

FULL PATH AND FILENAME: D:\02-LANDHOUSE DESIGN INC\01-ARCHITECTURAL\040-45-YORKSON MEADOWS-LANGLEY\ARCHITECTURAL-ROW-HOME & DUPLEX 01.MB\00-DP-MASTER-SHEETS.DWG, PLOTS\STYLE TABLE - PRJ-ST.ctb

RESIDENTIAL UNIT SUMMARY:

LOT #	BLDG. TYPE	BLDG. NAME	UNIT TYPE	UNIT AREA (sq.m.)	LOT AREA (sq.m.)	LOT COV. (Perm.)	LOT COV. (Prop.)	FRONT SETBK. (Perm.)	FRONT SETBK. (Prop.)	REAR SETBK. (Perm.)	REAR SETBK. (Prop.)	PORCH SETBK. (Perm.)	PORCH SETBK. (Prop.)	SIDE'A' SETBK. (Perm.)	SIDE'A' SETBK. (Prop.)	SIDE'B' SETBK. (Perm.)	SIDE'B' SETBK. (Prop.)	MAX. BLDG. HEIGHT	PROP. BLDG. HEIGHT	MAX. GARG. HEIGHT	PROP. GARG. HEIGHT	PARKING STALLS (Reqd.)	PARKING STALLS (Prop.)	GENERAL NOTES								
27	4-PLEX	ROWHSE. 01	B	228.6	261.5	55%	38%	2.50m	2.78m	13.00m	13.30m	1.50m	2.18m	2.50m	2.99m	N/A	N/A	9.00m	8.00m	3.75m	3.57m	2	2(1 COVRD.)	EXTERIOR END UNIT								
28	4-PLEX	ROWHSE. 01	A	215.7	170.8	55%	55%	2.50m	2.86m	13.00m	13.20m	1.50m	2.28m	N/A	N/A	N/A	N/A	9.00m	8.00m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
29	4-PLEX	ROWHSE. 01	A	215.7	170.8	55%	55%	2.50m	2.98m	13.00m	13.10m	1.50m	2.42m	N/A	N/A	N/A	N/A	9.00m	8.00m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
30	4-PLEX	ROWHSE. 01	A	219.0	218.4	55%	43%	2.50m	3.09m	13.00m	13.00m	1.50m	2.51m	N/A	N/A	1.20m	1.60m	9.00m	8.00m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR END UNIT								
31	4-PLEX	ROWHSE. 02	A	219.0	218.4	55%	43%	2.50m	2.74m	13.00m	13.30m	1.50m	2.49m	1.20m	1.60m	N/A	N/A	9.00m	8.21m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR END UNIT								
32	4-PLEX	ROWHSE. 02	A	215.7	170.8	55%	54%	2.50m	2.86m	13.00m	13.20m	1.50m	2.58m	N/A	N/A	N/A	N/A	9.00m	8.21m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
33	4-PLEX	ROWHSE. 02	A	215.7	170.8	55%	54%	2.50m	2.98m	13.00m	13.10m	1.50m	2.72m	N/A	N/A	N/A	N/A	9.00m	8.21m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
34	4-PLEX	ROWHSE. 02	A	219.0	218.4	55%	43%	2.50m	3.09m	13.00m	13.00m	1.50m	2.82m	N/A	N/A	1.20m	1.60m	9.00m	8.21m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR END UNIT								
35	4-PLEX	ROWHSE. 03	A	219.0	218.4	55%	43%	2.50m	2.74m	13.00m	13.30m	1.50m	2.18m	1.20m	1.60m	N/A	N/A	9.00m	8.23m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR END UNIT								
36	4-PLEX	ROWHSE. 03	A	215.7	170.8	55%	55%	2.50m	2.86m	13.00m	13.20m	1.50m	2.28m	N/A	N/A	N/A	N/A	9.00m	8.23m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
37	4-PLEX	ROWHSE. 03	A	215.7	170.8	55%	55%	2.50m	2.98m	13.00m	13.10m	1.50m	2.22m	N/A	N/A	N/A	N/A	9.00m	8.23m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
38	4-PLEX	ROWHSE. 03	A	219.0	218.4	55%	44%	2.50m	3.09m	13.00m	13.00m	1.50m	2.51m	N/A	N/A	1.20m	1.60m	9.00m	8.23m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR END UNIT								
39	DUPLEX	DUPLEX 01	C	235.8	218.4	55%	46%	2.50m	2.51m	13.00m	13.10m	1.50m	1.97m	1.20m	1.37m	N/A	N/A	9.00m	8.27m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
40	DUPLEX	DUPLEX 01	C	235.8	218.4	55%	45%	2.50m	2.63m	13.00m	13.00m	1.50m	2.04m	N/A	N/A	1.20m	1.37m	9.00m	8.27m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
41	DUPLEX	DUPLEX 02	C	235.8	218.4	55%	45%	2.50m	2.51m	13.00m	13.10m	1.50m	1.97m	1.20m	1.37m	N/A	N/A	9.00m	8.24m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
42	DUPLEX	DUPLEX 02	C	235.8	218.4	55%	46%	2.50m	2.63m	13.00m	13.00m	1.50m	2.04m	N/A	N/A	1.20m	1.37m	9.00m	8.24m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
43	3-PLEX	ROWHSE. 04	A	219.0	218.5	55%	43%	2.50m	2.86m	13.00m	13.20m	1.50m	2.61m	1.20m	1.60m	N/A	N/A	9.00m	8.40m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
44	3-PLEX	ROWHSE. 04	A	215.7	170.8	55%	54%	2.50m	2.98m	13.00m	13.10m	1.50m	2.72m	N/A	N/A	N/A	N/A	9.00m	8.40m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
45	3-PLEX	ROWHSE. 04	A	220.5	218.6	55%	43%	2.50m	3.09m	13.00m	13.00m	1.50m	2.82m	N/A	N/A	1.20m	1.62m	9.00m	8.40m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
46	3-PLEX	ROWHSE. 04	A	219.0	228.8	55%	41%	2.50m	2.86m	13.00m	13.20m	1.50m	2.30m	1.20m	1.97m	N/A	N/A	9.00m	8.30m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
47	3-PLEX	ROWHSE. 04	A	215.7	170.9	55%	54%	2.50m	2.98m	13.00m	13.10m	1.50m	2.42m	N/A	N/A	N/A	N/A	9.00m	8.30m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
48	3-PLEX	ROWHSE. 04	A	219.0	226.8	55%	42%	2.50m	3.09m	13.00m	13.00m	1.50m	2.51m	N/A	N/A	1.20m	1.90m	9.00m	8.30m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
49	DUPLEX	DUPLEX 03	C	235.8	226.8	55%	44%	2.50m	2.51m	13.00m	13.10m	1.50m	1.97m	1.20m	1.67m	N/A	N/A	9.00m	8.36m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
50	DUPLEX	DUPLEX 03	C	235.8	291.7	55%	34%	2.50m	2.63m	13.00m	13.00m	1.50m	2.04m	N/A	N/A	1.20m	4.15m	9.00m	8.36m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
08	DUPLEX	DUPLEX 04	D	239.2	270.1	55%	38%	2.50m	2.55m	13.00m	13.00m	1.50m	3.14m	2.50m	2.65m	N/A	N/A	9.00m	8.14m	3.75m	3.57m	2	2(1 COVRD.)	EXTERIOR END UNIT								
07	DUPLEX	DUPLEX 04	C	235.1	240.7	55%	41%	2.50m	3.55m	13.00m	13.10m	1.50m	3.19m	N/A	N/A	1.20m	1.87m	9.00m	8.14m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
05	DUPLEX	DUPLEX 05	C	235.8	240.8	55%	41%	2.50m	3.66m	13.00m	13.00m	1.50m	3.15m	1.20m	1.67m	N/A	N/A	9.00m	7.87m	3.75m	3.57m	2	2(1 COVRD.)	INTERIOR UNIT								
06	DUPLEX	DUPLEX 05	C	235.8	274.3	55%	36%	2.50m	2.74m	13.00m	13.10m	1.50m	3.06m	N/A	N/A	2.50m	2.98m	9.00m	7.87m	3.75m	3.57m	2	2(1 COVRD.)	EXTERIOR END UNIT								
GRAND TOTALS				6,287.4	6,030.7																											

PROJECT DESIGN RATIONALE:

This Development Permit Application submission seeks approval from the Township of Langley for a fee-simple rowhouse development containing a mix of Duplex, 3-Plex and 4-Plex building blocks, arranged as illustrated on the attached Site Plan Sheets (Sheet: A-1.01, A-1.02 & A-1.03). In total there are 10 buildings (5 of the Duplex, 2 of the 3-Plex and 3 of the 4-Plex buildings). 8 of the 10 buildings front onto 84 Avenue, with the remaining 2 Duplex buildings fronting onto 207 Street and 207a Street respectively. Each unit contains a detached rear garage accessed via a rear municipal laneway (see **Site Plan Sheets: A-1.01, A-1.02 & A-1.03**). A central theme of the design brief when discussed between Client & Designer focused on the importance of giving this project a distinct identity, whilst ensuring a gradating and subtle transition between each building along 84 Avenue. Maintaining a somewhat traditional architectural aesthetic throughout the different building blocks, we have incorporated a classic full-thickness brick look through the use of a lightweight brick veneer. This masonry material, being the dominant and focal material in each block will be accented through the use of painted board & batten siding, horizontal lap siding and vinyl shingles. Primary roofs of each building will be of asphalt shingle finish, with lower entry portico roofs and skirt roofs being painted metal finish.

Two distinct model types are varied appropriately, to offer multiple building elevations. This ensures that the emerging streetscape will strike a mixed and vibrant chord and with a complementing material and colour palette, each unit will achieve a harmonious, yet individually distinct identity within the street aesthetic. The building design ensures a marriage of a classic style brownstone form with a contemporary design which should go the distance in ensuring the creation of a beautifully traditional and architecturally timeless neighbourhood. The 84 Avenue streetscape contain elevational palettes incorporating quality materials, solid definitions, knee brackets, closed louvered vents, stylised porches and an earth-tone colour scheme to help create a more coherent unit identity with a strong and robust street presence. Strong base elements, coupled with defined entries lend a sense of individuality to each unit within the separate building forms (whether it be the duplex, 3-plex or the 4-plex buildings). Vertically emphasised fenestration at main floor level (both front and rear) will ensure the creation of a more bright and spacious living unit within. We have denoted street-facing basement window wells for the internal units of the 3-Plex & 4-Plex buildings as we feel it important to provide the necessary daylighting to the front portions of the basements of these internal units. We have worked closely with the landscape architect to ensure that the aforementioned window wells will be sensitively screened and hidden from view. Added to this we have worked the finished grades in such a way that none of the front-facing window wells of these internal units will be visible from the street as they will be below the finished grade elevation.

As previously mentioned, 8 of the 10 individual buildings front onto 84 Avenue, with the remaining 2 Duplex buildings fronting onto 207 Street and 207a Street respectively. Again, there are in total 10 buildings: 3 of the 4-Plex type, 2 of the 3-Plex and finally 5 of the Duplex building type. These blocks are somewhat grouped together, so we have designed two distinct 4-Plex building elevations, 2 distinct 3-Plex elevations and finally 2 unique Duplex elevations. This ensures that there is adequate differentiation between all of the building types. With reference to the Streetscape Illustration on this sheet is is clear to see that the form and massing elements of the building types are clearly defined and unique from one another. Varied rooflines are evident along the entire streetscape, and the intermixing of a differing colour schematic for each building adds to the unit identity. Individual porch entry treatment (through hip, gabled and flush portico styles and clearly identifiable treatment and finish), a variety of fenestration styles and sizes, wall finishes consisting of a coherent mix of shingles, painted cementitious board-and-batten and painted horizontal cementitious lap siding provide a clear unit identity. Painted fiberglass doors, painted aluminium railings, architectural blocks, brackets and closed louvered vent details go the distance to further enhance the individual units and building definition. Finally the introduction of strong masonry brick elements in each building sets them apart from one another, yet subtly tying them together within a coherent streetscape. This brick definitioning is also carried through in the single-family detached product currently being designed along 207a Street and 84a Avenue and which will accompany this row home and duplex product to form the Foxridge Homes Yorkson Meadows subdivision.

PROJECT DEVELOPMENT STATISTICS:

LEGAL DESCRIPTIONS:

SUBDIVISION PLAN OF LOT C PLAN EPP35087, LOT 39 PLAN 54886 & WEST HALF LOT 10 PLAN 3434, ALL OF SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN

TOWNSHIP ZONING:

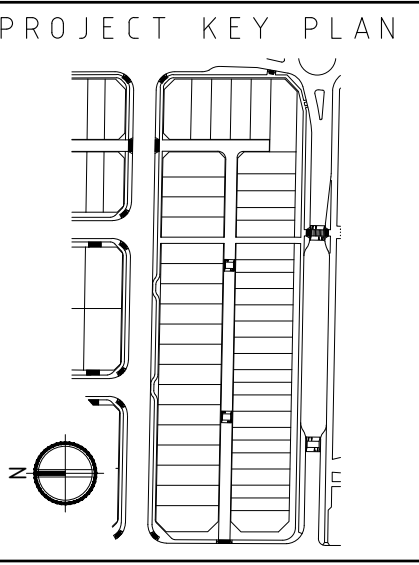
R-CL(RH) 4-PLEX LOTS & 3-PLEX LOTS AND R-CL(SD) FOR DUPLEX LOTS.



DESIGNED BY:
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WWW.LANDHOUSEDESIGN.COM

DATE	ISSUED FOR	REV
26.02.20	PRE-DP CLIENT REVIEW	
26.04.08	PRE-DP FINAL REVIEW	

NOTE:
THESE DRAWINGS ARE FOR MUNICIPAL DEVELOPMENT PERMIT SUBMISSION ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.



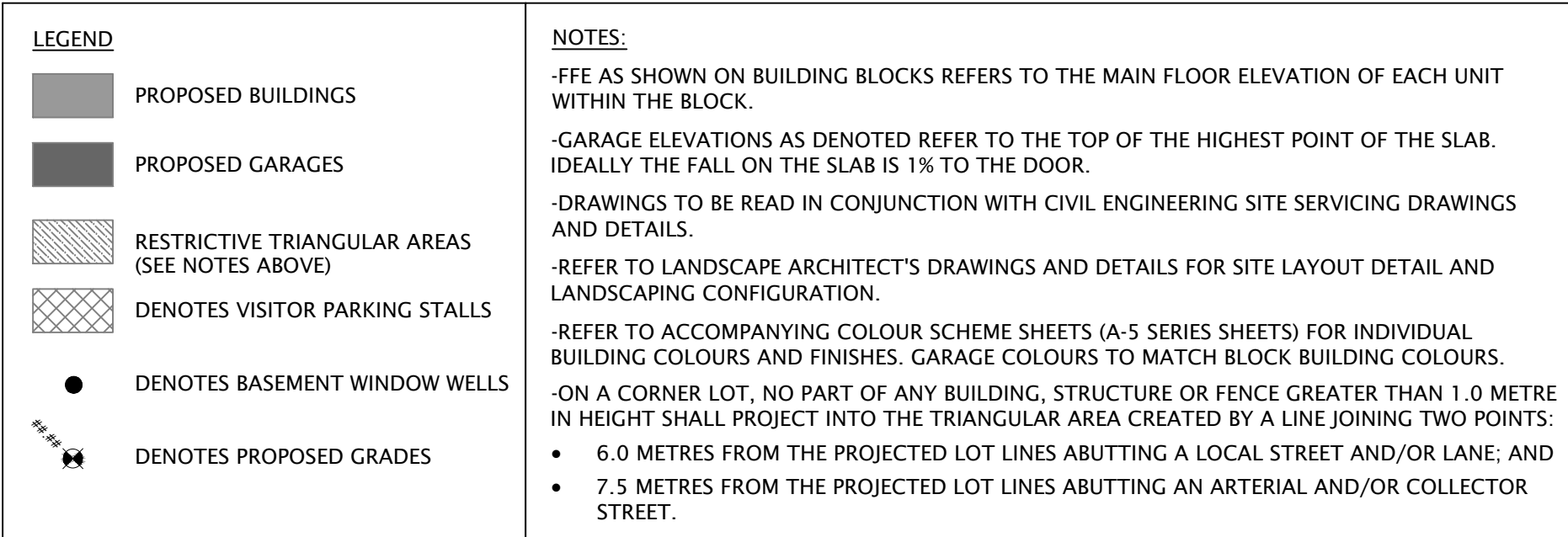
PROJECT:
ROW HOUSE & DUPLEX DEVELOPMENT AT 207a STREET & 84 AVENUE YORKSON S.W., LANGLEY, B.C.

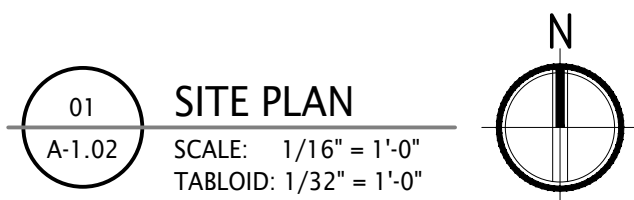
DRAWING TITLE:
SITE LAYOUT:
WEST PORTION

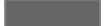
SUBDIVISION:
YORKSON MEADOWS

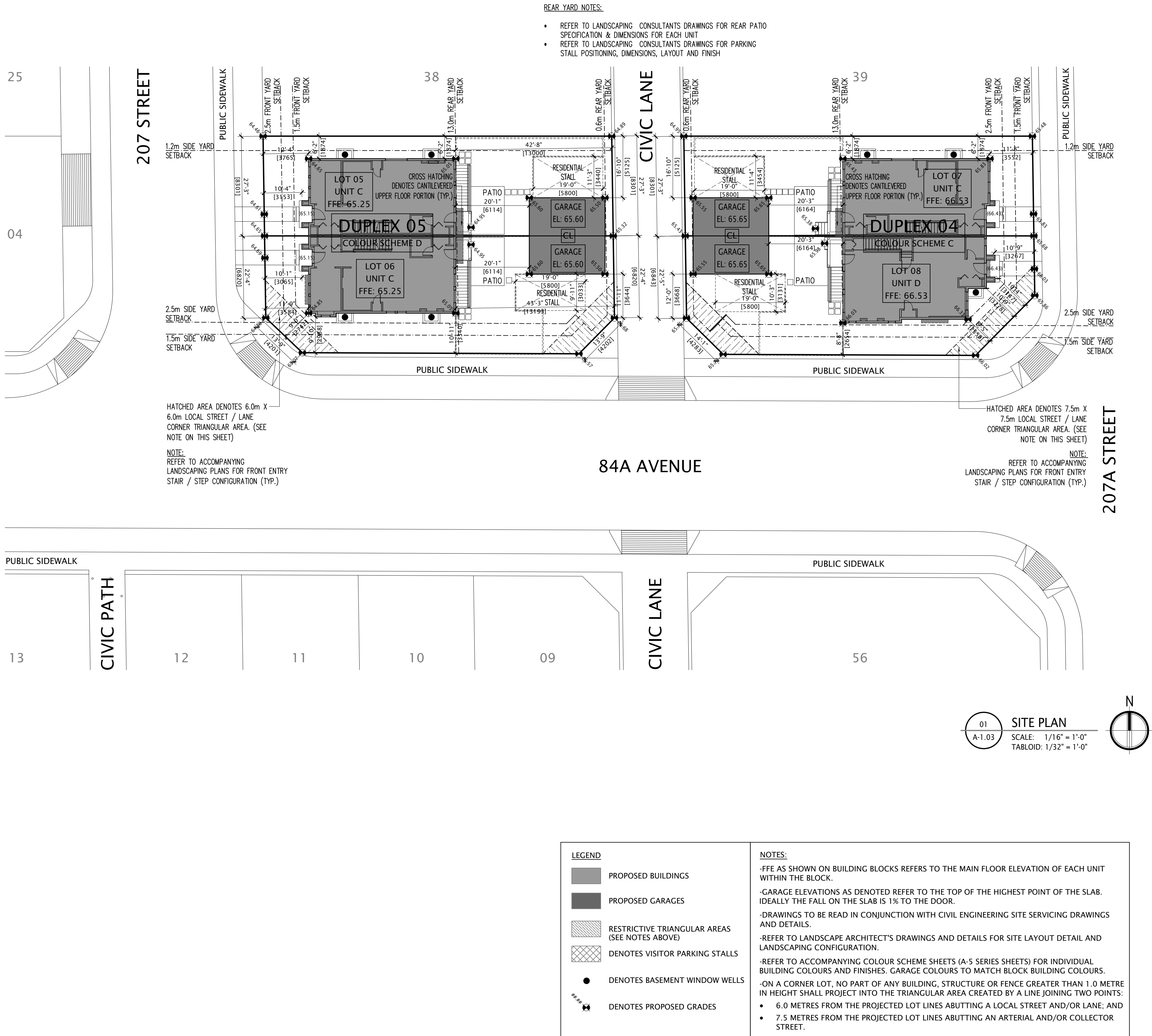
Project #	Date
04.045	FEB.20, 2026
Scale	Drawn By
AS SHOWN	J.CARPENDALE

DRAWING NUMBER:
A-0.01



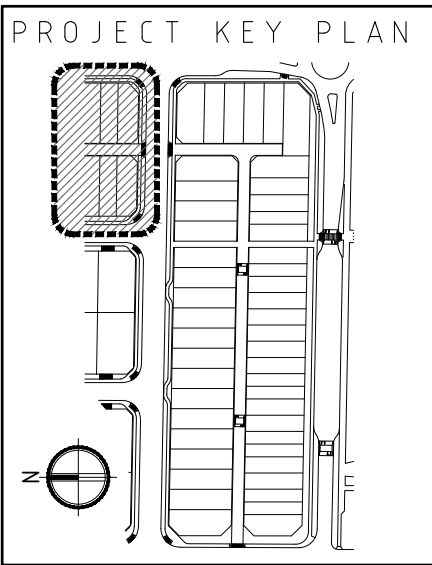


LEGEND:		NOTES:	
	PROPOSED BUILDINGS	-FFE AS SHOWN ON BUILDING BLOCKS REFERS TO THE MAIN FLOOR ELEVATION OF EACH UNIT WITHIN THE BLOCK.	
	PROPOSED GARAGES	-GARAGE ELEVATIONS AS DENOTED REFER TO THE TOP OF THE HIGHEST POINT OF THE SLAB. IDEALLY THE FALL ON THE SLAB IS 1% TO THE DOOR.	
	RESTRICTIVE TRIANGULAR AREAS (SEE NOTES ABOVE)	-DRAWINGS TO BE READ IN CONJUNCTION WITH CIVIL ENGINEERING SITE SERVICING DRAWINGS AND DETAILS.	
	DENOTES VISITOR PARKING STALLS	-REFER TO LANDSCAPE ARCHITECT'S DRAWINGS AND DETAILS FOR SITE LAYOUT DETAIL AND LANDSCAPING CONFIGURATION.	
	DENOTES BASEMENT WINDOW WELLS	-REFER TO ACCOMPANYING COLOUR SCHEME SHEETS (A-5 SERIES SHEETS) FOR INDIVIDUAL BUILDING COLOURS AND FINISHES. GARAGE COLOURS TO MATCH BLOCK BUILDING COLOURS.	
	DENOTES PROPOSED GRADES	-ON A CORNER LOT, NO PART OF ANY BUILDING, STRUCTURE OR FENCE GREATER THAN 1.0 METRE IN HEIGHT SHALL PROJECT INTO THE TRIANGULAR AREA CREATED BY A LINE JOINING TWO POINTS: 6.0 METRES FROM THE PROJECTED LOT LINES ABUTTING A LOCAL STREET AND/OR LANE; AND 7.5 METRES FROM THE PROJECTED LOT LINES ABUTTING AN ARTERIAL AND/OR COLLECTOR STREET.	



DATE	ISSUED FOR	REV
26.02.20	PRE-DP CLIENT REVIEW	
26.04.08	PRE-DP FINAL REVIEW	

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PROJECT:
ROW HOUSE &
DUPLEX DEVELOPMENT AT
207a STREET & 84 AVENUE
YORKSON S.W., LANGLEY, B.C.

DRAWING TITLE:
SITE LAYOUT:
NORTH PORTION

SUBDIVISION:
YORKSON
MEADOWS

Project #	Date
040.45	FEB.20, 2026
Scale	Drawn By
AS SHOWN	J.CARPENDALE

DRAWING NUMBER:
A-1.03