



PROJECT DATA

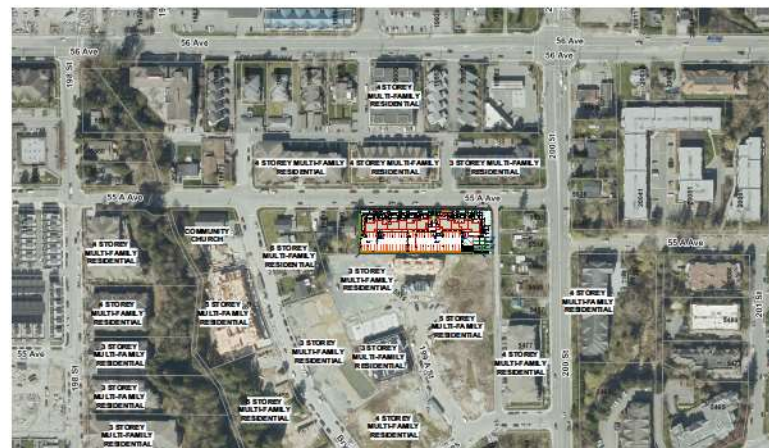
BUILDING ANALYSIS OF:		1994B 55A AVE. LANGLEY	
ZONE :		REZONING FROM RS-1 TO CD BASED ON RM3	
PID :		031-267-360	
LEGAL DESCRIPTION:		LOT A SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT, PLAN EPP120331	
SITE SIZE :		4,080 SQ.M. (49,917 SQ.FT.)	
NUMBER OF STOREYS:		6	
GROSS FLR AREA :		MAX. ALLOWABLE PROPOSED	
		92,225 SQ. FT. GROUND FL. 887 SQ.M. (9,379 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 8,598 SQ.M. (92,225 SQ. FT.)	
FSR :		MAX. ALLOWABLE PROPOSED	
		21 21	
NUMBER OF DWELLING UNITS :		MAX. ALLOWABLE PROPOSED	
		N/A 126 (309 UNITS/HECTARE)	
EXISTING AVERAGE GRADE :		10.45 M. (34.2F)	
HEIGHT :		MAX. ALLOWABLE PROPOSED	
		N/A 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 (19.69') EAST 7.9M (25.91')	
SITE COVERAGE :		MAX. ALLOWABLE PROPOSED	
		4,080 X 40% = 1,632 SQ. M. (17,587 SQ. FT.) 1,854 SQ.M. (17,806 SQ. FT.) (40.5%)	
PARKING :		REQUIRED VISITORS: PROVIDED	
		RESIDENTS: 1.0 (STUDIO) X 20 + 1.1 (BED) X 86 + 1.3 (BED) X 40 = 145.6 (146) 0.2 X 126 = 25.2 (26) RESIDENTS: 146 VISITORS: 26	
HANDICAPPED PARKING REQUIRED		REQUIRED PROVIDED	
		RESIDENTS: 0.05 X 146 = 7.3 (7) VISITORS: 0.05 X 26 = 1.3 (1) RESIDENTS: 7 VISITORS: 1	
SMALL CAR MAX. ALLOWABLE		RESIDENTS: PROVIDED	
		0.5 X 146 = 73 VISITORS: 0.5 X 26 = 13 RESIDENTS: 69 VISITORS: 12	
BICYCLE :		REQUIRED PROVIDED	
		0.5 X 126 = 63 63	
STORAGE :		REQUIRED PROVIDED	
		1 X 126 = 126 127 (113 INSUITE + 14 PARKING LEVEL)	
ADAPTABLE UNITS :		REQUIRED PROVIDED	
		0.20 X 126 = 25.2 (25) 25	
AMENITY SPACE:		REQUIRED PROPOSED PROPOSED	
		3 SQ. M. X 126 = 378 SQ. M. (COMBINED) 179 SQ. M. (1,42 SQ. M./UNIT) OUTDOOR AMENITY: 204 SQ. M. (1,62 SQ. M./UNIT)	

UNITS SYNOPSIS

UNIT TYPE	NO. BED	AREA	NUMBER OF UNITS						TOTAL UNITS	TOTAL (SQM)	TOTAL (SQFT)
		SQ. FT.	SQ. M.	1ST FL.	2ND FL.	3RD FL.	4TH FL.	5TH FL.			
UNIT A INSUIT	2B	754	73.8	1					1	73.8	794
UNIT AD INSUIT	2B	759	73.3		2	2	2	2	8	586.4	6,312
UNIT B INSUIT	1B	521	48.4	1	1	1	1	1	5	242.0	2,605
UNIT C INSUIT	1B+D	558	50.3	1	1	1	1	1	5	266.5	2,870
UNIT D INSUIT	1B	554	51.5	1	1	1	1	1	5	267.5	2,870
UNIT D2 INSUIT	1B	545	50.6		1	1	1	1	4	202.4	2,180
UNIT D3 INSUIT	1B	547	50.8					1	1	50.8	547
UNIT E INSUIT	1B	524	48.0	1	1	1	1	1	5	260.0	2,790
UNIT F PARKING	2B	708	65.8	1	1	1	1	1	6	384.8	4,148
UNIT G INSUIT	1B	510	47.4	1					1	47.4	510
UNIT G2 INSUIT	1B	526	48.8		1	1	1	1	4	199.2	2,144
UNIT H INSUIT	1B	461	42.6	1	1	1	1	1	5	225.5	2,420
UNIT H2 INSUIT	1B	503	46.7	1	1	1	1	1	5	241.5	2,590
UNIT J INSUIT	2B	751	69.8	1					1	69.8	751
UNIT J2 INSUIT	2B	758	70.4		1	1	1	1	4	323.2	3,464
UNIT K INSUIT	2B	808	75.1	2	2	2	2	2	8	600.8	6,488
UNIT L INSUIT	1B	508	47.2	2	2	2	2	2	8	377.6	4,064
UNIT M INSUIT	STUDIO	421	42.8	2	2	2	2	2	8	342.4	3,688
UNIT M2 INSUIT	STUDIO	421	42.8	2	1	1	1	1	5	214.0	2,295
UNIT M3 INSUIT	STUDIO	421	42.8	2	1	1	1	1	5	214.0	2,295
UNIT N PARKING	2B	800	74.3	1	1	1	1	1	5	374.3	4,018
UNIT N2 PARKING	2B	707	65.7	1	1	1	1	1	5	262.8	2,808
UNIT O INSUIT	1B+D	557	50.4	1	1	1	1	1	5	262.0	2,808
UNIT O2 INSUIT	1B+D	573	53.2	1	1	2	2	2	7	322.4	3,464
UNIT O3 PARKING	1B	472	43.9	1					1	43.9	472
UNIT P INSUIT	2B	751	70.7	1	1	1	1	1	5	262.8	2,808
UNIT Q INSUIT	1B	588	54.4	1	1	1	1	1	5	251.6	2,704
UNIT R INSUIT	STUDIO	432	40.1	1	1	1	1	1	5	200.4	2,144
UNIT S INSUIT	2B+D	757	71.3	1	1	1	1	1	5	251.6	2,704
UNIT T INSUIT	1B+D	585	54.3	1	1	1	1	1	5	251.6	2,704
UNIT U INSUIT	1B	510	47.4	1					1	47.4	510
UNIT V INSUIT	2B	740	68.7	1					1	68.7	740
UNIT W INSUIT	1B+D	650	60.5		2	2	2	2	8	322.4	3,464
UNIT X INSUIT	1B+D	617	57.3	1	1	1	1	1	5	251.6	2,704
UNIT Y INSUIT	1B+D	589	54.5	1	1	1	1	1	5	251.6	2,704
TOTAL				6	22	25	26	26	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 - KEY
DP 4.2a	SECTION B - WEST
DP 4.2b	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



CONTEXT PLAN

REGISTERED ARCHITECT
BRITISH COLUMBIA

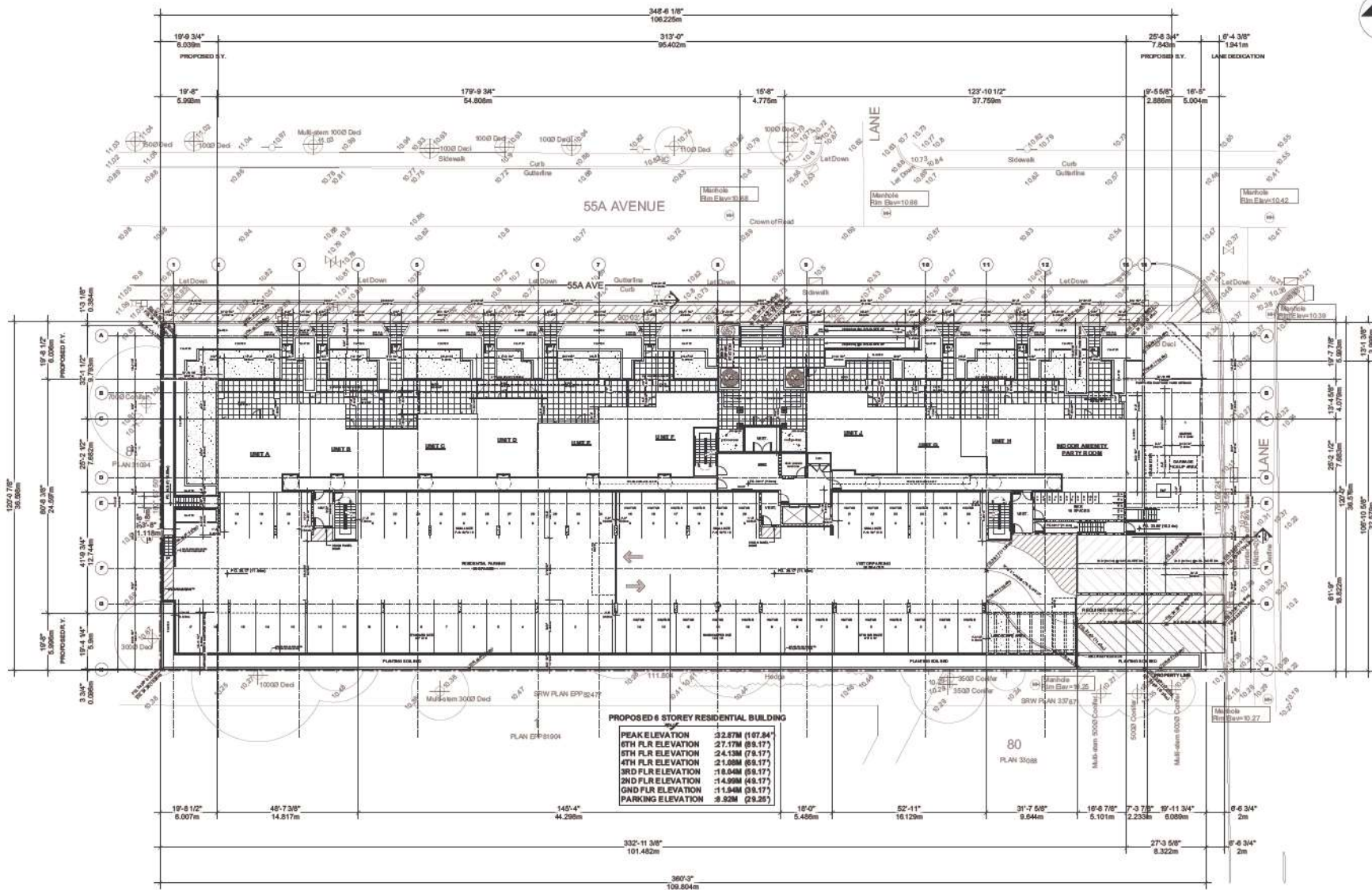
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ISSUED FOR: RE + DP Submission
JUN 10 2023
ISSUED FOR: RE + DP Revision
JUL 12 2023
ISSUED FOR: RE + DP Revision
AUG 24 2023
ISSUED FOR: ADP Revision

CONTACT:

ANDREW CHEUNG ARCHITECTS INC.

Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5
Tel: (604) 685-2088
Fax: (604) 685-1989

PROJECT	
1994B 55A AVE. LANGLEY, BC	
NO.	
PROJECT DATA	
PROJECT NUMBER	21817
DATE	2023
CHECKED	SCALE
DRAWING NUMBER	DP 0.0



1 SITE PLAN
1/16"=1'-0" (1:160)



date	revision
JUN. 08 2023	Issued For RZ + DP Submission
JUN. 10 2023	Issued For RZ + DP Revision
JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ADP Revision

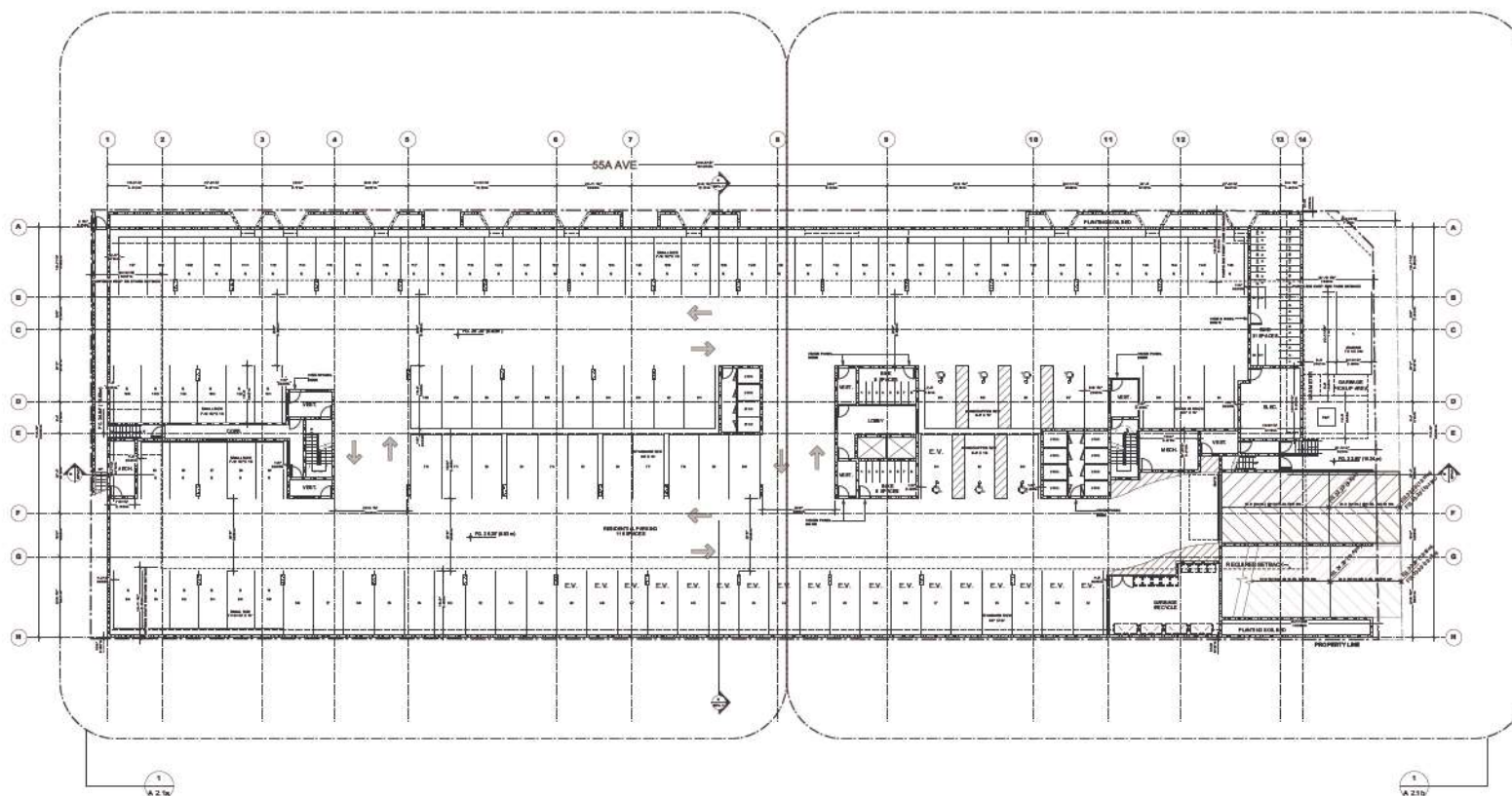
contact info

**ANDREW CHEUNG
ARCHITECTS INC.**

Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5
Tel (604) 695-2088
Fax (604) 695-1889

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

This is a preliminary drawing and not for construction. It is subject to change without notice.



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

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



date	revisions
JUN. 08 2023	Issued For RZ + DP Submission
JUN. 10 2023	Issued For RZ + DP Revision
JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ADP Revision

consultants:

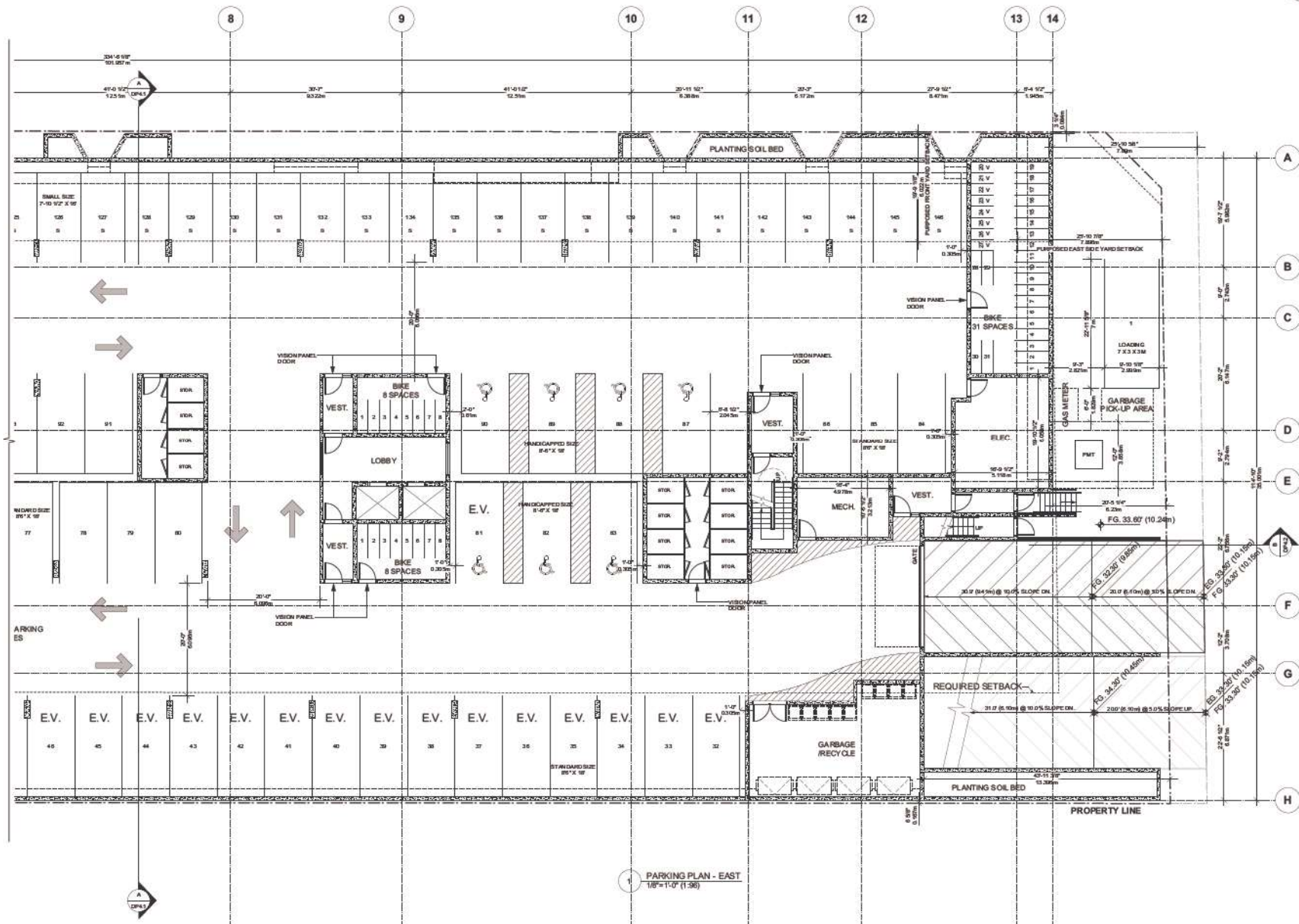
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ARCHITECTS INC.**

Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5

Tel: (604) 685-2088
Fax: (604) 685-1899

project 19948 55a AVE. LANGLEY, BC	
title PARKING PLAN P1 KEY	
project number 21817	sheet number DP 2.1
drawn C. Cheung	checked A. Cheung
drawing number DP 2.1	

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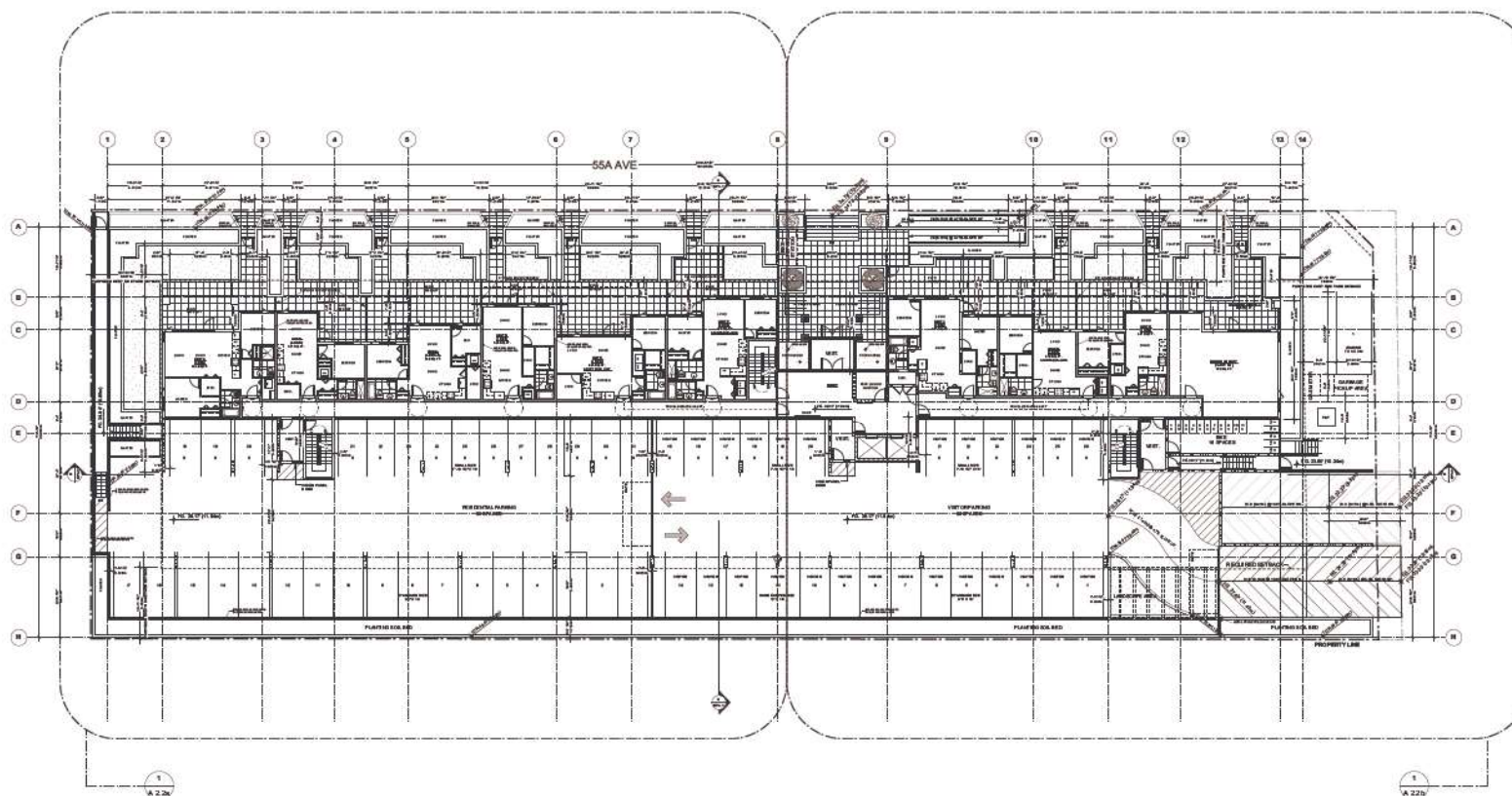
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ARCHITECTS INC.**

Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T6
Tel (604) 695-2088
Fax (604) 695-1899

project 1948 55a AVE. LANGLEY, BC	
site PARKING P1 PLAN - EAST	
project number 218 17	site name
drawn C.M.B.	checked M.B.
scale 1/8"=1'-0"	drawing number DP 2.1b

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

1 GROUND FLOOR 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

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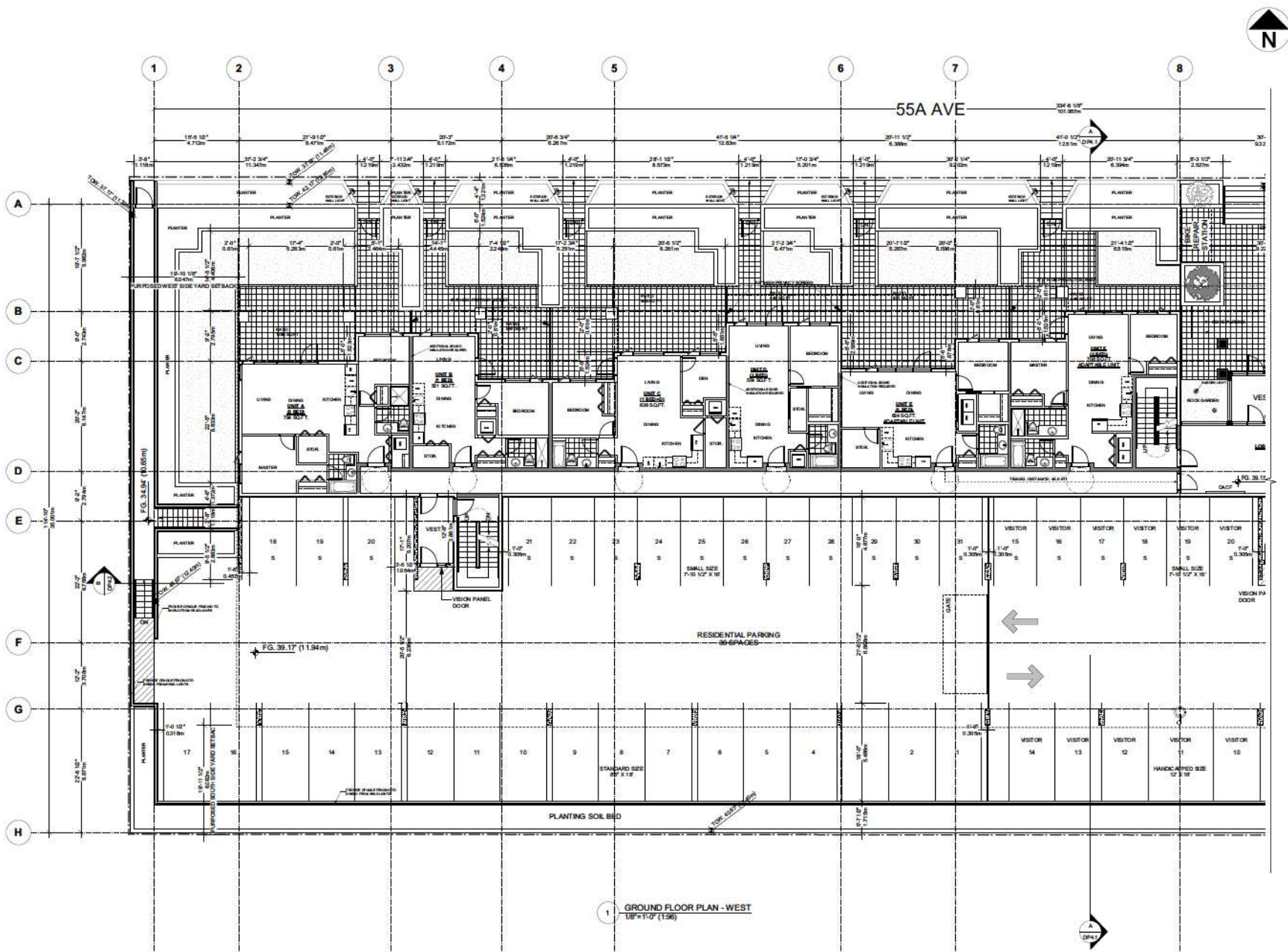
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ARCHITECTS INC.**

Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5

Tel: (604) 695-2088
Fax: (604) 695-1899

project 19948 55a AVE. LANGLEY, BC	
the GROUND FLOOR PLAN KEY	
project number 21817	file name 21817
drawn checked scale 1/16"=1'-0"	drawing number DP 2.2

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JUN 10 2023	Issued For RZ + DP Revision
JUL 12 2023	Issued For RZ + DP Revision
AUG 24 2023	Issued For ADP Revision

consultant:

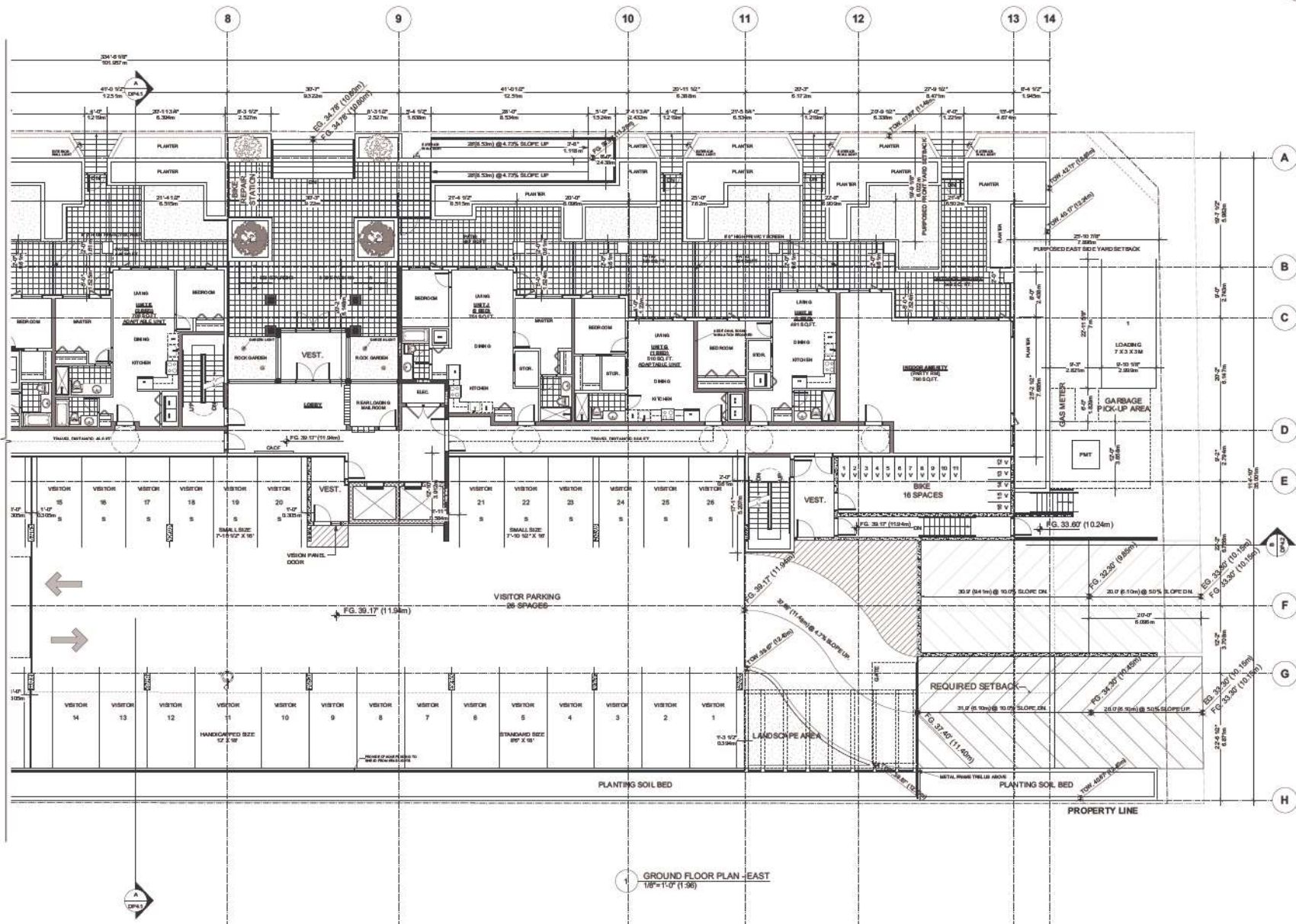
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Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5

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

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

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AUG. 24 2023	Issued For ADP Revision

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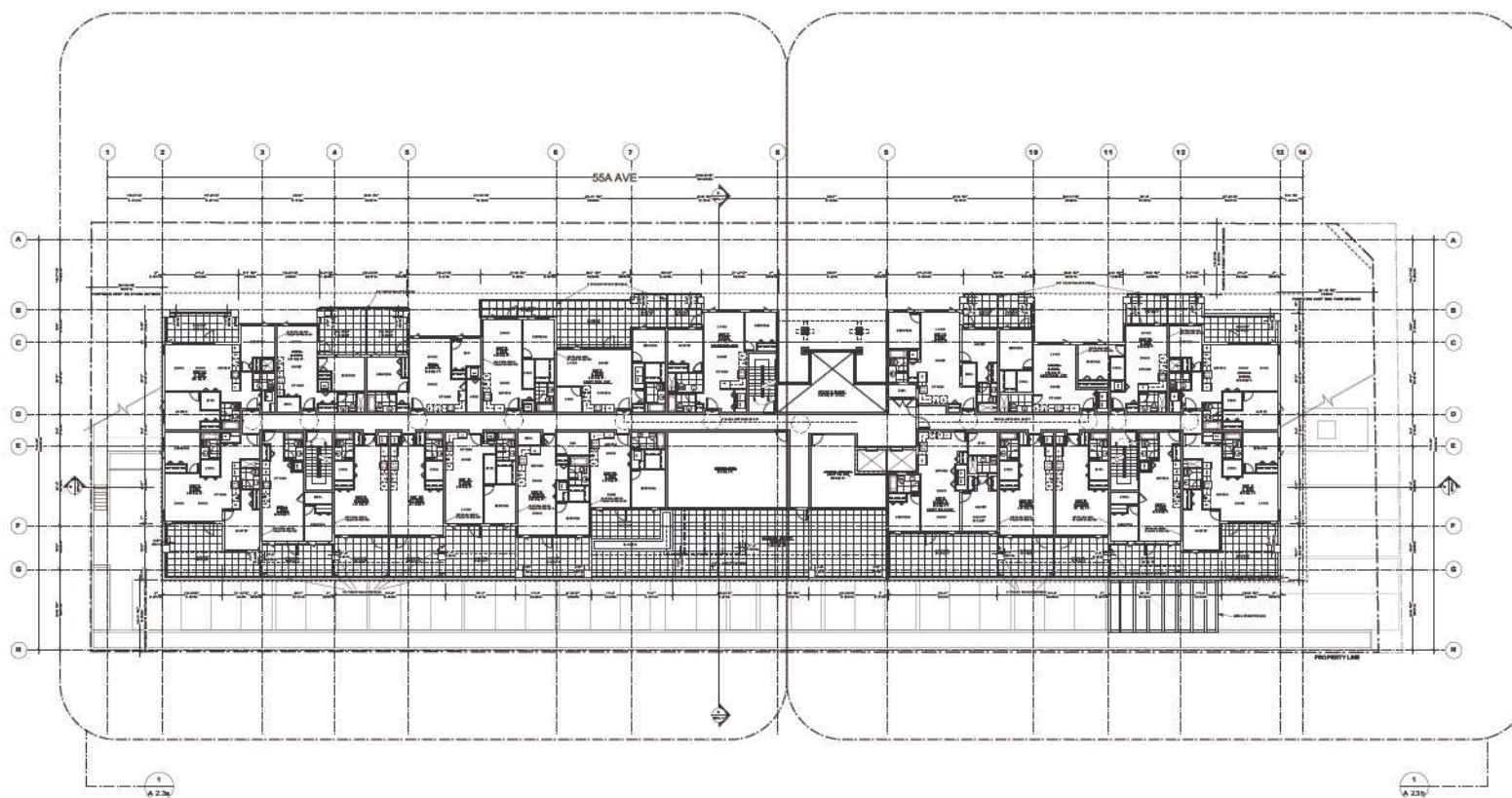
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ARCHITECTS INC.**

Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T6

Tel (604) 695-2088
Fax (604) 695-1899

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

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



date	revisions
JUN. 08 2023	Issued For RZ + DP Submission
JUN. 10 2023	Issued For RZ + DP Revision
JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ADP Revision

consultants:

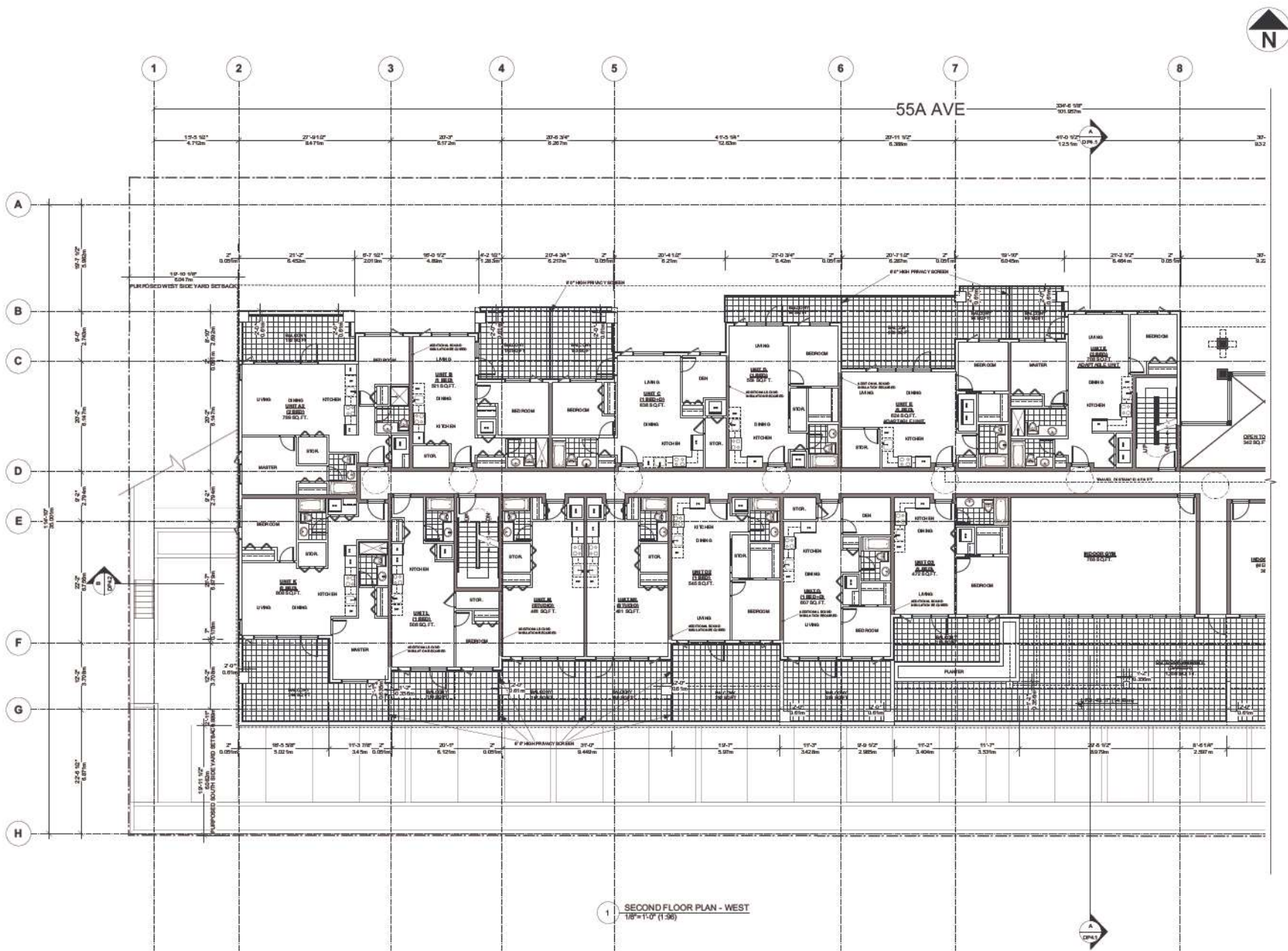
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ARCHITECTS INC.**

Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5

Tel: (604) 685-2088
Fax: (604) 685-1899

project 19948 55a AVE. LANGLEY, BC	
title SECOND FLOOR PLAN KEY	
project number 218 17	file name
drawn C.M.B.	checked M.B.B.
scale 1/16"=1'-0"	
drawing number DP 2.3	

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Date	Revision
JUN. 08 2023	Issued For RZ + DP Submission
JUN. 10 2023	Issued For RZ + DP Revision
JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ACP Revision

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ARCHITECTS INC.**

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Vancouver, B.C.
V6J 1T6

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Fax (604) 695-1899

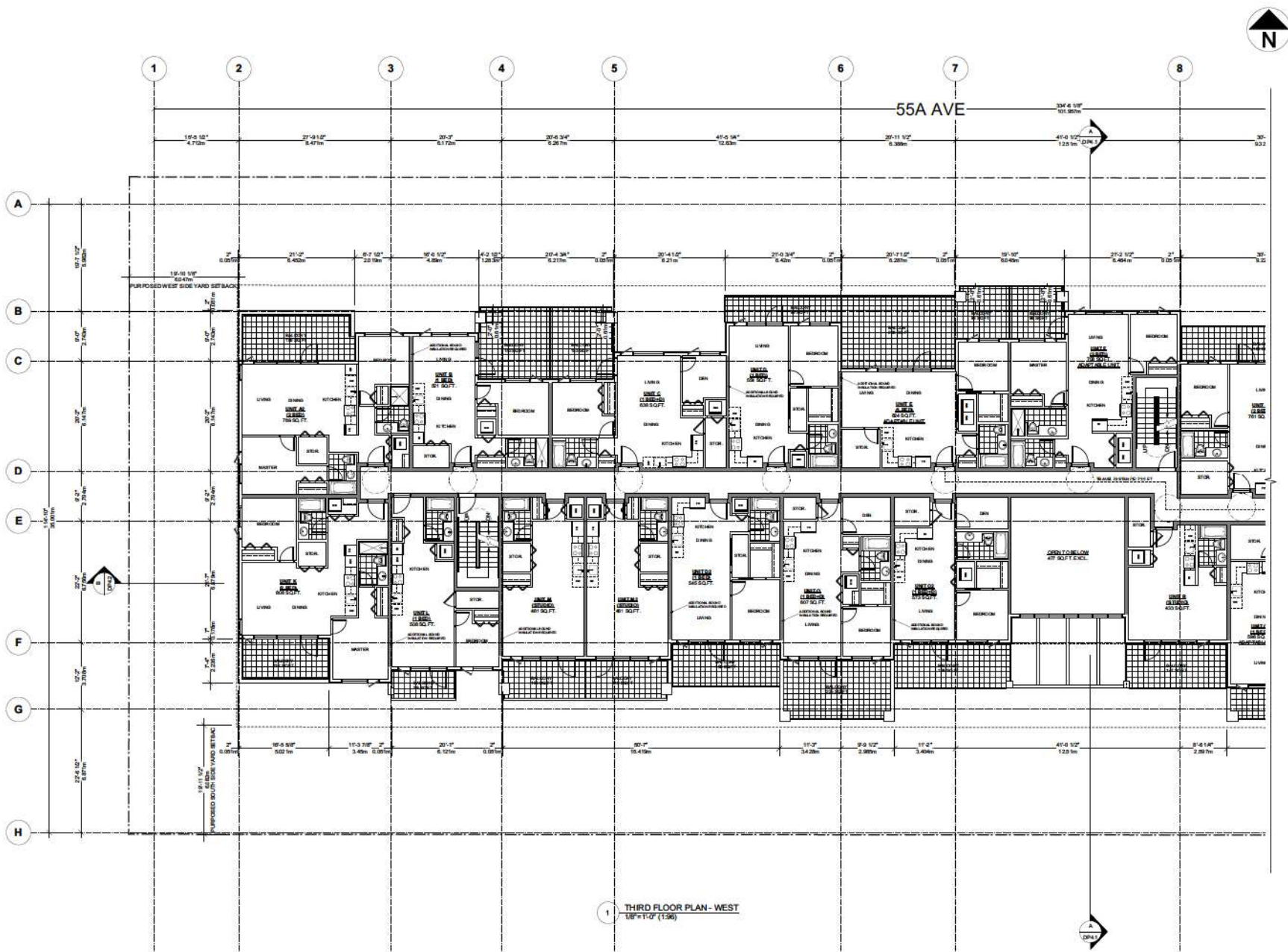
project 19948 55a AVE. LANGLEY, BC	
file SECOND FLOOR PLAN WEST	
project number 21817	file name
drawn C.M.	checked C.M.
scale 1/8"=1'-0"	drawing number DP 2.3a

This is work is your own best work, and is your best work only for the purpose of this drawing.



Tel (604) 685-2088
Fax (604) 685-1899

*This is not a true cost-benefit analysis, as people should not compare the



Date: 1994/08/08
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 JUN 10 2023 Issued For R2 + DP Revision
 JUL 12 2023 Issued For R2 + DP Revision
 AUG 24 2023 Issued For ADP Revision

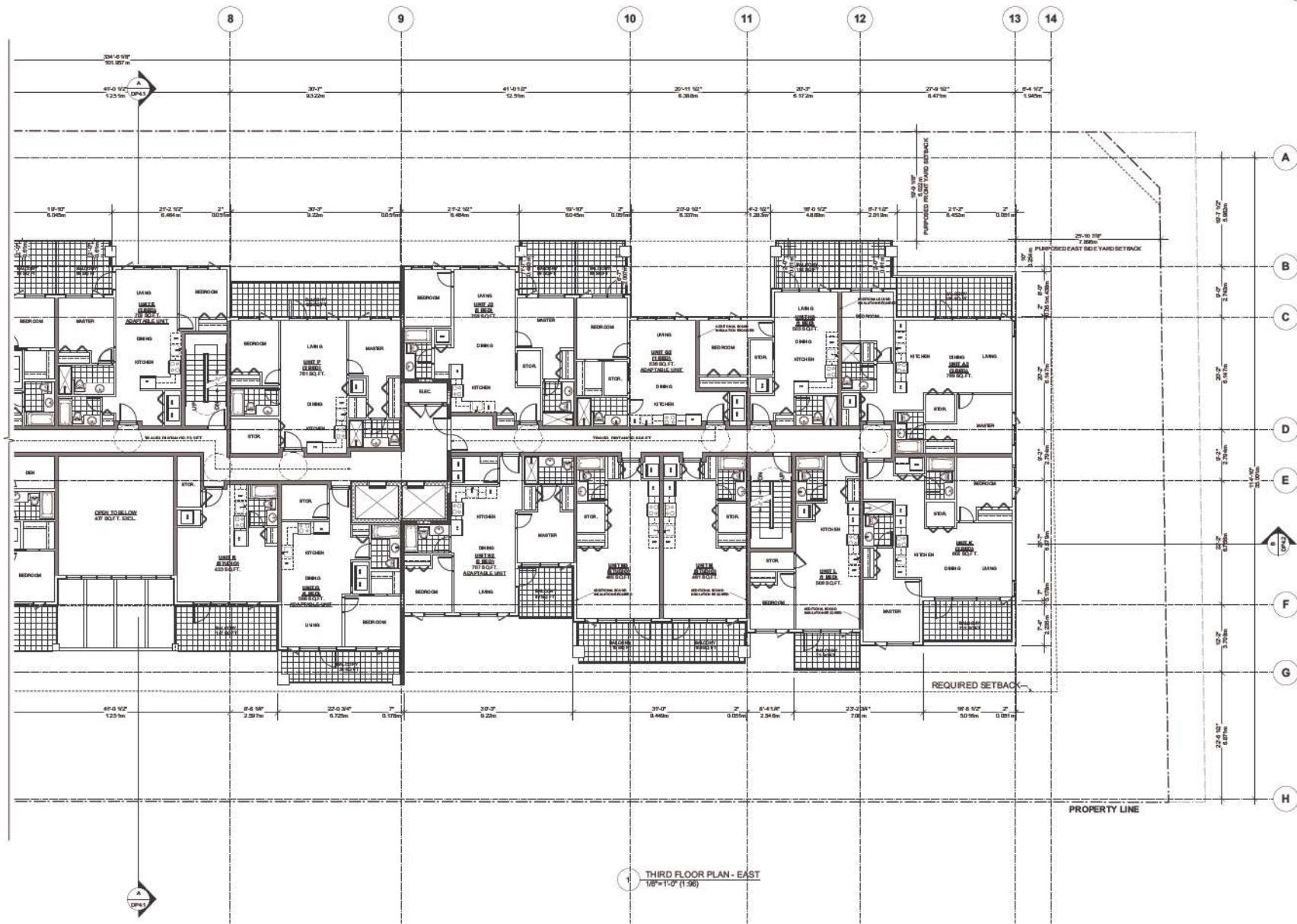
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ARCHITECTS INC.**

Suite 208
 1525 W 8th Avenue
 Vancouver, B.C.
 V6J 1T5

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 Fax: (604) 685-1899

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

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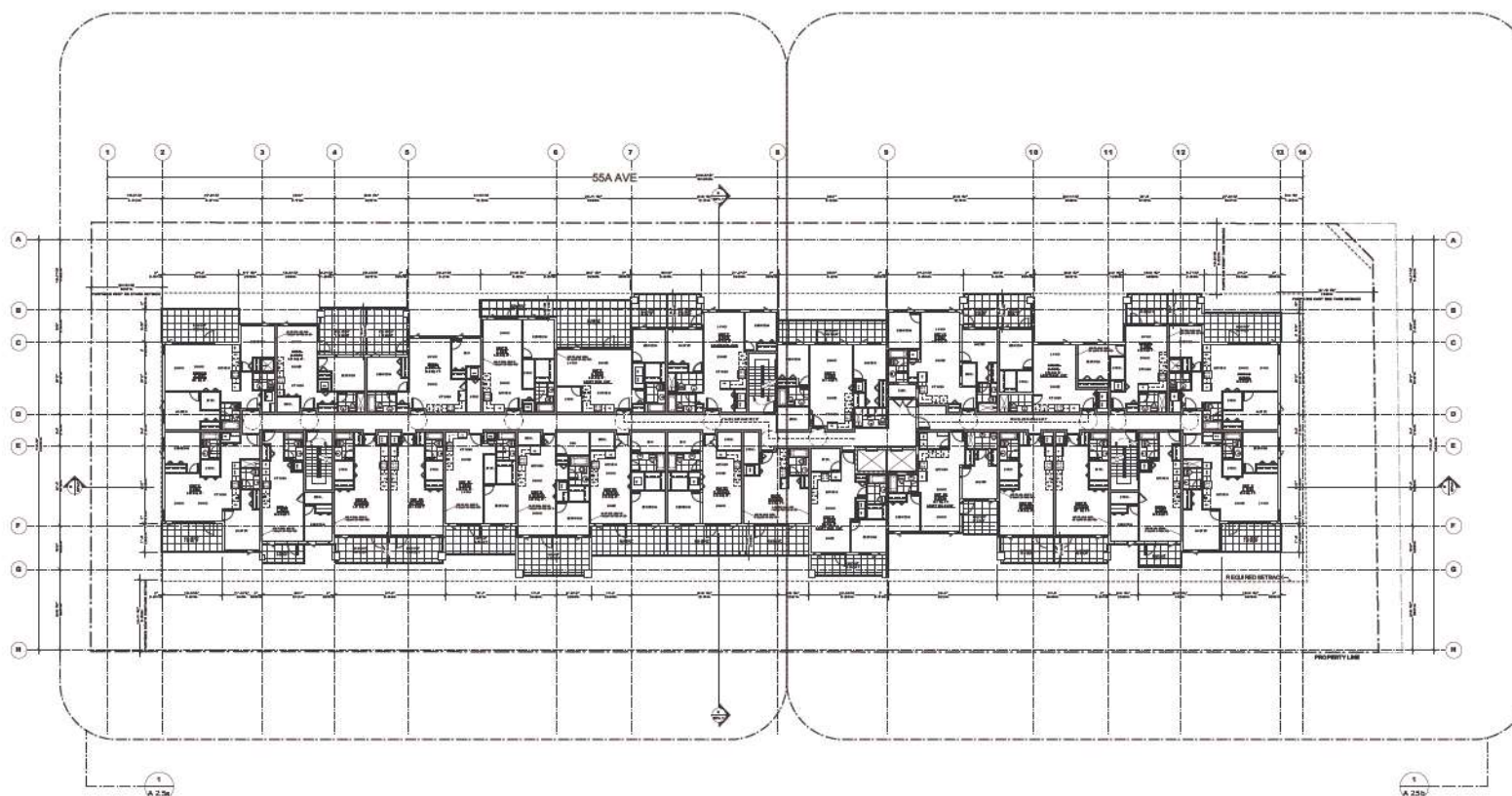
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**ANDREW CHEUNG
ARCHITECTS INC.**

Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T6
Tel: (604) 685-2088
Fax: (604) 685-1899

project 19948 55a AVE. LANGLEY, BC	
file THIRD FLOOR PLAN EAST	
project number 218 17	file name
drawn C.M.B.	checked M.B.
scale 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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JUN. 08 2023	Issued For RZ + DP Submission
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JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ADP Revision

consultants:

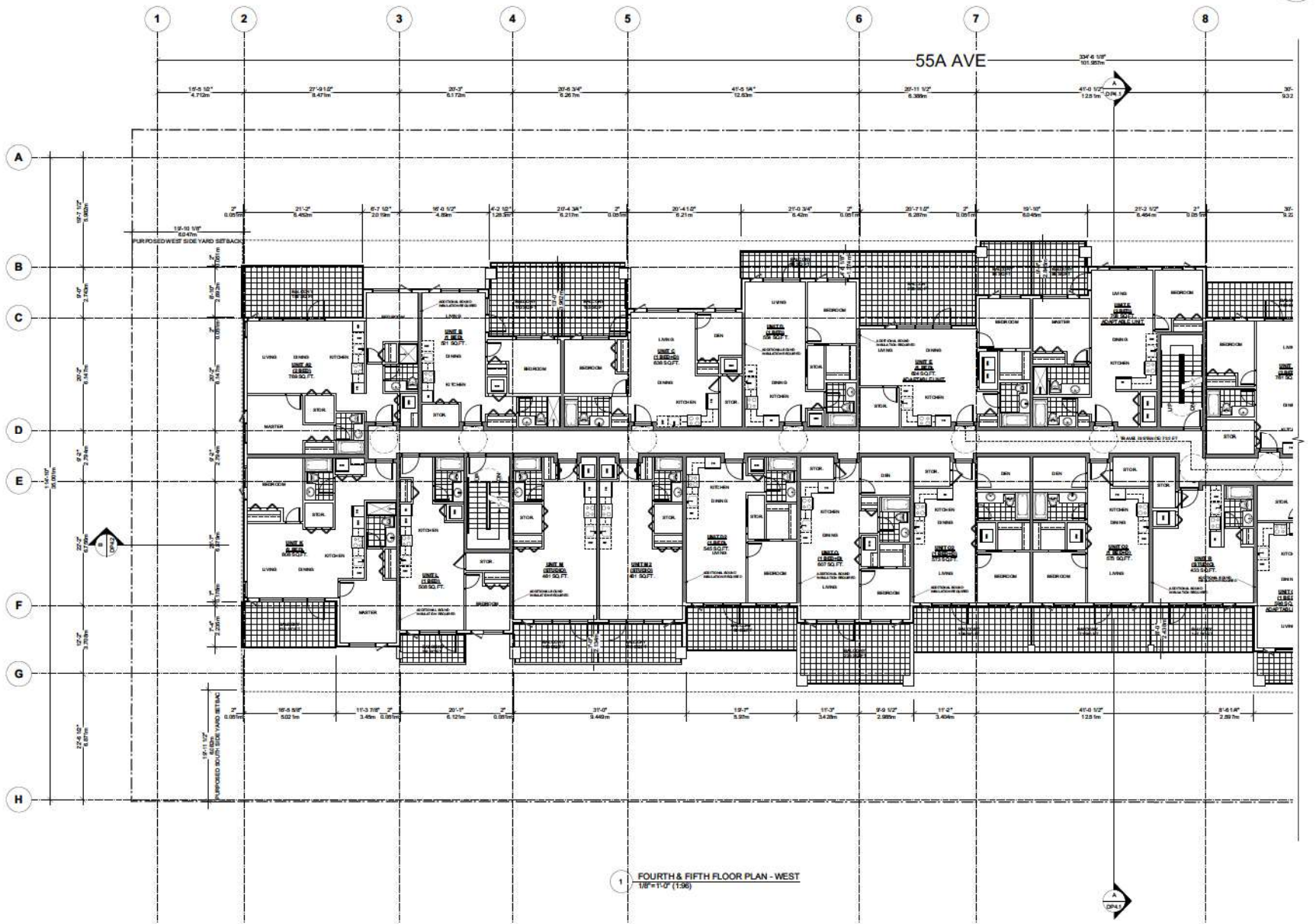
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ARCHITECTS INC.**

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Vancouver, B.C.
V6J 1T5

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Fax: (604) 685-1899

project 19948 55a AVE. LANGLEY, BC	
title FOURTH & FIFTH FLOOR PLAN KEY	
project number 21817	file name
drawn C.M.B.	checked M.B.B.
drawing number DP 2.5	

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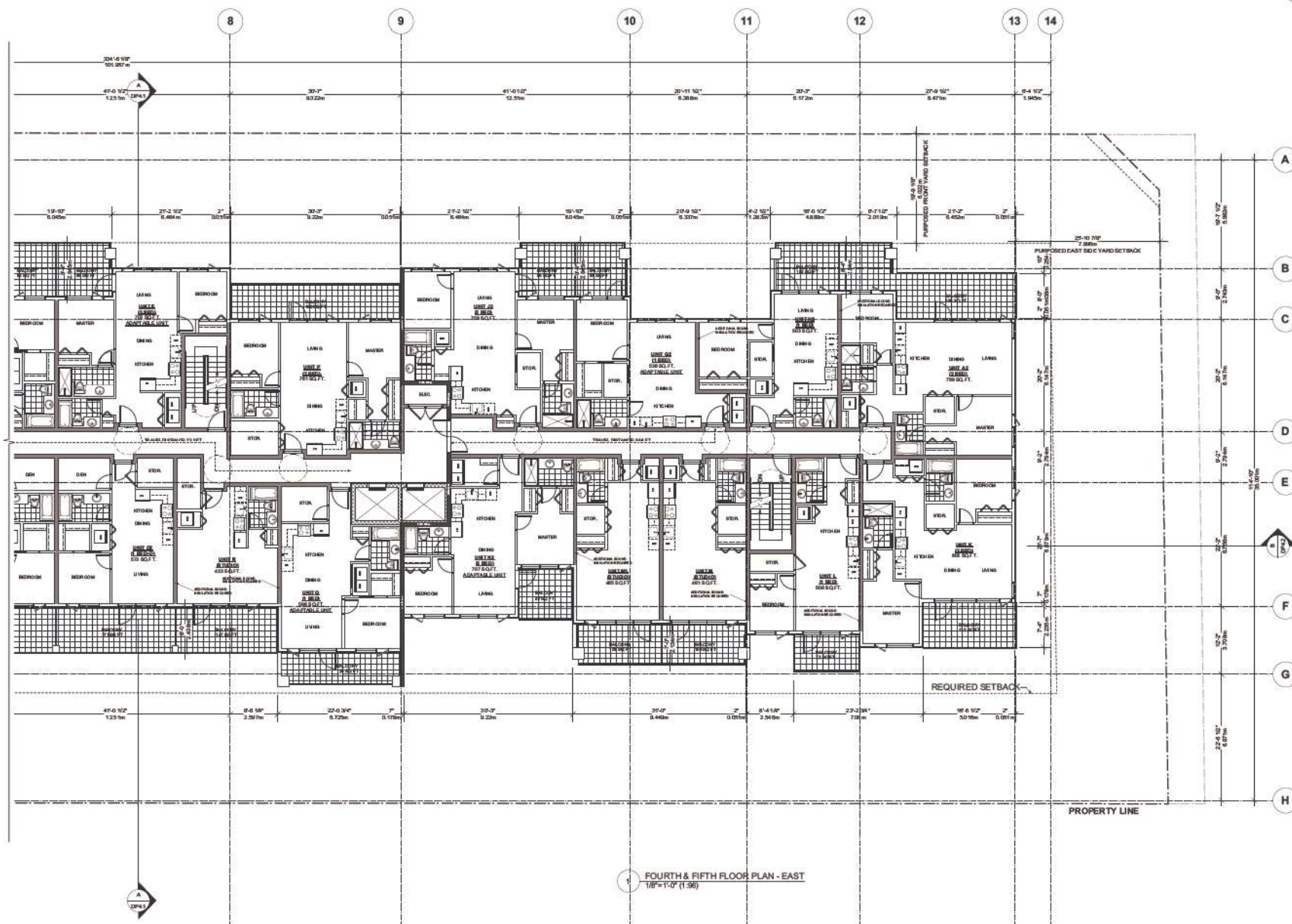
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JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ADP Revision

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ARCHITECTS INC.**

Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5
Tel: (604) 685-2088
Fax: (604) 685-1889

project 19948 55a AVE. LANGLEY, BC	
file name FOURTH & FIFTH FLOOR PLAN WEST	
project number 218.17	file name
drawn date:	checked date:
drawing number DP 2.5a	

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Date: JUN 08 2023
JUN 10 2023
JUL 12 2023
AUG 24 2023

revision:
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Issued For RC + DP Revision
Issued For ACP Revision

consult to:

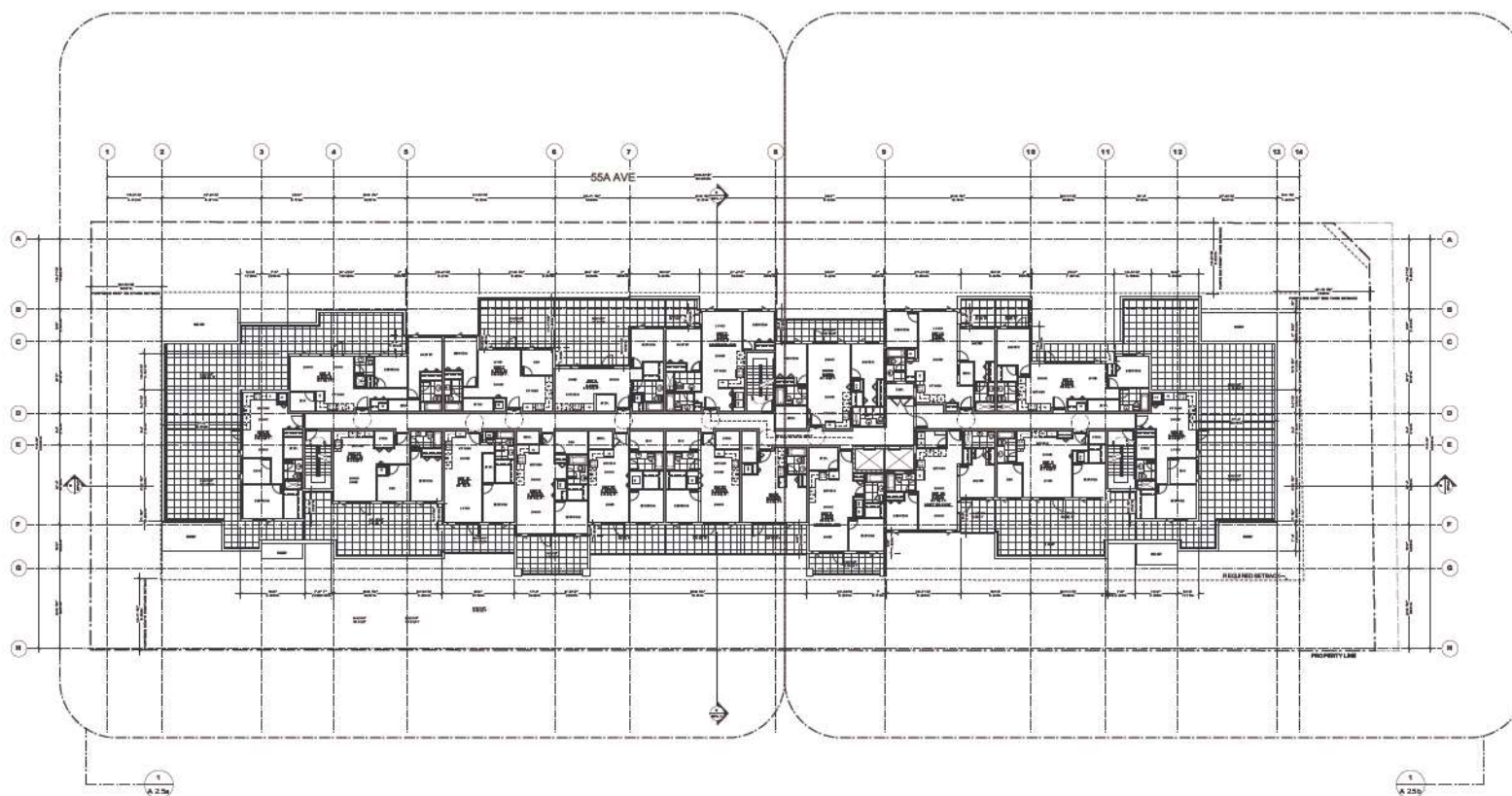
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Vancouver, B.C.
V6J 1T5

Tel: (604) 695-2088
Fax: (604) 695-1899

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

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1 SIXTH FLOOR 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

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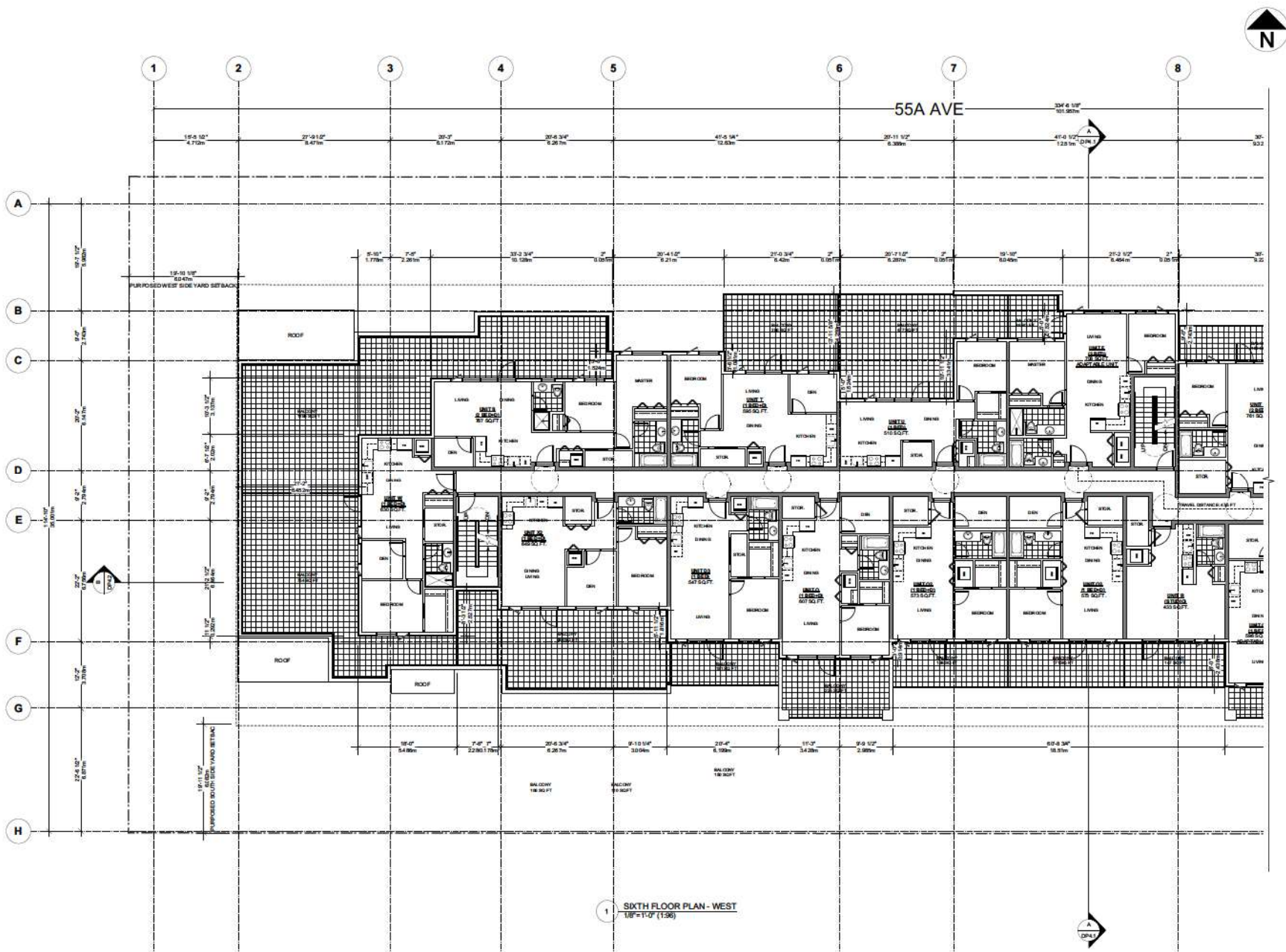
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Vancouver, B.C.
V6J 1T5

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Fax: (604) 685-1899

project 19948 55a AVE. LANGLEY, BC	
title SIXTH FLOOR PLAN KEY	
project number 21817	file name
drawn C. Cheung	checked M. Cheung
drawing number DP 2.6	

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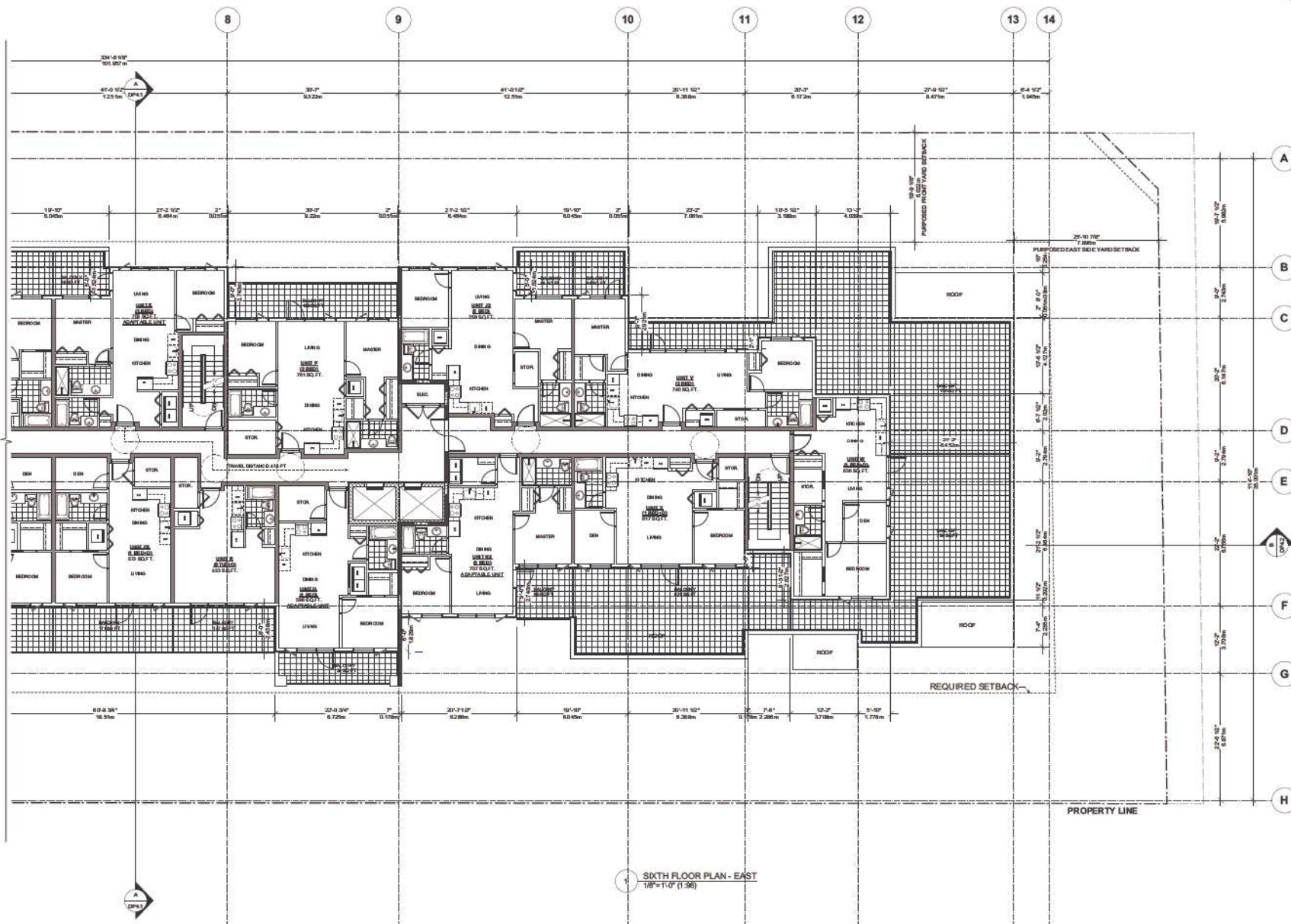
date	revision
JUN. 08 2023	Issued For RZ + DP Submission
JUN. 10 2023	Issued For RZ + DP Revision
JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ADP Revision

**ANDREW CHEUNG
ARCHITECTS INC.**

Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5
Tel: (604) 685-2088
Fax: (604) 685-1899

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

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date	revision
JUN. 08 2023	Issued For RC + DP Submission
JUN. 10 2023	Issued For RC + DP Revision
JUL. 12 2023	Issued For RC + DP Revision
AUG. 24 2023	Issued For ACP Revision

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Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5

Tel: (604) 695-2088
Fax: (604) 695-1899

project 19948 55a AVE. LANGLEY, BC	
SIXTH FLOOR PLAN EAST	
project number 218.17	file name
drawn C.M.B.	checked M.B.
scale 1/8"=1'-0"	drawing number DP 2.6b

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JUN. 08 2023	Issued For RC + DP Submission
JUN. 10 2023	Issued For RC + DP Revision
JUL. 12 2023	Issued For RC + DP Revision
AUG. 24 2023	Issued For ACP Revision

consultants:

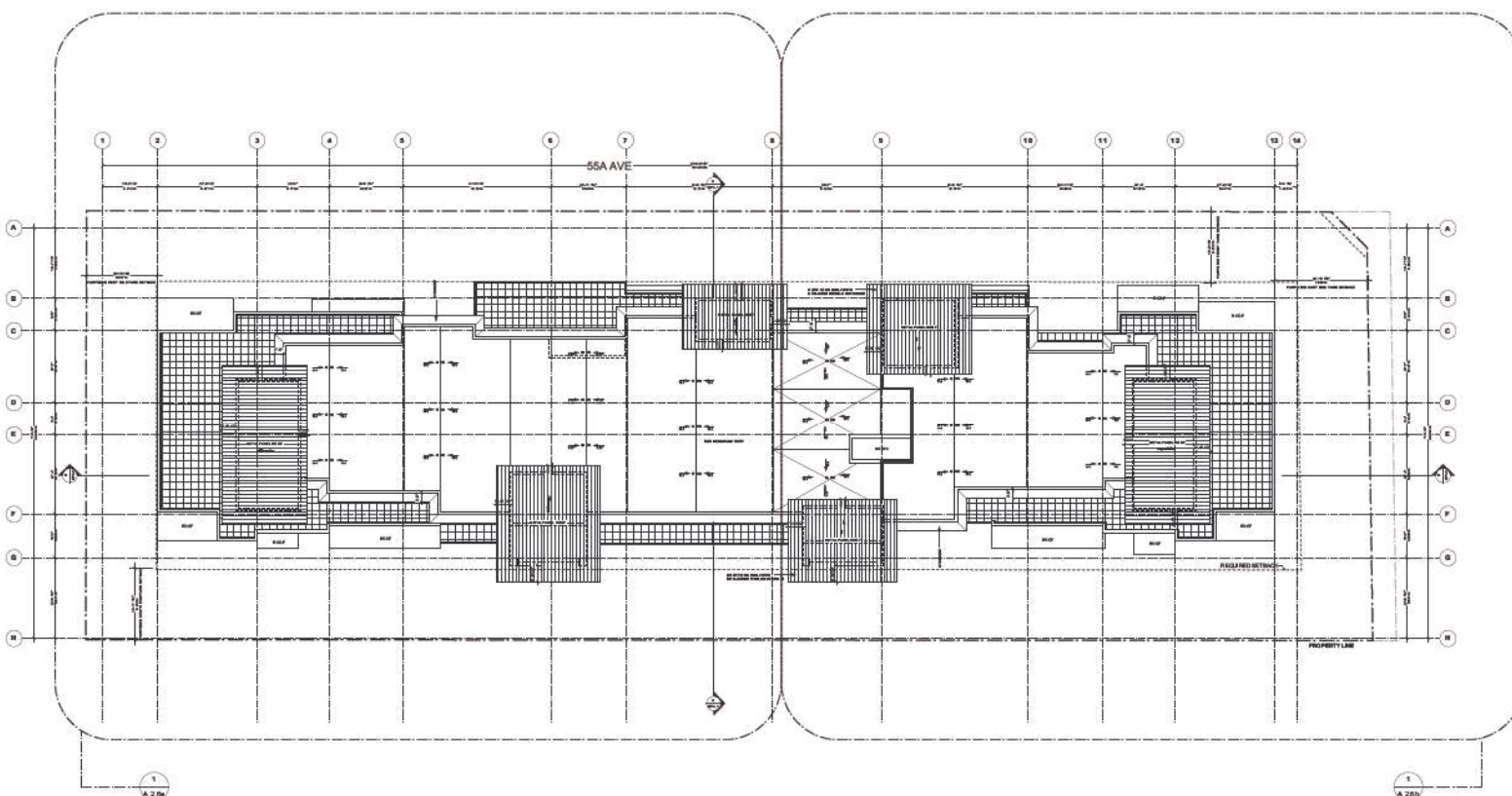
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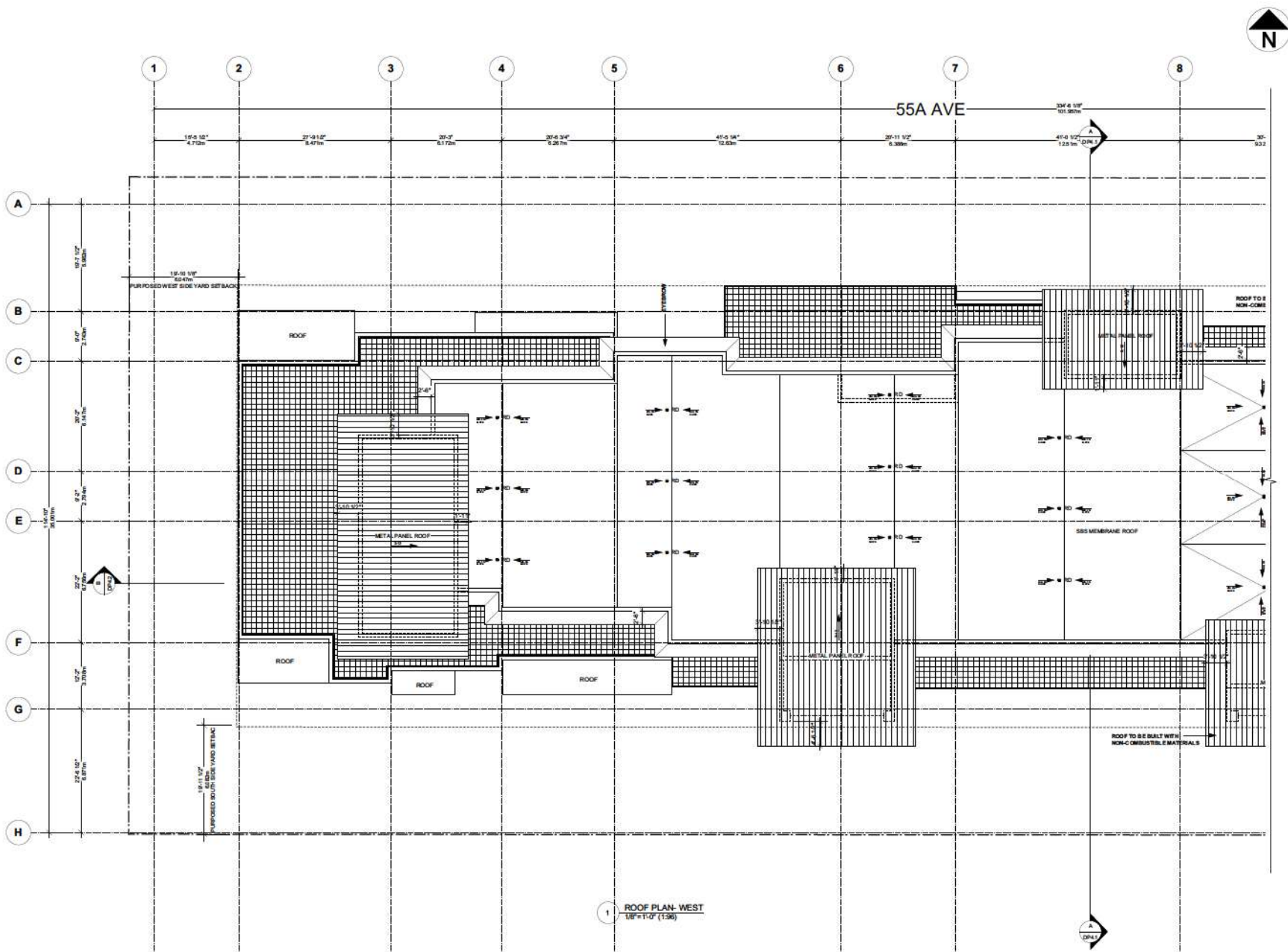
Tel: (604) 685-2088
Fax: (604) 685-1899

project 19948 55a AVE. LANGLEY, BC	
title ROOF PLAN KEY	
project number 21817	file name
drawn C. Cheung	checked M. Cheung
drawing number DP 2.7	

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



date	revision
JUN 08 2023	Issued For RZ + DP Submission
JUN 10 2023	Issued For RZ + DP Revision
JUL 12 2023	Issued For RZ + DP Revision
AUG 24 2023	Issued For ADP Revision

consultant

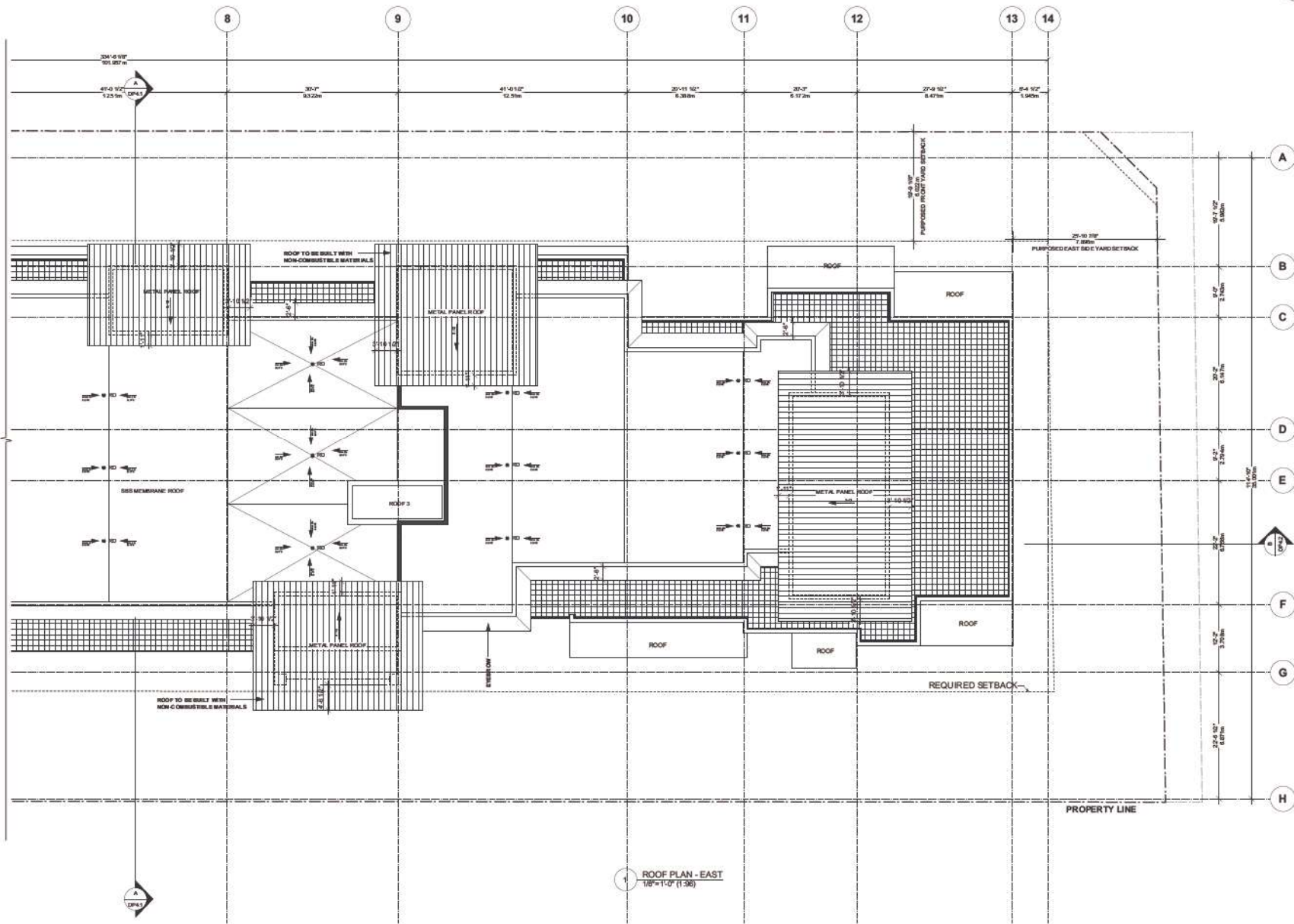
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ARCHITECTS INC.**

Suite 208
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Vancouver, B.C.
V6J 1T5

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

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

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date	revision
JUN. 08 2023	Issued For RC + DP Submission
JUN. 10 2023	Issued For RC + DP Revision
JUL. 12 2023	Issued For RC + DP Revision
AUG. 24 2023	Issued For ACP Revision

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ARCHITECTS INC.**

Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5
Tel: (604) 695-2088
Fax: (604) 695-1899

project 19948 55a AVE. LANGLEY, BC	
title ROOF PLAN EAST	
project number 21817	file name
drawn C.M.B.	checked M.B.
scale 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
JUN. 08 2023	Issued For RZ + DP Submission
JUN. 10 2023	Issued For RZ + DP Revision
JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ACP Revision

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Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5

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Fax: (604) 685-1899

project 19948 55a AVE. LANGLEY, BC	
title NORTH ELEVATION KEY	
project number 218 17	file name 3/32"x1'-0"
drawn C.M.B.	checked M.B.B.
drawing number DP 3.1	

This is a preliminary drawing and is not to be used for construction purposes 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 RAILING (CHARCOAL GREY)
9. PREFINISH METAL PANEL (CHARCOAL GREY)
10. VINYL WINDOW MULLIONS (CHARCOAL GREY)
11. GLASS RAILING
12. WOOD GRAIN ALUMINUM SOFFIT
13. SLISSAUV-FINISH
14. EXPOSED CONCRETE (PAINTED)
15. PREFINISH ALUMINUM FENCING (PAINTED)

NOTE: ALL SLOPED ROOF TO BE STANDING SEAM METAL ASSEMBLY



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



date	revisions
JUN 08 2023	Issued For RZ + DP Submission
JUN 10 2023	Issued For RZ + DP Revision
JUL 12 2023	Issued For RZ + DP Revision
AUG 24 2023	Issued For AEP Revision

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ARCHITECTS INC.

Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5

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Fax: (604) 695-1899

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

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



- LEGEND
1. BRICK
 2. HARDPANEL COLOR 1
 3. HARDPANEL COLOR 2
 4. HARDPANEL COLOR 3
 5. HARDPANEL COLOR 4
 6. PREFINISH METAL RASCA 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. JASANY-RIMBER
 14. EXPOSED CONCRETE (PAINTED)
 15. PREFINISH ALUMINUM FENCING (PAINTED)

NOTE: ALL DEVELOPED ROOF TO BE STANDING SEAM METAL ASSEMBLY



date	revisions
JUN. 08 2023	Issued For RZ + DP Submission
JUN. 10 2023	Issued For RZ + DP Revision
JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ACP Revision

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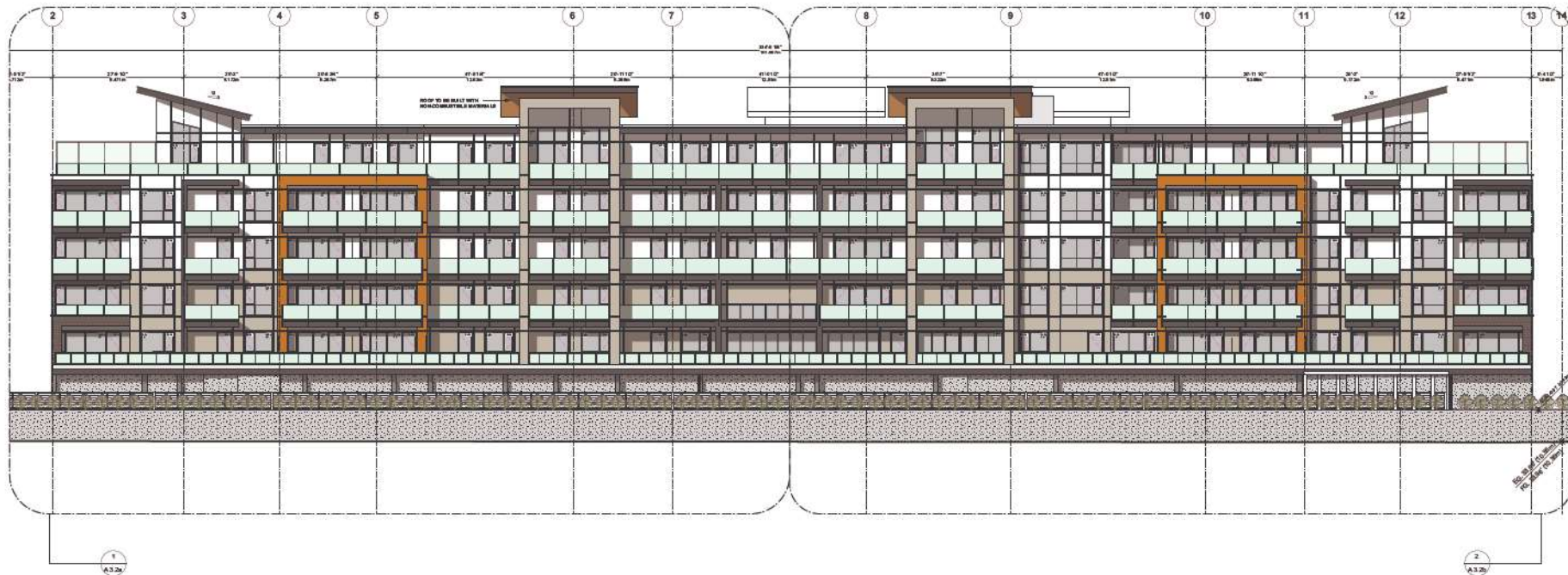
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ARCHITECTS INC.**

Suite 208
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Vancouver, B.C.
V6J 1T5

Tel: (604) 695-2088
Fax: (604) 695-1899

project 19948 55a AVE. LANGLEY, BC	
title NORTH ELEVATION - WEST	
project number 218 17	file name
drawn C. Cheung	checked M. Cheung
scale 1/8" = 1'-0" (1:96)	drawing number DP 3.1b

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



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



date	revisions
JUN. 08 2023	Issued For RC + DP Submission
JUN. 10 2023	Issued For RC + DP Revision
JUL. 12 2023	Issued For RC + DP Revision
AUG. 24 2023	Issued For ACP Revision

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**ANDREW CHEUNG
ARCHITECTS INC.**

Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5

Tel: (604) 685-2088
Fax: (604) 685-1899

project 19948 55a AVE. LANGLEY, BC			
title SOUTH ELEVATION KEY			
project number 218 17		file name	
drawn clerk	checked arch	scale 3/32" = 1'-0"	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. LEAVY FIBER
 14. EXPOSED CONCRETE (PAINTED)
 15. PREFINISH ALUMINUM FENCING (PAINTED)

NOTE: ALL SPECIFIED 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. 10 2023	Issued For RZ + DP Revision
JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ACP Revision

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ARCHITECTS INC.

Suite 208
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Vancouver, B.C.
V6J 1T5

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Fax: (604) 695-1899

project 19948 55a AVE. LANGLEY, BC	
title SOUTH ELEVATION - WEST	
project number 218 17	file name
drawn C. Cheung	checked M. Cheung
scale 1/8" = 1'-0"	drawing number DP 3.2a

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

- 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 GRAIN ALUMINUM SOFFIT
 13. HEAVY TIMBER
 14. EXPOSED CONCRETE (PAINTED)
 15. PREFINISH ALUMINUM FENCING (PAINTED)
- NOTE: ALL DEVELOPED ROOF TO BE STANDING SEAM METAL ASSEMBLY



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



date	revision
JUN. 08. 2023	Issued For RC + DP Submission
JUN. 10. 2023	Issued For RC + DP Revision
JUL. 12. 2023	Issued For RC + DP Revision
AUG. 24. 2023	Issued For ACP Revision

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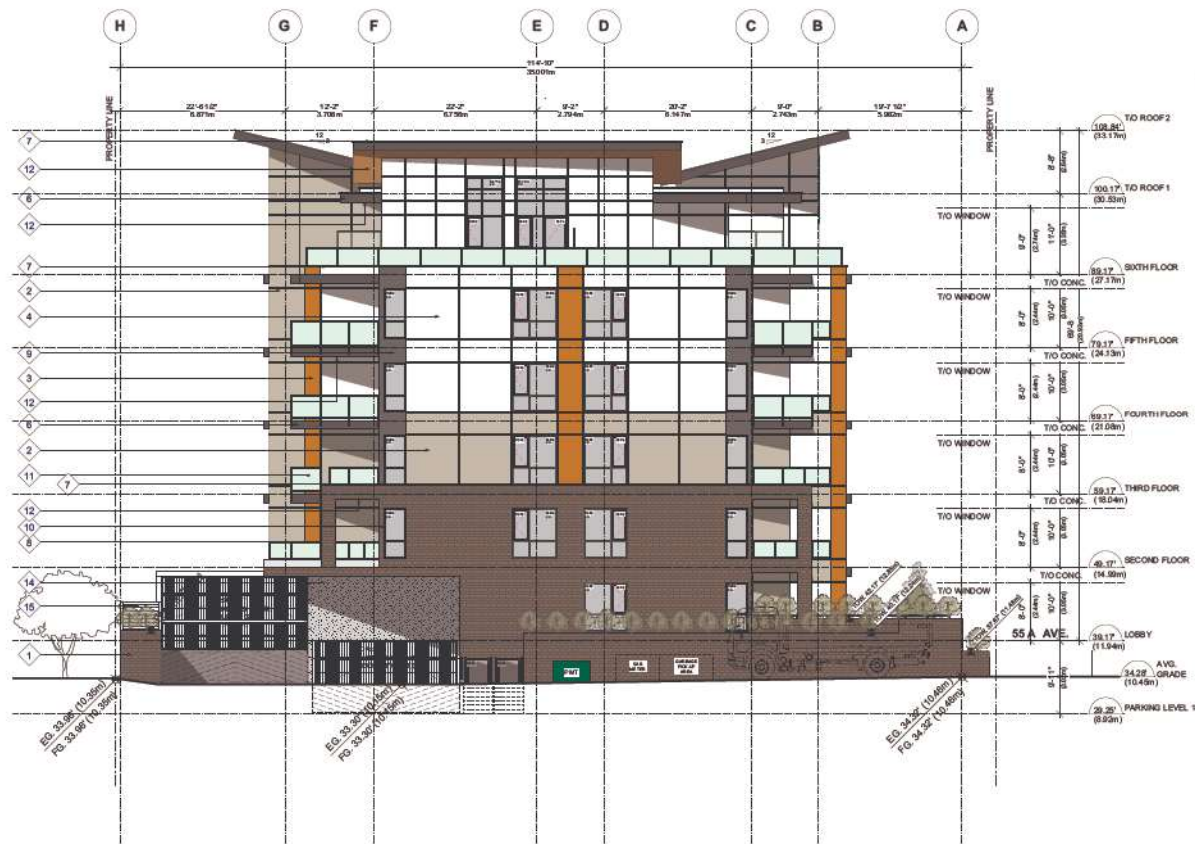
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ARCHITECTS INC.

Suite 208
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Vancouver, B.C.
V6J 1T5

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Fax: (604) 695-1899

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

This is a preliminary drawing and is not to be used for construction purposes 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 RAILING (CHARCOAL GREY)
 9. PREFINISH METAL PANEL (CHARCOAL GREY)
 10. VINYL WINDOW MULLIONS (CHARCOAL GREY)
 11. GLASS RAILING
 12. WOOD GRAIN ALUMINUM SOFFIT
 13. JALISAY-FINISH
 14. EXPOSED CONCRETE (PAINTED)
 15. PREFINISH ALUMINUM FENCING (PAINTED)
- NOTE: ALL SPECIFIED ROOF TO BE STANDING SEAM METAL ASSEMBLY



date	revision
JUN. 08 2023	Issued For RC + DP Submission
JUN. 10 2023	Issued For RC + DP Revision
JUL. 12 2023	Issued For RC + DP Revision
AUG. 24 2023	Issued For ACP Revision

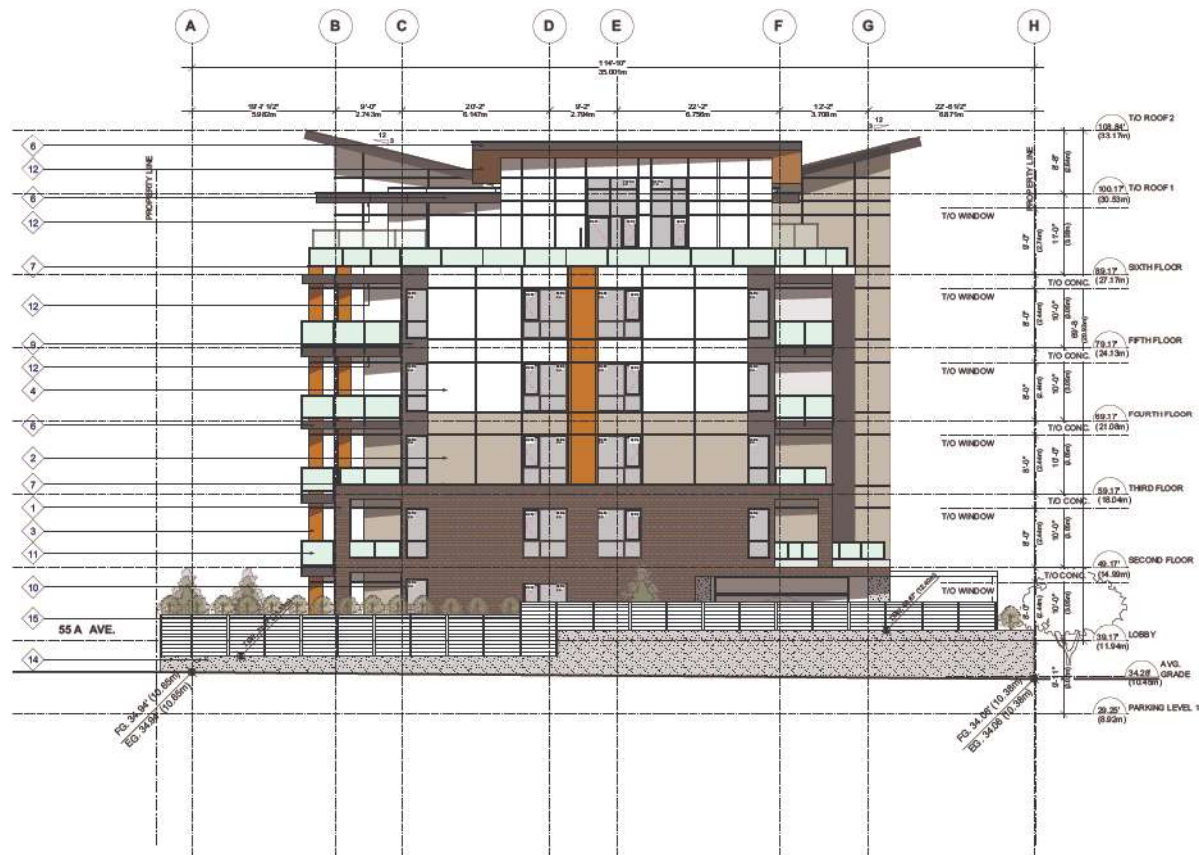
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Vancouver, B.C.
V6J 1T5
Tel: (604) 695-2088
Fax: (604) 695-1899

project 19948 55a AVE. LANGLEY, BC			
title EAST ELEVATION			
project number 21817	file name		
drawn C. Cheung	checked M. Cheung	scale 1/8"=1'-0"	drawing number DP 3.3

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



- 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 TRIMMER
 14. EXPOSED CONCRETE (PAINTED)
 15. PREFINISH ALUMINUM FENCING (PAINTED)

NOTE: ALL SHEETED ROOF TO BE STANDING SEAM METAL ASSEMBLY



date	revision
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AUG. 24 2023	Issued For ADP Revision

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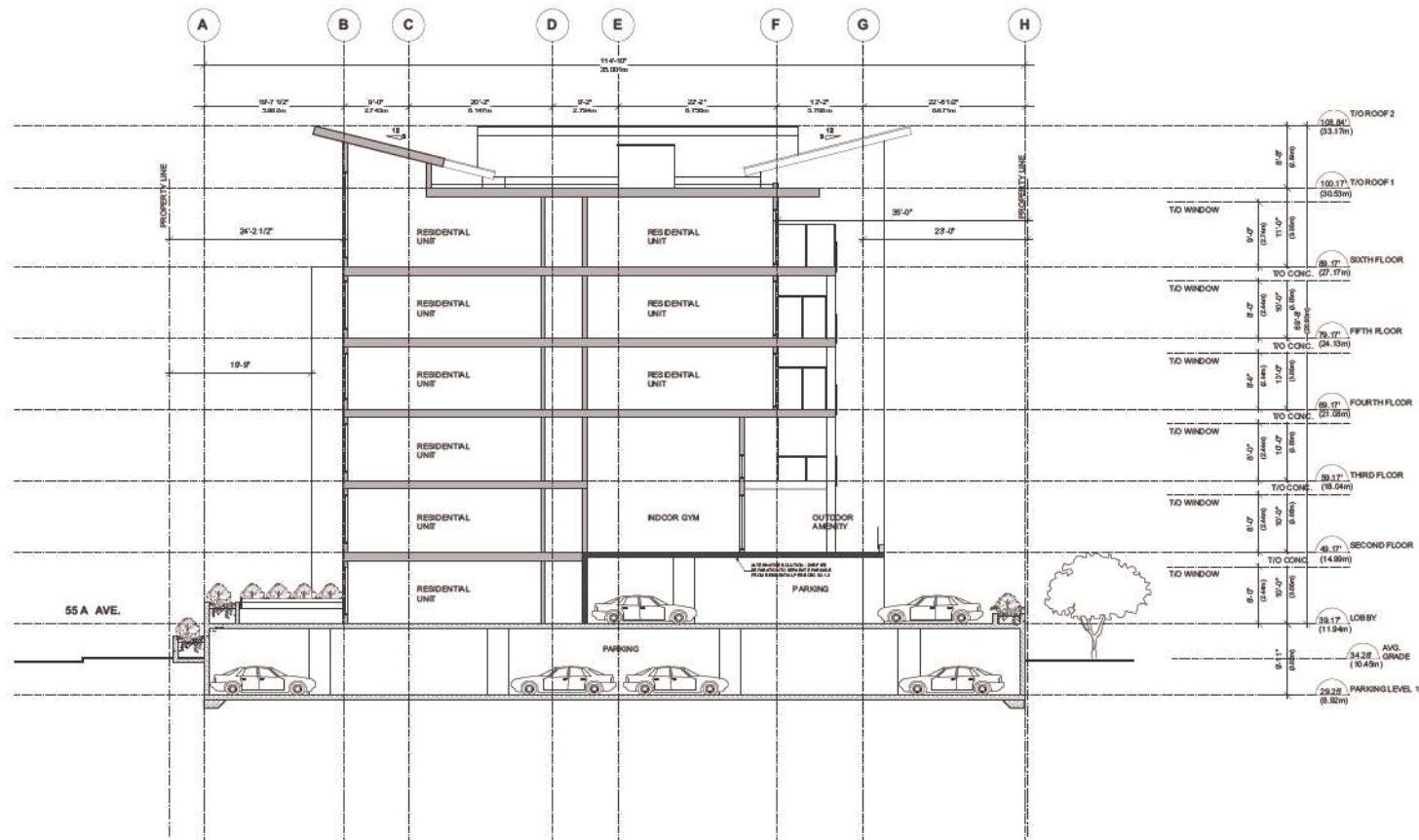
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ARCHITECTS INC.**

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Vancouver, B.C.
V6J 1T5

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Fax: (604) 695-1899

project 19948 55a AVE. LANGLEY, BC	
sheet WEST ELEVATION	
project number 21817	file name
drawn C. Cheung	checked M. Cheung
scale 1/8" = 1'-0"	drawing number DP 3.4

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



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



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JUN. 08 2023	Issued For RE + DP Submission
JUN. 10 2023	Issued For RE + DP Revision
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AUG. 24 2023	Issued For ADP Revision

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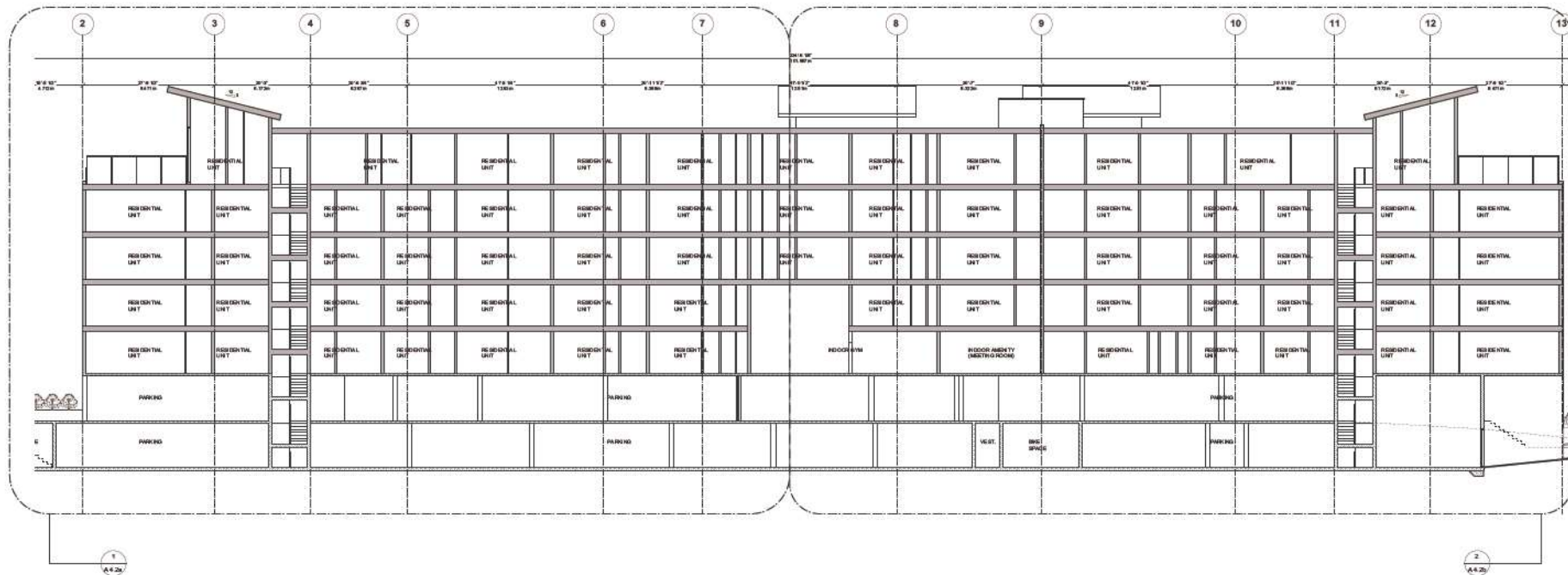
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Vancouver, B.C.
V6J 1T5

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Fax: (604) 685-1899

project 19948 55a AVE. LANGLEY, BC			
title SECTIONS A-A			
project number 21817	file name		
drawn C. Cheung	checked M. Cheung	scale 1/8"=1'-0"	drawing number DP 4.1

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



date	revisions
JUN. 08 2023	Issued For RC + DP Submission
JUL. 10 2023	Issued For RC + DP Revision
JUL. 12 2023	Issued For RC + DP Revision
AUG. 24 2023	Issued For ACP Revision

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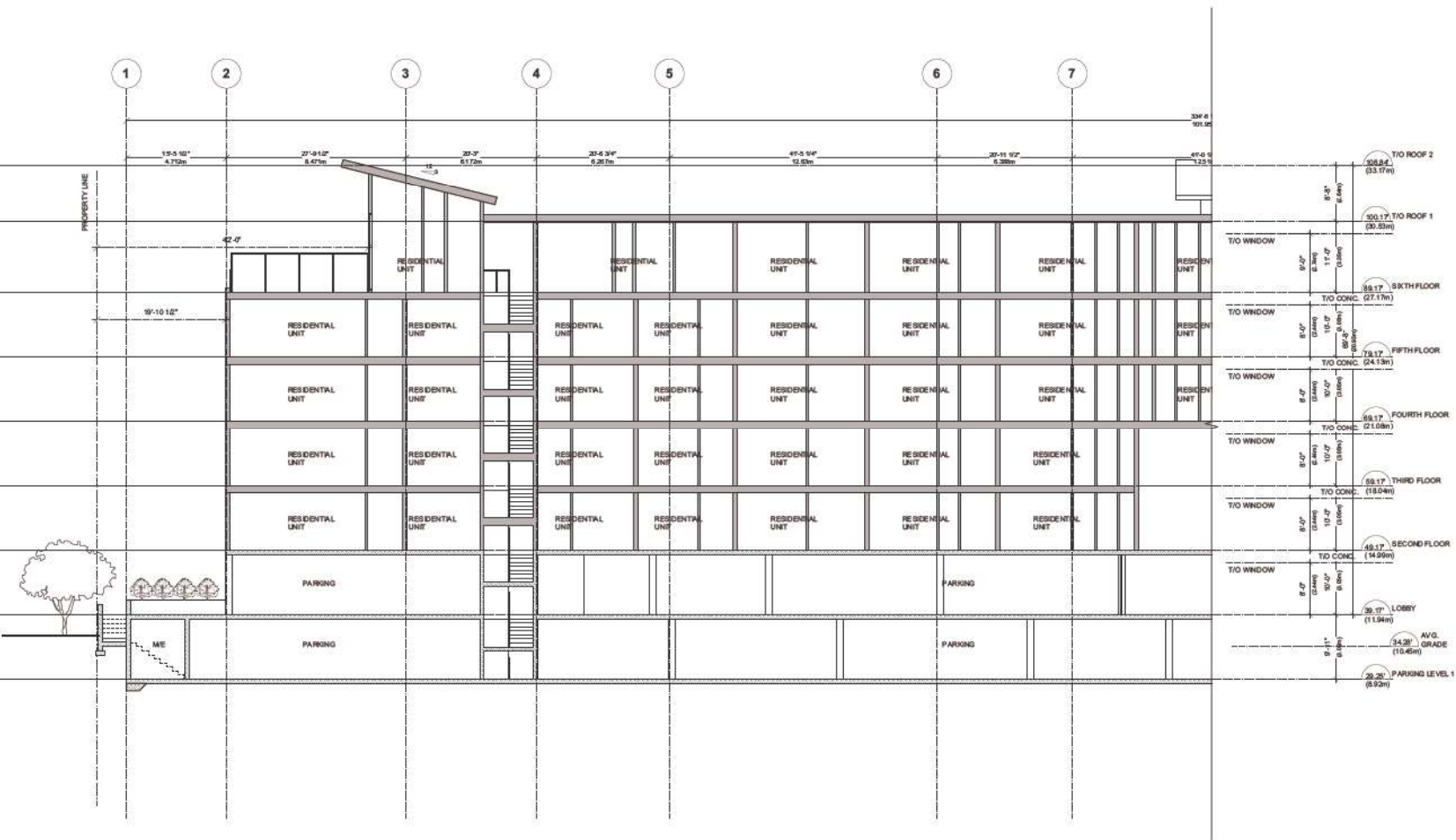
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ARCHITECTS INC.**

Suite 208
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Vancouver, B.C.
V6J 1T5

Tel (604) 686-2088
Fax (604) 686-1899

project 19948 55a AVE. LANGLEY, BC	
title SECTIONS B-B KEY	
project number 21817	file name
drawn C.B.	checked M.B.
scale 3/32" = 1'-0"	drawing number DP 4.2

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



date	revision
JUN. 08 2023	Issued For RC + DP Submission
JUN. 10 2023	Issued For RC + DP Revision
JUL. 12 2023	Issued For RC + DP Revision
AUG. 24 2023	Issued For ADP Revision

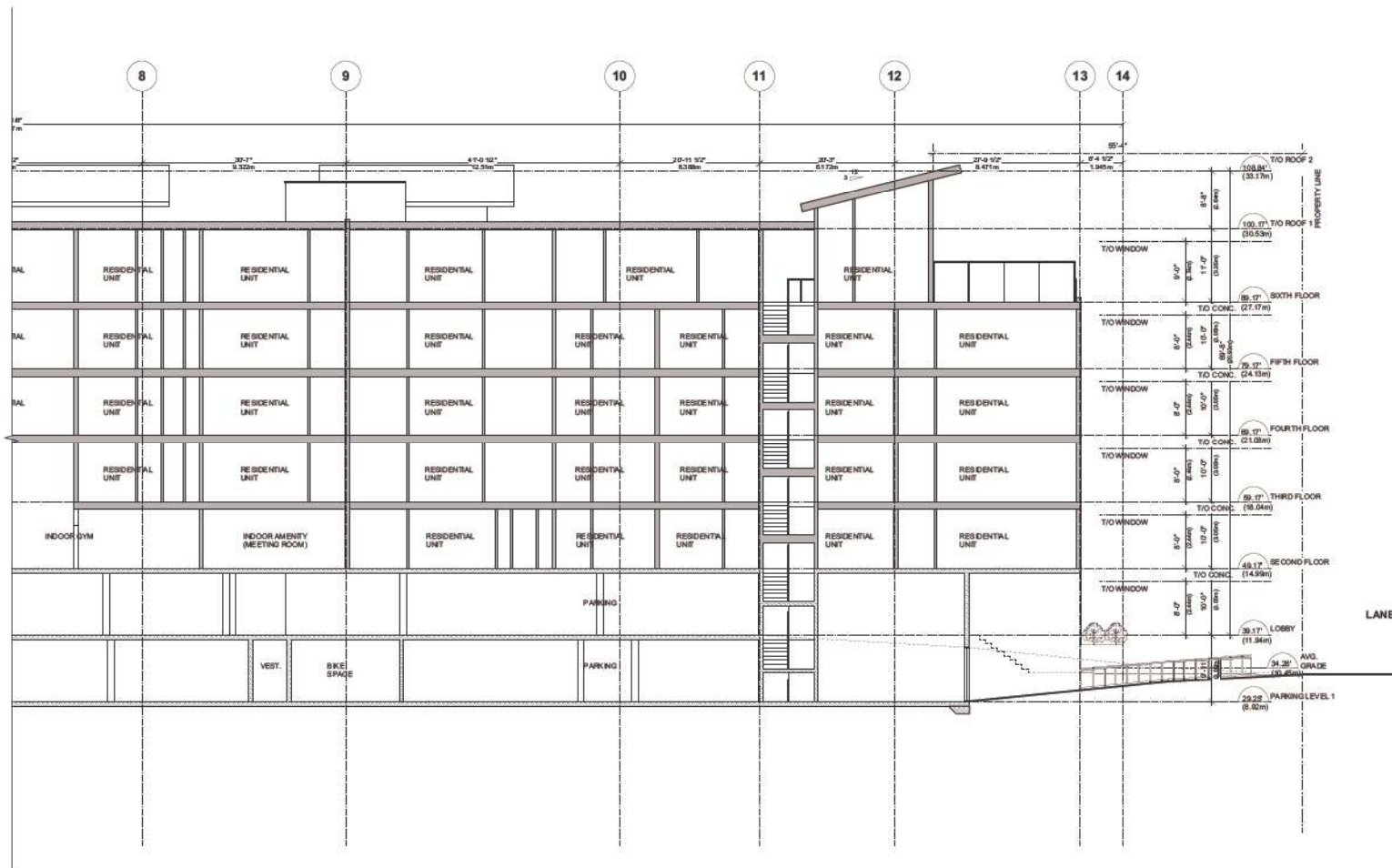
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Suite 208
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Vancouver, B.C.
V6J 1T5
Tel: (604) 685-2088
Fax: (604) 685-1899

project 19948 55a AVE. LANGLEY, BC	
title SECTIONS B-B - WEST	
project number 21817	file name
drawn C. Cheung	checked A. Cheung
scale 1/8" = 1'-0"	drawing number DP 4.2a

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



date	revisions
JUN. 08 2023	Issued For RZ + DP Submission
JUN. 10 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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ARCHITECTS INC.**

Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5
Tel: (604) 695-2088
Fax: (604) 695-1899

project 19948 55a AVE. LANGLEY, BC			
title SECTIONS B-B - EAST			
project number 218.17	sheet number 10 of 10		
drawn C. Cheung	checked A. Cheung	scale 1/8" = 1'-0"	drawing number DP 4.2b

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200 ST.

5531

LANE

19970

19960

19950

19940

19930

19920

19910

19900

18890

SUBJECT SITE



200 ST.

5531

LANE

19970

19960

19950

19940

19930

19920

19910

19900

18890

1
A.S. 1/8"

2
A.S. 1/8"

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



date	revisions
JUN. 08 2023	Issued For PE + DP Submission
JUN. 10 2023	Issued For PE + DP Revision
JUL. 12 2023	Issued For PE + DP Revision
AUG. 24 2023	Issued For ACP Revision

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Vancouver, B.C.
V6J 1T5

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Fax: (604) 685-1899

project 19948 55a AVE. LANGLEY, BC	
title STREET ELEVATIONS KEY	
project number 218 17	file name
drawn C. Cheung	checked A. Cheung
scale 1/32" = 1'-0"	drawing number DP 5.1

This is a preliminary drawing and not for construction. It is subject to change without notice.



200 ST. 5531 LANE 19970 19960 19950 19940

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



200 ST. 5531 LANE 19970 19960 19950 19940

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



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

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V6J 1T5

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

This is a preliminary drawing and not for construction. It is subject to change without notice.



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



Date	revision
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JUN. 10 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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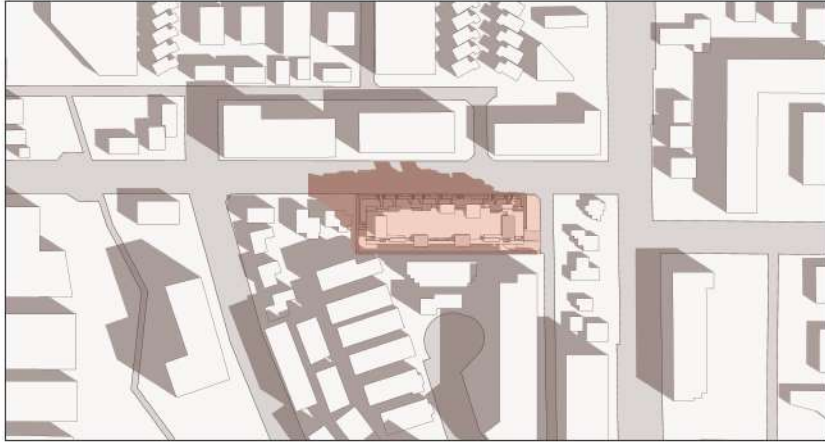
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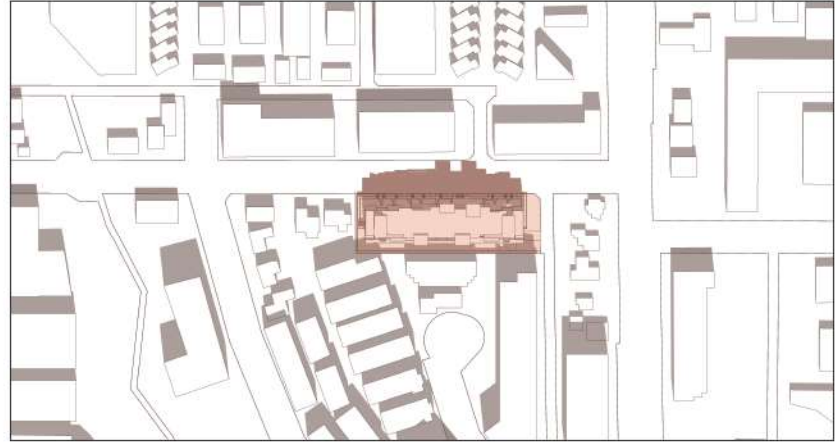
Tel: (604) 685-2088
Fax: (604) 685-1899

project 19948 55A AVE. LANGLEY, BC			
title STREET ELEVATIONS - WEST			
project number 21817		file name	
drawn C. Cheung	checked A. Cheung	scale 1:200	drawing number DP 5.1b

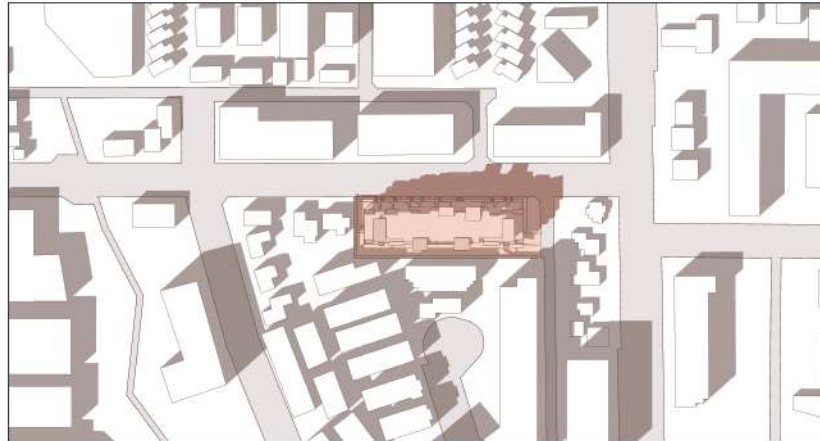
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MARCH 20 9:00 AM



MARCH 20 12:00 PM



MARCH 20 3:00 PM



date	revisions
JUN. 08 2023	Issued For RZ + DP Submission
JUN. 10 2023	Issued For RZ + DP Revision
JUL. 12 2023	Issued For RZ + DP Revision
AUG. 24 2023	Issued For ADP Revision

consult hours

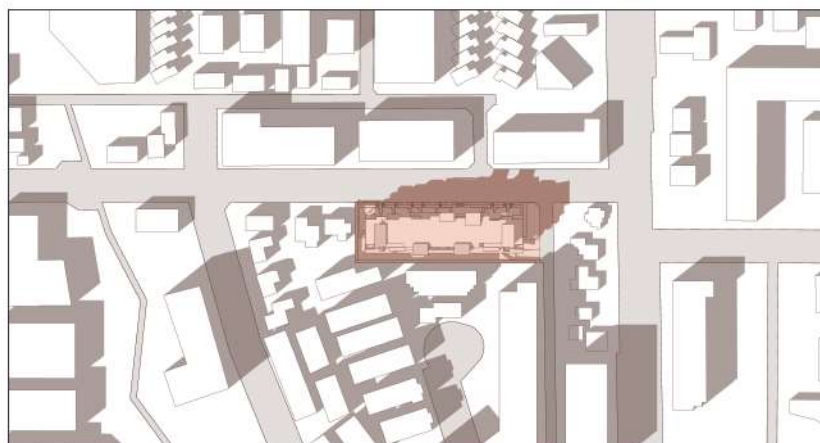
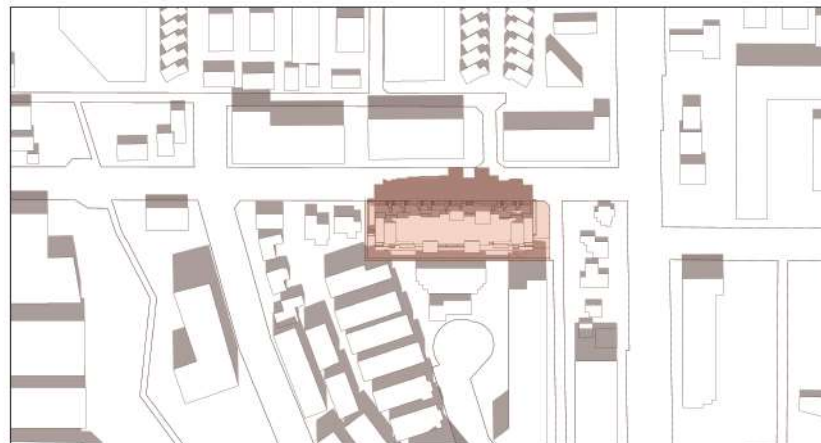
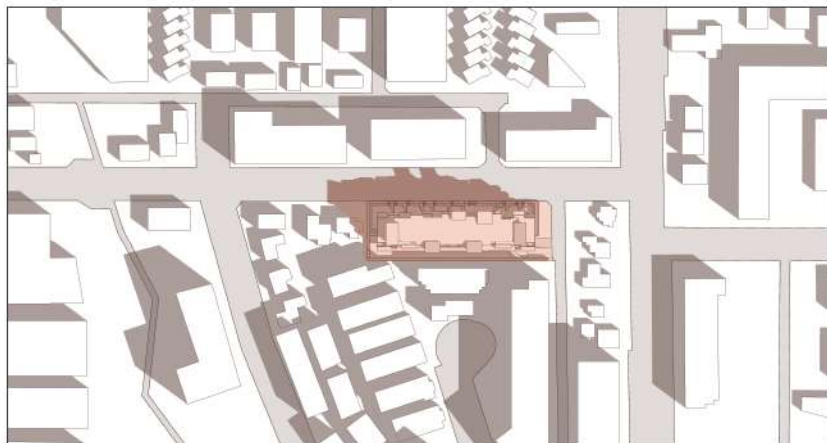
**ANDREW CHEUNG
ARCHITECTS INC.**

Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5

Tel: (604) 685-2088
Fax: (604) 685-1899

project 19948 55a AVE. LANGLEY, BC		file SHADOW STUDIES MARCH 20	
project number 218 17		file name	
drawn C. Cheung	checked C. Cheung	scale	drawing number DP 6.1
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This is not a scale drawing. It is a perspective view of the building.



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JUN. 08 2023	Issued For RZ + DP Submission
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**ANDREW CHEUNG
ARCHITECTS INC.**

Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5

Tel (604) 685-2088
Fax (604) 685-1899

project
19948 55a AVE.
LANGLEY, BC

SHADOW STUDIES
SEPTEMBER 23

project number 21817		file name
drawn of block	refused acidic	scale

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designed is a lot of all those to make the
maximum use of the space of the
building. It is not intended to be used in
other or to be used without the architect's

^a This is such a small value that we have not printed any further than the 10th decimal place.



revisions	
JUN. 08 2023	Issued For RC + DP Submission
JUN. 10 2023	Issued For RC + DP Revision
JUL. 12 2023	Issued For RC + DP Revision
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**ANDREW CHEUNG
ARCHITECTS INC.**
Suite 208
1525 W 8th Avenue
Vancouver, B.C.
V6J 1T5
Tel: (604) 685-2088
Fax: (604) 685-1899

project 19948 55a AVE. LANGLEY, BC	
title RENDERINGS	
project number 21817	file name
drawings checked initials	scale
drawing number DP 7.1	

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