



sheet schedule

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SAIYA APARTMENTS
 19701 - 19729 55A AVENUE, LANGLEY, B.C.

COVER PAGE
 SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
 21-11-29 REVISION # 3
 CITY OF LANGLEY FILE #
 PROJECT NUMBER: 20-143



SD0.01

0.1.0 project data

PROJECT:	SAIYA APARTMENTS
PROPOSED ZONING:	CD ZONE BASED ON RM3 MULTIPLE RESIDENTIAL HIGH DENSITY ZONE (EXISTING ZONE: CD COMPREHENSIVE DEVELOPMENT ZONE)
Civic ADDRESS:	19701, 19709, 19721, 19729 55A AVENUE, LANGLEY, BC
LEGAL DESCRIPTION:	PLAN NWP15675 LOT A PLAN NWP15675 LOT B PLAN NWP15675 LOT C PLAN NWP9982 LOT 4
VARIANCES APPLIED FOR:	BUILDING HEIGHT VARIANCE (BASED ON RM3 ZONE: 4 STOREYS ALLOWED) - PROPOSED 6 STOREYS LOT LINE SETBACKS FOR PRINCIPAL BUILDING (BASED ON RM3 ZONE: MIN. 7.5m ON ALL SIDES) - PROPOSED 6m ON EAST/ WEST AND 7m ON NORTH/SOUTH LOT LINE SETBACKS FOR ACCESSORIES BUILDING (BASED ON RM3 ZONE: MIN. 3m ON REAR SIDE) - PROPOSED 1.52m ON REAR SIDE (GARBAGE ROOM)
BYLAW EXEMPTIONS:	
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
GROSS FLOOR AREA DEFINITION (ZONING):	ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.
GRADE DEFINITION (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY; AND WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STOREY TO THE UPPER MOST STOREY.
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	4 STOREYS (ZONING RM3) [4.5m ACCESSORIES BUILDINGS AND STRUCTURES]/ 6 STOREYS HEIGHT (BCBC 3.2.2.50)
MINIMUM BUILDING ELEVATION:	PROPOSED - 5.79m
PROPOSED BUILDING HEIGHT (BCBC 2018 & ZONING):	6 STOREY - 21.72m
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m [BCBC 2018, GROUP C 3.2.2.50 (1)(d), GROUP D 3.2.2.58 (1)(c)] PROPOSED - 15.59m
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25m [BCBC 2018, GROUP C 3.2.2.50 (2)(c), GROUP D 3.2.2.58 (2)(c), NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25m] PROPOSED - 20.77m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m [BCBC 2018 3.2.5.6(2)] PROPOSED - 17.49m
SITE AREA:	43,780.44 S.F. (4,068.81 S.M.)
LOT COVERAGE:	17,364 S.F. / 43,780.44 = 39.66% (RM3 ZONING = MAX. 40%)
BUILDING AREA (BCBC):	WEST BUILDING = 3,871 S.F., EAST BUILDING = 12,761 S.F. FOR A TOTAL = 17,364 S.F. (1,613 S.M.)
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	76,143 S.F. (RESIDENTIAL) + 11,681 S.F. (CIRCULATION) + 3,001 S.F. (AMENITY SPACE) + 865 S.F. (STORAGE) + 343 S.F. (SERVICES) = 92,033 S.F. (8,550 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	34,752 S.F. (3,228 S.M.)
FSR:	92,031 / 43,780.44 = 2.10
RESIDENTIAL DENSITY PER HECTARE:	96 UNITS / 0.406 HECTARES = 236 UNITS / HECTARE
SETBACKS:	LOT LINE SETBACKS FOR PRINCIPAL BUILDING (BASED ON RM3 ZONE: MIN. 7.5m ON ALL SIDES) - PROPOSED 6m ON EAST/ WEST AND 7m ON NORTH/SOUTH LOT LINE SETBACKS FOR ACCESSORIES BUILDING (BASED ON RM3 ZONE: MIN. 3m ON REAR SIDE) - PROPOSED 1.52m ON REAR SIDE (GARBAGE ROOM)
INDOOR AMENITY:	REQUIRED 2.3 S.M. (24.765 S.F.) PER DWELLING UNIT (BASED ON RM3 ZONING) - PROPOSED: 3,001 S.F. / 96 UNITS = 31.26 S.F. (2.9 S.M.) PER DWELLING UNIT

0.9.0 code data

TITLE	VALUE	REFERENCE*
1. PART 3 OR PART 9 BUILDING:	PART 3	DIV. A - PART 1 (COMPLIANCE 1.3.3.2)
2. MAJOR OCCUPANCY (USE):		3.1.2., & APPENDIX A - 3.1.2.1 (1)
2.1. STORAGE GARAGE:	F-3	
2.2. RESIDENTIAL:	C	
3. BUILDING CLASSIFICATION (USE):		3.2.2.19-3.2.2.50
3.1. STORAGE GARAGE (BELOW GRADE):		3.2.2.80
<ul style="list-style-type: none"> GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED (ACTUAL AREA 4,092.085 sqm) NON-COMBUSTIBLE CONSTRUCTION FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HOURS MEZZANINES: N/A LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HOUR FIRE RESISTANCE RATING 		3.2.2.80(XA) 3.2.2.80(Z)
3.2. RESIDENTIAL:		3.2.2.50
<ul style="list-style-type: none"> GROUP C, UP TO 6 STOREYS, SPRINKLERED < 4.5m BETWEEN FLOOR OF FIRST STOREY & UPPERMOST FLOOR LEVEL ALLOWABLE BUILDING AREA < 1500 sqm COMBUSTIBLE AREA OR NON-COMBUSTIBLE CONSTRUCTION FLOOR ASSEMBLIES: 1 HOUR FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING ROOF ASSEMBLIES: 1 HOUR FIRE RESISTANCE RATING ROOF ASSEMBLIES < 25m FROM FLOOR OF FIRST STOREY TO HIGHEST POINT OF ROOF ASSEMBLY MEZZANINES: N/A LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRE FOR THE SUPPORTED ASSEMBLY 		3.2.2.50 (1), 3.2.2.50 (1)(X) 3.2.2.50 (1)(C) 3.2.2.50 (1)(D) 3.2.2.50 (1)(E) 3.2.2.50 (2) 3.2.2.50 (2)(B) 3.2.2.50 (2)(C) 3.2.2.50 (2)(D) 3.2.2.50 (2)(E)
3.3 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.1.2.
<ul style="list-style-type: none"> FULLY SPRINKLERED NON-COMBUSTIBLE CONSTRUCTION 2 HOUR FIRE SEPARATION EXTERIOR WALL OPENING BREMPT 2 HOUR FIRE RESISTANCE RATING F.T. RATED FIRE STOP 3.1.5.3(2) 		3.1.2.30(A) 3.1.2.1 (1) 3.1.2.1.1(1), 3.2.1.2(2)(A) 3.1.2.1 (1) 3.1.9.1(2)
4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.1.2.4 - 3.1.2.8, 3.2.2.50 (5)
5. NON-COMBUSTIBLE CLADDING:	NON-COMBUSTIBLE	3.1.4.8 (1)
6. HIGH BUILDING:	NA	3.2.6, 3.1.13.7., 3.5.1.1., 3.2.2.50 (1)(X)
7. FIRE WALL:	YES	3.1.10
8. MEZZANINE (S):	NA	3.2.1.1 (9) - (8)
9. MEZZANINE EXISTING:	NA	3.4.2.2
10. HYDRANT ROOM (FLOOR GRADE):	NA	3.1.3.1 (6), 3.3.8., 3.1.4.1 (3), 3.3.8.3 (2)
11. STORAGE GARAGE HORIZONTAL FIRE SEPARATION:	YES	3.1.2.
12. SPRINKLER SYSTEM:		3.2.2.18, 3.2.5.14
<ul style="list-style-type: none"> 12.1. STORAGE GARAGE 12.2. RESIDENTIAL 12.3. FIRE EXTINGUISHERS 	YES - NFPA 13 - 2013 YES - NFPA 13 - 2013 YES - NFPA 10 - 2013	3.2.5.12 (1) 3.2.5.12 (1) BC FIRE CODE 2018
13. STANDPIPE SYSTEM:	YES - NFPA 24 - 2013	3.2.5.8., 3.2.5.9., 3.2.5.18.
14. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CANULC-9524-1.4	3.2.4.1 (2)(A)
15. SMOKE CONTROL MEASURES:	YES	3.1.8.12
16. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9., 3.2.4.8.
18. STREETS:	1 STREET / 10% OF PERIMETER	3.2.2.10 (B)
NOTES:		
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2018		

0.2.0 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
1ST LEVEL				
CIRCULATION	2781 SF	258.41 m ²	3.0%	
INDOOR AMENITY	3001 SF	278.76 m ²	3.3%	
RESIDENTIAL	11094 SF	1030.63 m ²	12.1%	
SERVICE ROOMS/SHAFTS	63 SF	5.89 m ²	0.1%	
STORAGE	425 SF	39.53 m ²	0.5%	
1ST LEVEL	17964 SF	1613.21 m²	18.9%	
2ND LEVEL				
CIRCULATION	1954 SF	181.50 m ²	2.1%	
RESIDENTIAL	15223 SF	1414.27 m ²	16.5%	
SERVICE ROOMS/SHAFTS	63 SF	5.89 m ²	0.1%	
STORAGE	115 SF	10.70 m ²	0.1%	
2ND LEVEL	17555 SF	1612.36 m²	18.9%	
3RD LEVEL				
CIRCULATION	1780 SF	165.37 m ²	1.9%	
RESIDENTIAL	15323 SF	1423.59 m ²	16.7%	
SERVICE ROOMS/SHAFTS	63 SF	5.89 m ²	0.1%	
STORAGE	115 SF	10.70 m ²	0.1%	
3RD LEVEL	17282 SF	1605.55 m²	18.8%	
4TH LEVEL				
CIRCULATION	1780 SF	165.37 m ²	1.9%	
RESIDENTIAL	15323 SF	1423.59 m ²	16.7%	
SERVICE ROOMS/SHAFTS	63 SF	5.89 m ²	0.1%	
STORAGE	115 SF	10.70 m ²	0.1%	
4TH LEVEL	17282 SF	1605.55 m²	18.8%	
5TH LEVEL				
CIRCULATION	1785 SF	165.85 m ²	1.9%	
RESIDENTIAL	9408 SF	874.05 m ²	10.2%	
SERVICE ROOMS/SHAFTS	65 SF	6.06 m ²	0.1%	
STORAGE	115 SF	10.70 m ²	0.1%	
5TH LEVEL	11374 SF	1056.66 m²	12.4%	
6TH LEVEL				
CIRCULATION	1785 SF	165.85 m ²	1.9%	
RESIDENTIAL	9408 SF	874.05 m ²	10.2%	
SERVICE ROOMS/SHAFTS	65 SF	6.06 m ²	0.1%	
STORAGE	115 SF	10.70 m ²	0.1%	
6TH LEVEL	11374 SF	1056.66 m²	12.4%	
AREA GRAND TOTAL	92031 SF	8550.00 m²	100.0%	

0.2.1 gross floor area summary (area type)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
CIRCULATION				
1ST LEVEL	2781 SF	258.41 m ²	3.0%	
2ND LEVEL	1954 SF	181.50 m ²	2.1%	
3RD LEVEL	1780 SF	165.37 m ²	1.9%	
4TH LEVEL	1780 SF	165.37 m ²	1.9%	
5TH LEVEL	1785 SF	165.85 m ²	1.9%	
6TH LEVEL	1785 SF	165.85 m ²	1.9%	
	11866 SF	1102.35 m²	12.9%	
INDOOR AMENITY				
1ST LEVEL	3001 SF	278.76 m ²	3.3%	
	3001 SF	278.76 m²	3.3%	
RESIDENTIAL				
1ST LEVEL	11094 SF	1030.63 m ²	12.1%	
2ND LEVEL	15223 SF	1414.27 m ²	16.5%	
3RD LEVEL	15323 SF	1423.59 m ²	16.7%	
4TH LEVEL	15323 SF	1423.59 m ²	16.7%	
5TH LEVEL	9408 SF	874.05 m ²	10.2%	
6TH LEVEL	9408 SF	874.05 m ²	10.2%	
	75780 SF	7040.18 m²	82.3%	
SERVICE ROOMS/SHAFTS				
1ST LEVEL	63 SF	5.89 m ²	0.1%	
2ND LEVEL	63 SF	5.89 m ²	0.1%	
3RD LEVEL	63 SF	5.89 m ²	0.1%	
4TH LEVEL	63 SF	5.89 m ²	0.1%	
5TH LEVEL	65 SF	6.06 m ²	0.1%	
6TH LEVEL	65 SF	6.06 m ²	0.1%	
	384 SF	35.67 m²	0.4%	
STORAGE				
1ST LEVEL	425 SF	39.53 m ²	0.5%	
2ND LEVEL	115 SF	10.70 m ²	0.1%	
3RD LEVEL	115 SF	10.70 m ²	0.1%	
4TH LEVEL	115 SF	10.70 m ²	0.1%	
5TH LEVEL	115 SF	10.70 m ²	0.1%	
6TH LEVEL	115 SF	10.70 m ²	0.1%	
	1001 SF	93.04 m²	1.1%	
AREA GRAND TOTAL	92031 SF	8550.00 m²	100.0%	



0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	29	30.2%	
1 BED + FLEX	15	15.6%	
2 BED	21	21.9%	
2 BED + FLEX	26	27.1%	
JR. 1 BED + FLEX	5	5.2%	
TOTAL UNITS: 96		100.0%	

0.4.0 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT A1	JR. 1 BED + FLEX	5	510 SF	47 m ²	2552 SF	237.10 m ²
UNIT B1	1 BED	4	664 SF	62 m ²	2657 SF	246.84 m ²
UNIT B1.1	1 BED	1	667 SF	62 m ²	667 SF	61.93 m ²
UNIT B1.1	1 BED	1	681 SF	63 m ²	681 SF	63.24 m ²
UNIT B2	1 BED	9	654 SF	61 m ²	5883 SF	546.53 m ²
UNIT B2.1	1 BED	1	655 SF	61 m ²	655 SF	60.81 m ²
UNIT B2.2	1 BED	2	588 SF	55 m ²	1176 SF	109.28 m ²
UNIT B2.3	1 BED	5	648 SF	60 m ²	3240 SF	300.98 m ²
UNIT B2.3	1 BED	1	651 SF	60 m ²	651 SF	60.50 m ²
UNIT B3	1 BED	5	660 SF	61 m ²	3301 SF	306.09 m ²
UNIT C1	1 BED + FLEX	7	594 SF	55 m ²	4156 SF	386.13 m ²
UNIT C1.1	1 BED + FLEX	2	595 SF	55 m ²	1189 SF	110.48 m ²
UNIT C2	1 BED + FLEX	1	631 SF	59 m ²	631 SF	58.60 m ²
UNIT C3	1 BED + FLEX	5	836 SF	78 m ²	4182 SF	388.49 m ²
UNIT D1	2 BED	2	760 SF	71 m ²	1520 SF	141.24 m ²
UNIT D1.1	2 BED	1	764 SF	71 m ²	764 SF	70.94 m ²
UNIT D1.1	2 BED	1	774 SF	72 m ²	774 SF	71.91 m ²
UNIT D2	2 BED	4	871 SF	81 m ²	3483 SF	323.54 m ²
UNIT D2	2 BED	1	874 SF	81 m ²	874 SF	81.20 m ²
UNIT D3	2 BED	2	986 SF	92 m ²	1972 SF	183.17 m ²
UNIT D3.1	2 BED	2	984 SF	91 m ²	1967 SF	182.79 m ²
UNIT D4	2 BED	4	996 SF	93 m ²	3983 SF	370.07 m ²
UNIT D5	2 BED	4	999 SF	93 m ²	3994 SF	371.06 m ²
UNIT E1	2 BED + FLEX	4	931 SF	86 m ²	3723 SF	345.86 m ²
UNIT E1.1	2 BED + FLEX	2	864 SF	80 m ²	1728 SF	160.56 m ²
UNIT E2	2 BED + FLEX	4	978 SF	91 m ²	3912 SF	363.45 m ²
UNIT E2.1	2 BED + FLEX	3	973 SF	90 m ²	2920 SF	271.25 m ²
UNIT E2.2	2 BED + FLEX	4	942 SF	88 m ²	3770 SF	350.20 m ²
UNIT E2.3	2 BED + FLEX	1	984 SF	91 m ²	984 SF	91.39 m ²
UNIT E2.4	2 BED + FLEX	1	865 SF	80 m ²	865 SF	80.35 m ²
UNIT E2.4	2 BED + FLEX	1	878 SF	82 m ²	878 SF	81.53 m ²
UNIT E2.5	2 BED + FLEX	1	890 SF	83 m ²	890 SF	82.68 m ²
UNIT E2.5	2 BED + FLEX	1	893 SF	83 m ²	893 SF	82.99 m ²
UNIT E3	2 BED + FLEX	4	1076 SF	100 m ²	4304 SF	399.88 m ²
UNIT TOTALS: 96					75817 SF	7049.65 m²

0.5.0 parking requirements

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS / S.F.	FACTOR	SUBTOTAL	TOTAL
TENANT (2 BED, 2 BED + FLEX)	48	*1.3	62.4 = 62	
TENANT (JR. BED, 1 BED, 1 BED + FLEX)	48	*1.1	52.8 = 53	
TENANT TOTAL			19.2 + 20	115
VISITOR	96	*0.2	19.2 = 20	
ACCESSIBLE TENANT	116	5%	5.8 = 6	
ACCESSIBLE VISITOR	20	5%	1	
LOADING		1	1	1
SMALL CAR ALLOWED TENANT	116	50%	58	
SMALL CAR ALLOWED VISITOR	20	50%	10	
TOTAL STALLS				137
LEVEL II EV CHARGED STALLS (INCLUDED ON THE TOTALS ABOVE)				
TENANT	115	10%	11.5 = 12	
VISITOR	20	10%	2	
BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS/BLDG/S.F.	FACTOR		
TENANT (UNIT)	96	*0.5	48 (52 STALLS PROVIDED IN BIKE ROOM IN PARKADE)	
VISITOR (BLDG)	6	-	6 (SURFACE PARKING BY MAIN DOOR)	
TOTAL STALLS				54

NOTE:

0.5.1 vehicle parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	% BY USER	LEVEL	COMMENTS
LOADING	1	0.7%	100%	1ST LEVEL	
: 1		0.7%	100%		
TENANT					
ACCESSIBLE	6	4.4%	5%	P1 LEVEL	
SMALL CAR	53	38.7%	46%	P1 LEVEL	
STANDARD	57	41.6%	49%	P1 LEVEL	
TENANT: 116		84.7%	100%		
VISITOR					
ACCESSIBLE	1	0.7%	5%	1ST LEVEL	
STANDARD	19	13.9%	95%	1ST LEVEL	
VISITOR: 20		14.6%	100%		
TOTAL PARKING STALLS: 137		100.0%			

0.5.2 bike parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
TENANT				
VERTICAL MOUNT BIKE STALL	56	100.0%	P1 LEVEL	2'-0" X 4'-0" STALL DIMENSIONS
TENANT: 56		100.0%		
TOTAL PARKING STALLS: 56		100.0%		

NOTE: PROVISION SPACE FOR ELECTRICAL PLUGS PENDING FUTURE EV CHARGING INFRASTRUCTURE

0.6.0 storage stall summary

STORAGE STALL USER/TYPE	STORAGE STALL COUNT	STORAGE STALL %	LEVEL	COMMENTS
67 RESIDENT UNIT STORAGE				
14 STORAGE UNIT IN LEVEL P1				
99 STORAGE UNITS IN LEVEL 1				
20 STORAGE UNITS IN LEVELS 2 TO 6 - 4 PER LEVEL X 5 LEVELS				
110 STORAGE UNITS TOTAL				



SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

PROJECT DATA
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
21-11-29 REVISION # 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



SD1.03



brydon park



global montessori school



brydon lagoon



fast track indoor karting



linwood park



baldi creek trail



198 street looking south



55 a ave looking west



55 a ave looking east

location

THE PROPOSED DEVELOPMENT IS LOCATED IN LANGLEY ON 55A AVENUE. THE SITE'S ADJACENCIES INCLUDE A MIXTURE OF SINGLE FAMILY HOMES AND MULTI-STORY APARTMENTS. TO THE EAST OF THE SITE LIES AN ELEMENTARY SCHOOL.

saiya apartments development location



location map/north langley

saiya apartments development location



aerial view looking n/w



keystonearch.ca

SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

CONTEXT PLANS
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

21-11-29 REVISION # 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



SD1.05

design rationale

project description

THE SITING AND MASSING OF THE BUILDING IS POSITIONED ALONG THE STREET FITTING IN WITHIN THE CURRENT NEIGHBOURHOOD IN CONTEXT BY MEANS OF A DISTINCTIVE AND PROMINENT ENTRY, STEPPED FAÇADE, FLAT RAISED PROJECTIONS AND STEPPED DOWN MASSING AT THE CORNERS IN ORDER TO REDUCE SCALE. THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS. THE BUILDING FAÇADE IS RHYTHMICALLY DIVIDED UP WITH VARIE SIZED AND PATTERNED OPENINGS ALONG A 3-STOREY VOLUME AND MASSED VERTICALLY AND HORIZONTALLY THROUGHOUT THE BALANCE OF FLOOR LEVELS IN SUCH A WAY TO CREATE A SENSE OF INDIVIDUALITY, WITH A GROUND FLOOR LEVEL SCALED TO ALLOW A STREET-FRIENDLY AND INVITING CONNECTION WITH THE STREET FACE.

THE EXPOSED PARKADE PORTIONS ALONG THE STREET ARE SURFACE TREATED WITH SMOOTH CONCRETE FINISH AND PATTERNED REVEALS AND IN A STEPPED FASHION AND LINED WITH A VEGETATIVE BUFFER THAT CREATE A PERMEABILITY FROM THE STREET BY MEANS OF WIDE STAIRS AND RAMPS.

THE EXTERIOR MATERIAL TREATMENTS USE OF RED-ISH ACCENTS, BLACK, TAUPE AND GREY TONES WITH THE USE OF WOOD FEATURE INSERTS AND CERAMIC VENEER MATERIAL ALL BRING A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE WITHIN THE CITY OF LANGLEY.

massing, form, & character

THE EXTERIOR MASSING AND MATERIALITY IS ARTICULATED TO REFERENCE A MODERN CONTEMPORARY TYPOLOGY AND STYLE CONSISTING OF A BLEND OF CERAMIC COATED PANELS, CEMENTITIOUS PANEL CLADDING AND GLASS GUARDRAILS ALONG THE BALCONY PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE AT THE STREET, AND ALSO ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM WITH ENHANCED VIEWS ALLOWING TENANTS TO EXPERIENCE THE OUTDOORS WHILE YET MAINTAINING PRIVACY WITHIN THE SUITES.

environment sustainability

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, OPEN AND GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS. ALSO INCLUDED ARE NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLES-BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING SURFACE PARKING AND MAXIMIZING DENSITY.

crime prevention

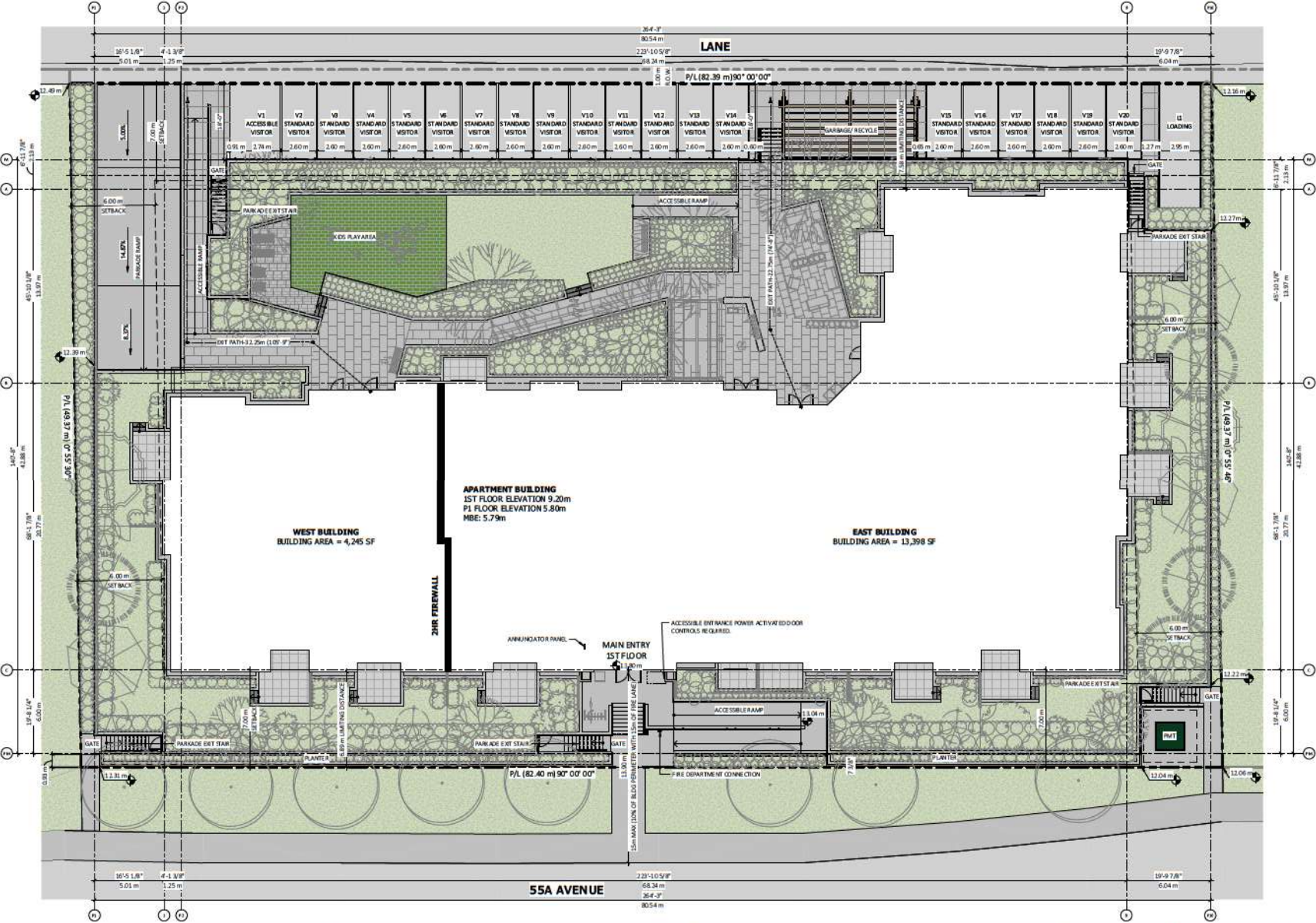
ENVIRONMENTAL DESIGN PRINCIPLES (OPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE REAR AND SIDE YARDS AND PARKADE LEVEL BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES. ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.





55 a avenue streetscape

1" = 20'-0"



site plan
3/32" = 1'-0"



SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

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

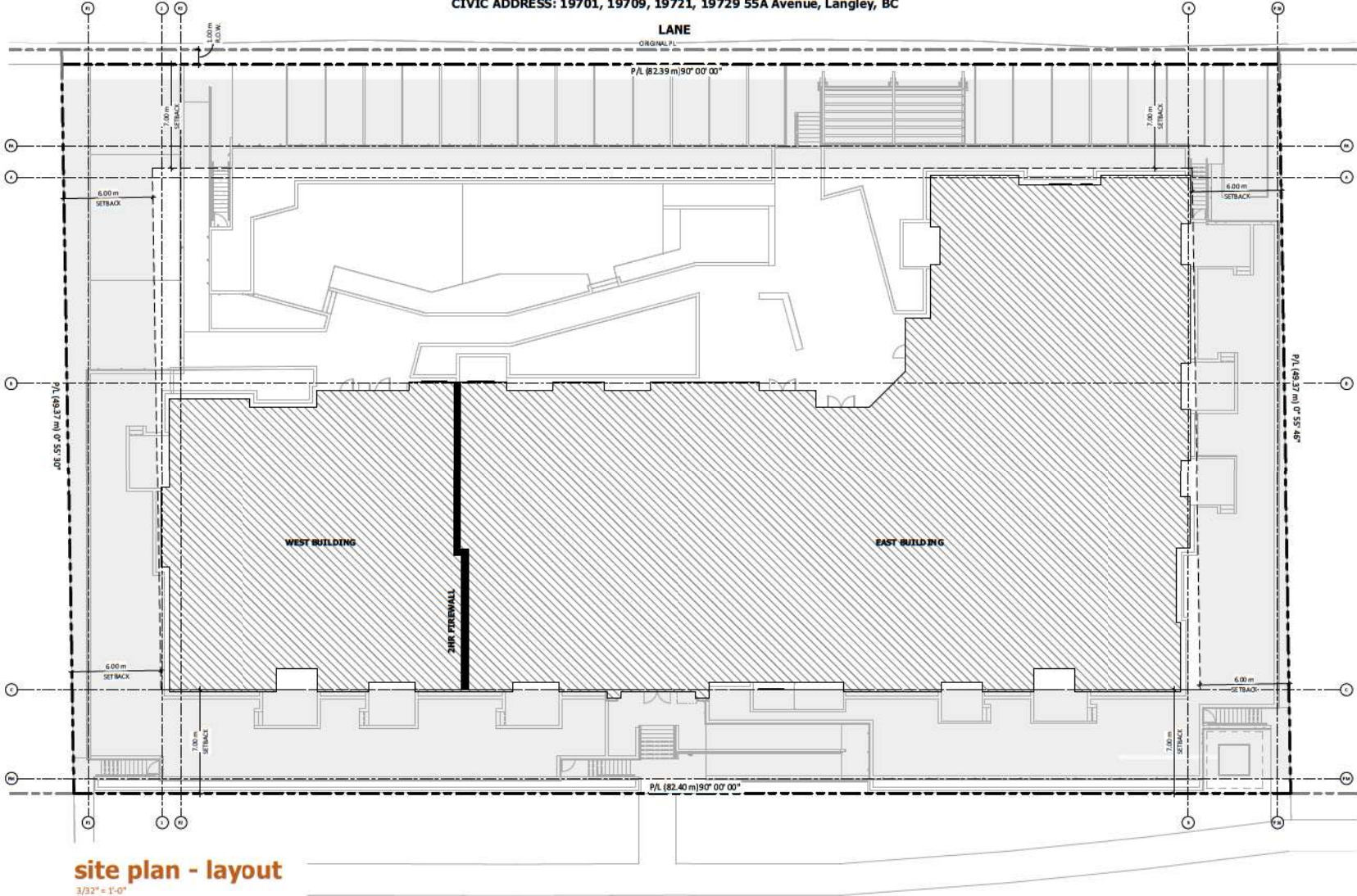
↑

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PROJECT NUMBER: 20-143



SD1.20

LEGAL ADDRESS: LOT 4, PLAN 9982; LOTS A, B AND C, PLAN 15675;
 CIVIC ADDRESS: 19701, 19709, 19721, 19729 55A Avenue, Langley, BC



site plan - layout
 3/32" = 1'-0"

55A AVENUE



SAIYA APARTMENTS
 19701 - 19729 55A AVENUE, LANGLEY, B.C.

SITE PLAN-LAYOUT
 SCALE: 3/32" = 1'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

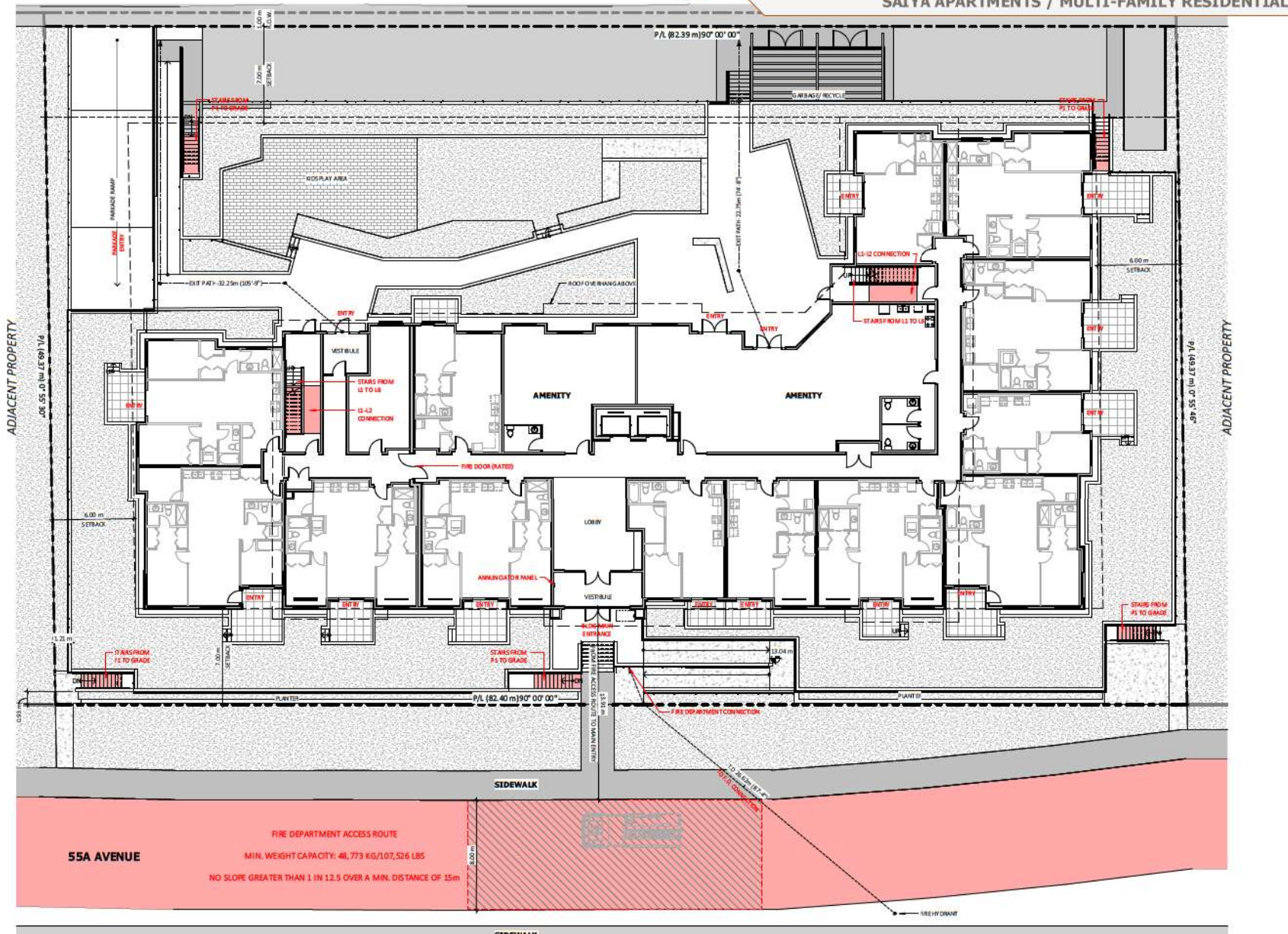
21-11-29 REVISION # 3
 CITY OF LANGLEY FILE #
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SD1.21

SYMBOL LEGEND

▲ SPRINKLER & WINDOW ALTERNATE SOLUTIONS FOR PROTECTION OF EXIT ROUTE (LEVELS 1 & 2)



site plan - fire dept
3/32" = 1'-0"

55A AVENUE

FIRE DEPARTMENT ACCESS ROUTE
MIN. WEIGHT CAPACITY: 48,773 KG/107,526 LBS
NO SLOPE GREATER THAN 1 IN 12.5 OVER A MIN. DISTANCE OF 15m



SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

FIRE DEPT. SITE PLAN
SCALE: As indicated



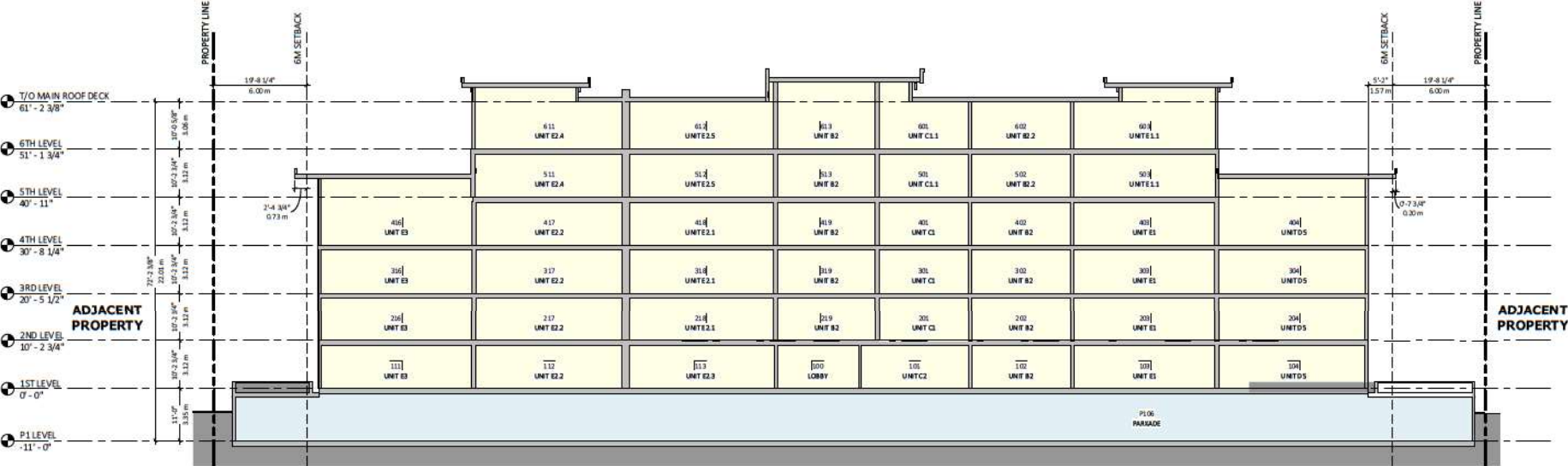
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CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



SD1.22

OCCUPANCIES

- GROUP C - RESIDENTIAL
- GROUP F3 - PARKADE



section a
3/32" = 1'-0"



SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

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

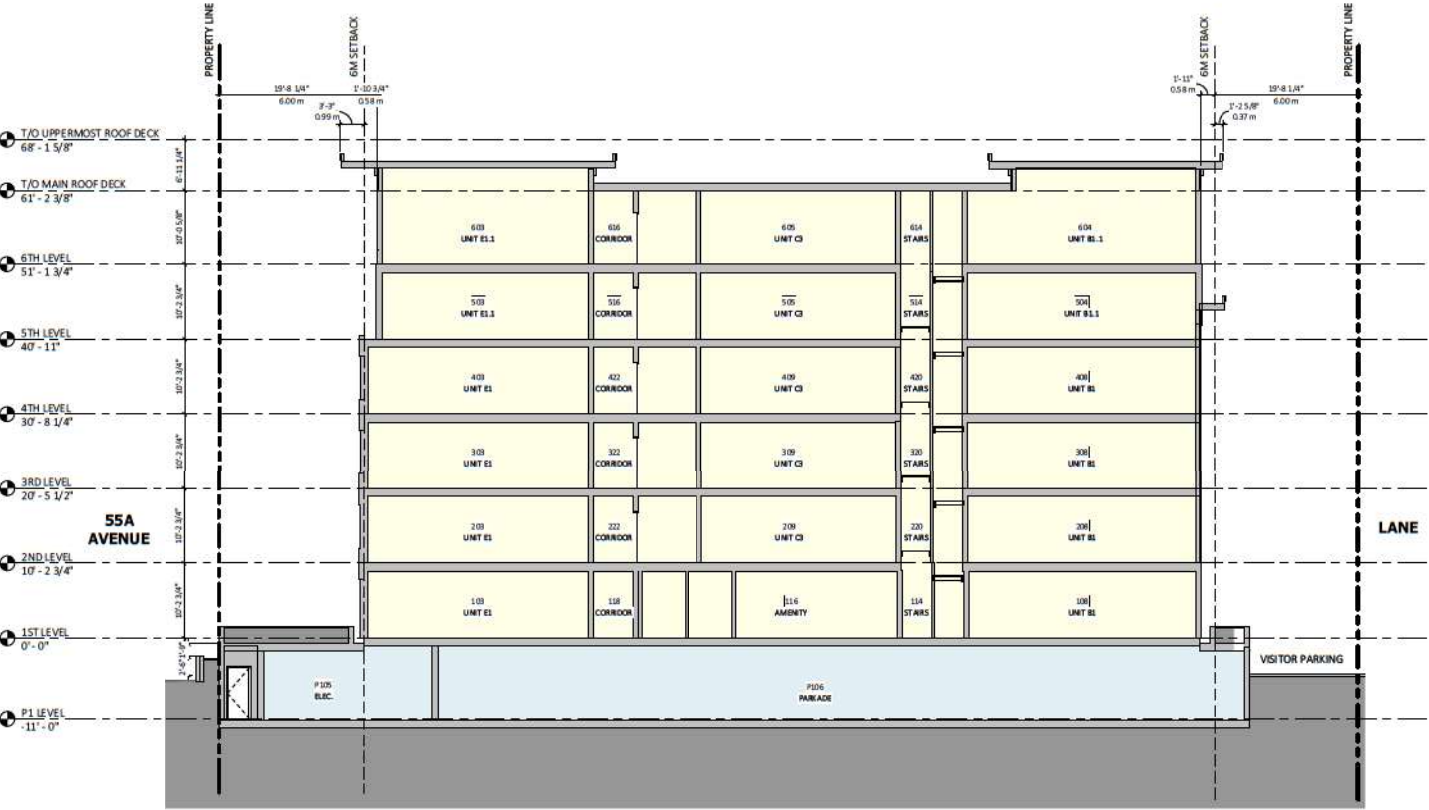
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21-11-29 REVISION # 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



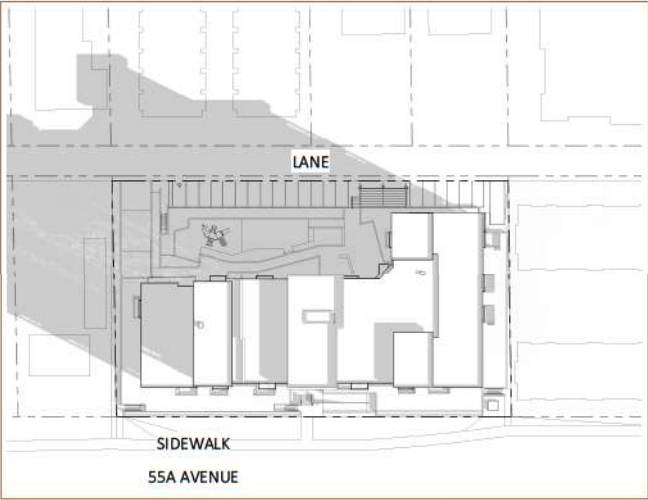
SD1.23

OCCUPANCIES

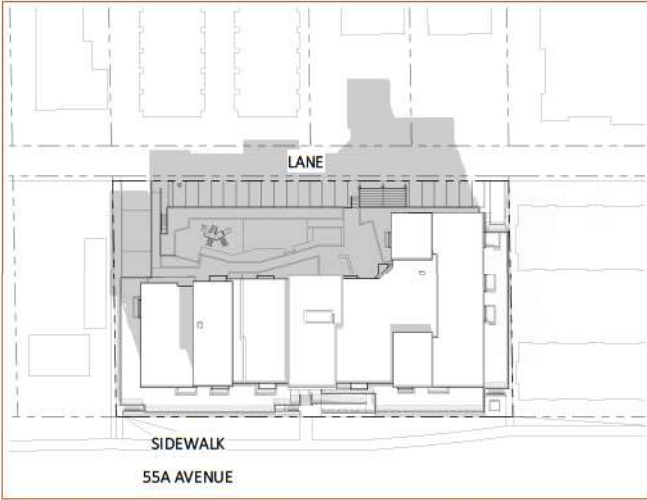
- GROUP C - RESIDENTIAL
- GROUP FS - PARKADE



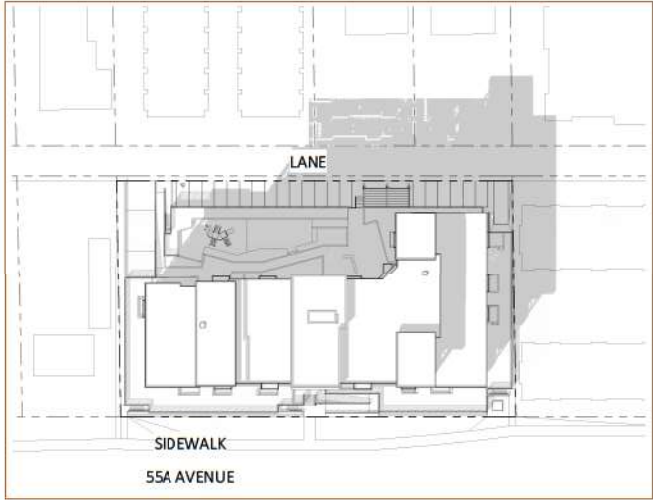
section b
1/8" = 1'-0"



shadow study - 9am - march 21

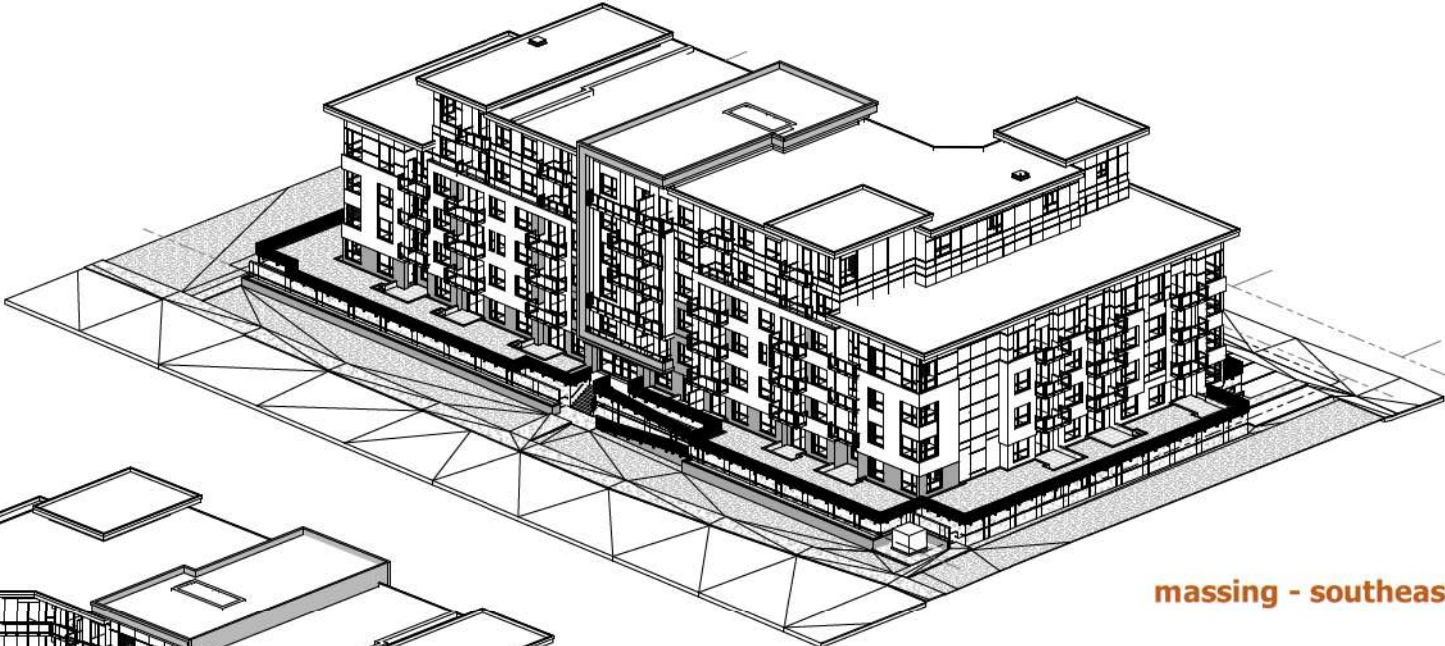


shadow study - 12pm - march 21

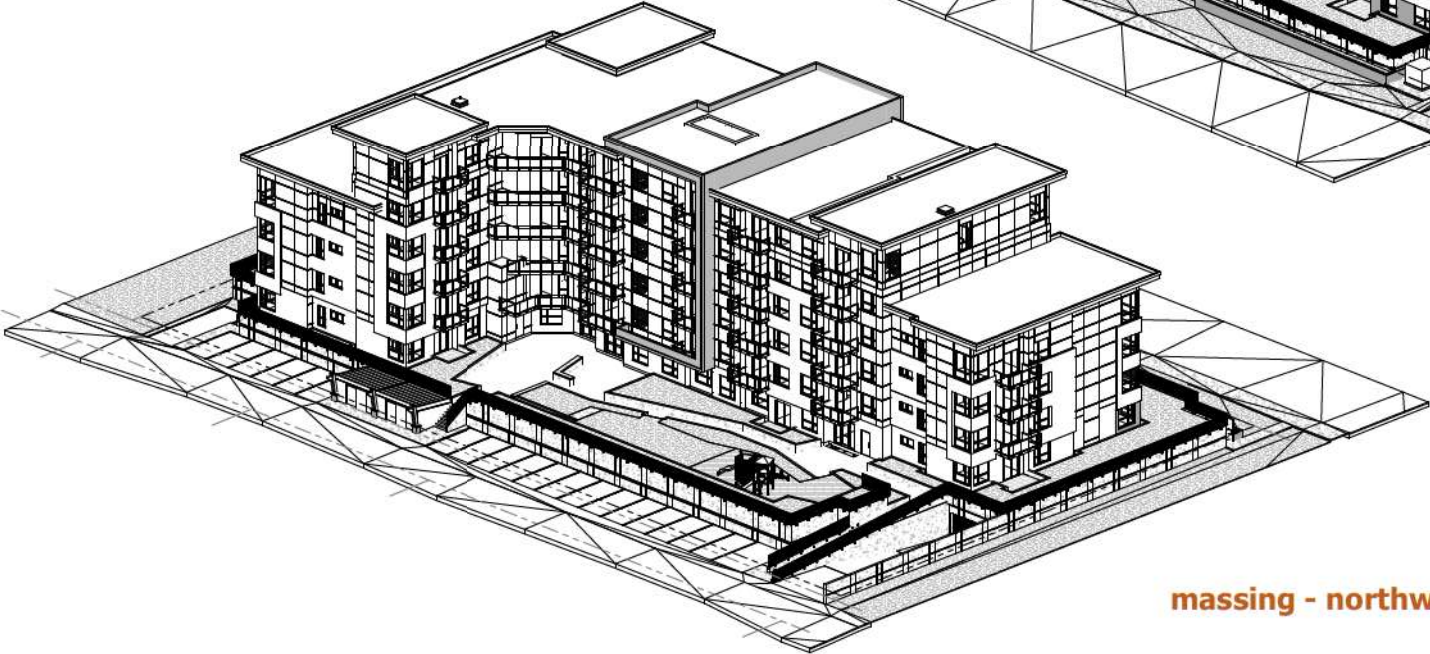


shadow study - 3pm - march 21





massing - southeast



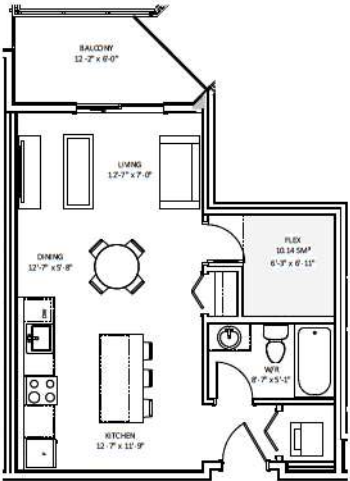
massing - northwest



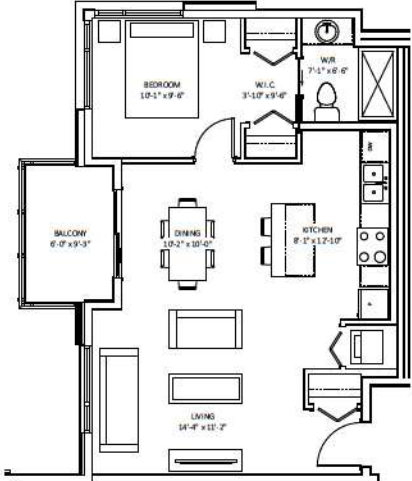
south elevation

3/32" = 1'-0"

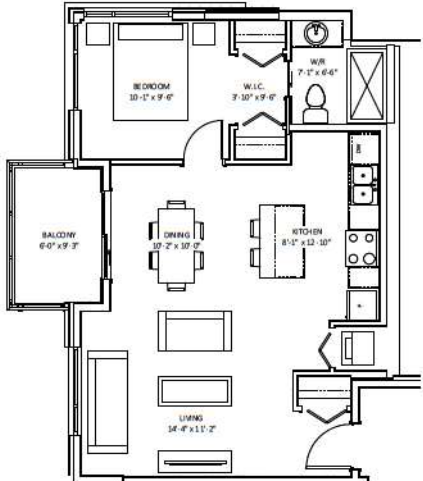




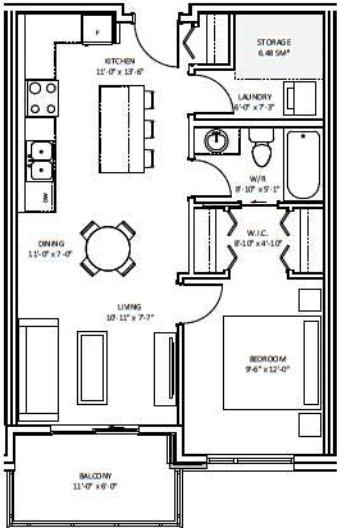
unit A1 510SF, 1R, 1BED+ FLEX
UNIT COUNT: 5
LEVEL: 2 TO 6
1/4" = 1'-0"



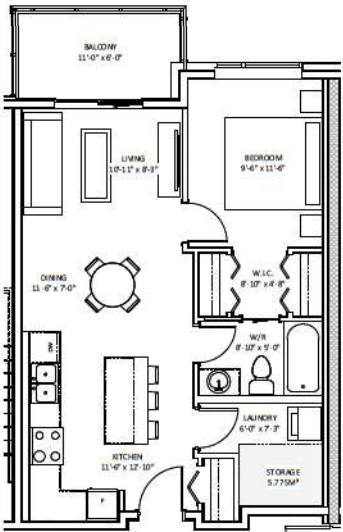
unit B1 664SF, 1BED
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



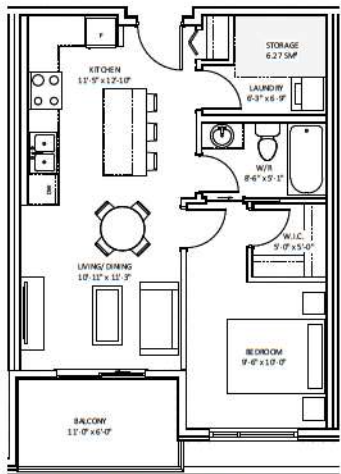
unit B1.1 681SF, 1BED
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



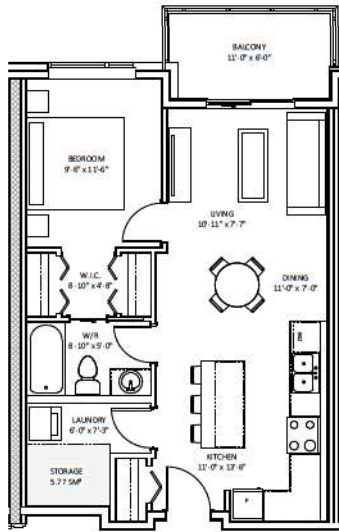
unit B2 654SF, 1BED
UNIT COUNT: 9
LEVEL: 1 TO 6
1/4" = 1'-0"



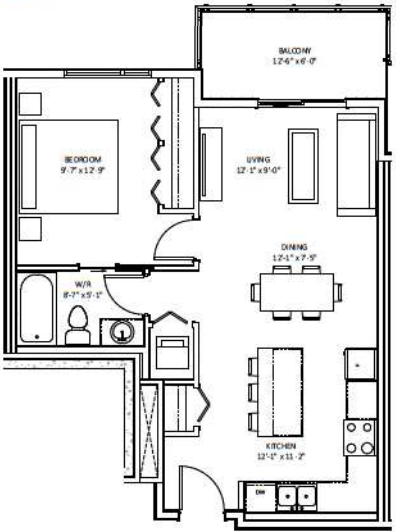
unit B2.1 655SF, 1BED
UNIT COUNT: 1
LEVEL: 2
1/4" = 1'-0"



unit B2.2 588SF, 1BED
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



unit B2.3 648SF, 1BED
UNIT COUNT: 6
LEVEL: 1 TO 6
1/4" = 1'-0"



unit B3 660SF, 1BED
UNIT COUNT: 5
LEVEL: 2 TO 6
1/4" = 1'-0"



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19701 - 19729 55A AVENUE, LANGLEY, B.C.

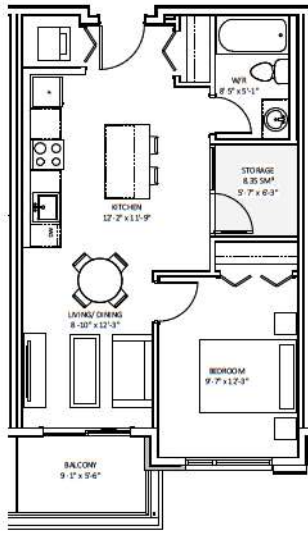
UNIT PLANS
SCALE: 1/4" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

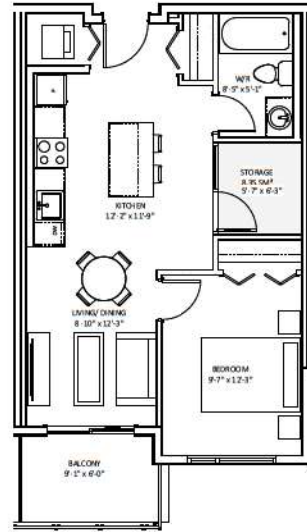
21-11-29 REVISION #: 2
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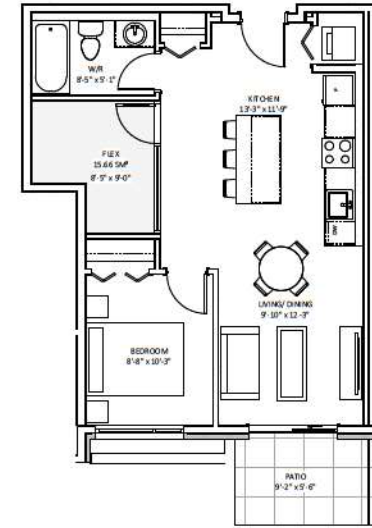
SD2.01



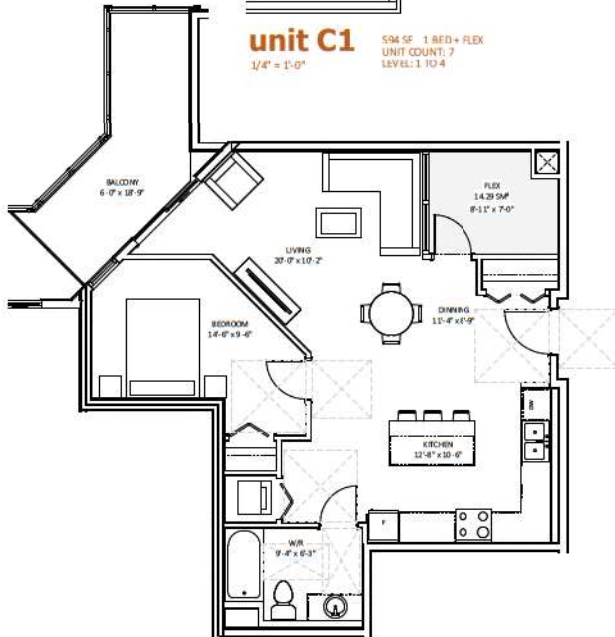
unit C1 594 SF 1 BED + FLEX
UNIT COUNT: 7
LEVEL: 1 TO 4
1/4" = 1'-0"



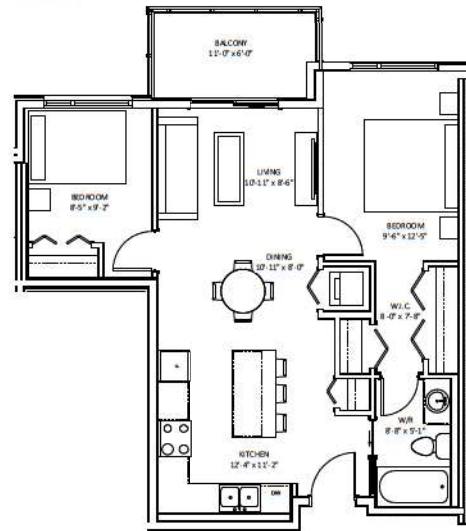
unit C1.1 595 SF 1 BED + FLEX
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



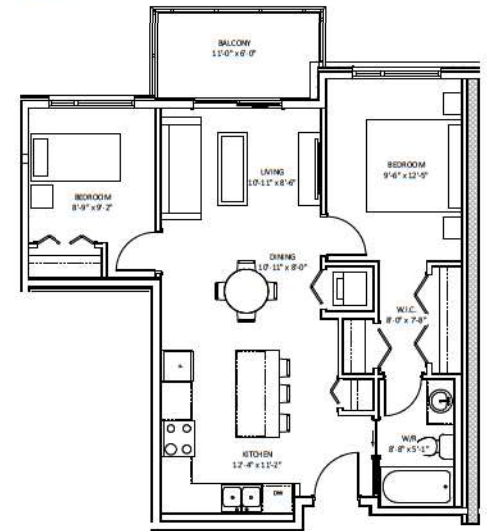
unit C2 631 SF 1 BED + FLEX
UNIT COUNT: 1
LEVEL: 1
1/4" = 1'-0"



unit C3 836 SF 1 BED + FLEX
UNIT COUNT: 5
LEVEL: 2 TO 6
1/4" = 1'-0"



unit D1 760 SF 2 BED
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



unit D1.1 774 SF 2 BED
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



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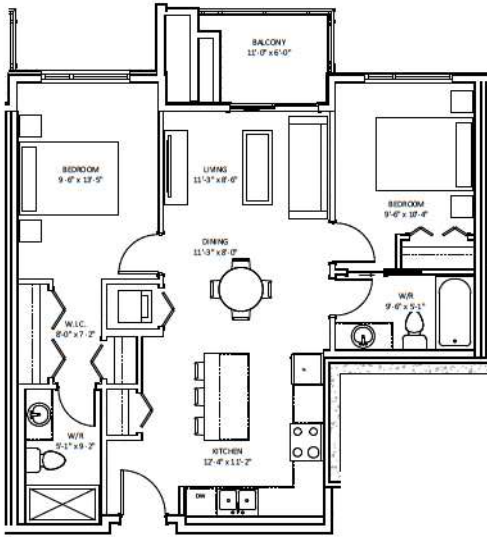
UNIT PLANS
SCALE: 1/4" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

21-11-29 REVISION # 2
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PROJECT NUMBER: 20-143



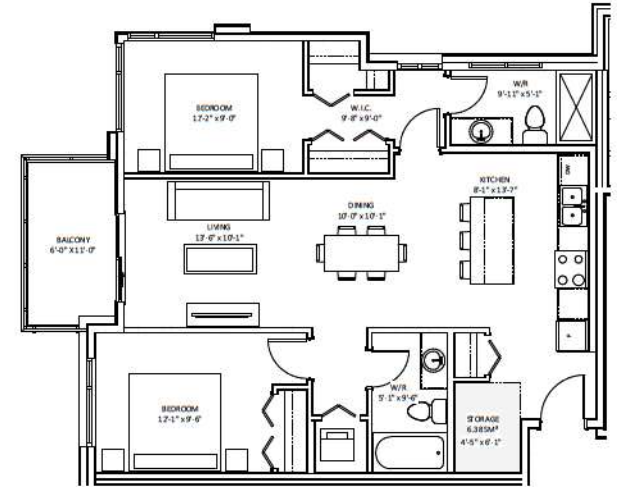
SD2.02



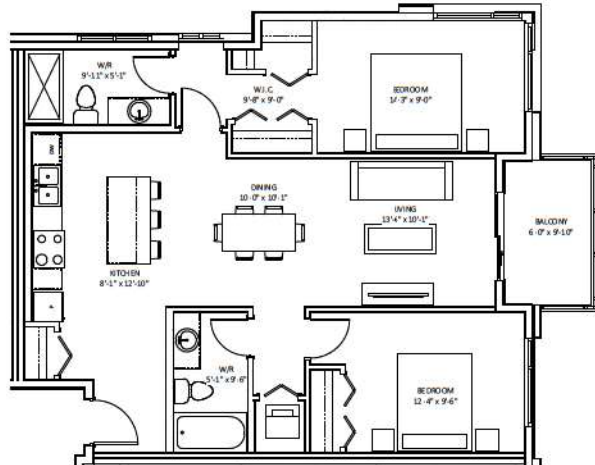
unit D2 8715F 2 BED
UNIT COUNT: 5
LEVEL: 2 TO 6
1/4" = 1'-0"



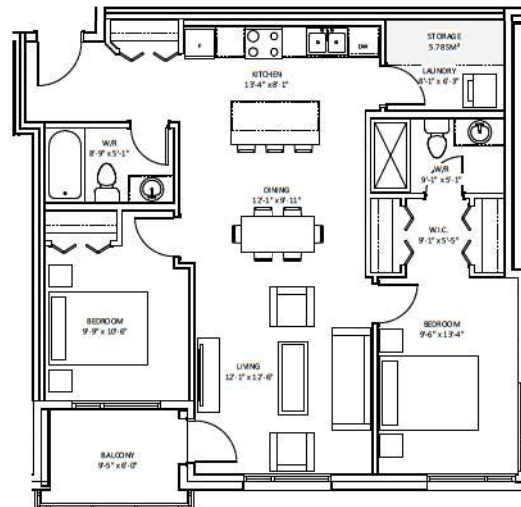
unit D3 986 SF 2 BED
UNIT COUNT: 2
LEVEL: 1 TO 2
1/4" = 1'-0"



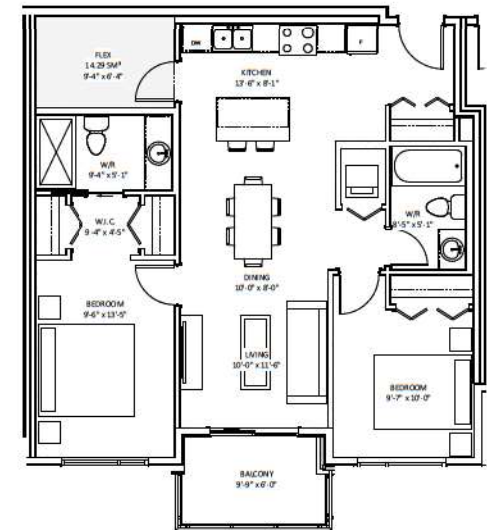
unit D3.1 988 SF 3 BED
UNIT COUNT: 2
LEVEL: 3-4
1/4" = 1'-0"



unit D4 9965F 2 BED
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"

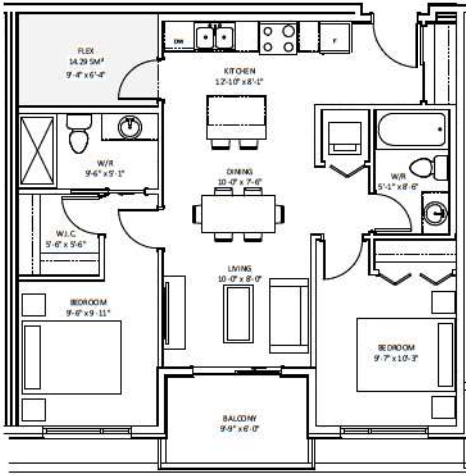


unit D5 9995F 2 BED
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"

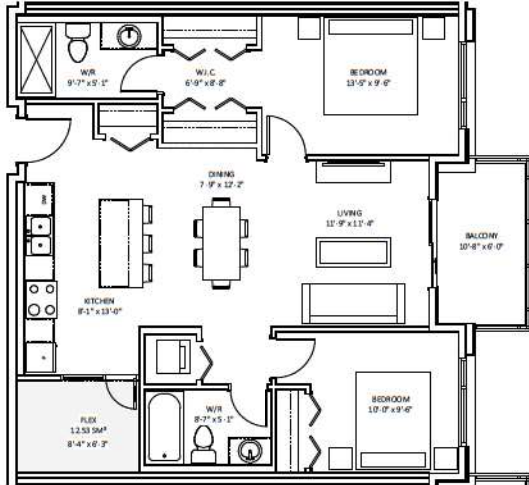


unit E1 931 SF 2 BED + FLEX
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"

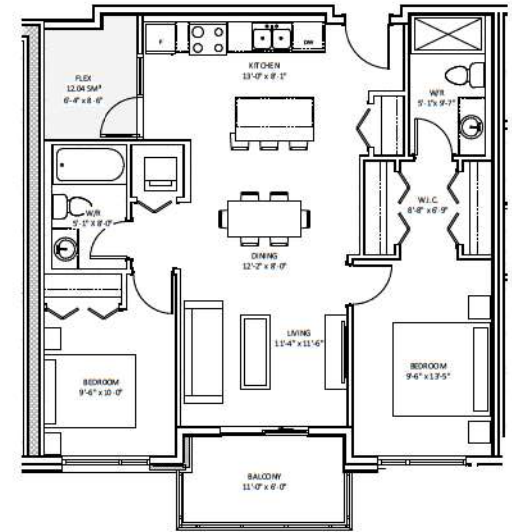




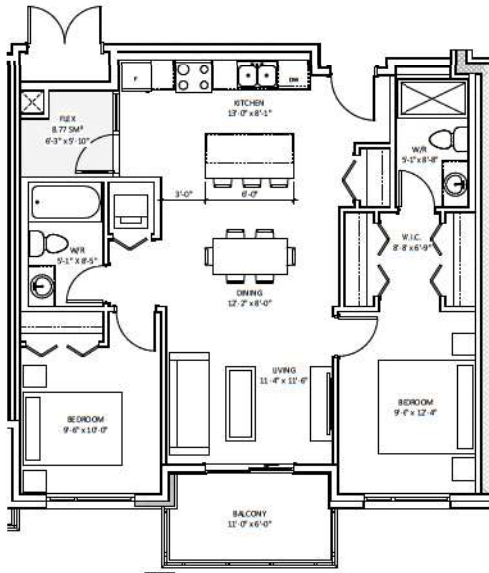
unit E1.1 864 SF 2 BED + FLEX
 UNIT COUNT: 2
 LEVEL: 3 & 6
 1/4" = 1'-0"



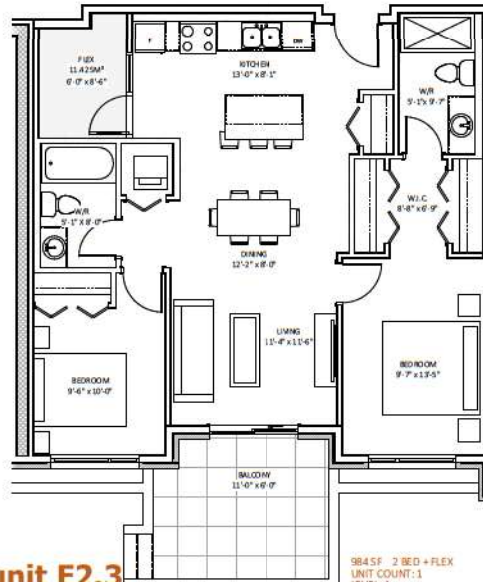
unit E2 978 SF 2 BED + FLEX
 UNIT COUNT: 4
 LEVEL: 1 TO 4
 1/4" = 1'-0"



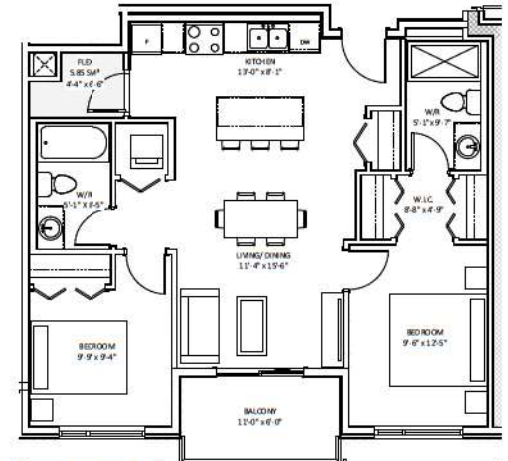
unit E2.1 973 SF 2 BED + FLEX
 UNIT COUNT: 3
 LEVEL: 2 TO 4
 1/4" = 1'-0"



unit E2.2 942 SF 2 BED + FLEX
 UNIT COUNT: 4
 LEVEL: 1 TO 4
 1/4" = 1'-0"



unit E2.3 984 SF 2 BED + FLEX
 UNIT COUNT: 1
 LEVEL: 1
 1/4" = 1'-0"



unit E2.4 878 SF 2 BED + FLEX
 UNIT COUNT: 2
 LEVEL: 5 & 6
 1/4" = 1'-0"



SAIYA APARTMENTS
 19701 - 19729 55A AVENUE, LANGLEY, B.C.

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

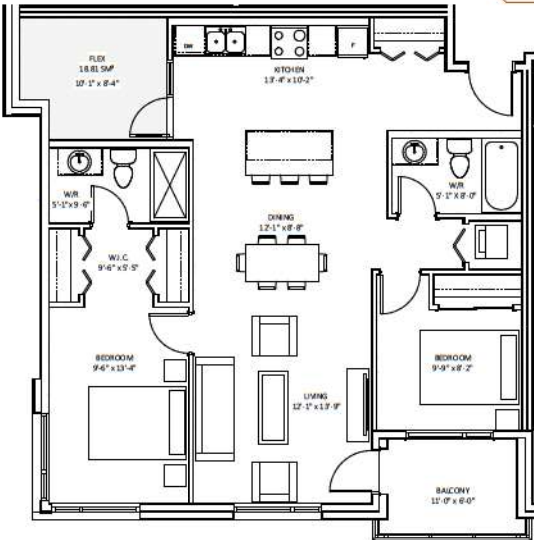
RE-ISSUED FOR DEVELOPMENT PERMIT
 21-11-29 REVISION # 2
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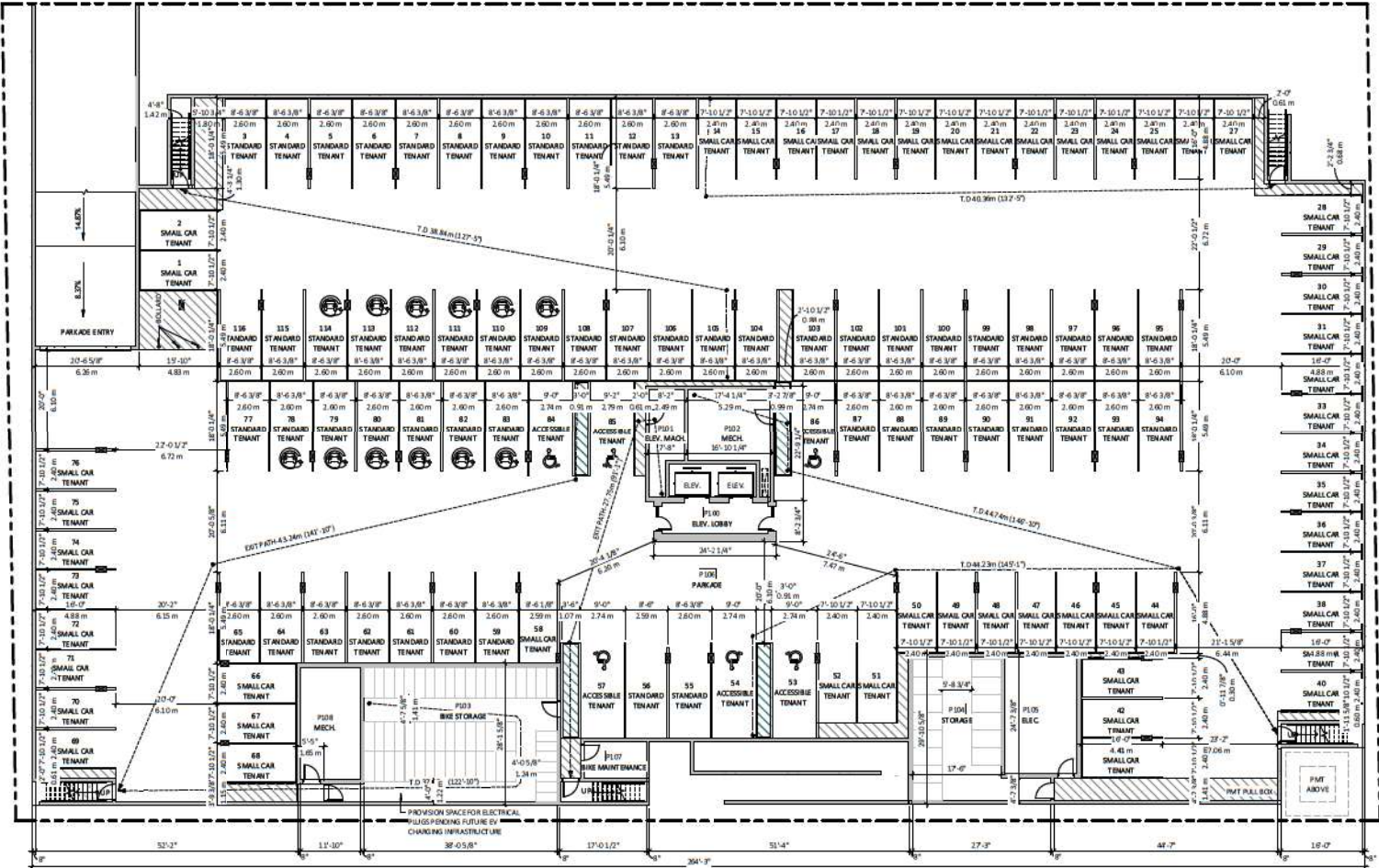
SD2.04



unit E2.5 891 SF 3 RFD + FLEX
 UNIT COUNT: 2
 LEVEL: 5 & 6
 1/4" = 1'-0"



unit E3 1076 SF 3 BED + FLEX
 UNIT COUNT: 4
 LEVEL 1 TO 4
 1/4" = 1'-0"



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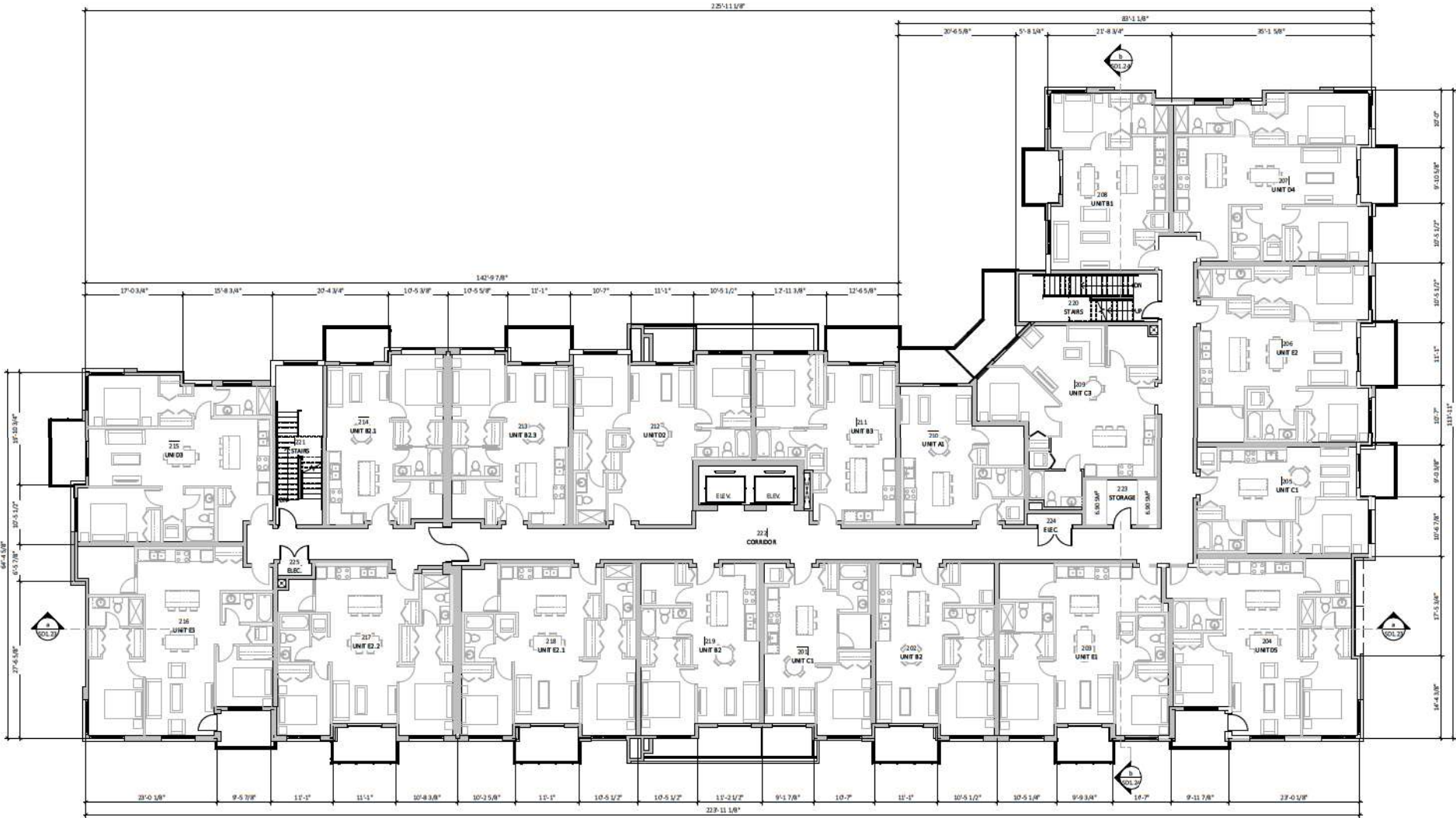
P1 LEVEL PLAN
 SCALE: 3/32" = 1'-0"



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SD3.01



SAIYA APARTMENTS

19701 - 19729 55A AVENUE, LANGLEY, B.C.

2nd LEVEL PLAN

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

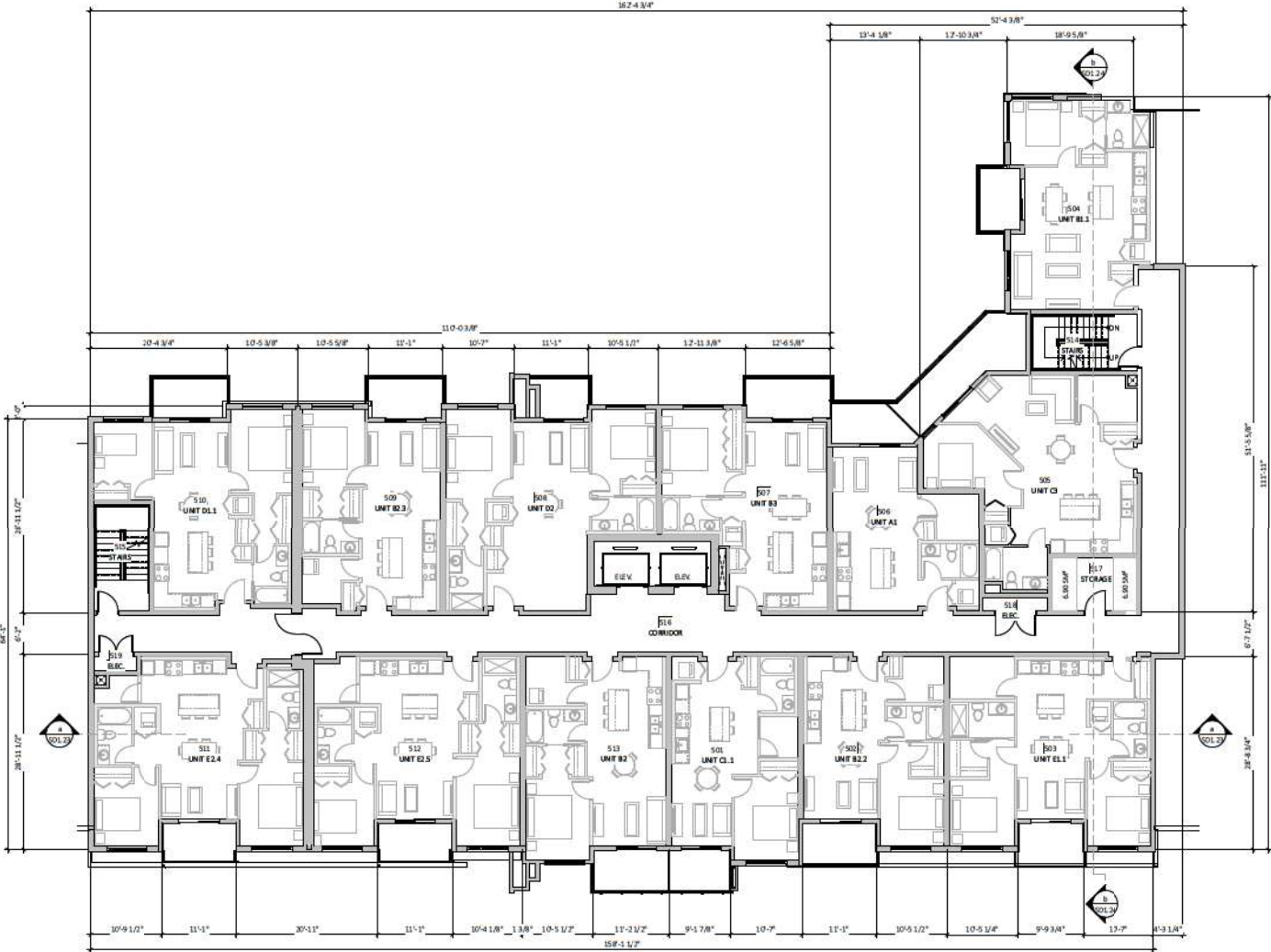


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SD3.03



SAIYA APARTMENTS

19701 - 19729 55A AVENUE, LANGLEY, B.C.

5TH LEVEL PLAN

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

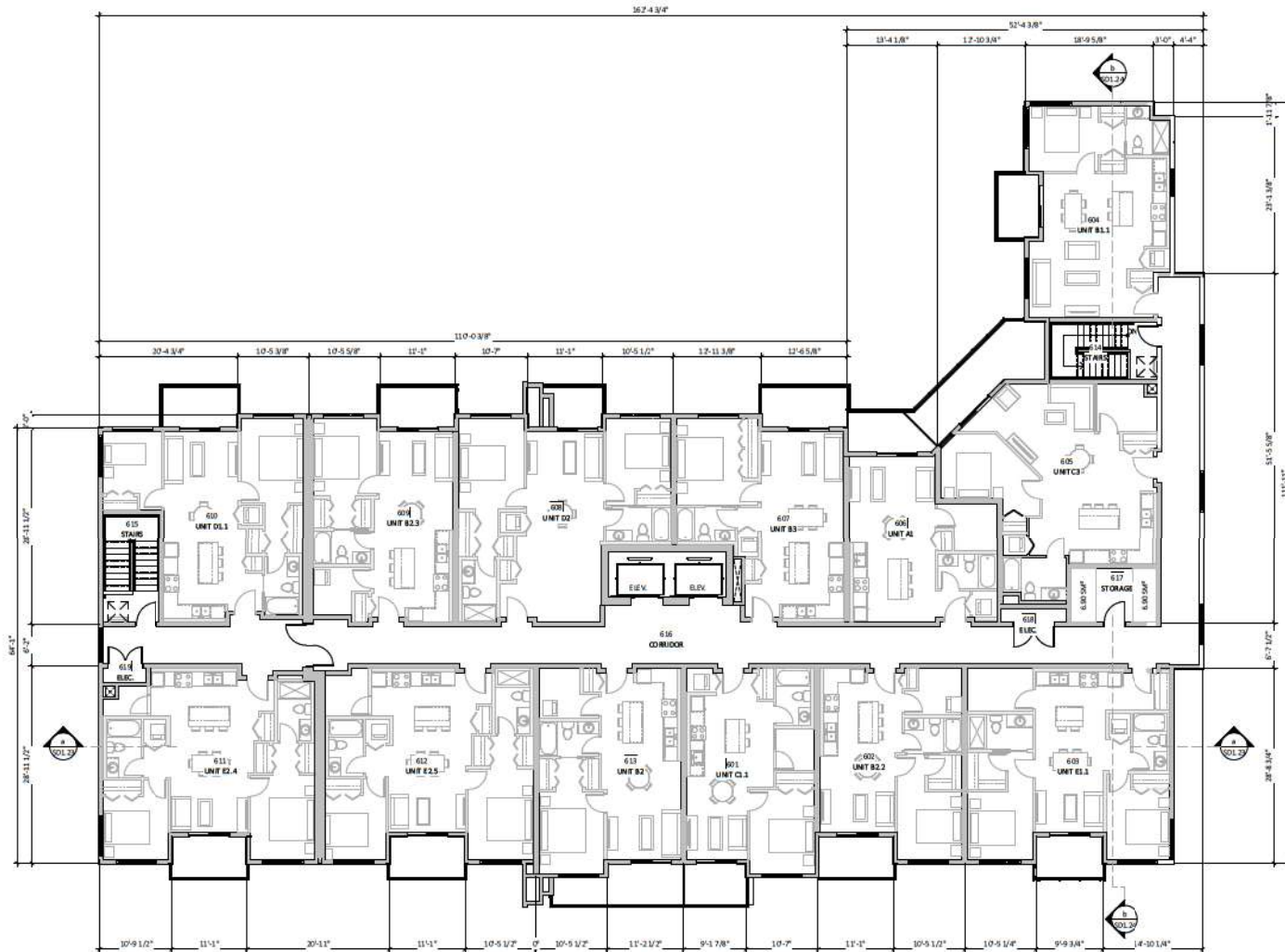


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21-11-29 REVISION # 2
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SD3.06



SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

6TH LEVEL PLAN
SCALE: 1/8" = 1'-0"

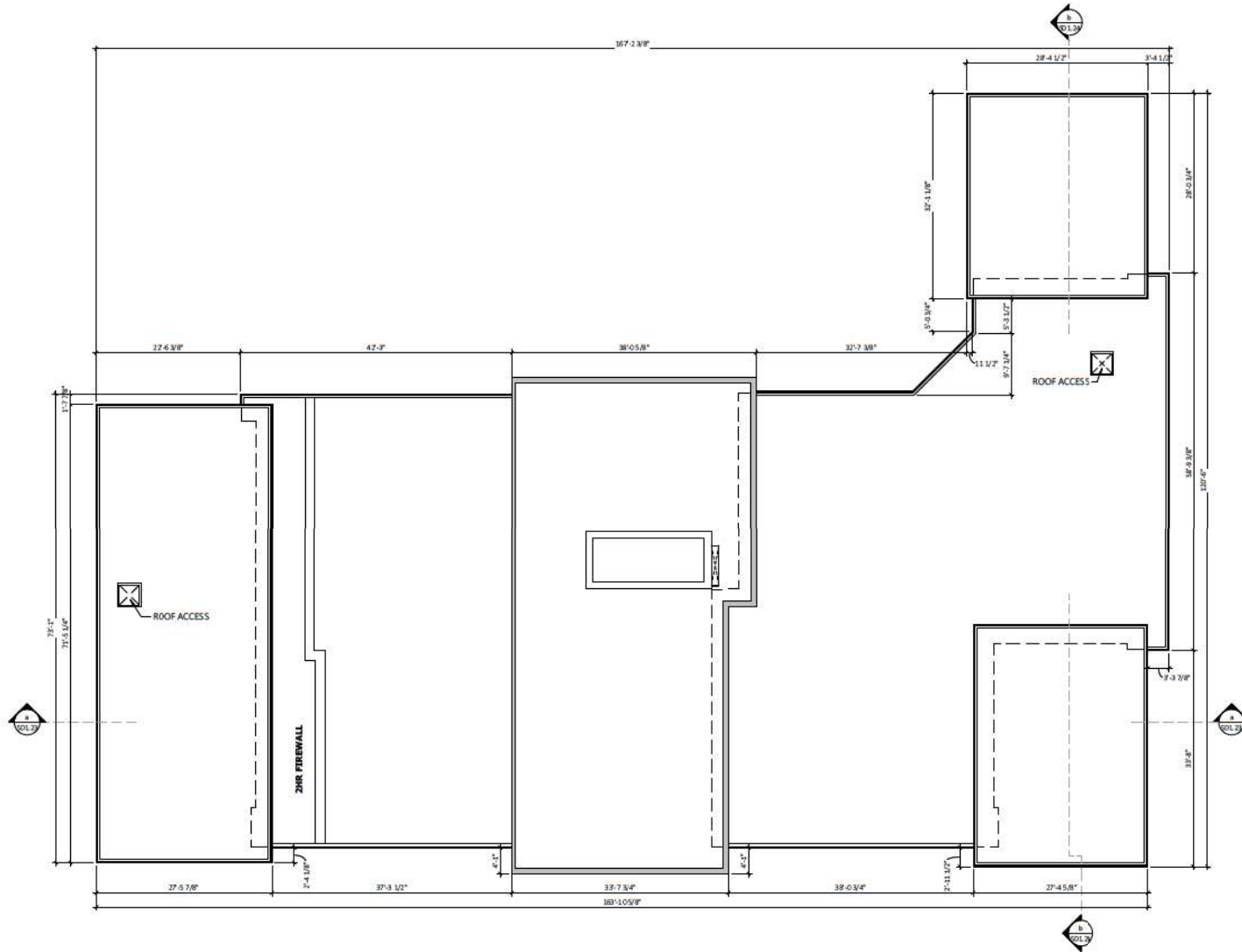


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21-11-29 REVISION # 2
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SD3.07





north elevation

3/32" = 1'-0"



south elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL, SINGS (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: CHARCOAL - EASY TRIM 5/16" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL, SINGS (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: GRAY SAT / EASY TRIM 5/16" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL, SINGS (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: IRON GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
- 4 CEMENT BOARD SMOOTH PANEL, SINGS (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE, COLOUR: BLACK OAK - EASY TRIM 5/16" REVEAL PANEL SYS.
- 5 CERAMIC COATE PANELS
- CERACLAD, COLOUR: PEAL, 19 REVEAL TEXTURE
- 6 CERAMIC COATE PANELS
- CERACLAD, COLOUR: ANTIQUE RED - VANTIQUE BRICK TEXTURE
- 7 CERAMIC COATED PANELS
- CERACLAD, COLOUR: CHARCOAL, 1 MODERN STRIP TEXTURE
- 8 CEMENT BOARD FASGA BOARD, TEXTURE: SMOOTH
- JAMES HARDIE, COLOUR: IRON GRAY
- 9 CEMENT BOARD CE DERMAL HORIZONTAL LAP SINGS (0" EXPOSURE)
- JAMES HARDIE, COLOUR: IRON GRAY
- 10 CEMENT BOARD CE DERMAL HORIZONTAL LAP SINGS (0" EXPOSURE)
- JAMES HARDIE, COLOUR: WATER BROWN
- 11 VINYL BALCONY DOOR:
- COLOUR: BLACK EXT. / WHITE INT.
- 12 METAL DOOR:
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "MIGHT GRAY"
- 13 CURTAIN WALL (200 LIT 5015 M 1):
- SAWNEER, COLOUR: BLACK ANODIZED, C/W GRAY SPANDREL PANEL
- 14 VINYL WINDOW:
- COLOUR: BLACK EXT. / WHITE INT.
- 15 ALUMINUM GLASS BALCONY RAILING:
- COLOUR: BLACK ANODIZED
- 16 ALUMINUM GUARD RAILING:
- COLOUR: BLACK
- 17 METAL FLASHING:
- 15015 M 1, COLOUR: CLEAR ANODIZED
- 18 CONCRETE WALL, PAINTED:
- COLOUR: MEDIUM GRAY
- 19 ALUMINUM GLASS PATIO PRIVACY SCREEN:
- COLOUR: BLACK ANODIZED
- 20 ROOF/BALCONY SOFFIT:
- COLOUR: WHITE, PERFORATED VINYL
- 21 ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: CLEAR ANODIZED
- 22 ALUMINUM GUTTER:
- COLOUR: CLEAR ANODIZED

NOTES:
1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MODULARS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER ACCESS ONLY.



SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

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

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21-11-29 REVISION # 2
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PROJECT NUMBER: 20-143



SD4.01



east elevation

3/32" = 1'-0"



west elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SINGS (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE COLOUR: GRAY SATIN / EASY TRIM 5/16" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL SINGS (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE COLOUR: IRON GRAY / EASY TRIM 5/16" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL SINGS (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE COLOUR: IRON GRAY / EASY TRIM 5/16" REVEAL PANEL SYS.
- 4 CEMENT BOARD SMOOTH PANEL SINGS (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE COLOUR: BLACK OAK / EASY TRIM 5/16" REVEAL PANEL SYS.
- 5 CERAMIC COATED PANELS
- CERACLAD COLOUR: PEAL / SREVAL TEXTURE
- 6 CERAMIC COATED PANELS
- CERACLAD COLOUR: ANTIQUE RED - VANTIQUE BRICK TEXTURE
- 7 CERAMIC COATED PANELS
- CERACLAD COLOUR: CHARCOAL / MODERN STRIP TEXTURE
- 8 CEMENT BOARD FASGA BOARD, TEXTURE: SMOOTH
- JAMES HARDIE COLOUR: IRON GRAY
- 9 CEMENT BOARD CERAMIC HORIZONTAL LAP SINGS (6" EXPOSURE)
- JAMES HARDIE COLOUR: IRON GRAY
- 10 CEMENT BOARD CERAMIC HORIZONTAL LAP SINGS (6" EXPOSURE)
- JAMES HARDIE COLOUR: WATER BROWN
- 11 VINYL BALCONY DOOR
- COLOUR: BLACK EXT. / WHITE INT.
- 12 METAL DOOR
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "MIGHT GRAY"
- 13 CURTAIN WALL (2800 UT 2010M1)
- SAWNERS COLOUR: BLACK ANDOZZI, C/W GRAY SPANREL PANEL
- 14 VINYL WINDOW
- COLOUR: BLACK EXT. / WHITE INT.
- 15 ALUMINUM GLASS BALCONY RAILING
- COLOUR: BLACK ANDOZZI
- 16 ALUMINUM GUARDRAILING
- COLOUR: BLACK
- 17 METAL FLASHING
- 1501 01, COLOUR: CLEAR ANDOZZI
- 18 CONCRETE WALL, PAINTED
- COLOUR: MEDIUM GRAY
- 19 ALUMINUM GLASS PATIO PRIVACY SCREEN
- COLOUR: BLACK ANDOZZI
- 20 ROOF/BALCONY SOFFIT
- COLOUR: WHITE, PERFORATED VINYL
- 21 ALUMINUM MECHANICAL EQUIPMENT SCREEN
- COLOUR: CLEAR ANDOZZI
- 22 ALUMINUM GUTTER
- COLOUR: CLEAR ANDOZZI

NOTES:
1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MODULARS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER ACCESS ONLY.



SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

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

RE-ISSUED FOR DEVELOPMENT PERMIT
21-11-29 REVISION # 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



SD4.02



south elevation



SAIYA APARTMENTS

19701 - 19729 55A AVENUE, LANGLEY, B.C.

RENDERED ELEVATIONS

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

21-11-29 REVISION # 3
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



SD4.03



north elevation



SAIYA APARTMENTS
19701 - 19729 55A AVENUE, LANGLEY, B.C.

RENDERED ELEVATIONS
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
21-11-29 REVISION # 2
CITY OF LANGLEY FILE #
PROJECT NUMBER: 20-143



SD4.04



main building entrance



amenity entrance



55A AVENUE - WEST



55A AVENUE - EAST



LANE - EAST



LANE - WEST