



PROPOSED ROWHOMES

20139 53A AVE. LANGLEY, B.C.

ARCHITECT

D&D DESIGN LTD.
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 33623 Wilkwood Dr., Abbotsford, BC
 V2S 1S2
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DANDDDESIGN.CA



D&D Design Ltd.

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 604.854.8175

Unit B 33623 Wilkwood Drive
 Abbotsford, BC V2S 1S2



1
VIEW 1
SCALE: NTS



2
VIEW 2
SCALE: NTS

ISSUE TABLE		By		Description	
No.	Date				
REVISIONS		Date		By	
No.	Date				
<p>ALL REVISIONS & COMMENTS MUST BE APPROVED BY THE ARCHITECT & ENGINEER. NO WORK SHALL BE PERFORMED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT & ENGINEER.</p>					
<p>DATE: 2024.04.15 PROJECT: 20139-53A AVE. ← UNIT 1-4 ARCHITECT & ENGINEER: D&D DESIGN LTD. 604.854.3740 INFO@DANDDESIGN.CA 100 WILKINSON DRIVE, SUITE 101 ABOTSFORD, BC V2S 1S2</p>					
<p>PROPOSED ROWHOMES 20139 53A AVE. LANGLEY, B.C.</p>					
<p>RENDERINGS</p>					
<p>A-0.1</p>					
<p>DATE: 2024.04.15 10:58 AM SCALE: 1/8" = 1'-0" DRAWN: RWJ CHECKED: DM PROJECT NO.: 23118 DRAWING NO.: A-0.1</p>					
<p>DATE: 2024.04.15 10:58 AM</p>					

ARCHITECTURAL SEAL

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 604.854.3740
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 Abbotsford, BC V2S 1S2



1 VIEW 3
SCALE: NTS



2 VIEW 4
SCALE: NTS

ISSUE TABLE		By		Description	
No.	Date				
REVISIONS		Date		Description	
No.	Date				
<p>ALL REVISIONS & COMMENTS TO BE VERIFIED BY THE CLIENT. CONTACT US FOR ANY REVISIONS.</p> <p>DATE: 2024.07.15</p>					
DANDDDDESIGN.CA					
 <p>D&D Design Ltd. info@danddd.ca 604.854.3740 Unit B 33823 Wilwood Drive Abbotsford, BC V2S 1S2</p>					
ARCHITECTURAL SEAL					
<p>PROJECT: PROPOSED ROWHOMES 20139 53A AVE. LANGLEY, B.C.</p>					
<p>RENDERINGS</p>					
<p>DATE: 2024.07.15 10:58 PM SCALE: 1/2" = 1'-0" DRAWN: RWJ CHECKED: DH</p>					
<p>PROJECT NO.: 231188 SHEET NO.: A-0.2</p>					
<p>7/17/2024 1:41:58 PM</p>					

DANDDD DESIGN LTD. 604.854.3740 | 20139 53A AVE LANGLEY BC V2Y 1S4 | ARCHITECTURAL SEAL PERMIT 231188-2023-04-04



1
A-03 VIEW 5
SCALE: NTS



2
A-03 VIEW 6
SCALE: NTS

DATE: 11/17/2024 1:41:58 PM		PROJECT: PROPOSED ROWHOMES 20139 53A AVE. LANGLEY, B.C.	
SCALE: 1/2" = 1'-0"	REV: 001	DRAWING: RENDERINGS	
DESIGNER: DM	PROJECT NO.: 231188	DATE: 11/17/2024 1:41:58 PM	
<p>A-03</p> <p>RENDERINGS & CONCEPTUAL PLAN FOR REVIEW THIS IS A CONCEPTUAL DESIGN AND NOT A CONTRACT DOCUMENT. ALL RIGHTS RESERVED. © 2024 DAN D & D DESIGN LTD.</p>		<p>ARCHITECTURAL SEAL</p> <p>DAN D & D DESIGN LTD. 604.854.3740 info@danddesign.ca Unit B 33823 Wilwood Drive Abbotsford, BC V2S 1S2</p>	



1
A-0.4
VIEW 7
SCALE: NTS



2
A-0.4
VIEW 8
SCALE: NTS

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

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ARCHITECTURAL SERIAL

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

RENDERINGS

DATE: 2024/04/25 14:25 PM
 SCALE: 1/2" = 1'-0"
 DRAWN: RWJ
 CHECKED: DH
 PROJECT NO.: 231188
 SHEET NO.: A-0.4

A-0.4

\\s3\proj\2024\20240425\Renderings\A0.4 - 20139 53A Langley Ave - Rowhomes - 20240425 14:25 PM.dwg

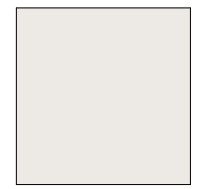
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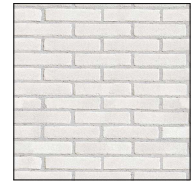
1 PERSPECTIVE VIEW
SCALE: 1/2" = 1'-0"



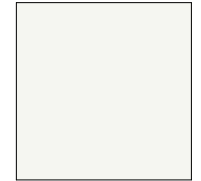
1 MATERIAL: PAINTED BOARD AND BATON
COLOUR: SNOWBOUND BY SHERWIN WILLIAMS SW 1004



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



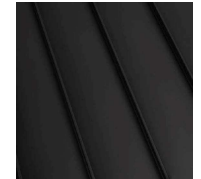
3 MATERIAL: BRICK VENEER - CALYXO STONE
COLOUR: OLD RICHMOND 100



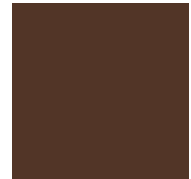
4 MATERIAL: PAINTED POST / TRIM FINISH
COLOUR: HIGHLY REFLECTIVE WHITE SW7787



5 MATERIAL: ASPHALT SHINGLE ROOF
COLOUR: CHARCOAL BLACK



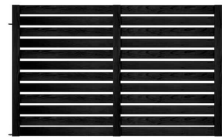
6 MATERIAL: STANDING SEAM METAL ROOF
COLOUR: MATTE BLACK



7 MATERIAL: FRONT DOOR
COLOUR: FRENCH ROAST SW6064



8 MATERIAL: GARAGE DOOR
COLOUR: TRIGORN BLACK SW6250



9 MATERIAL: 6 FT. COMPOSITE FENCE
COLOUR: BLACK



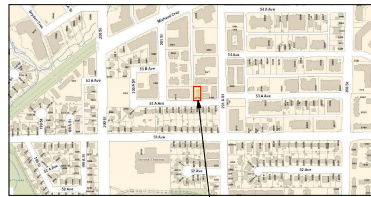
10 MATERIAL: 3 1/2" HIGH METAL FENCE
COLOUR: BLACK

ISSUE TABLE		By		Description	
No.	Date	No.	Date	No.	Description
REVISIONS					
No.	Date	No.	Date	No.	Description
DANDDDDESIGN.CA					
 D&D Design Ltd. info@danddesign.ca 604.654.3740 Unit B 3823 Wilwood Drive Abbotsford, BC V2S 1S2					
ARCHITECTURAL SEAL					
PROJECT: PROPOSED ROWHOMES 20139 53A AVE. LANGLEY, B.C.					
DRAWING: EXTERIOR FINISHES					
DATE: 11/17/2024 1:42:25 PM USER: 12' x 12' DRAWN: RWJ CHECKED: DH		PROJECT NO.: 231188 DRAWING NO.: A-0.5 11/17/2024 1:42:25 PM			

DATE: 11/17/2024 1:42:25 PM USER: 12' x 12' DRAWN: RWJ CHECKED: DH PROJECT NO.: 231188 DRAWING NO.: A-0.5 11/17/2024 1:42:25 PM

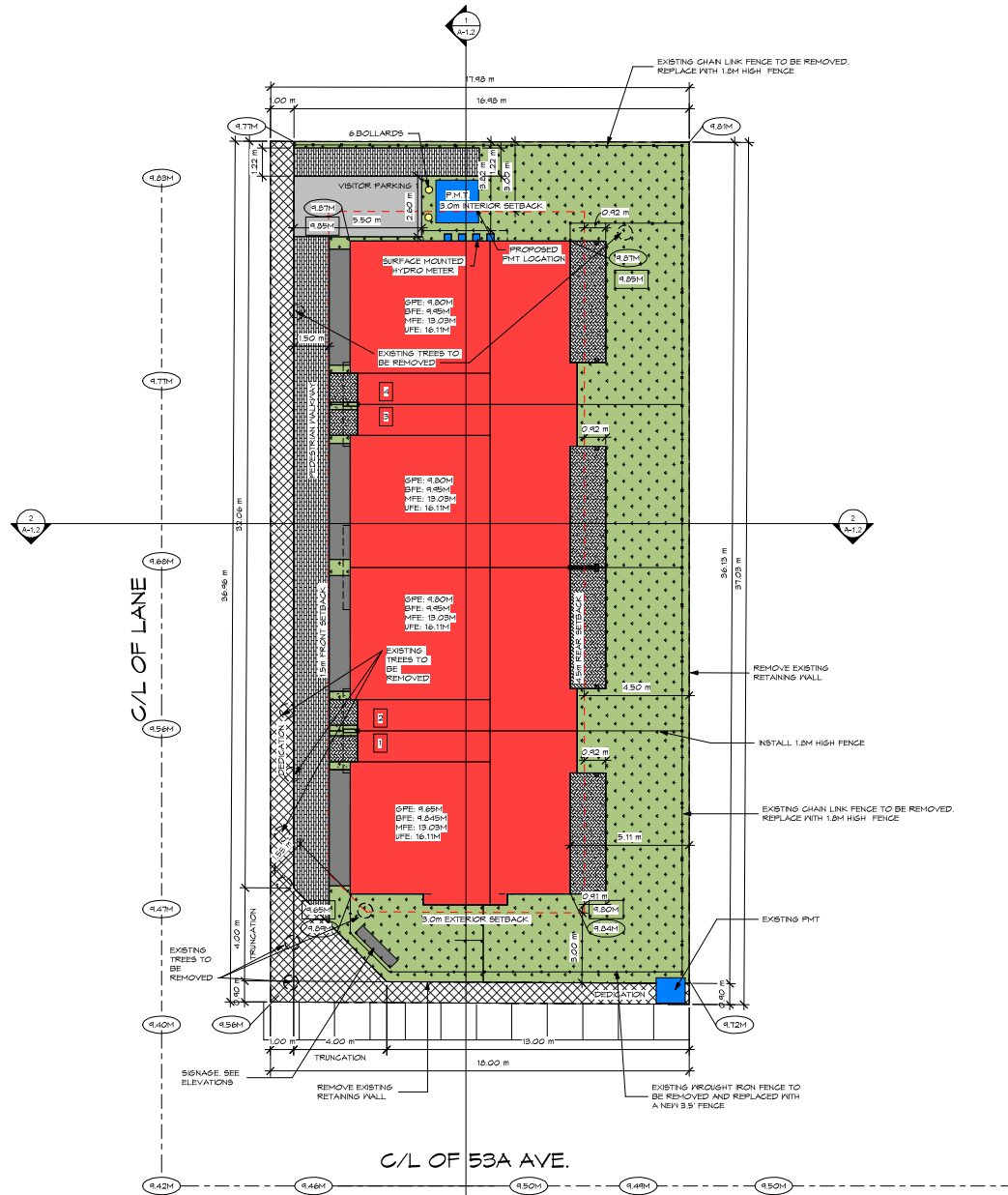
CIVIC ADDRESS		
20194 53A AVE LANGLEY BC V3A 3V4		
LEGAL ADDRESS		
Plan NMP3494 Lot 242		
SITE RECONCILIATION		
LOT AREA: 0.086 HA, 0.164 ACRES, 1,154.43 SQ. FT. (665.94 SQ. M.)		
LOT DEDICATION: 0.006 HA, 0.014 ACRES, 846.68 SQ. FT. (60.26 SQ. M.)		
NET AREA: 0.080 HA, 0.149 ACRES, 6,919.75 SQ. FT. (605.39 SQ. M.)		
ZONING:	CURRENT: RS1	PROPOSED: CD
FLOOR AREA RATIO:	ALLOWED: 1.2 X (LOT AREA) = 8,947.916 SQ. FT. (178.11 SQ. M.)	LOWER FLOOR: 2,662.09 SQ. FT. (247.51 SQ. M.) MAIN FLOOR: 2,946.67 SQ. FT. (273.75 SQ. M.) UPPER FLOOR: 2,169.11 SQ. FT. (256.64 SQ. M.) TOTAL: 6,974.44 SQ. FT. (178.01 SQ. M.) OR 1.16
LOT COVERAGE:	ALLOWED: 45% (NET AREA) OR 2,932.08 SQ. FT. (272.34 SQ. M.)	PROPOSED: 45.22% OR 2,946.67 SQ. FT. (273.19 SQ. M.)
SETBACKS:	ALLOWED: NORTH (INTERIOR): 3.0M WEST (EXTERIOR): 1.5M SOUTH (FRONT): 3.0M EAST (INTERIOR): 4.5M	PROPOSED: 3.0M 1.55M 3.32M 5.11M
BUILDING HEIGHT:	MAXIMUM BUILDING HEIGHT: 11M	8.62M
OFF-STREET VEHICLE PARKING:	REQUIRED: RESIDENT: 2 PARKING STALLS PER UNIT VISITOR: 0.2 PARKING STALLS PER UNIT	PROVIDED: 2 PARKING STALLS PER UNIT - SEE PAGE A-2.1 1 VISITOR PARKING STALL - SEE PAGE A-1.1
OFF-STREET BICYCLE PARKING:	VISITORS: 6 SPACES PER BUILDING RESIDENT: 0.5 SPACES PER UNIT + 2 STALLS	8 SPACES + SEE SHEET A-1.1

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

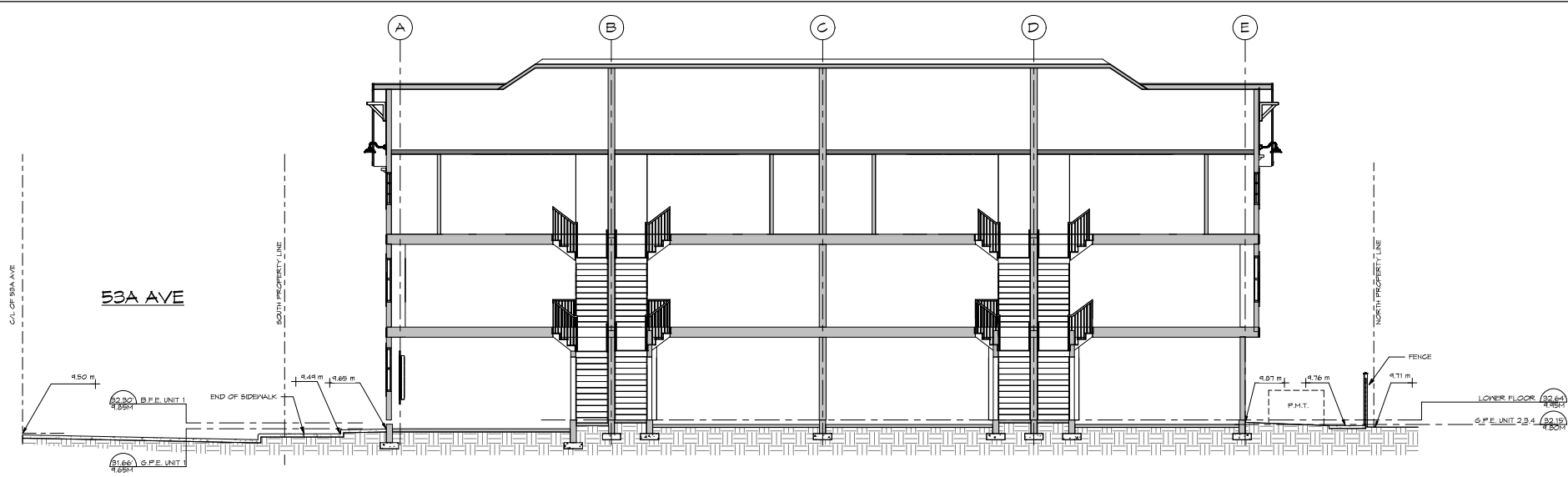


KEY PLAN
SCALE: 12" = 1'-0"

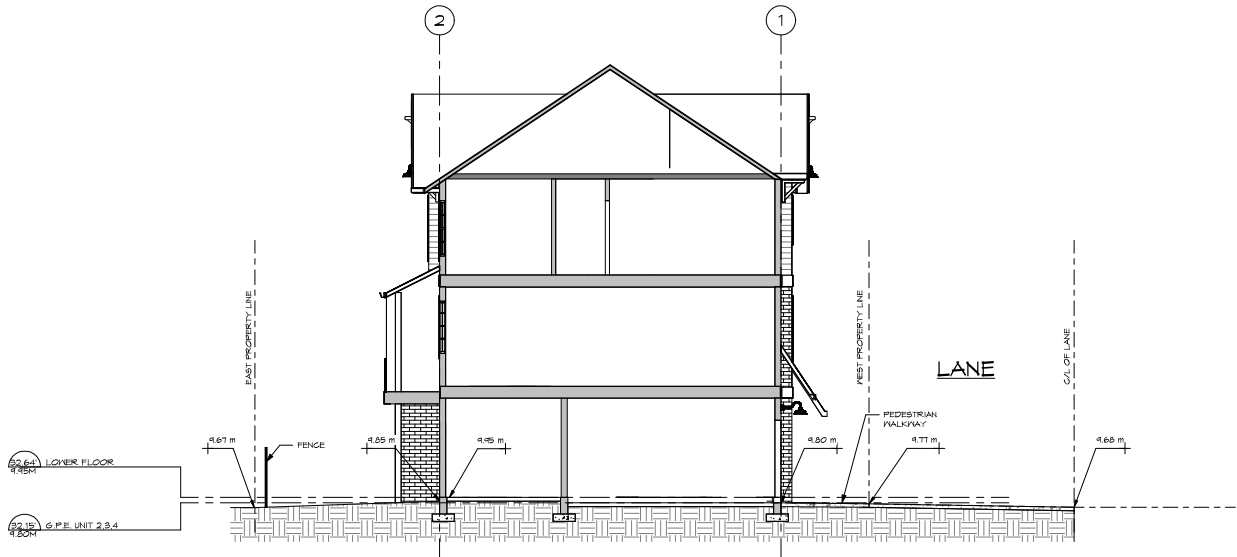
SITE PLAN
SCALE: 1/8" = 1'-0"




ISSUE TABLE		By		Description	
No.	Date	No.	Date	No.	Description
<p>ALL DIMENSIONS & CONCENTRATIONS ARE VERIFIED</p> <p>DATE: 2018.08.01</p> <p>PROJECT NO.: 231188</p> <p>DATE: 2018.08.01</p> <p>PROJECT NO.: 231188</p> <p>DATE: 2018.08.01</p>					
<p>DANDDDESIGN.CA</p> <p>D&D Design Ltd.</p> <p>info@danddesign.ca 604.654.1740</p> <p>Unit B 3823 Wilwood Drive Abbotsford, BC V2Y 3S2</p>					
<p>ARCHITECTURAL SEAL</p> <p>PROPOSED ROWHOMES</p> <p>20139 53A AVE. LANGLEY, B.C.</p> <p>SITE PLAN</p> <p>DATE: 2018.08.01</p> <p>PROJECT NO.: 231188</p> <p>DATE: 2018.08.01</p> <p>PROJECT NO.: 231188</p> <p>DATE: 2018.08.01</p>					
<p>A-1.1</p> <p>7/17/2018 14:21:14</p>					



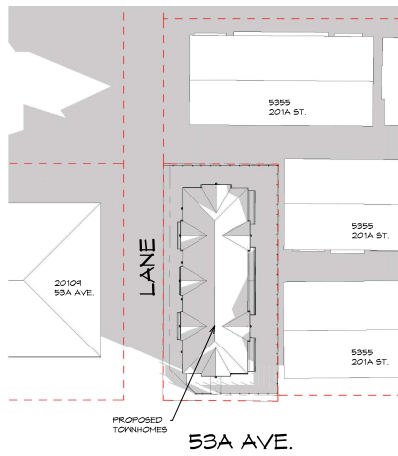
1 SITE SECTION 1
SCALE: 3/16" = 1'-0"



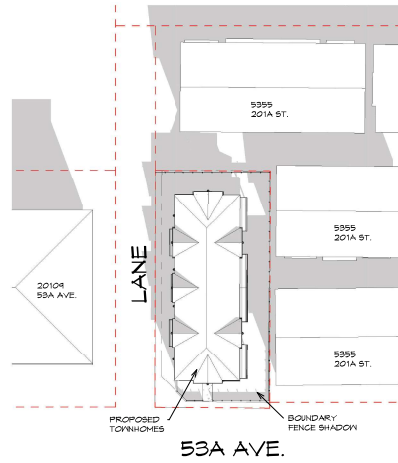
2 SITE SECTION 2
SCALE: 3/16" = 1'-0"

ISSUE TABLE		By		Description	
No.	Date				
REVISIONS		Date		By	
No.	Date				
DANDDDDESIGN.CA					
 D&D Design Ltd. info@danddesign.ca 604.654.1740 Unit B 3823 Wilwood Drive Abbotsford, BC V2S 1S2					
ARCHITECTURAL SEAL					
PROJECT: PROPOSED ROWHOMES 20139 53A AVE. LANGLEY, B.C.					
DATE: 2018-11-07					
DRAWN: [Name]					
CHECKED: [Name]					
PROJECT NO.: 23118					
SHEET NO.: 1					
A-1.2					
<small> DRAWN: [Name] / CHECKED: [Name] / DATE: 2018-11-07 / PROJECT: PROPOSED ROWHOMES 20139 53A AVE. LANGLEY, B.C. / SHEET: A-1.2 / SCALE: 3/16" = 1'-0" </small>					

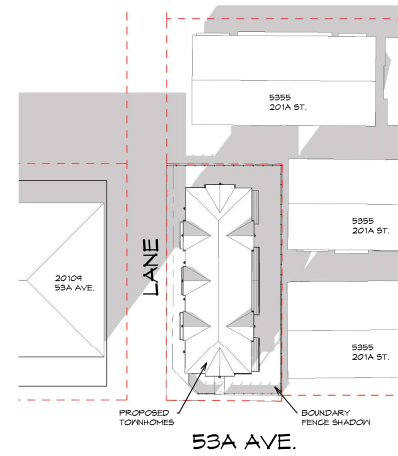
PROPOSED FALL EQUINOX SHADOW DIAGRAM



7. Shadow Diagram - 9AM Fall Equinox

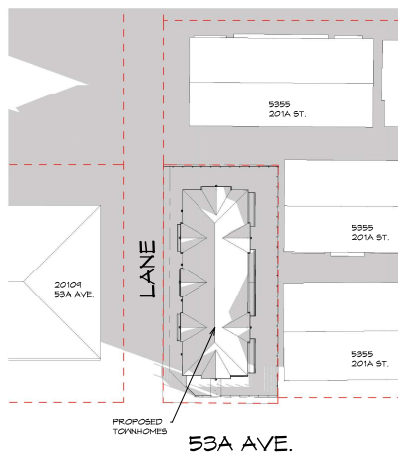


8. Shadow Diagram - 12PM Fall Equinox

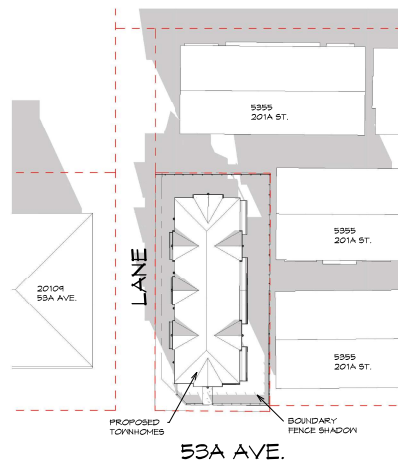


9. Shadow Diagram - 3PM Fall Equinox

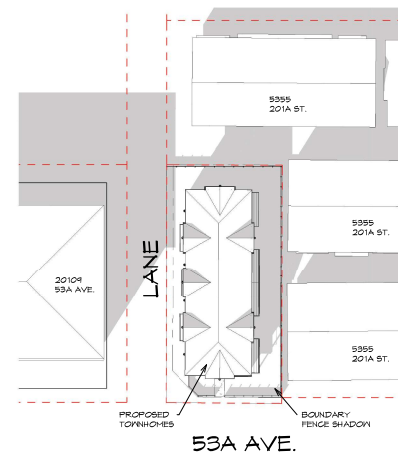
PROPOSED SPRING EQUINOX SHADOW DIAGRAM



10. Shadow Diagram - 9AM Spring Equinox



11. Shadow Diagram - 12PM Spring Equinox

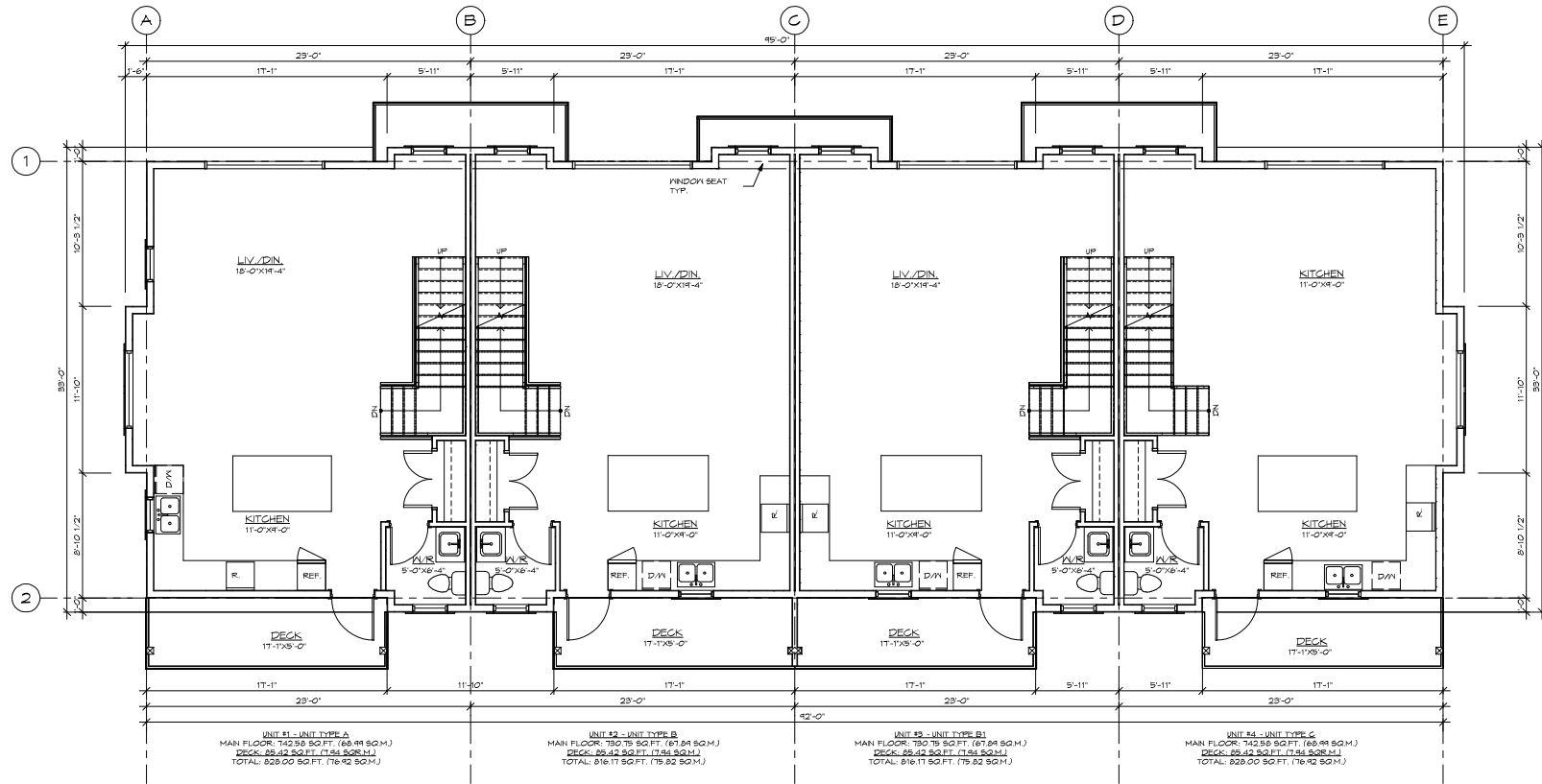


12. Shadow Diagram - 3PM Spring Equinox

<p>DATE: 11/17/2024 14:28 PM SCALE: 1"=20'-0" DRAWN: RWJ CHECKED: DH PROJECT NO.: 231188 SHEET NO.: A-1.3</p>		<p>PROJECT: PROPOSED ROWHOMES 20139 53A AVE. LANGLEY, B.C.</p>		<p>ARCHITECTURAL SEAL</p>																	
<p>ISSUE TABLE</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>By</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	Description	By	Date					<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>By</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	Date	By	Description					<p>ALL REVISIONS & COMMENTS MUST BE APPROVED BY THE ARCHITECT</p>	
No.	Description	By	Date																		
No.	Date	By	Description																		
<p>DANDDDDESIGN.CA</p>		<p>D&D Design Ltd. info@danddesign.ca 604.654.3740</p>		<p>Unit B 3823 Wilwood Drive Abbotsford BC V2S 1S2</p>																	
<p>SITE SHADING DIAGRAMS</p>																					

53A AVE

LANE



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

UNIT #1 - UNIT TYPE A
MAIN FLOOR: 742.95 SQ.FT. (68.99 SQ.M.)
DECK: 85.42 SQ.FT. (7.94 SQ.M.)
TOTAL: 828.37 SQ.FT. (76.93 SQ.M.)

UNIT #2 - UNIT TYPE B
MAIN FLOOR: 750.75 SQ.FT. (69.24 SQ.M.)
DECK: 85.42 SQ.FT. (7.94 SQ.M.)
TOTAL: 836.17 SQ.FT. (77.18 SQ.M.)

UNIT #3 - UNIT TYPE B1
MAIN FLOOR: 750.75 SQ.FT. (69.24 SQ.M.)
DECK: 85.42 SQ.FT. (7.94 SQ.M.)
TOTAL: 836.17 SQ.FT. (77.18 SQ.M.)

UNIT #4 - UNIT TYPE C
MAIN FLOOR: 742.95 SQ.FT. (68.99 SQ.M.)
DECK: 85.42 SQ.FT. (7.94 SQ.M.)
TOTAL: 828.37 SQ.FT. (76.93 SQ.M.)



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

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604.654.1740

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ARCHITECTURAL SEAL

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

DATE
14-1-2024

SCALE
1/4" = 1'-0"

PROJECT NO.
23118

DATE
14-1-2024

1
A-2.2

MAIN FLOOR PLAN

DATE
17/02/2024 14:15:18

SCALE
1/4" = 1'-0"

PROJECT NO.
23118

DATE
14-1-2024

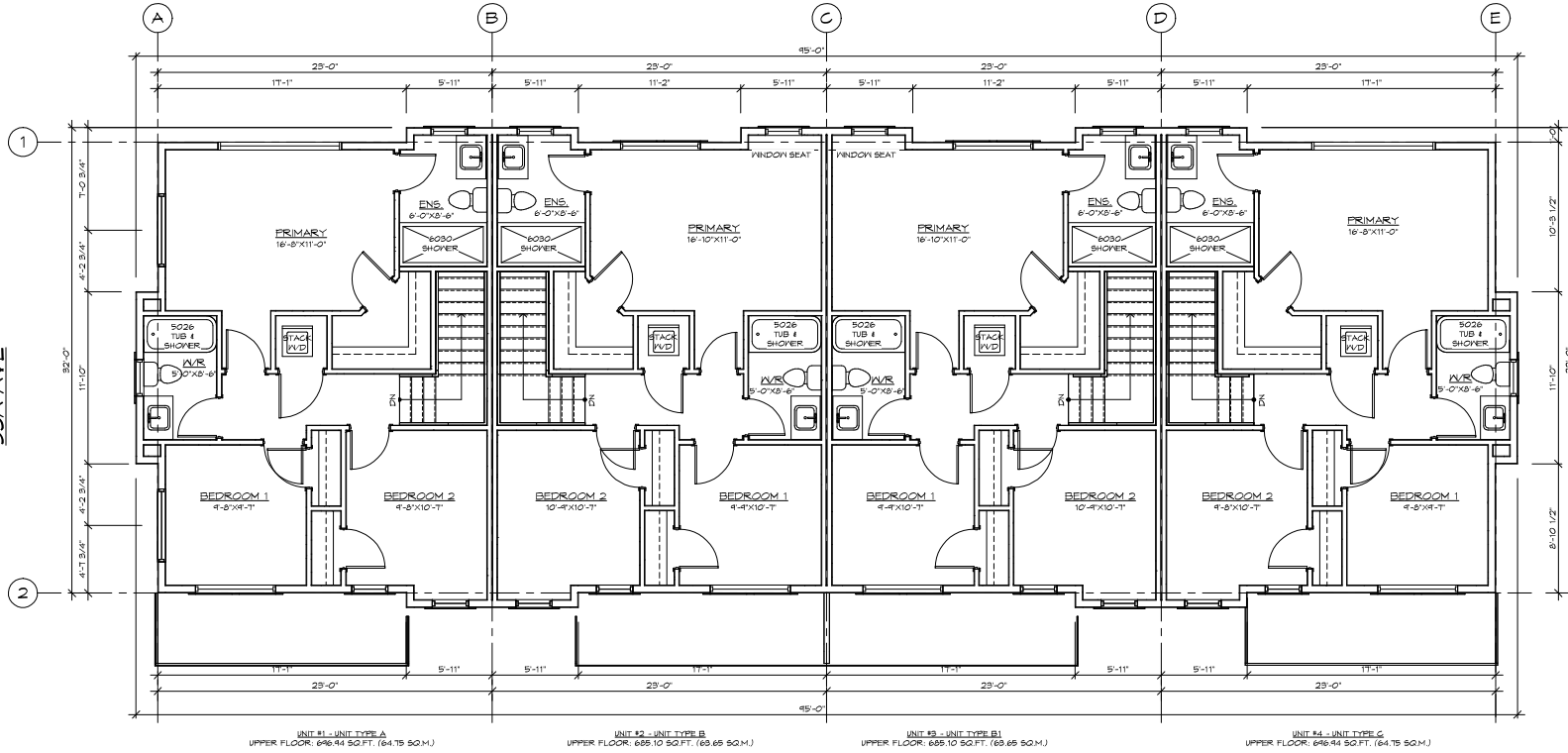
PROJECT
20139 53A AVE. LANGLEY, B.C.

PROJECT NO.
23118

DATE
14-1-2024

53A AVE

LANE



1
2-3
UPPER FLOOR PLAN
FAR: 2,165.11 SQ.FT. (256.44 SQ.M.)
SCALE: 1/4" = 1'-0"

ISSUE TABLE		By		Description	
No.	Date				

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ARCHITECTURAL SEAL

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

UPPER FLOOR PLAN

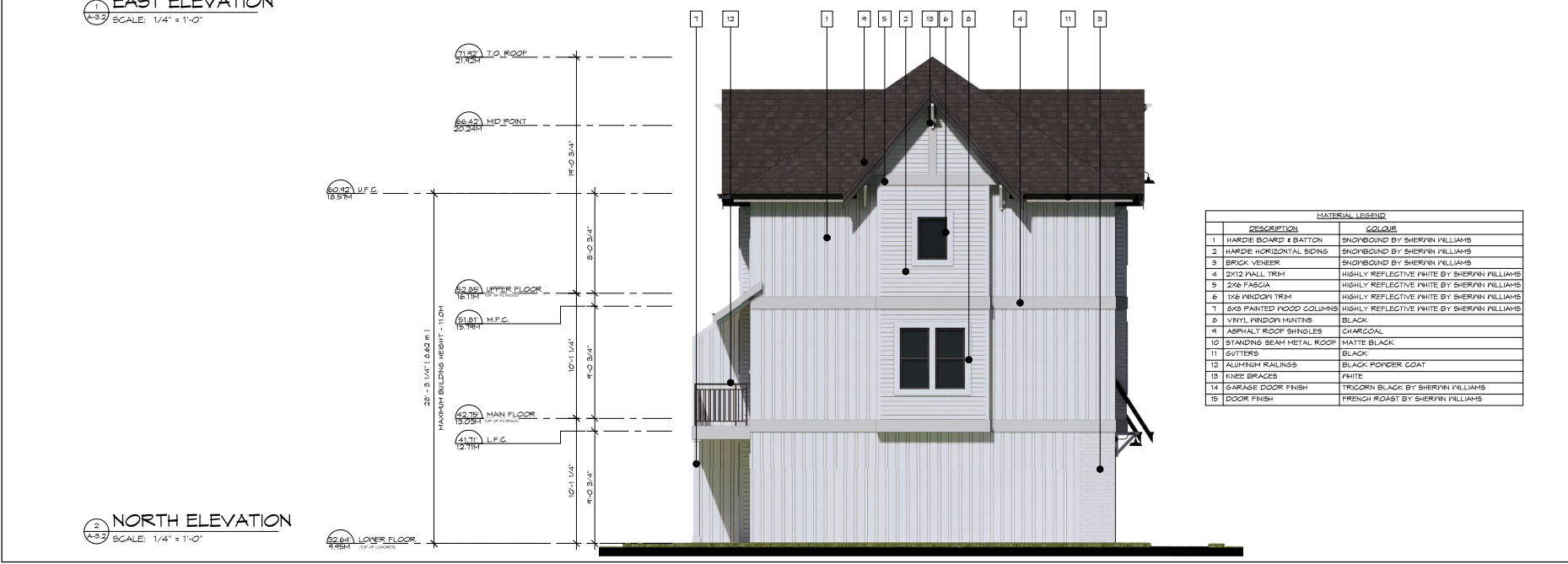
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BY:	
BY:	
BY:	
BY:	
BY:	
PROJECT NO.:	23118
DATE:	

A-2.3

Plan No. 23118-001-UPPER FLOOR PLAN - 20139 53A AVE LANGLEY B.C. - PROPOSED ROWHOMES (DRAFT) - 2024-07-17 14:21:19 PM - 2024-07-17 14:21:19 PM



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



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

MATERIAL LEGEND	
DESCRIPTION	COLORS
1 HARDE BOARD 1x6	SNOWBOUND BY SHERWIN WILLIAMS
2 HARDE HORIZONTAL SIDING	SNOWBOUND BY SHERWIN WILLIAMS
3 BRICK VENEER	SNOWBOUND BY SHERWIN WILLIAMS
4 2x12 WALL TRIM	HIGHLY REFLECTIVE WHITE BY SHERWIN WILLIAMS
5 2x6 FASCIA	HIGHLY REFLECTIVE WHITE BY SHERWIN WILLIAMS
6 1x6 WINDOW TRIM	HIGHLY REFLECTIVE WHITE BY SHERWIN WILLIAMS
7 8x8 PAINTED WOOD COLUMNS	HIGHLY REFLECTIVE WHITE BY SHERWIN WILLIAMS
8 VINYL WINDOW HUNTINGS	BLACK
9 ASPHALT ROOF SHINGLES	CHARCOAL
10 STANDING SEAM METAL ROOF	BLACK
11 GUTTERS	MATTE BLACK
12 ALUMINUM RAILINGS	BLACK POWDER COAT
13 KNEE BRACES	WHITE
14 GARAGE DOOR FINISH	TRIGORN BLACK BY SHERWIN WILLIAMS
15 DOOR FINISH	FRENCH ROAST BY SHERWIN WILLIAMS

ISSUE TABLE		By		Description	
No.	Date	No.	Date	No.	Description
<p>ALL MATERIALS & COMPONENTS TO BE VERIFIED BY THE CONTRACTOR TO BE COMPATIBLE WITH THE LOCAL SOILS AND CLIMATE.</p>					
<p>PROJECT: PROPOSED ROWHOMES 20139 53A AVE. LANGLEY, B.C.</p>					
<p>ARCHITECTURAL SEAL</p>					
<p>DATE: 11/15/2024 14:23 PM SCALE: 1/4" = 1'-0" DRAWN: [Signature] CHECKED: [Signature] PROJECT NO.: 231188 DATE: 11/15/2024 14:23 PM</p>					
<p>PROJECT: PROPOSED ROWHOMES 20139 53A AVE. LANGLEY, B.C.</p>					
<p>ELEVATIONS</p>					
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