

# Project Data

<b>Zoning check list</b>	6141 200th Street, City of Langley, BC V2Y 1A2, PID: 015-953-254 Lot B Section 10 Township 8 NWD Plan 84272 Survey drawing by Bennett Land Surveying, "Topographic Survey of Part of Lot B Section 10 Township 8 NWD Plan 84272" C2 Service Commercial Zone		
<b>civic address</b>	6141 200th Street, City of Langley, BC V2Y 1A2, PID: 015-953-254 Lot B Section 10 Township 8 NWD Plan 84272 Survey drawing by Bennett Land Surveying, "Topographic Survey of Part of Lot B Section 10 Township 8 NWD Plan 84272" C2 Service Commercial Zone		
<b>legal address</b>	6141 200th Street, City of Langley, BC V2Y 1A2, PID: 015-953-254 Lot B Section 10 Township 8 NWD Plan 84272 Survey drawing by Bennett Land Surveying, "Topographic Survey of Part of Lot B Section 10 Township 8 NWD Plan 84272" C2 Service Commercial Zone		
<b>survey</b>	6141 200th Street, City of Langley, BC V2Y 1A2, PID: 015-953-254 Lot B Section 10 Township 8 NWD Plan 84272 Survey drawing by Bennett Land Surveying, "Topographic Survey of Part of Lot B Section 10 Township 8 NWD Plan 84272" C2 Service Commercial Zone		
<b>zoning</b>	6141 200th Street, City of Langley, BC V2Y 1A2, PID: 015-953-254 Lot B Section 10 Township 8 NWD Plan 84272 Survey drawing by Bennett Land Surveying, "Topographic Survey of Part of Lot B Section 10 Township 8 NWD Plan 84272" C2 Service Commercial Zone		
<b>occupancy classification</b>	6141 200th Street, City of Langley, BC V2Y 1A2, PID: 015-953-254 Lot B Section 10 Township 8 NWD Plan 84272 Survey drawing by Bennett Land Surveying, "Topographic Survey of Part of Lot B Section 10 Township 8 NWD Plan 84272" C2 Service Commercial Zone		
<b>number of stories</b>	6141 200th Street, City of Langley, BC V2Y 1A2, PID: 015-953-254 Lot B Section 10 Township 8 NWD Plan 84272 Survey drawing by Bennett Land Surveying, "Topographic Survey of Part of Lot B Section 10 Township 8 NWD Plan 84272" C2 Service Commercial Zone		
<b>streets facing building</b>	6141 200th Street, City of Langley, BC V2Y 1A2, PID: 015-953-254 Lot B Section 10 Township 8 NWD Plan 84272 Survey drawing by Bennett Land Surveying, "Topographic Survey of Part of Lot B Section 10 Township 8 NWD Plan 84272" C2 Service Commercial Zone		
<b>existing mall site area</b>	47369.61 m2 (509882.24 ft2 or 11.70 acres)		refer to BCBC 2018 table 3.1.2.1
<b>existing mall gross floor area</b>	10,425.12 m2 (112,177 ft2)		
<b>existing gross floor area of subject CRU</b>	591.71 m2 (6369.47 ft2)		area derived from COL's Webmap and based on the following description: 6131 200 ST Langley BC V2Y 1A2 PID: 015-953-254 (mall site area Willowbrook Park)
<b>new gross floor area proposed to be added</b>	154.59 m2 (1663.99 ft2)		refer to plan A0.05
<b>open space area</b>	proposed: 189,381 m2 (1,351,259 ft2) 17%		refer to plan A0.04
<b>new mall approx. gross floor area</b>	10,579.738 m2 (113,879.352 ft2)		refer to plan A0.05
<b>new gross floor area of subject CRU</b>	746.33m2 (8033.46 ft2)		refer to plan A0.05
<b>existing use of subject CRU</b>	eating establishment		
<b>proposed use of subject CRU</b>	eating establishment		
<b>density / floor area ratio (FAR)</b>	allowed: 0.5 FAR (23,684.805 m2) existing: 0.21 (10,425.12 m2) proposed: 0.22 (10,579.738 m2)		Official Community Plan Bylaw Service Commercial
<b>lot coverage</b>	allowed: 90% (42,632.649 m2) existing: 21% (10,425.12 m2) proposed: 22% (10,579.738 m2)		Part 3 Commercial Zones (C2)/5. Lot Coverage refer to plan A0.05 refer to plan A0.05
<b>yards &amp; setbacks</b>	required: front: 4.50m (14.76 ft) rear: 0.0m (0.0 ft) interior: 0.0m (0.0 ft) exterior: 4.50m (14.76 ft) proposed: front: 4.50m (14.76 ft) rear: 0.0m (0.0 ft) interior: 0.0m (0.0 ft) exterior: 4.50m (14.76 ft)		Part 3 Commercial Zones (C2)/6. Siting of Building and Structures refer to plan A1.01
<b>building height</b>	allowed: 15.0 m (49.21ft) proposed: 7.62 m (25.00ft)		Part 3 Commercial Zones (C2)/6. Siting of Building and Structures refer to plans A2.01-A2.02
<b>existing parking</b>	637 parking stalls		
<b>existing parking ratio</b>	5.6 spaces per 93m2 (1001.07 ft2)		
<b>required parking</b>	for existing use (eating establishment) of subject CRU: eating establishment 3.0 spaces per 93m2 (1001.07 ft2) of gross floor area or fraction thereof for proposed use (eating establishment) of subject CRU: eating establishment 5.6 spaces per 93m2 (1001.07 ft2) of gross floor area or fraction thereof		Part 1 Administration And Enforcement/E. Off-Street Parking and Loading/4. Off-Street Parking Requirements Part 1 Administration And Enforcement/E. Off-Street Parking and Loading/10. Bicycle Parking Requirements
<b>bicycle parking</b>	bicycle parking requirements for existing use are the same as for the proposed use (eating establishment), therefore bicycle parking requirements are unchanged existing: 28 bicycle spaces (7 racks) required: 22 bicycle spaces		Part 1 Administration And Enforcement/E. Off-Street Parking and Loading/10. Bicycle Parking Requirements
<b>loading</b>	required: 1 space for 465 m2 (5005.38ft) 2 space for 465 m2 - 2323 m2 (5005.38ft2 + 25005.38ft2) + 1 space each additional 2323 m2 (25005.38ft2) or fraction thereof existing: 5 proposed: no significant new GFA is proposed to be added to the mall, therefore the loading requirements remain unchanged		Part 1 Administration And Enforcement/E. Off-Street Parking and Loading/7. Loading Requirements
<b>landscape</b>			refer to landscape plans L0.0-L0.1-L0.2

# Code Analysis BCBC 2018

## Zoning Bylaw Reference / Notes

refer to BCBC 2018 table 3.1.2.1

area derived from COL's Webmap and based on the following description: 6131 200 ST Langley BC V2Y 1A2 PID: 015-953-254 (mall site area Willowbrook Park)

area derived from "Topographic Survey of Part of Lot B Section 10 Township 8 NWD Plan 84272"

refer to plan A0.05

refer to plan A0.04

refer to plan A0.05

refer to plan A0.05

Official Community Plan Bylaw Service Commercial

Part 3 Commercial Zones (C2)/5. Lot Coverage

refer to plan A0.05  
refer to plan A0.05

Part 3 Commercial Zones (C2)/6. Siting of Building and Structures

refer to plan A1.01

Part 3 Commercial Zones (C2)/6. Siting of Building and Structures

refer to plans A2.01-A2.02

Part 1 Administration And Enforcement/E. Off-Street Parking and Loading/4. Off-Street Parking Requirements

Part 1 Administration And Enforcement/E. Off-Street Parking and Loading/10. Bicycle Parking Requirements

Part 1 Administration And Enforcement/E. Off-Street Parking and Loading/7. Loading Requirements

refer to landscape plans L0.0-L0.1-L0.2



# KTWB King Taps Willowbrook

## Architectural Symbols

Grid Bubble	
Text Tag Note	
Keynote	
Window Tag	
Exterior Wall Tag	
Partition Tag	
Floor Tag	
Roof Tag	
Door Tag	
Detail Tag	
Building Section Marker	
Revision Marker	
Plan Elevation Marker	
Room Tag	
Interior Elevation	
Design Grade Elevation	
Drawing Title	

## Project Description

Project includes full demolition of existing building.  
New building will include:  
-Covered entry.  
-Main lounge.  
-Dining area.  
-Covered patio  
-Area for a seasonal patio.  
Service area such as:  
-Washrooms (both men and women, including universal).  
-Staff area.  
-Kitchen.  
-Storage.  
-Service platform.  
-Enclosed garbage area.

## Architectural Drawing List

<b>A0 General</b>	A0.00 Cover A0.01 Location Plan A0.02 Existing Context Plan A0.03 Existing/Proposed Site Overlay A0.04 Code Analysis A0.05 Site Coverage Calculation A0.06 Site Coverage Plan A0.07 Demolition Plan A0.10 FAR Overlay A0.11 Existing Grade A0.12 Proposed Grade A0.13 Shadow Study A0.14 Shadow Study
<b>A1 Plans</b>	A1.00 Proposed Site Plan A1.01 Proposed Main Level A1.02 Roof Plan
<b>A2 Sections</b>	A2.01 Sections A2.02 Sections
<b>A3 Elevations</b>	A3.01 Elevations A3.02 Elevations
<b>A10 Signage</b>	A10.01 Signage Proposal

<b>Landscape</b>	L0.0 Cover L0.1 Plan L0.2 Plan (Plant) L0.3 Sections
------------------	---

<b>Arborist Report</b>	T0.1 Existing Tree Management Plan
------------------------	------------------------------------

<b>Civil</b>	C0.3 Preliminary Servicing Plan C0.4 Preliminary Grading Plan+
--------------	---

<b>Survey</b>	Site Survey
---------------	-------------

note: architectural drawings print full scale when printed at 22" x 34"

This drawing is the sole property of Rafael Santa Ana Architecture Workshop Inc and may not be reproduced in whole or in part without the express permission from the Architect. Information shown on this drawing is for use on this specific project only. This drawing should not be scaled or used to calculate areas. Contractors are responsible for verification of all dimensions on site. Work must comply with the relevant Building Code and Building Bylaw. Any errors or omissions relating to this drawing must be reported to the Architect.

Date	Issue Notes
22-03-08	DP Application
22-05-09	Response to DP comments
22-06-13	Response to ADP meeting
22-08-02	Response to DP comments
22-09-08	Response to DP comments

No.	Date Appr	Revision Notes
DPRT	22-05-09	DP Revision 1

"when printed @ 22x34"

# RSA AW

Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



## KTWB King Taps Willowbrook

6141 200 St Langley  
BC V2Y 1A2, Canada

scale NTS	drawn by DM/JM
status DP	reviewed by RSA/AC

## Cover

# A0.00

<b>Project Manager</b>	<b>Client</b>	<b>Landlord</b>	<b>Architectural</b>	<b>Design Consultant</b>	<b>Surveyor</b>	<b>Mechanical</b>	<b>Electrical</b>	<b>Civil</b>	<b>Landscape</b>
<b>Integrity Project Consulting Inc</b> Nick Joosten Vancouver BC V5Z 4R3 CA Njoosten@integrity-consulting.ca 778.580.7139 www.integrity-consulting.ca	<b>Cactus Restaurants LTD</b> Maryam Massah 201-550 West Broadway Vancouver BC V5Z 1E9 www.cactusclubcafe.com 604.612.9465	<b>Valley Properties LTD</b> <b>INC.NO.451978</b> 6121 200 St #6 Langley BC V2Y 1A2 604.533.2102	<b>Rafael Santa Ana Architecture Workshop Inc</b> Rafael Santa Ana / Antonio Colin 503-602 W Hastings St Vancouver BC V6B 1P2 rsantaana@rsaaw.com acolin@rsaaw.com 604.628.7881 <b>RSAAW.com</b>	<b>Assembledge</b> David Thompson / Tara Hagan 6255 Sunset Blvd #920 Los Angeles CA 90028 United States dt@assembledge.com th@assembledge.com 323.951.0045 assembledge.com	<b>Bennett Land Surveying LTD</b> Nazanin Bookanin 201 - 275 Fell Avenue North Vancouver BC V7P 3R5 nazanin@bennettsurveys.com 604.980.4868 www.bennettsurveys.com	<b>Smith + Andersen</b> Chris Drohomirecki 300 - 6400 Roberts St Burnaby BC V5G 4C9 Chris.Drohomirecki@smithandandersen.com 604.294.8414 www.smithandandersen.com	<b>Smith + Andersen</b> Chris Drohomirecki 300 - 6400 Roberts St Burnaby BC V5G 4C9 Chris.Drohomirecki@smithandandersen.com 604.294.8414 www.smithandandersen.com	<b>Aplin &amp; Martin Consultants LTD</b> Jeremiah Boucher 201-12448 82nd Avenue Surrey BC V3W 3E9 JBoucher@aplinmartin.com 604.597.9058.276 www.aplinmartin.com	<b>DURANTE KREUK LTD</b> Dylan Chernoff 102 - 1637 West 5th Avenue Vancouver BC V6J 1N5 dylan@dki.bc.ca 604.880.1721 www.dki.bc.ca

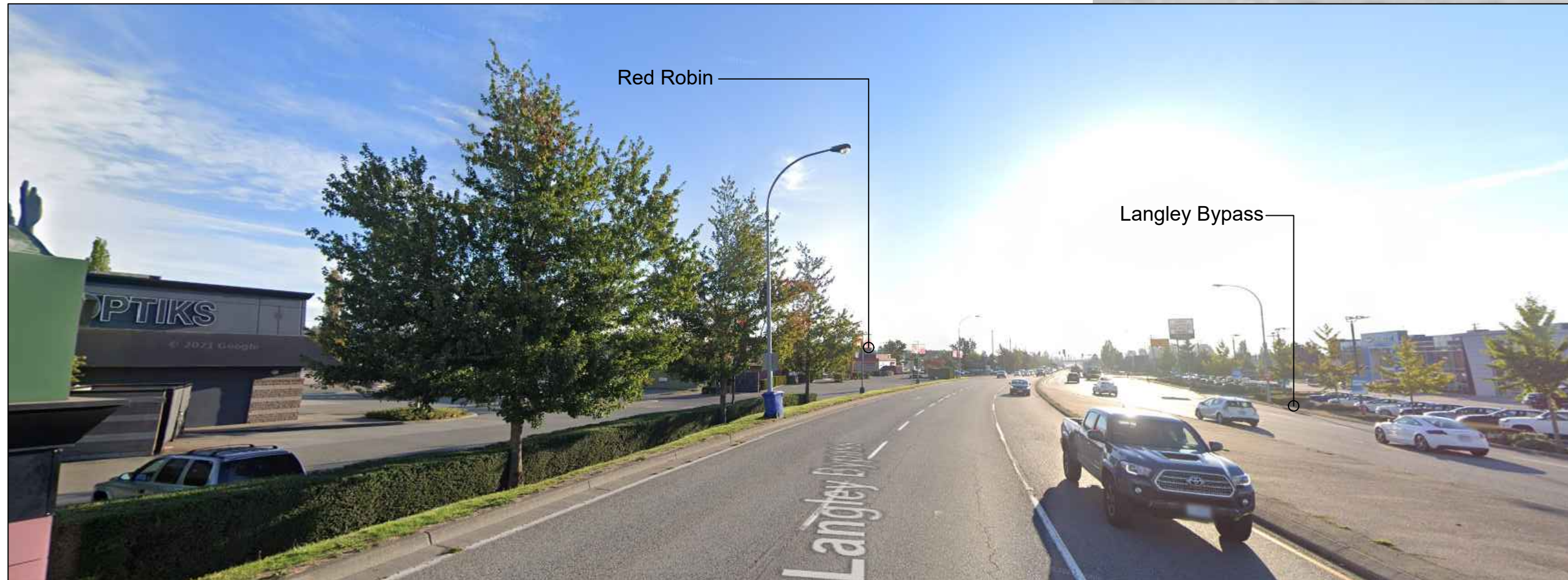


This drawing is the sole property of Rafael Santa Ana Architecture Workshop Inc and may not be reproduced in whole or in part without the express permission from the Architect. Information shown on this drawing is for use on this specific project only. This drawing should not be scaled or used to calculate areas. Contractors are responsible for verification of all dimensions on site. Work must comply with the relevant Building Code and Building By-Law. Any errors or omissions relating to this drawing must be reported to the Architect.

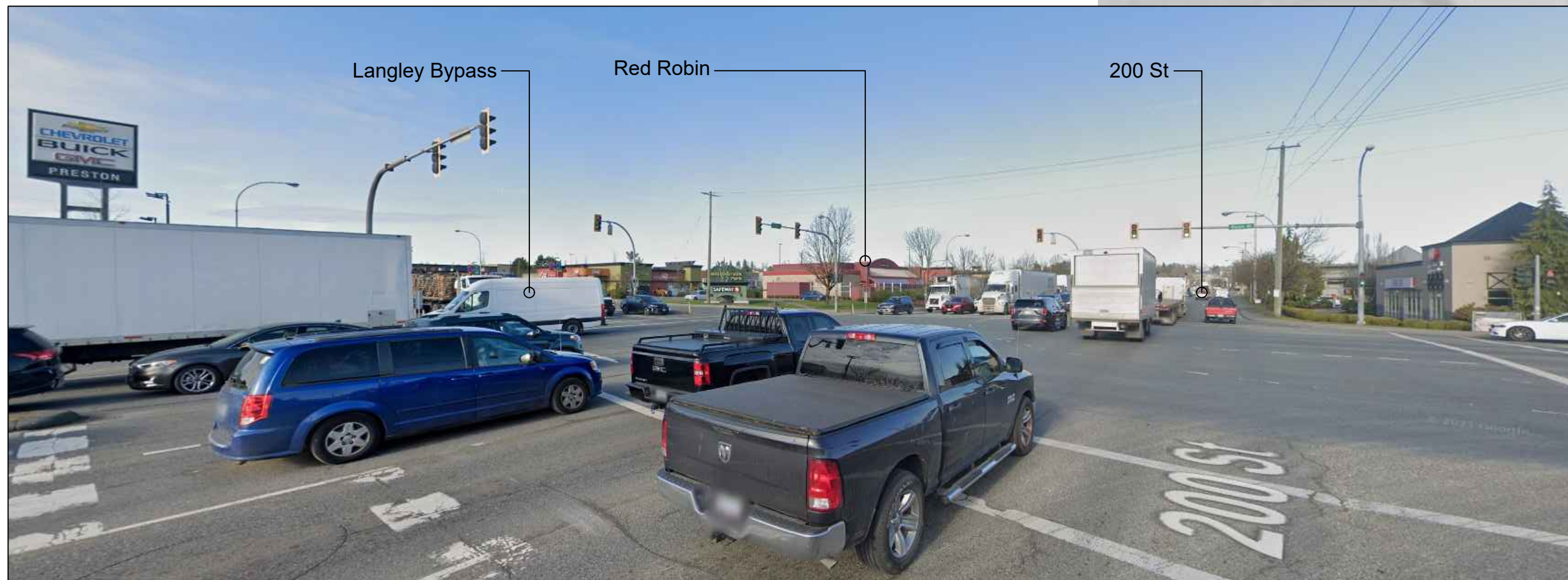
Date	Issue Notes
22-03-08	DP Application
22-05-09	Response to DP comments
22-06-13	Response to ADP meeting
22-08-02	Response to DP comments
22-09-08	Response to DP comments

No.	Date Appr	Revision Notes
1	22-05-09	DP Revision 1

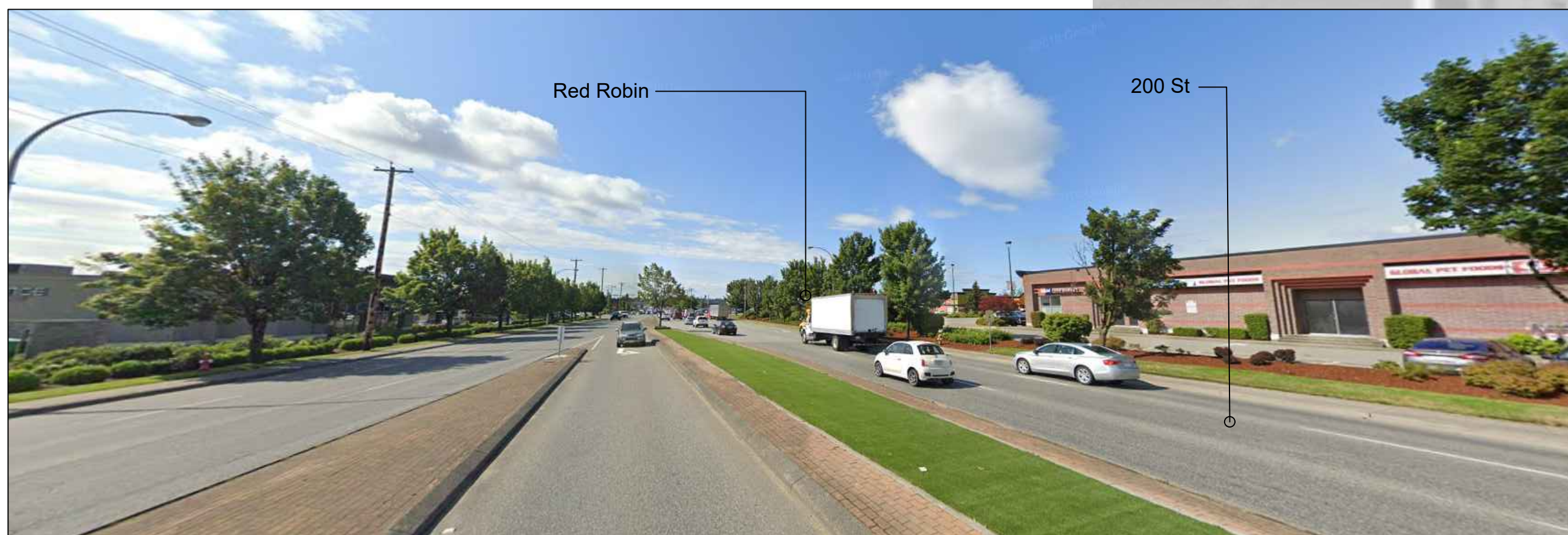
**\*when printed @ 22x34"**



1 View from Langley Bypass looking East  
NTS



2 View from 200 St looking North  
NTS



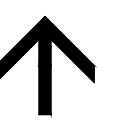
3 View from 200 St looking South  
NTS



4 Location Plan  
1/80" = 1' 0"

**RSA  
AW**

Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



**KTWB**  
King Taps  
Willowbrook

6141 200 St Langley  
BC V2Y 1A2, Canada

scale	drawn by
As noted	DM/JM
status	reviewed by
DP	RSA/AC

Location  
plan

**A0.01**



This drawing is the sole property of Rafael Santa Ana Architecture Workshop Inc and may not be reproduced in whole or in part without the express permission from the Architect. Information shown on this drawing is for use on this specific project only. This drawing should not be scaled or used to calculate areas. Contractors are responsible for verification of all dimensions on site. Work must comply with the relevant Building Code and Building Bylaw. Any errors or omissions relating to this drawing must be reported to the Architect.

Date	Issue Notes
22-03-08	DP Application
22-05-09	Response to DP comments
22-06-13	Response to ADP meeting
22-08-02	Response to DP comments
22-09-08	Response to DP comments

No.	Date Appr	Revision Notes
1	22-05-09	DP Revision 1

**\*when printed @ 22x34"**



1 Existing Building from 200 St (East Elevation)  
NTS



2 Existing Building from parking (North Elevation)  
NTS

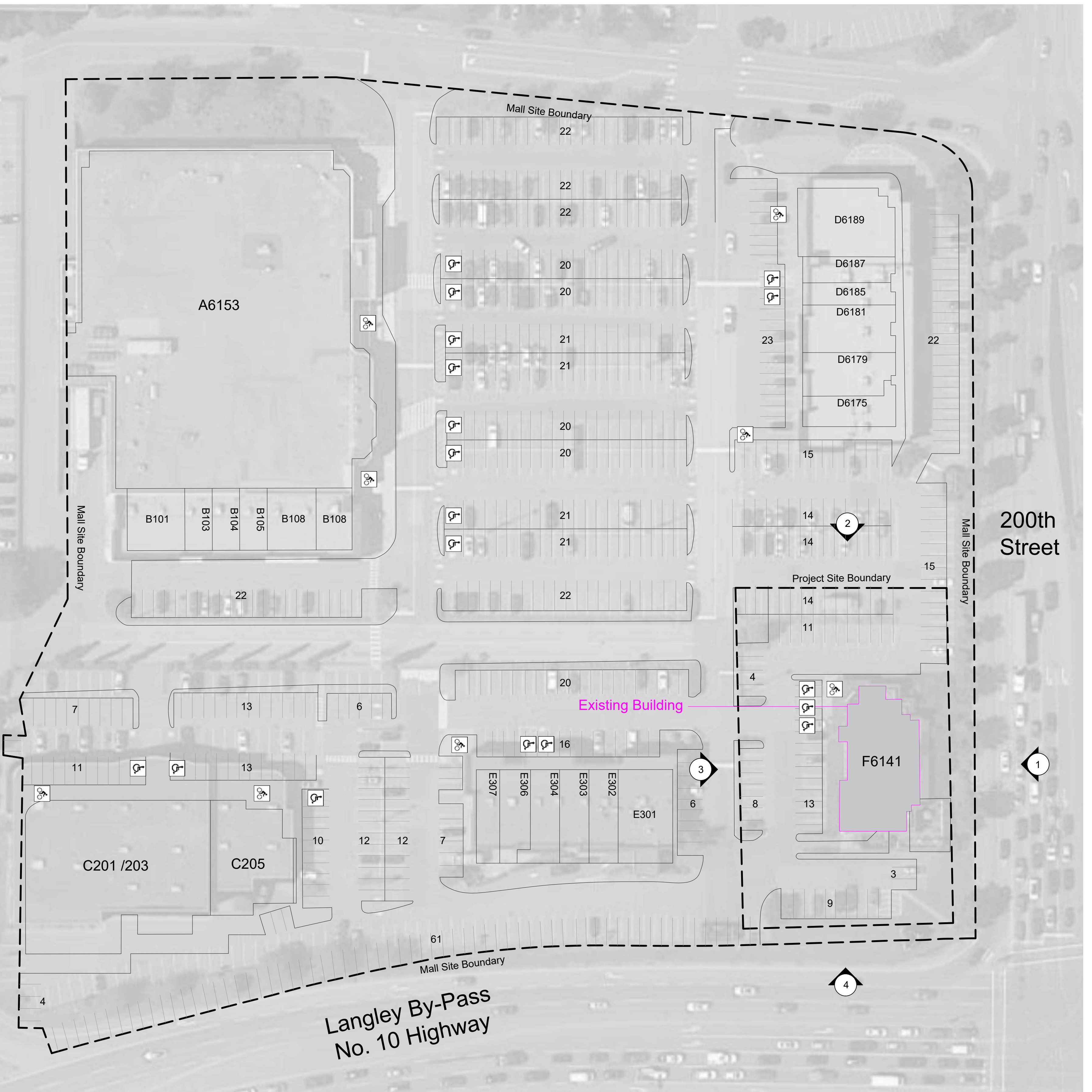


3 Existing Building from parking (West Elevation)  
NTS



4 Existing Building from Langley Bypass (South Elevation)  
NTS

5 Context Plan  
1/40" = 1' 0"



**RSA  
AW**

Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



**KTWB**  
King Taps  
Willowbrook

6141 200 St Langley  
BC V2Y 1A2, Canada

scale As noted  
drawn by DM/JM  
status DP  
reviewed by RSA/AC

Existing  
Context  
Plan

**A0.02**



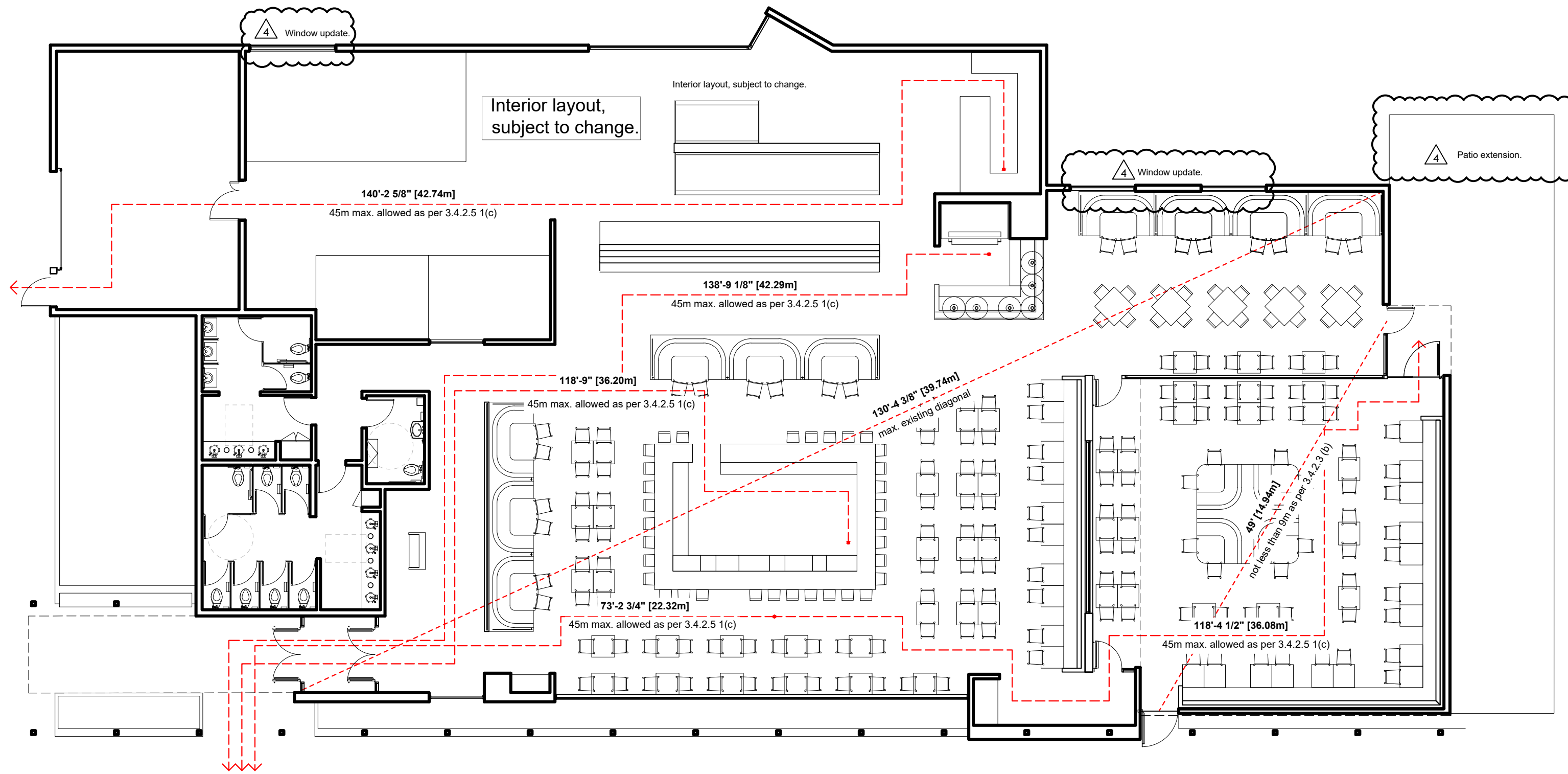




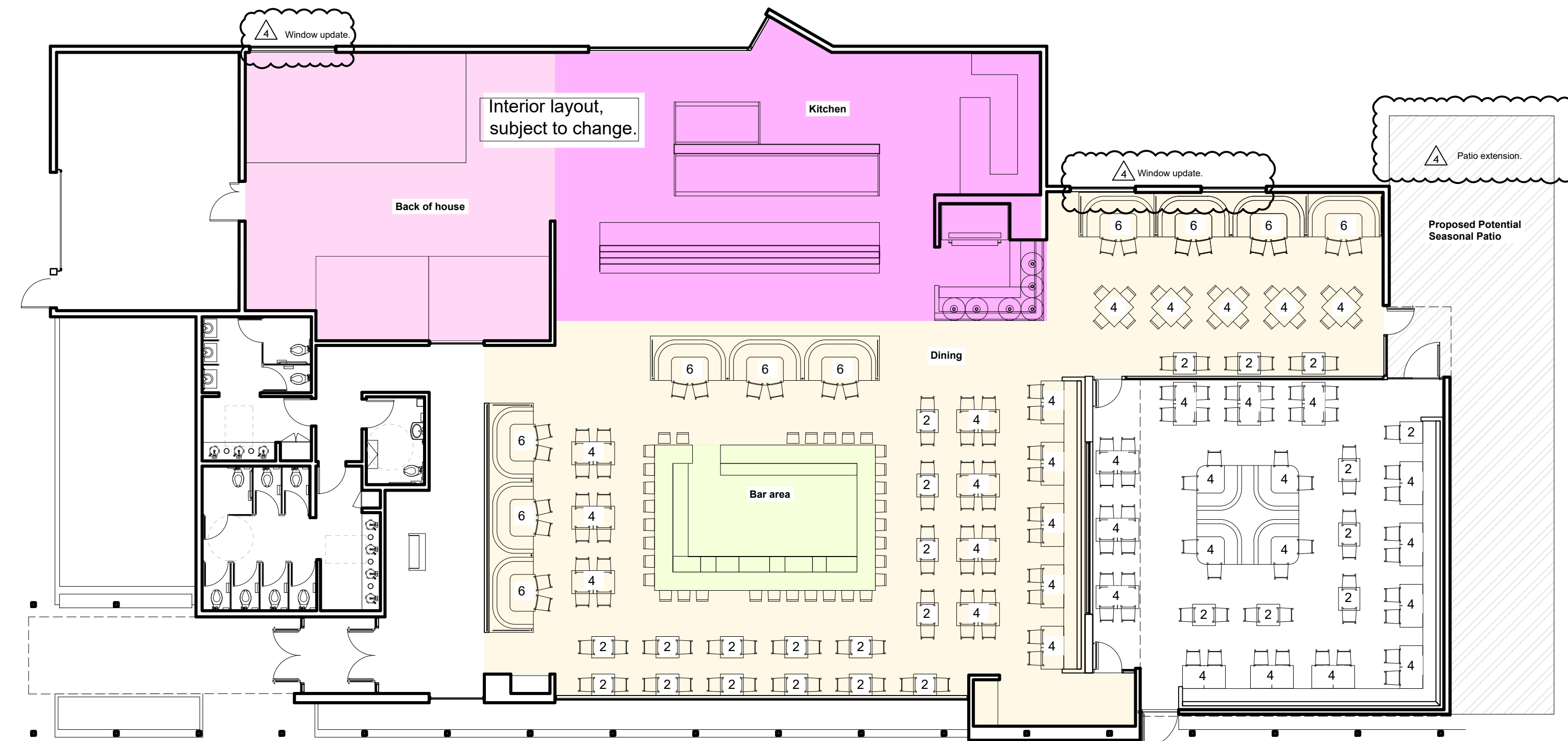
Date	Issue Notes
22-03-08	DP Application
22-05-09	Response to DP comments
22-06-13	Response to ADP meeting
22-08-02	Response to DP comments
22-09-08	Response to DP comments

No.	Date	Appr	Revision Notes
DPR1	22-05-09		DP Revision 1
DPR2	22-06-10		DP Revision 2
DPR3	22-08-02		DP Revision 3
DPR4	22-09-08		DP Revision 4

\*when printed @ 22x34"



1 Exits-Proposed Main Level



2 Occupant Load-Proposed Main Level

**Exit Width Calculation**  
as per 3.4.3.2 of BCBC 2018

	Factor as per 3.4.3.2 (1)	Occupant Load	Required Width	as per table 3.4.3.2-A	Provided Width
Exit doorways	6.1 mm	x 213 people =	1299.3 mm	(800mm min.)	2x1219.20 mm (48") 1x1016.00 mm (40") 1x965.20 mm (38") 4x972.00 mm (38- 1/4")

**Occupant Load Calculation**  
as per Table 3.1.17.1 of BCBC 2018

Room	Area	Calculation	Occupant Load
Dining	3018.34 sq.ft / 280.412m2	seats= 164	164 people
Bar area	380.019 sq.ft / 35.305m2	seats= 33	33 people
Kitchen	1562.956 sq.ft / 145.203m2	9.30m2/person=15.61	16 people
Back of house	1023.806 sq.ft / 95.114m2	46.00m2/person=2.06	2 people
Women's washrooms	294.672 sq.ft / 27.376m2	N/A	
Men's washrooms	186.290 sq.ft / 17.306m2	N/A	
Universal washroom	60.583 sq.ft / 5.628m2	N/A	
Garbage area	557.828 sq.ft / 51.824m2	N/A	
Dining Vestibule	333.996 sq.ft / 31.029m2	N/A	
<b>Total</b>	<b>7414.299 sq.ft / 688.810m2</b>		<b>215 people</b>

Patio	1351.259 sq.ft / 125.018m2	seats= 80	80 people
Potential seasonal patio		seats= 62	62 people

△ Seat count update

**Washrooms Calculation**  
as per table 3.7.2.2-A of BCBC 2018

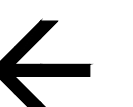
	People	#WC Required
Occupant Load	295 people	
Occupant Load reduction	-10 people	
as per 3.7.2.2 (2)		
Reduced Occupant Load	285 people	
Male	143 people	as per table 3.7.2.2-A 3 WC
Female	143 people	as per table 3.7.2.2-A 6 WC
		<b>Total 9 WC</b>

provided; 5 for men, 7 for women (12), 1 being Universal (13).

3 Exit width/occupant load/washroom count summary

**RSA AW**

Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



**KTWB**  
King Taps  
Willowbrook

6141 200 St Langley  
BC V2Y 1A2, Canada

scale	drawn by
3/32"=1'-0"	DM/JM
status	reviewed by
DP	RSA/AC

Code  
Analysis

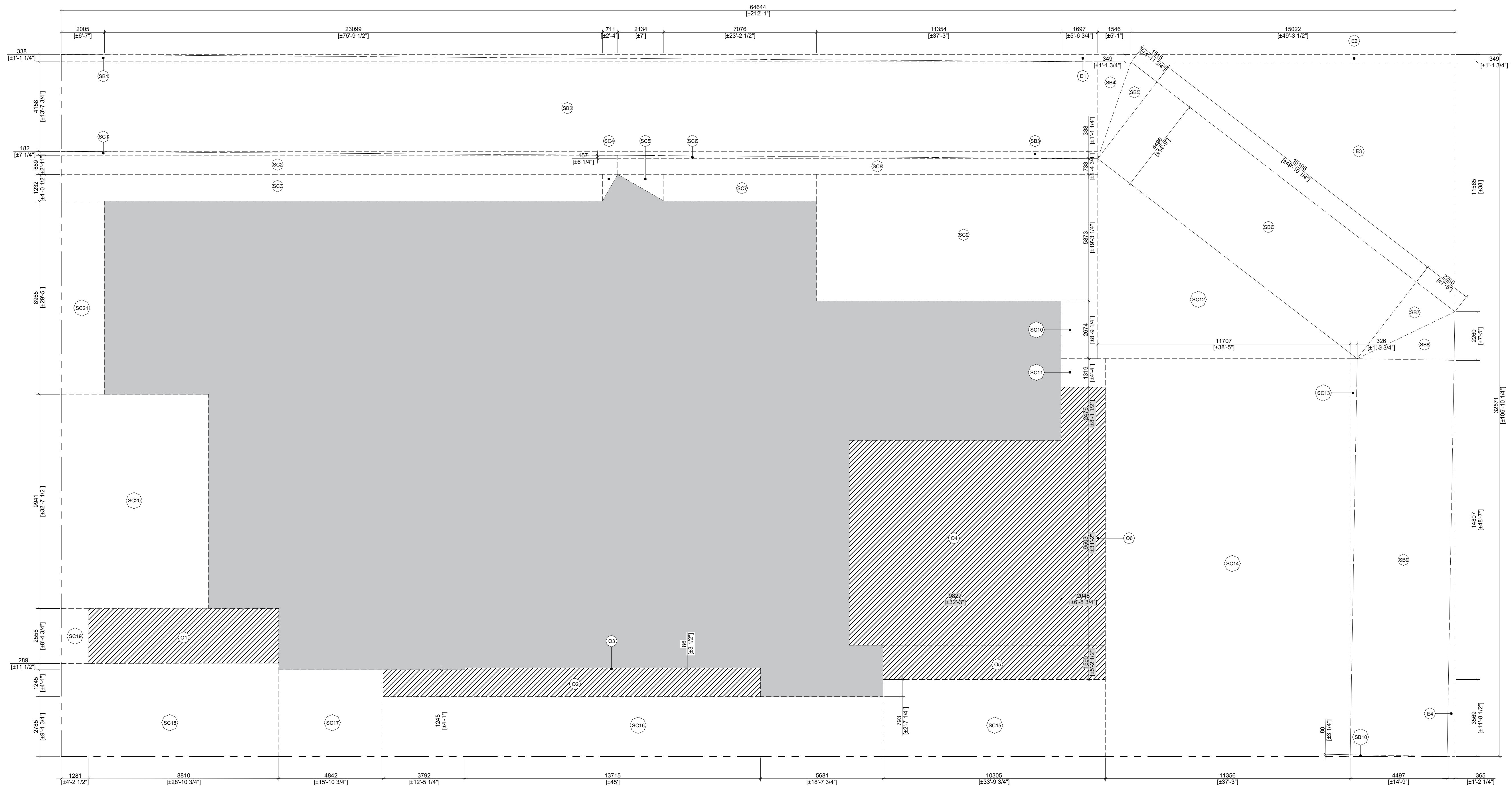
**A0.04**



Date	Issue Notes
22-03-08	DP Application
22-05-09	Response to DP comments
22-06-13	Response to ADP meeting
22-08-02	Response to DP comments
22-09-08	Response to DP comments

No.	Date Appr	Revision Notes
1	22-05-09	DP Revision 1

\*when printed @ 22x34"



**1 Overlay Site Plan**  
1/8" = 1' 0"

GROSS PERIMETER AREA			
	Width (mm)	Length (mm)	Area (sq.m)
Gross Perimeter Area	32572	64645	2105.620 [22664.705sq.ft]
Area Deductions			
E1	349	49623	8.659 (triangle)
E2	349	15022	5.243 (triangle)
E3	11585	15022	87.015 (triangle)
E4	20637	365	3.766 (triangle)
Subtotal			104.680
<b>Total Net Area</b>			<b>2000.930</b> <b>[21537.831 sq. ft]</b>

SITE COVERAGE CALCULATION				
	Width (mm)	Length (mm)	Area (sq.m)	
Area Deductions				
Exterior Space				
SC1	182	25816	2.349 (triangle)	
SC2	889	25816	22.950 (triangle)	
SC3	1232	25105	30.929 (triangle)	
SC4	1232	711	0.438 (triangle)	
SC5	1232	2134	1.315 (triangle)	
SC6	157	22260	1.747 (triangle)	
SC7	1232	7076	8.718 (triangle)	
SC8	733	22260	16.317 (triangle)	
SC9	5873	13051	76.649 (triangle)	
SC10	2674	1697	4.538 (triangle)	
SC11	1319	2048	2.701 (triangle)	
SC12	9280	12033	55.833 (triangle)	
SC13	18457	326	3.008 (triangle)	
SC14	18457	11356	209.598 (triangle)	
SC15	3570	10305	36.789 (triangle)	
SC16	2776	23188	64.370 (triangle)	
SC17	4020	4842	19.465 (triangle)	
SC18	4320	10092	43.597 (triangle)	
SC19	2556	1281	3.274 (triangle)	
SC20	9941	6831	67.907 (triangle)	
SC21	8965	2005	17.975 (triangle)	
Subtotal			690.467	
<b>Total Excludable Exterior Area</b>			<b>690.467</b> <b>[7432.157sq.ft]</b>	

SITE COVERAGE CALCULATION				
	Width (mm)	Length (mm)	Area (sq.m)	
Area Deductions				
Setback				
SB1	338	48076	8.125 (triangle)	
SB2	4158	48076	199.900 (triangle)	
SB3	338	48076	8.125 (triangle)	
SB4	4496	1546	3.475 (triangle)	
SB5	1515	4496	3.406 (triangle)	
SB6	4496	15196	68.321 (triangle)	
SB7	2260	4496	5.080 (triangle)	
SB8	2260	4497	5.082 (triangle)	
SB9	18377	4497	82.641 (triangle)	
SB10	80	4497	0.180 (triangle)	
Subtotal			384.335	
<b>Total Excludable Exterior Area</b>			<b>384.335</b> <b>[4136.893 sq.ft]</b>	

SITE COVERAGE CALCULATION				
	Width (mm)	Length (mm)	Area (sq.m)	
Area Deductions				
Covered Areas				
O1	2556	8810	22.518 (triangle)	
O2	1245	17507	21.796 (triangle)	
O3	86	13715	1.179 (triangle)	
O4	9503	9827	93.386 (triangle)	
O5	1590	10305	16.385 (triangle)	
O6	11979	2048	24.533 (triangle)	
Subtotal			179.798	
<b>Total Excludable Interior Area</b>			<b>179.798</b> <b>[1935.243 sq.ft]</b>	

BUILDING AREA			
	Width (mm)	Length (mm)	Area (sq.m)
Gross Perimeter Area	32572	64645	2000.93
Area Deductions			
Excludable Uncovered Area			1074.803
Excludable Covered Area			179.798
Subtotal			1254.601
<b>Total Net Area</b>			<b>746.333</b> <b>[8033.461 sq.ft]</b>

**FAR Legend**

- Included in FAR calculation
- Covered outdoor area, not included in FAR calculation
- Garbage enclosure, included in FAR calculation
- Open areas, not included in FAR calculation
- Exterior wall assembly zone, included in FAR calculation

**2 Site Coverage Calculation**  
NTS

**RSA AW**

Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



**KTWB**  
King Taps  
Willowbrook

6141 200 St Langley  
BC V2Y 1A2, Canada

scale **As noted** drawn by **DM/JM**

status **DP** reviewed by **RSA/AC**

**Site Coverage Calculation**

**A0.05**



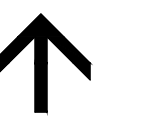
Date	Issue Notes
22-03-08	DP Application
22-05-09	Response to DP comments
22-06-13	Response to ADP meeting
22-08-02	Response to DP comments
22-09-08	Response to DP comments

No.	Date Appr	Revision Notes
1	22-05-09	DP Revision 1

\*when printed @ 22x34"

**RSA  
AW**

Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



**KTWB**  
King Taps  
Willowbrook

6141 200 St Langley  
BC V2Y 1A2, Canada

scale	drawn by
As noted	DM/JM
status	reviewed by
DP	RSA/AC

Site  
Coverage  
Plan

**A0.06**

SITE COVERAGE SUMMARY			
Area (sq.m)			
Site Area		★ 47369.617	
<b>Area Additions</b>			
Zone A	A6153	5048.351 SafeWay	
Zone B	B101	151.710 H & R Block	
	B103	81.197 Edward Jones	
	B104	81.011 Soccerwest	
	B105	78.967 CK Nail Salon	
	B106	143.906 Sally Beauty	
	B108	104.794 Insure BC	
Zone C	C201/203	1493.973 MEC	
	C205	500.933 Optiks International	
Zone D	D6175	154.497 M & M Food Market	
	D6179	205.873 Jenny Craig	
	D6181	271.462 Global Pet Foods	
	D6185	135.731 Running Room	
	D6187	121.703 W. park Dental Center	
	D6189	414.161 Scotiabank	
	D6175	154.497 Dairy Queen	
Zone E	E302	97.176 Wild Birds Unlimited	
	E303	96.990 Sonu Haircut	
	E304	147.158 Pizza Hut	
	E306	147.251 Red Wings Shoes	
	E307	113.063 Purolator	
	Proposal	F6141	746.333 King Taps
	Subtotal		
Total Net Area		<b>10579.738</b> <b>[113879.352 sq.ft]</b>	
Site Coverage		22%	

**FAR Legend**

- Net Area of existing buildings in the site
- Net Area of proposed building
- ★ Site area based on information from City of Langley Data Base

**Required by Law Parking**

Required by Law 3 per 93m2  
Required by Law 5% (of provided stalls) for handicapped

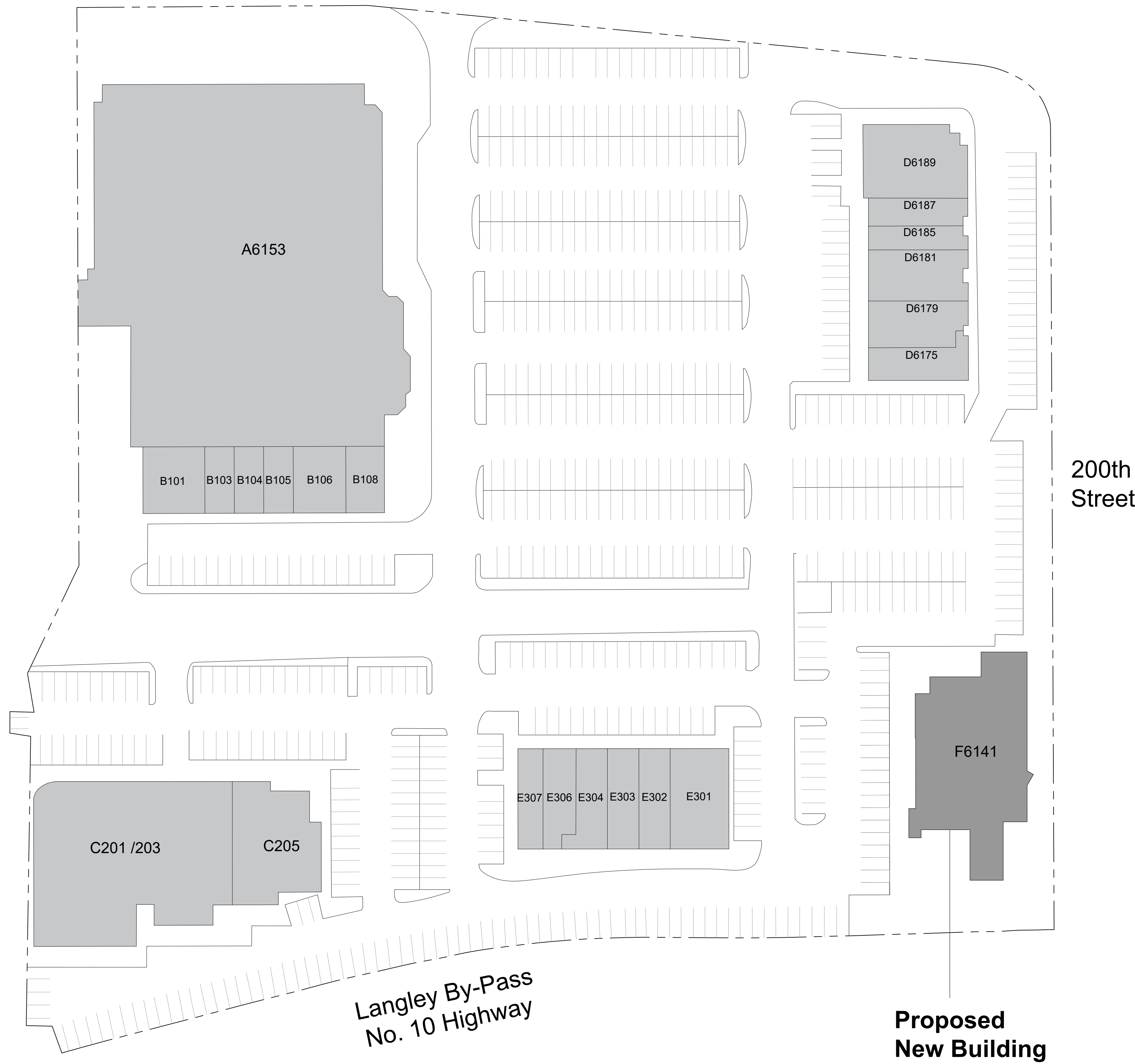
**Required Parking**

Regular stalls	325
HC	17
<b>Total Provided:</b>	<b>342</b>

**Existing Parking**

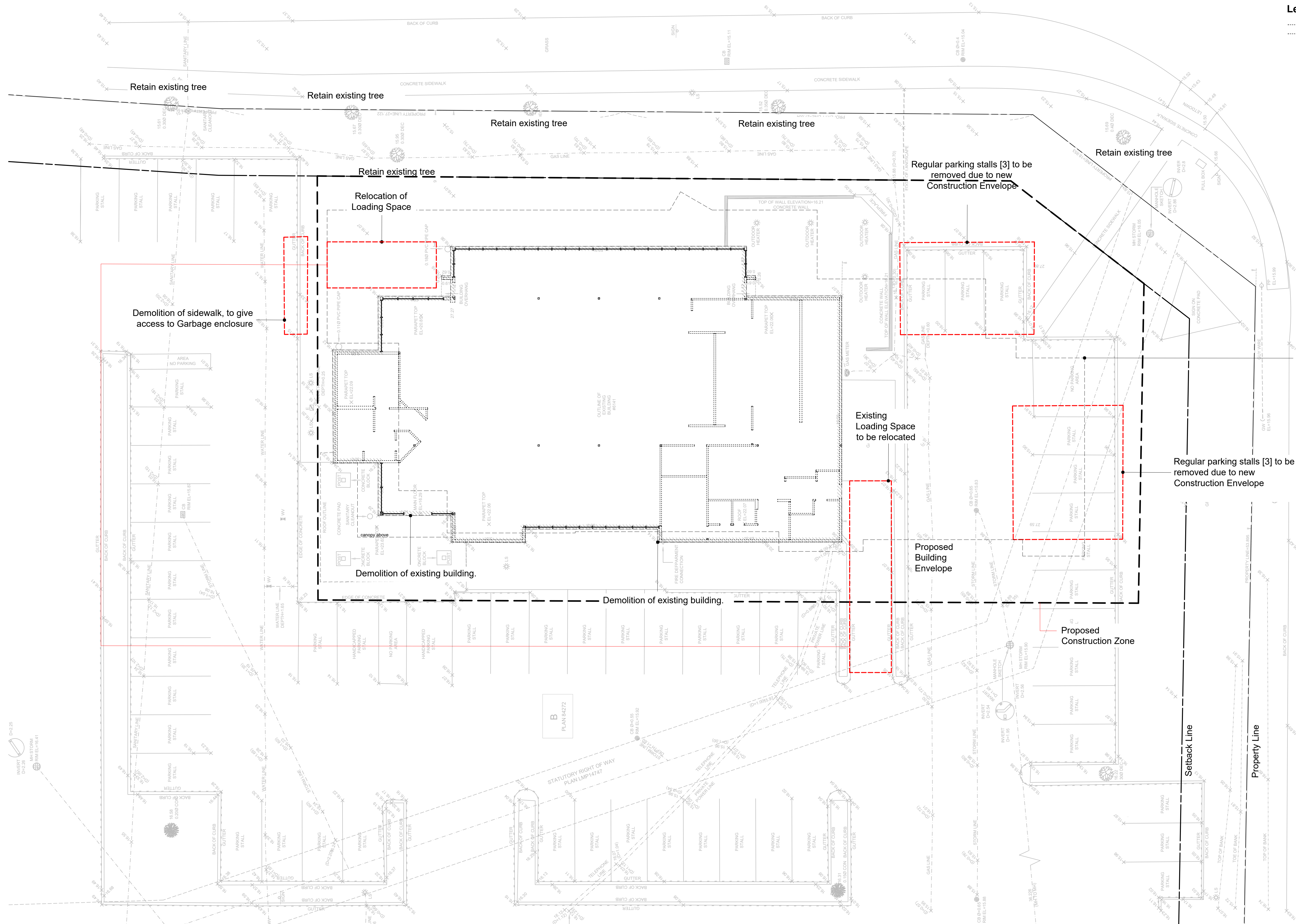
Regular stalls	620
HC	17
<b>Total Provided:</b>	<b>637</b>

**2 Site Coverage Summary**  
NTS



**1 Context Plan**  
1/40" = 1' 0"





**Legend**  
 ..... demolition

This drawing is the sole property of Rafael Santa Ana Architecture Workshop Inc and may not be reproduced in whole or in part without the express permission from the Architect. Information shown on this drawing is for use on this specific project only. This drawing should not be scaled or used to calculate areas. Contractors are responsible for verification of all dimensions on site. Work must comply with the relevant Building Code and Building Bylaw. Any errors or omissions relating to this drawing must be reported to the Architect.

Date	Issue Notes
22-03-08	DP Application
22-05-09	Response to DP comments
22-06-13	Response to ADP meeting
22-08-02	Response to DP comments
22-09-08	Response to DP comments

No.	Date Appr	Revision Notes

\*when printed @ 22x34\*

**RSA AW**  
 Rafael Santa Ana  
 Architecture Workshop Inc  
 503-602 W Hastings St  
 Vancouver BC  
 V6B 1P2  
 604.628.7881  
 RSAAW.com



**KTWB**  
 King Taps  
 Willowbrook

6141 200 St Langley  
 BC V2Y 1A2, Canada

scale **3/32"=1' -0"** drawn by **DM/JM**  
 status **DP** reviewed by **RSA/AC**

**Demolition Plan**

**A0.07**



Date	Issue Notes
22-03-08	DP Application
22-05-09	Response to DP comments
22-06-13	Response to ADP meeting
22-08-02	Response to DP comments
22-09-08	Response to DP comments

No.	Date Appr	Revision Notes
1	22-05-09	DP Revision 1

\*when printed @ 22x34"

**RSA  
AW**

Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



**KTWB**  
King Taps  
Willowbrook

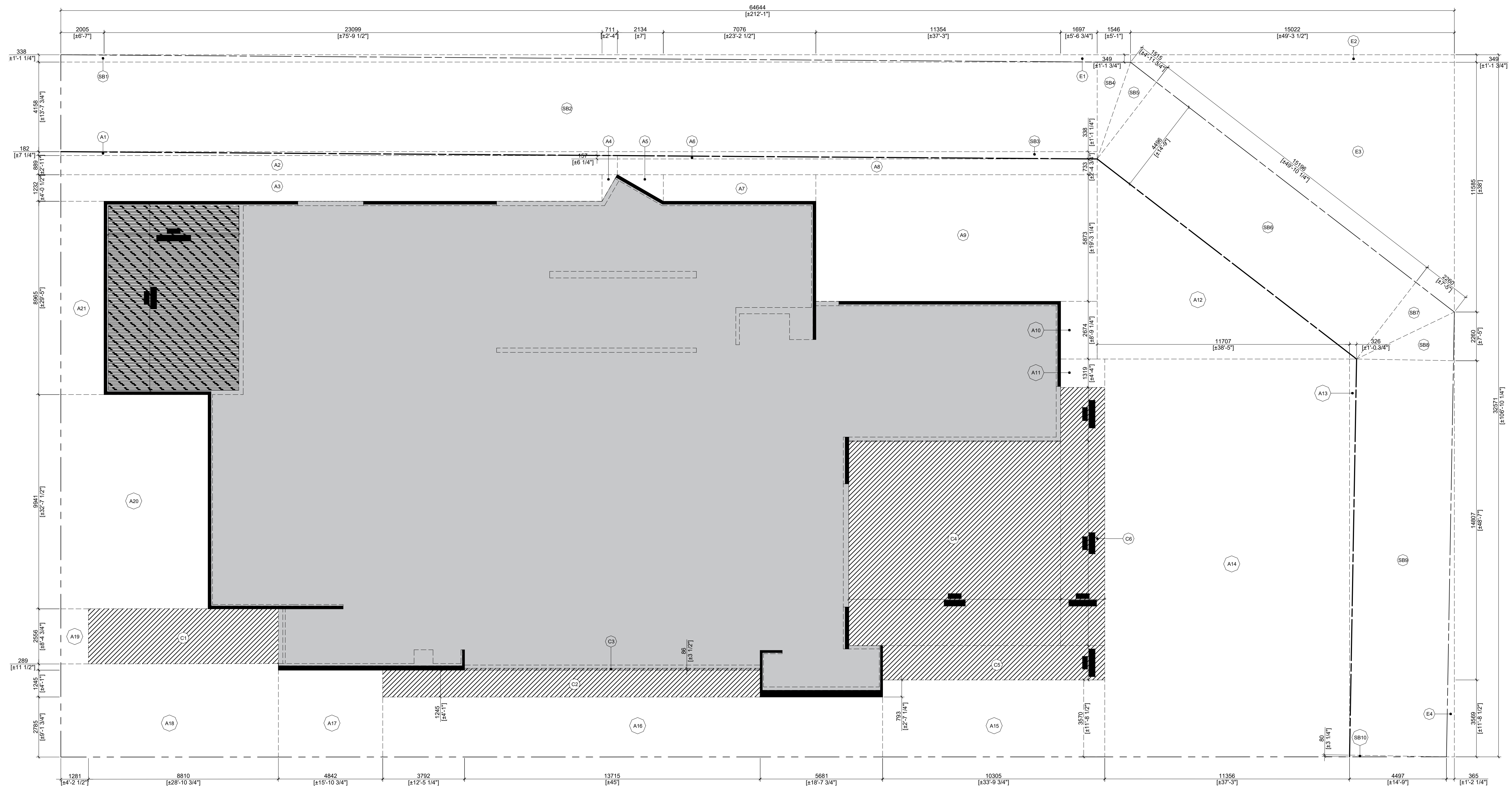
6141 200 St Langley  
BC V2Y 1A2, Canada

scale 1/8"=1'-0" drawn by DM/JM

status reviewed by DP RSA/AC

FAR  
Overlay

**A0.10**



1 Overlay FAR Site Plan  
1/8" = 1' 0"

GROSS PERIMETER AREA FAR CALCULATION				
	Width (mm)	Length (mm)	Area (sq.m)	
Gross Perimeter Area	32572	64645	2105.620	
			[22664.705sq.ft]	
Area Deductions				
E1	349	49623	8.659	(triangle)
E2	349	15022	5.243	(triangle)
E3	11585	15022	87.015	(triangle)
E4	20637	365	3.766	(triangle)
Subtotal			104.680	
<b>Total Net Area</b>			<b>2000.930</b>	
			<b>[21537.831 sq.ft]</b>	

LEVEL 1: EXTERIOR AREA EXCLUSION				
	Width (mm)	Length (mm)	Area (sq.m)	
Area Deductions				
Exterior Space				
A1	182	25816	2.349	(triangle)
A2	889	25816	22.950	
A3	1232	25105	30.929	
A4	1232	711	0.438	(triangle)
A5	1232	2134	1.315	(triangle)
A6	157	22260	1.747	(triangle)
A7	1232	7076	8.718	
A8	733	22260	16.317	
A9	5873	13051	76.649	
A10	2674	1697	4.538	
A11	1319	2048	2.701	
A12	9280	12033	55.833	(triangle)
A13	18457	326	3.008	(triangle)
A14	18457	11356	209.598	
A15	3570	10305	36.789	
A16	2776	23188	64.370	
A17	4020	4842	19.465	
A18	4320	10092	43.597	
A19	2556	1281	3.274	
A20	9941	6831	67.907	
A21	8965	2005	17.975	
Subtotal			690.467	
<b>Total Excludable Exterior Area</b>			<b>690.467</b>	
			<b>[7432.157sq.ft]</b>	

LEVEL 1: EXTERIOR AREA EXCLUSION				
	Width (mm)	Length (mm)	Area (sq.m)	
Area Deductions				
Setback				
SB1	338	48076	8.125	(triangle)
SB2	4158	48076	199.900	
SB3	338	48076	8.125	(triangle)
SB4	4496	1546	3.475	(triangle)
SB5	1515	4496	3.406	(triangle)
SB6	4496	15196	68.321	
SB7	2260	4496	5.080	(triangle)
SB8	2260	4497	5.082	(triangle)
SB9	18377	4497	82.641	
SB10	80	4497	0.180	(triangle)
Subtotal			384.335	
<b>Total Excludable Exterior Area</b>			<b>384.335</b>	
			<b>[4136.893 sq.ft]</b>	

LEVEL 1: COVERED AREA EXCLUSION				
	Width (mm)	Length (mm)	Area (sq.m)	
Area Deductions				
Covered Areas				
C1	2556	8810	22.518	
C2	1245	17507	21.796	
C3	86	13715	1.179	
C4	9503	9827	93.386	
C5	1590	10305	16.385	
C6	11979	2048	24.533	
Subtotal			179.798	
<b>Total Excludable Interior Area</b>			<b>179.798</b>	
			<b>[1935.243 sq.ft]</b>	

LEVEL 1: FAR CALCULATION				
	Width (mm)	Length (mm)	Area (sq.m)	
Gross Perimeter Area	32572	64645	2000.93	
Area Deductions				
Excludable Uncovered Area			1074.803	
Excludable Covered Area			179.798	
Subtotal			1254.601	
<b>Total Net Area</b>			<b>746.333</b>	
			<b>[8033.461 sq.ft]</b>	

**FAR Legend**

- Included in FAR calculation
- Covered outdoor area, not included in FAR calculation
- Garbage enclosure, included in FAR calculation
- Open areas, not included in FAR calculation
- Exterior wall assembly zone, included in FAR calculation

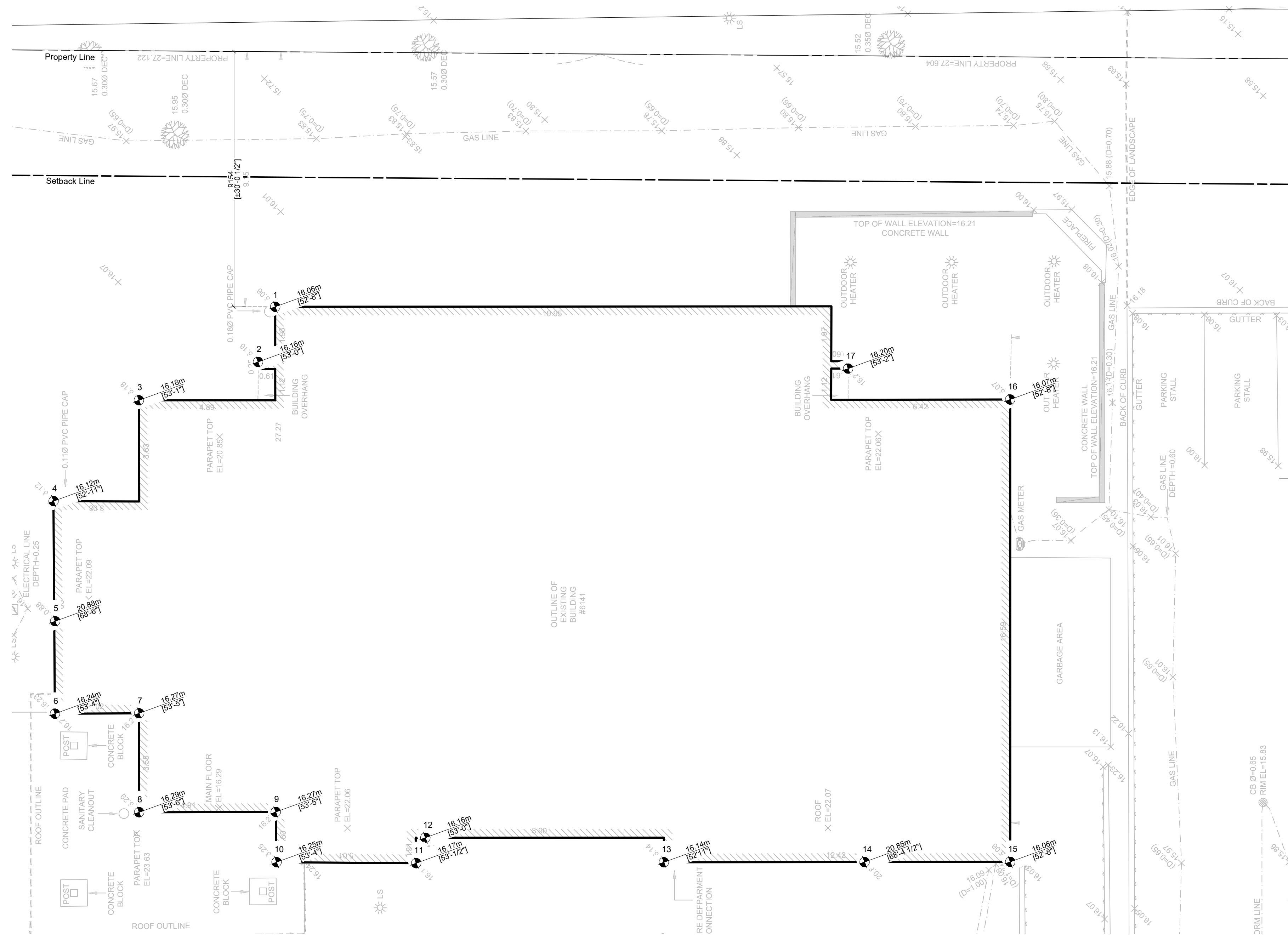
1 FAR Calculation  
NTS



Date	Issue Notes
22-03-09	DP Application
22-05-09	Response to DP comments
22-06-13	Response to ADP meeting
22-08-02	Response to DP comments
22-09-09	Response to DP comments

No.	Date Appr	Revision Notes
DP#1	22-05-09	DP Revision 1
DP#2	22-06-13	DP Revision 2

\*when printed @ 22x34"



1 Building Grade Plan

**Existing Average grade**

as per topographic survey plan of part of LOT B Section 10 Township 8 NWD PLAN 84272.

Existing grades	Value
1	16.06m/52'-8"
2	16.16m/53'-0"
3	16.18m/53'-1"
4	16.12m/52'-11"
5	20.88m/68'-6"
6	16.24m/53'-4"
7	16.27m/53'-5"
8	16.29m/53'-6"
9	16.27m/53'-5"
10	16.25m/53'-4"
11	16.17m/53'-1/2"
12	16.16m/53'-0"
13	16.14m/52'-11"
14	20.85m/68'-4 1/2"
15	16.06m/52'-8"
16	16.07m/52'-8"
17	16.20m/53'-2"
Subtotal	284.37m/932'-11 3/4"
<b>Average natural grade (284.37/17)</b>	<b>16.73m/54'-10"</b>

\*Survey plan 84272 info. shown only for grade references.

2 Existing Average Grade Summary



Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



←  
**KTWB**  
King Taps  
Willowbrook

6141 200 St Langley  
BC V2Y 1A2, Canada

scale  
**1/8"=1'-0"**  
drawn by  
**DM/JM**  
status  
**DP**  
reviewed by  
**RSA/AC**

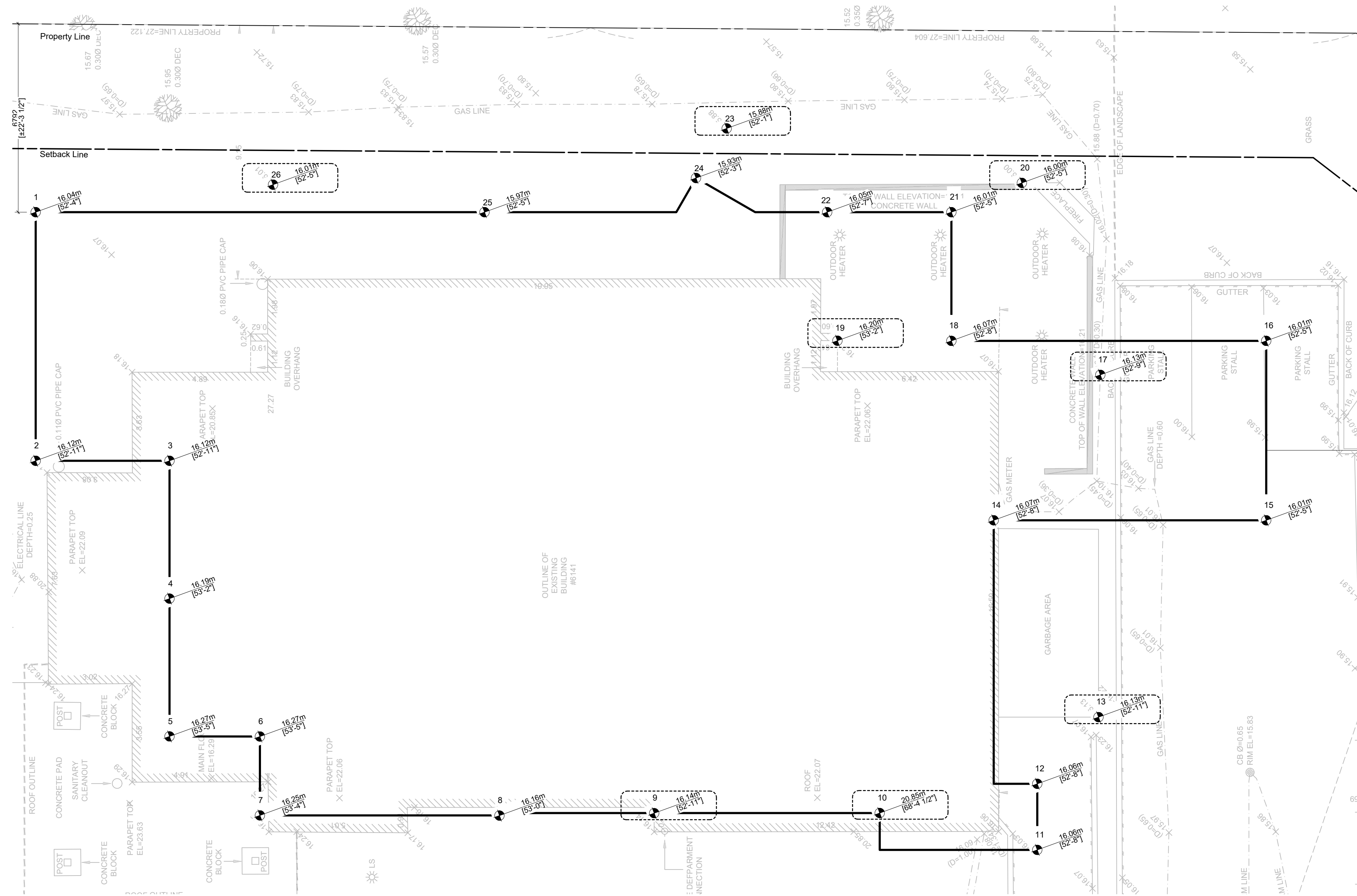
**Existing  
Grade**

**A0.11**



Date	Issue Notes
22-03-09	DP Application
22-05-09	Response to DP comments
22-06-13	Response to ADP meeting
22-08-02	Response to DP comments
22-09-06	Response to DP meeting

No.	Date Appr	Revision Notes
OPR1	22-05-09	DP Revision 1
OPR2	22-06-13	DP Revision 2



1 Building Grade Plan

**Proposed Average grade**

as per topographic survey plan of part of LOT B Section 10 Township 8 NWD PLAN 8

Existing grades	Value
1	16.04m/52'-4"
2	16.12m/52'-11"
3	16.12m/52'-11"
4	16.19m/53'-2"
5	16.27m/53'-5"
6	16.27m/53'-5"
7	16.25m/53'-4"
8	16.16m/53'-0"
9	16.14m/52'-11"
10	20.85m/68'-4 1/2"
11	16.06m/52'-8"
12	16.06m/52'-8"
13	16.13m/52'-11"
14	16.07m/52'-8"
15	16.01m/52'-5"
16	16.01m/52'-5"
17	16.13m/52'-9"
18	16.07m/52'-8"
19	16.20m/53'-2"
20	16.00m/52'-5"
21	16.01m/52'-5"
22	16.05m/52'-7"
23	15.88m/52'-1"
24	15.93m/52'-3"
25	15.97m/52'-5"
26	16.01m/52'-5"
Subtotal	423.00m/1387'-10"
Average natural grade (423.00/26)	16.27m/53'-5"

\*Survey plan 84272 info. shown only for grade references.

     \*Reference grades.

2 Proposed Average Grade Summary

\*when printed @ 22x34"

**RSA  
AW**

Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



**KTWB**  
King Taps  
Willowbrook

6141 200 St Langley  
BC V2Y 1A2, Canada

scale 1/8"=1'-0"	drawn by DM/JM
status DP	reviewed by RSA/AC

**Proposed  
Grade**

**A0.12**

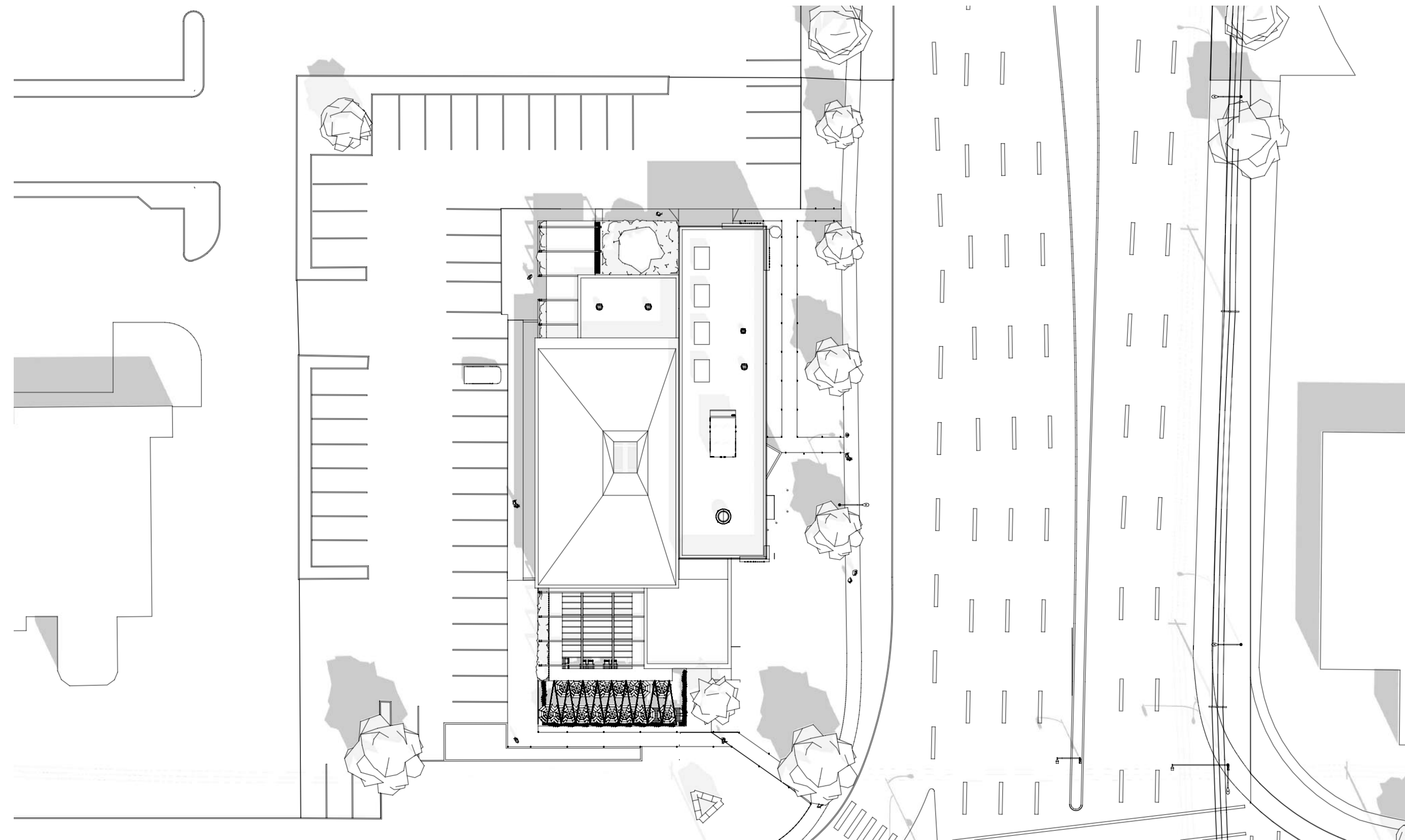


This drawing is the sole property of Rafael Santa Ana Architecture Workshop Inc and may not be reproduced in whole or in part without the express permission from the Architect. Information shown on this drawing is for use on this specific project only. This drawing should not be scaled or used to calculate areas. Contractors are responsible for verification of all dimensions on site. Work must comply with the relevant Building Code and Building Bylaw. Any errors or omissions relating to this drawing must be reported to the Architect.

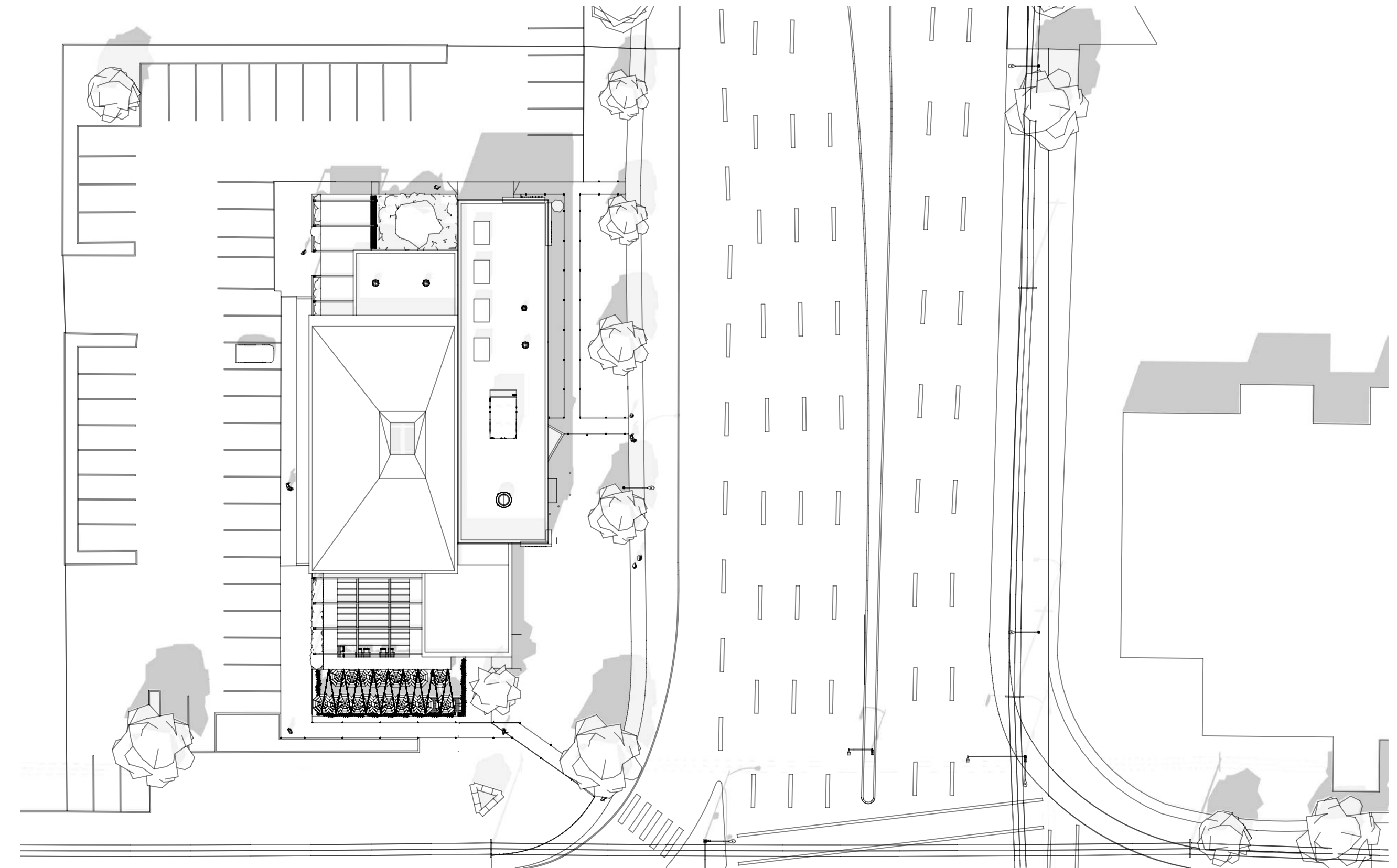
Date	Issue Notes
22-03-08	DP Application
22-05-09	Response to DP comments
22-06-13	Response to ADP meeting
22-08-02	Response to DP comments
22-09-08	Response to DP comments

No.	Date Appr	Revision Notes
OPR1	22-05-09	DP Revision 1
OPR2	22-06-13	DP Revision 2

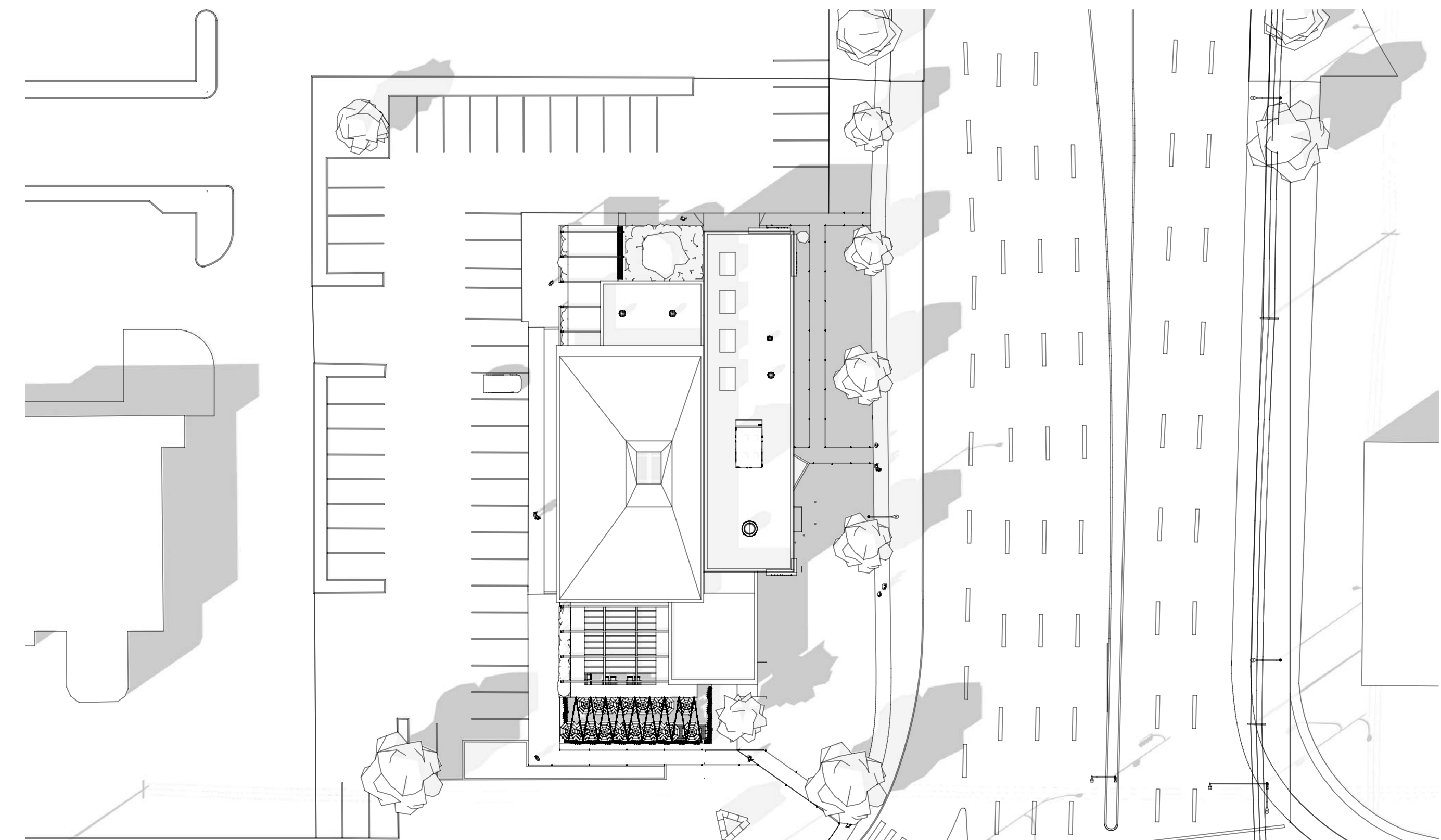
\*when printed @ 22x34"



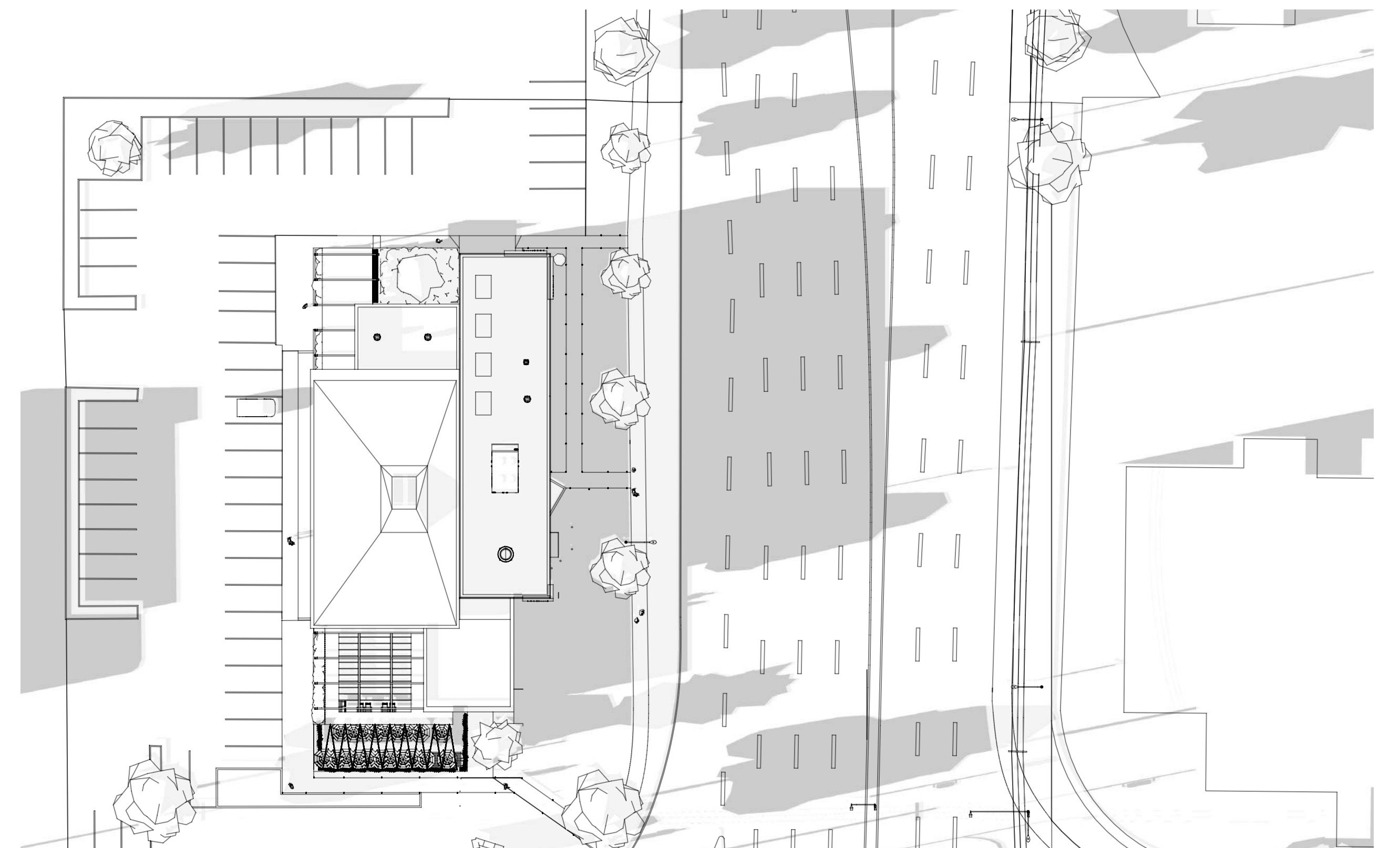
1 Shadow study UTC -8.00 Equinox 03.20 10:00 A.M.



2 Shadow study UTC -8.00 Equinox 03.20 12:00 P.M.



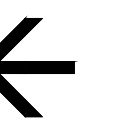
3 Shadow study UTC -8.00 Equinox 03.20 2:00 P.M.



4 Shadow study UTC -8.00 Equinox 03.20 4:00 P.M.

**RSA  
AW**

Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



**KTWB**  
King Taps  
Willowbrook

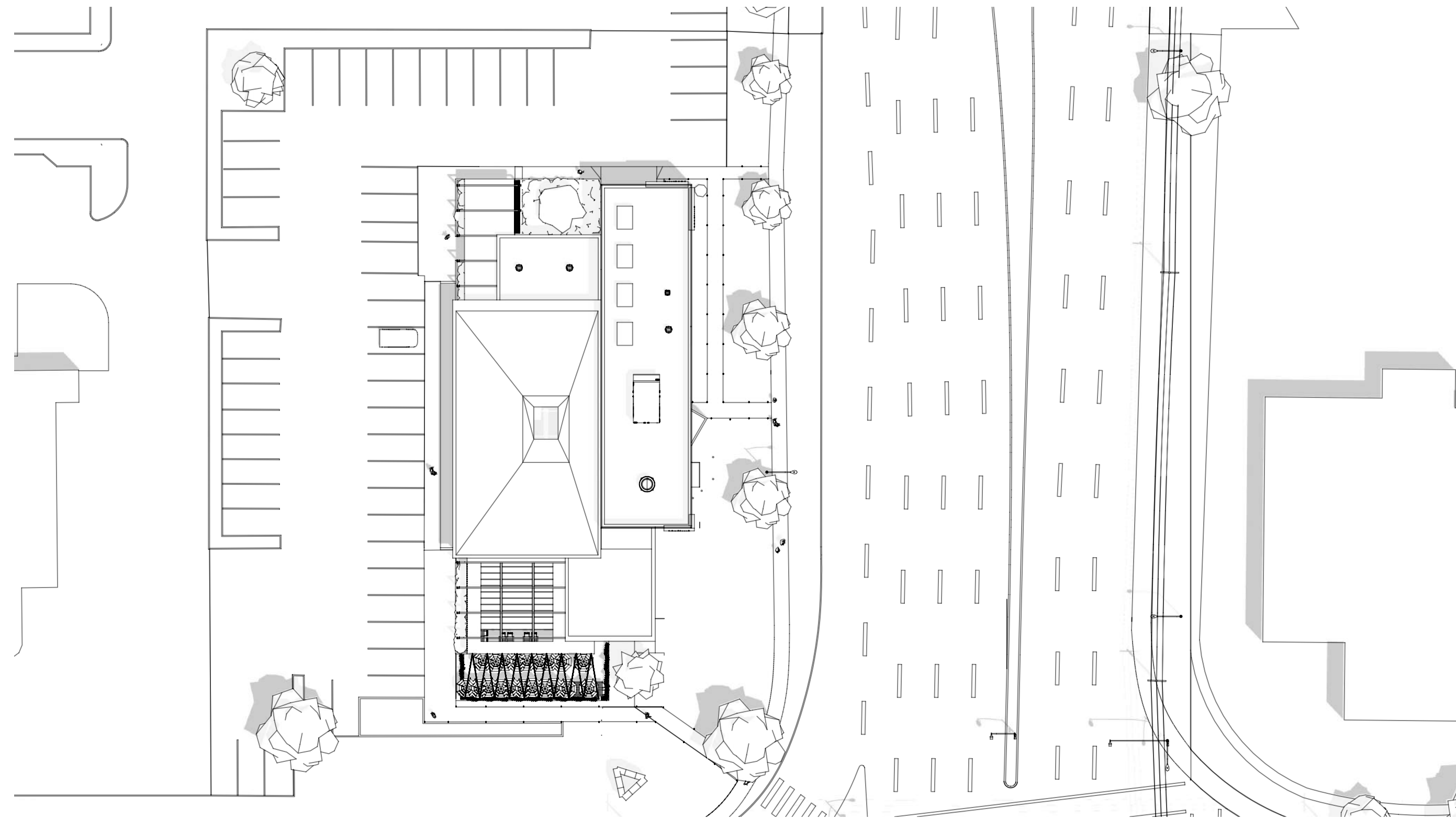
6141 200 St Langley  
BC V2Y 1A2, Canada

scale	drawn by
1/32"=1'-0"	DM/JM
status	reviewed by
DP	RSA/AC

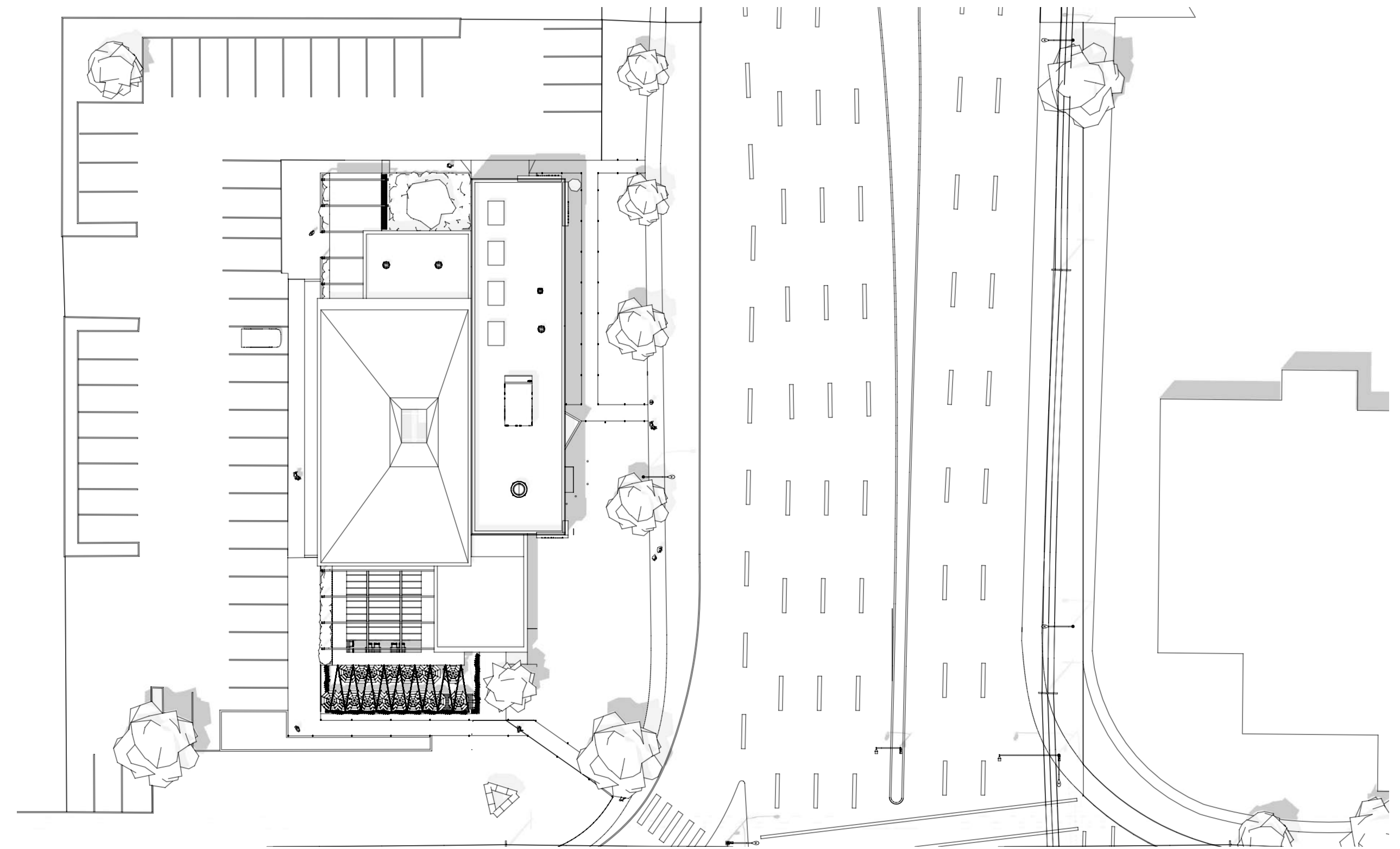
**Shadow  
Study**

**A0.13**

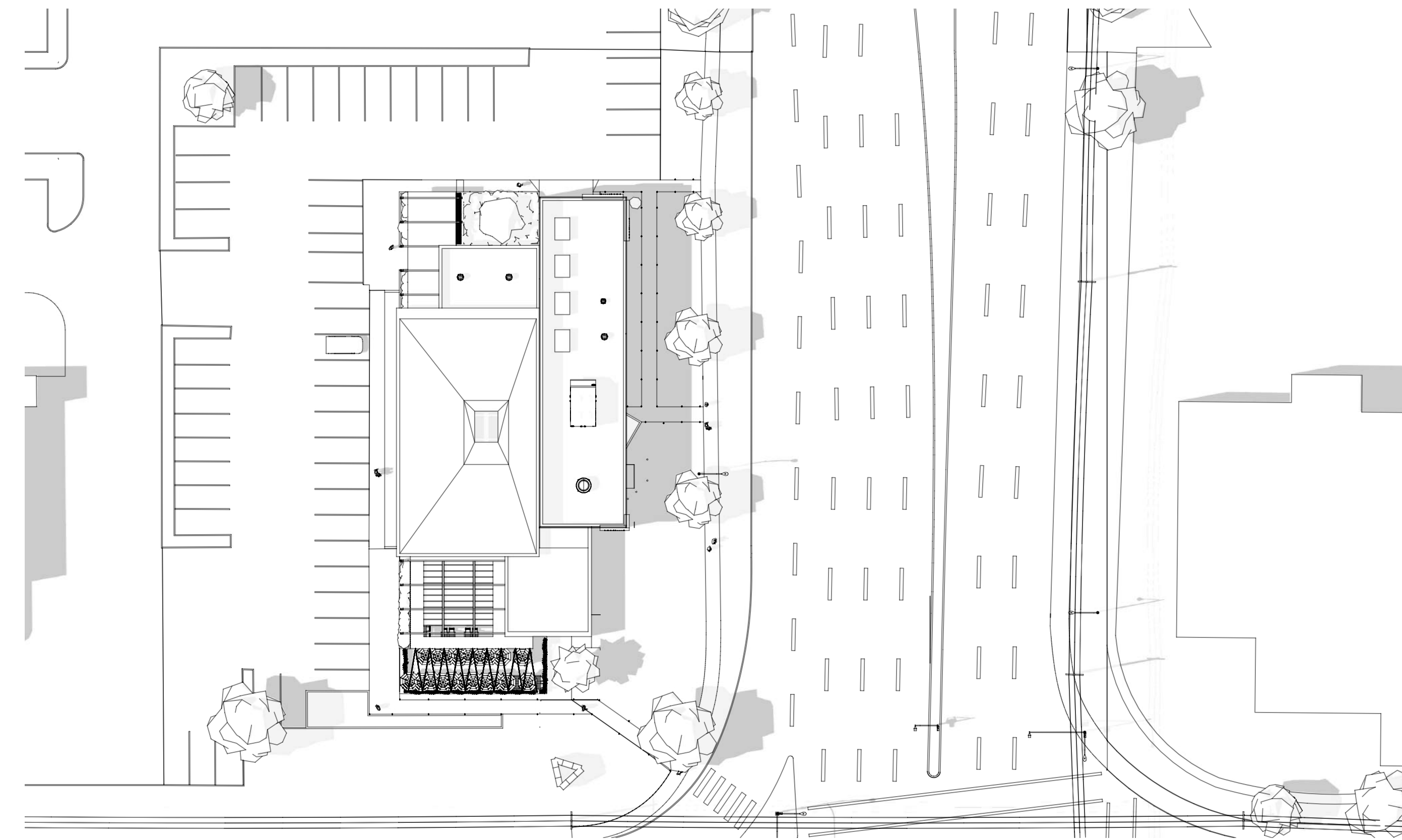




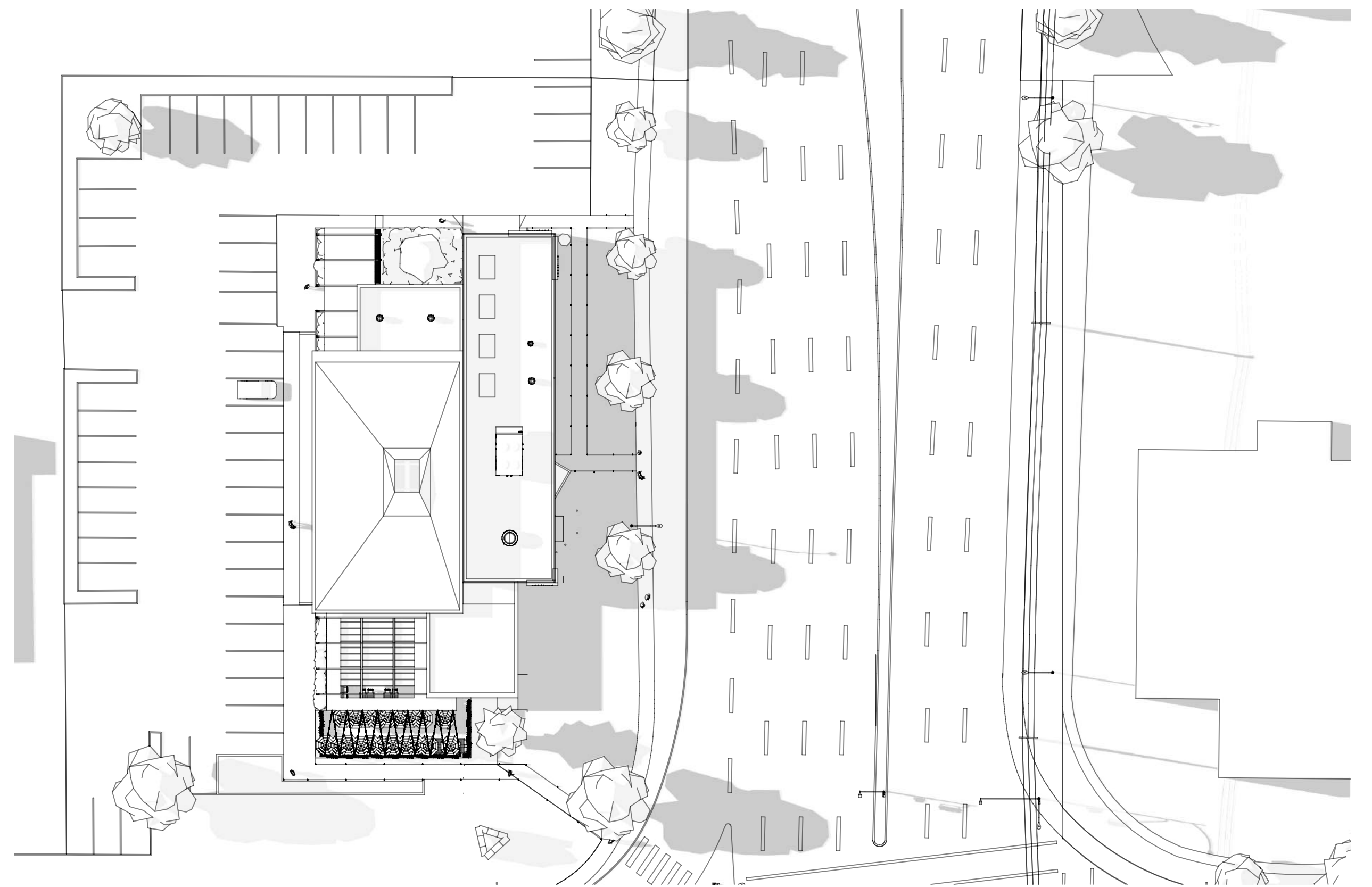
1 Shadow study UTC -8.00 Solstice 06.21 10:00 A.M.



2 Shadow study UTC -8.00 Solstice 06.21 12:00 P.M.



3 Shadow study UTC -8.00 Solstice 06.21 2:00 P.M.



4 Shadow study UTC -8.00 Solstice 06.21 4:00 P.M.

This drawing is the sole property of Rafael Santa Ana Architecture Workshop Inc and may not be reproduced in whole or in part without the express permission from the Architect. Information shown on this drawing is for use on this specific project only. This drawing should not be scaled or used to calculate areas. Contractors are responsible for verification of all dimensions on site. Work must comply with the relevant Building Code and Building Bylaw. Any errors or omissions relating to this drawing must be reported to the Architect.

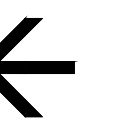
Date	Issue Notes
22-03-09	DP Application
22-05-09	Response to DP comments
22-06-13	Response to ADP meeting
22-08-02	Response to DP comments
22-09-09	Response to DP comments

No.	Date Appr	Revision Notes
DP R1	22-05-09	DP Revision 1
DP R2	22-06-13	DP Revision 2

\*when printed @ 22x34"

**RSA  
AW**

Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



**KTWB**  
King Taps  
Willowbrook

6141 200 St Langley  
BC V2Y 1A2, Canada

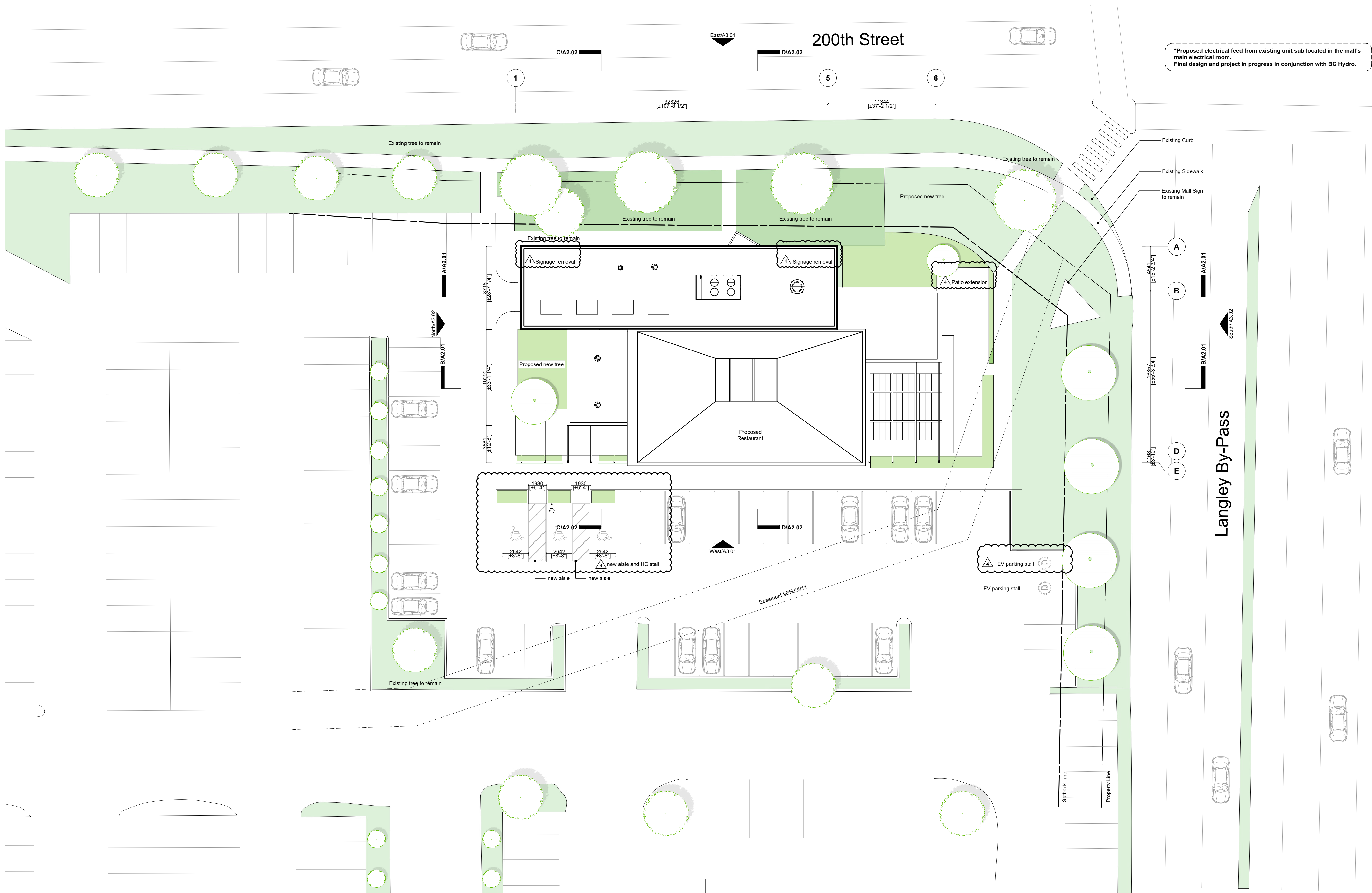
scale  
1/32"=1'-0"  
status  
DP

drawn by  
DM/JM  
reviewed by  
RSA/JAC

**Shadow  
Study**

**A0.14**





\*Proposed electrical feed from existing unit sub located in the mall's main electrical room.  
Final design and project in progress in conjunction with BC Hydro.

This drawing is the sole property of Rafael Santa Ana Architecture Workshop Inc and may not be reproduced in whole or in part without the express permission from the Architect. Information shown on this drawing is for use on this specific project only. This drawing should not be scaled or used to calculate areas. Contractors are responsible for verification of all dimensions on site. Work must comply with the relevant Building Code and Building Bylaw. Any errors or omissions relating to this drawing must be reported to the Architect.

Date	Issue Notes
22-03-08	DP Application
22-05-09	Response to DP comments
22-06-13	Response to ADP meeting
22-08-02	Response to DP comments
22-09-08	Response to DP comments

No.	Date	Appr	Revision Notes
DP/R1	22-05-09	DP	Revision 1
DP/R2	22-06-13	DP	Revision 2
DP/R3	22-08-02	DP	Revision 3
DP/R4	22-09-08	DP	Revision 4

\*when printed @ 22x34"

**RSA AW**  
Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



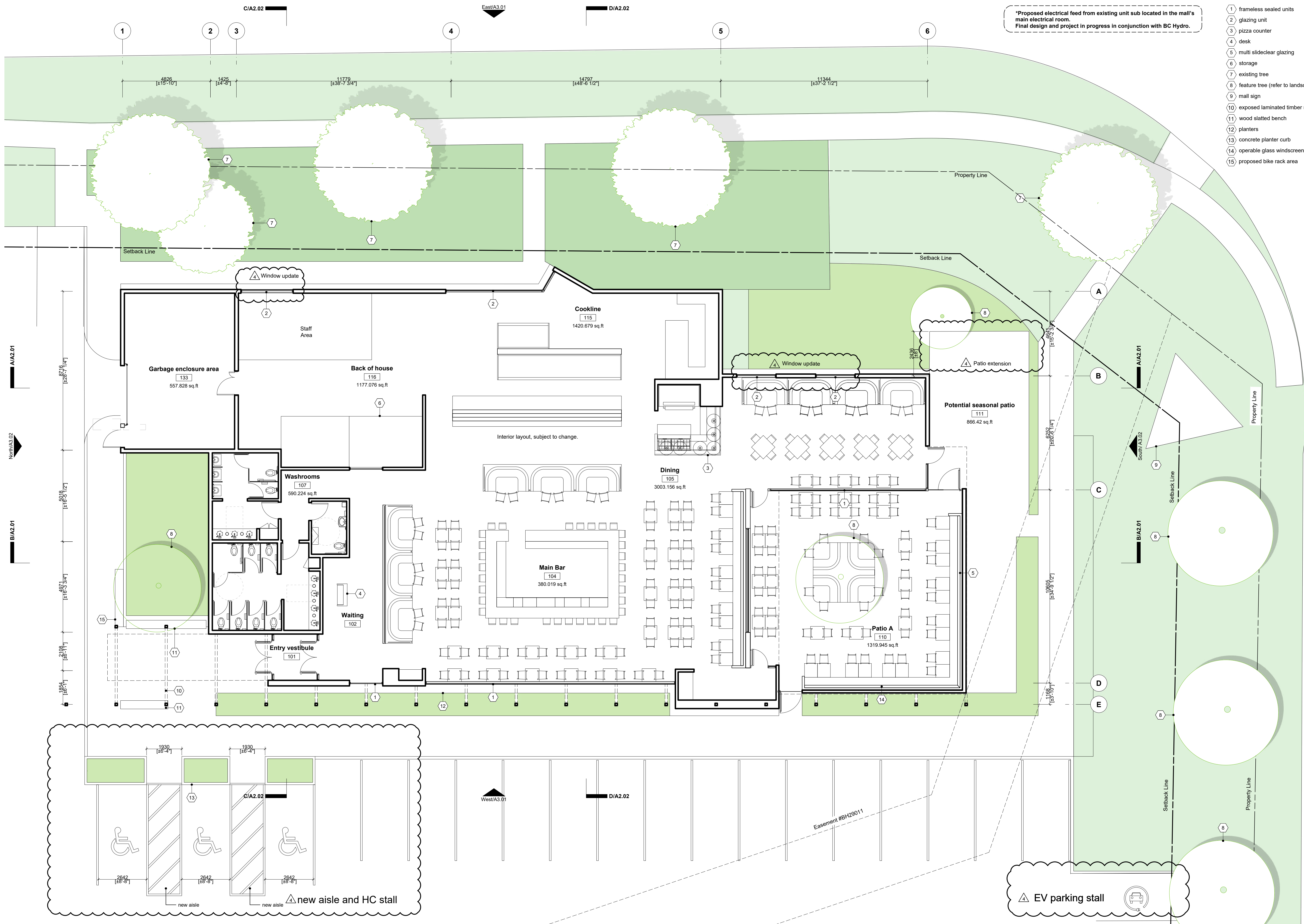
**KTWB**  
King Taps  
Willowbrook

6141 200 St Langley  
BC V2Y 1A2, Canada

scale **1/16"=1'-0"** DM/JM  
status **DP** reviewed by **RSA/AC**

**Proposed Site Plan**  
**A1.00**





\*Proposed electrical feed from existing unit sub located in the mall's main electrical room.  
Final design and project in progress in conjunction with BC Hydro.

**Keynotes**

- 1 frameless sealed units
- 2 glazing unit
- 3 pizza counter
- 4 desk
- 5 multi slideclear glazing
- 6 storage
- 7 existing tree
- 8 feature tree (refer to landscape plans)
- 9 mall sign
- 10 exposed laminated timber structure
- 11 wood slatted bench
- 12 planters
- 13 concrete planter curb
- 14 operable glass windscreen
- 15 proposed bike rack area

This drawing is the sole property of Rafael Santa Ana Architecture Workshop Inc and may not be reproduced in whole or in part without the express permission from the Architect. Information shown on this drawing is for use on this specific project only. This drawing should not be scaled or used to calculate areas. Contractors are responsible for verification of all dimensions on site. Work must comply with the relevant Building Code and Building Bylaw. Any errors or omissions relating to this drawing must be reported to the Architect.

No.	Date	Appr	Revision Notes
22-03-08	DP	Application	
22-05-09	DP	Revision 1	
22-06-13	DP	Revision 2	
22-08-02	DP	Revision 3	
22-09-08	DP	Revision 4	

\*when printed @ 22x34"

**RSA AW**

Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



**KTWB**  
King Taps  
Willowbrook

6141 200 St Langley  
BC V2Y 1A2, Canada

scale 1/8"=1'-0" drawn by DM/JM  
status DP reviewed by RSA/AC

**Proposed Main Level**

**A1.01**



**Keynotes**

- 1 potential mechanical equipment vents (vents/HVAC)
- 2 skylight
- 3 patio canopy
- 4 exposed laminated timber structure
- 5 aluminum perforated metal cladding

This drawing is the sole property of Rafael Santa Ana Architecture Workshop Inc and may not be reproduced in whole or in part without the express permission from the Architect. Information shown on this drawing is for use on this specific project only. This drawing should not be scaled or used to calculate areas. Contractors are responsible for verification of all dimensions on site. Work must comply with the relevant Building Code and Building Bylaw. Any errors or omissions relating to this drawing must be reported to the Architect.

No.	Date	Appr	Revision Notes
22-03-08	DP	Application	DP Application
22-05-09	DP	Revision 1	Response to DP comments
22-06-13	DP	Revision 2	Response to ADP meeting
22-08-02	DP	Revision 3	Response to DP comments
22-09-08	DP	Revision 4	Response to DP comments

No.	Date	Appr	Revision Notes
22-05-09	DP	Revision 1	DP Revision 1
22-06-13	DP	Revision 2	DP Revision 2
22-08-02	DP	Revision 3	DP Revision 3
22-09-08	DP	Revision 4	DP Revision 4

\*when printed @ 22x34"

**RSA AW**  
 Rafael Santa Ana  
 Architecture Workshop Inc  
 503-602 W Hastings St  
 Vancouver BC  
 V6B 1P2  
 604.628.7881  
 RSAAW.com



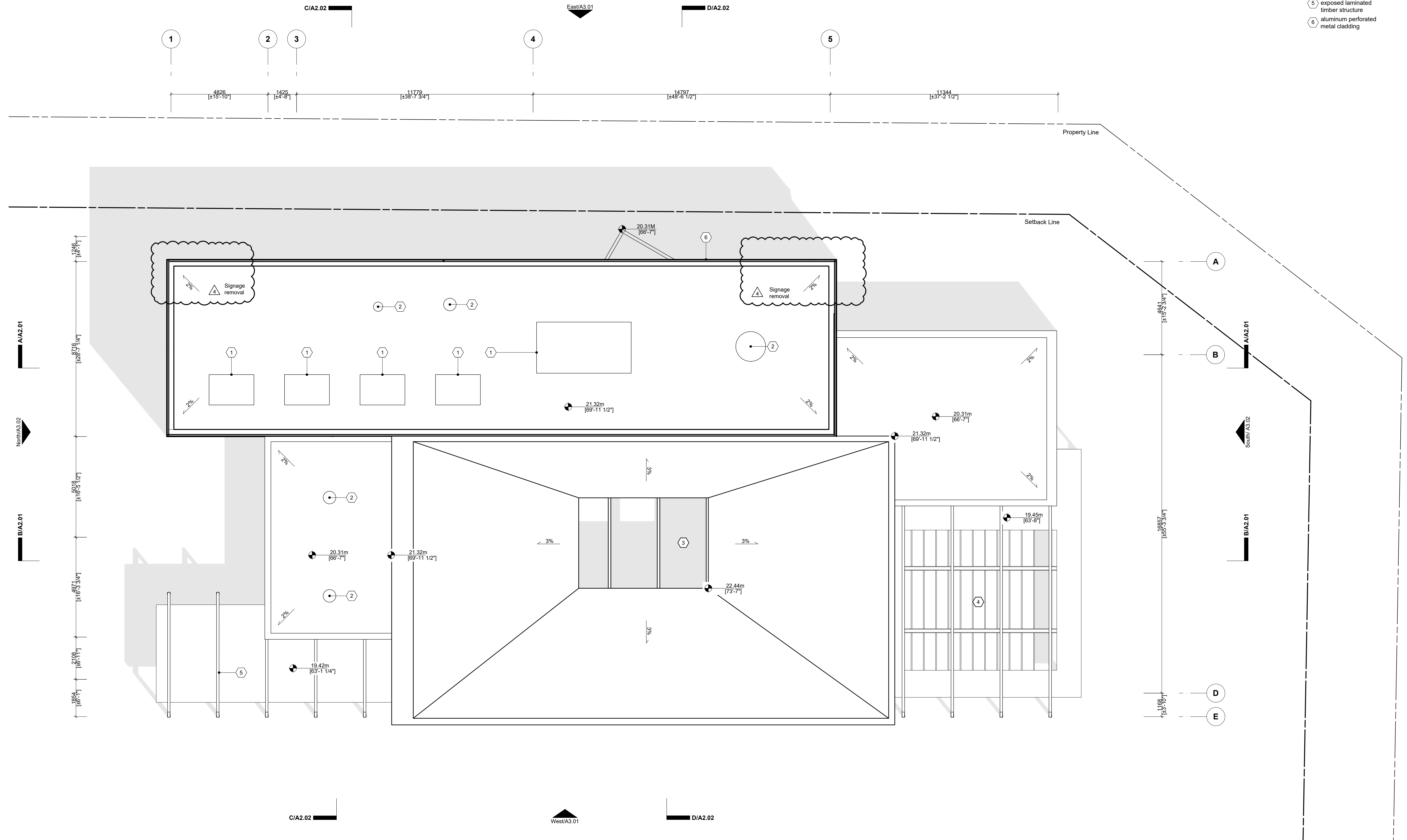
**KTWB**  
 King Taps  
 Willowbrook

6141 200 St Langley  
 BC V2Y 1A2, Canada

scale 1/8"=1'-0" drawn by DM/JM  
 status DP reviewed by RSA/AC

**Roof Plan**

**A1.02**



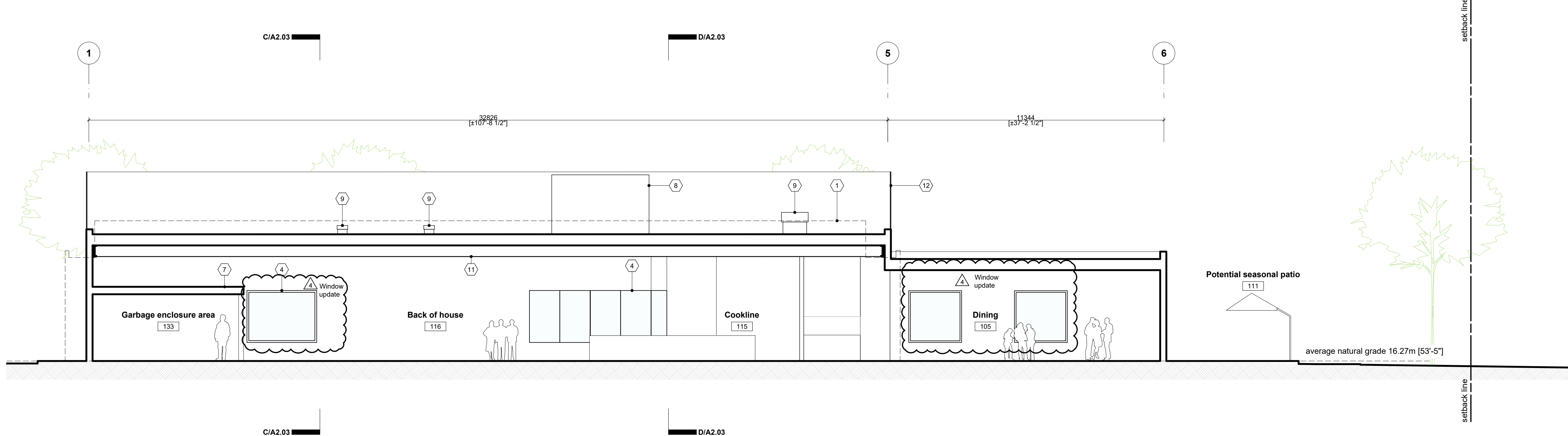
**A1.02**



max. building height permitted 31.20m [49' above grade]

max. building height permitted 31.20m [49' above grade]

31.20m



1 Section-AA

**Keynotes**

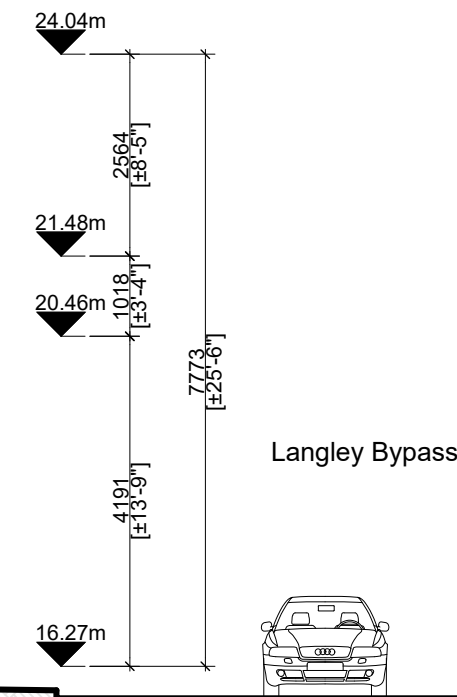
- 1 dashed line indicates existing building envelope shown for reference only
- 2 frameless sealed units
- 3 steel canopy
- 4 glazing unit
- 5 feature tree
- 6 multi-paned glazing
- 7 service platform
- 8 potential mechanical equipment
- 9 vents (vents/HVAC)
- 10 skylight
- 11 exposed laminated timber structure
- 12 aluminum perforated metal cladding
- 13 roof glass system

This drawing is the sole property of Rafael Santa Ana Architecture Workshop Inc and may not be reproduced in whole or in part without the express permission from the Architect. Information shown on this drawing is for use on this specific project only. This drawing should not be scaled or used to calculate areas. Contractors are responsible for verification of all dimensions on site. Work must comply with the relevant Building Code and Building Bylaw. Any errors or omissions relating to this drawing must be reported to the Architect.

Date	Issue Notes
22-03-08	DP Application
22-05-09	Response to DP comments
22-06-13	Response to ADP meeting
22-08-02	Response to DP comments
22-09-08	Response to DP comments

No.	Date Appr	Revision Notes
DP1	22-05-09	DP Revision 1
DP2	22-06-13	DP Revision 2
DP3	22-08-02	DP Revision 3
DP4	22-09-08	DP Revision 4

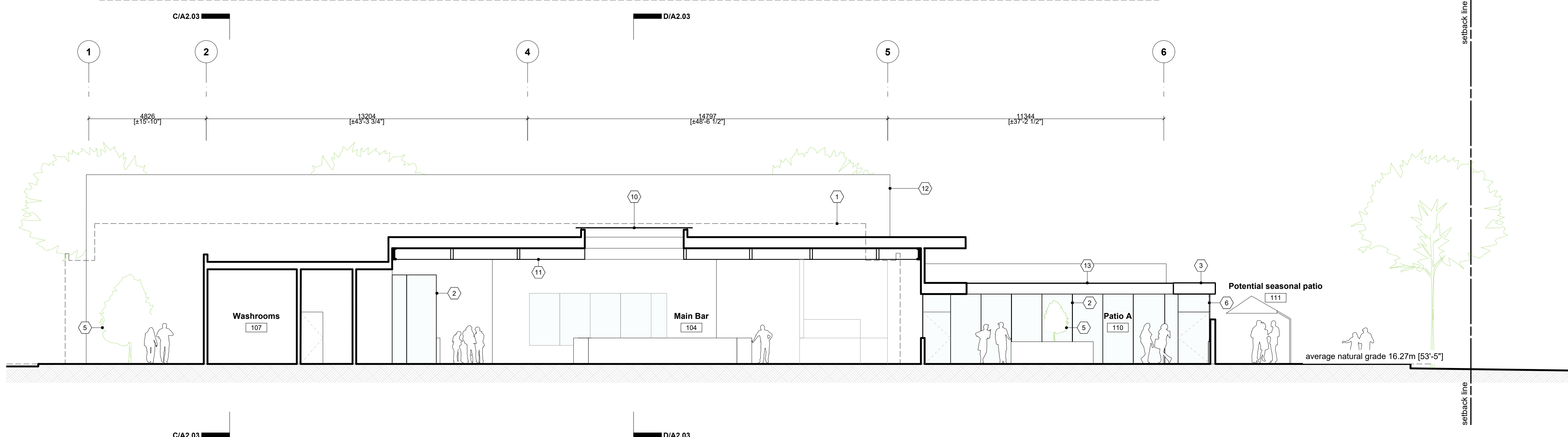
\*when printed @ 22x34"



max. building height permitted 31.20m [49' above grade]

max. building height permitted 31.20m [49' above grade]

31.20m



2 Section-BB

**RSA AW**

Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



**KTWB**  
King Taps  
Willowbrook

6141 200 St Langley  
BC V2Y 1A2, Canada

scale	drawn by
1/8"=1'-0"	DM/JM
status	reviewed by
DP	RSA/AC

Sections  
**A2.01**



### Keynotes

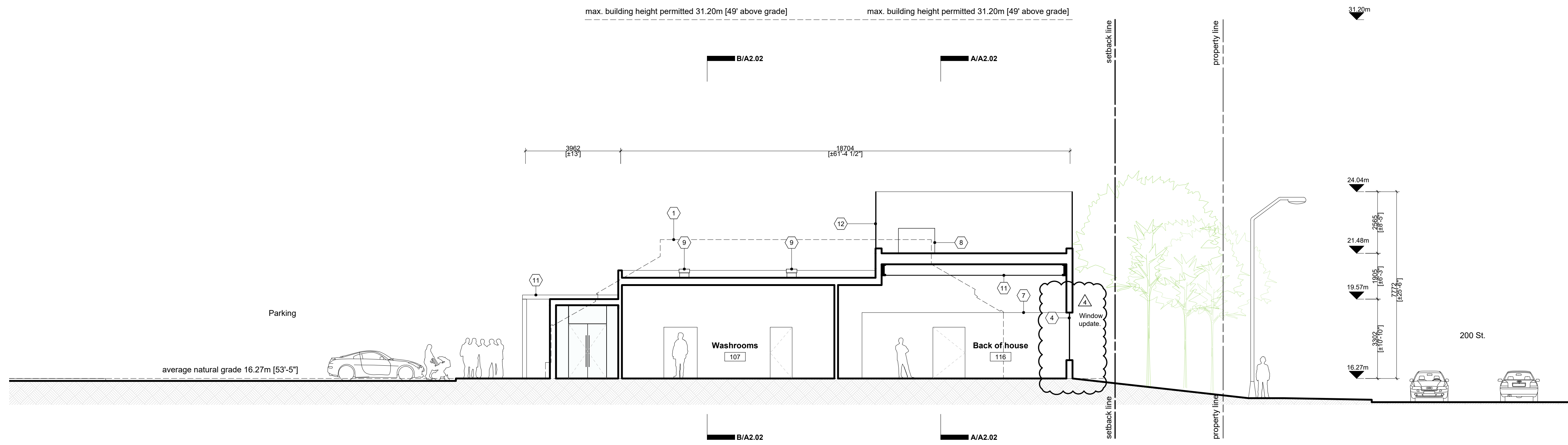
- 1 dashed line indicates existing building envelope shown for reference only
- 2 frameless sealed units
- 3 steel canopy
- 4 glazing unit
- 5 feature tree
- 6 multi slideclear glazing
- 7 service platform
- 8 potential mechanical equipment
- 9 vents(HVAC)
- 10 skylight
- 11 exposed laminated timber structure
- 12 aluminum perforated metal cladding
- 13 roof glass system

This drawing is the sole property of Rafael Santa Ana Architecture Workshop Inc and may not be reproduced in whole or in part without the express permission from the Architect. Information shown on this drawing is for use on this specific project only. This drawing should not be scaled or used to calculate areas. Contractors are responsible for verification of all dimensions on site. Work must comply with the relevant Building Code and Building Bylaw. Any errors or omissions relating to this drawing must be reported to the Architect.

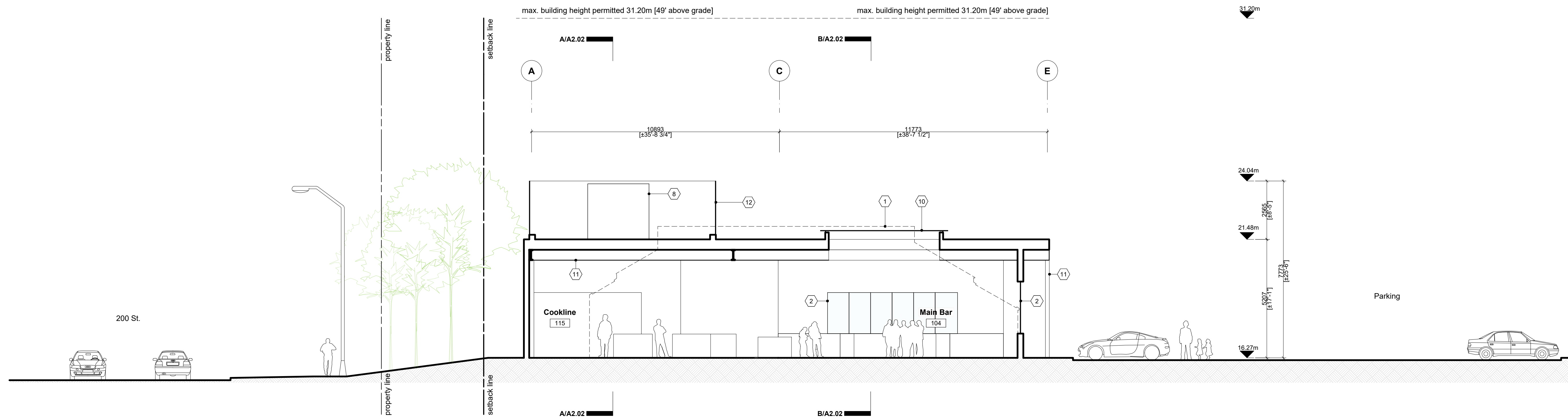
No.	Date	Appr	Revision Notes
	22-03-08		DP Application
	22-05-09		Response to DP comments
	22-06-13		Response to ADP meeting
	22-08-02		Response to DP comments
	22-09-08		Response to DP comments

No.	Date	Appr	Revision Notes
DP#1	22-05-09		DP Revision 1
DP#2	22-06-13		DP Revision 2
DP#3	22-08-02		DP Revision 3
DP#4	22-09-08		DP Revision 4

\*when printed @ 22x34"



3 Section-CC



4 Section-DD

# RSA AW

Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



**KTWB**  
King Taps  
Willowbrook

6141 200 St Langley  
BC V2Y 1A2, Canada

scale  
1/8"=1'-0"  
drawn by  
DM/JM

status  
DP  
reviewed by  
RSA/AC

Sections  
**A2.02**



This drawing is the sole property of Rafael Santa Ana Architecture Workshop Inc and may not be reproduced in whole or in part without the express permission from the Architect. Information shown on this drawing is for use on this specific project only. This drawing should not be scaled or used to calculate areas. Contractors are responsible for verification of all dimensions on site. Work must comply with the relevant Building Code and Building Bylaw. Any errors or omissions relating to this drawing must be reported to the Architect.

**Keynotes**

- 1 Existing building to be demolished

Date	Issue Notes
22-03-08	DP Application
22-05-09	Response to DP comments
22-06-13	Response to ADP meeting
22-08-02	Response to DP comments
22-09-08	Response to DP comments

No.	Date	Appr	Revision Notes
DP#1	22-05-09		DP Revision 1
DP#2	22-06-13		DP Revision 2
DP#3	22-08-02		DP Revision 3
DP#4	22-09-08		DP Revision 4

"when printed @ 22x34"



1 West Elevation



2 East Elevation

**RSA AW**

Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



**KTWB**  
King Taps  
Willowbrook

6141 200 St Langley  
BC V2Y 1A2, Canada

scale 1/8"=1'-0" drawn by DM/JM  
status DP reviewed by RSA/JAC

Elevations

**A3.01**



This drawing is the sole property of Rafael Santa Ana Architecture Workshop Inc and may not be reproduced in whole or in part without the express permission from the Architect. Information shown on this drawing is for use on this specific project only. This drawing should not be scaled or used to calculate areas. Contractors are responsible for verification of all dimensions on site. Work must comply with the relevant Building Code and Building Bylaw. Any errors or omissions relating to this drawing must be reported to the Architect.

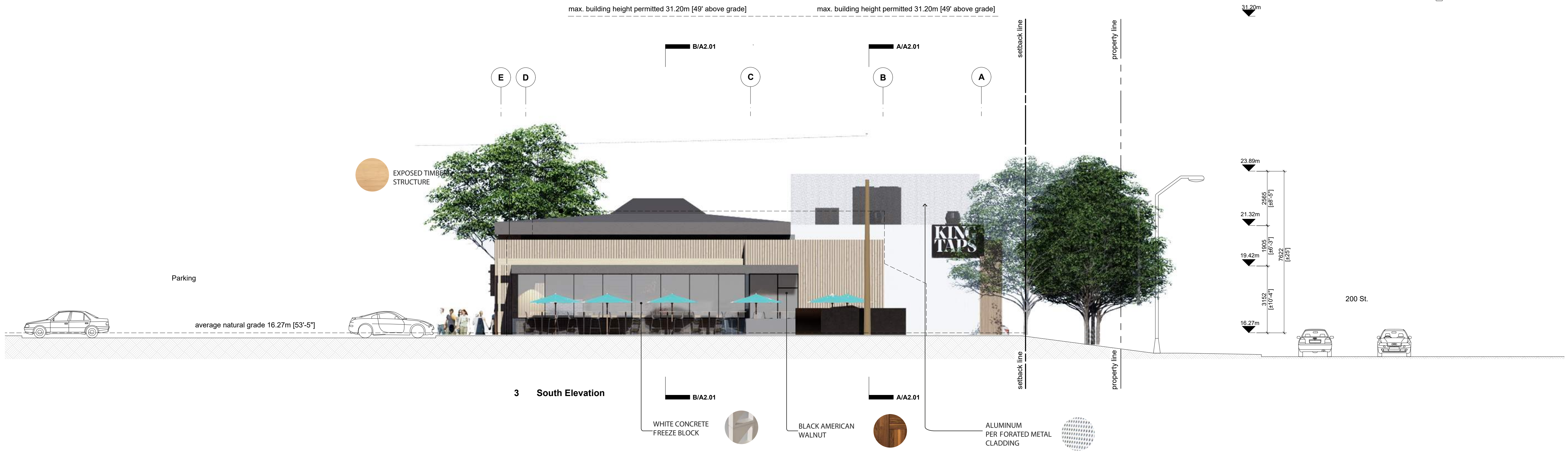
**Keynotes**

1 Existing building to be demolished

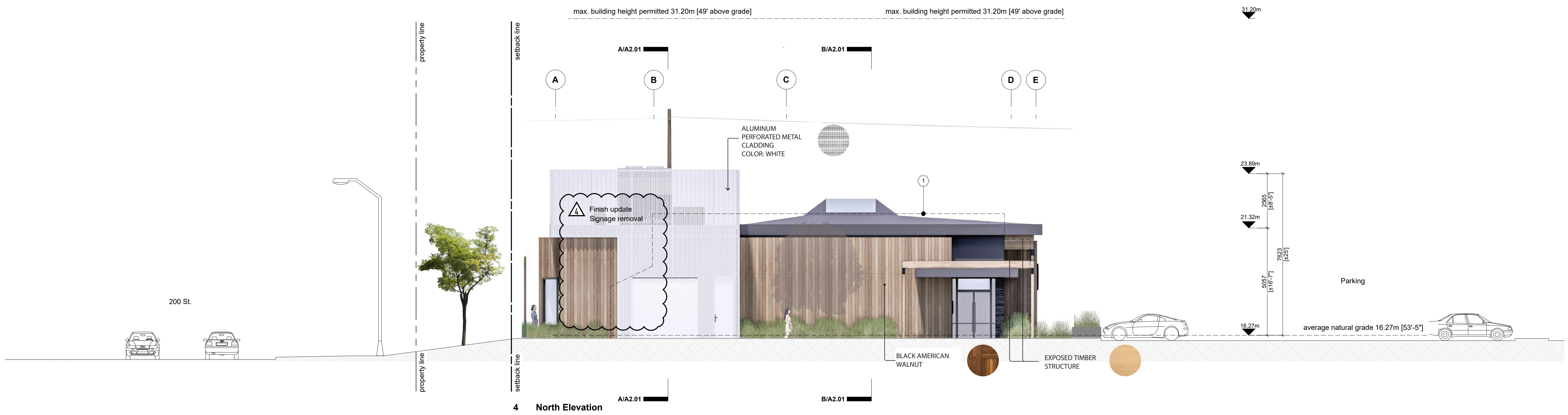
No.	Date	Appr	Revision Notes
	22-03-08		DP Application
	22-05-09		Response to DP comments
	22-06-13		Response to ADP meeting
	22-08-02		Response to DP comments
	22-09-08		Response to DP comments

No.	Date	Appr	Revision Notes
DP R1	22-05-09		DP Revision 1
DP R2	22-06-13		DP Revision 2
DP R3	22-08-02		DP Revision 3
DP R4	22-09-08		DP Revision 4

\*when printed @ 22x34"



3 South Elevation



4 North Elevation

**RSA  
AW**

Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



**KTWB**  
King Taps  
Willowbrook

6141 200 St Langley  
BC V2Y 1A2, Canada

scale  
1/8"=1'-0" drawn by  
DM/JM

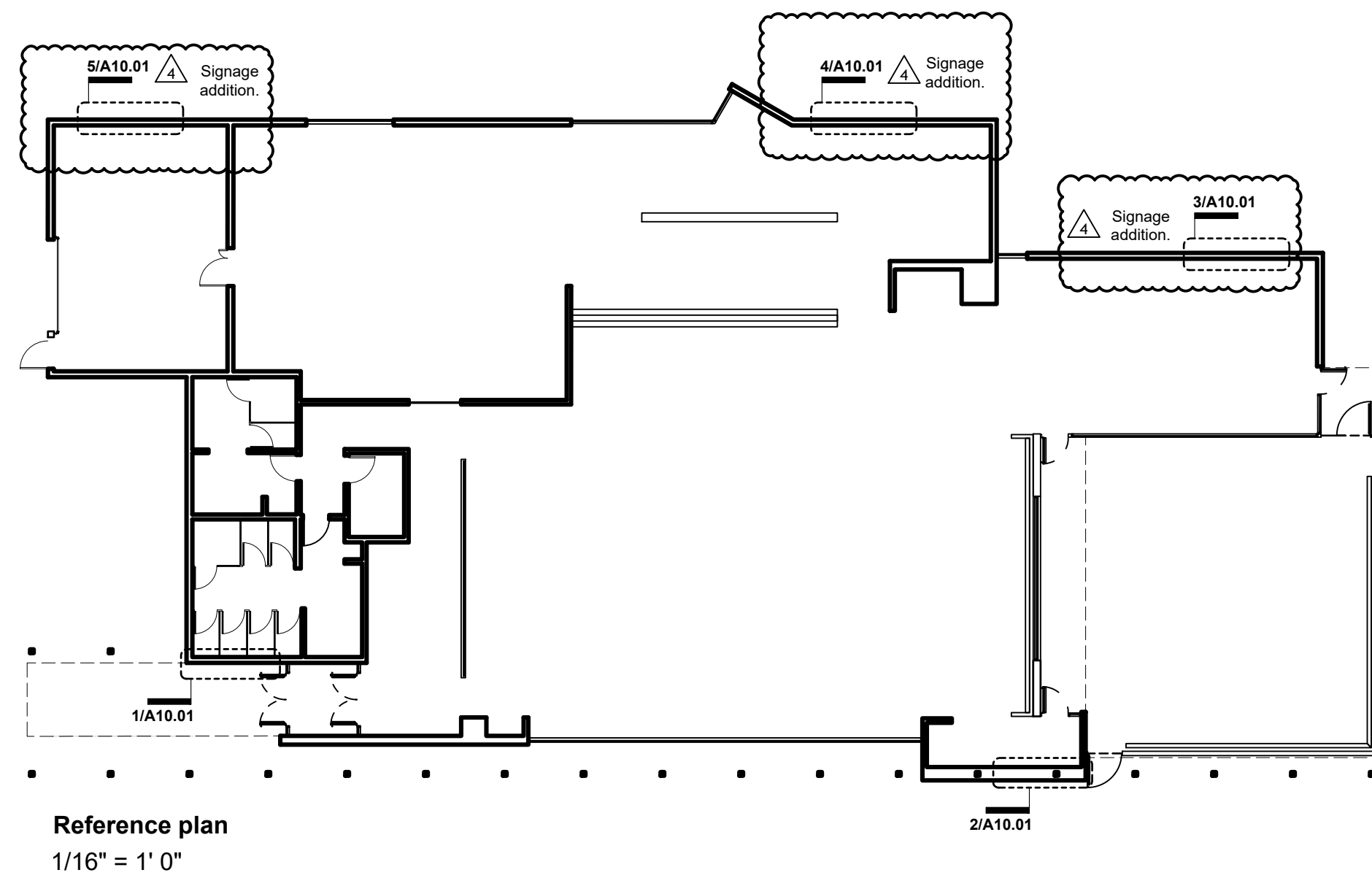
status  
DP reviewed by  
RSA/AC

Elevations

**A3.02**

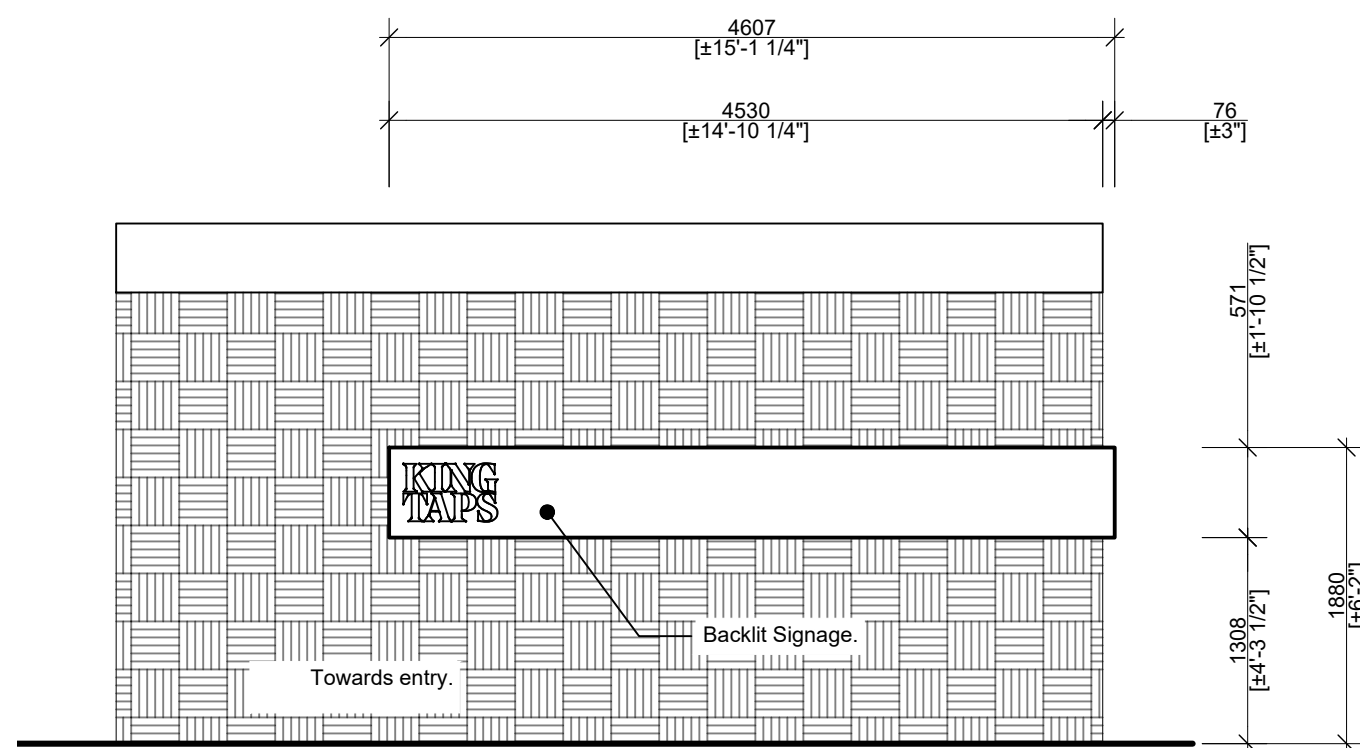


Date	Issue Notes
22-03-08	DP Application
22-05-09	Response to DP comments
22-06-13	Response to ADP meeting
22-08-02	Response to DP comments
22-09-08	Response to DP comments

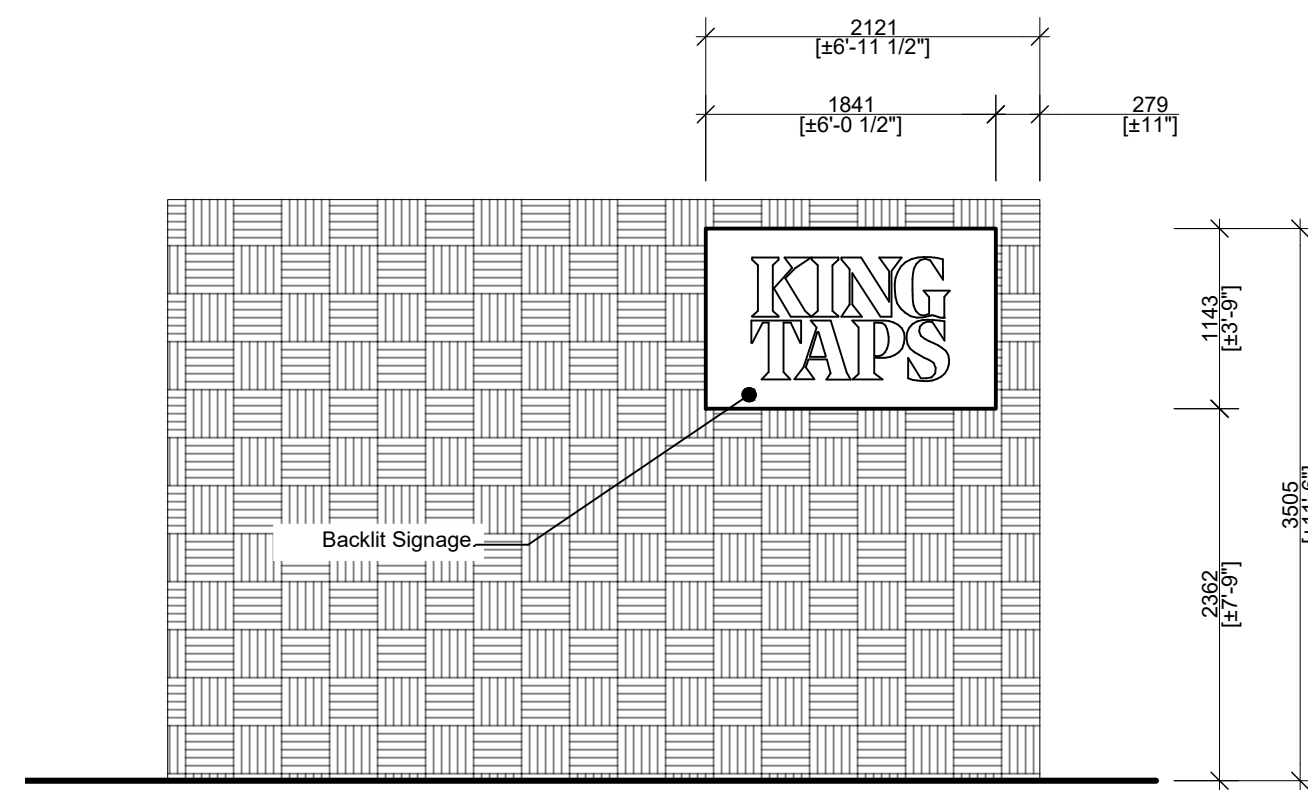


No.	Date	Appr	Revision Notes
DP1	22-05-09		DP Revision 1
DP2	22-06-13		DP Revision 2
DP3	22-08-02		DP Revision 3
DP4	22-09-08		DP Revision 4

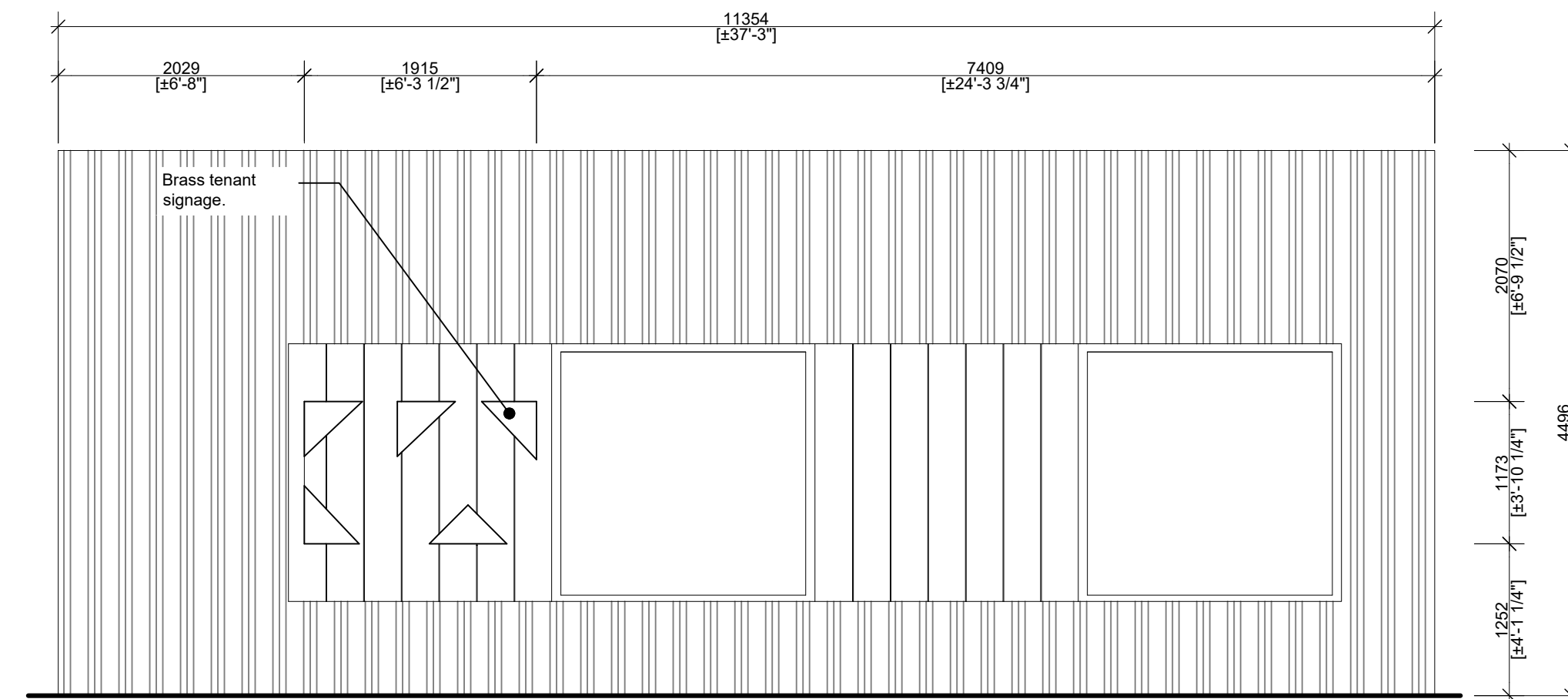
\*when printed @ 22x34"



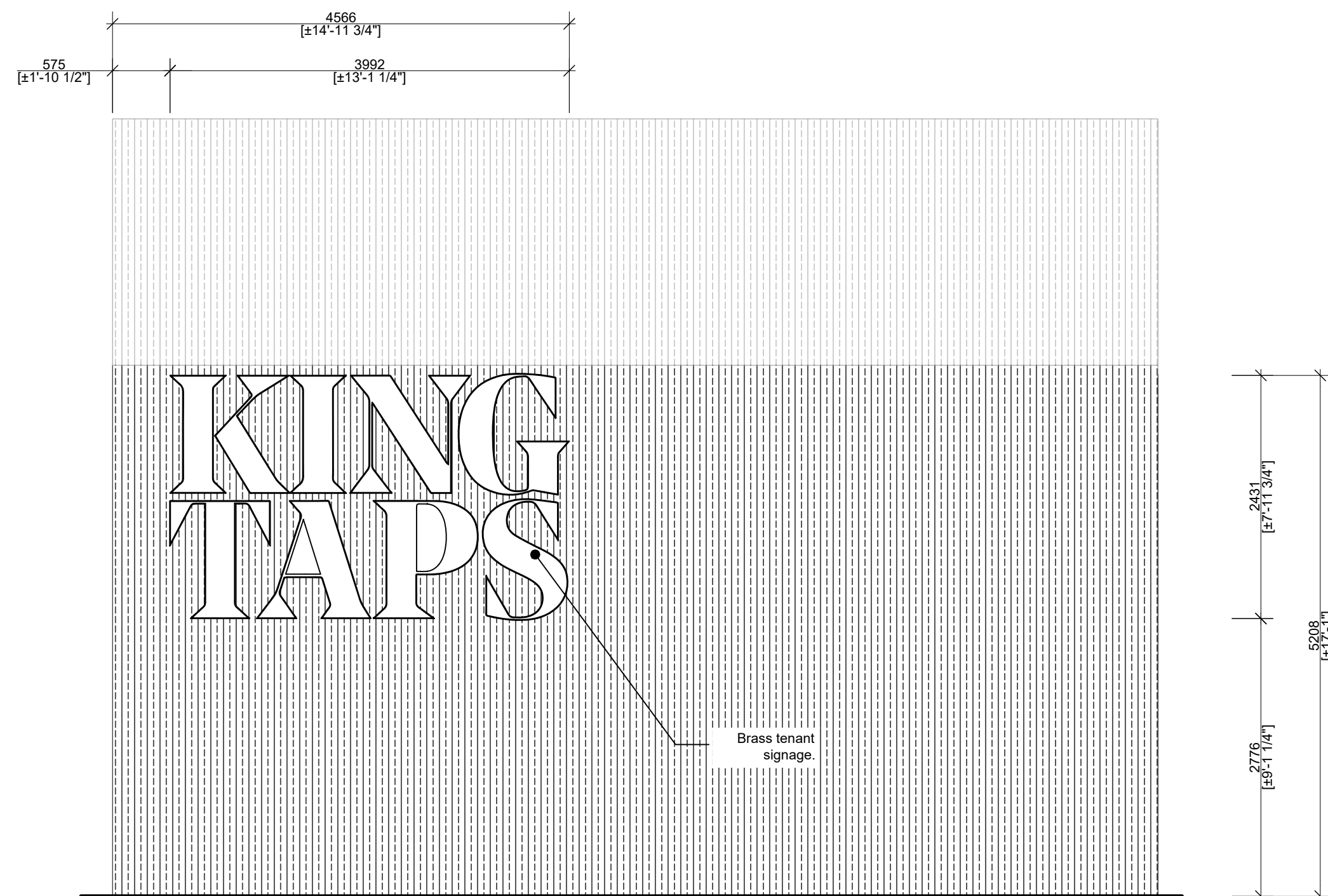
**1 Signage Detail**  
1/4" = 1' 0"



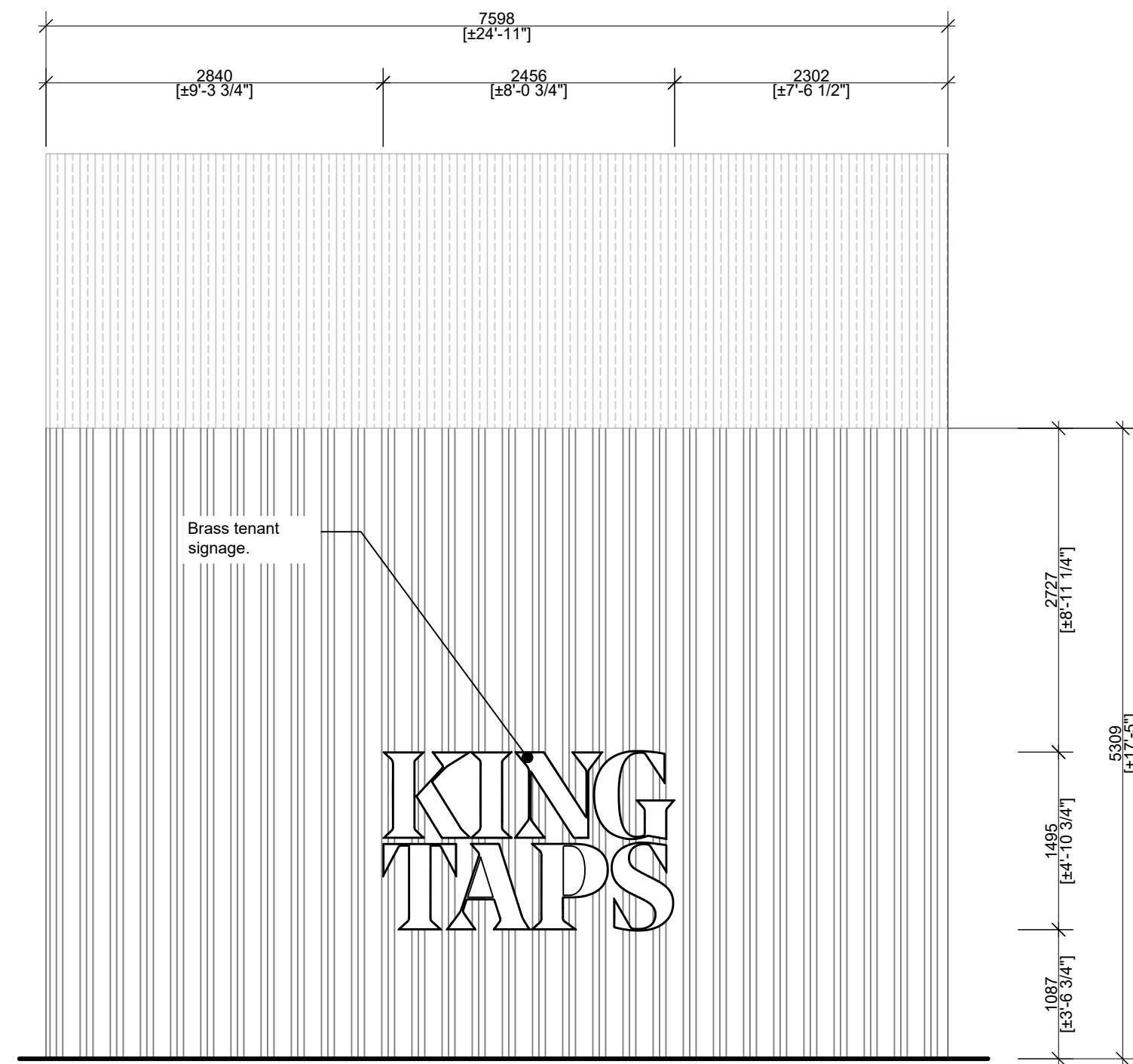
**2 Signage Detail**  
1/4" = 1' 0"



**3 Signage Detail**  
1/4" = 1' 0"



**4 Signage Detail (East Elevation)**  
1/4" = 1' 0"



**5 Signage Detail**  
1/4" = 1' 0"

**RSA  
AW**

Rafael Santa Ana  
Architecture Workshop Inc  
503-602 W Hastings St  
Vancouver BC  
V6B 1P2  
604.628.7881  
RSAAW.com



**KTWB**  
King Taps  
Willowbrook

6141 200 St Langley  
BC V2Y 1A2, Canada

scale	drawn by
as noted	DM/JM
status	reviewed by
DP	RSA/AC

**Signage  
Proposal**

**A10.01**