PROPOSED 12 TOWNHOUSES

21588 96 Ave, Township of Langley, BC



CONTACT LIST

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LANDSCAPE ARCHITECT	PMG Landscape Architects	Suite C100 - 4185, Still Creek Drive, Burnaby, BC, Canada.	Caelan L. Griffiths	(604) 294 0011
CIVIL CONSULTANTS	City West Consulting Ltd.	#101 - 9030 King George Blvd., Surrey, B.C. V3V 7Y3	Donni Chanyungco	(604) 591 2213
PROJECT OWNERS	130 8728 BC LTD.		Malkeet Singh Saran	(604) 825 1400
ARBORIST	Klimo & Associates	#155-4300 North Fraser Way, Burnaby.	Francis Klimo	(604) 358 5562
AHJ	TOWNSHIP OF LANGLEY			

DRAWING INDEX - DOCUMENTATION

ARCHITECTURAL DRAWING INDEX

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21588 96 AVE, TOWNSHIP OF LANGLEY BC

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Sheet Title
COVER PAGE

Total Sheets **11**	Sheet No. **A0.01**	Contractors	Consultants **Architecture Panel Inc.**
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No	Date	Issue Notes
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Scale

PROJECT DATA

LEGAL DESCRIPTION	Lot 3 Section 36 Township 8 NWD Plan LMP 37851
BASIS OF DESIGN	BCBC 2018
PROPOSED ZONING	C-4 to CD
PROPOSED OCCUPANCY	Townhouses

AREA CALCULATION	**REQUIRED**	**PROPOSED**
BUILDING HEIGHT (STORIES)	3	3
SITE AREA		1,858.82 sq.m (20008.17 sq.ft)
DEDICATIONS (216 STREET AND 96 AVE)		57.26 sq.m (616.34 sq.ft)
NET SITE AREA		1801.56 sq.m (19391.83 sq.ft)
TOTAL BUILDINGS		2 Building
TOTAL NUMBER OF UNITS - RESIDENTIAL		12
TOTAL AMENITY AREA - OUTDOOR (3 sq.m per Unit)	36 sq.m	73 Sqm
(Minimum Contiguous required 70 Sqm)		
ADAPTABLE UNITS	5% OF TOWNHOUSE UNITS	1 UNIT
TOTAL FLOOR AREA - RESIDENTIAL (EXCLUDING GARAGES)		1691.77 sq.m
LOT COVERAGE	-	740.69/1801.56 = 41%
FAR (TOTAL FLOOR AREA(EXCLUDING GARAGE)/NET SITE AREA)	-	0.939
BUILDING HEIGHT - (TOWNHOUSES)		13.6 m

SETBACKS	**REQUIRED**	**PROPOSED**
MINIMUM SETBACK PROVIDED		
NORTH		3.0m (9' 9 5/8")
SOUTH		5.78m (18' 11 1/2")
WEST		4.5m (14' 9 1/8")
EAST		4.5m (14' 9 1/8") **

PARKING	**REQUIRED**	**PROPOSED**
NUMBER OF PARKING SPOTS - RESIDENTIAL (2 per Unit)	24	24
NUMBER OF PARKING SPOTS - VISITORS (1 for 5 Units)	2	2
TOTAL NUMBER OF PARKING SPOTS	26	26

** Partial frontage amended owing to the varying Boulevard dedication disscussed and approved by TOL in consultation with Engineering Department.

PARKING REPORT

	# OF SPACES	**SPACE LENGTH (mm)**	**SPACE WIDTH (mm)**
TOTAL VISITOR PARKING	**2**		
RESIDENTIAL PARKING			
DOUBLE GARAGE	24	6100	5800
TOTAL PARKING	**26**		

UNIT AREA CALCULATION

AREA CALCULATION	**NO. OF BEDROOMS**	**UNITS**	**LEVEL 1 (EXCLUDING GARAGE)**	**LEVEL 2**	**LEVEL 3**	**PROPOSED UNIT AREA**
			sq.m.	sq.m.	sq.m.	sq.m.
PROPOSED UNITS		**12**				
UNIT 1	3 - Bedroom	1	16.61	59.59	57.98	134.18
UNIT 2	3 - Bedroom	1	22.19	58.75	57.12	138.06
UNIT 3	3 - Bedroom	1	22.19	58.75	57.12	138.06
UNIT 4	3 - Bedroom	1	22.19	58.75	57.12	138.06
UNIT 5	3 - Bedroom	1	22.19	58.75	57.12	138.06
UNIT 6	3 - Bedroom	1	18.61	55.98	54.48	129.07
UNIT 7	3 - Bedroom	1	17.63	55.28	50.92	123.83
UNIT 8	4 - Bedroom	1	26.97	62.69	58.89	148.55
UNIT 9	4 - Bedroom	1	26.97	62.69	58.89	148.55
UNIT 10	4 - Bedroom	1	26.97	62.69	58.89	148.55
UNIT 11	4 - Bedroom	1	26.97	62.69	58.89	148.55
UNIT 12 (ADAPTABLE UNIT)	4 - Bedroom	1	28.28	66.35	63.62	158.25
TOTAL		12	277.77			1691.77

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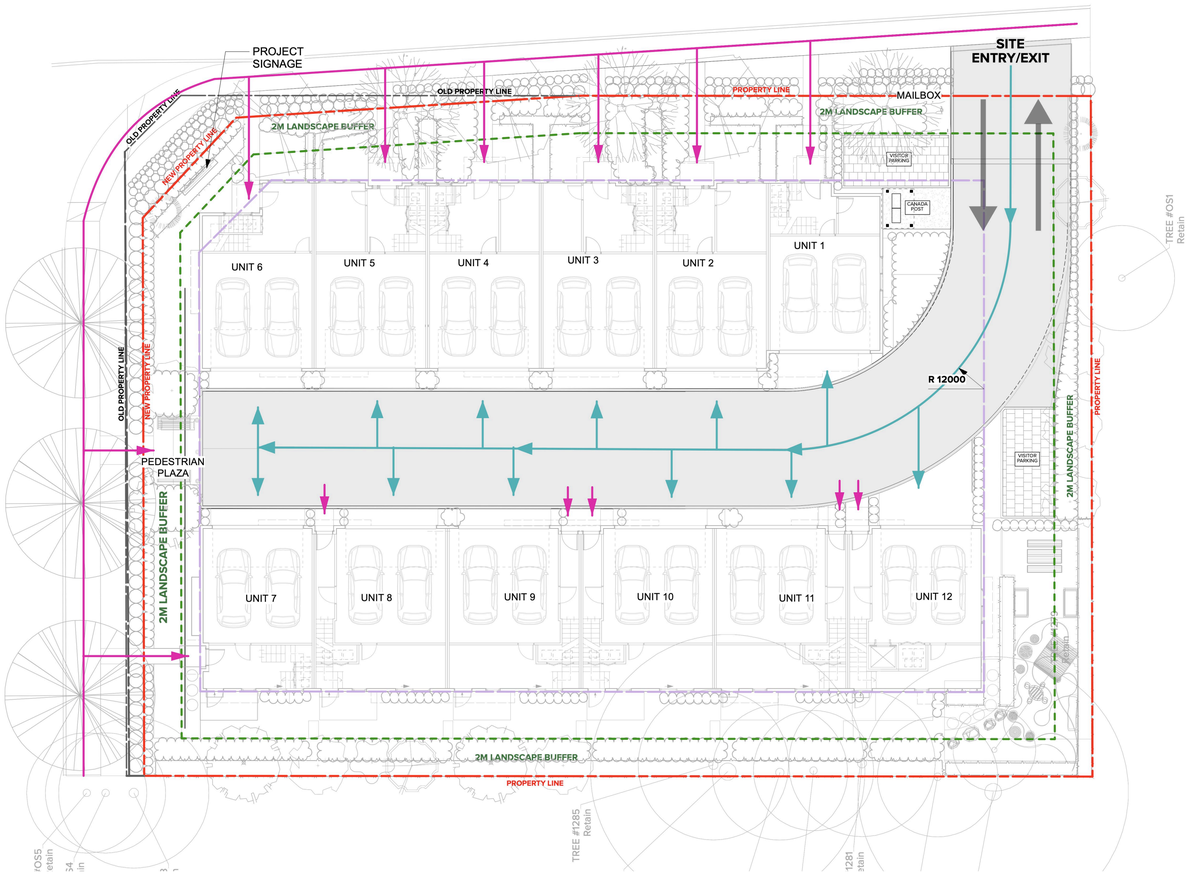
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Sheet Title
PROJECT STATISTICS

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Scale



1 TRAFFIC PLAN
Scale: 1:150

VEHICULAR TRAFFIC

PEDESTRIAN TRAFFIC

DESIGN RATIONALE

The proposed project is a Townhouse Development that is located in the Township of Langley with access from 216 St. This project aims to provide affordable housing while integrating seamlessly into the existing Walnut Grove Redwoods Neighborhood. The project will add 12 dwelling units growing neighborhood.

The proposed development not only respected and responded to the urban character of the existing and approved neighborhood, Walnut Grove Redwood, but also, created a distinctive architectural character through a unique interpretation of each townhouse pitch roof at the front facade. The form and character of each building was developed to coordinate well with upcoming developments in the area. Units facing 216 st are provided with direct access from the sidewalk. Furthermore, walkways on North are also provided with direct access from the sidewalk that will serve to provide easier access the units on North site.

The 12 townhouse units are distributed into 2 building blocks, both building elevations are highlighted with traditional siding, board & batten, and roof shingles. Each unit has access to a private amenity area on private green space. Each unit type also has balconies on second floor. A selection of white, light brown, warm grey color sidings are intentionally utilized to let the units visually diifferentiate from adjoining Units and also intertwine with the surrounding residential buildings.

The vehicular and the pedestrian traffic movement patterns are displayed in the attached graphic which will help the reader understand the site design criteria and the access points to the units as well as the shared amenity spaces.

The shared amenity areas are located at the South West end of the property with an outdoor playground. The onsite landscape for this project promises to ensure that the residents have an enhanced outdoor experience. The ample landscape buffers on the South and East sides of the lot are well utilized; sufficient on-grade planting with thick shrubs and trees are proposed to provide screening from neighboring properties.

We have tried to ensure that there aren't any residual spaces that can be used for unauthorized activity and offer threats to the security of the development. All the ground level patios are contained and separated and the other setback areas are planted with low bushes not offering any unwanted gathering opportunities and (or) risks.

Overall, the proposed Townhouse Development appears to be a well-conceived project that not only addresses the need for affordable housing but also prioritizes architectural character, accessibility, community amenities, and security. These considerations are essential for creating a sustainable and vibrant neighborhood that residents can proudly call home.

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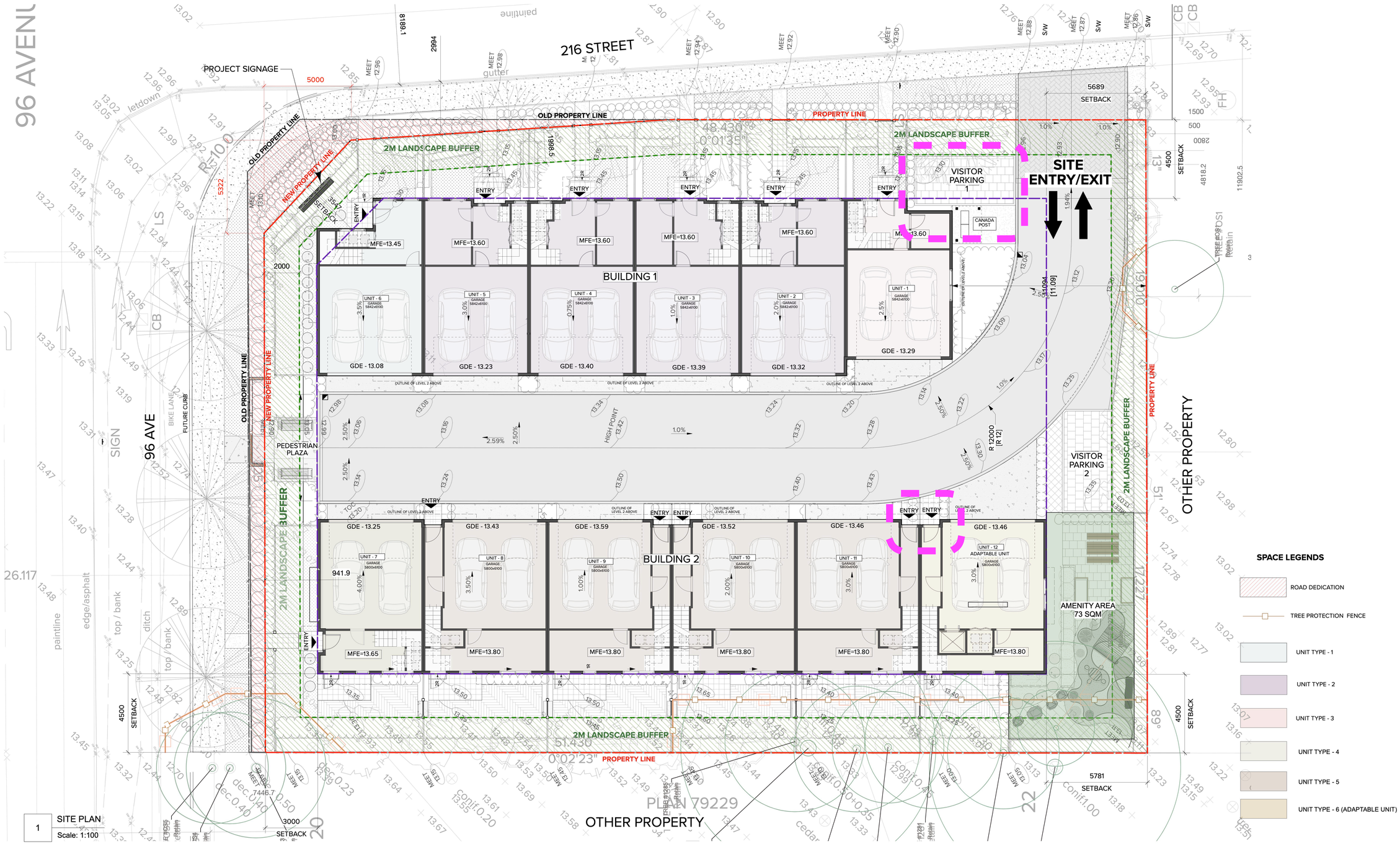
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Sheet Title
DESIGN RATIONALE

Total Sheets **11**	Sheet No. **A0.03**	Contractors	Consultants **Architecture Panel Inc.**
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Scale
0 6 9 12 M



1 SITE PLAN
Scale: 1:100

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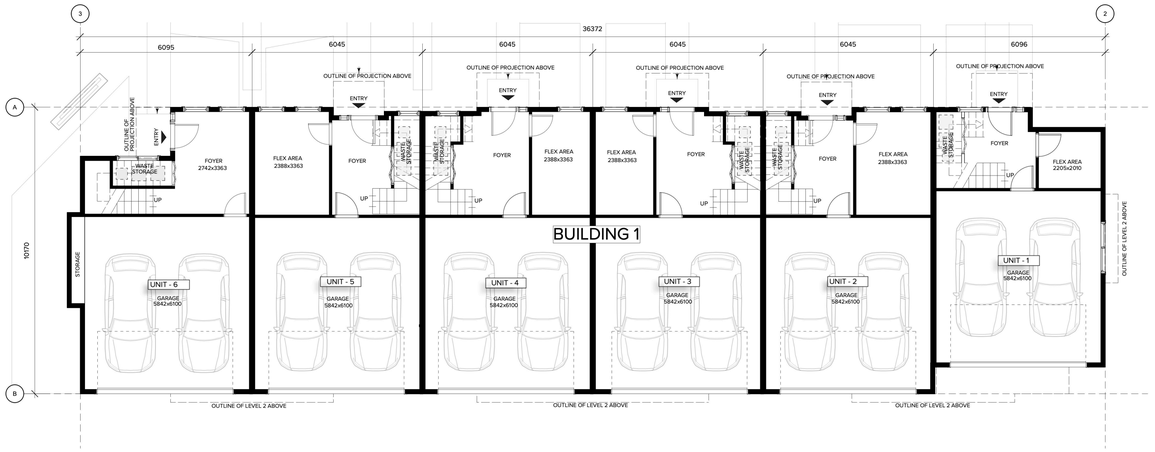
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Sheet Title
SITE PLAN

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Scale
N
0 2 5



1 BUILDING 1 - MAIN FLOOR PLAN

Scale: 1:100



2 BUILDING 1 - SECOND FLOOR PLAN

Scale: 1:100

3 BUILDING 1 - THIRD FLOOR PLAN

Scale: 1:100

4 BUILDING 1 - ROOF PLAN

Scale: 1:100

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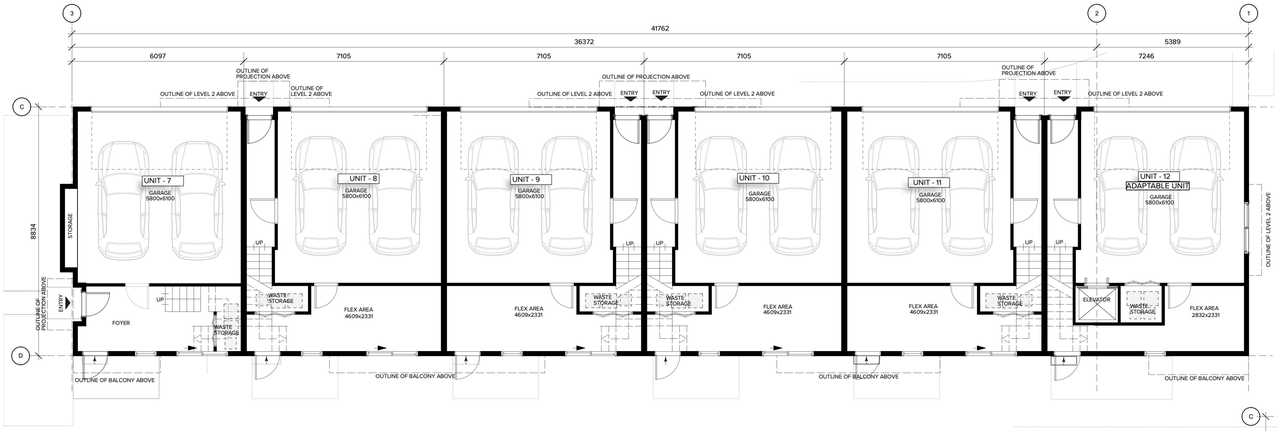
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Sheet Title
BUILDING 1 - FLOOR PLANS 1

Total Sheets: **11**	Sheet No.: **A2.01**	Contractors	Consultants: **Architecture Panel Inc.**
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Scale
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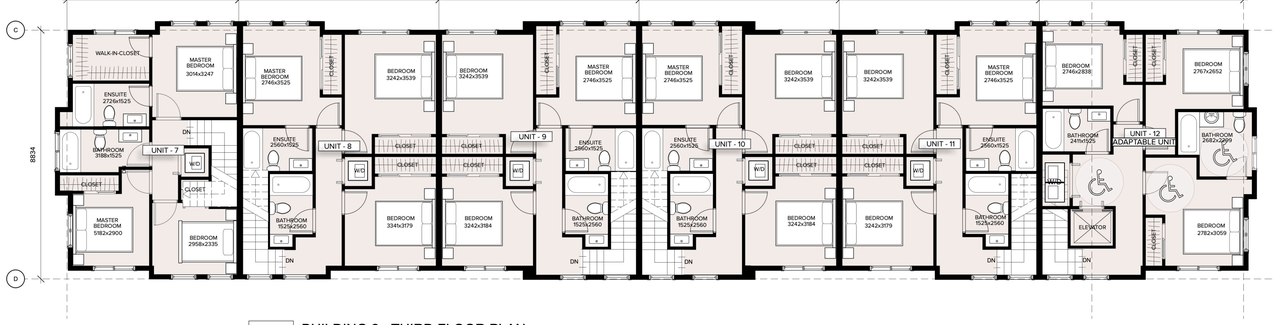
1 BUILDING 2 - MAIN LEVEL PLAN

Scale: 1:100



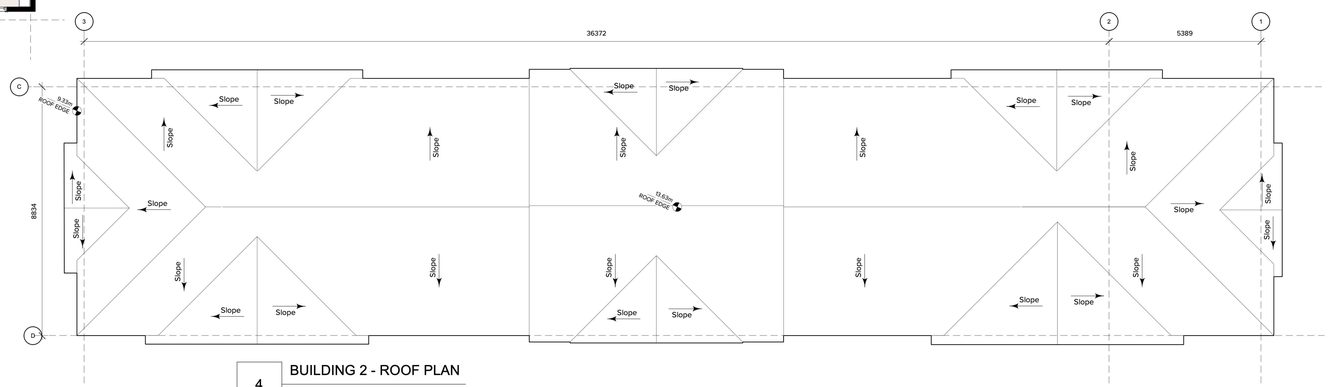
2 BUILDING 2- SECOND FLOOR PLAN

Scale: 1:100



3 BUILDING 2 - THIRD FLOOR PLAN

Scale: 1:100



4 BUILDING 2 - ROOF PLAN

Scale: 1:100

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Sheet Title
BUILDING 2 - FLOOR PLANS 2

Total Sheets: **11**	Sheet No.: **A2.02**	Contractors	Consultants: **Architecture Panel Inc.**
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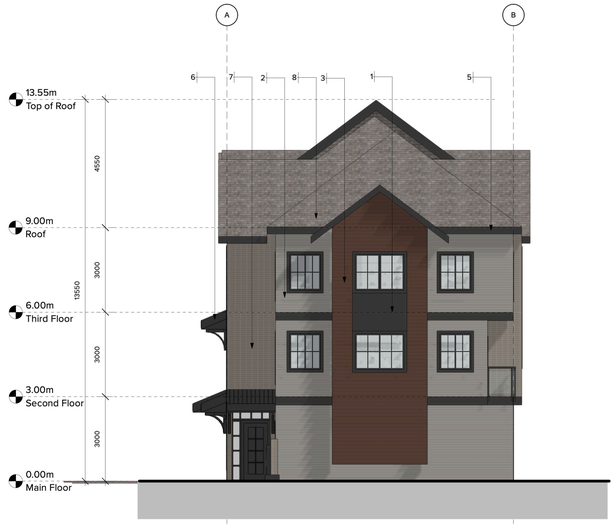
Scale

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1 BUILDING 1 - EAST ELEVATION

Scale: 1:100



2 BUILDING 1 - NORTH ELEVATION

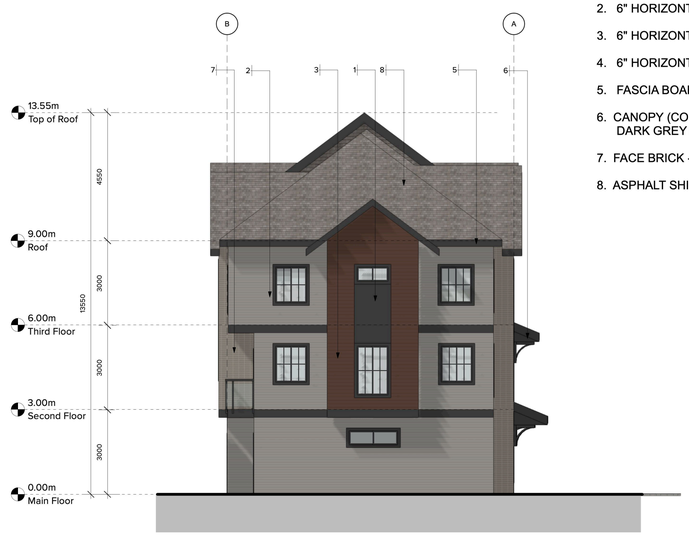
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1. SMOOTH FINISH PANELS - DARK GREY
2. 6" HORIZONTAL HARDIE SIDING - LIGHT GREY
3. 6" HORIZONTAL HARDIE SIDING - CHESTNUT BROWN
4. 6" HORIZONTAL HARDIE SIDING - WHITE
5. FASCIA BOARD TO MATCH DARK GREY PANELS
6. CANOPY (COLOUR TO MATCH DARK GREY PANELS)
7. FACE BRICK - LIGHT SANDSTONE (ENDICOTT)
8. ASPHALT SHINGLES - GREY



3 BUILDING 1 - WEST ELEVATION

Scale: 1:100



4 BUILDING 1 - SOUTH ELEVATION

Scale: 1:100

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Sheet Title
BUILDING 1 - ELEVATIONS

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Scale

0 2 5 7 M



1 BUILDING 2 - EAST ELEVATION

Scale: 1:100



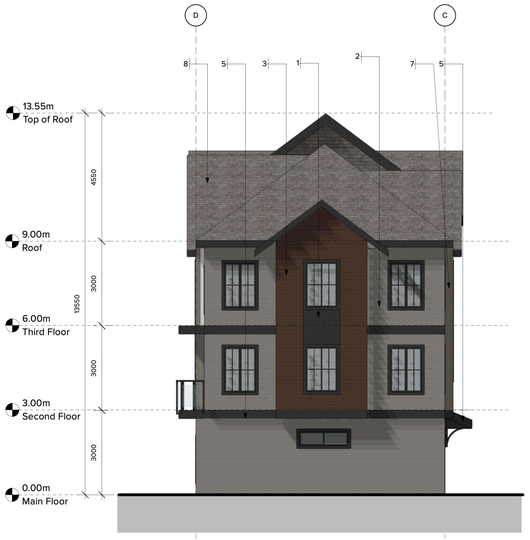
3 BUILDING 2 - NORTH ELEVATION

Scale: 1:100



2 BUILDING 2 - WEST ELEVATION

Scale: 1:100



4 BUILDING 2 - SOUTH ELEVATION

Scale: 1:100

1. SMOOTH FINISH PANELS - DARK GREY
2. 6" HORIZONTAL HARDIE SIDING - LIGHT GREY
3. 6" HORIZONTAL HARDIE SIDING - CHESTNUT BROWN
4. 6" HORIZONTAL HARDIE SIDING - WHITE
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7. FACE BRICK - LIGHT SANDSTONE (ENDICOTT)
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Sheet Title
BUILDING 2 - ELEVATIONS

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Scale
0 2 5 7 M



1 NORTH - EAST SIDE VIEW

Scale: NTS



2 SOUTH - EAST SIDE VIEW

Scale: NTS



3 BUILDING 1 -WEST SIDE VIEW

Scale: NTS



4 BUILDING 2 -EAST SIDE VIEW

Scale: NTS

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RENDERS

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Scale



1 BUILDING 1 - NORTH EAST SIDE VIEW
Scale: NTS



2 BUILDING 2 - NORTH WEST SIDE VIEW
Scale: NTS



3 BUILDING 1 & 2 - NORTH EAST SIDE VIEW
Scale: NTS



4 BUILDING 1 & 2 - NORTH SIDE VIEW
Scale: NTS

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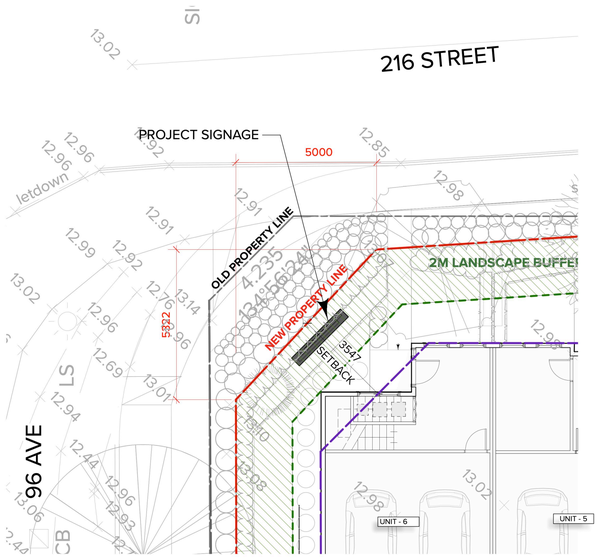
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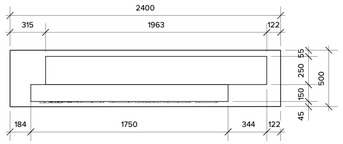
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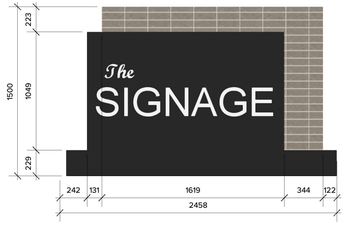
Scale



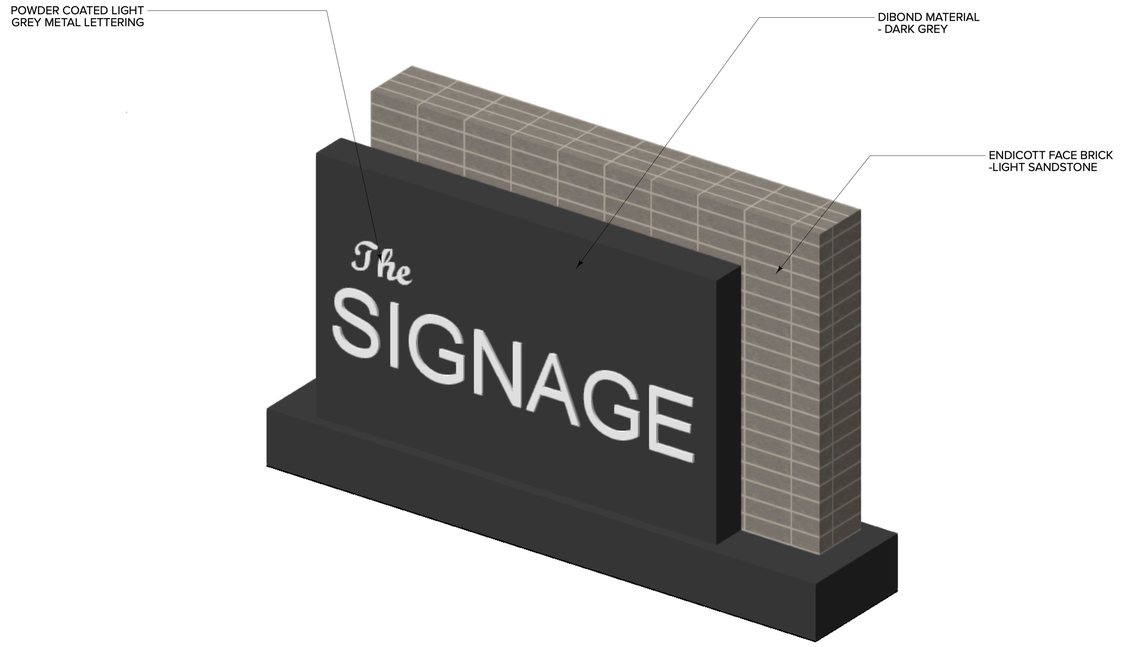
1 PROJECT SIGNAGE LOCATION
Scale: 1:100



2 PROJECT SIGNAGE - TOP VIEW
Scale: 1:25



3 PROJECT SIGNAGE - FRONT VIEW
Scale: 1:25



4 PROJECT SIGNAGE - ISOMETRIC VIEW
Scale: 1:10

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Project
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TOWNSHIP OF LANGLEY BC

Owner
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Sheet Title
PROJECT SIGNAGE

Total Sheets **11**	Sheet No. **A6.00**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-RESUBMISSION
C	09-08-2024	DP RE-SUBMISSION

Scale