FOURPLEX DWELLING UNIT 19994 45A AVENUE, LANGLEY



DRAWING LIST:

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A0.4 - SURVEY PLAN

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A2.2 - NORTH(RIGHT) ELEVATION

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LANDSCAPE DRAWINGS

.1.0 - LANDSCAPE PLAN (B&W)

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: 19994 45A AVE, LANGLEY, BC : LOT 280 SECTION 34 TOWNSHIP 7 NEW ADDRESS LEGAL DESCRIPTION WESTMINSTER DISTRICT PLAN 45035 : 005-886-163 ZONING : RS-1 : 7468.00 SQ.FT (693.80 SQ.M) BEFORE DEDICATION LOT SIZE **ULTIMATE LOT SIZE** : 6175.00 SQ.FT (573.68) AFTER DEDICATION ALLOWED F.A.R :N/A PROPOSED F.A.R: UNIT #1 FIRST FLOOR = 638.00 SQ.FT (59.27 SQ.M) = 621.00 SQ.FT (57.70 SQ.M) SECOND FLOOR = 625.00 SQ.FT (58.06 SQ.M) THIRD FLOOR = 1884.00 SQ.FT (175.03 SQ.M) UNIT #2 = 674.00 SQ.FT (62.62 SQ.M) FIRST FLOOR SECOND FLOOR = 610.00 SQ.FT (56.70 SQ.M) = 614.00 SQ.FT (57.04 SQ.M) THIRD FLOOR TOTAL = 1898.00 SQ.FT (176.33 SQ.M) UNIT #3 FIRST FLOOR = 674.00 SQ.FT (62.62 SQ.M) = 610.00 SQ.FT (56.70 SQ.M) = 614.00 SQ.FT (57.04 SQ.M) = 1898.00 SQ.FT (176.33 SQ.M) SECOND FLOOR THIRD FLOOR UNIT #4 FIRST FLOOR = 602.00 SQ.FT (55.93 SQ.M) SECOND FLOOR = 616.00 SQ.FT (57.23 SQ.M) THIRD FLOOR = 620.00 SQ.FT (57.60 SQ.M) = 1838.00 SQ.FT (170.75 SQ.M) TOTAL = 7518.00 SQ.FT (698.44 SQ.M) **GROSS FLOOR AREA** LOT COVERAGE: PERMITTED: (45% OF 6175.00 SF) =2778.00 SQ.FT (258.08 SQ.M) PROPOSED: BUILDING =2707.00 SQ.FT (251.50 SQ.M) ELEC. CLOSET = 07.00 SQ.FT (0.65 SQ.M) = 52.00 SQ.FT (4.83 SQ.M) FIRST FLOOR FRONT DECKS TOTAL (44.80%) =2766.00 SQ.FT (257.00 SQ.M) **BUILDING HEIGHT:** ALLOWED: = 11M (3 STOREY) PROPOSED: = 35.70' = 10.88M (3 STOREY) BUILDING SETBACKS: MIN. REQD FRONT SETBACK 3M (9.84') 3.05M (10.00') INTERIOR SETBACK 1.5M (4.92') 1.60M (5.25') EXTERIOR SETBACK : 3M (9.84') 5.32M (17.45')



PROJECT DATA

6M (19.68')

PERSPECTIVE ALONG 200 STREET

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REAR SETBACK



6.87M (22.54')

206 13281 72 AVE. SURREY, BC PH. 778-990-7024 harpreet@informedlines.ca FOURPLEX DWELLING UNIT DEVELOPMENT PERMIT SET NEW CONSTRUCTION

 PROJ. ADDRESS: Lot 280, 19994 45A AVE., CITY OF LANGLEY, B.C.

 CLIENT INFO.:
 SCALE:
 AS NOTED

 RAGHBIR SIDHU
 START DATE: Aug.16, 2024
 DESIGNER: HB

 +1 604-781-7270
 PROJECT #: 2408-03
 DRAWN BY: HB

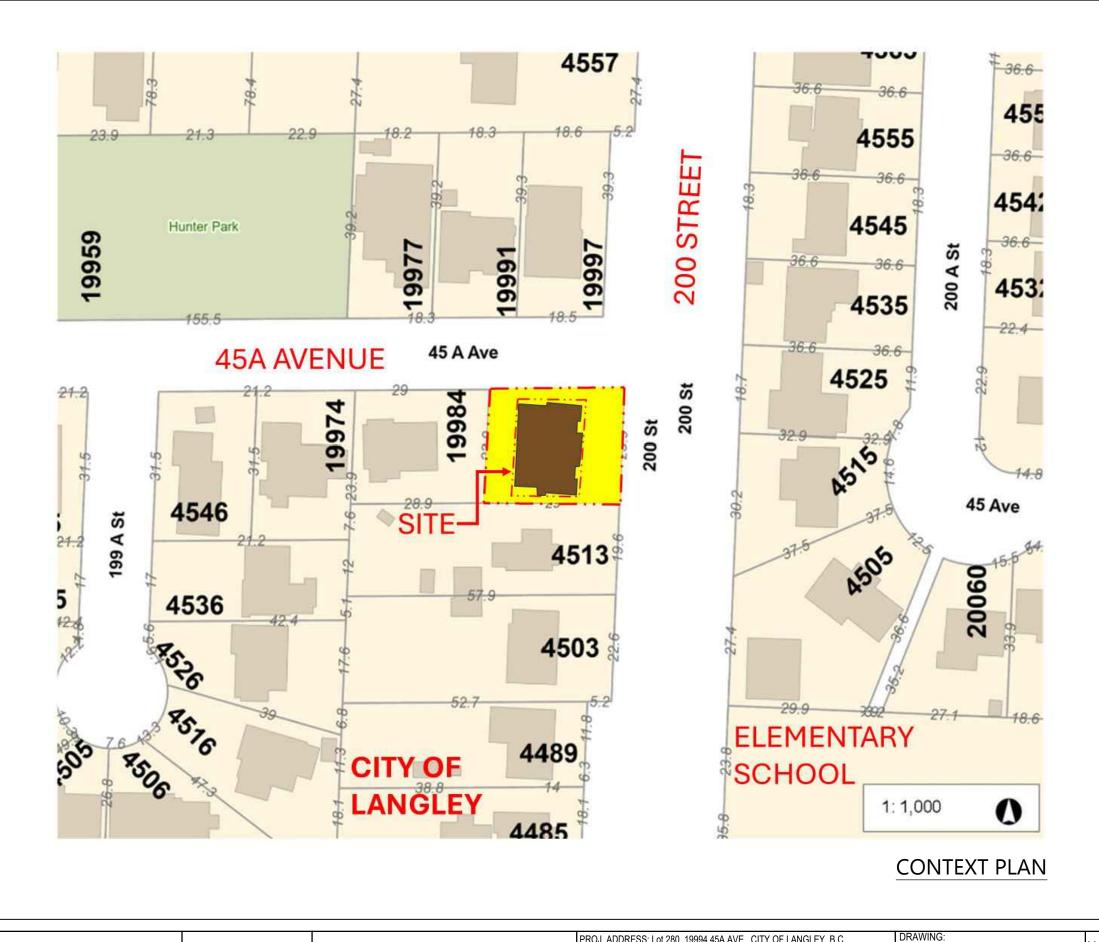
DRAWING:

PROJECT DATE, RENDERING

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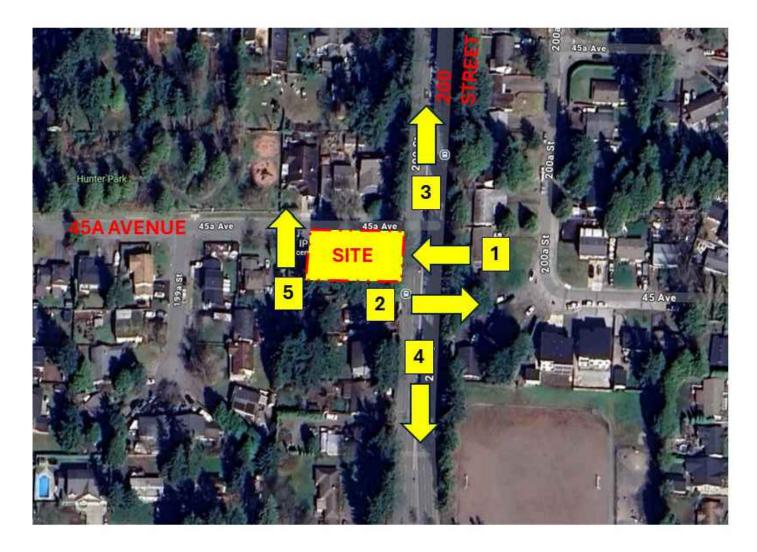












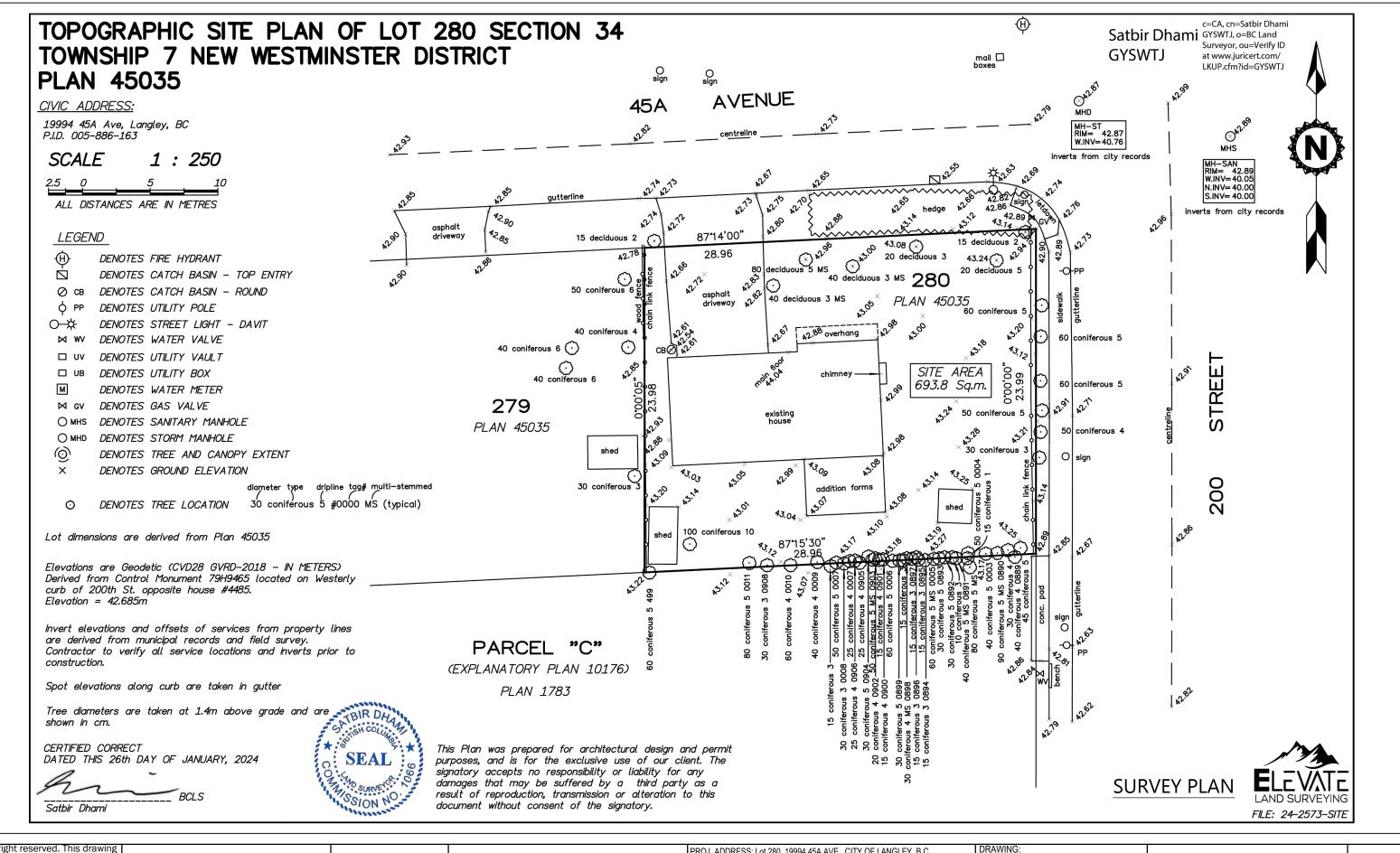




AERIAL MAP

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PROJECT #: 2408-03 DRAWN BY: HB

SURVEY PLAN

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DESIGN DESCRIPTION

THIS SECTION OF THE EXTERIOR FINISHES IS BASED ON ENHANCED DURABILITY AND LONGEVITY OF THE CONSTRUCTION MATERIALS AS PART OF A SUSTAINABLE APPROACH.

A VARIETY OF BUILDING MATERIALS HAVE BEEN USED WITH EMPHASIS BEING ON FIBRE CEMENT PLANK SIDING, FIBRE CEMENT BOARD AND BATTEN SIDING, ASPHALT SHINGLES ALONG WITH STONE SIDING FOR ACCENT.

THE COLOURS SELECTED SHOWCASE A MODERATE CONTRAST BETWEEN THE STONE SIDING AND THE BOARD AND BATTEN SIDING WHILE ALSO COMPLEMENTING THE STRIKING CONTRAST OF WHITE PLANK SIDING BRINGS A CERTAIN AMOUNT OF BRIGHTNESS TO THE FACADE. WINDOWS, FENCE, AND RAILINGS ARE ALL BLACK.

A MIX OF DECORATIVE GLASS RAILINGS AND BOARD AND BATTEN PARAPET WALLS ARE PROVIDED ALONG BALCONIES AS PER THE FACADE'S NEED.





1.
ASPHALT SHINGLES:
GAF TIMBERLINE HDZ CANADIAN
DRIFTWOOD LAMINATED SHINGLES



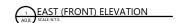
2.
FIBRE CEMENT BOARD AND BATTEN
SIDING:
SHERWIN-WILLIAMS
NIGHT OWL SW 7061



3.
FIBRE CEMENT PLANK SIDING:
SHERWIN-WILLIAMS
PURE WHITE SW 7005



4.
STONE SIDING:
FROSTED COAL RANDOM LEDGE
STONE



EXTERIOR FINISHES AND COLOR SCHEME

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EXTERIOR FINISHES, COLOR SCHEME

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EAST (FRONT) ELEVATION



WEST (REAR) ELEVATION



NORTH (RIGHT) ELEVATION



SOUTH (LEFT) ELEVATION

RENDERED ELEVATIONS

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PERSPECTIVE VIEWS



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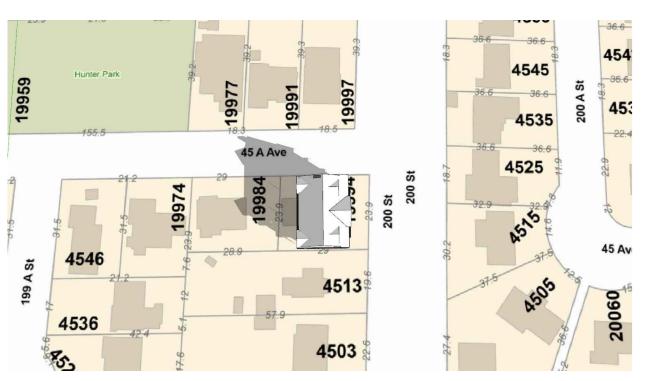
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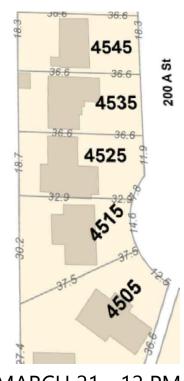
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DRAWING:

PERSPECTIVE VIEWS

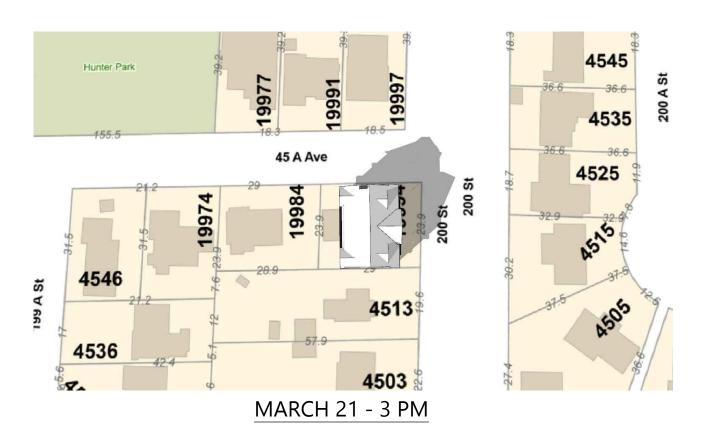
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MARCH 21 - 9 AM

MARCH 21 - 12 PM



SHADOW ANALYSIS





INTRODUCTION

THIS DESIGN RATIONALE IS TO BE READ AS A PART OF A DEVELOPMENT APPLICATION FOR A FOUR-PLEX HOME DEVELOPMENT AT 19994 45A, LANGLEY.

FOR DETAILED INFORMATION REFER TO THE ARCHITECTURAL, LANDSCAPE, CIVIL DRAWINGS, RENDERING AND OTHER RELATED DOCUMENTS.

SITE CHARACTERISTICS, HISTORY AND CONTEXT

THIS DEVELOPMENT PROPOSAL WOULD OCCUPY A SINGLE FAMILY LOT WITH AN AREA OF 258.08 SQ.M OR .06 ACRES AND FACES 200 STREET ON THE EAST AND 45A AVENUE IN THE NORTH. THE SITE IS ALMOST FLAT WITH A SLIGHT SLOPE FROM EAST TO WEST.

THERE IS A 5M DEDICATION ALONG 200 STREET AND 4M TURNCATION WHERE 45A AVENUE MEETS 200 STREET.

THE BUILDING BLOCK CONTAINS 4 SEPARATE UNITS WITH 3 BEDROOMS EACH. EACH UNIT CONTAINS A PARKING GARAGE. THE AVERAGE SIZE OF A UNIT IS AROUND 1.881 SO.FT.

ORIENTATION, MASSING, FORM AND CHARACTER

THE BUILDING'S ORIENTATION RESPONDS TO THE SIZE AND SHAPE OF THE SITE. THE ACCESS TO THE UNITS ARE PROVIDED OFF OF 200 STREET BY THE WAY OF PEDESTRIAN WALKWAYS. DECORATIVE FENCE AND GATES ARE PROVIDED ALONG THE STREET AND THE WALKWAYS STIMULATING A SAFE AND PLEASANT ROUTE TO THE ENTRIES OF THE UNITS.

KEEPING MASSING IN MIND, THE BUILDING HAS BEEN DESIGNED TO APPEAR VISUALLY APPEALING THROUGH THE USE OF HIGH PITCHED GABLE ROOFS AND SKIRT ROOF ALL AROUND.

THE ARCHITECTURAL ARTICULATION ALONG WITH THE FINISHING MATERIALS PORTRAY AN URBAN CHARACTER OF THE BUILDING. THE FACADE ELEMENTS CONSIST OF HIGH PITCHED GABLE ROOFS, LARGE BEDROOM AND LIVING ROOM WINDOWS, SKIRT ROOF AND FASCIA BOARD ALL ALONG WITH DECORATIVE GUARDRAILS.

THE TYPICAL APPROACH FOR THE LAYOUT SHOWCASES AN OPEN CONCEPT KITCHEN, DINING AND LIVING SPACE ON THE SECOND FLOOR WITH LARGE WINDOWS TO PROVIDE ADEQUATE NATURAL LIGHT. THIRD FLOOR SPACIOUSLY ACCOMMODATES 3 BEDROOMS WITH 1 BEING A MASTER BEDROOM ALONG WITH A COMMON LAUNDRY SPACE. THE FIRST FLOOR CONSISTS OF A DEN AND A SPACIOUS GARAGE WITH STORAGE.

VISITOR PARKING SPOTS ARE PROVIDED ON EITHER SIDES OF THE BUILDING ON THE REAR SIDE. MAIL BOXES AND SIGNAGES PROPOSED ALONG 200 STREET.

LIVABILITY, ENERGY SAVING AND GREEN MEASURES

MANY GREEN BUILDING STRATEGIES ARE INTEGRATED INTO THE DESIGN AS DESCRIBED BELOW:

- ALL TREES ALONG 200 STREET ARE RETAINED PROVIDING ADEQUATE SHADE FOR THE UNIT ENTRIES DURING THE HOT SUMMER MONTHS.
- USE OF PERMEABLE PAVERS FOR EACH UNIT'S ENTRY SPACE PROVIDING RAINWATER ABSORPTION.
- BUILDING'S FACADE INCORPORATES LARGE BEDROOM AND LIVING SPACE WINDOWS TO ALLOW NATURAL LIGHT HENCE REDUCING THE BURDEN ON INTERNAL LIGHTING FIXTURES WHILE PROMOTING CROSS VENTILATION.
- GARBAGE ENCLOSURES ARE PROVIDED FOR EACH UNIT WITH EASY ACCESS FROM 45A AVENUE FOR RESPONSIBLE WASTE MANAGEMENT.
- OVERHANGS, PATIOS, BALCONIES ARE PROPOSED FOR SHADE AND DIFFUSED LIGHT IN SUMMERS
- BIGGER WINDOWS AND PATIO DOORS ARE PLACED IN THE FRONT AND REAR SIDE TO MAXIMIZE THE OPENING SIZES.
- SURFACE FINISHES SUCH AS PAVERS, LANDSCAPING AND TREES ARE PROPOSED.
- ENERGY EFFICIENT MACHINERY AND EQUIPMENT WILL BE USED TO INCREASE THE EFFICIENCY OF THE BUILDING.
- ENERGY STAR RELATED APPLIANCES WILL BE INSTALLED.
- AUTOMATED HIGH EFFICIENCY MECHANICAL IRRIGATION WILL BE INSTALLED.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

THE RATIONALE PROVIDED FOR "CPTED" COMPRISES OF THE STANDARD MEASURES ALONG WITH DESIGN ELEMENTS SPECIFICALLY RELATED TO THIS DEVELOMENT. THESE PROVISIONS ARE DESIGNED TO ENHANCE SAFETY AND STRENGTHEN THE PERCEPTION OF SECURITY.

BELOW DISCUSSED ARE THE "CPTED" MEASURES PROVIDED AS PER THEIR CATEGORIES:

1. BUILD WITH CONTEXT - THE BUILDING ENVELOPE HAS BEEN DESIGNED KEEPING IN MIND THE CONTEXT AND NATURE OF IT'S NEIGHBORHOOD WITHIN 1/4 KM RADIUS OF THE SITE.

2. NATURAL ACCESS CONTROL - SITE ACCESS IS CLEARLY DEFINED BY PROVIDING DIRECT WALKWAYS OFF OF 200 STREET TO THE UNITS WITH 4 FT

HIGH FENCE AND GATES ALONG 200 STREET AND 45 AVENUE TO DISCOURAGE ANY WANDERING OR LOITERING ON

THE SITE

3. NATURAL SURVEILLANCE - PROJECTED BALCONIES WITH DECORATIVE GLASS RAILINGS AND LARGE WINDOWS ON THE FRONT AS WELL AS REAR

SIDE OF BUILDING ALLOW A NATURAL SENSE OF VISIBILITY.

4. TERRITORIALITY - PROPOSED LANDSCAPE, BIKE LANE, SIDEWALK, OUTDOOR LIGHTING FIXTURES AND FENCED ENTRY AREAS PROVIDED

A SENSE OF TRANSITIONAL ZONES BETWEEN THE PUBLIC AND PRIVATE AREA REINFORCE A TERRITORIAL SENSE OF

THE BUILDING

LANDSCAPE DESIGN RATIONALE

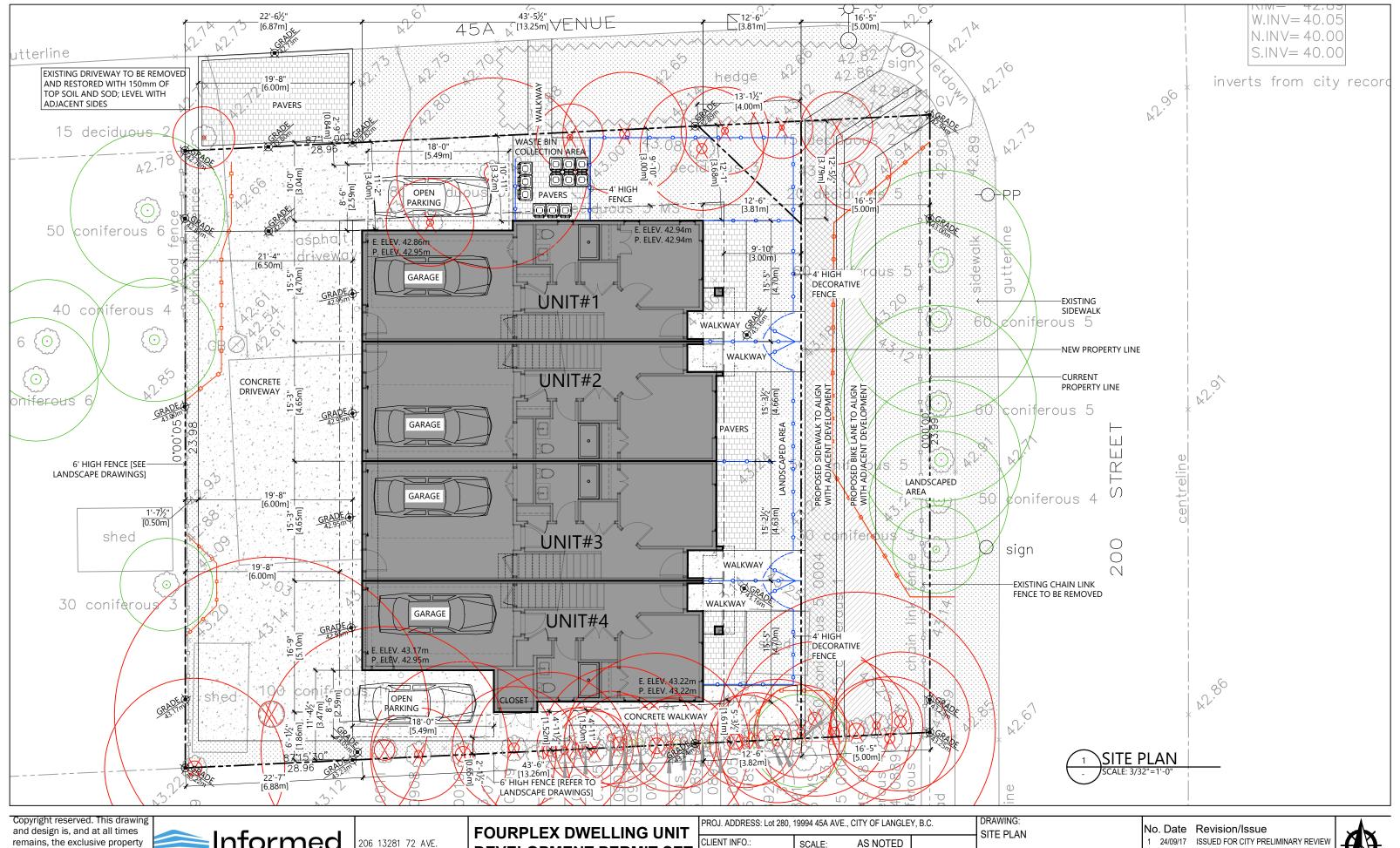
THE PLACEMENT OF VINE MAPLE TREES ALONG THE EASTERN SIDEWALK ENHANCES PEDESTRIAN ACCESS BY PROVIDING SHADE, SEASONAL INTEREST, AND A WELCOMING STREETSCAPE BUFFER THAT INTEGRATES THE BUILDING INTO ITS NATURAL SURROUNDINGS.

THE BEIGE PAVERS ARE USED TO CREATE A WARM, COMPLEMENTARY PATHWAY THAT ENHANCES THE NATURAL TONES OF THE VINE MAPLES WHILE PROVIDING A FUNCTIONAL, VISUALLY APPEALING TRANSITION SPACE BETWEEN THE BUILDING UNITS AND THE SURROUNDING LANDSCAPE.

A RIVER ROCK WALKWAY BORDERED BY SHRUBS AND A FEW NATURAL BOULDERS LEADS TO THE UTILITY SPACE FOR WASTE BINS, WITH A STATELY PIN OAK PROVIDING SHADE AND VISUAL INTEREST ALONG THE PATH.

THE BOUNDARY FENCE ALONG THE DRIVEWAY AND THE SOUTH OF THE PROPERTY ID SOFTENED BY A LAYERED PLANTING OF LUSH EVERGREEN SCREEN THAT PROVIDES PRIVACY, YEAR-ROUND TEXTURE, AND A STRUCTURED YET NATURAL AESTHETIC.

DESIGN RATIONALE/ STATEMENT OF INTEREST





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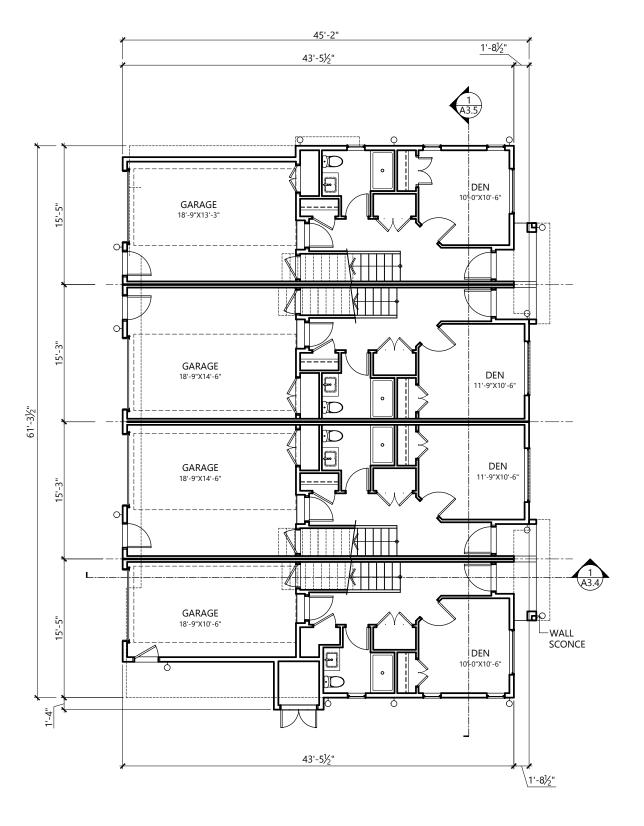
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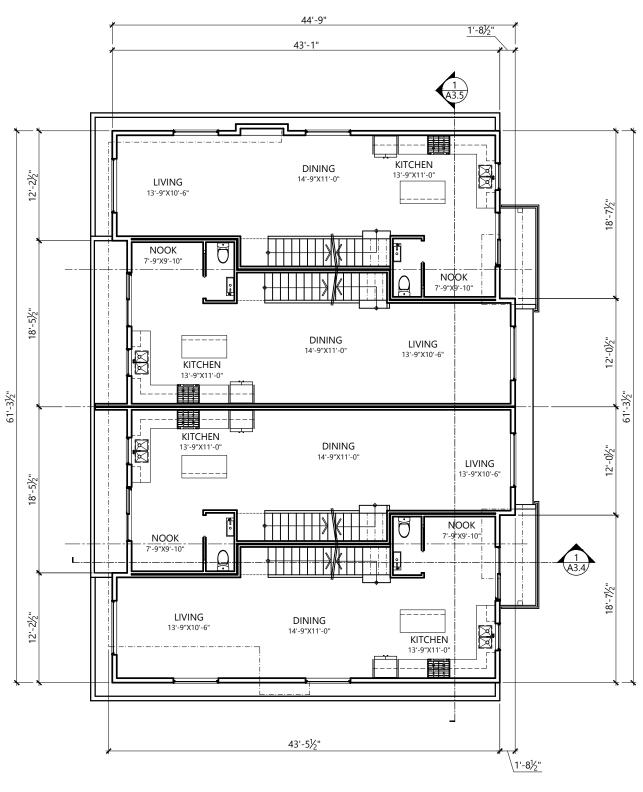
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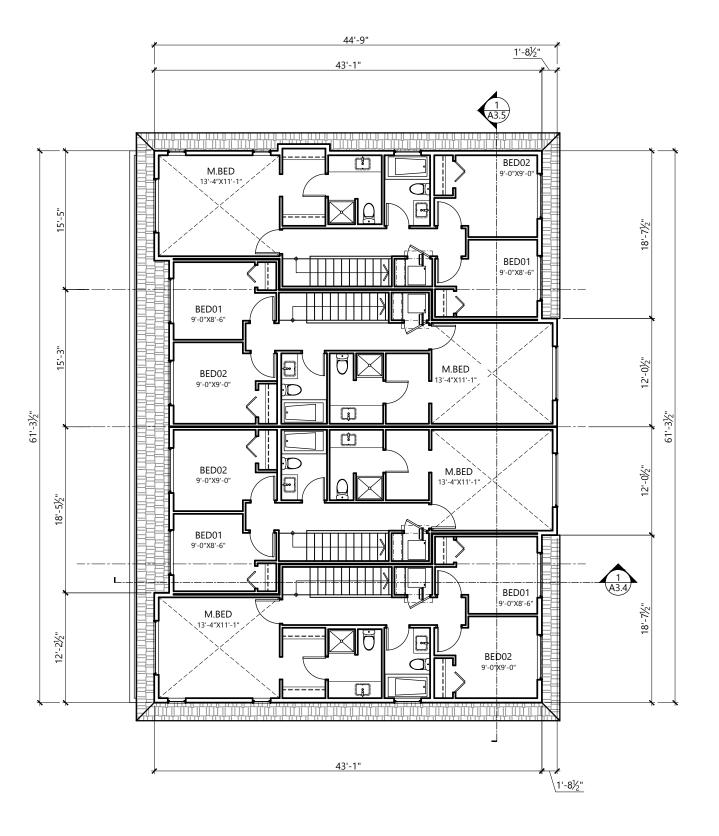
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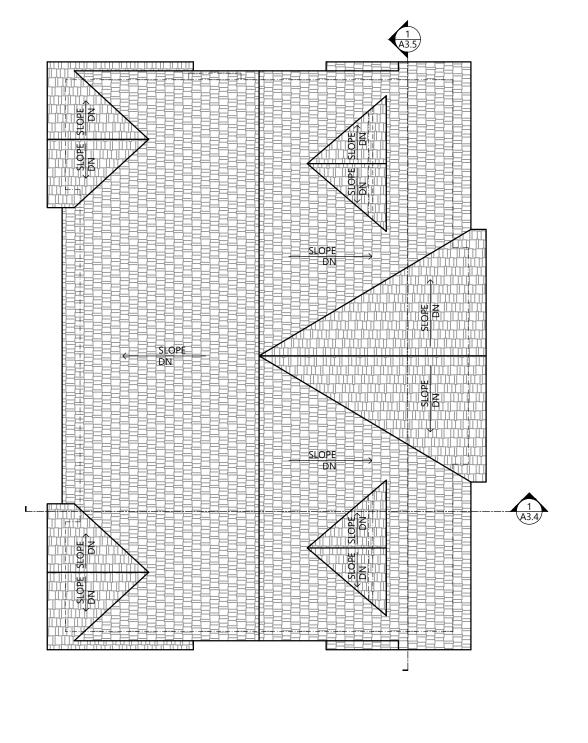
FIRST FLOOR PLAN
SECOND FLOOR PLAN

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DRAWING:

THIRD FLOOR PLAN
ROOF PLAN

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EAST (FRONT) ELEVATION

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NORTH (RIGHT) ELEVATION

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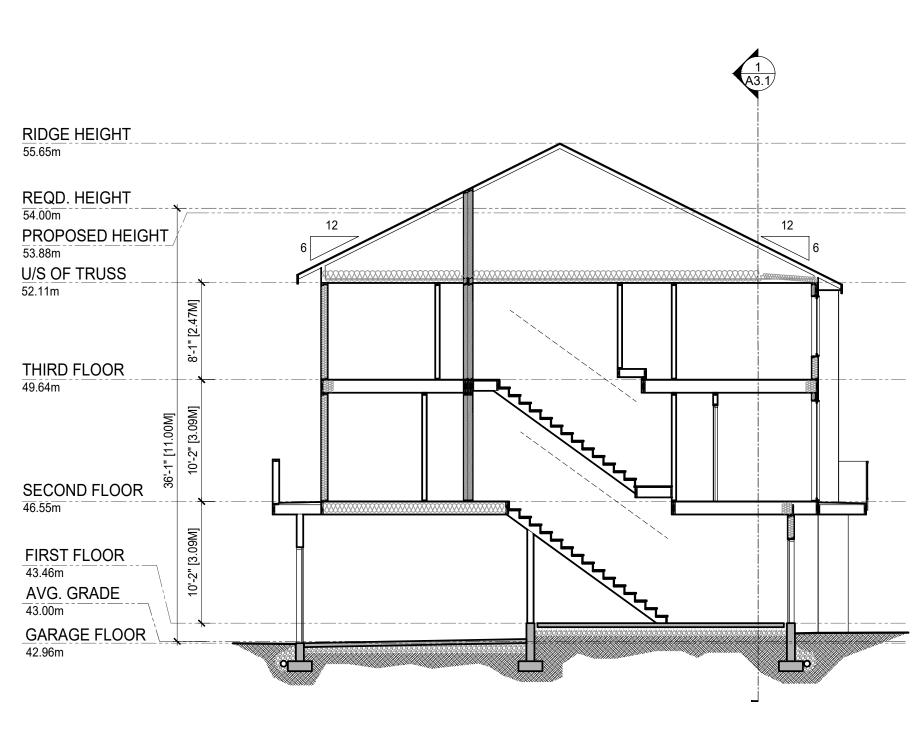
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SOUTH (LEFT) ELEVATION

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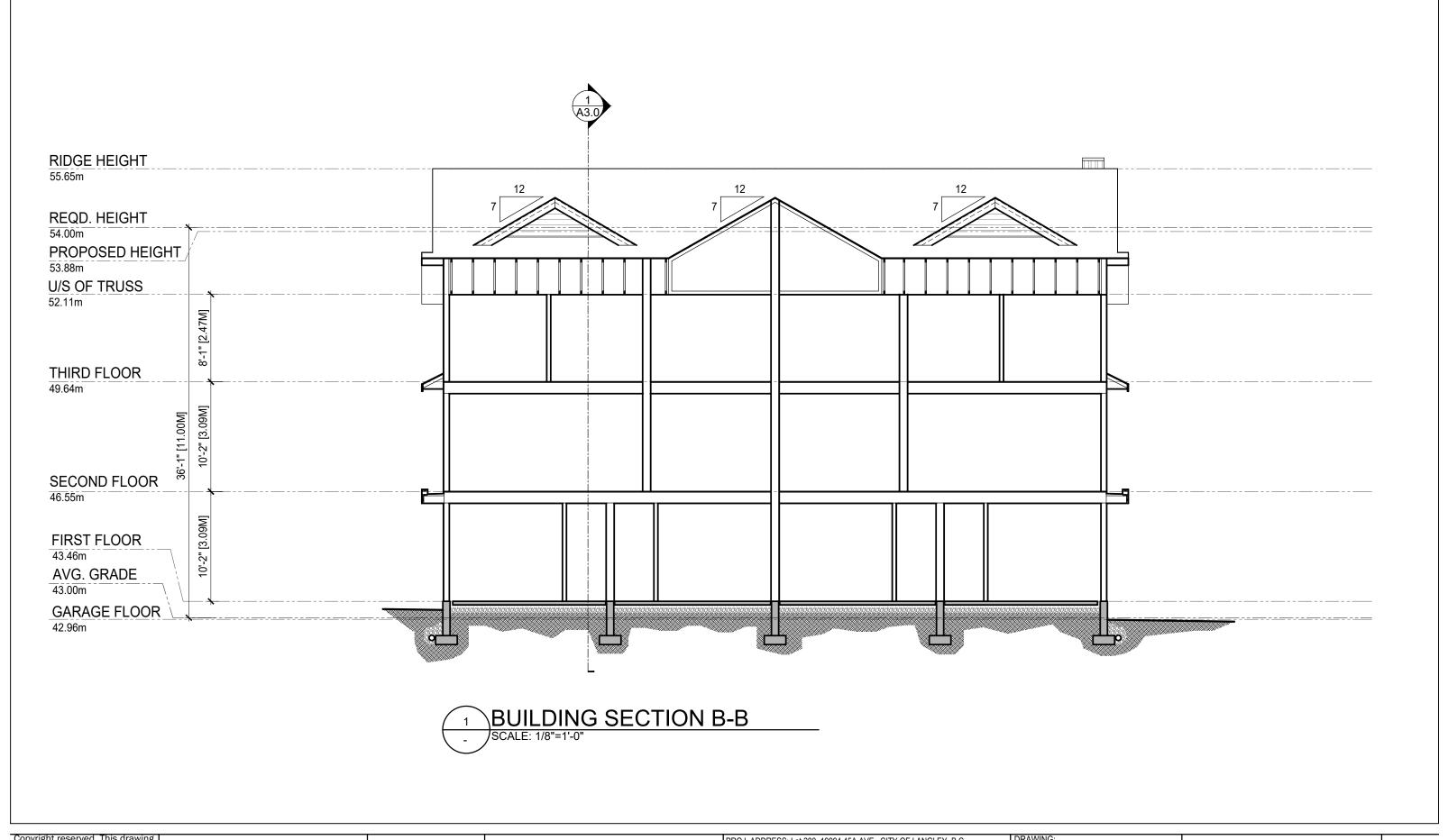
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BUILDING SECTION A-A

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BUILDING SECTION B-B

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