



RKDI (LANGLEY 2) HOMES LTD.

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F 604.214.3448 RICHMOND, BC, V6X 3Z5



KEYSTONE ARCHITECTURE & PLANNING LTD.

T 604.850.0577 300 - 33 131 SOUTH FRASER WAY
F 1.855.398.4578 ABBOTSFORD, BC, V2S 2B1

sheet schedule

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53A AVENUE CONDOS - EAST

COVER PAGE
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION #

PROJECT NUMBER: 19-177



SD 0.01

0.1.0 project data

PROJECT	53A APARTMENT EAST
OWNER/DEVELOPER	MINDZ FAMILY RESIDENTIAL
PROPOSER'S ADDRESS	888-1
LEGAL ADDRESS	10000 20279, 20275, 20273 53A AVENUE, VANCOUVER, BC
STAGE OF DEVELOPMENT	101% PLAN 2001 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #2	101% PLAN 1131 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #3	101% PLAN 2220 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #4	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #5	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #6	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #7	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #8	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #9	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #10	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #11	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #12	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #13	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #14	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #15	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #16	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #17	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #18	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #19	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
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STAGE OF DEVELOPMENT #28	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
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STAGE OF DEVELOPMENT #30	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
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STAGE OF DEVELOPMENT #33	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #34	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
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STAGE OF DEVELOPMENT #40	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #41	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #42	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #43	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
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STAGE OF DEVELOPMENT #45	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #46	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #47	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #48	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #49	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT
STAGE OF DEVELOPMENT #50	101% PLAN 2230 LAYERS 1 UNIT HOUSING/ 2 PRE-WESTMINSTER DISTRICT

0.2.0 floor area

RESIDENTIAL	TOTAL
1ST FLOOR	9,809 SF
2ND FLOOR	10,917 SF
3RD FLOOR	11,147 SF
4TH FLOOR	11,147 SF
5TH FLOOR	11,147 SF
TOTAL	54,181 SF
CIRCULATION / SERVICE	TOTAL
1ST FLOOR	2,118 SF
2ND FLOOR	1,760 SF
3RD FLOOR	1,544 SF
4TH FLOOR	1,544 SF
5TH FLOOR	1,544 SF
TOTAL	8,780 SF
AMENITY	TOTAL
RECREATION (2 x SALES)	1,706 SF
RECREATION (2 x SALES)	1,544 SF
RECREATION (2 x SALES)	1,706 SF
TOTAL	5,380 SF
PANORAMA	TOTAL
P1	27,459 SF
TOTAL	27,459 SF
FLOOR AREA SUMMARY	TOTAL
RESIDENTIAL	54,181 SF
CIRCULATION / SERVICE	8,780 SF
AMENITY	5,380 SF
PANORAMA	27,459 SF
TOTAL	95,800 SF

0.3.0 storage requirements

REQUIRED (BYLAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
1 UNIT (1-1111)	60	1 STORAGE AREA / UNIT	60
2 UNITS (1-1111)	40	1 STORAGE AREA / UNIT	40
TOTAL STORAGE AREAS REQUIRED			60
PROVIDED			TOTAL
STORAGE ROOMS IN UNITS			60
STORAGE ROOMS			0
TOTAL STORAGE AREAS			60

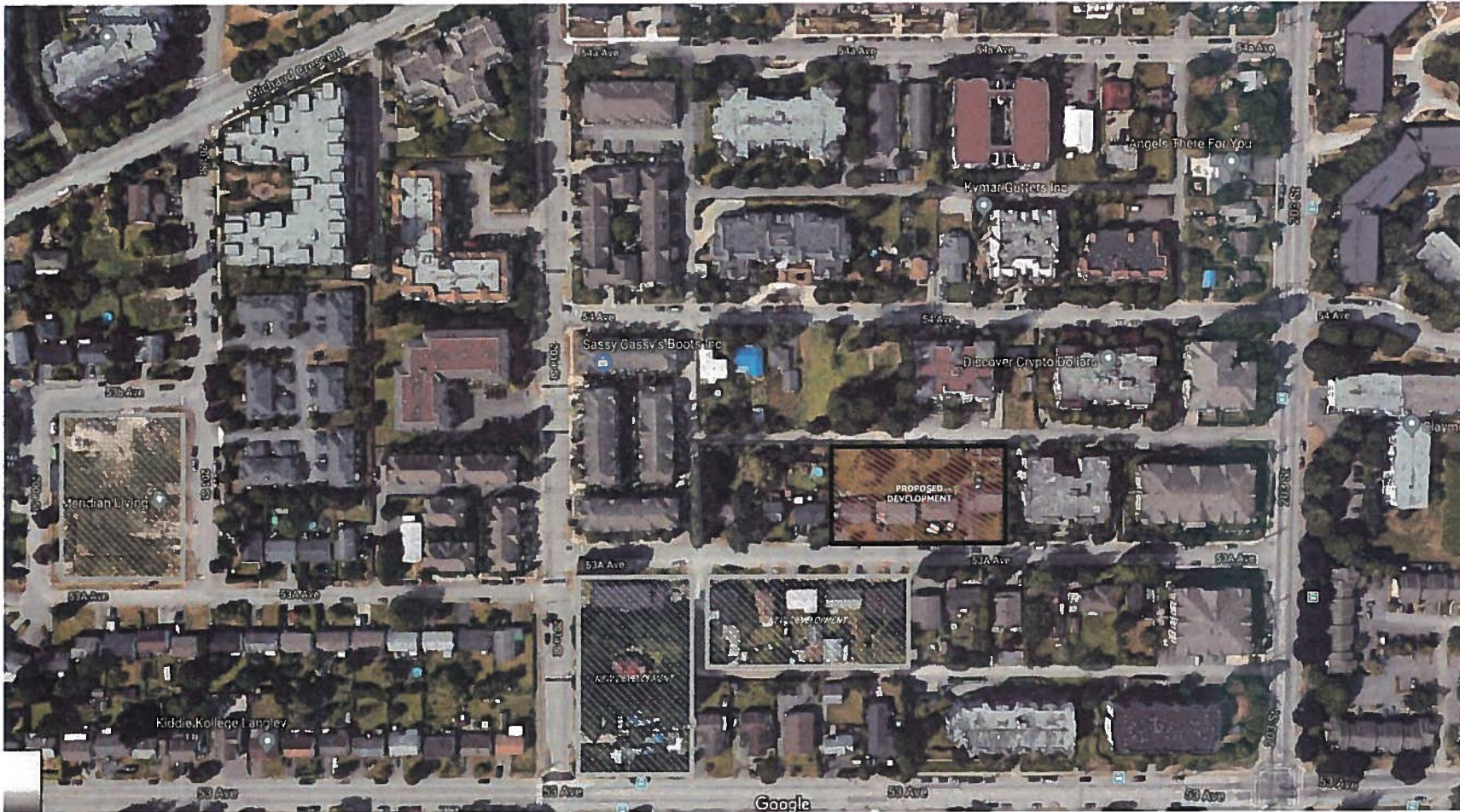
0.4.0 unit count summary

UNIT TYPE	AREA	QUANTITY	PERCENTAGE
1 UNIT	561 M ² (6015 M ²)	16	24%
1 UNIT + 111A	675 M ² (7265 M ²)	10 (1 ALP TABLE)	14%
2 UNIT	800 M ²	21	31%
2 UNIT + 111A	911 M ² (9735 M ²)	20	30%
TOTAL UNITS		67	100%

0.5.0 parking requirements

REQUIRED (BYLAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
1 UNIT (1-1111)	16	*1.2 STALL/UNIT	19
2 UNIT (1-1111)	40	*1.2 STALL/UNIT	48
UNITS	19	*1.2	23
TOTAL PARKING STALLS REQUIRED			121
PROVIDED	SMALL CAR	NO. OF TOTAL	TOTAL
UNITS	11 (121)	8	63
STALLS	10 (11)	1	10
TOTAL STALLS	11 (121)	9	121
*1.2 STALLS PER UNIT (BYLAW REQUIREMENT)			
BICYCLE PARKING REQUIRED (BYLAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
UNITS (1-1111)	60	50%	30
BICYCLE PARKING PROVIDED	VERTICAL	HOORONTAL	TOTAL
UNITS (1-1111)	0	0	0





location

THE PROPOSED DEVELOPMENT IS LOCATED IN LANGLEY ON 53A AVENUE BETWEEN 201A STREET AND 203 STREET. THE SITE IS SURROUNDED BY A MIXTURE OF SINGLE FAMILY RESIDENTIAL HOMES AND 4 & 5 STOREY RESIDENTIAL APARTMENT BUILDINGS.



53A AVENUE CONDOS - EAST

CONTEXT PLAN
SCALE: 1:1.5



RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION #
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SD 1.02

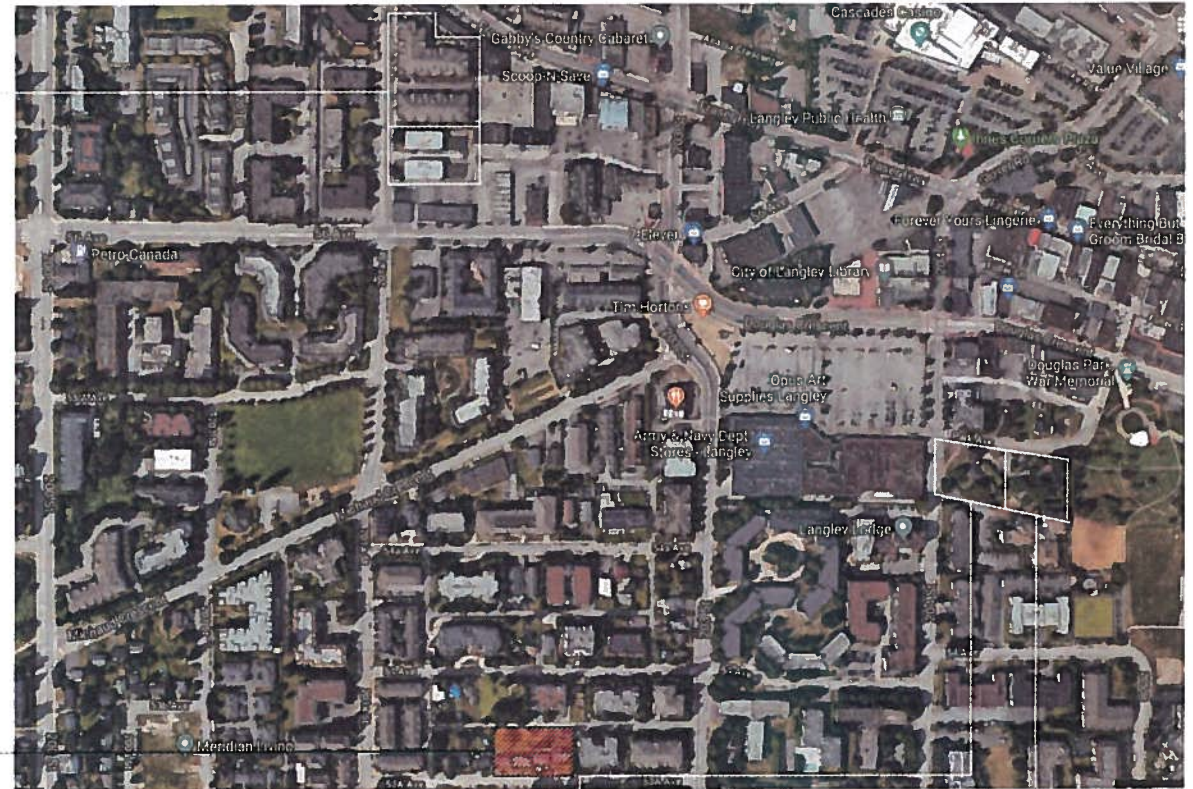


5638 & 5650 201A STREET, LANGLEY BC

4 STOREY PITCHED ROOF BUILDING ADJACENT TO A
5 STOREY FLAT ROOF BUILDING UNDER CONSTRUCTION

building height rationale

THIS PROPOSED NEW 5-STOREY DEVELOPMENT HAS BEEN DESIGNED CAREFULLY TO FIT WELL IN CONTEXT WITH THE NEIGHBOURING MID-DENSITY 4-STOREY DEVELOPMENT BOTH IN STYLE AND PROPORTION BY REDUCED ROOFLINE PROJECTIONS AND FAÇADE TREATMENT THAT INTENTIONALLY BREAKS UP THE HEIGHT WITH VARIED MATERIAL AND COLOURING. THE BOTTOM TWO STOREY GROUND PLANE IS TREATED WITH DARKER MORE HEAVY BUILT-OUT MATERIALS SUCH AS BRICK AND HARDIE LAP SIDING WITH THEN PANELUSED CEMENT BOARD OF DARK AND LIGHT GREY TONES BECOMING LIGHTER AS IT ASCENDS TO THE TOP FLOOR GIVING THE APPEARANCE OF THE BUILDING STEPPING BACK AT THE UPPER FLOOR LEVELS. THE ADJACENT 4-STOREY MID-RISE STRUCTURES HAD BEEN CONSTRUCTED WITH BOTH STEEP SLOPING HIP AND GABLE ROOFS AND SIGNIFICANT FLAT ROOF PROJECTIONS CLOSELY MATCHING THE HEIGHT OF THE PROPOSED 5-STOREY FAÇADE AS CAN BE NOTED ON THE ATTACHED STREETSCAPE VIEWS ON DRAWING SD 1.03



PROPOSED DEVELOPMENT



1st IMAGE "LEGACY" 20416 PARK AVENUE, LANGLEY BC

6 STOREY FLAT ROOF BUILDING UNDER CONSTRUCTION
ADJACENT TO

2nd IMAGE "THE PLACE ON PARK AVENUE", LANGLEY BC

5 STOREY FLAT ROOF BUILDING WITH ROOF POP UPS



53A AVENUE CONDOS - EAST

BLDG HEIGHT RATIONALE

(SCALE: 1/1.5)



RE-ISSUED FOR DEVELOPMENT PERMIT

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SD 1.02B



Aerial view at north east



south-west corner



53a avenue streetscape

1/16" = 1'-0"



4 STOREY BUILDING



4 STOREY BUILDING



53A AVENUE CONDOS - EAST

STREETSCAPE

SCALE 1/16" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

19 06-20 REVISION #

PROJECT NUMBER 15 177



SD 1.03

design rationale

project description

THE SITING AND MASSING OF THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS. OUTDOOR AMENITY SPACE IS STRATEGICALLY POSITIONED AT THE NORTHWEST CORNER OF THE SITE SO TO RECEIVE AFTERNOON/EVENING SUN WHEN THE SPACE WILL MOST COMMONLY BE UTILIZED. THE BUILDING FAÇADE IS RHYTHMICALLY DIVIDED UP AND MASSED VERTICALLY AND HORIZONTALLY IN SUCH A WAY TO CREATE A SENSE OF INDIVIDUALITY, WITH A GROUND FLOOR LEVEL SCALED TO ALLOW A STREET-FRIENDLY AND INVITING CONNECTION WITH THE STREET FACE.

THE EXPOSED PARKADE PORTIONS ARE SURFACE TREATED AND LINED WITH A VEGETATIVE BUFFER AND ARE PERMEABLE FROM THE STREET BY MEANS OF WIDE STAIRS AND RAMPS. THE EXTERIOR TREATMENT USE OF GRAY, DARK BLUE AND RED BRICK TONES TO BRING A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE WITHIN THE CITY OF LANGLEY.

THIS PROPOSED NEW 5-STORY DEVELOPMENT HAS BEEN DESIGNED CAREFULLY TO FIT WELL IN CONTEXT WITH THE NEIGHBOURING MID-DENSITY 4-STORY DEVELOPMENT BOTH IN STYLE AND PROPORTION BY REDUCED ROOFLINE PROJECTIONS AND FAÇADE TREATMENT THAT INTENTIONALLY BREAKS UP THE HEIGHT WITH VARIED MATERIAL AND COLOURING. THE BOTTOM TWO STOREY GROUND PLANE IS TREATED WITH DARKER MORE HEAVY BUILT-OUT MATERIALS SUCH AS BRICK AND HARDIE LAP SIDING WITH THEN PANELISED CEMENT BOARD OF DARK AND LIGHT GREY TONES BECOMING LIGHTER AS IT ASCENDS TO THE TOP FLOOR GIVING THE APPEARANCE OF THE BUILDING STEPPING BACK AT THE UPPER FLOOR LEVELS. THE ADJACENT 4-STORY MID-RISE STRUCTURES HAD BEEN CONSTRUCTED WITH BOTH STEEP SLOPING HIP AND GABLE ROOFS AND SIGNIFICANT FLAT ROOF PROJECTIONS CLOSELY MATCHING THE HEIGHT OF THE PROPOSED 5-STORY FAÇADE AS CAN BE NOTED ON THE ATTACHED STREETSCAPE VIEWS ON DRAWING SD 1 03.

environmental sustainability

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLES BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING SURFACE PARKING AND MAXIMIZING DENSITY.

crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER COURTYARDS AND PARKADE LEVEL BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES. ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.



visitor parking at north elevation

massing, form & character

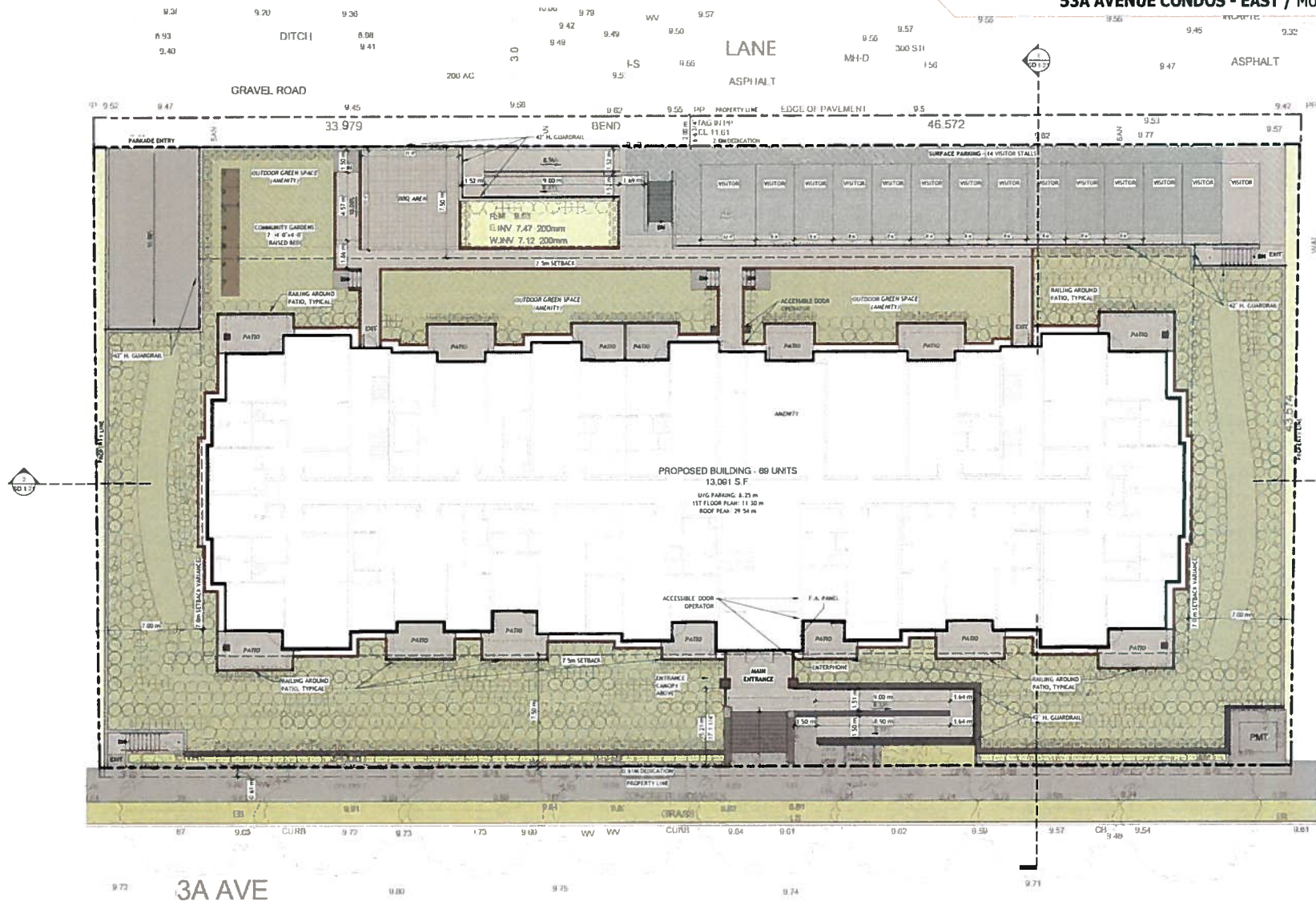
FEATURE PROJECTIONS PROVIDED AROUND THE BUILDING ADD HIGHLIGHTS OF COLOUR AND VISUAL INTEREST TO THE BUILDING FAÇADE. MATERIALS CONSIST OF A BLEND OF BRICK, CEMENTITIOUS CLADDING WITH GLASS GUARDRAILS ALONG THE BALCONY PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE AT THE STREET AND COURTYARD ENTRIES, AND ALSO ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM WITH ENHANCED VIEWS ALLOWING TENANTS TO EXPERIENCE THE OUTDOORS WHILE YET MAINTAINING PRIVACY WITHIN THE SUITES.

ALL UNITS WILL BE FIT WITH ROUGH IN AIR CONDITIONING CONNECTIONS AND FEATURE 9 FOOT CEILINGS. WE BELIEVE THAT THIS DEVELOPMENT WILL FURTHER ENHANCE THE VIABILITY OF THE NEIGHBORHOOD AND THE SURROUNDING AREA. OUR CLIENT IS DEDICATED TO A QUALITY DEVELOPMENT AND APPRECIATES YOUR SUPPORT IN THIS PROJECT SO WE CAN MOVE QUICKLY THROUGH THE PROCESS.



front entrance





53A AVENUE CONDOS - EAST

SITE PLAN
SCALE 1" = 10'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION #

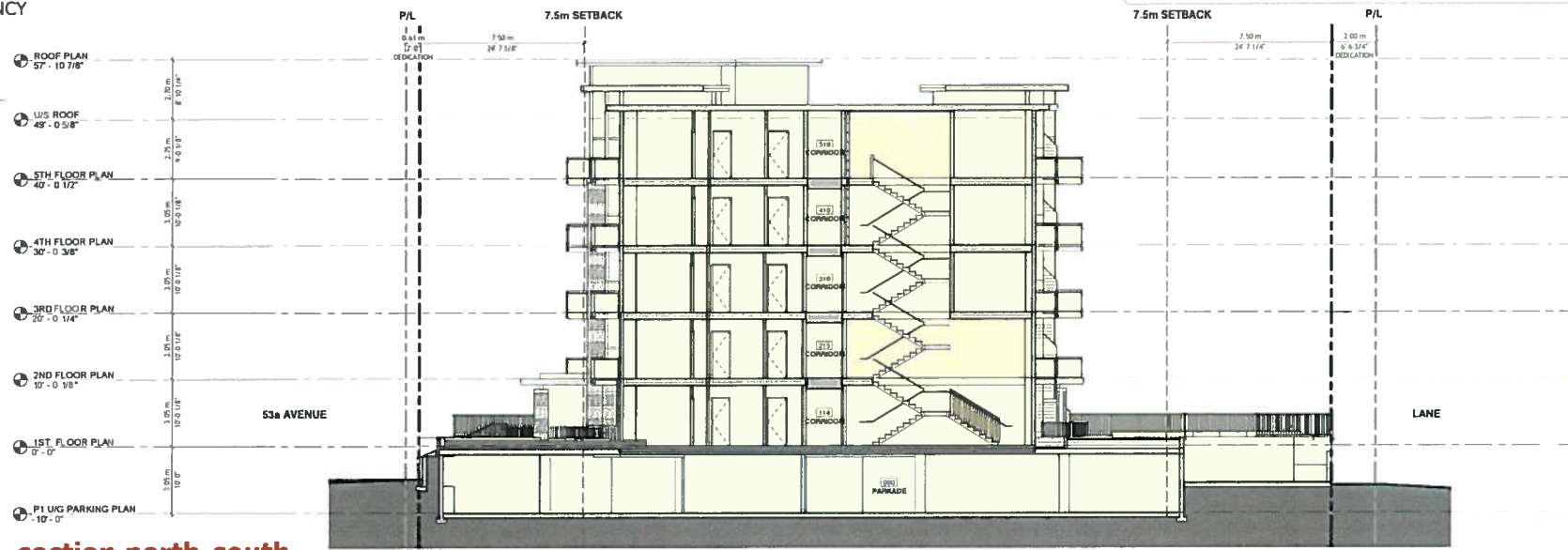
PROJECT NUMBER 19-177



SD 1.20

OCCUPANCY

- PARKADE
- RESIDENTIAL
- Calculating...

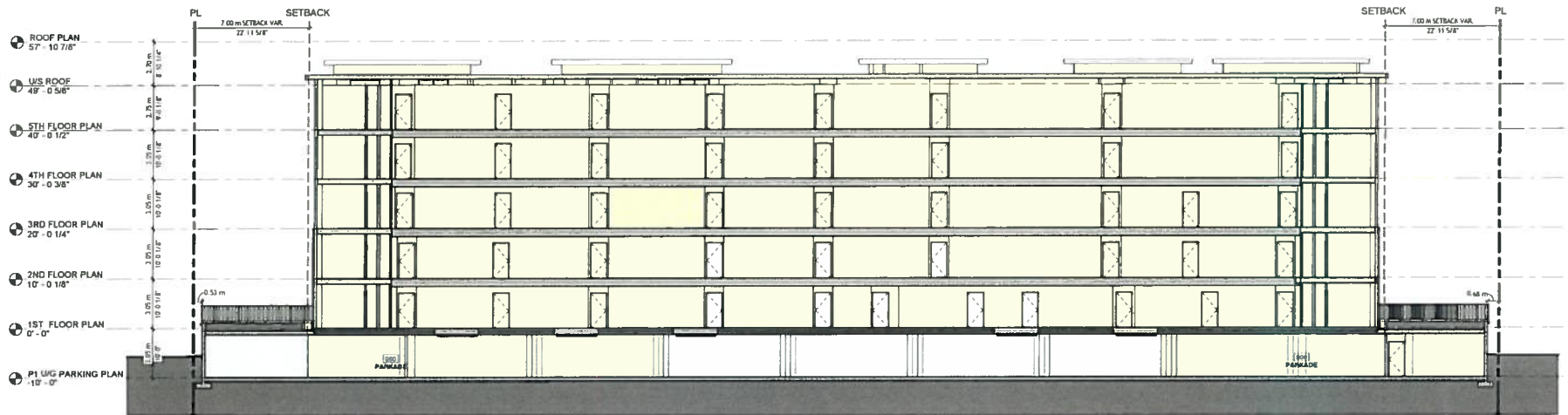


section north-south

1/8" = 1'-0"

OCCUPANCY

- PARKADE
- RESIDENTIAL
- Calculating...



section east-west

1" = 10'-0"



keystone.arch.ca

53A AVENUE CONDOS - EAST

SITE SECTIONS

SCALE: As indicated

RE-ISSUED FOR DEVELOPMENT PERMIT

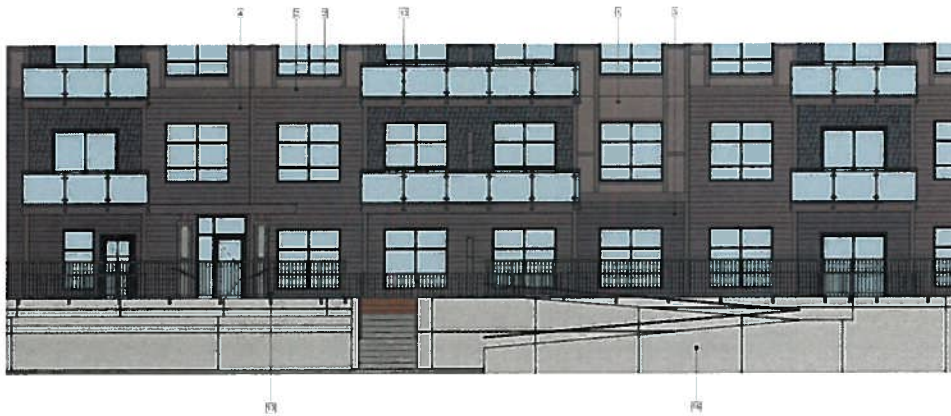
19-06-20 REVISION #

PROJECT NUMBER: 18-177



REDEKOP KROEKER
DEVELOPMENT INC.

SD 1.21



material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING; JAMES HARDIE, COLOUR: GRAY SLATE
- 1B CEMENT BOARD SMOOTH PANEL SIDING; JAMES HARDIE, COLOUR: LIGHT MIST
- 2 CEMENT BOARD SMOOTH PANEL SIDING; JAMES HARDIE, COLOUR: NIGHT GRAY
- 3 CEMENT BOARD CEDARWELL HORIZONTAL LAP SIDING IN EXPOSURE; JAMES HARDIE, COLOUR: EVENING BLUE
- 4 CEMENT BOARD CEDARWELL HORIZONTAL LAP SIDING IN EXPOSURE; JAMES HARDIE, COLOUR: NIGHT GRAY
- 5 CEMENT BOARD STAGGERED EDGE PANEL; JAMES HARDIE, COLOUR: EVENING BLUE
- 6 MANUFACTURED BRICK VENEER; MULTIMATERIALS, COLOUR: RUBBY RED, TEXTURE: SMOOTH
- 7 ASPHALT ROOF SHINGLES 'CAMBRIDGE'; 'RIG', COLOUR: 'SHARD SLATE'
- 8 WINDOW VINYL; COLOUR: 'BLACK'
- 9 SLIDING PATIO DOOR VINYL; COLOUR: 'BLACK'
- 10 ALUMINUM BALCONY RAILING; COLOUR: 'BLACK'
- 11 HEAVY TIMBER (PAINTED); 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
- 12 HARDIE TRIM (RUSTIC GRAY); JAMES HARDIE, COLOUR: NIGHT GRAY
- 13 WOOD FASCIA BOARD (PAINTED); 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
- 14 METAL FLASHING; 'GENTEX', COLOUR: 'TO MATCH SURROUNDING HARDIE'
- 15 EXTERIOR METAL GUARD; COLOUR: 'BLACK'
- 16 EXTERIOR ALUMINUM RAILING; COLOUR: 'BLACK'
- 17 CONCRETE WALL; COLOUR: 'CLEAR SEALER'
- 18 PLANTERS (LANDSCAPE TIES); COLOUR: 'NATURAL WOOD'
- 19 ALUMINUM STOREFRONT SECTIONS; COLOUR: 'CHARCOAL'
- 20 EXTERIOR METAL DOOR; COLOUR: 'CHARCOAL'
- 21 PERFORATED VINYL SCOFFITS; 'KATCAM', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'



material legend

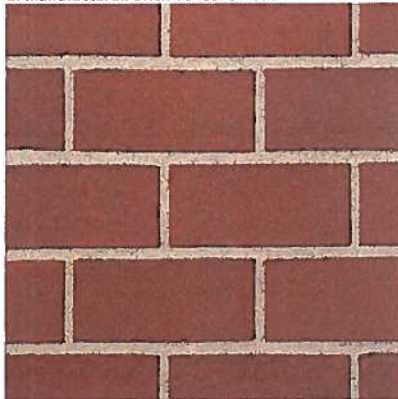
- 1 CEMENT BOARD SMOOTH PANEL SIDING:
JAMES HARDIE, COLOUR: GRAY SLATE
- 1B CEMENT BOARD SMOOTH PANEL SIDING:
JAMES HARDIE, COLOUR: LIGHT BEST
- 2 CEMENT BOARD SMOOTH PANEL SIDING:
JAMES HARDIE, COLOUR: MIGHT GRAY
- 3 CEMENT BOARD CEDAR/CEL HORIZONTAL LAP SIDING (4" EXPOSURE):
JAMES HARDIE, COLOUR: EVENING BLUE
- 4 CEMENT BOARD CEDAR/CEL HORIZONTAL LAP SIDING (6" EXPOSURE):
JAMES HARDIE, COLOUR: NIGHT GRAY
- 5 CEMENT BOARD STAGGERED EDGE PANELS:
JAMES HARDIE, COLOUR: EVENING BLUE
- 6 MANUFACTURED BRICK VENEER:
MULTIMATERIALS, COLOUR: RUBY RED
TEXTURE: SMOOTH
- 7 ASPHALT ROOF (SHINGLES) CHAMBERIDGE:
3/8", COLOUR: HARVARD SLATE
- 8 WINDOW VINYL:
COLOUR: BLACK
- 9 SLIDING PATIO DOOR VINYL:
COLOUR: BLACK
- 10 ALUMINUM BALCONY RAILING:
COLOUR: BLACK
- 11 HEAVY TIMBER (PAINTED):
BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
- 12 HARDIE TRIM (PLASTIC GRAB):
JAMES HARDIE, COLOUR: NIGHT GRAY
- 13 WOOD FASCIA BOARD (PAINTED):
BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
- 14 METAL FLASHING:
GENTLE, COLOUR: TO MATCH SURROUNDING HARDIE
- 15 EXTERIOR METAL GROUND:
COLOUR: BLACK
- 16 EXTERIOR ALUMINUM RAILING:
COLOUR: BLACK
- 17 CONCRETE WALL:
COLOUR: CLEAR SEALER
- 18 PLYERS (LANDSCAPE TIES):
COLOUR: NATURAL WOOD
- 19 ALUMINUM STOREFRONT SECTIONS:
COLOUR: CHARCOAL
- 20 EXTERIOR METAL DOOR:
COLOUR: CHARCOAL
- 21 PERFORATED VINYL SOFFITS:
RAYCAN, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY



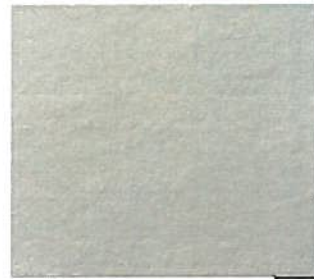
south elevation

1/8" = 1'-0"

1. manufactured brick veneer smooth



1B. cement board smooth



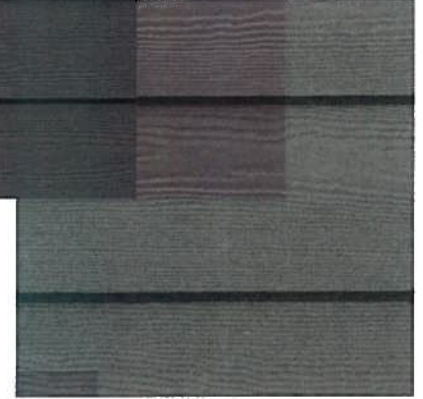
5. cement board staggered edge

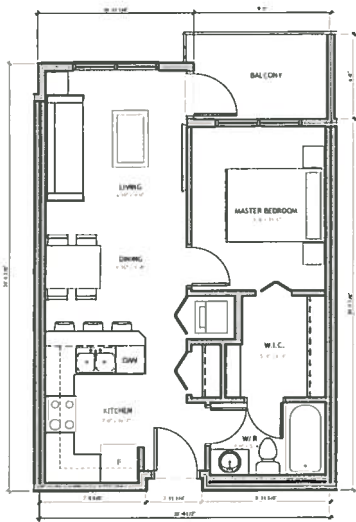


3. cement board horizontal lap siding



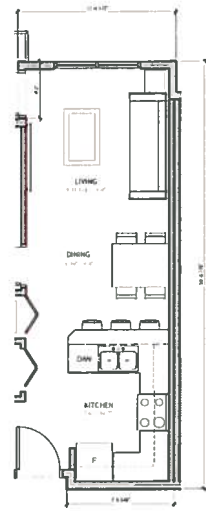
5. cement board horizontal lap siding





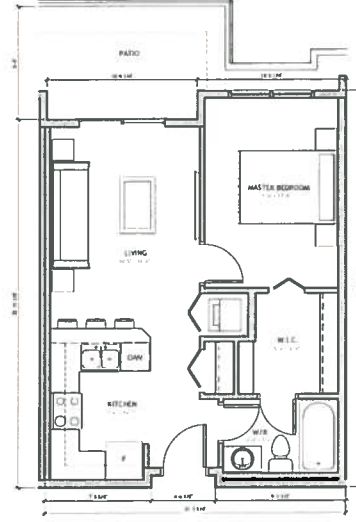
unit A
1/2" = 1'-0"

UNIT TYPE: 1 BED
UNIT AREA: 534 SF
UNIT COUNT: 5



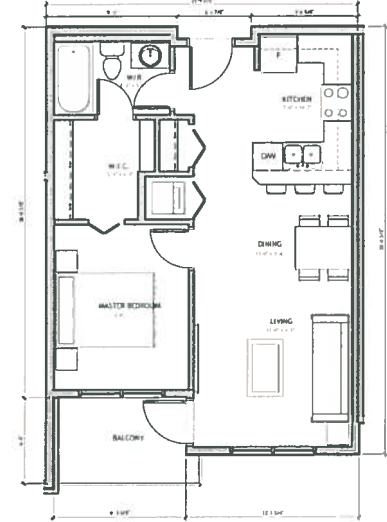
unit Ab
1/2" = 1'-0"

UNIT TYPE: 1 BED
(SAME AS UNIT A EXCEPT
FOR THE AREA SHOWN)
UNIT AREA: 577 SF
UNIT COUNT: 5



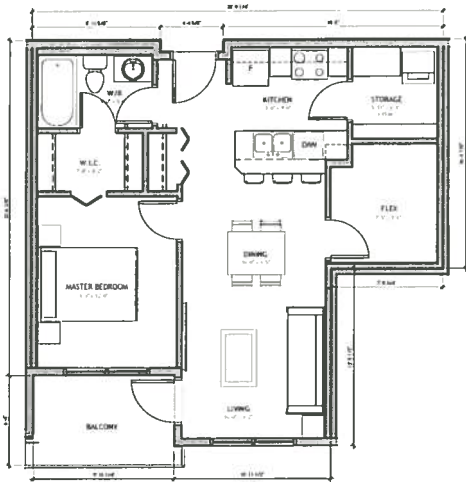
unit A2
1/2" = 1'-0"

UNIT TYPE: 1 BED
UNIT AREA: 566 SF
UNIT COUNT: 5



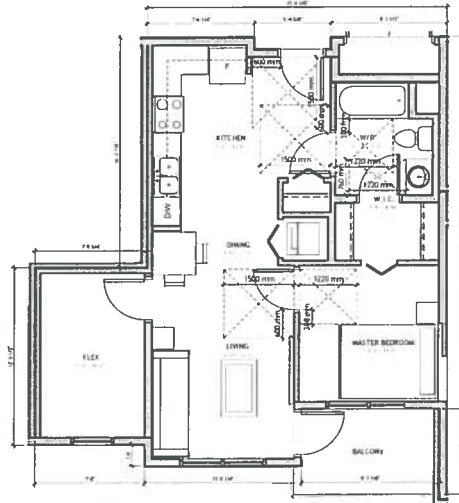
unit A3
1/2" = 1'-0"

UNIT TYPE: 1 BED
UNIT AREA: 615 SF
UNIT COUNT: 5



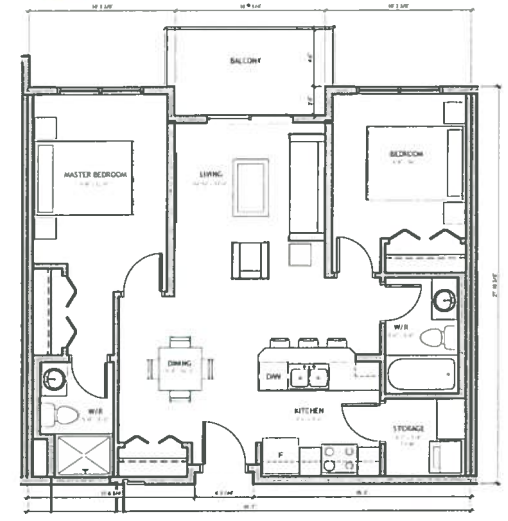
unit B
1/2" = 1'-0"

UNIT TYPE: 1 BED + FLEX
UNIT AREA: 619 SF
UNIT COUNT: 5



unit C
1/2" = 1'-0"

UNIT TYPE: 1 BED + FLEX (ADAPTABLE)
UNIT AREA: 648 SF
UNIT COUNT: 5



unit D
1/2" = 1'-0"

UNIT TYPE: 2 BED
UNIT AREA: 840 SF
UNIT COUNT: 33



53A AVENUE CONDOS - EAST

UNIT PLANS

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

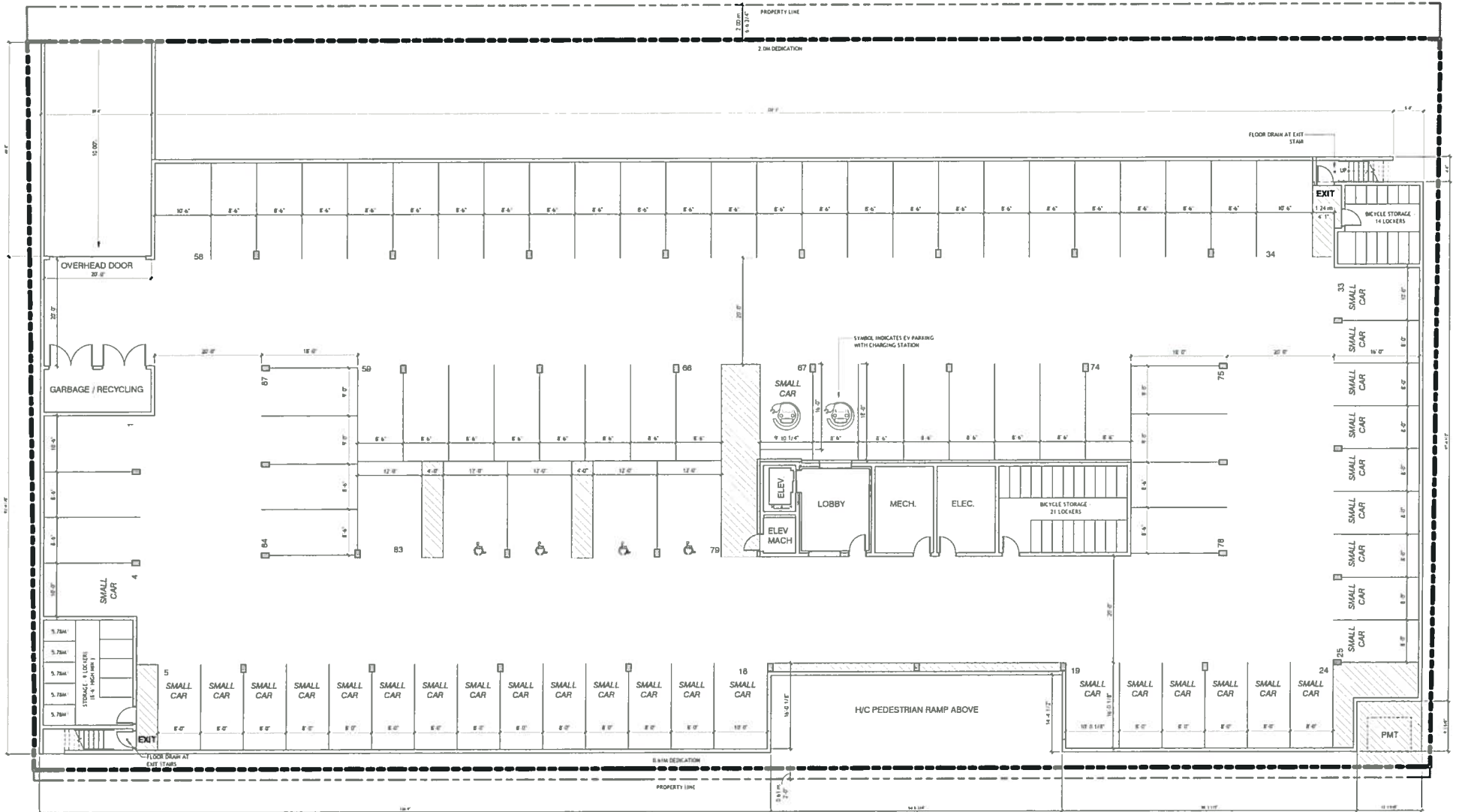
RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION #

PROJECT NUMBER 19-177



SD 2.01



P1 level plan

1/32" = 1'-0"



53A AVENUE CONDOS - EAST

P1 LEVEL PLAN

SCALE 1/32" = 1'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION #1

PROJECT NUMBER: 18-177



SD 3.01



1st level plan

1/8" = 1'-0"



53A AVENUE CONDOS - EAST

L1 FLOOR PLAN
SCALE 1/8" = 1'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION #
PROJECT NUMBER 18-177

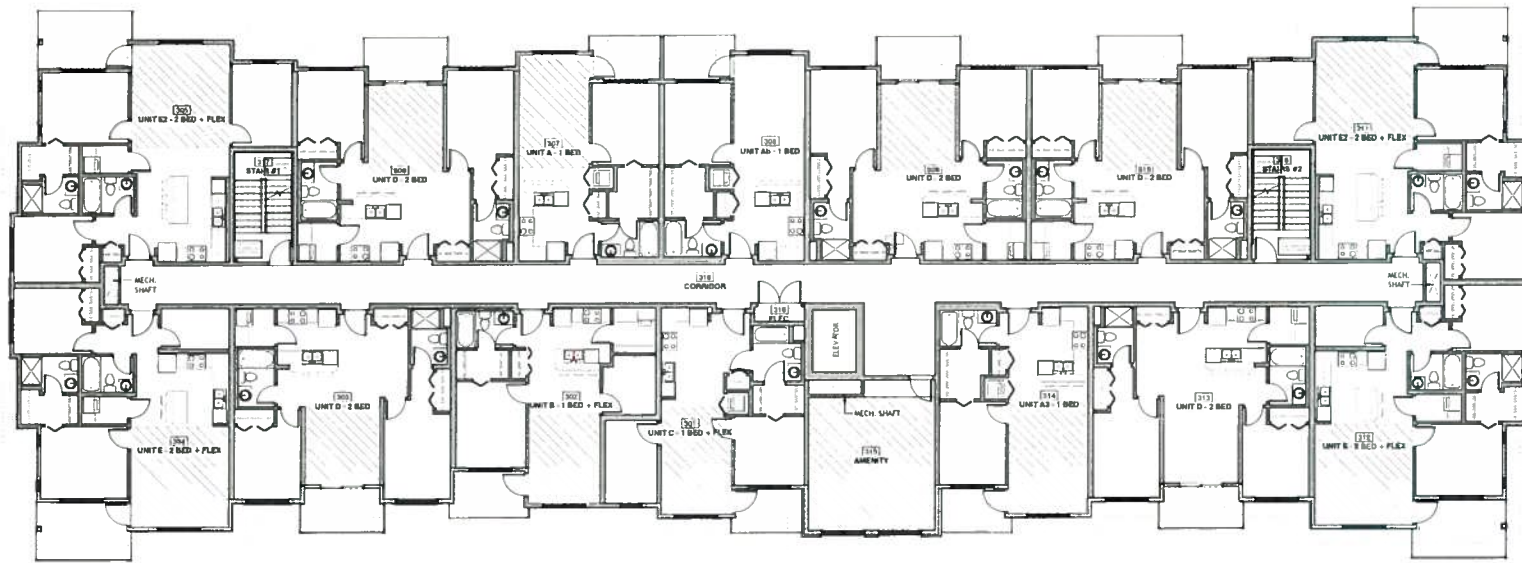


SD 3.02



2nd level plan
1/8" = 1'-0"





FIFTH FLOOR
POP-UP ROOF
LOCATIONS
+ 11' 6" HIGH CEILING IN UNITS
+ 11' 8" HIGH CEILING IN AMENITY

3rd - 5th level plan
1/8" = 1'-0"



53A AVENUE CONDOS - EAST

L3-L5 FLOOR PLAN
SCALE 1/8" = 1'-0"

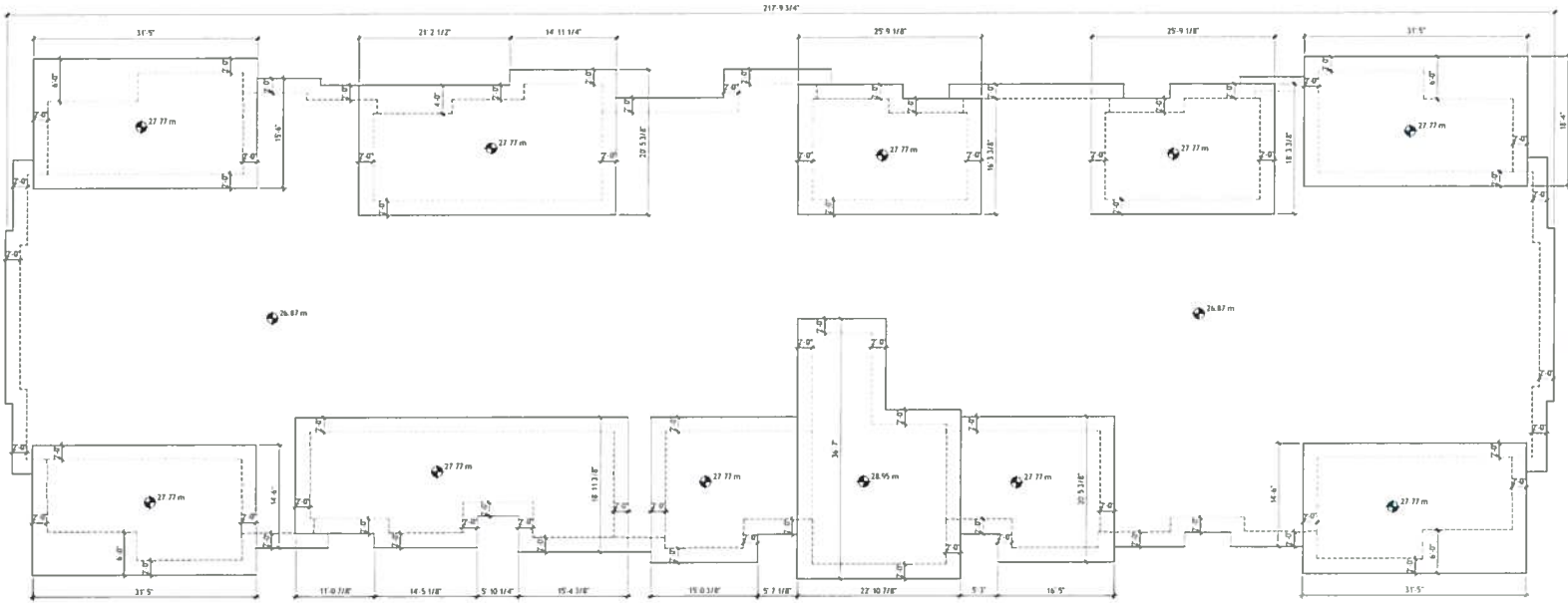


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19-06-20 REVISION #
PROJECT NUMBER 19-177



SD 3.04



roof level plan

1/8" = 1'-0"



53A AVENUE CONDOS - EAST

ROOF PLAN
SCALE 1/8" = 1'-0"



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19-06-20 REVISION #
PROJECT NUMBER 18-177



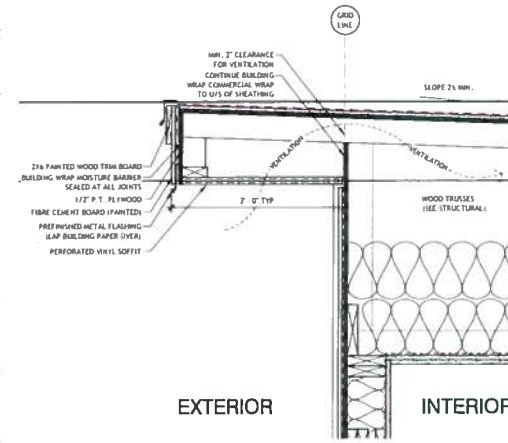
SD 3.05



south elevation



west elevation



- material legend**
- 17 CEMENT BOARD SMOOTH PANEL SING. JAMES HARDIE, COLOUR: GRAY SLATE
 - 18 CEMENT BOARD SMOOTH PANEL SING. JAMES HARDIE, COLOUR: LIGHT GREY
 - 19 CEMENT BOARD SMOOTH PANEL SING. JAMES HARDIE, COLOUR: NIGHT GRAY
 - 20 CEMENT BOARD CEDARWELL HORIZONTAL LAP SIDING w/ EXPOSURE JAMES HARDIE, COLOUR: EVENING BLUE
 - 21 CEMENT BOARD CEDARWELL HORIZONTAL LAP SIDING w/ EXPOSURE JAMES HARDIE, COLOUR: NIGHT GRAY
 - 22 CEMENT BOARD STAGGERED EDGE PANEL JAMES HARDIE, COLOUR: EVENING BLUE
 - 23 MANUFACTURED BRICK VENEER (NATURAL MATERIAL), COLOUR: RUBY RED TEXTURE: SMOOTH
 - 24 ASPHALT ROOF SHINGLES CAMBRIDGE 3615, COLOUR: HARVARD SLATE
 - 25 WINDOW VINYL, COLOUR: BLACK
 - 26 SLIDING PATIO DOOR VINYL, COLOUR: BLACK
 - 27 ALUMINUM BALCONY RAILING, COLOUR: BLACK
 - 28 HEAVY TIMBER (PAINTED): 'BENJAMIN MOORE', COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
 - 29 HARDIE TRIM (RUSTIC GRAIN): JAMES HARDIE, COLOUR: NIGHT GRAY
 - 30 WOOD FASCIA BOARD (PAINTED): 'BENJAMIN MOORE', COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
 - 31 METAL FLASHING: 'CENTEX', COLOUR: TO MATCH SURROUNDING HARDIE
 - 32 EXTERIOR METAL GUARD, COLOUR: BLACK
 - 33 EXTERIOR ALUMINUM RAILING, COLOUR: BLACK
 - 34 CONCRETE WALL, COLOUR: CLEAR SEALER
 - 35 PLANTERS (LANDSCAPE TREES), COLOUR: NATURAL WOOD
 - 36 ALUMINUM STOREFRONT SECTIONS, COLOUR: CHARCOAL
 - 37 EXTERIOR METAL DOOR, COLOUR: CHARCOAL
 - 38 PERFORATED VINYL SOFFITS: 'KAYCAN', COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY

roof detail

1/12" x 1-0"



53A AVENUE CONDOS - EAST

BUILDING ELEVATIONS
SCALE: As indicated

RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION #
PROJECT NUMBER: 13-177



SD 4.01



north elevation

1/8" = 1'-0"



east elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: GRAY SLATE
- 1B CEMENT BOARD SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: LIGHT GRAY
- 2 CEMENT BOARD SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: NIGHT GRAY
- 3 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING 1/4" EXPOSURE - JAMES HARDIE, COLOUR: EVENING BLUE
- 4 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING 1/4" EXPOSURE - JAMES HARDIE, COLOUR: NIGHT GRAY
- 5 CEMENT BOARD STAGGERED EDGE PANEL - JAMES HARDIE, COLOUR: EVENING BLUE
- 6 MANUFACTURED BRICK VENEER - NATURAL MATERIALS, COLOUR: RUBY RED, TEXTURE: SMOOTH
- 7 ASPHALT ROOF SHINGLES CAMBRIDGE 3/8", COLOUR: HARBARD SLATE
- 8 WINDOW VINYL - COLOUR: BLACK
- 9 SLIDING PATIO DOOR VINYL - COLOUR: BLACK
- 10 ALUMINUM BALCONY RAILING - COLOUR: BLACK
- 11 HEAVY TIMBER (PAINTED) - TO MATCH JAMES HARDIE NIGHT GRAY
- 12 HARDE TRIM (ARTIFICIAL GRAIN) - JAMES HARDIE, COLOUR: NIGHT GRAY
- 13 WOOD FALSA BOARD (PAINTED) - BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
- 14 METAL FLASHING - GENTEX - COLOUR: TO MATCH SURROUNDING HARDE
- 15 EXTERIOR METAL GUARD - COLOUR: BLACK
- 16 EXTERIOR ALUMINUM RAILING - COLOUR: BLACK
- 17 CONCRETE WALL - COLOUR: LEAN SEALER
- 18 PLANTERS (LANDSCAPE TIES) - COLOUR: NATURAL WOOD
- 19 ALUMINUM (TONE FRONT SECTIONS) - COLOUR: CHARCOAL
- 20 EXTERIOR METAL DOOR - COLOUR: CHARCOAL
- 21 PERFORATED VINYL SOFFIT - KAYCAN - COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY



53A AVENUE CONDOS - EAST

BUILDING ELEVATIONS

SCALE 1/8" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION# 8

PROJECT NUMBER 18 177



SD 4.02