



22260 - 22288 48th Ave

Issued for Rezoning/Development Permit May 21, 2021

Client
BC1278861
16564 59A Ave
Surrey, BC V3S 4N9
Contact: Sukhjinder Janday
Email: jind_singh@hotmail.com
Tel: 604.657.5307

Architect
Ankenman Marchand Architects
1645 West 5th Avenue
Vancouver, BC V6J 1N5
Contact: Name
Email: name@amarchitects.com
Tel: 604.872.2595 Fax: 604.872.2505

Surveyor
Cameron Land Surveying
234-18525 53rd Ave
Surrey, BC V3S 7A4
Contact: Ken Schuurman
Email: ken@cameronlandsurveying.com
Tel: 604.597.3777

Landscape
PMG Landscape Architects
4185 Still Creek Dr
Burnaby, BC V5C 6G9
Contact: Mary Chan-Yip
Email: mary@pmglandscape.com
Tel: 604.294.0011

Civil
CitiWest Consulting
9030 King George Blvd
Surrey, BC V3V 7Y3
Contact: Roger Jawanda
Email: rjawanda@citiwest.com
Tel: 604.591.2213

SHEET NUMBER	SHEET NAME
A001	COVER PAGE & DRAWING LIST
A002	STATISTICS
A100	SITE PLAN
A110	P2- PARKING PLAN
A111	P1- PARKING PLAN
A120	GROUND FLOOR PLAN
A125	MEZZANINE PLAN
A130	LEVEL 2 PLAN
A140	LEVEL 3 PLAN
A150	LEVEL 4 PLAN
A160	ROOF PLAN
A200	ELEVATIONS
A210	ELEVATIONS
A300	SECTIONS
A600	3D PRESENTATIONS
A610	3D PRESENTATIONS
A611	3D PRESENTATION
A710	HEIGHT COMPARISSON
A711	HEIGHT COMPARISSON

Pages: 19

Project: ToL Project # 10-31-0176
2028

22260-22288 48th Ave, Langley

22260-22288 48 AVE Langley

Drawing:

**COVER PAGE & DRAWING
LIST**

Project Status:

RZ/DP

SUBMISSION	
Date	Description
2021-05-21	Issued for RZ/DP
2022-08-10	Issued for RZ/DP

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale: DWG. NO: 2028
2022-08-10 10:16:29 AM
A001

STATISTICS

Legal Description:	Lot 7 Plan 11592 and Lot A Plan BCP49660 Section 31 TWP 10 NWD
Civic Address:	22260 - 22288 48th Ave, Langley, BC
Community Plan:	Murrayville Community Plan
Land-Use Designation:	Commercial
Proposed Land-Use Designation:	Comprehensive Development (Apartments, Commercial, Daycare)
Development Permit Area:	C
Current Zoning:	SR1
Proposed Zoning:	CD (Comprehensive Development)
Survey Information:	Based on Survey information by Cameron Land Surveying Date: February 18th, 2020

DEVELOPMENT DATA

SITE AREA:	40,160 sf (3,731 m²) (0.92119 ac) (0.3731 ha)
GROSS FLOOR AREA	
Proposed Gross Floor Area:	79,001 sf (7,339 m²)
Proposed FSR:	79,001 sf/ 40,160 sf = 1.97 FSR
DENSITY:	
Proposed:	75 units / 0.3731 ha = 201 units per ha
SITE COVERAGE:	
Proposed Site Coverage:	52% (See 2/A001)
HEIGHT:	
Average finished grade at the perimeter of the building = 61.7m (202.4')	
Highest point of building (top of parapet) = 79.74m (261.63')	
Proposed Height:	18.04m (59.23')
SETBACKS:	
Proposed:	Front, North 3.78m (12'-5") Side, East 4.52m (14'-10") Side, West 3.35m (11'-0") Rear, South 7.32m (24'-0")

UNIT MATRIX:	
Studio	9 (12%)
1 BDR	9 (12%)
1 BDR (Loft)	7 (9%)
1 BDR + Den	9 (12%)
2 BDR	27 (36%)
2 BDR (Loft)	2 (3%)
2 BDR + Den	9 (12%)
3 BDR + Den	3 (4%)
Total	75 (100%)

AMENITY CALCULATIONS

AGE-FRIENDLY AMENITY REQUIREMENTS: (as per Zoning Bylaw Section 111.5)	
Required:	75 units x 4m² = 300m² (3229 ft²)
Proposed:	
Exterior	160.2m² (1724ft²)
Interior	163.1m² (1755ft²)
Total	323.3m² (3479ft²)

PARKING CALCULATIONS

REQUIRED	
Residential:	(per OCP Schedule 2.2.2.1) Provide 1 Disability space (3.7m) for each adaptable unit 1 Space x 9 Studios = 9 Spaces 1.5 Space x 66 (Units with 1+ Bedroom) = 99 Spaces Total = 108 Spaces (8 of which to be provided as Disability)
Visitor:	(per Zoning Bylaw - 10% of required residential spaces) 108 Spaces x 10% = 10.8 or 11 Spaces
Daycare:	(per Zoning Bylaw - 1 Space per staff plus drop-off area) 8 Staff = 8 Spaces Drop-off = 1 Space min. Total = 9 Spaces min.
Commercial:	(as per Zoning Bylaw - 1 Space per 20m²) 300 m² / 20m² = 15 Spaces
Loading:	(as per Zoning Bylaw - 1 space for a building 500m² or greater) 1 Space (3m wide x 9.25m length x 4.25m height)
	(Note: As per Section 107.5.7) a maximum of 20% of the required parking stalls may be designated for small car parking.
PROPOSED	
Rationale:	1.06 space x 75 units = 80 Spaces* 6 Carshare = 30 Spaces (to makeup variance)* Total (equivalent) = 110 spaces
Residential:	73 Standard 22 Small 8 Disability 6 Car-Share (equivalent = 30 Spaces) * Total (Equivalent) = 109 (133) Spaces
Visitor:	9 Standard + 2 Small = 11 Spaces *
Daycare:	7 Standard + 2 Small = 9 Spaces (8 Staff + 1 Drop-off)
Commercial:	9 Standard = 9 Spaces
Loading:	1 Space

* Variance proposed. Please refer to Parking Rationale for a more detailed explanation.

ADAPTABLE HOUSING REQUIREMENTS

RESIDENTIAL (per TOL OCP Section 3.1.9)	
Required:	10% of 75 units = 7.5 or 8 Adaptable Units
Proposed:	8 Units (per OCP Schedule 2.2.2.1) Provide 1 Disability space (3.7m) for each

GARBAGE AND RECYCLING CALCULATIONS

RESIDENTIAL (Technical Specifications for Recycling and Garbage Amenities in Multi-Family and Commercial Developments 2015)	
Required:	(6.1b) Garbage and Recycling - (75 units x 0.31m²) + 8m² = 31.3m² (336.9 sf) (6.3) Flex Space - [(75 units x 0.16m²) + 5m² x 50%] = 8.5m² (91.5 sf) Total = 39.8 m² (428.4 sf)
Proposed:	39.78 m²(428.14 ft²)
COMMERCIAL	
Required:	(6.5) Min. Garbage and Recycling - (0.0331 x 883 m²) + 6.8m² = 36.0m² (387.5sf)
Proposed:	36.05 m²(388.08 ft²)



NORTH WEST ELEVATION VIEW OF RESIDENTIAL ENTRY

GROSS FLOOR AREA - ALL LEVELS			
Level	Area Classification	Area (ft2)	Area (m2)
GROUND LEVEL			
GROUND LEVEL	Circulation	2119 ft²	197 m²
GROUND LEVEL	Commercial Lobby	219 ft²	20 m²
GROUND LEVEL	Commercial Unit	1894 ft²	176 m²
GROUND LEVEL	Daycare	4337 ft²	403 m²
GROUND LEVEL	Residential Indoor Amenity	1755 ft²	163 m²
GROUND LEVEL	Residential Unit	4947 ft²	460 m²
GROUND LEVEL		15271 ft²	1419 m²
MEZZANINE			
MEZZANINE	Circulation	1024 ft²	95 m²
MEZZANINE	Commercial Lobby	284 ft²	26 m²
MEZZANINE	Commercial Unit	601 ft²	56 m²
MEZZANINE	Daycare	1112 ft²	103 m²
MEZZANINE	Residential Indoor Amenity	761 ft²	71 m²
MEZZANINE	Residential Unit	2754 ft²	256 m²
MEZZANINE		6536 ft²	607 m²

GROSS FLOOR AREA - ALL LEVELS			
Level	Area Classification	Area (ft2)	Area (m2)
LEVEL TWO			
LEVEL TWO	Circulation	1790 ft²	166 m²
LEVEL TWO	Residential Unit	17104 ft²	1589 m²
LEVEL TWO		18894 ft²	1755 m²
LEVEL THREE			
LEVEL THREE	Circulation	1792 ft²	167 m²
LEVEL THREE	Residential Unit	17100 ft²	1589 m²
LEVEL THREE	Service	35 ft²	3 m²
LEVEL THREE		18928 ft²	1758 m²
LEVEL FOUR			
LEVEL FOUR	Circulation	1792 ft²	167 m²
LEVEL FOUR	Residential Unit	17100 ft²	1589 m²
LEVEL FOUR	Service	35 ft²	3 m²
LEVEL FOUR		18928 ft²	1758 m²
Grand total: 101		78558 ft²	7298 m²

COMMERCIAL AREA SCHEDULE			
Name	Unit #	Area (ft2)	Area (m2)
GROUND LEVEL			
COMMERCIAL		1894 ft²	176 m²
GROUND LEVEL: 1		1894 ft²	176 m²
MEZZANINE			
COMMERCIAL		601 ft²	56 m²
MEZZANINE: 1		601 ft²	56 m²
Grand total: 2		2495 ft²	232 m²

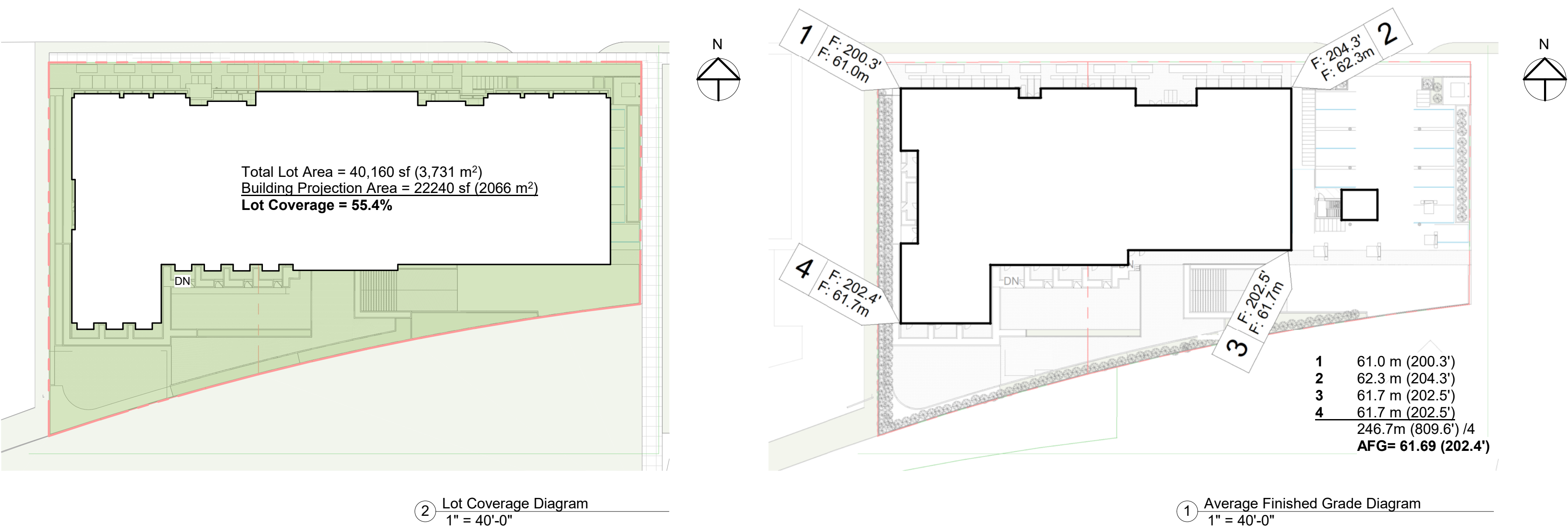
DAYCARE AREA SCHEDULE			
Name	Area (ft2)	Area (m2)	
GROUND LEVEL			
DAYCARE	4337 ft²	403 m²	
GROUND LEVEL: 1	4337 ft²	403 m²	
MEZZANINE			
DAYCARE	1112 ft²	103 m²	
MEZZANINE: 1	1112 ft²	103 m²	
Grand total: 2	5448 ft²	506 m²	

UNIT MATRIX				
ww	Unit #	Area (ft2)	Area (m2)	Comments
1 BDR				
1 BDR	212	569 ft²	53 m²	
1 BDR	216	552 ft²	51 m²	
1 BDR	219	629 ft²	58 m²	
1 BDR	312	570 ft²	53 m²	
1 BDR	316	552 ft²	51 m²	
1 BDR	319	629 ft²	58 m²	
1 BDR	412	569 ft²	53 m²	
1 BDR	416	552 ft²	51 m²	
1 BDR	419	629 ft²	58 m²	
1 BDR: 9		5250 ft²		
1 BDR DEN				
1 BDR DEN	213	614 ft²	57 m²	
1 BDR DEN	217	711 ft²	66 m²	Adaptable (4)
1 BDR DEN	218	714 ft²	66 m²	Adaptable (5)
1 BDR DEN	313	614 ft²	57 m²	
1 BDR DEN	317	711 ft²	66 m²	Adaptable (6)
1 BDR DEN	318	714 ft²	66 m²	Adaptable (7)
1 BDR DEN	413	614 ft²	57 m²	
1 BDR DEN	417	711 ft²	66 m²	Adaptable (8)
1 BDR DEN	418	714 ft²	66 m²	Adaptable (3)
1 BDR DEN: 9		6117 ft²		
1 BDR LOFT				
1 BDR LOFT	101	753 ft²		
1 BDR LOFT	103	826 ft²		
1 BDR LOFT	104	869 ft²		
1 BDR LOFT	105	1001 ft²		
1 BDR LOFT	106	738 ft²		
1 BDR LOFT	107	745 ft²		
1 BDR LOFT	108	745 ft²		
1 BDR LOFT: 07		5676 ft²		

UNIT MATRIX				
ww	Unit #	Area (ft2)	Area (m2)	Comments
2 BDR				
2 BDR	201	888 ft²	82 m²	
2 BDR	202	853 ft²	79 m²	
2 BDR	203	822 ft²	76 m²	
2 BDR	207	822 ft²	76 m²	
2 BDR	208	851 ft²	79 m²	
2 BDR	209	931 ft²	87 m²	Adaptable (1)
2 BDR	211	888 ft²	83 m²	
2 BDR	214	816 ft²	76 m²	
2 BDR	215	815 ft²	76 m²	
2 BDR	301	888 ft²	82 m²	
2 BDR	302	853 ft²	79 m²	
2 BDR	303	822 ft²	76 m²	
2 BDR	307	822 ft²	76 m²	
2 BDR	308	850 ft²	79 m²	
2 BDR	309	932 ft²	87 m²	Adaptable (2)
2 BDR	311	887 ft²	82 m²	
2 BDR	314	816 ft²	76 m²	
2 BDR	315	815 ft²	76 m²	
2 BDR	401	888 ft²	82 m²	
2 BDR	402	853 ft²	79 m²	
2 BDR	403	822 ft²	76 m²	
2 BDR	407	822 ft²	76 m²	
2 BDR	408	850 ft²	79 m²	
2 BDR	409	932 ft²	87 m²	
2 BDR	411	888 ft²	83 m²	
2 BDR	414	816 ft²	76 m²	
2 BDR	415	815 ft²	76 m²	
2 BDR: 27		23054 ft²		

UNIT MATRIX				
ww	Unit #	Area (ft2)	Area (m2)	Comments
2 BDR DEN				
2 BDR DEN	204	1001 ft²	93 m²	
2 BDR DEN	205	1029 ft²	96 m²	
2 BDR DEN	206	1001 ft²	93 m²	
2 BDR DEN	304	1001 ft²	93 m²	
2 BDR DEN	305	1029 ft²	96 m²	
2 BDR DEN	306	1001 ft²	93 m²	
2 BDR DEN	404	1001 ft²	93 m²	
2 BDR DEN	405	1029 ft²	96 m²	
2 BDR DEN	406	1001 ft²	93 m²	
2 BDR DEN: 9		9094 ft²		
2 BDR LOFT				
2 BDR LOFT	102	974 ft²		
2 BDR LOFT	109	1050 ft²		
2 BDR LOFT: 02		2024 ft²		
3 BDR Den				
3 BDR Den	220	1187 ft²	110 m²	
3 BDR Den	320	1187 ft²	110 m²	
3 BDR Den	420	1187 ft²	110 m²	
3 BDR Den: 3		3561 ft²		
STUDIO				
STUDIO	210	437 ft²	41 m²	
STUDIO	221	488 ft²	45 m²	
STUDIO	222	488 ft²	45 m²	
STUDIO	310	437 ft²	41 m²	
STUDIO	321	488 ft²	45 m²	
STUDIO	322	485 ft²	45 m²	
STUDIO	410	437 ft²	41 m²	
STUDIO	421	486 ft²	45 m²	
STUDIO	422	485 ft²	45 m²	
STUDIO: 9		4227 ft²		
Grand total: 75		59005 ft²		

BYLAW NO.	SECTION	UNIT TYPE	UNIT COUNT	FACTOR	REQUIRED	PROVIDED		VARIANCE	
						GROUND	P1	P2	
RESIDENTIAL									
2500	107.3	Studio	9	1 Stall/Unit	9				
		1+Bedroom	66	1.5 Stalls/Unit	99				
		Total Units	75		108	6	64	39	
				1 EV Stall/Unit	75		54	21	
				Standard	87		47	28	
				Small Car	22		9	11	
VISITOR									
2500	107.3			10% of Total Stalls	11				
				Standard	11		11		
				Small Car					
DAYCARE									
2500	107.3	Number of Staff	8	1 Stall/Staff	8				
		Drop-off		Minimum 1 Stall	1				
				Standard	8	2	6		
				Small Car	1	1			
COMMERCIAL									
2500	107.3		300	1 Stall/35 sq. m.	9				
				Standard	8	3	5		
				Small Car	1		1		
		LOADING							
2500	107.8		300	1 Stall/500 sq. m.	1	1			
BICYCLE									
		Apartment	75	6 Visitor bicycle space per multiple unit residential building + 1.2 spaces / unit	96	1	5	90	
2500	107.8	Daycare	57	4 visitor bicycle space per classroom + 0.4 bicycle space / 10 students	33	29			
		Commercial		6 visitor bicycle parking spaces at public entrance	6	6			
TOTAL:									

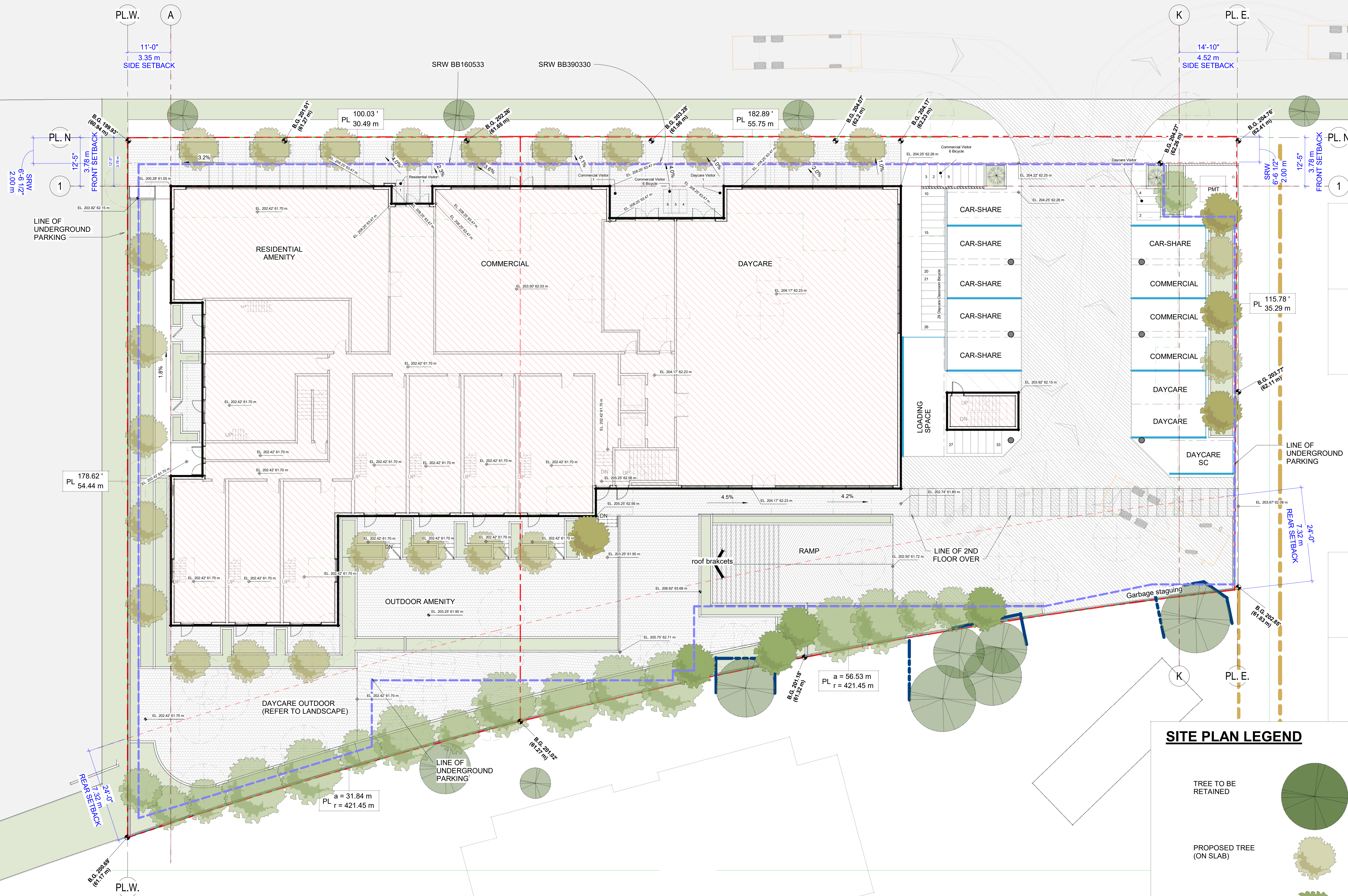


2 Lot Coverage Diagram
1" = 40'-0"

3 Average Finished Grade Diagram
1" = 40'-0"



48TH AVE



SITE PLAN LEGEND



Project: ToL Project # 10-31-0176
2028

22260-22288 48th Ave, Langley

22260-22288 48 AVE Langley

Drawing:

SITE PLAN

Project Status:

RZ/DP

SUBMISSION

Date Description

2021-05-21 Issued for RZ/DP

2022-08-10 Issued for RZ/DP

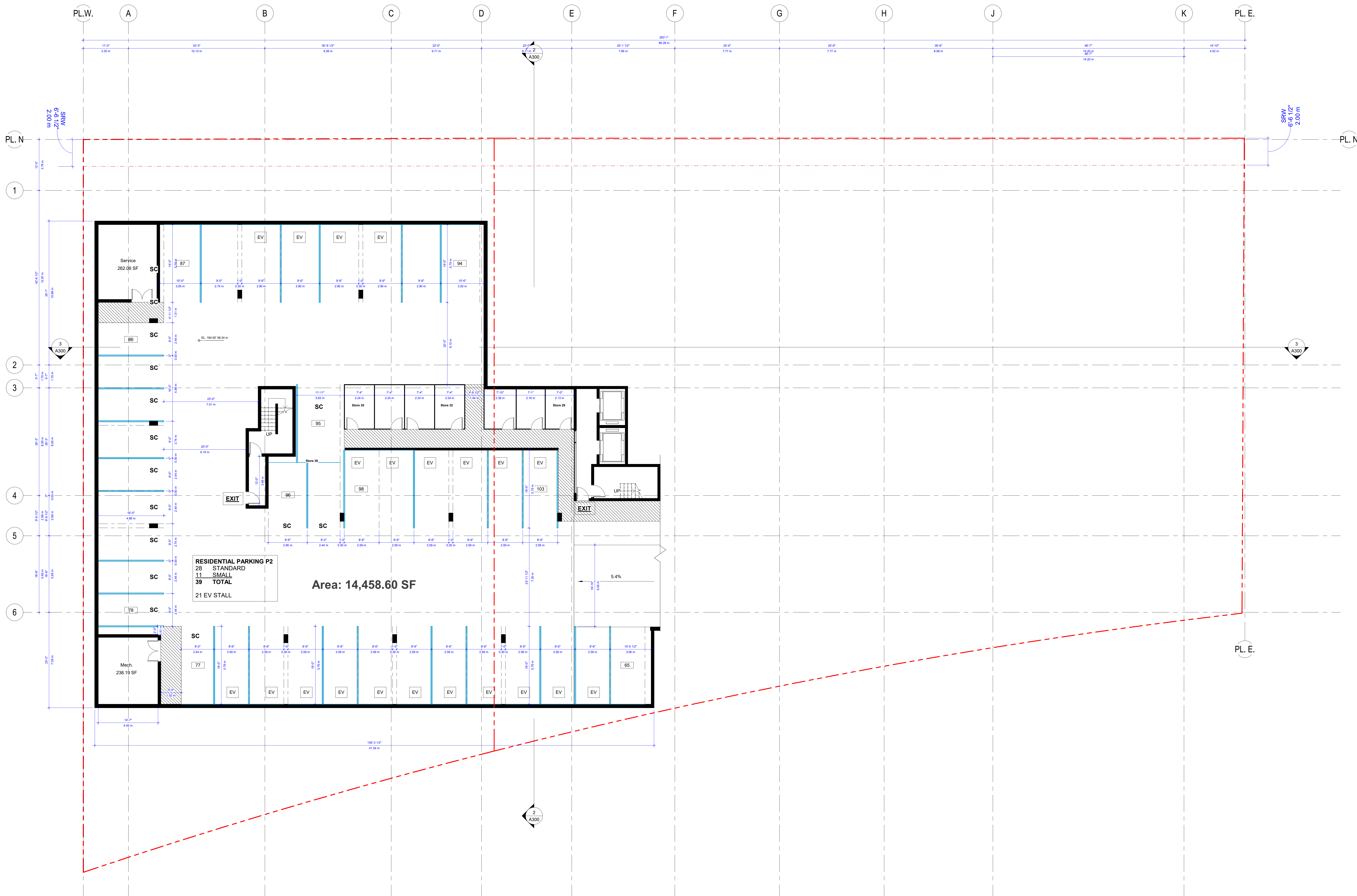
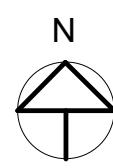
REVISION

No. Date Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

Scale: DWG. NO: 2028
1 : 125 2022-08-17 10:17:05 AM
A100



Project: ToL Project # 10-31-0176
2028
22260-22288 48th Ave, Langley

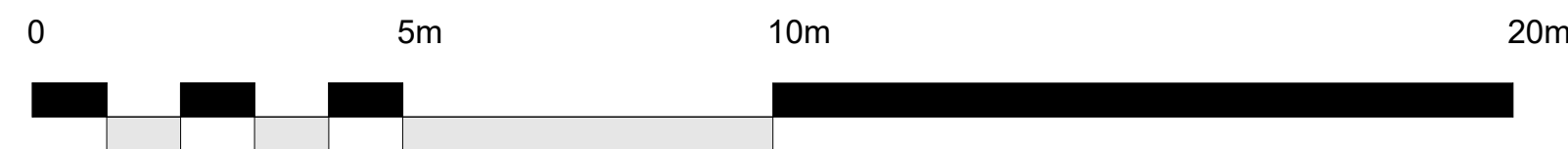
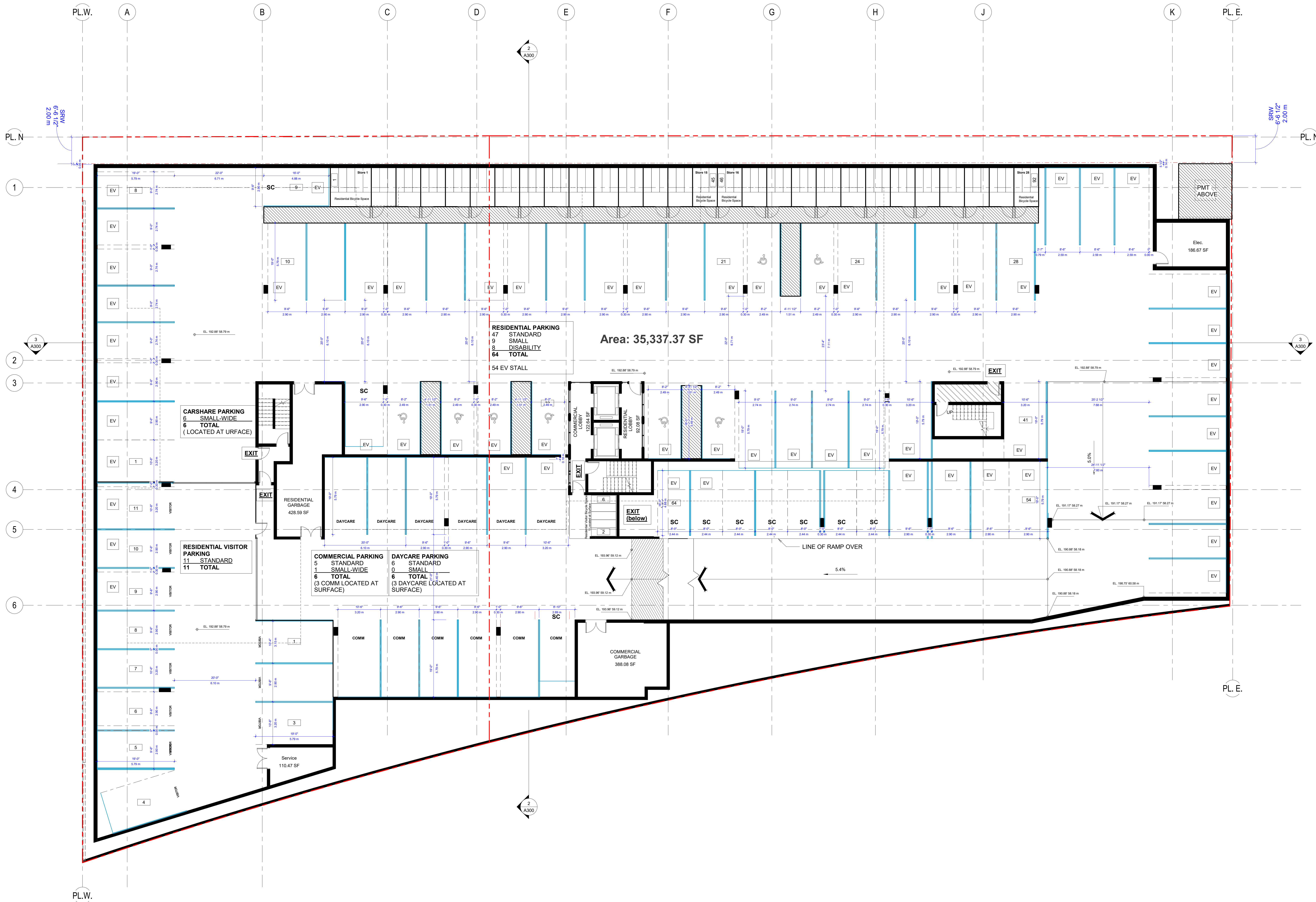
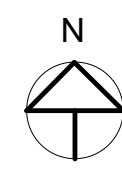
22260-22288 48 AVE Langley
Drawing:
P2- PARKING PLAN

Project Status:	
RZ/DP	
SUBMISSION	
Date	Description
2022-08-10	Issued for RZ/DP

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale: 1 : 100
DWG. NO: 2028
2022-08-17 10:17:07 AM
A110



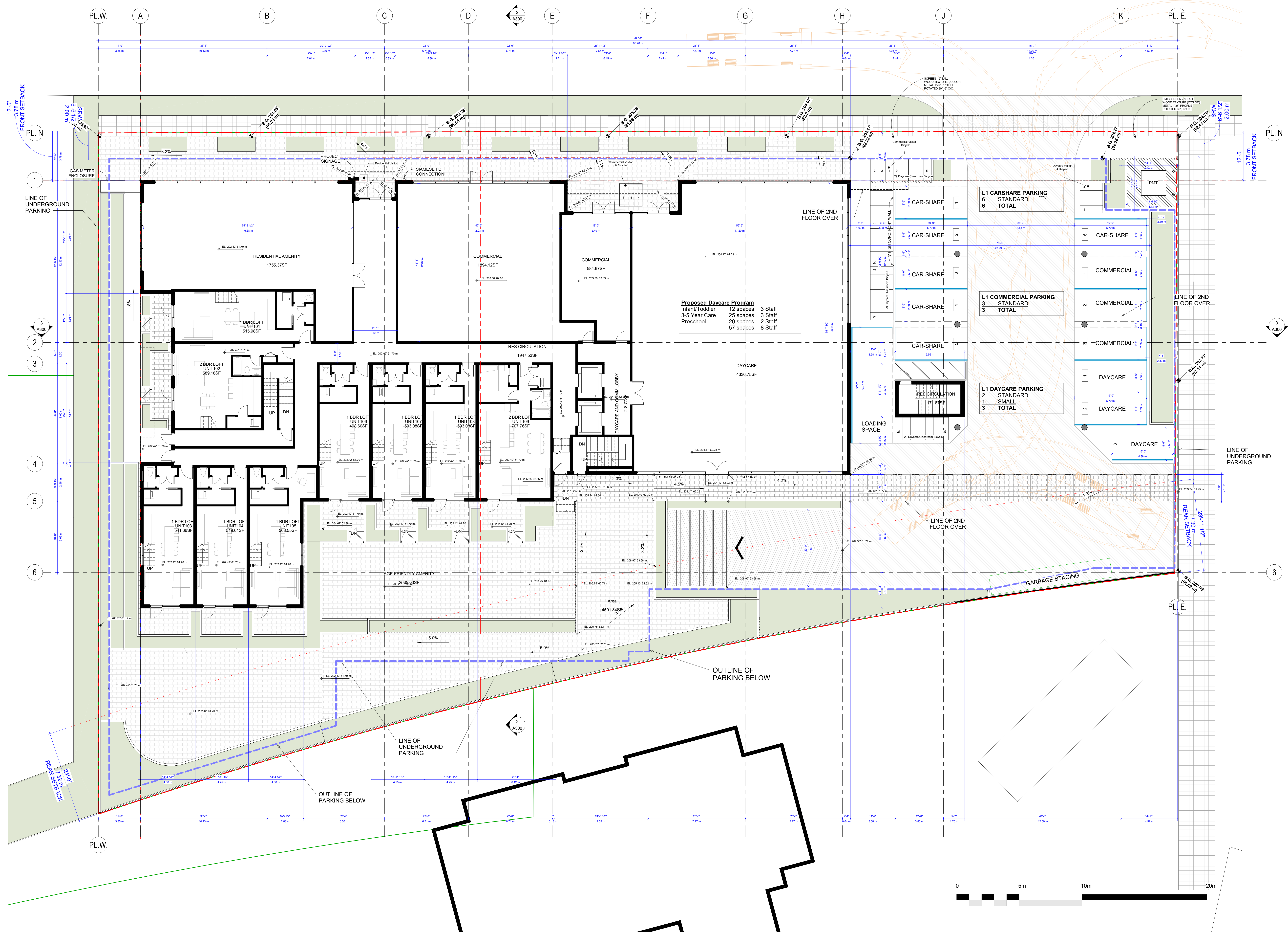
Project: ToL Project # 10-31-0176
2028
22260-22288 48th Ave, Langley
Drawing:
P-1 - PARKING PLAN

SUBMISSION	
Date	Description
2021-05-21	Issued for RZ/DP
2022-08-10	Issued for RZ/DP

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale: 1 : 100
DWG. NO: 2028
2022-08-10 10:17:08 AM
A111



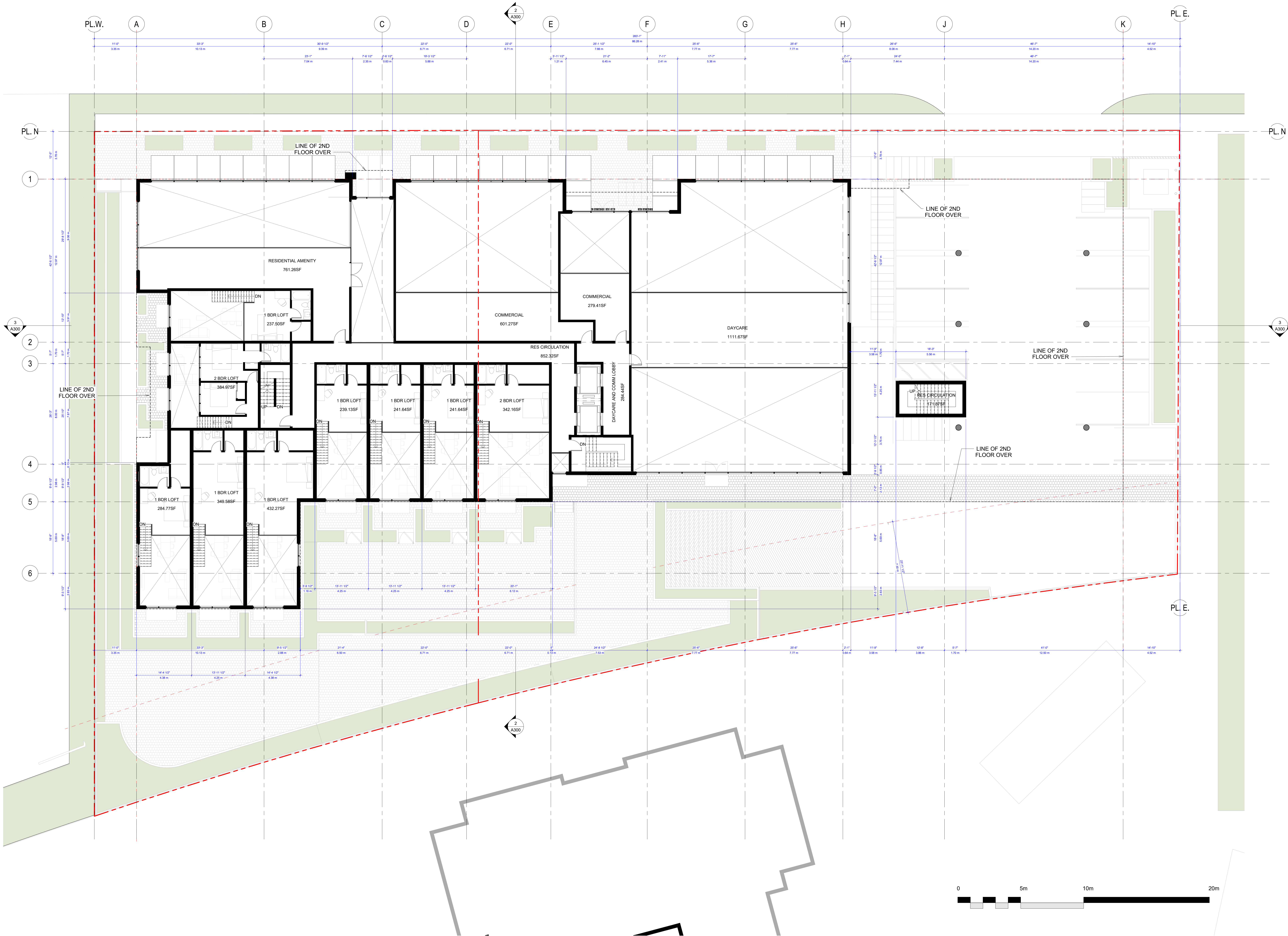
Project: ToL Project # 10-31-0176
2028
-
22260-22288 48th Ave, Langley
22260-22288 48 AVE Langle
Drawing:
GROUND FLOOR PLAN

Project Status:	
RZ/DP	
SUBMISSION	
Date (YYYY-MM-DD)	Description
2022-08-10 Issued for RZ/DP	

[illegible]

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.



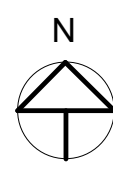
Project: ToL Project # 10-31-0176
2028
22260-22288 48th Ave, Langley
Drawing:
MEZZANINE PLAN

Project Status:
RZ/DP

SUBMISSION	
Date	Description
17/11/2022	2022-08-10 Issued for RZ/DP

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.



Project: ToL Project # 10-31-0176
2028

22260-22288 48th Ave, Langley

22260-22288 48 AVE Langley

Drawing:

LEVEL 2 PLAN

Project Status:

RZ/DP

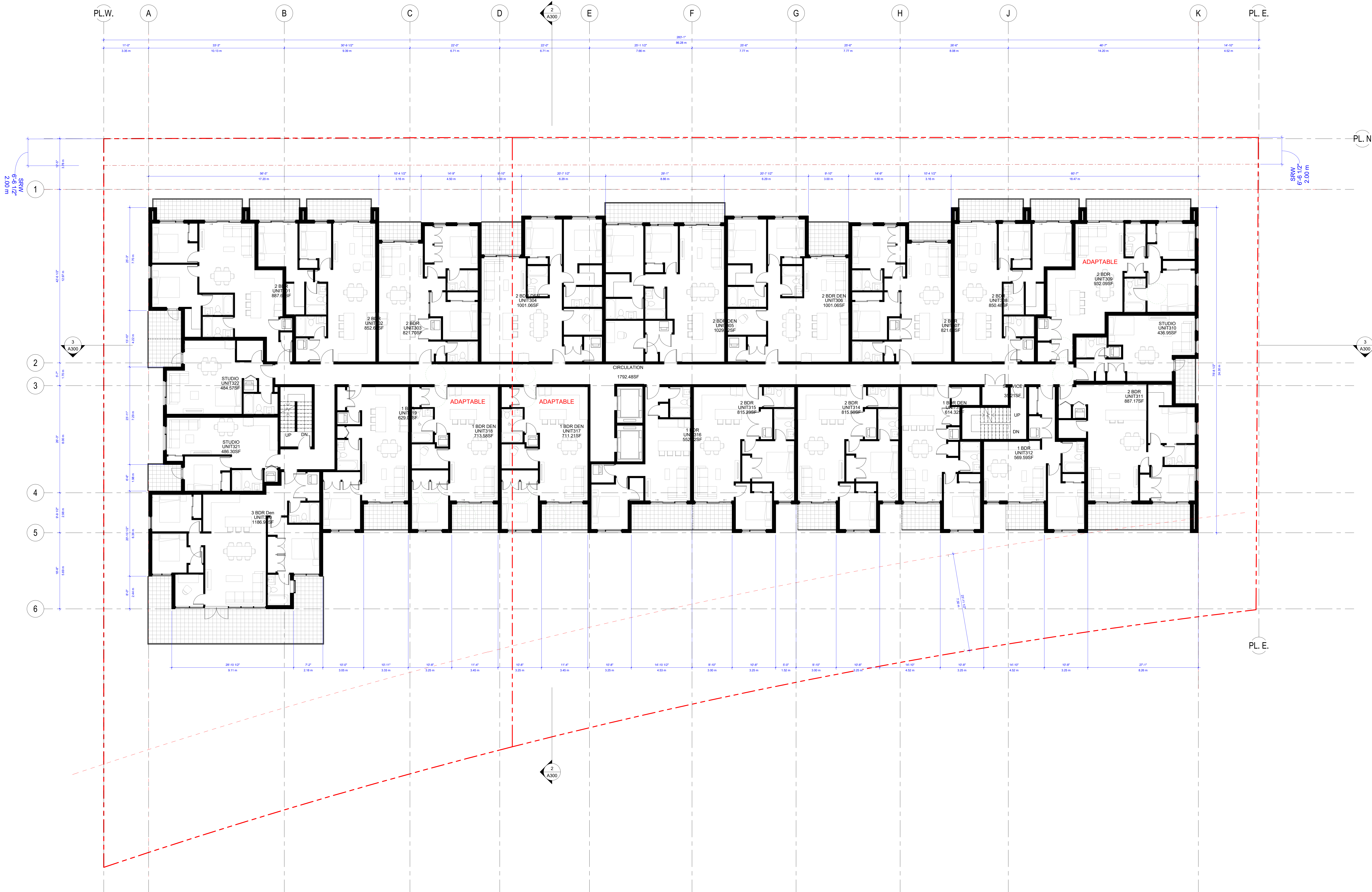
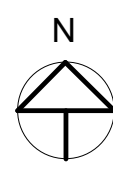
SUBMISSION	
Date	Description
17/11/2022	
2022-08-10	Issued for RZ/DP

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:
1 : 100

DWG. NO:
2028
2022-08-17 10:17:18 AM
A130



Project: ToL Project # 10-31-0176
2028

22260-22288 48th Ave, Langley

22260-22288 48 AVE Langley

Drawing:

LEVEL 3 PLAN

Project Status:

RZ/DP

SUBMISSION	
Date	Description
2022-08-10	Issued for RZ/DP

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:
1 : 100

DWG. NO:
2028
2022-08-10 10:17:22 AM
A140

Project: ToL Project # 10-31-0176
2028

22260-22288 48th Ave, Langley

22260-22288 48 AVE Langley

Drawing:

LEVEL 4 PLAN

Project Status:

RZ/DP

SUBMISSION

Date	Description
07/11/2022	
2022-08-10	Issued for RZ/DP

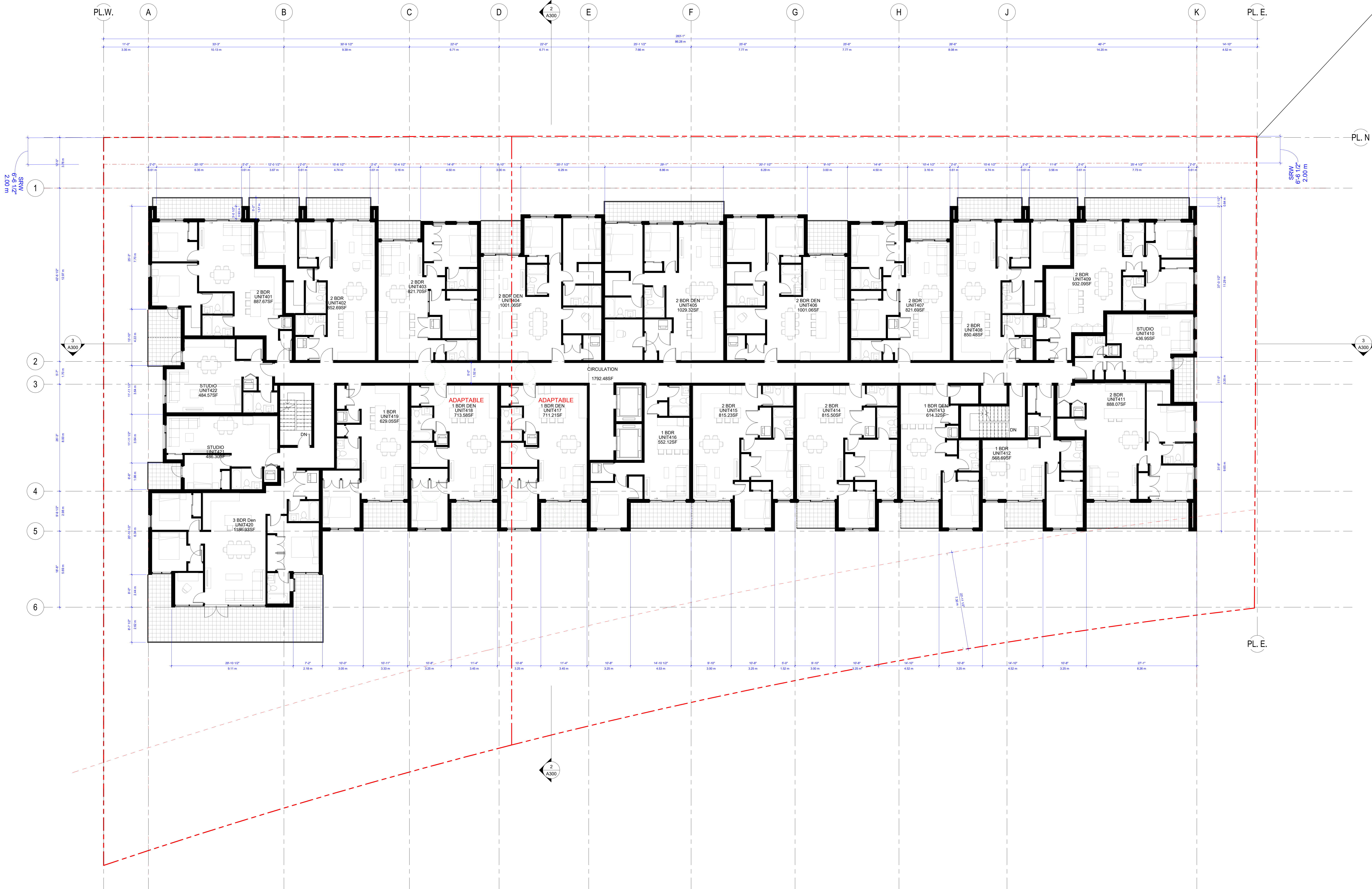
REVISION

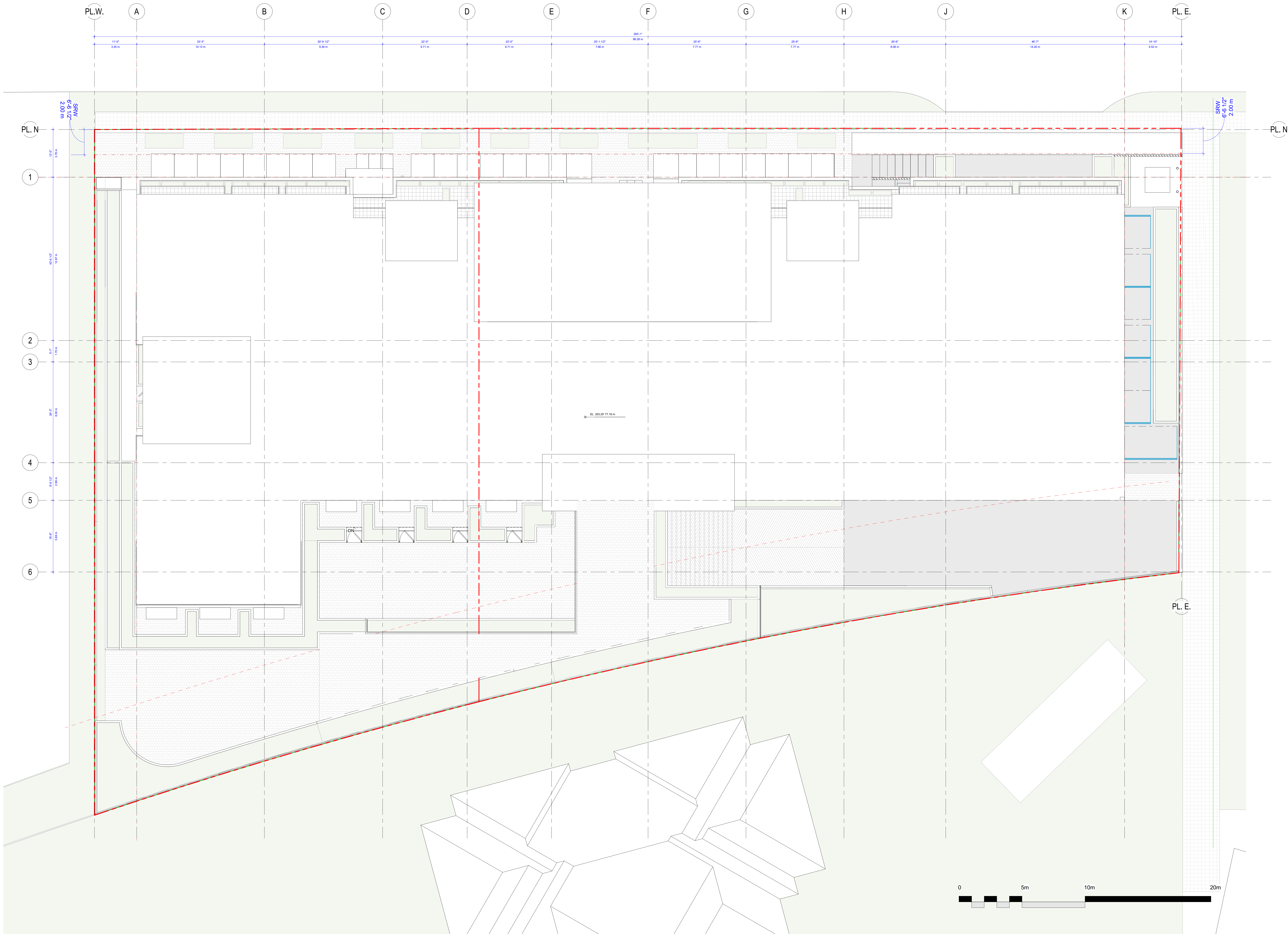
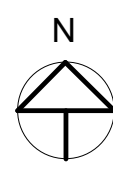
No.	Date	Description
-----	------	-------------

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:
1 : 100

DWG. NO:
2028
2022-08-10 11:02 AM
A150





Project: ToL Project # 10-31-0176
2028
22260-22288 48th Ave, Langley

22260-22288 48 AVE Langley
Drawing:
ROOF PLAN

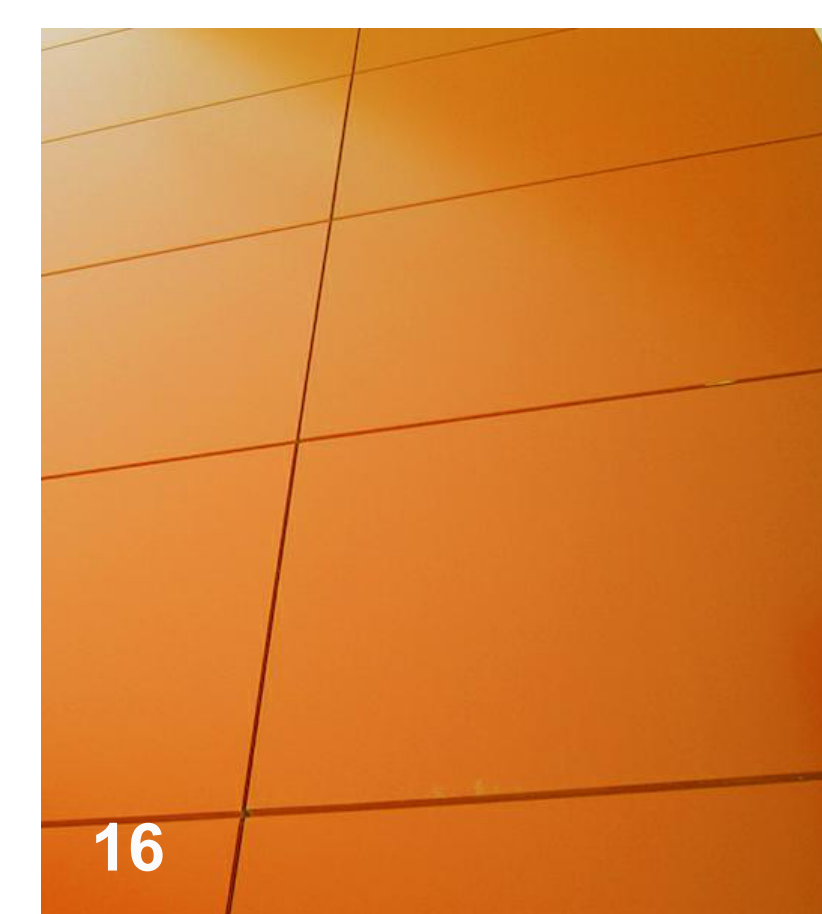
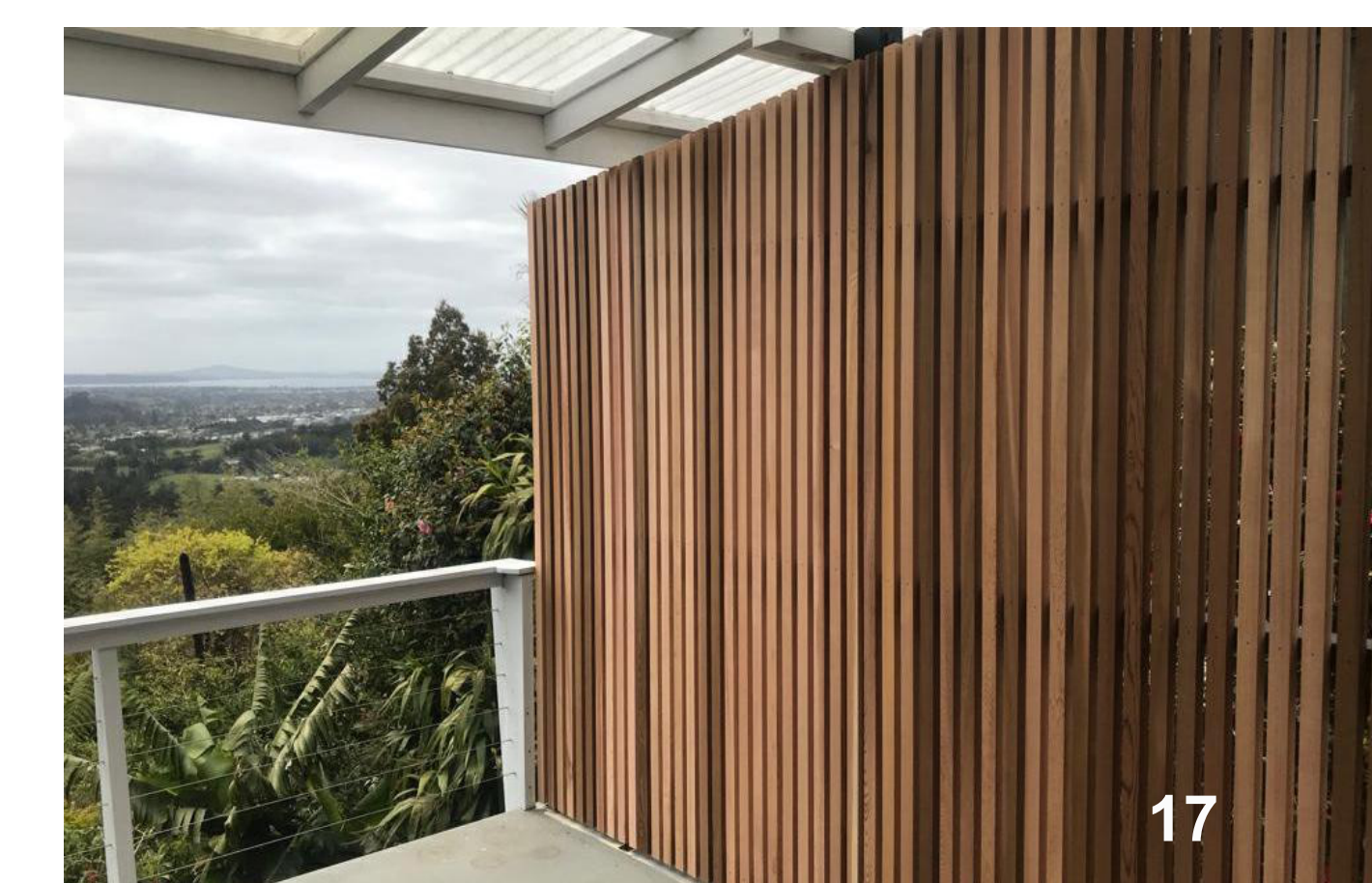
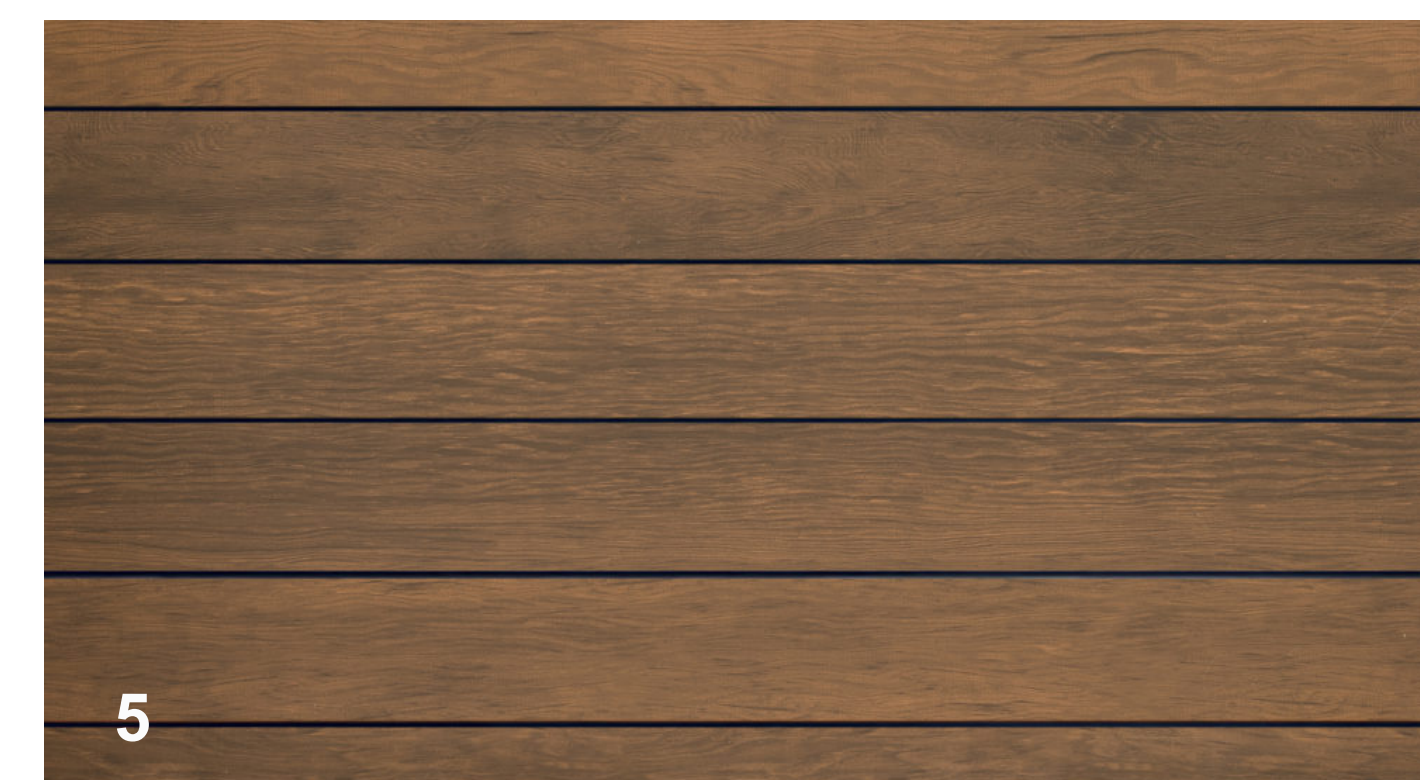
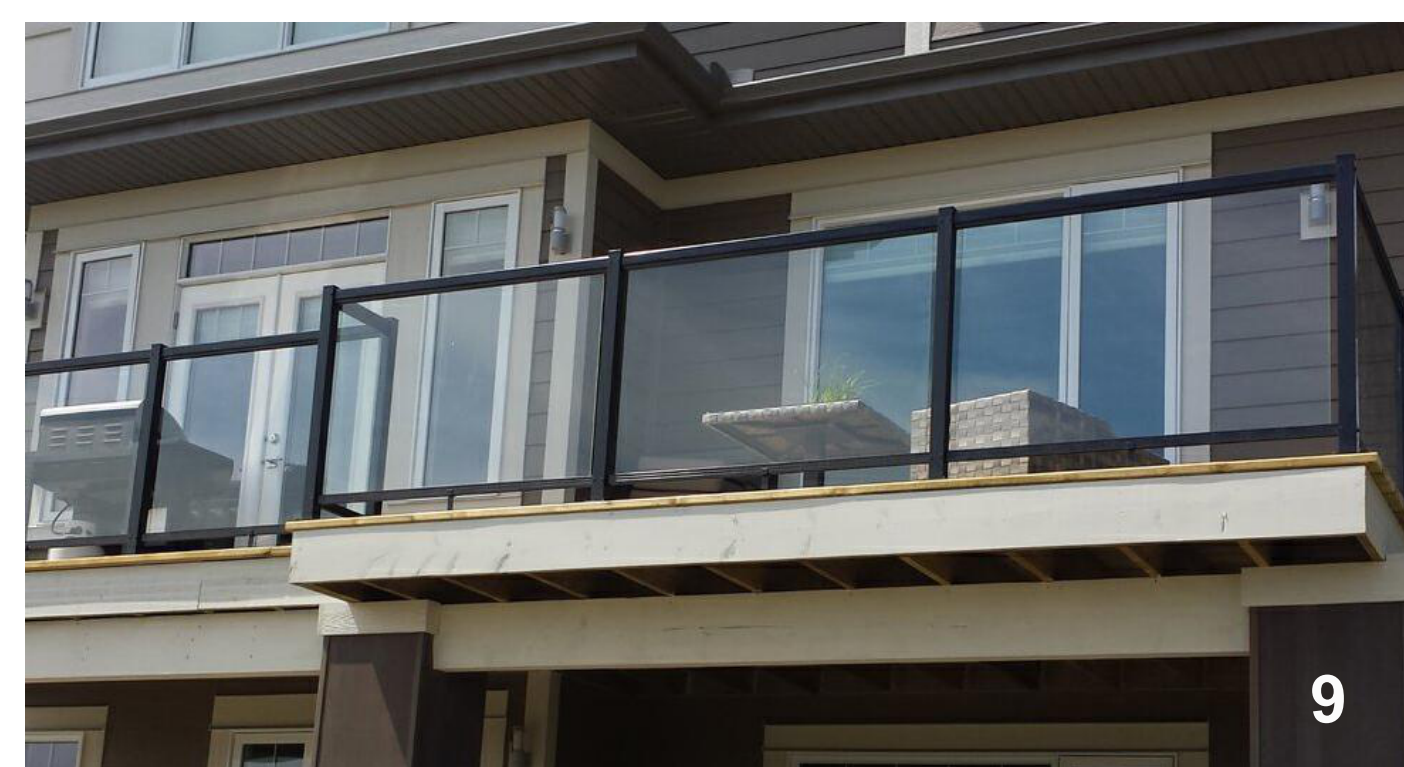
SUBMISSION	
Date	Description
2022-08-10	Issued for RZ/DP

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale: 1 : 100
DWG. NO: 2028
2022-08-10 10:17:28 AM
A160

4



- 1 FIBER CEMENT PANEL, BALCONY AND ROOF FASCIA - COLOUR: CHARCOAL
- 2 FIBER CEMENT PANEL, WALL CLADDING - COLOUR: CHARCOAL
- 3 FIBER CEMENT REAL PANEL - COLOUR: GREY
- 4 BRICK, NON-UNIFORM RUNNING BOND - COLOUR: MATTERHORN
- 5 METAL HORIZ. LAP SIDING - COLOUR: WOOD
- 6 C-I-P CONCRETE COLUMN - ARCHITECTURAL FINISH CLEAR SEALANT
- 7 C-I-P CONCRETE WALL - PAINTED: GREY
- 9 METAL AND GLASS GUARDRAIL - COLOUR: CHARCOAL
- 10 ALUMINUM WINDOWS - COLOUR: WHITE
- 11 ALUMINUM SWINGS/SLIDING DOORS - COLOUR: CHARCOAL
- 12 ALUMINUM DOOR W/ WOOD HANDLE, CHERRY
- 14 EXIT DOOR, STEEL - COLOUR: CHARCOAL
- 15 CURTAIN WALL PANEL, GRILLED - COLOUR: CHARCOAL
- 16 METAL CLADDING PANEL - ORANGE
- 17 CEDAR SLAT PRIVACY FENCE
- 18 METAL SOFFIT - COLOR: WOOD
- 19 METAL FLASHING - COLOR: CHARCOAL
- 20 FIBER CEMENT PANEL, SOFFIT - COLOR: CHARCOAL



Project: ToL Project # 10-31-0176
2028
-
22260-22288 48th Ave. Langlev

ELEVATIONS

Project Status:

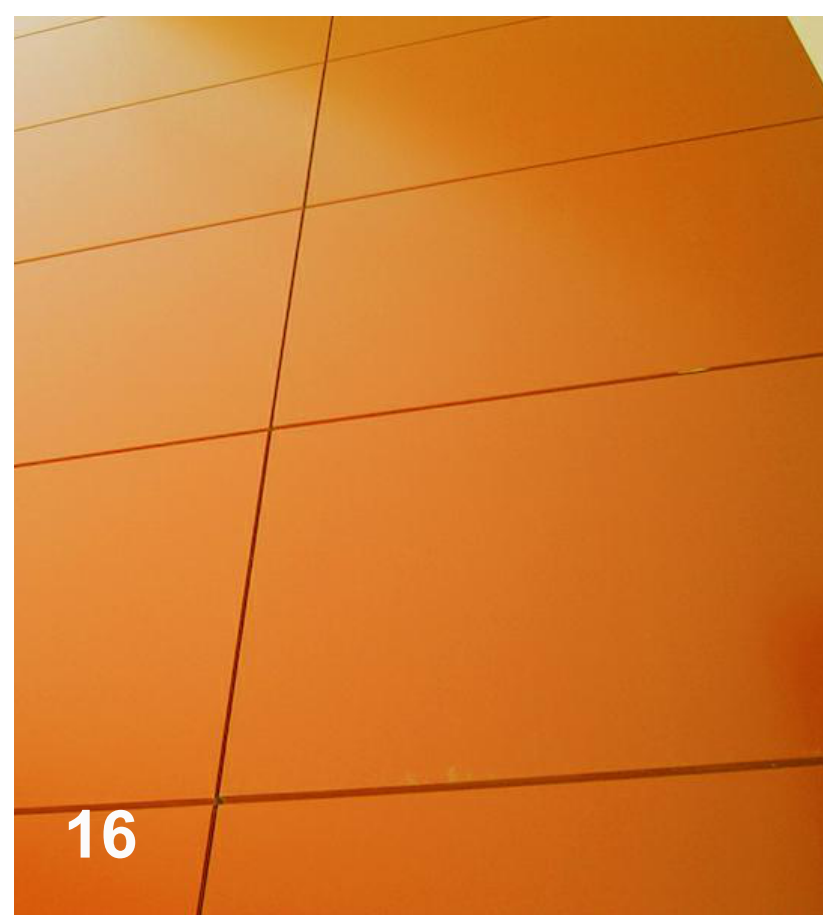
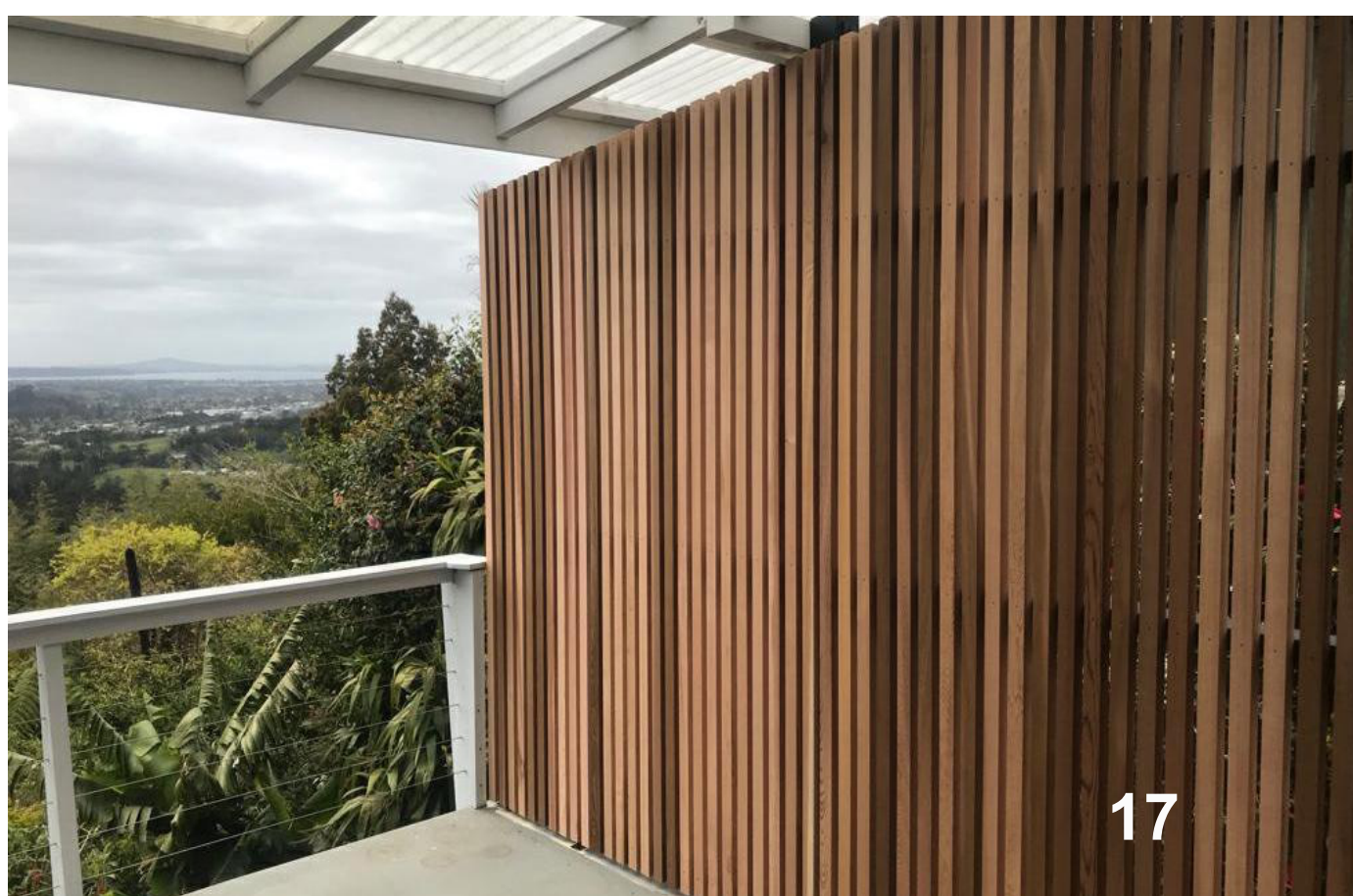
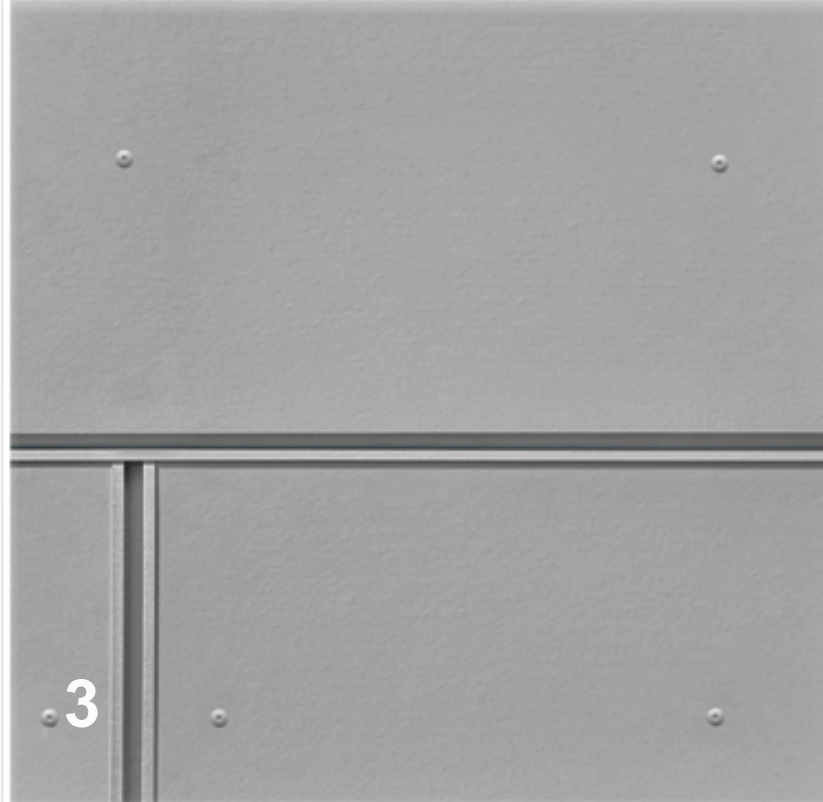
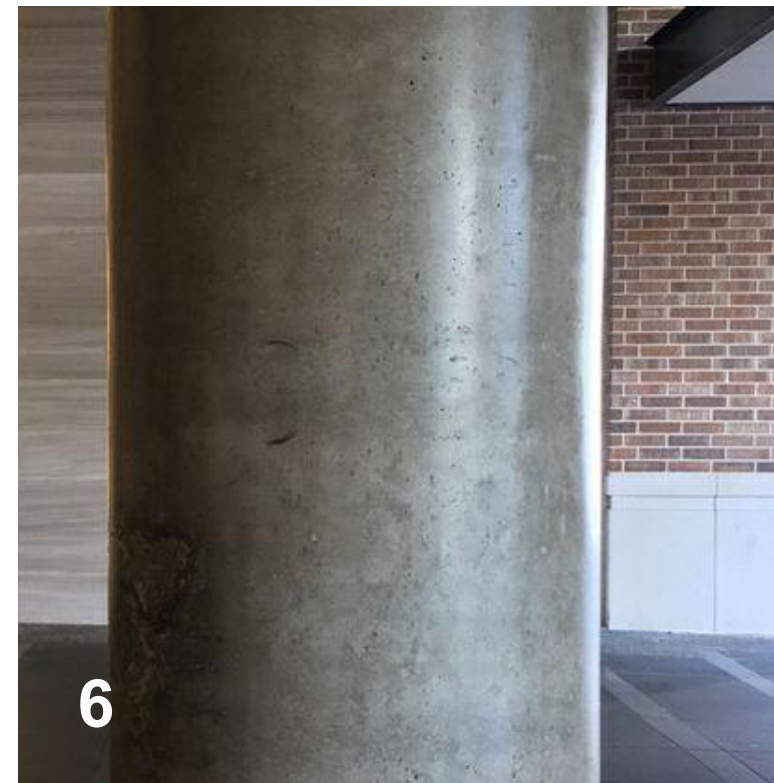
SUBMISSION	
Date (YYYY-MM-DD)	Description
2021-05-21	Issued for RZ/DP
2022-08-10	Issued for RZ/DP

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale: As indicated	DWG. NO: 2028 2022-06-17 10:17:40 AM A200
------------------------	---

MATERIAL BOARD



MATERIAL LEGEND

- 1 FIBER CEMENT PANEL, BALCONY AND ROOF FASCIA - COLOUR: CHARCOAL
- 2 FIBER CEMENT PANEL, WALL CLADDING - COLOUR: CHARCOAL
- 3 FIBER CEMENT REVEAL PANEL - COLOUR: GREY
- 4 BRICK, NON-UNIFORM RUNNING BOND - COLOUR: MATTERHORN
- 5 METAL HORIZ. LAP SIDING - COLOUR: WOOD
- 6 C-I-P CONCRETE COLUMN - ARCHITECTURAL FINISH CLEAR SEALANT
- 7 C-I-P CONCRETE WALL - PAINTED: GREY
- 8 METAL AND GLASS GUARDRAIL - COLOUR: CHARCOAL
- 9 ALUMINUM WINDOWS - COLOUR: WHITE
- 10 ALUMINUM SWING/SLIDING DOORS - COLOUR: CHARCOAL
- 11 ALUMINUM DOOR W/ WOOD HANDLE, CHERRY
- 12 EXIT DOOR, STEEL - COLOUR: CHARCOAL
- 13 CURTAIN WALL PANEL, GRILLED - COLOUR: CHARCOAL
- 14 METAL CLADDING PANEL - ORANGE
- 15 CEDAR SLAT PRIVACY FENCE
- 16 METAL SOFFIT - COLOR: WOOD
- 17 METAL FLASHING - COLOR: CHARCOAL
- 18 FIBER CEMENT PANEL, SOFFIT - COLOR: CHARCOAL

2 - WEST ELEVATION
1: 100



1 DP SOUTH ELEVATION
1/8" = 1'-0"

Project: ToL Project # 10-31-0176
2028
22260-22288 48th Ave, Langley

22260-22288 48 AVE Langley
Drawing:
ELEVATIONS

Project Status:
RZ/DP

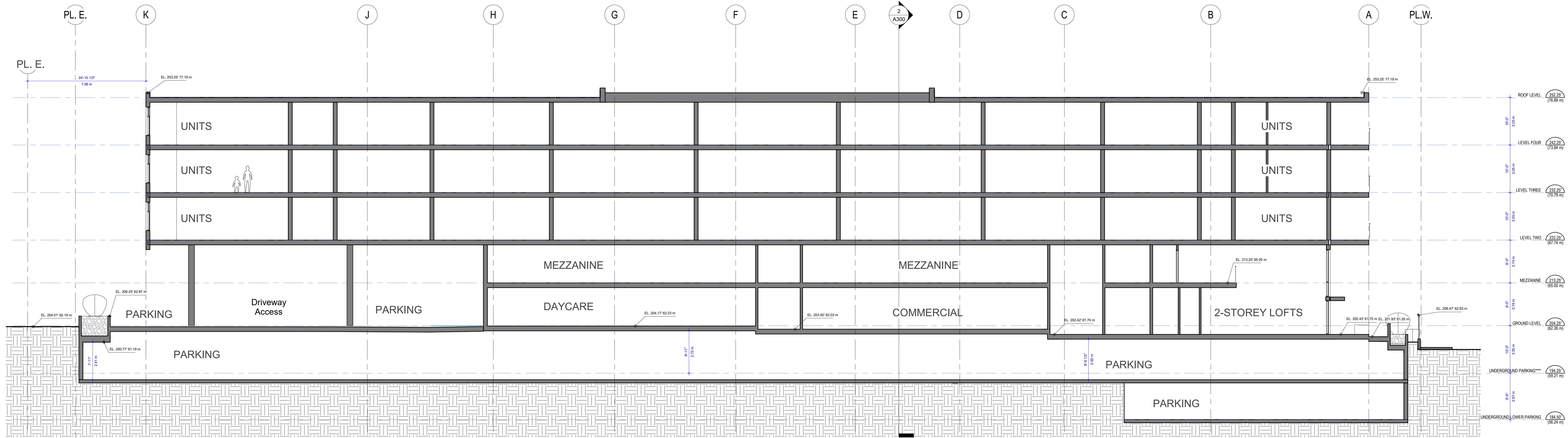
DATE	DESCRIPTION
2021-05-21	Issued for RZ/DP
2022-08-10	Issued for RZ/DP

REVISION
No. Date Description

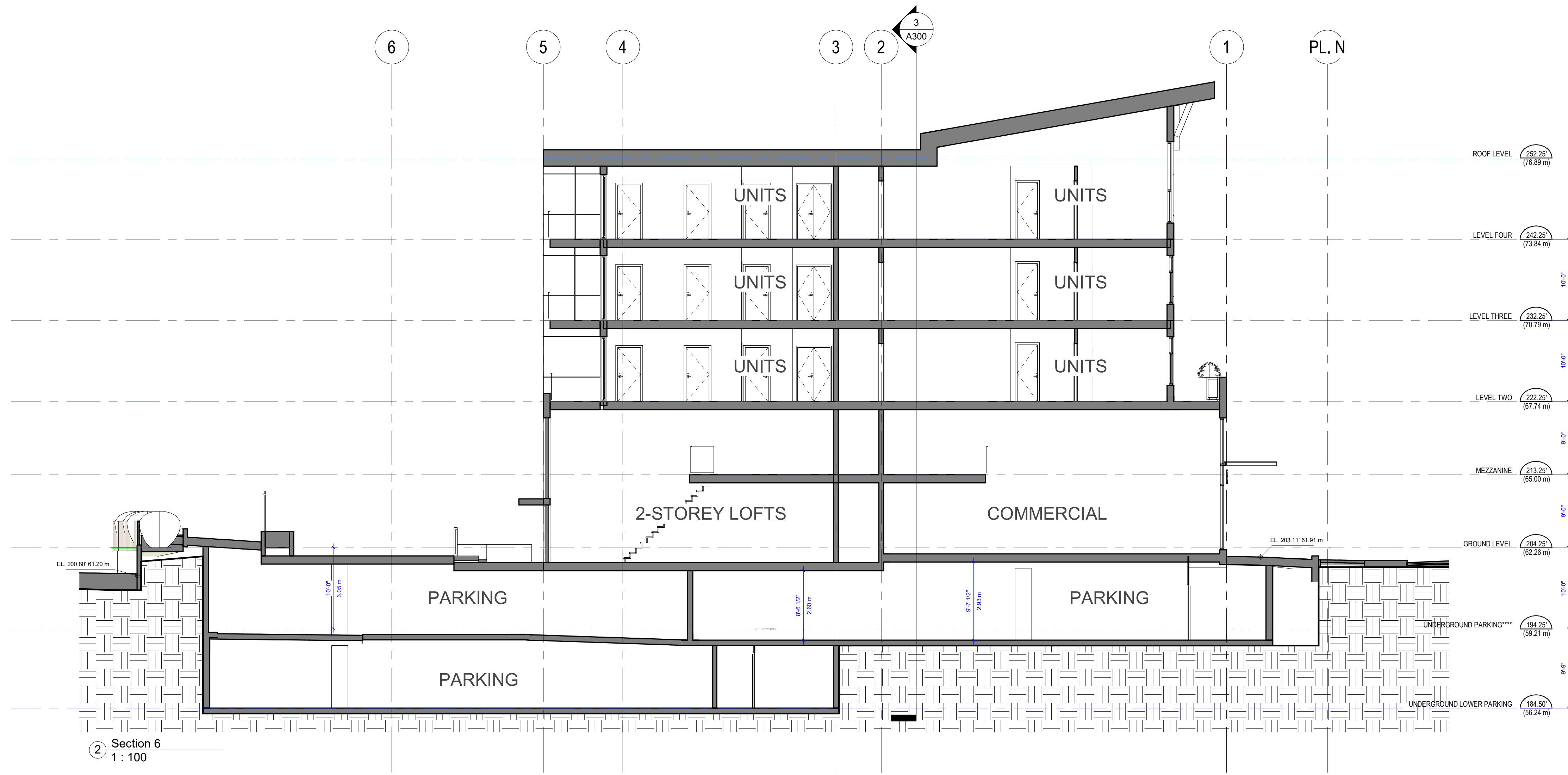
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:
As indicated

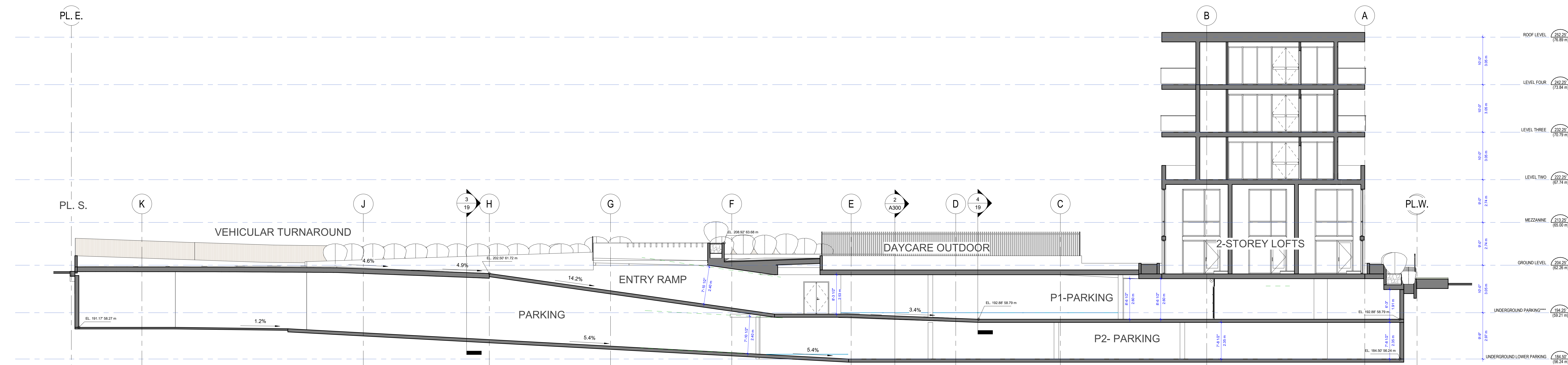
DWG. NO:
2028
2022-08-10 10:10:00 AM
A210



3 Section 7
1 : 100



2 Section 6
1 : 100



1 Section 8
1 : 100

Project: ToL Project # 10-31-0176
2028

22260-22288 48th Ave, Langley

22260-22288 48 AVE Langley

Drawing:

SECTIONS

Project Status:

RZ/DP

SUBMISSION

Date

Description

2022-08-10 Issued for RZ/DP

REVISION

No. Date Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority. © Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

1 : 100

DWG. NO:

2028

2022-08-10 10:15:04 AM

A300



NORTH WEST ELEVATION VIEW OF RESIDENTIAL ENTRY



SOUTH ELEVATION VIEW OF DYCARE PLAY GROUND



SOUTH ELEVATION VIEW OF DYCARE PLAY GROUND



NORTH EAST ELEVATION VIEW



NORTH ELEVATION VIEW OF GROUND FLOOR PARKING AREA



NORTH ELEVATION VIEW OF DAYCARE



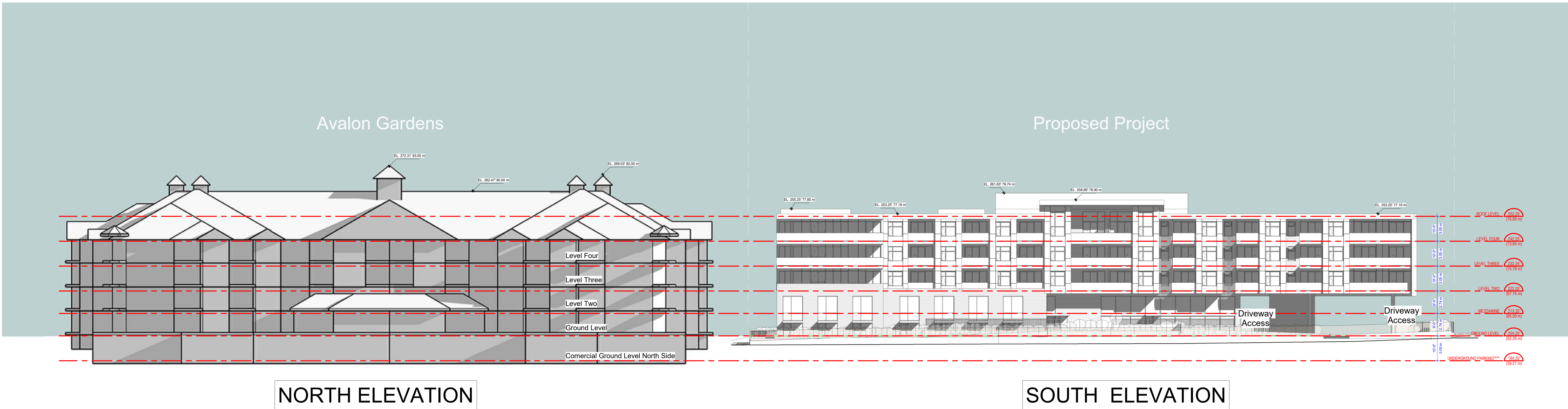
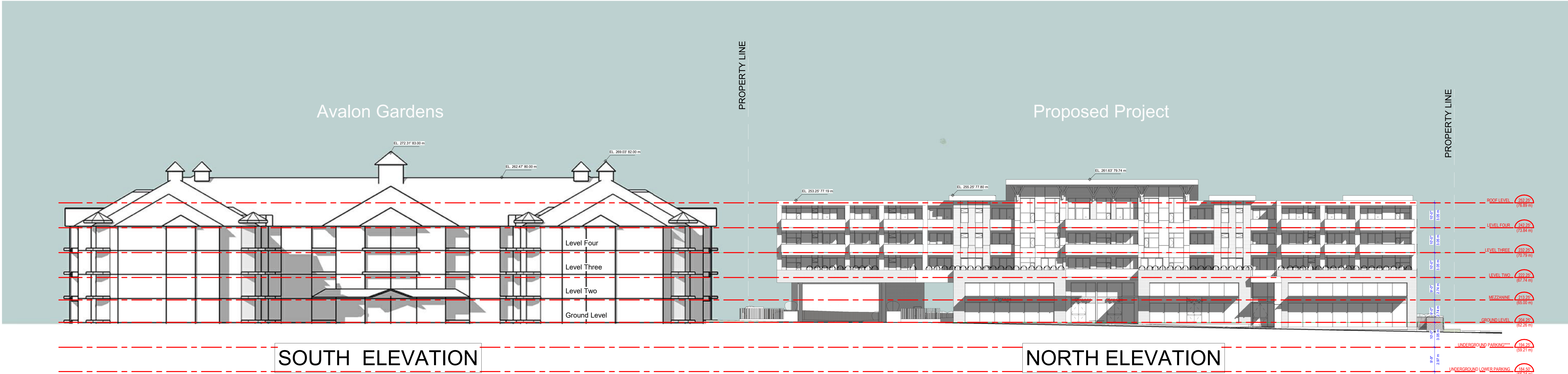
SOUTH ELEVATION VIEW OF GROUND FLOOR PARKING AREA AND UNDERGROUND ACCESS RAMP



SOUTH ELEVATION VIEW OF AGE FRIENDLY AMENITY AREAS



SOUTH ELEVATION VIEW OF DAYCARE



Project: ToL Project # 10-31-0176

2028

22260-22288 48th Ave, Langley

22260-22288 48 AVE Langley

Drawing:

HEIGHT COMPARISSON

Project Status:

RZ/DP

Date	Description
2022-08-10	Issued for RZ/DP

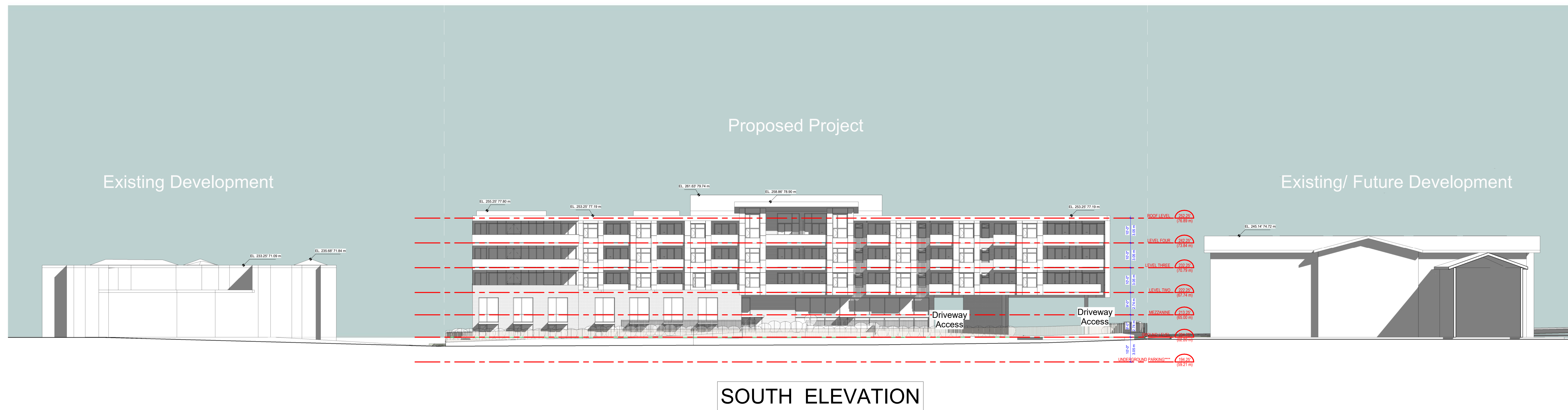
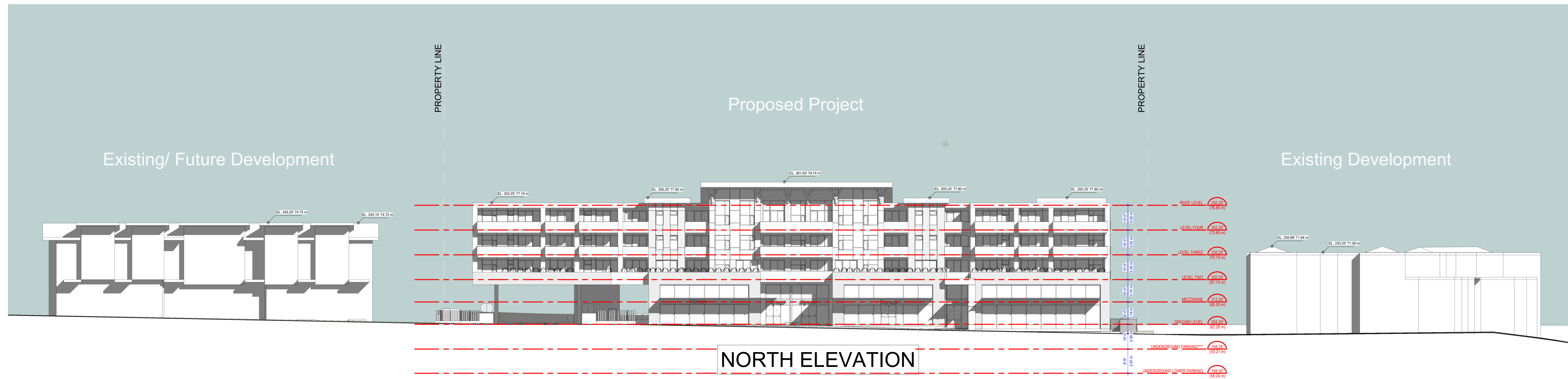
Date	Description

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority. © Copyright Ankenman Marchand Architects. All rights reserved.

Scale: 1/16" = 1'-0"

DWG. NO: 2028
2022-08-10 10:18:48 AM
A710



Project: ToL Project # 10-31-0176
2028

22260-22288 48th Ave, Langley

22260-22288 48 AVE Langle

Drawing:
HEIGHT COMPARISSON

Project Status:
R3/DR

SUBMISSION

Date (YYYY-MM-DD)	Description
2022-08-10	Issued for RZ/DP

REVISION

No.	Date	Description
-----	------	-------------

All Drawings in this set to be read in
conjunction with each other. Any errors

or discrepancies to be reported to the

Contractors are responsible to ensure

requirements of the appropriate

© Copyright Ankenman Marchand

Architects. All rights reserved.

Scale:	DWG. NO:
--------	----------

2026
2022-06-17 12:19:05 AM

A711