



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 RENDERINGS
SD1.07 SURVEY PLAN
SD1.10 SITE PLAN
SD1.11 SITE LAYOUT PLAN
SD1.12 SECTIONS
SD1.13 SECTIONS
SD1.14 SECTIONS
SD1.15 SHADOW STUDY

SD2.01 UNIT PLANS
SD2.02 UNIT PLANS
SD2.03 UNIT PLANS
SD2.04 UNIT PLANS
SD2.05 UNIT PLANS
SD2.06 UNIT PLANS
SD3.01 P1 LEVEL PLAN
SD3.02 FLOOR PLANS
SD3.03 FLOOR PLANS
SD4.01 BUILDING ELEVATIONS
SD4.02 BUILDING ELEVATIONS
SD4.03 BUILDING ELEVATIONS
SD4.04 RENDERED ELEVATIONS
SD4.05 RENDERED ELEVATIONS

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53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

COVER PAGE

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

21/06/21 - REVISION R-1
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128



RF PROPERTIES
a division of Redekop & Ferrario

SD0.01

0.1.0 project data

PROJECT:	53A AVENUE APARTMENTS (MULTI-FAMILY RESIDENTIAL)
CURRENT ZONING:	RS-1 (SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING:	CD (COMPREHENSIVE DEVELOPMENT ZONE) BASED ON RM3
OCIP DESIGNATION:	HIGH-DENSITY RESIDENTIAL
CIVIC ADDRESS:	20040, 20050, 20060, 20070 53A AVENUE, & 20041, 20051, 20061 & 20071 53 AVENUE, LANGLEY, BC
LEGAL DESCRIPTION:	LOT 302,303,304,305,308,309,310 & 311, DISTRICT LOT 305, GROUP 2, NWD PLAN 42983
VARIANCES APPLIED FOR:	1) MAX BUILDING HEIGHT ALLOWABLE: 4 STOREY, PROPOSED: 6 STOREY (OCIP AMENDMENT) 2) PROPOSED DENSITY = 2.1, PROPOSED 113 UNITS (OCIP AMENDMENT) 3) 5.0M (NORTH), 3.5M (EAST), 5.5M (SOUTH), 6.0M (WEST) 4) RESIDENT BIKE STORAGE TO BE PART OF IN-SUITE STORAGE SPACE 5) LEVEL 6 - PORTIONS OF THE TWO SOUTH-WEST CORNER UNIT BALCONIES, WHICH ARE UNDER COVER BY THE POP UPS, PROJECT INTO THE SETBACK. ADDITIONALLY, THERE IS A BALCONY COLUMN ON THE SOUTH CORNER UNIT OVER THE SETBACK. PLEASE REFER TO SITE LAYOUT PLAN ON SD1.11 6) NUMBER OF VISITOR PARKING STALLS PROVIDED WILL BE LESS THAN REQUIRED. REQUIRED VISITOR STALLS = 23; PROPOSED VISITOR STALLS = 18
BYLAW EXEMPTIONS:	- 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) - STEPS, ARBORS AND TRELLISES, FISH PONDS, ORNAMENTS, FLAG POLES OR SIMILAR LANDSCAPING FEATURES, UNCOVERED PATIOS OR TERRACES - SWIMMING POOLS SHALL NOT PROJECT INTO THE FRONT YARD SETBACK AREAS
BUILDING AREA DEFINITION (BCBC 2018):	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
ALLOWABLE LOT COVERAGE (ZONING):	40%
ALLOWABLE 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 (OCIP):	198 UNITS/HECTARE 198 x 0.462 HECTARE = 91 UNITS DRAFT OCIP ALLOWABLE DENSITY = 2.1 (OCIP AMENDMENT)
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
PROPOSED 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 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 SLB UNDER 3.2.1.2 STORAGE GARAGE CONSIDERED AS A SEPERATE BUILDING. 2) GROUP C RESIDENTIAL 3.2.2.50 UP TO 6 STOREYS, SPRINKLERED, COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION, MAX AREA 1,800M ² AT 5 STOREY BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	4 STOREYS (ZONING) / 6 STOREYS (BCBC 3.2.2.50)
PROPOSED BUILDING HEIGHT (BCBC 2018):	6 STOREYS
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m [BCBC 2018, GROUP C 3.2.2.50 (1)(c)], PROPOSED - 15.50m
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25m [BCBC 2018, GROUP C 3.2.2.50 (1)(c)], PROPOSED - 20.23m
AVERAGE GRADE (ZONING):	9.42M
LOWEST AVERAGE GRADE (BCBC 2018):	11.25M
PROPOSED BUILDING HEIGHT (BCBC 2018):	6 STOREYS
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m [BCBC 2018, GROUP C 3.2.2.50 (1)(c)], PROPOSED - 15.26M
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25m [BCBC 2018, GROUP C 3.2.2.50 (2)(c)], PROPOSED - 20.99M
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m [BCBC 2018 3.2.5.6(2)] PROPOSED - 17.09M
REQUIRED AMENITY SPACE (ZONING):	INDOOR AMENITY SPACE IN THE AMOUNT OF 2.3M ² (24.74 SF) PER DWELLING UNIT FOR ALL BUILDINGS CONTAINING MORE THAN 20 UNITS REQUIRED: 113 UNITS x 2.3 SM = 259.9 SM (2,797.54 SF)

0.1.1 project data

GROSS SITE AREA:	49,702.47 SF (4,617.51 SM) (1.14 ACRES)
NET SITE AREA (AFTER ROAD DEDICATIONS):	45,340.77 SF (4,212.30 SM) (1.04 ACRES)
PROPOSED LOT COVERAGE:	18,706 SF / 49,702.47 SF = 37.63%(GROSS) 18,706 SF / 45,340.77 SF = 41.26% (NET)
PROPOSED BUILDING AREA:	NORTH BUILDING = 6,152 S.F. (572 S.M.), SOUTH BUILDING = 12,352 S.F. (1,148 S.M.) 1ST FLOOR: 13,556 SF 2ND FLOOR: 18,304 SF 3RD- 6TH FLOORS: 18,120 SF
PROPOSED GROSS FLOOR AREA (NET) INCLUDING PARKADE):	TOTAL: 104,340 SF (9,693.50 SM)
PROPOSED GROSS FLOOR AREA (PARKADE ONLY):	38,146 S.F. (3,543.83 S.M.)
EFFICIENCY:	85,732 S.F. / 104,340 S.F. = 82%
PROPOSED FSR:	104,340 SF / 49,702.47 SF = 2.10 (GROSS)
PROPOSED SETBACKS:	5.00M (NORTH), 3.50M (EAST), 5.50M (SOUTH), 6.0M (WEST)
PROPOSED INDOOR AMENITY SPACE:	2,877 S.F. (268 S.M.)

0.2.0 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	566 SF	52.59 m ²	0.4%	
PARKADE	35158 SF	3266.30 m ²	24.7%	
SERVICE ROOMS/SHAFTS	1030 SF	96.47 m ²	0.7%	
STORAGE	1383 SF	128.47 m ²	1.0%	
	38146 SF	3543.83 m²	26.8%	
1ST LEVEL				
CIRCULATION	3958 SF	367.68 m ²	2.8%	
RESIDENTIAL	9531 SF	885.44 m ²	6.7%	
SERVICE ROOMS/SHAFTS	68 SF	6.31 m ²	0.0%	
	13556 SF	1259.43 m²	9.5%	
2ND LEVEL				
CIRCULATION	2294 SF	213.13 m ²	1.6%	
INDOOR AMENITY	2877 SF	267.28 m ²	2.0%	
RESIDENTIAL	13073 SF	1214.56 m ²	9.2%	
SERVICE ROOMS/SHAFTS	60 SF	5.57 m ²	0.0%	
	18304 SF	1700.51 m²	12.8%	
3RD LEVEL				
CIRCULATION	2278 SF	211.64 m ²	1.6%	
RESIDENTIAL	15782 SF	1466.16 m ²	11.1%	
SERVICE ROOMS/SHAFTS	60 SF	5.57 m ²	0.0%	
	18120 SF	1683.37 m²	12.7%	
4TH LEVEL				
CIRCULATION	2278 SF	211.64 m ²	1.6%	
RESIDENTIAL	15782 SF	1466.16 m ²	11.1%	
SERVICE ROOMS/SHAFTS	60 SF	5.57 m ²	0.0%	
	18120 SF	1683.37 m²	12.7%	
5TH LEVEL				
CIRCULATION	2278 SF	211.64 m ²	1.6%	
RESIDENTIAL	15782 SF	1466.16 m ²	11.1%	
SERVICE ROOMS/SHAFTS	60 SF	5.57 m ²	0.0%	
	18120 SF	1683.37 m²	12.7%	
6TH LEVEL				
CIRCULATION	2269 SF	210.23 m ²	1.6%	
RESIDENTIAL	15791 SF	1467.57 m ²	11.1%	
SERVICE ROOMS/SHAFTS	60 SF	5.57 m ²	0.0%	
	18120 SF	1683.37 m²	12.7%	
AREA GRAND TOTAL	142485 SF	13237.26 m²	100.0%	

NOTE: AREAS GIVEN ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE.



53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

PROJECT DATA

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

21/06/21 - REVISION R-1
CITY OF LANGLEY FILE #
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SD1.01

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	19	16.8%	
1 BED + FLEX	59	52.2%	
2 BED	29	25.7%	
2 BED (ADAPTABLE)	6	5.3%	
TOTAL UNITS: 113		100.0%	

0.4.0 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT A	1 BED	10	617 SF	57 m ²	6170 SF	573.17 m ²
UNIT A: 10					6170 SF	573.17 m ²
UNIT A1	1 BED	1	621 SF	58 m ²	621 SF	57.72 m ²
UNIT A1: 1					621 SF	57.72 m ²
UNIT A2	1 BED	3	594 SF	55 m ²	2374 SF	220.58 m ²
UNIT A2: 4					2374 SF	220.58 m ²
UNIT A3	1 BED	4	616 SF	57 m ²	2464 SF	228.88 m ²
UNIT A3: 4					2464 SF	228.88 m ²
UNIT B	1 BED + FLEX	1	667 SF	62 m ²	667 SF	61.95 m ²
UNIT B: 1					667 SF	61.95 m ²
UNIT B1	1 BED + FLEX	1	697 SF	65 m ²	697 SF	64.78 m ²
UNIT B1: 1					697 SF	64.78 m ²
UNIT B2	1 BED + FLEX	24	708 SF	66 m ²	16991 SF	1578.55 m ²
UNIT B2	1 BED + FLEX	4	709 SF	66 m ²	2835 SF	263.42 m ²
UNIT B2	1 BED + FLEX	5	712 SF	66 m ²	330.85 m ²	330.85 m ²
UNIT B2	1 BED + FLEX	6	717 SF	67 m ²	4304 SF	399.83 m ²
UNIT B2: 39					27692 SF	2572.65 m ²
UNIT B3	1 BED + FLEX	4	713 SF	66 m ²	2851 SF	264.90 m ²
UNIT B3: 4					2851 SF	264.90 m ²
UNIT B4	1 BED + FLEX	6	714 SF	66 m ²	4284 SF	398.02 m ²
UNIT B4: 6					4284 SF	398.02 m ²
UNIT B5	1 BED + FLEX	4	707 SF	66 m ²	2829 SF	262.85 m ²
UNIT B5	1 BED + FLEX	4	719 SF	67 m ²	2874 SF	267.03 m ²
UNIT B5: 8					5704 SF	529.88 m ²
UNIT C	2 BED	5	897 SF	83 m ²	4486 SF	416.72 m ²
UNIT C	2 BED	1	900 SF	84 m ²	900 SF	83.65 m ²
UNIT C	2 BED	4	901 SF	84 m ²	3605 SF	334.90 m ²
UNIT C	2 BED	1	917 SF	85 m ²	917 SF	85.20 m ²
UNIT C: 11					9908 SF	920.46 m ²
UNIT C1	2 BED	11	934 SF	87 m ²	10272 SF	954.34 m ²
UNIT C1	2 BED	1	939 SF	87 m ²	939 SF	87.20 m ²
UNIT C1: 12					11211 SF	1041.54 m ²
UNIT C2	2 BED (ADAPTABLE)	5	898 SF	83 m ²	4492 SF	417.31 m ²
UNIT C2: 5					4492 SF	417.31 m ²
UNIT C3	2 BED (ADAPTABLE)	1	899 SF	84 m ²	899 SF	83.55 m ²
UNIT C3: 1					899 SF	83.55 m ²
UNIT C4	2 BED	3	942 SF	88 m ²	2826 SF	263.53 m ²
UNIT C4	2 BED	4	943 SF	88 m ²	3770 SF	350.29 m ²
UNIT C4	2 BED	1	956 SF	89 m ²	956 SF	88.80 m ²
UNIT C4: 6					5668 SF	526.61 m ²
UNIT TOTALS: 113					85702 SF	7982.01 m ²

NOTE: AREAS GIVEN ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE.

0.5.0 parking requirements / storage requirements

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS / S.F.	FACTOR	TOTAL
RESIDENT (1 BED)	78	*1.2	94
RESIDENT (2 BED)	35	*1.3	46
TOTAL:			140
ACCESSIBLE		5% OF TOTAL	6
SMALL CAR ALLOWABLE		40% OF TOTAL	56
VISITOR	113	*0.2	23
TOTAL:			23
ACCESSIBLE		5% OF TOTAL	2
SMALL CAR ALLOWABLE		40% OF TOTAL	10
TOTAL STALLS:			163
BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS/BLDG/S.F.	FACTOR	
TENANT (UNIT)	113	*0.5	57
-VERTICAL STALLS ALLOWABLE		40% OF REQUIRED	23
VISITOR (BLDG)	1	*6	6
TOTAL STALLS:			63
STORAGE LOCKERS REQUIRED (BYLAW REQUIREMENT)	UNITS/BLDG/S.F.	FACTOR	
TENANT (UNIT)	113	1	113
TOTAL:			113

0.5.1 parking / storage proposed

VEHICLE PARKING STALLS PROPOSED	TOTAL
RESIDENT TOTAL:	
ACCESSIBLE	141
SMALL CAR	2
ELECTRIC CHARGING (REMAINDER OF PARKADE STALLS TO BE "ROUGH IN ONLY")	2
VISITOR TOTAL:	
ACCESSIBLE	18
SMALL CAR	1
STORAGE/BICYCLE LOCKERS (COMBINED) PROPOSED	
SUITE	113
TOTAL:	113

0.6.0 garbage/recycling area required

METRO VANCOUVER SPECIFICATIONS FOR RECYCLING AND GARBAGE AMENITIES IN MULTI-FAMILY AND COMMERCIAL DEVELOPMENTS	TOTAL
MINIMUM CENTRALIZED GARBAGE AND RECYCLING STORAGE SPACE	
(0.31 SM x 113 UNITS) + 8 SM =	43 SM (462 SF)
WITHIN ABOVE - MINIMUM SIZE OF CENTRALIZED RECYCLING STORAGE SPACE	
(0.16 SM x 113 UNITS) + 5 SM =	23 SM (248 SF)
IN ADDITION TO ABOVE - MINIMUM SIZE OF "FLEX SPACE"	
23 SM x 0.5 =	11.5 SM (124 SF)
GRAND TOTAL	54.5 SM (587 SF)

0.6.1 garbage/recycling area proposed

CENTRALIZED GARBAGE AND RECYCLING STORAGE SPACE	TOTAL
	43 SM (462 SF)
IN ADDITION TO ABOVE - "FLEX SPACE"	
	11.5 SM (124 SF)
GRAND TOTAL	54.5 SM (587 SF)

**53A AVENUE RF APARTMENTS**

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

PROJECT DATA

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT21/06/21 - REVISION R-1
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-189**R**
RF PROPERTIES
architect & interior**SD1.02**



the henley apartments - keystone project



meridian apartments - keystone project



lincoln apartments - keystone project

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. ACROSS THE STREET FROM NICOMEKL ELEMENTARY SCHOOL AND THE NICOMEKL PUBLIC TRAIL.

axis apartments

lincoln apartments

meridian apartments

the henley apartments

53A RF apartments

nicomekl elementary school



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53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

CONTEXT & PRECEDENT IMAGES

SCALE: N.T.S.



RE-ISSUED FOR DEVELOPMENT PERMIT

21/06/21 - REVISION R-2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128

R
RF PROPERTIES
architect & interior design

SD1.03

design rationale

project description

THE SITING AND MASSING OF THE BUILDING IS POSITIONED ALONG THE STREET FITTING IN WITH THE CURRENT NEIGHBOURHOOD BY MEANS OF A DISTINCTIVE AND PROMINENT PROJECTED ENTRY, STEPPED FACADE AND FLAT RAISED PROJECTIONS AT THE CORNERS IN ORDER TO REDUCE SCALE. THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS. THE FACADE IS RHYTHMICALLY DIVIDED AND MASSED UP VERTICALLY AND HORIZONTALLY TO CREATE A SENSE OF INDIVIDUALITY, WITH A GROUND FLOOR LEVEL SCALED TO ALLOW A PEDESTRIAN-FRIENDLY AND INVITING CONNECTION WITH THE STREET FACE.

THE EXPOSED PARKADE PORTIONS ALONG THE STREET ARE SURFACE TREATED WITH BRICK VENEER IN A STEPPED FASHION AND LINED WITH A VEGETATIVE BUFFER. THIS PODIUM IS PERMEABLE FROM THE STREET BY MEANS OF WIDE STAIRS AND RAMPS. THE EXTERIOR TREATMENT'S USE OF WHITE, BLACK, AND GREY ACCENTS IN ADDITION TO WOOD TRIM AND BRICK VENEER BRING A SENSE OF WARMTH AND WELCOMING MAKING THE DEVELOPMENT FEEL LIKE A LIVABLE PLACE WITHIN THE CITY OF LANGLEY.

massing, form & character

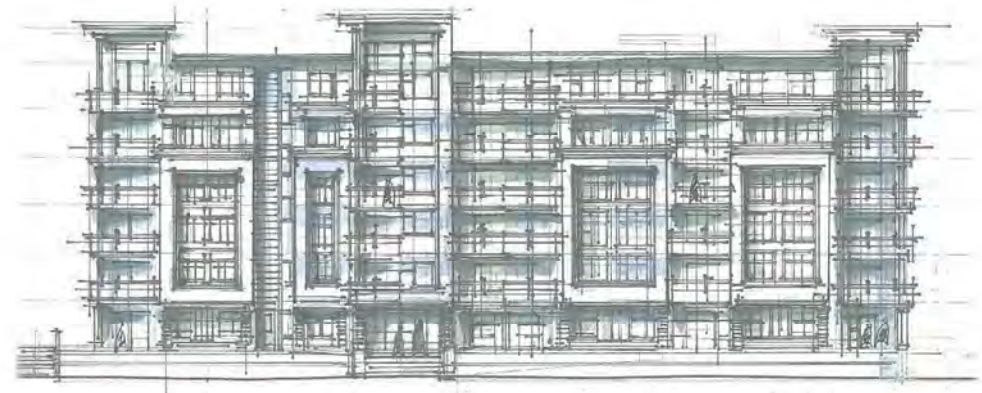
THE EXTERIOR IS MODESTLY ARTICULATED TO BRING A NEO-CLASSICAL BEAUX-ARTS REFERENCE TO ITS PROPORTIONS, MASSING, DETAILS AND ENHANCING THE VERTICALITY OF THE FACADE. MATERIALS CONSIST OF A BLEND OF BRICK, CEMENTITIOUS CLADDING INCLUDING BOARD AND BATTEN, LAP SIDING AND PANEL AS WELL AS WOOD TRIM AND GLASS GUARDRAILS ALONG THE BALCONY PROJECTIONS. THE BALCONIES HAVE BEEN DESIGNED SUCH THAT THEY BOTH ARTICULATE A LOWER SCALE AT THE STREET, AND ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM. THE ENHANCED VIEWS ALLOW TENANTS TO EXPERIENCE THE OUTDOORS WHILE YET MAINTAINING PRIVACY WITHIN THE SUITES.

environmental sustainability

ENVIRONMENTAL SUSTAINABILITY IS ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND STORAGE, GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS. ADDITIONALLY, THE DEVELOPMENT WILL BE DESIGNED TO ADDRESS NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, AS WELL AS STORAGE AND COLLECTION OF RECYCLABLES.

crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) 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.





north elevation view at 53a avenue



southeast corner at greenway



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53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

RENDERINGS

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

21/06/21 REVISION R-2
CITY OF LANGLEY FILE #
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R
RF PROPERTIES
architect & interior design

SD1.05



courtyard



53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

RENDERINGS

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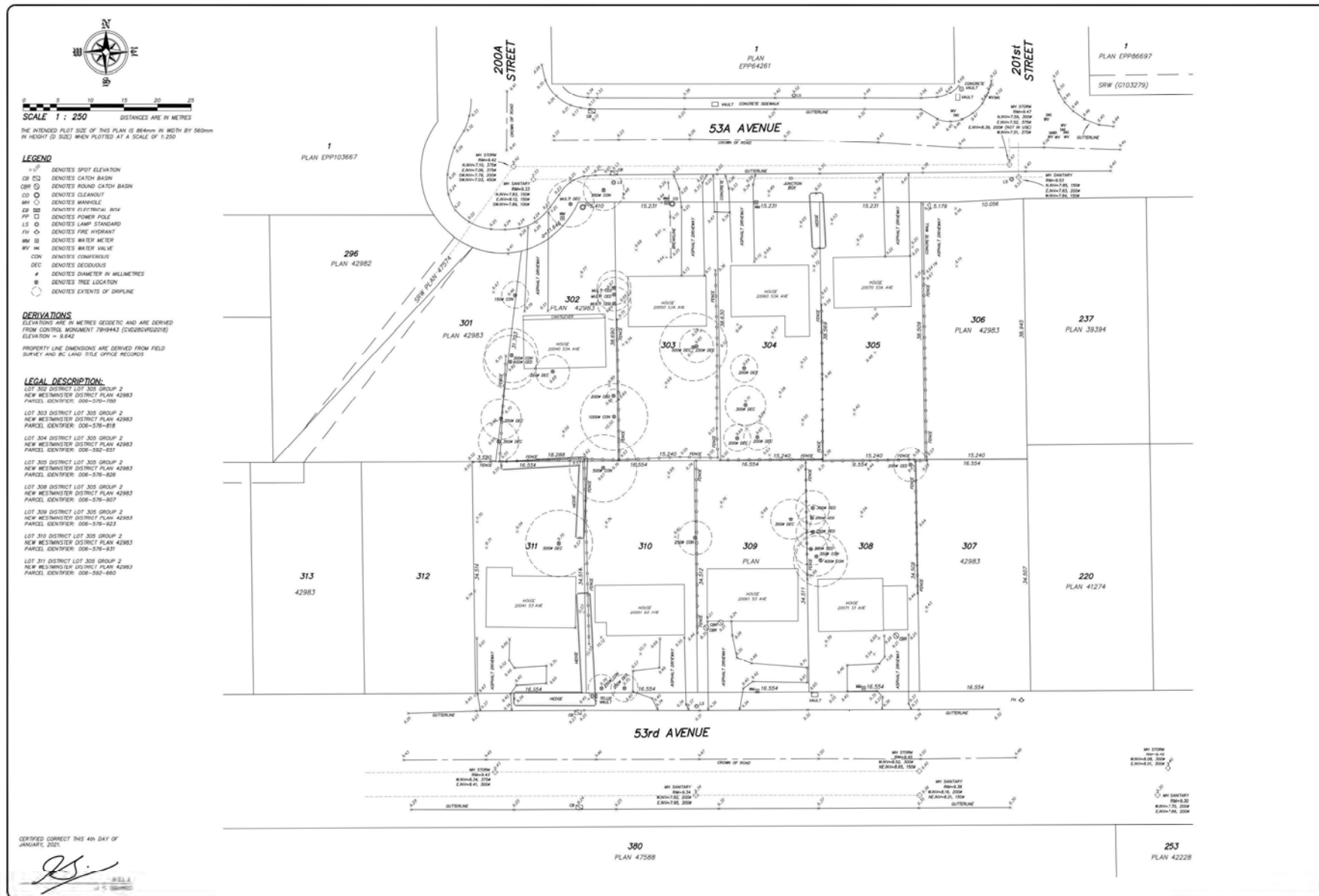
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21/06/21 REVISION R-2
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RF PROPERTIES
ARCHITECT & CONSULTANT

SD1.06



REDEKOP
20040-20070 53A AVENUE &
20041-20071 53RD AVENUE
LANGLEY, B.C.

PROJECT:

DATE: 01/04/2021

DRAWN BY: JFS

CHECKED BY: JFS

DATE: 01/04/2021

DRAWN BY: JFS

CHECKED BY: JFS

DATE: 01/04/2021

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53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

SURVEY PLAN

SCALE: N.T.S.

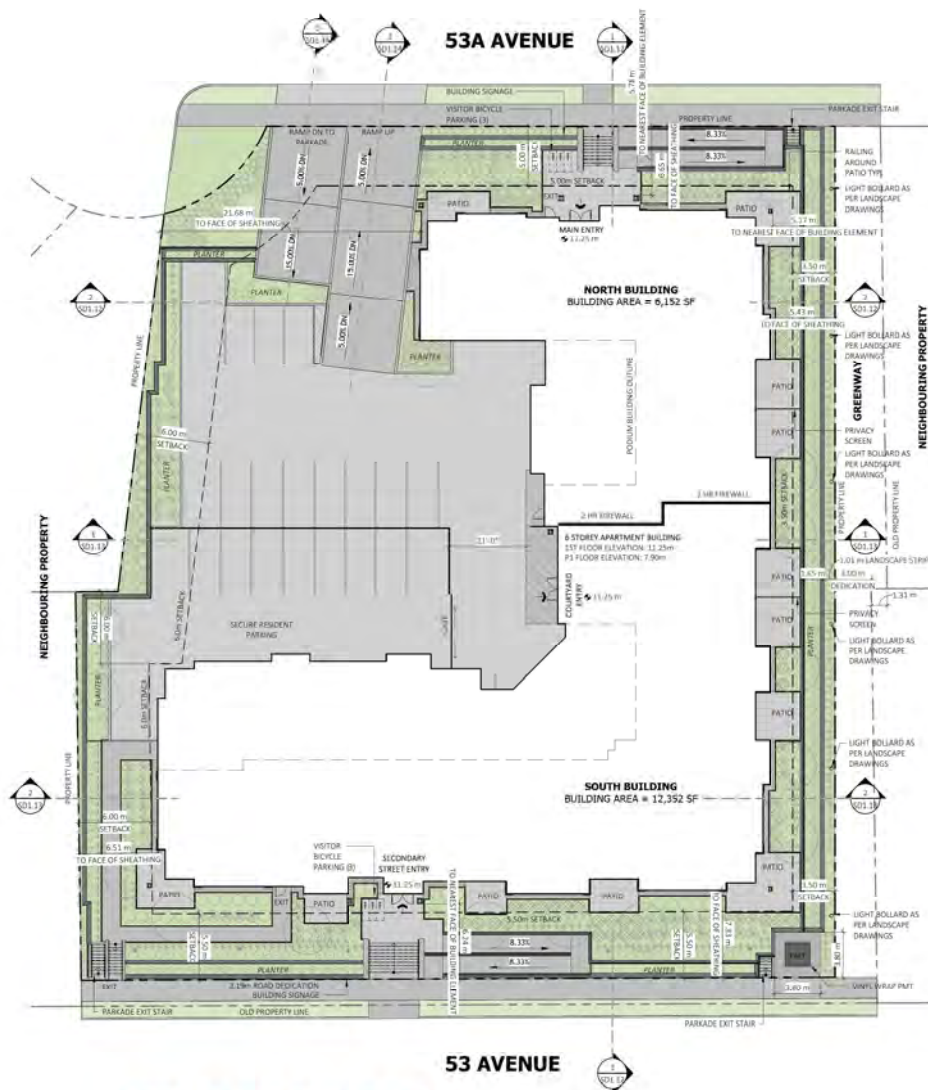
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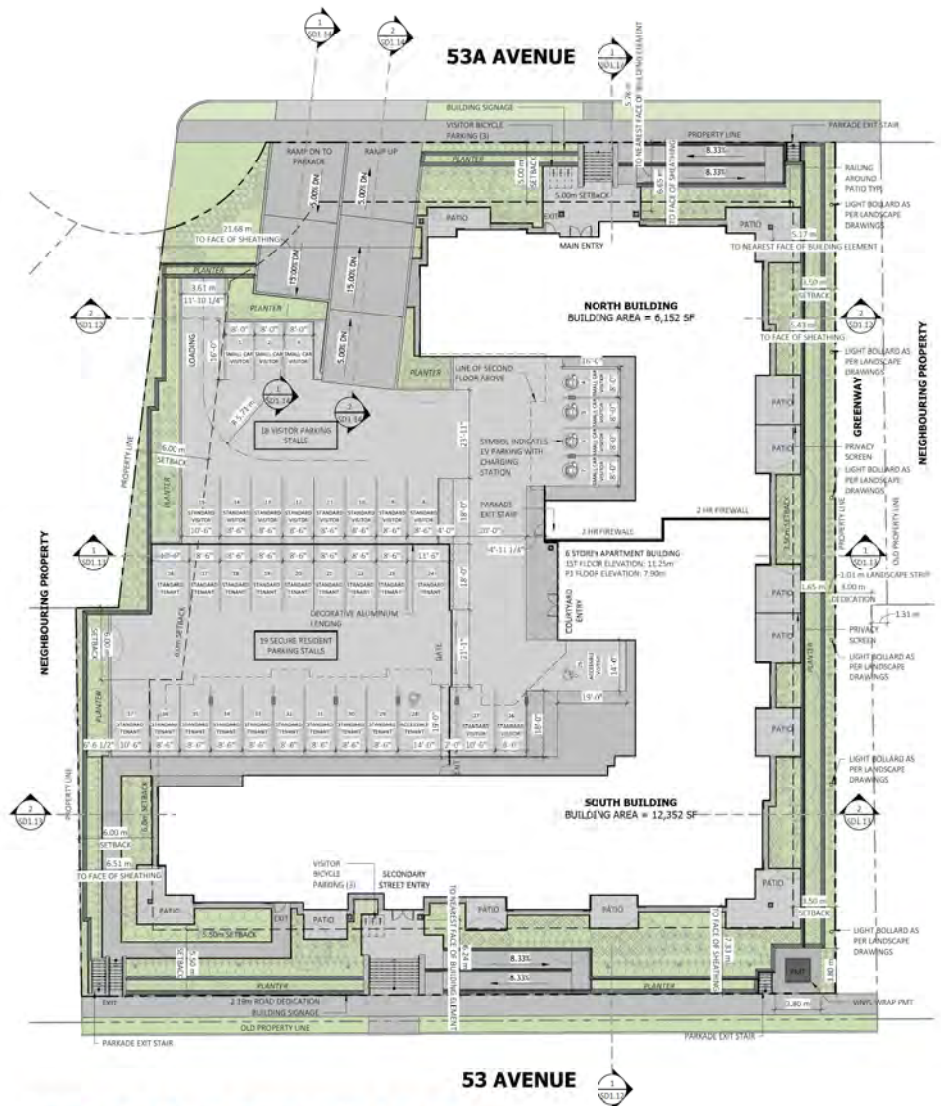


R
RF PROPERTIES
a division of RFP

SD1.07



SITE PLAN (AERIAL)
1/16" = 1'-0"



SITE PLAN @ GROUND LEVEL
1/16" = 1'-0"



53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

SITE PLAN

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



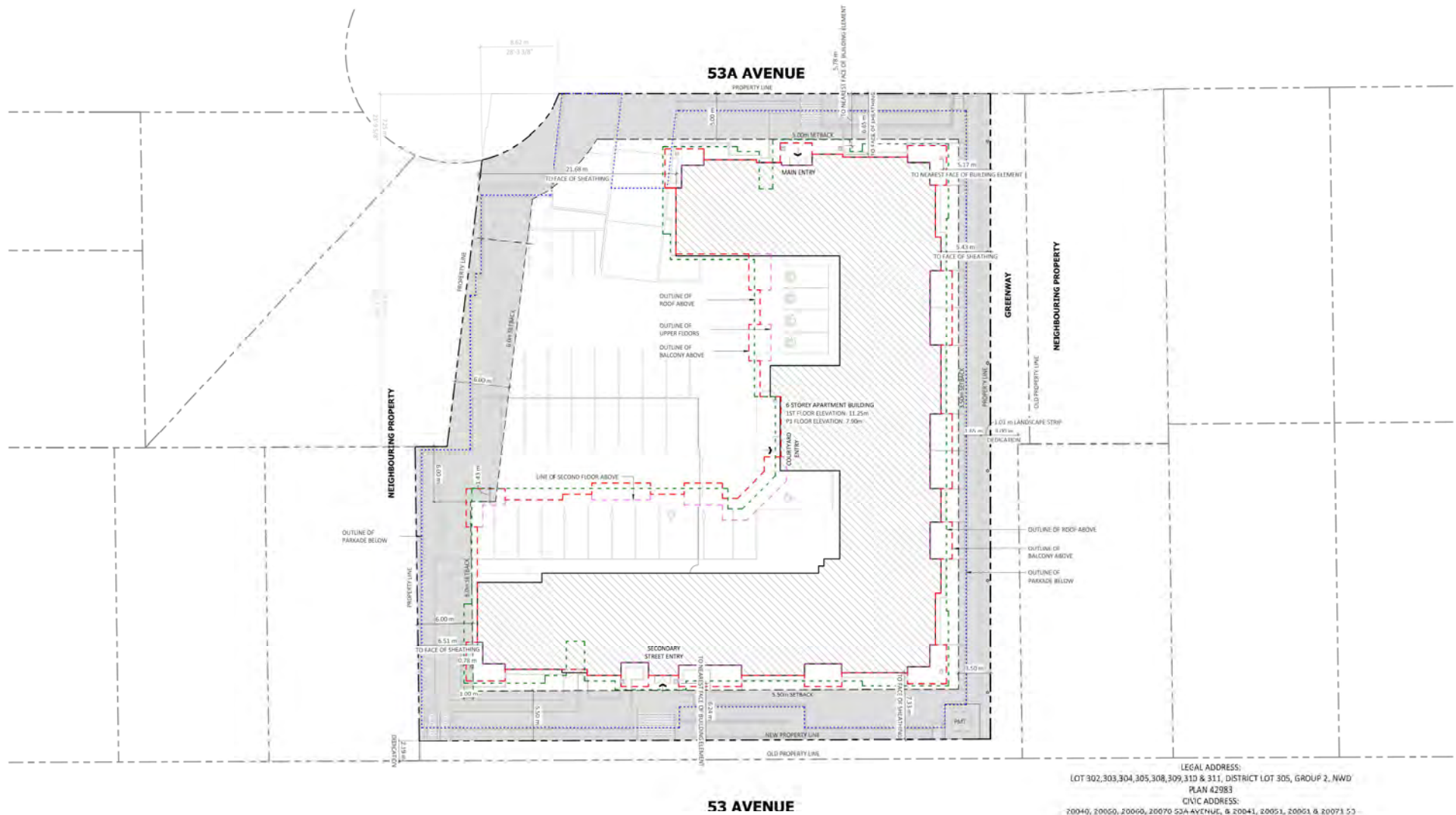
RE-ISSUED FOR DEVELOPMENT PERMIT

21/06/21 - REVISION R-2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128



R
RF PROPERTIES
a division of R. Properties

SD1.10



53A AVENUE RF APARTMENTS / MULTI-FAMILY RESIDENTIAL

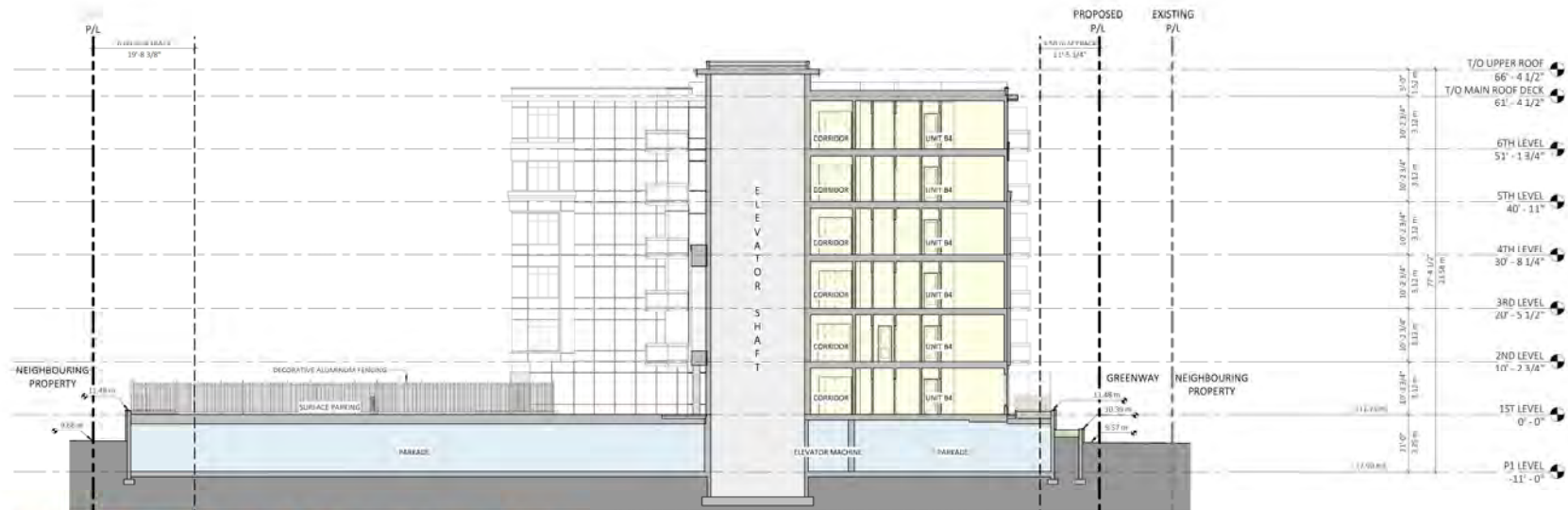


section 1 - north-south @ main entry

$$3/32^m - 1^b \cdot 0^m$$


section 2 - east-west at north wing

$$\frac{3}{32}'' = 1'-0''$$

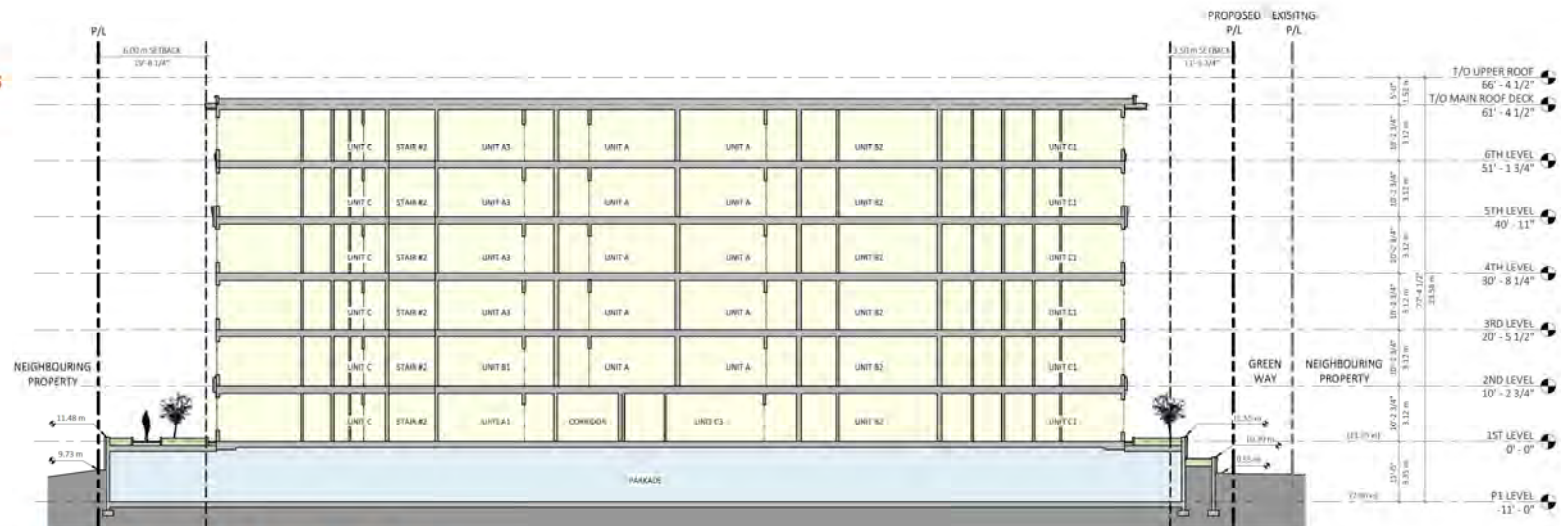


section 1- east-west through elevator

3/32" = 1'-0"

OCCUPANCIES

- GROUP C - RESIDENTIAL
- GROUP F3 - PARKADE



section 2 - east-west at south wing

3/32" = 1'-0"



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53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

SECTIONS

SCALE: 3/32" = 1'-0"

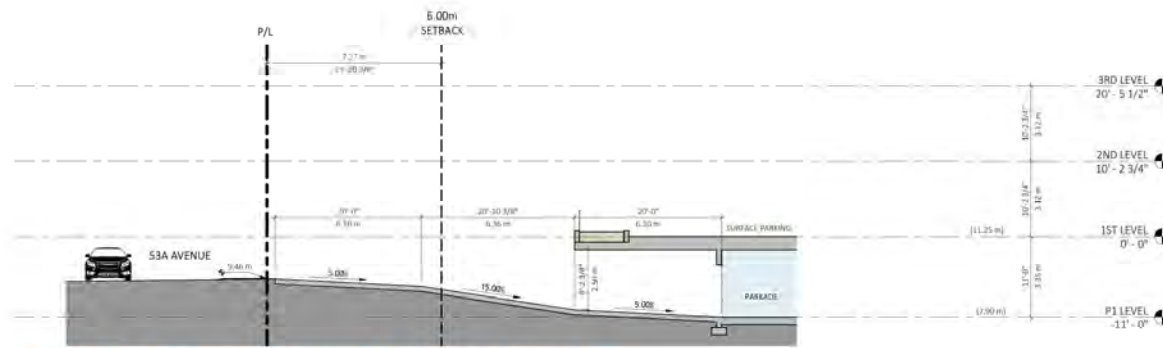
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CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128



R
RF PROPERTIES
architect & interior

SD1.13

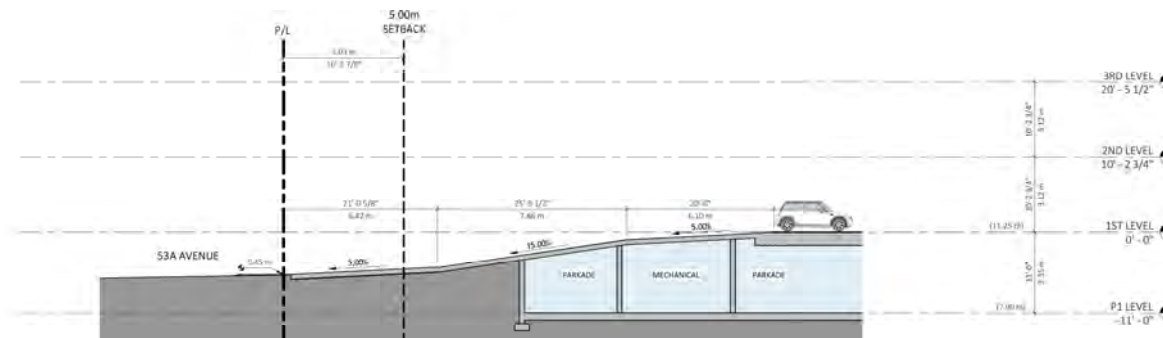


section 1 - ramp down to u/g parkade

1/8" = 1'-0"

OCCUPANCIES

GROUP F3 - PARKADE



section 2 - ramp up to surface parking

1/8" = 1'-0"



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53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

SECTIONS

SCALE: 1/8" = 1'-0"

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21/06/21 - REVISION R-2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128

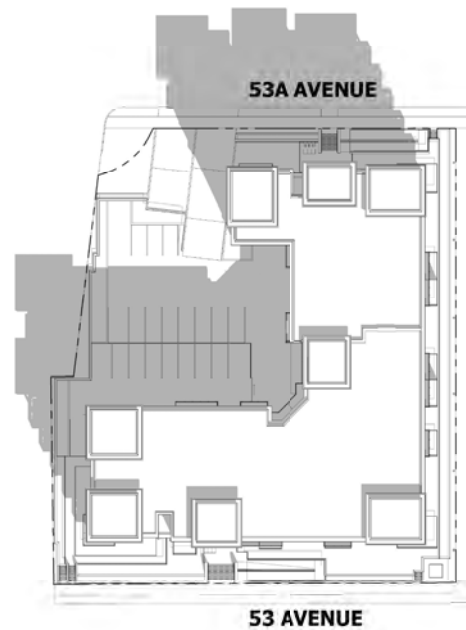


R
RF PROPERTIES
architect & interior

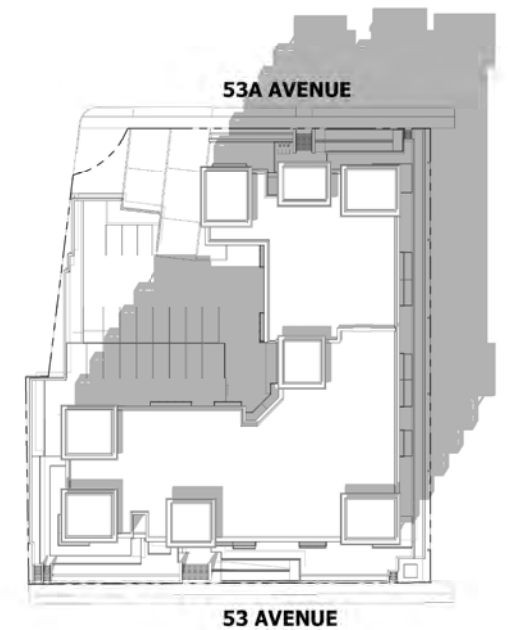
SD1.14



SHADOW STUDY-MARCH 20-9AM
1" = 30'-0"



SHADOW STUDY-MARCH 20-12PM
1" = 30'-0"



SHADOW STUDY-MARCH 20-3PM
1" = 30'-0"



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SHADOW STUDY

SCALE: 1/8"=30'-0"



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CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128



R
RF PROPERTIES
architect & interior design

SD1.15



unit A - 1 bed

1/4" = 1'-0"

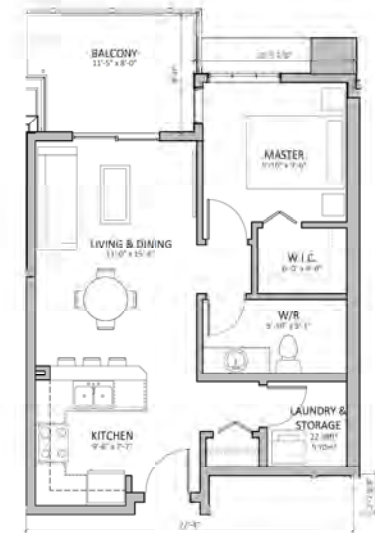
617 SF 1 BED
UNIT COUNT: 10
LEVEL 2-6



unit A1 - 1 bed

1/4" = 1'-0"

621 SF 1 BED
UNIT COUNT: 1
LEVEL 1



unit A2 - 1 bed

1/4" = 1'-0"

584 SF 1 BED
UNIT COUNT: 4
LEVEL 3-6



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53A AVENUE RF APARTMENTS

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UNIT PLANS

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

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CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128



R
RF PROPERTIES
architect & interior designer

SD2.01



unit A3 - 1 bed

610 SF, 1 BED
UNIT COUNT: 4
LEVEL 3-6

1/4" = 1'-0"



unit B - 1 bed + flex

667 SF, 1 BED + FLEX
UNIT COUNT: 1
LEVEL 2

1/4" = 1'-0"



unit B1 - 1 bed + flex

697 SF, 1 BED + FLEX
UNIT COUNT: 1
LEVEL 2

1/4" = 1'-0"



53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

UNIT PLANS

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

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CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128



R
RF PROPERTIES
architect & interior design

SD2.02



unit B2 - 1 bed + flex

712 SF 1 BED + FLEX
UNIT COUNT: 39
LEVEL 1-6

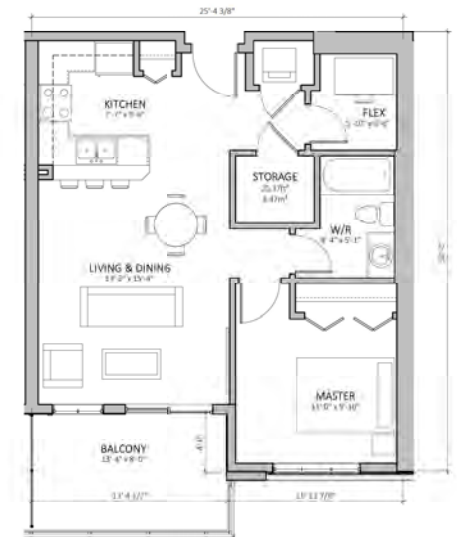
1/4" = 1'-0"



unit B3 - 1 bed + flex

713 SF 1 BED + FLEX
UNIT COUNT: 4
LEVELS 3-6

1/4" = 1'-0"



unit B4 - 1 bed + flex

714 SF 1 BED + FLEX
UNIT COUNT: 6
LEVEL 1-6

1/4" = 1'-0"



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53A AVENUE RF APARTMENTS

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UNIT PLANS

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

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CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128



R
RF PROPERTIES
architect & interior

SD2.03



unit B5 - 1 bed + flex

1/4" = 1'-0"

719 SF 1 BED + FLEX
UNIT COUNT: 4
LEVEL: 3-6



unit B5 - 1 bed + flex

1/4" = 1'-0"

707 SF 1 BED + FLEX
UNIT COUNT: 4
LEVEL: 3-6



unit C - 2 bed

1/4" = 1'-0"

900 SF 2 BED
UNIT COUNT: 11
LEVEL: 3-6



53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

UNIT PLANS

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

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CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128



R
RF PROPERTIES
architect & interior design

SD2.04



unit C1 - 2 bed
898 SF - 2 BED
UNIT COUNT: 17
LEVEL: 1-6
1/4" = 1'-0"



unit C2 - 2 bed (adaptable)
898 SF - 2 BED (ADAPTABLE)
UNIT COUNT: 5
LEVEL: 1-6
1/4" = 1'-0"



unit C3 - 2 bed (adaptable)
898 SF - 2 BED (ADAPTABLE)
UNIT COUNT: 3
LEVEL: 1
1/4" = 1'-0"



53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

UNIT PLANS

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

RE-ISSUED FOR DEVELOPMENT PERMIT

21/06/21 - REVISION R-1
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128



R
RF PROPERTIES
architect & interior design

SD2.05



unit C4 - 2 bed

1/4" = 1'-0"

942 SF 2 BED
UNIT COUNT: 6
LEVEL: 1-6



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53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

UNIT PLANS

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

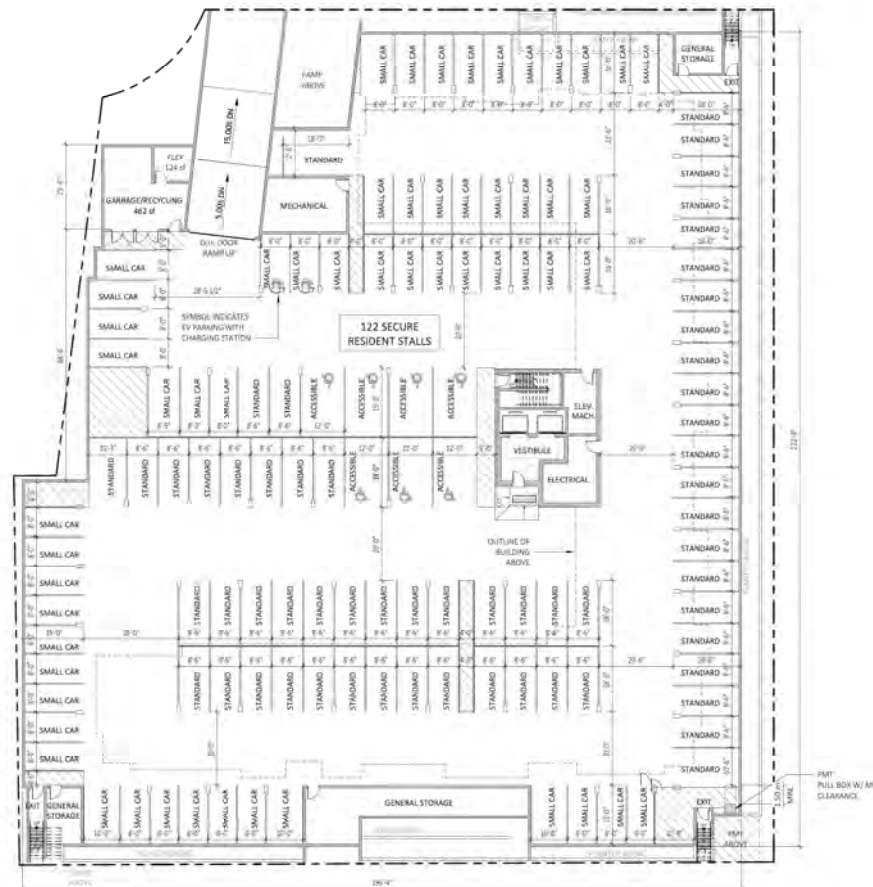
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21/06/21 - REVISION R-1
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128



R
RF PROPERTIES
architect & interior design

SD2.06



P1 level plan

$$1/16'' = 1'-0''$$


53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC.

P1 LEVEL PLAN

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



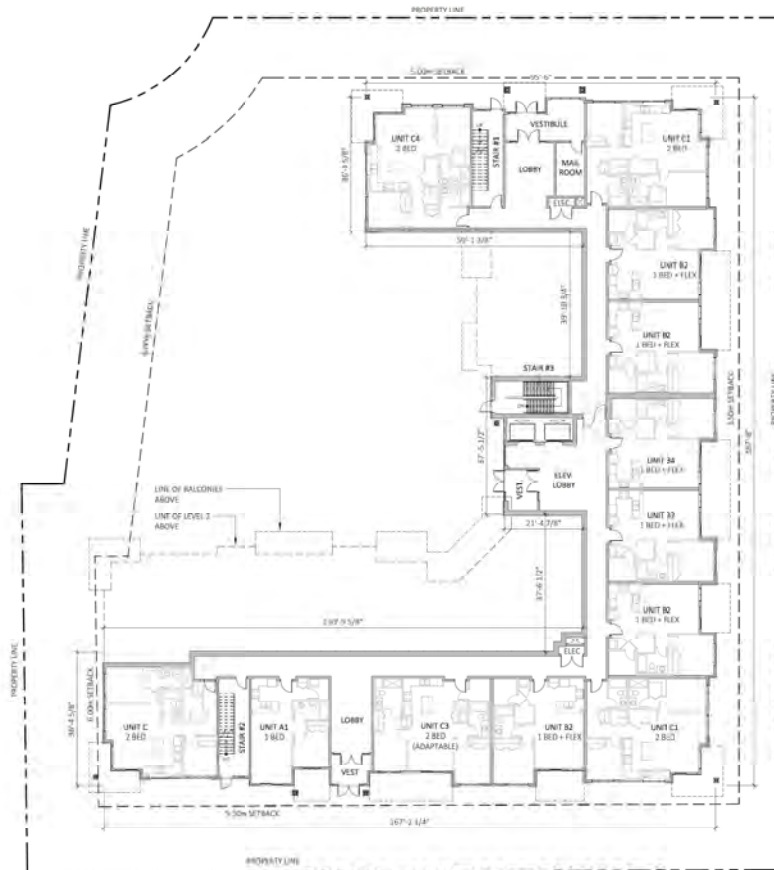
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21/06/21 REVISION 4: 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128



R
RF PROPERTIES
advertising & promotion

SD3.01



1st level

1/16" = 1'-0"



2nd level

1/16" = 1'-0"



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53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

FLOOR PLANS

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



RE-ISSUED FOR DEVELOPMENT PERMIT

21/06/21 - REVISION R-1
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128



R
RF PROPERTIES
architect & interior design

SD3.02


levels 3-5

1/16" = 1'-0"


level 6

1/16" = 1'-0"



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53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

FLOOR PLANS

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


RE-ISSUED FOR DEVELOPMENT PERMIT

21/06/21 - REVISION R-1
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128

R
RF PROPERTIES
architect & contractor

SD3.03

53A AVENUE RF APARTMENTS / MULTI-FAMILY RESIDENTIAL



north elevation (53a avenue)

3/32" = 1'-0"

REFER TO SHEET SD4.03 FOR COURTYARD FINISHES



east elevation (greenway)

3/32" = 1'-0"

material legend

1. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: LIGHT GRAY - EAST TRIM 5/16" REVEAL PANEL SYS.
2. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: ARCTIC WHITE - EAST TRIM 5/16" REVEAL PANEL SYS.
3. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: IRON GRAY - EAST TRIM 5/16" REVEAL PANEL SYS.
4. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: IRON GRAY - EAST TRIM 5/16" REVEAL PANEL SYS.
5. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: IRON GRAY - EAST TRIM 5/16" REVEAL PANEL SYS.
6. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: IRON GRAY - EAST TRIM 5/16" REVEAL PANEL SYS.
7. BRICK (3 1/2" X 2 1/4" X 1 1/4")
- MUTUAL MATERIALS, COLOUR: CREAM, MORTAR COLOUR: LIGHT GRAY
8. CEMENT BOARD SMOOTH TRIM BOARD (3 1/2" X 1 1/4")
- JAMES HARDIE, COLOUR: GRAY SLATE
9. CEMENT BOARD SMOOTH TRIM BOARD (3 1/2" X 1 1/4")
- JAMES HARDIE, COLOUR: IRON GRAY
10. CEMENT BOARD SMOOTH TRIM BOARD (3 1/2" X 1 1/4")
- JAMES HARDIE, COLOUR: ARCTIC WHITE
11. CEMENT BOARD FASCIA BOARD, TEXTURE: "SMOOTH"
- JAMES HARDIE, COLOUR: IRON GRAY
12. CEMENT BOARD FASCIA BOARD, TEXTURE: "SMOOTH"
- JAMES HARDIE, COLOUR: ARCTIC WHITE
13. ALUMINUM GLASS BALCONY RAILING
- COLOUR: BLACK ANODIZED
14. ALUMINUM GLASS RATIO PRIVACY SCREEN:
- C/F/CL/IR - 96" X 6" ANODIZED FRAME, EXTRUSION PRIVACY GLASS
15. ALUMINUM GUARDRAILING
- COLOUR: BLACK
16. ALUMINUM STOREFRONT:
- KAWNEER, COLOUR: BLACK ANODIZED
17. VINYL WINDOW:
- COLOUR: BLACK EXT. / WHITE INT.
18. VINYL BALCONY DOOR:
- COLOUR: BLACK EXT. / WHITE INT.
19. METAL DOOR:
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "GRAY SLATE"
20. METAL FLASHING:
- COLOUR: GRAY TO MATCH CEMENT BOARD "IRON GRAY"
21. METAL FLASHING:
- COLOUR: WHITE TO MATCH CEMENT BOARD "ARCTIC WHITE"
22. WOOD BEAM:
- COLOUR: GRAY TO MATCH CEMENT BOARD "GRAY SLATE"
23. WOOD BEAM:
- COLOUR: GRAY TO MATCH CEMENT BOARD "IRON GRAY"
24. CONCRETE WALL:
- COLOUR: "CLEAR SEALER"
25. VINYL BALCONY SCOFF:
- COLOUR: TO MATCH CEMENT BOARD "ARCTIC WHITE"
26. ALUMINUM SCOFF:
- COLOUR: WOOD FINISH
27. WOOD COLUMN
28. STEEL BEAM:
- COLOUR: PAINTED TO MATCH CEMENT BOARD "GRAY SLATE"
29. ILLUMINATED REELARD:
- COLOUR AND MATERIAL AS PER LANDSCAPE DRAWINGS
30. ALUMINUM DECORATIVE LENSING:
- COLOUR: BLACK

NOTES:

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRES MEASUREMENT TO THE FINISH LINE.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES (U.N.D.)



53A AVENUE RF APARTMENTS

2004D-2007D 53A AVENUE & 2004J-2007J 53 AVENUE, LANGLEY, BC

BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

21/06/21 - REVISION R-1
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128



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RF PROPERTIES
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SD4.01

53A AVENUE RF APARTMENTS / MULTI-FAMILY RESIDENTIAL



south elevation (53 avenue)

 $3/32" \times 1'-0"$ 

west elevation

 $3/32" = 1/8"$

REFER TO SHEET SD4.03 FOR COURTYARD FINISHES

- material legend

- 1 CEMENT BOARD SMOOTH PANEL, SISING (C/W COLOUR MATCHED REVEALS)
-JAMES HARDIE, COLOUR: LIGHT MIST, EASY TRIM 5/16" REVEAL, PANEL SFS
- 2 CEMENT BOARD SMOOTH PANEL, SISING (C/W COLOUR MATCHED REVEALS)
-JAMES HARDIE, COLOUR: ARCTIC WHITE, EASY TRIM 5/16" REVEAL, PANEL SFS
- 3 CEMENT BOARD SMOOTH PANEL, SISING (C/W COLOUR MATCHED REVEALS)
-JAMES HARDIE, COLOUR: IRON GRAY, EASY TRIM 5/16" REVEAL, PANEL SFS
- 4 CEMENT BOARD CERRAHIAL HORIZONTAL LAM, SISING 8" EXPOSURE
-JAMES HARDIE, COLOUR: TRIM GRAY
- 5 CEMENT BOARD SMOOTH PANEL, SISING (C/W COLOUR MATCHED REVEALS)
-JAMES HARDIE, COLOUR: GRAY SLATE, EASY TRIM 5/16" REVEAL, PANEL SFS
- 6 CEMENT BOARD CERRAHIAL HORIZONTAL LAM, SISING 8" EXPOSURE
-JAMES HARDIE, COLOUR: GRAY SLATE
- 7 BRICK 1/2" X 3/4" X 1 1/2"
-MULTIMAT MATERIALS, COLOUR: CLAY, CHISEL, MONTAR COLOUR: LIGHT GRAY
- 8 CEMENT BOARD SMOOTH TRIM BOARD (3 1/2" X 3")
-JAMES HARDIE, COLOUR: GRAY SLATE
- 9 CEMENT BOARD SMOOTH TRIM BOARD (3 1/2" X 3")
-JAMES HARDIE, COLOUR: IRON GRAY
- 10 CEMENT BOARD SMOOTH TRIM BOARD (3 1/2" X 3")
-JAMES HARDIE, COLOUR: ARCTIC WHITE
- 11 CEMENT BOARD FACIA BOARD, TEXTURE: SMOOTH
-JAMES HARDIE, COLOUR: IRON GRAY
- 12 CEMENT BOARD FACIA BOARD, TEXTURE: SMOOTH
-JAMES HARDIE, COLOUR: ARCTIC WHITE
- 13 ALUMINUM/GLASS BALCONY RAILING
-COLOUR: BLACK ANODIZED
- 14 ALUMINUM/GLASS PATIO PRIVACY SCREEN
-PATIO: BLACK ANODIZED FRAME, RATCHET PRIVACY SLAT
- 15 ALUMINUM GUARDRAIL
-COLOUR: BLACK
- 16 ALUMINUM STOREFRONT
-WAWNEER, COLOUR: BLACK ANODIZED
- 17 VINYL WINDOW
-COLOUR: BLACK EXT. / WHITE INT.
- 18 VINYL BALCONY DOOR
-COLOUR: BLACK EXT. / WHITE INT.
- 19 METAL DOOR
-COLOUR: GRAY PAINTED 1/2 MATCH CEMENT BOARD "GRAY SLATE"
- 20 METAL FLASHING
-COLOUR: GRAY TO MATCH CEMENT BOARD "IRON GRAY"
- 21 METAL FLASHING
-COLOUR: WHITE TO MATCH CEMENT BOARD "ARCTIC WHITE"
- 22 WOOD BEAM
-COLOUR: GRAY TO MATCH CEMENT BOARD "GRAY SLATE"
- 23 WOOD BEAM
-COLOUR: GRAY TO MATCH CEMENT BOARD "IRON GRAY"
- 24 WOOD BEAM
-COLOUR: GRAY TO MATCH CEMENT BOARD "IRON GRAY"
- 25 CONCRETE WALL
-COLOUR: TRIM GRAY
- 26 VINYL BALCONY SCREE
-COLOUR: TO MATCH CEMENT BOARD "ARCTIC WHITE"
- 27 ALUMINUM SILL FIN
-TOLUDIN WOOD FINISH
- 28 WOOD COLUMN
- 29 STEEL BEAM
-COLOUR: PAINTED TO MATCH CEMENT BOARD "GRAY SLATE"
- 30 ILLUMINATED BOLLARD
-COLOUR: AND MATERIALS AS PER LANDSCAPE DRAWINGS
- 31 ALUMINUM DECORATIVE BENCHING
-COLOUR: BLACK

NOTES:

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MULK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.

53A AVENUE RF APARTMENTS / MULTI-FAMILY RESIDENTIAL



courtyard west elevation

3/32" = 1'-0"



courtyard south elevation

3/32" = 1'-0"

material legend

1. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: LIGHT GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
2. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: ARCTIC WHITE - EASY TRIM 5/16" REVEAL PANEL SYS.
3. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: IRON GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
4. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: IRON GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
5. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: IRON GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
6. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: IRON GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
7. BRICK (3 1/2" X 3 1/2" X 7 1/2")
- MUTUAL MATERIALS, COLOUR: CREAM, MORTAR COLOUR: LIGHT GRAY
8. CEMENT BOARD SMOOTH TRIM BOARD (3 1/2" X 3 1/2")
- JAMES HARDIE, COLOUR: IRON GRAY
9. CEMENT BOARD SMOOTH TRIM BOARD (3 1/2" X 3 1/2")
- JAMES HARDIE, COLOUR: IRON GRAY
10. CEMENT BOARD SMOOTH TRIM BOARD (3 1/2" X 3 1/2")
- JAMES HARDIE, COLOUR: ARCTIC WHITE
11. CEMENT BOARD SMOOTH TRIM BOARD (3 1/2" X 3 1/2")
- JAMES HARDIE, COLOUR: ARCTIC WHITE
12. CEMENT BOARD SMOOTH TRIM BOARD (3 1/2" X 3 1/2")
- JAMES HARDIE, COLOUR: ARCTIC WHITE
13. ALUMINUM GLASS BALCONY RAILING
- COLOUR: BLACK ANODIZED
14. ALUMINUM GLASS RATIO PRIVACY SCREEN
- COLOUR: BLACK ANODIZED FRAME, EXTRUSION PRIVACY IN BOX
15. ALUMINUM GUARDRAILING
- COLOUR: BLACK
16. ALUMINUM STOREFRONT
- COLOUR: BLACK ANODIZED
17. VINYL WINDOW
- COLOUR: BLACK EXT. / WHITE INT.
18. VINYL BALCONY DOOR
- COLOUR: BLACK EXT. / WHITE INT.
19. METAL DOOR
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "GRAY SLATE"
20. METAL FLASHING
- COLOUR: GRAY TO MATCH CEMENT BOARD "IRON GRAY"
21. METAL FLASHING
- COLOUR: WHITE TO MATCH CEMENT BOARD "ARCTIC WHITE"
22. WOOD BEAM
- COLOUR: GRAY TO MATCH CEMENT BOARD "GRAY SLATE"
23. WOOD BEAM
- COLOUR: GRAY TO MATCH CEMENT BOARD "IRON GRAY"
24. CONCRETE WALL
- COLOUR: "CLEAR SEALER"
25. VINYL BALCONY SORTE
- COLOUR: TO MATCH CEMENT BOARD "ARCTIC WHITE"
26. ALUMINUM SORTE
- COLOUR: WOOD FINISH
27. WOOD COLUMN
28. STEEL BEAM
- COLOUR: PAINTED TO MATCH CEMENT BOARD "GRAY SLATE"
29. ILLUMINATED REELARD
- COLOUR AND MATERIAL AS PER LANDSCAPE DRAWINGS
30. ALUMINUM DECORATIVE KENOSIS
- COLOUR: BLACK

NOTES

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRES MULL & SIPS TO PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES (L.N.D.)



courtyard north elevation

3/32" = 1'-0"



53A AVENUE RF APARTMENTS

2004D-2007D 53A AVENUE & 2004A-2007A 53 AVENUE, LANGLEY, BC

BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

21/06/21 - REVISION R-1
CITY OF LANGLEY FILE #
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R
RF PROPERTIES
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north elevation



south elevation



east elevation



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53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

RENDERED ELEVATIONS

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

21/06/21 - REVISION R-1
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-128



R
RF PROPERTIES
architect & interior design

SD4.04



west elevation



courtyard - north elevation



courtyard - south elevation



courtyard - west elevation



53A AVENUE RF APARTMENTS

20040-20070 53A AVENUE & 20041-20071 53 AVENUE, LANGLEY, BC

RENDERED ELEVATIONS

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

21/06/21 - REVISION R-1
CITY OF LANGLEY FILE #
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RF PROPERTIES
ARCHITECT & CONSULTANT

SD4.05