



sheet schedule

SD0.01	COVER PAGE	SD5.01	STREETSCAPES
SD1.01	CONTEXT PLANS	SD5.10	SHADOW STUDY
SD1.10	PROJECT DATA	SD5.11	SHADOW STUDY
SD1.11	PROJECT DATA	SD5.20	3D MASSING PERSPECTIVES
SD1.12	FSR PLANS	SD5.21	3D MASSING PERSPECTIVES
SD2.01	SITE PLAN	SD5.22	RENDERINGS
SD2.10	FLOOR PLANS	SD5.23	RENDERINGS
SD2.11	FLOOR PLANS	SD6.01	SITE SECTIONS
SD2.12	FLOOR PLANS	SD6.02	ENLARGED STAIR SECTIONS
SD2.20	P1 LEVEL PLAN	SD7.02	SITE PLAN-LAYOUT
SD3.02	BUILDING ELEVATIONS		
SD3.03	BUILDING ELEVATIONS		
SD4.01	MATERIAL BOARD		

**martini construction ltd.**

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**EASTWOOD CORNER COMMERCIAL**

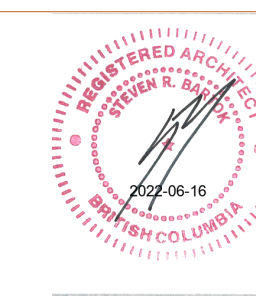
4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.

**COVER PAGE**

SCALE:

**ISSUED FOR DEVELOPMENT PERMIT**

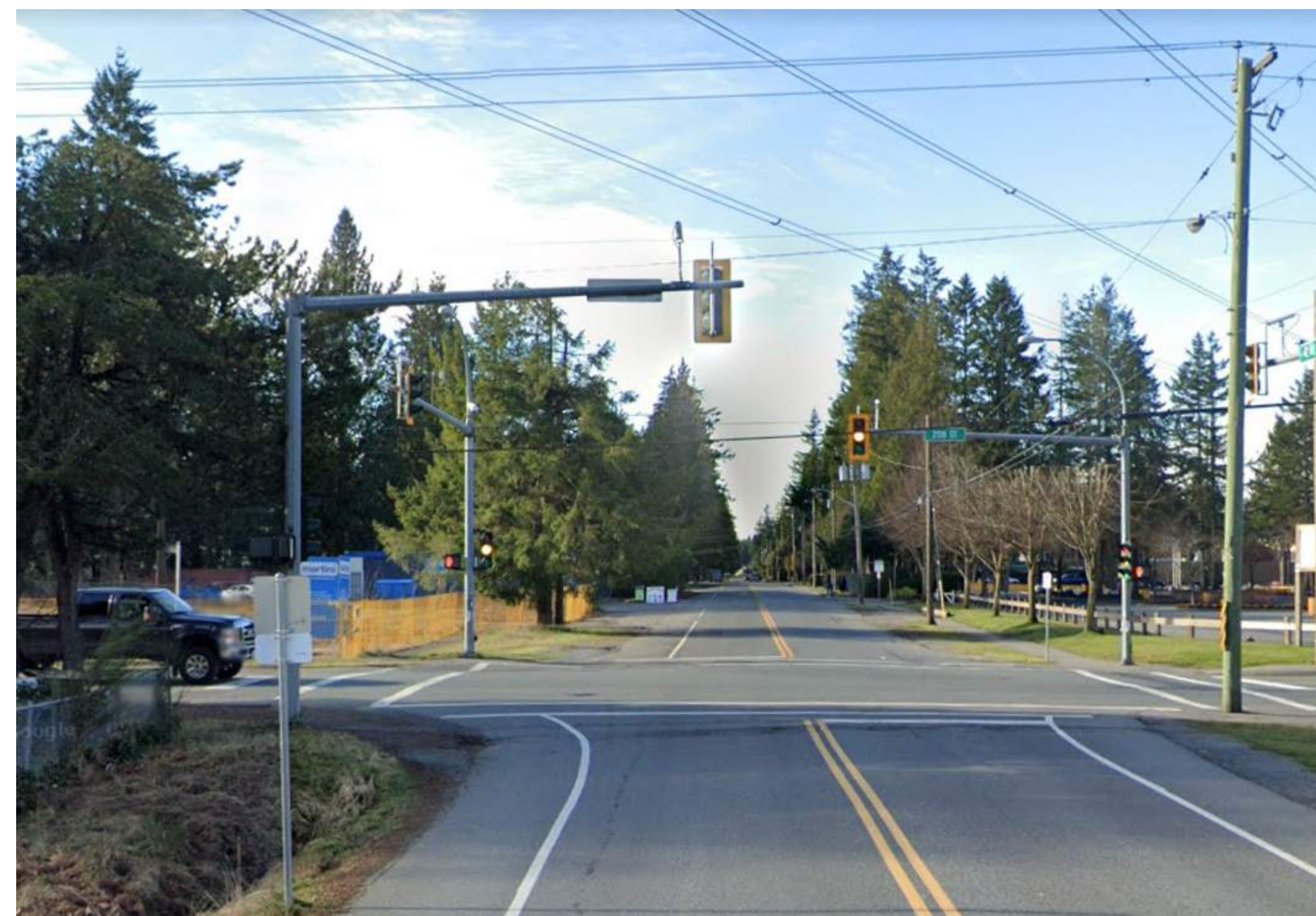
2022-06-16 REVISION #: -  
TOWNSHIP OF LANGLEY FILE #  
PROJECT NUMBER: 20186.1



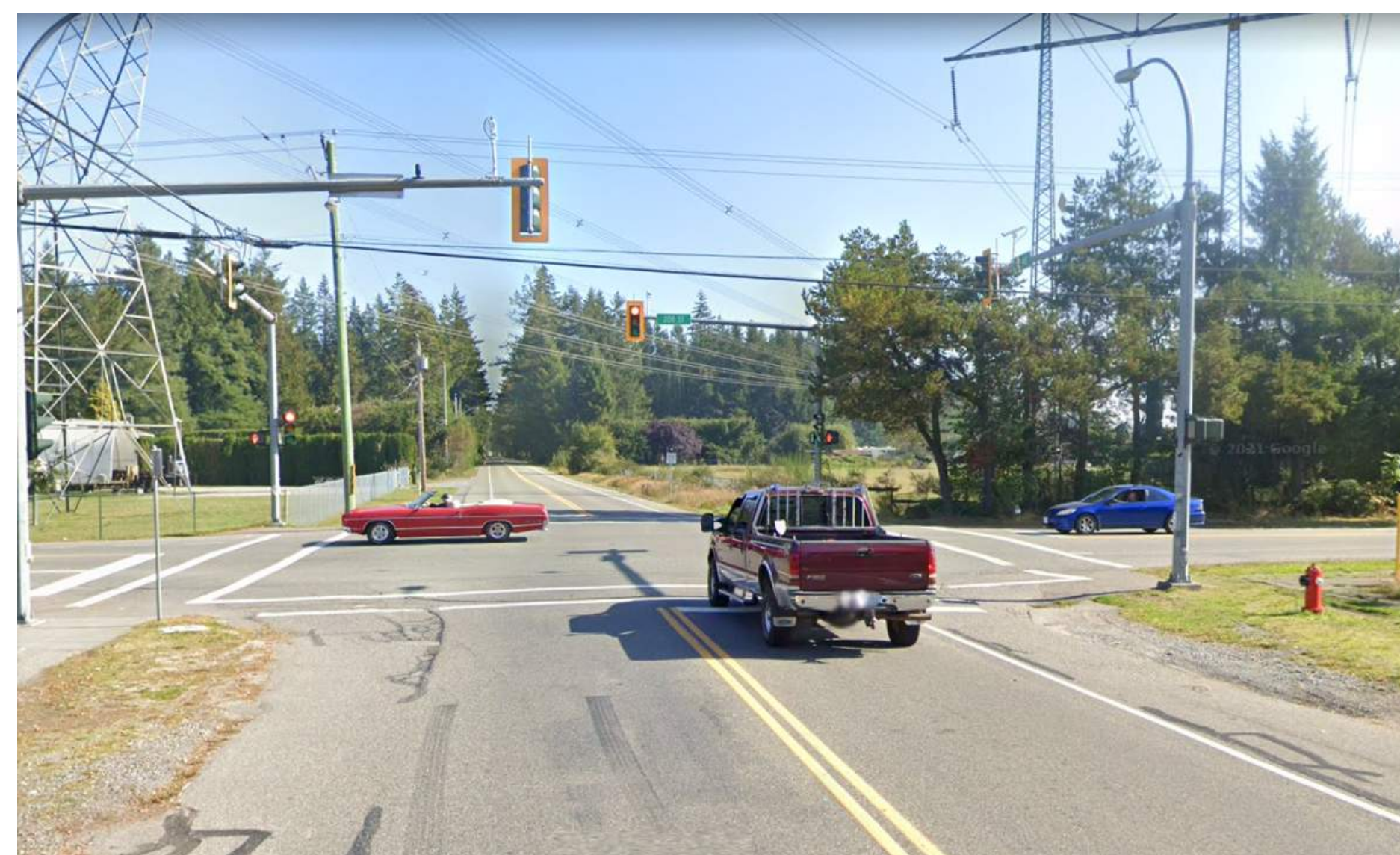
SD0.01



208st looking south



42 ave looking west



42 ave looking east

**location**

THE PROPOSED DEVELOPMENT IS LOCATED IN TOWNSHIP OF LANGLEY ON 42ND AVE AND 208 STREET. NORTH OF THIS SITE IS A RECREATION CENTRE, AND ON WEST SIDE, A CONVENIENCE CENTRE.

george preston recreation centre

convenience store

eastwood corner development location

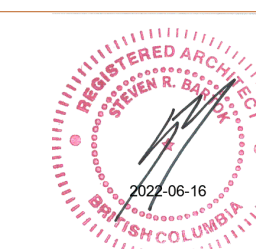


location map



aerial view looking north

eastwood corner development location



### 0.1.0 project data

PROJECT:	EASTWOOD CORNER
PROPOSED ZONING:	EXISTING ZONING: C-2 COMMUNITY COMMERCIAL ZONE
CIVIC ADDRESS:	4185, 208TH STREET, TOWNSHIP OF LANGLEY, B.C.
LEGAL DESCRIPTION:	LOT A, SEC 35, TWP 7, NWD, PL NWP32197
VARIANCES APPLIED FOR:	
BYLAW EXEMPTIONS:	
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
FLOOR SPACE RATIO (FSR) DEFINITION (ZONING):	MEANS THE FIGURE OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDINGS CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT, SUBJECT TO THE FOLLOWING: A) WHEN CALCULATING THE FLOOR SPACE RATIO, UNDEVELOPABLE AREAS (AS DEFINED IN COMMUNITY PLANS OR NEIGHBOURHOOD PLANS) AREA EXCLUDED FROM THE LOT AREA IN ALL ZONES; B) THOSE AREAS USED AS AN ACCESSORY USE FOR PARKING WITHIN THE BUILDING ENVELOPE OR UNDERGROUND PARKING ARE EXCLUDED
GROSS FLOOR AREA DEFINITION (ZONING):	MEANS THE SUM OF THE AREA OF EACH FLOOR OF A BUILDING INCLUDING THE EXTERIOR WALL.
COMMERCIAL USE (ZONING):	MEANS THE RETAIL SALE OF GOODS AND SERVICES, SERVICING AND REPAIR OF GOODS, OFFICES, MEDICAL CLINICS, PERSONAL SERVICE USE, VETERINARY CLINICS, RESTAURANTS, FINANCIAL INSTITUTIONS, EDUCATION, RECREATION, ENTERTAINMENT AND INSTRUCTION USES. EXCLUDES A HIGHWAY COMMERCIAL USE, MEDICAL MARIJUANA DISPENSARY USE, AMUSEMENT MACHINES UNLESS ACCESSORY TO A PERMITTED USE, ARCADES, POOL HALLS, SERVICE STATIONS, GAS BARS, VEHICLE SERVICING, VEHICLE REPAIR SHOPS, VEHICLE STORAGE COMPOUNDS, VEHICLE BODY SHOPS, WRECKING AND SALVAGING YARDS, AND USES THAT ARE PRIMARILY MANUFACTURING OR WAREHOUSING, AND CASINO HALLS, PAWNBROKERS, TATTOO SHOPS AND CHEQUE CASHING FACILITIES. INCLUDES A U-BREW, "FOOD PRIMARY USE" WHERE LICENSED AS A FOOD PRIMARY USE BY THE LIQUOR CONTROL LICENSING BRANCH IN ACCORDANCE WITH THE LIQUOR CONTROL LICENSING ACT AND REGULATIONS.
GRADE DEFINITION (ZONING):	DEFINITION NOT PROVIDED IN ZONING BYLAW
GRADE DEFINITION (BCBC 2018):	MEANS THE LOWEST OF THE AVERAGE LEVELS OF FINISHED GROUND ADJOINING EACH EXTERIOR WALL OF A BUILDING, EXCEPT THAT LOCALIZED DEPRESSIONS NEED NOT BE COSIDERED IN THE DETERMINATION OF AVERAGE LEVELS OF FINISHED GROUND.
HEIGHT DEFINITION (ZONING):	MEANS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE FINISHED GRADE AT THE PERIMETER OF A BUILDING OR STRUCTURE TO: A) THE HIGHEST POINT OF A BUILDING OR STRUCTURE. EXEMPT STRUCTURE: ELEVATORS AND VENTILATION MACHINERY.(104.5, 1))
BUILDING HEIGHT DEFINITION (BCBC 2018)	MEANS THE NUMBER OF STOREYS CONTAINED BETWEEN THE ROOF AND THE FLOOR OF THE FIRST STOREY. EXEMPT STRUCTURE: ELEVATOR MACHINERY, A SERVICE ROOM, A STAIRWAY AND ELEVATOR LOBBY USED FOR ACCESS OR EGRESS ONLY.(3.2.2.1, 1))
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	12m (ZONING: C-2) / UP TO 3 STOREYS (BCBC 3.2.2.60)
MINIMUM BUILDING ELEVATION:	PROPOSED - 50.00m
LOWEST AVERAGE GRADE (BCBC 2018):	49.95m
PROPOSED BUILDING HEIGHT (ZONING):	17.27m
PROPOSED BUILDING HEIGHT (BCBC 2018):	3 STOREY - 7.92m
1st STOREY TO UPPERMOST FLOOR LEVEL:	7.92m
1st STOREY TO UPPERMOST ROOF:	14.63m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	12.06m (42ave), 11.81m(208st)
SITE AREA:	49,049 S.F. (4,556.8S.M.) (0.45568 HA)
LOT COVERAGE:	15,650 S.F. (BUILDING AREA) / 49,049 S.F. = 31.9 % BUILDINGS AND STRUCTURES SHALL NOT COVER MORE THAN 40% OF THE LOT AREA, EXCEPT THAT WHERE AT LEAST 50% OF THE REQUIRED PARKING SPACES ARE WITHIN THE BUILDING OR UNDERGROUND, LOT COVERAGE MAY BE INCREASE TO A MAXIMUM OF 60%. (ZONING 602.4)
BUILDING AREA:	15,650 S.F. (1,453.93 S.M.)
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	44,173 S.F. (4,088.97 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	38,235 S.F. (3552.12 S.M.)
FSR:	0.9 (REFER DRAWING TO SD1.12 FSR PLANS SHEET(S) FOR AREA PLANS, AREA SCHEDULE, METHOD OF MEASUREMENT /EXCLUSIONS AND CALCULATIONS)
SETBACKS:	0.0m FRONT LOT LINE 3.0m REAR LOT LINE 0.0m SIDE LOT LINE
NUMBER OF STREETS:	2 STREETS
GARBAGE & RECYCLING REQUIREMENTS:	N/A

### 0.2.0 gross floor area summary notes

- GROSS FLOOR AREA IS MEASURED TO OUTSIDE FACE OF SHEATHING
- EXCLUSIONS: NONE
- FOR THE PURPOSE OF GROSS FLOOR AREA, "COMMERCIAL" INDICATES ALL COMMERCIAL RENTABLE AREA REGARDLESS OF THE SPECIFIC USE.

### 0.2.1a gross floor area summary (Parkade)

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>P1 LEVEL</b>				
CIRCULATION	1045 SF	97.12 m <sup>2</sup>	2.7%	
PARKADE	36134 SF	3356.94 m <sup>2</sup>	94.5%	
SERVICE ROOMS/SHAFTS	709 SF	65.85 m <sup>2</sup>	1.9%	
STORAGE	347 SF	32.21 m <sup>2</sup>	0.9%	
<b>AREA GRAND TOTAL</b>	<b>38235 SF</b>	<b>3552.12 m<sup>2</sup></b>	<b>100.0%</b>	

### 0.2.1b gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>1ST LEVEL</b>				
CIRCULATION	2028 SF	188.43 m <sup>2</sup>	4.6%	
COMMERCIAL	12903 SF	1198.76 m <sup>2</sup>	29.3%	
	<b>14932 SF</b>	<b>1387.19 m<sup>2</sup></b>	<b>33.9%</b>	
<b>2ND LEVEL</b>				
CIRCULATION	1400 SF	130.04 m <sup>2</sup>	3.2%	
COMMERCIAL	13764 SF	1278.73 m <sup>2</sup>	31.3%	
	<b>15164 SF</b>	<b>1408.76 m<sup>2</sup></b>	<b>34.5%</b>	
<b>3RD LEVEL</b>				
CIRCULATION	921 SF	85.53 m <sup>2</sup>	2.1%	
COMMERCIAL	12997 SF	1207.49 m <sup>2</sup>	29.5%	
	<b>13918 SF</b>	<b>1293.02 m<sup>2</sup></b>	<b>31.6%</b>	
<b>AREA GRAND TOTAL</b>	<b>44013 SF</b>	<b>4088.97 m<sup>2</sup></b>	<b>100.0%</b>	

### 0.2.1c gross floor area summary (Roof)

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>T/O MAIN ROOF DECK</b>				
CIRCULATION	1024 SF	95.12 m <sup>2</sup>	100.0%	
	<b>1024 SF</b>	<b>95.12 m<sup>2</sup></b>	<b>100.0%</b>	
<b>AREA GRAND TOTAL</b>	<b>1024 SF</b>	<b>95.12 m<sup>2</sup></b>	<b>100.0%</b>	

### 0.2.2 gross floor area summary (area type)

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
CIRCULATION	6418 SF	596.24 m <sup>2</sup>	7.7%	
COMMERCIAL	39665 SF	3684.98 m <sup>2</sup>	47.6%	
PARKADE	36134 SF	3356.94 m <sup>2</sup>	43.4%	
SERVICE ROOMS/SHAFTS	709 SF	65.85 m <sup>2</sup>	0.9%	
STORAGE	347 SF	32.21 m <sup>2</sup>	0.4%	
<b>AREA GRAND TOTAL</b>	<b>83272 SF</b>	<b>7736.22 m<sup>2</sup></b>	<b>100.0%</b>	

**0.4.0 unit floor area summary notes**

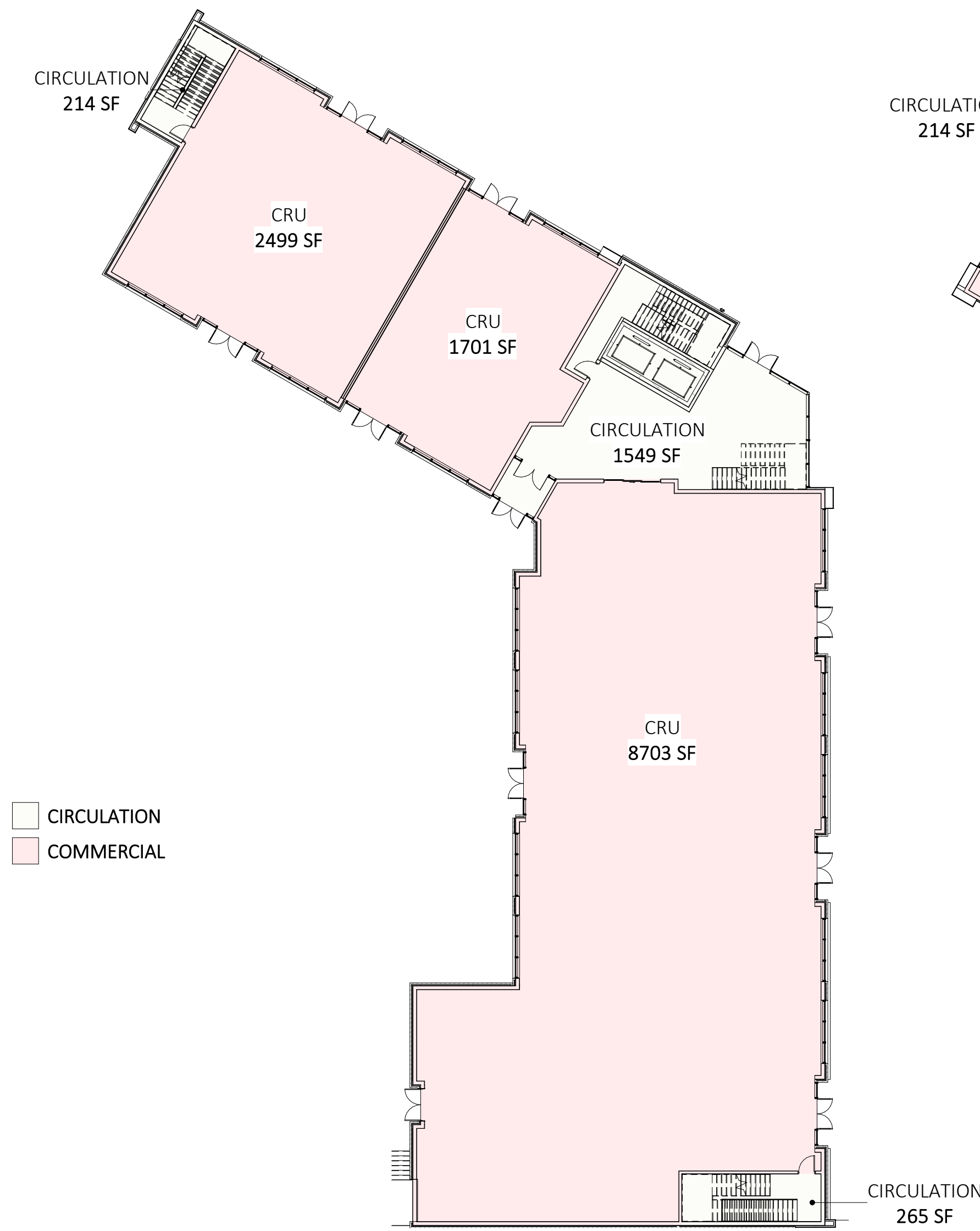
1. ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL
2. AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE

**0.4.1 unit floor area summary**

LEVEL	ROOM TYPE	ZONING USE	COUNT	TOTAL UNIT AREA SF	TOTAL UNIT AREA m <sup>2</sup>	COMMENT
1ST LEVEL	CRU	COMMERCIAL	1	4197 SF	389.93 m <sup>2</sup>	
1ST LEVEL	CRU	COMMERCIAL	1	8716 SF	809.71 m <sup>2</sup>	
2ND LEVEL	OFFICE	COMMERCIAL	1	13913 SF	1292.58 m <sup>2</sup>	
3RD LEVEL	OFFICE	COMMERCIAL	1	13009 SF	1208.62 m <sup>2</sup>	
<b>UNIT TOTALS: 4</b>				<b>39835 SF</b>	<b>3700.84 m<sup>2</sup></b>	

**0.5.0 parking stall summary**

	AREA(GFA)	FACTOR	REQUIRED STALLS	PROPOSED STALLS	COMMENTS
<b>VEHICLE PARKING STALL DATA</b>					
COMMERCIAL USE					
	OFFICES	2,501.20m <sup>2</sup>	1 SPACE PER 28m <sup>2</sup> GFA	90 STALLS	
	CRU	1,199.64m <sup>2</sup>	1 SPACE PER 20m <sup>2</sup> GFA	60 STALLS	
<b>TOTAL</b>			<b>150 STALLS</b>	<b>150 STALLS</b>	STANDARD 118 + ACCESSIBLE 2 + SMALL 30 = 150
ACCESSIBLE (3.7m W x 5.8m L)					
		1 EVERY 100	149 x 0.01 = 1.5 = 2 STALLS	2 STALLS	SURFACE PARKING:2
SMALL CAR (2.44m W x 4.88m L)					
		20 % MAX OF TOTAL STALLS	20% x 150 = 30 STALLS MAX	30 STALLS	P1 LEVEL:14, SURFACE PARKING:16
<b>FACTOR / SIZE</b>					
			<b>REQUIRED</b>	<b>PROPOSED</b>	
LOADING		9.25m x 3m x 4.25m (LWH)	1	1	
ELECTRIC VEHICLE CHARGING		N/A	N/A	N/A	NOT REQUIRED FOR COMMERCIAL USES
<b>BIKE PARKING STALL DATA</b>					
TENANT /VISITOR		N/A	N/A	6	BIKE RACK AT SURFACE PARKING
NOTE:					

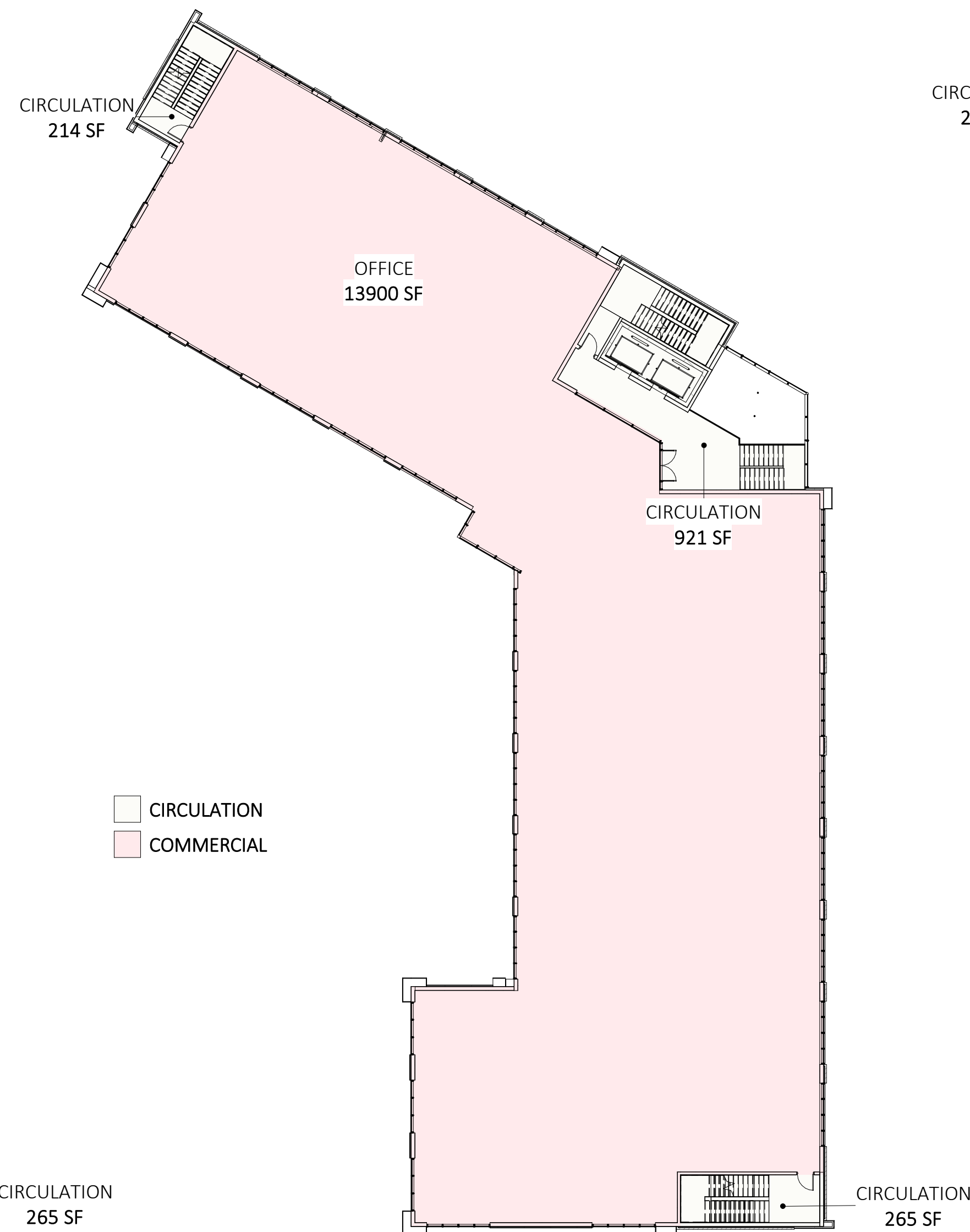


**1st level**

1" = 20'-0"

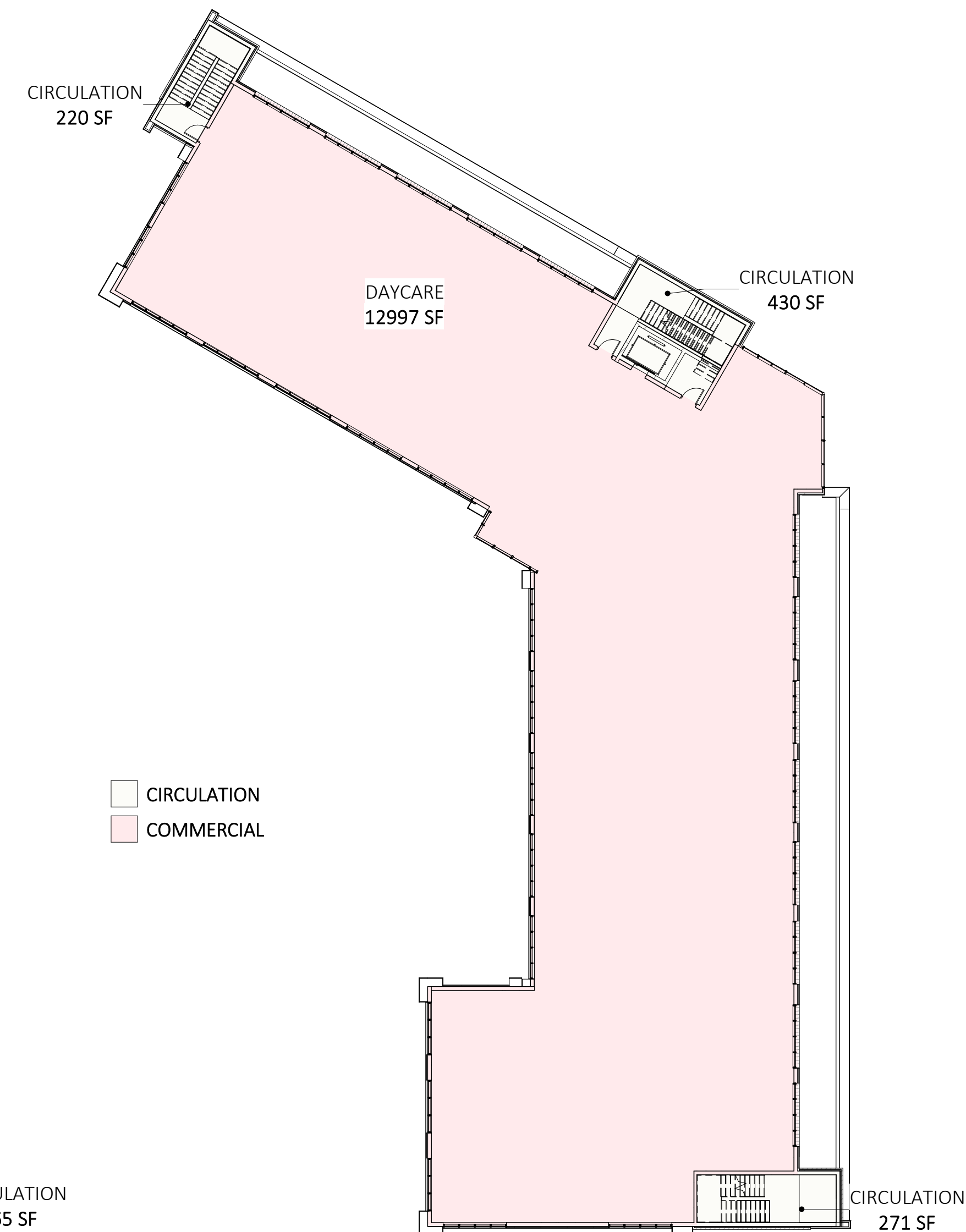
**0.6.0 fsr floor area summary notes**

1. FSR IS MEASURED TO OUTSIDE FACE OF SHEATHING
2. A) WHEN CALCULATING THE FLOOR SPACE RATIO, UNDEVELOPABLE AREAS (AS DEFINED IN COMMUNITY PLANS OR NEIGHBOURHOOD PLANS) AREA EXCLUDED FROM THE LOT AREA IN ALL ZONES;  
B) THOSE AREAS USED AS AN ACCESSORY USE FOR PARKING WITHIN THE BUILDING ENVELOPE OR UNDERGROUND PARKING ARE EXCLUDED



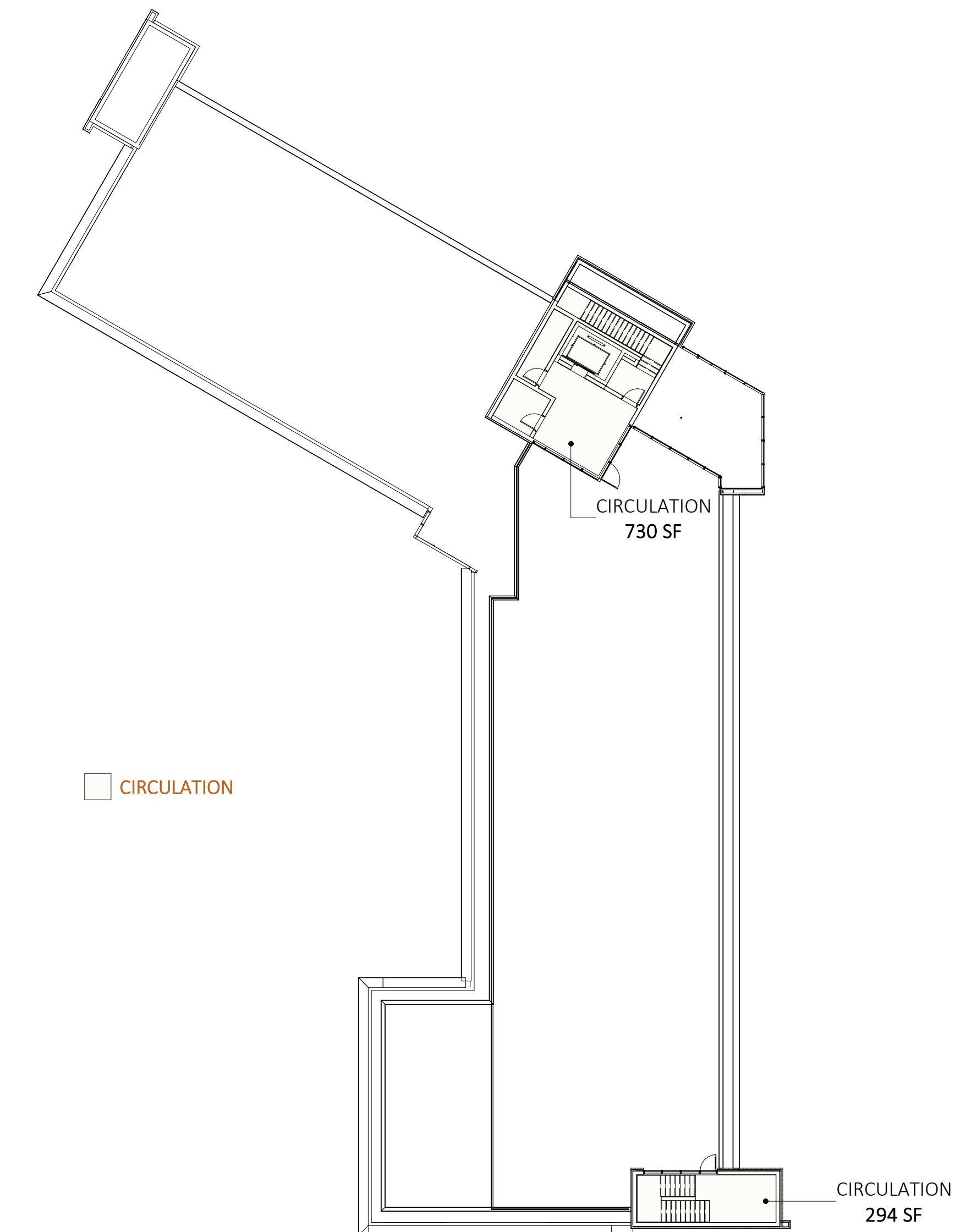
**2nd level**

1" = 20'-0"



**3rd level**

1" = 20'-0"



**main roof level**

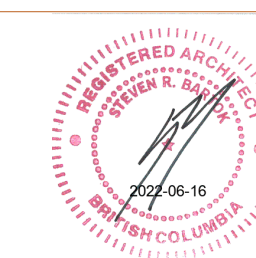
1" = 20'-0"

**0.6.1 fsr floor area summary**

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>CIRCULATION</b>				
1ST LEVEL	2028 SF	188.43 m <sup>2</sup>	4.5%	
2ND LEVEL	1400 SF	130.04 m <sup>2</sup>	3.1%	
3RD LEVEL	921 SF	85.53 m <sup>2</sup>	2.0%	
T/O MAIN ROOF DECK	1024 SF	95.12 m <sup>2</sup>	2.3%	
	<b>5372 SF</b>	<b>499.11 m<sup>2</sup></b>	<b>11.9%</b>	
<b>COMMERCIAL</b>				
1ST LEVEL	12903 SF	1198.76 m <sup>2</sup>	28.6%	
2ND LEVEL	13900 SF	1291.33 m <sup>2</sup>	30.8%	
3RD LEVEL	12997 SF	1207.49 m <sup>2</sup>	28.8%	
	<b>39800 SF</b>	<b>3697.58 m<sup>2</sup></b>	<b>88.1%</b>	
<b>AREA GRAND TOTAL</b>	<b>45173 SF</b>	<b>4196.69 m<sup>2</sup></b>	<b>100.0%</b>	

**0.6.2 fsr calculation**

1. 45,173 S.F. (FLOOR AREA) / 49,049 S.F. (SITE AREA) = 0.9



# design rationale

## project description

THIS PROPOSED DEVELOPMENT IS A THREE-STOREY COMMERCIAL BUILDING WITH ONE LEVEL OF UNDERGROUND PARKING PLANNED TO SUPPORT A GROCERY STORE, GROUND-LEVEL COMMERCIAL SPACE, OFFICE SPACE AND A DAY CARE WITH ROOF-TOP OUTDOOR ACTIVITY AREA, BRINGING LIFE TO A PROMINENT SITE IN THE TOWNSHIP OF LANGLEY WHICH HAS SAT VACANT FOR A NUMBER OF YEARS.

## environmental sustainability

OVER AND ABOVE THE EVER-INCREASING MANDATED REQUIREMENTS FOR NEW FACILITIES TO BE DESIGNED TO MUCH HIGHER STANDARDS FOR ENERGY EFFICIENCY AND SUSTAINABILITY, THIS PROJECT WILL INCORPORATE SOME SIGNIFICANT ADDITIONAL FEATURES, SOME OF WHICH HAVE ALREADY BEEN NOTED ABOVE. IT WILL INCORPORATE MASS TIMBER CONSTRUCTION AS THE PRIMARY STRUCTURE, A RAIN CAPTURE SYSTEM ENHANCING THE LANDSCAPE AND PEDESTRIAN EXPERIENCE, AND A SOLAR PANEL ARRAY ON MUCH OF THE ROOF. ENVIRONMENTAL OBJECTIVES ARE ALSO ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY-COMPLIANT EXTERIOR LIGHTING SYSTEMS, HIGH EFFICIENCY AUTO-DIMMING LED LIGHTS, WATER EFFICIENT LANDSCAPING AND PLUMBING...



n/e corner plaza



surface parking side

## massing, form & character

THE MASS OF THE BUILDING IS LAID OUT TO DEFINE THE ROADWAYS AND INTERSECTION WHILE PROVIDING A PEDESTRIAN FRIENDLY CONNECTEDNESS, PRESENTING ITSELF AS A GATEWAY TO THIS GROWING COMMERCIAL DISTRICT. THE PRIMARY GESTURE OF THE BUILDING IS OF TWO WINGS AT AN OBTUSE ANGLE MEETING AS AN ARM AT AN ELBOW, AT A LOBBY/ELEVATOR GLAZED 'CRYSTAL'. THE CRYSTAL DEFINES THE PRIMARY ENTRY POINT STREET-SIDE AND THEN APPEARS ON THE INSIDE OF THE ELBOW ON THE PARKING SIDE TO DEFINE THE ENTRANCE THERE. THE BUILDING FACADE IS GENERALLY DIVIDED UP HORIZONTALLY TO REFLECT THE DIFFERENT OCCUPANCY TYPES, AND RHYTHMICALLY BROKEN UP VERTICALLY TO CREATE A SENSE OF INDIVIDUALITY AMONGST SMALLER TENANT SPACES, PARTICULARLY ON THE GROUND PLANE, TERMINATED AT EITHER END WITH EXIT STAIR TOWERS. THE GROUND PLANE IS EXTENSIVELY GLAZED TO PRESENT THE ACTIVITY WITHIN AND THEREBY A FRIENDLY AND INVITING CONNECTION WITH THE STREET, STRENGTHENED BY THE STREET-SIDE WALKWAY AND THE PROVISION OF PUBLIC GATHERING SPACES ACCESSIBLE DIRECTLY FROM THE COMMERCIAL UNITS. CLIMATE-APPROPRIATE LANDSCAPING IS SUPPORTED BY A CONTINUOUS RAIN GARDEN/BIO-SWALE ENHANCING THE PEDESTRIAN EXPERIENCE ON THE TWO STREET-SIDES OF THE DEVELOPMENT, DIMINISHING THE IMPACT OF THE POWER RIGHT-OF-WAY DEFINING ONE EDGE OF THE SITE. THE EXTERIOR TREATMENT GENERATES A CONTEMPORARY URBAN VERNACULAR THROUGH THE USE OF WOODGRAIN FINISHES REFLECTING THE MASS TIMBER STRUCTURE, AND GRAY, OFF-WHITE AND MASONRY COLOURS AND TEXTURES TO BRING A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE WITHIN THIS NEIGHBOURHOOD IN THE TOWNSHIP OF LANGLEY. FEATURE PROJECTIONS PROVIDED AROUND THE BUILDING ADD HIGHLIGHTS OF COLOUR AND VISUAL INTEREST TO THE FAÇADE AND IDENTIFY POINTS OF ENTRY. MATERIALS CONSIST OF A BLEND OF BRICK, WOOD ELEMENTS, & CEMENTITIOUS CLADDING WITH GLASS GUARDRAILS PROVIDING A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM, WITH ENHANCED VIEWS ALLOWING OCCUPANTS TO EXPERIENCE THE OUTDOORS WHILE YET MAINTAINING PRIVACY. THE ROOF IS FLAT SUPPORTING AN ARRAY OF SOLAR PANELS ON ONE SIDE OF THE ELEVATOR LOBBY CRYSTAL, AND DEVELOPED AS THE OUTDOOR DAYCARE SPACE ON THE OTHER.

## crime prevention

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER AND PARKADE LEVEL, ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.



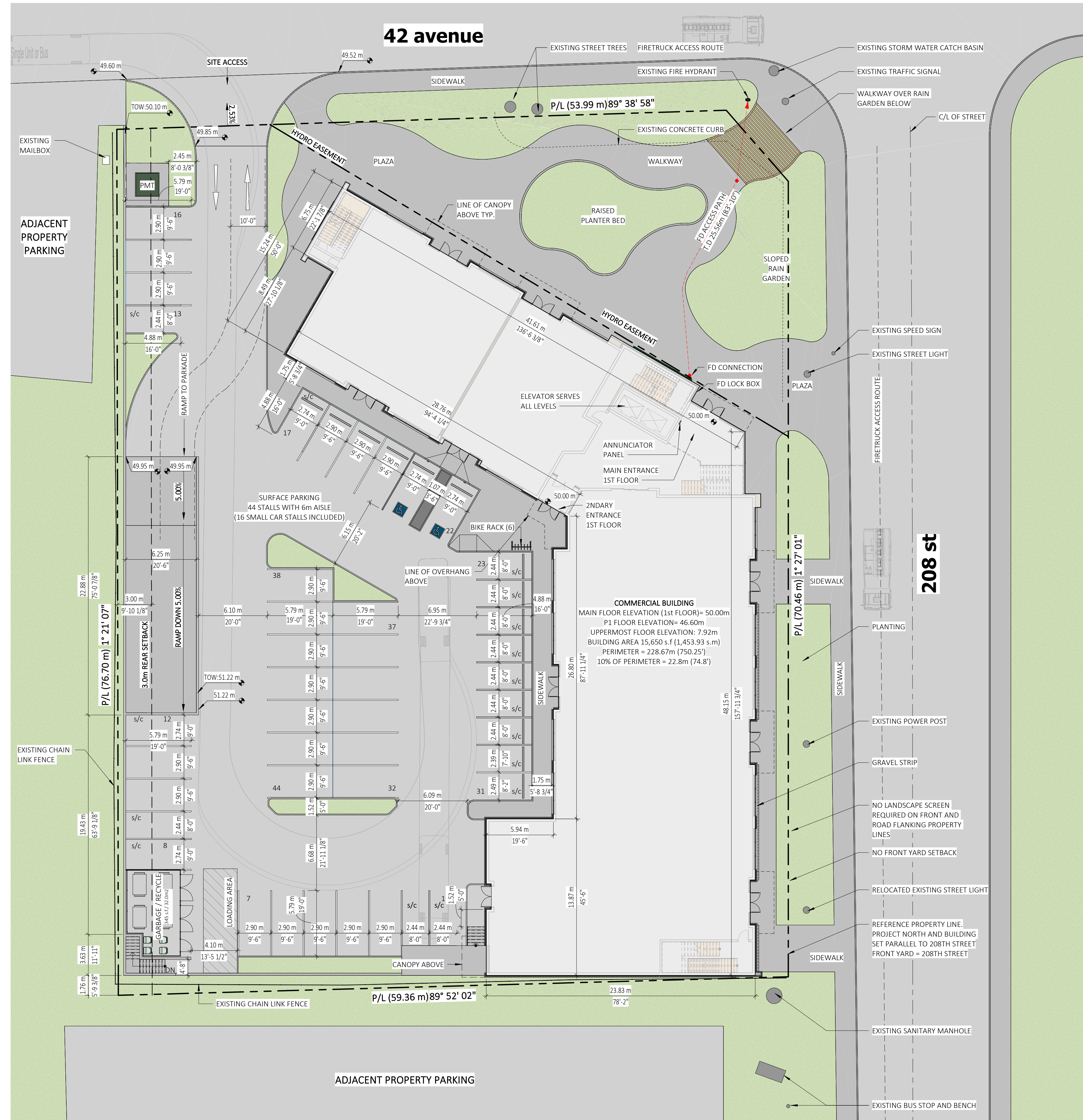
n/e corner along streets



east commercial retail unit



n/e overall



site plan  
1/16" = 1'-0"



**EASTWOOD CORNER COMMERCIAL**

4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.

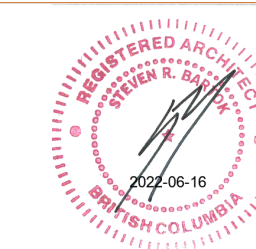
**SITE PLAN**

SCALE: 1/16" = 1'-0"

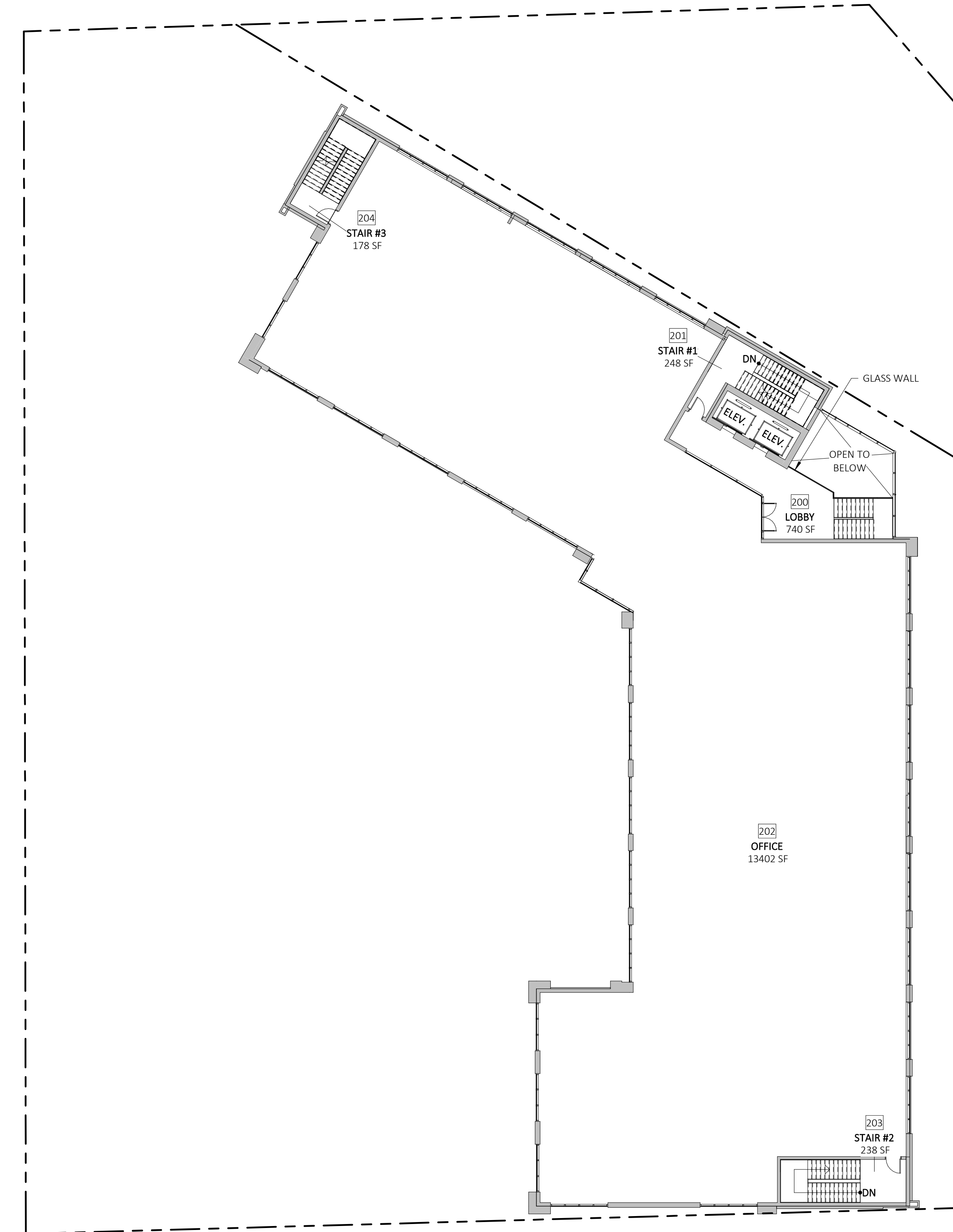
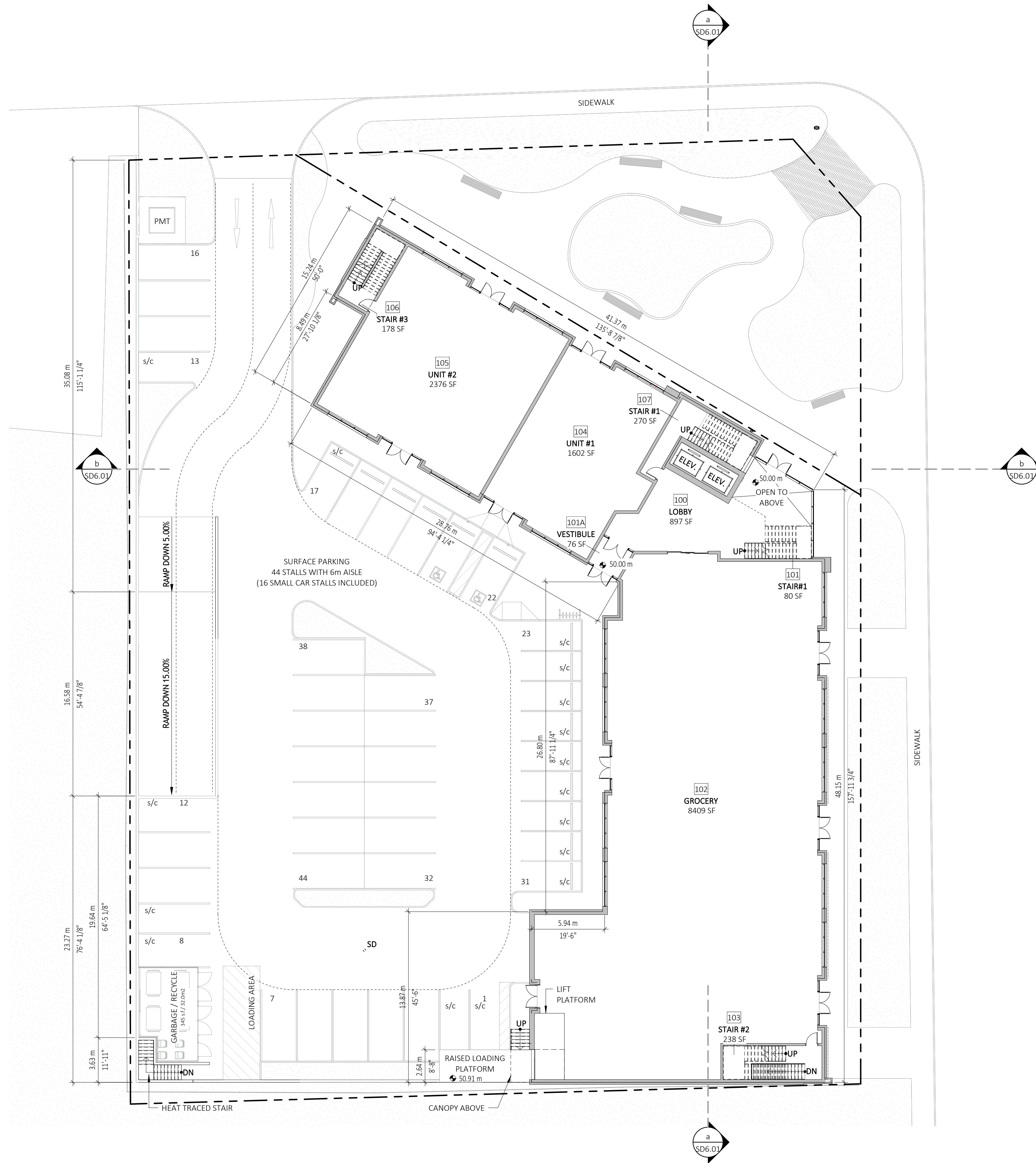


**ISSUED FOR DEVELOPMENT PERMIT**

2022-06-16 REVISION #: -  
TOWNSHIP OF LANGLEY FILE #  
PROJECT NUMBER: 20186.1



SD2.01



**1st level**

1/16" = 1'-0"

**2nd level**

1/16" = 1'-0"



**EASTWOOD CORNER COMMERCIAL**

4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.

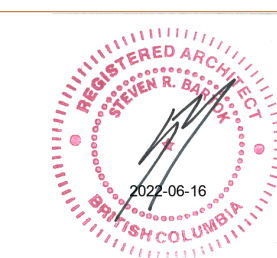
**FLOOR PLANS**

SCALE: 1/16" = 1'-0"



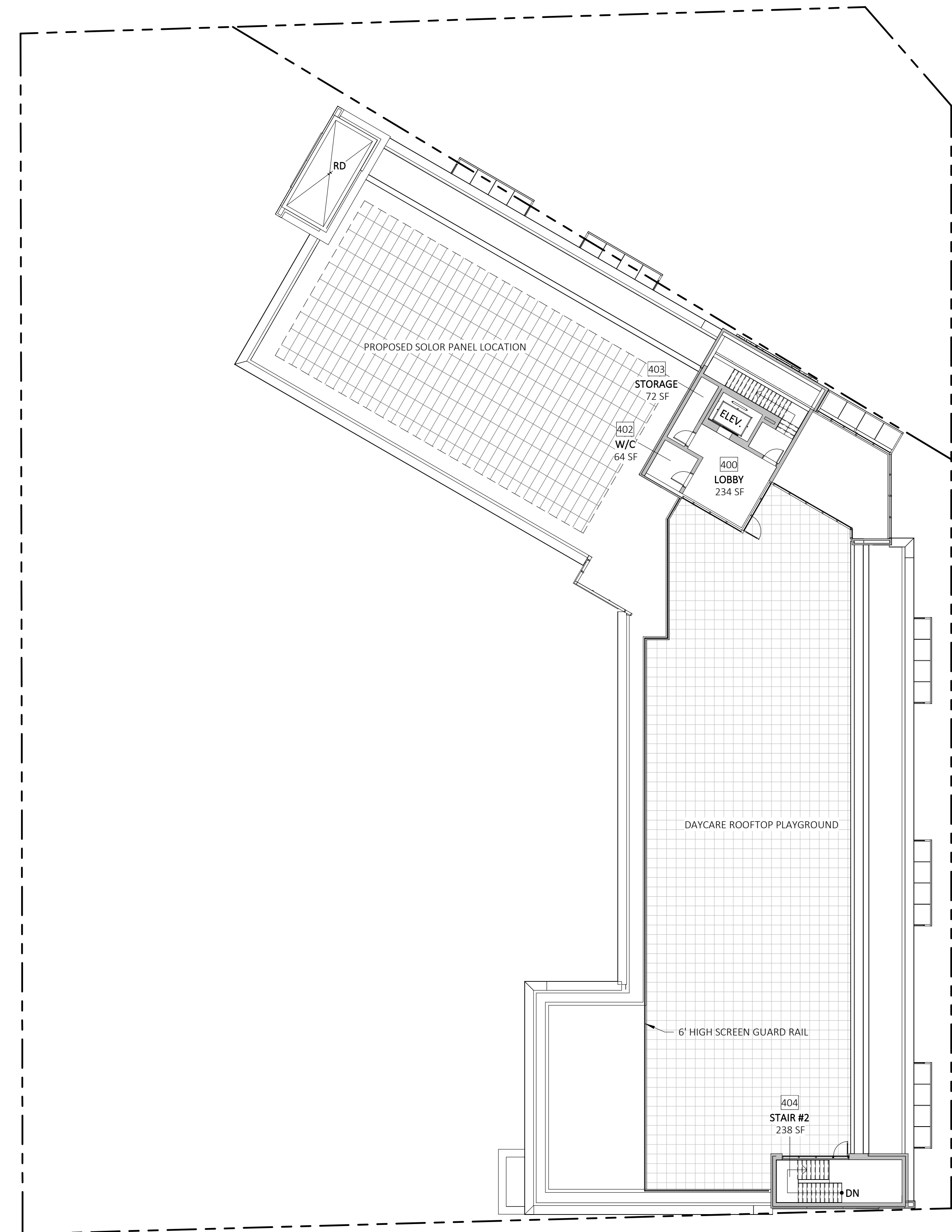
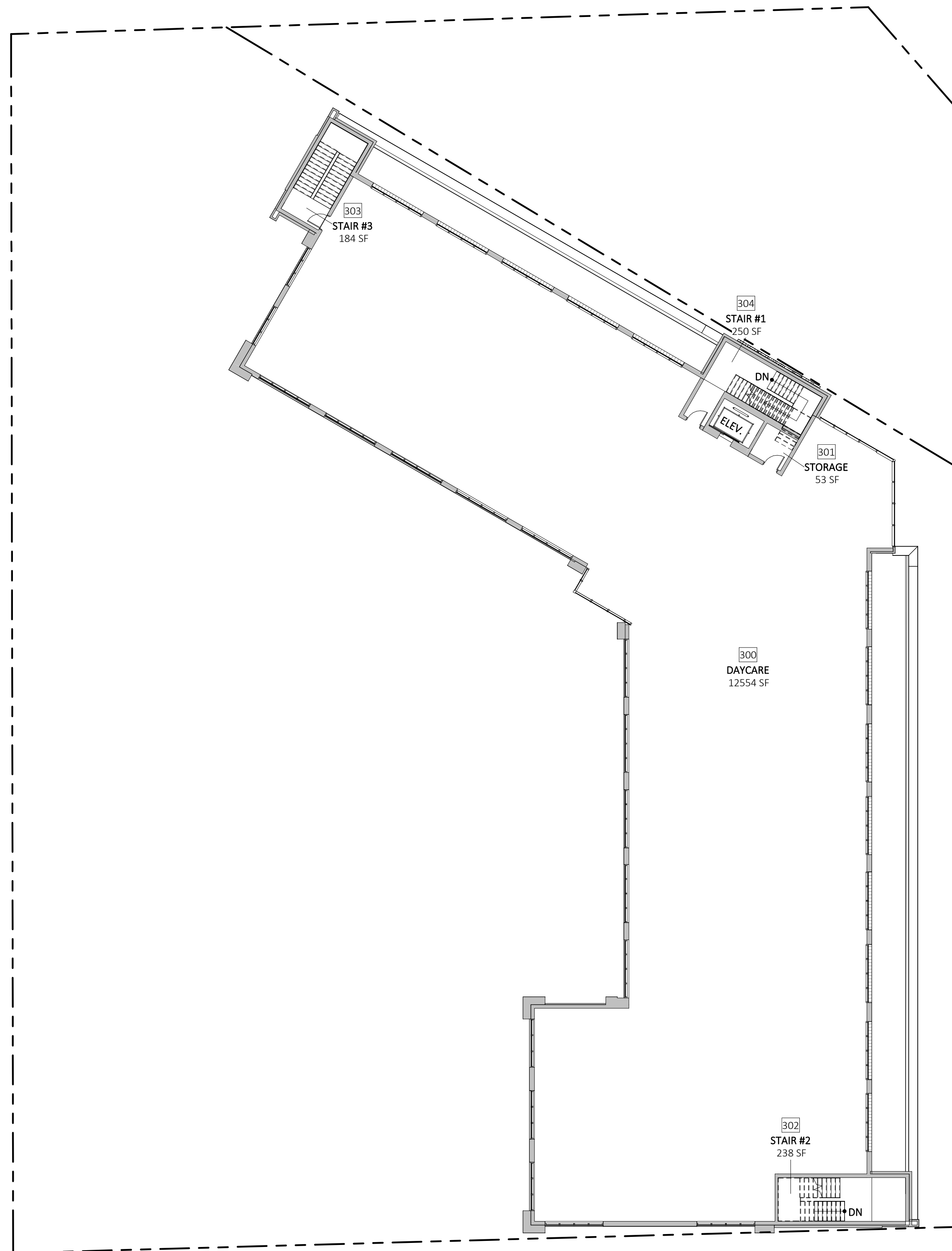
**ISSUED FOR DEVELOPMENT PERMIT**

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**SD2.10**





**3rd level**

1/16" = 1'-0"

**roof level**

1/16" = 1'-0"



**EASTWOOD CORNER COMMERCIAL**

4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.

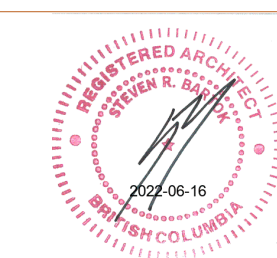
**FLOOR PLANS**

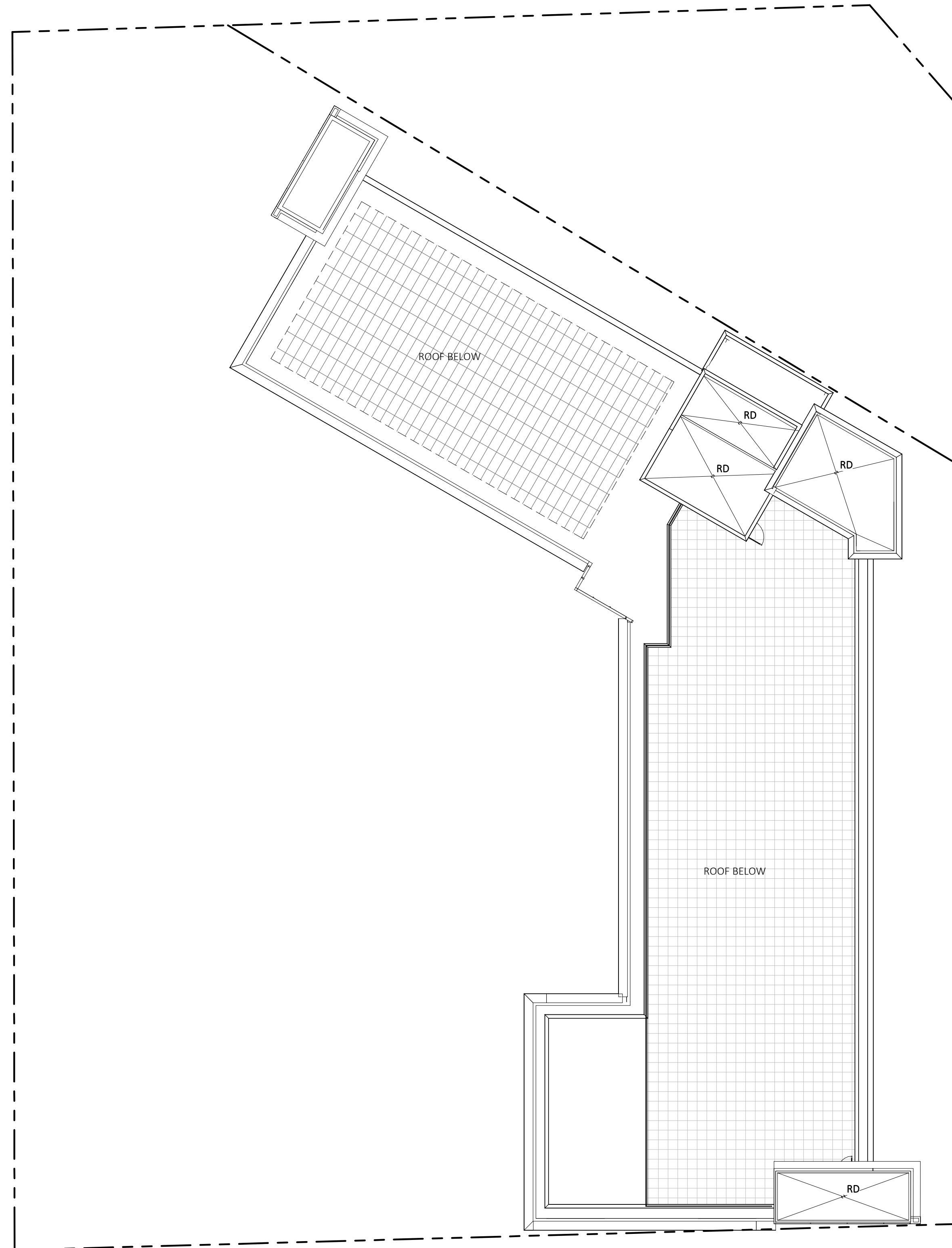
SCALE: 1/16" = 1'-0"



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2022-06-16 REVISION #: -  
TOWNSHIP OF LANGLEY FILE #  
PROJECT NUMBER: 20186.1





### uppermost roof level

1/16" = 1'-0"



#### EASTWOOD CORNER COMMERCIAL

4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.

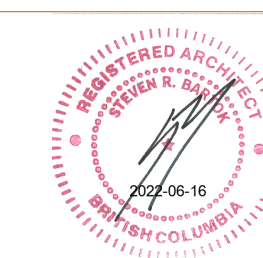
#### FLOOR PLANS

SCALE: 1/16" = 1'-0"

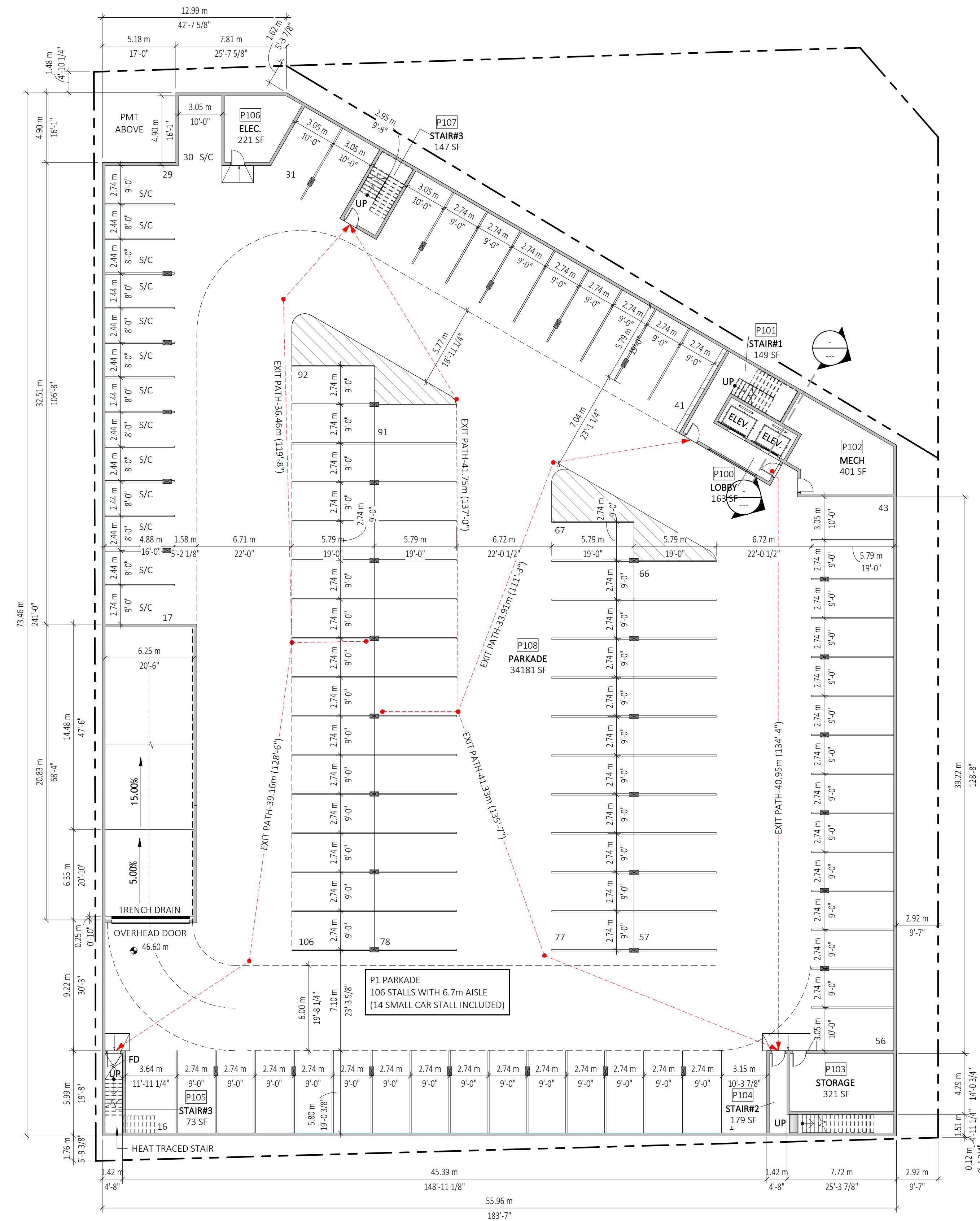


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2022-06-16 REVISION #: -  
TOWNSHIP OF LANGLEY FILE #  
PROJECT NUMBER: 20186.1



SD2.12



**p1 level**  
1/16" = 1'-0"





**a.north elevation**

3/32" = 1'-0"



**b.east elevation**

3/32" = 1'-0"

**material legend**

- 1 ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED TRIM AND FLASHING)  
- COLOUR: 'MATTE BLACK'
- 2 BRICK PRECAST PANEL  
- COLOUR: 'CHARCOAL', MORTAR COLOUR: 'LIGHT GRAY'
- 3 CONCRETE PRECAST TILT UP PANEL:  
- COLOUR: 'MEDIUM GREY W/ CLEAR SEALER'
- 4 CONCRETE PRECAST TILT UP PANEL:  
- COLOUR: 'LIGHT GREY W/ CLEAR SEALER'
- 5 ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED TRIM AND FLASHING)  
- COLOUR: 'CHARCOAL GREY'
- 6 STAGGERED VERTICAL WOOD  
- COLOUR: 'NATURAL CEDAR'
- 7 ALUMINUM GLAZED SYSTEM: SSG, METAL MULLION AND WOOD TONE MULLION COMBINATION
- 8 ALUMINUM/ PERFORATED GUARD/RAILING:  
- COLOUR: 'BLACK ANODIZED'
- 9 CONCRETE WALL  
- COLOUR: 'CLEAR SEALER'

**NOTES:**

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.

material legend

- 1 ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED TRIM AND FLASHING)  
- COLOUR: "MATTE BLACK"
- 2 BRICK PRECAST PANEL  
- COLOUR: "CHARCOAL", MORTAR COLOUR: "LIGHT GRAY"
- 3 CONCRETE PRECAST TILT UP PANEL:  
- COLOUR: "MEDIUM GREY W/ CLEAR SEALER"
- 4 CONCRETE PRECAST TILT UP PANEL:  
- COLOUR: "LIGHT GREY W/ CLEAR SEALER"
- 5 ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED TRIM AND FLASHING)  
- COLOUR: "CHARCOAL GREY"
- 6 STAGGERED VERTICAL WOOD  
- COLOUR: "NATURAL CEDAR"
- 7 ALUMINUM GLAZED SYSTEM: SSG, METAL MULLION AND WOOD TONE MULLION COMBINATION
- 8 ALUMINUM/ PERFORATED GUARD/RAILING:  
- COLOUR: "BLACK ANODIZED"
- 9 CONCRETE WALL  
- COLOUR: "CLEAR SEALER"

NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



c.south elevation

3/32" = 1'-0"



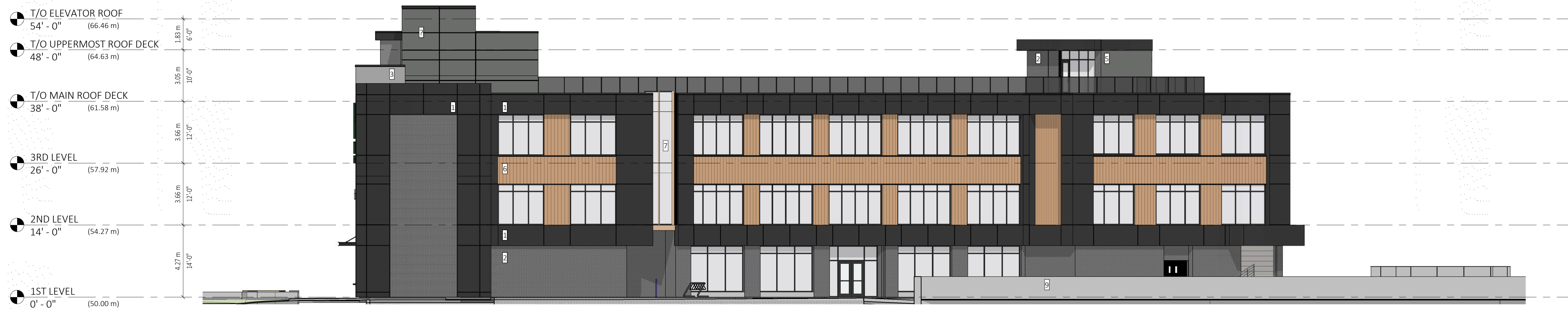
d.south courtyard elevation

3/32" = 1'-0"



### e. west courtyard elevation

3/32" = 1'-0"



### f. west end stair elevation

3/32" = 1'-0"

#### material legend

- 1 ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED TRIM AND FLASHING)  
- COLOUR: 'MATTE BLACK'
- 2 BRICK PRECAST PANEL  
- COLOUR: 'CHARCOAL', MORTAR COLOUR: 'LIGHT GRAY'
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- 8 ALUMINUM/ PERFORATED GUARD/RAILING:  
- COLOUR: 'BLACK ANODIZED'
- 9 CONCRETE WALL  
- COLOUR: 'CLEAR SEALER'

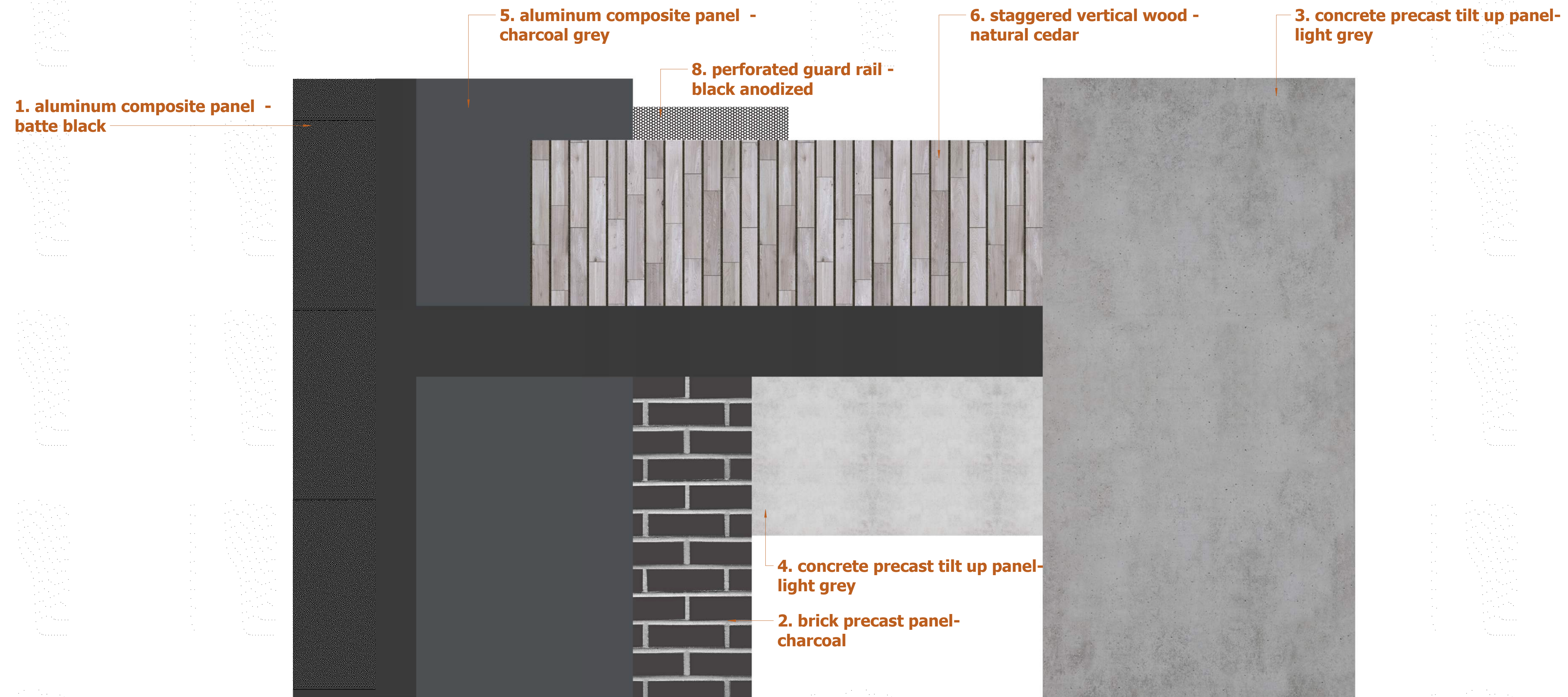
#### NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



north elevation

1" = 10'-0"

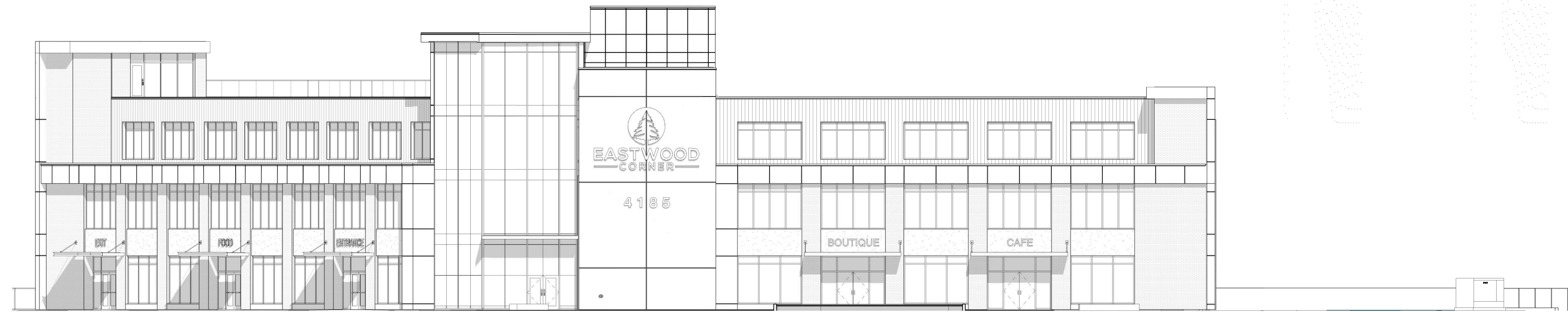


material legend

- 1 ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED TRIM AND FLASHING)  
- COLOUR: 'MATTE BLACK'
- 2 BRICK PRECAST PANEL  
- COLOUR: 'CHARCOAL', MORTAR COLOUR: 'LIGHT GRAY'
- 3 CONCRETE PRECAST TILT UP PANEL:  
- COLOUR: 'MEDIUM GREY W/ CLEAR SEALER'
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- COLOUR: 'BLACK ANODIZED'
- 9 CONCRETE WALL  
- COLOUR: 'CLEAR SEALER'

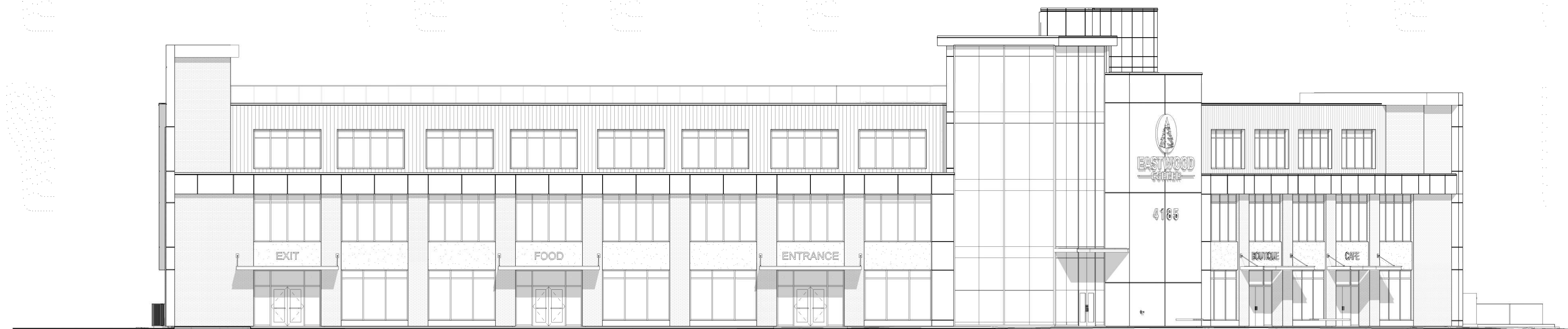
NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



**42 avenue**

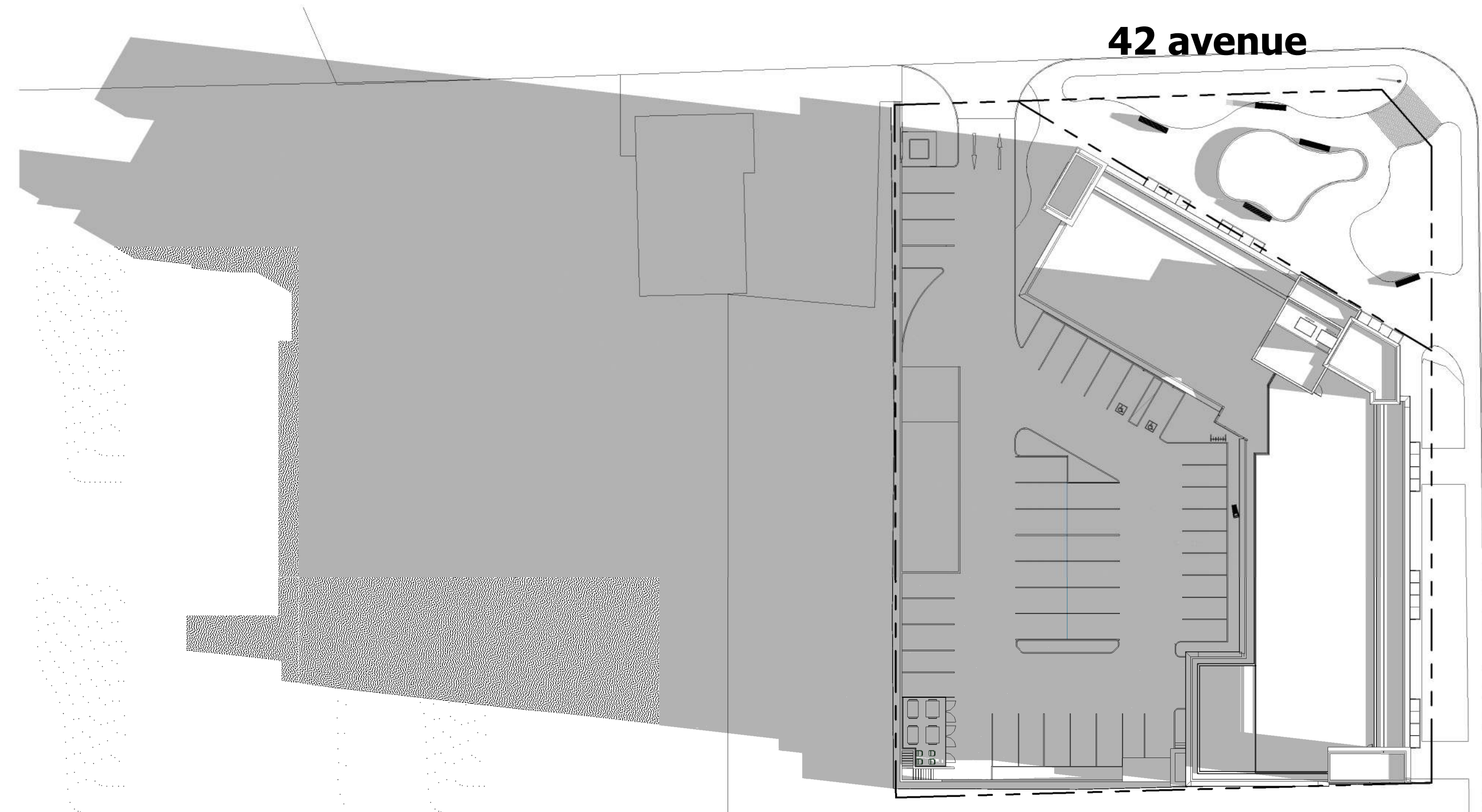
3/32" = 1'-0"



**208 st**

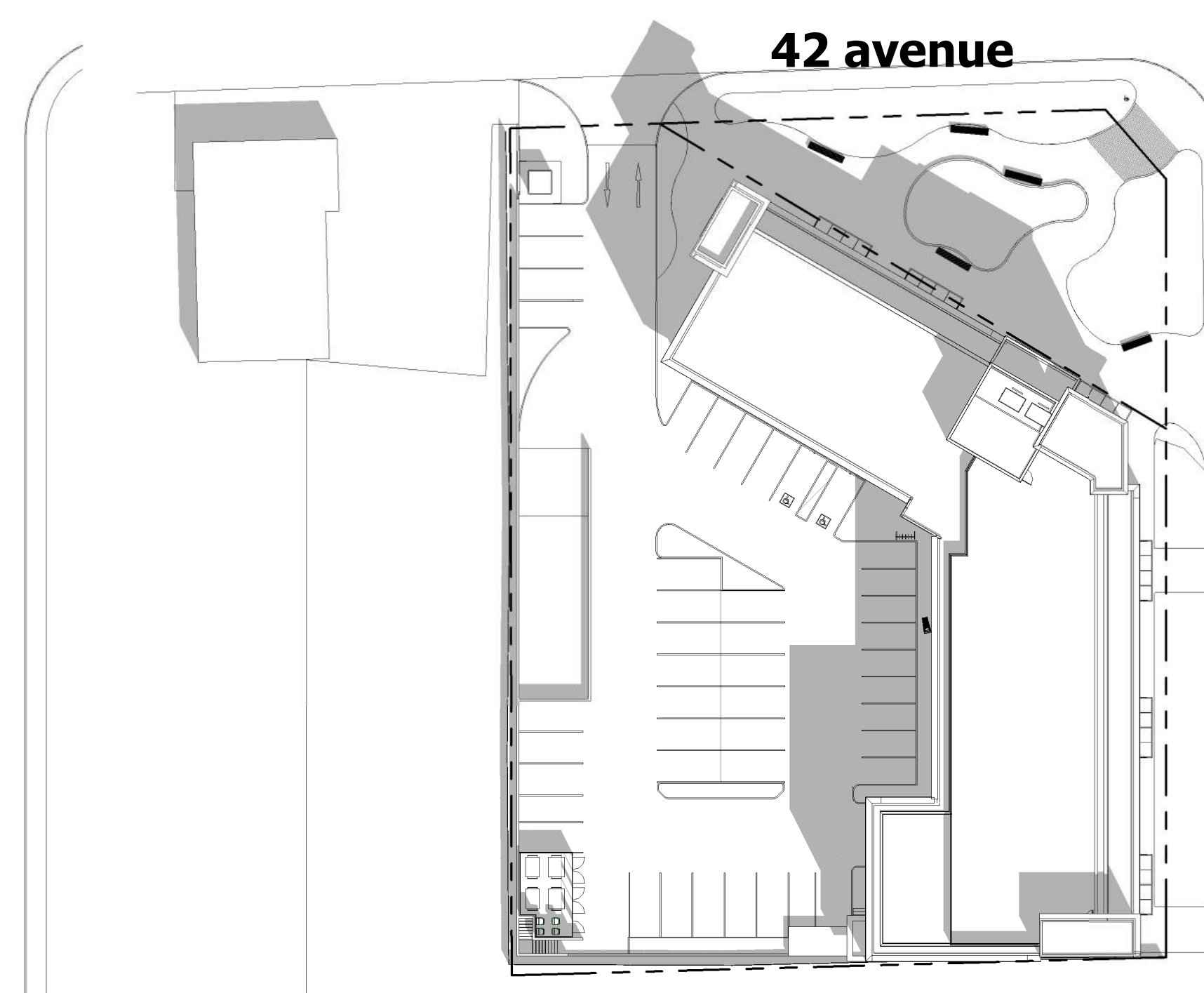
3/32" = 1'-0"





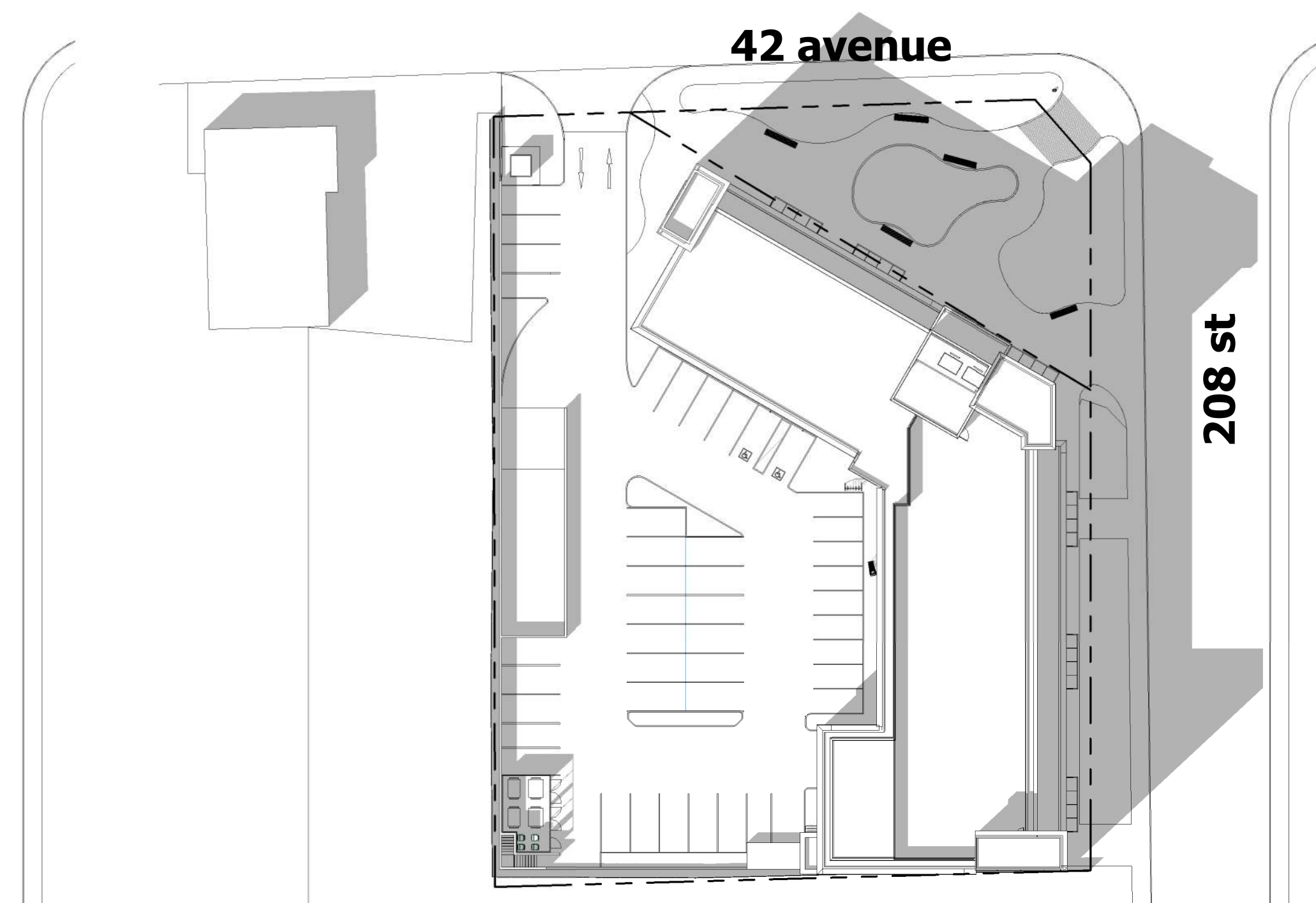
spring equinox 8 am

1" = 40'-0"



spring equinox 12 pm

1" = 40'-0"



spring equinox 4 pm

1" = 40'-0"



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**EASTWOOD CORNER COMMERCIAL**

4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.

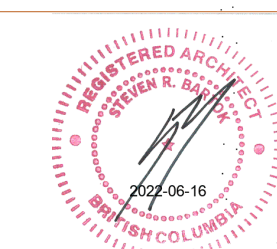
**SHADOW STUDY**

SCALE: 1" = 40'-0"



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2022-06-16 REVISION #: -  
TOWNSHIP OF LANGLEY FILE #  
PROJECT NUMBER: 20186.1

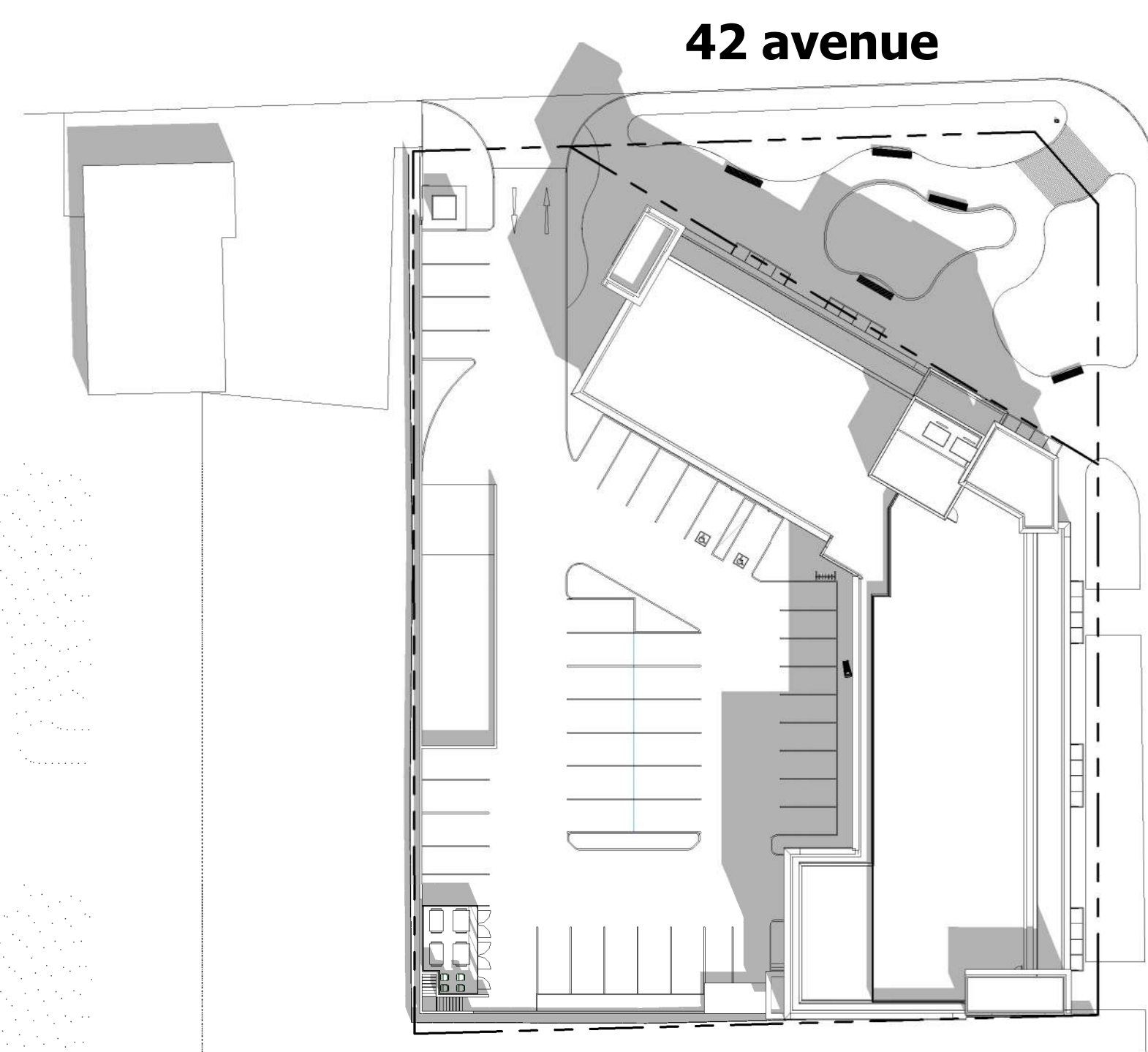


SD5.10



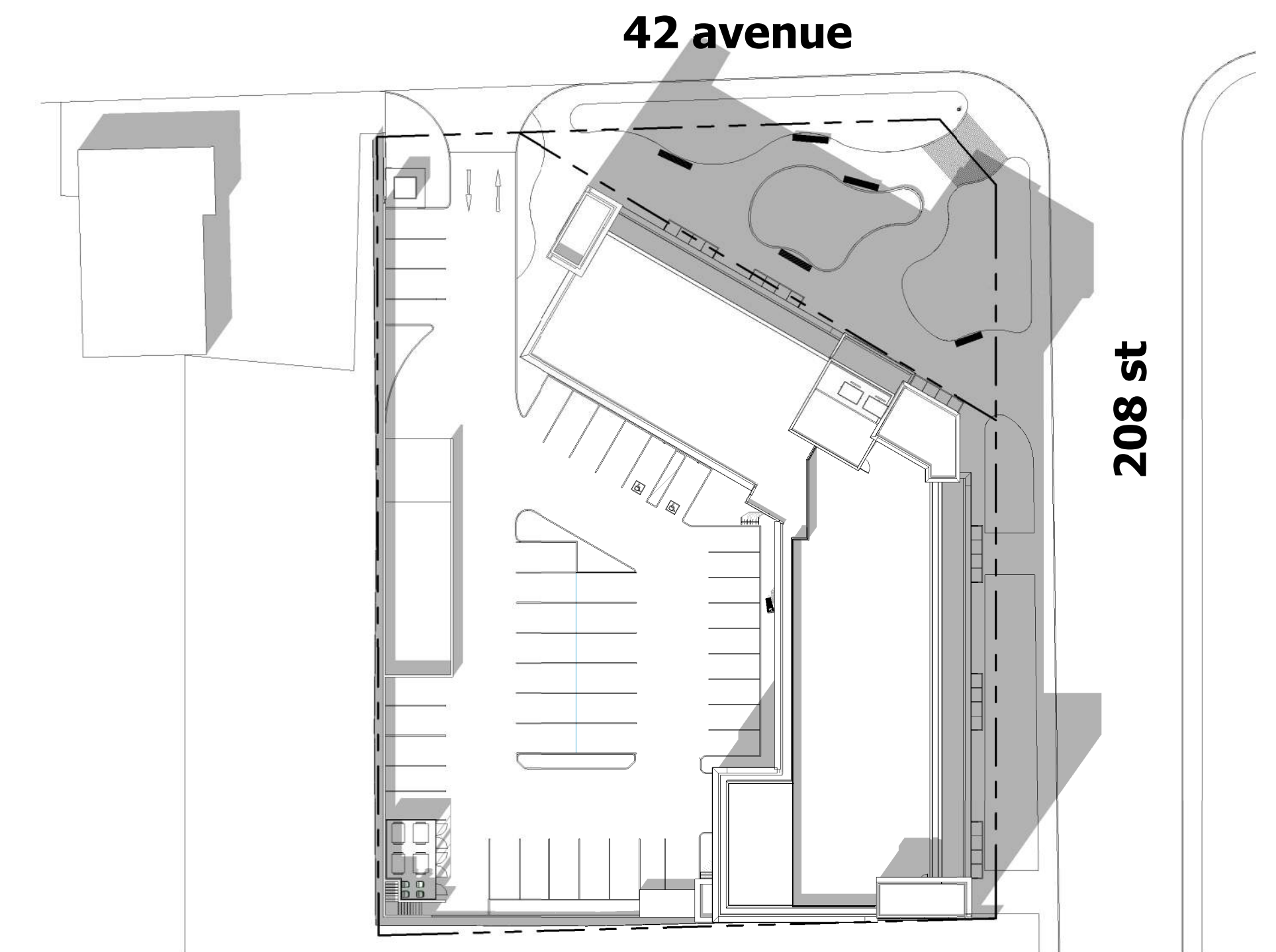
autumn equinox 8 am

1" = 40'-0"



autumn equinox 12 pm

1" = 40'-0"



autumn equinox 3 pm

1" = 40'-0"





massing - north east



massing - east



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**EASTWOOD CORNER COMMERCIAL**

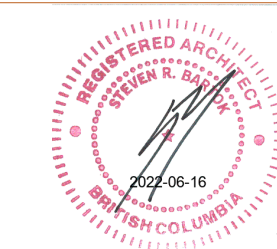
4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.

**3D MASSING PERSPECTIVES**

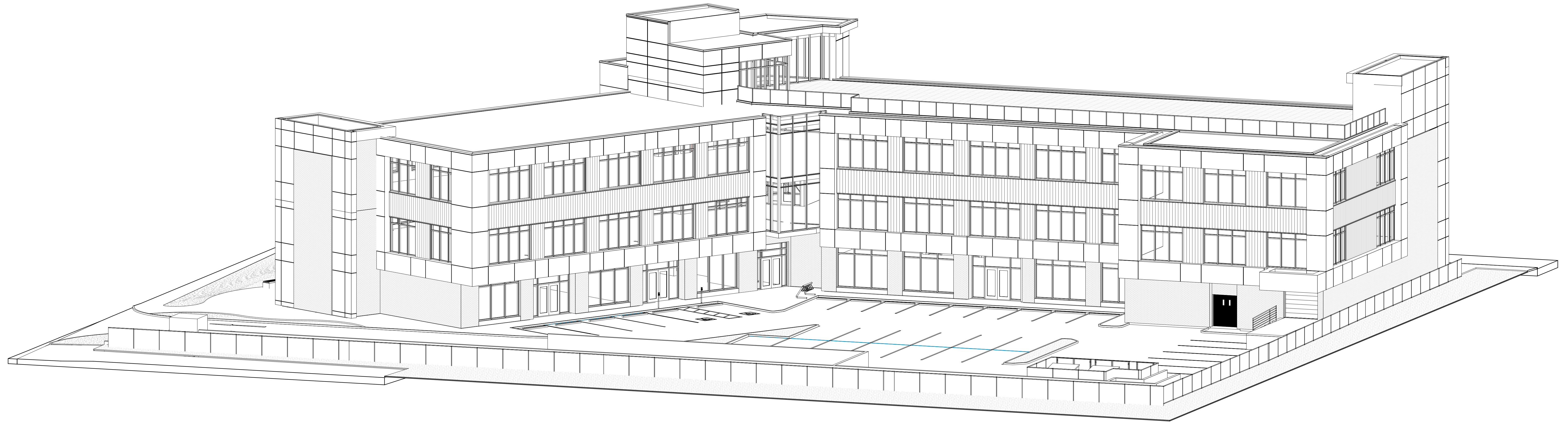
SCALE: N.T.S.

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SD5.20



**massing - south west/surface parking**



**EASTWOOD CORNER COMMERCIAL**

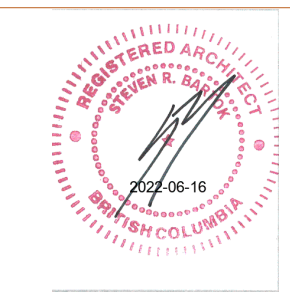
4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.

**RENDERINGS**

SCALE: N.T.S.

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SD5.22



**EASTWOOD CORNER COMMERCIAL**

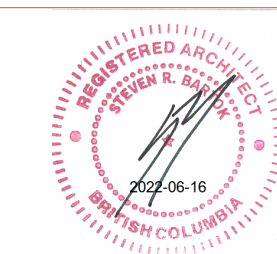
4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.

**RENDERINGS**

SCALE: N.T.S.

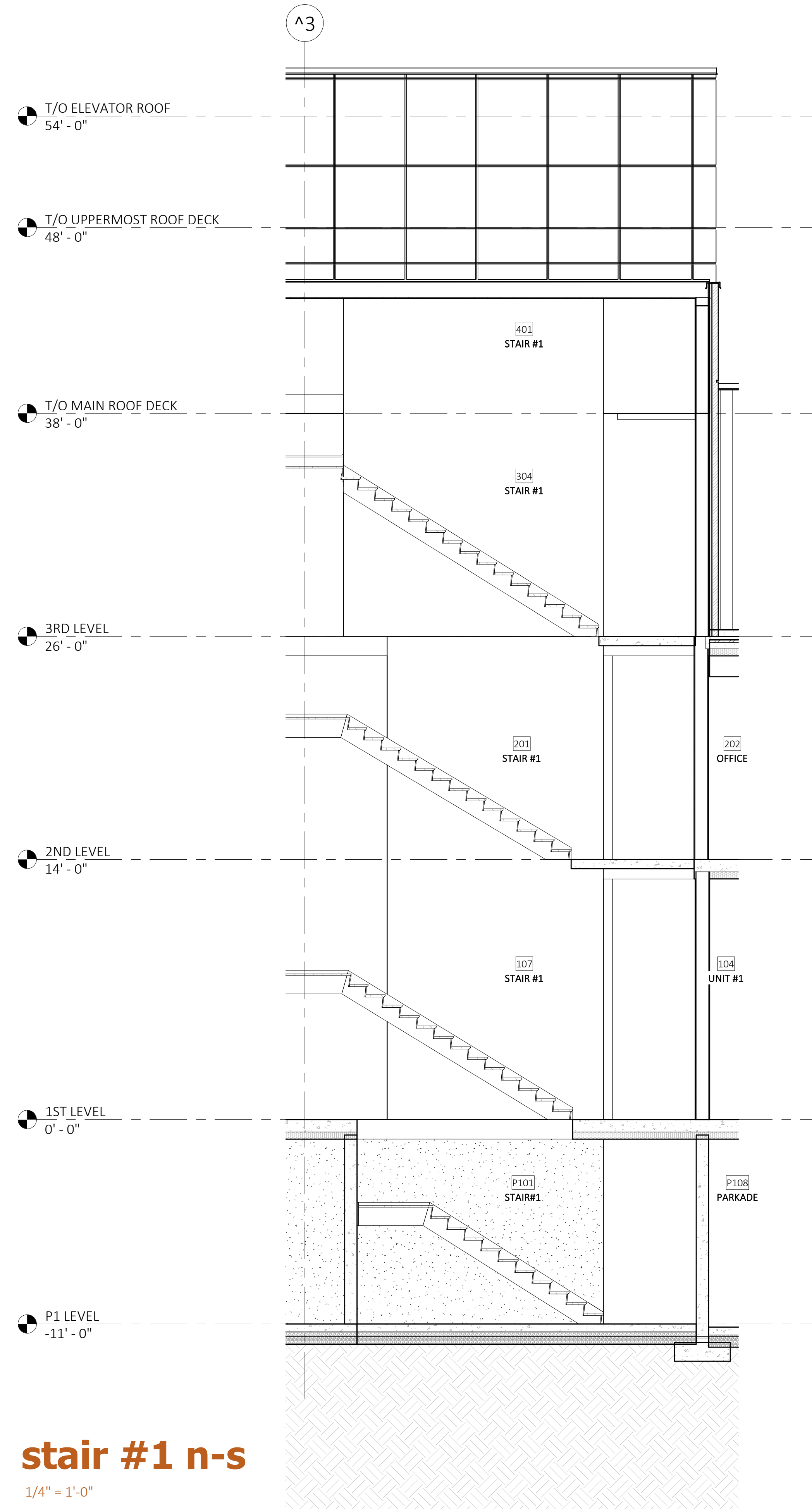
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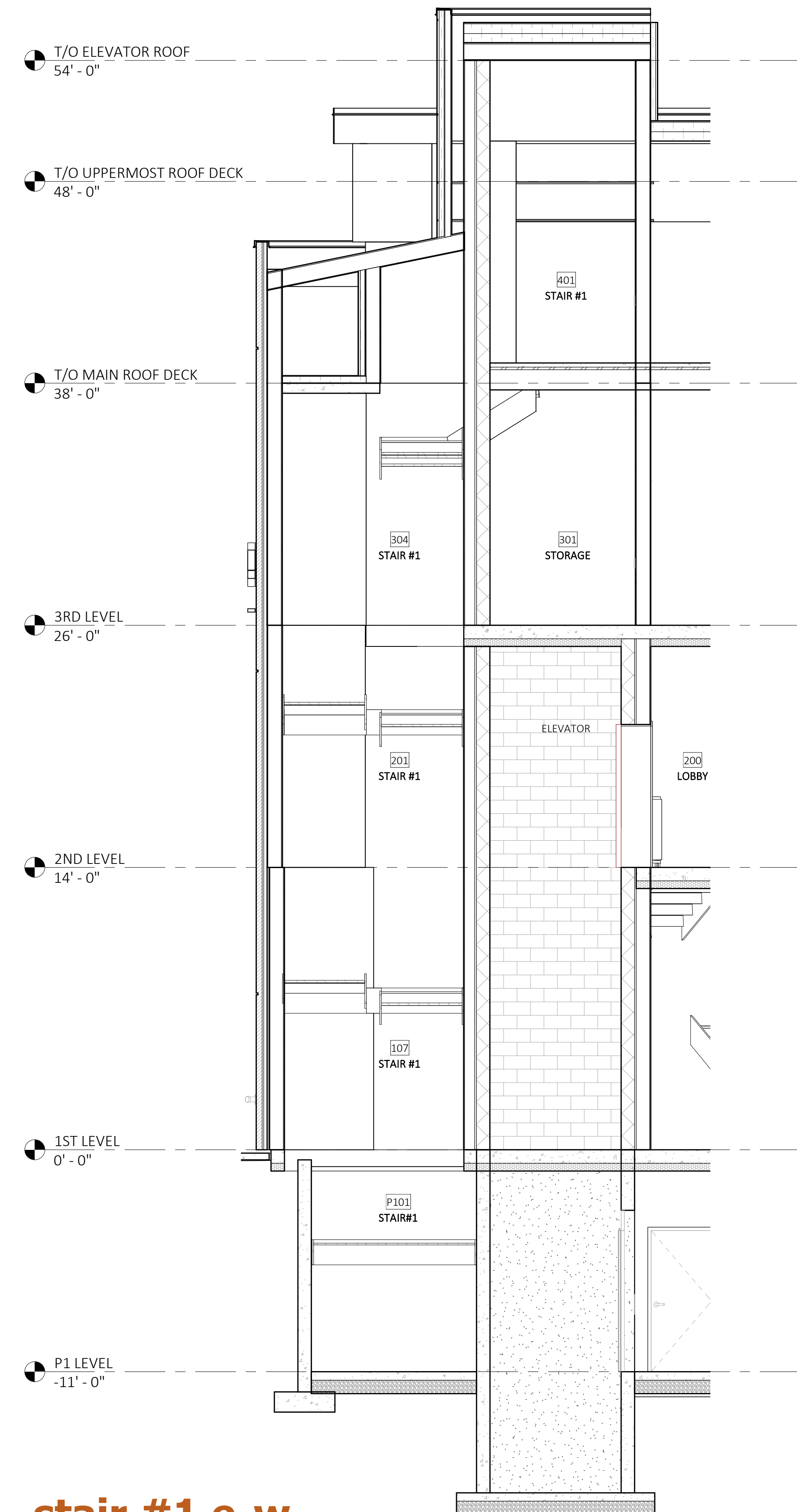
**SD5.23**





**stair #1 n-s**

1/4" = 1'-0"

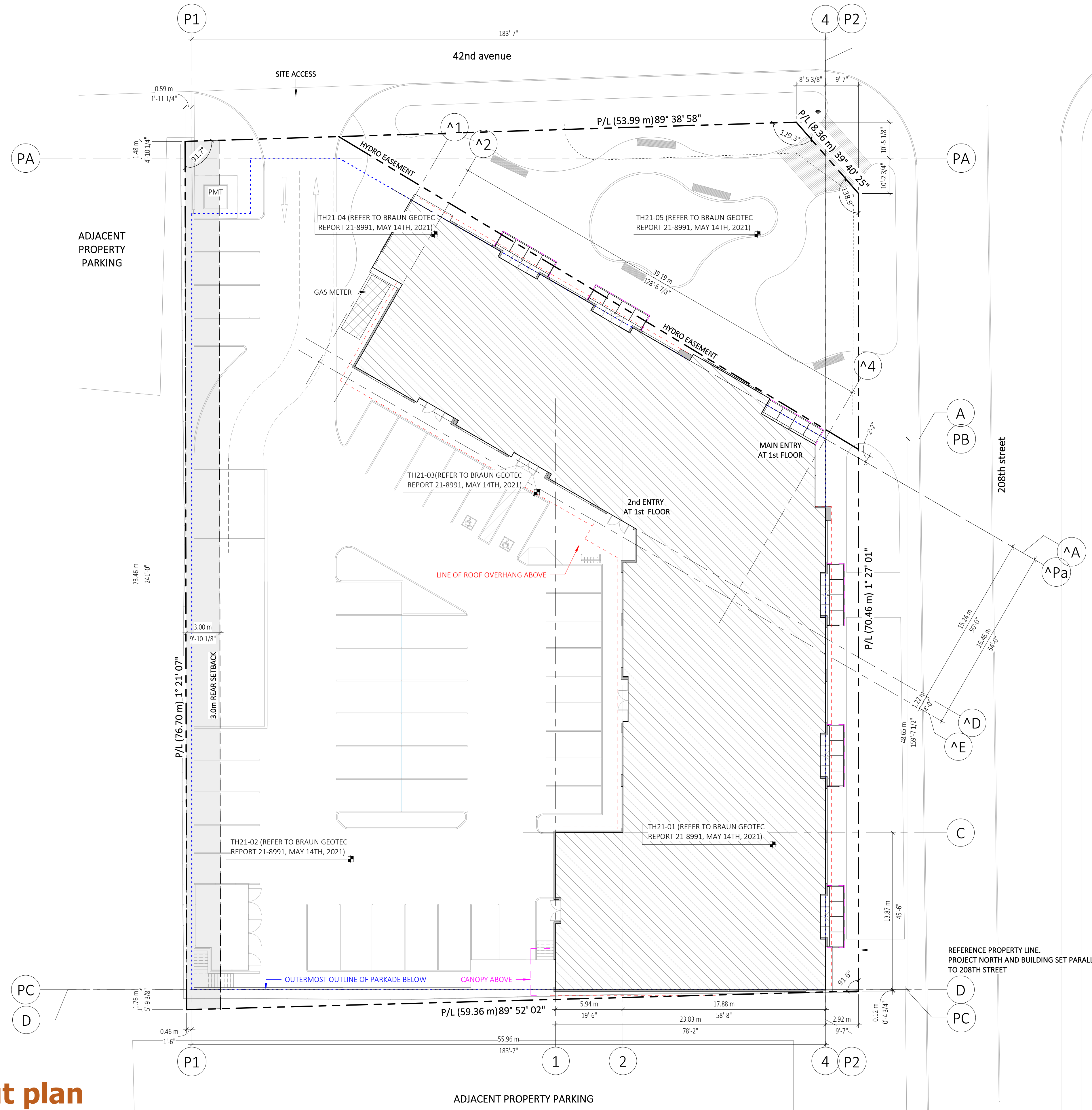


**stair #1 e-w**

1/4" = 1'-0"



LEGAL ADDRESS: LOT A, SEC 35, TWP 7, NWD, PL NWP32197  
 CIVIC ADDRESS: 4185 208TH STREET, TOWNSHIP OF LANGLEY, BC



site layout plan

1/16" = 1'-0"



EASTWOOD CORNER COMMERCIAL

4185 208th STREET  
 TOWNSHIP OF LANGLEY, B.C.

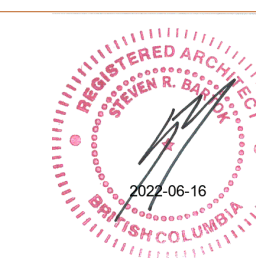
SITE PLAN-LAYOUT

SCALE: 1/16" = 1'-0"



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SD7.02