

46 UNIT TOWNHOUSE DEVELOPMENT

7510,7488 198B STREET, LANGLEY, B.C.



#	DRAWING TITLES
A 0.00	COVER SHEET
A1.00	SURVEY PLAN
A2.00	SITE PLAN
A3.00	FIRE ACCESS ROUTE PLAN
A4.00	CONCEPTUAL LOT BREAKDOWN
A5.01	BUILDING 1 LEVEL 1 & 2 FLOOR PLANS
A5.02	BUILDING 1 LEVEL 3 & ROOF PLANS
A5.03	BUILDING 2 LEVEL 1 & 2 FLOOR PLANS
A5.04	BUILDING 2 LEVEL 3 & ROOF PLANS
A5.05	BUILDING 3 LEVEL 1 & 2 FLOOR PLAN
A5.06	BUILDING 3 LEVEL 3 & ROOF PLANS
A5.07	BUILDING 4 LEVEL 1 & 2 FLOOR PLAN
A5.08	BUILDING 4 LEVEL 3 & ROOF PLANS
A5.09	BUILDING 5 LEVEL 1 & 2 FLOOR PLAN
A5.10	BUILDING 5 LEVEL 3 & ROOF PLANS
A5.11	BUILDING 6 LEVEL 1 & 2 FLOOR PLAN
A5.12	BUILDING 6 LEVEL 3 & 4 PLANS
A5.13	BUILDING 7 LEVEL 1 & 2 FLOOR PLAN
A5.14	BUILDING 7 LEVEL 3 & ROOF PLANS
A5.15	BUILDING 8 LEVEL 1 & 2 FLOOR PLAN
A5.16	BUILDING 8 LEVEL 3 & ROOF PLANS
A5.17	BUILDING 9 LEVEL 1 & 2 FLOOR PLAN
A5.18	BUILDING 9 LEVEL 3 & ROOF PLANS
A5.19	BUILDING 10 LEVEL 1 & 2 FLOOR PLAN
A5.20	BUILDING 10 LEVEL 3 & 4 PLANS
A6.01	UNIT TYPE A FLOOR PLANS
A6.02	UNIT TYPE A1 FLOOR PLANS
A6.03	UNIT TYPE A2 FLOOR PLANS
A6.04	UNIT TYPE B FLOOR PLANS
A6.05	UNIT TYPE B1 FLOOR PLANS
A6.06	UNIT TYPE C FLOOR PLANS
A6.07	UNIT TYPE C1 FLOOR PLANS
A7.01	BUILDING 1 ELEVATIONS
A7.02	BUILDING 2 ELEVATIONS
A7.03	BUILDING 3 ELEVATIONS
A7.04	BUILDING 4 ELEVATIONS
A7.05	BUILDING 5 ELEVATIONS
A7.06	BUILDING 6 ELEVATIONS
A7.07	BUILDING 7 ELEVATIONS
A7.08	BUILDING 8 ELEVATIONS
A7.09	BUILDING 9 ELEVATIONS
A7.10	BUILDING 10 ELEVATIONS
A8.01	SECTIONS
A8.02	SECTIONS

Building Permit Drawing

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Sheet Title

COVER SHEET

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SURVEY PLAN

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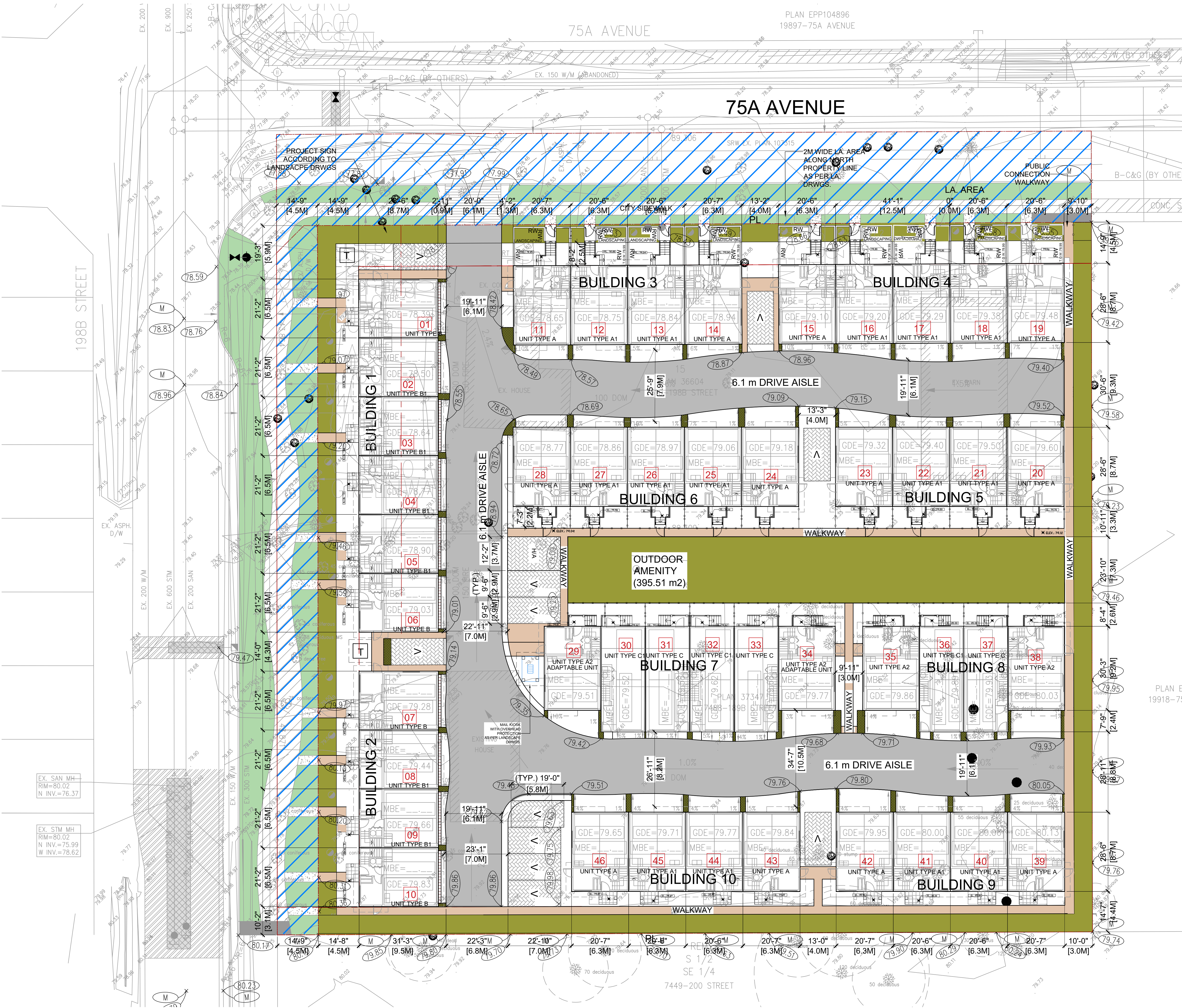
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A1.0



LEGEND

- AD AREA DRAIN
- BR BICYCLE RACK
- CB CATCH BASIN
- C CURB
- CC CURB CUT
- EL ELECTRICAL ROOM
- FENCING AS PER LANDSCAPE DWGS.
- GM GAS METL
- ERS
- H/A ACCESSIBLE PARKING
- H PRIVACY HEDGE
- HY HYDRANT
- LA LANDSCAPE
- PV PAVERS
- PC PEDESTRIAN CROSSWALK
- RC ROLLOVER CURB
- RW RETAINING WALL
- SB SPEED BUMP
- SC SMALL CAR PARKING
- SDP SPECIAL DECORATIVE PAVING
- T TRANSFORMER
- TPZ TREE PROTECTION ZONE
- WM WATER METER
- FIRE HYDRANT

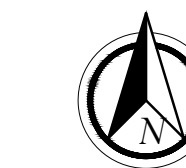
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SITE PLAN



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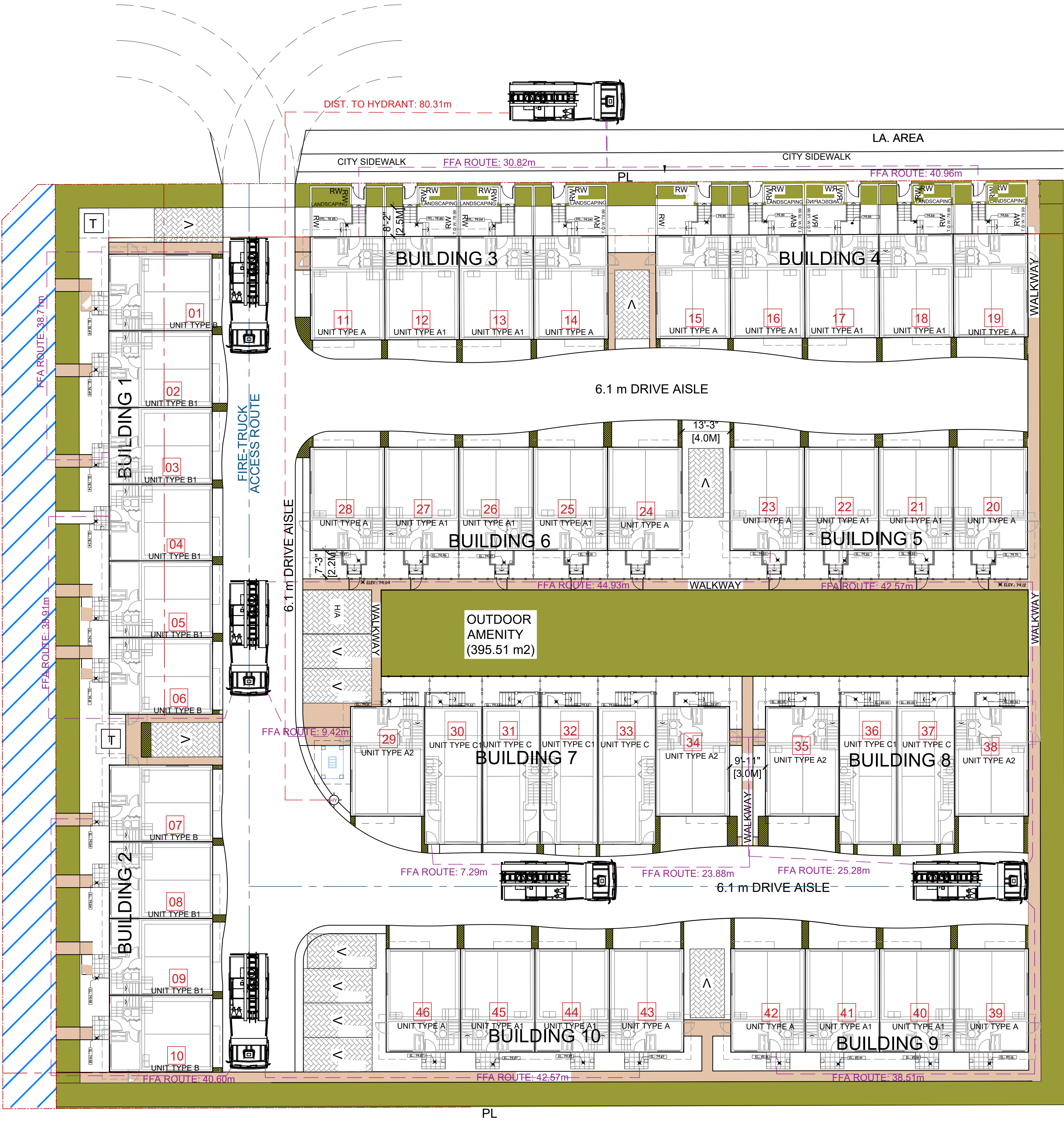
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LEGEND

- AD AREA DRAIN
- BR BICYCLE RACK
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- FIRE HYDRANT

AS PER 3.2.5.5. (2)(b) MAXIMUM UNOBSTRUCTED PATH OF TRAVEL TO FIRE HYDRANT: 90m
PROPOSED: 80.31m

AS PER 3.2.5.5. (2)(c) MAXIMUM UNOBSTRUCTED PATH OF TRAVEL FOR FIREFIGHTER FROM VEHICLE TO BUILDING: 45m
PROPOSED: 44.93m



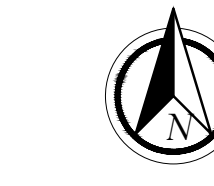
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Sheet Title
FIRE ACCESS ROUTE



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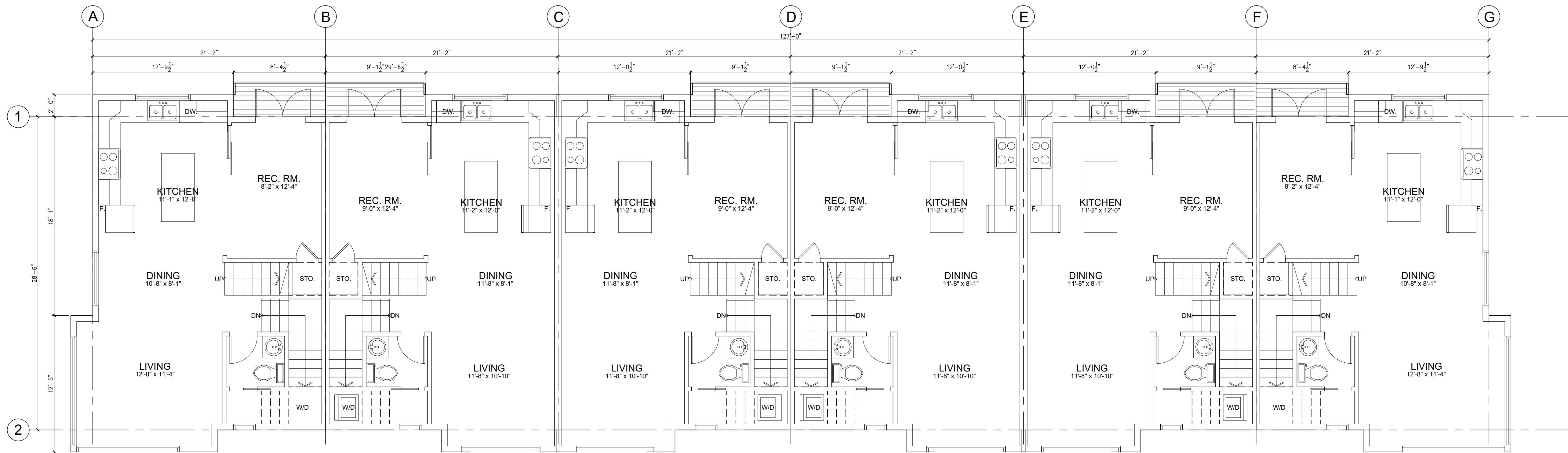
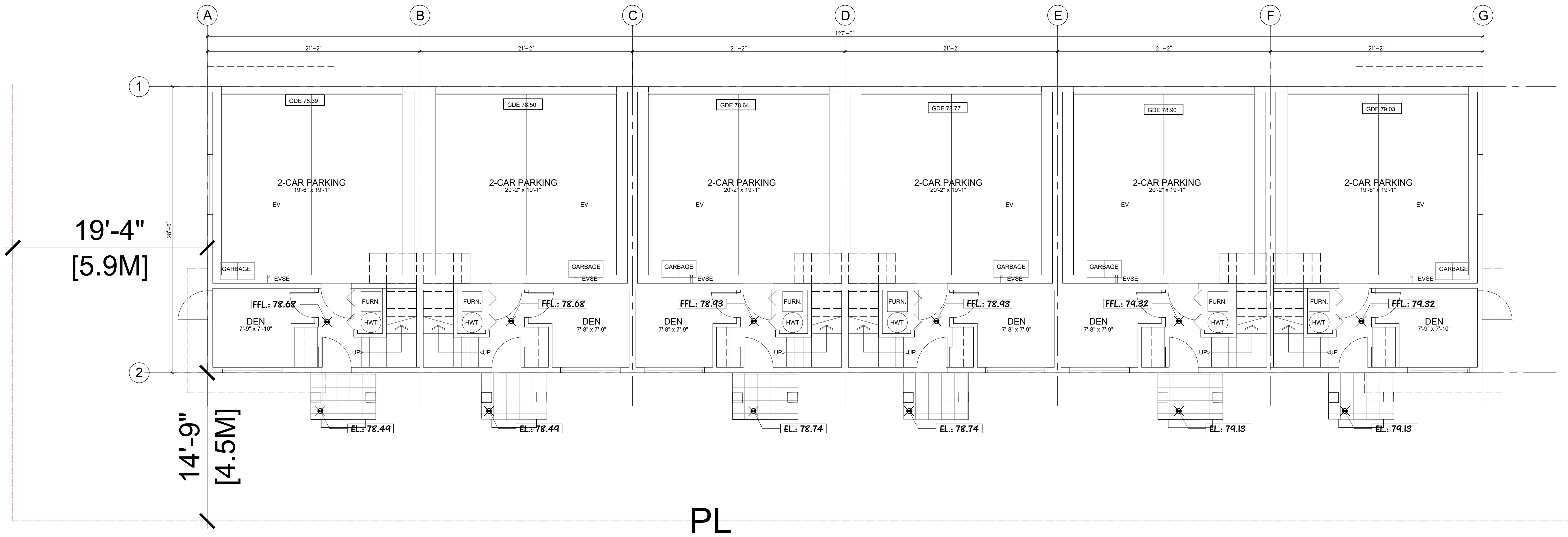
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TOWNHOUSES		4/22/2024													
PROJECT NAME:		7510 - TOWNHOUSES													
ADDRESS:		7510 198B ST. LANGLEY B.C., BRITISH COLUMBIA													
LEGAL DESCRIPTION		LOT 15, SECTION 22, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP36604 PART SE 1/4.													
Proposed Zoning: CD															
GROSS SITE AREA		84364	SQ.FT	7837	SQ.M	1.937	ACRES								
ROAD DEDICATION		13388	SQ.FT	1244	SQ.M	0.307	ACRES								
NET SITE AREA		70976	SQ.FT	6593	SQ.M	1.629	ACRES								
TOTAL BUILDINH FLOOR AREA (INCLUDING GRAGE AREA)															
BUILDING 1		:	11451.62	SQ.FT	1064	SQ.M									
BUILDING 2		:	7684.02	SQ.FT	714	SQ.M									
BUILDING 3		:	7479.64	SQ.FT	695	SQ.M									
BUILDING 4		:	9319.76	SQ.FT	866	SQ.M									
BUILDING 5		:	7479.64	SQ.FT	695	SQ.M									
BUILDING 6		:	9319.76	SQ.FT	866	SQ.M									
BUILDING 7		:	11363.3	SQ.FT	1056	SQ.M									
BUILDING 8		:	7657.72	SQ.FT	711	SQ.M									
BUILDING 9		:	7479.64	SQ.FT	695	SQ.M									
BUILDING 10		:	7479.64	SQ.FT	695	SQ.M									
TOTAL AREA			86714.74	SQ.FT	8055	SQ.M									
FLOOR AREA RATIO:															
F.A.R = NET AREA +ELEC. ROOMS (EXCLUDING GRAGE AREAS) / NET SITE AREA			64844	/	70976	0.91	FSR								
F.A.R = NET AREA + ELEC. ROOMS (EXCLUDING GARAGE AREAS) / GROSS SITE AREA			64844	/	84364	0.77	FSR								
LOT COVERAGE = LOWER FLOOR AREA / NET SITE AREA			50287	/	70976	71%									
TOWNHOUSES TYPES & AREAS															
S.NO	TYPE	NO.UNTS	AREAS		LOWER FLOOR		MAIN FLOOR		UPPER FLOOR		TOTAL UNIT AREA (EXCUL. GARAGE AREA)		FAR AREA (EX. GARAGE)		
			S ft	Sq M	S ft	Sq M	S ft	Sq M	S ft	Sq M	S ft	Sq M	S ft	Sq M	
	1 UNIT A	12	402.27	37	183.16	17	656	61	658	61	1498	139	17971	1670	
	2 UNIT A1	14	402.17	37	183.11	17	628	58	627	58	1438	134	20131	1870	
	3 UNIT A2	4	399.01	37	216.98	20	680	63	680	63	1577	147	6308	586	
	4 UNIT B	4	414.51	39	188.73	18	676	63	679	63	1544	143	1875	174	
	5 UNIT B1	6	414.41	38	488.69	45	649	60	648	60	1785	166	10709	995	
	6 UNIT C	3	520.34	48	92.24	9	608	56	608	56	1308	122	3925	365	
	7 UNIT C1	3	520.34	48	92.24	28	608	56	608	56	1308	122	3925	365	
TOTAL AREA		46	19320	1795	9870	917	29633	2753	29641	2754	10458	972	64844	6024	
TOTAL NUMBER OF UNITS PROPOSED					46	NO.S									
NUMBER OF UNITS PER ACRE (NET SITE AREA)					23.751	NO.S									
NUMBER OF UNITS PER ACRE (GROSS SITE AREA)					23.751	NO.S									
AMENITY AREA			SFT		SqM										
REQUIRED OUTDOOR AMENITY AREA			3962		368.00										
PROVIDED OUTDOOR AMENITY AREA			4258		395.51										
REQUIRED PARKING															
TOTAL PARKING REQUIRED (TOWNHOUSE)					40	2	80	STALLS							
TOTAL PARKING REQUIRED (TANDEM TOWNHOME)					6	2.30	14	STALLS							
TOTAL VISITOR PARKING PROVIDED (TOWNHOUSE)					46	0.2	9	STALLS							
					TOTAL		103	STALLS							
PROPOSED PARKING															
TOTAL PARKING PROVIDED (TOWNHOUSES)					40	2	80	STALLS							
TOTAL PARKING PROVIDED (TANDEM TOWNHOUSEHOMES)					6	2	12	STALLS							
TOTAL VISITOR PARKING PROVIDED (TOWNHOUSES)					12	1	12	STALLS							
					TOTAL		104	STALLS							





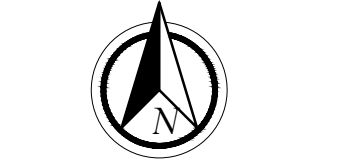
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Sheet Title
BUILDING 1
LEVEL 1 & 2
FLOOR PLANS



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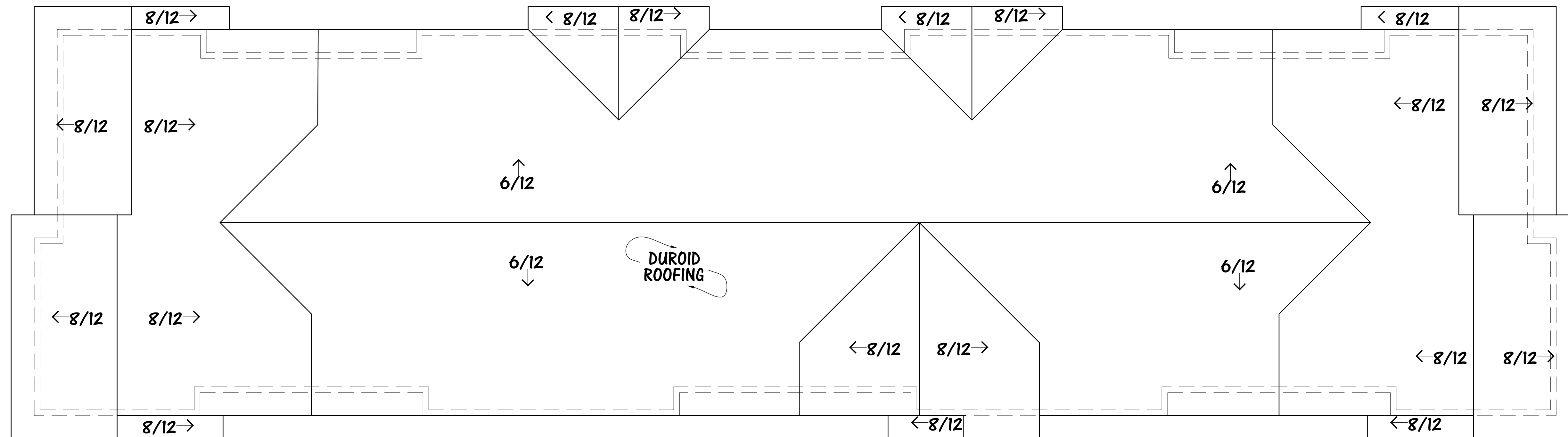
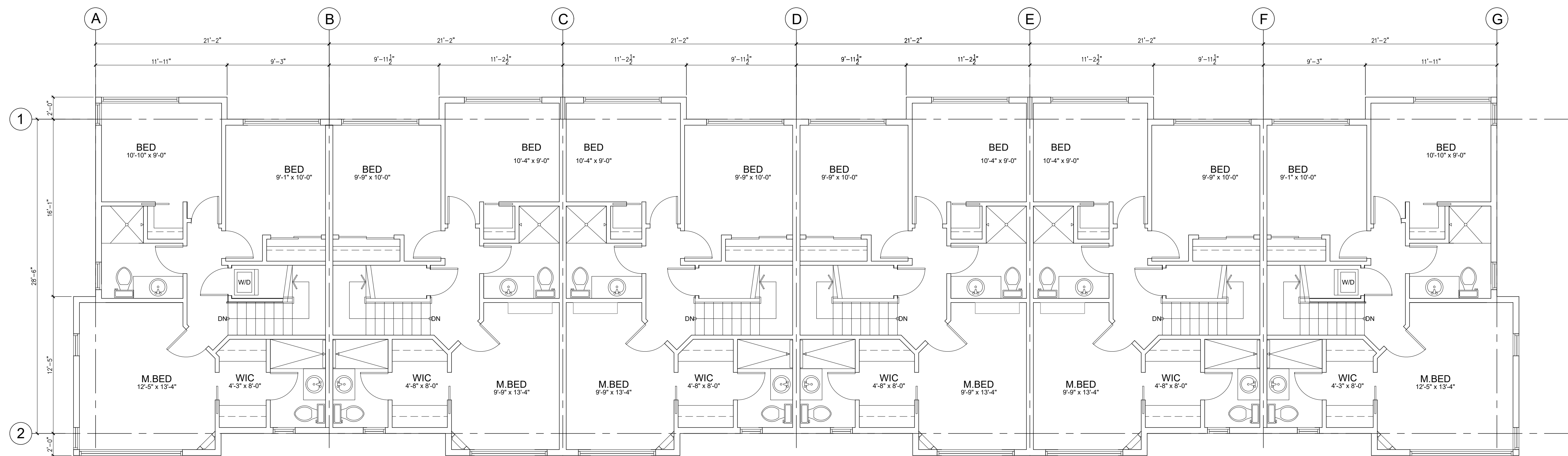
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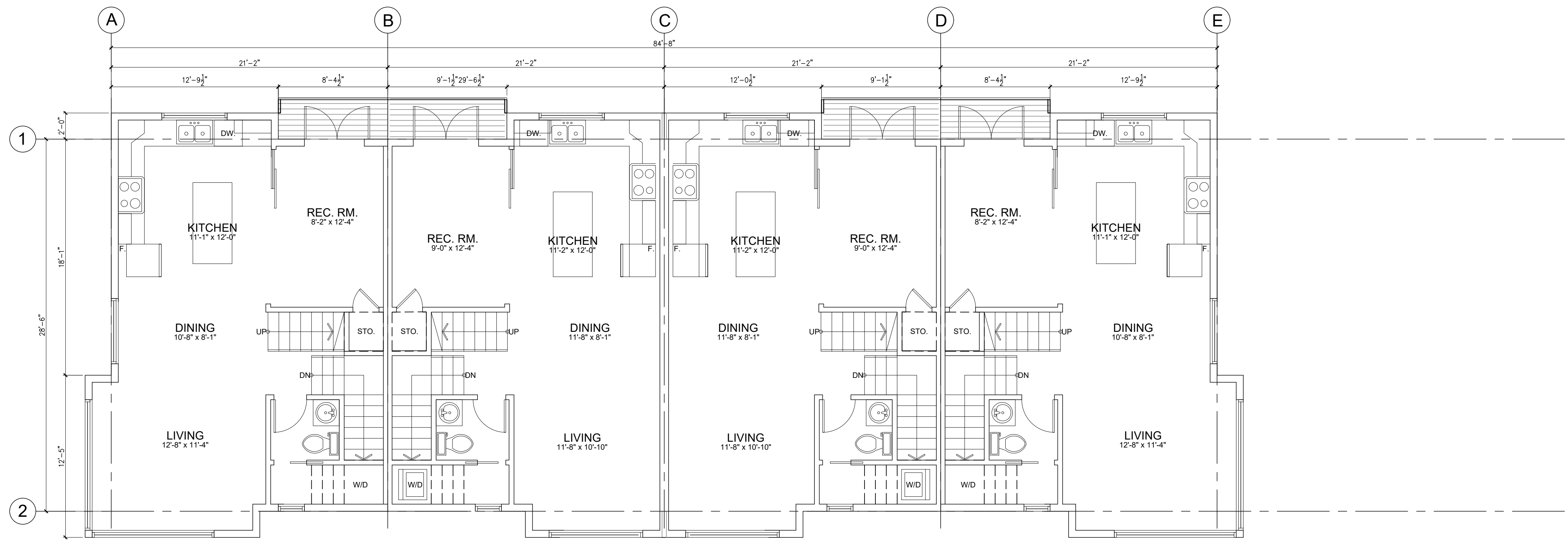
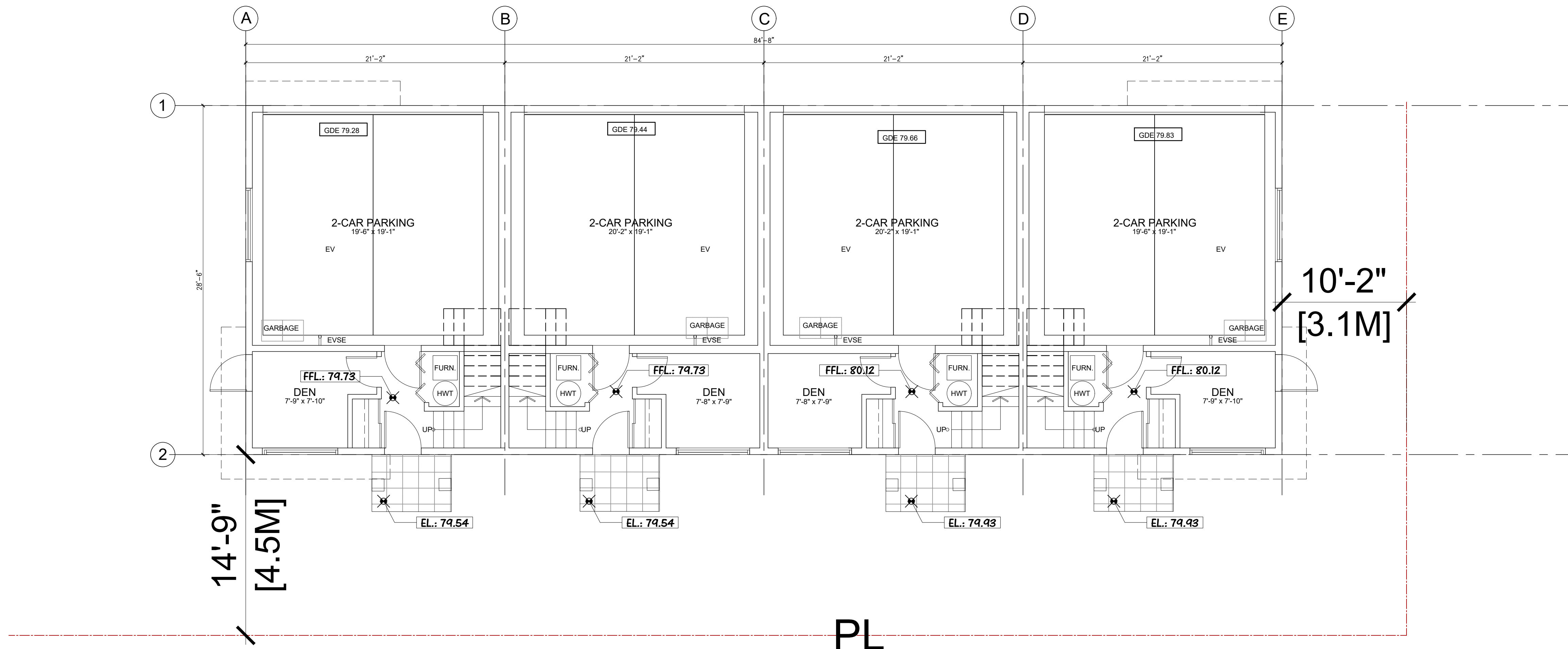
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A5.01



1 ROOF PLAN
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Sheet Title
BUILDING 2
LEVEL 1 & 2
FLOOR PLANS



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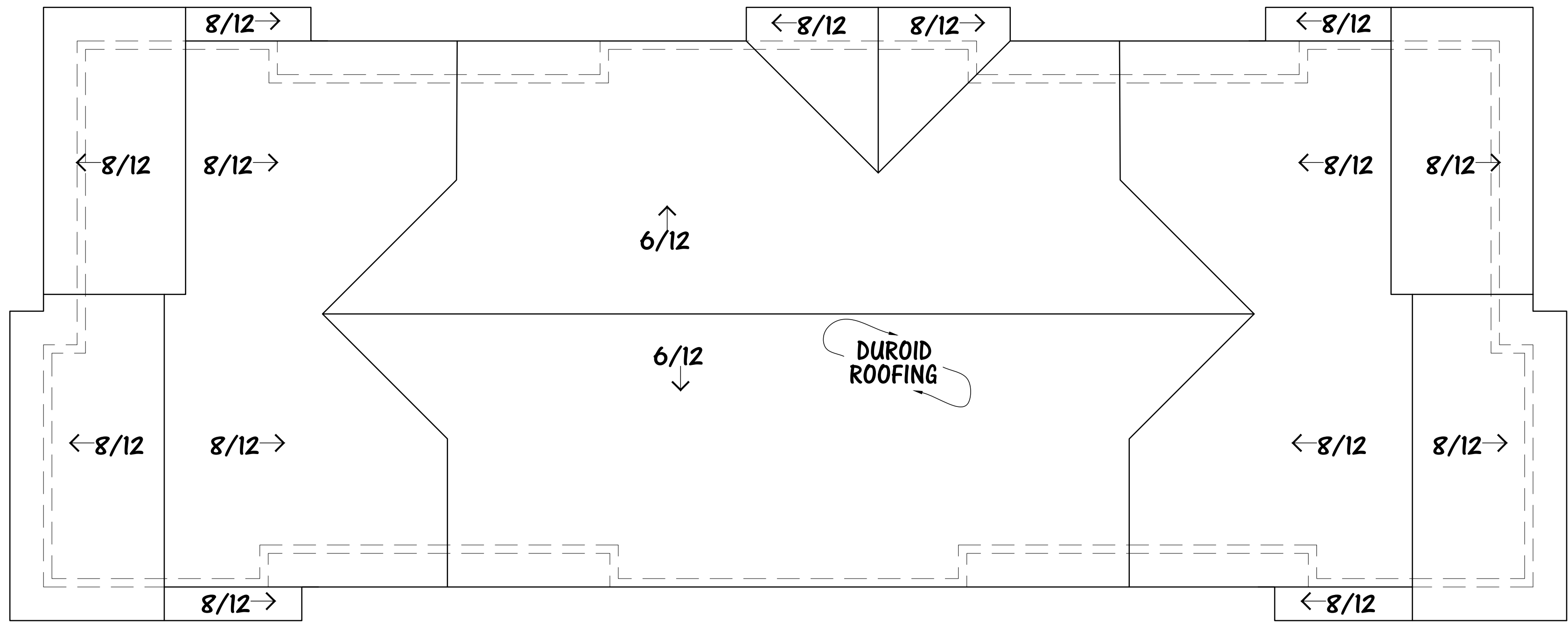
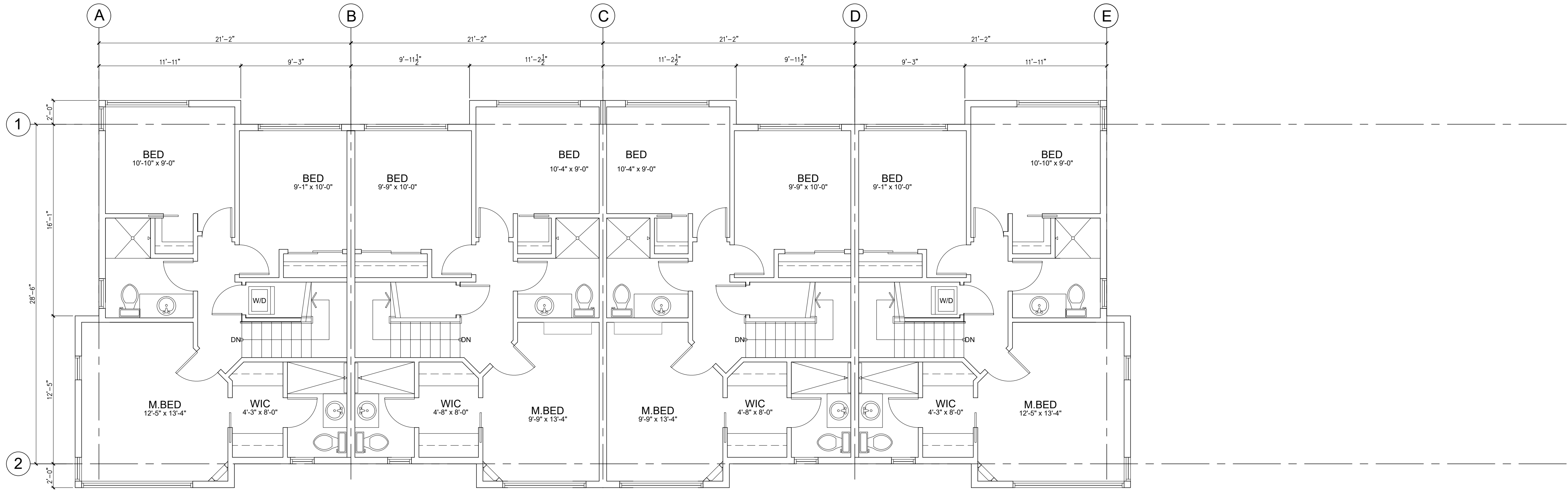
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A5.03



2 ROOF PLAN
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Sheet Title

BUILDING 2

LEVEL 3 & ROOF

FLOOR PLANS

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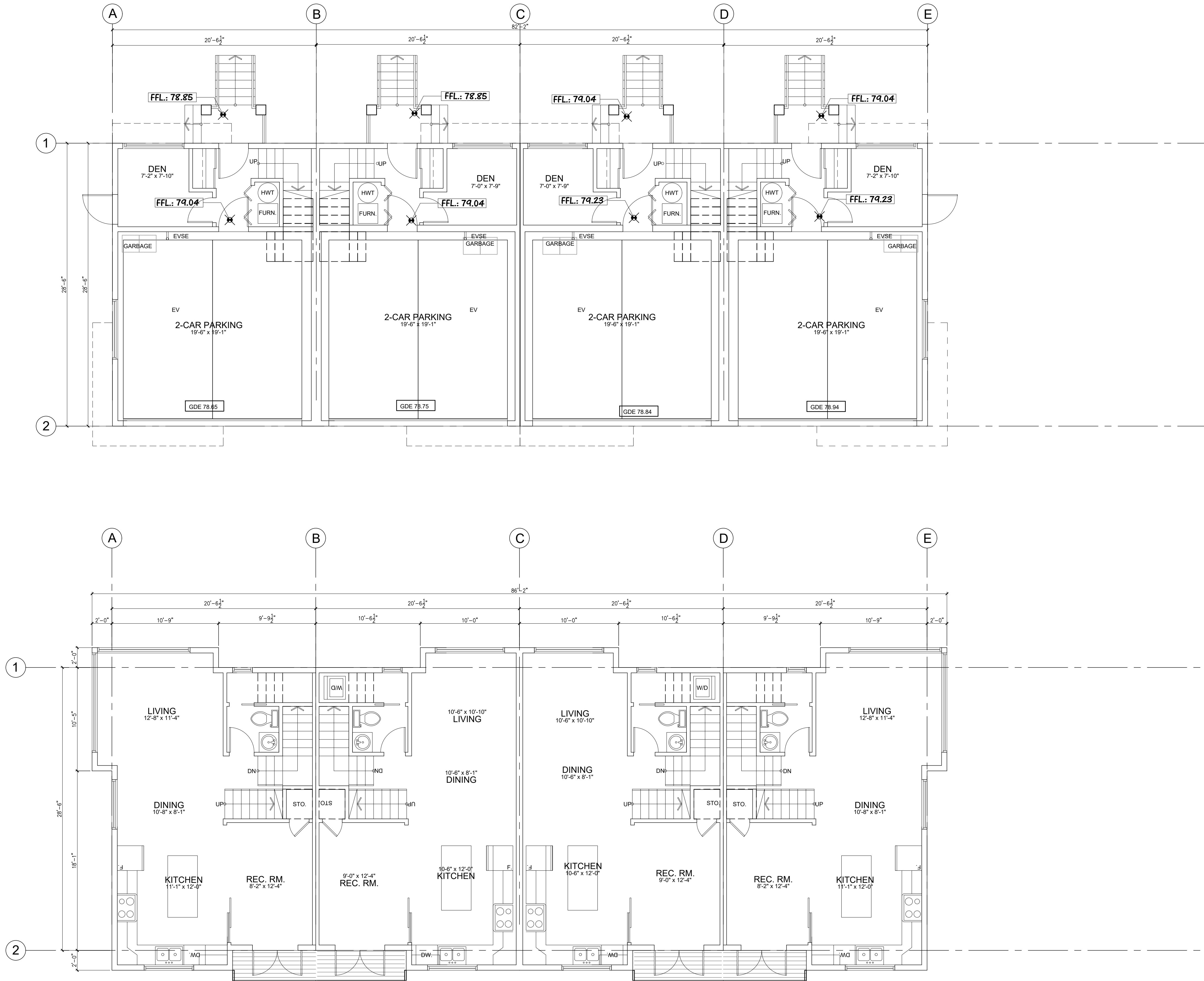
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BUILDING PERMIT DRAWING

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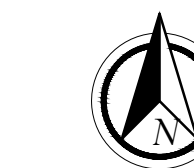
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Sheet Title
BUILDING 3
LEVEL 1 & 2
FLOOR PLANS



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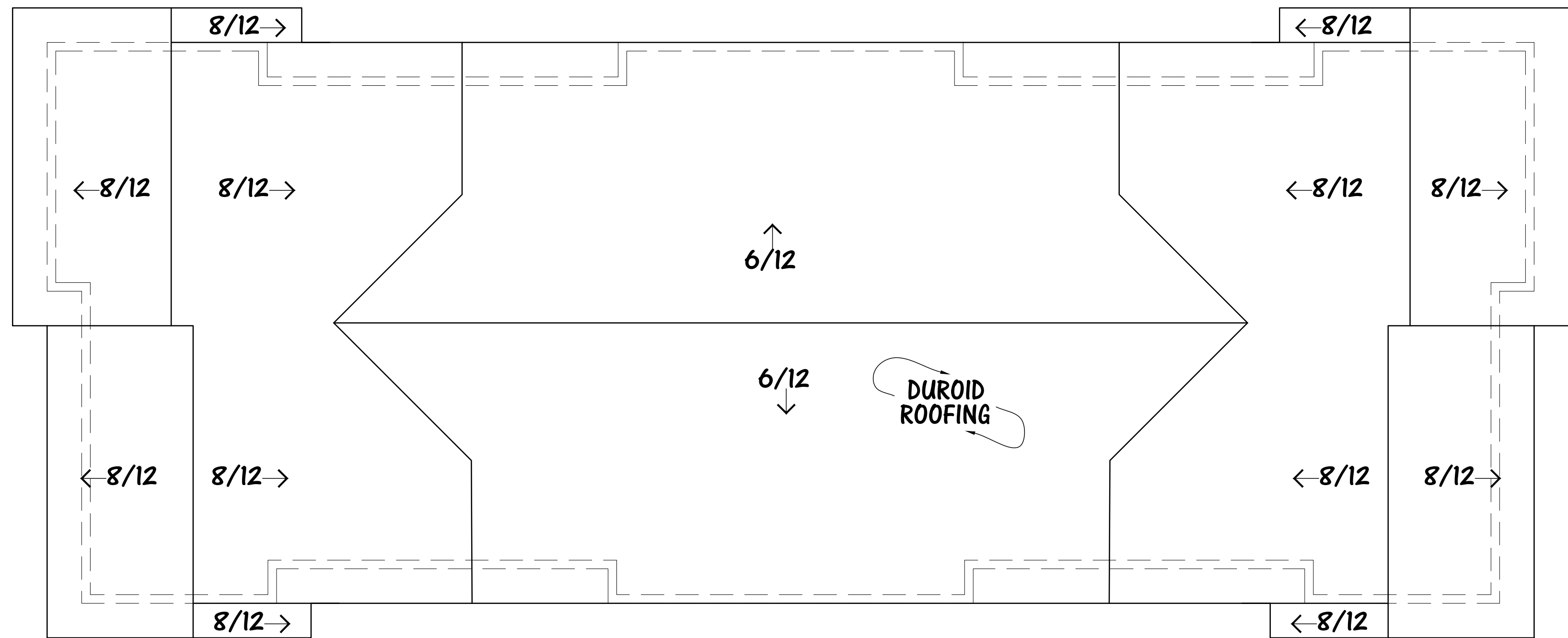
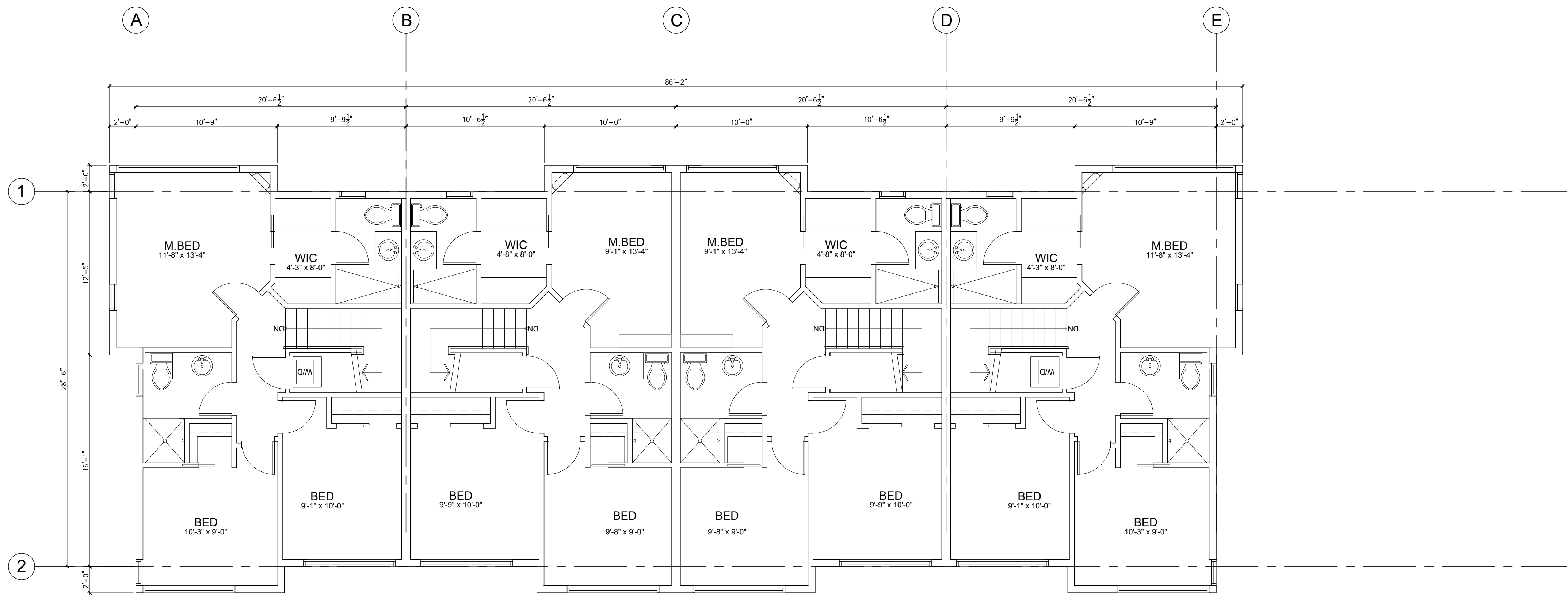
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3 ROOF PLAN
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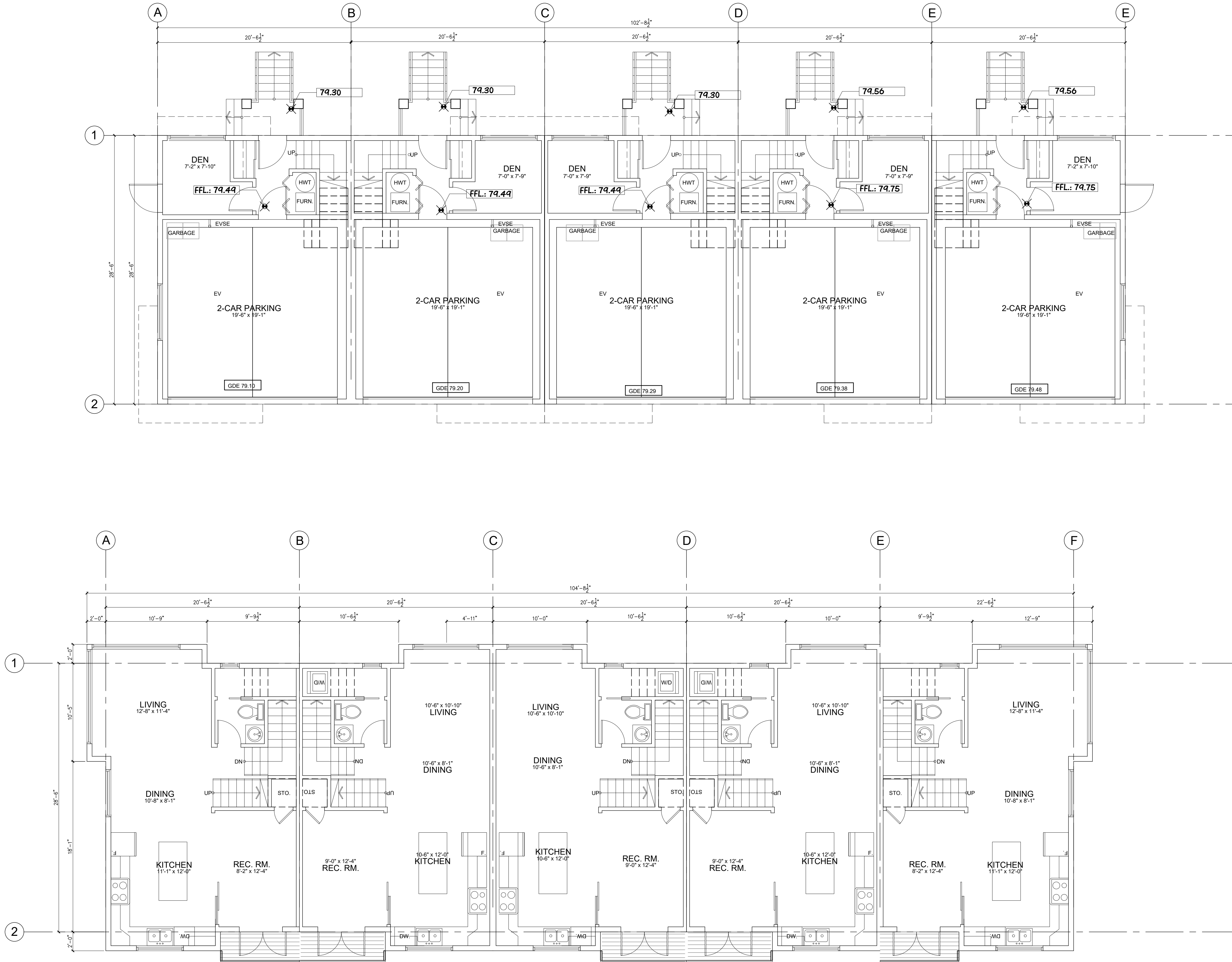
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BUILDING 3
LEVEL 3 & ROOF
FLOOR PLANS



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Sheet Title
BUILDING 4
LEVEL 1 & 2
FLOOR PLANS



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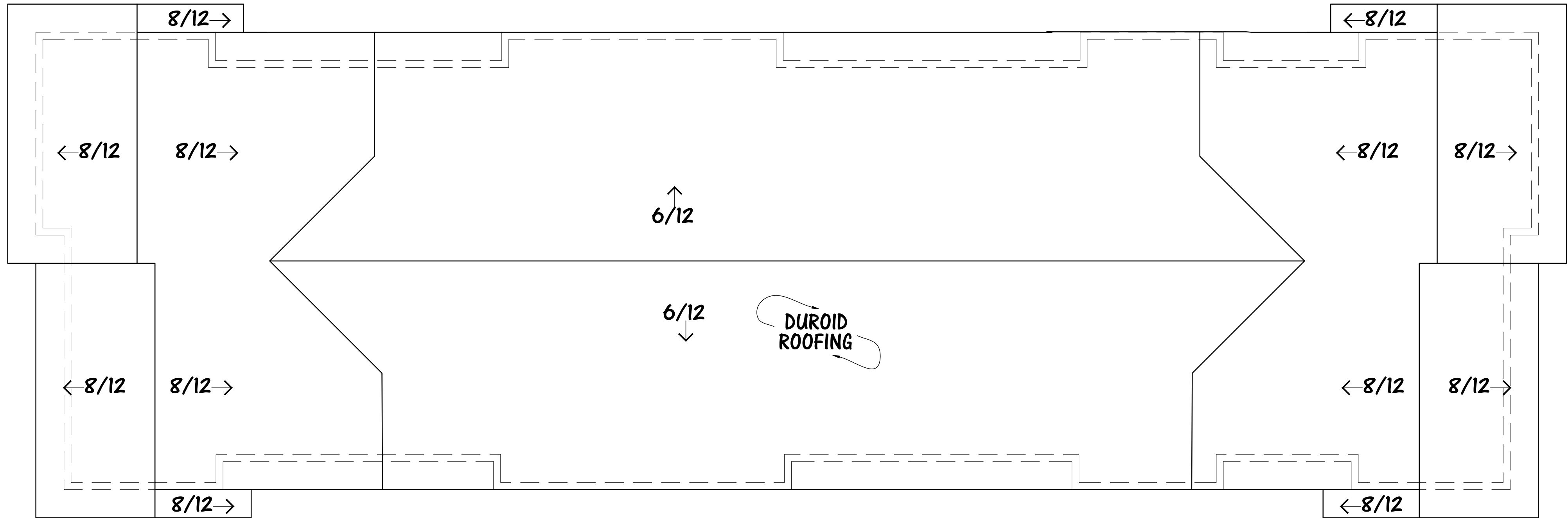
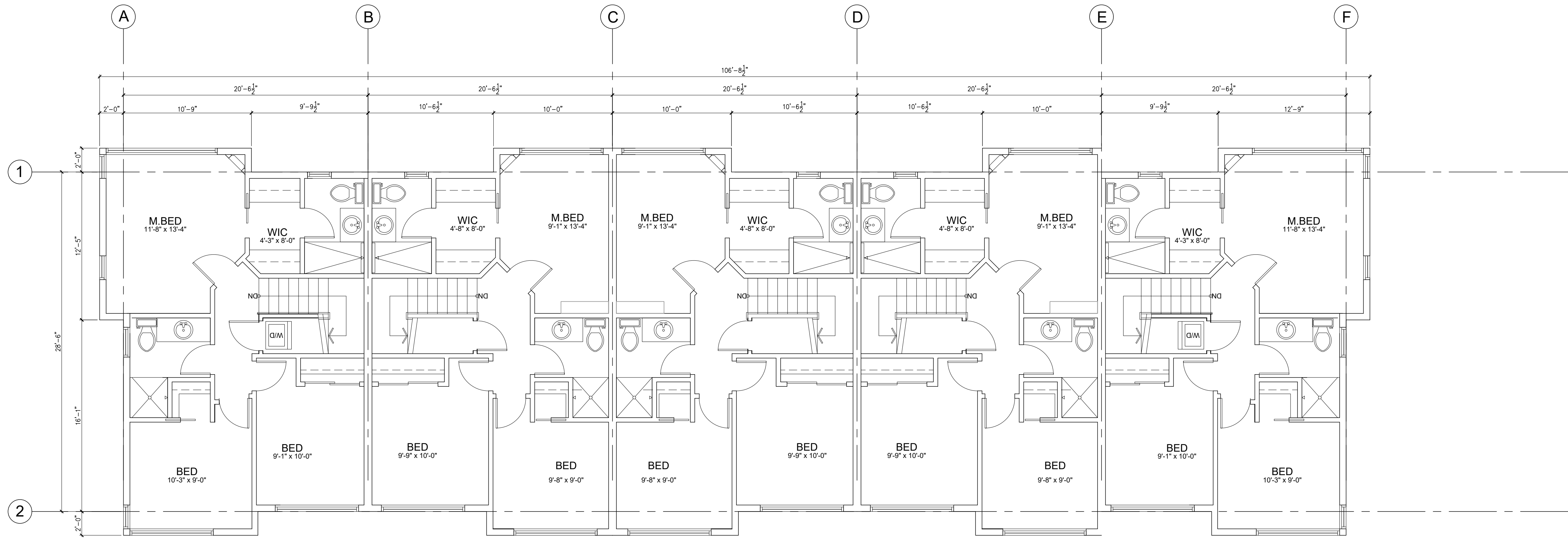
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4 ROOF PLAN
SCALE: 3/16" = 1'-0"

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BUILDING 4

LEVEL 3 & ROOF

FLOOR PLANS

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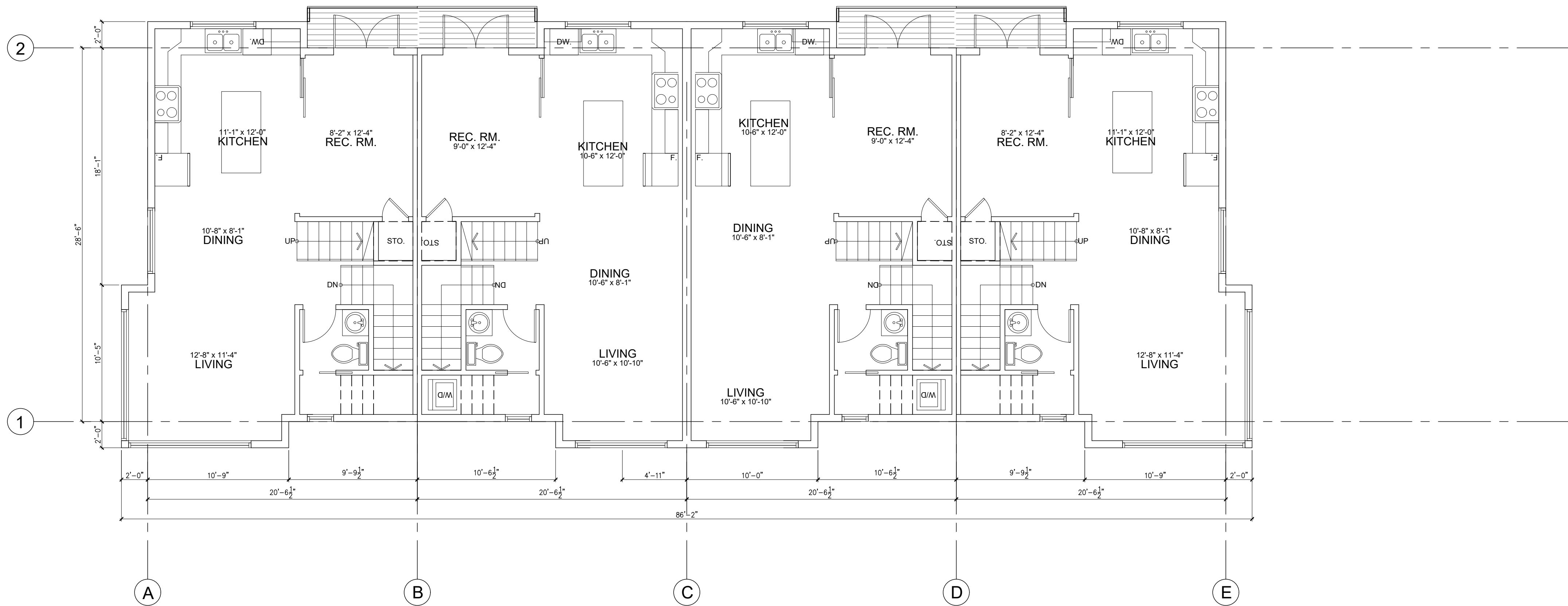
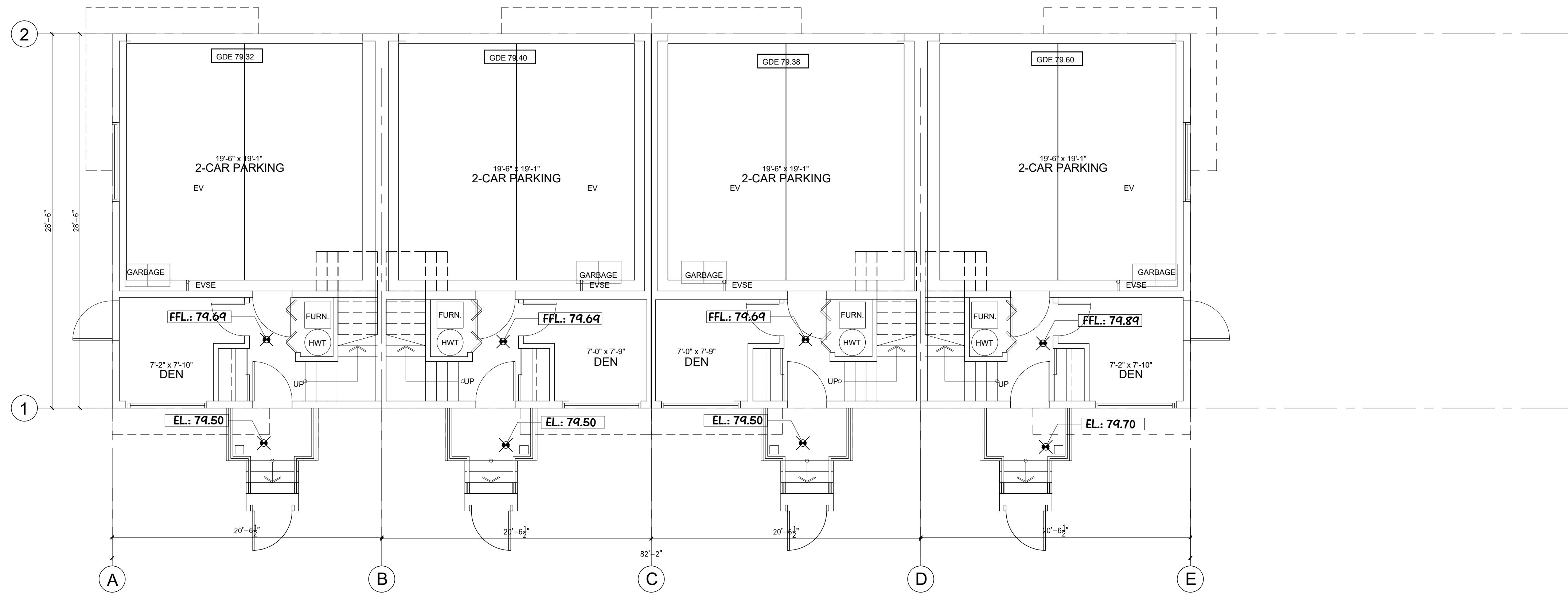
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BUILDING PERMIT DRAWING

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Sheet Title
 BUILDING 5
 LEVEL 1 & 2
 FLOOR PLANS



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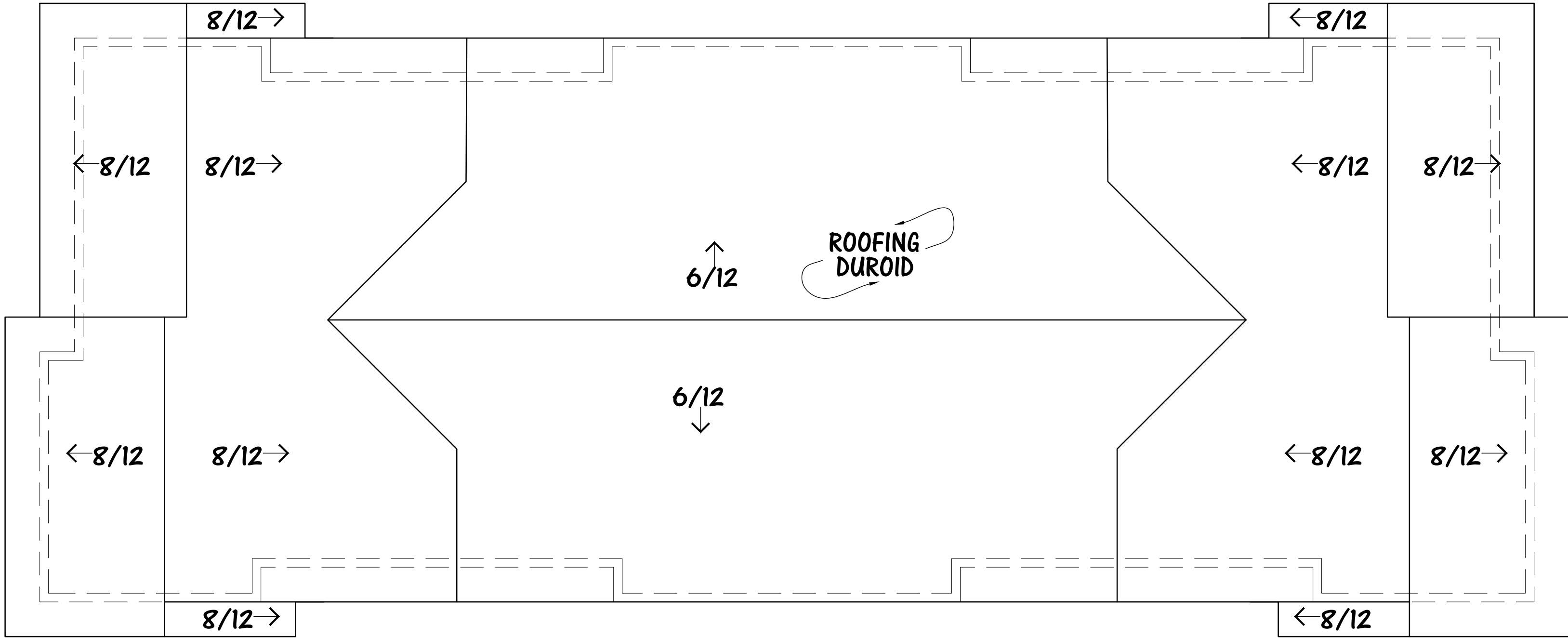
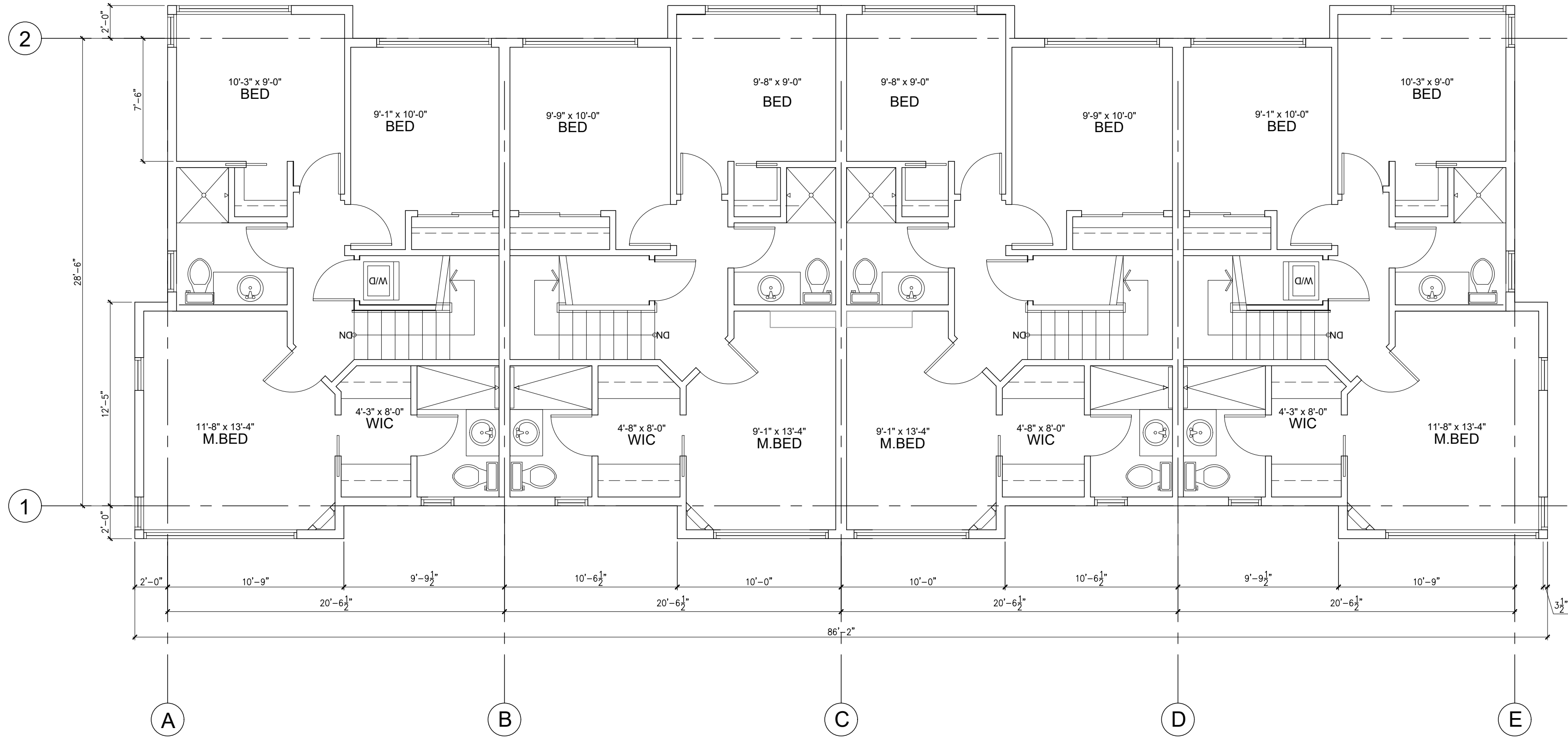
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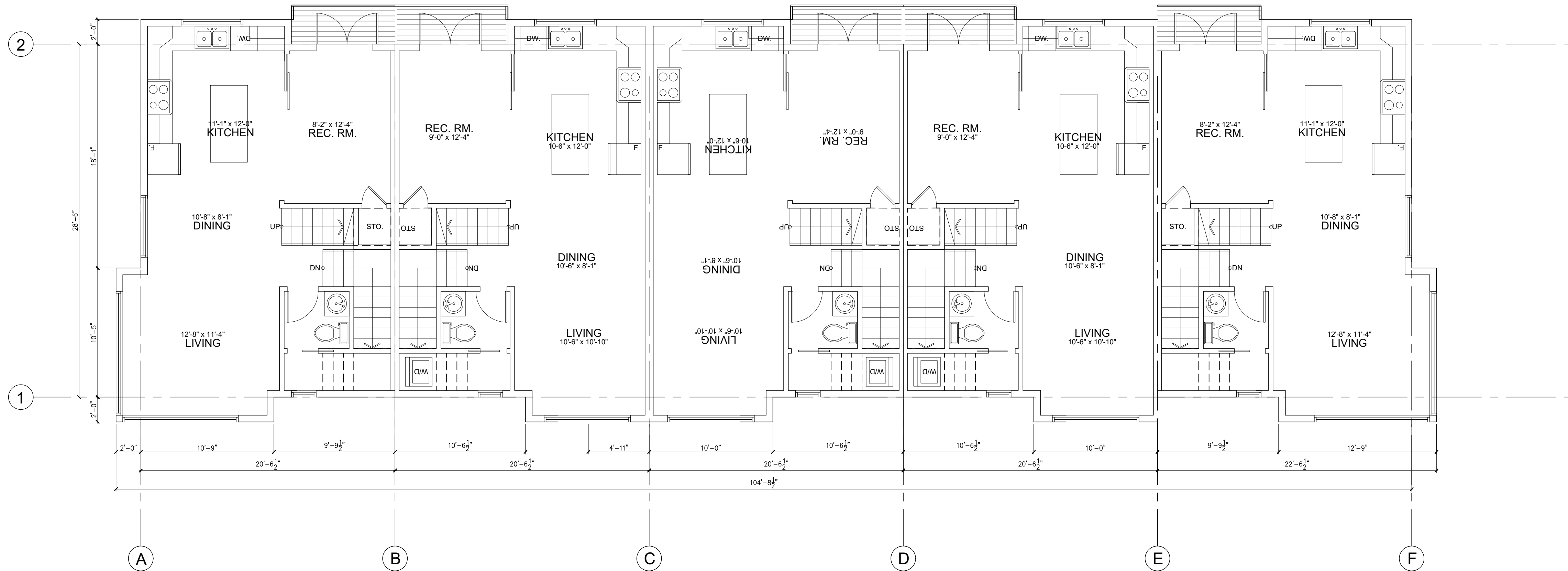
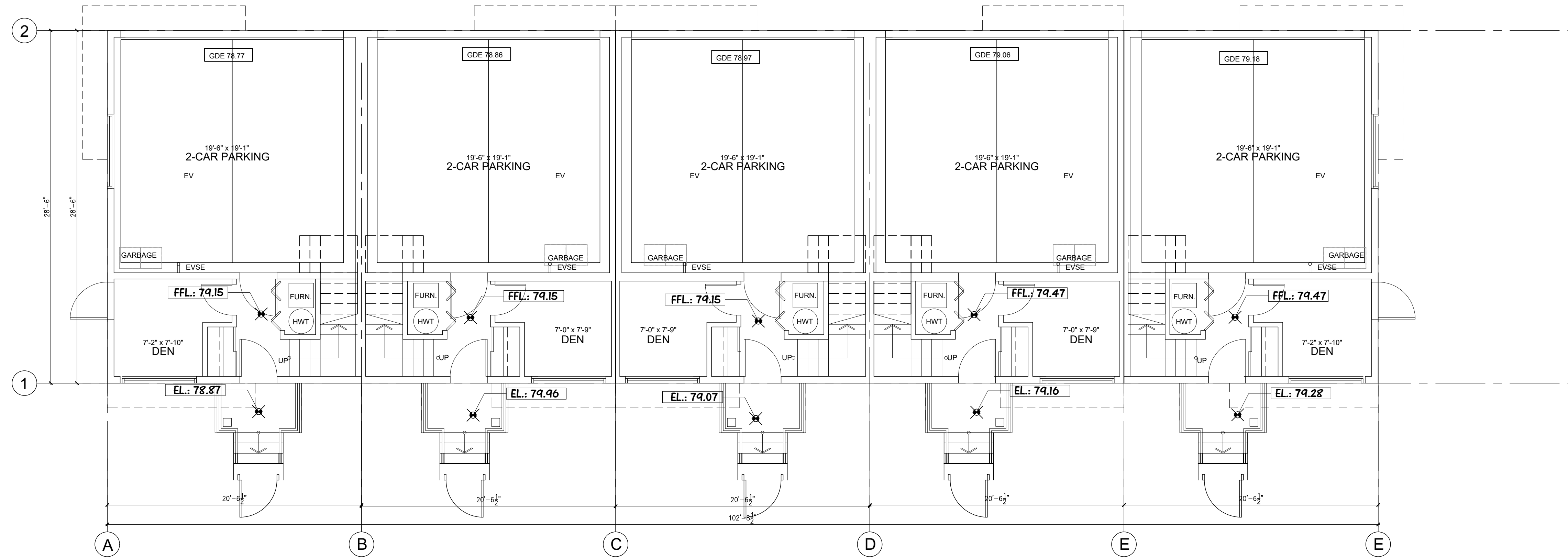
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5 ROOF PLAN
SCALE: 3/16" = 1'-0"



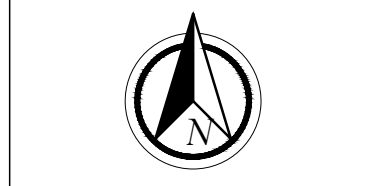
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BUILDING 6
LEVEL 1 & 2
FLOOR PLANS



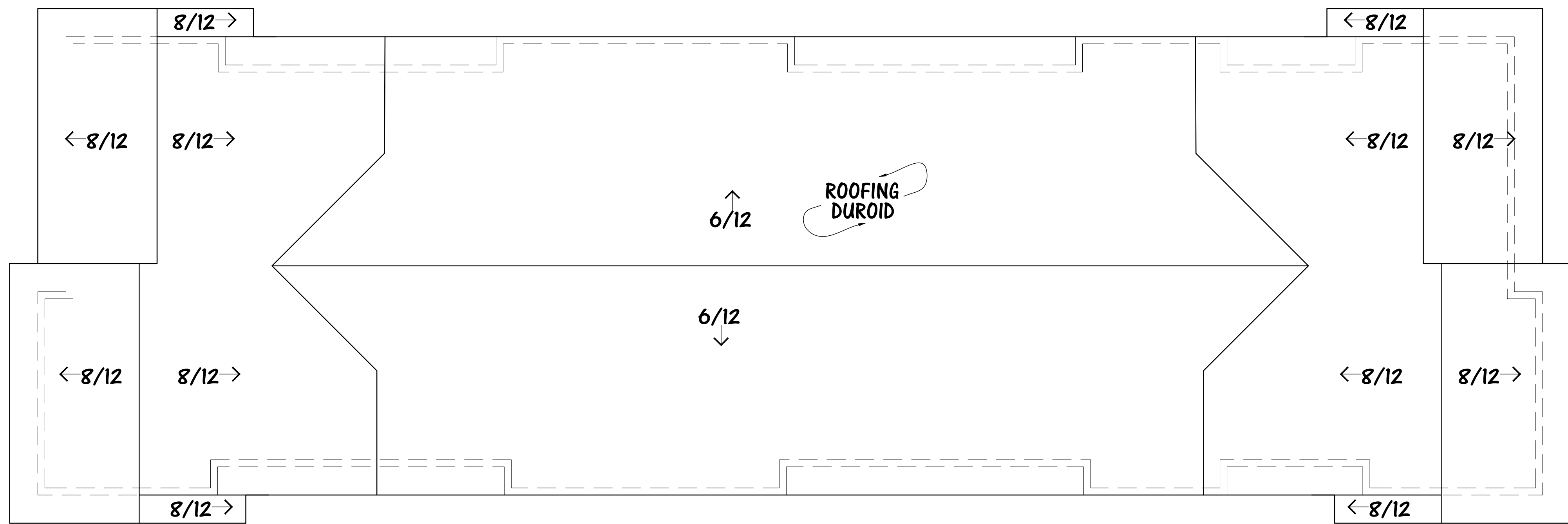
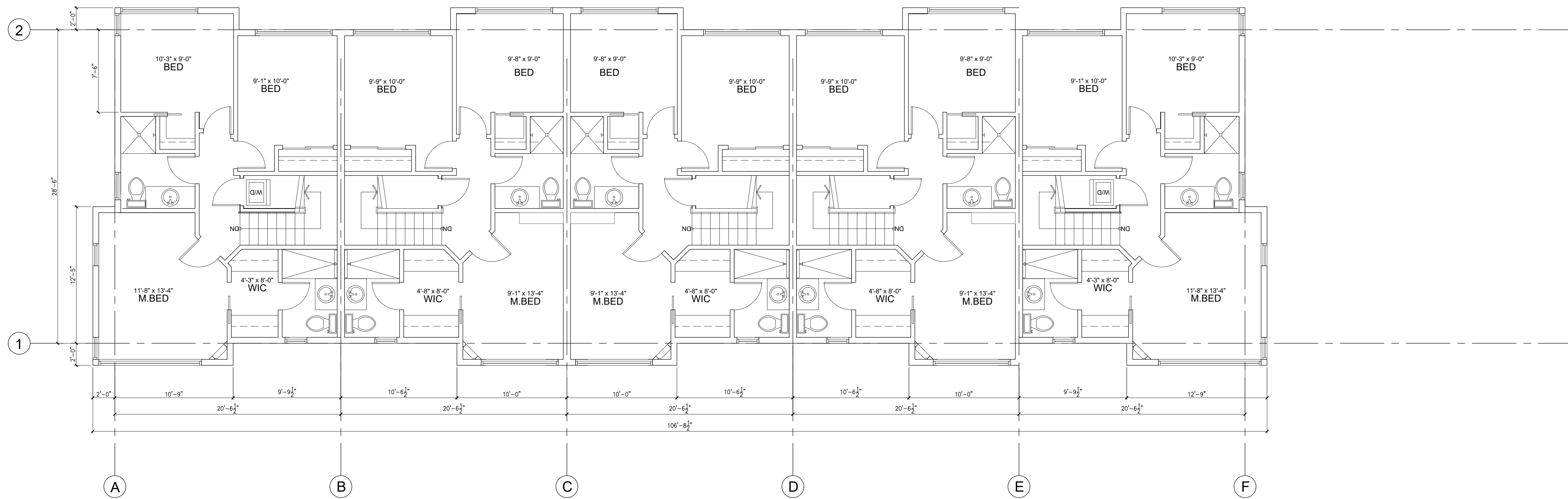
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Scale:
3/16"=1'-0"

Revision Date:
2024/02/26

Print Date:
2024/02/26

Dwg. No.
A5.11



6 ROOF PLAN
SCALE: 3/16" = 1'-0"

Prime Consultant

NJ Hwang Architecture Inc.

#700 - 838 West Hastings Street, Vancouver BC, V6C 0A6
phone: 604.681.7180
email: njhwang.arch@gmail.com

Consultant/Owner:

MARQ GROUP

6878 152 ST. SURREY, BC V3S 3L4
TEL: (604) 593-7880

No Date Revision
01 2024/02/26 BP APPL.

Sheet Title
BUILDING 6
LEVEL 3 & 4
FLOOR PLANS

Drawn:
JH

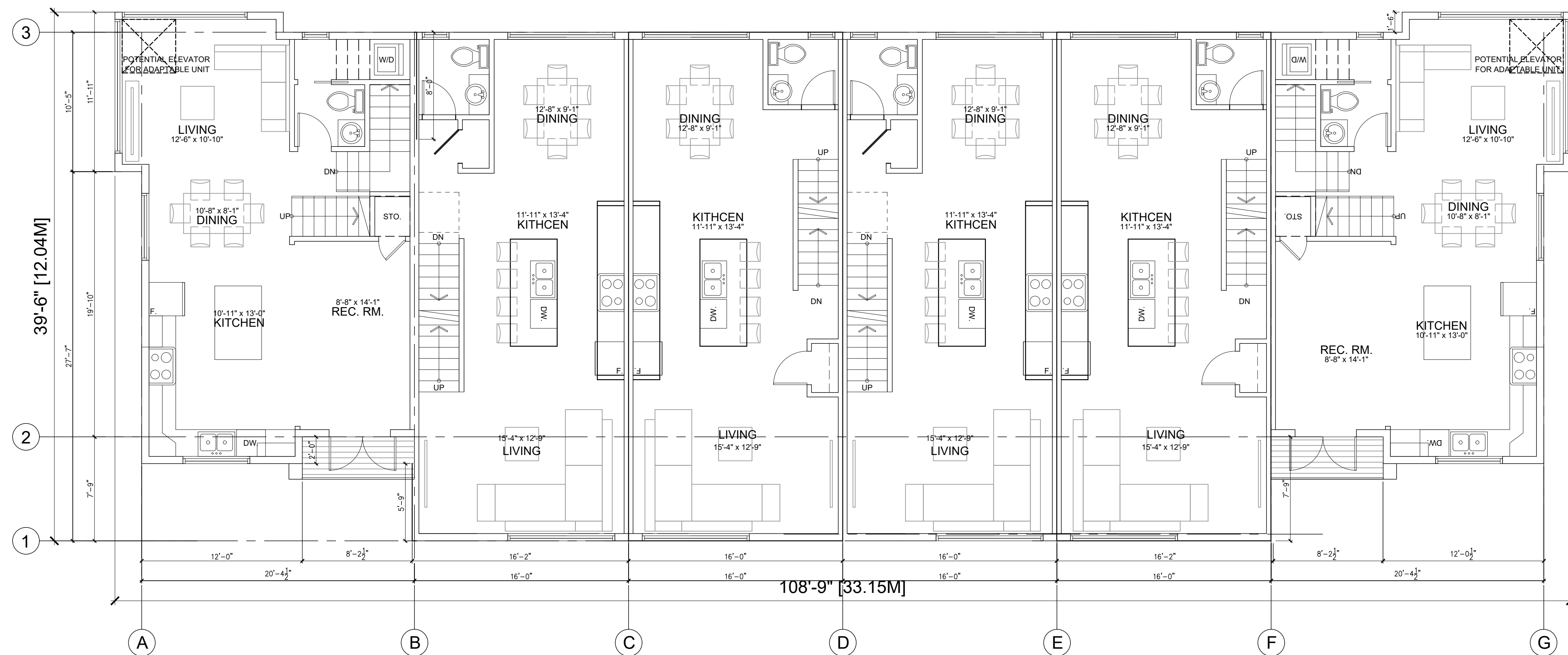
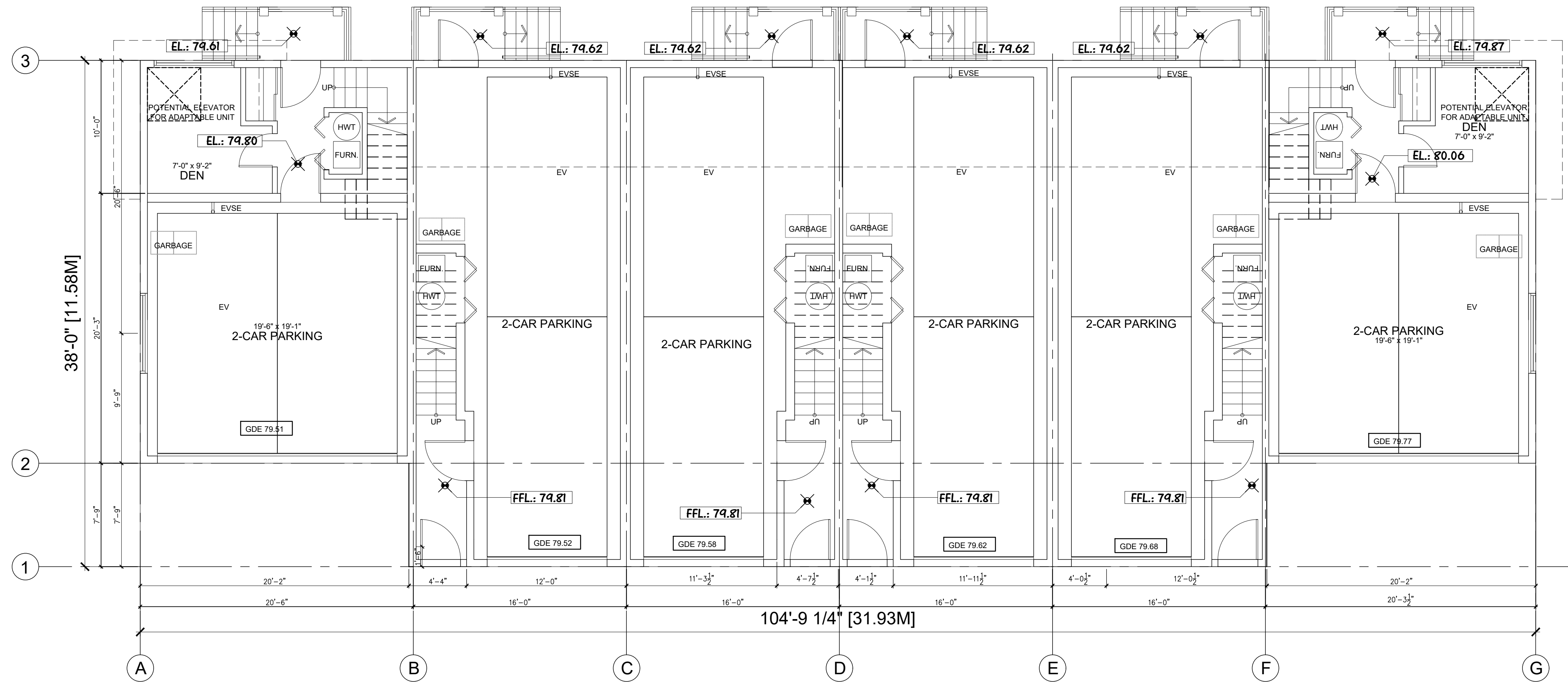
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Revision Date:
2024/02/26

Print Date:
2024/02/26

Dwg. No.
A5.12

BUILDING PERMIT DRAWING
7510,7488 198B STREET, LANGLEY, B.C.



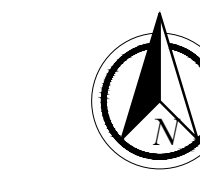
BUILDING PERMIT DRAWING
7510,7488 198B STREET, LANGLEY, B.C.

Prime Consultant
HJ Hwang Architecture Inc.
#700 - 838 West Hastings Street, Vancouver BC, V6C 0A6
phone: 604.275.5555
email: hjwang@hja.com

Consultant/Owner:
MARQ GROUP
6878 152 ST. SURREY, BC V3S 3L4
TEL: (604) 593-7880

No Date Revision
01 2024/02/26 BP APPL.

Sheet Title
BUILDING 7
LEVEL 1 & 2
FLOOR PLANS



Drawn:
JH

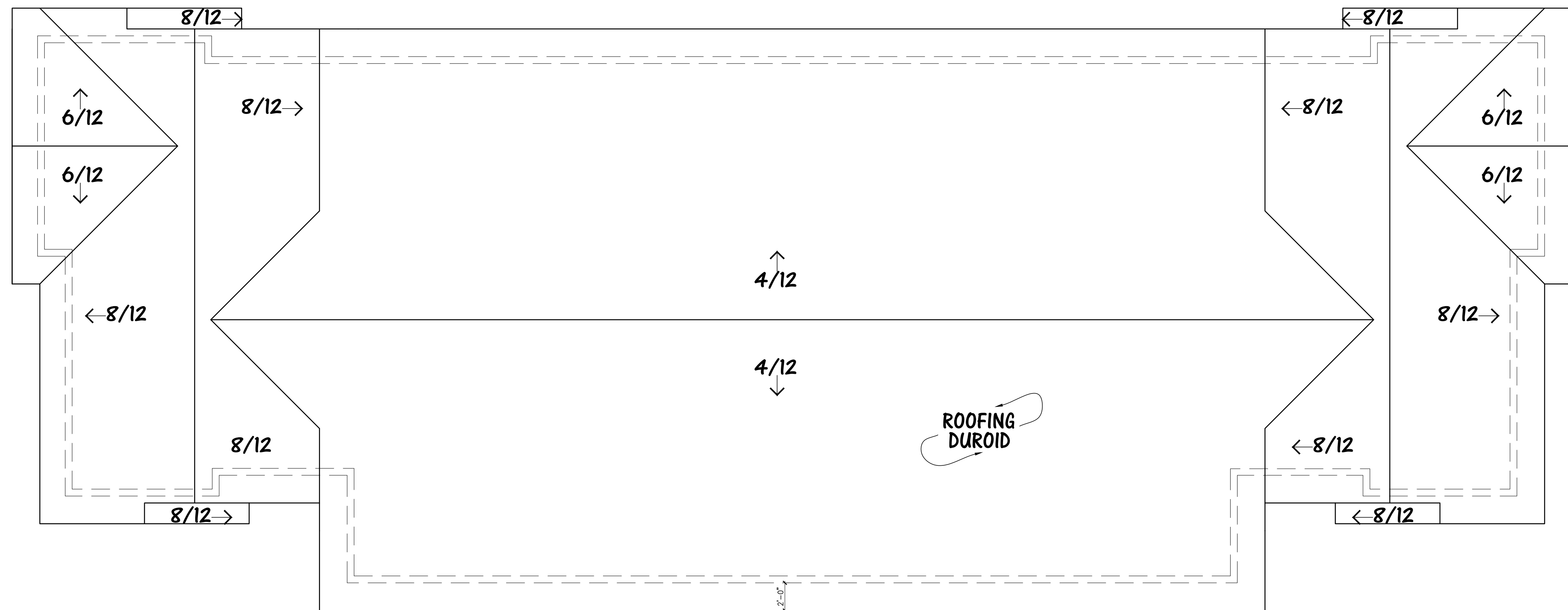
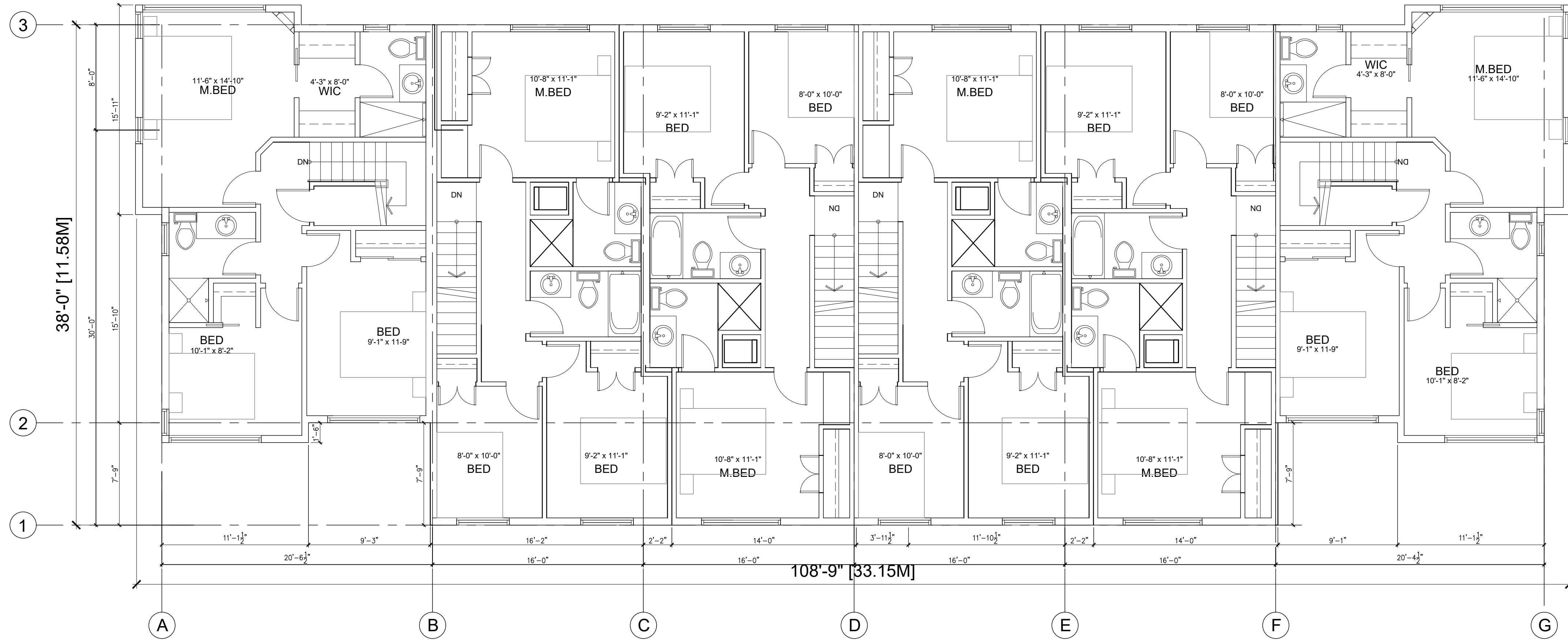
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Revision Date:
2024/02/26

Print Date:
2024/02/26

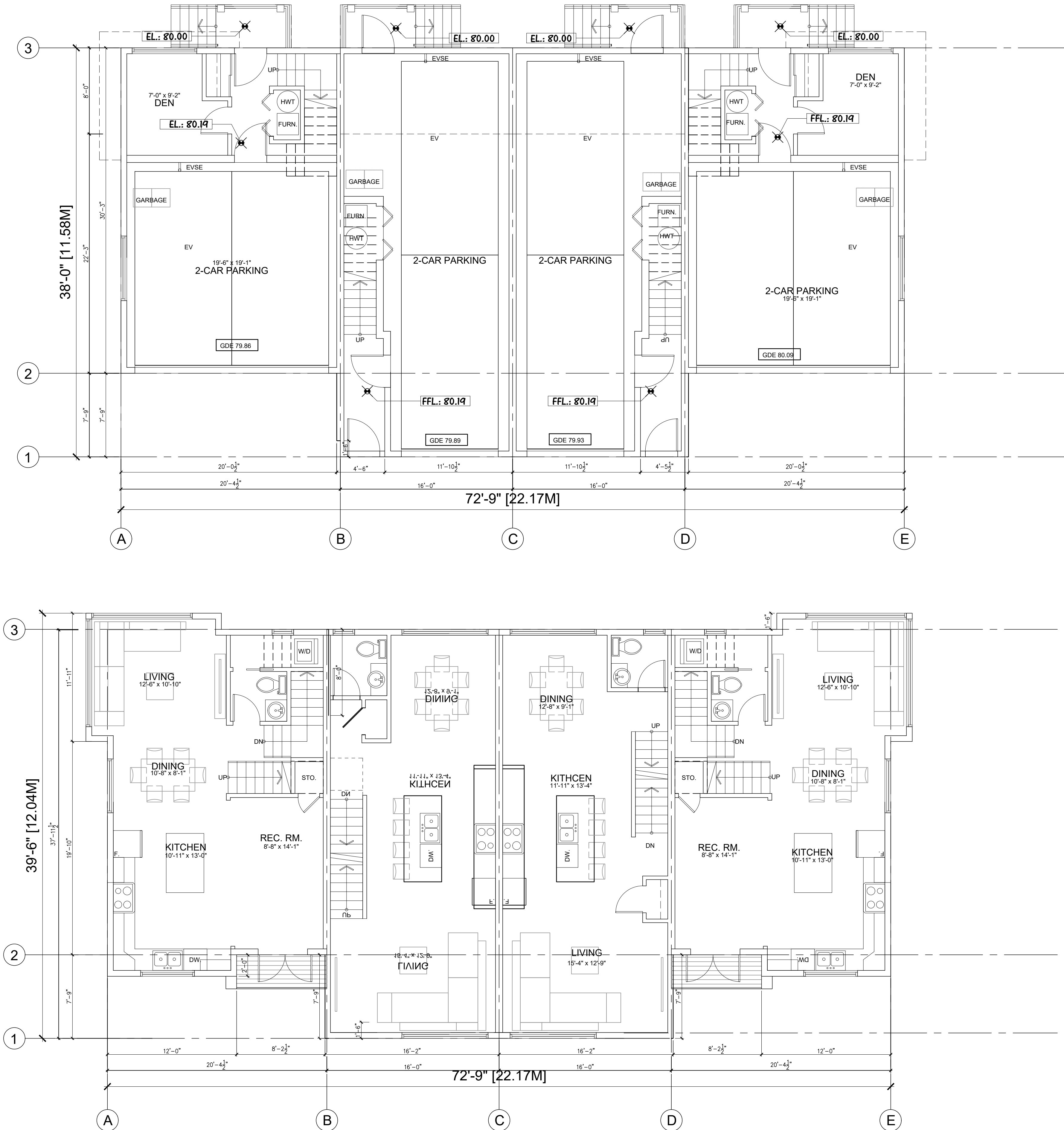
Dwg. No.

A5.13



7 ROOF PLAN
SCALE: 3/16" = 1'-0"

BUILDING PERMIT DRAWING 7510,7488 198B STREET, LANGLEY, B.C.	
Prime Consultant NJ Hwang Architecture Inc. #700 - 838 West Hastings Street, Vancouver BC, V6C 0A6 phone: 604.275.5555 fax: 604.275.7788 email: jhwang@njha.com	
Consultant/Owner:	MARQ GROUP 6878 152 ST. SURREY, BC V3S 3L4 TEL: (604) 593-7880
No Date 01 2024/02/26	Revision BP APPL.
Sheet Title BUILDING 7 LEVEL 3 & ROOF FLOOR PLANS	
Drawn: JH	
Scale: 3/16"=1'-0"	
Revision Date: 2024/02/26	
Print Date: 2024/02/26	
Dwg. No. A5.14	



Prime Consultant

NJ Hwang Architecture Inc.

#700 - 838 West Hastings Street, Vancouver BC, V6C 0A6
phone: 604.275.5555
email: njhwang.arch@gmail.com

Consultant/Owner:

MARQ GROUP

6878 152 ST. SURREY, BC V3S 3L4
TEL: (604) 593-7880

No Date Revision
01 2024/02/26 BP APPL.

Sheet Title
BUILDING 8
LEVEL 1 & 2
FLOOR PLANS

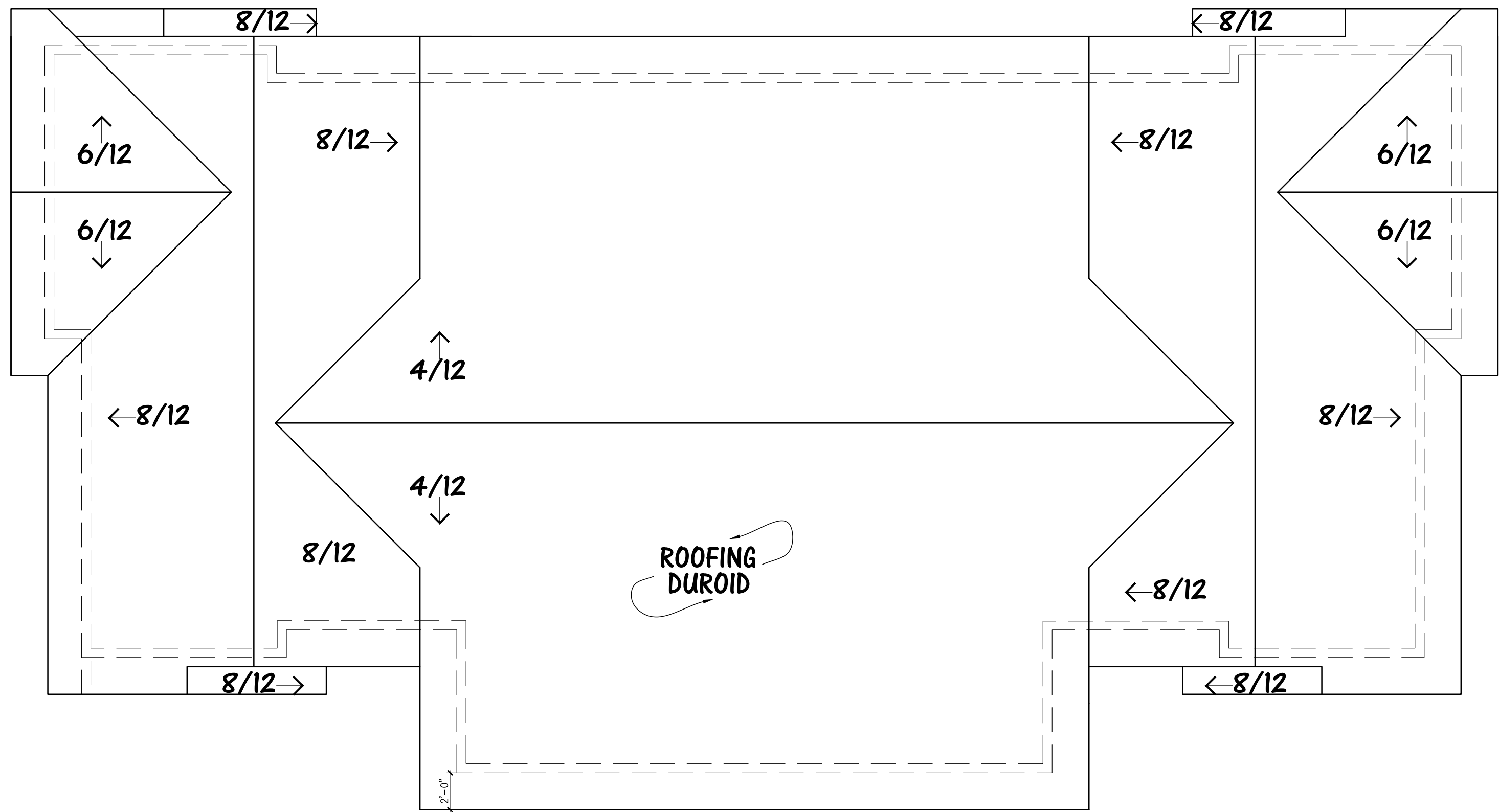
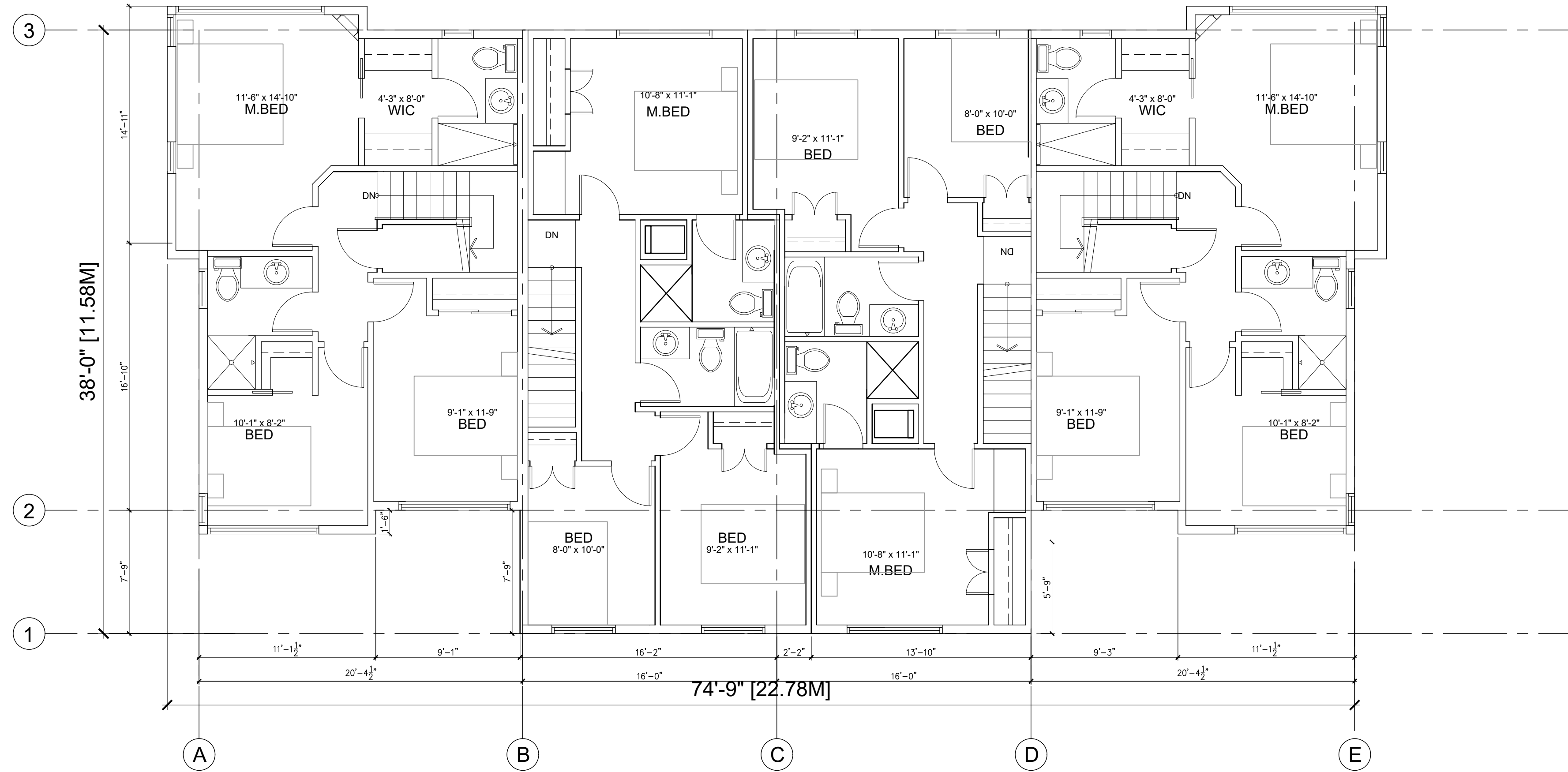
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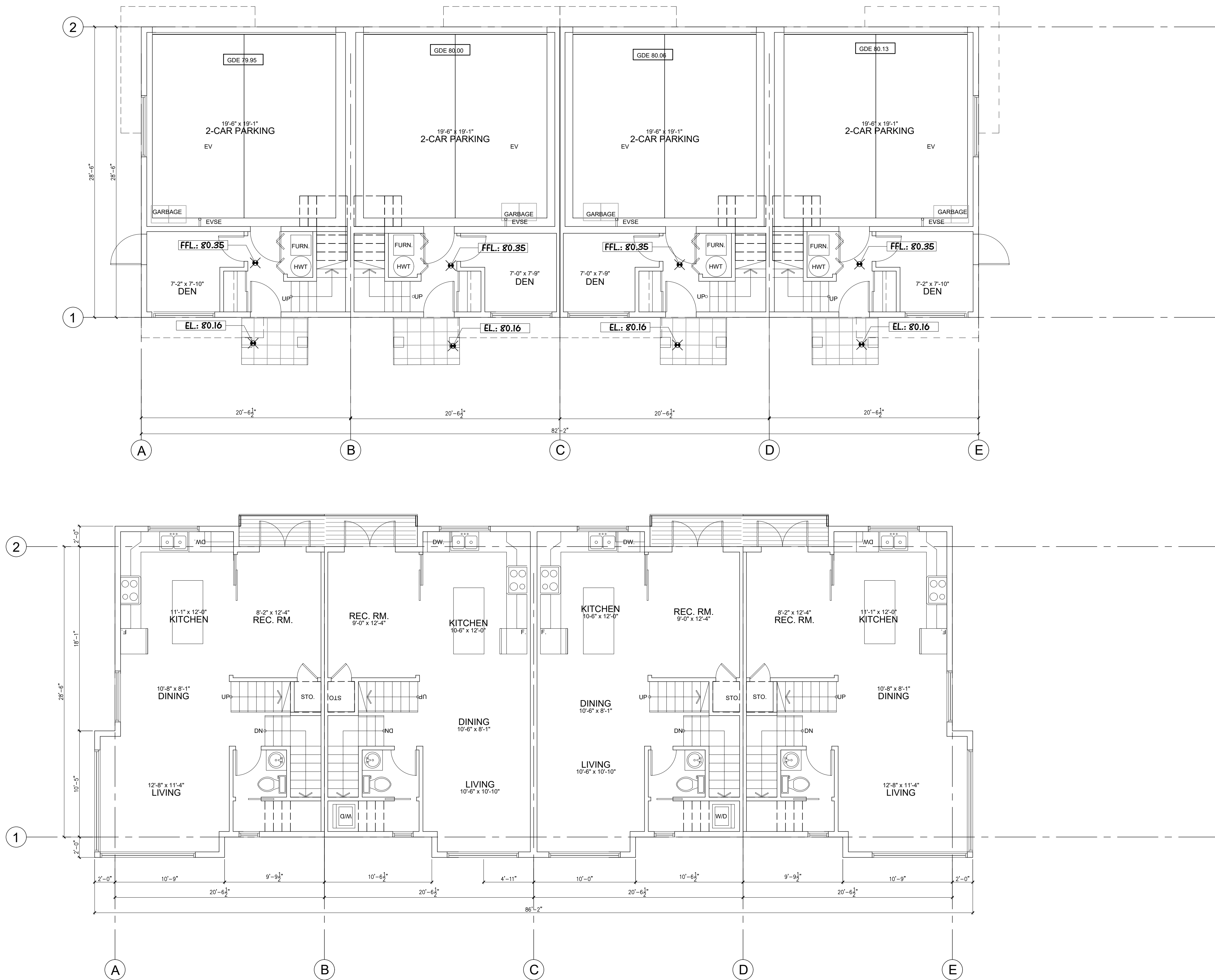
Revision Date:
2024/02/26

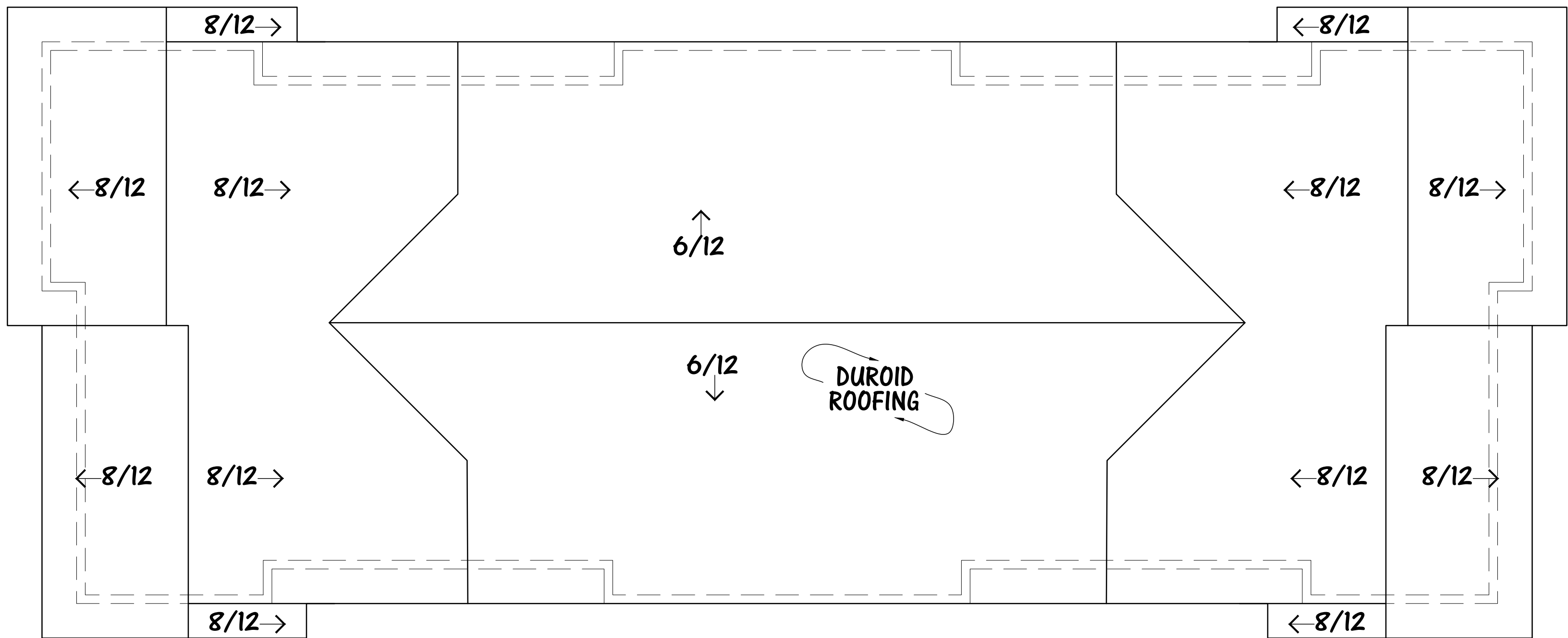
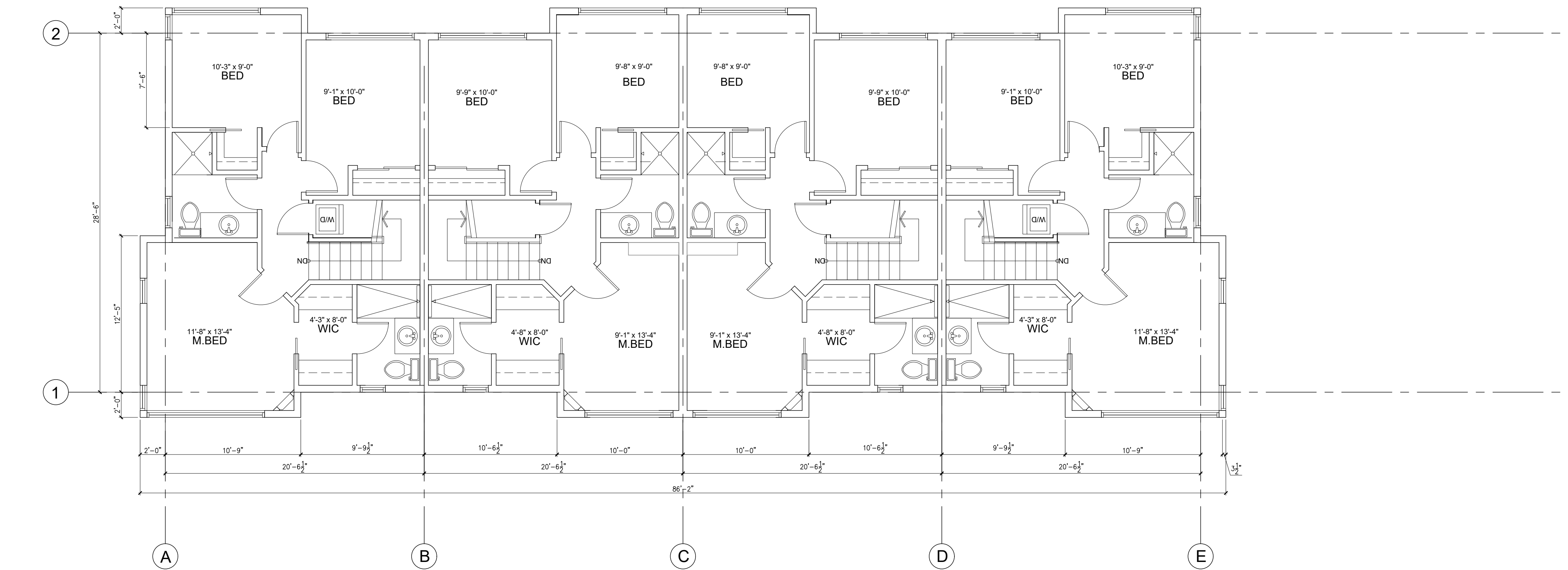
Print Date:
2024/02/26

Dwg. No.
A5.15



8 ROOF PLAN
SCALE: 3/16" = 1'-0"





9 ROOF PLAN
SCALE: 3/16" = 1'-0"

BUILDING PERMIT DRAWING
7510,7488 198B STREET, LANGLEY, B.C.

Prime Consultant
HJ Hwang Architecture Inc.
#700 - 838 West Hastings Street, Vancouver BC, V6C 0A6
phone: (604) 681-7160
email: jhwang.arch@gmail.com

Consultant/Owner:
MARQ GROUP
MARQ
6878 152 ST. SURREY, BC V3S 3L4
TEL: (604) 593-7880

No. Date Revision
01 2024/02/26 BP APPL.

Sheet Title
BUILDING 9
LEVEL 3 & ROOF
FLOOR PLANS



Drawn:
JH

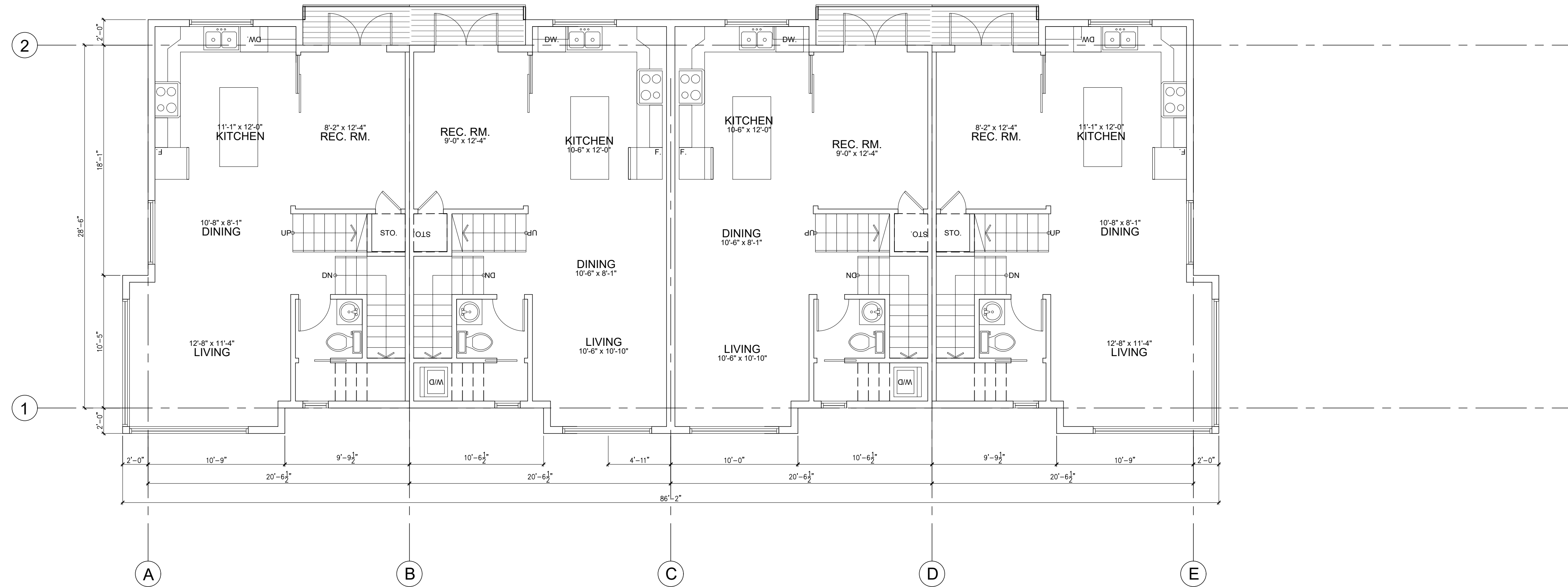
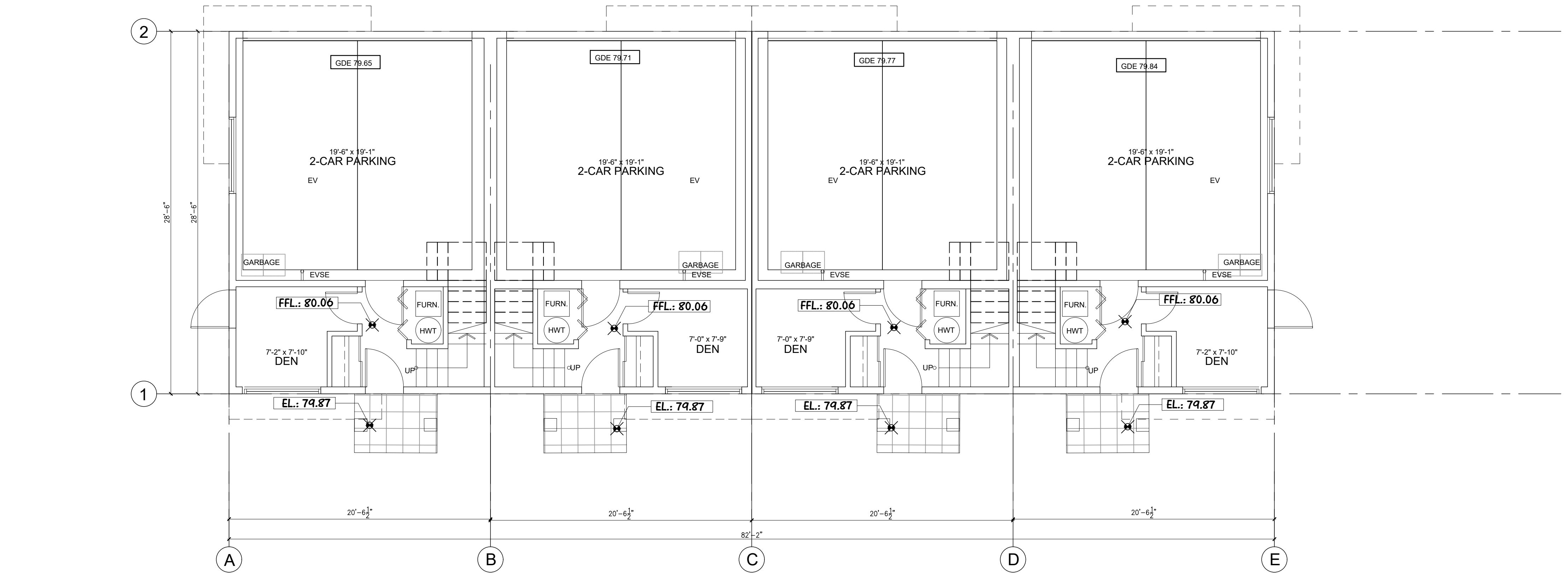
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Revision Date:
2024/02/26

Print Date:
2024/02/26

Dwg. No.

A5.18



Prime Consultant

Consultant/Owner:

No

Date

01

2024/02/26

BP

APPL.

Revision

2024/02/26

BP

APPL.

Sheet Title

BUILDING 10

LEVEL 1 & 2

FLOOR PLANS

Drawn:

JH

Scale:

3/16"=1'-0"

Revision Date:

2024/02/26

Print Date:

2024/02/26

Dwg. No.

A5.19

Building Permit Drawing

7510,7488 198B STREET, LANGLEY, B.C.

Marq Group

6878 152 ST. SURREY, BC V3S 3L4

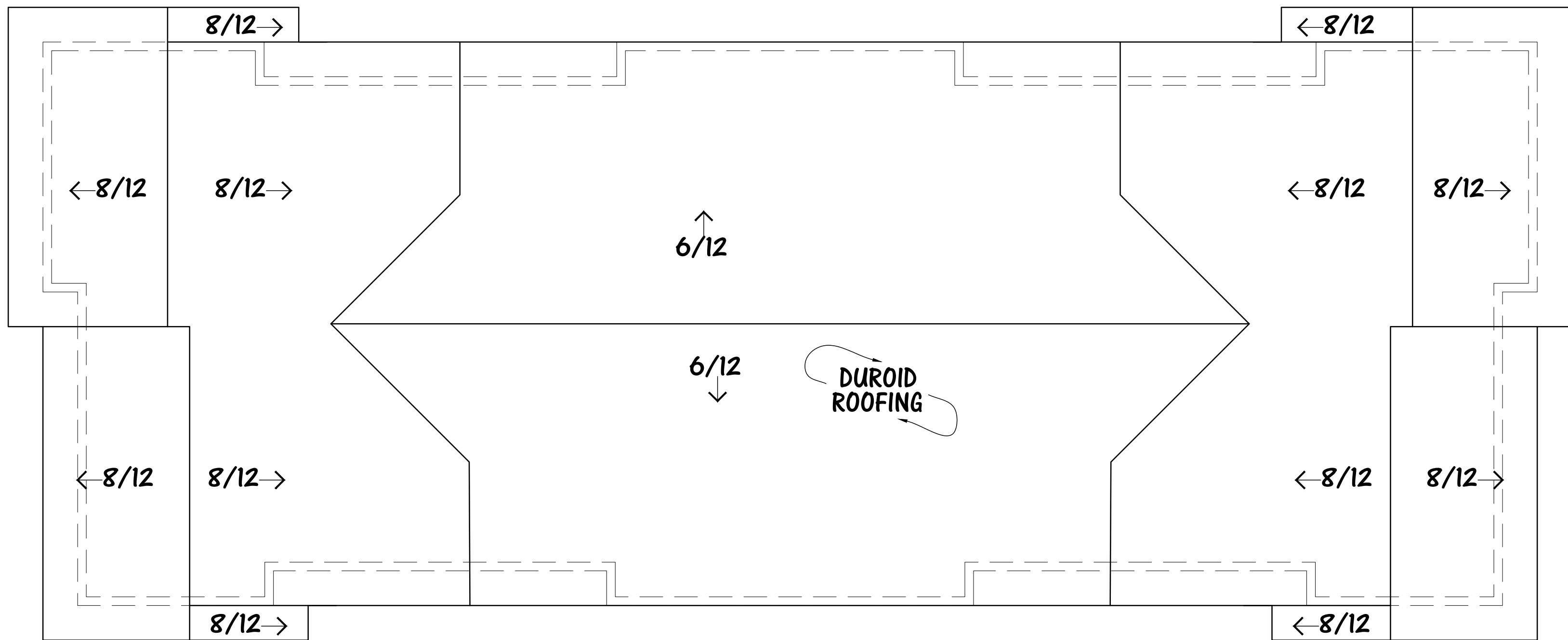
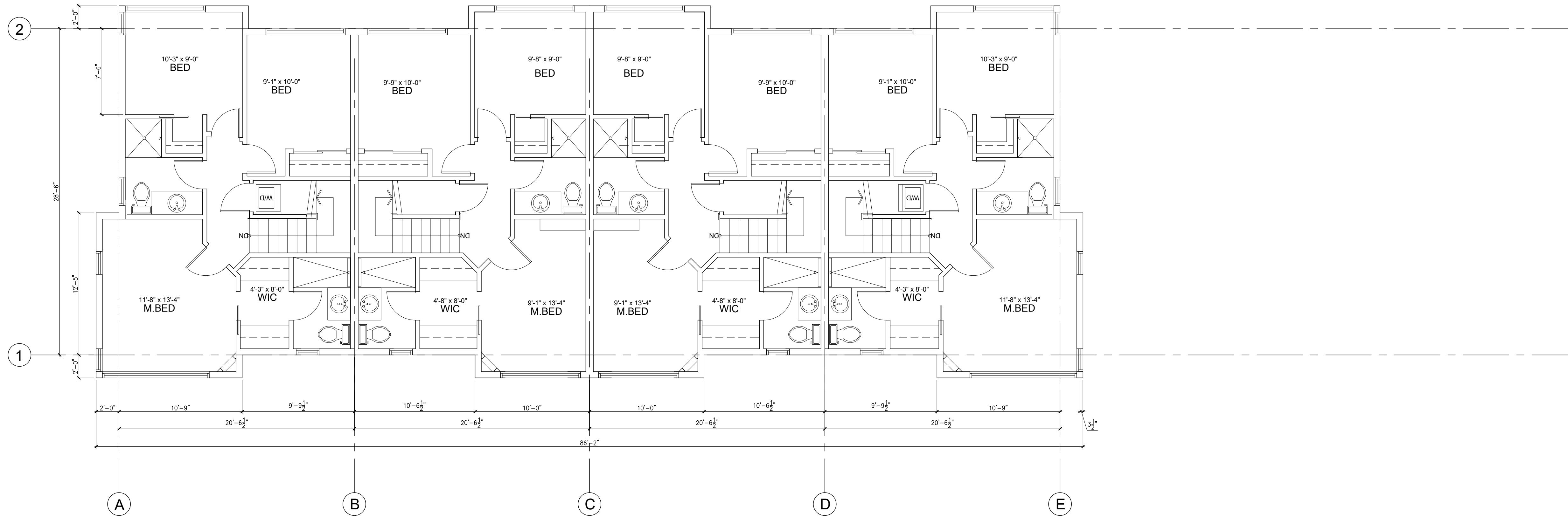
TEL+ (604) 593-7880

Hwang Architecture Inc.

#700 - 838 West Hastings Street, Vancouver BC, V6C 0A6

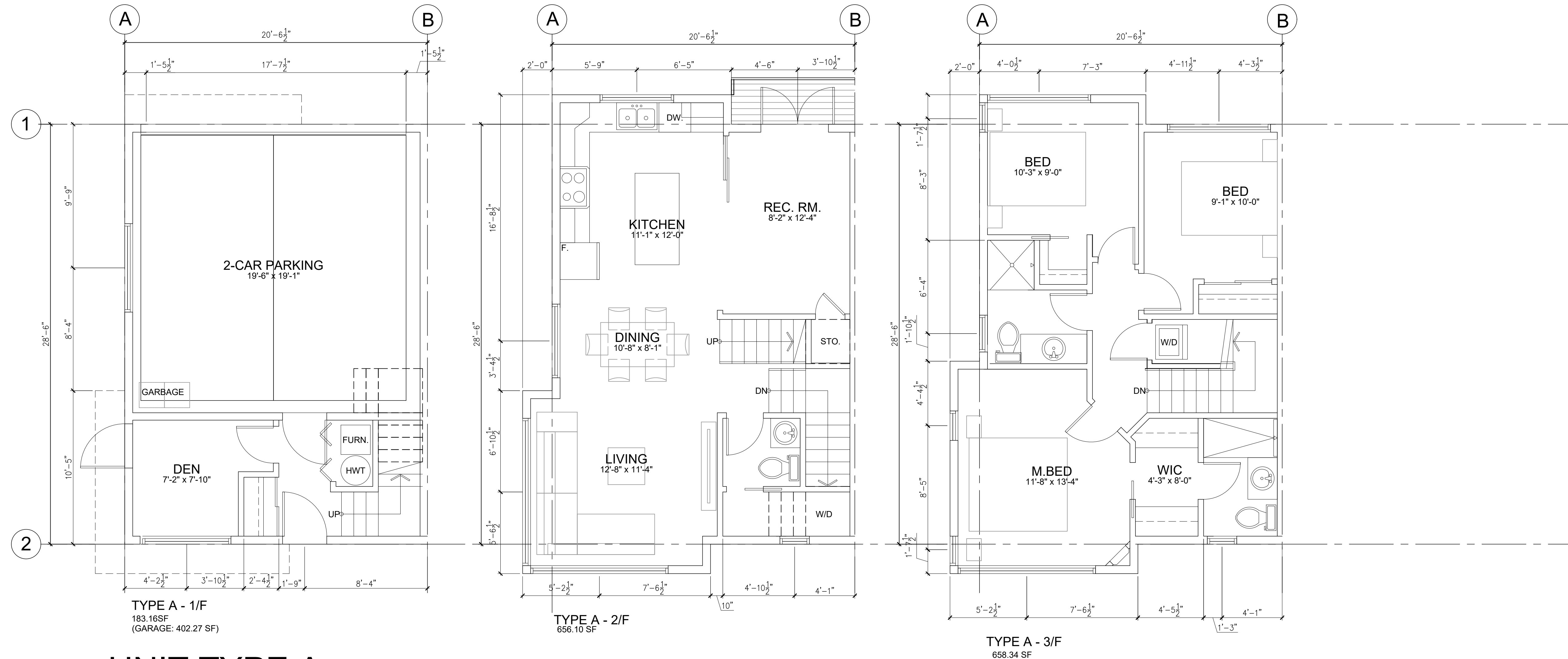
604-729-0562

info@hwanggroup.com

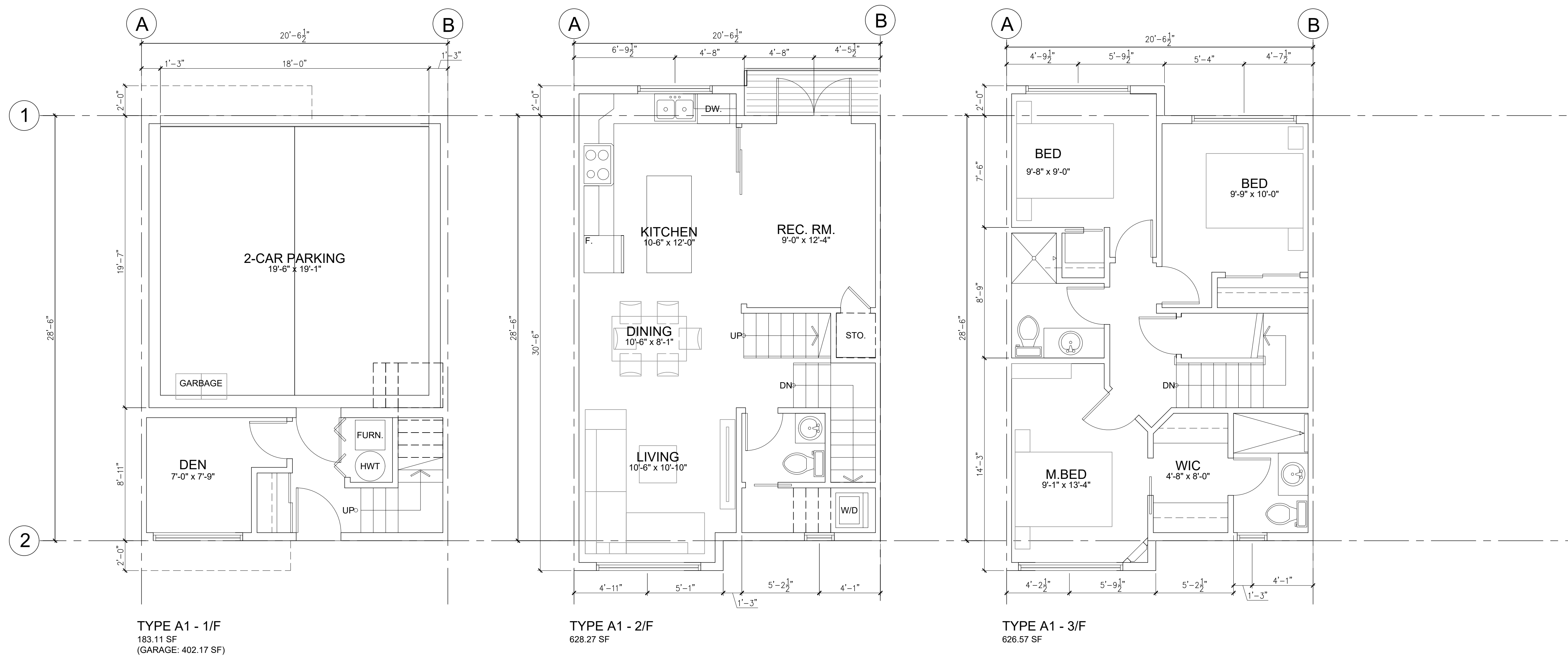


10 ROOF PLAN
SCALE: 3/16" = 1'-0"

BUILDING PERMIT DRAWING 7510,7488 198B STREET, LANGLEY, B.C.	
Prime Consultant NJ Hwang Architecture Inc. #700 - 838 West Hastings Street, Vancouver BC, V6C 0A6 phone: 604.275.7880 email: njhwang.arch@gmail.com	
Consultant/Owner:	MARQ GROUP MARQ 6878 152 ST. SURREY, BC V3S 3L4 TEL: (604) 593-7880
No Date	Revision
01	2024/02/26 BP APPL.
Sheet Title BUILDING 10 LEVEL 3 & ROOF FLOOR PLANS	
Drawn: JH	
Scale: 3/16"=1'-0"	
Revision Date: 2024/02/26	
Print Date: 2024/02/26	
Dwg. No. A5.20	



UNIT TYPE A
TOTAL = 1,497.6 SQ.FT. (EXCLUDING GARAGE)



UNIT TYPE A1
TOTAL = 1,437.95 SQ.FT. (EXCLUDING GARAGE)

Prime Consultant

NJ Hwang Architecture Inc.

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Tel: (604) 681-7780
email: njhwang.arch@gmail.com

Consultant/Owner:

MARQ GROUP

6878 152 ST. SURREY, BC V3S 3L4
TEL: (604) 593-7880

No Date Revision
01 2024/02/26 BP APPL.

Sheet Title
UNIT TYPE A1
FLOOR PLANS

Drawn:
JH

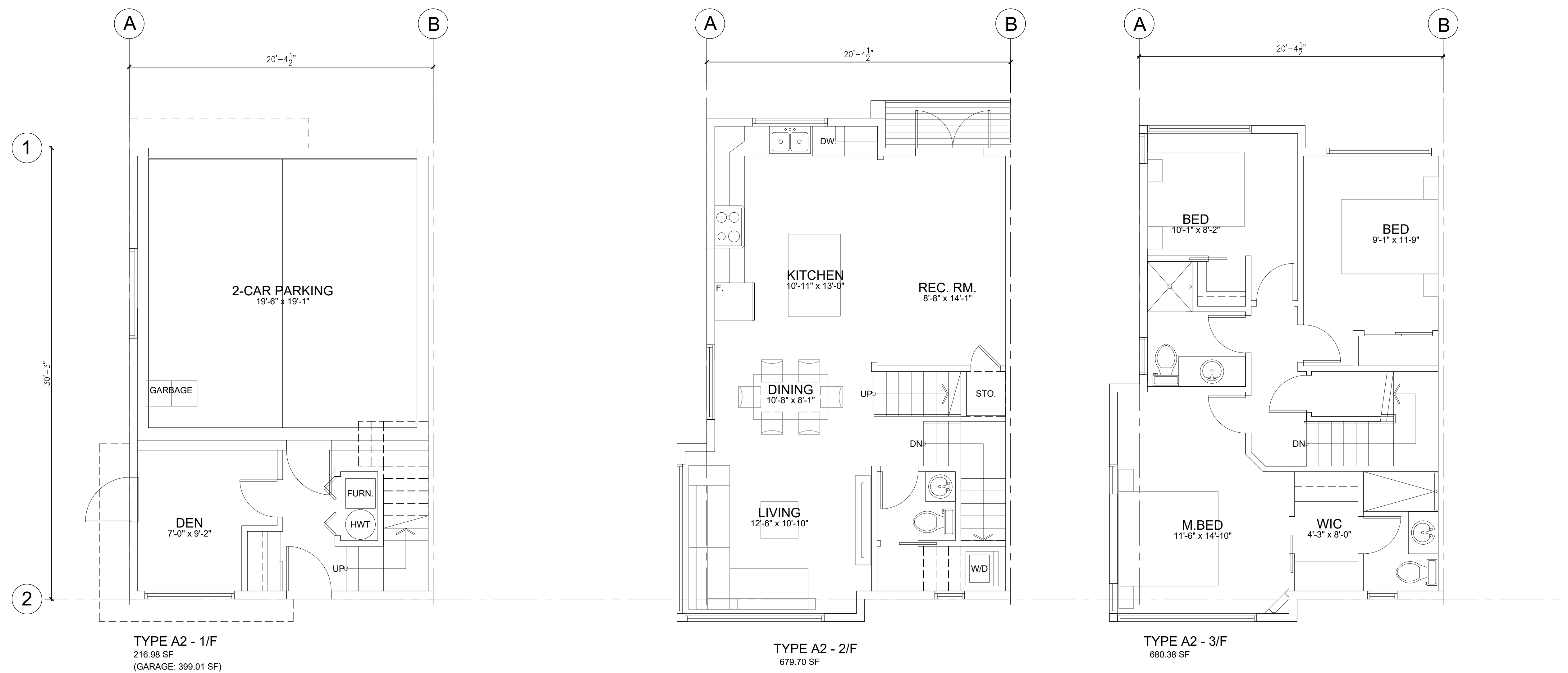
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Revision Date:
2024/02/26

Print Date:
2024/02/26

Dwg. No.
A6.02

BUILDING PERMIT DRAWING
7510,7488 198B STREET, LANGLEY, B.C.



UNIT TYPE A2
TOTAL = 1,577.06 SQ.FT. (EXCLUDING GARAGE)

Building Permit Drawing

7510,7488 198B STREET, LANGLEY, B.C.

Prime Consultant

Hwang Architecture Inc.

#700 - 833 West Hastings Street, Vancouver BC, V6C 0A6

604-276-7760

email: phwang.arch@gmail.com

Consultant/Owner:

MARQ GROUP

6678 152 ST. SURREY, BC V3S 3L4

TEL: (604) 593-7880

No Date

Revision

01

2024/02/26 BP APPL.

Sheet Title

UNIT TYPE A2

FLOOR PLANS

Drawn:

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Scale:

1/4"=1'-0"

Revision Date:

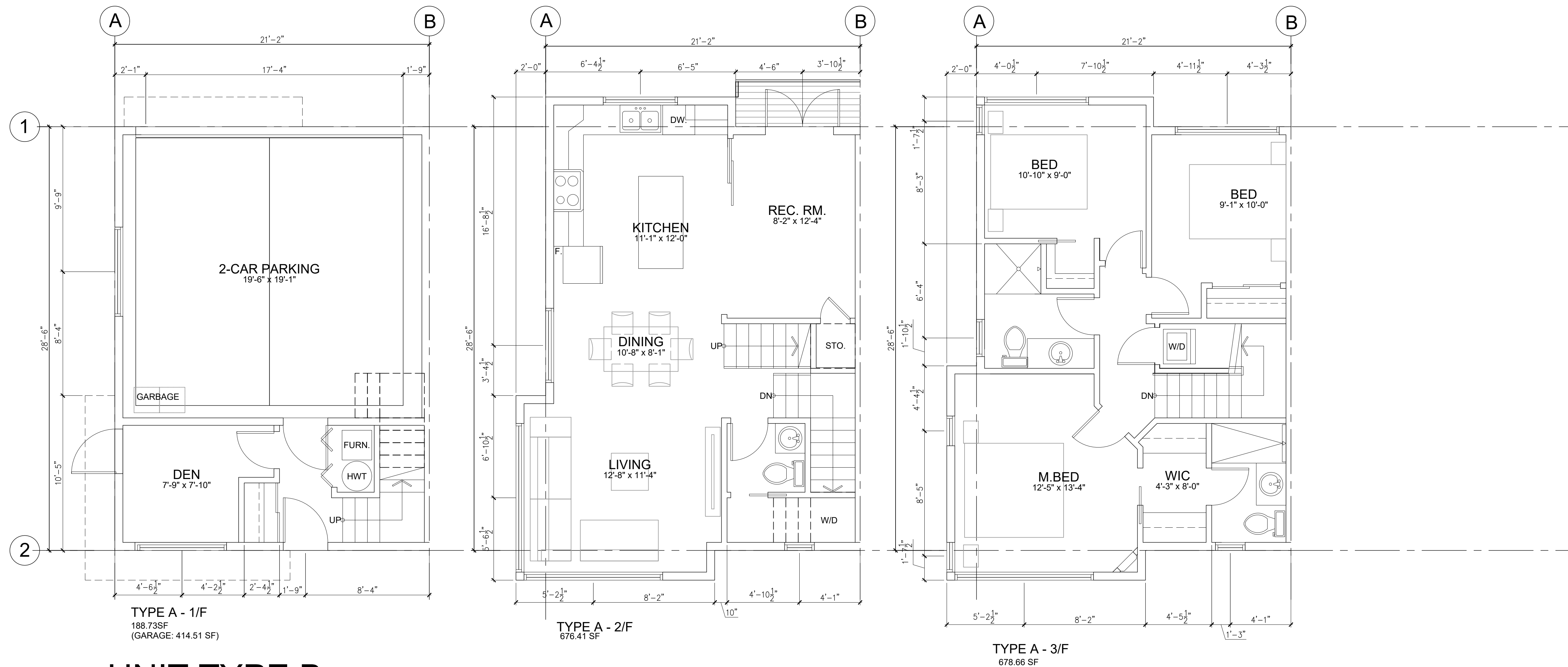
2024/02/26

Print Date:

2024/02/26

Dwg. No.

A6.03



UNIT TYPE B
TOTAL = 1,543.80 SQ.FT. (EXCLUDING GARAGE)

Building Permit Drawing

7510,7488 198B STREET, LANGLEY, B.C.

Prime Consultant

Hwang Architecture Inc.

#700 - 838 West Hastings Street, Vancouver BC, V6C 0A6

Phone: 604-277-7680

email: hwang.arch@gmail.com

Consultant/Owner:

MARQ GROUP

6878 152 ST, SURREY, BC V3S 3L4

TEL: (604) 593-7880

No Date

Revision

01

2024/02/26 BP APPL.

Sheet Title

UNIT TYPE B

FLOOR PLANS

Drawn:

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Scale:

1/4"=1'-0"

Revision Date:

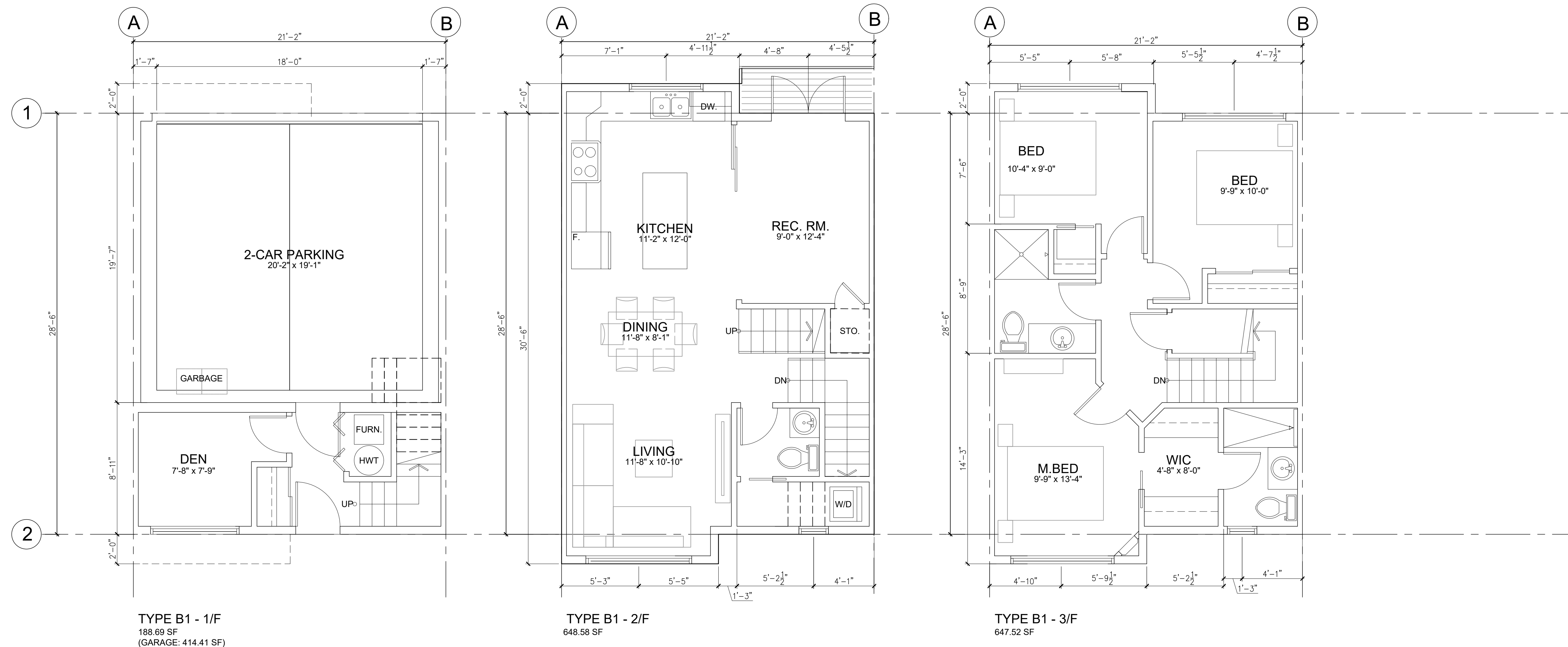
2024/02/26

Print Date:

2024/02/26

Dwg. No.

A6.04



UNIT TYPE B1
TOTAL = 1,484.79 SQ.FT. (EXCLUDING GARAGE)

Prime Consultant

HJ Hwang Architecture Inc.

#700 - 838 West Hastings Street, Vancouver BC, V6C 0A6
email: hhwang.arch@gmail.com

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MARQ GROUP

6878 152 ST, SURREY, BC V3S 3L4
TEL: (604) 593-7880

No Date Revision

01 2024/02/26 BP APPL.

Sheet Title

UNIT TYPE B1
FLOOR PLANS

Drawn:
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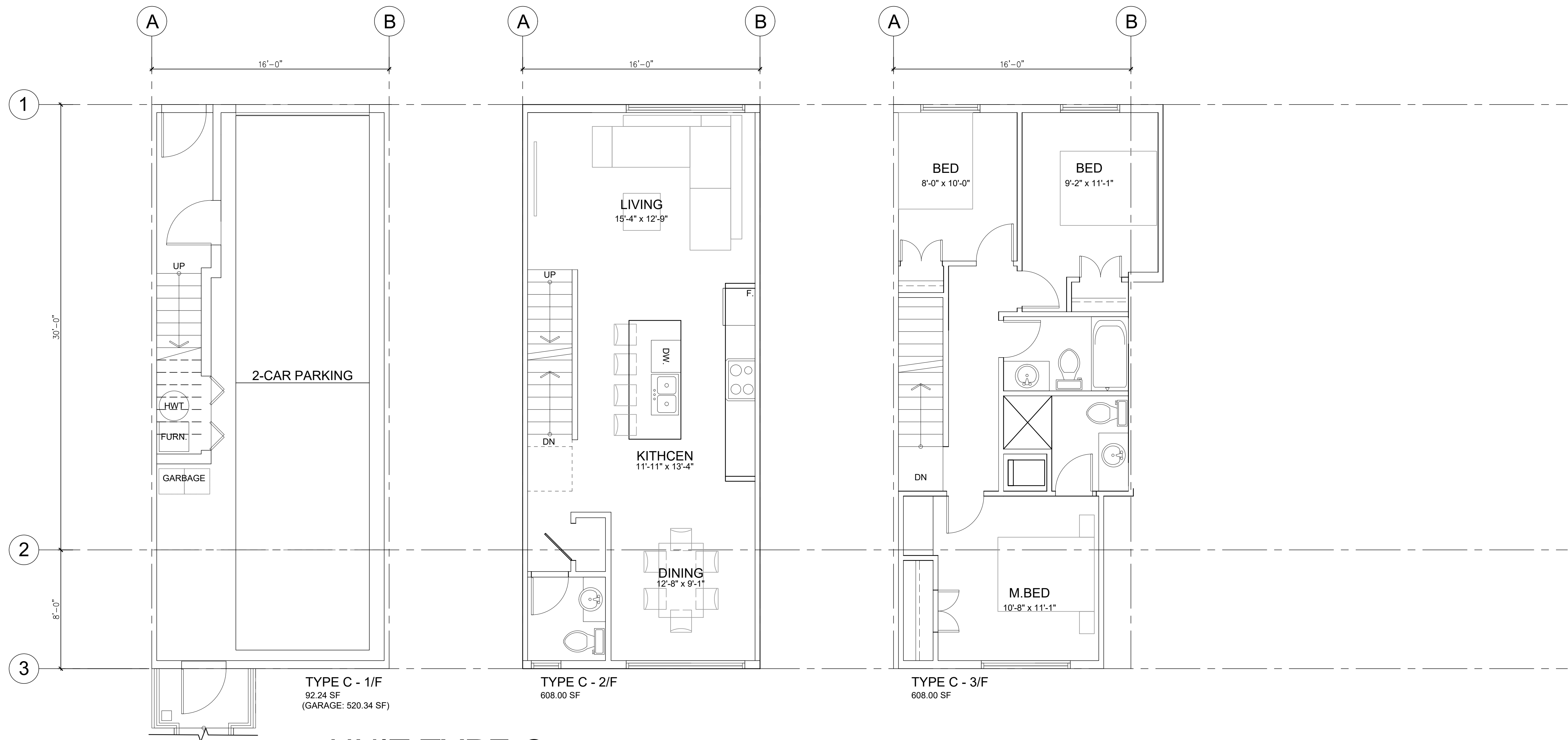
Revision Date:
2024/02/26

Print Date:
2024/02/26

Dwg. No.

A6.05

BUILDING PERMIT DRAWING
7510,7488 198B STREET, LANGLEY, B.C.



UNIT TYPE C
TOTAL = 1,332.45 SQ.FT. (EXCLUDING GARAGE)
TOTAL = 1,852.79

Building Permit Drawing
7510,7488 198B STREET, LANGLEY, B.C.

Prime Consultant
NJ Hwang Architecture Inc.
#700 - 838 West Hastings Street, Vancouver BC, V6C 0A6
phone: 604-275-7768
email: njhwang.arch@gmail.com

Consultant/Owner:
MARQ GROUP
6878 152 ST, SURREY, BC V3S 3L4
TEL: (604) 593-7880

No Date Revision
01 2024/02/26 BP APPL.

Sheet Title
UNIT TYPE C
FLOOR PLANS

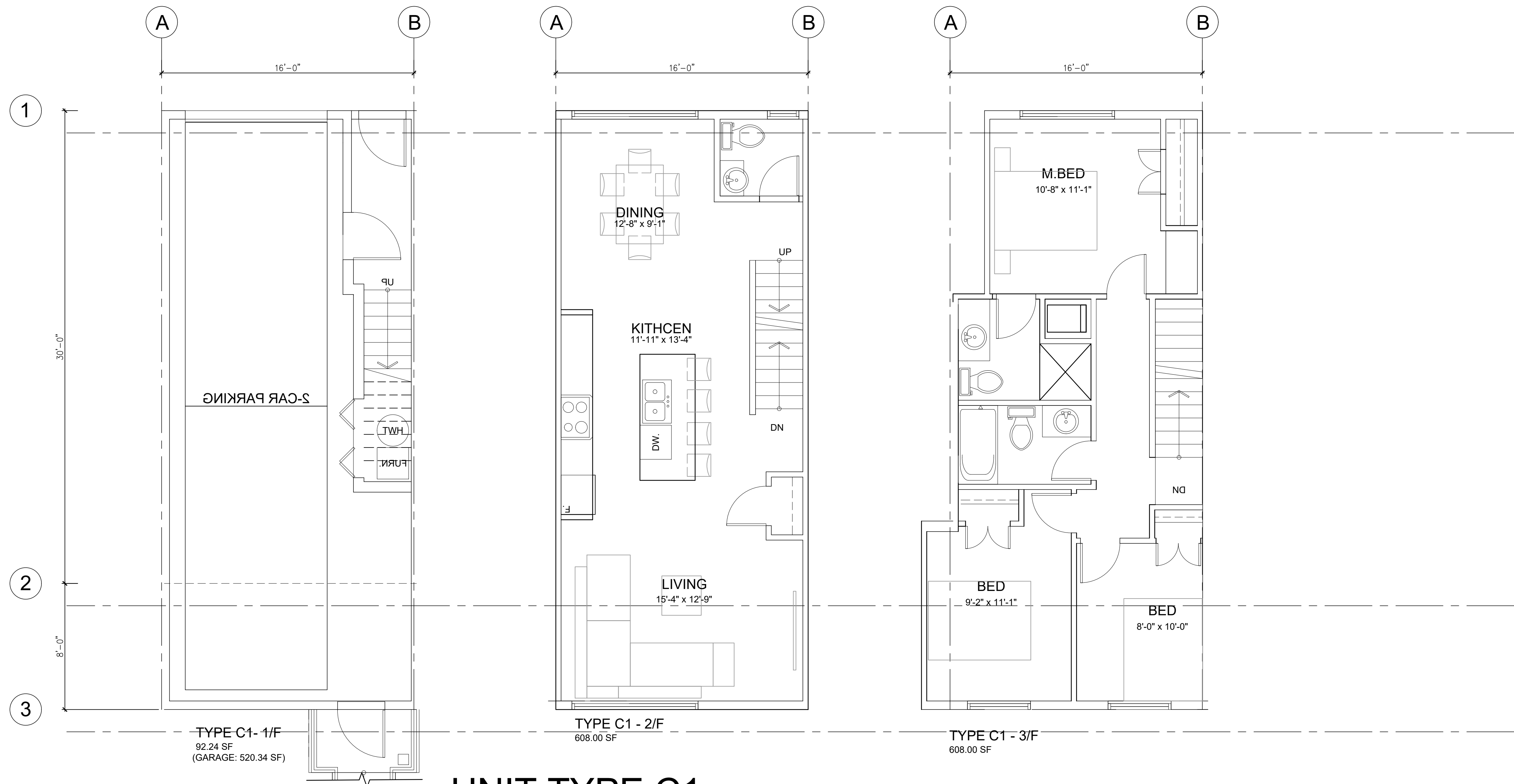
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Scale:
1/4"=1'-0"

Revision Date:
2024/02/26

Print Date:
2024/02/26

Dwg. No.
A6.06





BUILDING 1 (WEST ELEVATION)



BUILDING 1 (EAST ELEVATION)



BUILDING 1 (SOUTH ELEVATION)



BUILDING 1 (NORTH ELEVATION)





BUILDING 2 (SOUTH ELEVATION)



BUILDING 2 (EAST ELEVATION)



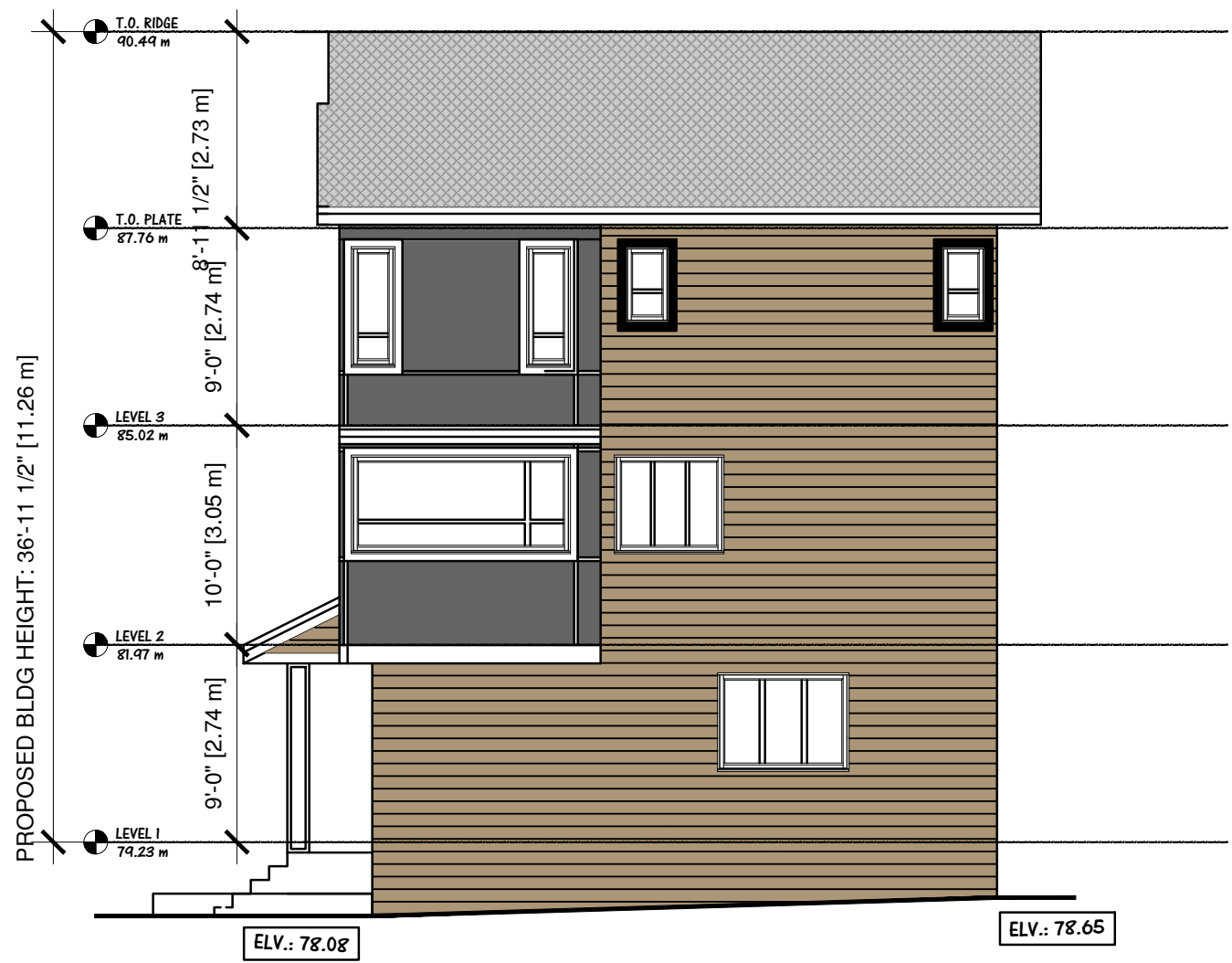
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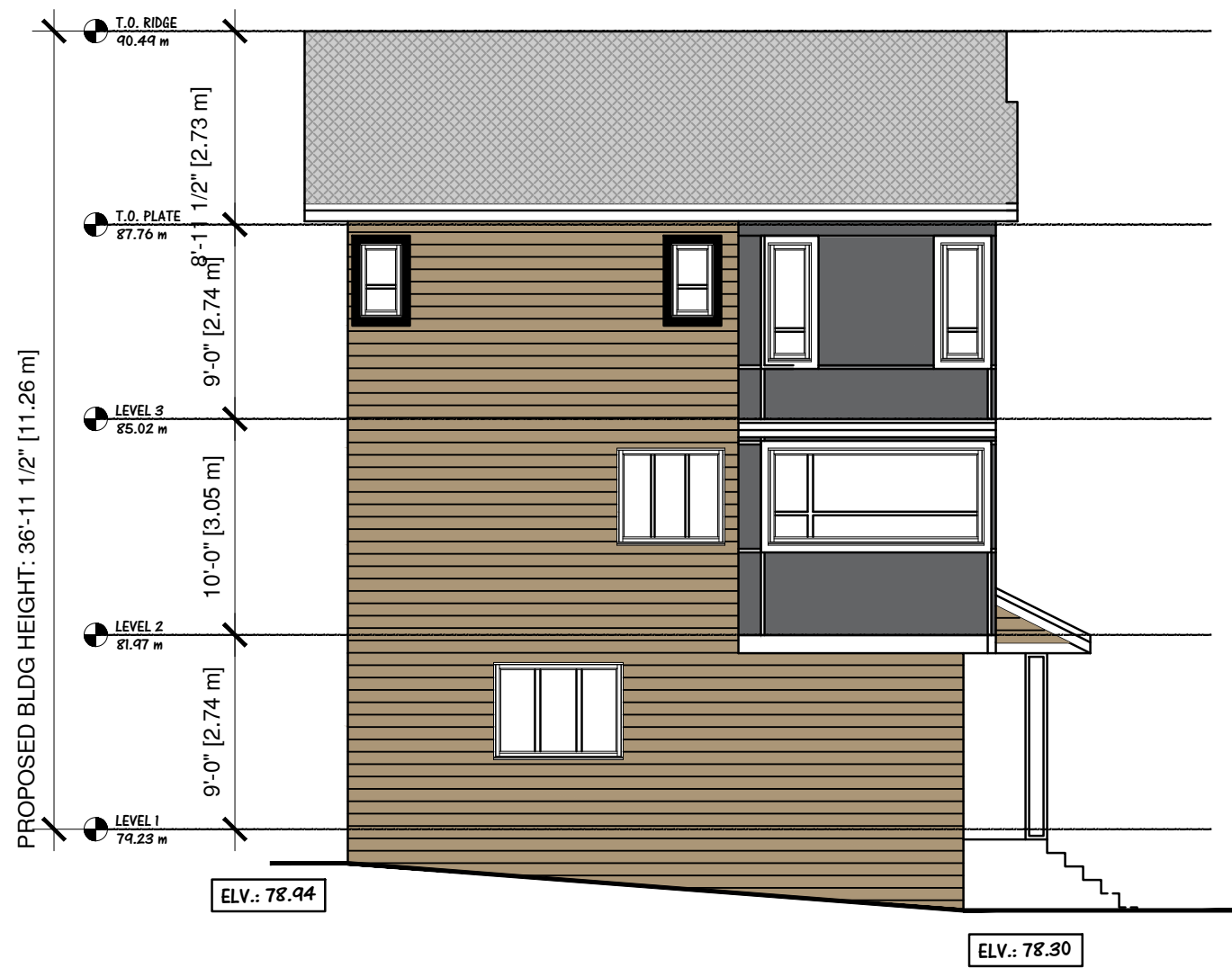
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BUILDING 3 (SOUTH ELEVATION)



BUILDING 3 (EAST ELEVATION)



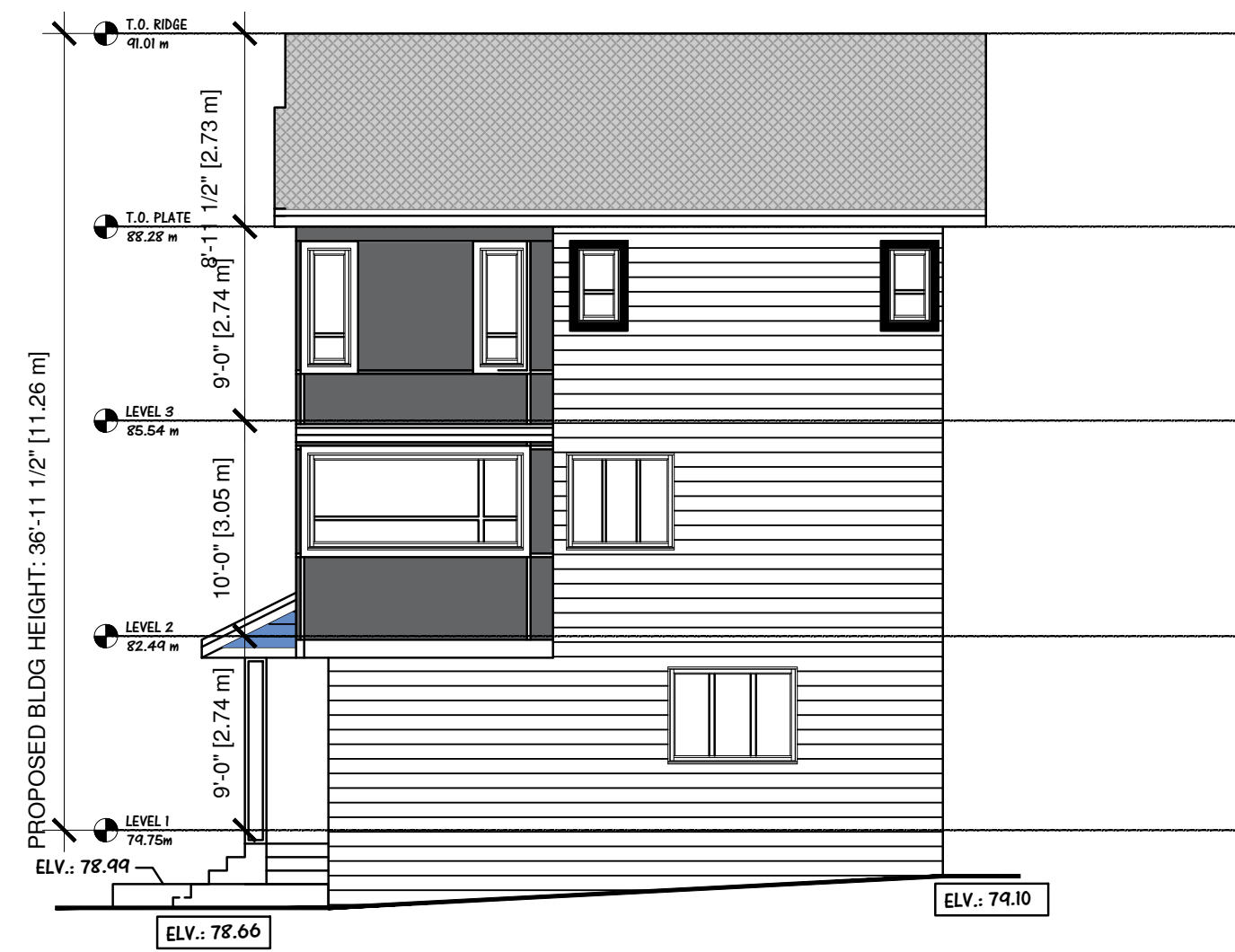
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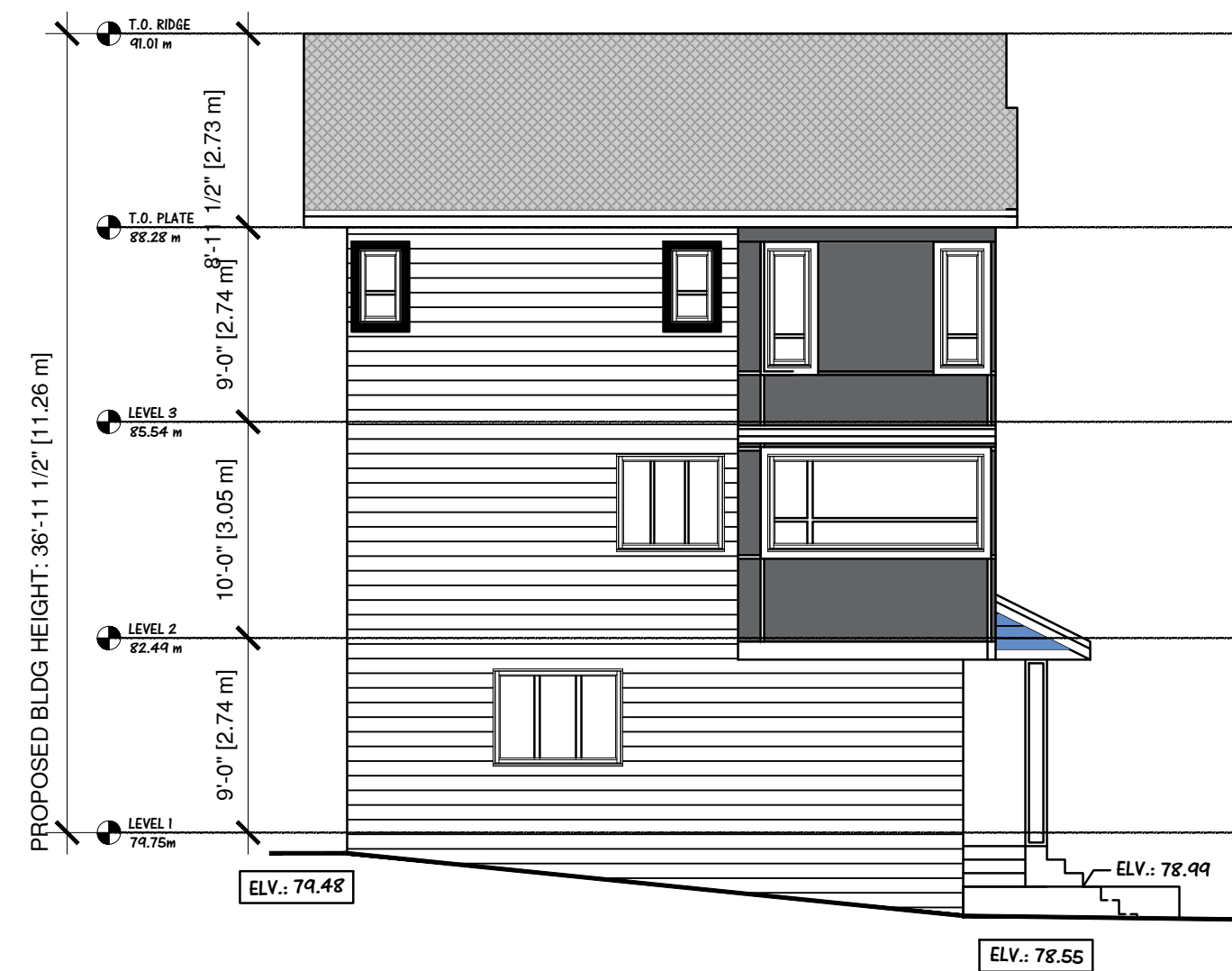
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BUILDING 4 (SOUTH ELEVATION)



BUILDING 4 (WEST ELEVATION)



BUILDING 4 (EAST ELEVATION)

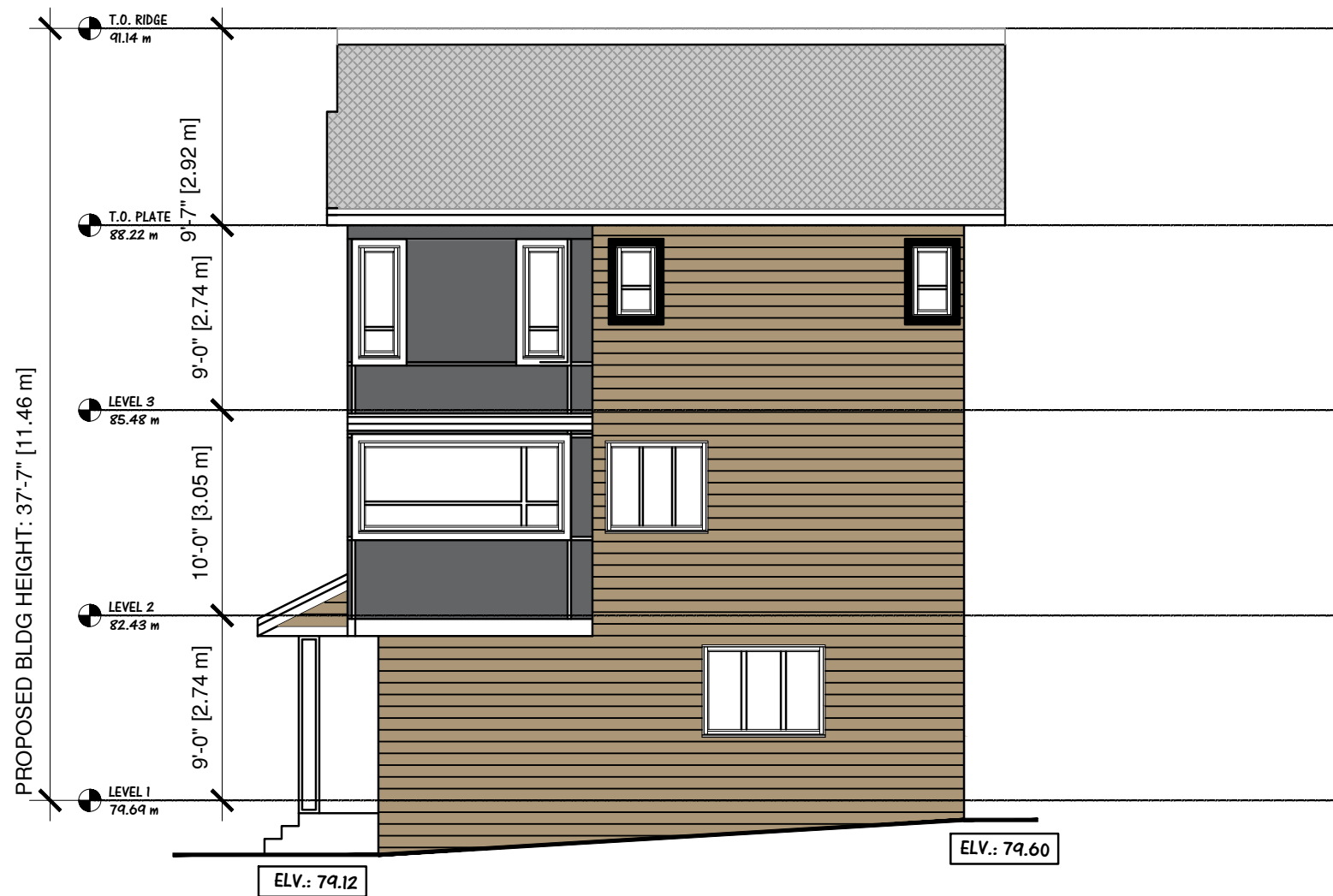
Prime Consultant HNJ Hwang Architecture Inc. #700 - 838 West Hastings Street, Vancouver BC, V6C 0A6 Tel: (604) 681-7880 email: hnwang.arch@gmail.com	
Consultant/Owner: MARQ GROUP 6878 152 ST. SURREY, BC V3S 3L4 TEL: (604) 593-7880	No Date Revision 01 2024/02/26 BP APPL.
Sheet Title ELEVATIONS BUILDING 4	
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Scale: 3/16"=1'-0"	
Revision Date: 2024/02/26	
Print Date: 2024/02/26	
Dwg. No. A7.04	



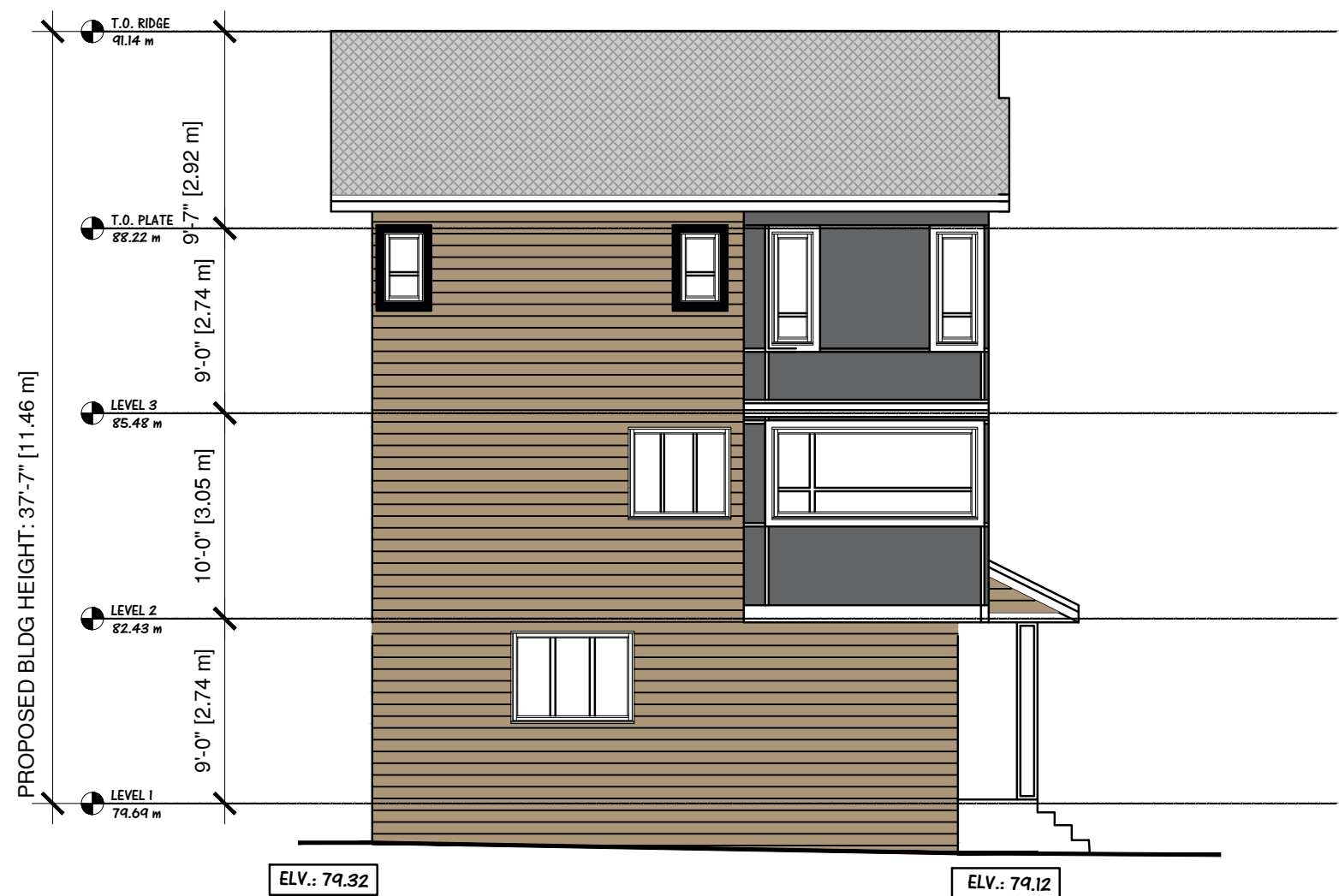
BUILDING 5 (SOUTH ELEVATION)



BUILDING 5 (SOUTH ELEVATION)



BUILDING 5 (EAST ELEVATION)



BUILDING 5 (WEST ELEVATION)



BUILDING 6 (SOUTH ELEVATION)



BUILDING 6 (NORTH ELEVATION)



BUILDING 6 (EAST ELEVATION)



BUILDING 6 (WEST ELEVATION)

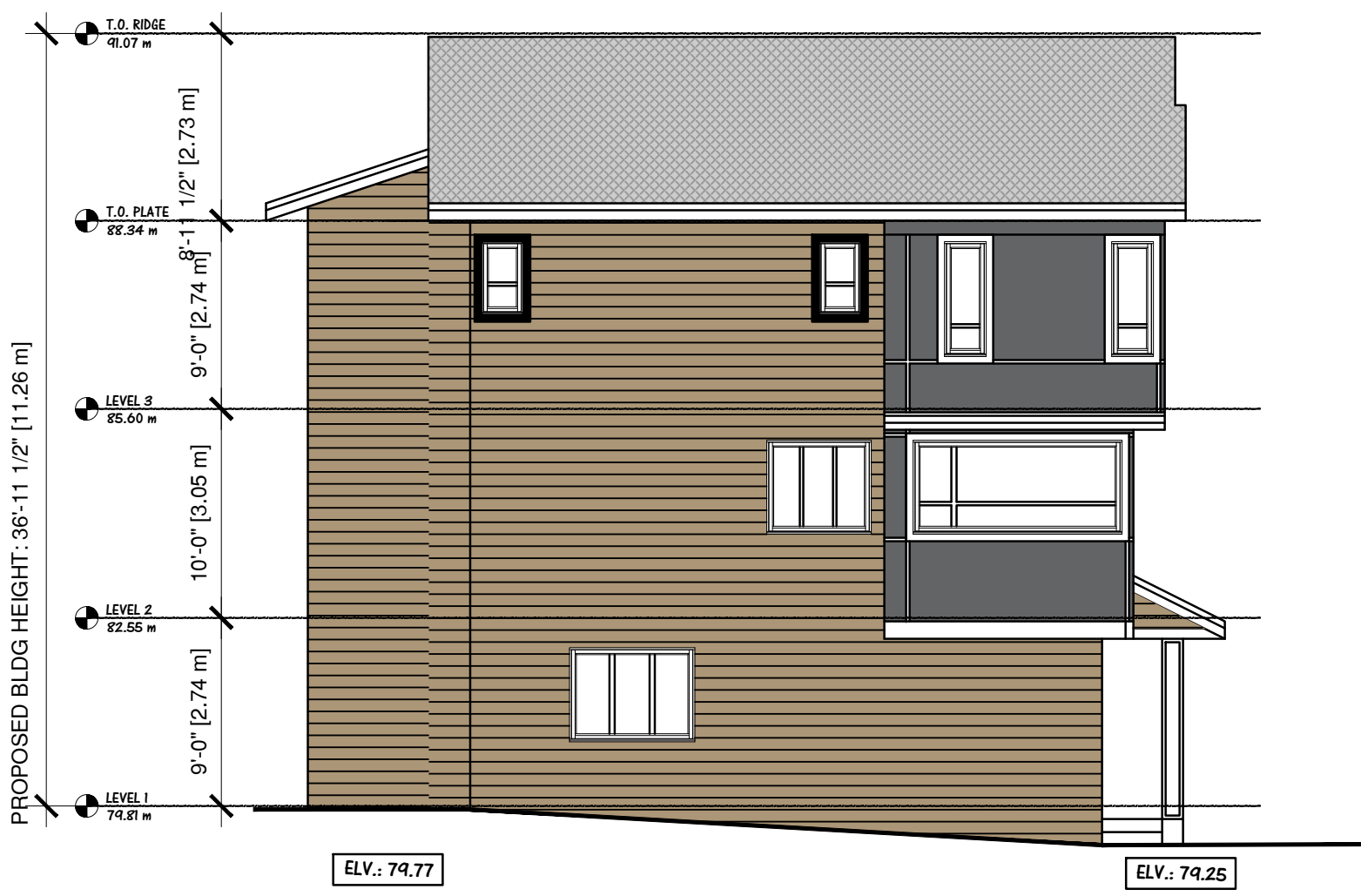
Prime Consultant NJ Hwang Architecture Inc. #700 - 833 West Hastings Street, Vancouver BC, V6C 0A6 cell: 604.723.5582, fax: 778.819.7080 email: njhwang.arch@gmail.com	
Consultant/Owner: MARQ GROUP 6878 163 ST. SURREY, BC V3S 3L4 TEL: (604) 583-7880	No Date Revision 01 2024/02/26 BP APPL.
Sheet Title ELEVATIONS BUILDING 6	
Drawn: JH	
Scale: 3/16" = ' - 0"	
Revision Date: 2024/02/26	
Print Date: 2024/02/26	
Dwg. No. A7.06	



BUILDING 7 (NORTH ELEVATION)



BUILDING 7 (WEST ELEVATION)



BUILDING 7 (EAST ELEVATION)

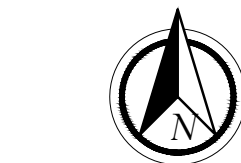
BUILDING PERMIT DRAWING
7510,7488 198B STREET, LANGLEY, B.C.

Prime Consultant:
NJ Hwang Architecture Inc.
4700 - 433 West Hastings Street, Vancouver BC, V6C 0A6
460-684-2729, 6629-817-817, 7480
email: njhwang.arch@gmail.com

Consultant/Owner:
MARQ GROUP
6678 162 ST. SURREY BC V3S 3L4
TEL: (604) 583-7880

No. Date Revision
01 2024/02/26 BP APPL.

Sheet Title
ELEVATIONS
BUILDING 7



Drawn:
JH

Scale:
3/16"=1'-0"

Revision Date:
2024/02/26

Print Date:
2024/02/26

Dwg. No.

A7.07



BUILDING 8 (NORTH ELEVATION)



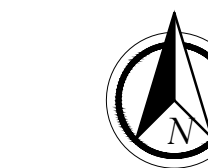
BUILDING 8 (SOUTH ELEVATION)



BUILDING 8 (WEST ELEVATION)



BUILDING 8 (EAST ELEVATION)





BUILDIN 9 (NORTH ELEVATION)



BUILDING 9 (SOUTH ELEVATION)



BUILDING 9 (EAST ELEVATION)



BUILDING 9 (WEST ELEVATION)

Building Permit Drawing

7510,7488 198B STREET, LANGLEY, B.C.

Prime Consultant

NJ Hwang Architecture Inc.

#700 - 838 West Hastings Street, Vancouver BC, V6C 0A6
Cell: (604) 263-5562, Mobile: (778) 815-7150
Email: njhwang@njhwang.com

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MARQ GROUP

6878 152 ST. SURREY, BC V3S 3L4
TEL: (604) 593-7880

No Date

Revision

01 2024/02/26 BP APPL.

Sheet Title

ELEVATIONS

BUILDING 9

Drawn:

JH

Scale:

1/8"=1'-0"

Revision Date:

2024/02/26

Print Date:

2024/02/26

Dwg. No.

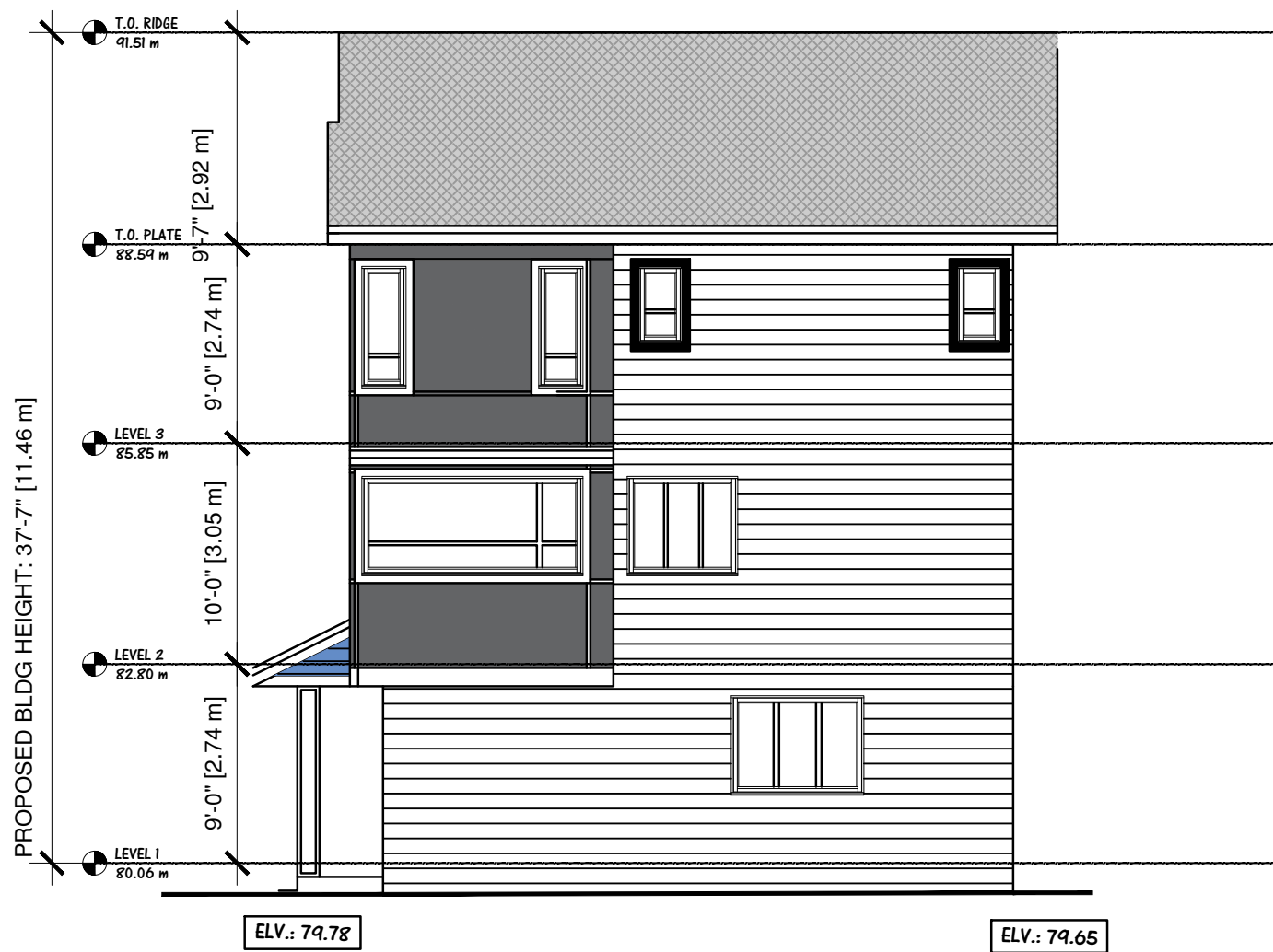
A7.09



BUILDIN 10 (NORTH ELEVATION)



BUILDING 10 (SOUTH ELEVATION)

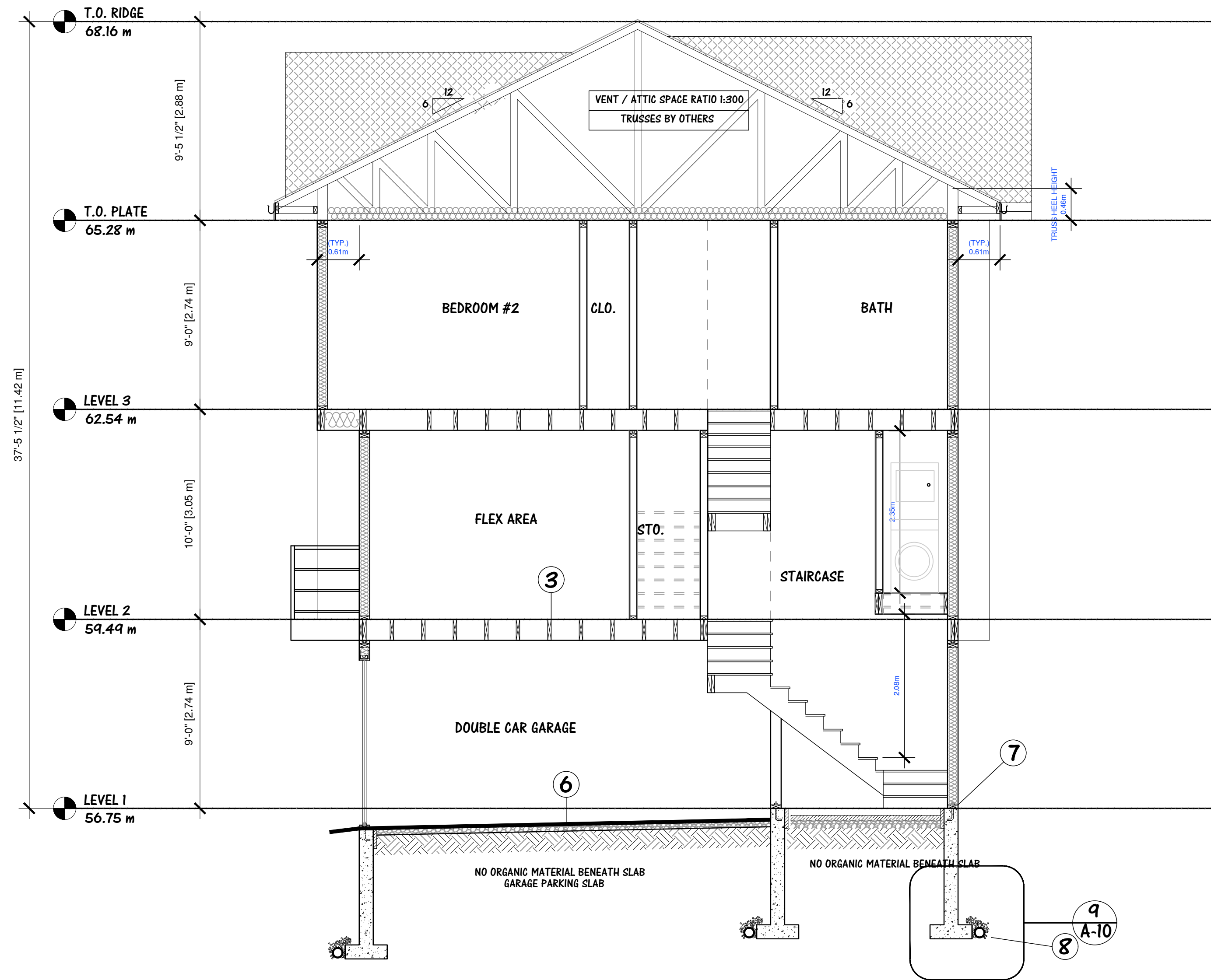


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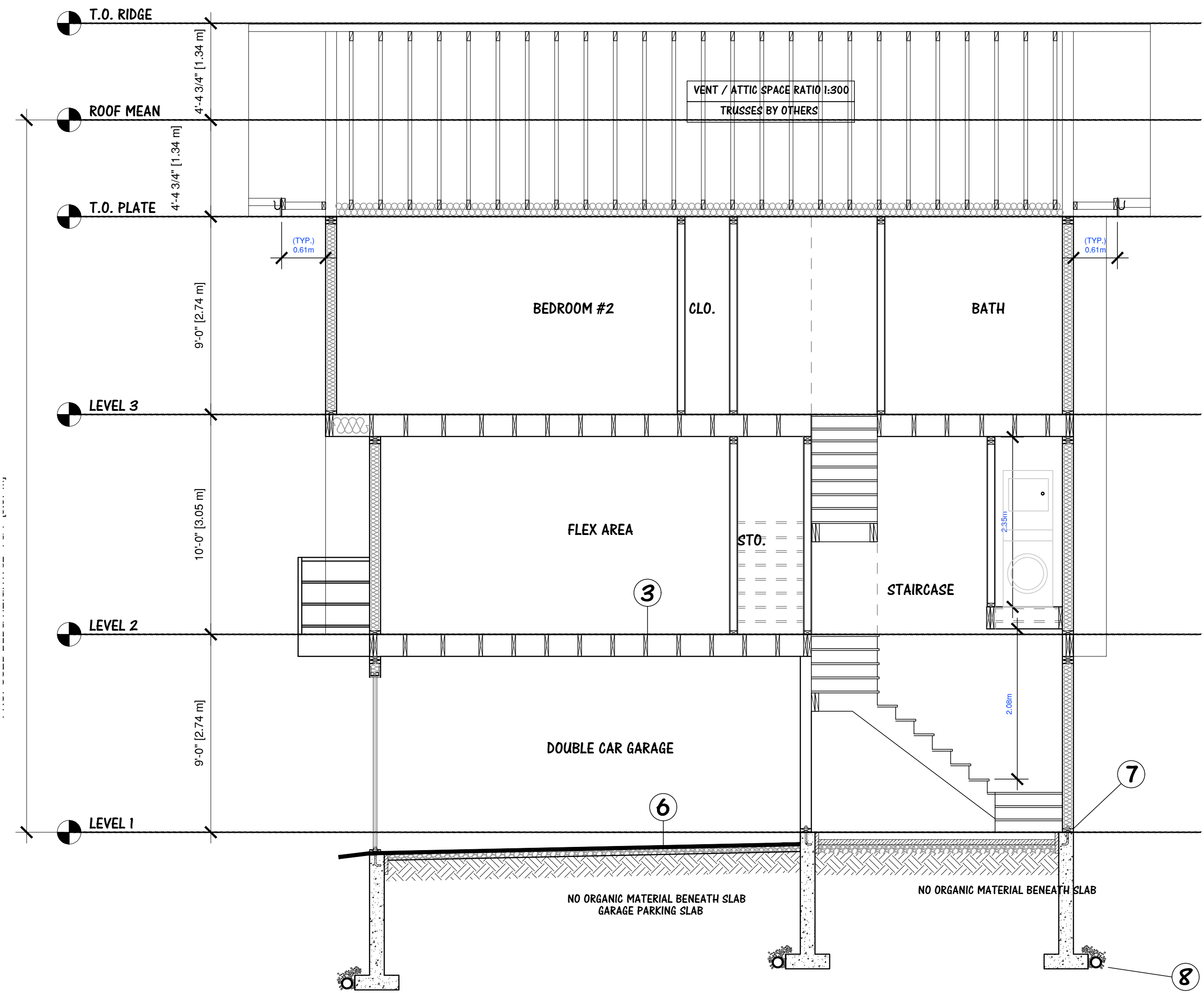


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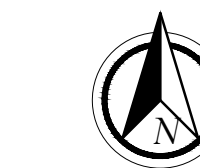
BUILDING PERMIT DRAWING 7510,7488 198B STREET, LANGLEY, B.C.	
Prime Consultant	NJ Hwang Architecture Inc. #700 - 838 West Hastings Street, Vancouver BC, V6C 0A6 Cell: 604.726.5562, Fax: 604.778.5150 email: jhwang@njhwang.com
Consultant/Owner:	MARQ GROUP 6878 152 ST. SURREY, BC V3S 3L4 TEL: (604) 593-7880
No Date Revision 01 2024/02/26 BP APPL.	
Sheet Title ELEVATIONS BUILDING 10	
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Revision Date: 2024/02/26	
Print Date: 2024/02/26	
Dwg. No. A7.10	

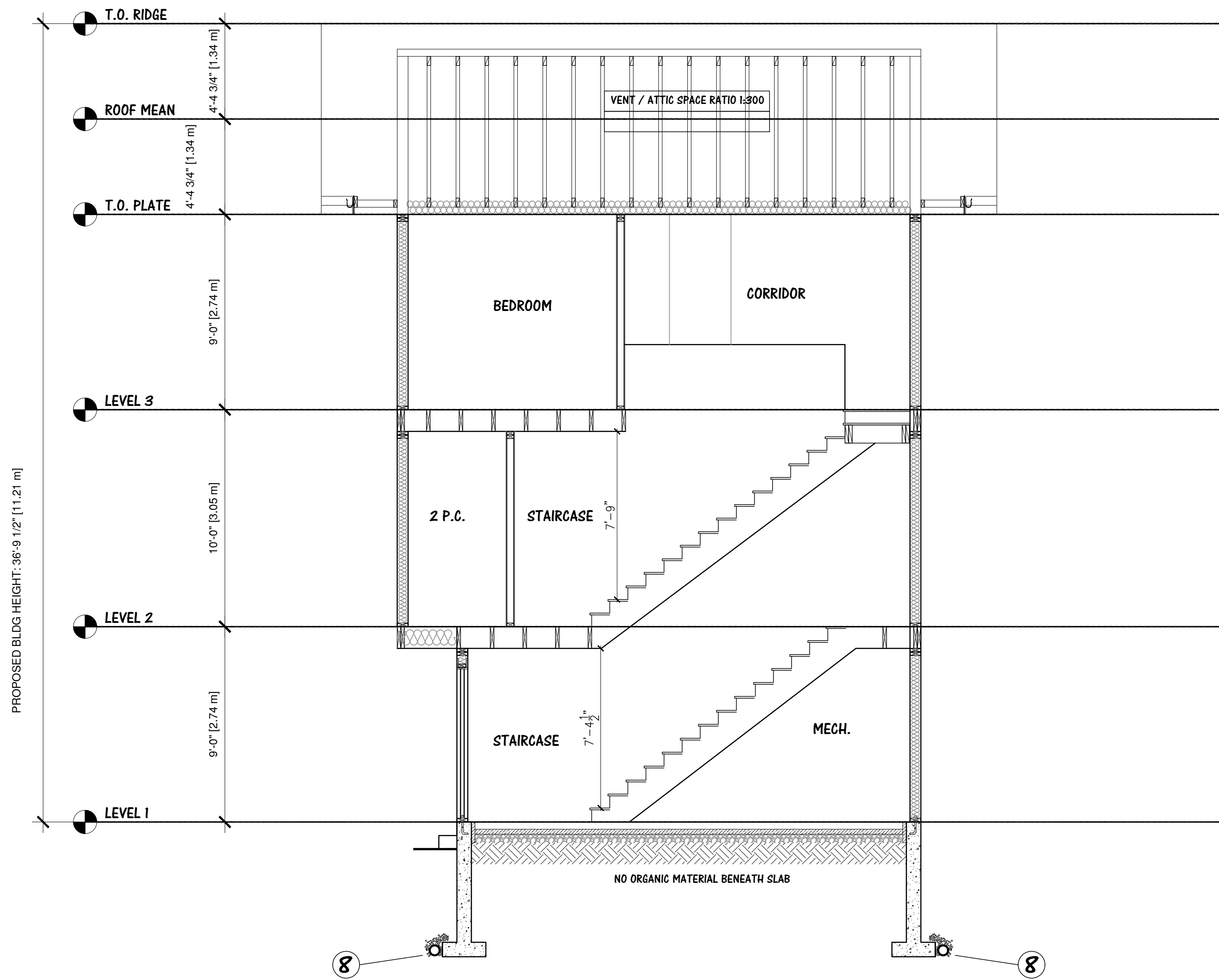


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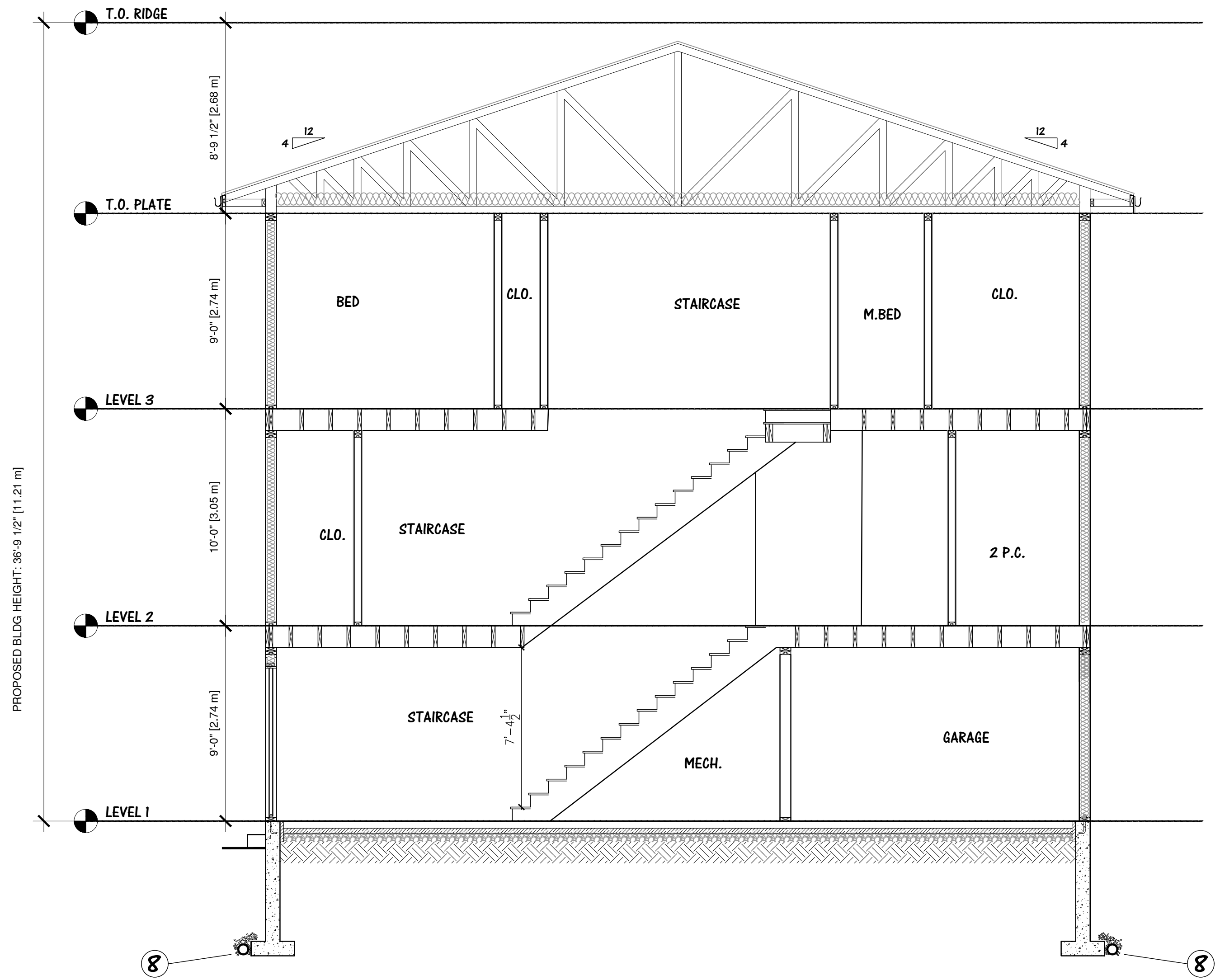


2 SECTION TYPE A2
SCALE: 1/4" = 1'-0"





3 SECTION TYPE C,C1
SCALE: 1/4" = 1'-0"



4 SECTION TYPE B
SCALE: 1/4" = 1'-0"

