



HEHE COMPREHENSIVE LIVING FOR SENIORS

21024, 20964 OLD YALE ROAD
LANGLEY BC

AUGUST 2018

*OCP Amendment
Rezoning Amendment
Development Permit Application*

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HeHe Rosewood
Comprehensive Living for
Seniors is a private lifestyle
facility designed for
individuals and couples
wishing to age in place in the
Fraser Valley.

The modern well-appointed
buildings include congregate
living, assisted living, and
long-term care spanning
4380square meters set into a
beautiful natural ecological
landscape in Langley BC.



21024/20964 Old Yale Road is situated near Fraser Highway and Langley By-Pass, downtown Langley shopping, beautiful park land, a golf course, places of worship, and medical facilities.

It allows residents who have called Langley and the Fraser Valley home to stay in an area that is comfortable and continue to be an active member of their community.



YLY – LANGLEY REGIONAL AIRPORT

Consultation has happened with a Transport Canada civil aviation inspector.

We have submitted documents for approval by NAVCAN and Transport Canada.

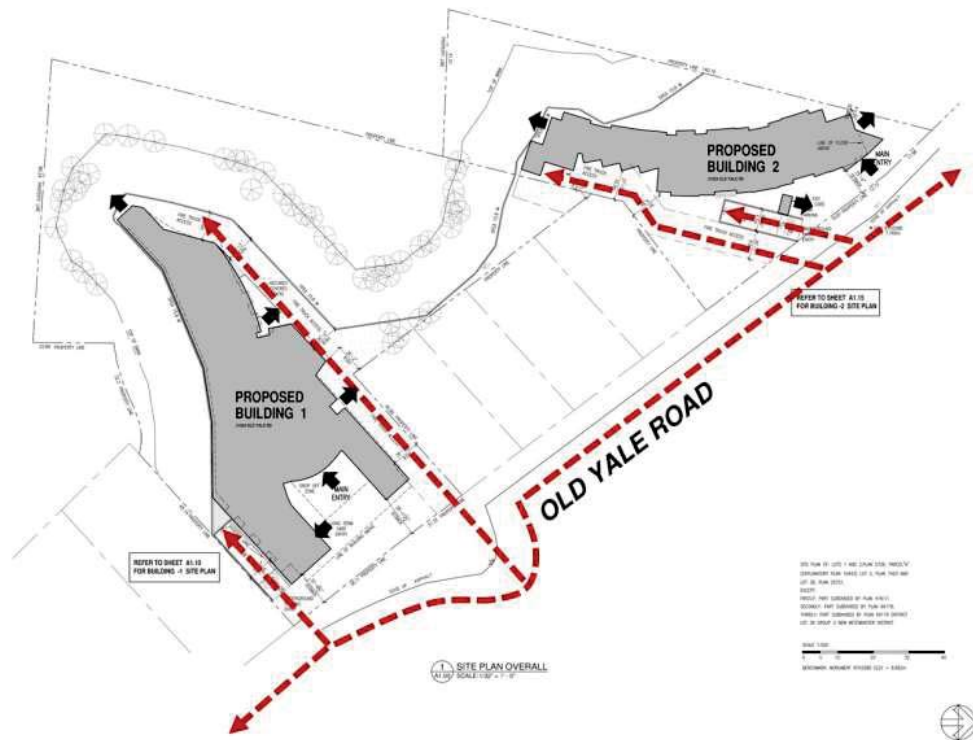
"The property is not affected by approach or transitional surfaces but it does lie beneath the outer surface and so there is a height limitation of 150 feet above ground or 177 feet above sea level."



TRAFFIC

Old Yale Road is a dead end that serves five single family homes and the entrance to St. Andrews Anglican Church. Consideration was made to create vehicle entrances that pull traffic off the street and into the property to reduce impact on street parking. Pedestrian access to the intersection at Fraser Highway and 208 Avenue is served with a paved walkway maintained by the city of Langley.

With exit options to continue down Old Yale Road or to the major intersection, it is not anticipated that there will be significant traffic delays due to increased density in this area.





DESIGN RATIONALE



DESIGN RATIONALE

The design was influenced by the 15.8m riparian set back and is integrated into the natural surroundings. Taking advantage of the creek's location, the design of each building compliments the other and provides a new layer of character to the area.

The design also responds to the critical Flood Construction Level due to the proximity to Murray Creek and the Nicomekl River. As such the floor level of the buildings is considerably higher than the natural grades. The design responds by using the landscaping and pulling the access points back as far as possible so that they can be accessed easily by low slope ramping as well as not impacting the riparian set back.

Distributing the facility over two buildings allows for a more comprehensive "campus of care" that promotes aging in place.

The contemporary feel of this development reflects the future generations who will be living here for decades to come. Picking up cues from the surroundings such as the large barns, glass greenhouses and farmhouses, the design includes the gentle curves of nature, subtle wood cladding with touches of west coast cedar, and a few vibrant splashes of playful colour.

This creates a joyful environment for all residents, with opportunities to take part in local activities or to enjoy the serene natural surroundings from the large floor to ceiling windows, balconies or rooftop decks. It is designed to welcome visitors and families and set the stage for an inclusive community who wish to age with grace.

MAIN BUILDING

This portion of the facility is designed for graduated care incorporating both assisted living and long-term care.

This building is home to the indoor amenity spaces for residents, employee facilities, and ample parking for all.

ANNEX BUILDING

The annex is designed with the young at heart in mind with efficient suites and a strong visual connection to the abundant surrounding nature.

DESIGN RATIONALE

MATERIALS & ENVIRONMENT

The buildings will be clad in durable stained wood, such as cedar, as well as composite metal and cementitious panels for their high recycle content and provide connection to the surrounding built forms such as the barns, greenhouses and remaining residential homes. All cladding will be long-lasting, low maintenance and graffiti proof.

Energy efficiencies are met through high-efficiency glazed windows, radiant heat, deep set balconies for passive cooling, low-flow toilets and urinals, and smart technologies such as motion-sense lighting in common areas.

PUBLIC REALM

The buildings' massing is designed to address the prominence of the historic Old Yale Road as well as to "pull back" from the remaining single-family residences so that its mass does not impact them adversely.

Vehicle entrances are designed to pull traffic off the road and onto the property quickly and contain the traffic to the property. Ample parking was designed in consideration of the limited street parking in the area. Exterior lighting will be designed to ensure privacy and night sky darkness for neighbours.

An acoustic consultant will provide best practices for containing noise and ensuring optimal STC rating.

Please see the attached CPTED report for more information.



FEEDBACK FROM COMMUNITY

On September 18, 2017, and again on May 30, 2018 Billard Architecture Inc. hosted a community-wide open house in Langley.

A scale model and presentation boards were made available as well as opportunity to speak with the staff of Billard Architecture Inc and ask questions about the project. Copies of the feedback surveys are available upon request.

16 people attended the first session. Most of them also attended the second session, with 4 new attendees. Feedback from one event to the other was mixed though generally well received. Feedback included:

- good use of land – growing number of seniors in Langley
- good area – close to shopping
- looking forward to increasing the number of people in the area [congregation]
- “when can I move in?”

Concerns brought forward included

- building on flood plain
- relocation of homeless population that uses the green space
- size of individual suites being no smaller than 500 sq ft
- capacity of city infrastructure (sewage, water, etc)

With the community feedback in mind, revisions were made to the design.





OVERALL SITE STATISTICS

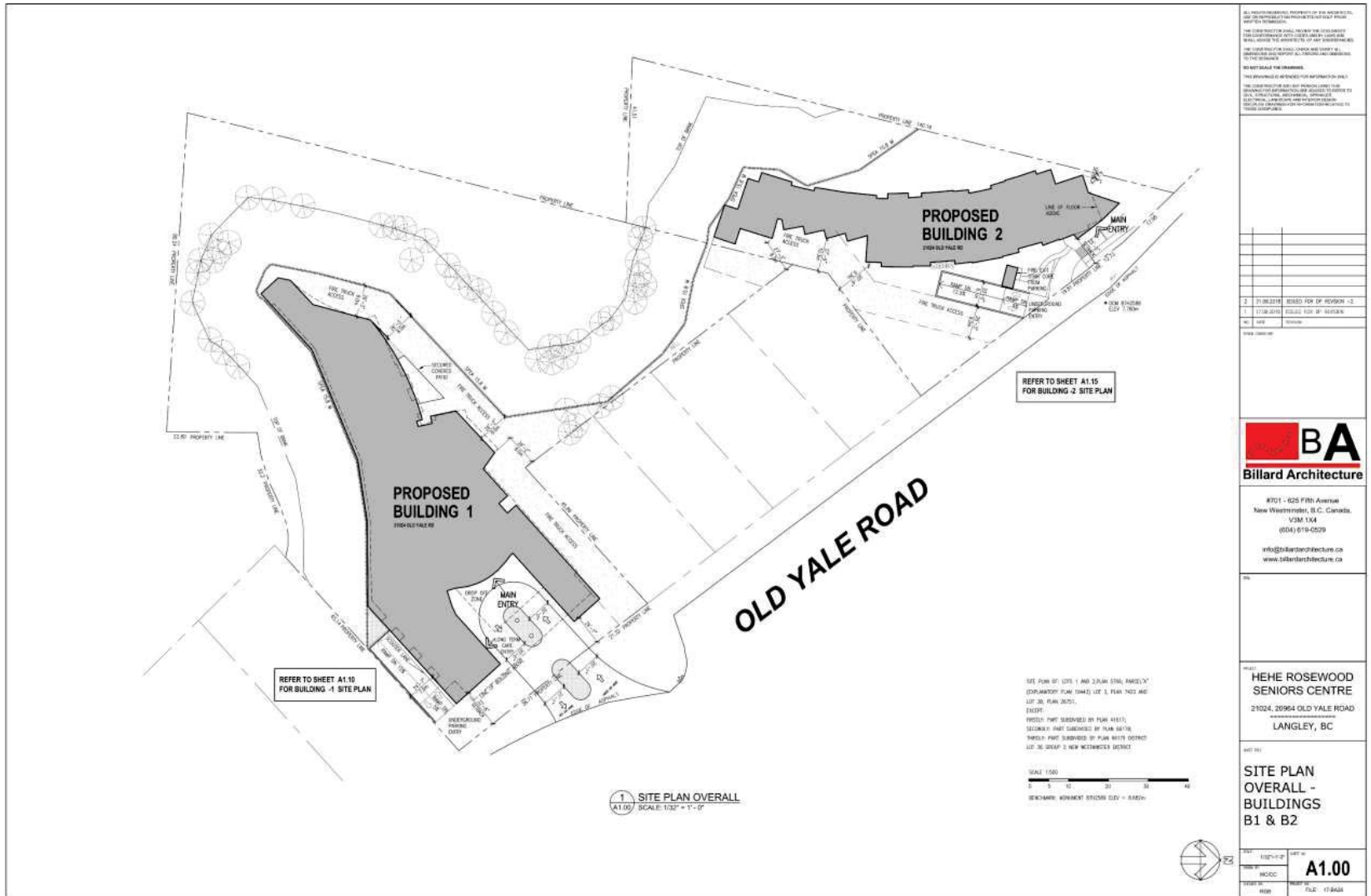
BUILDING AREAS	SQ FT	SQ M
MAIN BUILDING	162851.64	15128.90
ANNEX	90143.15	8374.29
TOTAL	252994.80	23503.19
TOTAL EXEMPTIONS	0.00	0.00
AREA FOR FSR	252994.80	23503.19
FSR	1.27	1.27

SITE & ZONING INFO	
SITE AREA (SQ FT)	SITE AREA (SQ M)
199730.1433	18554.93

HEIGHT		
	ALLOWED	PROPOSED
MAIN	TBD	23.98 M
ANNEX	TBD	23.40 M

SETBACKS	REQUIRED	PROPOSED	COMMENT
FRONT	TBD	9.6M	
SPEA	TBD	15.8M	TOP OF BANK
FIRELANE	TBD	8.0M	

SITE



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NO.	DATE	DESCRIPTION	BY
2	21.08.2018	REVISED FOR DP REVISION -3	
1	17.08.2018	REVISED FOR DP REVISION -2	
0	17.08.2018	ISSUED FOR DP REVISION -1	

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HEHE ROSEWOOD SENIORS CENTRE
2104, 20964 OLD YALE ROAD
LANGLEY, BC

SITE PLAN OVERALL - BUILDINGS B1 & B2

DATE: 2018

PROJECT: HEHE ROSEWOOD SENIORS CENTRE

FILE: 17-0454

A1.00

MAIN BUILDING

Along with ample resident, visitor and employee parking, this building has 3 loading bays, a turnaround at the entrance for drop off/pick up, scooter and bicycle parking, storage, and rooftop gardens.

The four rooftop patios offer shaded seating areas, quiet reflection, walking paths, raised garden plots for personal gardening for everyone, including those using wheelchairs.

Following items are of note with regard to the design of the main building in so far as how it provides privacy to neighbouring homes and critical life safety:

1. Setbacks of 7.5m at property lines adjacent to existing residential homes.
2. An 8m fire truck access lane is provided along the whole of the north façade of the main building. Areas where the second floor project over the fire truck access lane do not project more than 2m and are not lower than 5m off grade.
3. The design steps back significantly so that it is not more than a maximum of 4 storeys where the building is adjacent to neighbouring homes.
4. The design addresses Old Yale Road significantly and creates a usable courtyard feel while not creating uncomfortable overlook between units.
5. Units have been removed from areas where there might be overlook on neighbouring homes.
6. Shading/privacy fins have been added in areas to reduce the potential for overlook on to adjacent properties.

LONG TERM CARE

The long-term care portion of the main building is self-contained on the ground floor and designed with comfort and discretion in mind. It has a separate entrance (south-east corner) from the assisted living area, 28 rooms, 29 beds, 24-hour nursing stations, medical spas, recreation room, and shares the following amenities with the assisted living residents:

dining room
commercial kitchen
café
pub
laundry
medical clinic
salon
fitness centre
theatre
games room
multi-purpose room
secure outdoor patio

ASSISTED LIVING

There are 169 units. Each is wheelchair accessible, has its own washroom and kitchenette with full access to all of the building's amenities listed above including meal and laundry service.

MAIN BUILDING

STATISTICS

PARKING SPACE BREAKDOWN (LANGLEY)	DIMENSIONS	ALLOWABLE / REQUIRED	PROPOSED
RESIDENTIAL COMPACT (40%)	2.44M X 4.57M	38 MAX	20
RESIDENTIAL STANDARD	2.74M X 5.30M	57 MIN	84
RESIDENTIAL ACCESSIBLE	3.90M X 5.50M	7 MIN	4
VISITOR ACCESSIBLE	3.90M X 5.50M		4
RESIDENTIAL ELECTRIC	2.74M X 5.30M	N/A	5
VISITOR STANDARD	2.74M X 5.30M	16 MIN	32
VISITOR COMPACT	2.44M X 4.57M	18 MAX	8
VISITOR ELECTRIC	2.74M X 5.30M	N/A	2
STAFF REGULAR	2.74M X 5.30M	N/A	1
STAFF COMPACT	2.44M X 4.57M	N/A	10
TOTAL PARKING PROVIDED			170
TOTAL STANDARD			124
TOTAL COMPACT (40%)			49 MAX 38
TOTAL VISITOR			37 MIN 46
TOTAL STAFF			N/A 11

SCOOTER/BICYCLE PARKING

REQUIRED PARKING (CITY of LANGLEY)		UNITS / STALLS	STALLS REQ.
RESIDENTIAL - CONCREGATE CARE	N/A	169	0.00
VISITOR	6/BUIDLING	1	6.00
Total Stalls Required			6.00

PROVIDED

RESIDENTIAL - CONCREGATE CARE	N/A	169	88.00
VISITOR	6/BUIDLING	1	6.00
Total Stalls Provided			94.00

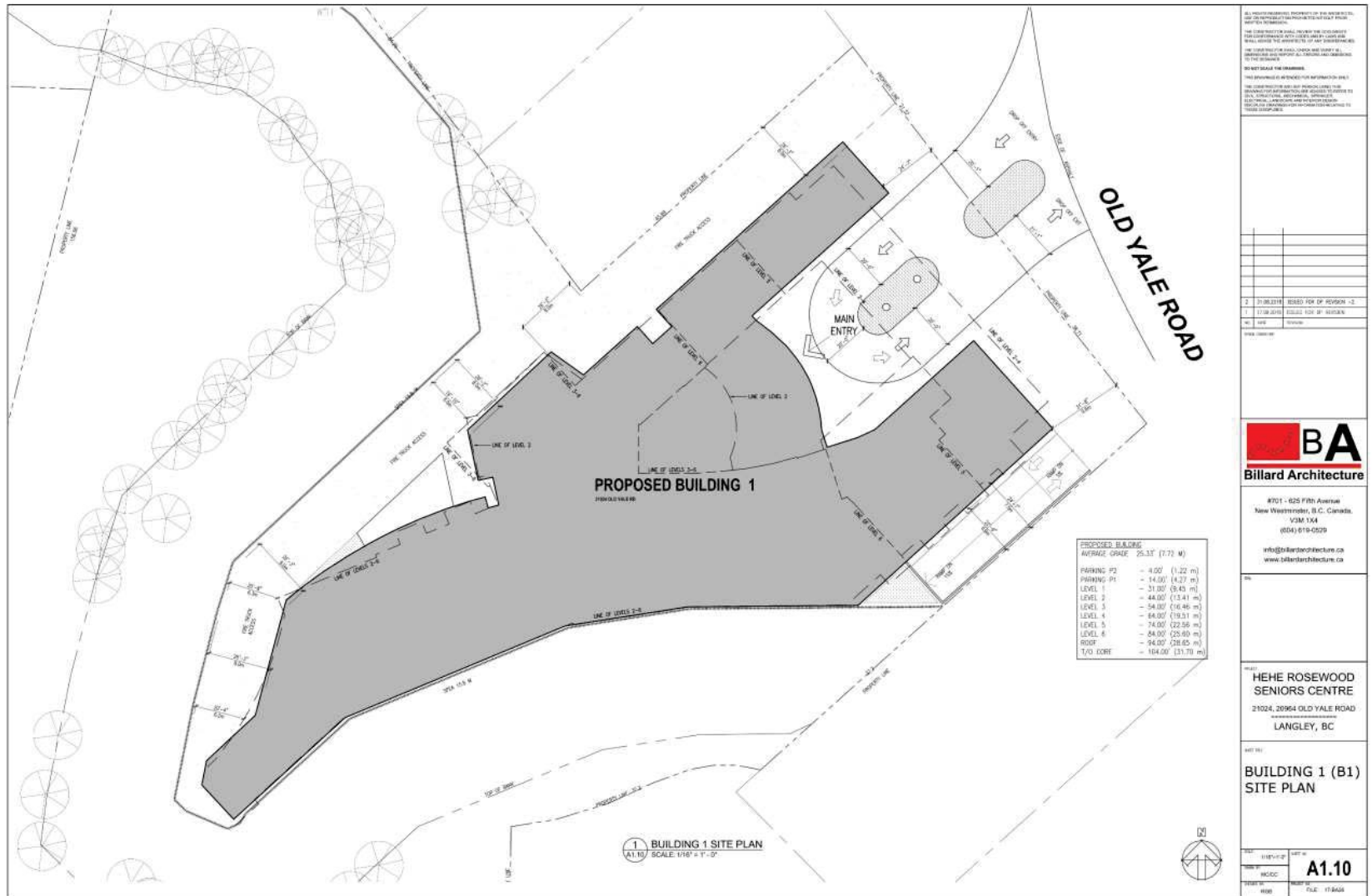
MAIN BUILDING (B-1)

Floor	Gross Area (sq ft)	SQ M	LTC Wing Gross Area (SQ FT)	LTC Wing Gross Area (SQ M)	Residential Gross Area			
					ASSISTED LIVING (SL) (SQ FT)	ASSISTED LIVING (SL) (SQ M)	LONG TERM CARE (LTC) (SQ FT)	LONG TERM CARE (LTC) (SQ FT)
1	29782.65	2766.81	17691.67	1643.55	0.00	0.00	8541.68	793.52
2	30484.69	2832.02	0.00	0.00	17002.78	1579.56	0.00	0.00
3	29258.42	2718.10	0.00	0.00	20593.21	1913.11	0.00	0.00
4	29258.42	2718.10	0.00	0.00	20593.21	1913.11	0.00	0.00
5	24162.01	2244.65	0.00	0.00	16701.48	1551.57	0.00	0.00
6	19905.46	1849.21	0.00	0.00	13519.07	1255.92	0.00	0.00
TOTAL	162851.64	15128.90	17691.67	1643.55	88409.74	8213.26	8541.68	793.52

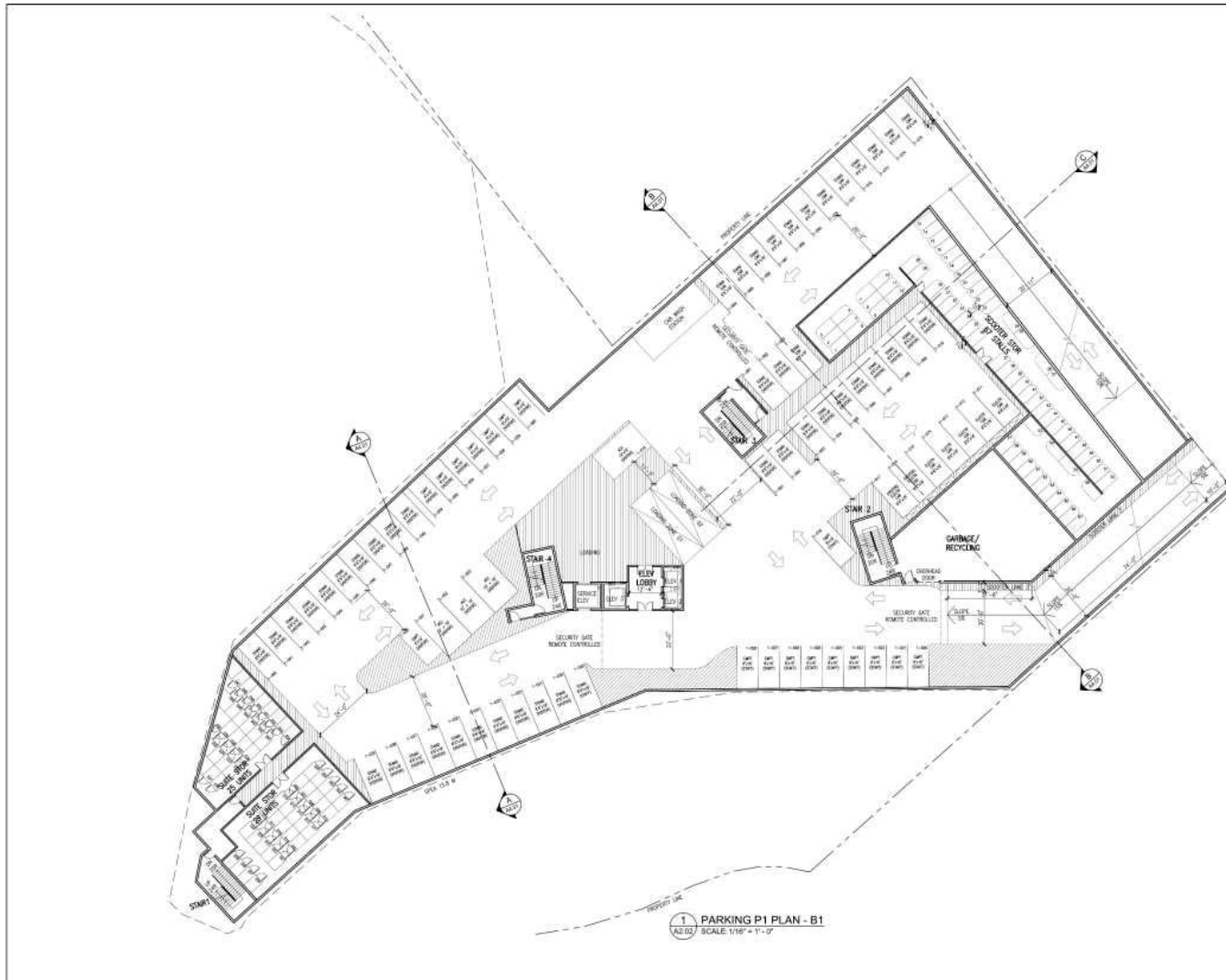
UNIT MIX	SL % BREAKDOWN
LONG TERM CARE	28
STUDIO	15 8.20%
1 BEDROOM	122 66.67%
1 BEDROOM + DEN	25 13.66%
2 BEDROOM	7 3.83%
TOTAL	197

Amenity/Service per unit	(SQ FT)	(SQ M)
Indoor	13616.42	1264.96
Outdoor	10642.71	988.71
Total	24259.13	2253.67
Per SL unit (169)	143.55	13.34

MAIN BUILDING SITE



MAIN BUILDING
LEVEL: P1



1 PARKING P1 PLAN - B1
SCALE: 1/16" = 1'-0"

LEGEND

- COLUMN / BEAM
- MECH./ELEC.
- KITCHEN
- STORAGE

ALL DIMENSIONS SHOWN ON THIS DRAWING ARE UNLESS OTHERWISE SPECIFIED IN THE NOTES.
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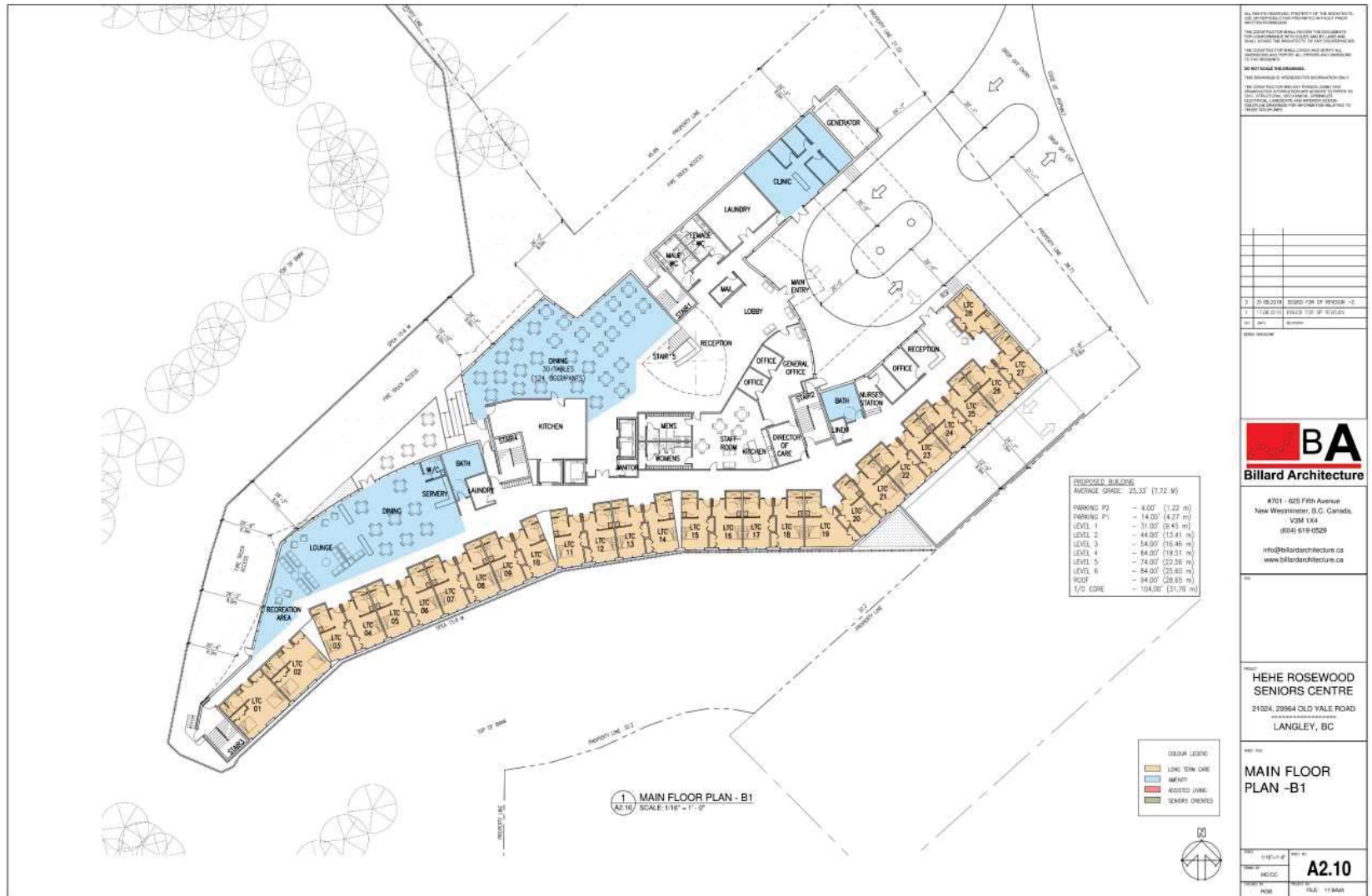
B1 - PARKING PLAN LEVEL P1

NO. 1
DATE 21.08.2018
PROJECT HEHE
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NO. 1

A2.02

FILE: 17.8468

MAIN BUILDING
LEVEL:
FLOOR 1



MAIN BUILDING

LEVEL:

FLOOR 4



MAIN BUILDING

LEVEL: FLOOR 5



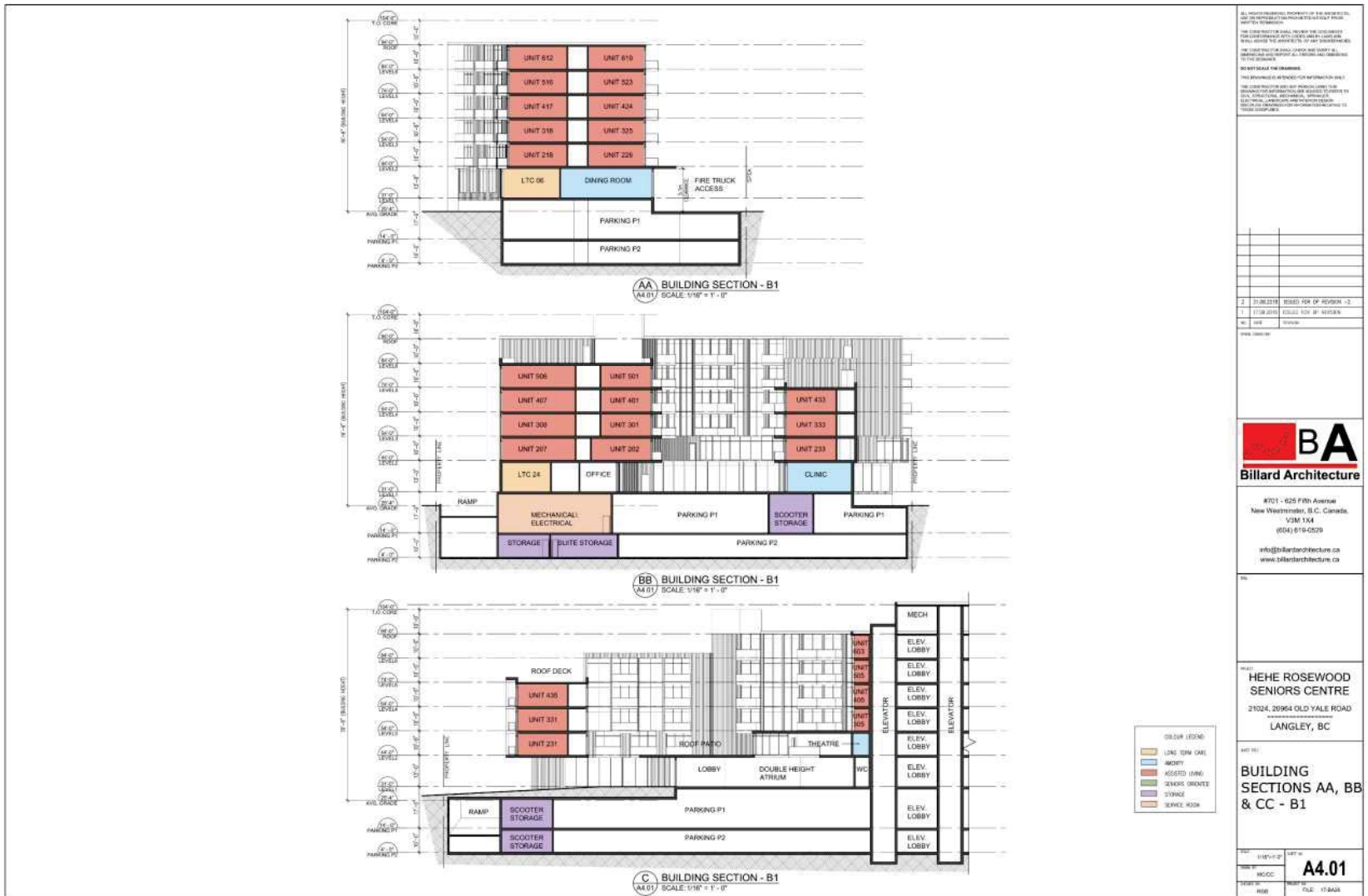
MAIN BUILDING

LEVEL:

FLOOR 6



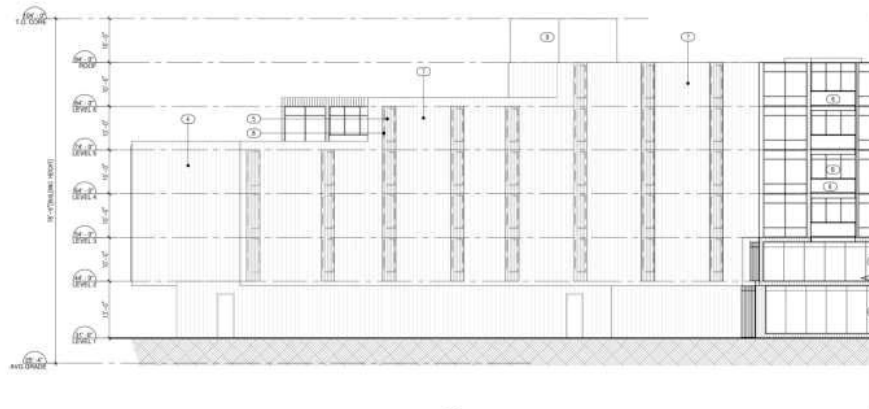
MAIN BUILDING SECTION



MAIN BUILDING
ELEVATION
NORTH



1 NORTH ELEVATION - B1
 A3.01 SCALE: 3/32" = 1' - 0"



2 NORTH ELEVATION - B1 (cont'd)
 A3.01 SCALE: 3/32" = 1' - 0"

- EXTERIOR FINISHES**
- 1 COMPOSITE METAL PANEL, BLACK
 - 2 COMPOSITE METAL PANEL, WHITE
 - 3 COMPOSITE METAL PANEL, RED
 - 4 CEDAR PANEL, RED
 - 5 TUNGSHADE PRIVACY FILM
 - 6 TEMPLERED CLAR GLASS GLAZED
 - 7 CEDAR PANEL, ASH
 - 8 CURTAIN WALL
 - 9 CONCRETE

ALL HEIGHTS INDICATED, EXCEPT FOR THE FINISHED FLOOR AND FINISHED CEILING HEIGHTS. ALL HEIGHTS SHALL BE MEASURED TO THE FINISHED SURFACE UNLESS OTHERWISE NOTED.

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ELEVATION NORTH - B1

DATE: 17.08.2019
 SCALE: 3/32" = 1' - 0"
 SHEET NO: **A3.01**
 FILE: 11-BA04



2 NORTH ELEVATION RENDER - B1
 (A0.05) SCALE: N/A

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NO.	DATE	DESCRIPTION
1	11/28/2018	ISSUED FOR RZ/DP
NO.	DATE	DESCRIPTION

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PROJECT
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 LANGLEY, BC

400-001
ELEVATION RENDER NORTH - B1

NO.	DATE	DESCRIPTION

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 DESCRIPTION ISSUED FOR RZ/DP

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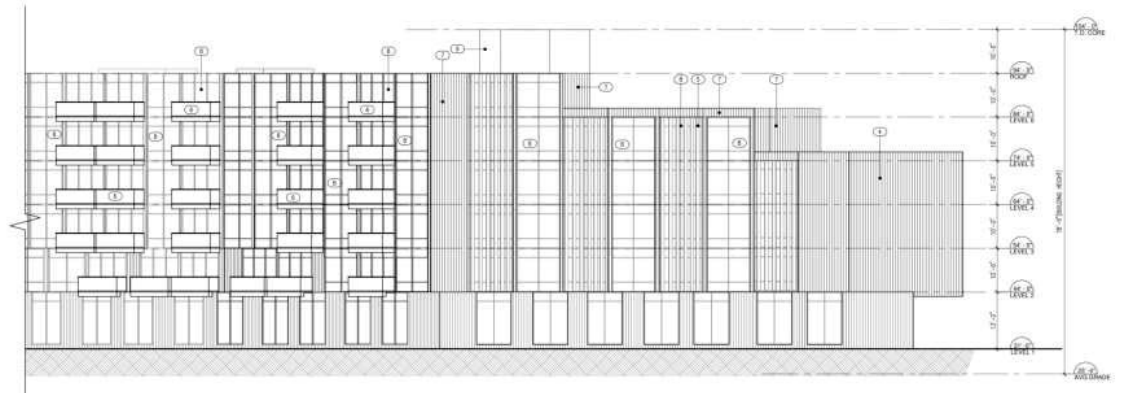
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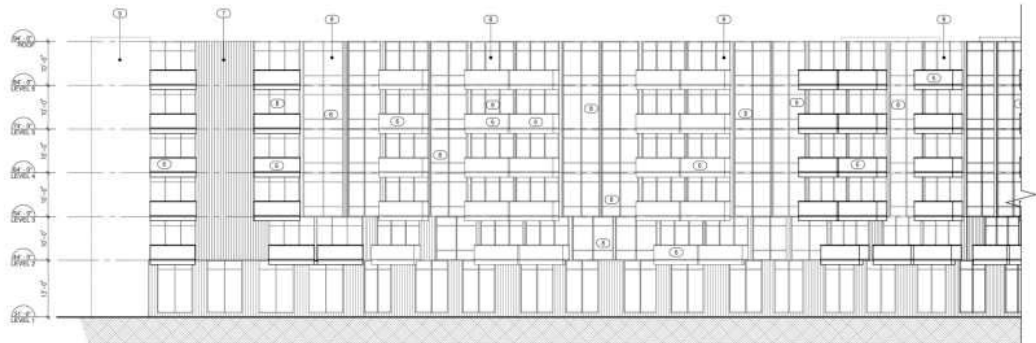
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MAIN BUILDING
ELEVATION
SOUTH



1 SOUTH ELEVATION - B1
 AT 55 / SCALE 3/32" = 1'-0"



2 SOUTH ELEVATION - B1 (cont'd)
 AT 55 / SCALE 3/32" = 1'-0"

- LEGEND**
- 1 COMPOSITE METAL PANEL - BLACK
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NOTES

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1	17.08.2018	ISSUED FOR SP REVIEW	BA
2	18.08.2018	REVISION	BA



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ELEVATION SOUTH - B1

DATE: 17.08.2018
 DRAWN BY: MCEC
 CHECKED BY: MCEC
 FILE: 17-8669

A3.02



3 EAST ELEVATION RENDER - B1
 A0.06 SCALE: N/A

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HEHE ROSEWOOD SENIORS CENTRE
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 LANGLEY, BC

ELEVATION RENDER EAST - B1

PROJECT: **A0.06**

DATE: 11/24/2018

ANNEX

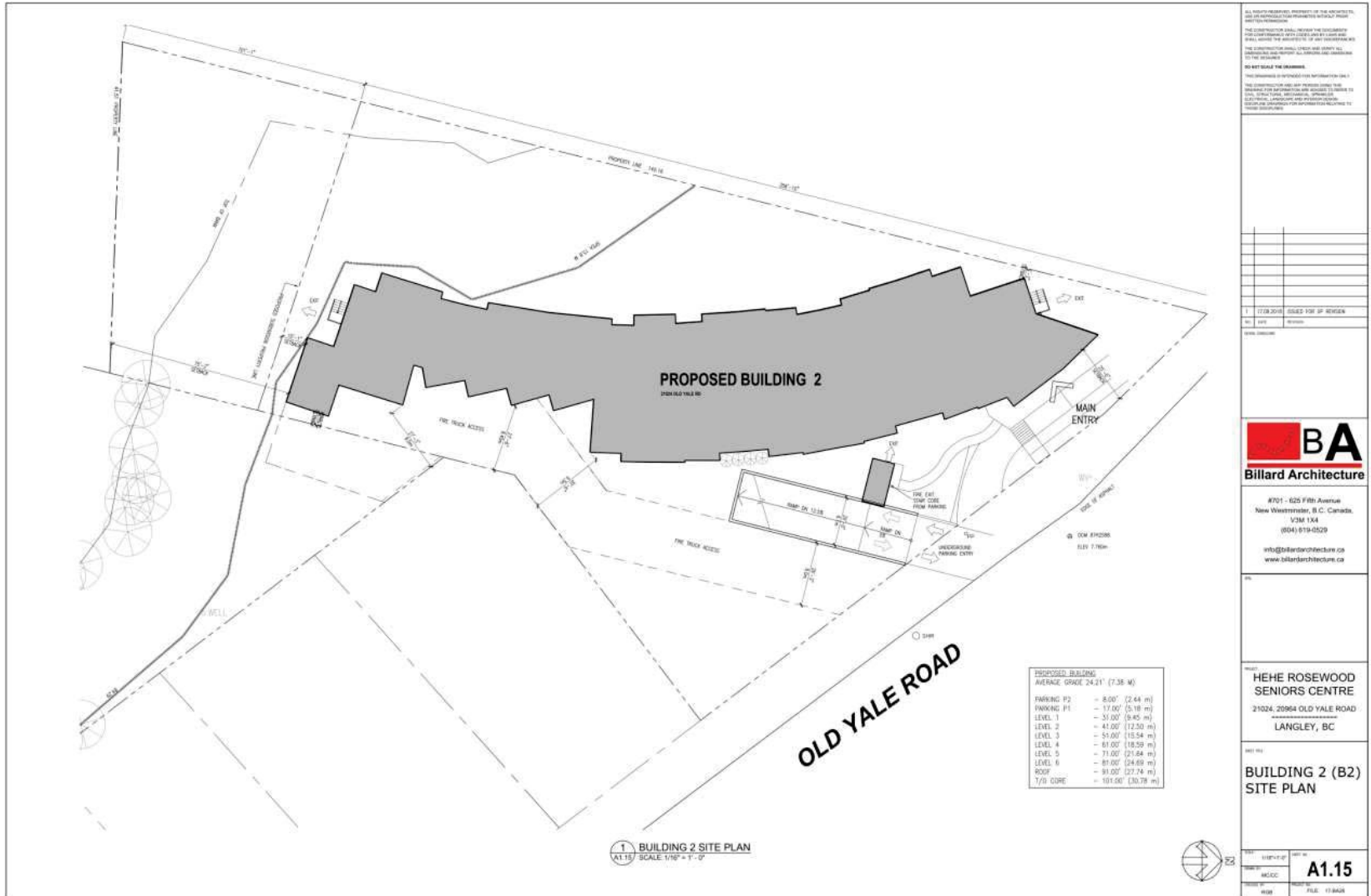
The Annex is a familiar condo style for independent seniors. It has 95 homes. Each is laid out with seniors in mind: wheel chair accessible, efficient and bright layouts with, full kitchens. The building boasts an on-site manager, workshop/makers space, multi- purpose room, and a shared social area on the main floor.

With easy access to transit along Fraser Highway and 208 Avenue, ample parking, and bicycle storage, this building is designed with active seniors in mind.

Following items are of note with regard to the design of the main building in so far as how it provides privacy to neighbouring homes and critical life safety:

1. Setbacks of 7.5m at property lines adjacent to existing residential homes.
2. An 8m fire truck access lane has been provided along the whole of the south façade.
3. Units have been removed from areas where there might be overlook on neighbouring homes.
4. Shading/privacy fins have been added in areas to reduce the potential for overlook on to adjacent properties.

ANNEX SITE



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NO. 1	DATE	DESCRIPTION
1	17.08.2018	ISSUED FOR PERMIT
2	10.01.2019	ISSUED FOR PERMIT
3	10.01.2019	ISSUED FOR PERMIT
4	10.01.2019	ISSUED FOR PERMIT
5	10.01.2019	ISSUED FOR PERMIT
6	10.01.2019	ISSUED FOR PERMIT
7	10.01.2019	ISSUED FOR PERMIT
8	10.01.2019	ISSUED FOR PERMIT
9	10.01.2019	ISSUED FOR PERMIT
10	10.01.2019	ISSUED FOR PERMIT

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LANGLEY, BC

BUILDING 2 (B2) SITE PLAN

A1.15

ANNEX STATISTICS

PARKING SPACE BREAKDOWN (LANGLEY)	DIMENSIONS	ALLOWABLE / REQUIRED	PROPOSED
RESIDENTIAL COMPACT (40%)	2.44M X 4.57M	38 MAX	26
RESIDENTIAL STANDARD	2.74M X 5.30M	57 MIN	53
RESIDENTIAL ACCESSIBLE	3.90M X 5.50M	6 MIN	5
VISITOR ACCESSIBLE	3.90M X 5.50M		2
RESIDENTIAL ELECTRIC	2.74M X 5.30M	N/A	11
VISITOR STANDARD	2.74M X 5.30M	13 MIN	9
VISITOR COMPACT	2.44M X 4.57M	8 MAX	4
VISITOR ELECTRIC	2.74M X 5.30M	N/A	6
TOTAL PARKING PROVIDED			116
TOTAL STANDARD			64
TOTAL COMPACT (40%)		45 MAX	30
TOTAL VISITOR		19 MIN	21

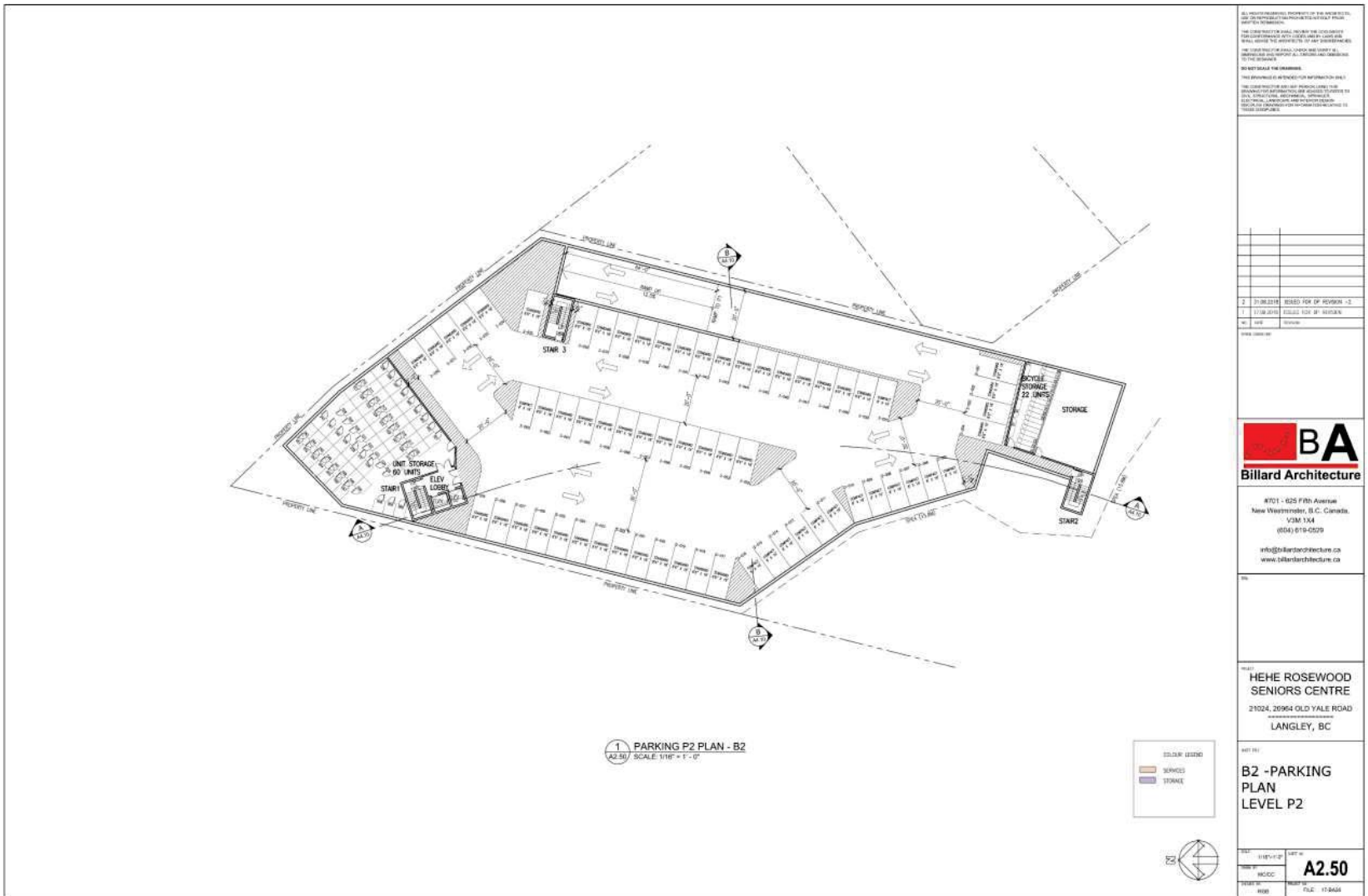
BICYCLE PARKING/STORAGE

REQUIRED PARKING (CITY OF LANGLEY)		UNITS / STALLS	STALLS REQ.
RESIDENTIAL - SENIORS ORIENTED	N/A	95	0.00
VISITOR	6/BUILDING	1	6.00
Total Stalls Required			6.00
PROVIDED			
RESIDENTIAL - SENIORS ORIENTED	N/A	95	68.00
VISITOR	6/BUILDING	1	6.00
Total Stalls Provided			74.00

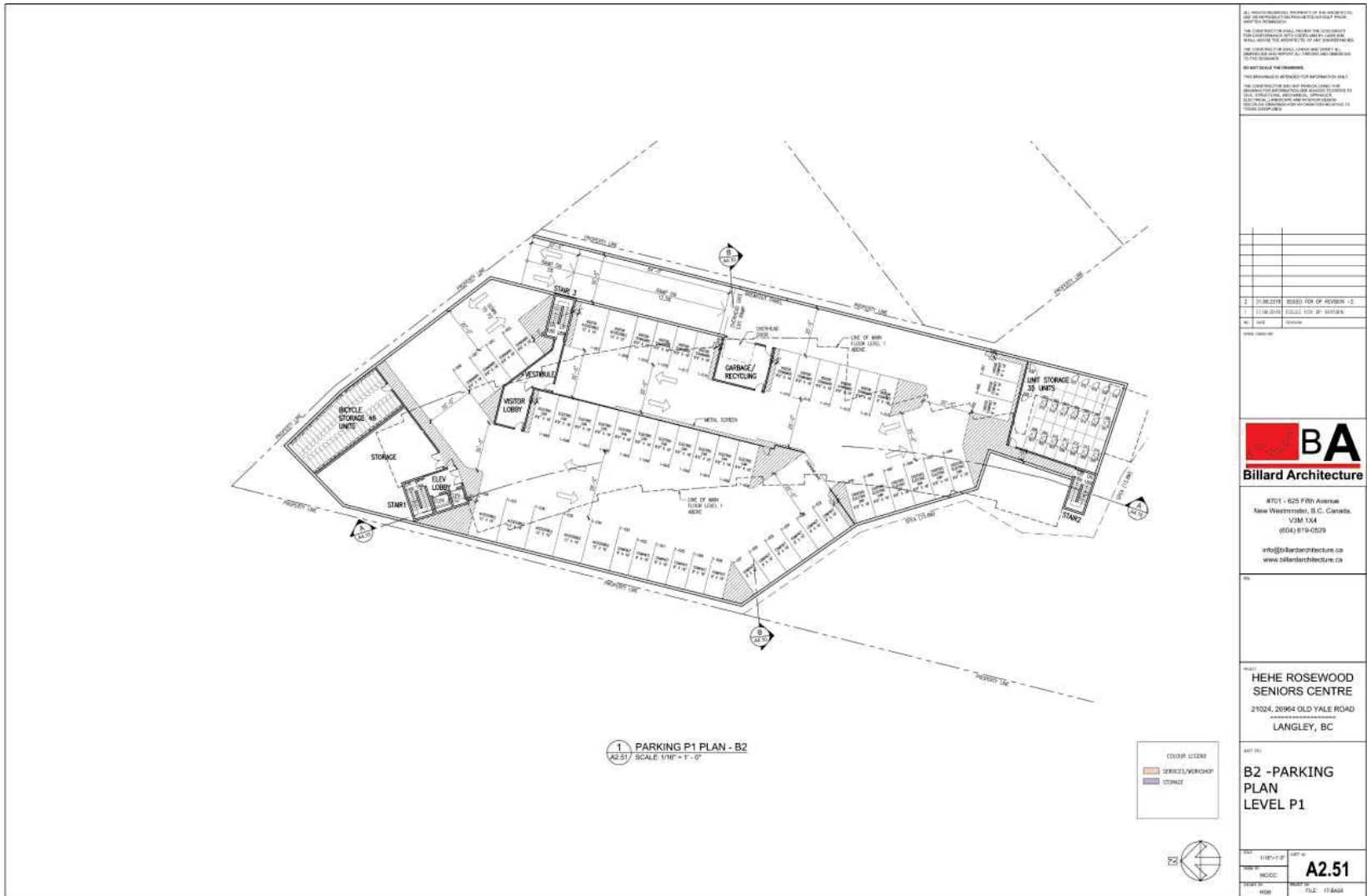
ANNEX		(B-2)	Residential Gross Area	
Floor	Gross Area (sq ft)	SQ M	SENIORS' ORIENTED (SO) (SQ FT)	SENIORS' ORIENTED (OL) (SQ M)
1	15256.88	1417.36	10769.57	1000.49
2	14977.26	1391.39	11442.37	1062.99
3	14977.26	1391.39	12225.37	1135.74
4	14977.26	1391.39	12225.37	1135.74
5	14977.26	1391.39	12225.37	1135.74
6	14977.26	1391.39	12225.37	1135.74
TOTAL	90143.15	8374.29	71113.41	6606.43

UNIT MIX		SO % BREAKDOWN
STUDIO	18	18.95%
1 BEDROOM	0	0.00%
1 BEDROOM + DEN	23	24.21%
2 BEDROOM	54	56.84%
	95	

ANNEX
LEVEL: P2



ANNEX
LEVEL: P1



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NO.	REV.	DATE	DESCRIPTION
1	01	2018.08.15	ISSUED FOR PERMIT - B2
2	02	2018.08.15	REVISED FOR PERMIT - B2
3	03	2018.08.15	REVISED FOR PERMIT - B2
4	04	2018.08.15	REVISED FOR PERMIT - B2
5	05	2018.08.15	REVISED FOR PERMIT - B2
6	06	2018.08.15	REVISED FOR PERMIT - B2
7	07	2018.08.15	REVISED FOR PERMIT - B2
8	08	2018.08.15	REVISED FOR PERMIT - B2
9	09	2018.08.15	REVISED FOR PERMIT - B2
10	10	2018.08.15	REVISED FOR PERMIT - B2

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ANNEX LEVEL: FLOORS 1 & 2



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1	17.08.2018	ISSUED FOR REVIEW	BA
2	19.08.2018	REVISION	BA



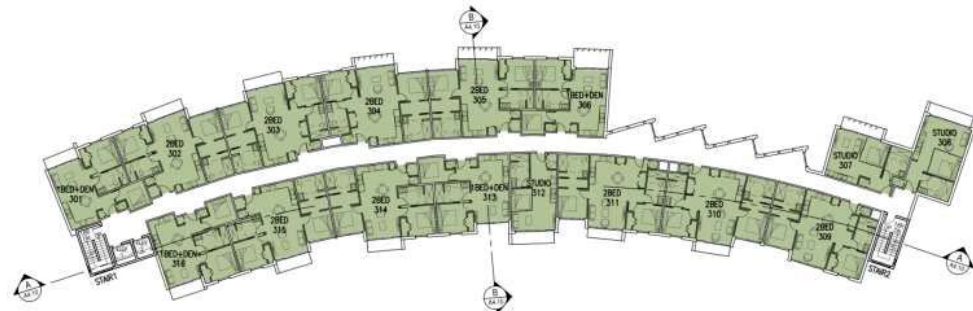
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21024, 20964 OLD YALE ROAD
LANGLEY, BC

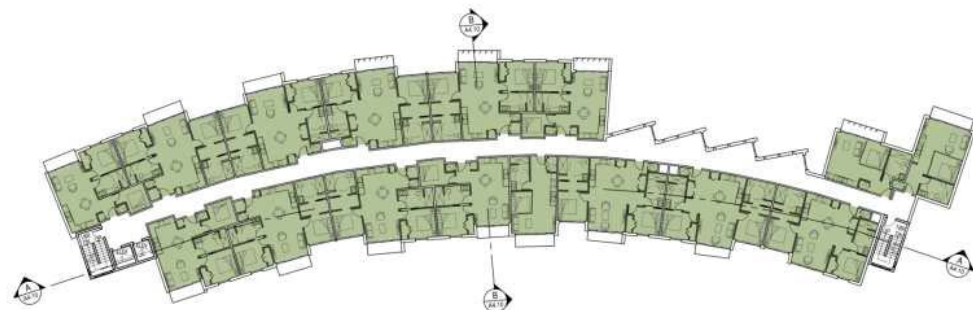
MAIN & SECOND FLOOR PLANS -B2

DATE	17.08.18	NO.	A2.60
PROJECT	HEHE ROSEWOOD SENIORS CENTRE	NO.	17-0004
SCALE	1/16" = 1' - 0"	NO.	17-0004

**ANNEX
LEVEL:
FLOORS 3 & 4**



1 THIRD FLOOR PLAN - B2
A2.61 SCALE: 1/16" = 1'-0"



2 FOURTH FLOOR PLAN - B2
A2.61 SCALE: 1/16" = 1'-0"

COLOR LEGEND

- LONG TERM CARE
- ABILITY
- ASSISTED LIVING
- SENIORS ORIENTED



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1	1728-2018	REVISED	10/18/18	REVISED
2	1728-2018	REVISED	10/18/18	REVISED

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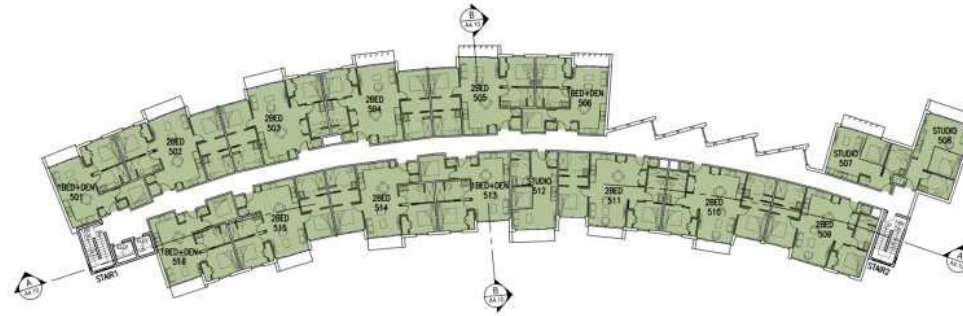
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THIRD & FOURTH FLOOR PLANS -B2

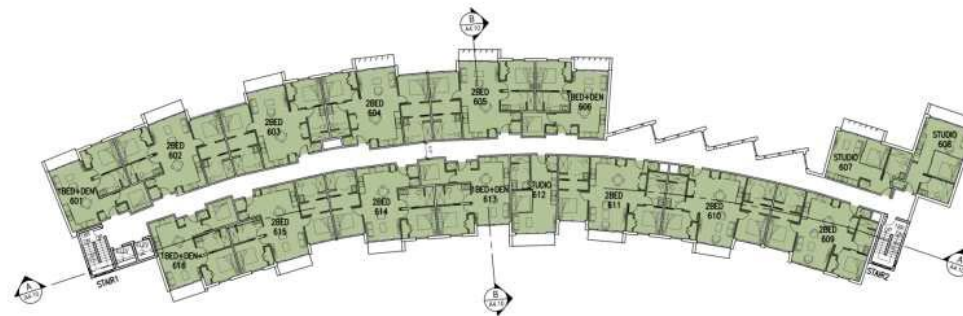
A2.61

DATE: 11/16/18
PROJECT: HEHE
SCALE: 1/16" = 1'-0"

ANNEX LEVEL: FLOORS 5 & 6



1 FIFTH FLOOR PLAN - B2
SCALE: 1/16" = 1'-0"



2 SIXTH FLOOR PLAN - B2
SCALE: 1/16" = 1'-0"

- COLOR LEGEND**
- LONG TERM CARE
 - AMENITY
 - ASSISTED LIVING
 - SENIORS OWNED



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NO.	DATE	DESCRIPTION
1	17.08.2018	ISSUED FOR SP. REVIEW
2	24.08.2018	REVISION
3		
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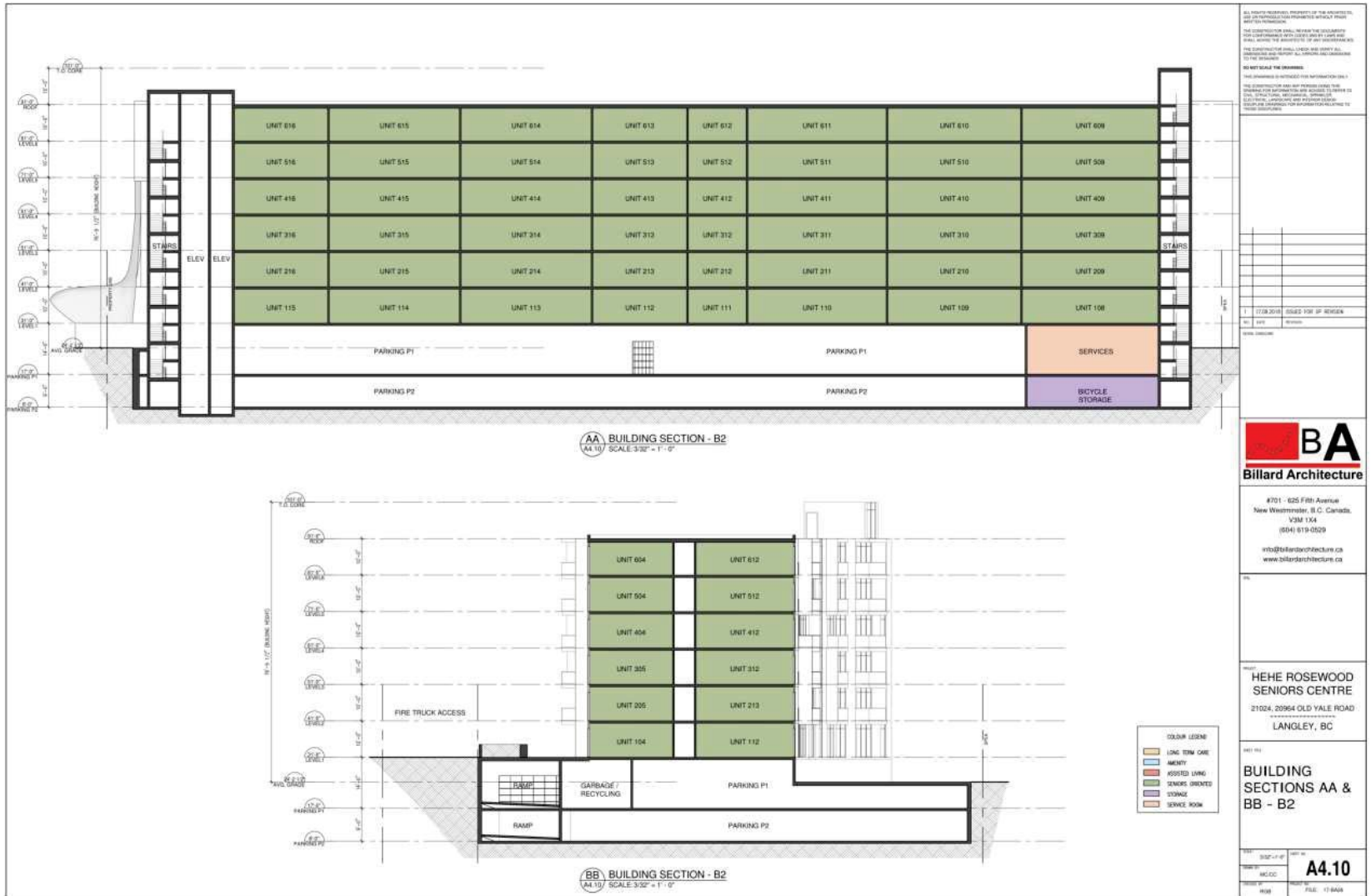
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FIFTH & SIXTH FLOOR PLANS -B2

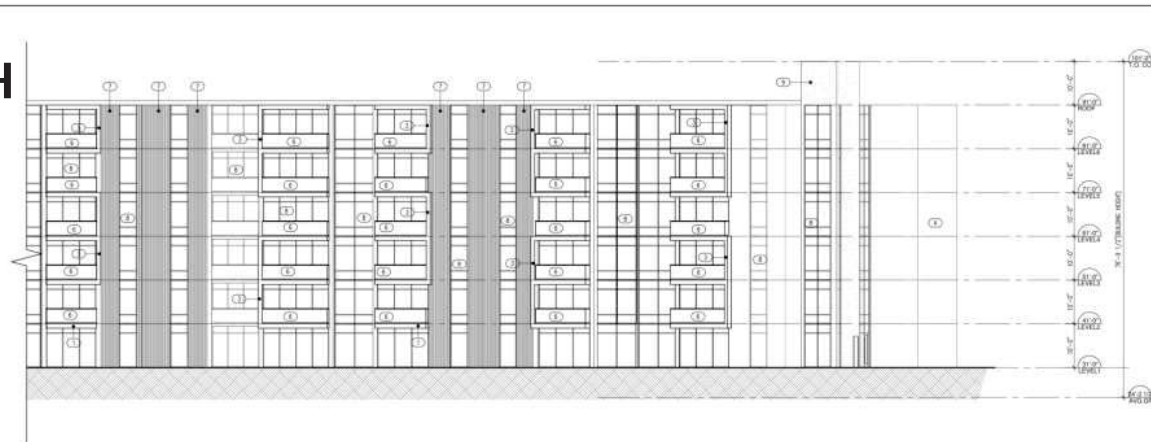
SCALE: 1/16" = 1'-0"
PROJECT NO: **A2.62**

ANNEX SECTION

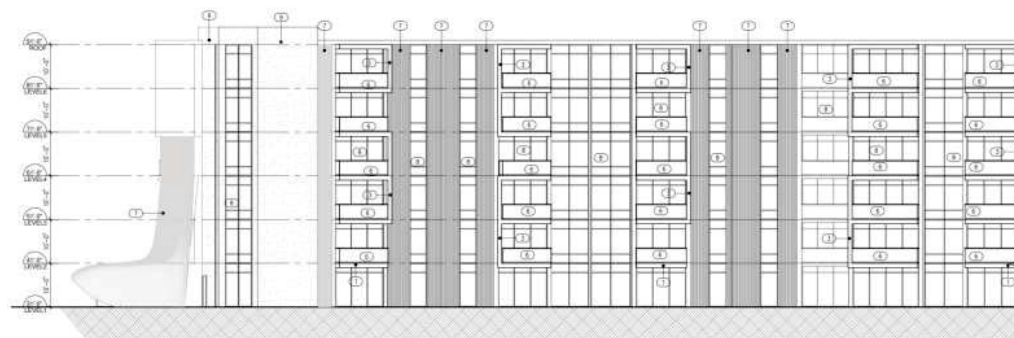


ANNEX

ELEVATION NORTH



1 NORTH ELEVATION - B2
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION - B2 (cont'd)
SCALE: 3/32" = 1'-0"

- ALTERED/CHANGES**
- 1 COMPOSITE METAL PANEL, BLACK
 - 2 COMPOSITE METAL PANEL, WHITE
 - 3 COMPOSITE METAL PANEL, RED
 - 4 COMPOSITE METAL PANEL, GRAY
 - 5 SUNSHADE, PIVOT ACT, FINIS
 - 6 TEMPERED CLEAR GLASS (UMW)
 - 7 CEDAR PANEL, 40H
 - 8 CLUTTER WALL
 - 9 CONCRETE

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REVISIONS TO THE DRAWING

NO.	DATE	DESCRIPTION
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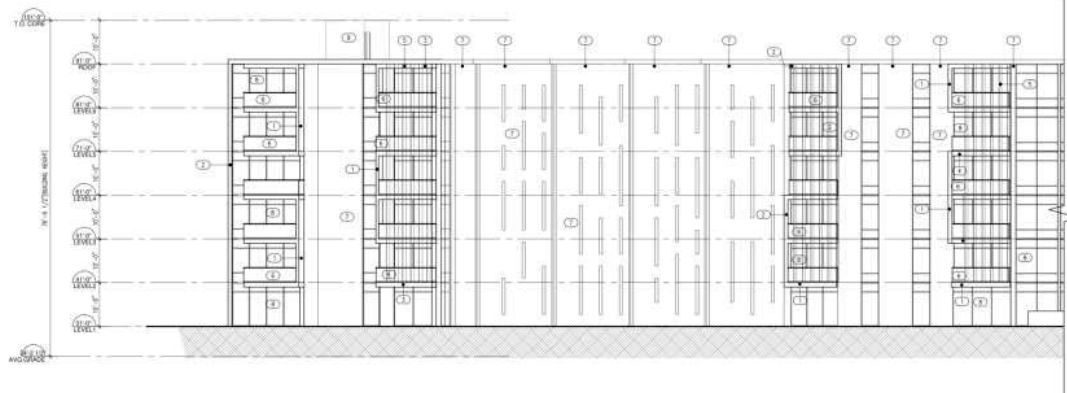
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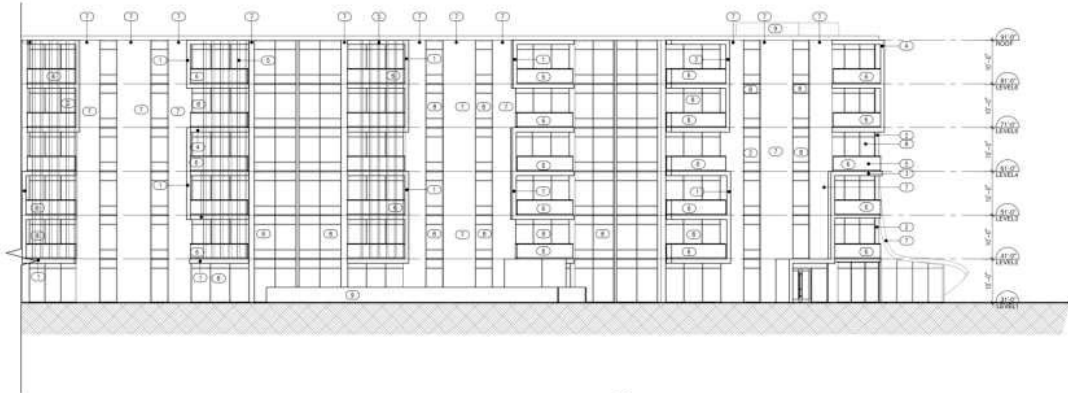
ELEVATIONS NORTH -B2

DATE: 17.08.2018	SCALE: 3/32" = 1'-0"	NO. 1
PROJECT: HEHE ROSEWOOD SENIORS CENTRE	NO. 1	FILE: 17-8459
A3.10		

ANNEX ELEVATION SOUTH



1 SOUTH ELEVATION - B2
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION - B2 (cont'd)
SCALE: 3/32" = 1'-0"

- ACROFINISHES**
- 1 COMPOSITE METAL PANEL WHITE
 - 2 COMPOSITE METAL PANEL RED
 - 3 COMPOSITE METAL PANEL GRAY
 - 4 BURNED PRIVITY FINISH
 - 5 TEMPERED CLEAR GLASS ISLAND
 - 6 CEDAR PANEL ASH
 - 7 CURTAIN WALL
 - 8 CONCRETE

ALL WORKSHOWN ELEMENTS OF THE ANNEXED SET OF DRAWINGS SHALL BE INSTALLED UNLESS OTHERWISE NOTED OTHERWISE.

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REVISIONS TO THE DRAWINGS:

NO. 1 07/28/2018 ISSUED FOR REVIEW

NO. 2 08/02/2018 REVISION

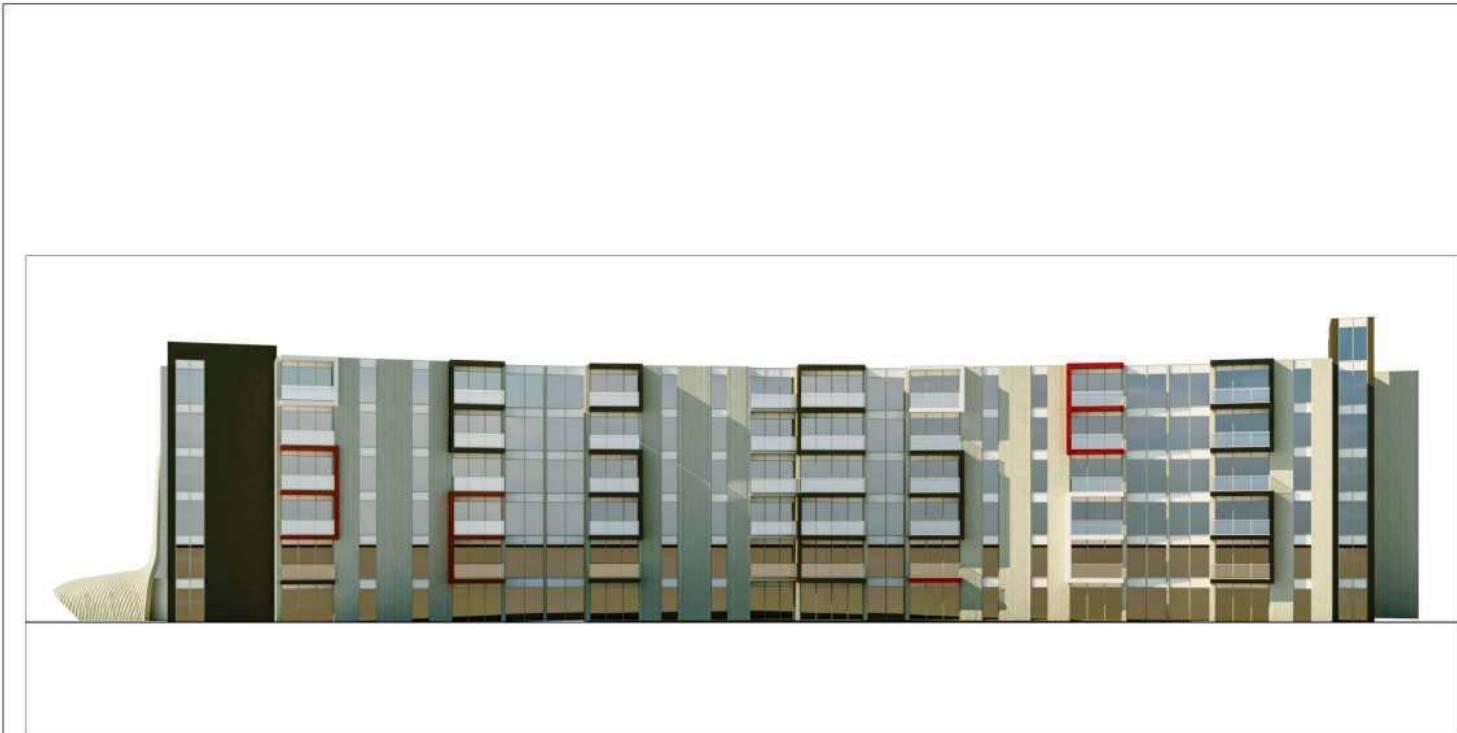


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ELEVATIONS
SOUTH -B2

DATE: 08/02/2018
SCALE: 3/32" = 1'-0"
NO. 11
FILE: 17-8404



5 SOUTH ELEVATION RENDER - B2
A0.08 SCALE: N/A

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NO.	DATE	DESCRIPTION

1	11/08/2018	ISSUED FOR 3P REVIEW
NO.	DATE	DESCRIPTION



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LANGLEY, BC

ELEVATION RENDER SOUTH - B2

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

A0.08

