



**PROJECT DATA**

<b>BUILDING ANALYSIS OF:</b>	199-48 55A AVE. LANGLEY
<b>ZONE :</b>	REZONING FROM RS-1 TO OD BASED ON RM3
<b>PID :</b>	031-267-536
<b>LEGAL DESCRIPTION:</b>	LOT A SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT, PLAN EPP120331
<b>SITE SIZE :</b>	4,200 SQ.M. (49,917 SQ.FT.)
<b>NUMBER OF STOREYS:</b>	8
<b>GROSS FLR AREA :</b>	MAX. ALLOWABLE 92,225 SQ. FT. 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.) <b>TOTAL 8,598 SQ.M. (92,225 SQ. FT.)</b>
<b>FSR :</b>	MAX. ALLOWABLE 2.1 PROPOSED 2.1
<b>NUMBER OF DWELLING UNITS :</b>	MAX. ALLOWABLE N/A PROPOSED 126 (300 UNITS/HECTARE)
<b>EXISTING AVERAGE GRADE :</b>	10.45 M (34.28')
<b>HEIGHT :</b>	MAX. ALLOWABLE HEIGHT N/A PROPOSED 22.75M (74.96')
<b>FRONT YARD :</b>	MIN. REQUIRED 6.0M (19.69') PROPOSED 6.0M (19.76')
<b>REAR YARD :</b>	MIN. REQUIRED 6.0M (19.69') PROPOSED 6.1M (20.00')
<b>SIDE YARD :</b>	MIN. REQUIRED WEST 6.0M (19.69') EAST 8.0M (19.69') PROPOSED WEST 6.0M (19.64') EAST 7.9M (25.91')
<b>SITE COVERAGE :</b>	MAX. ALLOWABLE 4,080 X 40% = 1,632 SQ. M. (17,567 SQ.FT.) PROPOSED 1,854 SQ.M. (17,606 SQ. FT.) (40.5%)
<b>PARKING :</b>	REQUIRED RESIDENTS: 1.0 (8 STUDIO) X 2.0 + 1.1 (BED) X 96 + 1.3 (BED) X 40 = 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. (162.90 M./UNIT)

**UNITS SYNOPSIS**

UNIT TYPE	NO. BED	AREA		NUMBER OF UNITS						TOTAL UNITS	TOTAL (SQM)	TOTAL (SQFT)	
		SQ FT	SQ M	3RD FL.	2ND FL.	2ND FL.	4TH FL.	5TH FL.	6TH FL.				
UNIT A INSUITE	2B	764	738	1						1	738	794	
UNIT AD INSUITE	2B	789	733		2	2	2	2		8	5864	6,312	
UNIT B INSUITE	1B	821	484	1	1	1	1	1		5	2420	2,606	
UNIT C INSUITE	1B+D	838	583	1	1	1	1	1		5	2965	3,190	
UNIT D INSUITE	1B	554	515	1	1	1	1	1		5	2675	2,770	
UNIT D2 INSUITE	1B	545	506		1	1	1	1		4	2024	2,181	
UNIT D3 INSUITE	1B	547	503		1	1	1	1	1	1	5	508	547
UNIT E INSUITE	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 INSUITE	1B	510	474		1	1	1	1		1	474	510	
UNIT G2 INSUITE	1B	526	493		1	1	1	1		4	1992	2,146	
UNIT H INSUITE	1B	461	456		1	1	1	1		1	456	491	
UNIT H2 INSUITE	1B	503	467		1	1	1	1		4	1968	2,092	
UNIT J INSUITE	2B	751	688	1						1	688	751	
UNIT J2 INSUITE	2B	758	704		1	1	1	1	1	5	3520	3,760	
UNIT K INSUITE	2B	808	751		2	2	2	2		8	6008	6,484	
UNIT L INSUITE	1B	508	472		2	2	2	2		8	3778	4,094	
UNIT M INSUITE	STUDIO	461	428		2	2	2	2		8	3424	3,688	
UNIT M2 INSUITE	STUDIO	451	423		2	1	1	1		5	2140	2,305	
UNIT M3 INSUITE	STUDIO	460	432		1	1	1	1		3	1296	1,396	
UNIT N PARKING	2B	800	743		1	1	1	1		1	743	800	
UNIT N2 PARKING	2B	707	657		1	1	1	1	1	4	2628	2,828	
UNIT O INSUITE	1B+D	807	564	1	1	1	1	1	1	5	2920	3,095	
UNIT O2 INSUITE	1B+D	573	532		1	2	2	2		7	3724	4,011	
UNIT O3 PARKING	1B	472	439		1					1	439	472	
UNIT P INSUITE	2B	761	707		1	1	1	1		4	2928	3,044	
UNIT Q INSUITE	1B	586	554		1	1	1	1		4	2216	2,384	
UNIT R INSUITE	STUDIO	432	401		1	1	1	1		4	1604	1,728	
UNIT S INSUITE	2B+D	767	713		1	1	1	1		1	713	767	
UNIT T INSUITE	1B+D	595	563		1	1	1	1		1	563	595	
UNIT U INSUITE	1B	510	474		1	1	1	1		1	474	510	
UNIT V INSUITE	2B	740	687		1	1	1	1		1	687	740	
UNIT W INSUITE	1B+D	680	685		2	2	2	2		2	1170	1,280	
UNIT X INSUITE	1B+D	617	573		1	1	1	1		1	573	617	
UNIT Y2 INSUITE	1B+D	669	653		1	1	1	1		1	653	689	
<b>TOTAL</b>				<b>9</b>	<b>22</b>	<b>25</b>	<b>26</b>	<b>26</b>	<b>18</b>	<b>126</b>	<b>7137 SQM</b>	<b>76,820 SQFT</b>	

**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	Revisions
JUN. 08 2025	Issued For RZ + DP Submission
JUN. 19 2025	Issued For RZ + DP Revision
JUL. 12 2025	Issued For RZ + DP Revision
AUG. 24 2025	Issued For ADP Revision
Drawn By	

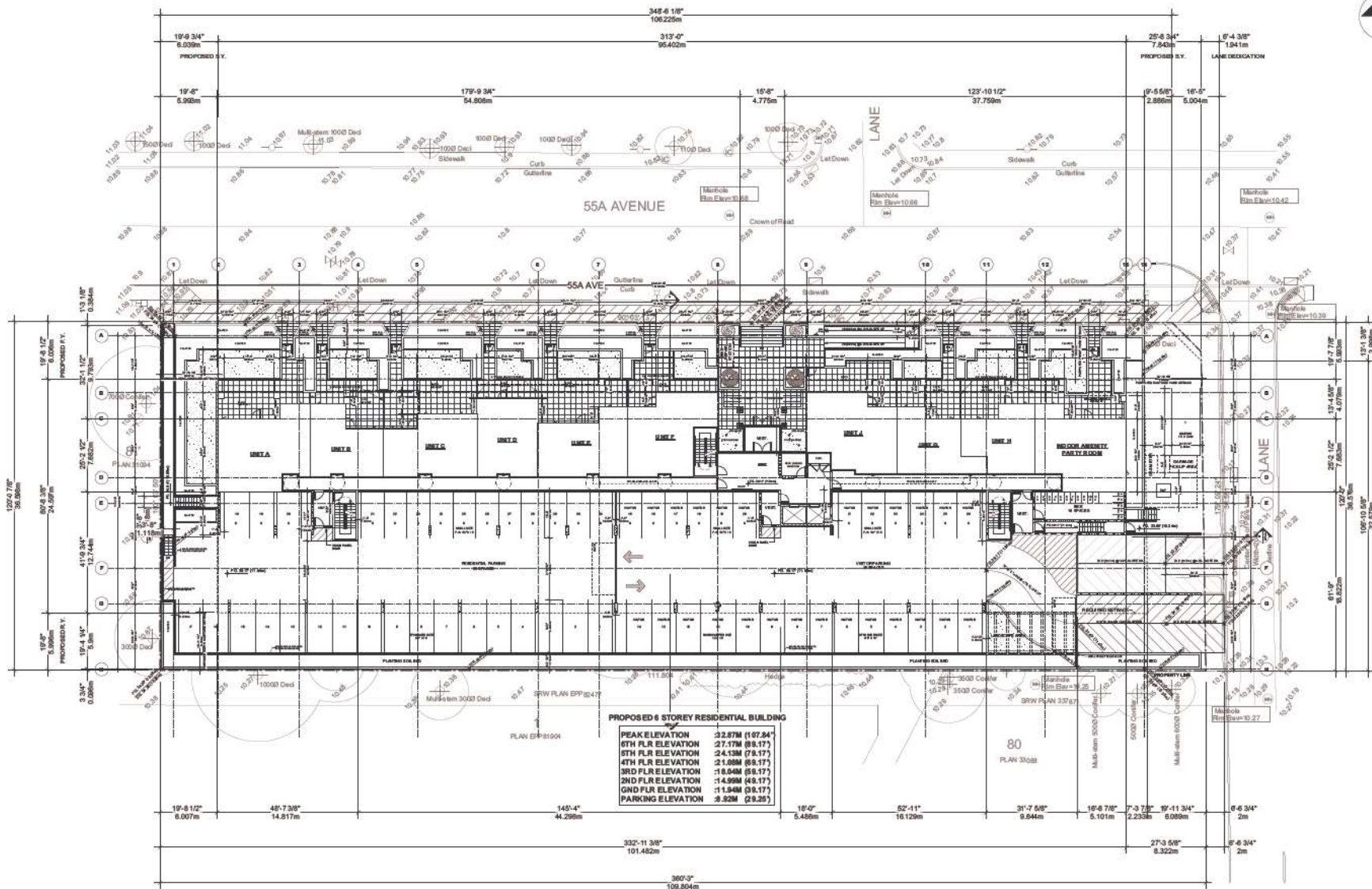
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CONTEXT PLAN

Project	
19948 55a AVE. LANGLEY, BC	
Site	
PROJECT DATA	
Project number	21817
Drawn by	checked
Scale	scale
Drawing number	DP 0.0



Date: JUN. 08 2023  
 JUN. 19 2023  
 JUL. 12 2023  
 AUG. 24 2023

Revised For RZ + DP Submission  
 Revised For RZ + DP Revision  
 Revised For RZ + DP Revision  
 Revised For ADP Revision

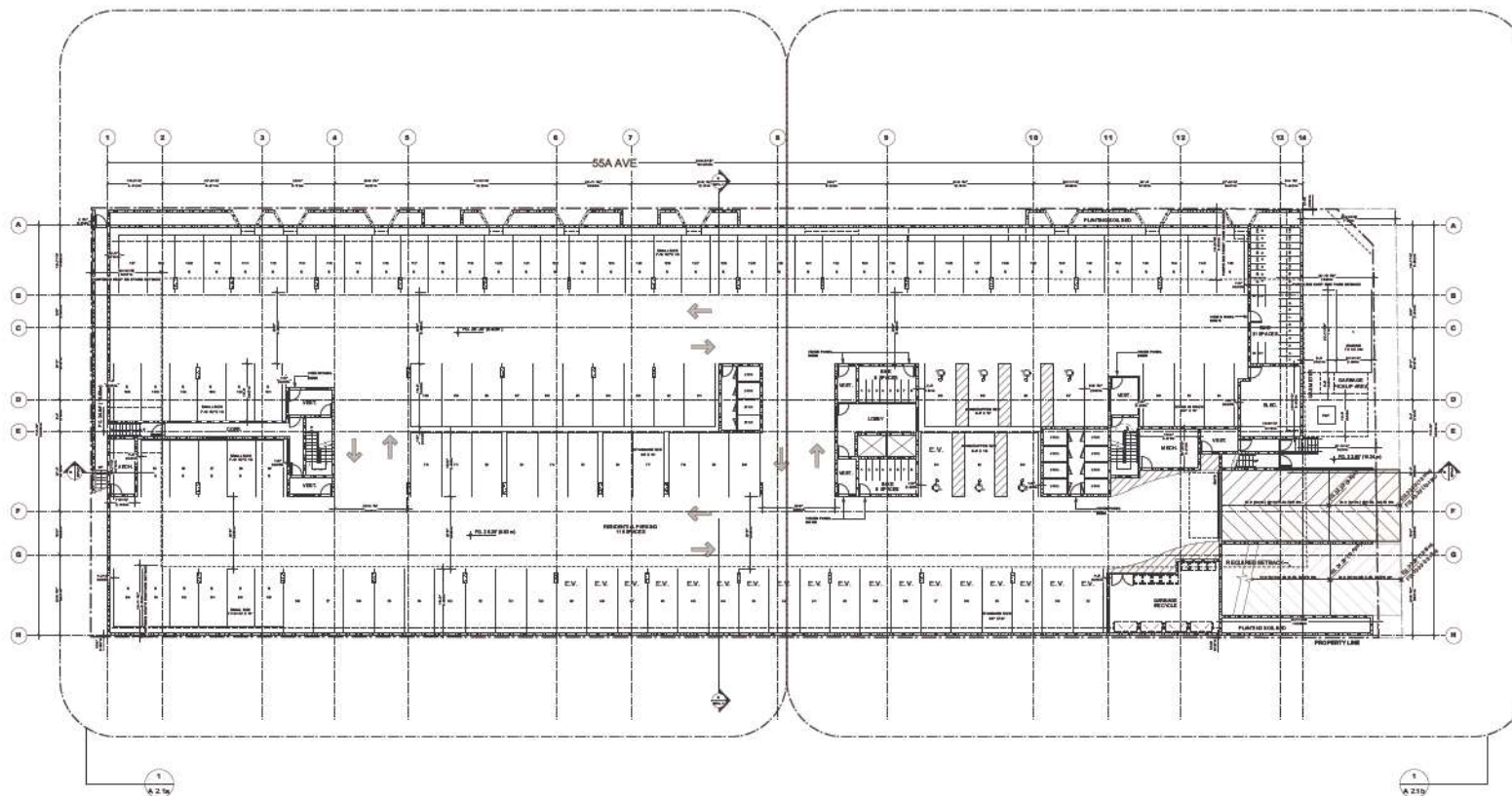
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project		19948 55a AVE. LANGLEY, BC	
title			
SITE PLAN			
project number	21817	revision	
drawn	checked	scale	DATE
		1/16"=1'-0"	
drawing number		DP 1.1	

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



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

Date	Revision
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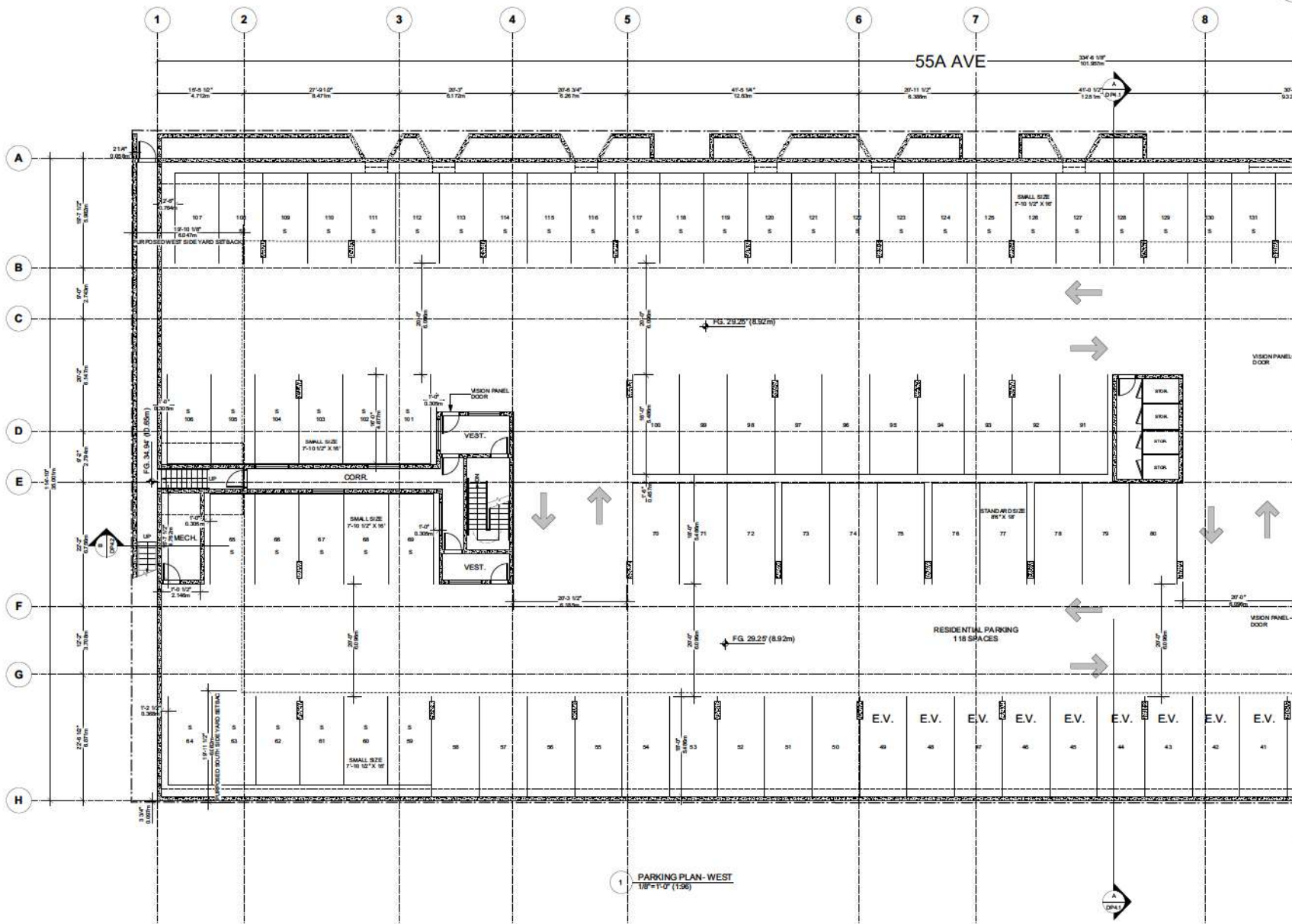
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project <b>19948 55a AVE. LANGLEY, BC</b>	
<b>PARKING PLAN P1 KEY</b>	
project number <b>21817</b>	sheet name <b>P1</b>
drawing checked scale <b>1/16"=1'-0"</b>	drawing number <b>DP 2.1</b>

This sheet is part of a set of drawings. It is not to be used in isolation. For more information, please refer to the project manual.



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



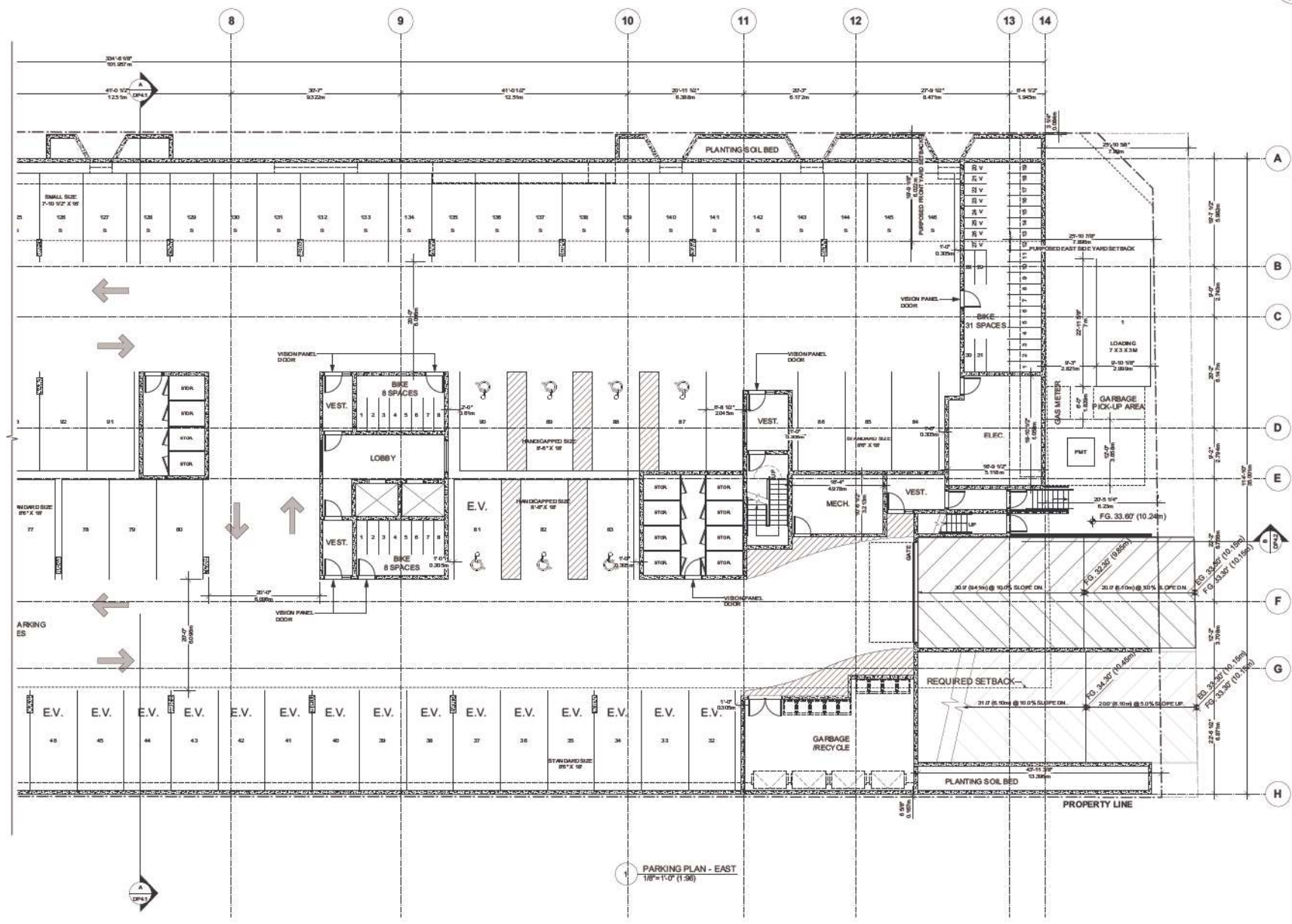
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project <b>19948 55a AVE. LANGLEY, BC</b>		file name	
file <b>PARKING P1 PLAN - WEST</b>		drawing number <b>DP 2.1a</b>	
project number <b>21817</b>	drawn date:	checked date:	scale <b>1/8"=1'-0"</b>
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PARKING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

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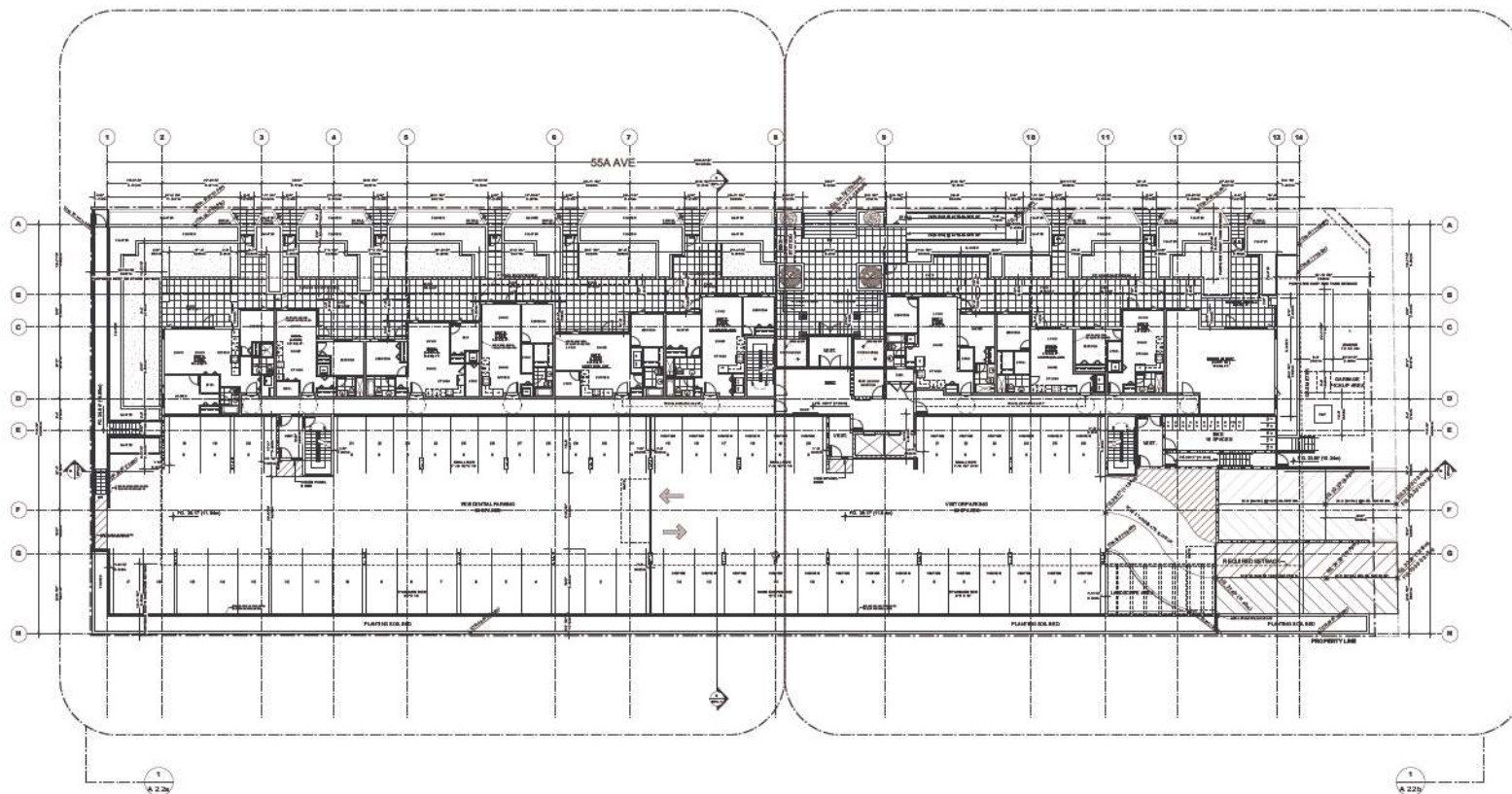
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project <b>19948 55a AVE. LANGLEY, BC</b>	
file <b>PARKING P1 PLAN - EAST</b>	
project number <b>21817</b>	file name
drawing date	checked scale
author 1/8"=1'-0"	drawing number <b>DP 2.1b</b>

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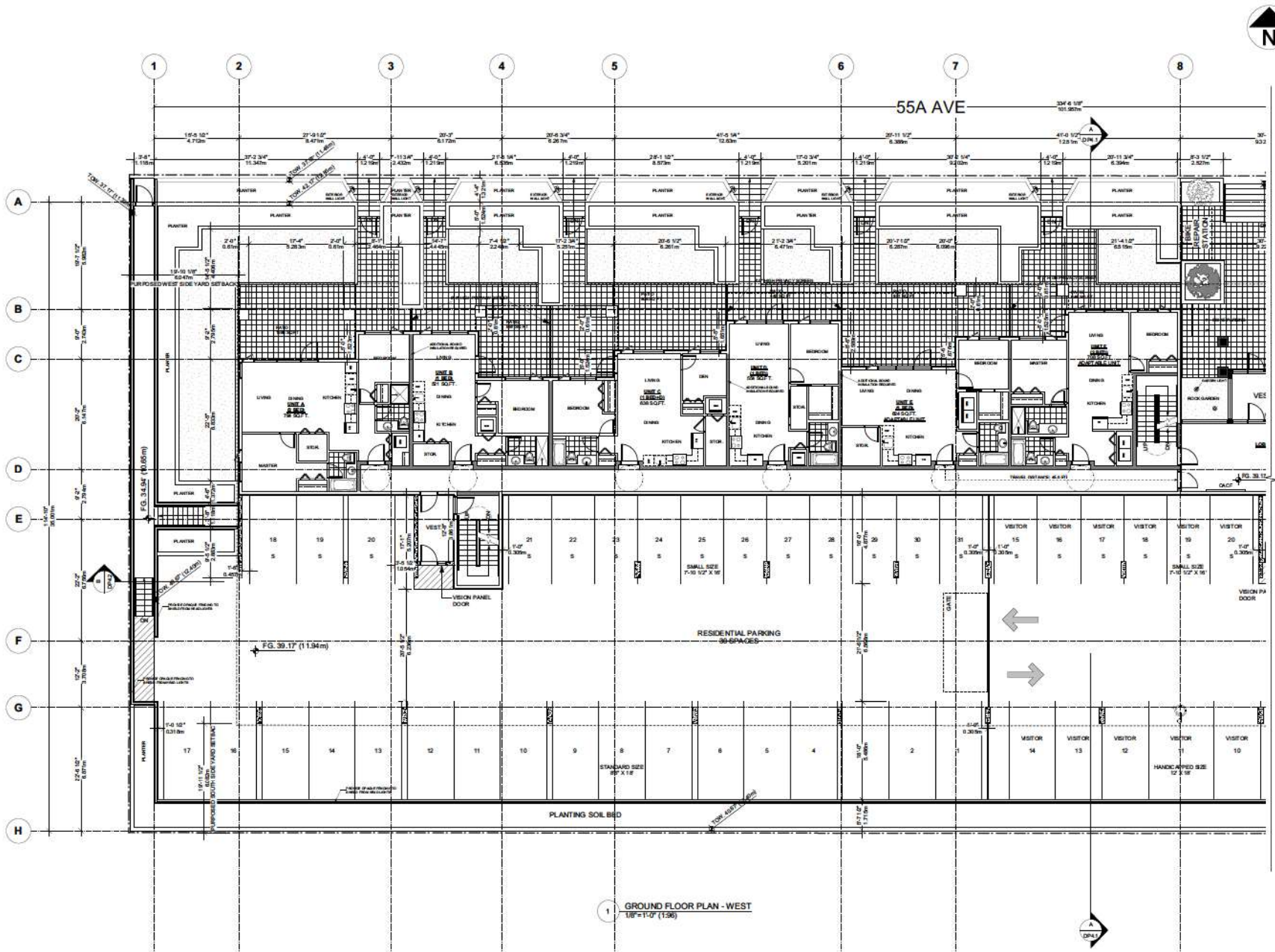
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project <b>19948 55a AVE. LANGLEY, BC</b>	
<b>GROUND FLOOR PLAN KEY</b>	
project number <b>21817</b>	sheet name <b>W8001-01</b>
drawing client	checked scale
drawing number <b>DP 2.2</b>	
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\*ALL PARKING STALLS HAVE ROUGHED-IN WIRING FOR FUTURE EV CHARGING\*

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



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





Date	Revision
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AUG 24 2023	Issued For ADP Revision

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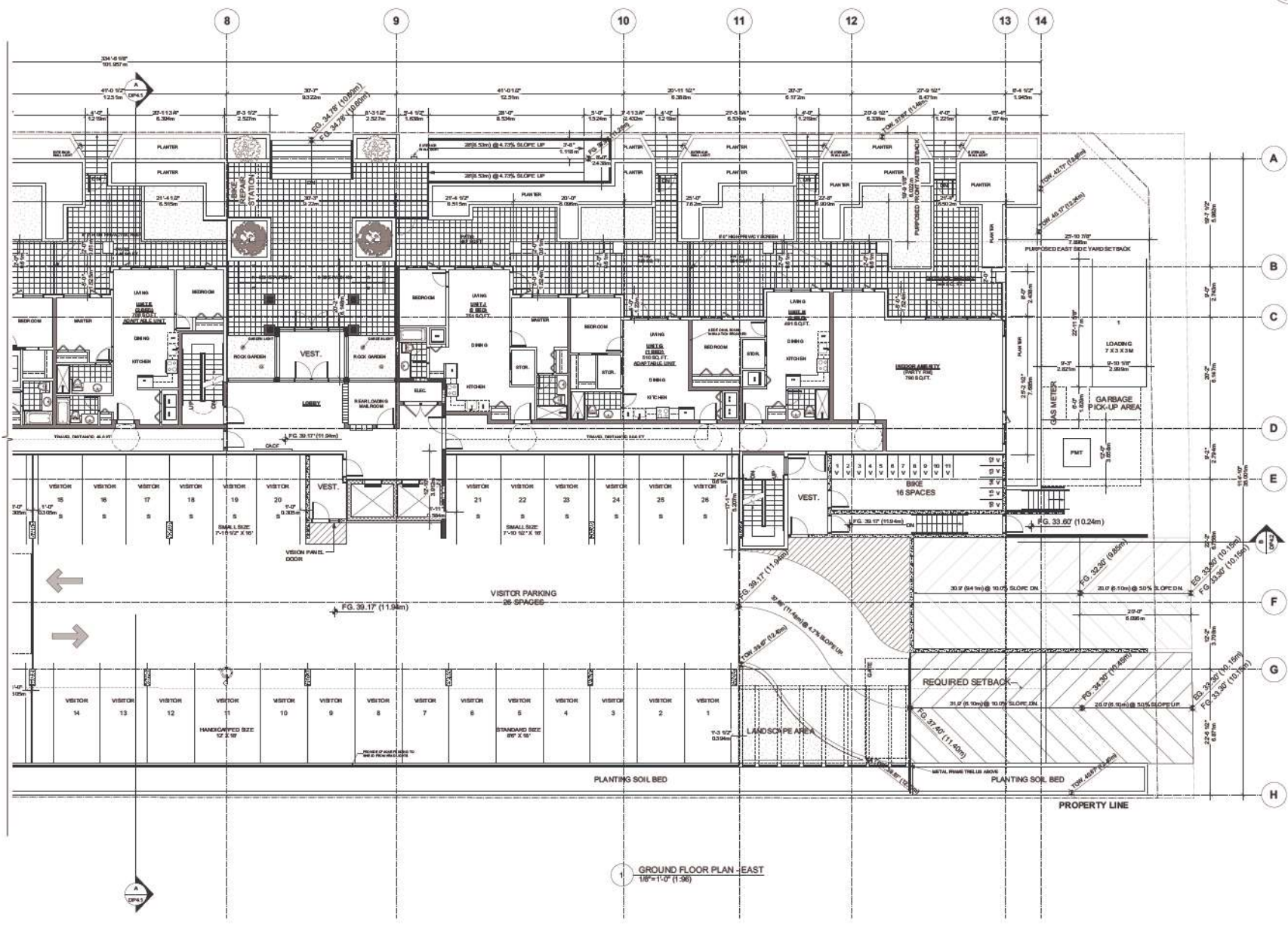
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project		19948 55a AVE. LANGLEY, BC	
file		GROUND FLOOR PLAN WEST	
project number	21817	file name	
drawn	date	checked	scale
			1/8"=1'-0"
drawing number		DP 2.2a	

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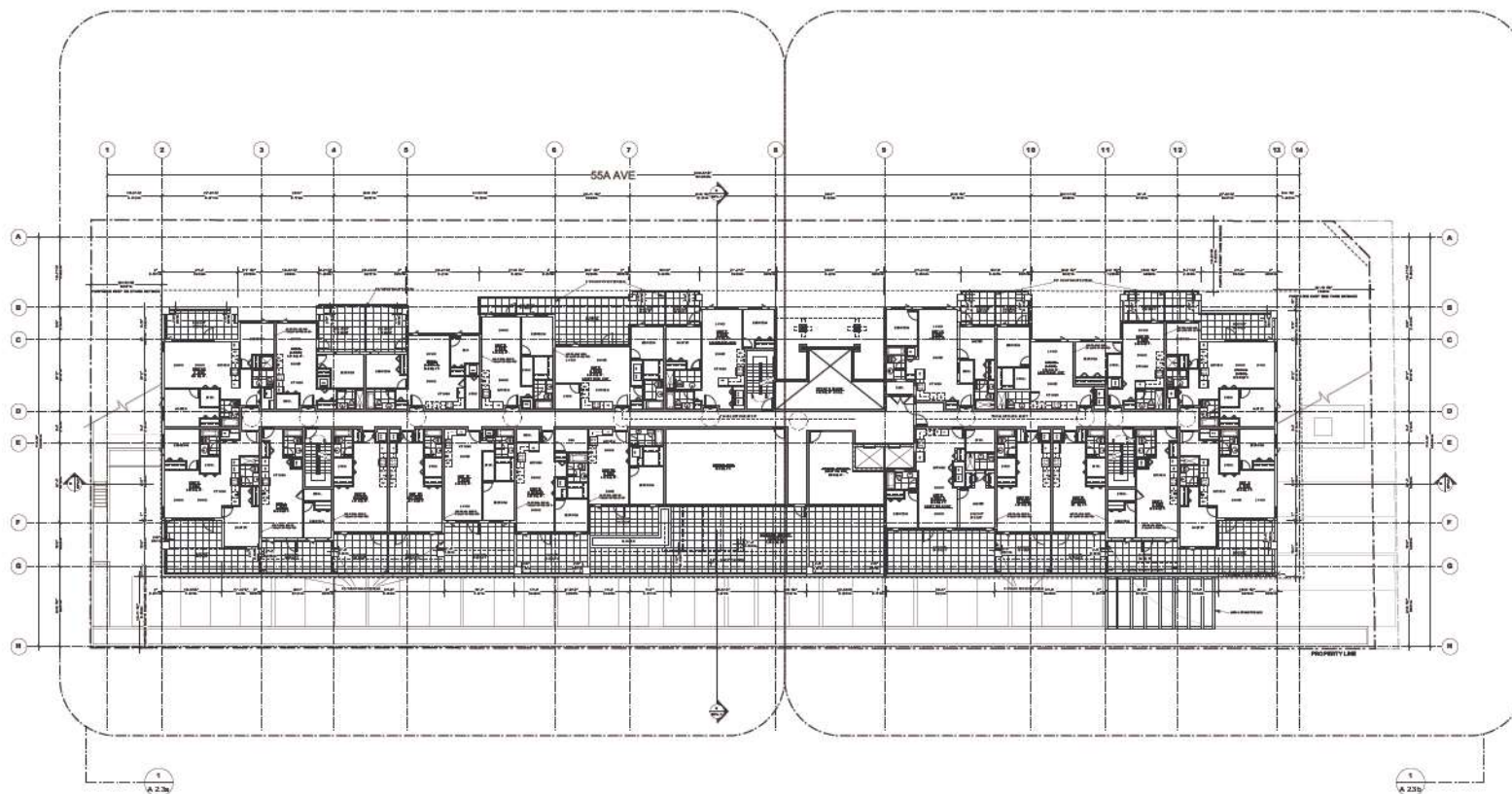


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Project <b>19948 55a AVE. LANGLEY, BC</b>	
Title <b>GROUND FLOOR PLAN EAST</b>	
Project Number <b>21817</b>	Revision <b>DP 2.2b</b>
Drawn C/Chen	Checked M/Chen
Scale 1/8"=1'-0"	Drawing Number <b>DP 2.2b</b>
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1 SECOND FLOOR KEY PLAN  
1/16"=1'-0" (1:192)



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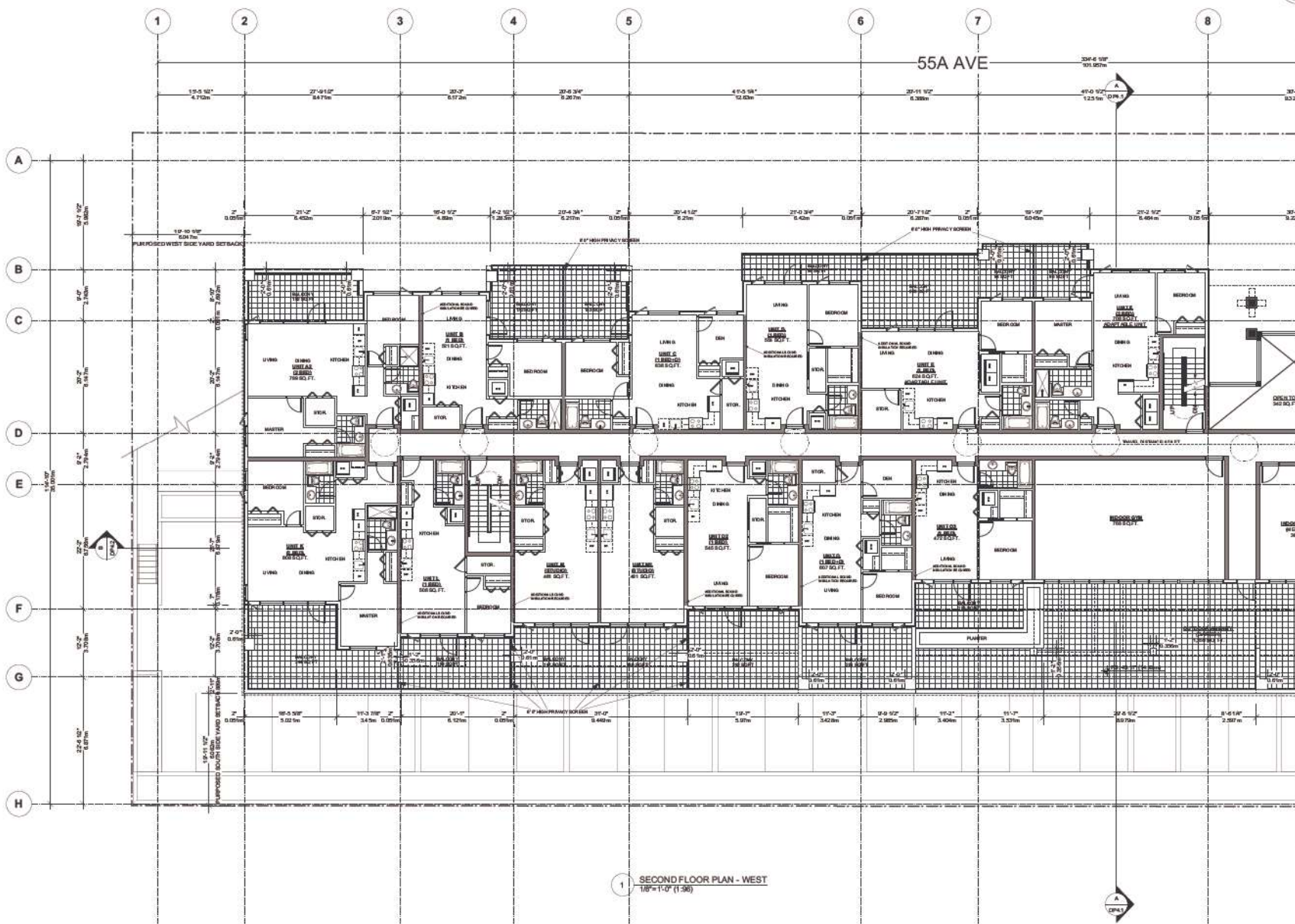
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project		19948 55a AVE. LANGLEY, BC	
title <b>SECOND FLOOR PLAN KEY</b>			
project number 21817		sheet name W80P1-02	
designed CMB	checked CMB	scale 1/16"=1'-0"	sheet number DP 2.3

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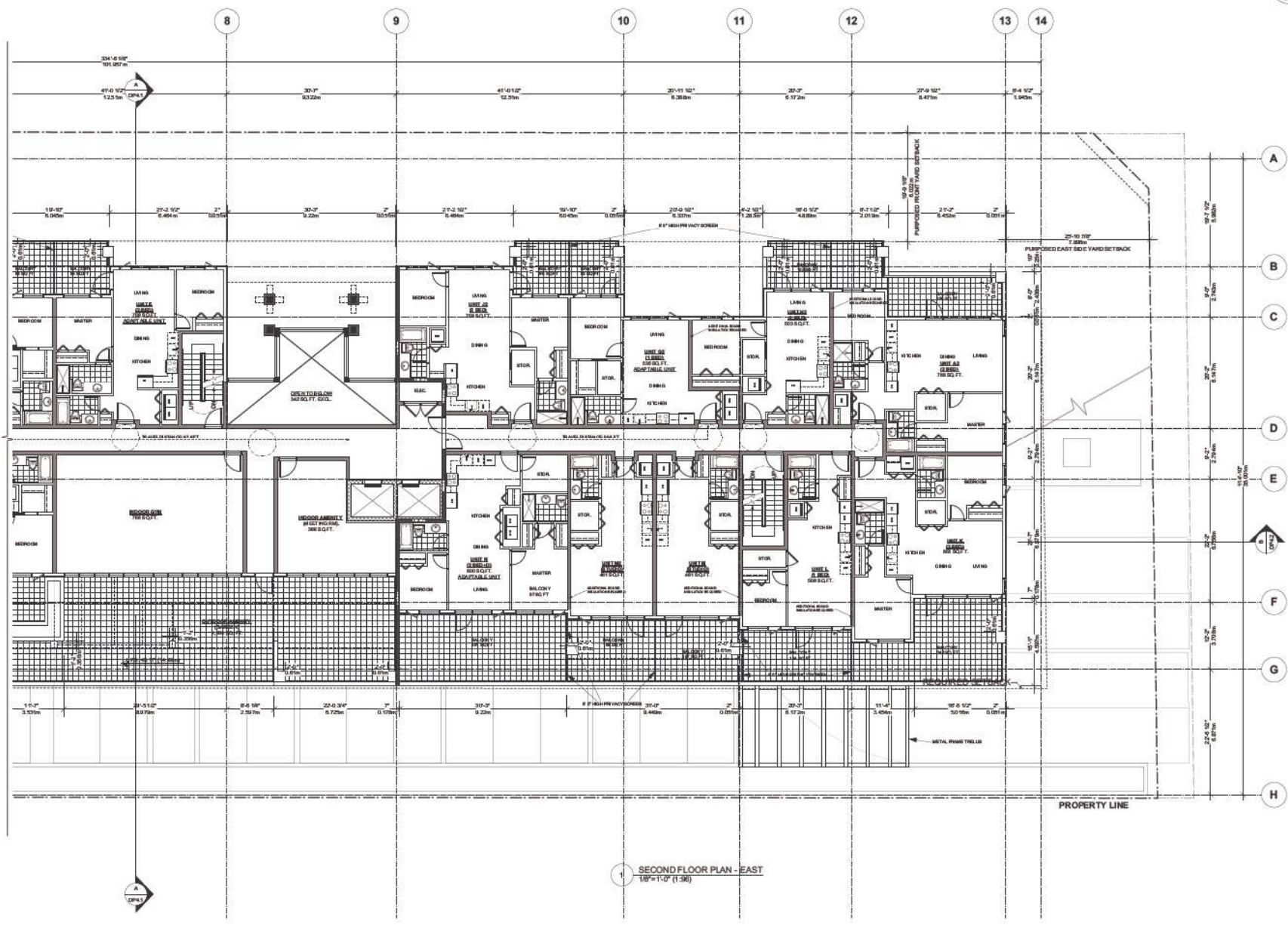
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project <b>19948 55a AVE. LANGLEY, BC</b>	
title <b>SECOND FLOOR PLAN WEST</b>	
project number <b>21817</b>	sheet name
drawn CMB	checked CMB
scale 1/8"=1'-0"	sheet number <b>DP 2.3a</b>

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



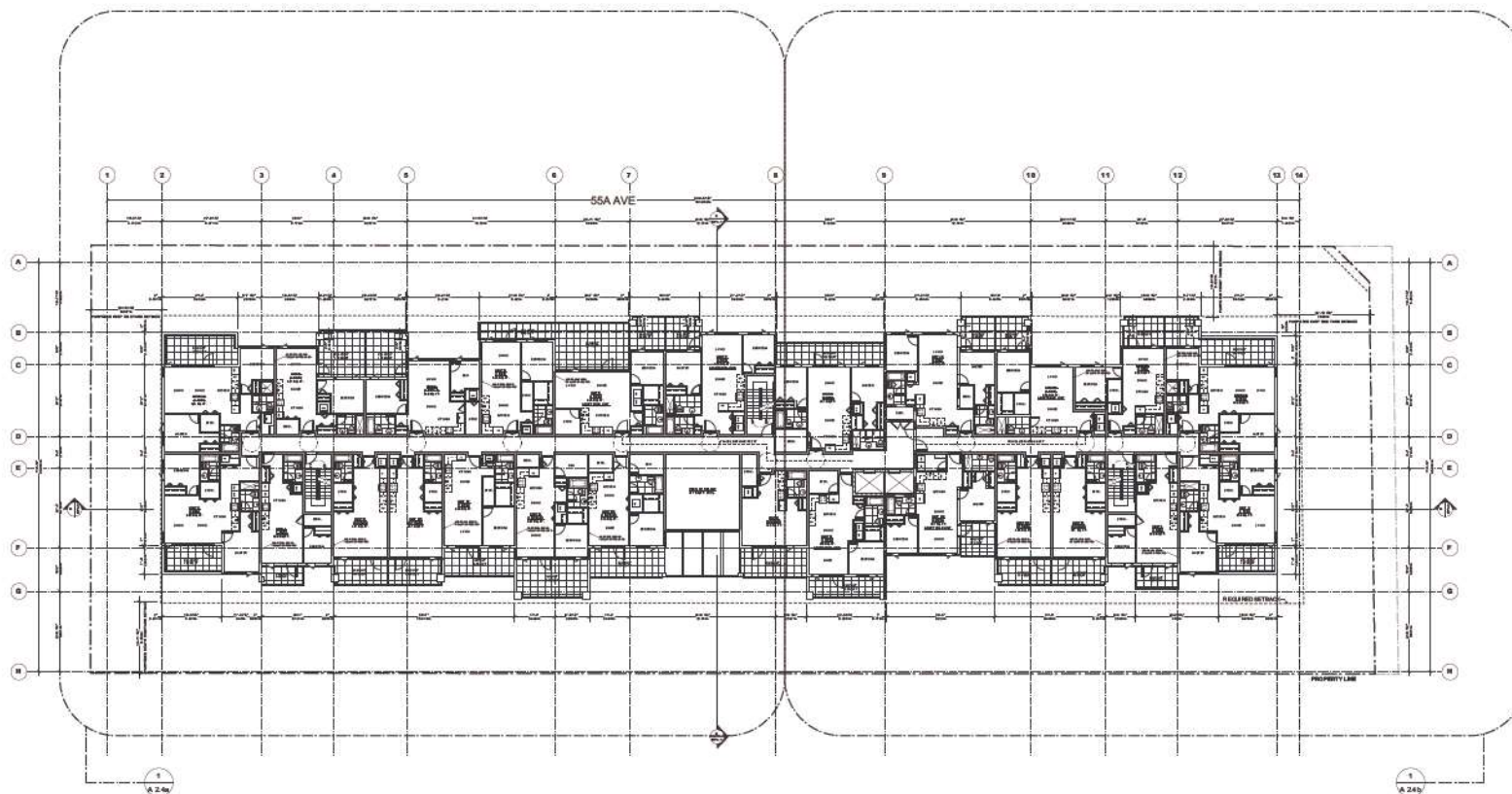
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project <b>19948 55a AVE. LANGLEY, BC</b>	
file <b>SECOND FLOOR PLAN EAST</b>	
project number <b>21817</b>	file name
drawing date	checked scale
drawing number <b>DP 2.3b</b>	

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



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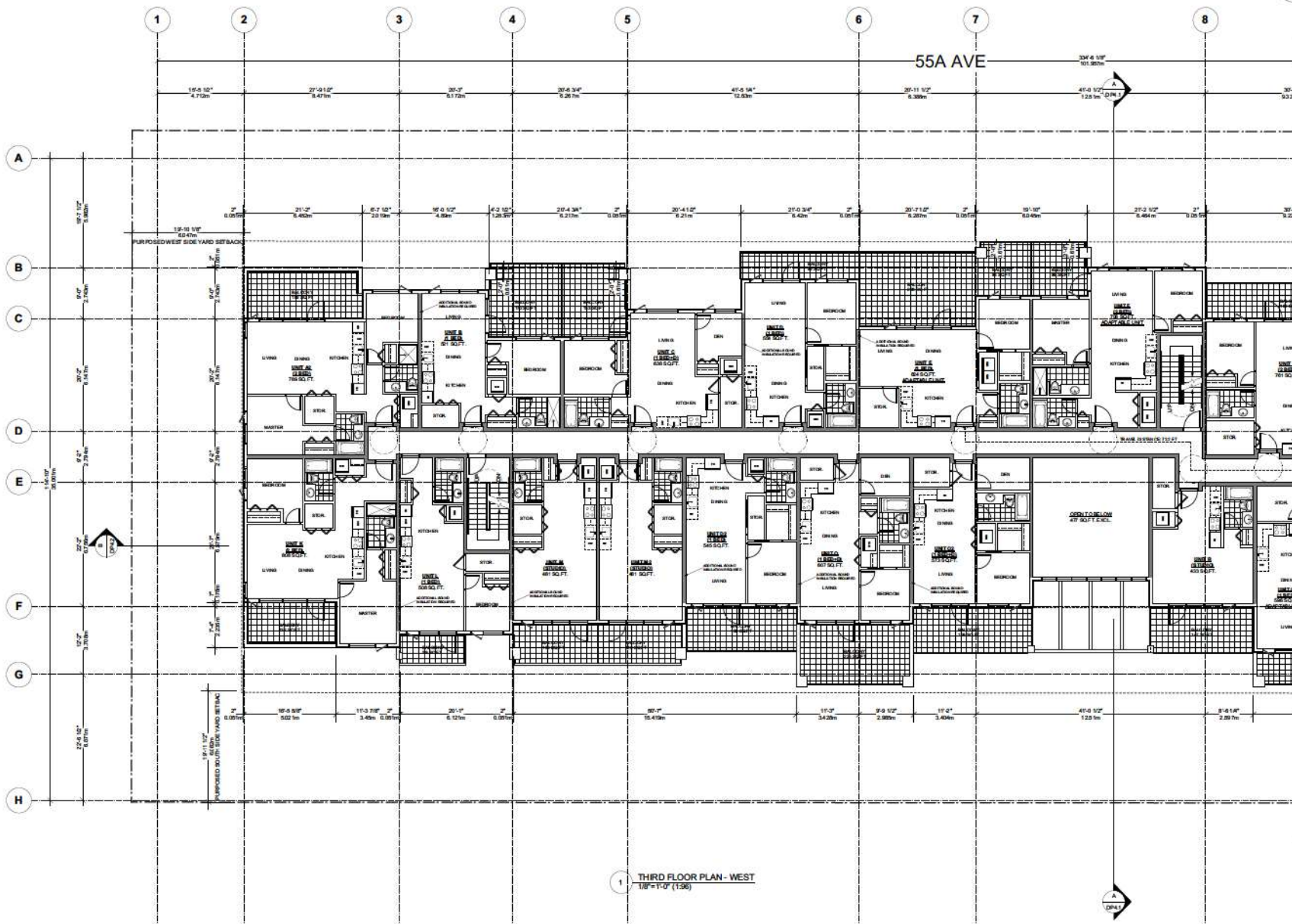
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project <b>19948 55a AVE. LANGLEY, BC</b>		file name	
file <b>THIRD FLOOR PLAN KEY</b>		drawing number <b>DP 2.4</b>	
drawing date	checked date	scale 1/16"=1'-0"	drawing number <b>DP 2.4</b>

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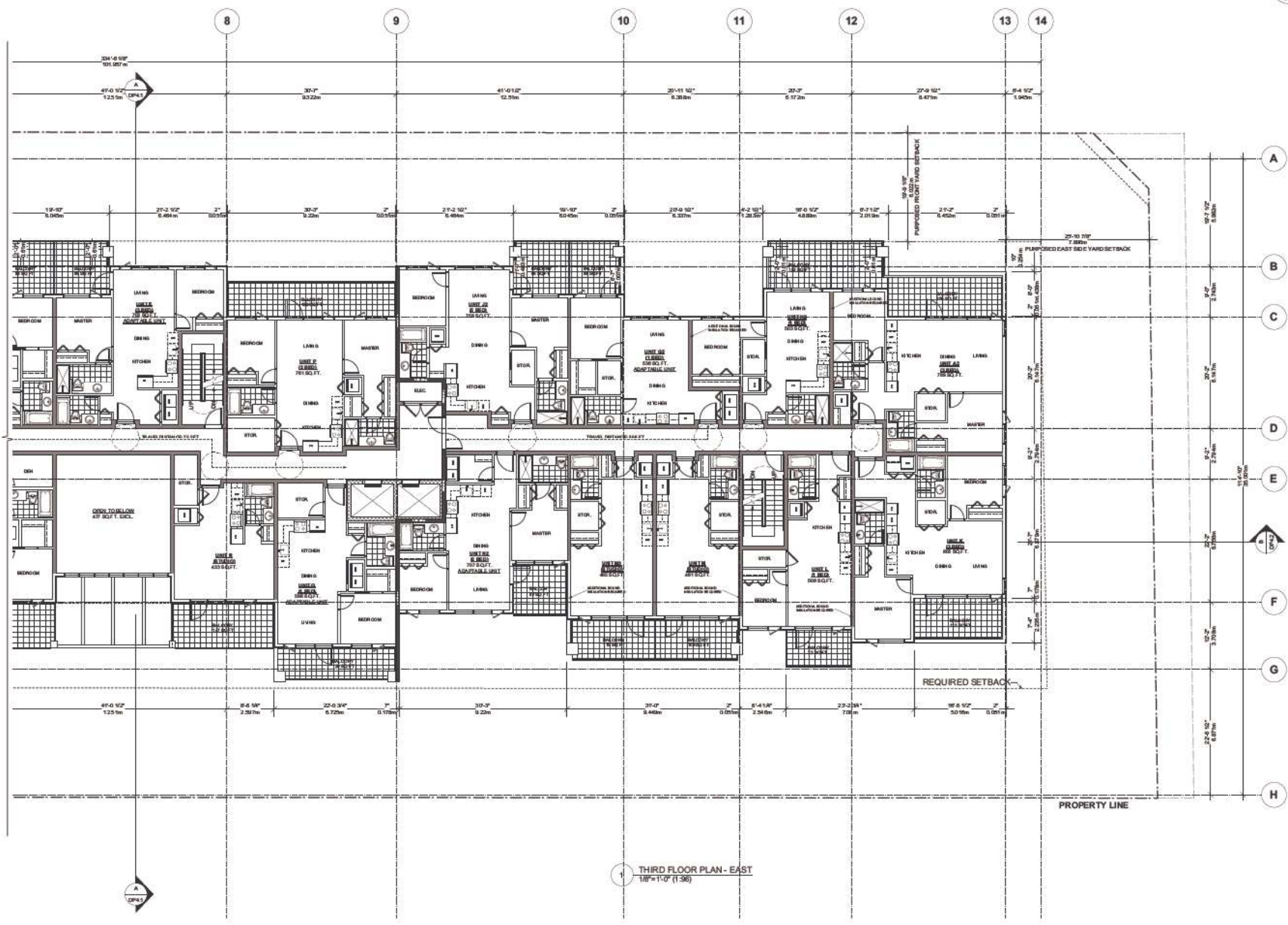
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project <b>19948 55a AVE. LANGLEY, BC</b>	
file name <b>THIRD FLOOR PLAN WEST</b>	
project number <b>21817</b>	file name
drawn date:	checked scale: <b>1/8"=1'-0"</b>
drawing number <b>DP 2.4a</b>	

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



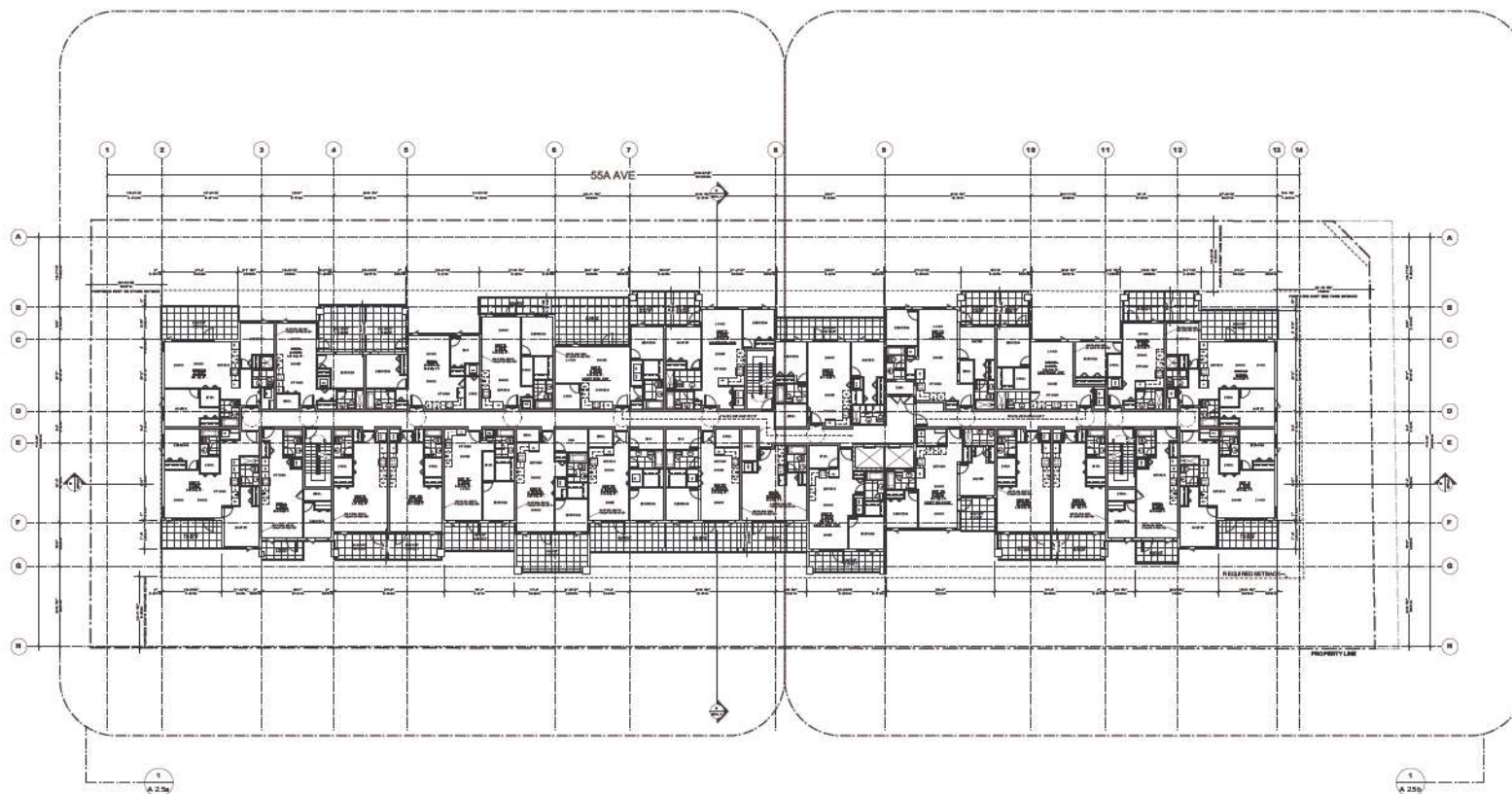
Date	Revision
JUN. 08 2023	Issued For PE + DP Submission
JUN. 19 2023	Issued For PE + DP Revision
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AUG. 24 2023	Issued For ADP Revision

**ANDREW CHEUNG ARCHITECTS INC.**

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project <b>19948 55a AVE. LANGLEY, BC</b>	
file <b>THIRD FLOOR PLAN EAST</b>	
project number <b>21817</b>	file name
drawn C/Chk	checked M/Chk
scale <b>1/8"=1'-0"</b>	drawing number <b>DP 2.4b</b>

This is not a contract and only an English translation of the contract.



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



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

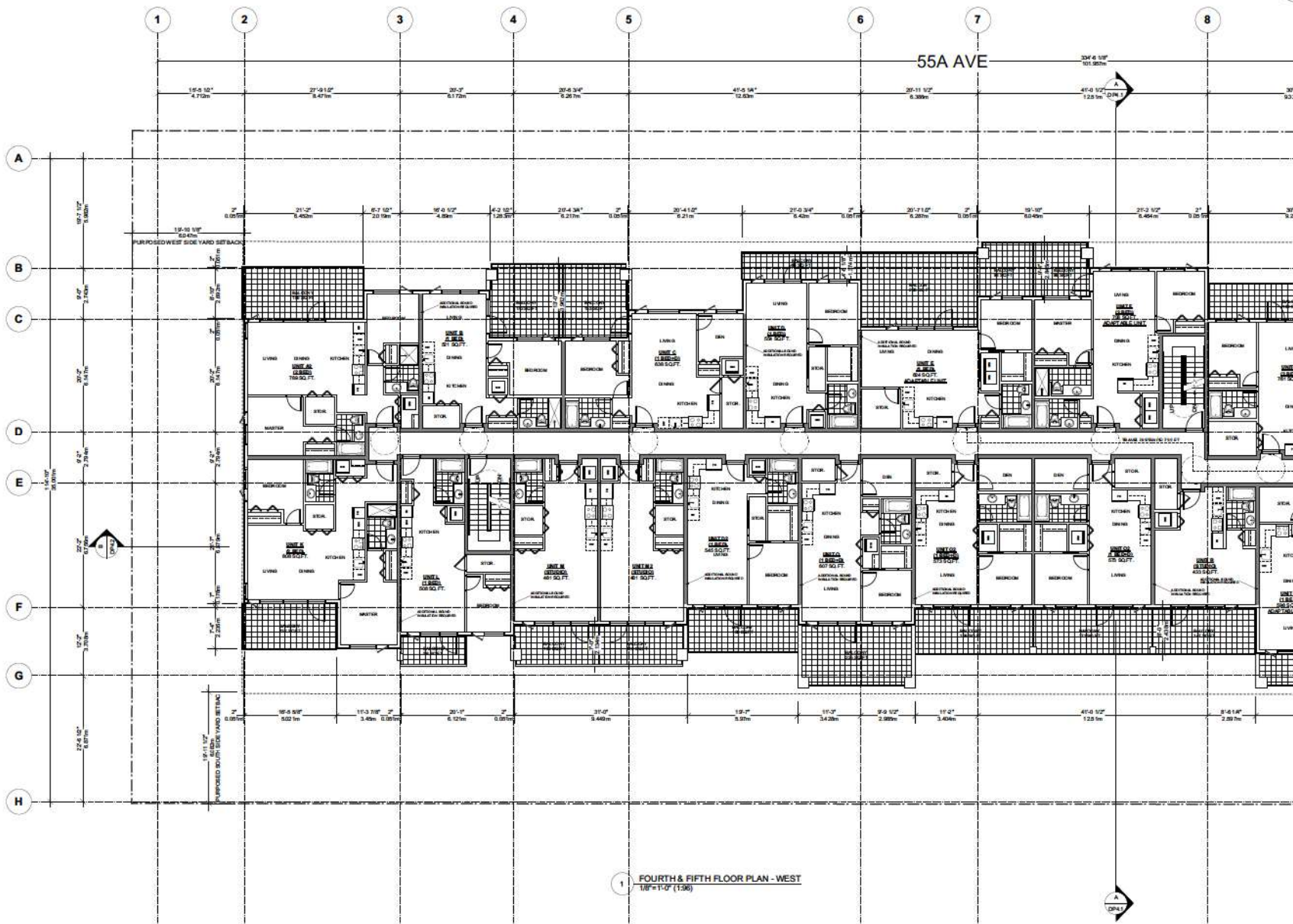
consultants:

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project <b>19948 55a AVE. LANGLEY, BC</b>		file name	
sheet <b>FOURTH &amp; FIFTH FLOOR PLAN KEY</b>		drawing number <b>DP 2.5</b>	
drawing number <b>218 17</b>	checked scale <b>1/16"=1'-0"</b>	revision number <b>01</b>	drawing number <b>DP 2.5</b>

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DATE: JUN 08 2023  
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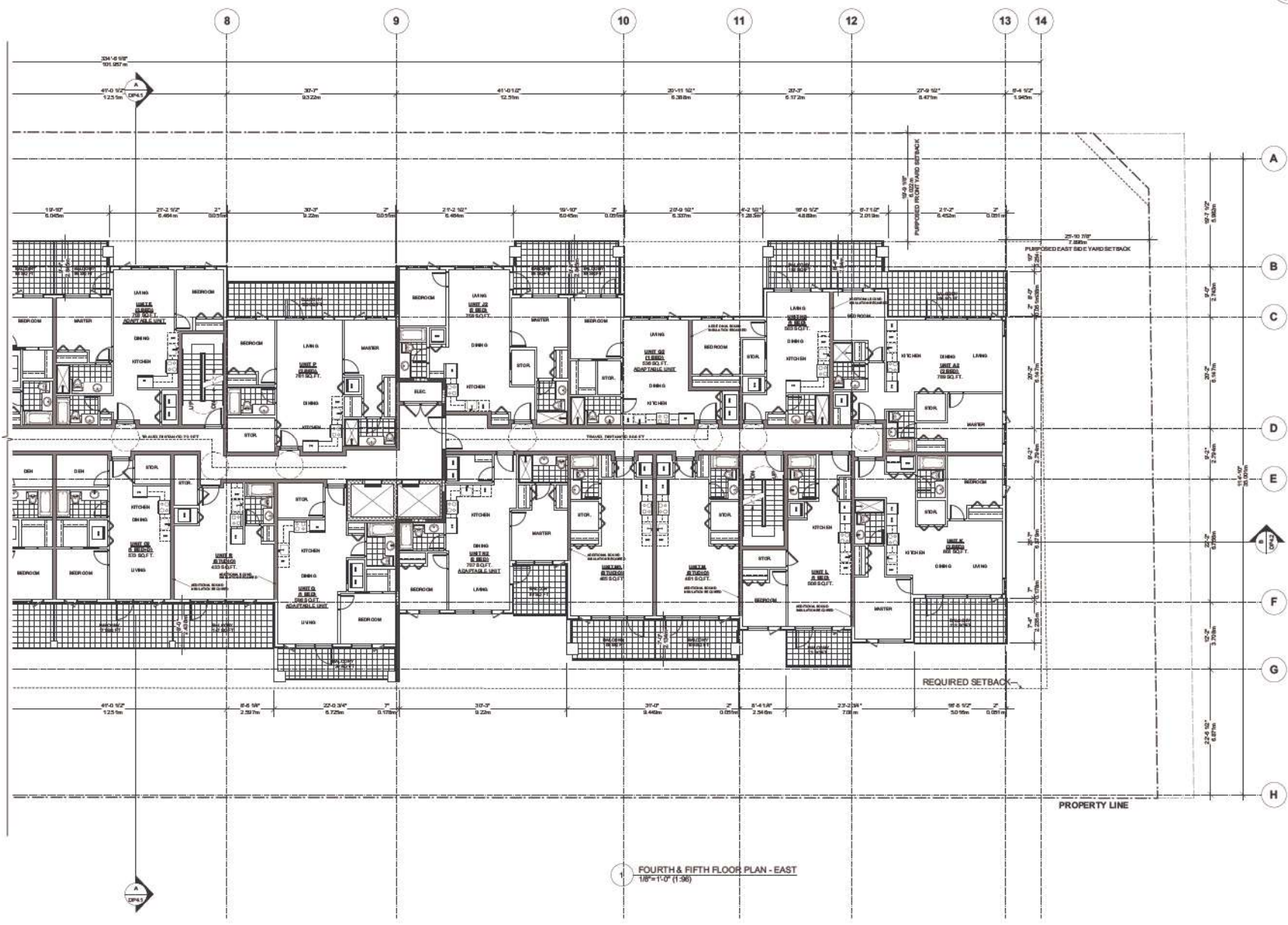
ISSUED FOR: For RZ + DP Submission  
 For RZ + DP Revision  
 For RZ + DP Revision  
 For ADP Revision

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project <b>19948 55a AVE. LANGLEY, BC</b>		file name	
file <b>FOURTH &amp; FIFTH FLOOR PLAN WEST</b>		drawing number <b>DP 2.5a</b>	
project number <b>21817</b>	file name	drawn date:	checked scale: <b>1/8"=1'-0"</b>
drawing number <b>DP 2.5a</b>		drawing number	

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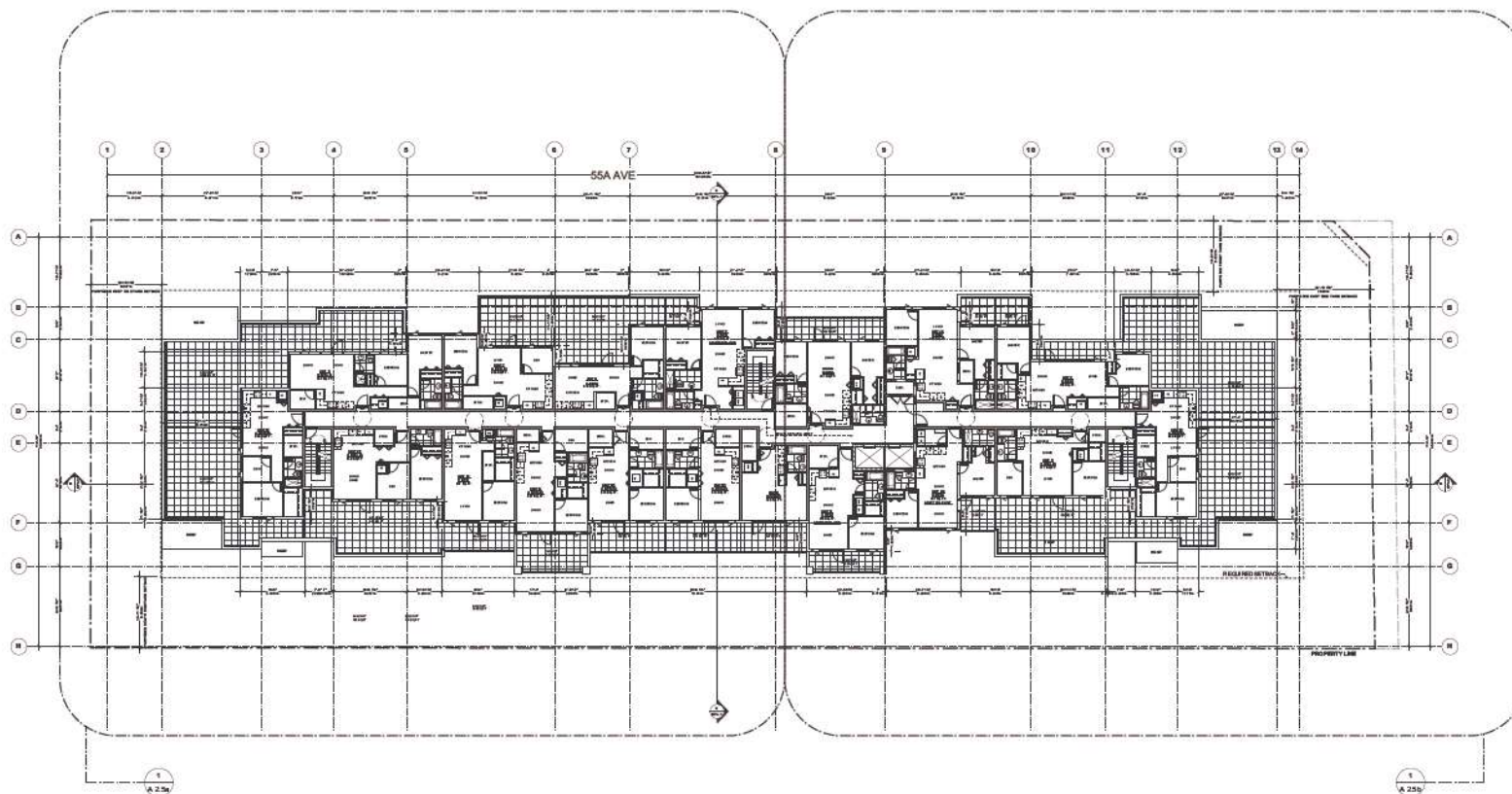
consultant:

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

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



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



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project <b>19948 55a AVE. LANGLEY, BC</b>		file name	
file <b>SIXTH FLOOR PLAN KEY</b>		drawing number <b>DP 2.6</b>	
project number <b>21817</b>	date <b>17/06/23</b>	author <b>WSP/ML/CF</b>	drawing number <b>DP 2.6</b>
designed <b>CFB</b>	checked <b>WSP</b>	scale <b>1/16"=1'-0"</b>	drawing number <b>DP 2.6</b>

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AUG. 24 2023	Issued For ADP Revision

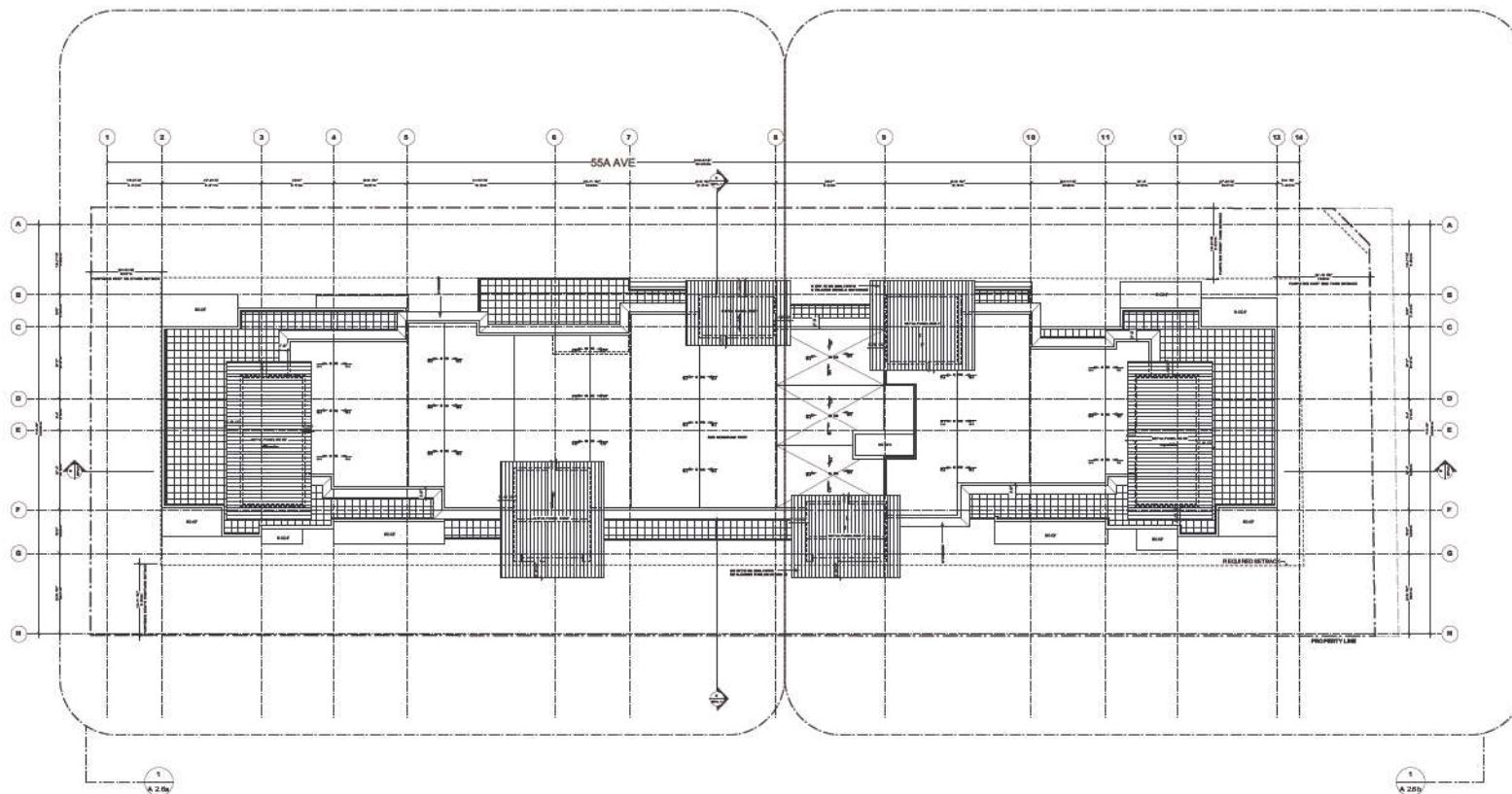
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Tel: (604) 685-2088  
Fax: (604) 685-1889

project <b>19948 55a AVE. LANGLEY, BC</b>	
file name <b>SIXTH FLOOR PLAN WEST</b>	
project number <b>21817</b>	file name
drawn date:	checked date:
scale <b>1/8"=1'-0"</b>	
drawing number <b>DP 2.6a</b>	

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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
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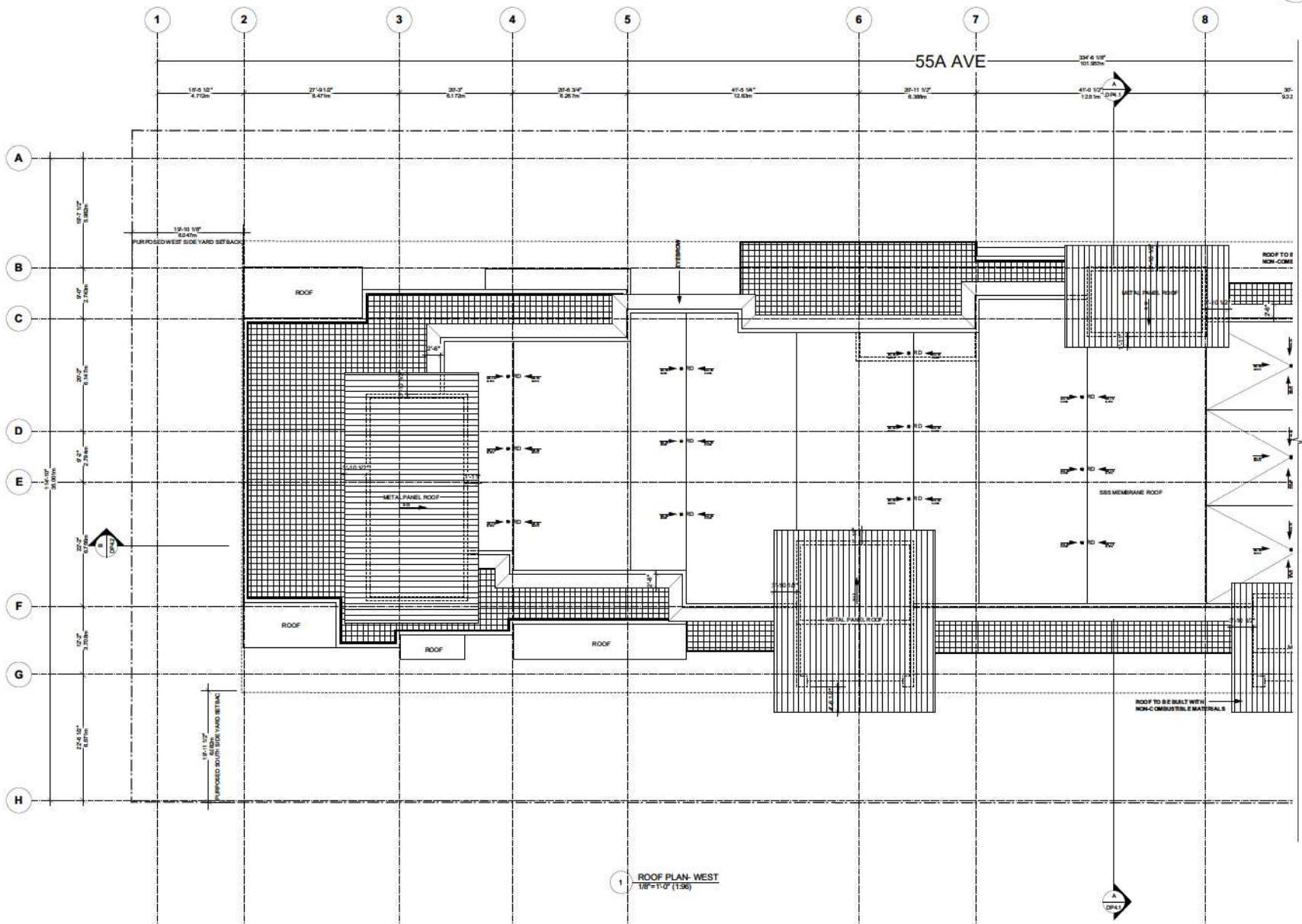
consultants:

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project <b>19948 55a AVE. LANGLEY, BC</b>	
title <b>ROOF PLAN KEY</b>	
project number <b>21817</b>	file name
drawing date: <b>1/16"=1'-0"</b>	revision number: <b>DP 2.7</b>
drawing number <b>DP 2.7</b>	

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



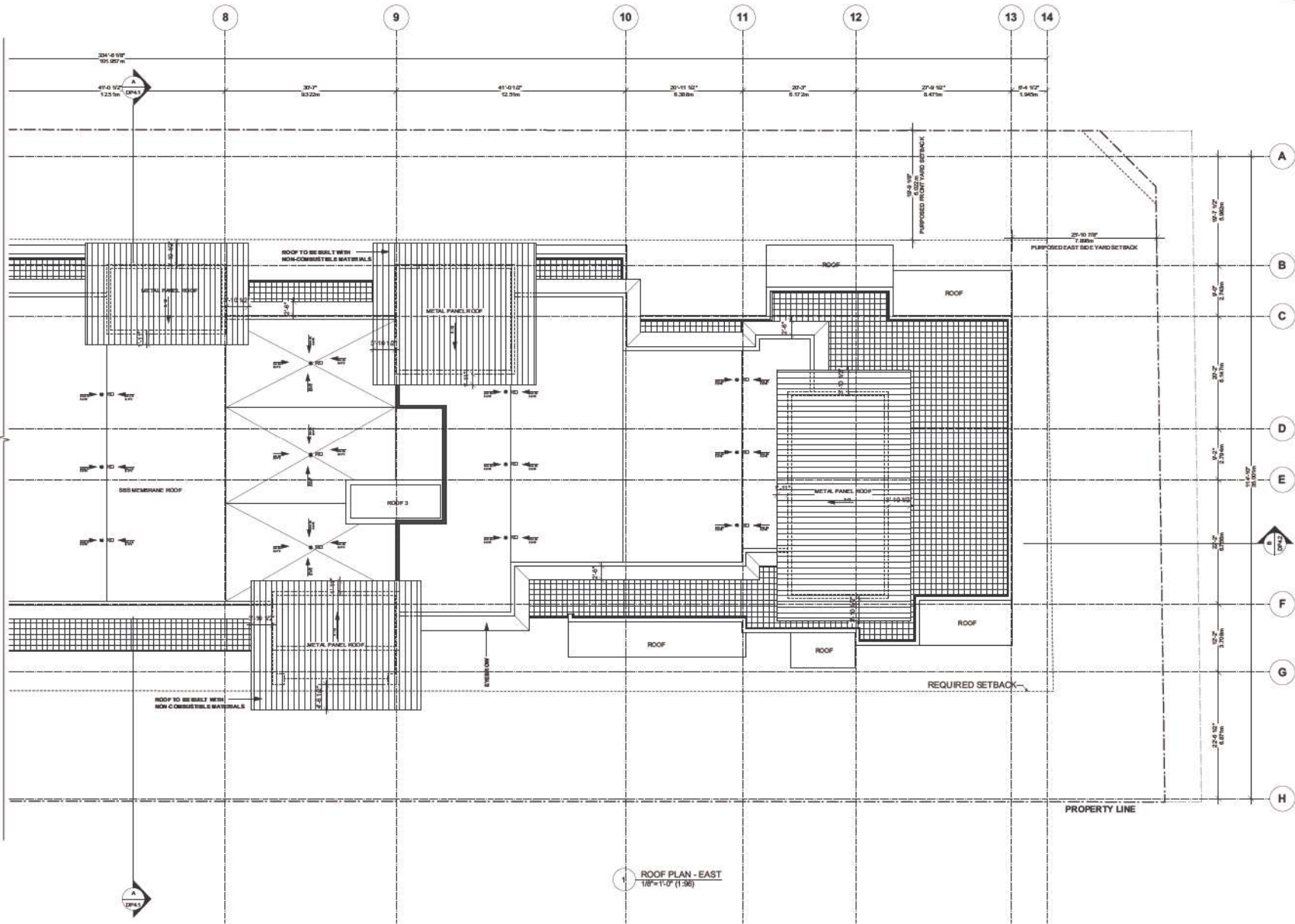
date	revision
JUN. 08 2023	Issued For RZ + DP Submission
JUN. 19 2023	Issued For RZ + DP Revision
JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ADP Revision

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project <b>19948 55a AVE. LANGLEY, BC</b>	
file name <b>ROOF PLAN WEST</b>	
project number <b>21817</b>	file name
drawn date:	checked date:
scale <b>1/8"=1'-0"</b>	drawing number <b>DP 2.7a</b>

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

consultant:

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Fax: (604) 686-1899

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

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

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



Date	Revision
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JUN. 19 2023	Issued For PE + DP Revision
JUL. 12 2023	Issued For PE + DP Revision
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project		19948 55a AVE. LANGLEY, BC	
title			
NORTH ELEVATION KEY			
project number		file name	
21817		21817-11	
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
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project <b>19948 55a AVE. LANGLEY, BC</b>	
title <b>NORTH ELEVATION - EAST</b>	
project number <b>21817</b>	file name
drawn d/bk	checked m/bk
scale 1/8" = 1'-0" (1:96)	drawn by number <b>DP 3.1a</b>

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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" (1:38)



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

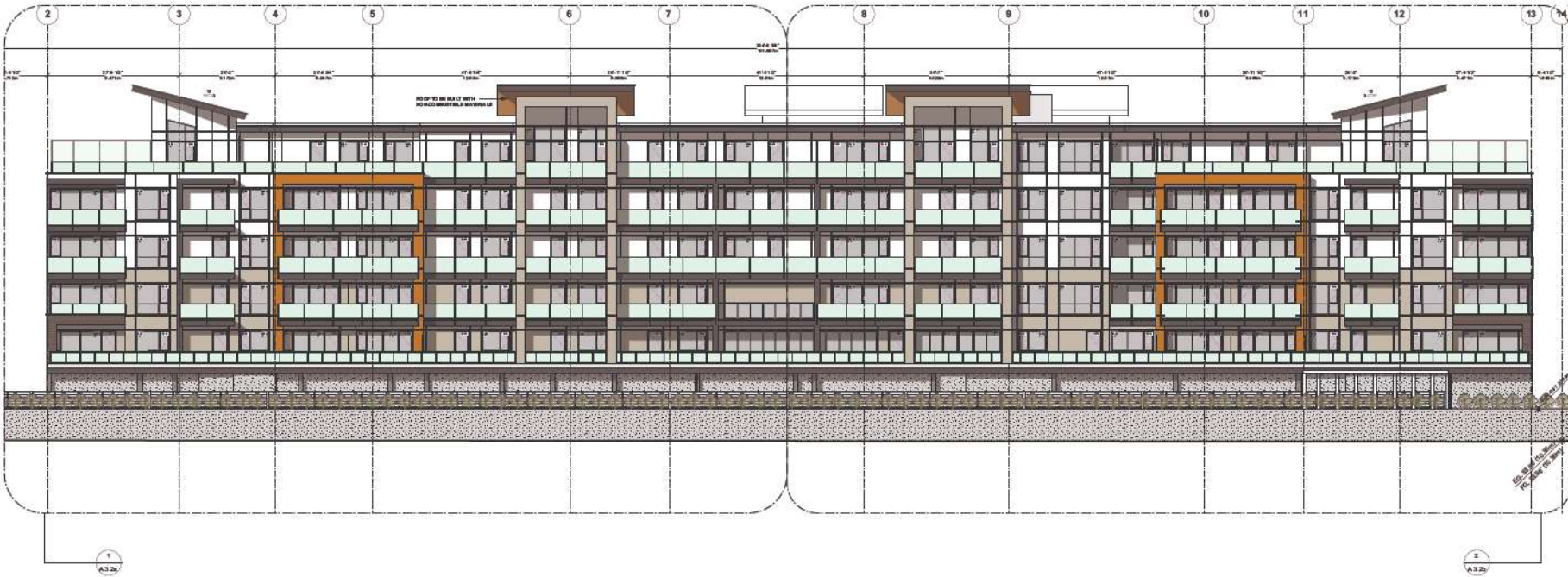
consult with:

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project		19948 55a AVE. LANGLEY, BC	
title			
NORTH ELEVATION - WEST			
project number	218 17	sheet	18" x 11" (1-18)
drawn	checked	scale	1/8" = 1'-0" (1:38)
date	2023	drawn by	DP 3.1b

This sheet is not valid unless the project number and sheet number are present.



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

DATE

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JUN. 08 2023 Issued For PE + DP Submission  
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REGISTERED ARCHITECT  
 ANDREW CHEUNG  
 VANCOUVER  
 BRITISH COLUMBIA

DATE

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CONTRACT NO.

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PROJECT		19948 55a AVE. LANGLEY, BC	
ELEVATION KEY			
PROJECT NUMBER	218 17	DATE	2023-06-08
DESIGNER	ANDREW CHEUNG	SCALE	3/32" = 1'-0"
CHECKED	ANDREW CHEUNG	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)



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JUN. 08 2023	Issued For RZ + DP Submission
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project <b>19948 55a AVE. LANGLEY, BC</b>	
file <b>SOUTH ELEVATION - WEST</b>	
project number <b>21817</b>	file name
drawn C/Blank	checked M/Blank
scale 1/8"=1'-0"	drawing number <b>DP 3.2a</b>

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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 STAINING BEAM METAL ASSEMBLY



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



Date	Revision
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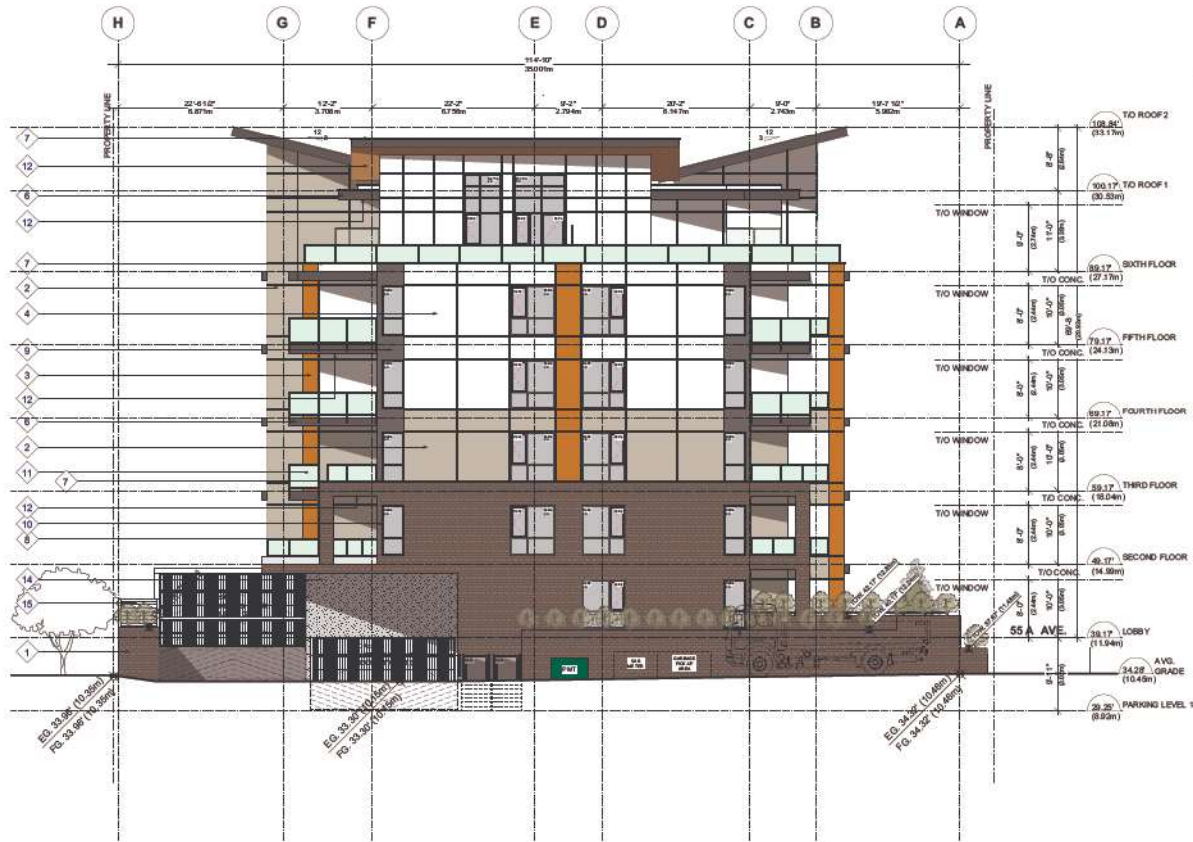
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Tel: (604) 686-2088  
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project		19948 55a AVE. LANGLEY, BC	
site			
SOUTH ELEVATION - EAST			
project number		21817	
drawn	checked	scale	1/8"=1'-0"
date	date	drawing number	DP 3.2b

This is a preliminary drawing. It is not to be used for construction without the approval of the architect.



- 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 BALING
  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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consultant:

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project <b>19948 55a AVE. LANGLEY, BC</b>	
title <b>EAST ELEVATION</b>	
project number <b>21817</b>	file name
drawn clerk	checked scale
date 10/27/23	drawing number <b>DP 3.3</b>

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.

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



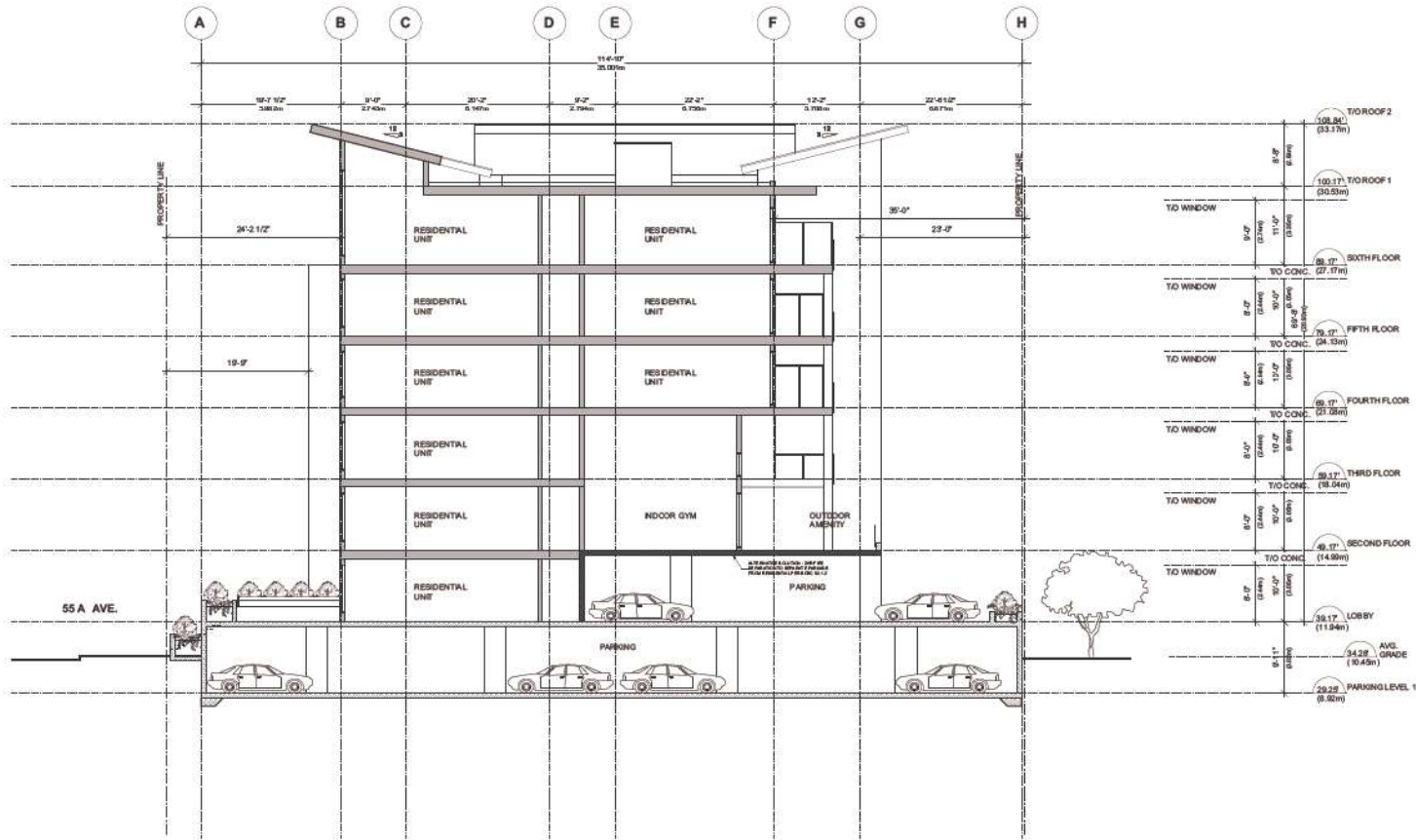
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project <b>19948 55a AVE. LANGLEY, BC</b>	
site <b>WEST ELEVATION</b>	
project number <b>21817</b>	file name
drawn clerk	checked scale date
drawn by number <b>DP 3.4</b>	

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



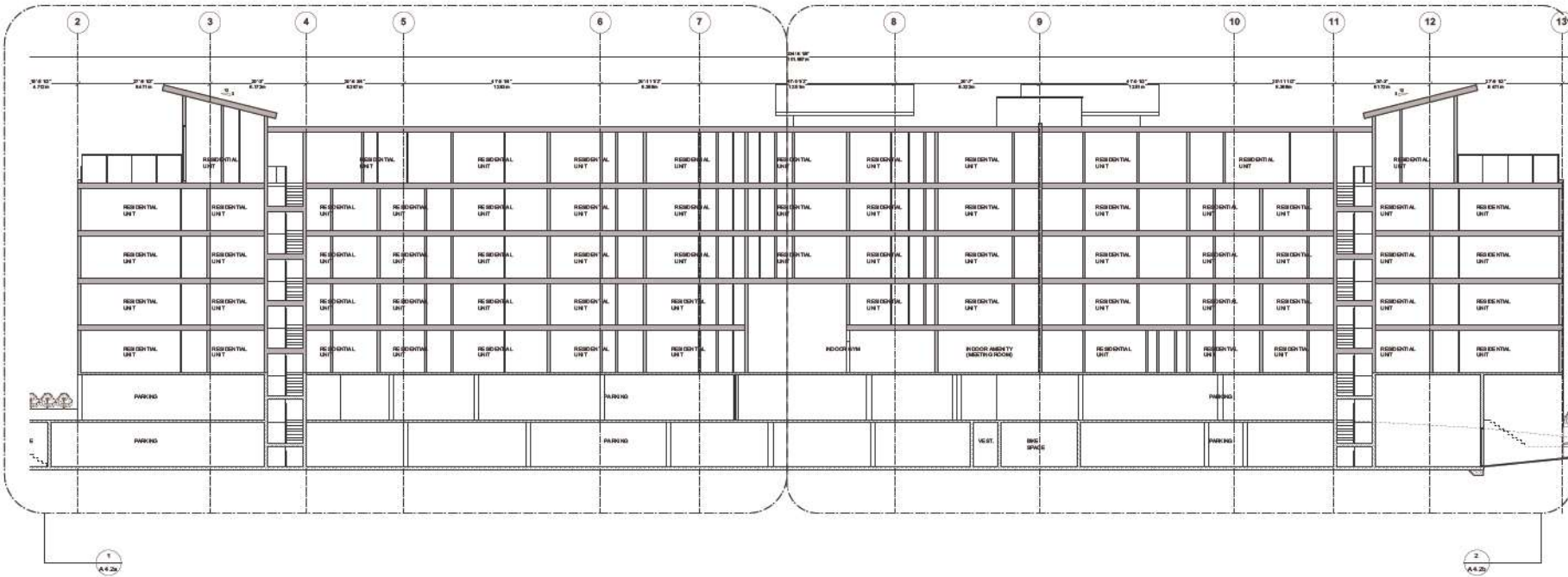
Date	Revision
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JUL. 12 2023	Issued For PE + DP Revision
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project <b>19948 55a AVE. LANGLEY, BC</b>	
title <b>SECTIONS A-A</b>	
project number <b>21817</b>	file name
drawing date	checked scale
author <b>WPC/CP</b>	drawing number <b>DP 4.1</b>

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1 SECTION B-B KEY  
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:

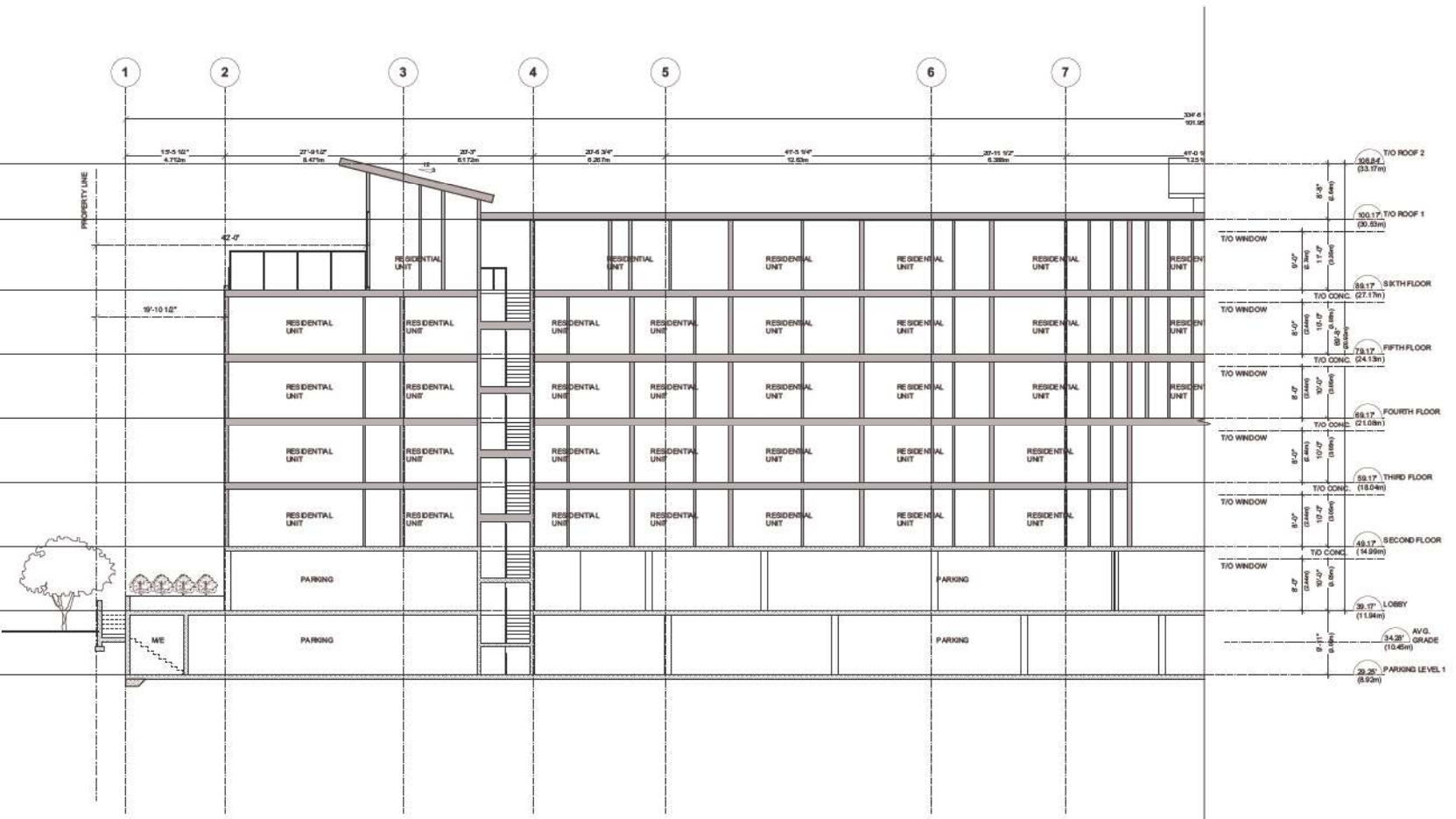
**ANDREW CHEUNG ARCHITECTS INC.**

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

project <b>19948 55a AVE. LANGLEY, BC</b>	
title <b>SECTIONS B-B KEY</b>	
project number <b>218 17</b>	file name
drawing date	checked scale
revision 3/22/24-1'-0"	drawing number <b>DP 4.2</b>

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



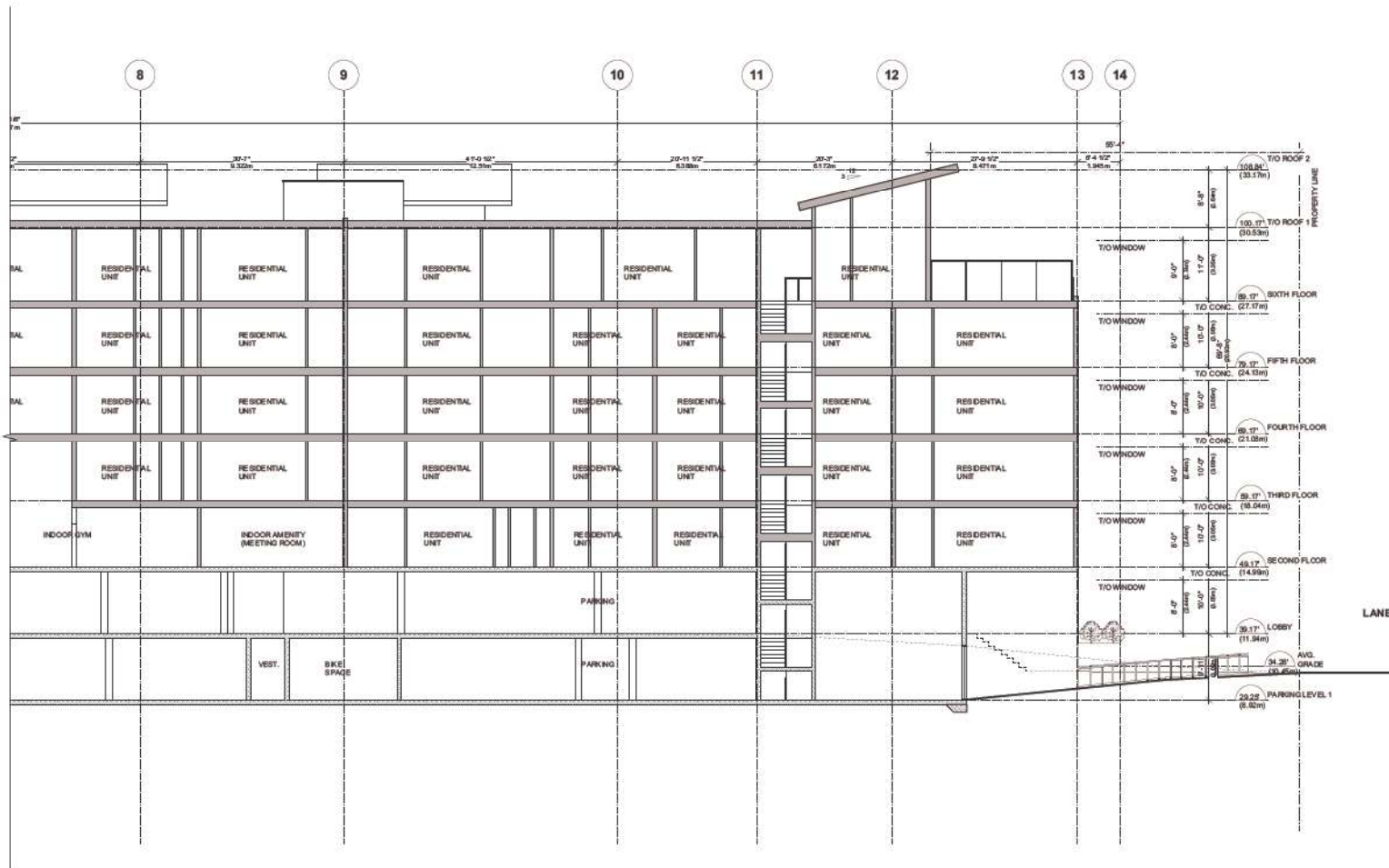
Date	Revision
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JUN. 19 2023	Issued For PE + DP Revision
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project <b>19948 55a AVE. LANGLEY, BC</b>	
file <b>SECTIONS B-B - WEST</b>	
project number <b>21817</b>	file name
drawing date	checked scale
author 10/04/23	drawing number <b>DP 4.2a</b>

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



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project		file name	
19948 55a AVE. LANGLEY, BC		SECTIONS B-B - EAST	
project number	218 17	sheet number	10/11-07
drawing title		drawing 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
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project <b>19948 55a AVE. LANGLEY, BC</b>	
site <b>STREET ELEVATIONS KEY</b>	
project number <b>21817</b>	file name
drawing date	revision date
drawing number <b>DP 5.1</b>	

This is not a contract document. For legal advice, please consult your lawyer.



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



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



Date	Revision
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JUL. 12 2023	Issued For RZ + DP Revision
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project  
**19948 55a AVE.  
LANGLEY, BC**

site  
**STREET ELEVATIONS - EAST**

project number	file name
21817	
drawn	scale
checked	scale
date	drawing number
12/20	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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JUL. 12 2023	Issued For PE + DP Revision
AUG. 24 2023	Issued For ADP Revision

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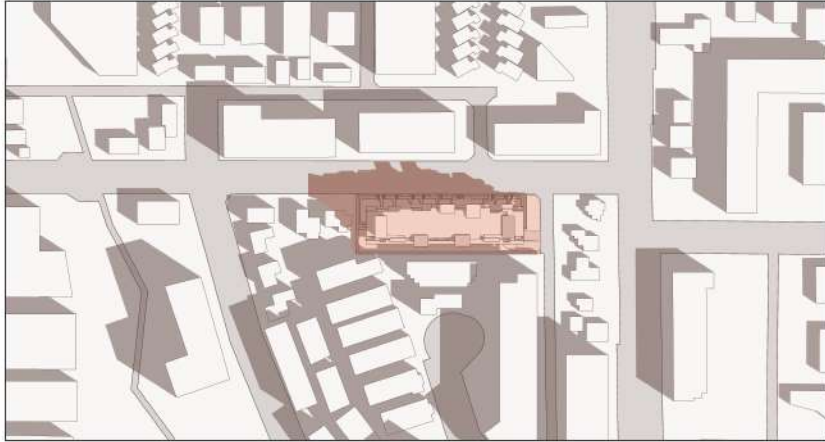
Suite 208  
1525 W 8th Avenue  
Vancouver, B.C.  
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Tel: (604) 686-2088

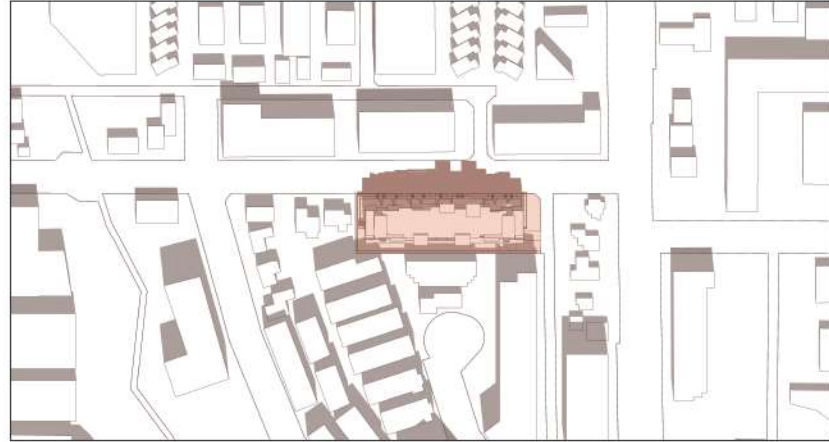
Fax: (604) 686-1899

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

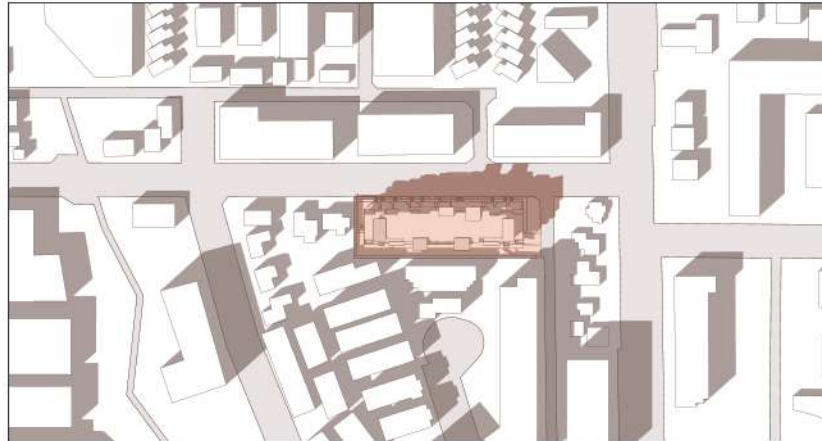
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MARCH 20 9:00 AM



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
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consultant:

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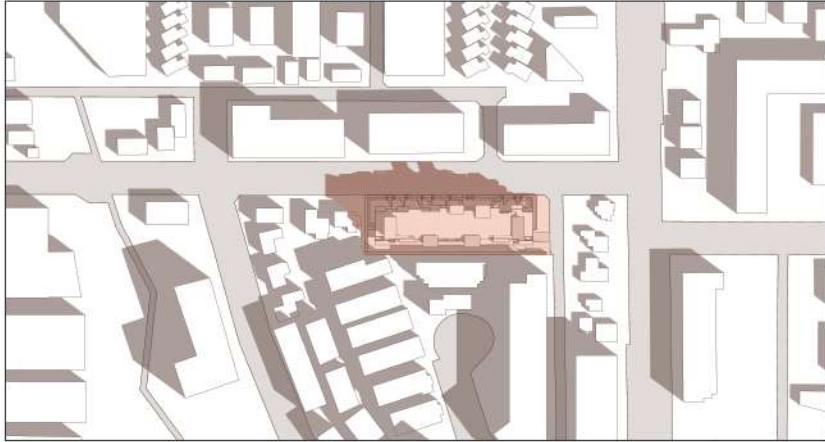
project:  
**19948 55a AVE.  
LANGLEY, BC**

file:  
**SHADOW STUDIES  
MARCH 20**

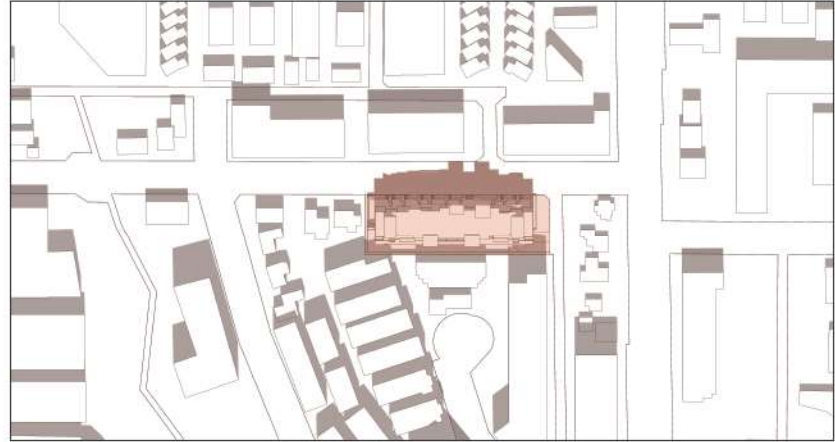
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drawing disc:	scale:
checked scale:	drawing number:

Drawn by: **DP 6.1**

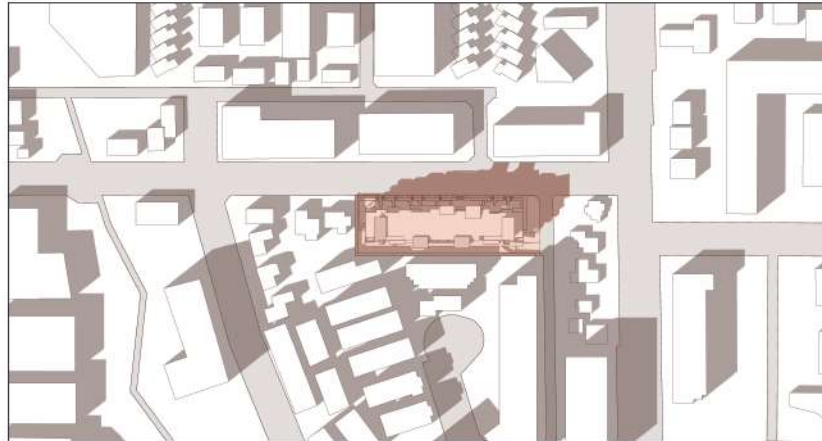
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SEPT 23 9:00 AM



SEPT 23 12:00 PM



SEPT 23 3:00 PM



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

file  
**SHADOW STUDIES  
SEPTEMBER 23**

project number  
**218 17**

file name

status  
checked

scale

drawing number

**DP 6.2**

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revision



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

title  
**RENDERINGS**

project number	file name
<b>21817</b>	
status checked	scale
drawing number	
	<b>DP 7.1</b>

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