The existing building on the site has been operated as a hotel, which means that the zero rate of change provisions in the area for rental accommodation does not apply. Therefore, the site can be developed as a market condominium project. The concept is to develop a project that caters to families with all of the units in the 2,000 sf range and having 2 bedrooms and a den typically, with private outdoor spaces.

The project contains 19 residential units broken down into a number of discreet elements in order to give a more human scale and better relate to the surrounding buildings. Inspired by most of the buildings in the West End, the proposed architecture is unabashedly modern, but residential scaled windows and warm textured materials, including masonry, gives the appropriate character for this area of the city.
### Shadow Studies

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**SHADOW STUDY**

1. **SHADOW STUDY - JUNE 21st (10am)**
2. **SHADOW STUDY - JUNE 21st (12pm)**
3. **SHADOW STUDY - JUNE 21st (2pm)**
4. **SHADOW STUDY - SEPT / MARCH 21st (10am)**
5. **SHADOW STUDY - SEPT / MARCH 21st (12pm)**
6. **SHADOW STUDY - SEPT / MARCH 21st (2pm)**

**Project Title:** 2030 Barclay

**Client/Owner:** MARCON DEVELOPMENTS

**Address:** 1580 199 Street, Langley, BC V3A 1H9

**Scale:** 1" = 30'-0"
REQUIRED HEADROOM:
- Residential Parking Stalls:
  - Minimum required headroom: 2300 mm (7' 6"
  - Recommended headroom: 2400 mm (8')

ACCESSIBLE STALLS:
- Required horz.: 50% max.
- Required vert.: 30% max.
- Min. lockers: 20% of total

CLASS B:
- Minimum total: 6

ACCESSIBILITY:
- 1 regular stall per first 7 units
- 1 stall per additional unit

VANCOUVER BICYCLE PARKING BYLAW 6.3.13:
- A maximum of 30% of bicycle parking stalls may be installed in a bicycle parking room.
- The future installation of electric equipment necessary to provide for electric vehicle charging is required for use of the parking stalls that are not designated for the use of charging equipment.

ELECTRIC VEHICLE CHARGING REQUIREMENTS:
- The electrical room in a multi-residential building, that includes a residential component of the building, that in either case includes three or more dwelling units, must include sufficient space for the future installation of electric equipment.
- The electrical room in a multi-residential building, that in either case includes three or more bedroom units, must include sufficient space for the future installation of electric equipment.

BICYCLE PARKING ROOM TYPICAL NOTES:
- Parking in a bicycle parking room shall be restricted to the original site for which it was designed and shall remain property. The reuse, reproduction, or publication of this drawing shall be restricted to the original site for which it was designed.
- The bicycle parking room shall be painted white.
- The bicycle parking room shall be painted white.
- The bicycle parking room shall be painted white.

BICYCLE LOCKER (VERTICAL)
- 5

RESIDENTIAL PARKING CALCULATIONS:
- Minimum stall ratio: 0.6 per unit (538 sq ft +)
- Minimum stall ratio: 0.5 per unit (0 to 538 sq ft)
- Maximum stall ratio: 25% max.
- Recommended stall ratio: 30% max.

PARKING SCHEDULE (TOTALS):
- Residential: 40
- Visitor: 3
This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.


**GEODETIC LEVELS**

- **LEVEL 1**: 17.37 m (GEODETIC 57'-0")
- **LEVEL 2**: 20.32 m (GEODETIC 66'-8")
- **LEVEL 3**: 23.32 m (GEODETIC 76'-6")
- **LEVEL 4**: 26.42 m (GEODETIC 86'-8")
- **LEVEL 5**: 29.51 m (GEODETIC 96'-10")
- **LEVEL 6**: 32.61 m (GEODETIC 107'-0")

**PARAPET LEVEL**: 48.41 m (GEODETIC 147'-8")

**ROOM LEVEL**: 48.11 m (GEODETIC 157'-10")

**LEVEL 1 - FRONT**: 15.75 m (GEODETIC 51'-8 1/4")

**LEVEL 2 - FRONT**: 19.62 m (GEODETIC 64'-4 1/4")

**ITEM MATERIALS**

- **HG-01 GUARDRAIL (ALUMINUM & GLASS) - POWDER COAT - SHERWIN WILLIAMS 'CITYSCAPE - 7067'
- **MA-01 FACE BRICK, NORMAN MODULE, 1/2 BOND - MUTUAL MATERIALS 'IMPERIAL RED' SMOOTH - MORTAR COLOUR TO MATCH
- **MM-01 METAL CANOPY C/W FROSTED GLASS INLAY - COLOUR TO MATCH SHERWIN WILLIAMS 'CITYSCAPE - 7067'
- **MM-02 GALVANIZED & PAINTED STEEL SUNSHADE - COLOUR TO MATCH SHERWIN WILLIAMS 'CITYSCAPE - 7067'
- **MM-03 PRIVACY / SECURITY GATE - POWDER COATED ALUMINUM - COLOUR TO MATCH SHERWIN WILLIAMS 'CITYSCAPE - 7067'
- **MM-04 GALVANIZED & PAINTED STEEL FINS - COLOUR TO MATCH SHERWIN WILLIAMS 'CITYSCAPE - 7067'
- **MM-05 GALVANIZED & PAINTED STEEL SLAB EXTENSIONS - COLOUR TO MATCH SHERWIN WILLIAMS 'CITYSCAPE - 7067'
- **MM-06 ALUMINUM MECHANICAL LOUVRE - POWDER COAT - SHERWIN WILLIAMS 'CITYSCAPE - 7067'
- **CL-01 STANDING SEAM METAL PANEL CLADDING C/W FLASHINGS - SHERWIN WILLIAMS 'CITYSCAPE - 7067'
- **CO-01 ARCHITECTURAL CONCRETE WITH SEMI TRANSPARENT STAIN - SHERWIN WILLIAMS 'ACIER 9170'
- **CO-02 PRECAST COLOURED CONCRETE CAP - TO MATCH BRICK
- **CO-03 PRECAST COLOURED CONCRETE SILL - TO MATCH BRICK
- **DW-01 WINDOW WALL SYSTEM - FRAME TO MATCH BENJAMIN MOORE 'GRAY 2121-10' C/W LOW-E DOUBLE GLAZING
- **DW-02 WINDOW WALL SYSTEM - BACK PAINTED GLASS SPANDREL TO MATCH BENJAMIN MOORE 'GRAY 2121-10' C/W LOW-E DOUBLE GLAZING
- **DW-03 WINDOW - VINYL - COLOUR TO MATCH BENJAMIN MOORE 'GRAY 2121-10' C/W LOW-E DOUBLE GLAZING
- **DW-04 METAL SECTIONAL OVERHEAD SECURITY DOOR - PAINTED TO MATCH SHERWIN WILLIAMS 'CITYSCAPE - 7067'
- **FIN-01 HEAVY GAUGE METAL FLASHING - COLOUR TO MATCH SHERWIN WILLIAMS 'CITYSCAPE - 7067'
UNIT TYPE B1 - TYPICAL UNIT

- Master Bedroom
- 2nd Bedroom
- Ensuite
- Den
- Kitchen
- Family Room
- Dining
- Powder Room
- Entry Closet
- Foyer
- Balcony
- 205 sq. ft.

Dimensions:
- 10'-5 1/4" x 9'-11 1/2"
- 3'-1" x 3'-0"
- 12'-5 5/8" x 7'-0"
- 8'-10" x 4'-9 1/2"
- 5'-1" x 3'-11 5/8"
- 7'-8 1/2" x 3'-6 1/2"
- 9'-11 1/2" x 3'-10"
- 10'-2 3/8" x 2'-9 1/2"
- 14'-0 3/8" x 2'-0"
- 12'-4 1/8" x 3'-10"
- 5'-10 5/8" x 2'-0"
- 20'-11 1/4" x 2'-0"
UNIT TYPE B3 - PENTHOUSE

- Master Bedroom
- Second Bedroom
- Third Bedroom
- Living Room
- Den
- Kitchen
- Dining Room
- Family Room
- Storage
- Laundry
- Bath
- Ensuite
- Terrace

DIMENSIONS:
- 11'-5 3/8" x 4'-4 3/8"
- 7'-10 1/2" x 2'-0"
- 12'-4 3/8" x 11'-5 3/8"
- 15'-9 7/8" x 7'-1 3/8"
- 14'-1 1/4" x 5'-8 1/2"
- 5'-9" x 5'-3 3/8"
- 7'-6 1/8" x 12'-5 3/4"
- 2'-8" x 2'-8" x 2'-8" x 2'-8" x 2'-8" x 2'-8" x 2'-8" x 2'-8"