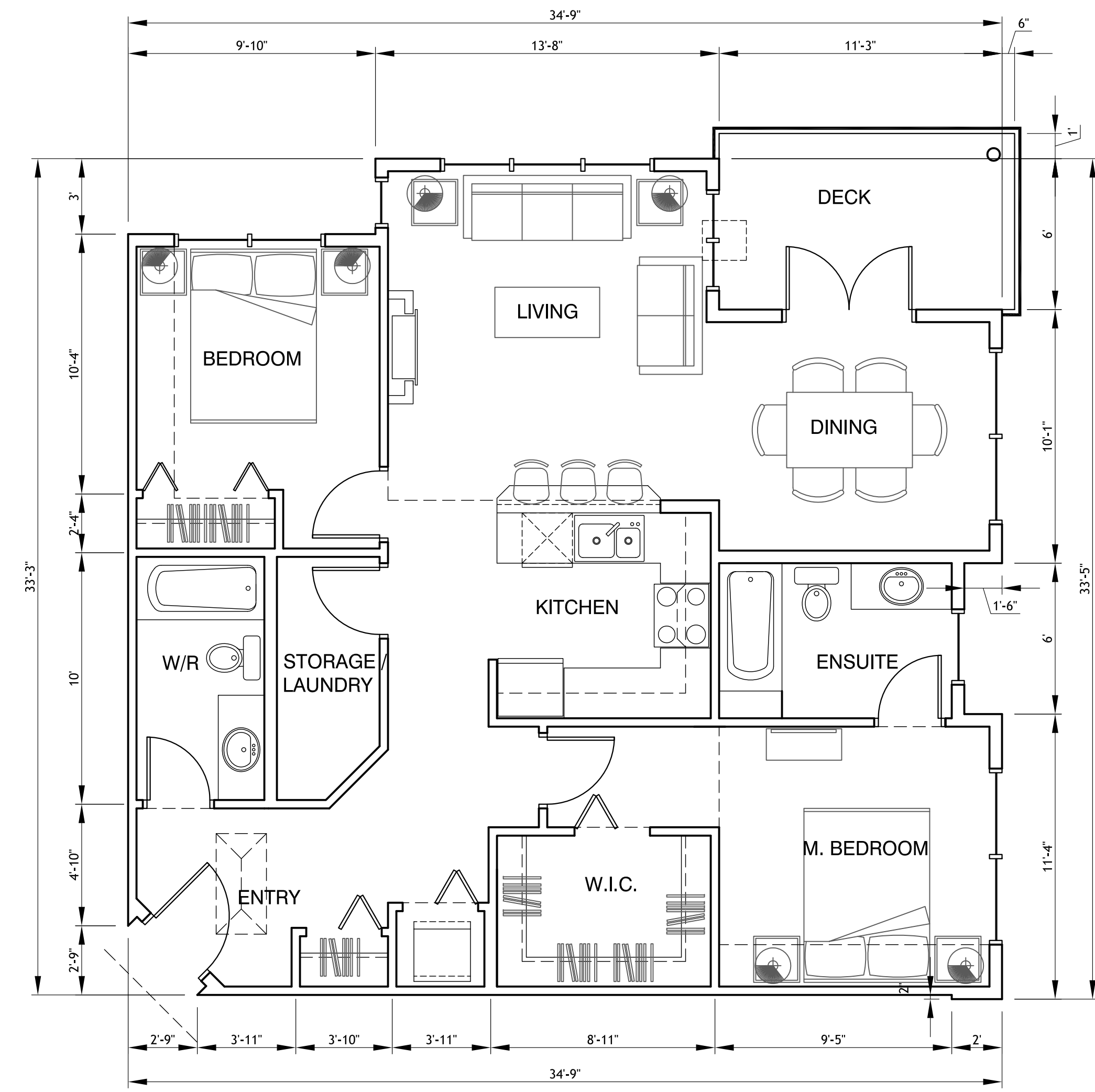
UNIT E

2-bedroom
912 s.f. ±
No. of this type of unit: 4



UNIT E1

2-bedroom
946 s.f. ±
No. of this type of unit: 4



UNIT E2

2-bedroom
1044 s.f. ±
No. of this type of unit: 4

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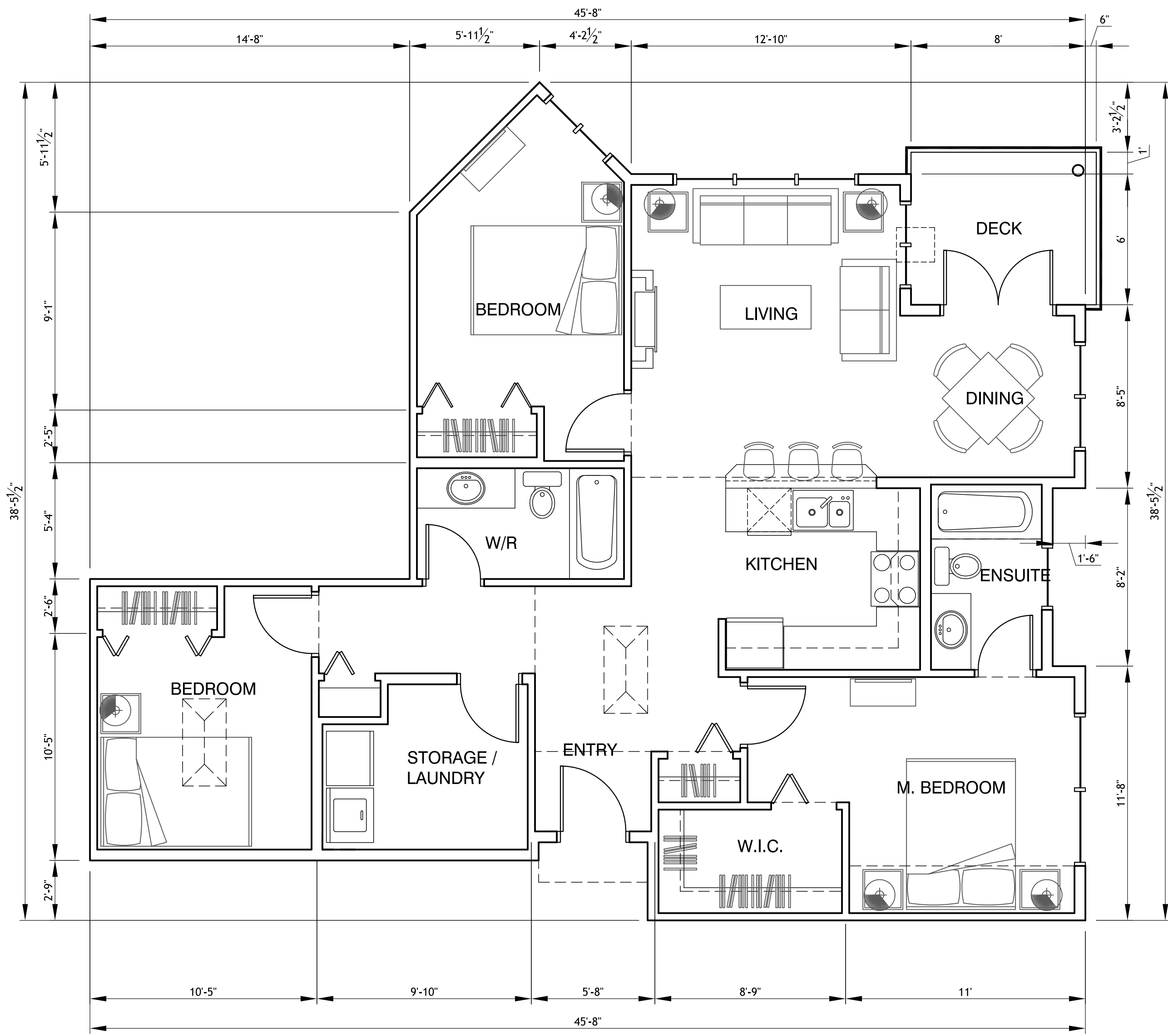
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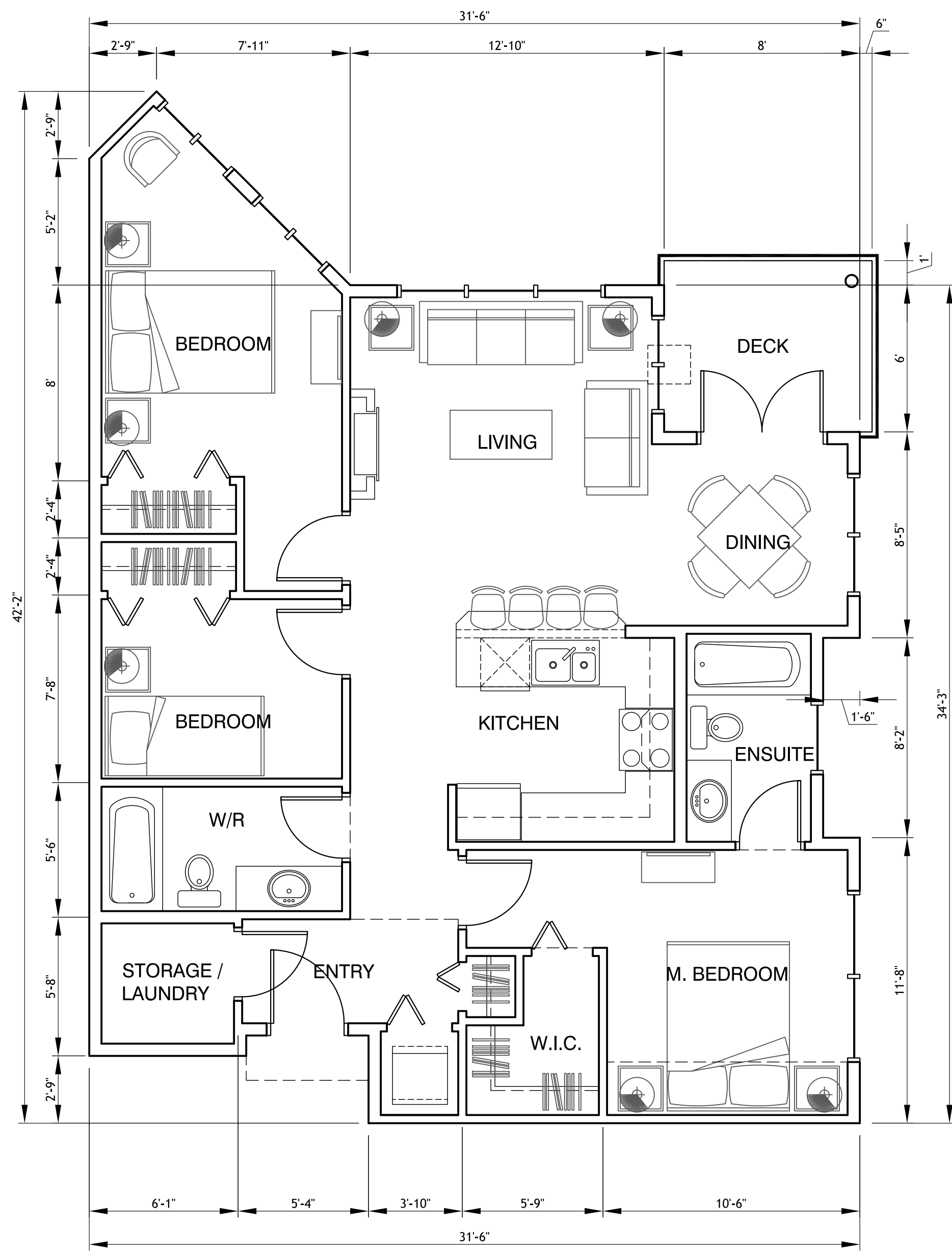
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UNIT E3

3-bedroom
 1176 s.f. ±
 No. of this type of unit: 2



UNIT E4

2-bedroom + den
 1023 s.f. ±
 No. of this type of unit: 2

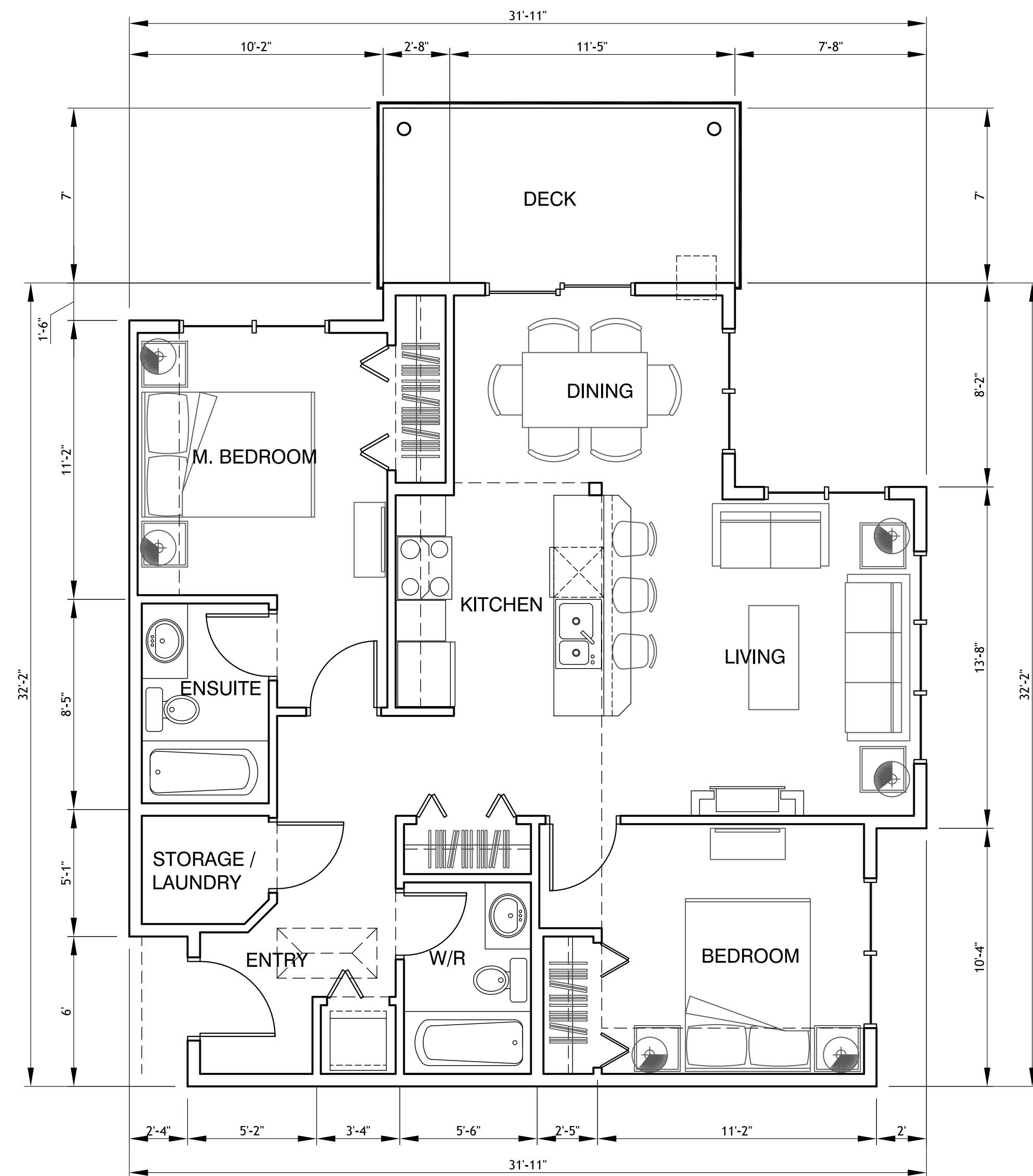
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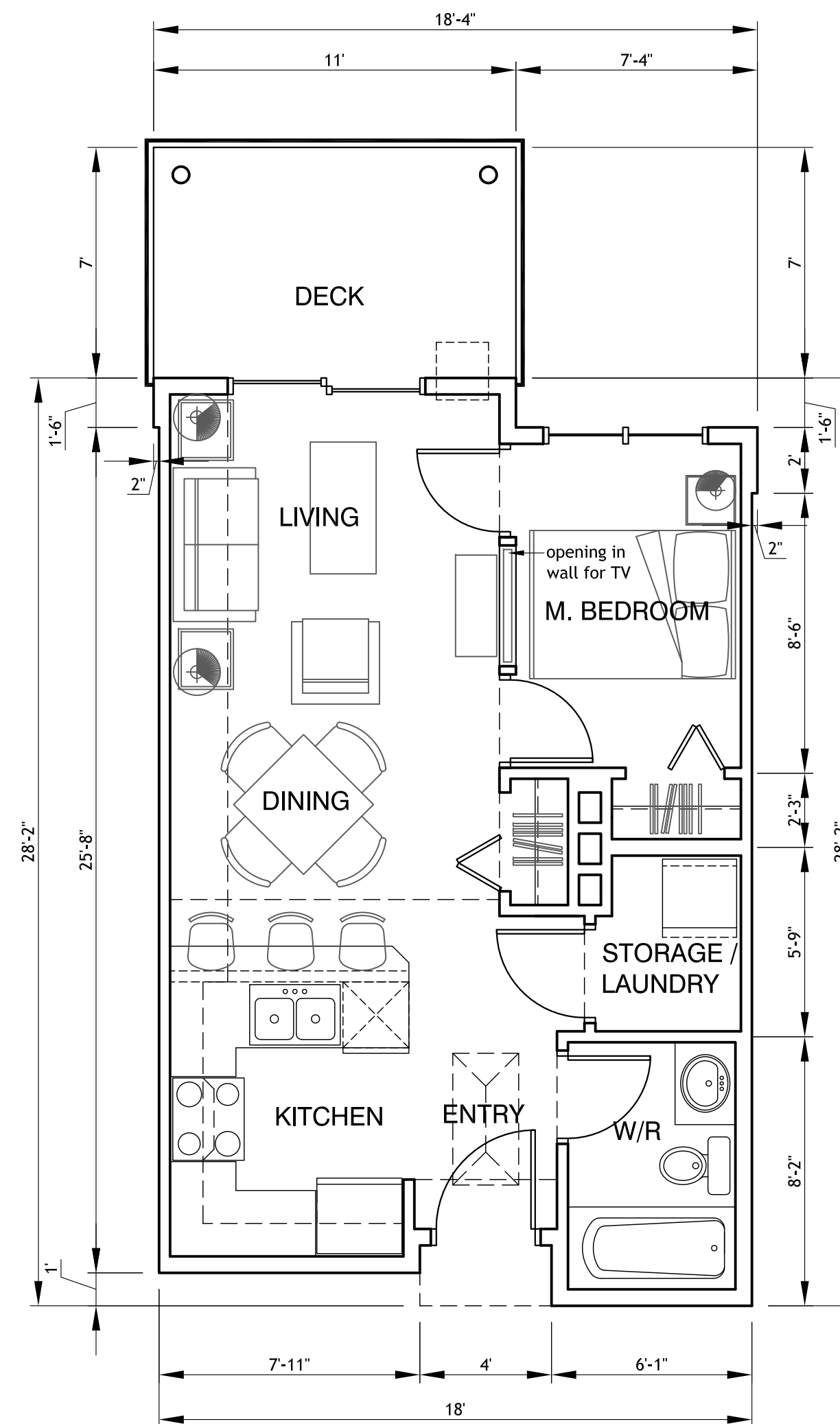
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 LANGLEY, BC
SHEET TITLE
ENLARGED UNIT PLANS

Job No.:	10-114	DRAWING NO.	SK9
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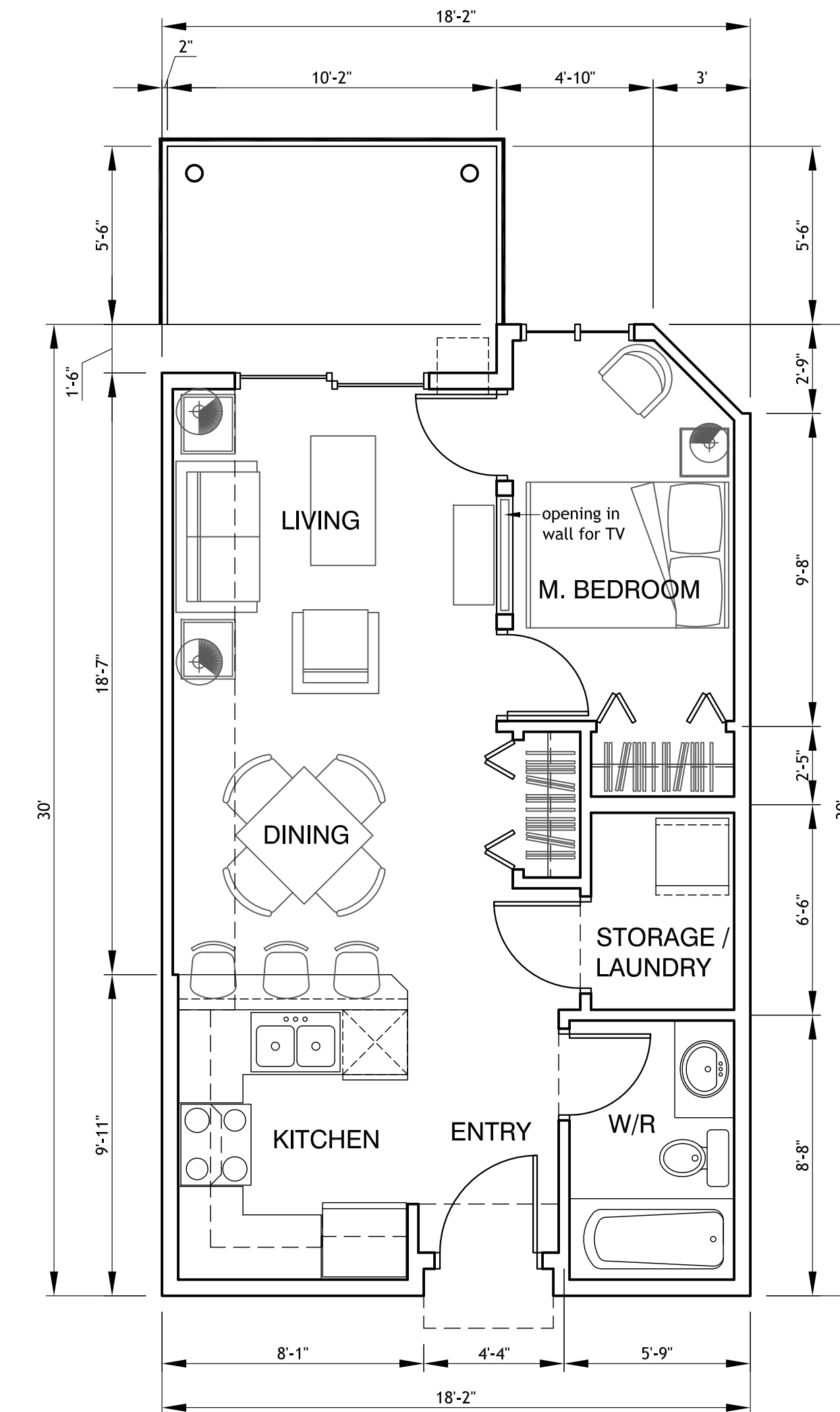
UNIT E5

2-bedroom
914 s.f. ±
No. of this type of unit: 4



UNIT F

studio
482 s.f. ±
No. of this type of unit: 4



UNIT F1

studio
522 s.f. ±
No. of this type of unit: 2

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LANGLEY, BC

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LEGEND - EXTERIOR ELEVATIONS

- 1 STONE - COUNTRY LEDGESTONE CULTURED STONE
COLOR: BLACK RUNDLE CSV-391272
- 2 HORIZONTAL FIBER CEMENT SIDING - HARDIPLANK LAP SIDING
COLOR: BENJAMIN MOORE R-9988 WILLOW
- 3 FIBER CEMENT PANELS - HARDIE REVEAL PANEL SYSTEM
COLOR: BENJAMIN MOORE HC-169 COVENTRY GRAY
- 3b FIBER CEMENT PANELS - HARDIE REVEAL PANEL SYSTEM
COLOR: BENJAMIN MOORE HC-169 COVENTRY GRAY
- 4 POURED-IN-PLACE CONCRETE W/ REVEALS
COLOR: BENJAMIN MOORE HC-169 COVENTRY GRAY
- 5 STEEL AND GLASS RAILING - KAYCAN
COLOR: BLACK
- 6a FASCIA - HARDIE PANEL
COLOR: BENJAMIN MOORE R-9988 WILLOW
- 6b FASCIA - HARDIE PANEL
COLOR: BENJAMIN MOORE CC-546 METROPOLIS
- 7 WOOD TRIM
COLOR: BENJAMIN MOORE HC-172 REVERSE PEWTER
- 8 STEEL COLUMNS - KAYCAN
COLOR: CHARCOAL
- 9 METAL ROOFING - KAYCAN
COLOR: CHARCOAL
- 10 VINYL SOFFITS - KAYCAN
COLOR: SANDALWOOD
- 11 METAL FLASHING
COLOR: TO MATCH ADJACENT FINISH
- 12 RESIDENTIAL VINYL FLANGE WINDOW
COLOR: WHITE
- 13 ALUMINUM GUARDRAIL
COLOR: BLACK
- 14 EAVES
COLOR: GREY

NORTH ELEVATION (FACING 53A AVENUE)

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION (FACING SOUTH LANE)

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION (FACING WEST LANE)

SCALE: 3/32" = 1'-0"

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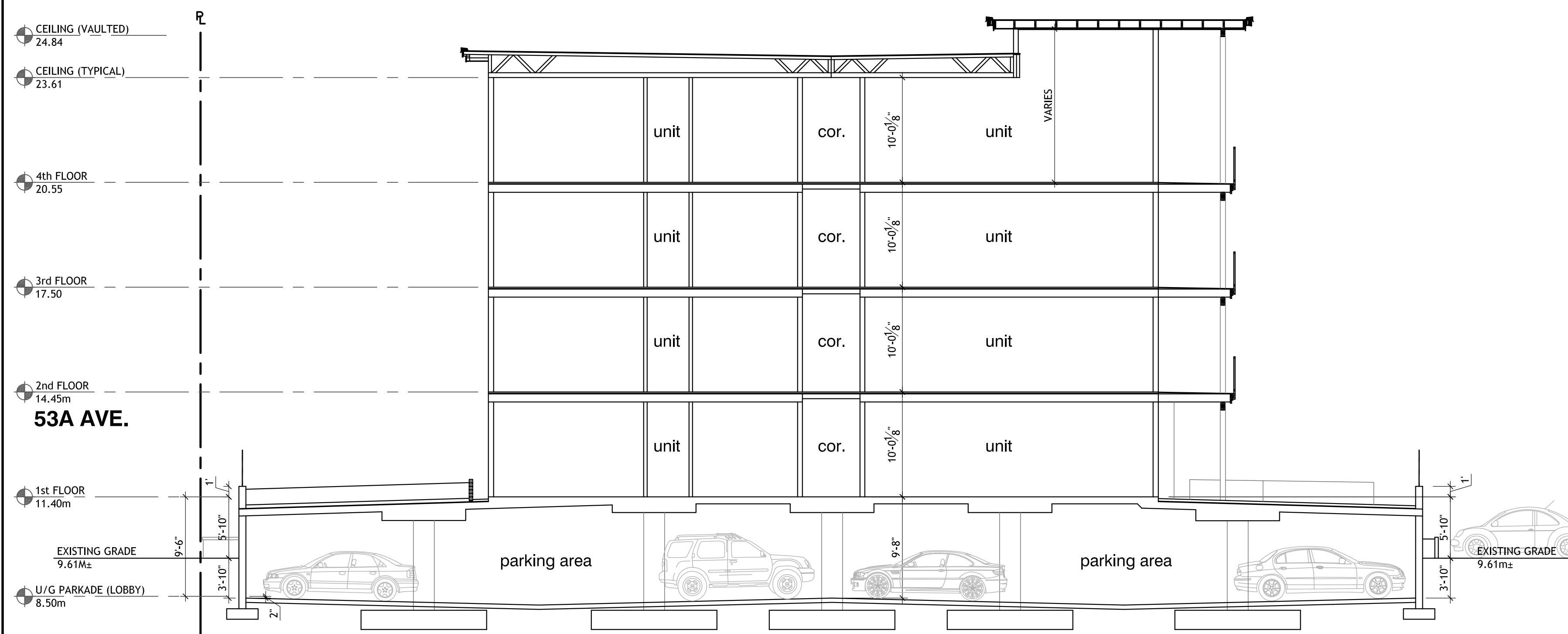
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PROJECT
SOLARIS RESIDENCES

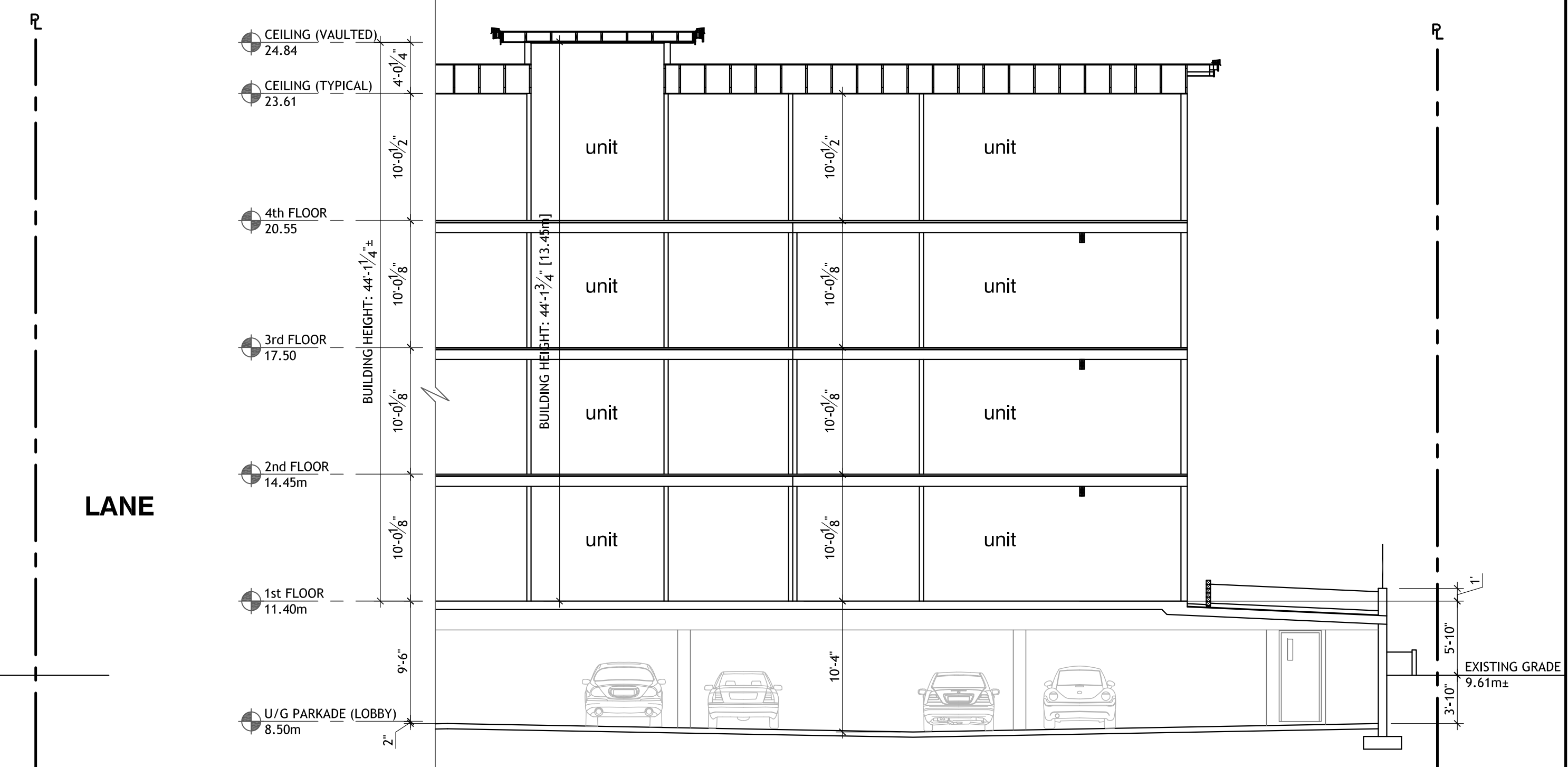
53A AVENUE,
LANGLEY, BC

SHEET TITLE
EXTERIOR ELEVATIONS

Job No.: 10-114	DRAWING NO.
Scale: A5 NOTED	SK11
Start Date: MAR/10	
Drawn: LS	



BUILDING SECTION 'A'
SCALE: 1/8" = 1'-0"



BUILDING SECTION 'B'
SCALE: 1/8" = 1'-0"

KEYSTONE
ARCHITECTURE
& PLANNING LTD

110 - 2881 Garden Street, Abbotsford, BC V2T 4X1
Phone 604 850 0577 or 604 853 1528 | Fax 604 853 8128
Email mail@keystonearch.ca | Web keystonearch.ca

ISSUES & REVISIONS LIST		
NO.	DESCRIPTION	DATE
1.	REVISIONS	16-07-27
2.	ISSUED FOR DP	16-08-02

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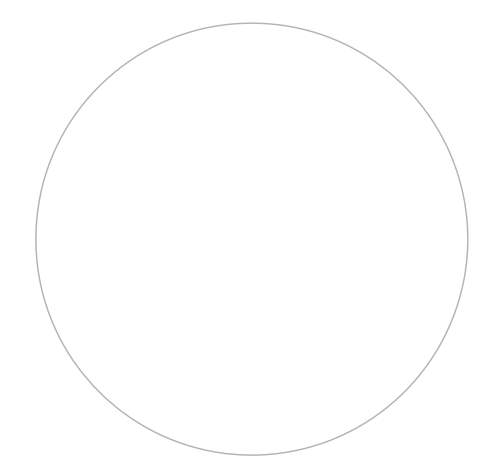
PROJECT

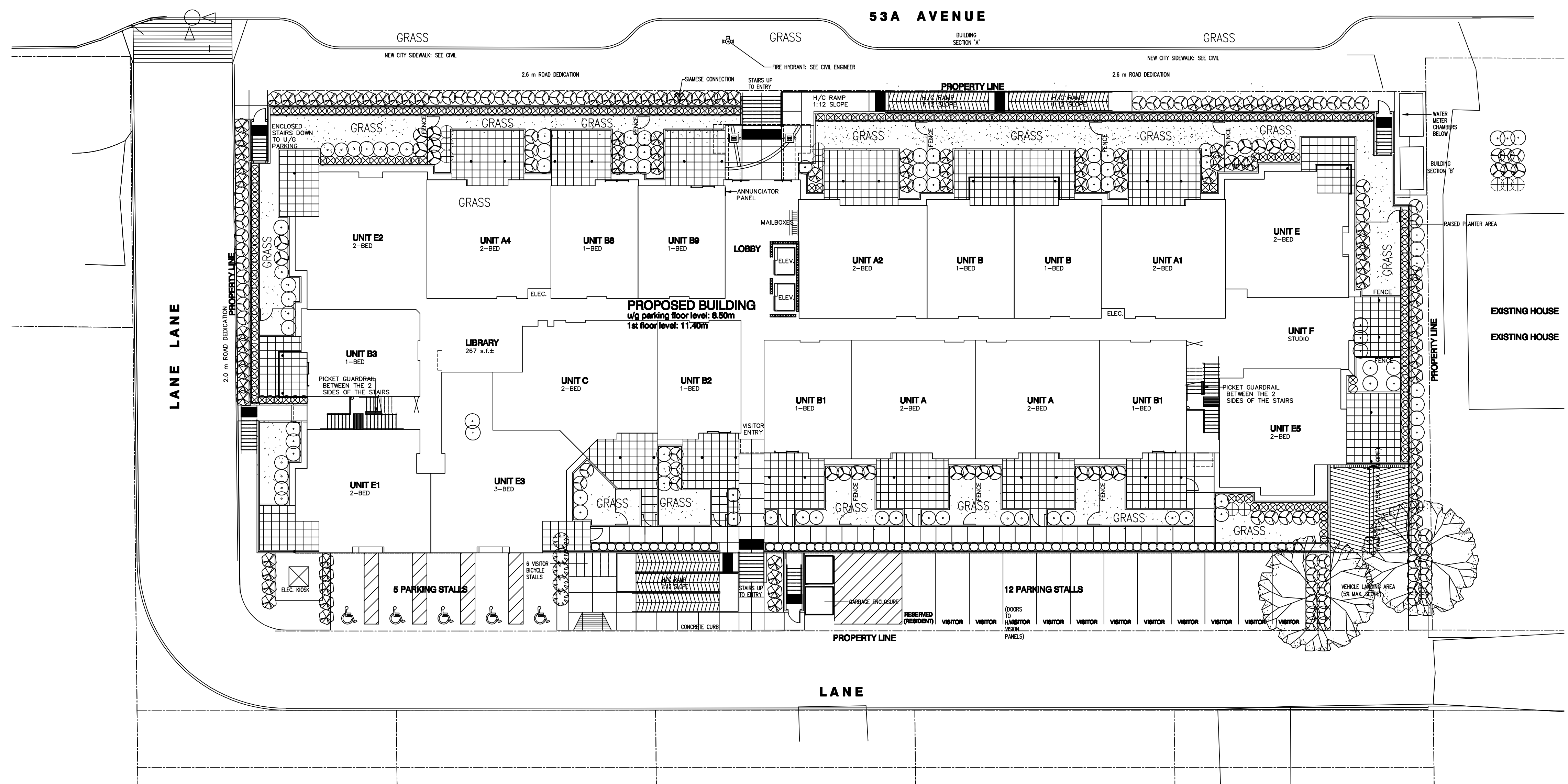
SOLARIS RESIDENCES

53A AVENUE,
LANGLEY, BC

SHEET TITLE
BUILDING SECTIONS

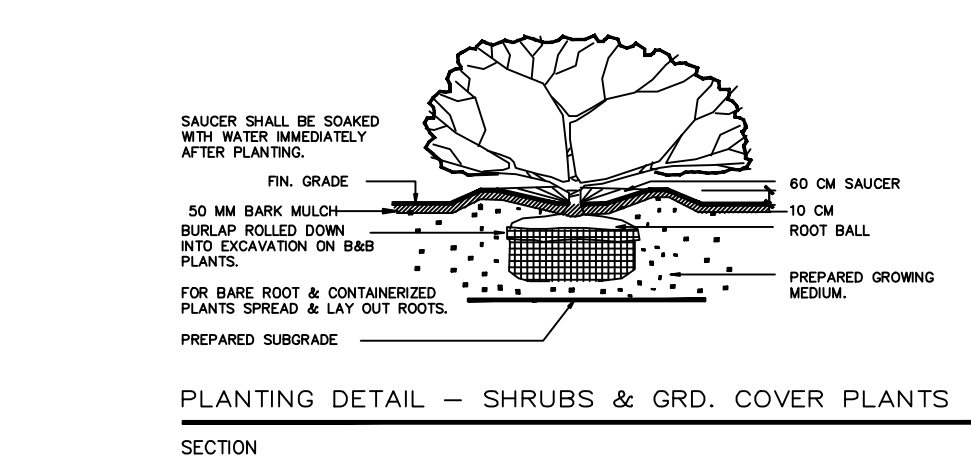
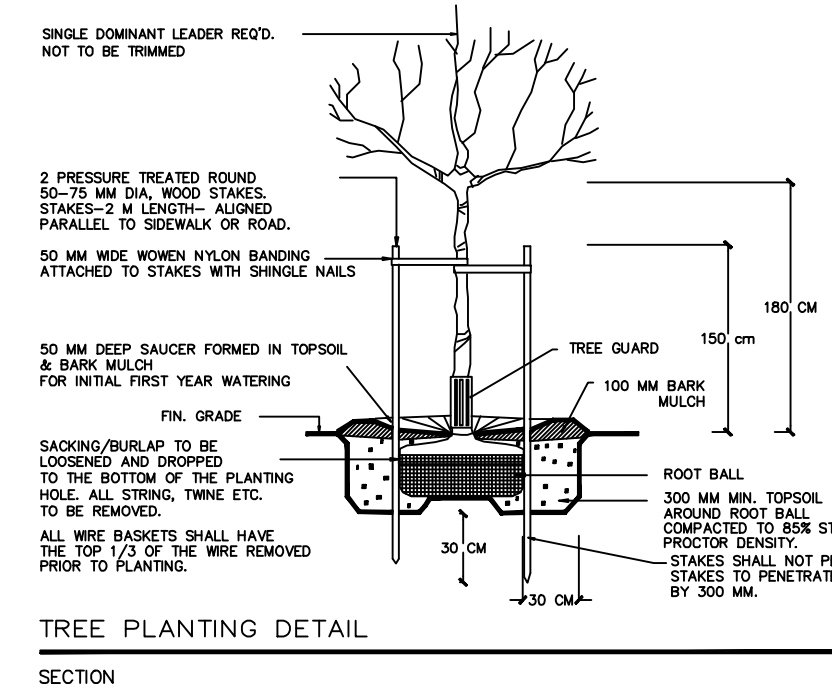
Job No.:	10-114	DRAWING NO.	SK12
Scale:	AS NOTED		
Start Date:	MAR./10		
Drawn:	LS		





PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	MATURE HEIGHT	SIZE	SPACING	REMARKS
	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2	15.00m	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA 'GUMPO PINK'	PINK AZALEA	28	0.60m	#2 POT	85 CM. O.C.	
	AZALEA JAPONICA 'GUMPO WHITE'	WHITE AZALEA	8	0.60m	#2 POT	85 CM. O.C.	
	BERBERIS BUXIFOLIA NANA	DWARF BOX-LEAFED BARBERRY	57	0.50m	#3 POT	90 CM. O.C.	
	RHODODENDRON FINNISH 'ELVIIRA'	FINNISH RHODODENDRON	48	0.60m	#3 POT	90 CM. O.C.	
	ROSA MEIDLAND 'WHITE'	WHITE MEIDLAND ROSE	76	0.50m	#3 POT	90 CM. O.C.	
	ROSA EXPLORER 'CHARLES ALBANEL'	EXPLORER ROSE	88	0.50m	#3 POT	90 CM. O.C.	
	PYRACANTHA x MOHAVE	FIRETHORN	223	2.00m	#3 POT	60 CM. O.C.	
	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	95		#1 POT		



NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD 'LATEST EDITION'. CONTAINER SIZES ARE SPECIFIED AS PER 'DATA STANDARDS'. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AS SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS MUST OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO 'BC LANDSCAPE STANDARD'. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED 'DISEASE FREE' NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'BC LANDSCAPE STANDARD'. PROVIDE CERTIFICATION UPON REQUEST.
- Min. growing medium depths over prepared subgrade shall be:
 - Lawn areas: 150 mm
 - Grd. cover areas: 230 mm
 - Shrub areas: 450 mm
 - Tree pits: 300 mm around root ball.
- Growing medium shall have physical and chemical properties as described in the Standards for Level 2 and Level 3 Areas, except for areas over structures where the medium shall conform to the requirements for Level 1 applications. Processing and mixing of growing medium components shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a representative sample taken from the soil that will be used at the site.
- On-site or imported soils shall satisfy the requirements of the Standards for growing medium. Soils shall be virtually free from subsoil, wood incl. woody plant parts, weed or reproductive parts of weeds, plant pathogenic organisms, toxic materials, stones over 50 mm and foreign objects. All planting beds shall receive min. 50 mm bark mulch.
- Plant species and varieties may not be substituted without the approval of the Landscape Architect.
- The contractor shall guarantee all materials and workmanship for a period of one (1) full year from the date of final acceptance, unless otherwise specified.
- All plant material not surviving or in poor condition during the guarantee period shall be replaced by the contractor at no extra cost to the Owner.
- The contractor shall clear away from the site all rubbish as it accumulates, and shall, at the completion of the work, leave the work and the site thereof in a clean and presentable condition, free from all obstructions.

SEP/16	REVISED SITE PLAN	2
SEP/10	STREET TREES	1
DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC.
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TITLE
PLAN VIEW
LANDSCAPE PLAN
SOLARIS RESIDENCES
CONDOMINIUM DEV.
20180,20190,20200,20210,20220-24 53A AVENUE
LANGLEY, B.C.

SCALE	1:200	DATE	AUG/10
DRAFT		CHK'D	
ENL.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	L-1