

DEVELOPMENT PERMIT APPLICATION
Township of Langley

OFFICE/MIXED USE | FLEX EMPLOYMENT
19803 & 19837 - 86 Avenue
Township of Langley, BC

DAVID EATON
ARCHITECT INC

Drawing List

COVER PAGE	A-0.1
PROJECT SUMMARY	A-0.2
TOPOGRAPHICAL SURVEY	A-0.3
BASE PLAN	A-0.4
SITE PLAN	A-1.0 to A-1.2
FLOOR PLANS (LOT-A)	A-2.0 to A-2.9
FLOOR PLANS (LOT-B)	A-2.11 to A-2.14
RENDERINGS	A-3.0 to A-3.5
ELEVATIONS (LOT-A)	A-3.11 to A-3.13
ELEVATIONS (LOT-B)	A-3.16 to A-3.20
SECTIONS (LOT-A)	A-4.0 to A-4.4
SECTIONS (LOT-B)	A-4.10

Project Team

Architect - David Eaton Architect Inc.
1690 West 2nd Avenue
Vancouver, BC V6J 1H4
(604) 608-0161
david@eatonarchitect.ca

Surveyor - Target Land Surveying.
C120-20178 96 Avenue
Langley, BC V1M 0B2
(604) 583-6161
adam@targetlandsurveying.ca

Landscape - VDZ + Associates Inc.
102 - 355 Kingsway
Vancouver, BC V5T 3J7
(604) 882-0024
phoenix@vdz.ca

Civil - VDZ + Associates Inc.
102 - 355 Kingsway
Vancouver, BC V5T 3J7
(604) 882-0024
twebber@vdz.ca

Arborist - Woodridge Tree Consulting Arborists Ltd.
13026 Crescent Rd,
Surrey, BC V4P 1J8
(778) 847-0669
hanah@woodridgetree.com

QEP - Redcedar Environmental Consulting Inc.
32141 Sandpiper Place,
Mission, BC V2V 2L5
(604) 621-9811
remi@redcedarenvironmental.com

July 18, 2022

Program Summary

LOT INFO

ADDRESS	19803 & 19837 86 AVE, TOWNSHIP OF LANGLEY, BC
LEGAL DESCRIPTION	LOT 52, SECTION 27, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP38163 PORTION W 1/2. LOT 52, SECTION 27, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP38163 PORTION E 1/2.

SITE AREA	(SQFT)	(SQM)	(Acre)	(Ha)
GROSS AREA	210,118	19,520	4.82	1.95
RIPARIAN AREA	60,931	5,660	1.40	0.57
ROAD DEDICATION	41,484	3,854	0.95	0.39
GREEN BUFFER (ALONG 86 AVE)	4,895	455	0.11	0.05
NET LOT AREA	102,808	9,551	2.36	0.96
SUB-DIVIDED LOTS				
LOT-A (SOUTH & PARK)	60,768	5,645	1.40	0.56
LOT-B (NORTH)	42,040	3,906	0.97	0.39

ZONING

ZONING	CURRENT	PROPOSED
LOT-A (OFFICE/MIXED USE I)	SR-2	CD-138
LOT-B (FLEX EMPLOYMENT II)	SR-2	CD

SETBACKS	
LOT-A (OFFICE/MIXED USE I)	PROPOSED
NORTH (ALONG RIPARIAN AREA)	22.10m
SOUTH (ALONG 86 AVE)	5.0m
EAST (ALONG FUTURE 198A STREET)	4.15m
WEST (ALONG NEIGHBOURING LOT)	3.0m
LOT-B (FLEX EMPLOYMENT II)	PROPOSED
NORTH (ALONG NEIGHBOURING LOT)	4.50m
SOUTH (ALONG RIPARIAN AREA)	9.0m
EAST (ALONG FUTURE 198A STREET)	4.50m
WEST (ALONG NEIGHBOURING LOT)	4.50m

BUILDING HEIGHT	
LOT-A (OFFICE/MIXED USE I)	7- STOREY
LOT-B (FLEX EMPLOYMENT II)	2- STOREY

PROPOSED FLOOR AREA SUMMARY

SITE COVERAGE (GROSS)	(SQFT)	(SQM)	(%age)
LOT-A (OFFICE/MIXED USE I)	21,774	2,023	35.83%
LOT-B (FLEX EMPLOYMENT II)	15,038	1,397	35.77%

FSR CALCULATION		
LOT-A (OFFICE/MIXED USE I)	(SQFT)	(SQM)
GROSS FLOOR AREA	147,971	13,747
TOTAL FSR (GROSS)		2.44
LOT-B (FLEX EMPLOYMENT II)	(SQFT)	(SQM)
GROSS FLOOR AREA	20,348	1,890
TOTAL FSR (GROSS)		0.48

OFF STREET CAR PARKING

LOT-A (OFFICE/MIXED USE I)	GROSS FLOOR AREA (SQM)	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
COMMERCIAL	1,699	1 SPACE/35 SQM	49	49
OFFICES	12,047		344	351
TOTAL NO OF PARKING STALLS			393	400
				(SURFACE & PARKADE LVL 1, 2 & 3)

LOT-B (FLEX EMPLOYMENT II)	GROSS FLOOR AREA (SQM)	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
INDUSTRIAL	1,654	1 SPACE/186 SQM	9	9
OFFICES	236	1 SPACE/35 SQM	7	7
TOTAL NO OF PARKING STALLS			16	16

BICYCLE PARKING

LOT-A (OFFICE/MIXED USE I)	GROSS FLOOR AREA (SQM)	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
COMMERCIAL	1,890	0.06 SPACES/100 SQM	1	1
OFFICES	11,862	0.06 SPACES/100 SQM	7	7
VISITORS	-	6 SPACES AT PUBLIC ENTRANCE	6	6
TOTAL BICYCLE STALLS			14	14

LOT-B (FLEX EMPLOYMENT II)	GROSS FLOOR AREA (SQM)	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
INDUSTRIAL	1,654	1 SPACE/1000 SQM (If area greater than 2000SQM)	1	1
OFFICES	236	0.06 SPACES/100 SQM	1	1
TOTAL BICYCLE STALLS			2	2

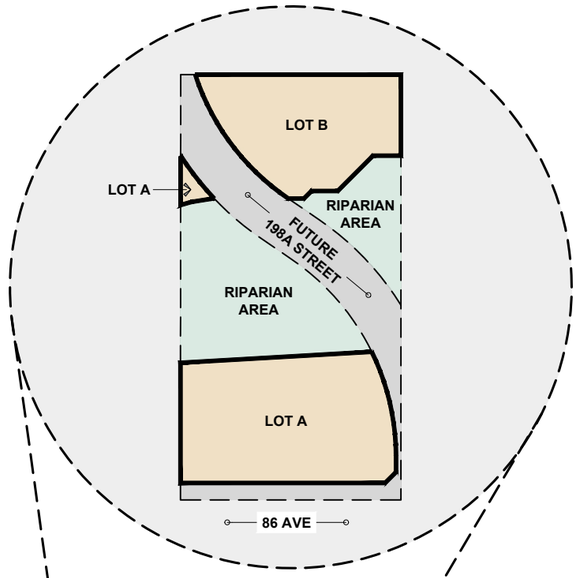
AMENITY CALCULATIONS

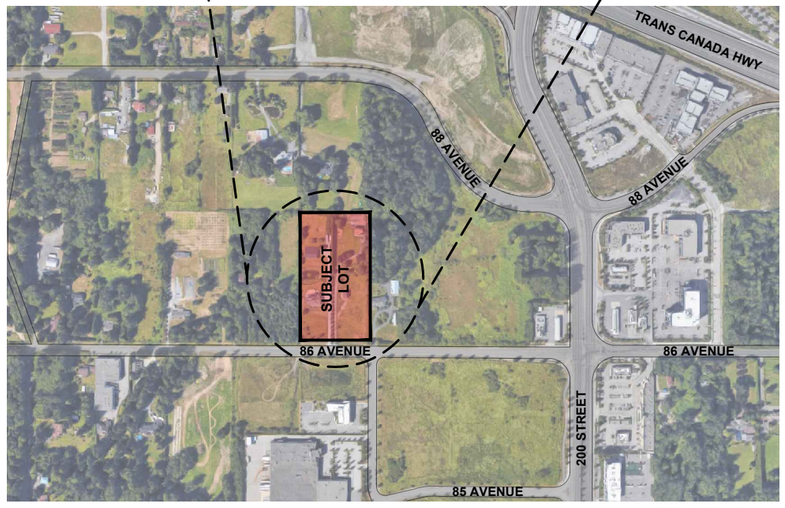
LOT-A (OFFICE/MIXED USE I)	(SQFT)	(SQM)
ROOF TOP AMENITY	3,700	344

PROPOSED FLOOR AREA CALCULATION

LOT-A (OFFICE/MIXED USE I)	COMMERCIAL (SQFT)	OFFICES (SQFT)	CIRCULATION (SQFT)	BUILDABLE (SQFT)	EFFICIENCY
MAIN FLOOR LEVEL	18,292	2,046	0	20,338	100%
SECOND FLOOR LEVEL	0	19,480	2,294	21,774	89%
THIRD FLOOR LEVEL	0	20,129	2,202	22,331	90%
FOURTH FLOOR LEVEL	0	19,716	2,202	21,918	90%
FIFTH FLOOR LEVEL	0	19,136	2,202	21,338	90%
SIXTH FLOOR LEVEL	0	18,535	2,057	20,592	90%
SEVENTH FLOOR LEVEL	0	17,623	2,057	19,680	90%
TOTAL FLOOR AREA (SQFT)				147,971	

LOT-B (FLEX EMPLOYMENT II)		
BUILDING-1	INDUSTRIAL (SQFT)	OFFICES (SQFT)
MAIN FLOOR LEVEL	8,185	0
SECOND FLOOR LEVEL	0	2,541
TOTAL FLOOR AREA (SQFT)		10,726
BUILDING-2	INDUSTRIAL (SQFT)	OFFICES (SQFT)
MAIN FLOOR LEVEL	6,853	0
SECOND FLOOR LEVEL	2,769	0
TOTAL FLOOR AREA (SQFT)		9,622





LOCATION PLAN

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application
Date	Description

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
PROJECT SUMMARY

Scale
N.T.S

Sheet No.
A-0.2

TOPOGRAPHIC SITE PLAN OVER BOTH THE EAST HALF AND THE WESTERLY PORTION OF LOT 52 SECTION 27 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 38163

CIVIC ADDRESS:
19803 86th Avenue, Langley B.C.
P.I.D. 009-465-933
19837 86th Avenue, Langley B.C.
P.I.D. 009-465-950

LEGEND

- DENOTES STANDARD IRON POST FOUND
- DENOTES FIRE HYDRANT
- DENOTES CATCH BASIN – TOP ENTRY
- DENOTES CATCH BASIN – ROUND
- DENOTES UTILITY POLE
- DENOTES STREET LIGHT – DAVIT
- DENOTES WATER VALVE
- DENOTES GUY WIRE
- DENOTES SANITARY MANHOLE
- DENOTES STORM MANHOLE
- DENOTES TREE AND CANOPY EXTENT
- DENOTES DECIDUOUS TREE
- DENOTES GROUND ELEVATION
- DENOTES TOP OF RETAINING WALL ELEVATION
- DENOTES GREEN ENVIRO FLAG FOUND
- DENOTES PINK ENVIRO FLAG FOUND

NOTE 1: ENVIRONMENTAL FLAGGING SET BY KEYSTONE ENVIRONMENTAL SURVEYED 31-MARCH-2022. WHERE "ENVIRO FLAGGING LINE" DOES NOT CONNECT TO FLAGGING TIED ON SITE, THE LINE IS BASED ON THE DIRECTION PROVIDED BY KEYSTONE ENVIRONMENTAL FROM THE SITE VISIT ON 4-MAY-2022.

NOTE 2: green enviro flagging line based on enviro consultant direction

SCALE 1 : 350

1.5 0 7 14
ALL DISTANCES ARE IN METRES

45 PLAN 1093
44 PLAN 1093
43 PLAN 1093
6 PLAN EPP70177
51 PLAN 38163
WESTERLY PORTION OF 52 PLAN 38163
EAST 1/2 OF 52 PLAN 38163
3 PLAN EPP
198 STREET
198A STREET
86 AVENUE

Lot dimensions are derived from Field Survey and Plan 38163

Elevations are Geodetic (CVGD8 GVRD-2018 – IN METERS) Derived from RTK GNSS survey observations within the Metro Vancouver GNSS Service Network.
Invert elevations and offsets of services from property lines are derived from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are shown in cm.

If this plan is used in digital form, Target Land Surveying will only assume responsibility for information content shown on original unaltered drawing.

This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFIED CORRECT
DATED THIS 5th DAY OF APRIL, 2022.

B.C.L.S.
GARY BORNE

TARGET LAND SURVEYING
C120–20178 WITH AVE.
LANGLEY B.C.
604-553-4161
FILE: 10154-TOPO

drafted by RH

July 18, 2022

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

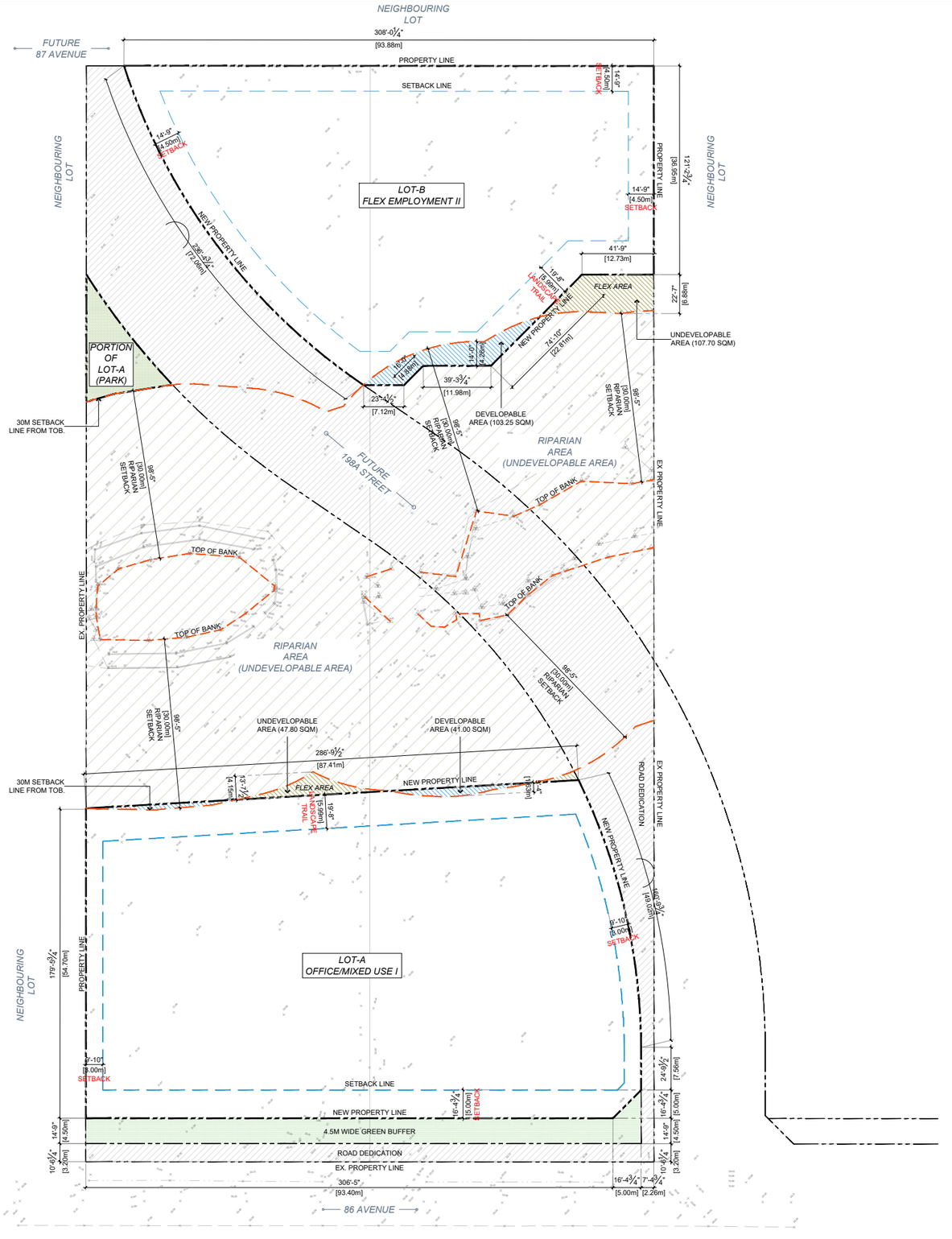
Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date 2022-02-22
Checked By	Project ID LA11_2202

Sheet Title
TOPOG SURVEY

Scale
N.T.S

Sheet No.
A-0.3

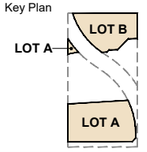


July 18, 2022

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



N

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

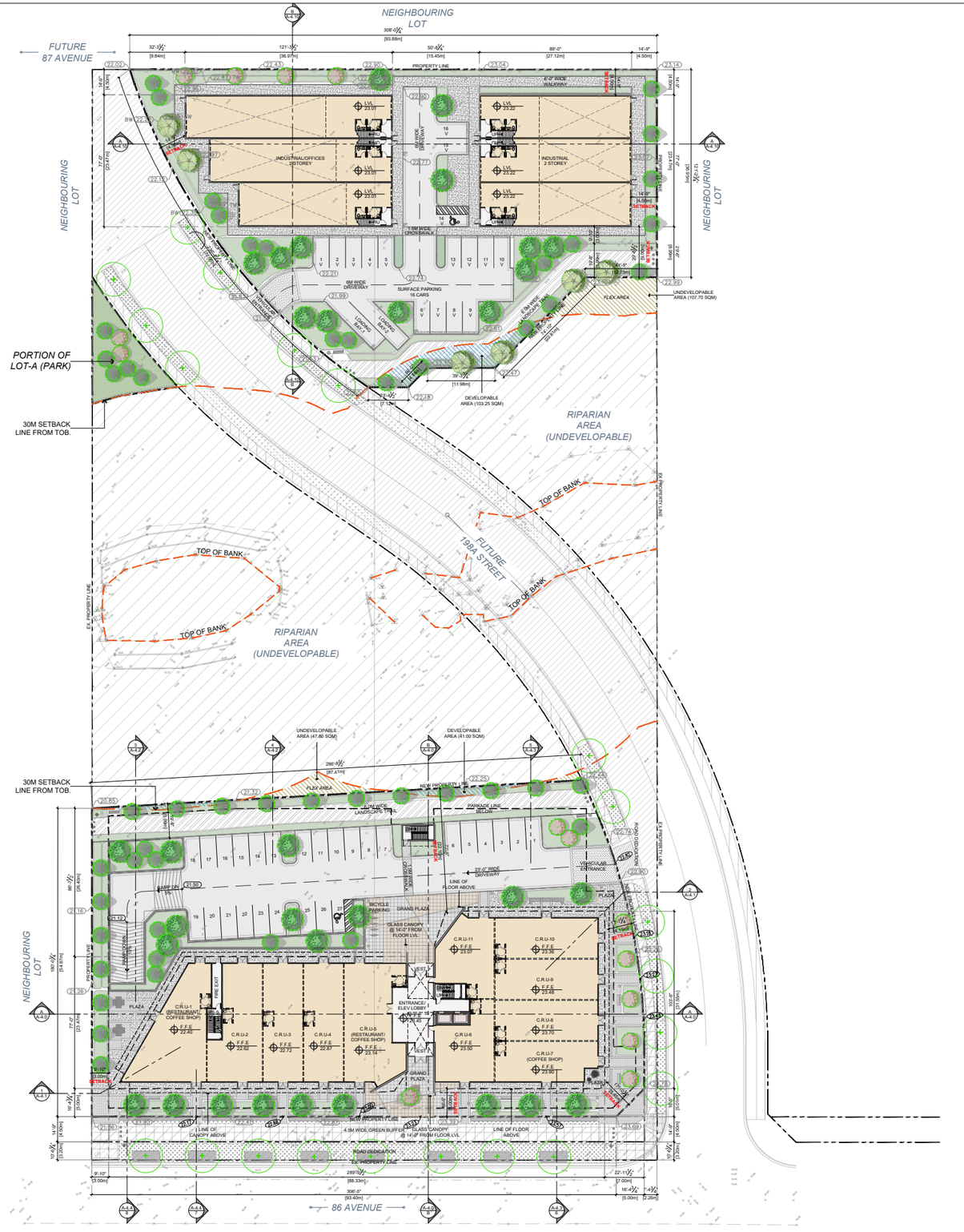
Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
BASE PLAN

Scale
N.T.S

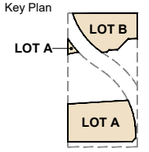
Sheet No.
A-0.4



DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



N

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
SITE PLAN

Scale
N.T.S

Sheet No.
A-1.0

DEVELOPABLE AREA
UNDEVELOPABLE AREA

July 18, 2022

RIPARIAN AREA (UNDEVELOPABLE)

UNDEVELOPABLE AREA (47.80 SQM)

DEVELOPABLE AREA (41.00 SQM)

3 A-4.2 | 4 A-4.2 | B A-4.0 | 5 A-4.3

30M SETBACK LINE FROM TOB.

286'-9½" [87.41m]

FLEX AREA

NEW PROPERTY LINE

FUTURE 198A STREET

EX. PROPERTY LINE

ROAD DEDICATION

6.0M WIDE LANDSCAPE TRAIL

PARKADE LINE BELOW

19'-8" [5.99m]

72'-6" [22.10m] SETBACK

1.5M WIDE CROSSWALK

23'-0" WIDE DRIVEWAY

VEHICULAR ENTRANCE

LINE OF FLOOR ABOVE

RAMP DN 5%

RAMP DOWN 13%

BICYCLE PARKING

GRAND PLAZA

GLASS CANOPY @ 14'-0" FROM FLOOR LVL

PLAZA

NEW PROPERTY LINE

13'-7¼" [4.15m] SETBACK

2 A-4.1

NEIGHBOURING LOT

PROPERTY LINE

FIRE EXIT

VEST.

DN

UP

ENTRANCE/ ELEV LOBBY F.F.E 23.45

C.R.U-1 (RESTAURANT/ COFFEE SHOP) F.F.E 22.40

C.R.U-2 F.F.E 22.62

C.R.U-3 F.F.E 22.72

C.R.U-4 F.F.E 22.87

C.R.U-5 (RESTAURANT/ COFFEE SHOP) F.F.E 23.14

C.R.U-6 F.F.E 23.50

C.R.U-7 (COFFEE SHOP) F.F.E 23.90

C.R.U-8 F.F.E 23.70

C.R.U-9 F.F.E 23.48

C.R.U-10 F.F.E 23.36

C.R.U-11 F.F.E 23.07

A A-4.0

1 A-4.1

9'-10" [3.00m] SETBACK

16'-4¾" [5.00m]

14'-9" [4.50m]

10'-6¼" [3.20m]

77'-0" [23.47m]

180'-0¼" [54.87m]

86'-7½" [26.40m]

16'-5" [5.01m]

103'-6" [31.55m]

LINE OF CANOPY ABOVE

4.5M WIDE GREEN BUFFER

GLASS CANOPY @ 14'-0" FROM FLOOR LVL

LINE OF FLOOR ABOVE

17'-10¼" [5.45m] SETBACK

ROAD DEDICATION

EX. PROPERTY LINE

289'-9½" [88.33m]

306'-5" [93.40m]

9'-10" [3.00m]

22'-11½" [7.00m]

16'-4¾" [5.00m]

7'-4¾" [2.26m]

A-4.4 8 | A-4.4 7 | A-4.0 B | A-4.3 6

86 AVENUE

July 18, 2022

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan

LOT A

LOT A

N

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
SITE PLAN LOT A

Scale
N.T.S

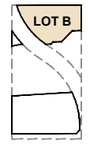
Sheet No.
A-1.1



DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



N

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application
Date	Description

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

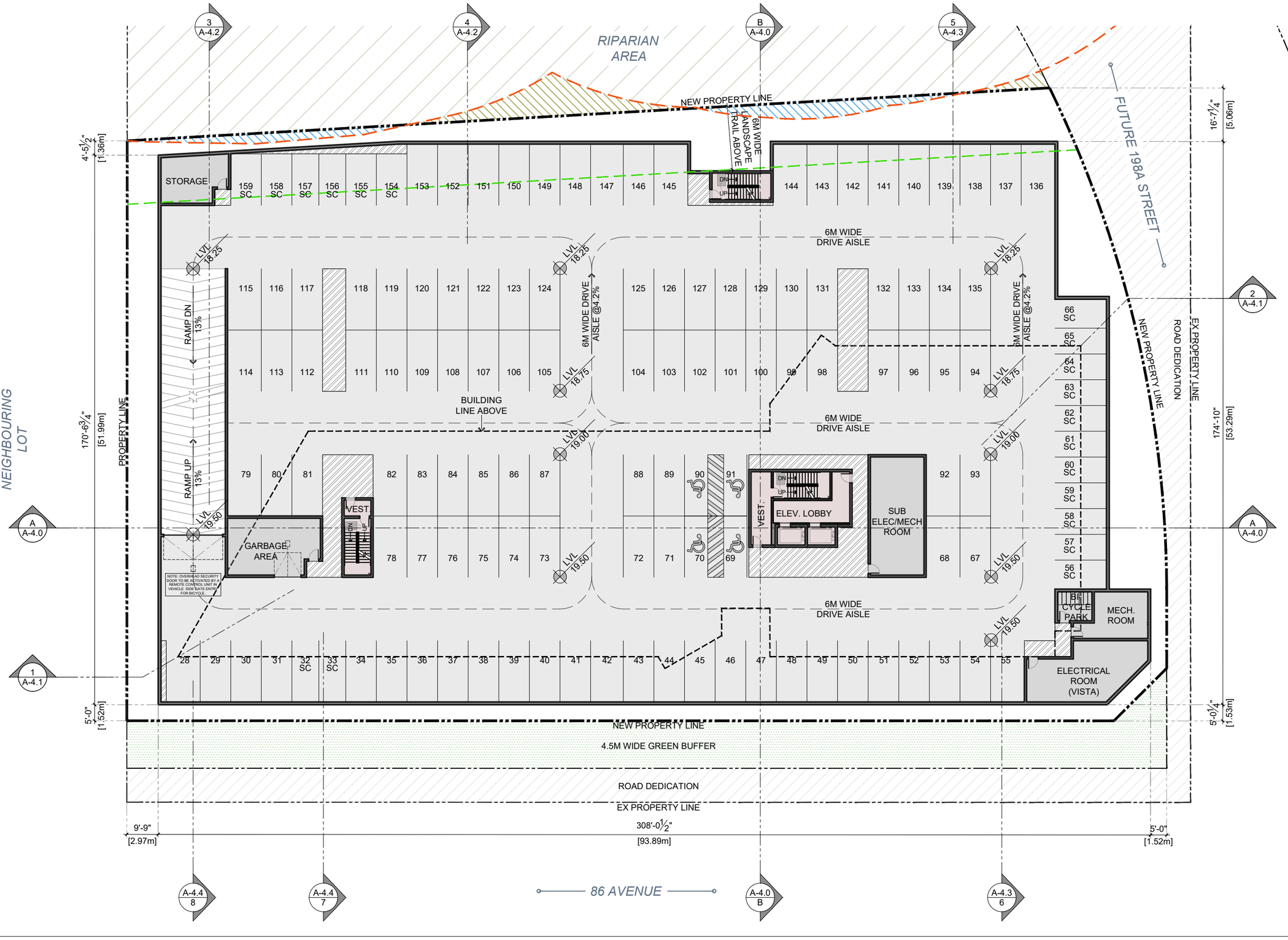
Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
SITE PLAN LOT B

Scale
N.T.S

Sheet No.
A-1.2

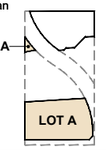
July 18, 2022



DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



N

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
LOT-A PARKADE LVL-1 FLOOR PLAN

Scale
N.T.S

Sheet No.
A-2.0

July 18, 2022

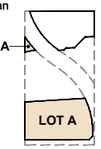


July 18, 2022

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



N

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application
Date	Description
Issues / Revisions	

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

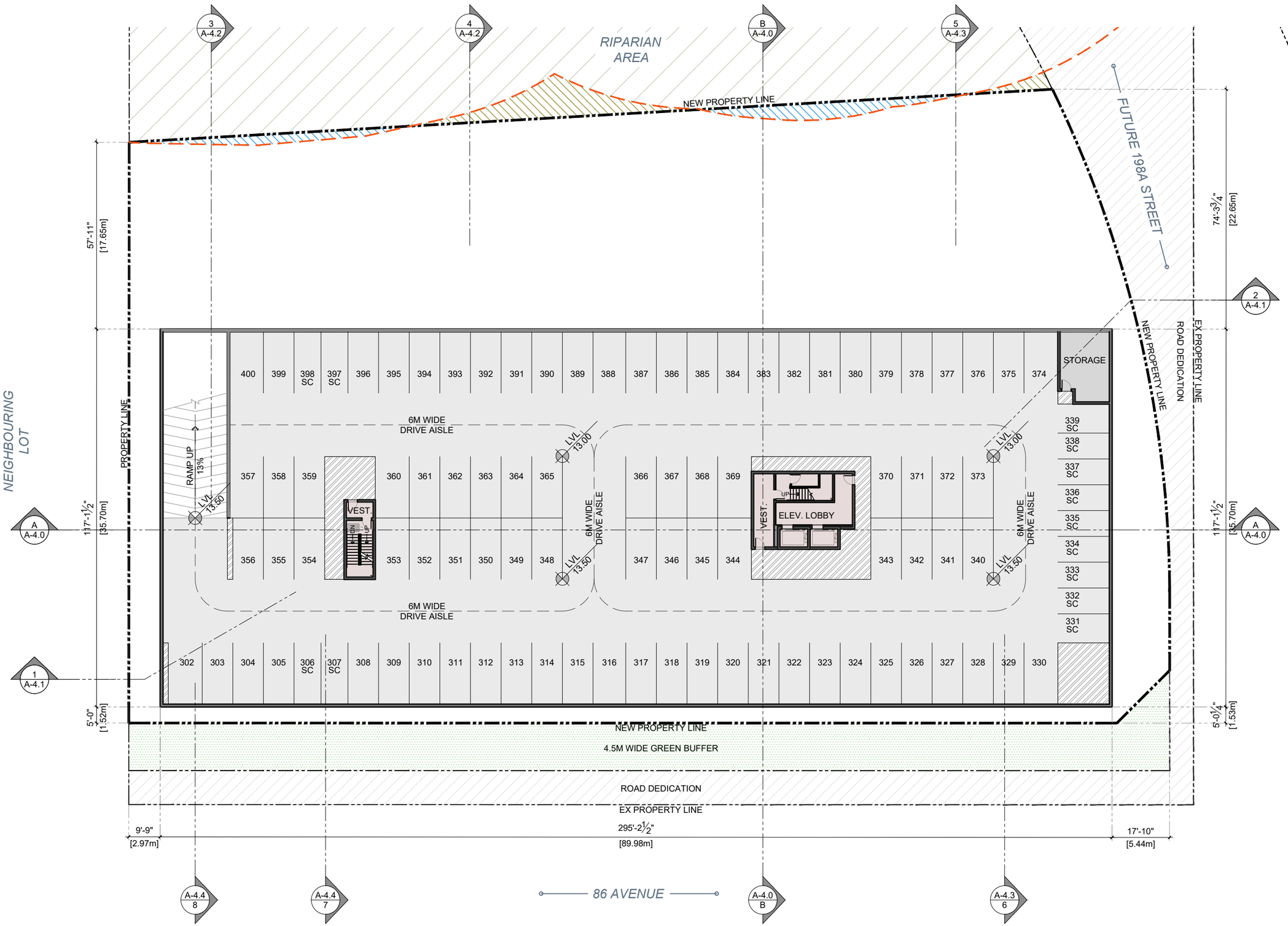
Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By GS	Date 2022-02-22
Checked By PV	Project ID LA11_2202

Sheet Title
LOT-A PARKADE LVL-2 FLOOR PLAN

Scale
N.T.S

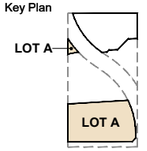
Sheet No.
A-2.1



DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



N

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application
Issues / Revisions	

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
LOT-A PARKADE LVL-3 FLOOR PLAN

Scale
N.T.S

Sheet No.
A-2.2

July 18, 2022

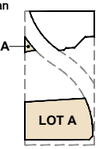


July 18, 2022

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



N

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
LOT-A SECOND FLOOR PLAN

Scale
N.T.S

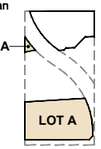
Sheet No.
A-2.3



DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
LOT-A THIRD FLOOR PLAN

Scale
N.T.S

Sheet No.
A-2.4

July 18, 2022

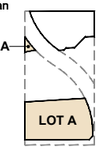


July 18, 2022

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



N

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
LOT-A FOURTH FLOOR PLAN

Scale
N.T.S

Sheet No.
A-2.5

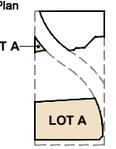


July 18, 2022

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



N

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
LOT-A FIFTH FLOOR PLAN

Scale
N.T.S

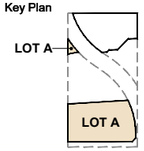
Sheet No.
A-2.6



DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



N

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
LOT-A SIXTH FLOOR PLAN

Scale
N.T.S

Sheet No.
A-2.7

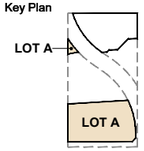
July 18, 2022



DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



N

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
LOT-A SEVENTH FLOOR PLAN

Scale
N.T.S

Sheet No.
A-2.8

July 18, 2022

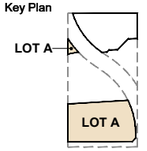


July 18, 2022

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



N

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

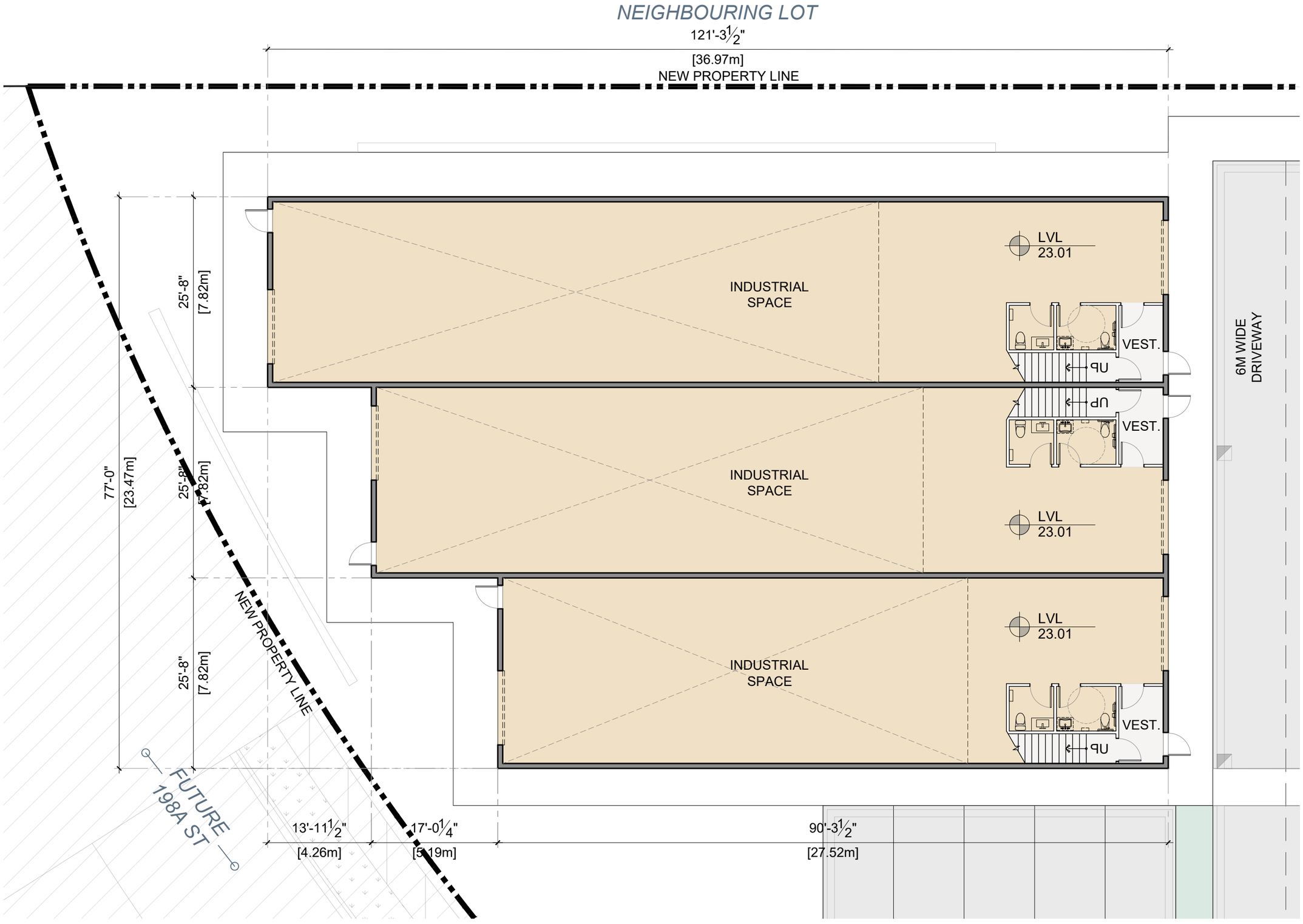
Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
LOT-A ROOF PLAN

Scale
N.T.S

Sheet No.
A-2.9



DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



N

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

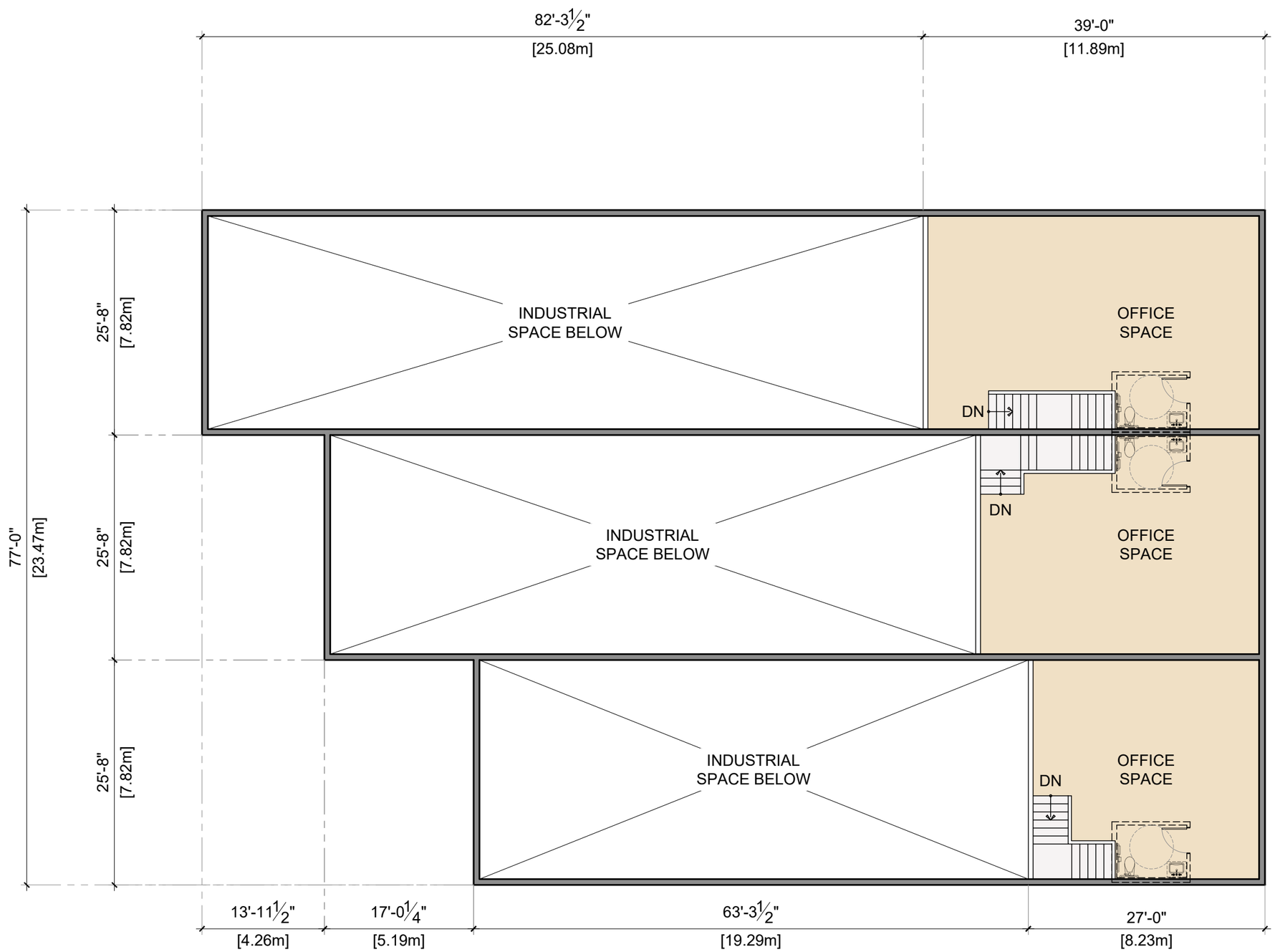
Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
LOT-B BUILDING-1 MAIN FLOOR PLAN

Scale
N.T.S

Sheet No.
A-2.11

July 18, 2022



DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



N

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
LOT-B BUILDING-1 SECOND FLOOR PLAN

Scale
N.T.S

Sheet No.
A-2.12

July 18, 2022

NEIGHBOURING LOT

89'-0"
[27.13m]
NEW PROPERTY LINE

6'-0" WIDE
WALKWAY

6M WIDE
DRIVEWAY

LVL
23.22

INDUSTRIAL
SPACE

VEST.

UP

VEST.

UP

INDUSTRIAL
SPACE

LVL
23.22

LVL
23.22

INDUSTRIAL
SPACE

VEST.

UP

NEW PROPERTY LINE

77'-0"
[23.47m]

NEIGHBOURING LOT

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



N

Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

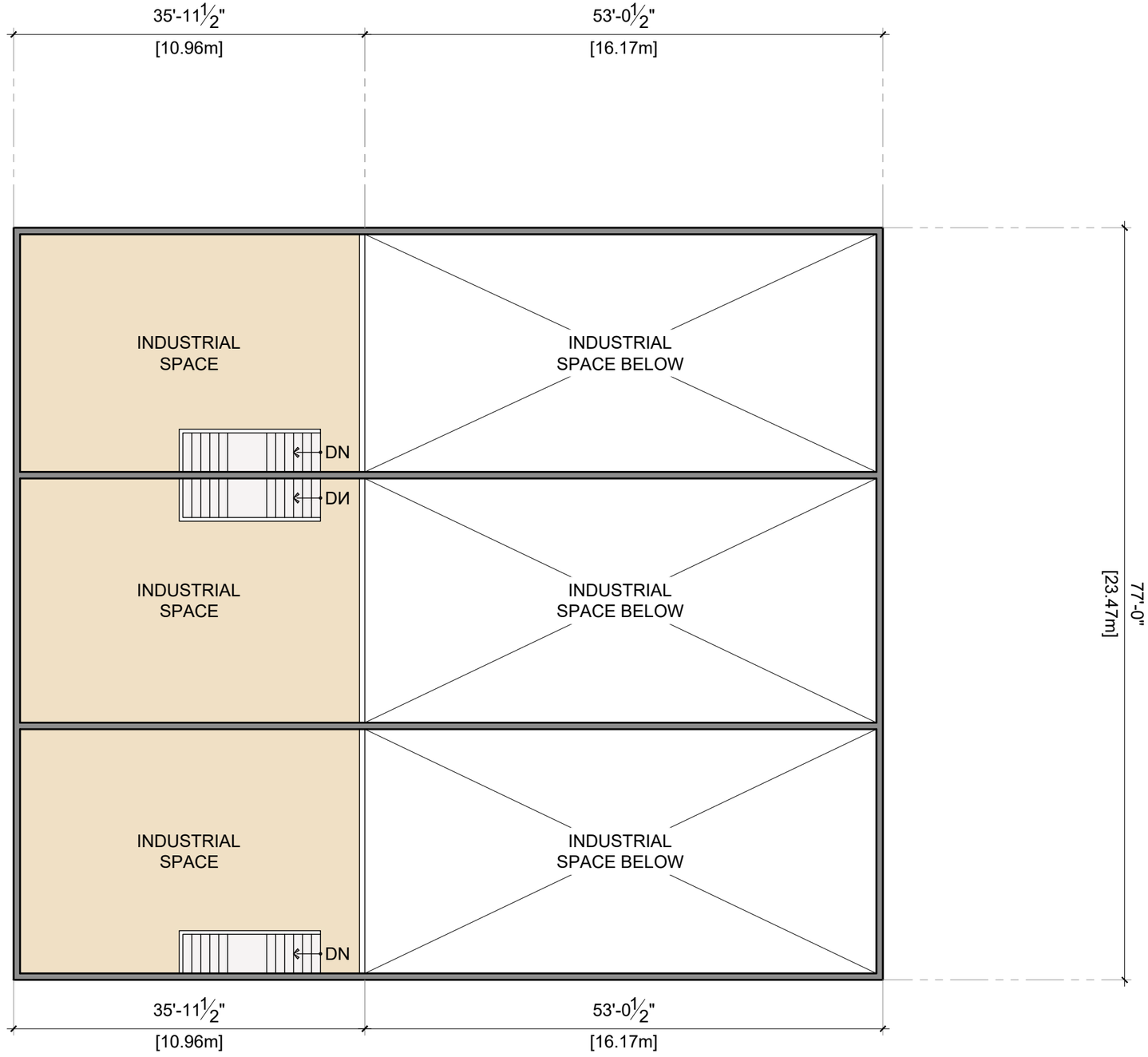
Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
LOT-B BUILDING-2 MAIN FLOOR PLAN

Scale
N.T.S

Sheet No.
A-2.13

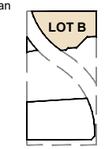
July 18, 2022

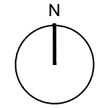


DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan





Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
LOT-B BUILDING-2 SECOND FLOOR PLAN

Scale
N.T.S

Sheet No.
A-2.14

July 18, 2022

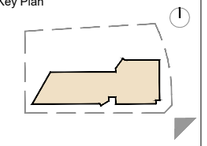


1 PERSPECTIVE-1
SOUTH-EAST

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
RENDERINGS

Scale
N.T.S

Sheet No.
A-3.0

July 18, 2022

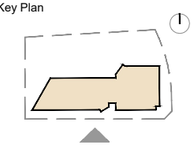


1 PERSPECTIVE-2 SOUTH

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By: GS	Date: 2022-02-22
Checked By: PV	Project ID: LA11_2202

Sheet Title
RENDERINGS

Scale
N.T.S

Sheet No.
A-3.1

July 18, 2022

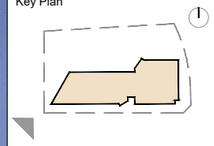


1 PERSPECTIVE-3
SOUTH-WEST

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
RENDERINGS

Scale
N.T.S

Sheet No.
A-3.2

July 18, 2022

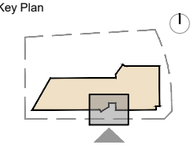


1 PERSPECTIVE-4
SOUTH(PART)

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
RENDERINGS

Scale
N.T.S

Sheet No.
A-3.3

July 18, 2022

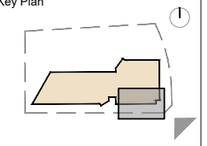


1 PERSPECTIVE-5
SOUTH-EAST(PART)

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



2022-07-18	DP Application
2022-02-22	Preliminary Application
Date	Description

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By GS	Date 2022-02-22
Checked By PV	Project ID LA11_2202

Sheet Title
RENDERINGS

Scale
N.T.S

Sheet No.
A-3.4

July 18, 2022

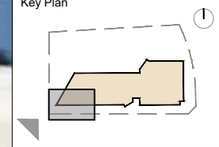


1 PERSPECTIVE-6
SOUTH-WEST(PART)

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By GS	Date 2022-02-22
Checked By PV	Project ID LA11_2202

Sheet Title
RENDERINGS

Scale
N.T.S

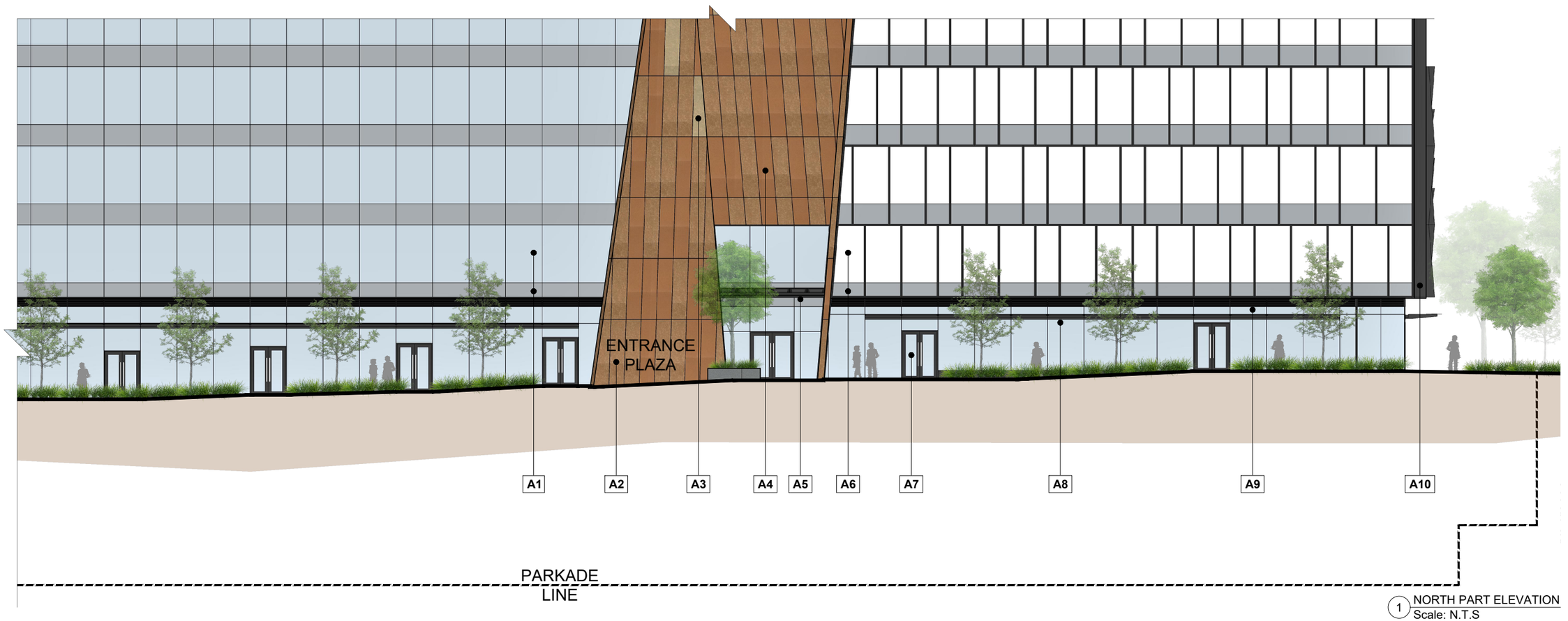
Sheet No.
A-3.5

July 18, 2022

Material Legend

Type	Description	Reference Image	Color	Material
A1	• Stick-built curtain wall system • Vision panels with IGU • Outside-glazed, SSG • Clear reflective laminated glass • Spandrel panel with shadow box • Product: Kawneer 1620UT SSG or similar		Spandrel Opaci Coat Medium Gray #3-0586	
A2	• Fiber Cement Panel cladding system & trim • Product: Swisspearl Largo • Panel Size: 3050 × 1250 mm • Panel Thickness: 12 mm		Color Avera AV070	
A3	• Fiber Cement Panel cladding system & trim • Product: Swisspearl Largo • Panel Size: 3050 × 1250 mm • Panel Thickness: 12 mm		Color Avera AV000	
A4	• Fiber Cement Panel cladding system & trim • Product: Swisspearl Largo • Panel Size: 3050 × 1250 mm • Panel Thickness: 12 mm		Color Carat Topaz 7070	
A5	ENTRANCE CANOPY • Painted structural steel support • Bent Steel plate • Clear laminated glass • Painted steel gutter		Metal Benjamin Moore- Graphite 1603	

Type	Description	Reference Image	Color	Material
A6	• Custom-built curtain wall system • Vision panels with IGU • Clear reflective laminated glass • Spandrel panel with shadow box		• Metal Benjamin Moore- Graphite 1603 • Spandrel Opaci Coat Medium Gray #3-0586 • Glass Primary White	
A7	• Aluminium Door • Self Closing power operated • Clear reflective laminated glass		Metal Benjamin Moore- Graphite 1603	
A8	SIDEWALK CANOPY • Painted structural steel support • Bent Steel plate • Clear laminated glass • Painted steel gutter		Metal Benjamin Moore- Graphite 1603	
A9	Aluminium Louvers for mechanical ventilation		Color Benjamin Moore- Graphite 1603	
A10	• Aluminium Composite Panel • Product: AL-13 panel system or similar • Panel Size: 1220 mm x 2440 mm • Panel Thickness: 4 mm		Color Acorn Gray SD303	

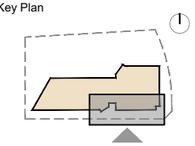


1 NORTH PART ELEVATION
Scale: N.T.S

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

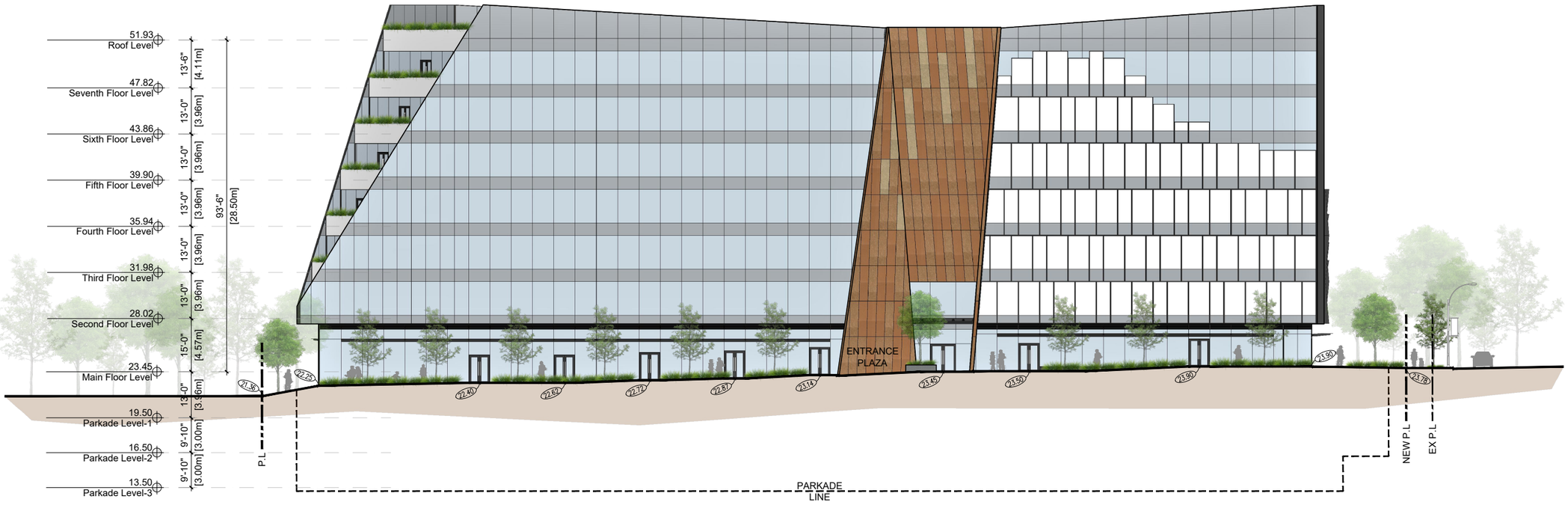
Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
ELEVATIONS LOT-A

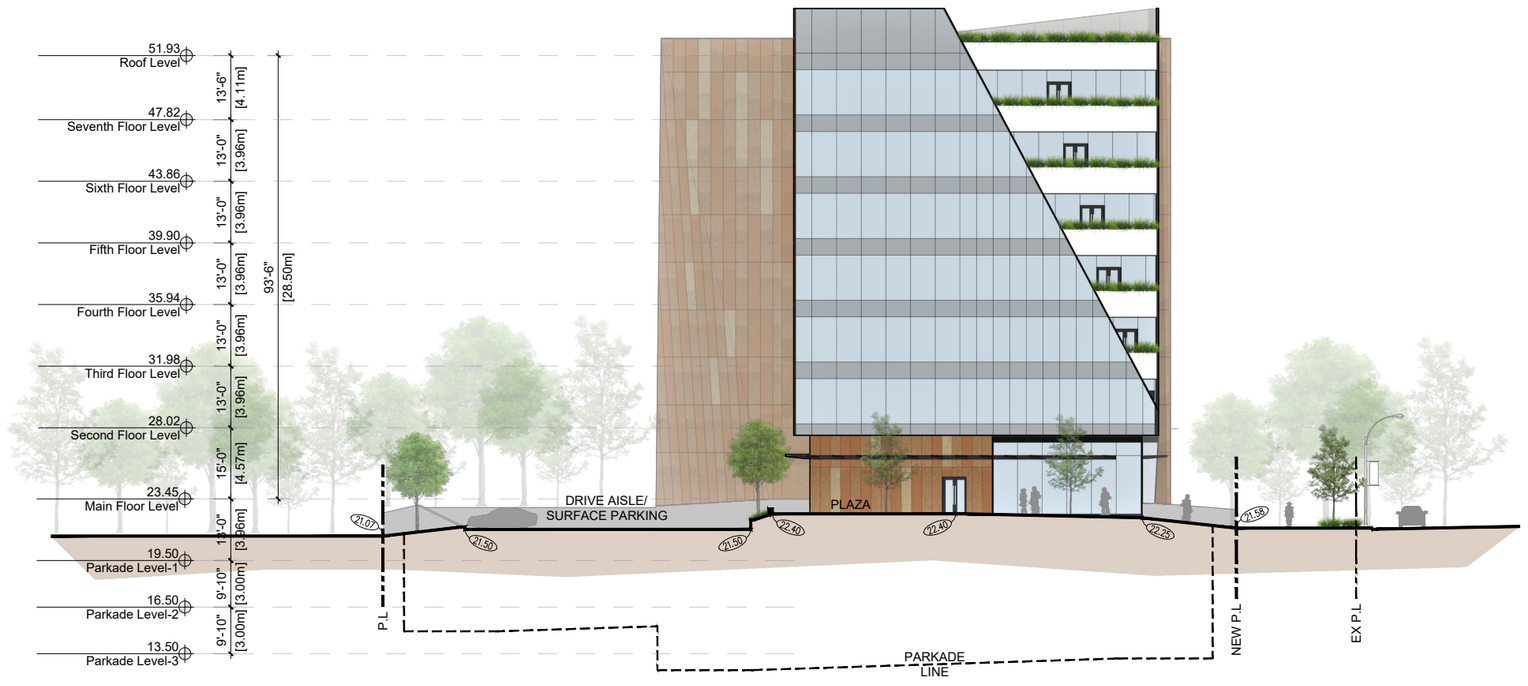
Scale
N.T.S

Sheet No.
A-3.11

July 18, 2022



1 SOUTH ELEVATION
Scale: N.T.S



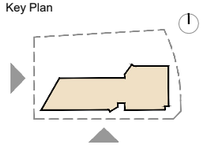
2 WEST ELEVATION
Scale: N.T.S

July 18, 2022

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

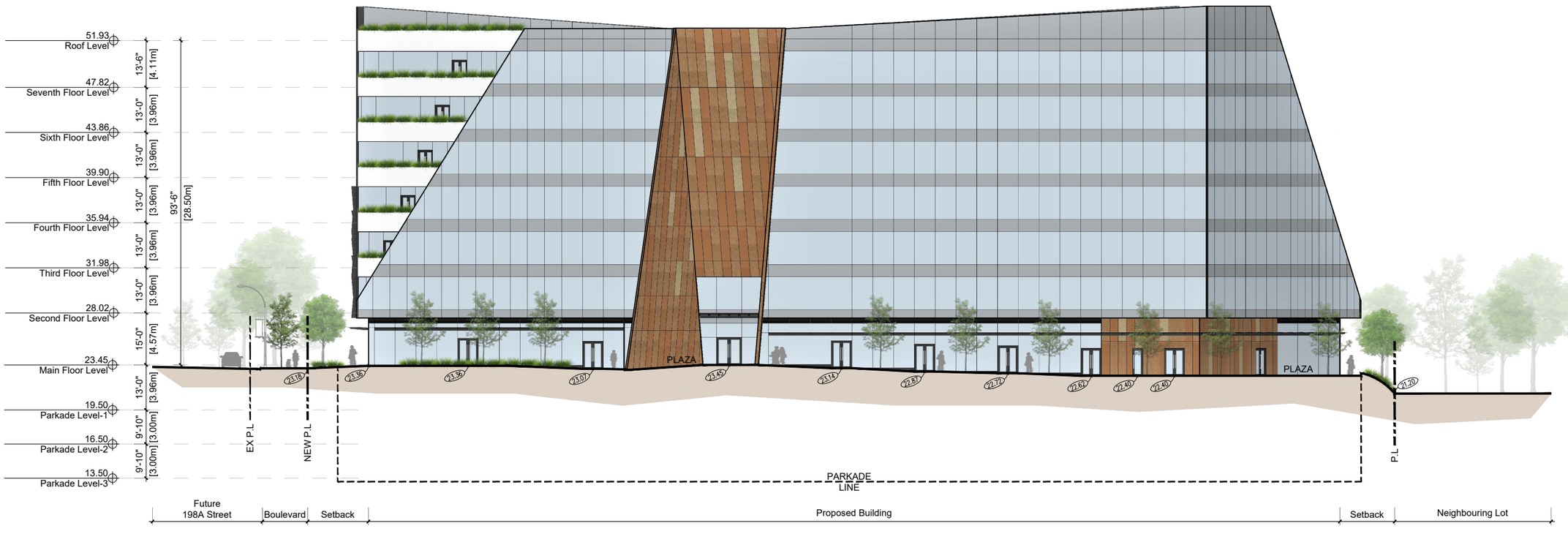
Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
ELEVATIONS LOT-A

Scale
N.T.S

Sheet No.
A-3.12



1 NORTH ELEVATION
Scale: N.T.S

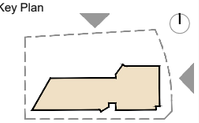


2 EAST ELEVATION
Scale: N.T.S

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
ELEVATIONS LOT-A

Scale
N.T.S

Sheet No.
A-3.13

July 18, 2022

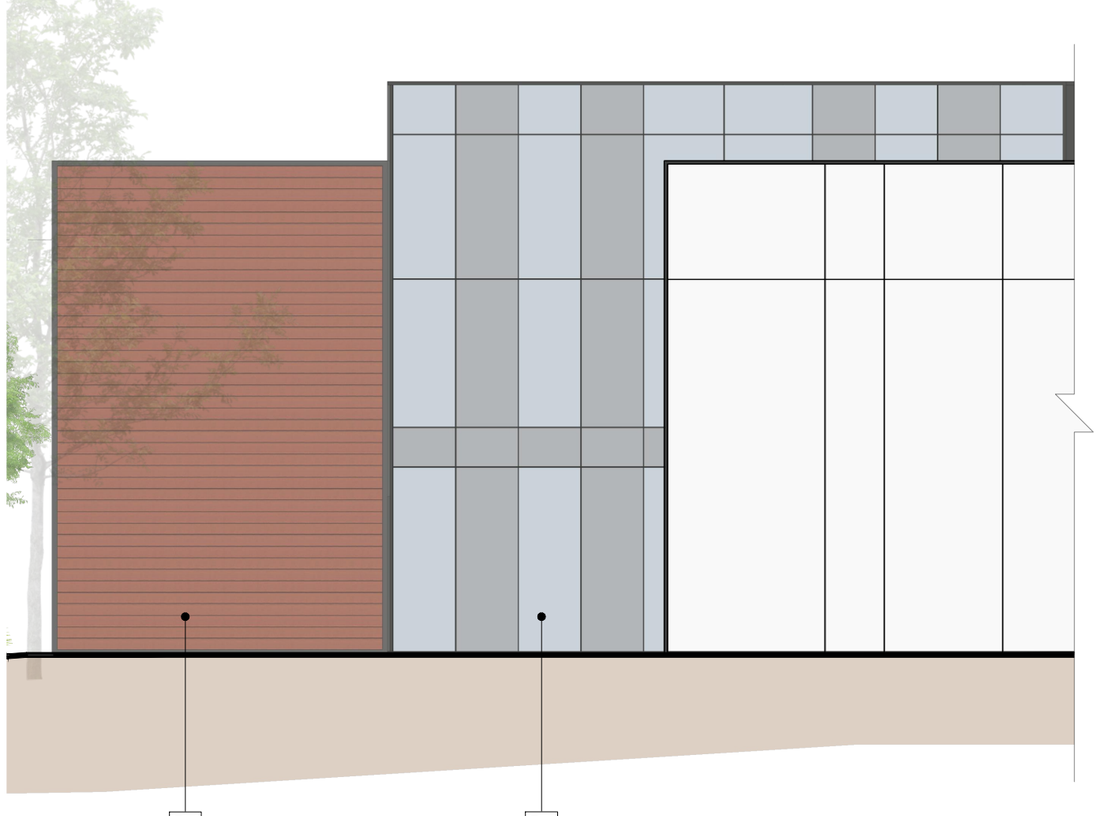
Material Legend

Type	Description	Reference Image	Color	Material
B1	• Fiber Cement Panel cladding system & trim • Product: Swisspearl Largo • Panel Size: 3050 × 1250 mm • Panel Thickness: 12 mm		Color Carat Topaz 7073	
B2	Overhead Door		Frame Color Benjamin Moore- Graphite 1603 Door Color Benjamin Moore- Slate CW-700	
B3	• Aluminium Composite Panel • Product: AL-13 panel system or similar • Panel Size: 1220 mm x 2440 mm • Panel Thickness: 4 mm		Color Acorn Gray SD303	
B4	• Stick-built curtain wall system • Vision panels with IGU • Outside-glazed, SSG • Clear reflective laminated glass • Spandrel panel with shadow box • Product: Kawneer 1620UT SSG or similar		Spandrel Opaci Coat Medium Gray #3-0586	
B5	• Fiber Cement Panel cladding system & trim • Product: Swisspearl Largo • Panel Size: 3050 × 1250 mm • Panel Thickness: 12 mm		Color Onyx 7099	

Type	Description	Reference Image	Color	Material
B6	• Aluminium Door • Self Closing power operated • Clear reflective laminated glass		Color Benjamin Moore- Graphite 1603	
B7	• Smooth finish Lap Siding • Product: Hardie Plank • Panel Size: 0'-4" x 8'-0" • Panel Thickness: 1/4"		Color Benjamin Moore- Terra Cotta Tile 2090-30	



1 PART EAST ELEVATION
Scale: N.T.S

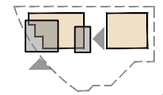


2 PART SOUTH ELEVATION
Scale: N.T.S

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

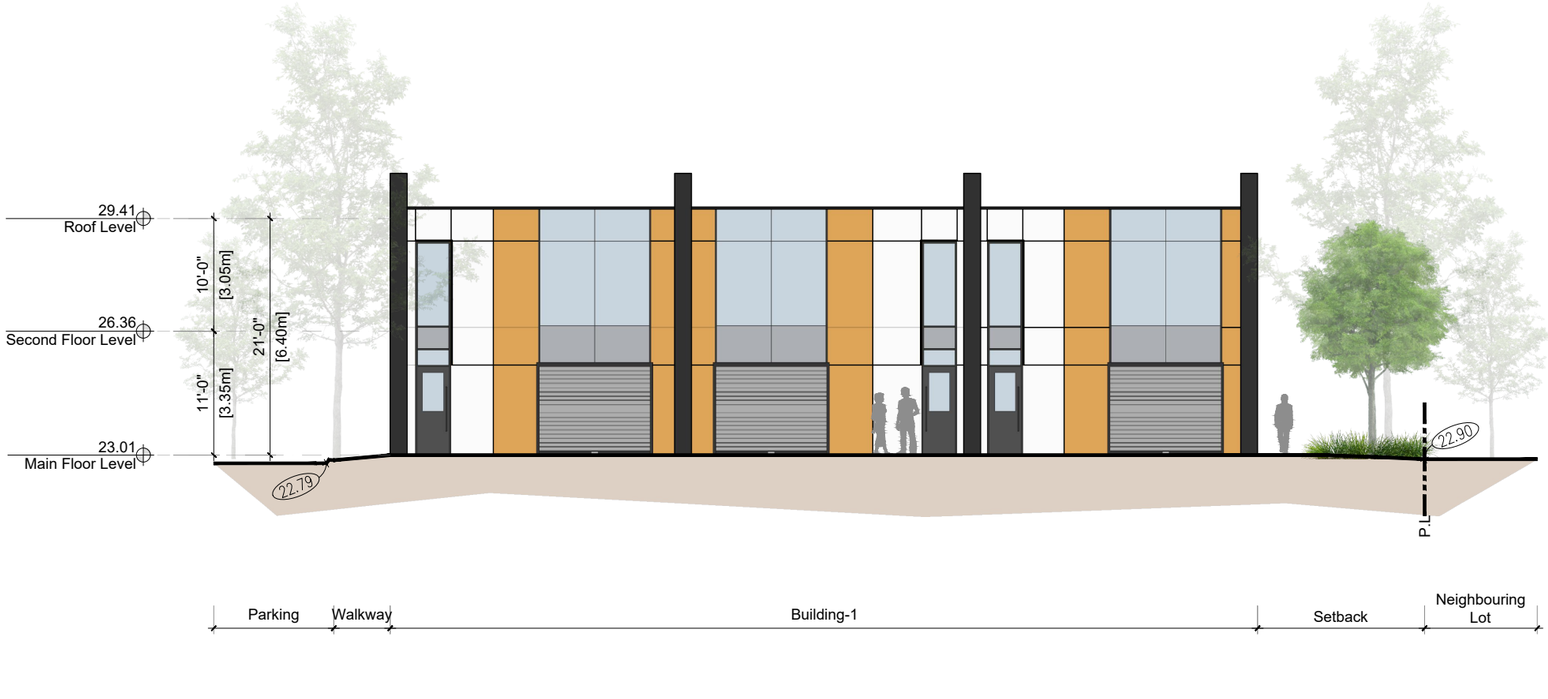
Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
ELEVATIONS LOT-B (BUILDING-1)

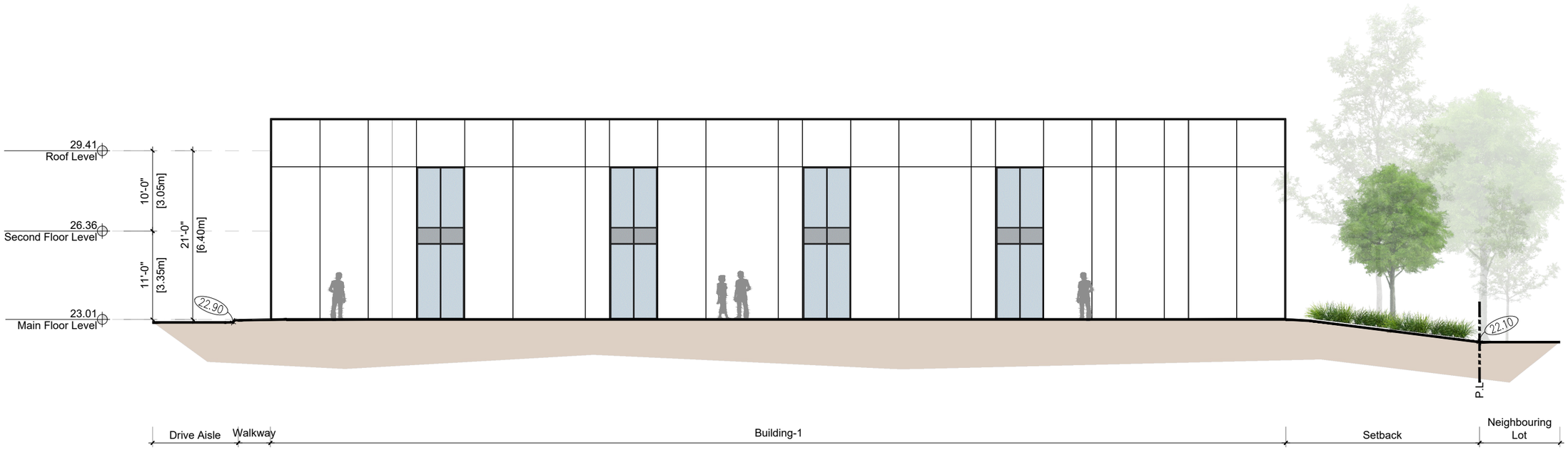
Scale
N.T.S

Sheet No.
A-3.16

July 18, 2022



1 EAST ELEVATION
Scale: N.T.S

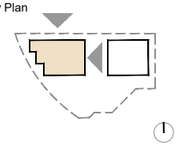


2 NORTH ELEVATION
Scale: N.T.S

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

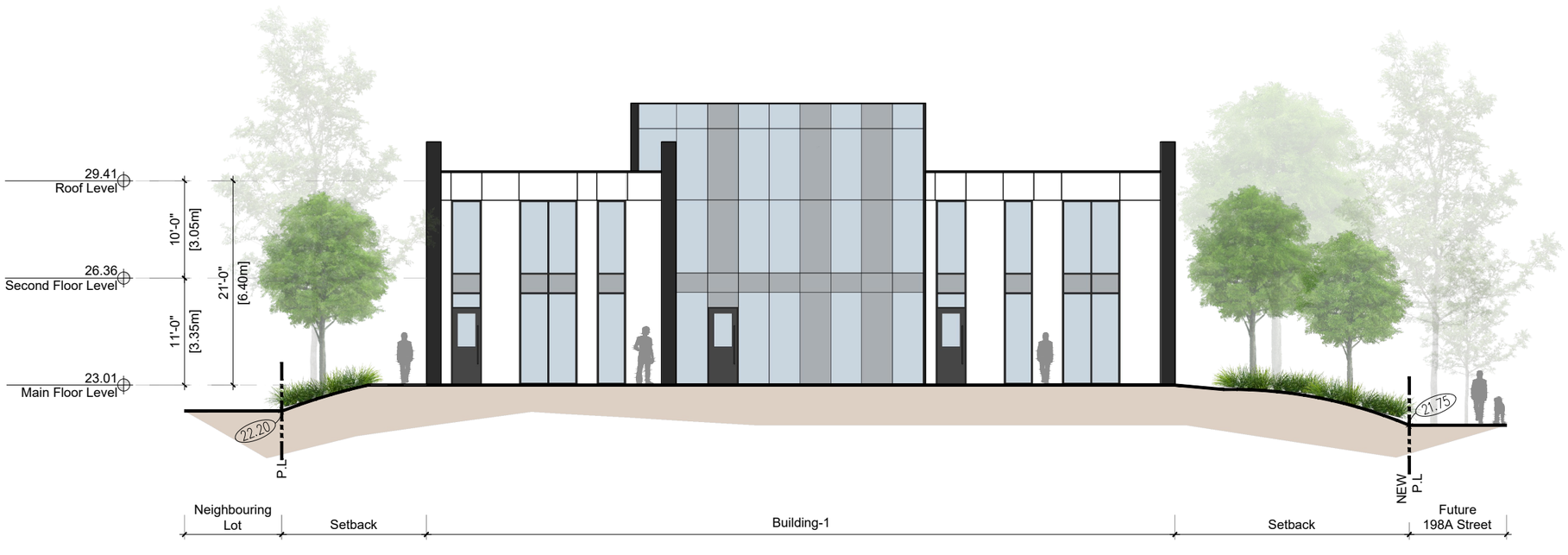
Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
ELEVATIONS LOT-B (BUILDING-1)

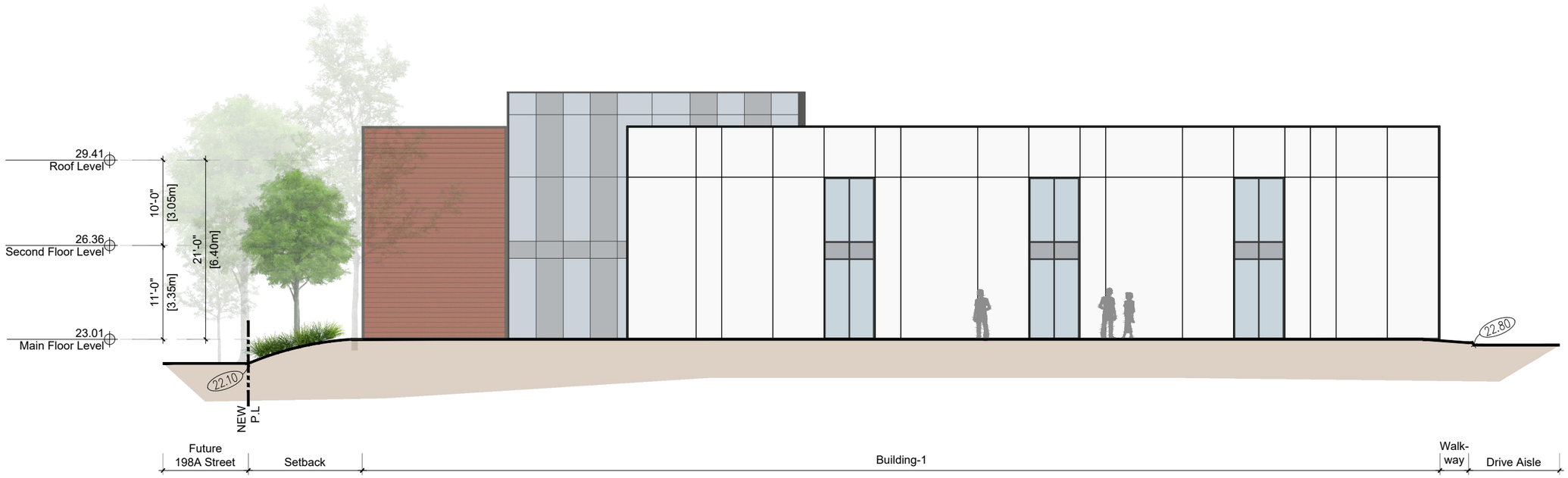
Scale
N.T.S

Sheet No.
A-3.17

July 18, 2022



1 WEST ELEVATION
Scale: N.T.S

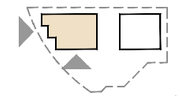


2 SOUTH ELEVATION
Scale: N.T.S

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
ELEVATIONS LOT-B (BUILDING-1)

Scale
N.T.S

Sheet No.
A-3.18

July 18, 2022



1 WEST ELEVATION
Scale: N.T.S

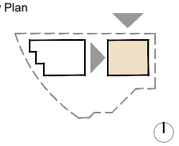
2 NORTH ELEVATION
Scale: N.T.S

July 18, 2022

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

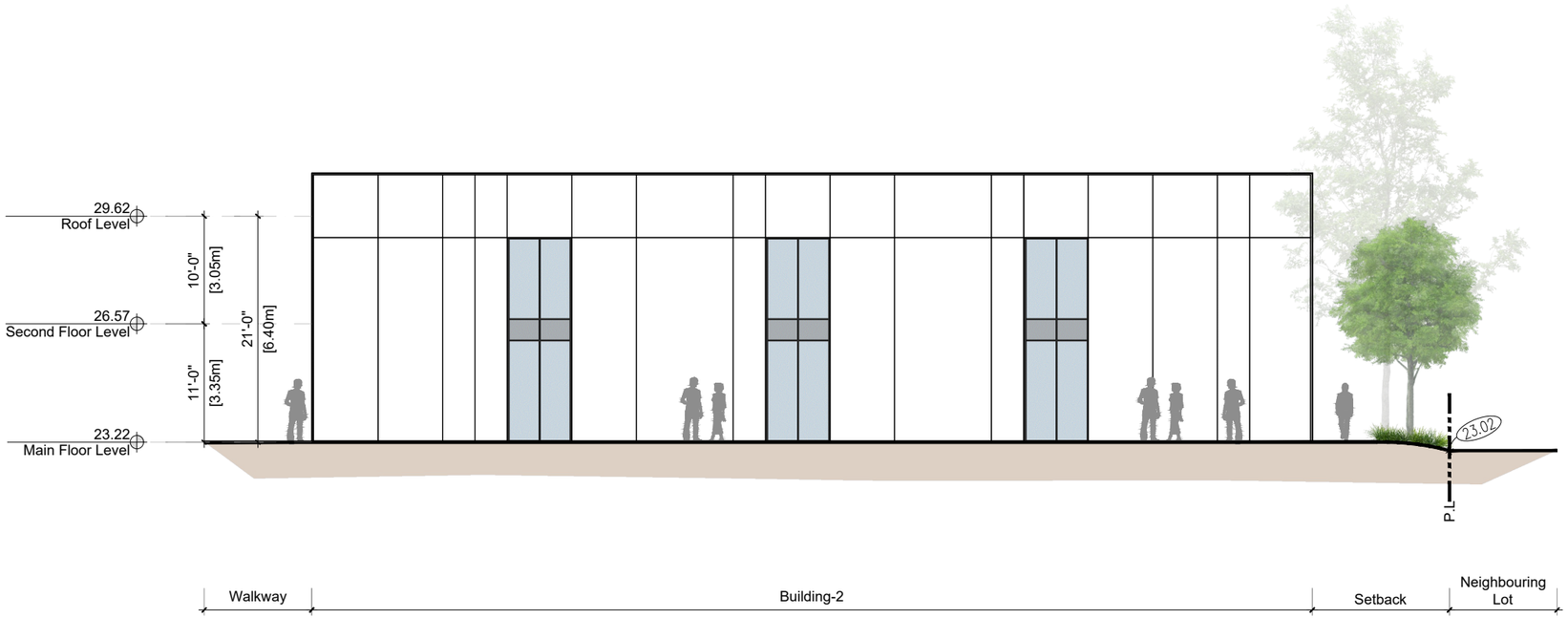
Sheet Title
ELEVATIONS LOT-B (BUILDING-2)

Scale
N.T.S

Sheet No.
A-3.19



1 EAST ELEVATION
Scale: N.T.S



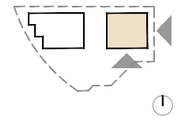
2 SOUTH ELEVATION
Scale: N.T.S

July 18, 2022

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

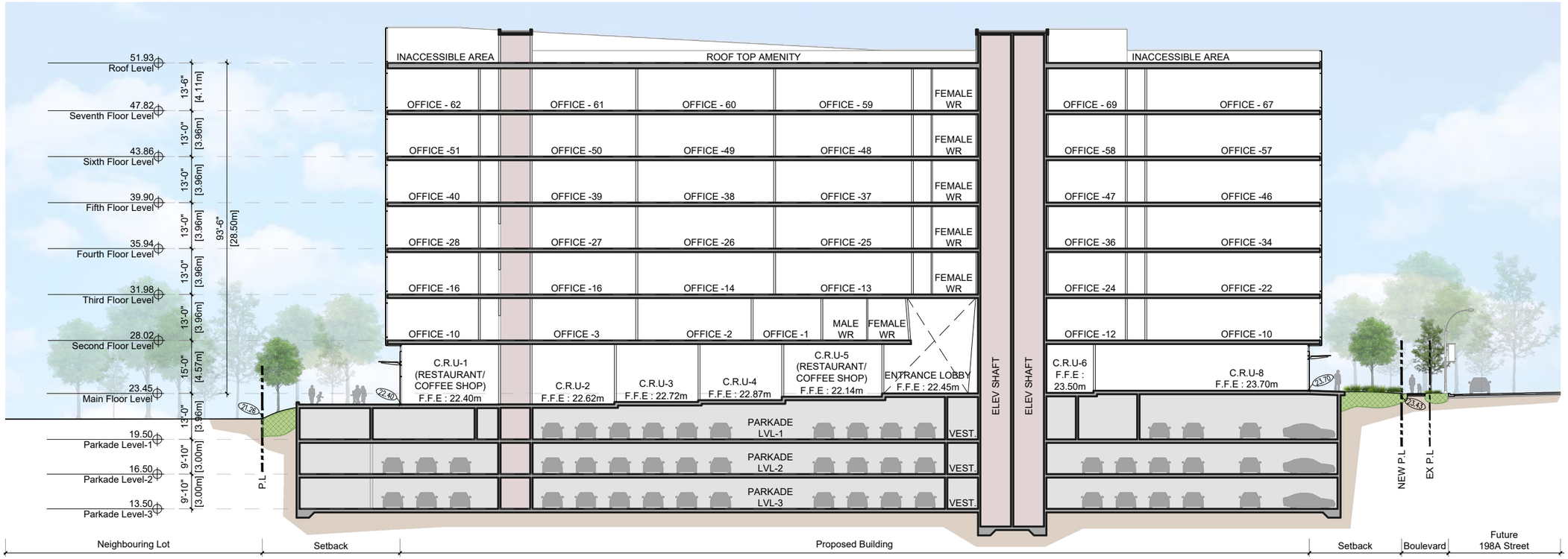
Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

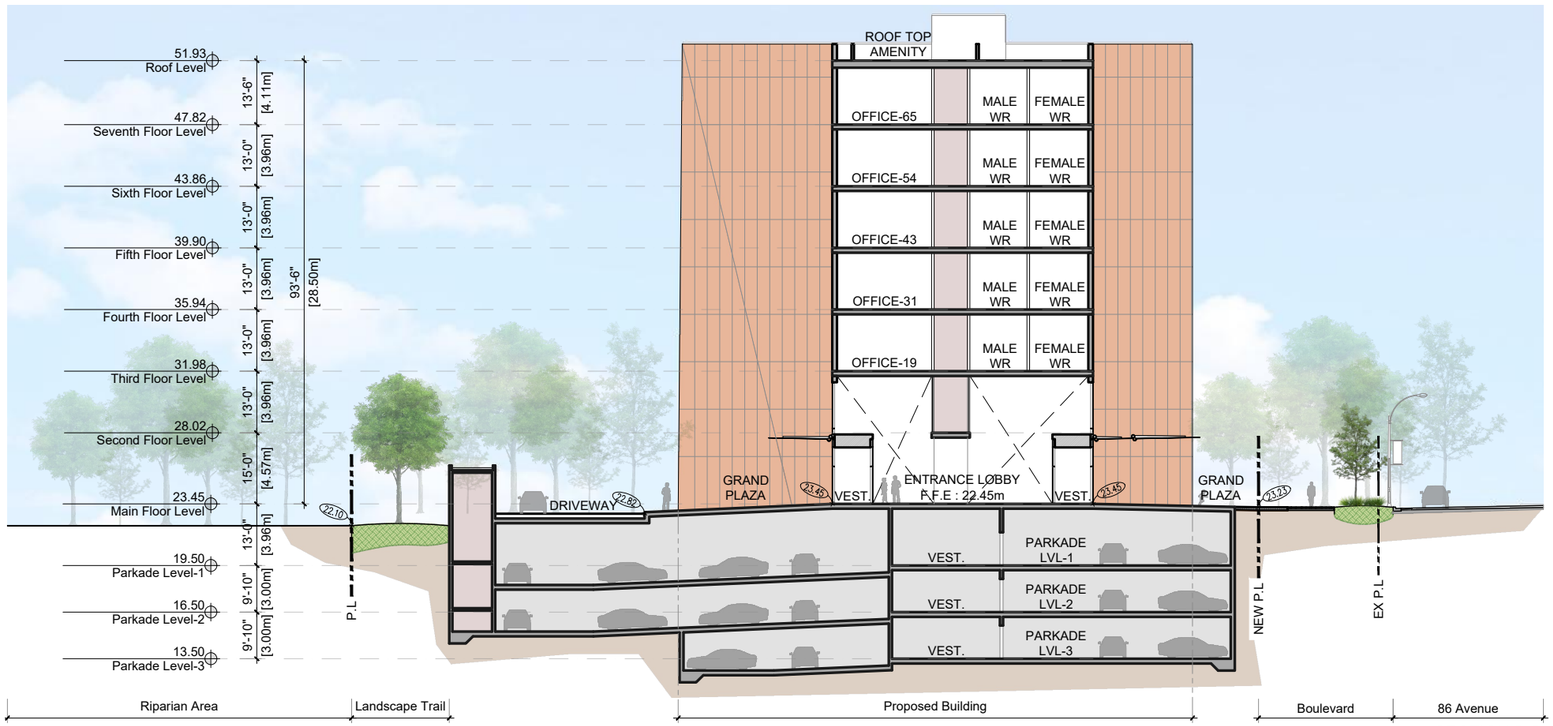
Sheet Title
ELEVATIONS LOT-B (BUILDING-2)

Scale
N.T.S

Sheet No.
A-3.20



1 SECTION A-A
Scale: N.T.S



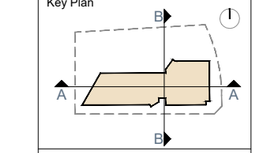
1 SECTION B-B
Scale: N.T.S

July 18, 2022

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

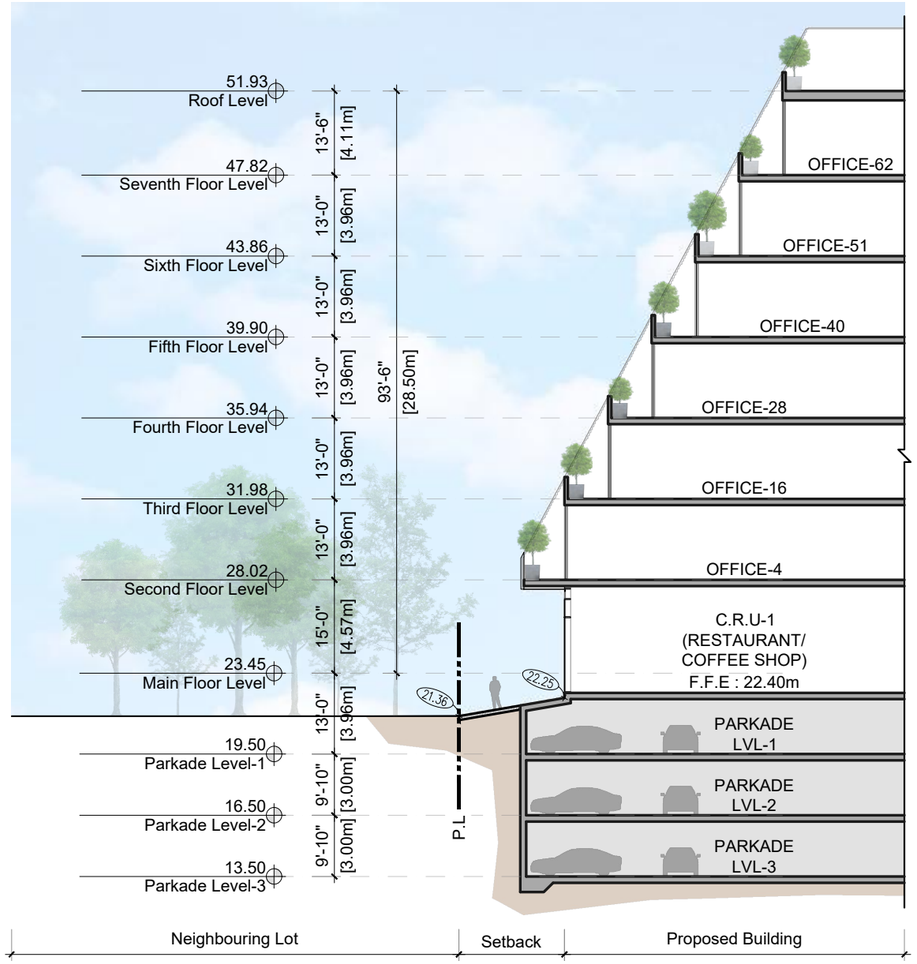
Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

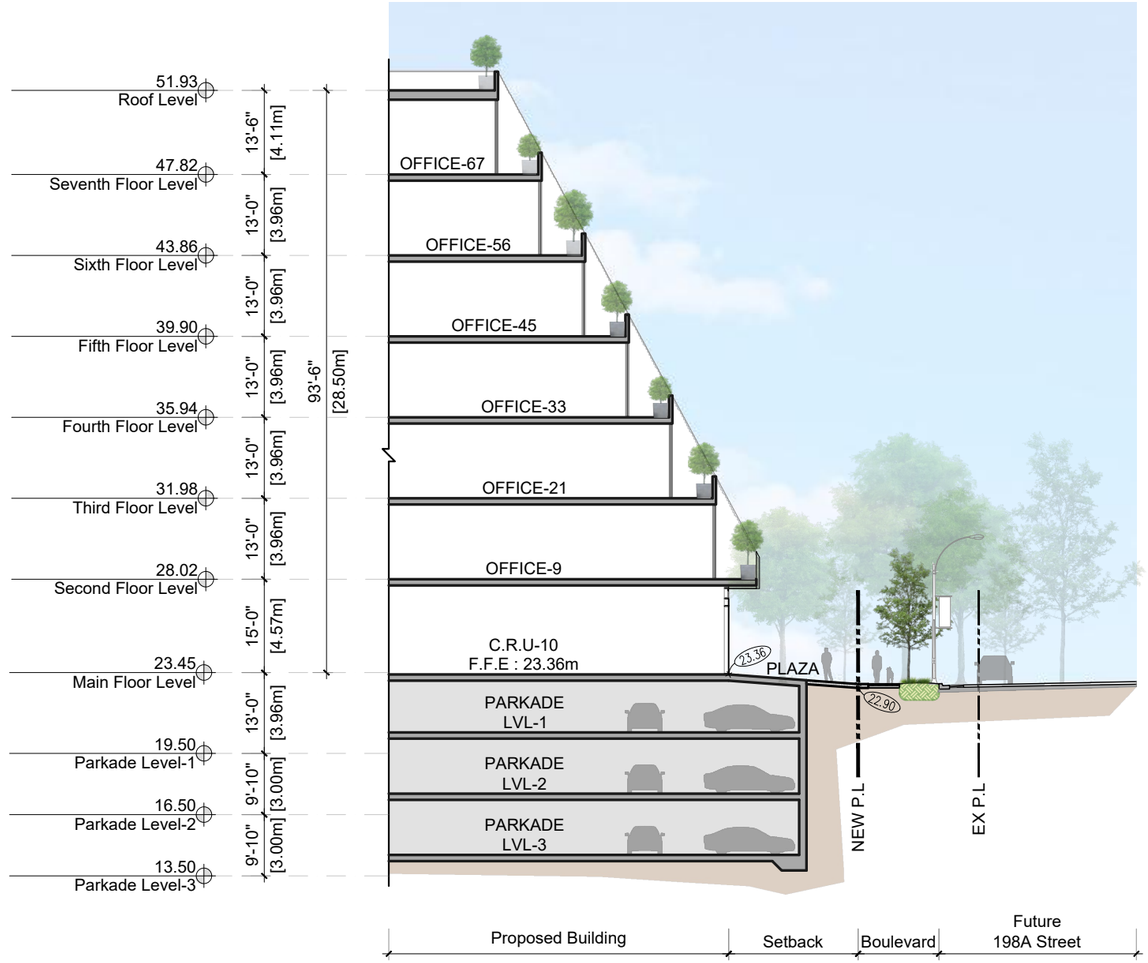
Sheet Title
SECTIONS LOT-A

Scale
N.T.S

Sheet No.
A-4.0



1 PART SECTION 1
Scale: N.T.S

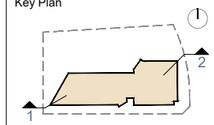


2 PART SECTION 2
Scale: N.T.S

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

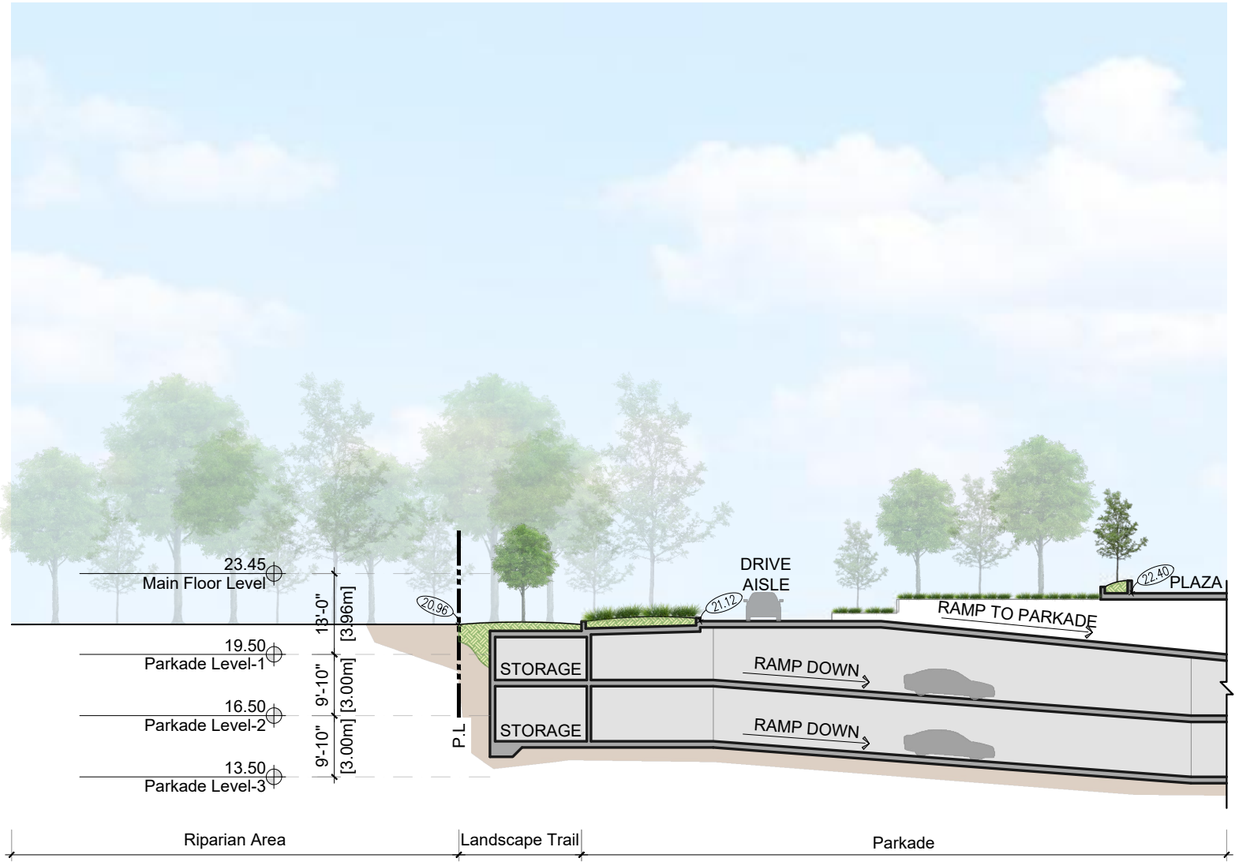
Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
SECTIONS LOT-A

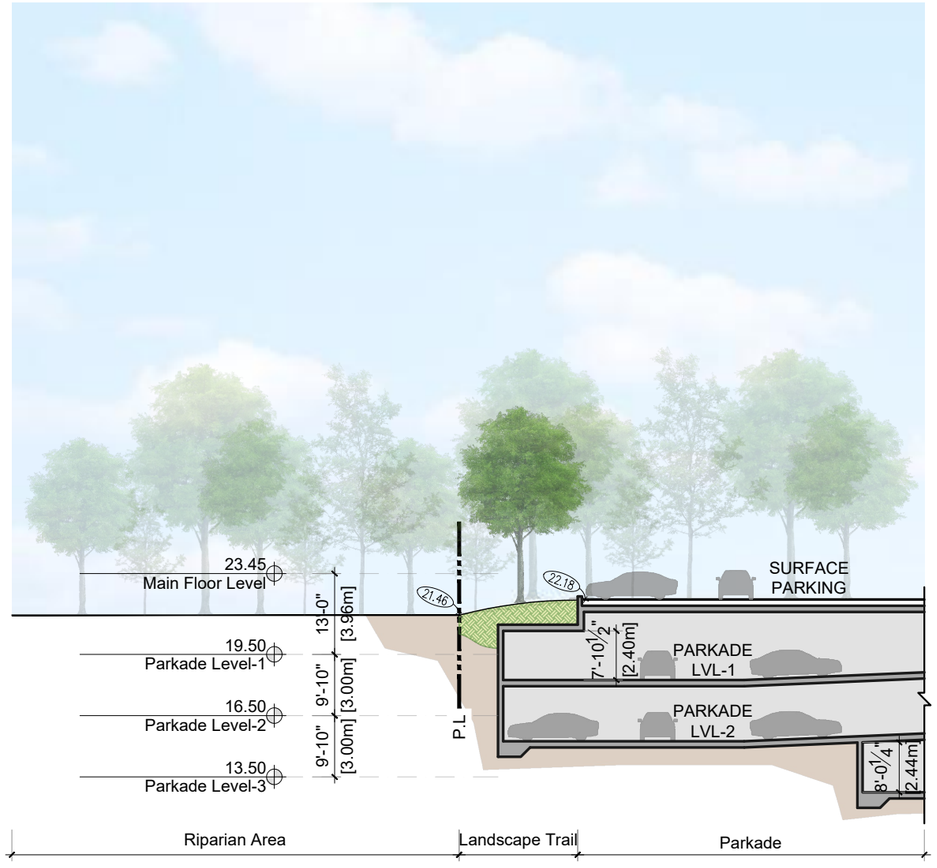
Scale
N.T.S

Sheet No.
A-4.1

July 18, 2022



3 PART SECTION 3
Scale: N.T.S

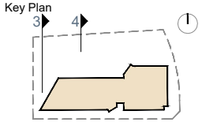


4 PART SECTION 4
Scale: N.T.S

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

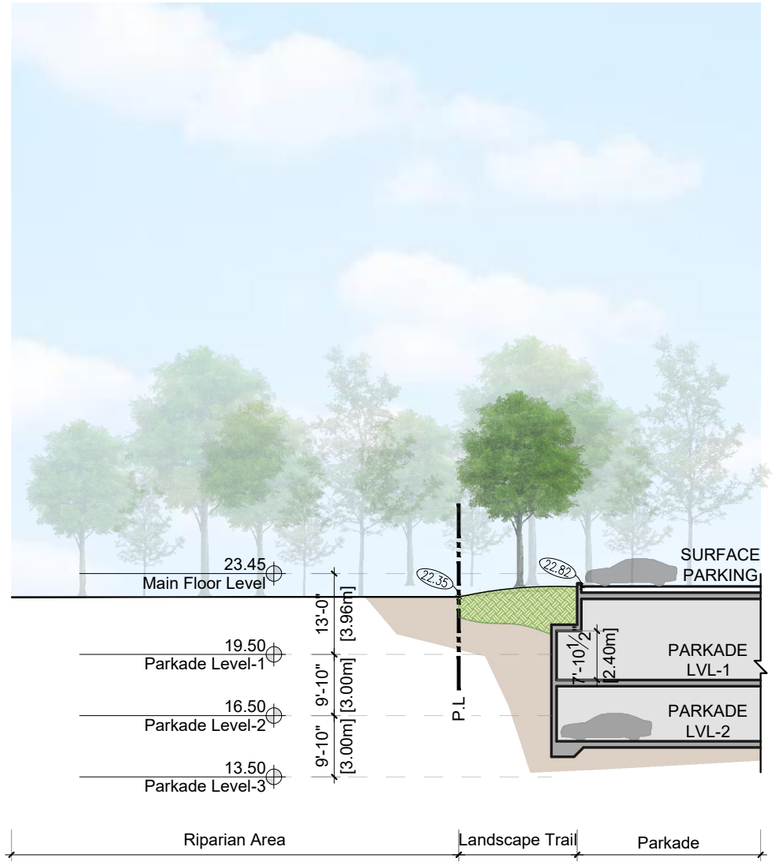
Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
SECTIONS LOT-A

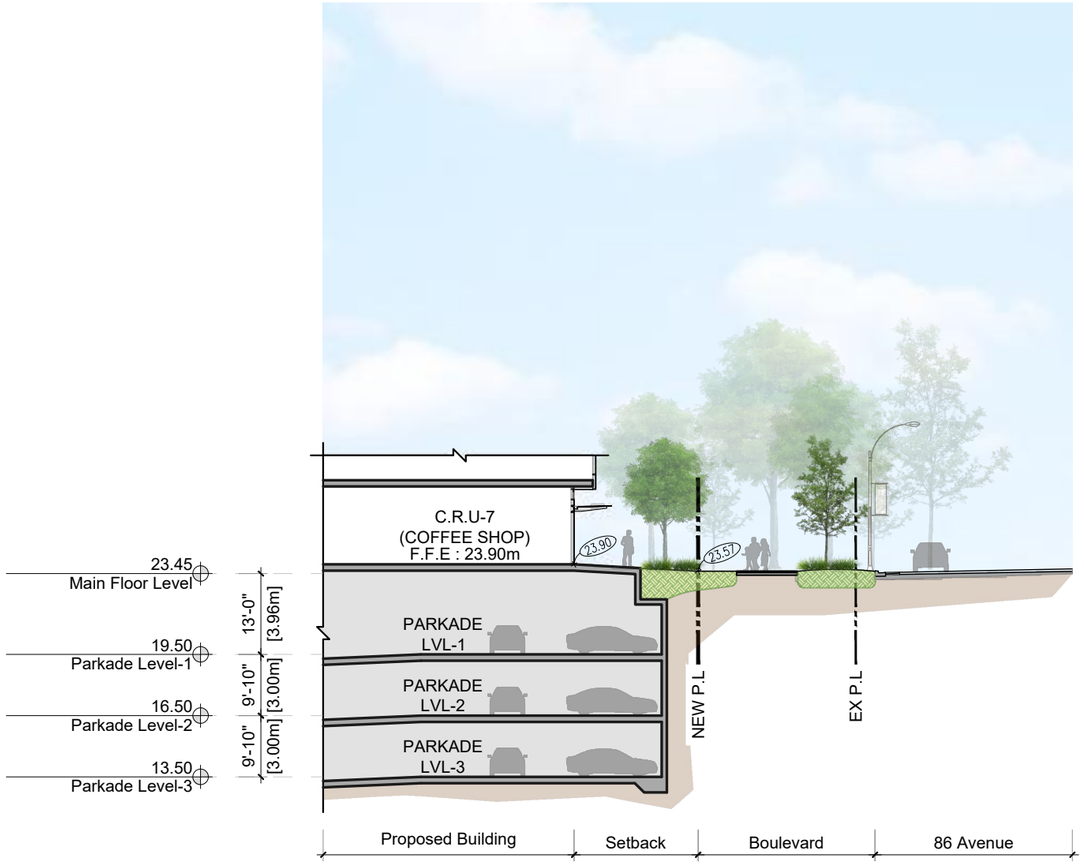
Scale
N.T.S

Sheet No.
A-4.2

July 18, 2022



1 PART SECTION 5
Scale: N.T.S

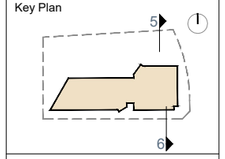


2 PART SECTION 6
Scale: N.T.S

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

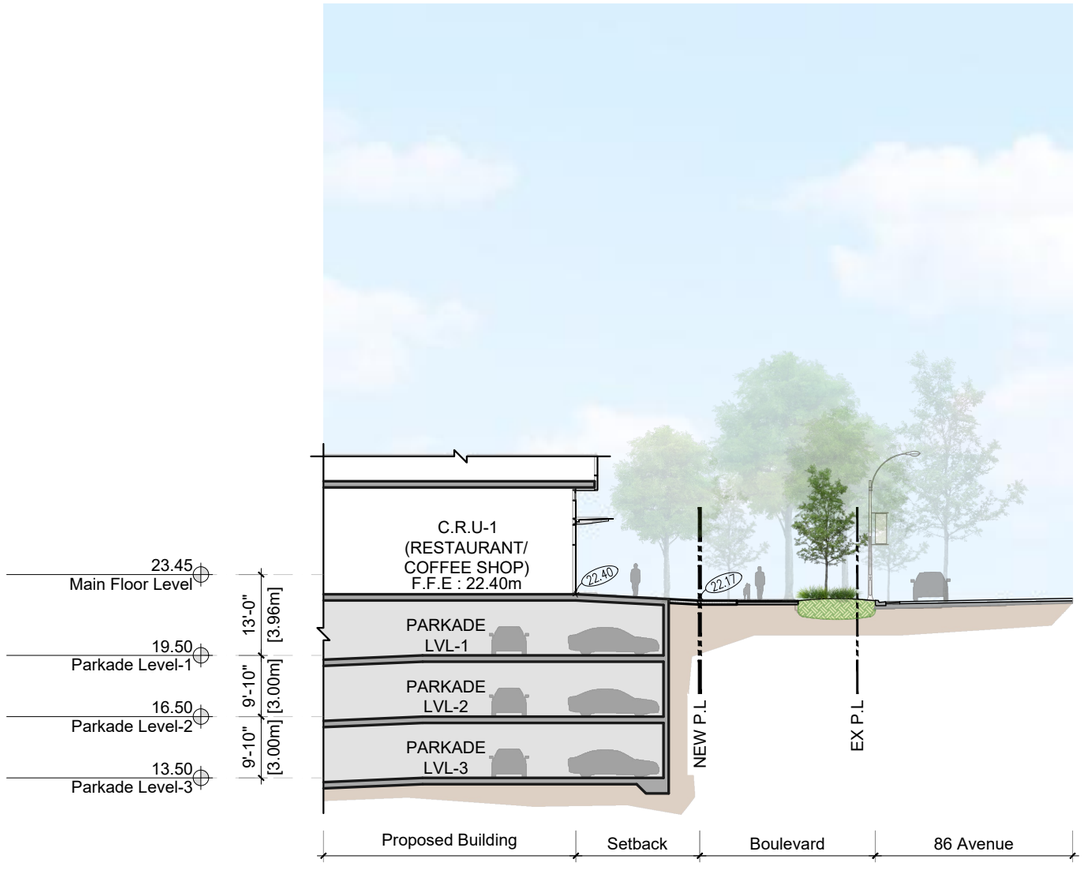
Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
SECTIONS LOT-A

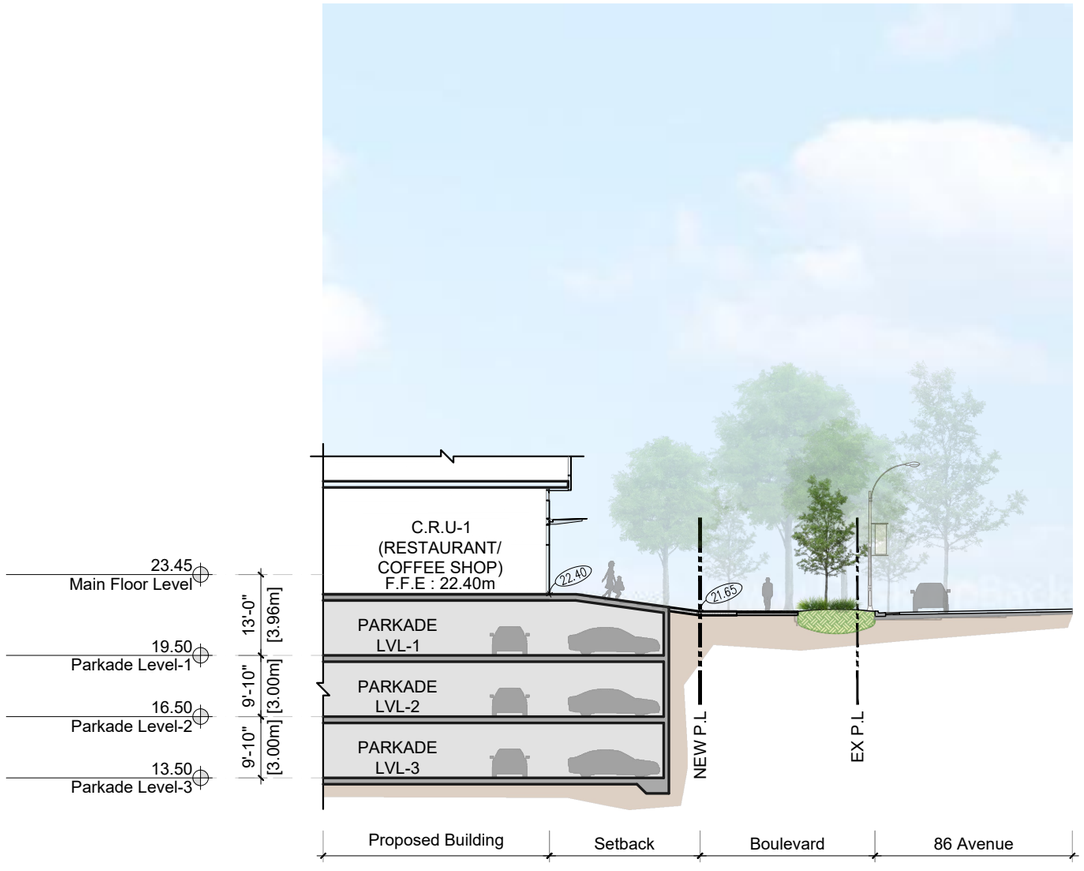
Scale
N.T.S

Sheet No.
A-4.3

July 18, 2022



3 PART SECTION 7
Scale: N.T.S

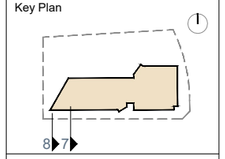


4 PART SECTION 8
Scale: N.T.S

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

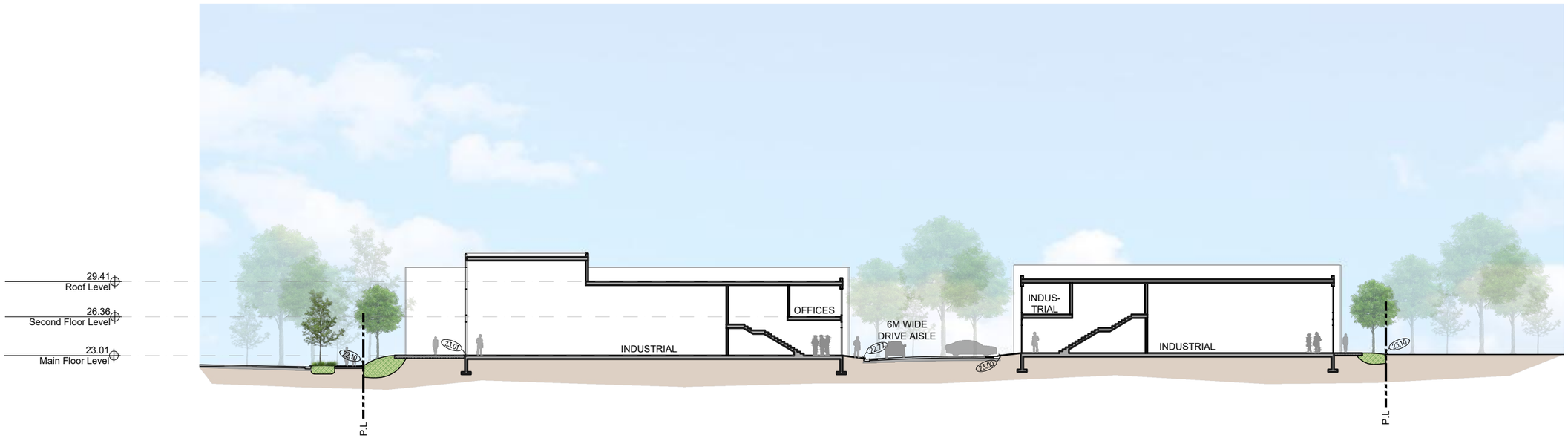
Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
SECTIONS LOT-A

Scale
N.T.S

Sheet No.
A-4.4

July 18, 2022





1 SECTION A-A
Scale: N.T.S

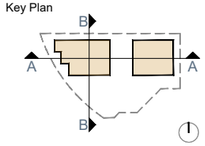


1 SECTION B-B
Scale: N.T.S

DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Key Plan



Date	Description
2022-07-18	DP Application
2022-02-22	Preliminary Application

Issues / Revisions

Project Title
BUSINESS PARK & INDUSTRIAL DEVELOPMENT

Project Address
19803 & 19837 - 86 AVE, TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By	Date
GS	2022-02-22
Checked By	Project ID
PV	LA11_2202

Sheet Title
SECTIONS LOT-B

Scale
N.T.S

Sheet No.
A-4.10

July 18, 2022