



DEVELOPMENT PERMIT APPLICATION
REVISED AS/COMMENTS



APARTMENT DEVELOPMENT
19890 56 AVENUE,
LANGLEY CITY, BC

PM
ParaMorph
Architecture Inc

DRAWING LIST

COVER PAGE	A-0.1
LOCATION PLAN & TEAM	A-0.2
PROGRAM SUMMARY	A-0.3
BASE PLAN	A-0.4
CONTEXT PLAN	A-0.5
LAND USE & CONCEPT PLAN	A-0.6
SHADOW STUDY	A-0.7
SITE PLAN	A-1.0
FIRE ACCESS PLAN	A-1.1
FLOOR PLANS	A-2.0 TO A-2.5
PERSPECTIVES	A-3.0 TO A-3.2
ELEVATIONS & MATERIAL BOARD	A-3.3 TO A-3.7
SECTIONS	A-4.0 TO A-4.2
UNIT PLANS	A-5.0 TO A-5.1
DETAILS	A-6.0 to A-6.1

LOCATION



Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised As/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
 APARTMENT DEVELOPMENT

Project Address
 1890 56 AVENUE,
 LANGLEY CITY,
 BRITISH COLUMBIA

Drawn By AGKD	Date 2024-10-13
Checked By rv	Project ID LA24_049

Sheet Title
 LOCATION PLAN AND TEAM

Scale

Sheet No.

A-0.2

PROJECT TEAM

Architect	ParaMorph Architecture Inc 308 - 9639 137A Street, Surrey British Columbia V3T0M1 info@paramorph.com +1 604-608-0161
Surveyor	South Fraser Land Surveying Ltd. 202-19292 60th Ave, Surrey British Columbia V3S 3M2 kuljinder@southfrasersurvey.ca +1 604-599-1886
Landscape Architect	David Stoyko Landscape Architect 2686 East 6th Avenue, Vancouver British Columbia V5M 1R3 david@davidstoyko.com +1 604-720-0048
CPTED	Liahona Security British Columbia liahonasecurity@shaw.ca +1 250-418-0770

Arborist	Froggers Creek Tree Consultants Ltd Greater Vancouver British Columbia glenn@froggerscreek.ca +1 604-721-6002
Geotechnical	GeoPacific Consultants Ltd. 1779 West 75th Avenue Vancouver, BC V6P 6P2 reception@geopacific.ca +1 604-805-9818
Civil	Centras Engineering Ltd. 306-2630 Croydon Drive, Surrey British Columbia V3Z 6T3 aman@centras.ca +1 778-879-7602

PROJECT SUMMARY



300 - 9839 137A Street, Surrey BC V0T 0M1
604-609-0101 | www.paramorph.com

Notes:
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, the design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

LOT INFO	ADDRESS	19890 56 Avenue, City of Langley			
	LEGAL DESCRIPTION	LOT 1 SECTION 5 TOWNSHIP 8 NEW WEST DISTRICT PLAN LMS270			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	16,347	1,519	0.38	0.15
	ROAD DEDICATION (ALONG 56 AVE)	1,000	93	0.02	0.01
	NET AREA	15,347	1,426	0.35	0.14

ZONING	CURRENT	PROPOSED
	RM1	CD
FAR	PERMITTED	PROPOSED
	FAR BASED ON GROSS AREA	1.91
	TOTAL FLOOR AREA(Sqft)	31,292
	TOTAL FLOOR AREA(METRIC)	2,907
SETBACKS	PERMITTED	PROPOSED
	NORTH (ALONG 56 AVENUE)	3.00m
	SOUTH (ALONG LANE)	12.71 m
	EAST (ALONG NEIGHBOURING LOT)	6.00m
	WEST (ALONG NEIGHBOURING LOT)	6.00m
BUILDING HEIGHT (NO. OF STOREYS)	PERMITTED	PROPOSED
	6 STOREY	19m

TOTAL NO. OF UNITS	REQUIRED	PROPOSED
	20% of total units	30
NO. OF ADAPTABLE UNITS		6

SITE COVERAGE (NET)	(Sqft)	(Sqm)	(%)	REMARKS
PROPOSED	5800	539	37.79%	

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION					UNIT MIX				
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATION (Sqft)	PROGRAMMABLE (Sqft)	BUILDABLE (Sqft)	EFFICIENCY	1BR	2BR	3 BR	Total units
MAIN FLOOR LVL		1,571	1,643	862	4,075	60%	0	2	0	2
SECOND FLOOR LVL		4,809	946		5,754	84%	1	3	2	6
THIRD FLOOR LVL		4,809	946		5,754	84%	1	3	2	6
FOURTH FLOOR LVL		4,809	946		5,754	84%	1	3	2	6
FIFTH FLOOR LVL		4,809	946		5,754	84%	1	3	2	6
SIXTH FLOOR LVL		3,337	862		4,200	79%	0	3	1	4
TOTAL BUILDABLE FLOOR AREA/ TOTAL UNITS		24,143			31,292		4	17	9	30

UNIT COUNT				
TYPE	UNIT TYPE	AREA PER UNIT(SF)	TOTAL UNITS	TOTAL AREA (SF)
Unit A1	2BR	839	1	839
Unit A2 (Adaptable)	2BR	732	1	732
Unit A3	2BR	779	5	3,895
Unit A4 (Adaptable)	2BR	732	5	3,660
Unit A5	1BR	584	4	2,336
Unit B1	3BR	890	4	3,560
Unit B2	3BR	934	5	4,670
Unit B3	2BR	889	5	4,445
TOTAL			30	24,137

PARKING REQUIREMENTS BREAKDOWN					
RESIDENTIAL	NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS	PROVIDED(@Parkade Lvl-1)	Remarks
1 BR	4	1.0/Unit	4	4	10% (4 stalls) have Level II EV chargers installed, and rest are pre-wired for charger installation
2BR	17	1.25/Unit	21	21	
3BR	9	1.45/Unit	13	13	
Visitor's	30	0.2/Unit	6	6	Pre-ducted for future wiring of EV charging
TOTAL			44	44	
LOADING BAY			1	1	
SMALL CARS		50% of total cars (Variance)	22	22	
ACCESSIBLE PARKING		5%	2.20	2	
BICYCLE PARKING (RESIDENTIAL)	30	0.5 / Unit	15	16	
BICYCLE PARKING (VISITORS)		6 per building	6	6 (Refer to landscape drawings)	
STORAGE LOCKER	30	1/Unit & 5.67sq.m./Unit	30	30	

AMENITIES (BLDG-1&2)			
INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
REQUIRED	30	323	1 sq.m./Unit of Indoor Amenity combined with 2sq.m./Unit of Outdoor Amenity = 3sq.m./Unit of Amenity area
PROPOSED (@MAIN LEVEL)	47	452	
OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
REQUIRED	60	646	1 sq.m./Unit of Indoor Amenity combined with 2sq.m./Unit of Outdoor Amenity = 3sq.m./Unit of Amenity area
PROPOSED (@GRADE - MAIN LEVEL)	17	188	
PROPOSED (@SIXTH LEVEL)	61	656	
PROPOSED TOTAL	78	844	

2025-10-09	Issued for Revised DP
2025-09-23	Revised AIA/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Date Description



Project Title
APARTMENT DEVELOPMENT

Project Address
19890 56 AVENUE, LANGLEY CITY, BRITISH COLUMBIA

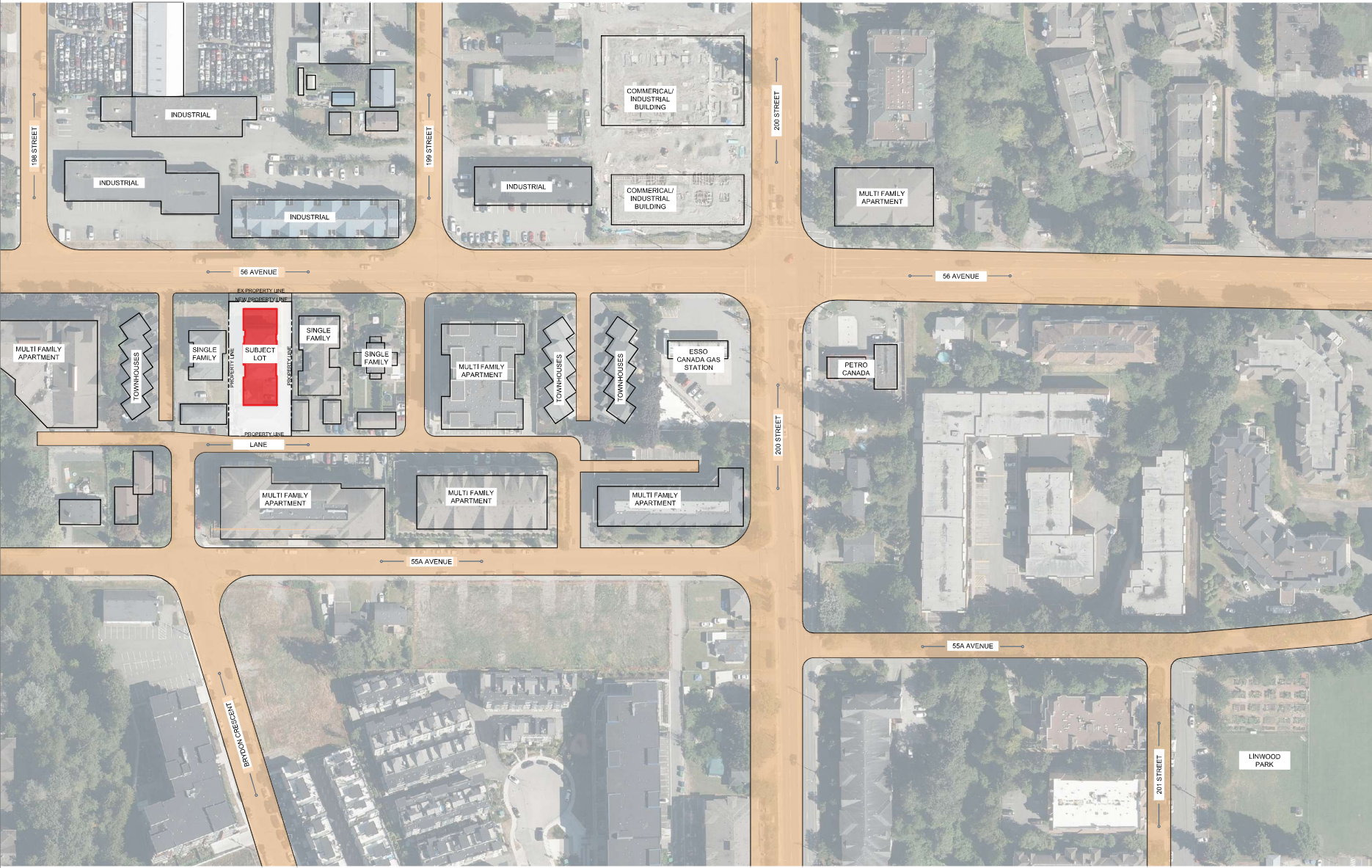
Drawn By AGKD	Date 2024-10-13
Checked By mv	Project ID LA28_2409

Sheet Title
PROGRAM SUMMARY

Scale

Sheet No.
A-0.3

Note:
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised As/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

Project Address
**19890 56 AVENUE,
 LANGLEY CITY,
 BRITISH COLUMBIA**

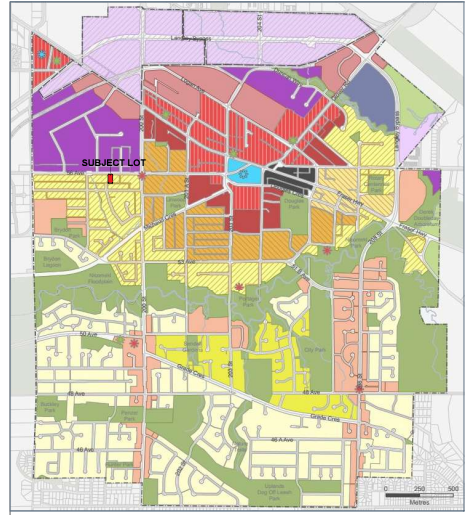
Drawn By AGKD	Date 2024-10-13
Checked By PV	Project ID LA28_2408

Sheet Title
CONTEXT PLAN

Scale

Sheet No.

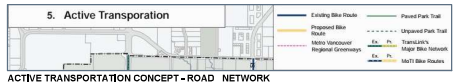
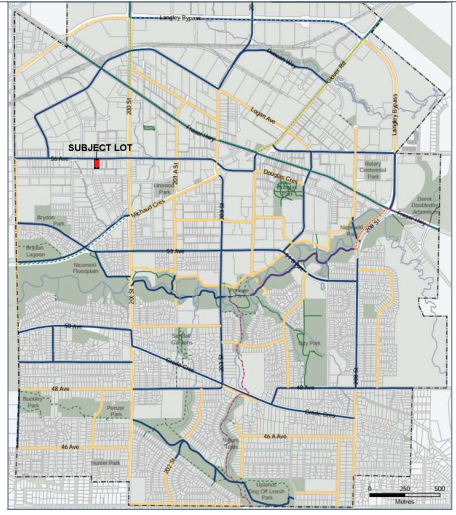
A-0.5



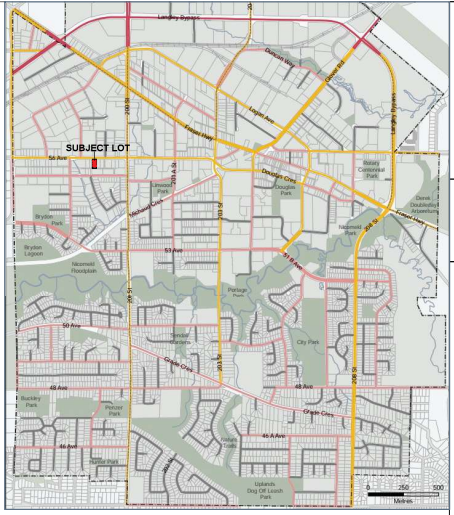
LANGLEY CITY - LAND USE CONCEPT PLAN



PARKS AND OPEN SPACE CONCEPT PLAN



ACTIVE TRANSPORTATION CONCEPT - ROAD NETWORK



FUTURE TRANSPORTATION CONCEPT - ROAD NETWORK

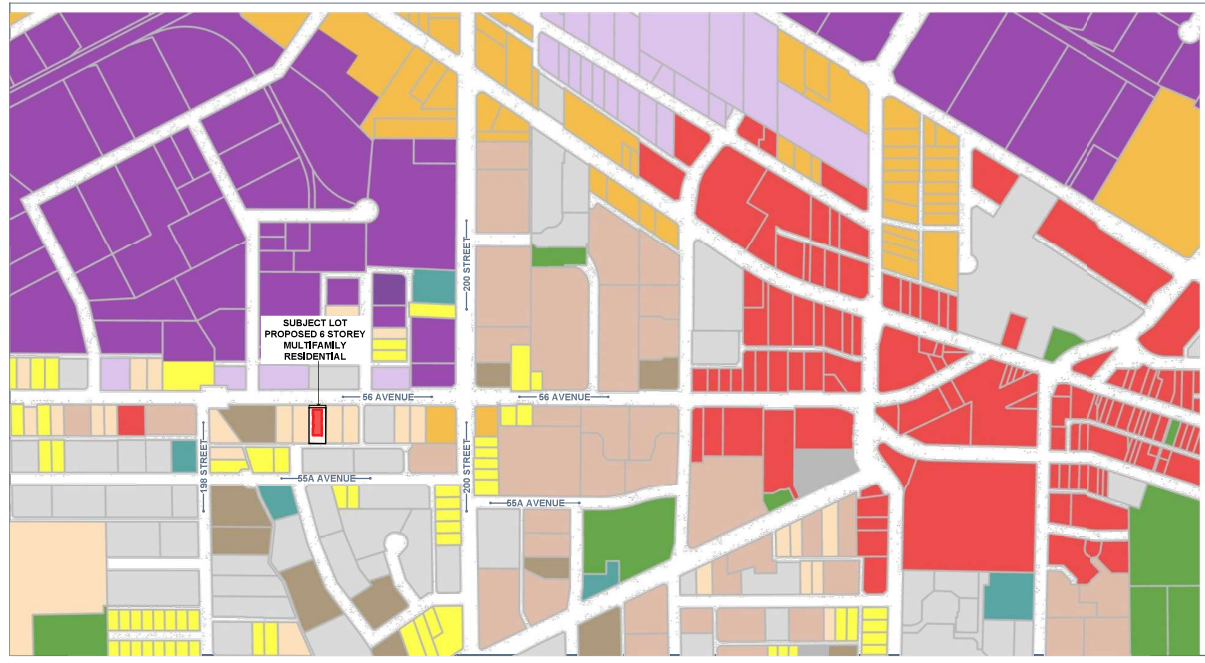
PMA
ParaMorph
Architecture Inc.

308 - 9839 137A Street, Surrey BC V0T 0M1
604-09-0161 | www.paramorph.com

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

N

2025-10-09	Issued for Revised DP
2025-09-23	Revised As/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application



LANGLEY CITY WEBSITE - DETAILED LAND USE CONCEPT PLAN

Legend

- Road Names
 - City Boundary
 - Property
- Zoning Designations
 - RS1
 - RS2
 - RM1
 - RM2
 - RM3
 - C1
 - C2
 - C3
 - P1
 - P2
 - I1
 - I2
 - I3
 - A1
 - CD
 - Bylaw 950 Zone

Issues / Revisions

Seal

Project Title
APARTMENT DEVELOPMENT

Project Address
19890 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA

Drawn By
:D

Date
2024-10-13

Checked By
:D

Project ID
LA28_2408

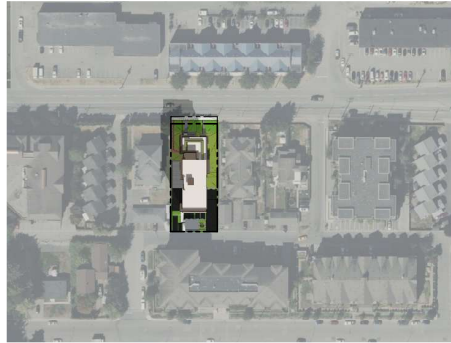
Sheet Title
LAND USE AND CONCEPT PLAN

Scale

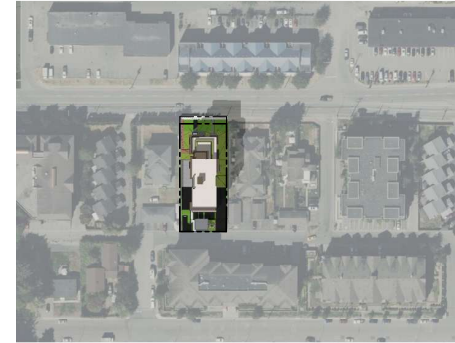
Sheet No.
A-0.6



SHADOW ON MARCH 20 (EQUINOX) @ 9AM



SHADOW ON MARCH 20 (EQUINOX) @ 12PM



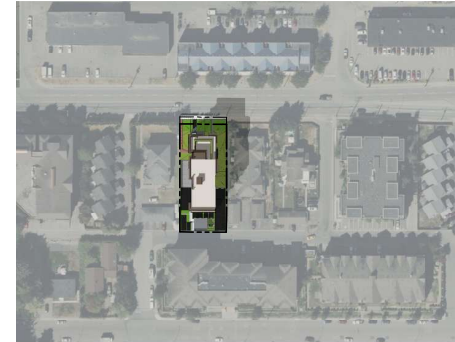
SHADOW ON MARCH 20 (EQUINOX) @ 3PM



SHADOW ON SEPTEMBER 22 (EQUINOX) @ 9AM



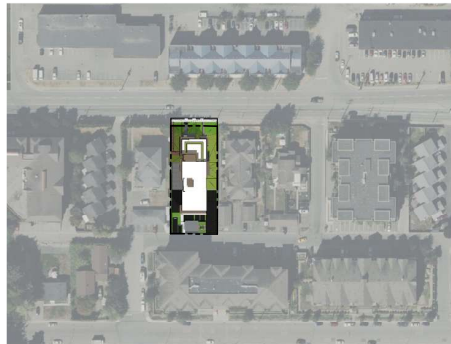
SHADOW ON SEPTEMBER 22 (EQUINOX) @ 12PM



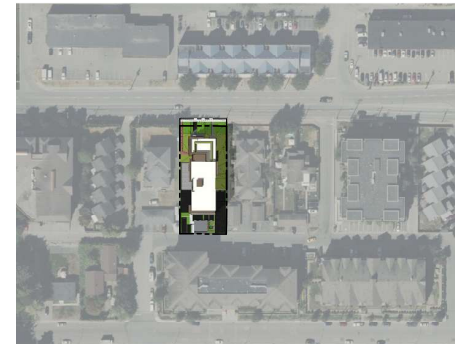
SHADOW ON SEPTEMBER 22 (EQUINOX) @ 3PM



SHADOW ON JUNE 21 (SOLSTICE) @ 9AM



SHADOW ON JUNE 21 (SOLSTICE) @ 12PM



SHADOW ON JUNE 21 (SOLSTICE) @ 3PM

Notes:
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2025-10-09	Issued for Revised DP
2025-09-23	Revised AIA/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Date	Description
------	-------------

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

Project Address
**19890 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA**

Drawn By AGKD	Date 2024-10-13
Checked By mv	Project ID LA28_2409

Sheet Title

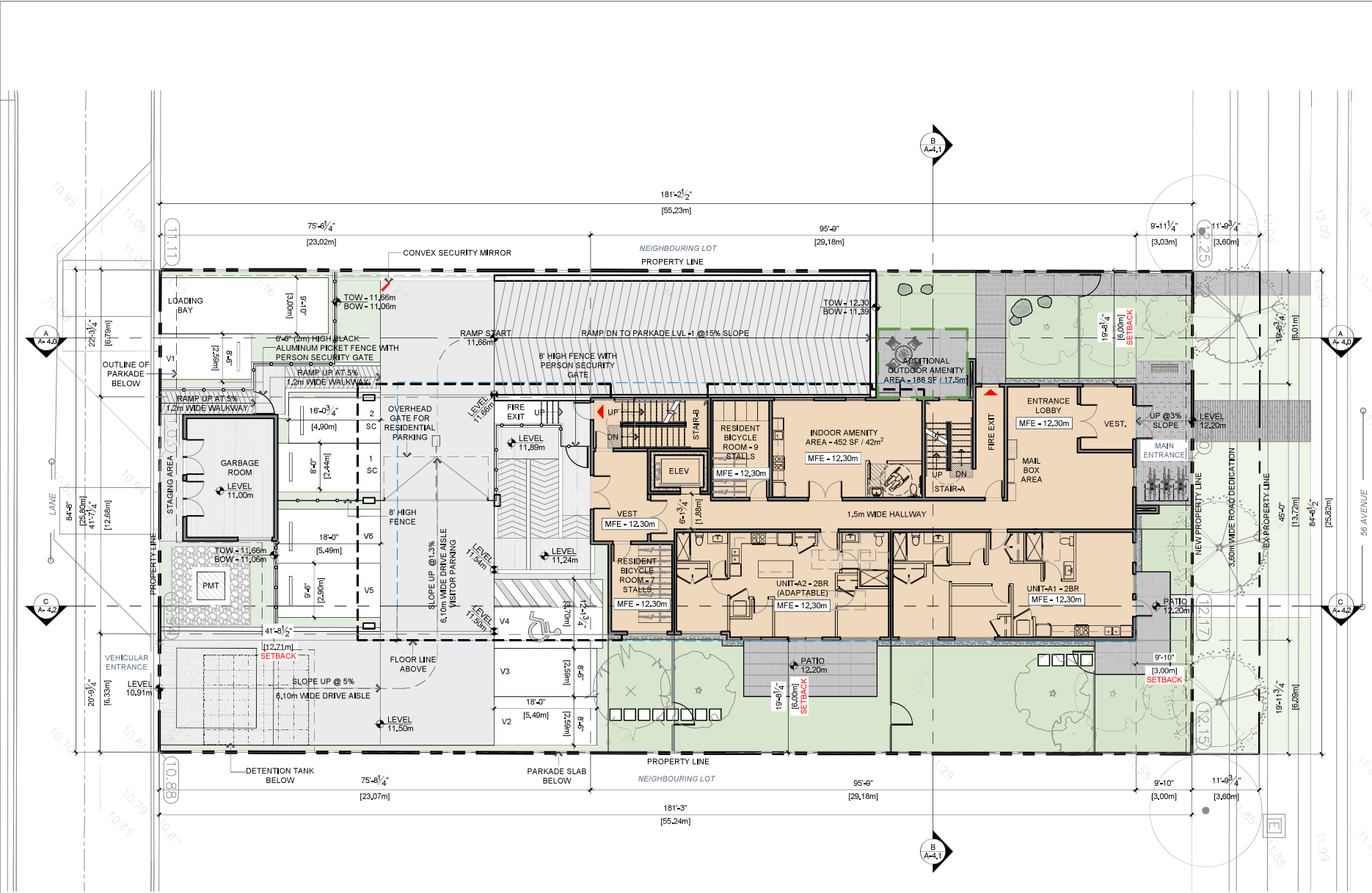
SHADOW STUDY

Scale

Sheet No.

A-0.7

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised As/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

Project Address
18990 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA

Drawn By AGKD **Date** 2024-10-13
Checked By mv **Project ID** LA28_2409

Sheet Title

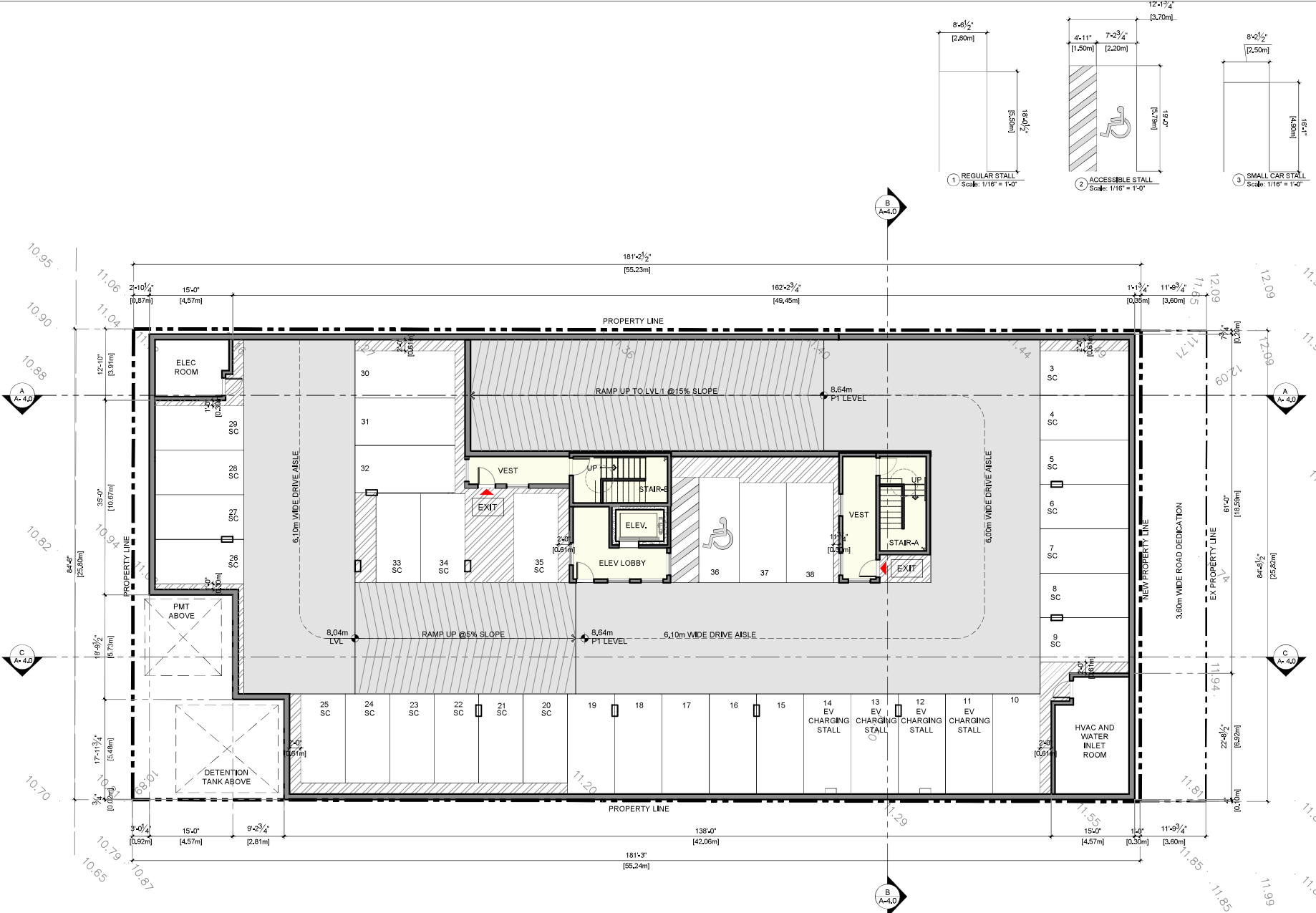
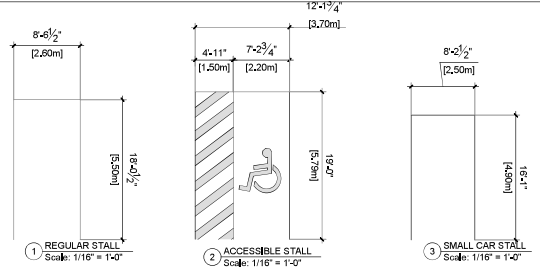
SITE PLAN

Scale

Sheet No.

A-1.0

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Within dimension shall have precedence over verbal dimensions.



Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised As/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

Project Address
19890 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA

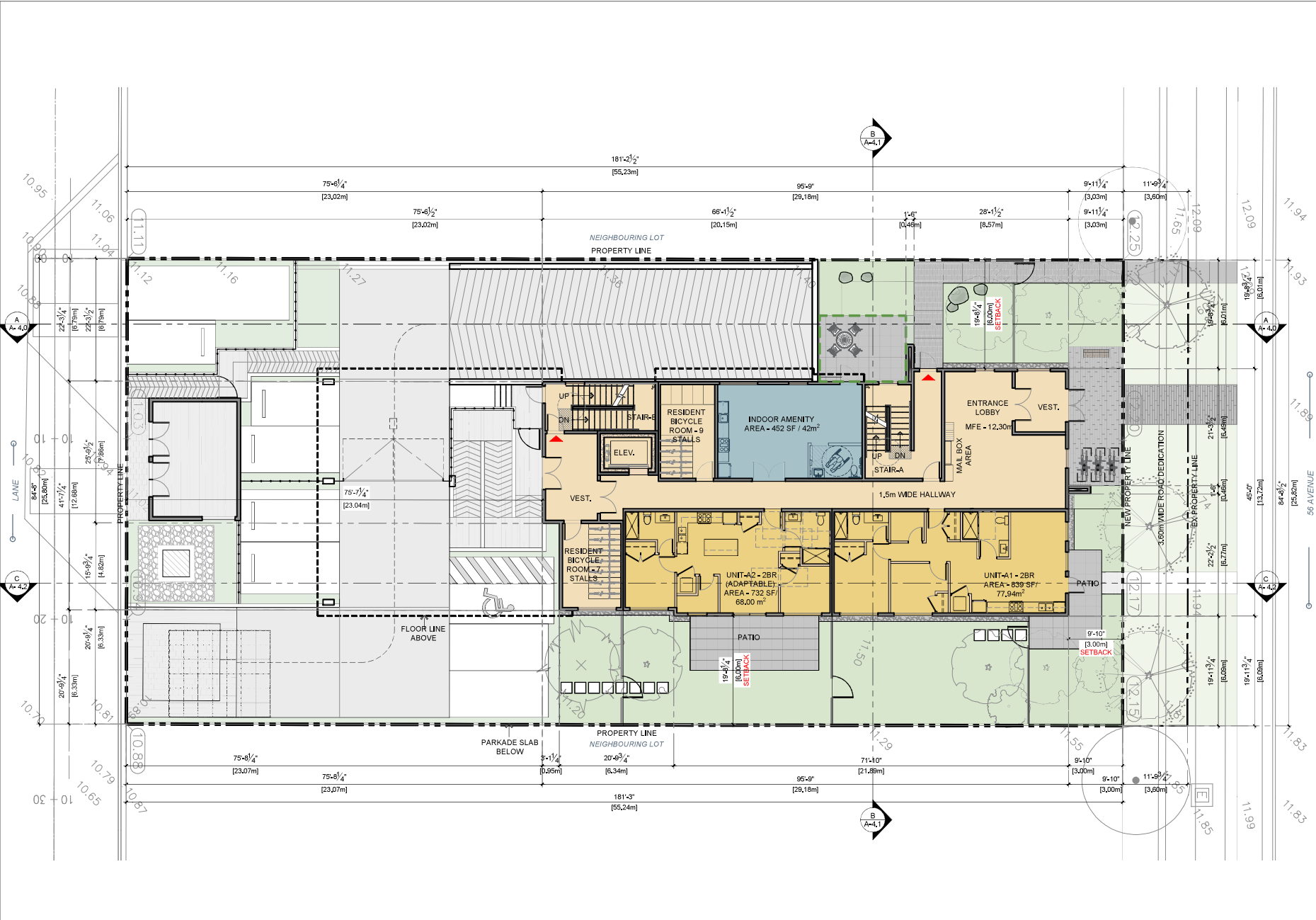
Drawn By AGKD
Checked By MV
Date 2024-10-13
Project ID LA24_2408

Sheet Title
PARKADE PLAN

Scale

Sheet No.
A-2.0

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised As/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

Project Address
1890 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA

Drawn By	Date
AGKD	2024-10-13
Checked By	Project ID
rv	LA28_2408

Sheet Title

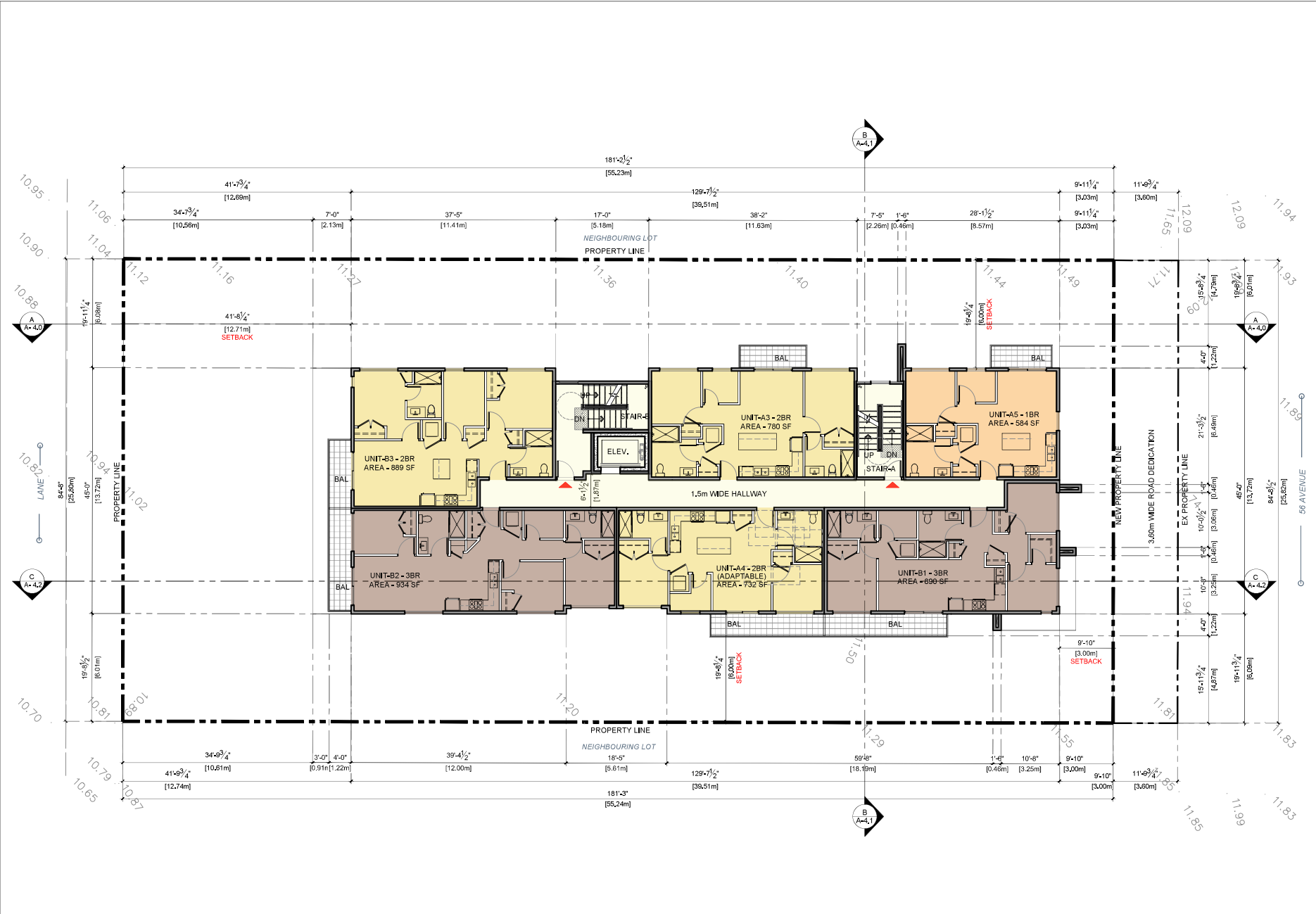
MAIN FLOOR PLAN

Scale

Sheet No.

A-2.1

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised As/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

Project Address
18890 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA

Drawn By AGKD	Date 2024-10-13
Checked By PV	Project ID LA28_2408

Sheet Title

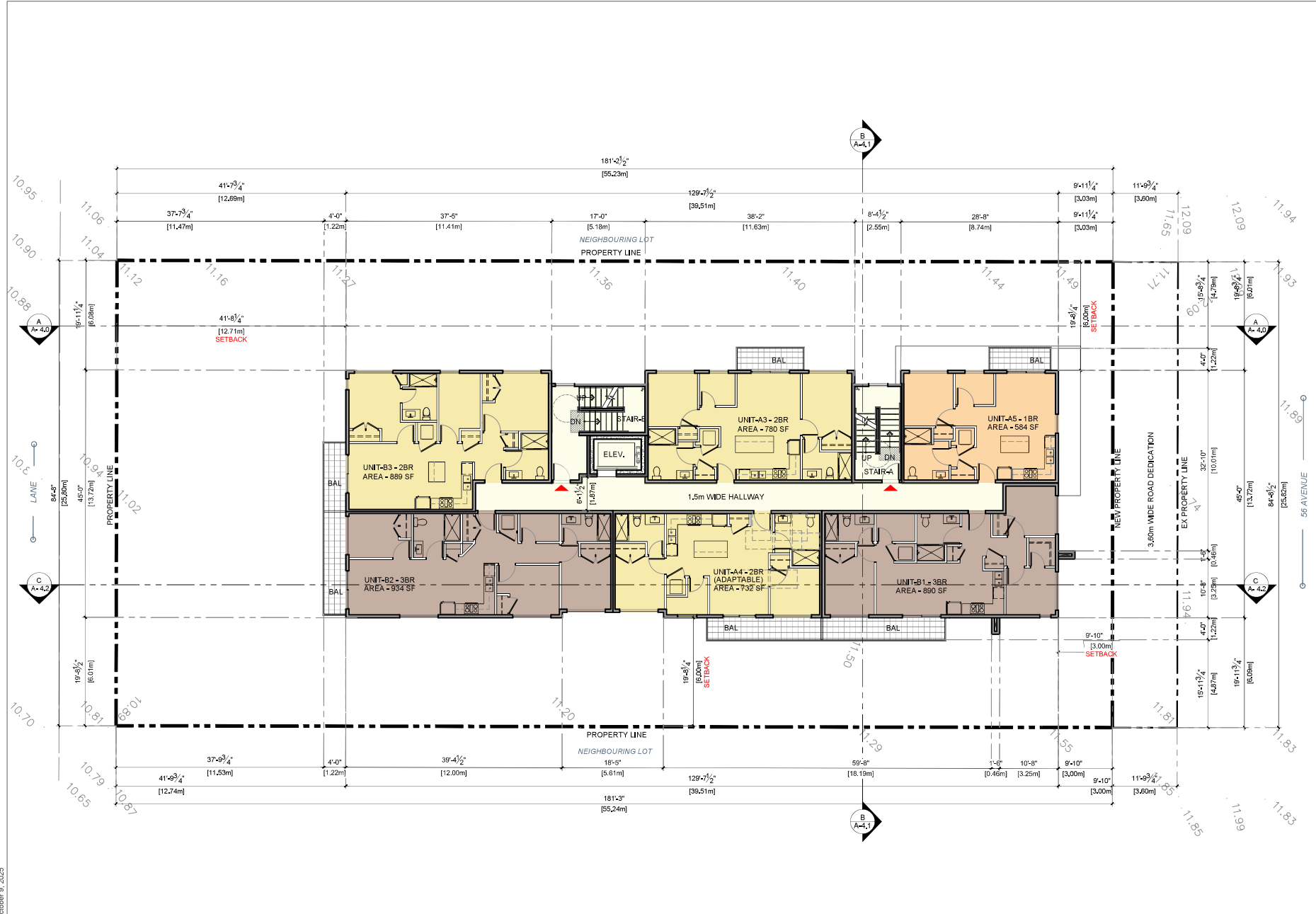
SECOND FLOOR PLAN

Scale

Sheet No.

A-2.2

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Within dimension shall have precedence over verbal dimensions.



Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised As/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

Project Address
**1890 56 AVENUE,
 LANGLEY CITY,
 BRITISH COLUMBIA**

Drawn By	AGKD	Date	2024-10-13
Checked By	PH	Project ID	LA24_2408

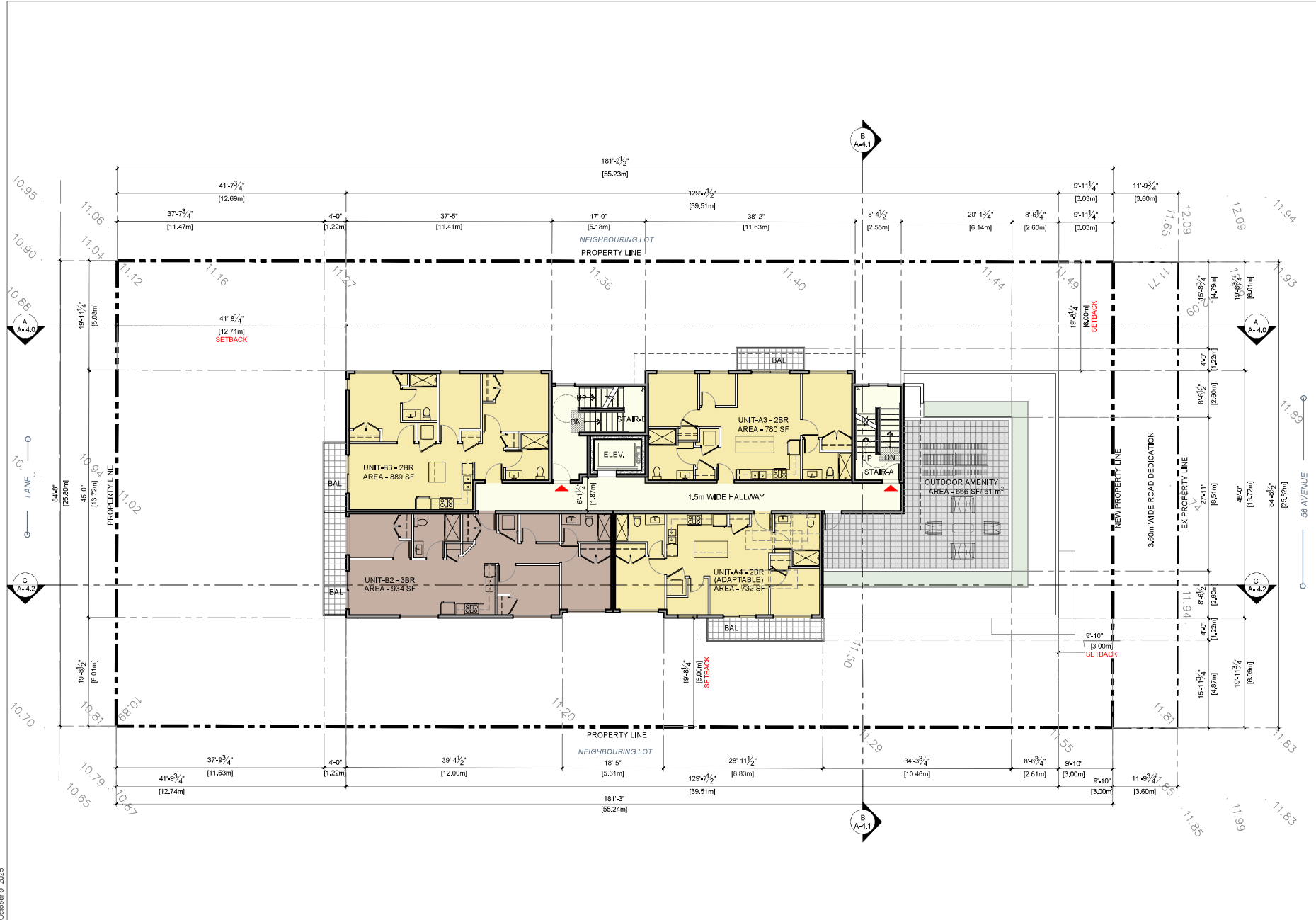
Sheet Title
**TYPICAL FLOOR (3rd - 5th)
 PLAN**

Scale

Sheet No.

A-2.3

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Within dimension shall have precedence over verbal dimensions.



Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised As/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

Project Address
1890 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA

Drawn By AGKD	Date 2024-10-13
Checked By PV	Project ID LA28_2408

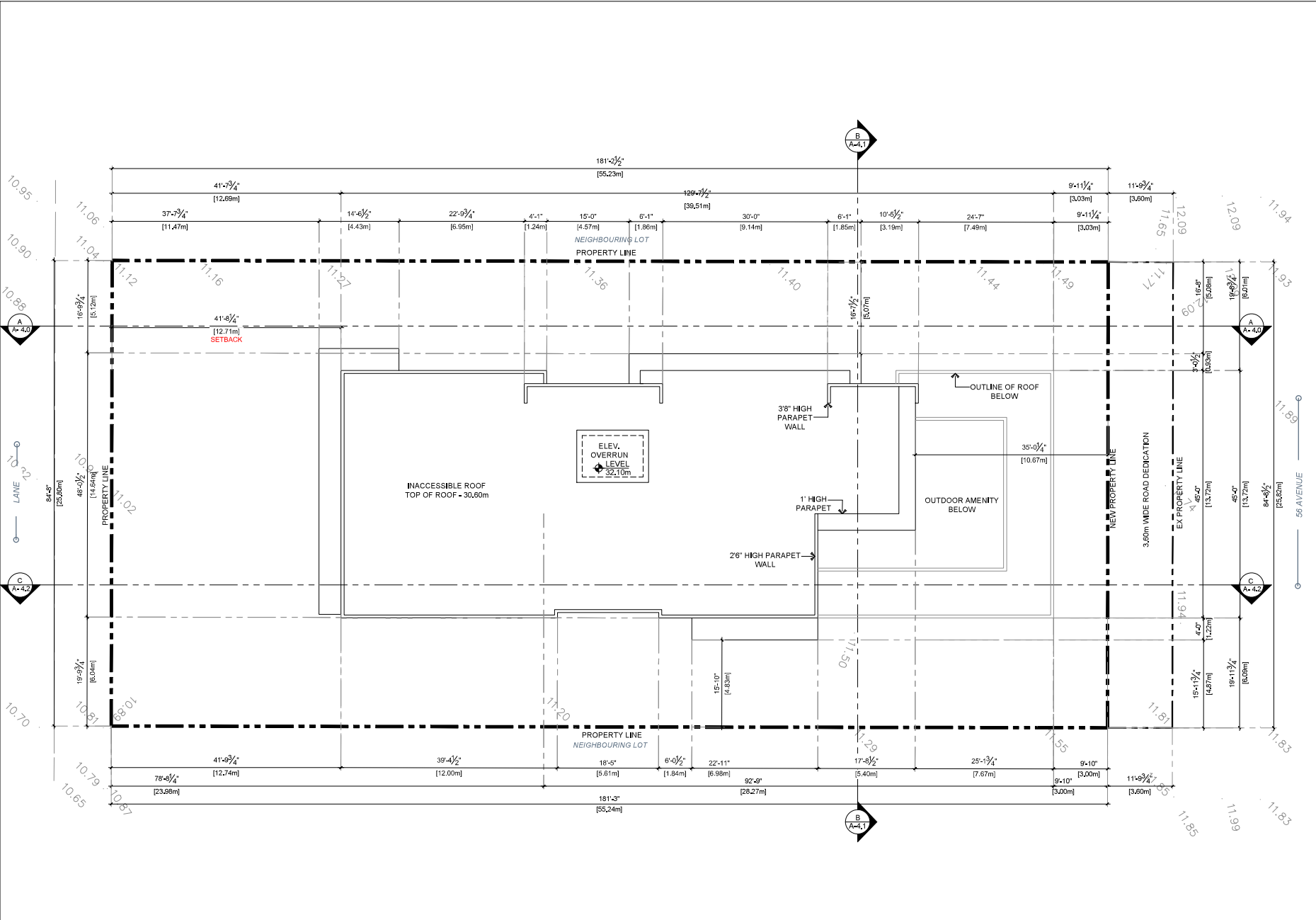
Sheet Title
SIXTH FLOOR PLAN

Scale

Sheet No.

A-2.4

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised As/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

Project Address
1890 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA

Drawn By AGKD	Date 2024-10-13
Checked By PV	Project ID LA28_2408

Sheet Title
ROOF PLAN

Scale

Sheet No.
A-2.5



Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over printed dimensions.

2025-10-09	Issued for Revised DP
2025-09-23	Revised AIAComments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Date	Description
------	-------------

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

Project Address
19890 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA

Drawn By AGKD	Date 2024-10-13
Checked By MV	Project ID LA25_2409

Sheet Title

PERSPECTIVES

Scale

Sheet No.

A-3.0

① PERSPECTIVE VIEW
 ALONG 56 AVENUE



Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over verbal dimensions.

2025-10-09	Issued for Revised DP
2025-09-23	Revised AIAComments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Date	Description
------	-------------

Issues / Revisions



Project Title
 APARTMENT
 DEVELOPMENT

Project Address
 19890 56 AVENUE,
 LANGLEY CITY,
 BRITISH COLUMBIA

Drawn By AGKD	Date 2024-10-13
Checked By PV	Project ID LA28_2409

Sheet Title

PERSPECTIVES

Scale

Sheet No.

A-3.1

1 PERSPECTIVE VIEW
 ALONG SOUTH FACING LANE



1 PERSPECTIVE VIEW
ALONG 56 AVENUE

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over printed dimensions.

2025-10-09	Issued for Revised DP
2025-09-23	Revised AIAComments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Date	Description
------	-------------

Issues / Revisions



Project Title
APARTMENT
DEVELOPMENT

Project Address
19890 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA

Drawn By AGKD	Date 2024-10-13
Checked By PV	Project ID LA28_2409

Sheet Title

PERSPECTIVES

Scale

Sheet No.

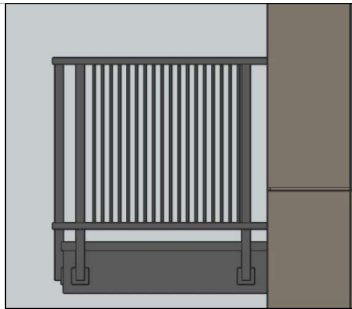
A-3.2



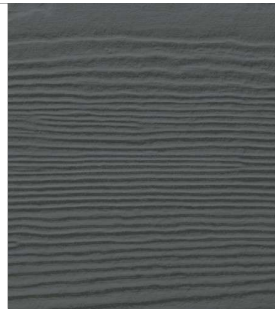
1 - Double Glazed Windows
Color to Match: Benjamin Moore Black Ink_2127-20
Glass: Clear



2 - Aluminum Door & Double Glazed Glass
Color to Match: Benjamin Moore Black Ink 2127-20
Glass: Clear



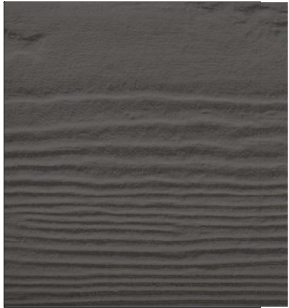
3 - Metal Railing:
Color To Match: Benjamin Moore Black Ink_2127-20



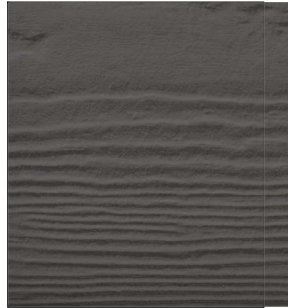
4- Fiber Cement Lap Siding with Reveal
Color to Match: James Hardie_ Night Gray



5 - Fiber Cement Panel Siding with Reveal
Color to Match: James Hardie_ Pearl Grey



6- Fiber Cement Panel Siding with Reveal
Color to Match: James Hardie_ Rich Espresso



7- Fiber Cement Lap Siding with Reveal
Color to Match: James Hardie_ Rich Espresso

*** NOTE: All fiber cement panels trims/recess, reveals, reglets, etc. must be colored matched to the panels they are attached to.**



WEST ELEVATION (ALONG OUTDOOR AMENITY)



NORTH ELEVATION (ALONG 56 AVENUE)

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised AsstComments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
 APARTMENT DEVELOPMENT

Project Address
 19890 56 AVENUE,
 LANGLEY CITY,
 BRITISH COLUMBIA

Drawn By AGKD **Date** 2024-10-13
Checked By PV **Project ID** LA24_2498

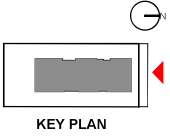
MATERIAL BOARD

Scale

Sheet No.

A-3.3

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2025-10-09	Issued for Revised DP
2025-09-23	Revised AsstComments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Date	Description
------	-------------

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

Project Address
19890 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA

Drawn By AGKD	Date 2024-10-13
Checked By PV	Project ID LA26_2409

Sheet Title

ELEVATIONS

Scale

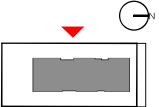
Sheet No.

A-3.4



1 NORTH ELEVATION (ALONG 56 AVENUE)
 Scale: 1/16" = 1'0"

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised AsstComments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Date	Description

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

Project Address
19890 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA

Drawn By AGKD	Date 2024-10-13
Checked By rv	Project ID LA28_2409

Sheet Title

ELEVATIONS

Scale

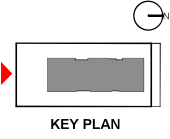
Sheet No.

A-3.5



1 WEST ELEVATION (ALONG NEIGHBOURING LOT)
 Scale: 1/16" = 1'0"

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised AsstComments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

Project Address
19890 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA

Drawn By AGKD	Date 2024-10-13
Checked By PV	Project ID LA25_2409

Sheet Title
ELEVATIONS

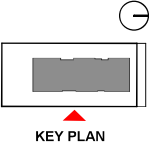
Scale

Sheet No.
A-3.6



1 SOUTH ELEVATION (ALONGLANE)
 Scale: 1/16" = 1'0"

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over called dimensions.



Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised AsstComments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Date	Description



Project Title
APARTMENT DEVELOPMENT

Project Address
**19890 56 AVENUE,
 LANGLEY CITY,
 BRITISH COLUMBIA**

Drawn By AGKD	Date 2024-10-13
Checked By PV	Project ID LADR_2409

Sheet Title
ELEVATIONS

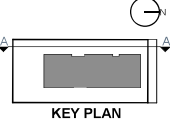
Scale

Sheet No.
A-3.7



1 EAST ELEVATION (ALONG NEIGHBOURING LOT)
Scale: 1/16" = 1'0"

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised AsstComments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

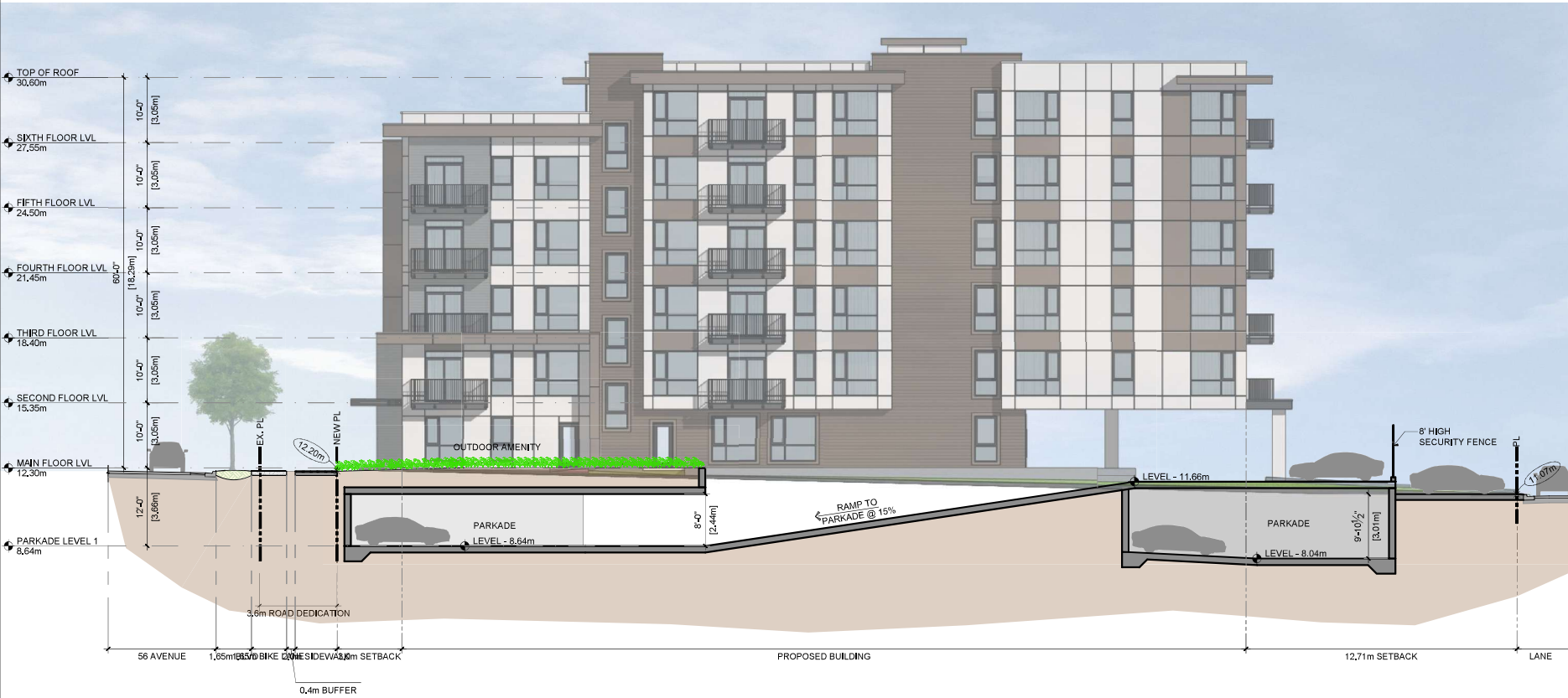
Project Address
19890 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA

Drawn By AGKD	Date 2024-10-13
Checked By PV	Project ID LA28_2409

Sheet Title
SECTIONS

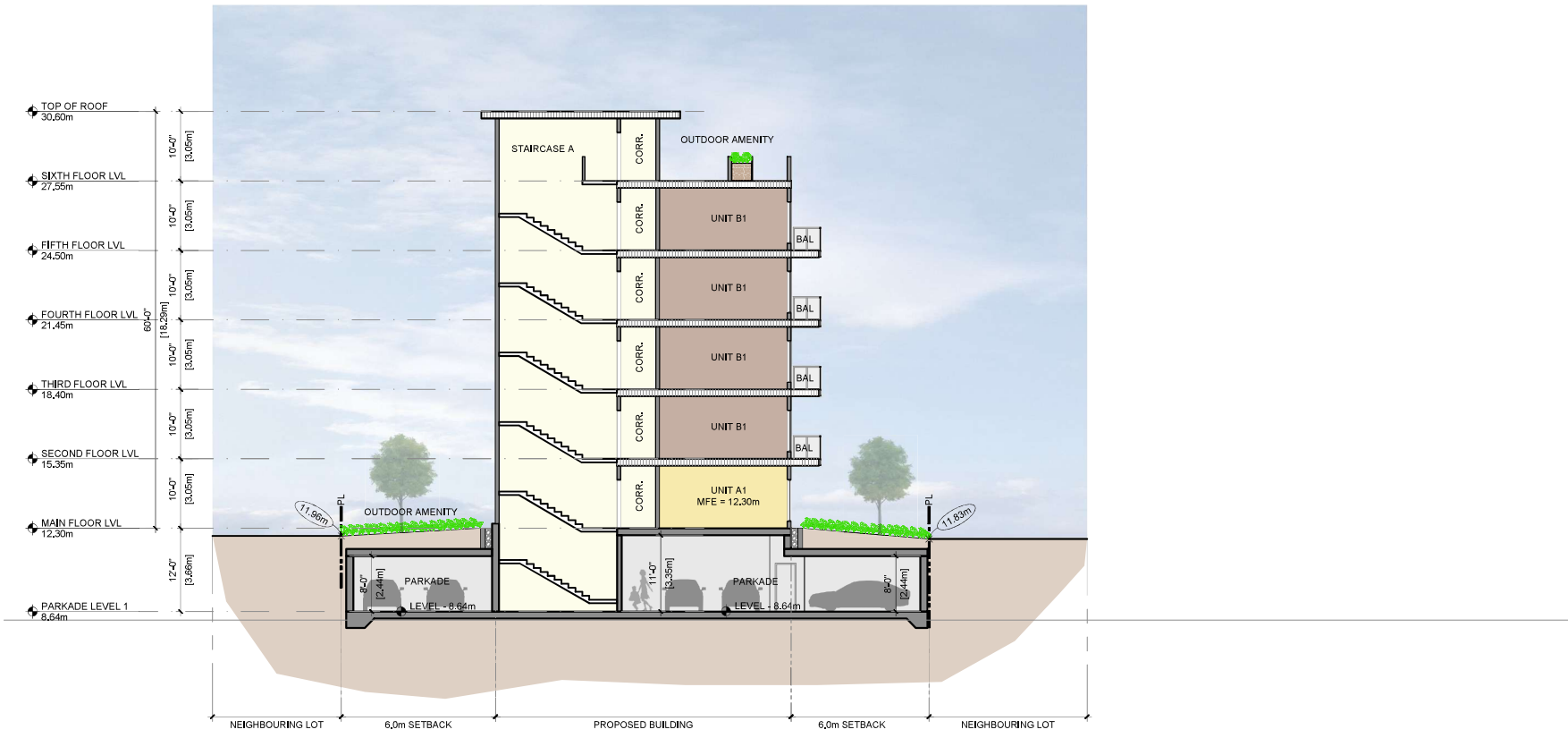
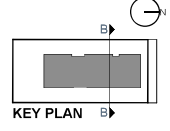
Scale

Sheet No.
A-4.0



1 SECTION A-A
Scale: 1/16" = 1'0"

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised AsstComments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

Project Address
19890 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA

Drawn By AGKD	Date 2024-12-13
Checked By PV	Project ID LA28_2409

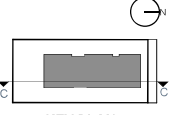
Sheet Title
SECTIONS

Scale

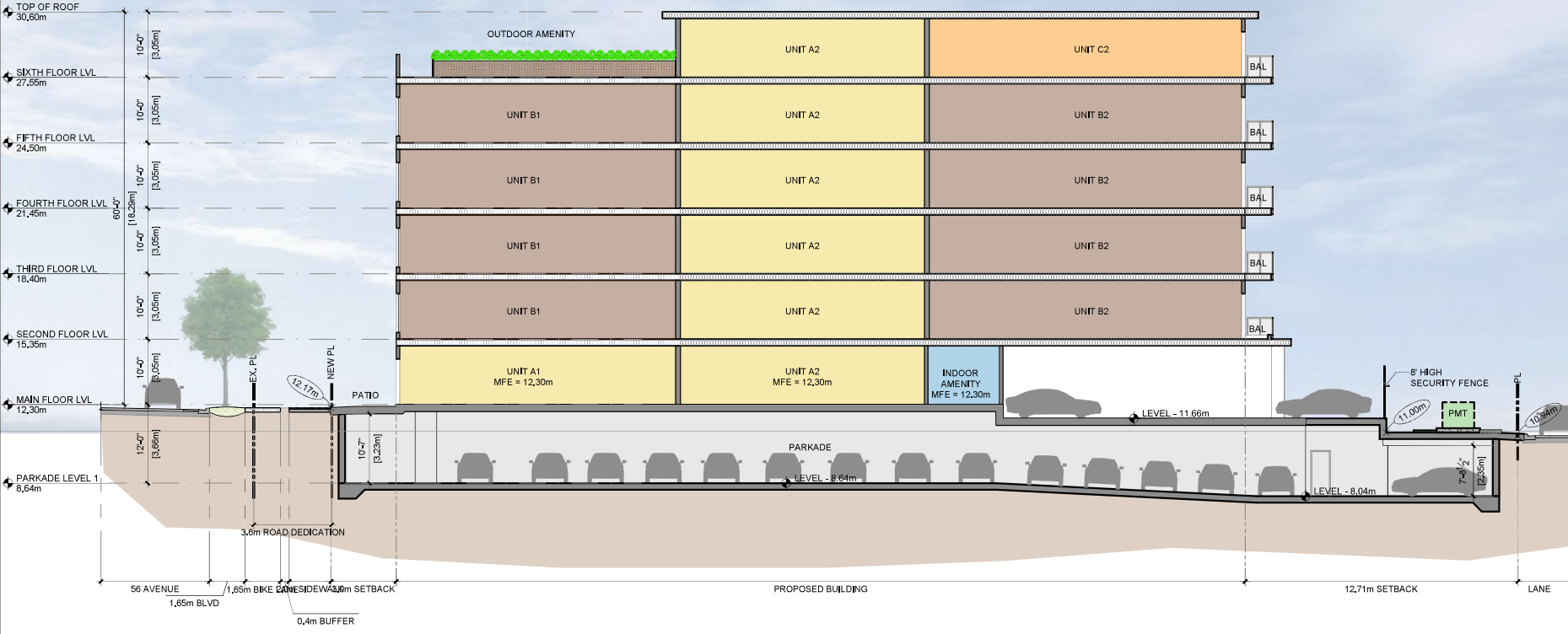
Sheet No.

A-4.1

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN



1 SECTION C-C
 Scale: 1/16" = 1'0"

Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised AsstComments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
 APARTMENT DEVELOPMENT

Project Address
 19890 56 AVENUE,
 LANGLEY CITY,
 BRITISH COLUMBIA

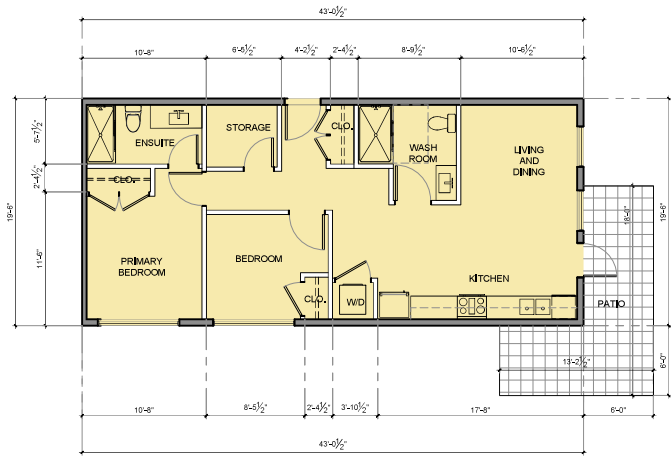
Drawn By	Date
AGKD	2024-12-13

Checked By	Project ID
rv	LA28_2409

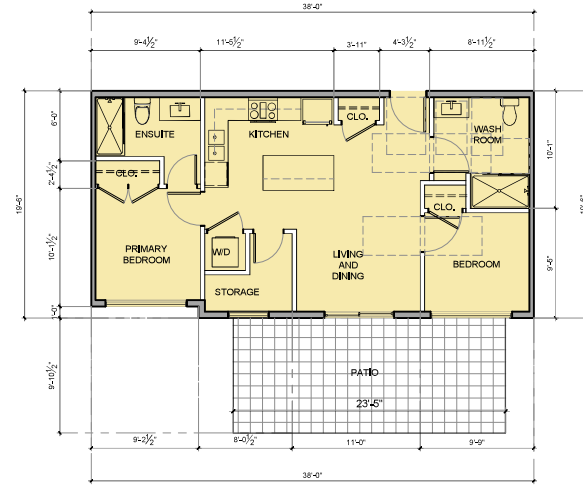
Sheet Title
 SECTIONS

Scale
 Sheet No.

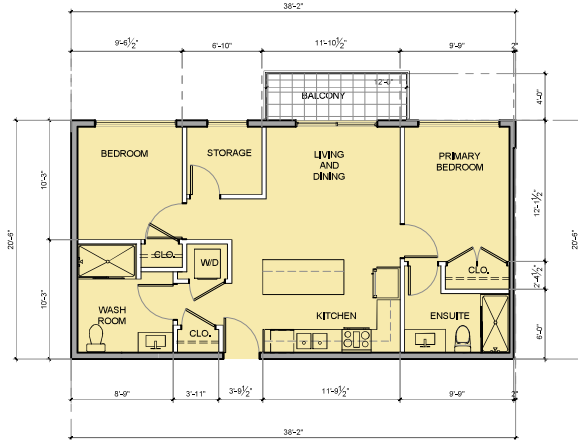
A-4.2



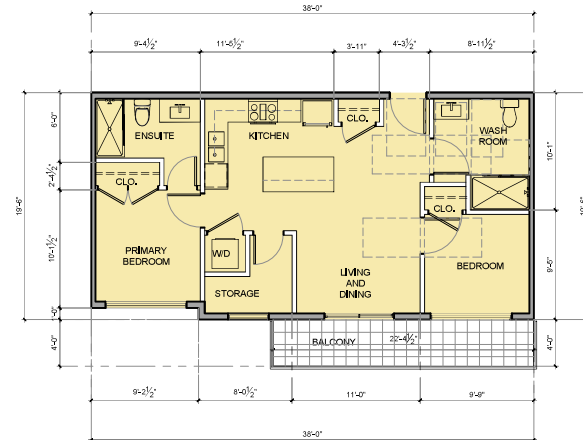
1 UNIT-A1 (2 BR)
 Scale: 3/32" = 1'0"
 AREA - 839 SF



2 UNIT-A2 (2 BR)
 Scale: 3/32" = 1'0"
 AREA - 732 SF

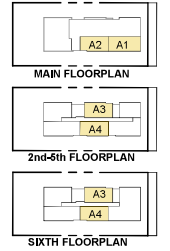


3 UNIT-A3 (2 BR)
 Scale: 3/32" = 1'0"
 AREA - 779 SF

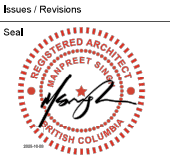


4 UNIT-A4 (2 BR)
 Scale: 3/32" = 1'0"

Notes:
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used elsewhere without written permission of the Architect. Written dimension shall have precedence over verbal dimensions.



Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised As/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application



Project Title
APARTMENT DEVELOPMENT

Project Address
**18890 56 AVENUE,
 LANGLEY CITY,
 BRITISH COLUMBIA**

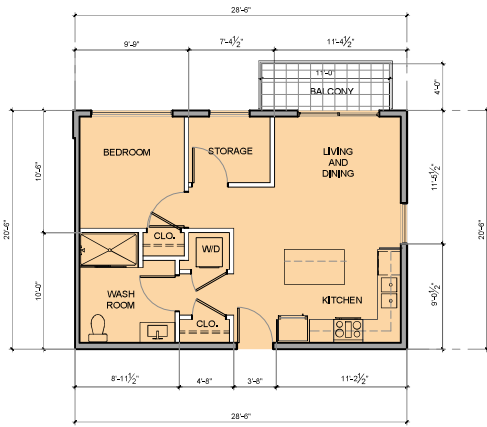
Drawn By
 AGKD Date
 2024-12-13

Checked By
 PV Project ID
 LA28_2408

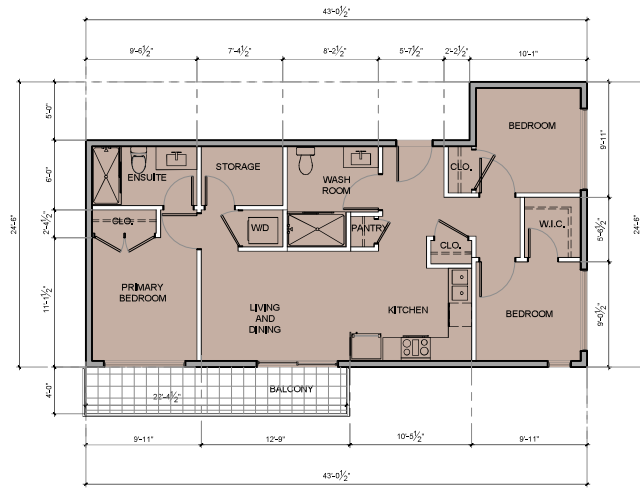
Sheet Title
UNIT PLANS

Scale

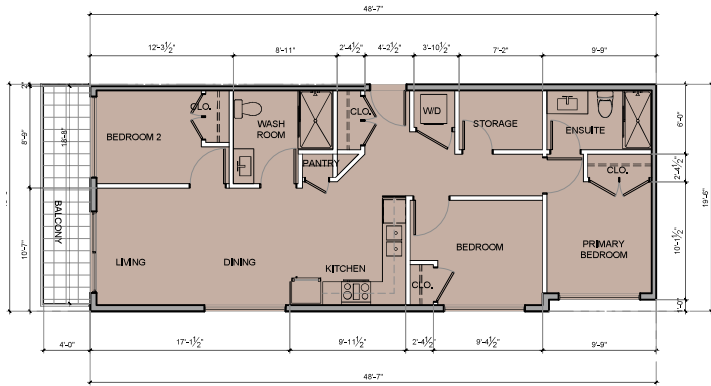
Sheet No.



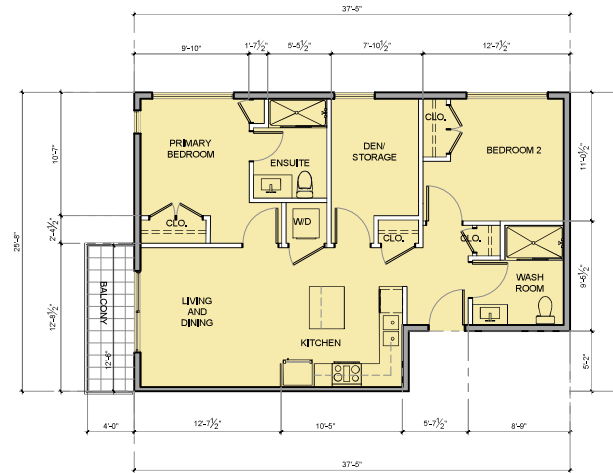
1 UNIT- A5 (1 BR)
 Scale: 3/32" = 1'0"
 AREA - 584 SF



2 UNIT- B1 (3 BR)
 Scale: 3/32" = 1'0"
 AREA - 890 SF

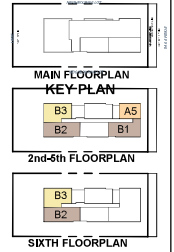


3 UNIT- B2 (3 BR)
 Scale: 3/32" = 1'0"
 AREA - 934 SF



4 UNIT- B3 (2 BR)
 Scale: 3/32" = 1'0"

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used elsewhere without written permission of the Architect. Written dimension shall take precedence over symbol dimensions.



MAIN FLOOR PLAN
 KEY PLAN
 2nd-5th FLOOR PLAN
 SIXTH FLOOR PLAN

Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised As/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
 APARTMENT
 DEVELOPMENT

Project Address
 18890 56 AVENUE,
 LANGLEY CITY,
 BRITISH COLUMBIA

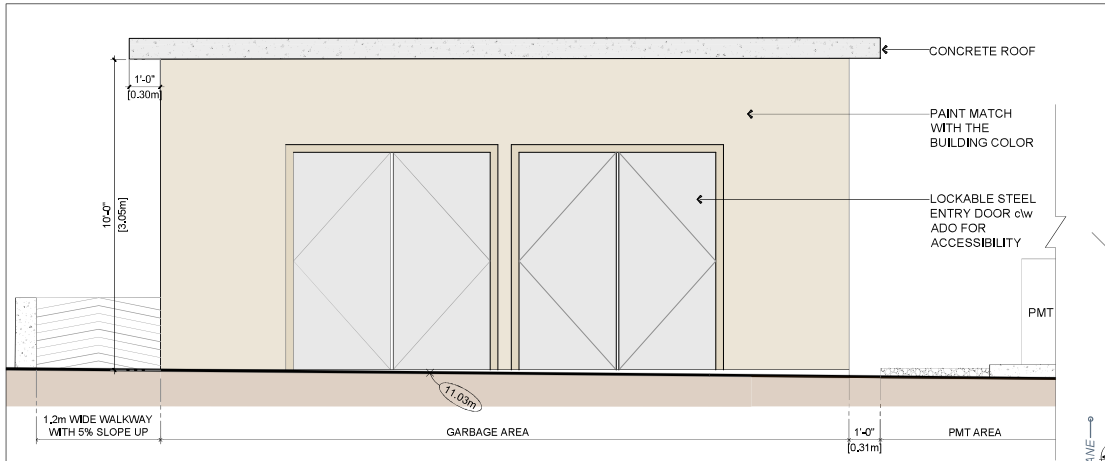
Drawn By AGKD	Date 2024-12-13
Checked By PV	Project ID LA28_2408

Sheet Title

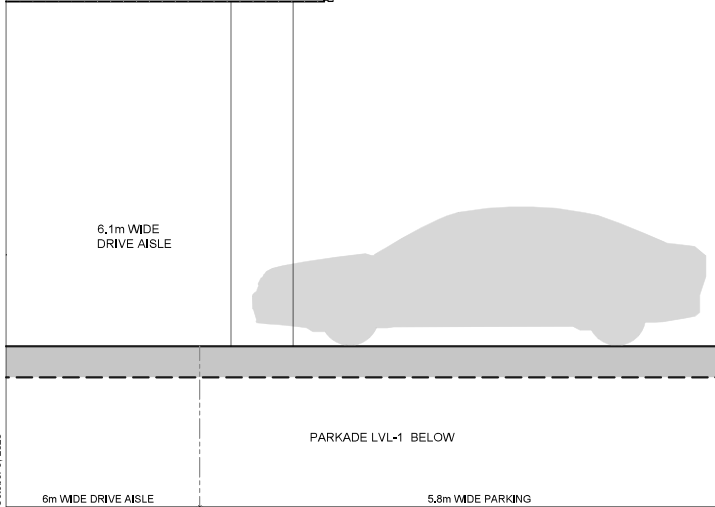
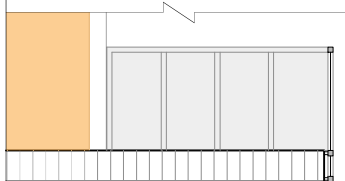
UNIT PLANS

Scale

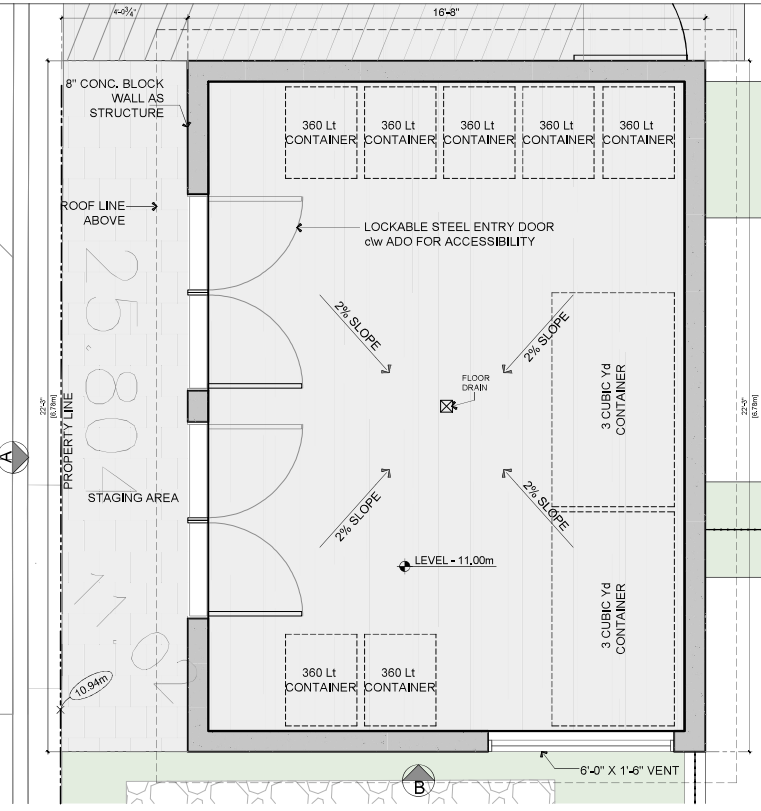
Sheet No.



1 SOUTH ELEVATION A
Scale: 1/4"=1'-0"



3 WEST ELEVATION B
Scale: 1/4"=1'-0"

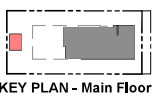


2 GARBAGE ENCLOSURE PLAN
Scale: 1/4"=1'-0"

NOTES:
1. ENCLOSURE ARCHITECTURE (MATERIALS, etc.) IS TO CONFORM TO MUNICIPAL BUILDING AND DEVELOPMENT PERMIT REQUIREMENTS (AS REQUIRED).
2. STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH THE BC BUILDING CODE. ENCLOSURES ARE TO BE DESIGNED TO WITHSTAND SNOW LOADING, VEHICULAR DAMAGE, OPERATIONAL DAMAGE, AND BEARS.
3. ROOFS SHOULD BE DESIGNED TO AVOID SNOW SHED IN FRONT OF SERVICE AND ENTRY DOORS.
4. STEEL ENTRY DOOR IS TO BE 36" WIDE (915MM) AND BE EQUIPPED WITH A SELF-CLOSING MECHANISM. DOOR MAY HAVE A ROUND TURNING KNOB COMPLETE WITH A COVERED KEYS KNOB GUARD ON THE EXTERIOR FOR ACCESS AND PANIC HARDWARE ON INTERIOR FOR EGRESS.
5. ADEQUATE MOTION ACTIVATED INTERIOR AND EXTERIOR LIGHTING (IF REQUIRED).



Notes:
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN - Main Floor

Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised As/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

Project Address
**1890 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA**

Drawn By: AGKD Date: 2024-10-13
Checked By: PV Project ID: LA28_2409

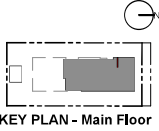
Sheet Title
GARBAGE ENCLOSURE DETAIL

Scale

Sheet No.

A-6.0

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over called dimensions.



Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised As/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title
APARTMENT DEVELOPMENT

Project Address
1890 56 AVENUE,
LANGLEY CITY,
BRITISH COLUMBIA

Drawn By	Date
AGKD	2024-10-13
Checked By	Project ID
rv	LA28_2409

Sheet Title
MAILBOX DETAILS

Scale

Sheet No.

A-6.1

