

204 STREET ROW HOME DEVELOPMENT

7625 204 STREET, LANGLEY



CONTACT LIST:

DEVELOPER :

BESTLAND DEVELOPMENTS LTD.
7625 - 204 STREET
LANGLEY, B.C. V2Y 1W6
TEL : 604 767 7400
EMAIL : ggill_moga@hotmail.com

LANDSCAPE ARCHITECT :

ARCHITECTURE PANEL INC.
306-4464 WEST 10 AVENUE
VANCOUVER, B.C. V6R 2H9
TEL : 604 385 3600
EMAIL : ruchir@architecturepanel.com

ARCHITECT :

F. ADAB ARCHITECTS INC.
130 - 1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V7P 3R4
TEL : 604 987 3003
EMAIL : azar@multigonfadab.com

CIVIL ENGINEER :

MCELHANNY
2300 - 13450, 102 AVENUE,
SURREY, BC. V3T 5X3
TEL : 604 596 0391
EMAIL : vsalisbury@mcelhanny.com

SURVEYOR :

**DHALIWAL & ASSOCIATES
LAND SURVEYING INC.**
216 - 12899 76 AVENUE
SURREY, B.C. V3W 1E6
TEL : 604 501 6188
EMAIL : info@dhaliwalsurvey.com

ARBORIST :

MCELHANNY
2300 - 13450, 102 AVENUE,
SURREY, BC. V3T 5X3
TEL : 604 596 0391
EMAIL : vsalisbury@mcelhanny.com

CIVIC ADDRESS :

7625, 204 STREET, LANGLEY, BC.

LEGAL DESCRIPTION :

EAST HALF OF LOT 28 SECTION 23,
TOWNSHIP 8, NEW WESTMINSTER DISTRICT,
PLAN 2759

DRAWING LIST :

ARCHITECTURAL :

- A-1.0 COVER SHEET
- A-1.2 AERIAL MAP - CONTEXT PHOTOS
- A-1.3 SURVEY PLAN
- A-1.4a SITE PLAN (INCLUDING SINGLE FAMILY + ROWHOMES)
- A-1.4b SITE PLAN OF ROWHOMES
- A-1.5a STATISTICS-1
- A-1.5b STATISTICS-2
- A-1.6 PERSPECTIVE VIEW (204 & 76)
- A-1.7 PERSPECTIVE VIEW (203 & 76)
- A-1.8 STREETScape RENDERING
- A-1.9 COLOURED ELEVATIONS
- A-1.10 DESIGN RATIONALE-1
- A-1.11 DESIGN RATIONALE-2
- A-1.12 DESIGN RATIONALE-3
- A-1.13 EXTERIOR FINISHES

- A-2.1 BLOCK 1 FLOOR PLANS & TYPICAL GARAGE PLANS
- A-2.2 BLOCK 2 FLOOR PLANS
- A-2.3 BLOCK 3 FLOOR PLANS
- A-2.4 BLOCK 4 FLOOR PLANS
- A-2.5 BLOCK 5 FLOOR PLANS

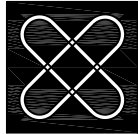
- A-2.6 DOUBLE GARAGE PLANS AND ELEVATIONS
- A-2.7 SINGLE GARAGE PLANS AND ELEVATIONS

- A-3.1 BLOCK 1 ELEVATIONS
- A-3.2 BLOCK 2 ELEVATIONS
- A-3.3 BLOCK 3 ELEVATIONS
- A-3.4 BLOCK 4 ELEVATIONS
- A-3.5 BLOCK 5 ELEVATIONS

- A-4.1 BLOCK 1 SECTIONS
- A-4.2 BLOCK 2 SECTIONS
- A-4.3 BLOCK 3 SECTIONS
- A-4.4 BLOCK 4 SECTIONS
- A-4.5 BLOCK 5 SECTIONS

LANDSCAPE :

- L1 KEY PLAN
- L2 CONCEPT PLAN
- L3 HARDSCAPE PLAN
- L4 PLANTING PLAN
- L5 DETAILS



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
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1	JAN 17-22	ISSUED FOR DP
NO.	DATE	REVISION / ISSUED

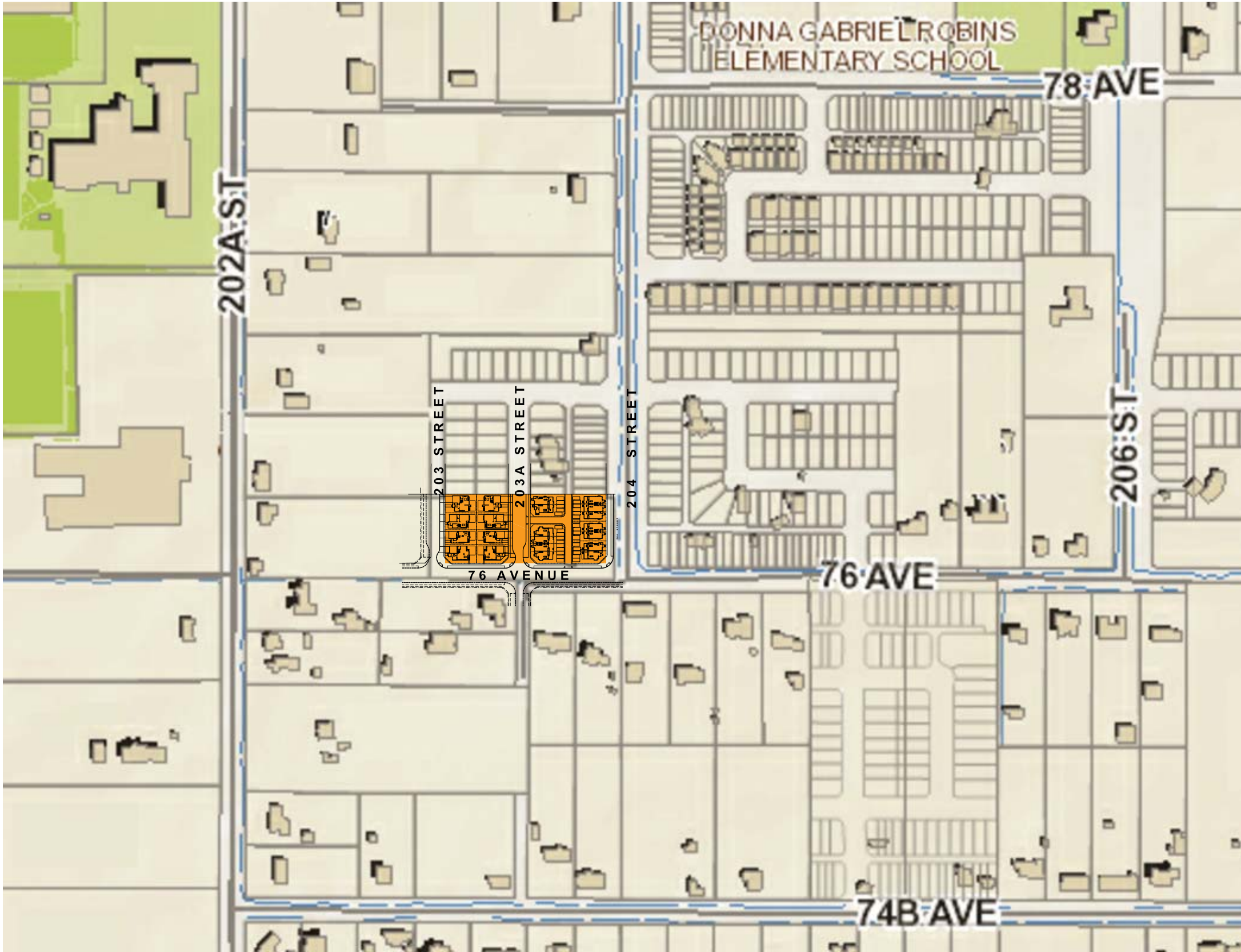
PROJECT TITLE:
**TOWNHOMES AND
SINGLE FAMILY COMPLEX**
7625 - 204 STREET, LANGLEY

FOR:
**BESTLAND DEVELOPMENTS
LTD.**
7625 - 204 STREET, LANGLEY

DRAWING TITLE:
**DRAWING INDEX AND
CONTACT LIST**

DATE:	NOV 2020	SHEET NO:
SCALE:	NTS.	A-1.0
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

CONTEXT PLAN



F. ADAB
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SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

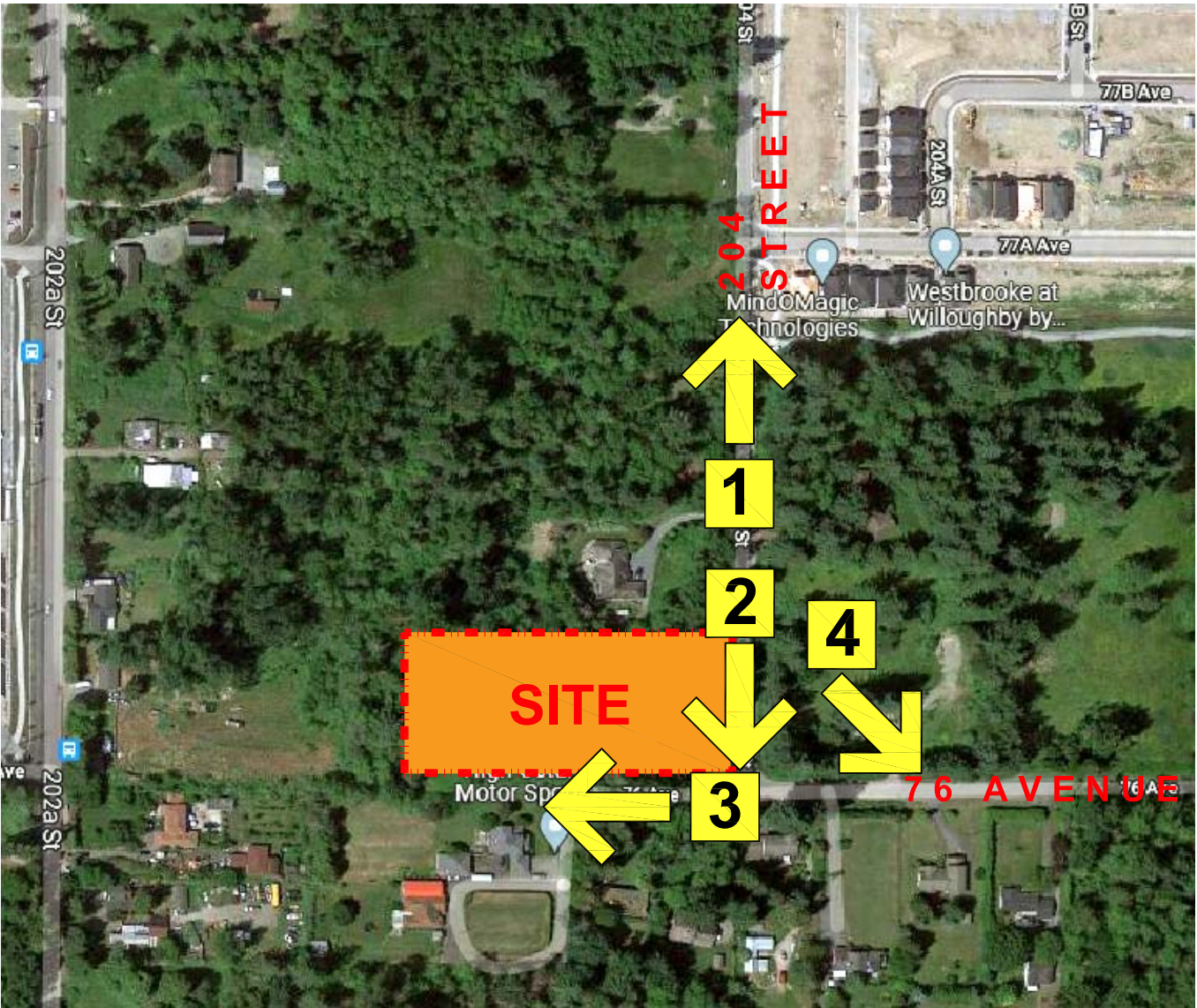
FOR:
BESTLAND DEVELOPMENTS
LTD.
7625 - 204 STREET, LANGLEY

DRAWING TITLE:
CONTEXT PLAN

DATE:	NOV 2020	SHEET NO:
SCALE:	N/A	A-1.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



AERIAL MAP



F. ADAB
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INC.

#130-1000 ROOSEVELT CRESCENT
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SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

FOR:
**BESTLAND DEVELOPMENTS
LTD.**
7625 - 204 STREET, LANGLEY

DRAWING TITLE:
AERIAL MAP AND
CONTEXT PHOTOS

DATE:	NOV 2020	SHEET NO:
SCALE:	N/A	A-1.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING
ELEVATIONS AND TREES ON EAST HALF OF LOT 28 SECTION 23
TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 2759

Current (Site) Address:
7625-204 Street
Township 8 New Westminster, B.C.
File: 000-225-032

SCALE: 1:5000

(All distances are in metres)

TRF	TRF	TRF	TRF	TRF	TRF	TRF	
1147	TR	4219	TR	4221	TR	1146	TR
1148	TR	4220	TR	4222	TR	1147	TR
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1150	TR	4222	TR	4224	TR	1149	TR
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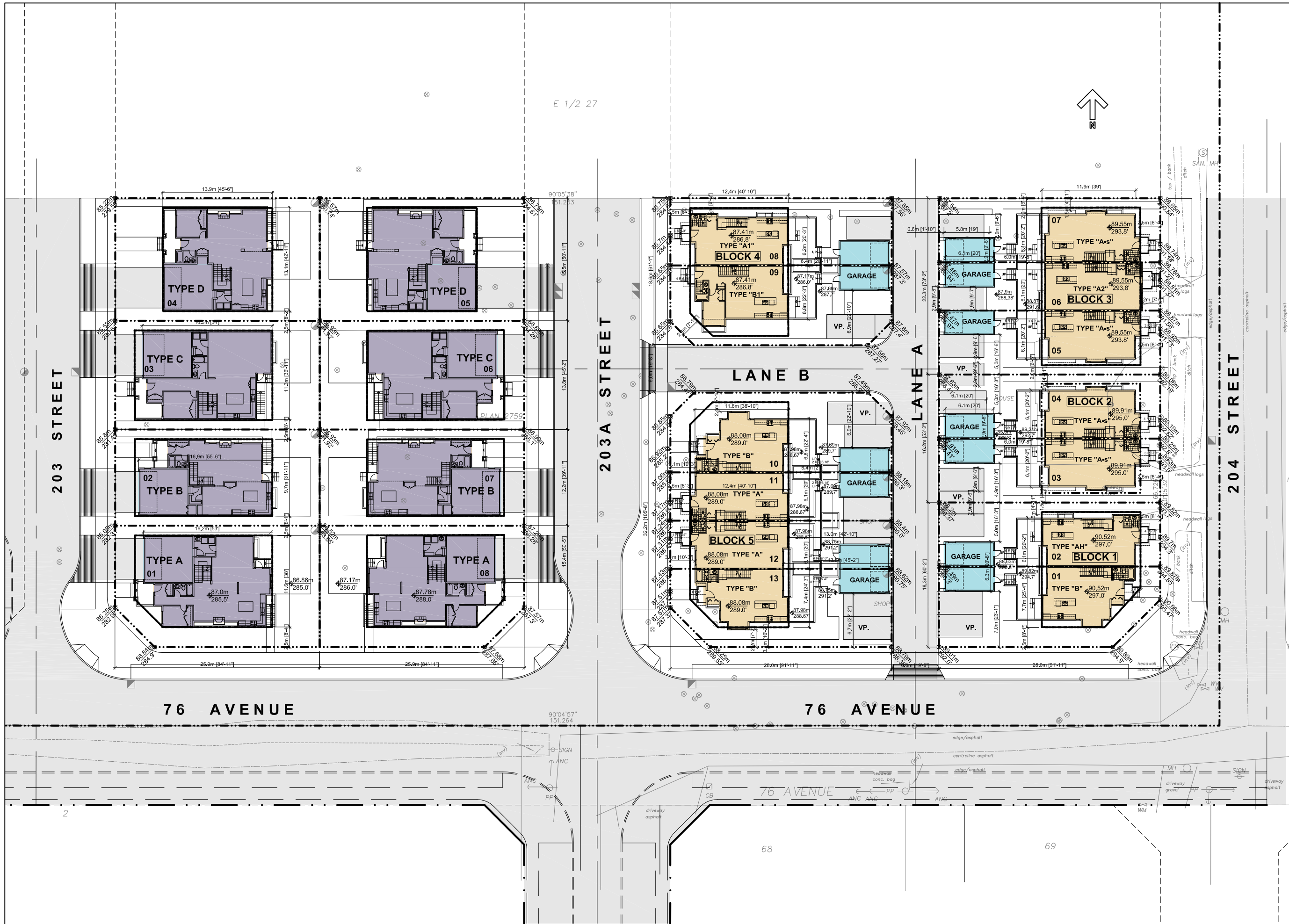
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TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

DRAWING TITLE:

**SITE PLAN -
(ROWHOMES + SINGLE
FAMILY UNITS)**

DATE:	NOV 2020	SHEET NO:
SCALE:	NTS.	A-1.4a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	





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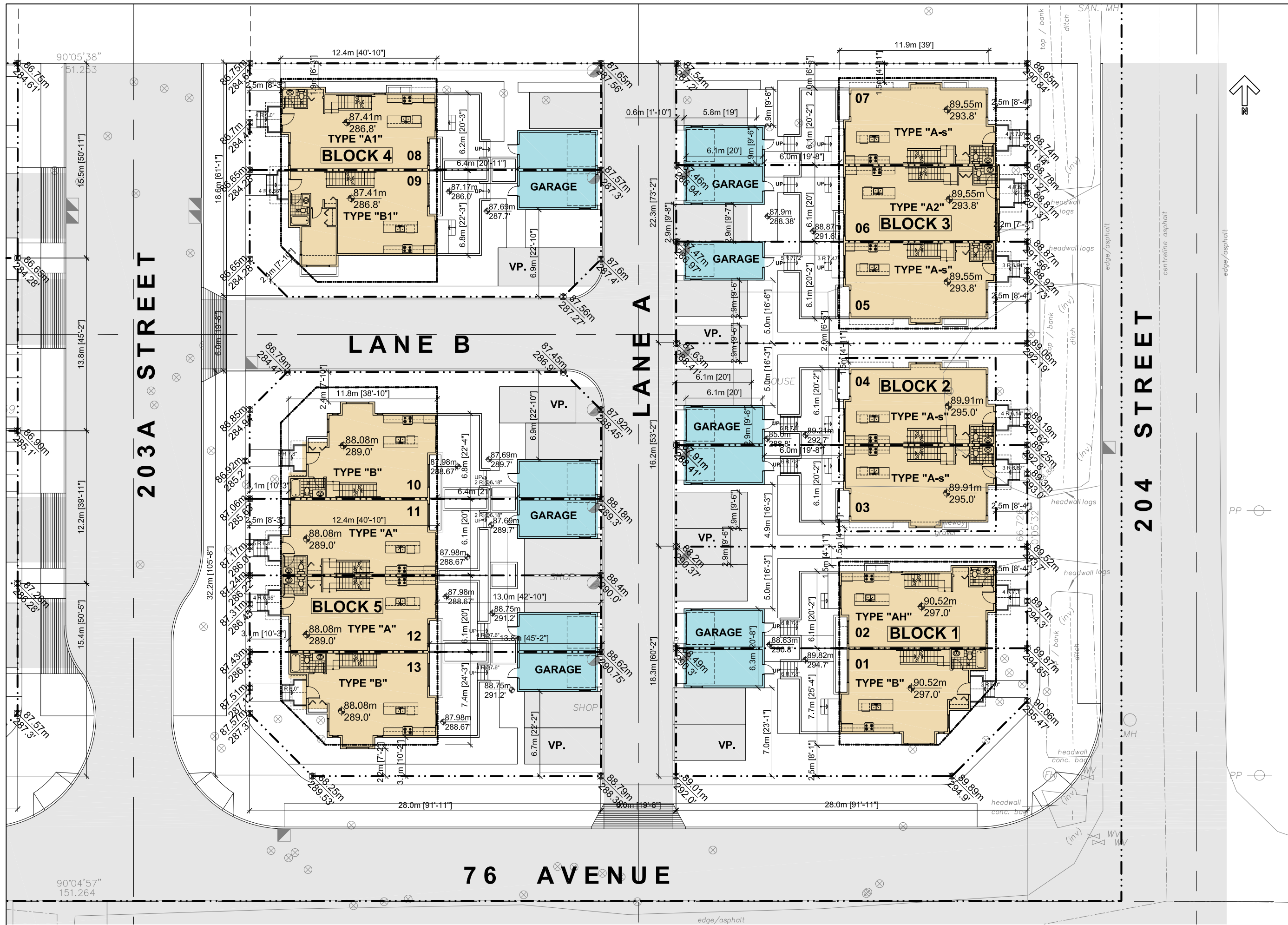
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TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

DRAWING TITLE:

SITE PLAN -ROW HOMES

DATE:	NOV 2020	SHEET NO: A-1.4b
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



PROJECT STATISTICS

CIVIC ADDRESS :
7625-204 STREET, LANGLEY, BC.

LEGAL DESCRIPTION :
EAST HALF OF LOT 28 SECTION 23,
TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 2759

ZONING :

EXISTING : SR-2
PROPOSED :
LOTS 11-12-13-14-15-16-17 : R-CL(RH)
LOTS 9-10-18-19-20-21 : R-CL(SD)

LOT AREA :

LOT 9 : 238.0 m²=2561.9 SQ.FT.
LOTS 10-11 : 273.8 m²=2947.2 SQ.FT.
LOTS 12-13-16 : 170.8 m²=1838.5 SQ.FT.
LOT 14 : 264.6 m²=2848.2 SQ.FT.
LOT 15-17-18-19-20 : 226.8 m²=2441.3 SQ.FT.
LOT 21 : 267.3 m²=2877.2 SQ.FT.

TOTAL : 2963.9 m² = 31904.2 SQ.FT.

LOT COVERAGE :

ALLOWED : 55% OF LOT AREA

PROVIDED :
LOT 9 : 2561.9 SQ.FT. LOT 14 : 2848.2 SQ.FT.
824 / 2561.9 = 32.0% 768 / 2848.2 = 26.9%

LOT 10 : 2947.2 SQ.FT. LOTS : 15-17-18-19 : 2441.3 SQ.FT.
822 / 2947.2 = 27.9% 797 / 2441.3 = 32.6%

LOT 11 : 2947.2 SQ.FT. LOT 16 : 1838.5 SQ.FT.
768 / 2947.2 = 26.0% 817 / 1838.5 = 44.4%

LOTS : 12 - 13 :1838.5 SQ.FT. LOT 20 : 2441.3 SQ.FT.
782 / 1838.5 = 42.5% 824 / 2441.3 = 33.7%

LOT 14 : 2848.2 SQ.FT. LOT 21 : 2877.2 SQ.FT.
768 / 2848.2 = 26.9% 768 / 2877.2 = 26.7%

FLOOR AREA :

PROVIDED : BLOCK 1 : 3135 SQ.FT. = 291.2 m²
BLOCK 2 : 3138 SQ.FT. = 291.5 m²
BLOCK 3 : 4752 SQ.FT. = 441.5 m²
BLOCK 4 : 3300 SQ.FT. = 306.6 m²
BLOCK 5 : 6144 SQ.FT. = 570.7 m²
TOTAL : 20469 SQ.FT. = 1901.5 m²

UNIT #1 : 1509 SQ.FT. : 140.0 m²
UNIT #2 : 1626 SQ.FT. : 151.0 m²
UNITS #3-4-5-7 : 1569 SQ.FT. : 145.7 m²
UNITS #6 : 1614 SQ.FT. : 149.9 m²
UNIT #8 : 1626 SQ.FT. : 151.0 m²
UNIT #9 : 1674 SQ.FT. : 155.5 m²
UNITS #10-13 : 1509 SQ.FT. : 140.1 m²
UNITS #11-12 : 1564 SQ.FT. : 145.3 m²

FSR :

LOT 9 : 1626 / 2561.9 = 0.634
LOT 10 : 1674 / 2947.2 = 0.568
LOT 11 : 1509 / 2947.2 = 0.512
LOTS 12-13 :1564 / 1838.5 = 0.850
LOT 14 : 1509 / 2848.2 = 0.529
LOTS 15-17-18-19 : 1569 / 2441.3 = 0.642
LOT 20 : 1626 / 2441.3 = 0.660
LOT 21 : 1509 / 2877.2 = 0.666

TOTAL : 18857 / 30065.2 = 0.627



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1	JAN 17-22	ISSUED FOR DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

FOR:
BESTLAND DEVELOPMENTS
LTD.
7625 - 204 STREET, LANGLEY

DRAWING TITLE:
STATISTICS-1

DATE:	NOV 2020	SHEET NO:
SCALE:	N/A	A-1.5a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



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TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

FOR:
BESTLAND DEVELOPMENTS
LTD.
7625 - 204 STREET, LANGLEY

DRAWING TITLE:
STATISTICS-2

DATE:	NOV 2020	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

A-1.5b

BUILDING HEIGHT :

ALLOWED : LESSER OF 2.5 STOREY OR 29.5'

PROVIDED : 2 STOREYS

UNIT #1 : AVERAGE GRADE :172.91' TO MID ROOF=28'-10"
UNIT #2 : AVERAGE GRADE :174.21' TO MID ROOF=27'-9 1/4"
UNIT #3 : AVERAGE GRADE :174.25' TO MID ROOF=27'-8 3/4"
UNIT #4 : AVERAGE GRADE :175.30' TO MID ROOF=26'-8 1/4"
UNIT #5 : AVERAGE GRADE :175.35' TO MID ROOF=26'-7 3/4"
UNIT #6 : AVERAGE GRADE :175.08' TO MID ROOF=26'-10 3/4"
UNIT #7 : AVERAGE GRADE :176.25' TO MID ROOF=26'-11 1/4"
UNIT #8 : AVERAGE GRADE :176.34' TO MID ROOF=26'-10 1/4"
UNIT #9 : AVERAGE GRADE :176.37' TO MID ROOF=26'-10"
UNIT #10 : AVERAGE GRADE :176.50' TO MID ROOF=26'-8 1/4"
UNIT #11 : AVERAGE GRADE :176.50' TO MID ROOF=26'-8 1/4"
UNIT #12 : AVERAGE GRADE :176.50' TO MID ROOF=26'-8 1/4"
UNIT #13 : AVERAGE GRADE :176.55' TO MID ROOF=26'-11"

NO. OF UNITS : 13

UNIT MIX				
UNIT TYPE	NO. OF BED RM.	NO. OF UNITS	AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
A, A-s	4	6	1569	9414
A1	4	2	1626	3252
A2	4	1	1614	1614
B	4	3	1509	4527
B1	4	1	1674	1674
TOTAL		13		20481

SETBACKS :

MIN. FRONT LOT LINE :

REQUIRED : 2.5m. = 8.20'
PROVIDED : MIN. : 2.2m.=7.2'
MAX. : 3.1m.=10.17'

MIN. REAR LOT LINE :

REQUIRED: 13m.(AVERAGE) = 42.65'
PROVIDED : MIN. 13.0m.(42.8')
MAX. 13.7m(44.8')

MIN. SIDE LOT LINE (ABUTTING STREET) :

REQUIRED : 2.5m. = 8.20'
PROVIDED : Min. 2.5m. = 8.20'
Max. 3.1m. = 10.1'

GARAGE SETBACK FROM REAR PL.

REQUIRED : 0.6m. = 2.0'
PROVIDED : 0.6m. = 2.0'

GARAGE SETBACK FROM SIDE PL.(ABUTTING STREET)

REQUIRED : 2.5 m. = 8.2'
PROVIDED : 6.7 m.= 22'-2" & 7.0 m. = 23.0'

GARAGE SETBACK FROM SIDE PL.(ABUTTING LANE)

REQUIRED : 1.5 m. = 4.92'
PROVIDED : 6.9m. = 22.8'

DISTANCE BETWEEN MAIN BUILDING AND GARAGE :

REQUIRED : Min. 6.0 m. = 19.68'
PROVIDED : 6.0 m. = 19.68'

PARKING :

REQUIRED : 2 STALLS / UNIT : 13X2= 26 STALLS
VISITORS : ONE / 5 UNITS = 13 / 5 = 2.6 STALLS
PROVIDED : 26 STALLS
VISITORS : 3



PERSPECTIVE VIEW
(FROM INTERSECTION OF 204 ST. AND 76 AVE.)



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PROJECT TITLE:
**TOWNHOMES AND
SINGLE FAMILY COMPLEX**
7625 - 204 STREET, LANGLEY

FOR:
**BESTLAND DEVELOPMENTS
LTD.**
7625 - 204 STREET, LANGLEY

DRAWING TITLE:
**PERSPECTIVE VIEW
FROM CORNER OF 204 ST
AND 76 AVENUE**

DATE:	NOV 2020	SHEET NO:
SCALE:	N/A	A-1.6
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



PERSPECTIVE VIEW
(FROM INTERSECTION OF 203A ST. AND 76 AVE.)



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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**TOWNHOMES AND
SINGLE FAMILY COMPLEX**
7625 - 204 STREET, LANGLEY

FOR:
**BESTLAND DEVELOPMENTS
LTD.**
7625 - 204 STREET, LANGLEY

DRAWING TITLE:
**PERSPECTIVE VIEW
FROM CORNER OF 203A
ST. AND 76 AVENUE**

DATE:	NOV 2020	SHEET NO:
SCALE:	N/A	A-1.7
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



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STREETSCAPE OF 204 ST.



STREETSCAPE OF 203A ST.

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TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

FOR:
**BESTLAND DEVELOPMENTS
LTD.**
7625 - 204 STREET, LANGLEY

DRAWING TITLE:
204 ST. AND 203A ST.
STREETSCAPES

DATE:	NOV 2020	SHEET NO:
SCALE:	N/A	A-1.8
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



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WEST (REAR) ELEVATION OF BLOCKS 1, 2 AND 3



EAST (REAR) ELEVATION OF BLOCKS 4 AND 5

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NO.	DATE	REVISION / ISSUED

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TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

FOR:
**BESTLAND DEVELOPMENTS
LTD.**
7625 - 204 STREET, LANGLEY

DRAWING TITLE:
REAR ELEVATIONS OF
BLOCKS 1 TO 5

DATE:	NOV 2020	SHEET NO:
SCALE:	N/A	A-1.9
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

Design Rational / Statement of Intent

This proposed row home design is part of an overall development consisting of 8 single family lots and 13 row home units and this design rationale is describing the statement of intent for the 13 unit row home development.

Civic Address:
7625 - 204 Street, Langley, B.C,

Legal Description:
East half of lot 28, section 23
Township 9, New Westminster District, plan 2759

Existing Zoning
The subject property is currently zoned as Suburban Residential Zone

Proposed Zoning
Residential Compact Home under R - CL (RH) & R-CL (SD)
The design objectives of the proposed development are consistent with overall objectives of the Willoughby Community Plan and the Yorkson Neighbourhood Plan.

Total Lot Area
2964 sqm. Equal to 32,904 sqft.

Subdivided Lot Areas

Lot 9,	238 sqm / 2563 sqft
Lots 10 - 11, 273.	273.8 sqm. / 2947 sqft.
Lots 12, 13, 16	170.8 sqm. / 1838 sqft.
Lot 14,	264.5 sqm / 2648 sqft.
Lots 15, 17, 18, 19, 20	226.8 sqm / 2441 sqft.
Lot 21	267.3 sqm. / 2877 sqft.

This statement of intent describes the philosophy behind the design approach for a row home development which is part of an overall proposed development consisting of 8 single family homes and 13 compact home development that are separating by 203 A Street.



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7625 - 204 STREET, LANGLEY

FOR:
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LTD.**
7625 - 204 STREET, LANGLEY

DRAWING TITLE:
DESIGN RATIONALE

DATE:	NOV 2020	SHEET NO: A-1.10
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

Site Characteristics and Context

The proposed row home development site is located at the corner of 76 Avenue and 204 Street and is separated from single family homes by 203 A Street.

The site is almost flat and vehicular access to the garages are provided through a lane at the rear of the buildings. One indoor and one outdoor parking is proposed for each unit and 6 visitor parking stalls are provided for the 13 - unit development. Every unit has one garage and one outdoor parking stall.

The firm of Mc Elhanney is in charge of the rezoning and subdivision of the single family lots and the firm of F. Adab Architects Inc. is in charge of development permit process.

For single family homes DP is not required and as a condition of the rezoning a design guideline needed to be prepared, reviewed and approved by the Township of Langley.

A similar development has been proposed for the neighbouring site immediately to the north by Qualico Development. The road alignment, road setbacks, landscaping, of both proposed developments will comply with the zoning and development permit requirements in terms of site coverage, building height, setbacks, gross floor area, and number of parking stalls.

Massing, Architectural Form and Character

The proposed development constitutes five separate buildings, each including 3 bedroom units ranging from 1500 to 1670 square feet. Each unit has a basement with light wells, bar, and recreation room. The basements do not have direct access to outside but provides the opportunity for semi-independent suites for grandparents, or older children.

The main floor is designed with an open living, dining and kitchen concept which allows for natural light. Each unit has a courtyard with generous patios and landscaping.

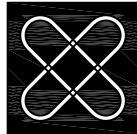
The length of the building blocks and the number of units comply with the Township Design Guideline.

Building blocks have variations in roof lines, architectural articulation and colour, with emphasis on differentiating individual units.

The corner unit that faces 76 Avenue and 204 or 203 A Streets addresses both street edges, represents a visually stimulating architecture which responds to the characteristics of a corner lot.

The form and character of the design introduces an articulated architectural expression with a contemporary vocabulary that at the same time provides different articulation at the base and the top by a change of material.

Buildings are modulated with repetitive vertical bay windows creating an expression of verticality with rich roof lines and a combination of hips and gables. A combination of decorative elements including wood trims, brackets and wood posts are incorporated in the design to enhance the architectural articulation.



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TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

FOR:
BESTLAND DEVELOPMENTS
LTD.
7625 - 204 STREET, LANGLEY

DRAWING TITLE:
DESIGN RATIONALE

DATE:	NOV 2020	SHEET NO: A-1.11
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

Environmental and Sustainability Considerations

The subject site is in close proximity to the public amenities and major artery roads. It is located within walking distance to Willoughby Community Centre, Langley Event Centre, R.E. Mountain Secondary School and Willoughby Community Park. It is also close to the future school and park site at the intersection of 208 Street and 78 Avenue as well as Future Town Market Commercial zone and ecologically green link.

The building envelope design will comply with the new energy code and the exterior claddings have been selected with durability as well as aesthetics appearance in mind.

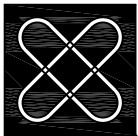
Light and bathroom fixtures will be selected to comply with energy efficiency standards. Where possible, natural ventilation with operable windows are provided allowing for passive cooling.

5% of the total development in the single family portion of the proposed development are designed as adaptable homes with accessible ramp outside and provision of an elevator inside the unit.

Parking

Vehicular access is provided by a newly constructed 203A street off 76 Avenue. Every unit has one covered and one open garage. Six visitor parking stalls are identified by a different paving texture than that of the lane and open garages.

Permeable pavers at the surface parking locations assist with site drainage and storm water collection from the Lane.



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SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

FOR:
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7625 - 204 STREET, LANGLEY

DRAWING TITLE:
DESIGN RATIONALE

DATE:	NOV 2020	SHEET NO: A-1.12
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

Exterior Finishes and Colour

The selection of exterior finishes incorporates enhanced durability / longevity of construction materials and envisions a sustainable approach.

Prefabricated panels and Hardie siding is used on all facades. Use of stone at the base of the building provides a strong definition for the base of the buildings.

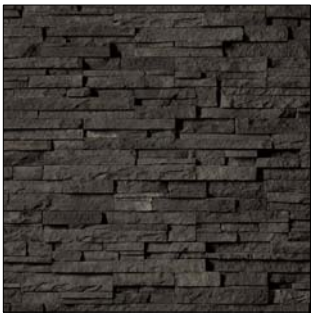
Colours are selected with emphasis on white and light grey panels, off-white panels, light gray siding and natural wood colour in selected areas. Colours and materials have been organized in a manner to create harmony and connectivity throughout the building

Windows and railings are black resulting in further contrast between the exterior finishing materials



BLOCK 5 WEST ELEVATION

EXTERIOR FINISH COLOUR SCHEME



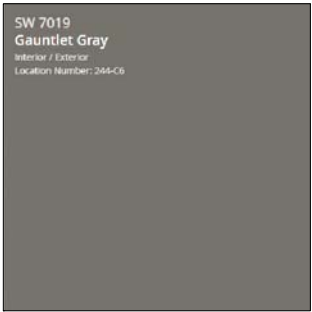
1
CULTURED STONE :
DARK RIDGE ALPINE LEDGE STONE



2
HARDIE PANEL :
LIGHT FRENCH GRAY
SW 0055 BY SHERWIN WILLIAMS



3
CEDAR SIDING :
CLEAR STAINED



4
HARDIE SIDING :
GAUNTLET GRAY
SW 7019 BY SHERWIN WILLIAMS



5
ASPHALT SHINGLE :
DRIFTWOOD BY CERTAINTEED



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7625 - 204 STREET, LANGLEY

FOR:
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LTD.
7625 - 204 STREET, LANGLEY

DRAWING TITLE:
EXTERIOR FINISH

DATE:	NOV 2020	SHEET NO:
SCALE:	NTS.	A-1.13
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



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BLOCK 1 - FIRST FLOOR PLAN

BLOCK 1 - BASEMENT PLAN

BLOCK 1- ROOF PLAN

**BLOCK 1-
SECOND FLOOR PLAN**

The plan shows two units, each with a total area of 735 SQ. FT. and 820 SQ. FT. respectively. The units are separated by a central corridor and staircase. The left unit includes a Master Bed Room, two Bed Rooms, a Bath, and a W.C. The right unit includes a Master Bed Room, two Bed Rooms, a Bath, and a W.C. The plan also shows a central staircase and a common area.

Unit Dimensions and Room Layouts:

- Unit 1 (Left):** 735 SQ. FT.
 - Master Bed Room: 12'-5" x 12'-2"
 - Bed Room: 12'-10 1/2" x 8'-9"
 - Bed Room: 9'-6 1/2" x 9'
 - Bath: 5'-1" x 10'-0 1/2"
 - W.C.: 5'-1" x 10'-0 1/2"
 - W.C. (top right): 6'-8" x 8'-6 1/2"
- Unit 2 (Right):** 820 SQ. FT.
 - Master Bed Room: 11'-9 1/2" x 11'-8"
 - Bed Room: 9'-0 1/2" x 9'-7 1/2"
 - Bed Room: 10'-8" x 10'-10"
 - Bath: 5'-1" x 10'-0 1/2"
 - W.C.: 5'-1" x 10'-0 1/2"
 - W.C. (top right): 6'-8" x 8'-6 1/2"

Overall Dimensions:

- Overall Width: 44'
- Overall Depth: 38'-10"
- Overall Depth (Right): 40'-10"

Room Labels: BED ROOM, MASTER BED ROOM, BATH, W.C., D. (Dressing Room), W. (Wardrobe), DN (Down), UP (Up).

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**TOWNHOMES AND
SINGLE FAMILY COMPLEX**

7625 - 204 STREET, LANGLEY

FOR:

**BESTLAND DEVELOPMENTS
LTD.**

7625 - 204 STREET, LANGLEY

DRAWING TITLE:

BLOCK 1
FLOOR PLANS

DATE:	NOV 2020	SHEET NO:
SCALE:	NTS.	A-2.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

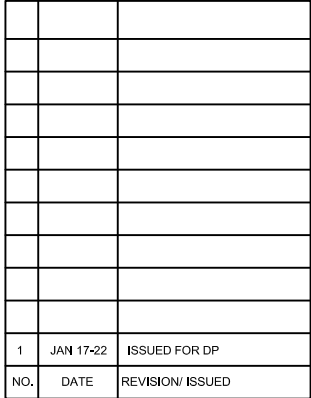


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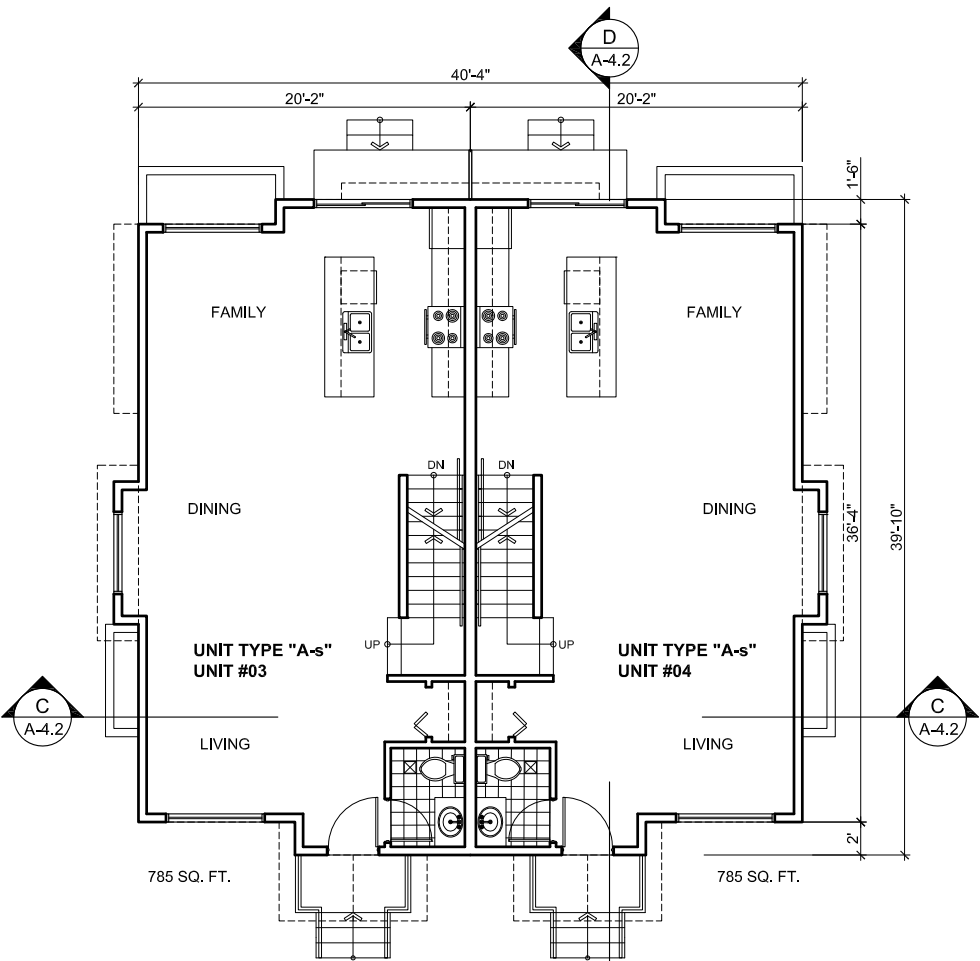
PROJECT TITLE:
TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

FOR:
**BESTLAND DEVELOPMENTS
LTD.**
7625 - 204 STREET, LANGLEY

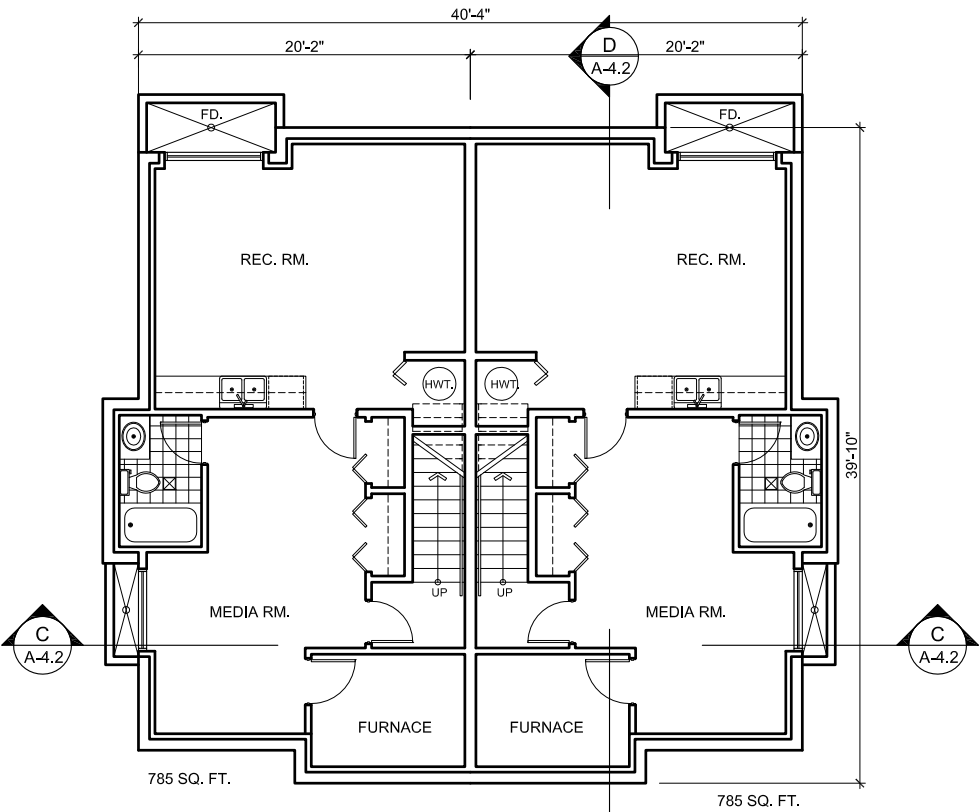
DRAWING TITLE:

BLOCK 2
FLOOR PLANS

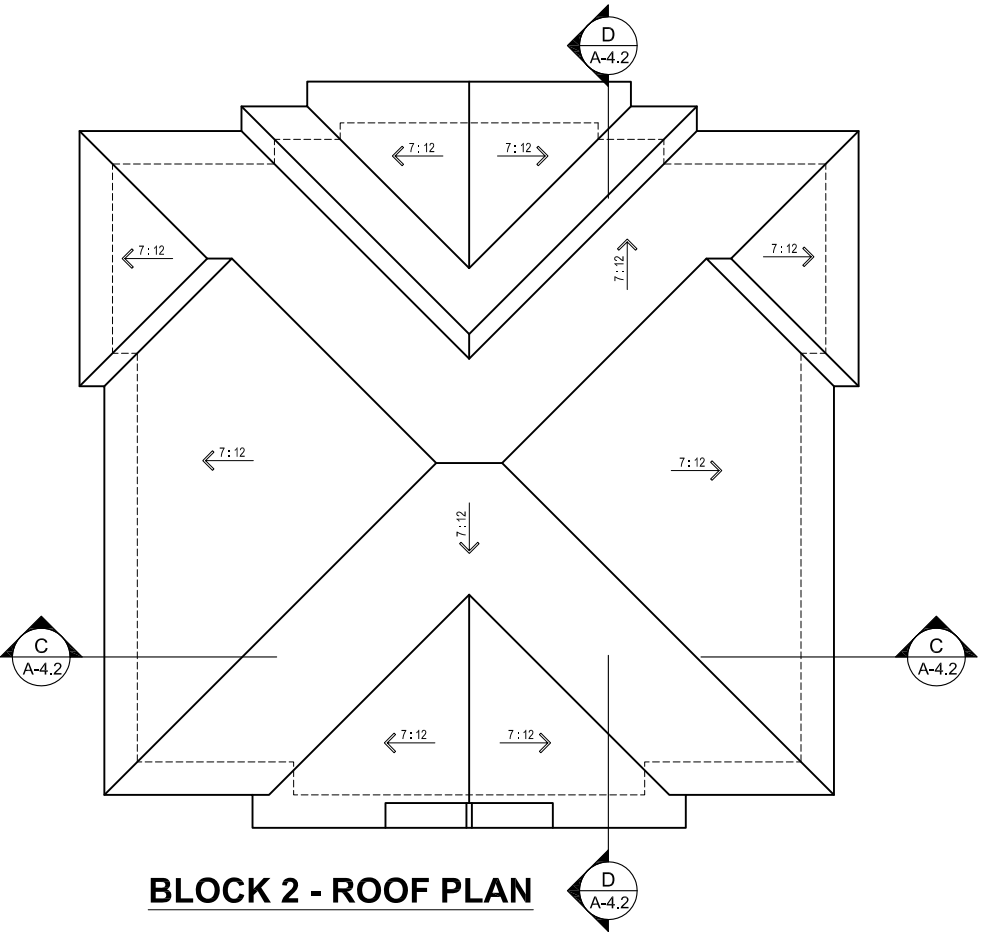
DATE:	NOV 2020	SHEET NO:
SCALE:	NTS.	A-2.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



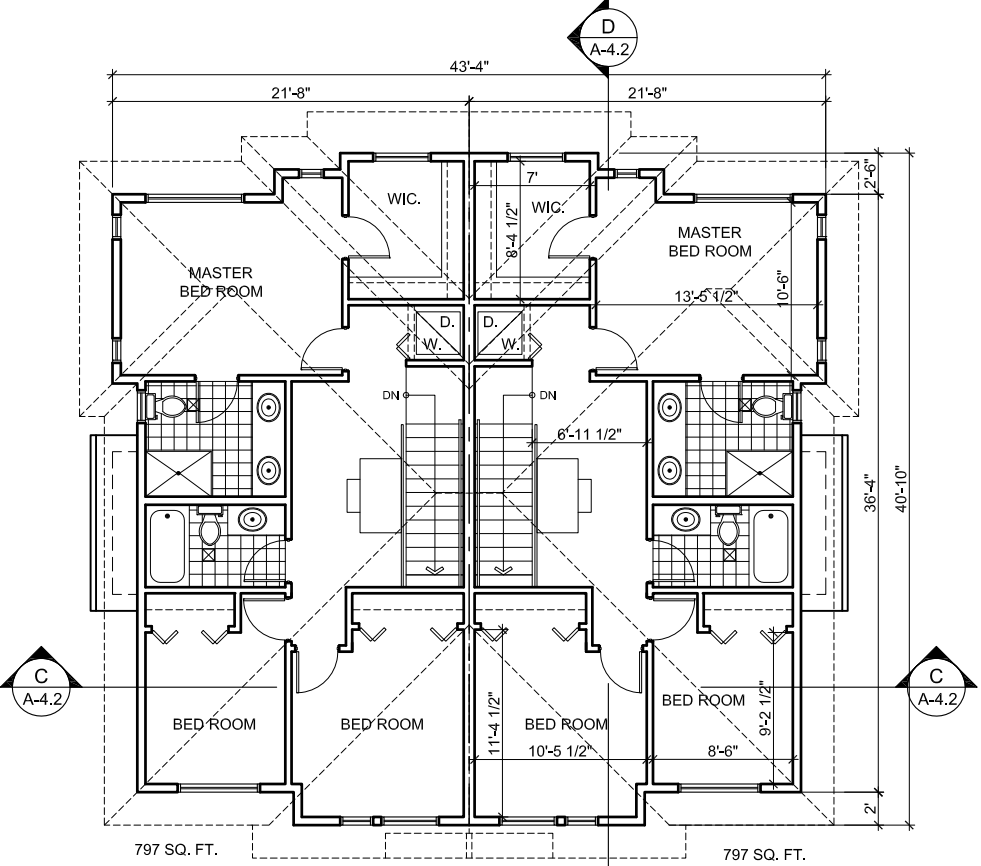
BLOCK 2 - FIRST FLOOR PLAN



BLOCK 2 - BASEMENT PLAN



BLOCK 2 - ROOF PLAN



BLOCK 2 - SECOND FLOOR PLAN



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PROJECT TITLE:

TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

FOR:

**BESTLAND DEVELOPMENTS
LTD.**
7625 - 204 STREET, LANGLEY

DRAWING TITLE:

BLOCK 3

FLOOR PLANS

DATE:	NOV 2020	SHEET NO:
SCALE:	NTS.	A-2.3
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

A-2.3



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1	JAN 17-22	ISSUED FOR DP
NO.	DATE	REVISION/ ISSUED

PROJECT TITLE:

**TOWNHOMES AND
SINGLE FAMILY COMPLEX**

7625 - 204 STREET, LANGLEY

FOR:

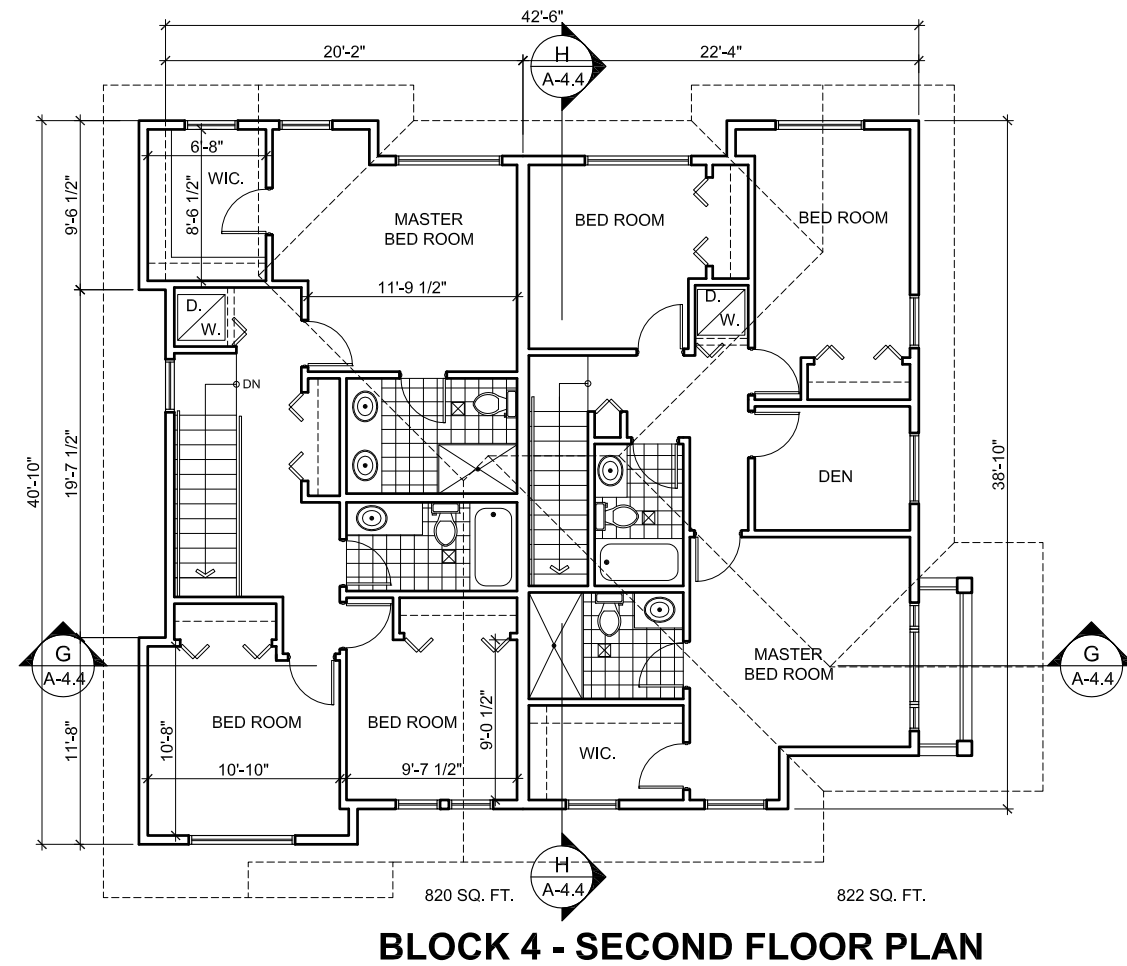
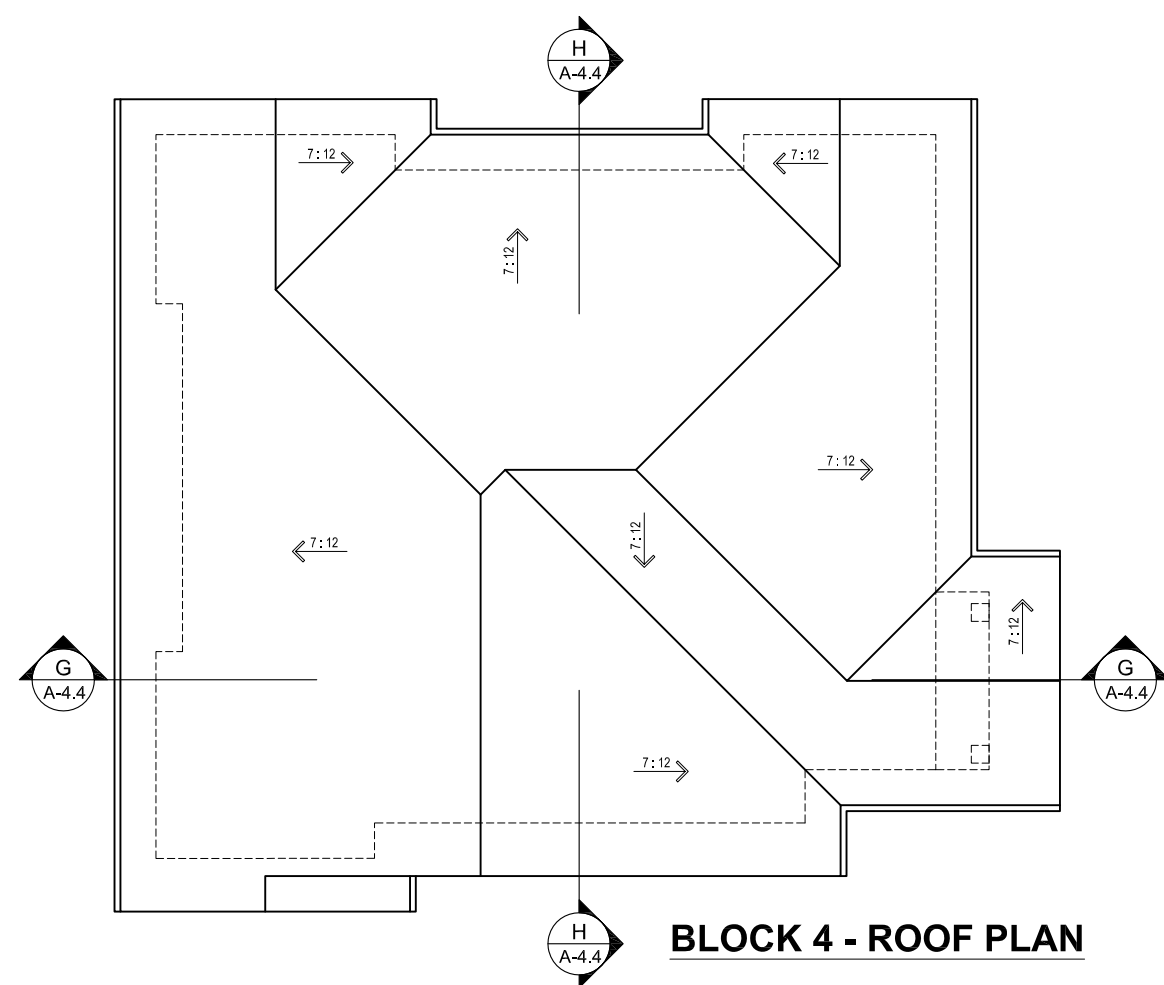
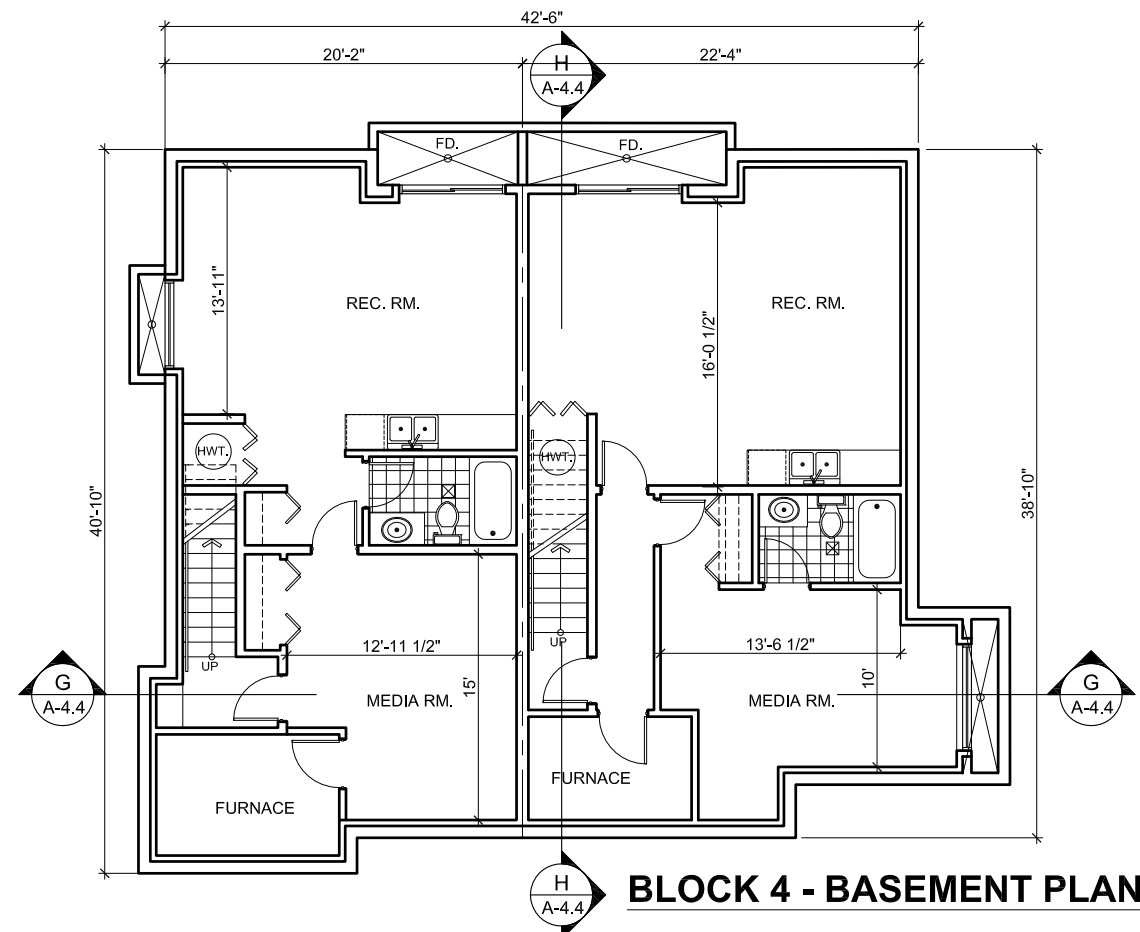
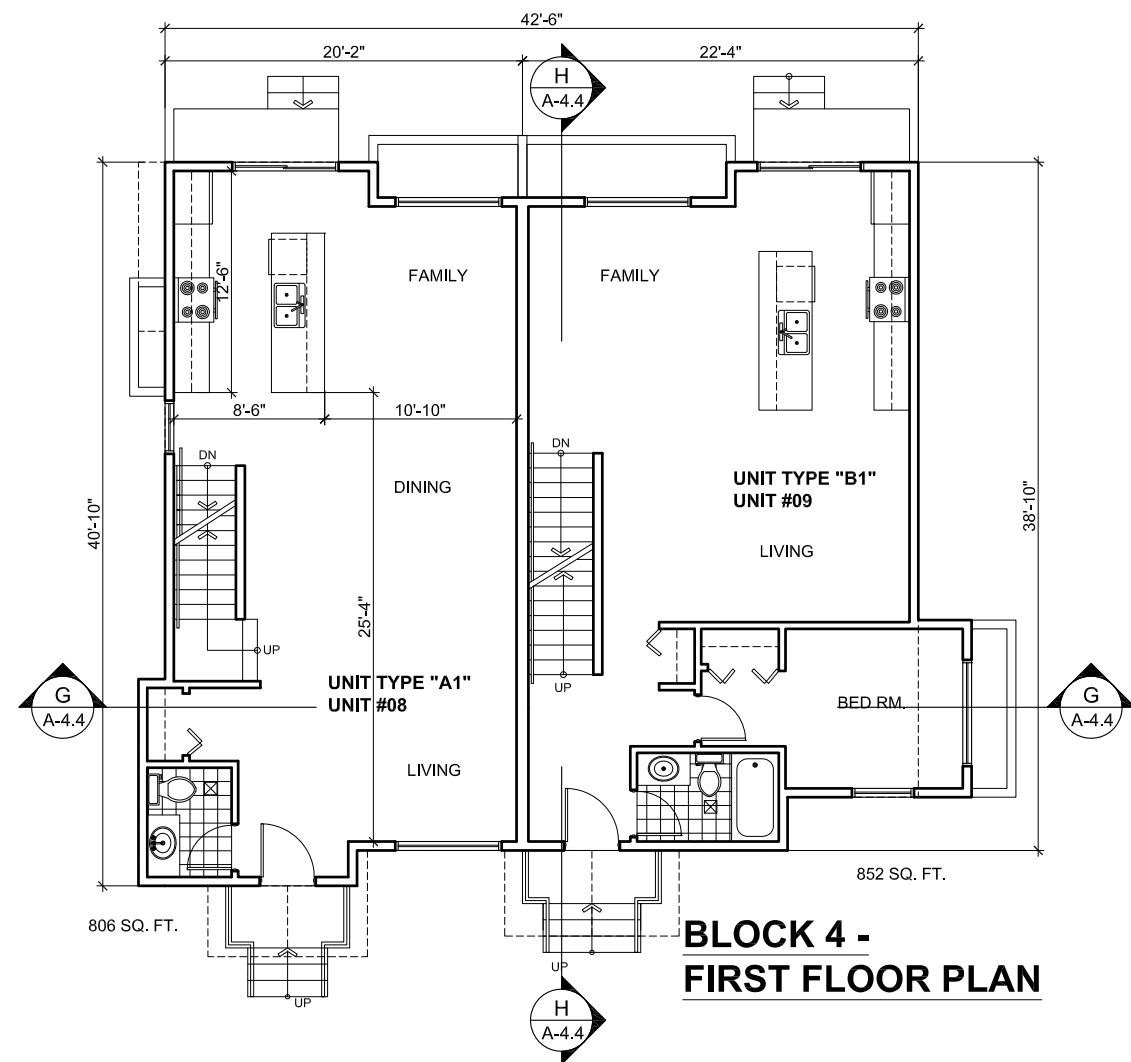
**BESTLAND DEVELOPMENTS
LTD.**

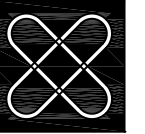
7625 - 204 STREET, LANGLEY

DRAWING TITLE:

BLOCK 4
FLOOR PLANS

DATE:	NOV 2020	SHEET NO:
SCALE:	NTS.	A-2.4
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	





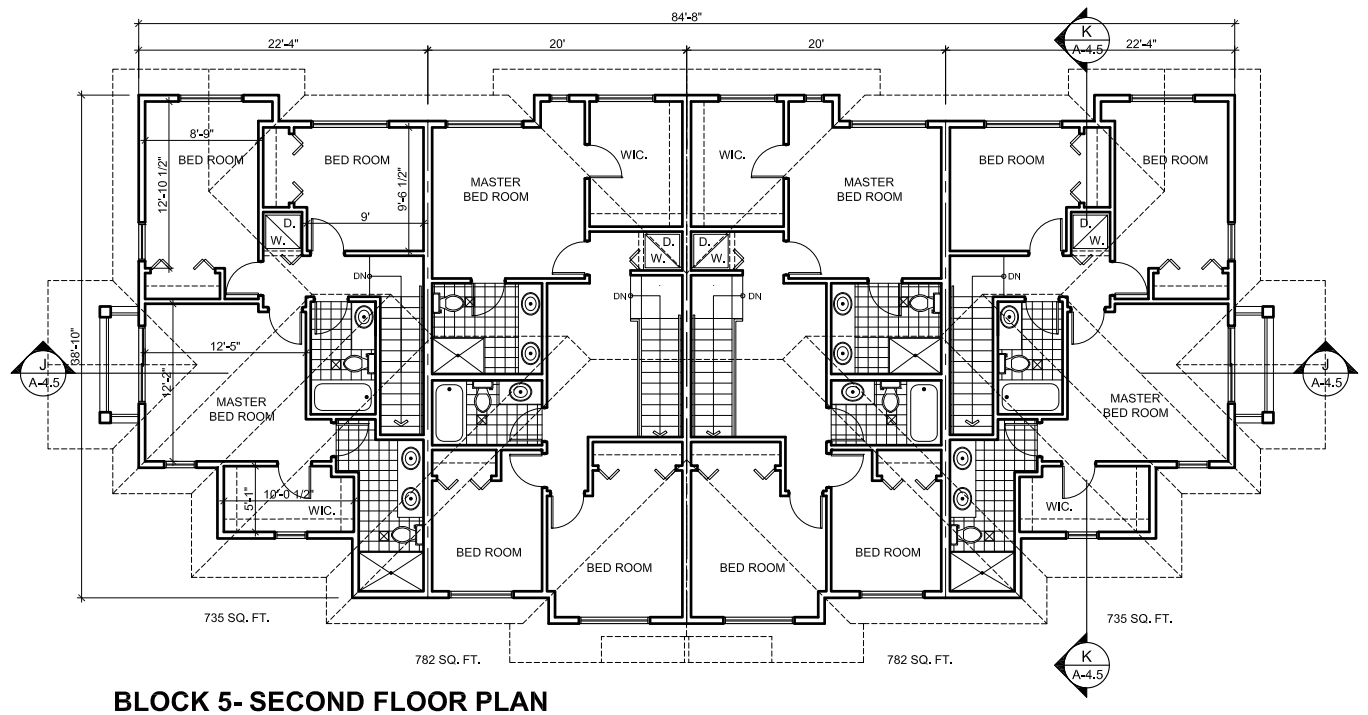
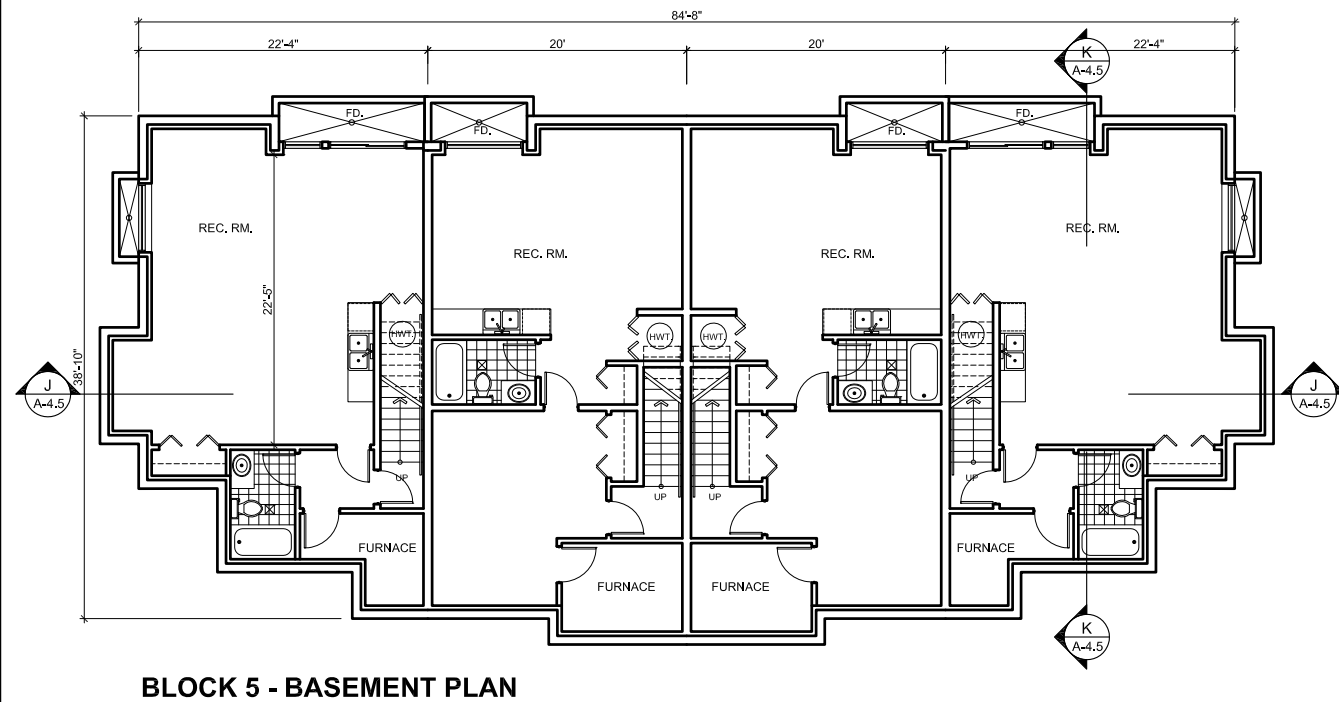
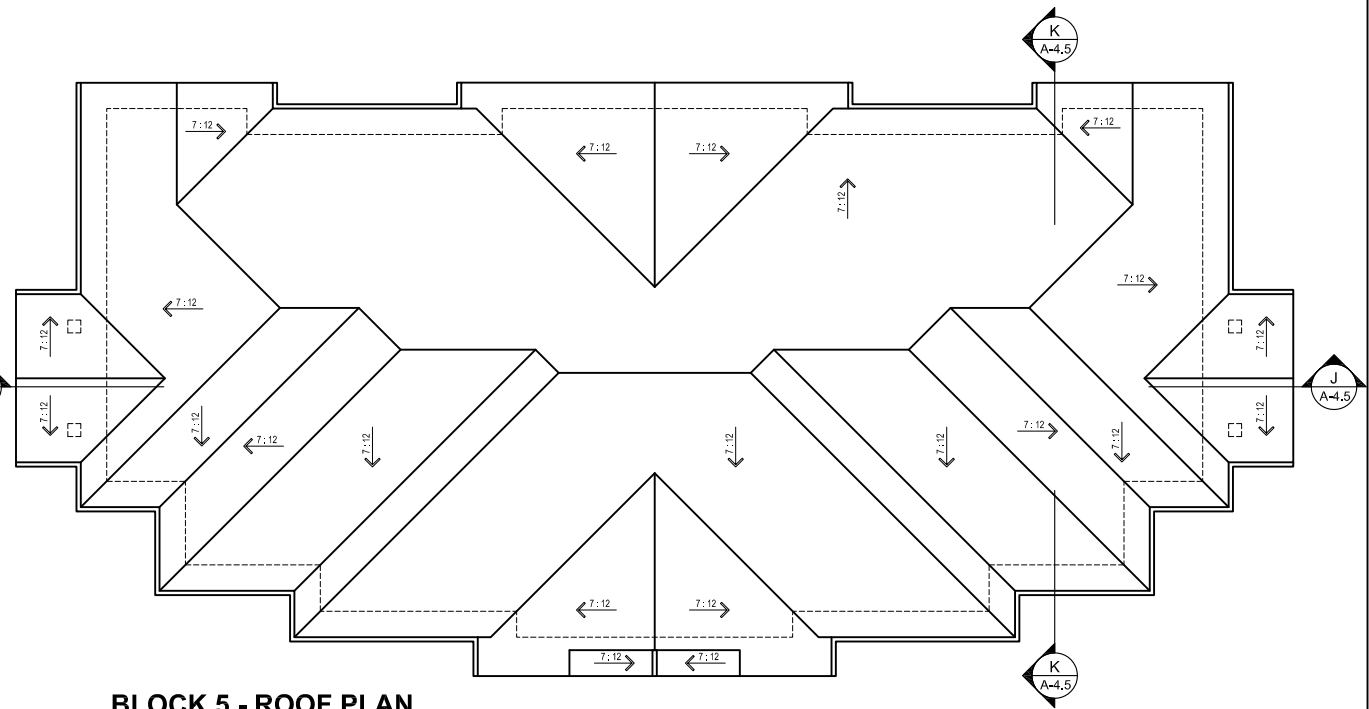
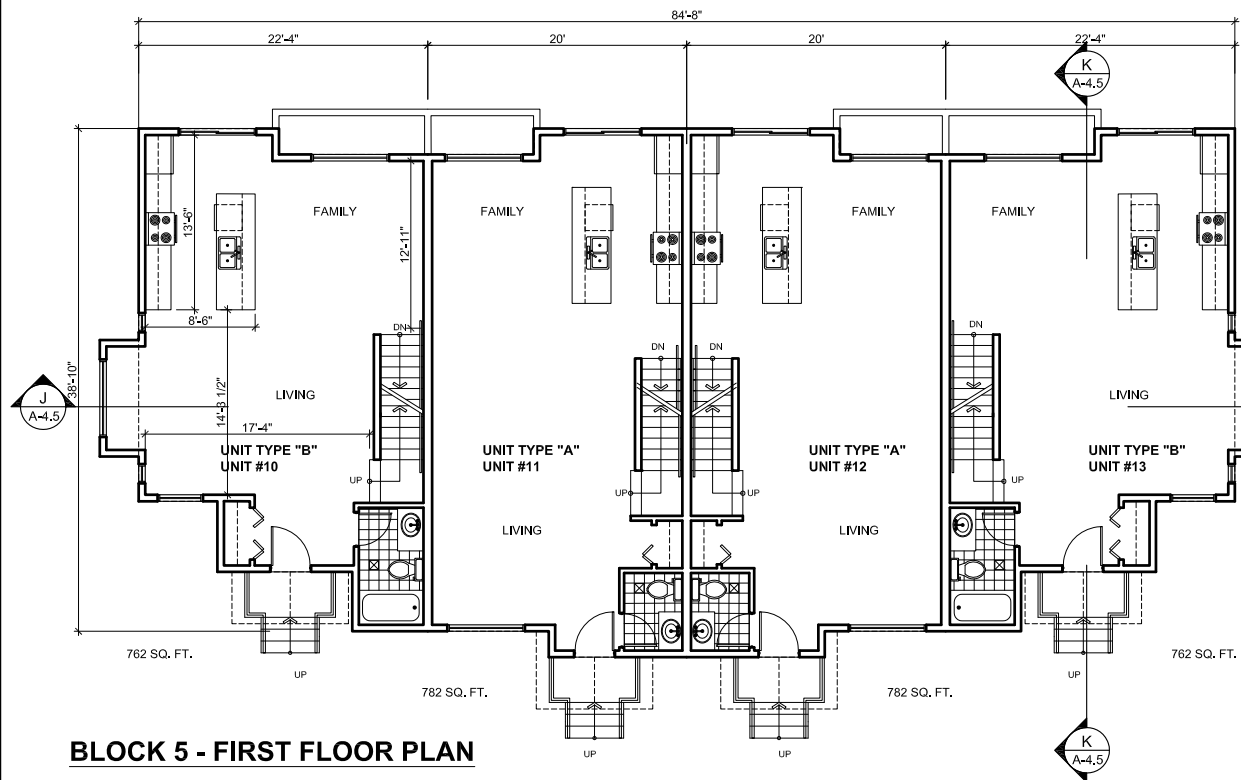
**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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NO.	DATE	REVISION/ ISSUED

PROJECT TITLE:
**TOWNHOMES AND
SINGLE FAMILY COMPLEX**
7625 - 204 STREET, LANGLEY

FOR:
**BESTLAND DEVELOPMENTS
LTD.**
7625 - 204 STREET, LANGLEY

DRAWING TITLE:
**BLOCK 5
FLOOR PLANS**

DATE:	NOV 2020	SHEET NO:
SCALE:	NTS.	A-2.5
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



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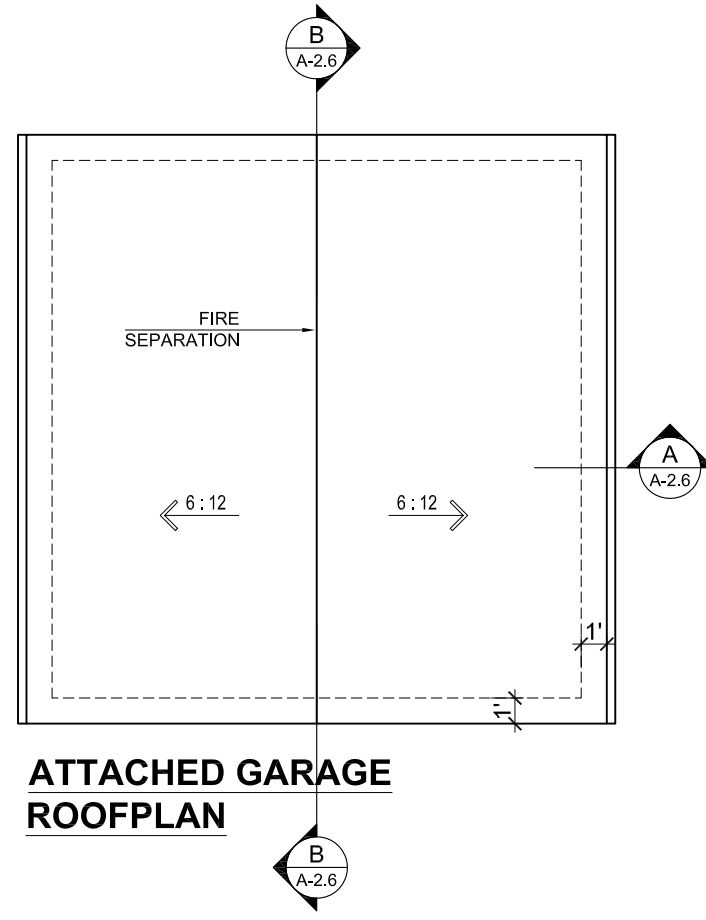
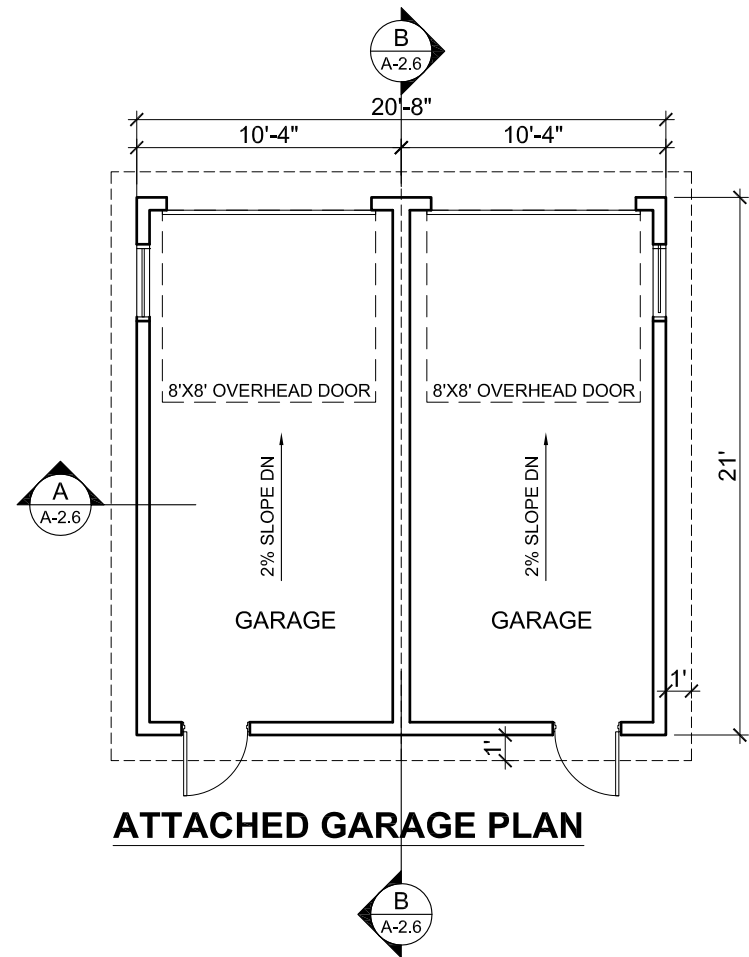
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1	JAN 17-22	ISSUED FOR DP
NO.	DATE	REVISION/ ISSUED

DRAWING TITLE:

ATTACHED GARAGE
PLANS, SECTIONS AND
ELEVATIONS

DATE:	NOV 2020	SHEET NO:
SCALE:	NTS.	A-2.6
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

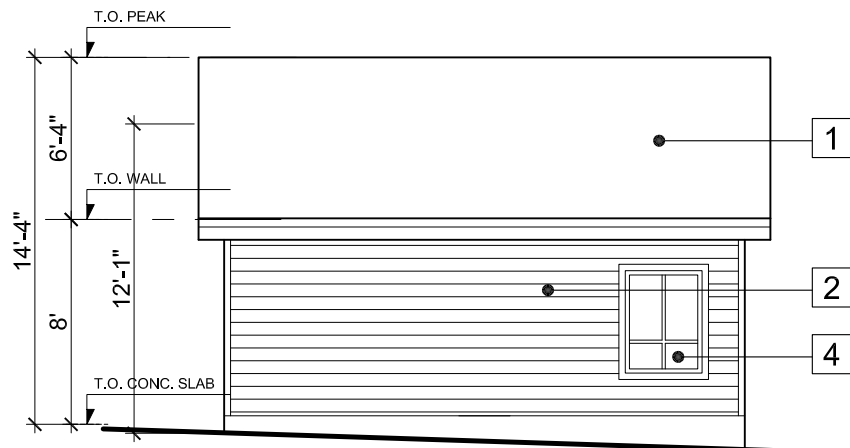
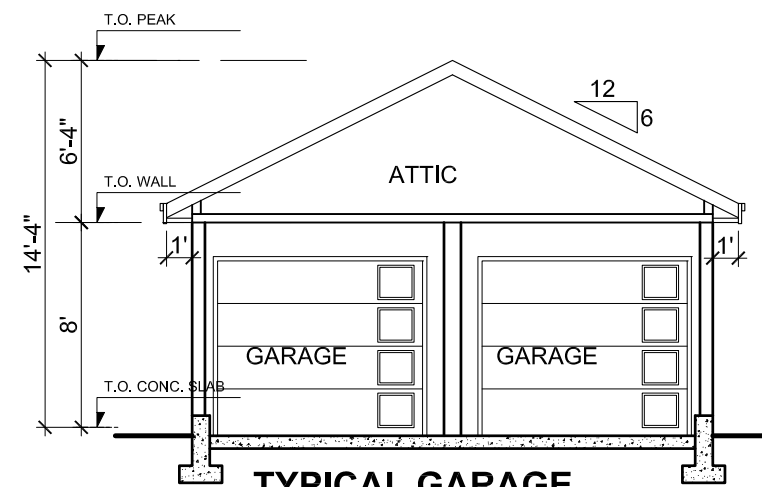
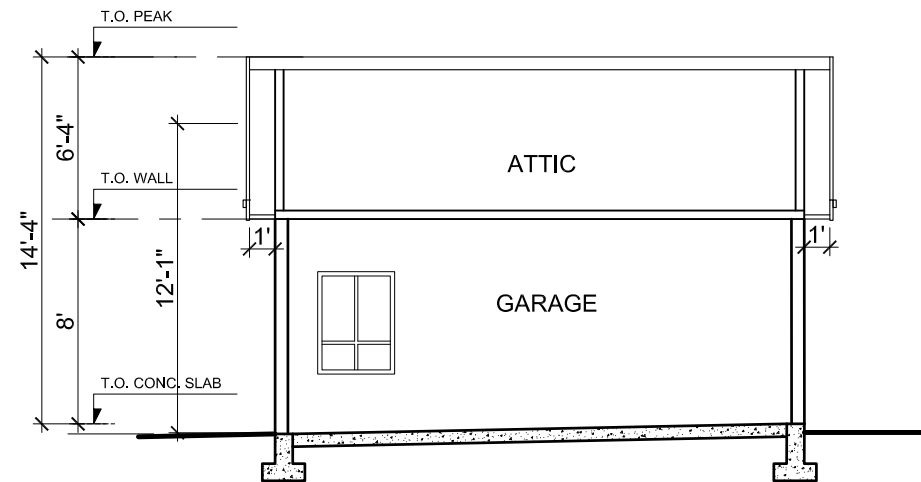
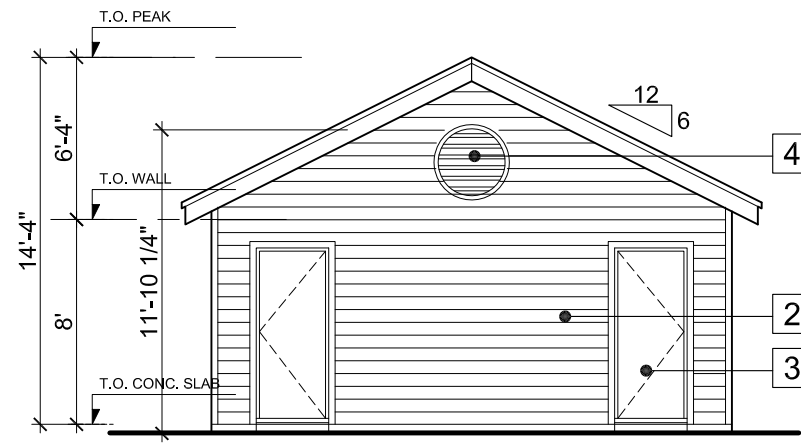
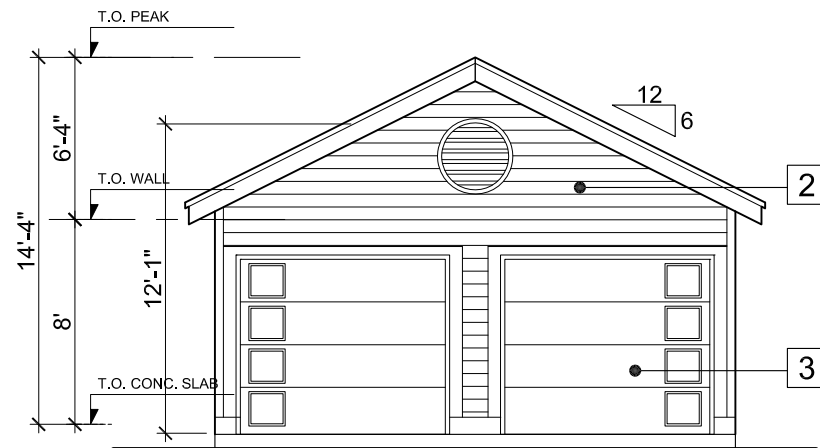


EXTERIOR FINISHES

- | | |
|--|--|
| <p>1 ASPHALT SHINGLE :
DRIFTWOOD - CERTAINTEED</p> | <p>3 GARAGE DOORS / MAN DOORS
- SW 7019 GAUNTLET GRAY - BY SHERWIN WILLIAMS
- GLASS</p> |
| <p>2  6" HORIZONTAL HARDIE SIDING/TRIM/FASCIA -
SW 0055 LIGHT FRENCH GRAY- BY SHERWIN WILLIAMS</p> | <p>4 WINDOWS - VENT GRILLES
VINYL -BLACK</p> |

- 3** **GARAGE DOORS / MAN DOORS**
- SW 7019 GAUNTLET GRAY - BY SHERWIN WILLIAMS
- GLASS

4 **WINDOWS - VENT GRILLES**
VINYL - BLACK





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4 WINDOWS - VENT GRILLES
VINYL -BLACK



PROJECT TITLE:
TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

FOR:
**BESTLAND DEVELOPMENTS
LTD.**
7625 - 204 STREET, LANGLEY

DRAWING TITLE:

SINGLE GARAGE
PLANS, SECTIONS AND
ELEVATIONS

DATE:	NOV 2020	SHEET NO: A-2.7
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



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EXTERIOR FINISHES

- 1 **ASPHALT SHINGLE - CERTAINTED**
 - 2  **CULTURED STONE**
DARK RIDGE ALPINE LEDGE STONE -
BY CULTURED STONE
 - 3a  **6" HORIZONTAL CEDAR SIDING/TRIM -**
CLEAR STAIN
 - 3b  **6" HORIZONTAL HARDIE SIDING/TRIM -**
SW 7019 GAUNTLET GRAY -
BY SHERWIN WILLIAMS
 - 4 **HARDIE PANEL/TRIM/FASCIA -**
SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
 - 5 **FASCIAS**
SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
 - 6 **REVEALS (IN HARDIE PANELS) - COLOUR SAME**
AS PANELS
 - 7 **WINDOW**
VINYL -BLACK
 - 8 **BALCONY GUARDRAIL**
a : STAINED CEDAR WOOD
b : SAFETY GLASS WITH BLACK ALUMINUM FRAME
 - 9 **PRE-CAST CONCRETE SILL AND CAP**
SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
 - 10 **BRACKET- BARGE BOARD**
STAINED CEDAR WOOD
 - 11 **POST**
STAINED CEDAR WOOD
 - 12 **DOOR**
STAINED CEDAR WOOD & OBSCURE GLASS
 - 13 **RAILING**
STAINED CEDAR WOOD

1	JAN 17-22	ISSUED FOR DP
NO.	DATE	REVISION/ ISSUED

PROJECT TITLE:
TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

FOR:

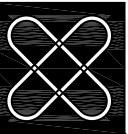
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DRAWING TITLE:

BLOCK 1 ELEVATIONS

DATE:	NOV 2020	SHEET NO:
SCALE:	NTS.	A-3.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

A-3.1



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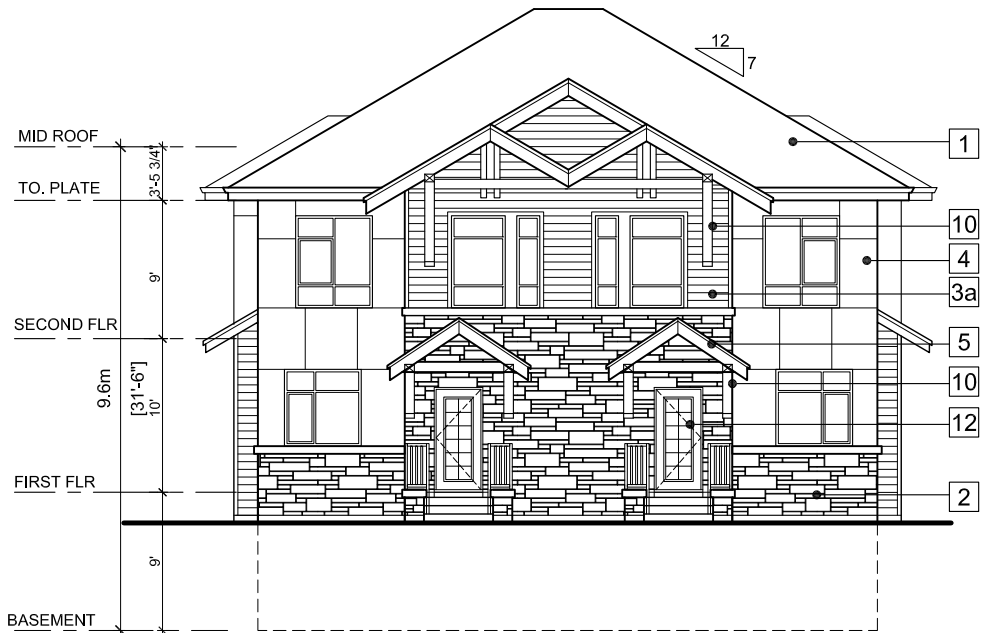
1	JAN 17-22	ISSUED FOR DP
NO.	DATE	REVISION/ ISSUED

PROJECT TITLE:
TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

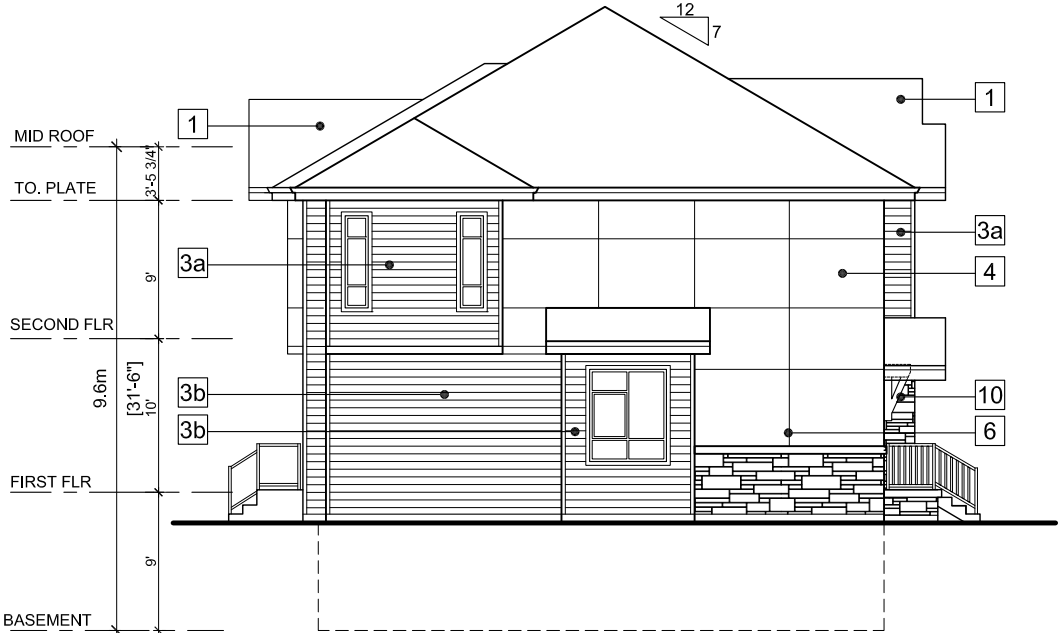
FOR:
BESTLAND DEVELOPMENTS
LTD.
7625 - 204 STREET, LANGLEY

DRAWING TITLE:
BLOCK 2
ELEVATIONS

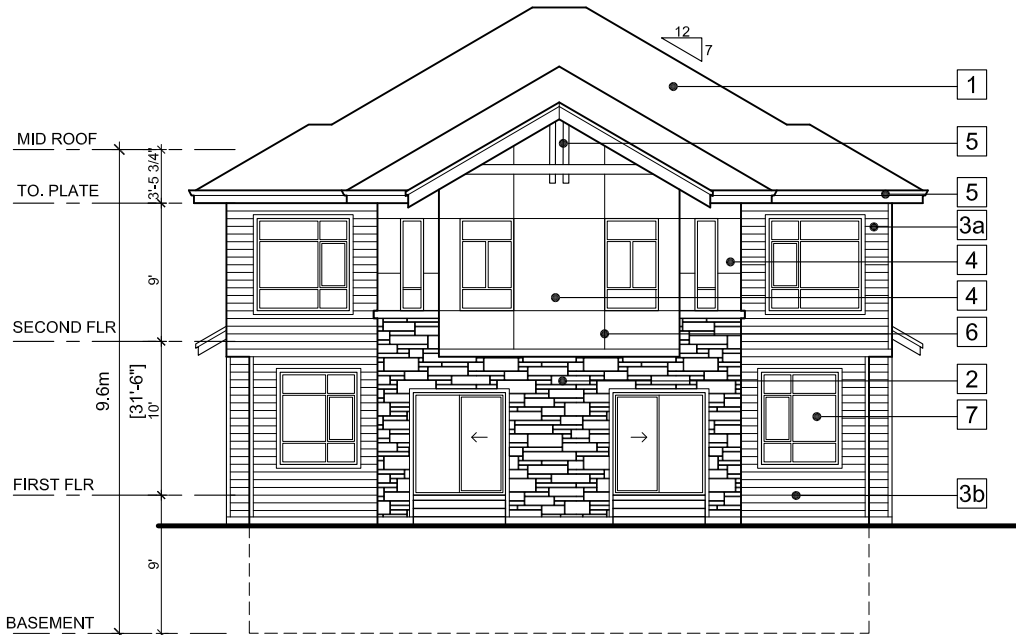
DATE:	NOV 2020	SHEET NO:
SCALE:	NTS.	A-3.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



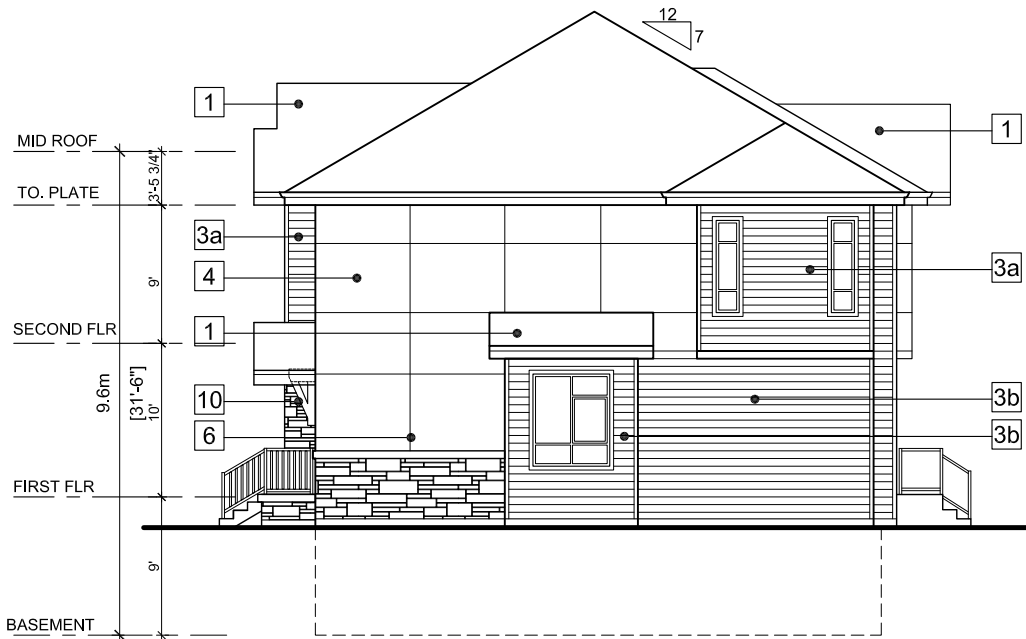
BLOCK 2 - EAST ELEVATION
(FACING 204 STREET)



BLOCK 2 - SOUTH ELEVATION



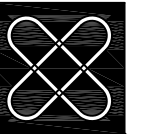
BLOCK 2 - WEST ELEVATION



BLOCK 2 - NORTH ELEVATION

EXTERIOR FINISHES

- 1 ASPHALT SHINGLE :
DRIFTWOOD - CERTAINTED
- 2 CULTURED STONE
DARK RIDGE ALPINE LEDGE STONE -
BY CULTURED STONE
- 3a 6" HORIZONTAL CEDAR SIDING/TRIM -
CLEAR STAIN
- 3b 6" HORIZONTAL HARDIE SIDING/TRIM -
SW 7019 GAUNTLET GRAY -
BY SHERWIN WILLIAMS
- 4 HARDIE PANEL/TRIM/FASCIA -
SW 0055 LIGHT FRENCH GRAY- BY SHERWIN WILLIAMS
- 5 FASCIAS
SW 0055 LIGHT FRENCH GRAY- BY SHERWIN WILLIAMS
- 6 REVEALS (IN HARDIE PANELS) - COLOUR SAME
AS PANELS
- 7 WINDOW
VINYL -BLACK
- 8 BALCONY GUARDRAIL
a : STAINED CEDAR WOOD
b : SAFETY GLASS WITH BLACK ALUMINUM FRAME
- 9 PRE-CAST CONCRETE SILL AND CAP
SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
- 10 BRACKET- BARGE BOARD
STAINED CEDAR WOOD
- 11 POST
STAINED CEDAR WOOD
- 12 DOOR
STAINED CEDAR WOOD & OBSCURE GLASS
- 13 RAILING
STAINED CEDAR WOOD



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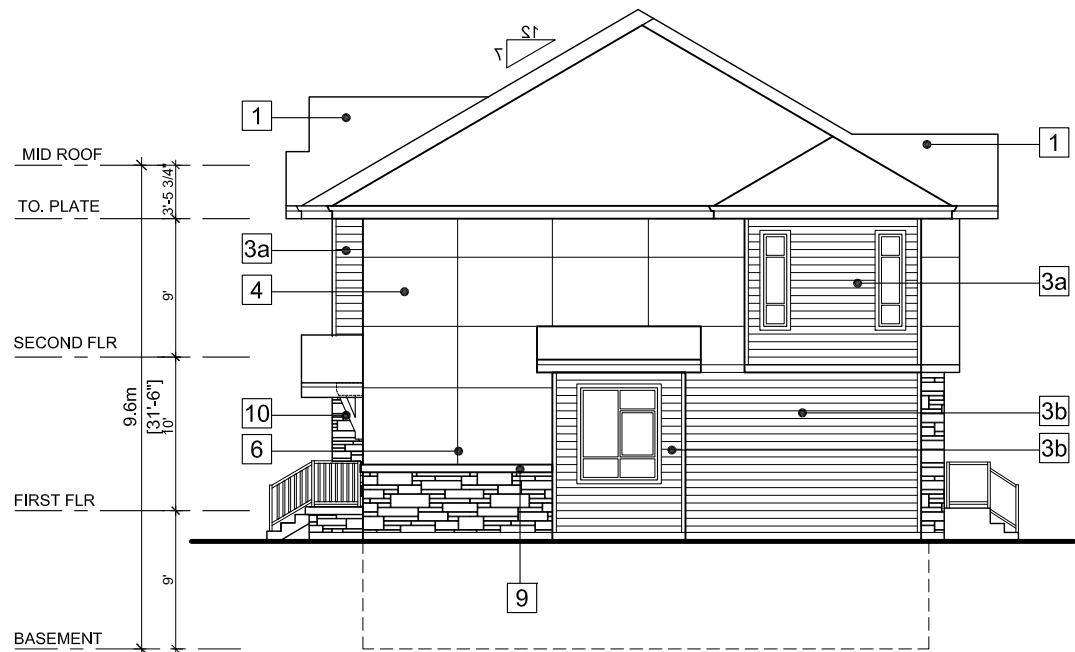
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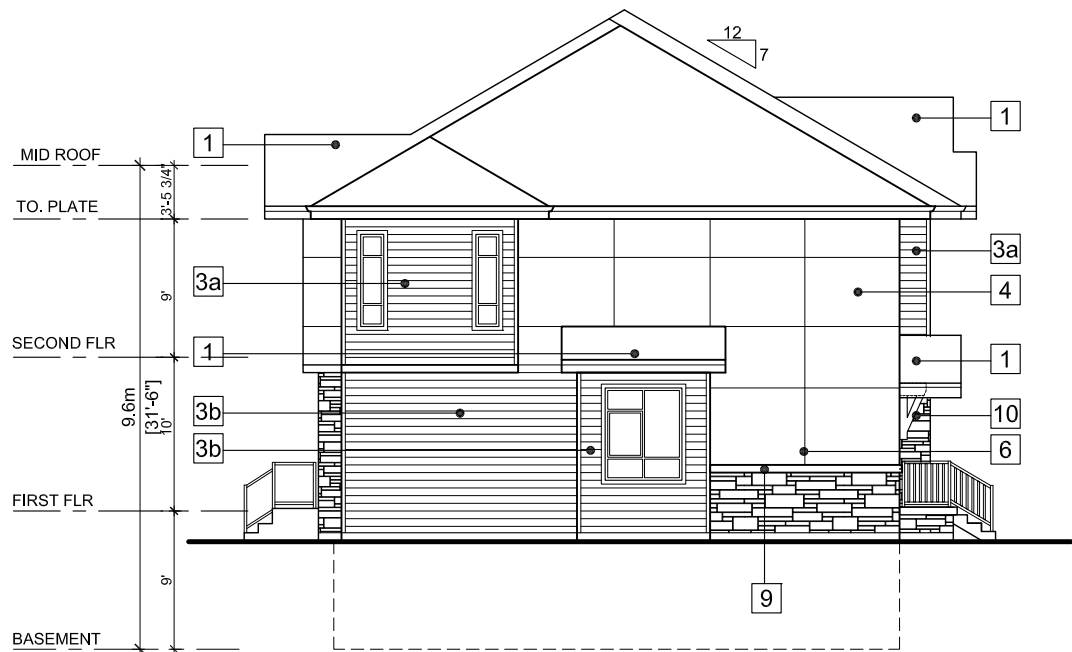
BLOCK 3 - WEST ELEVATION



**BLOCK 3 - EAST ELEVATION
(FACING 204 STREET)**



BLOCK 3 - NORTH ELEVATION



BLOCK 3 - SOUTH ELEVATION

EXTERIOR FINISHES

- 1 **ASPHALT SHINGLE :**
DRIFTWOOD - CERTAINTED
- 2 **CULTURED STONE**
DARK RIDGE ALPINE LEDGE STONE -
BY CULTURED STONE
- 3a **6" HORIZONTAL CEDAR SIDING/TRIM -**
CLEAR STAIN
- 3b **6" HORIZONTAL HARDIE SIDING/TRIM -**
SW 7019 GAUNTLET GRAY -
BY SHERWIN WILLIAMS
- 4 **HARDIE PANEL/TRIM/FASCIA -**
SW 0055 LIGHT FRENCH GRAY- BY SHERWIN WILLIAMS
- 5 **FASCIAS**
SW 0055 LIGHT FRENCH GRAY- BY SHERWIN WILLIAMS
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VINYL -BLACK
- 8 **BALCONY GUARDRAIL**
a : STAINED CEDAR WOOD
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- 10 **BRACKET- BARGE BOARD**
STAINED CEDAR WOOD
- 11 **POST**
STAINED CEDAR WOOD
- 12 **DOOR**
STAINED CEDAR WOOD & OBSCURE GLASS
- 13 **RAILING**
STAINED CEDAR WOOD

1	JAN 17-22	ISSUED FOR DP
NO.	DATE	REVISION/ ISSUED

PROJECT TITLE:
**TOWNHOMES AND
SINGLE FAMILY COMPLEX**
7625 - 204 STREET, LANGLEY

FOR:
**BESTLAND DEVELOPMENTS
LTD.**
7625 - 204 STREET, LANGLEY

DRAWING TITLE:
**BLOCK 3
ELEVATIONS**

DATE:	NOV 2020	SHEET NO:
SCALE:	NTS.	A-3.3
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



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- 1 **ASPHALT SHINGLE :**
DRIFTWOOD - CERTAINTED

2  **CULTURED STONE**
DARK RIDGE ALPINE LEDGE STONE -
BY CULTURED STONE

3a  **6" HORIZONTAL CEDAR SIDING/TRIM -**
CLEAR STAIN

3b  **6" HORIZONTAL HARDIE SIDING/TRIM -**
SW 7019 GAUNTLET GRAY -
BY SHERWIN WILLIAMS

4 **HARDIE PANEL/TRIM/FASCIA -**
SW 0055 LIGHT FRENCH GRAY- BY SHERWIN WILLIAMS

5 **FASCIAS**
SW 0055 LIGHT FRENCH GRAY- BY SHERWIN WILLIAMS

6 **REVEALS (IN HARDIE PANELS) - COLOUR SAME**
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7 **WINDOW**
VINYL -BLACK

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10 **BRACKET- BARGE BOARD**
STAINED CEDAR WOOD

11 **POST**
STAINED CEDAR WOOD

12 **DOOR**
STAINED CEDAR WOOD & OBSCURE GLASS

13 **RAILING**
STAINED CEDAR WOOD

1	JAN 17-22	ISSUED FOR DP
NO.	DATE	REVISION/ ISSUED

PROJECT TITLE:
TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

FOR:
**BESTLAND DEVELOPMENTS
LTD.**
7625 - 204 STREET, LANGLEY

DRAWING TITLE:

BLOCK 4 ELEVATIONS

DATE:	NOV 2020	SHEET NO:
SCALE:	NTS.	A-3.4
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

A-3.4



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MID ROOF

TO. PLATE

3'-5 3/4"

9'

3a

2

9'-6" [31'-6"] 10'

SECOND FLR

FIRST FLR

8'

BASEMENT

1

10

8

2

4

6

7

12

BLOCK
(FACIN

- BLOCK 5 - SOUTH ELEVATION**
(FACING 76 AVENUE)

MID ROOF

TO. PLATE

SECOND FLR

FIRST FLR

BASEMENT

9.6m [31'-6"] 10'

9'

9'

9

3a

2

1

10

11

8

4

2

12

7

Architectural elevation drawing of the exterior of a house. The drawing shows the roof, second floor, first floor, and basement. The roof is gabled with a 12/7 pitch. The second floor has a central gabled section with a window. The first floor has a central gabled section with a window and a side entrance with a porch. The basement is shown below the first floor. The drawing includes dimensions and a list of materials.

Dimensions:

- MID ROOF: 3'-5 3/4"
- TO. PLATE: 9'
- SECOND FLR: 9.6m [3'1"-6"] 10'
- FIRST FLR: 9'
- BASEMENT: 9'

Materials:

1. Asphalt Shingles
2. Stone Veneer
3. Siding
4. Windows
5. Doors
6. Porch
7. Stairs
8. Railings
9. Foundation
10. Basement

PROJECT TITLE:
TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

FOR:
**BESTLAND DEVELOPMENTS
LTD.**
7625 - 204 STREET, LANGLEY

BLOCK 5 ELEVATIONS

DATE:	NOV 2020	SHEET NO:
SCALE:	NTS.	A-3.5
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

A-3.5



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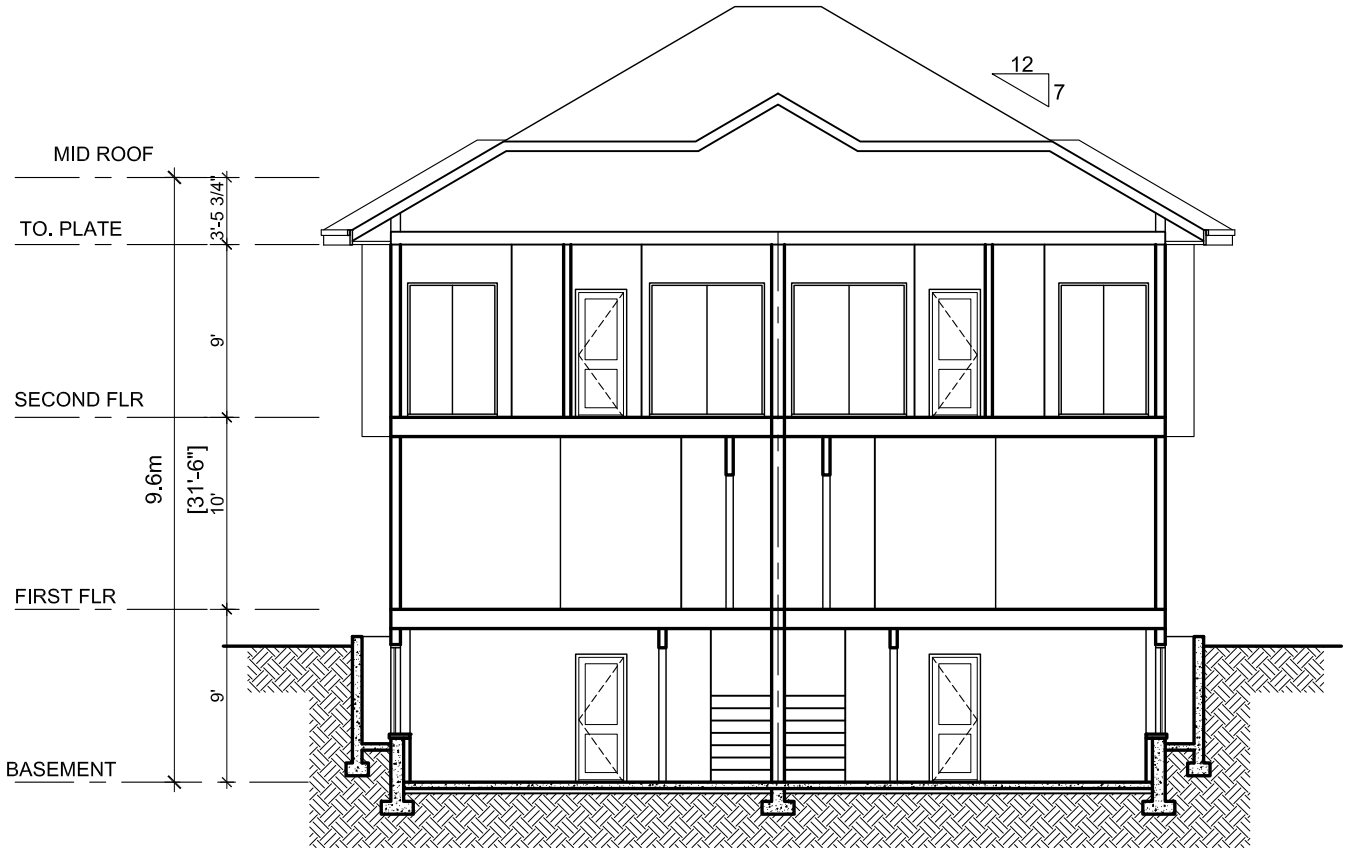
PROJECT TITLE:
TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

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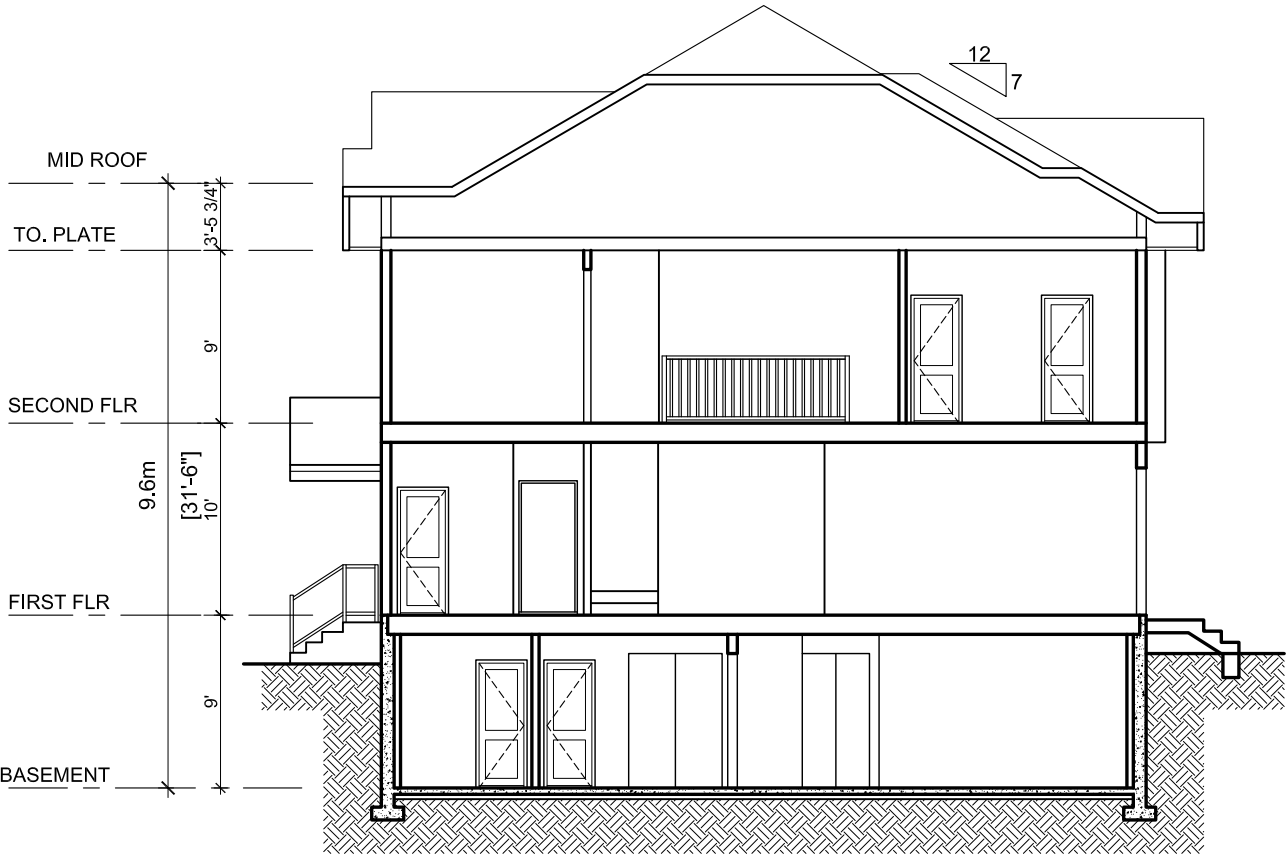
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SECTIONS A-A & B-B
BLOCK 1

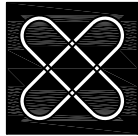
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BLOCK 2 - SECTION C-C



BLOCK 2 - SECTION D-D



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1	JAN 17-22	ISSUED FOR DP
NO.	DATE	REVISION/ ISSUED

PROJECT TITLE:
TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

FOR:
▪
-

DRAWING TITLE:
SECTIONS C-C & D-D
BLOCK 2

DATE:	NOV 2020	SHEET NO: A-4.2
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



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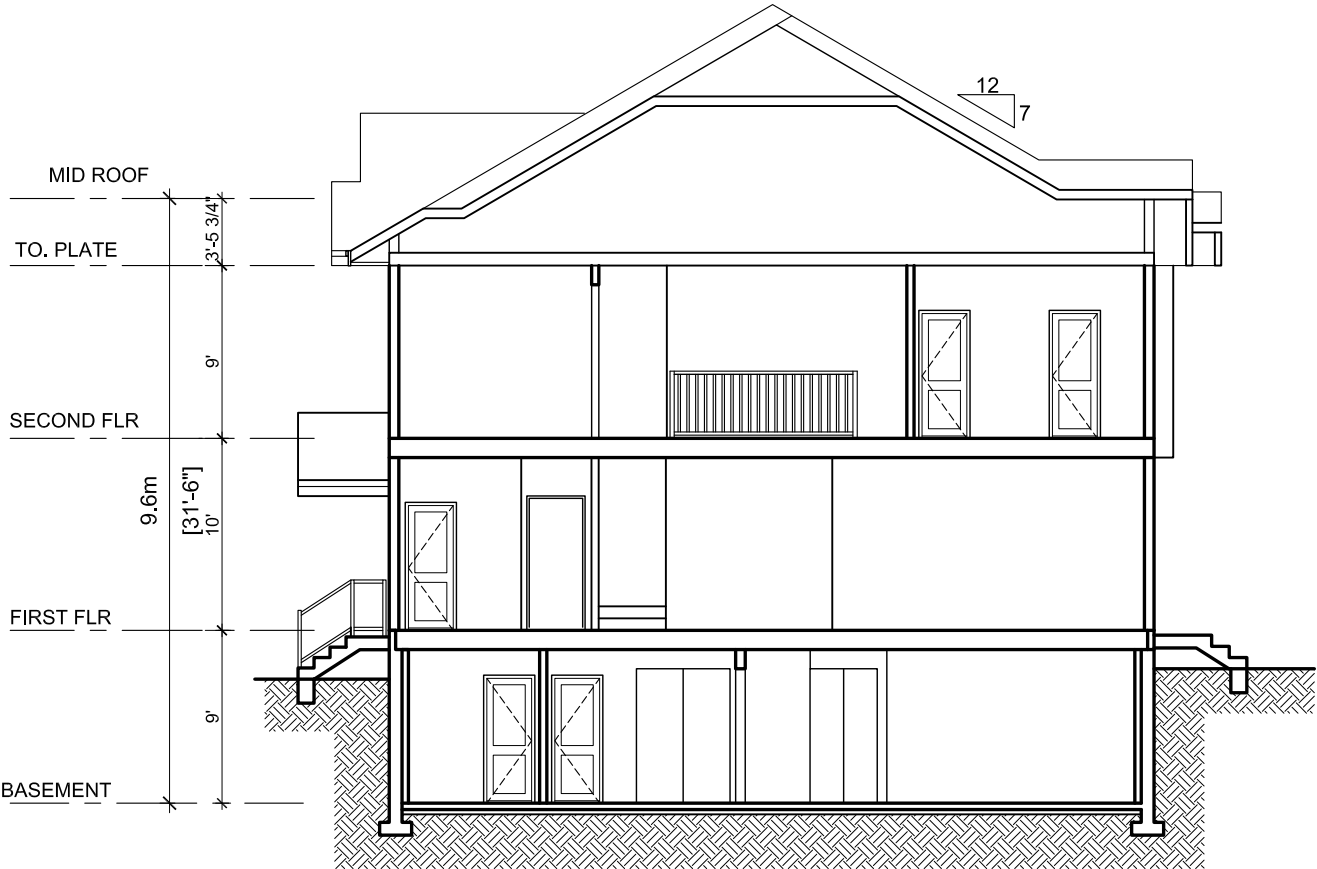
1	JAN 17-22	ISSUED FOR DP
NO.	DATE	REVISION/ ISSUED

PROJECT TITLE:
TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

FOR:
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-

DRAWING TITLE:
SECTIONS E-E & F-F
BLOCK 3

DATE:	NOV 2020	SHEET NO: A-4.3
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



BLOCK 3 - SECTION F-F



BLOCK 3 - SECTION E-E



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PROJECT TITLE:
TOWNHOMES AND
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SECTIONS G-G & H-H
BLOCK 4

A-4.4



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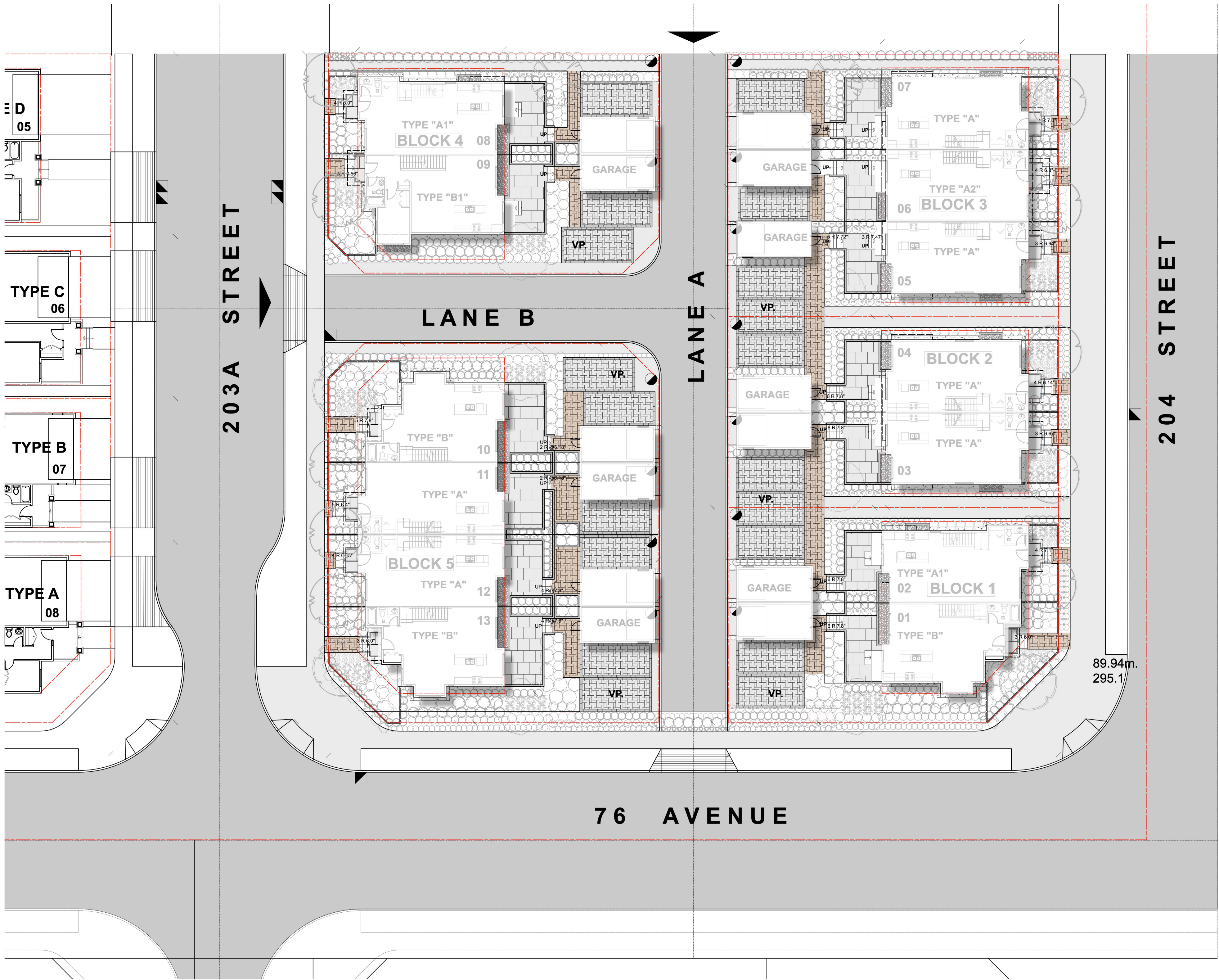
PROJECT TITLE:
TOWNHOMES AND
SINGLE FAMILY COMPLEX
7625 - 204 STREET, LANGLEY

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SECTIONS J-J & K-K
BLOCK 5

A-4.5



1 KEYPLAN
Scale: 1:200

DESIGN RATIONALE AND SUMMARY

In keeping with the the residential nature of the neighbourhood, the overall design tries to introduce a variety of plants to create diversity and visual interest. Hedges and shrubs have also been used to soften the intersection of the landscape areas and the streets/roads.

We are proposing an addition of textural paving distinctions to identify the varied use entrances and accentuation with the built form edge. Use of different paving colours make it easier to distinguish public realm from private areas. The pedestrian corridors from Lane A to 204 Street are lined with easy to maintain and visually attractive shrubs. The parking spots are similarly clearly defined with the use of different shades of pavers.

The multi-user nature of the residential development demands privacy for the various units and their accessible spaces. The element used to define these spaces (private patios from one another) is Taxus. These columnnar hedge plants are used in tandem with smaller hedging material such as the Spiraea and the flowering perennials to allow for multiple layers of textural relief.

Each unit is flanked with a tree to create year long interest in their private yards and as well as provide opportunity as a native habitat for birds. The patios use large concrete pavers to give a rich and easy to maintain surface as private outdoor spaces. Fencing has also been used to delineate private spaces from public spaces.

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the CLS Standard's latest edition. Container sizes are specified as per 'CNTA Standards'. Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply.Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected.Allow a minimum of five working days prior to delivery for request to substitute.Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery.All plant material must conform to the latest edition of the Canadian Landscape Standard'.Provide certification upon request.All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground'areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications.Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium.Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material , stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch.

The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works.

Plant species and varieties may not be substituted without the approval of the Landscape architect.

All wood fences to be cedar, with one coat of clear penetrating preservative.

All engineering drawings(Civil, Mechanical and Electrical) to supersede the Landscape drawings where applicable. These Landscape drawings are to be considered overriding only in case of soft landscape(planting).



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Project
7625 204 St. Langley

Owner

Sheet Title
KEY PLAN

Total Sheets
6

Drawn By
SD

Reviewed By
RD

Sheet No.
L1

Checked By
RD

Status
DP Application

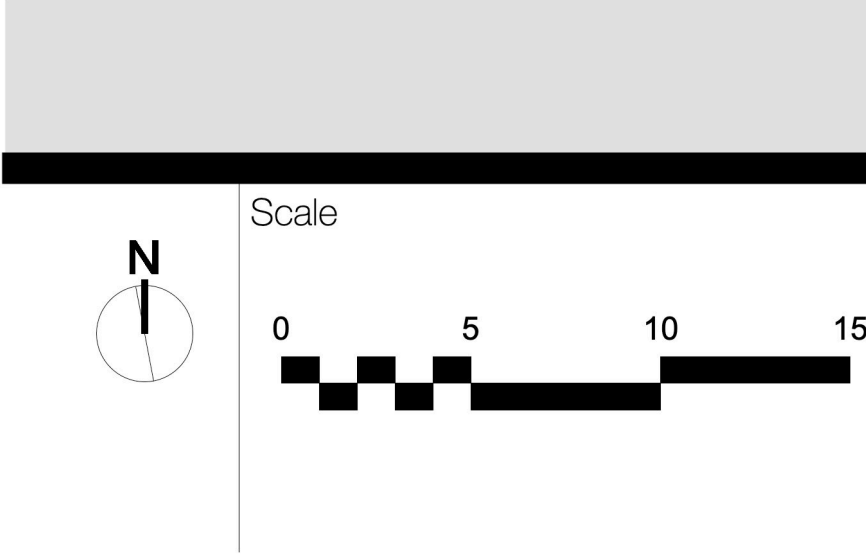
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AHJ
Township of Langley

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DP Application

No	Date	Issue Notes
A	2021-11-12	DP Application





Walkways provide access to the front of the buildings from the rear parking spots.

Walkways provide access to the front of the buildings from the rear parking spots.

hedges provide visual definition to each property and also provides privacy spots.

Distinct Paving with borders to identify parking spots and spaces.

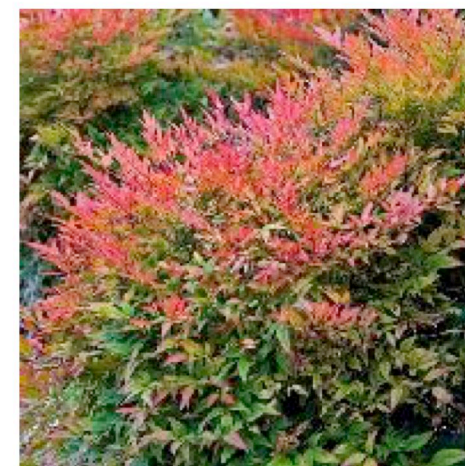
Private entrances use pavers with a distinct colour to differentiate between private and public spaces.

CIP concrete pathways define public walkways

A tree in each unit increases visual interest and provides natural habitat to birds.



Sarcococca ruscifolia



Nandina Domestica



Pennisetum alopecuroides 'Hameln'



Vaccinium Ovatum



Liriodendron muscari



Hemerocallis x 'Lemon Yellow'



Aucuba Japonica



Lonicera Involucrata



Skimmia Japonica



Acer Rubrum



Amelanchier Laevis

1 CONCEPT PLAN
Scale: 1:200

Decorative and flowering shrubs provide visual interest on in the corners and also provide privacy to the owners.

2 PROPOSED EXAMPLES OF SHRUBS AND TREES
Scale: Actual Size



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Project
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CONCEPT PLAN

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Township of Langley

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Scale





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Project
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Owner

Sheet Title
HARDSCAPE PLAN

Total Sheets
6

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L3

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RD

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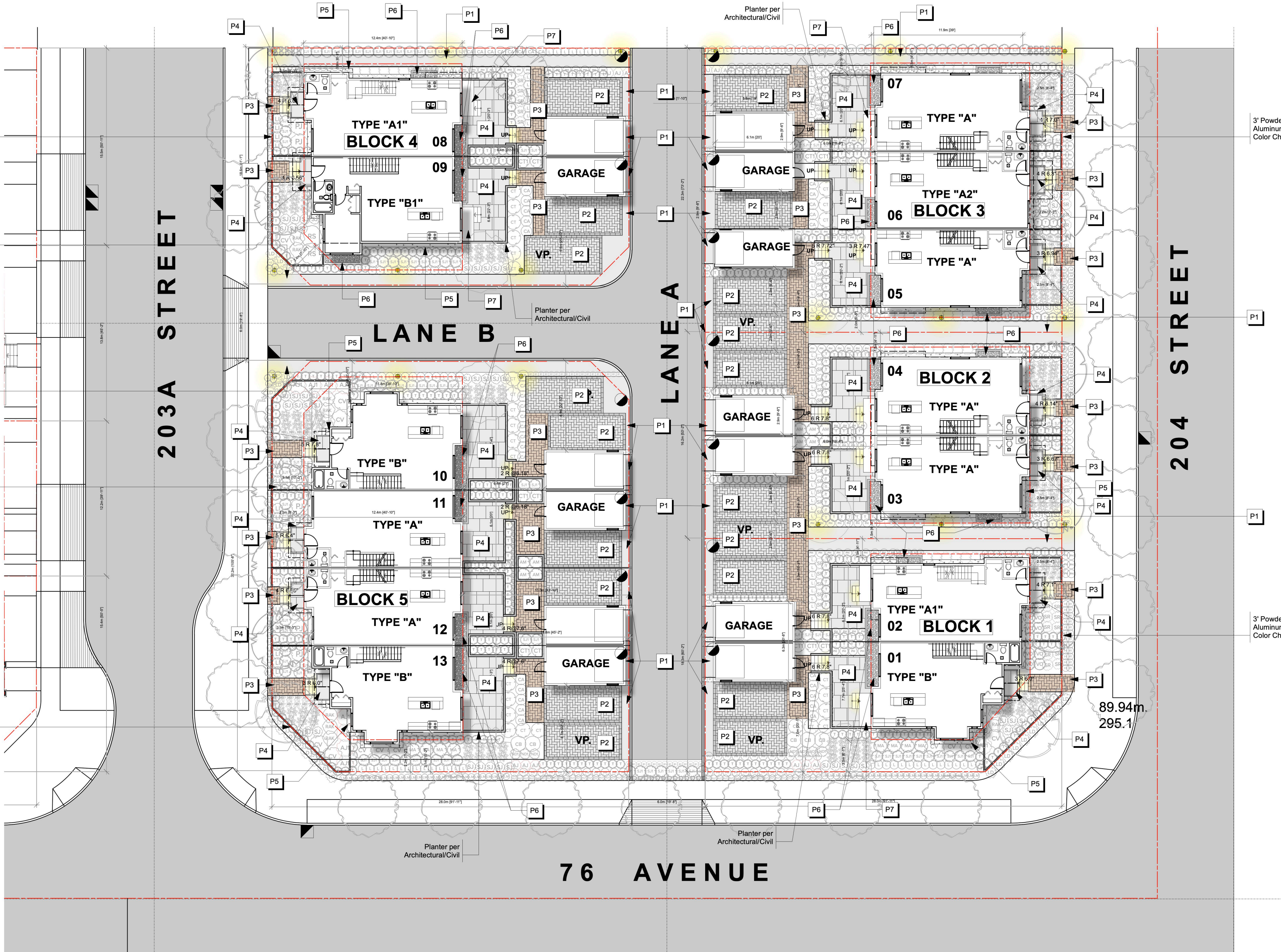
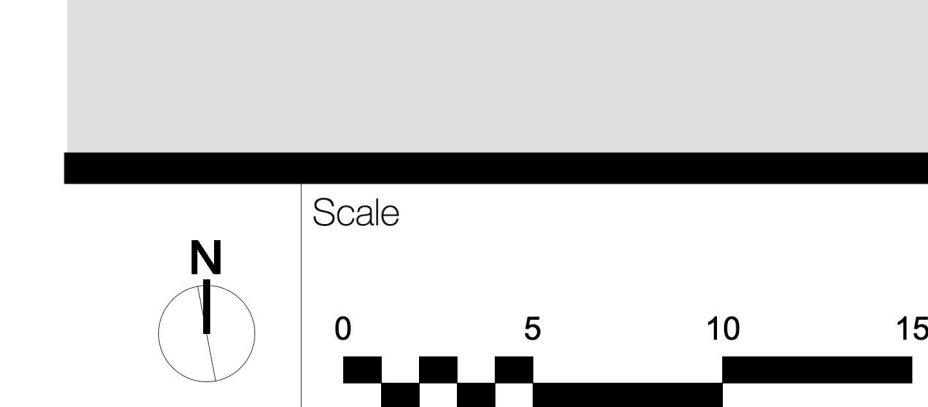
Contractors

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Documents
DP Application

No	Date	Issue Notes
A	2021-11-12	DP Application



1
HARDSCAPE PLAN
Scale: 1:200

PAVING LEGEND

- | | | | |
|----|---|----|----------------------|
| P1 | CIP Concrete with Sawcut joints. Broom finish. Natural Colour. | P5 | 1' Wide Gravel Strip |
| P2 | Abbotsford Concrete Products Pavers. Classic Standard Series with Border. Color Natural with Charcoal Border. | P6 | 1"-3" River Rock |
| P3 | Abbotsford Concrete Products Pavers. Classic Standard Series. Color Sand/Brown with same colour border. | P7 | Per Architectural |
| P4 | Texada HydraPressed Slabs. Colour Natural | | |

TEXADA HYDRA-PRESSED SERIES



3
Paver Colour Specified (Patios)
Scale: NTS

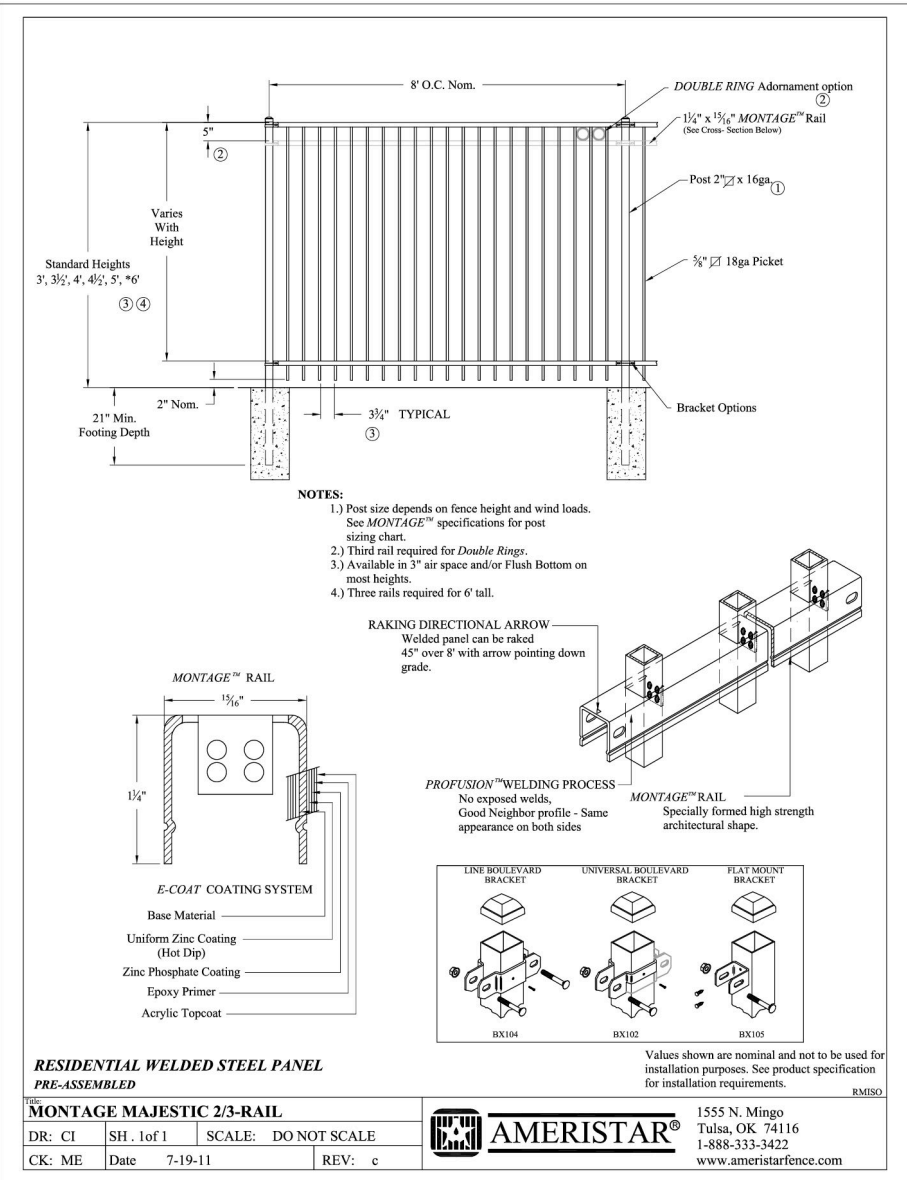
3' Powder Coated Aluminum Fence. Color Charcoal.

3' Powder Coated Aluminum Fence. Color Charcoal.

STANDARD SERIES

Natural* (Nevada, California, Double Standard, Standard, Half Standard)	Shadow* Blend (Nevada, California, Double Standard, Standard, Half Standard)	Charcoal (Nevada, California, Double Standard, Standard, Half Standard)
Red (SPECIAL ORDER)	Red/Black* (SPECIAL ORDER)	Brown* (SPECIAL ORDER)
Desert Sand (SPECIAL ORDER)	Sand/Brown (SPECIAL ORDER)	Indian Summer (SPECIAL ORDER) Standard Stock, Half Standard

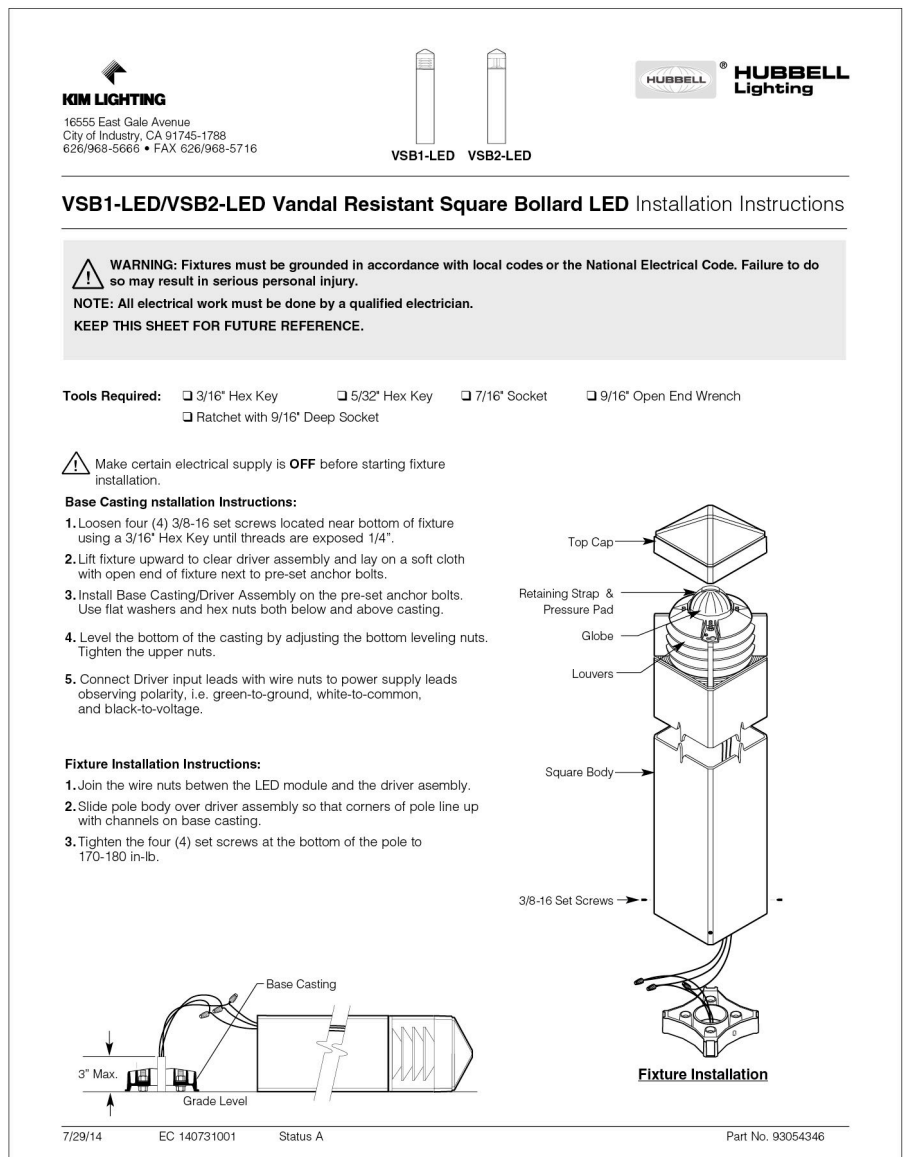
5
Paver Colour Specified (Walkways and Parking Spots)
Scale: NTS



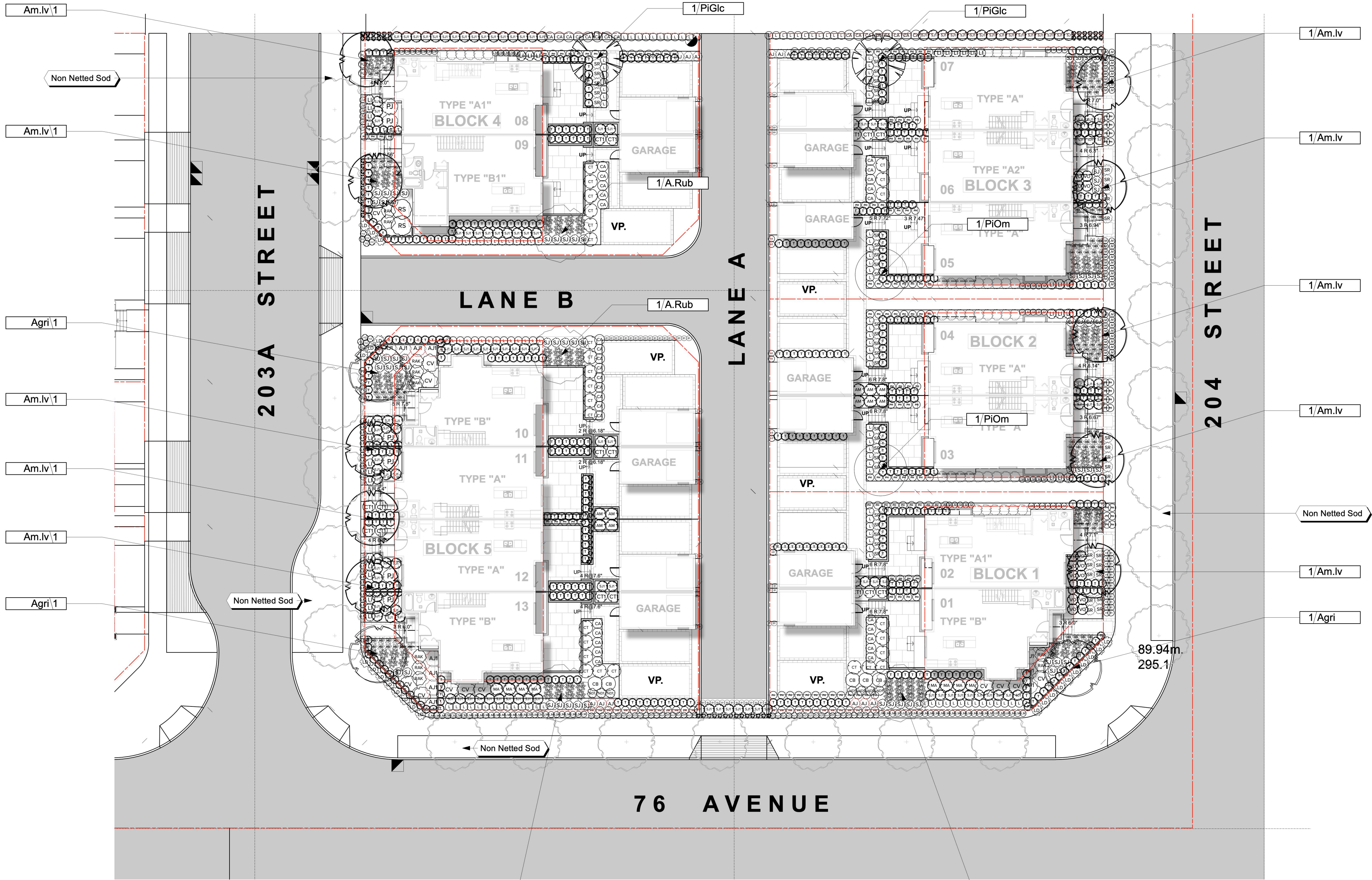
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3' Powder Coated Aluminum Fence
Scale: NTS



6
Step Light
Scale: NTS

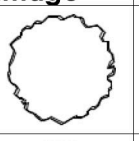
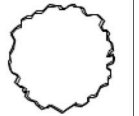


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Light Bollard
Scale: NTS

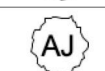
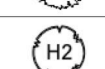
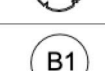
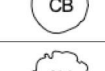
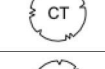
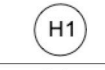
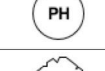
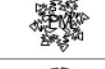
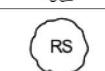


1 PLANTING PLAN
Scale: 1:200

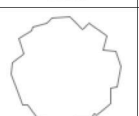
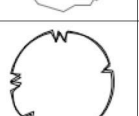
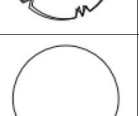
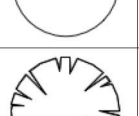
List of Proposed Off-Site Trees

Image	ID	Quant	Latin Name	Common Name	Scheduled	Notes
	Fr.Ex	7	Fraxinus excelsior	European Ash	7 cm. cal.	
	Lq.SG	14	Liquidambar styraciflua	American Sweetgum	7 cm. cal.	

List of Proposed Shrubs

Image	ID	Quant	Latin Name	Common Name	Scheduled	Notes
	AU1	40	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 por	
	AJ1	12	Aucuba japonica 'Picturata'	Picturata Aucuba	#3 pot	
	AJ	12	Azalea japonica	Japanese azalea	#3 pot	
	AM	10	Azalea mollis 'Lemonara'	Deciduous azalea yellow	#3 pot	
	H2	10	Bergenia cordifolia	Heartleaf Bergenia		
	B1	71	Buxus 'Green Velvet'	Green Beauty Boxwood	#3 pot	
	CA	45	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#2 pot	
	CB	5	Callicarpa bodinieri 'Profusion'	Profusion Beautyberry	#3 pot	
	CV	12	Ceanothus 'Victoria'	California lilac	#3 pot	
	CT	27	Choisya ternata	Mexican Orange Blossom		
	CTI	16	Choisya ternata 'Aztec Pearl'	Aztec Pearl Mock Orange	#3 pot	
	H1	32	Helictotrichon sempervirens	Blue Oat Grass	#1 pot	
	HL	66	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	#1 pot	
	HA	104	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	#1 pot	
	L	118	Lavendula vars	Lavender	#1 pot	
	LD	26	Ligularia dentata 'Brit Marie Crawford'	Brit Marie Crawford Ligularia	#1 pot	
	LM	179	Liriope muscari	Big Blue Lily Turf	#1 pot	
	LI	34	Lonicera involucrata	Black Twinberry	#2 pot	
	MA	8	Mahonia aquatfolium	Oregon grapw	#3 pot	
	ND1	7	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	#3 pot	
	PH	167	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	#2 pot	
	PJ	6	Pieris japonica 'Mountain Fire'	Mountain Fire Lily Of The Valley	#3 pot	
	PM	98	Polystichum munitum	swordfern	#3 pot	
	PL	7	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	#2 pot	
	RAK	11	Rhododendron 'Anna Kruschke'	Rhododendron 'Anna Kruschke'	#5 pot	
	Rh.cil	43	Rhododendron cilpanense	Rhododendron cilpanense	#3 pot	
	RS	2	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot	
	SR	51	Sarcococca ruscifolia	Fragrant Sarcococca	#3 pot	
	SJ	62	Skimmia japonica	Japanese Skimmia	#2 pot	
	SJ1	132	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot	
	Tx	481	Taxus sp	Yew, hedge variety	1.5 m. ht.	
	VO	14	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot	

List of Proposed Trees

Image	ID	Quant	Latin Name	Common Name	Scheduled	Notes
	Agri	3	Acer griseum	Paperbark Maple		
	A.Rub	4	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.	
	Am.Iv	11	Amelanchier laevis	Allegheny Serviceberry		
	PiOm	2	Picea glauca	Serbian Spruce	3 m	
	PiGlc	2	Picea glauca	White Spruce	3 m	



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Project
7625 204 St. Langley

Owner

Sheet Title
PLANTING PLAN

Total Sheets
6

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Status
DP Application

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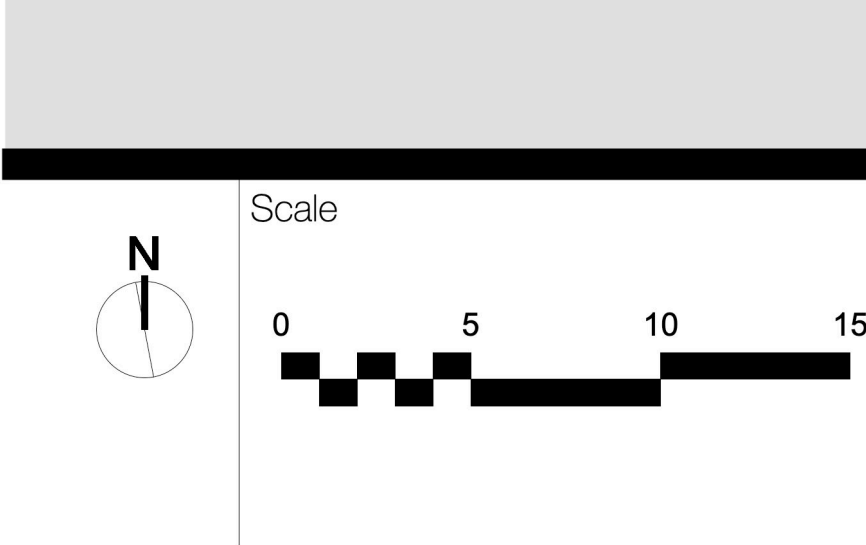
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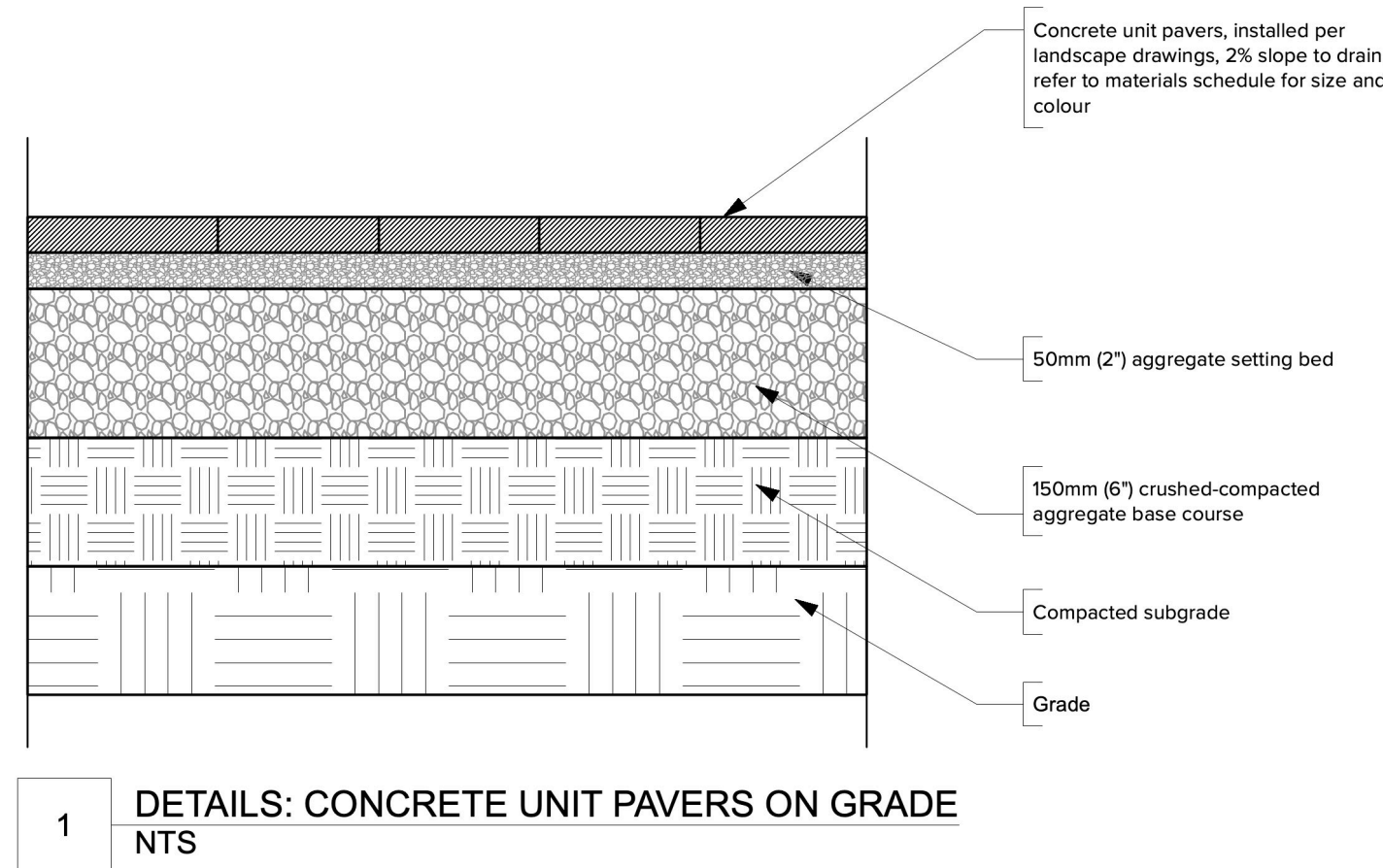
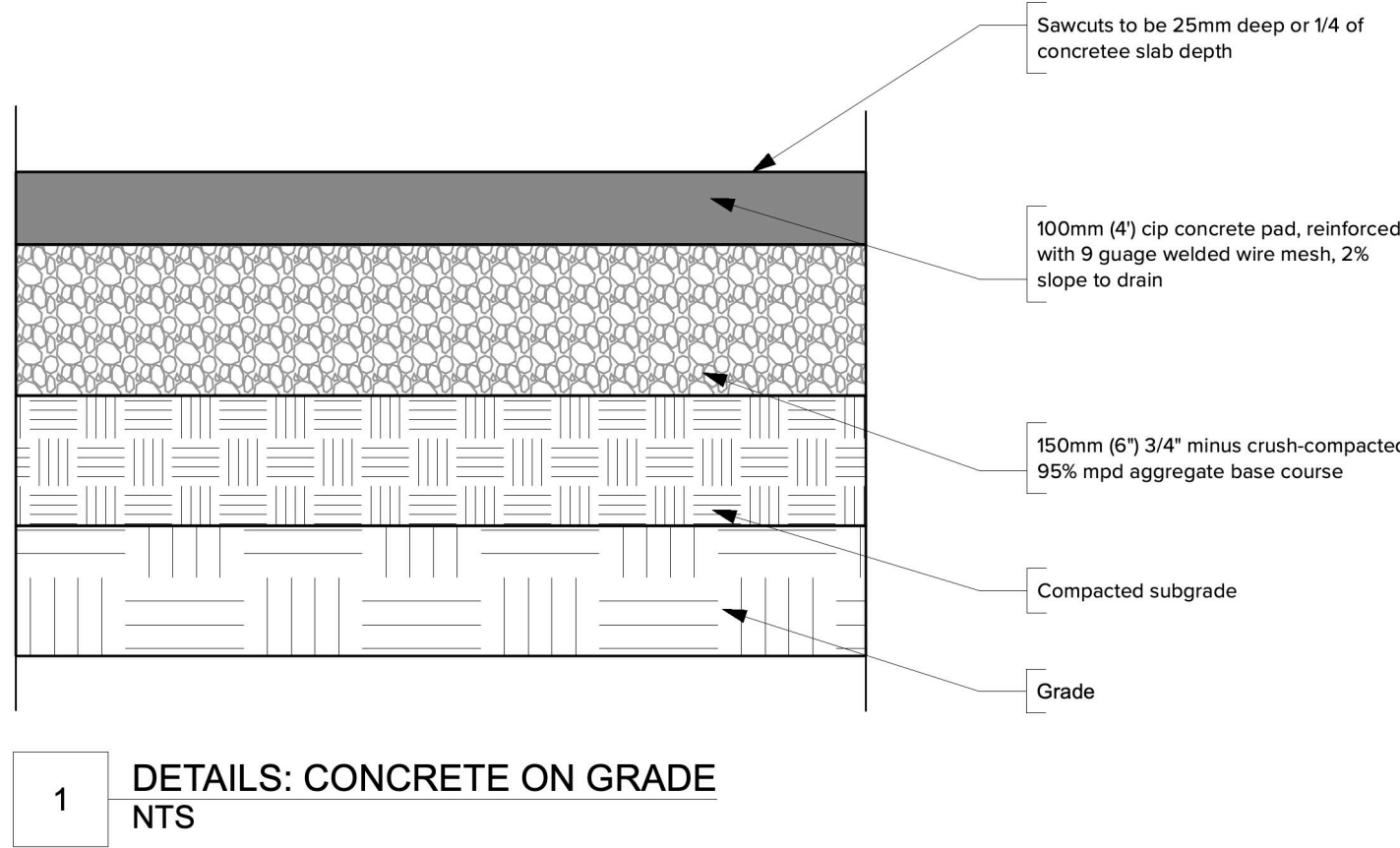
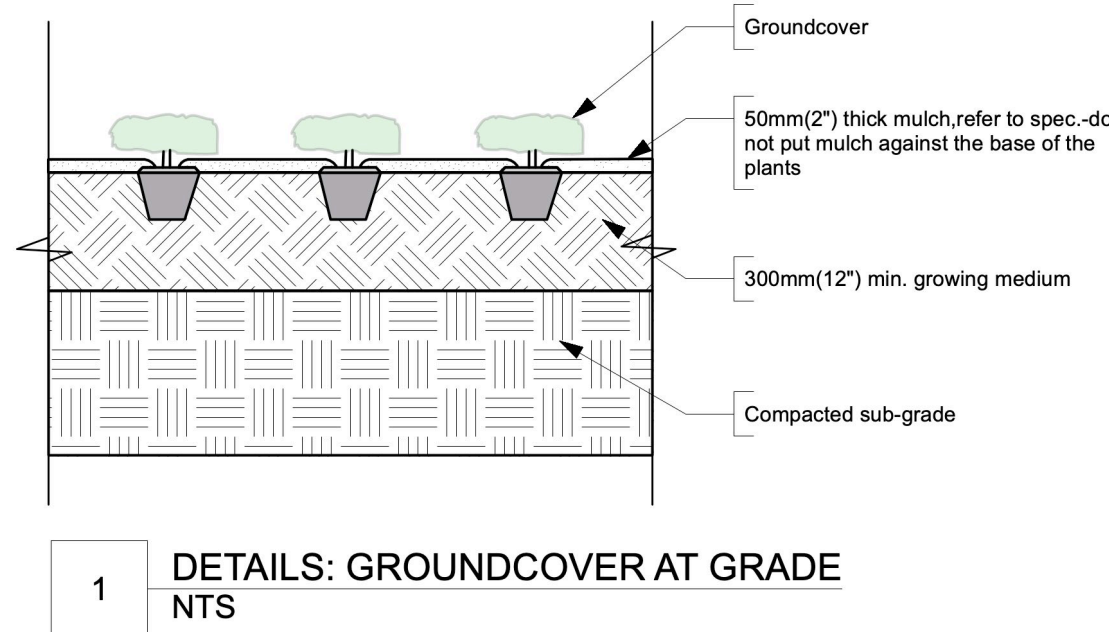
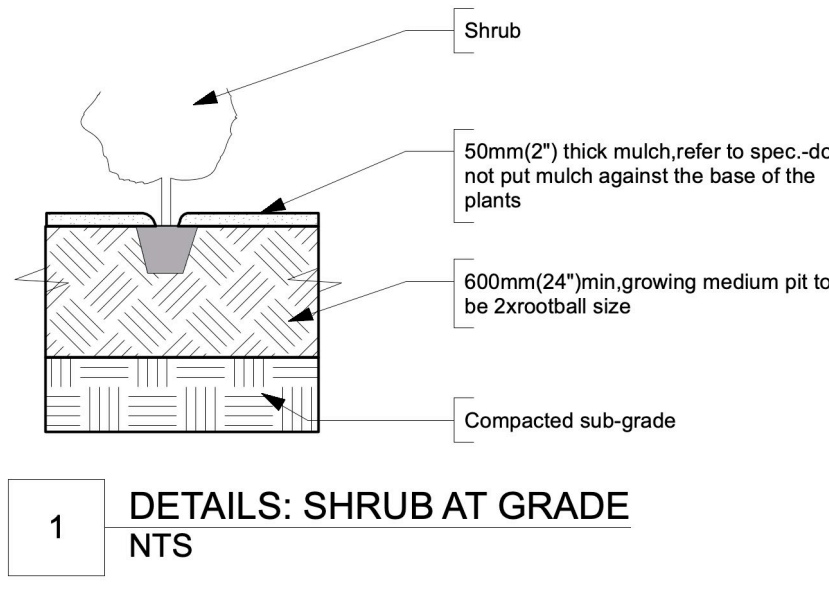
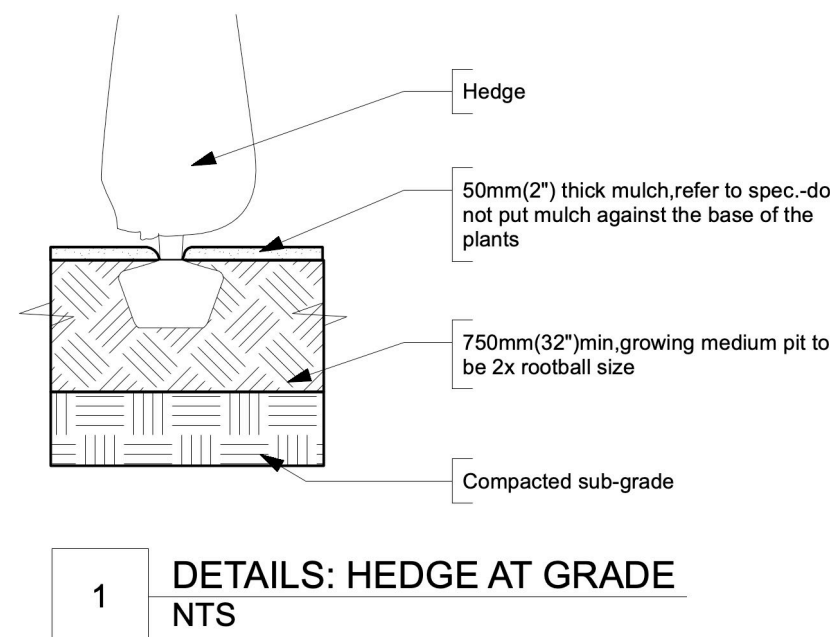
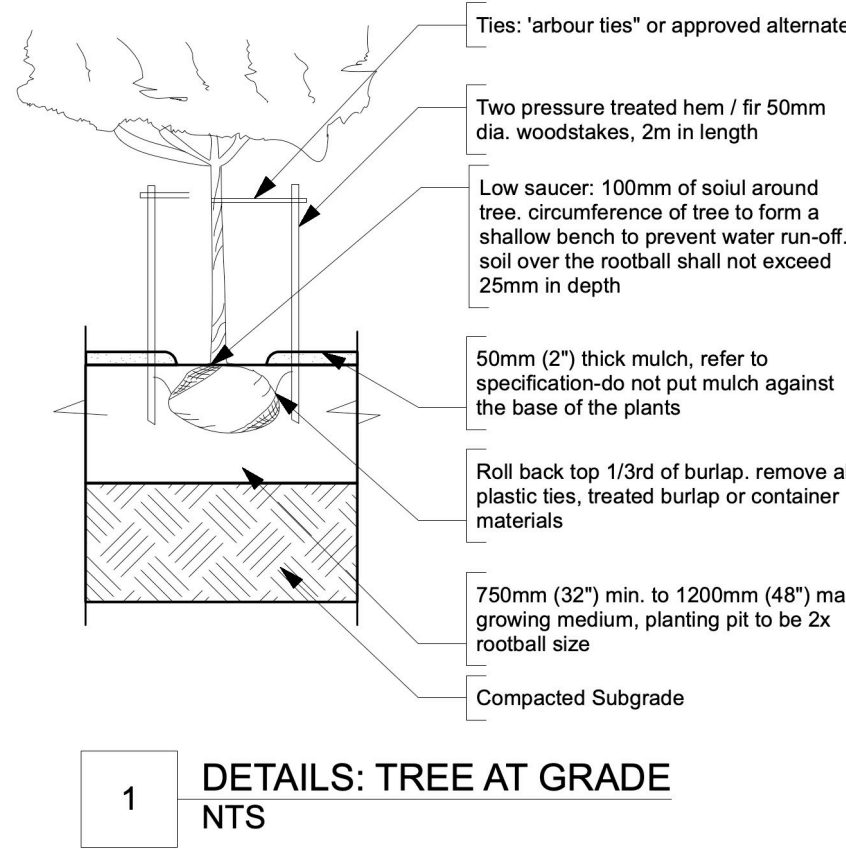
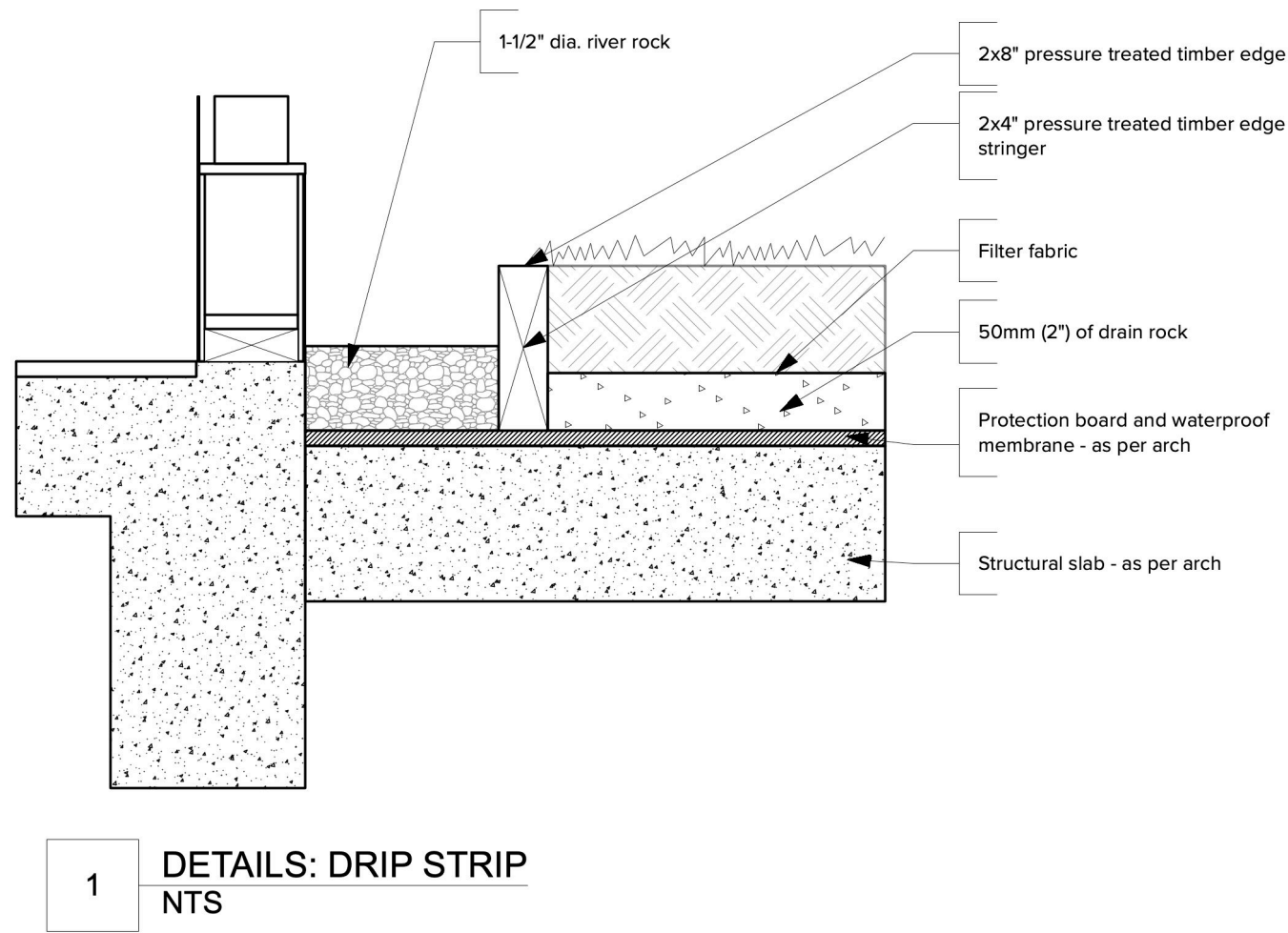
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ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

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Project
7625 204 St. Langley

Owner

Sheet Title
DETAILS

Total Sheets
6

Drawn By
SD

Reviewed By
RD

Sheet No.
L5

Checked By
RD

Status
DP Application

Contractors

AHJ
Township of Langley

Consultants
Architecture Panel Inc.

Documents
DP Application

No	Date	Issue Notes
A	2021-11-12	DP Application

