

EVERGREEN RESIDENCES

20659, 20669, 20679 EASTLEIGH CRESCENT. CITY OF LANGLEY



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CONSULTANTS

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2023-07-10



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

PROJECT NUMBER	AMJ
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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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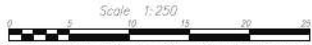
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PROJECT
EVERGREEN RESIDENCES 20650, 20652, 20670 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE
CONTEXT PLAN

DRAWING No.
A1.00

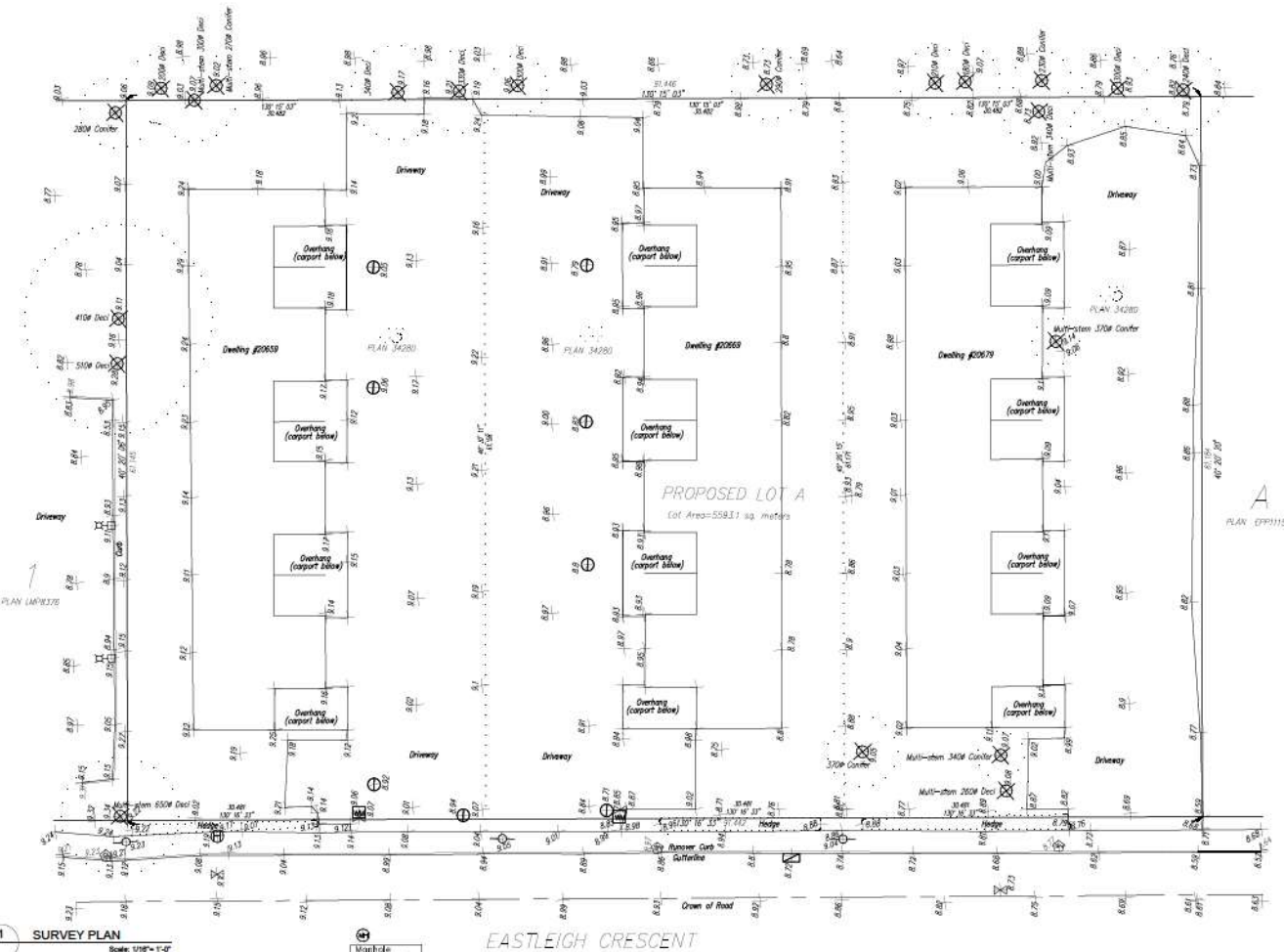
TOPOGRAPHICAL AND PROPOSED CONSOLIDATION PLAN OF
 LOT 43, LOT 44 & LOT 45 ALL OF DISTRICT LOT 37 GROUP 2
 NWD PLAN 34280



The intended plot size of this plan is 610mm wide by 457mm in height
 (A4 in C size) 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

DMC ADDRESS
 20659, 20668 & 20679 Eastleigh Crescent,
 Langley, B.C.
 PR: 003-00-013 (Lot 43)
 003-04-005 (Lot 45)
 003-04-077 (Lot 44)



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 The property may be subject to the following charges: 8289C.

Boundary Note:
 Elevations are referenced to
 Geoidic Datum (CVD85/WGS2011)

This is certified correct and is valid only with respect to the instruments on which it is based and located on the 27th day of June, 2022.

LIANG YUAN
 This Document is Not Valid Unless Originally Signed And Sealed

1 SURVEY PLAN
 Scale: 1/250 = 1"=4'

Manhole
 Min. Area=0.77

EASTLEIGH CRESCENT

PWA pacific west architecture
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EVERGREEN RESIDENCES
 20659, 20668, 20679 EASTLEIGH CR.
 LANGLEY B.C.

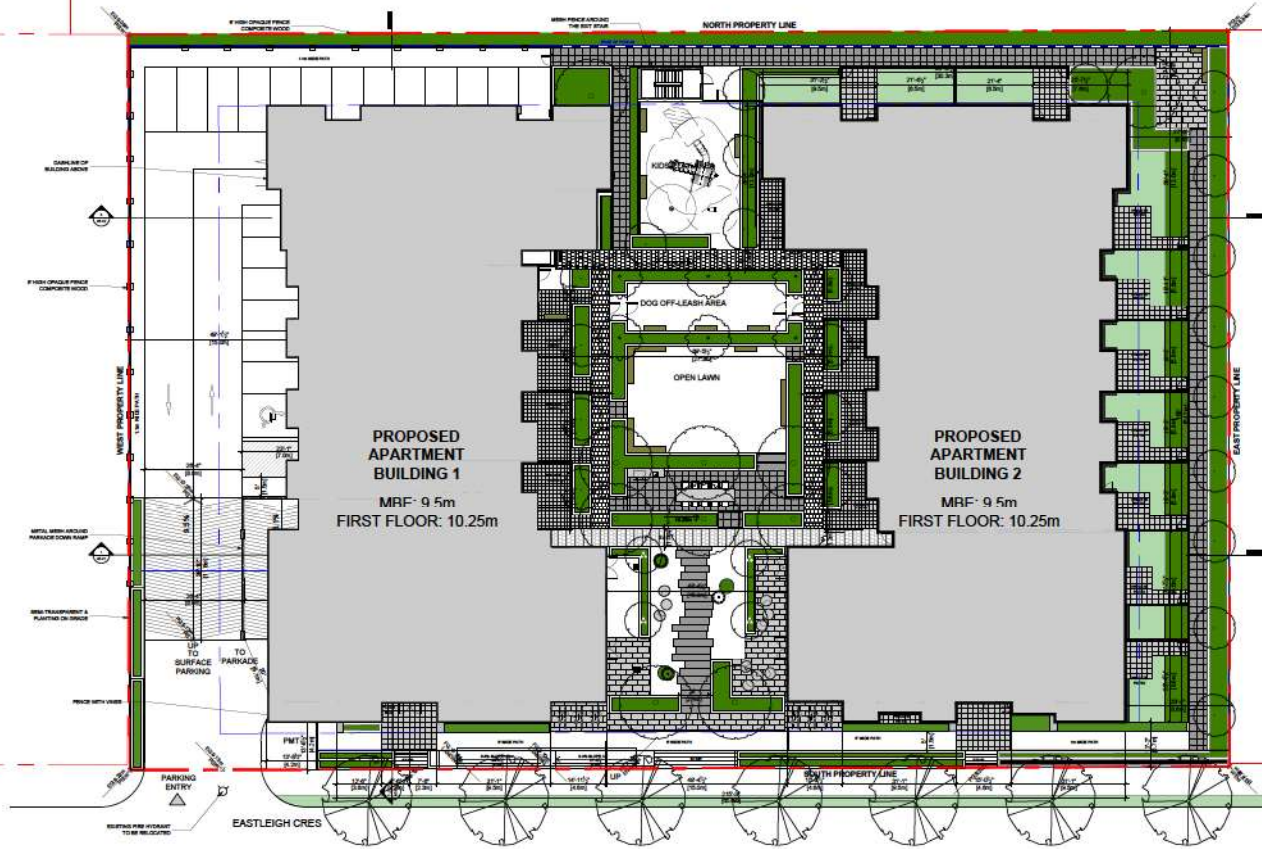
DRAWING TITLE
SURVEY PLAN

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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PROJECT EVERGREEN RESIDENCES 20650, 20650, 20670 EASTLEIGH CR. LANGLEY B.C.	DRAWING No.
DRAWING TITLE SITE PLAN	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 Outdoor: 2.0 m2/unit x 171units=342 m2	171.0 468.1	1840 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
Multi-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

	Total Floor Area measured from the outermost exterior wall	Floor Area Exclusion			SQ.FT
		Elec	Open to below	storage locker 33.9 sq.ft per unit	
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

	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	Number of Unit	Percentage	Unit type	Unit Area		Total Area	
				sq.ft	sq.meter	sq.ft	sq.meter
				A	44	25.7%	1 Bedroom
B	45	26.3%	1 Bedroom + Den	600	55.7	27000.0	2508.4
B1(adaptable)	2	1.2%	2 Bedroom + Den	600	55.7	1200.0	111.5
C1	4	2.3%	2 Bedroom	760.0	70.6	3040.0	282.4
C1A	1	0.6%	2 Bedroom	735.0	68.3	735.0	68.3
C2	1	25.0%	2 Bedroom	735.0	68.3	735.0	68.3
C2A	2	1.2%	2 Bedroom	770.0	71.5	1540.0	143.1
C2B (adaptable)	4	2.3%	2 Bedroom	780.0	72.5	3120.0	289.9
C2C (adaptable)	4	2.3%	2 Bedroom	770.0	71.5	3080.0	286.1
C3	2	1.2%	2 Bedroom	780.0	72.5	1560.0	144.9
C4	14	8.2%	2 Bedroom	750.0	69.7	10500.0	975.5
C5	13	7.6%	2 Bedroom	805.0	74.8	10465.0	972.2
C5A	1	0.6%	2 Bedroom	805.0	74.8	805.0	74.8
C6	1	25.0%	2 Bedroom	800.0	74.3	800.0	74.3
C6A (adaptable)	4	2.3%	2 Bedroom	800.0	74.3	3200.0	297.3
C6B	1	0.6%	2 Bedroom	785.0	72.9	785.0	72.9
C6C (adaptable)	4	2.3%	2 Bedroom	810.0	75.3	3240.0	301.0
C7 (adaptable)	16	9.4%	2 Bedroom	780.0	72.5	12480.0	1159.4
C8	4	2.3%	2 Bedroom	800.0	74.3	3200.0	297.3
C9	4	2.3%	2 Bedroom	845.0	78.5	3380.0	314.0
Total	171	100.0%				115373.0	10718.5

Rental Forecast for 21 Units of Rental						
Unit	Bedroom	Rentable Size	Building	Floor	Type	
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



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

DRAWING NO.

A1.03

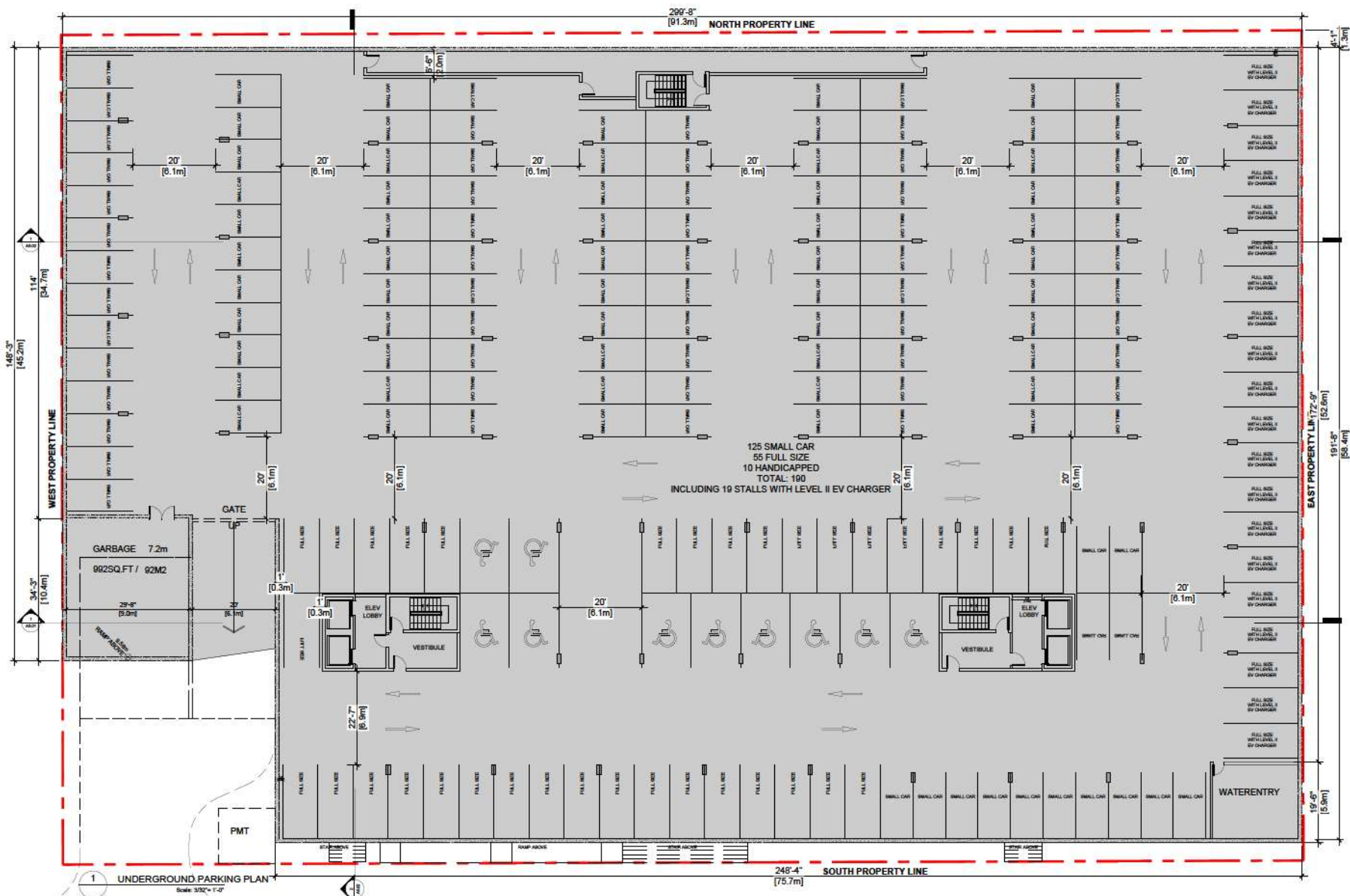
PROJECT DATA

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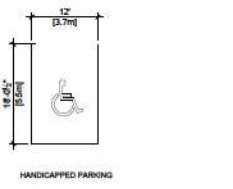
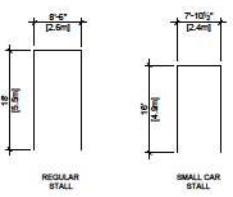
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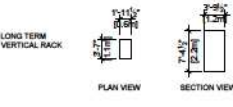
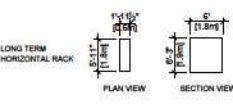
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TYPICAL PARKING STALL SPECIFICATIONS



TYPICAL BICYCLE PARKING STALL SPECIFICATIONS



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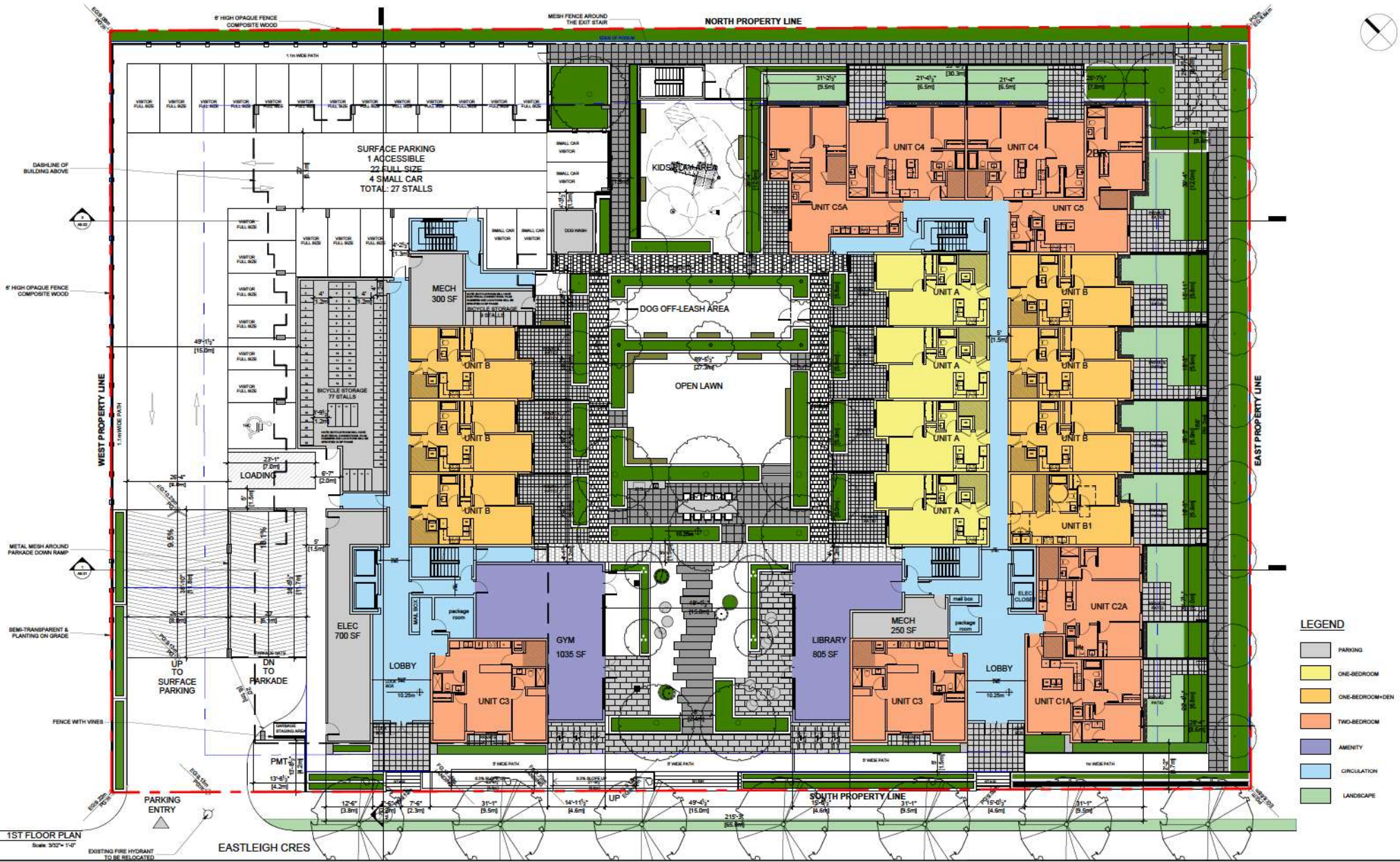
EVERGREEN RESIDENCES
20650, 20650, 20670 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE

UNDERGROUND PARKING PLAN

DRAWING NO.

A2.01



LEGEND

[Grey Box]	PARKING
[Yellow Box]	ONE-BEDROOM
[Orange Box]	ONE-BEDROOM-DEN
[Light Orange Box]	TWO-BEDROOM
[Purple Box]	AMENITY
[Blue Box]	CIRCULATION
[Green Box]	LANDSCAPE

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

PWA pacific west architecture
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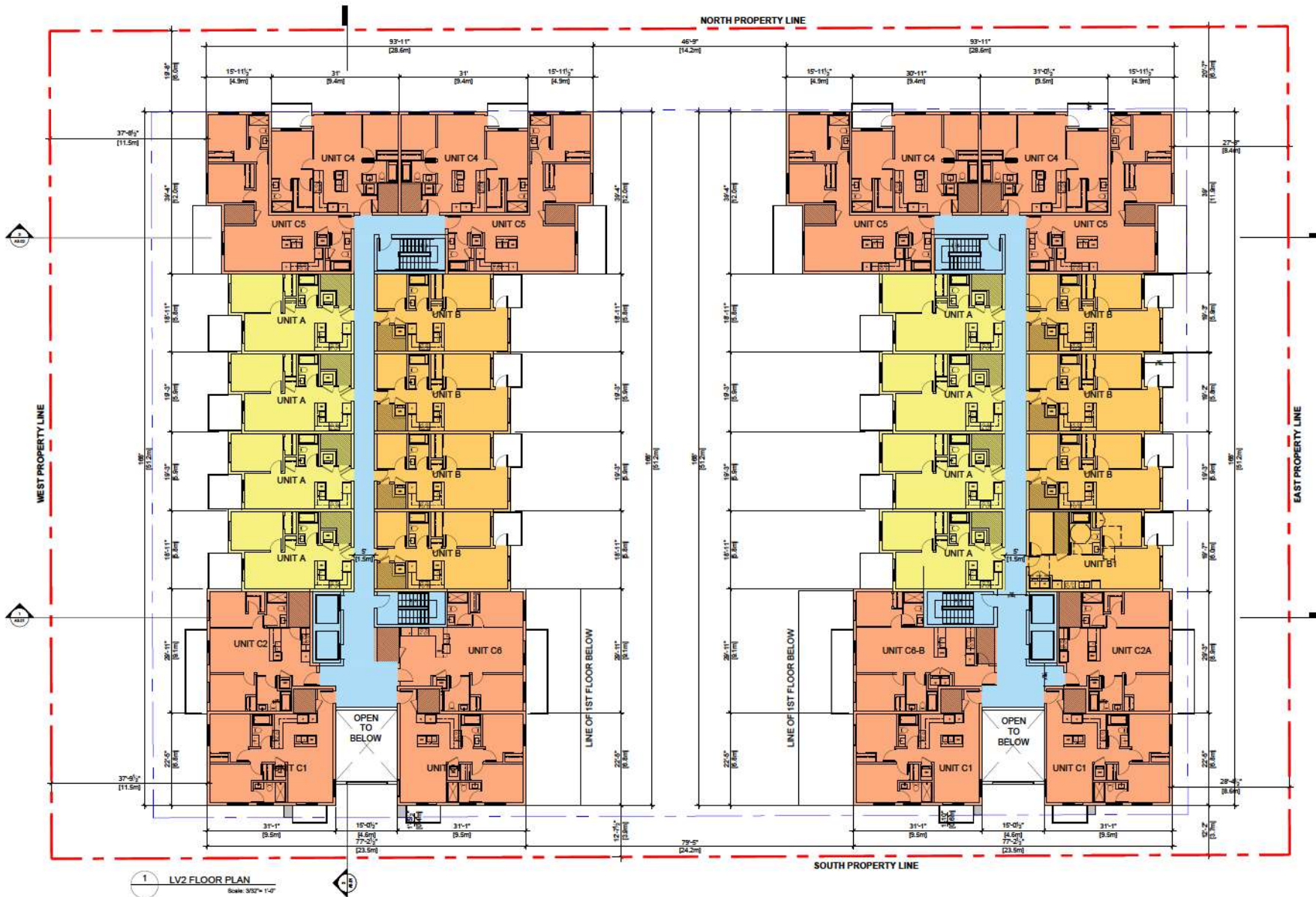


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PROJECT
EVERGREEN RESIDENCES
20655, 20650, 20670 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE
1ST FLOOR PLAN

DRAWING NO.
A2.02



LEGEND

[Grey Box]	PARKING
[Yellow Box]	ONE-BEDROOM
[Orange Box]	ONE-BEDROOM-DEN
[Light Green Box]	TWO-BEDROOM
[Blue Box]	AMENITY
[Light Blue Box]	CIRCULATION
[Green Box]	LANDSCAPE

1 L_{V2} FLOOR PLAN
Scale: 3/32" = 1'-0"

SOUTH PROPERTY LINE

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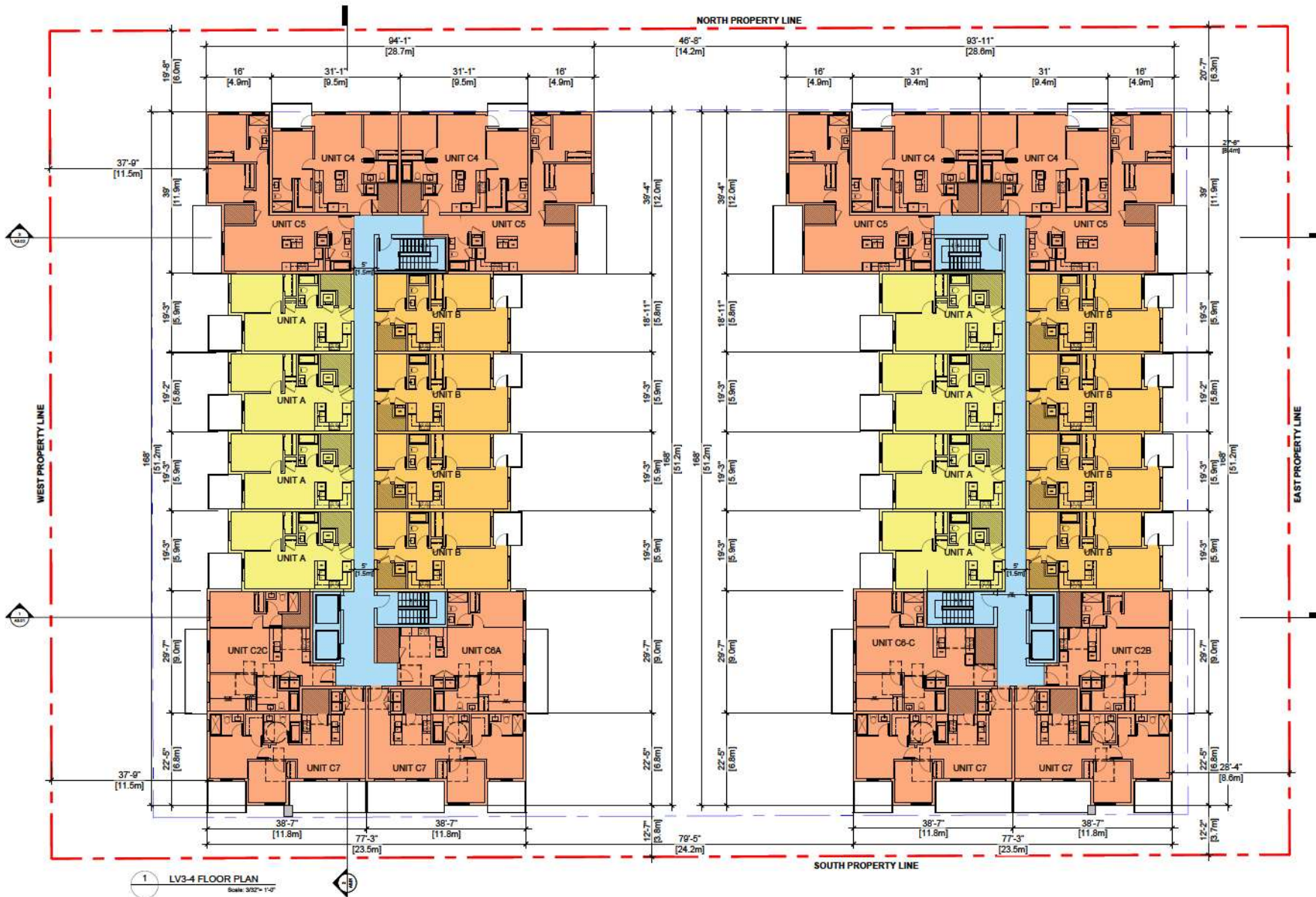
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20658, 20663, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
L_{V2} FLOOR PLAN

DRAWING NO.
A2.03



LEGEND

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

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

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3	JUN 1, 2023
1	FEB 27, 2023

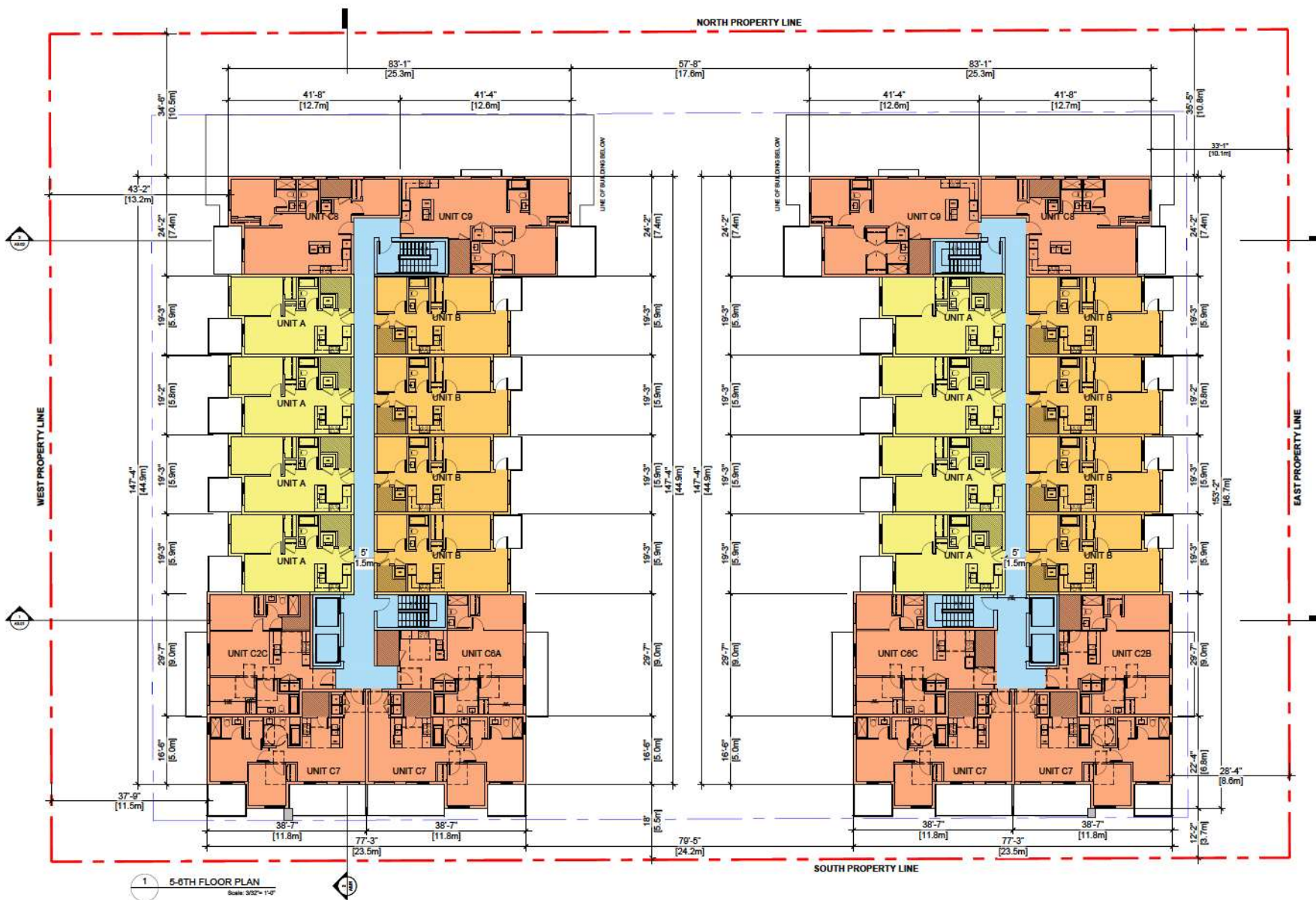
PROJECT NUMBER	AMS
DRAWN BY	PC
CHECKED BY	SV

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PROJECT
 EVERGREEN RESIDENCES
 20658, 20663, 20679 EASTLEIGH CR.
 LANGLEY B.C.

DRAWING TITLE
 LV3-4 FLOOR PLAN

DRAWING NO.
 A2.04



LEGEND

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

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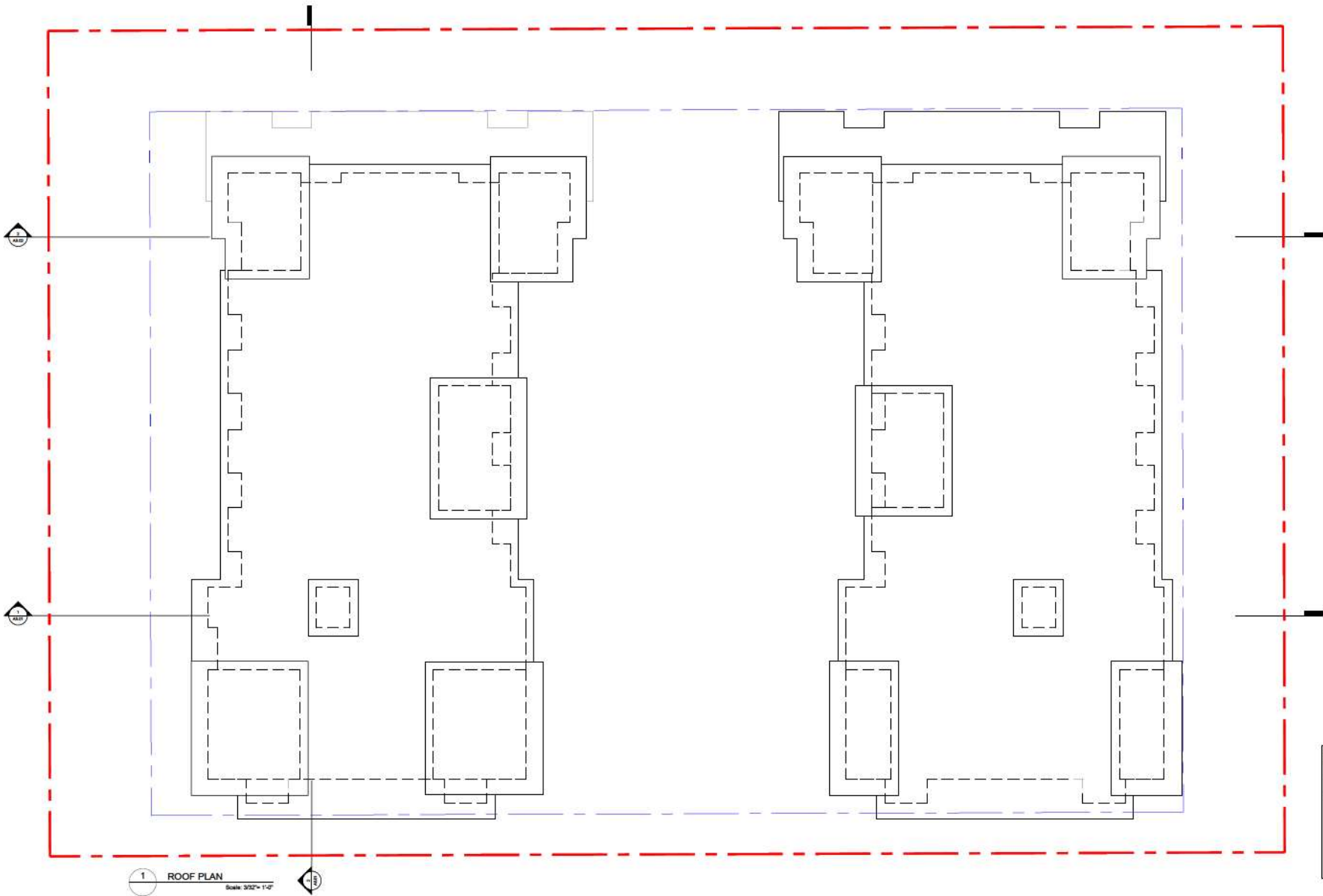
ISSUES	DATE
4	AUG 14, 2023
3	JUN 1, 2023
1	FEB 27, 2023

PROJECT NUMBER	AMS
DRAWN BY	PC
CHECKED BY	RY

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PROJECT
EVERGREEN RESIDENCES
 20658, 20663, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE
5-6TH FLOOR PLAN

DRAWING NO.
A2.05



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

1 ROOF PLAN
 Scale: 3/32" = 1'-0"



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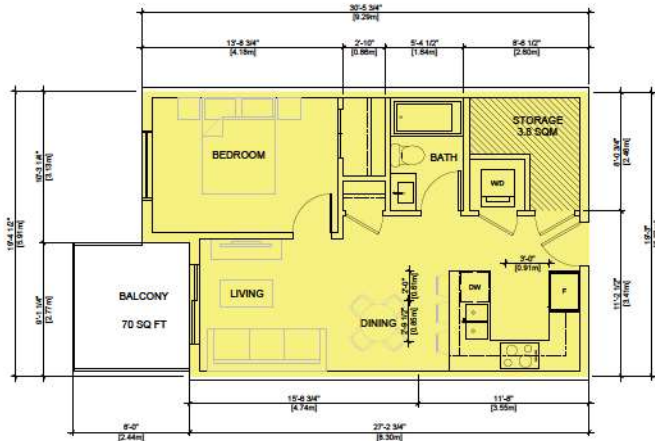
ISSUES	DATE
4	JUL 16, 2023
3	JUN 2, 2023
2	FEB 27, 2023
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PROJECT NUMBER	AMS
DRAWN BY	PC
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PROJECT
EVERGREEN RESIDENCES 20658, 20663, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE
ROOF PLAN

DRAWING NO.
A2.06



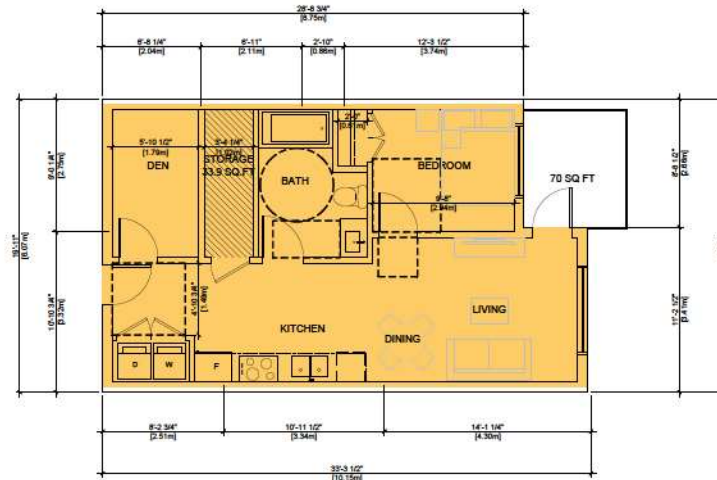
1 TYPE A UNIT PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE A	FLOOR AREA
1 BEDROOM	
TOTAL	557 SQ.FT 51.7 m ²
INCLUDING 41.9 SQ.FT (3.80m ²) STORAGE LOCKER	



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

UNIT TYPE B	FLOOR AREA
1 BEDROOM+DEN	
TOTAL	800 SQ.FT 55.7 m ²
INCLUDING 34.1 SQ.FT (3.16m ²) STORAGE LOCKER	



3 TYPE B1 (ADAPTABLE) UNIT PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE B1 (ADAPTABLE)	FLOOR AREA
1 BEDROOM+DEN	
TOTAL	800 SQ.FT 55.7 m ²
INCLUDING 34.1 SQ.FT (3.16m ²) STORAGE LOCKER	



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

PROJECT NUMBER	AMS
DRAWN BY	PC
CHECKED BY	PH

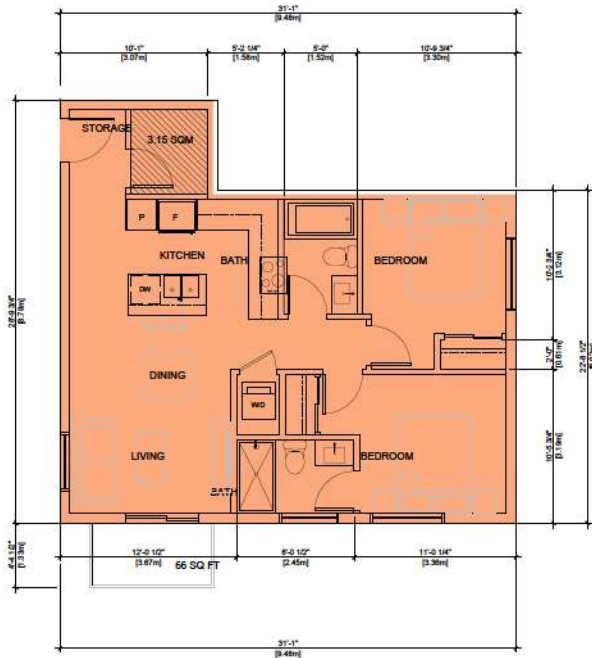
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PROJECT
EVERGREEN RESIDENCES
20658, 20663, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
UNIT PLAN

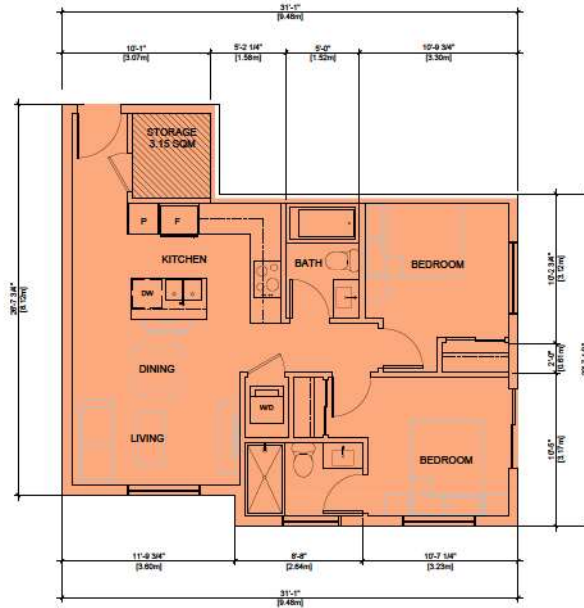
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A3.00



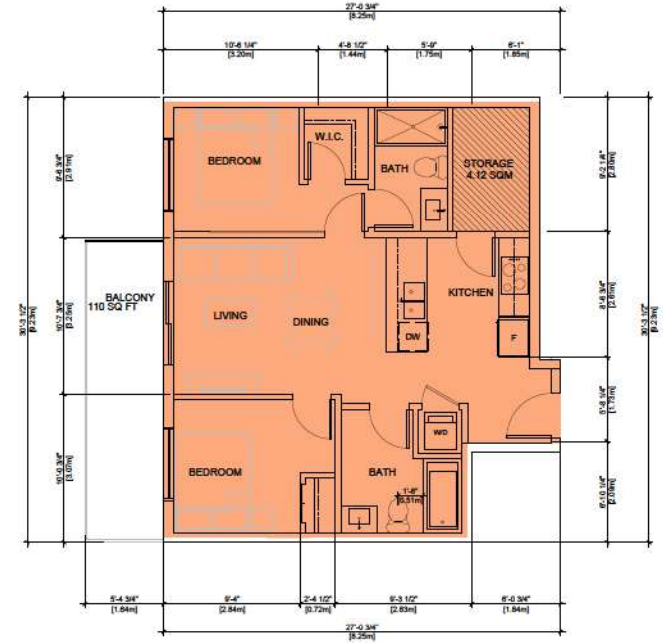
1 TYPE C1 UNIT PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE C1	FLOOR AREA	
2 BEDROOM		
TOTAL	780 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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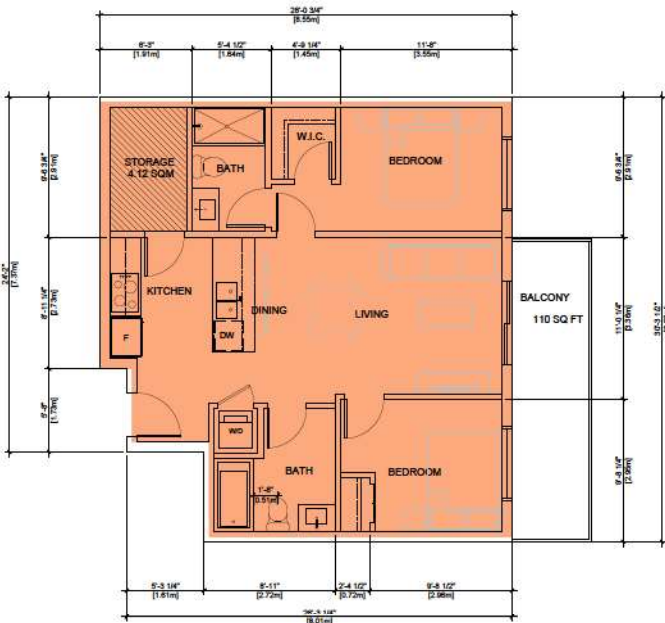
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3	AUG. 16, 2023
2	JUN. 1, 2023
1	FEB. 27, 2023

PROJECT NUMBER	A30
DRAWN BY	PC
CHECKED BY	PH

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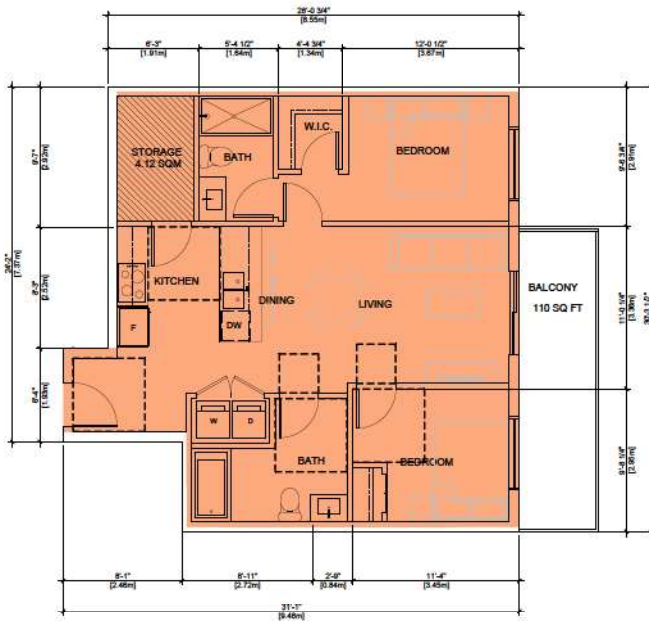
PROJECT	EVERGREEN RESIDENCES 20555, 20623, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	UNIT PLAN

DRAWING No.	A3.01
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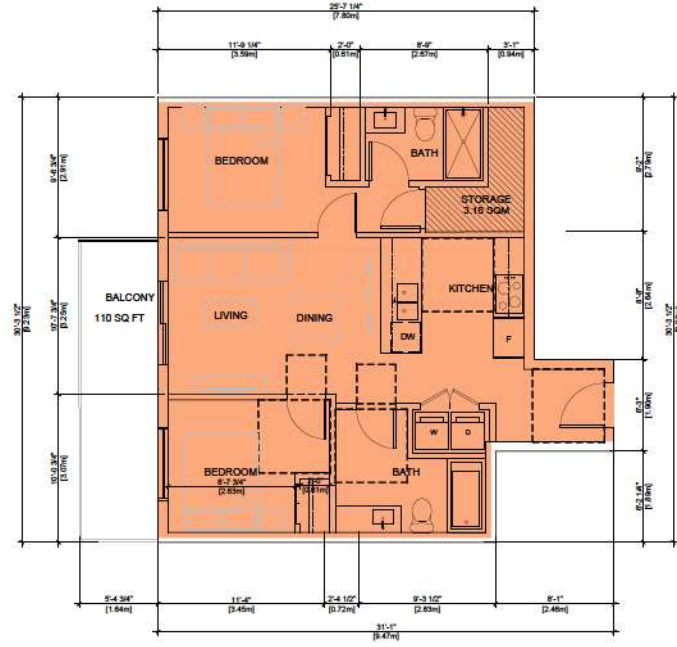
1 TYPE C2A UNIT PLAN
Scale: 1/4" = 1'-0"

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		



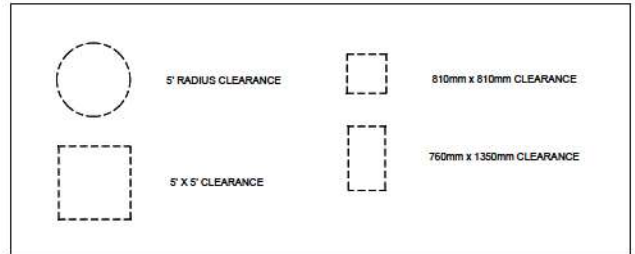
2 TYPE C2B UNIT PLAN
Scale: 1/4" = 1'-0"

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 C2A UNIT PLAN
Scale: 1/4" = 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		



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

PROJECT NUMBER	AMS
DRAWN BY	PC
CHECKED BY	PH

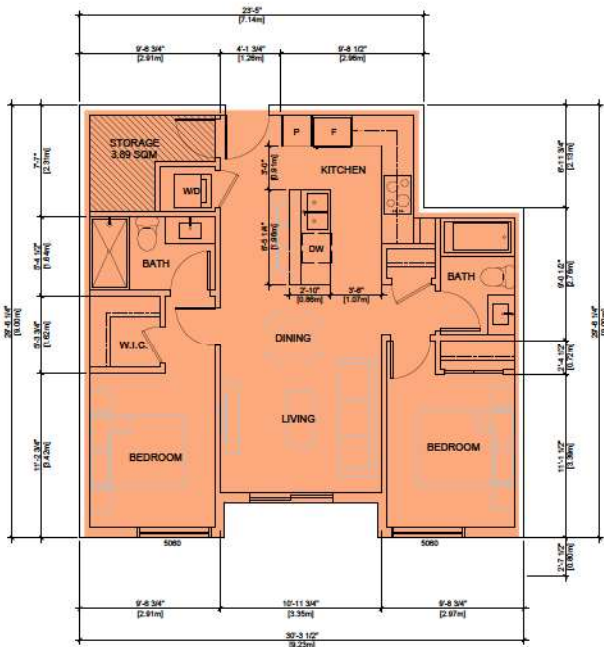
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PROJECT
EVERGREEN RESIDENCES
20658, 20663, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
UNIT PLAN

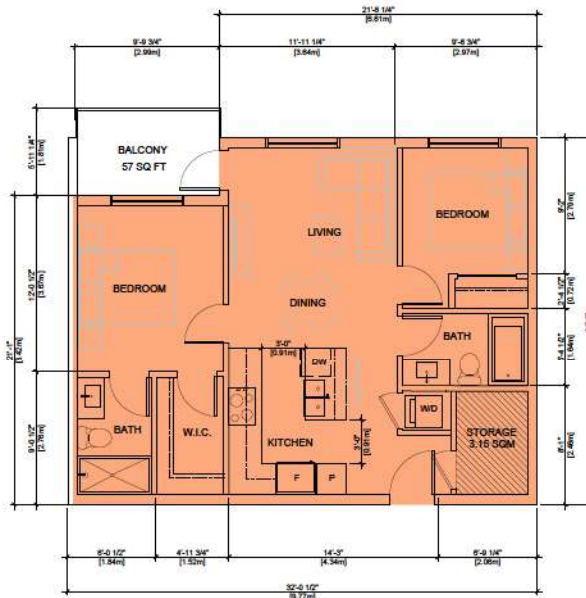
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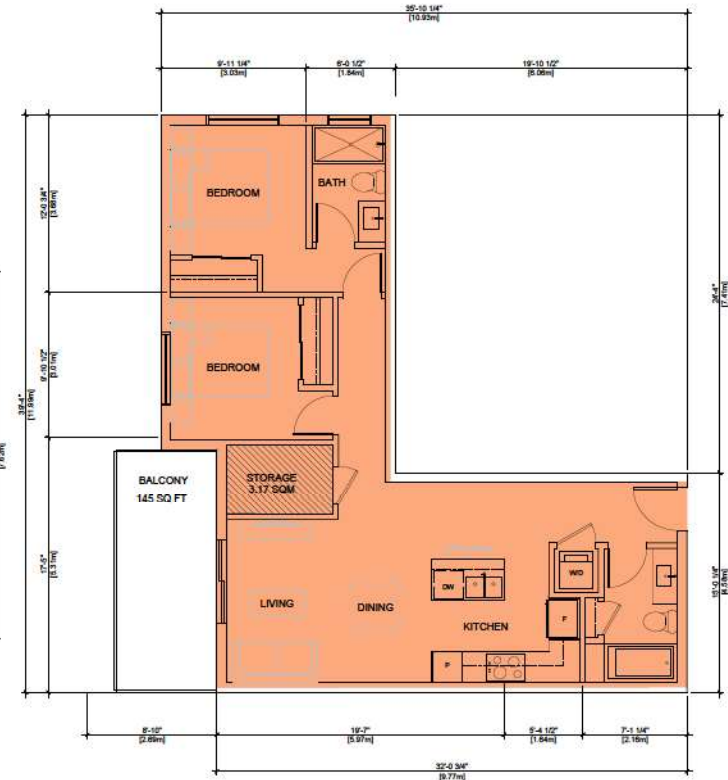
1 TYPE C3 UNIT PLAN
Scale: 1/4" = 1'-0"

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: 1/4" = 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: 1/4" = 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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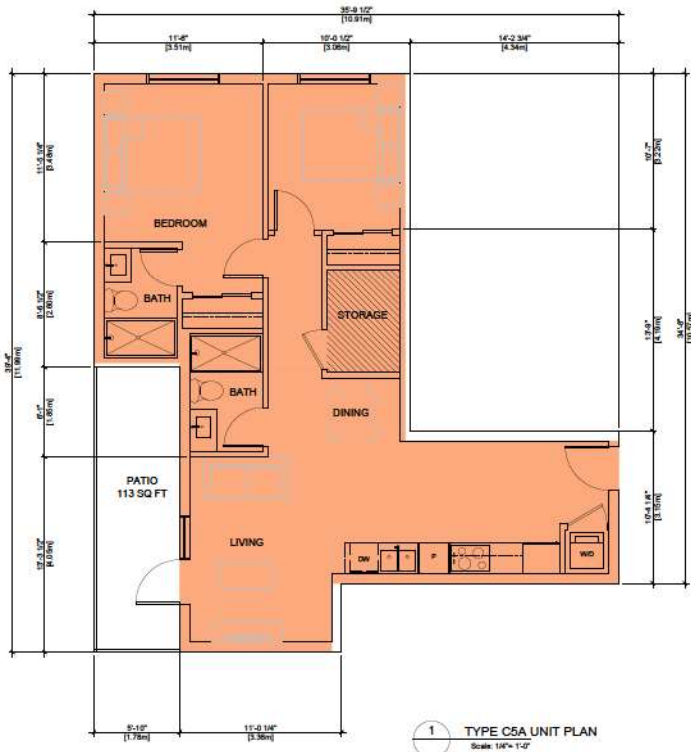
ISSUES	DATE
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3	JUN. 1, 2023
1	FEB. 27, 2023

PROJECT NUMBER	AMS
DRAWN BY	PC
CHECKED BY	SP

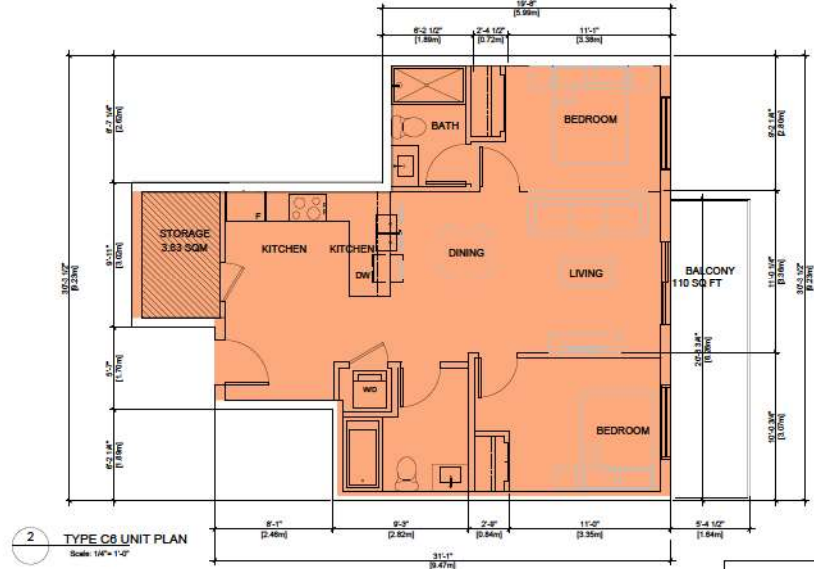
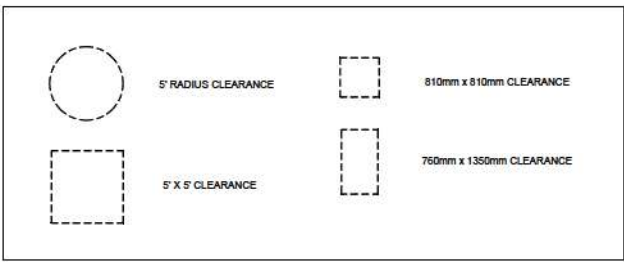
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PROJECT	EVERGREEN RESIDENCES 20658, 20663, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	UNIT PLAN

DRAWING No.	A3.03
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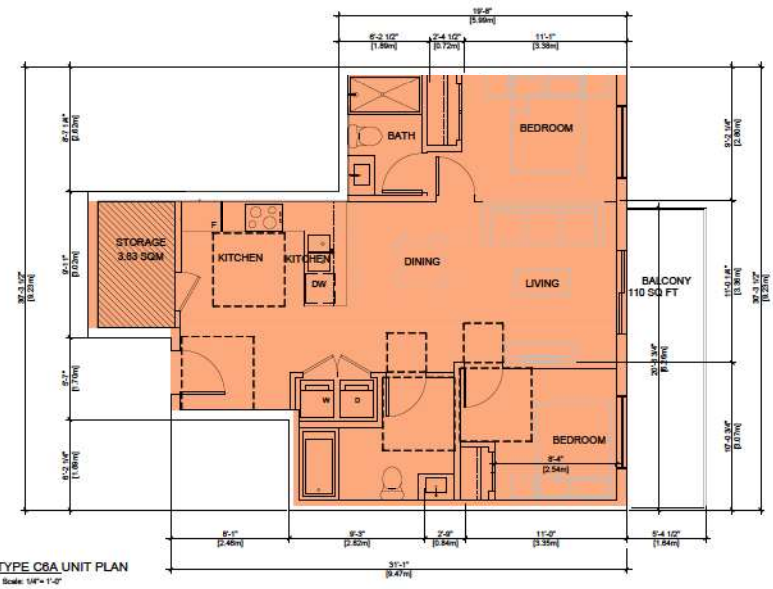


UNIT TYPE C5A		FLOOR AREA	
2 BEDROOM			
TOTAL	805 SQ.FT	74.8 m ²	
INCLUDING 34.2 SQ.FT (3.17m ²) STORAGE LOCKER			



2 UNIT TYPE C6 UNIT PLAN
Scale: 1/4" = 1'-0"

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



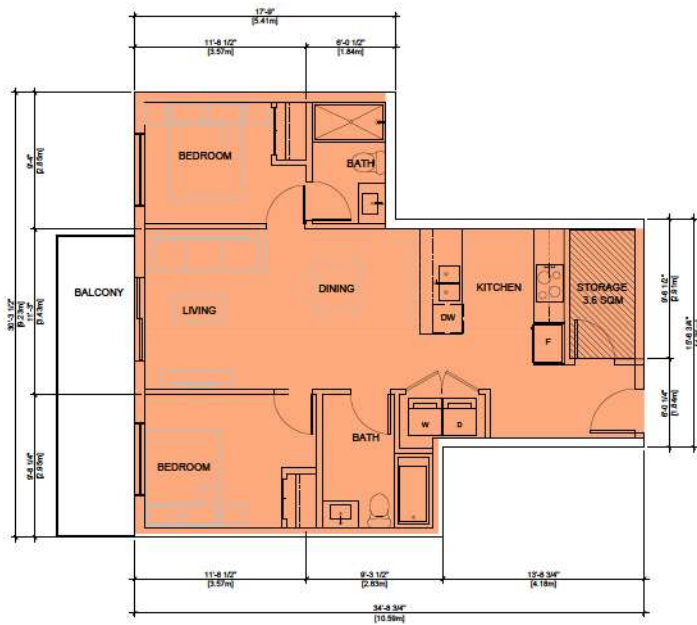
3 UNIT TYPE C6A UNIT PLAN
Scale: 1/4" = 1'-0"

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		

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

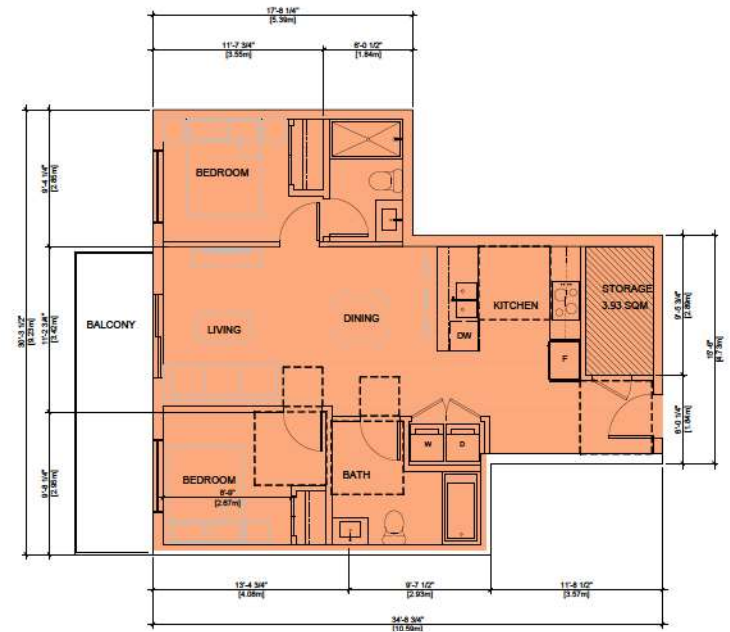
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PROJECT	EVERGREEN RESIDENCES 20655, 20663, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	UNIT PLAN



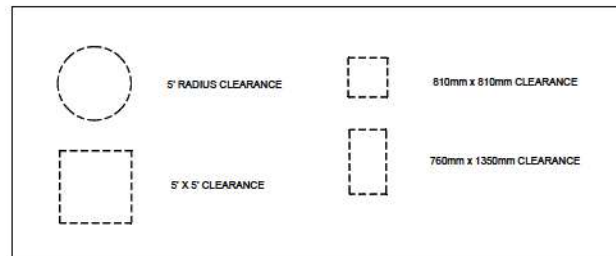
1 TYPE C6B UNIT PLAN
Scale: 1/4" = 1'-0"

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: 1/4" = 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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ISSUES	DATE
4	
1 REVISSED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	JUL 16, 2023
2 REVISSED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	JUN 1, 2023
1 SELECTED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2023

PROJECT NUMBER	AMS
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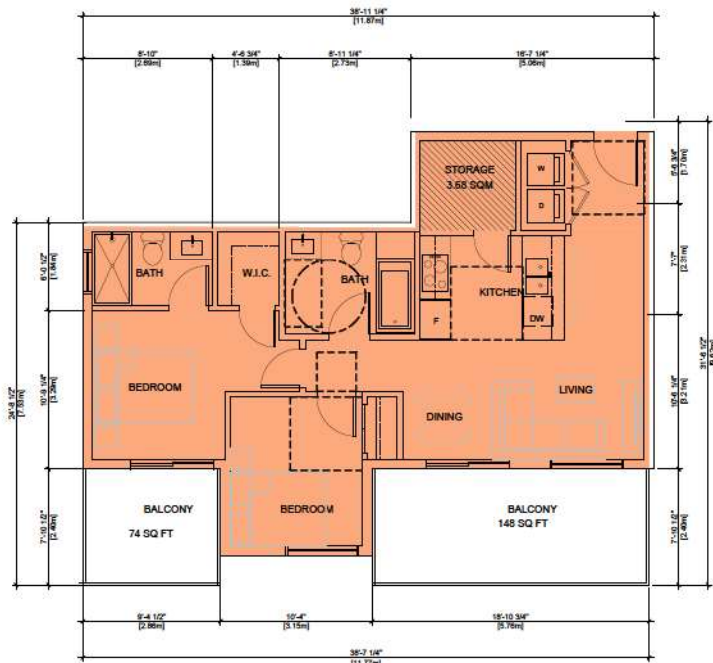
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PROJECT
EVERGREEN RESIDENCES
20655, 20663, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
UNIT PLAN

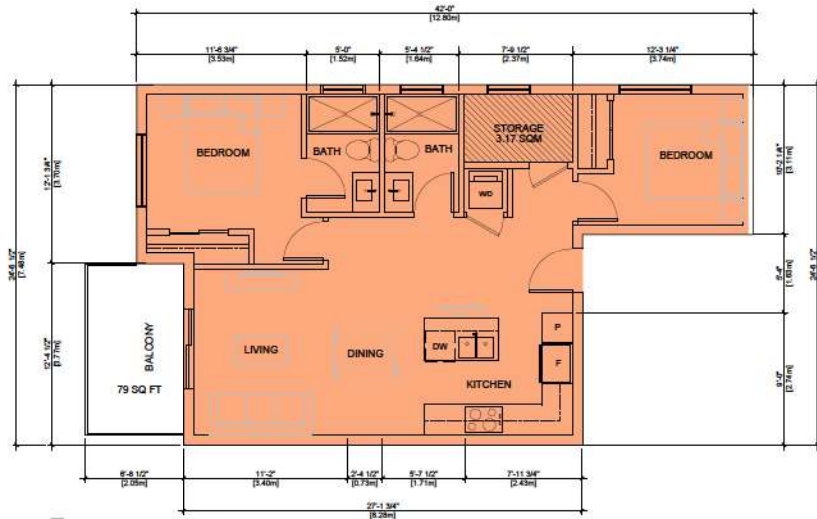
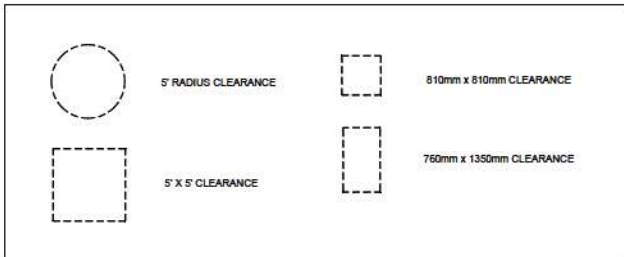
DRAWING No.

A3.05



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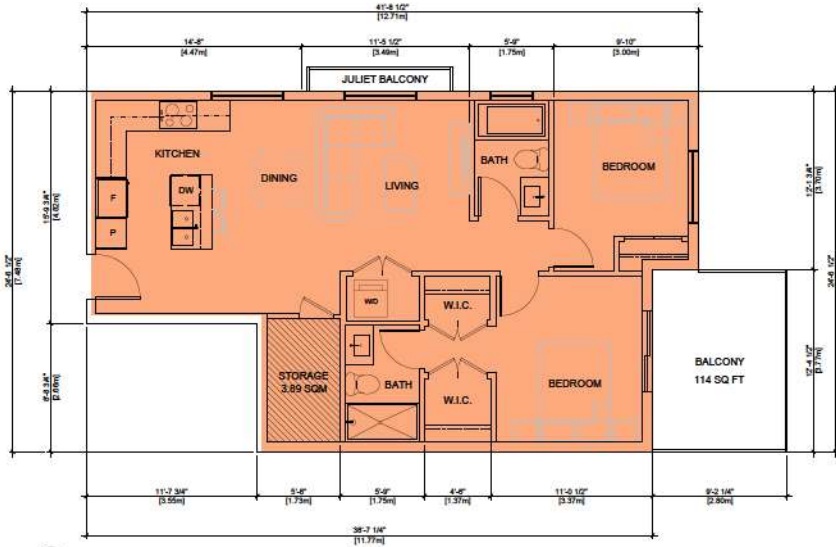
UNIT TYPE C7	FLOOR AREA	
2 BEDROOM (ADAPTABLE UNIT)		
TOTAL	780 SQ.FT	72.5 m ²
INCLUDING 49.25 SQ.FT (4.57m ²) STORAGE LOCKER		



2 TYPE C8 UNIT PLAN
Scale: 1/4" = 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: 1/4" = 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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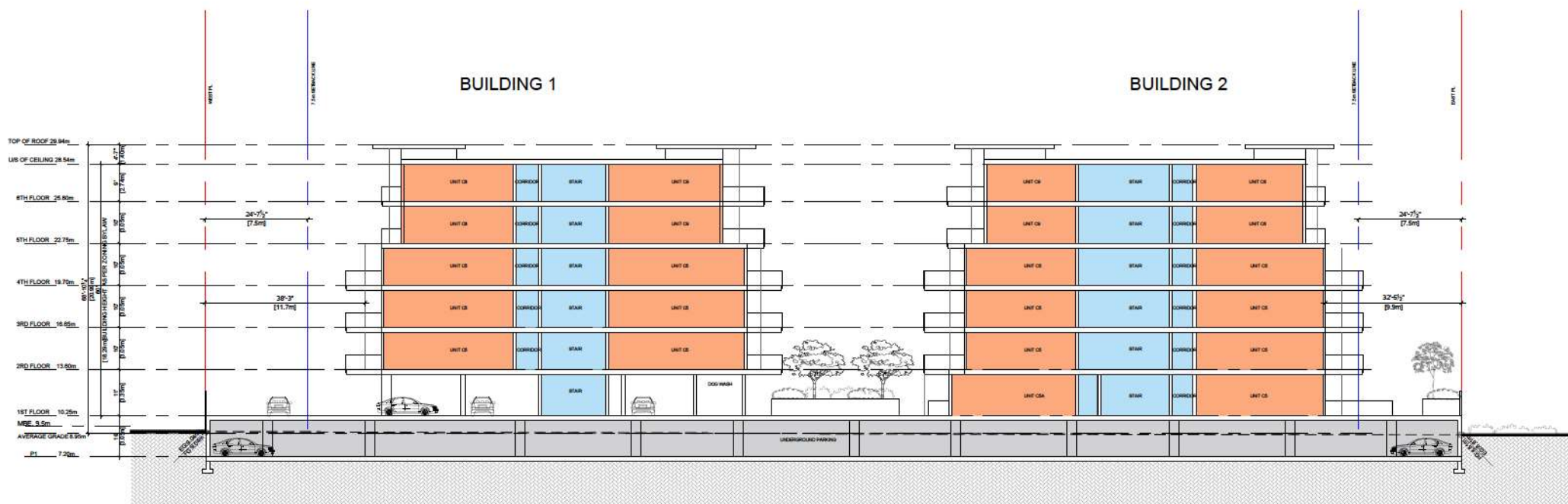


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ISSUES	DATE
4	
3	JUL 16, 2023
2	JUN 1, 2023
1	FEB 27, 2023

PROJECT NUMBER	AMS
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PROJECT	EVERGREEN RESIDENCES 20658, 20663, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	UNIT PLAN
DRAWING NO. A3.06	



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

LEGEND

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

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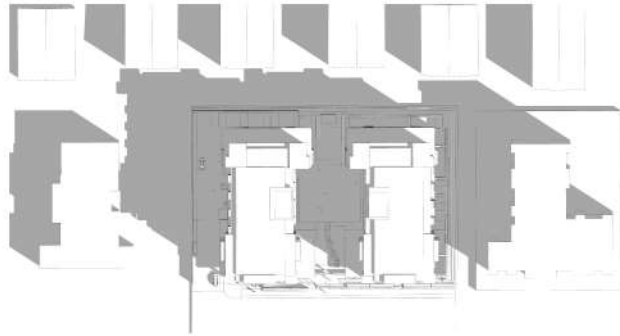
ISSUES	DATE
4	
1 REVISION FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	JUL 16, 2023
2 REVISION FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	JUN 1, 2023
1 SELECTED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2023

PROJECT NUMBER	AMS
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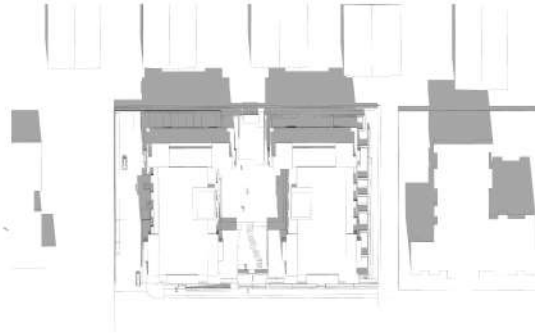
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PROJECT
EVERGREEN RESIDENCES
20658, 20663, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE
BUILDING SECTIONS

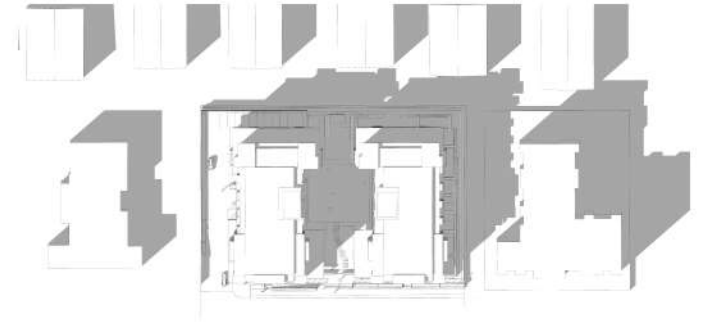
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A4.02



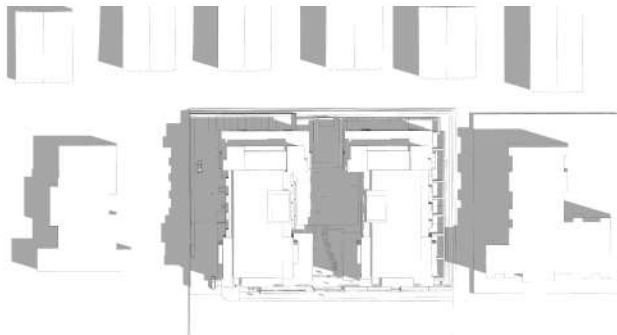
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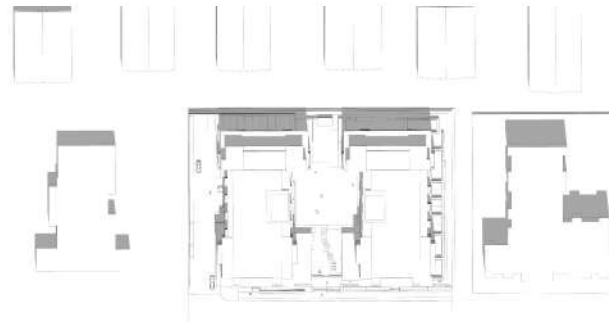
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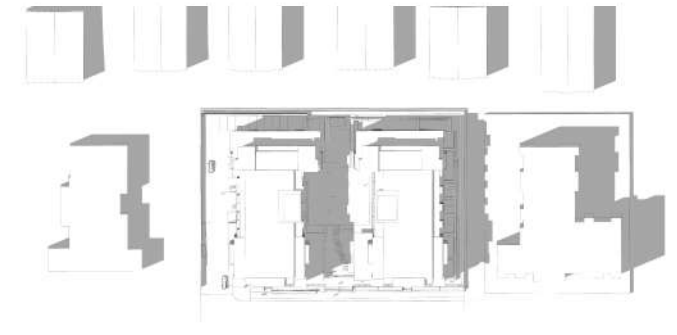
MAR 21, 3:00PM



JUN 21, 9:00AM



JUN 21, 12:00PM



JUN 21, 3:00PM



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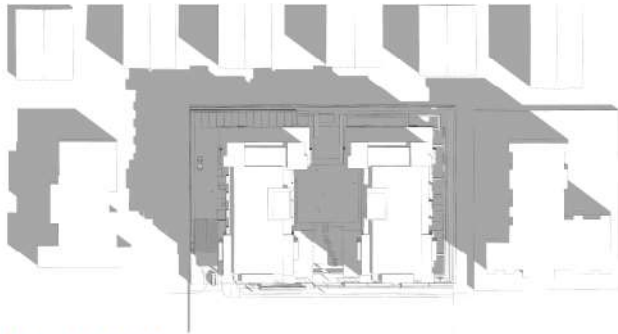


ISSUES	DATE
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2	JUN 1, 2023
1	FEB 27, 2023

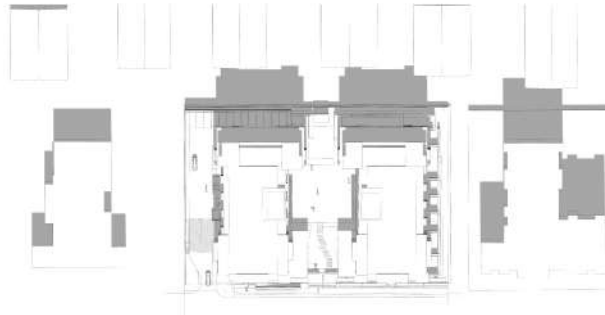
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PROJECT 20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE SHADOW ANALYSIS

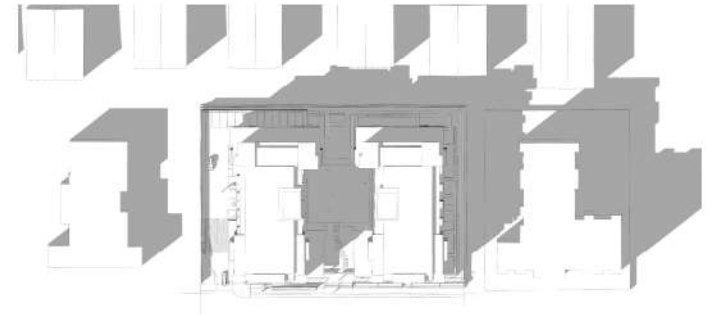
DRAWING NO. A6.01



SEP 23, 9:00AM



SEP 23, 12:00PM



SEP 23, 3:00PM



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Office: 604 558 3964
Email: info@pwaarchitecture.com
www.pwaarchitecture.com



2023-07-10



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

PROJECT NUMBER	AMB
DRAWN BY	PC
CHECKED BY	PH

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PROJECT
20659, 20669, 20679 EASTLEIGH CR.
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	9	ALUMINUM AND GLASS RAILING, COLOUR: BLACK
2	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: GREY SLATE	10	METAL CLADDING, COLOUR: ARCTIC WHITE
3	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: ARCTIC WHITE	11	COMMERCIAL PARKING OVERHEAD ENTRY DOOR
4	METAL SIDING COLOR: RED CEDAR	12	DOUBLE GLAZED THERMAL BROKEN STOREFRONT WINDOW & DOOR
5	CONCRETE PLANTER, PAINTED COLOR: SILVER CHAIN		
6	PAINTED CONCRETE - COLOR: SILVER CHAIN		
7	SEALED DOUBLE GLAZED FRENCH DOOR c/w 2X6 WOOD TRIM		
8	SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM		

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	JUL 14, 2023
2	JUN 1, 2023
3	FEB 27, 2023

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

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.
A5.01



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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PROJECT
20659, 20669, 20679 EASTLEIGH CR. 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	9	ALUMINUM AND GLASS RAILING, COLOUR: BLACK
2	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: GREY SLATE	10	METAL CLADDING, COLOUR: ARCTIC WHITE
3	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: ARCTIC WHITE	11	COMMERCIAL PARKING OVERHEAD ENTRY DOOR
4	METAL SIDING COLOR: RED CEDAR	12	DOUBLE GLAZED THERMAL BROKEN STOREFRONT WINDOW & DOOR
5	CONCRETE PLANTER, PAINTED COLOR: SILVER CHAIN		
6	PAINTED CONCRETE - COLOR: SILVER CHAIN		
7	SEALED DOUBLE GLAZED FRENCH DOOR c/w 2X6 WOOD TRIM		
8	SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM		

NOTE

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

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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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1	FEB 27, 2023

PROJECT NUMBER	AMS
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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

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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
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NOTE

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DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.

A5.06



1 PERSPECTIVES
Scale: NTS



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ISSUES	DATE
4	
1 REBID FOR RESUBMIT AND DEVELOPMENT PERMIT APPLICATION	JUL 14, 2023
2 REBID FOR RESUBMIT AND DEVELOPMENT PERMIT APPLICATION	JUN 8, 2023
1 REBID FOR RESUBMIT AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2023

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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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ISSUES	DATE
4	
1 REBID FOR RESUBMITTAL AND DEVELOPMENT PERMIT APPLICATION	JUL 14, 2023
2 REBID FOR RESUBMITTAL AND DEVELOPMENT PERMIT APPLICATION	JUN 8, 2023
1 REBID FOR RESUBMITTAL AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2023

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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



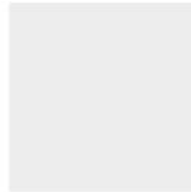
HARDIE PANEL SMOOTH
COLOR: DARK GREY



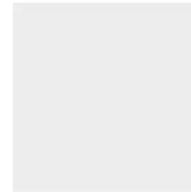
HARDIE PANEL SMOOTH
COLOR: GREY SLATE



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

1 MATERIAL BOARD
Scale: NTS



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20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE
MATERIAL BOARD

DRAWING NO.
A6.05