



## PROPOSED ROWHOMES

20139 53A AVE. LANGLEY, B.C.

### ARCHITECT

D&D DESIGN LTD.  
 Contact: Darren Hall  
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 V2S 1S2  
 p: 604-854-8175  
 email: darren.h@trioarchitecture.ca  
 website: www.trioarchitecture.ca

DANDESIGN.CA



**D&D Design Ltd.**

info@danddesign.ca  
 604.854.8175

Unit B 33623 Wilkwood Drive  
 Abbotsford, BC V2S 1S2



1 VIEW 1  
SCALE: NTS



2 VIEW 2  
SCALE: NTS

ISSUE TABLE		By		Description	
No.	Date				
REVISIONS		Date		Description	
No.	Date				
<p>ALL REVISIONS &amp; COMMENTS TO BE VERIFIED BY THE CLIENT. CONTACT: DAN@DANDDDESIGN.CA</p>					
<p>DANDDDESIGN.CA</p>					
<p><b>D&amp;D Design Ltd.</b>          info@daniddesign.ca          604.854.3740          Unit B 33823 Wilwood Drive          Abbotsford, BC V2S 1S2</p>					
ARCHITECTURAL SEAL					
<p>PROJECT: <b>PROPOSED ROWHOMES</b>          20139 53A AVE. LANGLEY, B.C.</p>					
<p>RENDERINGS</p>					
<p>DATE: 03/02/24 12:28:18 PM          SCALE: 1/2" = 1'-0"          DRAWN: RW          CHECKED: DH          PROJECT NO.: 231188          SHEET NO.: A-0.1</p>					
<p>903041 12x18 6 1/4</p>					



1  
A-03  
VIEW 3  
SCALE: NTS



2  
A-02  
VIEW 4  
SCALE: NTS

ISSUE TABLE		By		Description	
No.	Date				
REVISIONS		Date		Description	
No.	Date				

ALL REVISIONS & COMMENTS TO BE VERIFIED BY THE ARCHITECT. NO CONSTRUCTION RESERVE.

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 604.854.3740  
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 Abbotsford, BC V2S 1S2

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ARCHITECTURAL SEAL

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

**RENDERINGS**

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DATE: 03/02/24 12:34:17 PM	PROJECT: 20139 53A AVE LANGLEY B.C.
SCALE: 1/2" = 1'-0"	DATE: 03/02/24
DESIGNER: DM	DATE: 03/02/24
PROJECT NO.: 231188	DATE: 03/02/24

**A-02**

**RENDERINGS**

DANDDDDESIGN.CA \PROJECTS\2024\20139 53A AVE LANGLEY B.C. - 2023-03-02 12:34:17 PM



1  
A-03 VIEW 5  
SCALE: NTS

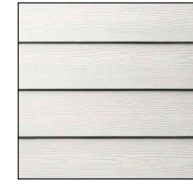


2  
A-03 VIEW 6  
SCALE: NTS

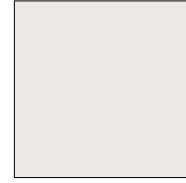
ISSUE TABLE		By		Description	
No.	Date				
REVISIONS		Date		Description	
No.	Date				
ALL REVISIONS & COMMENTS TO BE VERIFIED BY THE ARCHITECT. THE ARCHITECT'S SIGNATURE IS REQUIRED FOR ALL REVISIONS.					
PROJECT: PROPOSED ROWHOMES 20139 53A AVE. LANGLEY, B.C.					
ARCHITECTURAL SEAL					
RENDERINGS					
PROJECT NO.: 231188 DATE: 12-11-23 DRAWN: RWJ CHECKED: DH					
D&D Design Ltd. info@daniddesign.ca 604.854.3740 UNIT B 33823 Wilwood Drive Abbotsford, BC V2S 1S2					
A-03 30104 124 5 PM					



1 PERSPECTIVE VIEW  
SCALE: 1/2" = 1'-0"



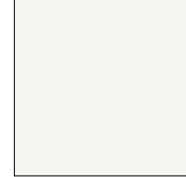
1 MATERIAL: PAINTED BOARD AND BATTEN  
COLOUR: SNOWBOUND BY SHERWIN WILLIAMS SW 1004



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



3 MATERIAL: BRICK VENEER - CALIYOE STONE  
COLOUR: OLD RICHMOND 100



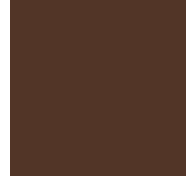
4 MATERIAL: PAINTED POST / TRIM FINISH  
COLOUR: HIGHLY REFLECTIVE WHITE SW787



5 MATERIAL: ASPHALT SHINGLE ROOF  
COLOUR: CHARCOAL BLACK



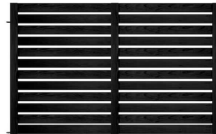
6 MATERIAL: STANDING SEAM METAL ROOF  
COLOUR: MATTE BLACK



7 MATERIAL: FRONT DOOR  
COLOUR: FRENCH ROAST SW6064



8 MATERIAL: GARAGE DOOR  
COLOUR: TRIGORN BLACK SW6250



9 MATERIAL: 6 FT. COMPOSITE FENCE  
COLOUR: BLACK



10 MATERIAL: 3/4" HIGH METAL FENCE  
COLOUR: BLACK

ISSUE TABLE		By		Description	
No.	Date	No.	Date	No.	Description
DANDDDDESIGN.CA					
 <b>D&amp;D Design Ltd.</b> info@danddesign.ca 604.654.3740 Unit B 3823 Wilwood Drive Abbotsford, BC V2S 1S2					
ARCHITECTURAL SEAL					
PROJECT: PROPOSED ROWHOMES 20139 53A AVE. LANGLEY, B.C.					
EXTERIOR FINISHES					
SHEET: A-04 DATE: 12-11-22 DRAWN: ADRIAN CHECKED: CHESTER PROJECT NO.: 231188					

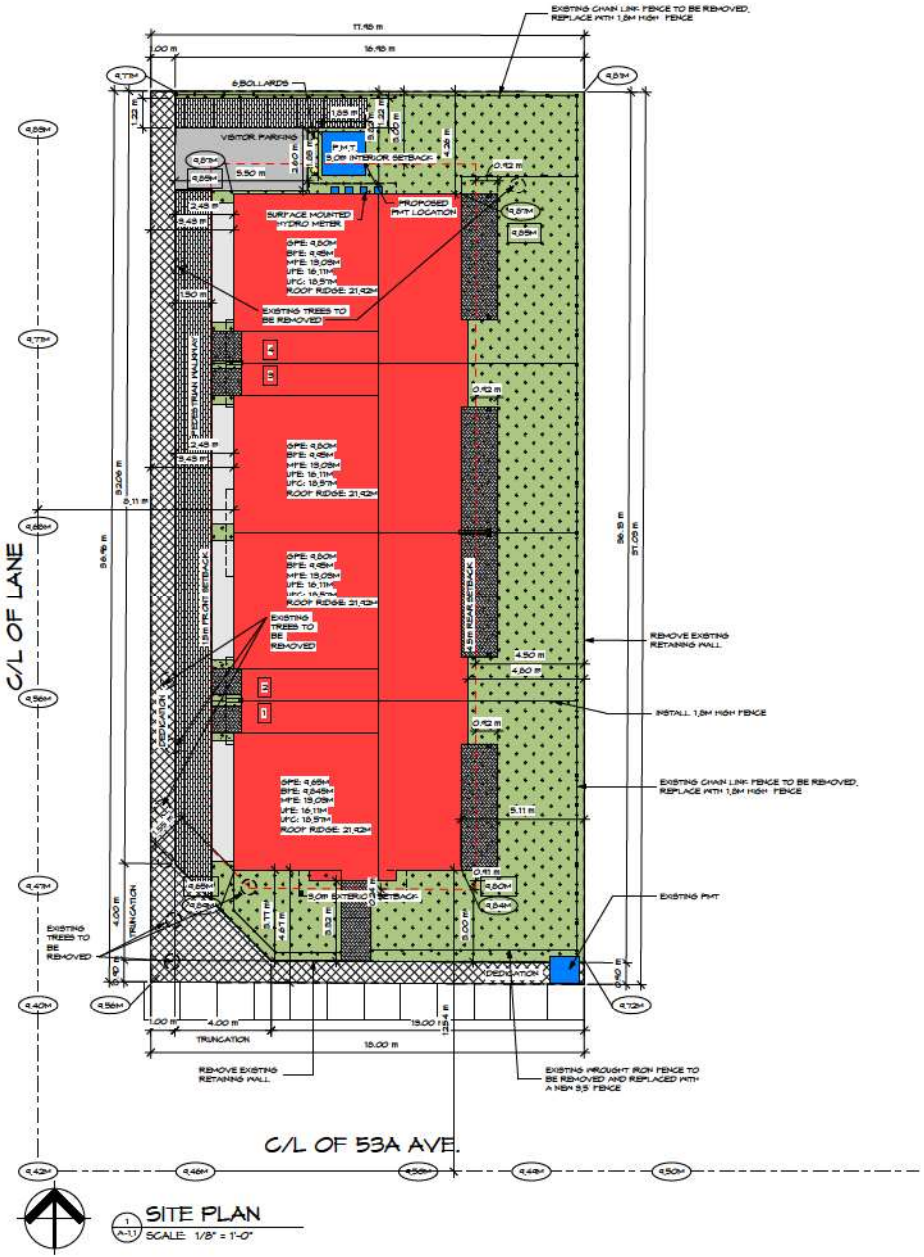
<b>CIVIC ADDRESS</b>		
20134 53A AVE LANGLEY BC V3A 5V4		
<b>LEGAL ADDRESS</b>		
PAR 11103094 LOC 342		
<b>SITE RECONCILIATION</b>		
LOT AREA: 0.066 HA, 0.164 ACRES, 1,164.43 SQ.M., (665.54 SQ.M.)		
LOT DEDICATION: 0.006 HA, 0.014 ACRES, 645.85 SQ.M., (50.26 SQ.M.)		
NET AREA: 0.060 HA, 0.144 ACRES, 518.58 SQ.M., (605.28 SQ.M.)		
<b>ZONING:</b>	CURRENT: R91	PROPOSED: C0
<b>FLOOR AREA RATIO:</b>	ALLOWED: 1.2 X (LOT AREA) = 8,547.816 SQ.F.T., (782.11 SQ.M.)	LOWER FLOOR: 2,662.08 SQ.F.T., (247.81 SQ.M.) MAIN FLOOR: 2,446.67 SQ.F.T., (225.18 SQ.M.)
<b>LOT COVERAGE:</b>	ALLOWED: 45% (NET AREA) OR 2,832.05 SQ.F.T., (272.54 SQ.M.)	UPPER FLOOR: 2,765.71 SQ.F.T., (254.84 SQ.M.) TOTAL: 5,514.44 SQ.F.T., (510.01 SQ.M.) OR 1.8
<b>SETBACKS:</b>	ALLOWED:	PROPOSED:
	NORTH (INTERIOR): 5.0M	5.0M
	WEST (EXTERIOR): 1.5M	1.5M
	SOUTH (FRONT): 5.0M	5.0M
	EAST (INTERIOR): 4.5M	5.1M
<b>BUILDING HEIGHT:</b>	MAXIMUM BUILDING HEIGHT: 13M	5.0M
<b>OFF-STREET VEHICLE PARKING:</b>	REQUIRED:	PROVIDED:
	RESIDENT: 2 PARKING STALLS PER UNIT	2 PARKING STALLS PER UNIT - SEE PAGE A-2.1
	VISITOR: 0.2 PARKING STALLS PER UNIT	1 VISITOR PARKING STALL - SEE PAGE A-1.1

DRAWING INDEX	
SHEET	DRAWING TITLE
A-0.0	COVER PAGE
A-1.1	SITE PLAN
A-1.2	CONSTRUCTION ASSEMBLIES & SCHEDULES
A-2.1	FOUNDATION PLAN
A-2.2	LOWER FLOOR PLAN
A-2.3	MAIN FLOOR PLAN
A-2.4	UPPER FLOOR PLAN
A-2.5	ROOF PLAN
A-3.1	NORTH ELEVATION
A-3.2	SOUTH ELEVATION
A-3.3	NORTH & SOUTH ELEVATION
A-4.1	BUILDING SECTIONS

LEGEND	
[Hatched pattern]	LANDSCAPED
[Grid pattern]	COMMON WALKWAY
[Dotted pattern]	PRIVATE WALKWAY
[Diagonal lines]	DRIVEWAY
[Dashed line]	RETAINING WALL
[Red fill]	PROPOSED BUILDING
[Square with number]	UNIT NUMBER
[Cross-hatched]	DEDICATION
[Solid line]	EXISTING GRADES
[Dashed line]	PROPOSED GRADES



2 KEY PLAN  
A-1.1 SCALE: 1/2" = 1'-0"

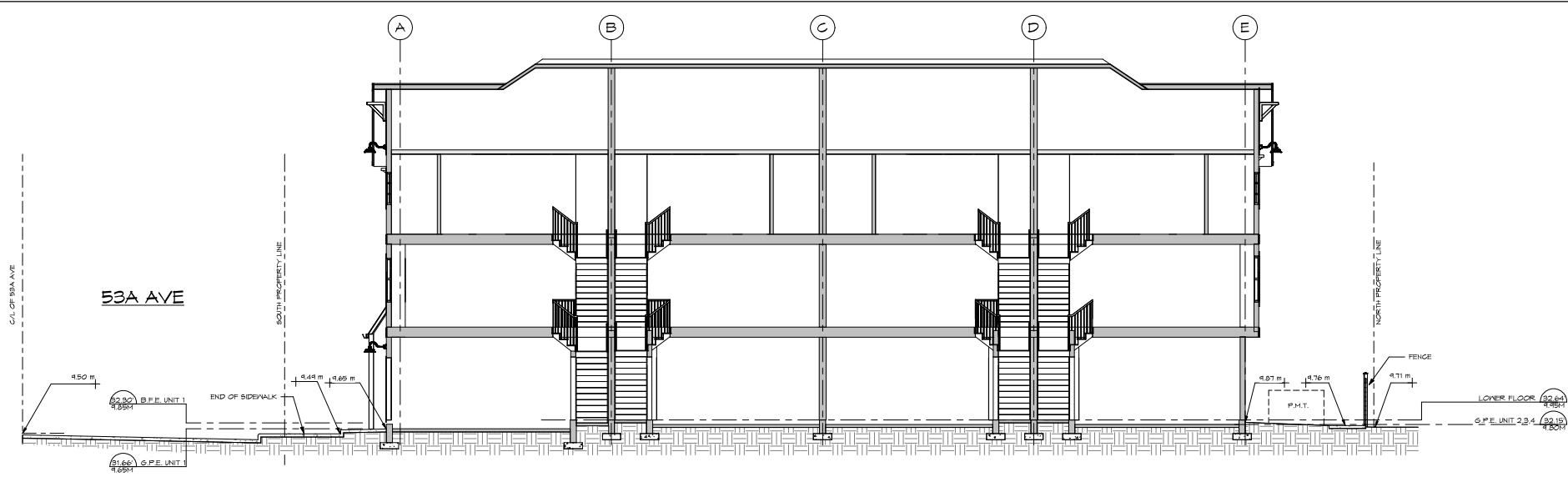


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ARCHITECTURAL USA	

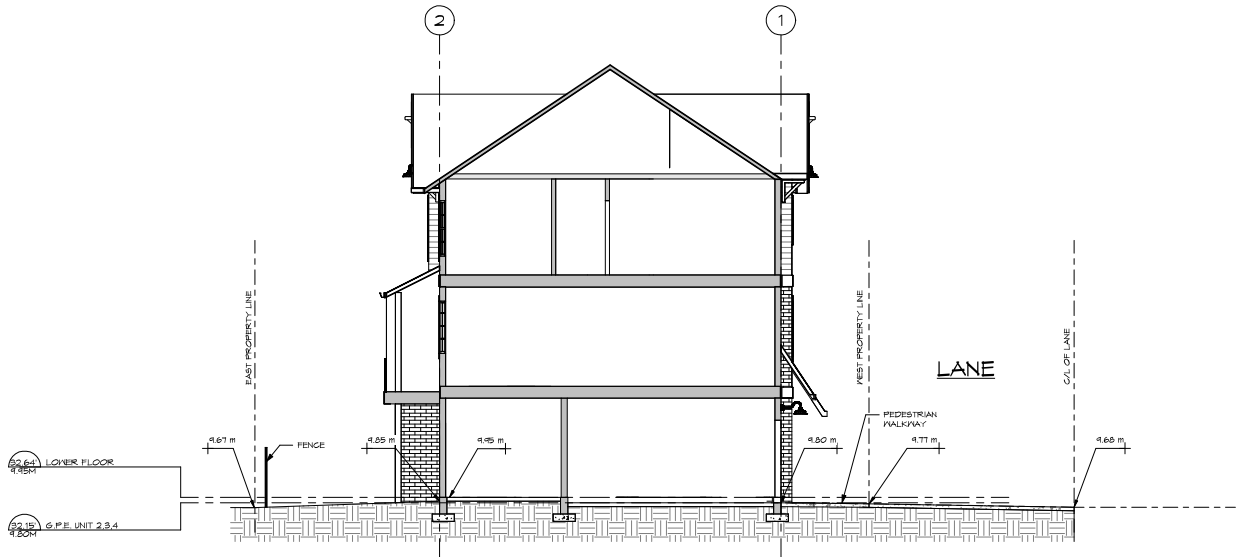
NO.	REVISION	DATE	BY	CHKD.

PROJECT	
<b>PROPOSED ROWHOMES</b>	
20139 53A AVE. LANGLEY, B.C.	
DATE: 24/04/2024	
DRAWN BY: [Name]	
CHECKED BY: [Name]	
APPROVED BY: [Name]	
DATE: 23/05/2024	
SCALE: 1/8" = 1'-0"	
SHEET NO. A-1.1	
TOTAL SHEETS: 1	


PROJECT NO. 2024-01	
DATE: 23/05/2024	
SCALE: 1/8" = 1'-0"	
SHEET NO. A-1.1	
TOTAL SHEETS: 1	



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

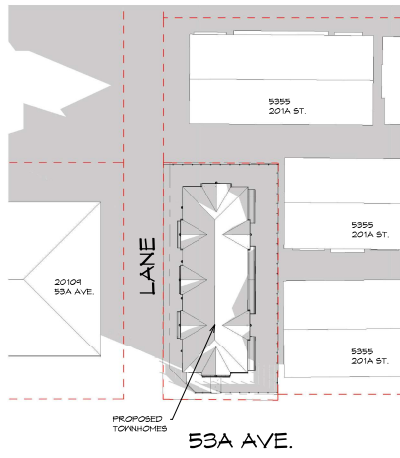


2 SITE SECTION 2  
SCALE: 3/16" = 1'-0"

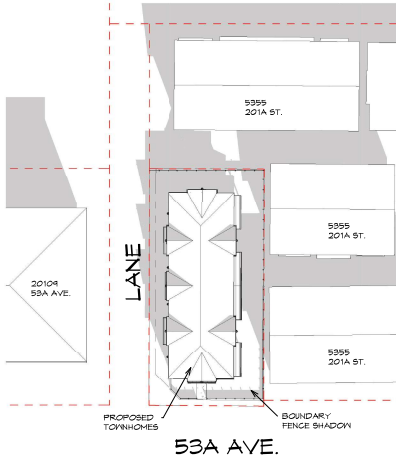
ISSUE TABLE		By		Description	
No.	Date				
REVISIONS		Date		By	
No.	Date				
DANDDDDESIGN.CA					
 <b>D&amp;D Design Ltd.</b> info@danddesign.ca 604.654.1740 Unit B 3823 Wilwood Drive Abbotsford, BC V2S 1S2					
ARCHITECTURAL SEAL					
PROJECT: PROPOSED ROWHOMES 20139 53A AVE. LANGLEY, B.C.					
DATE: 2018-11-07					
DRAWN: [Name]					
CHECKED: [Name]					
PROJECT NO.: 23118					
DATE: 2018					
<b>A-1.2</b>					
<small>           90104 12-14-18 PM            90104 12-14-18 PM            90104 12-14-18 PM         </small>					

ALL DIMENSIONS & CONSTRUCTION TO BE VERIFIED BY THE CONTRACTOR. SEE WATER RESISTANCE AND FINISHES SCHEDULE.

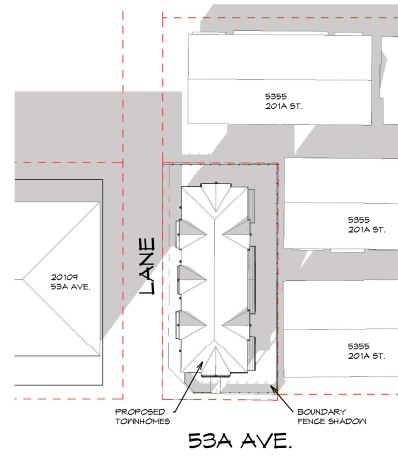
**PROPOSED FALL EQUINOX SHADOW DIAGRAM**



7. Shadow Diagram - 9AM Fall Equinox

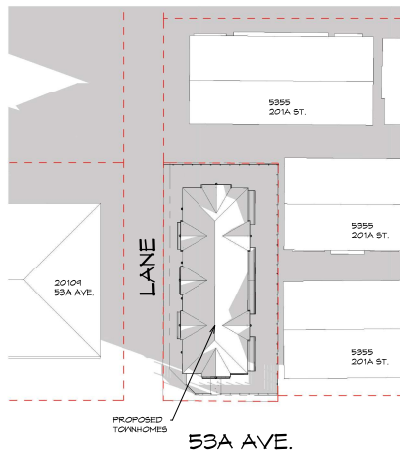


8. Shadow Diagram - 12PM Fall Equinox

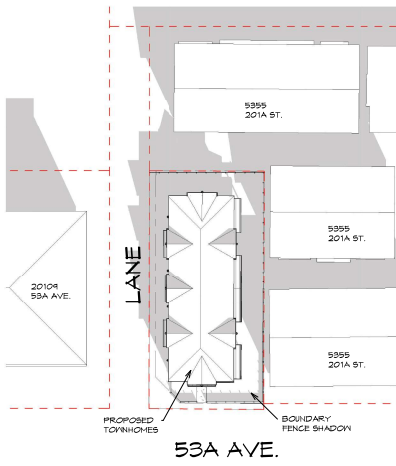


9. Shadow Diagram - 3PM Fall Equinox

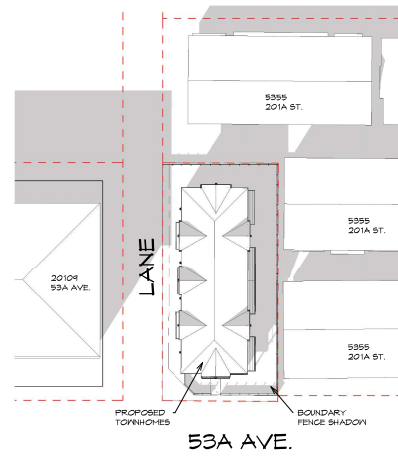
**PROPOSED SPRING EQUINOX SHADOW DIAGRAM**



10. Shadow Diagram - 9AM Spring Equinox



11. Shadow Diagram - 12PM Spring Equinox



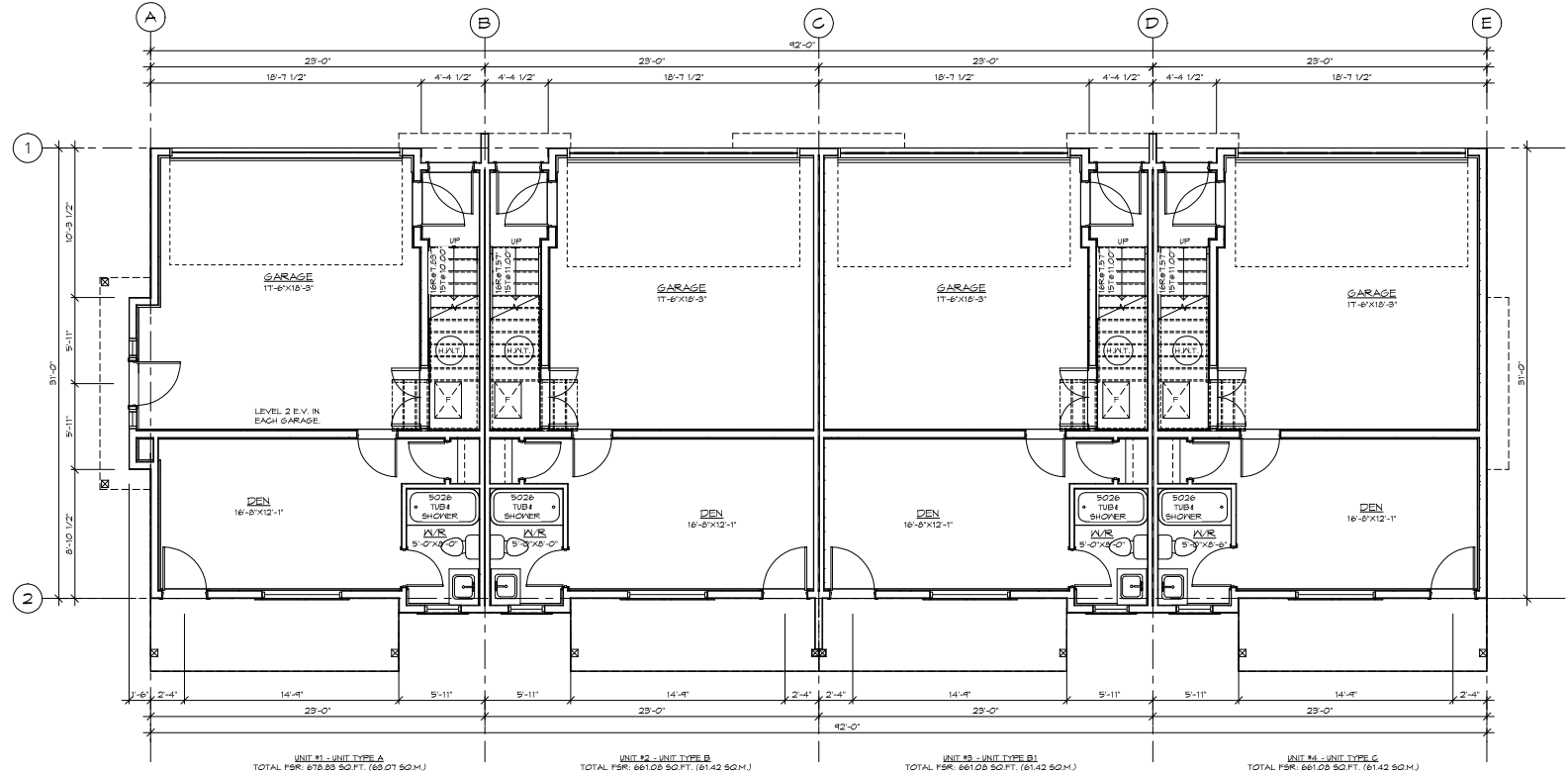
12. Shadow Diagram - 3PM Spring Equinox

<p>DATE: 03/03/24 12:38:28 PM</p> <p>SCALE: 1"=32'0"</p> <p>BY: DW</p> <p>CHECKED: DH</p> <p>PROJECT NO.: 231188</p> <p><b>A-1.4</b></p>		<p>PROJECT:</p> <p><b>PROPOSED ROWHOMES</b></p> <p><b>20139 53A AVE. LANGLEY, B.C.</b></p> <p>ISSUE:</p> <p><b>SITE SHADING DIAGRAMS</b></p>		<p>ARCHITECTURAL SEAL:</p> <p><b>D&amp;D Design Ltd.</b></p> <p>Unit B 3823 Wilwood Drive</p> <p>Abbotsford BC V2S 1S2</p> <p>604.854.3740</p> <p>info@danddesign.ca</p> <p>info@danddesign.ca</p>																	
<p>ISSUE TABLE</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>By</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	Description	By	Date					<p>REVISIONS</p> <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					<p>ALL REVISIONS &amp; COMMENTS TO BE REVIEWED BY THE ARCHITECT</p> <p>DATE: 03/03/24 12:38:28 PM</p> <p>PROJECT NO.: 231188</p> <p>ISSUE: A-1.4</p>	
No.	Description	By	Date																		
No.	Date	By	Description																		



53A AVE

LANE



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

ISSUE TABLE		By		Description	
No.	Date				

DANDDDESIGN.CA

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 Abbotsford, BC V2S 1S2

ARCHITECTURAL SEAL

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

DATE  
 14-1-2021

SCALE  
 1/4" = 1'-0"

PROJECT NO.  
 231198

DATE  
 14-1-2021

PROJECT NO.  
 231198

DATE  
 14-1-2021

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

DATE  
 14-1-2021

SCALE  
 1/4" = 1'-0"

PROJECT NO.  
 231198

DATE  
 14-1-2021

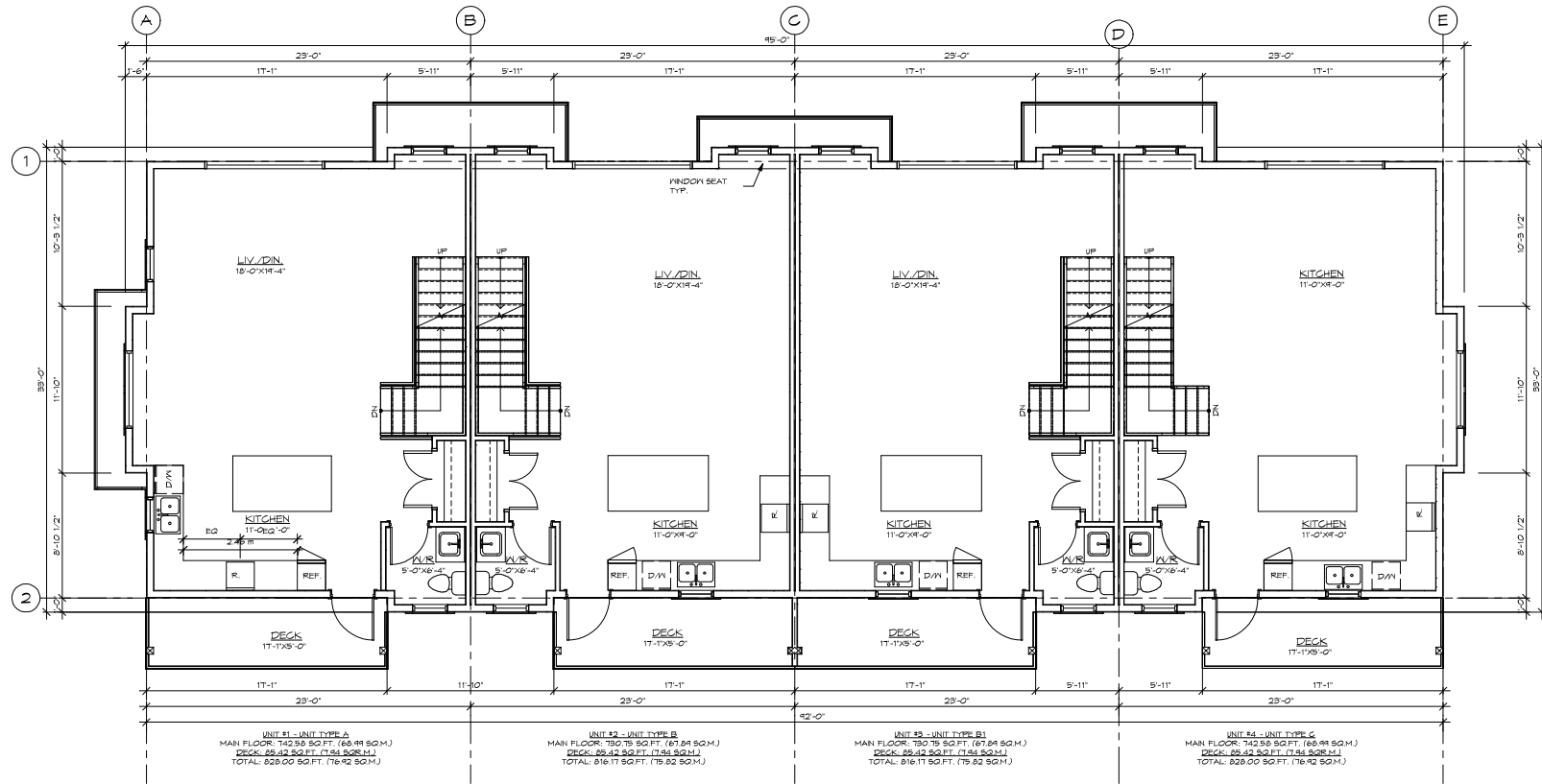
PROJECT NO. 231198  
 DATE 14-1-2021

**A-2.1**

9:05 AM 1/14/21

53A AVE

LANE



**1** MAIN FLOOR PLAN FAR: 2,546.61 SQ.FT. (237.75 SQ.M.)  
SCALE: 1/4" = 1'-0"

ISSUE TABLE		By		Description	
No.	Date				

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Abbotsford, BC V2S 1S2

ARCHITECTURAL SEAL

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

**MAIN FLOOR PLAN**

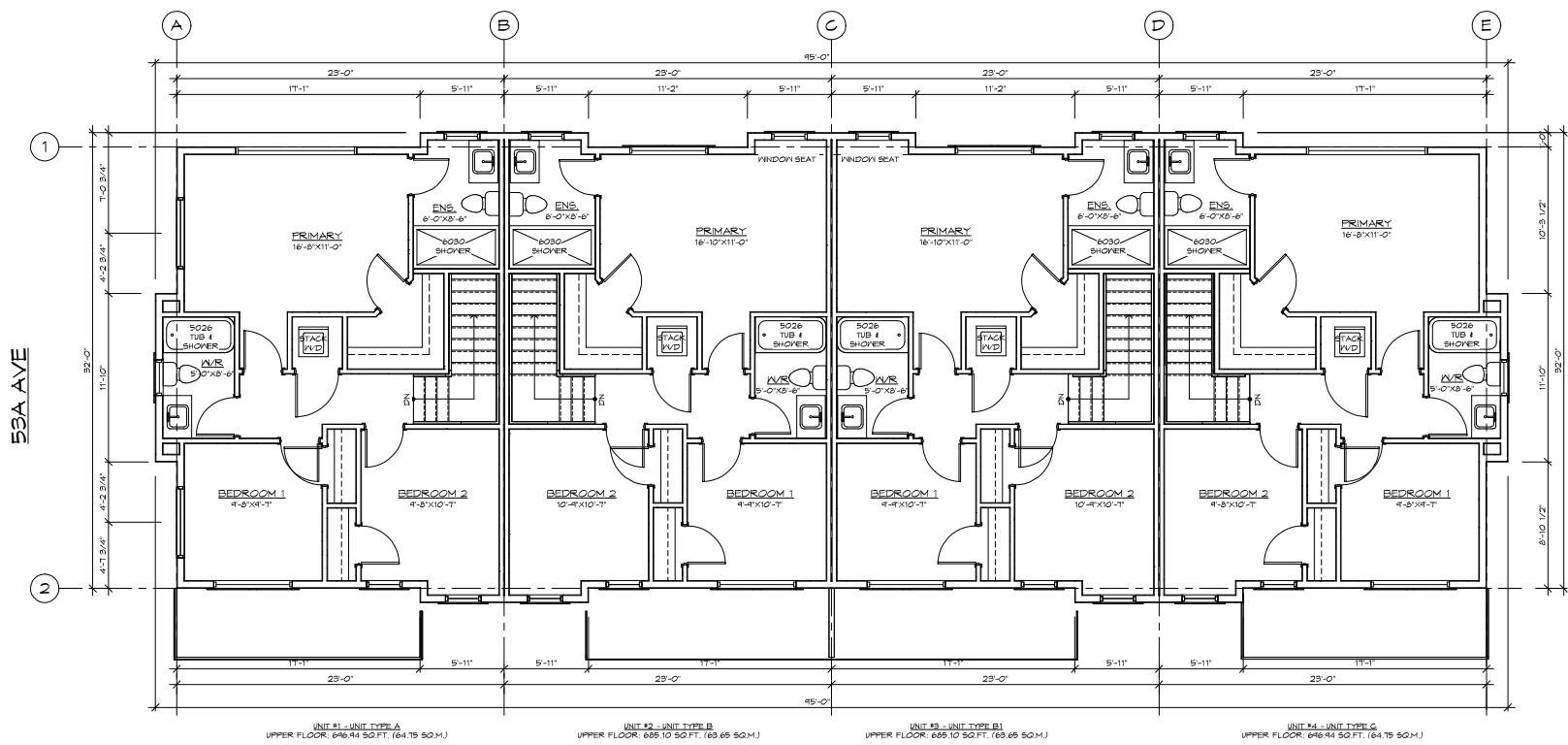
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DATE:	14-1-25
DESIGN:	BY
DESIGN:	BY
PROJECT NO.:	23118
DATE:	

**A-2.2**

DATE: 03/02/24 12:36:28 PM PROJECT: PROPOSED ROWHOMES 20139 53A AVE. LANGLEY, B.C. DRAWING: MAIN FLOOR PLAN SHEET: A-2.2



1/23 UPPER FLOOR PLAN FAR: 2,165.11 SQ.FT. (256.44 SQ.M.)  
SCALE: 1/4" = 1'-0"



ISSUE TABLE		By		Description	
No.	Date				

REVISIONS		By		Description	
No.	Date				

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ARCHITECTURAL SEAL

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

UPPER FLOOR PLAN

DATE:	03/02/24 12:28:28 PM
DATE:	14-1-2024
DESIGN:	REV
CHECKED:	DM
PROJECT NO.:	23118
DATE:	

**A-2.3**



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



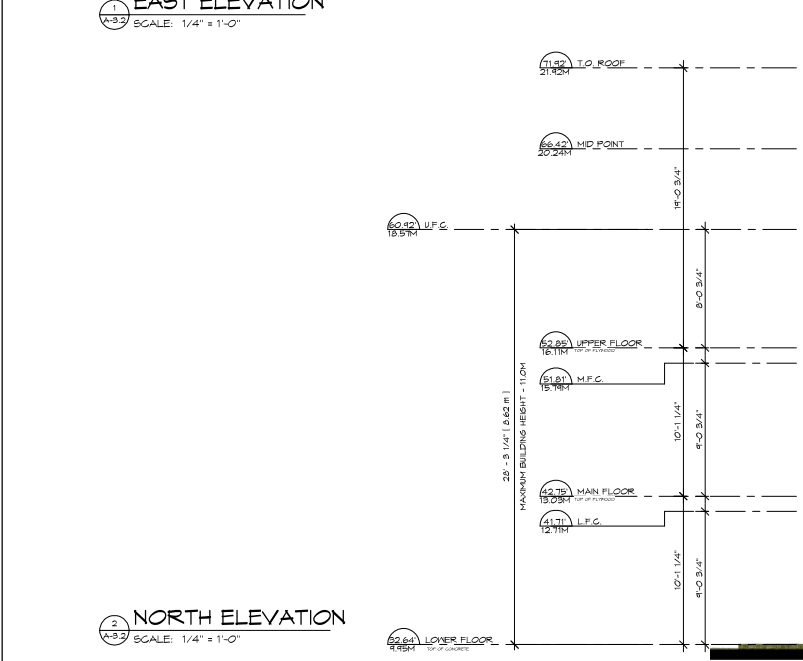
2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND	
DESCRIPTION	COLOUR
1 HARDE BOARD 1 BATTON	SNOWBOUND BY SHERINN WILLIAMS
2 HARDE HORIZONTAL SIDING	SNOWBOUND BY SHERINN WILLIAMS
3 BRICK VENEER	SNOWBOUND BY SHERINN WILLIAMS
4 2X12 WALL TRIM	HIGHLY REFLECTIVE WHITE BY SHERINN WILLIAMS
5 2X6 FASCIA	HIGHLY REFLECTIVE WHITE BY SHERINN WILLIAMS
6 1X6 WINDOW TRIM	HIGHLY REFLECTIVE WHITE BY SHERINN WILLIAMS
7 8X8 PAINTED WOOD COLUMNS	HIGHLY REFLECTIVE WHITE BY SHERINN 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	TRIGORN BLACK BY SHERINN WILLIAMS
15 DOOR FINISH	FRENCH ROAST BY SHERINN WILLIAMS

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ARCHITECTURAL SEAL	
<b>PROPOSED ROWHOMES</b> 20139 53A AVE. LANGLEY, B.C.	
<b>ELEVATIONS</b>	
<b>A-3.1</b>	



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



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



MATERIAL LEGEND	
DESCRIPTION	COLORS
1 HARDE BOARD 1x6	SNOWBOUND BY SHERINN WILLIAMS
2 HARDE HORIZONTAL SIDING	SNOWBOUND BY SHERINN WILLIAMS
3 BRICK VENEER	SNOWBOUND BY SHERINN WILLIAMS
4 2x12 WALL TRIM	HIGHLY REFLECTIVE WHITE BY SHERINN WILLIAMS
5 2x6 FASCIA	HIGHLY REFLECTIVE WHITE BY SHERINN WILLIAMS
6 1x6 WINDOW TRIM	HIGHLY REFLECTIVE WHITE BY SHERINN WILLIAMS
7 8x8 PAINTED WOOD COLUMNS	HIGHLY REFLECTIVE WHITE BY SHERINN WILLIAMS
8 VINYL WINDOW HUNTINGS	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	TRIGORN BLACK BY SHERINN WILLIAMS
15 DOOR FINISH	FRENCH ROAST BY SHERINN WILLIAMS

ISSUE TABLE		By		Description	
No.	Date	No.	Date	No.	Description
<p>ALL MATERIALS &amp; COMPONENTS TO BE VERIFIED FOR COMPLIANCE WITH THE 2018 BC BUILDING REGULATIONS</p>					
<p>DANDDDDESIGN.CA</p>					
<p><b>D&amp;D Design Ltd.</b> info@dandddesign.ca 604.664.1740</p>					
<p>Unit B 3823 Wilwood Drive Abbotsford, BC V2S 1S2</p>					
<p>ARCHITECTURAL SEAL</p>					
<p>PROJECT: <b>PROPOSED ROWHOMES</b> 20139 53A AVE. LANGLEY, B.C.</p>					
<p><b>ELEVATIONS</b></p>					
<p>DATE: 03/03/24 12:38:38 PM SCALE: 1/4" = 1'-0" DRAWN: [blank] CHECKED: [blank] PROJECT NO.: 23118 SHEET NO.: 124-39 PM</p>					
<p><b>A-3.2</b></p>					