

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101375

This Permit is issued this 24th day of March, 2025 to:

1. Name: North Arc Properties 200th Street Inc.

Address: 205, 2626 Croydon Drive
Surrey, BC V3Z 0S8

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: Portion of Lot 54 Except; Firstly, Part On Plan LMP2157
Secondly, Part on Plan LMP41682 Thirdly; Part on Plan
BCP8909 Section 27 Township 8 New Westminster District
Plan 43766

CIVIC ADDRESS: 8393 – 200 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:
 - a. Building plans being in substantial compliance with Schedule “A”.
 - b. 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.
 - c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
 - d. All rooftop mechanical equipment to be screened from view.
 - e. 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 of an authorizing resolution passed by Council.

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.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS 24TH DAY OF MARCH, 2025.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Plans

SEPTEMBER 2023

BUILDINGS DATAUNIT BREAKDOWN

	E	13	925.92 SF (85.02 M ²)
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PARKING DATA

BICYCLE PARKING

	ET	ET	ET
TARIF C	06	822 25 SF (78 39 M2)	822 25 SF (78 39 M2)



VICINITY PLAN

PROJECT CONTACT LIST

VAN DER ZALM
#102 - 355 KINGSWAY

[illegible]

PROJECT CONTACT LIST

REVISION

1	2023-07-01	DP ReSub. 1
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SEAL:

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL 604 687-4741

NORTH ARC
PROPERTIES

800-801-8000

LOT B - LOWRISES

SCHEDULE A

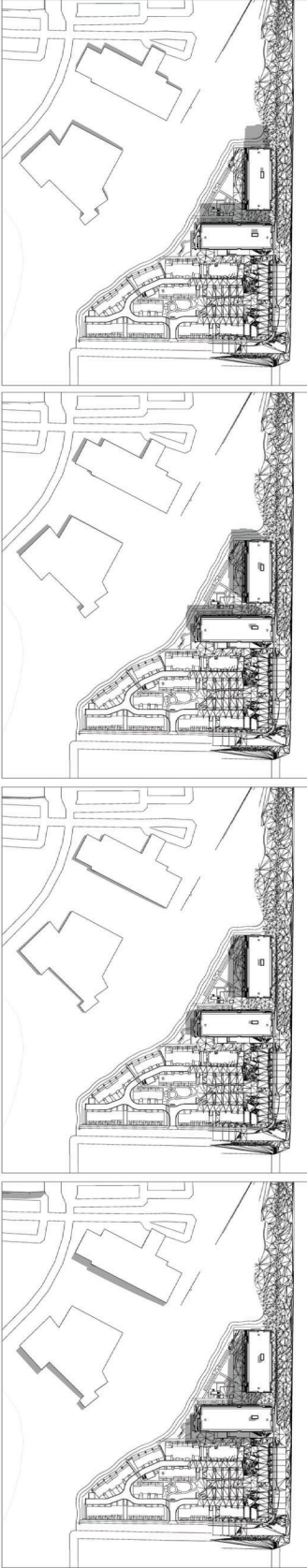
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REVISION	
NO.	DESCRIPTION

ISSUE	
DATE	DESCRIPTION
2023-11-20	ISSUED FOR CLIENT REVIEW
2023-11-20	ISSUED FOR DP
2023-11-20	RE ISSUED FOR DP
2023-09-27	RE ISSUED FOR DP



MARCH EQUINOX



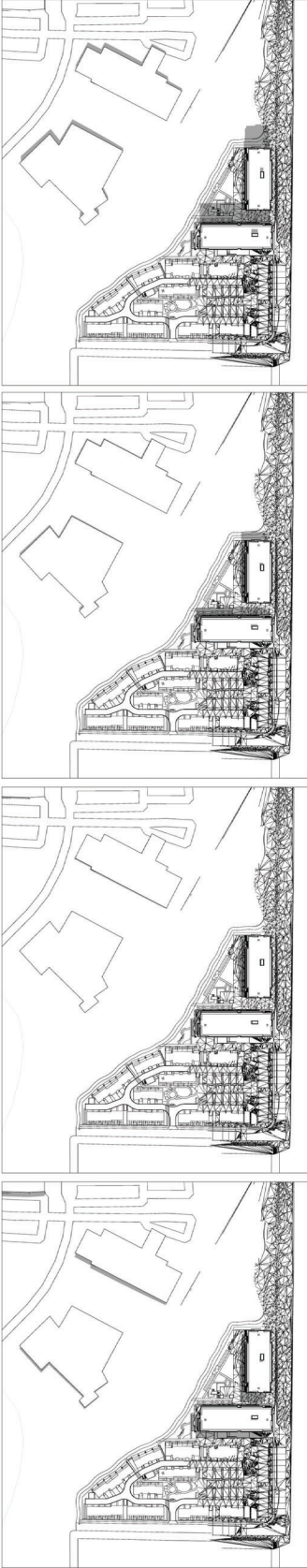
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12:00 PM

2:00 PM

4:00 PM

JUNE SOLSTICE



10:00 AM

12:00 PM

2:00 PM

4:00 PM

CICCOZZI
ARCHITECTURE

1555 FLORENCE STREET
VANCOUVER, B.C.
V6L 4A1
TEL: 604.687.4841

NORTH ARC
PROPERTIES

PROJ. 611
LATIMER GROVE
LOT B - LOWRISES
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	CHECKED BY
AUTHOR	CHECKER
SCALE	PROJECTIONS
	CA 100

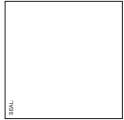
SHEET TITLE
SHADOW STUDY

PROJ. NO.
A0.01.02

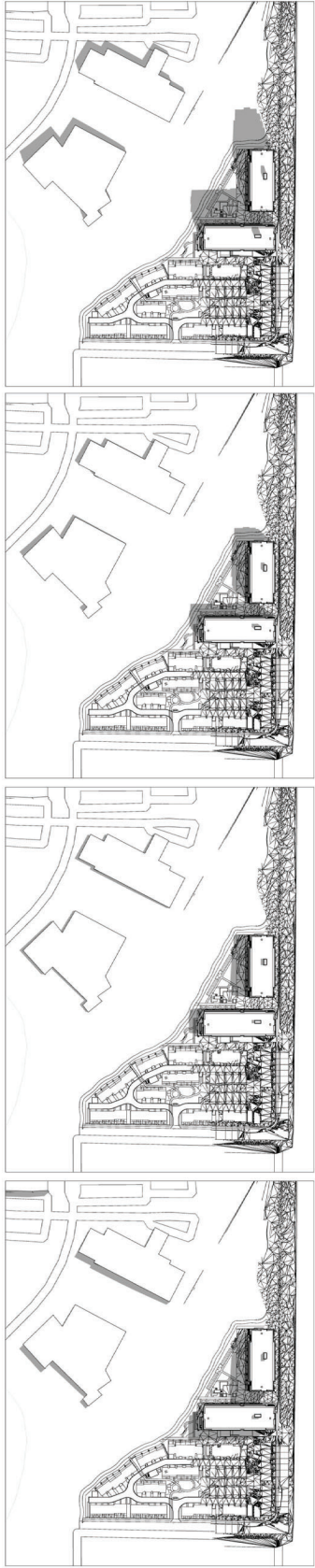
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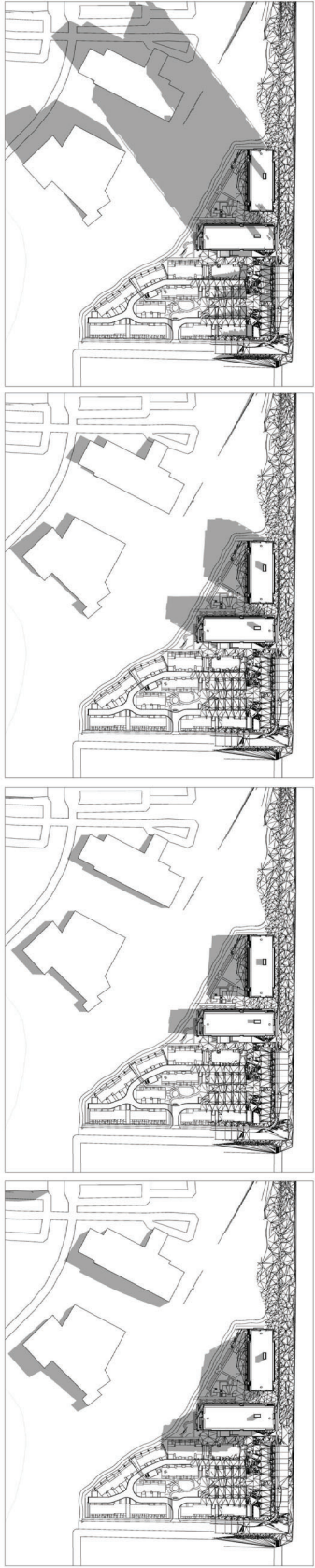
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DATE	2022-11-25
2022-11-25	ISSUED FOR CLIENT REVIEW
2022-11-25	RE-ISSUED FOR DP
2022-09-01	RE-ISSUED FOR DP
2022-09-01	RE-ISSUED FOR DP



SEPTEMBER EQUINOX



DECEMBER SOLSTICE



CICCOZZI
ARCHITECTURE
155 FLORENCE STREET
VANCOUVER, B.C.
V6H 2R6
TEL: 604.687.4841

NORTH ARC
PROPERTIES

LATIMER GROVE
LOT B - LOWRISES
8385 - 200 STREET
LANGLEY, BC

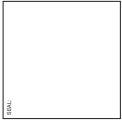
DRAWN BY	AN / LB
SCALE	1/8" = 1' - 0"
SHEET TITLE	SHADOW STUDY

PROJECT NO.
A0.01.03

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1559 FLORENCE STREET
VANCOUVER, B.C.
V6L 5A1
TEL: 604.687.4841

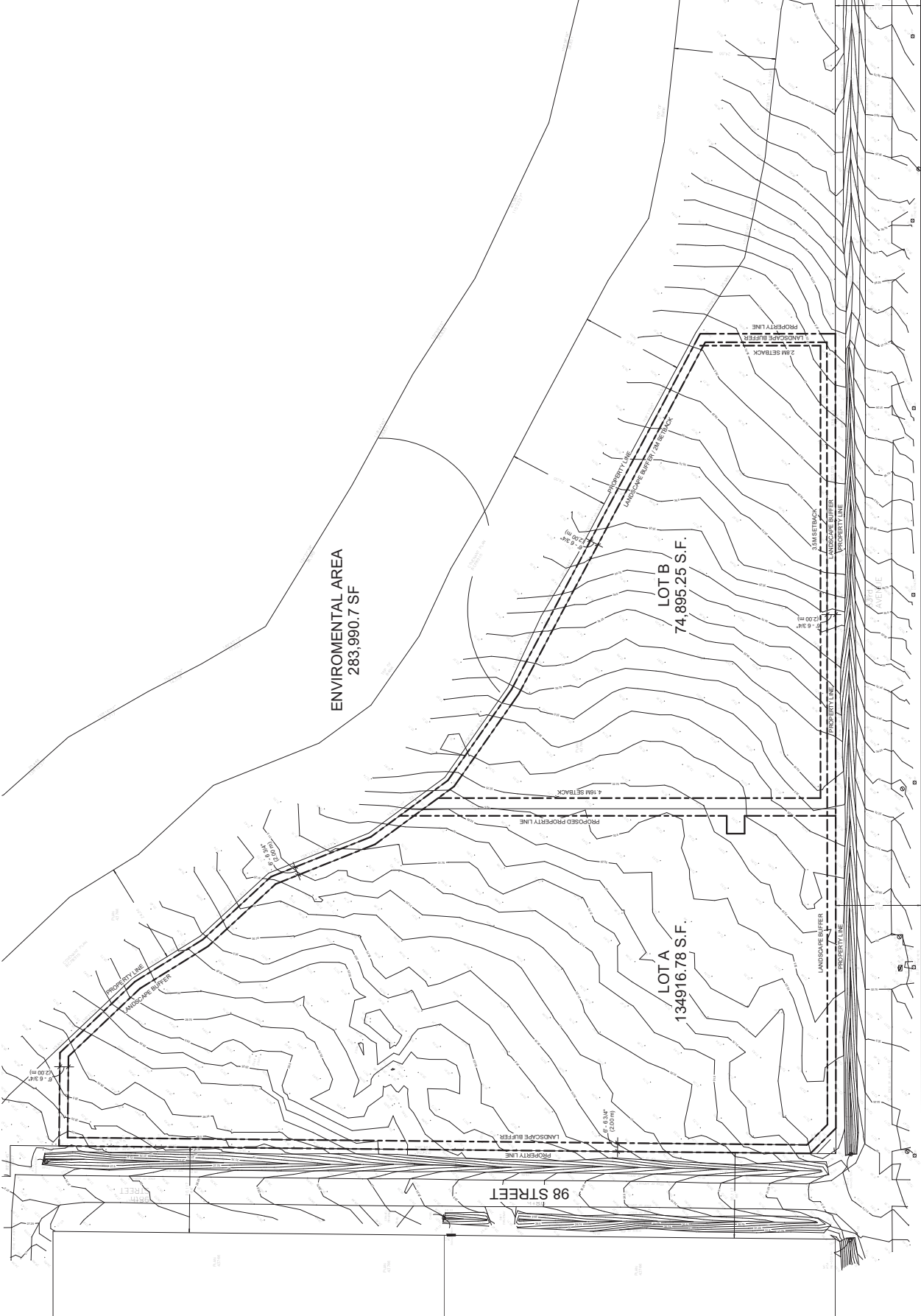
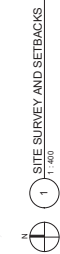


NORTH ARC
PROPERTIES

PROJECT	LATIMER GROVE LOT B - LOWRISES
ADDRESS	8385 - 200 STREET LANGLEY, BC

DRAWN BY	ANJUB	DATE	BC
SCALE	1:400	PROJECT NO.	CA780
SHEET TITLE	SITE SURVEY AND SETBACKS		

PROJECT NO.	A0.01.04
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83 AVENUE

MATERIAL PALETTE

A		<ul style="list-style-type: none">HARDIE PANELS BING• #8 HORIZONTAL PLANKS• ARCTIC WHITE PAINT• JAMES HARDIE
B		<ul style="list-style-type: none">HARDIE PANELS BING• VERTICAL SIDING W/ HARDIE TRIM BOARD BATTEN & STRIPS• TERRA VALVE• BM 100A EXTERIOR GRADE
C		<ul style="list-style-type: none">HARDIE PANELS BING• #8 HORIZONTAL PLANKS• PAINTED CHARCOAL• BM HC-16R EXTERIOR GRADE
D		<ul style="list-style-type: none">HARDIE PANELS BING• #8 HORIZONTAL PLANKS• PAINTED SNOW WHITE• BM 100A EXTERIOR GRADE
E		<ul style="list-style-type: none">HARDIE PANELS BING• VERTICAL SIDING - SELECT CEDAR MILL• TERRA VALVE• BM 100A EXTERIOR GRADE
F		<ul style="list-style-type: none">BRICKWORK MASON• MULTICOLOR BRICKS• 3/16" RUNNING BOND• MATCHING MORTAR COLOUR
G		<ul style="list-style-type: none">BALCONY COLUMNS• 4" x 6" WOOD POSTS w/ FINALS• TERRA VALVE• INLAY - WOOD PAINTED• BM 213S-10 EXTERIOR GRADE
H		<ul style="list-style-type: none">METAL PANELS & LASCAS MID-CAP BLK SLINGS• ENTRENCHES, TROOPS & TRANSPORTS• PAINTED METAL• CONYX• BM 213S-10 EXTERIOR GRADE
I		<ul style="list-style-type: none">LASCAS MID-CAP FLASHINGS• PAINTED METAL• STANDARD BLACK• BM HC-16R EXTERIOR GRADE
J		<ul style="list-style-type: none">HARDIE TRIM• 4" WIDE SIDING AND SILL TRIMS• PAINTED• 4" WIDE SIDE TRIMS• BM 213S-10 EXTERIOR GRADE
K		<ul style="list-style-type: none">HARDIE TRIM• 4" WIDE SIDING AND SILL TRIMS• 6" WIDE HEADER AND SILL TRIMS• PAINTED• 6" WIDE TRIMS• BM HC-16R EXTERIOR GRADE
L		<ul style="list-style-type: none">BALCONY RAILINGS• PAINTED• STANDARD BLACK
M		<ul style="list-style-type: none">WINDOW FRAMES• VINYL ALUMINUMS• STANDARD BLACK
N		<ul style="list-style-type: none">WINDOW GLAZING• 1/2" TEMPERED GLASS• GUARDIAN GLASS (NEUTRAL, 68, 80, 88mm CLEAR• 1/2" BLACK W/ANI EDGE SPACER - JANDON 88mm CLEAR
O		<ul style="list-style-type: none">CONCRETE
P		<ul style="list-style-type: none">GLASS GUARD CLEAN• 1/2" TEMPERED GLASS• CLEAN
Q		<ul style="list-style-type: none">GLASS GUARD PAINTED• 1/2" TEMPERED GLASS• PAINTED• SNOW WHITE• VITRUM STANDARD COLORS SP-501 SNOW WHITE
R		<ul style="list-style-type: none">GLASS GUARD ETCHED• 1/2" TEMPERED GLASS• KENDALL CHARCOAL• BM HC-16R EXTERIOR GRADE



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	1	2023.07.01	QIP Rev 04. 1

ISSUE	DATE	DESCRIPTION
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	2023-11-20	ISSUED FOR QIP
	2023-11-20	ISSUED FOR QIP
	2023-09-27	RE ISSUED FOR QIP



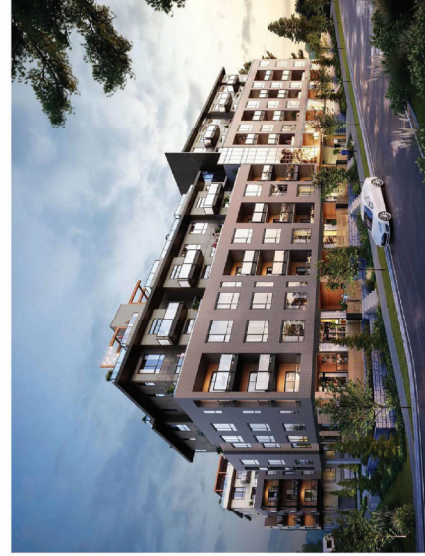
CICCOZZI
ARCHITECTURE
155 FLOOR STREET
1008 VANCOUVER, B.C.
V6E 2V6
TEL: 604.687.4841

NORTH ARC
PROPERTIES

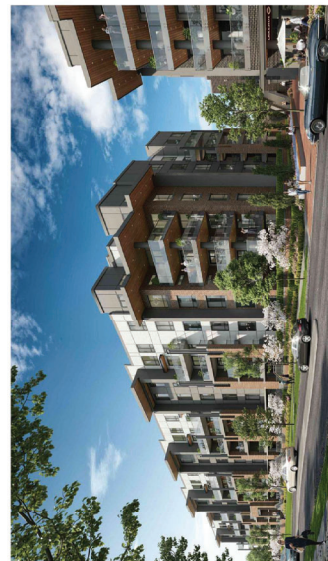
LATIMER GROVE
LOT B - LOWRISES
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	CHANGING BY	BC
SCALE	AN / LB	CA 700
SHEET TITLE	AN / LB	CA 700

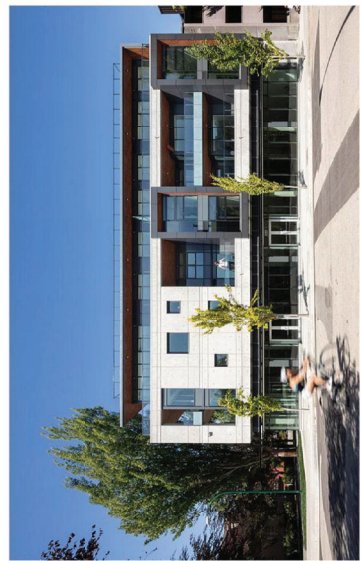
REVISION	NO.	DATE
	1	A0-01.05



Dansey, Coquitlam - Ciccozzi Architecture



50 Electronic, Port Moody - Ciccozzi Architecture



Heather & Swenherth, Vancouver - GBL Architects

A0.01.07

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	2022-11-20	ISSUED FOR CLIENT REVIEW
	2022-11-20	ISSUED FOR DP
	2023-07-01	RE-ISSUED FOR DP
	2023-09-27	RE-ISSUED FOR DP



CICCOZZI
ARCHITECTURE

1500 FLOOR STREET
VANCOUVER, B.C.
V6L 2K6
TEL: 604.687.4841

PROJECT
LATIMER GROVE
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	CHECKED BY
Autor	Checker
SCALE	INDUSTRIAL
AS PER	RCR 780
SHEET TITLE	MASTER PLAN

PROJ. NO.	PROJ. NO.
	A1.02.00

Civic Address: 8385 200th St, Langley, British Columbia		Legal Description: LOT 54, SECTION 27, TOWNSHIP 9, NEW WESTMINSTER DISTRICT, PLAN 6736	
LOT AREAS	12,910.87 S.F.	12,347.83 M ²	3.06 ACRES
EXISTING	P-1	PROPOSED	CD
ZONING INFORMATION: 1.44 (FOR LOT A&B COMBINED - GROSS DEVELOPABLE SITE AREA)			
FAR CALCULATION: 1.44 (FOR LOT A&B COMBINED - GROSS DEVELOPABLE SITE AREA)			
LOT DENSITY	NET : GROSS : LOT COVERAGE :	- - -	141,474.89 SF (13,142.45 M ²) 161,210.03 SF (14,977.18 M ²) 32,550.05 SF (3,024.45 M ²)
OUTDOOR AMENITY:	INDOOR AMENITY:		13,970.4 S.F. (1,291.4 M ²); REQUIRED: 6 M ² - 106 UNITS- 1170 M ² 4,887.22 S.F. (454.04 M ²)
REQUIRED PARK STALLS		REQUIRED PARK STALLS	
UNIT TYPE (UNITS)	STALLS/UNIT	REQUIRED	PROVIDED
1.2, 3 BID (173 UNITS)	200	262	267
TOTAL RESIDENT PARKING			
ACCESSIBLE STALLS (1 PER ADAPT. UNIT)		ALLOWED	PROVIDED
SMALL CARS (MAX 200)		20	20
TANDEM SURFACE ACCESS (N/A)		57	57
EV STALLS (PER UNIT)		166	166
REQUIRED BIKE STALLS		166	166
UNIT TYPE (UNITS)	STALLS/UNIT	REQUIRED	PROVIDED
1.2, 3 BID (173 UNITS)	200	262	267
TOTAL BIKE PARKING		234	234
TOTAL REQUIRED		234	234



83 AVENUE

198 STREET

LOT A & B

1:50' = 1" = 0'

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2022-11-20	ISSUED FOR DP
2022-11-20	ISSUED FOR DP
2023-09-27	RE ISSUED FOR DP

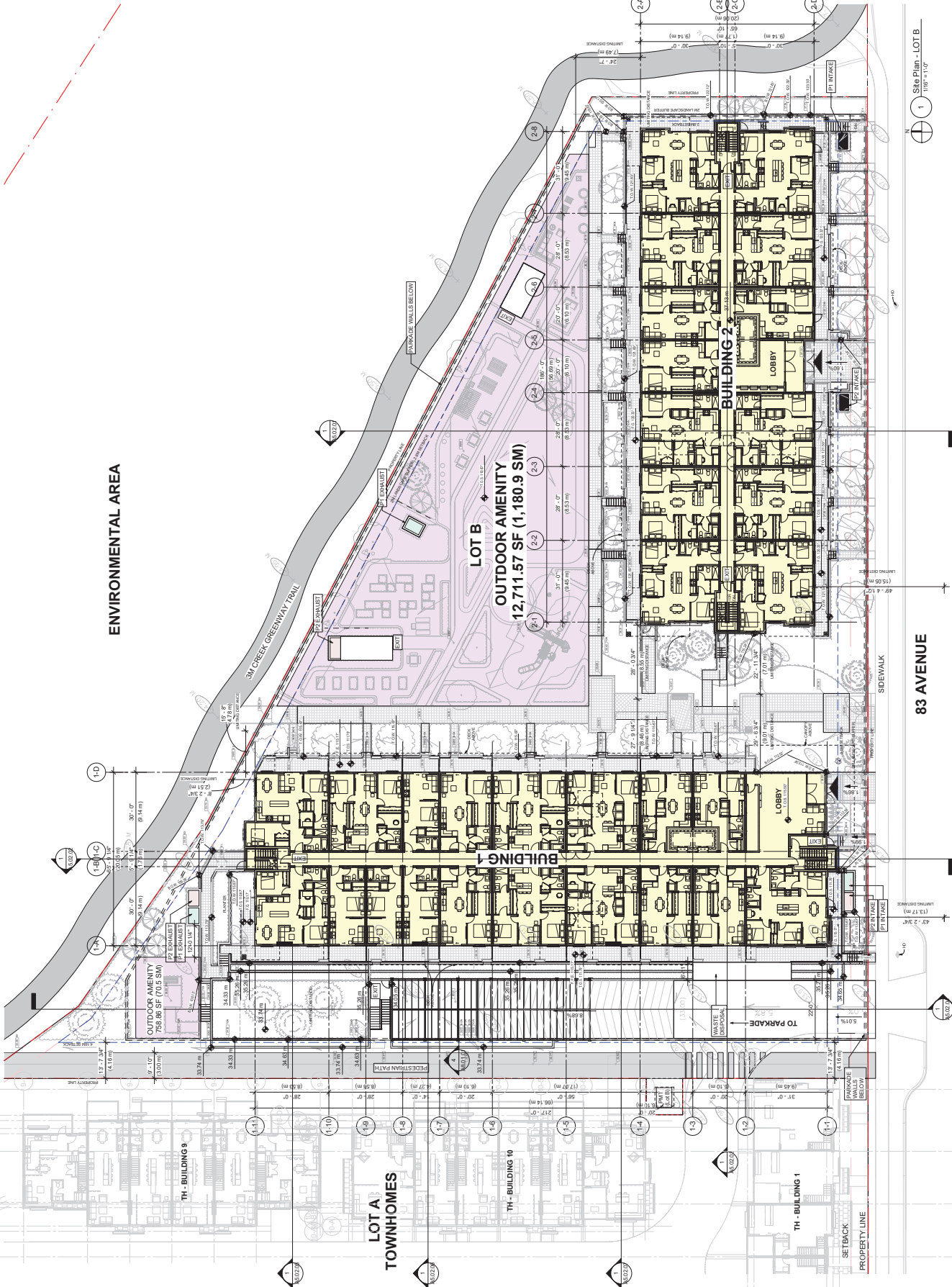
CICCOZZI
ARCHITECTURE
1501 FLOOR STREET
VANCOUVER, B.C.
V6M 4A6
TEL: 604.687.4841

NORTH ARC
PROPERTIES

LATIMER GROVE
LOT B - LOWRISES
8385 - 200 STREET
LANGLEY, BC

OWNER	AN. I.B.	BC
SCALE	1/8" = 1'-0"	CA 760
SHEET TITLE	SITE PLAN	

PROJECT NO. **A1.02.03**





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	1	2023.07.01	QIP Release 1

ISSUE	DATE	DESCRIPTION
	2023.11.26	ISSUED FOR CLIENT REVIEW
	2023.11.29	ISSUED FOR DP
	2023.07.01	RE ISSUED FOR DP
	2023.09.27	RE ISSUED FOR DP



CICCOZZI
ARCHITECTURE

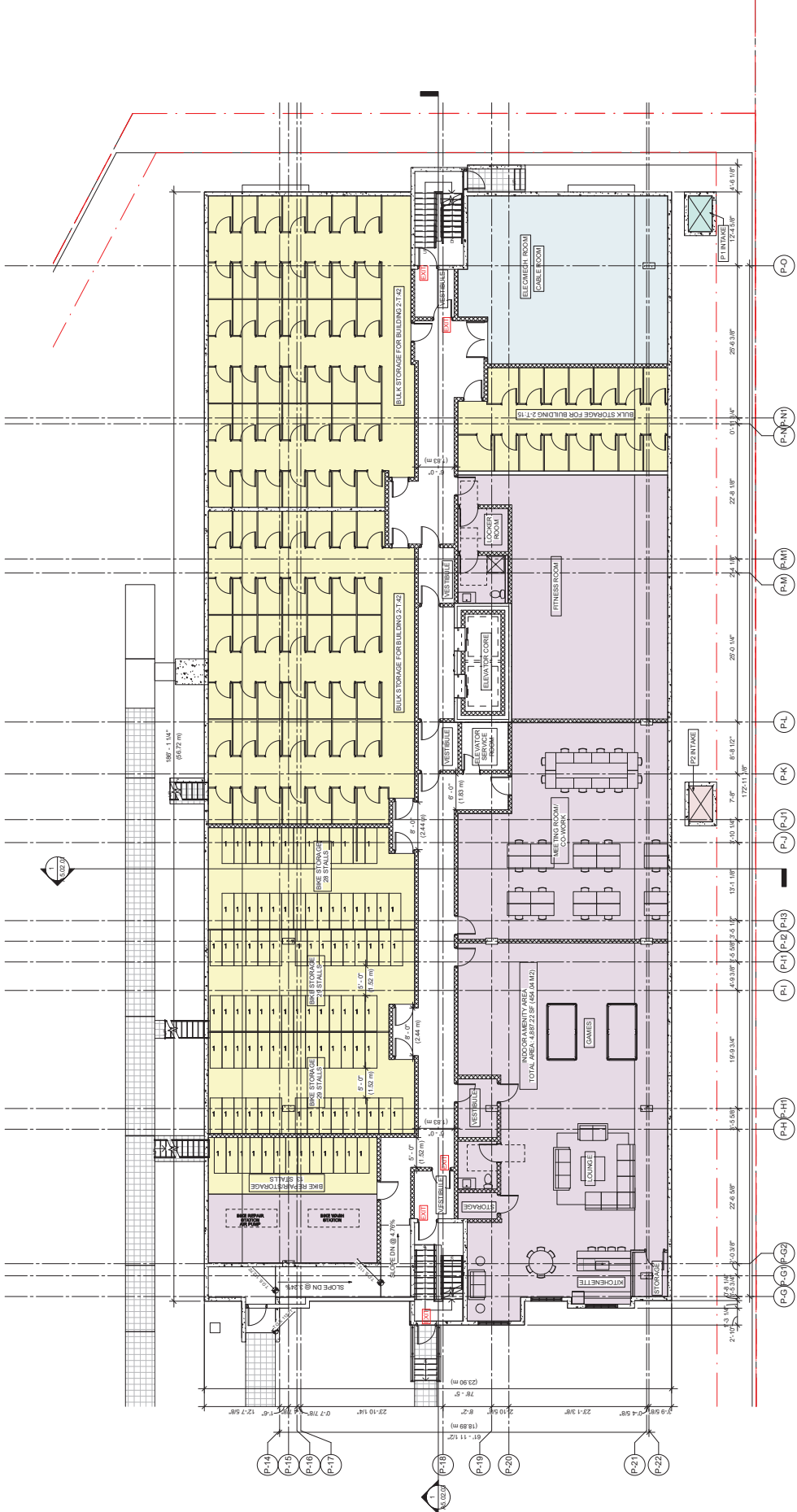
155 FLOOR STREET
VANCOUVER, B.C.
V6Z 1K6
TEL: 604.687.4841

NORTH ARC
PROPERTIES

LATIMER
GROVE
LOT B - LOWRISES
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	ANJUB	CHECKED BY	RC
SCALE	1/8" = 1'-0"	PROJECT NO.	CA 780
SHEET TITLE	BUILDING 2 - BASEMENT		

SHEET NO.	1	A2.02.04
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1 P1 SECONDARY SLAB
18" = 1'-0"

LEGEND

[Yellow Box]	ELECTRIC ROOM
[Blue Box]	BULK/BIKE STORAGE
[Purple Box]	AMENITY ROOM

KEY	
BICYCLE STALL/LOCKERS (TOWNSHIP OF LANGLEY - 2015 CYCLING PLAN)	
	STANDARD
	LOCKER (2 BIKES)
	BULK STORAGE - TYPICAL DETAIL
	BICYCLE STORAGE
	L - LARGE STALLS
	S - STACKED STALLS

VEHICULAR PARKING			
UNIT TYPE	STALL/UNIT	PROVIDED	REQUIRED
STANDARD (173 UNITS)	1.5	260	260
1.2.3 BED (173 UNITS)	0.0	262	262
TOTAL PARKING (VISITOR INCLUDED)		522	522
TOTAL PARKING REQUIRED:		522	522
ACCESSIBLE STALLS (1 PER ADAPTABLE UNITS) SMALL CARS (MAX 20%)			
PROVIDED	20	20	20
REQUIRED	20	20	20

BICYCLE PARKING			
UNIT TYPE	STALL/UNIT	PROVIDED	REQUIRED
STANDARD (173 UNITS)	1.2	208	208
1.2.3 BED (173 UNITS)	1.2	208	208
TOTAL BIKE PARKING		416	416
TOTAL BIKE PARKING REQUIRED:		416	416
BULK STORAGE			
TOTAL UNITS	211	211	211
TOTAL PROVIDED STORAGE	211	211	211

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2023.11.26	ISSUED FOR CLIENT REVIEW
2023.11.26	RE-ISSUED FOR PERMIT
2023.09.27	RE-ISSUED FOR PERMIT
2023.09.27	RE-ISSUED FOR PERMIT

DATE	DESCRIPTION
2023.11.26	ISSUED FOR CLIENT REVIEW
2023.11.26	RE-ISSUED FOR PERMIT
2023.09.27	RE-ISSUED FOR PERMIT
2023.09.27	RE-ISSUED FOR PERMIT

DATE	DESCRIPTION
2023.11.26	ISSUED FOR CLIENT REVIEW
2023.11.26	RE-ISSUED FOR PERMIT
2023.09.27	RE-ISSUED FOR PERMIT
2023.09.27	RE-ISSUED FOR PERMIT

DATE	DESCRIPTION
2023.11.26	ISSUED FOR CLIENT REVIEW
2023.11.26	RE-ISSUED FOR PERMIT
2023.09.27	RE-ISSUED FOR PERMIT
2023.09.27	RE-ISSUED FOR PERMIT

DATE	DESCRIPTION
2023.11.26	ISSUED FOR CLIENT REVIEW
2023.11.26	RE-ISSUED FOR PERMIT
2023.09.27	RE-ISSUED FOR PERMIT
2023.09.27	RE-ISSUED FOR PERMIT

DATE	DESCRIPTION
2023.11.26	ISSUED FOR CLIENT REVIEW
2023.11.26	RE-ISSUED FOR PERMIT
2023.09.27	RE-ISSUED FOR PERMIT
2023.09.27	RE-ISSUED FOR PERMIT



MATERIAL PALETTE

A	HARDIE PANEL SIDING <ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• PRE-FINISHED PAINT• ARCTIC WHITE• JAMES HARDIE	F	BRICK CLADDING <ul style="list-style-type: none">• 4" x 8" WOOD POSTS W/ INLAYS• 3 1/2" RUNNING BOND• PEWTER - SMOOTH TEXTURE• MATCHING MORTAR COLOUR	K	HARDIE TRIM <ul style="list-style-type: none">• WOOD & DOORS• 4" WIDE HEADERS AND SILL TRIMS• 4" WIDE SIDE TRIMS• PAINTED CHARCOAL• BM HC-166; EXTERIOR GRADE	P	GLASS GUARD (CLEAR) <ul style="list-style-type: none">• 1/2" TEmPERED GLASS• CLEAR
B	HARDIE PANEL SIDING <ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• TERRA MAUVE• BM 105; EXTERIOR GRADE	G	BALCONY COLUMNS <ul style="list-style-type: none">• 4x6" WOOD POSTS W/ INLAYS• 3 1/2" WOOD POSTS• TERRA MAUVE• BM 105; EXTERIOR GRADE• INLAY - WOOD PAINTED• BM 2133-10; EXTERIOR GRADE	L	RAILINGS <ul style="list-style-type: none">• ALUMINUM FRAME• PAINTED• STANDARD BLACK	Q	GLASS GUARD (FRITTED) <ul style="list-style-type: none">• 1/2" TEmPERED GLASS• FRITTED• SNOW WHITE• VITRUM STANDARD COLOURS, SP-501 SNOW WHITE
C	HARDIE PANEL SIDING <ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• PAINTED• BM HC-166; EXTERIOR GRADE	H	METAL PANELS, FASCIAE AND CAP FLASHINGS <ul style="list-style-type: none">• ENTRANCES, ROOFS & PARAPETS• PAINTED METAL• BM 2133-10; EXTERIOR GRADE	M	WINDOW FRAMES <ul style="list-style-type: none">• VINYL MULLIONS• STANDARD BLACK	R	GLASS GUARD (FRITTED) <ul style="list-style-type: none">• 1/2" TEmPERED GLASS• FRITTED• KENDALL CHARCOAL• BM HC-166; EXTERIOR GRADE
D	HARDIE PANEL SIDING <ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• TERRA MAUVE• BM 105; EXTERIOR GRADE	I	FASCIAE AND FLASHINGS <ul style="list-style-type: none">• ROOFS• KENDALL CHARCOAL• BM HC-166; EXTERIOR GRADE	N	WINDOW GLAZING <ul style="list-style-type: none">• GUARDIAN GLAZED LOW E 6mm CLEAR• GUARDIAN SUPER NEUTRAL 68 (#2)• 4" WIDE WARM EDGE SPACER• ARGON 6mm CLEAR		
E	HARDIE PANEL SIDING <ul style="list-style-type: none">• VERTICAL SIDING - SELECT CEDAR MILL• PAINTED• TERRA MAUVE• BM 105; EXTERIOR GRADE	J	HARDIE TRIM <ul style="list-style-type: none">• 4" WIDE HEADERS AND SILL TRIMS• 4" WIDE SIDE TRIMS• PAINTED• BM 2133-10; EXTERIOR GRADE	O	CONCRETE		

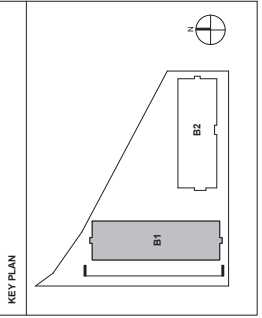
2 A4.0 BLDG 1 - ELEVATION WEST DD
102 x 110

NORTH ARC
PROPERTIES

LATIMER GROVE
LOT B - LOWRISES
8385 - 200 STREET
LANGLEY, BC

OWNER	ARCHITECT	DATE
AN INCORPORATED	CA 760	2023.07.01

PROJECT	1
PROJECT	1



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NO.	DATE	DESCRIPTION
1	2023.07.01	ISSUED FOR CLINT REVIEW
2	2023.11.26	ISSUED FOR CLINT REVIEW
3	2023.09.01	RE-ISSUED FOR CLINT REVIEW
4	2023.09.01	RE-ISSUED FOR CLINT REVIEW

NO.	DATE	DESCRIPTION
1	2023.07.01	ISSUED FOR CLINT REVIEW
2	2023.11.26	ISSUED FOR CLINT REVIEW
3	2023.09.01	RE-ISSUED FOR CLINT REVIEW
4	2023.09.01	RE-ISSUED FOR CLINT REVIEW

NO.	DATE	DESCRIPTION
1	2023.07.01	ISSUED FOR CLINT REVIEW
2	2023.11.26	ISSUED FOR CLINT REVIEW
3	2023.09.01	RE-ISSUED FOR CLINT REVIEW
4	2023.09.01	RE-ISSUED FOR CLINT REVIEW

CICCOZZI
ARCHITECTURE
1008 WEST 10TH AVENUE
VANCOUVER, B.C.
V6H 2G6
TEL: 604.687.4841

NORTH ARC
PROPERTIES

LATIMER GROVE
LOT B - LOWRISES
8385 - 200 STREET
LANGLEY, BC

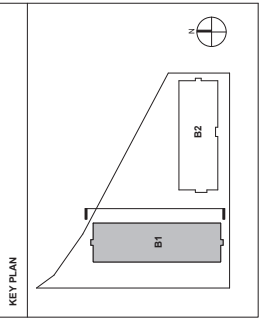
NO.	DATE	DESCRIPTION
1	2023.07.01	ISSUED FOR CLINT REVIEW
2	2023.11.26	ISSUED FOR CLINT REVIEW
3	2023.09.01	RE-ISSUED FOR CLINT REVIEW
4	2023.09.01	RE-ISSUED FOR CLINT REVIEW

1
A4.02.03



2 A4.1 BLDG 1 - ELEVATION EAST, DD
1/8" = 1'-0"

MATERIAL PALETTE				
A HARDIE PANEL SIDING <ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• PRE-FINISHED PAINT• ARCTIC WHITE• JAMES HARDIE	F BRICK CLADDING <ul style="list-style-type: none">• 4" x 8" WOOD POSTS W/ INLAYS• 3 1/2" RUNNING BOND• PEWTER - SMOOTH TEXTURE• MATCHING MORTAR COLOUR	K HARDIE TRIM <ul style="list-style-type: none">• WOOD & DOORS• 4" WIDE HEADERS AND SILL TRIMS• 4" WIDE SIDE TRIMS• PAINTED CHARCOAL• BM HC-166, EXTERIOR GRADE	P GLASS GUARD (CLEAR) <ul style="list-style-type: none">• 1/2" TEmPERED GLASS• CLEAR	Q GLASS GUARD (FRITTED) <ul style="list-style-type: none">• 1/2" TEmPERED GLASS• FRITTED• SNOW WHITE• VITRUM STANDARD COLOURS, SP-501 SNOW WHITE
B HARDIE PANEL SIDING <ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• TERRA MAUVE• BM 105, EXTERIOR GRADE	G BALCONY COLUMNS <ul style="list-style-type: none">• 4" x 6" WOOD POSTS W/ INLAYS• 3 1/2" WOOD PAINTED• TERRA MAUVE• BM 105, EXTERIOR GRADE• INLAY - WOOD PAINTED• BM 2133-10, EXTERIOR GRADE	L RAILINGS <ul style="list-style-type: none">• ALUMINUM FRAME• PAINTED• STANDARD BLACK	R GLASS GUARD (FRITTED) <ul style="list-style-type: none">• 1/2" TEmPERED GLASS• FRITTED• KENDALL CHARCOAL• BM HC-166, EXTERIOR GRADE	
C HARDIE PANEL SIDING <ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• PAINTED• KENDALL CHARCOAL• BM HC-166, EXTERIOR GRADE	H METAL PANELS, FASCIAE AND CAP FLASHINGS <ul style="list-style-type: none">• ENTRANCES, ROOFS & PARAPETS• PAINTED METAL• BM 2133-10, EXTERIOR GRADE	M WINDOW FRAMES <ul style="list-style-type: none">• VINYL MULLIONS• STANDARD BLACK		
D HARDIE PANEL SIDING <ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• TERRA MAUVE• BM 105, EXTERIOR GRADE	I FASCIAE AND FLASHINGS <ul style="list-style-type: none">• ROOFS• PARAPETS• KENDALL CHARCOAL• BM HC-166, EXTERIOR GRADE	N WINDOW GLAZING <ul style="list-style-type: none">• GLAZED, LOW E• GUARDIAN SUPER NEUTRAL 68 (#2)• 6mm CLEAR• 1/2" WARM EDGE SPACER• ARGON 6mm CLEAR		
E HARDIE PANEL SIDING <ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• SELECT CEDAR MILL• TERRA MAUVE• BM 105, EXTERIOR GRADE	J HARDIE TRIM <ul style="list-style-type: none">• 4" WIDE HEADERS AND SILL TRIMS• 4" WIDE SIDE TRIMS• PAINTED• BM 2133-10, EXTERIOR GRADE	O CONCRETE		



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REVISION	NO.	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
	2022-11-20	ISSUED FOR CLIENT REVIEW
	2023-11-30	ISSUED FOR IDP
	2023-11-30	ISSUED FOR IDP
	2023-09-27	RE ISSUED FOR IDP



CICCOZZI
ARCHITECTURE

1800 FLOOR STREET
VANCOUVER, B.C.
V6L 2G6
TEL: 604.687.4841



NORTH ARC
PROPERTIES

PROJECT	LATIMER GROVE LOT B - LOWRISES
ADDRESS	8385 - 200 STREET LANGLEY, BC

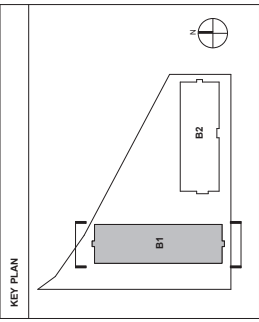
DRAWN BY	Author	CHECKED BY	Checker
SCALE	As Indicated	PROJECT NO.	CA 760
SHEET TITLE	BUILDING 1 - NORTH & SOUTH ELEVATIONS		

PROJECT NO.	A4.02.04
-------------	----------



2 A4.1 BLDG 1 - ELEVATION SOUTH DD
1/8" = 1'-0"

1 A4.0 BLDG 1 - ELEVATION NORTH DD
1/8" = 1'-0"



MATERIAL PALETTE

A

HARDIE PANEL SIDING

- 4" HORIZONTAL PLANKS
- PRE-FINISHED PAINT
- ARCTIC WHITE
- JAMES HARDIE

B

HARDIE PANEL SIDING

- 4" HORIZONTAL PLANKS
- TRIM BOARDS BATTEN STRIPS
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

C

HARDIE PANEL SIDING

- 4" HORIZONTAL PLANKS
- PAINTED CHARCOAL
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

D

HARDIE PANEL SIDING

- 4" HORIZONTAL PLANKS
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

E

HARDIE PANEL SIDING

- VERTICAL SIDING - SELECT CEDAR MILL
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

F

BRICK GLAZING

- MUTUAL MATERIALS BRICK
- 3 1/2" RUNNING BOND
- PEWTER - SMOOTH TEXTURE
- MATCHING MORTAR COLOUR

G

BALCONY COLUMNS

- 4x6" WOOD POSTS W/ INLAYS
- 4x6" WOOD PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE
- INLAY - WOOD PAINTED
- BM 2133-10, EXTERIOR GRADE

H

METAL PANELS, FASCIAS AND CAP FLASHINGS

- ENTRANCES, ROOFS & PARAPETS
- PAINTED METAL
- ONYX
- BM 2133-10, EXTERIOR GRADE

I

FASCIAS AND FLASHINGS

- ROOFS
- PAINTED METAL
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

J

HARDIE TRIM

- WOOD & DOORS
- 6" WIDE HEADER AND SILL TRIMS
- 4" WIDE SIDE TRIMS
- PAINTED
- ONYX
- BM 2133-10, EXTERIOR GRADE

K

HARDIE TRIM

- WOOD & DOORS
- 6" WIDE HEADER AND SILL TRIMS
- 4" WIDE SIDE TRIMS
- PAINTED CHARCOAL
- BM HC-166, EXTERIOR GRADE

L

RAILINGS

- ALUMINUM FRAME
- PAINTED
- STANDARD BLACK

M

WINDOW FRAMES

- VINYL MULTIONS
- PAINTED
- STANDARD BLACK

N

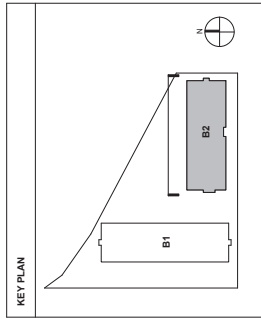
WINDOW GLAZING

- VITRUM DOUBLE GLAZED, LOW E
- GUARDIAN SUPER NEUTRAL 68 (#2)
- 1/2" BLACK WARM EDGE SPACER
- -ARGON 6mm CLEAR

O

CONCRETE

REV. NO.: 1
SHEET NO.: A4.02.05

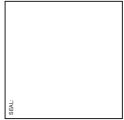


<div>A</div>	HARDIE PANEL SIDING • 4" HORIZONTAL PLANKS • 4" VERTICAL PLANKS • PRECUT WHITE • ARCTIC WHITE • JAMES HARDIE	<div>F</div>	BRICK CLADDING • CERAMIC MATERIALS BRICK • 3" WIDE HEADER AND SILL TRIMS • PATTERN: SMOOTH TEXTURE • MATCHING MORTAR COLOUR	<div>K</div>	HARDIE TRIM • WOOD & DOORS • 6" WIDE HEADER AND SILL TRIMS • 3" WIDE SIDE TRIMS • PAINTED • KENDALL CHARCOAL • BM HC-166, EXTERIOR GRADE	<div>P</div>	GLASS GUARD (CLEAR) • 1/2" TEMPERED GLASS • CLEAR
<div>B</div>	HARDIE PANEL SIDING • VERTICAL SIDING W/ HARDIE • TRIM BORDERS BATTEN STRIPS • TERRA MAUIVE • BM U05, EXTERIOR GRADE	<div>G</div>	BALCONY COLUMNS • 4x6" x 6" WOOD POSTS W/ INLAYS • POSTS - WOOD PAINTED • TERRA MAUIVE • INLAY - WOOD PAINTED • GNYX • BM 2133-10, EXTERIOR GRADE	<div>L</div>	RAILINGS • ALUMINUM FRAME • STANDARD BLACK	<div>Q</div>	GLASS GUARD (FRITTED) • FRITTED • WHITE • VITRUM STANDARD COLOURS • SP-001 SNOW WHITE
<div>C</div>	HARDIE PANEL SIDING • 4" HORIZONTAL PLANKS • PAINTED CHARCOAL • BM HC-166, EXTERIOR GRADE	<div>H</div>	METAL PANELS, FASCIAS AND CAP FLASHINGS • ENTRANCES: ROOFS & PARAPETS • PAINTED METAL • GNYX • BM 2133-10, EXTERIOR GRADE	<div>M</div>	WINDOW FRAMES • VINYL MULIONS • PAINTED • STANDARD BLACK	<div>R</div>	GLASS GUARD (FRITTED) • 1/2" TEMPERED GLASS • FRITTED • CHARCOAL • BM HC-166, EXTERIOR GRADE
<div>D</div>	HARDIE PANEL SIDING • 4" HORIZONTAL PLANKS • PAINTED MAUIVE • BM U05, EXTERIOR GRADE	<div>I</div>	FASCIAS AND FLASHINGS • ROOFS • PAINTED METAL • KENDALL CHARCOAL • BM HC-166, EXTERIOR GRADE	<div>N</div>	WINDOW GLAZING • VITRUM DOUBLE GLAZED, LOW E • GUARDIAN SUPER NEUTRAL 68 (#2) • 6mm CLEAR • 1/2" SPACER • ARGON firm CLEAR		
<div>E</div>	HARDIE PANEL SIDING • VERTICAL SIDING SELECT CEDARWILL • PAINTED • TERRA MAUIVE • BM U05, EXTERIOR GRADE	<div>J</div>	HARDIE TRIM • WOOD & DOORS • 6" WIDE HEADER AND SILL TRIMS • 4" WIDE SIDE TRIMS • PAINTED • BM 2133-10, EXTERIOR GRADE	<div>O</div>	CONCRETE		

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REVISION	NO.	DATE	DESCRIPTION
	1	2023-07-01	QIP Release 1

ISSUE	DATE	DESCRIPTION
	2022-11-26	ISSUED FOR CLIENT REVIEW
	2022-11-26	ISSUED FOR QIP
	2023-07-01	RE-ISSUED FOR QIP
	2023-09-07	RE-ISSUED FOR QIP



CICCOZZI
ARCHITECTURE

1809 FLOOR STREET
VANCOUVER, B.C.
V6L 2K6
TEL: 604.687.4841

NORTH ARC
PROPERTIES

LATIMER GROVE
LOT B - LOWRISES

8385 - 200 STREET
LANGLEY, BC

DRAWN BY	CHANGING BY	RC
SCALE	ANALYST	CA 700
SHEET TITLE	BUILDING 2 - SOUTH ELEVATION	

PROJ. NO.	1
PROJ. NO.	A4.02.06



MATERIAL PALETTE

A

HARDIE PANEL SIDING
 • 4" HORIZONTAL PLANKS
 • PRE-FINISHED PAINT
 • ARCTIC WHITE
 • JAMES HARDIE

B

HARDIE PANEL SIDING
 • 4" HORIZONTAL PLANKS
 • TERRA MAUVE
 • BM 105, EXTERIOR GRADE

C

HARDIE PANEL SIDING
 • 4" HORIZONTAL PLANKS
 • PAINTED
 • KENDALL CHARCOAL
 • BM HC-166, EXTERIOR GRADE

D

HARDIE PANEL SIDING
 • 4" HORIZONTAL PLANKS
 • PAINTED
 • TERRA MAUVE
 • BM 105, EXTERIOR GRADE

E

HARDIE PANEL SIDING
 • VERTICAL SIDING - SELECT CEDARMILL
 • PAINTED
 • TERRA MAUVE
 • BM 105, EXTERIOR GRADE

F

BRICK CLADDING
 • 4" x 8" WOOD POSTS W/ INLAIS
 • 3/12" RUNNING BOND
 • PEWTER - SMOOTH TEXTURE
 • MATCHING MORTAR COLOUR

G

BALCONY COLUMNS
 • 4x6" x 6" WOOD POSTS W/ INLAIS
 • 3/12" RUNNING BOND
 • TERRA MAUVE
 • BM 105, EXTERIOR GRADE
 • INLAY - WOOD PAINTED
 • BM 2133-10, EXTERIOR GRADE

H

METAL PANELS, FASCIAS AND CAP FLASHINGS
 • ENTRANCES, ROOFS & PARAPETS
 • PAINTED METAL
 • ONYX
 • BM 2133-10, EXTERIOR GRADE

I

FASCIA AND FLASHINGS
 • ROOFS
 • PAINTED METAL
 • KENDALL CHARCOAL
 • BM HC-166, EXTERIOR GRADE

J

HARDIE TRIM
 • WOOD & DOORS
 • 6" WIDE HEADER AND SILL TRIMS
 • 4" WIDE SIDE TRIMS
 • PAINTED
 • ONYX
 • BM 2133-10, EXTERIOR GRADE

K

HARDIE TRIM
 • WOOD & DOORS
 • 6" WIDE HEADERS AND SILL TRIMS
 • 4" WIDE SIDE TRIMS
 • PAINTED
 • KENDALL CHARCOAL
 • BM HC-166, EXTERIOR GRADE

L

PAINTINGS
 • ALUMINUM FRAME
 • PAINTED
 • STANDARD BLACK

M

WINDOW FRAMES
 • VINYL MULLIONS
 • PAINTED
 • STANDARD BLACK

N

WINDOW GLAZING
 • 6mm CLEAR
 • GUARDIAN DOUBLE GLAZED, LOW E
 • GUARDIAN SUPER NEUTRAL 68 (#2)
 • 6mm CLEAR
 • 1/2" BLACK WARM EDGE SPACER
 • 4mm CLEAR
 • ARGON 6mm CLEAR

O

CONCRETE

P

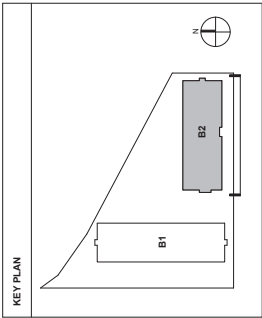
GLASS GUARD (CLEAR)
 • 1/2" TEmPERED GLASS
 • CLEAR

Q

GLASS GUARD (FRITTED)
 • 1/2" TEmPERED GLASS
 • FRITTED
 • SNOW WHITE
 • VITRUM STANDARD COLOURS, SP-501 SNOW WHITE

R

GLASS GUARD (FRITTED)
 • 1/2" TEmPERED GLASS
 • FRITTED
 • KENDALL CHARCOAL
 • BM HC-166, EXTERIOR GRADE



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REVISION	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION



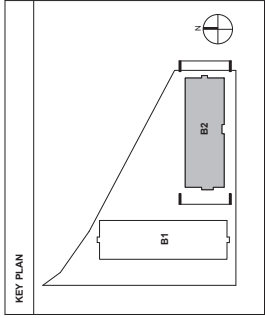
CICCOZZI
ARCHITECTURE

1800 FLOOR STREET
VANCOUVER, B.C.
V6L 2G1
TEL: 604.687.4841



NORTH ARC
PROPERTIES

PROJECT	LATIMER GROVE LOT B - LOWRISES
LOCATION	8385 - 200 STREET LANGLEY, BC
DATE	2023-11-20
BY	Author
CHECKED BY	Checker
SCALE	As Indicated
PROJECT NO.	CA 760
SHEET TITLE	BUILDING 2 - EAST & WEST ELEVATIONS



PROJECT NO.
A4.02.07



1 A4.3 BLDG 2 - ELEVATION WEST DD
1/8" = 1'-0"

2 A4.3 BLDG 2 - ELEVATION EAST DD
1/8" = 1'-0"

MATERIAL PALETTE

A HARDIE PANEL SIDING • 4" HORIZONTAL PLANKS • PRE-FINISHED PAINT • ARCTIC WHITE • JAMES HARDIE	F BRICK GLAZING • 4" WOOD POSTS W/ INLAYS • 3/12" RUNNING BOND • PEWTER - SMOOTH TEXTURE • MATCHING MORTAR COLOUR	K HARDIE TRIM • WOOD & DOORS • 4" WIDE HEADERS AND SILL TRIMS • 4" WIDE SIDE TRIMS • PAINTED CHARCOAL • BM HC-166, EXTERIOR GRADE	P GLASS GUARD (CLEAR) • 1/2" TEMPERED GLASS • CLEAR
B HARDIE PANEL SIDING • 4" HORIZONTAL PLANKS • TRIM BOARDS BATTEN STRIPS • TERRA MAUVE • BM 105, EXTERIOR GRADE	G BALCONY COLUMNS • 4x6" WOOD POSTS W/ INLAYS • TERRA MAUVE • BM 105, EXTERIOR GRADE • INLAY - WOOD PAINTED • BM 2133-10, EXTERIOR GRADE	L RAILINGS • ALUMINUM FRAME • PAINTED • STANDARD BLACK	Q GLASS GUARD (FRITTED) • 1/2" TEMPERED GLASS • SNOW WHITE • VITRUM STANDARD COLOURS, SP-001 SNOW WHITE
C HARDIE PANEL SIDING • 4" HORIZONTAL PLANKS • PAINTED • KENDALL CHARCOAL • BM HC-166, EXTERIOR GRADE	H METAL PANELS, FASCIAS AND CAP FLASHINGS • ENTRANCES, ROOF'S & PARAPETS • PAINTED METAL • BM 2133-10, EXTERIOR GRADE	M WINDOW FRAMES • VINYL MULLIONS • STANDARD BLACK	R GLASS GUARD (FRITTED) • 1/2" TEMPERED GLASS • KENDALL CHARCOAL • BM HC-166, EXTERIOR GRADE
D HARDIE PANEL SIDING • 4" HORIZONTAL PLANKS • TERRA MAUVE • BM 105, EXTERIOR GRADE	I FASCIAS AND FLASHINGS • ROOF'S • KENDALL CHARCOAL • BM HC-166, EXTERIOR GRADE	N WINDOW GLAZING • 6mm CLEAR • 6mm CLEAR • 6mm CLEAR • ARGON 6mm CLEAR	
E HARDIE PANEL SIDING • VERTICAL SIDING - SELECT CEDARWILL • TERRA MAUVE • BM 105, EXTERIOR GRADE	J HARDIE TRIM • 6" WIDE HEADERS AND SILL TRIMS • 4" WIDE SIDE TRIMS • PAINTED • ONYX • BM 2133-10, EXTERIOR GRADE	O CONCRETE	

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DATE	DESCRIPTION
2022-11-20	ISSUED FOR CLIENT REVIEW
2023-11-20	ISSUED FOR DP
2023-11-20	ISSUED FOR DP
2023-09-27	RE ISSUED FOR DP



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ARCHITECTURE

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V6E 2V6
TEL: 604.687.4841



NORTH ARC
PROPERTIES

PROJECT

LATIMER GROVE
LOT B - LOWRISES

OWNER

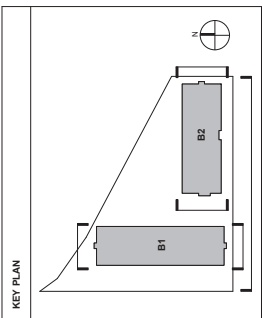
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	AN / LB	DATE	BC
SCALE	3/32" = 1'-0"	PROJECT NO.	CA 700
SHEET TITLE	STREETSCAPE - 83 AVENUE		

PROJECT NO.	A4.02.08
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1 Elevation 1 - a
3/32" = 1'-0"





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2022-11-25	ISSUED FOR CLIENT REVIEW
2022-11-26	RE-ISSUED FOR DP
2022-09-01	RE-ISSUED FOR DP
2022-09-07	RE-ISSUED FOR DP



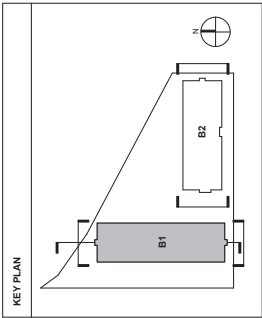
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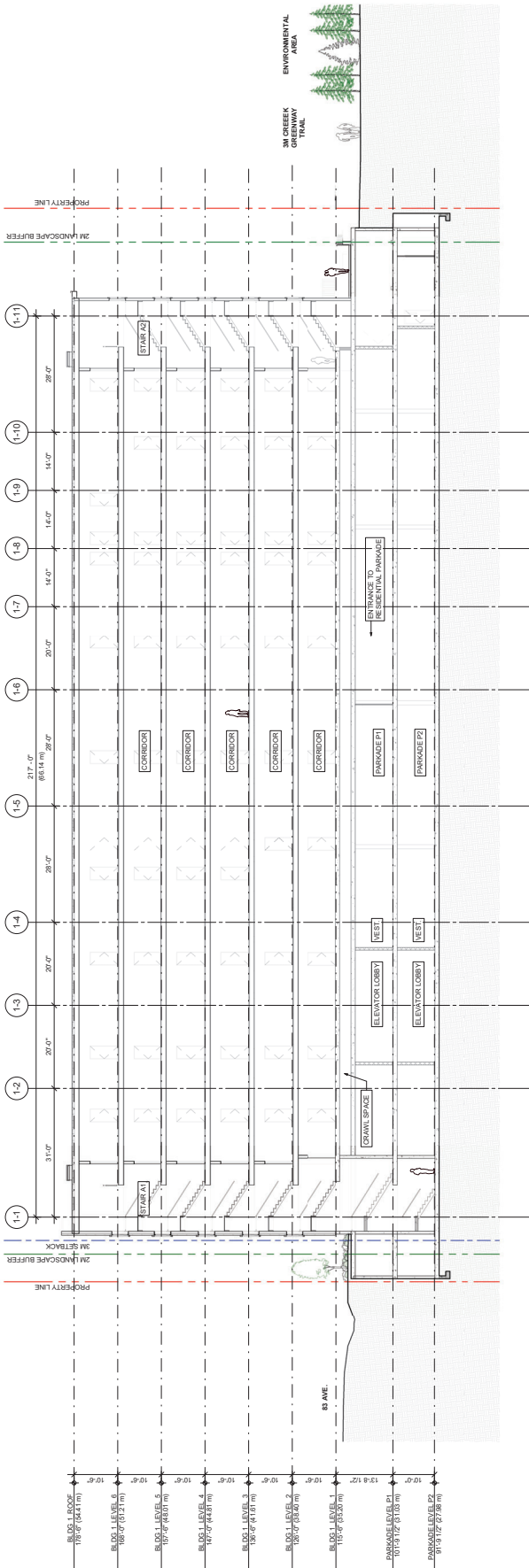
LATIMER GROVE
LOT B - LOWRISES

8385 - 200 STREET
LANGLEY, BC



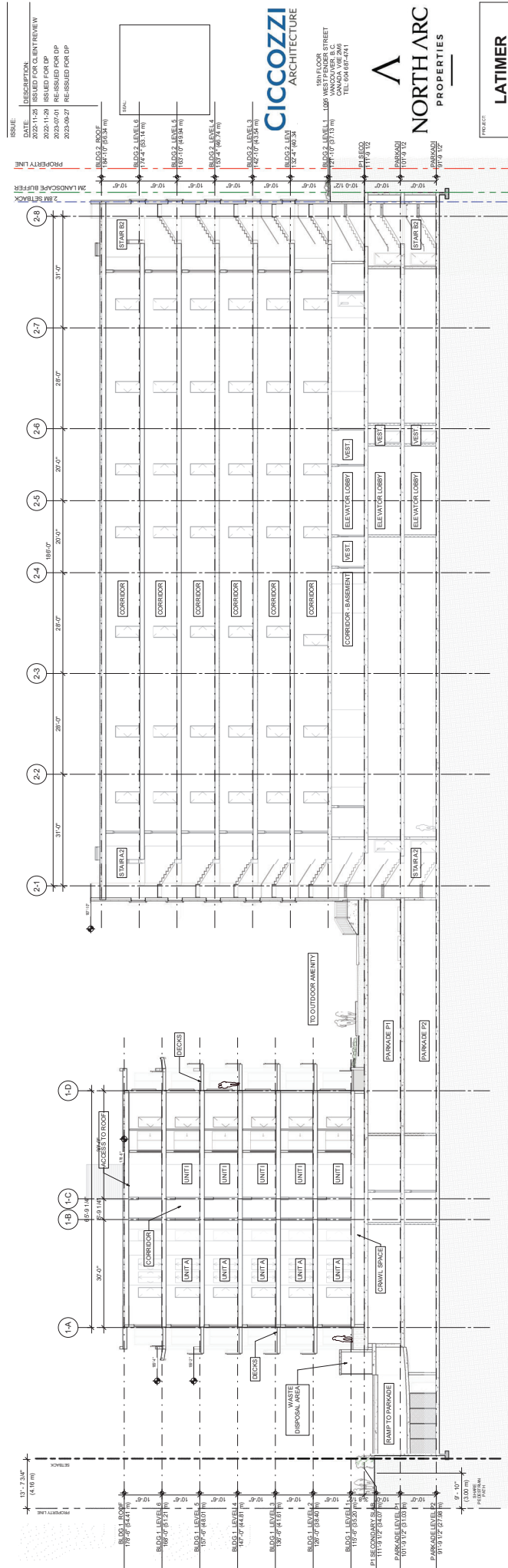
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BUILDING 1



REVISION:	DESCRIPTION:
NO. DATE:	DP Resub. 1

BUILDING 1

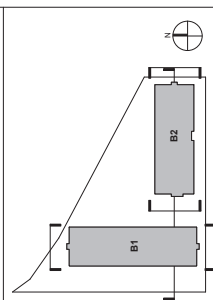


Section CC
1 : 150

**LATIMER
GROVE**
LOT B - LOWRISES

8305 - 200 STREET
LANGLEY, BC

22



1
REV. NO.:

1	2023-07-01	DP ReSub. 1
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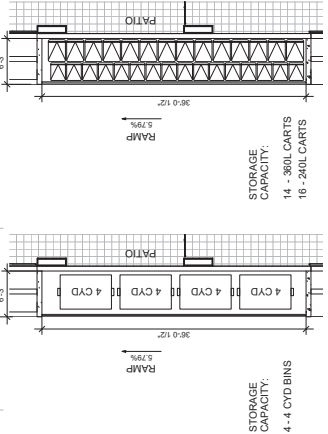
END:

Λ
NORTH ARC
PROPERTIES

OWNER:	AN / LB	CHECKED BY:	RC
SCALE:	As indicated	PROJECT NO.	CA 700

THREE TITLE: **SECTION FROM ENTRY RAMP**

SHEET NO: **A5.02.04**



2 Site Plan - WASTE DISPOSAL STAGING 1/8" = 1'-0"

1
Section CC1
1/8" = 1'-0"

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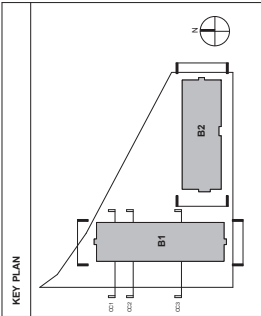
REVISION	
NO.	DESCRIPTION

ISSUE	
DATE	DESCRIPTION

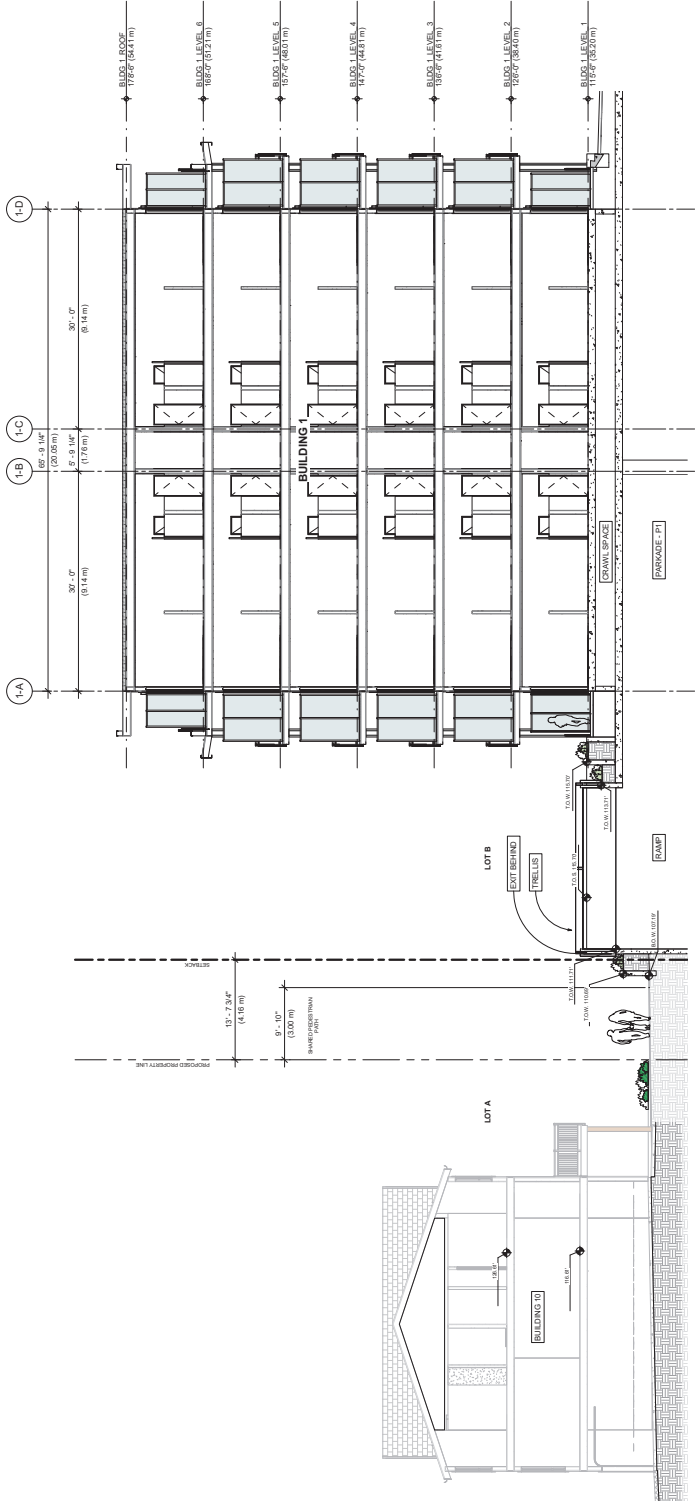


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PROJECT	
LATIMER GROVE	
8385 - 200 STREET LANGLEY, BC	
DRAWN BY	CHECKED BY
AUTHOR	CHECKER
SCALE	PROJECTION
1/8" = 1'-0"	CA 700
SHEET TITLE	
SECTIONS PEDESTRIAN CONNECTION	



PROJ. NO.	
A5.02.06	



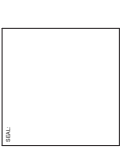
1 Section CC2
1/8" = 1'-0"



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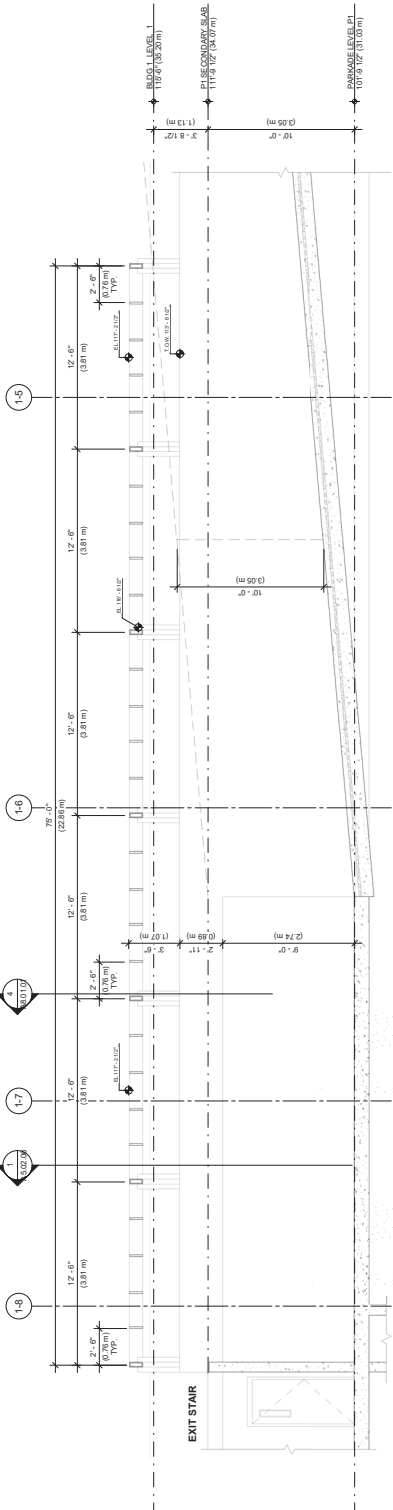
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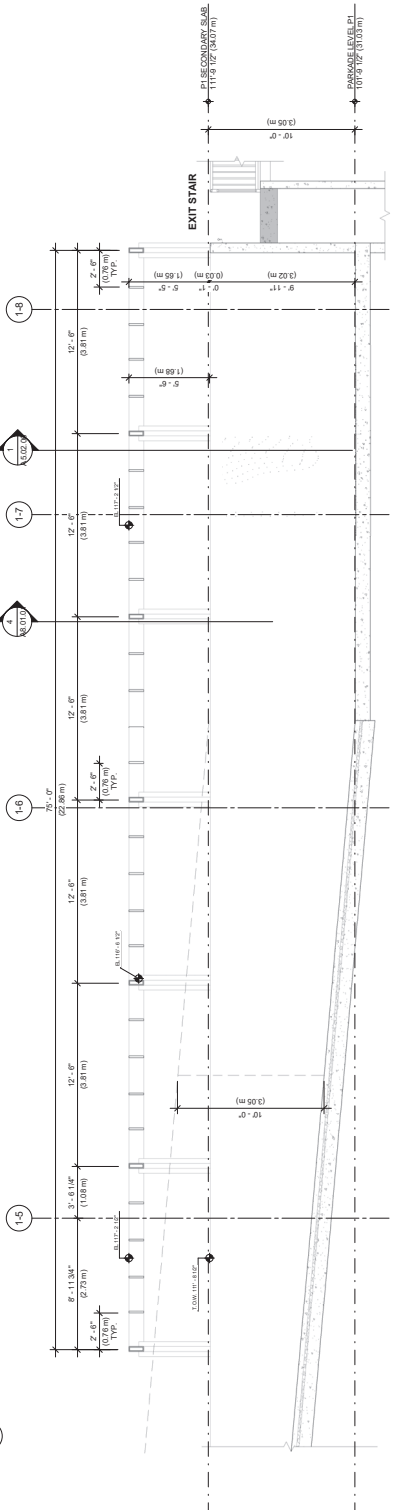
LATIMER GROVE
LOT B - LOWRISES
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	TK	CHECKED BY	BC
SCALE	As Indicated	PROJECT NO.	CA 700
SHEET TITLE	PARKADE ENTRY TRELLIS DETAILS		

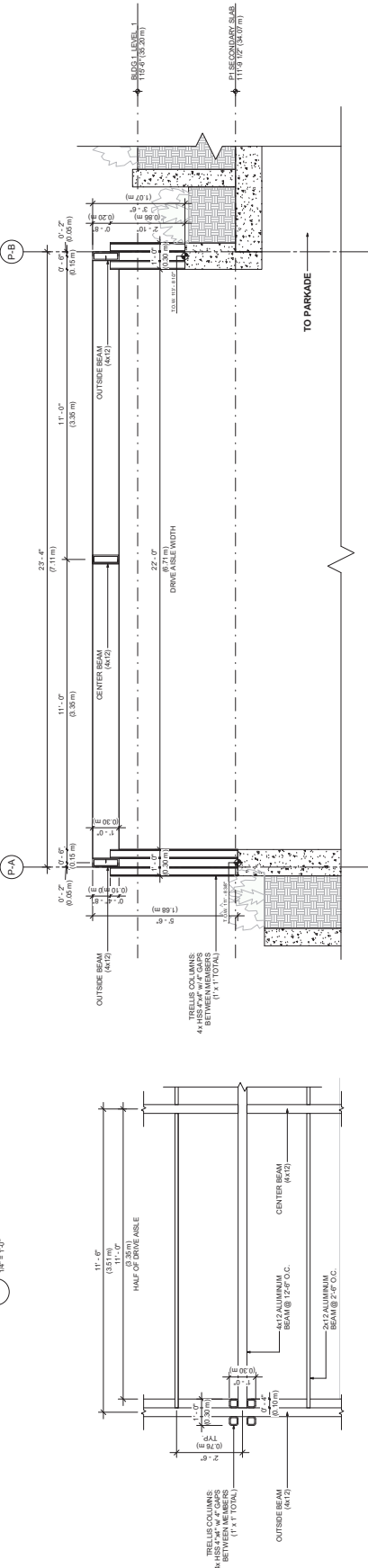
PROJECT NO.
A8.01.01



1 SECTION THROUGH PARKADE ENTRANCE RAMP (EAST WALL)
1/8" = 1'-0"



2 SECTION THROUGH PARKADE ENTRANCE RAMP (WEST WALL)
1/8" = 1'-0"



3 PARKADE ENTRANCE TRELLIS - PLAN
1/2" = 1'-0"

4 PARKADE ENTRANCE TRELLIS - SECTION
1/2" = 1'-0"

REVISION:	DESCRIPTION:
NO. DATE:	

NAME _____

DATE _____

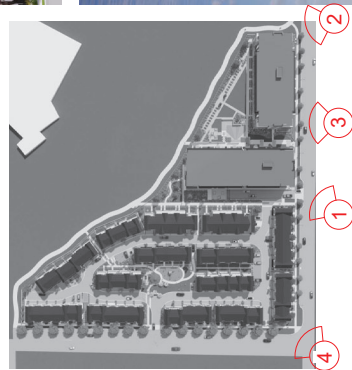
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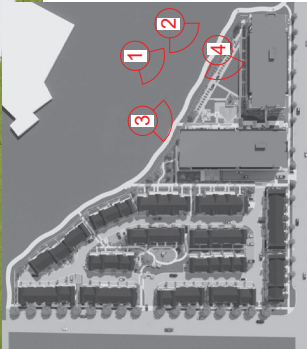
**LATIMER
GROVE**
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

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SCALE:	PROJECT NO.: CA 760

REV. NO: 01
SHEET NO: 01







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PROJECT
LATIMER GROVE
LOT B - LOWRISES
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	CHECKED BY
AUTHOR	CHECKED
SCALE	INDICATING
SHEET TITLE	
PERSPECTIVES	

PROJECT NO.
A9.02.03

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PROJECT		LATIMER GROVE	
DRAWING		8385 - 200 STREET LANGLEY, BC	
Author		Checklist	
Scale		CA 700	
Sheet Title		PERSPECTIVES	

NO. NO.	NO. NO.
	A9.02.04



LATIMER GROVE - LOT A - TOWNHOMES

LANGLEY - BC
DEVELOPMENT PERMIT
SEPTEMBER 2023

PROJECT STATICS - LOT A

SITE ADDRESS:	8933 200th ST, LANGLEY, BRITISH COLUMBIA
LEGAL DESCRIPTION:	LOT 54, SECTION 27, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 43706
LOT AREAS:	13,231.0 SF
LOT A AREAS:	12,347.83 SM 3.10 ACRE
LOT COVERAGE:	52,499.65 SF (4,877.28 SF)
ZONING INFORMATION:	EXISTING: P-1 PROPOSED: CD
FAIR CALCULATION:	1.44 (FOR LOT A) COMBINED GROSS DEVELOPABLE SITE AREA
LOT ADMINITY:	
NET : GROSS :	105,699.22 SF (7,764.64 AC) 140,807.73 SF (10,269.18 AC)
LOT SETBACKS LANDSCAPE BUFFER ZONE:	ALLOWED / REQUIRED PROPOSED / PROVIDED NORTH INTERIOR LOT LINE: 0.1 M NORTH EAST INTERIOR LOT LINE: 2.0 M WEST (PARKING LOT LINE): 2.0 M SOUTH (89 AVE): 2.0 M
LOT MINIMUMS: DENSITY (P.S.F. BASED ON NET):	90 UNITS / ACRE 18.4 UNITS / ACRE
LOT COVERAGE:	41% (64,800.3 S.F.)
AGE FREEDOM AMENITY: 74 UNITS x 8 H+1 UNITS	63,723.25 SF / 560 M2 5,908 S.F. / 548 M2

* THE RESIDENTS OF LOT A TOWNHOMES WILL HAVE ACCESS TO THE AMENITY AREAS FOUND ON LOT A AND RES WHICH EXCEEDS THE REQUIRED AREA BY 6% (8 SF (81.4 M2) PLUS SHARED PEDESTRIAN PATH

BUILDING DATA

BUILDING AREA	BUILDING NUMBER	UNIT TYPES	GROSS (SF)	NET (SF)	LOT COVERAGE (SF)
BUILDING 1	1 UNIT A & 1 A1 & 4 UNIT C		11,695.17	8,916.57	4,030.15
BUILDING 2	3 UNIT C & 1 UNIT CE & 1 CE1		9,069.94	6,905.68	3,150.45
BUILDING 3	3 UNIT C & 1 UNIT CE & 1 CE1		8,995.84	6,856.80	3,126.73
BUILDING 4	3 UNIT C & 1 UNIT CE & 1 CE1		9,075.21	6,910.17	3,152.74
BUILDING 5	4 UNIT C & 1 UNIT CE & 1 CE1		10,864.32	8,274.03	3,773.34
BUILDING 6	4 UNIT C & 2 UNIT CE		10,785.04	8,273.26	3,748.26
BUILDING 7	4 UNIT D & 2 UNIT DE		11,643.33	8,520.89	4,538.33
BUILDING 8	2 UNIT B & 2 B1 & 2 UNIT DE		11,634.43	8,511.77	4,457.60
BUILDING 9	2 UNIT B & 2 B1 & 1 UNIT A & 1 A1		12,256.50	9,143.85	4,492.96
BUILDING 10	3 UNIT D & 1 UNIT DE & 1 D1		9,762.52	7,143.44	3,919.28
BUILDING 11	3 UNIT D & 2 UNIT DE1		9,709.07	7,107.56	3,907.71
BUILDING 12	3 UNIT D & 2 UNIT DE1		7,873.76	5,755.90	3,158.43
BUILDING 13	3 UNIT D & 1 UNIT DE & 1 D1		9,763.29	7,143.85	3,919.64
BUILDING 14	3 UNIT D & 1 UNIT DE & 1 D1		9,763.29	7,143.85	3,919.64
TOTAL			140,807.73	105,699.22	52,499.65

PARKING DATA

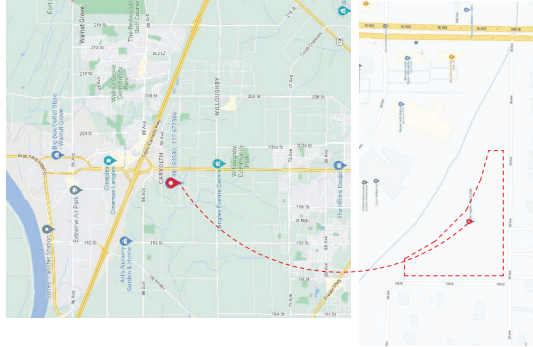
REGIMENT PARKING	ALLOWED / REQUIRED	PROPOSED / PROVIDED
REGULAR STALLS: (6) DOUBLE GARAGE (2 PER UNIT) 9 TANDUM (2.2 PER UNIT) TANDUM (2.2 PER UNIT)	1320 STALLS 176 STALLS N/A	132 (3 STALLS) 19 INTERIOR STALLS 2 ST TANDUM STALLS
VISITOR:	0.2 PER UNIT	
REGULAR CAR:	148 STALLS	160 STALLS
TOTAL:	1644 STALLS	167 STALLS



ARCHITECTURE DRAWING LIST

Sheet	Sheet Name	Scale
A2.0	COVER SHEET	N/A
A2.1	CONTEXT PLAN	N/A
A2.2	SHADOW STUDY	N/A
A2.3	SITE SURVEY AND SETBACKS	1:400
A2.4	COLOR SCHEME PLAN	1/4" = 1'-0"
A2.5	CHARACTER SCHEME 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	

VICINITY PLAN



CODE SUMMARY COMPLIANCE WITH BCBC 2018

TOWNHOMES BUILDING SUMMARY:
MAJOR OCCUPANCY CLASSIFICATION: GROUP C
CONSTRUCTION ARTICLE 9.10.8.1
BUILDING HEIGHT: 3 STOREYS
BUILDING AREA: 600 MP
CONSTRUCTION: WOOD FRAME
FLOOR ASSEMBLY: NO FIRE RESISTANCE RATING OR FIRE SEPARATION REQUIRED WITHIN
SPRINKLER SYSTEM: NOT REQUIRED
STANDPIPE SYSTEM: NOT REQUIRED



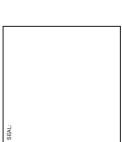
PROJECT CONTACT LIST

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DATE	DESCRIPTION
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2023-11-28	ISSUED FOR DP
2023-09-27	RE ISSUED FOR DP



CICCOZZI
ARCHITECTURE

15th FLOOR STREET
VANCOUVER, B.C.
VANCOUVER, B.C.
TEL: 604.697.4841

NORTH ARC
PROPERTIES

LATIMER
GROVE
8385 - 200 STREET
LANGLEY, BC

OWNER	HR	BC
SCALE	1 1/2" = 1'-0"	CA 780
SHEET TITLE	COVER SHEET	

REVISION	NO.	DATE	DESCRIPTION

A0.0

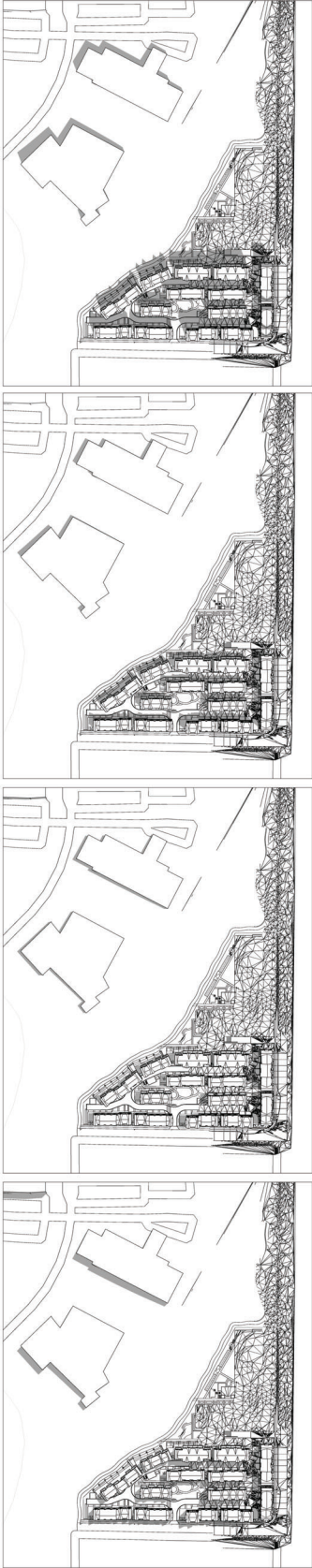
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	2022-12-01	ISSUED FOR DP
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MARCH EQUINOX



10:00 AM

12:00 PM

2:00 PM

4:00 PM

JUNE SOLSTICE



10:00 AM

12:00 PM

2:00 PM

4:00 PM

CICCOZZI
ARCHITECTURE
1559 FLORENCE STREET
VANCOUVER, B.C.
V6L 2K6
TEL: 604.687.4841

NORTH ARC
PROPERTIES

PROJECT
LATIMER GROVE
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	CHECKED BY
AUTHOR	CHECKED
SCALE	PROJECTIONS
	CA 100
SHEET TITLE	
SHADOW STUDY	

PROJ. NO.	SHEET NO.
	A0.2

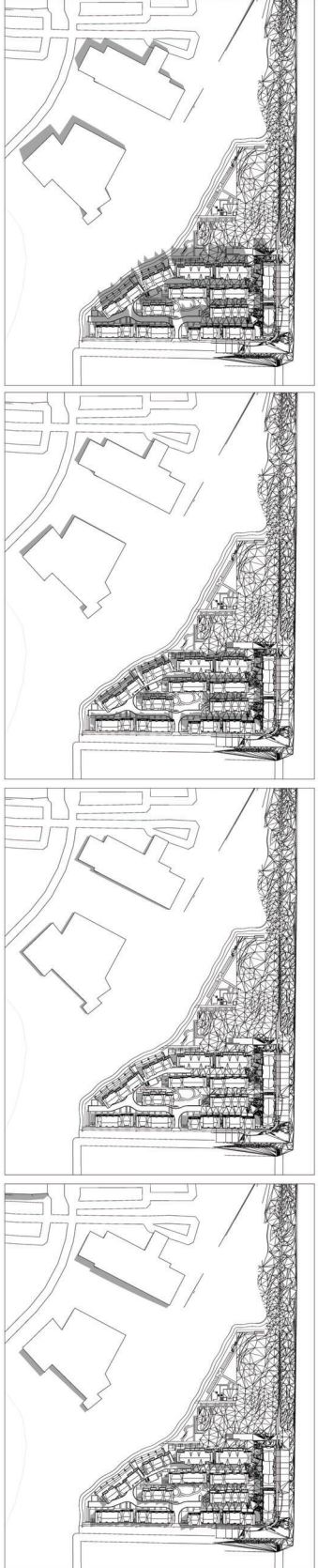
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V6V 1A1
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NO.	DESCRIPTION

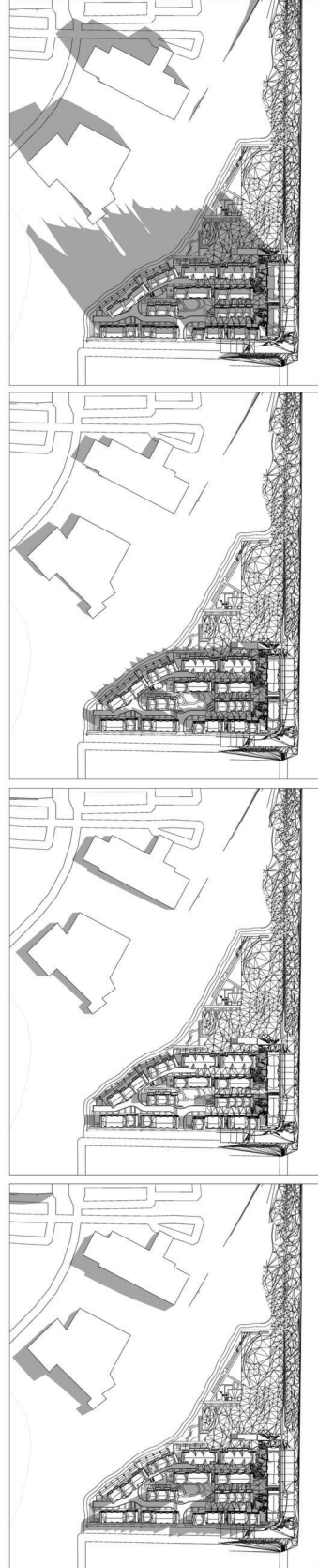
ISSUE	
DATE	DESCRIPTION
2023-11-20	ISSUED FOR CLIENT REVIEW
2023-11-20	ISSUED FOR DP
2023-11-20	ISSUED FOR DP
2023-09-27	RE ISSUED FOR DP

TOTAL

SEPTEMBER EQUINOX



DECEMBER SOLSTICE



CICCOZZI
ARCHITECTURE
155 FLORENCE STREET
VANCOUVER, B.C.
V6Z 1A1
TEL: 604.687.4841

NORTH ARC
PROPERTIES

PROJECT
LATIMER GROVE
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	CHECKED BY
Autor	Checker
SCALE	PROJECTION
	CA 700
SHEET TITLE	
SHADOW STUDY	

REV. NO.	

	A0.3
--	-------------

REV. NO.:
A0.4



REV. NO.:
SHEET NO.: **A0.5**



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CICCOZZI
ARCHITECTURE
1555 FLORENCE STREET
VANCOUVER, B.C.
V6M 4A6
TEL: 604.687.4841

NORTH ARC
PROPERTIES

LATIMER GROVE
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	HR	DATE	BC
SCALE	As Indicated	CA 700	
SHEET TITLE	COLOUR SCHEME PLAN		

PROJ. NO.	
PROJ. NO.	A0.6

COLOUR SCHEME LEGEND

- TAUPE SCHEME
- WHITE SCHEME
- GREY SCHEME



83 AVENUE

MAIN SITE ENTRANCE

198 STREET

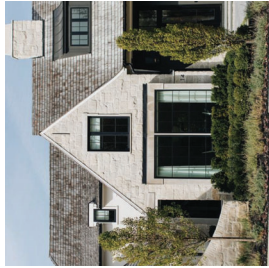
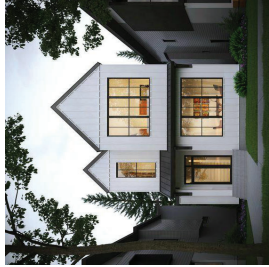
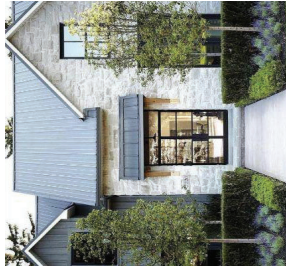
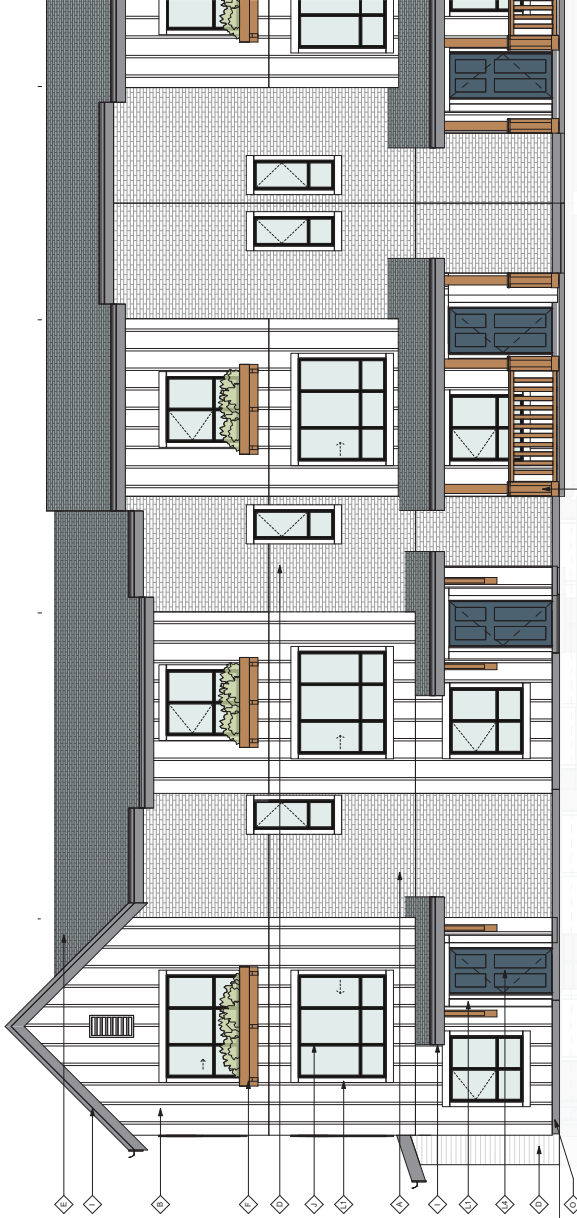
SECONDARY SITE ENTRANCE

SCHEME 2- WHITE

MATERIAL PALETTE

WOOD DETAILS (BRACKETS, POSTS, FENCES) CEDAR NATURAL/TONE OLYMPIC	RAILINGS AND RWLS ALUMINUM BLACK
FASCIA & TRIMS PAINTED WOOD STORM BM AF-700	RESERVED
WINDOWS STD. BLACK ALUMINUM FRAME	CONCRETE
GARAGE DOORS WHITE FINISH	DECK FLASHING ALUMINUM BLACK - MATCH RAILING
TRIMS PAINTED HARDIE WHITE DOVE BM OC-17	
PAINTED ENTRY DOORS PAINTED WOOD PACIFIC OCEAN BLUE BM 2055-20	

BRICK VENEER ARTIC WHITE INTERSTATE BRICK	ROOF ASHPHALT SHINGLE TO MATCH WEATHERED WOOD
HARDIE PANEL BOARD & BATTEN WHITE DOVE BM OC-17	
HARDIE PANEL HORIZONTAL SIDING WHITE DOVE BM OC-17	



2 WHITE SCHEME ELEVATION
1/4" = 1'-0"

PRECEDENT IMAGES

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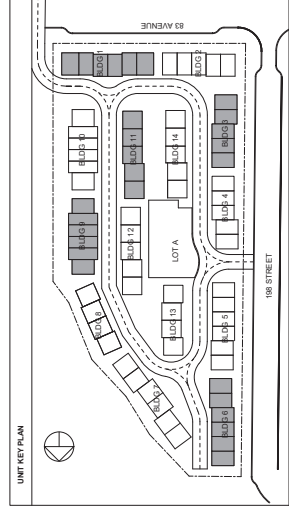
1505 FLORENCE STREET
VANCOUVER, B.C.
V6L 2Y5
TEL: 604.687.4841

NORTH ARC
PROPERTIES

LATIMER GROVE
8365 - 200 STREET
LANGLEY, BC

DRAWN BY	HR	DATE	BC
SCALE	AS INDICATED	CA 760	
SHEET TITLE	CHARACTER SCHEME 2- WHITE		

PROJ. NO.	1
PROJ. NO.	A0.8



SCHEME 3- GREY

MATERIAL PALETTE

A

BRICK VENEER
PEWTER
INTERSTATE BRICK

B

HARDIE PANEL
BOARD & BATTEN
COVENTRY GRAY
BM - HC 169

D

HARDIE PANEL
HORIZONTAL SIDING
DOLPHIN
BM AF-715

E

ROOF
ASHPHALT SHINGLE
TO MATCH
WEATHERED WOOD

F

WOOD DETAILS (BRACKETS,
POSTS, FENCES)
CEDAR NATURAL TONE
OLYMPIC

I

FASCIA & TRIMS
PAINTED WOOD
STORM
BM AF-700

J

WINDOWS
STD. BLACK
ALUMINUM FRAME

K

GARAGE DOORS
WHITE FINISH

L1

TRIMS
PAINTED HARDIE
ONYX
BM 2133-10

L3

PAINTED DOOR
PAINTED WOOD
AVON GREEN
BM HC-126

M

RAILINGS AND RWLS
ALUMINUM
BLACK

N

RESERVED

O

CONCRETE

P

DECK FLASHING
ALUMINUM
BLACK - MATCH RAILING

PRECEDENT IMAGES



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ISSUE	DATE	DESCRIPTION
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	2023-11-26	ISSUED FOR PERMIT
	2023-11-26	ISSUED FOR PERMIT
	2023-09-27	RE ISSUED FOR PERMIT



CICCOZZI
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TEL: 604.687.4841

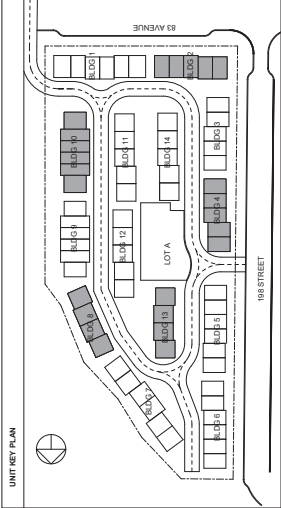
NORTH ARC
PROPERTIES

LATIMER
GROVE

8385 - 200 STREET
LANGLEY, BC

DRAWN BY	HR	PROJECT NO.	CA 760
SCALE	AS INDICATED	SHEET TITLE	CHARACTER SCHEME 3- GREY

REVISION	1	NO. 1	A0.9
----------	---	-------	------



1 GRAY SCHEME ELEVATION
1/8" = 1'-0"

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CICCOZZI
ARCHITECTURE

1500 FLOOR STREET
VANCOUVER, B.C.
V6L 2G6
TEL: 604.687.4841

PROJECT
LATIMER GROVE
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	CHECKED BY
Autor	Checker
SCALE	INDICATING
As Indicated	RCA 700
SHEET TITLE	
MASTER PLAN	

PROJECT NO.
A0.10

Civic Address: 8385 200th St, Langley, British Columbia		Legal Description: LOT 54, SECTION 27, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 6706	
LOT A AREAS	12,910.87 S.F.	12,347.83 M ²	3.06 ACRES
EXISTING	P-1	PROPOSED	CD
1.44 (FOR LOT A+B COMBINED - GROSS DEVELOPABLE SITE AREA)			
NET:	105,009.22 S.F. (9,764.04 M ²)		
GROSS:	160,890.73 S.F. (13,989.18 M ²)		
LOT COVERAGE:	52,496.65 S.F. (4,877.26 M ²)		
OUTDOOR AMENITY:	5,724 S.F. (532 M ²)		
REQUIRED PARK STALLS			
REGULAR STALLS:	150 STALLS	PROPOSED/PROVIDED	150 STALLS
8 DOUBLE GARAGE (2 PER UNIT)	17.8 STALLS		
8 TANKER UNITS (22 PER UNIT)	14.8 STALLS		
100 SURFACE ACCESSIBLE	0.2 PER UNIT		
REGULAR CAR	14.8 STALLS		
TOTAL:	164.8 STALLS		164.8 STALLS
LOT B AREAS:	78,944.99 S.F.	7,144.71 M ²	1.77 ACRES
EXISTING	P-1	PROPOSED	CD
1.44 (FOR LOT A+B COMBINED - GROSS DEVELOPABLE SITE AREA)			
NET:	141,474.89 S.F. (13,146.45 M ²)		
GROSS:	161,210.03 S.F. (14,977.18 M ²)		
LOT COVERAGE:	32,550.55 S.F. (3,024.46 M ²)		
OUTDOOR AMENITY:	13,970 S.F. (1,291.4 M ²) - REQUIRED: 6 M ² - 108 UNITS = 1170 M ²		
INDOOR AMENITY:	4,887.22 S.F. (454.04 M ²)		
REQUIRED PARK STALLS			
REGULAR STALLS:	150 STALLS	PROPOSED/PROVIDED	150 STALLS
8 DOUBLE GARAGE (2 PER UNIT)	17.8 STALLS		
8 TANKER UNITS (22 PER UNIT)	14.8 STALLS		
100 SURFACE ACCESSIBLE	0.2 PER UNIT		
REGULAR CAR	14.8 STALLS		
TOTAL:	164.8 STALLS		164.8 STALLS



1 LOT A & B
1/32" = 1' 0"

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REVISION	NO.	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
	2022-11-26	ISSUED FOR CLIENT REVIEW
	2022-11-26	ISSUED FOR DP
	2023-09-27	RE ISSUED FOR DP
	2023-09-27	RE ISSUED FOR DP

- UNIT TYPES/LAYOUT
- UNIT TYPE "A"
 - UNIT TYPE "B"
 - UNIT TYPE "B1"
 - UNIT TYPE "C"
 - UNIT TYPE "C1"
 - UNIT TYPE "C2"
 - UNIT TYPE "C3"
 - UNIT TYPE "D"
 - UNIT TYPE "D1"
 - UNIT TYPE "D2"
 - UNIT TYPE "D3"

LEGEND

- SEWAGE LOCATION
- CONSERVATION AREA
- INTERIOR PUBLIC SIDEWALK
- INTERIOR VEHICLE ACCESS
- DASHED LINE DENOTES PROPERTY LINE
- DASHED LINE DENOTES SETBACK
- DASHED LINE DENOTES 2 FEET LANDSCAPE/NATURAL SETBACK
- DASHED LINE DENOTES LOT LINE
- FIRE HYDRANT STALL LOCATION
- VISITOR PARKING
- RESIDENTIAL STALL
- LOT ENTRANCE
- PAD MOUNTED TRANSFORMER

CICCOZZI
ARCHITECTURE

1001 FLOOR STREET
VANCOUVER, B.C.
V6H 2G6
TEL: 604.687.4841

NORTH ARC
PROPERTIES

LATIMER GROVE
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	HR	DATE	BC
SCALE	AS SHOWN	CA 780	
SHEET TITLE	SITE PLAN		

PROJ. NO.
SHEET NO.
A1.0



1 SITE PLAN
1/32" = 1'-0"

1 SITE PLAN (NORTH)
1/16" = 1'-0"

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REVISION	NO.	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

TOTAL

CICCOZZI
ARCHITECTURE

1501 FLOOR STREET
1000 VANCOUVER, B.C.
V6H 2A6
TEL: 604.697.4841

NORTH ARC
PROPERTIES

LATIMER
GROVE
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	HR	BC
SCALE	1/16" = 1' 0"	CA 700

SITE PLAN (SOUTH)

PROJECT NO.
A1.2



83 AVENUE

1 SITE PLAN (SOUTH)
1/16" = 1' 0"

REV. NO.:
SHEET NO:

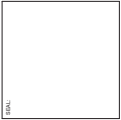
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REVISION	NO.	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
	2022-11-20	ISSUED FOR CLIENT REVIEW
	2023-11-20	ISSUED FOR DP
	2023-11-20	ISSUED FOR DP
	2023-09-27	RE ISSUED FOR DP



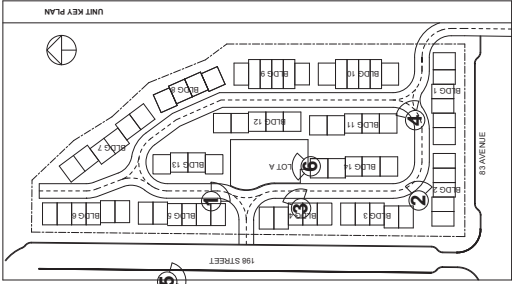
CICCOZZI
ARCHITECTURE
1550 FLOOR STREET
VANCOUVER, B.C.
V6L 2A1
TEL: 604.687.4841

NORTH ARC
PROPERTIES

LATIMER GROVE
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	CHECKED BY
AUTHOR	CLIENT
SCALE	1:100
SHEET TITLE	PERSPECTIVE STUDIES

NO. NO. A1.5



LATIMER
GROVE

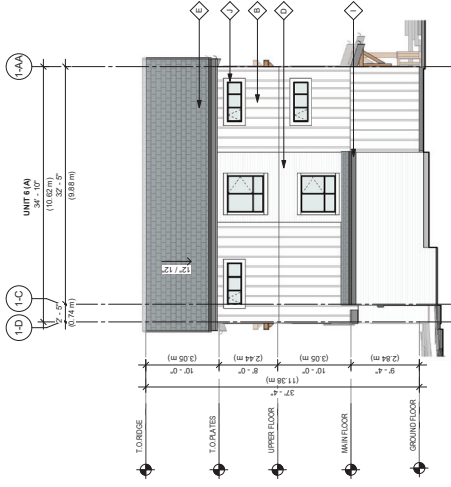
8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	HR	CHECKED BY:	RC
SCALE:	As Indicated	PROJECT NO.:	CA 760
SHEET TITLE:			

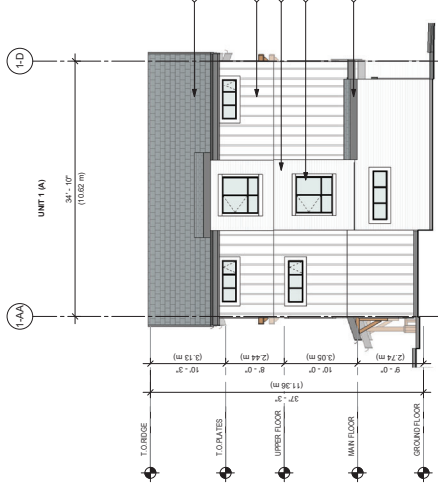
**BUILDING 1
ELEVATION**

SHEET NO.:

A2.01.03



4 WEST ELEVATION
1/8" = 1'-0"



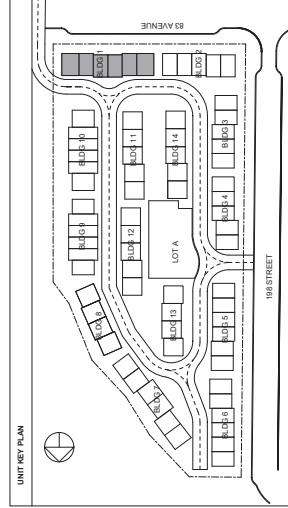
3 EAST ELEVATION



1 NORTH ELEVATION
1/8" = 1'-0"



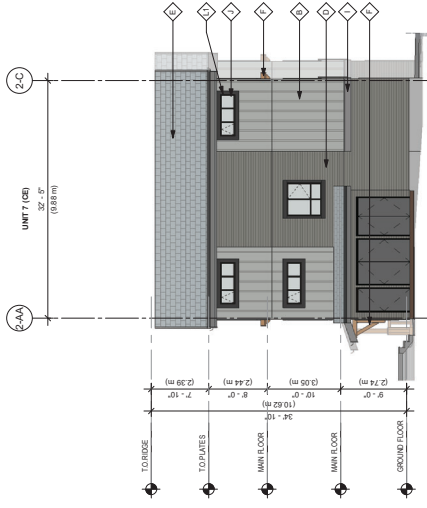
2 SOUTH ELEVATION



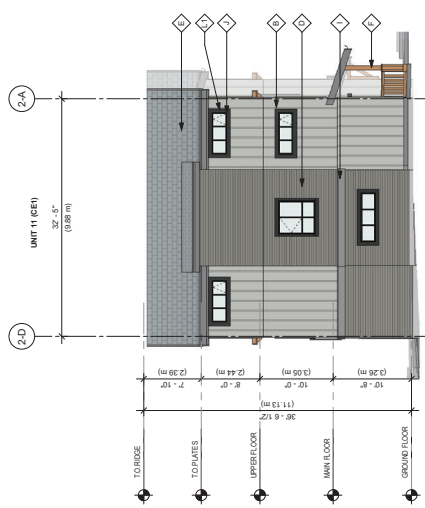
KEY PLAN

MATERIAL LEGEND - COLOUR SCHEME: WHITE						
1	ANTICORROSION PROTECTANT BLACK	6	INTERMEDIATE SINGLE WEATHERED WOOD	3	BALNY JOINTS PAINTED WOOD BM 2005-30	CONCRETE
2	ANTICOR WHITE	7	WEATHERED WOOD	4	ALUMINUM FRAM	
3	INSULATION	8	WOOD DETAILS	5	GLASS JOINTS	DECK FLASHING
4	INSULATION WITH PROTECTANT	9	WOOD TRIM (TALL) ONE COLOUR	6	GLASS JOINTS WITH PROTECTANT FINISH	WHITE FINISH
5	INSULATION WITH PROTECTANT	10	WOOD TRIM (TALL) ONE COLOUR	7	GLASS JOINTS WITH PROTECTANT FINISH	
6	INSULATION WITH PROTECTANT	11	WOOD TRIM (TALL) ONE COLOUR	8	GLASS JOINTS WITH PROTECTANT FINISH	
7	INSULATION WITH PROTECTANT	12	WOOD TRIM (TALL) ONE COLOUR	9	GLASS JOINTS WITH PROTECTANT FINISH	
8	INSULATION WITH PROTECTANT	13	WOOD TRIM (TALL) ONE COLOUR	10	GLASS JOINTS WITH PROTECTANT FINISH	
9	INSULATION WITH PROTECTANT	14	WOOD TRIM (TALL) ONE COLOUR	11	GLASS JOINTS WITH PROTECTANT FINISH	
10	INSULATION WITH PROTECTANT	15	WOOD TRIM (TALL) ONE COLOUR	12	GLASS JOINTS WITH PROTECTANT FINISH	
11	INSULATION WITH PROTECTANT	16	WOOD TRIM (TALL) ONE COLOUR	13	GLASS JOINTS WITH PROTECTANT FINISH	
12	INSULATION WITH PROTECTANT	17	WOOD TRIM (TALL) ONE COLOUR	14	GLASS JOINTS WITH PROTECTANT FINISH	
13	INSULATION WITH PROTECTANT	18	WOOD TRIM (TALL) ONE COLOUR	15	GLASS JOINTS WITH PROTECTANT FINISH	
14	INSULATION WITH PROTECTANT	19	WOOD TRIM (TALL) ONE COLOUR	16	GLASS JOINTS WITH PROTECTANT FINISH	
15	INSULATION WITH PROTECTANT	20	WOOD TRIM (TALL) ONE COLOUR	17	GLASS JOINTS WITH PROTECTANT FINISH	
16	INSULATION WITH PROTECTANT	21	WOOD TRIM (TALL) ONE COLOUR	18	GLASS JOINTS WITH PROTECTANT FINISH	
17	INSULATION WITH PROTECTANT	22	WOOD TRIM (TALL) ONE COLOUR	19	GLASS JOINTS WITH PROTECTANT FINISH	
18	INSULATION WITH PROTECTANT	23	WOOD TRIM (TALL) ONE COLOUR	20	GLASS JOINTS WITH PROTECTANT FINISH	
19	INSULATION WITH PROTECTANT	24	WOOD TRIM (TALL) ONE COLOUR	21	GLASS JOINTS WITH PROTECTANT FINISH	
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21	INSULATION WITH PROTECTANT	26	WOOD TRIM (TALL) ONE COLOUR	23	GLASS JOINTS WITH PROTECTANT FINISH	
22	INSULATION WITH PROTECTANT	27	WOOD TRIM (TALL) ONE COLOUR	24	GLASS JOINTS WITH PROTECTANT FINISH	
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24	INSULATION WITH PROTECTANT	29	WOOD TRIM (TALL) ONE COLOUR	26	GLASS JOINTS WITH PROTECTANT FINISH	
25	INSULATION WITH PROTECTANT	30	WOOD TRIM (TALL) ONE COLOUR	27	GLASS JOINTS WITH PROTECTANT FINISH	
26	INSULATION WITH PROTECTANT	31	WOOD TRIM (TALL) ONE COLOUR	28	GLASS JOINTS WITH PROTECTANT FINISH	
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30	INSULATION WITH PROTECTANT	35	WOOD TRIM (TALL) ONE COLOUR	32	GLASS JOINTS WITH PROTECTANT FINISH	
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133	INSULATION WITH PROTECTANT	138	WOOD TRIM (TALL) ONE COLOUR	135	GLASS JOINTS WITH PROTECTANT FINISH	
134	INSULATION WITH PROTECTANT	139	WOOD TRIM (TALL) ONE COLOUR	136	GLASS JOINTS WITH PROTECTANT FINISH	
135	INSULATION WITH PROTECTANT	140	WOOD TRIM (TALL) ONE COLOUR	137	GLASS JOINTS WITH PROTECTANT FINISH	
136	INSULATION WITH PROTECTANT	141	WOOD TRIM (TALL) ONE COLOUR	138	GLASS JOINTS WITH PROTECTANT FINISH	
137	INSULATION WITH PROTECTANT	142	WOOD TRIM (TALL) ONE COLOUR	139	GLASS JOINTS WITH PROTECTANT FINISH	
138	INSULATION WITH PROTECTANT	143	WOOD TRIM (TALL) ONE COLOUR	140	GLASS JOINTS WITH PROTECTANT FINISH	
139	INSULATION WITH PROTECTANT	144	WOOD TRIM (TALL) ONE COLOUR	141	GLASS JOINTS WITH PROTECTANT FINISH	
140	INSULATION WITH PROTECTANT	145	WOOD TRIM (TALL) ONE COLOUR	142	GLASS JOINTS WITH PROTECTANT FINISH	
141	INSULATION WITH PROTECTANT	146	WOOD TRIM (TALL) ONE COLOUR	143	GLASS JOINTS WITH PROTECTANT FINISH	
142	INSULATION WITH PROTECTANT	147	WOOD TRIM (TALL) ONE COLOUR	144	GLASS JOINTS WITH PROTECTANT FINISH	
143	INSULATION WITH PROTECTANT	148	WOOD TRIM (TALL) ONE COLOUR	145	GLASS JOINTS WITH PROTECTANT FINISH	
144	INSULATION WITH PROTECTANT	149	WOOD TRIM (TALL) ONE COLOUR	146	GLASS JOINTS WITH PROTECTANT FINISH	
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172	INSULATION WITH PROTECTANT					

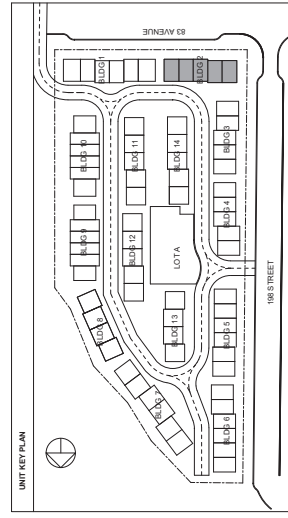
DRAWN BY	HR	CHECKED BY	RC
SCALE	As indicated	PROJECT NO.	CA 700
SHEET TITLE:			



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION



2 SOUTH ELEVATION
1/8" = 1'-0"

[illegible]

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REVISION	NO.	DATE	DESCRIPTION

ISSUE: 2023-11-20
DATE: 2023-11-20
DESCRIPTION: ISSUED FOR CLIENT REVIEW
2023-11-20
2023-11-20
2023-09-27
2023-09-27
RE: ISSUED FOR OP
RE: ISSUED FOR OP
RE: ISSUED FOR OP
RE: ISSUED FOR OP

TOTAL: 1000

CICCOZZI ARCHITECTURE
1000 VANCOUVER STREET
VANCOUVER, B.C.
V6E 2V6
TEL: 604.687.4841

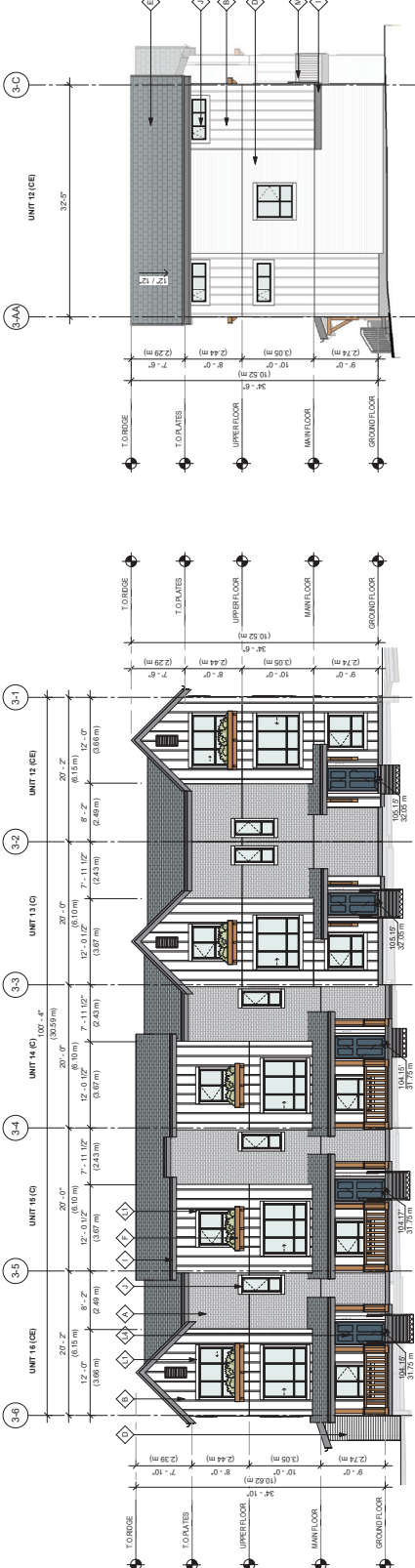
NORTH ARC PROPERTIES

LATIMER GROVE
8385 - 200 STREET
LANGLEY, BC

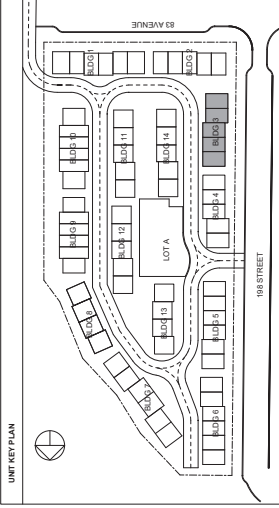
DRAWN BY: HR	CHECKED BY: RC
SCALE: As Indicated	PROJECT: CA 760
SHEET TITLE: BUILDING 3 ELEVATION	
PROJECT NO: A2.03.03	



1 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: WHITE				
BRICK/CLAY	ROOF	WINDOWS	ENTRY DOORS	CONCRETE
INTERSTATE BRICK	ASPHALT SHINGLE	6/4	6/4	6
BOARD AND BATTEN	WEATHERED WOOD	6/4	6/4	6
HARDIE PANEL	WOOD SHAKES	6/4	6/4	6
BOARD AND BATTEN	WOOD SHAKES	6/4	6/4	6
BM OC-17	WOOD SHAKES	6/4	6/4	6
HARDIE PANEL	WOOD SHAKES	6/4	6/4	6
BM OC-17	WOOD SHAKES	6/4	6/4	6
HARDIE PANEL	WOOD SHAKES	6/4	6/4	6
BM OC-17	WOOD SHAKES	6/4	6/4	6

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REVISION	NO.	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
	2023-11-26	ISSUED FOR CLIENT REVIEW
	2023-11-26	ISSUED FOR DP
	2023-11-26	REVISION FOR DP
	2023-09-27	REVISION FOR DP



CICCOZZI
ARCHITECTURE

1801 FLOOR STREET
VANCOUVER, B.C.
V6L 2A1
TEL: 604.687.4841

NORTH ARC
PROPERTIES

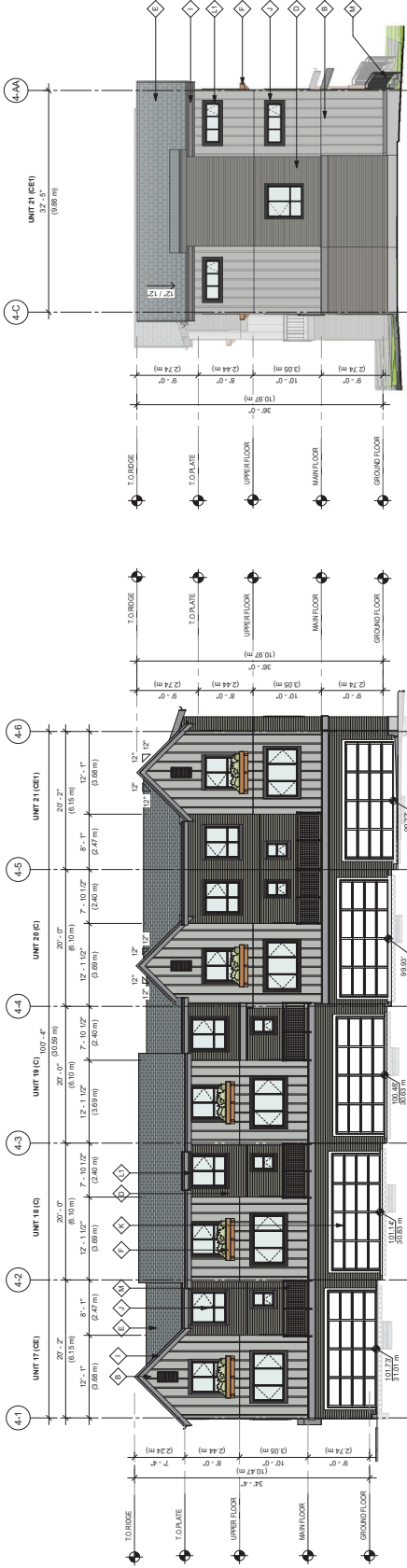
LATIMER
GROVE

8385 - 200 STREET
LANGLEY, BC

DRAWN BY	HR	CHECKED BY	BC
SCALE	As Indicated	PROJECT NO.	CA-780

SHEET TITLE	BUILDING 4 ELEVATION
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PROJECT NO.	A2.04.03
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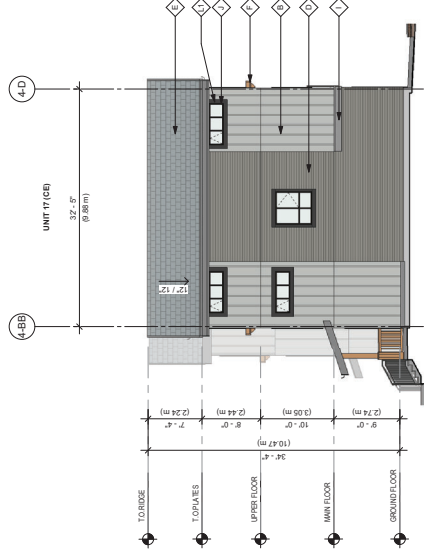


1 EAST ELEVATION
1/8" = 1'-0"

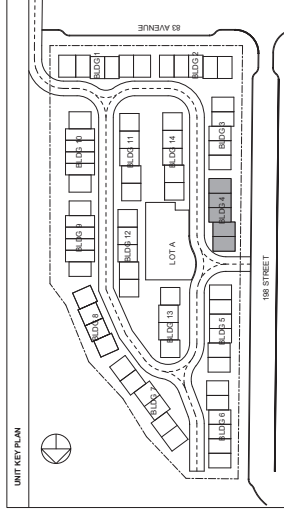
2 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



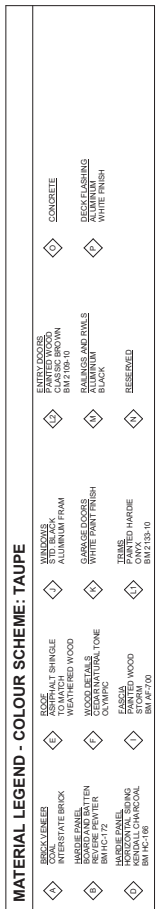
3 SOUTH ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND - COLOUR SCHEME: GREY

BRICK/CLAY REVIEWER TECHNICAL BRICK	ROOF SHINGLE ESTATE GREY	WINDOWS SHUTTER ALUMINUM FRAME	ENTRY DOORS TO PORCH AVON GREEN BMC-128	CONCRETE CONCRETE
HARDIE PANEL BOARD AND BATTEN BM HC 180	WOOD DETAILS WOOD DETAIL TONE CLAY/PC	GRASS DOORS WHITE PINE FINISH BLACK	RAILINGS AND RAILS BLACK BLACK	ROCK FLASHING WHITE FINISH
HARDIE PANEL DISCREET BM AF 715	FASCIA DISCREET BM AF 710	ENTRY DOORS & TRANS HARDIE ONLY BM 213-110	RESERVED	

REV. NO: 01
SHEET NO: 03



A2.06.03

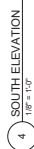
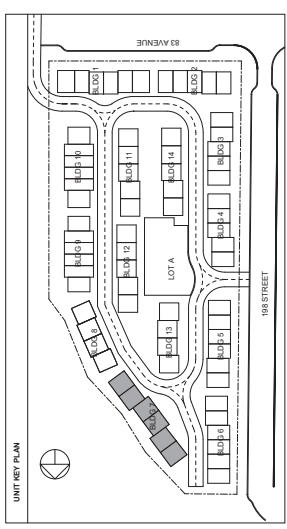


MATERIAL LEGEND - COLOUR SCHEME: WHITE					
1	BRICK VENEER BLACK	ROOF FLAT SINGLE	WINDOWS PACIFIC OCEAN BLUE	BALCONY DOORS PACIFIC OCEAN BLUE	CONCRETE
2	ARCHITECTURE WHITE	TO MATCH	ALUMINIUM FRAM	4	
3	HARBOR PANEL	WEATHERED WOOD	4	PAINTING AND PAINTS BLACK	6
4	BOARD AND BATEN BOARDING WHITE	WOOD DETAILS OILMPC	5	CEILING DOORS WHITE PAINT FINISH	7
5	HAIRLINE PANEL BM OC-17	4	4	4	8
6	HAIRLINE PANEL BOARDING WHITE	4	4	4	9
7	HAIRLINE PANEL BOARDING WHITE	4	4	4	10
8	HAIRLINE PANEL BOARDING WHITE	4	4	4	11
9	HAIRLINE PANEL BOARDING WHITE	4	4	4	12
10	HAIRLINE PANEL BOARDING WHITE	4	4	4	13
11	HAIRLINE PANEL BOARDING WHITE	4	4	4	14
12	HAIRLINE PANEL BOARDING WHITE	4	4	4	15
13	HAIRLINE PANEL BOARDING WHITE	4	4	4	16
14	HAIRLINE PANEL BOARDING WHITE	4	4	4	17
15	HAIRLINE PANEL BOARDING WHITE	4	4	4	18
16	HAIRLINE PANEL BOARDING WHITE	4	4	4	19
17	HAIRLINE PANEL BOARDING WHITE	4	4	4	20
18	HAIRLINE PANEL BOARDING WHITE	4	4	4	21
19	HAIRLINE PANEL BOARDING WHITE	4	4	4	22
20	HAIRLINE PANEL BOARDING WHITE	4	4	4	23
21	HAIRLINE PANEL BOARDING WHITE	4	4	4	24
22	HAIRLINE PANEL BOARDING WHITE	4	4	4	25
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24	HAIRLINE PANEL BOARDING WHITE	4	4	4	27
25	HAIRLINE PANEL BOARDING WHITE	4	4	4	28
26	HAIRLINE PANEL BOARDING WHITE	4	4	4	29
27	HAIRLINE PANEL BOARDING WHITE	4	4	4	30
28	HAIRLINE PANEL BOARDING WHITE	4	4	4	31
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66	HAIRLINE PANEL BOARDING WHITE	4	4	4	69</

REV. NO.:

A2.07.03

SHEET NO.:



MATERIAL LEGEND - COLOUR SCHEME: TAUPE					
4	BRICK VENEER CHOCOLATE COLOUR REPLACES BRICK	6	ROOF SHINGLES SHINGLES WEATHERED WOOD	7	WINDOWS SHUTTERS ALUMINIUM FRAME
5	WOODEN FLOORS REPLACES WOODEN FLOORS BRICK-12	8	WOOD PANELS WOOD PANELS COLOUR	9	WALLS WALLS WHITE
1	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	1	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	4	TRIMS TRIMS WHITE
2	WOODEN FLOORS REPLACES WOODEN FLOORS BRICK-12	2	WOOD PANELS WOOD PANELS COLOUR	2	WALLS WALLS WHITE
3	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	3	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	3	TRIMS TRIMS WHITE
4	BRICK VENEER CHOCOLATE COLOUR REPLACES BRICK	4	ROOF SHINGLES SHINGLES WEATHERED WOOD	4	WINDOWS SHUTTERS ALUMINIUM FRAME
5	WOODEN FLOORS REPLACES WOODEN FLOORS BRICK-12	5	WOOD PANELS WOOD PANELS COLOUR	5	WALLS WALLS WHITE
6	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	6	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	6	TRIMS TRIMS WHITE
7	BRICK VENEER CHOCOLATE COLOUR REPLACES BRICK	7	ROOF SHINGLES SHINGLES WEATHERED WOOD	7	WINDOWS SHUTTERS ALUMINIUM FRAME
8	WOODEN FLOORS REPLACES WOODEN FLOORS BRICK-12	8	WOOD PANELS WOOD PANELS COLOUR	8	WALLS WALLS WHITE
9	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	9	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	9	TRIMS TRIMS WHITE
10	BRICK VENEER CHOCOLATE COLOUR REPLACES BRICK	10	ROOF SHINGLES SHINGLES WEATHERED WOOD	10	WINDOWS SHUTTERS ALUMINIUM FRAME
11	WOODEN FLOORS REPLACES WOODEN FLOORS BRICK-12	11	WOOD PANELS WOOD PANELS COLOUR	11	WALLS WALLS WHITE
12	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	12	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	12	TRIMS TRIMS WHITE
13	BRICK VENEER CHOCOLATE COLOUR REPLACES BRICK	13	ROOF SHINGLES SHINGLES WEATHERED WOOD	13	WINDOWS SHUTTERS ALUMINIUM FRAME
14	WOODEN FLOORS REPLACES WOODEN FLOORS BRICK-12	14	WOOD PANELS WOOD PANELS COLOUR	14	WALLS WALLS WHITE
15	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	15	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	15	TRIMS TRIMS WHITE
16	BRICK VENEER CHOCOLATE COLOUR REPLACES BRICK	16	ROOF SHINGLES SHINGLES WEATHERED WOOD	16	WINDOWS SHUTTERS ALUMINIUM FRAME
17	WOODEN FLOORS REPLACES WOODEN FLOORS BRICK-12	17	WOOD PANELS WOOD PANELS COLOUR	17	WALLS WALLS WHITE
18	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	18	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	18	TRIMS TRIMS WHITE
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47	WOODEN FLOORS REPLACES WOODEN FLOORS BRICK-12	47	WOOD PANELS WOOD PANELS COLOUR	47	WALLS WALLS WHITE
48	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	48	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	48	TRIMS TRIMS WHITE
49	BRICK VENEER CHOCOLATE COLOUR REPLACES BRICK	49	ROOF SHINGLES SHINGLES WEATHERED WOOD	49	WINDOWS SHUTTERS ALUMINIUM FRAME
50	WOODEN FLOORS REPLACES WOODEN FLOORS BRICK-12	50	WOOD PANELS WOOD PANELS COLOUR	50	WALLS WALLS WHITE
51	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	51	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	51	TRIMS TRIMS WHITE
52	BRICK VENEER CHOCOLATE COLOUR REPLACES BRICK	52	ROOF SHINGLES SHINGLES WEATHERED WOOD	52	WINDOWS SHUTTERS ALUMINIUM FRAME
53	WOODEN FLOORS REPLACES WOODEN FLOORS BRICK-12	53	WOOD PANELS WOOD PANELS COLOUR	53	WALLS WALLS WHITE
54	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	54	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	54	TRIMS TRIMS WHITE
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96	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	96	PAVING REPLACES PAVING KIDNEY CHARCOAL BRICK-100	96	TRIMS TRIMS WHITE
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100	BRICK VENEER CHOCOLATE COLOUR REPLACES BRICK	100	ROOF SHINGLES SHINGLES WEATHERED WOOD	100	WINDOWS SHUTTERS ALUMINIUM FRAME

LATIMER
GROVE

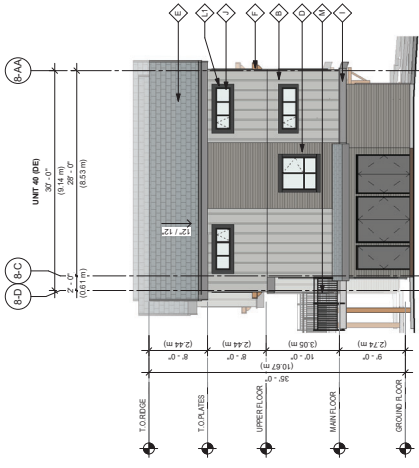
8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	HR	CHECKED BY:	RC
SCALE:	As Indicated	PROJECT NO.:	CA 760
SHEET TITLE:			

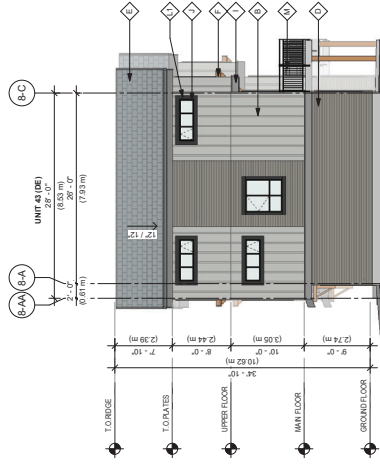
**BUILDING 8
ELEVATION**

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SHEET NO.:

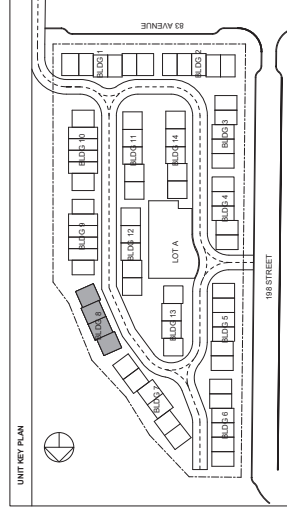
A2.08.03



3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1:50" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1:50" = 1' 0"

MATERIAL LEGEND - COLOUR SCHEME: GREY					
4	BRICK VENEER FLINTWATER PUMPER STONE BROCK	6	ROOF T1 SINGLE ESTATE GREY	7	WINDOWS STUD FRAME PALING FRAME
5	SHOWER AND BATHTEN BATH SM HC 100 GRAY	8	WOOD DETAILS CLADDING CLADDING CLADDING	8	GARAGE DOORS WHITE PAINT FINISH
6	HASKIE PANEL HORIZON PAL BUING STORM BM A67-715 BM A7-715	9	FASCIA HORIZON PAL BUING STORM BM A67-700 BM A7-715	9	ENTRY DOORS & TRANS (HASKIE) PAINTED WOOD BM 2135-10
				10	ENTRY DOORS STUD FRAME AVON GREEN BM HC 120
				11	CONCRETE DECKING WHITE FINISH

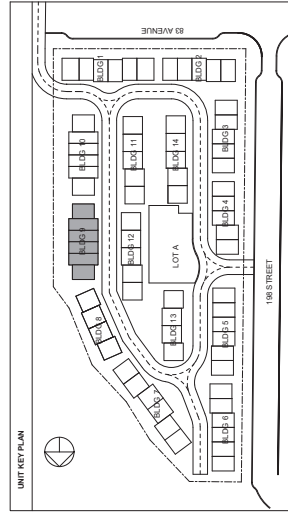
ISSUE:	DATE:	DESCRIPTION:
	2022-11-25	ISSUED FOR CLIENT REVIEW
	2022-11-29	ISSUED FOR DP
	2023-07-01	RE-ISSUED FOR DP
	2023-09-27	RE-ISSUED FOR DP

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NORTH ARC
PROPERTIES

8395 - 200 STREET
LANGLEY, BC

**BUILDING 9
ELEVATION**

A2.09.03



MATERIAL LEGEND - COLOUR SCHEME: WHITE					
1	BRICKS/VENEER INTERMEDIATE SHADE	ROOF ASPHALT/ TRINGLE	WINDOWS STANDARD ALUMINUM FRAME	ENTRY DOORS STANDARD PACIFIC OCEAN BLUE BM 3056-20	CONCRETE
2	HARDIE PANEL HARDIE DANE HARDIE AND BATES BM OC-17 LOVE	WEATHERED WOOD WOOD DETAILS WOOD NATURAL TONE CLIMBER	GLAZE DETAILS WHITE PAINT FINISH	RAILINGS AND RAILS ALUMINUM	DECK FLASHING CLIMBER WHITE FINISH
3	HARDIE PANEL HARDIE ALUMINUM BM OC-17	FASCIA HORIZONTAL ALUMINUM BM AF-700	TERMS PAINTED HARDIE BM OC-17	BASEBOARD	

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REVISION	NO.	DATE	DESCRIPTION
	1	2023.09.01	QPR Rev 04a.1

ISSUE	DATE	DESCRIPTION
	2023.11.26	ISSUED FOR CLIENT REVIEW
	2023.11.26	ISSUED FOR DP
	2023.11.26	ISSUED FOR DP
	2023.09.27	RE ISSUED FOR DP

SHEET:

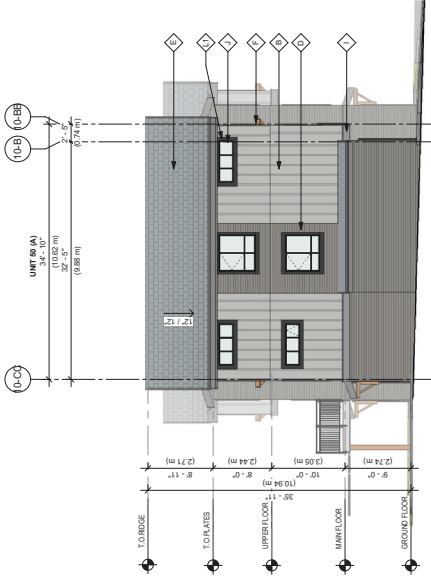
CICCOZZI
ARCHITECTURE
1800 FLOOR STREET
VANCOUVER, B.C.
V6V 1K6
TEL: 604.687.4841

NORTH ARC
PROPERTIES

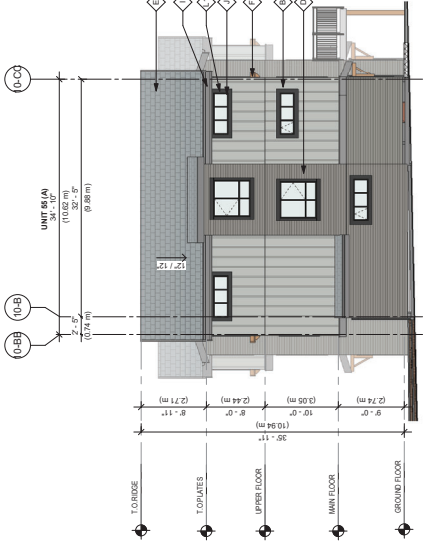
LATIMER GROVE
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	HR	CHECKED BY	BC
SCALE	As Indicated	PROJECT NO.	CA 760
SHEET TITLE	BUILDING 10 ELEVATION		

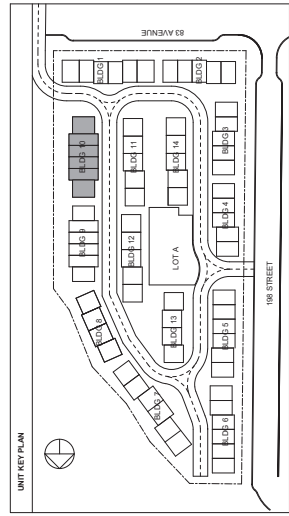
REV. NO.	1	REV. DATE	A2.10.03
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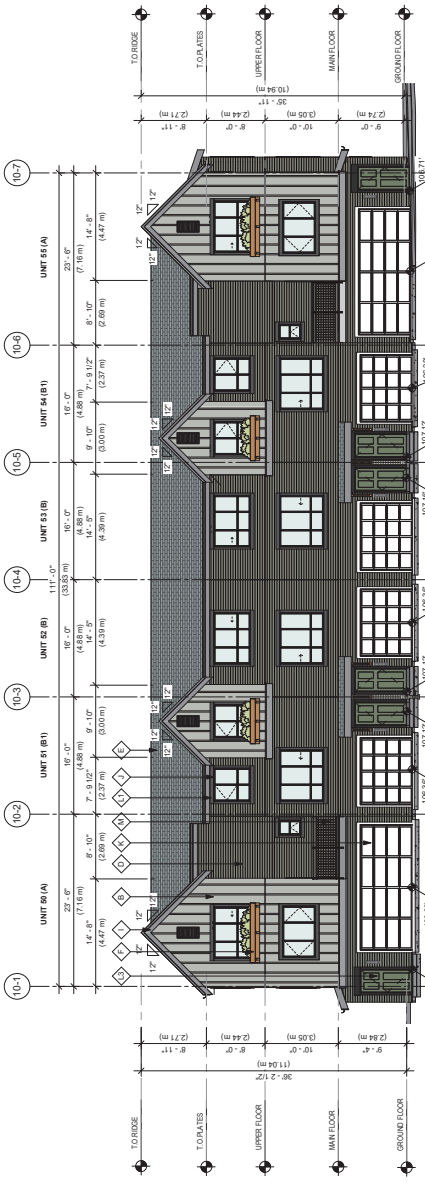
3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

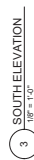
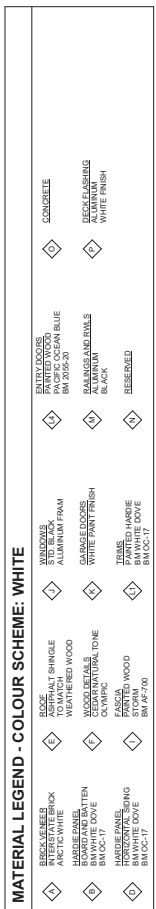
MATERIAL LEGEND - COLOUR SCHEME: GREY

4	BRICK/CLAY PENTAGON BROWN
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REV. NO.:

A2.11.03

SHEET NO.:



SIGNAL:	
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CICCOZZI
ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604-681-2000 FAX: 604-681-2001

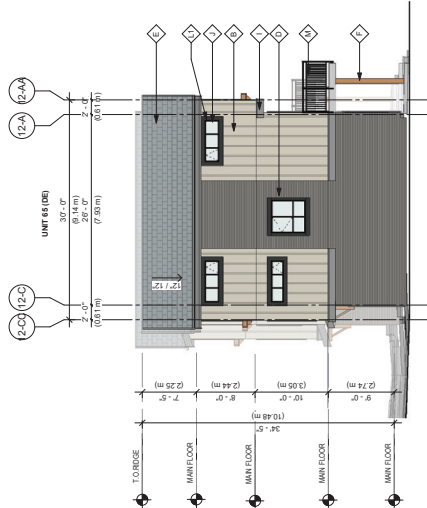
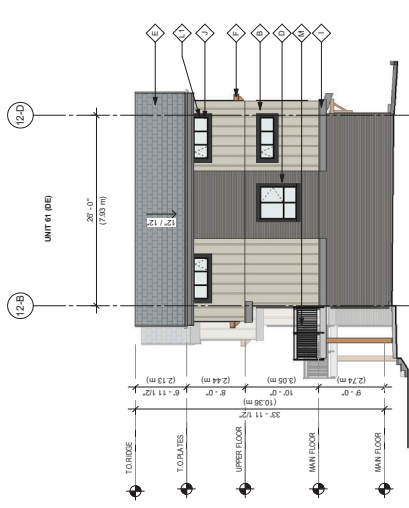
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NORTH ARC
PROPERTIES

**LATIMER
GROVE**

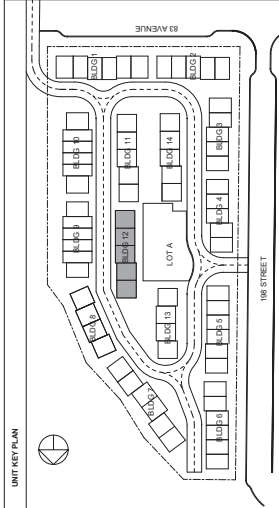
8395 - 20 STREET
LANGLEY, BC

DRAWN BY:	AN	CHECKED BY:	RC
SCALE:	As Indicated	PROJECT NO.:	CA 700
SHEET TITLE:			

REV NO: 1
SHEET NO: A2.12.03



4 SOUTH ELEVATION $\frac{1}{16}'' = 1'-0''$

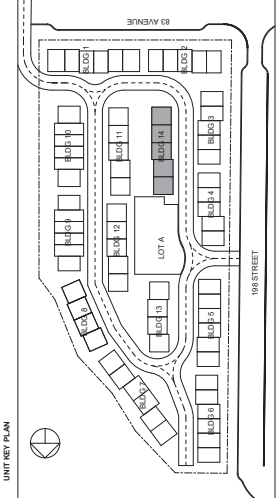


2 WEST ELEVATION
1/8" = 1'-0"

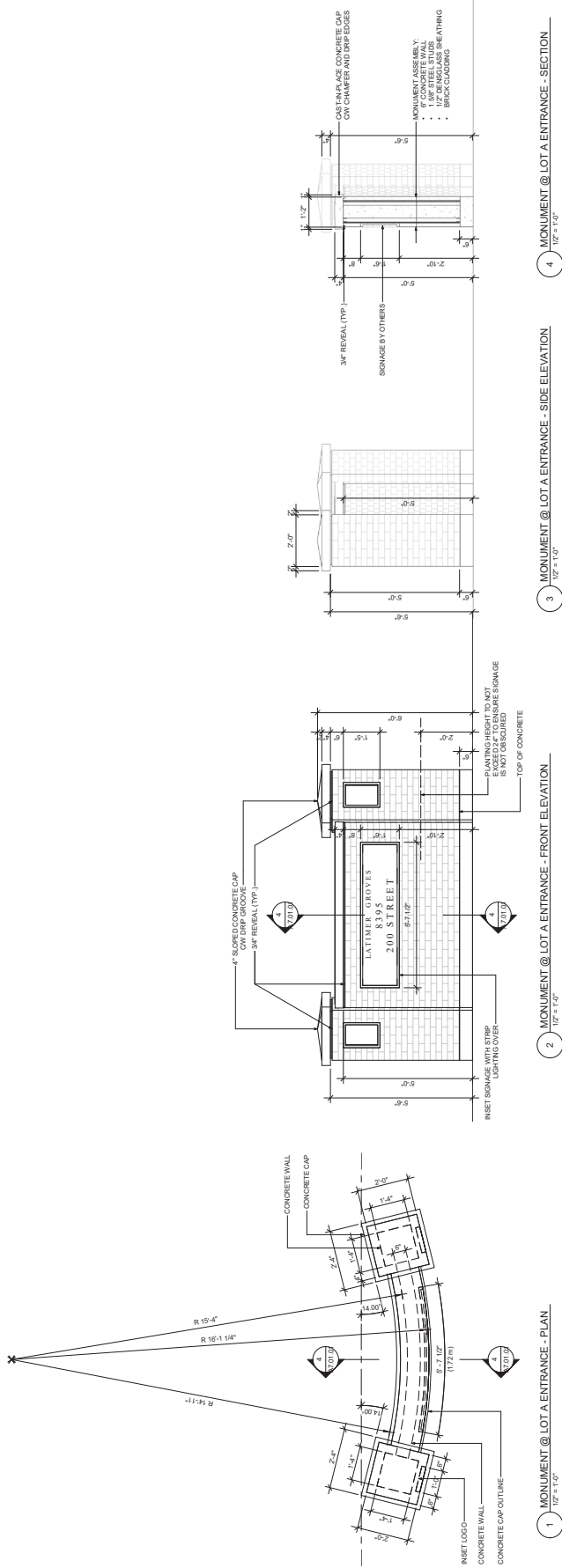
MATERIAL LEGEND - COLOUR SCHEME: TAUPE					
1	BRICK VENEER	ROOF	WINDOWS	PAINTED WOOD	COUNCIL TIL
2	INTERESTING BRICK	INSPIRAT SHINGLE	50% WHITE BRICK	PAINTED WOOD	
3	BOARD AND BATTEN	WEATHERED WOOD	ALUMINIUM FRAM	PAINTED WOOD	
4	REVERSE PATTERN	WOOD DETAILS	GARAGE DOORS	PAINTED WOOD	
5	REVERSE PATTERN	WOOD WATERSTONE	WHITE PAINT FINISH	PAINTED WOOD	
6	HARDIE PANEL	FASION PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	
7	HORIZONTAL SLIDING	PAINTED WOOD	TRIMS	PAINTED HARDIE	
8	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	
9	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	
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14	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	
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90	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	
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94	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	
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A2.14.03
SHEET NO.:

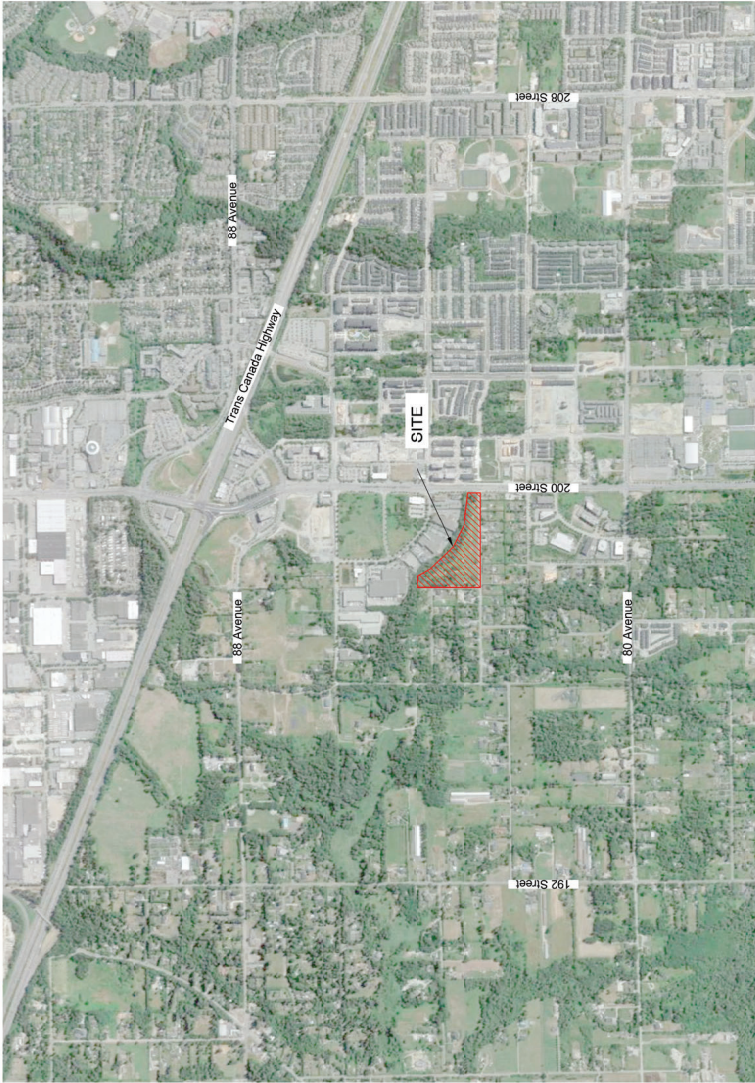


MATERIAL LEGEND - COLOUR SCHEME: TAUPE							
4	BRICK VENEER 600x125x100 STAFFE BLOCK	6	ROOF SHINGLE	7	WINDOWS 50x70 GLASS ALUMINIUM FRAME	8	LANDSCAPING PASTURE CONCRETE
9	HARDY PANEL BOARD AND BATTEN 600x125x100 BM H-12	10	WEATHERED WOOD WOOD DETAILS WOOD MATERIAL TO ME CLAMP	11	GLAZING PANELS WHITE PAINT FINISH	12	PAINTING AND PAINTS WHITE PAINT BLACK
13	HARDY PANEL BOARD AND BATTEN 600x125x100 BM H-16	14	FASADA WOOD WOOD STORM BM H-700	15	TERMS PAINTED HARDY CONY	16	EXTERIOR PAINTED HARDY CONY



Latimer Grove

Issued for Development Permit



Location Map (NTS)

Contact Information

VDZ+A

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Fort Langley, British Columbia V1M 2P8
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Project Owner

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p. 604 363 4201

Ciccozzi Architecture
Project Building Architecture

15th Floor

1095 West Pender Street
Vancouver, BC V6E 2T6
p. 604 687 4741

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	OVERALL SITE PLAN
L-02 A	TREE PLAN-TOWNHOME
L-02 B	TREE PLAN-APARTMENT
L-03A	SITE PLAN A
L-03B	SITE PLAN B
L-03C	SITE PLAN C
L-03D	SITE PLAN D
L-03E	SITE PLAN E
L-03F	SITE PLAN F
L-03G	SITE PLAN G
L-04	PLANTING PALETTE
LS-01	SECTIONS
LS-02	SECTIONS
LS-03	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS
LD-05	DETAILS
LD-06	DETAILS

REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
1	AD	Issued for Review	Sept 11, 2022
2	AD	Issued for Review	Nov 28, 2022
3	AD	Issued for Review	Feb 15, 2023
4	AD	Issued for Review	May 23, 2023
5	PC	Issued for Review	June 23, 2023
6	PC	Issued for Review	Sept 19, 2023

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
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Project:
LATIMER GROVE

Location:
8395 - 200 Street
Langley, B.C.

Schedule

1

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SCHEDULE B

VDZ+A

FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
102-918 Church St. V1M 2P8
102-555 Kingsway V5Y 3J7
www.vdz.ca

COVER PAGE



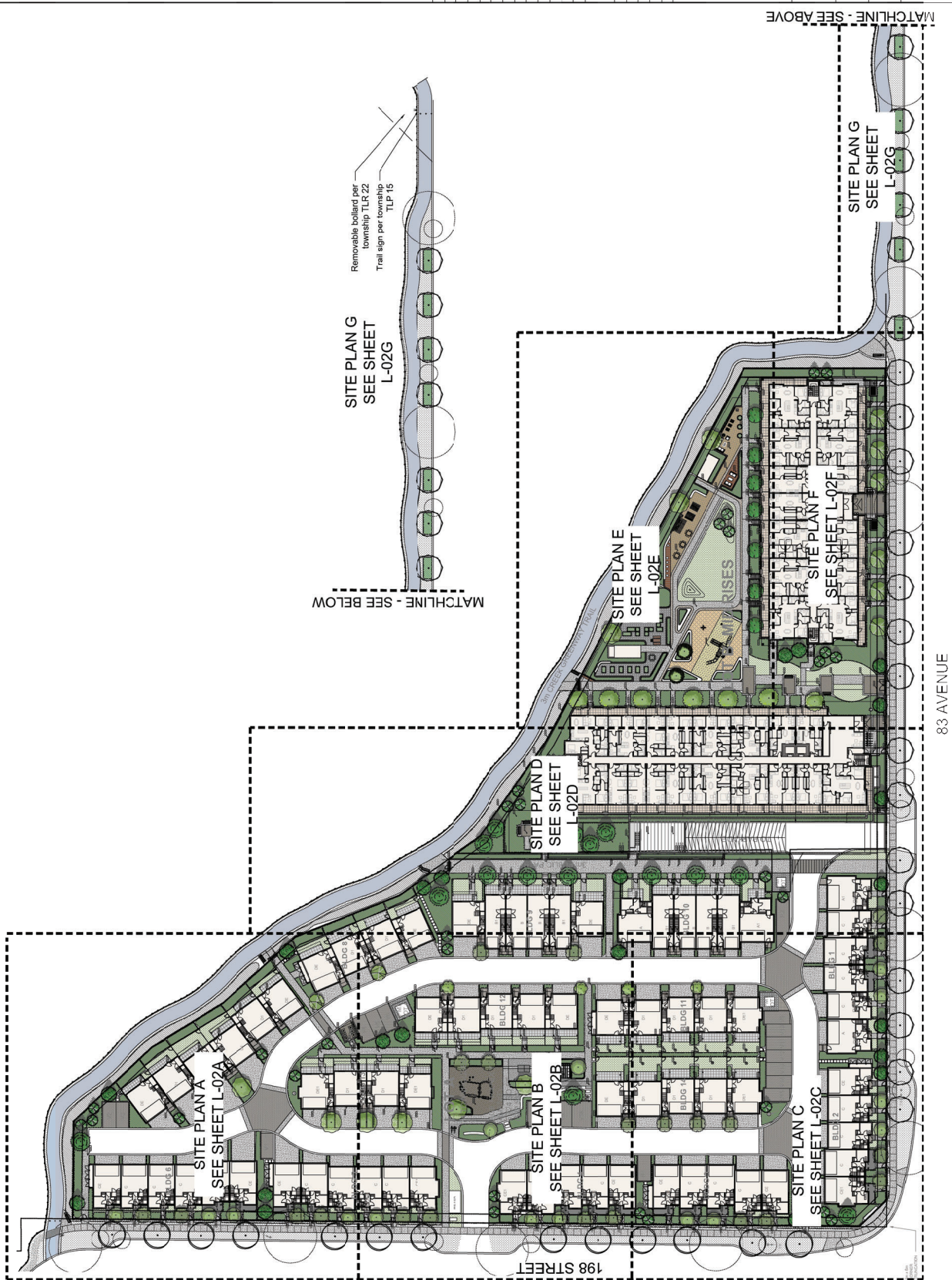
DP2022-32

L-01

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<p>Project:</p> <p>LATIMER GROVE</p>	<p>Location:</p> <p>8395 - 200 Street Langley, B.C.</p>
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Drawn: AD	Checked: AD	Approved: MVUZ	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS ARE DISCREPANCY IN THE CONSULTANT RECORDS. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.



No.	By:	Description	Date
1	AD	Issued for Review	Sept 1, 2002
2	AD	Issued for AD	Nov 29, 2002
3	AD	Issued for AD	Feb 15, 2003
4	AD	Re-issued for AD	May 30, 2003
5	PC	Re-issued for AD	June 23, 2003
6	PC	Re-issued for AD	Sept. 10, 2003

No.	B'y	Description	Date

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COPY DRAWING TABLE FOR ELEMENTS

Project:
LATIMER GROVE

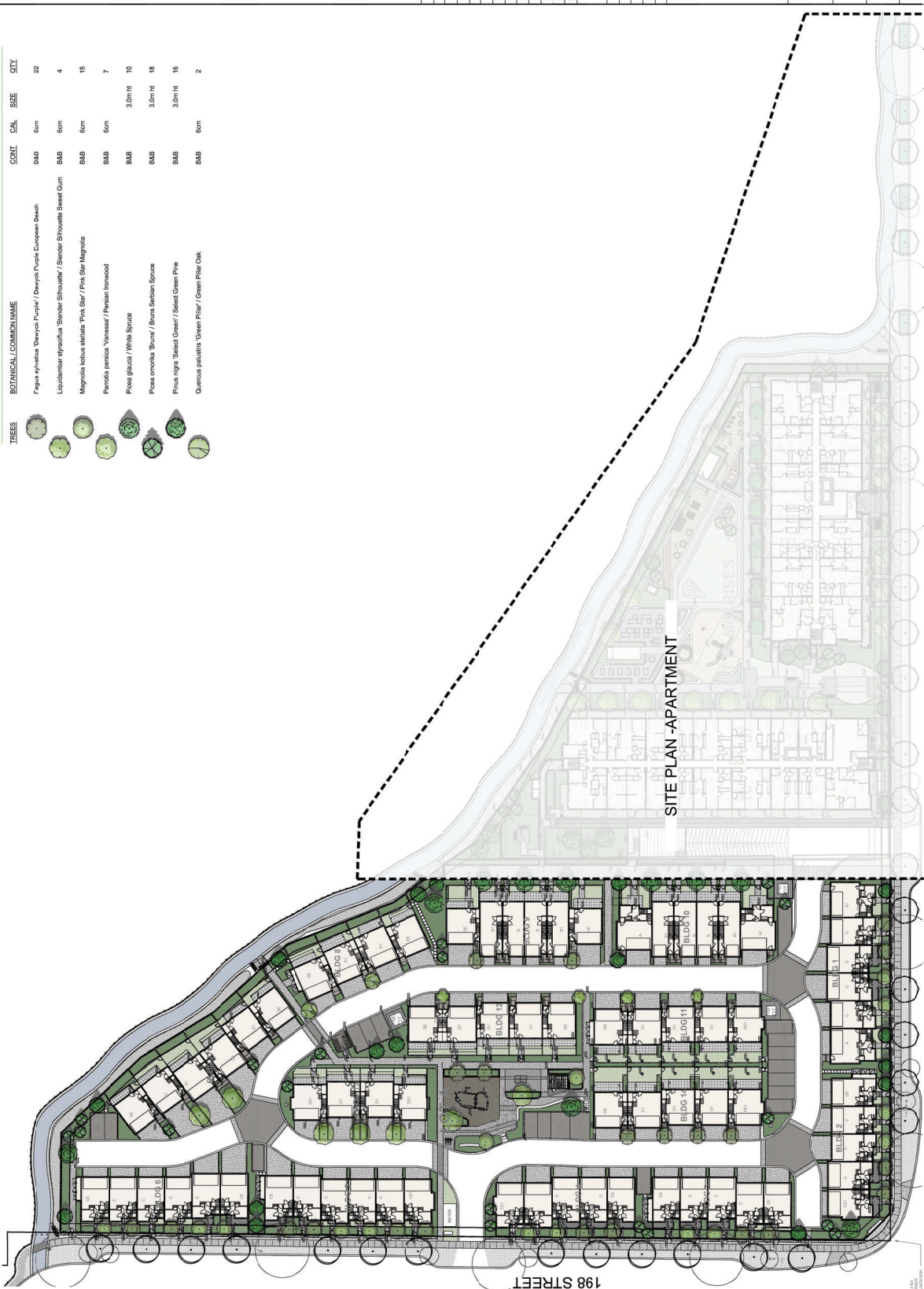
Location:
8395 - 200 Street
Langley, B.C.

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Checked: AD	

Approved:	Original Sheet Size:
MVDZ	24"x36"
Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE COMPLETE UNIT.

PLANT SCHEDULE

TREE	BOTANICAL / COMMON NAME	COUNT	CAL	SIZE	QTY.
	<i>Ficus sp.</i> / <i>Thayodhi Purple</i> / <i>Danyodhi Purple</i> / <i>Compensate Bush</i>	BAB	6cm	6cm	22
	<i>Liquidambar styraciflua</i> / <i>Slender Shirodahi</i> / <i>Slender Shirodahi Sweet Gum</i>	BAB	6cm	6cm	4
	<i>Magnolia kobus stellata</i> / <i>Pink Star</i> / <i>Pink Star Magnolia</i>	BAB	6cm	6cm	15
	<i>Parrotia persica</i> / <i>Vanessa</i> / <i>Persian Hornwood</i>	BAB	6cm	6cm	7
	<i>Picea glauca</i> / <i>White Spruce</i>	BAB	3.0m H	10	10
	<i>Picea omorika</i> / <i>Bruce</i> / <i>Bruce Serbian Spruce</i>	BAB	3.0m H	18	18
	<i>Picea nigra</i> / <i>Selected Green</i> / <i>Selected Green Pine</i>	BAB	3.0m H	16	16
	<i>Quercus salicifolia</i> / <i>Green Pear</i> / <i>Green Pear Oak</i>	BAB	6cm	6cm	2



SITE PLAN -APARTMENT

83 AVENUE

198 STREET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer palmatum 'Sagami' / Sagami Japanese Maple	B4B	6cm		7
	Acer platanoides 'Columnare' / Columnar Norway Maple	B4B	6cm		6
	Cornus nuttallii / Pacific Dogwood	B4B	6cm		7
	Magorolia lucida stellata 'Pink Star' / Pink Star Magnolia	B4B	6cm		2
	Persea perezii 'Virens' / Persea Ironwood	B4B	6cm		4
	Prunella glauca / White Spruce	B4B	3.0m ht		5
	Prunella emarginata 'Bruna' / Brun's Seaborn Spruce	B4B	3.0m ht		12
	Pinus rigida 'Select Green' / Select Green Pine	B4B	3.0m ht		6

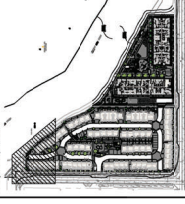


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5	AD	Issued for Review	Sept 1, 2022
6	AD	Issued for Review	Sept 1, 2022

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Approved: MVLZ
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Scale: 1"=10'

Key Map (N/S)



No.	By	Description	Date
1	AD	Issued for Review	Sept 1, 2022
2	AD	Issued for GP	Nov 28, 2022
3	AD	Rev. Issued for GP	Feb 15, 2023
4	AD	Rev. Issued for GP	May 10, 2023
5	PC	Rev. Issued for GP	June 21, 2023
6	PC	Rev. Issued for GP	Sept 18, 2023

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5	PC	Rev. Issued for GP	June 21, 2023
6	PC	Rev. Issued for GP	Sept 18, 2023

Location:
8395 - 200 Street
Langley, B.C.

Project:
LATIMER GROVE

Drawn:
AD

Checked:
PC

Approved:
MVJZ

Scale:
1" = 10'

Original Sheet Size:
24"x36"

HARDSCAPE LEGEND

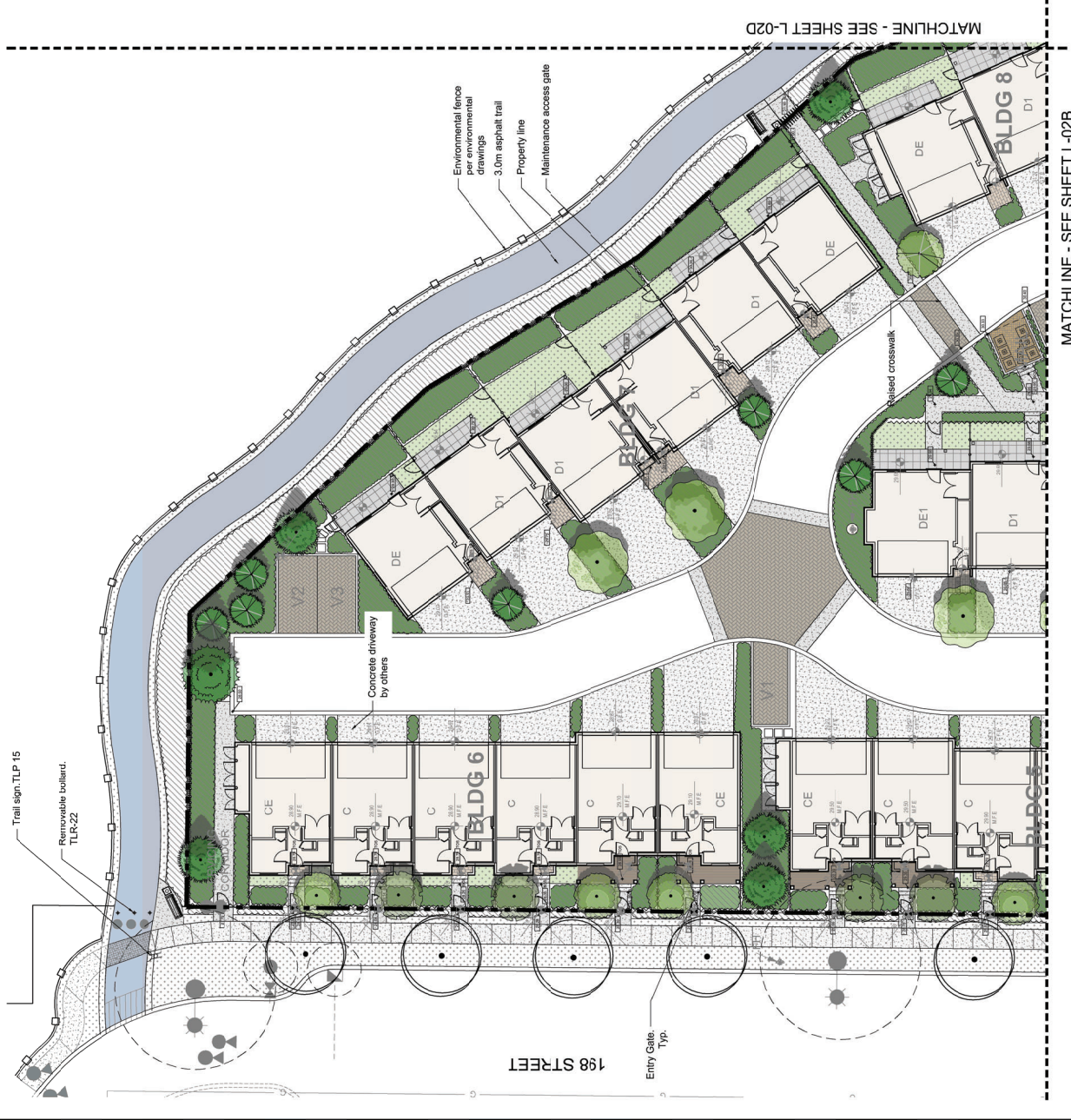
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	1,2,3 LD-02	CONCRETE PAVING
	5 LD-02	CONCRETE UNIT PAVING
	4 LD-02	VEHICLE CONCRETE UNIT PAVING - permeable
	7,8 LD-02	HYDRO-PRESSED SLABS
	2 LD-05	WOOD DECK SAFETY SURFACE
		GRANULAR PAVING
		WOOD DECK BY ARCHITECT

FURNITURE LEGEND

KEY	REF.	DESCRIPTION
	2 LD-05	BIKE RACK
	1 LD-05	BENCH
	3 LD-05	WASTE RECEPTACLE
	3 LD-05	PLANTER POT
	4 LD-05	TABLE & CHAIRS
	5 LD-05	DINING TABLE & BENCHES

FENCING LEGEND

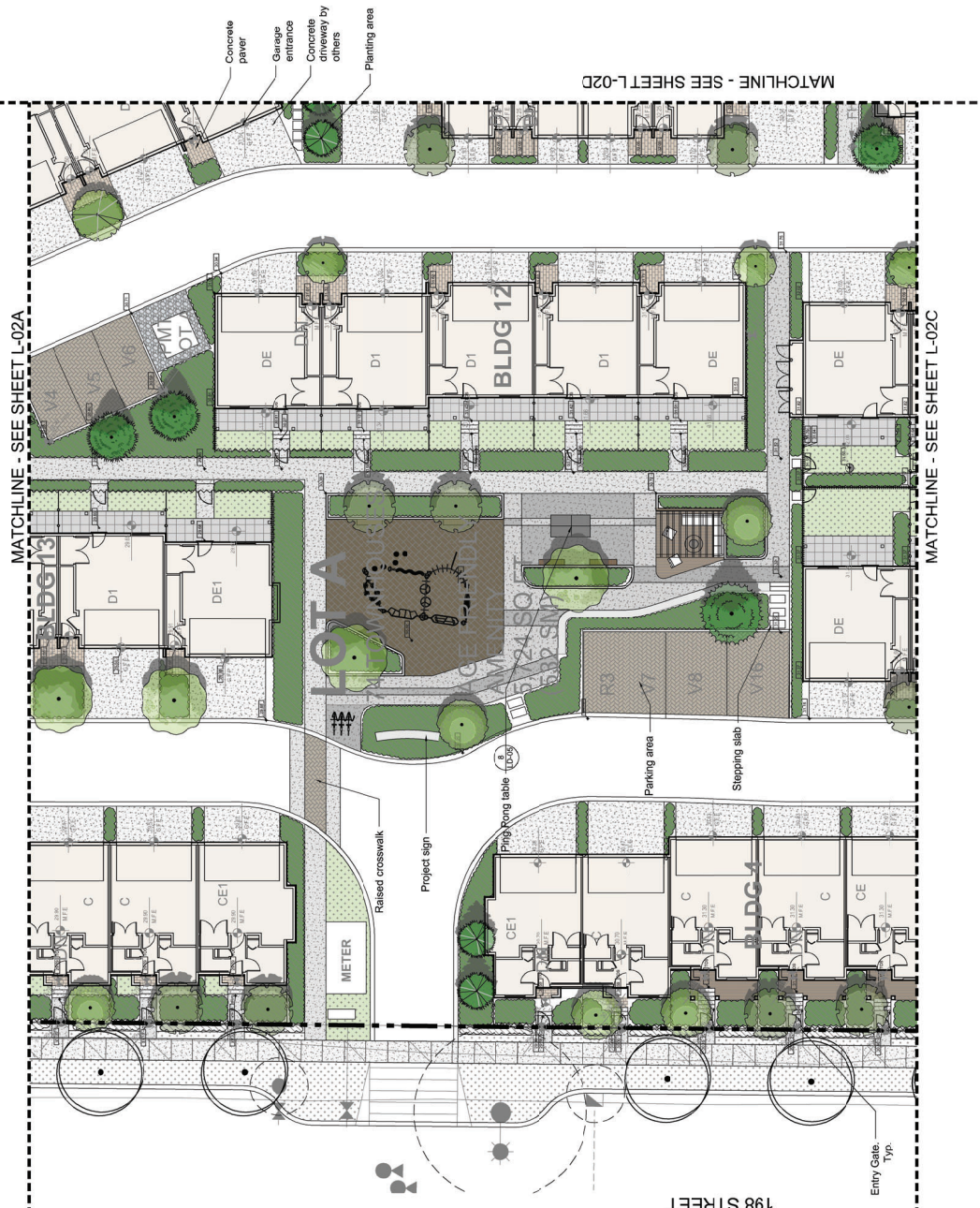
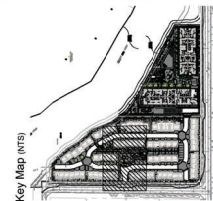
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	3 LD-04	1.0m FRONT YARD FENCE
	2 LD-04	SIDE YARD FENCE
	1 LD-04	1.0m REAR YARD FENCE
		STREAMSIDE FENCE TLP12



MATCHLINE - SEE SHEET L-02D

MATCHLINE - SEE SHEET L-02B

HARDSCAPE LEGEND		FURNITURE LEGEND		FENCING LEGEND	
KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION
1,2,3 LD-02	CONCRETE PAVING	2 LD-05	URNE POTS	3 LD-04	1.0m FRONT YARD FENCE
5 LD-02	CONCRETE UNIT PAVING	1 LD-05	DECK	2 LD-04	SIDE/BACK FENCE
4 LD-02	VEHICULAR CONCRETE UNIT PAVING - permeable	3 LD-05	WASTE RECEPTACLE	1 LD-04	1.0m REAR YARD FENCE
7,8 LD-02	HYDRA-PRESSED SLABS	3 LD-05	PLANTER POT		STREAMSIDE FENCE
2 LD-05	WOOD TREAT EXTERIOR SURFACE	4 LD-05	TABLE & CHAIRS		
	GRANULAR PAVING	6 LD-05	DINING TABLE & BENCHES		
	WOOD DECK BY ARCHITECT				



No.	By	Description	Date
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4	AD	Issued for Review	May 23, 2023
5	PC	Rev. Issued for DP	Sept 18, 2023
6	PC	Rev. Issued for DP	Sept 18, 2023

REVISIONS TABLE FOR DRAWINGS	
No.	By
1	AD
2	AD
3	AD
4	AD
5	PC
6	PC

Project: LATIMER GROVE
Location: 8395 - 200 Street Langley, B.C.
Scale: 1:100
North Arrow

HARDSCAPE LEGEND

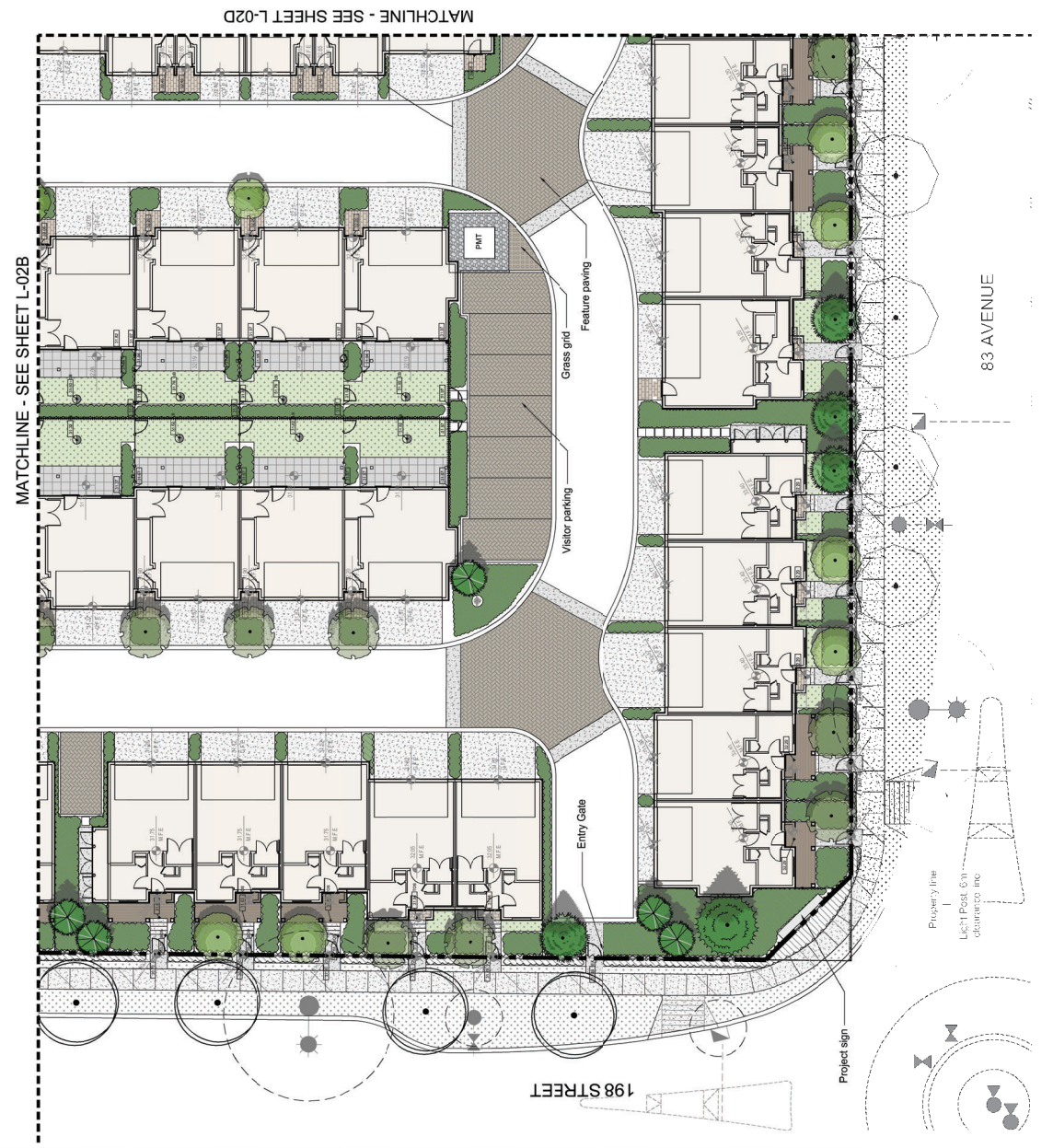
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	1,2,3 LD-02	CONCRETE PAVING
	5 LD-02	CONCRETE UNIT PAVING
	4 LD-02	VEGETAL CONCRETE UNIT PAVING - permeable
	7,8 LD-02	HYDRATED SLABS
	2 LD-05	WOOD DECK SAFETY SURFACE
		GRANULAR PAVING
		WOOD DECK BY ARCHITECT

FURNITURE LEGEND

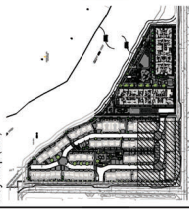
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	1 LD-05	BENCH
	3 LD-05	WASTE RECEPTACLE
	3 LD-05	PLANTER POT
	4 LD-05	TABLE & CHAIRS
	5 LD-05	DINING TABLE & BENCHES

FENCING LEGEND

KEY	REF.	DESCRIPTION
	3 LD-04	1/2\"/>
	2 LD-04	2\"/>
	1 LD-04	3\"/>
	1 LD-04	4\"/>



Key Map (N.T.S.)



No.	By	Description	Date
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6	AD	Issued for Review	Sept 1, 2022

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5	AD	Issued for Review	Sept 1, 2022
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Project: LATIMER GROVE

Location:
8395 - 200 Street
Langley, B.C.

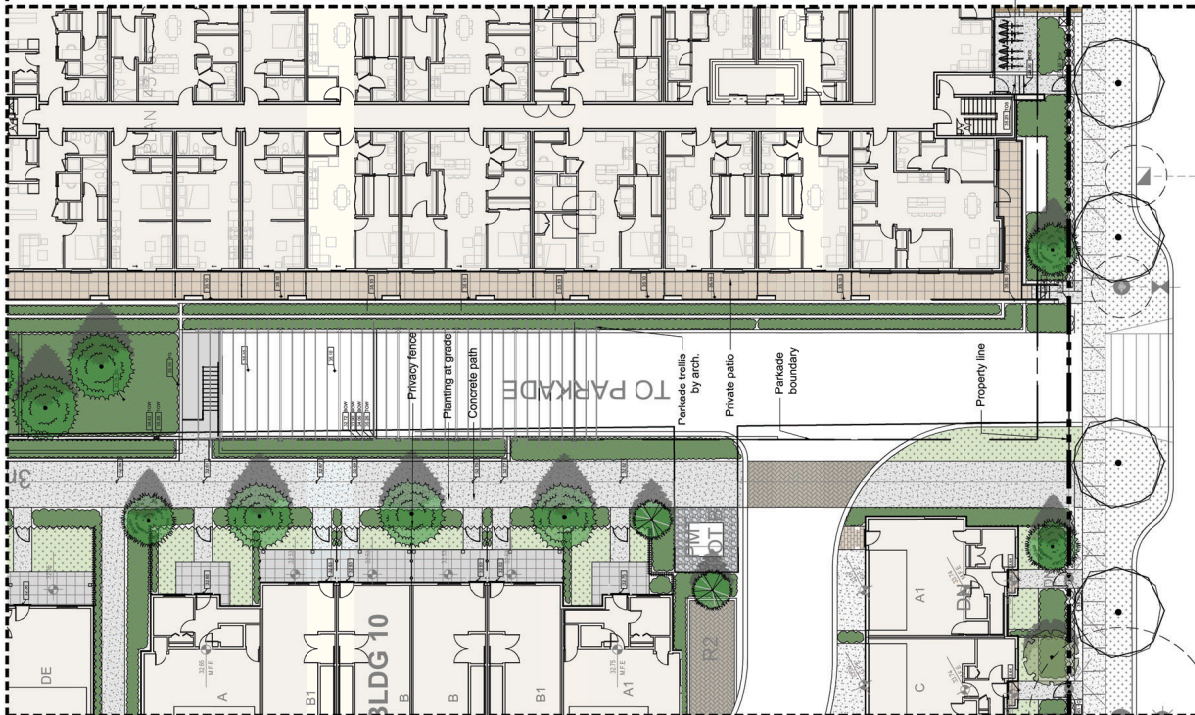
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MATCHLINE - SEE SHEET 1/L-02D



1 LANDSCAPE LAYOUT

HARDSCAPE LEGEND

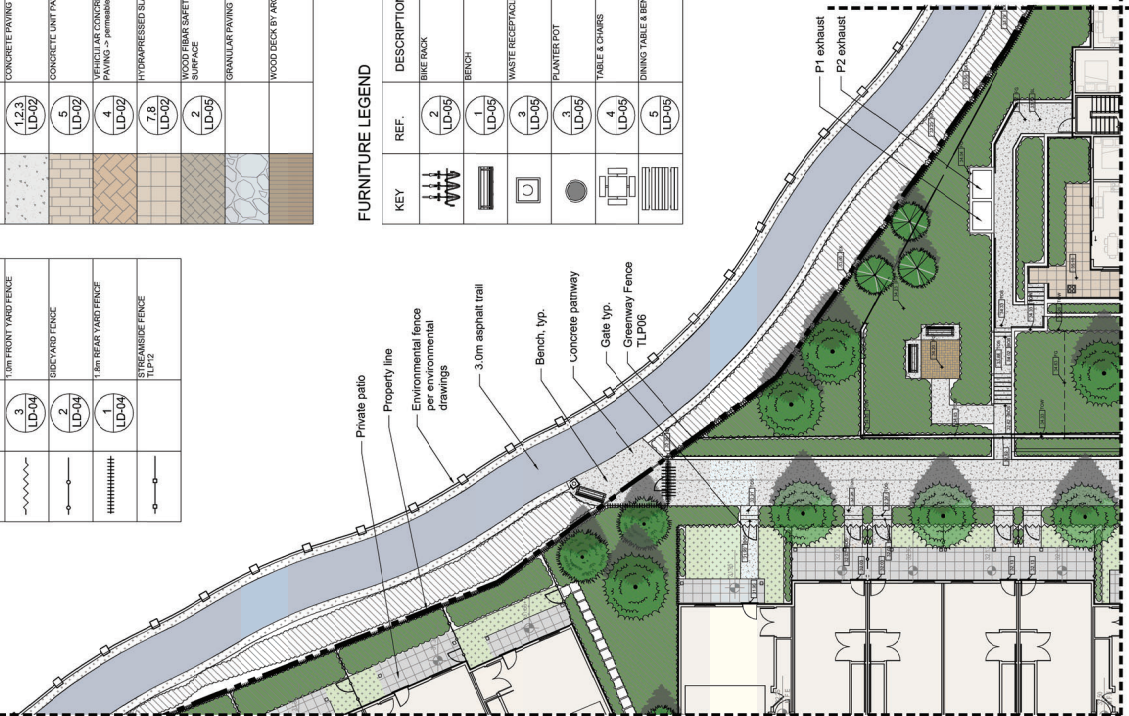
KEY	REF.	DESCRIPTION
	1, 2, 3 LD-00	CONCRETE PAVING
	5 LD-02	CONCRETE UNIT PAVING
	4 LD-00	VEHICLE AIR CONCRETE UNIT PAVING -> permeable
	7, 8 LD-02	HYDRO-PRESSED SLABS
	2 LD-05	WOOD FIBER SAFETY SURFACE
		GRANULAR PAVING
		WOOD DECK BY ARCHITECT

FENCING LEGEND

KEY	REF.	DESCRIPTION
		1.0m FRONT YARD FENCE
		BACKYARD FENCE
		1.0m REAR YARD FENCE
		SIDE/BACKSIDE FENCE 1.0m/2.0

FURNITURE LEGEND

KEY	REF.	DESCRIPTION
	2 LD-05	BIKE RACK
	1 LD-05	BENCH
	3 LD-05	WASTE RECEPTACLE
	3 LD-05	PLANTER POT
	4 LD-05	TABLE & CHAIRS
	5 LD-05	DINING TABLE & BENCHES



LANDSCAPE LAYOUT I

MATCHLINE - SEE SHEET L-02A

MATCHLINE - SEE SHEET 2/L-02D

FENCING LEGEND

KEY	REF.	DESCRIPTION
~ ~ ~ ~ ~	3 LD-04	1.5m FRONT YARD FENCE
— — — — —	2 LD-04	SIDE YARD FENCE
#####	1 LD-04	1.5m REAR YARD FENCE

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
1 2 3 LD-02	1 2 3 LD-02	STAMPED CONCRETE PAVING
6 LD-02	6 LD-02	CONCRETE UNIT PAVING
7 8 LD-02	7 8 LD-02	HYDROSPRESSED SLABS
1 LD-03	1 LD-03	RUBBER SAFETY SURFACE
6 LD-02	6 LD-02	WOOD PATTERN PAVERS
		GRANULAR PAVING

FURNITURE LEGEND

KEY	REF.	DESCRIPTION
↑ ↑ ↑	2 LD-05	BIKE RACK
▬	1 LD-05	BENCH
□	3 LD-05	WASTE RECEPTACLE
●	6 LD-05	POURER POST
☐	4 LD-05	PICNIC TABLE
▬	5 LD-05	DINING TABLE



Key Map (NTS)



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1	AD	Issued for Review	Sept 11, 2022
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REVISIONS TABLE FOR DRAWINGS

VDZ+A and its staff will be responsible for all other projects.

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6	PC	Rev Issued for GP	Sept 18, 2023

Project:

LATIMER GROVE

Location:

8395 - 200 Street
Langley, B.C.

VDZ Project #:

DP2022-32

Drawing #:

L-03E

Stamp:

Drawn:

AD

Checked:

AD

Approved:

AD

Scale:

1:100

Date:

11/23/23

Sheet:

1 of 1

VDZ+A

140-1481 Church St. #20-205 Langley, BC

Phone: 604.881.1111

Email: info@vdz-a.com

Website: www.vdz-a.com

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Key Map (N/S)



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Checked: AD

Approved: AD

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Date: 1/1/2022

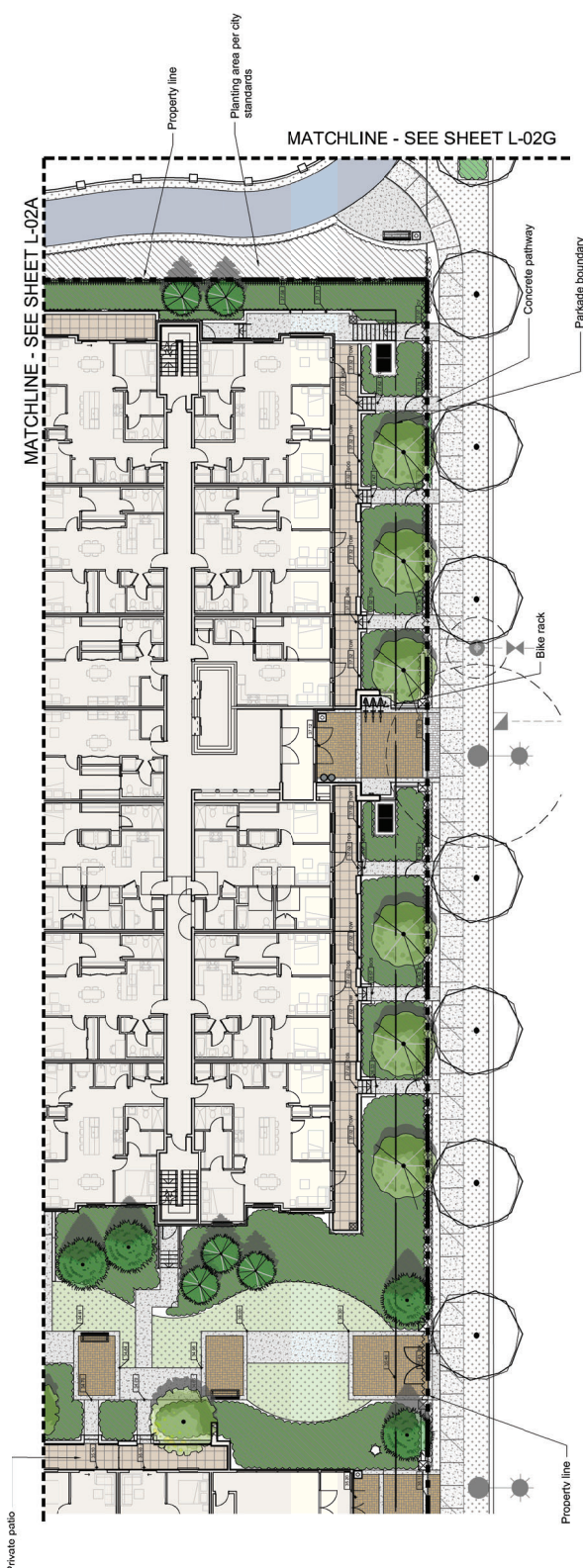
Project:
LATIMER GROVE

Location:
8395 - 200 Street
Langley, B.C.

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4	AD	Rev. Issued for GP	May 16, 2023



FENCING LEGEND

K-Y	R-F	DESCRIPTION
1	LD-04	1.0m FRONT YARD FENCE
2	LD-04	SIDE YARD FENCE
3	LD-04	1.8m REAR YARD FENCE

FURNITURE LEGEND

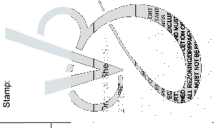
K-Y	R-F	DESCRIPTION
1	LD-05	BENCH
2	LD-05	WASTE RECEPTACLE
3	LD-05	PLANTER POT
4	LD-05	PICNIC TABLE
5	LD-05	DINING TABLE

LANDSCAPE LEGEND

K-Y	R-F	DESCRIPTION
1	LD-02	STANDARD CONCRETE PAVING
2	LD-02	CONCRETE UNIT PAVING
3	LD-02	HYDRODRESSED SLABS
4	LD-02	RUBBER SAFETY SURFACE
5	LD-02	WOOD PATTERN PAVING
6	LD-02	GRANULAR PAVING

PLANTING LEGEND

K-Y	R-F	DESCRIPTION
1	LD-06	SHRUB PLANTING
2	LD-06	LAWN BARN

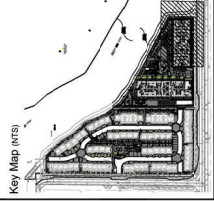


Project: LATIMER GROVE
Location: 8355 - 200 Street Langley, B.C.
Drawn: AD
Checked: AD
Stamp: [Stamp]

No.	By	Description	Date
1	AD	Issued for Review	Sept 1, 2022
2	AD	Revised for Comments	Sept 15, 2022
3	AD	Revised for Comments	June 23, 2023

REVISIONS TABLE FOR DRAWINGS

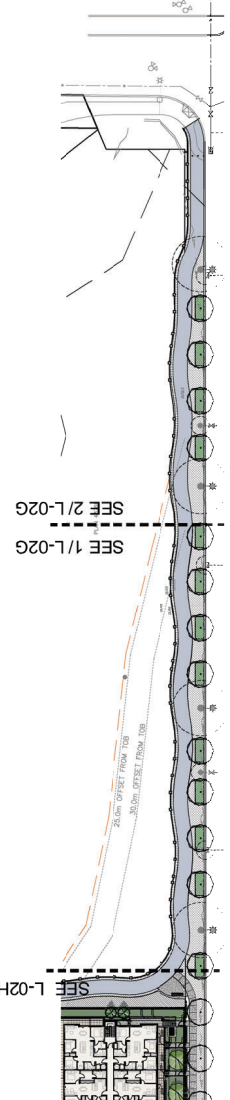
VDZ+A and its staff are not responsible for the use of these drawings for any purpose other than that for which they were prepared.



LANDSCAPE LEGEND-OFF SITE

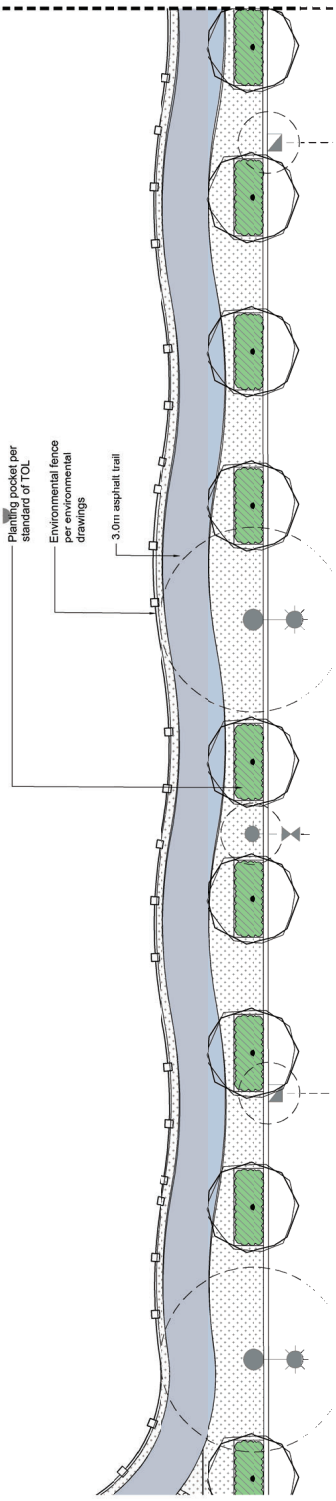
KEY	REF.	DESCRIPTION
[Symbol]	6.6 LD-01	CONCRETE PAVING
[Symbol]	1 LD-04	1.0m REAR YARD FENCE
[Symbol]	3 LD-05	STREAMSIDE FENCE TLP-12
[Symbol]		1.0m FRONT YARD FENCE

[Symbol]	8.00	See landscape notes for specifications
[Symbol]		SHRUB PLANTING



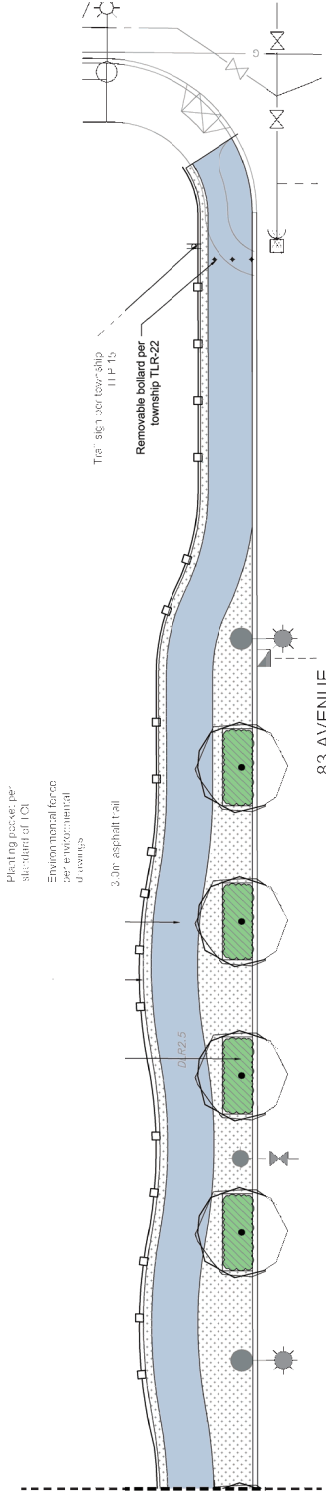
83 AVENUE

0 KEY MAP
Scale 1:500



83 AVENUE

1 LAYOUT PLAN
Scale 1:250



83 AVENUE

2 LAYOUT PLAN
Scale 1:250

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE	QTY
	<i>Fagus sylvatica</i> / Dwarf Purple / Dwarf Purple European Beech	B&B	6cm		22
	<i>Liquidambar styraciflua</i> / Shimmer / Shimmer / Shimmer / Shimmer Sweet Gum	B&B	6cm		4
	<i>Magnolia kobus stellata</i> / Pink Star / Pink Star / Pink Star Magnolia	B&B	6cm		15
	<i>Parrotia persica</i> / Parrotia / Parrotia / Parrotia	B&B	6cm		7
	<i>Pinus glauca</i> / White Spruce	B&B	3.0m Ht		10
	<i>Pinus omorika</i> / Bums / Bums / Bums / Bums Spruce	B&B	3.0m Ht		18
	<i>Pinus nigra</i> / Select Green / Select Green / Select Green Pine	B&B	3.0m Ht		16
	<i>Quercus petraea</i> / Green Pear / Green Pear / Green Pear Oak	B&B	6cm		2

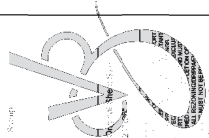
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	CAL.	QTY
	<i>Acer rubrum</i> / October Glory / October Glory Red Maple	B&B	6cm	28
	<i>Nyssa sylvatica</i> / Black Gum	B&B	6cm	13

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT.	CAL.	QTY
Az	<i>Asar japonica</i> / Yew White / Yew White Japanese Azalea			
Bt	<i>Berberis thunbergii</i> / Concorde / Concorde Japanese Barberry			
Bs	<i>Blechnum spicatum</i> / Deer Fern			
Cs	<i>Calamagrostis canadensis</i> / Xtra / Xtra / Xtra / Xtra			
Ck	<i>Cornus sericea</i> / Kelsey / Kelsey / Kelsey / Kelsey			
E	<i>Echinacea purpurea</i> / Merlot / Merlot / Merlot / Merlot			
Ea	<i>Eunymia alata</i> / Rudy Haag / Rudy Haag / Rudy Haag Burning Bush			
El	<i>Eurogymia laevis</i> / Emerald 'n Gold / Emerald 'n Gold Wintercreeper			
F	<i>Festuca glauca</i> / Light Blue / Light Blue / Light Blue			
Hs	<i>Hedera helix</i> / Hedera / Hedera / Hedera / Hedera			
H	<i>Hemerocallis</i> / Stella de Oro / Stella de Oro / Stella de Oro Daylily			
Hb	<i>Hosta</i> / Big Daddy / Big Daddy / Big Daddy / Big Daddy			
Ha	<i>Hydrangea arborescens</i> / Annabelle / Annabelle / Annabelle / Annabelle			
Ja	<i>Juniperus sabina</i> / Calgary Carpet / TM / Calgary Carpet Juniper			
L	<i>Larix laricina</i> / Hicote Blue / Hicote Blue / Hicote Blue			
Ma	<i>Microbiota decandata</i> / Shimmer / Shimmer / Shimmer / Shimmer			
Ms	<i>Miscanthus sinensis</i> / Morning Light / Morning Light / Morning Light			
Nd	<i>Nandina domestica</i> / Fire Power / Fire Power / Fire Power			
Pa	<i>Penstemon angustifolius</i> / Hicote Blue / Hicote Blue / Hicote Blue			
Pb	<i>Philadelphus</i> / Snow Dwarf / Snow Dwarf / Snow Dwarf / Snow Dwarf			
Pm	<i>Polystichum munifolium</i> / Western Sweet Fern			
Pi	<i>Pinus laevis</i> / Yew / Yew / Yew / Yew			
Ra	<i>Rhus aromatica</i> / Gro-Low / Gro-Low / Gro-Low / Gro-Low			
Rb	<i>Rosa rugosa</i> / Purple Pavement / Purple Pavement / Purple Pavement			
Rr	<i>Rubus idaeus</i> / Autumn Color / Autumn Color / Autumn Color			
Sa	<i>Salix nemoralis</i> / Cascade / Cascade / Cascade / Cascade			
Sb	<i>Salix repens</i> / Cascade / Cascade / Cascade / Cascade			
Sj	<i>Spiraea japonica</i> / Goldflame / Goldflame / Goldflame / Goldflame			
Ss	<i>Stipa tenuifolia</i> / Finestem Needlegrass			
Ta	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Tb	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Tc	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Td	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Te	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Tf	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Tg	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Th	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Ti	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Tj	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Tk	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Tl	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Tm	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Tn	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
To	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Tp	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Tq	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Tr	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
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Tu	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Tv	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Tw	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Tx	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Ty	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Tz	<i>Taxus canadensis</i> / Emerald Spruce / TM / Emerald Spruce Japanese Yew			
Ua	<i>Ulmus americana</i> / Compact / Compact / Compact / Compact			
Ub	<i>Ulmus americana</i> / Compact / Compact / Compact / Compact			
Uc	<i>Ulmus americana</i> / Compact / Compact / Compact / Compact			
Ud	<i>Ulmus americana</i> / Compact / Compact / Compact / Compact			
Ue	<i>Ulmus americana</i> / Compact / Compact / Compact / Compact			
Uf	<i>Ulmus americana</i> / Compact / Compact / Compact / Compact			
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Uo	<i>Ulmus americana</i> / Compact / Compact / Compact / Compact			
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ENGLISH

 $\text{Re}(\gamma/\alpha) \approx 0.9$, $\text{Im}(\gamma/\alpha) = 0.07$.

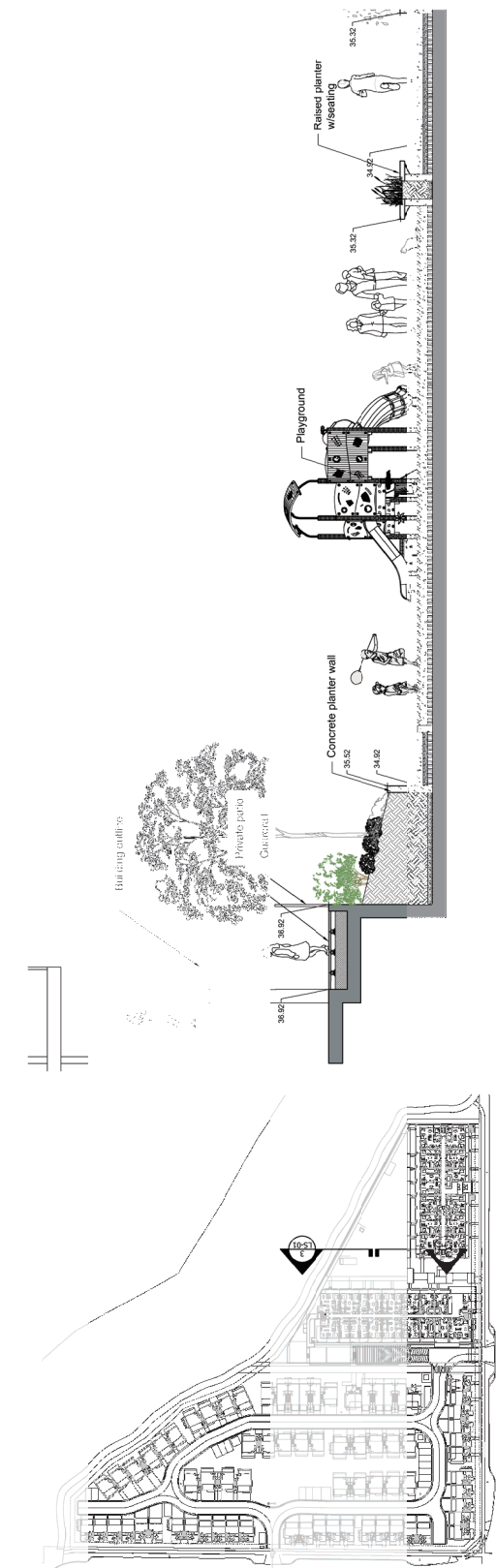
Project: LATIMER GROVE

Location:
2005-2006 School
Langley, B.C.

$$\frac{\partial \mathcal{L}}{\partial \mathbf{w}_i} = \frac{\partial \mathcal{L}}{\partial \mathbf{z}_i} \frac{\partial \mathbf{z}_i}{\partial \mathbf{w}_i}$$

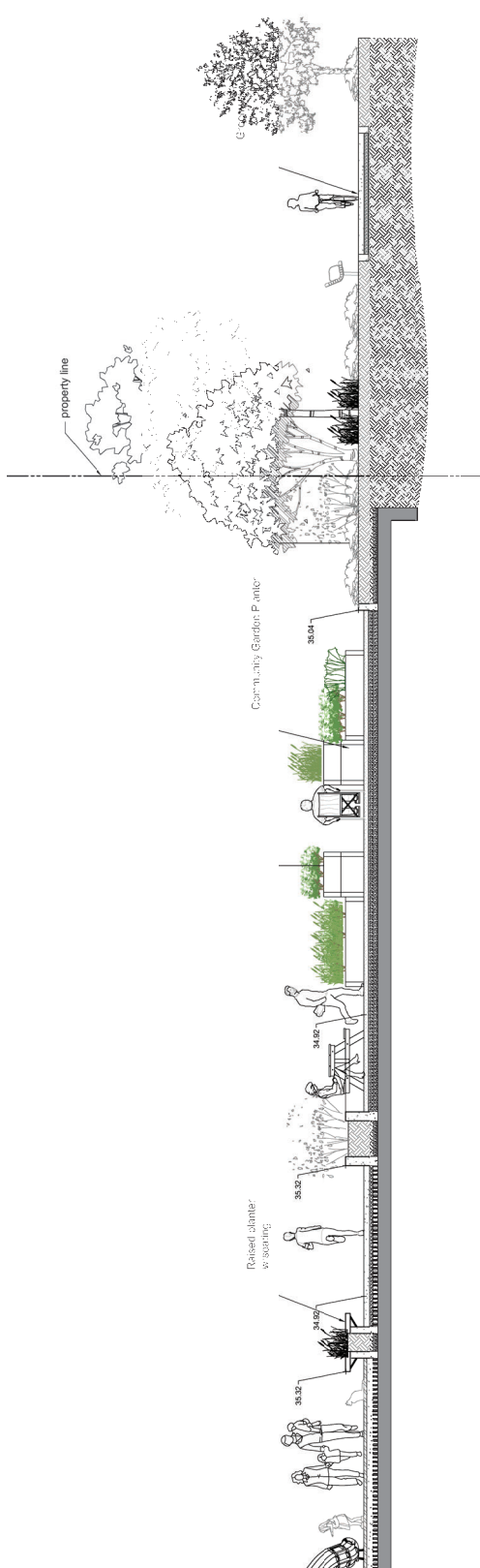
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2 SECTION A
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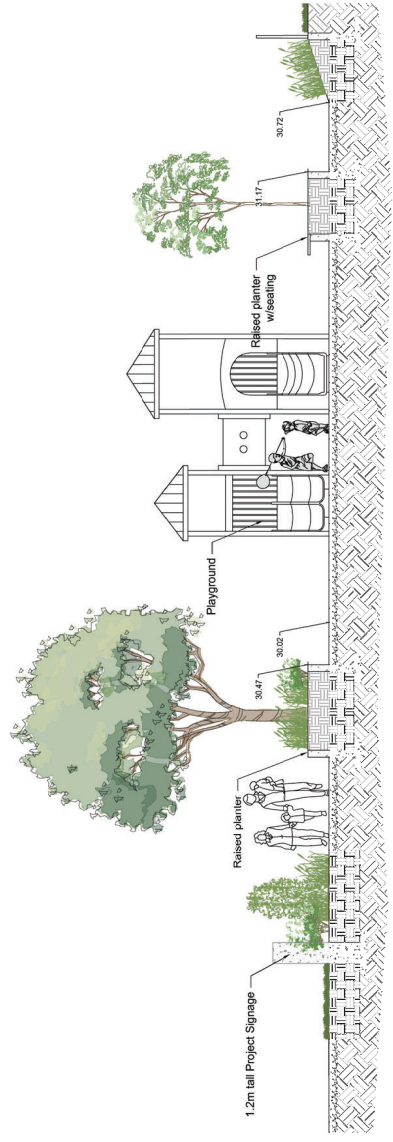
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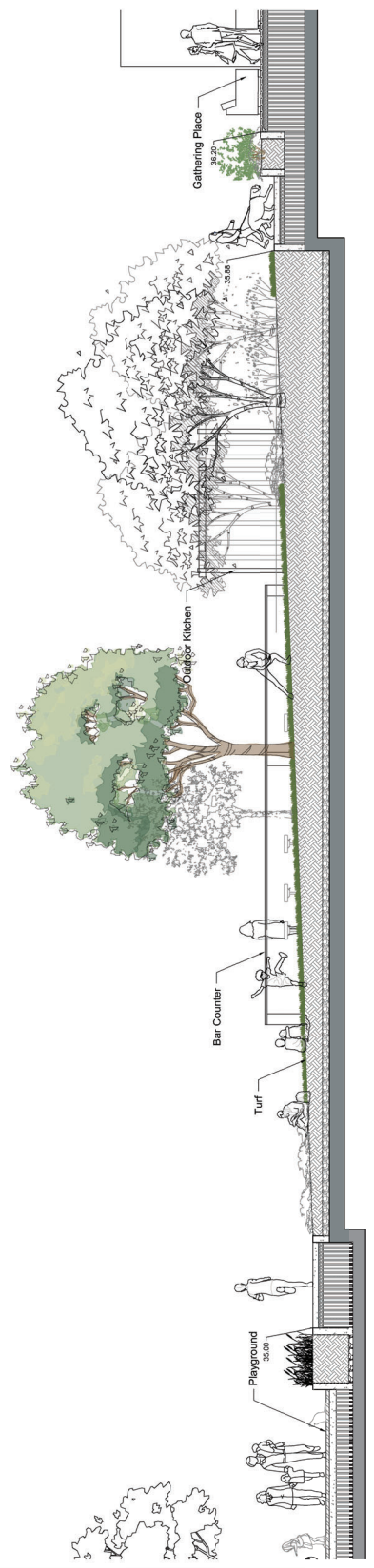
SECTION A



1 KEY MAP
Scale 1:1000



2 SECTION B
Scale 1:50

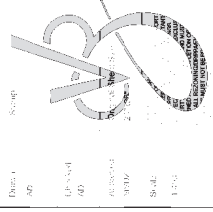


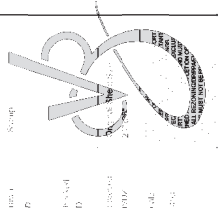
3 SECTION B
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No.	By	Description	Date
1	AD	Issued for Review	Sept 1, 2022
2	AD	Issued for Review	Sept 1, 2022
3	AD	Issued for Review	Sept 1, 2022
4	AD	Issued for Review	Sept 1, 2022
5	AD	Issued for Review	Sept 1, 2022
6	AD	Issued for Review	Sept 1, 2022

No.	By	Description	Date
1	AD	Issued for Review	Sept 1, 2022
2	AD	Issued for Review	Sept 1, 2022
3	AD	Issued for Review	Sept 1, 2022
4	AD	Issued for Review	Sept 1, 2022
5	AD	Issued for Review	Sept 1, 2022
6	AD	Issued for Review	Sept 1, 2022

REVISIONS TABLE FOR DRAWINGS
Notes and any other information or use for other projects
Project: LATIMER GROVE
Location: 8395 - 200 Street
Langley, B.C.



[illegible]

Project: LATIMER GROVE

Location:
8395 - 200 Street
Langley, B.C.

[illegible]

1997

21

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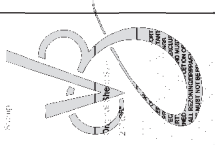
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2) SECTION A
Scale 1:50

1 KEY MAP
Scale 1:1000



3. SECTION B



Project:

Location:
8395 - 200 Street
Langley, B.C.

Revisions Table for Sheet

No. By Description Date

1 AD Issued for Review Sept 11, 2022

2 AD Issued for Review Sept 11, 2022

3 AD Issued for Review Sept 11, 2022

4 AD Issued for Review Sept 11, 2022

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65 AD Issued for Review Sept 11, 2022



1 LOUNGE SEATING WITH TRELLIS
Scale NTS



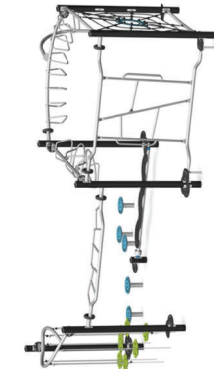
2 OUTDOOR KITCHEN
Scale NTS

OUTDOOR KITCHEN SINK AND GRILL CABINET SET
Model: NewAge Products 65067
Material: Stainless Steel
Size: 32" W x 23" D x 34.75" H
Bar Cabinet: 32" W x 23" D x 34.5" H
Insert Grill Cabinet: 33" W x 23" D x 34.75" H
Supplier: NewAge Products 65067
or approved equal



BUILT-IN GRILL
Model: NewAge 33" Insert Grill
Material: Stainless Steel
Size: 33" W x 23" D x 25.5" H
Supplier: NewAge Products 65037
or approved equal

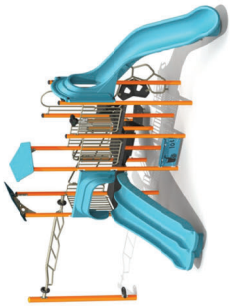
Note:
Custom kitchen for outdoor amenity with sink and gas hookup.



5 CLIMBING PLAY STRUCTURE
Scale NTS



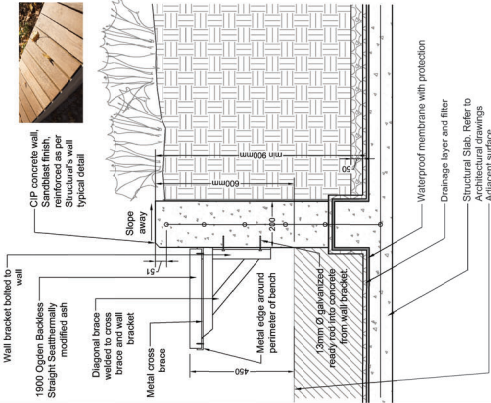
6 SPINNER TOY
Scale NTS
Model: NewAge 20063
Material: Stainless Steel
Supplier: NewAge Products 20063
or approved equal



7 PLAY TOWER WITH SLIDES
Scale NTS

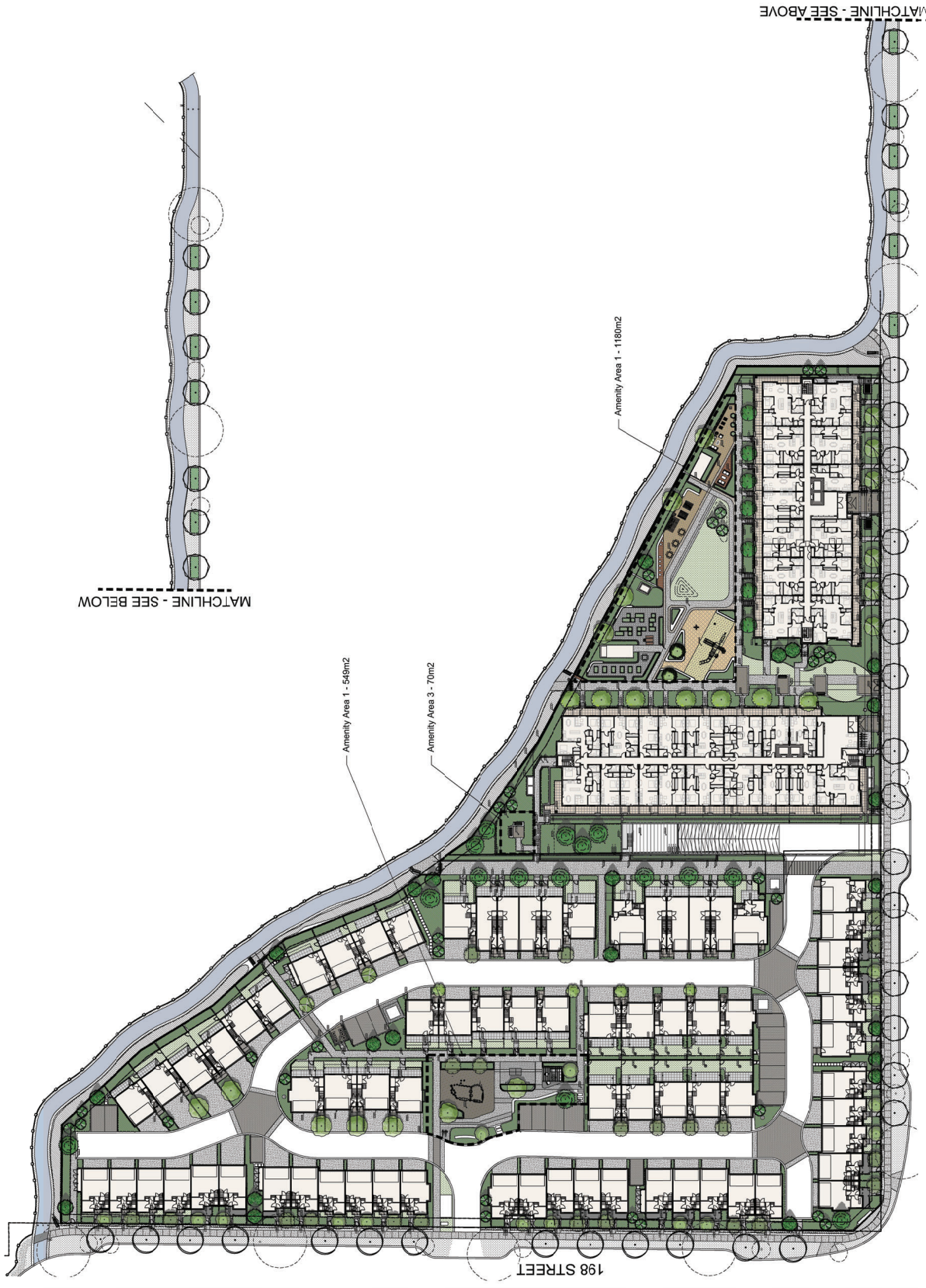


8 SPRING TOY
Scale NTS



Notes:
1. Concrete walls to be architectural concrete, paper face formed, with a medium sandblast finish.
2. All proposed features to be hot-dipped galvanized steel, powder coated black.
3. Shop drawings to be submitted for review and approval.

4 SEAT WALL
Scale 1:10



REVISIONS TABLE FOR SHEET	
No.	Description
1	Issued for Review
2	Issued for Review
3	Issued for Review
4	Issued for Review
5	Issued for Review
6	Issued for Review

REVISIONS TABLE FOR DRAWINGS	
No.	Description
1	Issued for Review
2	Issued for Review
3	Issued for Review
4	Issued for Review
5	Issued for Review
6	Issued for Review

Stamp:

Drawn: AD

Checked: AD

Approved: MVZ

Original Sheet Size: 24" x 36"

Scale: 1" = 10'

Contracting shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.