



### sheet schedule

SD0.01 COVER PAGE  
SD1.01 PROJECT DATA  
SD1.02 PROJECT DATA  
SD1.03 CONTEXT & PRECEDENT IMAGES  
SD1.04 DESIGN RATIONALE  
SD1.05 RENDERINGS  
SD1.06 STREETSCAPES  
SD1.07 SURVEY PLAN  
SD1.10 SITE PLAN  
SD1.11 SITE LAYOUT PLAN  
SD1.12 SHADOW STUDY  
SD1.13 SHADOW STUDY  
SD1.14 SECTIONS  
SD1.20 3D MASSING PERSPECTIVES  
SD2.01 UNIT PLANS

SD2.02 UNIT PLANS  
SD3.01 P1 LEVEL PLAN  
SD3.02 FLOOR PLANS  
SD3.03 FLOOR PLANS  
SD4.00 MATERIAL BOARD  
SD4.01 BUILDING ELEVATIONS  
SD4.02 BUILDING ELEVATIONS

### redekop kroeker development inc

T 604.214.3487 210 - 11590 cambie rd  
F 604.214.3449 richmond, bc v6x 3z5



### keystone architecture & planning ltd.

T 604.850.0577 300 - 33131 south fraser way  
F 1.855.398.4578 abbotsford, bc v2s 2b1



### 53A CENTRAL - MULTI-FAMILY

20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

### COVER PAGE

SCALE: N.T.S.

### RE-ISSUED FOR DEVELOPMENT PERMIT

21-05-26 REVISION # 4  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 20-146



SD0.01

**0.1.0 project data**

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT:                                       | 53A CENTRAL (MULTI-FAMILY RESIDENTIAL)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| CURRENT ZONING:                                | RS1 - SINGLE FAMILY RESIDENTIAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PROPOSED ZONING:                               | CD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| CIVIC ADDRESS:                                 | 20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| LEGAL DESCRIPTION:                             | LOTS 67, 68, 69 - DISTRICT LOT 305 GROUP 2 NW/4 PLAN 33503                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| VARIANCES APPLIED FOR:                         | 1) MAX BUILDING HEIGHT ALLOWABLE: 4 STOREY, PROPOSED: 5 STOREY<br>2) MAX 80 UNITS/ACRE = 80 x 0.65 ACRES = 52 UNITS - PROPOSED 56 UNITS<br>3) REQUIRED SETBACKS: 7.5M, PROPOSED: 6.0M<br>4) RESIDENT PARKING CALCULATION FACTOR FROM 1.2 / DU FOR STUDIO/1BED/1 BED + STORAGE TO 1.0 / DU<br>5) VISITOR PARKING CALCULATION FACTOR FROM 0.2 / DU TO 0.15 / DU<br>6) VISITOR ACCESSIBLE STALL LENGTH FROM 5.8m (19ft) REQUIRED TO 5.5m (18ft) PROPOSED<br>7) INDOOR AMENITY SPACE FROM 2.3M2 PER DWELLING UNIT (56 UNITS X 2.3M2 = 128.8M2) TO 56 UNITS X 2.18M2 = 122.28M2<br>8) RESIDENT SMALL CAR PERCENTAGE: 42% (1 EXTRA STALL) |
| BYLAW EXEMPTIONS:                              | PROJECTIONS INTO YARDS:<br>- EAVES AND GUTTERS, CORNICES, SILLS, BAY WINDOWS, SUN SHADES, CHIMNEYS, STEPS OR OTHER SIMILAR FEATURES PROVIDED THAT SUCH PROJECTIONS DO NOT EXCEED 1.0M (3.25 FT)<br>- STEPS, ABORS AND TRELLISES, FISH PONDS, ORNAMENTS, FLAG POLES OR SIMILAR LANDSCAPING FEATURES, UNCOVERED PATIOS OR TERRACES.<br>- SWIMMING POOLS SHALL NOT PROJECT INTO THE FRONT YARD SETBACK AREAS<br>THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS                                   |
| BUILDING AREA DEFINITION (BCBC 2018):          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| ALLOWABLE LOT COVERAGE (ZONING):               | 40%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| REQUIRED SETBACKS (ZONING):                    | 7.5M                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| FSR DEFINITION (ZONING):                       | THE FIGURE OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDING CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ALLOWABLE FSR (ZONING):                        | 80 UNITS/ACRE = 80 x 0.65 ACRES = 52 UNITS - PROPOSED 56 UNITS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| GROSS FLOOR AREA DEFINITION (ZONING):          | THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| FINISHED GRADE DEFINITION (ZONING):            | THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL BE TAKEN TO 5.0M INTERVALS ALONG THE EXTERIOR BUILDING WALLS AT RIGHT ANGLES TO THE WALLS, EXCLUDING DRIVEWAYS, STAIRS AND RAMPS.                                                                                                                                                                                                                                                                                                                                    |
| FINISHED GRADE DEFINITION (ZONING):            | THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| FIRST STOREY DEFINITION (ZONING):              | THE UPPERMOST STOREY HAVING ITS FLOOR ELEVATION NOT MORE THAN 2.0M ABOVE THE FINISHED GRADE, AND SHALL NOT BE MORE THAN 2.5M ABOVE THE CROWN OF THE ROAD ADJACENT TO THE PROPERTY.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| BUILDING HEIGHT DEFINITION (ZONING):           | THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY, WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STOREY TO THE UPPER MOST STOREY.                                                                                                                                                                                                                                                                                                                                                                                                                |
| BUILDING CODE SUMMARY                          | 1) GROUP F3 STORAGE GARAGE (PARKADE) 3.2.2.80 ANY AREA, ANY HEIGHT, SPRINKLERED, NON-COMBUSTIBLE CONSTRUCTION WITH FT RATED SLAB UNDER 3.2.1.2 STORAGE GARAGE CONSIDERED AS A SEPARATE BUILDING.<br>2) GROUP C RESIDENTIAL 3.2.2.50 UP TO 6 STOREYS, SPRINKLERED, NON-COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION, MAX AREA 1,800M2 AT 5 STOREY BUILDING HEIGHT                                                                                                                                                                                                                                                                     |
| MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):  | 4 STOREYS (ZONING) / 6 STOREYS (BCBC 3.2.2.50)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| LOWEST AVERAGE GRADE (BCBC 2018):              | 11.45m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PROPOSED BUILDING HEIGHT (BCBC 2018):          | 5 STOREYS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 1ST STOREY TO UPPERMOST FLOOR LEVEL:           | MAXIMUM - 18m (BCBC 2018, GROUP C 3.2.2.50 (1)(c), PROPOSED - 12.23m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 1ST STOREY TO UPPERMOST ROOF:                  | MAXIMUM - 25m (BCBC 2018, GROUP C 3.2.2.50 (2)(c), PROPOSED - 17.34m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:    | MAXIMUM - 20m (BCBC 2018 3.2.5.6(2)) PROPOSED - 14.05m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| REQUIRED AMENITY SPACE (ZONING):               | INDOOR AMENITY SPACE IN THE AMOUNT OF 2.3 SM (24.74 SF) PER DWELLING UNIT FOR ALL BUILDINGS CONTAINING MORE THAN 20 UNITS<br>REQUIRED: 56 UNITS x 2.3 SM = 128.8 SM (1386 SF)                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| GROSS SITE AREA:                               | 28,323.03 S.F. (2,631 S.M.) (0.65 ACRES)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| NET SITE AREA (AFTER ROAD DEDICATIONS):        | 26,030.80 S.F. (2,418 S.M.) (0.60 ACRES)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PROPOSED LOT COVERAGE:                         | 9,166 S.F. / 28,323.03 S.F. = 32%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PROPOSED BUILDING AREA:                        | 9,166 S.F. (852 S.M.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PROPOSED GROSS FLOOR AREA (NOT INCL. PARKADE): | 45,829 S.F. (4,458 S.M.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PROPOSED GROSS FLOOR AREA (PARKADE ONLY):      | 20,915 S.F. (1,943 S.M.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| EFFICIENCY:                                    | 88,325 S.F. / 45,827 S.F. = 83.6%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PROPOSED FSR:                                  | 45,829 S.F. / 28,323.03 S.F. = 1.6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PROPOSED SETBACKS:                             | 6.0M                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| PROPOSED INDOOR AMENITY SPACE:                 | 122 SM (1,316 SF)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PROPOSED OUTDOOR AMENITY SPACE:                | 842 SM (9,085 SF)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

**0.2.0 gross floor area summary (level)**

| LEVEL / AREA TYPE       | AREA SF         | AREA m <sup>2</sup>          | AREA %        | COMMENTS |
|-------------------------|-----------------|------------------------------|---------------|----------|
| <b>1ST LEVEL</b>        |                 |                              |               |          |
| CIRCULATION             | 1386 SF         | 128.72 m <sup>2</sup>        | 3.0%          |          |
| INDOOR AMENITY          | 1316 SF         | 122.30 m <sup>2</sup>        | 2.9%          |          |
| RESIDENTIAL             | 5600 SF         | 520.30 m <sup>2</sup>        | 12.2%         |          |
| SERVICE ROOMS/SHAFTS    | 59 SF           | 5.46 m <sup>2</sup>          | 0.1%          |          |
| STORAGE                 | 803 SF          | 74.56 m <sup>2</sup>         | 1.8%          |          |
|                         | <b>9164 SF</b>  | <b>851.34 m<sup>2</sup></b>  | <b>20.0%</b>  |          |
| <b>2ND LEVEL</b>        |                 |                              |               |          |
| CIRCULATION             | 941 SF          | 87.41 m <sup>2</sup>         | 2.1%          |          |
| RESIDENTIAL             | 8186 SF         | 758.62 m <sup>2</sup>        | 17.8%         |          |
| SERVICE ROOMS/SHAFTS    | 59 SF           | 5.51 m <sup>2</sup>          | 0.1%          |          |
|                         | <b>9166 SF</b>  | <b>851.54 m<sup>2</sup></b>  | <b>20.0%</b>  |          |
| <b>3RD LEVEL</b>        |                 |                              |               |          |
| CIRCULATION             | 920 SF          | 85.50 m <sup>2</sup>         | 2.0%          |          |
| RESIDENTIAL             | 8186 SF         | 760.53 m <sup>2</sup>        | 17.9%         |          |
| SERVICE ROOMS/SHAFTS    | 59 SF           | 5.51 m <sup>2</sup>          | 0.1%          |          |
|                         | <b>9166 SF</b>  | <b>851.54 m<sup>2</sup></b>  | <b>20.0%</b>  |          |
| <b>4TH LEVEL</b>        |                 |                              |               |          |
| CIRCULATION             | 920 SF          | 85.50 m <sup>2</sup>         | 2.0%          |          |
| RESIDENTIAL             | 8186 SF         | 760.53 m <sup>2</sup>        | 17.9%         |          |
| SERVICE ROOMS/SHAFTS    | 59 SF           | 5.51 m <sup>2</sup>          | 0.1%          |          |
|                         | <b>9166 SF</b>  | <b>851.54 m<sup>2</sup></b>  | <b>20.0%</b>  |          |
| <b>5TH LEVEL</b>        |                 |                              |               |          |
| CIRCULATION             | 919 SF          | 85.39 m <sup>2</sup>         | 2.0%          |          |
| RESIDENTIAL             | 8187 SF         | 760.64 m <sup>2</sup>        | 17.9%         |          |
| SERVICE ROOMS/SHAFTS    | 59 SF           | 5.51 m <sup>2</sup>          | 0.1%          |          |
|                         | <b>9166 SF</b>  | <b>851.54 m<sup>2</sup></b>  | <b>20.0%</b>  |          |
| <b>AREA GRAND TOTAL</b> | <b>45827 SF</b> | <b>4257.45 m<sup>2</sup></b> | <b>100.0%</b> |          |



**0.3.0 unit count summary**

| UNIT TYPE                | UNIT COUNT | UNIT TYPE % | COMMENTS |
|--------------------------|------------|-------------|----------|
| 1 BED                    | 22         | 39.3%       |          |
| 1 BED + FLEX             | 4          | 7.1%        |          |
| 1 BED + FLEX (ADAPTABLE) | 4          | 7.1%        |          |
| 2 BED + STORAGE          | 20         | 35.7%       |          |
| STUDIO                   | 2          | 3.6%        |          |
| STUDIO + STORAGE         | 4          | 7.1%        |          |
| TOTAL UNITS: 56          |            | 100.0%      |          |

**0.4.0 unit floor area summary**

| UNIT            | UNIT TYPE                | COUNT | UNIT AREA SF (1SF) | UNIT AREA m <sup>2</sup> (1m <sup>2</sup> ) | TOTAL UNIT AREA SF | TOTAL UNIT AREA m <sup>2</sup> |
|-----------------|--------------------------|-------|--------------------|---------------------------------------------|--------------------|--------------------------------|
| UNIT A          | STUDIO + STORAGE         | 4     | 482 SF             | 45 m <sup>2</sup>                           | 1926 SF            | 178.94 m <sup>2</sup>          |
| UNIT A: 4       |                          |       |                    |                                             | 1926 SF            | 178.94 m <sup>2</sup>          |
| UNIT A1         | STUDIO                   | 1     | 458 SF             | 43 m <sup>2</sup>                           | 458 SF             | 42.53 m <sup>2</sup>           |
| UNIT A1: 1      |                          |       |                    |                                             | 458 SF             | 42.53 m <sup>2</sup>           |
| UNIT A2         | STUDIO                   | 1     | 452 SF             | 42 m <sup>2</sup>                           | 452 SF             | 42.03 m <sup>2</sup>           |
| UNIT A2: 1      |                          |       |                    |                                             | 452 SF             | 42.03 m <sup>2</sup>           |
| UNIT B          | 1 BED                    | 4     | 565 SF             | 53 m <sup>2</sup>                           | 2261 SF            | 210.07 m <sup>2</sup>          |
| UNIT B          | 1 BED                    | 9     | 566 SF             | 53 m <sup>2</sup>                           | 5093 SF            | 473.18 m <sup>2</sup>          |
| UNIT B: 13      |                          |       |                    |                                             | 7354 SF            | 683.25 m <sup>2</sup>          |
| UNIT B1         | 1 BED + FLEX             | 2     | 662 SF             | 61 m <sup>2</sup>                           | 1323 SF            | 122.93 m <sup>2</sup>          |
| UNIT B1: 2      |                          |       |                    |                                             | 1323 SF            | 122.93 m <sup>2</sup>          |
| UNIT B2         | 1 BED + FLEX (ADAPTABLE) | 4     | 672 SF             | 62 m <sup>2</sup>                           | 2690 SF            | 249.87 m <sup>2</sup>          |
| UNIT B2: 4      |                          |       |                    |                                             | 2690 SF            | 249.87 m <sup>2</sup>          |
| UNIT B3         | 1 BED                    | 4     | 543 SF             | 50 m <sup>2</sup>                           | 2171 SF            | 201.67 m <sup>2</sup>          |
| UNIT B3         | 1 BED                    | 5     | 547 SF             | 51 m <sup>2</sup>                           | 2737 SF            | 254.24 m <sup>2</sup>          |
| UNIT B3: 9      |                          |       |                    |                                             | 4907 SF            | 455.91 m <sup>2</sup>          |
| UNIT B4         | 1 BED + FLEX             | 2     | 673 SF             | 63 m <sup>2</sup>                           | 1346 SF            | 125.04 m <sup>2</sup>          |
| UNIT B4: 2      |                          |       |                    |                                             | 1346 SF            | 125.04 m <sup>2</sup>          |
| UNIT C          | 2 BED + STORAGE          | 10    | 892 SF             | 83 m <sup>2</sup>                           | 8920 SF            | 828.67 m <sup>2</sup>          |
| UNIT C          | 2 BED + STORAGE          | 6     | 894 SF             | 83 m <sup>2</sup>                           | 5367 SF            | 498.58 m <sup>2</sup>          |
| UNIT C          | 2 BED + STORAGE          | 2     | 895 SF             | 83 m <sup>2</sup>                           | 1790 SF            | 166.28 m <sup>2</sup>          |
| UNIT C          | 2 BED + STORAGE          | 2     | 897 SF             | 83 m <sup>2</sup>                           | 1793 SF            | 166.58 m <sup>2</sup>          |
| UNIT C: 20      |                          |       |                    |                                             | 17869 SF           | 1660.12 m <sup>2</sup>         |
| UNIT TOTALS: 56 |                          |       |                    |                                             | 38326 SF           | 3560.62 m <sup>2</sup>         |

**0.5.0 parking / storage requirements**

| VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT) | UNITS / S.F.    | FACTOR          | TOTAL |
|-----------------------------------------------------|-----------------|-----------------|-------|
| STUDIO / 1 BED / 1 BED + STORAGE                    | 36              | *1.2            | 44    |
| 2 BED + STORAGE                                     | 20              | *1.3            | 26    |
| TOTAL:                                              |                 |                 | 70    |
| ACCESSIBLE                                          |                 | 5% OF TOTAL     | 3     |
| SMALL CAR ALLOWABLE                                 |                 | 40% OF TOTAL    | 28    |
| VISITOR                                             | 56              | *0.2            | 12    |
| TOTAL:                                              |                 |                 | 12    |
| ACCESSIBLE                                          |                 | 5% OF TOTAL     | 1     |
| SMALL CAR ALLOWABLE                                 |                 | 40% OF TOTAL    | 5     |
| BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)    | UNITS/BLDG/S.F. | FACTOR          | TOTAL |
| TENANT (UNIT)                                       | 56              | *0.5            | 28    |
| -VERTICAL STALLS ALLOWABLE                          |                 | 40% OF REQUIRED | 11    |
| VISITOR (BLDG)                                      | 1               | *6              | 6     |
| STORAGE LOCKERS REQUIRED (BYLAW REQUIREMENT)        | UNITS/BLDG/S.F. | FACTOR          | TOTAL |
| TENANT (UNIT)                                       | 56              | 1               | 56    |
| TOTAL:                                              |                 |                 | 56    |

**0.5.1 parking / storage proposed**

| VEHICLE PARKING STALLS PROPOSED                                       | UNITS / S.F. | FACTOR       | TOTAL |
|-----------------------------------------------------------------------|--------------|--------------|-------|
| STUDIO / 1 BED / 1 BED + STORAGE                                      | 36           | *1.0         | 36    |
| 2 BED + STORAGE                                                       | 20           | *1.3         | 26    |
| RESIDENT TOTAL:                                                       |              |              | 62    |
| ACCESSIBLE                                                            |              | 5% OF TOTAL  | 3     |
| SMALL CAR                                                             |              | 42% OF TOTAL | 26    |
| ELECTRIC CHARGING (REMAINDER OF PARKADE STALLS TO BE "ROUGH-IN ONLY") |              | 3            | 3     |
| VISITOR TOTAL:                                                        | 56           | *0.15        | 9     |
| ACCESSIBLE                                                            |              | 5% OF TOTAL  | 1     |
| SMALL CAR                                                             |              | 0% OF TOTAL  | 0     |
| STORAGE/BICYCLE LOCKERS PROPOSED                                      |              |              |       |
| PARKADE                                                               |              |              | 13    |
| 1ST FLOOR                                                             |              |              | 20    |
| SUITE                                                                 |              |              | 25    |
| TOTAL:                                                                |              |              | 58    |



the L.C. - keystone



the henley - keystone

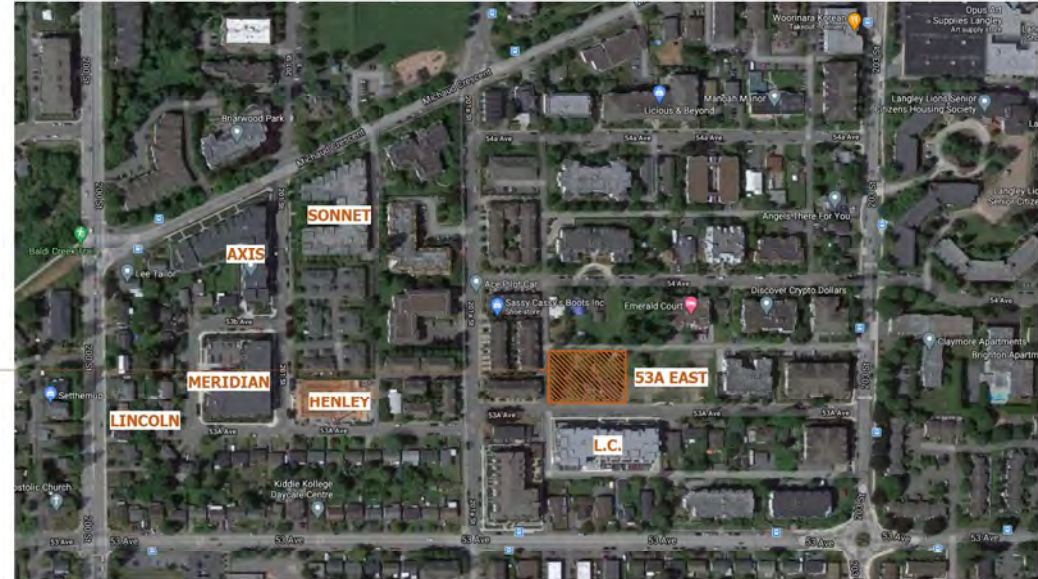


meridian - keystone

## location

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

## 53A central development location



keystone project map



53A east - keystone



keystonearch.ca

## 53A CENTRAL - MULTI-FAMILY

20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

## CONTEXT & PRECEDENT IMAGES

SCALE: N.T.S.



## RE-ISSUED FOR DEVELOPMENT PERMIT

21-05-26 REVISION # 4  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 20-146


SD1.03



## design rationale

### project description

THE SITING AND MASSING OF THE BUILDING IS POSITIONED ALONG THE STREET FITTING IN WITH THE EXISTING NEIGHBOURHOOD CONTEXT BY MEANS OF A DISTINCTIVE AND PROMINENT RAISED ENTRY, AND FLAT RAISED PROJECTIONS IN ORDER TO REDUCE SCALE. THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS, LIKE DEVELOPMENTS. THE OUTDOOR AMENITY SPACES ARE STRATEGICALLY POSITIONED AT THE NORTHWEST CORNER OF THE SITE SO AS TO RECEIVE AFTERNOON/EVENING SUN WHEN THE SPACE WILL MOST COMMONLY BE UTILIZED. THE FACADE IS RHYTHMICALLY DIVIDED UP AND MASSED VERTICALLY AND HORIZONTALLY IN SUCH A WAY TO CREATE A SENSE OF INDIVIDUALITY, WITH A GROUP FLOOR LEVEL SCALED TO ALLOW A STREET-FRIENDLY AND INVITING CONNECTION WITH THE STREET FACE.

THE EXPOSED PARKADE PROJECTIONS ALONG THE STREET ARE SURFACE TREATED WITH BRICK VENEER IN A STEPPED FASHION AND LINED WITH A VEGETATIVE BUFFER AND ARE PERMEABLE FROM THE STREET BY MEANS OF WIDE STAIRS AND RAMPS. THE EXTERIOR TREATMENTS USE OF GRAY ACCENTS, BLUE, WHITE, AND RED BRICK TONES BRING A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE WITHIN THE CITY OF LANGLEY.

### massing, form & character

FEATURE PROJECTIONS PROVIDED AROUND THE BUILDING ADD HIGHLIGHTS OF COLOUR AND VISUAL INTEREST TO THE BUILDING FACADE. 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 REAR COURTYARD ENTRIES, AND ALSO ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM WITH ENHANCES 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.

### environmental sustainability

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

### crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTD) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE REAR AND SIDE YARDS 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.



sw corner along 53A avenue



keystonearch.ca

#### 53A CENTRAL - MULTI-FAMILY

20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

#### DESIGN RATIONALE

SCALE: N.T.S.

#### RE-ISSUED FOR DEVELOPMENT PERMIT

21-05-26 REVISION # 4  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 20-146



SD1.04



front entrance view



north elevation view



**53A CENTRAL - MULTI-FAMILY**  
20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

**RENDERINGS**  
SCALE: N.T.S.

**RE-ISSUED FOR DEVELOPMENT PERMIT**  
21-05-26 REVISION # 4  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 20-146



SD1.05





53a avenue streetscape

1/16" = 1'-0"



rear lane streetscape

1/16" = 1'-0"



keystonearch.ca

**53A CENTRAL - MULTI-FAMILY**

20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

**STREETSCAPES**

SCALE: 1/16" = 1'-0"

**RE-ISSUED FOR DEVELOPMENT PERMIT**

21-05-26 REVISION # 4  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 20-146



**SD1.06**

PID : 000-884-251 (LOT #67)  
PID : 002-464-306 (LOT #68)  
PID : 006-906-419 (LOT #69)

CIVIC ADDRESS :

20179 - 53A AVENUE (LOT #67)  
20189 - 53A AVENUE (LOT #68)  
20199 - 53A AVENUE (LOT #69)  
LANGLEY, B.C.

### ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED  
FROM GNSS OBSERVATIONS  
DATUM CVD28GVRD 2005

**LEGEND :**

- |     |  |                                       |
|-----|--|---------------------------------------|
| SNM |  | DENOTES SANITARY MANHOLE              |
| STN |  | DENOTES STORM MANHOLE                 |
| CSN |  | DENOTES CONCRETE                      |
| DN  |  | DENOTES DECIDUOUS TREE                |
| STP |  | DENOTES STUMP OF TREE                 |
| CR  |  | DENOTES RECTANGULAR CATCH BASIN       |
| GS  |  | DENOTES GUY WIRE                      |
| PS  |  | DENOTES POWER POLE                    |
| LS  |  | DENOTES SIGN                          |
| LS  |  | DENOTES LAMP STANDARD                 |
| WD  |  | DENOTES WATER METER                   |
| UD  |  | DENOTES UNDERGROUND UTILITY           |
| SD  |  | DENOTES TOP OF DITCH                  |
| BD  |  | DENOTES BOTTOM OF DITCH               |
| FD  |  | DENOTES FIRE HYDRANT                  |
| WD  |  | DENOTES WATER VALVE                   |
| RTN |  | DENOTES RETAINING WALL                |
| CTN |  | DENOTES CONTOUR BASED ON FIELD SURVEY |

Lot dimensions and clearances according to Field Survey.

*This plan does not show non-plan charges, liens or interests.*

This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility for any claims or damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN  
ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE  
AND IS CERTIFIED CORRECT THIS 8th DAY OF NOVEMBER, 2019.

LARNATT S. CREWAL

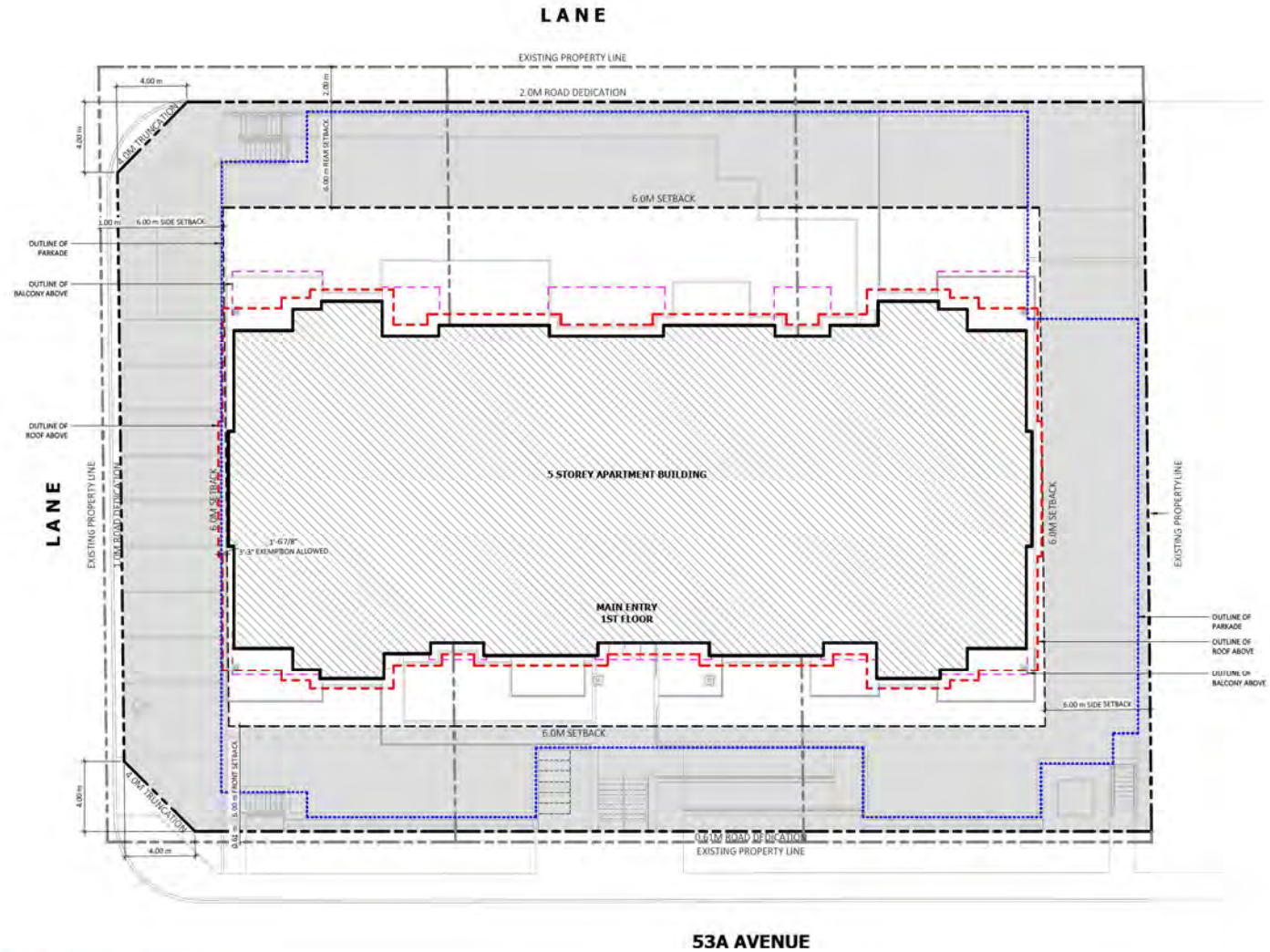
A  
PLAN EEP66838

© GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C7  
TEL: 604-597-8567  
EMAIL: [Office@GrewalSurveys.com](mailto:Office@GrewalSurveys.com)  
FAX: 1911-004  
DWC: 1911-004 73.









**site layout plan**  
1" = 10'-0"



**53A CENTRAL - MULTI-FAMILY**  
20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

**SITE LAYOUT PLAN**  
SCALE: 1" = 10'-0"

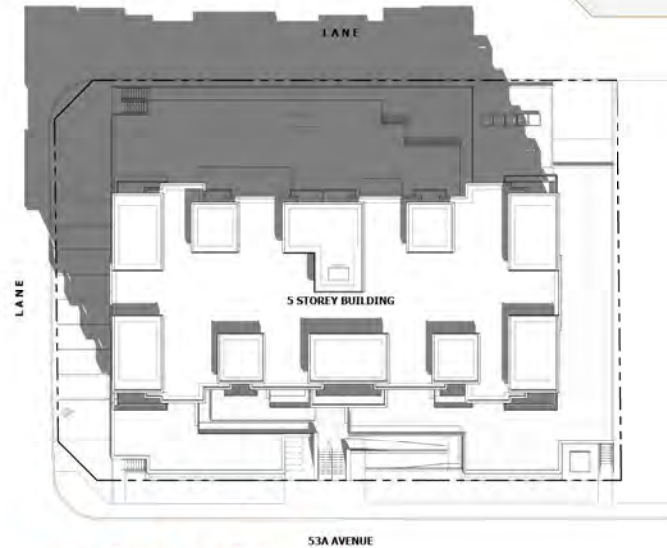


**RE-ISSUED FOR DEVELOPMENT PERMIT**  
21-05-26, REVISION # 4  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 20-146

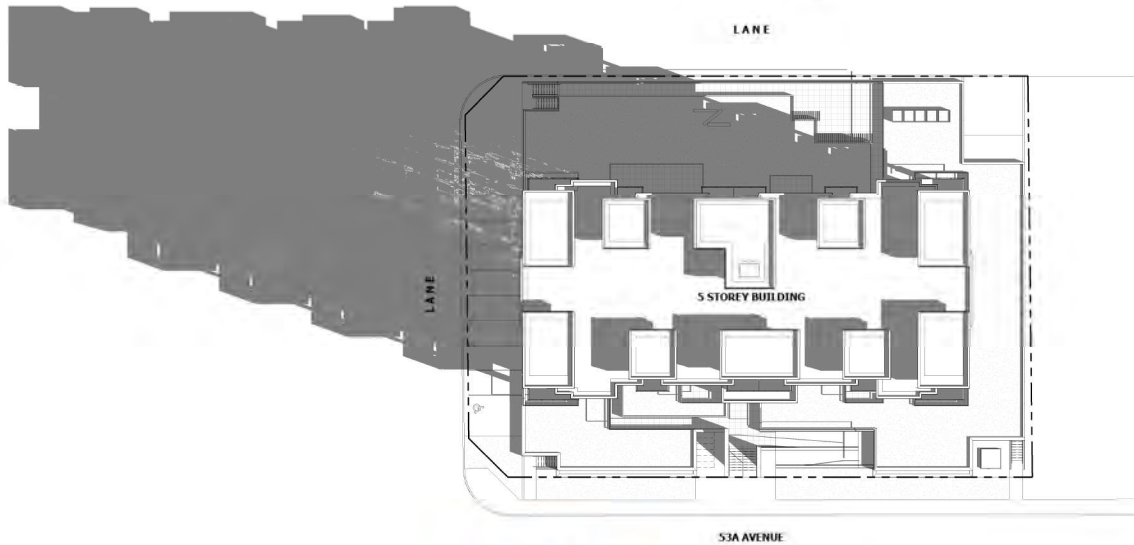


**SD1.11**

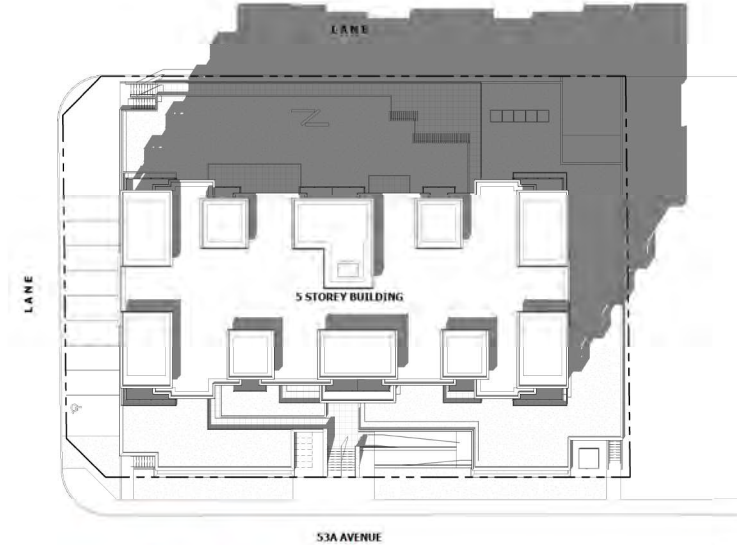




**march 21 - 12pm**  
1" = 20'-0"



**march 21 - 9am**  
1" = 20'-0"



**march 21 - 3pm**  
1" = 20'-0"



keystonearch.ca

**53A CENTRAL - MULTI-FAMILY**

20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

**SHADOW STUDY**

SCALE: 1" = 20'-0"



**RE-ISSUED FOR DEVELOPMENT PERMIT**

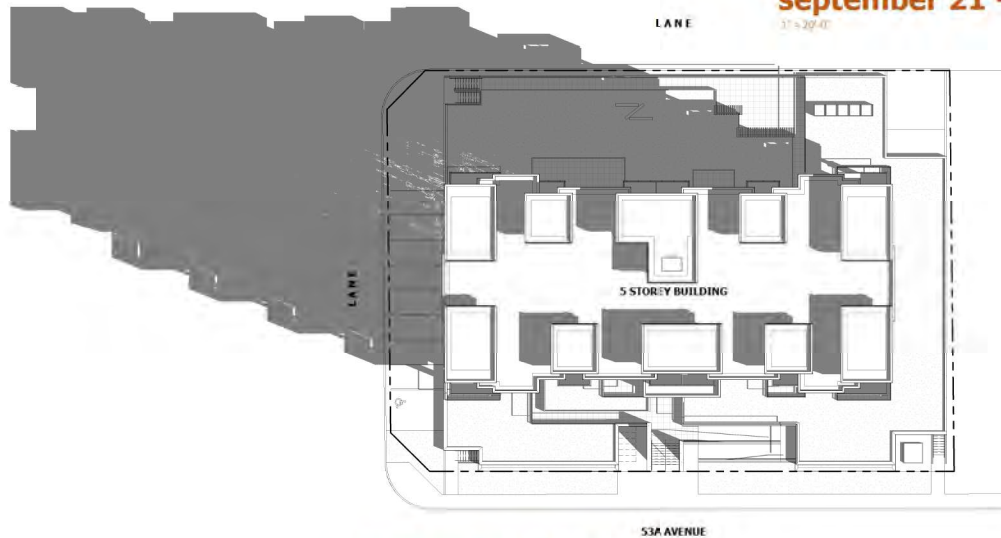
21-05-26, REVISION # 4  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 20-146



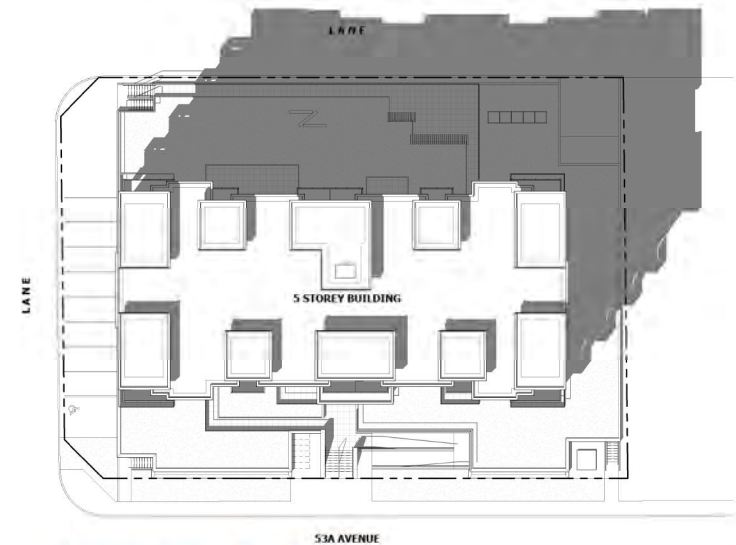
**SD1.12**



september 21 - 12pm  
1" = 20'-0"



september 21 - 9am  
1" = 20'-0"



september 21 - 3pm  
1" = 20'-0"



keystonearch.ca

**53A CENTRAL - MULTI-FAMILY**

20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

**SHADOW STUDY**

SCALE: 1" = 20'-0"



**RE-ISSUED FOR DEVELOPMENT PERMIT**

21-05-26, REVISION # 4  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 20-146



SD1.13





**e/w site section**  
1/14" = 1'-0"



**n/s site section**  
3/32" = 1'-0"



south west



north west



south east



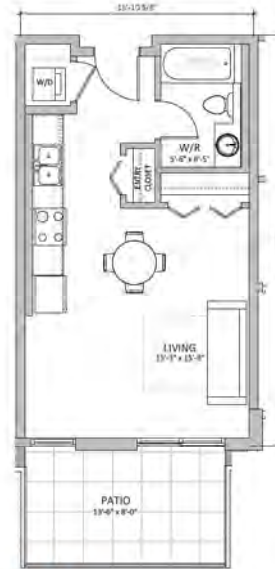
north east




**unit A**

482 SF • 1 B/D + STORAGE  
UNIT COUNT: 4  
LEVEL 2-5

1/4" = 1'-0"


**unit A1**

488 SF • STUDIO  
UNIT COUNT: 1  
LEVEL 1

1/4" = 1'-0"


**unit A2**

488 SF • STUDIO  
UNIT COUNT: 1  
LEVEL 1

1/4" = 1'-0"


**unit B**

566 SF • 1 BED  
UNIT COUNT: 11  
LEVEL 1-5

1/4" = 1'-0"


**unit B1**

LAYOUT IDENTICAL TO UNIT B  
EXCEPT AREA DESIGN  
662 SF • 1 BED + FLEX  
UNIT COUNT: 2  
LEVEL 2

1/4" = 1'-0"


**unit B2**

LAYOUT IDENTICAL TO UNIT B  
EXCEPT AREA DESIGN  
672 SF • 1 BED + FLEX (ADAPTABLE)  
UNIT COUNT: 4  
LEVEL 3-4

1/4" = 1'-0"



keystonesearch.ca

**53A CENTRAL - MULTI-FAMILY**

20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

**UNIT PLANS**

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

**RE-ISSUED FOR DEVELOPMENT PERMIT**

21-05-26 REVISION # 4  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 20-146


SD2.01


**unit B3**

1/8" = 1'-0"

LAYOUT IDENTICAL TO UNIT B  
EXCEPT AREA SHOWN  
547 SF 1 BED  
UNIT COUNT: 9  
LEVEL 3-5


**unit B4**

1/8" = 1'-0"

LAYOUT IDENTICAL TO UNIT B  
EXCEPT AREA SHOWN  
673 SF 1 BED + PEEK  
UNIT COUNT: 2  
LEVEL 5


**unit C**

1/8" = 1'-0"

892 SF 2 BED + STORAGE  
UNIT COUNT: 20  
LEVEL 3-5


**53A CENTRAL - MULTI-FAMILY**

20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

**UNIT PLANS**

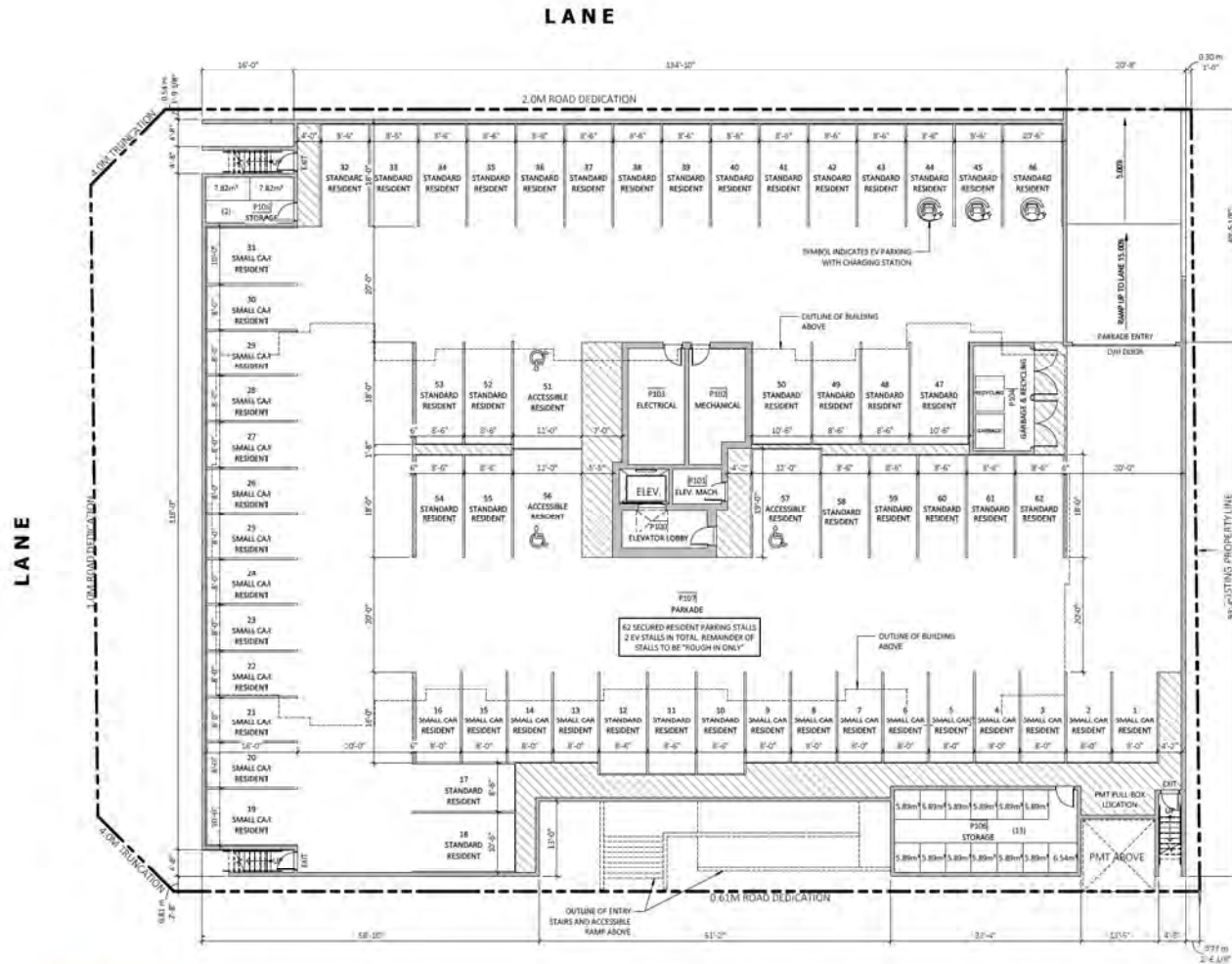
SCALE: 1/4" = 1'-0"

**RE-ISSUED FOR DEVELOPMENT PERMIT**

21-05-26 REVISION # 4  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 20-146


**SD2.02**





**p1 level**  
1" = 10'-0"

**53A AVENUE**



**53A CENTRAL - MULTI-FAMILY**  
20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

**P1 LEVEL PLAN**  
SCALE: 1" = 10'-0"



**RE-ISSUED FOR DEVELOPMENT PERMIT**  
21-05-26, REVISION # 4  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 20-146



**SD3.01**



**1st floor**

1" = 10'-0"



**53A CENTRAL - MULTI-FAMILY**  
20179, 20189, 20199 53A AVENUE, LANGLEY, B.C.

**FLOOR PLANS**  
SCALE: 1" = 10'-0"

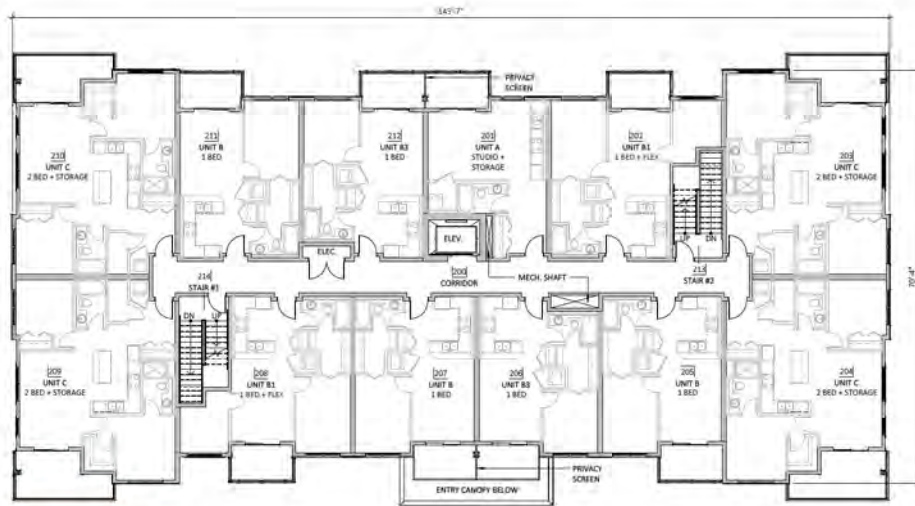


**RE-ISSUED FOR DEVELOPMENT PERMIT**  
21-05-26, REVISION # 4  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 20-146



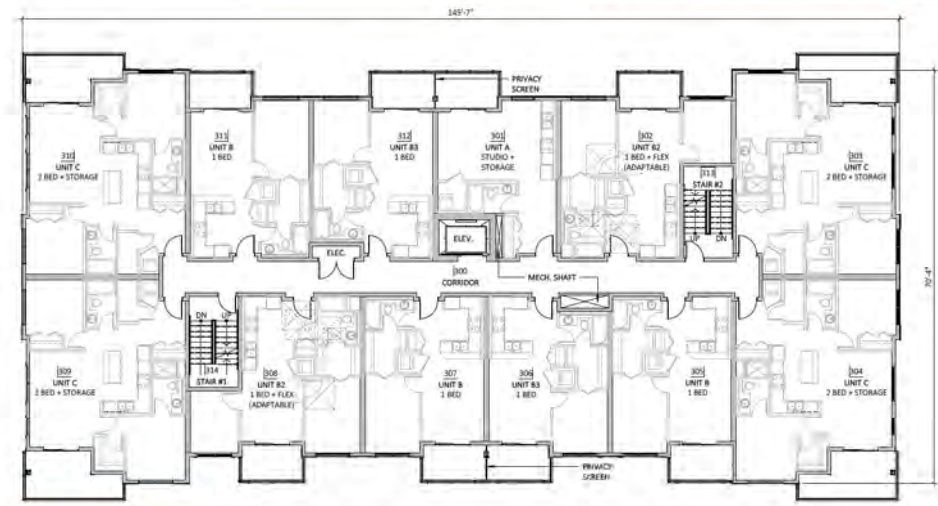
**SD3.02**





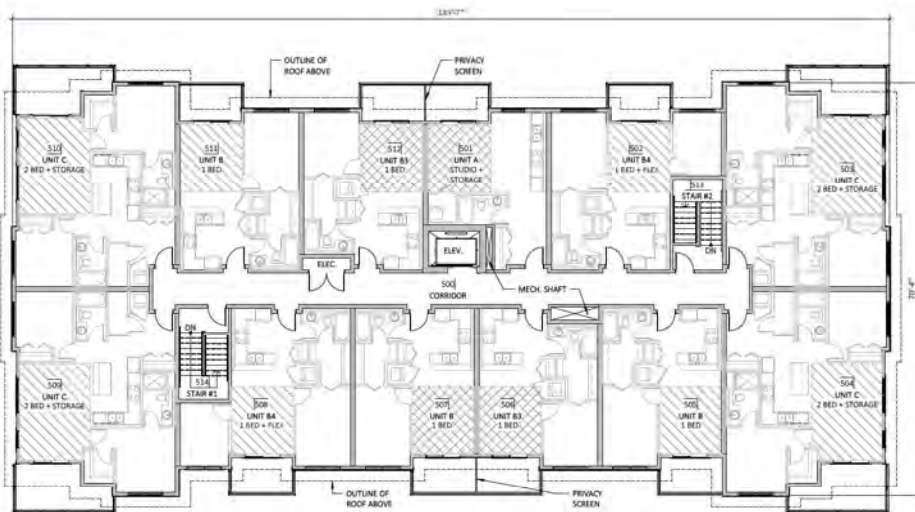
2nd floor

1" = 10'-0"



3rd-4th floor

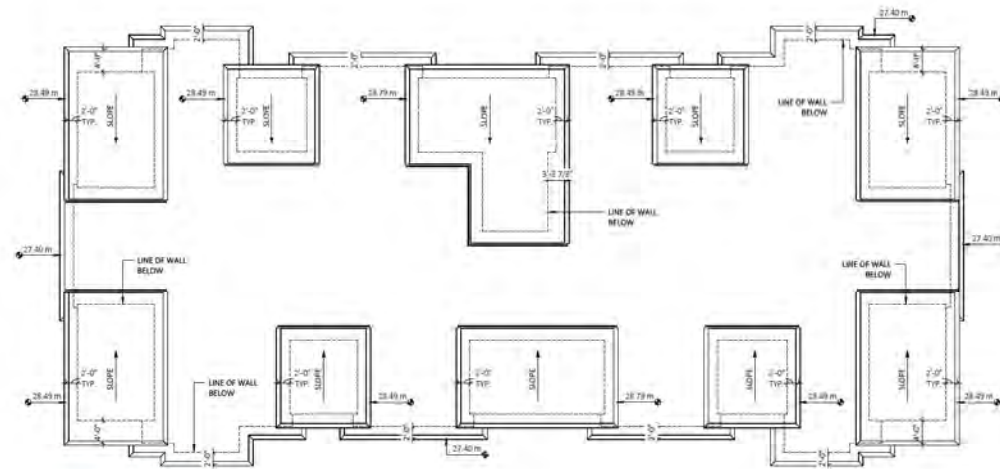
1" = 10'-0"



5th floor

1" = 10'-0"

- 5TH FLOOR POP-UP ROOF LOCATIONS  
CEILING HEIGHT: 12'-5"
- 5TH FLOOR POP-UP ROOF LOCATIONS  
CEILING HEIGHT: 15'-5"



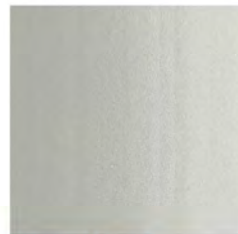
roof plan

1" = 10'-0"

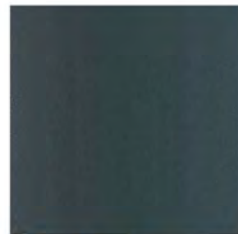


south elevation

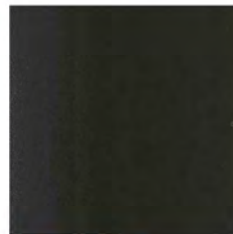
3/32" = 1'-0"



1. cement board



2. cement board



3. cement board



4. horizontal lap



5. horizontal lap



6. horizontal lap



7/8. manufactured brick veneer

## material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
- 2 CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE, COLOUR: 'EVENING BLUE'
- 3 CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE, COLOUR: 'IRON GRAY'
- 4 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: 'ROOFTOP BLUE'
- 5 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: 'EVENING BLUE'
- 6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: 'IRON GRAY'
- 7 MANUFACTURED BRICK VENEER (FACE BRICK - 30mmx65mmx120mm):  
- 'MUTUAL MATERIALS', COLOUR: 'BURGUNDY', TEXTURE: 'SMOOTH', MORTAR COLOUR: MEDIUM GRAY
- 8 MANUFACTURED BRICK VENEER (SUM BRICK - 13mmx65mmx120mm):  
- 'MUTUAL MATERIALS', COLOUR: 'BURGUNDY', TEXTURE: 'SMOOTH', MORTAR COLOUR: MEDIUM GRAY
- 9 WINDOW VINYL:  
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 10 SLIDING PATIO DOOR VINYL:  
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 11 ALUMINUM/GLASS DECK RAILING:  
- COLOUR: 'BLACK'
- 12 ALUMINUM/GLASS DECK PRIVACY SCREEN:  
- COLOUR: 'BLACK' W/ FROSTED GLASS
- 13 HARDIE BATTEN BOARDS (SMOOTH - 0.75"x2.5"):  
- COLOUR: 'TO MATCH JAMES HARDIE ARCTIC WHITE'
- 14 HARDIE TRIM (SMOOTH - 1"x5.5"):  
- COLOUR: 'TO MATCH JAMES HARDIE ARCTIC WHITE'
- 15 HARDIE TRIM (SMOOTH - 1"x5.5"):  
- COLOUR: 'TO MATCH JAMES HARDIE EVENING BLUE'
- 16 HARDIE TRIM (SMOOTH - 1"x5.5"):  
- COLOUR: 'TO MATCH JAMES HARDIE IRON GRAY'
- 17 HARDIE BATTEN BOARDS (SMOOTH - 0.75"x2.5"):  
- COLOUR: 'TO MATCH JAMES HARDIE IRON GRAY'
- 18 HARDIE FASCIA BOARD (SMOOTH - 1"x11.25"):  
- COLOUR: 'TO MATCH JAMES HARDIE ARCTIC WHITE'
- 19 HARDIE FASCIA BOARD (SMOOTH - 2"x11.25"):  
- COLOUR: 'TO MATCH JAMES HARDIE IRON GRAY'
- 20 METAL FLASHING:  
- 'GENIEC', COLOUR: 'TO MATCH JAMES HARDIE ARCTIC WHITE'
- 21 METAL FLASHING:  
- 'GENIEC', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
- 22 WOOD POST / BEAM CLAD IN CEMENT BOARD SMOOTH PANEL SIDING:  
- 'JAMES HARDIE', COLOUR: 'ARCTIC WHITE'
- 23 EXTERIOR METAL RAILING W/ VERTICAL PICKETS:  
- COLOUR: 'BLACK'
- 24 CONCRETE WALL:  
- COLOUR: 'PAINTED 'BENJAMIN MOORE COVENTRY GRAY''
- 25 EXTERIOR METAL DOOR:  
- 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE IRON GRAY'
- 26 ALUMINUM STOREFRONT SECTIONS:  
- COLOUR: 'CLEAR ANODIZED', C/W GRAY SPANDREL PANEL
- 27 ROOF SKYFILL:  
- PERFORATED VINYL, COLOUR: 'WHITE'
- 28 PRE-CAST CONCRETE CORNICE / CAP:  
- COLOUR: 'CLEAR SEALER'
- 29 METAL PARKADE ENTRY GRILL:  
- COLOUR: 'WHITE'
- 30 PLANTERS (LANDSCAPE TIES):  
- COLOUR: 'NATURAL WOOD'
- 31 WOOD PATIO DOOR:  
- COLOUR: 'PAINTED WHITE TO MATCH FRAMES', FRAME COLOUR: 'WHITE EXT./WHITE INT.'





south elevation

1/8" = 1'-0"



west elevation

1/8" = 1'-0"

## material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 2 CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE, COLOUR: EVENING BLUE
- 3 CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE, COLOUR: IRON GRAY
- 4 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: EVENING BLUE
- 5 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: IRON GRAY
- 6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: IRON GRAY
- 7 MANUFACTURED BRICK VENER (FACE BRICK - 300x114x65mm):  
- MULTIMATERIALS, COLOUR: BURGUNDY, TEXTURE: SMOOTH, MORTAR COLOUR: MEDIUM GRAY
- 8 MANUFACTURED BRICK VENER (SLAB BRICK - 130x114x65mm):  
- MULTIMATERIALS, COLOUR: BURGUNDY, TEXTURE: SMOOTH, MORTAR COLOUR: MEDIUM GRAY
- 9 WINDOW VINYL:  
- COLOUR: WHITE EXT. / WHITE INT.
- 10 SLIDING PATIO DOOR VINYL:  
- COLOUR: WHITE EXT. / WHITE INT.
- 11 ALUMINUM/GLASS DECK RAILING:  
- COLOUR: BLACK
- 12 ALUMINUM/GLASS DECK PRIVACY SCREEN:  
- COLOUR: BLACK W/ FROSTED GLASS
- 13 HARDIE BATTEN BOARDS (SMOOTH - 0.75"x2.5"):  
- COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 14 HARDIE TRIM (SMOOTH - 1"x5"):  
- COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 15 HARDIE TRIM (SMOOTH - 1"x5"):  
- COLOUR: TO MATCH JAMES HARDIE EVENING BLUE
- 16 HARDIE TRIM (SMOOTH - 1"x5"):  
- COLOUR: TO MATCH JAMES HARDIE IRON GRAY
- 17 HARDIE BATTEN BOARDS (SMOOTH - 0.75"x2.5"):  
- COLOUR: TO MATCH JAMES HARDIE IRON GRAY
- 18 HARDIE FASCIA BOARD (SMOOTH - 1"x11.25"):  
- COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 19 HARDIE FASCIA BOARD (SMOOTH - 2"x11.25"):  
- COLOUR: TO MATCH JAMES HARDIE IRON GRAY
- 20 METAL FLASHING:  
- 'GENIEK', COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 21 METAL FLASHING:  
- 'GENIEK', COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
- 22 WOOD POST / BEAM CLAD IN CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 23 EXTERIOR METAL RAILING W/ VERTICAL POCKETS:  
- COLOUR: BLACK
- 24 CONCRETE WALL:  
- COLOUR: PAINTED 'BENJAMIN MOORE COVENTRY GRAY'
- 25 EXTERIOR METAL DOOR:  
- 'BENJAMIN MOORE', COLOUR: TO MATCH JAMES HARDIE IRON GRAY
- 26 ALUMINUM STOREFRONT SECTIONS:  
- COLOUR: CLEAR ANODIZED, C/W GRAY SPANDREL PANEL
- 27 ROOF SOFFIT:  
- PERSONATED VINYL, COLOUR: WHITE
- 28 PRE-CAST CONCRETE CORNICE / CAP:  
- COLOUR: CLEAR SEALER
- 29 METAL PARKADE ENTRY GRILL:  
- COLOUR: WHITE
- 30 PLANTERS (LANDSCAPE TIES):  
- COLOUR: 'NATURAL WOOD'
- 31 WOOD PATIO DOOR:  
- COLOUR: PAINTED WHITE TO MATCH FRAMES  
- FRAME COLOUR: WHITE EXT. / WHITE INT.





north elevation

1/8" = 1'-0"



east elevation

1/8" = 1'-0"

## material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 2 CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE, COLOUR: EVENING BLUE
- 3 CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE, COLOUR: IRON GRAY
- 4 CEMENT BOARD CEDARNAIL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: TWENTY BLUE
- 5 CEMENT BOARD CEDARNAIL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: TWENTY BLUE
- 6 CEMENT BOARD CEDARNAIL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: IRON GRAY
- 7 MANUFACTURED BRICK VENER (FACE BRICK - 300mm(4in)x130mm):  
- MULTIMATERIALS, COLOUR: 'BURGUNDY', TEXTURE: 'SMOOTH', MORTAR COLOUR: MEDIUM GRAY
- 8 MANUFACTURED BRICK VENER (SLIM BRICK - 13mm(1/2in)x130mm):  
- MULTIMATERIALS, COLOUR: 'BURGUNDY', TEXTURE: 'SMOOTH', MORTAR COLOUR: MEDIUM GRAY
- 9 WINDOW VINYL:  
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 10 SLIDING PATIO DOOR VINYL:  
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 11 ALUMINUM/GLASS DECK RAILING:  
- COLOUR: 'BLACK'
- 12 ALUMINUM/GLASS DECK PRIVACY SCREEN:  
- COLOUR: 'BLACK' W/ FROSTED GLASS
- 13 HARDIE BATTEN BOARDS (SMOOTH - 0.75"x2.5"):  
- COLOUR: 'TO MATCH JAMES HARDIE ARCTIC WHITE'
- 14 HARDIE TRIM (SMOOTH - 1"x5.5"):  
- COLOUR: 'TO MATCH JAMES HARDIE ARCTIC WHITE'
- 15 HARDIE TRIM (SMOOTH - 1"x5.5"):  
- COLOUR: 'TO MATCH JAMES HARDIE EVENING BLUE'
- 16 HARDIE TRIM (SMOOTH - 1"x5.5"):  
- COLOUR: 'TO MATCH JAMES HARDIE IRON GRAY'
- 17 HARDIE BATTEN BOARDS (SMOOTH - 0.75"x2.5"):  
- COLOUR: 'TO MATCH JAMES HARDIE IRON GRAY'
- 18 HARDIE FASCIA BOARD (SMOOTH - 1"x11.25"):  
- COLOUR: 'TO MATCH JAMES HARDIE ARCTIC WHITE'
- 19 HARDIE FASCIA BOARD (SMOOTH - 2"x11.25"):  
- COLOUR: 'TO MATCH JAMES HARDIE IRON GRAY'
- 20 METAL FLASHING:  
- 'GENIE', COLOUR: 'TO MATCH JAMES HARDIE ARCTIC WHITE'
- 21 METAL FLASHING:  
- 'GENIE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
- 22 WOOD POST / BEAM CLAD IN CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 23 EXTERIOR METAL RAILING W/ VERTICAL PICKETS:  
- COLOUR: 'BLACK'
- 24 CONCRETE WALL:  
- COLOUR: 'PAINTED 'BENJAMIN MOORE COVENTRY GRAY'
- 25 EXTERIOR METAL DOOR:  
- 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE IRON GRAY'
- 26 ALUMINUM STOREFRONT SECTIONS:  
- COLOUR: 'CLEAR ANODIZED', C/W GRAY SPANDREL PANEL
- 27 ROOF SOFFIT:  
- PERFORATED VINYL, COLOUR: 'WHITE'
- 28 PRE-CAST CONCRETE CORNICE / CAP:  
- COLOUR: 'CLEAR SEALER'
- 29 METAL PARKADE ENTRY GRILL:  
- COLOUR: 'WHITE'
- 30 PLANTERS (LANDSCAPE TIES):  
- COLOUR: 'NATURAL WOOD'
- 31 WOOD PATIO DOOR:  
- COLOUR: 'PAINTED WHITE TO MATCH FRAMES', FRAME COLOUR: 'WHITE EXT. / WHITE INT.'