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saiya developments ltd.
 T 604.729.1264 | 12686 54 avenue
 surrey, bc v3x 3c2



keystone architecture & planning ltd.
 T 604.850.0577 | 300 - 33131 south fraser way
 F 1.855.398.4578 | abbotsford, bc v2x 2b1
 T 587.391.4768 | 210 - 2120 4th street sw
 calgary, ab t2s 1w7
 e-mail: mail@keystonearch.ca
 website: keystonearch.ca



SAIYA APARTMENTS
 19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

COVER PAGE
 SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT
 23-02-28 REVISION #: 4
 CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP-09-21
 PROJECT NUMBER: 20143.1



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)(c), PROPOSED - 15.59m
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25m (BCBC 2018, GROUP C 3.2.2.50 (2)(c), NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25m) PROPOSED - 20.22m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m (BCBC 2018 3.2.5.6(2)) PROPOSED - 17.18m
SITE AREA:	43,780.44 S.F. (4,068.81 S.M.)
LOT COVERAGE:	17,390 S.F. / 43,780.44 = 39.72% (RM3 ZONING = MAX. 40%)
BUILDING AREA (BCBG):	WEST BUILDING - 4,161 S.F., EAST BUILDING - 13,220 S.F. FOR A TOTAL - 17,380 S.F. (1,618 S.M.)
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	75,558 S.F. (RESIDENTIAL) + 12,064 S.F. (CIRCULATION) + 3,001 S.F. (AMENITY SPACE) + 1001 S.F. (STORAGE) + 388 S.F. (SERVICES) = 92,011 S.F. (8,548 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	34,752 S.F. (3,228 S.M.)
FSR:	91,955 S.F. / 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. (24.76 S.F.) PER DWELLING UNIT (BASED ON RM3 ZONING) - PROPOSED: 3,026 S.F. / 96 UNITS = 31.52 S.F. (2.9 S.M.) PER DWELLING UNIT

0.9.0 code data

APPLICABLE BUILDING CODES: 2018 BCBC/ 2018 BC FIRE CODE/ ASHRAE 90.1-2016		
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:		
TITLE	VALUE	REFERENCE*
1. PART 3 OR PART 9 BUILDING:	PART 3	Div. A - PART 1 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCY (IES):		3.1.2., & APPENDIX A - 3.1.2.1.(1)
2.1. STORAGE GARAGE:	F-3	
2.2. RESIDENTIAL:	C	
3. BUILDING CLASSIFICATION (S):		3.2.2.19-3.2.2.90
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 3,228 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(2)(A) 3.2.2.80(2) 3.2.2.80(2)(B) 3.2.2.80(2)(D)
3.2. RESIDENTIAL:		3.2.2.50
<ul style="list-style-type: none"> GROUP C, LP TO 6 STOREYS, SPRINKLERED < 18m BETWEEN FLOOR OF FIRST STOREY & UPPERMOST FLOOR LEVEL ALLOWABLE BUILDING AREA- <1500 sqm COMBUSTIBLE AND/ 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 REQUIRED FOR THE SUPPORTED ASSEMBLY 		3.2.2.50(1), 3.2.2.50(1)(D) 3.2.2.50(1)(C) 3.2.2.50(1)(D)(EAST = 388 S.M. (WEST = 1228 S.M.) 3.2.2.50(2) 3.2.2.50(2)(A) 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:		3.2.1.2.
<ul style="list-style-type: none"> FULLY SPRINKLERED NON-COMBUSTIBLE CONSTRUCTION 2 HOUR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT 2 HOUR FIRE RESISTANCE RATING F.T. RATED FIRE TOP 3.1.9.1(2) 		3.2.1.2(2)(A) 3.2.1.2(1) 3.2.1.2(1), 3.2.1.2(2)(B)(2)(A) 3.2.1.2(1) 3.1.9.1(2)
4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4, 3.2.3.8, 3.2.2.50(5)
5. NON-COMBUSTIBLE CLADDING:	NON-COMBUSTIBLE	3.1.4.1(1)
6. HIGH BUILDING:	NA	3.2.6, 3.1.11.7, 3.5.1.1, 3.2.2.50(1)(C)
7. FIREWALL:	YES	3.1.10.
8. MEZZANINES:	NA	3.2.1.1, (3) - (8)
9. MEZZANINE EXITING:	NA	3.4.2.2
10. INTERCONNECTED FLOOR SPACE:	NA	3.2.2.1(8), 3.2.8, 3.1.3.1.(3), 3.2.8, 3(2)
11. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES	3.2.1.1
12. SPRINKLER SYSTEM:		3.2.2.18, 3.2.5.13
<ul style="list-style-type: none"> 12.1. STORAGE GARAGE: YES - NFPA 13 - 2013 12.2. RESIDENTIAL: YES - NFPA 13 - 2013 12.3. FIRE EXTINGUISHERS: YES - NFPA 10 - 2013 		3.2.5.12(1) BC FIRE CODE 2018
13. STANDPIPE SYSTEM:	YES - NFPA 14-2013	3.2.5.8, 3.2.5.9, 3.2.5.16.
14. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-55M-14	3.2.4.1, (2)(4)
15. SMOKE CONTROL MEASURES:	YES	3.1.6.3
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(3)
NOTES:		
* 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	2967 SF	275.66 m ²	3.2%	
INDOOR AMENITY	3026 SF	281.14 m ²	3.3%	
RESIDENTIAL	10830 SF	1006.10 m ²	11.8%	
SERVICE ROOMS/SHAFTS	78 SF	7.25 m ²	0.1%	
STORAGE	411 SF	38.14 m ²	0.4%	
1ST LEVEL	17312 SF	1608.29 m²	18.8%	
2ND LEVEL				
CIRCULATION	1933 SF	179.61 m ²	2.1%	
RESIDENTIAL	15216 SF	1413.65 m ²	16.5%	
SERVICE ROOMS/SHAFTS	77 SF	7.20 m ²	0.1%	
STORAGE	117 SF	10.91 m ²	0.1%	
2ND LEVEL	17345 SF	1611.36 m²	18.9%	
3RD LEVEL				
CIRCULATION	1746 SF	162.23 m ²	1.9%	
RESIDENTIAL	15326 SF	1423.83 m ²	16.7%	
SERVICE ROOMS/SHAFTS	78 SF	7.23 m ²	0.1%	
STORAGE	117 SF	10.91 m ²	0.1%	
3RD LEVEL	17267 SF	1604.19 m²	18.8%	
4TH LEVEL				
CIRCULATION	1746 SF	162.18 m ²	1.9%	
RESIDENTIAL	15327 SF	1423.90 m ²	16.7%	
SERVICE ROOMS/SHAFTS	77 SF	7.20 m ²	0.1%	
STORAGE	117 SF	10.91 m ²	0.1%	
4TH LEVEL	17267 SF	1604.19 m²	18.8%	
5TH LEVEL				
CIRCULATION	1746 SF	162.22 m ²	1.9%	
RESIDENTIAL	9439 SF	876.95 m ²	10.3%	
SERVICE ROOMS/SHAFTS	79 SF	7.34 m ²	0.1%	
STORAGE	117 SF	10.91 m ²	0.1%	
5TH LEVEL	11382 SF	1057.42 m²	12.4%	
6TH LEVEL				
CIRCULATION	1745 SF	162.15 m ²	1.9%	
RESIDENTIAL	9441 SF	877.06 m ²	10.3%	
SERVICE ROOMS/SHAFTS	79 SF	7.31 m ²	0.1%	
STORAGE	117 SF	10.91 m ²	0.1%	
6TH LEVEL	11382 SF	1057.42 m²	12.4%	
AREA GRAND TOTAL	91955 SF	8542.87 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	2967 SF	275.66 m ²	3.2%	
2ND LEVEL	1933 SF	179.61 m ²	2.1%	
3RD LEVEL	1746 SF	162.23 m ²	1.9%	
4TH LEVEL	1746 SF	162.18 m ²	1.9%	
5TH LEVEL	1746 SF	162.22 m ²	1.9%	
6TH LEVEL	1745 SF	162.15 m ²	1.9%	
	11884 SF	1104.04 m²	12.9%	
INDOOR AMENITY				
1ST LEVEL	3026 SF	281.14 m ²	3.3%	
	3026 SF	281.14 m²	3.3%	
RESIDENTIAL				
1ST LEVEL	10830 SF	1006.10 m ²	11.8%	
2ND LEVEL	15216 SF	1413.65 m ²	16.5%	
3RD LEVEL	15326 SF	1423.83 m ²	16.7%	
4TH LEVEL	15327 SF	1423.90 m ²	16.7%	
5TH LEVEL	9439 SF	876.95 m ²	10.3%	
6TH LEVEL	9441 SF	877.06 m ²	10.3%	
	75579 SF	7021.49 m²	82.2%	
SERVICE ROOMS/SHAFTS				
1ST LEVEL	78 SF	7.25 m ²	0.1%	
2ND LEVEL	77 SF	7.20 m ²	0.1%	
3RD LEVEL	78 SF	7.23 m ²	0.1%	
4TH LEVEL	77 SF	7.20 m ²	0.1%	
5TH LEVEL	79 SF	7.34 m ²	0.1%	
6TH LEVEL	79 SF	7.31 m ²	0.1%	
	469 SF	43.53 m²	0.5%	
STORAGE				
1ST LEVEL	411 SF	38.14 m ²	0.4%	
2ND LEVEL	117 SF	10.91 m ²	0.1%	
3RD LEVEL	117 SF	10.91 m ²	0.1%	
4TH LEVEL	117 SF	10.91 m ²	0.1%	
5TH LEVEL	117 SF	10.91 m ²	0.1%	
6TH LEVEL	117 SF	10.91 m ²	0.1%	
	998 SF	92.67 m²	1.1%	
AREA GRAND TOTAL	91955 SF	8542.87 m²	100.0%	



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

PROJECT DATA
SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT

23-02-28 REVISION #: 4
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SD1.02

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	29	30.2%	
1 BED + FLEX	11	11.5%	
1 BED + FLEX (ADAPTABLE)	5	5.2%	
2 BED	21	21.9%	
2 BED + FLEX	25	26.0%	
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	511 SF	47 m ²	2554 SF	237.32 m ²
UNIT B1	1 BED	4	667 SF	62 m ²	2669 SF	247.92 m ²
UNIT B1.1	1 BED	2	675 SF	63 m ²	1350 SF	125.38 m ²
UNIT B2	1 BED	9	654 SF	61 m ²	5883 SF	546.52 m ²
UNIT B2.1	1 BED	1	641 SF	60 m ²	641 SF	59.59 m ²
UNIT B2.2	1 BED	2	588 SF	55 m ²	1176 SF	109.26 m ²
UNIT B2.3	1 BED	5	650 SF	60 m ²	3252 SF	302.12 m ²
UNIT B2.3	1 BED	1	660 SF	61 m ²	660 SF	61.33 m ²
UNIT B3	1 BED	1	674 SF	63 m ²	674 SF	62.66 m ²
UNIT B3	1 BED	1	675 SF	63 m ²	675 SF	62.76 m ²
UNIT B3	1 BED	3	676 SF	63 m ²	2027 SF	188.28 m ²
UNIT C1	1 BED + FLEX	3	593 SF	55 m ²	1780 SF	165.40 m ²
UNIT C1	1 BED + FLEX	4	595 SF	55 m ²	2381 SF	221.23 m ²
UNIT C1.1	1 BED + FLEX	2	594 SF	55 m ²	1188 SF	110.39 m ²
UNIT C2	1 BED + FLEX	1	613 SF	57 m ²	613 SF	56.91 m ²
UNIT C3	1 BED + FLEX (ADAPTABLE)	5	829 SF	77 m ²	4146 SF	385.14 m ²
UNIT C4	1 BED + FLEX	1	702 SF	65 m ²	702 SF	65.17 m ²
UNIT D1	2 BED	2	753 SF	70 m ²	1507 SF	140.00 m ²
UNIT D1.1	2 BED	2	757 SF	70 m ²	1514 SF	140.65 m ²
UNIT D2	2 BED	5	887 SF	82 m ²	4434 SF	411.96 m ²
UNIT D3	2 BED	2	987 SF	92 m ²	1974 SF	183.38 m ²
UNIT D3.1	2 BED	2	985 SF	92 m ²	1970 SF	183.02 m ²
UNIT D4	2 BED	4	991 SF	92 m ²	3965 SF	368.37 m ²
UNIT D5	2 BED	3	993 SF	92 m ²	2980 SF	276.84 m ²
UNIT D5	2 BED	1	994 SF	92 m ²	994 SF	92.30 m ²
UNIT E1	2 BED + FLEX	4	935 SF	87 m ²	3742 SF	347.60 m ²
UNIT E1.1	2 BED + FLEX	2	870 SF	81 m ²	1740 SF	161.63 m ²
UNIT E2	2 BED + FLEX	4	975 SF	91 m ²	3901 SF	362.42 m ²
UNIT E2.1	2 BED + FLEX	3	968 SF	90 m ²	2904 SF	269.77 m ²
UNIT E2.2	2 BED + FLEX	3	929 SF	86 m ²	2787 SF	258.94 m ²
UNIT E2.3	2 BED + FLEX	1	977 SF	91 m ²	977 SF	90.77 m ²
UNIT E2.4	2 BED + FLEX	1	867 SF	81 m ²	867 SF	80.56 m ²
UNIT E2.4	2 BED + FLEX	1	868 SF	81 m ²	868 SF	80.62 m ²
UNIT E2.5	2 BED + FLEX	2	882 SF	82 m ²	1765 SF	163.95 m ²
UNIT E3	2 BED + FLEX	4	1080 SF	100 m ²	4320 SF	401.34 m ²
UNIT TOTALS: 96					75579 SF	7021.48 m²

0.5.0 parking requirements

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS / S.F.	FACTOR	SUBTOTAL	TOTAL
TENANT (2 BED, 2 BED + FLEX)	46	*1.3	59.8 = 60	
TENANT (JR. BED, 1 BED, 1 BED + FLEX)	50	*1.1	55	
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
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	116	10%	11.6 = 12	
VISITOR	20	10%	2	
BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS/BLOG/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					
LOADING	1	0.7%	100%	1ST LEVEL	
LOADING: 1		0.7%	100%		
TENANT					
ACCESSIBLE	6	4.4%	5%	P1 LEVEL	
ELECT (EV)	12	8.8%	10%	P1 LEVEL	12 STALLS ARE LEVEL II EV CHARGED STALLS
SMALL CAR	53	38.7%	46%	P1 LEVEL	
STANDARD	45	32.8%	39%	P1 LEVEL	
TENANT: 116		84.7%	100%		1 EXTRA STALL THAN REQUIRED
VISITOR					
ACCESSIBLE	1	0.7%	5%	1ST LEVEL	
ELECT (EV)	2	1.5%	10%	1ST LEVEL	
SMALL CAR	4	2.9%	20%	1ST LEVEL	
STANDARD	13	9.5%	65%	1ST LEVEL	
VISITOR: 20		14.6%	100%		
TOTAL PARKING STALLS: 137		100.0%			

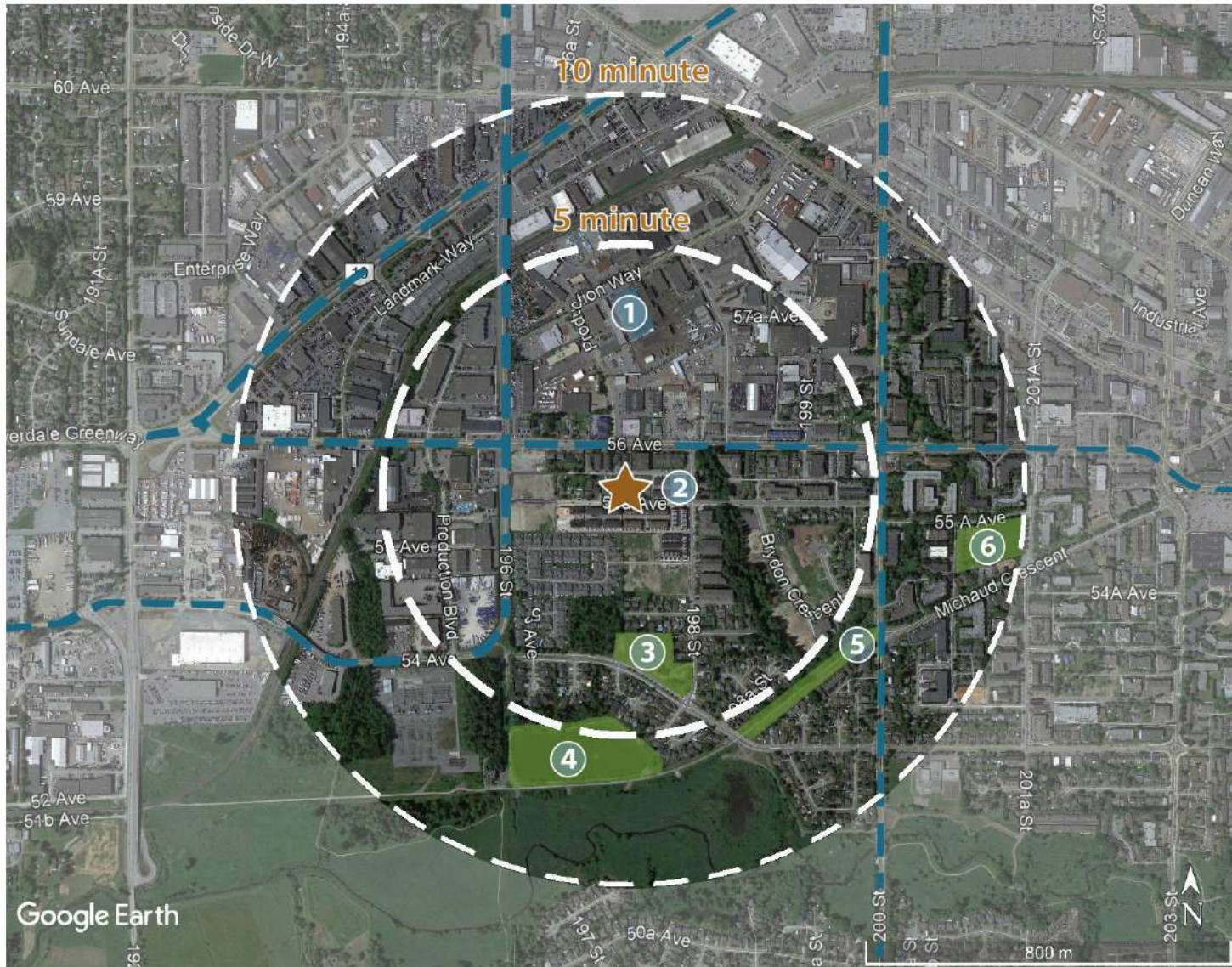
0.5.2 bike parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
TENANT				
HORIZONTAL MOUNT BIKE STALL	45	70.3%	P1 LEVEL	2'-0" X 6'-0" STALL DIMENSIONS
VERTICAL MOUNT BIKE STALL	13	20.3%	P1 LEVEL	2'-0" X 4'-0" STALL DIMENSIONS
TENANT: 58		90.6%		
VISITOR				
SURFACE MOUNT BIKE STALL	6	9.4%	1ST LEVEL	SURFACE STALL AT MAIN ENTRY
VISITOR: 6		9.4%		
TOTAL PARKING STALLS: 64		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
TENANT (IN-UNIT STORAGE)	74	67.9%	VARIES
TENANT	16	14.7%	LEVEL P1
TENANT	09	8.3%	LEVEL 1
TENANT	10	9.1%	2 TO 6 -> 2 PER LEVEL X 5 LEVELS
TOTAL STORAGE UNITS: 109		100.0%	



- ★ SITE - 19701 - 19729 55A AVENUE
- ① FAST TRACK INDOOR KARTING
- ② MONTESSORI SCHOOL
- ③ BRYDON PARK
- ④ BRYDON LAGOON
- ⑤ BALDI CREEK TRAIL
- ⑥ LINWOOD PARK
- — — — — ARTERIAL THROUGHFARE

Google Earth



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 55A AVENUE, LANGLEY, B.C.

CONTEXT - NBHD 10 MIN RADIUS
SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT

23-02-28 REVISION # 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP-09-21
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SD1.04



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



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 55A AVENUE, LANGLEY, B.C.

CONTEXT PLANS
SCALE: N.T.S.

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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 VARIED SIZED AND PATTERNED OPENINGS ALONG A 3-STORY 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 TREATMENT'S 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 (CPTED) 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"



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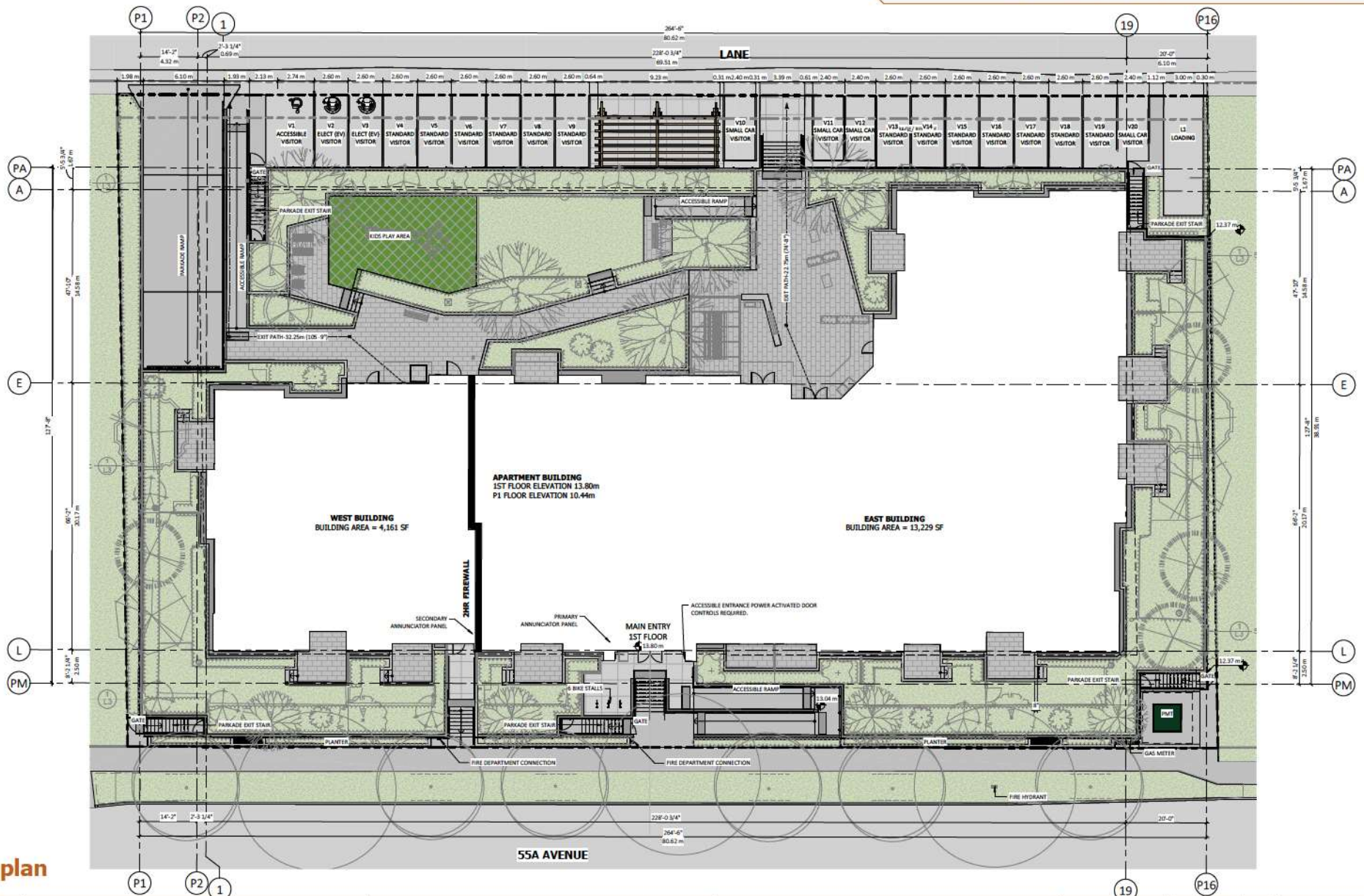
STREETSCAPES
SCALE: 1" = 20'-0"

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SD1.07



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



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

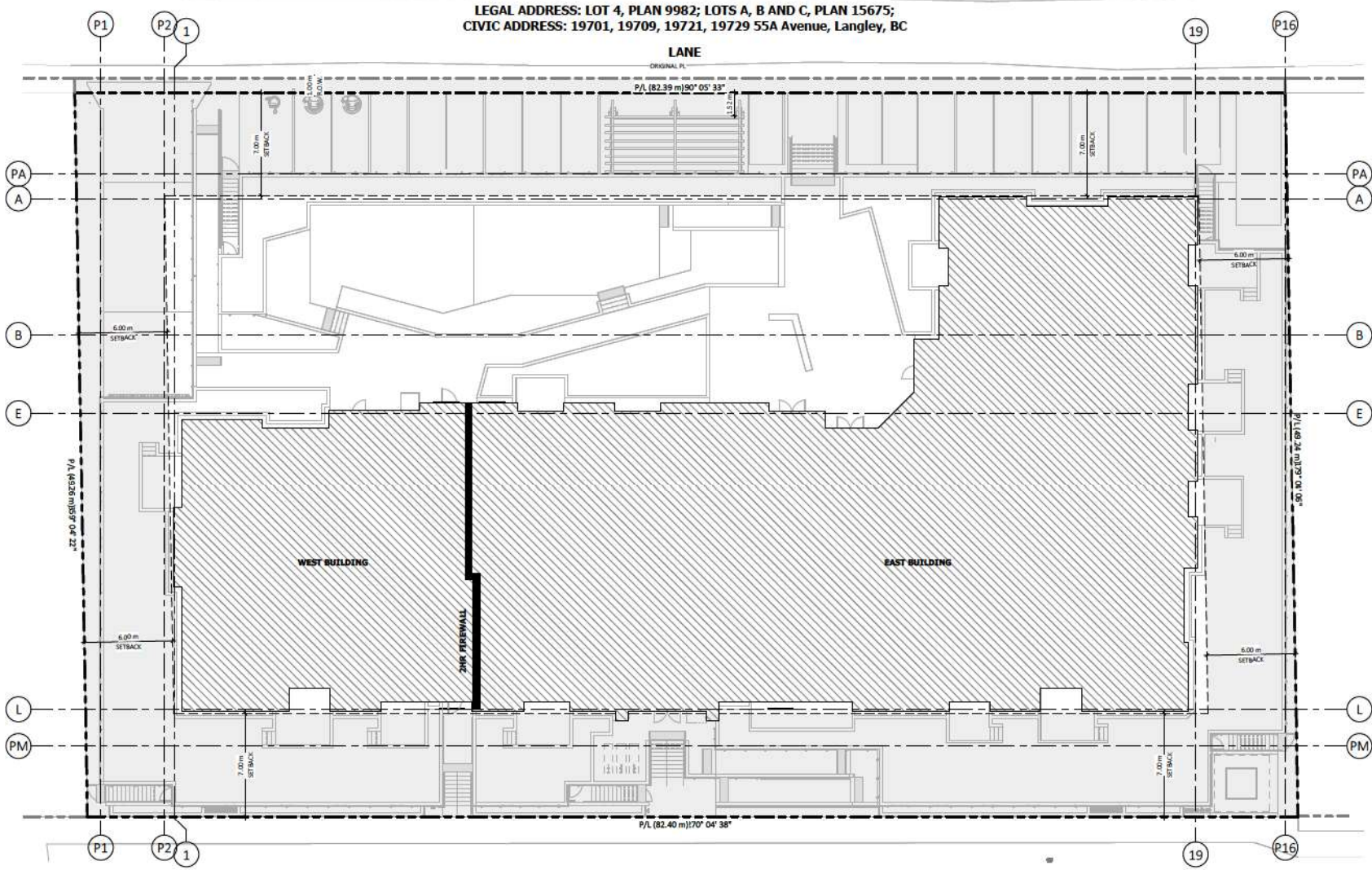


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SD1.20



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

55A AVENUE



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




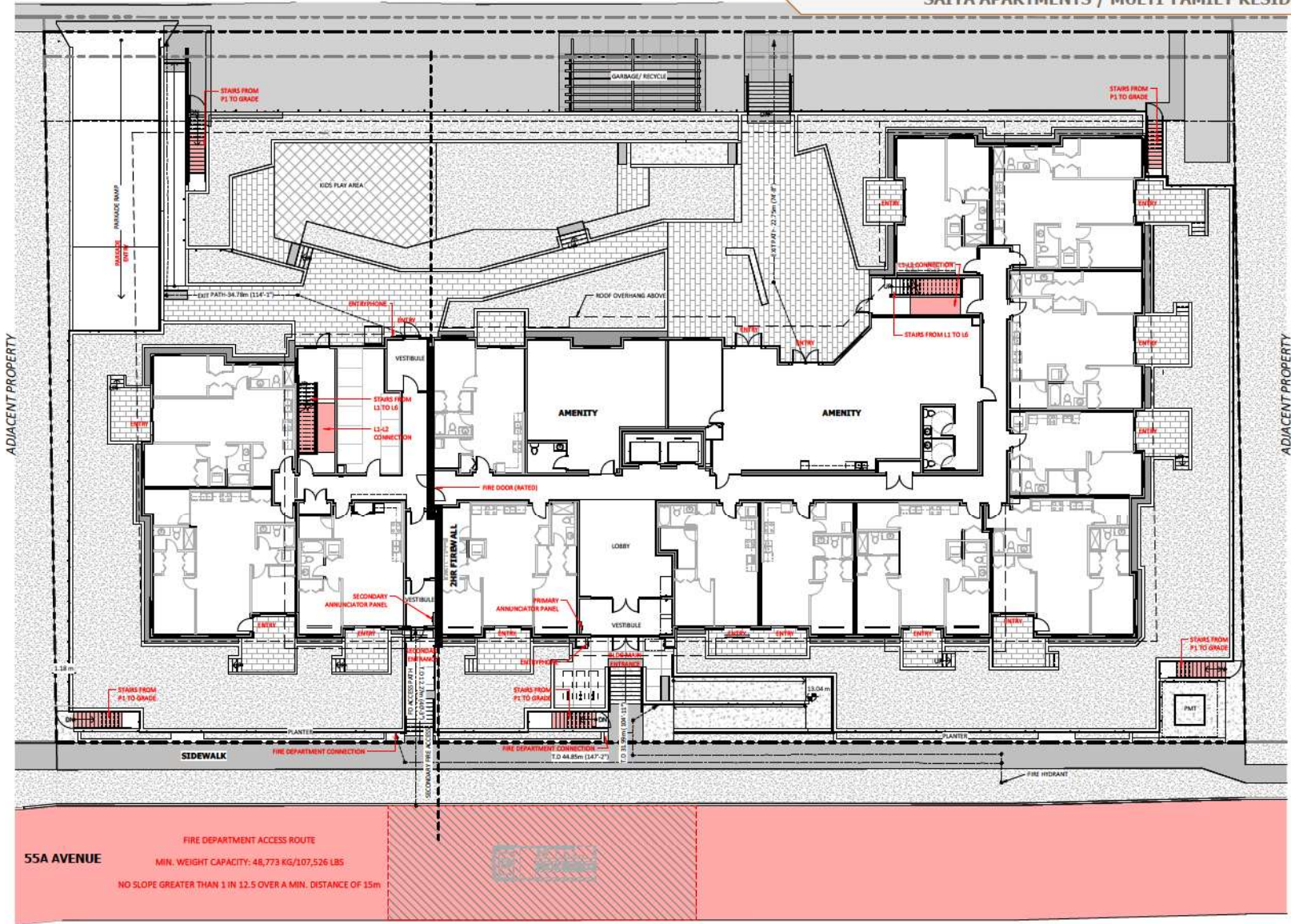
REISSUED FOR DEVELOPMENT PERMIT

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SD1.21

SYMBOL LEGEND	
	SPRINKLER & WINDOW ALTERNATE SOLUTIONS FOR PROTECTION OF EXIT ROUTE (LEVEL 1 & 2)



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



SAIYA APARTMENTS
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FIRE DEPT. SITE PLAN
 SCALE: As indicated



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SD1.22

OCCUPANCY USE

- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES



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



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

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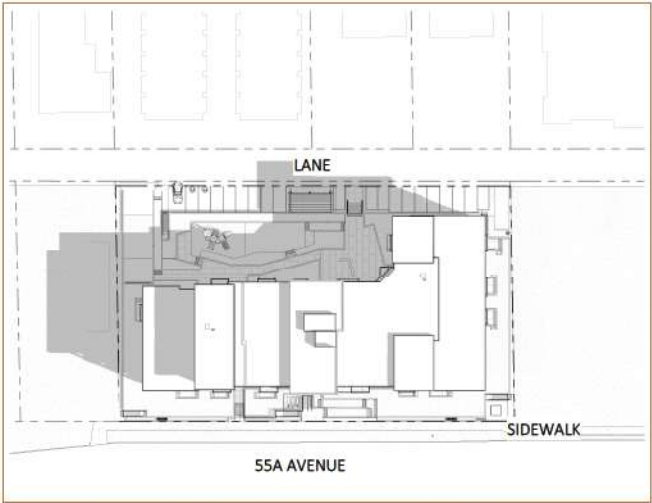


OCCUPANCY USE

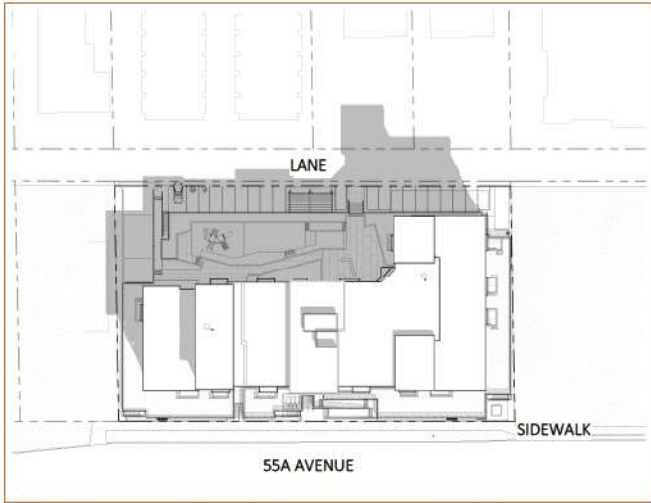
- GROUP C - ASSEMBLY NON FIXED SEATS
- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES



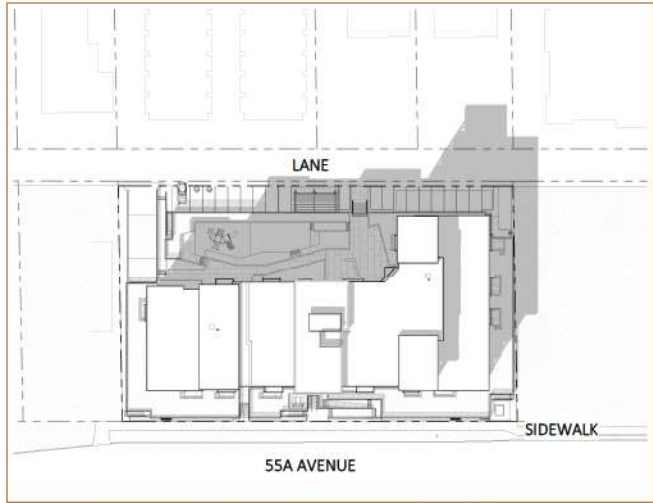
section b
1/8" = 1'-0"



shadow study - 9am - march 21

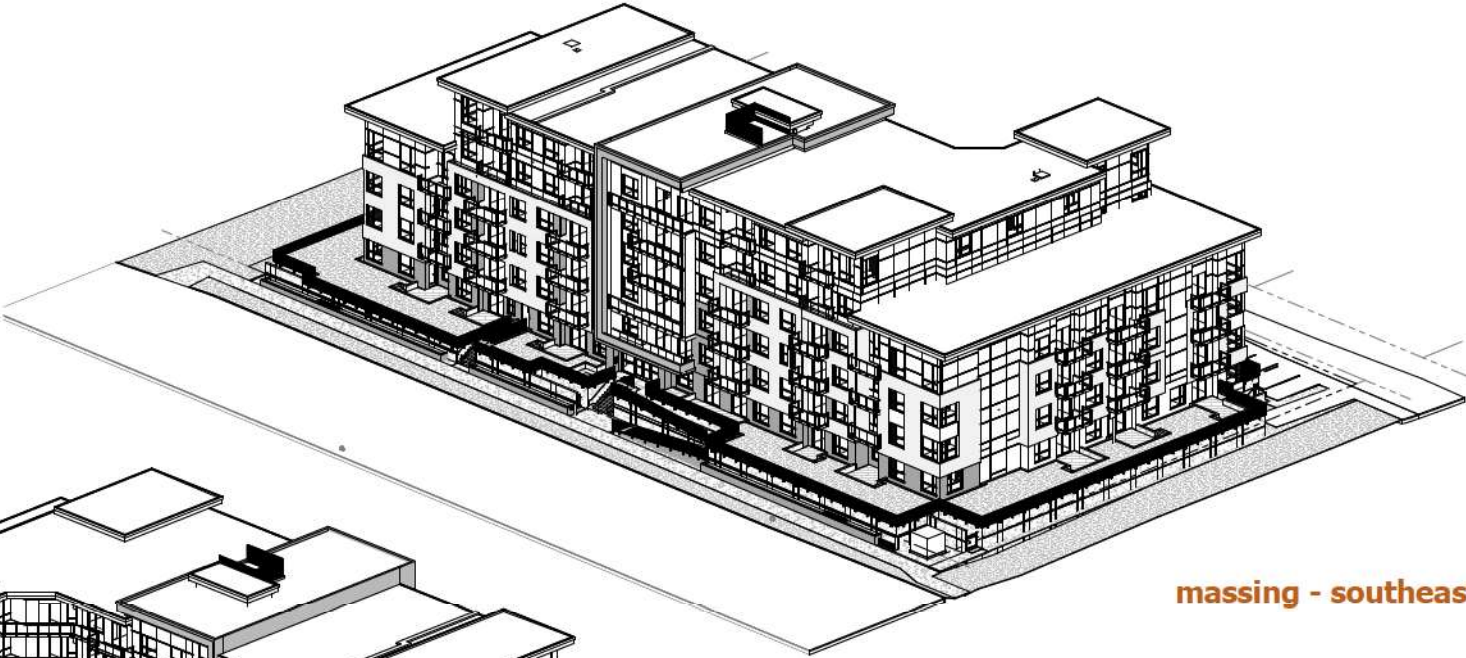


shadow study - 12pm - march 21

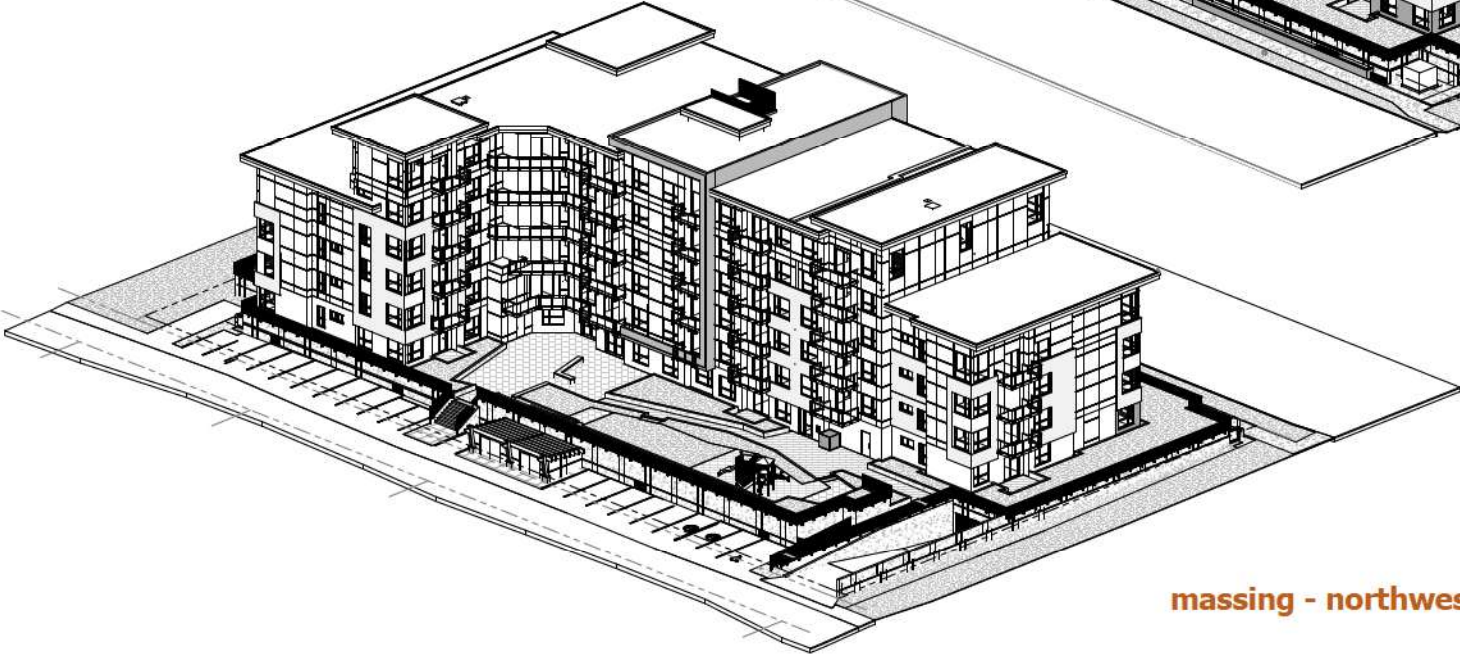


shadow study - 3pm - march 21





massing - southeast



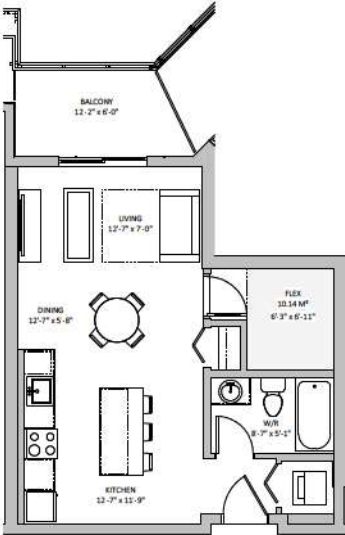
massing - northwest



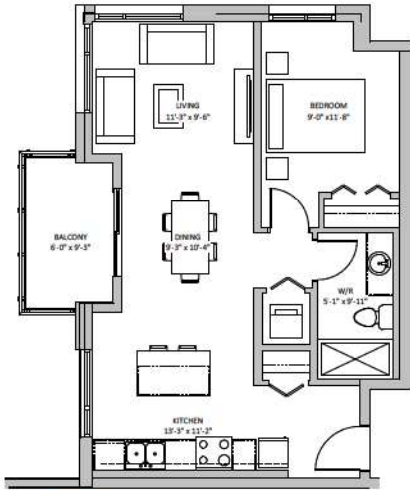
south elevation

3/32" = 1'-0"

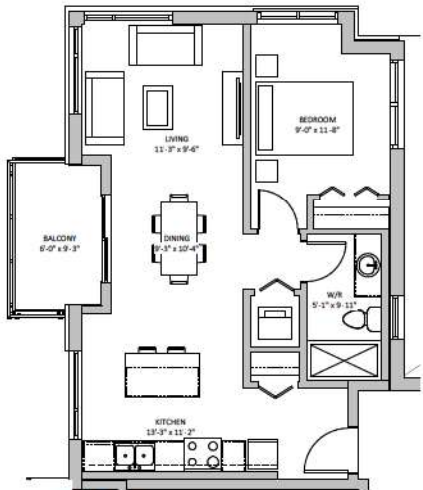




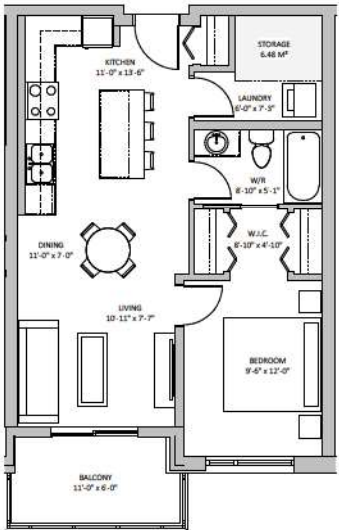
unit A1 511 SF JR. 1 BED + FLEX
UNIT COUNT: 5
LEVEL: 2 TO 6
1/4" = 1'-0"



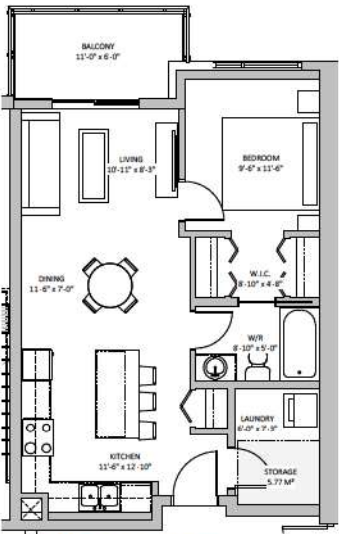
unit B1 667 SF 1 BED
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



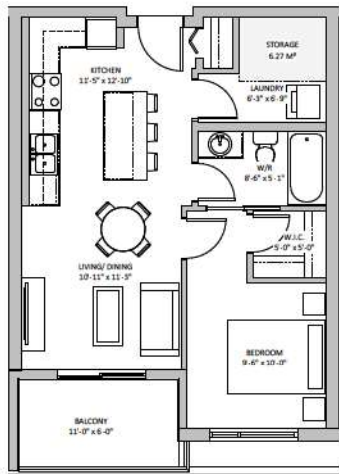
unit B1.1 675 SF 1 BED
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



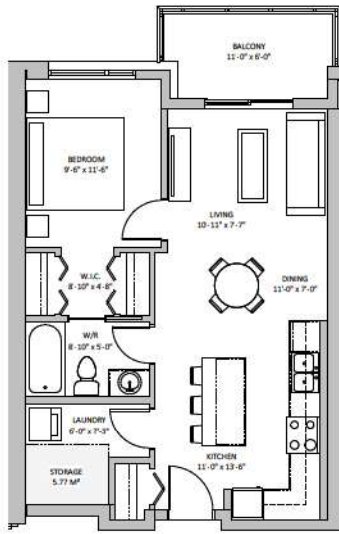
unit B2 654 SF 1 BED
UNIT COUNT: 9
LEVEL: 1 TO 6
1/4" = 1'-0"



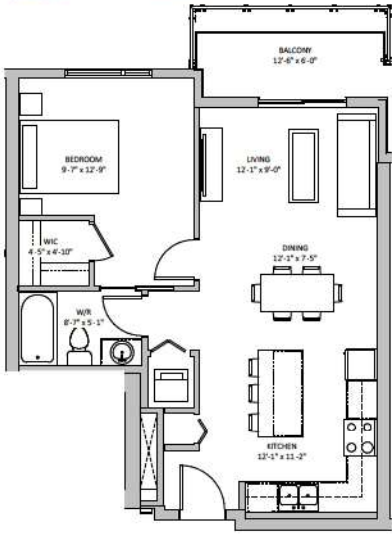
unit B2.1 641 SF 1 RFD
UNIT COUNT: 1
LEVEL: 2
1/4" = 1'-0"



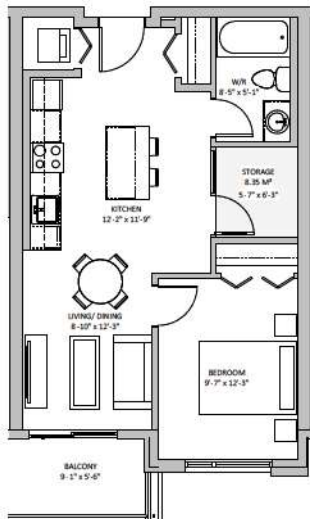
unit B2.2 588 SF 1 BED
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



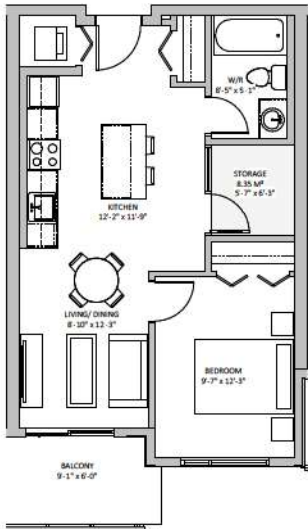
unit B2.3 650 SF 1 RFD
UNIT COUNT: 6
LEVEL: 1 TO 6
1/4" = 1'-0"



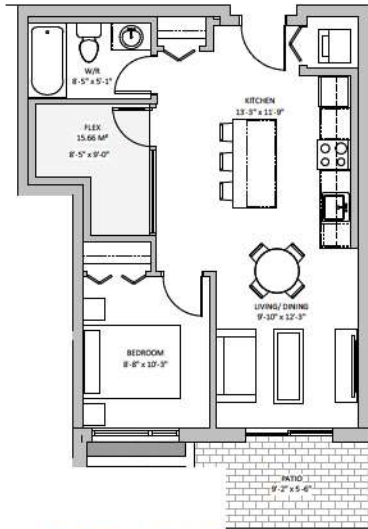
unit B3 676 SF 1 BED
UNIT COUNT: 5
LEVEL: 2 TO 6
1/4" = 1'-0"



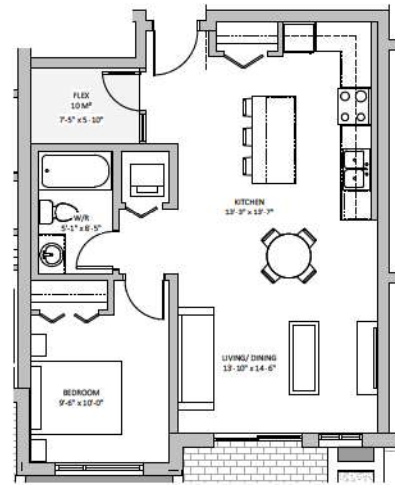
unit C1 593 SF 1 BED + FLEX
UNIT COUNT: 7
LEVEL: 1 1U 4
1/4" = 1'-0"



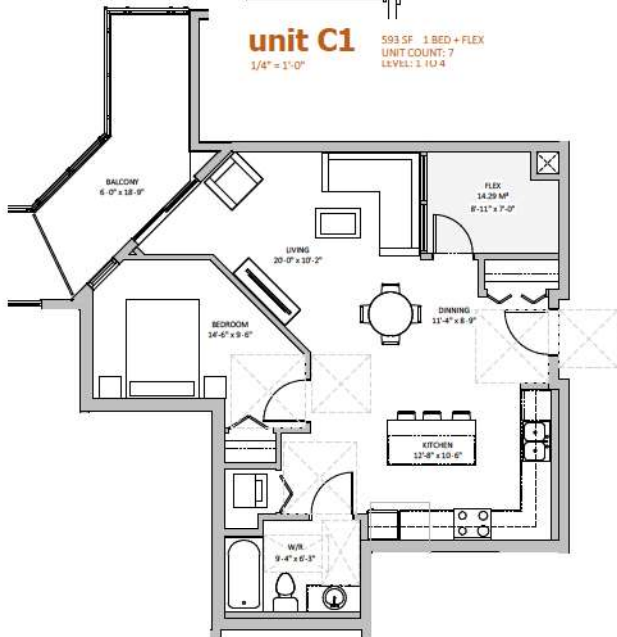
unit C1.1 594 SF 1 BED + FLEX
UNIT COUNT: 2
LEVEL: 5 B 6
1/4" = 1'-0"



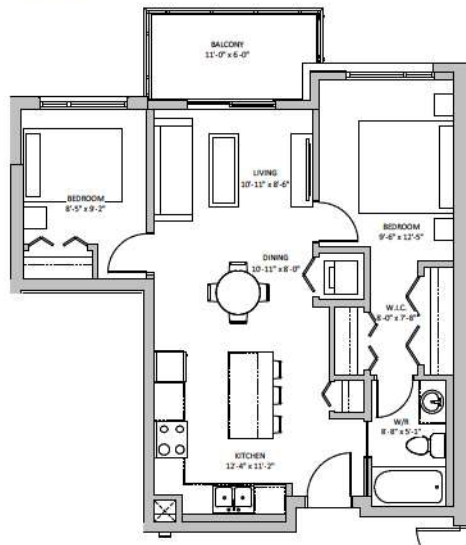
unit C2 613 SF 1 BED + FLEX
UNIT COUNT: 1
LEVEL: 1
1/4" = 1'-0"



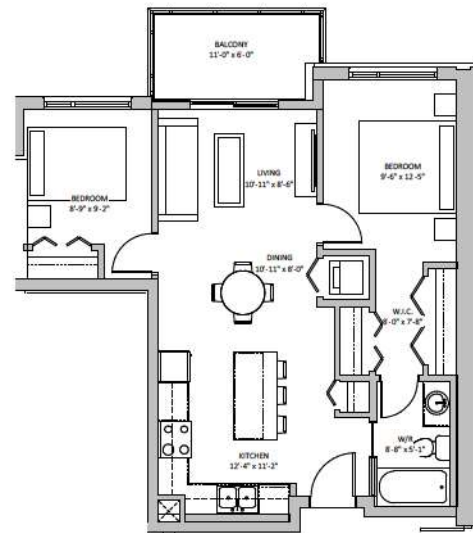
unit C4 707 SF 1 RFT + FLEX
UNIT COUNT: 1
LEVEL: 1
1/4" = 1'-0"



unit C3 (adaptable) 829 SF 1 BED + FLEX (ADAPTABLE)
UNIT COUNT: 5
LEVEL: 2 TO 6
1/4" = 1'-0"



unit D1 753 SF 2 BED
UNIT COUNT: 2
LEVEL: 3 & 4
1/4" = 1'-0"



unit D1.1 767 SF 2 RFT
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



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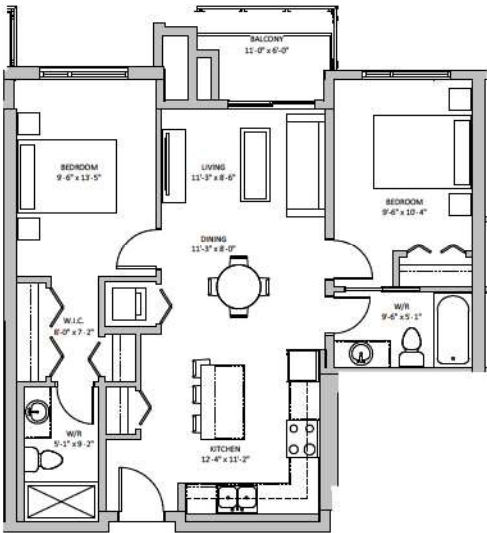
UNIT PLANS
SCALE: 1/4" = 1'-0"

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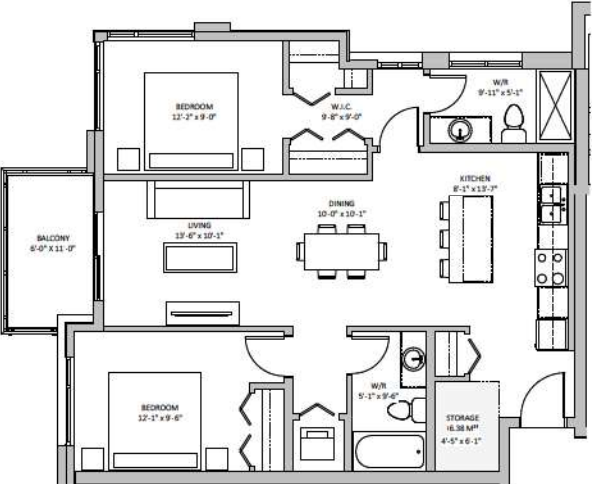
SD2.02



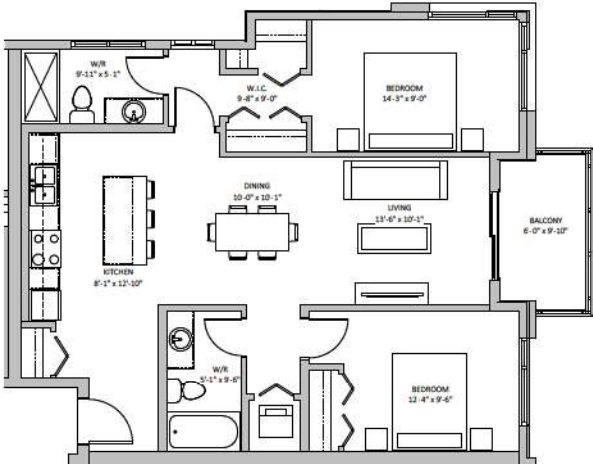
unit D2 887 SF 2 BED
UNIT COUNT: 5
LEVEL: 2 TO 6
1/4" = 1'-0"



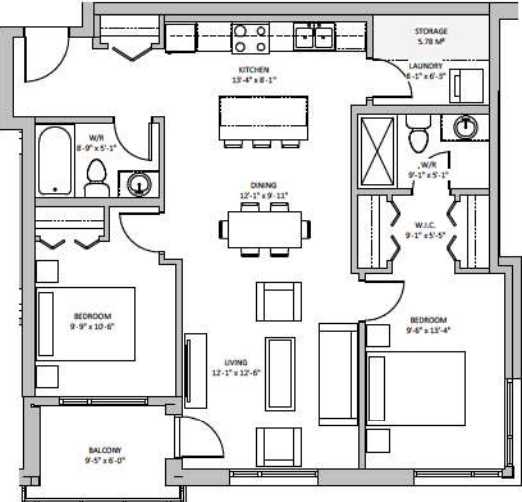
unit D3 987 SF 2 BED
UNIT COUNT: 2
LEVEL: 1 TO 2
1/4" = 1'-0"



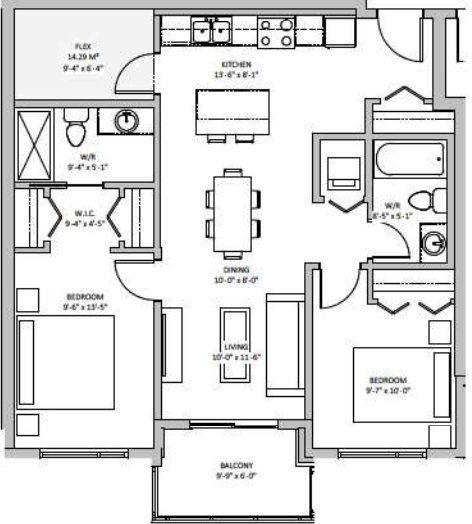
unit D3.1 887 SF 2 BED
UNIT COUNT: 2
LEVEL: 3-4
1/4" = 1'-0"



unit D4 991 SF 2 BED
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



unit D5 993 SF 2 BED
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



unit E1 935 SF 2 BED + FLEX
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



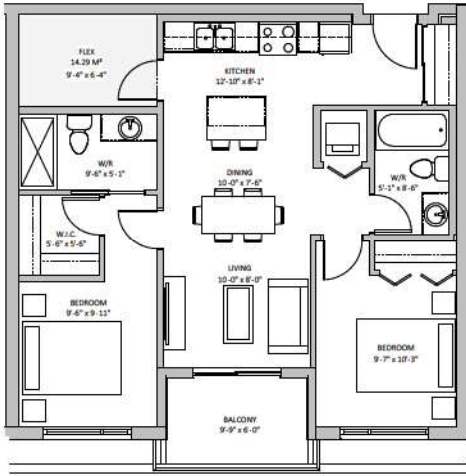
SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

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

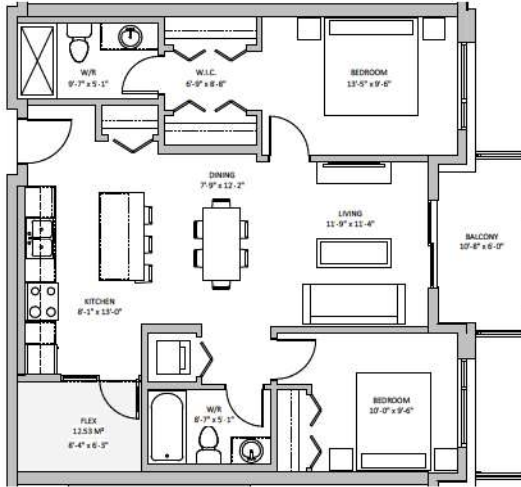
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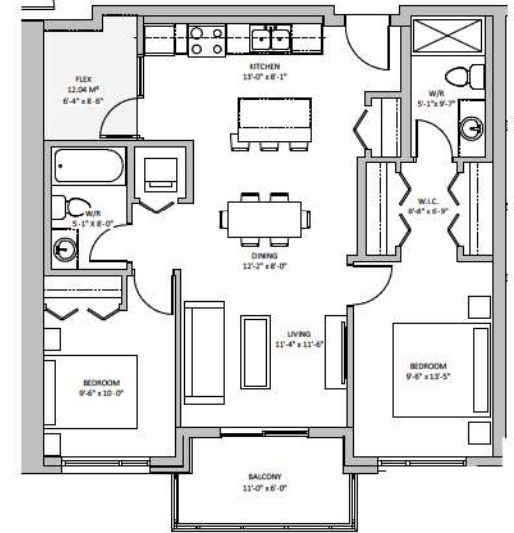
SD2.03



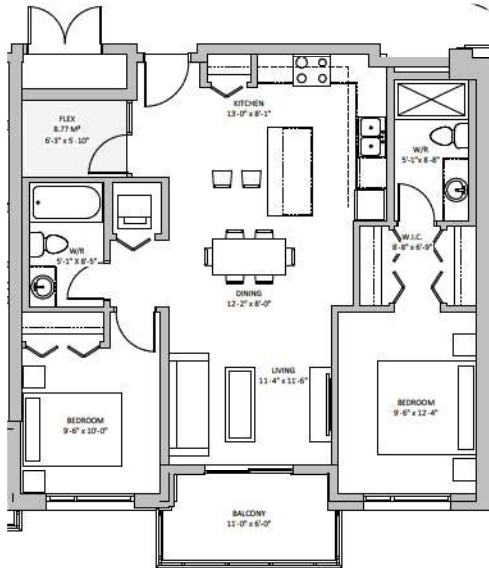
unit E1.1 870 SF 2 BED + FLEX
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



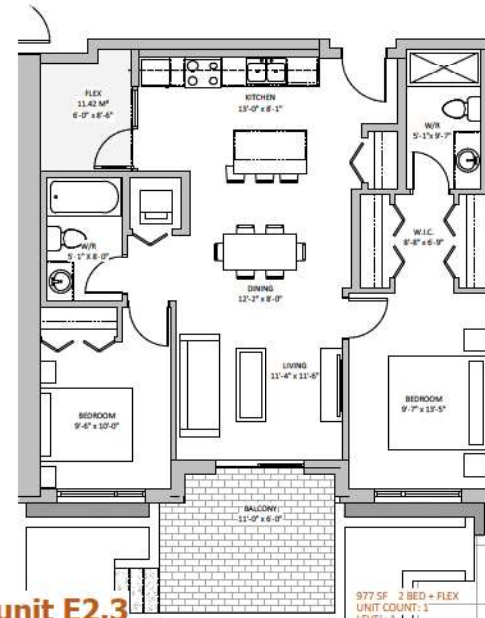
unit E2 975 SF 2 BED + FLEX
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



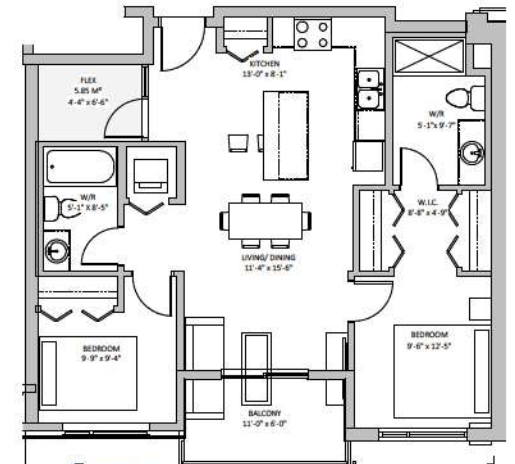
unit E2.1 958 SF 2 BED + FLEX
UNIT COUNT: 3
LEVEL: 2 TO 4
1/4" = 1'-0"



unit E2.2 929 SF 2 BED + FLEX
UNIT COUNT: 3
LEVEL: 2 TO 4
1/4" = 1'-0"



unit E2.3 977 SF 2 BED + FLEX
UNIT COUNT: 1
LEVEL: 1 | 1 | 1
1/4" = 1'-0"



unit E2.4 867 SF 2 BED + FLEX
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



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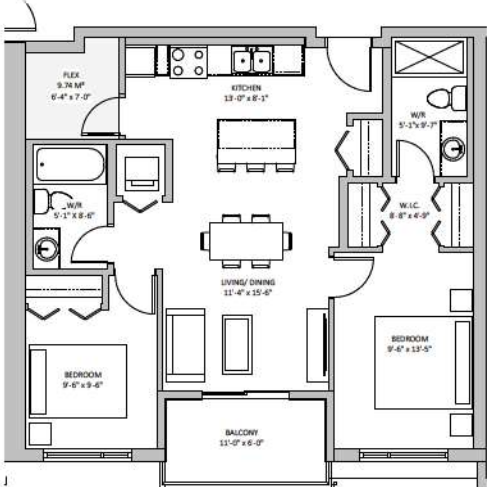
UNIT PLANS
SCALE: 1/4" = 1'-0"

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SD2.04



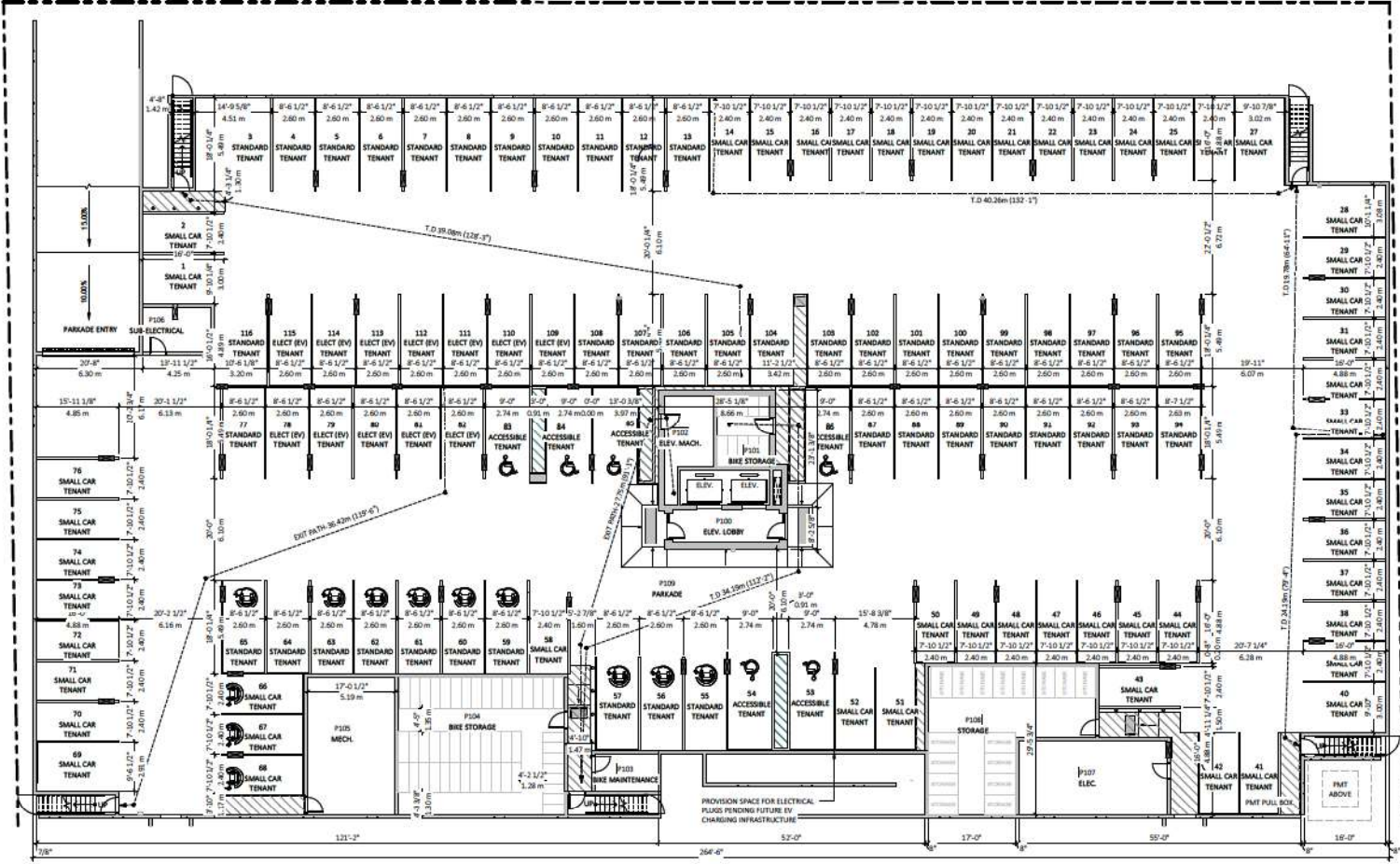
unit E2.5
1/4" = 1'-0"

880 SF 2 BED + FLEX
UNIT COUNT: 2
LEVELS: 5 & 6



unit E3
1/4" = 1'-0"

1080 SF 3 BED + FLEX
UNIT COUNT: 4
LEVEL 1 TO 4



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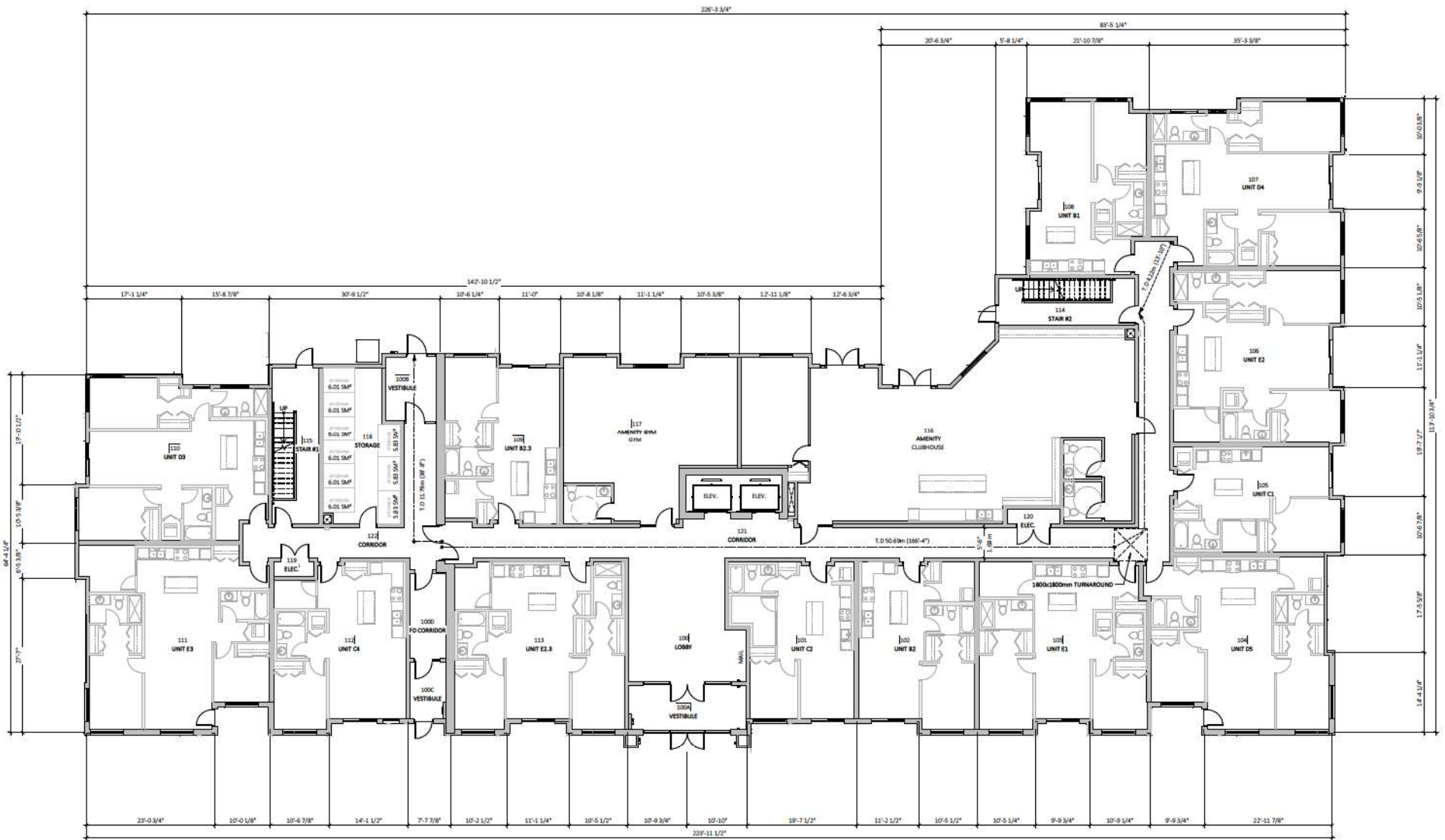
P1 LEVEL PLAN
 SCALE: 3/32" = 1'-0"



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SD3.01



SAIYA APARTMENTS
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1st LEVEL PLAN
SCALE: 1/8" = 1'-0"

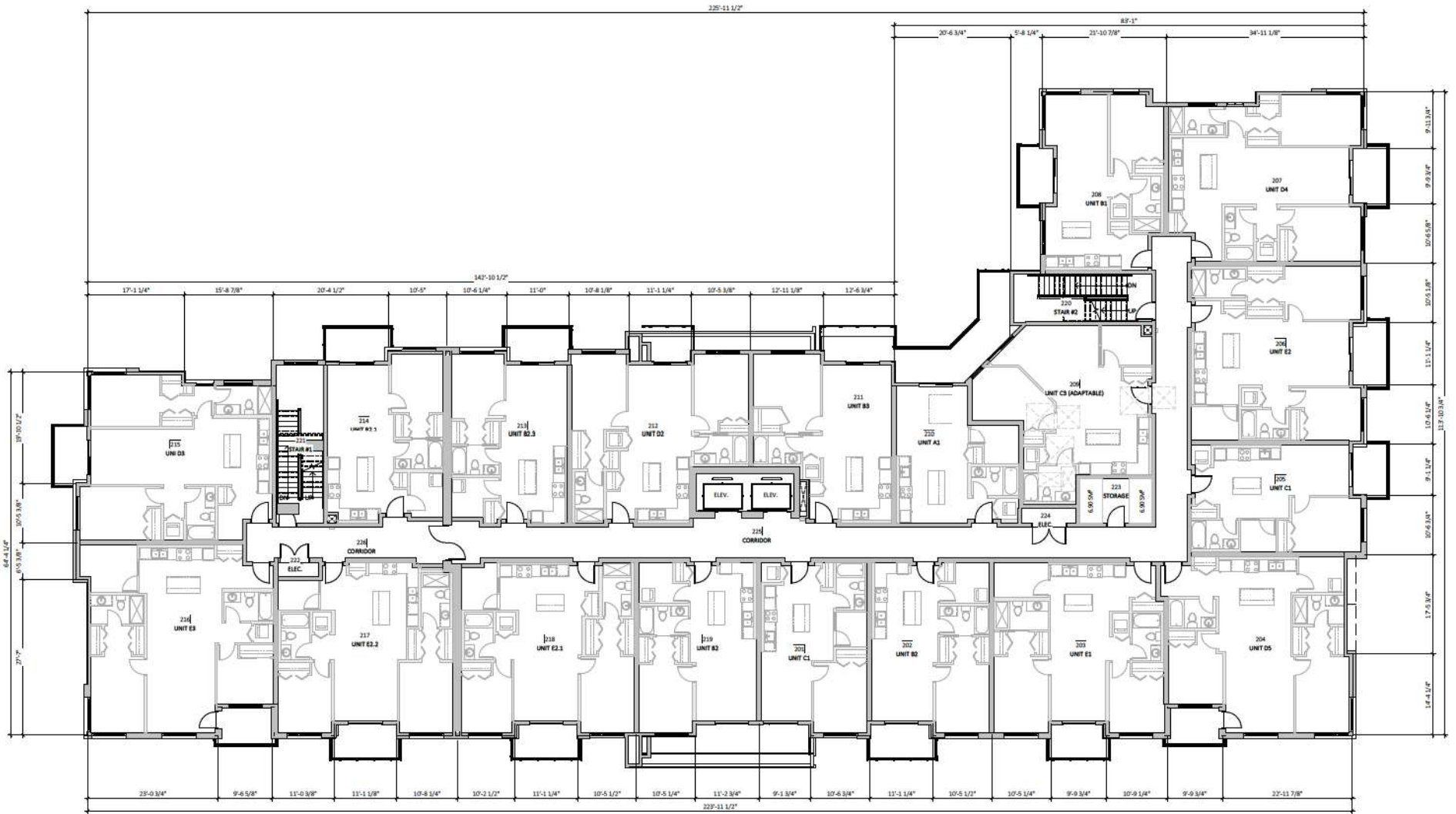


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SD3.02



SAIYA APARTMENTS
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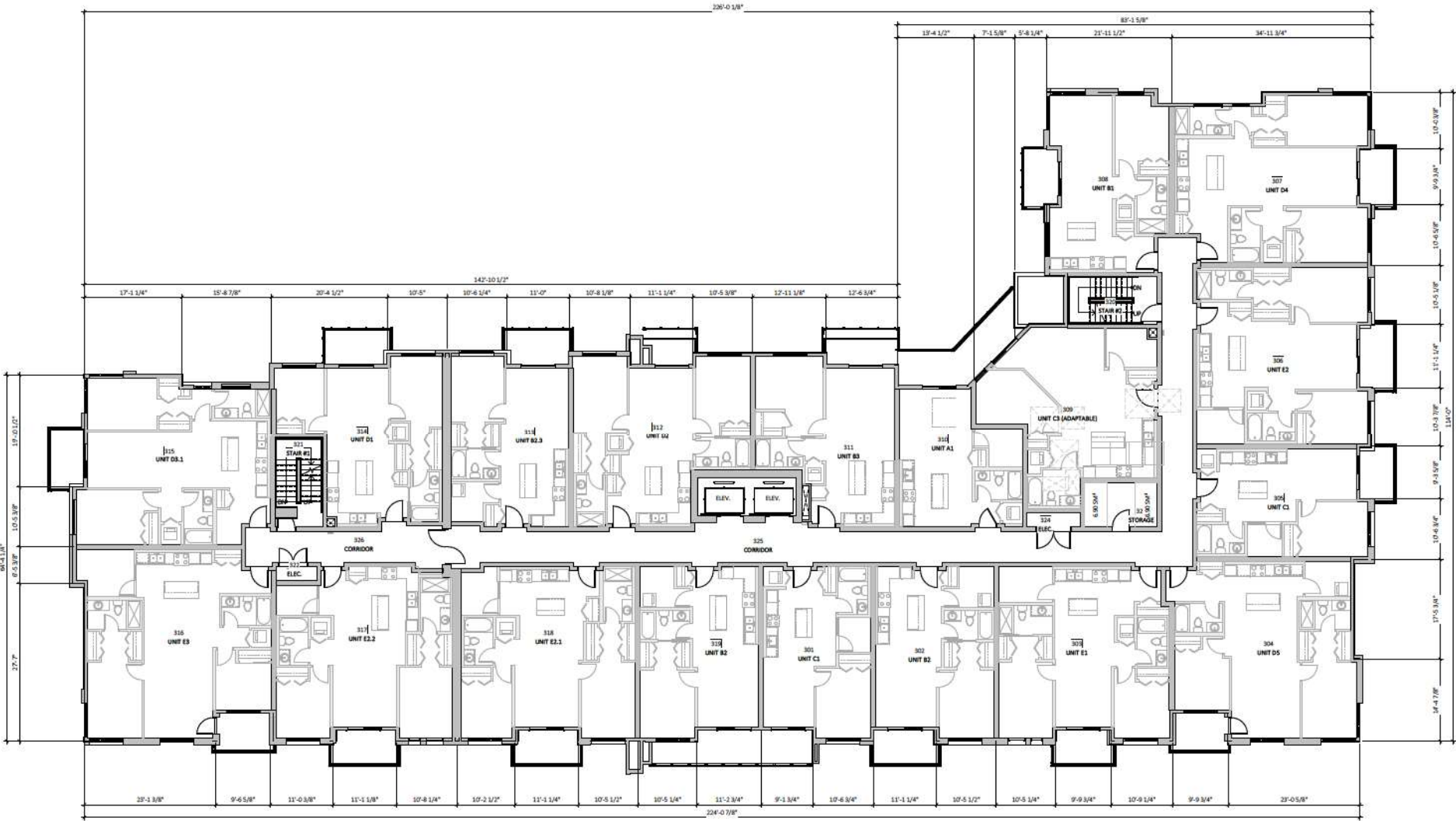
2nd LEVEL PLAN
 SCALE: 1/8" = 1'-0"



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SD3.03



SAIYA APARTMENTS
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3rd LEVEL PLAN
SCALE: 1/8" = 1'-0"

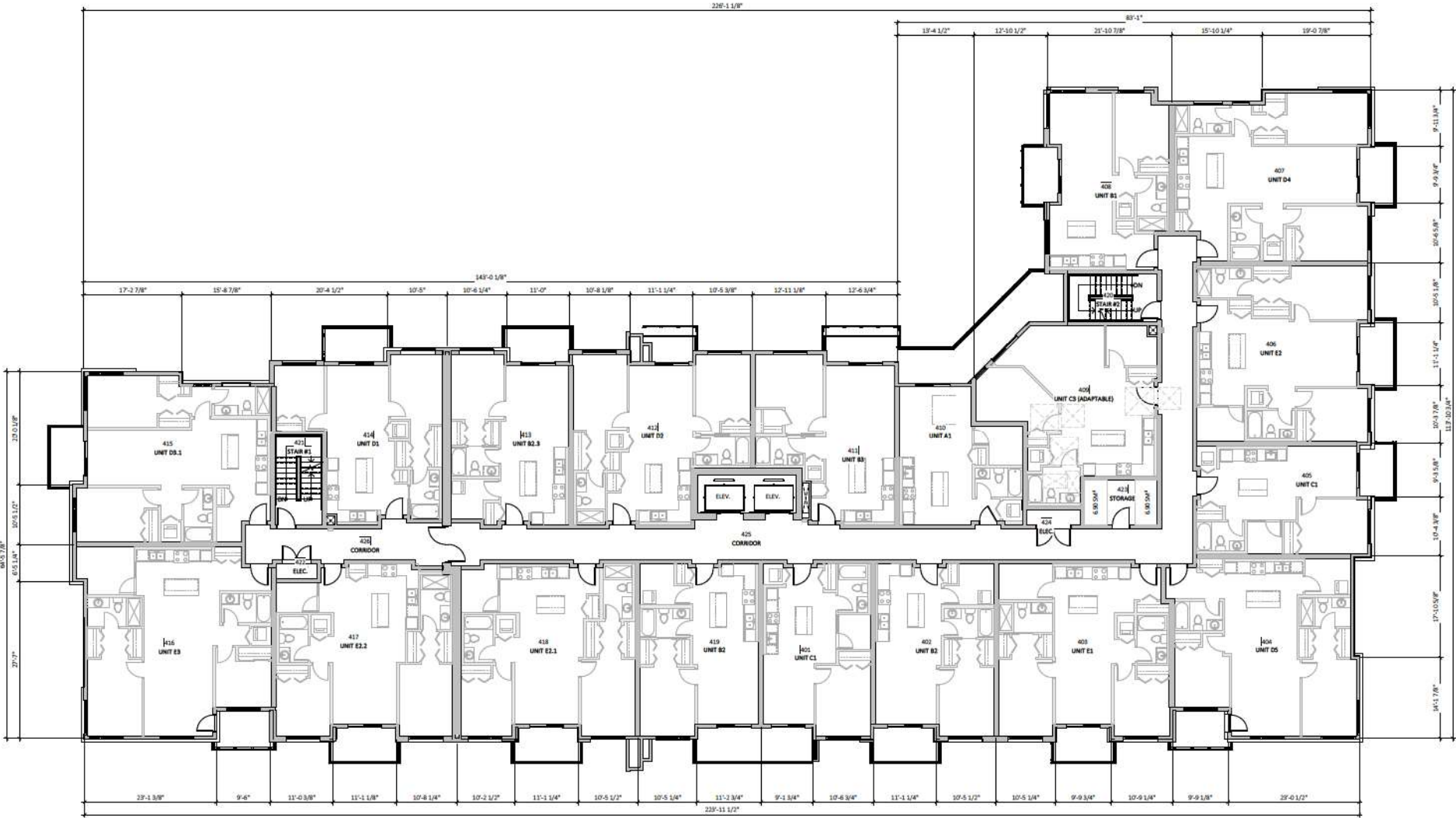


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SD3.04



SAIYA APARTMENTS
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4TH LEVEL PLAN
SCALE: 1/8" = 1'-0"

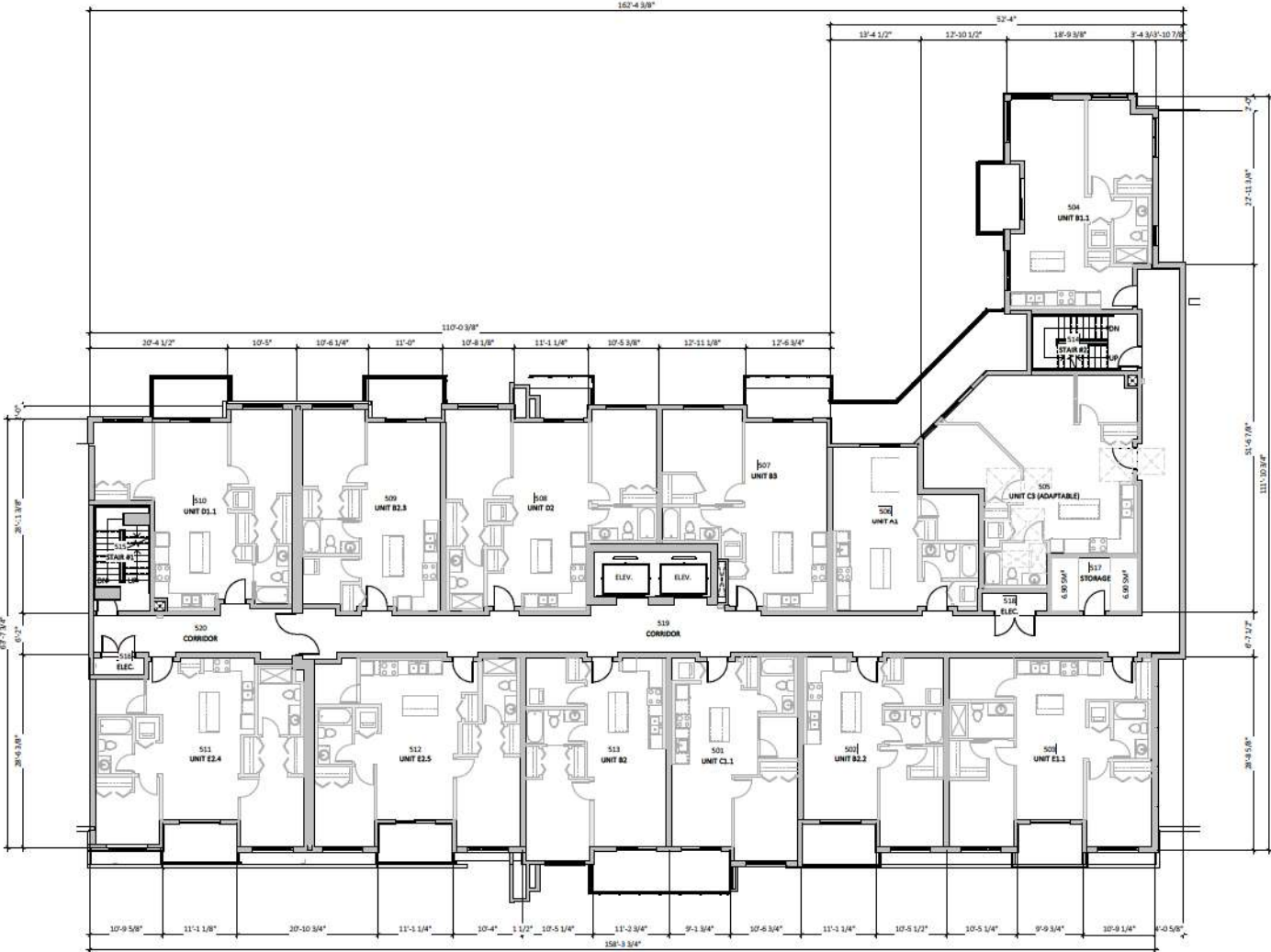


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SD3.05



SAIYA APARTMENTS
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5TH LEVEL PLAN
SCALE: 1/8" = 1'-0"

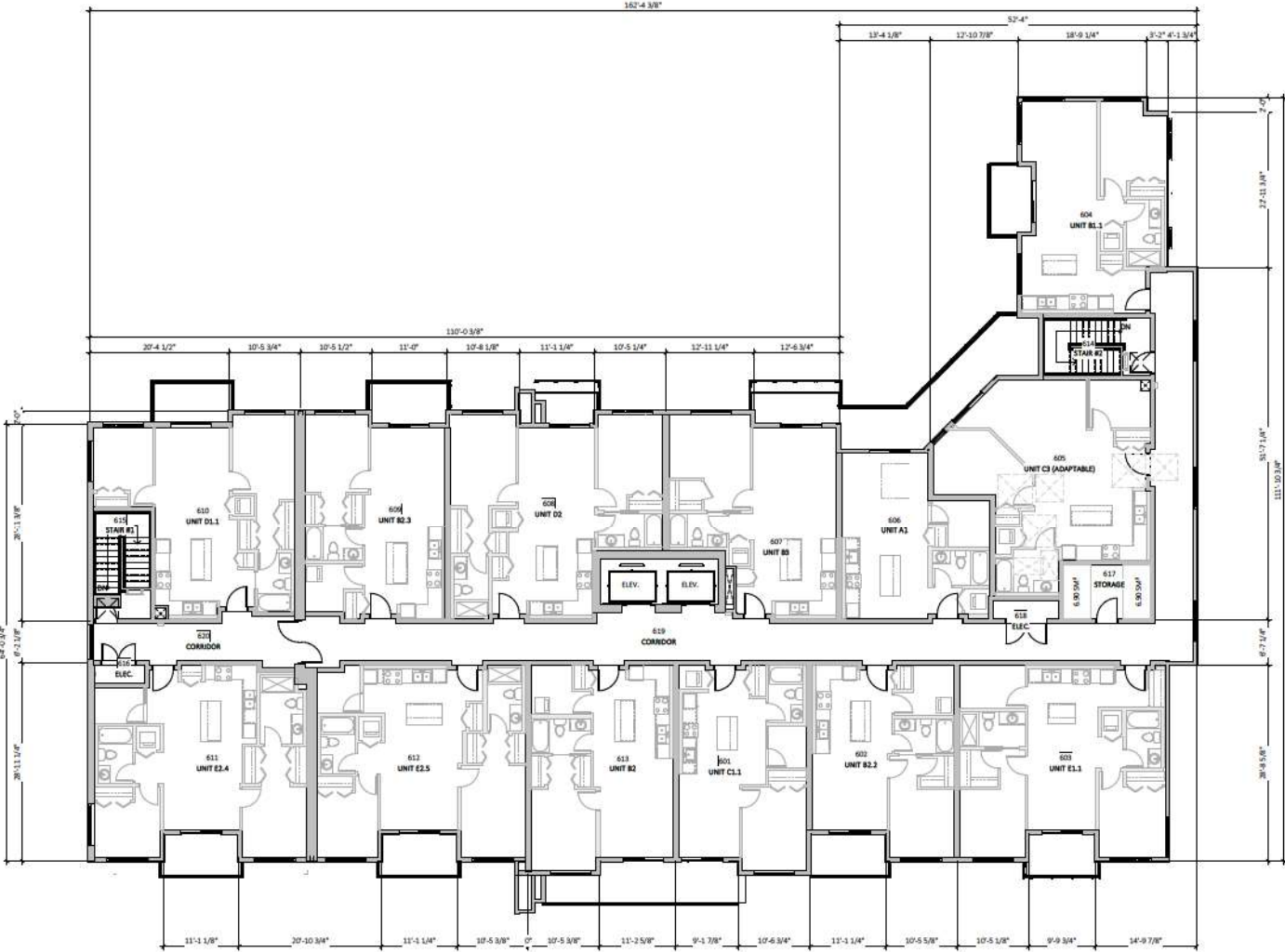


REISSUED FOR DEVELOPMENT PERMIT

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SD3.06



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 S5A AVENUE, LANGLEY, B.C.

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

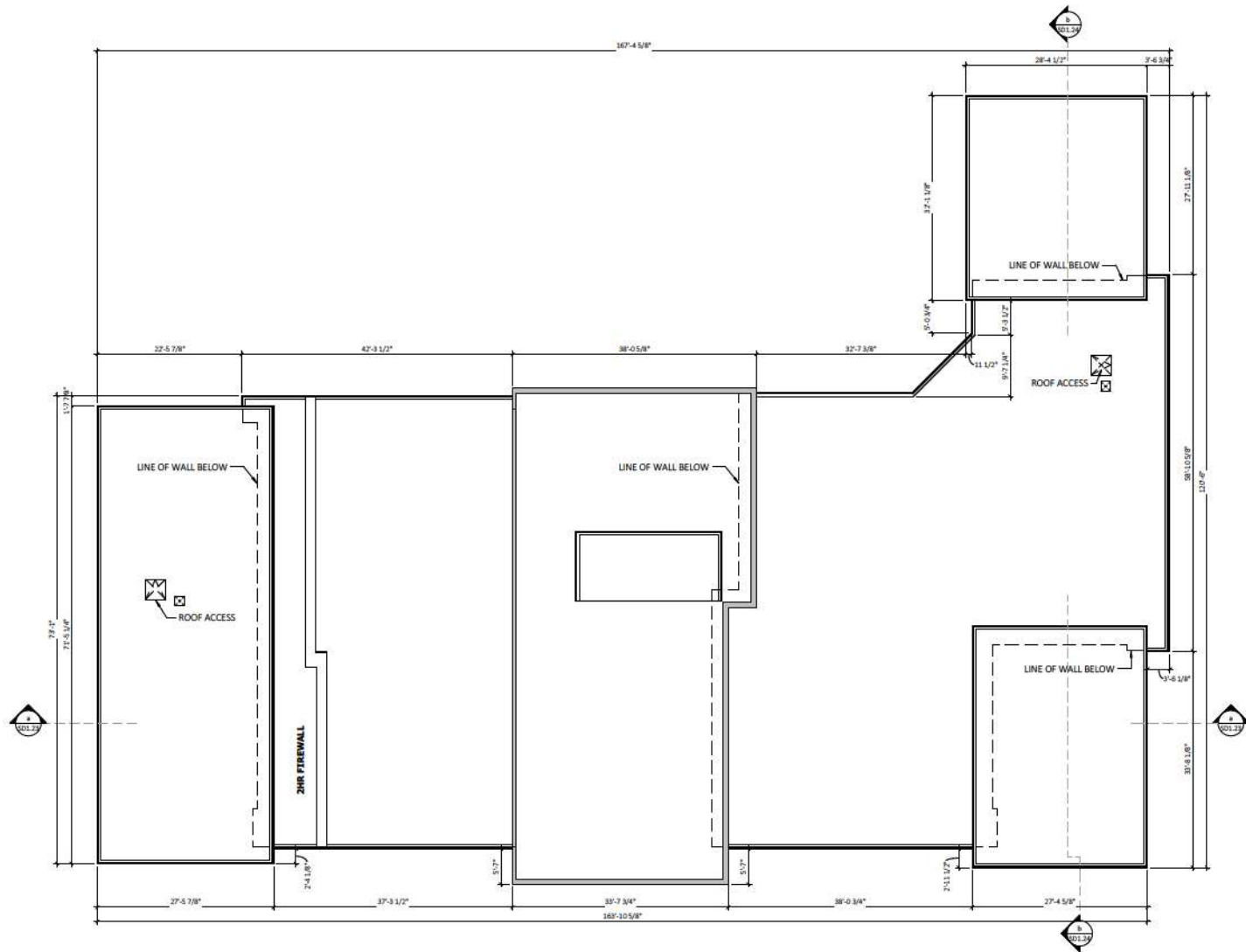


REISSUED FOR DEVELOPMENT PERMIT

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PROJECT NUMBER: 20143.1



SD3.07



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 S5A AVENUE, LANGLEY, B.C.

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



REISSUED FOR DEVELOPMENT PERMIT

23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1



SD3.08



north elevation
3/32" = 1'-0"



south elevation
3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- 'JAMES HARDE'; COLOUR: COBBLESTONE - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- 'JAMES HARDE'; COLOUR: GRAY SLATE - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- 'JAMES HARDE'; COLOUR: IRON GRAY - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- 'JAMES HARDE'; COLOUR: BLACK ASH - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 5 CERAMIC COATED PANELS
- 'CERAGLAD'; COLOUR: PEARL - 'B-REVEAL' TEXTURE
- 6 CERAMIC COATED PANELS
- 'CERAGLAD'; COLOUR: ANTIQUE RED - 'ANTIQUE BRICK' TEXTURE
- 7 CERAMIC COATED PANELS
- 'CERAGLAD'; COLOUR: CHARCOAL - 'MODERN STRIP' TEXTURE
- 8 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH';
- 'JAMES HARDE'; COLOUR: 'IRON GRAY'
- 9 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (8" EXPOSURE)
- 'JAMES HARDE'; COLOUR: 'IRON GRAY'
- 10 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (8" EXPOSURE)
- 'JAMES HARDE'; COLOUR: 'WATFER 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 (1600 LT SYSTEM 1);
- 'YAWNEER'; 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 GUARDRAILING:
- COLOUR: 'BLACK'
- 17 METAL FLASHING:
- 'SENTEC'; 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 MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



east elevation

3/32" = 1'-0"



west elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE' COLOUR: COBBLESTONE - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE' COLOUR: GRAY SLATE - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE' COLOUR: IRON GRAY - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE' COLOUR: BLACK ASH - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 5 CERAMIC COATED PANELS:
- 'CERAGLAD' COLOUR: PEARL - 'B-REVEAL' TEXTURE
- 6 CERAMIC COATED PANELS:
- 'CERAGLAD' COLOUR: ANTIQUE RED - 'ANTIQUE BRICK' TEXTURE
- 7 CERAMIC COATED PANELS:
- 'CERAGLAD' COLOUR: CHARCOAL - 'MODERN STRIP' TEXTURE
- 8 CEMENT BOARD FASCO BOARD, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE' COLOUR: 'IRON GRAY'
- 9 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (8" EXPOSURE):
- 'JAMES HARDIE' COLOUR: 'IRON GRAY'
- 10 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (8" EXPOSURE):
- 'JAMES HARDIE' COLOUR: 'WATFER 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 (1600 LIT SYSTEM 1):
- 'YAWNEER' 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 GUARDRAILING:
- COLOUR: 'BLACK'
- 17 METAL FLASHING:
- 'SENTEC', COLOUR: 'CLEAR ANODIZED'
- 18 CONCRETE WALL, PAINTED:
- COLOUR: 'MEDIUM GRAY'
- 19 ALUMINUM/GLASS RATIO PRIVACY SCREEN:
- COLOUR: 'BLACK ANODIZED'
- 20 ROOF/BALCONY SOFFIT:
- COLOUR: WHITE, PERFORATED VINYL
- 21 ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: 'CLEAR ANODIZED'
- 22 ALUMINUM SLUITER:
- COLOUR: 'CLEAR ANODIZED'

NOTES:
 1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOC-UPS AS PER PROJECT MANUAL.
 2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



SAIYA APARTMENTS
 19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

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

REISSUED FOR DEVELOPMENT PERMIT

23-02-28 REVISION #: 4
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SD4.02



south elevation



north elevation



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

RENDERED ELEVATIONS
SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT
23-02-28 REVISION #: 4
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SD4.04



main building entrance



amenity entrance



55A AVENUE - WEST



55A AVENUE - EAST



LANE - EAST



LANE - WEST



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 55A AVENUE, LANGLEY, B.C.

RENDERINGS
SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT
23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1



SD5.01