LADNER TRUNK RD

5625 LADNER TRUNK ROAD | DELTA, BC

ISSUED FOR PDR RESPONSE - 2024-05-15



PROJECT TEAM

OWNER

RED DOOR HOUSING SOCIETY
33 - 2688 BLANCHE STREET
VANCOUVER, B.C. V5S 4R4
TEL: 604.431.9225

ARCHITECTURAL

DYS ARCHITECTURE
260 - 1770 BURRARD STREET
VANCOUVER, B.C. V6J 3G7
TEL: 604.669.7710

MECHANICAL

ROCKY POINT ENGINEERING
#208-20171 92A AVENUE
LANGLEY, BC V1M 3A5
TEL: 604.888.7779

LANDSCAPE ARCHITECT

M2 LANDSCAPE ARCHITECTURE
220, 26 LORNE MEWS
NEW WESTMINSTER, B.C. V3M 3L7
TEL: 604.553.0044

DEVELOPMENT CONSULTANT

CPA DEVELOPMENT CONSULTANTS
100 - 283 EAST 11TH AVENUE
VANCOUVER, B.C. V5T 2C4
604.875.0554

CODE CONSULTANT

JENSEN HUGHES
1195 WEST BROADWAY, STE. 228
VANCOUVER, B.C. V6H 3X5
TEL: 604.732.3751

ELECTRICAL

JARVIS ENGINEERING CONSULTANTS
32988 S FRASER WAY
ABBOTSFORD, BC V2S 2A8
TEL: 604.850.0049

GEOTECHNICAL

GEOPACIFIC
1779 WEST 75TH AVENUE
VANCOUVER, B.C. V6P 6P2
TEL: 604.439.0922

CONTRACTOR

VANMAR CONSTRUCTORS
101B - 30701 SIMPSON ROAD
ABBOTSFORD, B.C. V2T 6Y7
TEL: 604.882.0700 x234

STRUCTURAL

WEILER SMITH BOWERS
118-3855 HENNING DRIVE
BURNABY, B.C. V5C 6N3
TEL: 604.294.3753

CIVIL

H.Y. ENGINEERING LTD.
200 - 9128 152ND STREET
SURREY, B.C. V3R 4E7
TEL: 604.583.1616

SURVEYOR

TERRA PACIFIC
22371 ST. ANNE AVENUE
MAPLE RIDGE, B.C. V2X 2E7
TEL: 604.463.2509

SITE INFORMATION

CIVIC ADDRESS: 5625 LADNER TRUNK ROAD, DELTA, BC

LEGAL ADDRESS: PID 011-229-712, LT 1 DL 116 GP 2 NWD PL 71883

SITE AREA: 7,185.2 m²

ARCHITECTURAL DRAWING LIST

A0.00	COVER SHEET	NTS
A0.01	PROJECT DATA AND STATISTICS	NTS
A0.02	VICINITY MAP	1/256" = 1'-0"
A0.03	CONTEXT PHOTOS	NTS
A0.03a	CONTEXT PHOTOS	NTS
A0.04	SHADOW STUDIES	NTS
A0.05	PERSPECTIVES	NTS
A0.06	PERSPECTIVES	NTS
A0.07	PERSPECTIVES	NTS
A1.01	SURVEY PLAN	
A1.02	SITE PLAN	1/16" = 1'-0"
A1.03	SETBACK DIAGRAM	1/16" = 1'-0"
A2.01	PARKING PLAN	1/16" = 1'-0"
A2.02	FLOOR PLAN - LEVEL 1	1/16" = 1'-0"
A2.03	FLOOR PLAN - LEVEL 2	1/16" = 1'-0"
A2.04	FLOOR PLAN - LEVEL 3	1/16" = 1'-0"
A2.05	FLOOR PLAN - LEVEL 4	1/16" = 1'-0"
A2.06	ROOF PLAN	1/16" = 1'-0"
A2.07	UNIT PLANS	1/4" = 1'-0"
A2.08	UNIT PLANS	1/4" = 1'-0"
A2.09	UNIT PLANS	1/4" = 1'-0"
A2.10	UNIT PLANS	1/4" = 1'-0"
A2.11	UNIT PLANS	1/4" = 1'-0"
A2.01a	AREA OVERLAY PLAN - PARKING PLAN	1/16" = 1'-0"
A2.02a	AREA OVERLAY PLAN - LEVEL 1	1/16" = 1'-0"
A2.03a	AREA OVERLAY PLAN - LEVEL 2	1/16" = 1'-0"
A2.04a	AREA OVERLAY PLAN - LEVEL 3	1/16" = 1'-0"
A2.05a	AREA OVERLAY PLAN - LEVEL 4	1/16" = 1'-0"
A2.06a	AREA OVERLAY PLAN - ROOF	1/16" = 1'-0"
A2.51	GARBAGE STAGING AREA	1/4" = 1'-0"
A3.01	BUILDING ELEVATION - NORTH	3/32" = 1'-0"
A3.02	BUILDING ELEVATION - EAST	3/32" = 1'-0"
A3.03	BUILDING ELEVATION - SOUTH	3/32" = 1'-0"
A3.04	BUILDING ELEVATION - WEST	3/32" = 1'-0"
A3.05	STREET CONTEXT ELEVATIONS	1/64" = 1'-0"
A3.06	ELEVATIONS - BUILDING ENTRIES	NTS
A4.01	BUILDING SECTIONS	1/16" = 1'-0"
A4.02	BUILDING SECTIONS	1/16" = 1'-0"

dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604 669 7710 www.dysarchitecture.com

CLIENT

RED DOOR HOUSING SOCIETY

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9	15.05.2024	ISSUED FOR PDR RESPONSE

NO.	DATE	REVISION

REGISTERED ARCHITECT
DANE K. JANSEN
2024-05-30
BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD
NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

COVER SHEET

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PROJECT A217382
DRAWN PL **CHECKED** DKJ

SCALE NTS
DATE MAY 15, 2024

A0.00

LADNER WILLOWS

5625 LADNER TRUNK ROAD DELTA, BC

SUMMARY			
Site Area	83,797 sq.ft.	7,785 m²
Site Area - Hectares	0.778 ha	
Site Area (after dedication)	83,633 sq.ft.	7,766.96 m²
Site Area - Hectares (after dedication)	0.776 ha	
Lot Width	279.5 sq.ft.	85.19 m
Average Lot Dept	300.4 ft	91.56 m
Current Zone	RA20	
Proposec Zone	CD	
Units Provided*	146	
Units Provided per Hectare	188 UPH	
F.S.R. Provided	120,018.60 sq.ft.	11,150.09 m²
	1.44	
Gross Floor Area	125,501.40 sq.ft.	11,659.46 m²
Max Lot Coverage	N/A	
Lot Coverage Providec	32,165.66 sq.ft.	2,988.29 m²
	38.5%	
Parking Area	57,727.88 sq.ft.	5,363.10 m²
Max Impermeable Area 60%	50,161.72 sq.ft.	4,660.18 m²
Impermeable Area 75%*	63,222.50 sq.ft.	5,873.55 m²
Common Outdoor Amenity Area	13,730.68 sq.ft.	1,275.62 m²

*Site Area before dedication utilized for Units Provided calculation.

*Impermeable Area 75% after corner dedication

PROVIDED SETBACKS	FT	M
NORTH: Parkade Lane Access		
Minimum Principle Structure Setback	42 - 8"	13
Minimum Parkade Structure Setback	38 - 1"	11.6
Main Bldg (north-west)	65 - 4"	19.91
Main Bldg (north-east)	43 - 0"	13.11
Parkade (north-west)	54 - 9"	16.69
Parkade (north-east)	38 - 6"	11.73
SOUTH: Ladner Trunk Road		
Minimum Principle Structure Setback	24 - 7"	7.5
Minimum Parkade Structure Setback	11 - 6"	3.5
Main Bldg (south-west)	25 - 0"	7.62
Main Bldg (south-east)	24 - 6"	7.46
Parkade (south-west)	12- 3"	3.73
Parkade (south-east)	11 - 9"	3.58
EAST: Lane		
Minimum Principle Structure Setback	34 - 6"	10.5
Minimum Parkade Structure Setback	27 - 7"	8.4
Main Bldg	34 - 9"	10.59
Parkade	28 - 0"	8.53
WEST: 55B Street		
Minimum Principle Structure Setback	18 - 9"	5.7
Minimum Parkade Structure Setback	11 - 6"	3.5
Main Bldg	19 - 3"	5.87
Parkade	12 - 0"	3.66
SOUTH-WEST CORNER		
Minimum Principle Structure Setback	23 - 4"	7.1
Minimum Parkade Structure Setback	11- 6"	3.5
Main Bldg	25 - 3"	7.70
Parkade	12 - 0"	3.65

*Main Bldg Setbacks measured from property line to principal building face

*For additional setback information, see sheet A1.03 (Setback diagram)

PROPOSED PROJECTION SETBACKS						
Permited Projection	Front (Ladner Trunk Rd)	Rear (North)	Interior (East)	Exterior (55B St.)	North-East	South-West
Exterior Steps and Ramp	To no closer than 0.7m	To no closer than 10.8m	To no closer than 4.4m	Not applicable	Not applicable	Not applicable
Balconies and Fatics	To no closer than 3.5m	Not applicable	Not applicable	To no closer than 3.6m	Not applicable	To no closer than 3.6m
Landscape Planters	To no closer than 2.1m	Not applicable	To no closer than 6.4m	To no closer than 2.8m	17.4m	2.5m
Entry Structure and Gutters	Not applicable	Not applicable	To no closer than 7.4m	To no closer than 3.0m	Not applicable	Not applicable
Aboror Trellis with max height of 2.8m	Anywhere on the lot					

*Measurements taken from property line, unless noted on A1.03, Setback Diagram

PARKING STALLS			
RESIDENTIAL	REQUIRED	PROVIDED	
Standard (1.0 stall per purposebuilt rental unit)	146	92	
Small Car (max 25% of total stalls)	-	33	23.7%
Accessible*	5	7	
Accessible Van (50% of accessible stalls)	3	7	50.0%
Residential Total		**139**	

*The remaining required Van Accessible Stall is being provided in Visitor Parking, for a total of 8 Van Accessible Stalls.

VISITOR	REQUIRED	PROVIDED	
Visitor Standard (0.1 per unit)	15	11	
Visitor Small Car* (max25%)		3	20.0%
Visitor Accessible*(Van)		1	
Visitor Total	15	15	

TOTAL PARKING STALLS	161	154
EV Parking (100% of residential stalls w/ Level 1 outlets)	139	139

Owner will be providing 46 residential stalls with electrical vehicle dedicated chargers.

*Accessible: 50% of required adaptable units. 1 accessible stall per unit

*As per section 8.5.12 (Amend BL. 8097, 2022) of Delta Zoning Bylaw No. 7600, 2017, 100% of residential parking spaces shall be provided with an electric vehicle charger or dedicated energized electric vehicle outlet. Visitor parking spaces are exempted according to the zoning

BICYCLE PARKING STALLS	REQUIRED	PROVIDED
Standard	146	157
Visitor	5	5
Total	**151**	**162**
Scooter		5

UNIT TYPE MIX			
TYPE	REQUIRED	PROVIDED	PERCENT
Standard - Apartments	-	109	75%
Adaptable Units (req. 20%)	29.2	29	20%
Accessible Units (req. 5%)	7.3	8	5%
Total		**146**	

APARTMENT BUILDING MAXIMUM HEIGHT*:

Maximum Storeys 5

Maximum height to the top of a flat roof 17.1m

Maximum height to roof ridge for a pitched roof N/A

*Despite Section 6(a) of zoning bylaw and 6.2.14, a roof parapet may extend above the top of a flat roof by no more than 0.6m

FLOOR TO FLOOR HEIGHTS	FT	M
L04	9.06	2.77
L03	11.54	3.52
L02	10.04	3.06
L01	10.04	3.06
Parking	11.00	3.35

PROPOSED BUILDING HEIGHT	FT	M
MAX HEIGHT @ MECHANICAL PARAPET:	65'-9 1/2"	19.93
MAX HEIGHT @ UPPER ROOF PARAPET:	58'-4 1/2"	17.65
MAX HEIGHT @ MAIN ROOF PARAPET:	54'-4 1/2"	17.04

*Measured from Parking Lane Access (lowest average natural grade) Average Natural Grade of 3'-10" (1.17m)

AREA CALCULATION (sq. ft.)

LEVEL	G.F.A.*		G.F.A. WEST*		G.F.A. EAST*		EXCLUSIONS UTILITY / STORAGE*		AMENITY*		ELEVATORS		ADAPTABLE/ ACCESSIBLE*		F.S.R		CIRCULATION*		N.S.A.		EFFICIENCY	NO. OF UNITS
	sq.ft.	m²	sq.ft.	m²	sq.ft.	m²	sq.ft.	m²	sq.ft.	m²	sq.ft.	m²	sq.ft.	m²	sq.ft.	m²	sq.ft.	m²	sq.ft	m²		
L01	31,539.70	2,930.13	15,289.38	1,420.43	16,250.33	1,509.70	1,066.86	99.11	1,587.52	156.78	169.31	15.73	193.75	18.00	28,422.26	2,640.51	5,235.08	486.35	23,550.24	2,187.89	75%	33
L02	32,165.66	2,988.29	16,480.11	1,531.05	15,685.56	1,457.24	408.95	37.99	-	-	169.31	15.73	215.28	20.00	31,372.12	2,914.57	5,042.08	468.42	26,714.63	2,481.87	83%	39
L03	32,165.66	2,988.29	16,480.11	1,531.05	15,685.56	1,457.24	408.95	37.99	-	-	169.31	15.73	215.28	20.00	31,372.12	2,914.57	5,042.08	468.42	26,714.63	2,481.87	83%	39
L04	29,630.37	2,752.75	15,212.26	1,413.27	14,418.11	1,339.49	436.74	40.57	-	-	169.31	15.73	172.22	16.00	28,852.10	2,680.45	5,014.13	465.83	24,179.50	2,246.35	82%	35
Total	**125,501.40**	**11,659.46**		**-**	**-**	**-**	**2,321.50**	**215.67**	**1,587.52**	**156.78**	**677.25**	**62.92**	**796.53**	**74.00**	**120,018.60**	**11,150.09**	**20,333.37**	**1,889.03**	**101,159.01**	**9,397.98**	**81%**	**146**

1.44

*Utility / Storage: Includes mechanical, electrical, garbge/recycling, bike storage, mail room, laundry, janitor and utility areas

* Amenity: Office and Amenity

* Adaptable area: The first 2 m² of each studio and 1-bedroom adaptable unit. The first 3m³ of each 2-Bed and 3-Bed. Per Delta Zoning Bylaw No. 7600 6.2.17(a)(iv)(1)

* Circulation: Includes corridors, stairs, elevators and storage areas measurec from center line of walls and to the face of sheathing

* GFA measured by exterior walls as Delta Zoning Bylaw 7600

*GFA West and East per BCBC 2018 3.2.2.50.1(d)(iv); building area not more than 2250m² (24,218 sf) f 4 storeys in building height.

UNIT MIX

TYPE	NAME	TYPE	L01	L02	L03	L04	COUNT	%	TOTAL	%	AREA (ft²)*		STORAGE		BALCONY AREA*		DECK AREA*	
											sq.ft.	m²	sq.ft.	m²	sq.ft.	m²	sq.ft.	m²
STUDIO	A	Regular	2	2	2	2	8	5%	23	16%	377.55	35.08	-	-	-	-	-	-
	B	Regular		3	3	3	9	6%			400.91	37.25	-	-	-	-	-	-
	D	Regular		2	2	2	6	4%			391.87	36.41	-	-	-	-	-	-
1 - BED	E	Regular	1				1	1%	46	32%	591.99	55.00	27.49	2.55	50.57	4.70	313.47	29.12
	F	Adaptable	7	8	8	6	29	20%			576.74	53.58	o/s unit	o/s unit	56.75	5.27	74 - 158	6.87 - 14.68
	G	Accessible	2	2	2	2	8	5%			620.34	57.63	o/s unit	o/s unit	82.53	7.67	69.58	6.46
	N	Regular	2	2	2		6	4%			582.98	54.16	o/s unit	o/s unit	65.86	6.12	-	-
	R	Regular	1	1			2	1%			580.70	53.95	o/s unit	o/s unit	50.58	4.70	308.50	28.66
2 - BED	C	Regular	2	2	2	2	8	5%	55	38%	794.36	73.80	25.61	2.38	56.75	5.27	73.82	6.86
	H	Regular	6	7	8	8	29	20%			749.93	69.67	22.62	2.10	50.57	4.70	309 - 472	28.70 - 43.85
	K	Regular	2	2	2	2	8	5%			839.33	77.98	27.12	2.52	51.31	4.77	297	27.59
	P1	Regular	2				2	1%			855.84	79.51	o/s unit	o/s unit	83.65	7.77	75.90	7.05
	P2	Regular		2	2		4	3%			908.06	84.36	23.28	2.16	83.65	7.77	-	-
	P3	Regular				2	2	1%			926.88	86.11	o/s unit	o/s unit	592.76	55.07	-	-
	S	Regular				2	2	1%			876.41	81.42	20.63	1.92	722.87	67.16	-	-
3 - BED	L2	Regular	4	4	5	3	16	11%	20	14%	988.94	91.88	24.71	2.30	81.0	7.53	515 - 784	47.85 - 72.84
	L3	Regular	1	1	1	1	4	3%			1030.83	95.77	24.38	2.25	70.0	6.50	494.00	45.89
4 - BED	M	Regular	1	1			2	1%	2	1%	1157.24	107.51	22.46	2.09	81.42	7.56	707	65.68
		Total	**33**	**39**	**39**	**35**	**146**		**146**									

*Range of private patio or balcony

*Unit areas measured from center line of corridors and party walls to outside of exterior wall

dys architecture

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NO.	DATE	REVISION

REGISTERED ARCHITECT DARA K. JAMEH 2024-05-31 BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

PROJECT DATA AND STATISTICS

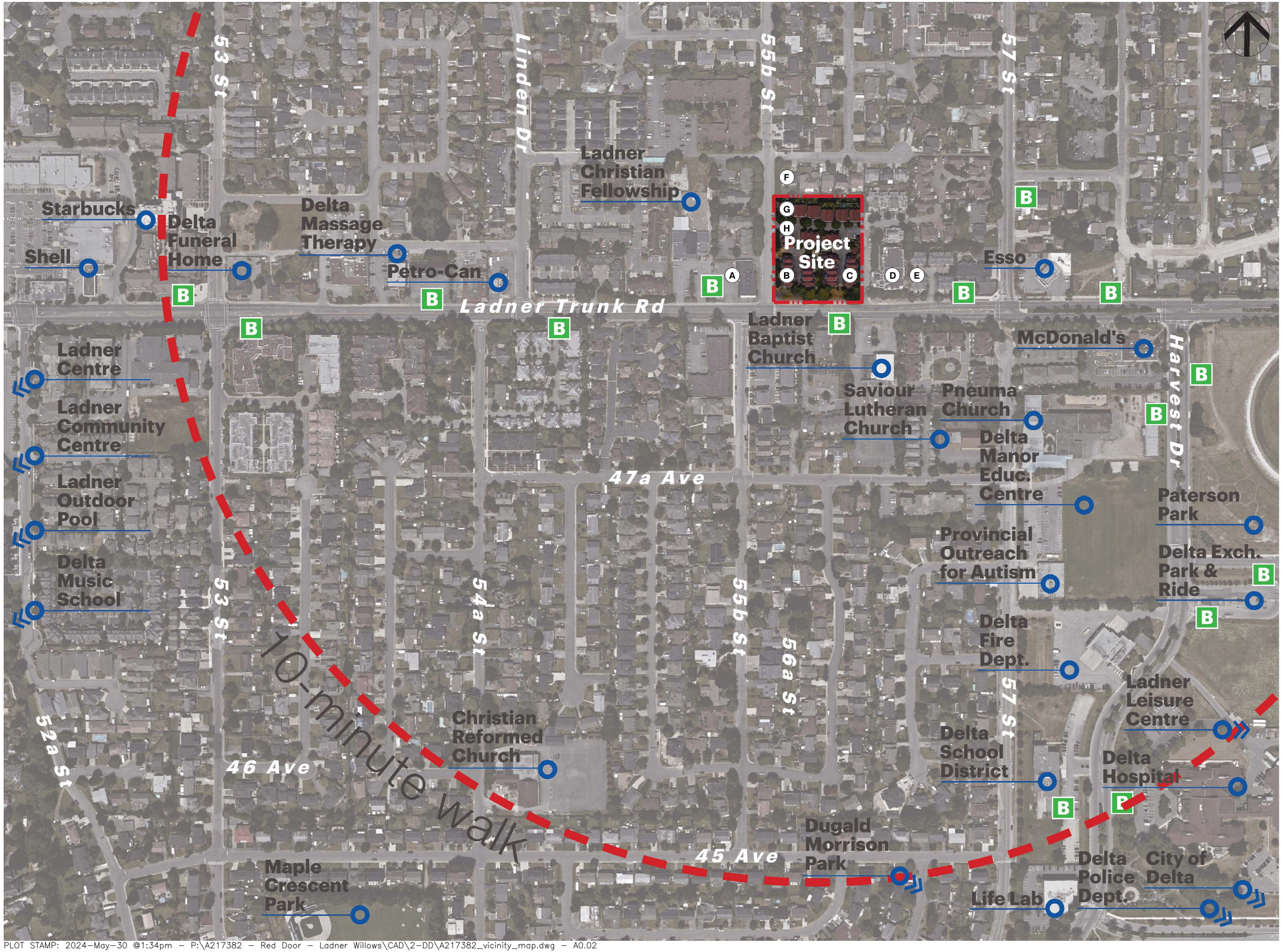
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PROJECT A217382
DRAWN PL **CHECKED** DKJ

SCALE NTS
DATE MAY 15, 2024

A0.01



PLOT STAMP: 2024-May-30 @1:34pm – P:\A217382 – Red Door – Ladner Willows\CAD\2-DD\A217382_vicinity_map.dwg – A0.02

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LEGEND

B Bus

REGISTERED ARCHITECT DANIEL K. JANSEN 2024-05-30 BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

VICINITY MAP

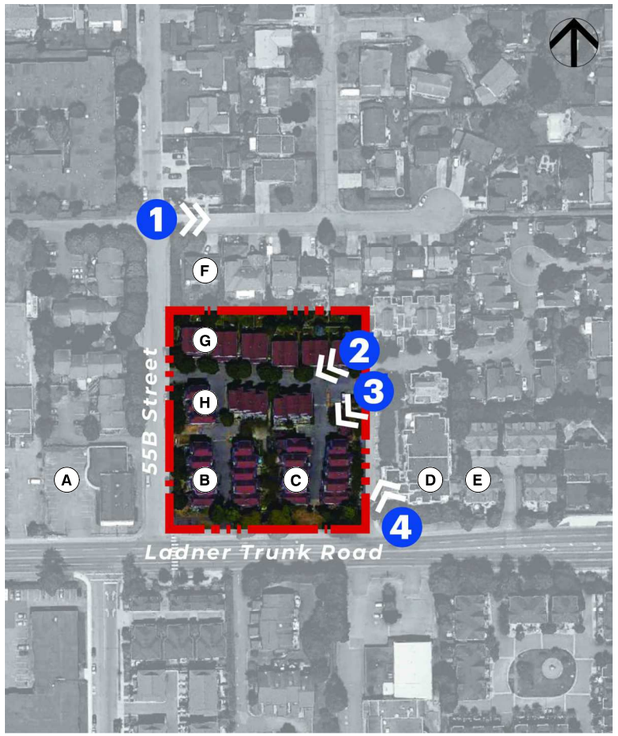
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DRAWN **CHECKED**

SCALE 1/256" = 1'-0"
DATE MAY 15, 2024

A0.02



URBAN CONTEXT - Key Plan

Street Views - Project Site



(1) **Street View** 55B St. at 48B Ave



(2) **Street View** View from Inside NE Corner



(3) **Street View** View Looking South West



(4) **Street View** View looking North West



Street View Ladner Trunk Road



Street View 55B Street

PLOT STAMP: 2024-May-30 @1:35pm – P:\A217382 – Red Door – Ladner Willows\CAD\2-DD\A217382_urban_context.dwg – A0.03

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DELTA, BC

URBAN CONTEXT

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PROJECT A217382
DRAWN **CHECKED** DKJ
SCALE NTS
DATE MAY 15, 2024

A0.03



Street View Ladner Trunk Road, looking south - intersection of 57 Street to 5624 Ladner Trunk Road



Street View 55B Street, looking south - 5624 Ladner Trunk Road to 4777 Ladner Trunk Road



Street View 4815 - 4837 55B Street, looking west



Street View 4837 - 4863 55B Street, looking west

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9	15.05.2024	ISSUED FOR PDR RESPONSE

NO.	DATE	REVISION

REGISTERED ARCHITECT
DIANE K. JANSEN
2024-05-30
BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

URBAN CONTEXT

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SCALE NTS
DATE MAY 15, 2024

A0.03a



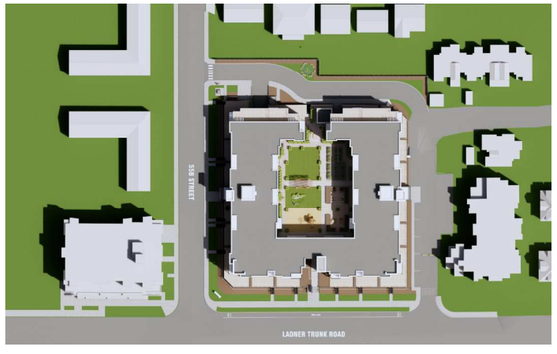
Shadow Study Spring Equinox, 10 am



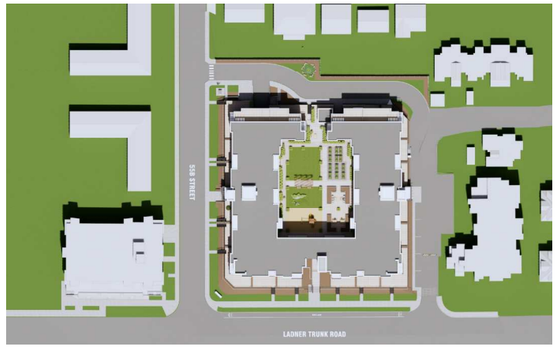
Shadow Study Spring Equinox, 12 pm



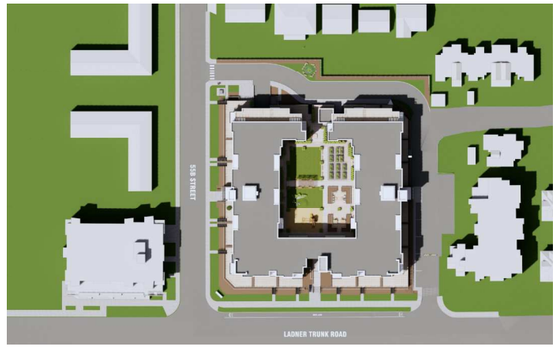
Shadow Study Spring Equinox, 2 pm



Shadow Study Summer Solstice, 10 am



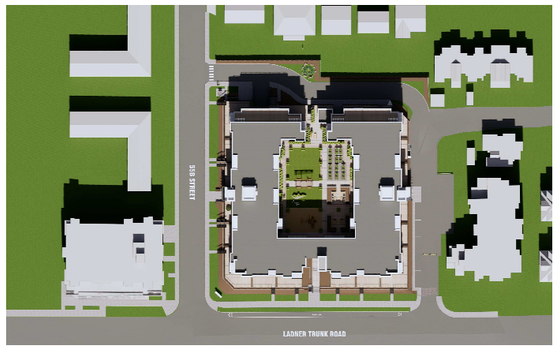
Shadow Study Summer Solstice, 12 pm



Shadow Study Summer Solstice, 2 pm



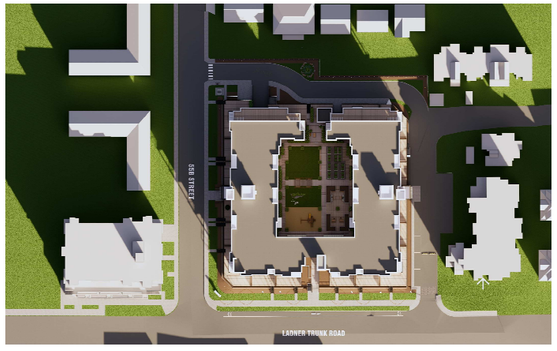
Shadow Study Fall Equinox, 10 am



Shadow Study Fall Equinox, 12 pm



Shadow Study Fall Equinox, 2 pm



Shadow Study Winter Solstice, 10 am



Shadow Study Winter Solstice, 12 pm



Shadow Study Winter Solstice, 2 pm

PLOT STAMP: 2024-May-30 @1:35pm – P:\A217382 – Red Door – Ladner Willows\CAD\2-DD\A217382_shadow_studies.dwg – A0.04 – REV

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NO. | DATE | REVISION

REGISTERED ARCHITECT DANIEL K. JANSEN 2024-05-30 BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD
NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

SHADOW STUDIES

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SCALE NTS
DATE DEC 7, 2023

A0.04

PERSPECTIVES



Perspective Aerial view looking northeast



Perspective Aerial view looking northwest



Perspective Street view looking southwest



Perspective Street view looking southeast

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2024-05-30
BRITISH COLUMBIA

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NON-MARKET HOUSING

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DELTA, BC

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SCALE N.T.S.
DATE MAY 15, 2024

A0.05

PERSPECTIVES



Perspective Corner of Ladner Trunk Road / 55B Street



Detail Ground-related unit entries



Elevation Street level view from Ladner Trunk Road



Elevation Street level view from 55 B Street

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PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
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PERSPECTIVES

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A0.06

PERSPECTIVES



Perspective Courtyard looking south



Perspective Courtyard looking north



Perspective Parking entry



Detail Walk-through to courtyard

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PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

PERSPECTIVES

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SCALE N.T.S.
DATE MAY 15, 2024

A0.07

Bennett
Land Surveying Ltd
2329 St. Anne Avenue, Maple Ridge, BC
Phone: 604-465-2268 Fax: 604-465-1001

LEGEND:

Tree	Bollard
Ground Elevation	Lamp Standard
Catch Basin Square	Storm Drain
Fire Hydrant	Flower Pole With Light
Flower Pole Marker	Building Post
Electrical	Gas Valve
Manhole	North Arrow
Power Pole	Junction Box
Water Valve	Rock Area
Sign	Fence Wire
Hedge	Survey Monument

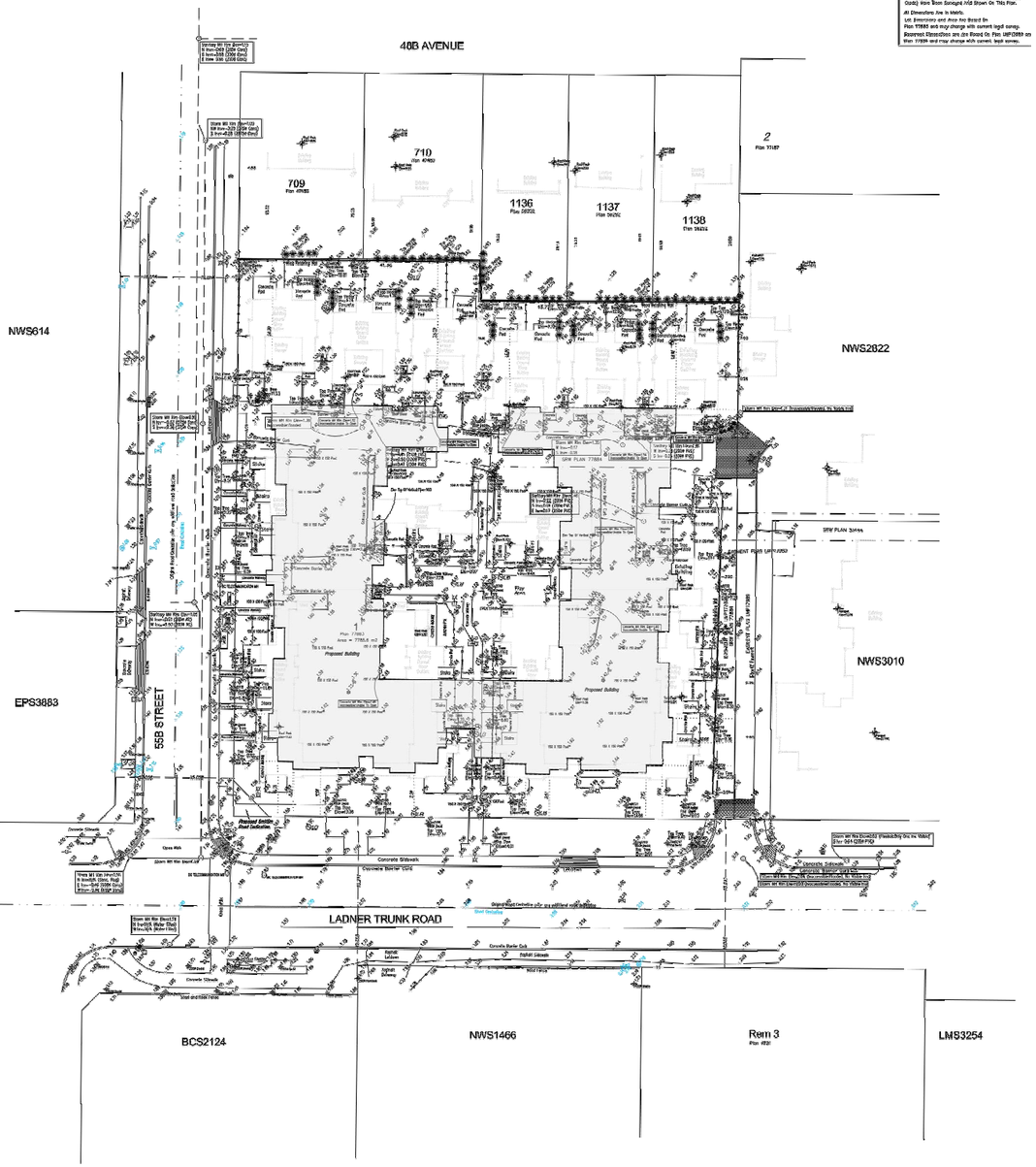
Project:
5625 LADNER TRUNK ROAD
DELTA, BC

Drawing Title:
TOPOGRAPHIC SURVEY PLAN
LOT 1 DISTRICT LOT 116
GROUP 2
NWD PLAN 77883

Bearings Shown
Directions are Geodetic
Referred to Monument: BM4016
Monument Elevation: 4.888m
Vertical Datum: CVD2013(2010)

Notes:
All Areas are Larger than 20cm2 Measured At Eave Above Ground Note Been Surveyed And Shown On This Plan.

All Dimensions are in Metric.
Lot Dimensions and Area are Based On
Plan 77883 and may change with current legal survey.
Easement Dimensions are as Noted On Plan LMP2989 on Plan 77839 and may change with current legal survey.



PLOT STAMP: 2024-May-30 @1:35pm – P:\A217382 – Red Door – Ladner Willows\CAD\2-DD\A217382_survey.dwg – A1.01

Scale: 1:250

Date: August 2, 2023
Revised: 30th May, 2024
Revised: 30th May, 2024
Revised: May 8, 2024
Revised: May 8, 2024

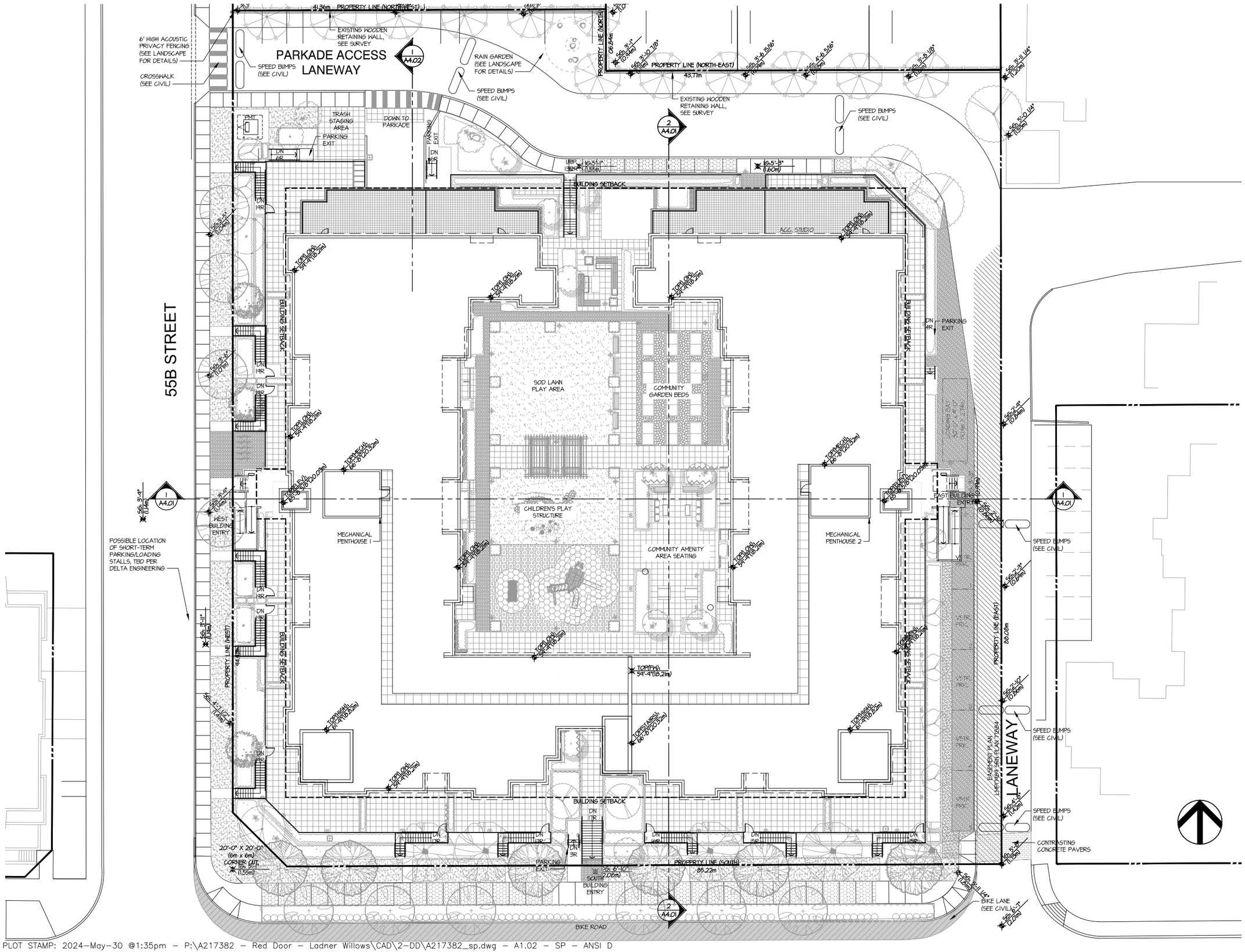
File: 19256197513

1 Of 1

Certified Correct
this 30th day of May, 2024
Revised: 30th day of May, 2024
Revised: 8th day of May, 2024

Mike Bennett, BCLS, 799

A1.01



PLOT STAMP: 2024-May-30 @1:35pm — P:\A217382 — Red Door — Ladner Willows\CAD\2-DD\A217382_sp.dwg — A1.02 — SP — ANSI D

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REGISTERED ARCHITECT · DIANE K. JANSEN · 2024-05-30 · BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

SITE PLAN

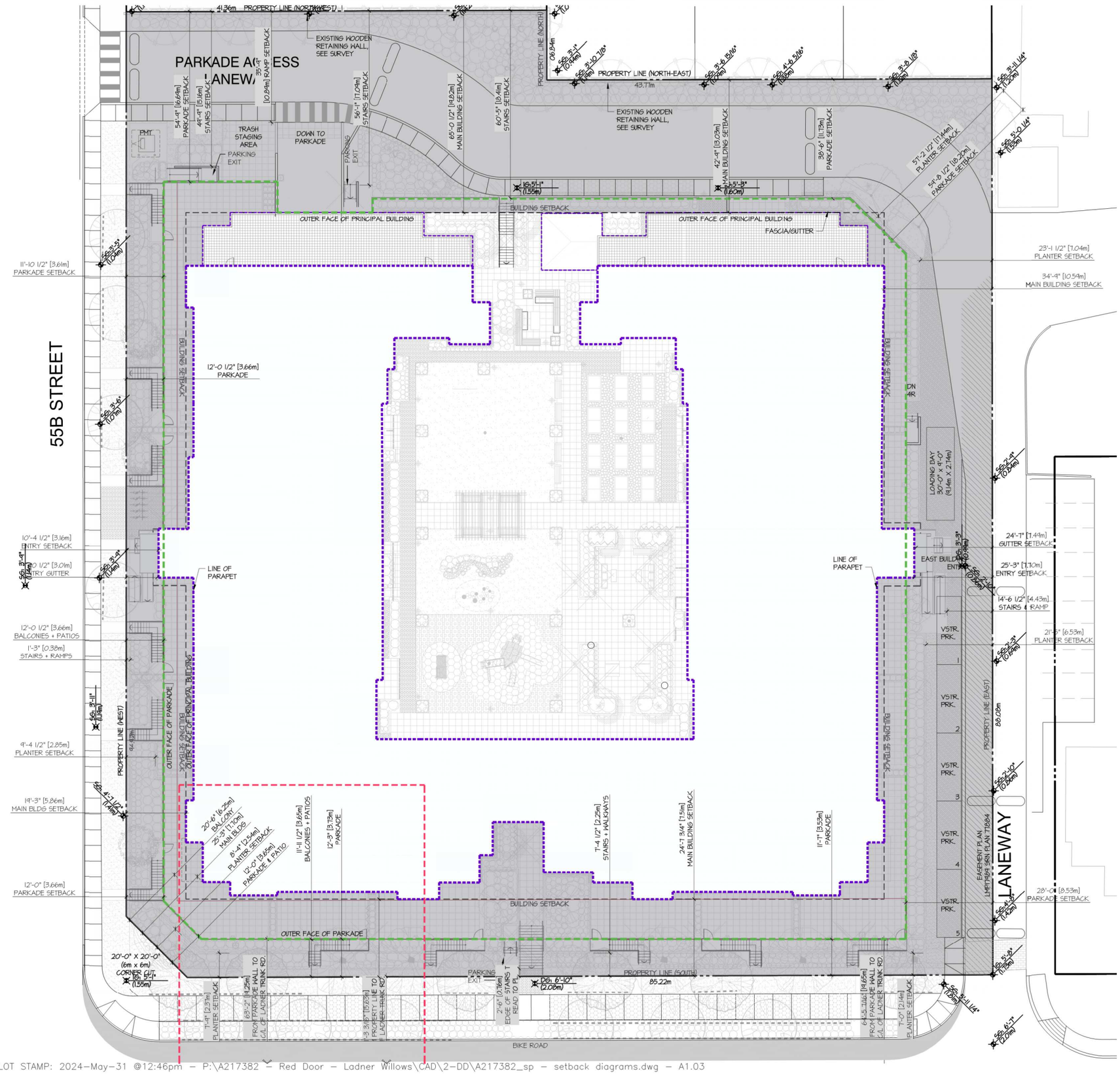
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SCALE 1/16" = 1' - 0"
DATE MAY 15, 2024

A1.02



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SETBACK LEGEND

- SETBACK AREA
- OUTER FACE OF PRINCIPAL BUILDING
- OUTER FACE OF PARKADE

REGISTERED ARCHITECT DANE K. JANSEN 2024.05.31 BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

SETBACK DIAGRAM PRINCIPAL BUILDING

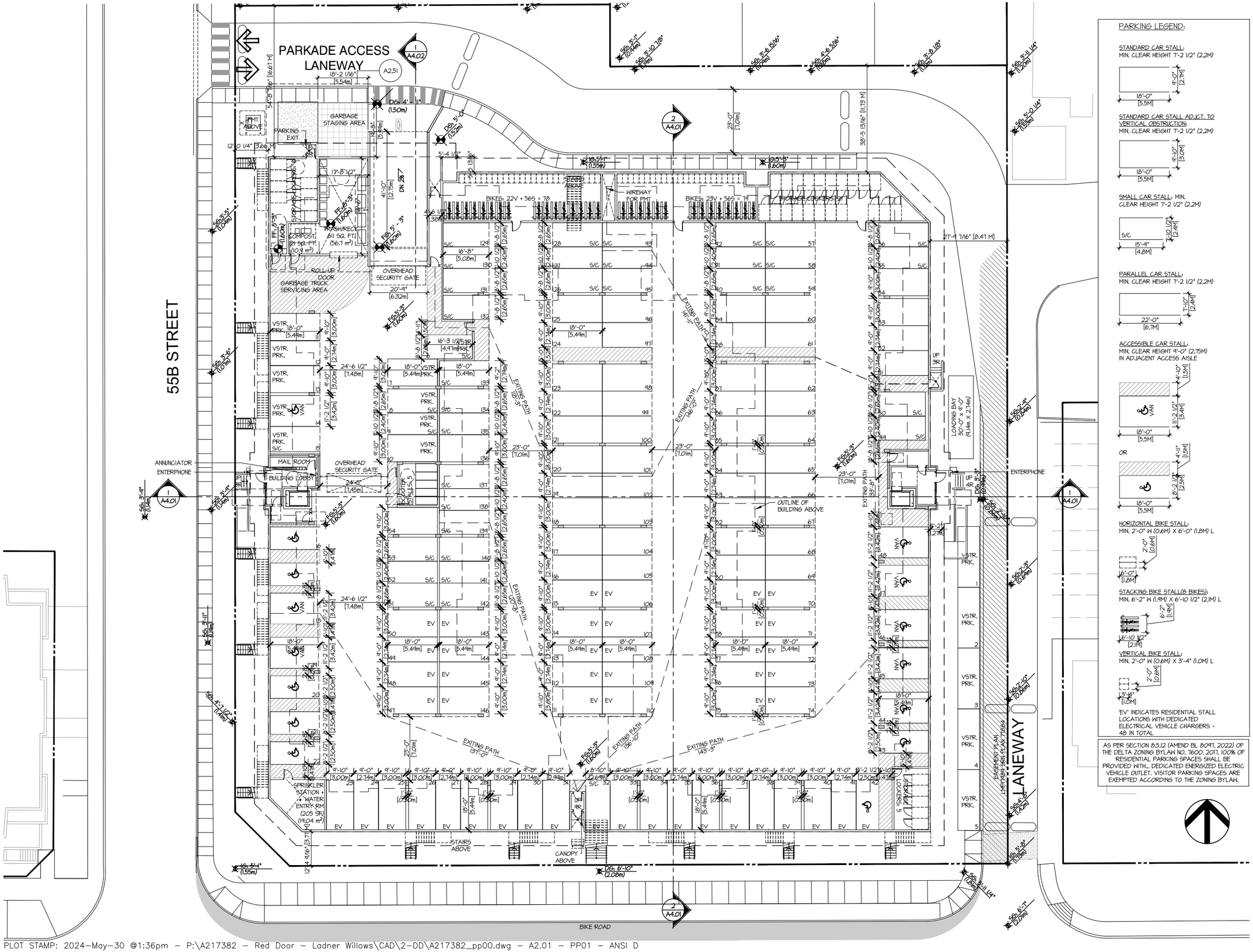
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SCALE 1/16" = 1' - 0"
DATE MAY 15, 2024

A1.03



PARKING LEGEND:

STANDARD CAR STALL:
MIN. CLEAR HEIGHT 7'-2 1/2" (2.2M)

STANDARD CAR STALL ADJCT. TO VERTICAL OBSTRUCTION:
MIN. CLEAR HEIGHT 7'-2 1/2" (2.2M)

SMALL CAR STALL: MIN.
CLEAR HEIGHT 7'-1 2/2" (2.2M)

PARALLEL CAR STALL:
MIN. CLEAR HEIGHT 7'-2 1/2" (2.2M)

ACCESSIBLE CAR STALL:
MIN. CLEAR HEIGHT 9'-0" (2.75M)
IN ADJACENT ACCESS AISLE

HORIZONTAL BIKE STALL:
MIN. 2'-0" W (0.6M) X 6'-0" (1.8M) L

STACKING BIKE STALL(2 BIKES):
MIN. 6'-2" W (1.9M) X 6'-10 1/2" (2.1M) L

VERTICAL BIKE STALL:
MIN. 2'-0" W (0.6M) X 3'-4" (1.0M) L

'EV' INDICATES RESIDENTIAL STALL LOCATIONS WITH DEDICATED ELECTRICAL VEHICLE CHARGERS - 48 IN TOTAL

AS PER SECTION 8.5.12 (AMEND BL 8091, 2022) OF THE DELTA ZONING BYLAW NO. 7600, 2017, 100% OF RESIDENTIAL PARKING SPACES SHALL BE PROVIDED WITH... DEDICATED ENERGIZED ELECTRIC VEHICLE OUTLET. VISITOR PARKING SPACES ARE EXEMPTED ACCORDING TO THE ZONING BYLAW.

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PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

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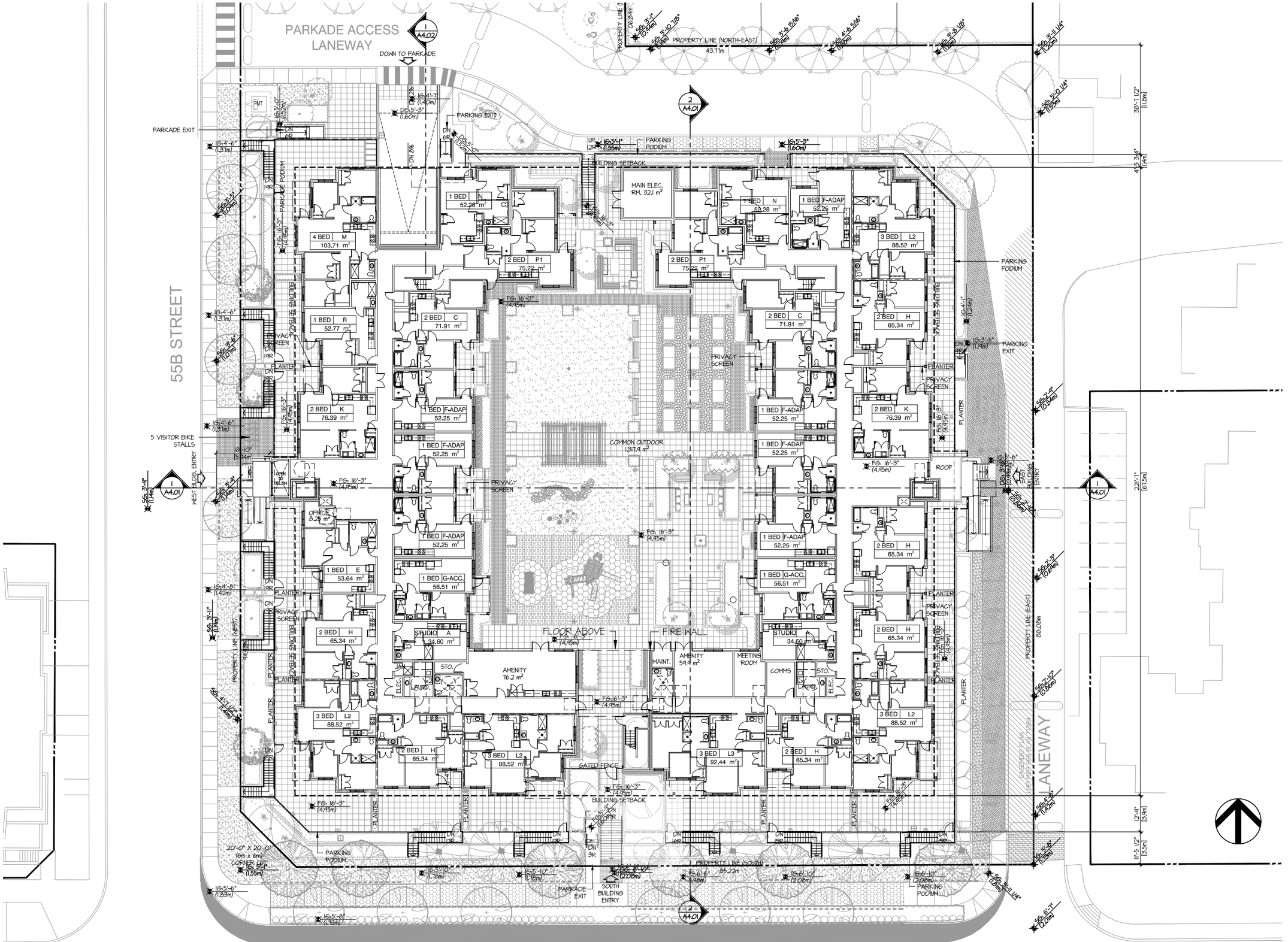
PARKING PLAN LEVEL 01

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A2.01



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DELTA, BC

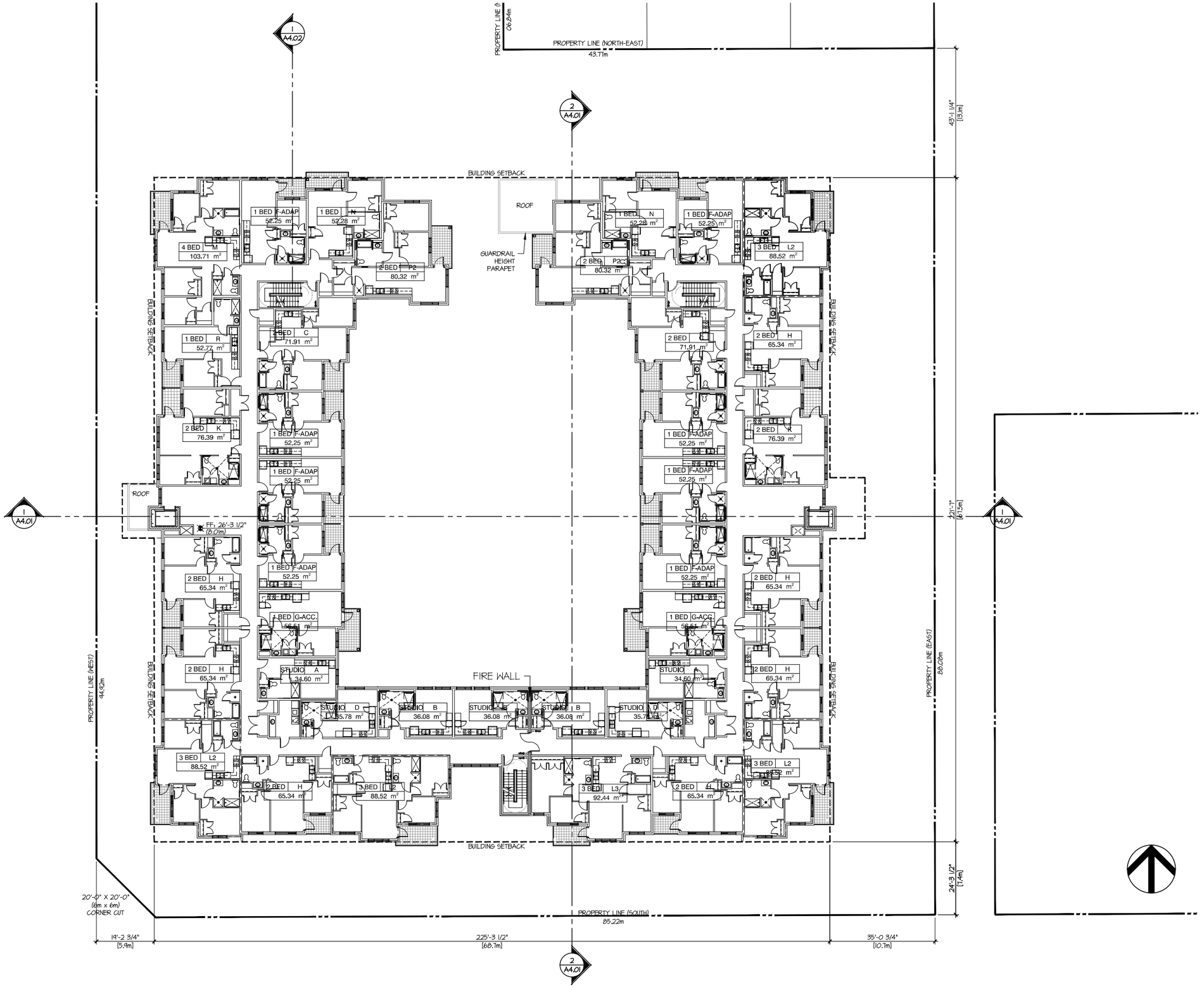
FLOOR PLAN LEVEL 01

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A2.02



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RED DOOR HOUSING SOCIETY

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1	23.05.2019	ISSUED FOR DP/RZ/OCPA
2	08.09.2020	RE-ISSUED FOR DP/RZ/OCPA
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7	27.10.2023	ISSUED FOR RZ RESUBMISSION
8	07.12.2023	ISSUED FOR BCH SD REVIEW
9	15.05.2024	ISSUED FOR PDR RESPONSE

NO.	DATE	REVISION

REGISTERED ARCHITECT JANE K. JANSEN 2024-05-30 BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

FLOOR PLAN LEVEL 02

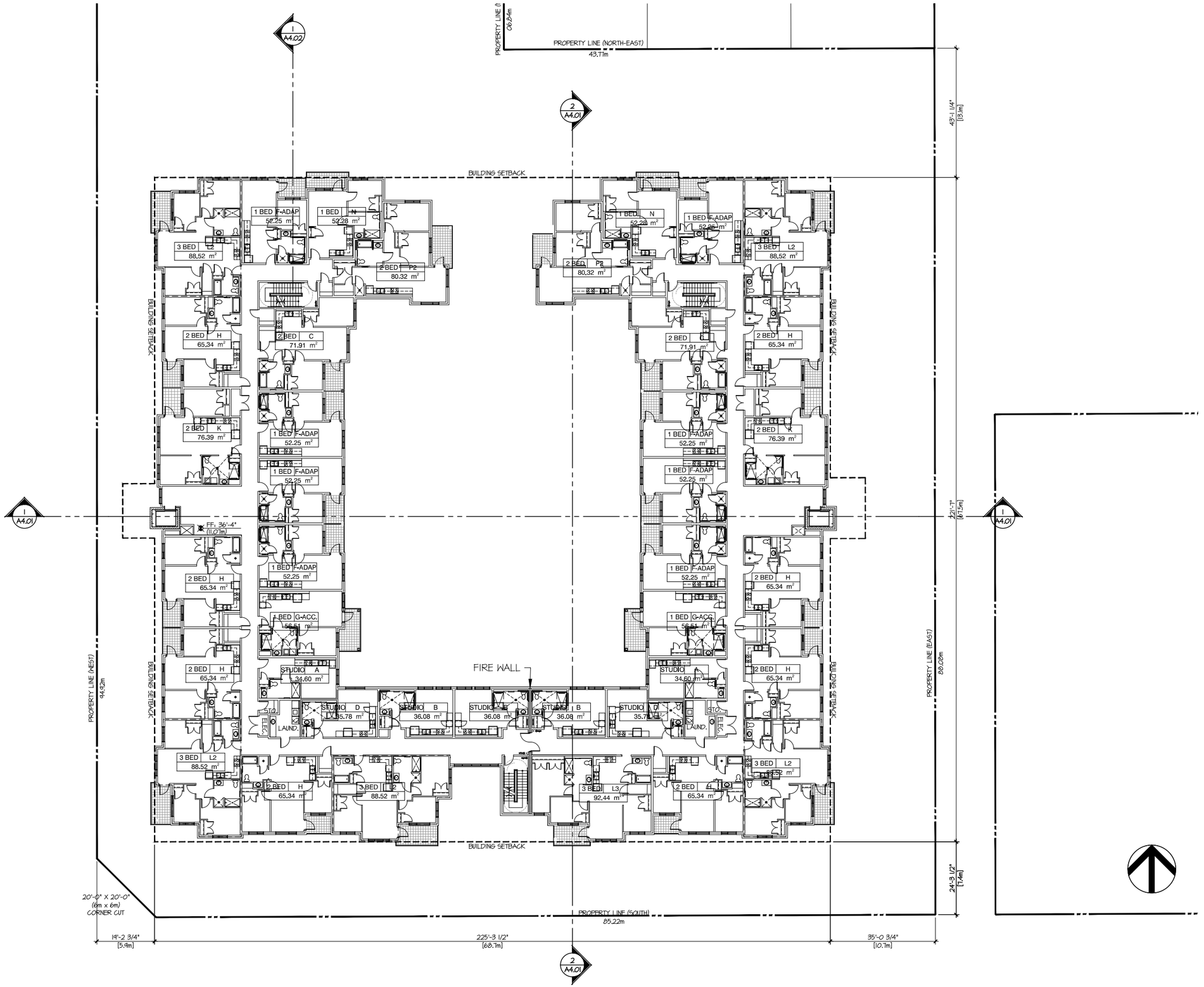
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PROJECT A217382
DRAWN **CHECKED** DKJ

SCALE 1/16" = 1'-0"
DATE MAY 15, 2024

A2.03



PLOT STAMP: 2024-May-30 @1:36pm – P:\A217382 – Red Door – Ladner Willows\CAD\2-DD\A217382_fp03.dwg – A2.04 – FP03 PLAN

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RED DOOR HOUSING SOCIETY

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NO.	DATE	REVISION

REGISTERED ARCHITECT DIANE K. JANSEN BRITISH COLUMBIA 2024-05-30

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

FLOOR PLAN LEVEL 03

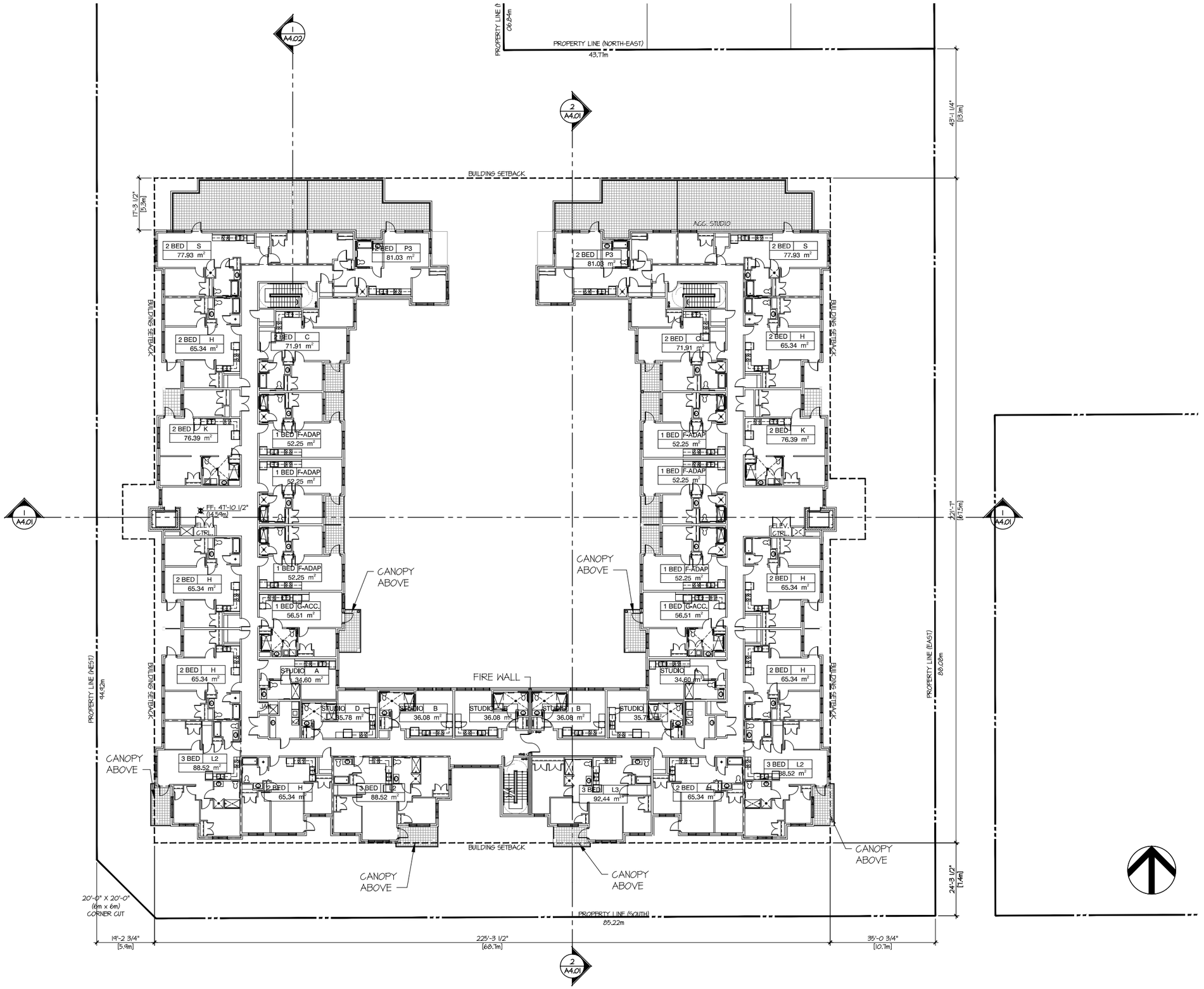
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SCALE 1/16" = 1'-0"
DATE MAY 15, 2024

A2.04



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NO.	DATE	REVISION

REGISTERED ARCHITECT DIANE K. JANSEN 2024-05-30 BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

FLOOR PLAN LEVEL 04

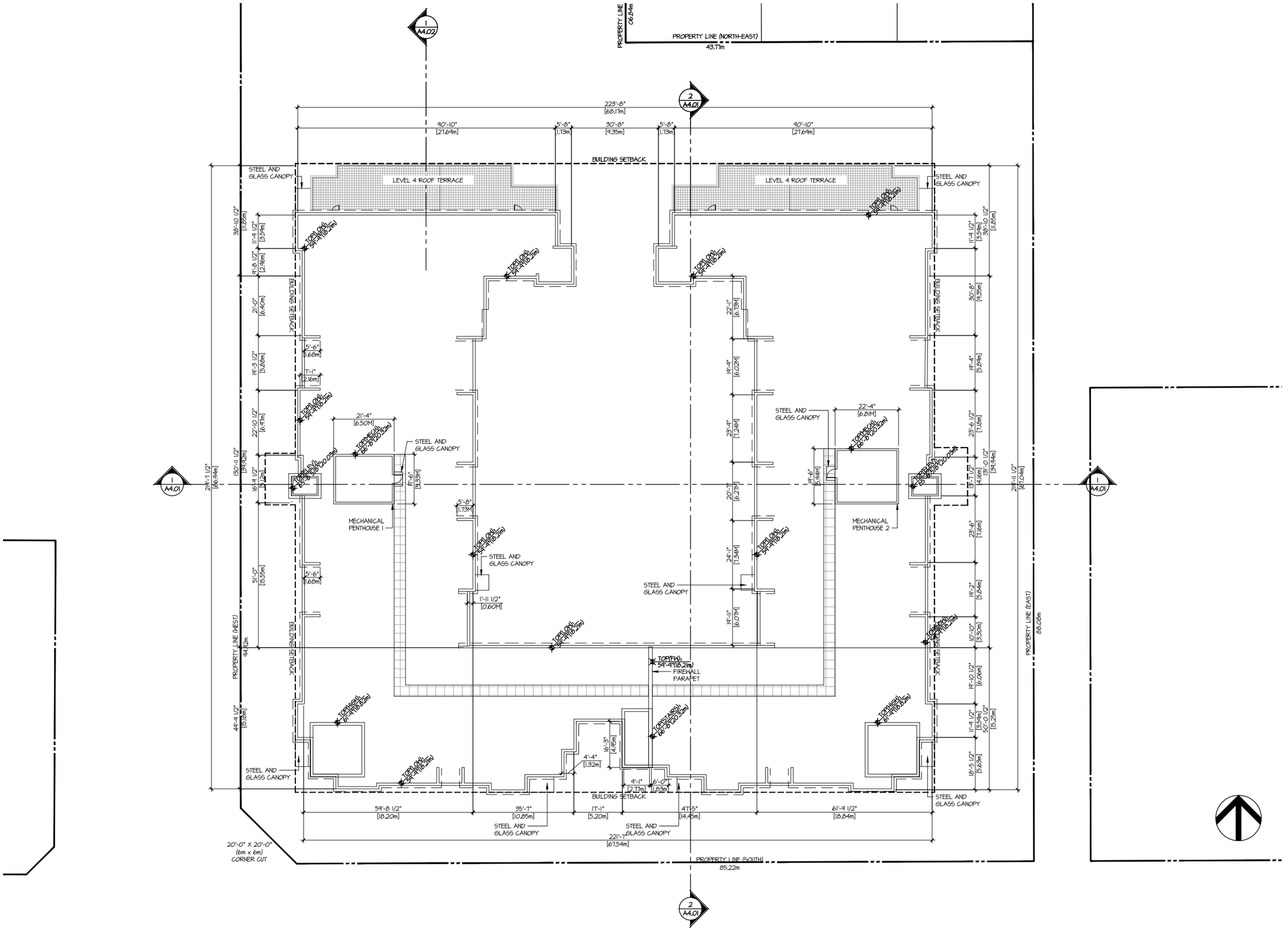
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PROJECT A217382
DRAWN **CHECKED** DKJ

SCALE 1/16" = 1'-0"
DATE MAY 15, 2024

A2.05



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NO.	DATE	REVISION

REGISTERED ARCHITECT
DANE K. JANSSEN
2024-05-31
BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD
NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

ROOF PLAN

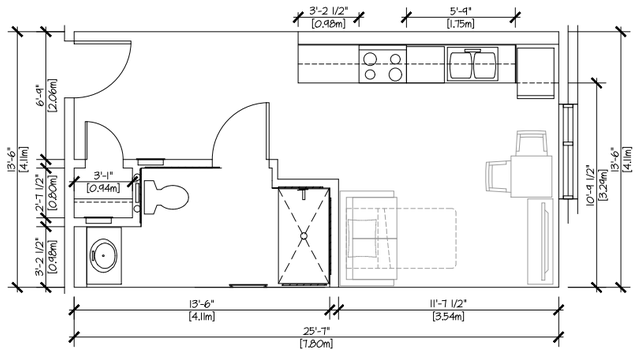
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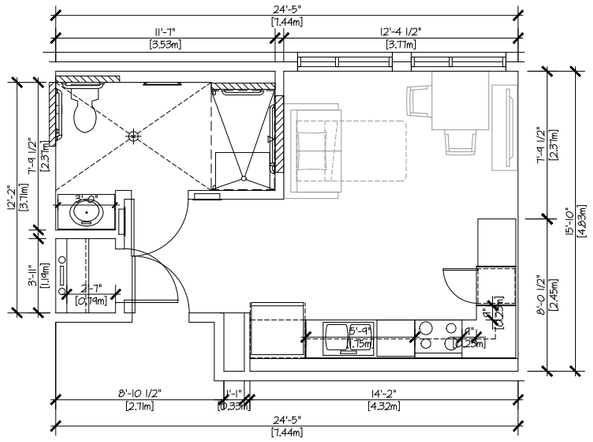
PROJECT A217382
DRAWN **CHECKED** DKJ

SCALE 1/16" = 1' - 0"
DATE MAY 15, 2024

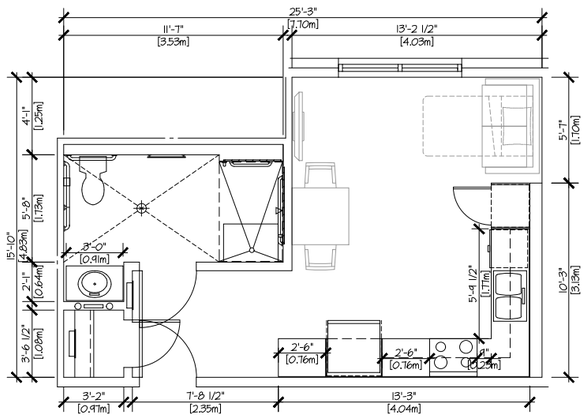
A2.06



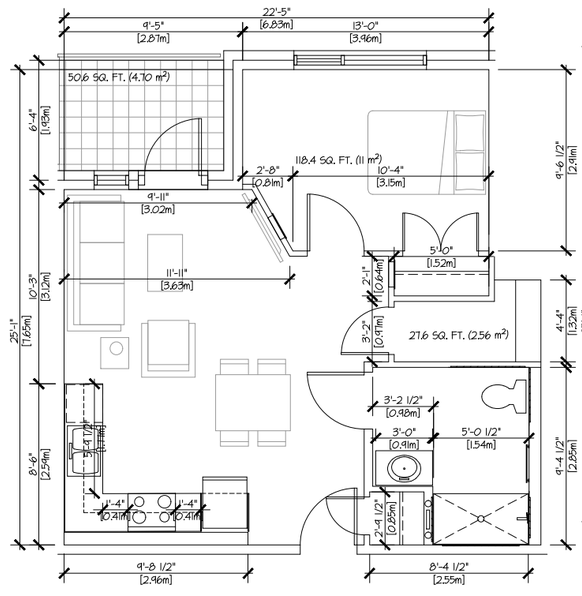
1 **UNIT A - STUDIO**
377.55 SF (35.08 Sq. m)



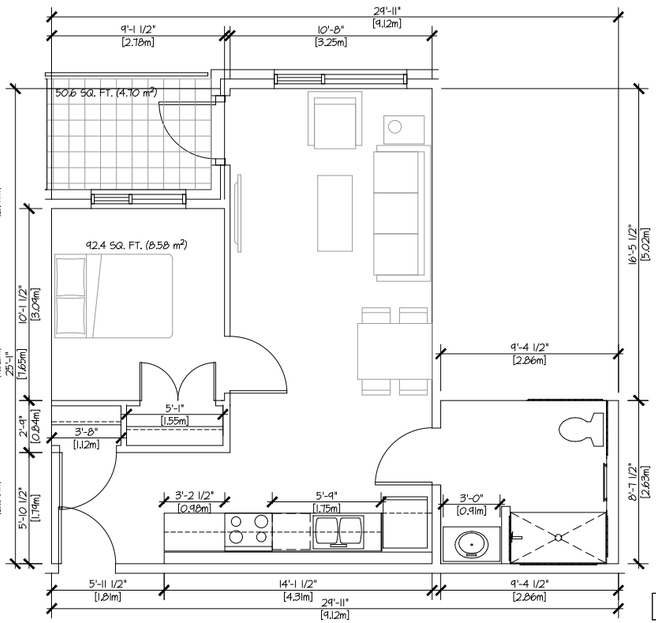
2 **UNIT B - STUDIO**
400.91 SF (37.25 Sq. m)



3 **UNIT D - STUDIO**
391.87 SF (36.41 Sq. m)



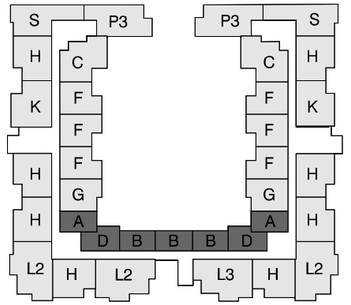
4 **UNIT E - 1 BED**
591.99 SF (55.00 Sq. m)



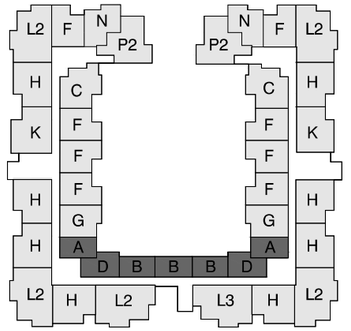
5 **UNIT R - 1 BED**
580.70 SF (53.95 Sq. m)

NOTE:
ALL UNITS DESIGNED TO BC HOUSING ACCESSIBLE AND ADAPTABLE CRITERIA AS NOTED AND PROPOSED CODE CHANGES FOR BCBC 2023 (BCBC2023-PR-01.1-AC).

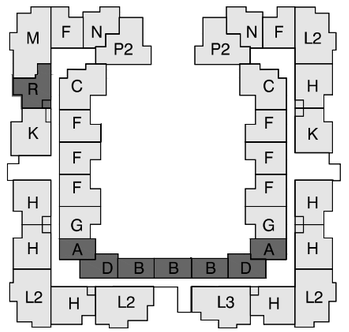
FLOOR PLAN - LEVEL 04



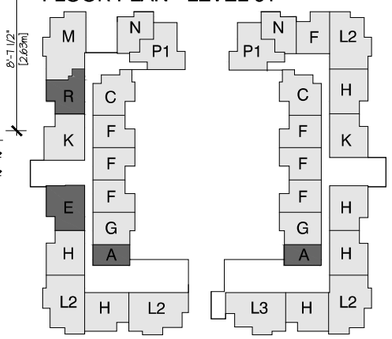
FLOOR PLAN - LEVEL 03



FLOOR PLAN - LEVEL 02



FLOOR PLAN - LEVEL 01



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NO.	DATE	REVISION

REGISTERED ARCHITECT JANE K. JANSEN 2024-05-31 BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

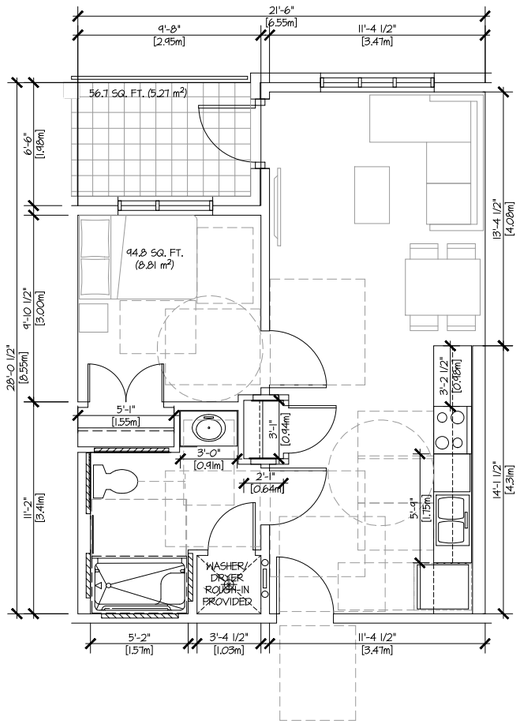
UNIT PLANS

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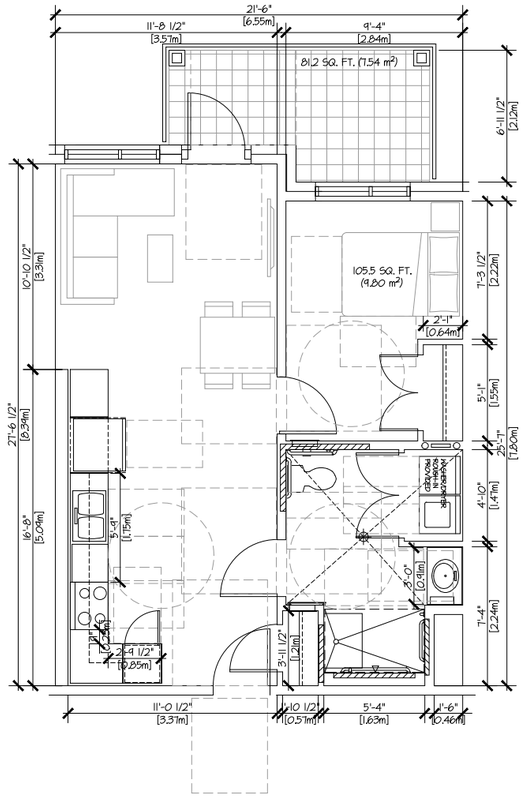
PROJECT A217382
DRAWN **CHECKED** DKJ
SCALE 1/4" = 1'-0"
DATE MAY 15, 2024

A2.07



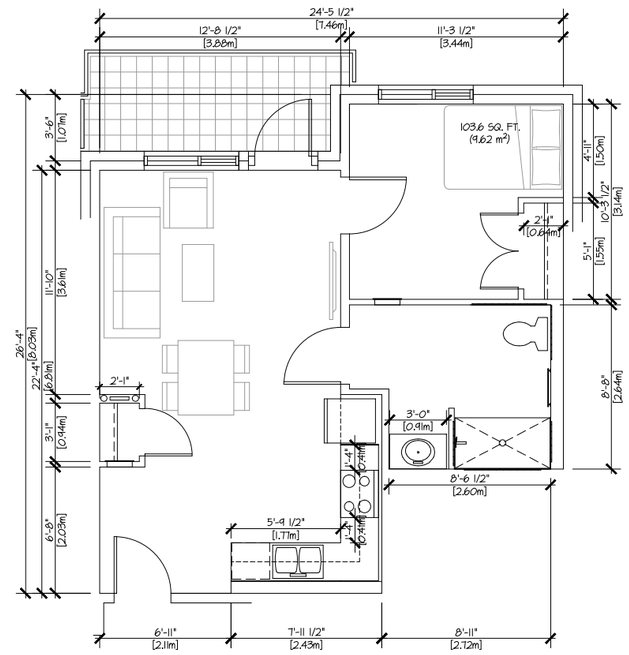
1 UNIT F - 1 BED ADAPTABLE

576.74 SF (53.58 Sq. m)



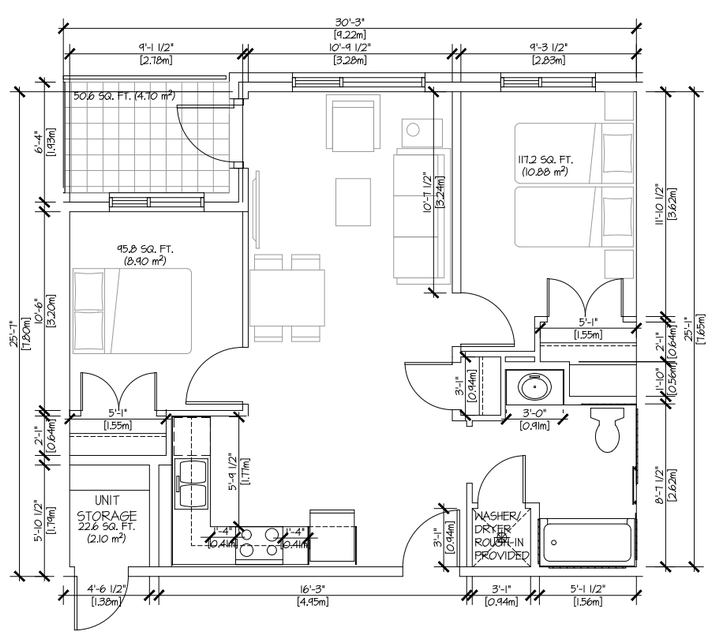
2 UNIT G - 1 BED ACCESSIBLE

620.34 SF (57.63 Sq. m)



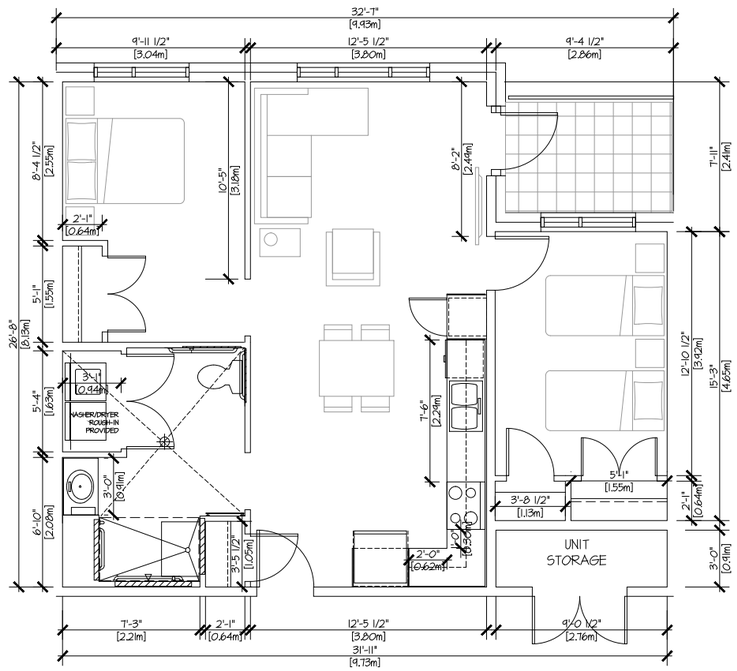
3 UNIT N - 1 BED

582.98 SF (54.16 Sq. m)



4 UNIT H - 2 BED

749.93 SF (69.67 Sq. m)

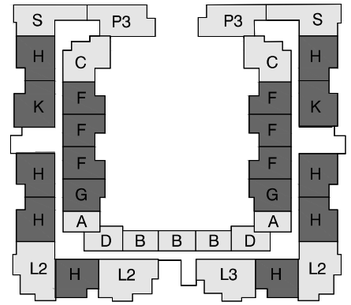


5 UNIT K - 2 BED

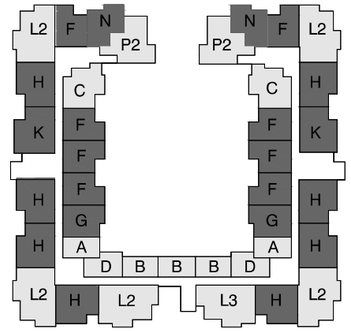
839.33 SF (77.98 Sq. m)

NOTE:
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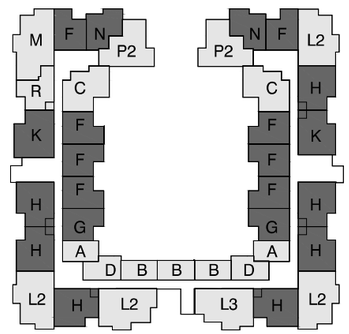
FLOOR PLAN - LEVEL 04



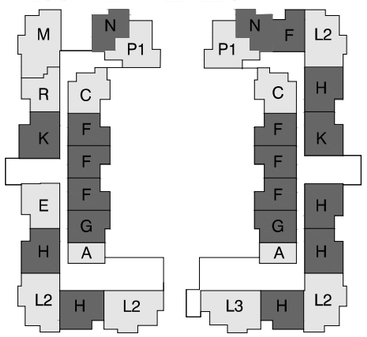
FLOOR PLAN - LEVEL 03



FLOOR PLAN - LEVEL 02



FLOOR PLAN - LEVEL 01



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NO.	DATE	REVISION

REGISTERED ARCHITECT DANE K. JANSEN 2024-05-30 BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

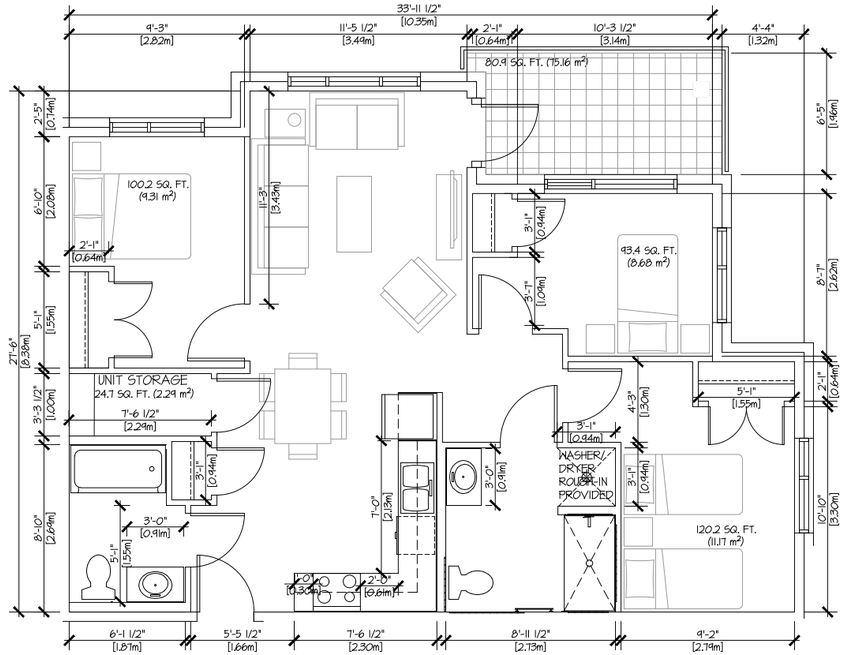
UNIT PLANS

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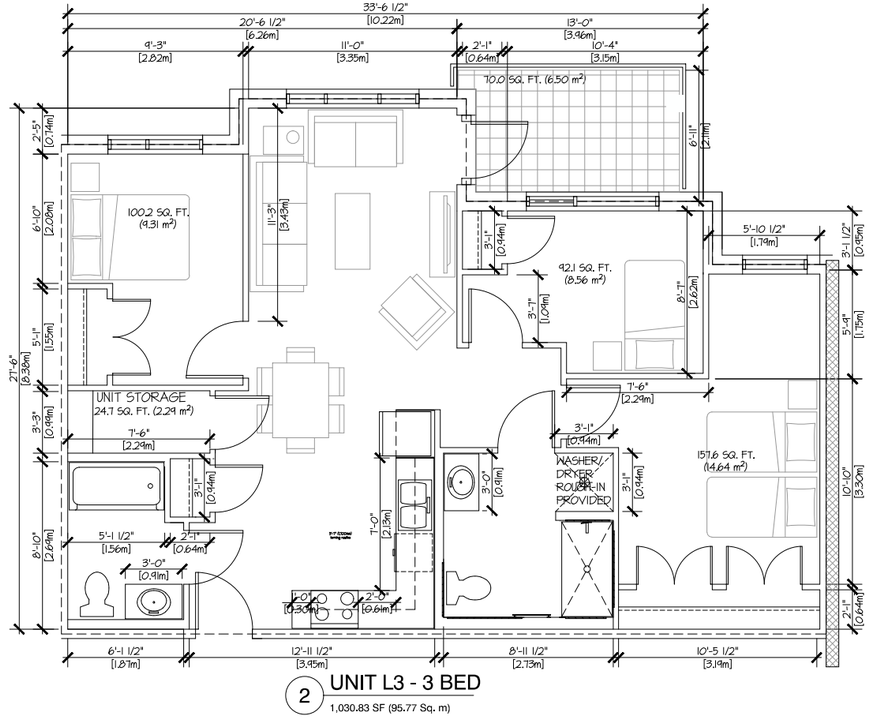
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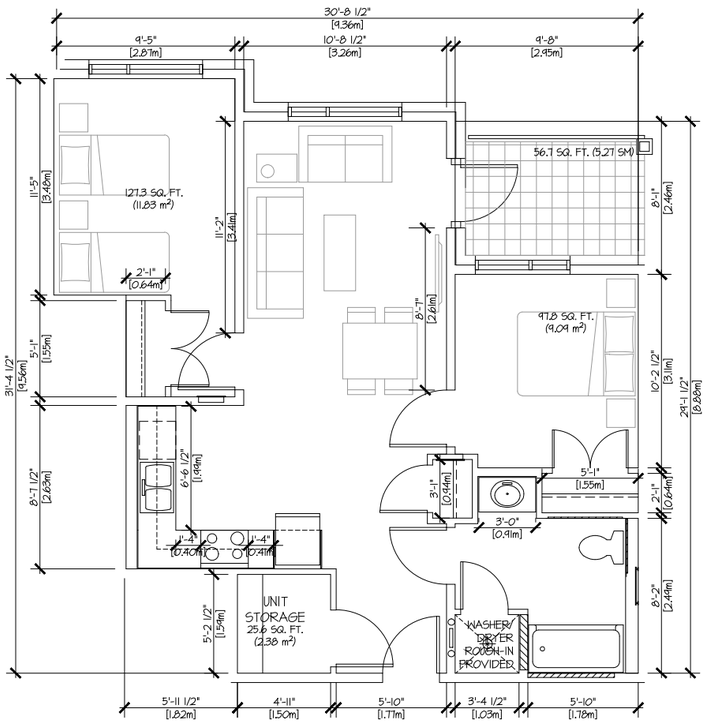
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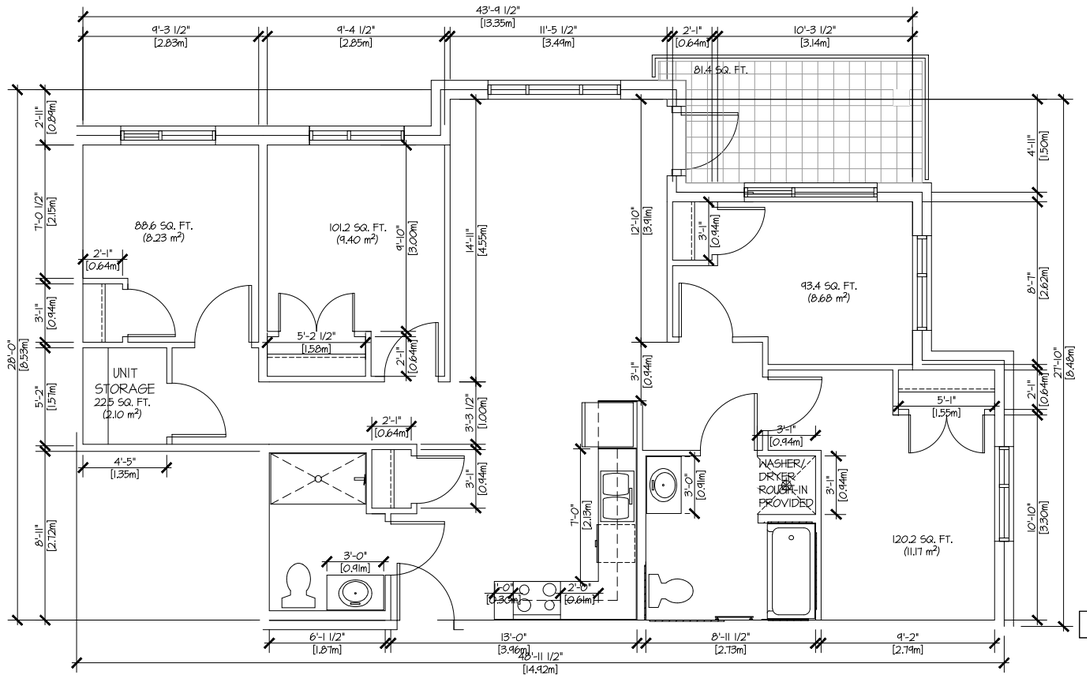
1 UNIT L2 - 3 BED
988.94 SF (91.88 Sq. m)



2 UNIT L3 - 3 BED
1,030.83 SF (95.77 Sq. m)



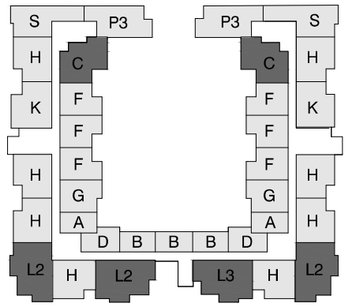
3 UNIT C - 2 BED
794.36 SF (73.80 Sq. m)



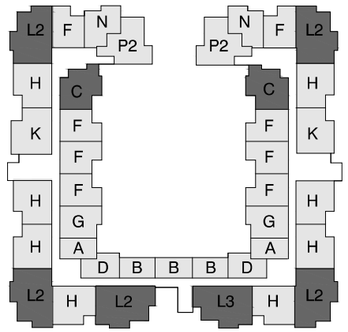
4 UNIT M - 4 BED
1,157.24 SF (107.51 Sq. m)

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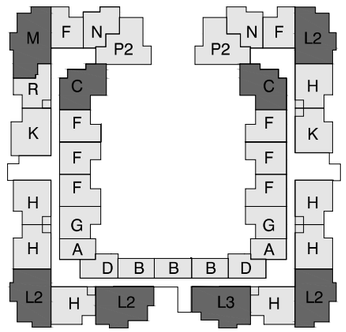
FLOOR PLAN - LEVEL 04



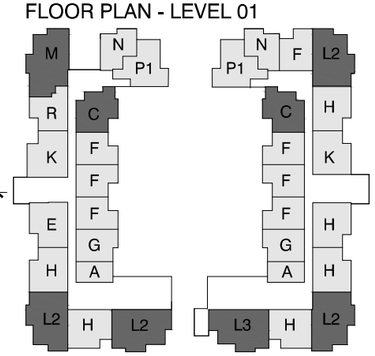
FLOOR PLAN - LEVEL 03



FLOOR PLAN - LEVEL 02



FLOOR PLAN - LEVEL 01



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NO.	DATE	REVISION

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PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

UNIT PLANS

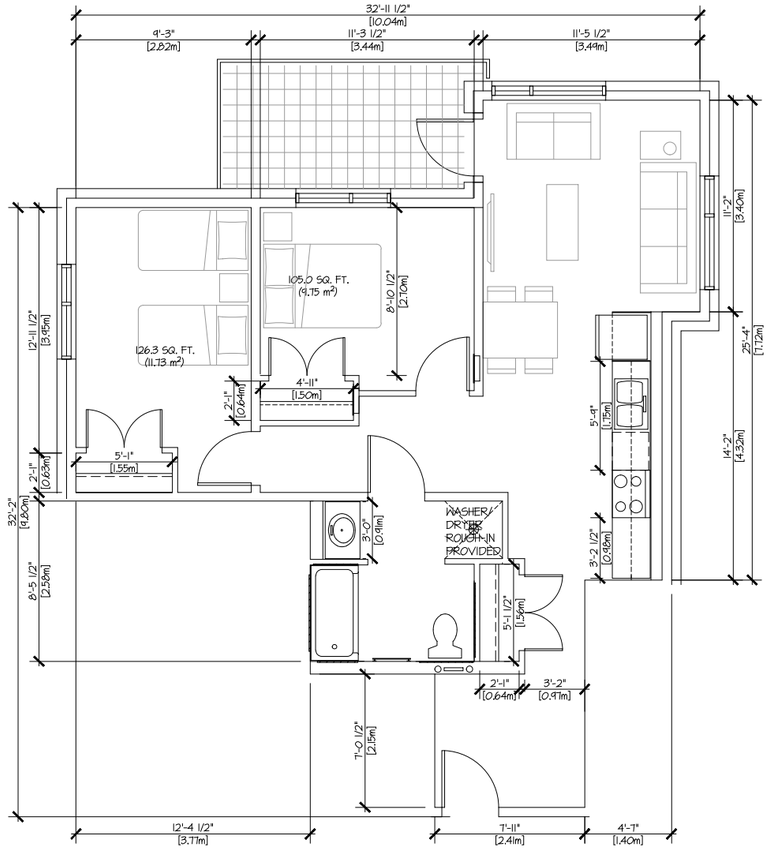
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PROJECT A217382
DRAWN **CHECKED** DKJ

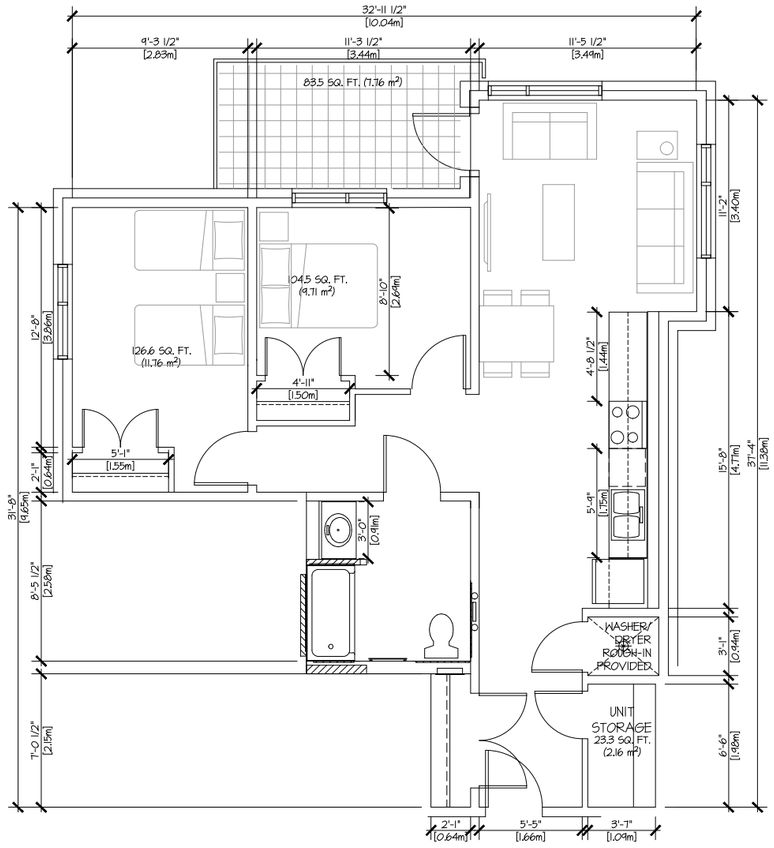
SCALE 1/4" = 1'-0"
DATE MAY 15, 2024

A2.09



1 UNIT P1 - 2 BED

855.84 SF (79.51 Sq. m)

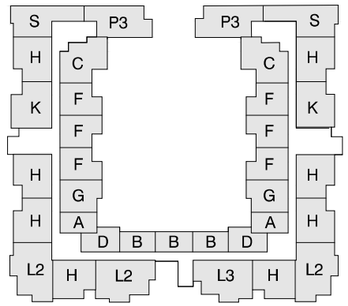


2 UNIT P2 - 2 BED

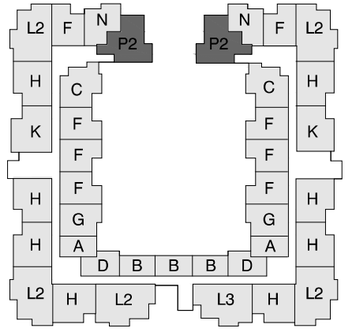
908.06 SF (84.36 Sq. m)

NOTE:
ALL UNITS DESIGNED TO BC HOUSING ACCESSIBLE AND ADAPTABLE CRITERIA AS NOTED AND PROPOSED CODE CHANGES FOR BCBC 2023 (BCBC2023-PR-01.1-AC).

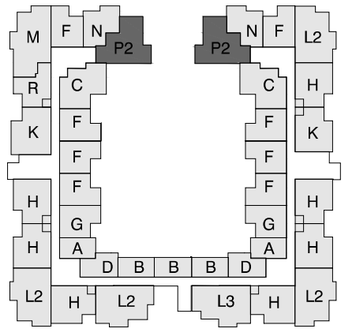
FLOOR PLAN - LEVEL 04



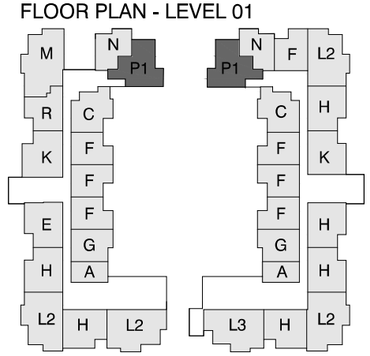
FLOOR PLAN - LEVEL 03



FLOOR PLAN - LEVEL 02



FLOOR PLAN - LEVEL 01



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RED DOOR HOUSING SOCIETY

NO.	DATE	ISSUE
1	23.05.2019	ISSUED FOR DP/RZ/OCPA
2	08.09.2020	RE-ISSUED FOR DP/RZ/OCPA
3	09.09.2021	RE-ISSUED FOR DP/RZ
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5	05.03.2022	RE-ISSUED FOR DP/RZ
6	14.08.2023	ISSUED FOR RZ RESUBMISSION
7	27.10.2023	ISSUED FOR RZ RESUBMISSION
8	07.12.2023	ISSUED FOR BCH SD REVIEW
9	15.05.2024	ISSUED FOR PDR RESPONSE

NO.	DATE	REVISION

REGISTERED ARCHITECT DIANE K. JANSEN 2024-05-31 BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

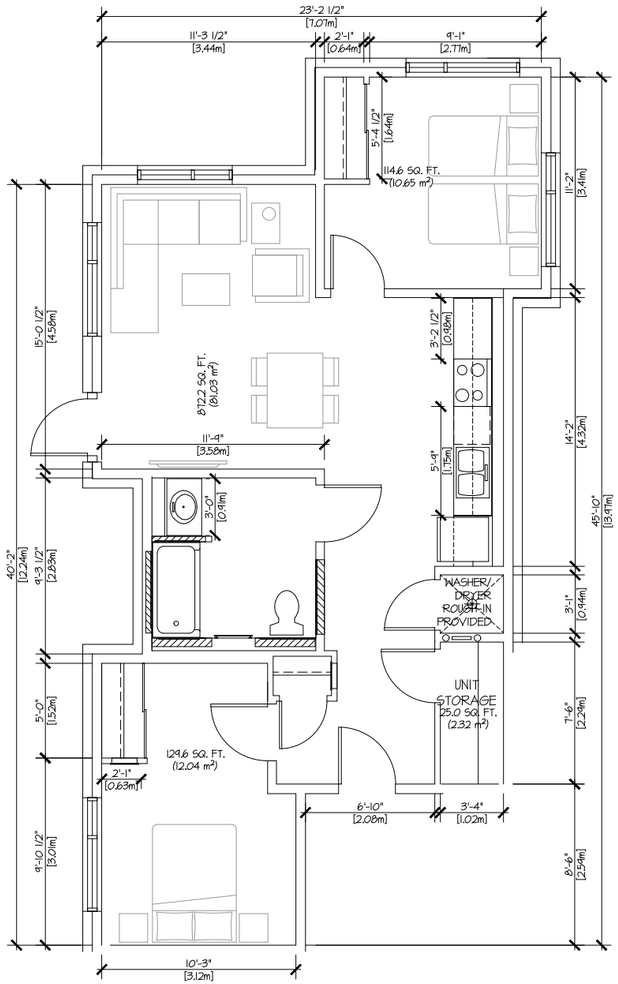
UNIT PLANS

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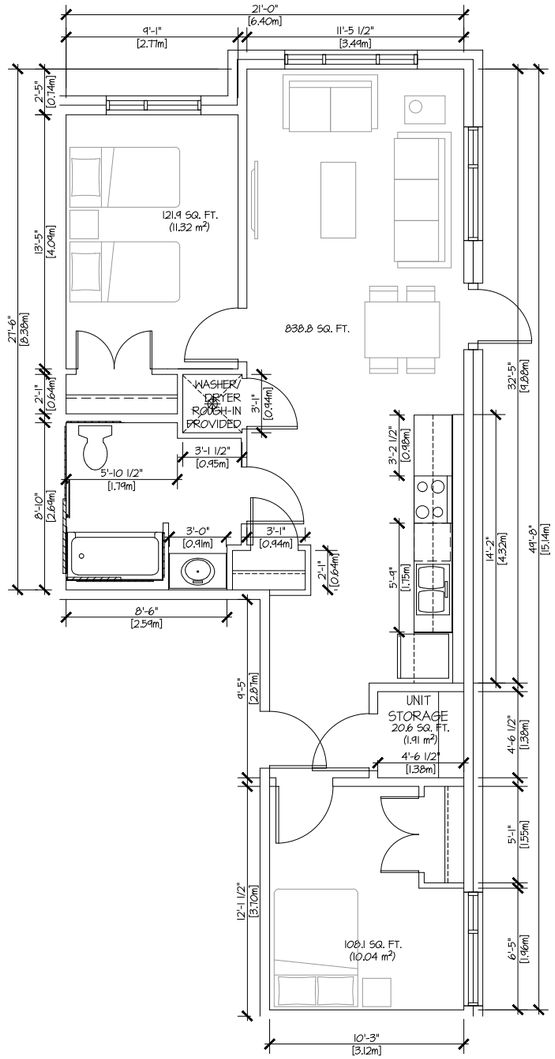
PROJECT A217382
DRAWN **CHECKED** DKJ
SCALE 1/4" = 1'-0"
DATE MAY 15, 2024

A2.10



1 UNIT P3 - 2 BED

926.88 SF (86.11 Sq. m)

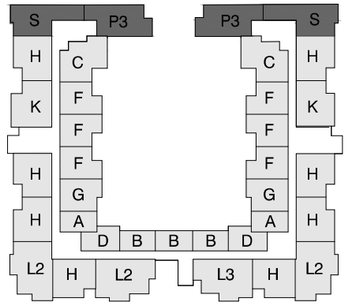


2 UNIT S - 2 BED

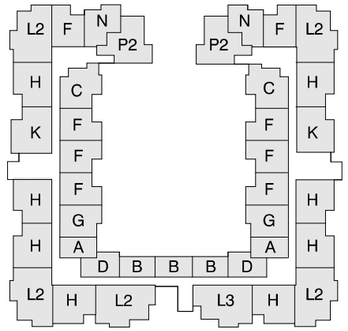
876.41 SF (81.42 Sq. m)

NOTE:
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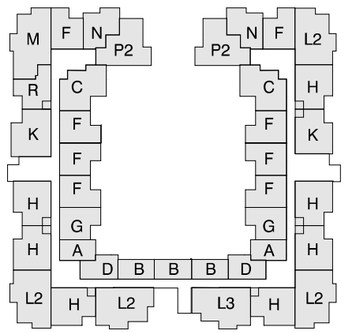
FLOOR PLAN - LEVEL 04



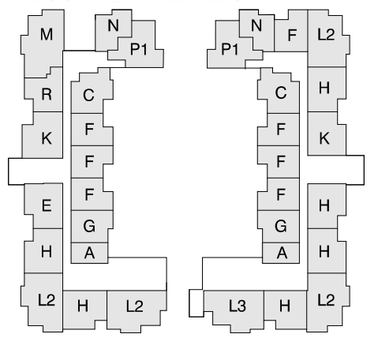
FLOOR PLAN - LEVEL 03



FLOOR PLAN - LEVEL 02



FLOOR PLAN - LEVEL 01



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RED DOOR HOUSING SOCIETY

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1	23.05.2019	ISSUED FOR DP/RZ/OCPA
2	08.09.2020	RE-ISSUED FOR DP/RZ/OCPA
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5	05.03.2022	RE-ISSUED FOR DP/RZ
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7	27.10.2023	ISSUED FOR RZ RESUBMISSION
8	07.12.2023	ISSUED FOR BCH SD REVIEW
9	15.05.2024	ISSUED FOR PDR RESPONSE

NO.	DATE	REVISION

REGISTERED ARCHITECT
DIANE K. JANSEN
2024-05-30
BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD
NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

UNIT PLANS

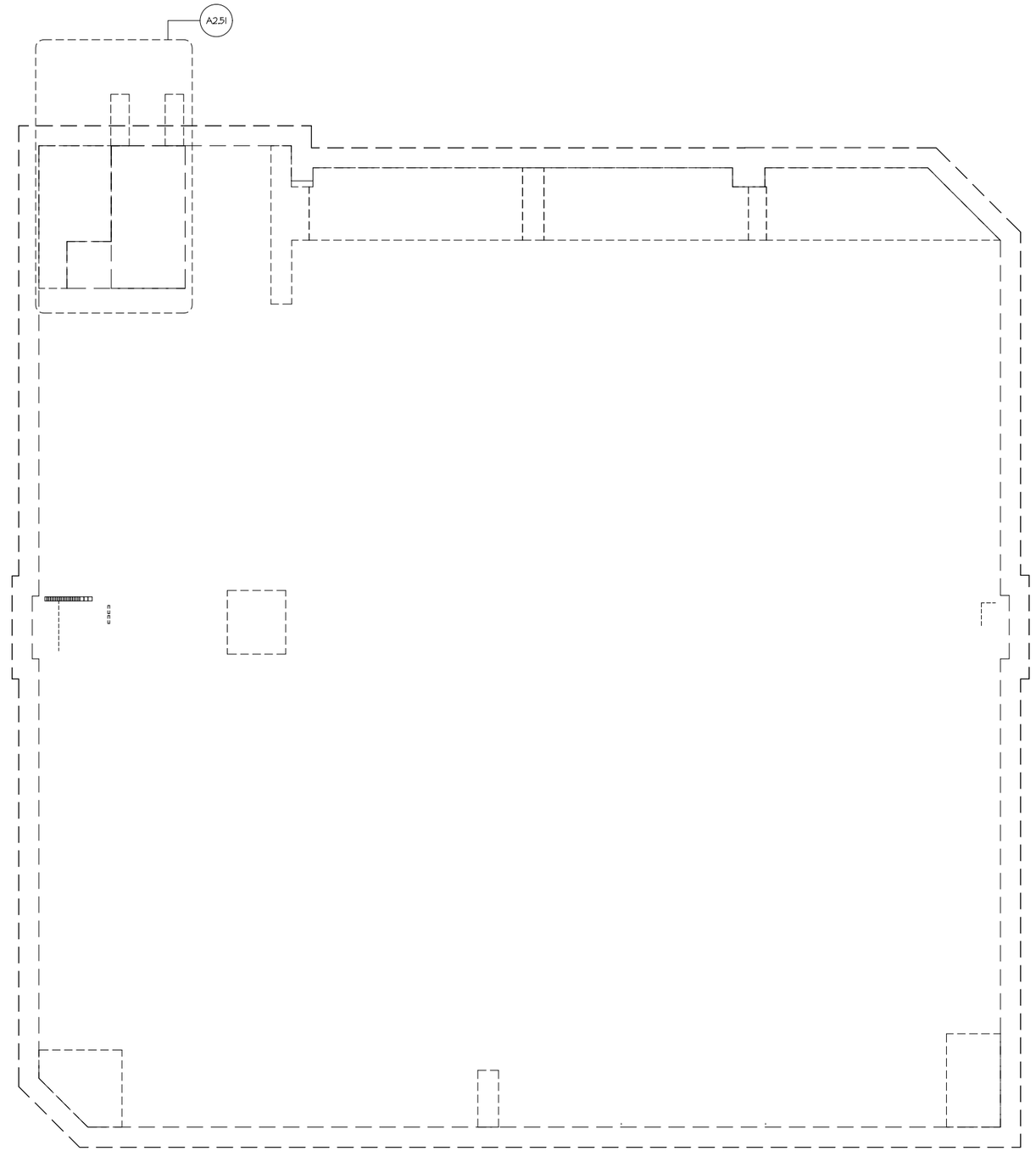
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PROJECT A217382
DRAWN **CHECKED** DKJ

SCALE 1/4" = 1'-0"
DATE MAY 15, 2024

A2.11



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RED DOOR HOUSING SOCIETY

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4	15.05.2024	ISSUED FOR PDR RESPONSE

NO.	DATE	REVISION

LEGEND:

GROSS FLOOR AREA: 57,246.4 SQ.FT. (5,318.36 m²)

EXCLUSIONS:

UTILITY:	4997.6 SQ.FT.	(464.29 m²)
AMENITY:	0.0 SQ.FT.	(0 m²)
ELEVATORS:	129.4 SQ.FT.	(12.02 m²)
PARKING:	51,441.1 SQ.FT.	(4,779.03 m²)
FAR:	678.3 SQ.FT.	(63.02 m²)

REGISTERED ARCHITECT DANE K. JANSEN 2024-05-30 BRITISH COLUMBIA

PROJECT

LADNER WILLOWS NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

PARKING PLAN LEVEL 01 AREA OVERLAY

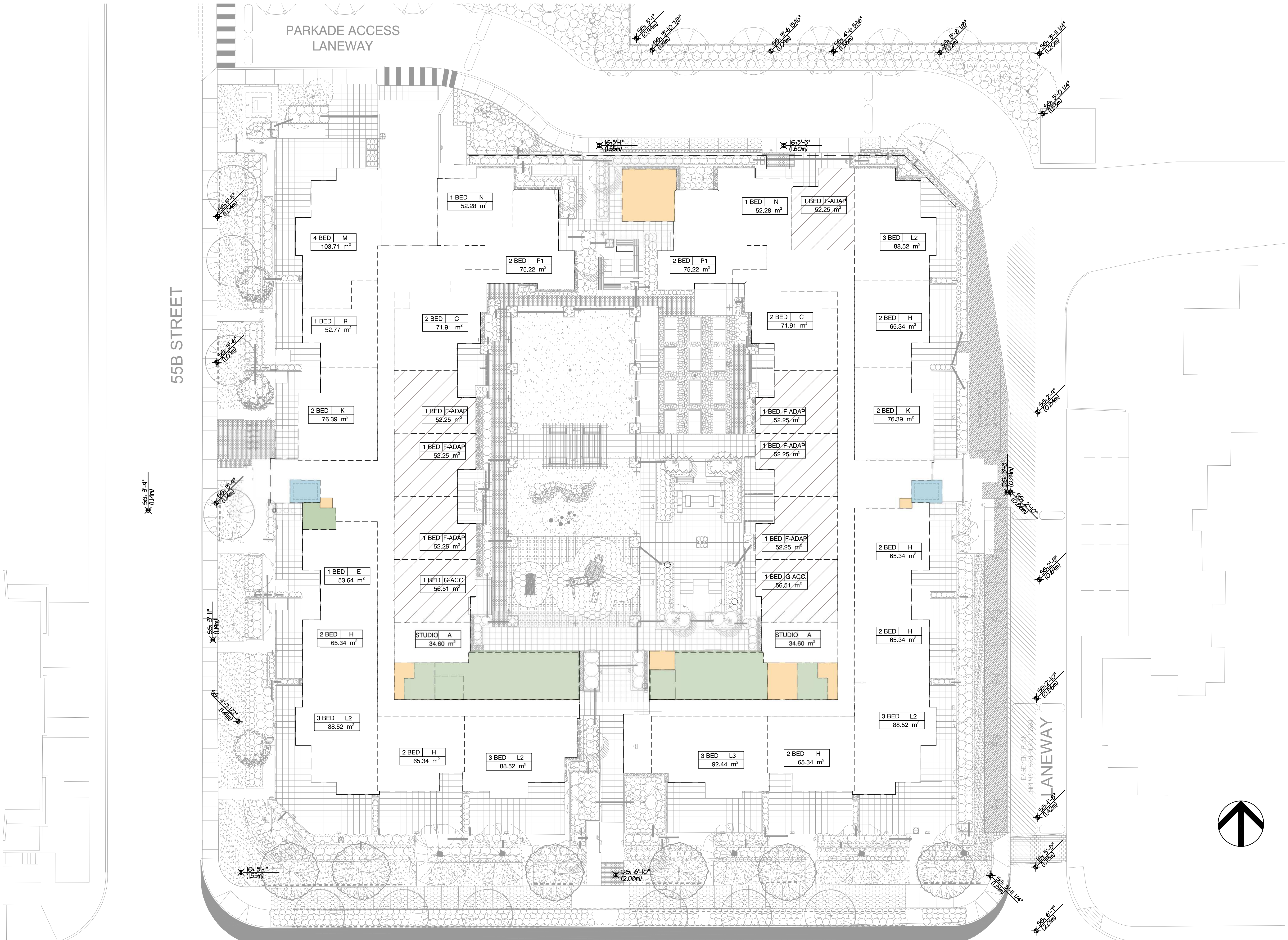
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DRAWN **CHECKED** DKJ

SCALE 1/16" = 1'-0"
DATE MAY 15, 2024

A2.01a



PLOT STAMP: 2024-May-30 @1:37pm – P:\A217382 – Red Door – Ladner Willows\CAD\2-DD\A217382_fp01.dwg – A2.02a – FP01 AREA OVERLAY

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RED DOOR HOUSING SOCIETY

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8	15.05.2024	ISSUED FOR PDR RESPONSE

NO.	DATE	REVISION

LEGEND:

GROSS FLOOR AREA: 31,539.70 SQ.FT. (2,930.13 m²)

EXCLUSIONS*:

UTILITY:	1,066.86 SQ.FT. (99.11 m²)
AMENITY:	1,687.52 SQ.FT. (156.78 m²)
ELEVATORS:	169.31 SQ.FT. (15.73 m²)
ADAPTABLE/ACCESSIBLE:	193.75 SQ.FT. (18 m²)
FSR:	[illegible]422.26 SQ.FT. (2,640.51 m²)

NOTE:
*DELTA ZONING BYLAW NO [illegible] 6.2.17(a)

REGISTERED ARCHITECT DANE K. JANSEN 2024-05-30 BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

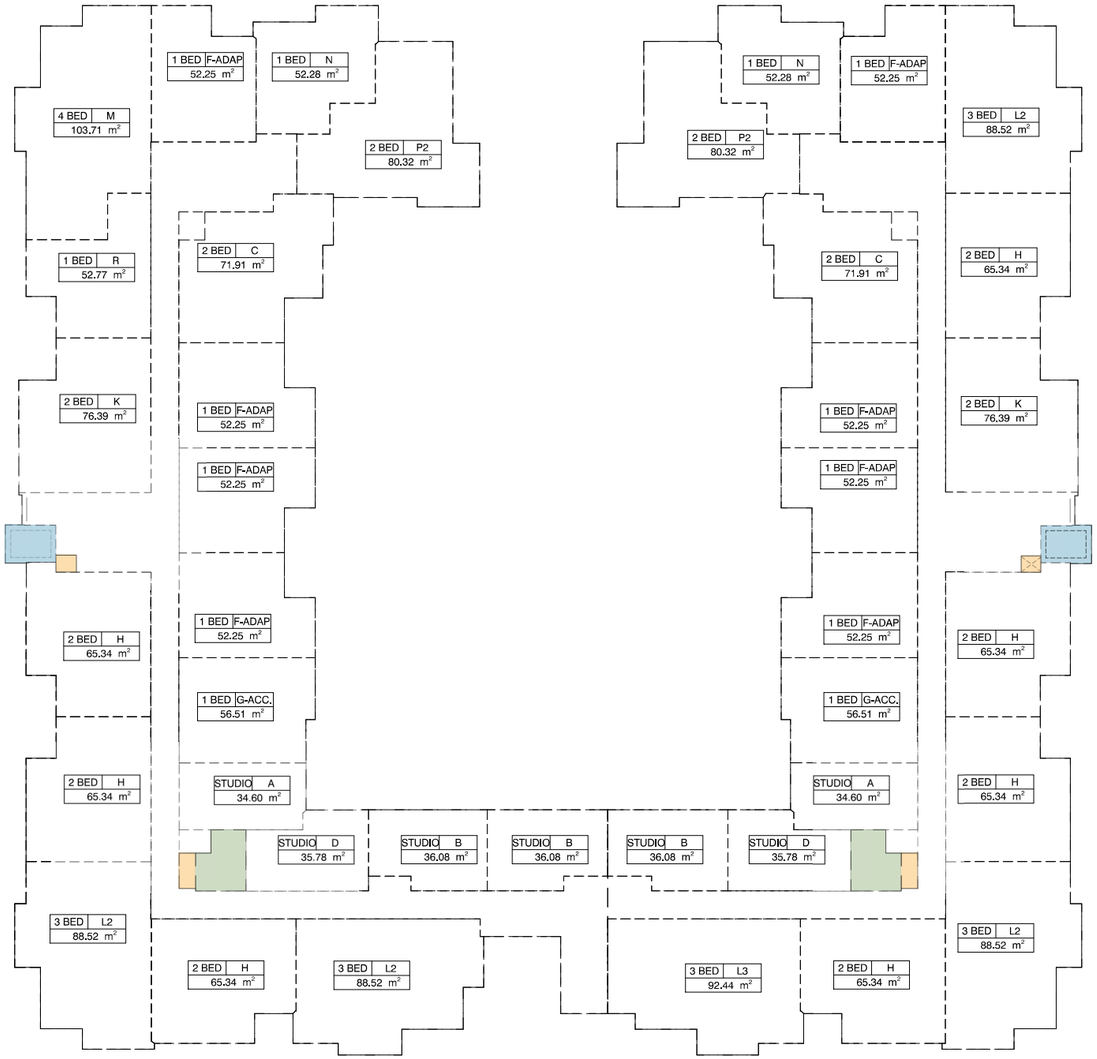
FLOOR PLAN LEVEL 1 AREA OVERLAY

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PROJECT A217382
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SCALE 1/16" = 1'-0"
DATE MAY 15, 2024

A2.02a



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8	07.12.2023	ISSUED FOR BCH SD REVIEW
9	15.05.2024	ISSUED FOR PDR RESPONSE

NO.	DATE	REVISION

LEGEND:

GROSS FLOOR AREA: 32,165.66 SQ.FT. (2,988.291 m²)

EXCLUSIONS:

UTILITY: 408.95 SQ.FT. (37.99 m²)

ELEVATORS: 169.31 SQ.FT. (15.73 m²)

ADAPTABLE/ACCESSIBLE: 215.28 SQ.FT. (20 m²)

FSR: 31,912.12 SQ.FT (2,914.51 m²)

NOTE:
*DELETED USING BYLAW NO. 8.2.3 6.2.17(a)

REGISTERED ARCHITECT DIANE K. JANSEN 2024-05-30 BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

FLOOR PLAN LEVEL 02 AREA OVERLAY

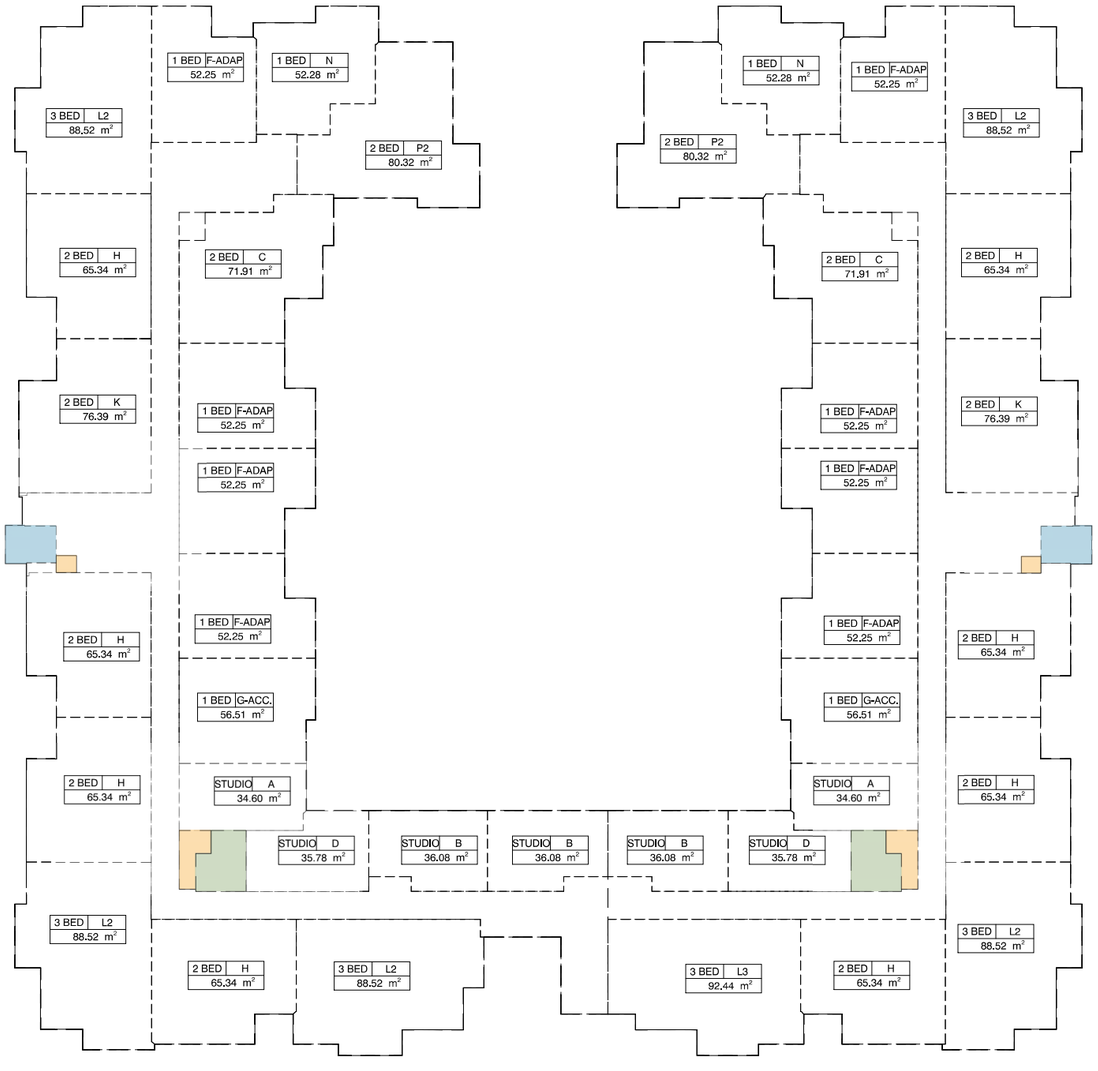
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DRAWN **CHECKED** DKJ

SCALE 1/16" = 1'-0"
DATE MAY 15, 2024

A2.03a



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9	15.05.2024	ISSUED FOR PDR RESPONSE

NO.	DATE	REVISION

LEGEND:

GROSS FLOOR AREA: 32,165.66 SQ.FT. (2,988.29 m²)

EXCLUSIONS:

UTILITY: 408.95 SQ.FT. (37.99 m²)

ELEVATORS: 169.31 SQ.FT. (15.73 m²)

ADAPTABLE/ACCESSIBLE: 215.28 SQ.FT. (20 m²)

FSR: 31,372.12 SQ.FT. (2,914.57 m²)

NOTE:
*DELTA BUILDING BYLAW 5823, 2019, 2.17(a)

REGISTERED ARCHITECT DANIEL K. JANSEN BRITISH COLUMBIA 2024-05-30

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

FLOOR PLAN LEVEL 03 AREA OVERLAY

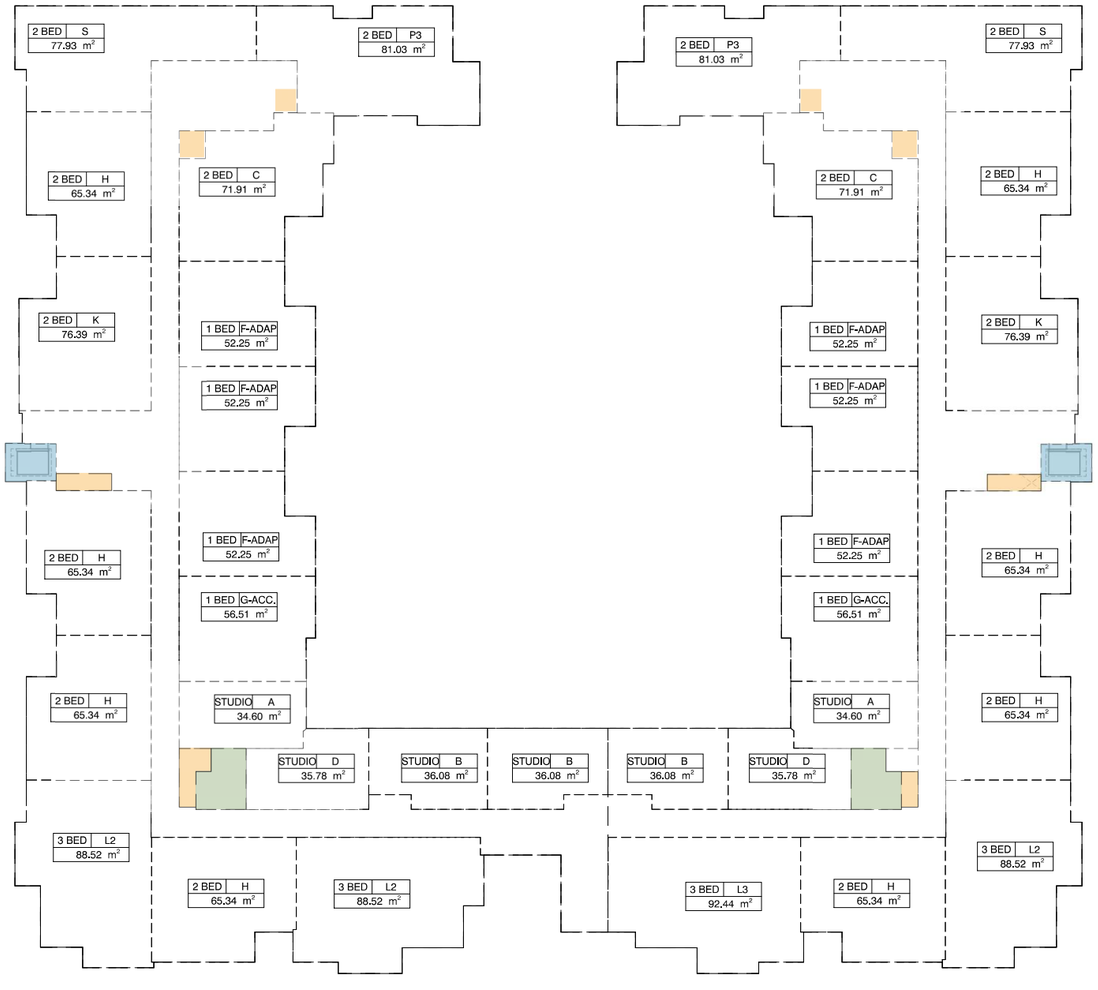
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DATE MAY 15, 2024

A2.04a



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NO. | DATE | ISSUE

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NO. | DATE | REVISION

LEGEND:

GROSS FLOOR AREA: 249,630.31 SQ.FT. (2,752.75 m²)

EXCLUSIONS:

UTILITY:	436.74 SQ.FT.	(40.57 m²)
ELEVATORS:	169.31 SQ.FT.	(15.73 m²)
ADAPTABLE/ACCESSIBLE:	172.22 SQ.FT.	(16 m²)
FSR:	28,852.10 SQ.FT.	(2,680.45 m²)

REGISTERED ARCHITECT DANE K. JANSEN 2024-05-30 BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

FLOOR PLAN LEVEL 04 AREA OVERLAY

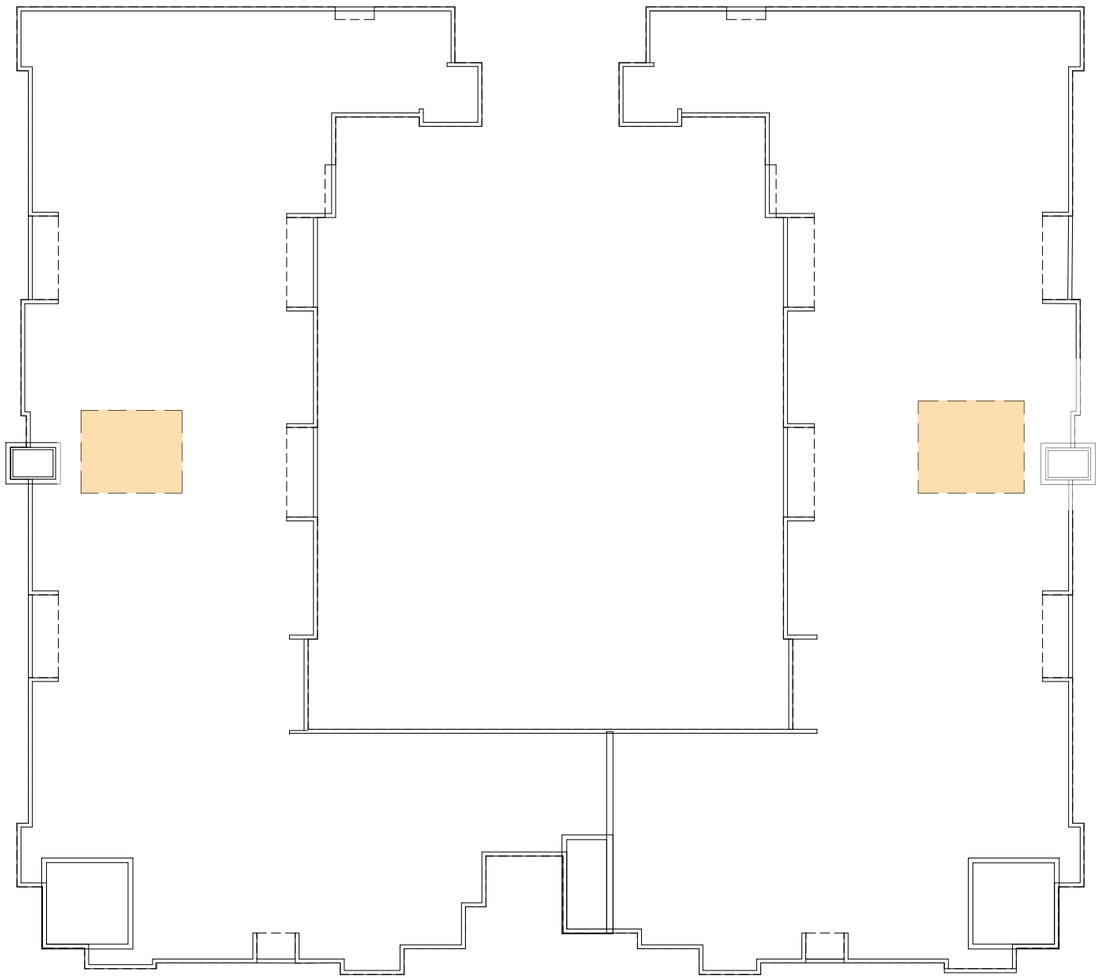
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SCALE 1/16" = 1'-0"
DATE MAY 15, 2024

A2.05a



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8	07.12.2023	ISSUED FOR BCH SD REVIEW

NO.	DATE	REVISION

LEGEND:

GROSS FLOOR AREA: 807.1 SQ.FT. (75.04 m^2)

EXCLUSIONS:

UTILITY: 807.1 SQ.FT. (75.04 m^2)

FAR: 0.0 SQ.FT. (0 m^2)

REGISTERED ARCHITECT DANE K. JANSEN BRITISH COLUMBIA 2024-05-30

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

ROOF PLAN AREA OVERLAY

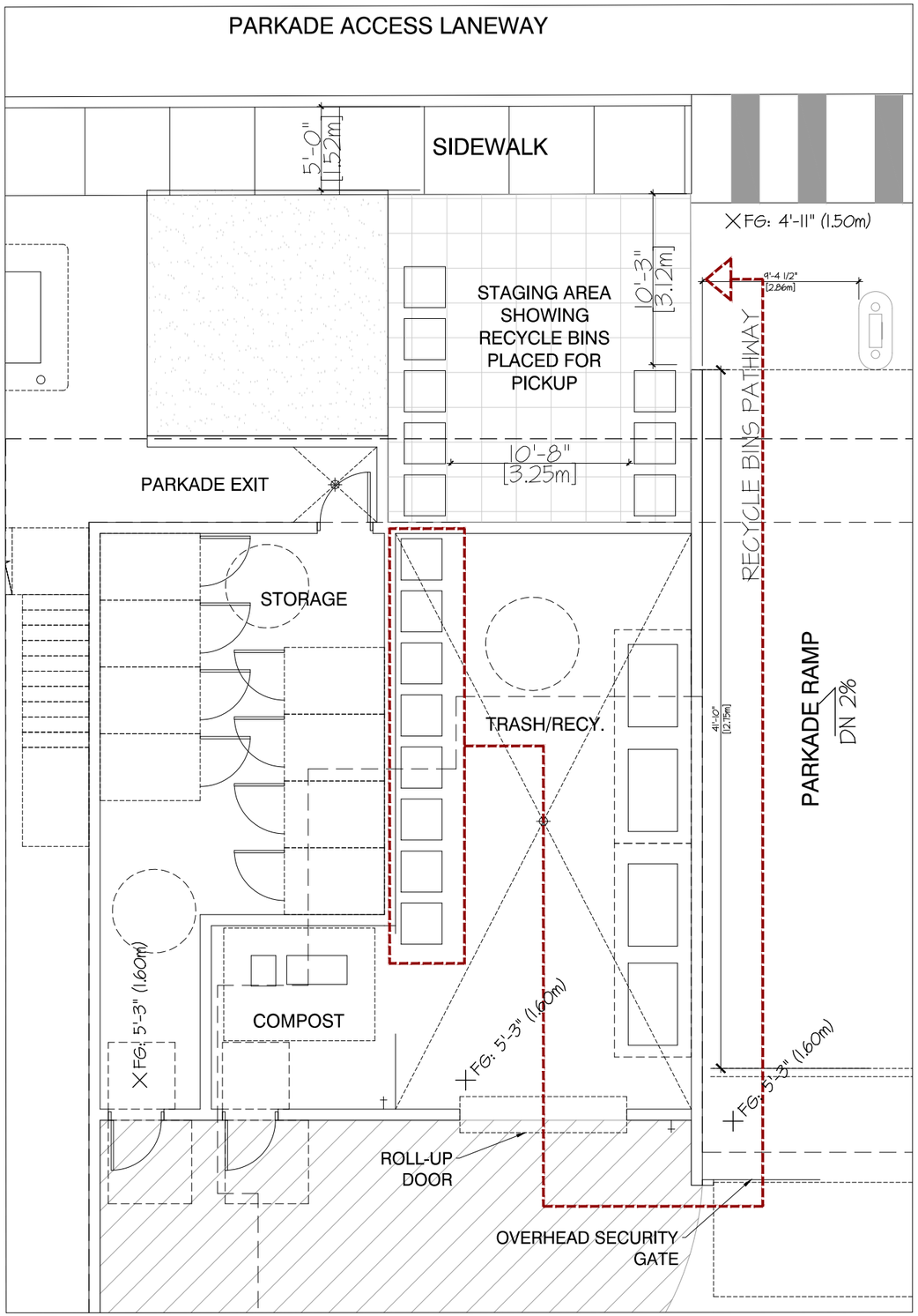
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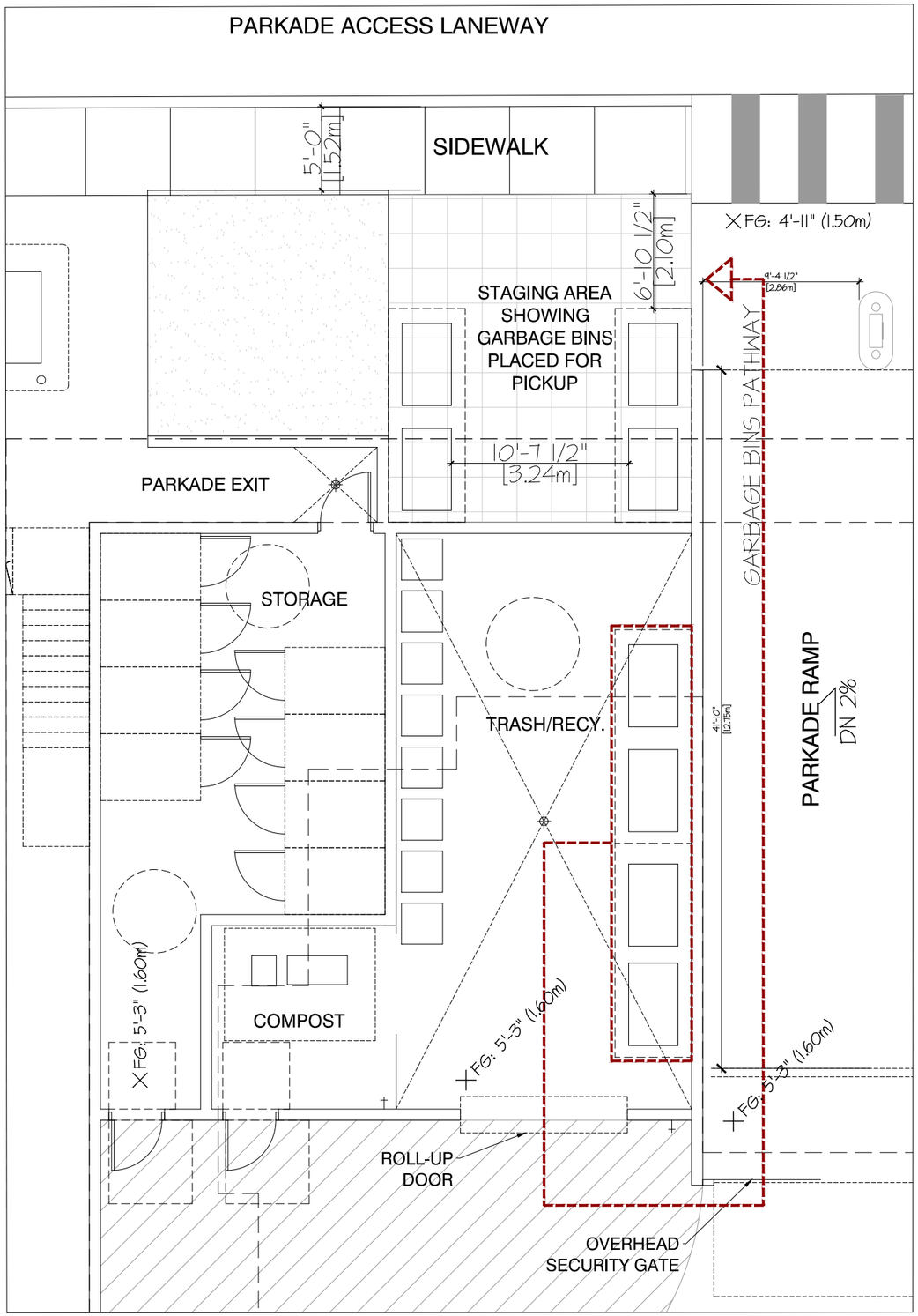
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PROJECT A217382
DRAWN **CHECKED** DKJ

SCALE 1/16" = 1' - 0"
DATE DEC 7, 2023

A2.06a





dys architecture
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tel 604 669 7710 www.dysarchitecture.com

CLIENT

RED DOOR HOUSING SOCIETY

NO.	DATE	ISSUE
1	15.05.2024	ISSUED FOR PDR RESPONSE

NO.	DATE	REVISION

REGISTERED ARCHITECT DANE K. JANSEN 2024-05-30 BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

GARBAGE STAGING AREA

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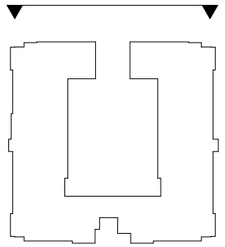
PROJECT A217382
DRAWN DF **CHECKED** DKJ
SCALE 1/4" = 1'-0"
DATE MAY 15, 2024

A2.51



EXTERIOR MATERIALS LEGEND

1	BRICK - STACK BOND MUTUAL MATERIALS TAN TERRA - SMOOTH TEXTURE ACCENTED W/ MUTUAL MATERIALS RUBY - SMOOTH TEXTURE	3	FIBRE CEMENT BOARD & BATTEN SMOOTH ARCTIC WHITE	6	BLACK VINYL WINDOWS	9	STEEL AND CLEAR GLASS CANOPY CHARCOAL
2	FIBRE CEMENT SHINGLES STRAIGHT EDGE PANELS TRADITIONAL RED	4	HORIZONTAL FIBRE CEMENT PANELS SMOOTH AGED PEWTER	7	CURTAIN WALL CLEAR ANODIZED	10	ARCHITECTURAL CONCRETE SACK RUB FINISH
		5	CHARCOAL METAL BALCONY RAIL WITH ETCHED GLASS RAIL FILL PANELS	8	VINYL WINDOWS BLACK		



PLOT STAMP: 2024-May-30 @1:37pm – P:\A217382 – Red Door – Ladner Willows\CAD\2-DD\A217382_el.dwg – A3.01 – NORTH – ANSI D

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4	04.13.2022	RE-ISSUED FOR DP/RZ
5	05.03.2022	RE-ISSUED FOR DP/RZ
6	14.08.2023	ISSUED FOR RZ RESUBMISSION
7	27.10.2023	ISSUED FOR RZ RESUBMISSION
8	07.12.2023	ISSUED FOR BCH SD REVIEW
9	15.05.2024	ISSUED FOR PDR RESPONSE

NO.	DATE	REVISION

REGISTERED ARCHITECT
DANE K. JANSEN
2024-05-30
BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD
NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

NORTH ELEVATION

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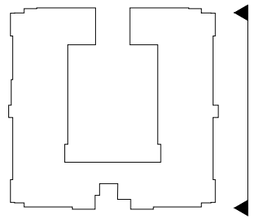
PROJECT A217382
DRAWN **CHECKED** DJ
SCALE 3/32" = 1'-0"
DATE DEC 7, 2023

A3.01



EXTERIOR MATERIALS LEGEND

1	BRICK - STACK BOND MUTUAL MATERIALS TAN TERRA - SMOOTH TEXTURE ACCENTED W/ MUTUAL MATERIALS RUBY - SMOOTH TEXTURE	3	FIBRE CEMENT BOARD & BATTEN SMOOTH ARCTIC WHITE	6	BLACK VINYL WINDOWS	9	STEEL AND CLEAR GLASS CANOPY CHARCOAL
2	FIBRE CEMENT SHINGLES STRAIGHT EDGE PANELS TRADITIONAL RED	4	HORIZONTAL FIBRE CEMENT PANELS SMOOTH AGED PEWTER	7	CURTAIN WALL CLEAR ANODIZED	10	ARCHITECTURAL CONCRETE SACK RUB FINISH
		5	CHARCOAL METAL BALCONY RAIL WITH ETCHED GLASS RAIL FILL PANELS	8	VINYL WINDOWS BLACK		



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RED DOOR HOUSING SOCIETY

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3	09.09.2021	RE-ISSUED FOR DP/RZ
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5	05.03.2022	RE-ISSUED FOR DP/RZ
6	14.08.2023	ISSUED FOR RZ RESUBMISSION
7	27.10.2023	ISSUED FOR RZ RESUBMISSION
8	07.12.2023	ISSUED FOR BCH SD REVIEW
9	15.05.2024	ISSUED FOR PDR RESPONSE

NO.	DATE	REVISION

REGISTERED ARCHITECT
DANE K. JANSEN
2024-05-30
BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD
NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

EAST ELEVATION

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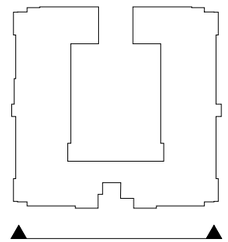
PROJECT A217382
DRAWN **CHECKED** DKJ
SCALE 3/32" = 1'-0"
DATE MAY 15, 2024

A3.02



EXTERIOR MATERIALS LEGEND

1	BRICK - STACK BOND MUTUAL MATERIALS TAN TERRA - SMOOTH TEXTURE ACCENTED W MUTUAL MATERIALS RUBY - SMOOTH TEXTURE	3	FIBRE CEMENT BOARD & BATTEN SMOOTH ARCTIC WHITE	6	BLACK VINYL WINDOWS	9	STEEL AND CLEAR GLASS CANOPY CHARCOAL
2	FIBRE CEMENT SHINGLES STRAIGHT EDGE PANELS TRADITIONAL RED	4	HORIZONTAL FIBRE CEMENT PANELS SMOOTH AGED PEWTER	7	CURTAIN WALL CLEAR ANODIZED	10	ARCHITECTURAL CONCRETE SACK RUB FINISH
		5	CHARCOAL METAL BALCONY RAIL WITH ETCHED GLASS RAIL FILL PANELS	8	VINYL WINDOWS BLACK		



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RED DOOR HOUSING SOCIETY

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1	23.05.2019	ISSUED FOR DP/RZ/OCPA
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5	05.03.2022	RE-ISSUED FOR DP/RZ
6	14.08.2023	ISSUED FOR RZ RESUBMISSION
7	27.10.2023	ISSUED FOR RZ RESUBMISSION
8	07.12.2023	ISSUED FOR BCH SD REVIEW
9	15.05.2024	ISSUED FOR PDR RESPONSE

NO. | DATE | REVISION

REGISTERED ARCHITECT
JANE K. JANSEN
2024-05-30
BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

SOUTH ELEVATION

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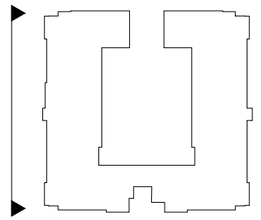
PROJECT A217382
DRAWN **CHECKED** DKJ
SCALE 3/32" = 1'-0"
DATE MAY 15, 2024

A3.03



EXTERIOR MATERIALS LEGEND

1	BRICK - STACK BOND MUTUAL MATERIALS TAN TERRA - SMOOTH TEXTURE ACCENTED W/ MUTUAL MATERIALS RUBY - SMOOTH TEXTURE	3	FIBRE CEMENT BOARD & BATTEN SMOOTH ARCTIC WHITE	6	BLACK VINYL WINDOWS	9	STEEL AND CLEAR GLASS CANOPY CHARCOAL
2	FIBRE CEMENT SHINGLES STRAIGHT EDGE PANELS TRADITIONAL RED	4	HORIZONTAL FIBRE CEMENT PANELS SMOOTH AGED PEWTER	7	CURTAIN WALL CLEAR ANODIZED	10	ARCHITECTURAL CONCRETE SACK RUB FINISH
		5	CHARCOAL METAL BALCONY RAIL WITH ETCHED GLASS RAIL FILL PANELS	8	VINYL WINDOWS BLACK		



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RED DOOR HOUSING SOCIETY

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5	05.03.2022	RE-ISSUED FOR DP/RZ
6	14.08.2023	ISSUED FOR RZ RESUBMISSION
7	27.10.2023	ISSUED FOR RZ RESUBMISSION
8	07.12.2023	ISSUED FOR BCH SD REVIEW
9	15.05.2024	ISSUED FOR PDR RESPONSE

NO. | DATE | REVISION

REGISTERED ARCHITECT DANE K. JANSEN BRITISH COLUMBIA 2024-05-31

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

WEST ELEVATION

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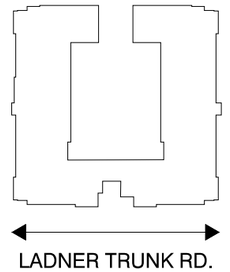
PROJECT A217382
DRAWN **CHECKED** DKJ

SCALE 3/32" = 1'-0"
DATE MAY 15, 2024

A3.04

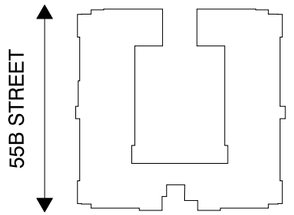


1 STREETSCAPE ELEVATION ON LADNER TRUNK RD.
1/64" = 1'-0"





2 STREETSCAPE ELEVATION ON 55B ST.
1/64" = 1'-0"



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NO.	DATE	REVISION

REGISTERED ARCHITECT
JAMES K. JANSEN
2024-05-31
BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD
NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

STREETSCAPE ELEVATIONS

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PROJECT A217382
DRAWN **CHECKED** DKJ
SCALE 1/64" = 1'-0"
DATE MAY 15, 2024

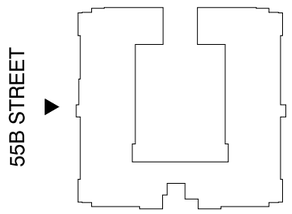
A3.05

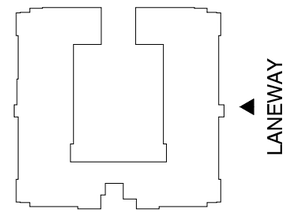


MAIN ENTRANCE AT 55B STREET



SECONDARY ENTRANCE AT LANEWAY





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RED DOOR HOUSING SOCIETY

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REGISTERED ARCHITECT DANE K. JANSEN BRITISH COLUMBIA 2024-05-30

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

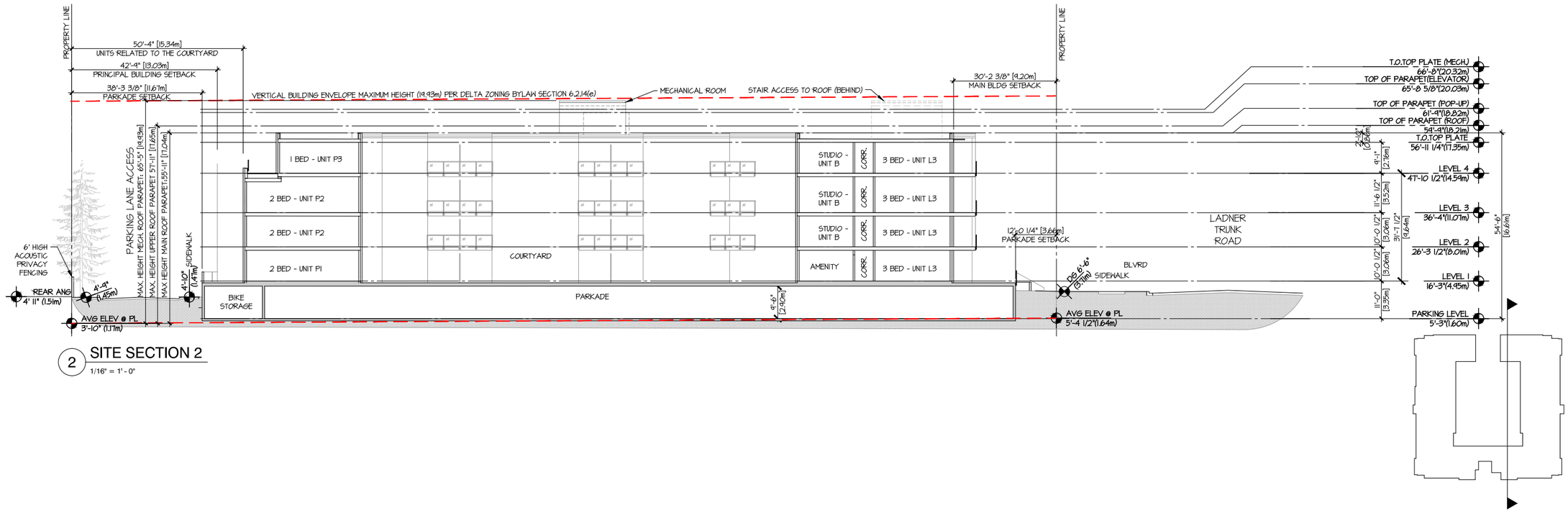
ELEVATIONS- BUILDING ENTRIES

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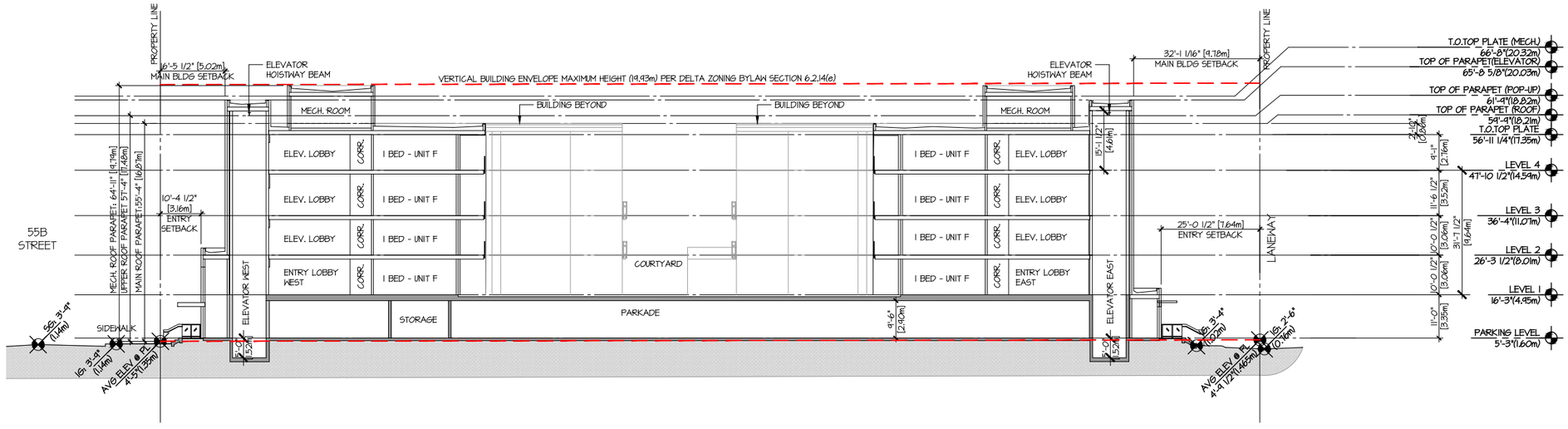
PROJECT A217382
DRAWN **CHECKED** DKJ
SCALE NTS
DATE MAY 15, 2024

A3.06



2 SITE SECTION 2

1/16" = 1' - 0"



1 SITE SECTION 1

1/16" = 1' - 0"

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RED DOOR HOUSING SOCIETY

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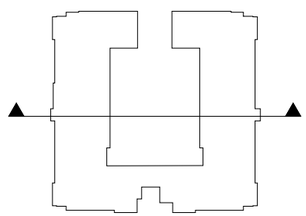
REGISTERED ARCHITECT
DANE K. JANSEN
2024-05-31
BRITISH COLUMBIA

PROJECT

LADNER TRUNK RD NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

BUILDING SECTION



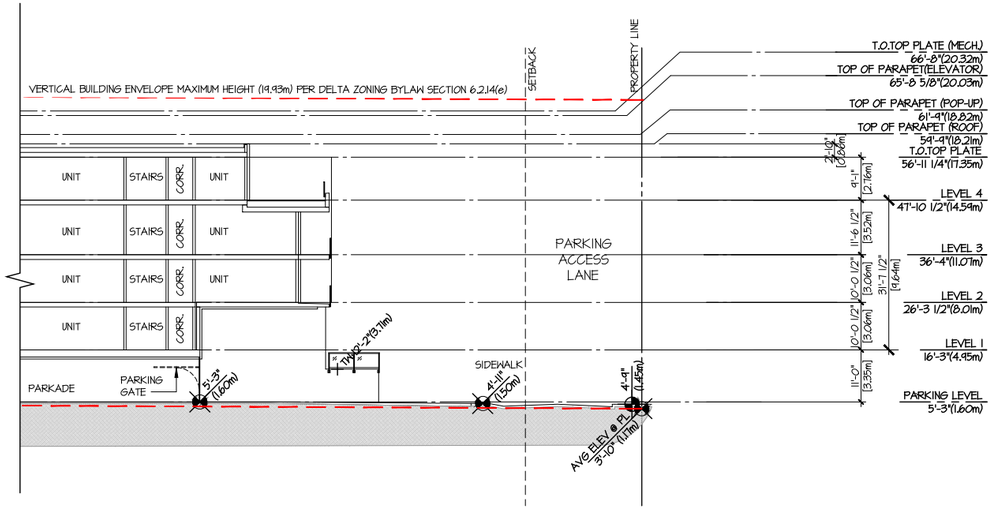
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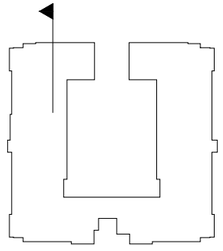
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PROJECT A217382
DRAWN **CHECKED** dkj

SCALE 1/16" = 1'-0"
DATE MAY 15, 2024

A4.01





1 PARKING RAMP SECTION

1/16" = 1' - 0"

dys architecture

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tel 604 669 7710 www.dysarchitecture.com

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RED DOOR HOUSING SOCIETY

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5	05.03.2022	RE-ISSUED FOR DP/RZ
6	07.12.2023	ISSUED FOR BCH SD REVIEW
7	15.05.2024	ISSUED FOR PDR RESPONSE

NO.	DATE	REVISION



PROJECT

LADNER WILLOWS NON-MARKET HOUSING

5625 LADNER TRUNK ROAD
DELTA, BC

BUILDING SECTION

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DRAWN **CHECKED** dkj

SCALE 1/16" = 1'-0"
DATE MAY 15, 2024

A4.02

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