



# LA MASIA COMMERCIAL / RESIDENTIAL DEVELOPMENT

FRASER HIGHWAY AND 64TH AVENUE , SURREY , B.C.

GATEWAY

ARCHITECTURE  
INCORPORATED

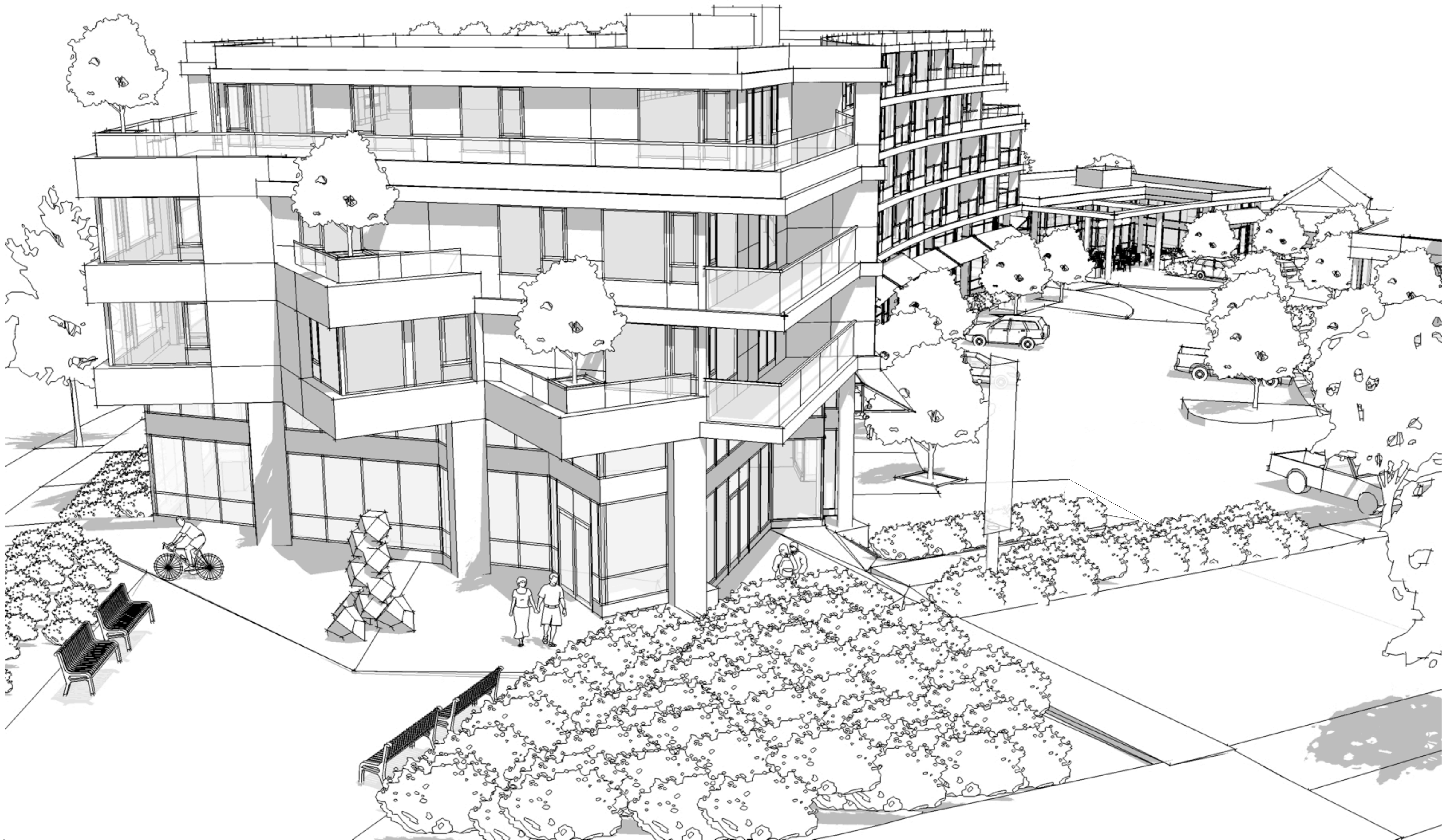
MICHAEL COX, MAIBC  
947 SEYMOUR STREET  
VANCOUVER, B.C. V6B3M1  
(604) 608-1868 tel  
(604) 683-3968 fax

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107-19789 92A Ave., Langley, BC  
V1M 3B3



# LAMASIA COMMERCIAL / RESIDENTIAL DEVELOPMENT

FRASER HIGHWAY AND 64TH AVENUE , SURREY ,B.C.

**GATEWAY**  
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7	DEC 14 /11	REVISIONS AS PER CITY COMMENTS
6	NOV 2 /11	RESTAURANT TO COMMERCIAL REVISION
5	AUG 18 /10	REVISION TO EASTERN PORTION OF PROPERTY
4	MAY 20 /10	SIDEWALK GRADES
3	DEC 17 /09	ADP SUBMISSION REVISIONS
2	OCT 15 /09	SUBMISSION TO ADVISORY DESIGN PANEL 7828-216-00
1	JUNE 26 /09	RE-ZONING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE  
LaMasia Commercial/  
Residential Development

DRAWING TITLE  
COVER

DRAWN BY J. W.  
CAD FILE NAME  
PROJECT NUMBER 596  
SCALE  
DRAWING NO.

A0.0

STATISTICS:

CIVIC ADDRESS :

19209 & 19240 FRASER HIGHWAY,  
SURREY, B.C.

LEGAL DESCRIPTION :

LOT 1 PLAN BCP32553 AND LOT 2 PLAN 9440  
EXCEPT: PART DEDICATED ROAD ON PLAN 67872  
ALL OF SECTION 10 TOWNSHIP 8 N.W.D.

ZONING :

EXISTING C4  
PROPOSED CD

SETBACKS :

FRONT (64TH AVENUE) = 0 m  
REAR (FRASER HIGHWAY) = 0 m  
SIDE (EAST) = 13 m

HEIGHT :

50.44' (15.4m)

SITE AREA :

81,219 sf (7545.2 sm)

AREAS:

RESIDENTIAL

APARTMENT

LEVEL 1 = 2,200 sf (204.4 sm)  
LEVEL 2 = 8,581 sf (797 sm)  
LEVEL 3 = 15,137 sf (1406 sm)  
LEVEL 4 = 14,251 sf (1324 sm)  
LEVEL 5 = 10,456 sf (971 sm)

= 50,625 sf (4,709.2 sm)

COMMERCIAL

= 21,072 sf (1957.7 sm)

TOTAL = 71,697 sf (6,660.9 sm)

AMENITY:

LEVEL 1 (INTERIOR) = 1,167 sf (108.4 sm)  
LEVEL 5 (INTERIOR) = 675 sf (62.4 sm)

TOTAL = 1,842 sf (171.1 sm)  
REQ. = 1,840.5 sf (57 x 3 sm/unit ± 171.0 sm)

LEVEL 5 (EXTERIOR) = 1,946 sf (180.8 sm)

REQ. = 1,840.5 sf (57 x 3 sm/unit ± 171.0 sm)

FLOOR AREA RATIO :

71,697 / 81,219 sf = 0.883 = 0.88

SUITES :

STUDIOS = 3  
1 BEDROOM = 28  
2 BEDROOM = 26  
TOTAL = 57

BIKE SPACES :

REQUIRED :

COMMERCIAL 21,072 SF / 1075 X 1 = 19.6 SPACES

RESIDENTIAL 1.2/UNIT / X 57 = 68.4 SPACES  
VISITOR RES. = 6.0 SPACES  
TOTAL : 74.0 SPACES

PROVIDED :

COMMERCIAL = 6.0 SPACES  
RESIDENTIAL = 74.0 SPACES

PARKING :

REQUIRED :

COMMERCIAL (3 PER 1075 SF) (21,090 SF/ 1075 X 3) = 59 SPACES (INCL. 1 SPACE FOR DISABLED)

RESIDENTIAL (1.3/1BR< , 1.5 / 2BR> , 0.2 VISITOR) (1.3 X 31 + 1.5 X 26 + .2 X 57) = 91 SPACES (INCL. 1 SPACE FOR DISABLED)

TOTAL = 150 SPACES

PROVIDED :

COMM. SURFACE = 51 SPACES (INCL. 1 SPACE FOR DISABLED)  
COMM. U/G = 10 SPACES  
TOTAL = 61 SPACES (INCL. 1 SPACE FOR DISABLED)

RES. U/G

VISITOR

RESIDENTIAL

= 11 SPACES  
= 83 SPACES (INCL. 2 SPACES FOR DISABLED)

TOTAL = 94 SPACES

TOTAL = 155 SPACES

LOT COVERAGE :

25,954 SF / 81,219 sf = 0.32

DRAWING LIST:

- A 0.0 - COVER SHEET
- A 0.1 - STATISTICS, PHOTOS, LOCATION PLAN
- A 0.2 - SITE ANALYSIS DIAGRAM
- A 0.2.1 - SCHEMATIC DESIGN DIAGRAM
- A 0.2.2 - PRECEDENT PHOTOS
- A 0.3 - LEGAL PLANS
- A 0.4 - CONTEXT PLAN
- A 0.4.1 - VIEW STUDY
- A 0.4.2 - SHADOW DIAGRAMS
- A 0.4.3 - VISUAL ANALYSIS OF AUTO ROUTE...
- A 0.5 - SURVEY
- A 1.0 - PARKING LEVEL, SECTION DETAILS OF PARKADE
- A 2.0 - LEVEL 1
- A 2.1 - LEVEL 1 (FUTURE LANE)
- A 3.0 - LEVEL 2
- A 4.0 - LEVEL 3
- A 5.0 - LEVEL 4
- A 6.0 - LEVEL 5
- A 7.0 - ROOF LEVEL
- A 8.0 - N & S ELEVATIONS
- A 9.0 - E & W ELEVATIONS
- A 9.1 - N & S COLOURED ELEVATIONS
- A 9.2 - E & W COLOURED ELEVATIONS
- A 9.3 - COMM. COLOURED ELEVATIONS
- A 10.0 - SECTIONS A,B, & C, DETAIL OF FLOOR EDGE
- A 11.0 - MASSING PERSPECTIVES 1
- A 12.0 - MASSING PERSPECTIVES 2
- A 13.0 - SUITE LAYOUTS 1
- A 13.1 - SUITE LAYOUTS 2
- A 13.2 - SUITE LAYOUTS 3
- A 13.3 - SUITE LAYOUTS 4

- L 1.0 - LANDSCAPE PLAN
- L 1.1 - PEDESTRIAN CIRCULATION
- L 1.2 - STORMWATER MANAGEMENT
- L 1.3 - CPTED DIAGRAMS
- L 1.4 - DETAIL PLANS
- L 1.5 - LANDSCAPE ROOF PLAN
- L 2 - SECTIONS AND DETAILS
- L 3 - PLANTING PALETTE
- L 4 - PRECEDENTS AND MATERIALS



http://cosmos.surrey.ca/inf/inf.jsp?site=cadastre\_west

LOCATION PLAN



LOOKING SOUTH FROM 64TH AVENUE



LOOKING SOUTH-WEST FROM 64TH AVENUE



LOOKING WEST ALONG 64TH AVENUE



EXISTING LAMASIA RESTAURANT FROM EAST



LOOKING SOUTH ON SITE FROM EXISTING ENTRY ON 64TH AVENUE



SITE LOOKING WEST



EAST SECTION OF SITE



EXISTING ENTRY TO LAMASIA RESTAURANT OFF 64TH AVENUE



AERIAL PHOTO

GATEWAY

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INCORPORATED

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Page 1 of 1

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6	NOV 2 /11	RESTAURANT TO COMMERCIAL REVISION
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2	OCT 15 /09	SUBMISSION TO ADVISORY DESIGN PANEL 1909-2010-00
1	JUNE 26 /09	RE-ZONING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE

LaMasia Commercial/  
Residential Development

DRAWING TITLE

STATISTICS, PHOTOS &  
LOCATION PLANS

DRAWN BY

J. W.

CAD FILE NAME

PROJECT NUMBER

596

SCALE

DRAWING NO.

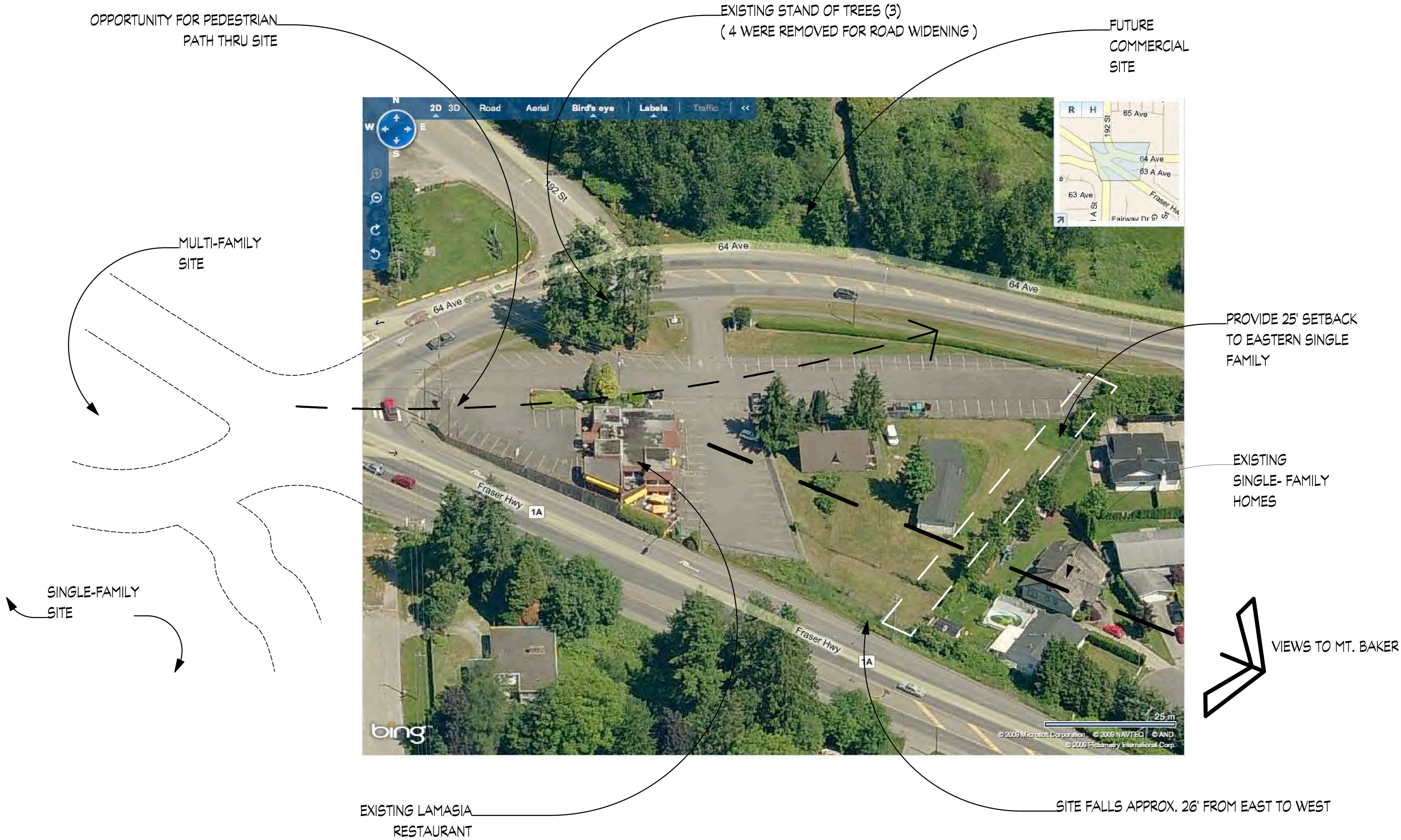
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1	JUNE 26 /09	RE-ZONING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE	LaMasia Commercial/ Residential Development
DRAWING TITLE	SITE ANALYSIS DIAGRAM

DRAWN BY	J. W.
CAD FILE NAME	
PROJECT NUMBER	596
SCALE	
DRAWING NO.	

AO.2





**SOUTH ELEVATION**

2

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



**NORTH ELEVATION**

1

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

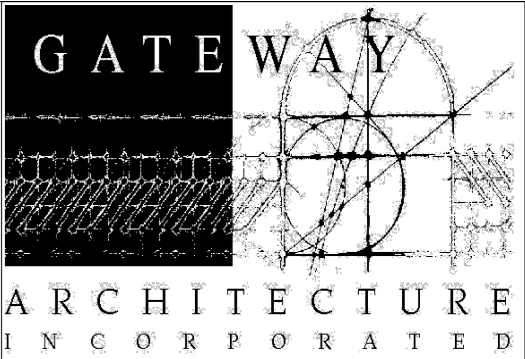
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3	DEC 17 /09	ADP SUBMISSION REVISIONS
2	OCT 15/09	SUBMISSION TO ADVISORY DESIGN PANEL 1009-016-00
1	JUNE 28/09	RE-ZONING APPLICATION

PROJECT TITLE  
**LaMasia Commercial/  
Residential Development**

DRAWING TITLE  
**N & S ELEVATIONS**

DRAWN BY J. W.  
CAD FILE NAME  
PROJECT NUMBER 596  
SCALE 1/16"=1'-0"  
DRAWING NO.

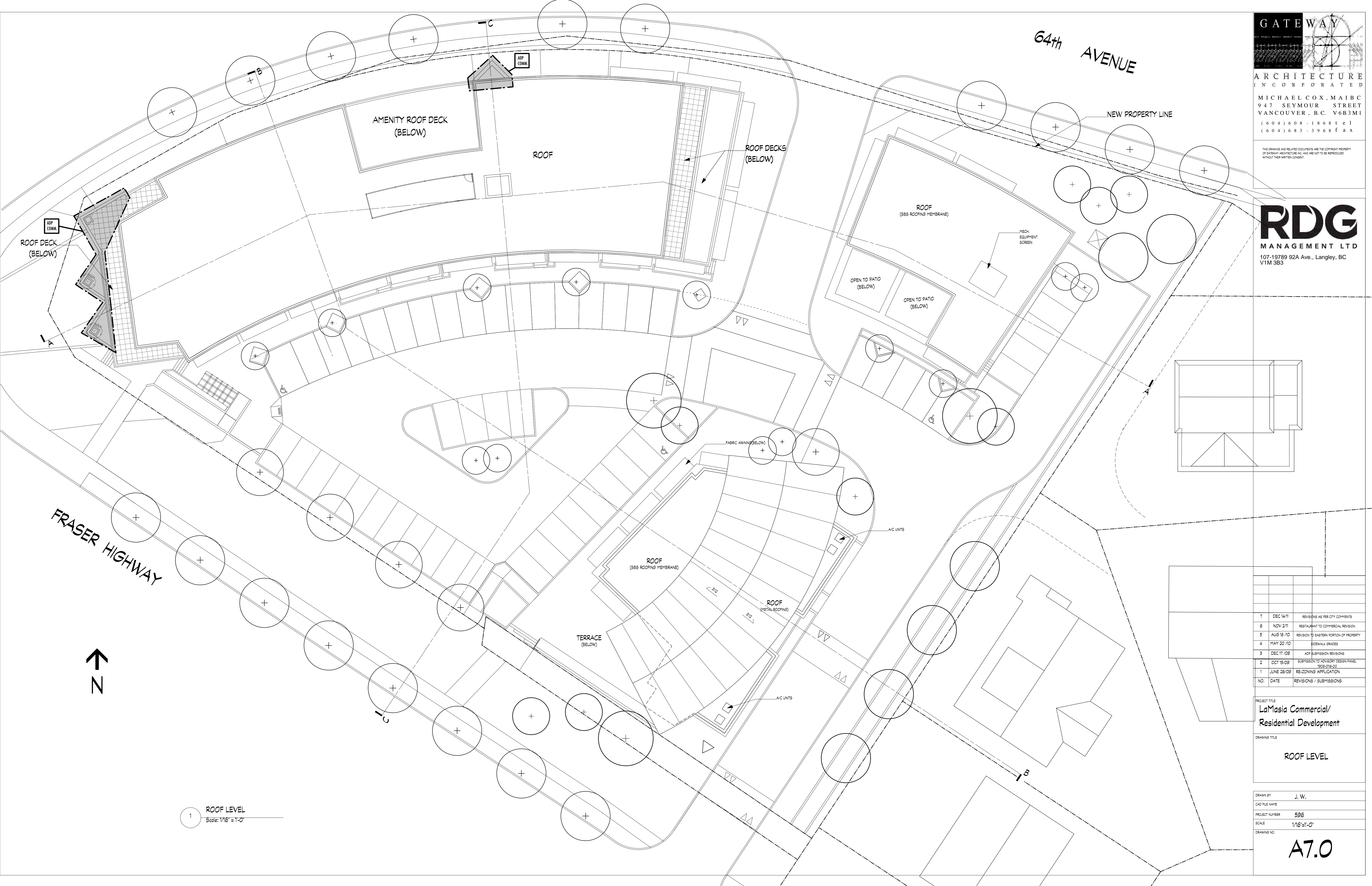
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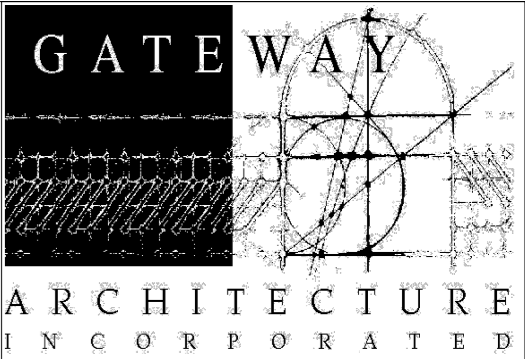
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2	OCT 15/09	SUBMISSION TO ADVISORY DESIGN PANEL 7829-216-00
1	JUNE 26/09	RE-ZONING APPLICATION

PROJECT TITLE  
**LaMasia Commercial/  
Residential Development**

DRAWING TITLE  
**ROOF LEVEL**

DRAWN BY J. W.  
CAD FILE NAME  
PROJECT NUMBER 596  
SCALE 1/16"=1'-0"  
DRAWING NO.

**A7.0**



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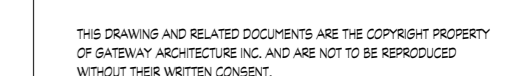
PROJECT TITLE  
**LaMasia Commercial/  
Residential Development**

DRAWING TITLE  
**LEVEL 5  
(EL. 66.6 m)**

DRAWN BY J. W.  
CAD FILE NAME  
PROJECT NUMBER 596  
SCALE 1/16"=1'-0"  
DRAWING NO.

**A6.0**





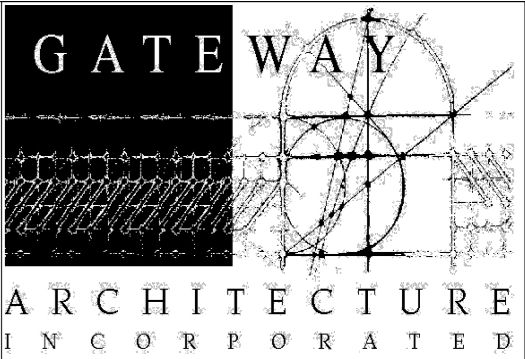
107-19789 92A Ave., Langley, BC  
V1M 3B3

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3	DEC 17 /09	ADP SUBMISSION REVIEWS	
2	OCT 15/09	SUBMISSION TO ADVISORY DESIGN PANEL, 7809-01B-CO	
1	JUNE 28/09	RE-ZONING APPLICATION	
NO.	DATE	REVISIONS / SUBMISSIONS	

LEVEL 4  
(EL. 63.8 m)

DRAWN BY	J. W.
CAD FILE NAME	
PROJECT NUMBER	596
SCALE	1/16"=1'-0"
DRAWING NO.	

## A5.0



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64<sup>th</sup> AVENUE

NEW PROPERTY LINE

ROOF  
(SBS ROOFING MEMBRANE)

MECH.  
EQUIPMENT  
SCREEN

OPEN TO PATIO  
(BELOW)

OPEN TO PATIO  
(BELOW)

FABRIC AWNING (BELOW)

ROOF  
(SBS ROOFING MEMBRANE)

ROOF  
(METAL ROOFING)

TERRACE  
(BELOW)

A/C UNITS

A/C UNITS

FRASER HIGHWAY

N

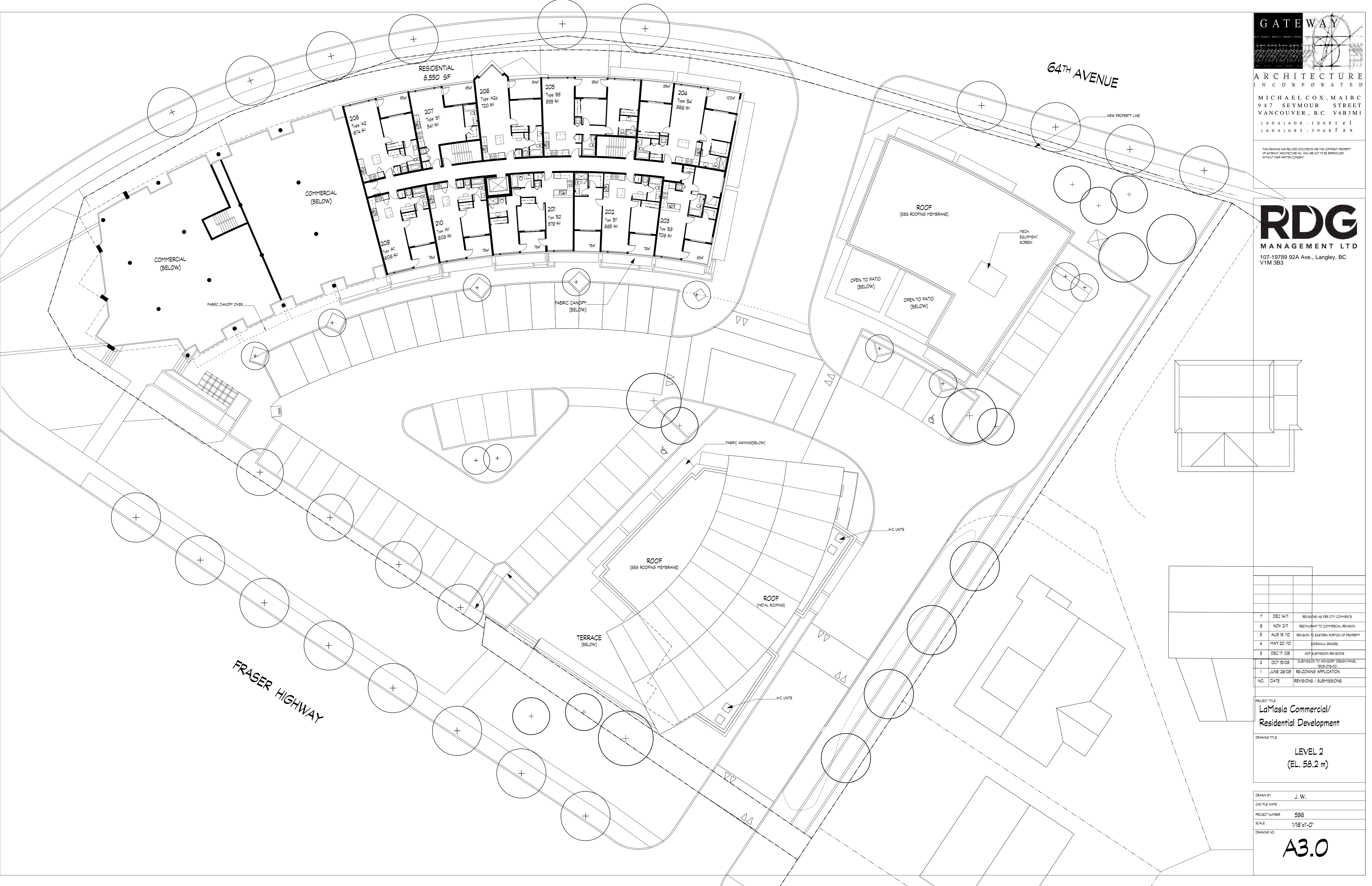
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1	JUNE 26/09	RE-ZONING APPLICATION

PROJECT TITLE  
LaMasia Commercial/  
Residential Development

DRAWING TITLE  
LEVEL 3  
(EL. 61.0 m)

DRAWN BY J. W.  
CAD FILE NAME  
PROJECT NUMBER 596  
SCALE 1/16"=1'-0"  
DRAWING NO.

A4.0



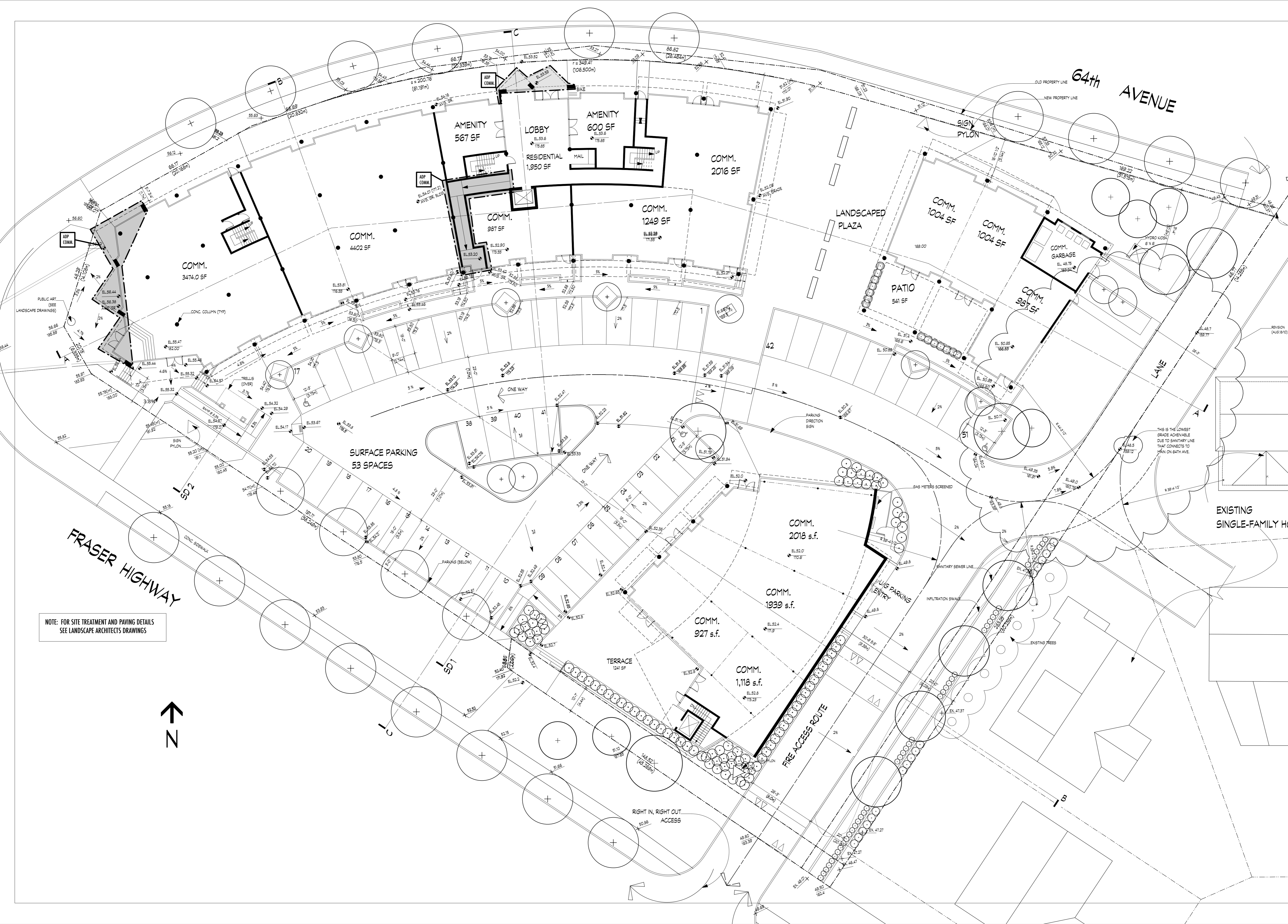
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1	JUNE 26/09	RE-ZONING APPLICATION

PROJECT TITLE  
LaMasia Commercial/  
Residential Development

DRAWING TITLE  
LEVEL 2  
(EL. 58.2 m)

DRAWN BY J. W.  
CAD FILE NAME  
PROJECT NUMBER 596  
SCALE 1/16"=1'-0"  
DRAWING NO.

A3.0



NOTE: FOR SITE TREATMENT AND PAVING DETAILS  
SEE LANDSCAPE ARCHITECT'S DRAWINGS



GATEWAY

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AND LEFT IN ACCESS  
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1	JUNE 28 /09	RE-ZONING APPLICATION

PROJECT TITLE

LaMasia Commercial/  
Residential Development

DRAWING TITLE

LEVEL 1 (FUTURE LANE)  
(EL. 53.6m)

DRAWN BY

J. W.

CAD FILE NAME

PROJECT NUMBER

596

SCALE

DRAWING NO.

A2.1

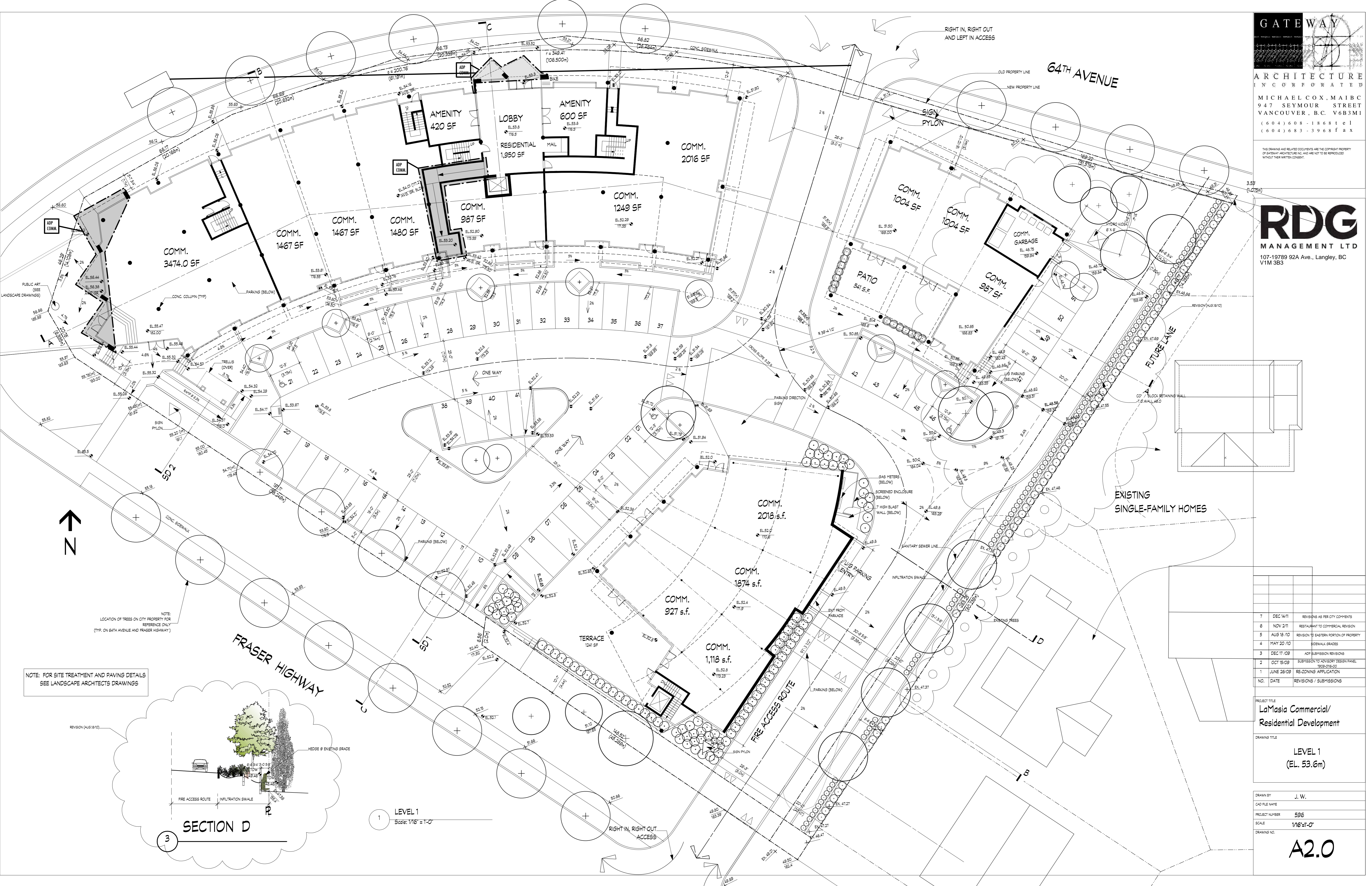
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**LaMasia Commercial/  
Residential Development**

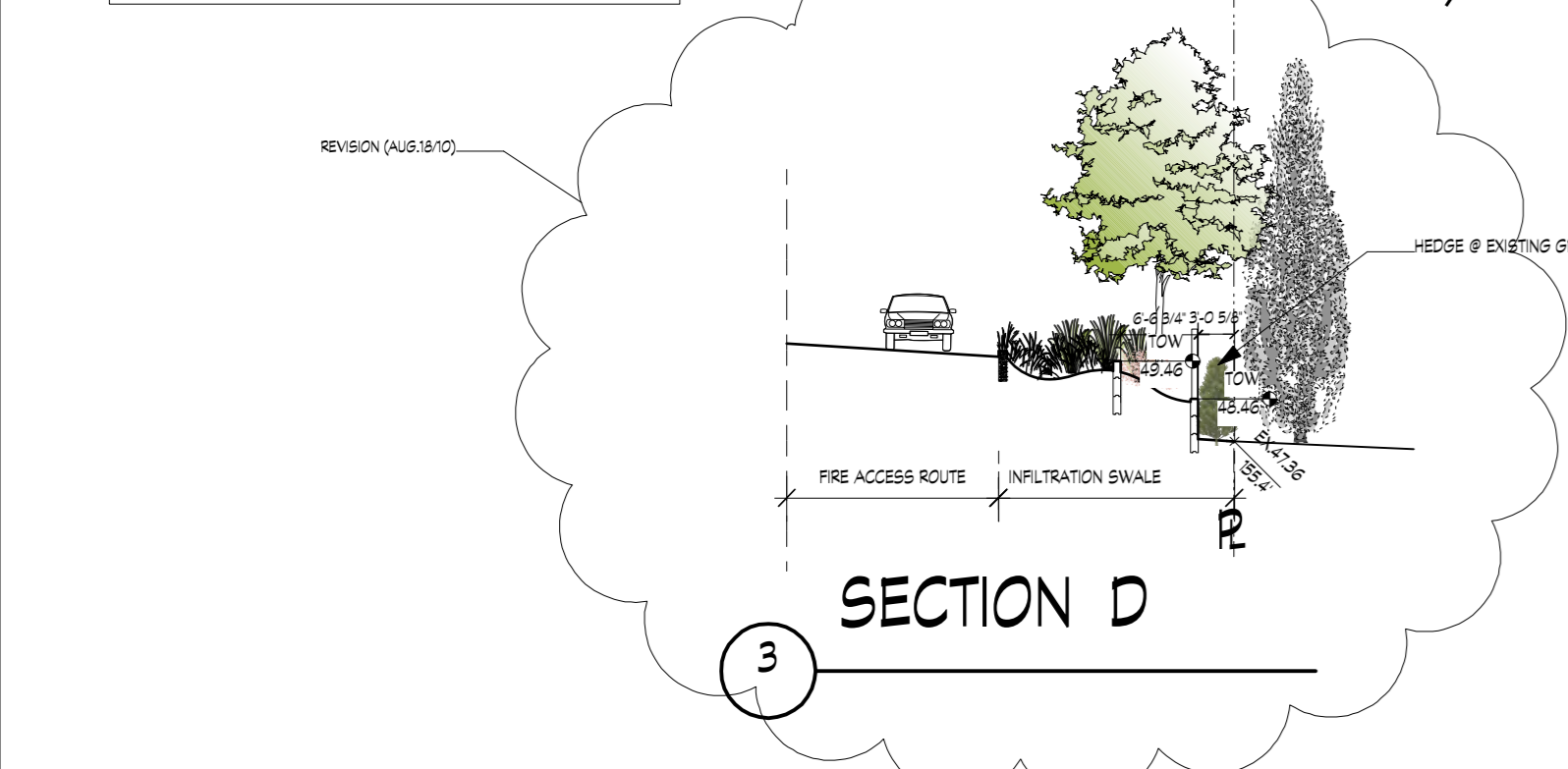
DRAWING TITLE  
**LEVEL 1  
(EL. 53.6m)**

DRAWN BY J. W.  
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PROJECT NUMBER 596  
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DRAWING NO.

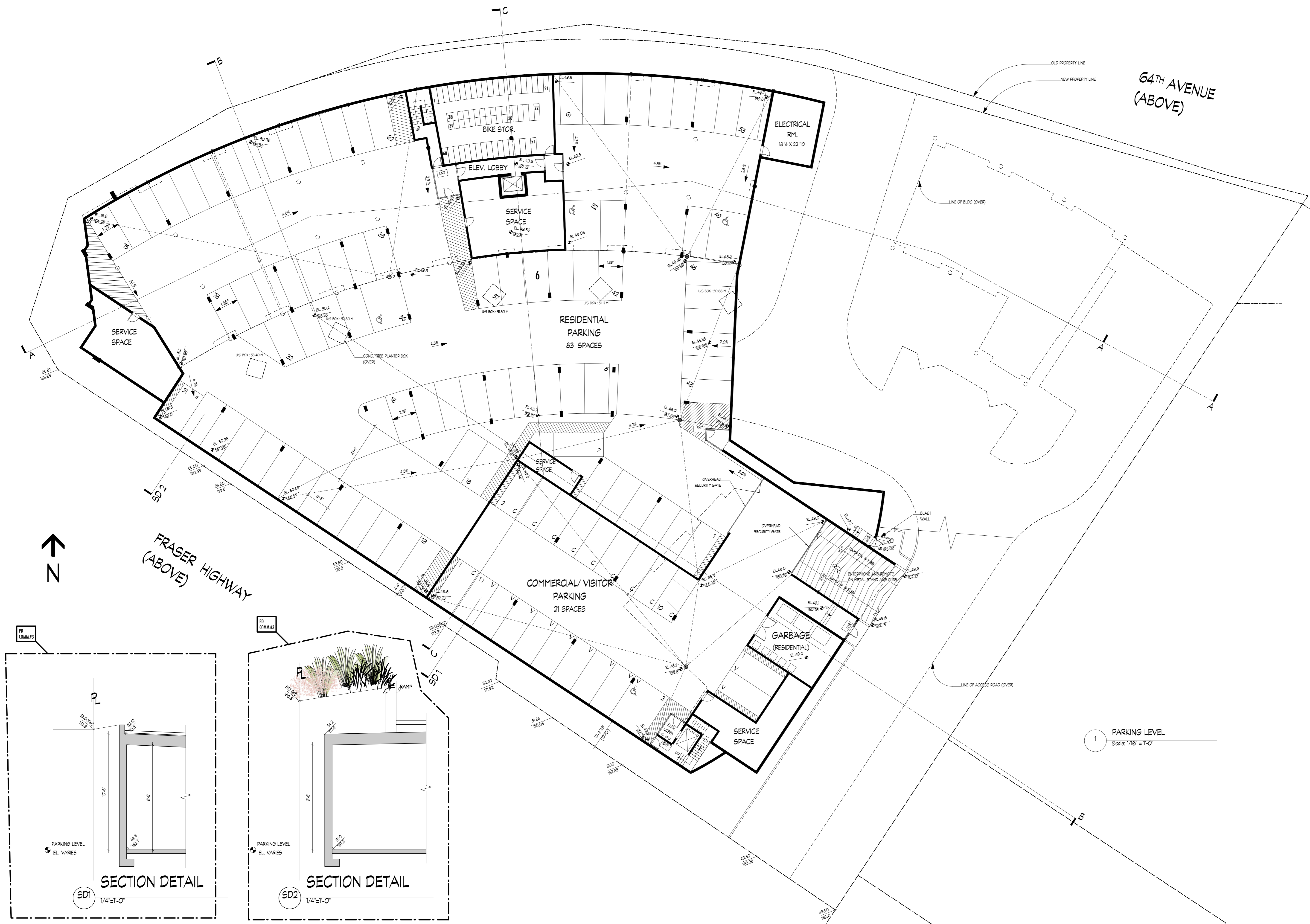
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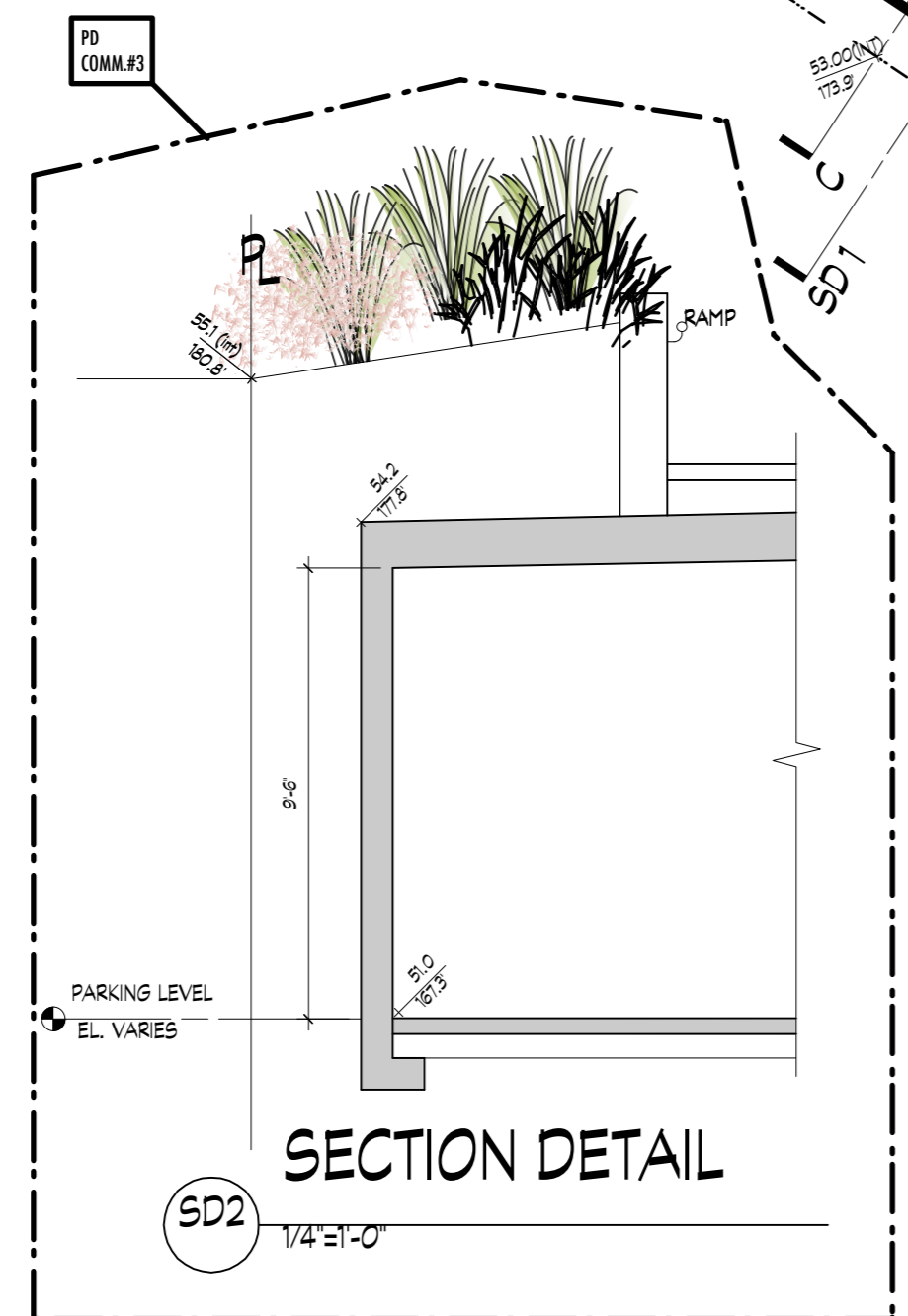
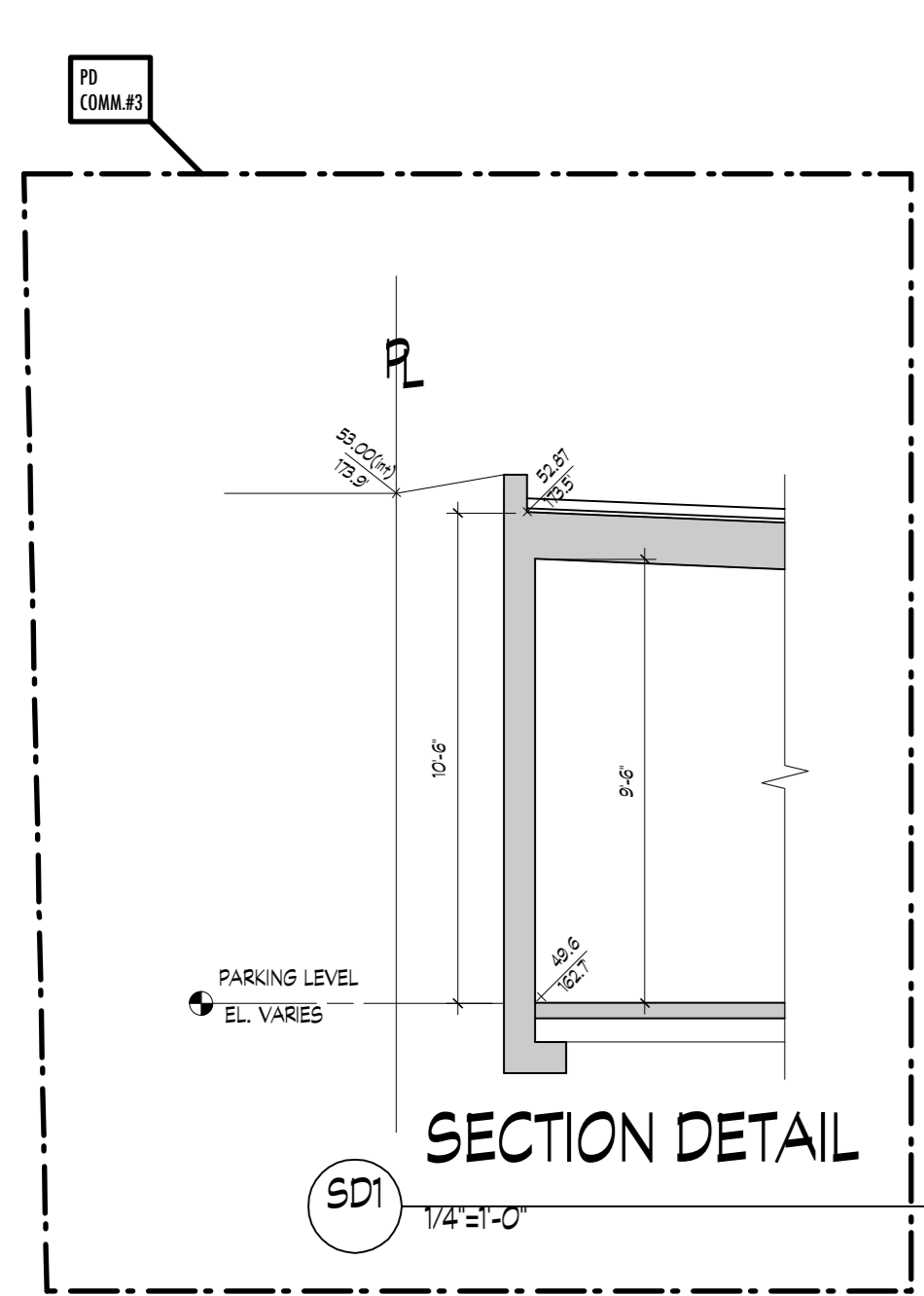
NOTE: FOR SITE TREATMENT AND PAVING DETAILS  
SEE LANDSCAPE ARCHITECTS DRAWINGS



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



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



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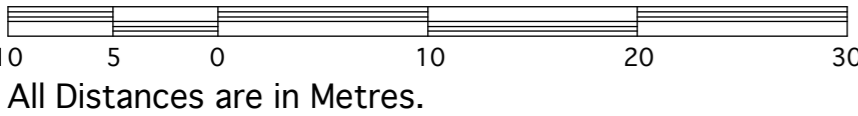
PROJECT TITLE  
LaMasia Commercial/  
Residential Development

DRAWING TITLE  
**PARKING LEVEL**  
EL. 49.5 m)

DRAWN BY J. W.  
CAD FILE NAME  
PROJECT NUMBER 596  
SCALE 1/16" = 1'-0"  
DRAWING NO.

TOPOGRAPHIC AND TREE SURVEY PLAN OF  
LOT 1 PLAN BCP32553 AND LOT 2 PLAN 9440  
EXCEPT: PART DEDICATED ROAD ON PLAN 67872  
ALL OF SECTION 10 TOWNSHIP 8 N.W.D.

SCALE 1:360



All Distances are in Metres.

SURVEY LEGEND

Hydrant

Catch Basin - Top Entry

Catch Basin - Side Entry

Lawn Basin

Utility Pole

Utility Pole With Light

Street Light - Davit

Street Light - Post Top

Water Valve

Swale

Ditch

Water Metre

Utility Vault

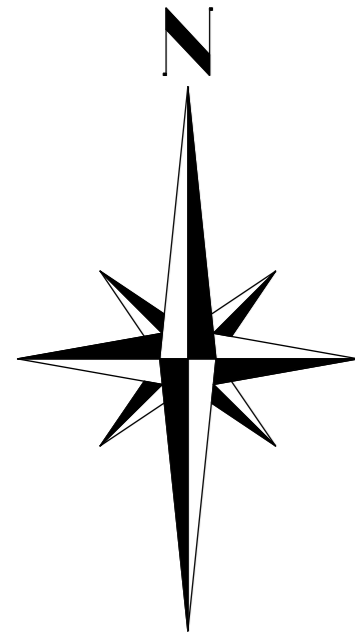
Driveway Letdown

Guy Wire

Ditch

Junction Box

CIVIC ADDRESS  
19209 & 19240 FRASER HWY.  
SURREY B.C.  
P.I.D. 027-233-413  
P.I.D. 011-391-464

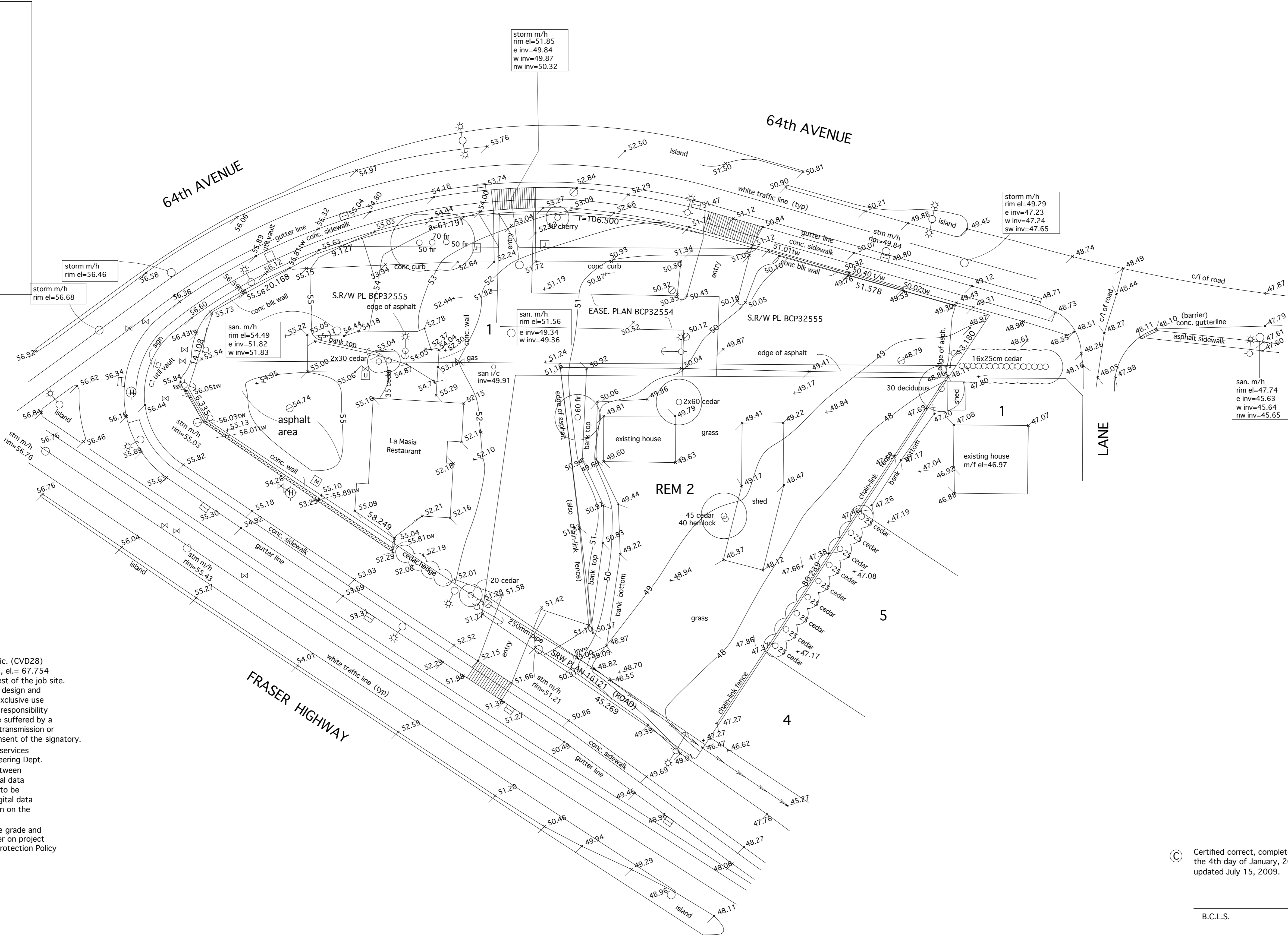


NOTES:

- 1) Elevations are in metres and are geodetic. (CVD28)
- 2) Elevations are derived from OCM #5015, el.= 67.754 located at 64th AVE, approx 260 m west of the job site.
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 4) Prior to any construction, underground services are to be confirmed by Municipal Engineering Dept.
- 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
- 6) Tree diameters are taken at 1.4m above grade and are shown in cm. All trees 30cm and larger on project and any trees required by Surrey's Tree Protection Policy are shown.

Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104-5830 176A Street  
Cloverdale B.C.

FILE: JS07151\_TP2



GATEWAY

ARCHITECTURE  
INCORPORATED

MICHAEL COX, MAIBC  
947 SEYMOUR STREET  
VANCOUVER, B.C. V6B3M1  
(604) 608-1868 t e l  
(604) 683-3968 f a x

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V1M 3B3

7	DEC 14/11	REVISIONS AS PER CITY COMMENTS
6	NOV 2/11	RESTAURANT TO COMMERCIAL REVISION
5	AUG 18 /10	REVISION TO EASTERN PORTION OF PROPERTY
4	MAY 20 /10	SIDEWALK GRADES
3	DEC 17 /09	ADP SUBMISSION REVISIONS
2	OCT 15/09	SUBMISSION TO ADVISORY DESIGN PANEL 1809-016-00
1	JUNE 28/09	RE-ZONING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE

LaMasia Commercial/  
Residential Development

DRAWING TITLE

SURVEY

DRAWN BY	J. W.
CAD FILE NAME	
PROJECT NUMBER	596
SCALE	1:500
DRAWING NO.	

A0.5

© Certified correct, completed on the 4th day of January, 2008. updated July 15, 2009.

B.C.L.S.



1



2



3



4



5



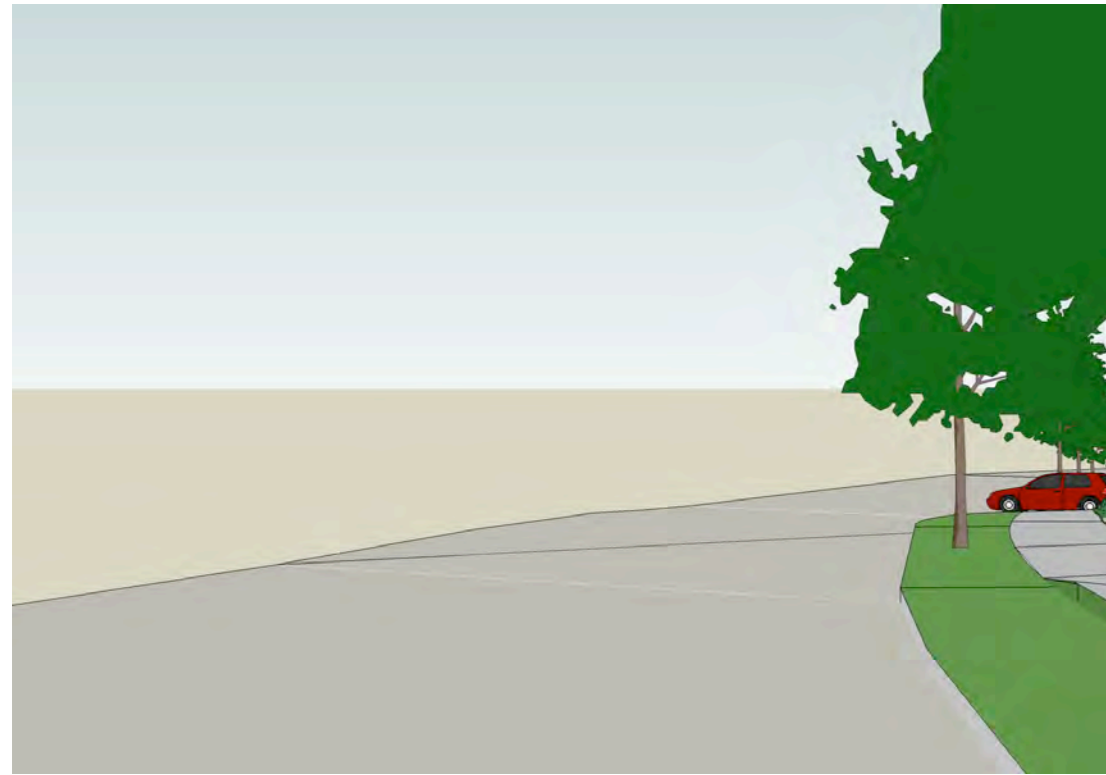
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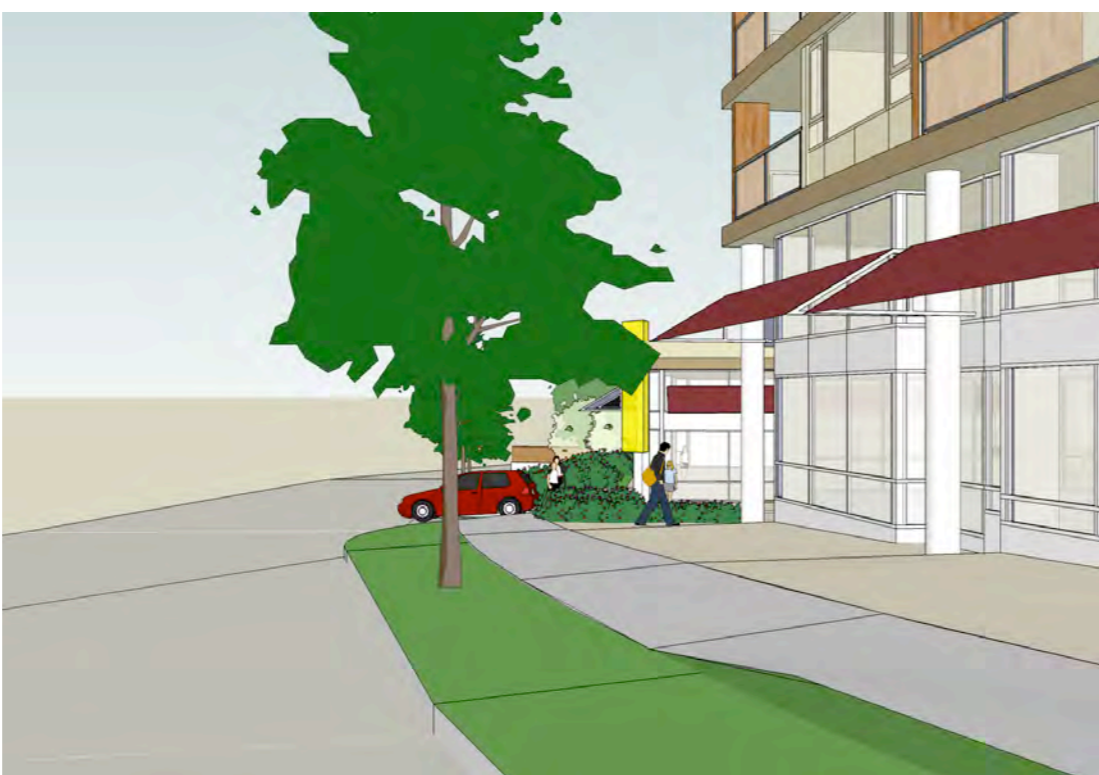
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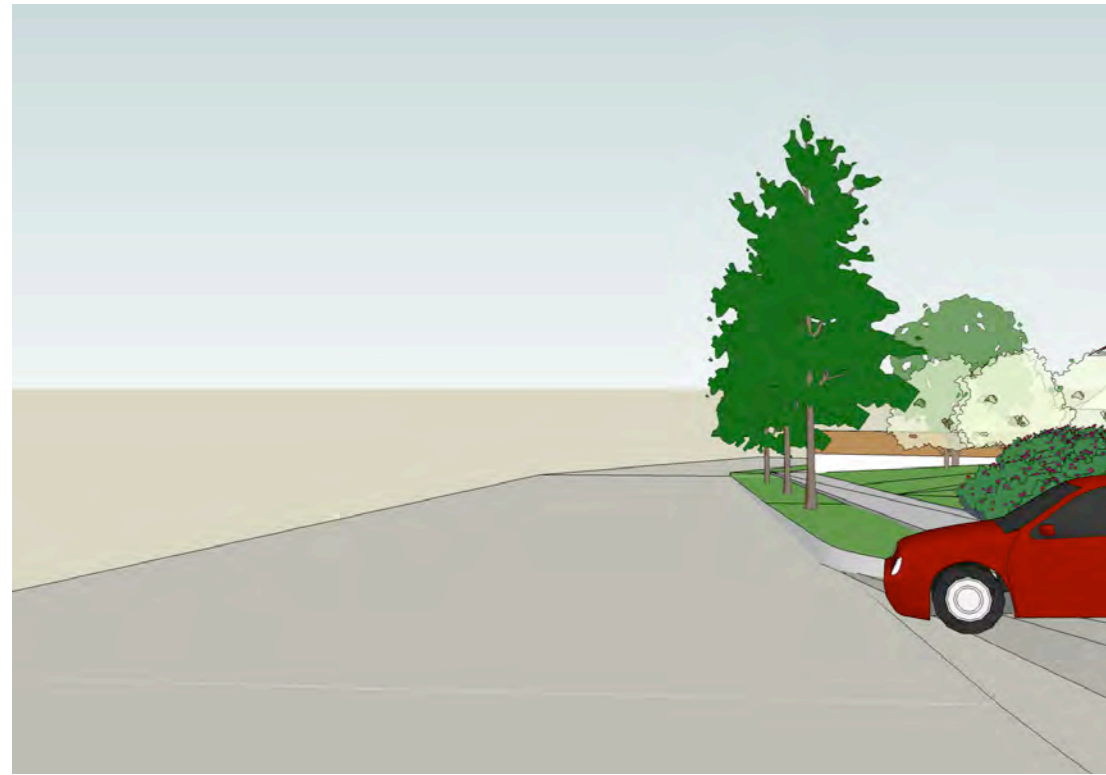
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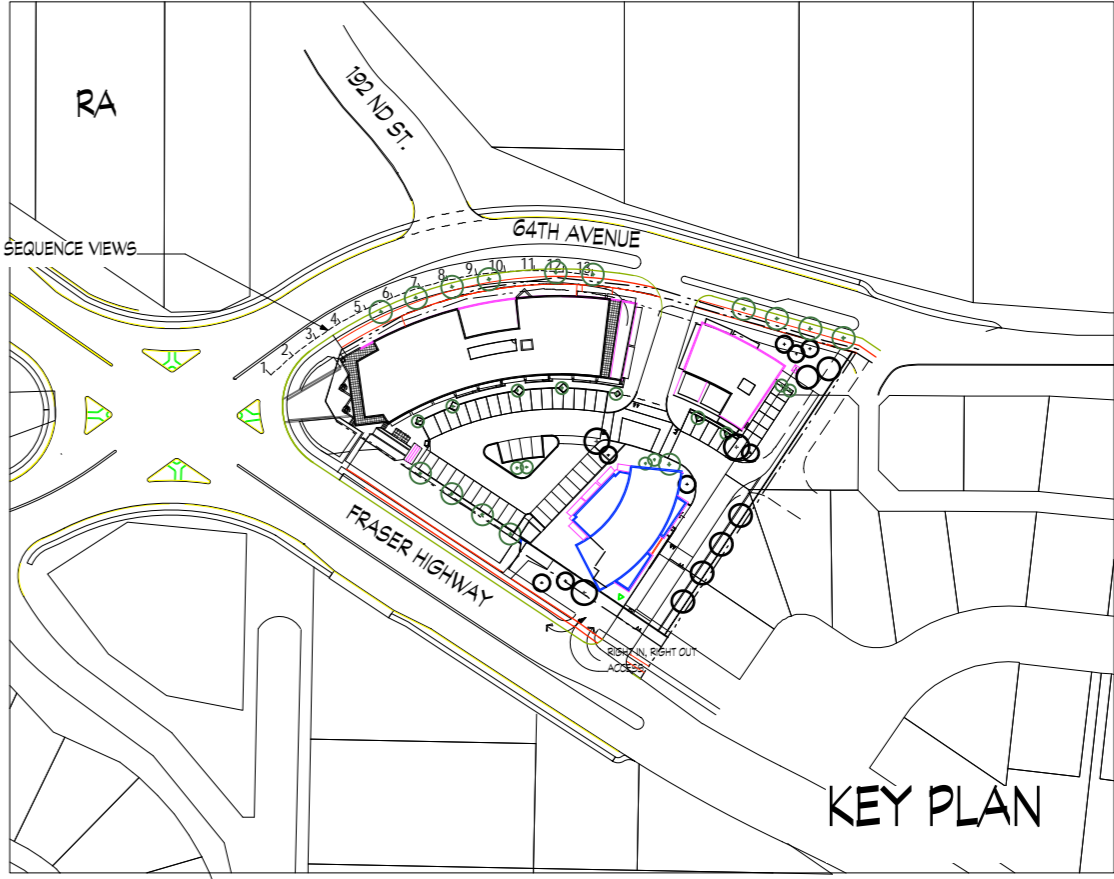
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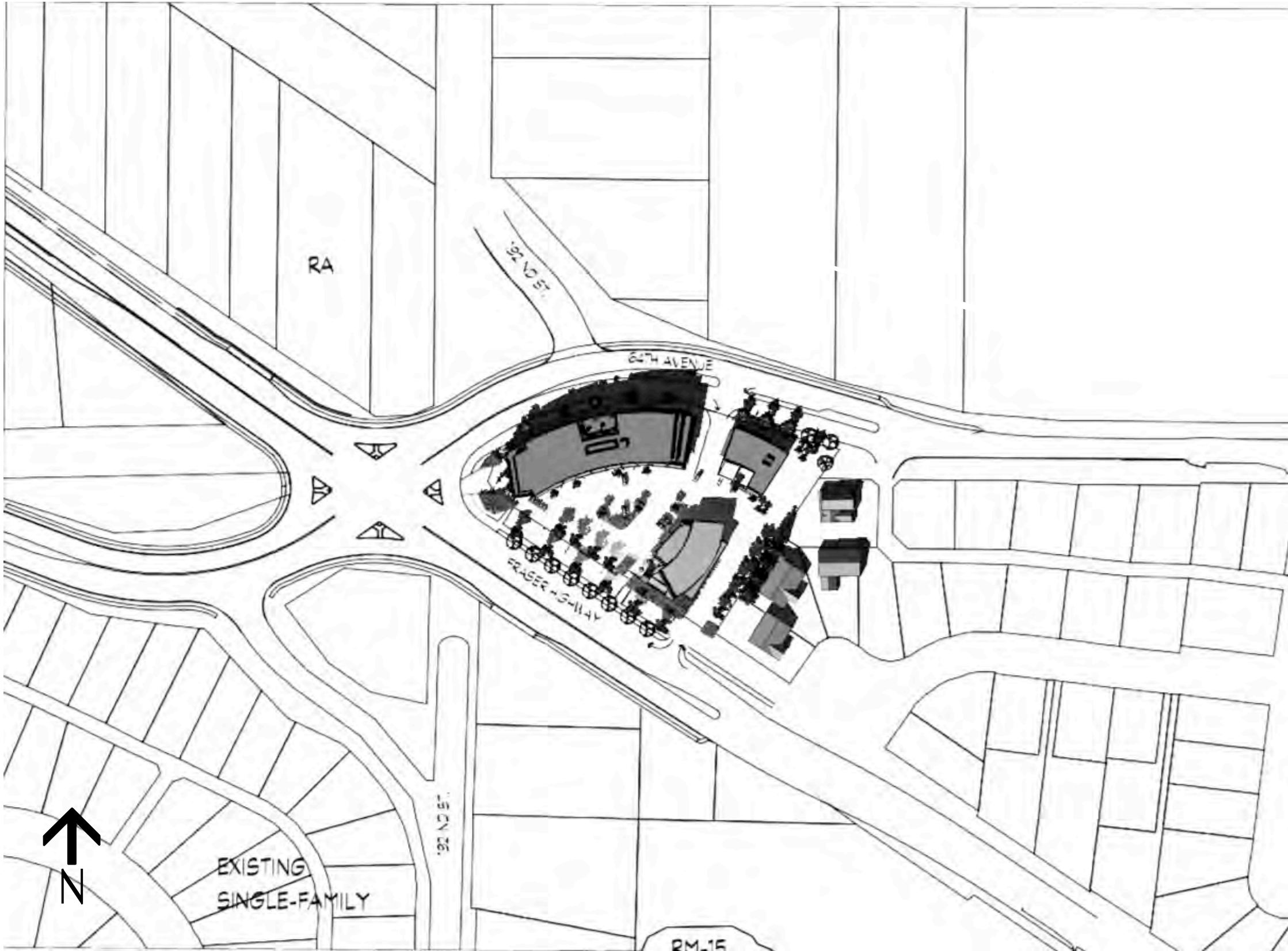
7	DEC 14 /11	REVISIONS AS PER CITY COMMENTS
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1	JUNE 28/09	RE-ZONING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE  
LaMasia Commercial/  
Residential Development

DRAWING TITLE  
VIEW ANALYSIS OF AUTO ROUTE  
FROM FRASER HIGHWAY/64TH AVE.  
INTERSECTION TO SITE ENTRY/EXIT

DRAWN BY	J. W.
CAD FILE NAME	
PROJECT NUMBER	596
SCALE	
DRAWING NO.	

A 0.4.3



MAR 21 - 3:00 PM



JUNE 21 - 3:00 PM



SEPT 21 - 3:00 PM



DEC 21 - 3:00 PM

GATEWAY

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7	DEC 14/11	REVISED AS PER CITY COMMENTS
6	NOV 2/11	RESTAURANT TO COMMERCIAL REVISION
5	AUG 13/10	REV. TO EASTERN PORTION OF PROPERTY
4	APR 12/10	ISSUED FOR ADP INFO
3	DEC 17/09	ADP SUBMISSION REVISIONS
2	OCT 15/09	SUBMISSION TO ADVISORY DESIGN PANEL 1009-0118-00
1	JUNE 26/09	RE-ZONING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE

LaMasia Commercial/  
Residential Development

DRAWING TITLE

SHADOW DIAGRAMS

DRAWN BY	J. W.
CAD FILE NAME	
PROJECT NUMBER	536
SCALE	
DRAWING NO.	



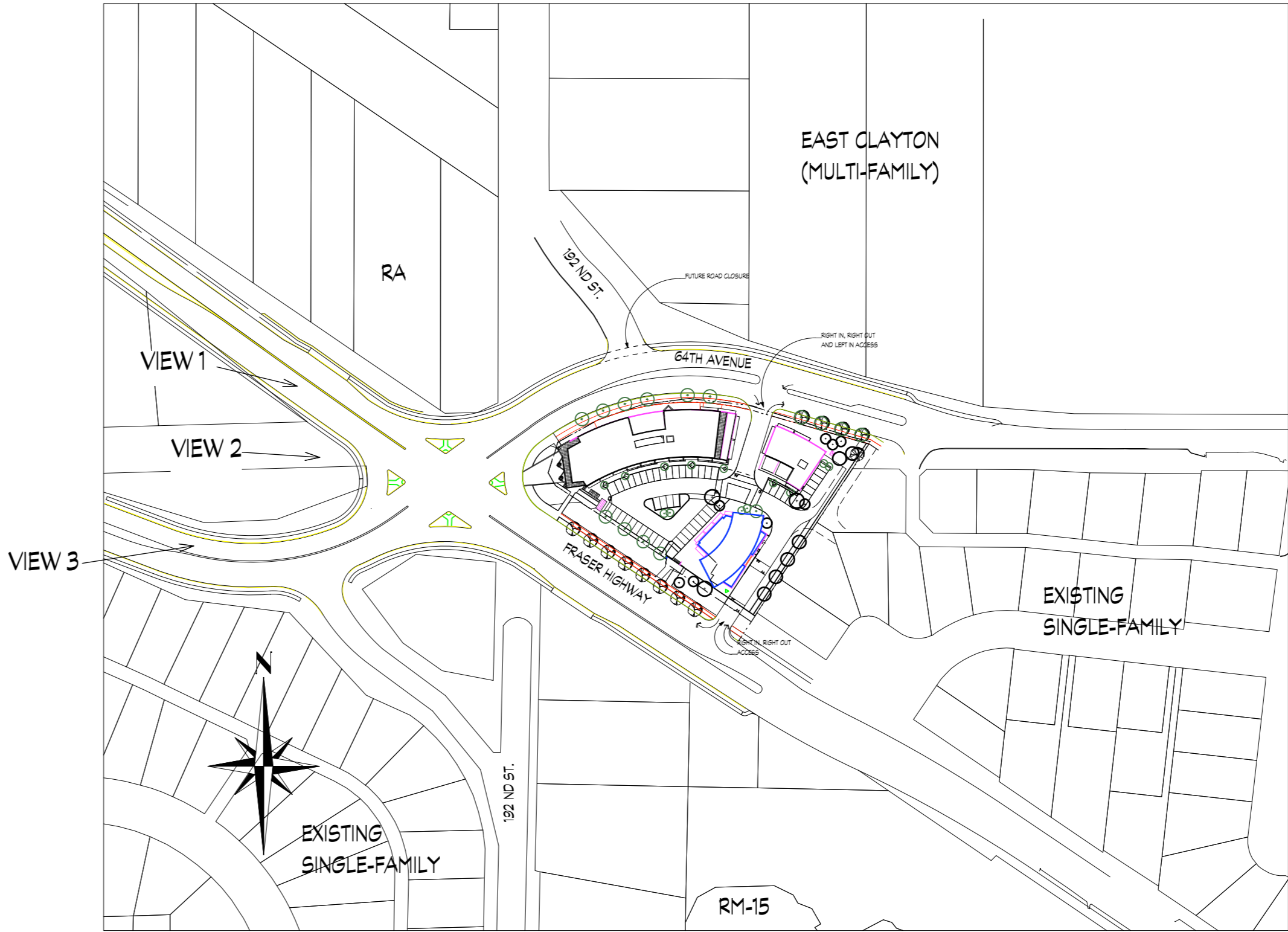
VIEW 1



VIEW 2



VIEW 3



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1	JUNE 28/09	RE-ZONING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE

LaMasia Commercial/  
Residential Development

DRAWING TITLE

VIEW STUDY

DRAWN BY

J. W.

CAD FILE NAME

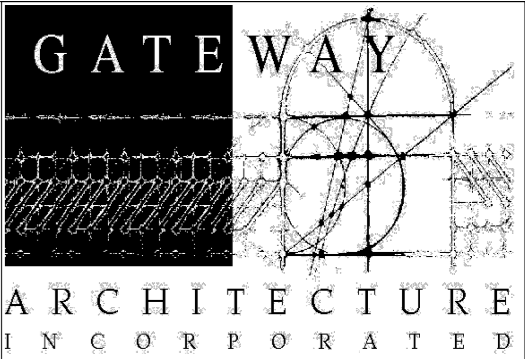
PROJECT NUMBER

596

SCALE

DRAWING NO.

AO.4.1



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64th AVENUE

NEW PROPERTY LINE

ROOF  
(SBS ROOFING MEMBRANE)

MECH.  
EQUIPMENT  
SCREEN

OPEN TO PATIO  
(BELOW)

OPEN TO PATIO  
(BELOW)

FABRIC AWNING (BELOW)

ROOF  
(SBS ROOFING MEMBRANE)

ROOF  
(METAL ROOFING)

TERRACE  
(BELOW)

A/C UNITS

A/C UNITS

FRASER HIGHWAY

N

NO.	DATE	REVISIONS / SUBMISSIONS
7	DEC 14/11	REVISIONS AS PER CITY COMMENTS
6	NOV 2/11	RESTAURANT TO COMMERCIAL REVISION
5	AUG 13/10	REVISION TO EASTERN PORTION OF PROPERTY
4	MAY 20/10	SIDEWALK GRADES
3	DEC 17/09	ADP SUBMISSION REVISIONS
2	OCT 15/09	SUBMISSION TO ADVISORY DESIGN PANEL 7809-216-00
1	JUNE 26/09	RE-ZONING APPLICATION

PROJECT TITLE  
LaMasia Commercial/  
Residential Development

DRAWING TITLE  
LEVEL 3  
(EL. 61.0 m)

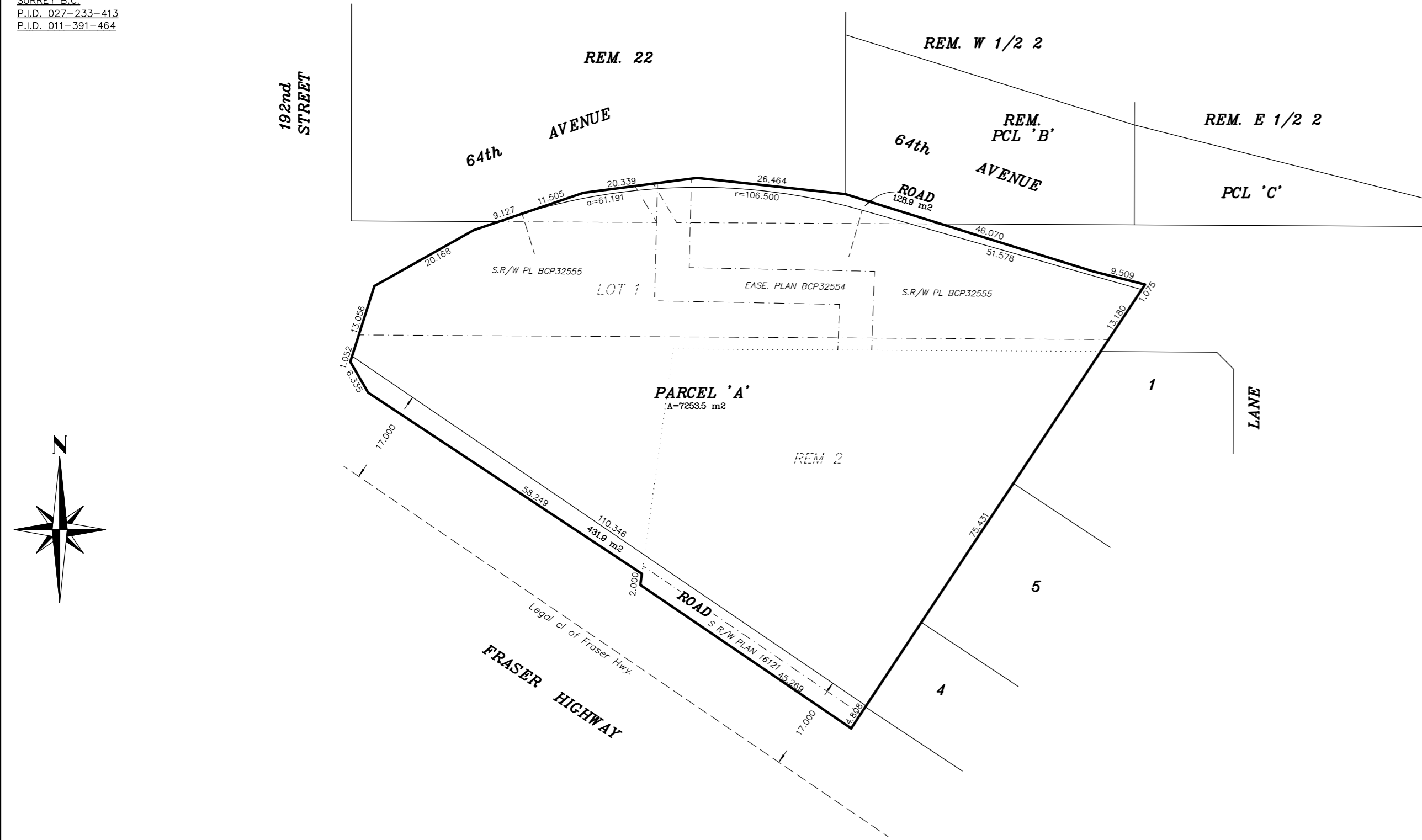
DRAWN BY J. W.  
CAD FILE NAME  
PROJECT NUMBER 596  
SCALE 1/16"=1'-0"  
DRAWING NO.

A4.0

PROPOSED SUBDIVISION PLAN OF  
LOT 1 PLAN BCP32553 AND LOT 2 PLAN 9440  
EXCEPT: PART DEDICATED ROAD ON PLAN 67872  
ALL OF SECTION 10 TOWNSHIP 8 N.W.D.

SCALE 1:500  
All Distances are in Metres.

CIVIC ADDRESS  
19209 & 19240 FRASER HWY.  
SURVEY B.C.  
P.L.D. 027-233-413  
P.L.D. 011-391-464



Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
404-580 17th Street  
Cloverdale B.C.  
FILE: JS07151\_P52

© Certified correct, completed on  
the 15th day of April, 2008.  
B.C.L.S.

REFERENCE PLAN OF STATUTORY  
RIGHT OF WAY OVER A PART OF  
LOT 1, SECTIONS 10 AND 15, TOWNSHIP 8  
N.W.D. PLAN BCP32553

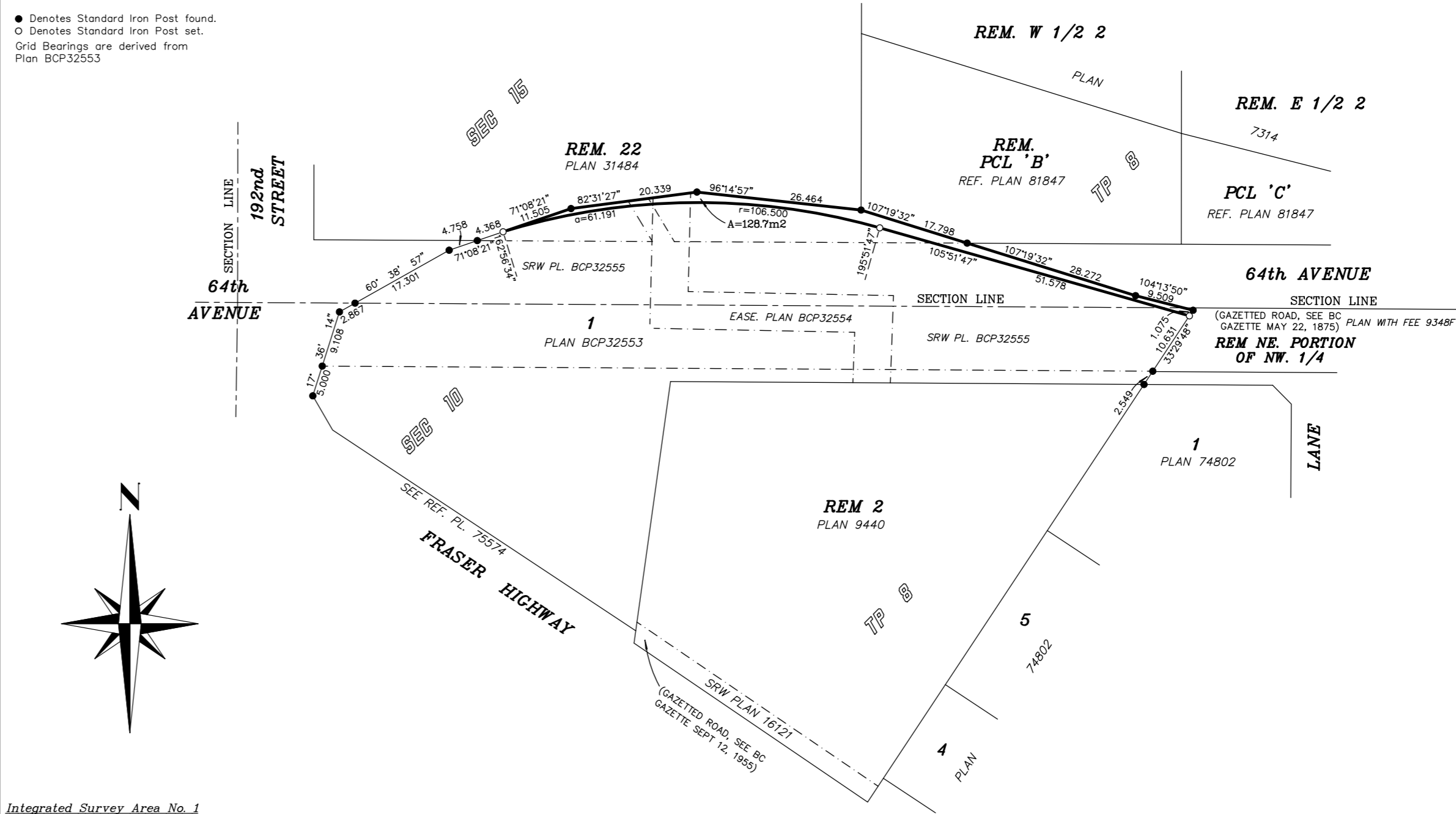
PURSUANT TO SECTION 113 OF THE LAND TITLE ACT.

B.C.G.S. 920.017

SCALE 1:500  
All Distances are in Metres.

LEGEND:

- Denotes Standard Iron Post found.
- Denotes Standard Iron Post set.
- Grid Bearings are derived from  
Plan BCP32553.



Integrated Survey Area No. 1  
City of Surrey, VALDES (0366)  
This plan shows horizontal ground-level  
measured distances except where otherwise  
noted. To compute grid distances,  
multiply ground-level distances  
by combined factor 0.9996017.

Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
404-580 17th Street  
Cloverdale B.C.  
FILE: JS07151\_RW

This Plan Lies Within The  
Greater Vancouver Regional District

PLAN BCP

Deposited in the Land Title Office  
at New Westminster B.C. on  
This \_\_\_\_ Day of \_\_\_\_\_, 2009.

Ref. No. \_\_\_\_\_ Registrar

I, John P. Onderwater, a British Columbia Land Surveyor, of  
Cloverdale in British Columbia, certify that I was present at  
and personally superintended the survey represented by this  
plan, and that the survey and plan are correct. The field  
survey was completed on the 10th day of March, 2009.  
The plan was completed and checked, and the checklist  
filed under #94041, on the 11th day of March, 2009.

John Onderwater

7	DEC 14 /11	REVISIONS AS PER CITY COMMENTS
6	NOV 2 /11	RESTAURANT TO COMMERCIAL REVISION
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3	DEC 17 /09	ADP SUBMISSION REVISIONS
2	OCT 15 /09	SUBMISSION TO ADVISORY DESIGN PANEL, 2009-09-02
1	JUNE 26 /09	RE-ZONING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE  
LaMasia Commercial/  
Residential Development

DRAWING TITLE

LEGAL PLANS

DRAWN BY J. W.  
CAD FILE NAME  
PROJECT NUMBER 596  
SCALE  
DRAWING NO.

A0.3



CURVED BUILDING ON PILOTIS WITH PANELLED FACADE



STEPPED ANGLED TERRACES



HARDIE BOARD PANEL ON EXTERIOR FACADE



CURVED FACADE ON GLAZED BASE



CURVED STREETSCAPE WITH COMMERCIAL AT BASE



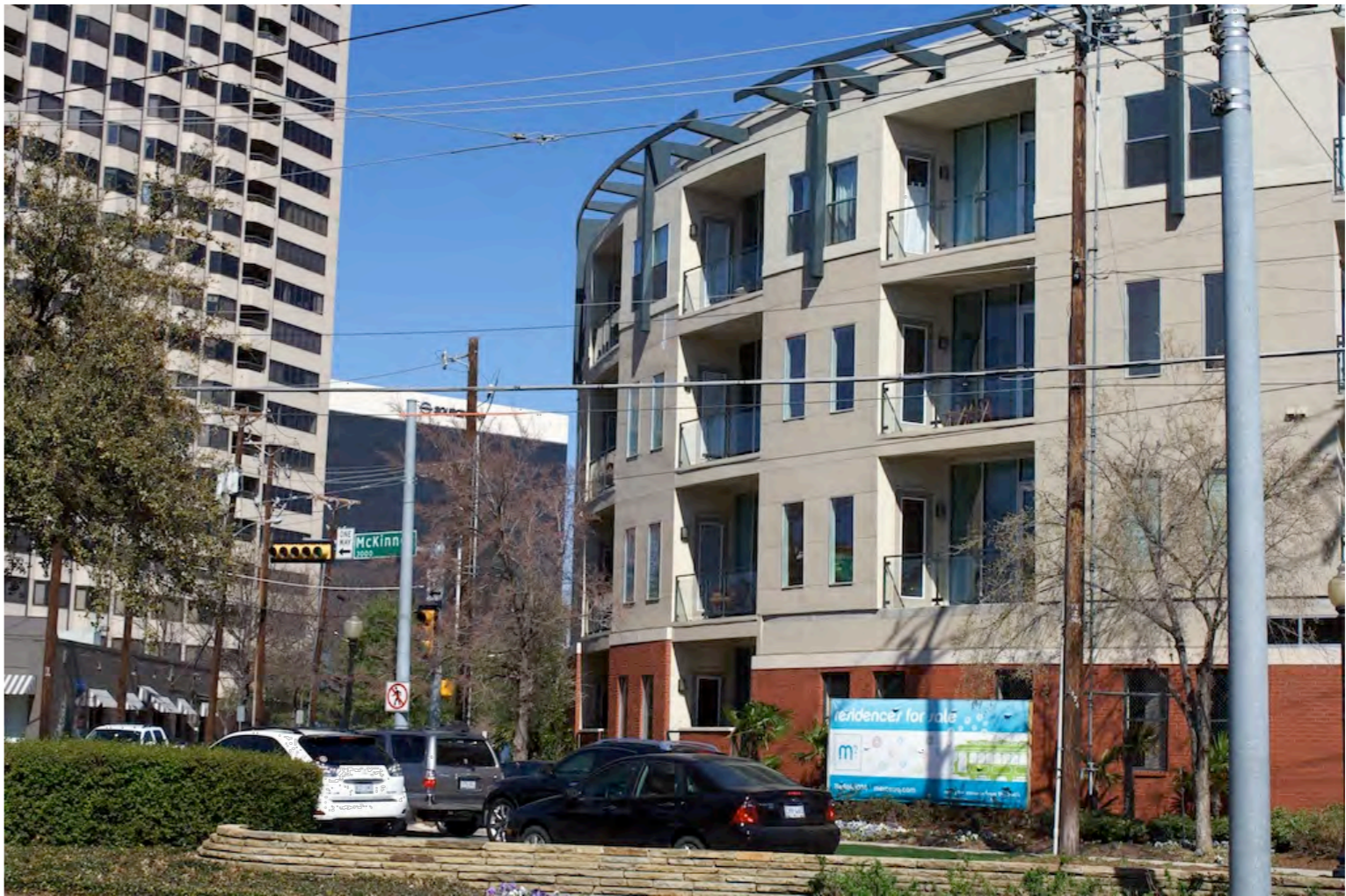
HORIZONTAL SLABS



GLASS GUARDRAIL TREATMENT



PROJECTING SLAB EDGE



CURVED FACADE WITH RECESSED BALCONIES

GATEWAY

ARCHITECTURE  
INCORPORATED

MICHAEL COX, MAIBC  
947 SEYMOUR STREET  
VANCOUVER, B.C. V6B3M1  
(604) 608-1868 tel  
(604) 683-3968 fax

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7	DEC 14 /11	REVISIONS AS PER CITY COMMENTS
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4	MAY 20 /10	SIDEWALK GRADES
3	DEC 17/09	ADP SUBMISSION REVISIONS
2	OCT 15/09	SUBMISSION TO ADVISORY DESIGN PANEL 3000-015-00
1	JUNE 26/09	RE-ZONING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE

LaMasia Commercial/  
Residential Development

DRAWING TITLE

PRECEDENT  
PHOTOS

DRAWN BY

J. S.

CAD FILE NAME

PROJECT NUMBER

536

SCALE

DRAWING NO.

A0.2.2

7	DEC 14 /11	REVISIONS AS PER CITY COMMENTS
6	NOV 2 /11	RESTAURANT TO COMMERCIAL REVISION
5	AUG 18 /10	REVISION TO EASTERN PORTION OF PROPERTY
4	MAY 20 /10	SIDEWALK GRADES
3	DEC 17 /09	ADP SUBMISSION REVISIONS
2	OCT 15 /09	SUBMISSION TO ADVISORY DESIGN PANEL 7828-016-00
1	JUNE 26 /09	RE-ZONING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE

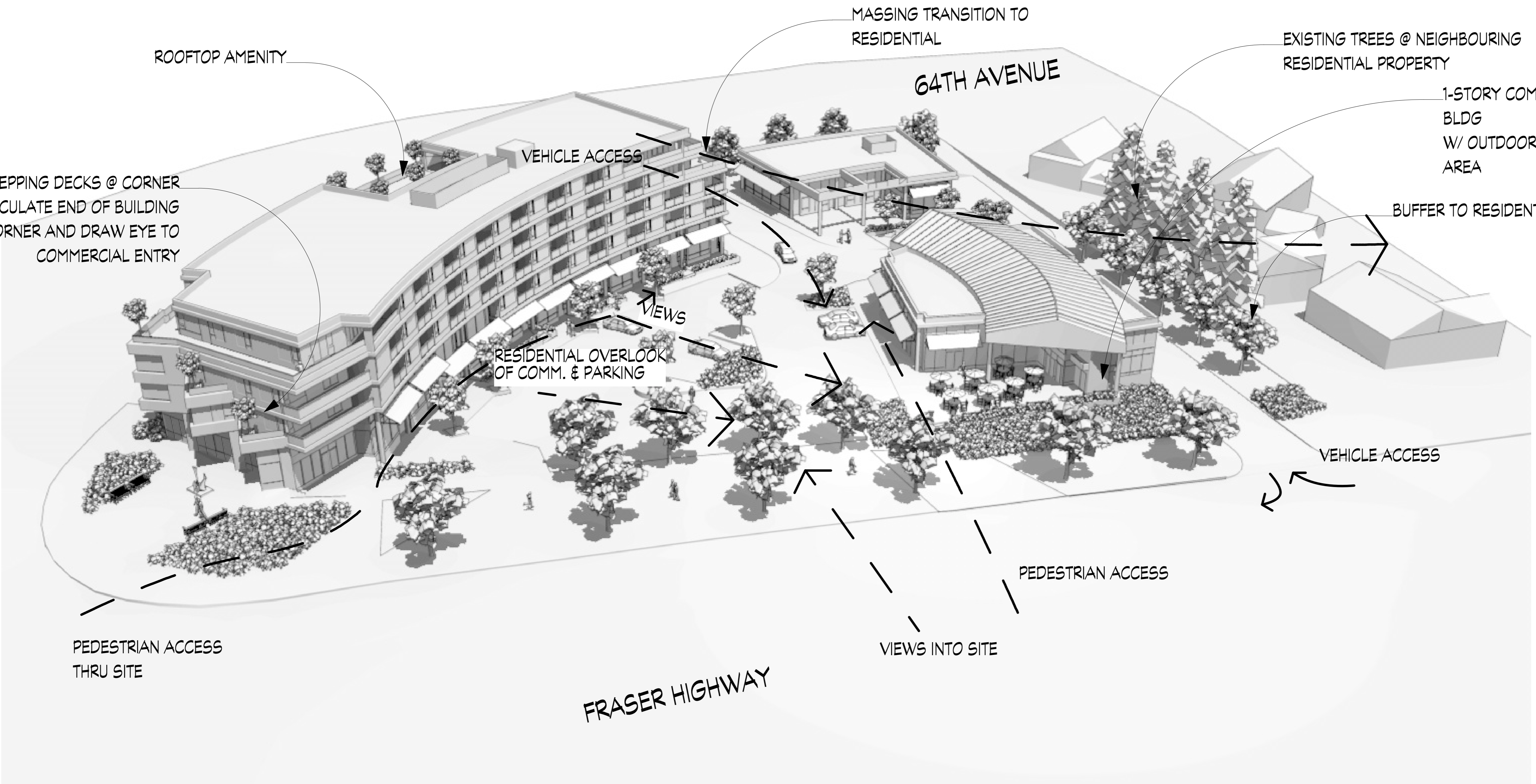
LaMasia Commercial/  
Residential Development

DRAWING TITLE

SCHEMATIC DESIGN  
DIAGRAM

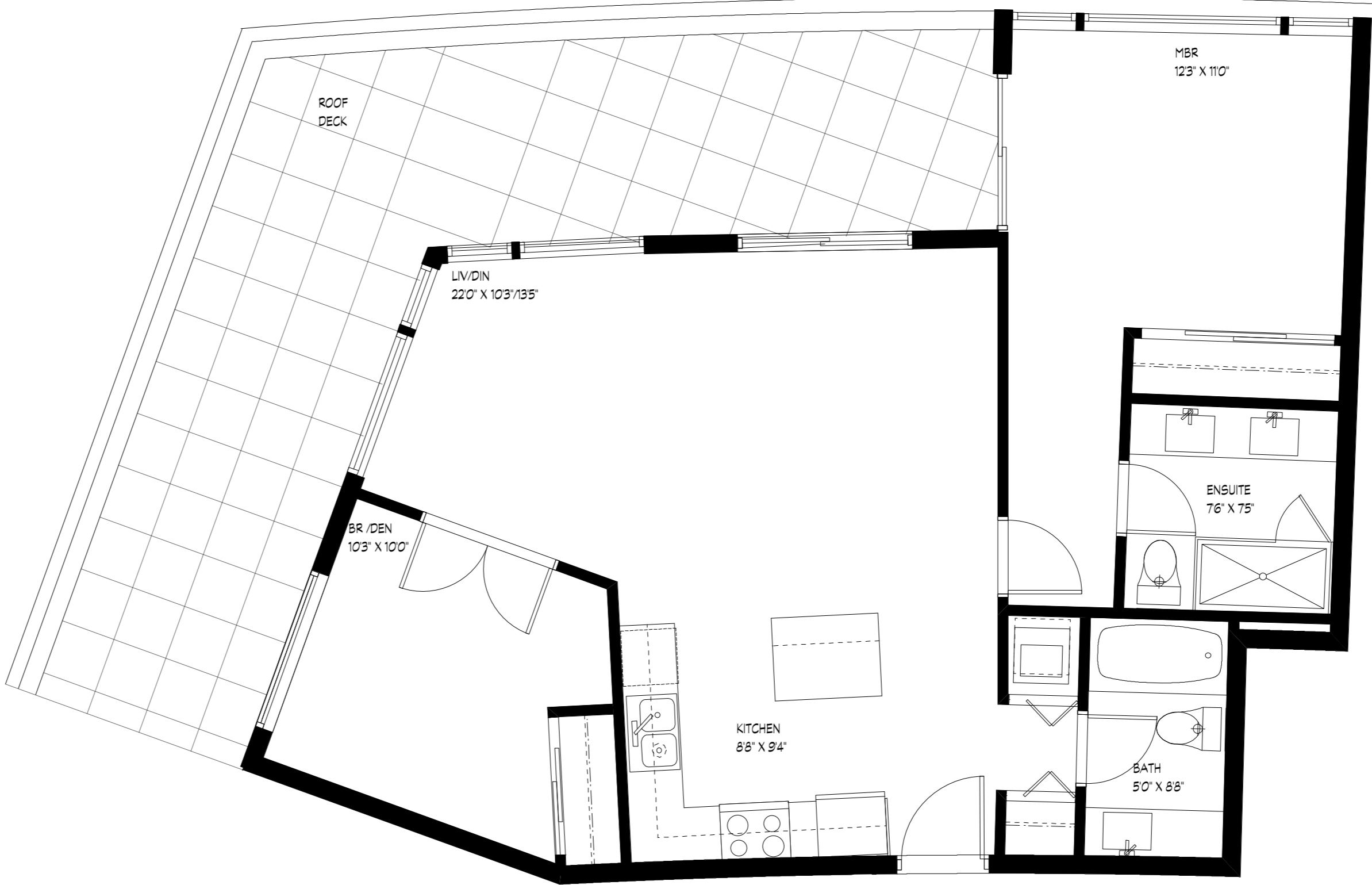
DRAWN BY	J. W.
CAD FILE NAME	
PROJECT NUMBER	596
SCALE	
DRAWING NO.	

AO.2.1

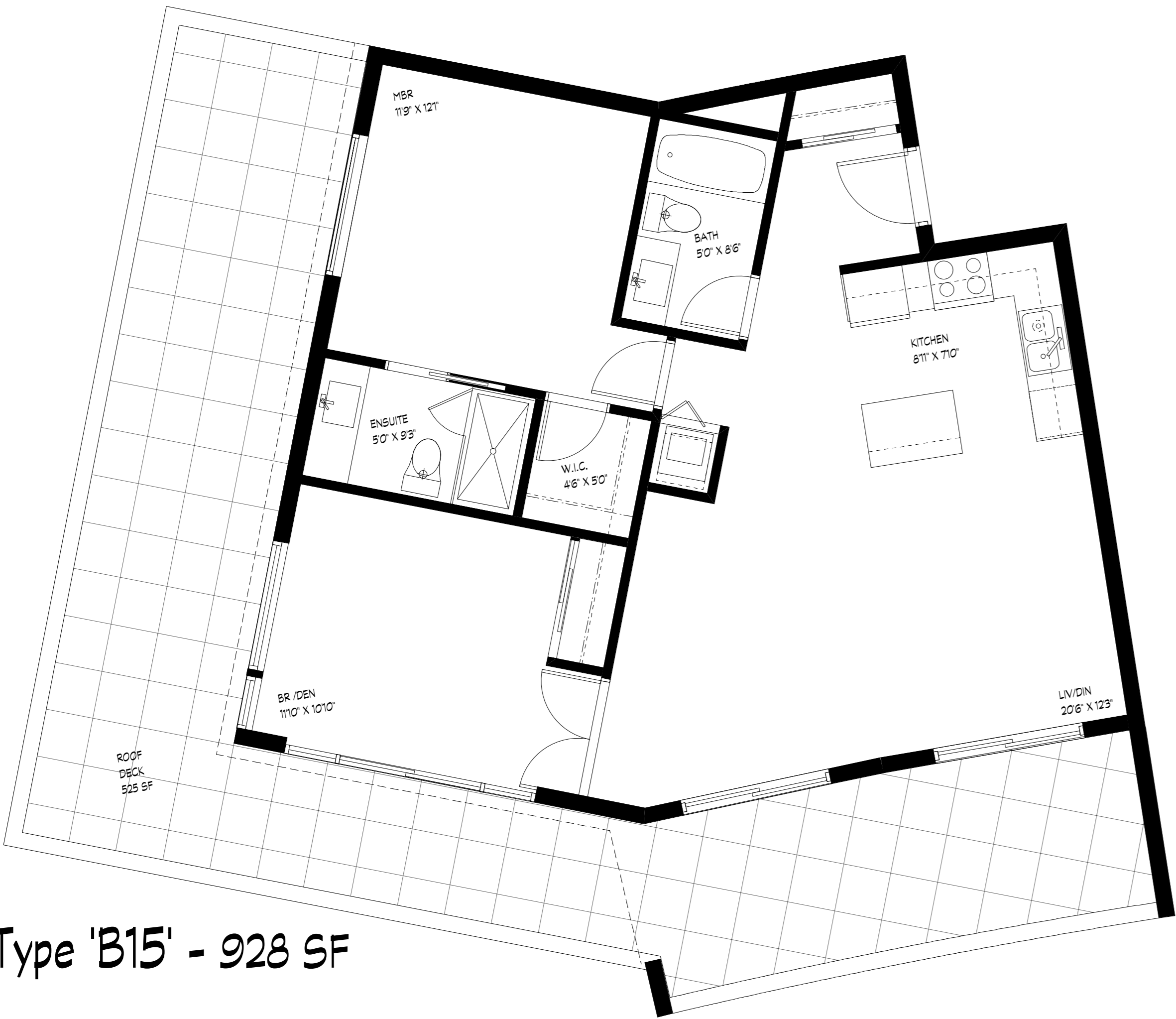




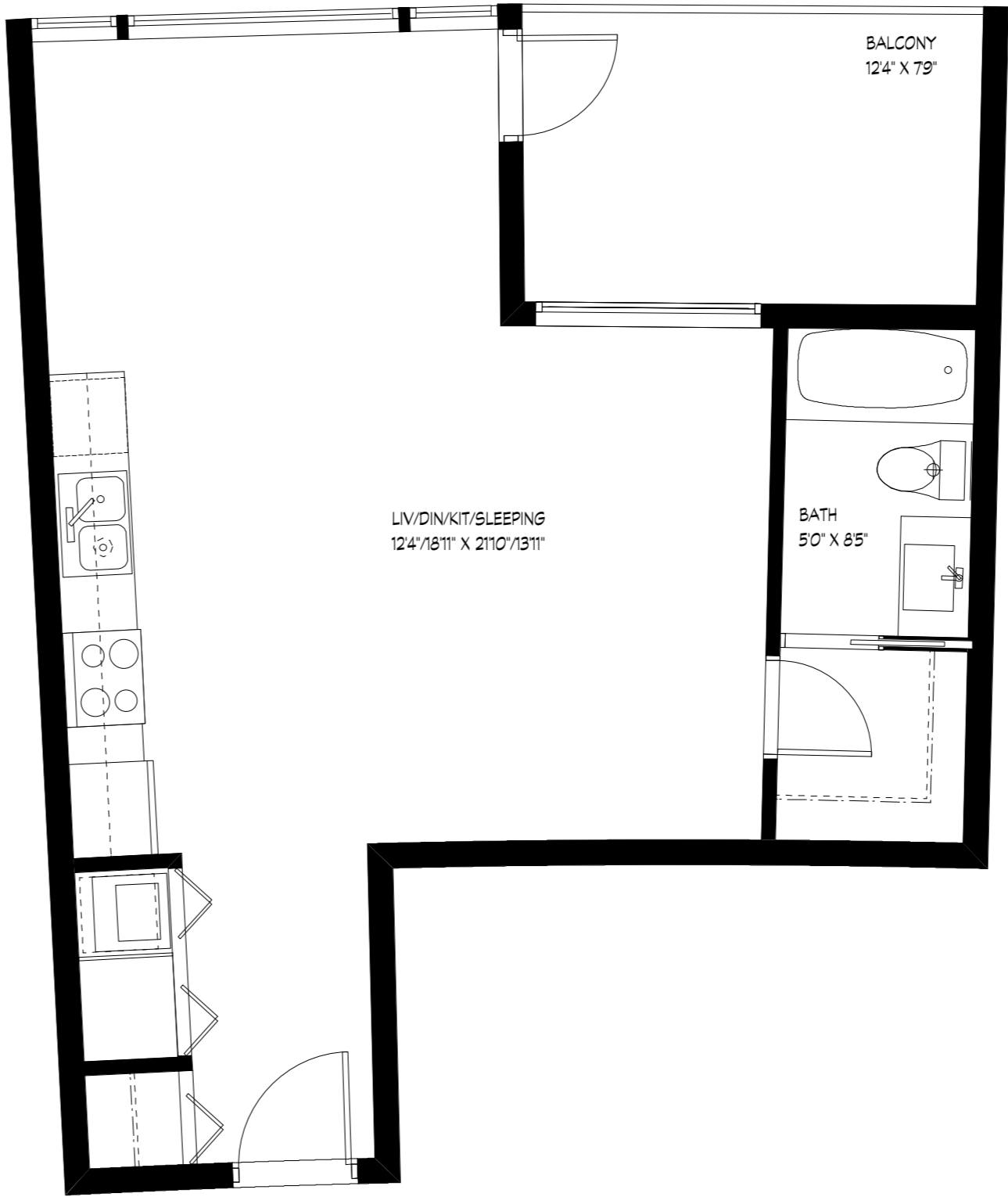
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Type 'B14' - 905 SF



Type 'B15' - 928 SF



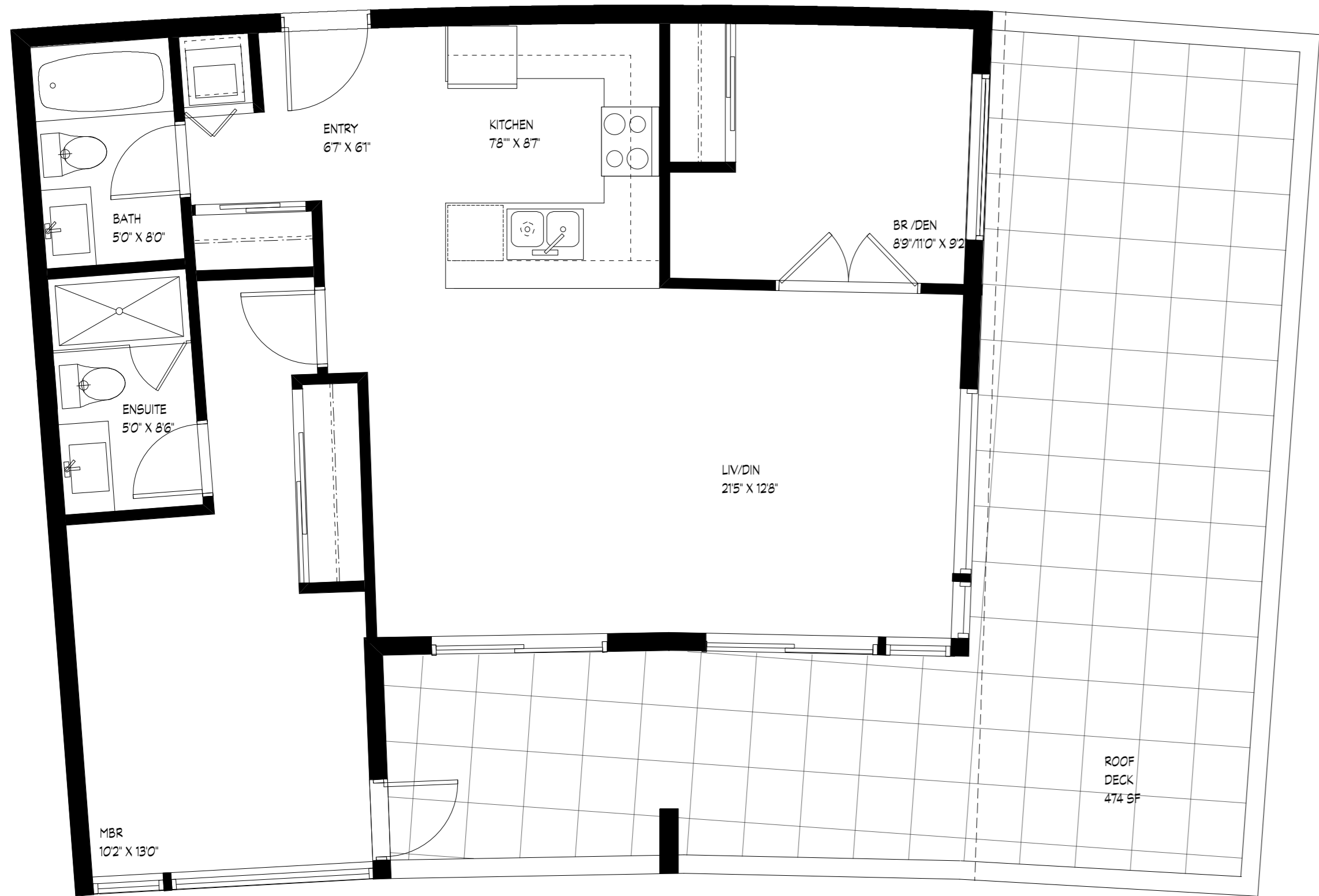
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7	DEC 14/11	REVISIONS AS PER CITY COMMENTS
6	NOV 2/11	RESTAURANT TO COMMERCIAL REVISION
5	AUG 18 /10	REVISION TO EASTERN PORTION OF PROPERTY
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2	OCT 15/09	SUBMISSION TO ADVISORY DESIGN PANEL 1809-0116-00
1	JUNE 28/09	RE-ZONING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE  
LaMasia Commercial/  
Residential Development

DRAWING TITLE  
SUITE LAYOUTS 4

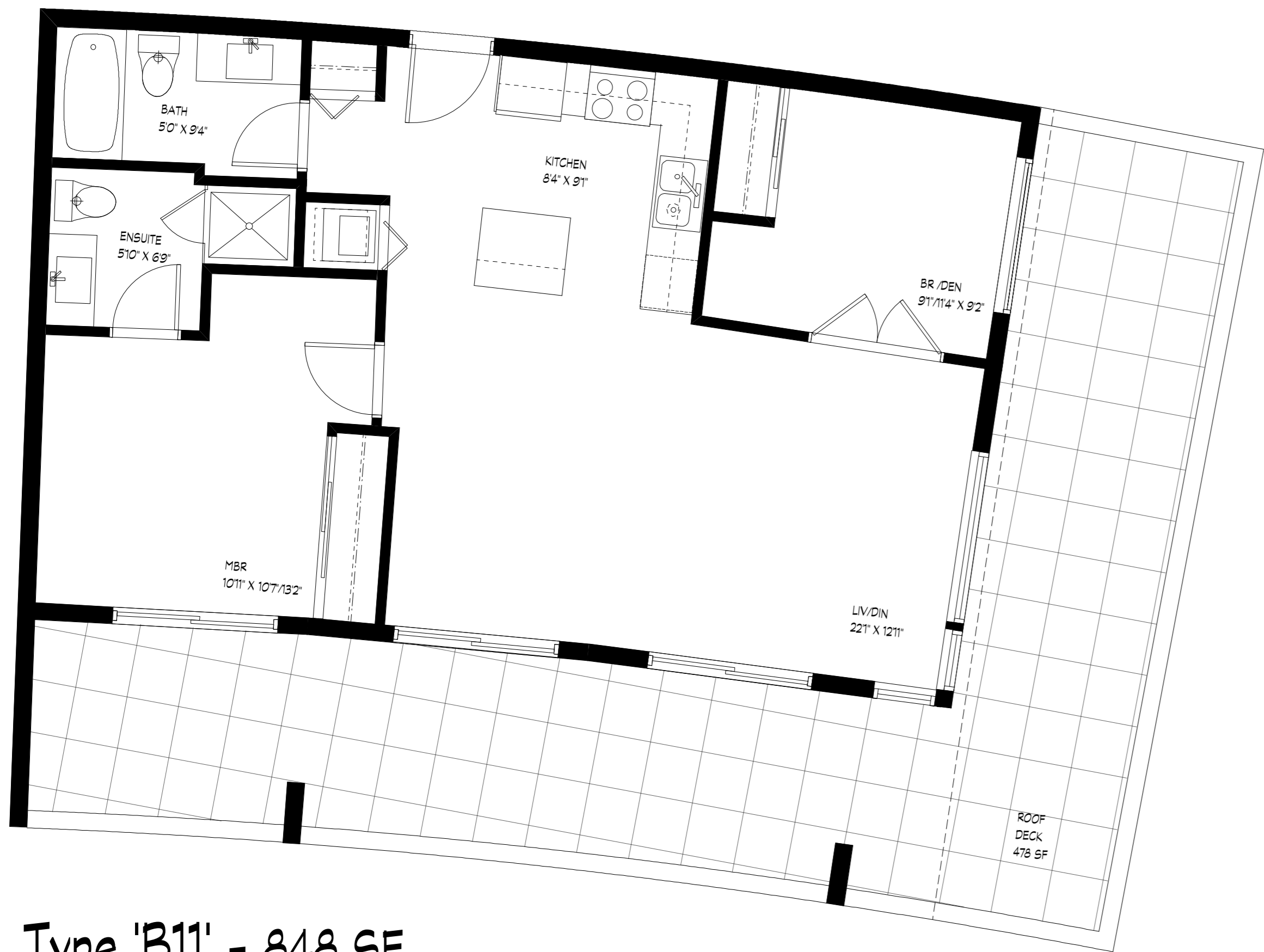
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CAD FILE NAME  
PROJECT NUMBER 596  
SCALE  
DRAWING NO.



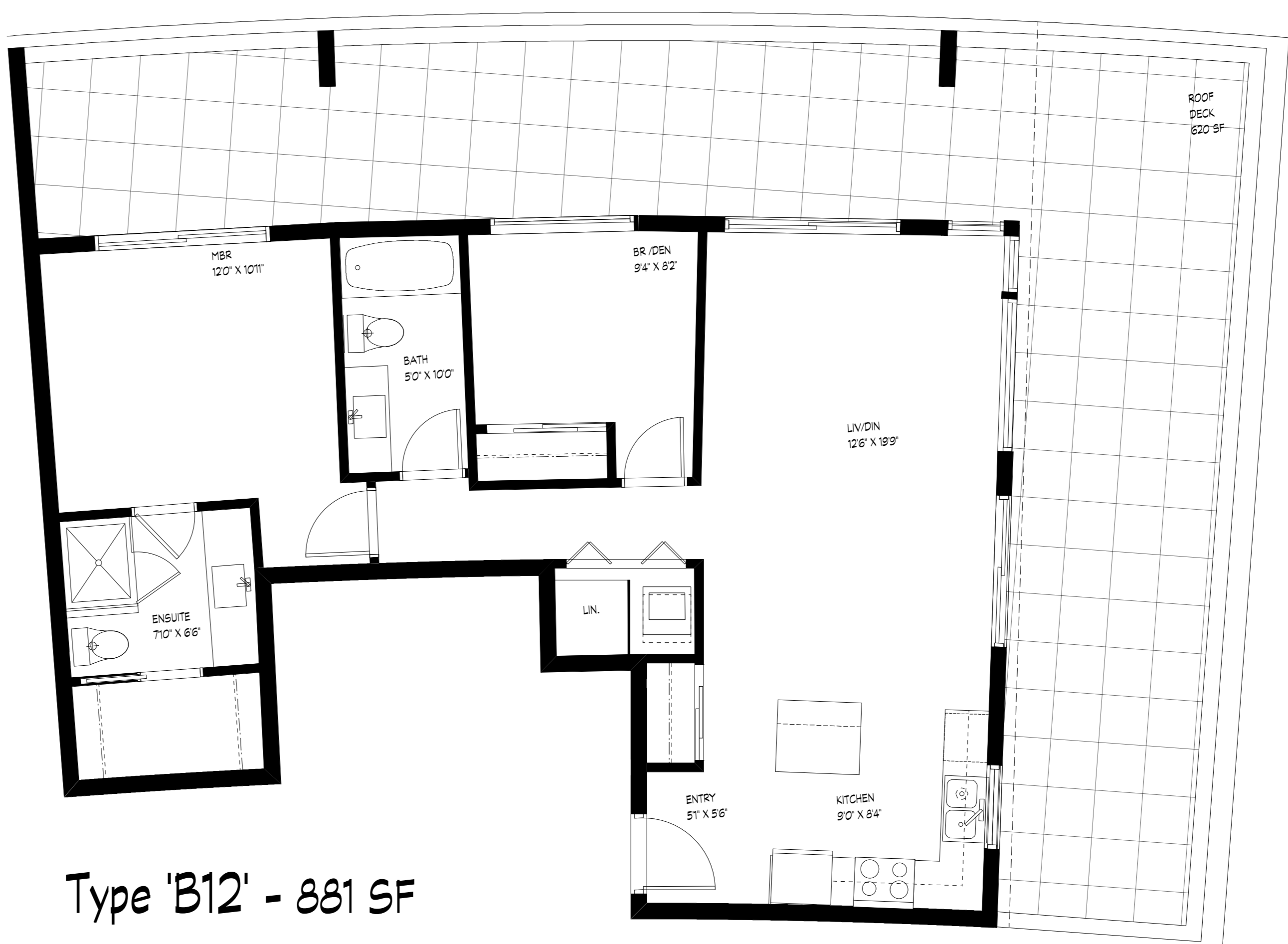
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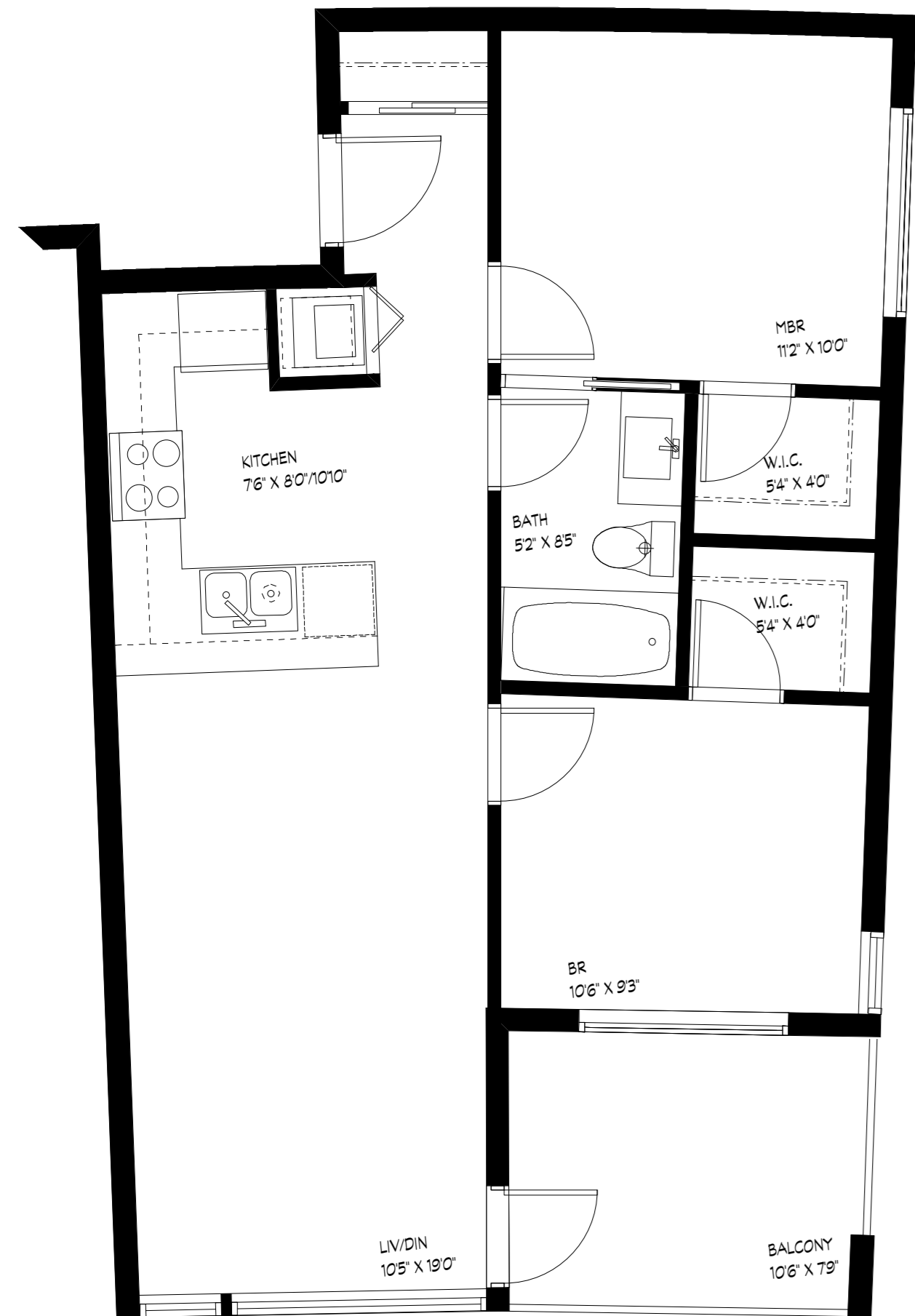
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NO.	DATE	REVISIONS / SUBMISSIONS
7	DEC 14/11	REVISIONS AS PER CITY COMMENTS
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3	DEC 17 /09	ADP SUBMISSION REVISIONS
2	OCT 15/09	SUBMISSION TO ADVISORY DESIGN PANEL 1303-0116-00
1	JUNE 28/09	RE-ZONING APPLICATION

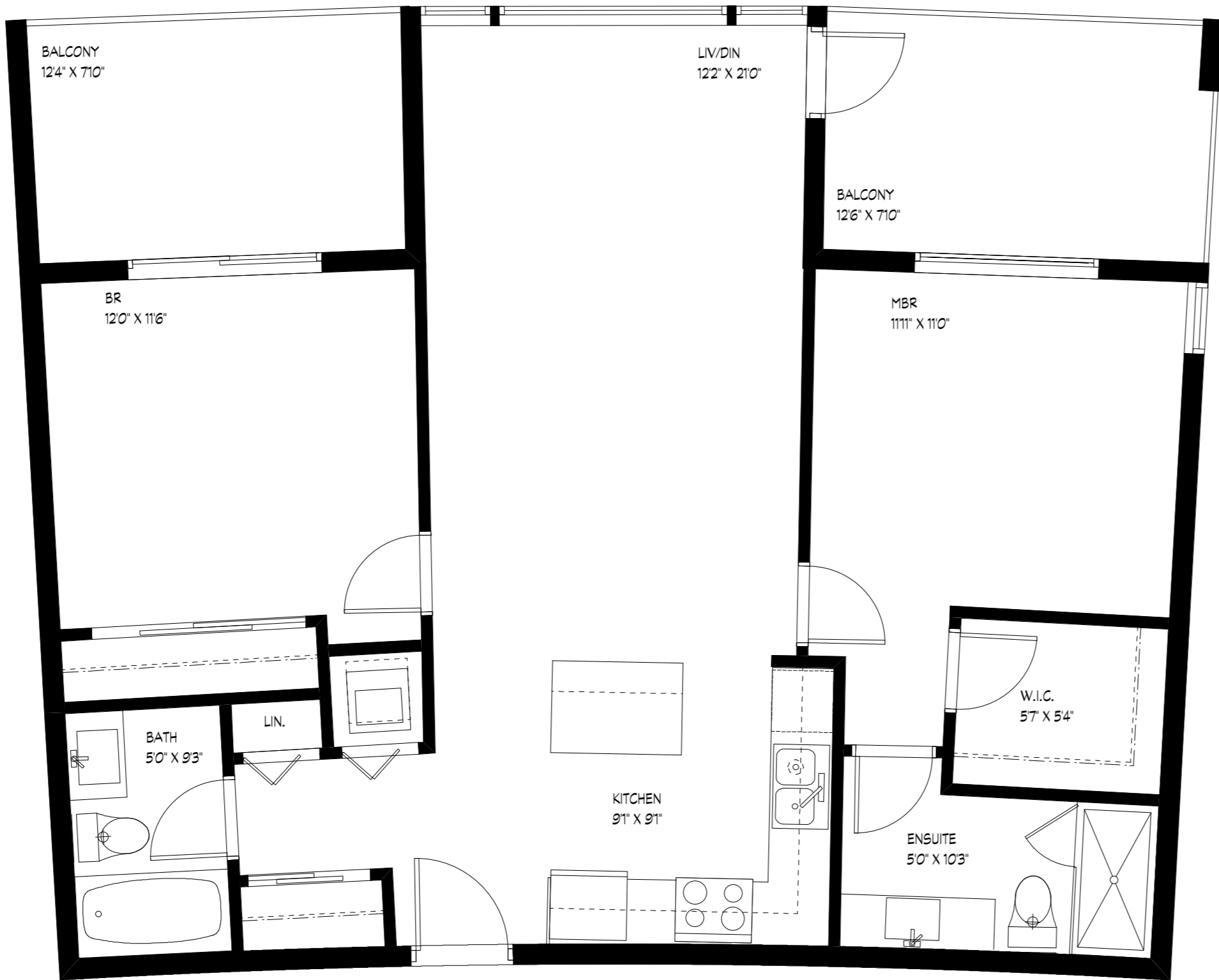
PROJECT TITLE  
**LaMasia Commercial/  
Residential Development**

DRAWING TITLE  
**SUITE LAYOUTS 3**

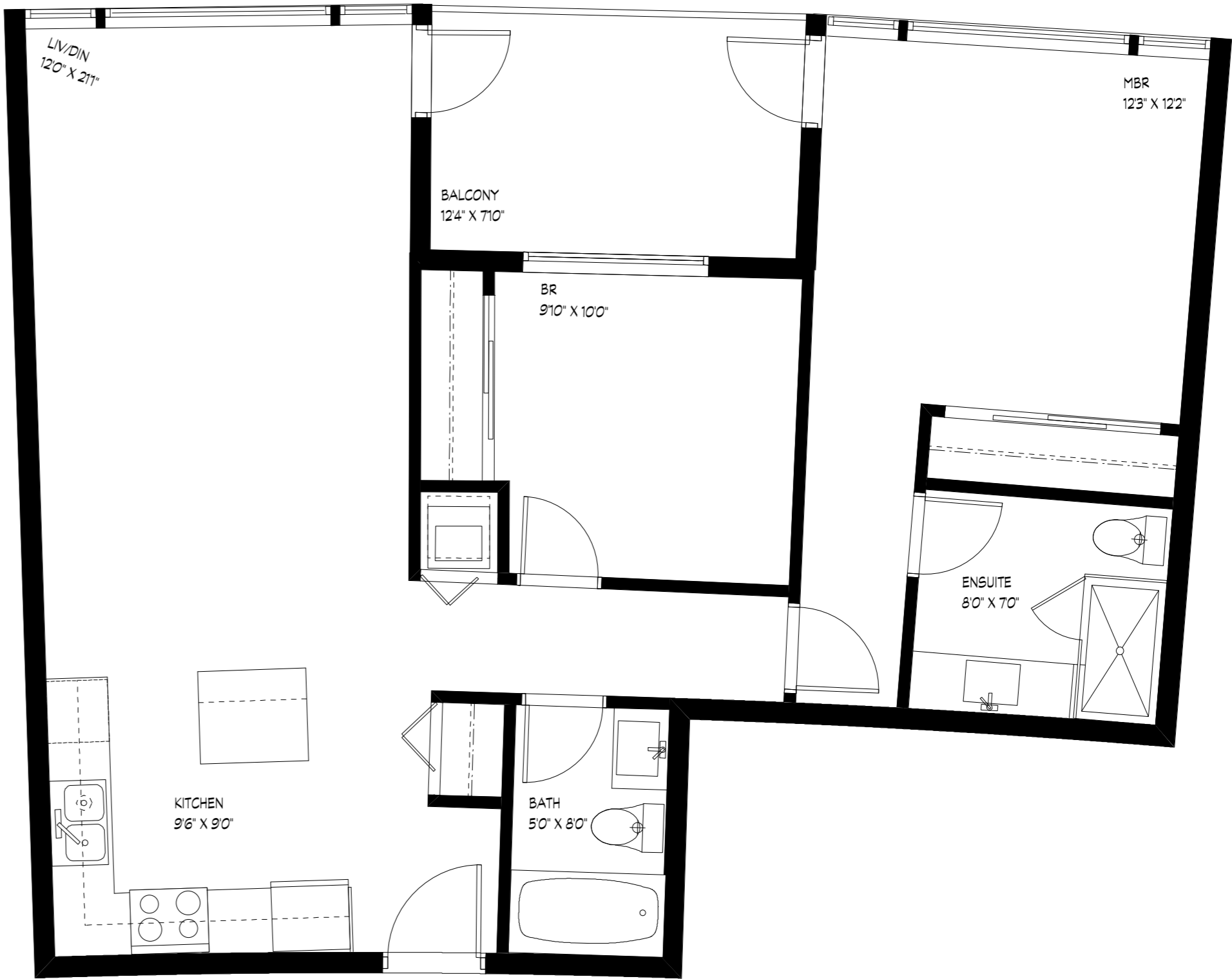
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CAD FILE NAME  
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SCALE  
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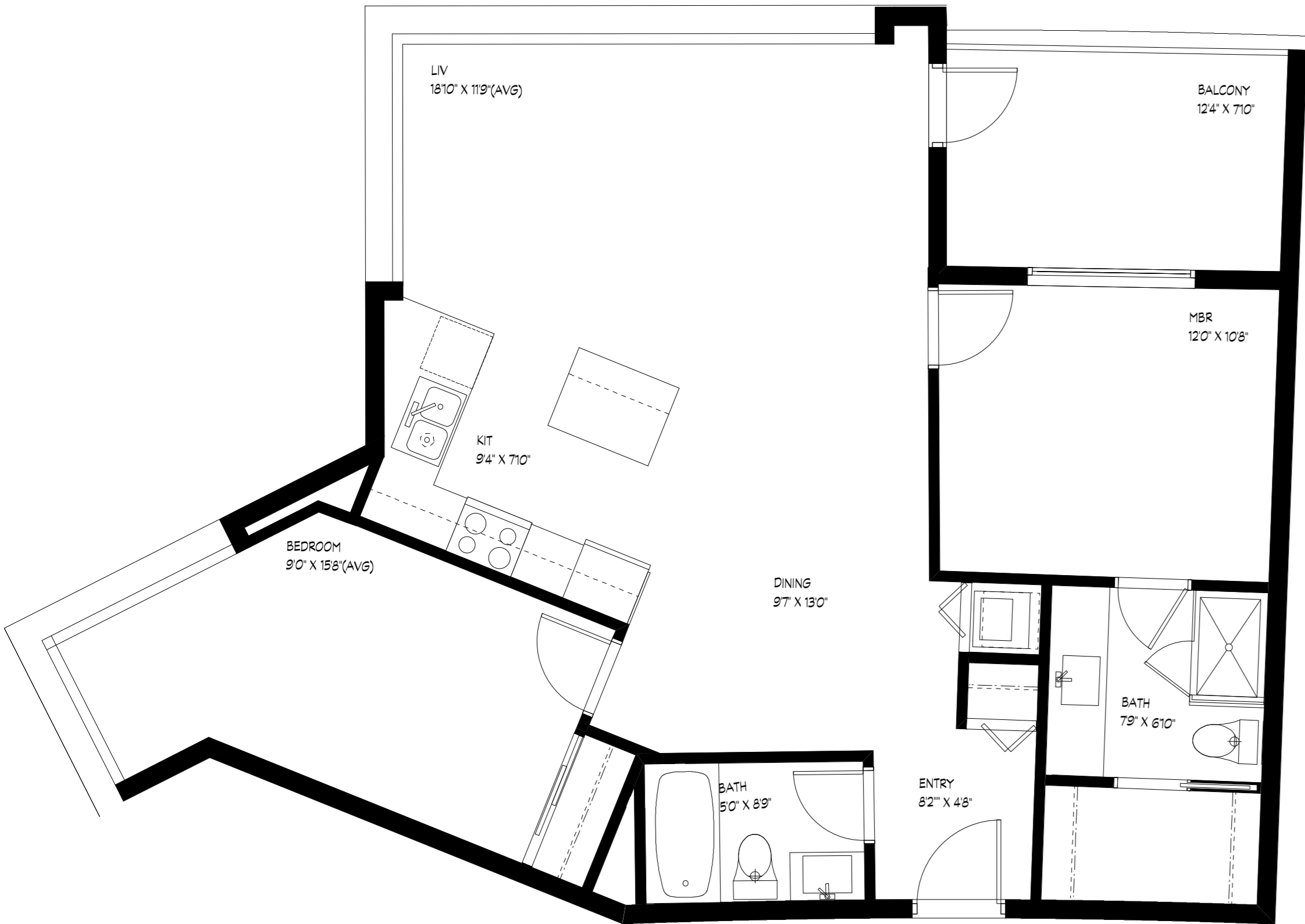
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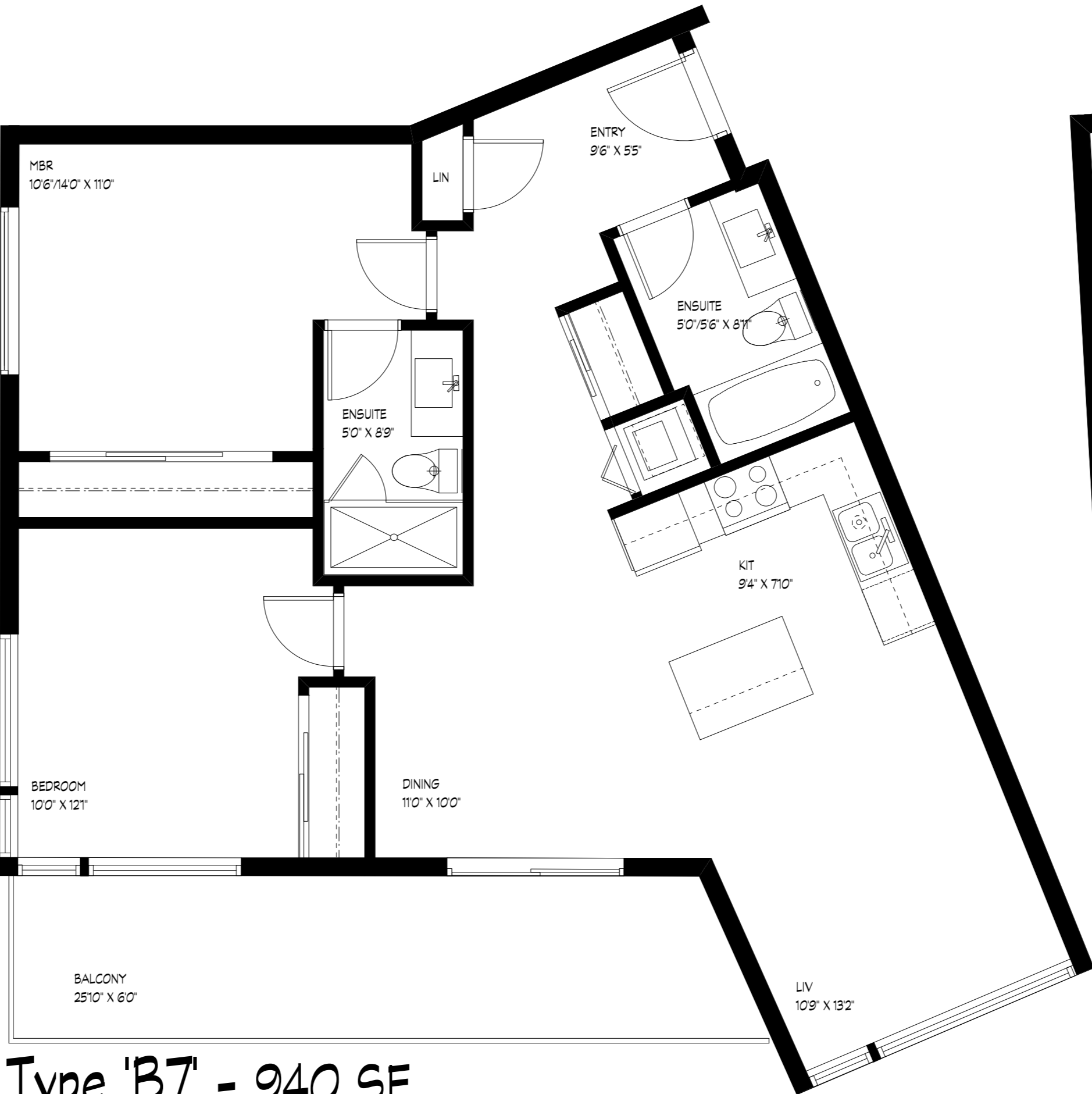
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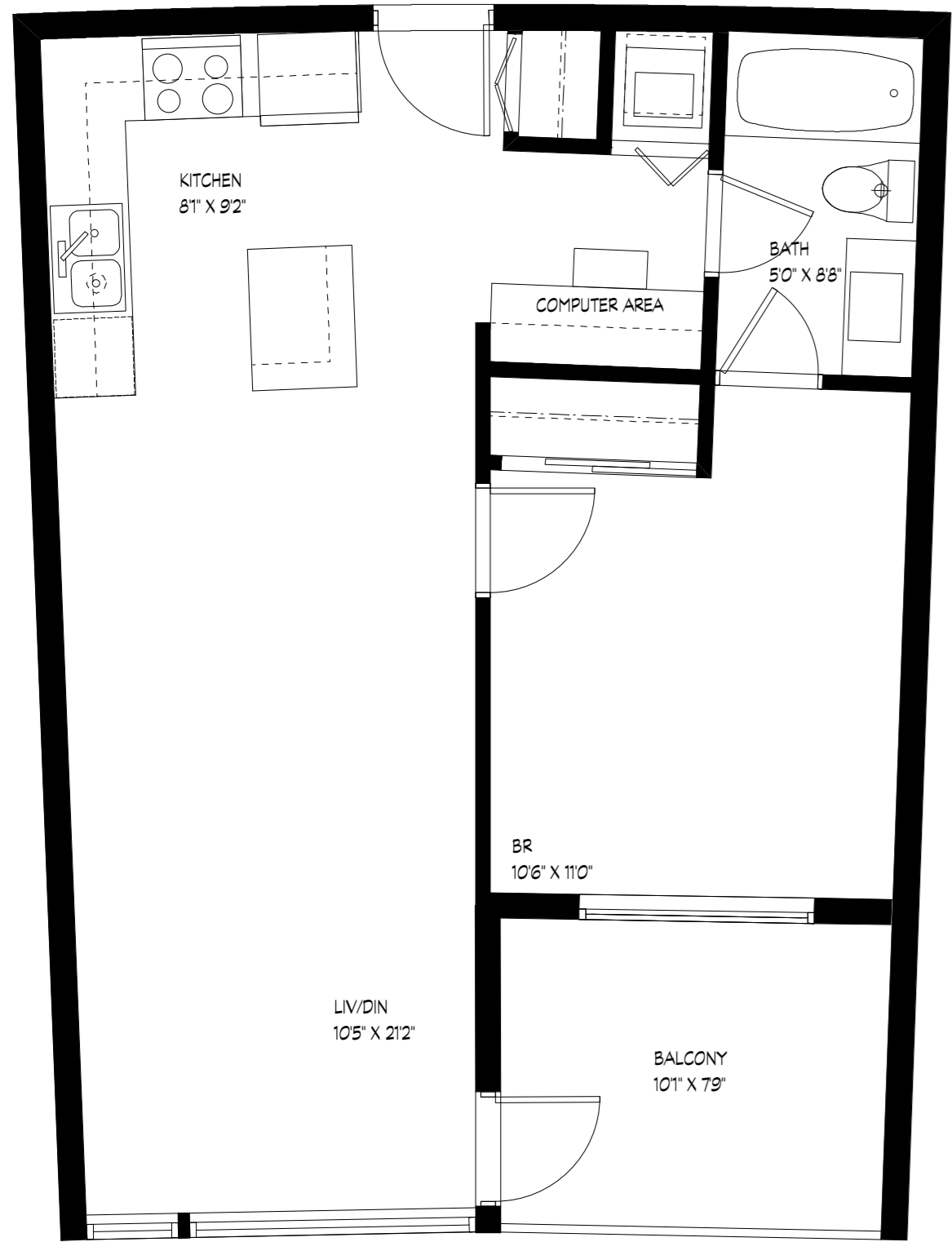
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NO.	DATE	REVISIONS / SUBMISSIONS
7	DEC 14/11	REVISIONS AS PER CITY COMMENTS
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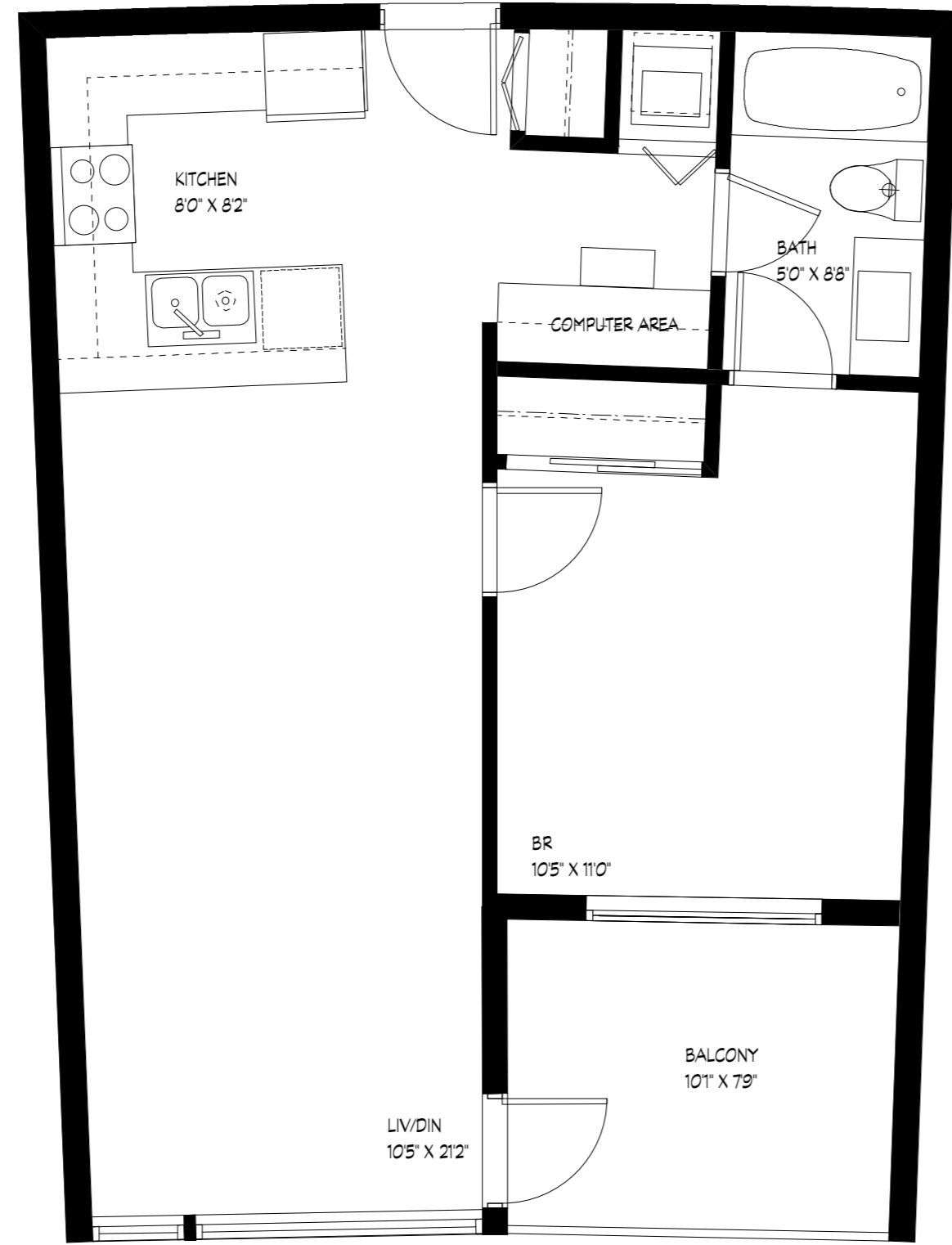
PROJECT TITLE  
LaMasia Commercial/  
Residential Development

DRAWING TITLE  
SUITE LAYOUTS 2

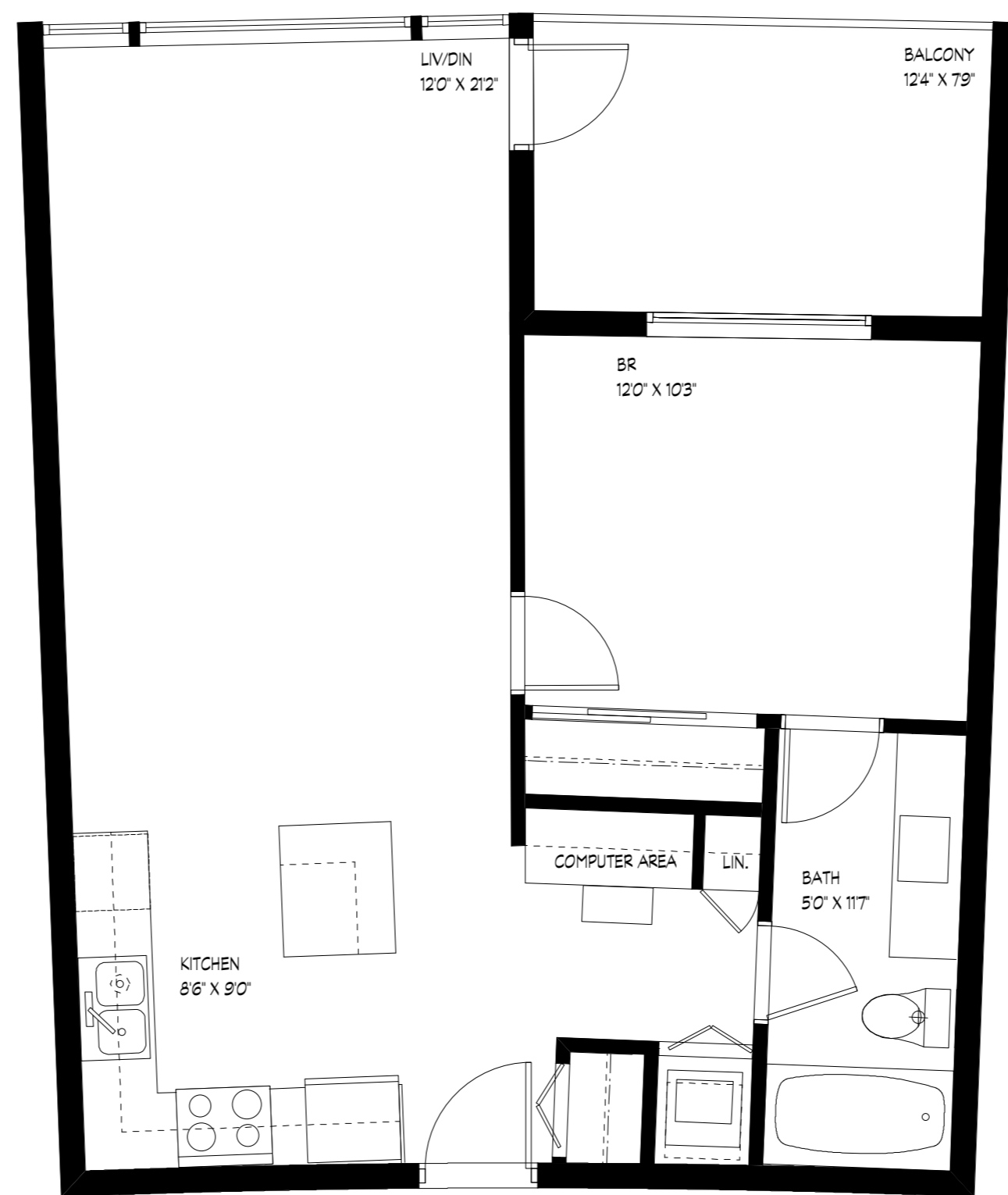
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CAD FILE NAME  
PROJECT NUMBER 596  
SCALE  
DRAWING NO.



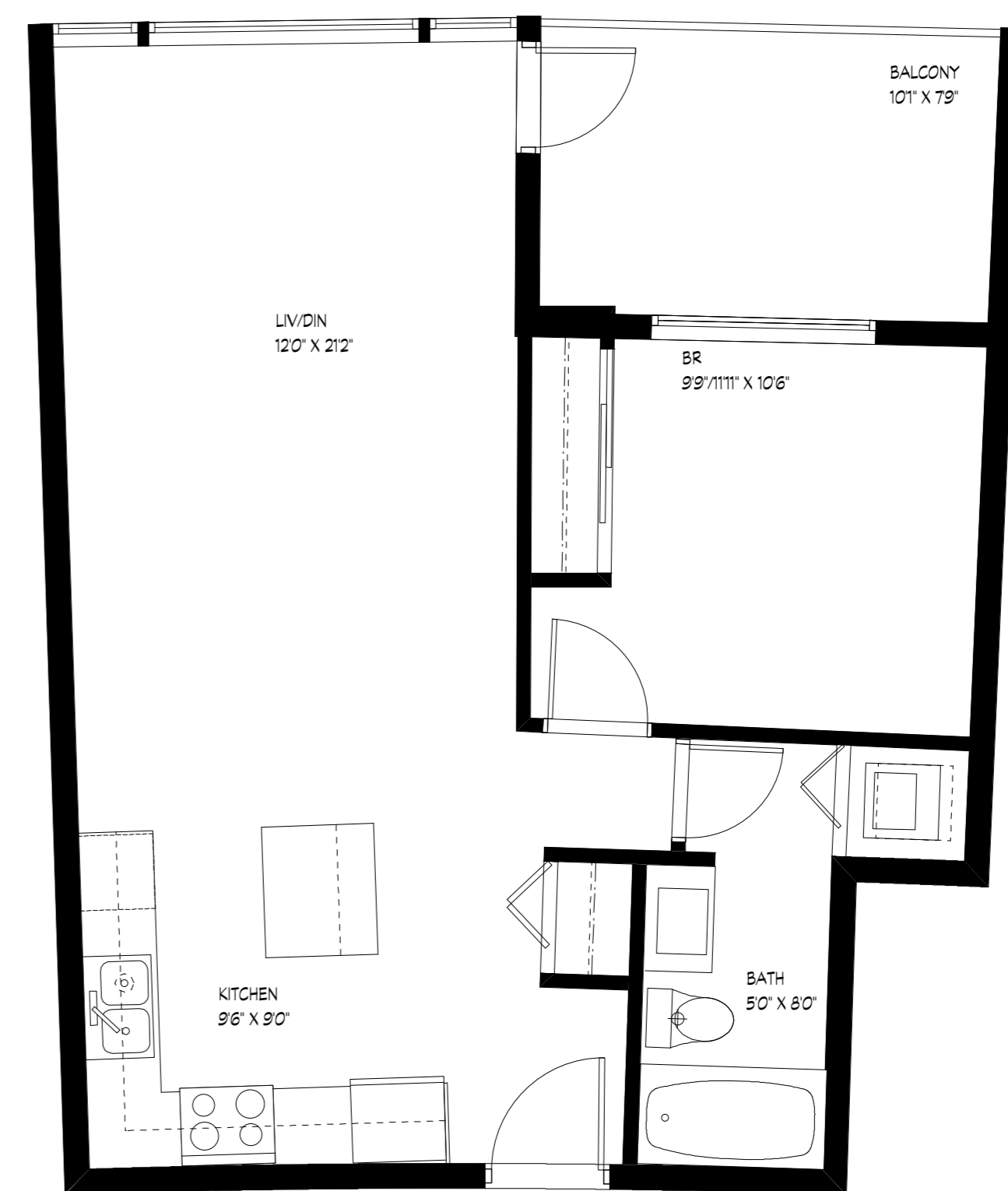
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Type 'A1a' - 602 SF



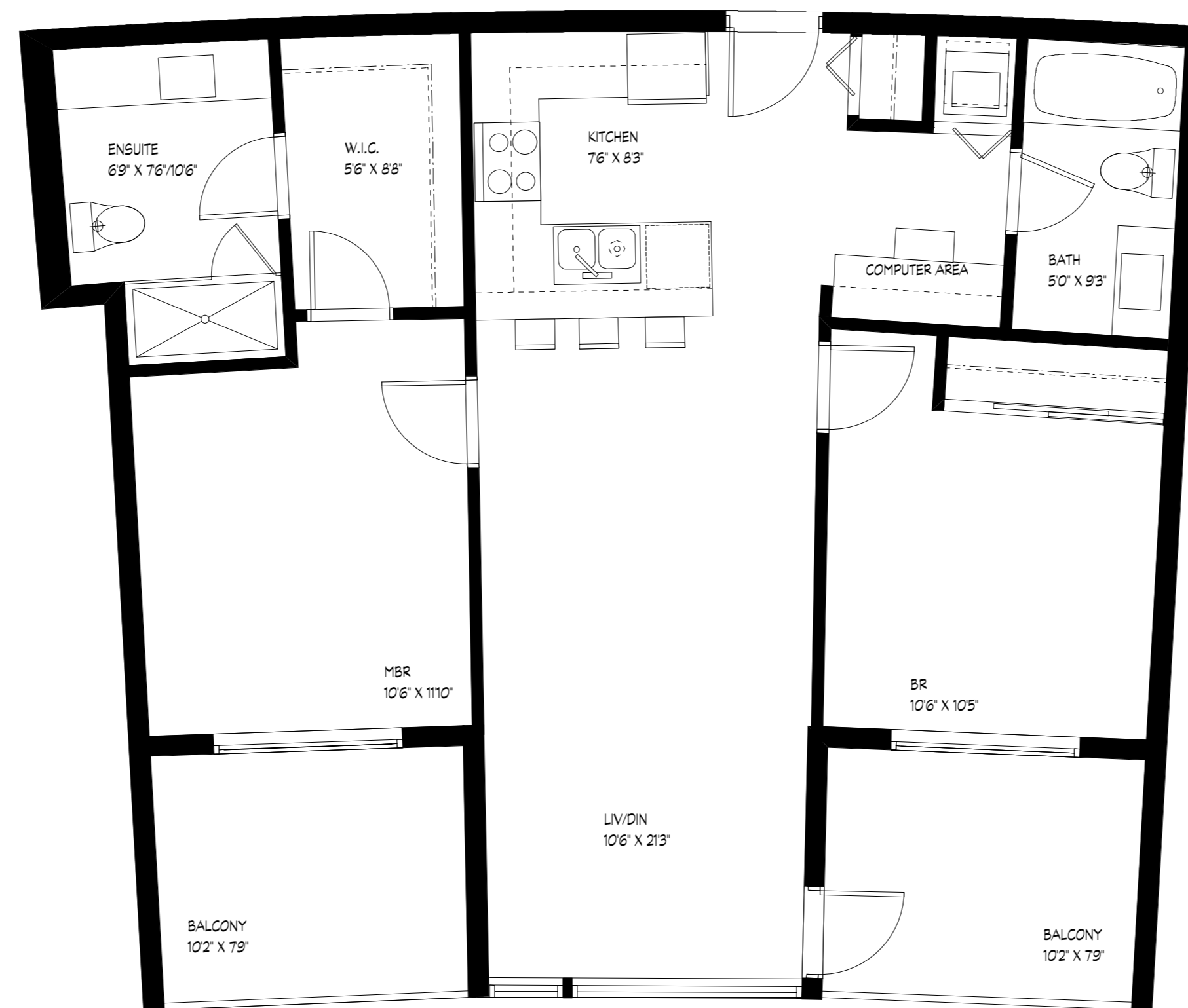
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Type 'A3' - 642 SF



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Type 'B1(a)' - 876 SF



Type 'B2' - 872 SF

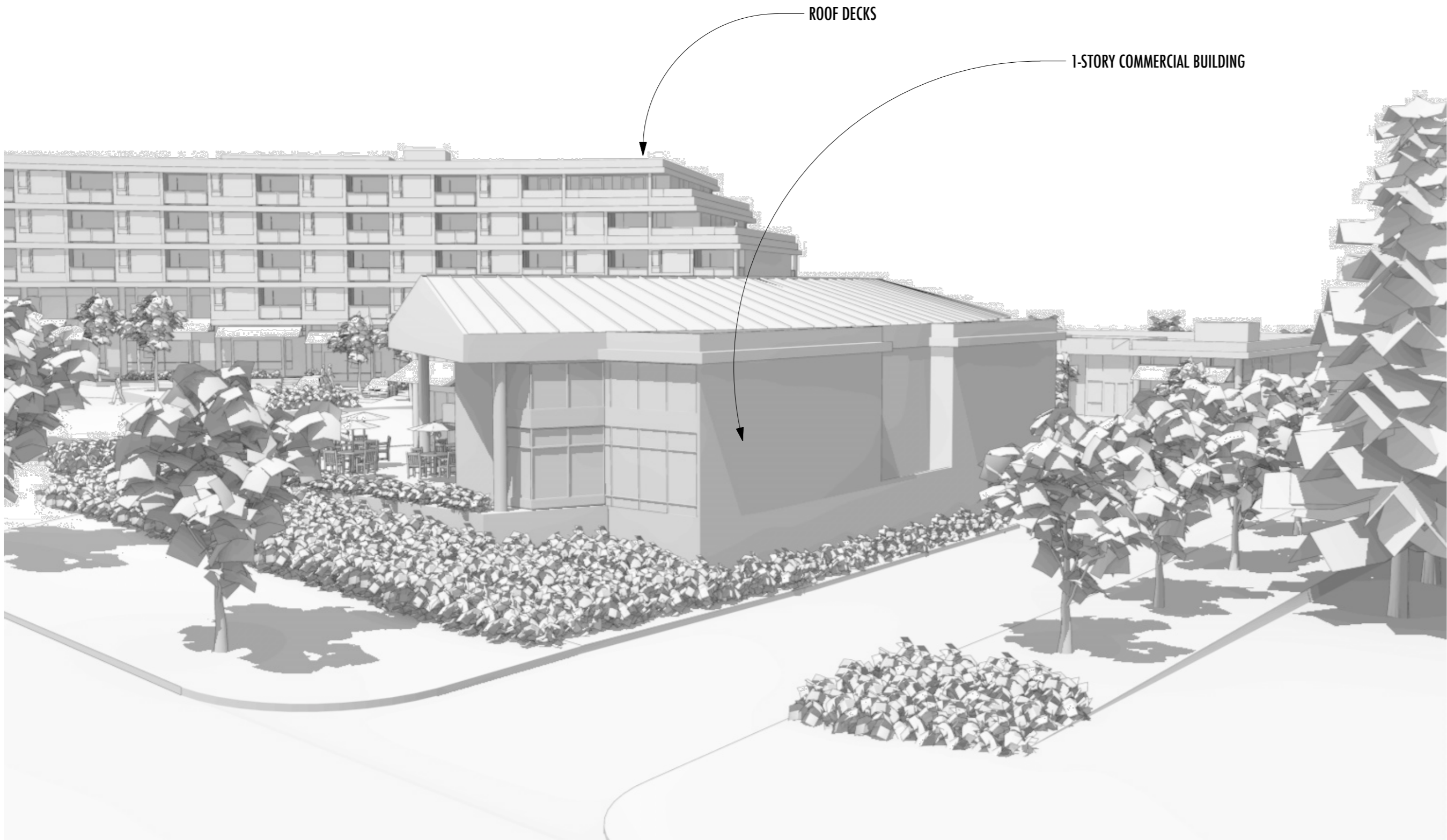
NO.	DATE	REVISIONS / SUBMISSIONS
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1	JUNE 28/09	RE-ZONING APPLICATION

PROJECT TITLE  
**LaMasia Commercial/  
Residential Development**

DRAWING TITLE  
**SUITE LAYOUTS 1**

DRAWN BY J. W.  
CAD FILE NAME  
PROJECT NUMBER 596  
SCALE  
DRAWING NO.

**A 13.0**



VIEW OF COMMERCIAL BUILDING WITH RESIDENTIAL BUILDING BEYOND



VIEW OF COMMERCIAL BUILDING



VIEW FROM SOUTH -WEST CORNER



VIEW ALONG COMMERCIAL BASE

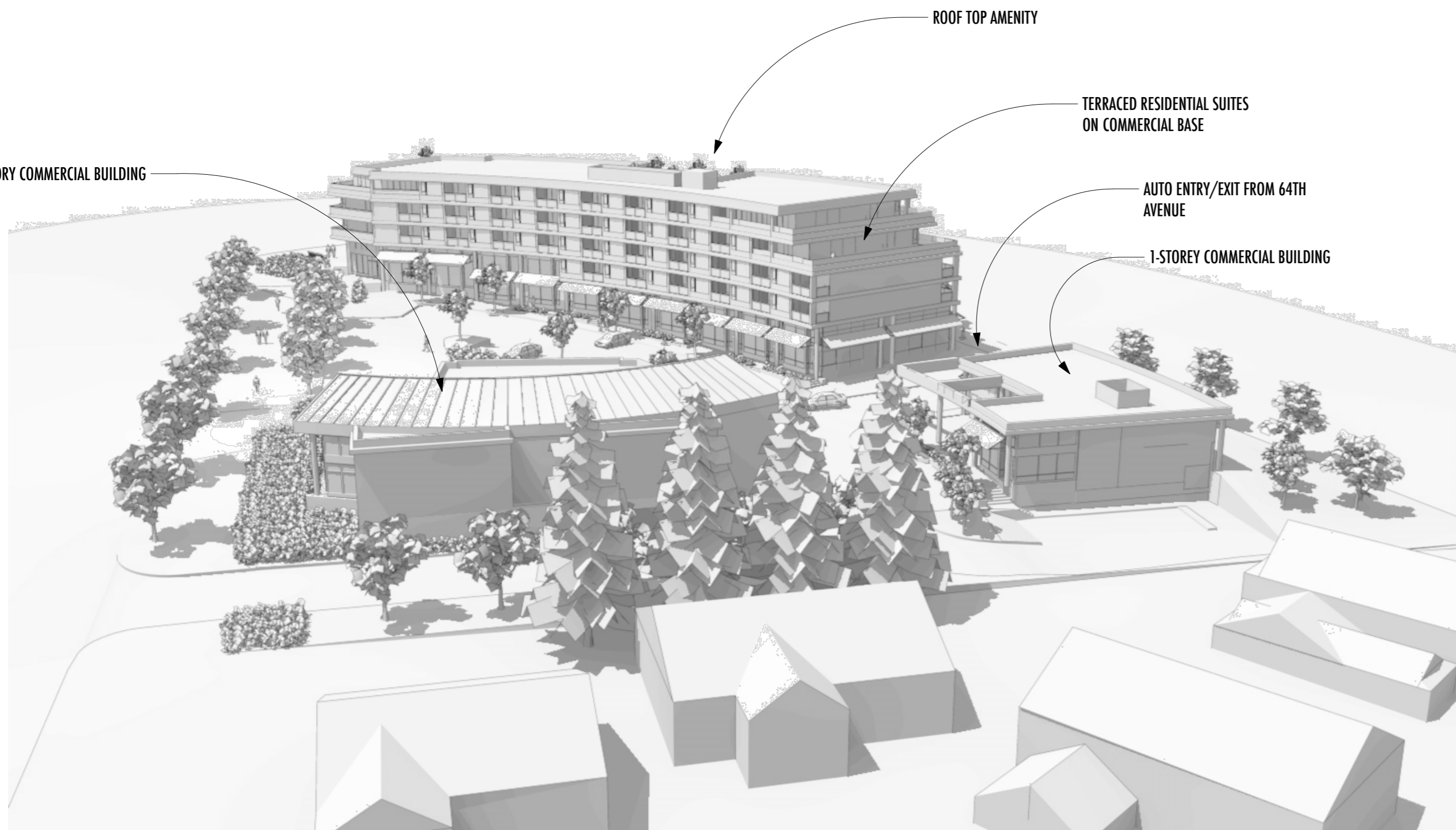
7	DEC 14 /11	REVISIONS AS PER CITY COMMENTS
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1	JUNE 26 /09	RE-ZONING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE  
LaMasia Commercial/  
Residential Development

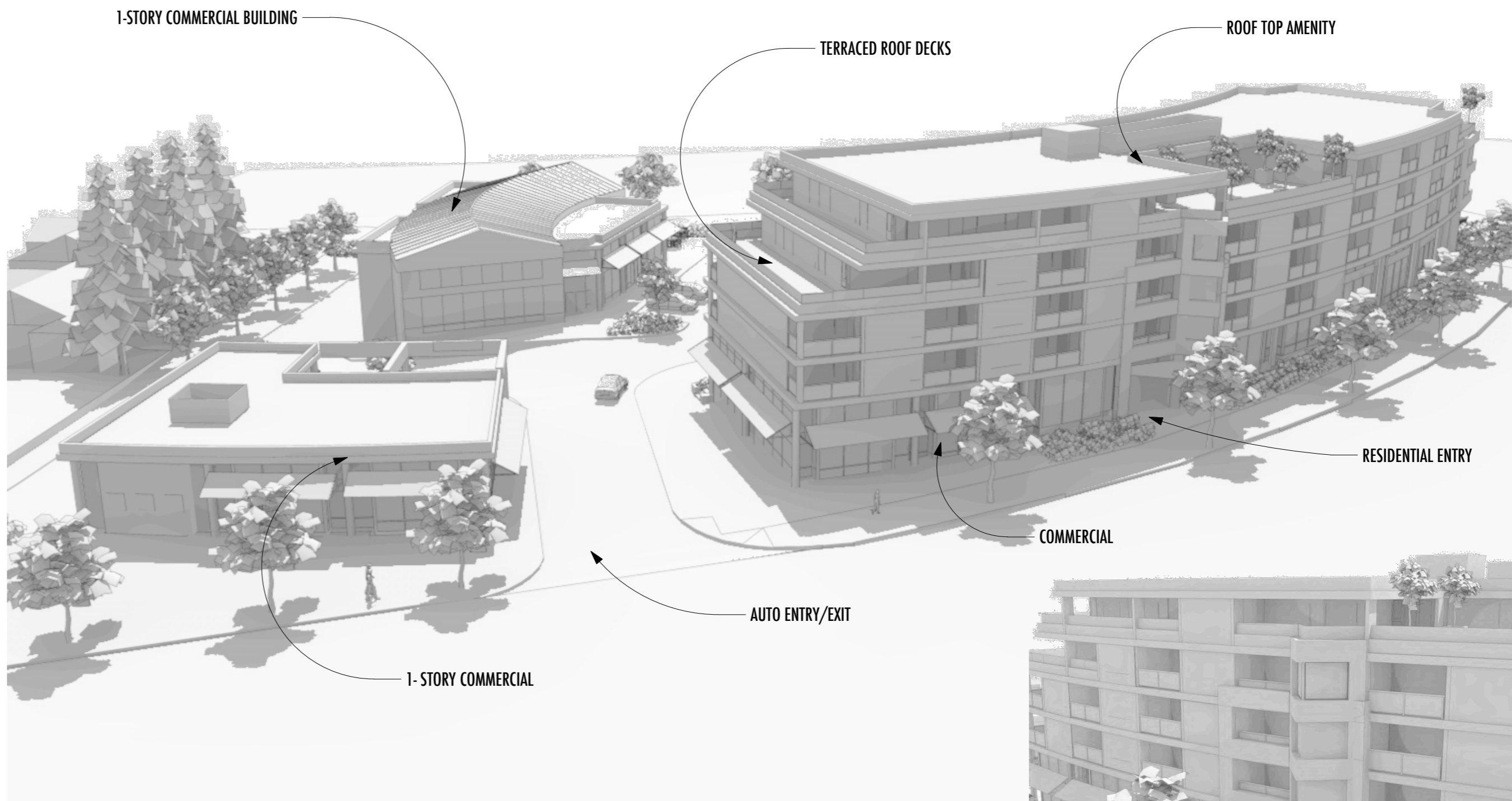
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PERSPECTIVES 2

DRAWN BY J. W.  
CAD FILE NAME  
PROJECT NUMBER 596  
SCALE  
DRAWING NO.

A 12.0



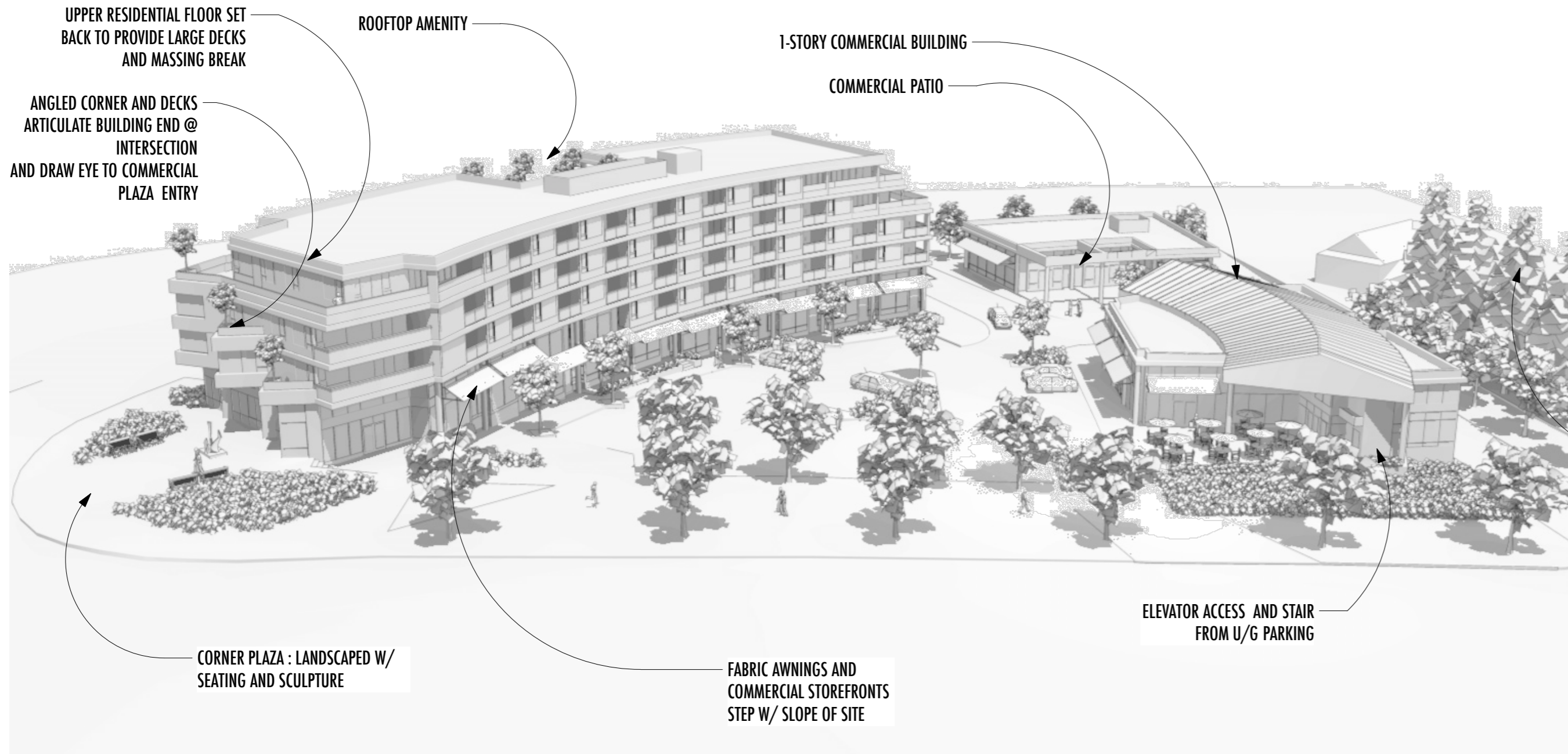
VIEW FROM EAST



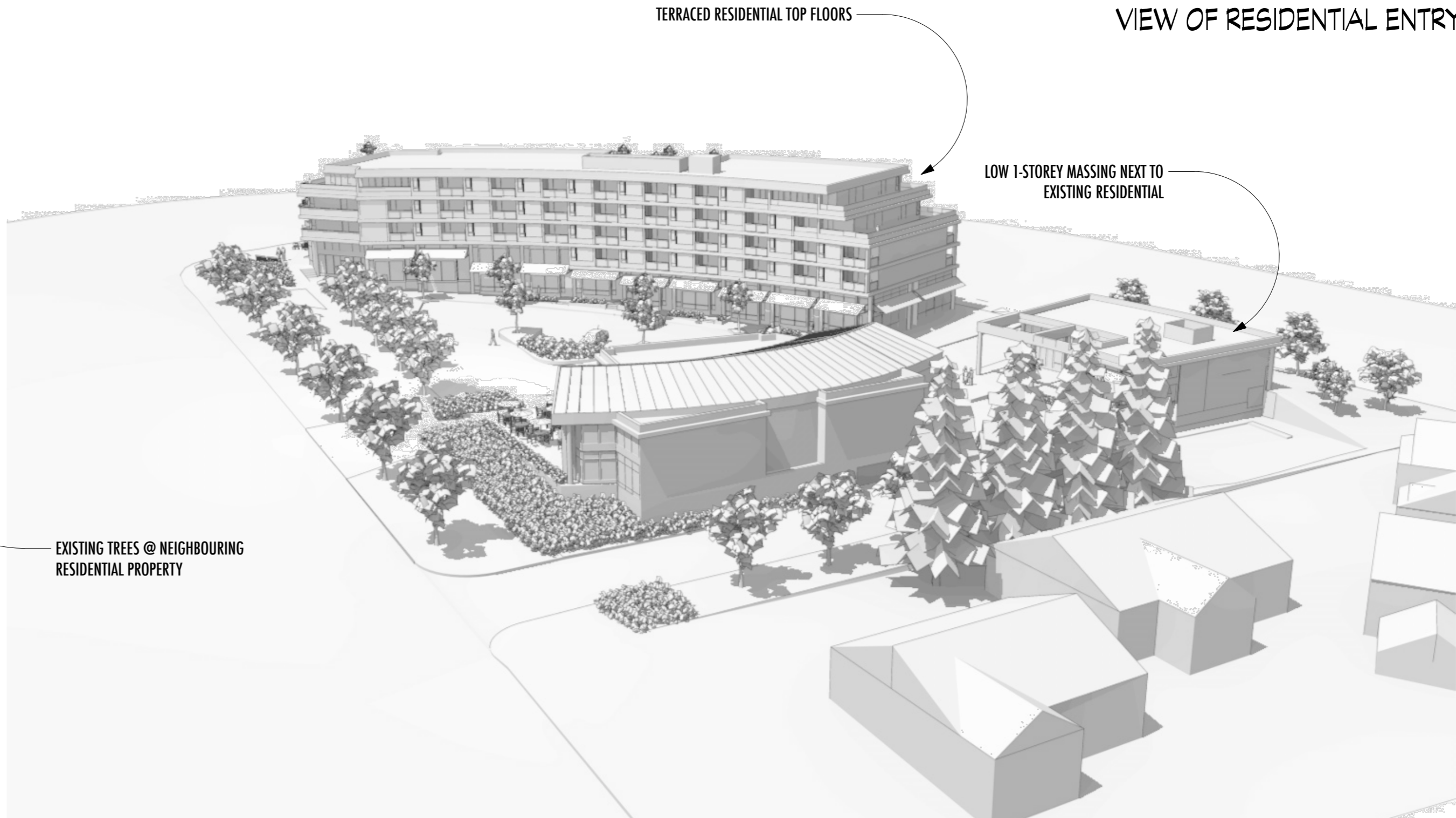
VIEW FROM NORTH-EAST



VIEW OF RESIDENTIAL ENTRY



VIEW FROM SOUTH-WEST



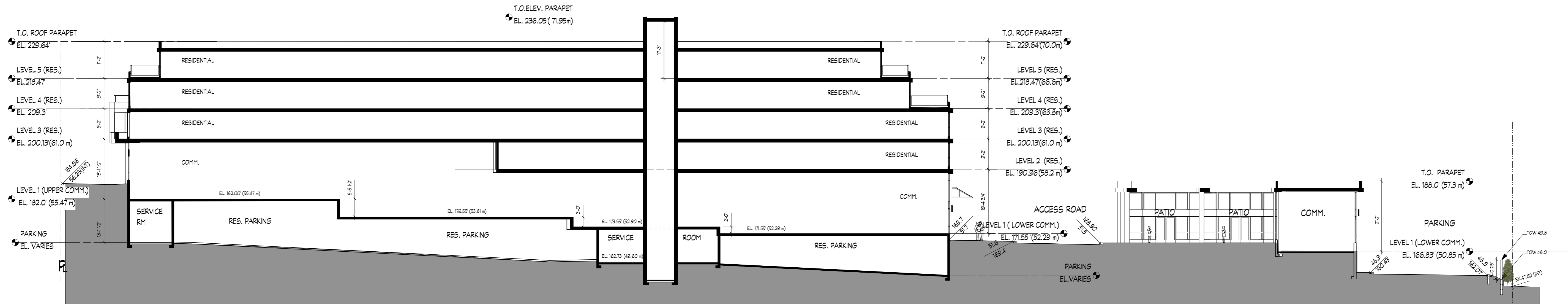
VIEW FROM SOUTH-EAST

7	DEC 14 /11	REVISIONS AS PER CITY COMMENTS
6	NOV 2 /11	RESTAURANT TO COMMERCIAL REVISION
5	AUG 18 /10	REVISION TO EASTERN PORTION OF PROPERTY
4	MAY 20 /10	SIDEWALK GRADES
3	DEC 17 /09	ADP SUBMISSION REVISIONS
2	OCT 15 /09	SUBMISSION TO ADVISORY DESIGN PANEL 7809-2161-00
1	JUNE 26 /09	RE-ZONING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE  
LaMasia Commercial/  
Residential Development

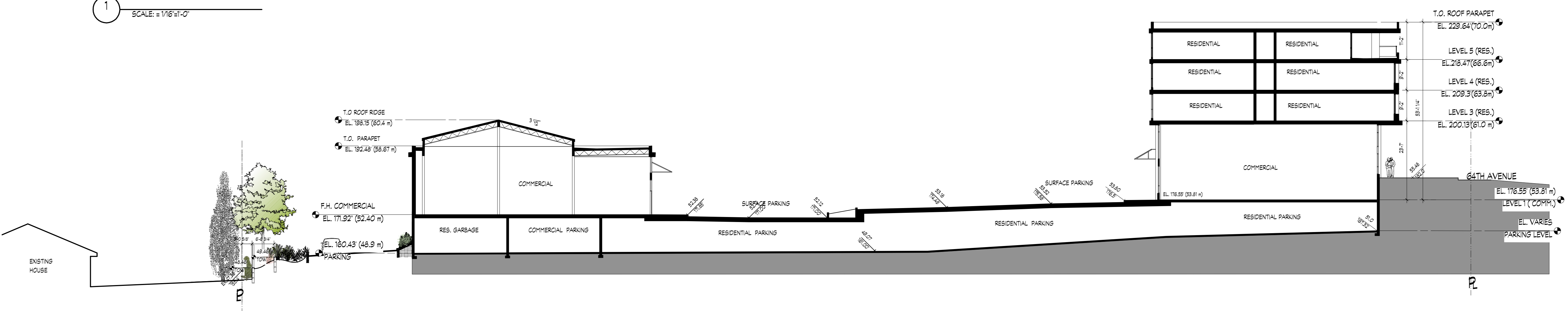
DRAWING TITLE  
MASSING  
PERSPECTIVES 1

DRAWN BY J. W.  
CAD FILE NAME  
PROJECT NUMBER 596  
SCALE  
DRAWING NO.



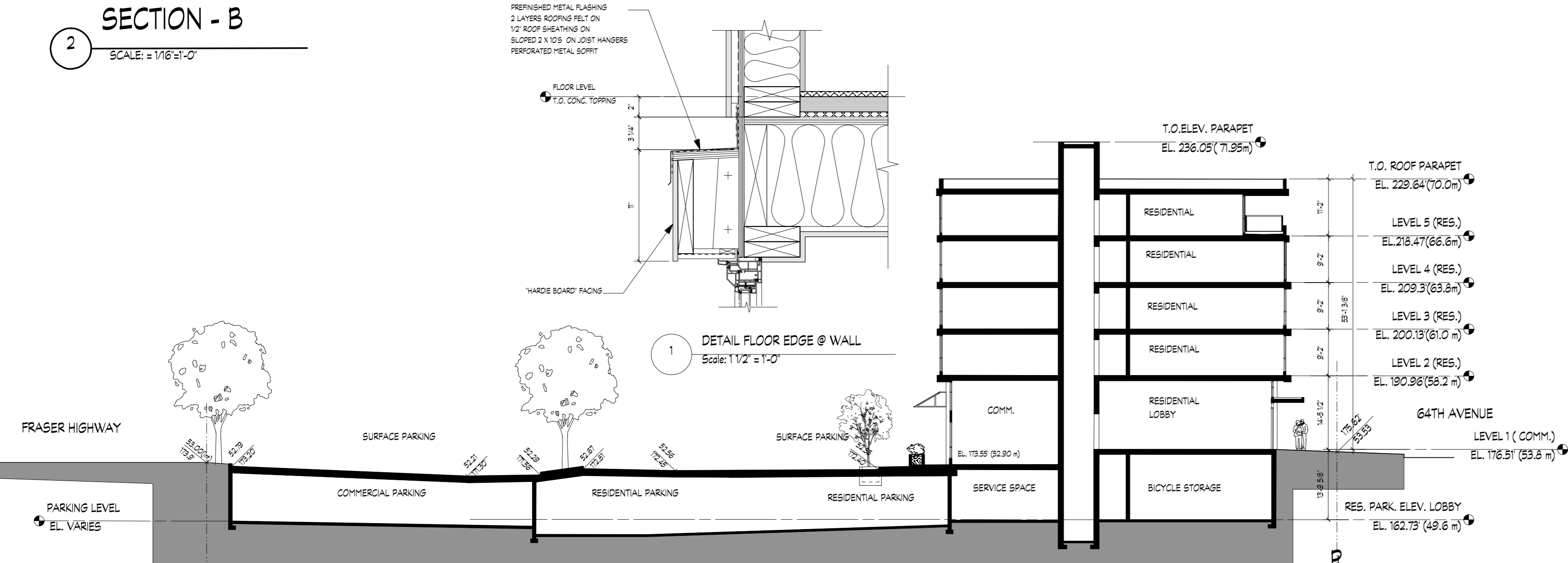
SECTION - A

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

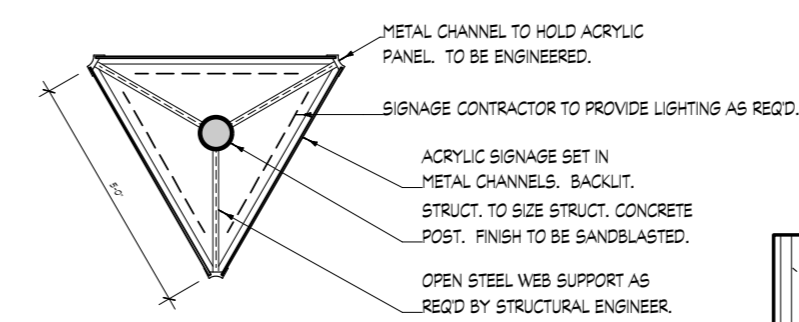


SECTION - B

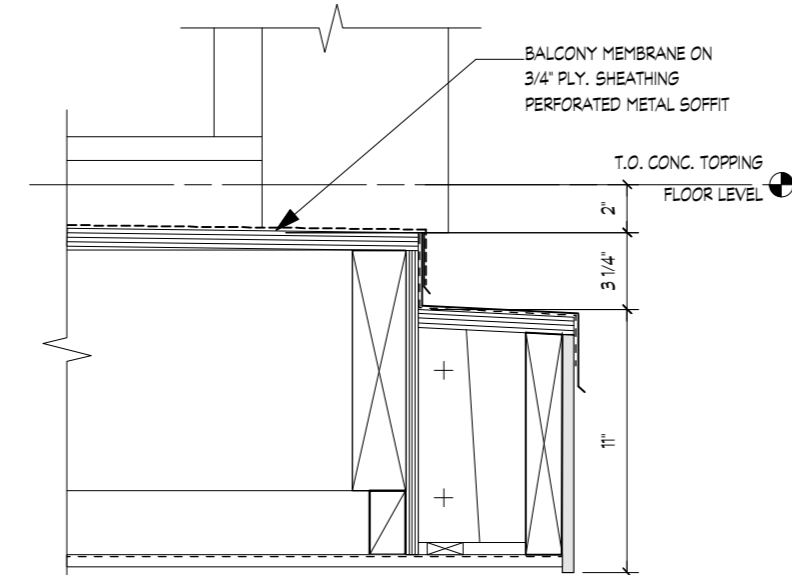
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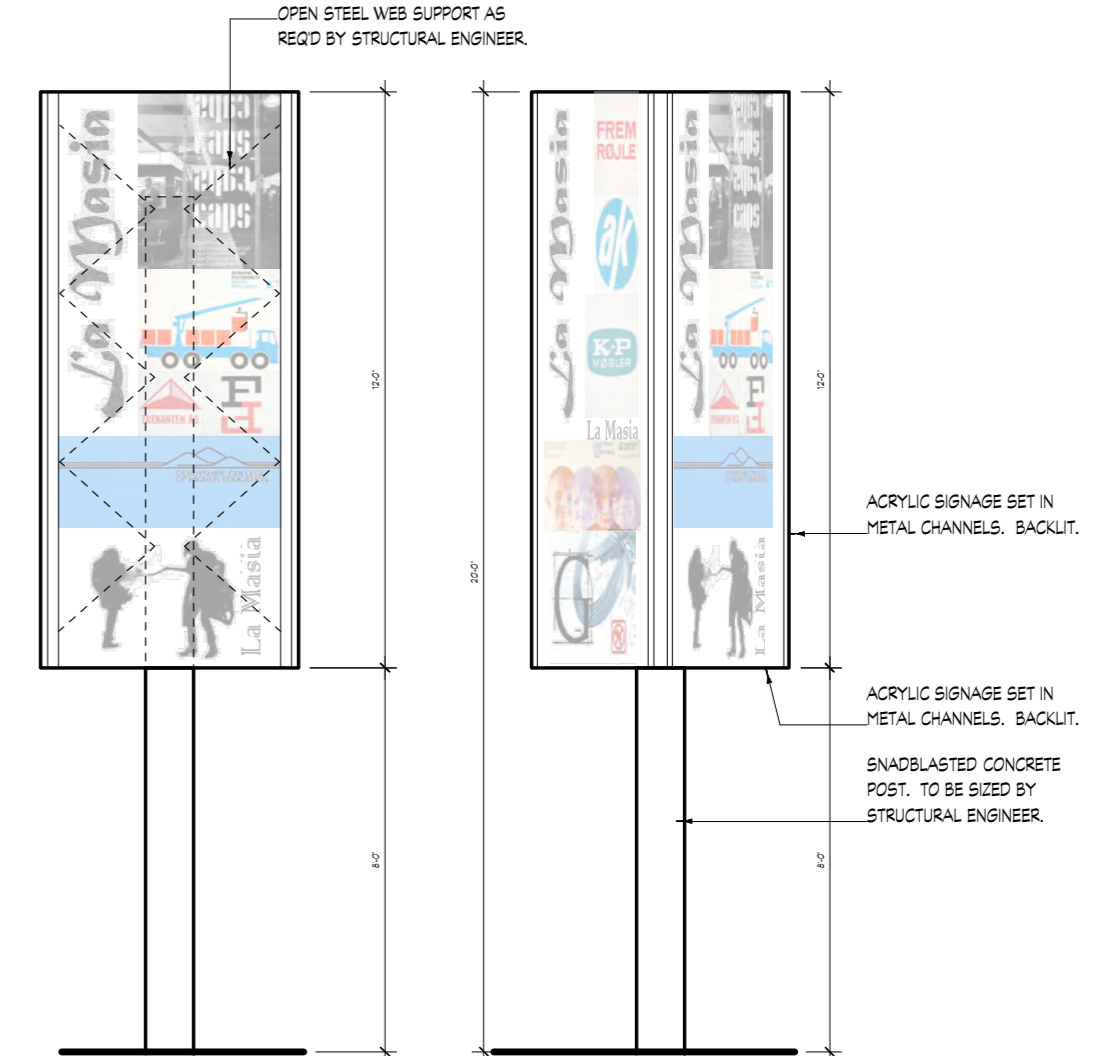
SECTION - C



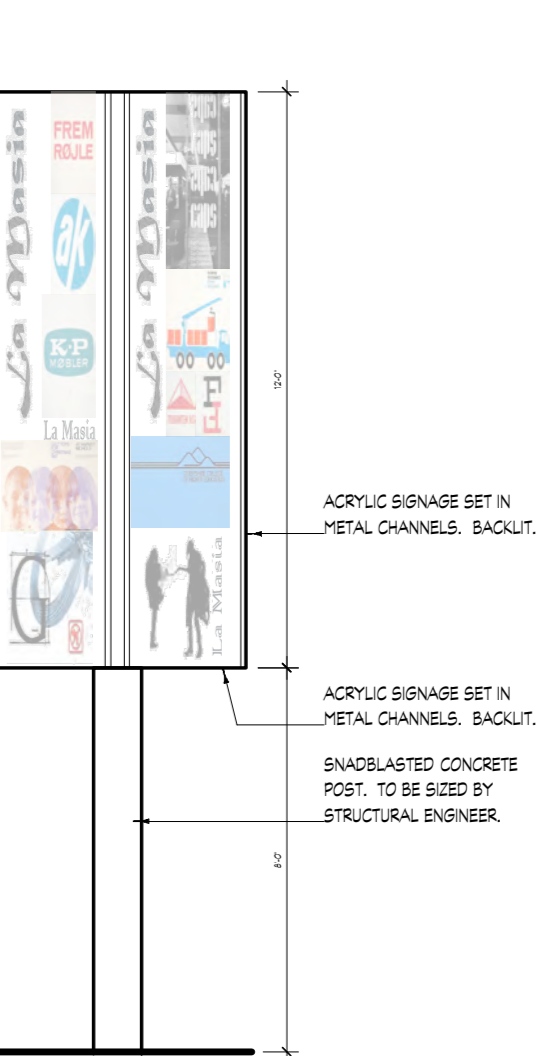
SIGNAGE: PLAN  
SCALE: 1/4" = 1'-0"



DETAIL FLOOR EDGE @ BALCONY  
Scale: 1 1/2" = 1'-0"



SIGNAGE: FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



SIGNAGE: SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISIONS / SUBMISSIONS
7	DEC 14/11	REVISIONS AS PER CITY COMMENTS
6	NOV 2/11	RESTAURANT TO COMMERCIAL REVISION
5	AUG 18 /10	REVISION TO EASTERN PORTION OF PROPERTY
4	MAY 20 /10	SIDEWALK GRABES
3	DEC 17 /09	ADP SUBMISSION REVISIONS
2	OCT 15 /09	SUBMISSION TO ADVISORY DESIGN PANEL 1809-016-00
1	JUNE 28 /09	RE-ZONING APPLICATION

PROJECT TITLE  
**LaMasia Commercial/  
Residential Development**

DRAWING TITLE  
**SECTIONS  
A,B, & C**

DRAWN BY  
J. W.  
CAD FILE NAME  
PROJECT NUMBER  
596  
SCALE  
1/16" = 1'-0"  
DRAWING NO.

**A10.0**

- 1 - HARDBOARD PANELS (BM2148-50)
- 2 - HARDBOARD PANELS (BMCC-302)
- 3 - METAL PANELS (SILVER)
- 4 - HARDBOARD PANELS (BM2183-40)
- 5 - STOREFRONT WINDOWS AND SIGNAGE (SILVER)
- 5a - SPANDREL GLASS IN STOREFRONT WINDOWS
- 6 - VINYL WINDOW FRAMES (TAN)
- 7 - CORDOYAN CANOPIES W/ SILVER FRAMES
- 8 - ALUMINUM GUARDRAILS W/ TEMPERED GLASS INFILL PANELS (BM2121-30)
- 9 - LOW E DOUBLE-GLAZING
- 10 - METAL ROOFING (VIC WEST-CORDOYAN)
- 11 - WOOD WINDOW FRAMES (SEMI-TRANSPARENT BLACK STAIN)
- 12 - WOOD BRACKETS (SEMI-TRANSPARENT BLACK STAIN)
- 13 - WOOD COLLUMS (SEMI-TRANSPARENT BLACK STAIN)
- 14 - TEMPERED GLASS GUARDRAILS
- 15 - PAINTED CONCRETE (BM-2121-50)
- 16 - PAINTED CONCRETE (BM-CC-302)
- 17 - PAINTED CONCRETE (BM-2148-50)
- 17a - PAINTED CONCRETE (BM-VC-28)
- 18 - SIGNAGE LOCATION

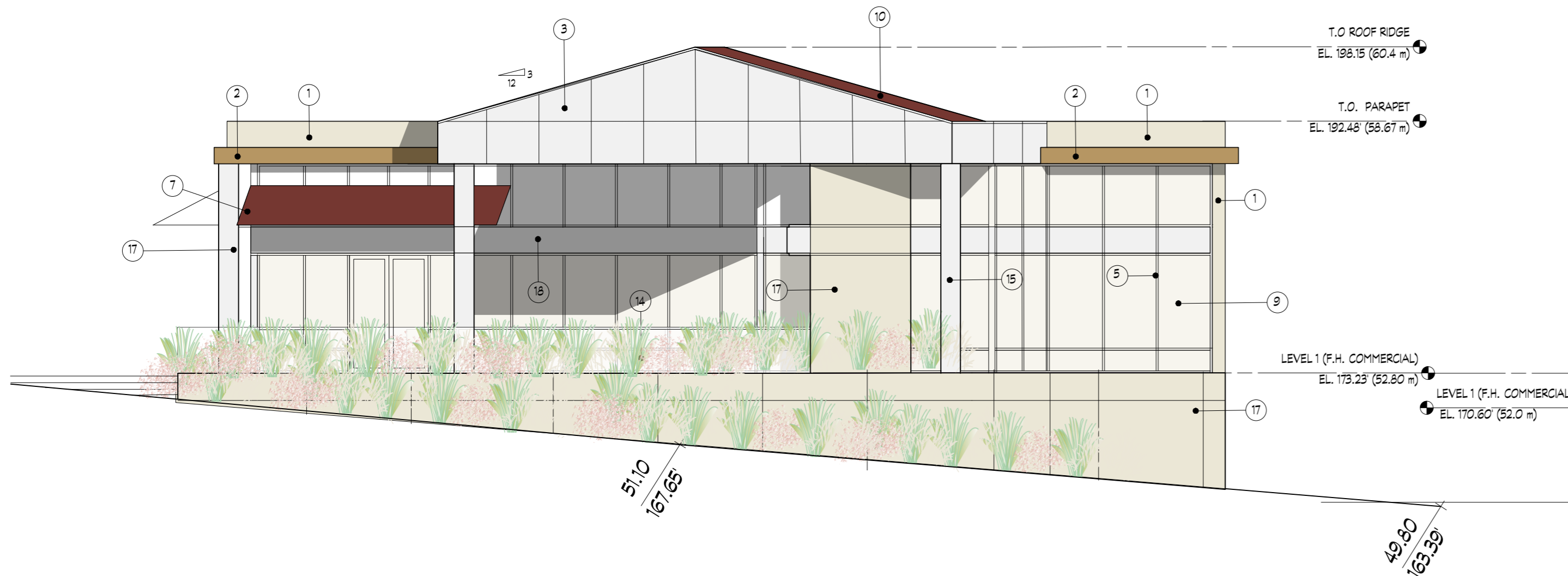
NO.	DATE	REVISIONS / SUBMISSIONS
7	DEC 14/11	REVISED AS PER CITY COMMENTS
6	NOV 2/11	RESTAURANT TO COMMERCIAL REVISION
5	AUG 13/10	REV. TO EASTERN PORTION OF PROPERTY
4	APR 12/10	ISSUED FOR ADP INFO
3	DEC 17/09	ADP SUBMISSION REVISIONS
2	OCT 15/09	SUBMISSION TO ADVISORY DESIGN PANEL 1009-0118-00
1	JUNE 26/09	RE-ZONING APPLICATION

PROJECT TITLE  
LaMasia Commercial/  
Residential Development

DRAWING TITLE  
COMMERCIAL BLDG.  
ELEVATIONS (COLOURED)

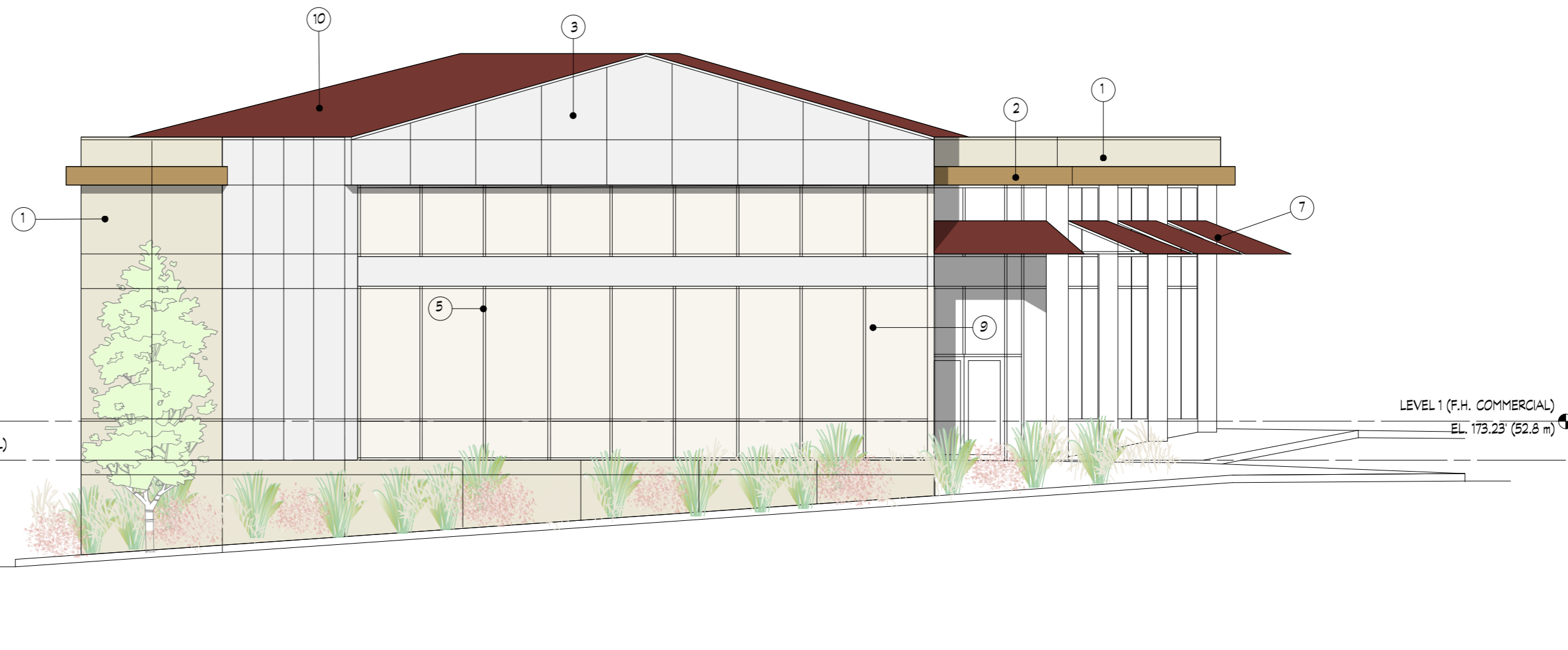
DRAWN BY J. W.  
CAD FILE NAME  
PROJECT NUMBER 596  
SCALE  
DRAWING NO.

A 9.3



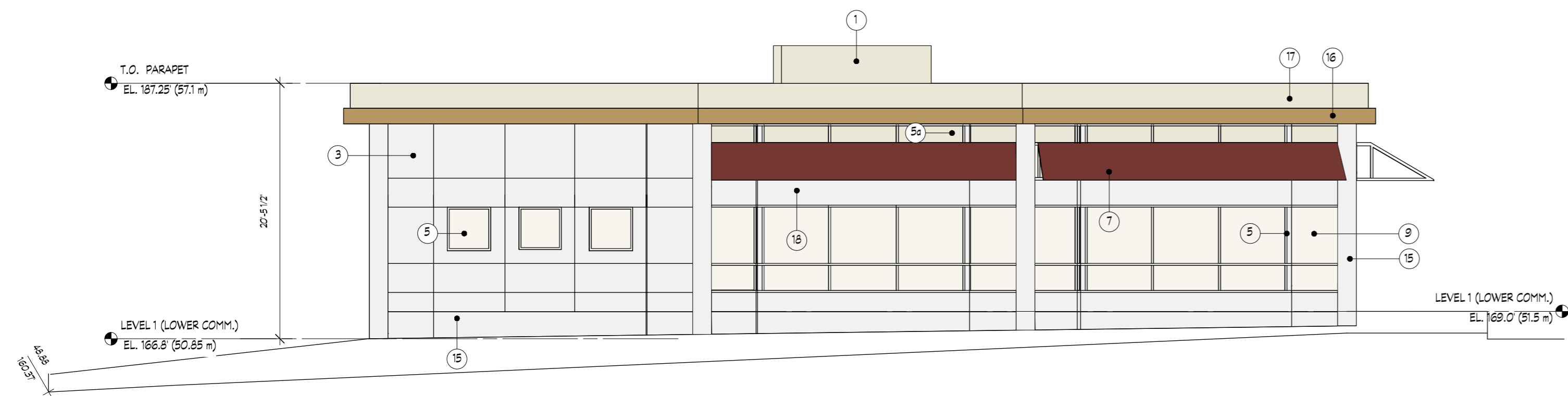
SOUTH ELEVATION

SCALE: 1/8"



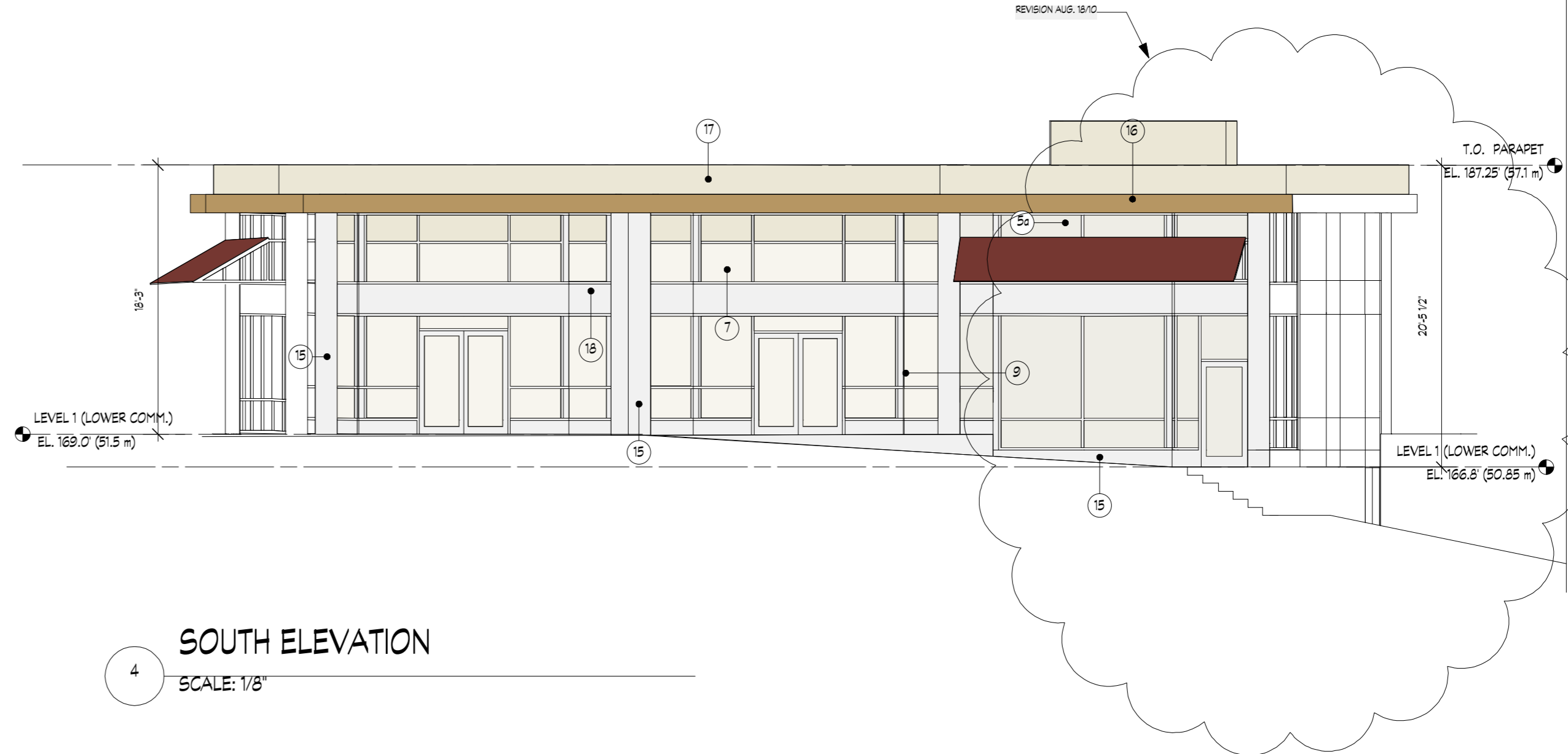
NORTH ELEVATION

SCALE: 1/8"



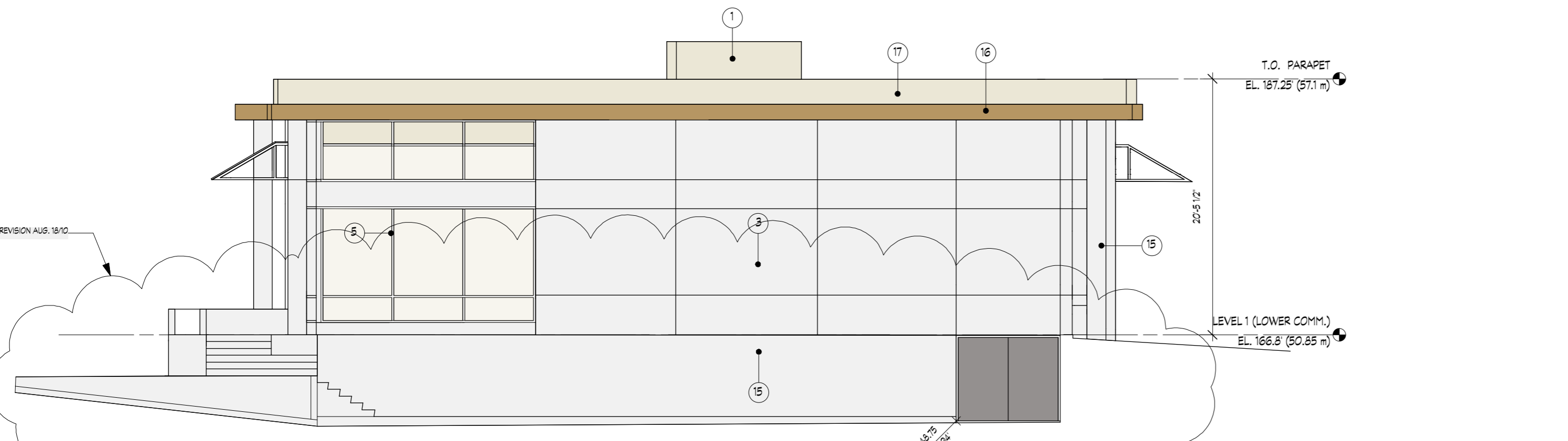
NORTH ELEVATION

SCALE: 1/8"



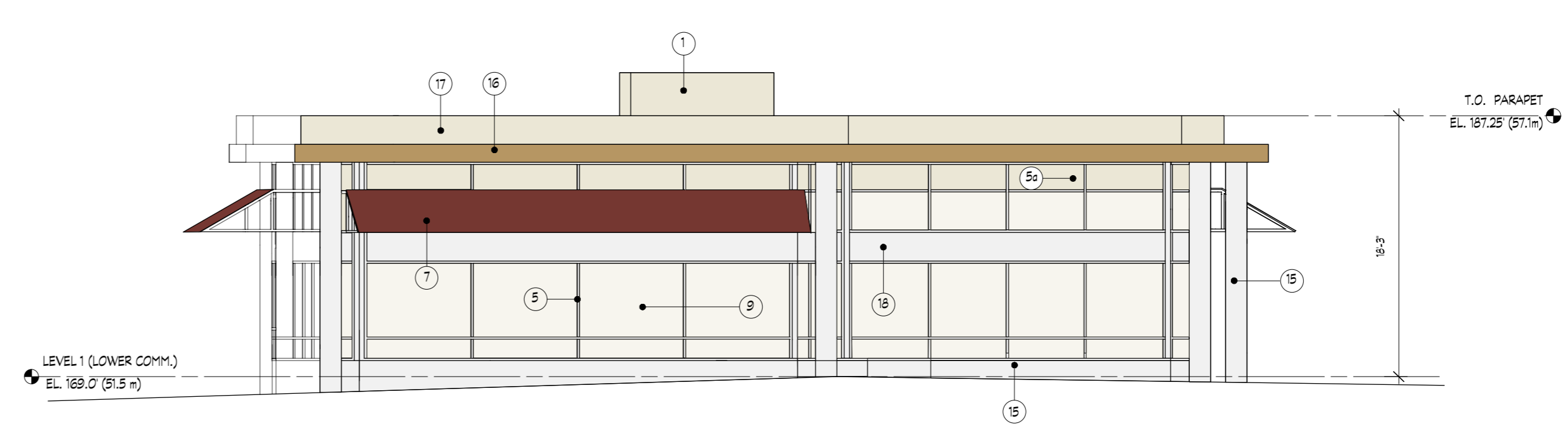
SOUTH ELEVATION

SCALE: 1/8"



EAST ELEVATION

SCALE: 1/8"



WEST ELEVATION

SCALE: 1/8"

NOTE: SHADOWS AND LANDSCAPING REMOVED FOR CLARITY

COLOUR/MATERIAL LEGEND

- 1 - HARDBOARD PANELS (BM2148-50)
- 2 - HARDBOARD PANELS (BM2148-302)
- 3 - METAL PANELS (SILVER)
- 4 - HARDBOARD PANELS (BM2153-402)
- 5 - STOREFRONT WINDOWS AND SIGNAGE (SILVER)
- 5a - FRAMING GLASS IN STOREFRONT WINDOWS
- 6 - VINYL WINDOW FRAMES (TAN)
- 7 - CORROVAN CANOPIES W/ SILVER FRAMES
- 8 - ALUMINUM GUARDRAILS W/ TEMPERED GLASS INFILL PANELS (BM2121-30)
- 9 - LOW 'E' DOUBLE-GLAZING
- 10 - METAL ROOFING (VIC WEST-CORROVAN)
- 11 - WOOD WINDOW FRAMES (SEMI-TRANSPARENT BLACK STAIN)
- 12 - WOOD BRACKETS (SEMI-TRANSPARENT BLACK STAIN)
- 13 - WOOD COLUMNS (SEMI-TRANSPARENT BLACK STAIN)
- 14 - TEMPERED GLASS GUARDRAILS
- 15 - PAINTED CONCRETE (BM-2121-50)
- 16 - PAINTED CONCRETE (BM-CC-302)
- 17 - PAINTED CONCRETE (BM-2148-50)
- 17a - PAINTED CONCRETE (BM-AVC 28)
- 18 - SIGNAGE LOCATION

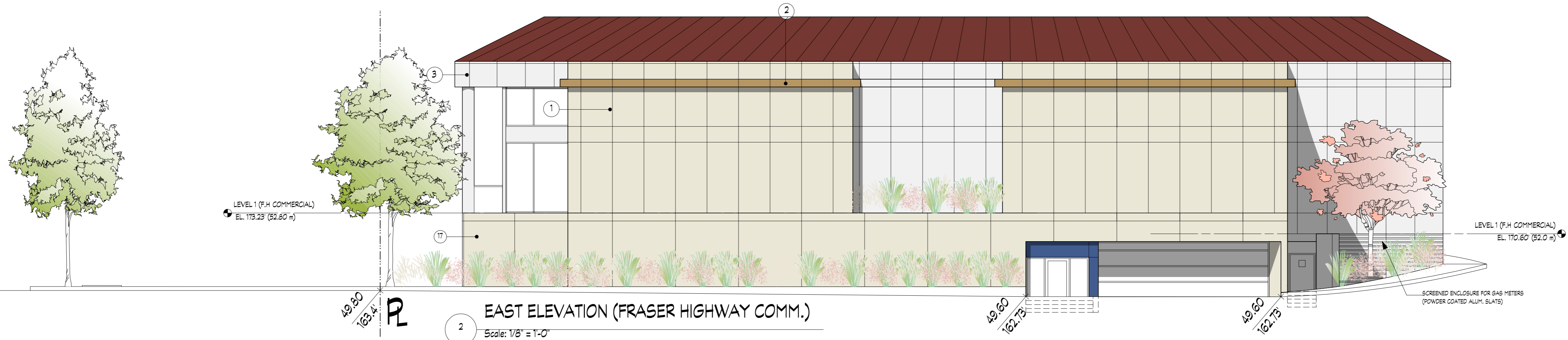
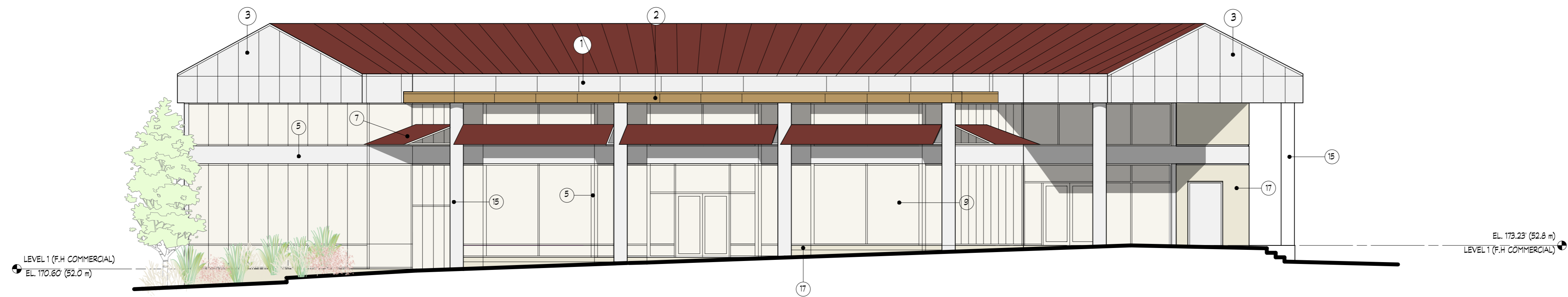
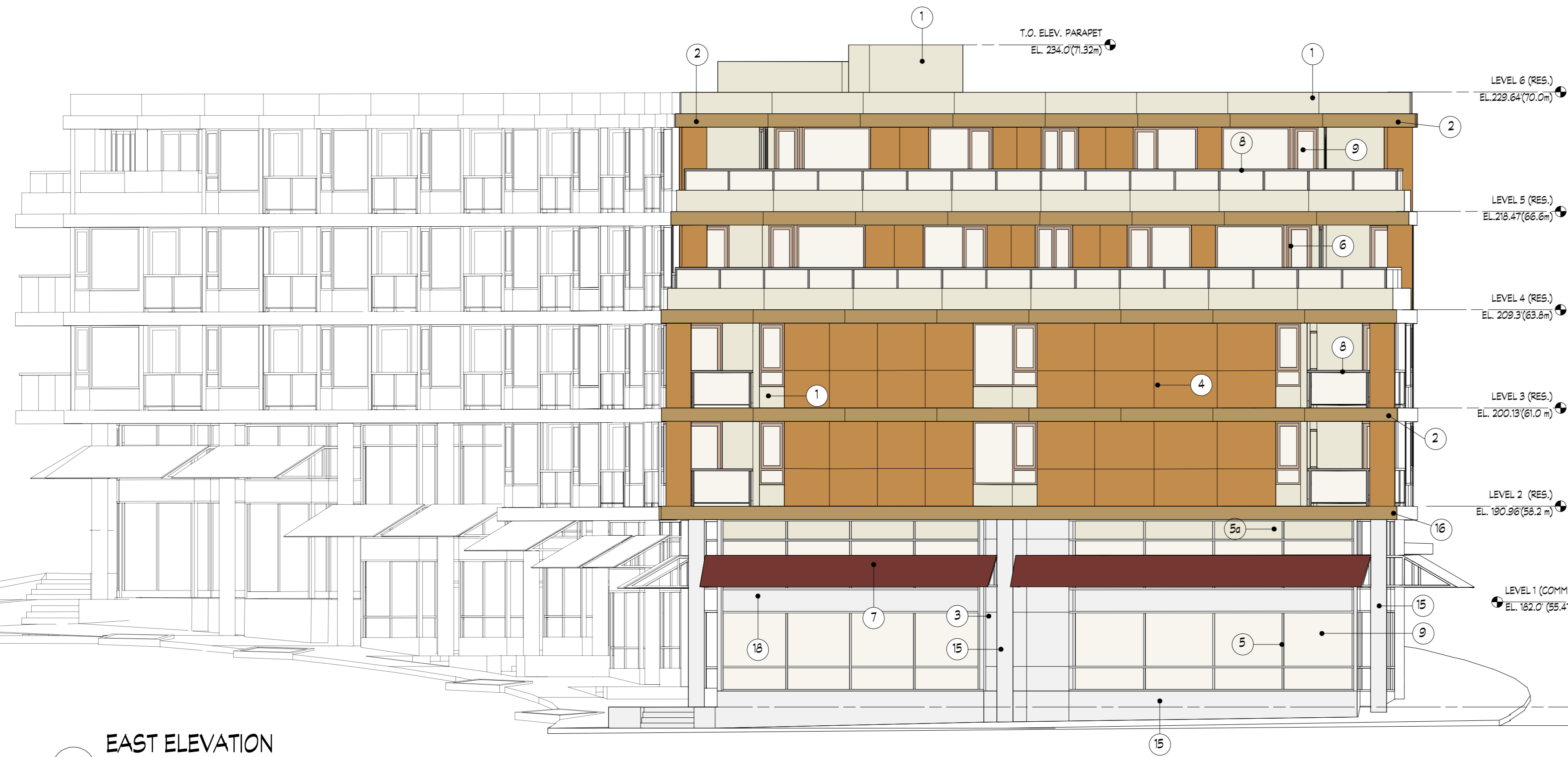
NO.	DATE	REVISIONS / SUBMISSIONS
7	DEC 14/11	REVISED AS PER CITY COMMENTS
6	NOV 2/11	RESTAURANT TO COMMERCIAL REVISION
5	AUG 13/10	REV. TO EASTERN PORTION OF PROPERTY
4	APR 12/10	ISSUED FOR ADP INFO
3	DEC 17/09	ADP SUBMISSION REVISIONS
2	OCT 15/09	SUBMISSION TO ADVISORY DESIGN PANEL 1909-018-00
1	JUNE 26/09	RE-ZONING APPLICATION

PROJECT TITLE  
LaMasia Commercial/  
Residential Development

DRAWING TITLE  
EAST & WEST ELEVATIONS  
(COLOURED)

DRAWN BY J. W.  
CAD FILE NAME  
PROJECT NUMBER 596  
SCALE  
DRAWING NO.

A 9.2



COLOUR/MATERIAL LEGEND

- 1 - HARDBOARD PANELS (BM2148-50)
- 2 - HARDBOARD PANELS (BMCC-302)
- 3 - METAL PANELS (SILVER)
- 4 - HARDBOARD PANELS (BM2153-40)
- 5 - STOREFRONT WINDOWS AND SIGNBAND (SILVER)
- 5a - SPANDREL GLASS IN STOREFRONT WINDOWS
- 6 - VINYL WINDOW FRAMES (TAN)
- 7 - CORDOYAN CANOPIES W/ SILVER FRAMES
- 8 - ALUMINUM GUARDRAILS W/ TEMPERED GLASS INFILL PANELS (BM2121-30)
- 9 - LOW 'E' DOUBLE-GLAZING
- 10 - METAL ROOFING (VIC WEST-CORDOYAN)
- 11 - WOOD WINDOW FRAMES (SEMI-TRANSPARENT BLACK STAIN)
- 12 - WOOD BRACKETS (SEMI-TRANSPARENT BLACK STAIN)
- 13 - WOOD COLUMNS (SEMI-TRANSPARENT BLACK STAIN)
- 14 - TEMPERED GLASS GUARDRAILS
- 15 - PAINTED CONCRETE (BM-2121-50)
- 16 - PAINTED CONCRETE (BM-CC-302)
- 17 - PAINTED CONCRETE (BM-2148-50)
- 17a - PAINTED CONCRETE (BM-AVC 28)
- 18 - SIGNAGE LOCATION

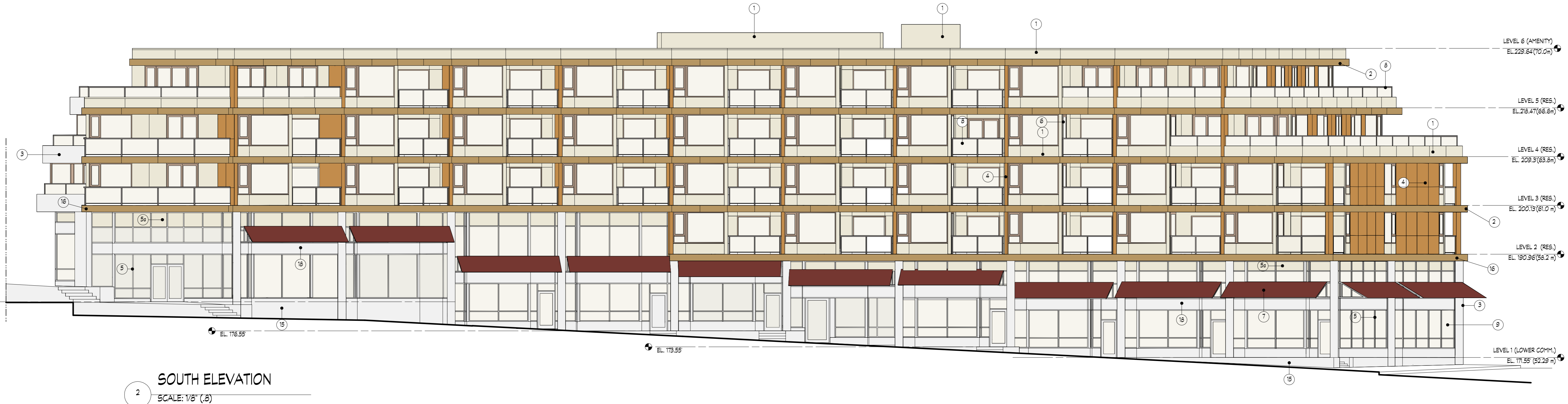
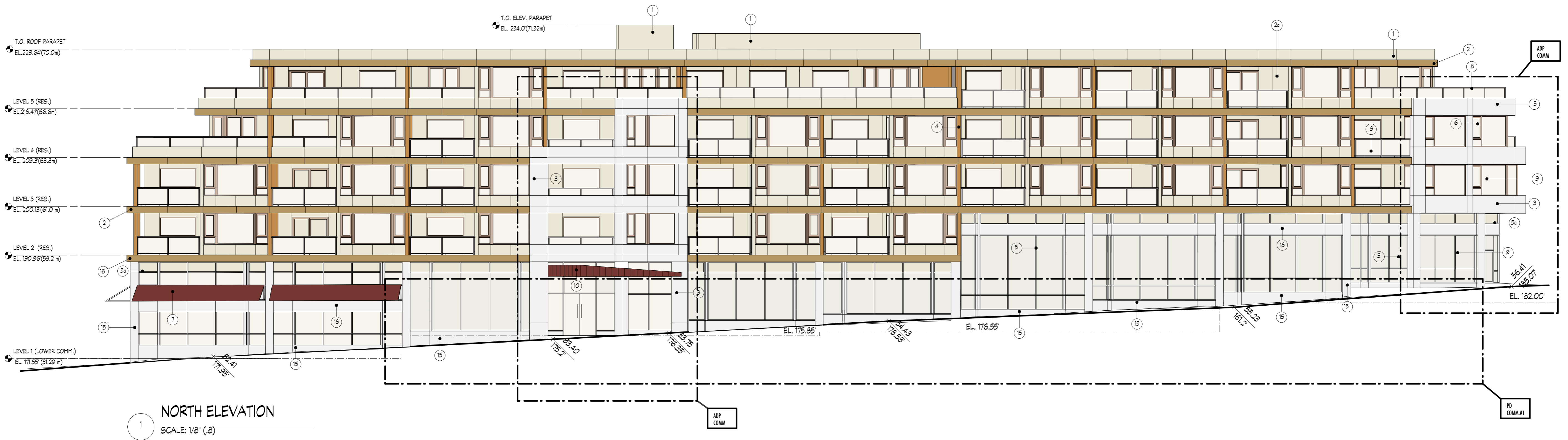
7	DEC 14/11	REVISED AS PER CITY COMMENTS
6	NOV 2/11	RESTAURANT TO COMMERCIAL REVISION
5	AUG 18/10	REV. TO EASTERN PORTION OF PROPERTY
4	APR12/10	ISSUED FOR ADP INFO
3	DEC 17/09	ADP SUBMISSION REVISIONS
2	OCT 15/09	SUBMISSION TO ADVISORY DESIGN PANEL 1909-0118-00
1	JUNE 28/09	RE-ZONING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE  
LaMasia Commercial/  
Residential Development

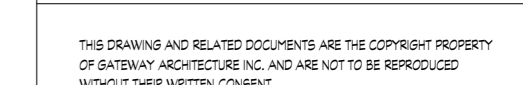
DRAWING TITLE  
NORTH & SOUTH ELEVATIONS  
(COLOURED)

DRAWN BY J. W.  
CAD FILE NAME  
PROJECT NUMBER 596  
SCALE  
DRAWING NO.

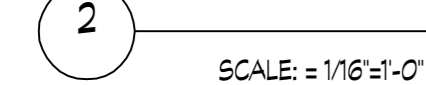
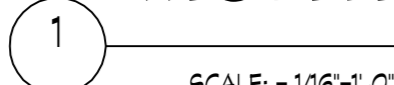
A9.1



NOTE: SHADOWS AND LANDSCAPING REMOVED FOR CLARITY



107-19789 92A Ave., Langley, BC  
V1M 3B3



PROJECT TITLE  
LaMasia Commercial/  
Residential Development

DRAWN BY	J. W.
CAD FILE NAME	
PROJECT NUMBER	596
SCALE	1/16"=1'-0"
DRAWING NO.	

## A9.0