THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101087

This Permit is issued this 25th day of November, 2024 to:

1. Name: 1127354 BC Ltd.

   Address: 12638 – 59A Avenue
   Surrey, BC V3X 1V8

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot "A" Section 14 Township 8 New Westminster District Plan 70837; Lot 1 Section 14 Township 8 New Westminster District Plan 75905; and Lot 41 Section 14 Township 8 New Westminster District Plan 46469

   CIVIC ADDRESS: 6862, 6876, and 6898 – 204 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township of Langley:

   a. Building plans being in substantial compliance with Schedule "A".
   b. On-site landscape plans being in substantial compliance with Schedule "B" and in compliance with the Zoning Bylaw, Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Street Trees and Boulevard Plantings Policy.

   Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

   a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
   b. Completion of an on-site servicing and stormwater management plan.
   c. On-site landscaping to be secured by letter of credit at building permit stage.
   d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
   e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date authorized by the delegated official.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZED BY THE DELEGATED OFFICIAL THIS 25TH DAY OF NOVEMBER, 2024.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

PROPOSED 62 UNITS TOWNHOUSE DEVELOPMENT AT

6848 204 STREET, LANGLEY, BC,



PROJECT INFO

CIVIC ADDRESS
6848 204 STREET, LANGLEY, B.C.

APPLICANT:
FLAT ARCHITECTURE INC.
6321 KING GEORGE BLVD.
SURREY, BC. V3X 1G1
CONTACT: RAJINDER WARRAICH
T : 604 503 4484
rajinder@flatarchitecture.ca

DRAWING LIST

A – 0.0	COVER PAGE
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A – 1.0B	SIGNAGE PLAN
A – 1.0C	DATA SHEET
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A – 3.2A	ELEVATIONS – BUILDING 2
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A – 3.3A	ELEVATIONS – BUILDING 3
A – 3.3B	ELEVATIONS – BUILDING 3
A – 3.4A	ELEVATIONS – BUILDING 4
A – 3.4B	ELEVATIONS – BUILDING 4
A – 3.5B	ELEVATIONS – BUILDING 5
A – 3.5A	ELEVATIONS – BUILDING 5
A – 3.6B	ELEVATIONS – BUILDING 6
A – 3.6A	ELEVATIONS – BUILDING 6
A – 3.7A	ELEVATIONS – BUILDING 7
A – 3.7B	ELEVATIONS – BUILDING 7
A – 3.8A	ELEVATIONS – BUILDING 8
A – 3.8B	ELEVATIONS – BUILDING 8
A – 3.9A	ELEVATIONS – BUILDING 9
A – 3.9B	ELEVATIONS – BUILDING 9
A – 3.10A	ELEVATIONS – BUILDING 10
A – 3.10B	ELEVATIONS – BUILDING 10
A – 3.11A	ELEVATIONS – BUILDING 11
A – 3.11B	ELEVATIONS – BUILDING 11
A – 3.12A	ELEVATIONS – BUILDING 12
A – 3.12B	ELEVATIONS – BUILDING 12

PROJECT TEAM

CLIENT:
APNA GROUP.
CO & VP Land Acquisition/Development, PREC
Ground Floor, Unit 105, 8433 132 Street
Surrey, BC V3W 4N8
CONTACT : DALVIR SINGH SANGHERA
www.apnagroupinc.com
C: 604-442-9248
O: 604-621-7700

ARCHITECTURAL:
FLAT ARCHITECTURE INC.
6321 KING GEORGE BLVD.
SURREY, BC. V3X 1G1
CONTACT: RAJINDER WARRAICH
T : 604 503 4484
rajinder@flatarchitecture.ca

STRUCTURAL CONSULTANT:
Weiler Smith Bowers (WSB)
Consulting Structural Engineers
3855 Henning Dr #118,
Burnaby, BC V5C 6N3
CONTACT: Darryl J. Bowers
T : 604.294.3753
wsb@wsb-eng.com
www.wsb-eng.com

ELECTRICAL / MECHANICAL CONSULTANT:
EMEC
Unit 209, 5460 152 St ,
Surrey, BC V3S 5J9
CONTACT:
T : 604 999 2069
info@emec.ca

LANDSCAPE ARCHITECT:
C.Kavolinas & Associates
2462 Jonquil Court
Abbotsford , B.C.V6G 3E8
CONTACT: Clark Kavolina
T : 604.850.2368
clark@kavolinas.ca

SURVEYOR:
Dhaliwal & Associates Land Surveying Inc.
126, 12899 76 AVENUE
SURREY, BC V3W 1E6
CONTACT: Sukhvir
T : 604.501.6188
info@dhaliwalsurvey.com

CIVIL ENGINEER:
COASTLAND ENGINEERING & SURVEYING LTD.
19292 60 AVE.
SURREY, BC V3S 3M2
CONTACT: MIKE HELLE
T : 604-532-9700
hell@coastland.bc.ca

ARBORIST:
MIKE FADUM & ASSOCIATES
#105-8277 129 Street,
SURREY, B.C. V3W 0A6
CONTACT: Mike Fadum
T: 778-593-0300
mfadum@fadum.ca

SPRINKLER:
CARDINAL ENGINEERING LTD
Suite 470, 688 W Hastings Street,
Vancouver, BC V6B 1P1
CONTACT: Ryan Pavey, P.Eng.
O : 604.605.0606
pavey@cardinalfire.ca

ENVELOPE:
AUM Building Science & Engineering Ltd.
Building Envelope Consulting Engineers
#217 - 12899 - 80 Avenue
Surrey, BC. V3W 0E6
Ph. 604-593-5502
Fax. 604-593-5503
Email. info@aumbuildingscience.com
www.aumbuildingscience.com
CONTACT: Hari Korpal, P. Eng., BEP, RRO

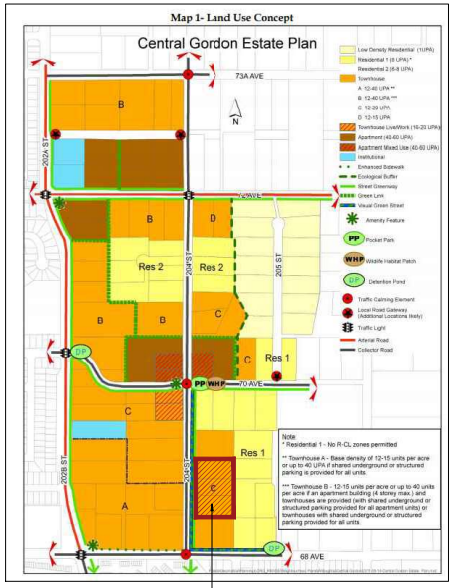
FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO: Townhouse Development at 6848 204 St. Langley, BC
CLIENT: Sanghera

DATE: 16-Aug-24
PROJECT NO: 18-102
SCALE:
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE
	SCHEDULE A		

COVER SHEET
A 0.0



SUBJECT SITE:
6862,6876 &
6898 204 St.
Langley, BC

1 Central Gordon Estate Plan



2 Key Plan

NORTH



VIEW 1



VIEW 2



3 Imagery Plan



VIEW 3



VIEW 4

FLAT ARCHITECTURE
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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Townhouse Development
at 6848 204 St. Langley, BC
204 ST. LANGLEY, BC
OWNER : Sanghera

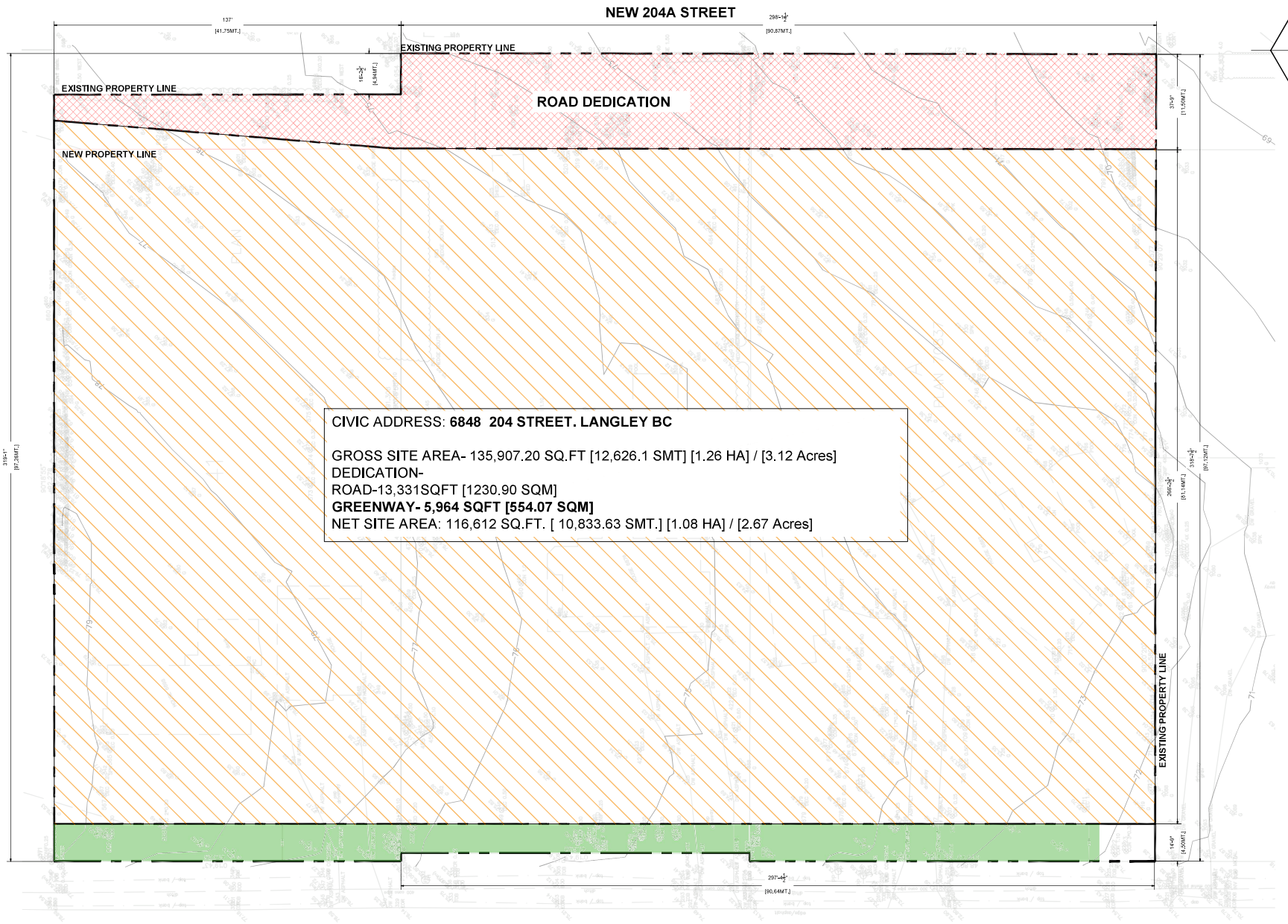
DATE 2024-08-16
DRAWN BY
SCALE As Noted
PROJECT NO 18-102

NO.	DESCRIPTION	BY	DATE
04			
03			
02			
01			

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Context Plan

A.1.0



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Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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contact@flatarchitecture.ca
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2024-08-16 DRAWN BY

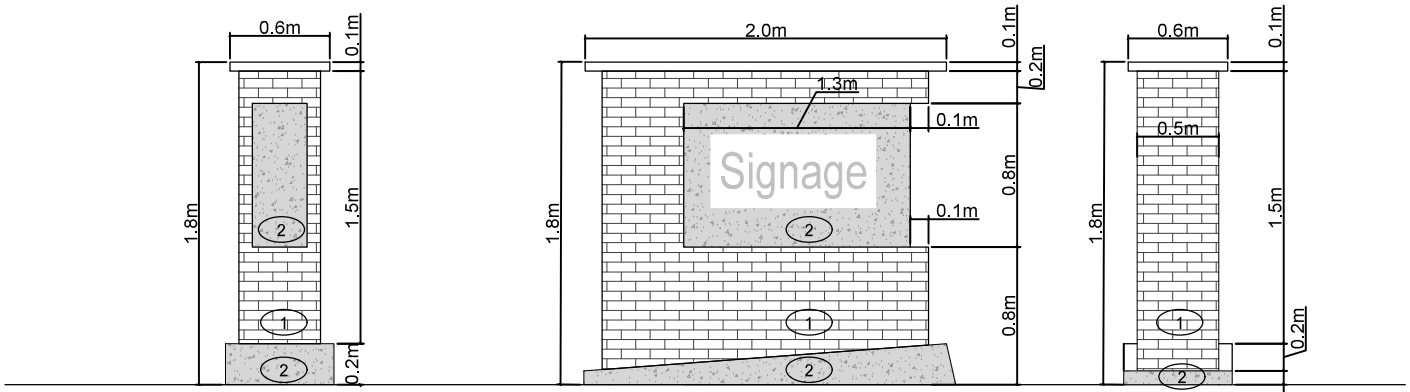
SCALE: As Noted PROJECT NO: 18-102

NO	DESCRIPTION	BY	DATE
04			
03			
02			
01			

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Base Plan

A.1.0a



1 Signage
1"=1'

FLAT ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
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204 ST, LANGLEY, BC
OWNER: Sanghera

DATE: 2024-08-16
DRAWN BY:

SCALE: As Noted
PROJECT NO: 18-102

NO.	DESCRIPTION	BY	DATE
04			
03			
02			
01			

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Signage Plan

A-1.0b

CIVIC ADDRESS :

6848 204 STREET
LANGLEY, BRITISH COLUMBIA

ZONING SYNOPSIS:

EXISTING ZONING: SR2
PROPOSED ZONE : CD

SITE:

EXISTING 135,907.20 SQ. FT. / 3.12 AC / 1.26 Ha
ROAD DEDICATION 13331 SQ. FT.
(NEW 204 A ST.)
GREENWAY DEDICATION 5,964.00 SQ. FT.
(ALONG 204 ST.)

NET: 116,612 SQ.FT. / 10833.63 SQ.M.
/ 2.67 AC

DENSITY:

PERMITTED 20 X 3.12 = 62.4 SAY 62

PROVIDED ---------- = 62

H/C ADAPTABLE UNITS:

REQUIRED = 5% OF 62 = 3.10 (say 3 UNITS)
PROVIDED = = 4
UNITS 49,52,59,62 (TYPE-A)

SITE COVERAGE:

PERMITTED = 40%

PROVIDED ---------- = 41,186.23 / 116,612= 35.3%

AMENITY SPACE:

'SECTION 111.5' : 86.10 SQ.FT. (8 SQ.M.) PER TOWNHOUSE

OUTDOOR AMENITY SPACE REQUIRED = 5,338 SQ.FT.
(62 UNIT X 86.10 SQ.FT.)

OUTDOOR AMENITY SPACE PROVIDED = 5,617 SQ.FT.

CAR PARKING REQUIREMENTS:

RESIDENTIAL PARKING REQUIRED :

62 units X 2.0 = 124

VISITOR PARKING : (1 SPACE PER 5 DWELLING UNITS)
'SECTION 107.3' : 62 UNITS / 5 = 12.4 CARS

RESIDENTIAL PARKING PROVIDED :
2 PARKING SPACES PER UNIT X 62 = 124 CARS
VISITOR PARKING PROVIDED: = 13 CARS
= 137 CARS

SUITE AREA :

TYPE	FLOOR AREA	NOS.	TOTAL
A	1657.87 Sqft	4	6631.48 Sqft
AA/AAE	1657.87 Sqft	6	9947.22 Sqft
B	1468.09 Sqft	14	20,553.26 Sqft
C	1419.33 Sqft	12	17,031.96 Sqft
D	1821.76 Sqft	16	29,148.16 Sqft
E	1821.76 Sqft	10	18,217.6 Sqft
	TOTAL	62	101,529.68 Sqft

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SCALE: NTS
DRAWN BY: R.W

REV | DESCRIPTION | BY | DATE

DATA SHEET

A 1.0C



Site Plan

1/32"=1'-0"

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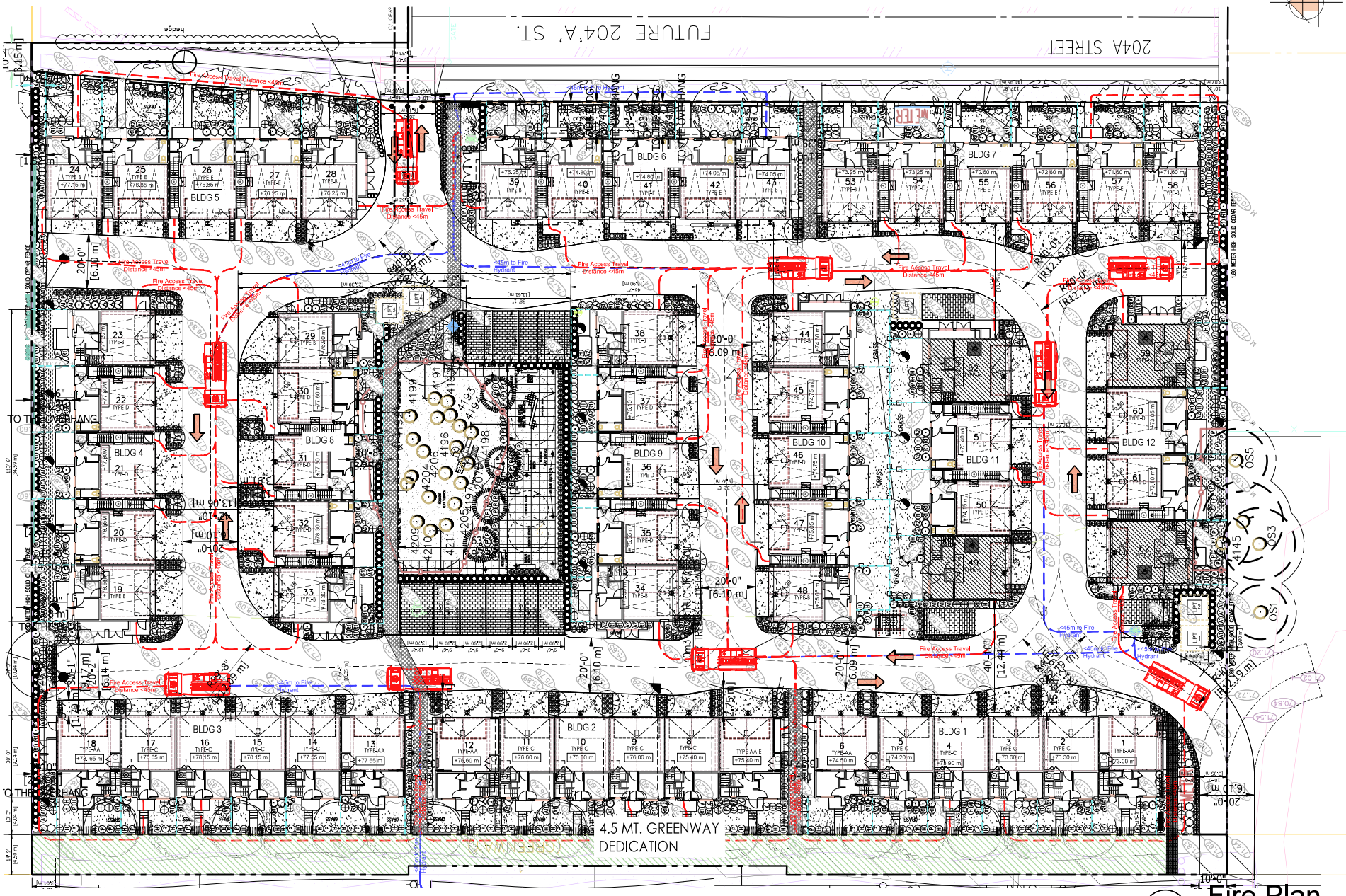
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DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

SITE PLAN

A 1.1



1 Fire Plan
1/32"=1'-0"

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Surrey BC, V3X 1G1
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contact@flatarchitecture.ca
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CLIENT:
Sanghera

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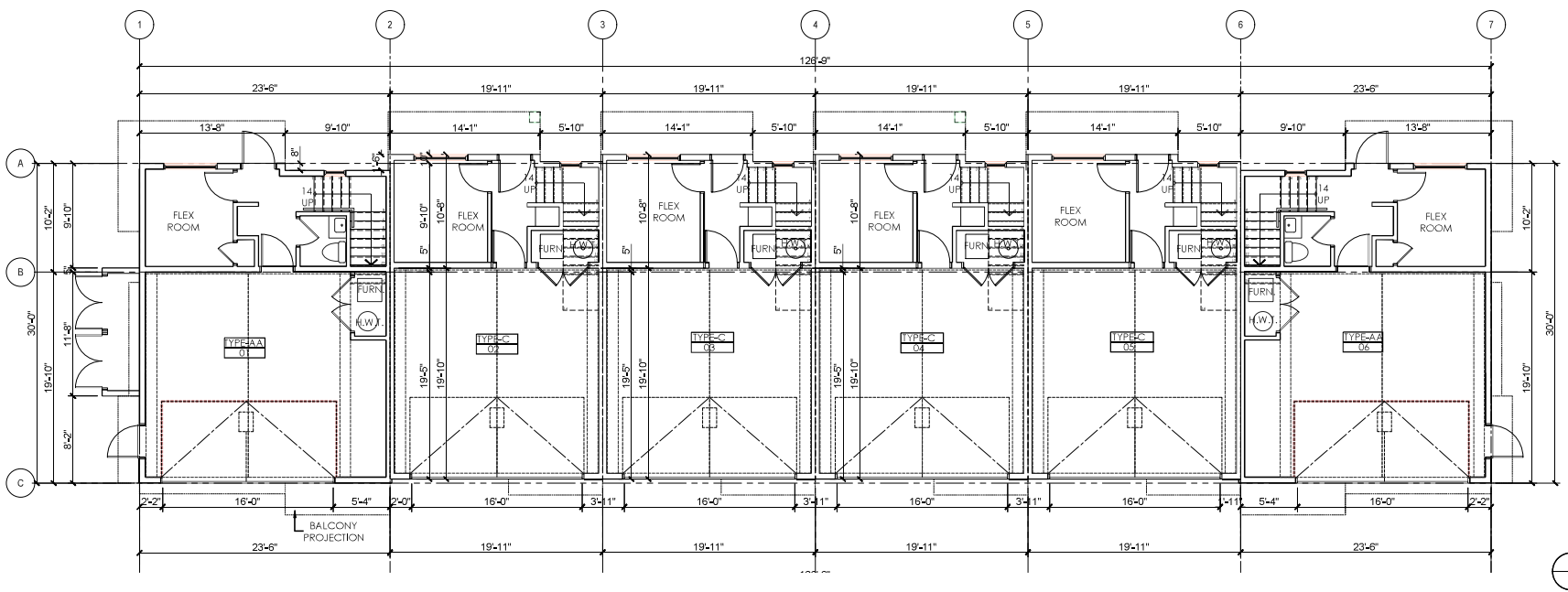
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R.W

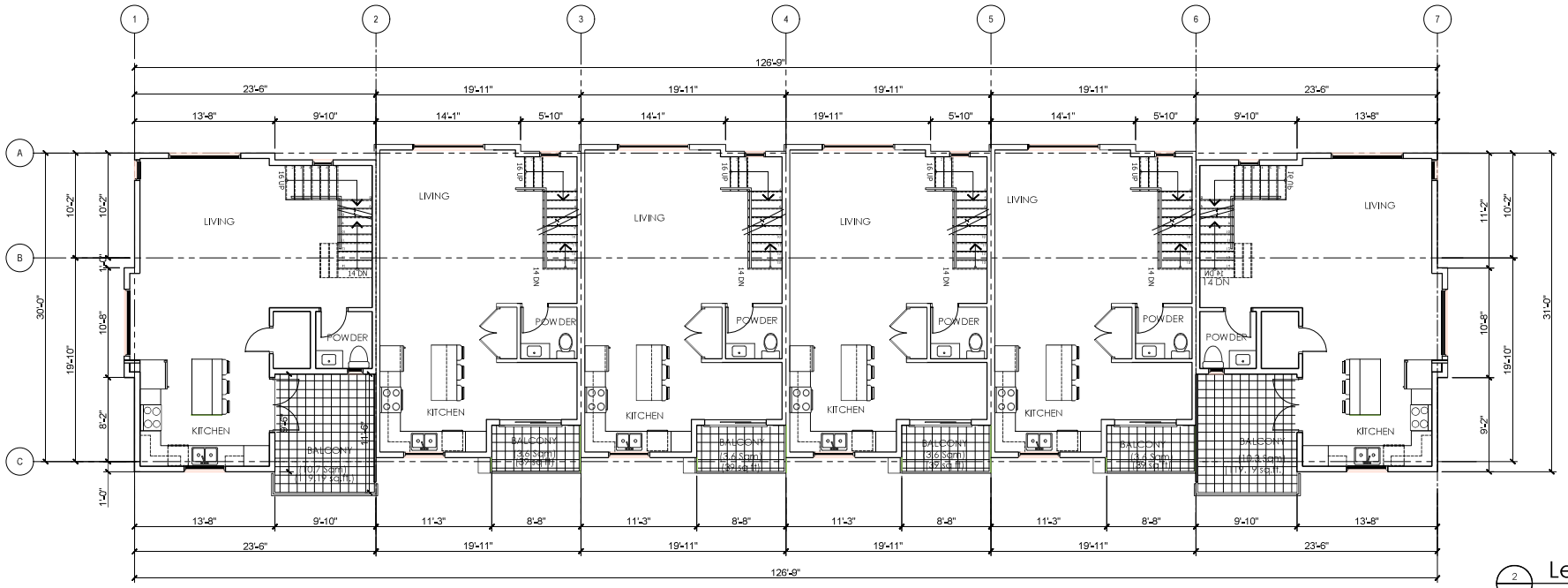
REV	DESCRIPTION	BY	DATE

FIRE ACCESS PLAN

A 1.1



1 Level 1
3/32"=1'



2 Level 2
3/32"=1'

FLAT ARCHITECTURE
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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contact@flatarchitecture.ca
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PROJECT INFO: Townhouse Development at 6848 204 St. Langley, BC

CLIENT: Sanghera

DATE: 2-Aug-24

PROJECT NO: 18-102

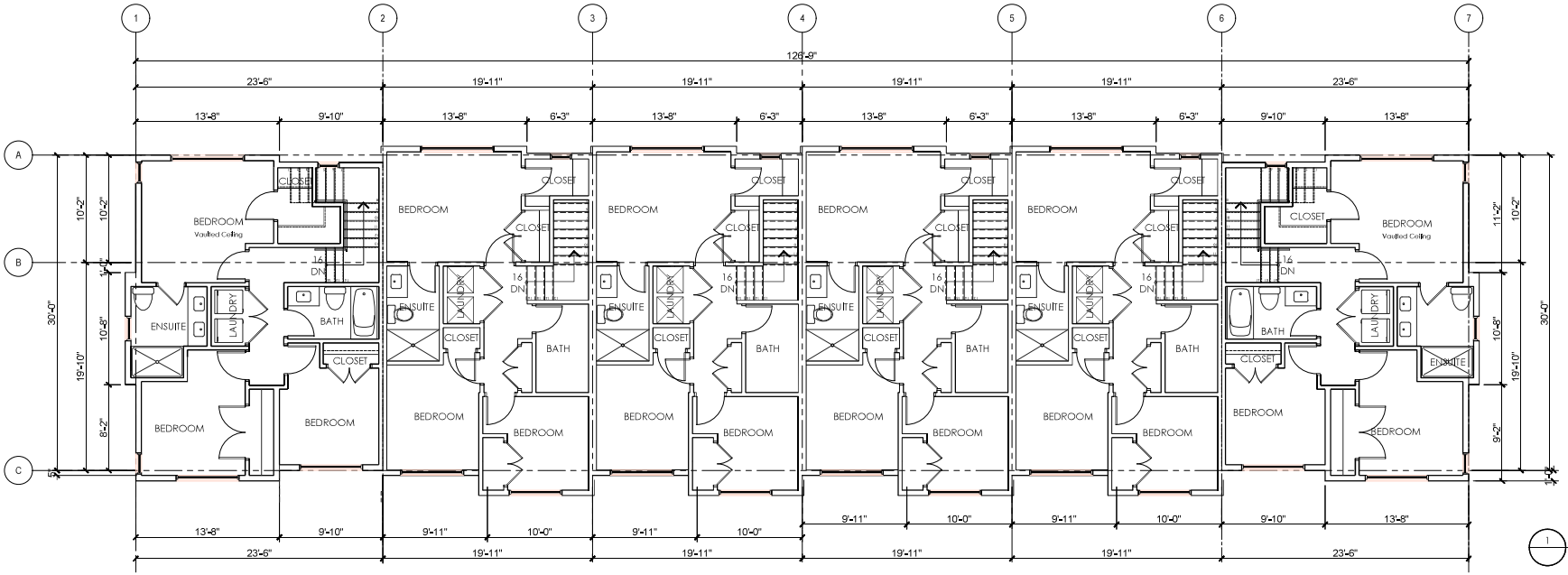
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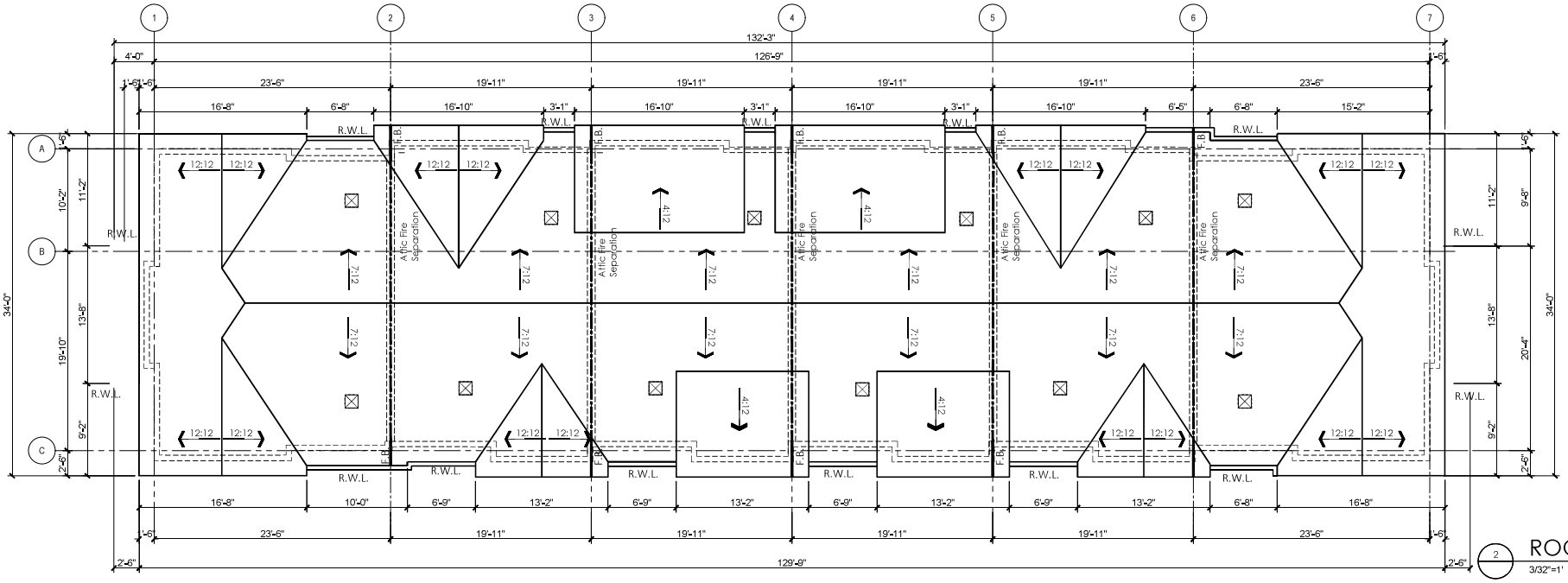
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-1

A 2.1A



1 Level 3
3/32"=1'



2 ROOF PLAN
3/32"=1'

FLAT ARCHITECTURE
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

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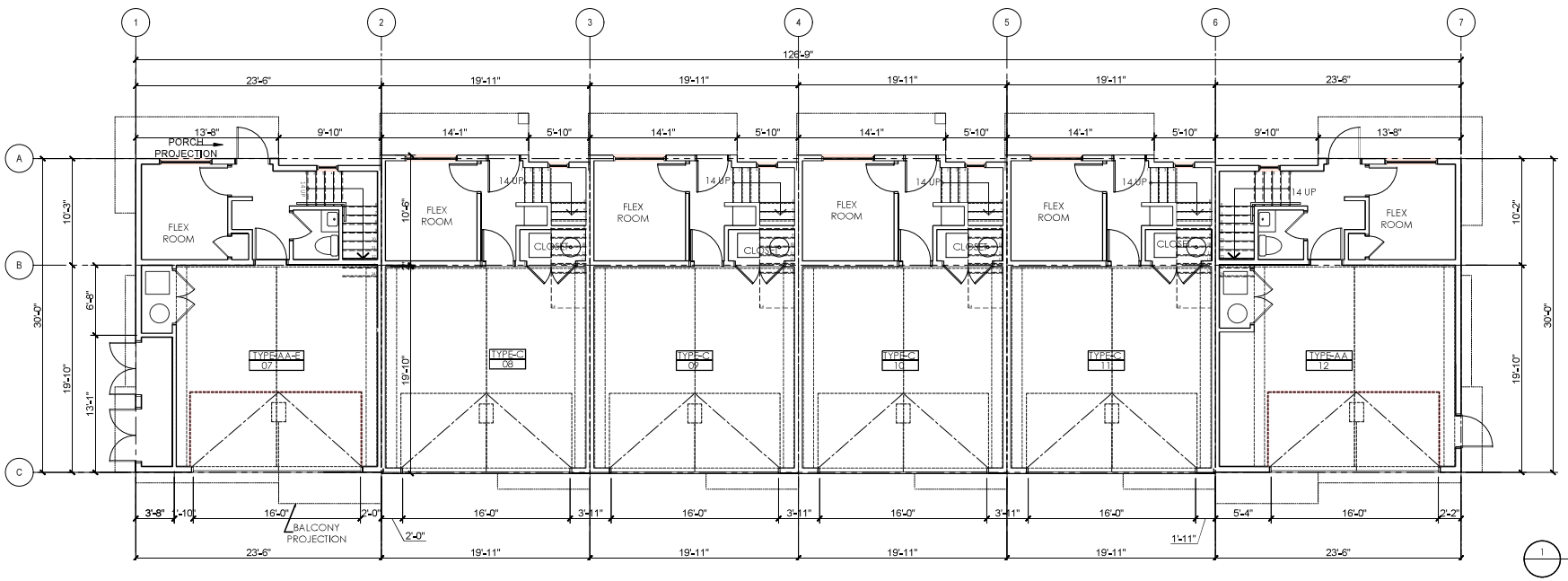
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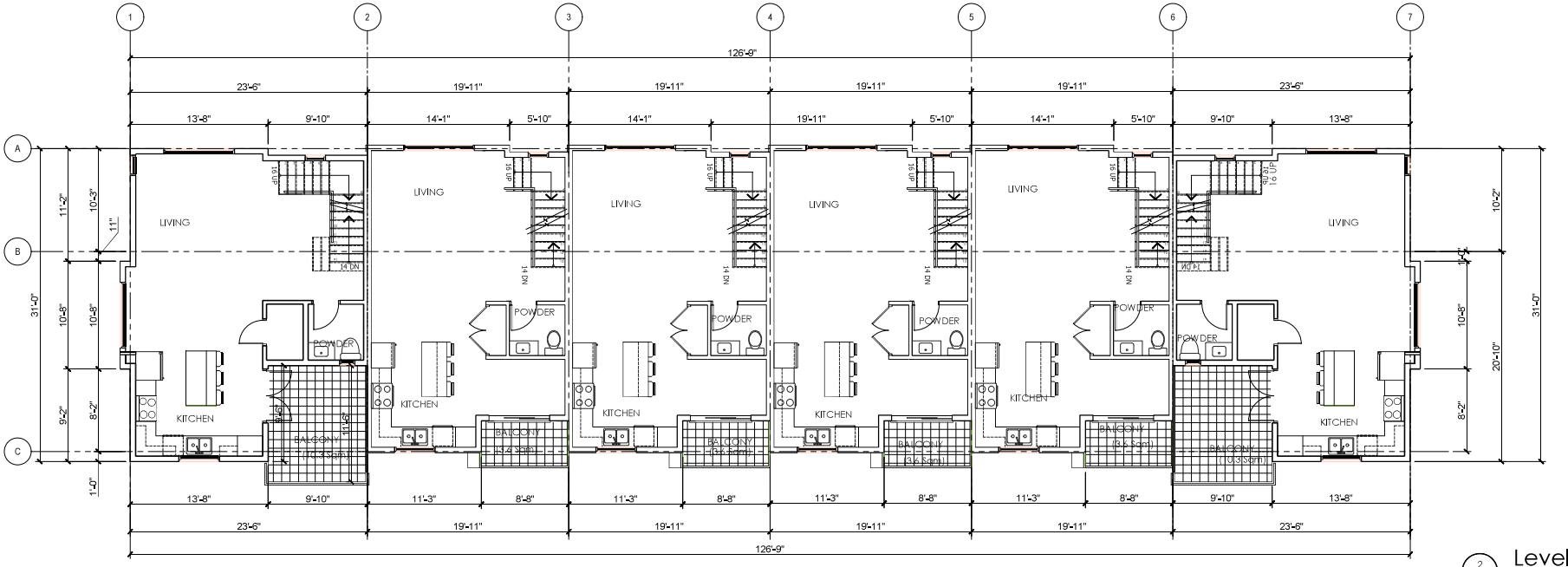
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-1

A 2.1B



1 Level 1
3/32"=1'



2 Level 2
3/32"=1'

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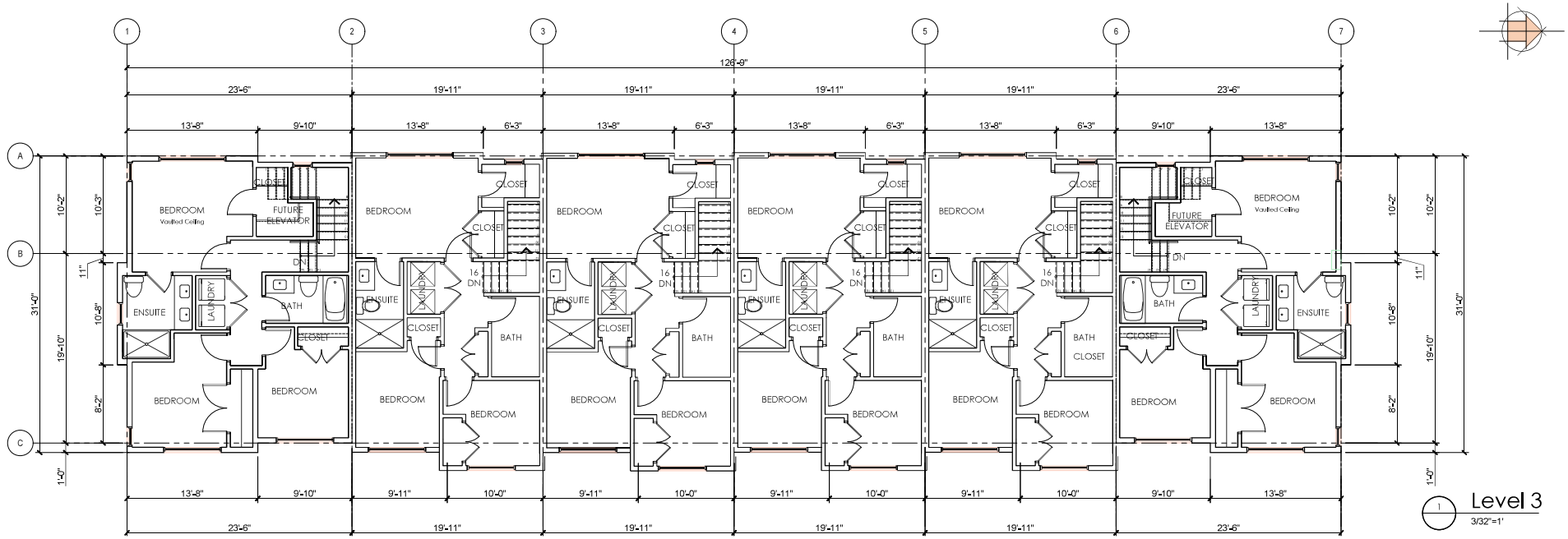
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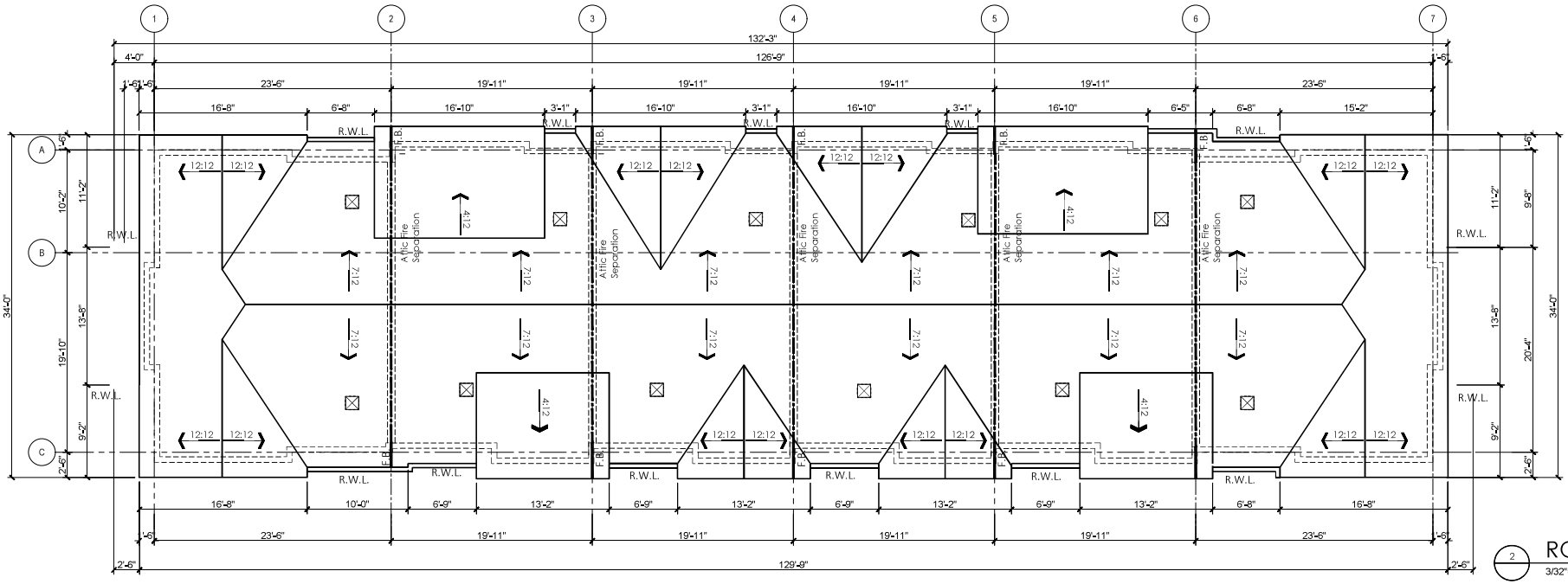
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-2

A 2.2A



1 Level 3
3/32"=1'



2 ROOF PLAN
3/32"=1'

FLAT ARCHITECTURE
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

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CLIENT: Sanghera

DATE 2-Aug-24

PROJECT NO: 18-102

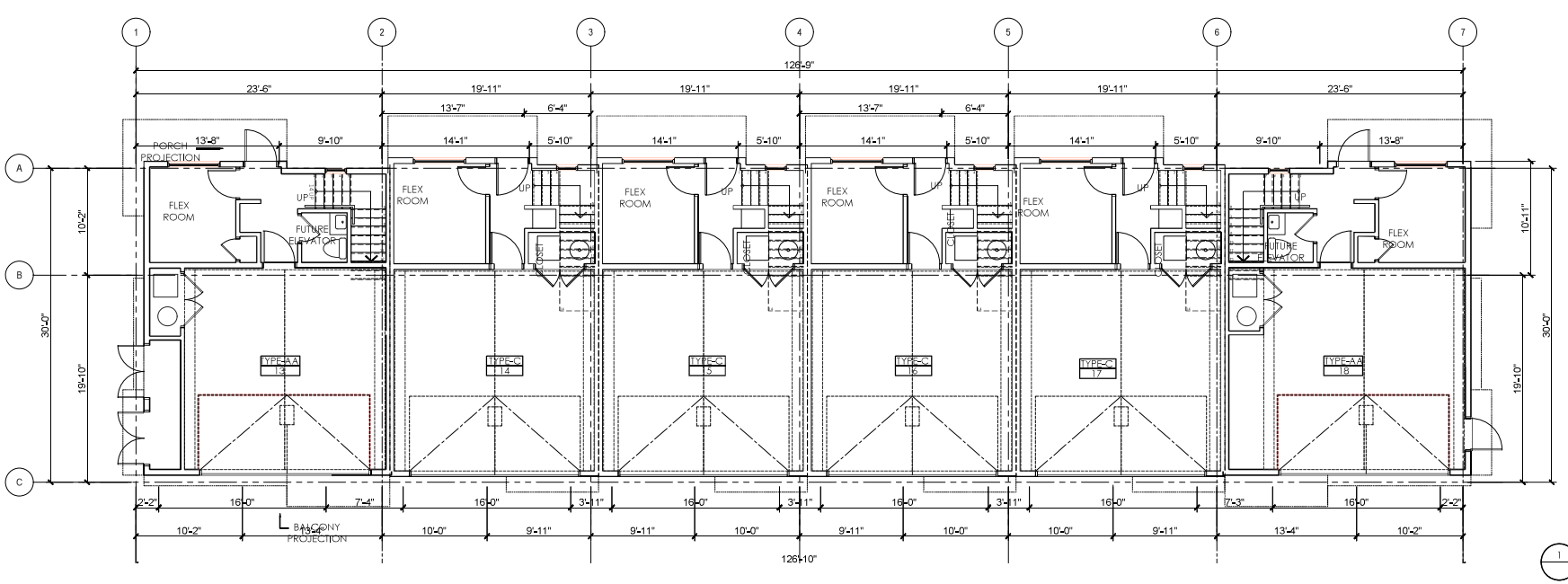
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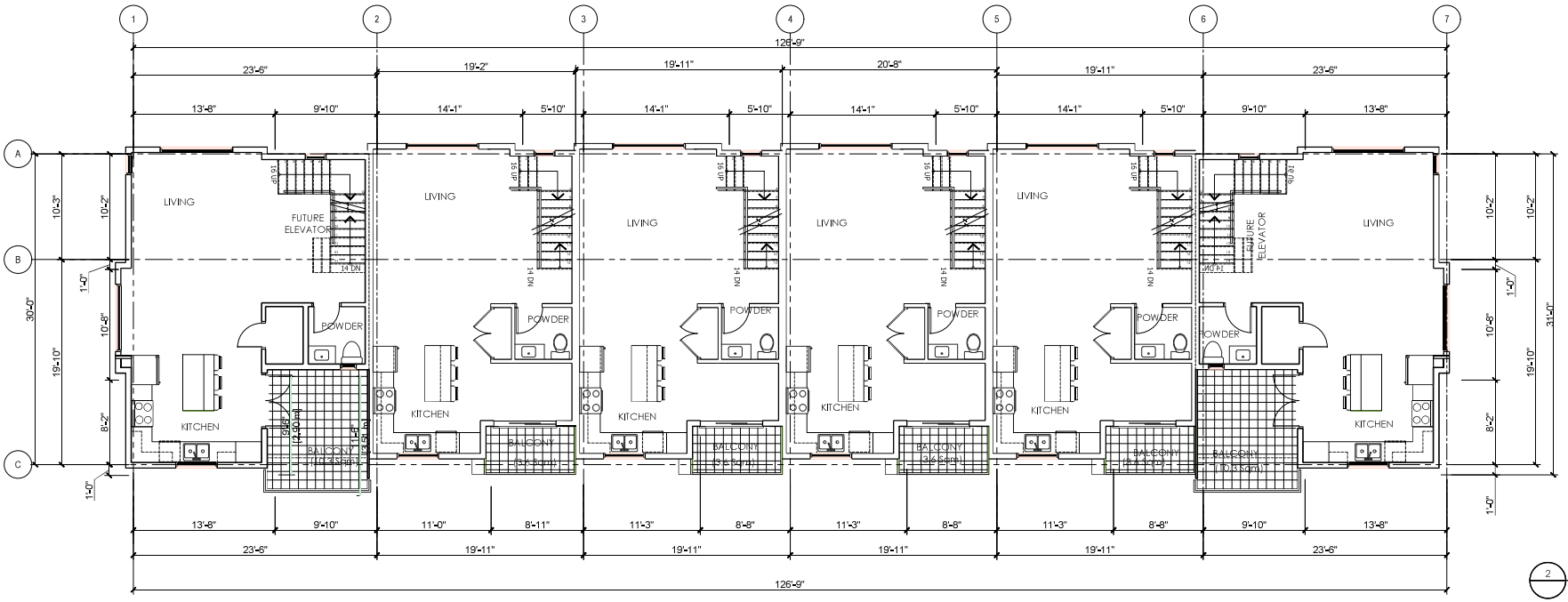
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FLOOR PLANS
Building-2

A 2.2B



1 Level 1
3/32"=1'



2 Level 2
3/32"=1'

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Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

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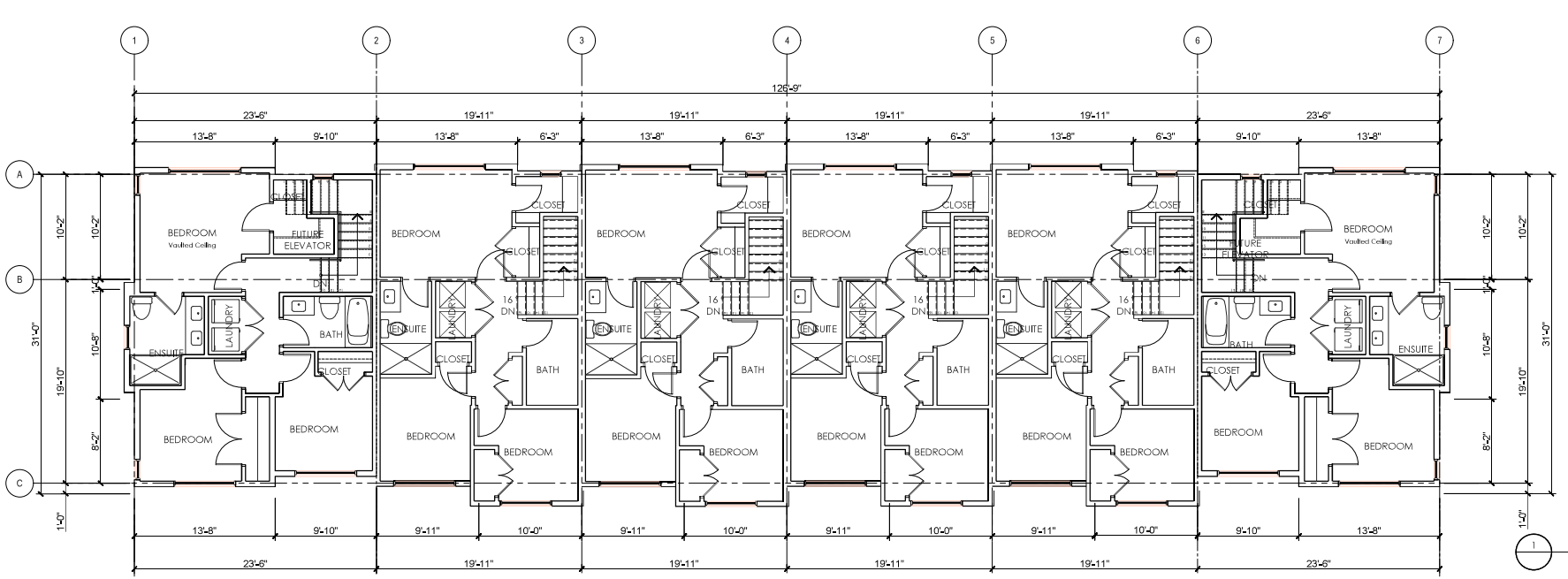
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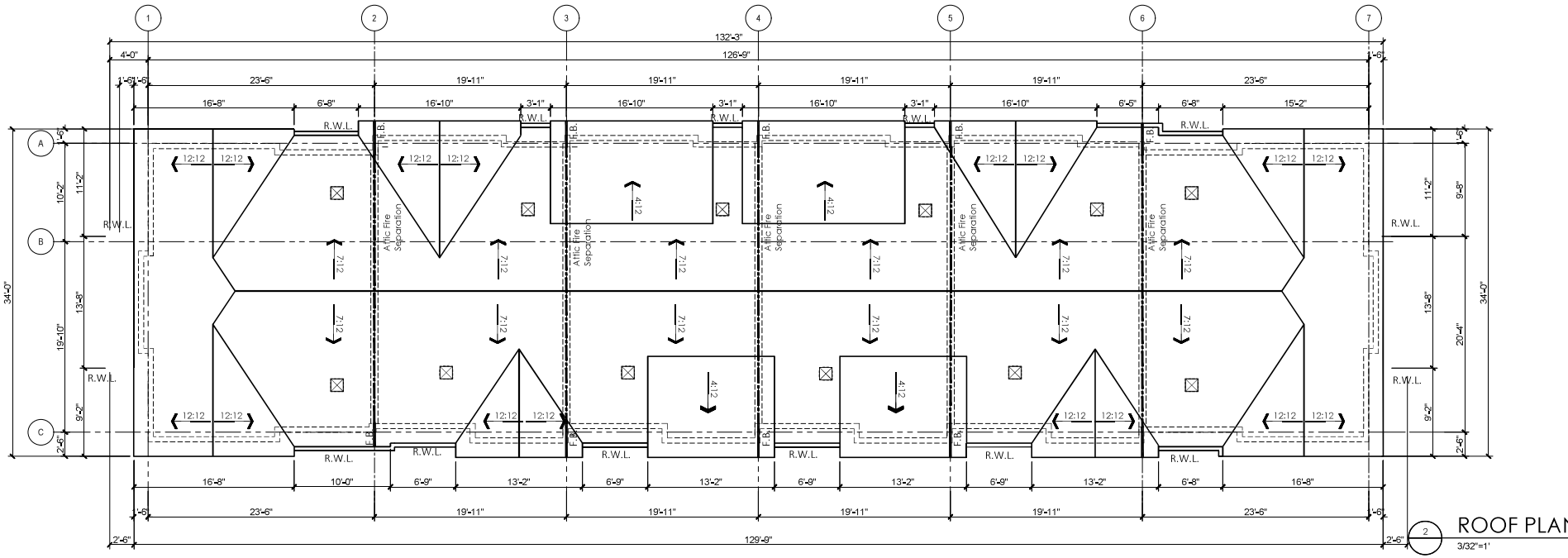
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-3

A 2.3A



1 Level 3
3/32"=1'



2 ROOF PLAN
3/32"=1'

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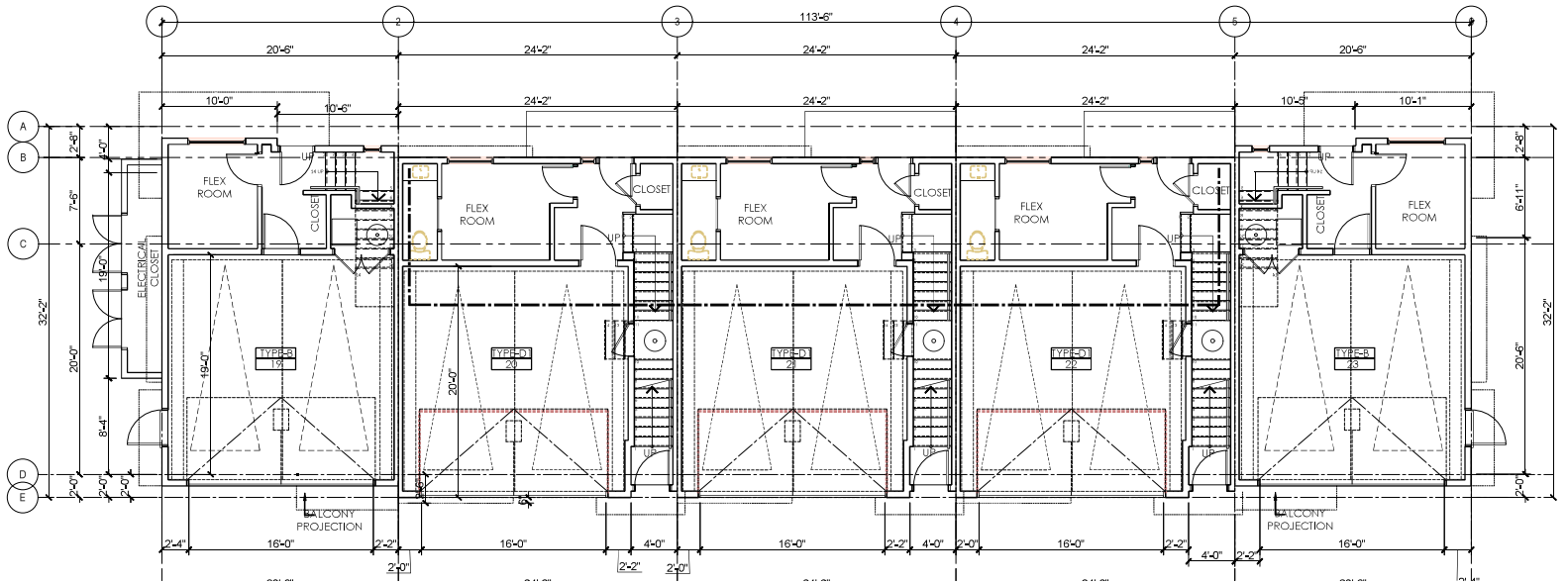
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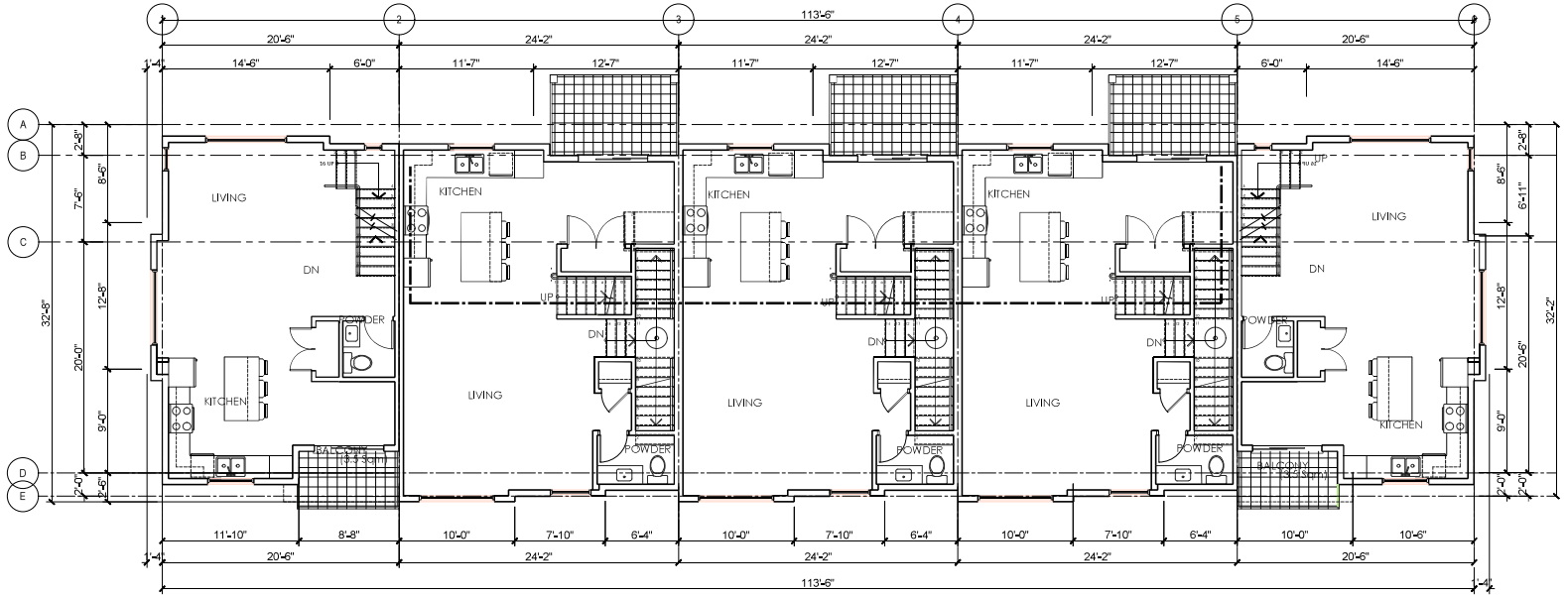
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FLOOR PLANS
Building-3

A 2.3B



1 Level 1
3/32"=1'



2 Level 2
3/32"=1'

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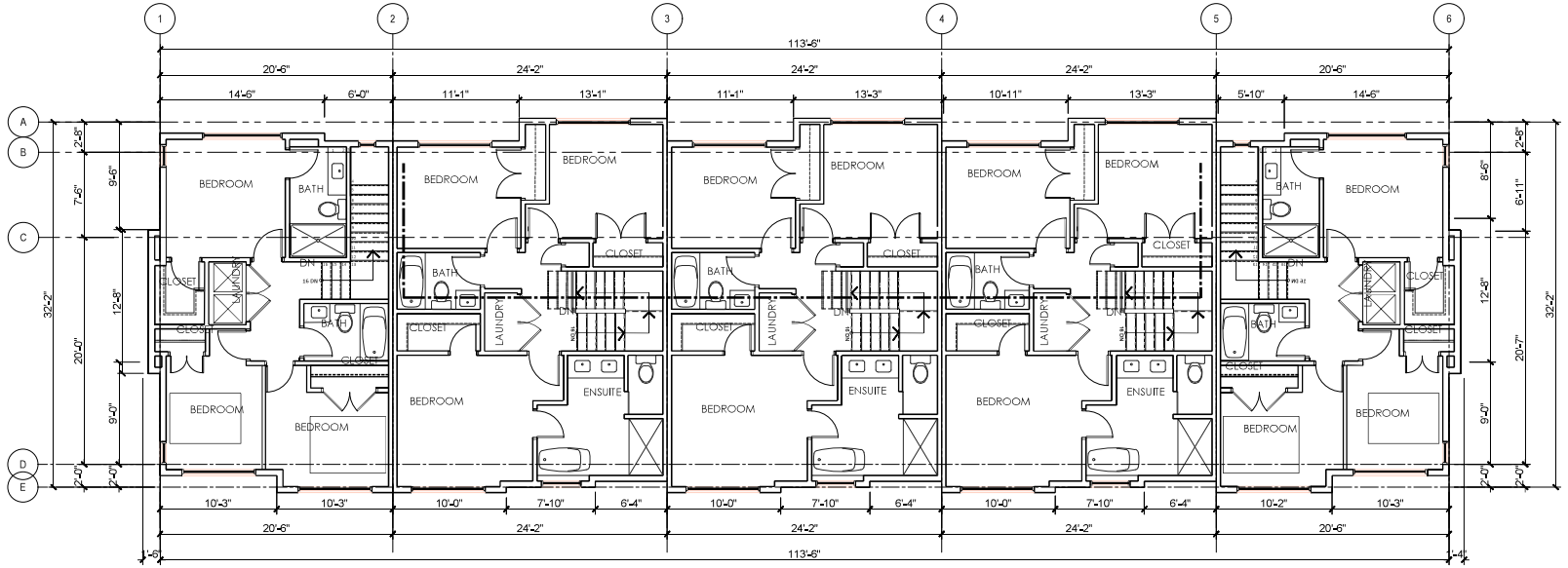
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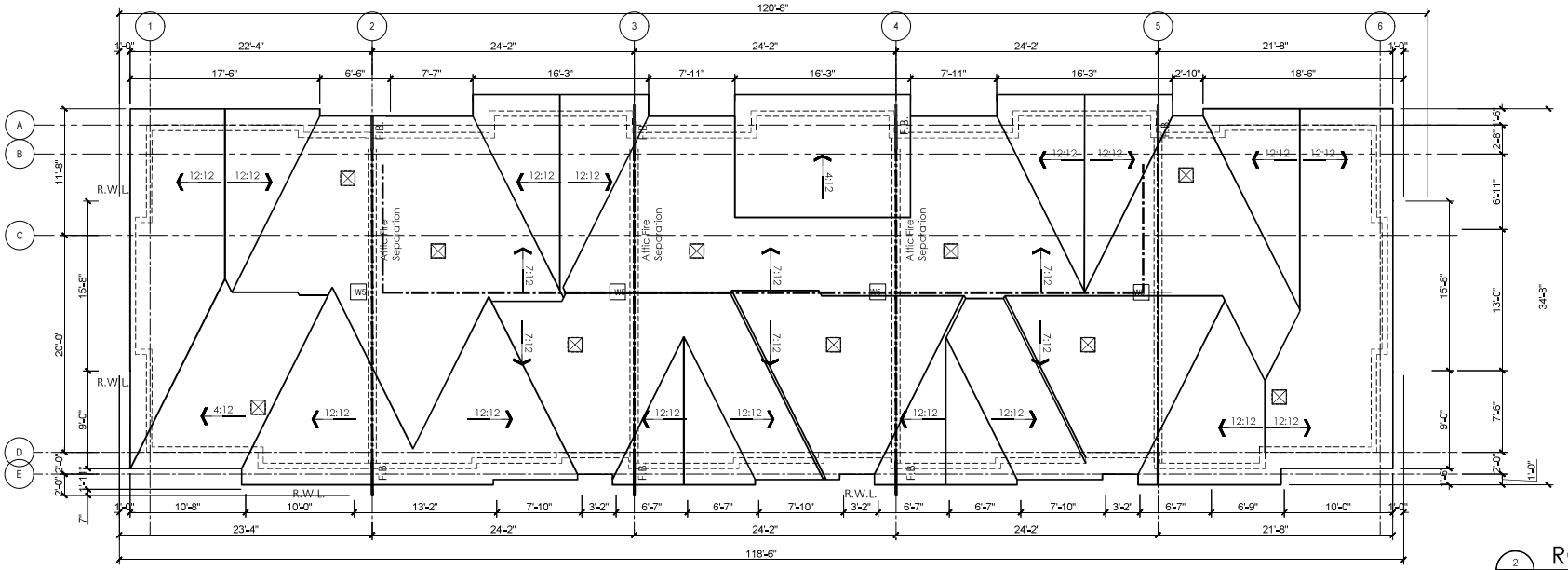
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-4

A 2.4A



1 Level 3
3/32"=1'



2 ROOF PLAN
3/32"=1'

FLAT ARCHITECTURE
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO: Townhouse Development at 6848 204 St. Langley, BC

CLIENT: Sanghera

DATE: 2-Aug-24

PROJECT NO: 18-102

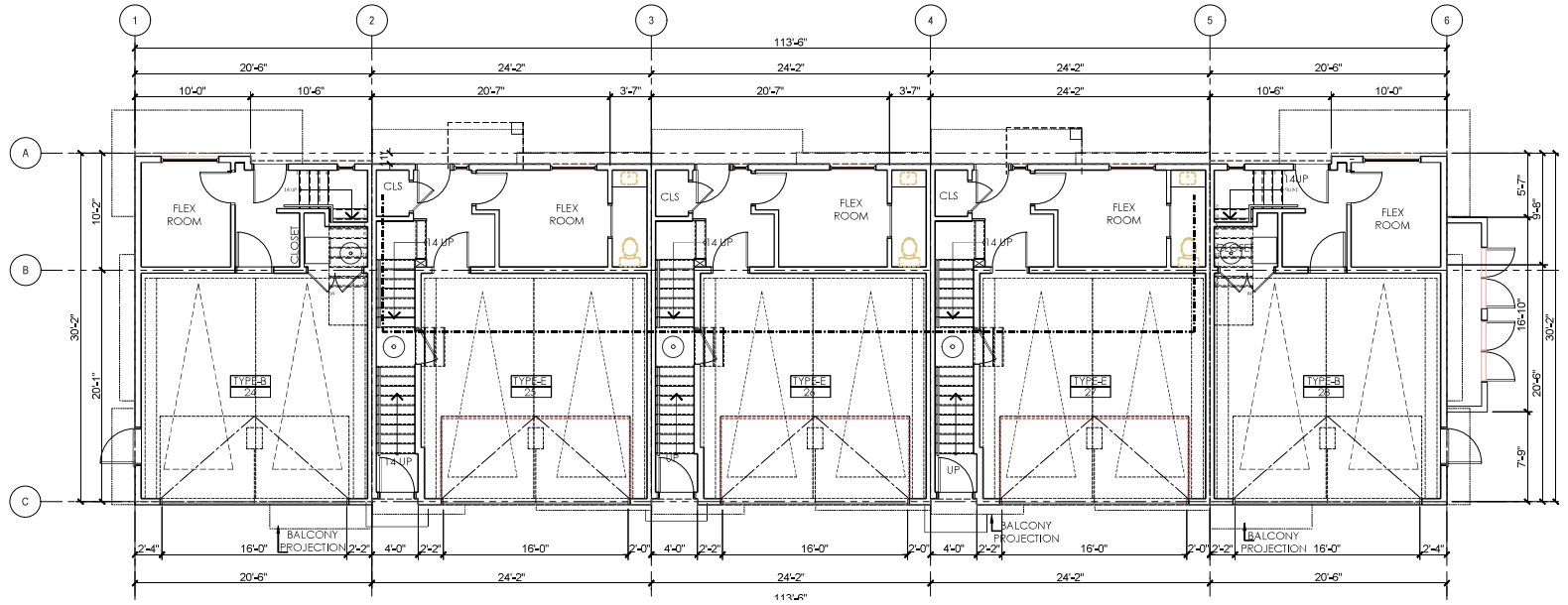
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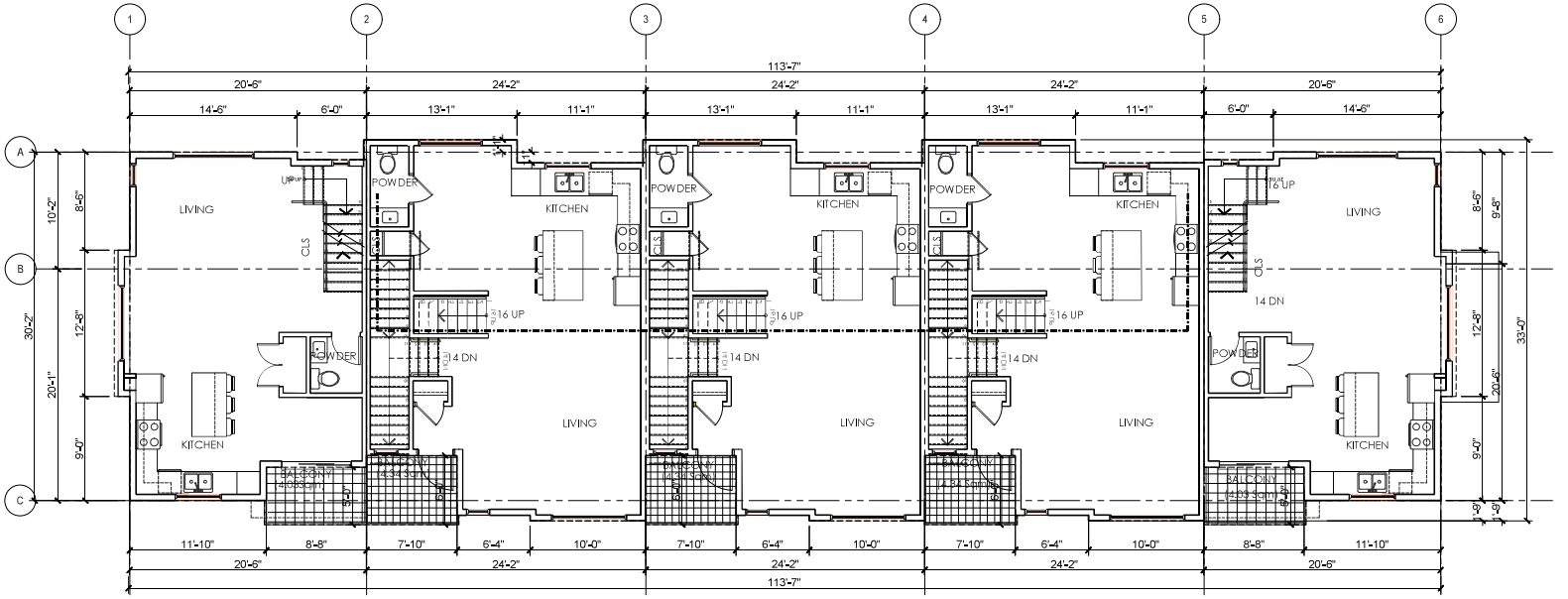
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-4

A 2.4B



1 Level 1
3/32"=1'



2 Level 2
3/32"=1'

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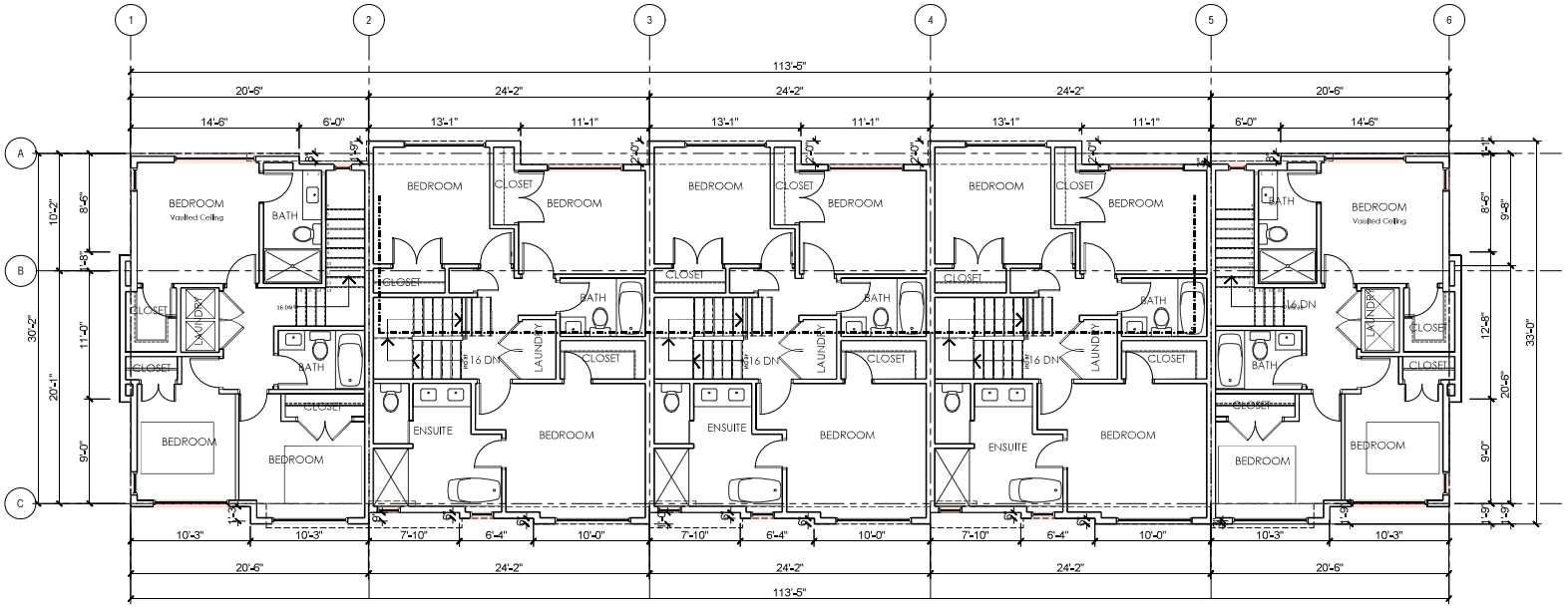
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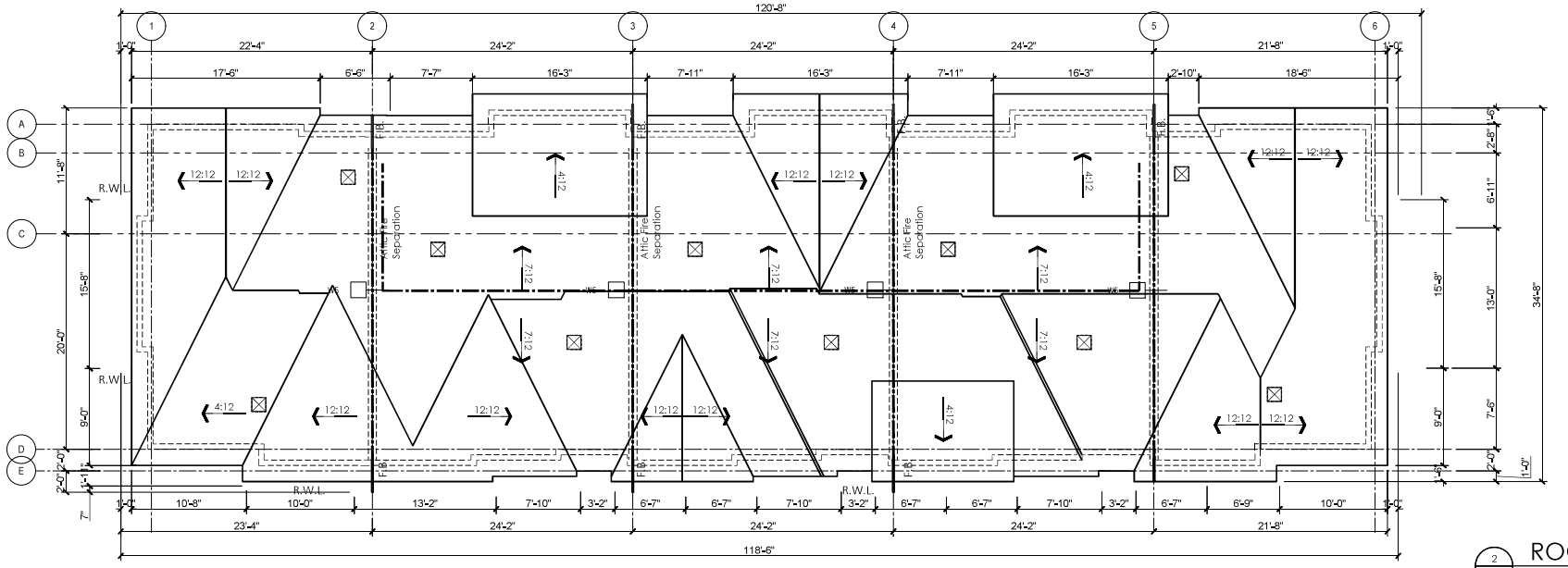
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-5

A 2.5A



1 Level 3
3/32"=1'



2 ROOF PLAN
3/32"=1'

FLAT ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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PROJECT INFO:
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at 6848 204 St. Langley, BC

CLIENT:
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DATE
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PROJECT NO:
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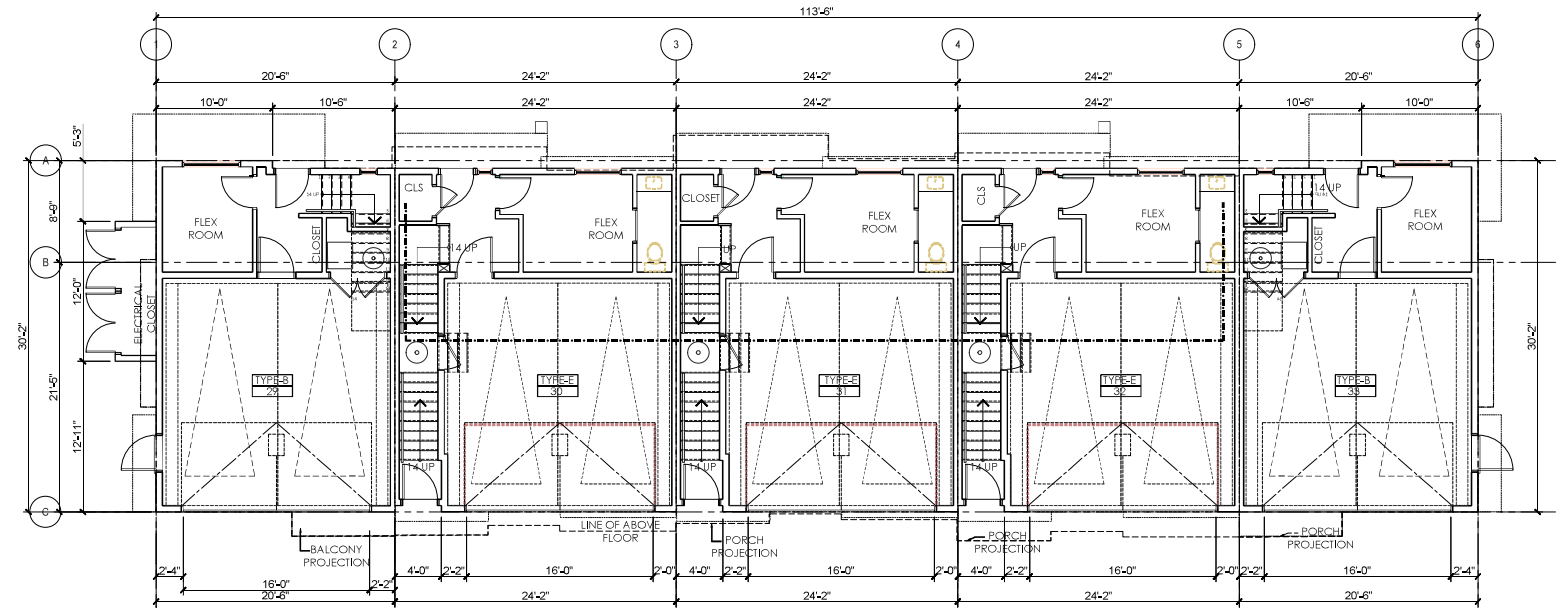
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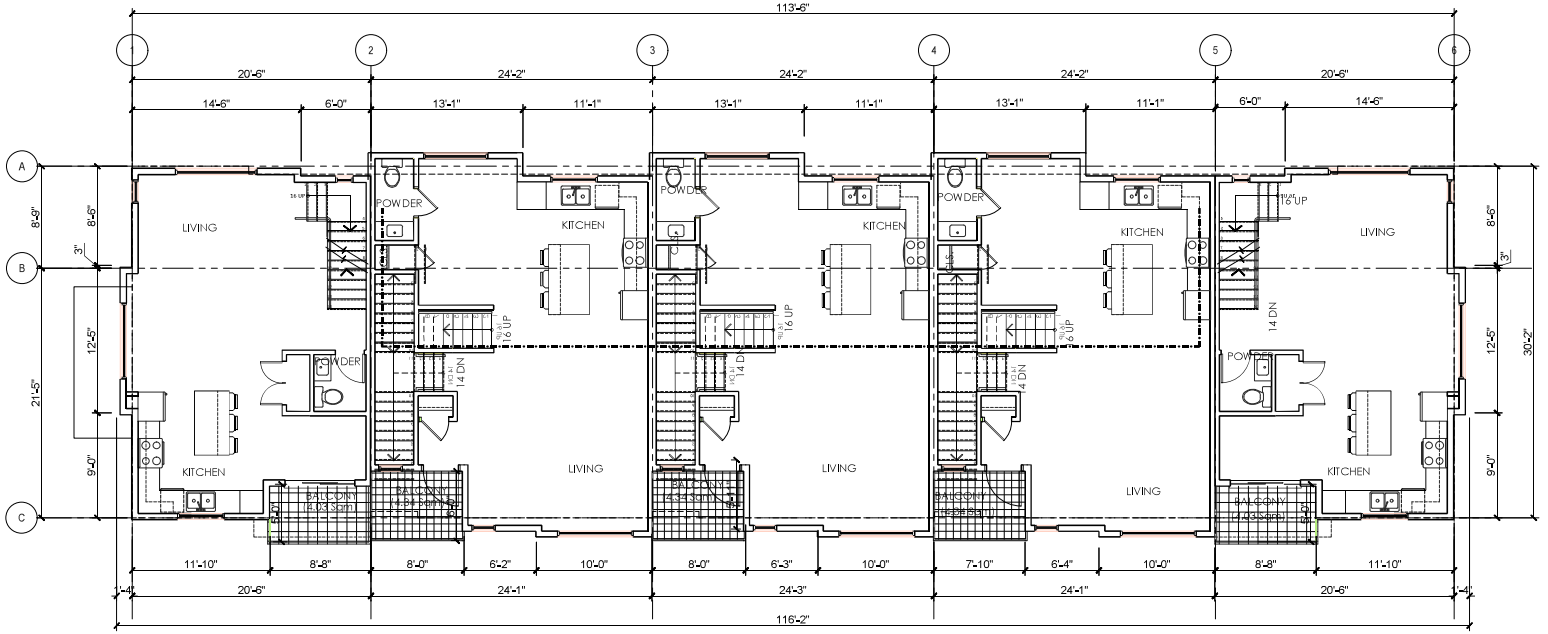
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-5

A 2.5B



1 Level 1
3/32"=1'



2 Level 2
3/32"=1'

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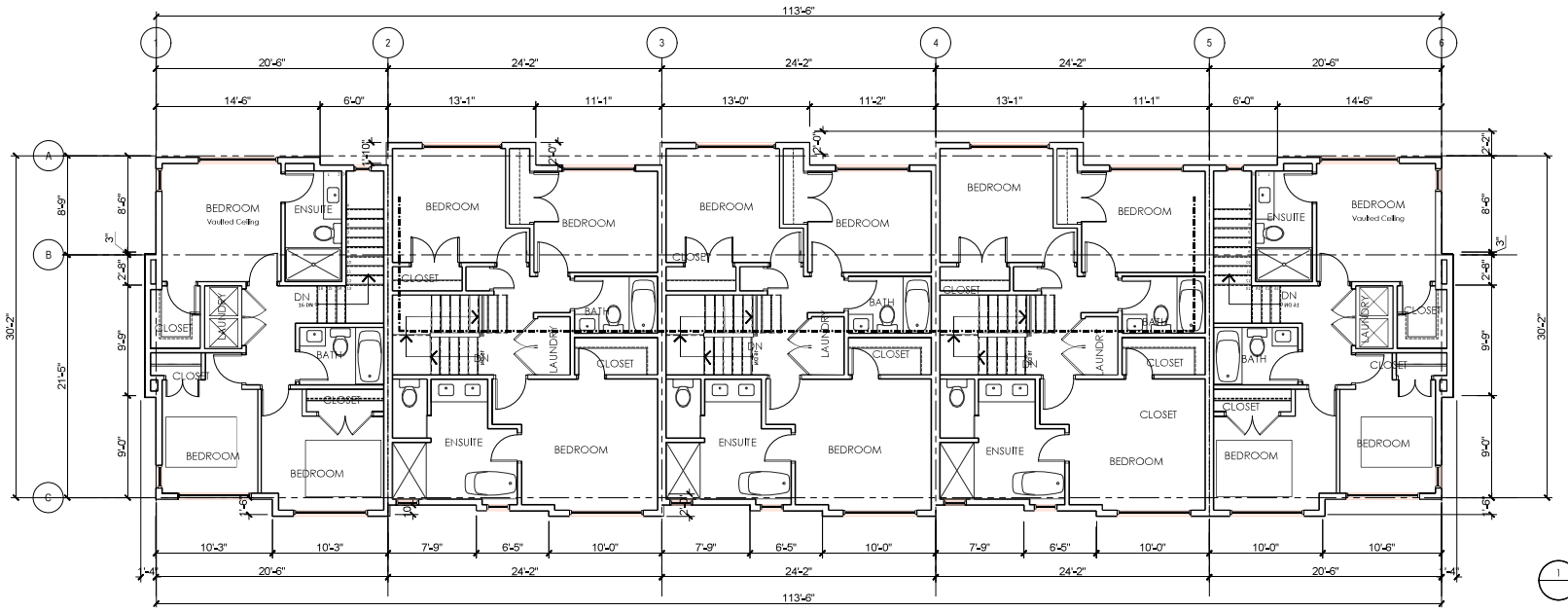
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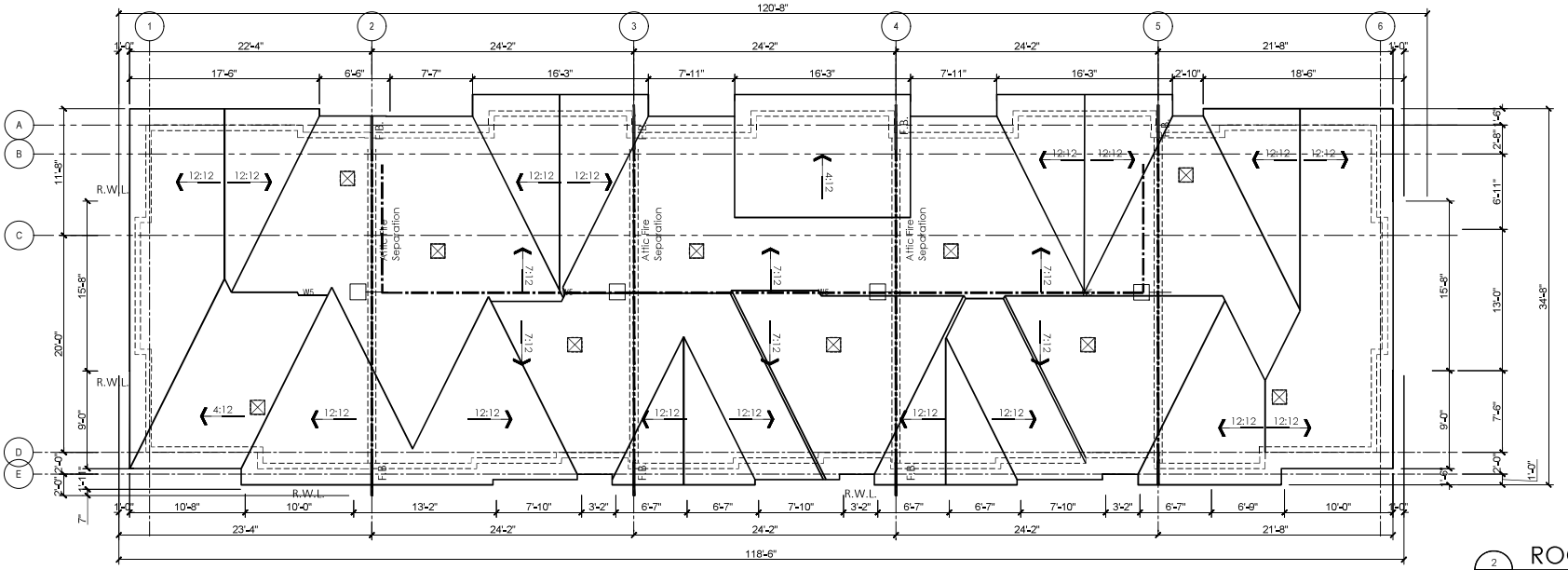
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-6

A 2.6A



1 Level 3
3/32"=1'



2 ROOF PLAN
3/32"=1'

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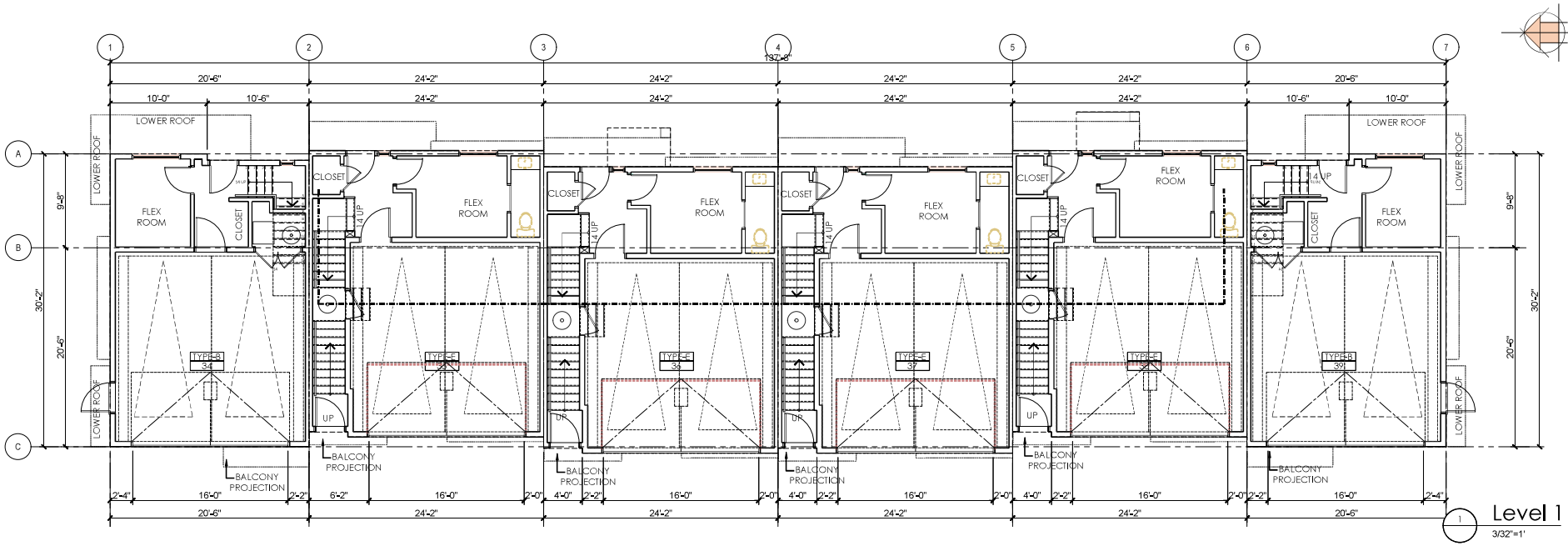
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R.W

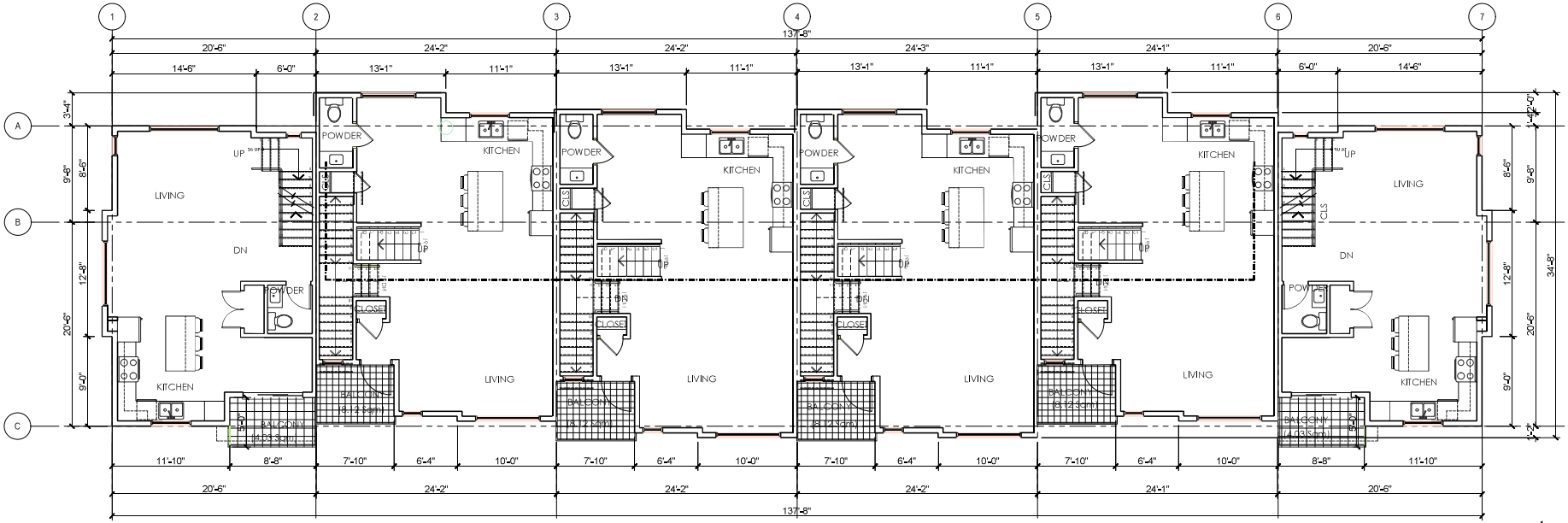
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-6

A 2.6B



Level 1
3/32"=1'



Level 2
3/32"=1'

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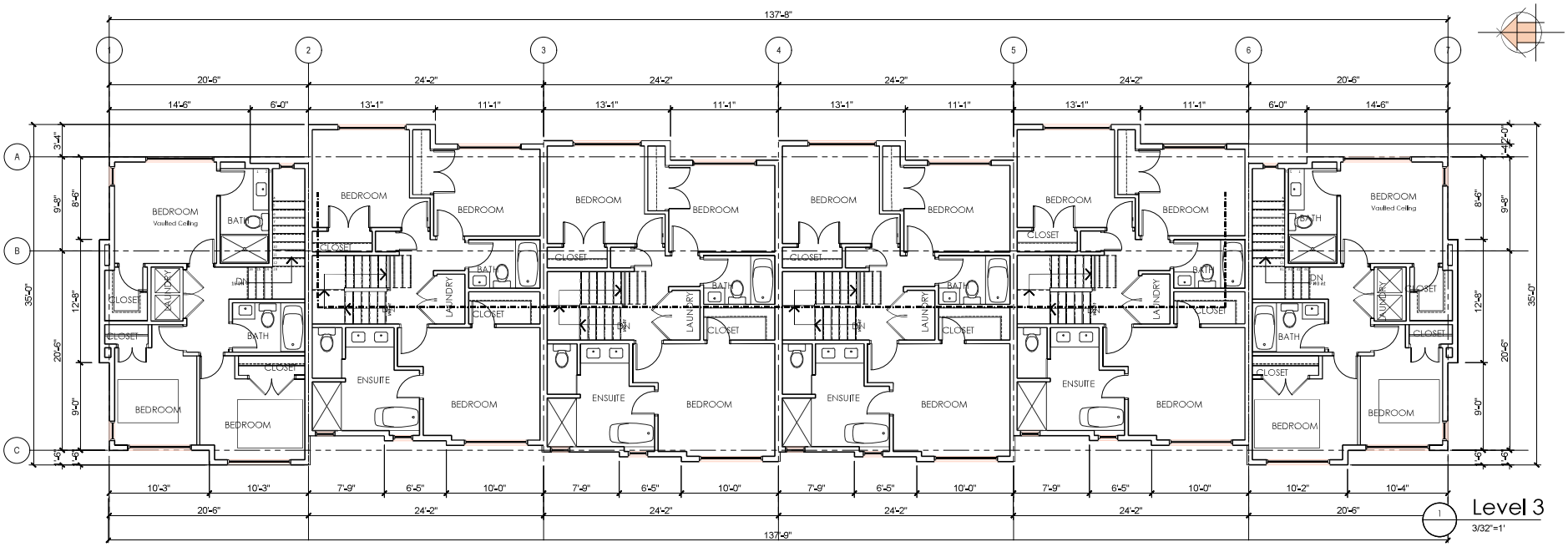
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DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

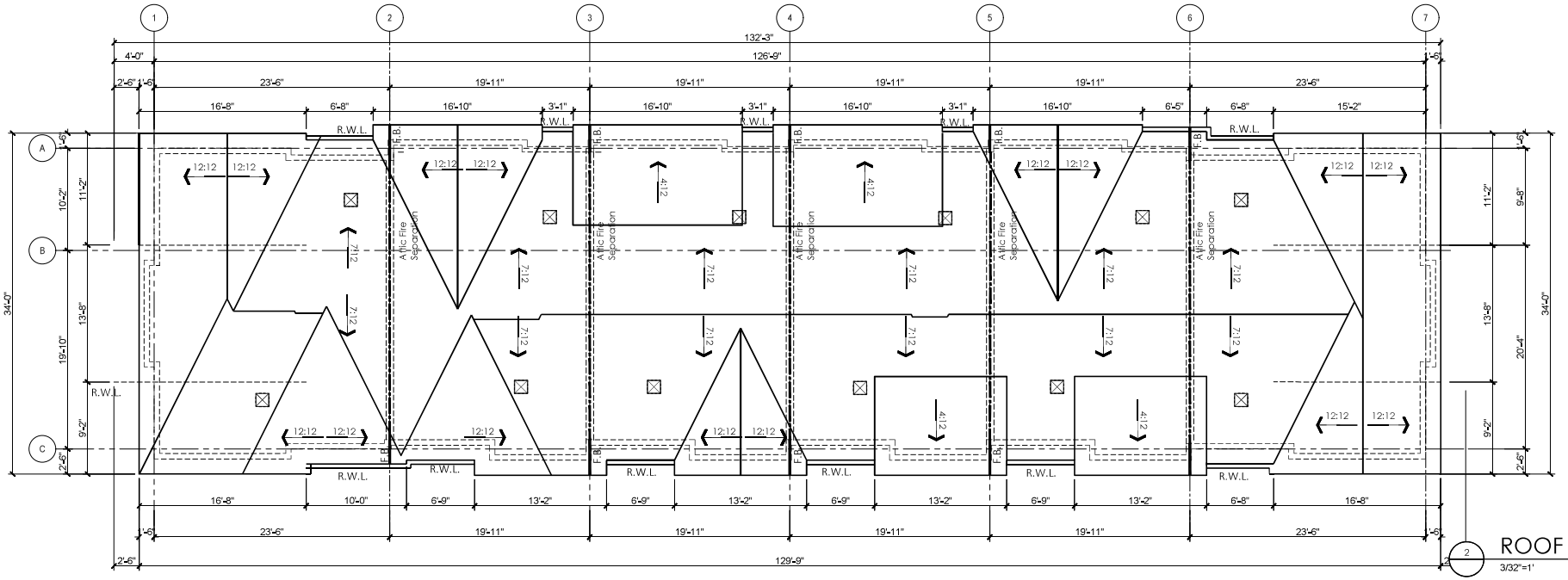
FLOOR PLANS
Building-7

A 2.7A



Level 3

3/32"=1'



ROOF PLAN

3/32"=1'

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PROJECT NO:
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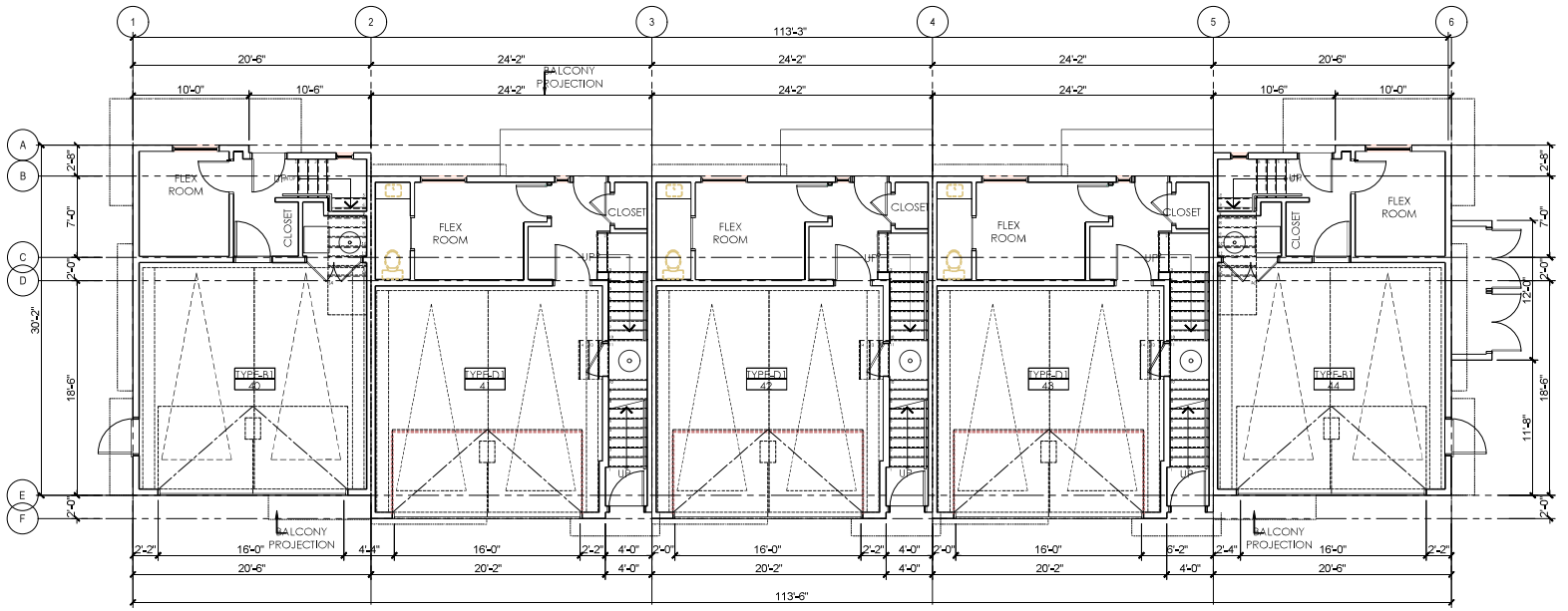
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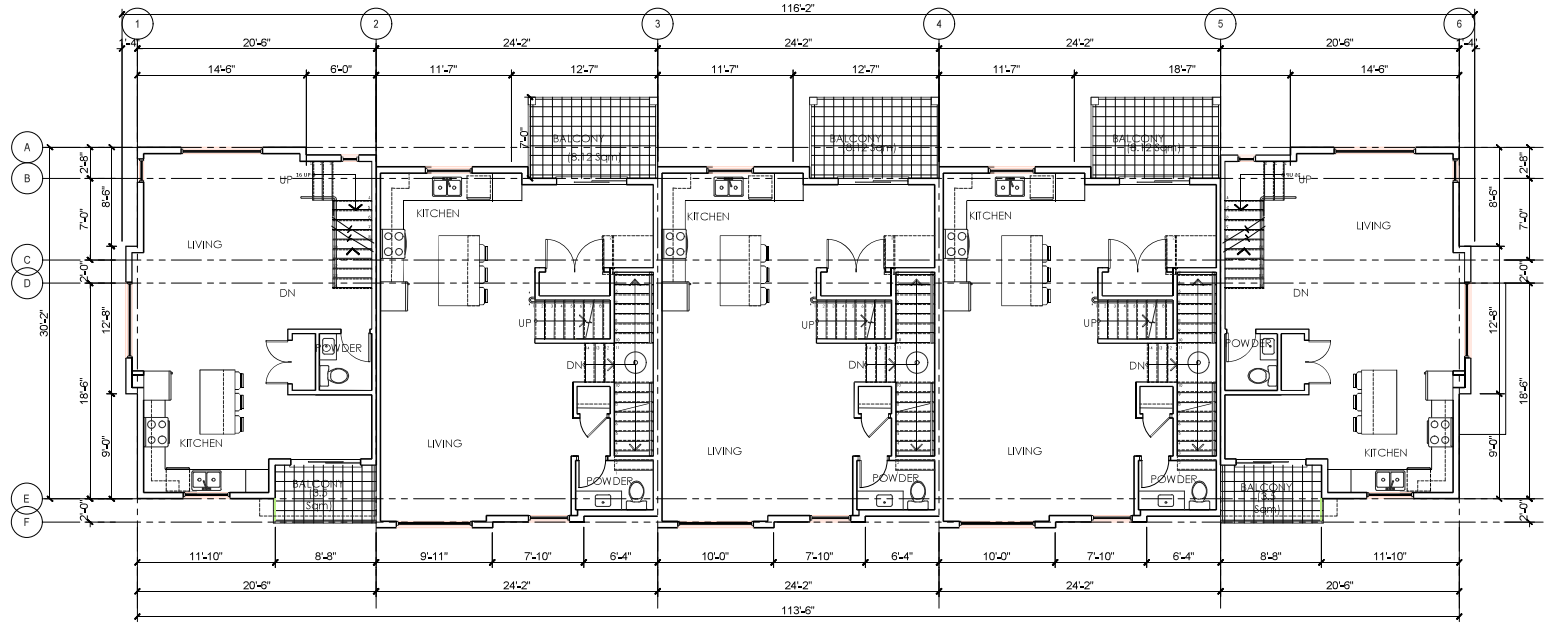
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-7

A 2.7B



1 Level 1
3/32"=1'



2 Level 2
3/32"=1'

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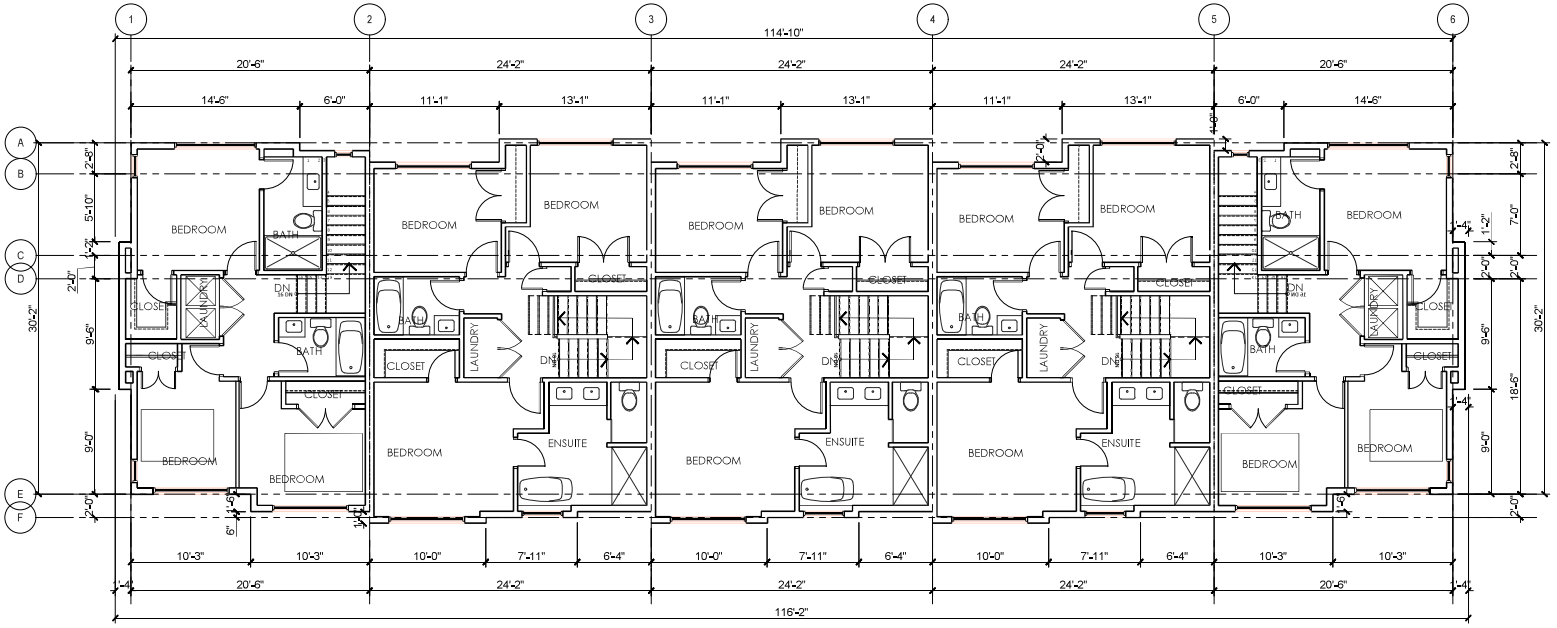
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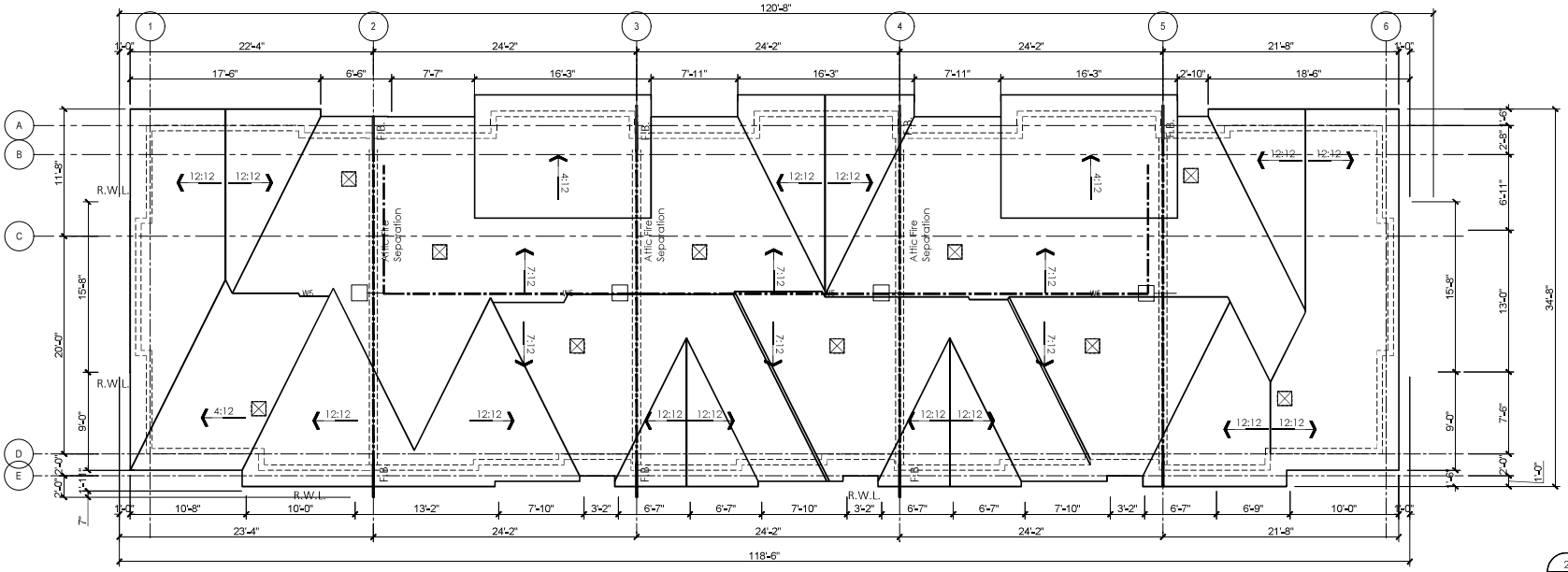
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-8

A 2.8A



1 Level 3
3/32"=1'



2 ROOF PLAN
3/32"=1'

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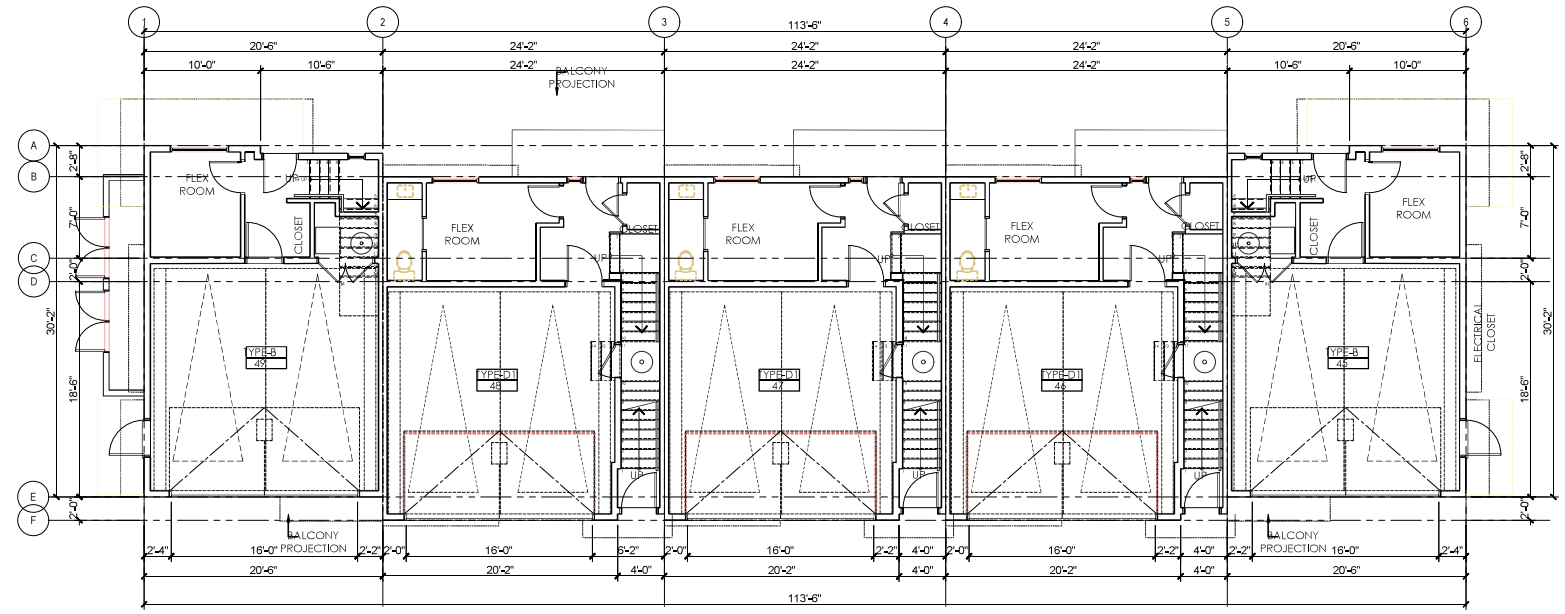
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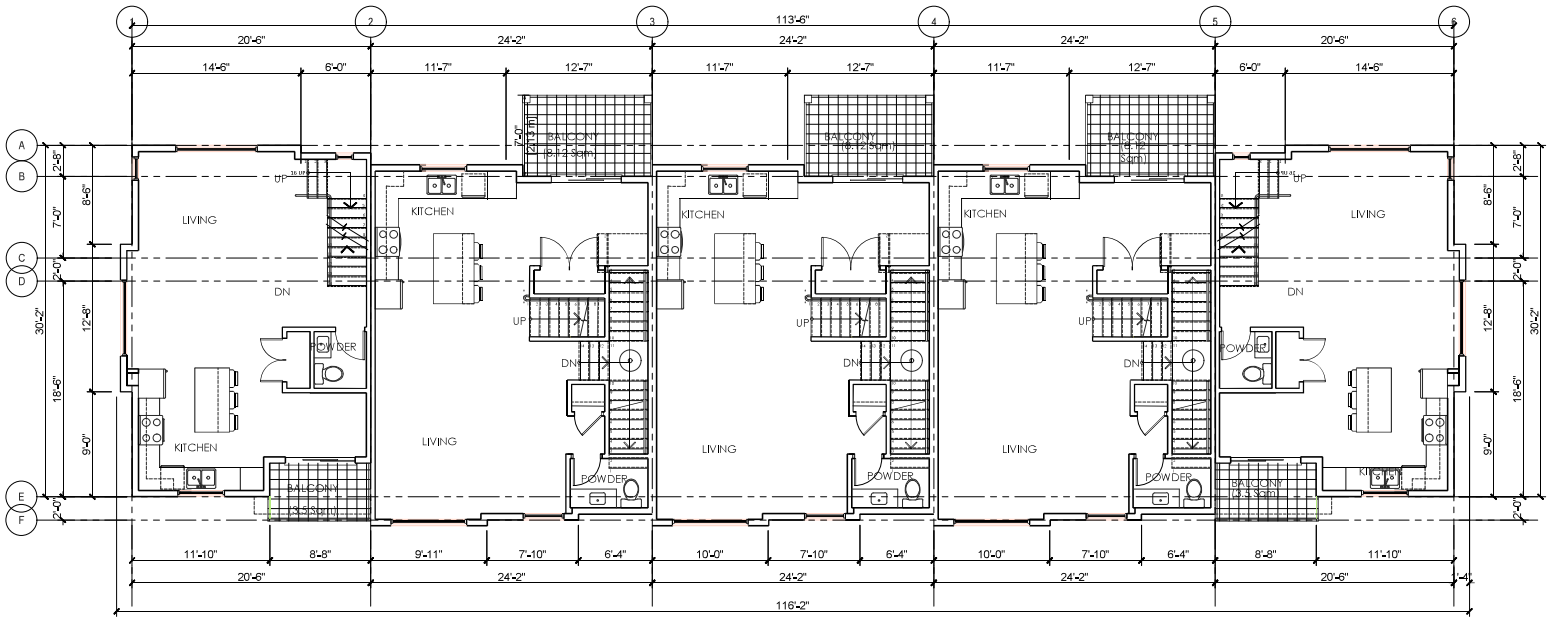
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-8

A 2.8B



1 Level 1
3/32"=1'



2 Level 2
3/32"=1'

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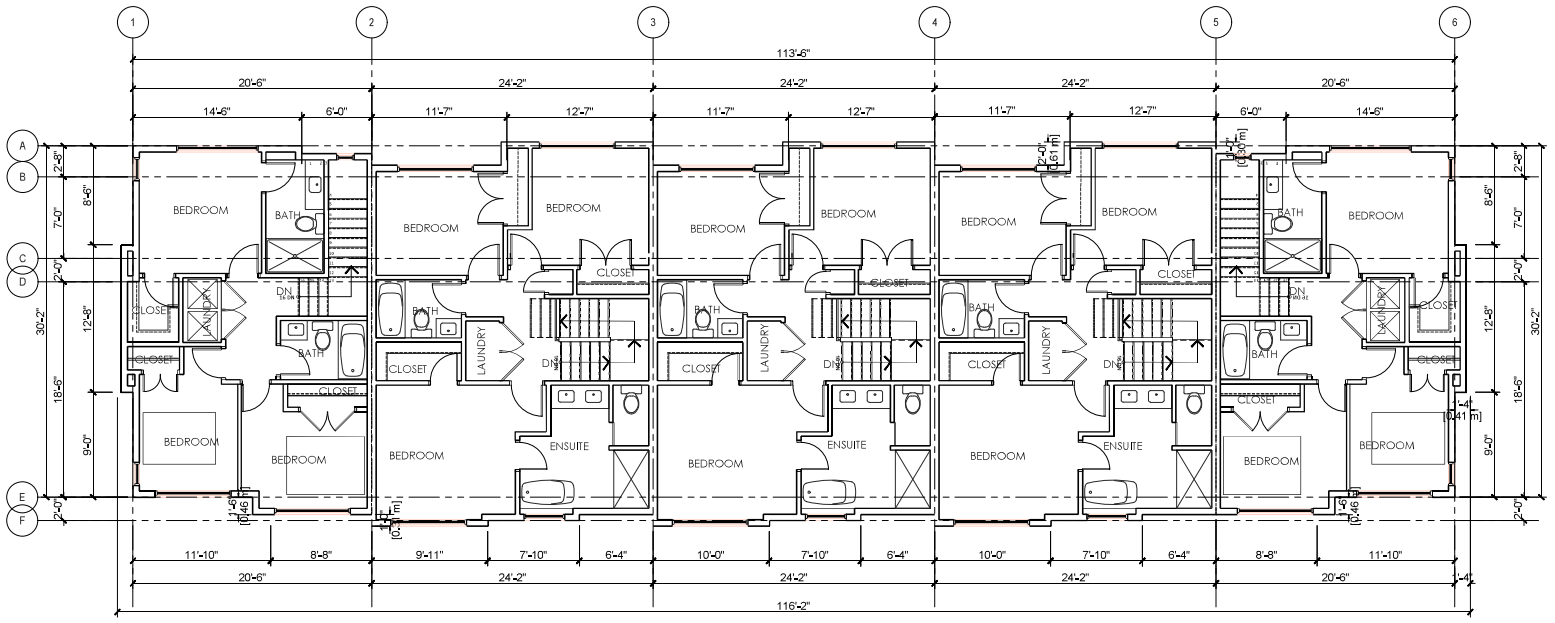
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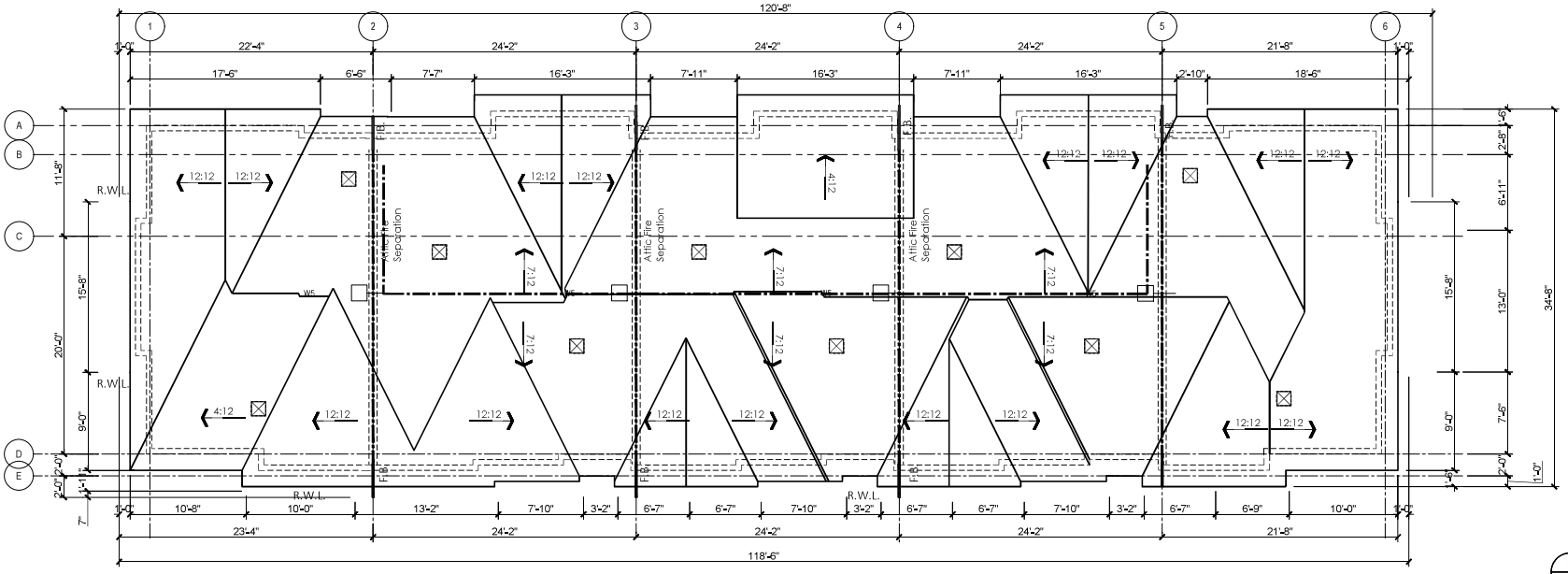
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-9

A 2.9A



1 Level 3
3/32"=1'



2 ROOF PLAN
3/32"=1'

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PROJECT NO:
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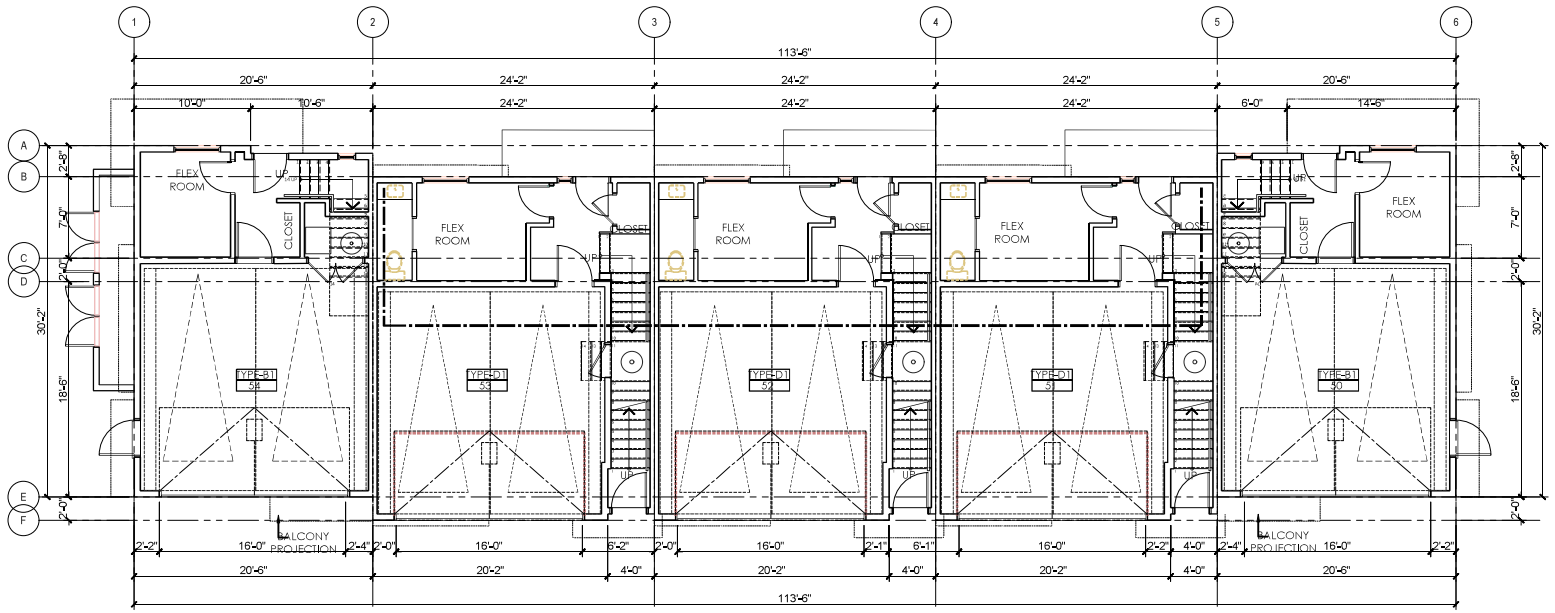
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R.W

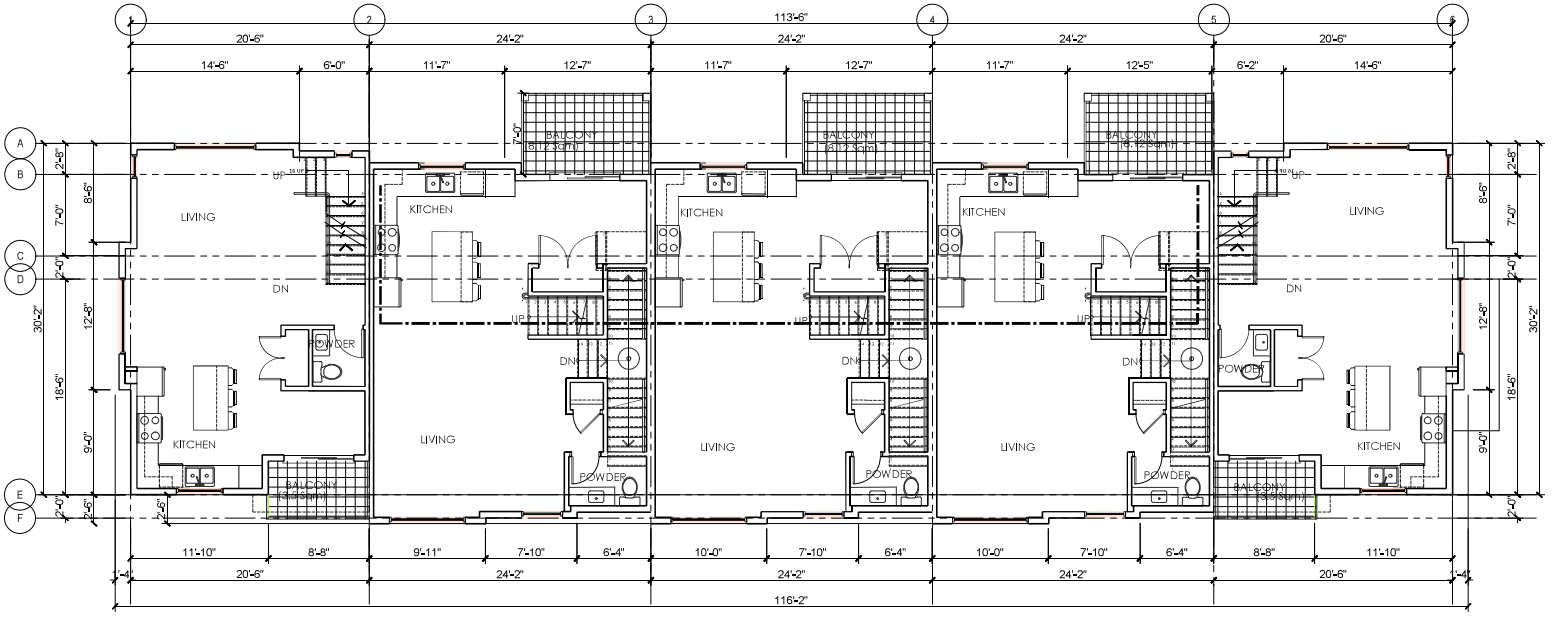
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-9

A 2.9B



1 Level 1
3/32"=1'



2 Level 2
3/32"=1'

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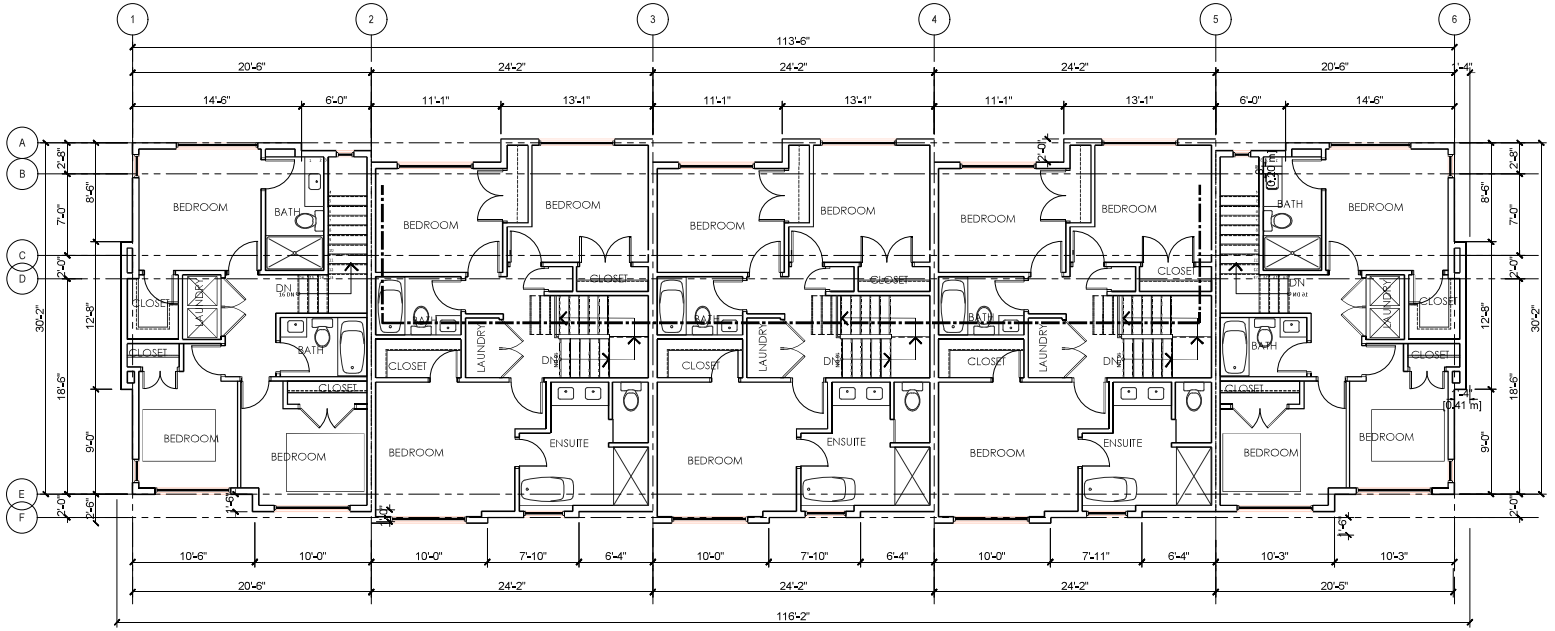
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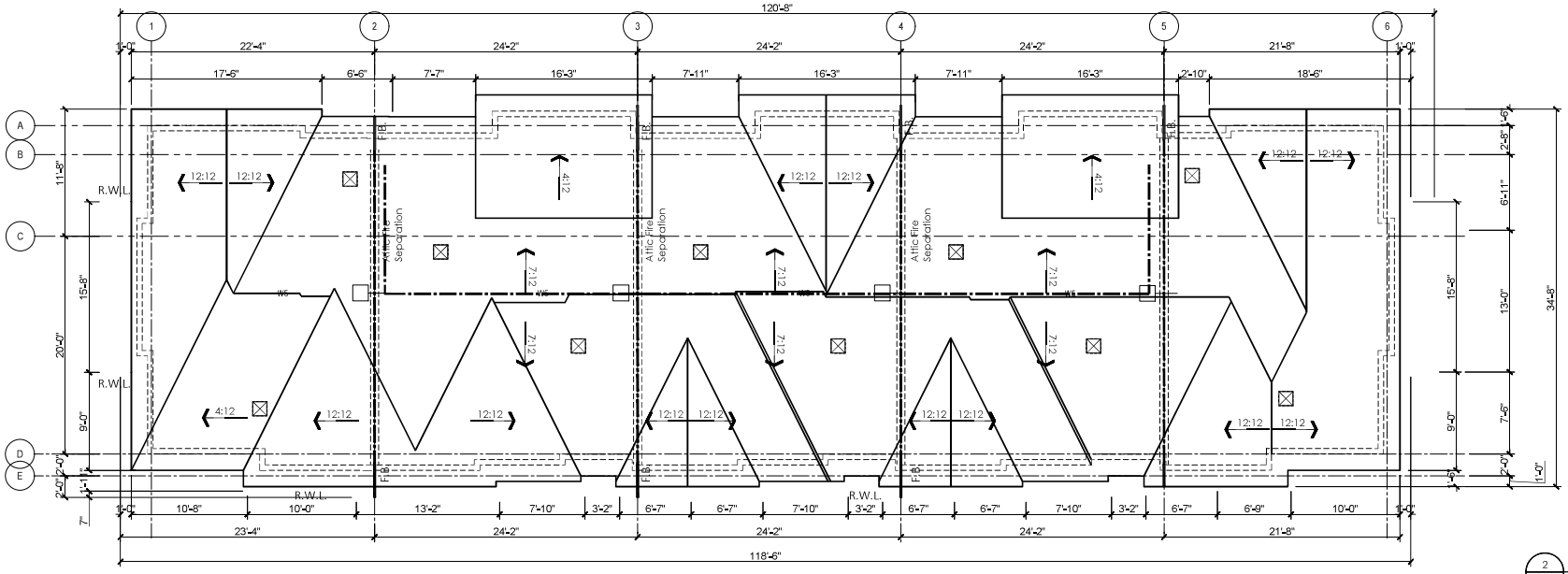
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-10

A 2.10A



1 Level 3
3/32"=1'



2 ROOF PLAN
3/32"=1'

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CLIENT:
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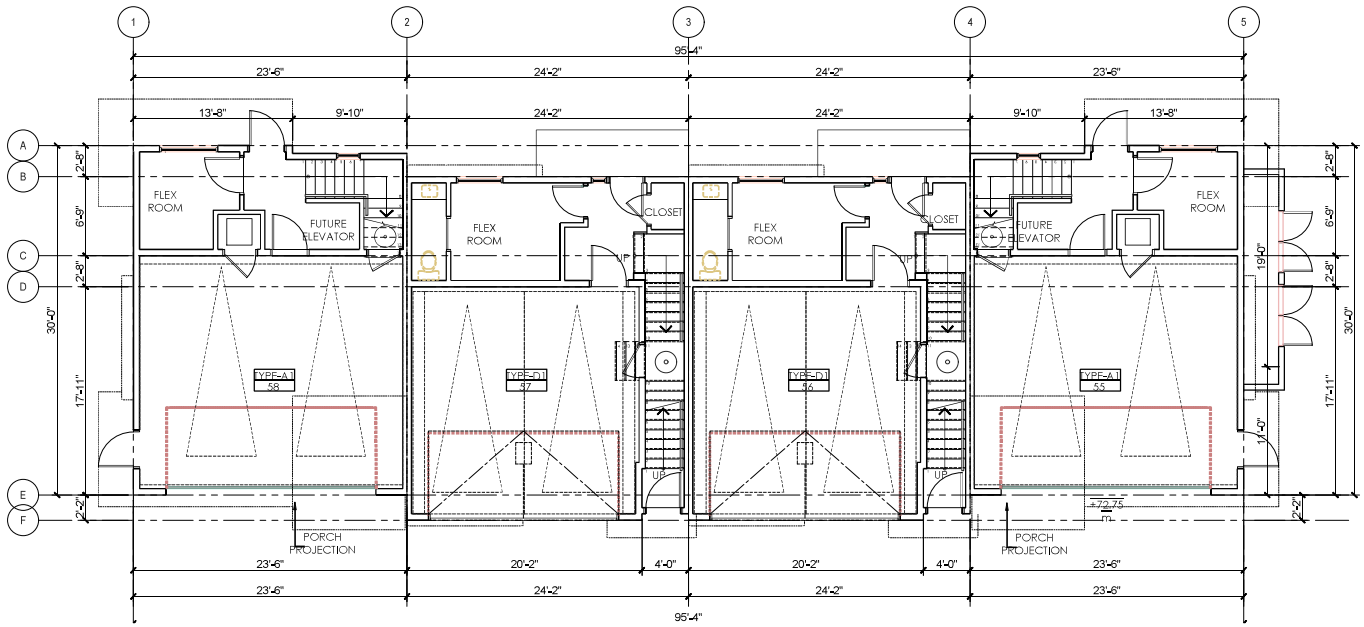
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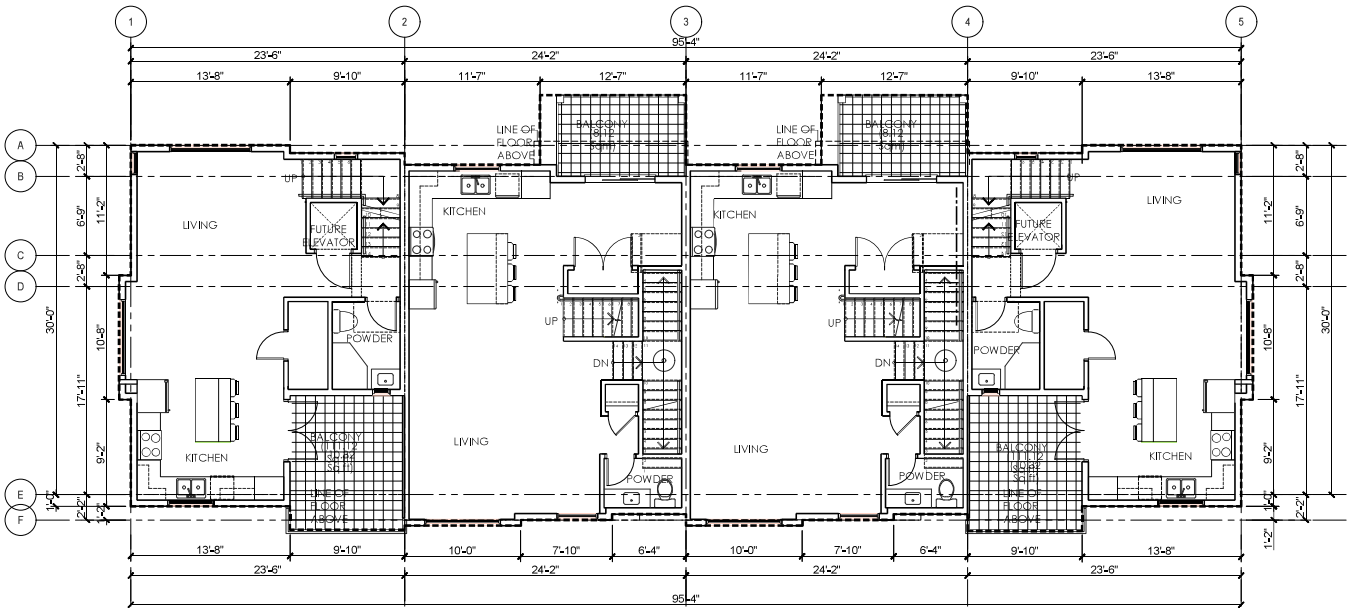
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-10

A 2.10B



1 Level 1
3/32"=1'



2 Level 2
3/32"=1'

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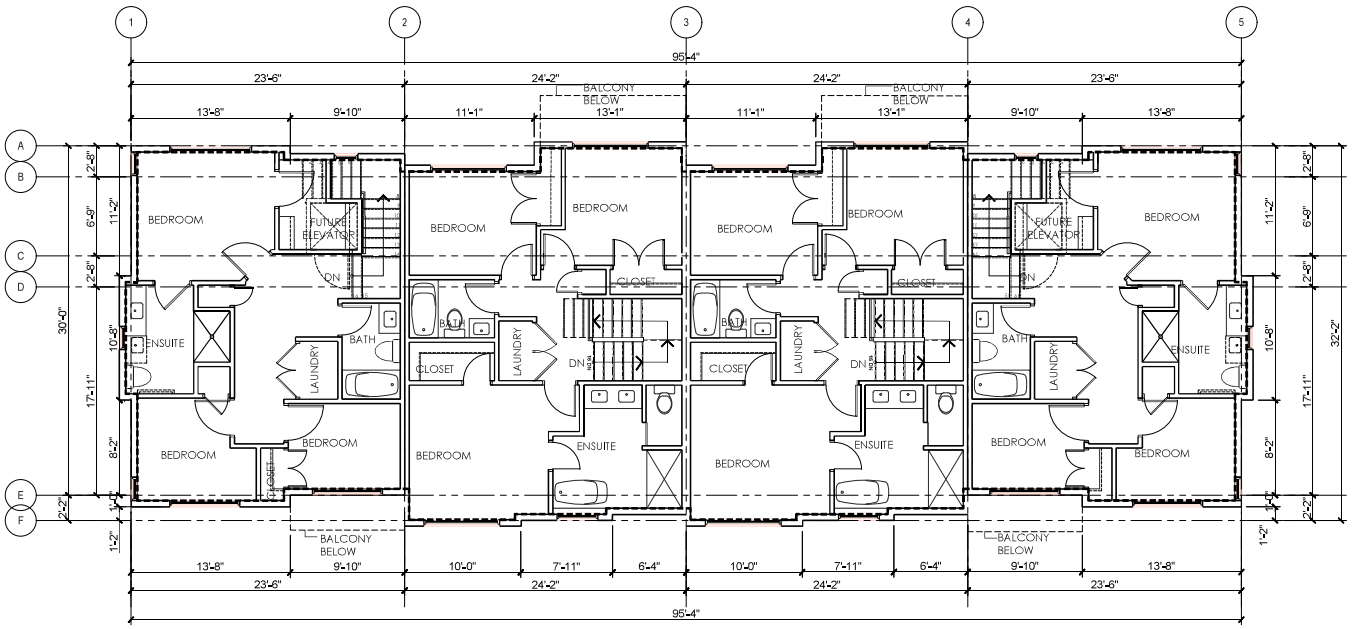
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R.W

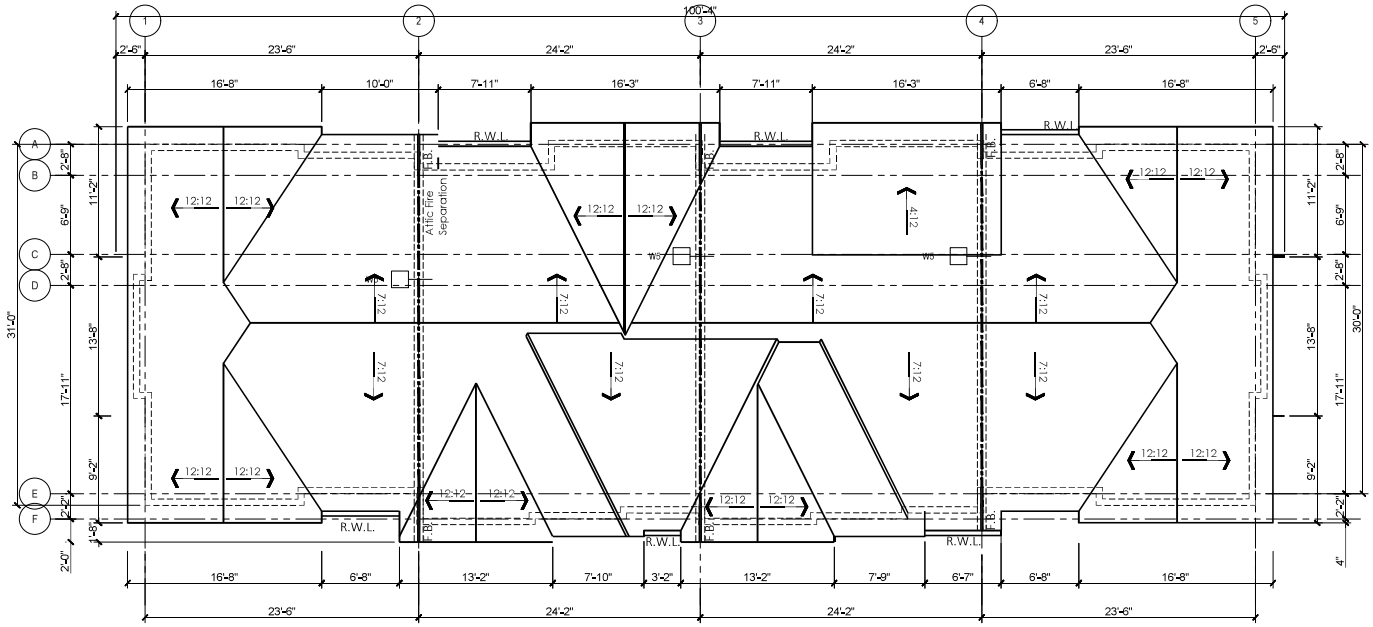
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-11

A 2.11A



1 Level 3
3/32"=1'



2 ROOF PLAN
3/32"=1'

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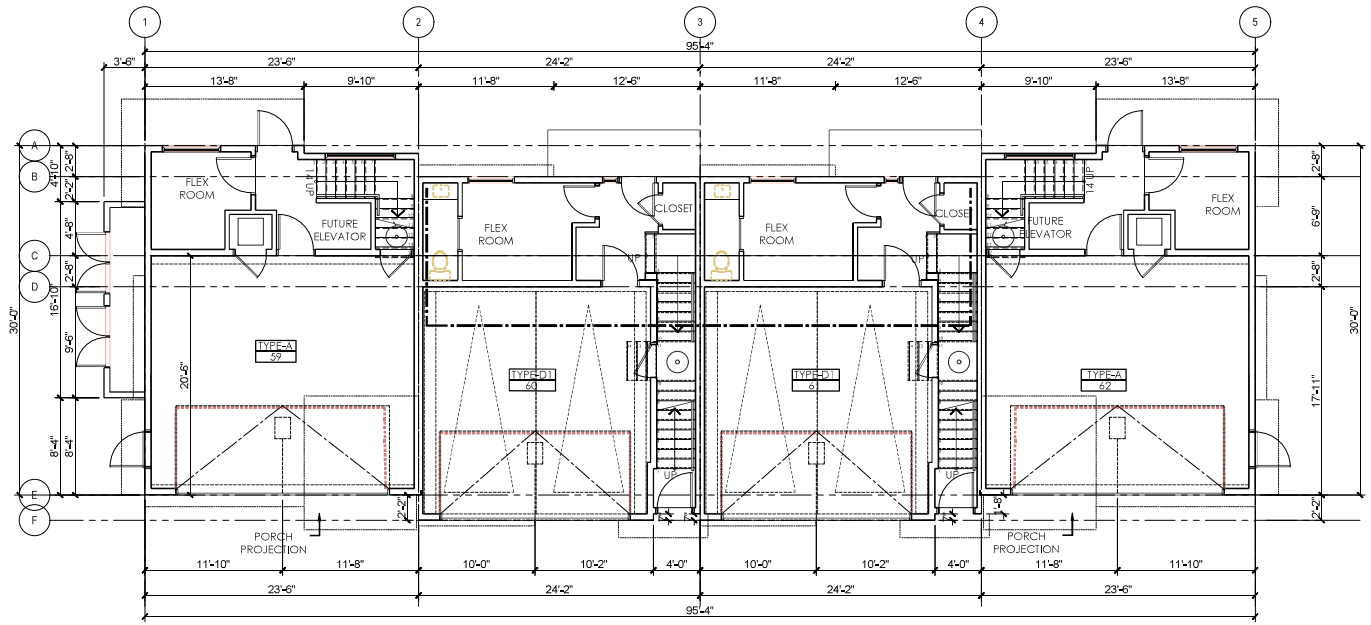
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R.W

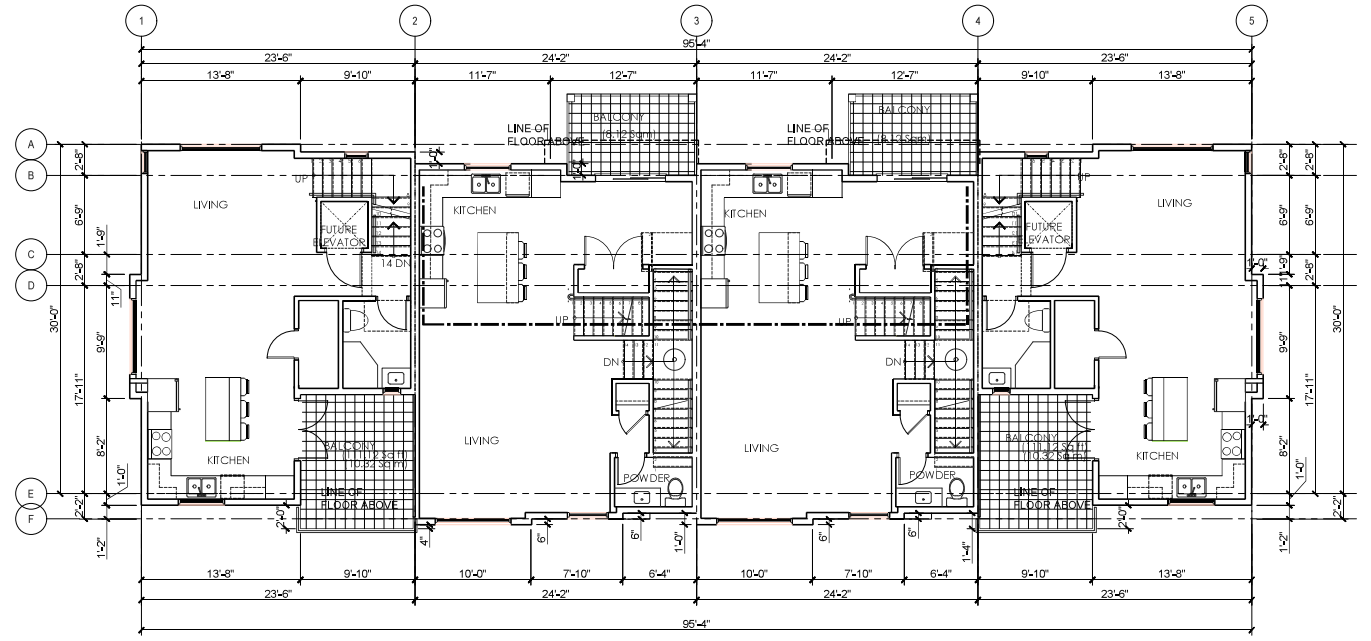
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-11

A 2.11B



1 Level 1
3/32"=1'



2 Level 2
3/32"=1'

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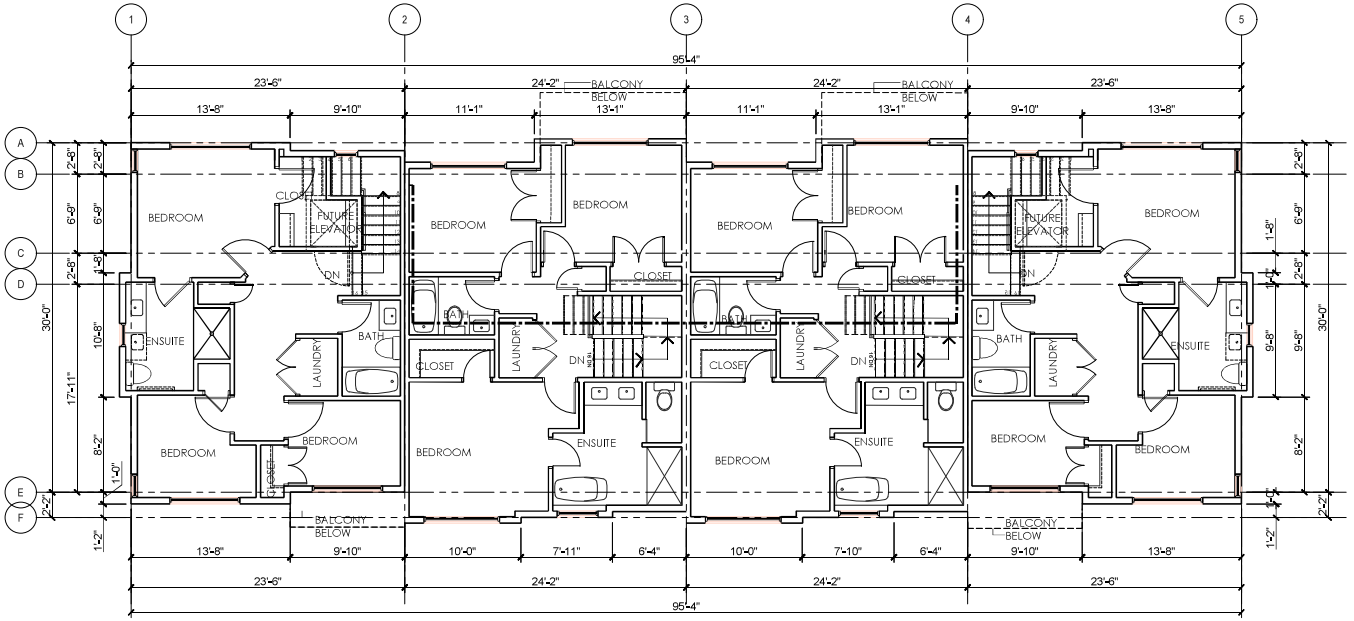
SCALE:
3/32"=1'

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R.W

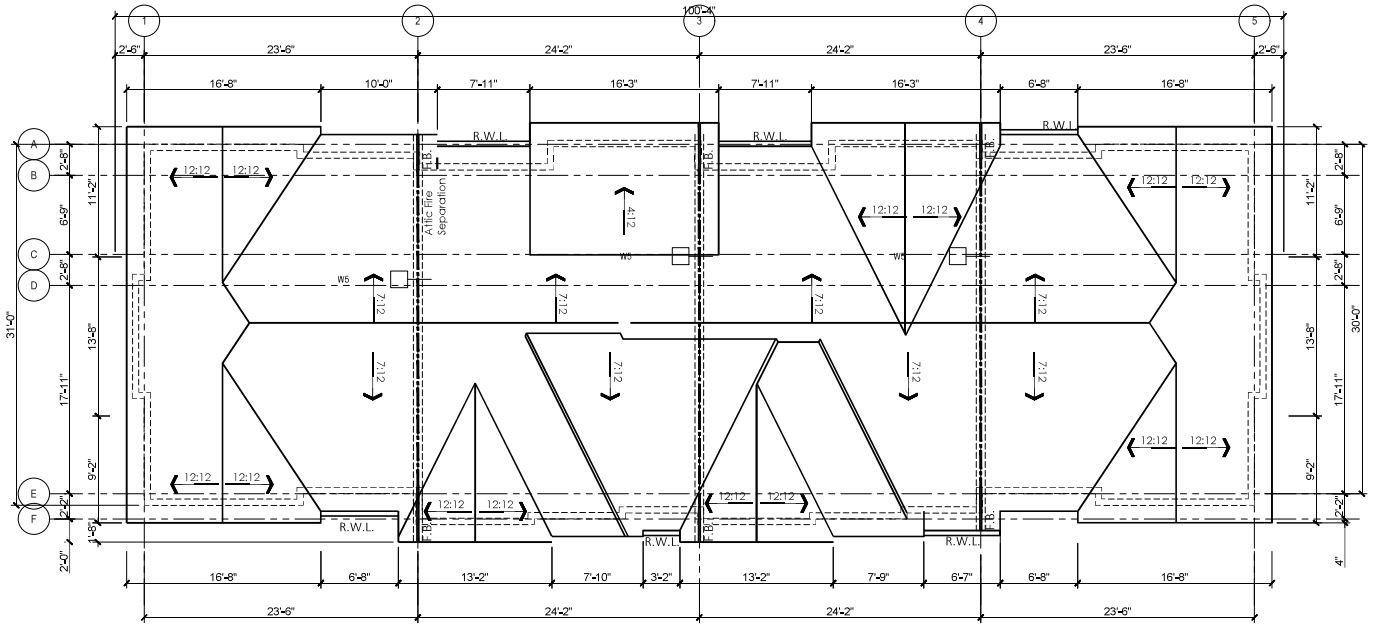
REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-12

A 2.12A



1 Level 3
3/32"=1'



2 ROOF PLAN
3/32"=1'

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DATE: 2-Aug-24

PROJECT NO: 18-102

SCALE: 3/32"=1'

DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

FLOOR PLANS
Building-12

A 2.12B





F - Roof Shingles
Color - Gray

G - Paint
Color - Dark Gray

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

H - Batten Board Fibre cement Siding
Color - Chantilly Lace 2121-70 (Benjamin Moore)

I - Vertical Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

D - Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

E - Horizontal Fibre cement Siding
Color - White Water 2120-60 (Benjamin Moore)

FLAT ARCHITECTURE INC
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CLIENT: Sanghera

DATE 7-Aug-24

PROJECT NO: 18-102

SCALE:

DRAWN BY: R.W

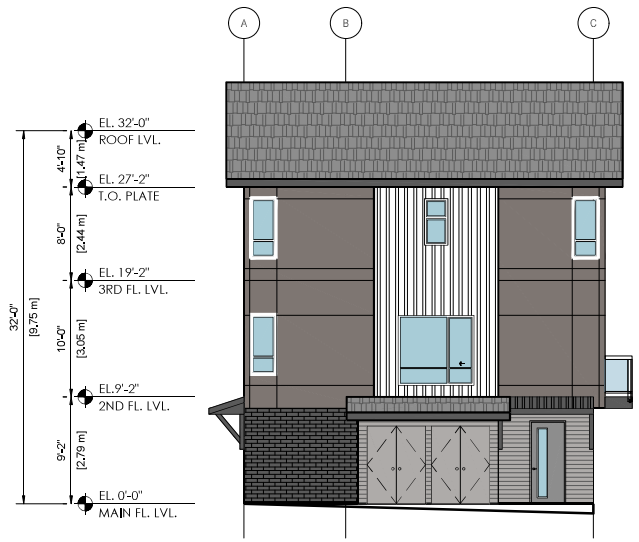
REV	DESCRIPTION	BY	DATE

Material Board

A 3.0



1 West Elevation
3/32"=1'-0"



2 South Elevation
3/32"=1'-0"

FINISH SCHEDULE

- A - Brick Cladding (Mora Bricks)
  Color - Dark Gray Clinker
- B - Fibre cement Siding
  Color - Taos Taupe 2111-40 (Benjamin Moore)
- C - Horizontal Fibre cement Siding
  Color - Barren Plain 2111-60 (Benjamin Moore)
- D - Fibre cement Siding
  Color - Smoke Gray 2120-40 (Benjamin Moore)
- E - Horizontal Fibre cement Siding
  Color - White Water 2120-60 (Benjamin Moore)
- F - Roof Shingles
  Color - Gray
- G - Paint
  Color - Dark Gray
- H - Batten Board Fibre cement Siding
  Color - Chantilly Lace 2121-70 (Benjamin Moore)
- I - Vertical Fibre cement Siding
  Color - Taos Taupe 2111-40 (Benjamin Moore)
- J - Vertical Fibre cement Siding
  Color - Smoke Gray 2120-40 (Benjamin Moore)

FLAT ARCHITECTURE
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
Townhouse Development
at 6848 204 St. Langley, BC

CLIENT:
Sanghera

DATE
7-Aug-24

PROJECT NO:
18-102

SCALE:
3/32"=1'

DRAWN BY:
R.W

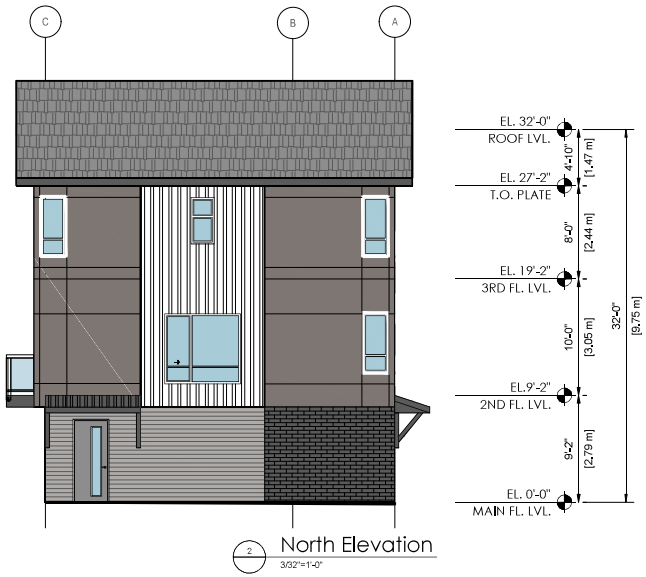
REV	DESCRIPTION	BY	DATE

Elevation
Building-1

A 3.1A



1 East Elevation
3/32"=1'-0"



2 North Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

D - Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

E - Horizontal Fibre cement Siding
Color - White Water 2120-60 (Benjamin Moore)

F - Roof Shingles
Color - Gray

G - Paint
Color - Dark Gray

H - Batten Board Fibre cement Siding
Color - Chantilly Lace 2121-70 (Benjamin Moore)

I - Vertical Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

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CLIENT: Sanghera

DATE 7-Aug-24
PROJECT NO: 18-102
SCALE: 3/32"=1'
DRAWN BY: R.W

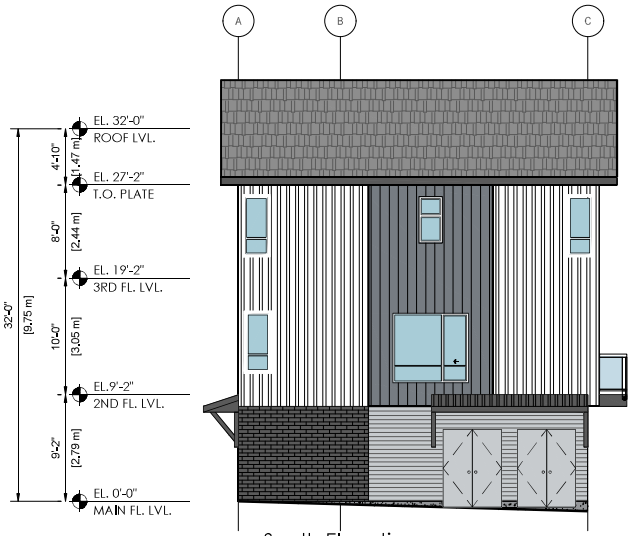
REV	DESCRIPTION	BY	DATE

Elevation Building-1

A 3.1B



1 West Elevation
3/32"=1'-0"



2 South Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

D - Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

E - Horizontal Fibre cement Siding
Color - White Water 2120-60 (Benjamin Moore)

F - Roof Shingles
Color - Gray

G - Paint
Color - Dark Gray

H - Batten Board Fibre cement Siding
Color - Chantilly Lace 2121-70 (Benjamin Moore)

I - Vertical Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

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Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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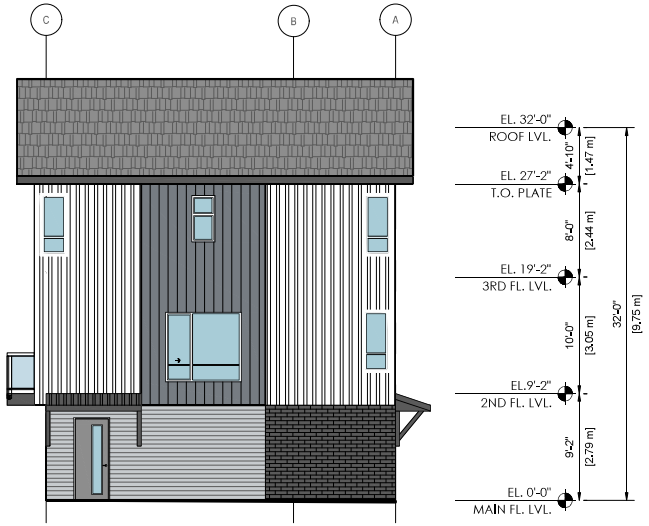
REV	DESCRIPTION	BY	DATE

Elevation Building-2

A 3.2A



1 East Elevation
3/32"=1'-0"



2 North Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

D - Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

E - Horizontal Fibre cement Siding
Color - White Water 2120-60 (Benjamin Moore)

F - Roof Shingles
Color - Gray

G - Paint
Color - Dark Gray

H - Batten Board Fibre cement Siding
Color - Chantilly Lace 2121-70 (Benjamin Moore)

I - Vertical Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

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CLIENT: Sanghera

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PROJECT NO: 18-102

SCALE: 3/32"=1'

DRAWN BY: R.W

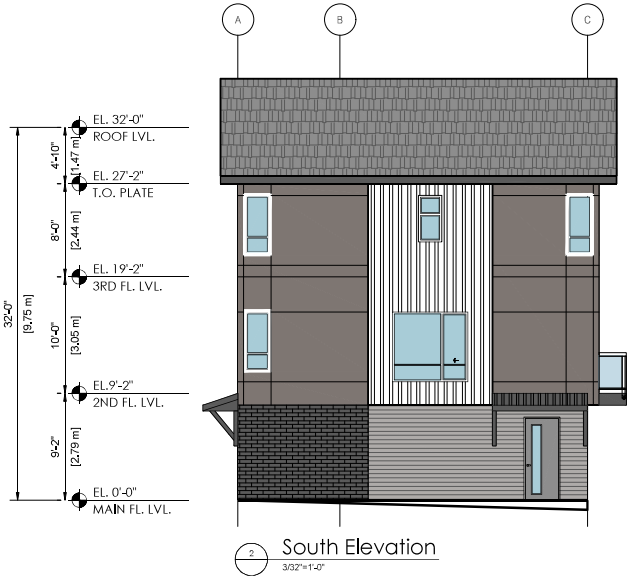
REV	DESCRIPTION	BY	DATE

Elevation Building-2

A 3.2B



1 West Elevation
3/32"=1'-0"



2 South Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

D - Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

E - Horizontal Fibre cement Siding
Color - White Water 2120-60 (Benjamin Moore)

F - Roof Shingles
Color - Gray

G - Paint
Color - Dark Gray

H - Batten Board Fibre cement Siding
Color - Chantilly Lace 2121-70 (Benjamin Moore)

I - Vertical Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

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SCALE: 3/32"=1'

DRAWN BY: R.W

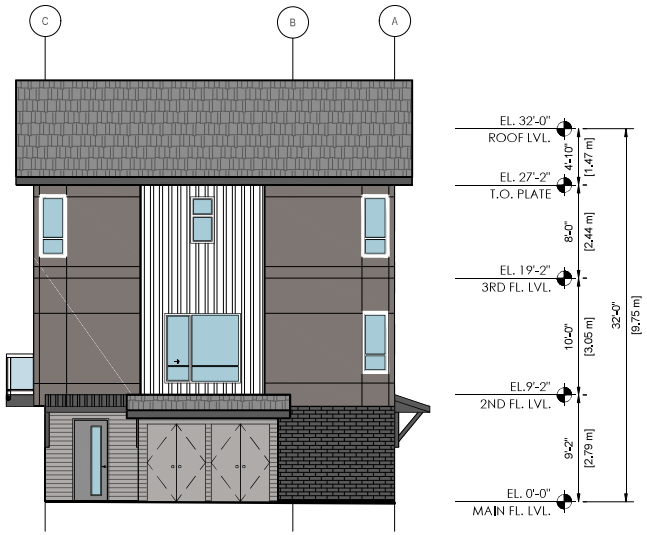
REV	DESCRIPTION	BY	DATE

Elevation Building-3

A 3.3A



1 East Elevation
3/32"=1'-0"



2 North Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

D - Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

E - Horizontal Fibre cement Siding
Color - White Water 2120-60 (Benjamin Moore)

F - Roof Shingles
Color - Gray

G - Paint
Color - Dark Gray

H - Batten Board Fibre cement Siding
Color - Chantilly Lace 2121-70 (Benjamin Moore)

I - Vertical Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

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SCALE: 3/32"=1'

DRAWN BY: R.W

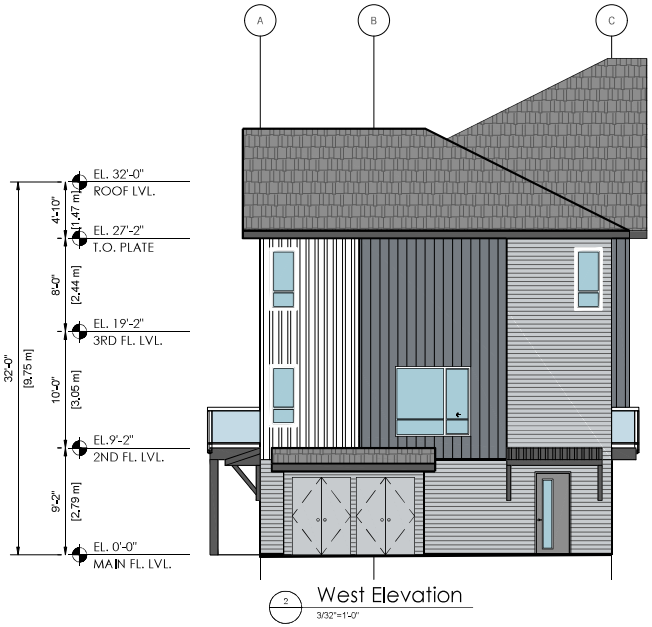
REV	DESCRIPTION	BY	DATE

Elevation Building-3

A 3.3B



1 North Elevation
3/32"=1'-0"



2 West Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

D - Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

E - Horizontal Fibre cement Siding
Color - White Water 2120-60 (Benjamin Moore)

F - Roof Shingles
Color - Gray

G - Paint
Color - Dark Gray

H - Batten Board Fibre cement Siding
Color - Chantilly Lace 2121-70 (Benjamin Moore)

I - Vertical Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

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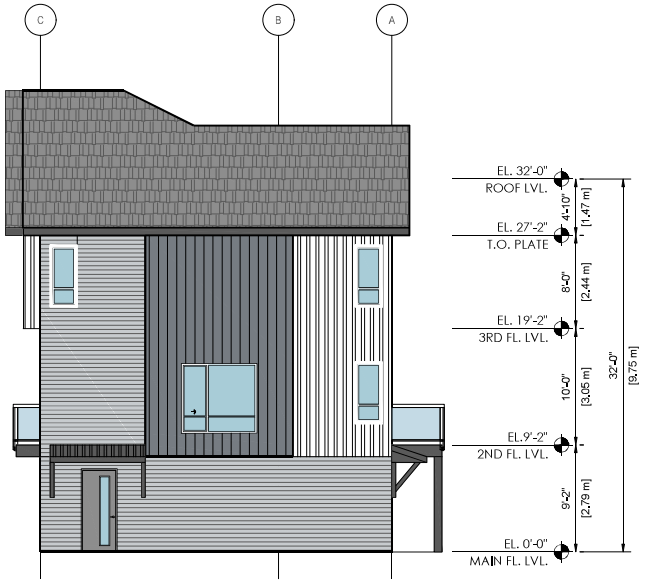
REV	DESCRIPTION	BY	DATE

Elevation Building-4

A 3.4A



1 South Elevation
3/32"=1'-0"



2 East Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

D - Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

E - Horizontal Fibre cement Siding
Color - White Water 2120-60 (Benjamin Moore)

F - Roof Shingles
Color - Gray

G - Paint
Color - Dark Gray

H - Batten Board Fibre cement Siding
Color - Chantilly Lace 2121-70 (Benjamin Moore)

I - Vertical Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

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SCALE: 3/32"=1'

DRAWN BY: R.W

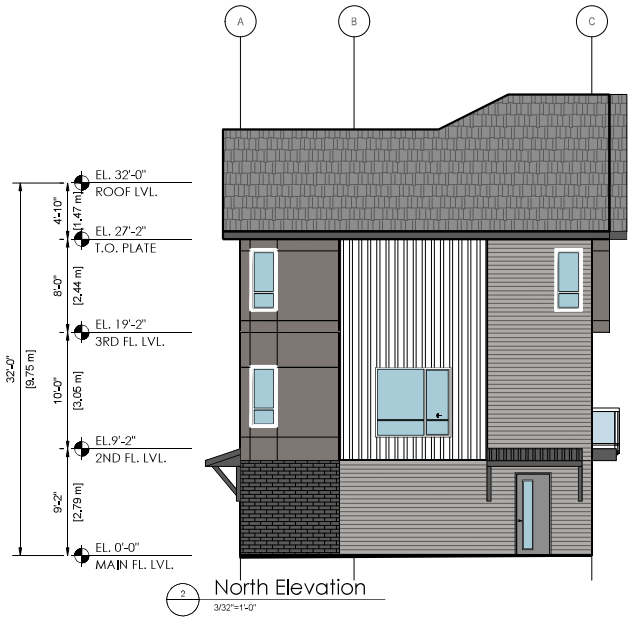
REV	DESCRIPTION	BY	DATE

Elevation Building-4

A 3.4B



1 East Elevation
3/32"=1'-0"



2 North Elevation
3/32"=1'-0"

FINISH SCHEDULE

- A - Brick Cladding (Mora Bricks)
  Color - Dark Gray Clinker
- B - Fibre cement Siding
  Color - Taos Taupe 2111-40 (Benjamin Moore)
- C - Horizontal Fibre cement Siding
  Color - Barren Plain 2111-60 (Benjamin Moore)
- D - Fibre cement Siding
  Color - Smoke Gray 2120-40 (Benjamin Moore)
- E - Horizontal Fibre cement Siding
  Color - White Water 2120-60 (Benjamin Moore)
- F - Roof Shingles
  Color - Gray
- G - Paint
  Color - Dark Gray
- H - Batten Board Fibre cement Siding
  Color - Chantilly Lace 2121-70 (Benjamin Moore)
- I - Vertical Fibre cement Siding
  Color - Taos Taupe 2111-40 (Benjamin Moore)
- J - Vertical Fibre cement Siding
  Color - Smoke Gray 2120-40 (Benjamin Moore)

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Surrey BC, V3X 1G1
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contact@flatarchitecture.ca
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PROJECT INFO: Townhouse Development at 6848 204 St. Langley, BC
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DATE: 16-Aug-24
PROJECT NO: 18-102
SCALE: 3/32"=1'
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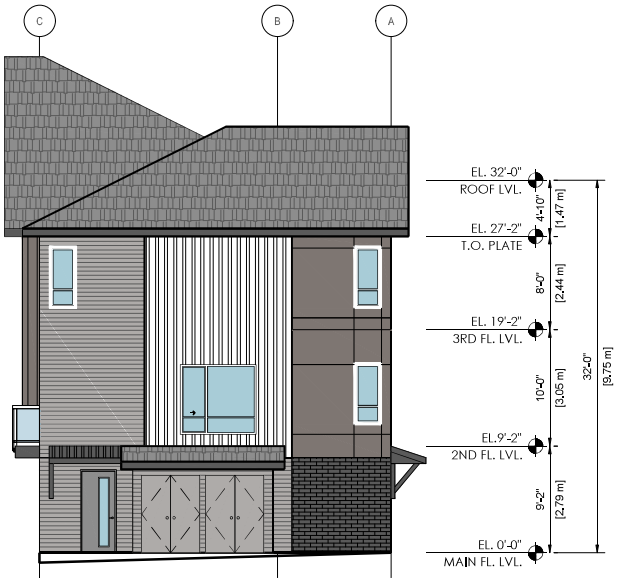
REV	DESCRIPTION	BY	DATE

Elevations
Building-5

A 3.5A



1 West Elevation
3/32"=1'-0"



2 South Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

D - Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

E - Horizontal Fibre cement Siding
Color - White Water 2120-60 (Benjamin Moore)

F - Roof Shingles
Color - Gray

G - Paint
Color - Dark Gray

H - Batten Board Fibre cement Siding
Color - Chantilly Lace 2121-70 (Benjamin Moore)

I - Vertical Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

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SCALE: 3/32"=1'
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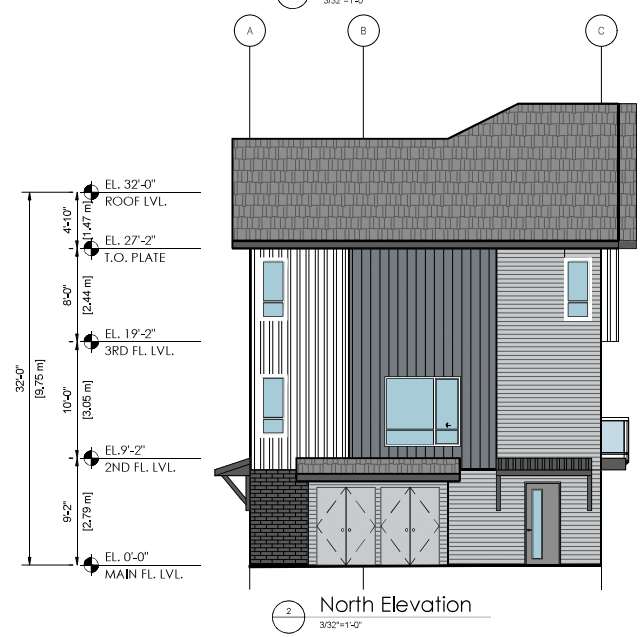
REV	DESCRIPTION	BY	DATE

Elevations
Building-5

A 3.5B



1 East Elevation
3/32"=1'-0"



2 North Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

D - Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

E - Horizontal Fibre cement Siding
Color - White Water 2120-60 (Benjamin Moore)

F - Roof Shingles
Color - Gray

G - Paint
Color - Dark Gray

H - Batten Board Fibre cement Siding
Color - Chantilly Lace 2121-70 (Benjamin Moore)

I - Vertical Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

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SCALE: 3/32"=1'

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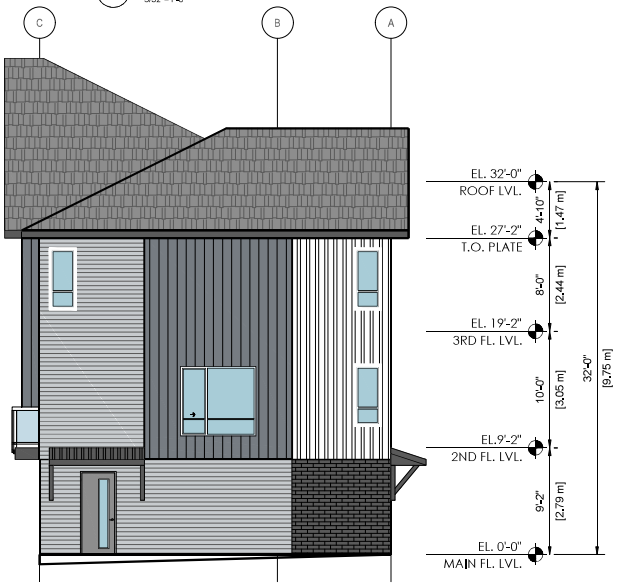
REV	DESCRIPTION	BY	DATE

Elevations
Building-6

A 3.6A



1 West Elevation
3/32"=1'-0"



2 South Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

D - Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

E - Horizontal Fibre cement Siding
Color - White Water 2120-60 (Benjamin Moore)

F - Roof Shingles
Color - Gray

G - Paint
Color - Dark Gray

H - Batten Board Fibre cement Siding
Color - Chantilly Lace 2121-70 (Benjamin Moore)

I - Vertical Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

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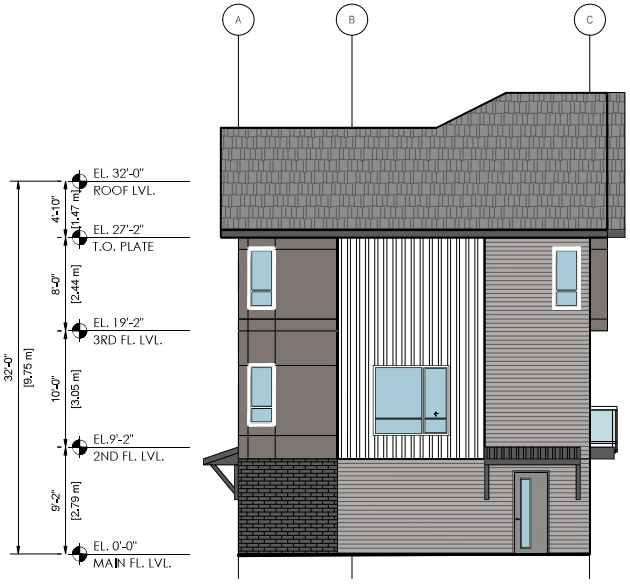
REV | DESCRIPTION | BY | DATE

Elevations
Building-6

A 3.6B



1 East Elevation
3/32"=1'-0"



2 North Elevation
3/32"=1'-0"

FINISH SCHEDULE

- A - Brick Cladding (Mora Bricks)
  Color - Dark Gray Clinker
- B - Fibre cement Siding
  Color - Taos Taupe 2111-40 (Benjamin Moore)
- C - Horizontal Fibre cement Siding
  Color - Barren Plain 2111-60 (Benjamin Moore)
- D - Fibre cement Siding
  Color - Smoke Gray 2120-40 (Benjamin Moore)
- E - Horizontal Fibre cement Siding
  Color - White Water 2120-60 (Benjamin Moore)
- F - Roof Shingles
  Color - Gray
- G - Paint
  Color - Dark Gray
- H - Batten Board Fibre cement Siding
  Color - Chantilly Lace 2121-70 (Benjamin Moore)
- I - Vertical Fibre cement Siding
  Color - Taos Taupe 2111-40 (Benjamin Moore)
- J - Vertical Fibre cement Siding
  Color - Smoke Gray 2120-40 (Benjamin Moore)

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SCALE: 3/32"=1'

DRAWN BY: R.W

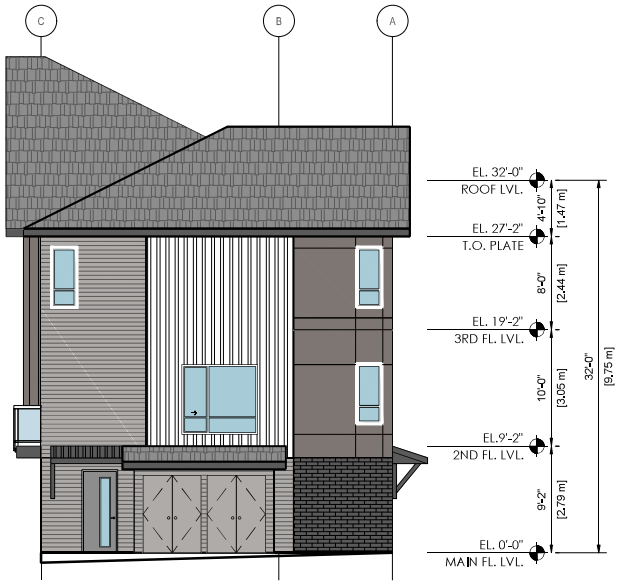
REV	DESCRIPTION	BY	DATE

Elevations
Building-7

A 3.7A



1 West Elevation
3/32"=1'-0"



2 South Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

D - Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

E - Horizontal Fibre cement Siding
Color - White Water 2120-60 (Benjamin Moore)

F - Roof Shingles
Color - Gray

G - Paint
Color - Dark Gray

H - Batten Board Fibre cement Siding
Color - Chantilly Lace 2121-70 (Benjamin Moore)

I - Vertical Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

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CLIENT: Sanghera

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PROJECT NO: 18-102

SCALE: 3/32"=1'

DRAWN BY: R.W

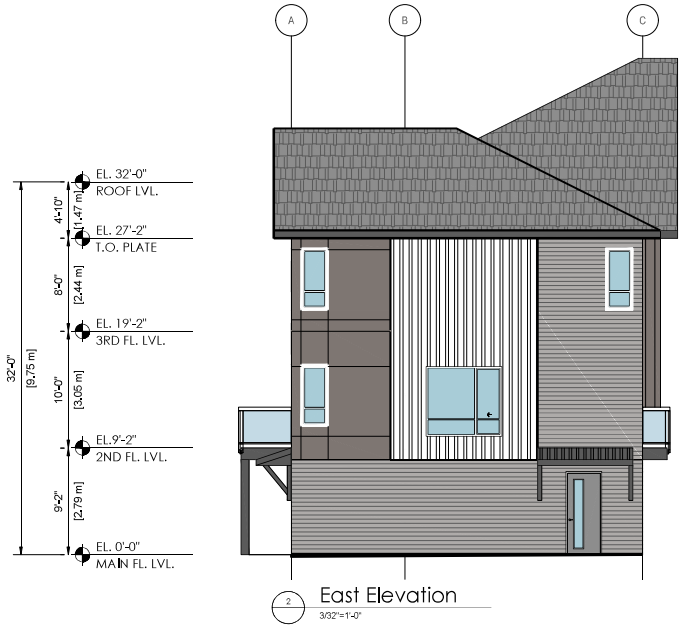
REV	DESCRIPTION	BY	DATE

Elevations
Building-7

A 3.7B



1 South Elevation
3/32"=1'-0"



2 East Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

D - Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

E - Horizontal Fibre cement Siding
Color - White Water 2120-60 (Benjamin Moore)

F - Roof Shingles
Color - Gray

G - Paint
Color - Dark Gray

H - Batten Board Fibre cement Siding
Color - Chantilly Lace 2121-70 (Benjamin Moore)

I - Vertical Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO: Townhouse Development at 6848 204 St. Langley, BC

CLIENT: Sanghera

DATE 7-Aug-24

PROJECT NO: 18-102

SCALE: 3/32"=1'

DRAWN BY: R.W

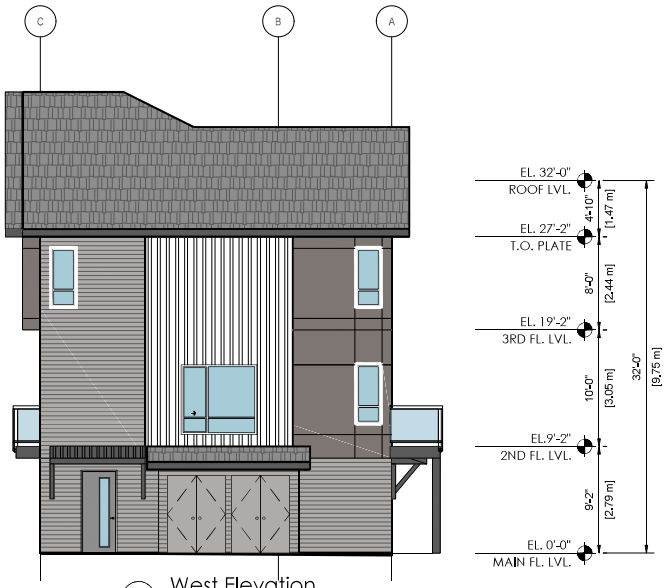
REV	DESCRIPTION	BY	DATE

Elevations
Building-8

A 3.8A



1 North Elevation
3/32"=1'-0"



2 West Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

D - Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

E - Horizontal Fibre cement Siding
Color - White Water 2120-60 (Benjamin Moore)

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Color - Gray

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Color - Taos Taupe 2111-40 (Benjamin Moore)

J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

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PROJECT INFO:
Townhouse Development
at 6848 204 St. Langley, BC

CLIENT:
Sanghera

DATE
7-Aug-24

PROJECT NO:
18-102

SCALE:
3/32"=1'

DRAWN BY:
R.W

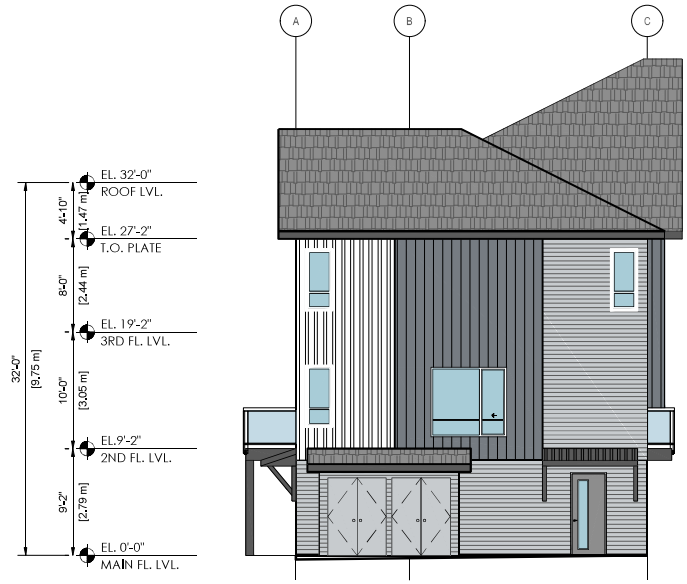
REV	DESCRIPTION	BY	DATE

Elevations
Building-8

A 3.8B



1 North Elevation
3/32"=1'-0"



2 West Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

D - Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

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Color - White Water 2120-60 (Benjamin Moore)

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Color - Gray

G - Paint
Color - Dark Gray

H - Batten Board Fibre cement Siding
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I - Vertical Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

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PROJECT INFO: Townhouse Development at 6848 204 St. Langley, BC

CLIENT: Sanghera

DATE 7-Aug-24

PROJECT NO: 18-102

SCALE: 3/32"=1'

DRAWN BY: R.W

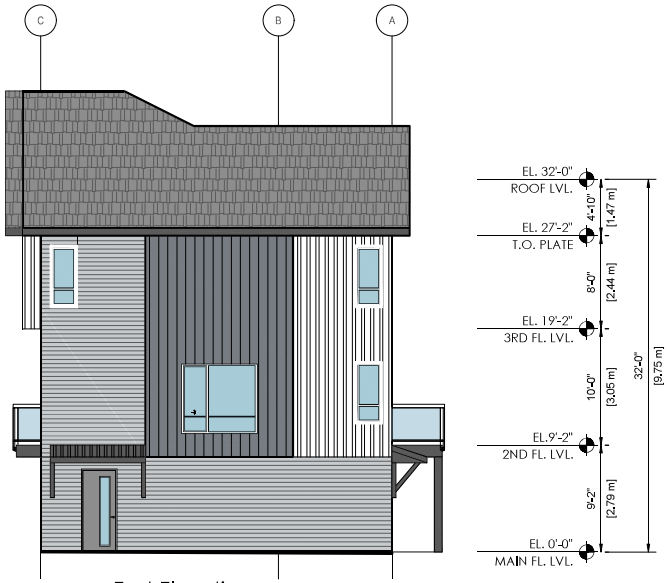
REV	DESCRIPTION	BY	DATE

Elevations Building-9

A 3.9A



1 South Elevation
3/32"=1'-0"



2 East Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

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Color - Smoke Gray 2120-40 (Benjamin Moore)

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Color - Dark Gray

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Color - Taos Taupe 2111-40 (Benjamin Moore)

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Color - Smoke Gray 2120-40 (Benjamin Moore)

FLAT ARCHITECTURE
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PROJECT INFO: Townhouse Development at 6848 204 St. Langley, BC
CLIENT: Sanghera

DATE: 7-Aug-24
PROJECT NO: 18-102
SCALE: 3/32"=1'
DRAWN BY: R.W

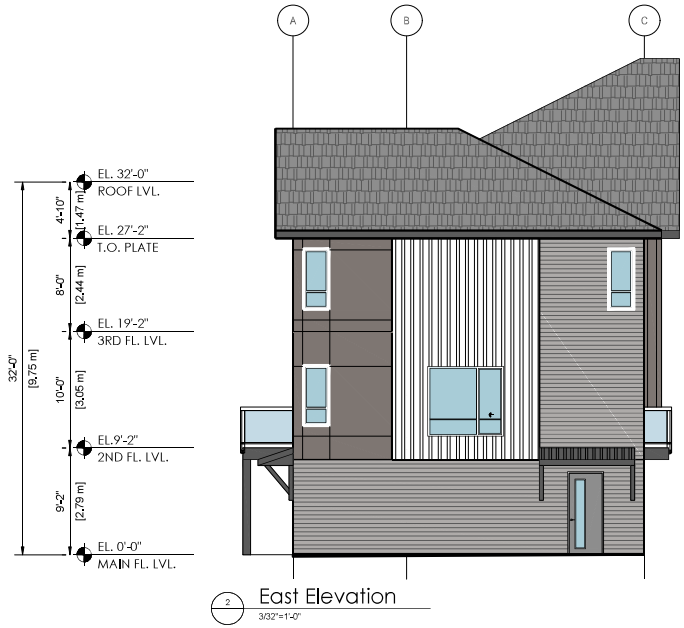
REV	DESCRIPTION	BY	DATE

Elevations
Building-9

A 3.9B



1 South Elevation
3/32"=1'-0"



2 East Elevation
3/32"=1'-0"

FINISH SCHEDULE

- A - Brick Cladding (Mora Bricks)
  Color - Dark Gray Clinker
- B - Fibre cement Siding
  Color - Taos Taupe 2111-40 (Benjamin Moore)
- C - Horizontal Fibre cement Siding
  Color - Barren Plain 2111-60 (Benjamin Moore)
- D - Fibre cement Siding
  Color - Smoke Gray 2120-40 (Benjamin Moore)
- E - Horizontal Fibre cement Siding
  Color - White Water 2120-60 (Benjamin Moore)
- F - Roof Shingles
  Color - Gray
- G - Paint
  Color - Dark Gray
- H - Batten Board Fibre cement Siding
  Color - Chantilly Lace 2121-70 (Benjamin Moore)
- I - Vertical Fibre cement Siding
  Color - Taos Taupe 2111-40 (Benjamin Moore)
- J - Vertical Fibre cement Siding
  Color - Smoke Gray 2120-40 (Benjamin Moore)

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CLIENT: Sanghera

DATE: 7-Aug-24

PROJECT NO: 18-102

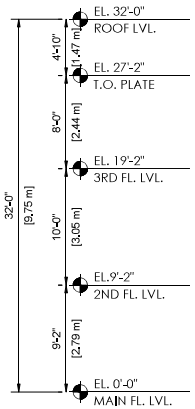
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DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

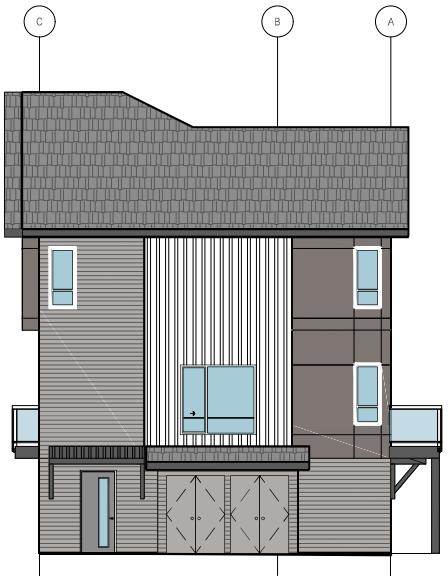
Elevations
Building-10

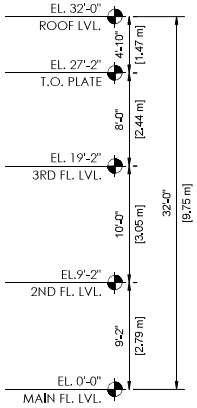
A 3.10A





1 North Elevation
3/32"=1'-0"





2 West Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

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J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

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PROJECT INFO: Townhouse Development at 6848 204 St. Langley, BC
CLIENT: Sanghera

DATE 7-Aug-24
PROJECT NO: 18-102
SCALE: 3/32"=1'
DRAWN BY: R.W

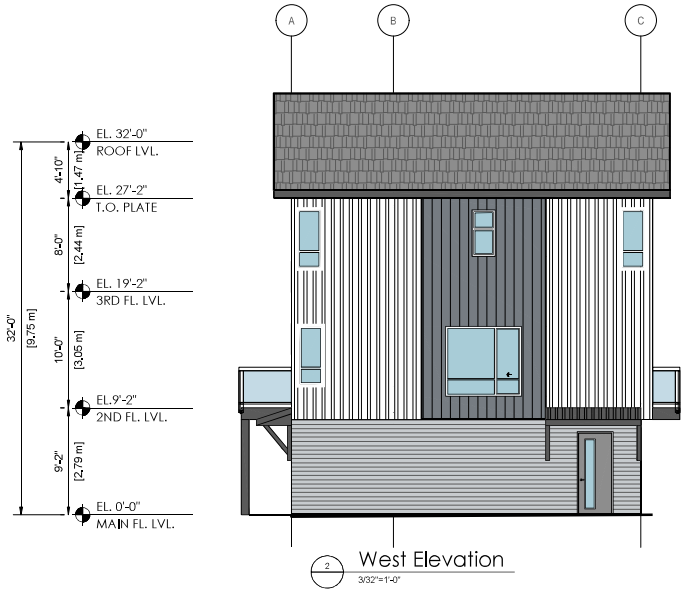
REV | DESCRIPTION | BY | DATE

Elevations
Building-10

A 3.10B



1 North Elevation
3/32"=1'-0"



2 West Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

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J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

FLAT ARCHITECTURE
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PROJECT INFO:
Townhouse Development
at 6848 204 St. Langley, BC

CLIENT:
Sanghera

DATE
16-Aug-24

PROJECT NO:
18-102

SCALE:
3/32"=1'

DRAWN BY:
R.W

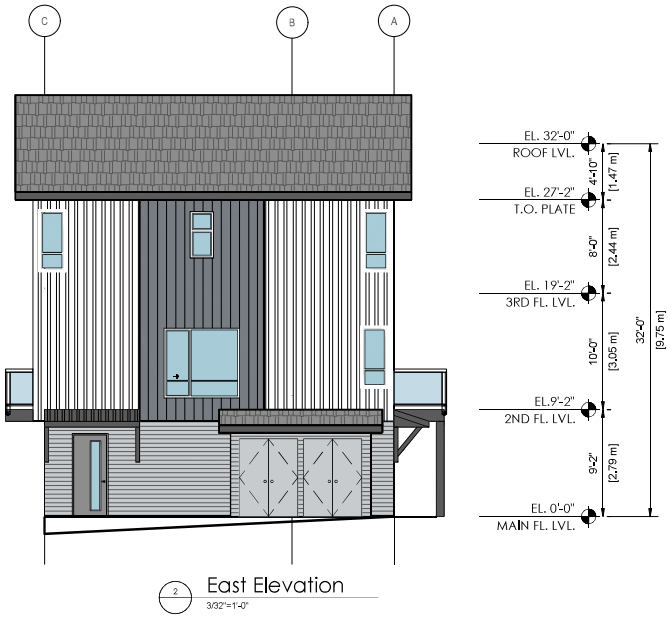
REV	DESCRIPTION	BY	DATE

Elevations
Building-11

A 3.11A



1 South Elevation
3/32"=1'-0"



2 East Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

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Color - Smoke Gray 2120-40 (Benjamin Moore)

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Color - Taos Taupe 2111-40 (Benjamin Moore)

J - Vertical Fibre cement Siding
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FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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Ph: 604-503-4484

PROJECT INFO: Townhouse Development at 6848 204 St. Langley, BC
CLIENT: Sanghera

DATE 7-Aug-24
PROJECT NO: 18-102
SCALE: 3/32"=1'
DRAWN BY: R.W

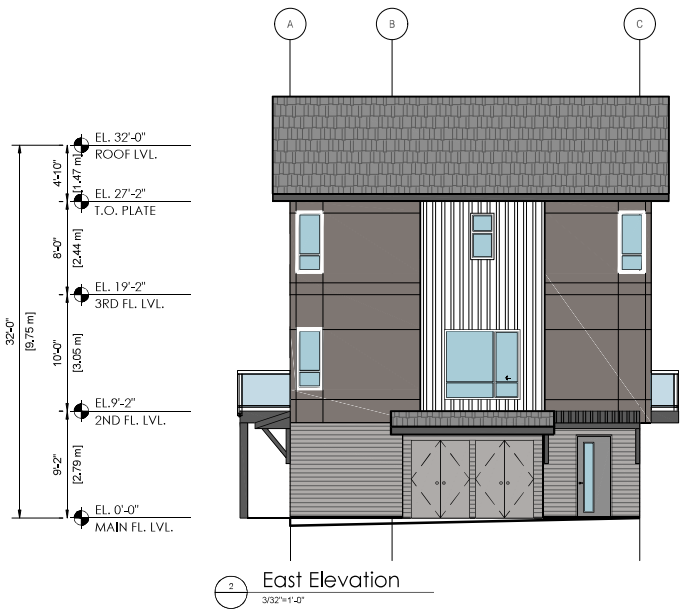
REV | DESCRIPTION | BY | DATE

Elevations
Building-11

A 3.11B



1 South Elevation
3/32"=1'-0"



2 East Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
Color - Barren Plain 2111-60 (Benjamin Moore)

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H - Batten Board Fibre cement Siding
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Color - Taos Taupe 2111-40 (Benjamin Moore)

J - Vertical Fibre cement Siding
Color - Smoke Gray 2120-40 (Benjamin Moore)

FLAT ARCHITECTURE
Unit 209- 8321 King George Blvd
Surrey BC, V3X 1G1
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PROJECT INFO: Townhouse Development at 6848 204 St. Langley, BC

CLIENT: Sanghera

DATE 7-Aug-24

PROJECT NO: 18-102

SCALE: 3/32"=1'

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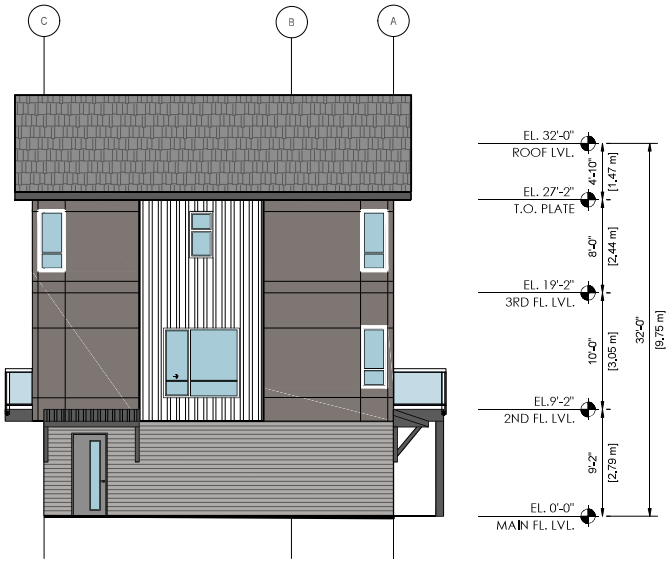
REV | DESCRIPTION | BY | DATE

Elevation Building- 12

A 3.12A



1 North Elevation
3/32"=1'-0"



2 West Elevation
3/32"=1'-0"

FINISH SCHEDULE

A - Brick Cladding (Mora Bricks)
Color - Dark Gray Clinker

B - Fibre cement Siding
Color - Taos Taupe 2111-40 (Benjamin Moore)

C - Horizontal Fibre cement Siding
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Color - Smoke Gray 2120-40 (Benjamin Moore)

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CLIENT: Sanghera

DATE 7-Aug-24

PROJECT NO: 18-102

SCALE: 3/32"=1'

DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

Elevation
Building- 12

A 3.12B



1 West Street View - 204 St

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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PROJECT INFO: Townhouse Development at 6848 204 St. Langley, BC

CLIENT: Sanghera

DATE 7-Aug-24

PROJECT NO: 18-102

SCALE:

DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

Street View

A 5.1



1 West Street View - 204 St

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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PROJECT INFO: Townhouse Development at 6848 204 St. Langley, BC

CLIENT: Sanghera

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PROJECT NO: 18-102

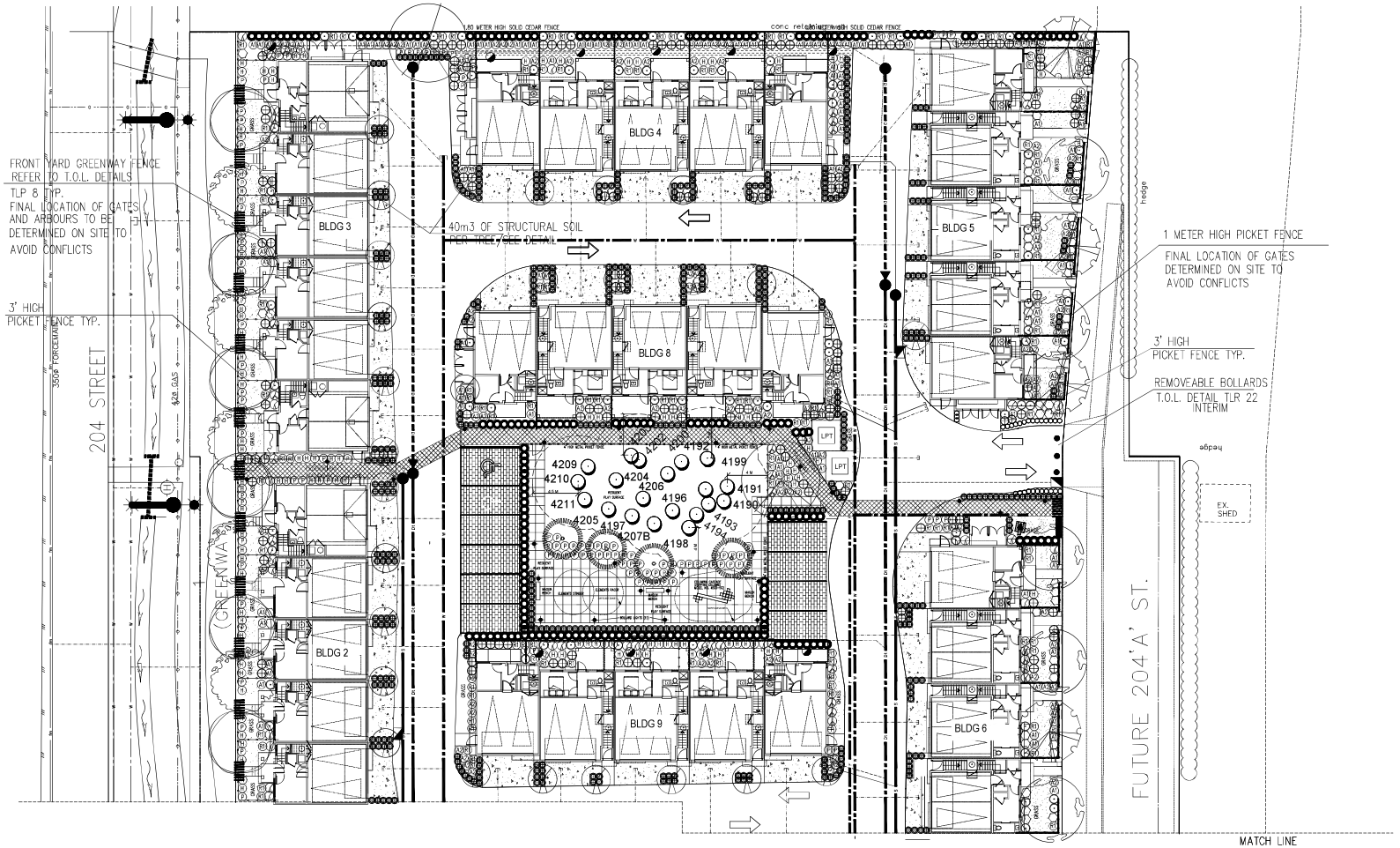
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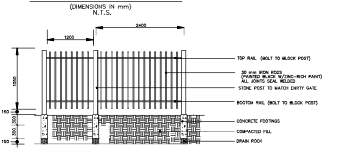
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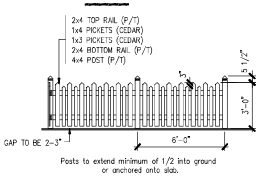
Street View

A 5.2



ALUMINUM PICKET FENCE
(DIMENSIONS IN mm)
N.T.S.



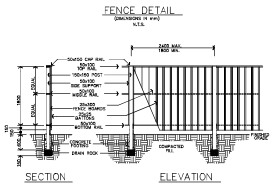


Posts to extend minimum of 1/2 into ground or anchored onto slab.

TYPICAL DETAIL FOR PICKET FENCE
BETWEEN UNITS

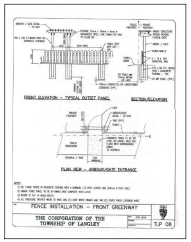
TO BE FINISHED WITH
"ABORCOAT EXTERIOR STAIN"
COLOUR = BLACK

FENCE DETAIL
(DIMENSIONS IN mm)
N.T.S.

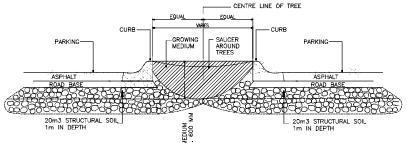


SECTION ELEVATION

TO BE FINISHED WITH
"ABORCOAT EXTERIOR STAIN"
COLOUR = NATURAL CEDARTONE



STRUCTURAL SOIL / GROWING MEDIUM DETAIL



ABBOTSFORD CONCRETE PAVERS ESTATE SERIES COLOUR = CHARCOAL

ABBOTSFORD CONCRETE PAVERS ESTATE SERIES COLOUR = GRANITE

EXPOSED AGGREGATE CONCRETE

CONCRETE

DATE	REVISIONS	NO.
FEB/24	CITY COMMENTS	9
DEC/23	REVISED SITE PLAN	8
OCT/23	CITY COMMENTS	7
SEP/23	CITY COMMENTS	6
AUG/23	CITY COMMENTS	5
MAR/22	CITY COMMENTS	4
DEC/22	REVISED SITE PLAN	3
JAN/22	REVISED SITE PLAN	2
APR/20	REVISED SITE PLAN	1

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT

1127345 BC LTD
c/o FLAT ARCHITECTURE
SUITE #204
6321 KING GEORGE BOULEVARD
SURREY, B.C.
V3X 1G1
604-503-4484

TITLE

PLAN VIEW

LANDSCAPE PLAN
62 UNIT
TOWNHOUSE DEVELOPMENT
6862 6876 6908 - 204 STREET
LANGLEY, B.C.

TOL File #08-14-0216

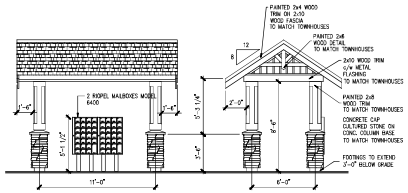
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DRAFT		CHK'D	
ENG.		CHK'D	
APP'D		AS BUILT	

PRINTED

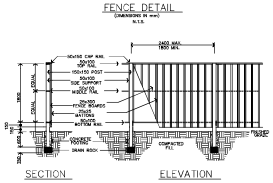
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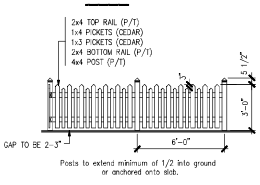
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SCHEDULE B

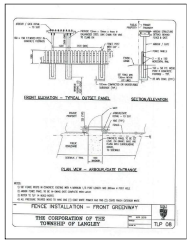


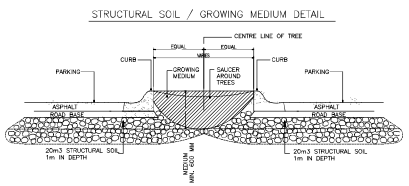
ENTRY GATEHOUSE
MAILBOX KIOSK

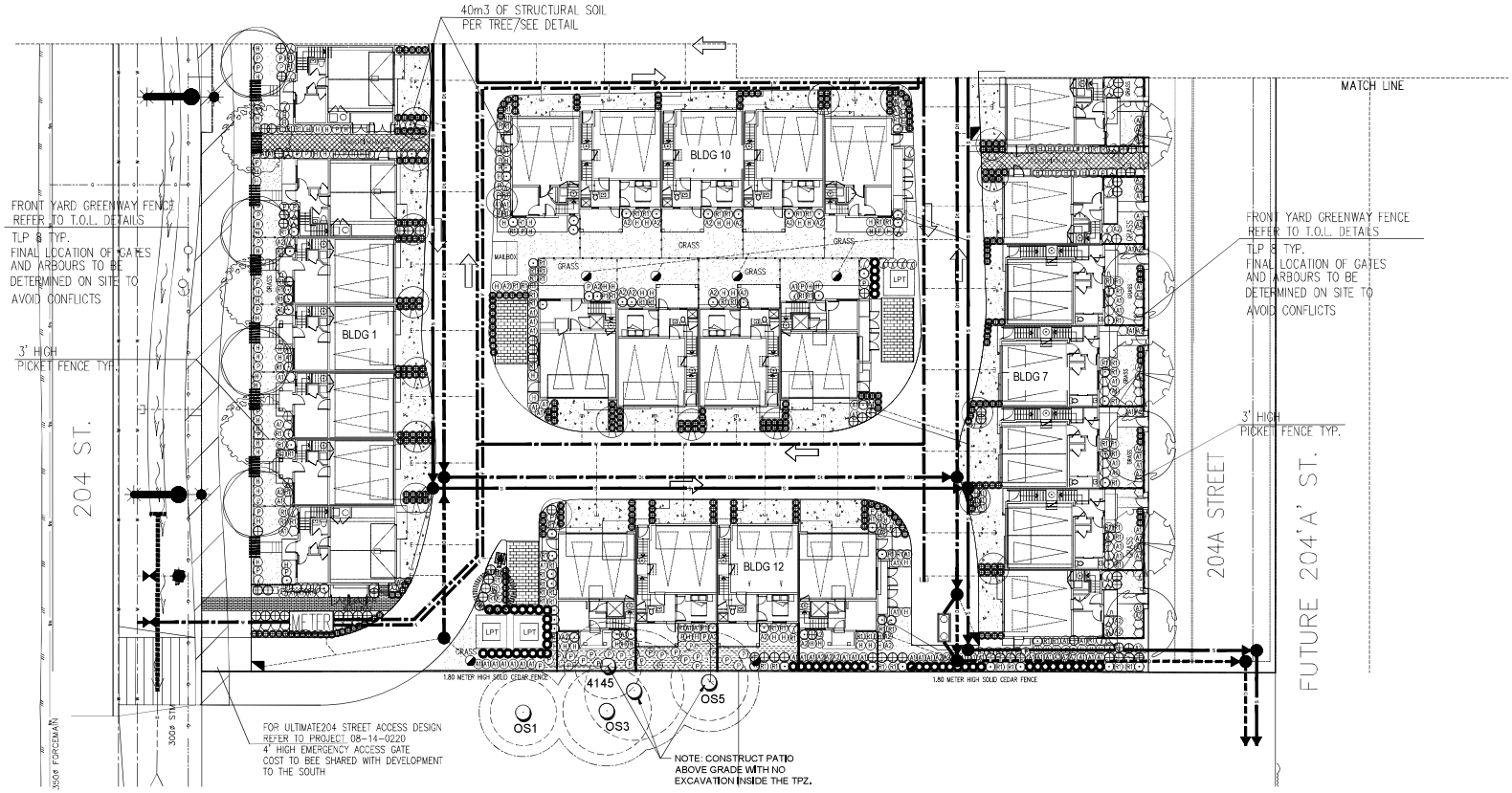




TYPICAL DETAIL FOR PICKET FENCE
BETWEEN UNITS







PERMEABLE ABBOTSFORD CONCRETE PAVERS ESTATE SERIES COLOUR = CHARCOAL

PERMEABLE ABBOTSFORD CONCRETE PAVERS ESTATE SERIES COLOUR = GRANITE

EXPOSED AGGREGATE CONCRETE

CONCRETE

DATE	REVISIONS	NO.
FEB/24	CITY COMMENTS	9
DEC/23	REVISED SITE PLAN	8
OCT/23	CITY COMMENTS	7
SEP/23	CITY COMMENTS	6
AUG/23	CITY COMMENTS	5
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DEC/22	REVISED SITE PLAN	3
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C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
1127345 BC LTD
c/o FLAT ARCHITECTURE
SUITE #204
6321 KING GEORGE BOULEVARD
SURREY, B.C.
V3X 1G1
604-503-4484

TITLE
PLAN VIEW

LANDSCAPE PLAN 62 UNIT TOWNHOUSE DEVELOPMENT

6862 6876 6898 – 204 STREET
LANGLEY, B.C.

TOL File #08-14-0216

SCALE 1:200	DATE JAN/19
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED
JOB No.
DRAWING No. L-1A
9

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER CAMPESTRE 'RED SINE'	RED SHINE MAPLE	50	6 CM. CAL.	AS SHOWN	B. & B.
	SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE	7	6 CM. CAL.	AS SHOWN	B. & B.
	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	8	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	7	6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	10	3.00 METERS	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	5	3.00 METERS	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	212	#3 POT	85 CM. O.C.	
Ⓐ	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	160	#3 POT	90 CM. O.C.	
Ⓐ	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	140	#3 POT	90 CM. O.C.	
⬡	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	94	#3 POT	90 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	50	#3 POT	45 CM. O.C.	
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	100	#3 POT	90 CM. O.C.	
Ⓐ	SPIRAEA NIPPONICA SNOWMOUND	SNOWMOUND SPIRAEA	52	#3 POT	90 CM. O.C.	
Ⓡ	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	299	#3 POT	90 CM. O.C.	
Ⓟ	POLYSTICHUM MUNITUM	SWARD FERN	176	#3 POT	90 CM. O.C.	
Ⓗ	HOSTA (VARIOUS)	HOSTA	170	#3 POT	90 CM. O.C.	
Ⓛ	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	59	#3 POT	90 CM. O.C.	
⊛	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	656	#3 POT	70 CM. O.C.	
●	TAXUS MEDIA HICKSII	HICK'S YEW	225	1.50 METERS	70 CM. O.C.	
	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	400	#3 POT	45 CM. O.C.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS".BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT 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 "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS 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 REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

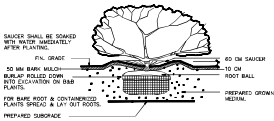
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

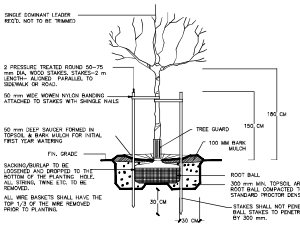
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

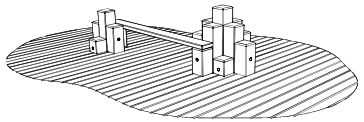
SECTION N.T.S.



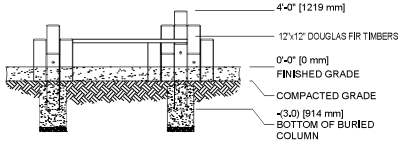
TREE PLANTING DETAIL

SECTION N.T.S.

COLUMBIA CASCADE
STEPPING COLUMNS
MODEL NO. 4500-502



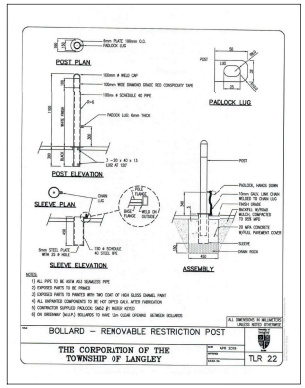
ISOMETRIC VIEW



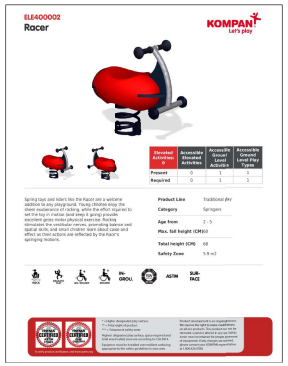
FRONT VIEW

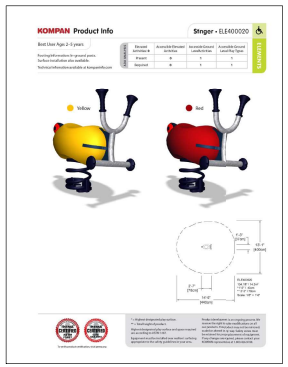


ONE LIGHT BOLLARD
KICHLER CANADA #15848BKT

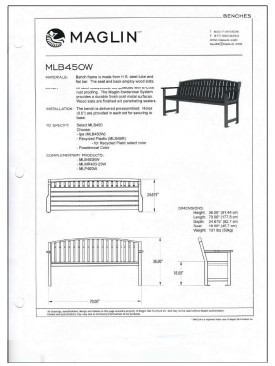












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CLIENT

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c/o FLAT ARCHITECTURE

SUITE #204
6321 KING GEORGE BOULEVARD
SURREY, B.C.
V3X 1G1
604-503-4484

TITLE

PLAN VIEW

LANDSCAPE DETAILS
62 UNIT
TOWNHOUSE DEVELOPMENT
6862 6876 6898 – 204 STREET
LANGLEY, B.C.

TOL File #08-14-0216

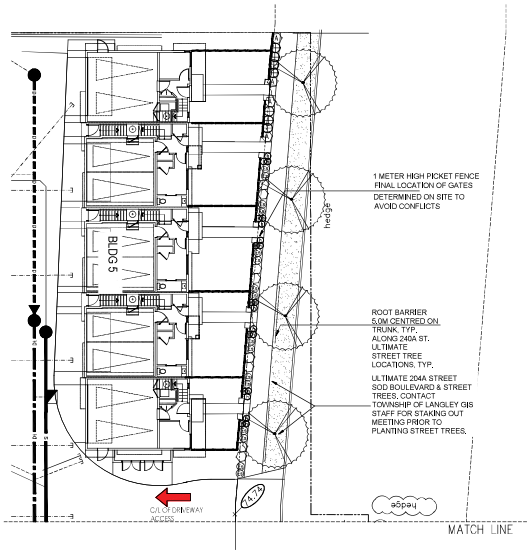
SCALE N.T.S.	DATE JAN/19
DRAFT	CH'D
ENG.	CHK'D
APP'D	AS BUILT

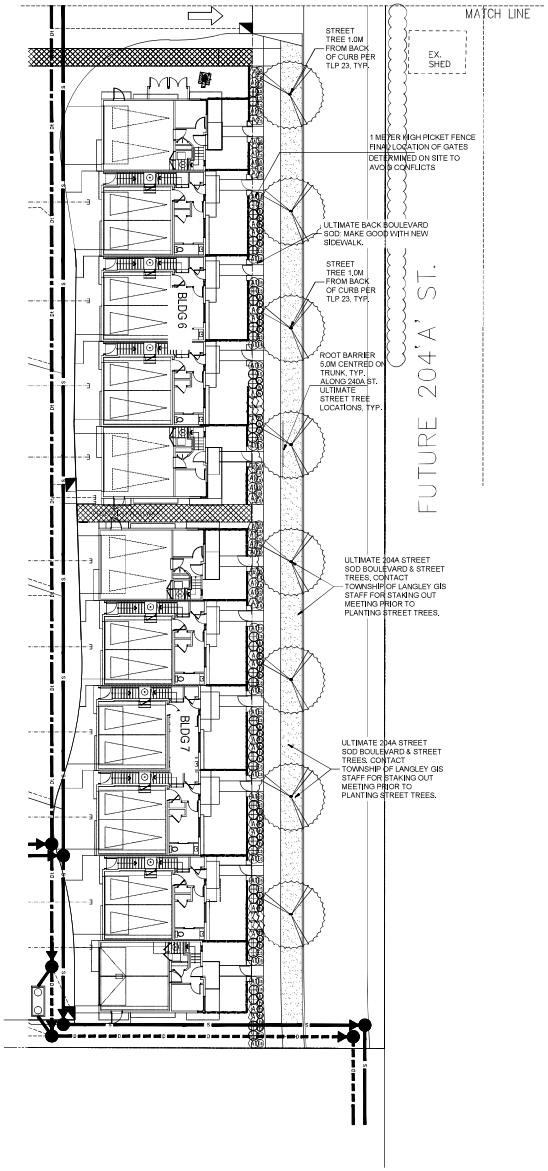
PRINTED

JOB No.

DRAWING No. L-1B

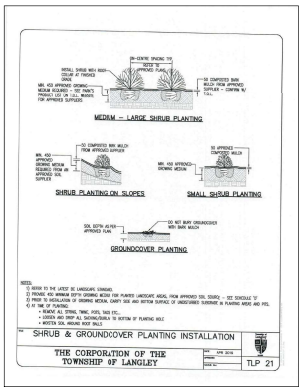
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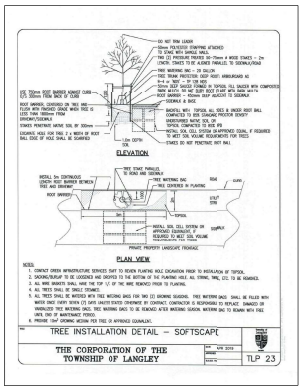


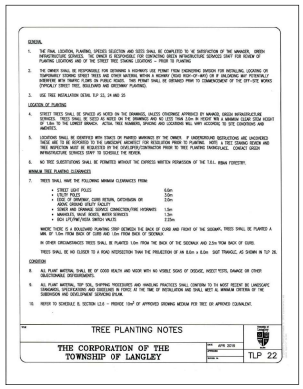


STREET TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	TILIA TOMENTOSA	SILVER LINDEN	12	6 CM. CAL.	AS SHOWN	B. & B.
	SPIRAEA x BUMALDA 'GOLD FLAME	GOLD FLAME SPIRAEA	41	#3 POT	90 CM. O.C.	
AM	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	16	#3 POT	90 CM. O.C.	
ES	ESCALLONIA NEWPORT DWARF	ESCALLONIA	77	#3 POT	90 CM. O.C.	
SA	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX	28	#3 POT	90 CM. O.C.	
	ROSA MEIDILAND 'PINK'	PINK MEIDILAND ROSE	16	#3 POT	90 CM. O.C.	
	HEMEROCALLIS 'AUTUMN RED'	AUTUMN RED LILY	69	#3 POT	90 CM. O.C.	







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JAN/22	REVISED SITE PLAN	2
APR/20	REVISED SITE PLAN	1
DATE	REMARKS	NO.

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
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V3X 1G1
604-503-4484

TITLE
PLAN VIEW

204A STREET TREE PLAN
62 UNIT TOWNHOUSE DEVELOPMENT

6862 6876 6898 – 204 STREET
LANGLEY, B.C.

TOL File #08-14-0216

SCALE N.T.S.	DATE JAN/19
DRAFT	CHK'D
ENG.	CH'K'D
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DRAWING No. L-1C
9

GARBAGE RECEPTACLE
CONCRETE PAD
REFER TO T.O.L. DETAILS
TLP 16

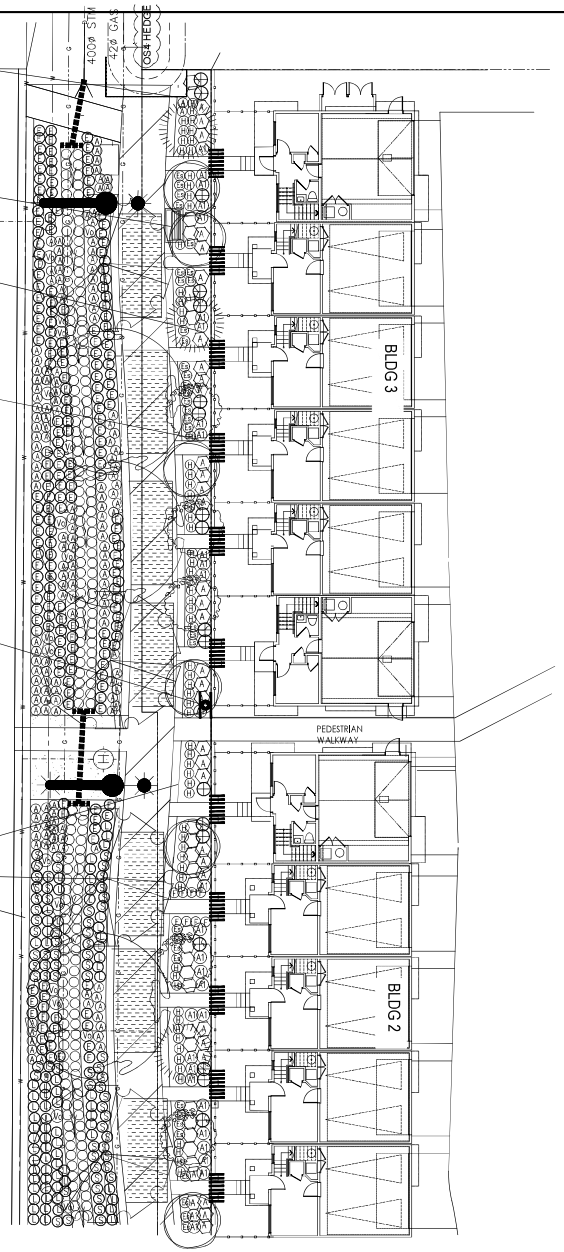
BENCH = BAYVIEW BV-6
BLACK W/TAN SLATS
ON CONCRETE PATH

MIN. 0.50 METERS
BETWEEN FENCE & WALKWAY

FRONT YARD GREENWAY FENCE
REFER TO T.O.L. DETAILS
TLP 8 TYP.
FINAL LOCATION OF GATES
AND ARBOURS TO BE
DETERMINED ON SITE TO
AVOID CONFLICTS

DOUBLE SIDED
GREENLINK IDENTITY SIGN ON POST
C/W DOGGY BAG DISPENSER
REFER TO T.O.L. DETAILS
TLP 15

500mm WIDE GRASS STRIP
BACK OF CURB
AND BACK OF WALKWAY
TYP.



ALL DRAWINGS AND WORKS TO BE COORDINATED BETWEEN THE CIVIL ENGINEER AND THE PROJECT LANDSCAPE ARCHITECT.

REFER TO CIVIL DRAWINGS FOR CULVERT DETAILS, PREPARED BY COASTLAND ENGINEERING & SURVEYING LTD. (typ.)

REFER TO CIVIL DRAWINGS FOR BIO-SWALE DETAILS AND CROSS-SECTIONS.

PERMANENT AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED FOR THE 204 STREET GREENWAY AS-BUILT DRAWINGS TO BE PROVIDED TO THE PROJECT LANDSCAPE ARCHITECT. WATER SERVICE CONNECTION TO BE PROVIDED BY T.O.L. ENGINEERING DEPARTMENT.

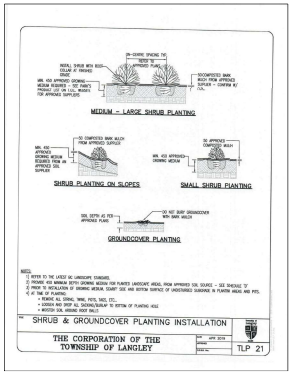
MAINTAIN TREE PROTECTION BARRIER DURING CLEARING AND SITE CONSTRUCTION.
KEEP AREA WITHIN OR AGAINST PROTECTION BARRIER CLEAR OF BUILDING MATERIALS, LITTER AND STANDING WATER.
DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA FOR PROTECTED RETAINED TREES.
THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE WITHIN TREE PROTECTION BARRIER. DAMAGED TREES WILL BE REPLACED AT DEVELOPER'S COST.
SCHEDULE IN SUBDIVISION & DEVELOPMENT SERVICING BYLAW PRESCRIBES PENALTIES FOR NON-COMPLIANCE WITH BYLAW.
ANY DISRUPTION OR PLANTING WITHIN THE TREE PROTECTION AREA IS TO BE SUPERVISED BY THE PROJECT ARBOURIST OR LANDSCAPE ARCHITECT. 604-733-4886 604-850-2368
RETAINED TREES TO BE WATERED AT THE DIRECTION OF THE CONSULTING ARBOURIST/LANDSCAPE ARCHITECT.

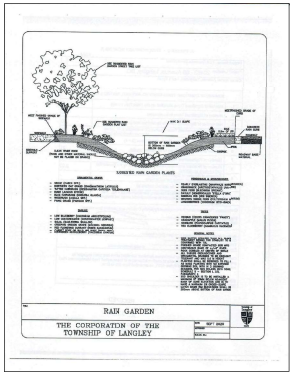
BENCHES ARE BY "WISHBONE SITE FURNISHINGS, IN A SEMI-GLOSS BLACK
INSTALLATION OF CONCRETE PAD AS PER T.O.L. DETAIL TLP16 REQUIRED
GARGAGE RECEPTACLES WILL BE REQUIRED AS CASH-IN-LIEU.
100mm THICK WITH 100mm OF CONCRETE BETWEEN THE EDGE OF
CONCRETE AND THE INSTALLATION BOLT.

COORDINATION AMONGST THE FOLLOWING CONSULTANTS IS REQUIRED:
ENGINEERING = MIKE HELLE COASTLAND ENGINEERING 604-532-9700
LANDSCAPE ARCHITECT = CLARK KAVOLINAS C. KAVOLINAS & ASSOCIATES 604-850-2368

-Concrete Formwork layout to be reviewed and confirmed by Green Infrastructure Services staff (tel. 604-533-6034) PRIOR to installation of concrete. Locations of all benches and trash receptacles, as well
-Layout, materials and construction of municipal greenways shall be to the satisfaction of the Manager, Green Infrastructure Services.

BIO-SWALES TO HAVE A MAXIMUM 3:1 SLOPE AND A COBBLE DRAINAGE BASE.....REFER TO ENGINEER'S DRAWINGS FOR ALL CROSS-SECTIONS.







STRUCTURAL SOIL

DATE	REMARKS	NO.
	REVISIONS	
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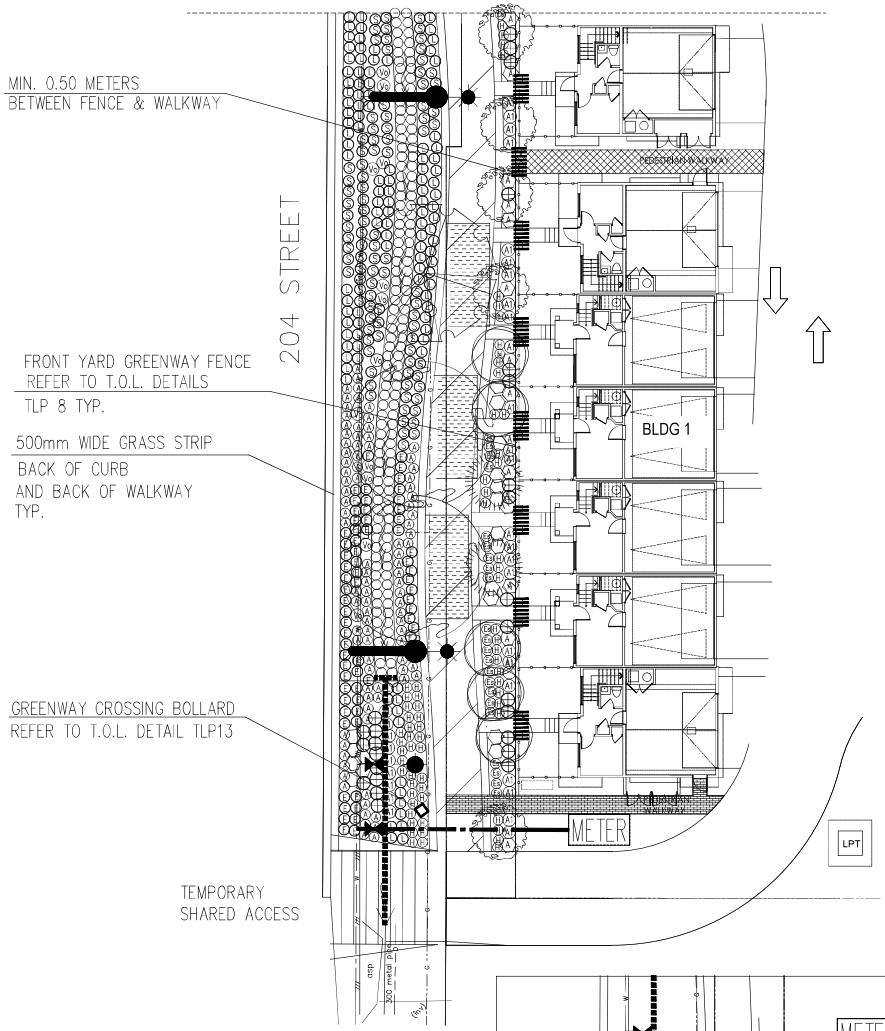
TITLE
PLAN VIEW

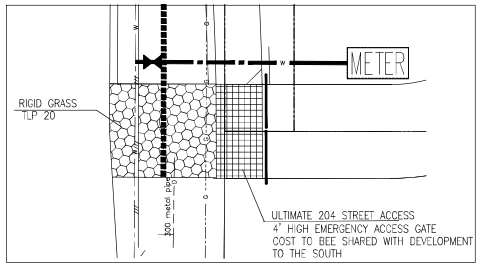
LANDSCAPE PLAN
PROPOSED GREENWAY
TOWNHOUSE DEVELOPMENT
6862 6876 6898 - 204 STREET
LANGLEY, B.C.

TOL File #08-14-0216

SCALE 1:150	DATE JAN/19
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PERMITTED	JOB No.
	DRAWING No. L-2





ALL DRAWINGS AND WORKS TO BE COORDINATED BETWEEN THE CIVIL ENGINEER AND THE PROJECT LANDSCAPE ARCHITECT.

REFER TO CIVIL DRAWINGS FOR CULVERT DETAILS, PREPARED BY COASTLAND ENGINEERING & SURVEYING LTD. (typ.)

REFER TO CIVIL DRAWINGS FOR BIO-SWALE DETAILS AND CROSS-SECTIONS.

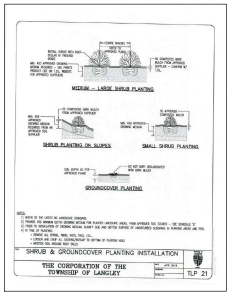
PERMANENT AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED FOR THE 204 STREET GREENWAY AS-BUILT DRAWINGS TO BE PROVIDED TO THE PROJECT LANDSCAPE ARCHITECT, WATER SERVICE CONNECTION TO BE PROVIDED BY T.O.L. ENGINEERING DEPARTMENT.

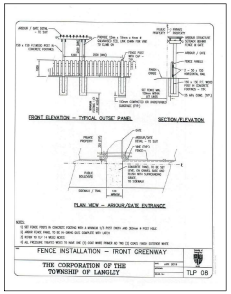
MAINTAIN TREE PROTECTION BARRIER DURING CLEARING AND SITE CONSTRUCTION.
KEEP AREA WITHIN OR AGAINST PROTECTION BARRIER CLEAR OF BUILDING MATERIALS, LITTER AND STANDING WATER.
DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA FOR PROTECTED RETAINED TREES.
THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE WITHIN TREE PROTECTION BARRIER. DAMAGED TREES WILL BE REPLACED AT DEVELOPER'S COST.
SCHEDULE IN SUBDIVISION & DEVELOPMENT SERVICING BYLAW PRESCRIBES PENALTIES FOR NON-COMPLIANCE WITH BYLAW.
ANY DISRUPTION OR PLANTING WITHIN THE TREE PROTECTION AREA IS TO BE SUPERVISED BY THE PROJECT ARBOURIST OR LANDSCAPE ARCHITECT. 604-733-4886 604-850-2368
RETAINED TREES TO BE WATERED AT THE DIRECTION OF THE CONSULTING ARBOURIST/LANDSCAPE ARCHITECT.

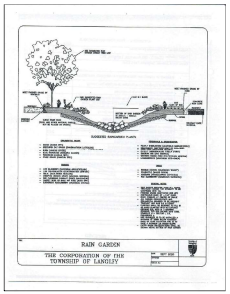
BENCHES ARE BY "WISHBONE SITE FURNISHINGS, IN A SEMI-GLOSS BLACK
INSTALLATION OF CONCRETE PAD AS PER T.O.L. DETAIL TLP16 REQUIRED
GARGAGE RECEPTACLES WILL BE REQUIRED AS CASH-IN-LIEU.
100mm THICK WITH 100mm OF CONCRETE BETWEEN THE EDGE OF CONCRETE AND THE INSTALLATION BOLT.

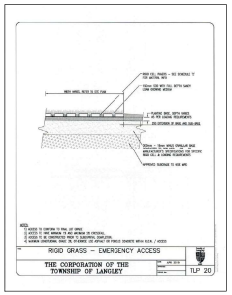
-Concrete Formwork layout to be reviewed and confirmed by Green Infrastructure Services staff (tel. 604-533-4034) PRIOR to installation of concrete. Locations of all benches and trash receptacles, as well
-Layout, materials and construction of municipal greenways shall be to the satisfaction of the Manager, Green Infrastructure Services.

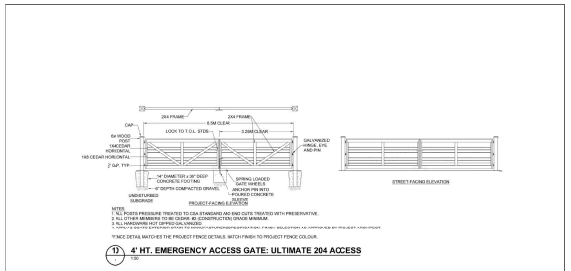
BIO-SWALES TO HAVE A MAXIMUM 3:1 SLOPE AND A COBBLE DRAINAGE BASE.....REFER TO ENGINEER'S DRAWINGS FOR ALL CROSS-SECTIONS.











STRUCTURAL SOIL

FEB/24	CITY COMMENTS	9
DEC/23	REVISED SITE PLAN	8
OCT/23	CITY COMMENTS	7
SEP/23	CITY COMMENTS	6
AUG/23	CITY COMMENTS	5
MAR/22	CITY COMMENTS	4
DEC/22	REVISED SITE PLAN	3
JAN/22	REVISED SITE PLAN	2
APR/20	REVISED SITE PLAN	1
DATE	REMARKS	NO.

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
1127345 BC LTD
c/o FLAT ARCHITECTURE
SUITE #204
6321 KING GEORGE BOULEVARD
SURREY, B.C.
V3X 1G1
604-503-4484

TITLE
PLAN VIEW

LANDSCAPE PLAN
PROPOSED GREENWAY
TOWNHOUSE DEVELOPMENT
6862 6875 6898 - 204 STREET
LANGLEY, B.C.

TOL File #08-14-0216

SCALE 1:150	DATE JAN/19
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED
JOB No.
DRAWING No. L-2A
9

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
	MALUS FUSCA	CRABAPPLE	5	6 CM. CAL.	AS SHOWN
	ACER GRISEUM	PAPERBARK MAPLE	5	6 CM. CAL.	AS SHOWN
	PICEA OMORIKA	SERBIAN SPRUCE	5	2.50 METERS	AS SHOWN
	ACER CIRCINATUM	VINE MAPLE	11	6 CM. CAL.	AS SHOWN
	QUERCUS ROBUR 'SKYROCKET'	SKYROCKET OAK	9	6 CM. CAL.	AS SHOWN
⊕	SPIRAEA x BUMALDA 'GOLD FLAME	GOLD FLAME SPIRAEA	44	#2 POT	85 CM. O.C.
A1	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	63	#3 POT	90 CM. O.C.
E2	ESCALLONIA NEWPORT DWARF	ESCALLONIA	58	#3 POT	90 CM. O.C.
A	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX	47	#3 POT	90 CM. O.C.
⬡	ROSA MEIDILAND 'PINK'	PINK MEIDILAND ROSE	37	#3 POT	90 CM. O.C.
(x's 1.2) E	GAULTHERIA SHALLON	SALAL	336	#2 POT	65 CM. O.C.
(x's 1.2) L	MAHONIA NERVOSA	CREEPING OREGON GRAPE	216	#3 POT	60 CM. O.C.
(x's 1.2) A	VACCINIUM ANGUSTIFOLIUM	LOW BLUEBERRY	314	#3 POT	45 CM. O.C.
H	HEMEROCALLIS STELLA D'ORO	DAY LILY	235	#1 POT	65 CM. O.C.
(x's 1.2) S	POLYSTICHUM MUNITUM	SWORD FERN	187	#3 POT	60 CM. O.C.
○	CAREX OBNUPTA	SLOUGH SEDGE	322	#2 POT	45 CM. O.C.
F	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	11	#1 POT	45 CM. O.C.
V6	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	30	#3 POT	90 CM. O.C.

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS".BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT 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 "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS 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 REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

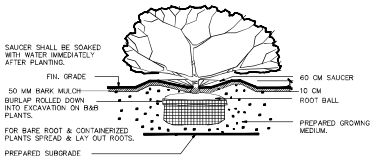
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

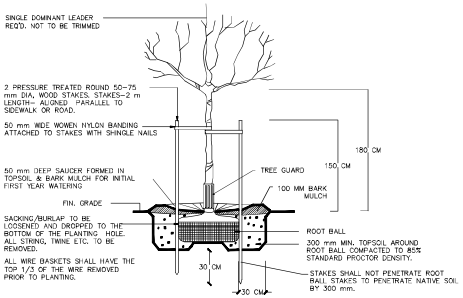
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.

REVISIONS		
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CLIENT

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c/o FLAT ARCHITECTURE
SUITE #204
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PLAN VIEW

LANDSCAPE DETAILS
PROPOSED GREENWAY
TOWNHOUSE DEVELOPMENT
6862 6876 6898 – 204 STREET
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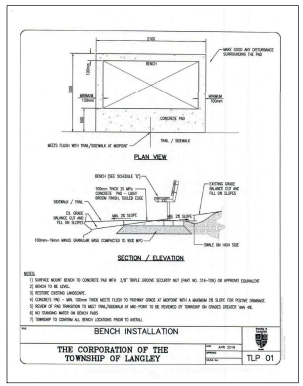
TOL File #08-14-0216

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ENG.		CHK'D	
APPR'D		AS BUILT	

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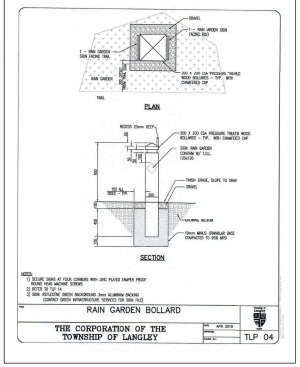
JOB No.

DRAWING No. L-2B 9



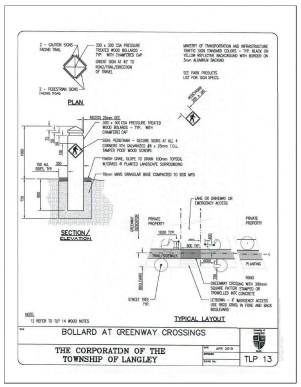
BENCH INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 01



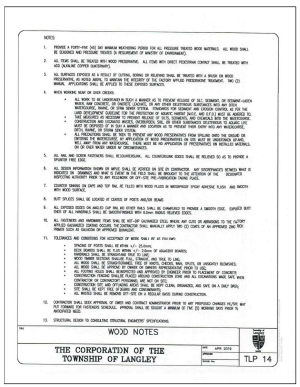
RAIN GARDEN BOLLARD

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 04



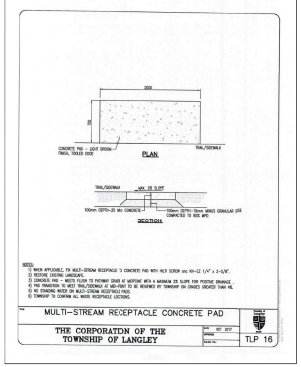
BOLLARD AT GREENWAY CROSSINGS

THE CORPORATDN OF THE TOWNSHIP OF LANGLEY — TLP 13



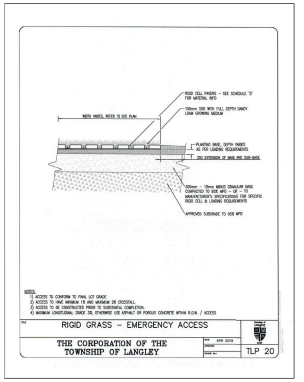
WOOD NOTES

THE CORPORATDN OF THE TOWNSHIP OF LANGLEY — TLP 14



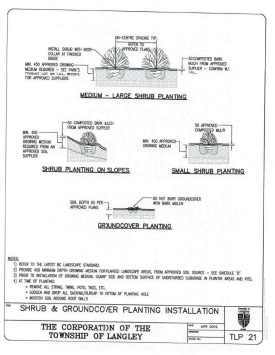
MULTI-STREAM RECEPTACLE CONCRETE PAD

THE CORPORATDN OF THE TOWNSHIP OF LANGLEY — TLP 16



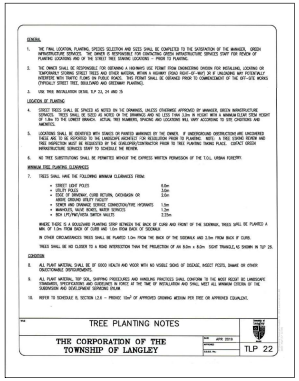
RIGID GRASS – EMERGENCY ACCESS

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 20



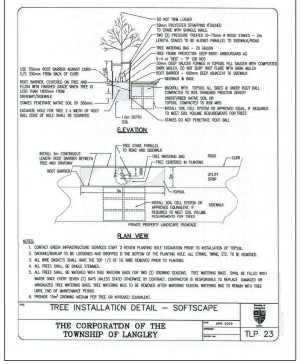
SHRUB & GROUNDCOVER PLANTING INSTALLATION

THE CORPORATDN OF THE TOWNSHIP OF LANGLEY — TLP 21



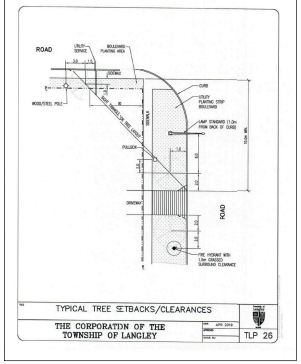
TREE PLANTING NOTES

THE CORPORATDN OF THE TOWNSHIP OF LANGLEY — TLP 22



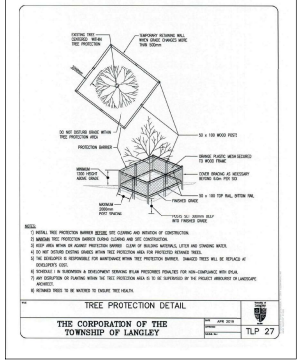
TREE INSTALLATION DETAIL – SOFTSCAPE

THE CORPORATDN OF THE TOWNSHIP OF LANGLEY — TLP 23



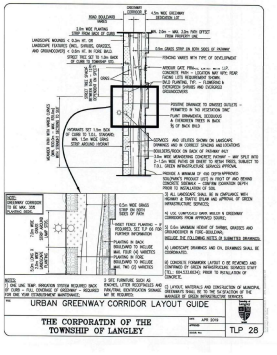
TYPICAL TREE SETBACKS/CLEARANCES

THE CORPORATDN OF THE TOWNSHIP OF LANGLEY — TLP 26



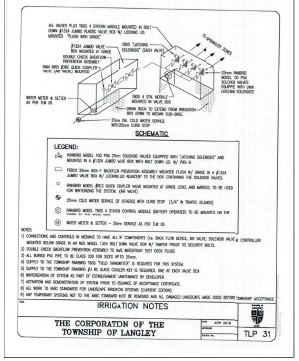
TREE PROTECTION DETAIL

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 27



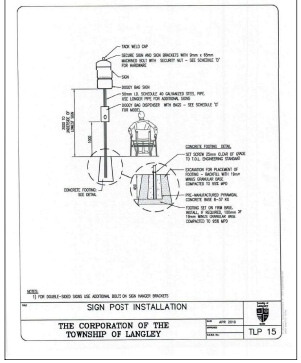
URBAN GREENWAY CORRIDOR LAYOUT GUIDE

THE CORPORATDN OF THE TOWNSHIP OF LANGLEY — TLP 28



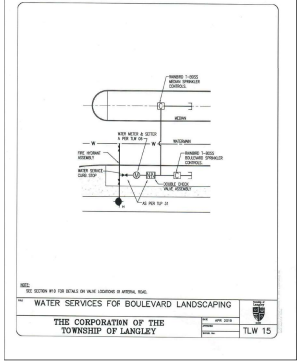
IRRIGATION NOTES

THE CORPORATDN OF THE TOWNSHIP OF LANGLEY — TLP 31



SIGN POST INSTALLATION

THE CORPORATDN OF THE TOWNSHIP OF LANGLEY — TLP 15



WATER SERVICES FOR BOULEVARD LANDSCAPING

THE CORPORATDN OF THE TOWNSHIP OF LANGLEY — TLW 15

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