



sheet schedule

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SD1.03	CONTEXT PLANS	SD1.52	RENDERINGS	SD3.03	2nd LEVEL PLAN
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SD1.21	SITE SECTIONS	SD2.03	UNIT PLANS	SD3.06	5th - 6th LEVEL PLAN
SD1.22	SITE SECTIONS	SD2.04	UNIT PLANS	SD3.07	ROOF LEVEL PLAN
				SD4.01	BUILDING ELEVATIONS
				SD4.02	BUILDING ELEVATIONS

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KERR LANGLEY MIXED USE

5724 & 5744 GLOVER ROAD, LANGLEY, B.C.

COVER PAGE

SCALE:

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21/04/15 - REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 16-168



SD0.01

0.1.0 project data

PROJECT:	KERR LANGLEY APARTMENT
PROPOSED ZONING:	C1 (DOWNTOWN COMMERCIAL)
CIVIC ADDRESS:	5724 & 5744 GLOVER ROAD, LANGLEY, BC
LEGAL DESCRIPTION:	LOTS 2 AND 3 DISTRICT LOT 37 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 8366
VARIANCES APPLIED FOR:	6.0m FRONT YARD RESIDENTIAL SETBACK / PROPOSED 1.8m 6.0m INTERIOR YARD RESIDENTIAL SETBACK / PROPOSED: 5.37m (EXIT STAIR ONLY) 1.8m EXTERIOR SETBACK / PROPOSED: 0.63m (EXIT STAIR ONLY) & 4.75m (RESIDENTIAL) 1.8m CORNER TRUNCATION / PROPOSED: 1.31m (ENTRY FRAME ONLY) 1.8m FRONT YARD GROUND LEVEL SETBACK / PROPOSED 1.0m 6.0m REAR YARD RESIDENTIAL SETBACK / PROPOSED 4.0m 5% PARKING REDUCTION
BYLAW EXEMPTIONS:	N/A
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
FSR DEFINITION (ZONING):	TOTAL GROSS FLOOR AREA DIVIDED BY TOTAL SITE AREA (NOT DEFINED BY CITY OF LANGLEY)
GROSS FLOOR AREA DEFINITION (ZONING):	ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS
GRADE DEFINITION (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	46m (ZONING BYLAW)
MINIMUM BUILDING ELEVATION:	REQUIRED - 10.2m (THE SITE IS BEYOND CITY OF LANGLEY PUBLISHED 1:200 YEAR FLOOR LIMITS FOR NICOMEKL RIVER AS PER GEOTECH REPORT FILE: 16-6660)
PROPOSED BUILDING HEIGHT (BCBC 2018):	6 STOREY - 21.93m [REFER TO BUILDING HEIGHT DEFINITION ABOVE]
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m [BCBC 2018, GROUP C 3.2.2.50 (1)(c), GROUP D 3.2.2.58 (1)(c)] PROPOSED - 16.78m
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25m [BCBC 2018, GROUP C 3.2.2.50 (2)(c), GROUP D 3.2.2.58 (2)(c), [NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25m] PROPOSED - 22.21m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m [BCBC 2018 3.2.5.6(2)] PROPOSED - 16.78m
SITE AREA:	26,881.2 S.F. (2,497.3 S.M.)
LOT COVERAGE:	20,020 S.F. / 26,881.2 S.F. = 74.5%
BUILDING AREA:	68,309 S.F. (6,346 S.M.)
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	65,610 S.F. (RESIDENTIAL) + 2,038 S.F. (AMENITY SPACE) = 67,648 S.F. (6,285 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	19,272 S.F. (P1) + 15,783 S.F. (L1) = 35,055 S.F. (3,257 S.M.)
FSR:	65,610 S.F. (RESIDENTIAL) + 2,038 S.F. (AMENITY SPACE) = 67,648 S.F. / 26,881.2 S.F. (SITE AREA) = 2.52
SETBACKS:	FRONT SETBACK - 1.8m (6.0m RESIDENTIAL) REAR SETBACK - 0.0m (6.0m RESIDENTIAL) INTERIOR SETBACK - 0.0m (6.0m RESIDENTIAL) EXTERIOR SETBACK - 1.8m (6.0m RESIDENTIAL)
ALLOWABLE SETBACK ENCROACHMENT:	ROOF OVERHANGS, CANOPIES, BALCONIES

0.4.0 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m² (1m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
1 BED						
UNIT B	1 BED	4	565 SF	53 m²	2261 SF	210.04 m²
UNIT B1	1 BED	4	566 SF	53 m²	2262 SF	210.18 m²
UNIT B2	1 BED	4	579 SF	54 m²	2315 SF	215.08 m²
UNIT B3	1 BED	4	574 SF	53 m²	2296 SF	213.28 m²
UNIT B4	1 BED	3	580 SF	54 m²	1739 SF	161.51 m²
UNIT B5	1 BED	3	533 SF	50 m²	1600 SF	148.68 m²
UNIT B6	1 BED	3	694 SF	64 m²	2081 SF	193.30 m²
1 BED: 25					14554 SF	1352.07 m²
1 BED + DEN						
UNIT C	1 BED + DEN	5	759 SF	70 m²	3794 SF	352.46 m²
1 BED + DEN: 5					3794 SF	352.46 m²
2 BED						
UNIT D	2 BED	4	915 SF	85 m²	3661 SF	340.08 m²
UNIT D1	2 BED	4	783 SF	73 m²	3131 SF	290.86 m²
UNIT D2	2 BED	5	730 SF	68 m²	3651 SF	339.23 m²
UNIT D3	2 BED	1	912 SF	85 m²	912 SF	84.72 m²
UNIT D3	2 BED	4	913 SF	85 m²	3650 SF	339.14 m²
UNIT D4	2 BED	4	836 SF	78 m²	3345 SF	310.73 m²
UNIT D4b	2 BED	5	883 SF	82 m²	4415 SF	410.16 m²
UNIT D5	2 BED	3	829 SF	77 m²	2488 SF	231.10 m²
UNIT D5	2 BED	2	831 SF	77 m²	1662 SF	154.38 m²
UNIT D6	2 BED	2	923 SF	86 m²	1846 SF	171.49 m²
UNIT D7	2 BED	2	927 SF	86 m²	1854 SF	172.27 m²
2 BED: 36					30614 SF	2844.16 m²
STUDIO						

0.2.0 gross floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %
CIRCULATION			
1ST LEVEL	2176 SF	202.15 m²	3.3%
2ND LEVEL	1610 SF	149.57 m²	2.5%
3RD LEVEL	1610 SF	149.57 m²	2.5%
4TH LEVEL	1610 SF	149.57 m²	2.5%
5TH LEVEL	1565 SF	145.36 m²	2.4%
6TH LEVEL	1565 SF	145.36 m²	2.4%
	10135 SF	941.59 m²	15.4%
INDOOR AMENITY			
2ND LEVEL	2038 SF	189.34 m²	3.1%
	2038 SF	189.34 m²	3.1%
RESIDENTIAL			
1ST LEVEL	1646 SF	152.95 m²	2.5%
2ND LEVEL	8748 SF	812.74 m²	13.3%
3RD LEVEL	10738 SF	997.58 m²	16.4%
4TH LEVEL	10738 SF	997.58 m²	16.4%
5TH LEVEL	10783 SF	1001.79 m²	16.4%
6TH LEVEL	10783 SF	1001.79 m²	16.4%
	53437 SF	4964.44 m²	81.4%
	65610 SF	6095.37 m²	100.0%
AREA GRAND TOTAL	65610 SF	6095.37 m²	100.0%

0.2.1 fsr floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %
GROSS FLOOR AREA			
1ST LEVEL	3824 SF	355.26 m²	6%
2ND LEVEL	12396 SF	1151.65 m²	19%
3RD LEVEL	12348 SF	1147.15 m²	19%
4TH LEVEL	12348 SF	1147.15 m²	19%
5TH LEVEL	12348 SF	1147.15 m²	19%
6TH LEVEL	12348 SF	1147.15 m²	19%
	65612 SF	6095.54 m²	100%
	65612 SF	6095.54 m²	100%
AREA GRAND TOTAL	65612 SF	6095.54 m²	100%

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	25	35.7%	
1 BED + DEN	5	7.1%	
2 BED	36	51.4%	
LIVE/WORK - 1 BED	2	2.9%	
LIVE/WORK - 2 BED	1	1.4%	
STUDIO	1	1.4%	
: 70		100.0%	
TOTAL UNITS: 70		100.0%	

0.4.0 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m² (1m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
UNIT A2	STUDIO	1	465 SF	43 m²	465 SF	43.22 m²
STUDIO: 1					465 SF	43.22 m²
UNIT TOTALS: 67					49427 SF	4591.92 m²

0.4.0 unit floor area summary (live/work)

UNIT	UNIT TYPE	Level	UNIT AREA SF (1SF)	UNIT AREA m² (1m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
101						
UNIT A (LOWER)	LIVE/WORK - 1 BED	1ST LEVEL	413 SF	38 m²	413 SF	38.41 m²
UNIT A (UPPER)	LIVE/WORK - 1 BED	2ND LEVEL	685 SF	64 m²	685 SF	63.62 m²
102						
UNIT A (LOWER)	LIVE/WORK - 1 BED	1ST LEVEL	409 SF	38 m²	409 SF	38.02 m²
UNIT A (UPPER)	LIVE/WORK - 1 BED	2ND LEVEL	683 SF	63 m²	683 SF	63.44 m²
103						
UNIT A1 (LOWER)	LIVE/WORK - 2 BED	1ST LEVEL	824 SF	77 m²	824 SF	76.52 m²
UNIT A1 (UPPER)	LIVE/WORK - 2 BED	2ND LEVEL	996 SF	93 m²	996 SF	92.51 m²
					4010 SF	372.52 m²

0.5.0 parking requirements

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)			
	UNITS / S.F.	FACTOR	TOTAL
TENANT (2 BED)	36	*1.2	43.2
TENANT (1 BED & DEN, 1 BED, STUDIO)	34	*1.2	40.8
VISITOR	70	*0.2	98
TOTAL STALLS			
	REGULAR	SMALL CAR	H/C
P1	48 (2 EV)	7	3
L1	18	16	3
TOTAL STALLS	66	23	6
TOTAL		95	
NOTE: ALL STALLS PREWIRED FOR LEVEL 2 EV CHARGING			
BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)			
	UNITS/BLDG/...	FACTOR	TOTAL
TENANT (UNIT)	70	*0.5	35
VISITOR (BLDG)	1	*6	6
TOTAL STALLS			42
BIKE PARKING STALLS PROVIDED			
	VISITOR	RESIDENTIAL	TOTAL
L1	6	38	44
0.5.1 storage requirements			
STORAGE LOCKERS REQUIRED (BYLAW REQUIREMENT)			
	UNITS	FACTOR	TOTAL
TENANT	70	*1.0	70
TOTAL STALLS			70
STORAGE LOCKERS PROVIDED			
	LOCKER	IN UNIT	TOTAL
L1	65	3	68
L2-6		5	5
TOTAL		73	



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KERR LANGLEY MIXED USE

5724 & 5744 GLOVER ROAD, LANGLEY, B.C.

PROJECT DATA

SCALE: N.T.S.

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SD1.01



eastleigh crescent looking north-west



glover road looking north-east



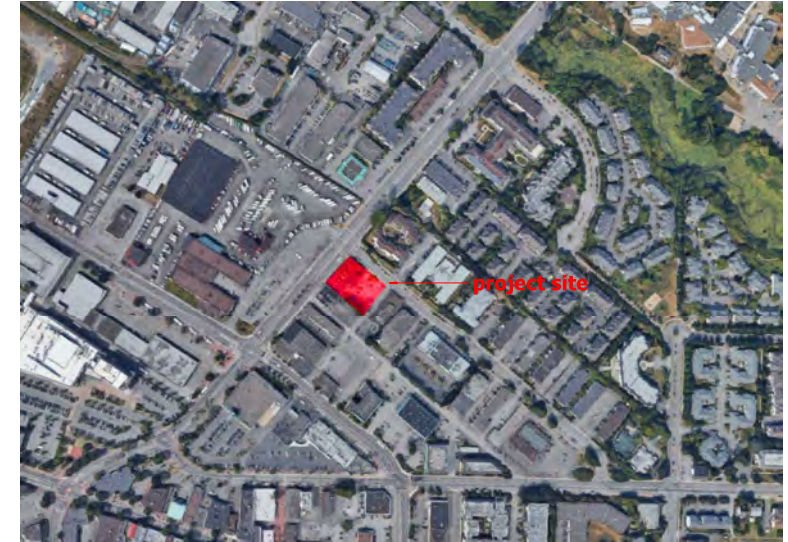
eastleigh crescent looking south-east



glover road looking south-west



intersection of eastleigh crescent & glover road



context map



aerial view looking south

location

THE PROPOSED DEVELOPMENT IS LOCATED IN LANGLEY CITY ON GLOVER ROAD AND EASTLEIGH CRESCENT. THE SITE IS IN A PRIMARILY COMMERCIAL AREA, WITH RESIDENTIAL A BLOCK TO THE NORTH EAST AND FURTHER ALONG EASTLEIGH CRESCENT.



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KERR LANGLEY MIXED USE

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CONTEXT PLANS

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SD1.03

design rationale

project description

THIS PROPOSED DEVELOPMENT IS COMPRISED OF A SIX-STORY WOOD FRAME 70-UNIT MULTI-FAMILY RESIDENTIAL BUILDING ON A TWO 2-LEVEL CONCRETE PARKADE. THE STRUCTURE SURROUNDS A RAISED SOUTH-FACING LANDSCAPED COURTYARD, PROVIDING AMPLE INDOOR AND OUTDOOR AMENITY SPACE FOR THE OVERALL DEVELOPMENT.

UNITS LOCATED ALONG THE GLOVER ROAD STREET FRONT ARE GROUND-ORIENTED TWO-STORY LIVE/WORK UNITS REPLICATING TWO-STORY TOWNHOMES WHICH CREATE HUMAN SCALE INTERACTION WITH THE STREET. THESE UNITS ALSO GIVE THE STREET WALKABILITY AND COMPLY WITH THE OFFICIAL COMMUNITY PLAN. ANCHORING THE DEVELOPMENT AT THE INTERSECTING STREETS IS A TWO-STORY RAISED ENTRY INTEGRATED INTO A PROJECTING CORNER FEATURE.

massing, form & character

THE SITING AND MASSING OF THE BUILDINGS WITHIN THIS DEVELOPMENT IS DESIGNED TO ALLOW NATURAL DAYLIGHT AND VISIBILITY WITHIN THE COURTYARD AND GROUND FLOOR AMENITY SPACES. IT ALSO INCORPORATES AN APPROACH TO CREATE A UNIQUE SENSE IN WHICH TO LIVE, WORK, AND PLAY WHILE LOCATED WITHIN THE CITY OF LANGLEY'S URBAN CENTRE.

DIVERSITY IN THE ARTICULATION AND USE OF MATERIALS AND COLOUR ACCENTS THROUGHOUT THE BUILDING FAÇADES ALONG THE STREET FACE CREATES VISUAL INTEREST FOR BOTH MOTORISTS AND PEDESTRIANS ENTERING THE SITE. IN ADDITION, THEY ALSO GIVE A STRONG SENSE OF HUMAN SCALE FOR PEDESTRIANS MOVING ALONG THE STREET AND THROUGHOUT THE DEVELOPMENT.

THE EXTERIOR TREATMENT OF THE BUILDING REFLECT THAT OF A MODERN CONTEMPORARY URBAN THEME WITH THE USE GRAY, WHITE AND STEEL TONES AND RAISED ROOF PROJECTIONS AND CANOPIES, WHILE BRINGING WARMTH AND EXCITEMENT AS A LIVABLE PLACE BY USE OF GLASS, METAL PANEL AND LANDSCAPE FEATURES.

MATERIALS CONSIST OF FINISHED AND TERRACED CONCRETE, METAL PANEL, CEMENTITIOUS PANEL AND LAP SIDING WITH HORIZONTAL CORNICES AND PROJECTIONS. THESE MATERIALS BOTH ARTICULATE A LOWER SCALE AT THE STREET AND COURTYARD ENTRIES, AND ALSO ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM. THE ENHANCED VIEWS ALLOW THE TENANTS TO EXPERIENCE THE OUTDOORS MORE EFFECTIVELY, WHILE ALSO MAINTAINING PRIVACY WITHIN THE SUITES.

OTHER FEATURES INCLUDE LARGE PROJECTING BALCONIES, GLASS RAILINGS, AND LANDSCAPED TERRACES AND STREET FRONTS.

environmental sustainability

ENVIRONMENTAL SUSTAINABILITY IS ADDRESSED WITHIN THE DEVELOPMENT, FIRSTLY, BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE. LIGHT POLLUTION IS REDUCED BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS. WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS ARE ALSO UTILIZED. LASTLY, ENVIRONMENTAL CONSIDERATION IS TAKEN IN THE STORAGE AND COLLECTION OF RECYCLABLES AND USE OF RENEWABLE BASED WOOD BUILDING MATERIALS, WHILE THE HEAT ISLAND EFFECT IS REDUCED BY MINIMIZING EXTERIOR PARKING AND MAXIMIZING DENSITY.

crime prevention

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER AND RAISED INTERIOR COURTYARDS. THE PARKADE LEVELS MAINTAIN CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES WHILE ALSO ELIMINATING POTENTIAL DARK AREAS AND ACCESSES/EXITS. IN ADDITION, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING GIVE PEACE OF MIND FOR RESIDENTS AND VISITORS ALIKE.



sketch front elevation



sketch corner perspective



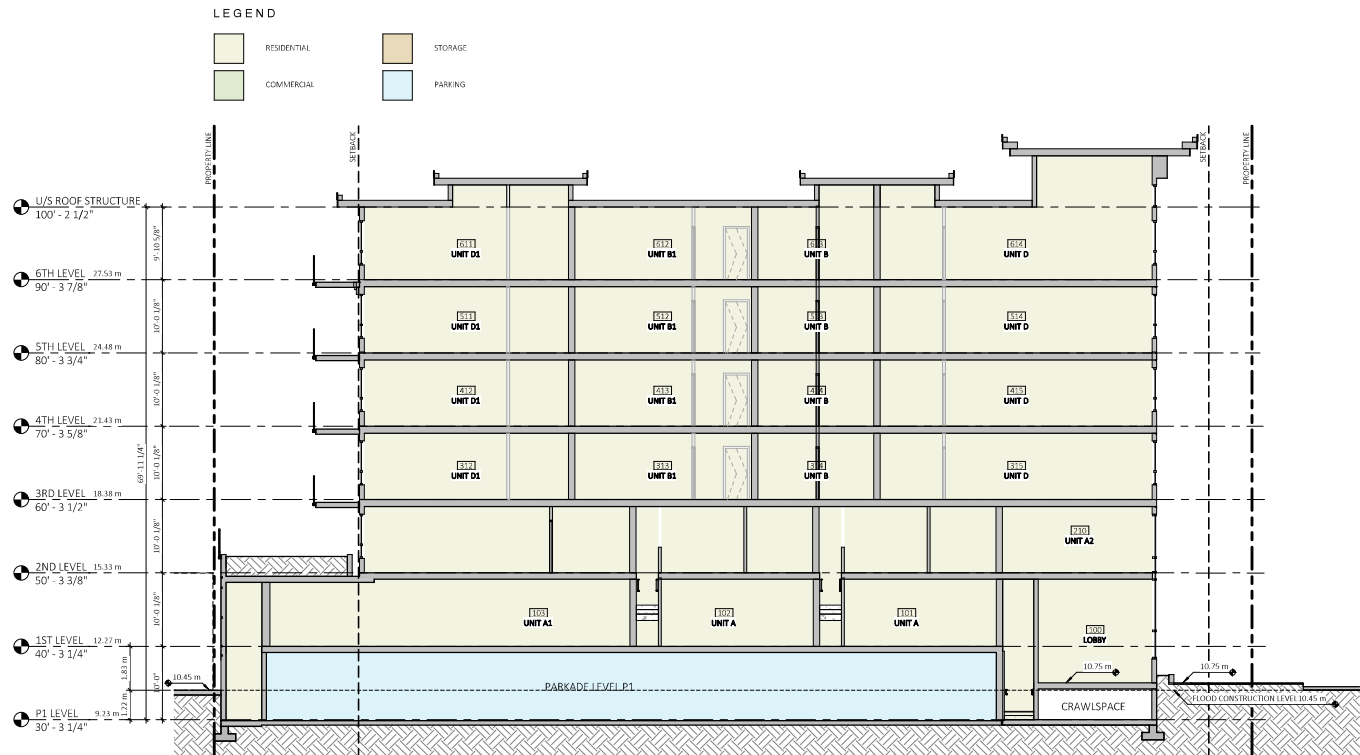
front perspective



corner of glover road and eastleigh crescent



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section a
1/8" = 1'-0"



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SITE SECTIONS

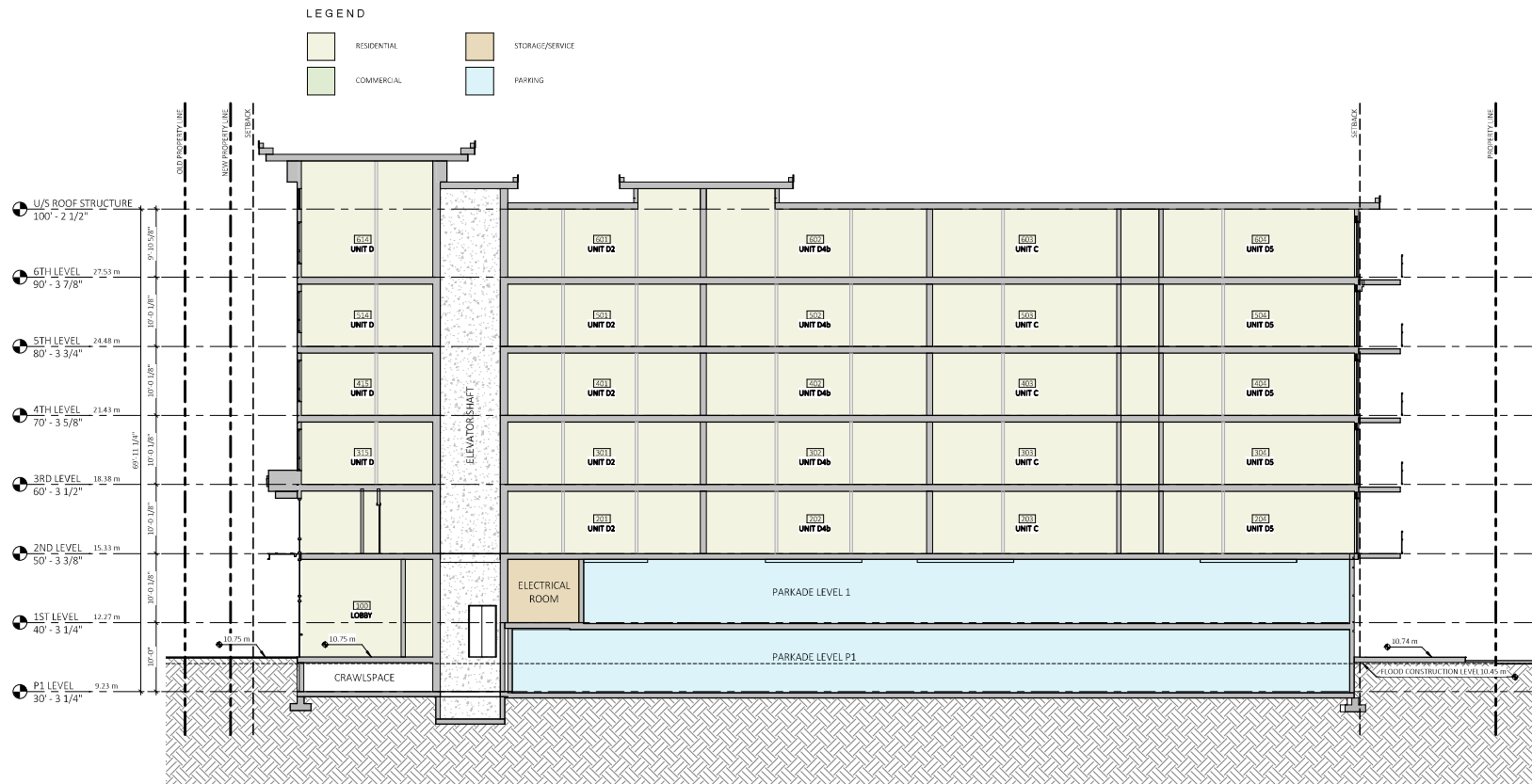
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SD1.21



section b
1/8" = 1'-0"



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SITE SECTIONS

SCALE: 1/8" = 1'-0"

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SD1.22



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RENDERINGS

SCALE: N.T.S.

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SD1.50



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RENDERINGS

SCALE: N.T.S.

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SD1.51



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RENDERINGS

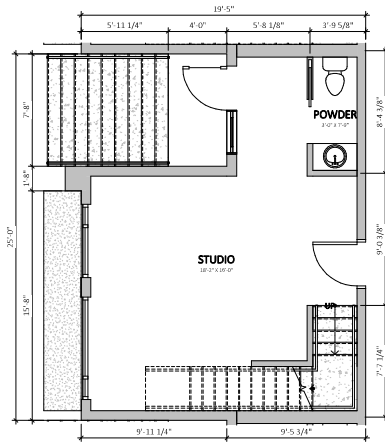
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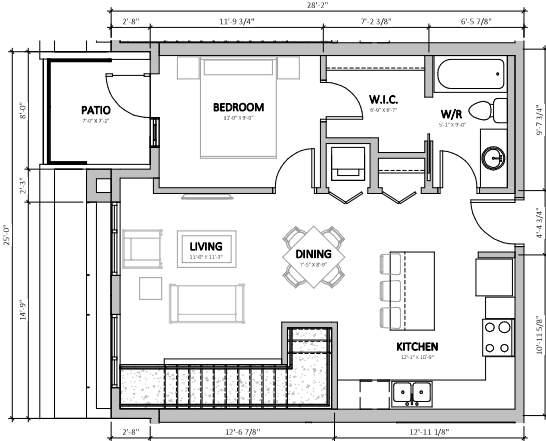
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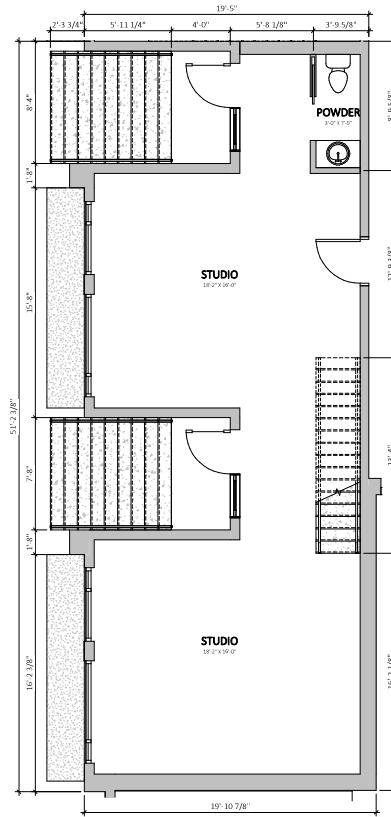
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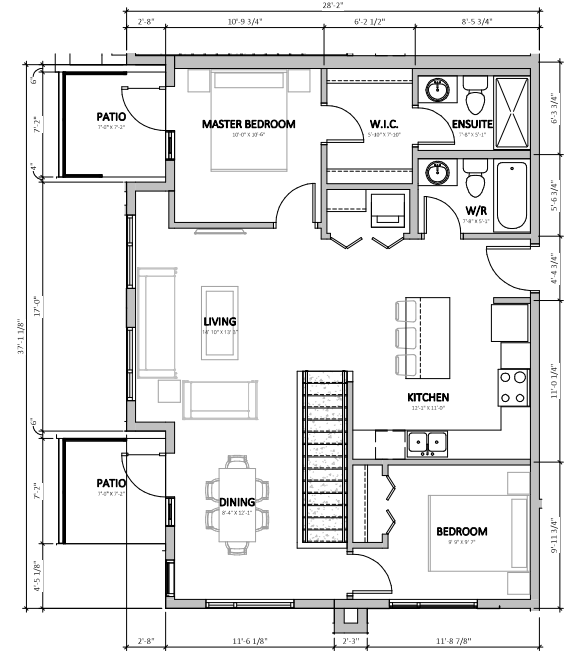
UNIT A - L1
OF UNITS: 2
AREA: 683 - 685 S.F.
1/4" = 1'-0"



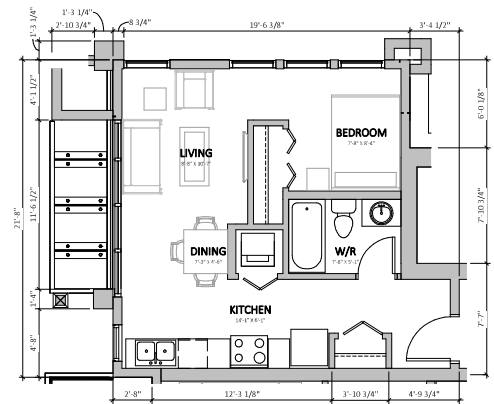
UNIT A - L2
OF UNITS: 2
AREA: 400 - 413 S.F.
1/4" = 1'-0"



UNIT A1 - L1
OF UNITS: 1
AREA: 824 S.F.
1/4" = 1'-0"

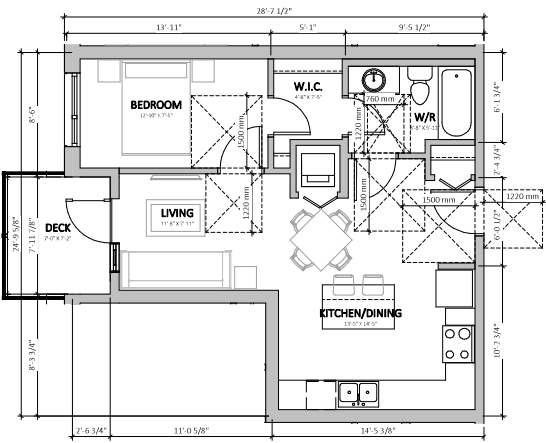


UNIT A1 - L2
OF UNITS: 1
AREA: 906 S.F.
1/4" = 1'-0"

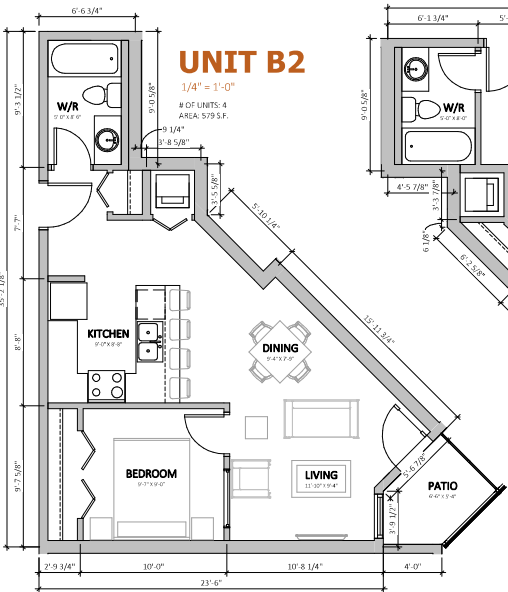


UNIT A2
OF UNITS: 1
AREA: 405 S.F.
1/4" = 1'-0"





UNIT B (ADAPTABLE)
1/4" = 1'-0"

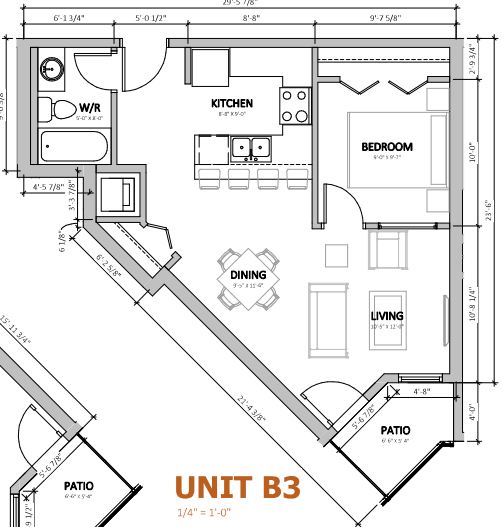


UNIT B2

1/4" = 1'-0"

OF UNITS: 4

AREA: 579 S.F.

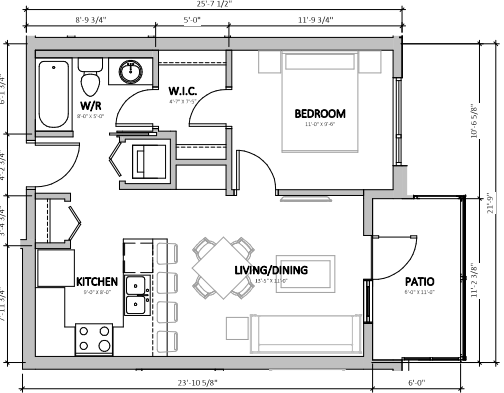


UNIT B3

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OF UNITS: 4

AREA: 574 S.F.

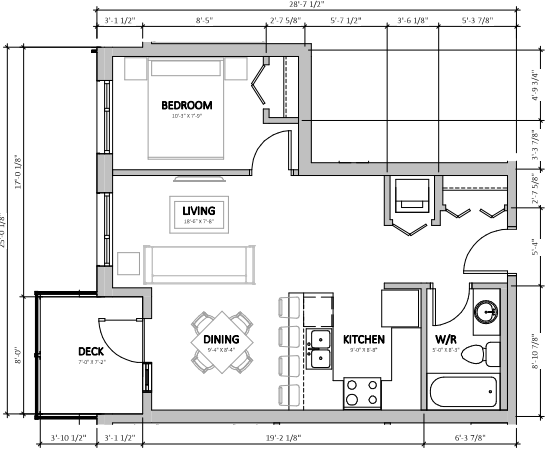


UNIT B5

1/4" = 1'-0"

OF UNITS: 3

AREA: 533 S.F.

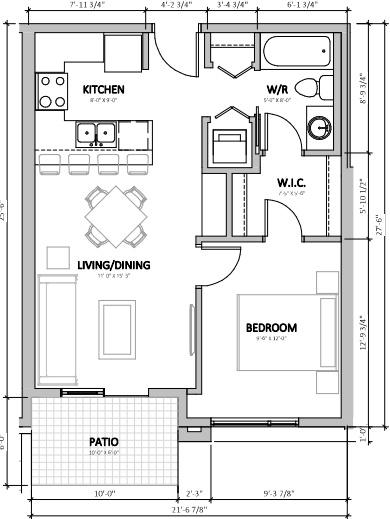


UNIT B1

1/4" = 1'-0"

OF UNITS: 4

AREA: 566 S.F.

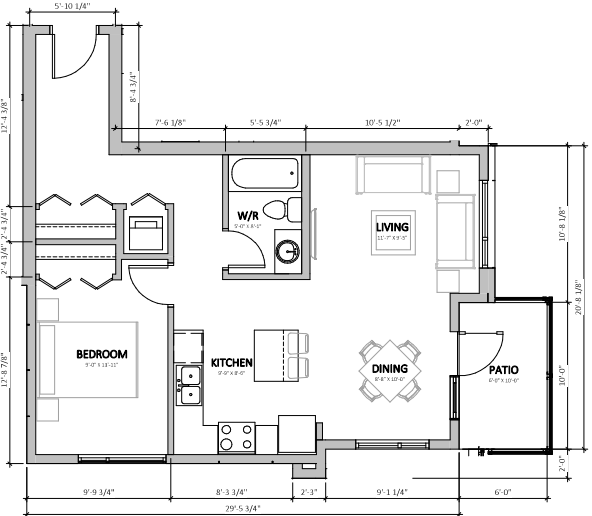


UNIT B4

1/4" = 1'-0"

OF UNITS: 4

AREA: 579 S.F.



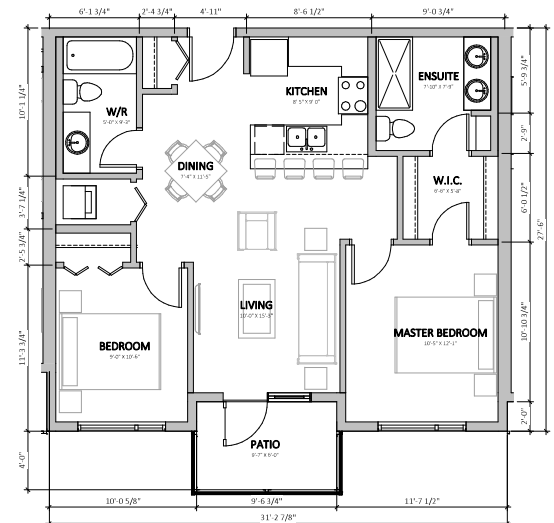
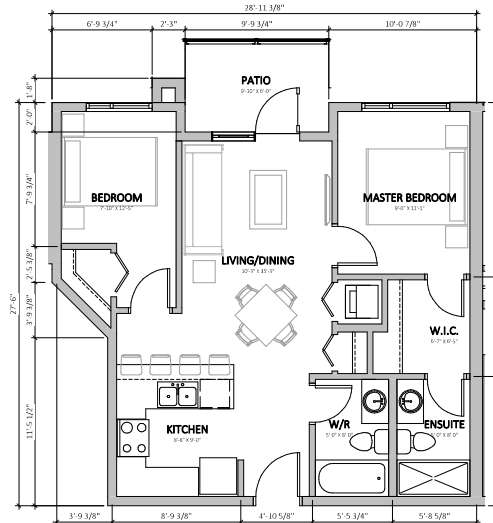
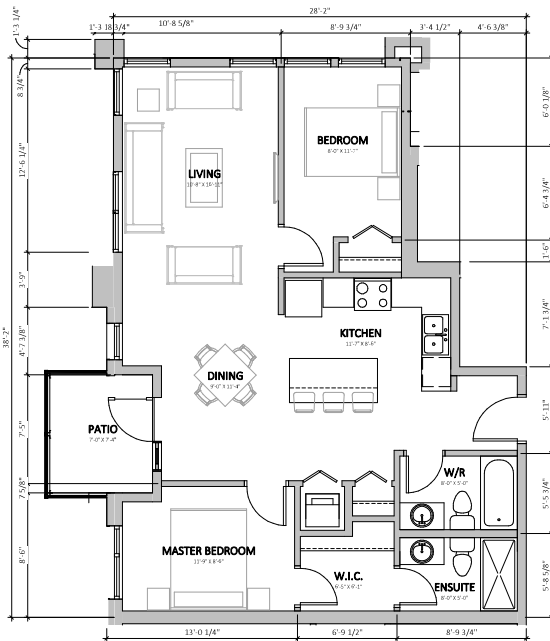
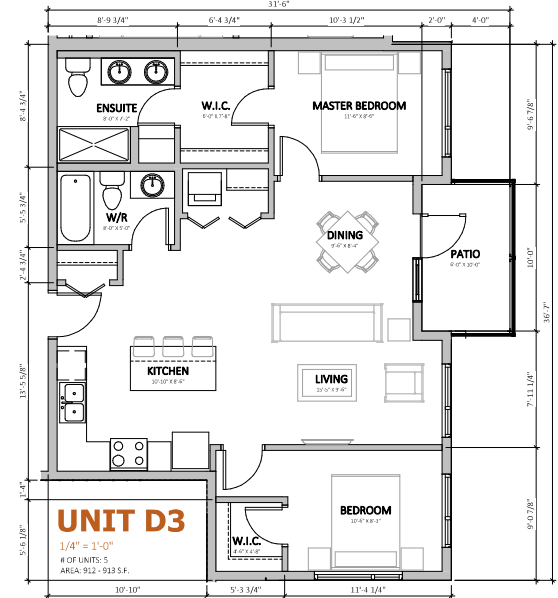
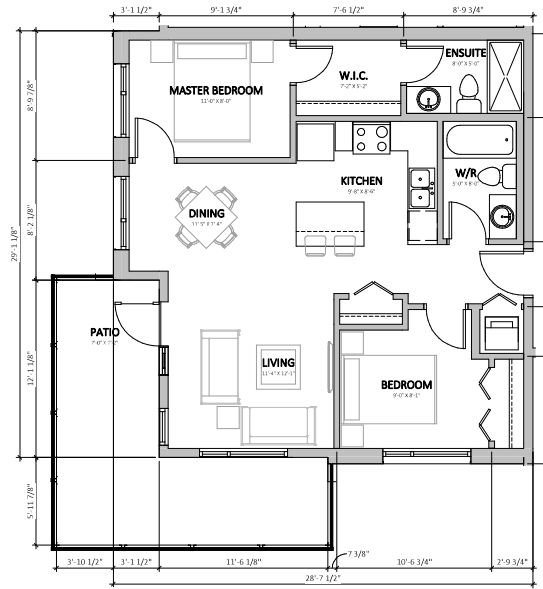
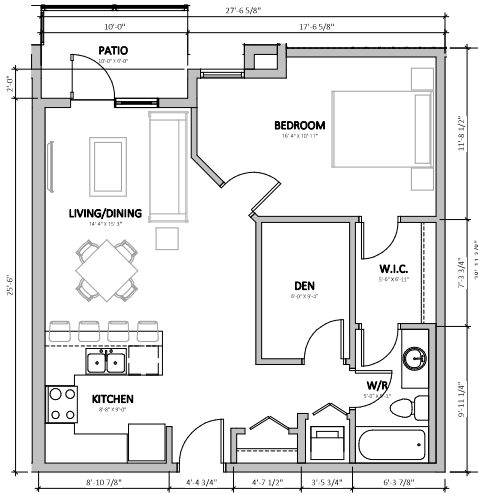
UNIT B6

1/4" = 1'-0"

OF UNITS: 3

AREA: 604 S.F.





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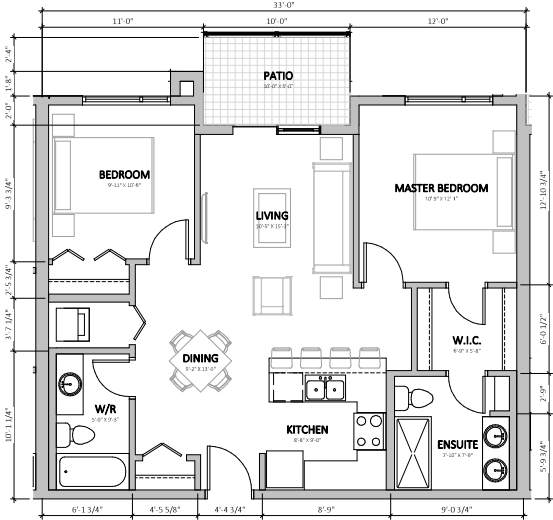
UNIT PLANS
SCALE: 1/4" = 1'-0"



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SD2.03

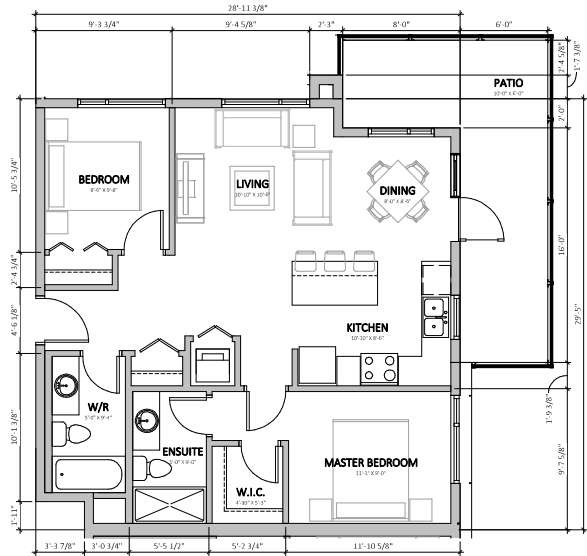


UNIT D4b

OF UNITS: 5

AREA: 883 S.F.

1/4" = 1'-0"

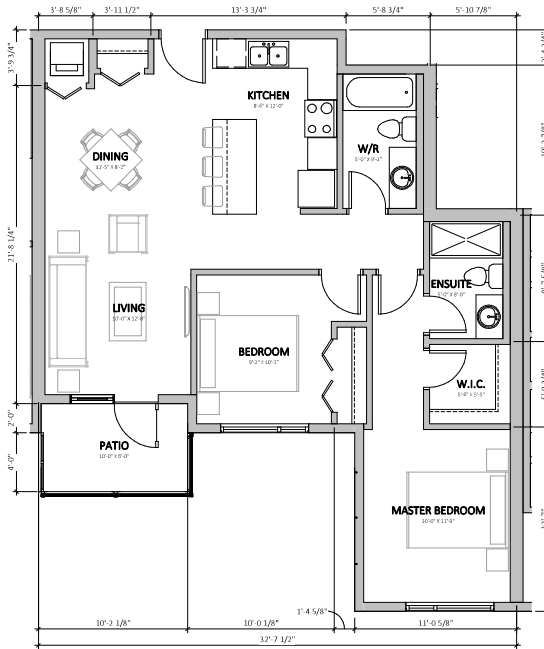


UNIT D5

OF UNITS: 5

AREA: 829 - 831 S.F.

1/4" = 1'-0"

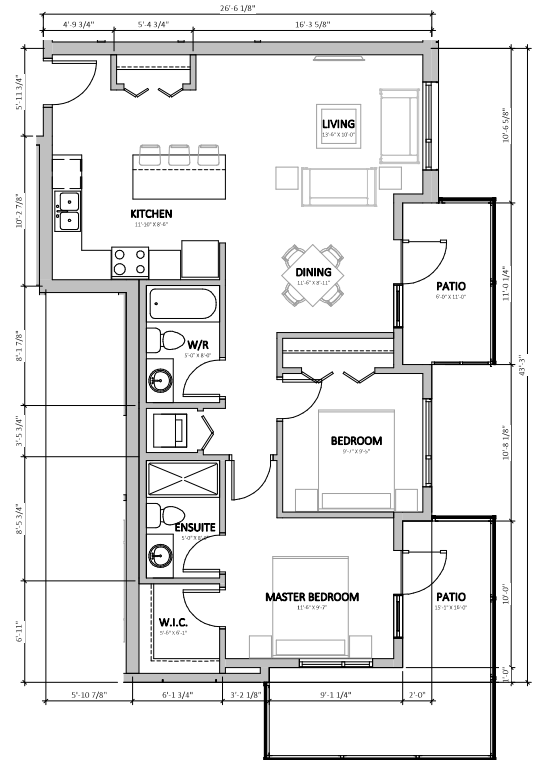


UNIT D6

OF UNITS: 2

AREA: 923 S.F.

1/4" = 1'-0"



UNIT D7

OF UNITS: 2

AREA: 927 S.F.

1/4" = 1'-0"



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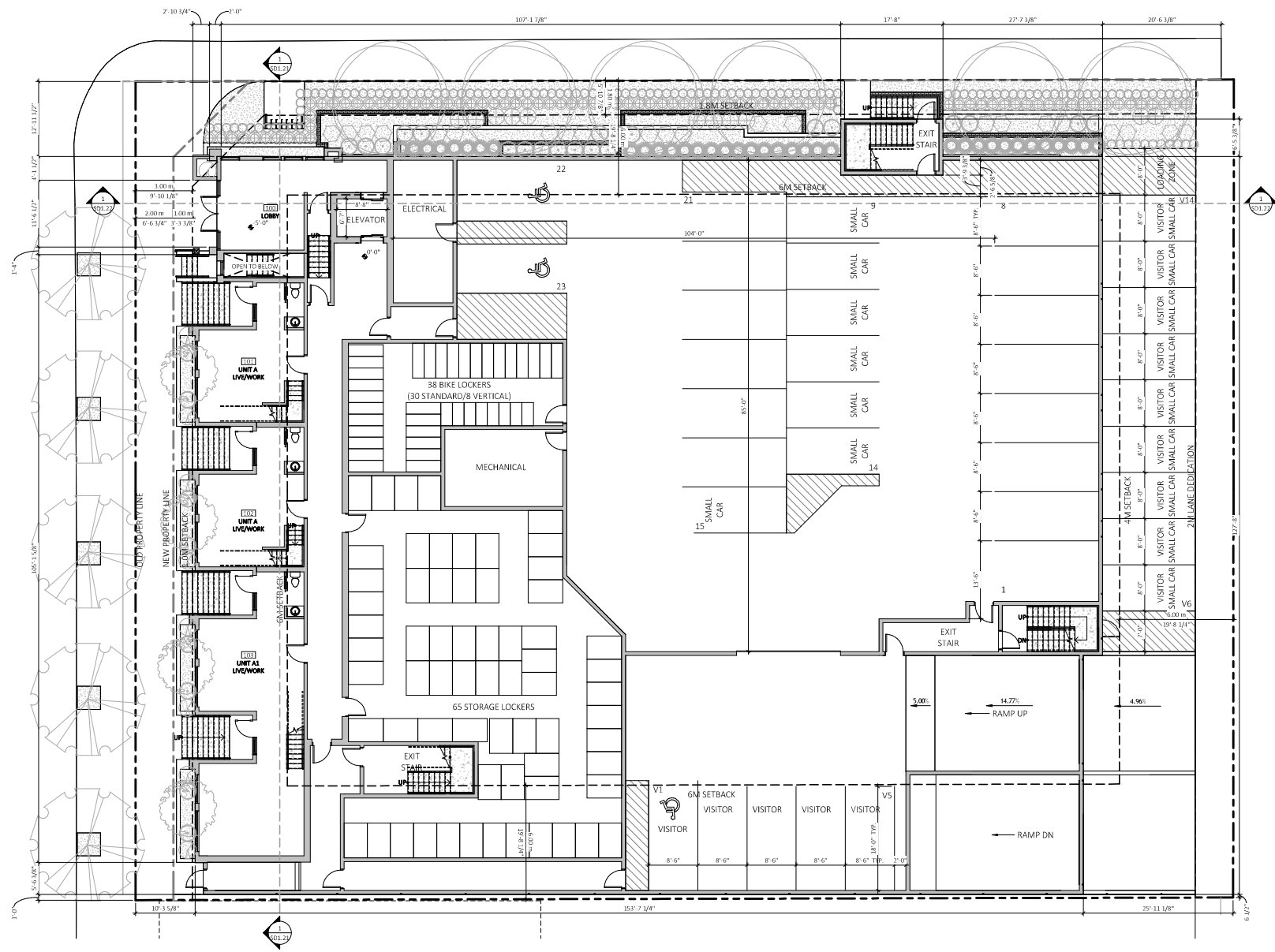
SCALE: 1/8" = 1'-0"



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SD3.01



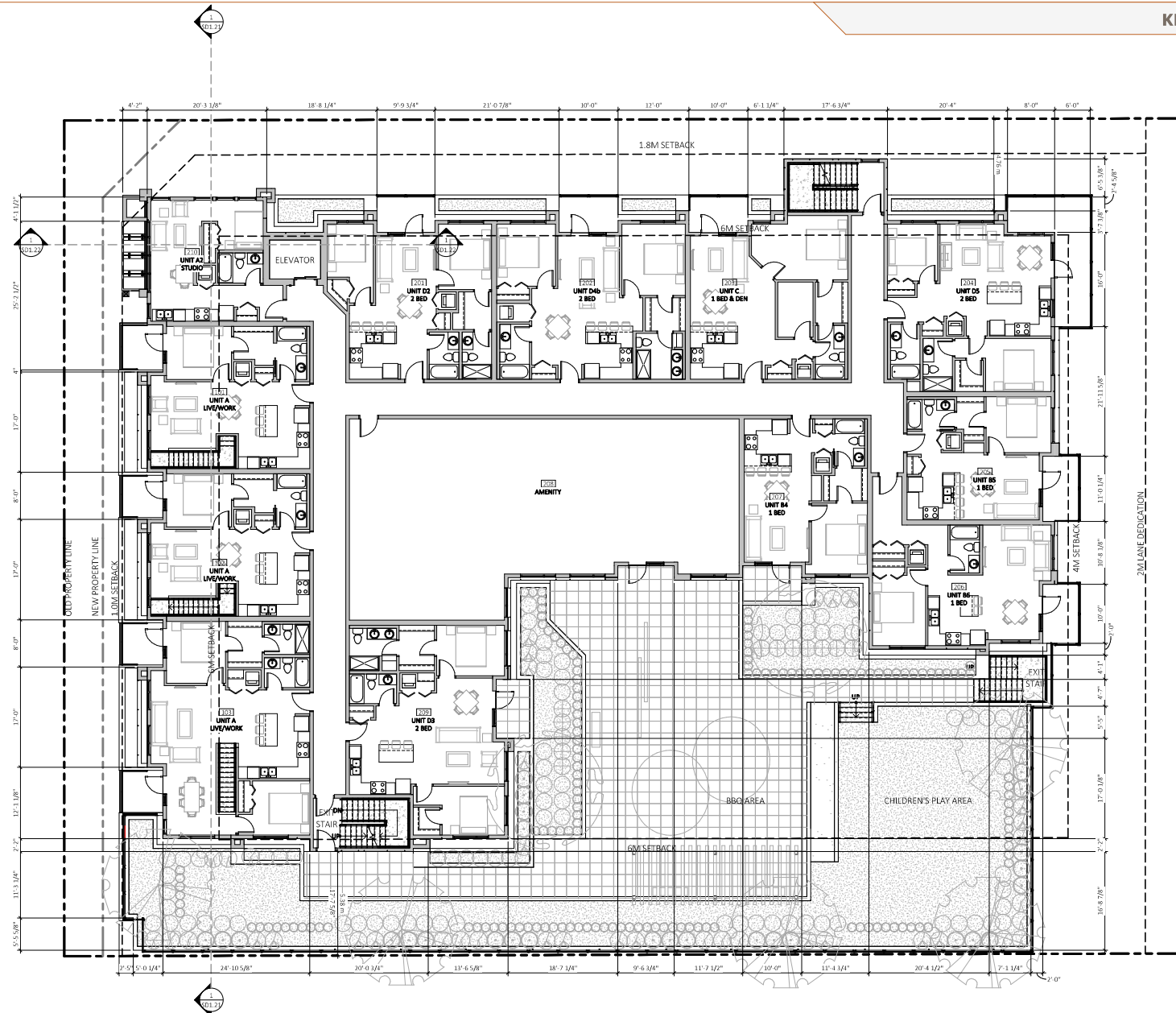
1st LEVEL PLAN
SCALE: 1/8" = 1'-0"

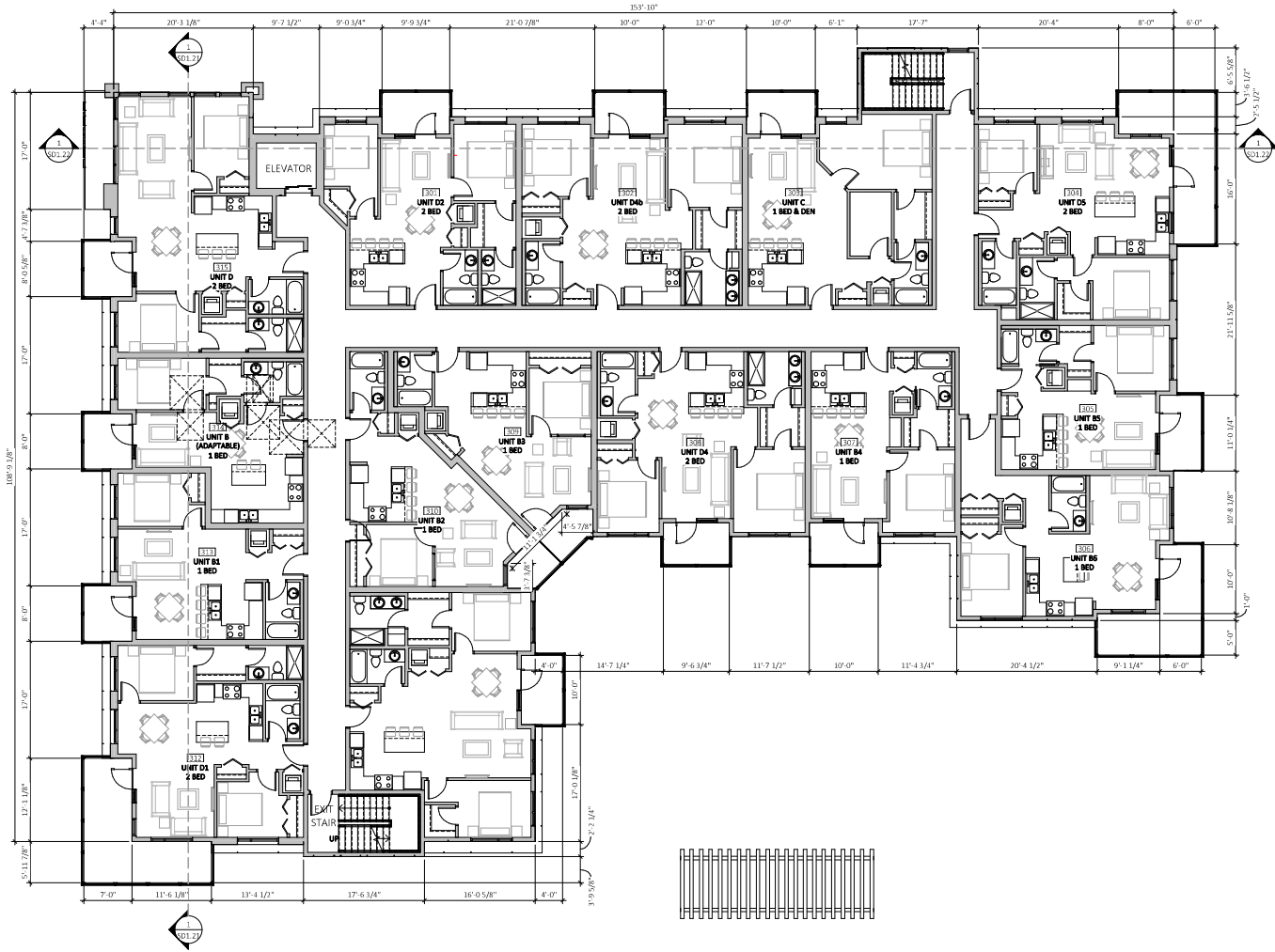
ISSUED FOR DEVELOPMENT PERMIT

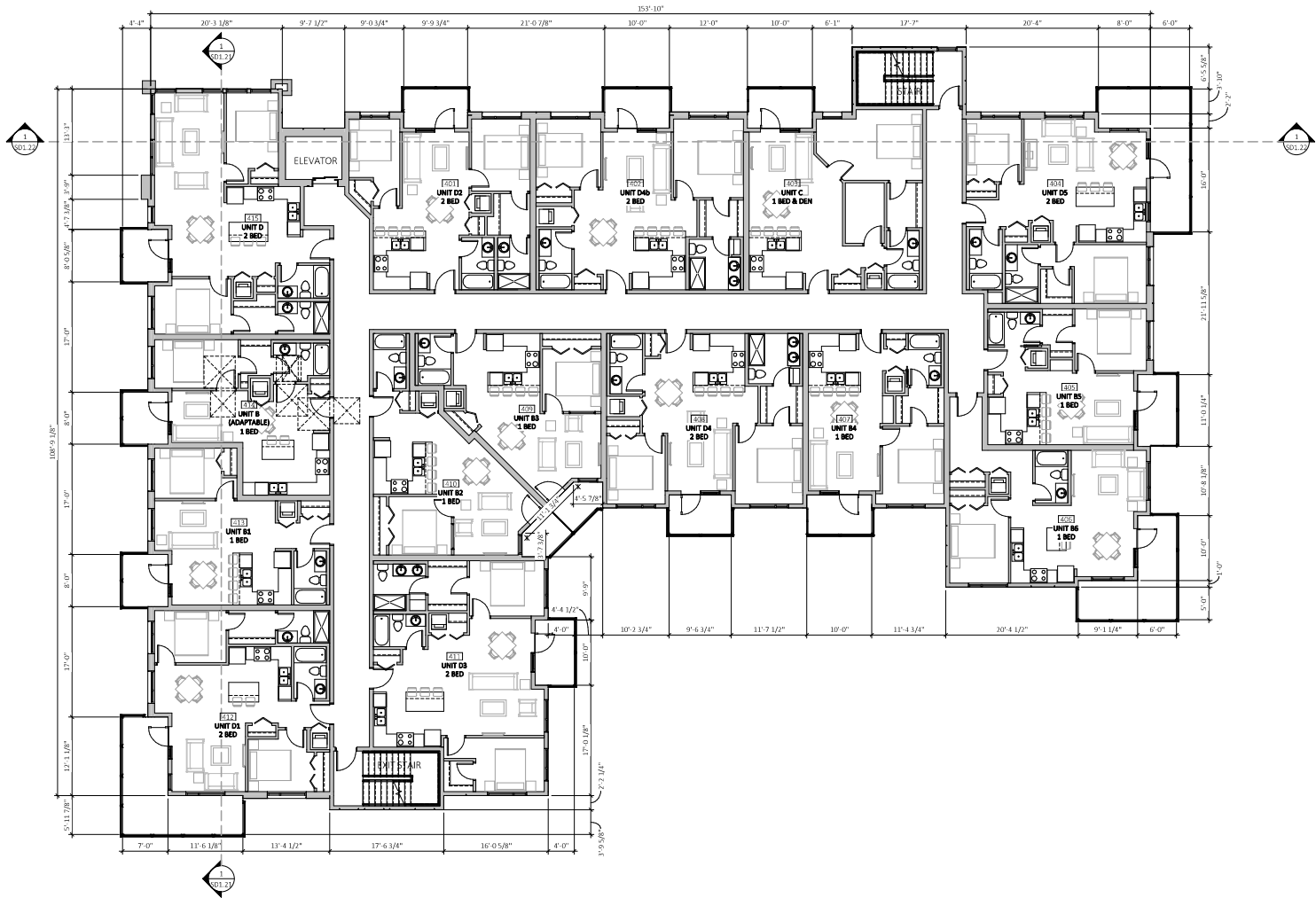
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SD3.02







4th LEVEL PLAN

SCALE: 1/8" = 1'-0"



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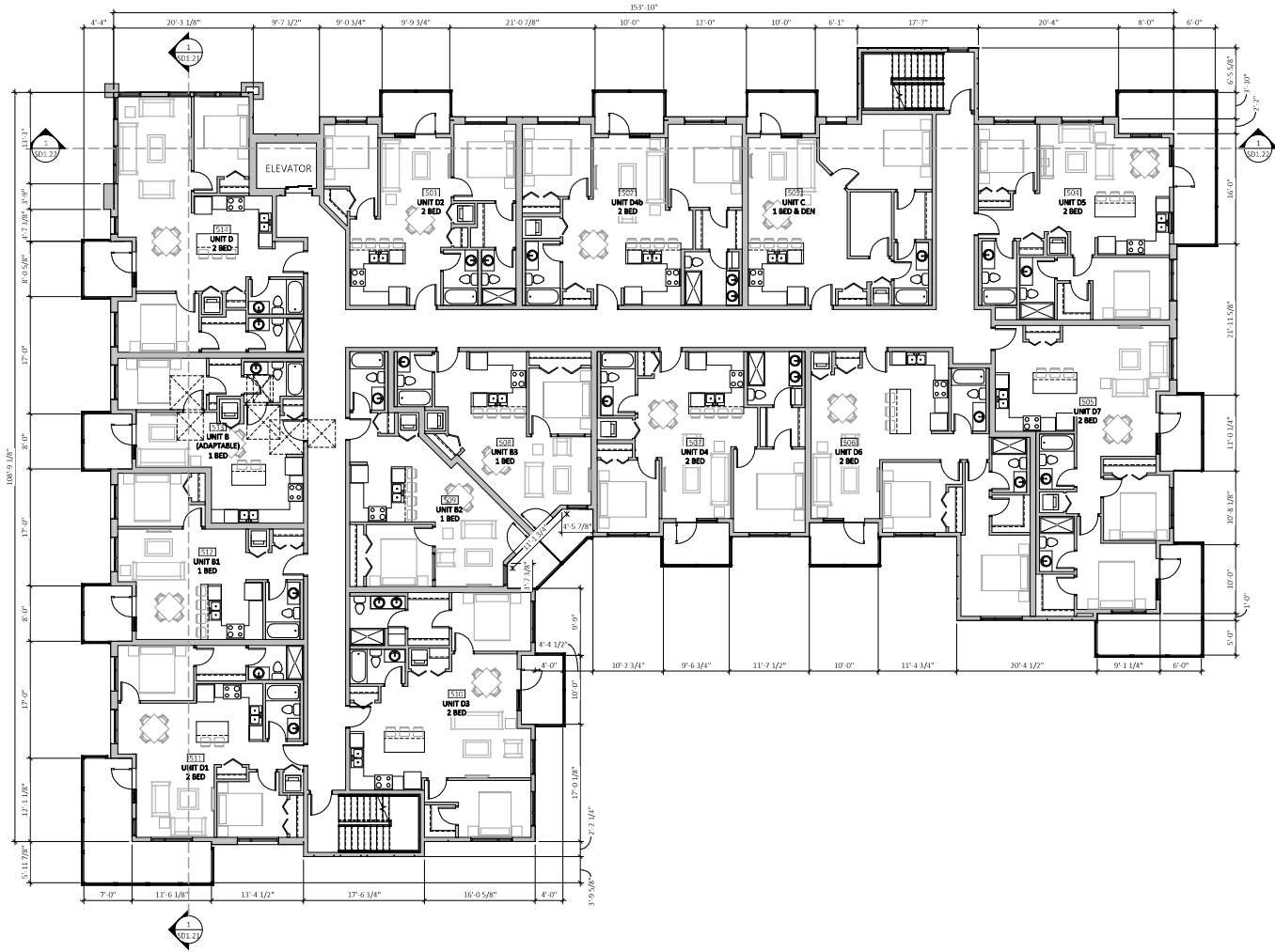


SD3.05



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5th - 6th LEVEL PLAN

SCALE: 1/8" = 1'-0"



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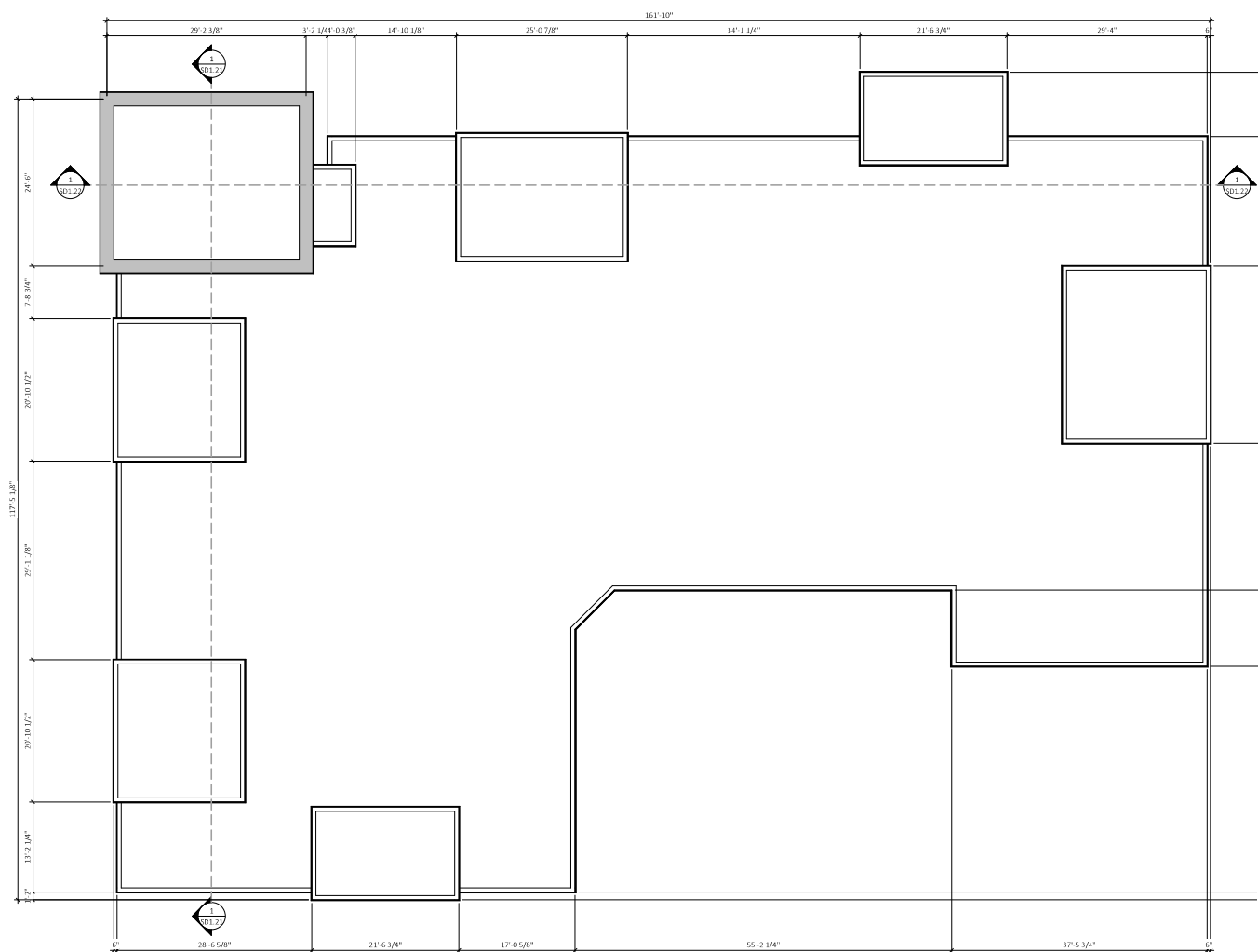


SD3.06



KERR LANGLEY MIXED USE

5724 & 5744 GLOVER ROAD, LANGLEY, B.C.





north-west elevation

1/8" = 1'-0"



north-east elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 2 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: GRAY SLATE
- 3 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: NIGHT GRAY
- 4 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: NASHVILLE GRAY
- 5 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: BLACK DIAMOND
- 6 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: NOCTURNE BLUE
- 7 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: CHESAPEAKE BAY
- 8 CEMENT BOARD CEDAR-MILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 9 CEMENT BOARD CEDAR-MILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: IRON GRAY
- 10 CEMENT BOARD CEDAR-MILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: GRAY SLATE
- 11 REVEAL:
- "EASYTRIM", COLOUR: "CLEAR ANODIZED"
- 12 CONCRETE WALL:
- COLOUR: PAINTED TO MATCH JAMES HARDIE NIGHT GRAY
- 13 CONCRETE WALL:
- COLOUR: PAINTED TO MATCH JAMES HARDIE NASHVILLE GRAY
- 14 CONCRETE WALL:
- COLOUR: PAINTED TO MATCH JAMES HARDIE BLACK DIAMOND
- 15 STAMPED CONCRETE WALL:
- COLOUR: "CLEAR SEALER"
- 16 WINDOW VINYL:
- COLOUR: "BLACK EXT. / WHITE INT."
- 17 WINDOW/DOOR VINYL:
- COLOUR: "LIGHT GRAY EXT. / WHITE INT."
- 18 ALUMINUM/GLASS DECK/GUARD RAILING:
- COLOUR: "CLEAR ANODIZED"
- 19 HARDIE TRIM (SMOOTH):
- JAMES HARDIE, COLOUR: NIGHT GRAY
- 20 HARDIE FASCIA BOARD (SMOOTH):
- JAMES HARDIE, COLOUR: NIGHT GRAY
- 21 HARDIE FASCIA BOARD (SMOOTH):
- JAMES HARDIE, COLOUR: NIGHT GRAY
- 22 HARDIE FASCIA BOARD (SMOOTH):
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 23 CURTAIN WALL:
- KAWNEER, 1500 UT SYSTEM 1
- COLOUR: "BLACK ANODIZED", C/W GRAY SPANDREL PANEL
- 24 STEEL/GLASS COMMERCIAL ENTRANCE CANOPY:
- COLOUR (STEEL): "PAVIANIZED"
- 25 PRIVACY SCREEN:
- COLOUR (STEEL): "BLACK"
- 26 EXTERIOR METAL DOOR:
- BENJAMIN MOORE, COLOUR: "BLACK"
- 27 CORRUGATED METAL PANEL:
- COLOUR: "CLEAR ANODIZED"
- 28 BRICK:
- "MODULAR FACE BRICK", COLOUR: "BONNY"



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KERR LANGLEY MIXED USE

5724 & 5744 GLOVER ROAD, LANGLEY, B.C.

BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

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21/04/15 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 16-168



SD4.01



material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 2 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: GRAY SLATE
- 3 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: NIGHT GRAY
- 4 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: NASHVILLE GRAY
- 5 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: BLACK DIAMOND
- 6 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: NOCTURNE BLUE
- 7 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: CHESAPEAKE BAY
- 8 CEMENT BOARD CEDAR/MILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 9 CEMENT BOARD CEDAR/MILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: IRON GRAY
- 10 CEMENT BOARD CEDAR/MILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: GRAY SLATE
- 11 REVEAL:
- EASYTRIM, COLOUR: CLEAR ANODIZED
- 12 CONCRETE WALL:
- COLOUR: PAINTED TO MATCH JAMES HARDIE NIGHT GRAY
- 13 CONCRETE WALL:
- COLOUR: PAINTED TO MATCH JAMES HARDIE NASHVILLE GRAY
- 14 CONCRETE WALL:
- COLOUR: PAINTED TO MATCH JAMES HARDIE BLACK DIAMOND
- 15 STAMPED CONCRETE WALL:
- COLOUR: CLEAR SEALER
- 16 WINDOW VINYL:
- COLOUR: BLACK EXT. / WHITE INT.
- 17 WINDOW/DOOR VINYL:
- COLOUR: LIGHT GRAY EXT. / WHITE INT.
- 18 ALUMINUM/GLASS DECK GUARD RAILING:
- COLOUR: CLEAR ANODIZED
- 19 HARDIE TRIM (SMOOTH):
- JAMES HARDIE, COLOUR: NIGHT GRAY
- 20 HARDIE FASCIA BOARD (SMOOTH):
- JAMES HARDIE, COLOUR: NIGHT GRAY
- 21 HARDIE FASCIA BOARD (SMOOTH):
- JAMES HARDIE, COLOUR: NIGHT GRAY
- 22 HARDIE FASCIA BOARD (SMOOTH):
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 23 CURTAIN WALL:
- FRAME: 3000 UT SYSTEM 3
- COLOUR: BLACK ANODIZED, CW GRAY SPANDREL PANEL
- 24 STEEL/GLASS COMMERCIAL ENTRANCE CANOPY:
- COLOUR (STEEL): GALVANIZED
- 25 PRIVACY SCREEN:
- COLOUR (STEEL): BLACK
- 26 EXTERIOR METAL DOOR:
- BENJAMIN MOORE, COLOUR: BLACK
- 27 CORRUGATED METAL PANEL:
- COLOUR: CLEAR ANODIZED
- 28 BRICK:
- MODULAR FACE BRICK, COLOUR: TEBON