THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101434

This Permit is issued this 20th day of March, 2026 to:

1. Name: Speedway Homes Ltd.

   Address: 13139 Coulthard Road
   Surrey, BC V3X 3E5

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 42 Section 14 Township 8 New Westminster District Plan 33202

   CIVIC ADDRESS: 7065 – 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 as follows:

   a. Registration of an access easement over the subject property for the purposes of access to 204 Street for lands located to the north (7091 – 204 Street, and 20354 – 71A Avenue).
   b. Building plans being in substantial compliance with Schedule “A”.
   c. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
   d. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
   e. All rooftop mechanical equipment to be screened from view.
   f. All refuse areas to be located in an enclosure and screened.

   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 a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
   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 20TH DAY OF MARCH, 2026

ATTACHMENTS:

SCHEDULE A Architectural Drawings

SCHEDULE B Landscape Drawings

DRAWING LIST

• COVER SHEET	A-0.1
• LOCATION MAP AND TEAM	A-0.2
• PROGRAM SUMMARY	A-0.3
• BASE PLAN	A-0.4
• SITE PLAN	A-1.0
• FIRE ACCESS PLAN	A-1.1
• VEHICULAR MOVEMENT	A-1.2
• FLOOR PLANS	A-2.0 - 2.9
• ELEVATIONS	A-3.0 - 3.5
• SECTIONS	A-4.0 - 4.1
• UNIT PLANS	A-5.0 - 5.9

LOCATION



PROJECT TEAM

ARCHITECT - PARAMORPH ARCHITECTURE INC.
308 - 9639 137A Street
Surrey, BC V3T 0M1
(604)608-0161
info@paramorph.com

SURVEYOR - TARGET LAND SURVEYING
Unit C120 - 20178 96 Ave
Langley, BC, V1M 0B2
(604) 583-6161

CIVIL - WSP CANADA INC.
100 - 20339 96 Ave
Langley, BC, V1M 0B2
(604) 525-4651

LANDSCAPE - PMG LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, BC V5C 6G9
(604)294-0011
office@pmglandscape.com

ARBORIST - DIAMOND HEAD CONSULTING
3559 Commercial Street
Vancouver, BC, V5N 4E8
(604) 733-4886
info@diamondheadconsulting.com

September 2, 2025

PMA
ParaMorph Architecture Inc
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2025-06-20	Revisions/Comments
2025-05-09	DP Application
2024-08-20	DP Application
2024-05-06	DP Application
2024-02-26	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT
LAMPREET SINGH
BRITISH COLUMBIA

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
7065 204 Street,
LANGLEY,
British Columbia

Drawn By: YG	Date: 2024-02-20
Checked By: PV	Project ID: LA26

Sheet Title
LOCATION MAP AND TEAM

Scale

Sheet No.
A-0.2

SCHEDULE A

Program Summary

LOT INFO

ADDRESS	7065 204th STREET, LANGLEY
LEGAL DESCRIPTION	LOT 42 SEC 14 TP 8 NWD PLAN33202

SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
GROSS AREA	43,536	4,044	1.00	0.40
NET AREA(AFTER DEDICATION)	43,536	4,044	1.00	0.40

ZONING

ZONING	CURRENT	PROPOSED
	SR-2	CD-210

SETBACKS	PERMITTED	PROPOSED
NORTH(ALONG NEIGHBOURING LOT)		4.0m
SOUTH(ALONG FUTURE LANE)		4.0m
EAST(ALONG 204 STREET)		4.0m
WEST(ALONG NEIGHBOURING LOT)		3.0m

BLDG HEIGHT	PERMITTED	PROPOSED
		10.30m (3 STOREY)

DENSITY	PERMITTED	PROPOSED
UPA		23

PROPOSED FLOOR AREA SUMMARY

SITE COVERAGE (ON NET AREA)	(Sqft)	(Sqm)	(%age)	REMARKS
PROPOSED	15,148	1,407	34.79%	

FAR CALCULATION (ON NET AREA)						
GROSS AREA (EXCLUDING AMENITY)	LVL-1 (Sqft)	LVL-2 (Sqft)	LVL-3 (Sqft)	TOTAL (Sqft)	NO. OF UNITS	TOTAL FLOOR AREA (Sqft)
UNIT-A (5BR)	379	796	879	2,054	8	16,434
UNIT-A1 (4BR) (ADAPTABLE)	305	796	879	1,980	2	3,961
UNIT-B1 (4BR)	224	680	762	1,666	4	6,665
UNIT-B1a (4BR)	203	637	718	1,559	1	1,559
UNIT-B2 (4BR)	224	672	759	1,655	4	6,620
UNIT-B2a (4BR)	324	751	838	1,913	1	1,913
UNIT-C (3BR)	107	665	687	1,460	1	1,460
UNIT-C1 (3BR)	108	660	704	1,472	1	1,472
UNIT-C2 (2BR)	108	655	695	1,458	1	1,458
					23	41541
TOTAL FAR (ON NET AREA)						0.95

OFF STREET PARKING

PARKING REQUIREMENTS BREAKDOWN				
RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
TOWNHOUSE	20	2.0 CAR / UNIT	40	40
TOWNHOUSE-TANDEM	3	2.3 CAR / UNIT	6.9	6
VISITORS		0.2 CAR / UNIT	4.6	6
TOTAL			51.5	52
ACCESSIBLE PARKING				2 (ADAPTABLE UNIT)

AMENITY CALCULATIONS

AMENITY			
OUTDOOR AMENITY	(Sqft)	(Sqm)	REMARKS
REQUIRED	1,485	138	6 Sqm/ UNIT
PROPOSED	1,518	141	

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Project Title
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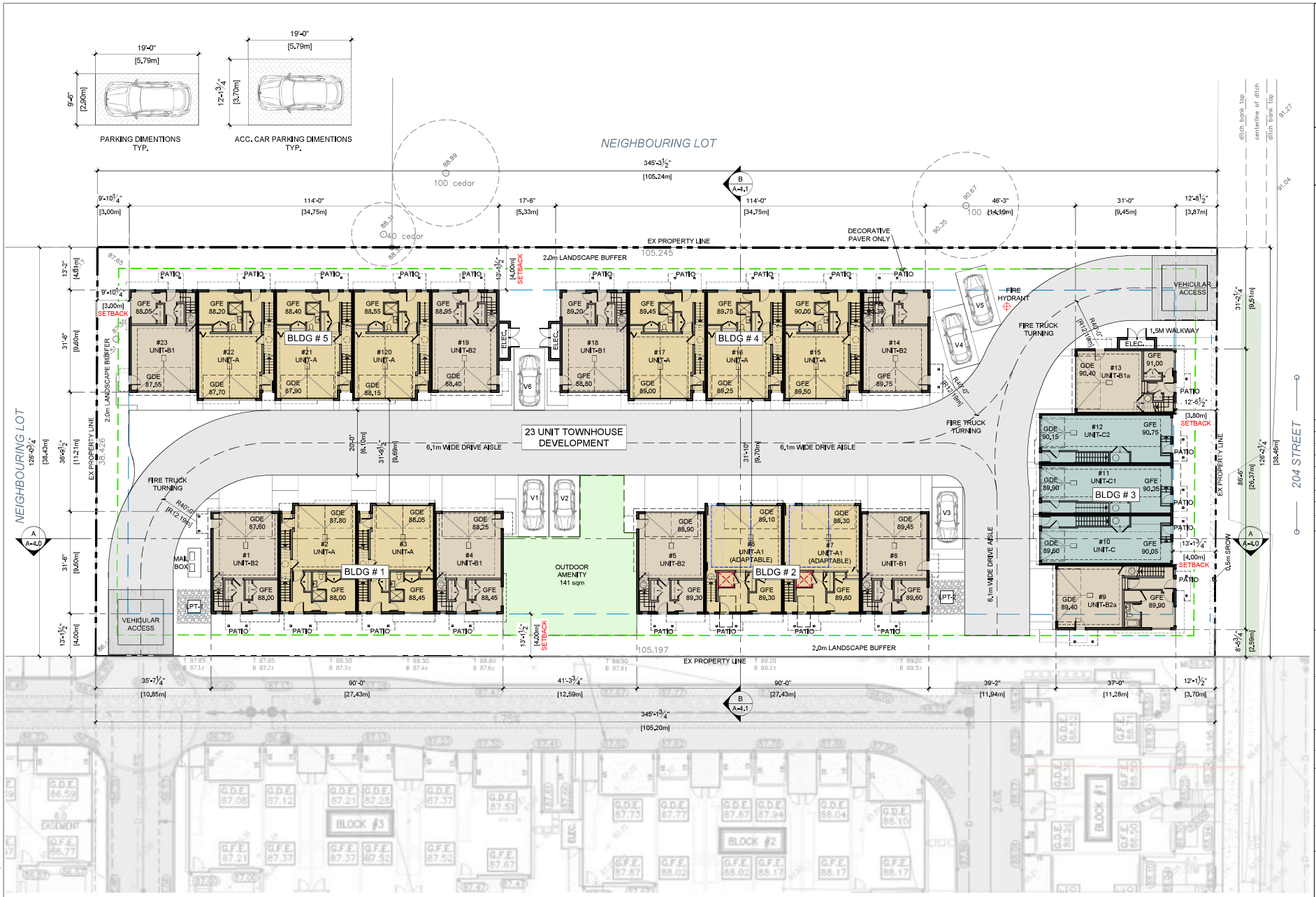
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Drawn By	Date
YG	2024-02-20
Checked By	Project ID
PV	LA26

Sheet Title
PROGRAM SUMMARY

Scale

Sheet No.
A-0.3



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REGISTERED ARCHITECT
LAMPREET SINGH
BRITISH COLUMBIA

Project Title
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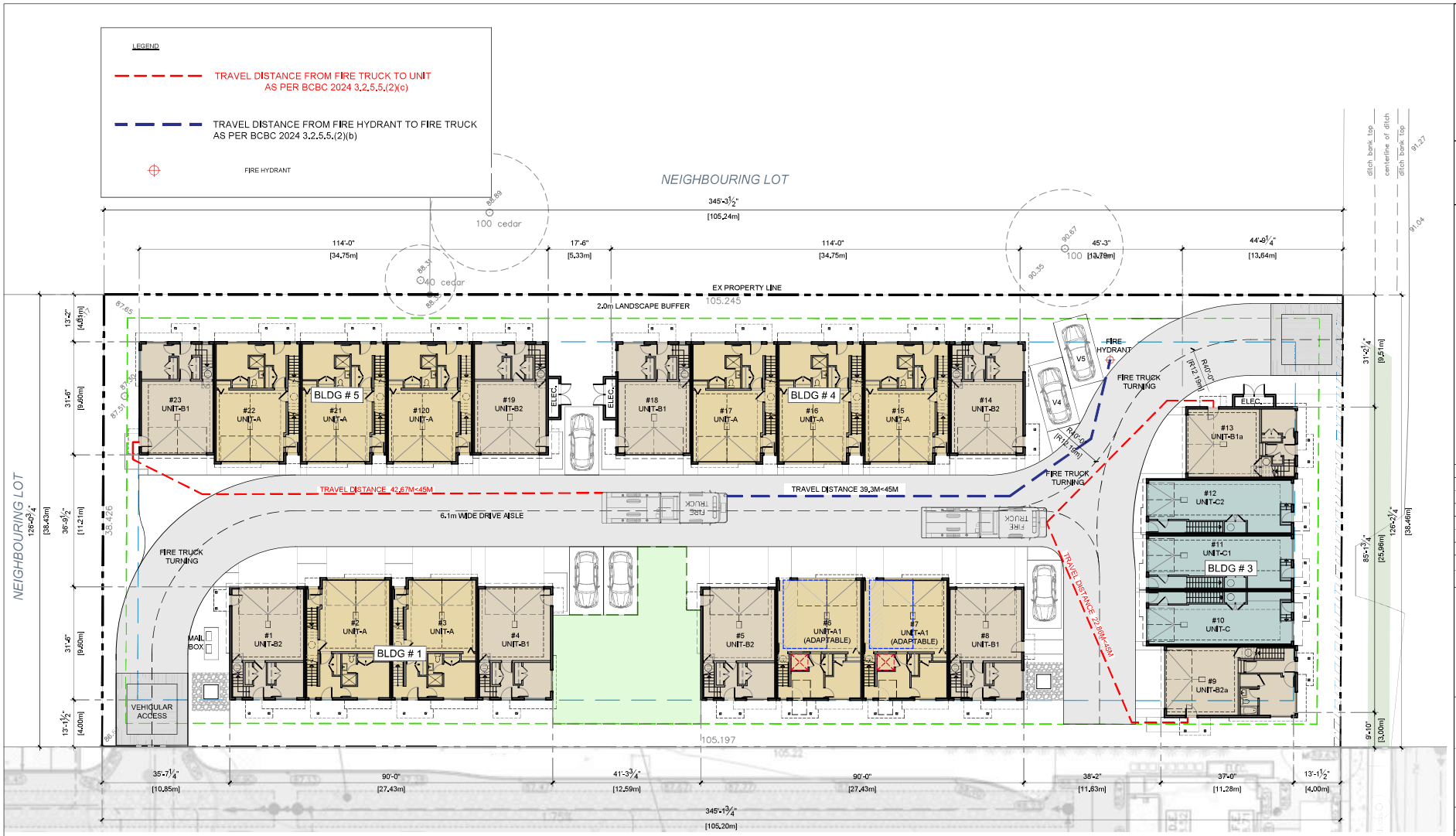
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YG	2024-02-20
Checked By	Project ID
PV	LA26

Sheet Title
SITE PLAN

Scale
N.T.S.

Sheet No.
A-1.0

September 3, 2025



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REGISTERED ARCHITECT HARPREET SIHRA BRITISH COLUMBIA

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
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Drawn By YG	Date 2024-02-20
Checked By PV	Project ID LA26

Sheet Title
FIRE ACCESS PLAN

Scale
N.T.S.

Sheet No.
A-1.1

September 3, 2025

SCHEDULE OF FINISHES

1. SMOOTH FINISH FIBER CEMENT LAP SIDING
   COLOR: WHITE
2. SMOOTH FINISH FIBER CEMENT PANEL SIDING
   COLOR: WHITE
3. SMOOTH FINISH FIBER CEMENT LAP SIDING
   COLOR: BENJAMIN MOORE HC-156 VAN DEUSEN BLUE
4. SMOOTH FINISH FIBER CEMENT PANEL SIDING
   COLOR: BENJAMIN MOORE HC-156 VAN DEUSEN BLUE
5. SMOOTH FINISH FIBER CEMENT LAP SIDING
   COLOR: DARKGREY
6. SMOOTH FINISH FIBER CEMENT PANEL SIDING
   COLOR: DARKGREY
7. SMOOTH FINISH FIBER CEMENT PANEL SIDING
   COLOR: WHITE
8. PAINTED VINYL WINDOWS
   COLOR: WHITE
9. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT)
   COLOR: WHITE
10. SOLID CORE WOOD DOORS
    COLOR : WHITE
11. GARAGE DOORS
    COLOR: GAINSBORO
12. ASPHALT SHINGLE ROOF
    COLOR: BLACK
13. METAL ROOF
    COLOR: BLACK
14. BRICK VENEER
    COLOR: GREY



COLOR SCHEME 1 FOR BUILDINGS: 1,3,5

1 / - BUILDING 1- SOUTH ELEVATION
SCALE : 3/32" = 1'-0"



2 / - BUILDING 1 - NORTH ELEVATION
SCALE : 3/32" = 1'-0"



COLOR SCHEME 2 FOR BUILDINGS: 2,4

1 / - BUILDING 2- SOUTH ELEVATION
SCALE : 3/32" = 1'-0"

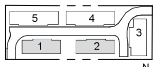


2 / - BUILDING 2 - NORTH ELEVATION
SCALE : 3/32" = 1'-0"

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Sheet Title

MATERIAL & FINISHES

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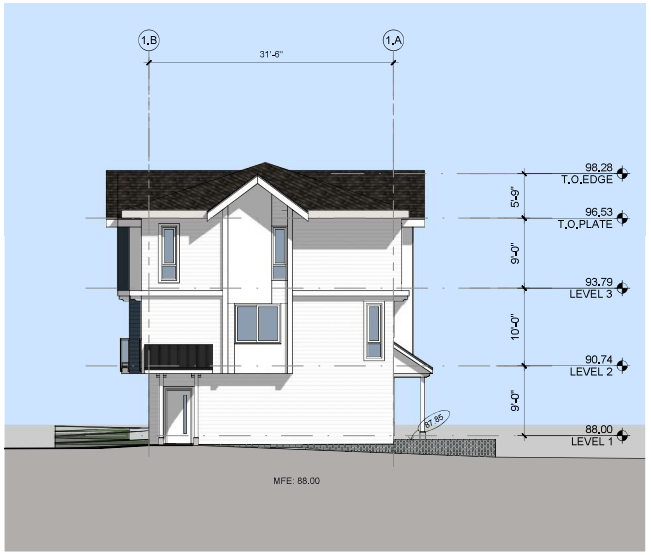
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A-3.0

September 2, 2025



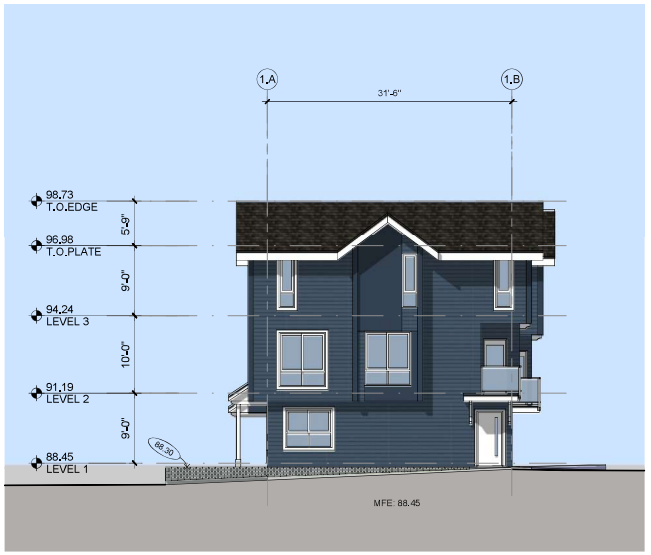
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SCALE : 1/16" = 1'-0"



2 - BUILDING 1- WEST ELEVATION
SCALE : 1/16" = 1'-0"



3 - BUILDING 1- NORTH ELEVATION
SCALE : 1/16" = 1'-0"



4 - BUILDING 1- EAST ELEVATION
SCALE : 1/16" = 1'-0"

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HARPREET SIHRA
BRITISH COLUMBIA

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Sheet Title
ELEVATIONS

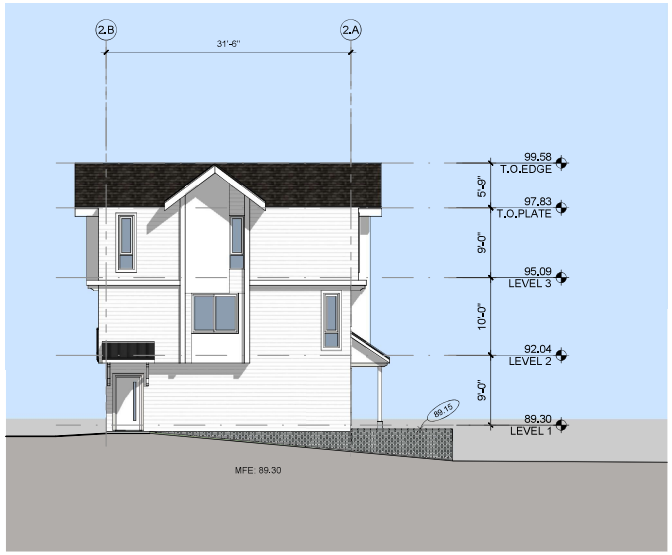
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Sheet No.
A-3.1

September 2, 2025



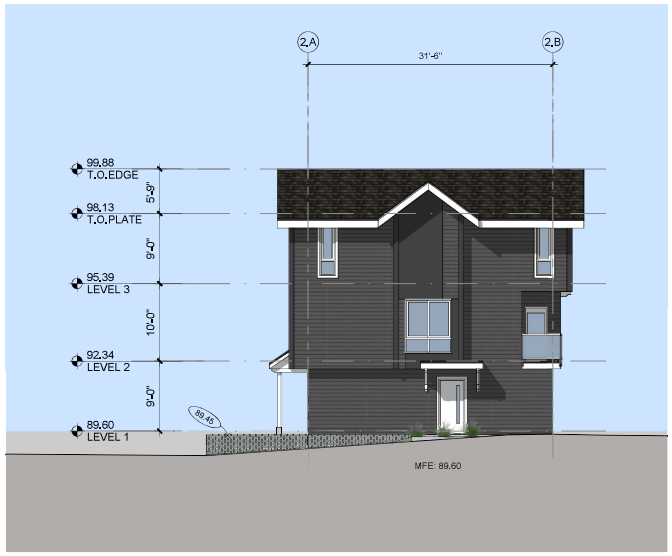
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SCALE : 1/16" = 1'-0"



2 - BUILDING 2- WEST ELEVATION
SCALE : 1/16" = 1'-0"



3 - BUILDING 2- NORTH ELEVATION
SCALE : 1/16" = 1'-0"



4 - BUILDING 2- EAST ELEVATION
SCALE : 1/16" = 1'-0"

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Sheet Title
ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.
A-3.2

September 5, 2025



1 - BUILDING 3- EAST ELEVATION
SCALE : 1/16" = 1'-0"



2 - BUILDING 3- SOUTH ELEVATION
SCALE : 1/16" = 1'-0"



3 - BUILDING 3- WEST ELEVATION
SCALE : 1/16" = 1'-0"



4 - BUILDING 3- NORTH ELEVATION
SCALE : 1/16" = 1'-0"

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Sheet Title

ELEVATIONS

Scale
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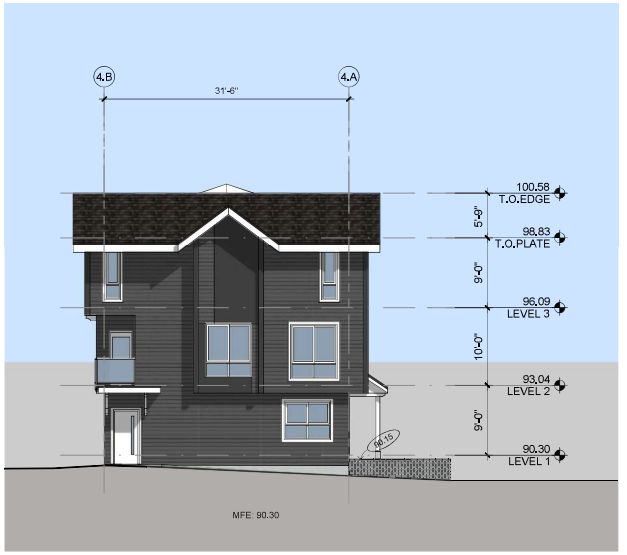
Sheet No.

A-3.3

September 3, 2025



1 - BUILDING 4- NORTH ELEVATION
SCALE : 1/16" = 1'-0"



2 - BUILDING 4- EAST ELEVATION
SCALE : 1/16" = 1'-0"



3 - BUILDING 4- SOUTH ELEVATION
SCALE : 1/16" = 1'-0"



4 - BUILDING 4- WESTELEVATION
SCALE : 1/16" = 1'-0"

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BRITISH COLUMBIA

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Sheet Title
ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.
A-3.4

September 2, 2025



1 - BUILDING 5- NORTH ELEVATION

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



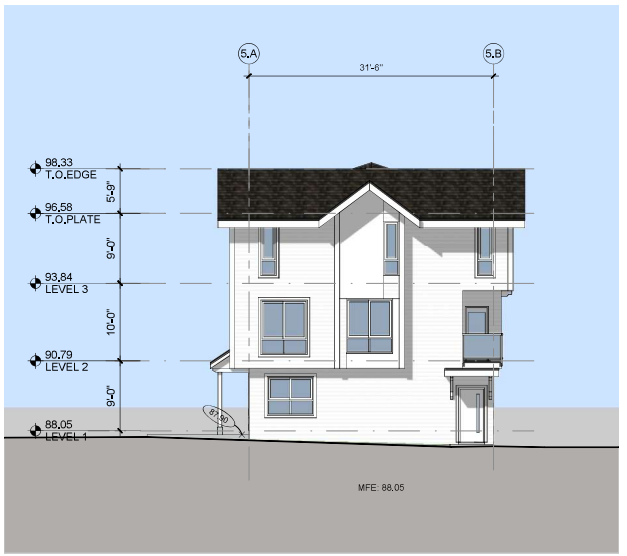
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SCALE : 1/16" = 1'-0"



3 - BUILDING 5- SOUTH ELEVATION

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

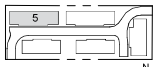


4 - BUILDING 5- WEST ELEVATION

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

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LANGLEY,
British Columbia

Drawn By: YG	Date: 2024-02-20
Checked By: PV	Project ID: LA26

Sheet Title

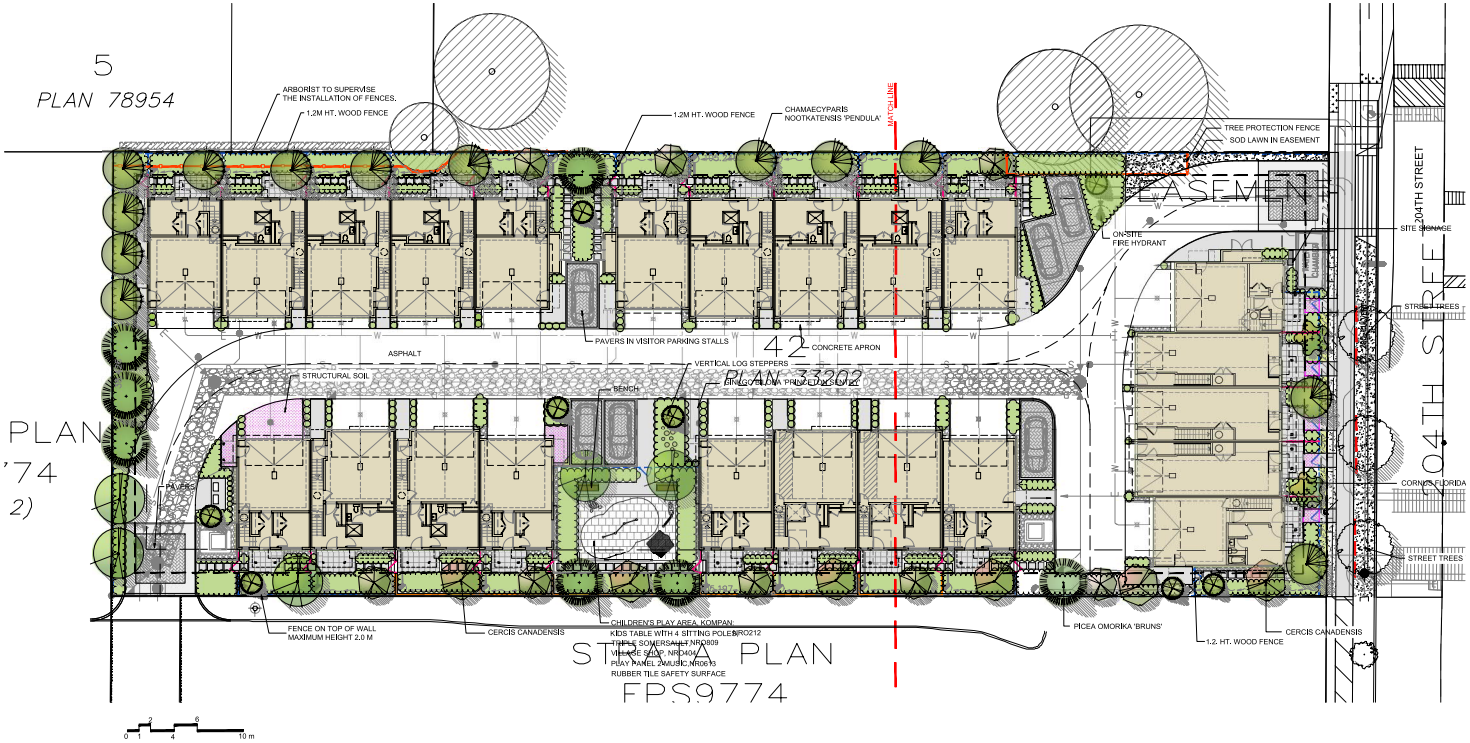
ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.

A-3.5

September 2, 2025



TREE MANAGEMENT LEGEND

EXISTING TREE TO BE RETAINED

TREE FENCE

PLANT SCHEDULE

PMG PROJECT NUMBER: 24-029

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
	6	CERCIS CANADENSIS	EASTERN REDBUD	6CM CAL; B&B
	13	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	3M HT; B&B
	2	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
	8	CRYPTOMERIA JAPONICA 'ELEGANS'	JAPANESE CEDAR	3M HT
	7	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B; CLIMATE RESILIENT
	8	STYRAX JAPONICUS 'ROSEA'	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * 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: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

REQUIRED REPLACEMENT TREES = 30, PROPOSED REPLACEMENT TREES=49 (28 CONIFERS + 21 DECIDUOUS)

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Suite C100 - 4185 Still Creek Drive
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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	26.FEB.27	SHOW EASEMENT	CLG
14	26.JAN.28	UPDATE PLAY SURFACE	CLG
13	25.DEC.12	UPDATE PER TOL COMMENT	GHN
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11	25.OCT.09	SITE SIGNAGE	GHN
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4	25.JAN.30	REVISE PER NEW SITE PLAN	RK
3	24.NOV.20	NEW CIVIL PLAN	GHN
2	24.NOV.05	DP DRAWINGS PROGRESS	GHN
1	24.SEP.18	REVISE PER NEW SITE PLAN	RK

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

7065 204 STREET
LANGLEY, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 24.APR.15
SCALE: 1:200
DRAWN: MM
DESIGN: MM
CHK'D: RC

DRAWING NUMBER: **L1** OF 7

24029-15.ZIP

PMG PROJECT NUMBER: **24-029**

SCHEDULE B



MATERIAL LEGEND

KEY	SYMBOL	DESCRIPTION
A		CONCRETE PAVEMENT FINISH: BROOM FINISH COLOUR:NATURAL
B		BELGARD CORTEZ SLAB SIZE: 457X457X50MM COLOUR:GRANITE
C		BELGARD AQUALINE PERMEABLE PAVER SIZE: 110x221.5x80MM RUNNING BOND, NATURAL
D		ASPHALT
E		RUBBER TILE SAFETY SURFACE
F		RIVER ROCK
		PLANTED AREA SHRUBS, PERENNIALS AND GROUNDCOVERS
		SOD LAWN

FENCING LEGEND

- 1.2 HT.WOOD FENCE AND GATE
- 1.8M HT. WOOD FENCE
- 1 HT. WOOD FENCE

SITE FURNITURE LEGEND

KEY	SYMBOL	DESCRIPTION
A		MAGLIN 720 BACKED / BACKLESS BENCHES 70.5 IN L. CAST ALUMINUM ENDS IPE WOOD SEAT AND BACK, TWO END ARMS
P		KOMPAN PLAY PANEL 2 - MUSIC 6M - 5 YEARS NRO613
B		KOMPAN KIDS TABLE WITH 4 SITTING POLES 6M - 5 YEARS NRO212
VS		VILLAGE SHOP 2 - 5 YEARS NRO404
VL		VERTICAL LOG, STEPPERS
TS		TRIPLE SOMERSAULT 5 - 12 YEARS NRO809


KOMPAN PLAY PANEL 2-MUSIC, NR0613


KOMPAN , VILLAGE SHOP NRO404, USE TURQUOISE FINISH


KOMPAN , KIDS TABLE WITH 4 SITTING POLES, NRO212


KOMPAN TRIPLE SOMERSAULT, NRO809



NOTES:

- USE IN-GROUND FOOTING OPTION FOR PLAY EQUIPMENT
- USE FINISHED WOOD OPTION WITH BROWN COLORED TRANSPARENT PIGMENT FOR ALL PLAY EQUIPMENT

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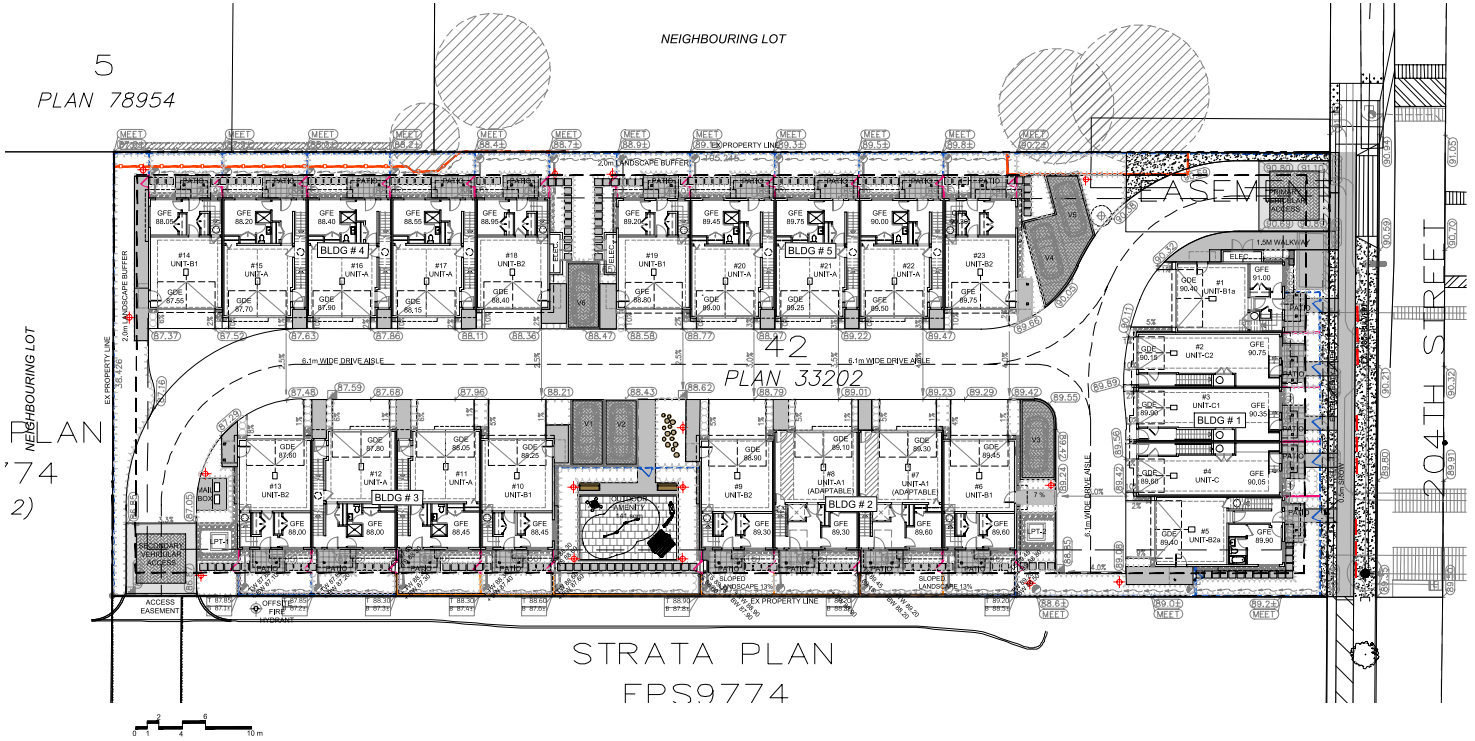
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MATERIAL AND FURNITURE PLAN

DATE:	24.APR.15	DRAWING NUMBER:
SCALE:	1:200	**L2**
DRAWN:	MM	
DESIGN:	MM	
CHKD:	RC	**OF 7**

24029-15.ZIP

PMG PROJECT NUMBER: **24-029**



Lighting Legend

Symbol	Model
	LUMCA AU-B6 FLUSH MOUNT BOLLARD AT 40" HT; COLOUR BLACK

GRADING LEGEND

RETAINING WALL

FENCING LEGEND

1.2 HT. WOOD FENCE AND GATE

1.8M HT. WOOD FENCE

1 HT. WOOD FENCE

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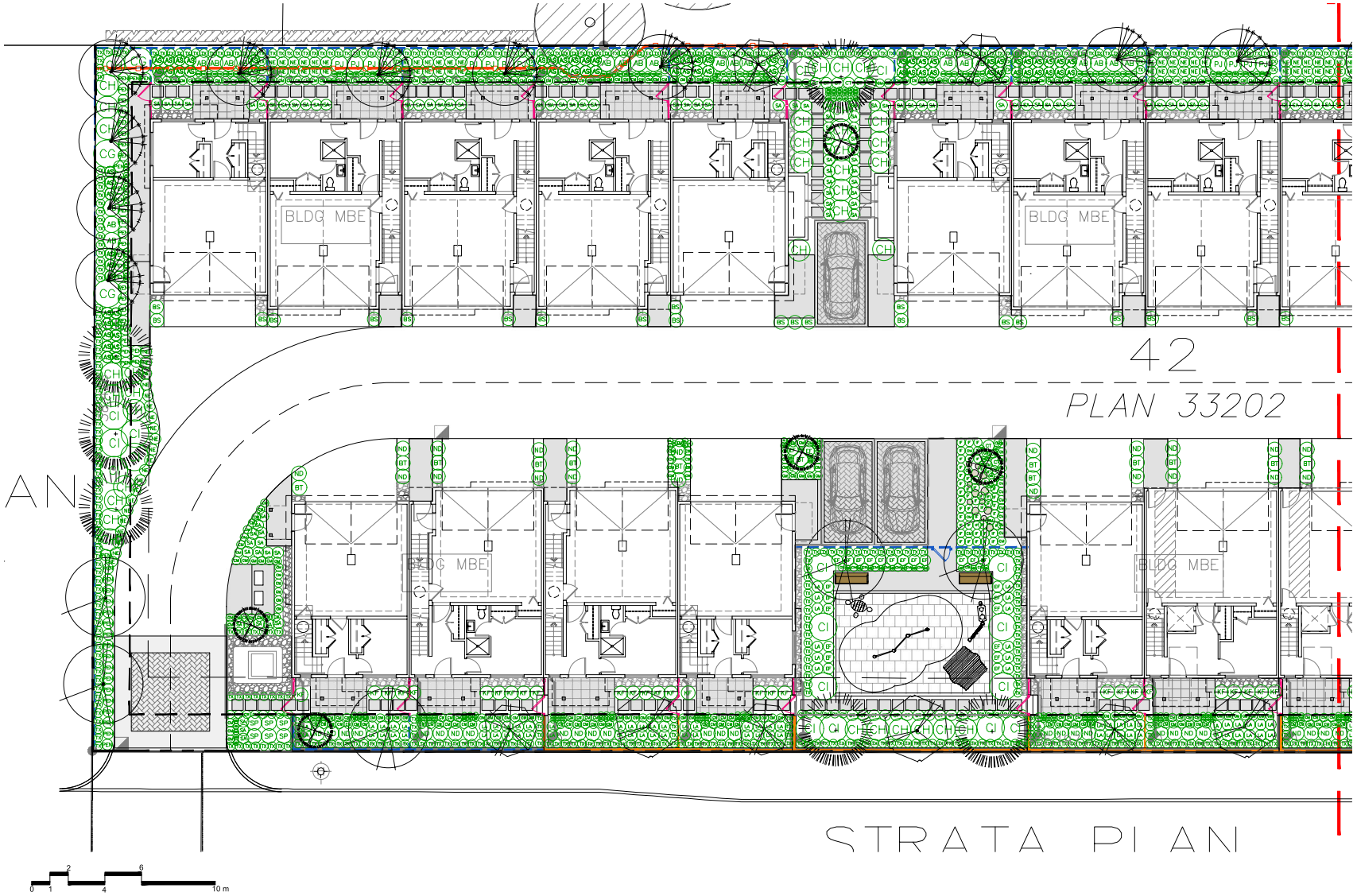
DRAWING TITLE:

LIGHTING AND GRADING PLAN

DATE:	24.APR.15	DRAWING NUMBER:
SCALE:	1:200	**L3**
DRAWN:	MM	
DESIGN:	MM	
CHKD:	RC	**OF 7**

24029-15.ZIP

PMG PROJECT NUMBER: **24-029**



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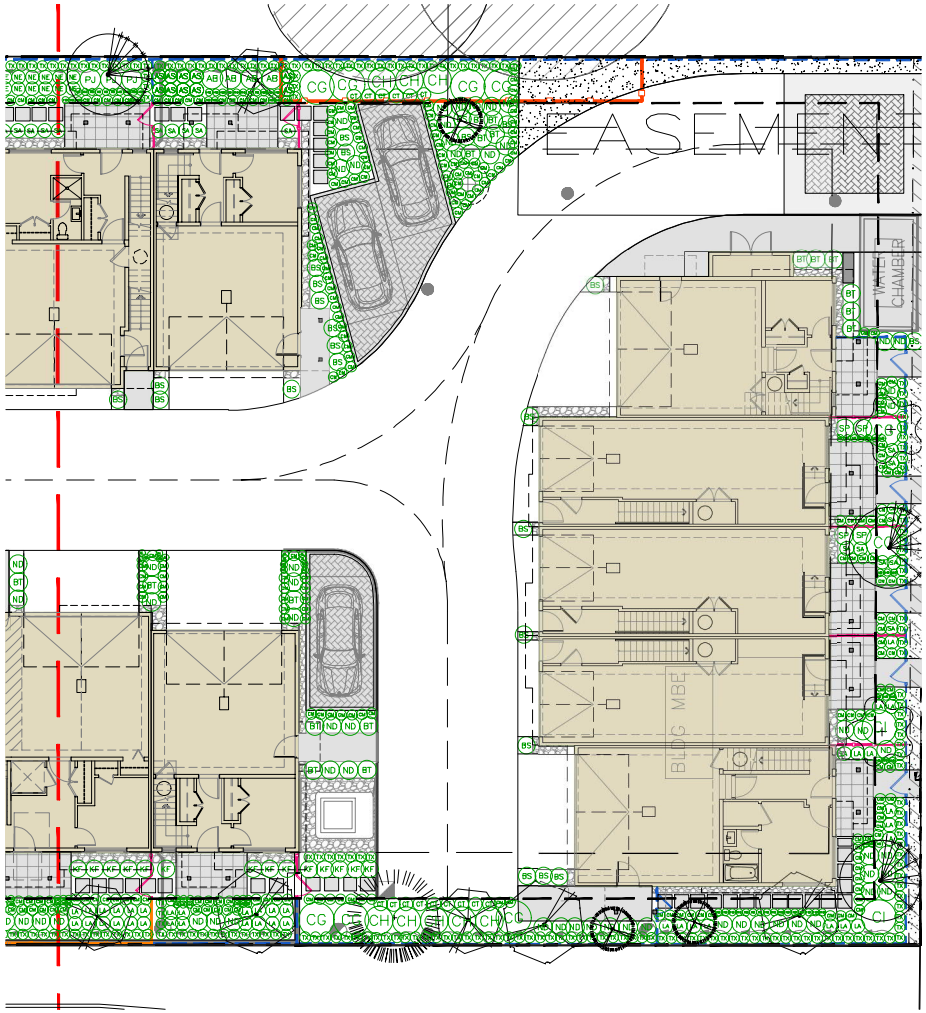
DRAWING TITLE:

SHRUB PLAN

DATE:	24.APR.15	DRAWING NUMBER:
SCALE:	1:100	**L4**
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	RC	**OF 7**

24029-15.ZIP

PMG PROJECT NUMBER: **24-029**



0 1 2 4 6 10 m

PLANT SCHEDULE

PMG PROJECT NUMBER: 24-029

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AB	26	ABELIA xGRANDIFLORA 'KALEIDOSCOPE'	GLOSSY ABELIA	#3 POT; 50CM
BT	30	BERBERIS THUNBERGII 'AUREA'	GOLDEN JAPANESE BARBERRY	#2 POT
BS	46	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT; 40CM
CI	19	CEANOTHUS VICTORIA	VICTORIA CEANOTHUS	#5 POT
CH	44	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
CG	12	COTINUS COGGYGRIA 'GOLDEN SPIRIT'	GOLDEN SPIRIT SMOKE BUSH	#10 POT
ND	99	NANDINA DOMESTICA 'NANA'	HEAVENLY BAMBOO; DWARF	#3 POT; 50CM
PJ	15	PIERIS JAPONICA	LILY-OF-THE-VALLEY SHRUB	#3 POT; 50CM
SA	109	SARCOCOCCA HOOKERANA 'RUSCIFOLIA'	FRAGRANT SWEETBOX	#2 POT; 30CM
SP	10	SPIRAEA JAPONICA 'GOLDFLAME'	JAPANESE SPIREA	#2 POT; 40CM
TM	645	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
GRASS				
KF	42	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
CG	553	CAREX MORROWII 'ICE DANCE'	SILVER VARIEGATED SEDGE	#1 POT
CT	35	CAREX TESTACEA	PAPRIE FIRE SEDGE	#1 POT
PM	49	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
AL	34	ALLIUM 'MOUNT EVEREST'	ORNAMENTAL ONION ' MOUNT EVEREST'	15CM POT
AS	82	ASTILBE 'DEUTSCHLAND'	WHITE ASTILLBE	#2 POT; 5 EYE OR LARGER
HC	326	HEUCHERA 'GINGER ALE'	CORAL BELLS	15CM POT
LA	120	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	#1 POT
NE	71	NEPETA x FAASSENII 'DROPMORE'	BLUE CATMINT	#1 POT
GC				
EF	28	EUONYMUS JAPONICA 'EMERALD 'N GOLD'	EUONYMUS; GOLD VARIEGATED	#2 POT; 40CM
IF	49	ISOTOMA FLUVIATILIS	BLUE STAR CREEPER	#1 POT; 20CM

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PROPOSED SHRUBS



PROPOSED GRASSES



PROPOSED PRENNIALS



GC



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CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

7065 204 STREET
LANGLEY, B.C.

DRAWING TITLE:

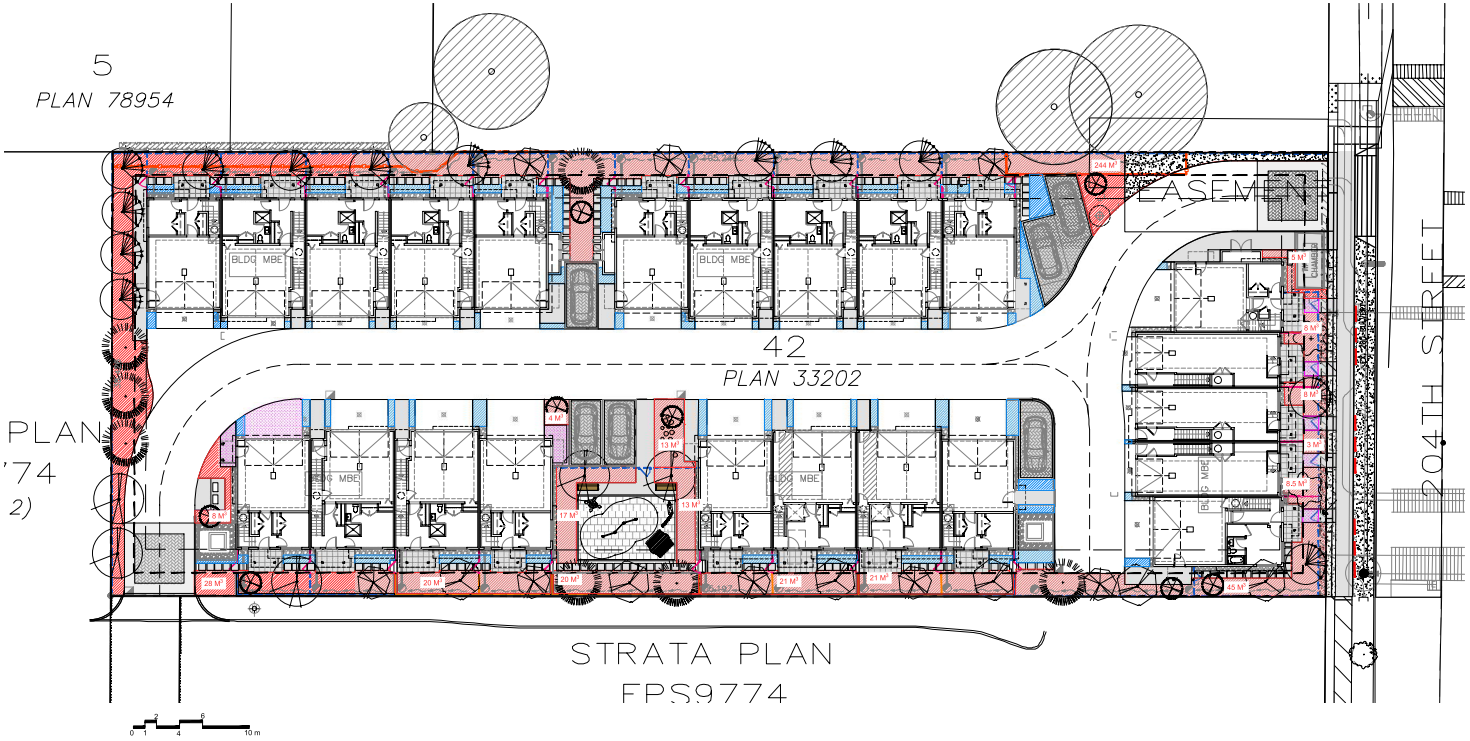
SHRUB PLAN

DATE: 24.APR.15
SCALE: 1:100
DRAWN: MM
DESIGN: MM
CHK'D: RC

DRAWING NUMBER: **L5** OF 7

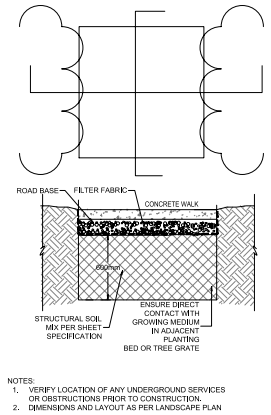
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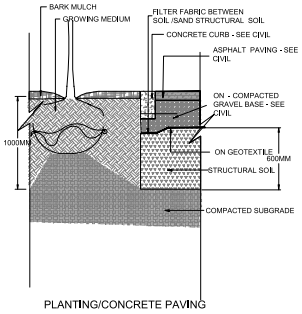
Soil Volume Legend

Symbol	Model
	MINIMUM 0.8 M OF GROWING MEDIUM
	MINIMUM 0.5M OF GROWING MEDIUM
	0.6 M OF STRUCTURAL SOIL



NOTES:
1. VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION.
2. DIMENSIONS AND LAYOUT AS PER LANDSCAPE PLAN

1 STRUCTURAL SOIL AT WALKWAYS
1:25



2 STRUCTURAL SOIL ADJACENT TO DRIVEWAYS
1:25

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CLIENT:

PROJECT:

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7065 204 STREET
LANGLEY, B.C.

DRAWING TITLE:

SOIL DEPTH PLAN

DATE: 24.APR.15
SCALE: 1:200
DRAWN: MM
DESIGN: MM
CHKD: RC

DRAWING NUMBER: **L6**

OF 7

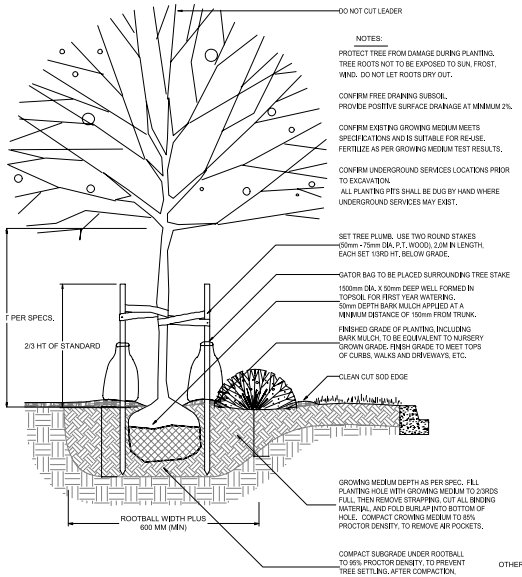
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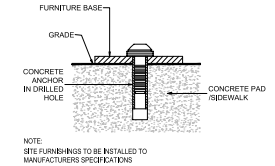
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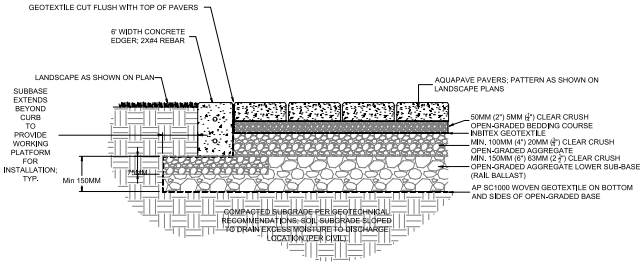


3 TREE AND SHRUB PLANTING AT GRADE
1/2" = 1'-0"



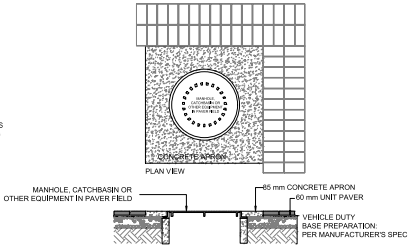
NOTE:
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

4 SITE FURNITURE MOUNTING
N.T.S

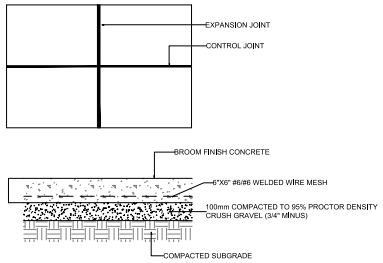


NOTE:
- PAVERS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- VERIFY WITH THE GEOTEXTILE MANUFACTURER THAT THE MATERIAL IS NOT SUBJECT TO CLOGGING AND MEETS REQUIREMENTS OF AASHTO M-288.
- ENSURE SUBGRADE AND CONNECTION OF DRAINAGE TO STORM SYSTEM BY CIVIL

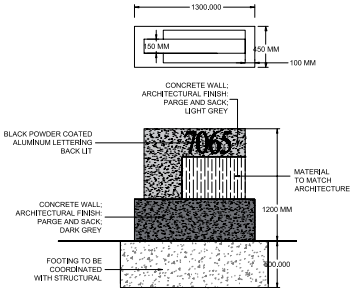
5 PERMEABLE PAVERS OB GRADE
1:10



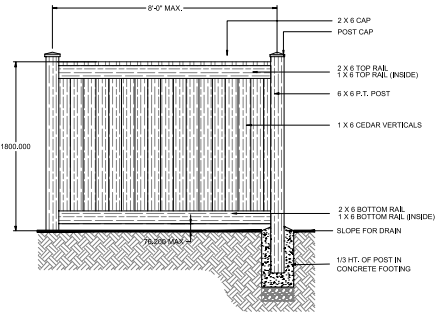
6 CIVIL EQUIPMENT IN PAVER FIELD
1:25



7 CONCRETE PAVING
1:50

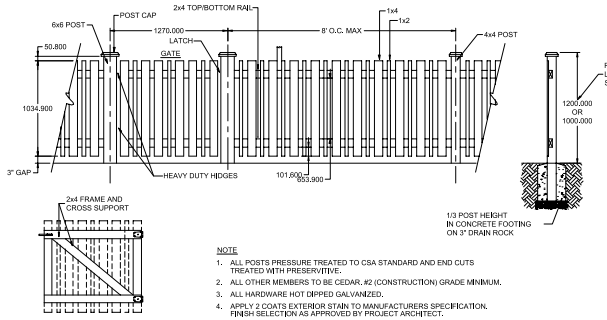


8 SIGNAGE
1:25



NOTES:
ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS
1. TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHER WISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS, AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

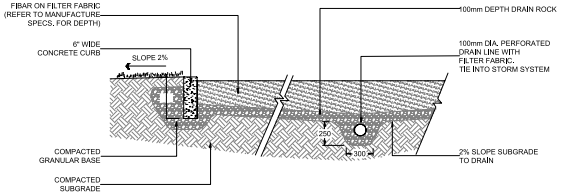
9 6' HT. WOOD FENCE
1:25



BACK OF GATE DETAIL

NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE, GAP TO BE 3-8".

10 PICKET FENCE AND GATE
1:25



11 FIBAR PLAYGROUND SAFETY SURFACE
1:25

NO.	DATE	REVISION DESCRIPTION	DR.
15	26.FEB.27	SHOW EASEMENT	CLG
14	26.JAN.28	UPDATE PLAY SURFACE	CLG
13	25.DEC.12	UPDATE PER TOL COMMENT	GHN
12	25.OCT.10	RP RESUBMISSION	GHN
11	25.OCT.09	SITE SIGNAGE	GHN
10	25.OCT.03	NEW CIVIL PLAN	AR
9	25.SEP.22	REVISE PER NEW SITE PLAN	GHN
8	25.JUL.31	NEW CIVIL PLAN	AO
7	25.MAY.14	UPDATE PER NEW SITE PLAN	AR
6	25.APR.03	ISSUE FOR BP	MC
5	25.MAR.25	REVISE PER NEW SITE PLAN	GHN
4	25.JAN.30	REVISE PER NEW SITE PLAN	RK
3	24.NOV.20	NEW CIVIL PLAN	GHN
2	24.NOV.05	DP DRAWINGS PROGRESS	GHN
1	24.SEP.18	REVISE PER NEW SITE PLAN	RK

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

7065 204 STREET
LANGLEY, B.C.

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	24.APR.15	DRAWING NUMBER:
SCALE:	AS NOTED	L7
DRAWN:	MM	
DESIGN:	MM	
CHKD:	RC	OF 7

24029-15.ZIP

PMG PROJECT NUMBER: 24-029