



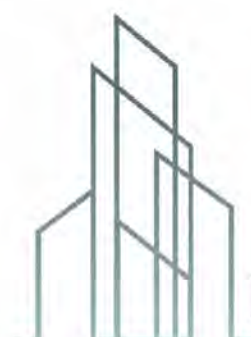
## PROPOSED ROWHOMES

20139 53A AVE. LANGLEY, B.C.

### ARCHITECT

D&D DESIGN LTD.  
Contact: Darren Hall  
33623 Wildwood Dr., Abbotsford, BC  
V2S 1S2  
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email: darren.h@trioarchitecture.ca  
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info@dandddesign.ca  
604.854.8175

Unit B 33623 Wildwood Drive  
Abbotsford, BC V2S 1S2



1  
A-0.1 VIEW 1  
SCALE: NTS



2  
A-0.1 VIEW 2  
SCALE: NTS

date: 3/8/2023 10:18:16 AM

scale: 1/2" = 1'-0"

drawn: NW

checked: DH

project no.: 221198

sheet no.:

A-0.1

project:

PROPOSED ROWHOMES  
20139 53A AVE. LANGLEY, B.C.

drawing:

RENDERINGS

ARCHITECTURAL SEAL

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REVISIONS

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1 **VIEW 3**  
A-0.2 SCALE: NTS



2 **VIEW 4**  
A-0.2 SCALE: NTS

date: 3/8/2023 10:19:16 AM

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drawn: NW

checked: DH

project no.: 221198

sheet no.:

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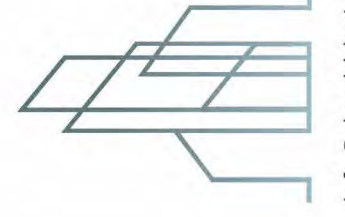
**PROPOSED ROWHOMES  
20139 53A AVE. LANGLEY, B.C.**

drawing:

**RENDERINGS**

ARCHITECTURAL SEAL

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1  
A-0.3  
**VIEW 5**  
SCALE: NTS



2  
A-0.3  
**VIEW 6**  
SCALE: NTS

date: 3/8/2023 10:18:17 AM

scale: 1/2" = 1'-0"

drawn: NW

checked: DH

project no.: 221188

sheet no.:

**A-0.3**

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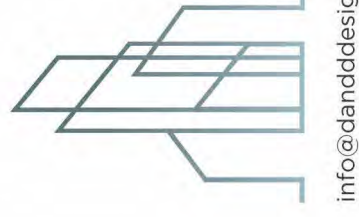
**PROPOSED ROWHOMES**  
**20139 53A AVE. LANGLEY, B.C.**

drawing:

**RENDERINGS**

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1  
A-0.4  
**PERSPECTIVE VIEW**  
SCALE: 12" = 1'-0"



1 MATERIAL: PAINTED BOARD AND BATTON  
COLOUR: SNOWBOUND BY SHERWIN WILLIAMS SW 1004



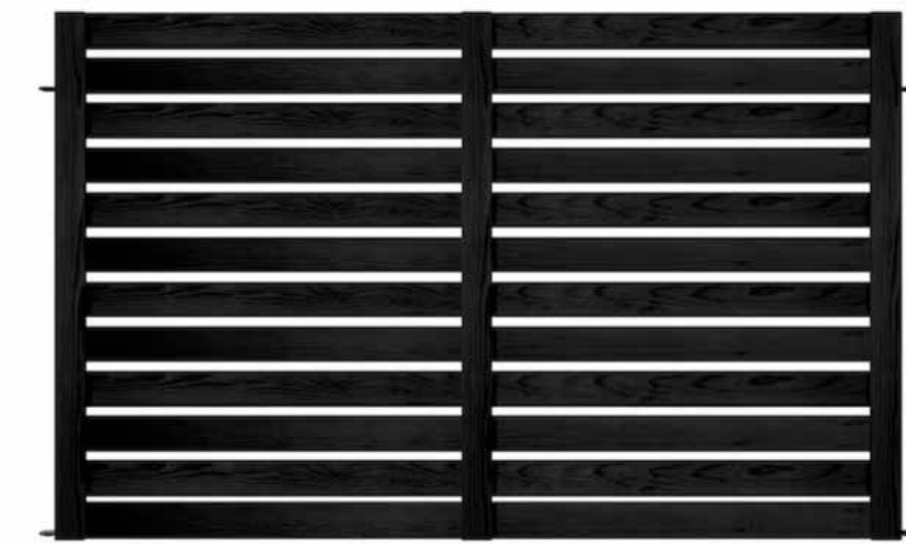
3 MATERIAL: BRICK VENEER - CANYONE STONE  
COLOUR: OLD RICHMOND 108



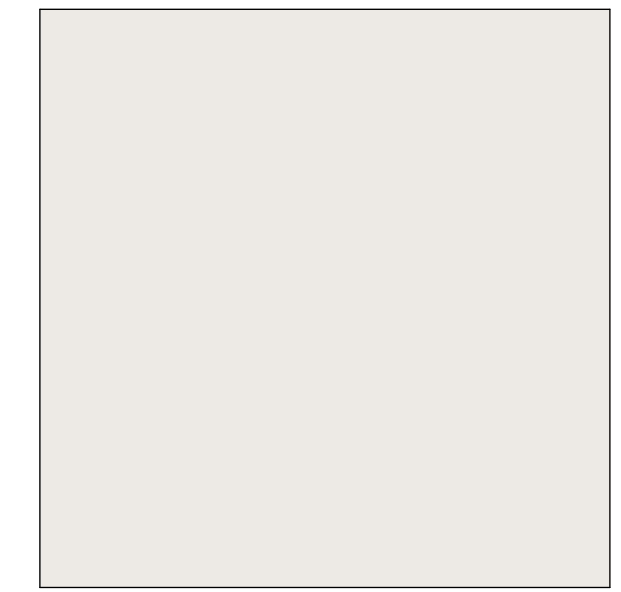
5 MATERIAL: ASPHALT SHINGLE ROOF  
COLOUR: CHARCOAL BLACK



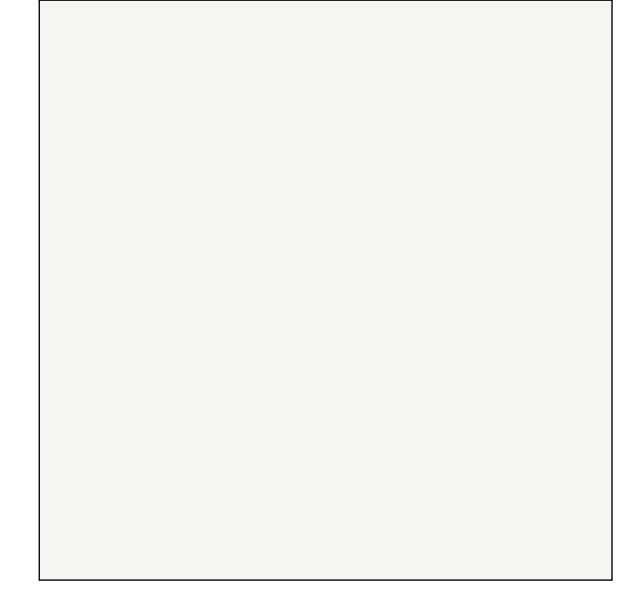
7 MATERIAL: FRONT DOOR  
COLOUR: FRENCH ROAST SW6069



9 MATERIAL: 6 FT. VINYL FENCE  
COLOUR: BLACK



2 MATERIAL: PAINTED HARDIE HORIZONTAL SIDING  
COLOUR: SNOWBOUND BY SHERWIN WILLIAMS SW 1004



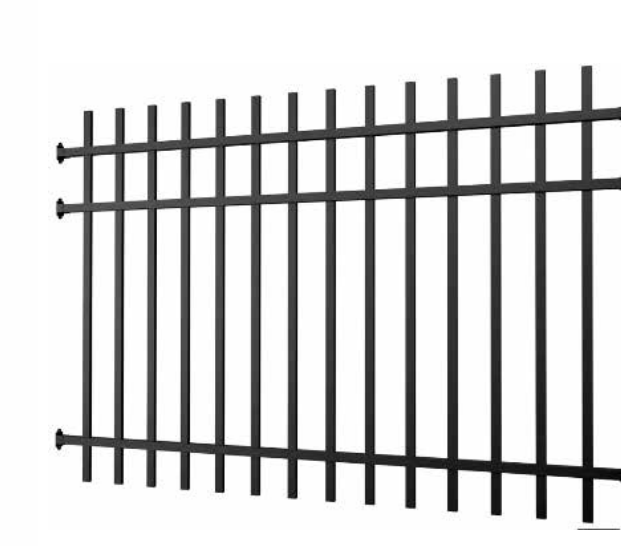
4 MATERIAL: PAINTED POST / TRIM FINISH  
COLOUR: HIGHLY REFLECTIVE WHITE SW7757



6 MATERIAL: STANDING SEAM METAL ROOF  
COLOUR: MATTE BLACK



8 MATERIAL: GARAGE DOOR  
COLOUR: TRICORN BLACK SW6258



10 MATERIAL: 3.5 FT. ALUMINUM FENCE  
COLOUR: POWDER COAT BLACK

ISSUE TABLE		REVISIONS	
No.	Date (dd/mm/yyyy)	No.	Date

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ARCHITECTURAL SEAL

project: **PROPOSED ROWHOMES**  
 20139 53A AVE. LANGLEY, B.C.  
 drawing: **EXTERIOR FINISHES**

date:	3/8/2023 10:18:18 AM
scale:	12" = 1'-0"
drawn:	Author
checked:	Checker
project no.:	221198
sheet no.:	A-0.4

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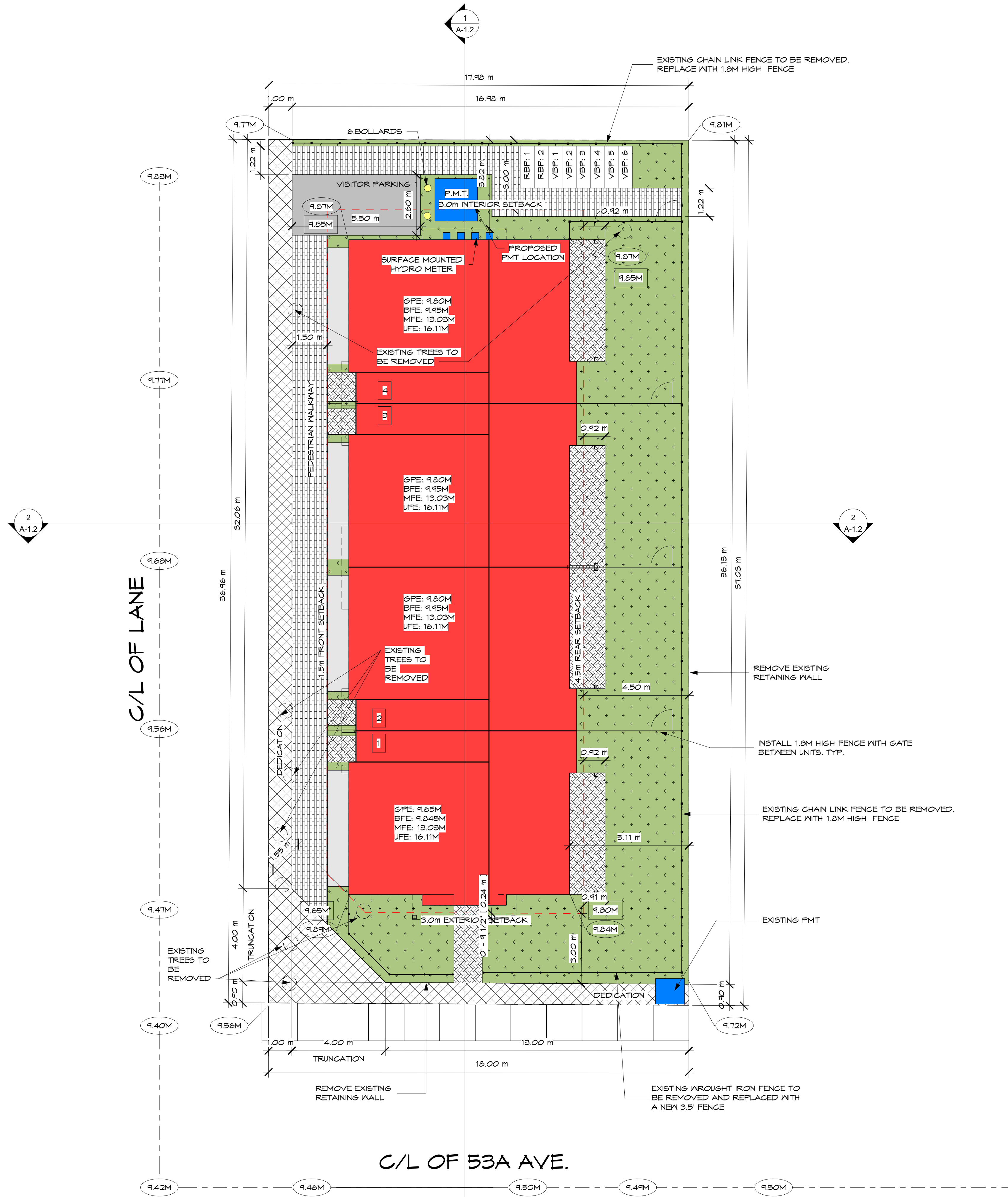
<b>CIVIC ADDRESS</b>		
20139 53A AVE LANGLEY BC V3A 3V4		
<b>LEGAL ADDRESS</b>		
Plan NWP9394 Lot 242		
<b>SITE RECONCILIATION</b>		
LOT AREA: 0.066 HA, 0.164 ACRES, 7,164.43 SQ.FT. (665.59 SQR.M.)		
LOT DEDICATION: 0.006 HA, 0.014 ACRES, 648.69 SQ.FT. (60.26 SQR.M.)		
NET AREA: 0.060 HA, 0.149 ACRES, 6,515.75 SQ.FT. (605.33 SQR.M.)		
ZONING:	CURRENT: RS1	PROPOSED: CD
FLOOR AREA RATIO:	ALLOWED: 1.2 X (LOT AREA) = 8,597.316 SQ.FT. (793.71 SQ.M.)	LOWER FLOOR: 2,662.06 SQ.FT. (247.31 SQ.M.) MAIN FLOOR: 2,946.67 SQ.FT. (273.75 SQ.M.) UPPER FLOOR: 2,765.71 SQ.FT. (256.94 SQ.M.) TOTAL: 8,374.44 SQ.FT. (778.01 SQ.M.) OR 1.16
LOT COVERAGE:	ALLOWED: 45% (NET AREA) OR 2,932.08 SQ.FT. (272.39 SQR.M.)	PROPOSED: 45.22% OR 2,946.67 SQ.FT. (273.13 SQ.M.)
SETBACKS:	ALLOWED:	PROPOSED:
	NORTH (INTERIOR): 3.0M	3.82M
	WEST (EXTERIOR): 1.5M	1.55M
	SOUTH (FRONT): 3.0M	3.32M
	EAST (INTERIOR): 4.5M	5.11M
BUILDING HEIGHT:	MAXIMUM BUILDING HEIGHT: 11M	8.62M
OFF-STREET VEHICLE PARKING:	REQUIRED RESIDENT: 2 PARKING STALLS PER UNIT VISITOR: 0.2 PARKING STALLS PER UNIT	PROVIDED: 2 PARKING STALLS PER UNIT - SEE PAGE A-2.1 1 VISITOR PARKING STALL - SEE PAGE A-1.1
OFF-STREET BICYCLE PARKING:	VISITORS: 6 SPACES PER BUILDING RESIDENT: 0.5 SPACES PER UNIT = 2 STALLS	8 SPACES = SEE SHEET A-1.1

LEGEND	
	LANDSCAPED
	COMMON WALKWAY
	PRIVATE WALKWAY
	DRIVEWAY
	RETAINING WALL
	PROPOSED BUILDING
	UNIT NUMBER
	DEDICATION
	EXISTING GRADES
	PROPOSED GRADES

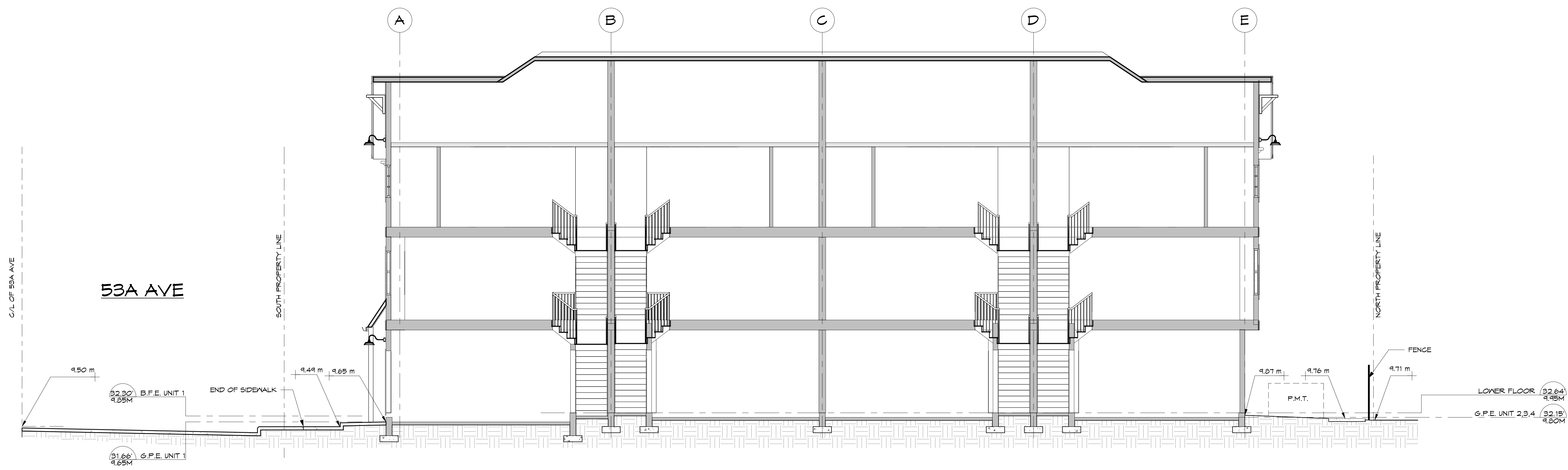


**KEY PLAN**  
SCALE: 12" = 1'-0"  
PROJECT SITE

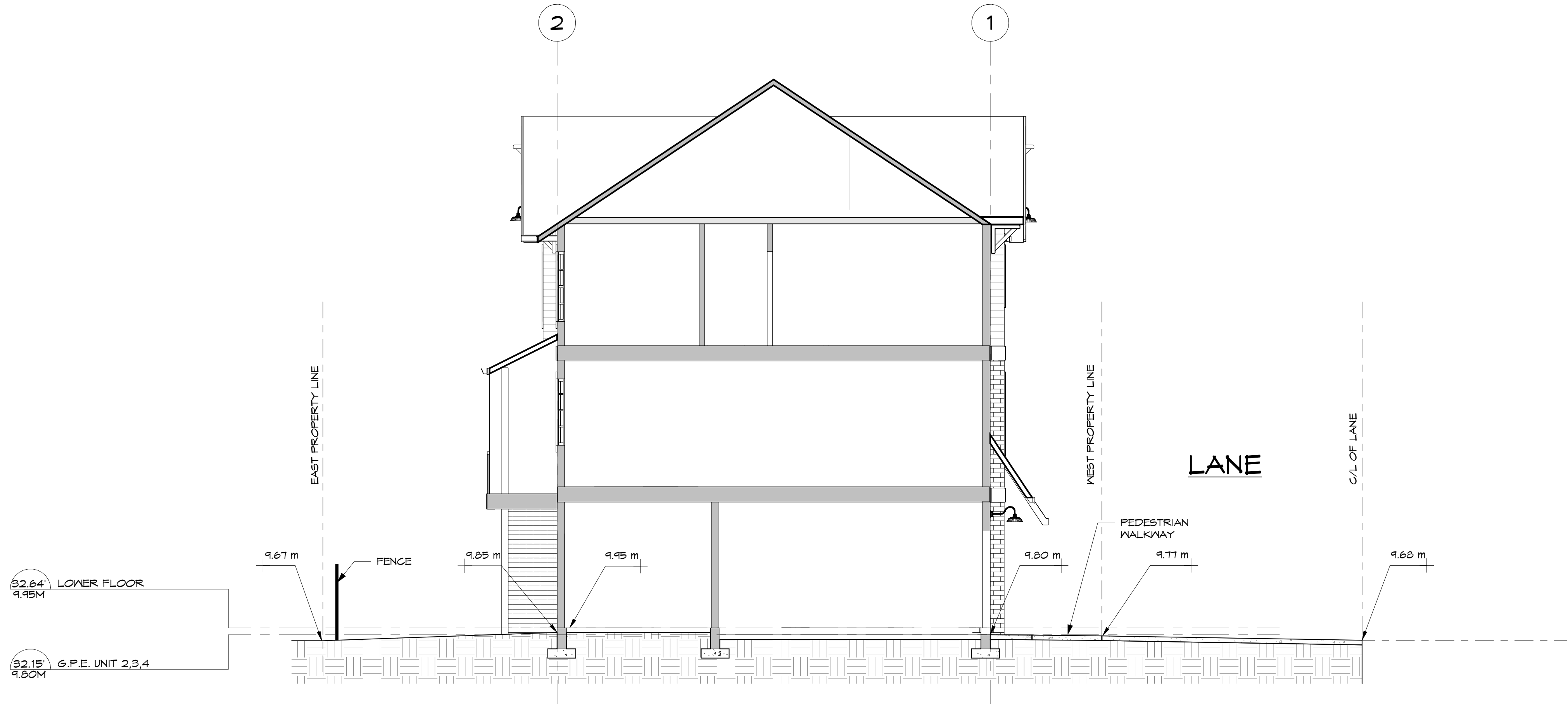
**SITE PLAN**  
SCALE: 1/8" = 1'-0"



<b>PROJECT:</b> PROPOSED ROWHOMES 20139 53A AVE. LANGLEY, B.C.		<b>ARCHITECTURAL SEAL</b>									
<b>DATE:</b> 3/8/2023 10:18:18 AM <b>SCALE:</b> As Indicated <b>DRAWN:</b> NW <b>CHECKED:</b> DH <b>PROJECT NO.:</b> 221198 <b>SHEET NO.:</b> A-1.1		<b>ISSUE TABLE</b> <table border="1"> <thead> <tr> <th>No.</th> <th>Date (dd/mm/yyyy)</th> <th>By</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	Date (dd/mm/yyyy)	By	Description				
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<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>By</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	Date	By	Description					<b>ALL DIMENSIONS &amp; CONDITIONS MUST BE VERIFIED ON SITE TO FIT JOB.</b> THIS DRAWING IS THE EXCLUSIVE PROPERTY OF DANDDDESIGN.CA. UNAUTHORIZED REPRODUCTION IS PROHIBITED.	
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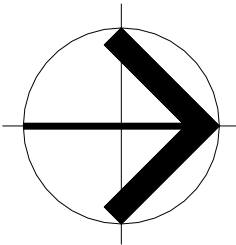


1 SITE SECTION 1  
SCALE: 3/16" = 1'-0"



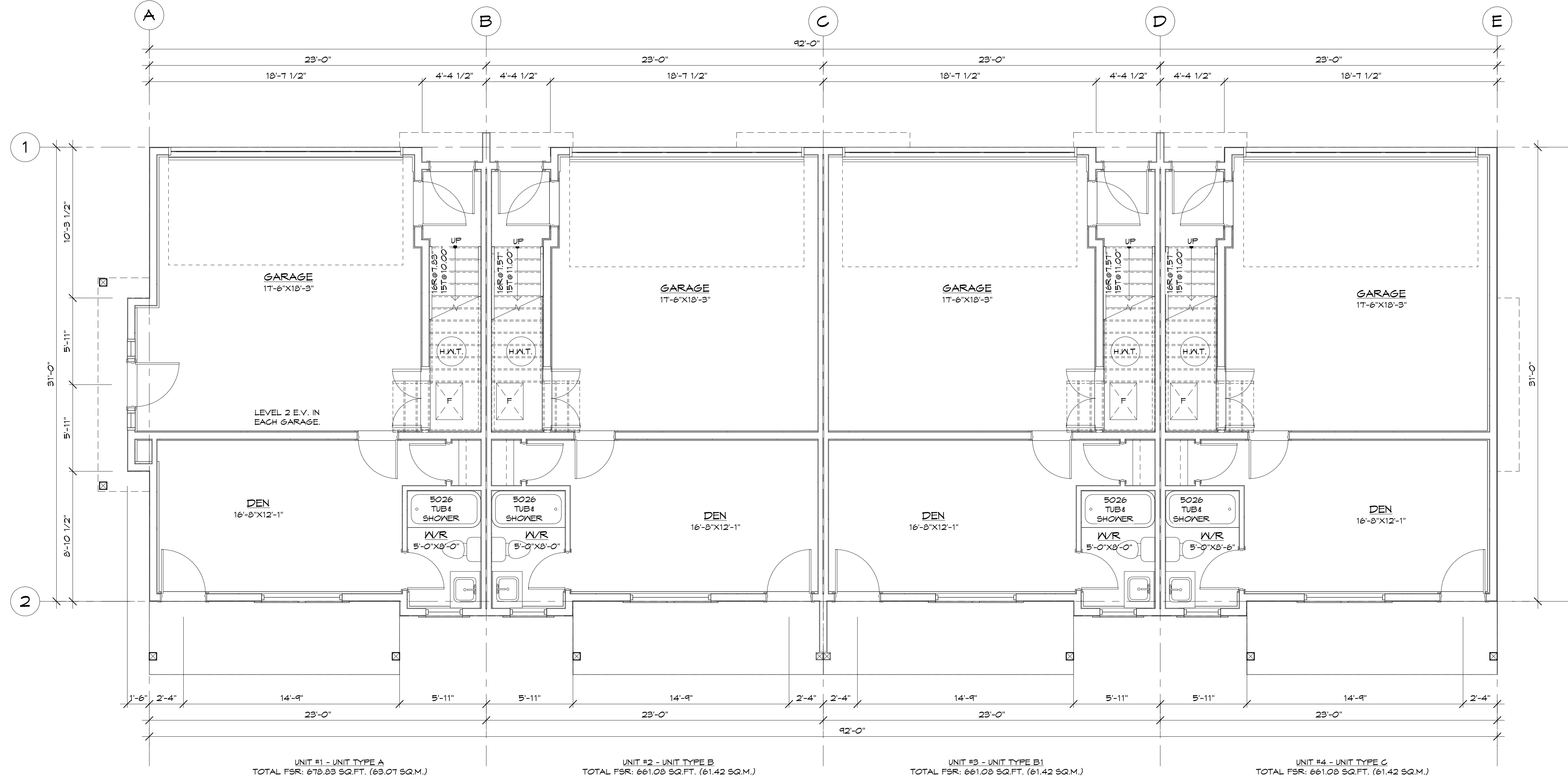
2 SITE SECTION 2  
SCALE: 3/16" = 1'-0"

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PROJECT NO.: 221198		SHEET NO.:	
A-1.2		A-1.2	
PROJECT: PROPOSED ROWHOMES 20139 53A AVE. LANGLEY, B.C.			
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53A AVE

LANE



1  
A-2.1  
**LOWER FLOOR PLAN** FAR: 2,662.06 SQ.FT. (247.31 SQ.M.)  
SCALE: 1/4" = 1'-0"

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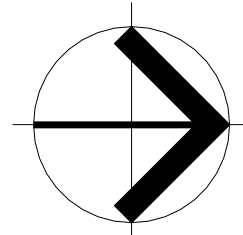
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 20139 53A AVE. LANGLEY, B.C.

drawing: **LOWER FLOOR PLAN**

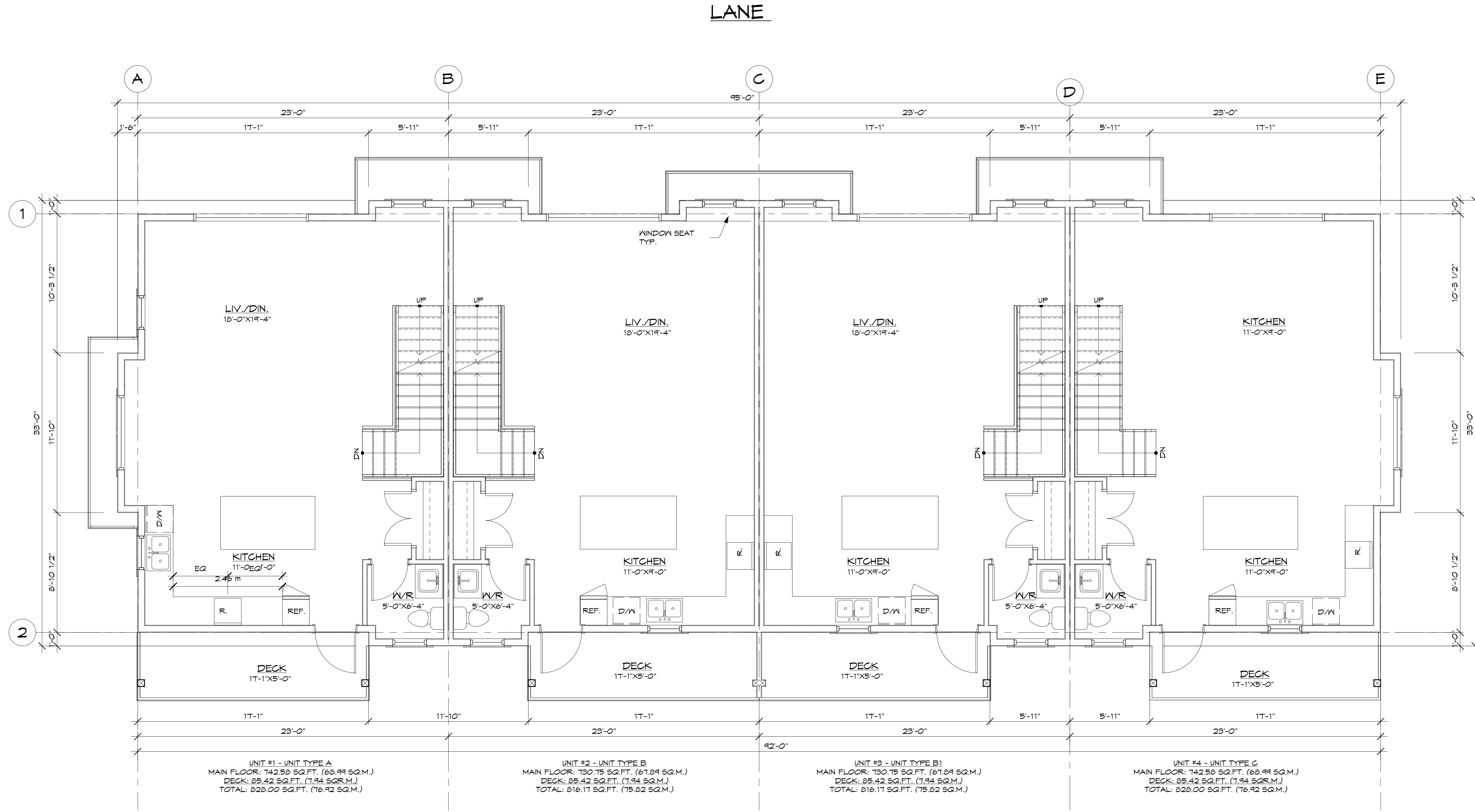
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checked:	DH
project no.:	221198
sheet no.:	A-2.1

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1  
A-2.2 **MAIN FLOOR PLAN** FAR: 2,946.61 SQ.FT. (273.75 SQ.M.)  
SCALE: 1/4" = 1'-0"



53A AVE

LANE

date: 3/8/2023 10:19:20 AM

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

drawn: NW

checked: DH

project no.: 221188

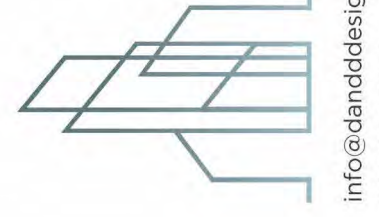
sheet no.:

**A-2.2**

project: **PROPOSED ROWHOMES**  
20139 53A AVE. LANGLEY, B.C.

**MAIN FLOOR PLAN**

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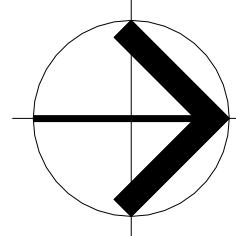
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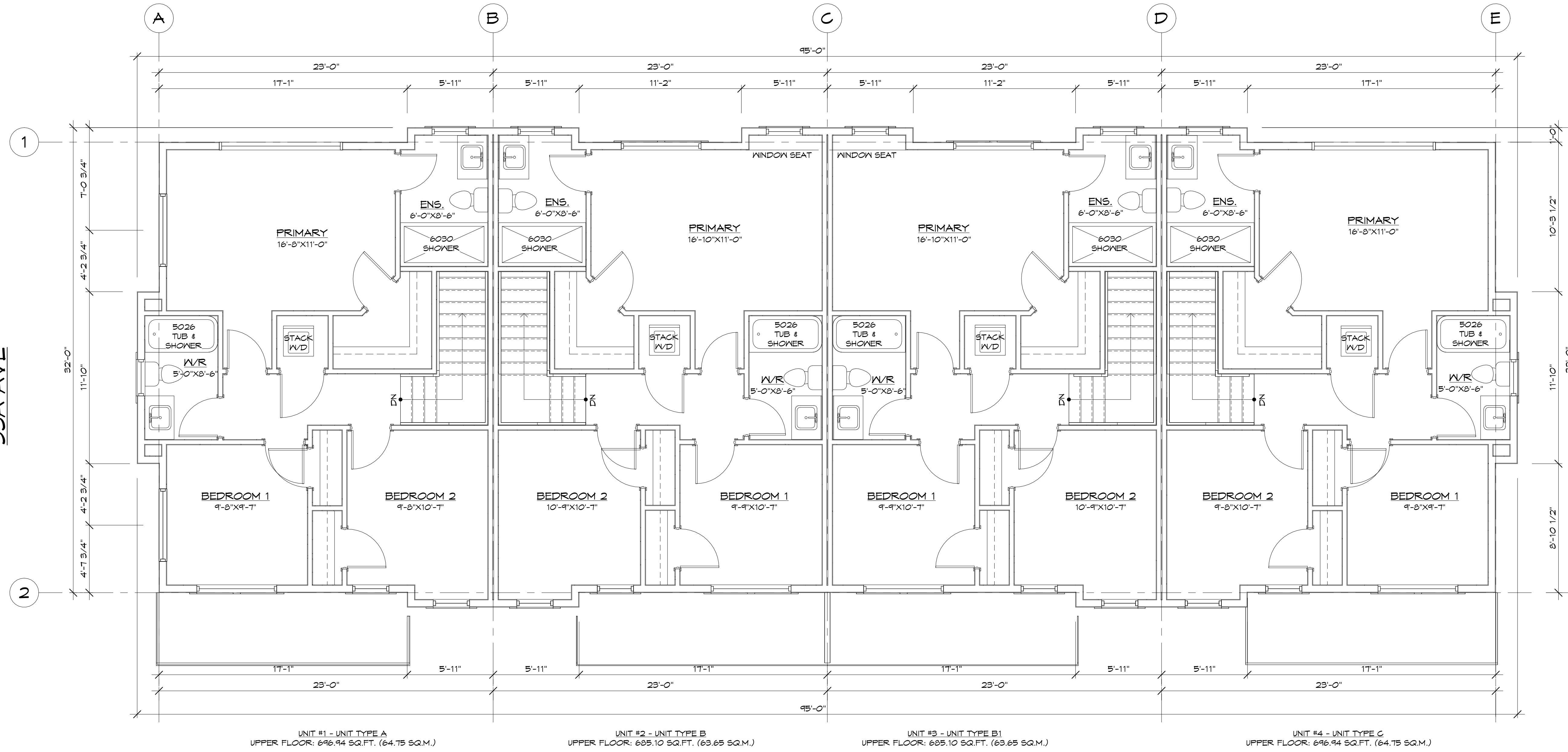


1  
A-2.3

**UPPER FLOOR PLAN** FAR: 2,765.71 SQ.FT. (256.94 SQ.M.)  
SCALE: 1/4" = 1'-0"

53A AVE

LANE



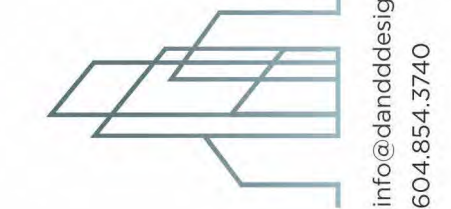
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 project no.: 221198  
 sheet no.:

**A-2.3**

project:  
**PROPOSED ROWHOMES**  
 20139 53A AVE. LANGLEY, B.C.

**UPPER FLOOR PLAN**

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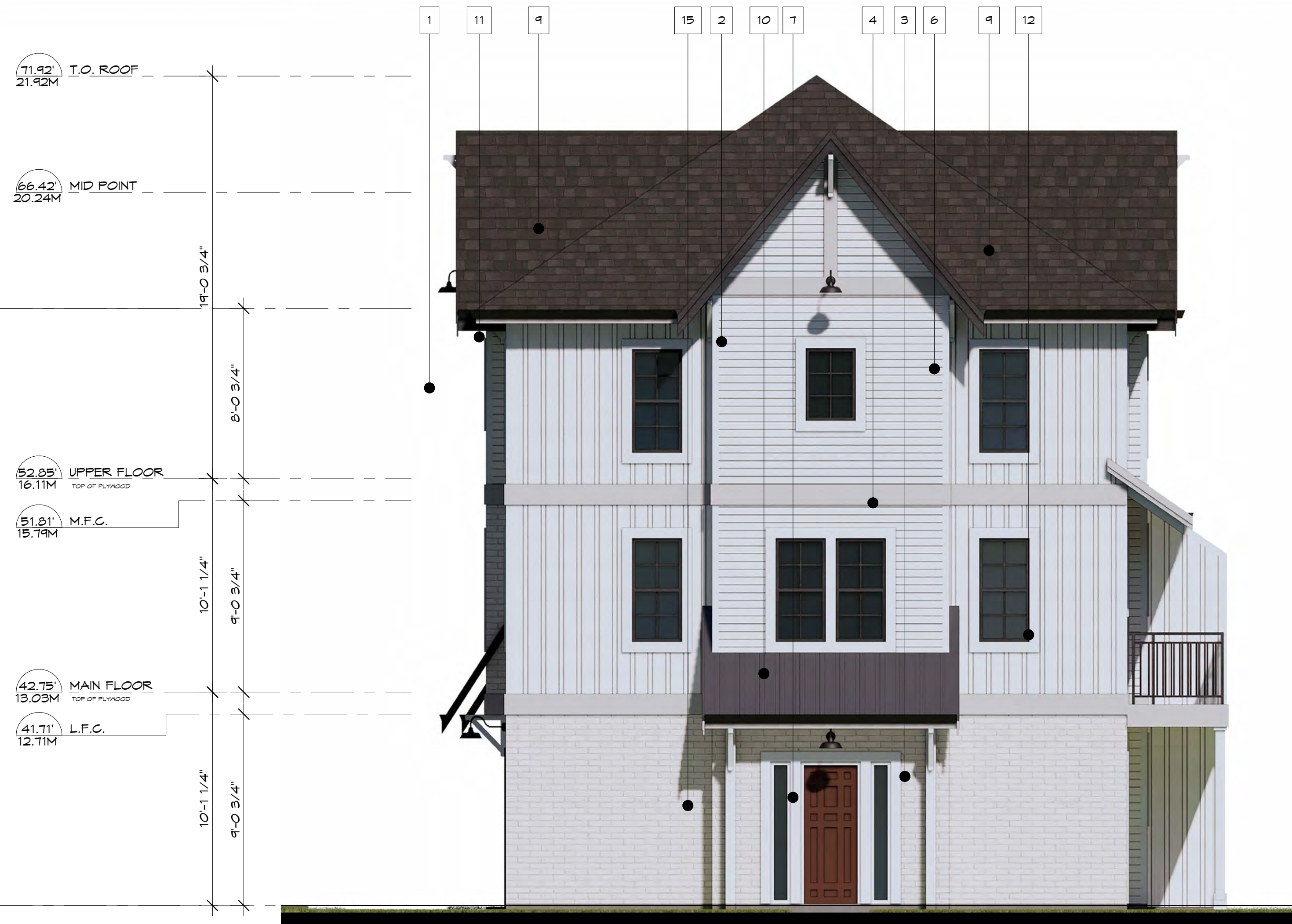
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1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND	
DESCRIPTION	COLOUR
1 HARDIE BOARD 4 BATTON	SNOWBOUND BY SHERWIN WILLIAMS
2 HARDIE HORIZONTAL SIDING	SNOWBOUND BY SHERWIN WILLIAMS
3 BRICK VENEER	SNOWBOUND BY SHERWIN WILLIAMS
4 2X12 WALL TRIM	HIGHLY REFLECTIVE WHITE BY SHERWIN WILLIAMS
5 2X6 FASCIA	HIGHLY REFLECTIVE WHITE BY SHERWIN WILLIAMS
6 1X6 WINDOW TRIM	HIGHLY REFLECTIVE WHITE BY SHERWIN WILLIAMS
7 8X8 PAINTED WOOD COLUMNS	HIGHLY REFLECTIVE WHITE BY SHERWIN WILLIAMS
8 VINYL WINDOW MUNTINS	BLACK
9 ASPHALT ROOF SHINGLES	CHARCOAL
10 STANDING SEAM METAL ROOF	MATTE BLACK
11 GUTTERS	BLACK
12 ALUMINUM RAILINGS	BLACK POWDER COAT
13 KNEE BRACES	WHITE
14 GARAGE DOOR FINISH	TRICORN BLACK BY SHERWIN WILLIAMS
15 DOOR FINISH	FRENCH ROAST BY SHERWIN WILLIAMS

DATE: 3/8/2023 10:19:28 AM		PROJECT: PROPOSED ROWHOMES	
SCALE: 1/4" = 1'-0"		20139 53A AVE. LANGLEY, B.C.	
DRAWN: NW		DRAWING: ELEVATIONS	
CHECKED: DH		PROJECT NO.: 221198	
SHEET NO.: A-3.1		SHEET NO.: A-3.1	
DATE: 3/8/2023 10:19:28 AM		PROJECT: PROPOSED ROWHOMES	
SCALE: 1/4" = 1'-0"		20139 53A AVE. LANGLEY, B.C.	
DRAWN: NW		DRAWING: ELEVATIONS	
CHECKED: DH		PROJECT NO.: 221198	
SHEET NO.: A-3.1		SHEET NO.: A-3.1	

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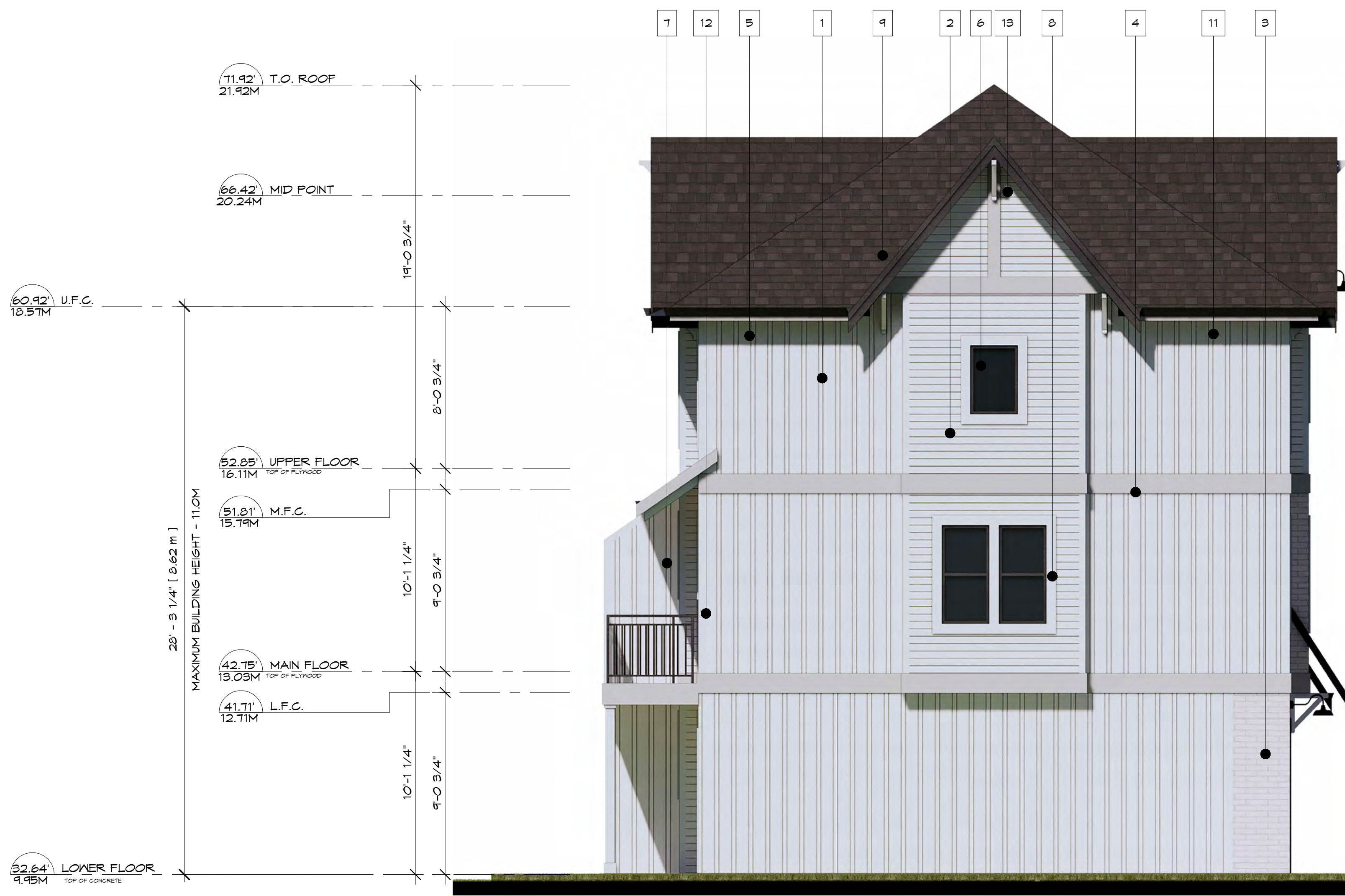
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604.854.3740



1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND	
DESCRIPTION	COLOUR
1 HARDIE BOARD 4 BATTON	SNOWBOUND BY SHERWIN WILLIAMS
2 HARDIE HORIZONTAL SIDING	SNOWBOUND BY SHERWIN WILLIAMS
3 BRICK VENEER	SNOWBOUND BY SHERWIN WILLIAMS
4 2X12 WALL TRIM	HIGHLY REFLECTIVE WHITE BY SHERWIN WILLIAMS
5 2X6 FASCIA	HIGHLY REFLECTIVE WHITE BY SHERWIN WILLIAMS
6 1X6 WINDOW TRIM	HIGHLY REFLECTIVE WHITE BY SHERWIN WILLIAMS
7 8X8 PAINTED WOOD COLUMNS	HIGHLY REFLECTIVE WHITE BY SHERWIN WILLIAMS
8 VINYL WINDOW MUNTINS	BLACK
9 ASPHALT ROOF SHINGLES	CHARCOAL
10 STANDING SEAM METAL ROOF	MATTE BLACK
11 GUTTERS	BLACK
12 ALUMINUM RAILINGS	BLACK POWDER COAT
13 KNEE BRACES	WHITE
14 GARAGE DOOR FINISH	TRICORN BLACK BY SHERWIN WILLIAMS
15 DOOR FINISH	FRENCH ROAST BY SHERWIN WILLIAMS

DATE: 3/8/2023 10:19:35 AM  
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 CHECKED: DH  
 PROJECT NO.: 221198  
 SHEET NO.: A-3.2

PROJECT: PROPOSED ROWHOMES  
 20139 53A AVE. LANGLEY, B.C.

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No.	Date	Description

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