



PROJECT DATA

BUILDING ANALYSIS OF:	199-48 55A AVE. LANGLEY
ZONE :	REZONING FROM RS-1 TO OD BASED ON RM3
PID :	031-267-5363
LEGAL DESCRIPTION:	LOF A SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT, PLAN EPP120331
SITE SIZE :	4,080 SQ.M. (49,917 SQ.FT.)
NUMBER OF STOREYS:	8
GROSS FLR AREA :	MAX. ALLOWABLE PROPOSED GROUND FL. 887 SQ.M. (9,377 SQ. FT.) SECOND FL. 1,554 SQ.M. (16,728 SQ. FT.) THIRD FL. 1,608 SQ.M. (17,294 SQ. FT.) FOURTH FL. 1,654 SQ.M. (17,806 SQ. FT.) FIFTH FL. 1,654 SQ.M. (17,806 SQ. FT.) SIXTH FL. 1,236 SQ.M. (13,326 SQ. FT.) TOTAL 8,596 SQ.M. (92,225 SQ. FT.)
FSR :	MAX. ALLOWABLE PROPOSED 2.1 2.1
NUMBER OF DWELLING UNITS :	MAX. ALLOWABLE PROPOSED NA 126 (300 UNITS/HECTARE)
EXISTING AVERAGE GRADE :	10.45 M (34.28')
HEIGHT :	MAX. ALLOWABLE HEIGHT PROPOSED NA 22.75M (74.96')
FRONT YARD :	MIN. REQUIRED PROPOSED 6.0M (19.69') 6.0M (19.76')
REAR YARD :	MIN. REQUIRED PROPOSED 6.0M (19.69') 6.1M (20.00')
SIDE YARD :	MIN. REQUIRED PROPOSED WEST 6.0M (19.69') EAST 6.0M (19.69') WEST 6.0M (19.64') EAST 7.9M (25.91')
SITE COVERAGE :	MAX. ALLOWABLE PROPOSED 4,080 X 40% = 1,632 SQ. M. (17,567 SQ. FT.) 1,854 SQ.M. (17,606 SQ. FT.) (40.5%)
PARKING :	REQUIRED RESIDENTS: 1.0 (8 STUDIO) X 2.0 + 1.1 (BED) X 0.6 + 1.3 (BED) X 4.0 = 145.8 (146) VISITORS: 0.2 X 126 = 25.2 (26) PROVIDED RESIDENTS: 146 VISITORS: 26 HANDICAPPED PARKING REQUIRED RESIDENTS: 0.05 X 146 = 7.3 (7) VISITORS: 0.05 X 26 = 1.3 (1) PROVIDED RESIDENTS: 7 VISITORS: 1 SMALL CAR MAX. ALLOWABLE RESIDENTS: 0.5 X 146 = 73 VISITORS: 0.5 X 26 = 13 PROVIDED RESIDENTS: 69 VISITORS: 12 BICYCLE: REQUIRED 0.5 X 126 = 63 PROVIDED 63 STORAGE: REQUIRED 1 X 126 = 126 PROVIDED 127 (113 INSUITE + 14 PARKING LEVEL) ADAPTABLE UNITS: REQUIRED 0.20 X 126 = 25.2 (25) PROVIDED 25 AMENITY SPACE: REQUIRED 3 SQ. M. X 126 = 378 SQ. M. (COMBINED) PROPOSED INDOOR AMENITY: 179 SQ. M. (1,42.90 M./UNIT) PROPOSED OUTDOOR AMENITY: 304 SQ. M. (1,62.90 M./UNIT)

UNITS SYNOPSIS

UNIT TYPE	NO. BED	AREA		NUMBER OF UNITS						TOTAL UNITS	TOTAL (SQM)	TOTAL (SQFT)
		SQ FT	SQ M	ST. FL.	2ND FL.	3RD FL.	4TH FL.	5TH FL.	6TH FL.			
UNIT A INSUIT	2B	764	738	1						1	738	794
UNIT AD INSUIT	2B	789	733		2	2	2	2		8	5864	6,312
UNIT B INSUIT	1B	821	484	1	1	1	1	1		5	2420	2,605
UNIT C INSUIT	1B+D	838	583	1	1	1	1	1		5	2965	3,190
UNIT D INSUIT	1B	554	515	1	1	1	1	1		5	2675	2,770
UNIT D2 INSUIT	1B	545	506		1	1	1	1		4	2024	2,181
UNIT D3 INSUIT	1B	547	503						1	1	508	547
UNIT E INSUIT	1B	824	580	1	1	1	1	1		5	2900	3,120
UNIT F PARKING	2B	708	658	1	1	1	1	1	1	6	3848	4,248
UNIT G INSUIT	1B	510	474		1	1	1	1		4	174	183
UNIT G2 INSUIT	1B	526	493		1	1	1	1		4	1992	2,144
UNIT H INSUIT	1B	481	456		1	1	1	1		4	458	491
UNIT H2 INSUIT	1B	503	467		1	1	1	1		4	1968	2,092
UNIT J INSUIT	2B	751	688	1						1	699	751
UNIT J2 INSUIT	2B	758	704		1	1	1	1	1	5	3220	3,460
UNIT K INSUIT	2B	808	751		2	2	2	2		8	6008	6,484
UNIT L INSUIT	1B	508	472		2	2	2	2		8	3778	4,064
UNIT M INSUIT	STUDIO	461	428		2	2	2	2		8	3424	3,688
UNIT M2 INSUIT	STUDIO	451	423		2	1	1	1		5	2140	2,295
UNIT M3 INSUIT	STUDIO	460	432		1	1	1	1		3	1296	1,396
UNIT N PARKING	2B	800	743		1	1	1	1		4	743	800
UNIT N2 PARKING	2B	707	657		1	1	1	1	1	4	2628	2,828
UNIT O INSUIT	1B+D	807	564	1	1	1	1	1	1	5	2920	3,095
UNIT O2 INSUIT	1B+D	573	532		1	2	2	2		7	3724	4,011
UNIT O3 PARKING	1B	472	439		1					1	439	472
UNIT P INSUIT	2B	761	707		1	1	1	1		4	2828	3,044
UNIT Q INSUIT	1B	586	554		1	1	1	1		4	2218	2,384
UNIT R INSUIT	STUDIO	432	401		1	1	1	1		4	1604	1,728
UNIT S INSUIT	2B+D	767	713		1	1	1	1		4	713	767
UNIT T INSUIT	1B+D	585	553		1	1	1	1		4	1552	1,668
UNIT U INSUIT	1B	510	474		1	1	1	1		4	174	183
UNIT V INSUIT	2B	740	687		1	1	1	1		4	687	740
UNIT W INSUIT	1B+D	680	645		2	2	2	2		8	1170	1,260
UNIT X INSUIT	1B+D	617	573		1	1	1	1		4	573	617
UNIT Y2 INSUIT	1B+D	669	653		1	1	1	1		4	653	689
TOTAL				9	22	25	26	26	18	126	7137 SQM	76,820 SQFT

DRAWING LIST

- DP 0.0 PROJECT DATA
- DP 1.1 SITE PLAN
- DP 2.1 PARKING PLAN P1 KEY
- DP 2.1a PARKING PLAN P1 WEST
- DP 2.1b PARKING PLAN P1 EAST
- DP 2.2 GROUND FLOOR PLAN KEY
- DP 2.2a GROUND FLOOR PLAN WEST
- DP 2.2b GROUND FLOOR PLAN EAST
- DP 2.3 SECOND FLOOR PLAN KEY
- DP 2.3a SECOND FLOOR PLAN WEST
- DP 2.3b SECOND FLOOR PLAN EAST
- DP 2.4 THIRD FLOOR PLAN KEY
- DP 2.4a THIRD FLOOR PLAN WEST
- DP 2.4b THIRD FLOOR PLAN EAST
- DP 2.5 FOURTH & FIFTH FLOOR PLAN KEY
- DP 2.5a FOURTH & FIFTH FLOOR PLAN WEST
- DP 2.5b FOURTH & FIFTH FLOOR PLAN EAST
- DP 2.6 SIXTH FLOOR PLAN KEY
- DP 2.6a SIXTH FLOOR PLAN WEST
- DP 2.6b SIXTH FLOOR PLAN EAST
- DP 2.7 ROOF PLAN KEY
- DP 2.7a ROOF PLAN WEST
- DP 2.7b ROOF PLAN EAST
- DP 3.1 NORTH ELEVATION KEY
- DP 3.1a NORTH ELEVATION - EAST
- DP 3.1b NORTH ELEVATION - WEST
- DP 3.2 SOUTH ELEVATION KEY
- DP 3.2a SOUTH ELEVATION - WEST
- DP 3.2b SOUTH ELEVATION - EAST
- DP 3.3 EAST ELEVATION
- DP 3.4 WEST ELEVATION
- DP 4.1 SECTION A
- DP 4.2 SECTION B - WEST
- DP 4.2a SECTION B - EAST
- DP 5.1 STREET ELEVATION - KEY
- DP 5.1a STREET ELEVATION - EAST
- DP 5.1b STREET ELEVATION - WEST
- DP 6.1 SHADOW STUDIES MARCH 20
- DP 6.2 SHADOW STUDIES SEPTEMBER 23
- DP 7.1 RENDERINGS



Date	Issued
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Drawn By	

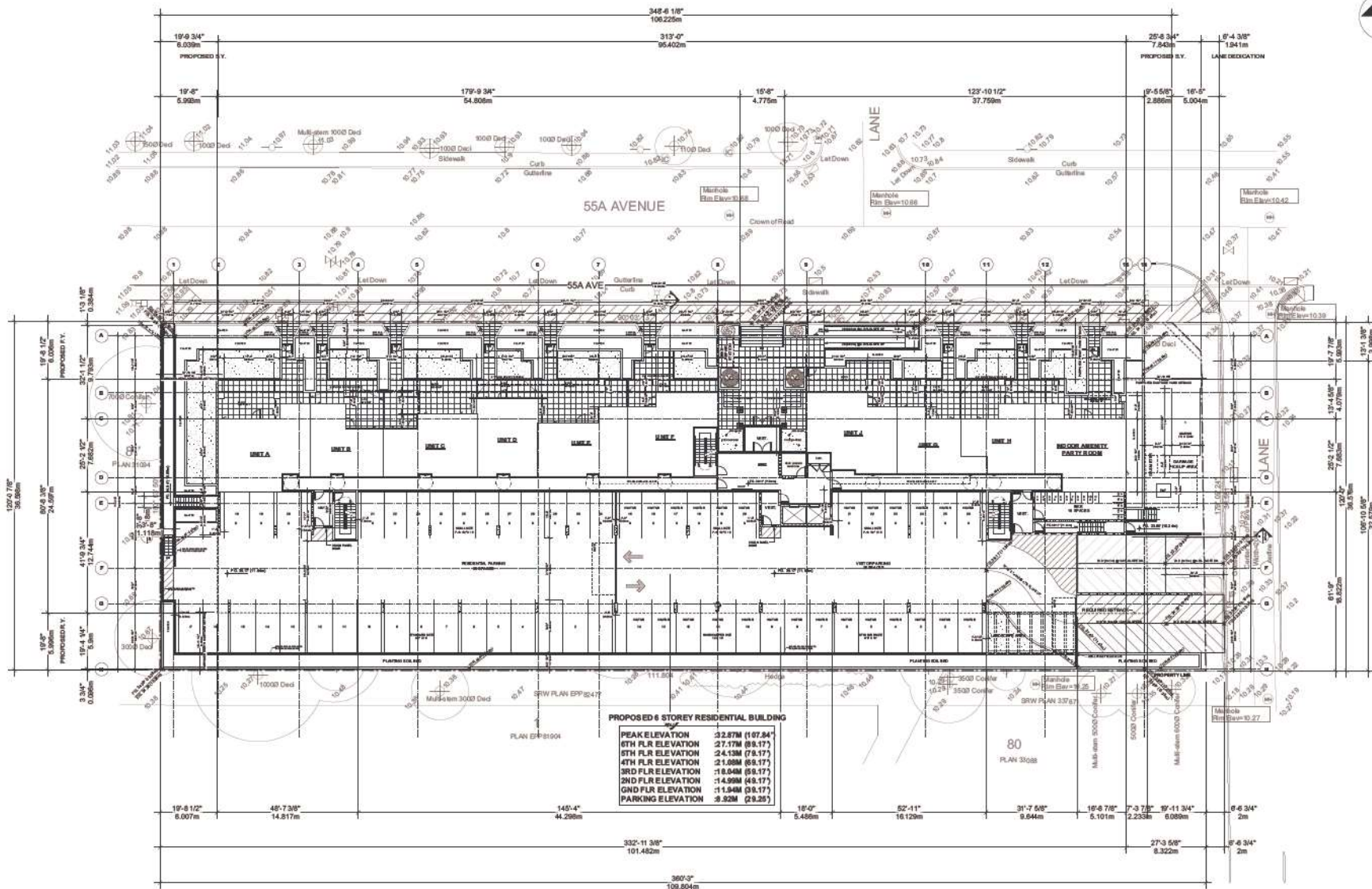
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CONTEXT PLAN

project 19948 55a AVE. LANGLEY, BC	
Rev PROJECT DATA	
project number 21817	Revision
drawn by date	checked scale
drawing number DP 0.0	



Date: JUN. 08 2023 Issued For RZ + DP Submission
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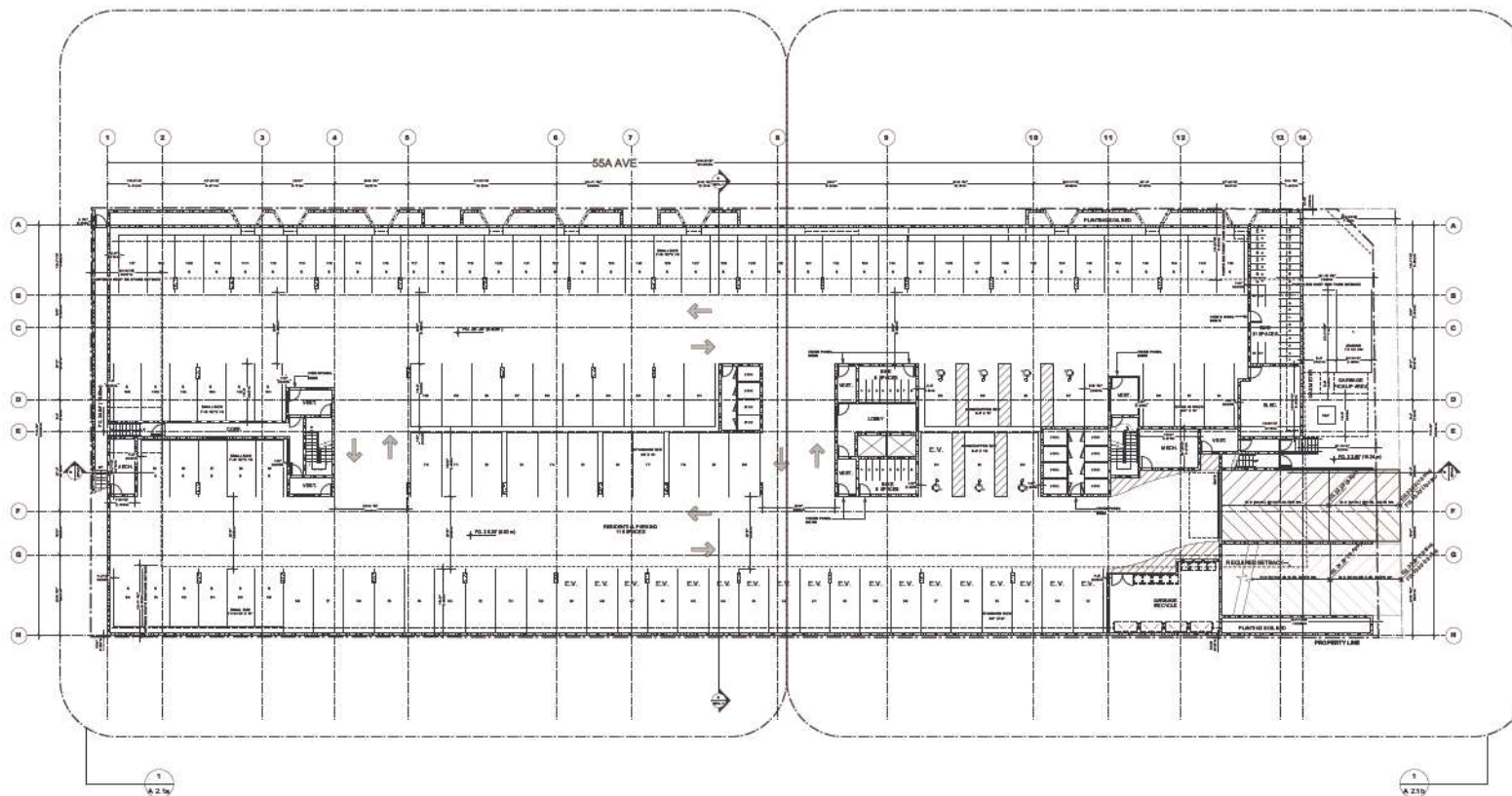
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project		19948 55a AVE. LANGLEY, BC	
title			
SITE PLAN			
project number	21817	revision	
drawn	checked	scale	DATE: 1/18/20
drawn by	checked by	scale	
drawing number			DP 1.1

NOTE:
 *PROVIDE 4" STORZ FDC PEDESTAL NEAR NORTH SIDEWALK
 *PROVIDE STANDPIPE IN PARKADE VESTIBULE AND AT VEHICLE ENTRANCES TO PARKADE
 *PROVIDE FIRE SAFETY LOCK BOX

1 SITE PLAN
 1/18/20 (1:100)



Date	Revision
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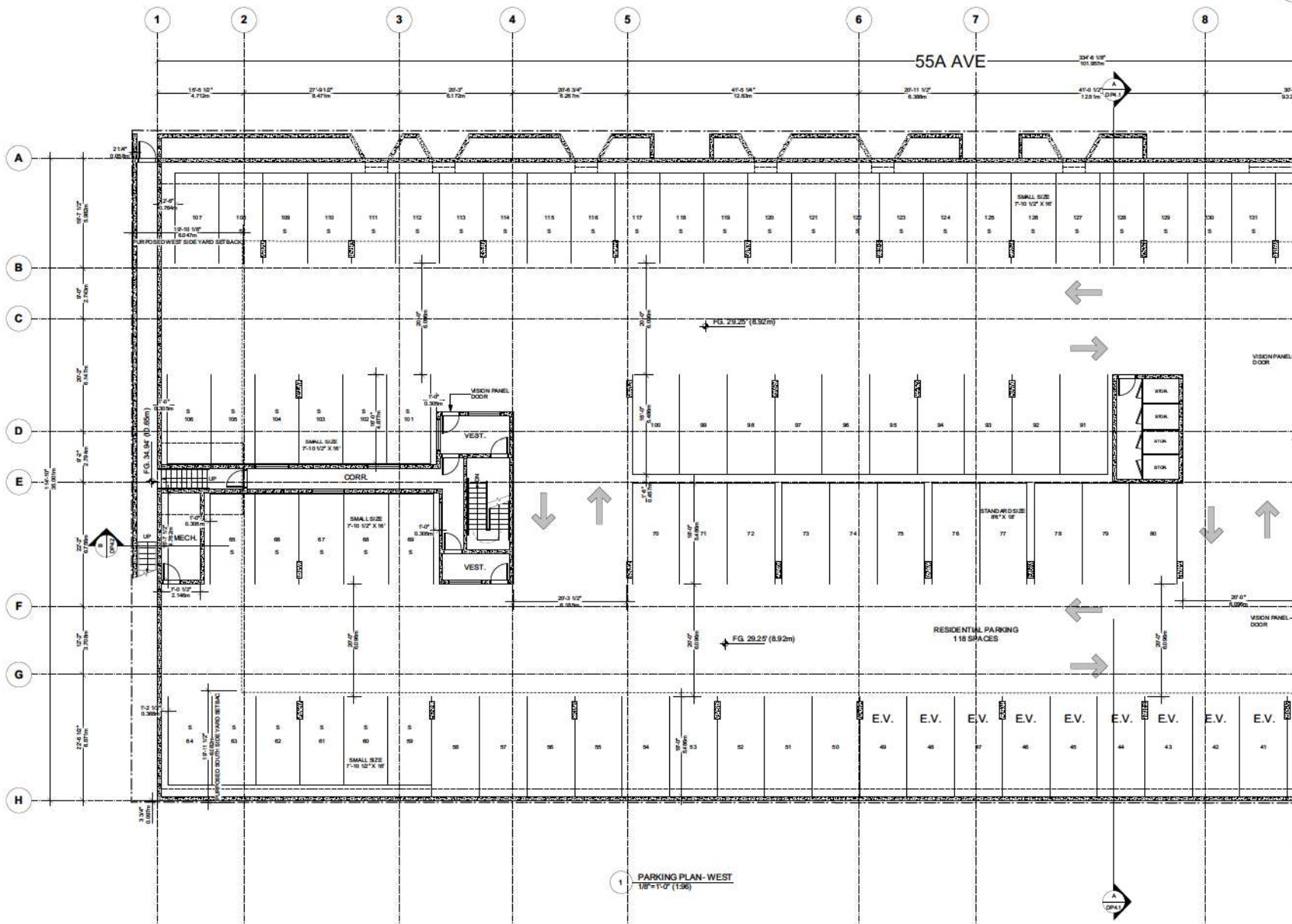
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project 19948 55a AVE. LANGLEY, BC			
Site PARKING PLAN P1 KEY			
project number 21817		sheet name P1	
drawing checked scale	author date	drawing number DP 2.1	
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ALL PARKING STALLS HAVE ROUGHED-IN WIRING FOR FUTURE EV CHARGING

1 PARKING KEY PLAN
 1/16"=1'-0" (1:192)

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1 PARKING PLAN - WEST
1/8"=1'-0" (1:36)



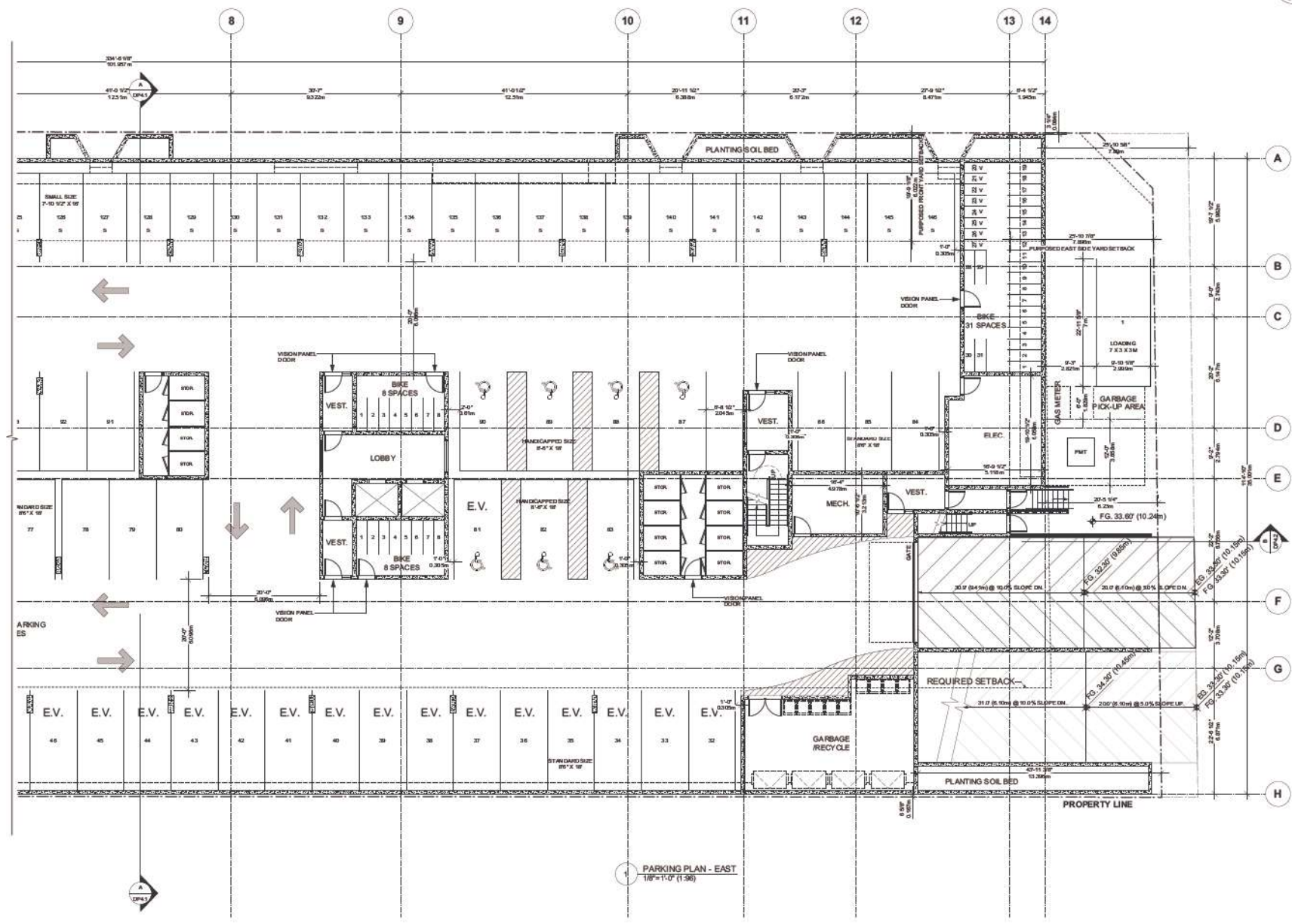
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project 19948 55a AVE. LANGLEY, BC		file name	
file PARKING P1 PLAN - WEST		drawing number DP 2.1a	
project number 21817	drawn date:	checked date:	scale 1/8"=1'-0"
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PARKING PLAN - EAST
1/8" = 1'-0" (1:38)



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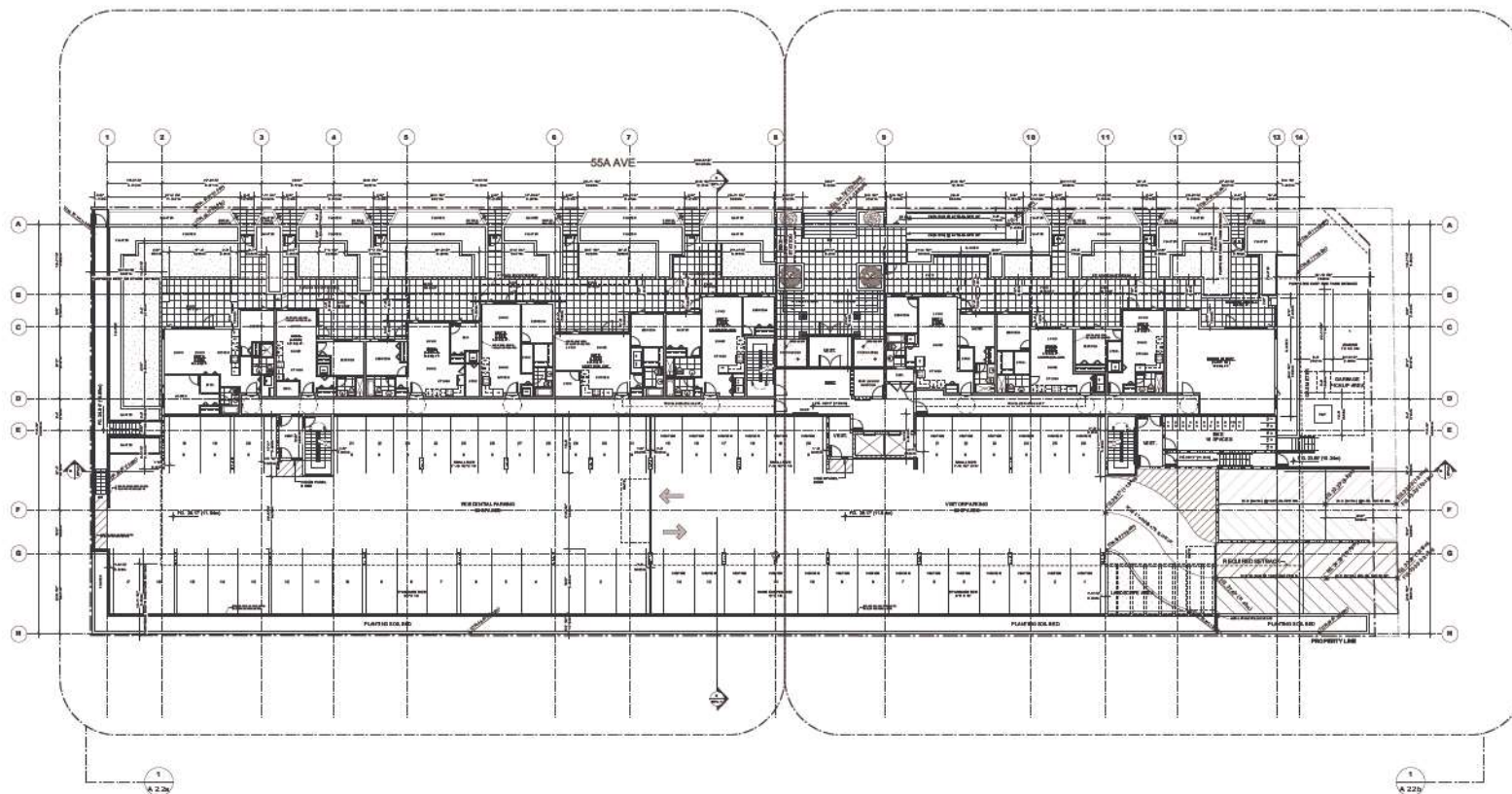
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project 19948 55a AVE. LANGLEY, BC	
file PARKING P1 PLAN - EAST	
project number 21817	file name
drawing date	checked scale
revision 1/8" = 1'-0"	drawing number DP 2.1b

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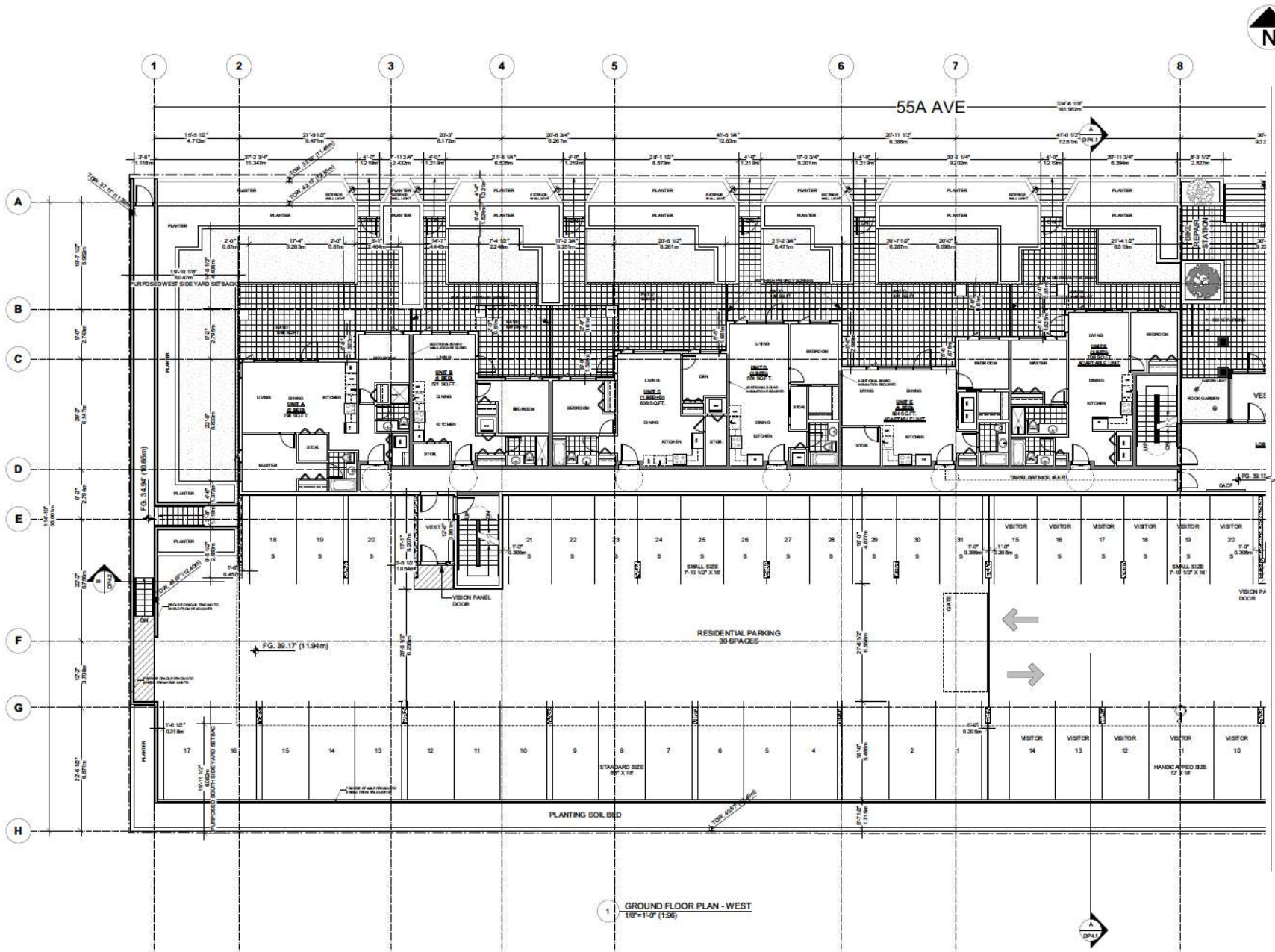
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project		file name	
19948 55a AVE. LANGLEY, BC		21817	
title		drawing number	
GROUND FLOOR PLAN KEY		DP 2.2	
drawing status	checked status	scale	drawing number
21817	21817	1/16\"/>	

ALL PARKING STALLS HAVE ROUGHED-IN WIRING FOR FUTURE E.V. CHARGING

1 GROUND FLOOR KEY PLAN
1/16\"/>

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1 GROUND FLOOR PLAN - WEST
1/8"=1'-0" (1:36)





Date	Revision
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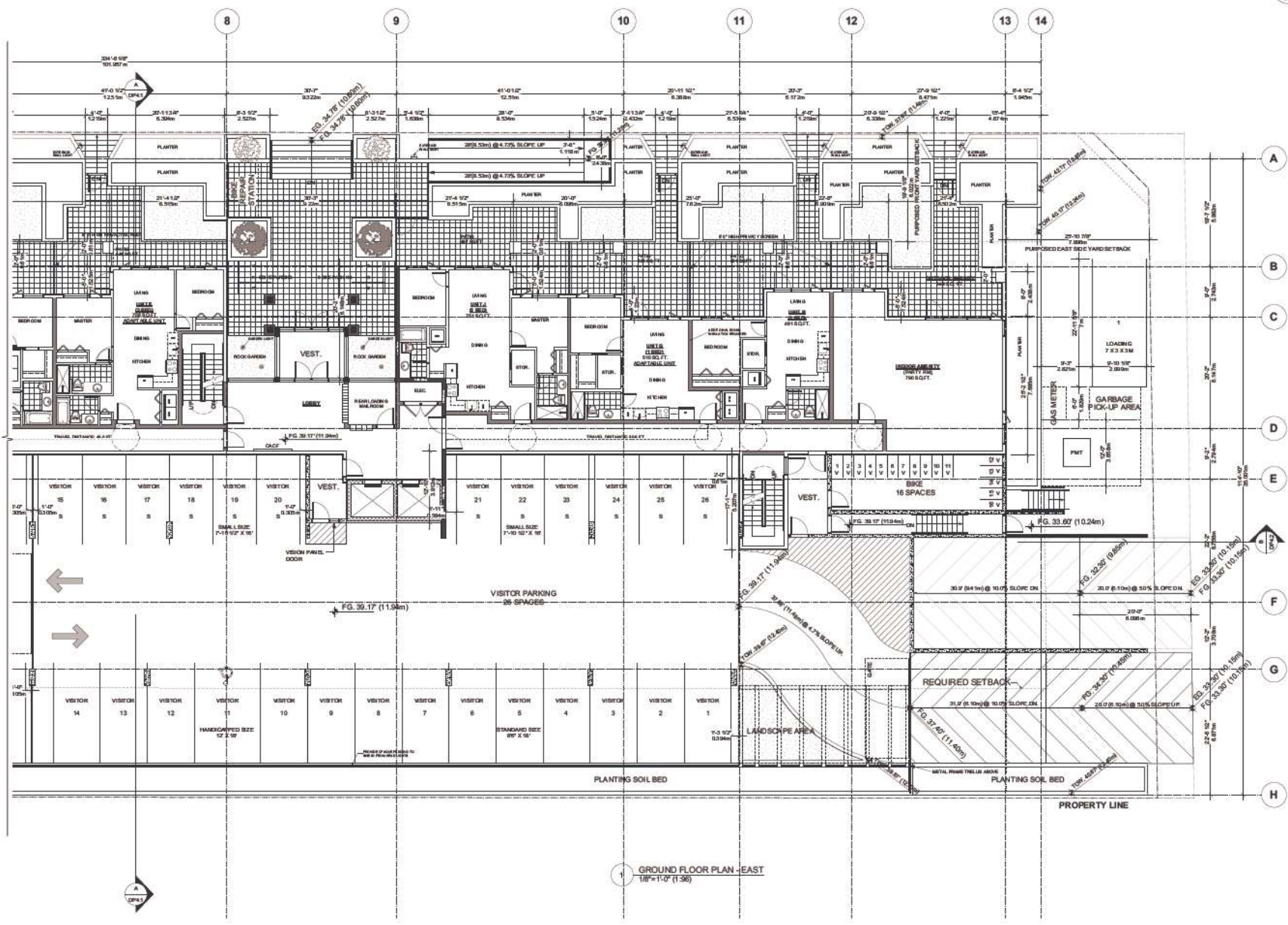
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project 19948 55a AVE. LANGLEY, BC	
file name GROUND FLOOR PLAN WEST	
project number 21817	file name
drawn date:	checked scale: 1/8"=1'-0"
drawing number DP 2.2a	

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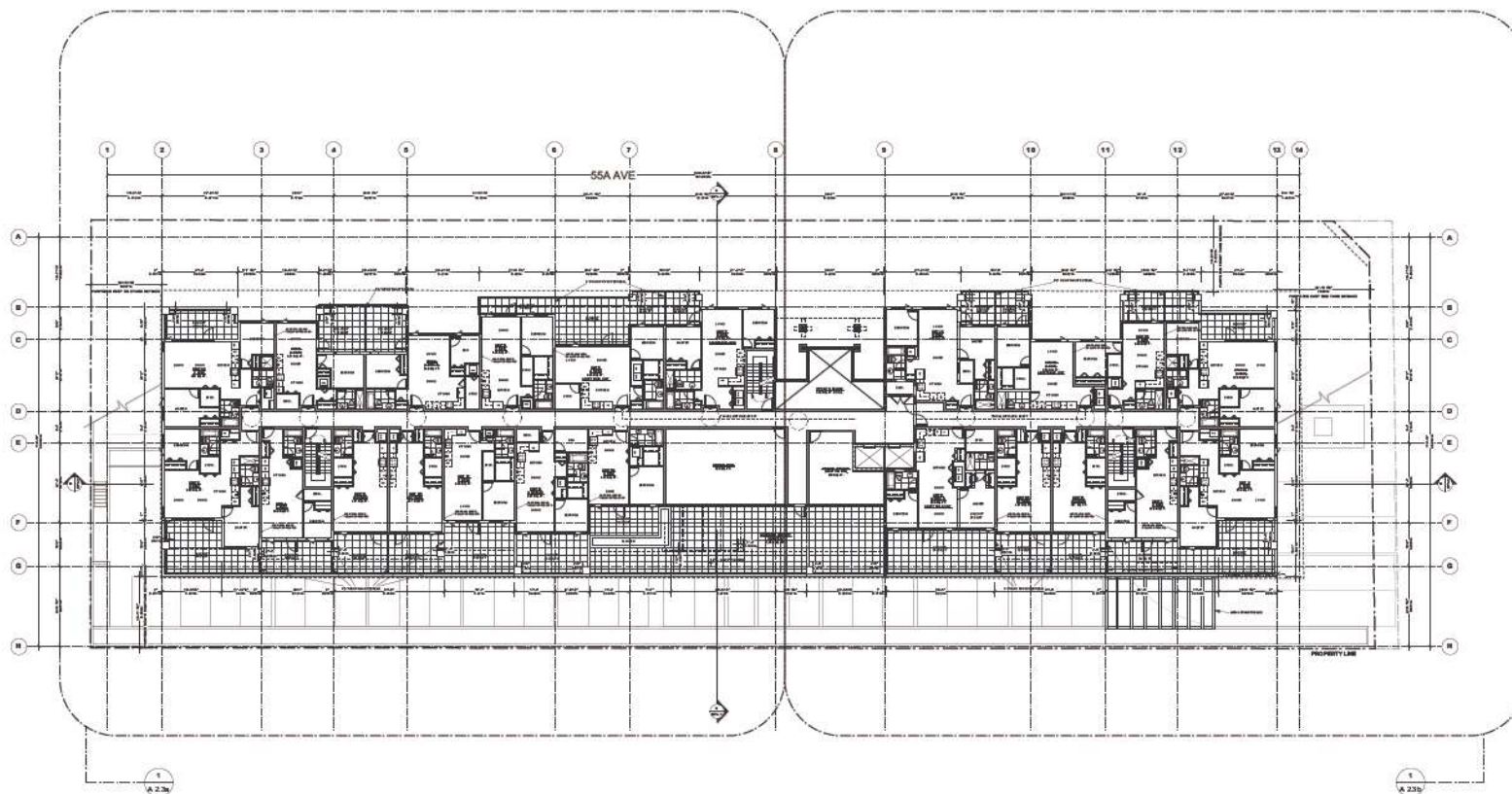
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project 19948 55a AVE. LANGLEY, BC	
title GROUND FLOOR PLAN EAST	
project number 21817	sheet name DP 2.2b
drawn CMB	checked CMB
scale 1/8"=1'-0"	drawing number DP 2.2b

GROUND FLOOR PLAN - EAST
1/8"=1'-0" (1:38)



1 SECOND FLOOR KEY PLAN
1/16"=1'-0" (1:192)



Date	Revisions
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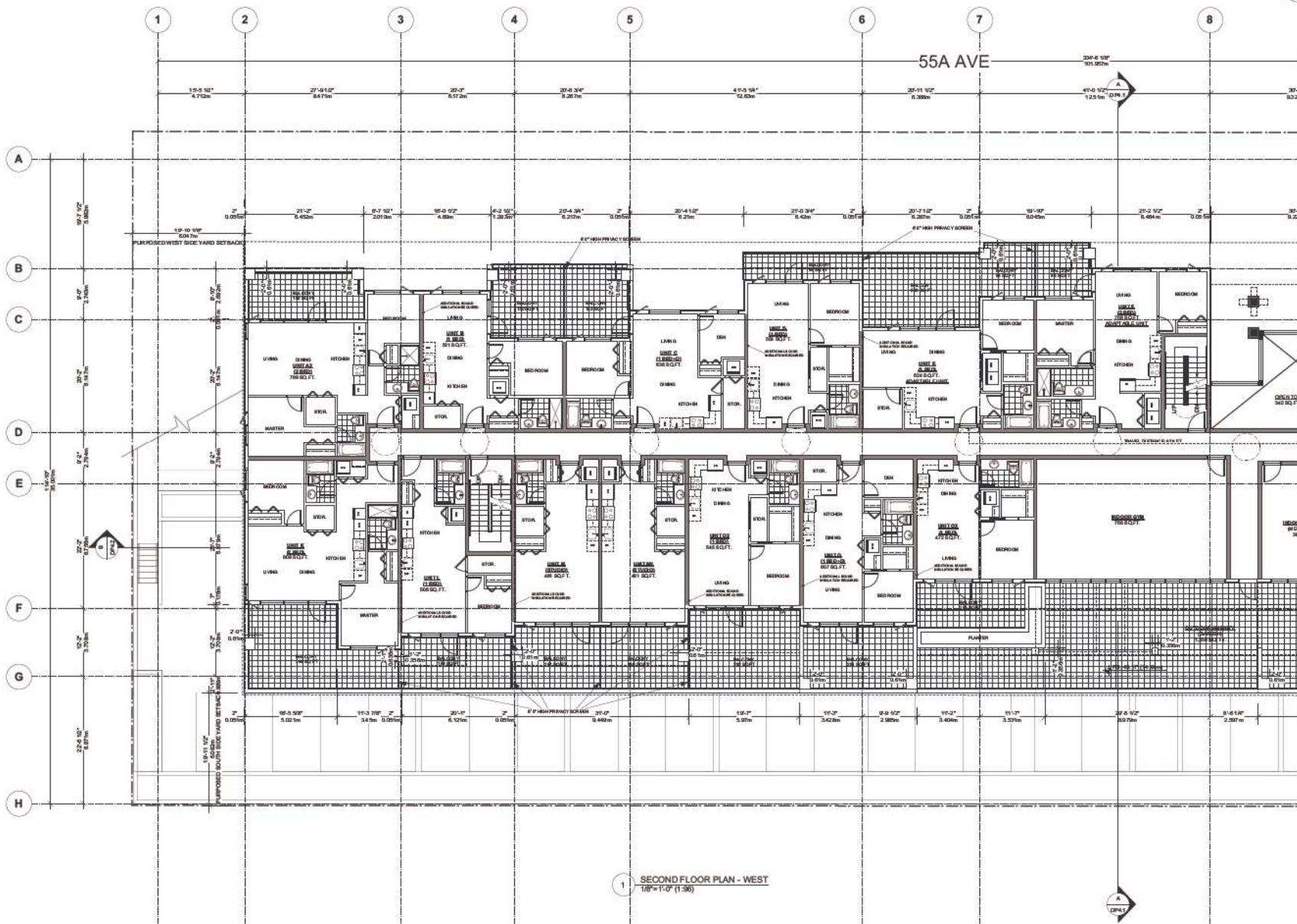
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project 19948 55a AVE. LANGLEY, BC	
title SECOND FLOOR PLAN KEY	
project number 21817	file name
drawing date	checked date
author WHP/1-07	drawing number DP 2.3

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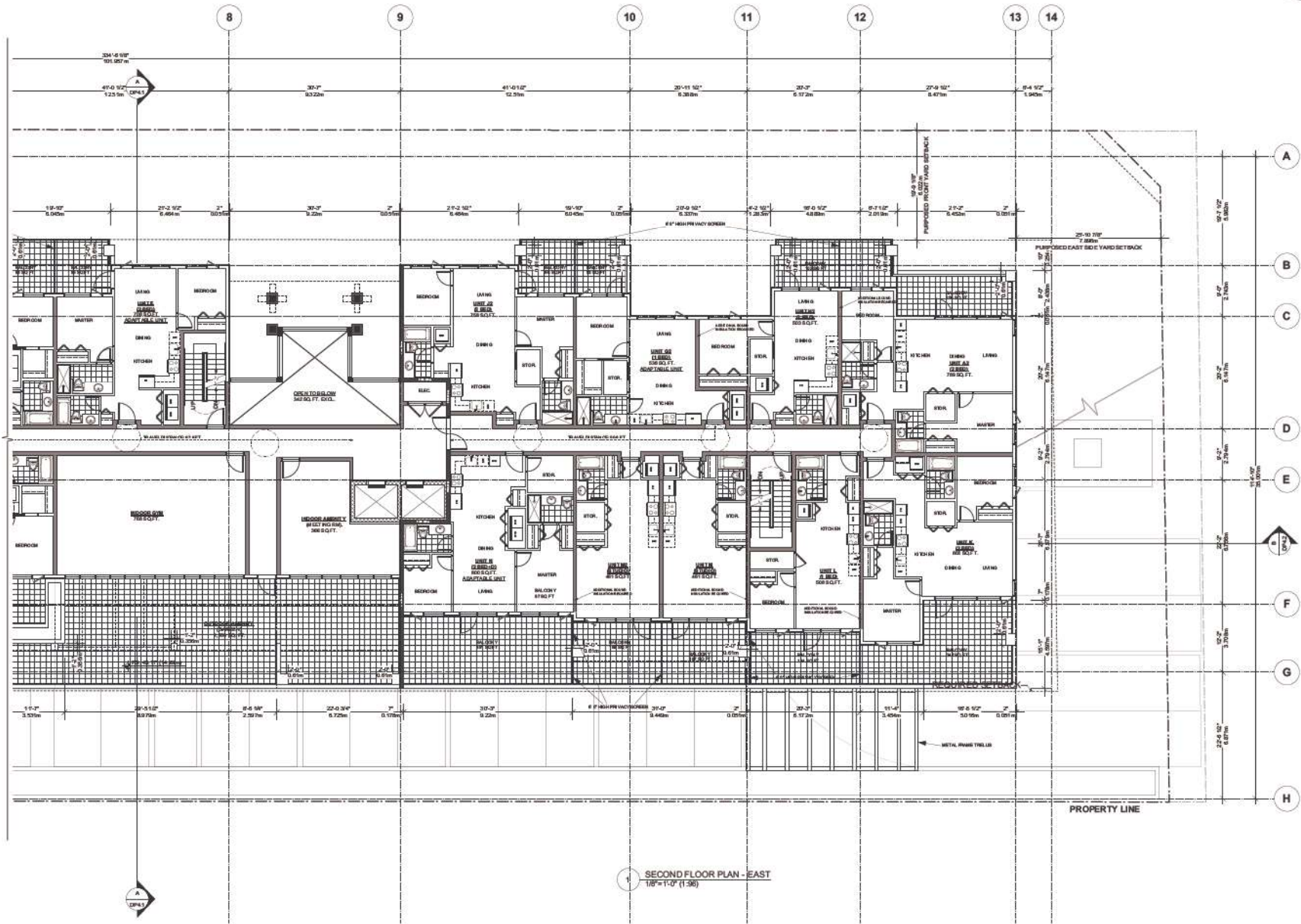
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title SECOND FLOOR PLAN WEST	
project number 21817	revision DP 2.3a
drawn CMB	checked CMB
scale 1/8"=1'-0"	drawing number DP 2.3a

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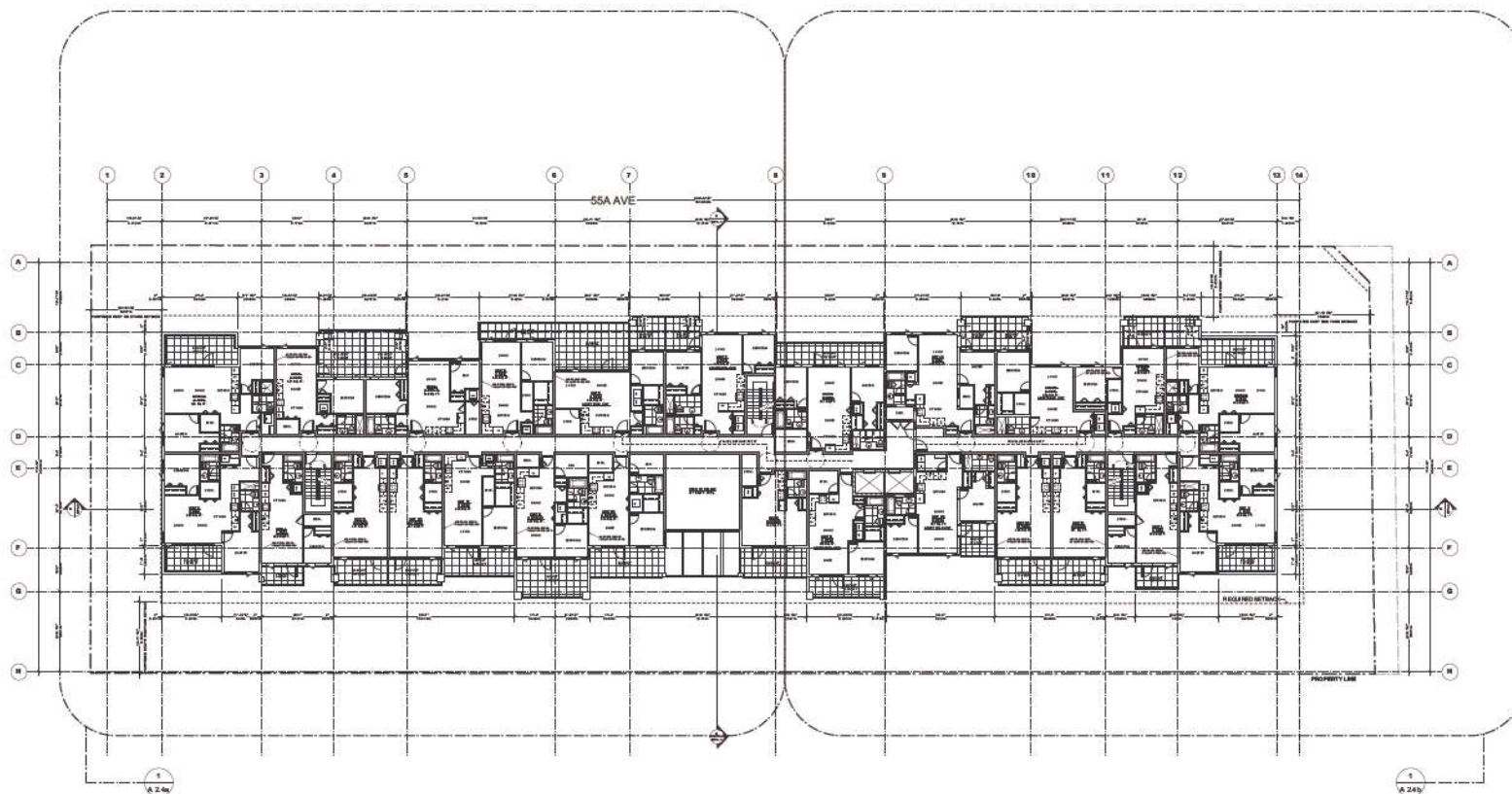
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project 19948 55a AVE. LANGLEY, BC	
file SECOND FLOOR PLAN EAST	
project number 21817	file name
drawing date	revision scale
drawing number DP 2.3b	

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1 THIRD FLOOR KEY PLAN
1/16"=1'-0" (1:192)



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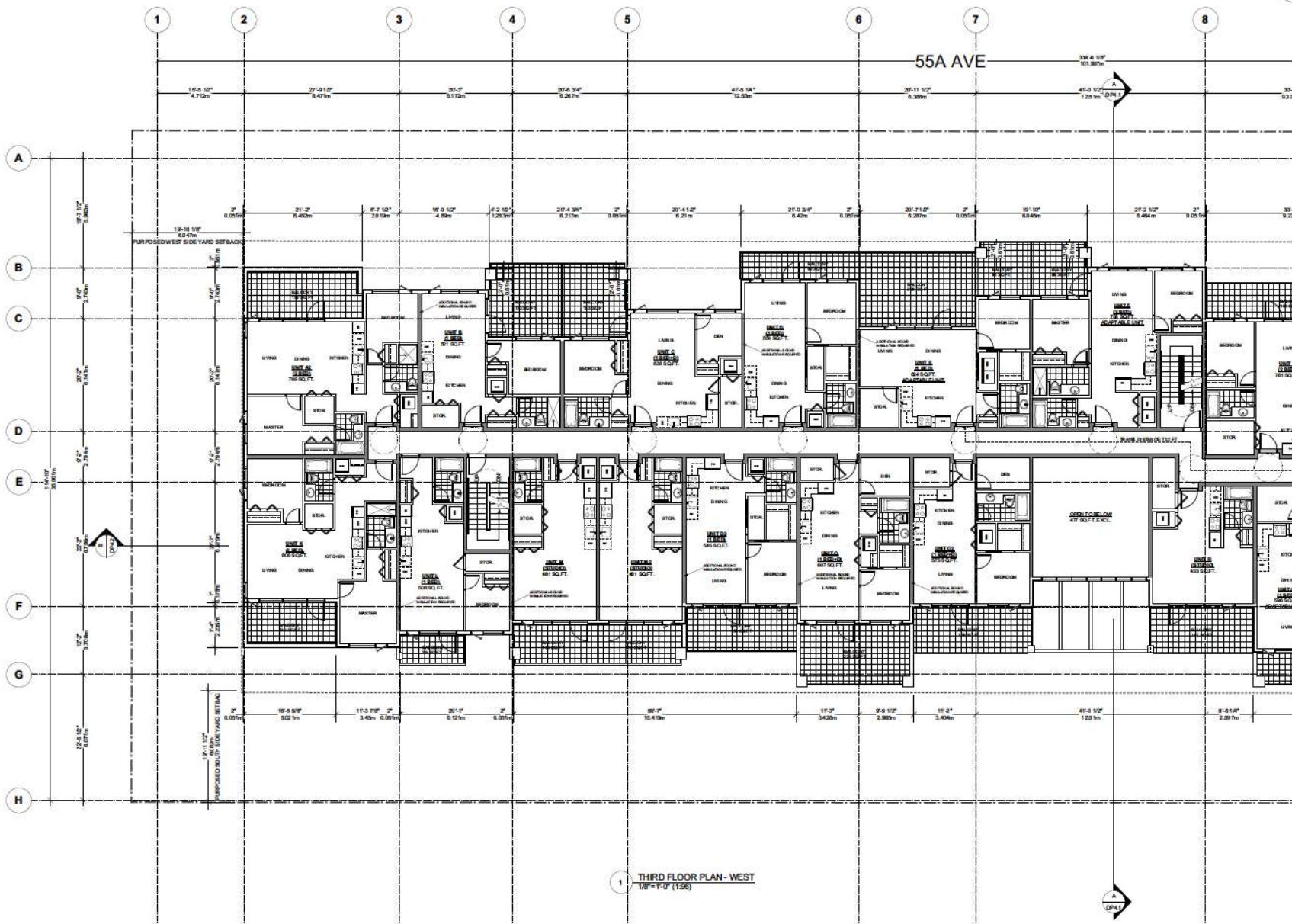
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project 19948 55a AVE. LANGLEY, BC		file name	
file THIRD FLOOR PLAN KEY		drawing number DP 2.4	
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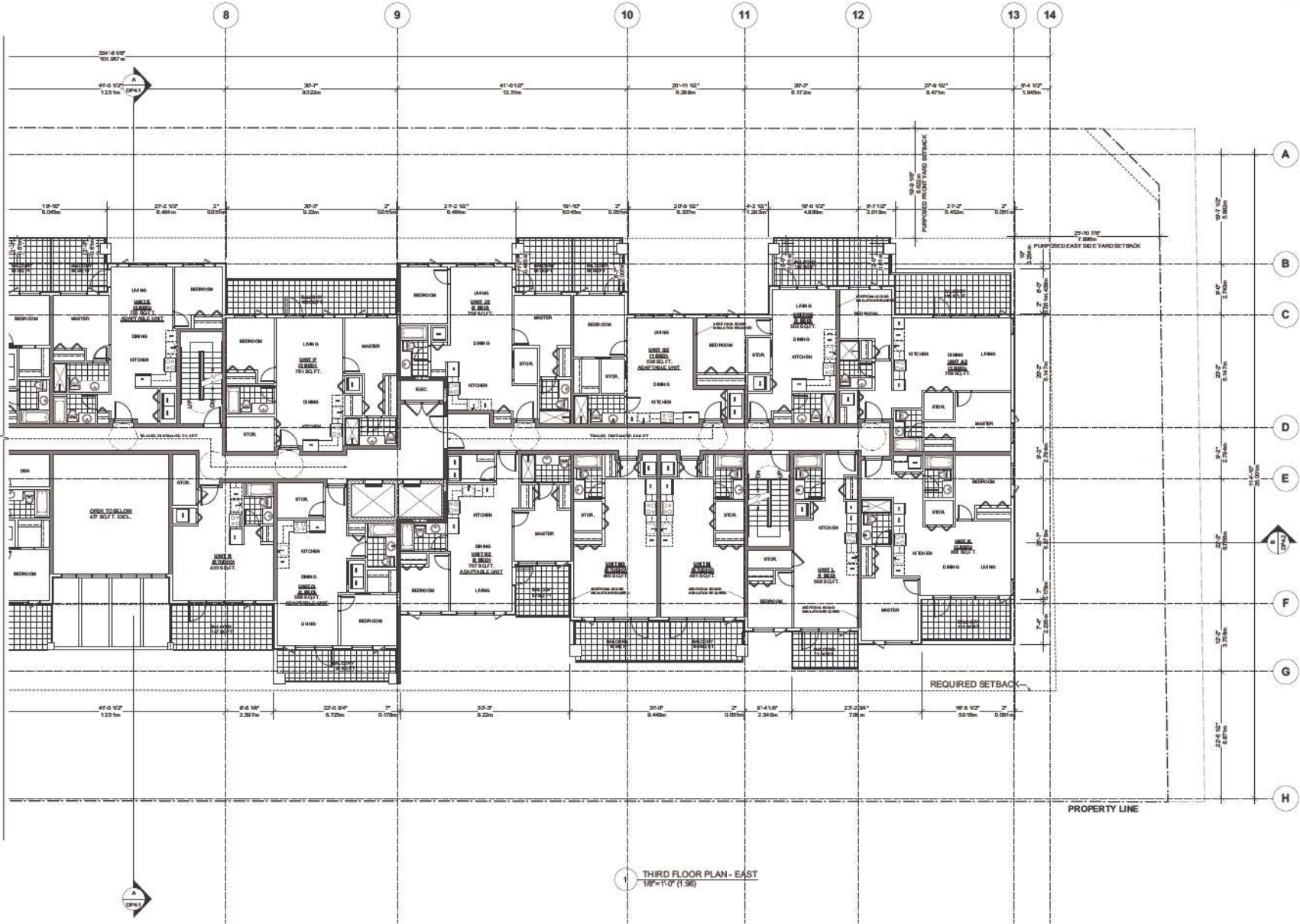
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project 19948 55a AVE. LANGLEY, BC	
file name THIRD FLOOR PLAN WEST	
project number 21817	file name
drawn date:	checked date:
scale 1/8"=1'-0"	
drawing number DP 2.4a	

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THIRD FLOOR PLAN - EAST
1/8"=1'-0" (1:38)



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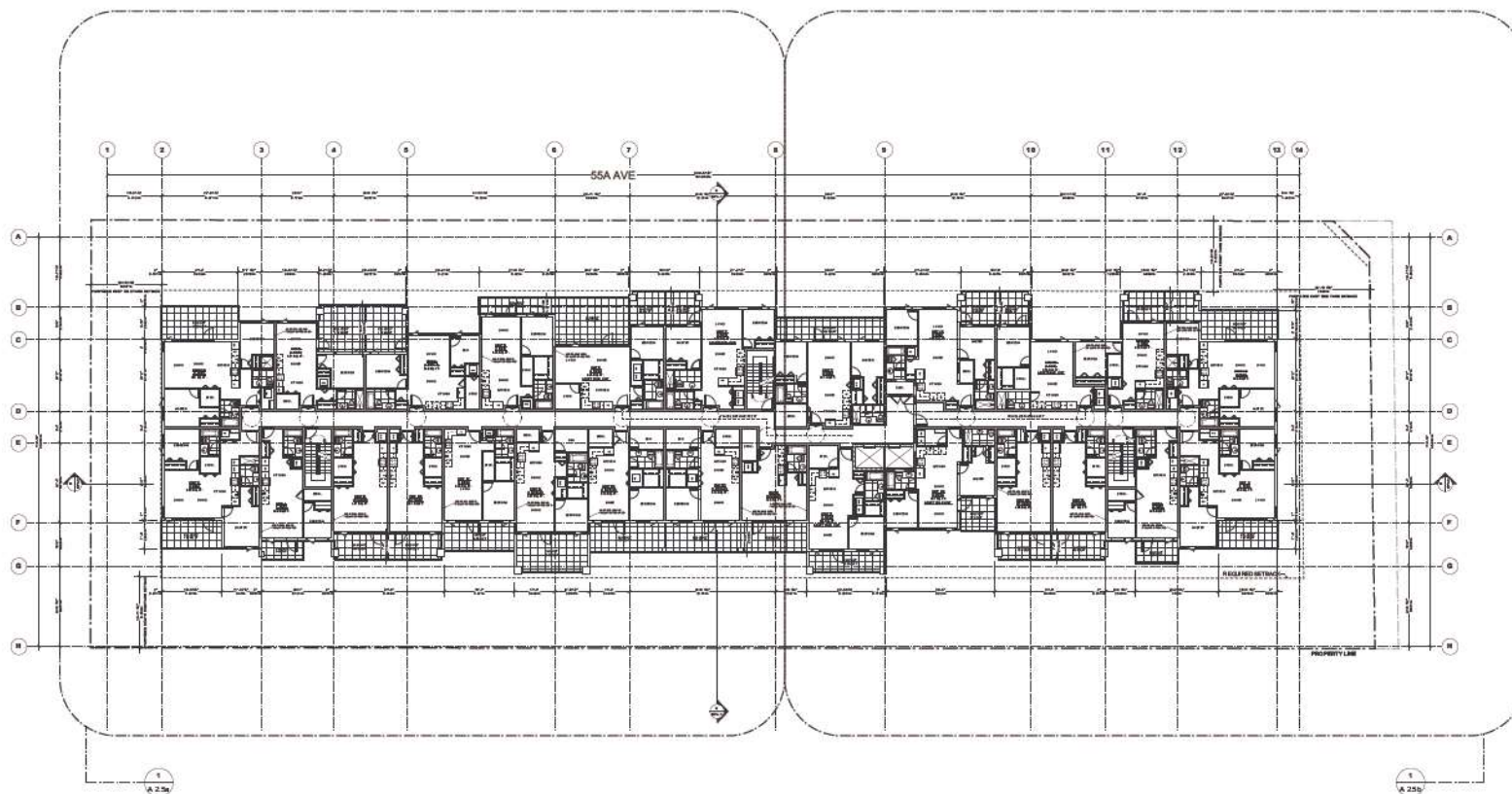
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project 19948 55a AVE. LANGLEY, BC	
file THIRD FLOOR PLAN EAST	
project number 21817	file name
drawing check	revision 1/8"=1'-0"
drawing number DP 2.4b	

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1 FOURTH & FIFTH FLOOR KEY PLAN
1/16"=1'-0" (1:192)



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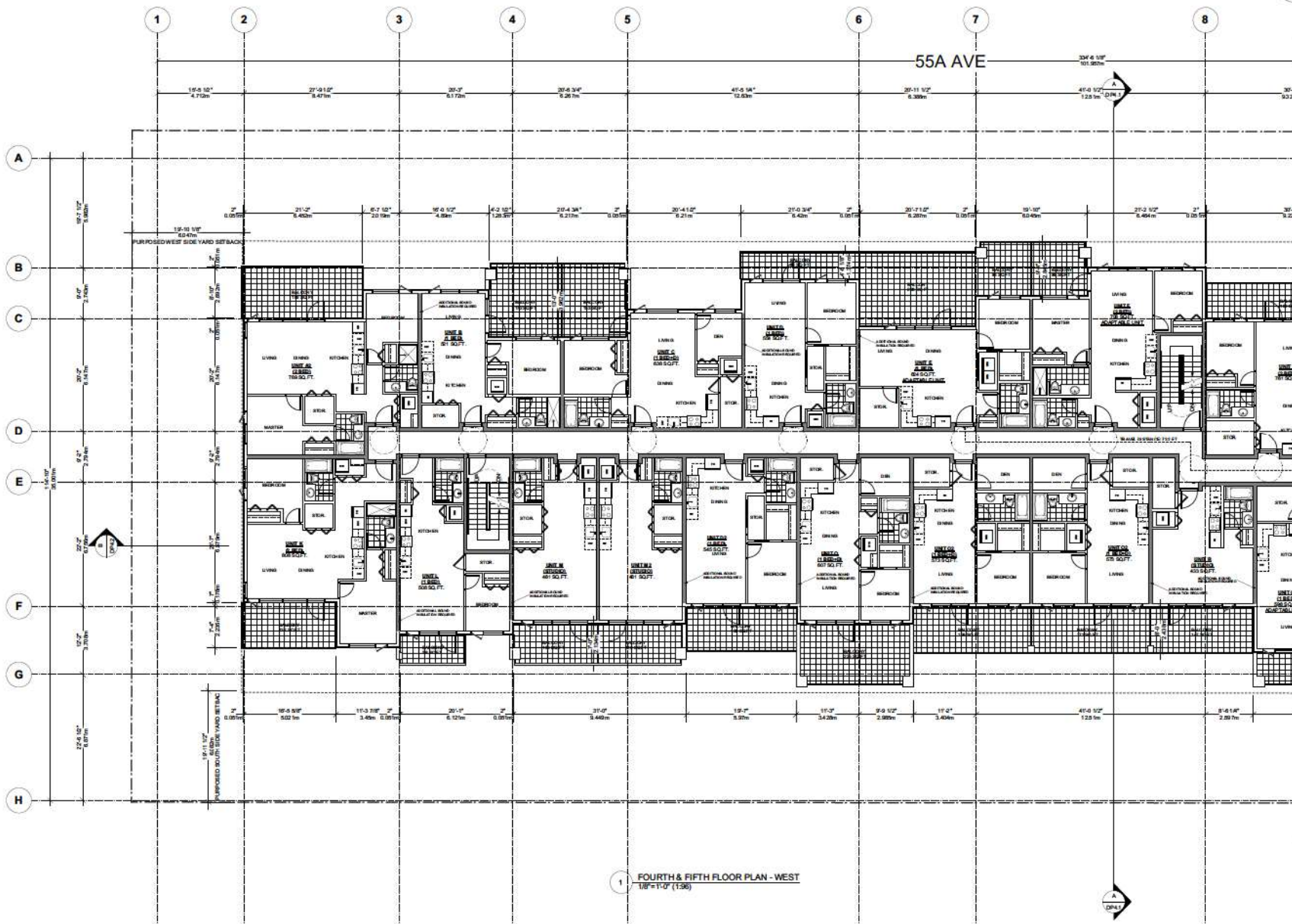
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project 19948 55a AVE. LANGLEY, BC		file name	
title FOURTH & FIFTH FLOOR PLAN KEY		drawing number DP 2.5	
project number 21817	date 11/20/21	drawn WPC/11/21	checked WPC/11/21

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Date: **2023**
 JUN. 08 2023 Issued For RZ + DP Submission
 JUN. 19 2023 Issued For RZ + DP Revision
 JUL. 12 2023 Issued For RZ + DP Revision
 AUG. 24 2023 Issued For ADP Revision

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 Fax: (604) 685-1889

project
**19948 55a AVE.
 LANGLEY, BC**

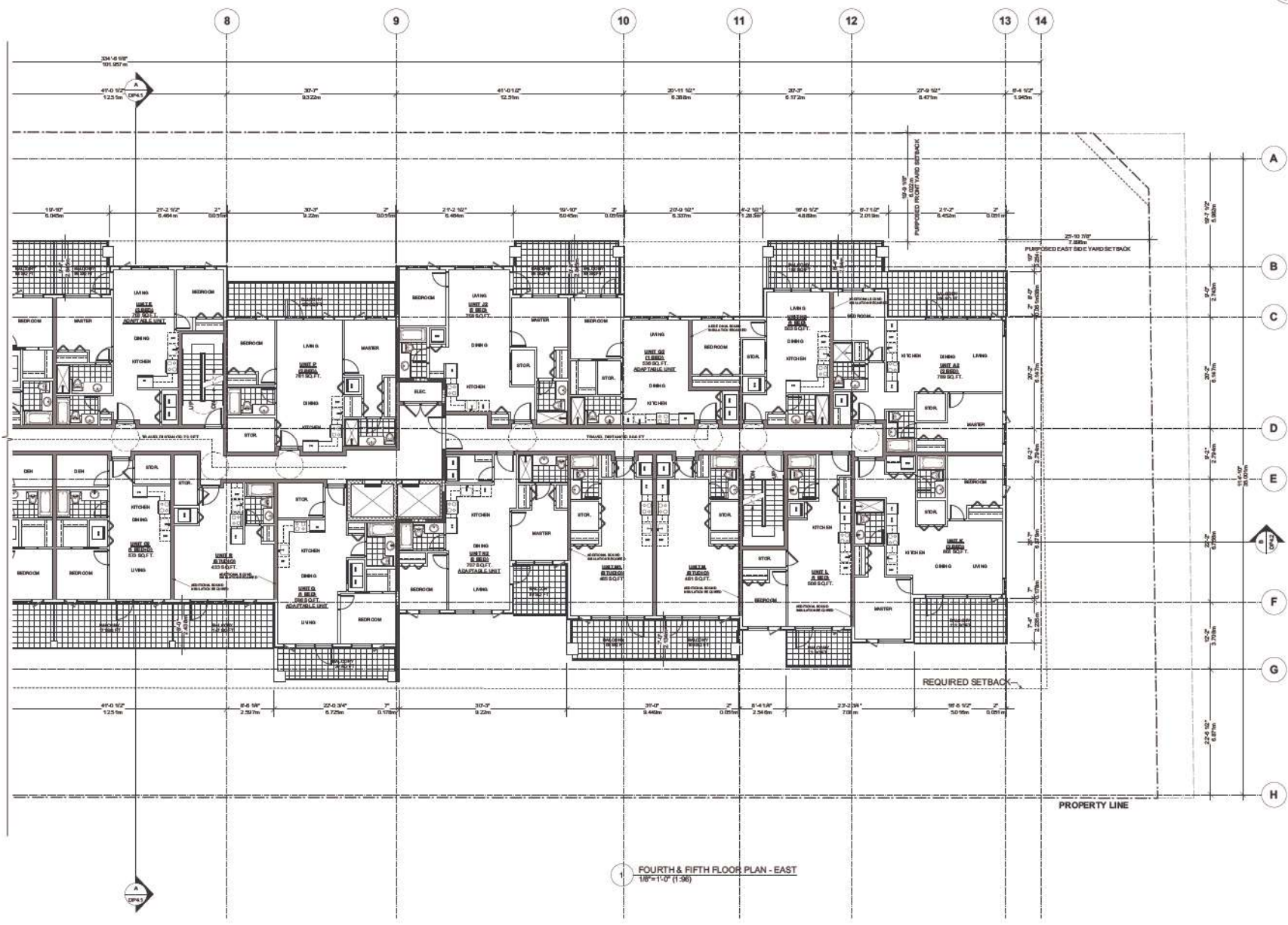
file
**FOURTH & FIFTH FLOOR
 PLAN WEST**

project number
21817

file name
DP.2.5a

drawn
 date: **2023**
 checked
 scale: **1/8"=1'-0"**
 drawing number
DP.2.5a

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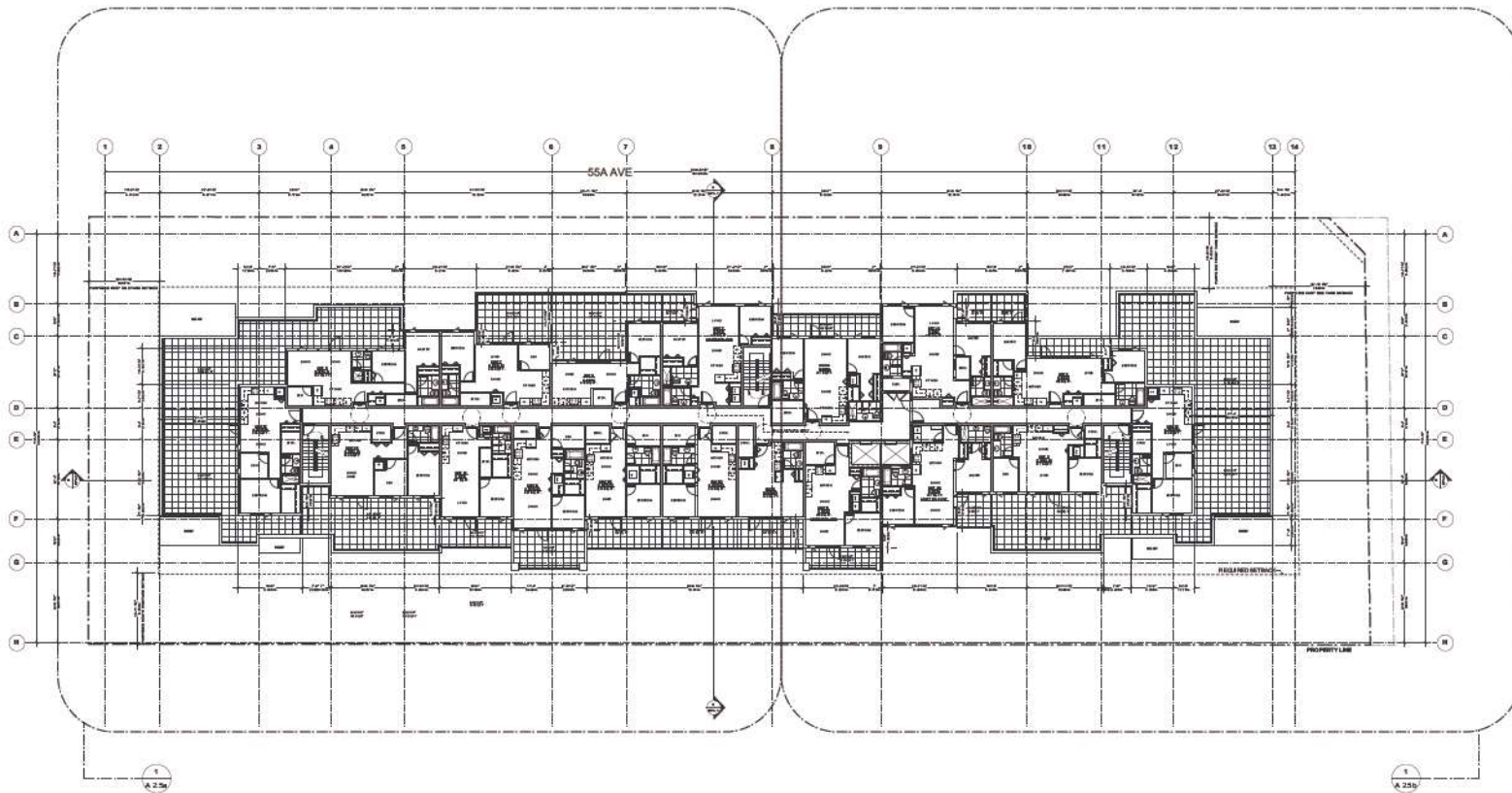
consultant:

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project 19948 55a AVE. LANGLEY, BC	
file FOURTH & FIFTH FLOOR PLAN EAST	
project number 21817	file name
drawing date	revision scale
drawing number DP 2.5b	

FOURTH & FIFTH FLOOR PLAN - EAST
1/8" = 1'-0" (1:36)



1 SIXTH FLOOR KEY PLAN
1/16"=1'-0" (1:192)



Date	Revisions
JUN. 08 2023	Issued For RZ + DP Submission
JUN. 19 2023	Issued For RZ + DP Revision
JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ADP Revision

consultants:

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project 19948 55a AVE. LANGLEY, BC		sheet SIXTH FLOOR PLAN KEY	
project number 21817		sheet name DP 2.6	
drawn checked scale drawing number	drawn checked scale drawing number	drawing number DP 2.6	

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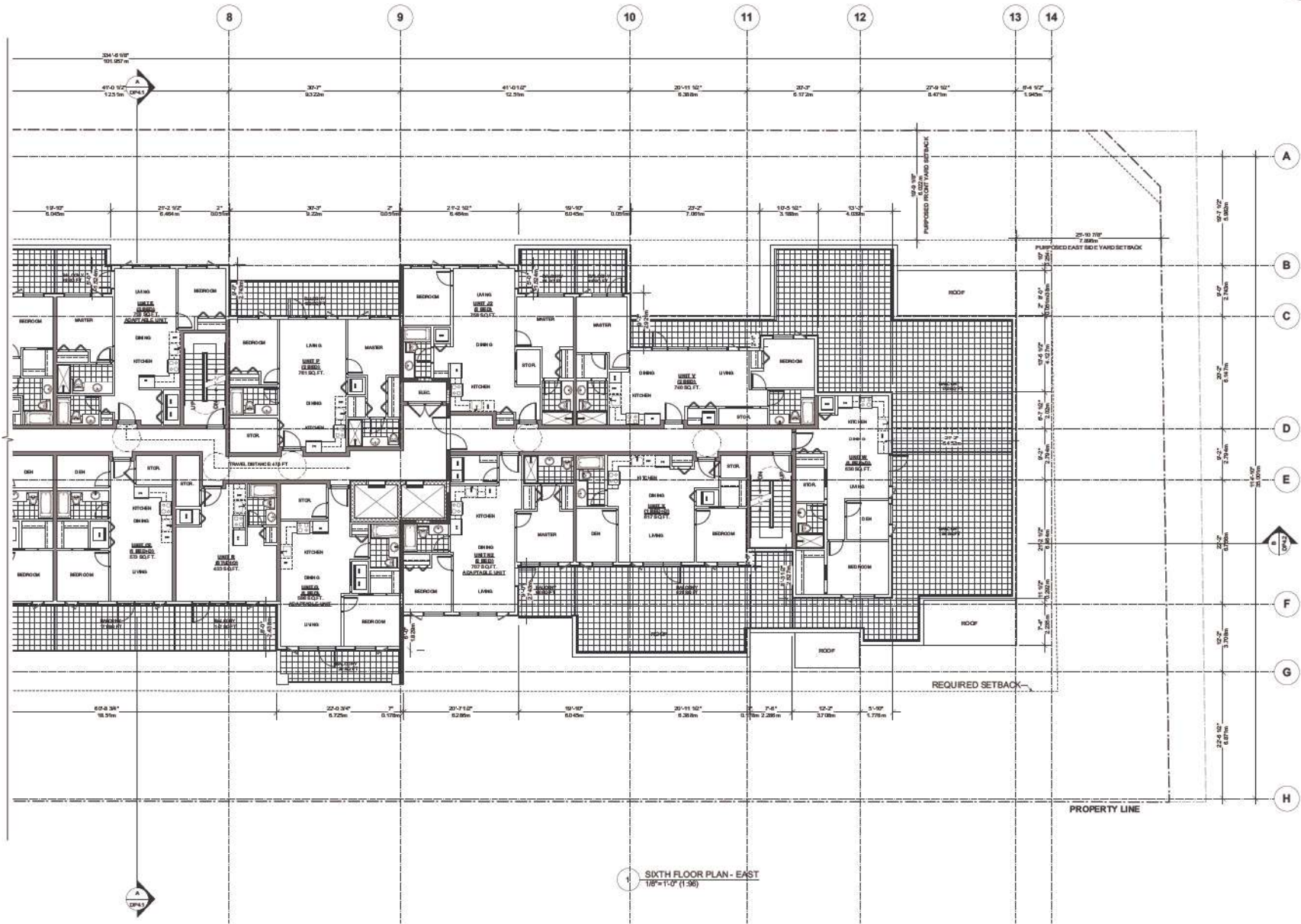
Date	Revision
JUN. 08 2023	Issued For RZ + DP Submission
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JUL. 12 2023	Issued For RZ + DP Revision
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project 19948 55a AVE. LANGLEY, BC	
file name SIXTH FLOOR PLAN WEST	
project number 21817	file name
drawn date:	checked scale: 1/8"=1'-0"
drawing number DP 2.6a	

1 SIXTH FLOOR PLAN - WEST
1/8"=1'-0" (1:36)



SIXTH FLOOR PLAN - EAST
1/8"=1'-0" (1:36)



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JUN. 19 2023	Issued For PE + DP Revision
JUL. 12 2023	Issued For PE + DP Revision
AUG. 24 2023	Issued For ADP Revision

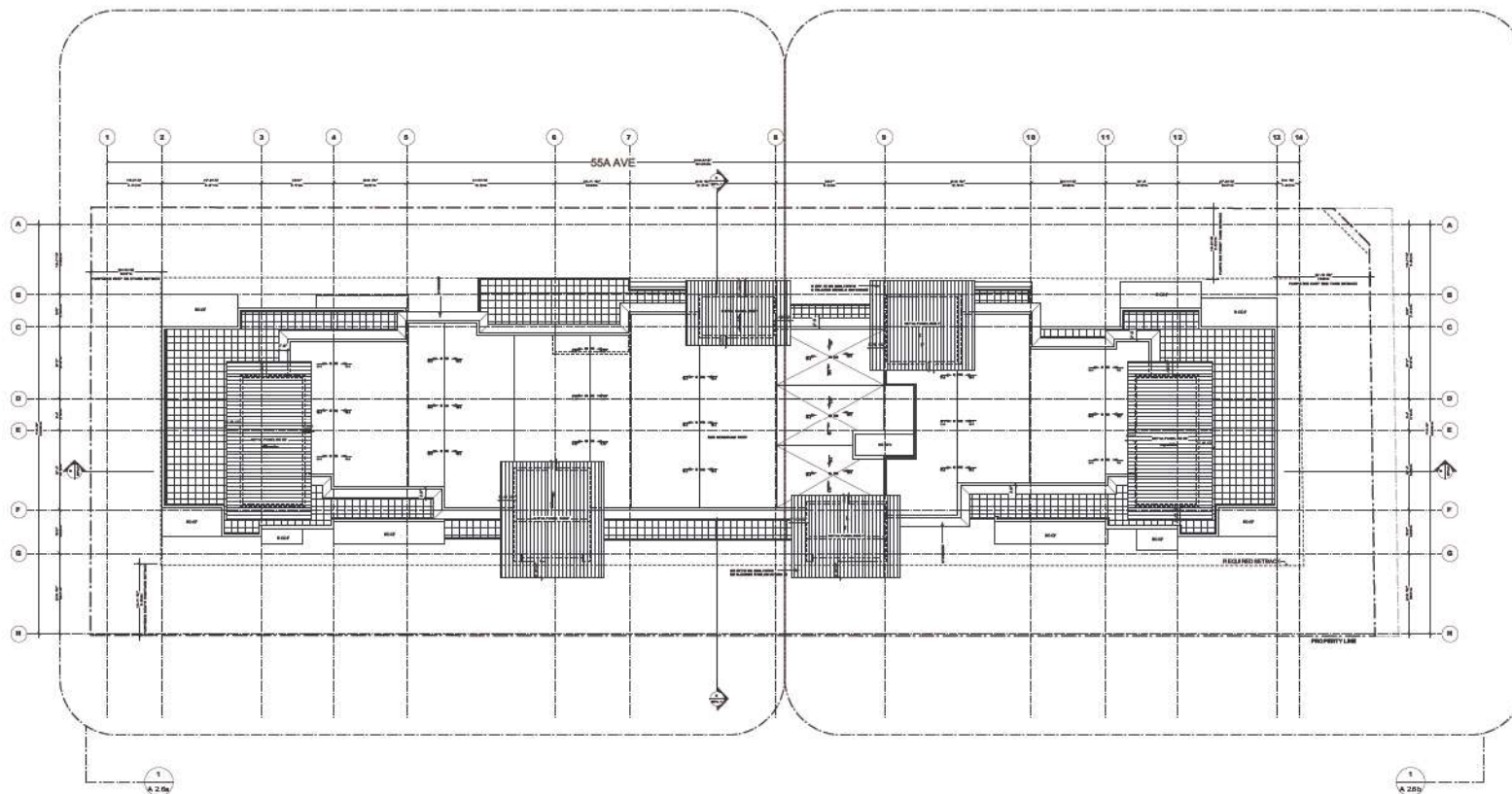
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project 19948 55a AVE. LANGLEY, BC	
file SIXTH FLOOR PLAN EAST	
project number 218 17	file name
drawing date	checked scale
revision 1/8"=1'-0"	drawing number DP 2.6b

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1 ROOF KEY PLAN
1/16"=1'-0" (1:192)



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JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ADP Revision

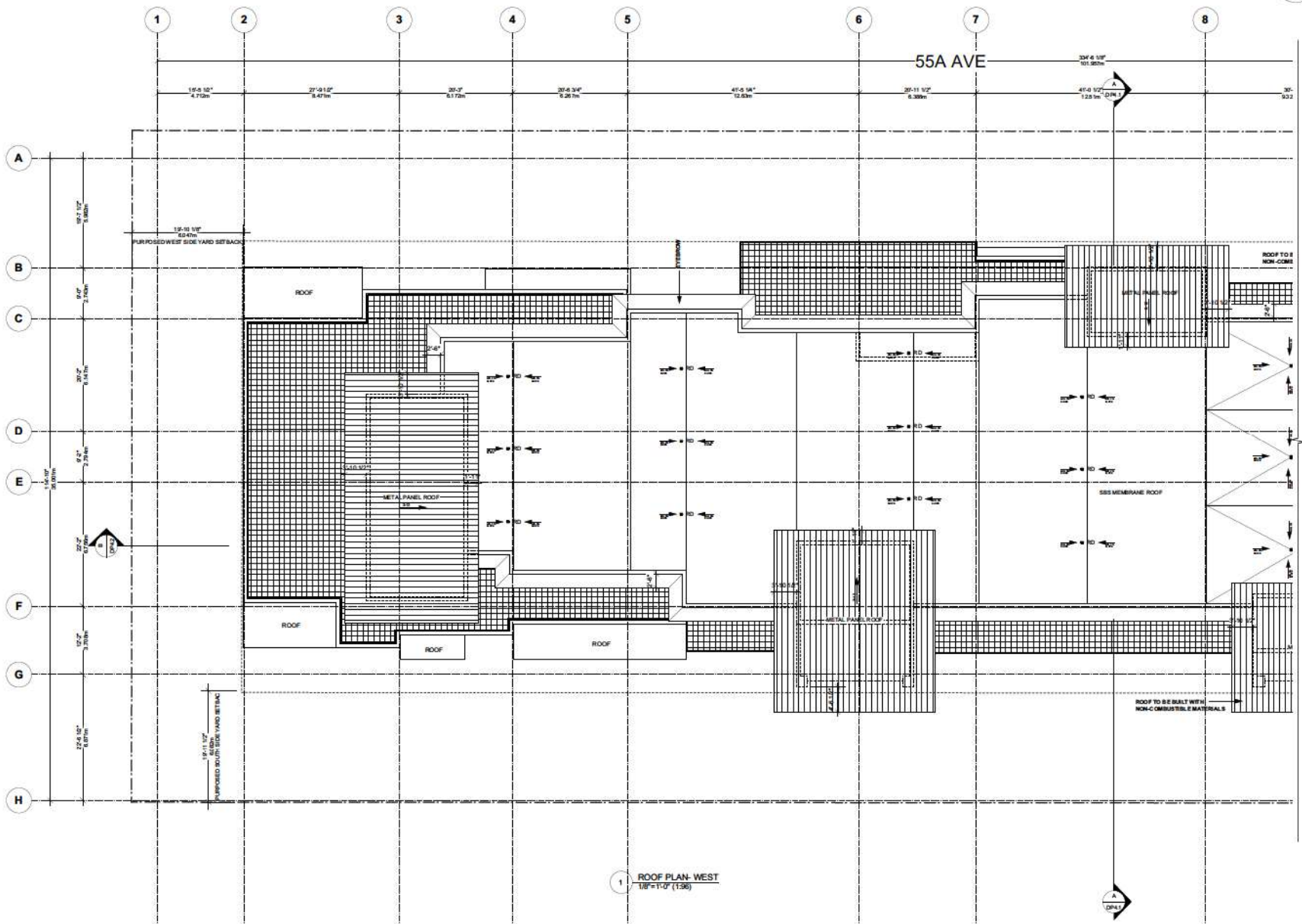
consultants

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project 19948 55a AVE. LANGLEY, BC			
title ROOF PLAN KEY			
project number 21817		file name 19948 55a AVE	
drawing checked date	checked date	scale 1/16"=1'-0"	drawing number DP 2.7
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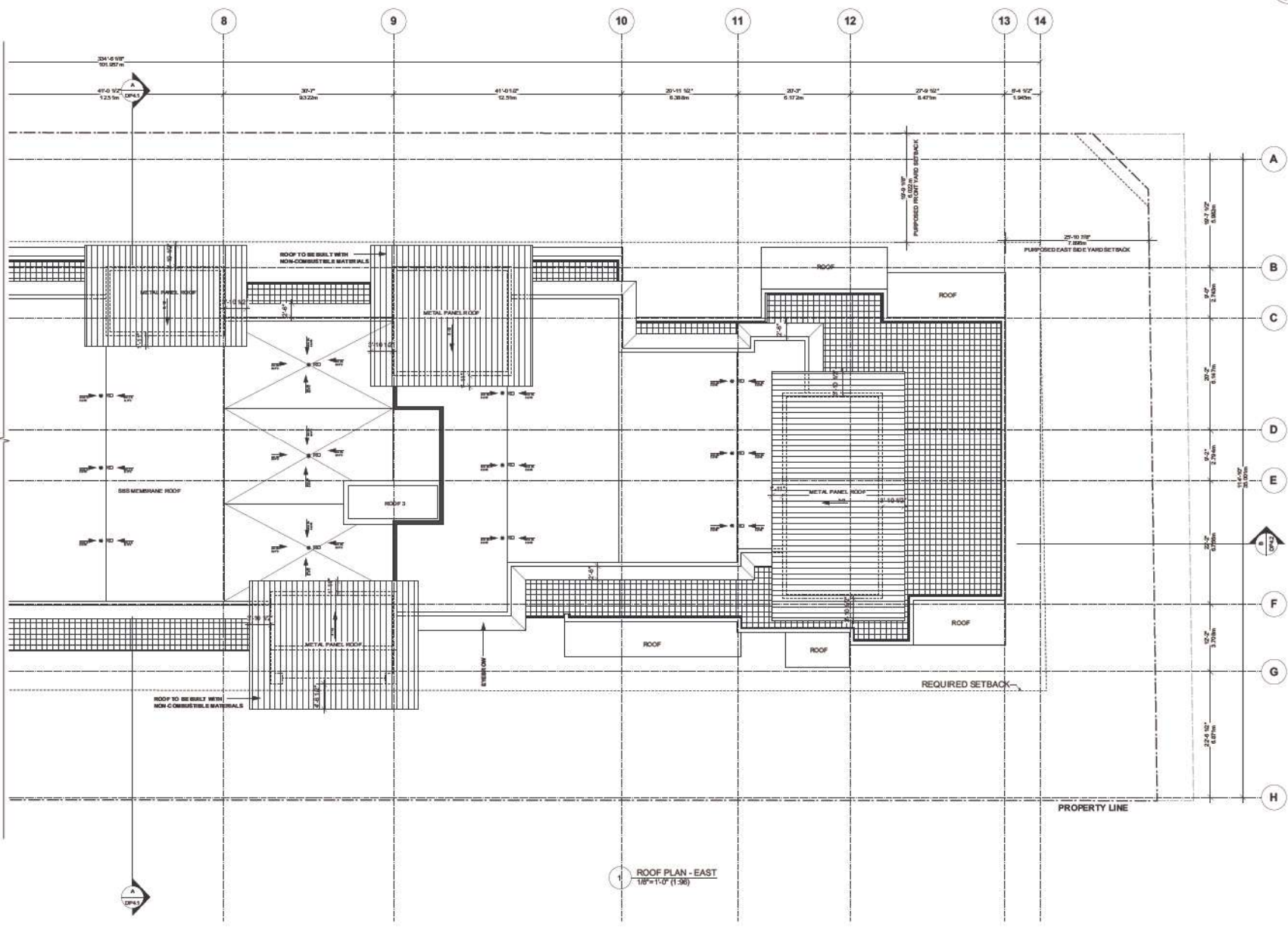
date	revision
JUN. 08 2023	Issued For RZ + DP Submission
JUN. 19 2023	Issued For RZ + DP Revision
JUL. 12 2023	Issued For RZ + DP Revision
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project 19948 55a AVE. LANGLEY, BC	
file name ROOF PLAN WEST	
project number 21817	file name
drawn date:	checked date:
scale 1/8"=1'-0"	
drawing number DP 2.7a	

This work was prepared using an Apple Macintosh computer.



ROOF PLAN - EAST
1/8"=1'-0" (1:38)



Date	Revisions
JUN. 08 2023	Issued For PR + DP Submission
JUN. 19 2023	Issued For PR + DP Revision
JUL. 12 2023	Issued For PR + DP Revision
AUG. 24 2023	Issued For ADP Revision

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project 19948 55a AVE. LANGLEY, BC	
title ROOF PLAN EAST	
project number 21817	file name
drawing date	checked scale
revision 1/8"=1'-0"	drawing number DP 2.7b

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1 NORTH KEY ELEVATION
3/32" = 1'-0" (1:128)



Date	Revisions
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JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ADP Revision

consult with:

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project		19948 55a AVE. LANGLEY, BC	
title			
NORTH ELEVATION KEY			
project number		file name	
218 17		218 17	
drawn	checked	scale	sheet number
clb	clb	3/32" = 1'-0"	DP 3.1
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- LEGEND**
1. BRICK
 2. HARDIPANEL COLOR 1
 3. HARDIPANEL COLOR 2
 4. HARDIPANEL COLOR 3
 5. HARDIPANEL COLOR 4
 6. PREFINISH METAL FASCIA COVER (CHARCOAL GREY)
 7. PREFINISH METAL CAP (CHARCOAL GREY)
 8. PREFINISH ALUMINUM RAILING (CHARCOAL GREY)
 9. PREFINISH METAL PANEL (CHARCOAL GREY)
 10. PAINT WINDOW MULLIONS (CHARCOAL GREY)
 11. GLASS RAILING
 12. WOOD GRAIN ALUMINUM SOFFIT
 13. SLASH-FINISH
 14. EXPOSED CONCRETE (PAINTED)
 15. PREFINISH ALUMINUM FENCING (PAINTED)

NOTE: ALL DEVELOPED ROOF TO BE STANDING SEAM METL ASSEMBLY



1 NORTH ELEVATION - EAST (55A Ave.)
1/8" = 1'-0" (1:96)



Date	Revision
JUN. 08 2023	Issued For PE + DP Submission
JUN. 19 2023	Issued For PE + DP Revision
JUL. 12 2023	Issued For PE + DP Revision
AUG. 24 2023	Issued For ADP Revision

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project 19948 55a AVE. LANGLEY, BC	
title NORTH ELEVATION - EAST	
project number 21817	file name
drawn d/bk	checked m/bk
scale 1/8" = 1'-0" (1:96)	drawn by number DP 3.1a

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- LEGEND**
1. BRICK
 2. HARDPANEL COLOR 1
 3. HARDPANEL COLOR 2
 4. HARDPANEL COLOR 3
 5. HARDPANEL COLOR 4
 6. PREFINISH METAL FASCIA COVER (CHARCOAL GREY)
 7. PREFINISH METAL CAP (CHARCOAL GREY)
 8. PREFINISH ALUMINUM RAILING (CHARCOAL GREY)
 9. PREFINISH METAL PANEL (CHARCOAL GREY)
 10. VINYL WINDOW MULLIONS (CHARCOAL GREY)
 11. GLASS RAILING
 12. WOOD GRAM ALUMINUM SOFFIT
 13. HIBAN-FINISHER
 14. EXPOSED CONCRETE (PAINTED)
 15. PREFINISH ALUMINUM FENCING (PAINTED)

NOTE: ALL DEVELOPED ROOF TO BE STANDING SEAM METAL ASSEMBLY



1 NORTH ELEVATION - WEST (55A Ave.)
1/8" = 1'-0" (1:96)



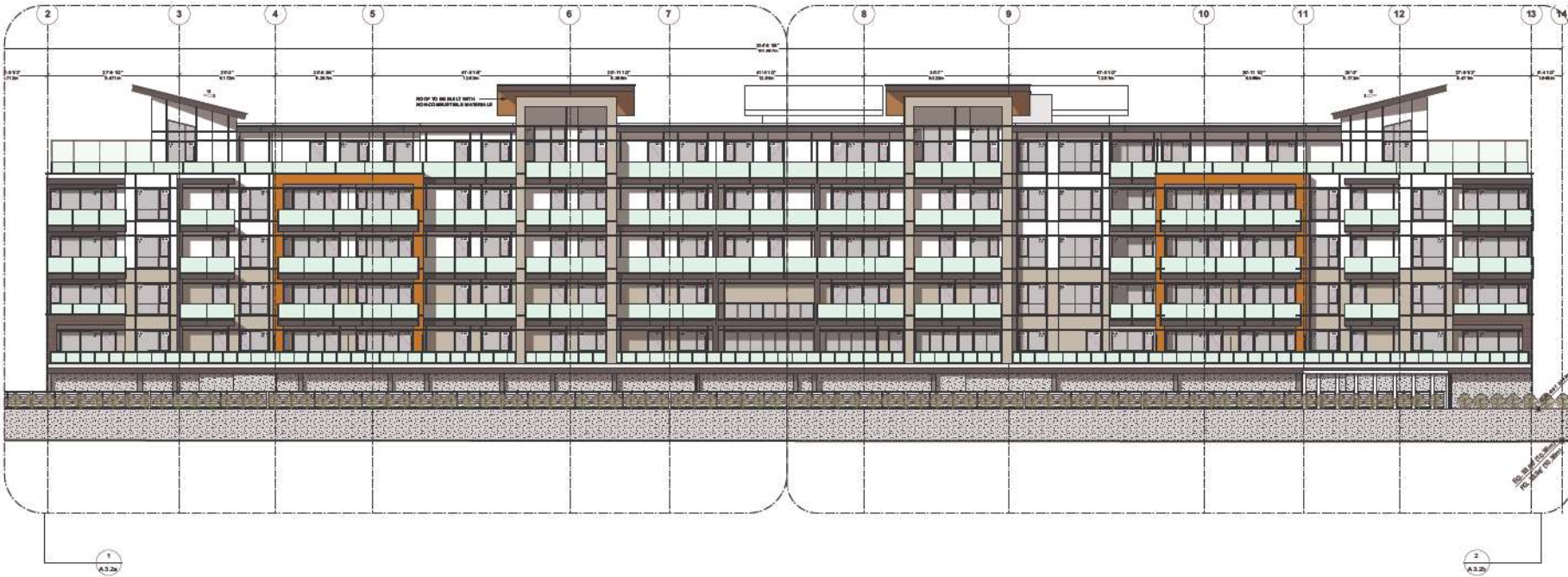
Date	Revision
JUN. 08 2023	Issued For PE + DP Submission
JUN. 19 2023	Issued For PE + DP Revision
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project		19948 55a AVE. LANGLEY, BC	
title			
NORTH ELEVATION - WEST			
project number	218 17	sheet	18 of 27 (1-28)
drawn	checked	scale	1/8" = 1'-0" (1:96)
date		drawn by	number
			DP 3.1b

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1 SOUTH KEY ELEVATION
3/32" = 1'-0" (1:128)



Date	Revisions
JUN. 08 2023	Issued For PE + DP Submission
JUN. 19 2023	Issued For PE + DP Revision
JUL. 12 2023	Issued For PE + DP Revision
AUG. 24 2023	Issued For ACP Revision

consultant:

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project 19948 55a AVE. LANGLEY, BC	
title SOUTH ELEVATION KEY	
project number 21817	file name
drawing date	revision scale
drawing number	DP 3.2

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- LEGEND**
1. BRICK
 2. HARDIPANEL COLOR 1
 3. HARDIPANEL COLOR 2
 4. HARDIPANEL COLOR 3
 5. HARDIPANEL COLOR 4
 6. PREFINISH METAL FASCIA COVER (CHARCOAL GREY)
 7. PREFINISH METAL CAP (CHARCOAL GREY)
 8. PREFINISH ALUMINUM RAILING (CHARCOAL GREY)
 9. PREFINISH METAL PANEL (CHARCOAL GREY)
 10. VINYL WINDOW MULLIONS (CHARCOAL GREY)
 11. GLASS RAILING
 12. WOOD GRAIN ALUMINUM SOFFIT
 13. LEAFY TREES
 14. EXPOSED CONCRETE (PAINTED)
 15. PREFINISH ALUMINUM FENCING (PAINTED)

NOTE: ALL SLOPED ROOF TO BE STANDING SEAM METAL ASSEMBLY.



1 SOUTH ELEVATION - WEST
1/8" = 1'-0" (1:96)



Date	Revisions
JUN. 08 2023	Issued For RZ + DP Submission
JUN. 19 2023	Issued For RZ + DP Revision
JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ADP Revision

consultant:

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project 19948 55a AVE. LANGLEY, BC	
title SOUTH ELEVATION - WEST	
project number 21817	file name
drawn C/Blank	checked M/Blank
scale 1/8"=1'-0"	drawing number DP 3.2a

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- LEGEND
1. BRICK
 2. HARDPANEL COLOR 1
 3. HARDPANEL COLOR 2
 4. HARDPANEL COLOR 3
 5. HARDPANEL COLOR 4
 6. PREFINISH METAL FASCIA COVER (CHARCOAL GREY)
 7. PREFINISH METAL CAP (CHARCOAL GREY)
 8. PREFINISH ALUMINUM RAILING (CHARCOAL GREY)
 9. PREFINISH METAL PANEL (CHARCOAL GREY)
 10. VINYL WINDOW MULLIONS (CHARCOAL GREY)
 11. GLASS RAILING
 12. WOOD GRAN ALUMINUM SOFFIT
 13. HEAVY TIMBER
 14. EXPOSED CONCRETE (PAINTED)
 15. PREFINISH ALUMINUM FENCING (PAINTED)
- NOTE: ALL DEVELOPED ROOF TO BE STAINLESS STEEL METAL ASSEMBLY



1 SOUTH ELEVATION - EAST
1/8" = 1'-0" (1:96)



Date	Revision
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JUL. 12 2023	Issued For PE + DP Revision
AUG. 24 2023	Issued For ADP Revision

consultant:

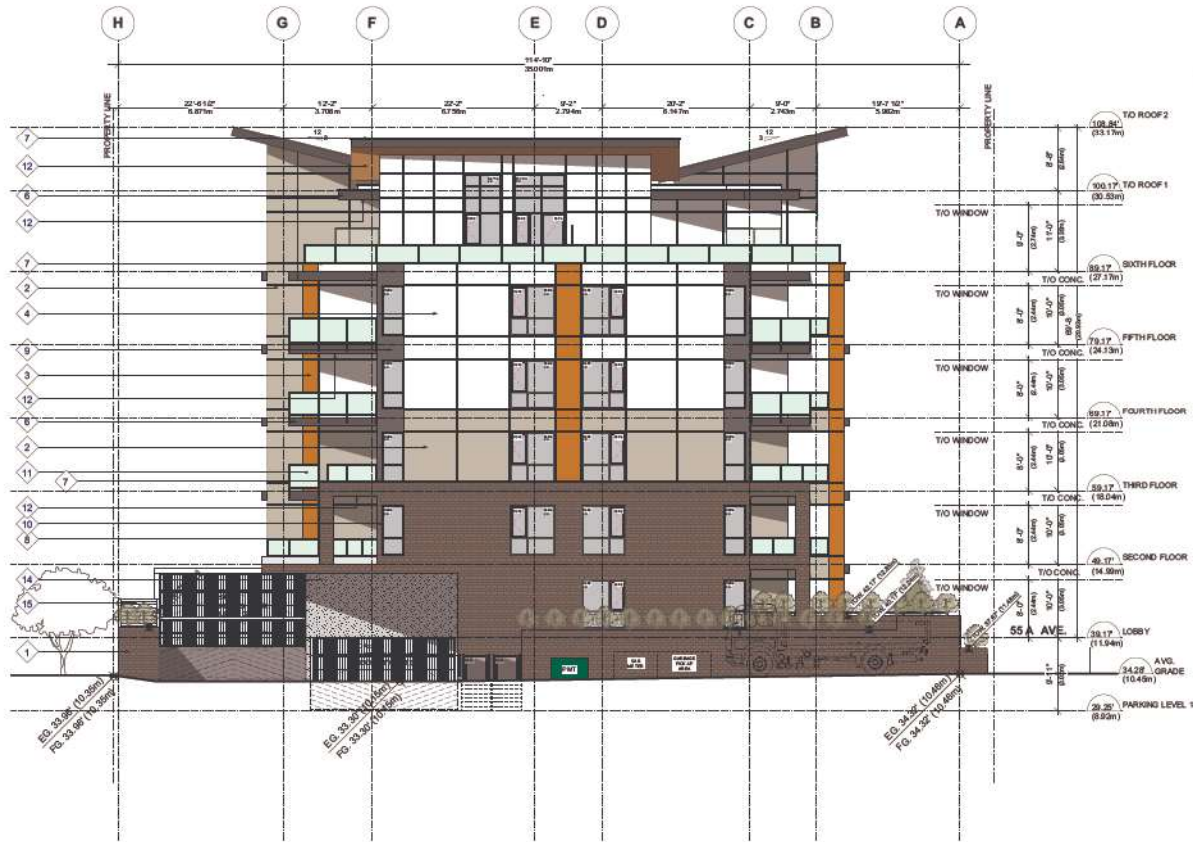
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Tel: (604) 686-2088
Fax: (604) 686-1889

project		19948 55a AVE. LANGLEY, BC	
site			
SOUTH ELEVATION - EAST			
project number	21817	file name	
drawn	checked	scale	1/8"=1'-0"
date		drawn by	DP 3.2b

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- LEGEND
1. BRICK
 2. HARDIPANEL COLOR 1
 3. HARDIPANEL COLOR 2
 4. HARDIPANEL COLOR 3
 5. HARDIPANEL COLOR 4
 6. PREFINISH METAL FASCIA COVER (CHARCOAL GREY)
 7. PREFINISH METAL CAP (CHARCOAL GREY)
 8. PREFINISH ALUMINUM BLIND (CHARCOAL GREY)
 9. PREFINISH METAL PANEL (CHARCOAL GREY)
 10. VINYL WINDOW MULLIONS (CHARCOAL GREY)
 11. GLASS BALCONY
 12. WOOD GRAIN ALUMINUM SOFFIT
 13. SLASH-FINISH*
 14. EXPOSED CONCRETE (PAINTED)
 15. PREFINISH ALUMINUM FENCING (PAINTED)

NOTE: ALL SPECIFIED ROOF TO BE STANDING SEAM METAL ASSEMBLY



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JUL. 12 2023	Issued For RZ + DP Revision
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project 19948 55a AVE. LANGLEY, BC	
title EAST ELEVATION	
project number 21817	file name
drawn clerk	checked scale
date 10/27/23	drawing number DP 3.3

1 EAST ELEVATION
1/8" = 1'-0" (1:96)



- LEGEND**
1. BRICK
 2. HANDPANEL COLOR 1
 3. HANDPANEL COLOR 2
 4. HANDPANEL COLOR 3
 5. HANDPANEL COLOR 4
 6. PREFINISH METAL FASCIA COVER (CHARCOAL GREY)
 7. PREFINISH METAL CAP (CHARCOAL GREY)
 8. PREFINISH ALUMINUM RAILING (CHARCOAL GREY)
 9. PREFINISH METAL PANEL (CHARCOAL GREY)
 10. VINYL WINDOW MULLIONS (CHARCOAL GREY)
 11. GLASS RAILING
 12. WOOD GRAIN ALUMINUM SOFFIT
 13. BEAM-TIMBER*
 14. EXPOSED CONCRETE (PAINTED)
 15. PREFINISH ALUMINUM FENCING (PAINTED)
- *NOTE: ALL DEVELOPED ROOF TO BE STANDING SEAM METAL ASSEMBLY.



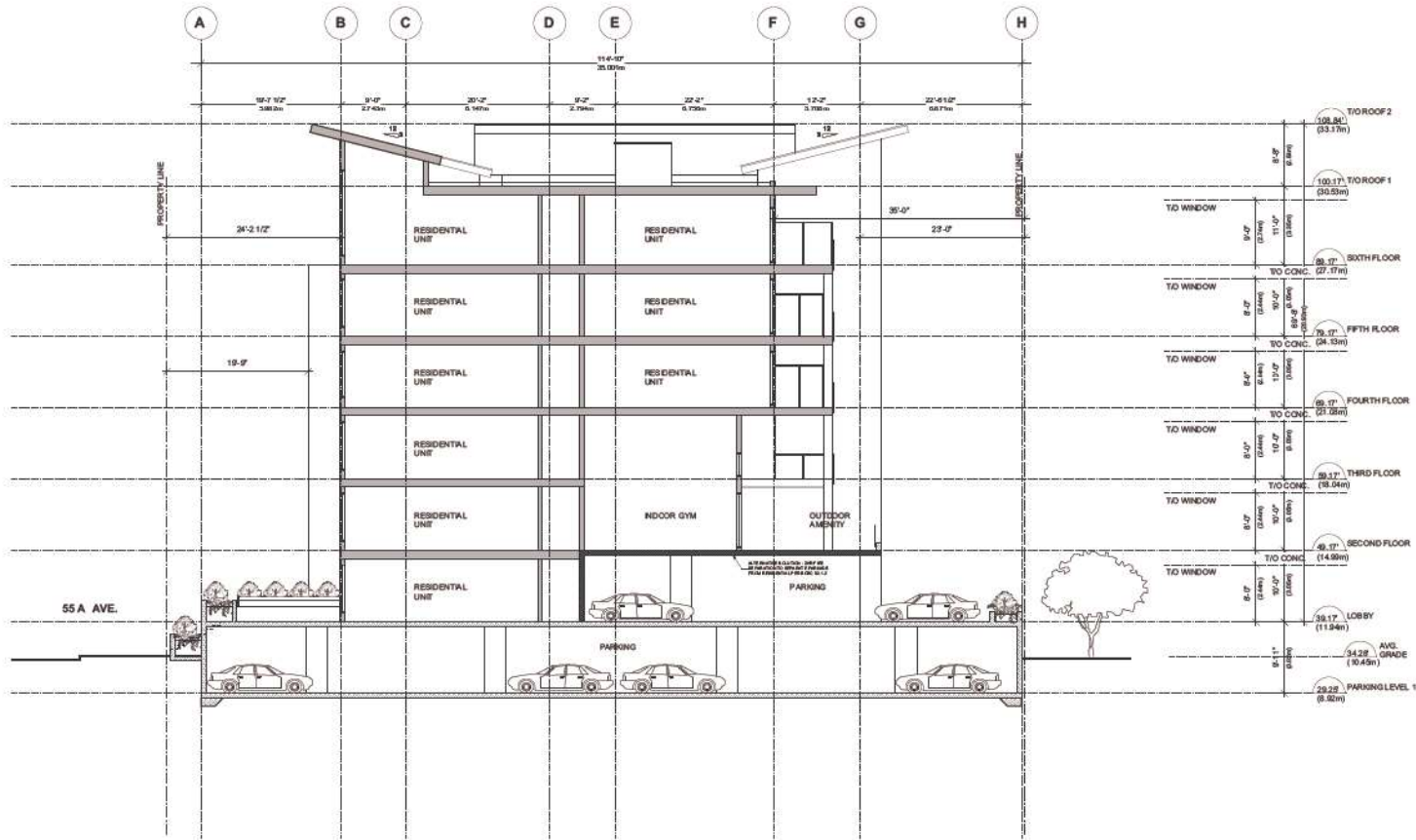
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project 19948 55a AVE. LANGLEY, BC	
file WEST ELEVATION	
project number 218 17	file name
drawn clark	checked macle
scale 1/8"=1'-0"	draw ing number DP 3.4
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1 WEST ELEVATION
1/8" = 1'-0" (1:96)



1 SECTION A-A
1/8" = 1'-0" (1:96)



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JUL. 12 2023	Issued For PE + DP Revision
AUG. 24 2023	Issued For ADP Revision

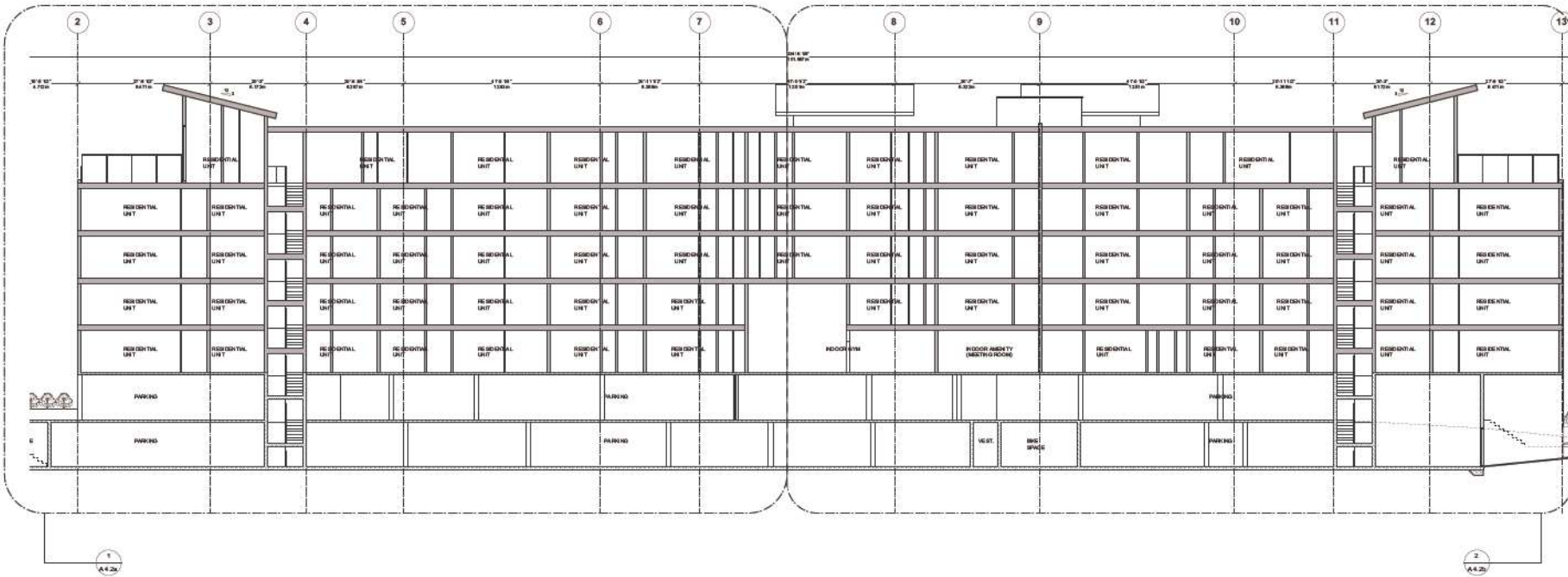
consultant:

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project 19948 55a AVE. LANGLEY, BC	
title SECTIONS A-A	
project number 21817	file name
drawing date	checked scale
author WPC/CP	drawing number DP 4.1

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1 SECTION B-B KEY
3/32" = 1'-0" (1:128)



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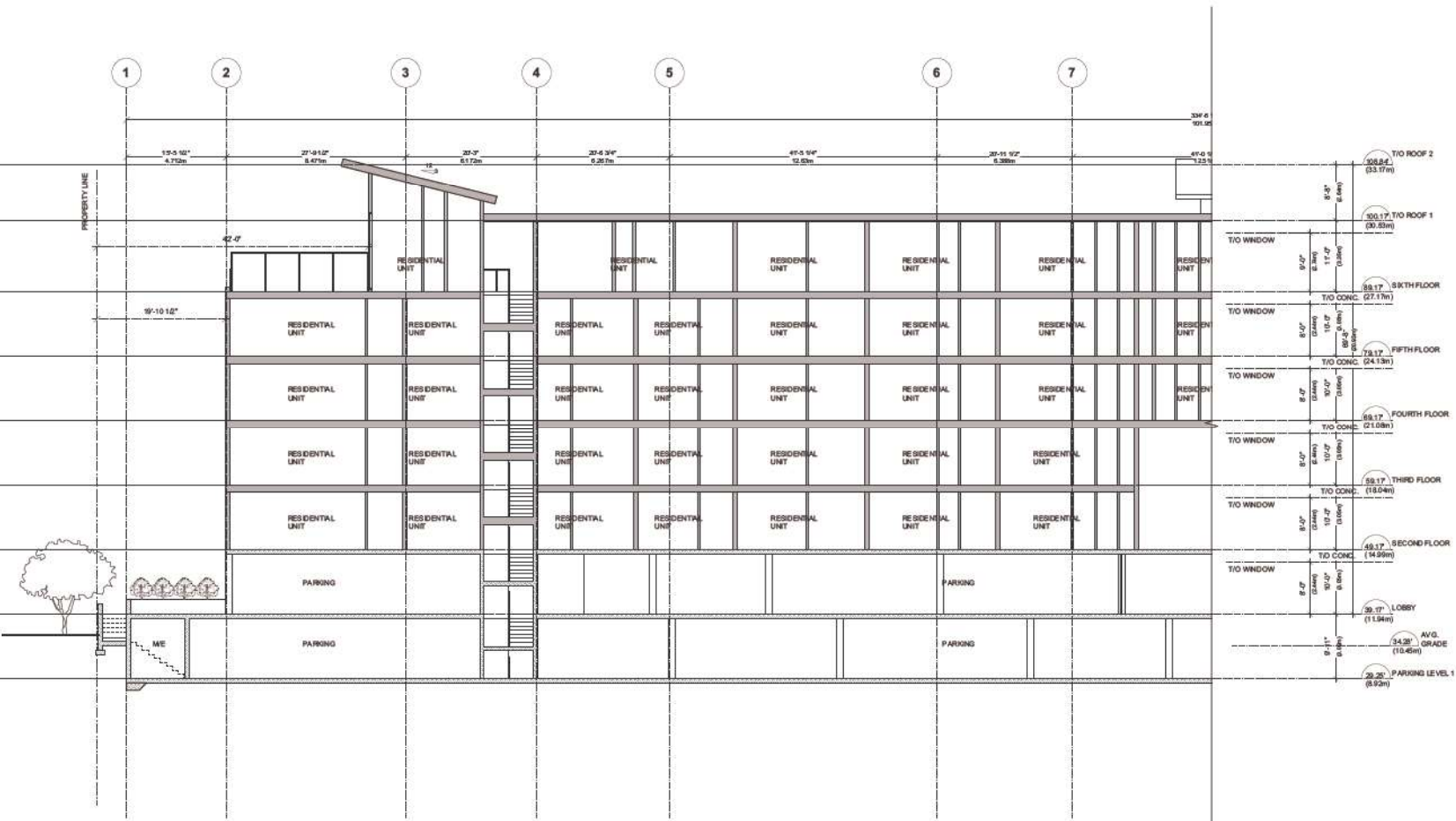
consultant:

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Tel: (604) 686-2088
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project 19948 55a AVE. LANGLEY, BC	
title SECTIONS B-B KEY	
project number 218 17	sheet name
drawing client	checked scale
date 3/22/24	sheet DP 4.2
drawing number	

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1 SECTION B-B - WEST
1/8" = 1'-0" (1:96)



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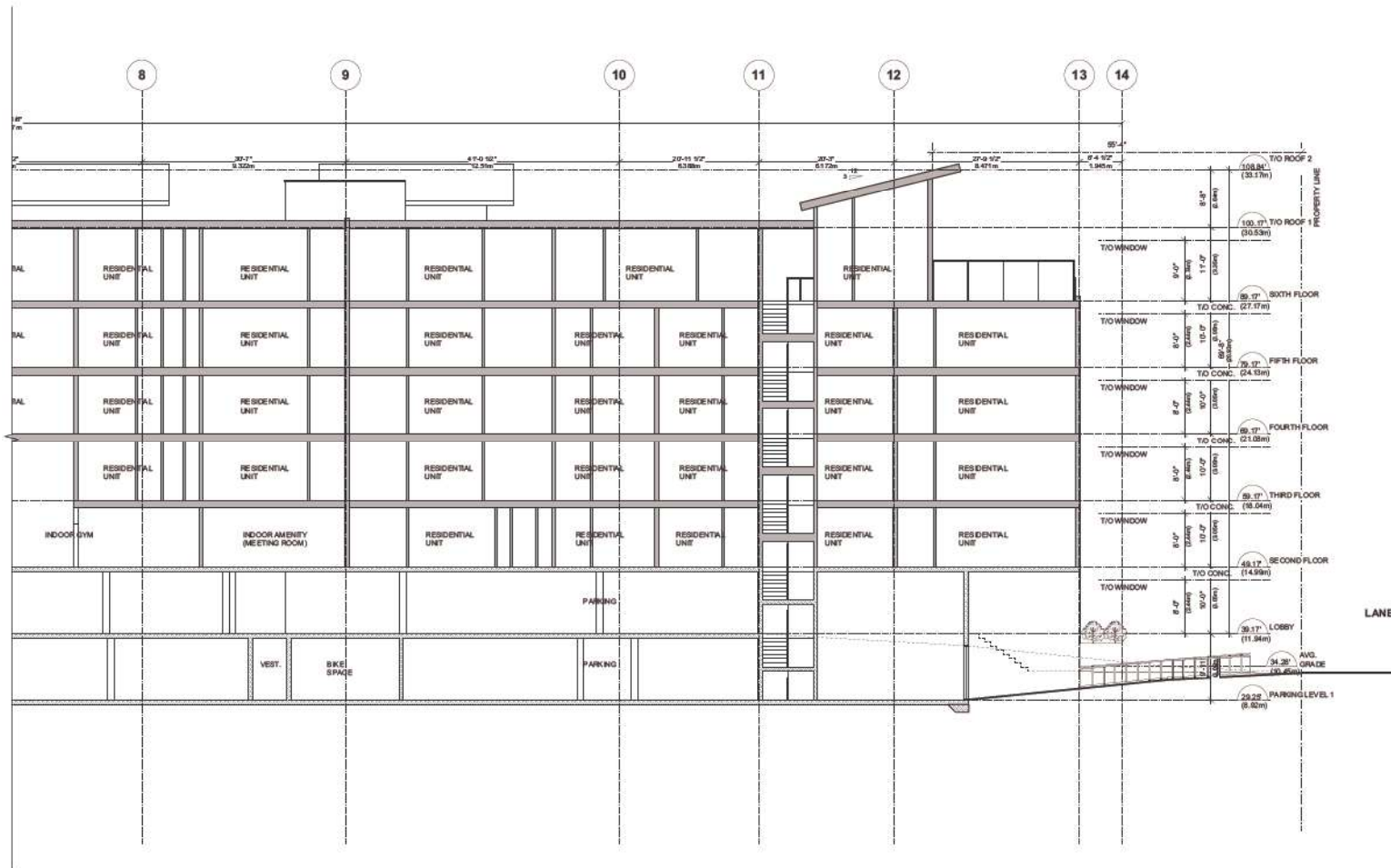
Consultant

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Project		
19948 55a AVE. LANGLEY, BC		
Title		
SECTIONS B-B - WEST		
Project Number	Revision	
21817		
Drawn	Checked	Scale
		1/8"=1'-0"
Drawn by	Checked by	Drawn by number
		DP 4.2a

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1 SECTION B-B - EAST
1/8" = 1'-0" (1:96)



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JUL. 12 2023	Issued For PE + DP Revision
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project		file name	
19948 55a AVE. LANGLEY, BC		SECTIONS B-B - EAST	
project number	218 17	sheet	10/14/23
drawn	checked	scale	1/8"=1'-0"
date	scale	drawn by	number
			DP 4.2b

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200 ST. 5531 LANE 19970 19960 19950 19940 19930 19920 19910 19900 18900

SUBJECT SITE



200 ST. 5531 LANE 19970 19960 19950 19940 19930 19920 19910 19900 18900

1
A3.5%

2
A3.5%

1 STREET ELEVATION (55A AVE.)
3/32" = 1'-0" (1:128)



Date	Revisions
JUN. 08 2023	Issued For PE + DP Submission
JUN. 19 2023	Issued For PE + DP Revision
JUL. 12 2023	Issued For PE + DP Revision
AUG. 24 2023	Issued For ADP Revision

consultants

**ANDREW CHEUNG
ARCHITECTS INC.**

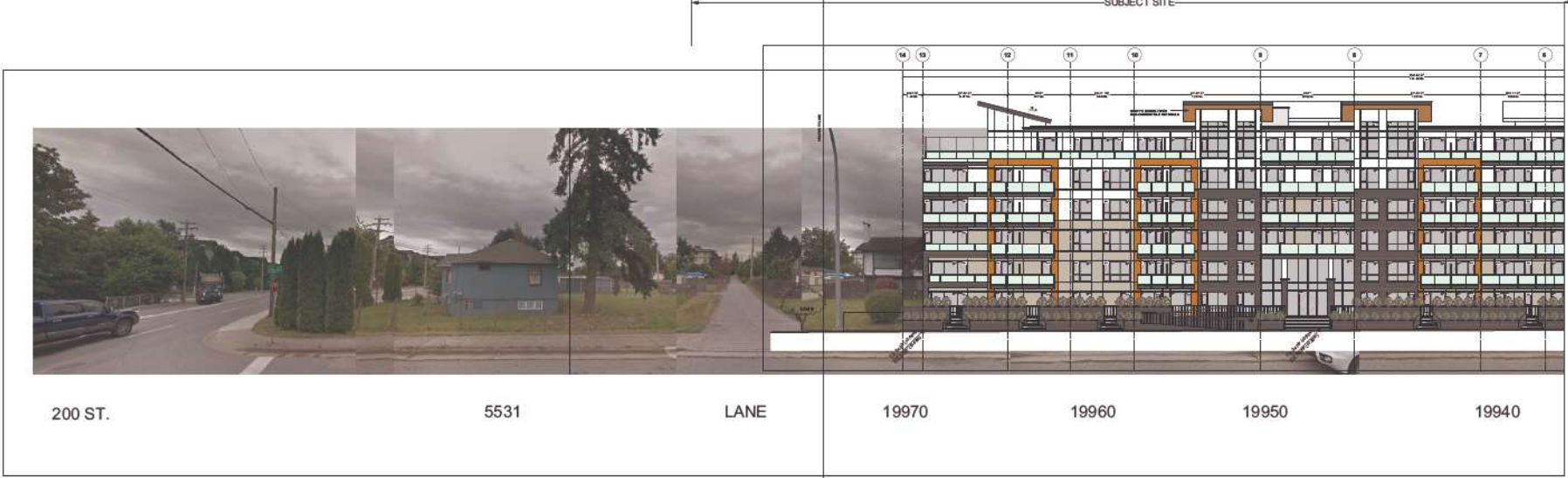
Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T6
Tel: (604) 686-2088
Fax: (604) 686-1899

project 19948 55a AVE. LANGLEY, BC		file name	
file STREET ELEVATIONS KEY			
project number 218 17		scale 1/32" = 1'-0"	
drawing date	checked date	drawing number DP 5.1	
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1 EXISTING STREET ELEVATION (55A AVE.) - EAST
Scale: 1:200



2 PROPOSED STREET ELEVATION (55A AVE.) - EAST
1:200



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project		19948 55a AVE. LANGLEY, BC	
title			
STREET ELEVATIONS - EAST			
project number	21817	sheet name	
drawn	checked	scale	1:200
date		drawing number	DP 5.1a

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19940

19930

19920

19910

19900

18890

1 EXISTING STREET ELEVATION (55A AVE.) - WEST
Scale: 1:200



19940

19930

19920

19910

19900

18890

2 PROPOSED STREET ELEVATION (55A AVE.) - WEST
1:200



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consult here to:

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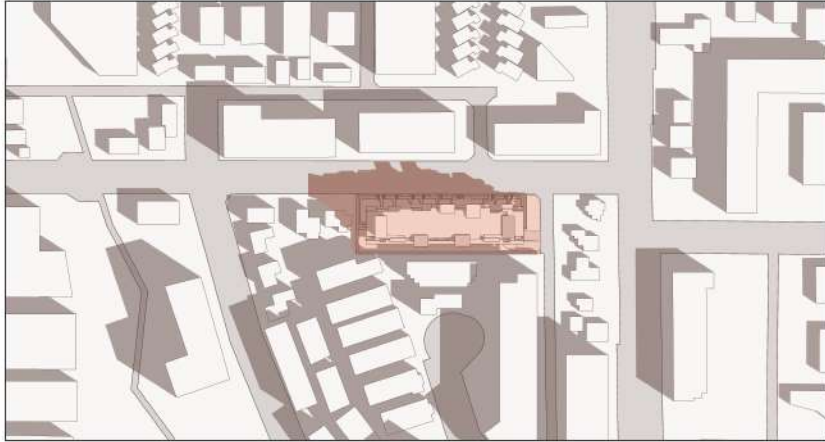
Suite 208
1525 W 8th Avenue
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Tel: (604) 686-2088

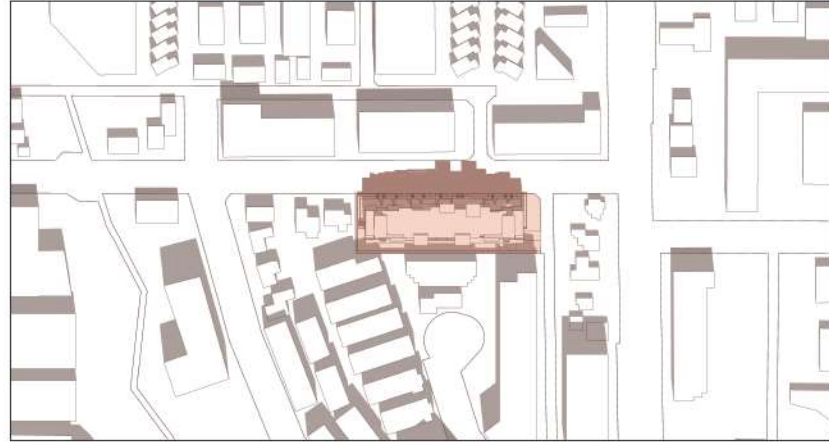
Fax: (604) 686-1899

project	
19948 55a AVE. LANGLEY, BC	
title	
STREET ELEVATIONS - WEST	
project number	file name
218 17	
status	scale
checked	1:200
drawn by	drawing number
	DP 5.1b

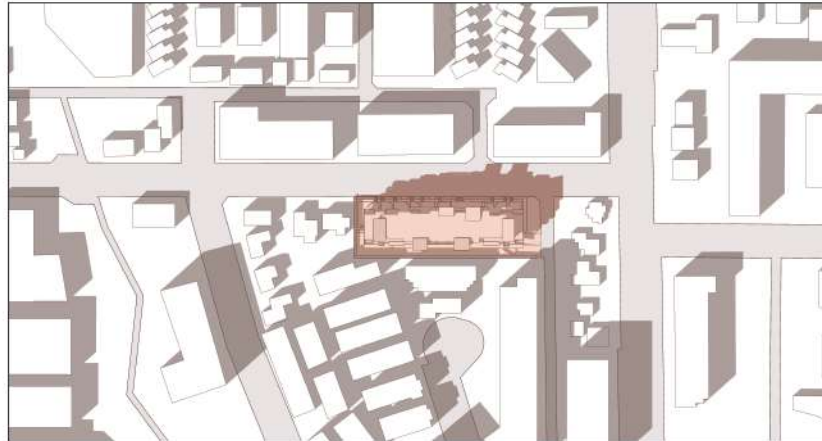
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MARCH 20 9:00 AM



MARCH 20 12:00 PM



MARCH 20 3:00 PM



Date	revision
JUN. 08 2023	Issued For RZ + DP Submission
JUN. 19 2023	Issued For RZ + DP Revision
JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ADP Revision

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project:
**19948 55a AVE.
LANGLEY, BC**

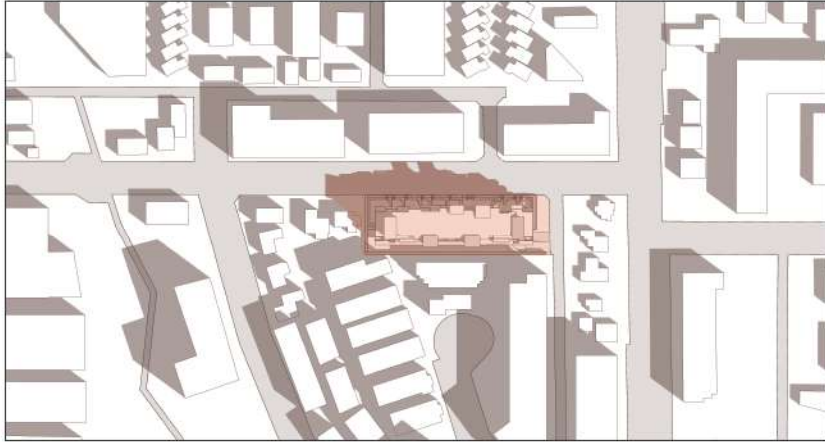
file:
**SHADOW STUDIES
MARCH 20**

project number	file name
218 17	

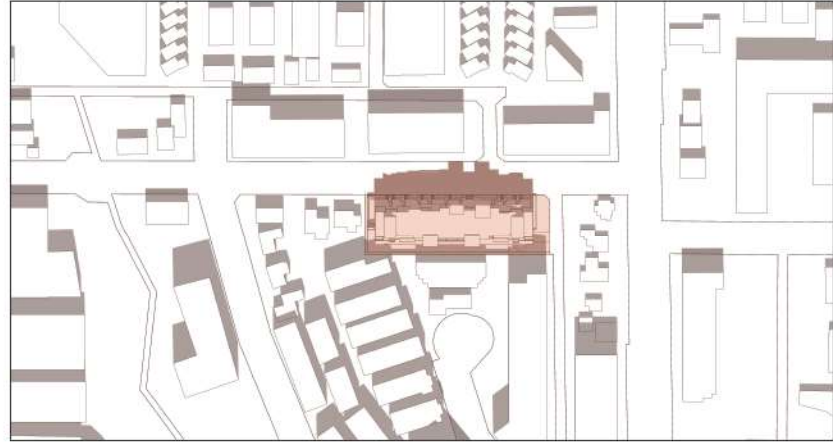
drawing	checked	scale	drawing number
01/01	01/01		DP 6.1

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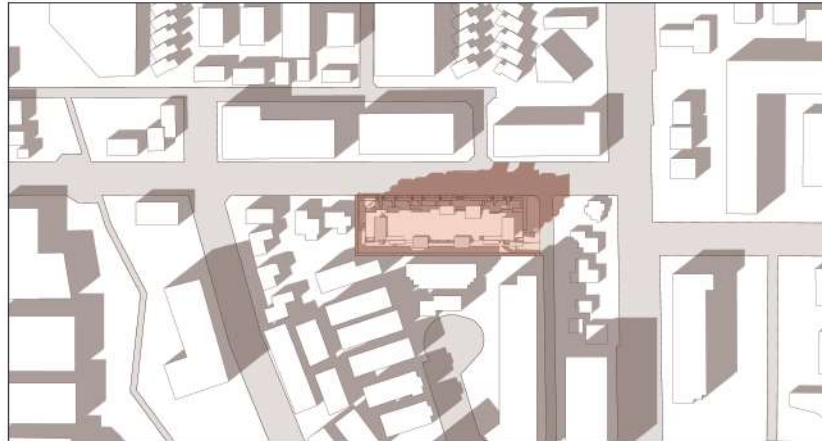
This is not a true scale drawing. All figures should only be used for reference.



SEPT 23 9:00 AM



SEPT 23 12:00 PM



SEPT 23 3:00 PM



Date	revision
JUN. 08 2023	Issued For RZ + DP Submission
JUN. 19 2023	Issued For RZ + DP Revision
JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ADP Revision

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project:
**19948 55a AVE.
LANGLEY, BC**

file:
**SHADOW STUDIES
SEPTEMBER 23**

project number: 218 17	file name:
drawing sheet:	scale:

drawing number: DP 6.2

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revision



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JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ALP Revision

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project
**19948 55a AVE.
LANGLEY, BC**

title
RENDERINGS

project number	file name
218 17	
status checked	scale
drawing number	DP 7.1

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