



62 UNITS TOWNHOUSE DEVELOPMENT

20275 / 20311 - 32 Avenue, Langley, B.C.



1 CONTEXT PLAN
Scale: 1/48"=1'-0"

Project:
2024
TOWNHOUSE DEVELOPMENT
20275 / 20311- 32 AVENUE,
LANGLEY, BC
Drawing:
SITE - CONTEXT

Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION		
No.	Date	Description

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ZONING RECONCILIATION

CIVIC ADDRESS :

20275 / 20311 32ND AVENUE, LANGLEY BC

ZONING SYNOPSIS :

EXISTING ZONING: SR2

PROPOSED ZONE : CD

COMMUNITY PLAN : BROOKSWOOD/FERNRIDGE COMMUNITY PLAN

SITE :

EXISTING (GROSS): 128,434.64 SQ. FT. / 2.944 AC / 1.19 Ha

ROAD WIDENING DEDICATION: 16,048 SQ. FT. / 0.36 AC / 0.149 Ha

NET AITE AREA : 121,192 SQ. FT. / 2.57 AC / 1.04 Ha

DENSITY:

BASE DENSITY POSSIBLE MAX DENSITY PROPOSED : 20.00 (58.88 UNITS)

DENSITY PROPOSED : **21.10 (62 UNITS)** **SUBJECT TO TOL ACCEPTANCE FOR ADDITIONAL UNITS ABOVE THE BASE DENSITY**

SITE-COVERAGE:

PERMITTED : 40%
PROPOSED : 42,584.00 / 121,192 = 34.93%

AMENITY SPACE:

'SECTION 111.5' : 64.584 SQ.FT. (6 SQ.M.) PER TOWNHOUSE

OUTDOOR AMENITY SPACE REQUIRED = 4,004 SQ.FT. (372.00 SQ.M.)
(62 UNIT X 64.584 SQ.FT.)
OUTDOOR AMENITY SPACE PROVIDED = 4,230.00 SQ.FT. (393.00 SQ.M.)

PARALLEL UNITS = 59
ACCESSIBLE UNITS = 3.0
TOTAL PROPOSED DWELLING UNITS = 62

PARKING REQUIREMENT
PARALLEL 2.0 x 62 = 124
VISITORS 62/5 = 12.40 (say) = 12.00
TOTAL REQUIRED = 126.40 (128 STALLS)
PARKING PROVIDED
WITHIN UNITS = 124.00
VISITORS = 13.00
TOTAL PROVIDED = 137.00

Project:

2024

TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:

SITE - PLAN

&

DATA SHEET

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

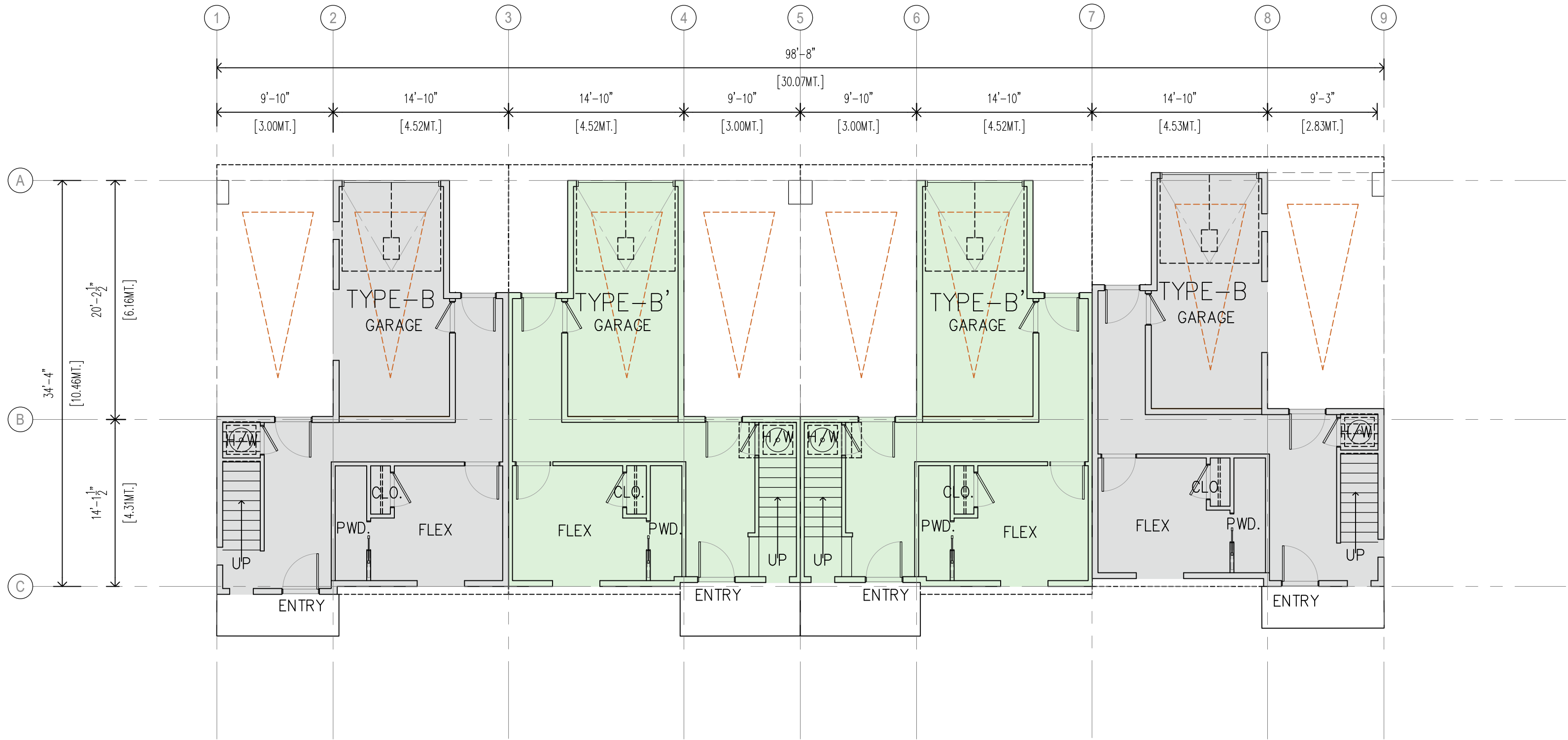
No. Date Description

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Scale:
1/20" = 1'-0"

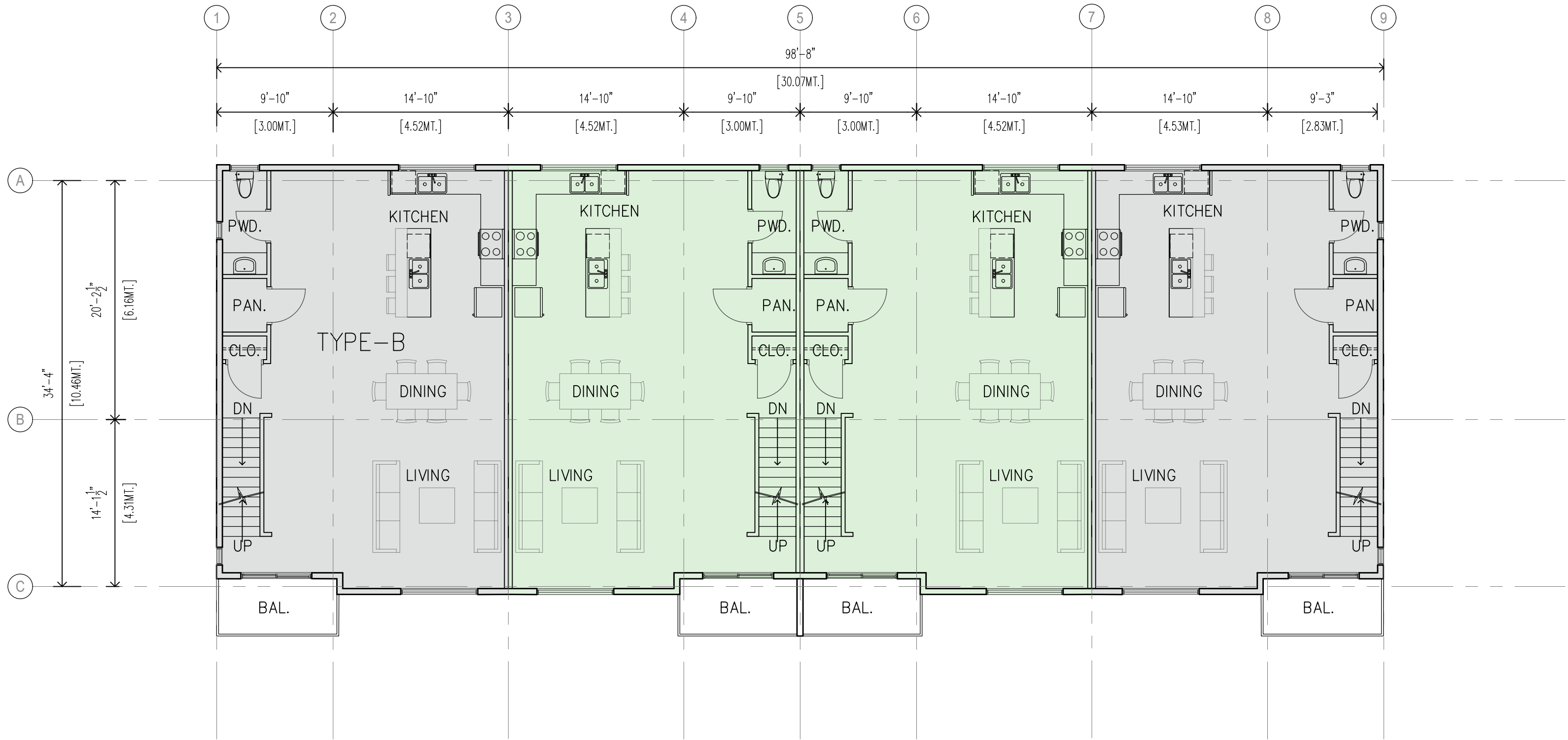
DWG. NO:

A.1.1



1 MAIN FLOOR PLAN BUILDING-01

Scale: 1/8"=1'-0"



2 2ND FLOOR PLAN BUILDING-01

Scale: 1/8"=1'-0"

Project:

2024

TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:

FLOOR-PLANS
BLDG-01

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

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Scale:
1/8" = 1'-0"

DWG. NO:

A.2.1



12994 59 Avenue
Surrey, BC V3X 0C4

Tel: (778) 891-0167
Email: jaswinder@cre8architecture.ca

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Project:

2024
TOWNHOUSE DEVELOPMENT
20275 / 20311- 32 AVENUE,
LANGLEY, BC
Drawing:
FLOOR-PLANS
BLDG-01

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

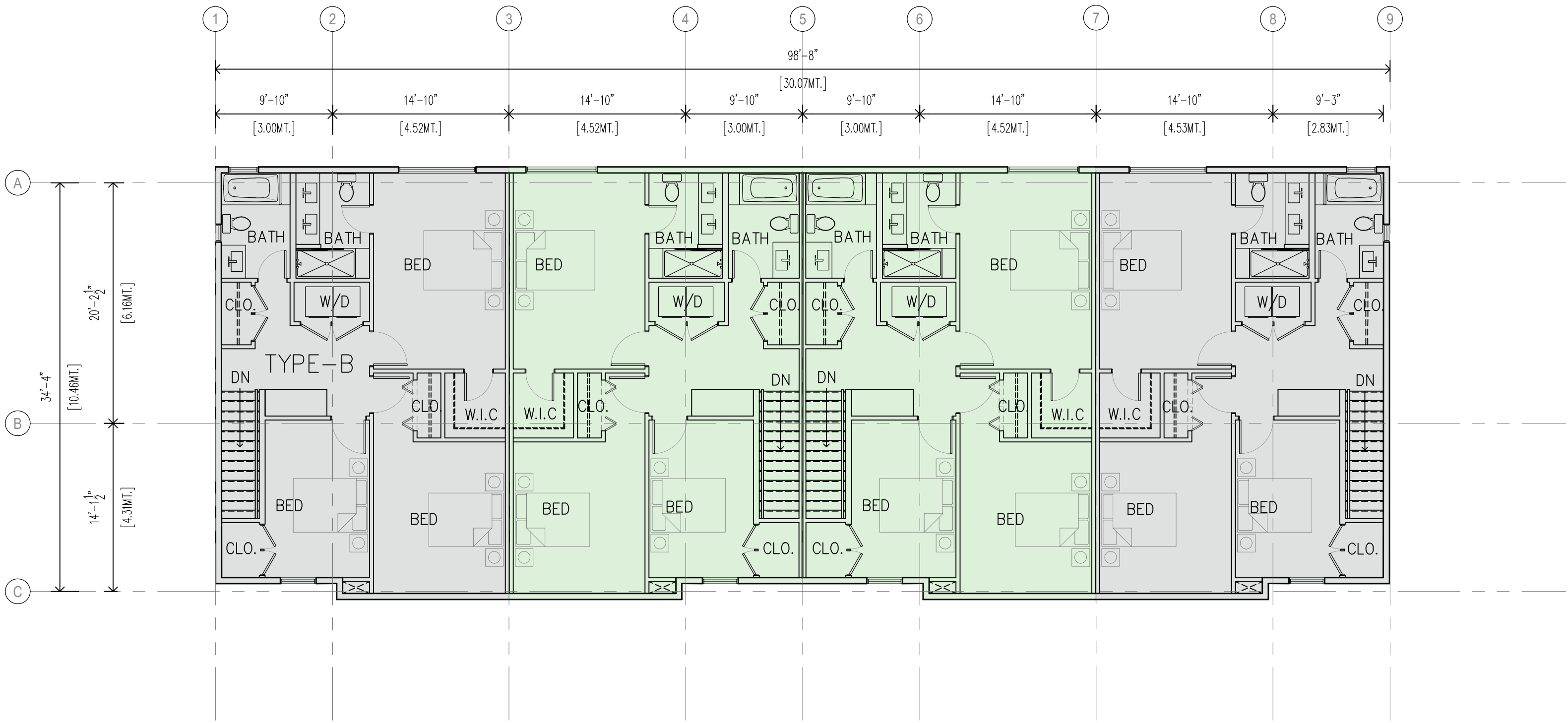
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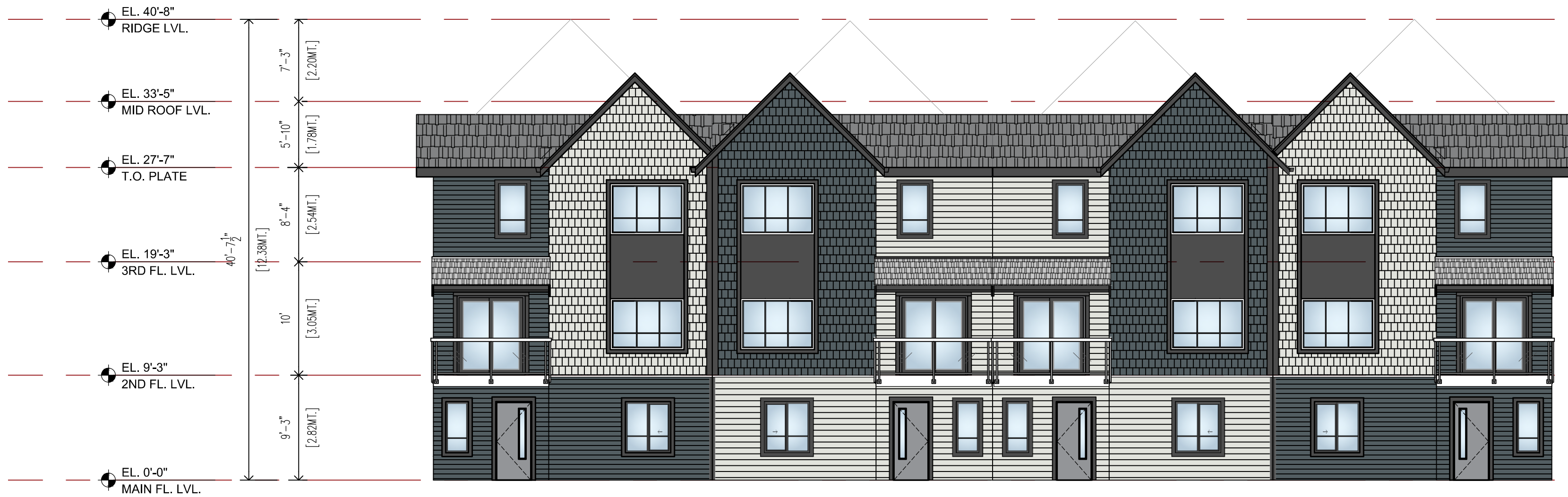
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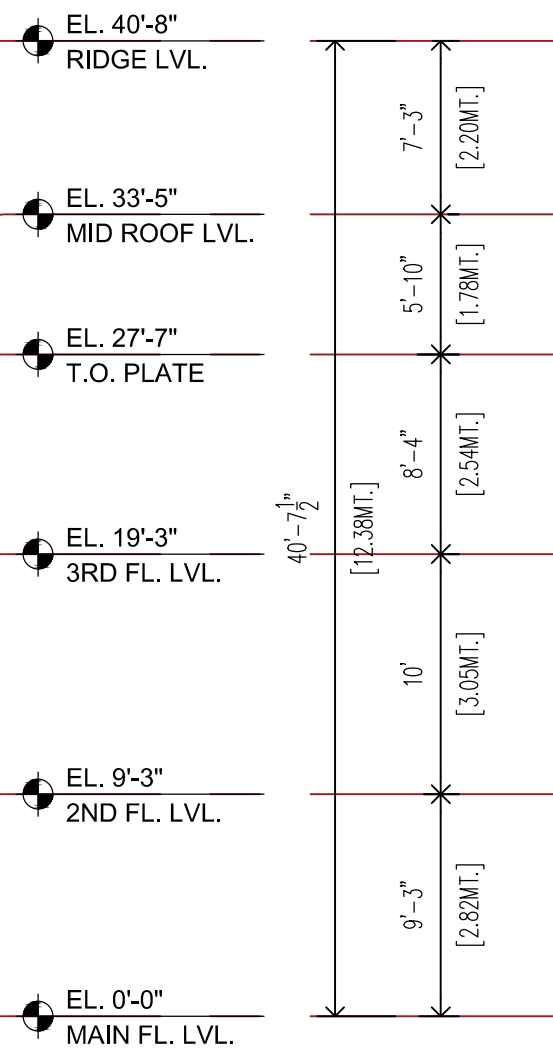
A.2.2



1 3RD FLOOR PLAN BUILDING-01
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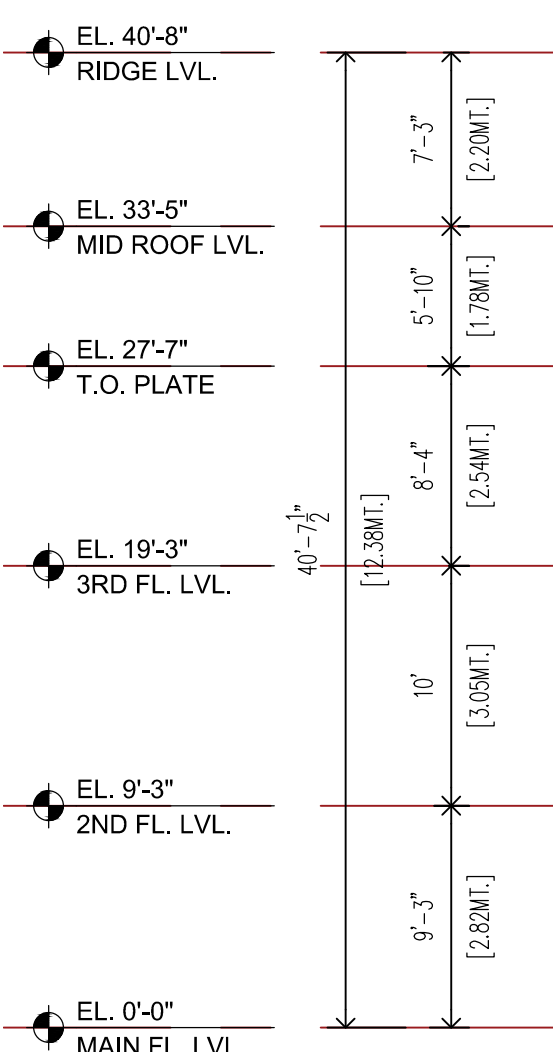
1 ELEVATION BUILDING-01
Scale: 1/8"=1'-0"



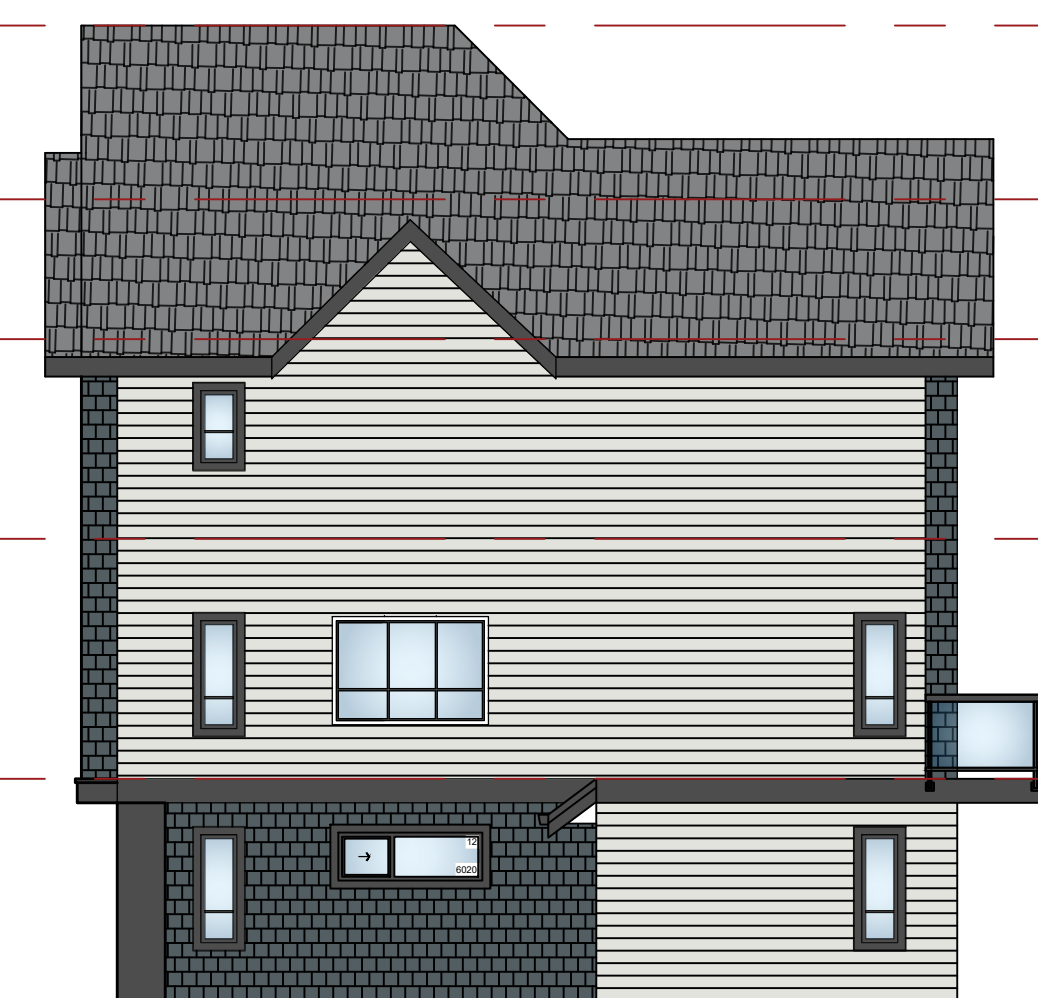
2 ELEVATION BUILDING-01
Scale: 1/8"=1'-0"



3 ELEVATION BUILDING-01
Scale: 1/8"=1'-0"



4 ELEVATION BUILDING-01
Scale: 1/8"=1'-0"



Project:

2024

TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:

ELEVATIONS
BLDG-01

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

No. Date Description

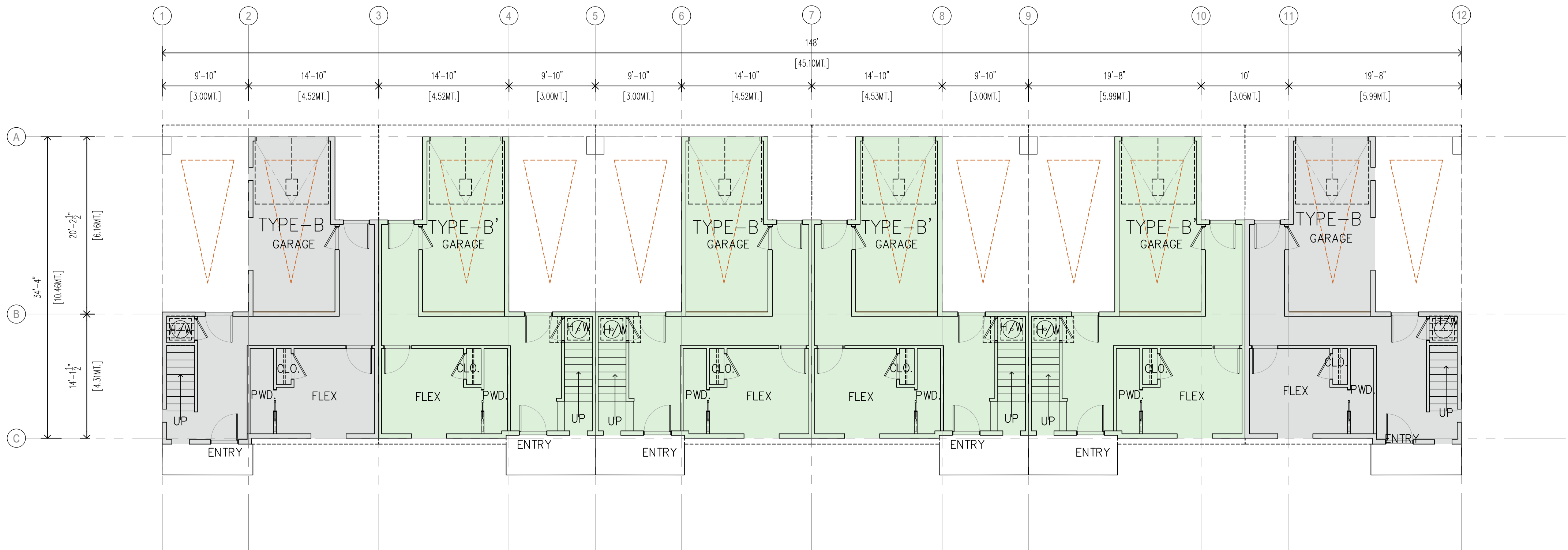
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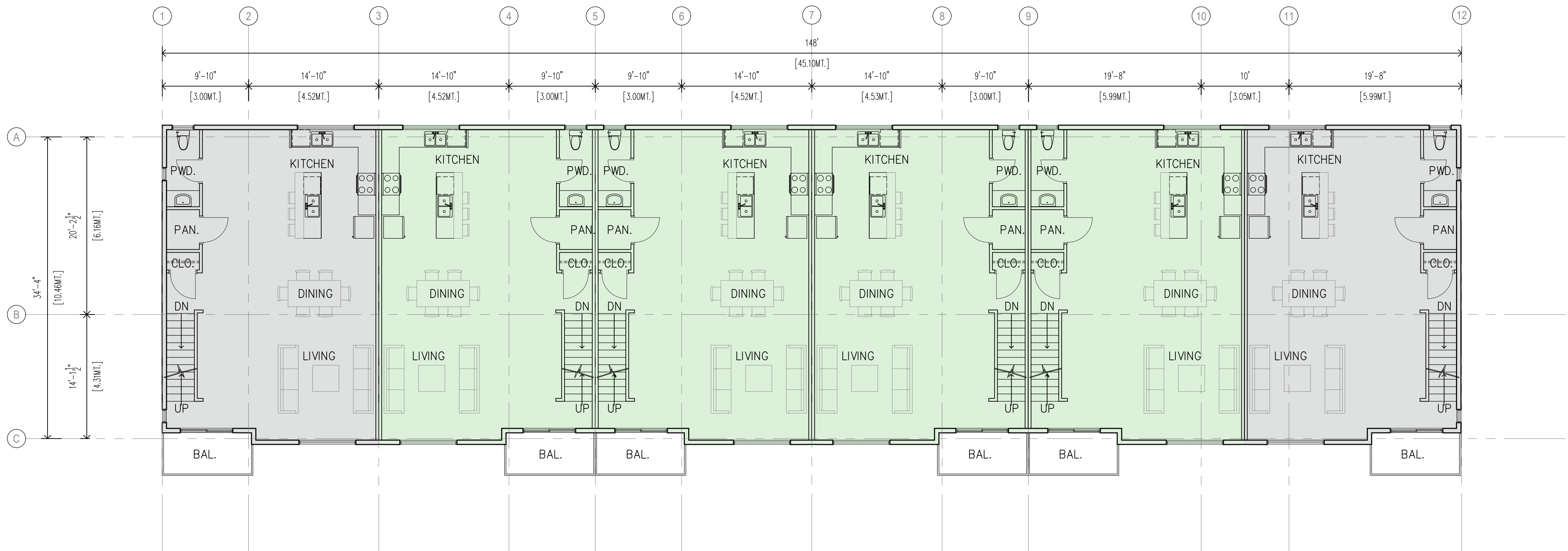
DWG. NO:

A.3.1

2024.02.04



1 MAIN FLOOR PLAN BUILDING-02
Scale: 1/8"=1'-0"



2 2ND FLOOR PLAN BUILDING-02
Scale: 1/8"=1'-0"

Project:

2024

TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:

FLOOR-PLANS
BLDG-02

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

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Scale:
1/8" = 1'-0"

DWG. NO:

A.2.3

Project:

2024

TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:

FLOOR-PLANS
BLDG-02

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

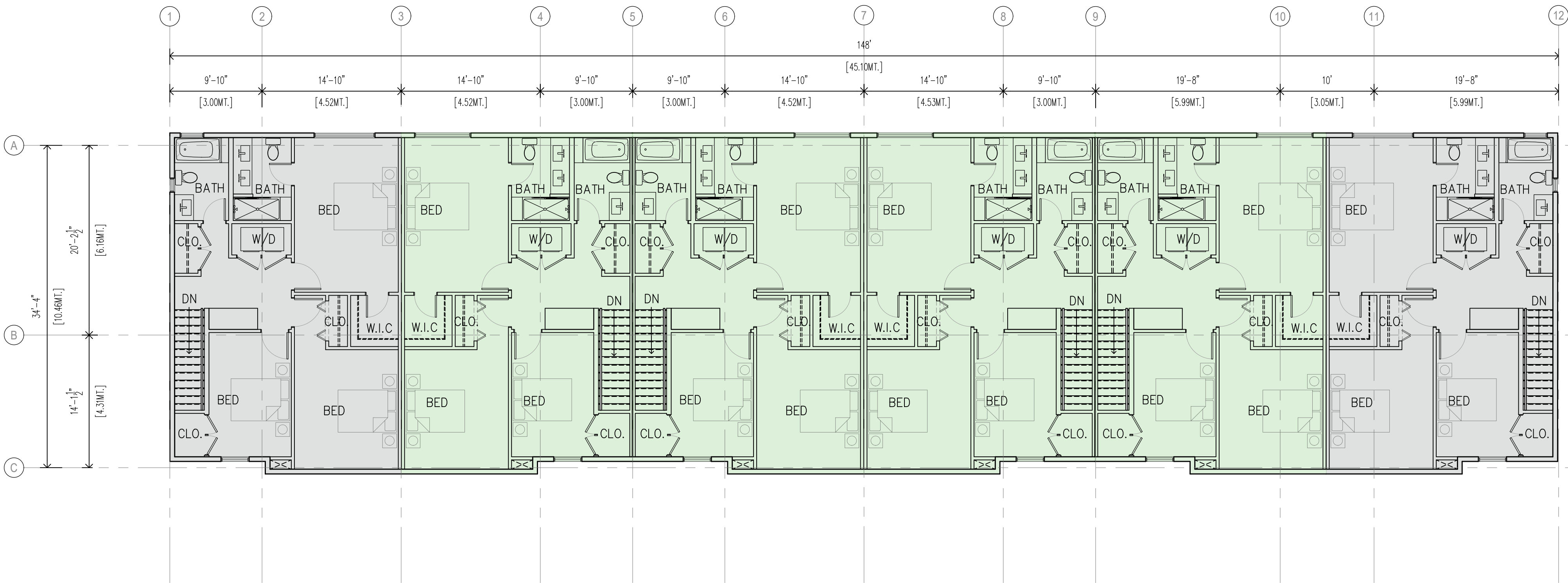
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Scale:
1/8" =1'-0"

DWG. NO:

A.2.4

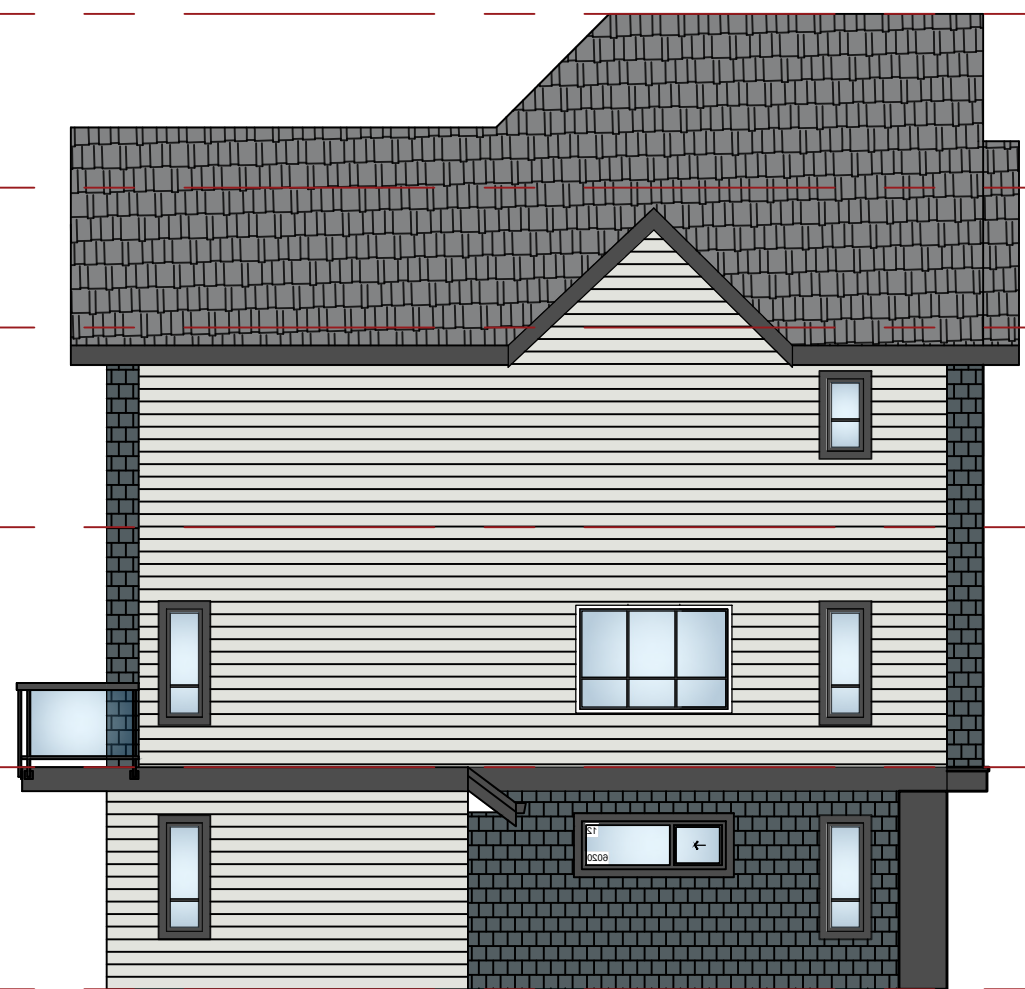


1 3RD FLOOR PLAN BUILDING-02

Scale: 1/8"=1'-0"



1 ELEVATION BUILDING-02 & 04
Scale: 1/8"=1'-0"



2 ELEVATION BUILDING-02 & 04
Scale: 1/8"=1'-0"



3 ELEVATION BUILDING-02 & 04
Scale: 1/8"=1'-0"



4 ELEVATION BUILDING-02 & 04
Scale: 1/8"=1'-0"

Project:

2024

TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:

ELEVATIONS
BLDG-02

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

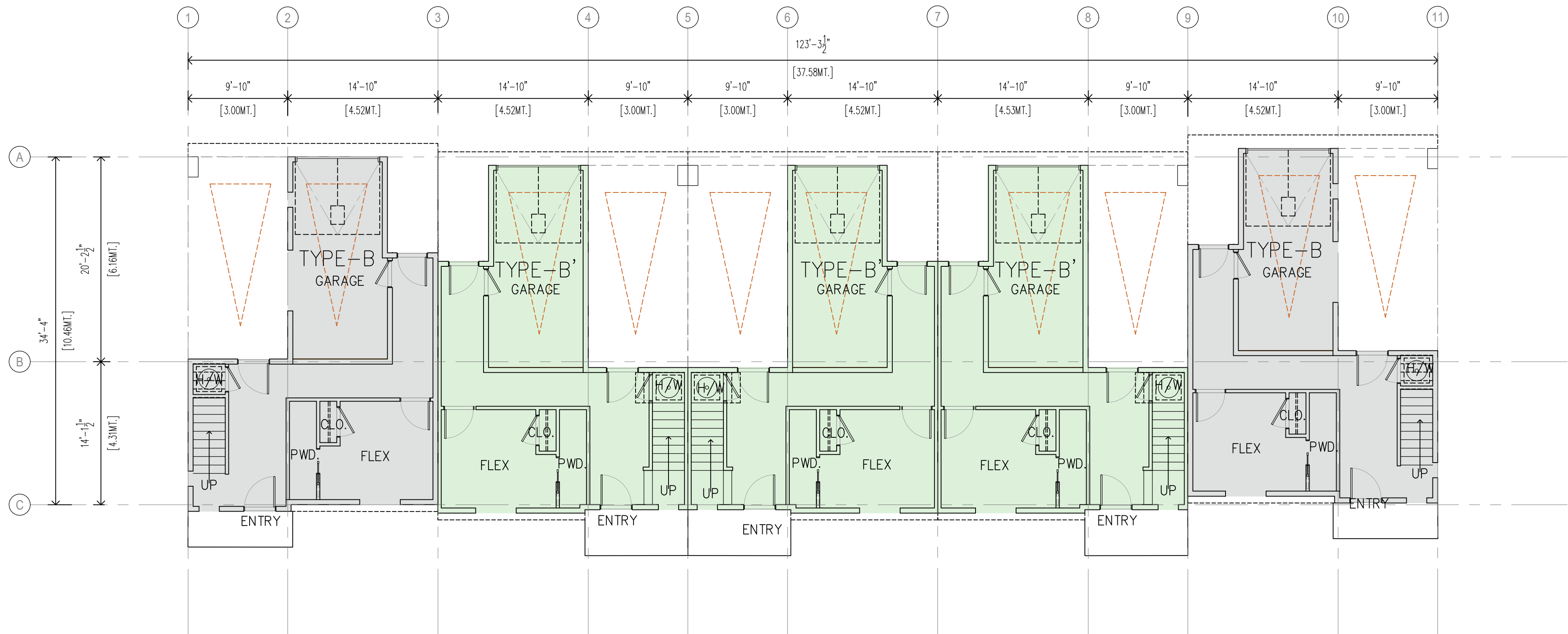
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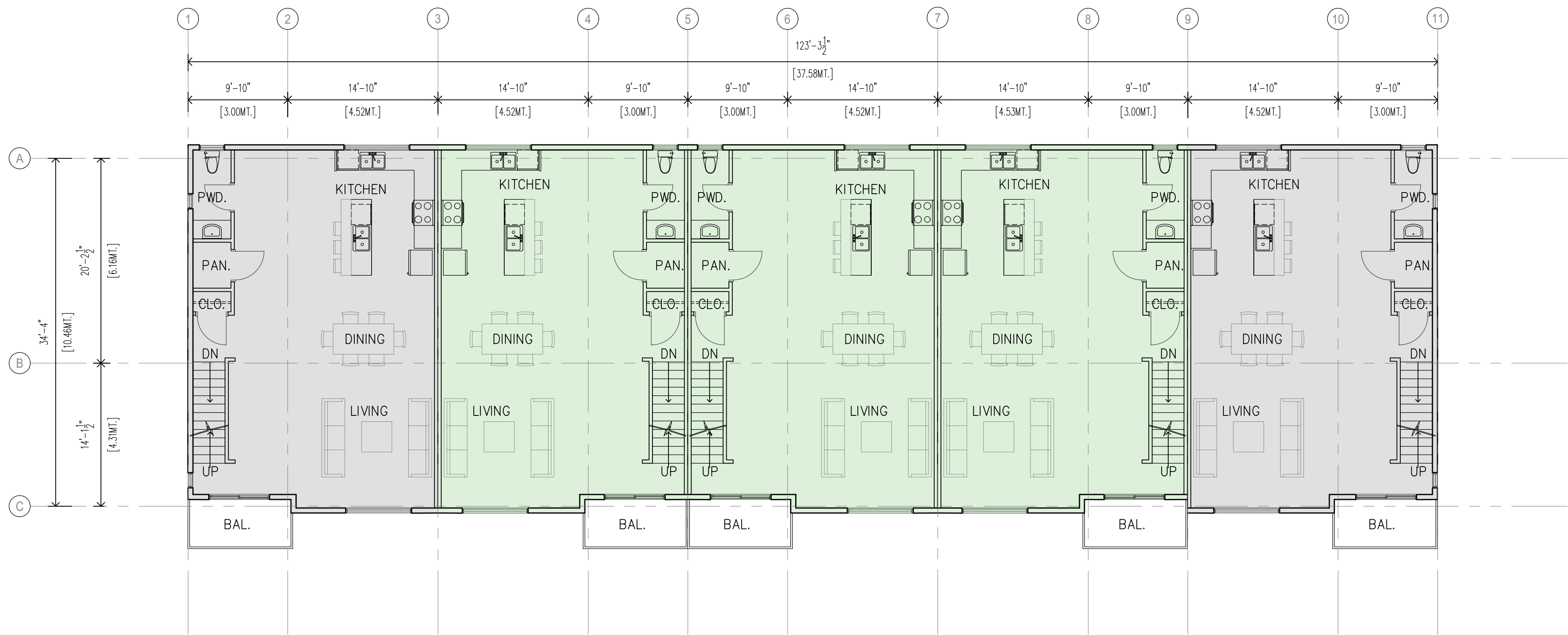
Scale:
1/8" = 1'-0"

DWG. NO:

A.3.2



1 MAIN FLOOR PLAN BUILDING-02
Scale: 1/8"=1'-0"



2 2ND FLOOR PLAN BUILDING-02
Scale: 1/8"=1'-0"

Project:

2024

TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:

FLOOR-PLANS
BLDG-03

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

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DWG. NO:

A.2.5



12994 59 Avenue
Surrey, BC V3X 0C4

Email: jaswinder@cre8architecture.ca

Tel: (778) 891-0167

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Project:

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TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:

FLOOR-PLANS
BLDG-03

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

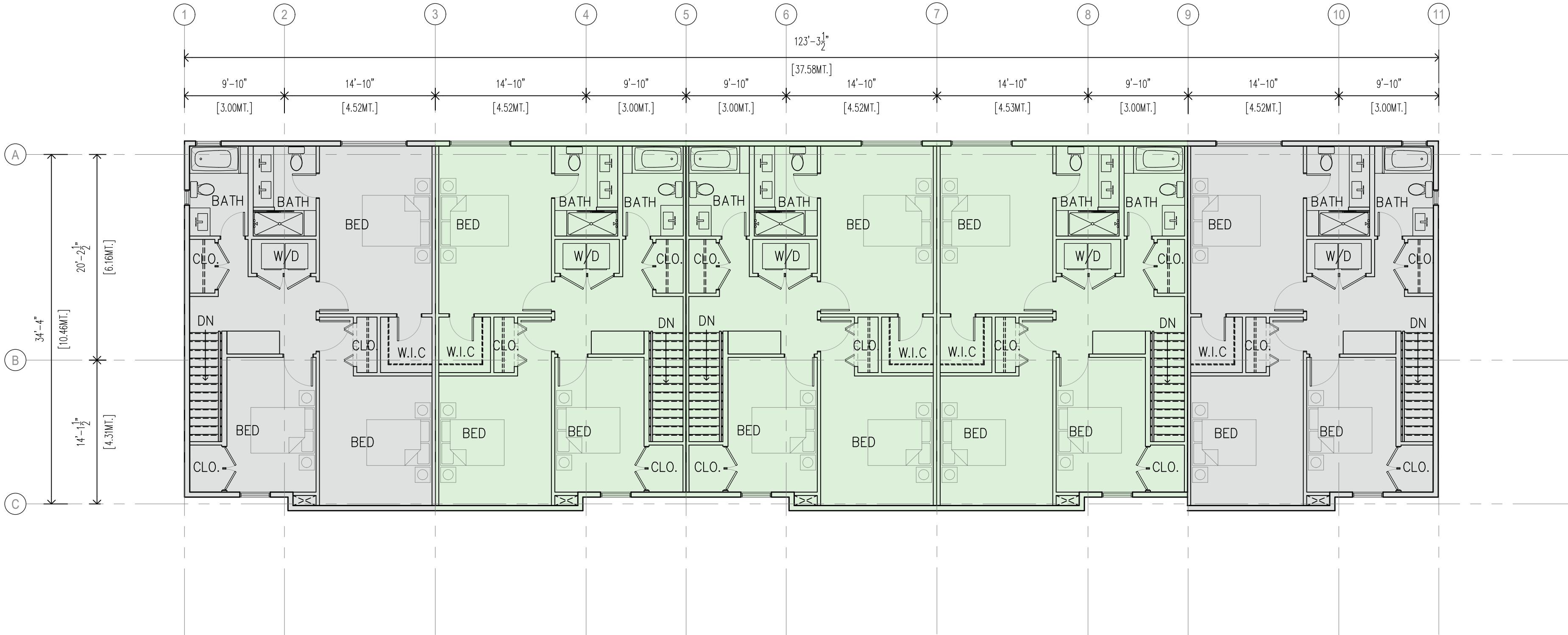
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1/8" =1'-0"

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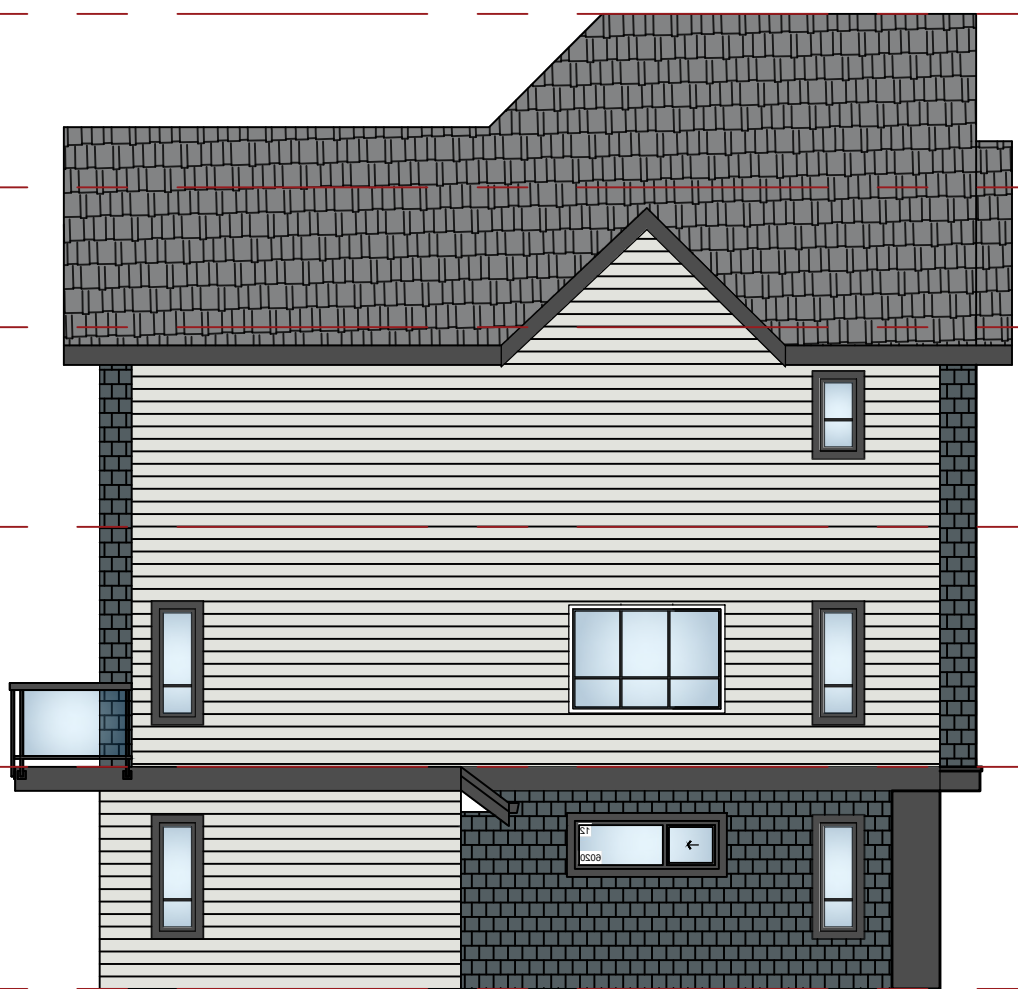
A.2.6



1 3RD FLOOR PLAN BUILDING-02
Scale: 1/8"=1'-0"



1 ELEVATION BUILDING-03
Scale: 1/8"=1'-0"



2 ELEVATION BUILDING-03
Scale: 1/8"=1'-0"



3 ELEVATION BUILDING-03
Scale: 1/8"=1'-0"



4 ELEVATION BUILDING-03
Scale: 1/8"=1'-0"

Project:

2024

TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:

ELEVATIONS
BLDG-04

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

No. Date Description

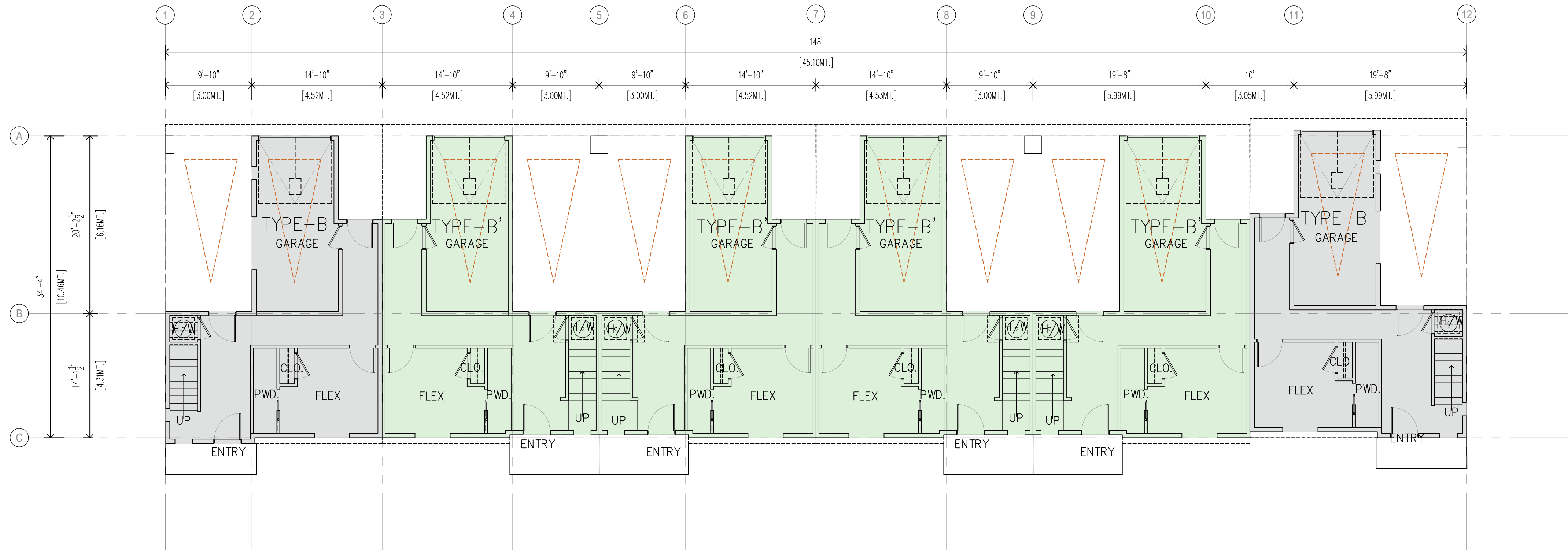
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Scale:

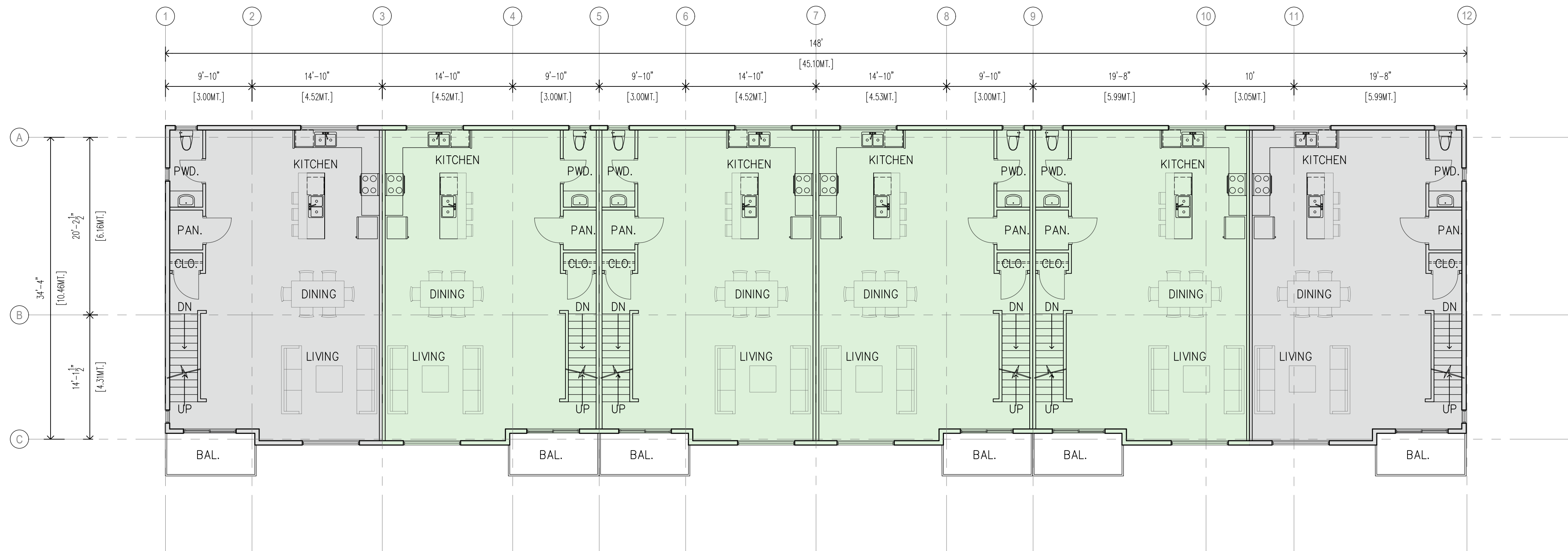
1/8" =1'-0"

DWG. NO:

A.3.3



1 MAIN FLOOR PLAN BUILDING-02
Scale: 1/8"=1'-0"



2 2ND FLOOR PLAN BUILDING-02
Scale: 1/8"=1'-0"

Project:

2024

TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:

FLOOR-PLANS
BLDG-04

Project Status:

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Scale:
1/8" = 1'-0"

DWG. NO:

A.2.7

Project:

2024

TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:

FLOOR-PLANS
BLDG-04

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

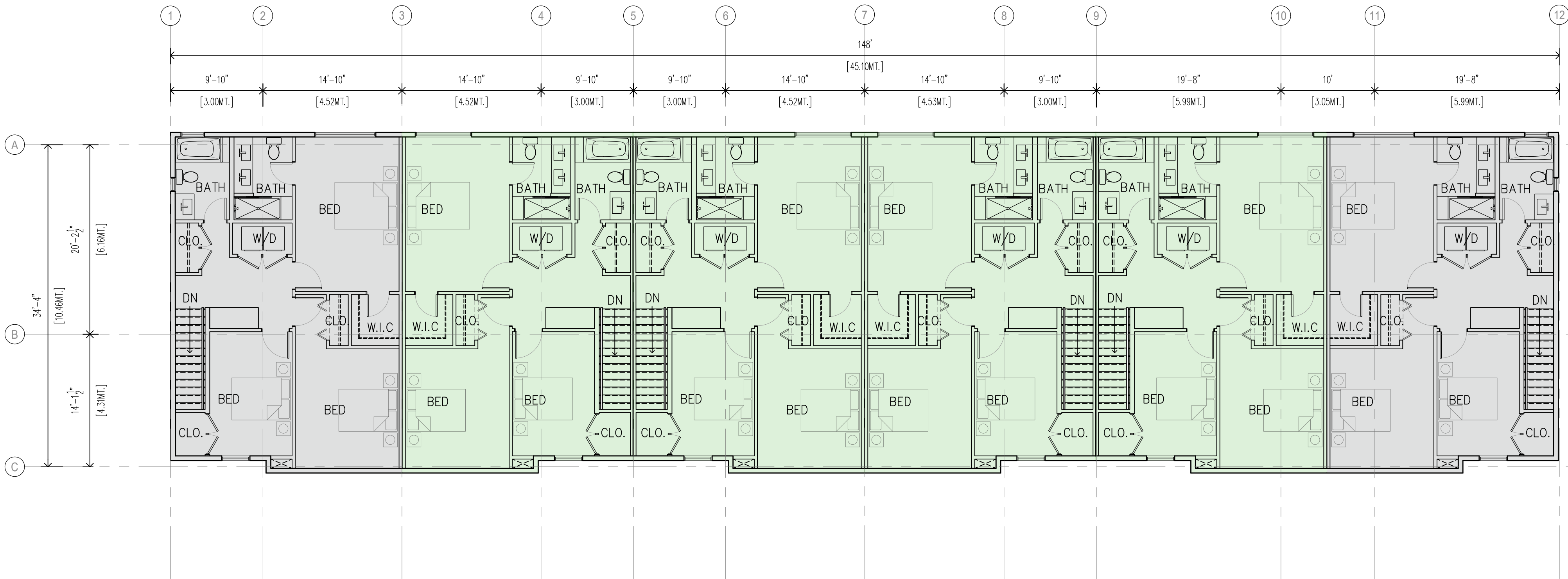
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Scale:
1/8" =1'-0"

DWG. NO:

A.2.8



1 3RD FLOOR PLAN BUILDING-02
Scale: 1/8"=1'-0"

Project:
2024

TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:
UNIT-PLANS

Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description

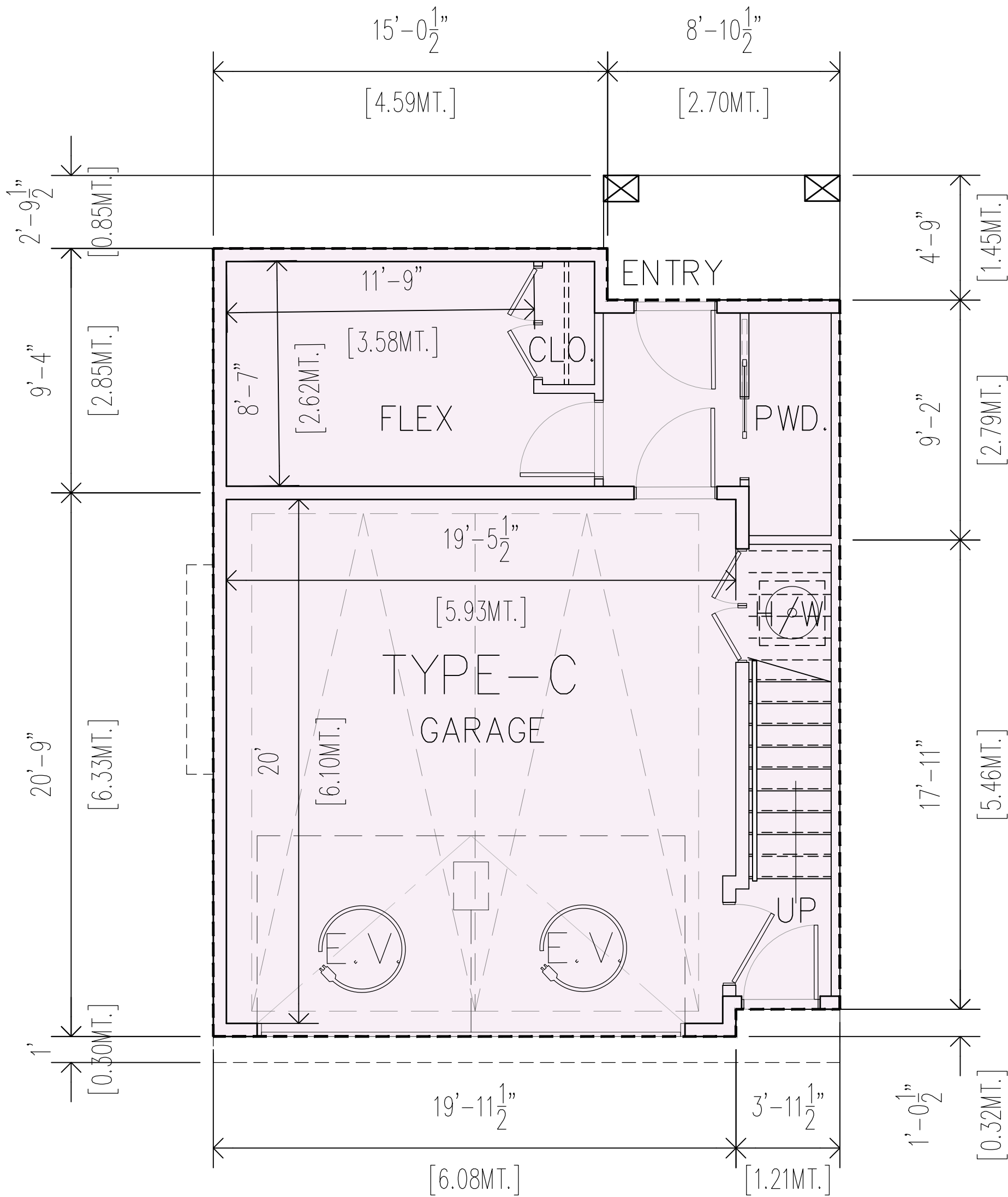
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Scale:
1/4" = 1'-0"

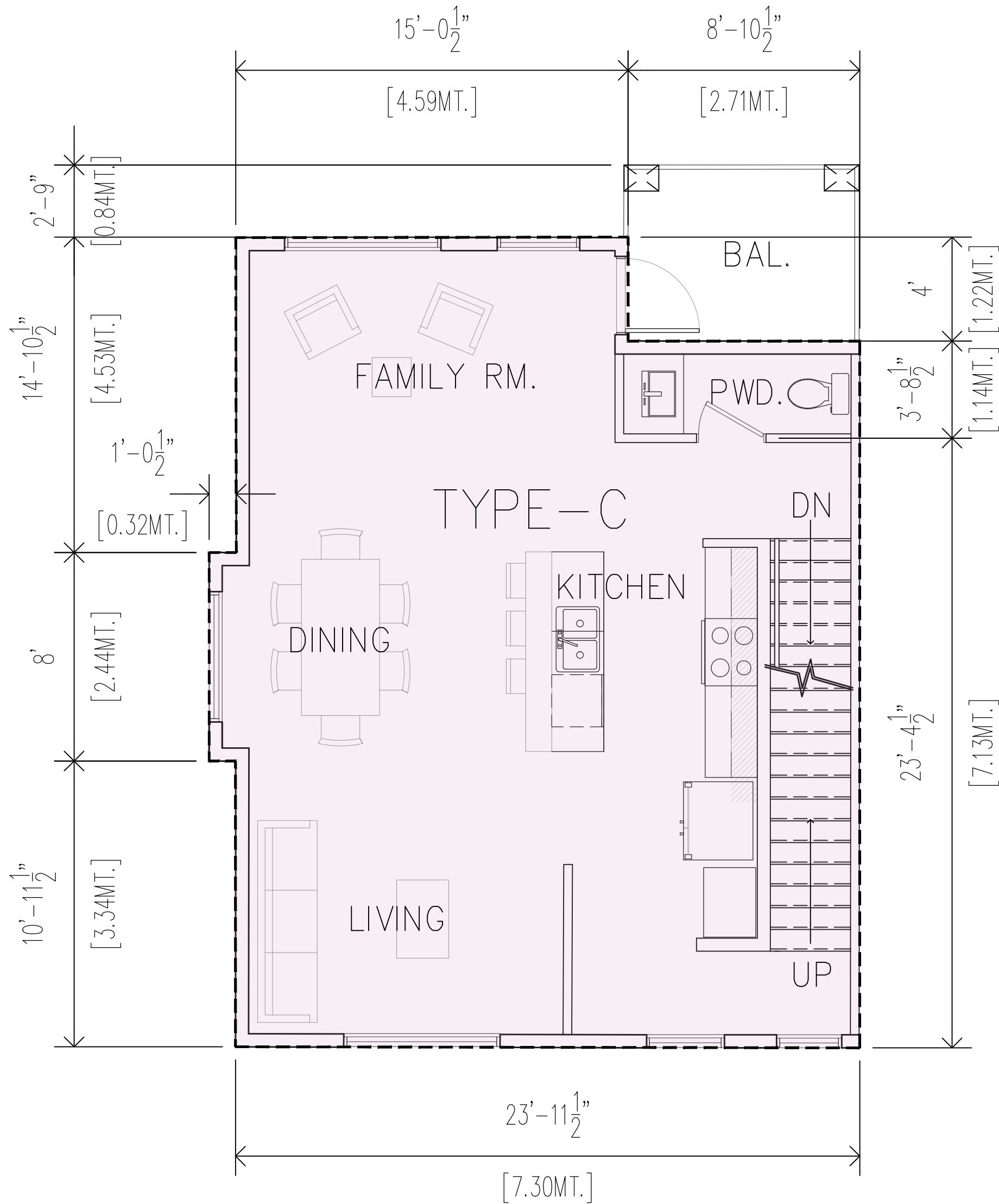
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U.P.1

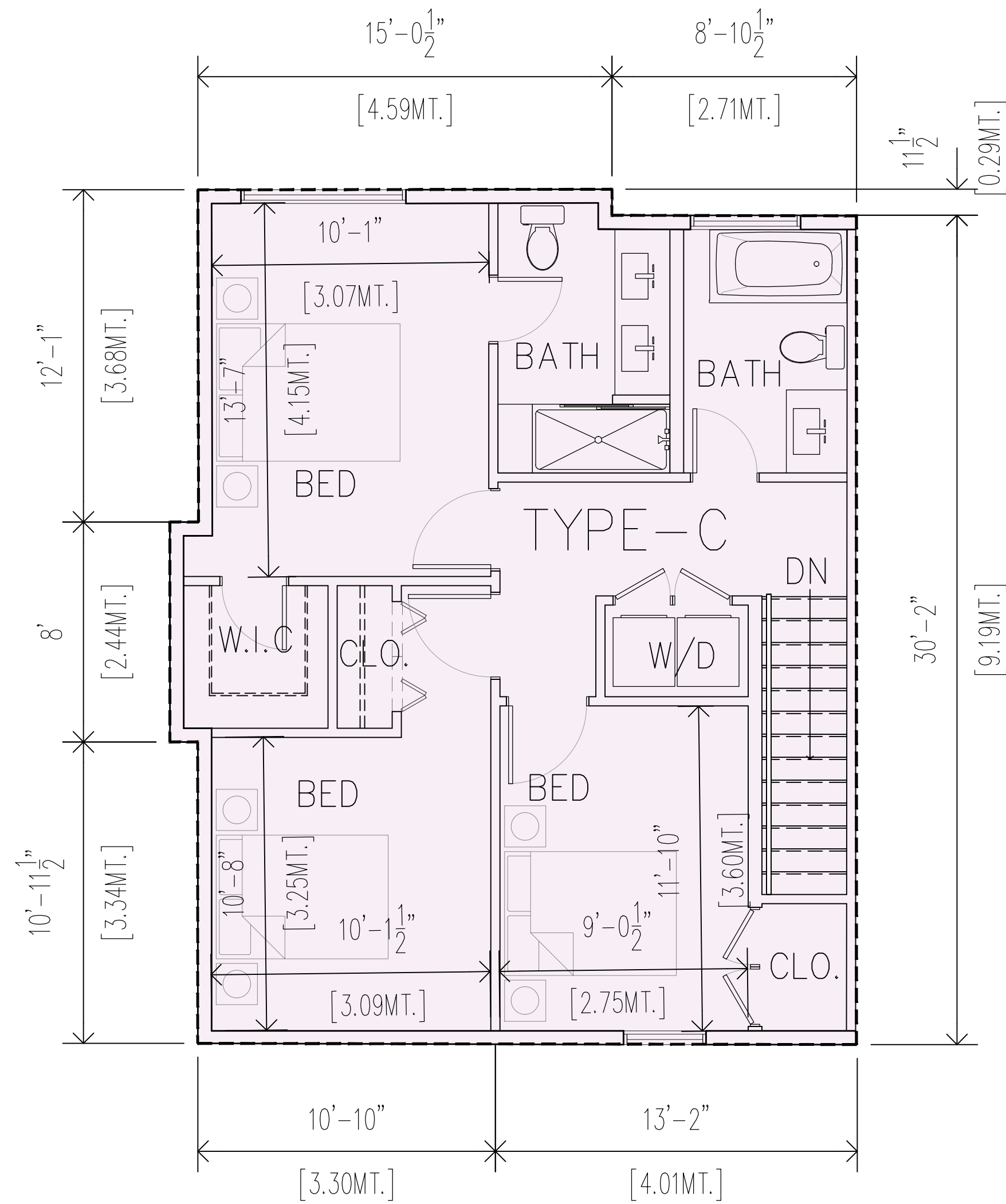
JAN 28, 2024



1 LVL-01 UNIT 'C'
Scale: 1/4"=1'-0"



1 LVL-02 UNIT 'C'
Scale: 1/4"=1'-0"



1 LVL-03 UNIT 'C'
Scale: 1/4"=1'-0"

TYPE C (06-UNITS)	
GARAGE AREA	485.70 SQ. FT. (45.12 SQ.M.)
GROUND FLOOR	212.50 SQ. FT. (19.74 SQ.M.)
SECOND FLOOR	716.72 SQ. FT. (66.58 SQ.M.)
THIRD FLOOR	743.68 SQ. FT. (69.02 SQ.M.)
TOTAL (INC. GARAGE)	2158.60 SQ. FT. (202.87 SQ.M.)
EXC. GARAGE	1672.90 SQ. FT. (155.41 SQ.M.)

Project:

2024

TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:

UNIT-PLANS

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

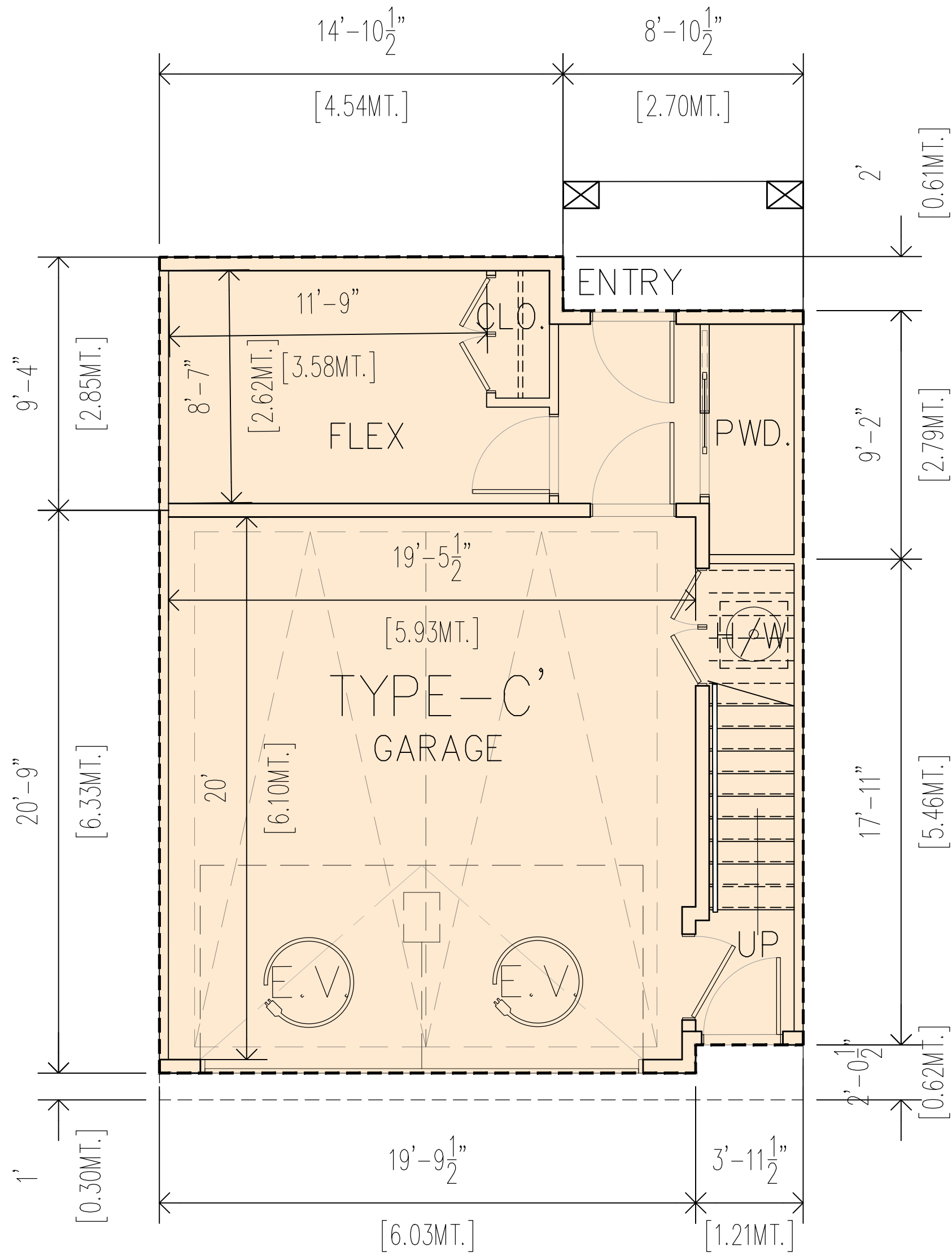
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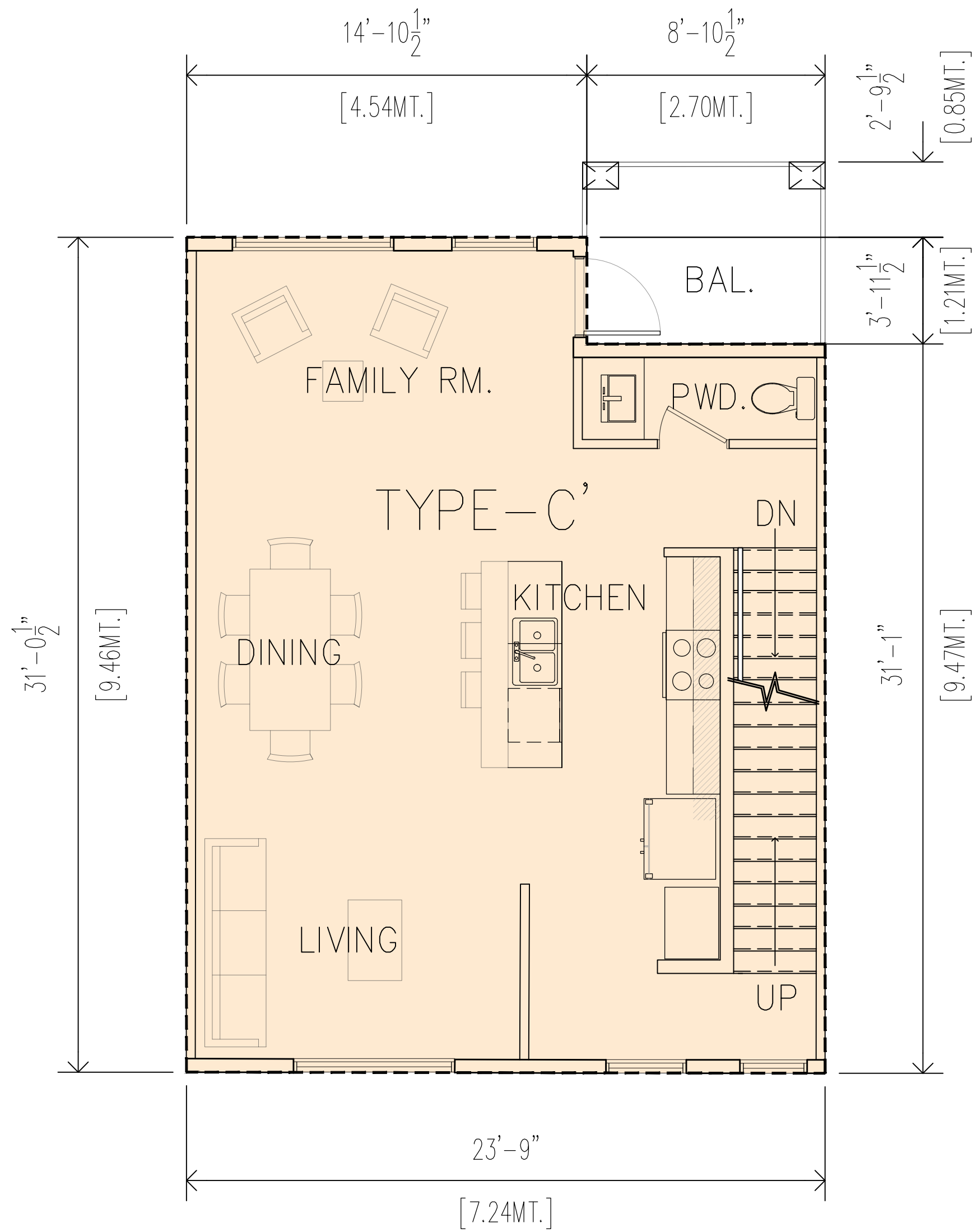
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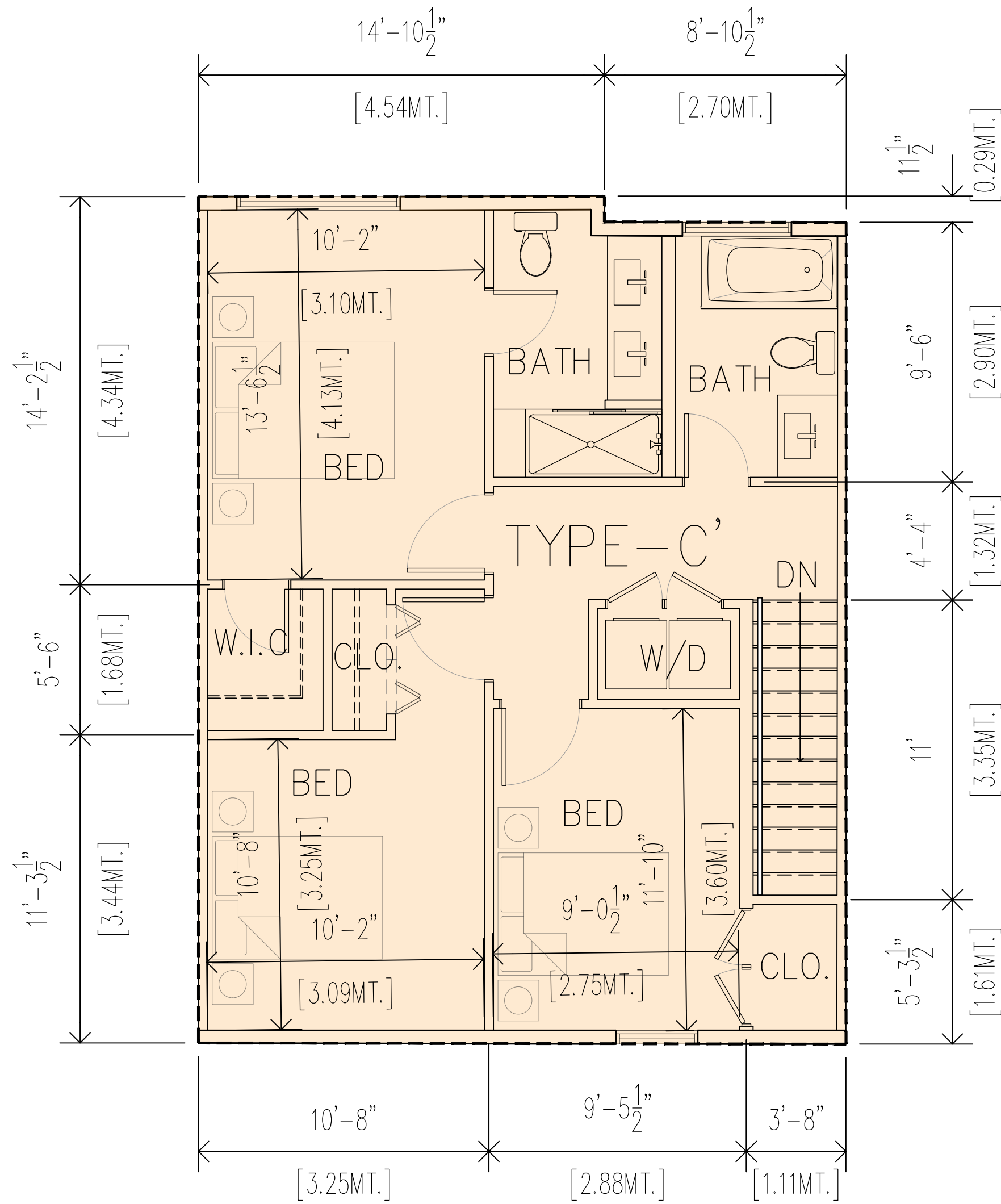
U.P.2



1 LVL-01 UNIT 'C1'
Scale: 1/4"=1'-0"



1 LVL-02 UNIT 'C1'
Scale: 1/4"=1'-0"



1 LVL-03 UNIT 'C1'
Scale: 1/4"=1'-0"

TYPE C' (11-UNITS)

GARAGE AREA	482.27 SQ. FT. (44.80 SQ.M.)
GROUND FLOOR	210.94 SQ. FT. (19.60 SQ.M.)
SECOND FLOOR	702.54 SQ. FT. (65.26 SQ.M.)
THIRD FLOOR	729.57 SQ. FT. (67.78 SQ.M.)
TOTAL (INC. GARAGE)	2125.32 SQ. FT. (197.46 SQ.M.)
EXC. GARAGE	1638.10 SQ. FT. (152.18 SQ.M.)

Project:
2024

TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:
UNIT-PLANS

Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION

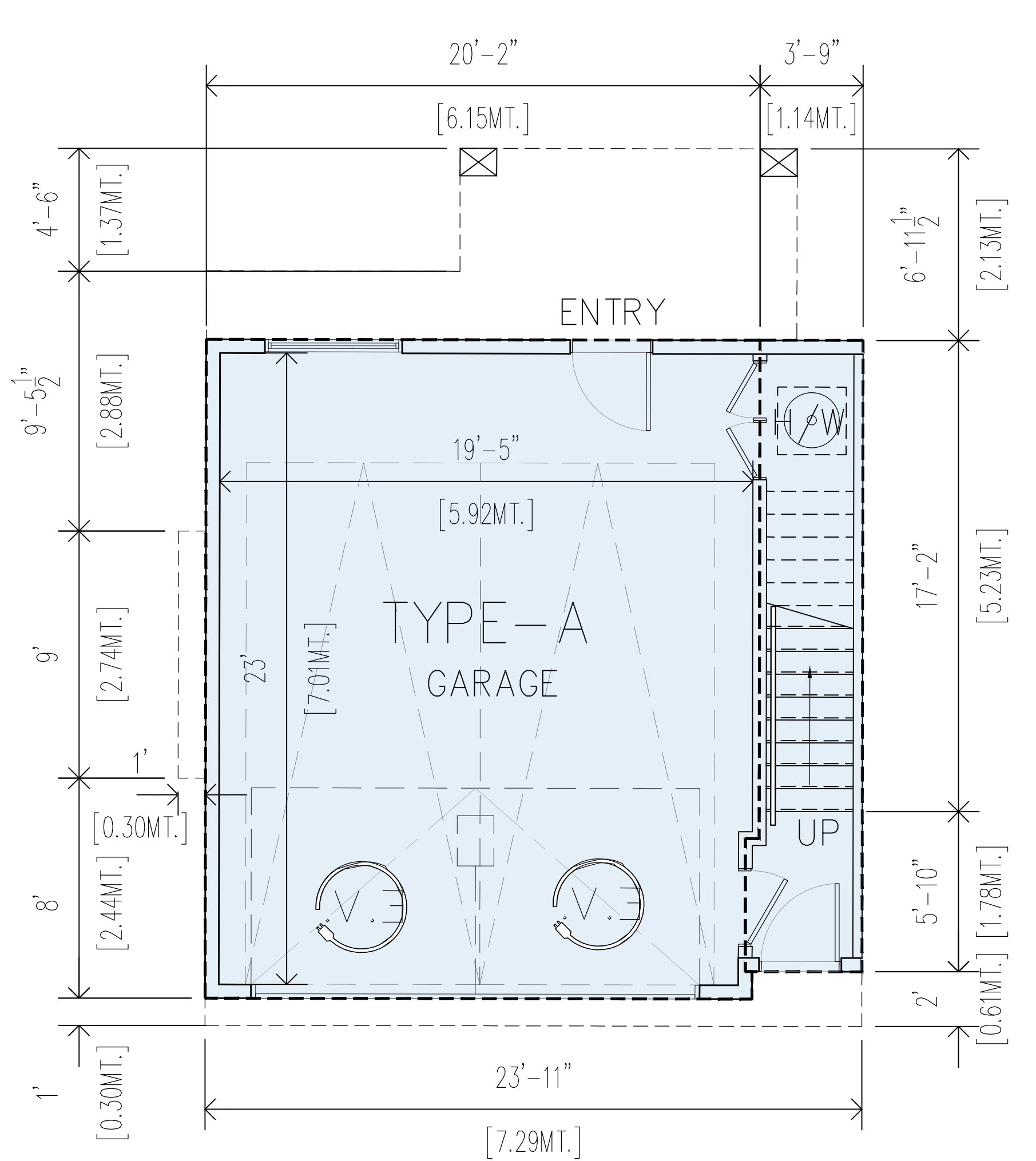
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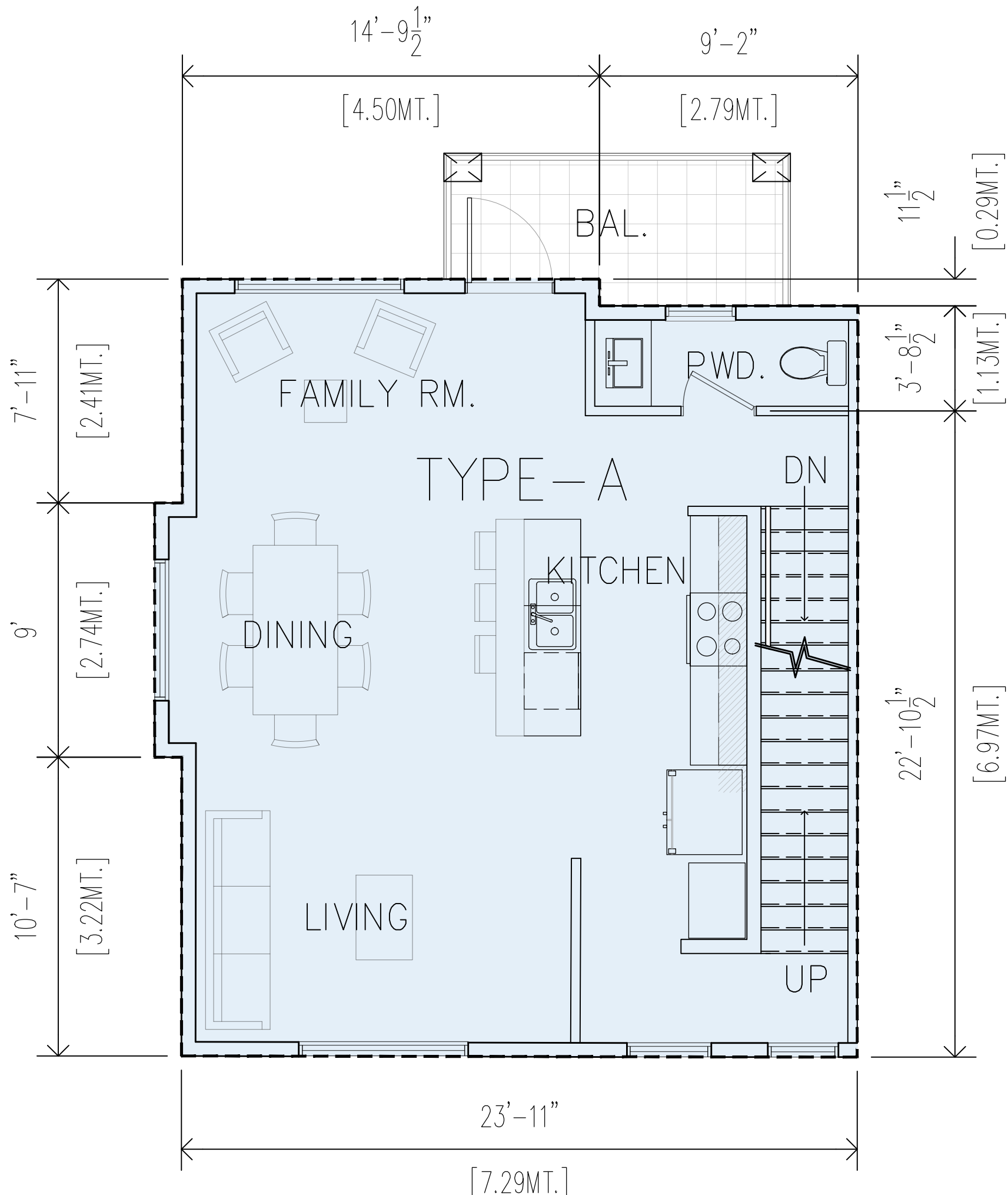
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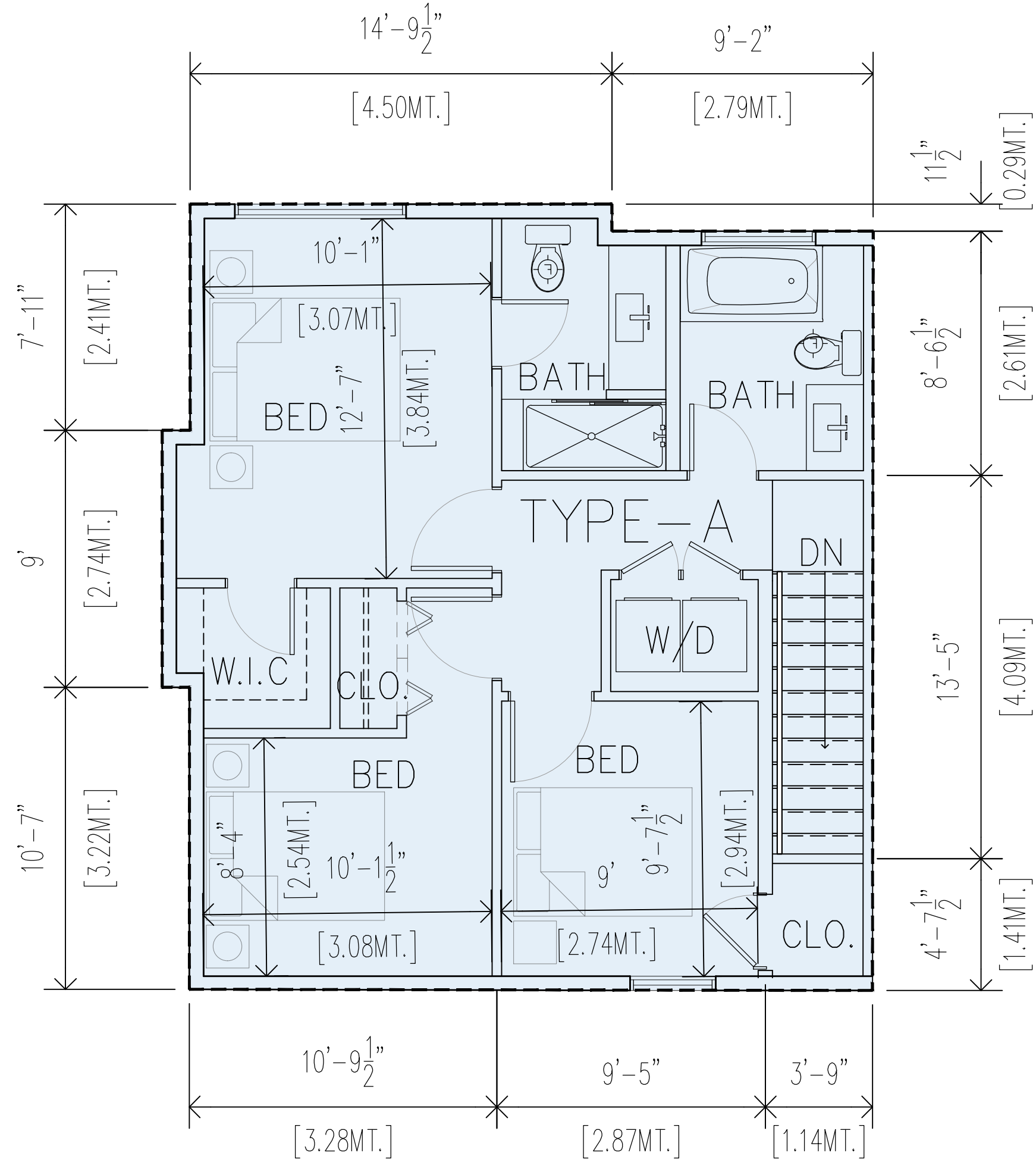
U.P.3



1 LVL-01 UNIT 'A'
Scale: 1/4"=1'-0"



1 LVL-02 UNIT 'A'
Scale: 1/4"=1'-0"



1 LVL-03 UNIT 'A'
Scale: 1/4"=1'-0"

TYPE A (08-UNITS)	
GARAGE AREA	481.30 SQ. FT. (44.72 SQ.M.)
GROUND FLOOR	88.68 SQ. FT. (8.23 SQ.M.)
SECOND FLOOR	660.00 SQ. FT. (61.32 SQ.M.)
THIRD FLOOR	660.00 SQ. FT. (61.32 SQ.M.)
TOTAL (INC. GARAGE)	1889.98 SQ. FT. (175.59 SQ.M.)
EXC. GARAGE	1408.68 SQ. FT. (130.87 SQ.M.)

Project:

2024

TOWNHOUSE DEVELOPMENT

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LANGLEY, BC

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UNIT-PLANS

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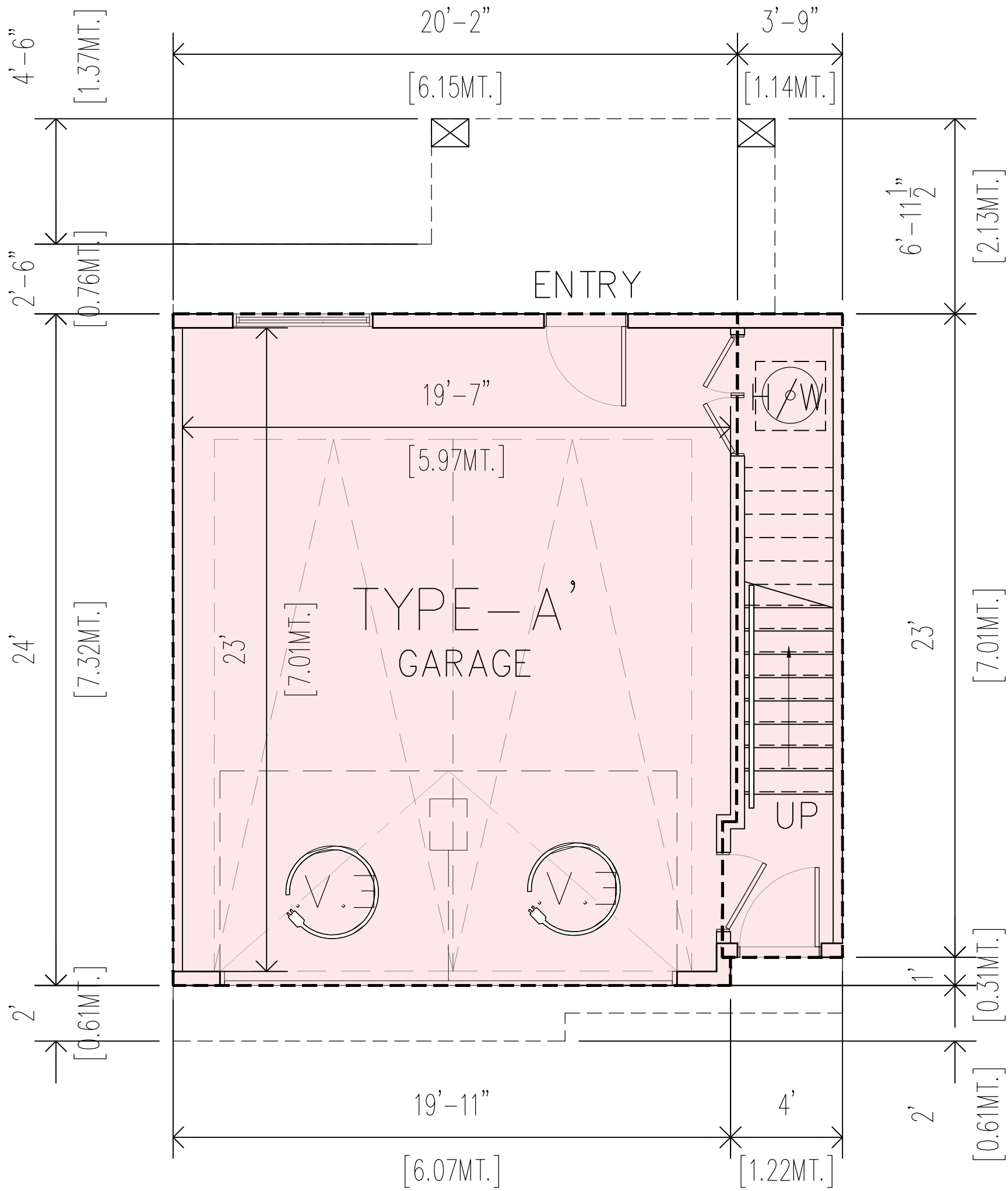
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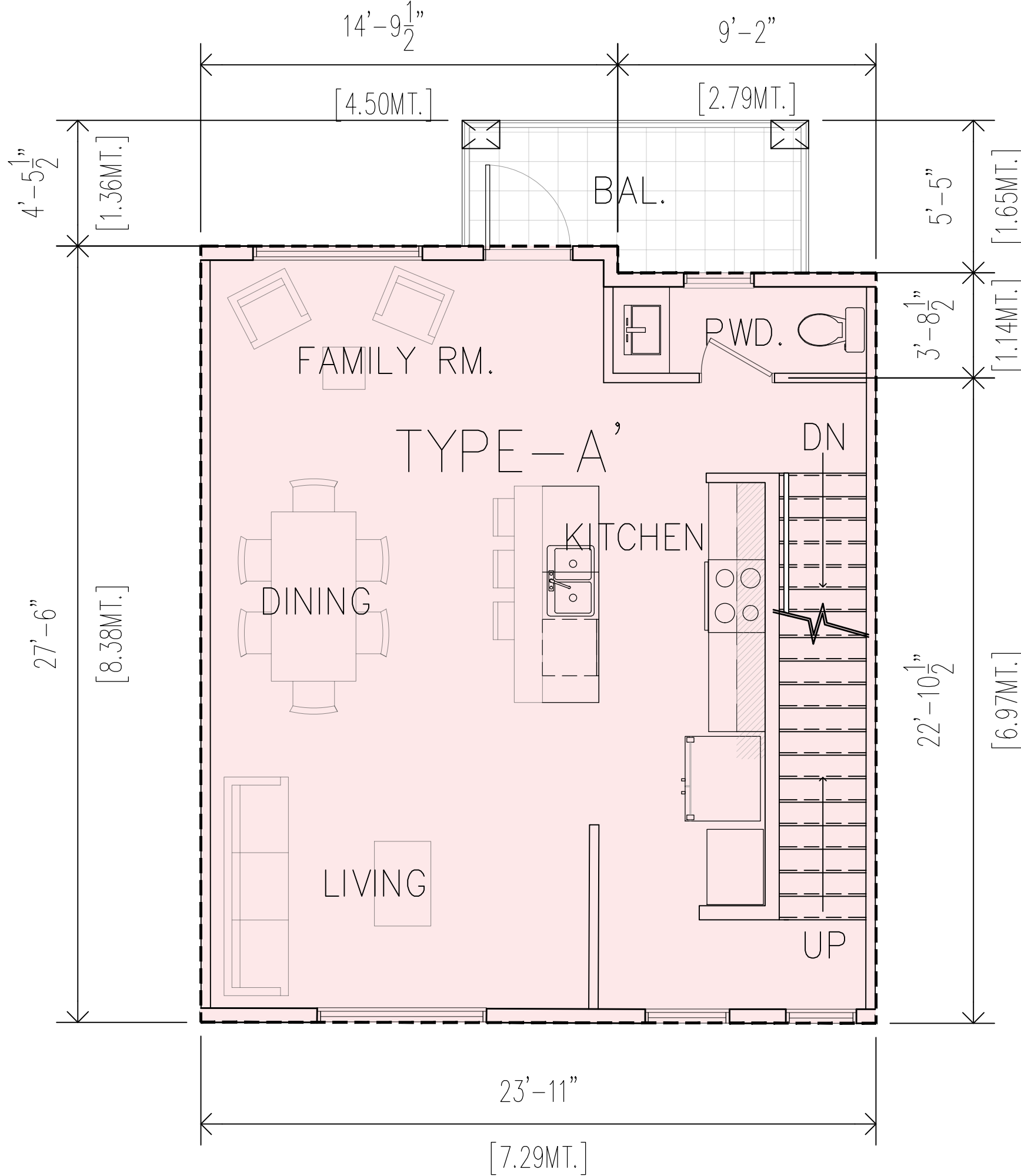
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U.P.4

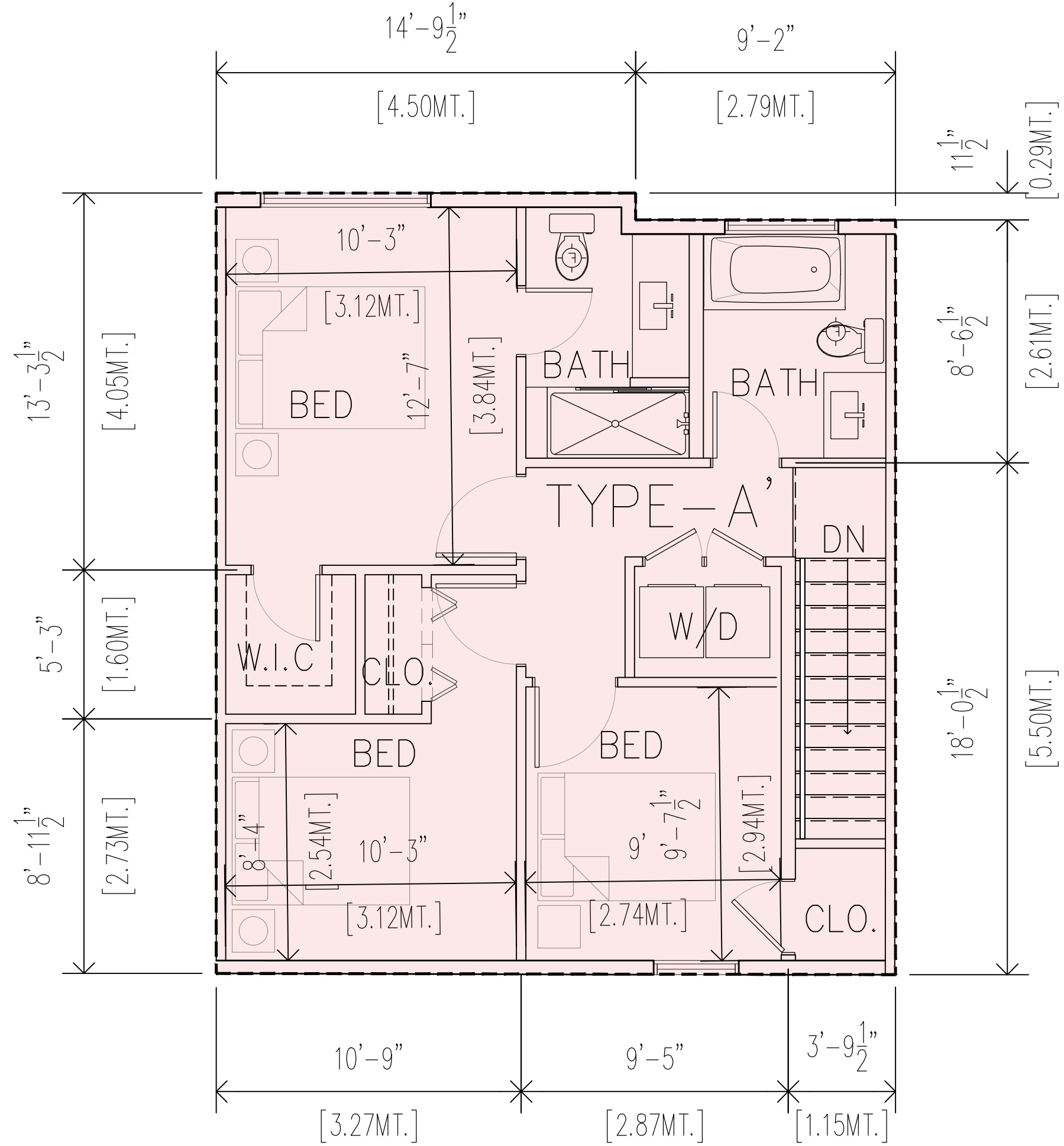
JAN 28, 2024



1 LVL-01 UNIT 'A1'
Scale: 1/4"=1'-0"



1 LVL-02 UNIT 'A1'
Scale: 1/4"=1'-0"



1 LVL-03 UNIT 'A1'
Scale: 1/4"=1'-0"

TYPE A' (10-UNITS)	
GARAGE AREA	480.83 SQ. FT. (44.67 SQ.M.)
GROUND FLOOR	89.16 SQ. FT. (8.28 SQ.M.)
SECOND FLOOR	650.00 SQ. FT. (60.38 SQ.M.)
THIRD FLOOR	650.00 SQ. FT. (60.38 SQ.M.)
TOTAL (INC. GARAGE)	1869.99 SQ. FT. (173.73 SQ.M.)
EXC. GARAGE	1389.16 SQ. FT. (129.06 SQ.M.)

Project:

2024

TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:

UNIT-PLANS

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

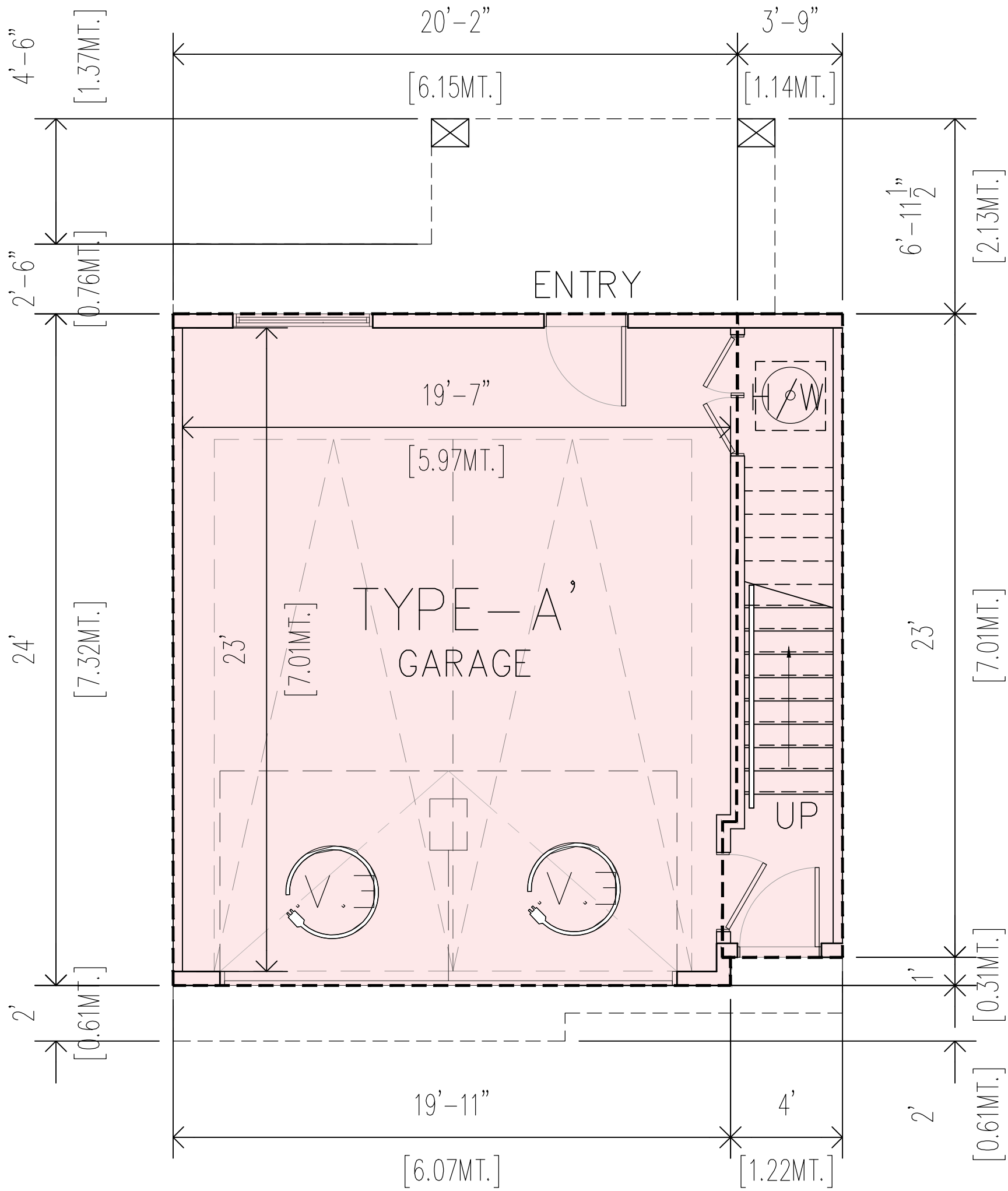
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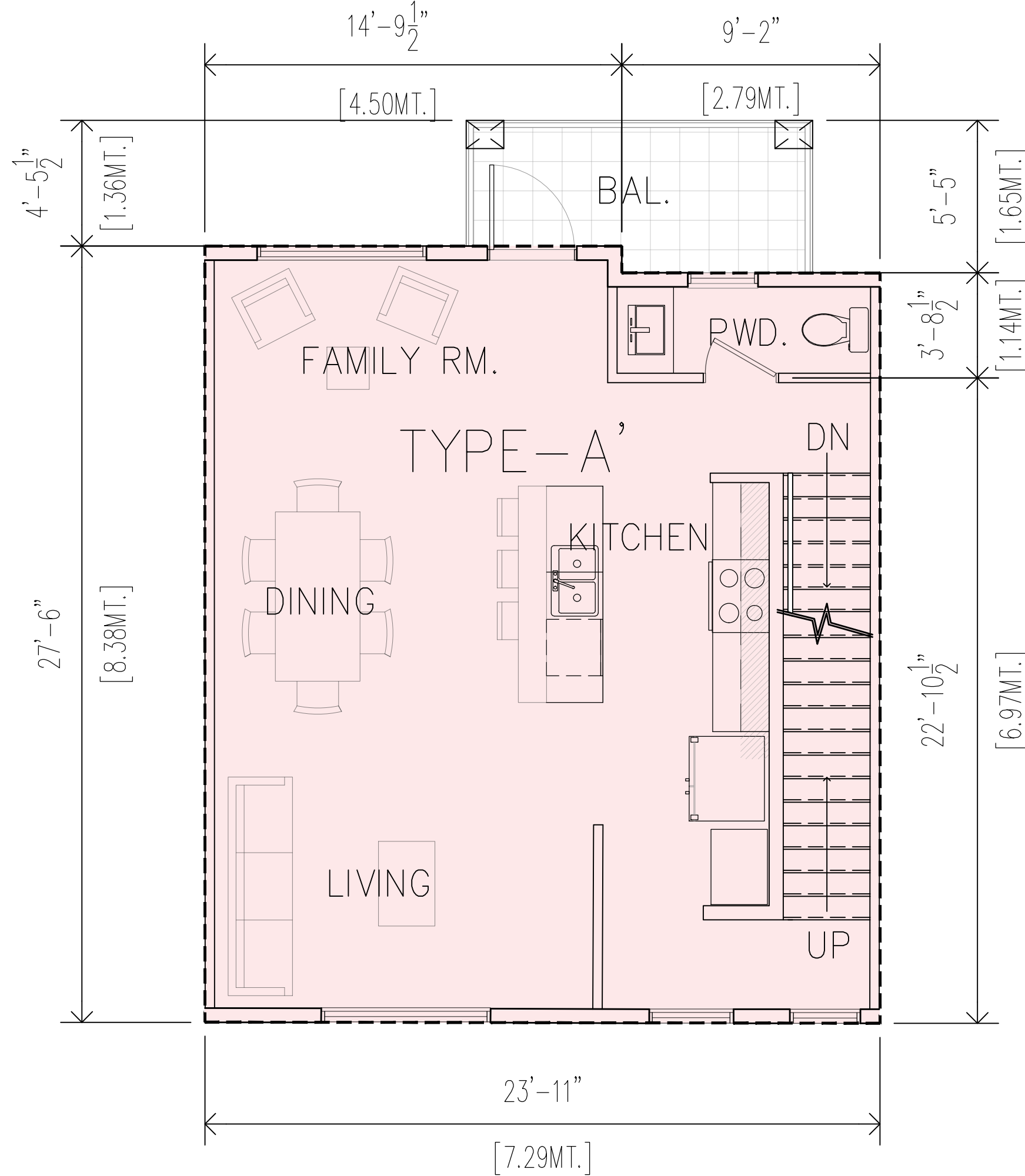
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DWG. NO:

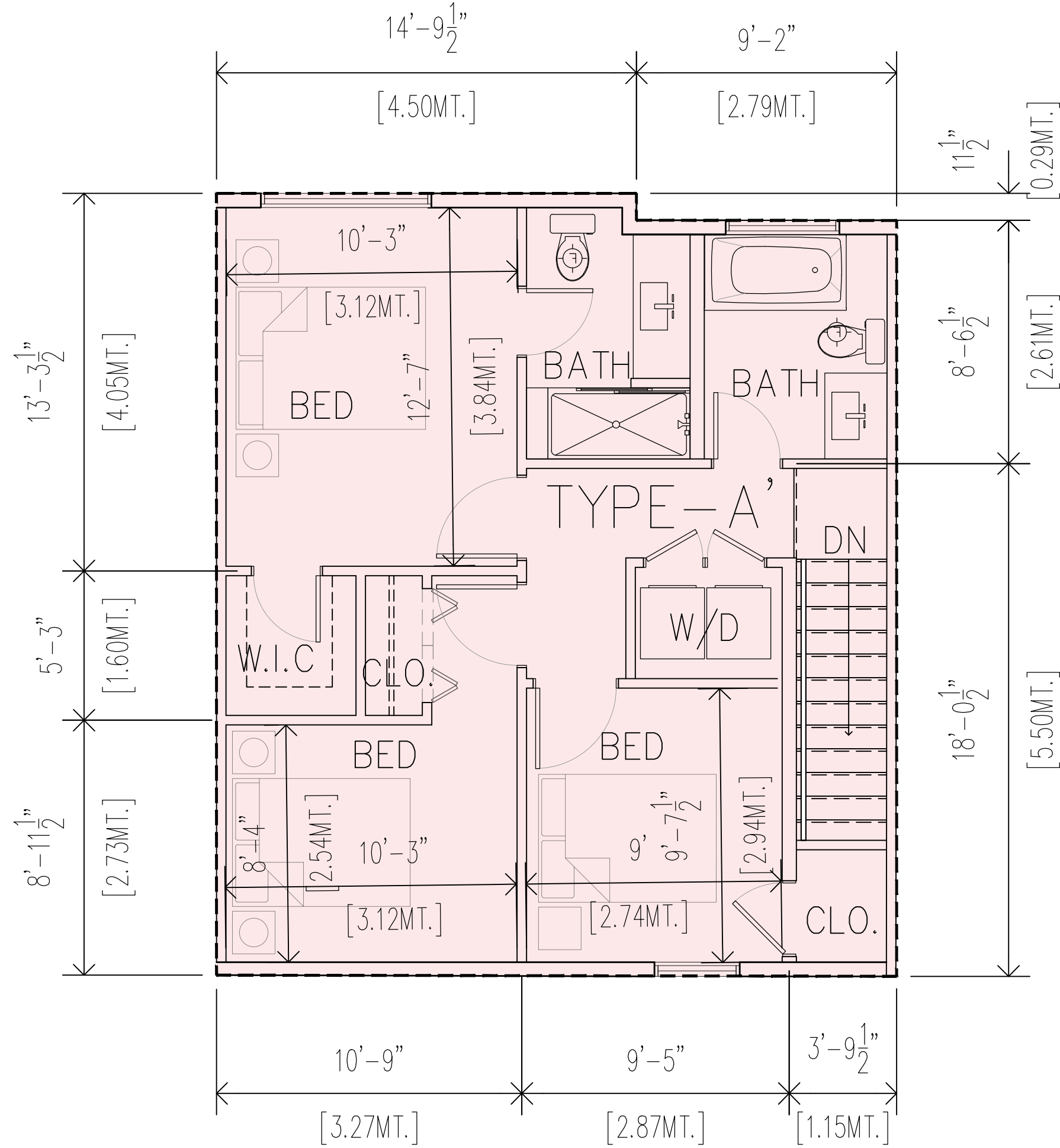
U.P.5



1 LVL-01 UNIT 'A1'
Scale: 1/4"=1'-0"



1 LVL-02 UNIT 'A1'
Scale: 1/4"=1'-0"



1 LVL-03 UNIT 'A1'
Scale: 1/4"=1'-0"

TYPE A' (10-UNITS)	
GARAGE AREA	480.83 SQ. FT. (44.67 SQ.M.)
GROUND FLOOR	89.16 SQ. FT. (8.28 SQ.M.)
SECOND FLOOR	650.00 SQ. FT. (60.38 SQ.M.)
THIRD FLOOR	650.00 SQ. FT. (60.38 SQ.M.)
TOTAL (INC. GARAGE)	1869.99 SQ. FT. (173.73 SQ.M.)
EXC. GARAGE	1389.16 SQ. FT. (129.06 SQ.M.)

Project:

2024

TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:

UNIT-PLANS

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

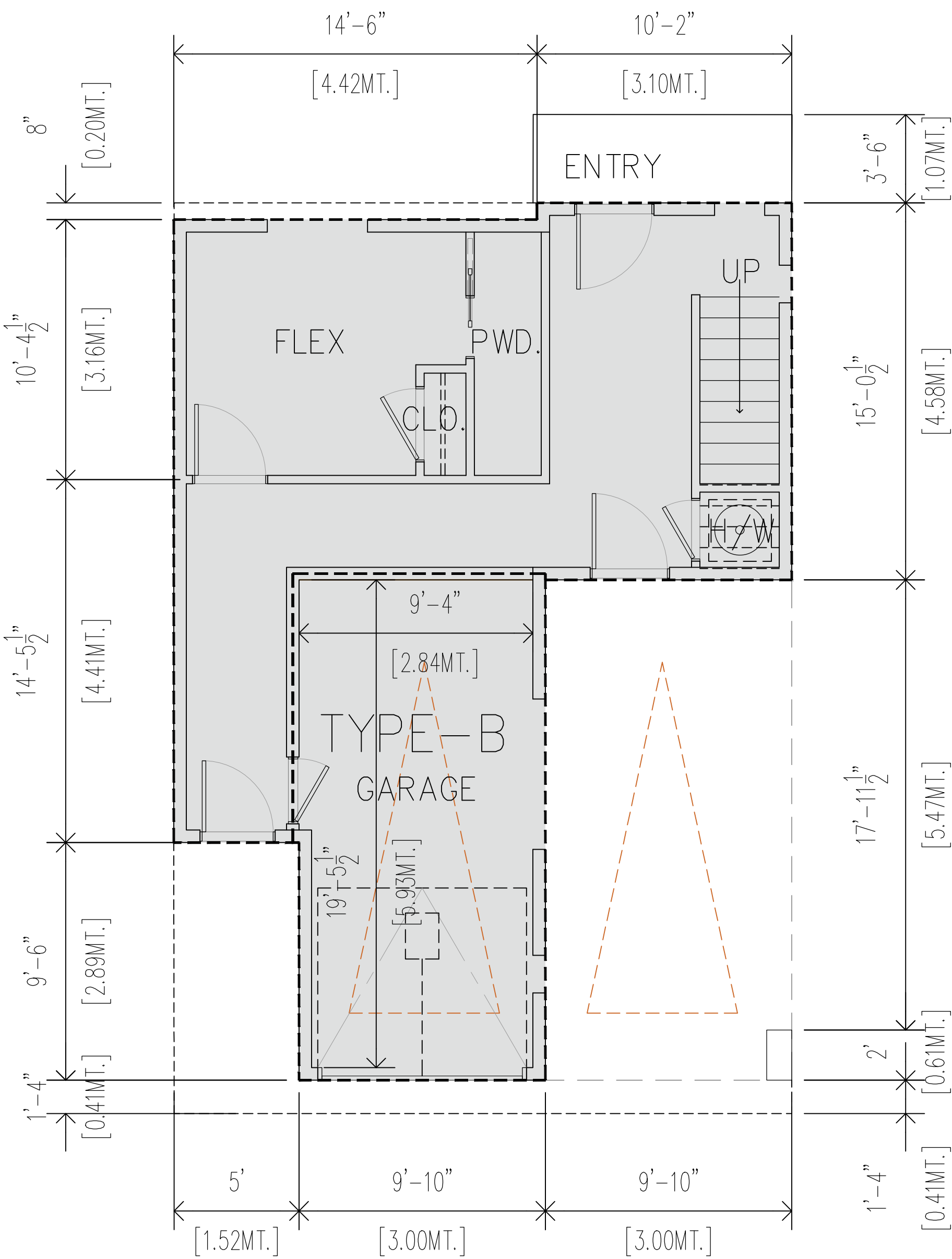
No. Date Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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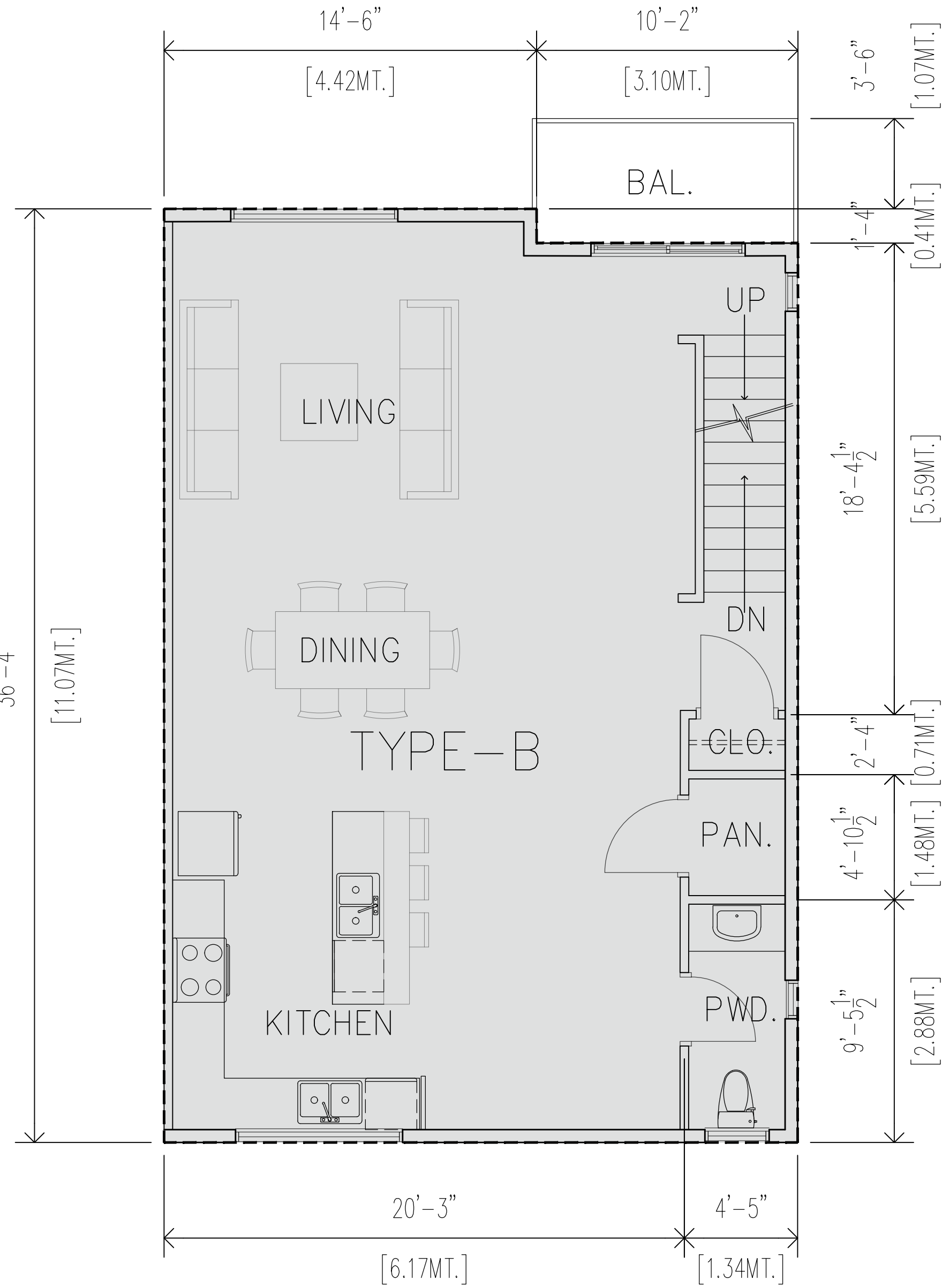
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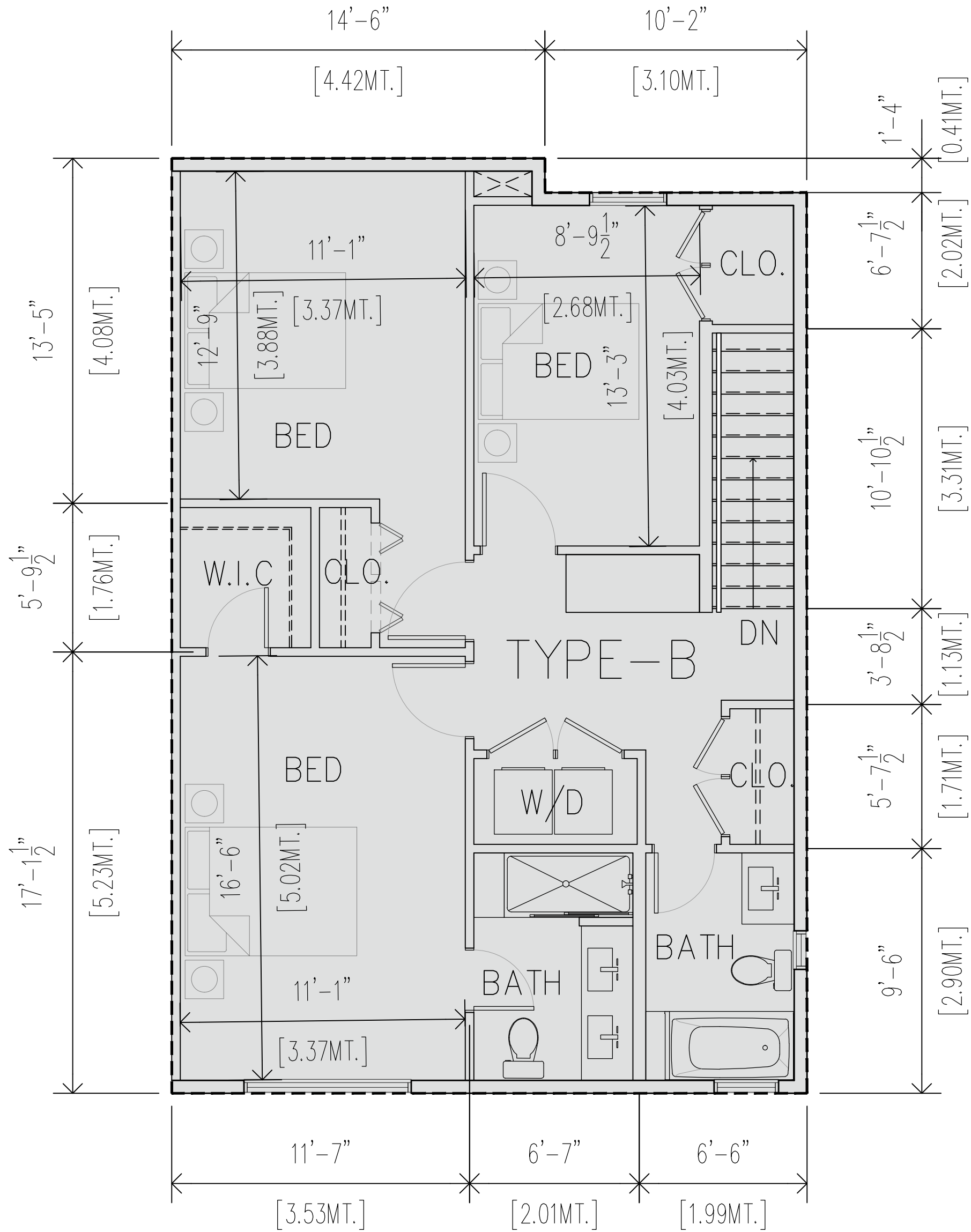
U.P.6



1 LVL-01 UNIT 'A1'
Scale: 1/4"=1'-0"



1 LVL-02 UNIT 'A1'
Scale: 1/4"=1'-0"



1 LVL-03 UNIT 'A1'
Scale: 1/4"=1'-0"

TYPE B (12-UNITS)	
GARAGE AREA	201.39 SQ. FT. (18.71 SQ.M.)
GROUND FLOOR	408.62 SQ. FT. (37.96 SQ.M.)
SECOND FLOOR	780.00 SQ. FT. (72.46 SQ.M.)
THIRD FLOOR	780.00 SQ. FT. (72.46 SQ.M.)
TOTAL (INC. GARAGE)	2170.01 SQ. FT. (201.59 SQ.M.)
EXC. GARAGE	1968.62 SQ. FT. (182.89 SQ.M.)

Project:

2024

TOWNHOUSE DEVELOPMENT

20275 / 20311- 32 AVENUE,
LANGLEY, BC

Drawing:

UNIT-PLANS

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

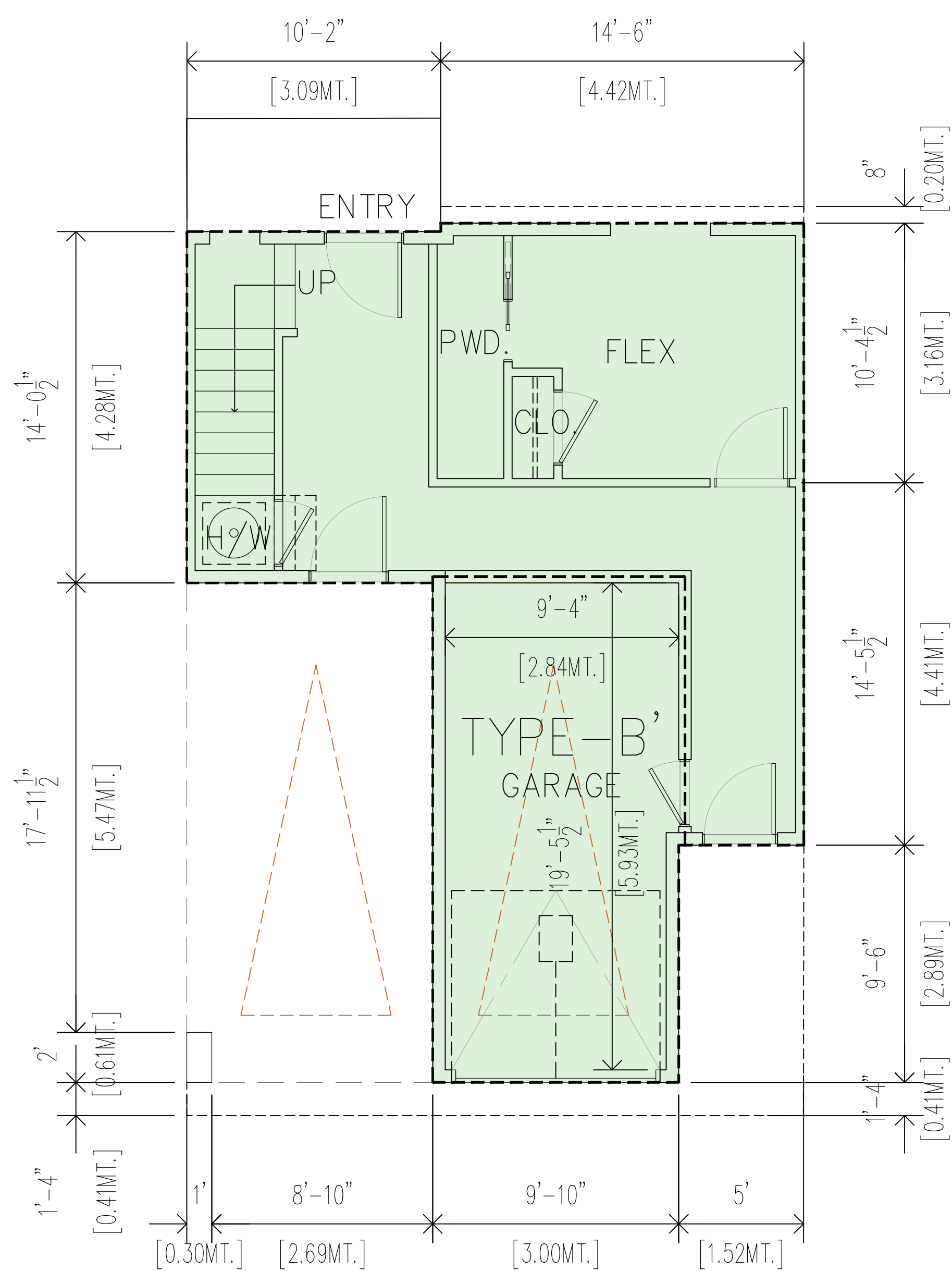
No. Date Description

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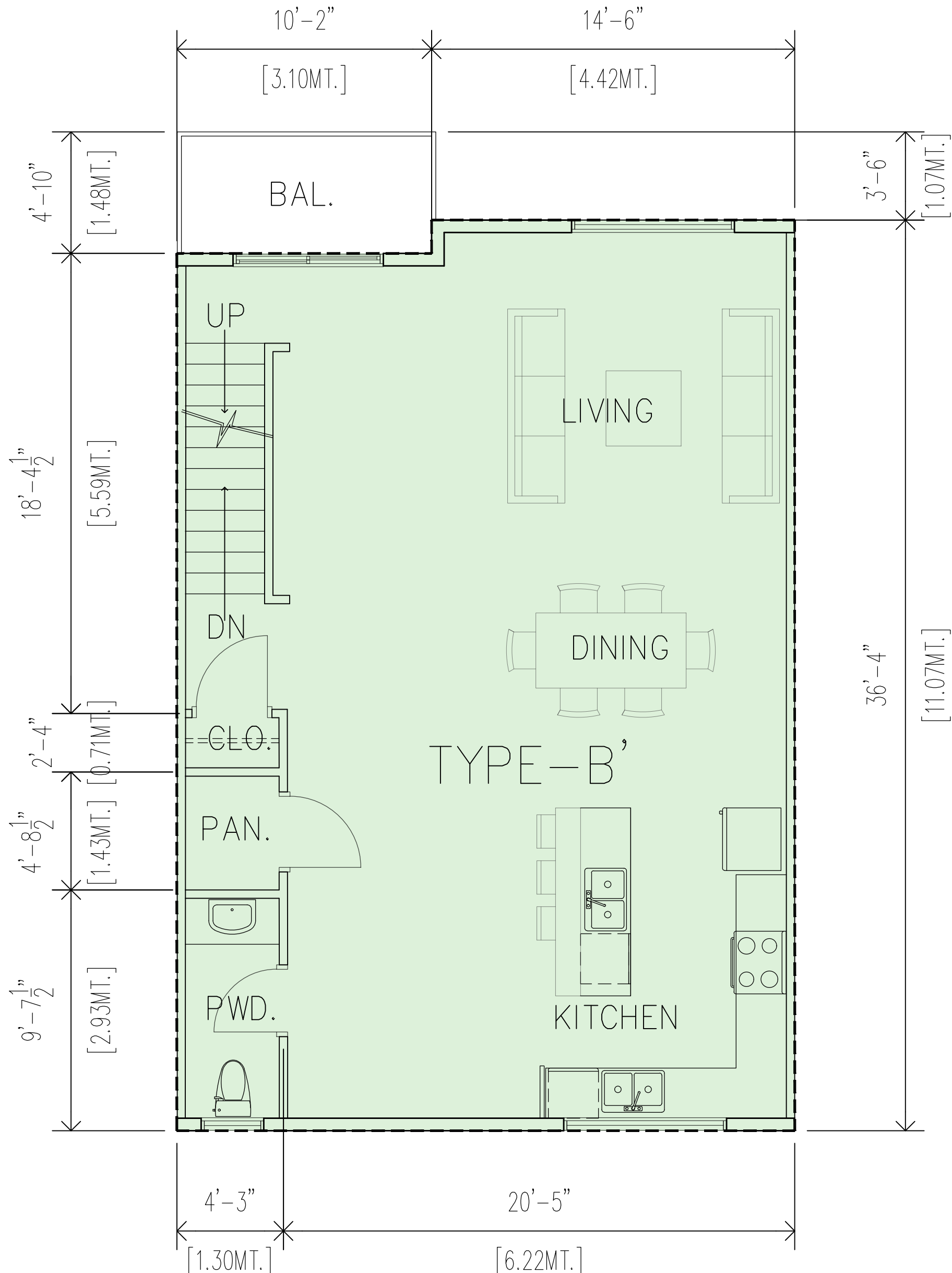
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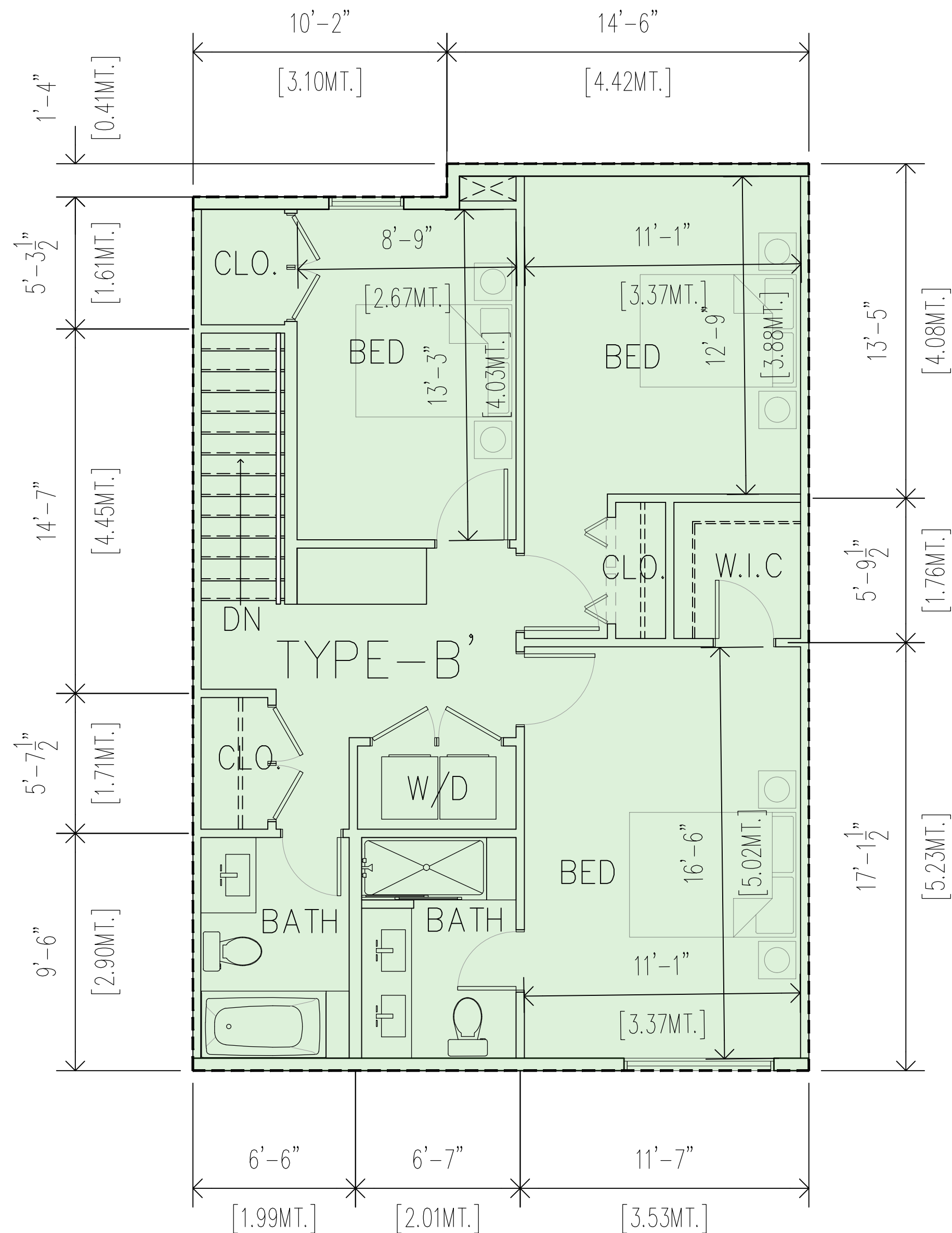
U.P.7



1 LVL-01 UNIT 'A1'
Scale: 1/4"=1'-0"



1 LVL-02 UNIT 'A1'
Scale: 1/4"=1'-0"



1 LVL-03 UNIT 'A1'
Scale: 1/4"=1'-0"

TYPE B' (15-UNITS)	
GARAGE AREA	201.39 SQ. FT. (18.70 SQ.M.)
GROUND FLOOR	393.77 SQ. FT. (36.58 SQ.M.)
SECOND FLOOR	765.00 SQ. FT. (71.07 SQ.M.)
THIRD FLOOR	765.00 SQ. FT. (71.07 SQ.M.)
TOTAL (INC. GARAGE)	2125.16 SQ. FT. (197.42 SQ.M.)
EXC. GARAGE	1923.77 SQ. FT. (178.72 SQ.M.)