

EVERGREEN RESIDENCES

20659, 20669, 20679 EASTLEIGH CRESCENT. CITY OF LANGLEY



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CONSULTANTS

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ISSUES	DATE
4	JUL 16, 2023
3	JUN 2, 2023
2	JUN 2, 2023
1	FEB 27, 2023

PROJECT NUMBER	AMU
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PROJECT
EVERGREEN RESIDENCES
20659, 20669, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
COVER SHEET

DRAWING NO.

A0.00



1 SITE KEY (PLAN VIEW)
Scale: not to scale



2 SITE KEY (AERIAL VIEW)
Scale: not to scale



3 STREET VIEW 1



4 STREET VIEW 2



5 STREET VIEW 3



6 STREET VIEW 4



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2023-07-10



ADMIRAL
OPERATIONS
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ISSUES

1. REVISIONS FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
2. REVISIONS FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
3. REVISIONS FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
4. REVISIONS FOR REZONING AND DEVELOPMENT PERMIT APPLICATION

DATE

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PROJECT

EVERGREEN RESIDENCES
20650, 20650, 20670 EASTLEIGH CR.
LANGLEY B.C.

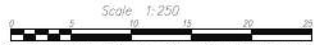
DRAWING TITLE

CONTEXT PLAN

DRAWING No.

A1.00

TOPOGRAPHICAL AND PROPOSED CONSOLIDATION PLAN OF LOT 43, LOT 44 & LOT 45 ALL OF DISTRICT LOT 37 GROUP 2 NWD PLAN 34280

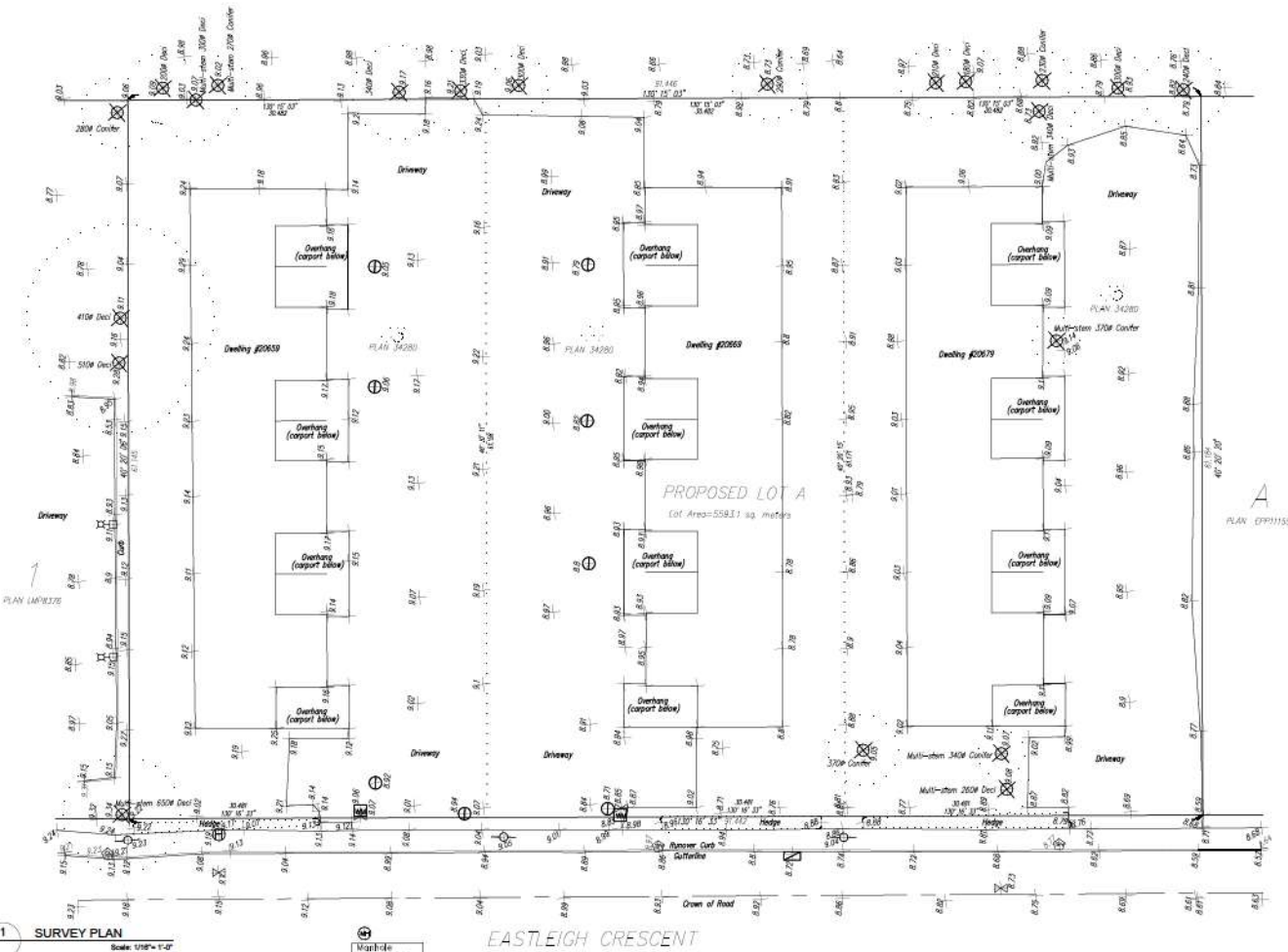


The intended plot size of this plan is 610mm wide by 457mm in height
(A1/C 1:250) when plotted at a scale of 1:250.
All Distances And Elevations Are In Meters And Decimals Thereof Unless Otherwise Stated.
Grid bearings and dimensions are derived from Plan 34280

Legend:

- Tree (Diameter in mm and Species)
- Water Valve
- Catch Basin (Square)
- Catch Basin (Round)
- Water Meter
- Fire Hydrant
- Power Pole
- Sign
- Manhole

DAC ADDRESS:
20659, 20668 & 20679 Eastleigh Crescent,
Langley, B.C.
R1: 003-000-513 (Lot 43)
003-000-525 (Lot 44)
003-000-477 (Lot 45)



Notes:
Information shown herein is for municipal purposes only
and is for the exclusive use of the owner.
All rights reserved. No person may copy, reproduce,
retransmit, alter, distribute, or otherwise use this
document in whole or in part without the prior written
consent of the undersigned.
The property may be subject to the following charges:
R289C.

Boundary Survey:
Elevations are referenced to
Geoid: datum (CAG85/AD2018)

This is certified correct and is valid only with respect
to the improvements as shown herein and located on
the 27th day of June, 2022.

LEGEND
This Document is Not Valid Unless
Originally Signed And Sealed



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EVERGREEN RESIDENCES
20659, 20668, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
SURVEY PLAN

DRAWING No.

A1.01

20760

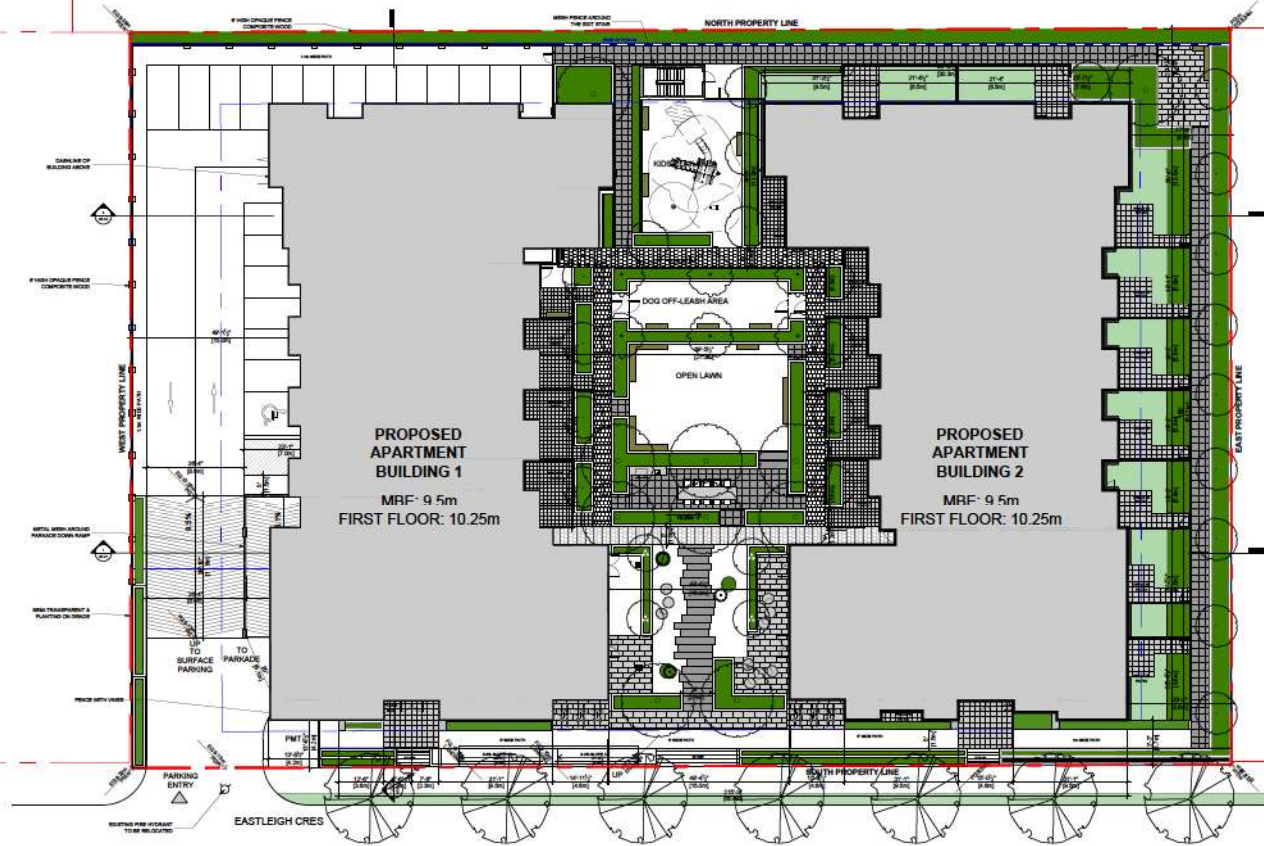
20771

5677



NEIGHBOUR BUILDING
20645 EASTLEIGH CRES

NEIGHBOUR DEVELOPMENT
20695 EASTLEIGH CRES



EASTLEIGH CRES

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



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ISSUES	DATE
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PROJECT NUMBER	AKM
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PROJECT
EVERGREEN RESIDENCES
20650, 20652, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
SITE PLAN

DRAWING No.

A1.02

ZONING STATISTICS

Civic Address	20659, 20669, 20679 Eastleigh Cres., Langley, BC		
Legal Description	PID: 003-860-515 Plan 34280 Lot 43		
	PID: 002-043-955 Plan 34280 Lot 44		
	PID: 002-043-971 Plan 34280 Lot 45		
Existing Zoning	RM1 Multiple Residential Low Density		
Proposed Zoning	CD (Based on RM3 Multiple Residential High Density)		
Site Area		m2	sq.ft
		5593.1	60184
Site Average Grade	8.95m		
Zoning Requirement	Required	Proposed	
Lot Coverage	40%	Building 1 (west): 1224 m2 Building 2(east):1224 m2 Total: 2448 m2 (43%)	
	2237.2 m2 or 24073.6 sq.ft		
FAR	2.100	2.100	
Gross Floor Area	2.100 x 5593.1=11745.5m2	11745 m2	
Building Height	6 Storeys	6 Storeys	
Setbacks	Required	Proposed	
South Front	3.0m	3.7m	
North Rear	6.0m	6.0m	
West Side	7.5m	11.7m	
East Side	7.5m	8.7m	
Number of Units	198 Units / Hectare (80 Units / Ac.)	171 units	
Adaptable Units	20% of Total Units 20% x 171=34 units	34 units	
Rental Units	21 units Required	21 units	
Amenity Space	Required	Proposed	
	minimum of 3 m2 per unit, of which at least 1 m2/unit indoor and 1 m2/unit outdoor	m2	sq.ft
	Indoor: 1.0 m2 /unit x 171 units=171 m2	171.0	1840
	Outdoor: 2.0 m2 /unit x 171units=342 m2	468.1	5039
Open Space	N/A	1048.8 m2 (18.7%)	
Parking Requirement	Required	Provided	
1 Bedroom	1.0 / unit x 44 units	44	217
1 Bedroom + Den	1.0 / unit x 47 units	47	
2 Bedroom	1.25 / unit x 80 units	100	
Visitors Parking	0.15 / unit x 171 units	25.65	
Total Required		216.7	
Including			
Accessible Stalls	5% of total required spaces	10.8	11.0
Small Car Spaces	maximum 60%	130.2	129.0
Parking Stall Dimensions	Required	Provided	
	Regular Car: 2.6m W x 5.5m L with 6.0m aisle Small Car: 2.4m W x 4.9m L with 6.0m aisle Drive Aisle: 6.0m	Regular Car: 2.6m W x 5.5m L Small Car: 2.4m W x 4.9m L Drive aisle: 6.0m	
Bicycle Parking Requirement	Required	Provided	
Class I	0.5 Spaced per Unit x 171 units	85.5	88 Class I
Class II	6 stalls per building x 2 buildings	12	12 Class II
All bicycle rooms will have electrical connections			
Garbage	Required	Provided	
Based on Metro Vancouver Technical Specifications for Recycling Amenities		m2	m2
Muti-family minimum centralized garbage & recycling storage space	0.31 per units + 8m2	61.01	92 m2
Including Recycling Storage	0.16 per units + 5m2	32.36	
Flex space for bulky item	0.5 x total Garbage Space	30.505	
Total		91.515	
Storage Lockers	Required	Provided	
	3.15m2 /unit	3.15m2 /unit or	33.9 sq.ft /unit

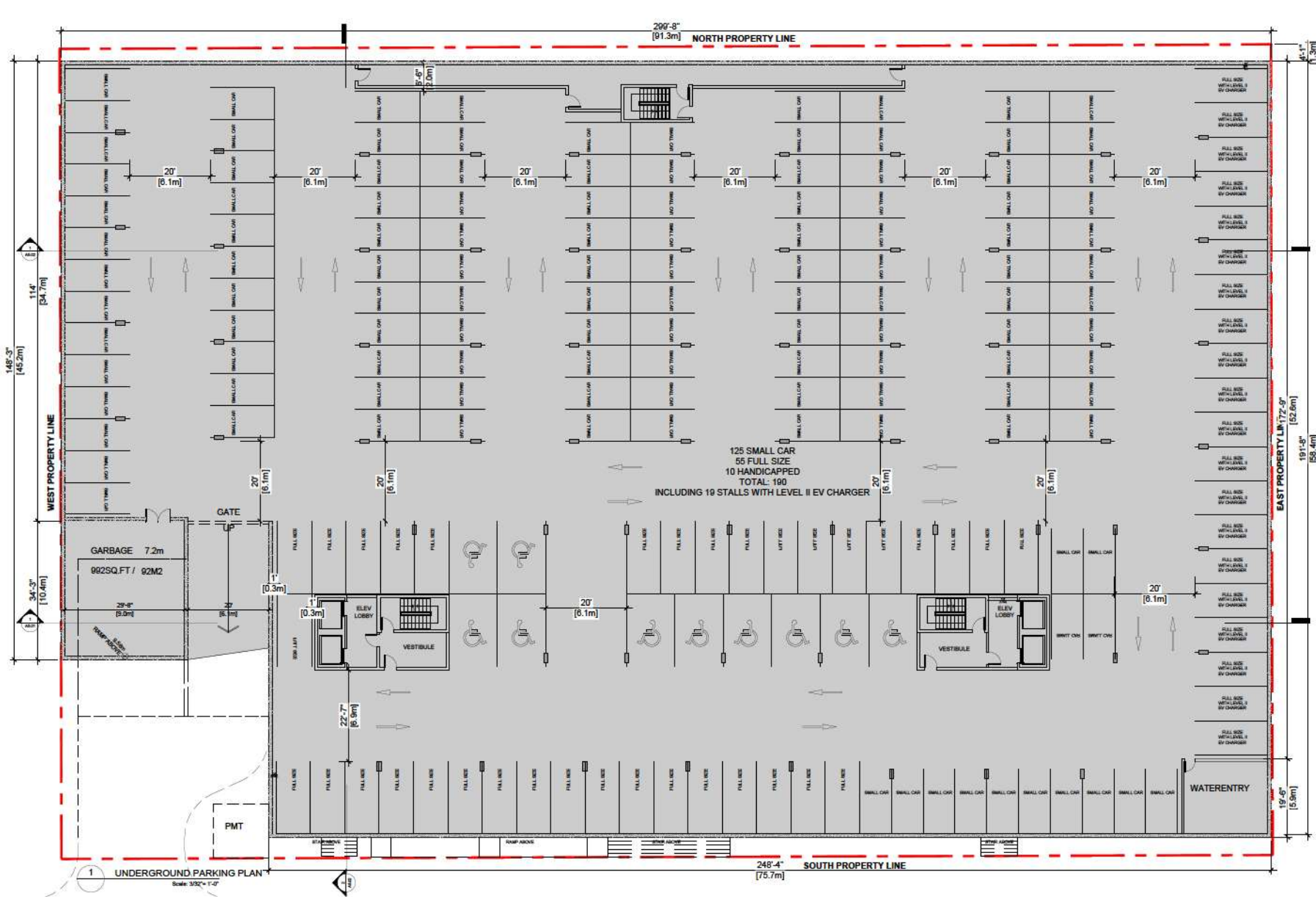
Gross Floor Area Breakdown by Level		Floor Area Exclusion			SQ.FT
	Total Floor Area measured from the outermost exterior wall	Elec	Open to below	storage locker 33.9 sq.ft per unit	Gross Floor Area
Lv1	19348	-1400	0	-644.1	17948
Lv2	24966	-120	-720	-1084.8	24126
Lv3	24181	-120	0	-1084.8	24061
Lv4	24181	-120	0	-1084.8	24061
Lv5	21126	-120	0	-949.2	21006
Lv6	21126	-120	0	-949.2	21006
Total	134928	-2000	-720	-5796.9	126411.1
FAR					2.100

Parking Breakdown		
Parkade	Small Car Stall	120
	Regular Stall	61
	Accessible Stall	10
Total Parking Provided in Parkade		191
Surface Parking	Small Car Stall	4
	Regular Stall	22
	Accessible Stall	1
Total Parking Provided on Surface		27
Total Provided		218

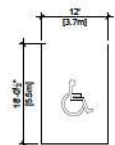
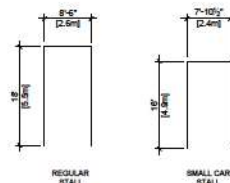
Floor Areas and Unit Number Breakdown (unit: sq.ft)											
	Circulation	Indoor Amenity	Residential Units						Total # of Unit	Residential Subtotal	Total
			1BR		1BR+DEN		2BR				
			Floor Area	unit#	Floor Area	unit#	Floor Area	unit#			
Lv1	3505	1840	2228	4	4200	7	6175	8	19	12603	17948
Lv2	2520	0	4456	8	4800	8	12350	16	32	21606	24126
Lv3	2305	0	4456	8	4800	8	12500	16	32	21756	24061
Lv4	2305	0	4456	8	4800	8	12500	16	32	21756	24061
Lv5	2180	0	4456	8	4800	8	9570	12	28	18826	21006
Lv6	2180	0	4456	8	4800	8	9570	12	28	18826	21006
Subtotal	14995	1840	24508	44	28200	47	62665	80	171	115373	132208
Percentage			53.2%						46.8%		
								Locker Storage	5796.9	after exclusion	126411.1
										FAR	2.100

Unit Breakdown						
Unit	Number of Unit	Percentage	Unit type	Unit Area		Total Area
				sq.ft	sq.meter	sq.ft
A	44	25.7%	1 Bedroom	557	51.7	24508.0
B	45	26.3%	1 Bedroom + Den	600	55.7	27000.0
B1(adaptable)	2	1.2%	2 Bedroom + Den	600	55.7	1200.0
C1	4	2.3%	2 Bedroom	760.0	70.6	3040.0
C1A	1	0.6%	2 Bedroom	735.0	68.3	735.0
C2	1	25.0%	2 Bedroom	735.0	68.3	735.0
C2A	2	1.2%	2 Bedroom	770.0	71.5	1540.0
C2B (adaptable)	4	2.3%	2 Bedroom	780.0	72.5	3120.0
C2C (adaptable)	4	2.3%	2 Bedroom	770.0	71.5	3080.0
C3	2	1.2%	2 Bedroom	780.0	72.5	1560.0
C4	14	8.2%	2 Bedroom	750.0	69.7	10500.0
C5	13	7.6%	2 Bedroom	805.0	74.8	10465.0
C5A	1	0.6%	2 Bedroom	805.0	74.8	805.0
C6	1	25.0%	2 Bedroom	800.0	74.3	800.0
C6A (adaptable)	4	2.3%	2 Bedroom	800.0	74.3	3200.0
C6B	1	0.6%	2 Bedroom	785.0	72.9	785.0
C6C (adaptable)	4	2.3%	2 Bedroom	810.0	75.3	3240.0
C7 (adaptable)	16	9.4%	2 Bedroom	780.0	72.5	12480.0
C8	4	2.3%	2 Bedroom	800.0	74.3	3200.0
C9	4	2.3%	2 Bedroom	845.0	78.5	3380.0
Total	171	100.0%				115373.0

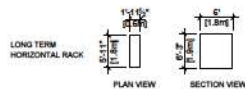
Rental Forecast for 21 Units of Rental						
	Rentable Size	Building	Floor	Type		
Unit 1	1 Bedroom	557	Sq.Ft.	1	2	A
Unit 2	1 Bedroom	557	Sq.Ft.	1	2	A
Unit 3	1 Bedroom	557	Sq.Ft.	1	2	A
Unit 4	1 Bedroom	557	Sq.Ft.	1	2	A
Unit 5	1 Bedroom	557	Sq.Ft.	1	3	A
Unit 6	1 Bedroom	557	Sq.Ft.	1	3	A
Unit 7	1 Bedroom	600	Sq.Ft.	2	2	B
Unit 8	1 Bedroom	600	Sq.Ft.	2	2	B1
Unit 9	1 Bedroom	600	Sq.Ft.	2	3	B1
Unit 10	1 Bedroom	600	Sq.Ft.	2	3	B
Unit 11	2 Bedroom	770	Sq.Ft.	2	1	C2-A
Unit 12	2 Bedroom	800	Sq.Ft.	1	2	C6
Unit 13	2 Bedroom	785	Sq.Ft.	2	2	C6-B
Unit 14	2 Bedroom	805	Sq.Ft.	2	1	C5A
Unit 15	2 Bedroom	805	Sq.Ft.	2	3	C5
Unit 16	2 Bedroom	805	Sq.Ft.	1	3	C5
Unit 17	2 Bedroom	805	Sq.Ft.	1	2	C5
Unit 18	2 Bedroom	805	Sq.Ft.	2	2	C5
Unit 19	2 Bedroom	780	Sq.Ft.	1	1	C3
Unit 20	2 Bedroom	780	Sq.Ft.	2	1	C3
Unit 21	2 Bedroom	735	Sq.Ft.	2	1	C1-A



TYPICAL PARKING STALL SPECIFICATIONS



TYPICAL BICYCLE PARKING STALL SPECIFICATIONS



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2023-07-19



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4	JUL 16, 2023
3	JUN 2, 2023
2	FEB 27, 2023
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PROJECT NUMBER	AMS
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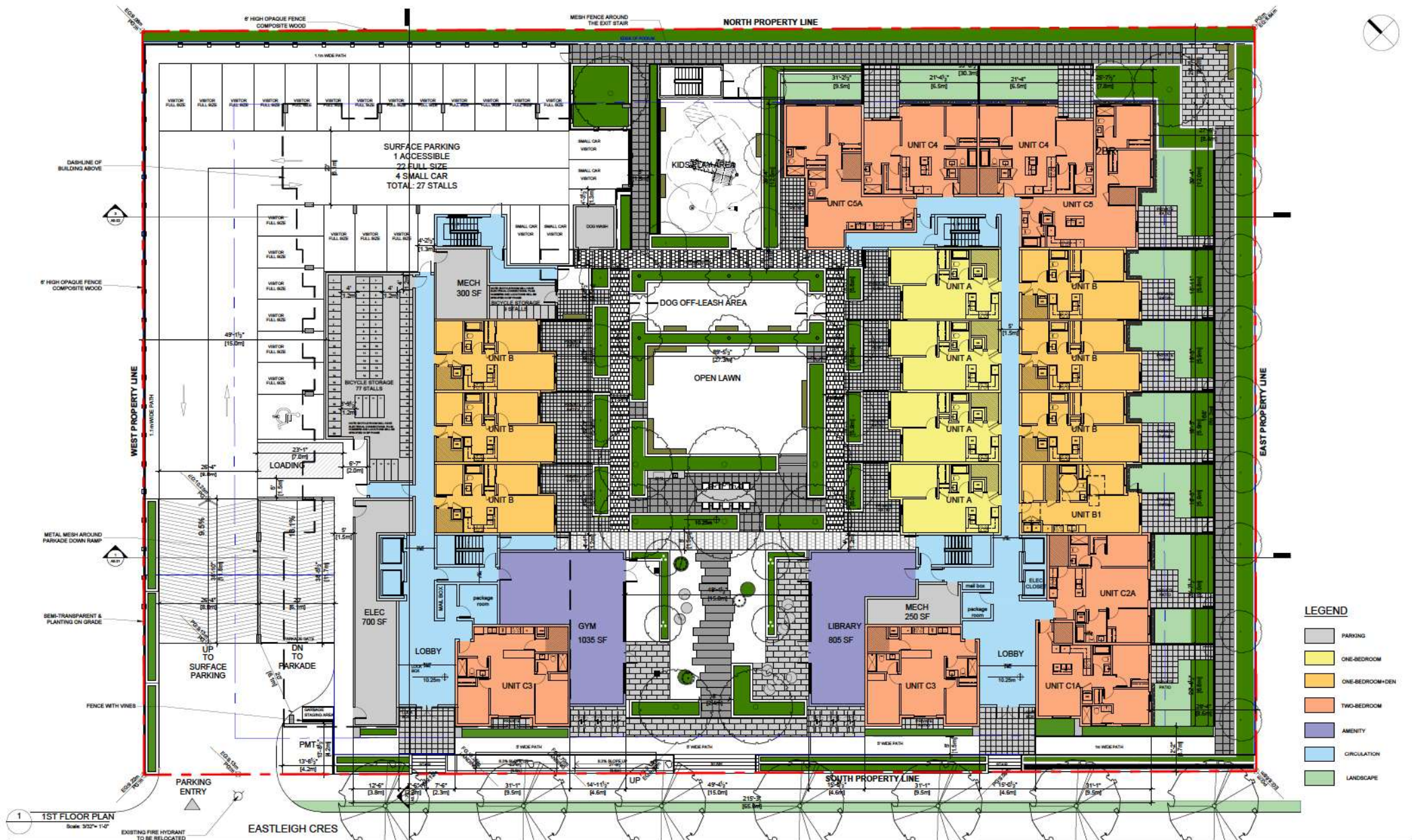
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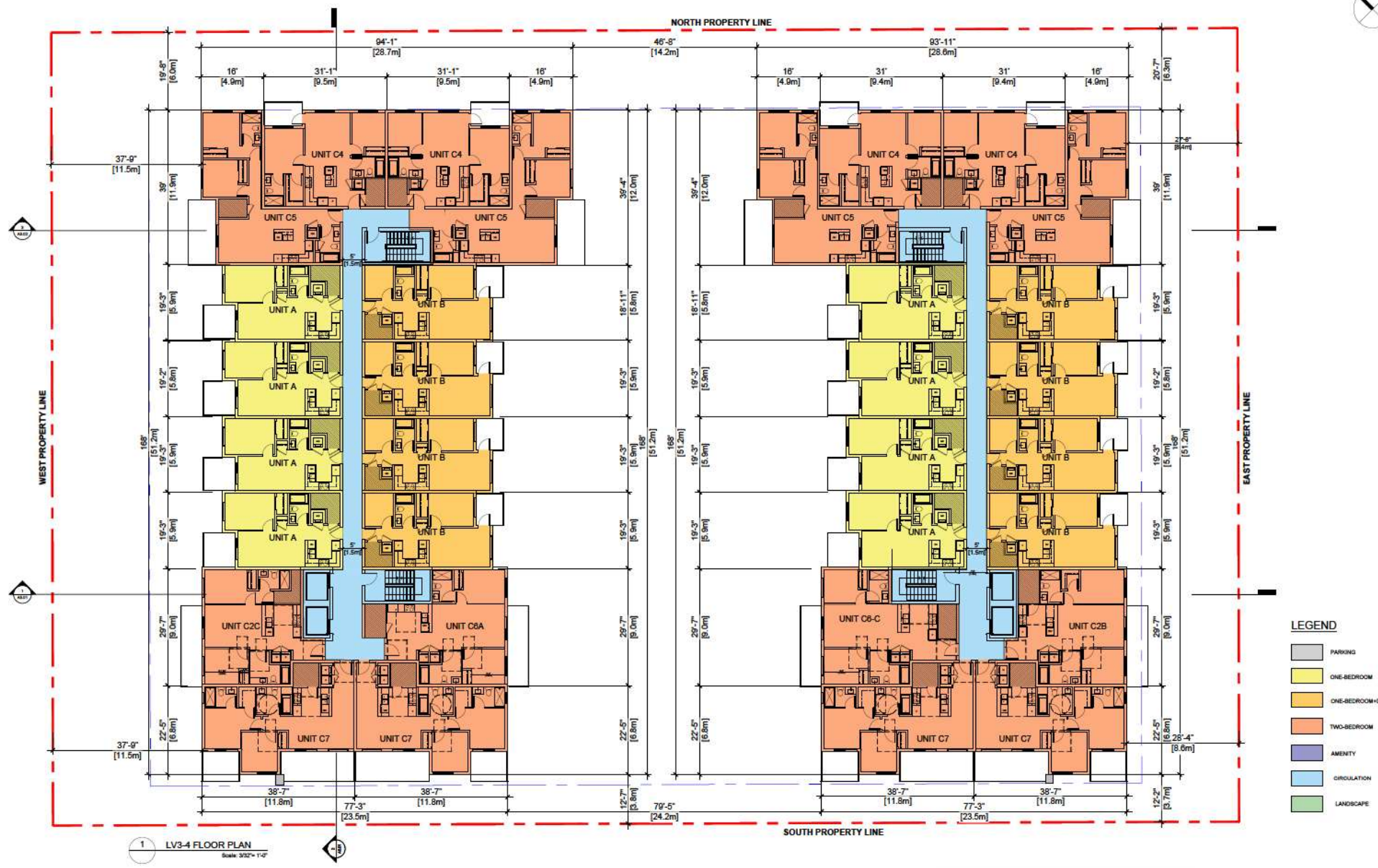
PROJECT
EVERGREEN RESIDENCES
20653, 20659, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
UNDERGROUND PARKING PLAN

DRAWING NO.

A2.01





1 LV3-4 FLOOR PLAN
Scale: 3/32" = 1'-0"



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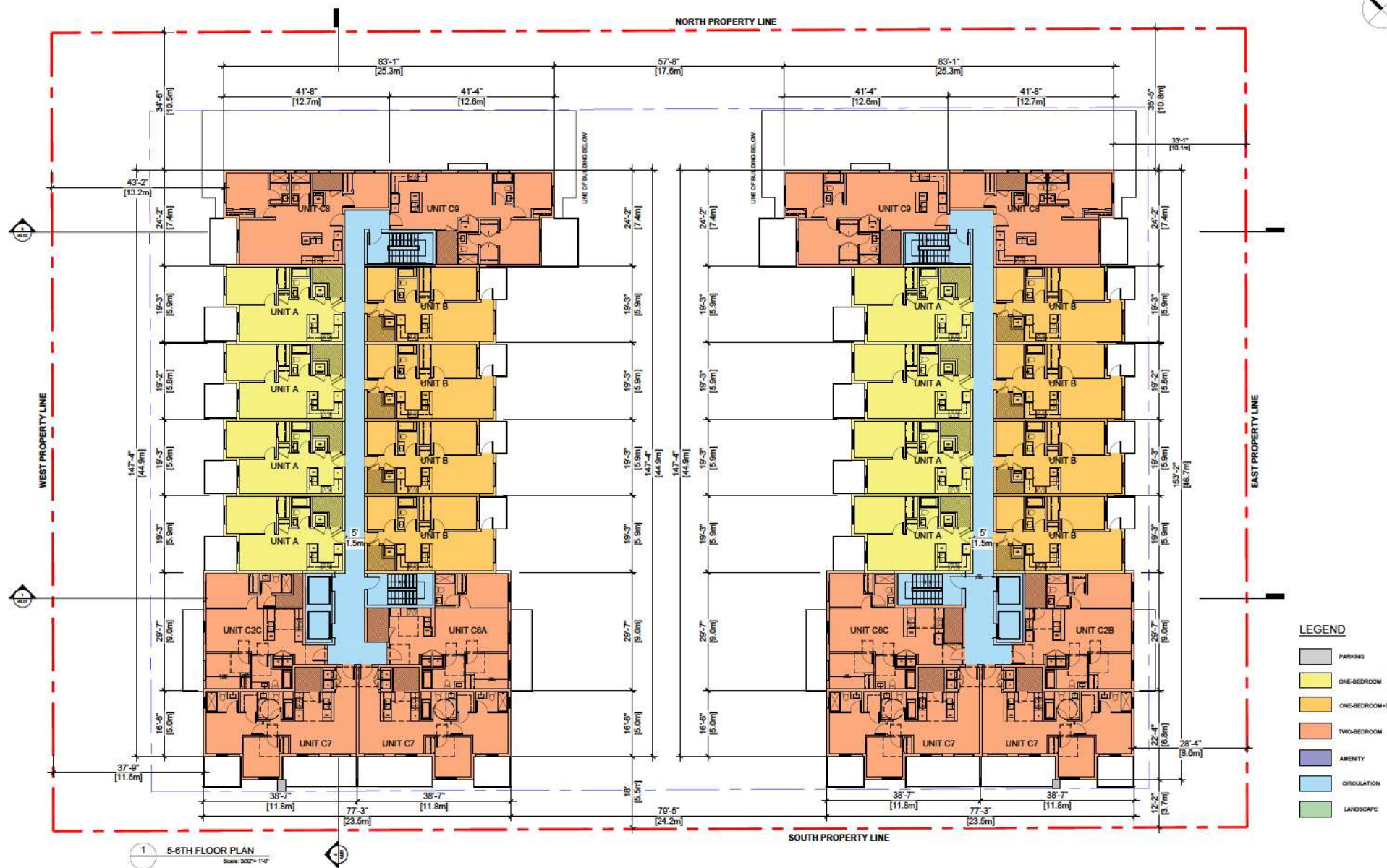
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PROJECT NUMBER	AM2
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PROJECT	EVERGREEN RESIDENCES 20659, 20663, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	LV3-4 FLOOR PLAN

DRAWING NO.	A2.04
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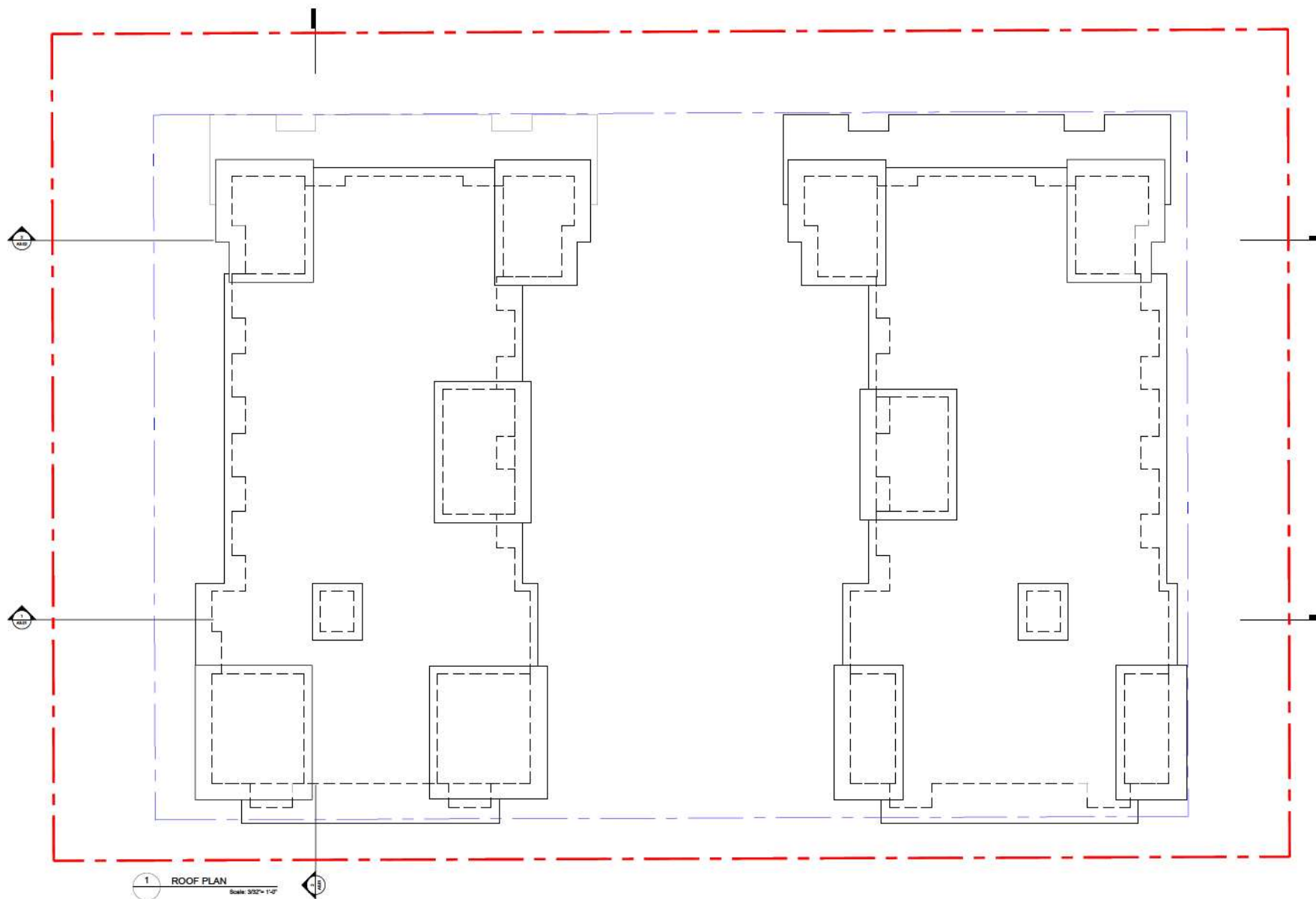
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PROJECT	EVERGREEN RESIDENCES 20659, 20663, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	5-6TH FLOOR PLAN

DRAWING NO.	A2.05
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NOTE

- HIGH-ALBEDO ROOF SHOULD BE PROVIDED
- STEPPED-BACK ROOFS SHALL BE BUILT WITH LIGHT-COLOURED HIGH-REFLECTIVITY ROOF MATERIALS.



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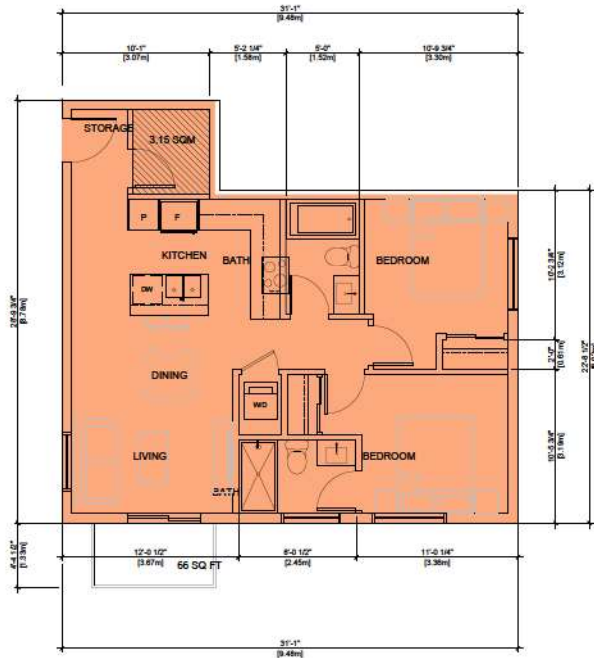
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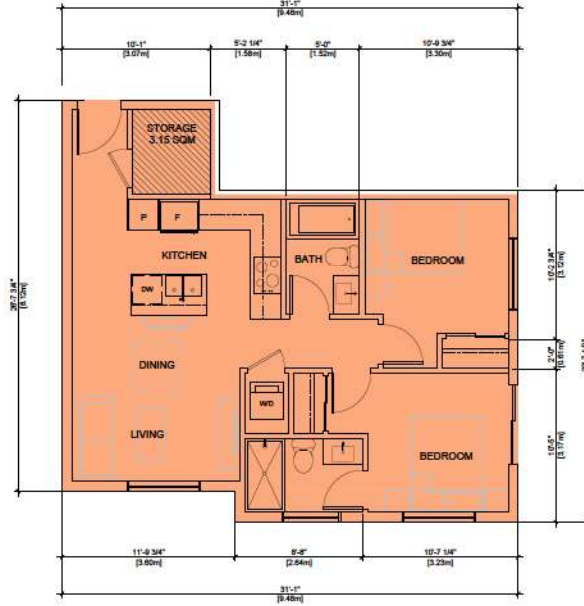
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DRAWING TITLE	ROOF PLAN

DRAWING NO.	A2.06
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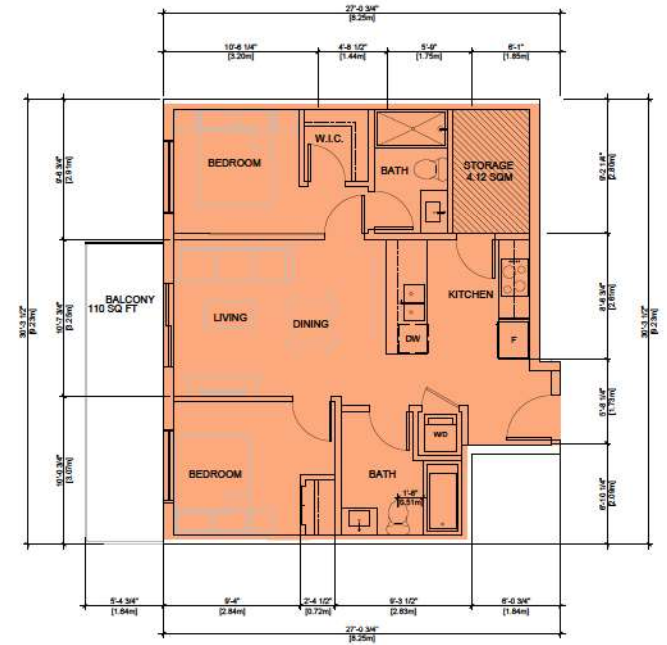
1 TYPE C1 UNIT PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE C1		FLOOR AREA
2 BEDROOM		
TOTAL	760 SQ.FT	70.6 m ²
INCLUDING 33.9 SQ.FT (3.15m ²) STORAGE LOCKER		



2 TYPE C1A UNIT PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE C1A		FLOOR AREA
2 BEDROOM		
TOTAL	735 SQ.FT	68.3 m ²
INCLUDING 33.9 SQ.FT (3.15m ²) STORAGE LOCKER		



3 TYPE C2 UNIT PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE C2		FLOOR AREA
2 BEDROOM		
TOTAL	735 SQ.FT	68.3 m ²
INCLUDING 46.1 SQ.FT (4.12m ²) STORAGE LOCKER		



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ISSUES	DATE
4	JUL 14, 2023
3	JUN 1, 2023
2	FEB 27, 2023
1	

PROJECT NUMBER	AM3
DRAWN BY	PC
CHECKED BY	PI

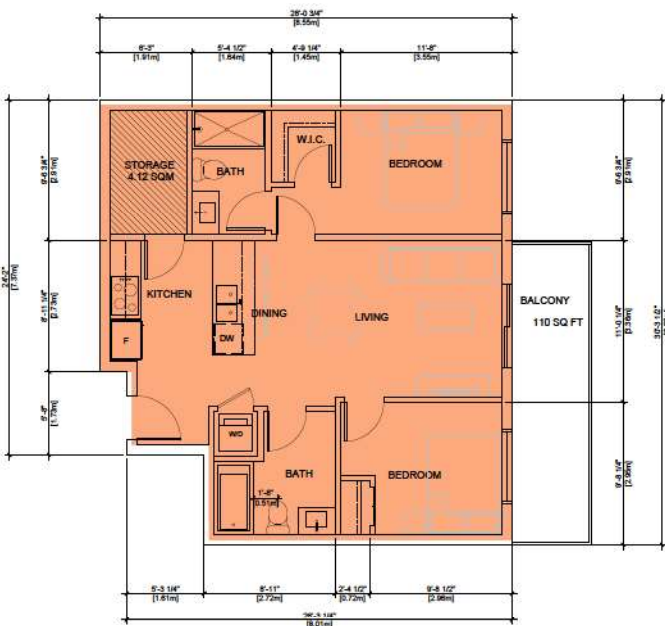
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PROJECT
EVERGREEN RESIDENCES
20659, 20663, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
UNIT PLAN

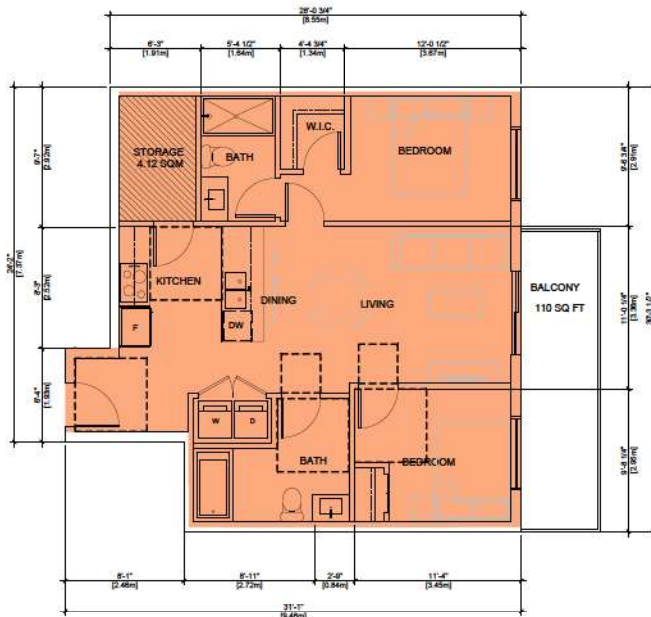
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A3.01



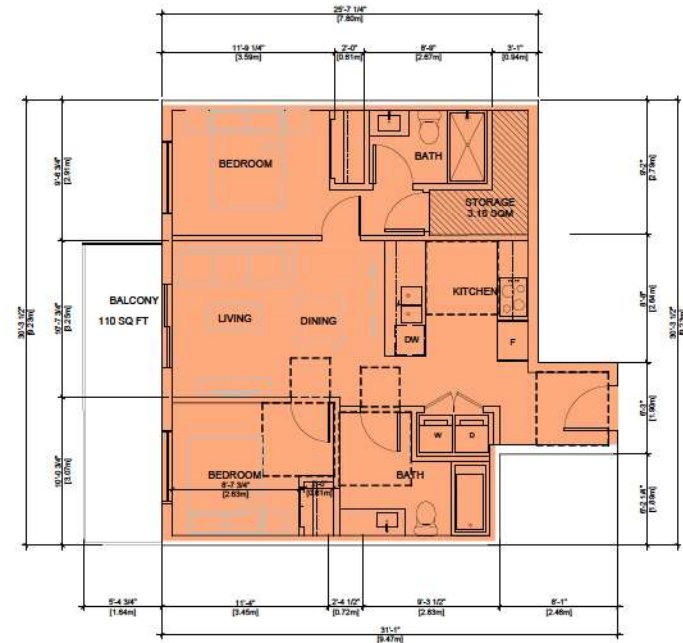
1 TYPE C2A UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C2A	FLOOR AREA	
2 BEDROOM		
TOTAL	770 SQ.FT	71.5 m ²
INCLUDING 44.1 SQ.FT (4.12m ²) STORAGE LOCKER		



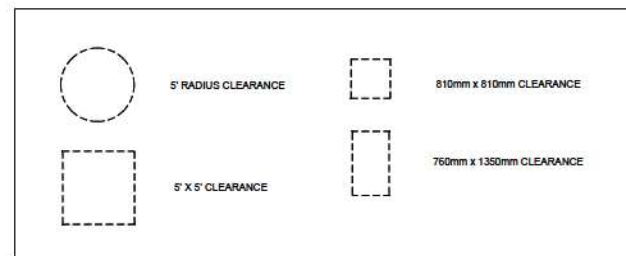
2 TYPE C2B UNIT PLAN
Scale: 1/8" = 1'-0"

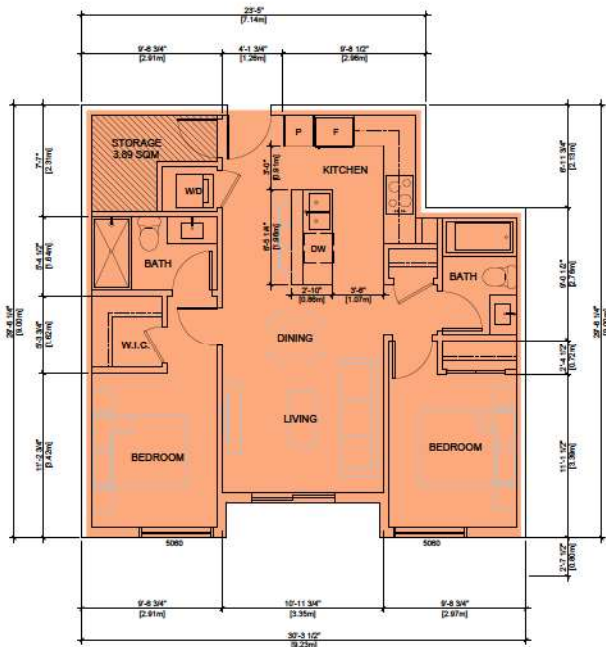
UNIT TYPE C2B	FLOOR AREA	
2 BEDROOM (adaptable unit)		
TOTAL	780 SQ.FT	72.5 m ²
INCLUDING 44.1 SQ.FT (4.12m ²) STORAGE LOCKER		



3 TYPE C2C UNIT PLAN
Scale: 1/8" = 1'-0"

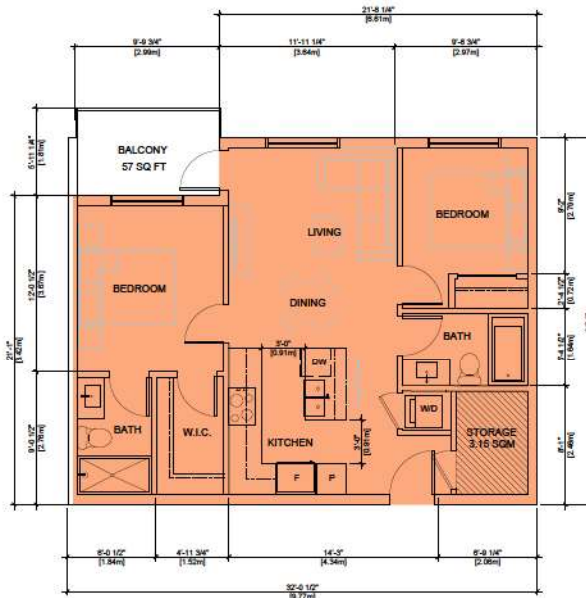
UNIT TYPE C2C	FLOOR AREA	
2 BEDROOM (adaptable unit)		
TOTAL	770 SQ.FT	71.5 m ²
INCLUDING 34.2 SQ.FT (3.18m ²) STORAGE LOCKER		





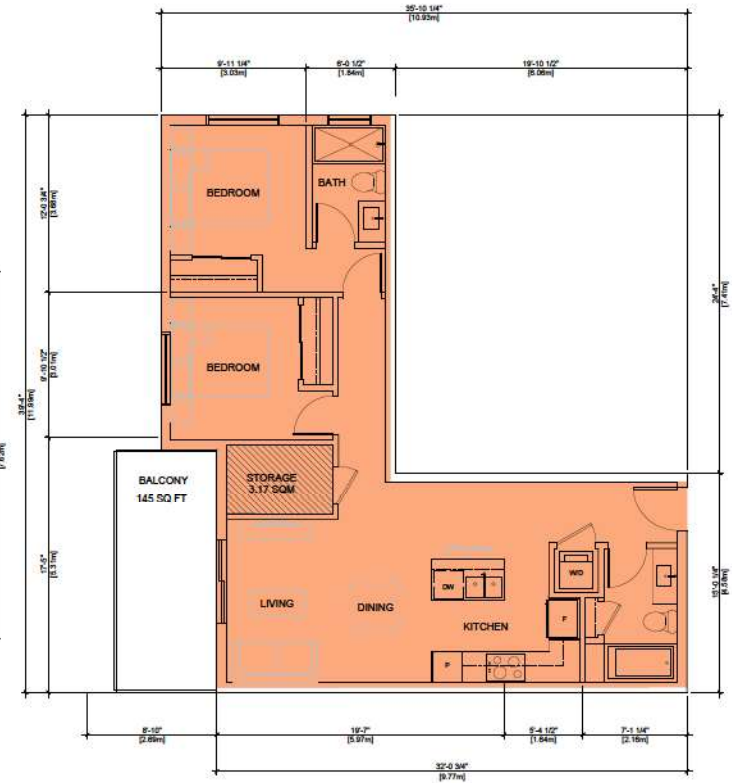
1 TYPE C3 UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C3	FLOOR AREA	
2 BEDROOM		
TOTAL	780 SQ. FT	72.5m ²
INCLUDING 41.9 SQ. FT (3.89m ²) STORAGE LOCKER		



2 TYPE C4 UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C4	FLOOR AREA	
2 BEDROOM		
TOTAL	750 SQ. FT	69.7 m ²
INCLUDING 34.0 SQ. FT (3.15m ²) STORAGE LOCKER		



3 TYPE C5 UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C5	FLOOR AREA	
2 BEDROOM		
TOTAL	805 SQ. FT	74.8 m ²
INCLUDING 34.2 SQ. FT (3.17m ²) STORAGE LOCKER		



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ISSUES	DATE
4	JUL 14, 2023
3	JUN 1, 2023
1	FEB 27, 2023

1. REVISOR FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
2. REVISOR FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
3. REVISOR FOR REZONING AND DEVELOPMENT PERMIT APPLICATION

PROJECT NUMBER	AMS
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CHECKED BY	SV

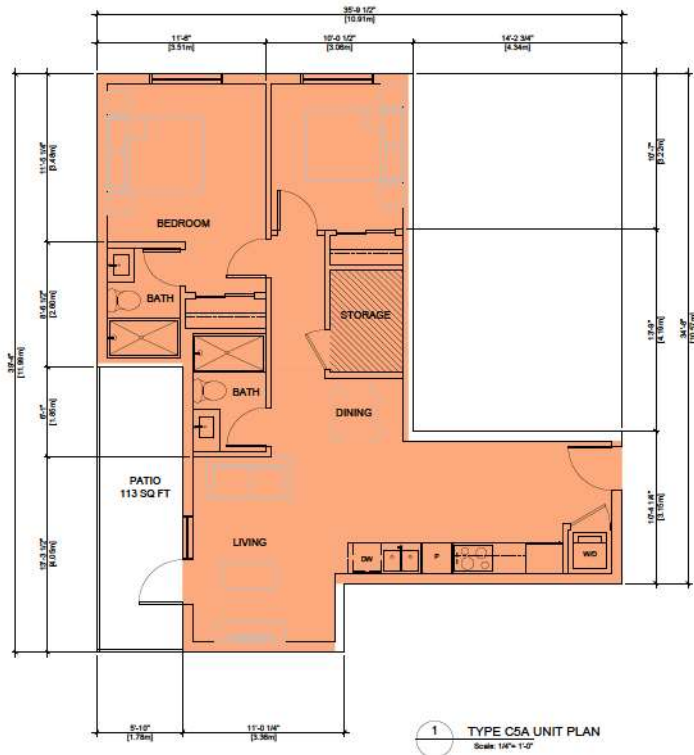
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PROJECT
EVERGREEN RESIDENCES
20659, 20663, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
UNIT PLAN

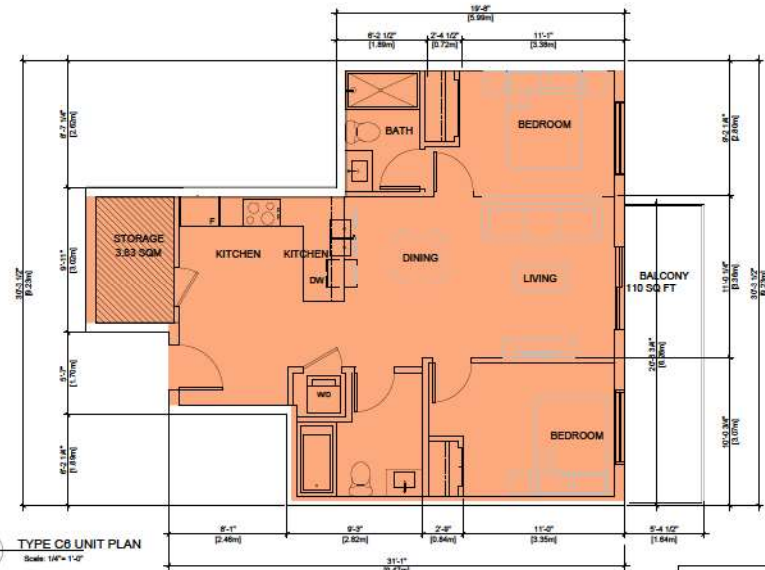
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A3.03



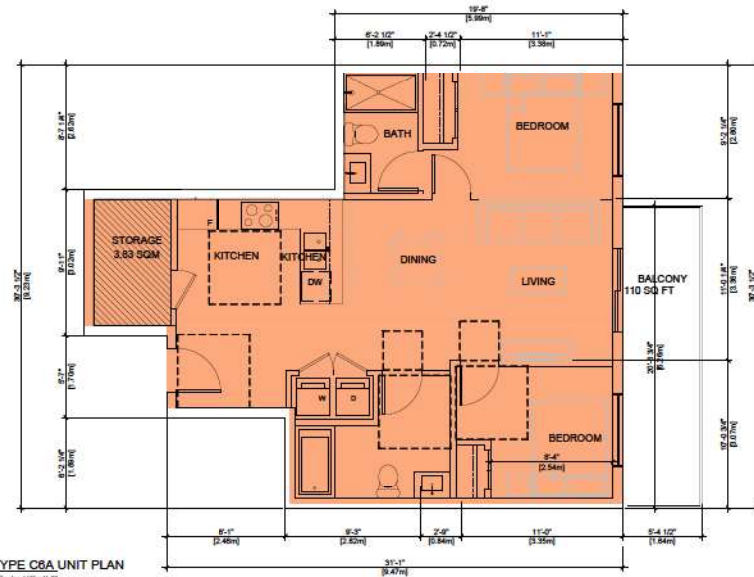
UNIT TYPE C5A FLOOR AREA		
2 BEDROOM		
TOTAL	805 SQ.FT	74.8 m ²
INCLUDING 34.2 SQ.FT (3.17m ²) STORAGE LOCKER		

2 TYPE C6 UNIT PLAN
Scale: 1/8" = 1'-0"

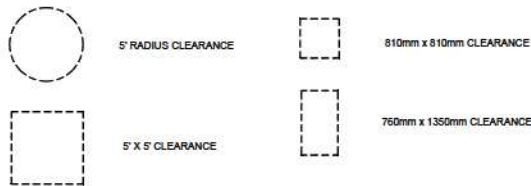


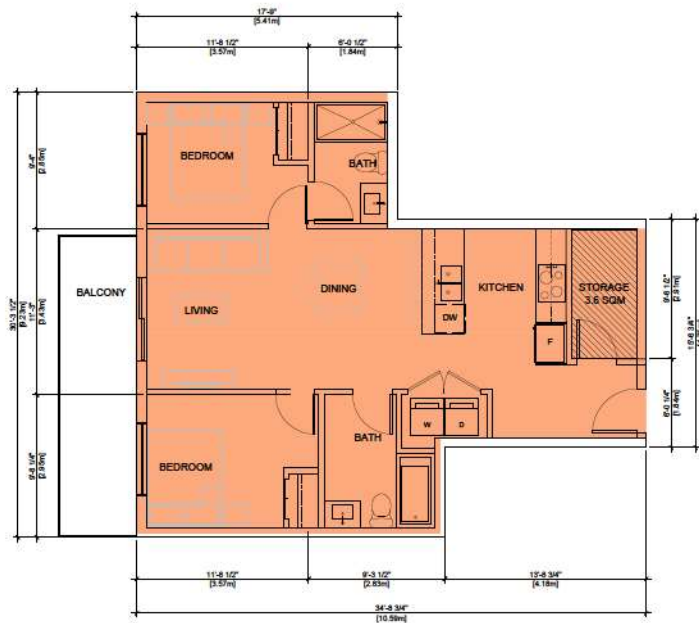
UNIT TYPE C6 FLOOR AREA	
2 BEDROOM	
TOTAL	800 SQ.FT 74.3 m ²
INCLUDING 41.2 SQ.FT (3.83m ²) STORAGE LOCKER	

3 TYPE C6A UNIT PLAN
Scale: 1/8" = 1'-0"



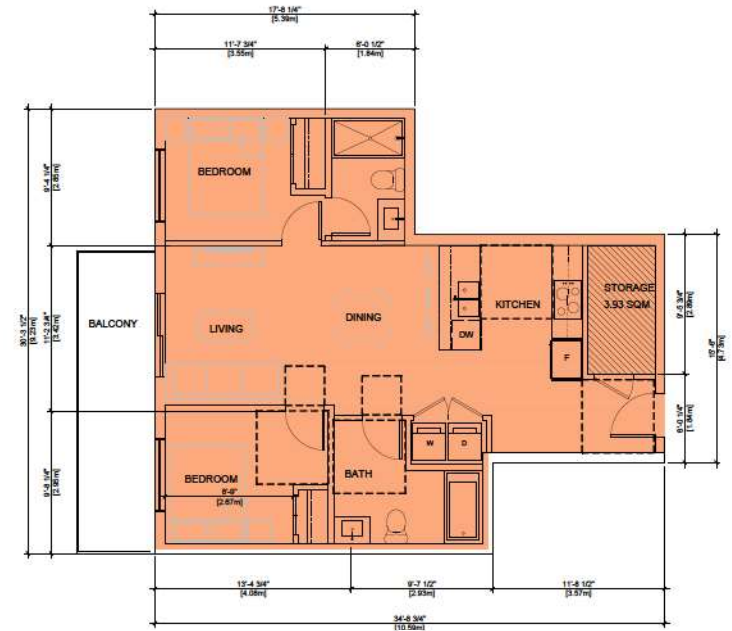
UNIT TYPE C6A FLOOR AREA	
2 BEDROOM/ADAPTABLE UNIT	
TOTAL	800 SQ.FT 74.3 m ²
INCLUDING 41.2 SQ.FT (3.83m ²) STORAGE LOCKER	





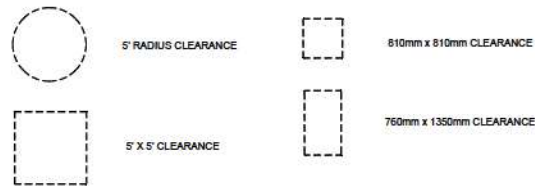
1 TYPE C6B UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C6B	FLOOR AREA	
2 BEDROOM		
TOTAL	785 SQ.FT	72.9 m ²
INCLUDING 38.8SQ.FT (3.6m ²) STORAGE LOCKER		



2 TYPE C6C UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C6C	FLOOR AREA	
2 BEDROOM (ADAPTABLE UNIT)		
TOTAL	810 SQ.FT	75.3 m ²
INCLUDING 42.3SQ.FT (3.93m ²) STORAGE LOCKER		



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4	JUL 14, 2023
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PROJECT NUMBER	AMS
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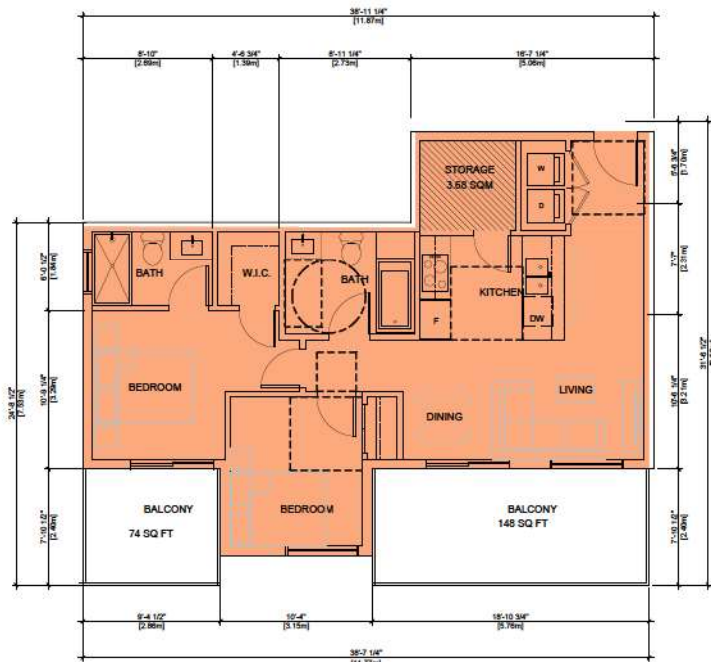
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DRAWING TITLE
UNIT PLAN

DRAWING NO.

A3.05



1 TYPE C7 UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C7		FLOOR AREA
2 BEDROOM (ADAPTABLE UNIT)		
TOTAL	780 SQ.FT	72.5 m ²
INCLUDING 49.25 SQ.FT (4.57m ²) STORAGE LOCKER		



5' RADIUS CLEARANCE



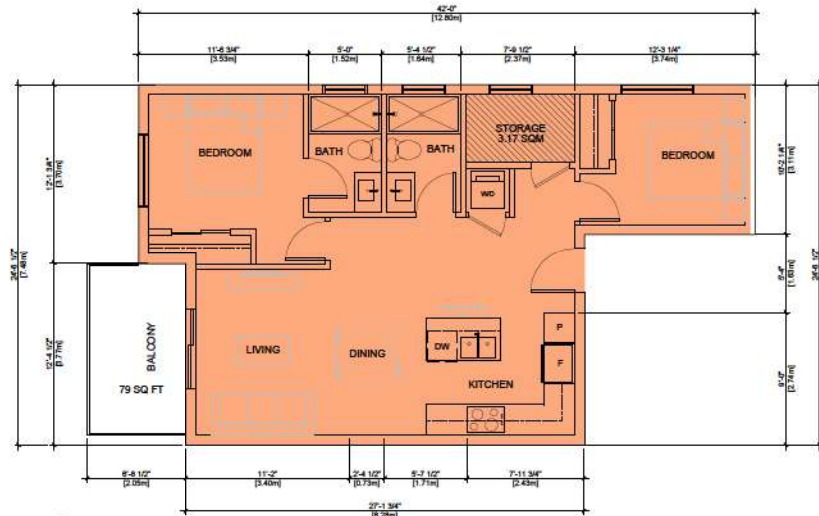
810mm x 810mm CLEARANCE



5' X 5' CLEARANCE



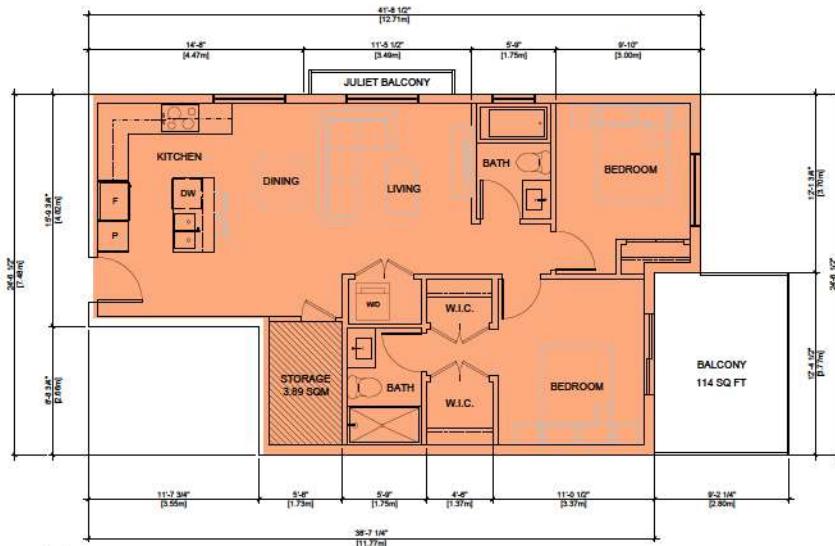
760mm x 1350mm CLEARANCE



2 TYPE C8 UNIT PLAN
Scale: 1/8" = 1'-0"

NOTE:
THE WALLS BETWEEN UNIT C8 AND C9 WILL
BE BUILT TO EXCEED THE SOUND
ATTENUATION REQUIREMENT OF
THE LATEST BC BUILDING CODE.

UNIT TYPE C8		FLOOR AREA
2 BEDROOM		
TOTAL	800 SQ.FT	74.3 m ²
INCLUDING 34.2 SQ.FT (3.17m ²) STORAGE LOCKER		



3 TYPE C9 UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C9		FLOOR AREA
2 BEDROOM		
TOTAL	845 Q.FT	78.5 m ²
INCLUDING 41.9 SQ.FT (3.89m ²) STORAGE LOCKER		



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ISSUES	DATE
4	Jul 14, 2023
3	Jun 1, 2023
2	Feb 27, 2023
1	

PROJECT NUMBER	AMS
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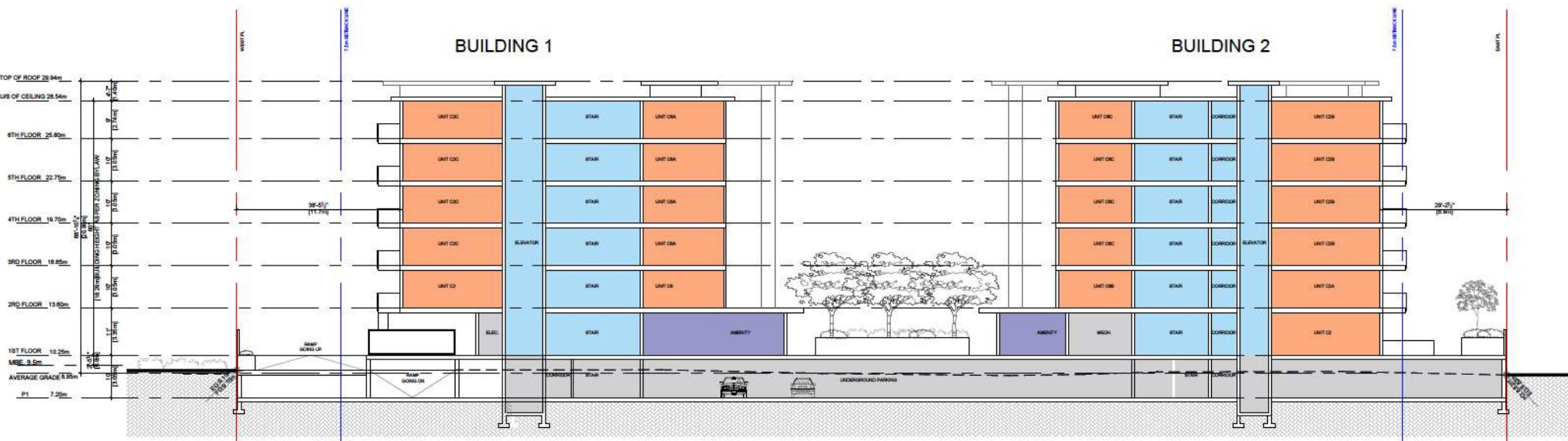
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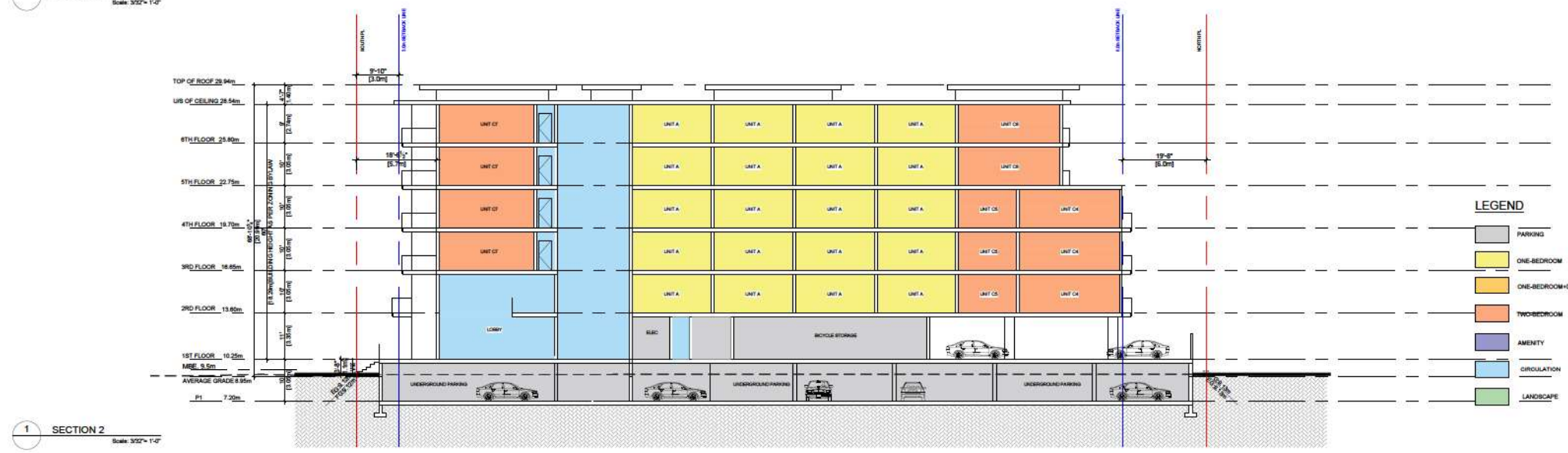
DRAWING TITLE
UNIT PLAN

DRAWING NO.

A3.06



1 SECTION 1
Scale: 3/32" = 1'-0"



1 SECTION 2
Scale: 3/32" = 1'-0"

- LEGEND**
- PARKING
 - ONE-BEDROOM
 - ONE-BEDROOM+DEN
 - TWO-BEDROOM
 - AMENITY
 - CIRCULATION
 - LANDSCAPE



pacific west architecture
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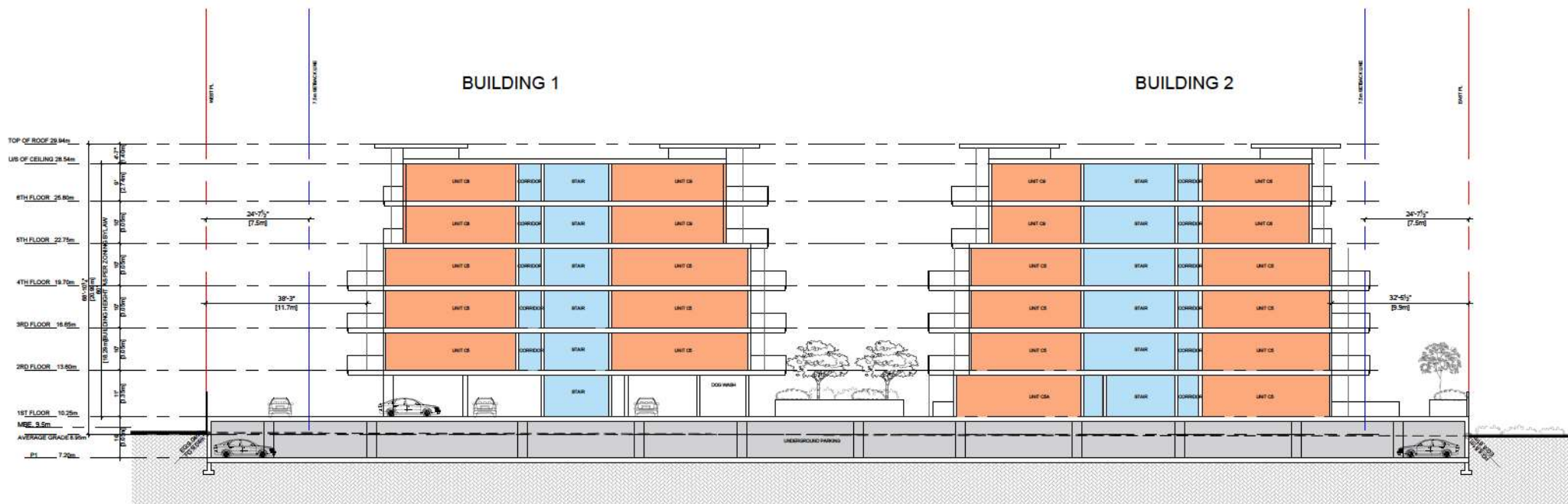
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ISSUES	DATE
4	JUL 16, 2023
3	JUN 1, 2023
2	FEB 27, 2023
1	

PROJECT NUMBER	AMS
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PROJECT	EVERGREEN RESIDENCES 20659, 20663, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	BUILDING SECTIONS

DRAWING NO.	A4.01
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LEGEND

	PARKING
	ONE-BEDROOM
	ONE-BEDROOM+DEN
	TWO-BEDROOM
	AMENITY
	CIRCULATION
	LANDSCAPE



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ISSUES	DATE
1. REVISION FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	JUL 16, 2023
2. REVISION FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	JUN 1, 2023
3. REVISION FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2023

PROJECT NUMBER	AMS
DRAWN BY	PC
CHECKED BY	PH

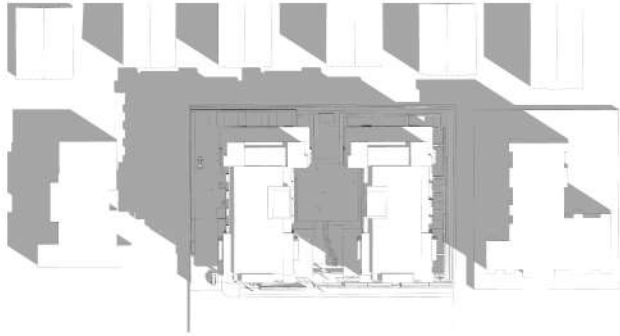
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PROJECT
EVERGREEN RESIDENCES
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 LANGLEY B.C.

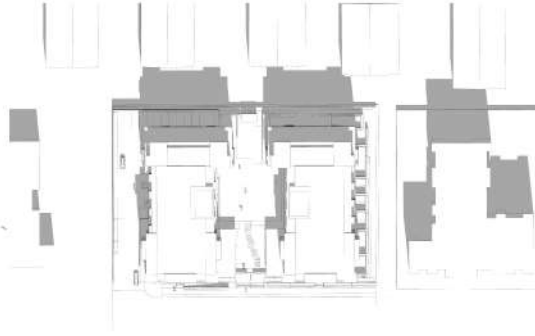
DRAWING TITLE
BUILDING SECTIONS

DRAWING NO.

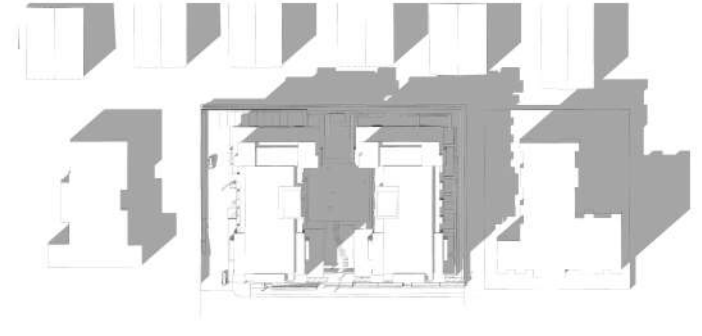
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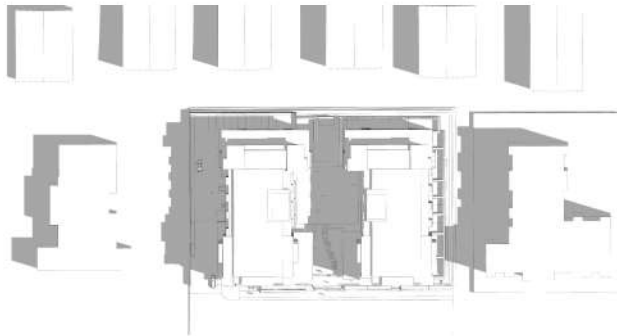
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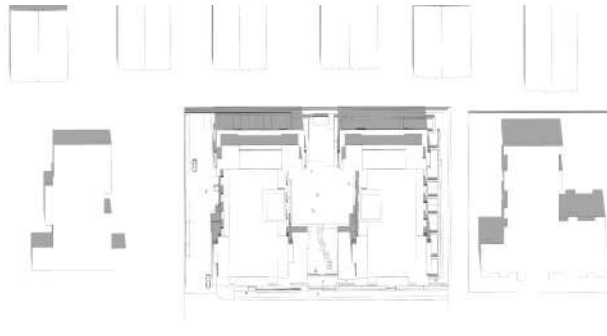
MAR 21, 12:00PM



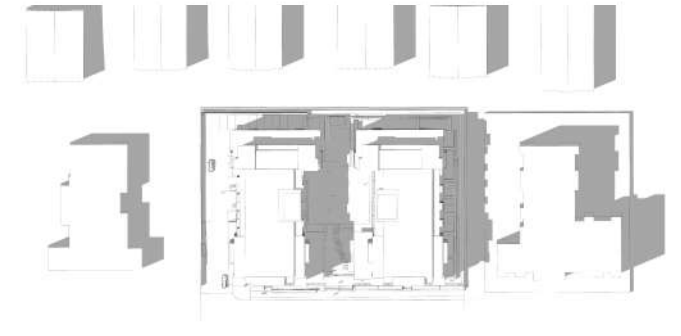
MAR 21, 3:00PM



JUN 21, 9:00AM



JUN 21, 12:00PM



JUN 21, 3:00PM



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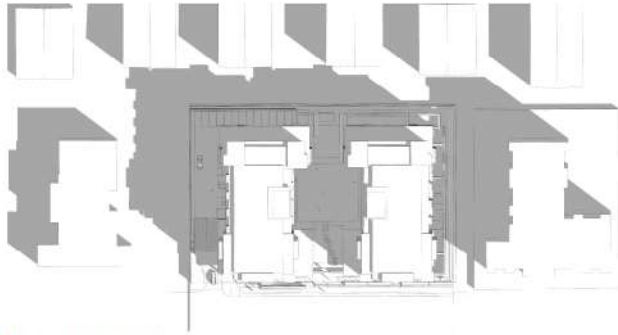
ISSUES	DATE
1. REVIEWED FOR REDLINING AND DEVELOPMENT PERMIT APPLICATION	JUL 14, 2023
2. REVIEWED FOR REDLINING AND DEVELOPMENT PERMIT APPLICATION	JUN 1, 2023
3. REVIEWED FOR REDLINING AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2023

PROJECT NUMBER	AMB
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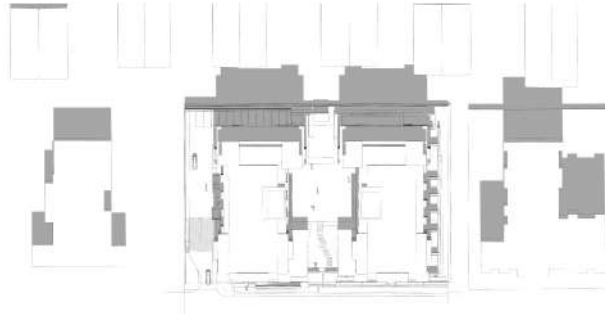
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PROJECT	20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	SHADOW ANALYSIS

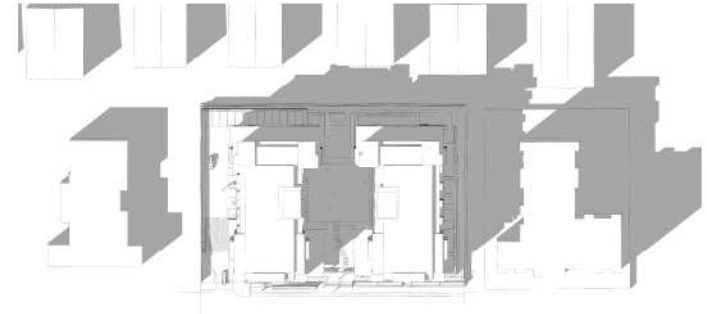
DRAWING NO.	A6.01
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SEP 23, 9:00AM



SEP 23, 12:00PM



SEP 23, 3:00PM



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2023-07-10



ISSUES	DATE
4	JUL 14, 2023
1. RESUBMITTED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	JUN 1, 2023
2. RESUBMITTED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2023
1. SUBMITTED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	

PROJECT NUMBER	AMS
DRAWN BY	PC
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PROJECT
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LANGLEY B.C.

DRAWING TITLE
SHADOW ANALYSIS

DRAWING NO.

A6.02



1 SOUTH ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

- | | | | | | |
|---|--|---|---|----|--|
| 1 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: DARK GREY | 5 | CONCRETE PLANTER, PAINTED
COLOR: SILVER CHAIN | 9 | ALUMINUM AND GLASS RAILING, COLOUR: BLACK |
| 2 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: GREY SLATE | 6 | PAINTED CONCRETE - COLOR: SILVER CHAIN | 10 | METAL CLADDING, COLOUR: ARCTIC WHITE |
| 3 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: ARCTIC WHITE | 7 | SEALED DOUBLE GLAZED FRENCH DOOR c/w
2X6 WOOD TRIM | 11 | COMMERCIAL PARKING OVERHEAD ENTRY DOOR |
| 4 | METAL SIDING
COLOR: RED CEDAR | 8 | SEALED DOUBLE GLAZED P.V.C. WINDOW c/w
2X6 WOOD TRIM | 12 | DOUBLE GLAZED THERMAL BROKEN
STOREFRONT WINDOW & DOOR |

NOTE

- HIGH-ALBEDO ROOF SHOULD BE PROVIDED
- STEPPED-BACK ROOFS SHALL BE BUILT WITH LIGHT-COLOURED HIGH-REFLECTIVITY ROOF MATERIALS.



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ISSUES	DATE
4	JUL 14, 2023
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1	FEB 27, 2023

PROJECT NUMBER	AM0
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PROJECT	20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	BUILDING ELEVATIONS

DRAWING NO.	A5.01
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1 NORTH ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

- | | | | | | |
|---|--|---|---|----|--|
| 1 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: DARK GREY | 5 | CONCRETE PLANTER, PAINTED
COLOR: SILVER CHAIN | 9 | ALUMINUM AND GLASS RAILING, COLOUR: BLACK |
| 2 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: GREY SLATE | 6 | PAINTED CONCRETE - COLOR: SILVER CHAIN | 10 | METAL CLADDING, COLOUR: ARCTIC WHITE |
| 3 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: ARCTIC WHITE | 7 | SEALED DOUBLE GLAZED FRENCH DOOR c/w
2X6 WOOD TRIM | 11 | COMMERCIAL PARKING OVERHEAD ENTRY DOOR |
| 4 | METAL SIDING
COLOR: RED CEDAR | 8 | SEALED DOUBLE GLAZED P.V.C. WINDOW c/w
2X6 WOOD TRIM | 12 | DOUBLE GLAZED THERMAL BROKEN
STOREFRONT WINDOW & DOOR |

NOTE

- HIGH-ALBEDO ROOF SHOULD BE PROVIDED
- STEPPED-BACK ROOFS SHALL BE BUILT WITH LIGHT-COLOURED HIGH-REFLECTIVITY ROOF MATERIALS.



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ISSUES	DATE
4	
1	REVISED FOR REDLINING AND DEVELOPMENT PERMIT APPLICATION JUL 14, 2023
2	REVISED FOR REDLINING AND DEVELOPMENT PERMIT APPLICATION JUN 1, 2023
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PROJECT
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LANGLEY B.C.

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.

A5.02



1 BUILDING 1 WEST ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

1	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY	5	CONCRETE PLANTER, PAINTED COLOR: SILVER CHAIN	9	ALUMINUM AND GLASS RAILING, COLOUR: BLACK
2	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: GREY SLATE	6	PAINTED CONCRETE - COLOR: SILVER CHAIN	10	METAL CLADDING, COLOUR: ARCTIC WHITE
3	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: ARCTIC WHITE	7	SEALED DOUBLE GLAZED FRENCH DOOR c/w 2X6 WOOD TRIM	11	COMMERCIAL PARKING OVERHEAD ENTRY DOOR
4	METAL SIDING COLOR: RED CEDAR	8	SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM	12	DOUBLE GLAZED THERMAL BROKEN STOREFRONT WINDOW & DOOR

NOTE

- HIGH-ALBEDO ROOF SHOULD BE PROVIDED
- STEPPED-BACK ROOFS SHALL BE BUILT WITH LIGHT-COLOURED HIGH-REFLECTIVITY ROOF MATERIALS.



1200 West 73rd Ave (Airport Square)
Suite 340
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Office: 604 558 3964
Email: info@pwestarchitecture.com
www.pwestarchitecture.com



2023-07-10



ISSUES	DATE
4	JUL 14, 2023
1	JUN 1, 2023
1	FEB 27, 2023

PROJECT NUMBER	AM0
DRAWN BY	PC
CHECKED BY	PI

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PROJECT
20659, 20669, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.

A5.03



1 BUILDING 1 EAST ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

1	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY	5	CONCRETE PLANTER, PAINTED COLOR: SILVER CHAIN	9	ALUMINUM AND GLASS RAILING, COLOUR: BLACK
2	HARDIE PANEL SMOOTH W/ REVIEW LINES- COLOR: GREY SLATE	6	PAINTED CONCRETE - COLOR: SILVER CHAIN	10	METAL CLADDING, COLOUR: ARCTIC WHITE
3	HARDIE PANEL SMOOTH W/ REVIEW LINES- COLOR: ARCTIC WHITE	7	SEALED DOUBLE GLAZED FRENCH DOOR c/w 2X6 WOOD TRIM	11	COMMERCIAL PARKING OVERHEAD ENTRY DOOR
4	METAL SIDING COLOR: RED CEDAR	8	SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM	12	DOUBLE GLAZED THERMAL BROKEN STOREFRONT WINDOW & DOOR

NOTE

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2023-07-10



ISSUES	DATE
4	
1	REDESIGNED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION JUL 14, 2023
2	REDESIGNED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION JUN 1, 2023
3	REDESIGNED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION FEB 27, 2023

PROJECT NUMBER	AM5
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PROJECT
20659, 20669, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.

A5.04



1 BUILDING 2 WEST ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

1	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY	5	CONCRETE PLANTER, PAINTED COLOR: SILVER CHAIN	9	ALUMINUM AND GLASS RAILING, COLOUR: BLACK
2	HARDIE PANEL SMOOTH W/ REVIEW LINES- COLOR: GREY SLATE	6	PAINTED CONCRETE - COLOR: SILVER CHAIN	10	METAL CLADDING, COLOUR: ARCTIC WHITE
3	HARDIE PANEL SMOOTH W/ REVIEW LINES- COLOR: ARCTIC WHITE	7	SEALED DOUBLE GLAZED FRENCH DOOR c/w 2X6 WOOD TRIM	11	COMMERCIAL PARKING OVERHEAD ENTRY DOOR
4	METAL SIDING COLOR: RED CEDAR	8	SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM	12	DOUBLE GLAZED THERMAL BROKEN STOREFRONT WINDOW & DOOR

NOTE

- HIGH-ALBEDO ROOF SHOULD BE PROVIDED
- STEPPED-BACK ROOFS SHALL BE BUILT WITH LIGHT-COLOURED HIGH-REFLECTIVITY ROOF MATERIALS.



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2023-07-10



ISSUES	DATE
4	JUL 14, 2023
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1	FEB 27, 2023

PROJECT NUMBER	AM5
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PROJECT
20659, 20669, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.

A5.05



1 BUILDING 2 EAST ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

1	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY	5	CONCRETE PLANTER, PAINTED COLOR: SILVER CHAIN	9	ALUMINUM AND GLASS RAILING, COLOUR: BLACK
2	HARDIE PANEL SMOOTH W/ REVIEW LINES- COLOR: GREY SLATE	6	PAINTED CONCRETE - COLOR: SILVER CHAIN	10	METAL CLADDING, COLOUR: ARCTIC WHITE
3	HARDIE PANEL SMOOTH W/ REVIEW LINES- COLOR: ARCTIC WHITE	7	SEALED DOUBLE GLAZED FRENCH DOOR c/w 2X6 WOOD TRIM	11	COMMERCIAL PARKING OVERHEAD ENTRY DOOR
4	METAL SIDING COLOR: RED CEDAR	8	SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM	12	DOUBLE GLAZED THERMAL BROKEN STOREFRONT WINDOW & DOOR

NOTE

- HIGH-ALBEDO ROOF SHOULD BE PROVIDED
- STEPPED-BACK ROOFS SHALL BE BUILT WITH LIGHT-COLOURED HIGH-REFLECTIVITY ROOF MATERIALS.



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ISSUES	DATE
4	JUL 14, 2023
1	JUN 1, 2023
1	FEB 27, 2023

PROJECT NUMBER	AM0
DRAWN BY	PC
CHECKED BY	PI

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PROJECT	20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	BUILDING ELEVATIONS

DRAWING NO.	A5.06
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1 PERSPECTIVES
Scale: NTS



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2023-07-10



ADMIRAL
OPERATIONS
統御置地

ISSUES	DATE
4	JUL 14, 2023
3	JUN 8, 2023
2	FEB 27, 2023
1	

1. ISSUED FOR RECORDING AND
DEVELOPMENT PERMIT APPLICATION
2. ISSUED FOR RECORDING AND
DEVELOPMENT PERMIT APPLICATION
3. ISSUED FOR RECORDING AND
DEVELOPMENT PERMIT APPLICATION

PROJECT NUMBER	AMB
DRAWN BY	PC
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PROJECT
20659, 20669, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
3D PERSPECTIVES

DRAWING NO.

A6.03



1 PERSPECTIVES
Scale: NTS



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2023-07-10



ADMIRAL
OPERATIONS
統御 置地

ISSUES	DATE
4	JUL 14, 2023
3	JUN 8, 2023
2	FEB 27, 2023
1	

1. ISSUED FOR REDLINING AND
DEVELOPMENT PERMIT APPLICATION
2. ISSUED FOR REDLINING AND
DEVELOPMENT PERMIT APPLICATION
3. ISSUED FOR REDLINING AND
DEVELOPMENT PERMIT APPLICATION

PROJECT NUMBER	AMB
DRAWN BY	PC
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PROJECT
20659, 20669, 20679 EASTLEIGH CR.
LANGLEY B.C.

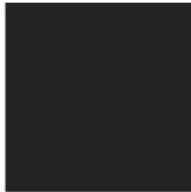
DRAWING TITLE
3D PERSPECTIVES

DRAWING NO.

A6.04

MATERIAL LEGEND

- 1 HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: DARK GREY
- 2 HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: GREY SLATE
- 3 HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: ARCTIC WHITE
- 4 CONCRETE PLANTER, PAINTED
COLOR: SILVER CHAIN
- 5 METAL SIDING, COLOUR: RED CEDAR
- 6 STAMPED CONCRETE - COLOR: SILVER CHAIN
- 7 SEALED DOUBLE GLAZED FRENCH DOOR
c/w WOOD TRIM
- 8 SEALED DOUBLE GLAZED P.V.C. WINDOW
c/w WOOD TRIM
- 9 ALUMINUM AND GLASS RAILING, COLOUR: BLACK
- 10 METAL CLADDING, COLOUR: ARCTIC WHITE
- 11 COMMERCIAL PARKING OVERHEAD ENTRY DOOR
- 12 DOUBLE GLAZED THERMAL BROKEN STOREFRONT
WINDOW & DOOR



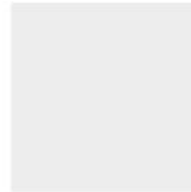
HARDIE PANEL SMOOTH
COLOR: DARK GREY



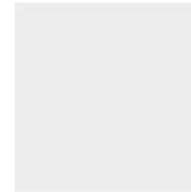
HARDIE PANEL SMOOTH
COLOR: GREY SLATE



ALUMINUM RAILING
COLOUR: BLACK



HARDIE PANEL SMOOTH
COLOR: ARCTIC WHITE



METAL CLADDING
COLOR: ARCTIC WHITE



METAL SIDING
COLOR: RED CEDAR



PAINTED CONCRETE
COLOR: SILVER CHAIN