THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101374

This Permit is issued this 16th day of April, 2025 to

1. Name: Devender and Rajvinder Bhullar

   Address: 20545 – 76 Avenue
   Langley, BC
   V2Y 1W3

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: Lots 11-23 Section 23 Township 8 New Westminster District Plan EPP106457

   CIVIC ADDRESS: 20545 – 76 Avenue

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 Township's Street Tree and Boulevard Planting Policy.

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

   a. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
   b. On-site landscaping to be secured by letter of credit at building permit stage;
   c. Tree management in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
   d. Registration of a restrictive covenant prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
   e. Discharge of a restrictive covenant registered on the properties prohibiting development until a Development Permit has been issued;
   f. Registration of a party wall and common element maintenance agreement on the title of all lots;
   g. Registration of an easement securing the required visitor parking spaces; and
   h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

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

This Permit is not a Building Permit.

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

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

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

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

AUTHORIZED BY THE DELEGATED OFFICIAL THIS 16TH DAY OF APRIL, 2025

Attachments:

SCHEDULE A	Architectural Plans
SCHEDULE B	Landscape Plans

SCHEDULE A

BHULLAR DEVELOPMENT

ZED
STUDIO

PROJECT INFO:

PROJECT No. 2039
CIVIC: 20545 76 AVE, LANGLEY
PID: 010-677-411

TRIPLEX:

ZONING:
EXISTING = SR2
PROPOSED = R-CL (RH)

SITE COVERGE:
PERMITTED = 55%

MAX BUILDING HEIGHT:
PRINCIPLE = 9.00m
ACCESSORY = 3.75m

BUILDING SETBACKS:
FRONT = 2.90m
REAR = 13.0m
INT. SIDE = 0.20m
PROJECTION = 1.50m

ACCESSORY SETBACKS:
FROM MAIN DWELLING = 6.00m
REAR = 0.60m
INT. SIDE = 0.00
OPPOSING SIDE = 2.90m
ABUTTING STREET = 2.50m
ABUTTING LANE = 1.50

LOT 17 - (UNIT 1)
SITE COVERAGE: PROPOSED = 2,328 SF (LOT SIZE) = 48% (1,122 SF)
SQUARE FEET: BASEMENT = 710 SF; MAIN FLOOR = 710 SF; UPPER FLOOR = 770 SF; TOTAL LIVEABLE = 2,190 SF; DECK = 127 SF; GARAGE = 303 SF
BEDROOMS = 3

LOT 18 - (UNIT 2)
SITE COVERAGE: PROPOSED = 1,837 SF (LOT SIZE) = 43% (794 SF)
SQUARE FEET: BASEMENT = 681 SF; MAIN FLOOR = 681 SF; UPPER FLOOR = 751 SF; TOTAL LIVEABLE = 2,113 SF; DECK = 122 SF
BEDROOMS = 3

LOT 19 - (UNIT 1)
SITE COVERAGE: PROPOSED = 2,328 SF (LOT SIZE) = 48% (1,122 SF)
SQUARE FEET: BASEMENT = 710 SF; MAIN FLOOR = 710 SF; UPPER FLOOR = 770 SF; TOTAL LIVEABLE = 2,190 SF; DECK = 127 SF; GARAGE = 303 SF
BEDROOMS = 3

DUPLEX:

ZONING:
EXISTING = SR2
PROPOSED = R-CL (SD)

SITE COVERGE:
PERMITTED = 55%

MAX BUILDING HEIGHT:
PRINCIPLE = 9.00m
ACCESSORY = 3.75m

BUILDING SETBACKS:
FRONT = 2.90m
REAR = 13.0m
INT. SIDE = 1.20m
PROJECTION = 1.50m

ACCESSORY SETBACKS:
FROM MAIN DWELLING = 6.00m
REAR = 0.60m
INT. SIDE = 0.00
OPPOSING SIDE = 2.90m
ABUTTING STREET = 2.50m
ABUTTING LANE = 1.50

LOT 20 - (UNIT 1)
SITE COVERAGE: PROPOSED = 2,453 SF (LOT SIZE) = 47% (1,160 SF)
SQUARE FEET: BASEMENT = 710 SF; MAIN FLOOR = 710 SF; UPPER FLOOR = 770 SF; TOTAL LIVEABLE = 2,190 SF; DECK = 127 SF; GARAGE = 303 SF
BEDROOMS = 3

LOT 21 - (UNIT 1)
SITE COVERAGE: PROPOSED = 2,453 SF (LOT SIZE) = 47% (1,160 SF)
SQUARE FEET: BASEMENT = 710 SF; MAIN FLOOR = 710 SF; UPPER FLOOR = 770 SF; TOTAL LIVEABLE = 2,190 SF; DECK = 127 SF; GARAGE = 303 SF
BEDROOMS = 3

LOT 22 - (UNIT 1)
SITE COVERAGE: PROPOSED = 2,453 SF (LOT SIZE) = 47% (1,160 SF)
SQUARE FEET: BASEMENT = 710 SF; MAIN FLOOR = 710 SF; UPPER FLOOR = 770 SF; TOTAL LIVEABLE = 2,190 SF; DECK = 127 SF; GARAGE = 303 SF
BEDROOMS = 3

LOT 23 - (UNIT 1)
SITE COVERAGE: PROPOSED = 2,453 SF (LOT SIZE) = 47% (1,160 SF)
SQUARE FEET: BASEMENT = 710 SF; MAIN FLOOR = 710 SF; UPPER FLOOR = 770 SF; TOTAL LIVEABLE = 2,190 SF; DECK = 127 SF; GARAGE = 303 SF
BEDROOMS = 3

LOT 15 - (UNIT 1)
SITE COVERAGE: PROPOSED = 2,453 SF (LOT SIZE) = 47% (1,160 SF)
SQUARE FEET: BASEMENT = 710 SF; MAIN FLOOR = 710 SF; UPPER FLOOR = 770 SF; TOTAL LIVEABLE = 2,190 SF; DECK = 127 SF; GARAGE = 303 SF
BEDROOMS = 3

LOT 16 - (UNIT 1)
SITE COVERAGE: PROPOSED = 2,863 SF (LOT SIZE) = 41% (1,160 SF)
SQUARE FEET: BASEMENT = 710 SF; MAIN FLOOR = 710 SF; UPPER FLOOR = 770 SF; TOTAL LIVEABLE = 2,190 SF; DECK = 127 SF; GARAGE = 303 SF
BEDROOMS = 3

FOURPLEX:

ZONING:
EXISTING = SR2
PROPOSED = R-CL (RH)

SITE COVERGE:
PERMITTED = 55%

BUILDING HEIGHT:
MAX PRINCIPLE = 9.00m
MAX ACCESSORY = 3.75m

BUILDING SETBACKS:
FRONT = 2.90m
REAR = 13.0m
INT. SIDE = 0.20m
PROJECTION = 1.50m

ACCESSORY SETBACKS:
FROM MAIN DWELLING = 6.00m
REAR = 0.60m
INT. SIDE = 0.00
OPPOSING SIDE = 2.90m
ABUTTING STREET = 2.50m
ABUTTING LANE = 1.50

LOT 11 - (UNIT 1)
SITE COVERAGE: PROPOSED = 2,451 SF (LOT SIZE) = 48% (1,122 SF)
SQUARE FEET: BASEMENT = 710 SF; MAIN FLOOR = 710 SF; UPPER FLOOR = 770 SF; TOTAL LIVEABLE = 2,190 SF; DECK = 127 SF; GARAGE = 303 SF
BEDROOMS = 3

LOT 12 - (UNIT 2)
SITE COVERAGE: PROPOSED = 1,837 SF (LOT SIZE) = 43% (794 SF)
SQUARE FEET: BASEMENT = 681 SF; MAIN FLOOR = 681 SF; UPPER FLOOR = 751 SF; TOTAL LIVEABLE = 2,113 SF; DECK = 122 SF
BEDROOMS = 3

LOT 13 - (UNIT 2)
SITE COVERAGE: PROPOSED = 1,837 SF (LOT SIZE) = 43% (794 SF)
SQUARE FEET: BASEMENT = 681 SF; MAIN FLOOR = 681 SF; UPPER FLOOR = 751 SF; TOTAL LIVEABLE = 2,113 SF; DECK = 122 SF
BEDROOMS = 3

LOT 14 - (UNIT 1)
SITE COVERAGE: PROPOSED = 2,453 SF (LOT SIZE) = 48% (1,122 SF)
SQUARE FEET: BASEMENT = 710 SF; MAIN FLOOR = 710 SF; UPPER FLOOR = 770 SF; TOTAL LIVEABLE = 2,190 SF; DECK = 127 SF; GARAGE = 303 SF
BEDROOMS = 3

ADAPTABLE HOUSING:

REQ. NO. OF ADAPTABLE UNITS
NO. OF UNITS = 13 UNITS
MIN. NO. OF UNITS = 5%

TOTAL REQ. = 13x5%
= 1 UNIT

PROVIDED ADAPTABLE UNIT = UNIT 12
UNIT 12 TO COMPLY WITH THE ADAPTABLE UNIT REQ. SET OUT IN SCHEDULE 2 OF THE OFFICIAL COMMUNITY PLAN

PARKING INFO:

REQ. RESIDENTIAL PARKING
NO. OF UNITS = 13 UNITS
REQ. NO. STALLS/UNIT = 2/UNIT
REQ. NO. OF STALLS = 13 X 2
= 26 PARKING STALLS

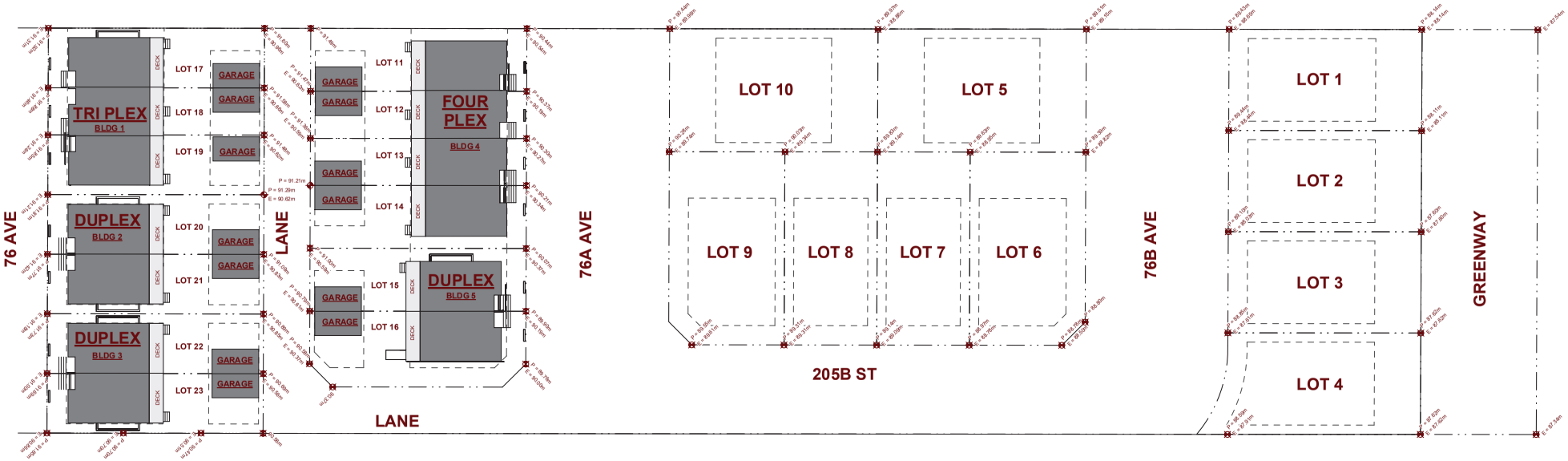
REQ. VISITOR PARKING
NO. OF UNITS = 13 UNITS
REQ. NO. STALLS/UNIT = 1/5 UNITS
REQ. NO. OF STALLS = 13/5 = 2.6 STALLS
= 3 PARKING STALLS

TOTAL REQ. STALLS = 26+3
= 29 PARKING STALLS

STALLS PROVIDED
RESIDENTIAL STALLS
STALLS WITHIN GARAGE = 13 STALLS
STALLS ON PARKING PAD = 13 STALLS
TOTAL PROVIDED = 26 PARKING STALLS

VISITOR STALLS
OFF STREET STALLS = 3 PARKING STALLS

TOTAL STALLS PROVIDED = 29 PARKING STALLS STALLS



SITE PLAN - FULL

1" = 20'-0"

ZED STUDIO

Address: #109 - 2632 PAULINE STREET, ABBOTSFORD, BC, V2S 3S2
Phone: (604) 355-1899
Email: admin@zedstudio.com
Web: www.zedstudio.com

DATE	REVISIONS
AUG. 14, 2023	DP REVISIONS

BHULLAR DEVELOPMENT

20545 76 AVE, LANGLEY

Title
SITE PLAN

Scale:	As indicated
Date:	SEP 10, 2024
Drawn:	BH
Checked:	BH
Job no.	2039
Sheet no.	A200

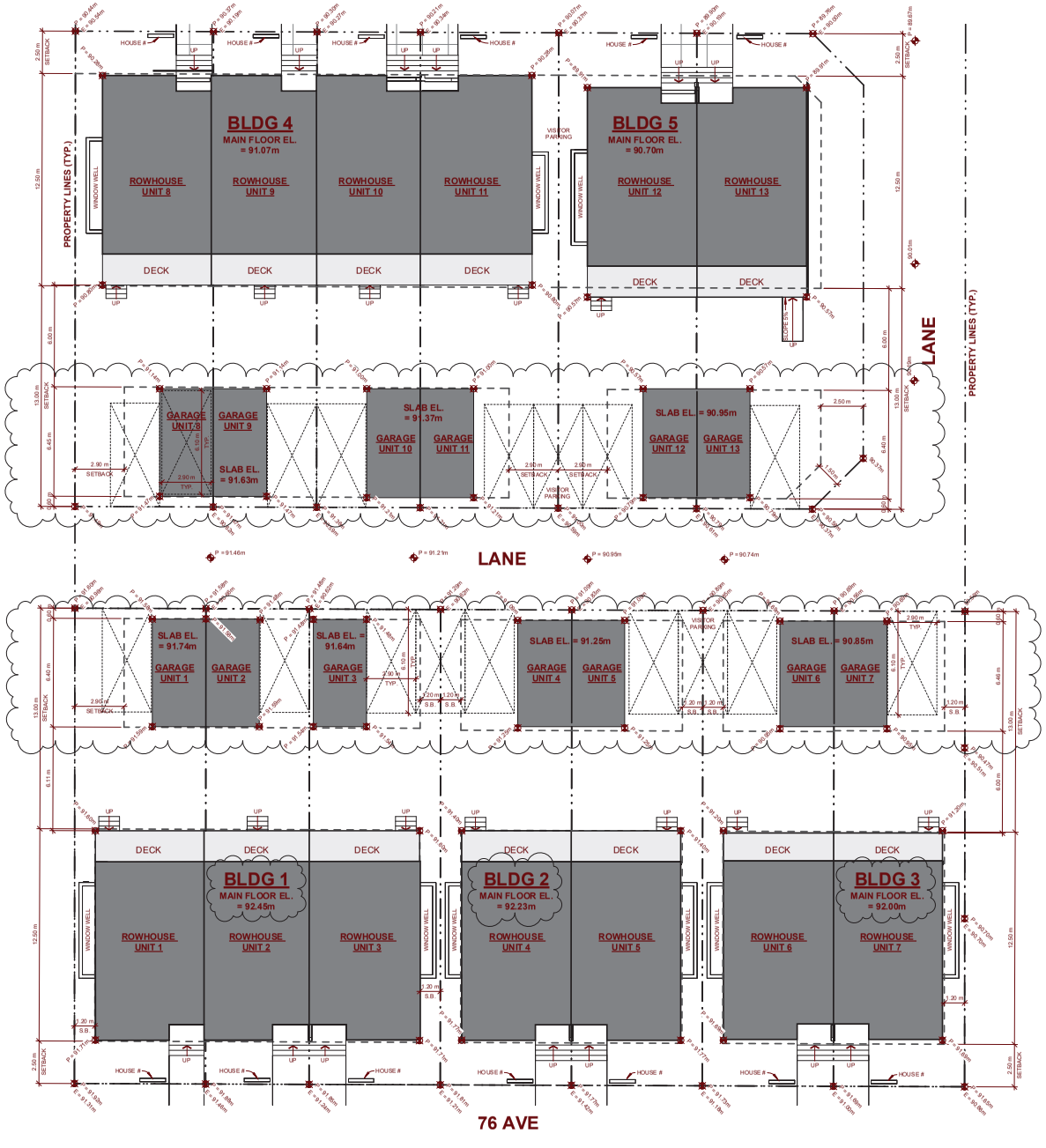
© COPYRIGHT. ALL RIGHTS RESERVED

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work.

Consultant

2024-09-19 11:57:01 AM



SITE PLAN - ENLARGED

1" = 10'-0"

ZED STUDIO

Address: #109 - 2632 PAULINE STREET ABBOTSFORD, BC V2S 3S2

Phone: (604) 355-1899
Email: admin@zedstudio.com
Web: www.zedstudio.com

DATE	REVISIONS
AUG. 14, 2023	DP REVISIONS

BHULLAR DEVELOPMENT

20545 76 AVE, LANGLEY

Title
SITE PLAN - ENLARGED

Scale: 1" = 10'-0"
Date: SEP 10, 2024
Drawn: BH
Checked: BH

Job no. 2039
Sheet no. A201

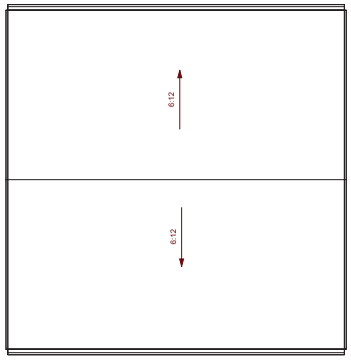
Consultant

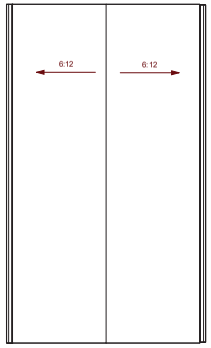
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

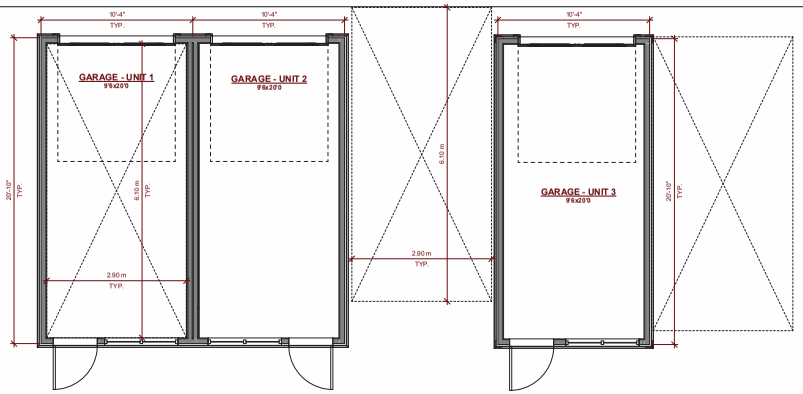
© COPYRIGHT. ALL RIGHTS RESERVED

2024-09-19
11:57:02 AM





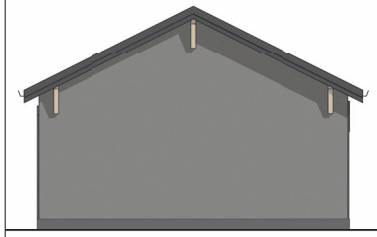
TRIPLEX - GARAGE ROOF PLAN
1/4" = 1'-0"

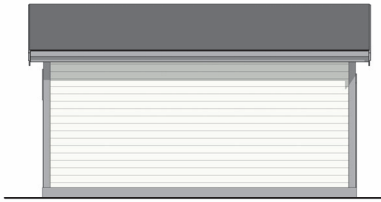


BLDG 1 - TRIPLEX - GARAGE FLOOR PLAN
1/4" = 1'-0"

MATERIAL LEGEND - TRIPLEX UNITS 1-3		
NO.	DESCRIPTION	COLOURS
A.	35 YEAR ASHPHALT SHINGLES	CERTAINTEED (SHADOW GRAY)
B.	5x5 ALUMINUM GUTTER	TRISTAR GUTTERS (SLATE)
C.	2x12 FASCIA	BENJAMIN MOORE - WROUGHT IRON 2124-10
D.	1x6 OVER 2x10 BUILT UP FASCIA	BENJAMIN MOORE - WROUGHT IRON 2124-10
E.	HARDIE CEDAR SHAKE SIDING	BENJAMIN MOORE - SEATTLE MIST 1035
F.	HARDI PLANK CLADDING	BENJAMIN MOORE - SEATTLE MIST 1035
G.	HARDI PLANK CLADDING	BENJAMIN MOORE - DOLPHIN AF-715
H.	8x8 WOOD COLUMN	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
I.	WOOD SLATS	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
J.	3.5" WINDOW & DOOR TRIM TYP.	BENJAMIN MOORE - WROUGHT IRON 2124-10
K.	DECORATIVE KNEEBRACE & RAFTER TAIL	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
L.	HARDI PLANK SIDING	BENJAMIN MOORE - SEATTLE MIST 1035
M.	HARDI PLANK SIDING	BENJAMIN MOORE - WICKHAM GRAY HC-171
N.	HARDI SHAKE SIDING	BENJAMIN MOORE - CINDER AF-705
P.	CONCRETE STAIRS	BROOMED FINISH
Q.	HARDI SHAKE SIDING	BENJAMIN MOORE -CINDER AF-705
R.	HARDI LAP SIDING	BENJAMIN MOORE - WEIMARANER

GARAGE - FRONT ELEVATION
1/4" = 1'-0"





GARAGE - RIGHT & LEFT ELEVATION
1/4" = 1'-0"

GARAGE - LEFT ELEVATION
1/4" = 1'-0"

GARAGE - REAR ELEVATION
1/4" = 1'-0"

ZED STUDIO
Address: #109 - 2632 PAULINE STREET ABBOTSFORD, BC V2S 3S2
Phone: (604) 355-1899
Email: admin@zedstudio.com
Web: www.zedstudio.com

DATE	REVISIONS
AUG. 14, 2023	DP REVISIONS

BHULLAR DEVELOPMENT
20545 76 AVE, LANGLEY

Title
BLDG 1 - TRIPLEX - GARAGE

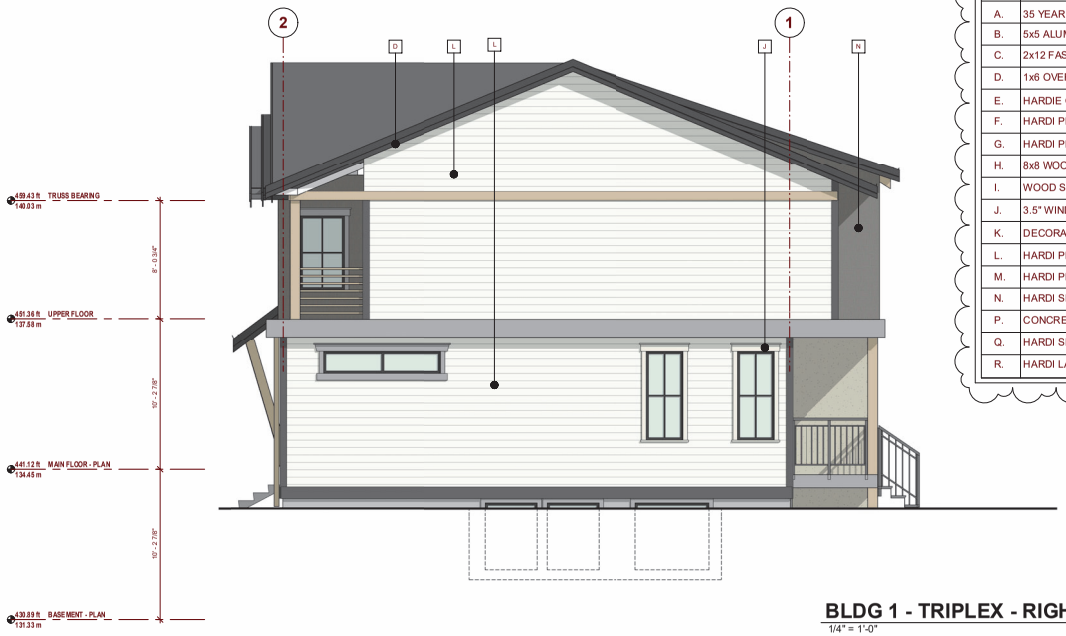
Scale: 1/4" = 1'-0"
Date: SEP 10, 2024
Drawn: AF
Checked: ZE
Job no. 2039
Sheet no. A304
Consultant

2024-09-19
11:57:09 AM

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work.
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.
© COPYRIGHT. ALL RIGHTS RESERVED

BLDG 1 - TRIPLEX - FRONT ELEVATION

1/4" = 1'-0"



BLDG 1 - TRIPLEX - RIGHT ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND - TRIPLEX UNITS 1-3

NO.	DESCRIPTION	COLOURS
A.	35 YEAR ASHPHALT SHINGLES	CERTAINTEED (SHADOW GRAY)
B.	5x5 ALUMINUM GUTTER	TRISTAR GUTTERS (SLATE)
C.	2x12 FASCIA	BENJAMIN MOORE - WROUGHT IRON 2124-10
D.	1x6 OVER 2x10 BUILT UP FASCIA	BENJAMIN MOORE - WROUGHT IRON 2124-10
E.	HARDIE CEDAR SHAKE SIDING	BENJAMIN MOORE - SEATTLE MIST 1035
F.	HARDI PLANK CLADDING	BENJAMIN MOORE - SEATTLE MIST 1035
G.	HARDI PLANK CLADDING	BENJAMIN MOORE - DOLPHIN AF-715
H.	8x8 WOOD COLUMN	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
I.	WOOD SLATS	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
J.	3.5" WINDOW & DOOR TRIM TYP.	BENJAMIN MOORE - WROUGHT IRON 2124-10
K.	DECORATIVE KNEEBRACE & RAFTER TAIL	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
L.	HARDI PLANK SIDING	BENJAMIN MOORE - SEATTLE MIST 1035
M.	HARDI PLANK SIDING	BENJAMIN MOORE - WICKHAM GRAY HC-171
N.	HARDI SHAKE SIDING	BENJAMIN MOORE - CINDER AF-705
P.	CONCRETE STAIRS	BROOMED FINISH
Q.	HARDI SHAKE SIDING	BENJAMIN MOORE -CINDER AF-705
R.	HARDI LAP SIDING	BENJAMIN MOORE - WEIMARANER

ZED STUDIO

Address: #109 - 2632 PAULINE STREET
ABBOTSFORD, BC
V2S 3S2

Phone: (604) 355-1899
Email: admin@zedstudio.com
Web: www.zedstudio.com

DATE	REVISIONS
AUG. 14, 2023	DP REVISIONS

BHULLAR DEVELOPMENT

20545 76 AVE, LANGLEY

Title
BLDG 1 - TRIPLEX - ELEVATIONS

Scale: 1/4" = 1'-0"
Date: SEP 10, 2024
Drawn: AF
Checked: ZE

Job no. 2039
Sheet no. A305

Consultant

2024-09-19
11:57:14 AM

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work.

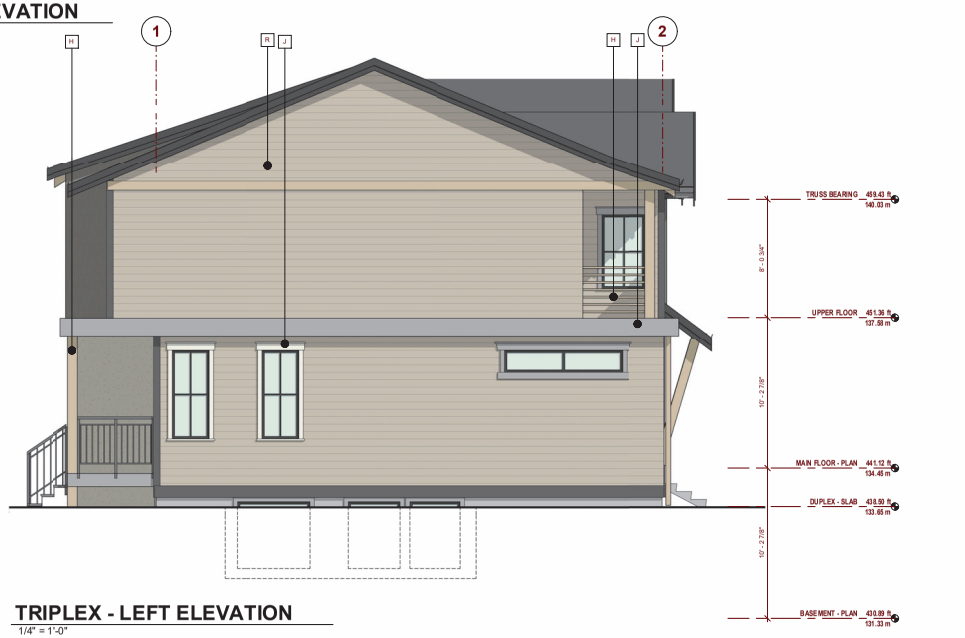
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

© COPYRIGHT. ALL RIGHTS RESERVED

TRIPLEX - REAR ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND - TRIPLEX UNITS 1-3		
NO.	DESCRIPTION	COLOURS
A.	35 YEAR ASHPHALT SHINGLES	CERTAINTEED (SHADOW GRAY)
B.	5x5 ALUMINUM GUTTER	TRISTAR GUTTERS (SLATE)
C.	2x12 FASCIA	BENJAMIN MOORE - WROUGHT IRON 2124-10
D.	1x6 OVER 2x10 BUILT UP FASCIA	BENJAMIN MOORE - WROUGHT IRON 2124-10
E.	HARDIE CEDAR SHAKE SIDING	BENJAMIN MOORE - SEATTLE MIST 1035
F.	HARDI PLANK CLADDING	BENJAMIN MOORE - SEATTLE MIST 1035
G.	HARDI PLANK CLADDING	BENJAMIN MOORE - DOLPHIN AF-715
H.	8x8 WOOD COLUMN	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
I.	WOOD SLATS	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
J.	3.5" WINDOW & DOOR TRIM TYP.	BENJAMIN MOORE - WROUGHT IRON 2124-10
K.	DECORATIVE KNEEBRACE & RAFTER TAIL	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
L.	HARDI PLANK SIDING	BENJAMIN MOORE - SEATTLE MIST 1035
M.	HARDI PLANK SIDING	BENJAMIN MOORE - WICKHAM GRAY HC-171
N.	HARDI SHAKE SIDING	BENJAMIN MOORE - CINDER AF-705
P.	CONCRETE STAIRS	BROOMED FINISH
Q.	HARDI SHAKE SIDING	BENJAMIN MOORE -CINDER AF-705
R.	HARDI LAP SIDING	BENJAMIN MOORE - WEIMARANER



TRIPLEX - LEFT ELEVATION

1/4" = 1'-0"

ZED STUDIO

Address: #109 - 2632 PAULINE STREET ABBOTSFORD, BC V2S 3S2

Phone: (604) 355-1899
Email: admin@zedstudio.com
Web: www.zedstudio.com

DATE	REVISIONS
AUG. 14, 2023	DP REVISIONS

BHULLAR DEVELOPMENT

20545 76 AVE, LANGLEY

Title
BLDG 1 - TRIPLEX - ELEVATIONS

Scale: 1/4" = 1'-0"
Date: SEP 10, 2024
Drawn: AF
Checked: ZE

Job no. 2039
Sheet no. A306

Consultant

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

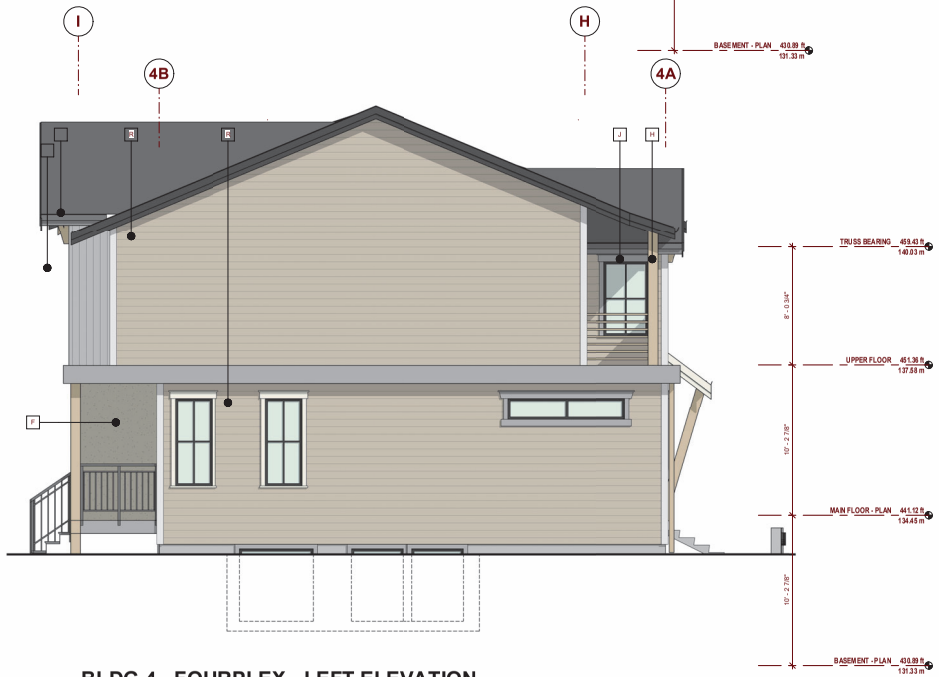
© COPYRIGHT. ALL RIGHTS RESERVED

2024-09-19
11:57:20 AM

BLDG 4 - FOURPLEX - FRONT ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND - FOURPLEX UNITS 8-11		
NO.	DESCRIPTION	COLOURS
A.	35 YEAR ASHPHALT SHINGLES	CERTAINTEED (SHADOW GRAY)
B.	5x5 ALUMINUM GUTTER	TRISTAR GUTTERS (SLATE)
C.	2x12 FASCIA	BENJAMIN MOORE - WROUGHT IRON 2124-10
D.	1x6 OVER 2x10 BUILT UP FASCIA	BENJAMIN MOORE - WROUGHT IRON 2124-10
E.	HARDIE CEDAR SHAKE SIDING	BENJAMIN MOORE - SEATTLE MIST 1035
F.	ACRYLIC STUCCO	BENJAMIN MOORE - SEATTLE MIST 1035
G.	ACRYLIC STUCCO	BENJAMIN MOORE - DOLPHIN AF-715
H.	8x8 WOOD COLUMN	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
I.	WOOD SLATS	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
J.	3.5" WINDOW & DOOR TRIM TYP.	BENJAMIN MOORE - WROUGHT IRON 2124-10
K.	DECORATIVE KNEEBRACE & RAFTER TAIL	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
L.	VERTICAL HARDI B&B SIDING	BENJAMIN MOORE - CLOUD WHITE OC-130
M.	HORIZONTAL HARDI LAP SIDING	BENJAMIN MOORE - SEATTLE MIST 1035
N.	HARDI SHAKE SIDING	BENJAMIN MOORE - CINDER AF-705
P.	CONCRETE STAIRS	BROOMED FINISH
Q.	HARDI SHAKE SIDING	BENJAMIN MOORE -CINDER AF-705
R.	HARDI LAP SIDING	BENJAMIN MOORE - WEIMARANER



BLDG 4 - FOURPLEX - LEFT ELEVATION

1/4" = 1'-0"

ZED STUDIO

Address: #109 - 2632 PAULINE STREET ABBOTSFORD, BC V2S 3S2

Phone: (604) 355-1899
Email: admin@zedstudio.com
Web: www.zedstudio.com

DATE	REVISIONS
AUG. 14, 2023	DP REVISIONS

BHULLAR DEVELOPMENT

20545 76 AVE, LANGLEY

Title
BLDG 4 - FOURPLEX - ELEVATIONS

Scale: 1/4" = 1'-0"
Date: SEP 10, 2024
Drawn: AF
Checked: ZE

Job no. 2039
Sheet no. A404

Consultant

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work.
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

© COPYRIGHT. ALL RIGHTS RESERVED

2024-09-19
11:57:28 AM

BLDG 4 - FOURPLEX - REAR ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND - FOURPLEX UNITS 8-11		
NO.	DESCRIPTION	COLOURS
A.	35 YEAR ASHPHALT SHINGLES	CERTAINTEED (SHADOW GRAY)
B.	5x5 ALUMINUM GUTTER	TRISTAR GUTTERS (SLATE)
C.	2x12 FASCIA	BENJAMIN MOORE - WROUGHT IRON 2124-10
D.	1x6 OVER 2x10 BUILT UP FASCIA	BENJAMIN MOORE - WROUGHT IRON 2124-10
E.	HARDIE CEDAR SHAKE SIDING	BENJAMIN MOORE - SEATTLE MIST 1035
F.	ACRYLIC STUCCO	BENJAMIN MOORE - SEATTLE MIST 1035
G.	ACRYLIC STUCCO	BENJAMIN MOORE - DOLPHIN AF-715
H.	8x8 WOOD COLUMN	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
I.	WOOD SLATS	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
J.	3.5" WINDOW & DOOR TRIM TYP.	BENJAMIN MOORE - WROUGHT IRON 2124-10
K.	DECORATIVE KNEEBRACE & RAFTER TAIL	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
L.	VERTICAL HARDI B&B SIDING	BENJAMIN MOORE - CLOUD WHITE OC-130
M.	HORIZONTAL HARDI LAP SIDING	BENJAMIN MOORE - SEATTLE MIST 1035
N.	HARDI SHAKE SIDING	BENJAMIN MOORE - CINDER AF-705
P.	CONCRETE STAIRS	BROOMED FINISH
Q.	HARDI SHAKE SIDING	BENJAMIN MOORE -CINDER AF-705
R.	HARDI LAP SIDING	BENJAMIN MOORE - WEIMARANER

BLDG 4 - FOURPLEX - RIGHT ELEVATION

1/4" = 1'-0"

ZED STUDIO

Address: #109 - 2632 PAULINE STREET ABBOTSFORD, BC V2S 3S2

Phone: (604) 355-1899
Email: admin@zedstudio.com
Web: www.zedstudio.com

DATE	REVISIONS
AUG. 14, 2023	DP REVISIONS

BHULLAR DEVELOPMENT

20545 76 AVE, LANGLEY

Title
BLDG 4 - FOURPLEX - ELEVATIONS

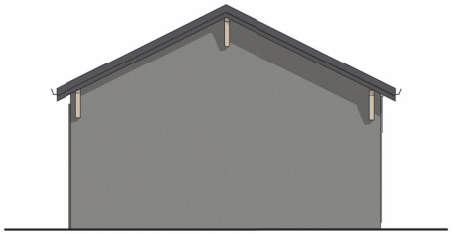
Scale: 1/4" = 1'-0"
Date: SEP 10, 2024
Drawn: AF
Checked: ZE
Job no. 2039
Sheet no. A405
Consultant

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

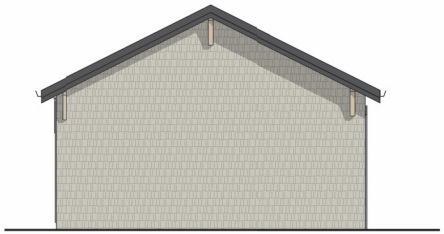
© COPYRIGHT. ALL RIGHTS RESERVED

2024-09-19
11:57:35 AM



BLDG 4 - FOURPLEX GARAGE - RIGHT ELEVATION
1/4" = 1'-0"

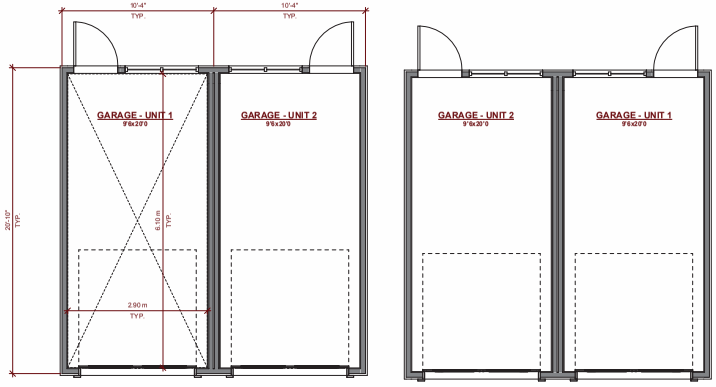
BLDG 4 - FOURPLEX GARAGE - FRONT ELEVATION
1/4" = 1'-0"



BLDG 4 - FOURPLEX GARAGE - LEFT ELEVATION
1/4" = 1'-0"

BLDG 4 - FOURPLEX GARAGE - REAR ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND - FOURPLEX UNITS 8-11		
NO.	DESCRIPTION	COLOURS
A.	35 YEAR ASHPHALT SHINGLES	CERTAINTEED (SHADOW GRAY)
B.	5x5 ALUMINUM GUTTER	TRISTAR GUTTERS (SLATE)
C.	2x12 FASCIA	BENJAMIN MOORE - WROUGHT IRON 2124-10
D.	1x6 OVER 2x10 BUILT UP FASCIA	BENJAMIN MOORE - WROUGHT IRON 2124-10
E.	HARDIE CEDAR SHAKE SIDING	BENJAMIN MOORE - SEATTLE MIST 1035
F.	ACRYLIC STUCCO	BENJAMIN MOORE - SEATTLE MIST 1035
G.	ACRYLIC STUCCO	BENJAMIN MOORE - DOLPHIN AF-715
H.	8x8 WOOD COLUMN	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
I.	WOOD SLATS	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
J.	3.5" WINDOW & DOOR TRIM TYP.	BENJAMIN MOORE - WROUGHT IRON 2124-10
K.	DECORATIVE KNEEBRACE & RAFTER TAIL	BENJAMIN MOORE - SEMI-TRANSPARENT BRIARWOOD HC-172
L.	VERTICAL HARDI B&B SIDING	BENJAMIN MOORE - CLOUD WHITE OC-130
M.	HORIZONTAL HARDI LAP SIDING	BENJAMIN MOORE - SEATTLE MIST 1035
N.	HARDI SHAKE SIDING	BENJAMIN MOORE - CINDER AF-705
P.	CONCRETE STAIRS	BROOMED FINISH
Q.	HARDI SHAKE SIDING	BENJAMIN MOORE -CINDER AF-705
R.	HARDI LAP SIDING	BENJAMIN MOORE - WEIMARANER



BLDG 4 - FOURPLEX GARAGE - FLOOR PLAN
1/4" = 1'-0"

ZED STUDIO

Address: #109 - 2632 PAULINE STREET ABBOTSFORD, BC V2S 3S2

Phone: (604) 355-1899
Email: admin@zedstudio.com
Web: www.zedstudio.com

DATE	REVISIONS
AUG. 14, 2023	DP REVISIONS

BHULLAR DEVELOPMENT
20545 76 AVE, LANGLEY

Title
BLDG 4 - FOURPLEX - GARAGE

Scale: 1/4" = 1'-0"
Date: SEP 10, 2024
Drawn: AF
Checked: ZE

Job no. 2039
Sheet no. A406

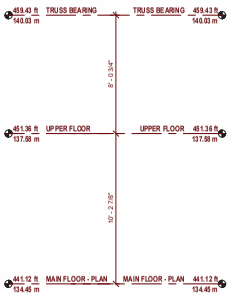
Consultant

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work.
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.
© COPYRIGHT. ALL RIGHTS RESERVED

2024-09-19
11:57:40 AM

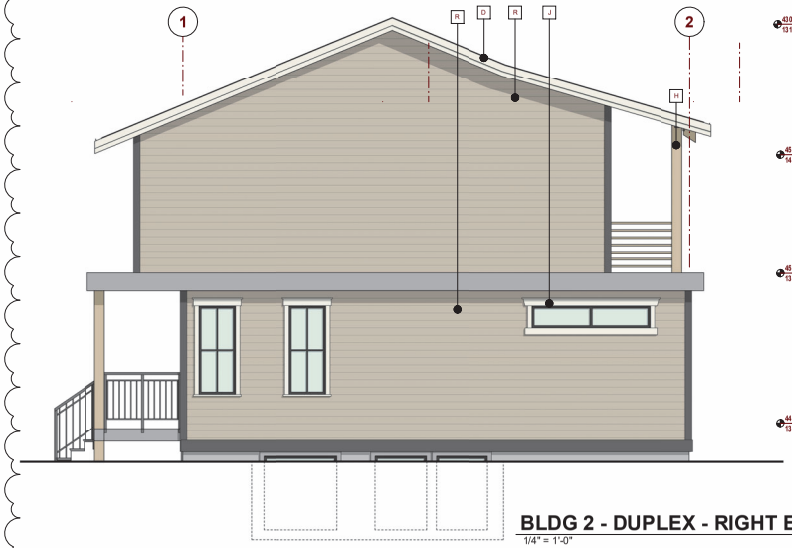
BLDG 2 - DUPLEX - UPPER FLOORDUPLEX - FRONT ELEVATION

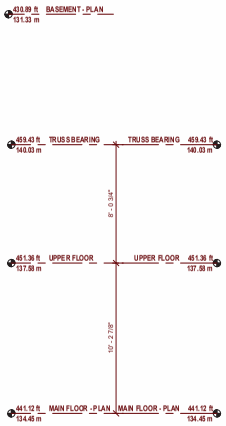
1/4" = 1'-0"

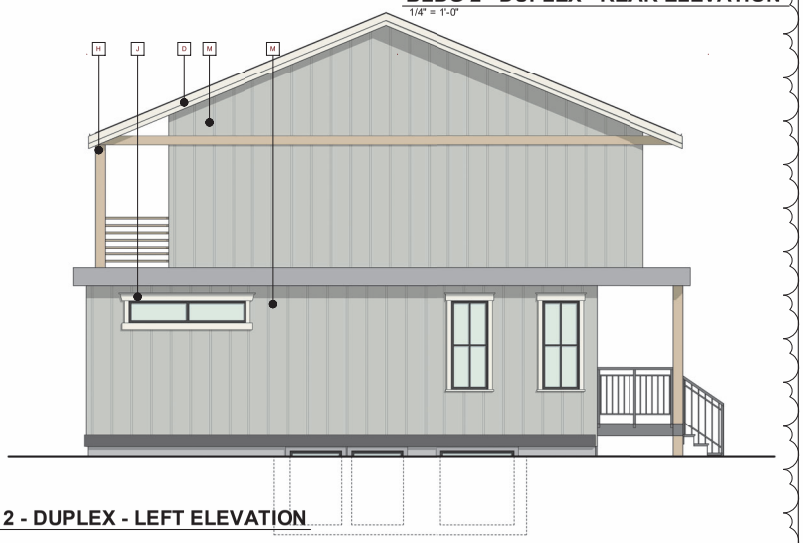


BLDG 2 - DUPLEX - REAR ELEVATION

1/4" = 1'-0"







BLDG 2 - DUPLEX - RIGHT ELEVATION

1/4" = 1'-0"

BLDG 2 - DUPLEX - LEFT ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND - DUPLEX UNITS 4-5 & 12-13

NO.	DESCRIPTION	COLOURS	NO.	DESCRIPTION	COLOURS	NO.	DESCRIPTION	COLOURS
A.	35 YEAR ASHPHALT SHINGLES	CERTAINTEED (SHADOW GRAY)	G.	ACRYLIC STUCCO	BENJAMIN MOORE - NIGHTINGALE AF-670	M.	HARDI PLANK SIDING	BENJAMIN MOORE - WICKHAM GRAY HC-171
B.	5x5 ALUMINUM GUTTER	TRISTAR GUTTERS (SLATE)	H.	8x8 WOOD COLUMN	BENJAMIN MOORE - SEMI-TRANSPARENT STONEHEDGE ES-76	N.	HARDI SHAKE SIDING	BENJAMIN MOORE - BELLA BLUE 720
C.	2x12 FASCIA	BENJAMIN MOORE - WHITE DOVE OC-17	I.	WOOD SLATS	BENJAMIN MOORE - SEMI-TRANSPARENT STONEHEDGE ES-76	P.	CONCRETE STAIRS	BROOMED FINISH
D.	1x6 OVER 2x10 BUILT UP FASCIA	BENJAMIN MOORE - WHITE DOVE OC-17	J.	3.5" WINDOW & DOOR TRIM TYP.	BENJAMIN MOORE - WHITE DOVE OC-17	Q.	HARDI SHAKE SIDING	BENJAMIN MOORE -CINDER AF-705
E.	HARDIE VERT B&B SIDING	BENJAMIN MOORE - WHITE DOVE OC-17	K.	DECORATIVE KNEEBRACE & RAFTER TAIL	BENJAMIN MOORE - SEMI-TRANSPARENT STONEHEDGE ES-76	R.	HARDI LAP SIDING	BENJAMIN MOORE - WEIMARANER
F.	HARDIE PLANK SIDING	BENJAMIN MOORE - WHITE DOVE OC-17	L.	HARDI SHAKE SIDING	BENJAMIN MOORE - SEATTLE MIST 1035			

ZED STUDIO

Address: #109 - 2632 PAULINE STREET ABBOTSFORD, BC V2S 3S2

Phone: (604) 355-1899
Email: admin@zedstudio.com
Web: www.zedstudio.com

DATE	REVISIONS
AUG. 14, 2023	DP REVISIONS

BHULLAR DEVELOPMENT

20545 76 AVE, LANGLEY

Title
BLDG 2 - DUPLEX - ELEVATIONS UNIT 4-5

Scale: 1/4" = 1'-0"
Date: SEP 10, 2024
Drawn: AF
Checked: ZE

Job no. 2039
Sheet no. A503

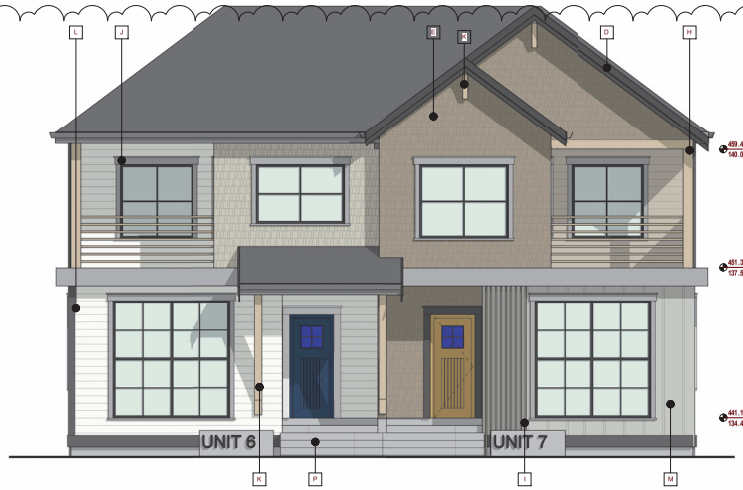
Consultant

2024-09-19 11:57:47 AM

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work.

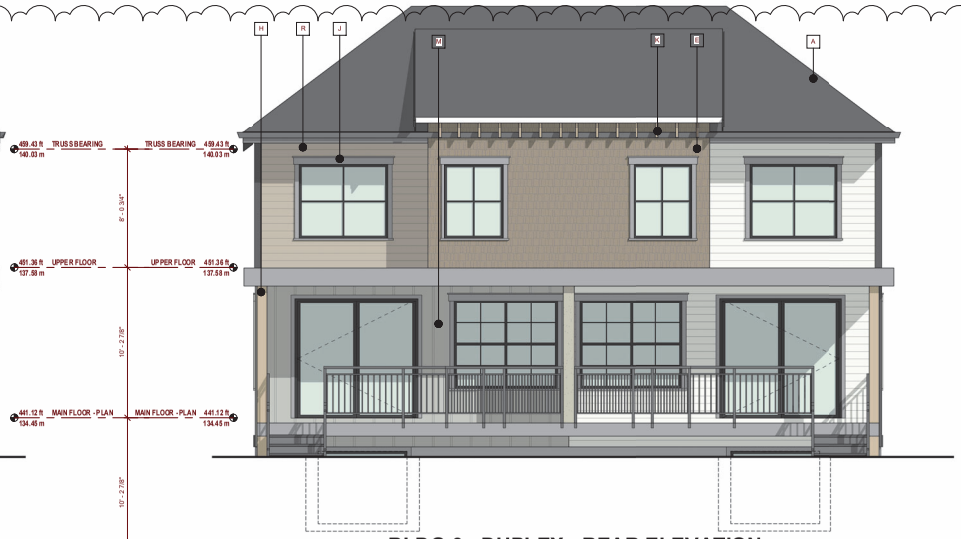
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

© COPYRIGHT. ALL RIGHTS RESERVED



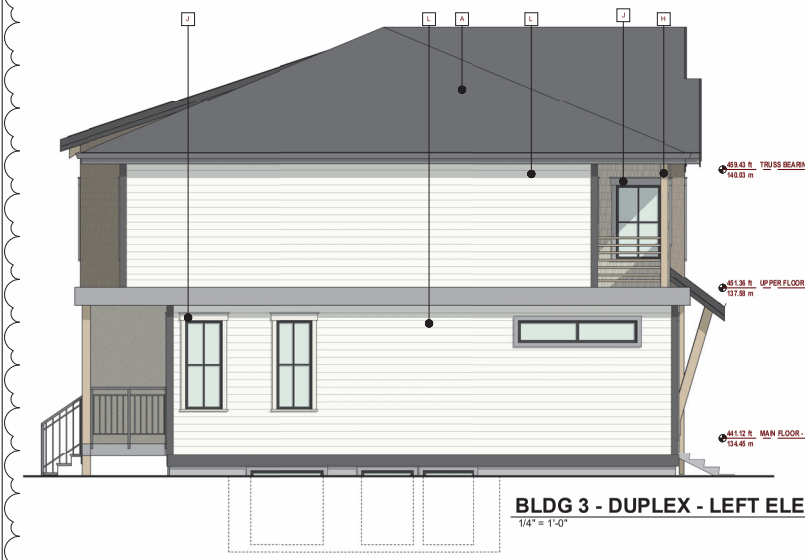
BLDG 3 - DUPLEX - FRONT ELEVATION

1/4" = 1'-0"



BLDG 3 - DUPLEX - REAR ELEVATION

1/4" = 1'-0"



BLDG 3 - DUPLEX - LEFT ELEVATION

1/4" = 1'-0"

BLDG 3 - DUPLEX - RIGHT ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND - DUPLEX UNITS 6-7

NO.	DESCRIPTION	COLOURS	NO.	DESCRIPTION	COLOURS	NO.	DESCRIPTION	COLOURS
A.	35 YEAR ASHPHALT SHINGLES	CERTAINTEED (SHADOW GRAY)	G.	ACRYLIC STUCCO	BENJAMIN MOORE - WEIMARANER AF-155	M.	HARDIE VERT B&B SIDING	BENJAMIN MOORE - WICKHAM GRAY
B.	5x5 ALUMINUM GUTTER	TRISTAR GUTTERS (SLATE)	H.	8x8 WOOD COLUMN	BENJAMIN MOORE - SEMI-TRANSPARENT PLATINUM GRAY HC-179	N.	HARDIE LAP SIDING	BENJAMIN MOORE - WEIMARANER
C.	2x12 FASCIA	BENJAMIN MOORE - WROUGHT IRON 2124-10	I.	WOOD SLATS	BENJAMIN MOORE - SEMI-TRANSPARENT PLATINUM GRAY HC-179	P.	CONCRETE STAIRS	BROOM FINISH
D.	1x6 OVER 2x10 BUILT UP FASCIA	BENJAMIN MOORE - WROUGHT IRON 2124-10	J.	3.5" WINDOW & DOOR TRIM TYP.	BENJAMIN MOORE - WROUGHT IRON 2124-10			
E.	HARDIE CEDAR SHAKE SIDING	BENJAMIN MOORE - WEIMARANER AF-155	K.	DECORATIVE KNEEBRACE & RAFTER TAIL	BENJAMIN MOORE - SEMI-TRANSPARENT PLATINUM GRAY HC-179			
F.	ACRYLIC STUCCO	BENJAMIN MOORE - COLLECTOR'S ITEM AF-45	L.	HARDIE LAP SIDING	BENJAMIN MOORE - COLLECTOR'S ITEM AF-45			

ZED STUDIO

Address: #109 - 2632 PAULINE STREET ABBOTSFORD, BC V2S 3S2

Phone: (604) 355-1899
Email: admin@zedstudio.com
Web: www.zedstudio.com

DATE	REVISIONS
AUG. 14, 2023	DP REVISIONS

BHULLAR DEVELOPMENT

20545 76 AVE, LANGLEY

Title
BLDG 3 - DUPLEX - ELEVATIONS UNIT 6-7

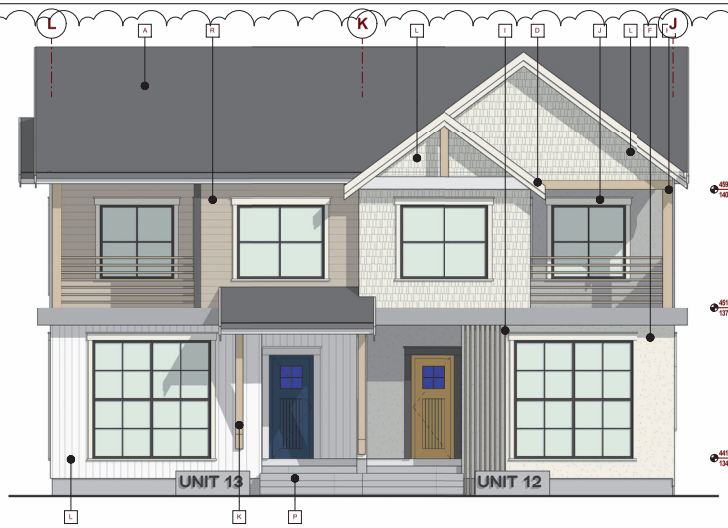
Scale: 1/4" = 1'-0"
Date: SEP 10, 2024
Drawn: AG
Checked: ZE

Job no. 2039
Sheet no. A504

Consultant

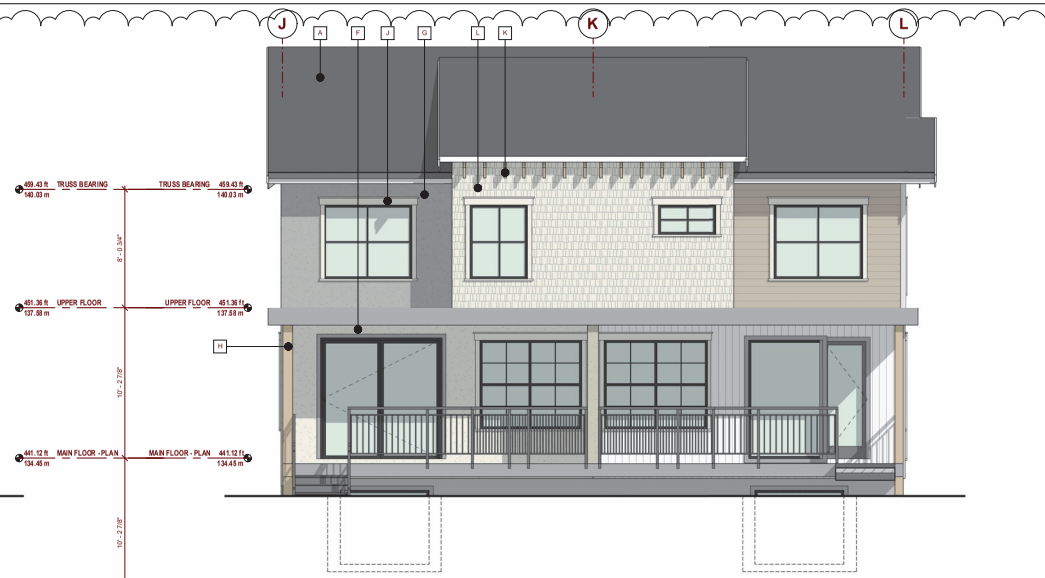
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work.
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.
© COPYRIGHT. ALL RIGHTS RESERVED

2024-09-19
11:57:54 AM



BLDG 5 - DUPLEX - FRONT ELEVATION

1/4" = 1'-0"

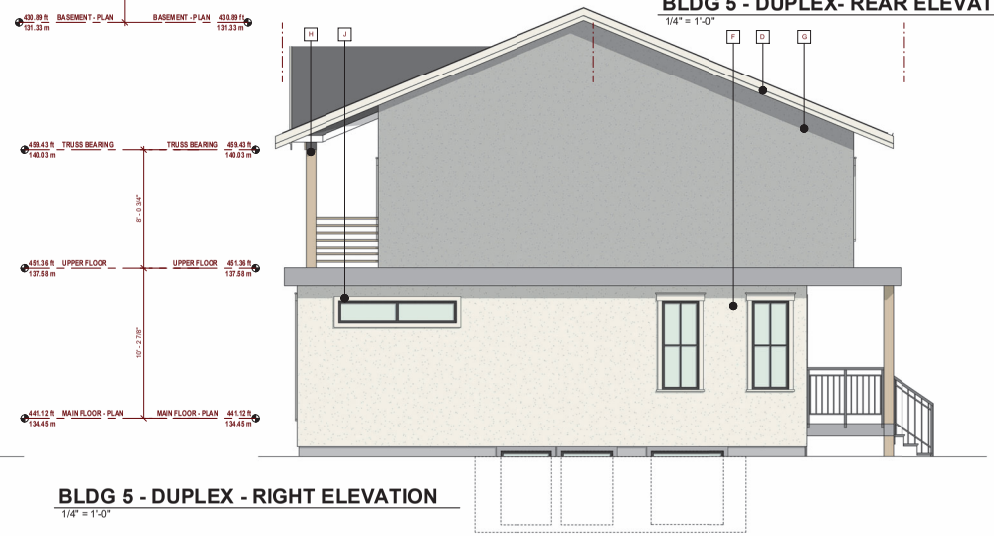


BLDG 5 - DUPLEX- REAR ELEVATION

1/4" = 1'-0"

BLDG 5 - DUPLEX - LEFT ELEVATION

1/4" = 1'-0"



BLDG 5 - DUPLEX - RIGHT ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND - DUPLEX UNITS 4-5 & 12-13

NO.	DESCRIPTION	COLOURS	NO.	DESCRIPTION	COLOURS	NO.	DESCRIPTION	COLOURS
A.	35 YEAR ASHPHALT SHINGLES	CERTAINTEED (SHADOW GRAY)	G.	ACRYLIC STUCCO	BENJAMIN MOORE - NIGHTINGALE AF-670	M.	HARDI PLANK SIDING	BENJAMIN MOORE - WICKHAM GRAY HC-171
B.	5x5 ALUMINUM GUTTER	TRISTAR GUTTERS (SLATE)	H.	8x8 WOOD COLUMN	BENJAMIN MOORE - SEMI-TRANSPARENT STONEHEDGE ES-76	N.	HARDI SHAKE SIDING	BENJAMIN MOORE - BELLA BLUE 720
C.	2x12 FASCIA	BENJAMIN MOORE - WHITE DOVE OC-17	I.	WOOD SLATS	BENJAMIN MOORE - SEMI-TRANSPARENT STONEHEDGE ES-76	P.	CONCRETE STAIRS	BROOMED FINISH
D.	1x6 OVER 2x10 BUILT UP FASCIA	BENJAMIN MOORE - WHITE DOVE OC-17	J.	3.5" WINDOW & DOOR TRIM TYP.	BENJAMIN MOORE - WHITE DOVE OC-17	Q.	HARDI SHAKE SIDING	BENJAMIN MOORE -CINDER AF-705
E.	HARDIE VERT B&B SIDING	BENJAMIN MOORE - WHITE DOVE OC-17	K.	DECORATIVE KNEEBRACE & RAFTER TAIL	BENJAMIN MOORE - SEMI-TRANSPARENT STONEHEDGE ES-76	R.	HARDI LAP SIDING	BENJAMIN MOORE - WEIMARANER
F.	HARDIE PLANK SIDING	BENJAMIN MOORE - WHITE DOVE OC-17	L.	HARDI SHAKE SIDING	BENJAMIN MOORE - SEATTLE MIST 1035			

ZED STUDIO

Address: #109 - 2632 PAULINE STREET ABBOTSFORD, BC V2S 3S2

Phone: (604) 355-1899
Email: admin@zedstudio.com
Web: www.zedstudio.com

DATE	REVISIONS
AUG. 14, 2023	DP REVISIONS

BHULLAR DEVELOPMENT

20545 76 AVE, LANGLEY

Title
BLDG 5 - DUPLEX - ELEVATIONS

Scale: 1/4" = 1'-0"
Date: SEP 10, 2024
Drawn: AG
Checked: ZE

Job no. 2039
Sheet no. A505

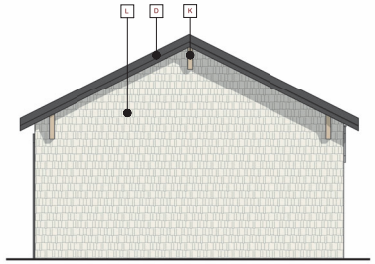
Consultant

2024-09-19 11:58:01 AM

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work.
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.
© COPYRIGHT. ALL RIGHTS RESERVED

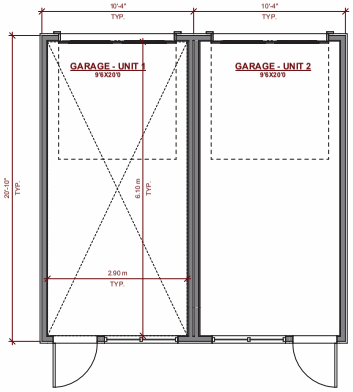
BLDG 2,3,5 - DUPLEX - GARAGE FRONT ELEVATION

1/4" = 1'-0"



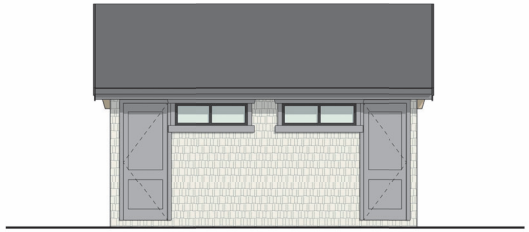
BLDG 2,3,5 - DUPLEX - GARAGE RIGHT ELEVATION

1/4" = 1'-0"



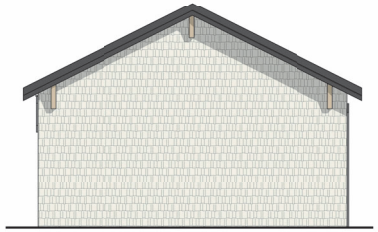
BLDG 2,3,5 - DUPLEX - GARAGE PLAN

1/4" = 1'-0"



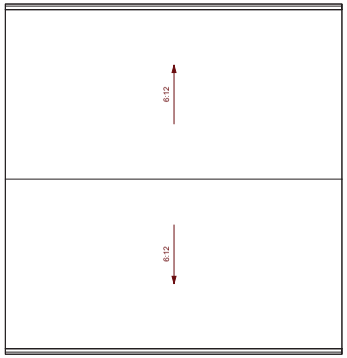
BLDG 2,3,5 - DUPLEX - GARAGE REAR ELEVATION

1/4" = 1'-0"



BLDG 2,3,5 - DUPLEX - GARAGE LEFT ELEVATION

1/4" = 1'-0"



BLDG 2,3,5 - DUPLEX - GARAGE ROOF PLAN

1/4" = 1'-0"

MATERIAL LEGEND - DUPLEX UNITS 4-5 & 12-13

NO.	DESCRIPTION	COLOURS	NO.	DESCRIPTION	COLOURS	NO.	DESCRIPTION	COLOURS
A.	35 YEAR ASHPHALT SHINGLES	CERTAINTEED (SHADOW GRAY)	G.	ACRYLIC STUCCO	BENJAMIN MOORE - NIGHTINGALE AF-670	M.	HARDI PLANK SIDING	BENJAMIN MOORE - WICKHAM GRAY HC-171
B.	5x5 ALUMINUM GUTTER	TRISTAR GUTTERS (SLATE)	H.	8x8 WOOD COLUMN	BENJAMIN MOORE - SEMI-TRANSPARENT STONEHEDGE ES-76	N.	HARDI SHAKE SIDING	BENJAMIN MOORE - BELLA BLUE 720
C.	2x12 FASCIA	BENJAMIN MOORE - WHITE DOVE OC-17	I.	WOOD SLATS	BENJAMIN MOORE - SEMI-TRANSPARENT STONEHEDGE ES-76	P.	CONCRETE STAIRS	BROOMED FINISH
D.	1x6 OVER 2x10 BUILT UP FASCIA	BENJAMIN MOORE - WHITE DOVE OC-17	J.	3.5" WINDOW & DOOR TRIM TYP.	BENJAMIN MOORE - WHITE DOVE OC-17	Q.	HARDI SHAKE SIDING	BENJAMIN MOORE -CINDER AF-705
E.	HARDIE VERT B&B SIDING	BENJAMIN MOORE - WHITE DOVE OC-17	K.	DECORATIVE KNEEBRACE & RAFTER TAIL	BENJAMIN MOORE - SEMI-TRANSPARENT STONEHEDGE ES-76	R.	HARDI LAP SIDING	BENJAMIN MOORE - WEIMARANER
F.	HARDIE PLANK SIDING	BENJAMIN MOORE - WHITE DOVE OC-17	L.	HARDI SHAKE SIDING	BENJAMIN MOORE - SEATTLE MIST 1035			

2024-09-19
11:58:06 AM

ZED STUDIO

Address: #109 - 2632 PAULINE STREET
ABBOTSFORD, BC
V2S 3S2

Phone: (604) 355-1899
Email: admin@zedstudio.com
Web: www.zedstudio.com

DATE	REVISIONS
AUG. 14, 2023	DP REVISIONS

BHULLAR DEVELOPMENT
20545 76 AVE, LANGLEY

Title
BLDG 2,3,5 - DUPLEX - GARAGE

Scale: 1/4" = 1'-0"
Date: SEP 10, 2024
Drawn: AF
Checked: ZE

Job no. 2039
Sheet no. A506

Consultant

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work.
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.
© COPYRIGHT. ALL RIGHTS RESERVED

76 AVE STREETSCAPE

1/8" = 1'-0"

76A AVE STREETSCAPE

1/8" = 1'-0"

ZED STUDIO

Address: #109 - 2632 PAULINE STREET
ABBOTSFORD, BC
V2S 3S2

Phone: (604) 355-1899
Email: admin@zedstudio.com
Web: www.zedstudio.com

DATE	REVISIONS
AUG. 14, 2023	DP REVISIONS

BHULLAR DEVELOPMENT

20545 76 AVE, LANGLEY

Title
STREETSCAPES

Scale:	1/8" = 1'-0"
Date:	SEP 10, 2024
Drawn:	AG
Checked:	ZE
Job no.	2039
Sheet no.	A600

Consultant

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

© COPYRIGHT. ALL RIGHTS RESERVED

2024-09-19
11:58:12 AM

Owner: **MR. RAJ BHULLAR**

20545 76 AVENUE, LANGLEY, B.C. V2Y 1W3

PH. 778-882-8076 e-mail:jrdbhullar@gmail.com

Description: **28 LOT SUBDIVISION**

20545 76 AVENUE, LANGLEY

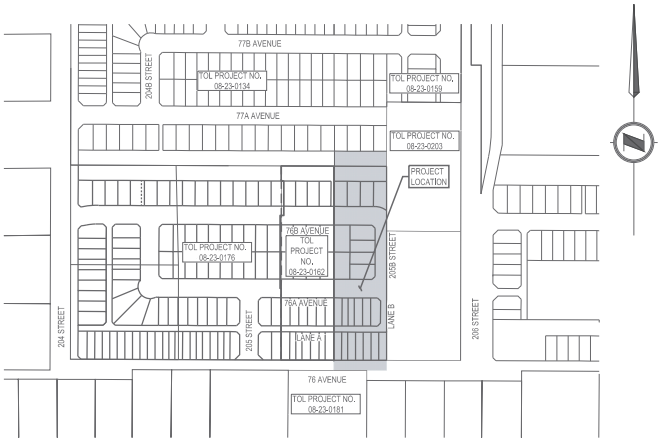
Legal Address: EAST HALF LOT 6, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 2685

ML Project No: 2111-05094-00

T.O.L. Project No: 08-23-0180

DRAWING INDEX

L0	COVER SHEET
L1	KEY PLAN
L2	ON-SITE LANDSCAPE PLAN
L3	ON-SITE LANDSCAPE PLAN
L4	ON-SITE GRADING PLAN
L5	ON-SITE GRADING PLAN
L6	LANDSCAPE DETAILS
L7	LANDSCAPE DETAILS



LOCATION PLAN

SCALE 1:2500

McElhanney

Suite 2300 Central City Tower

13450-102 Ave., Surrey, B.C. V3T 5X3 Tel. 604-596-0391 Fax 604-584-5050

FIRST SUBMISSION

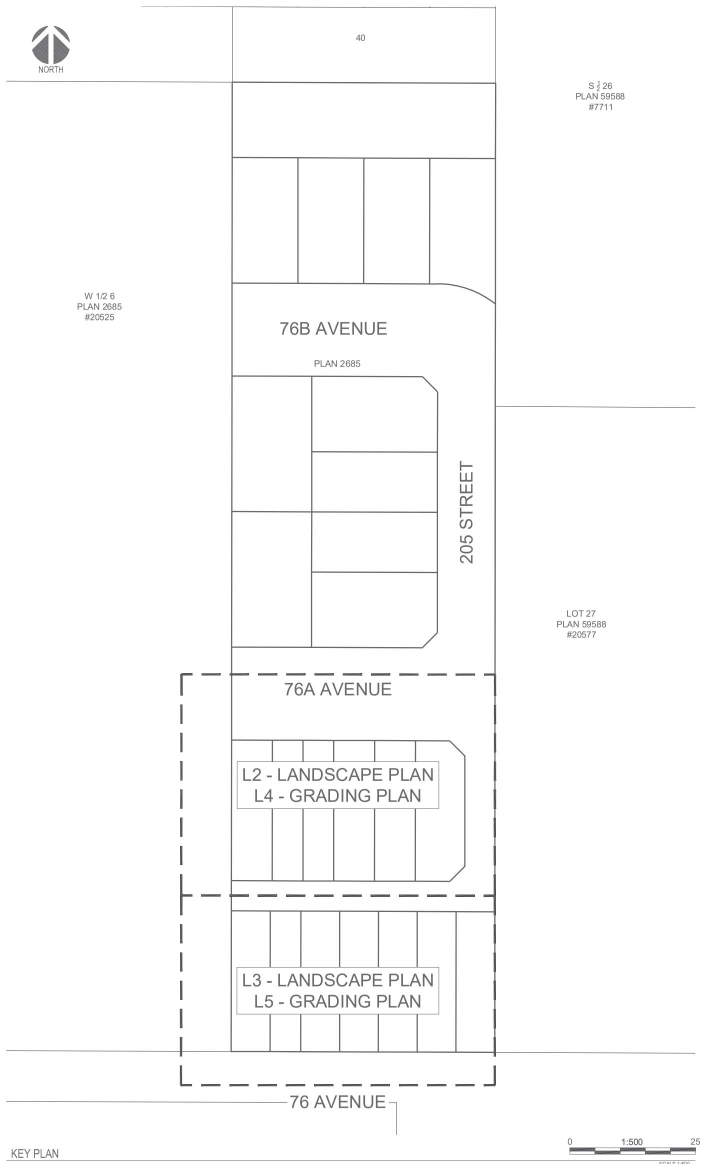
NOVEMBER 03, 2022

SCHEDULE B

Consultant: McElhanney

ML Project Number: 2111-05094-00

MUNICIPAL PROJECT No. 08-23-0180



KEY PLAN

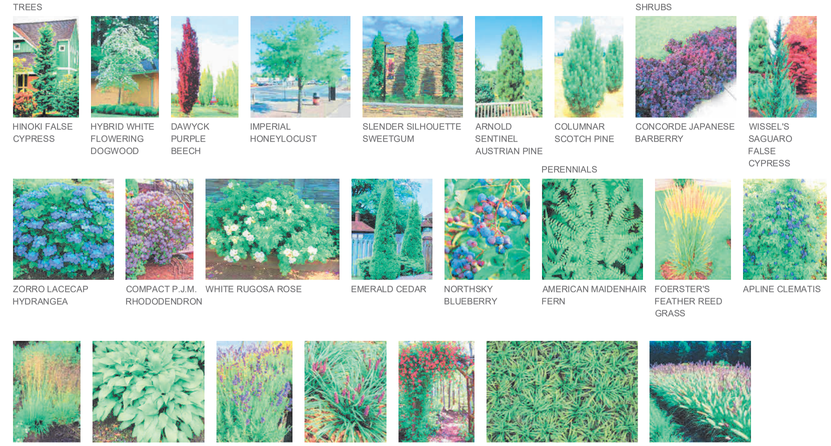
GENERAL NOTES

1. LANDSCAPE AND CIVIL DRAWINGS SHALL BE COORDINATED.
2. SEE CIVIL DRAWINGS FOR CATCH BASINS IF REQUIRED. FINISH GRADING TO ENSURE POSITIVE DRAINAGE ON SITE AND SURROUNDING LANDSCAPE.
3. LANDSCAPE AND ARCHITECTURAL DRAWINGS SHALL BE GENERALLY COORDINATED AND SPECIFICALLY COORDINATED FOR LOCATIONS AND SPECIFICATIONS FOR GUARDRAILS AND HANDRAILS.
4. ALL OTHER EXISTING TREES (INCLUDING UNTAGGED AND NON-BYLAW SIZED TREES) ARE TO BE RETAINED, UNLESS DEEMED HAZARDOUS BY PROJECT ARBORIST.
5. UNSUITABLE MATERIALS AND CONSTRUCTION WASTE ARE TO BE REMOVED AND DISPOSED OF BY CONSTRUCTION STAFF.
6. SOD TO BE ENVIRO ORGANIC SOD BY WESTERN TURF FARMS OR APPROVED DROUGHT TOLERANT EQUAL.
7. IRRIGATION TO BE PROVIDED BY AN AUTOMATIC UNDERGROUND SYSTEM TO TOL STANDARDS.
8. VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM, REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE OWNER PRIOR TO CONSTRUCTION.
9. DO NOT SCALE DRAWINGS.
10. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.
11. THIS DRAWING HAS BEEN PREPARED FOR REVIEW PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PLANTING NOTES

1. ALL WORK AND MATERIALS TO CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE TOWNSHIP OF LANGLEY STANDARDS PER SUBDIVISION AND DEVELOPMENT SERVICING BYLAW (SDSB), UNLESS SPECIFICALLY OTHERWISE NOTED. REFER TO TOWNSHIP OF LANGLEY DETAILS/NOTES TLP 21 - SHRUB AND GROUNDCOVER PLANTING, TLP 22 - TREE PLANTING NOTES, TLP 23 - TREE INSTALLATION DETAIL - SOFT, AND TLP 26 - TYPICAL TREE SETBACKS/CLEARANCES.
2. PROVIDE FERTILITY AND PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK. SEE SDSB SCHEDULE D APPROVED MATERIALS AND PRODUCTS FOR APPROVED SOIL SUPPLIERS.
3. PROVIDE TOPSOIL DEPTHS/VOLUMES AS FOLLOWS:
   TREES - 10m3/TREE, 1000mm DEEP
   SHRUB AND GROUNDCOVER BEDS - 450mm (18") DEPTH CONTINUOUS
   GRASS AREAS - 150mm (6") DEPTH CONTINUOUS
4. MAINTAIN RETAINED AND REPLACEMENT TREES FOR ONE YEAR FOLLOWING SIGN-OFF. ONE-YEAR SITE REVIEW WILL BE CONDUCTED. SEE SDSB SCHEDULE C CONSTRUCTION REQUIREMENTS AND SPECIFICATIONS.
5. ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST. SEE SDSB SCHEDULE B DESIGN CRITERIA, SECTION L - LANDSCAPE WORKS.
6. ALL BEDS TO HAVE A MINIMUM OF 50mm DEEP COMPOSTED BARK MULCH, ENSURE CLEAR RADIUS OF 50mm AROUND STEM.
7. ADJUST PLANT SPACING TO SUIT FINAL LOCATION OF LAWN BASIN.
8. INDIVIDUAL PROPERTY OWNERS ARE REQUIRED TO DO BOULEVARD LANDSCAPE MAINTENANCE (EXCEPT FOR STREET TREES) ALONG THE ROAD FRONTAGE BETWEEN THEIR PROPERTY LINE AND BACK OF CURB. SEE HIGHWAY USE AND TRAFFIC REGULATIONS BYLAW, 2013, No. 2871, SECTION 8 (4).

PLANT IMAGES



TREES: HINOKI FALSE CYPRESS; HYBRID WHITE FLOWERING DOGWOOD; DAWYCK PURPLE BEECH; IMPERIAL HONEYLOCUST; SLENDER SILHOUETTE SWEETGUM; ARNOLD SENTINEL AUSTRIAN PINE; COLUMNAR SCOTCH PINE

SHRUBS: CONCORDE JAPANESE BARBERRY; WISSEL'S SAGUARO FALSE CYPRESS; ZORRO LACECAP HYDRANGEA; COMPACT P.J.M. RHODODENDRON; WHITE RUGOSA ROSE; EMERALD CEDAR; NORTHSKY BLUEBERRY

PERENNIALS: AMERICAN MAIDENHAIR FERN; FOERSTER'S FEATHER REED GRASS; APLINE CLEMATIS; TUFTED HAIR GRASS; NARROW-LEAVED HOSTA; LAVENDER; ROYAL PURPLE LILYTURF; TRUMPET HONEYSUCKLE; DWARF MONDO GRASS; GIANT FOUNTAIN GRASS

UTILITY LOCATES

NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.

NOT FOR CONSTRUCTION

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTIS BC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK: ELEVATIONS ARE GEODETIC AND DERIVED FROM
CONTROL MONUMENT #: 88H4528 (CVD28GVRD)
LOCATION: THE INTERSECTION OF 78 AVENUE & 204 STREET
ELEVATION: 82.786m

LEGAL: EAST HALF LOT 6, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 2685

OWNER
MR. RAJ BHULLAR
20545 76 AVENUE, LANGLEY, B.C. V2Y 1W3
PH: 778-882-8076 E-MAIL: jrdbhullar@hotmail.com

ENGINEER
McElhanney
Suite 2300
13450 102nd Avenue
Surrey BC
Canada V3T 5X3
T 604 596 0391

Approved Sealed

I, KRISTINA PATTERSON, REGISTERED LANDSCAPE ARCHITECT, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS:

Rev	Date	Description
01	2022-11-03	FIRST SUBMISSION

PLAN

DESIGN BY:	KP
DRAWN BY:	JM
APPROVED BY:	KP
DATE:	NOVEMBER 03, 2022
SCALE: HORZ.	AS NOTED
VERT.	N.T.S.

MUNICIPAL PROJECT No. 08-23-0180

The Corporation of the Township of Langley

Township of Langley Est.1873

KEY PLAN

DESIGN FILE No | PLAN No 2111-05094-00
AS BUILT No. | SHEET NO. L1 OF 7 | REV. 01

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

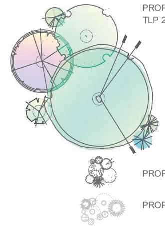
DATE: 2022-11-25, 12:04 FILE: M:\Proj\2111-05094-00 Bhullar - 20545 76 Ave

TOL ISO A1 - 2021-05-31

LEGEND

- WESTERN TURF FARMS LTD. SELECT SOD ON 150mm DEPTH TOPSOIL. NOTE: SOD TO BACK OF CURB AND EDGE OF SIDEWALKS. ENSURE SMOOTH TRANSITION WITH ADJACENT SURFACES.
- CRUSHED GRAVEL
- 50mm DEPTH COMPOSTED BARK MULCH TO BE PLACED LEVEL WITH ADJACENT SURFACES, CROWN IN CENTER OF ALL SHRUB BEDS AND TREE WELLS.
- 120mm THICK BROOM FINISH CONCRETE (10M REBAR 300mm O.C. GRID) C/W 150mm SUBGRADE PREPARATION AND 150mm COMPACTED GRANULAR BASE.
- CONCRETE UNIT PAVERS
- PROJECT BOUNDARY
- PROPERTY LINE
- SIGHT TRIANGLE - REFER TO TLP 26
- CLEAN CUT EDGE
- CRUSHED GRAVEL EDGE
- FENCE INSTALLATION FRONT GREENWAY - REFER TO TLP 08
- 1.8m WOOD FENCE - REFER TO SHEET L7
- ROOT ZONE
- DUPLEX SIGN
- CONCRETE UNIT PAVERS (STEPPING STONES)
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE PREVIOUSLY REMOVED
- EXISTING HAZARDOUS TREE

PLANT SYMBOLS



PROPOSED TREES - REFER TO TLP 22 & TLP 23

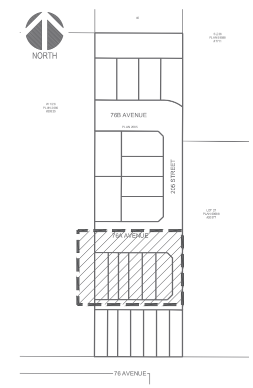
PROPOSED SHRUBS - REFER TO TLP 21

PROPOSED PERENNIALS - REFER TO TLP 21

UTILITY LOCATES

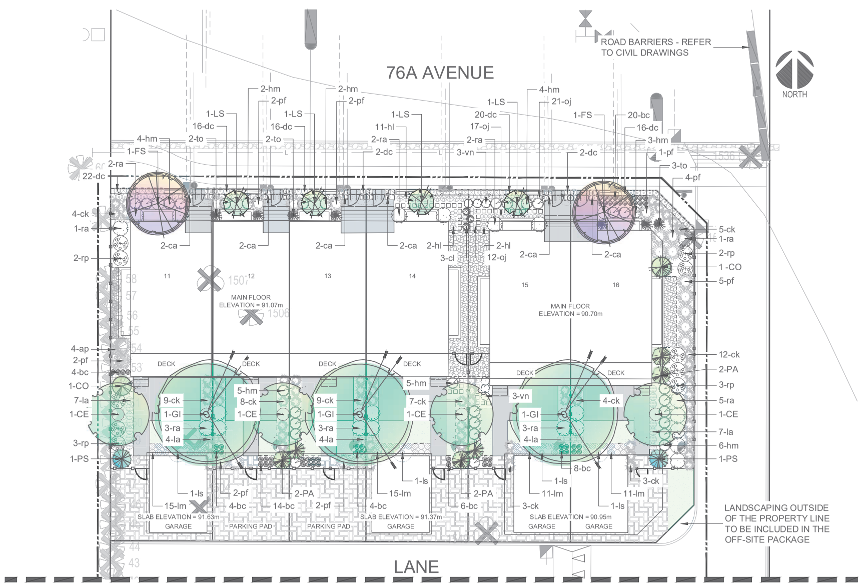
NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.

NOT FOR CONSTRUCTION



KEY PLAN

SCALE 1:1500



MATCHLINE REFER TO L3

ON-SITE LANDSCAPE PLAN

1:200

SCALE 1:200

NOTES

1. REFER TO L1 FOR GENERAL AND PLANTING NOTES.
2. THE FINAL LOCATION OF DUPLEX NUMBER SIGNAGE HAS BEEN COORDINATED WITH LANDSCAPING AND FENCING REQUIREMENTS.

PLANT SCHEDULE - SHEETS L2 & L3

Total Qty.	Key	Botanical Name	Common Name	Size	Spacing O.C.	Mature ht.
Trees						
6	CO	*Chamaecyparis obtusa*	Hinoki False Cypress	3000mm ht. B&B	as noted	4m
9	CE	*Cornus X* 'Eddie's White Wonder'	Hybrid White Flowering Dogwood	60mm cal. B&B	as noted	8m
4	FS	*Fagus sylvatica* 'Dawyck Purple'	Dawyck Purple Beech	60mm cal. B&B	as noted	15m
6	GI	*Gleditsia triacanthos f. inermis* 'Impcole'	Imperial Honeylocust	60mm cal. B&B	as noted	10m
9	LS	*Liquidambar styraciflua* 'Slender Silhouette'	Slender Silhouette Sweetgum	60mm cal. B&B	as noted	15m
6	PA	*Pinus nigra 'Arnold Sentinel'*	Arnold Sentinel Austrian Pine	2500mm ht. B&B	as noted	7m
2	PS	*Pinus sylvestris* 'Fastigiata'	Columnar Scotch Pine	3000mm ht. B&B	as noted	7m
Shrubs						
132	bc	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	#2 Pot	0.4m	0.3m
9	cl	*Chamaecyparis Lawsoniana 'Wissel's Saguaro'*	Wissel's Saguaro False Cypress	#2 Pot	0.6m	1.5m
47	hm	*Hydrangea macrophylla* 'Zorro'	Zorro Lacecap Hydrangea	#2 Pot	0.9m	1.2m
16	rp	*Rhododendron* 'P.J.M. Compact'	Compact P.J.M. Rhododendron	#2 Pot	1.2m	1.2m
40	ra	*Rosa rugosa* 'alba'	White Rugosa Rose	#2 Pot	1.2m	1.0m
15	to	*Thuja occidentalis* 'Smaragd'	Emerald Cedar	#2 Pot	1.0m	1.5m
18	vn	*Vaccinium* 'Northsky'	Northsky Blueberry	#2 Pot	0.7m	0.6m
Perennials						
18	ap	*Adiantum pedatum*	American Maidenhair Fern	#1 Pot	0.6m	0.9m
134	ck	*Calamagrostis x acutiflora* 'Karl Foerster'	Foerster's Feather Reed Grass	#1 Pot	0.8m	1.8m
26	ca	*Clematis alpina*	Apline Clematis	#1 Pot	1.2m	3.0m
186	dc	*Deschampsia cespitosa*	Tufted Hair Grass	#1 Pot	0.3m - 0.6m	0.6m - 0.9m
43	hl	*Hosta* 'Lancifolia'	Narrow-Leaved Hosta	#1 Pot	0.5m	0.3m
50	la	*Lavandula angustifolia* 'Hidcote'	Lavender	#1 Pot	0.6m	0.6m
138	lm	*Liriope muscari 'Royal Purple'*	Royal Purple Lilyturf	#1 Pot	0.5	0.5m
10	ls	*Lonicera sempervirens*	Trumpet Honeysuckle	#1 Pot	1.8m	5.0m
96	oj	*Ophiopogon japonicus* 'Nana'	Dwarf Mondo Grass	#1 Pot	0.3m	0.1m
30	pf	*Pennisetum alopecuriodes* 'Foxtrot'	Giant Fountain Grass	#1 Pot	1.2m	1.0m

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTIS BC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK: ELEVATIONS ARE GEODETIC AND DERIVED FROM
CONTROL MONUMENT #: 88H4528 (CVD28GVRD)
LOCATION: THE INTERSECTION OF 78 AVENUE & 204 STREET
ELEVATION: 82.786m

LEGAL: EAST HALF LOT 6, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 2685

OWNER
MR. RAJ BHULLAR
20545 76 AVENUE, LANGLEY, B.C. V2Y 1W3
PH: 778-882-8076 E-MAIL: jrdbhullar@hotmail.com

ENGINEER
McElhanney
Suite 2300
13450 102nd Avenue
Surrey BC
Canada V3T 5X3
T 604 596 0391

Approved Sealed

I, KRISTINA PATTERSON, REGISTERED LANDSCAPE ARCHITECT, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS:

Rev	Date	Description
01	2022-11-03	FIRST SUBMISSION

PLAN

DESIGN BY: KP
DRAWN BY: JM
APPROVED BY: KP
DATE: NOVEMBER 03, 2022
SCALE: HORIZ. AS NOTED; VERT. N.T.S.

MUNICIPAL PROJECT No. 08-23-0180

The Corporation of the Township of Langley

ON-SITE LANDSCAPE PLAN

DESIGN FILE No.
AS BUILT No.
PLAN No. 2111-05094-00
SHEET NO. L2 OF 7
REV. 01

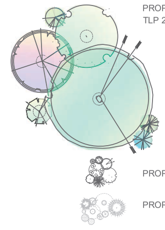
DESTROY ALL PRINTS BEARING PREVIOUS REVISION

DATE: 2022-11-25, 12:05 FILE: M:\Proj\2111-05094-00 Bhullar - 20545 76 Ave
TOL ISO A1 - 2021-05-31

LEGEND

- WESTERN TURF FARMS LTD. SELECT SOD ON 150mm DEPTH TOPSOIL. NOTE: SOD TO BACK OF CURB AND EDGE OF SIDEWALKS. ENSURE SMOOTH TRANSITION WITH ADJACENT SURFACES.
- CRUSHED GRAVEL
- 50mm DEPTH COMPOSTED BARK MULCH TO BE PLACED LEVEL WITH ADJACENT SURFACES, CROWN IN CENTER OF ALL SHRUB BEDS AND TREE WELLS.
- 120mm THICK BROOM FINISH CONCRETE (10M REBAR 300mm O.C. GRID) C/W 150mm SUBGRADE PREPARATION AND 150mm COMPACTED GRANULAR BASE.
- CONCRETE UNIT PAVERS
- PROJECT BOUNDARY
- PROPERTY LINE
- SIGHT TRIANGLE - REFER TO TLP 26
- CLEAN CUT EDGE
- CRUSHED GRAVEL EDGE
- FENCE INSTALLATION FRONT GREENWAY - REFER TO TLP 08
- 1.8m WOOD FENCE - REFER TO SHEET L7
- ROOT ZONE
- DUPLEX SIGN
- CONCRETE UNIT PAVERS (STEPPING STONES)
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE PREVIOUSLY REMOVED
- EXISTING HAZARDOUS TREE

PLANT SYMBOLS

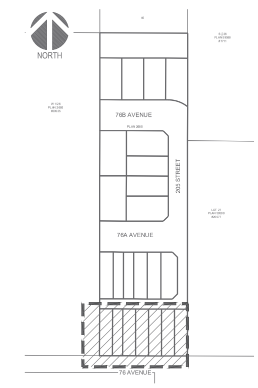


- PROPOSED TREES - REFER TO TLP 22 & TLP 23
- PROPOSED SHRUBS - REFER TO TLP 21
- PROPOSED PERENNIALS - REFER TO TLP 21

UTILITY LOCATES

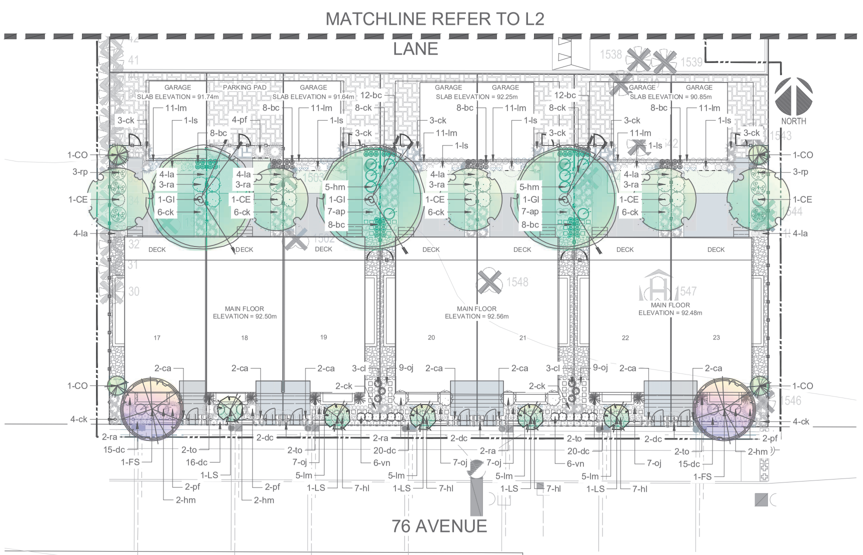
NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.

NOT FOR CONSTRUCTION



KEY PLAN

SCALE 1:1500



ON-SITE LANDSCAPE PLAN

0 1:200 10

SCALE 1:200

NOTES

1. REFER TO L1 FOR GENERAL AND PLANTING NOTES.
2. THE FINAL LOCATION OF DUPLEX NUMBER SIGNAGE HAS BEEN COORDINATED WITH LANDSCAPING AND FENCING REQUIREMENTS.

PLANT SCHEDULE - SHEETS L2 & L3

Total Qty.	Key	Botanical Name	Common Name	Size	Spacing O.C.	Mature ht.
Trees						
6	CO	*Chamaecyparis obtusa*	Hinoki False Cypress	3000mm ht. B&B	as noted	4m
9	CE	*Cornus X 'Eddie's White Wonder'*	Hybrid White Flowering Dogwood	60mm cal. B&B	as noted	8m
4	FS	*Fagus sylvatica 'Dawyck Purple'*	Dawyck Purple Beech	60mm cal. B&B	as noted	15m
6	GI	*Gleditsia triacanthos f. inermis 'Impcole'*	Imperial Honeylocust	60mm cal. B&B	as noted	10m
9	LS	*Liquidambar styraciflua 'Slender Silhouette'*	Slender Silhouette Sweetgum	60mm cal. B&B	as noted	15m
6	PA	*Pinus nigra 'Arnold Sentinel'*	Arnold Sentinel Austrian Pine	2500mm ht. B&B	as noted	7m
2	PS	*Pinus sylvestris 'Fastigiata'*	Columnar Scotch Pine	3000mm ht. B&B	as noted	7m
Shrubs						
132	bc	*Berberis thunbergii 'Concorde'*	Concorde Japanese Barberry	#2 Pot	0.4m	0.3m
9	cl	*Chamaecyparis Lawsoniana 'Wissel's Saguaro'*	Wissel's Saguaro False Cypress	#2 Pot	0.6m	1.5m
47	hm	*Hydrangea macrophylla 'Zorro'*	Zorro Lacecap Hydrangea	#2 Pot	0.9m	1.2m
16	rp	*Rhododendron 'P.J.M. Compact'*	Compact P.J.M. Rhododendron	#2 Pot	1.2m	1.2m
40	ra	*Rosa rugosa 'alba'*	White Rugosa Rose	#2 Pot	1.2m	1.0m
15	to	*Thuja occidentalis 'Smaragd'*	Emerald Cedar	#2 Pot	1.0m	1.5m
18	vn	*Vaccinium 'Northsky'*	Northsky Blueberry	#2 Pot	0.7m	0.6m
Perennials						
18	ap	*Adiantum pedatum*	American Maidenhair Fern	#1 Pot	0.6m	0.9m
134	ck	*Calamagrostis x acutiflora 'Karl Foerster'*	Foerster's Feather Reed Grass	#1 Pot	0.8m	1.8m
26	ca	*Clematis alpina*	Apline Clematis	#1 Pot	1.2m	3.0m
186	dc	*Deschampsia cespitosa*	Tufted Hair Grass	#1 Pot	0.3m - 0.6m	0.6m - 0.9m
43	hl	*Hosta 'Lancifolia'*	Narrow-Leaved Hosta	#1 Pot	0.5m	0.3m
50	la	*Lavandula angustifolia 'Hidcote'*	Lavender	#1 Pot	0.6m	0.6m
138	lm	*Liriope muscari 'Royal Purple'*	Royal Purple Lilyturf	#1 Pot	0.5	0.5m
10	ls	*Lonicera sempervirens*	Trumpet Honeysuckle	#1 Pot	1.8m	5.0m
96	oj	*Ophiopogon japonicus 'Nana'*	Dwarf Mondo Grass	#1 Pot	0.3m	0.1m
30	pf	*Pennisetum alopecuroides 'Foxtrot'*	Giant Fountain Grass	#1 Pot	1.2m	1.0m

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

NOTES: CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTIS BC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK: ELEVATIONS ARE GEODETIC AND DERIVED FROM CONTROL MONUMENT #: 88H4528 (CVD28GVRD) LOCATION: THE INTERSECTION OF 78 AVENUE & 204 STREET ELEVATION: 82.786m

LEGAL: EAST HALF LOT 6, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 2685

OWNER: MR. RAJ BHULLAR
20545 76 AVENUE, LANGLEY, B.C. V2Y 1W3
PH: 778-882-8076 E-MAIL: jrdbhullar@hotmail.com

ENGINEER: McElhanney
Suite 2300, 13450 102nd Avenue, Surrey BC, Canada V3T 5X3, T 604 596 0391

Approved Sealed

I, KRISTINA PATTERSON, REGISTERED LANDSCAPE ARCHITECT, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS:

Rev	Date	Description
01	2022-11-03	FIRST SUBMISSION

PLAN — DESIGN BY: KP; DRAWN BY: JM; APPROVED BY: KP; DATE: NOVEMBER 03, 2022; SCALE: HORIZ. AS NOTED, VERT. N.T.S.

MUNICIPAL PROJECT No. 08-23-0180

The Corporation of the Township of Langley

ON-SITE LANDSCAPE PLAN

DESIGN FILE No. | PLAN No. 2111-05094-00 | AS BUILT No. | SHEET NO. L3 OF 7 | REV. 01

DESTROY ALL PRINTS BEARING PREVIOUS REVISION
TOL ISO A1 - 2021-05-31
DATE: 2022-11-25, 12:05 FILE: M:\Proj\2111\05094-00 Bhullar - 20545 76 Ave - LD Analysis\10.0 DRAWINGS\10.6 Landscape Arch\10.6.1 Sheets\05094-00-ONSITE-L0-100.dwg

LEGEND

- EXISTING ELEVATIONS - REFER TO CIVIL LOT GRADING PLAN
- (???) PROPOSED ELEVATIONS - REFER TO CIVIL LOT GRADING PLAN
- 00.00 PROPOSED ELEVATIONS - REFER TO ARCHITECTURAL DRAWINGS
- PROJECT BOUNDARY
- PROPERTY LINE

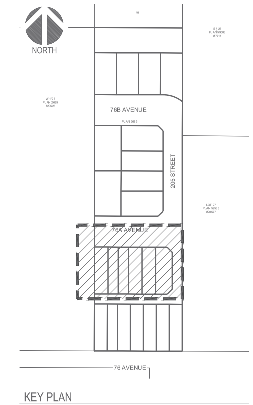
GRADING NOTES

1. GRADING AND DRAINAGE ALL PROPOSED TURF AREAS SHALL SMOOTHLY CONFORM TO EXISTING ADJACENT FEATURES
2. PROVIDE POSITIVE DRAINAGE THROUGHOUT ALL TURF AREAS.
3. COMPOSITE BASE SHEET THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM THE TOPOGRAPHIC SURVEY, OTHER ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME.

UTILITY LOCATES

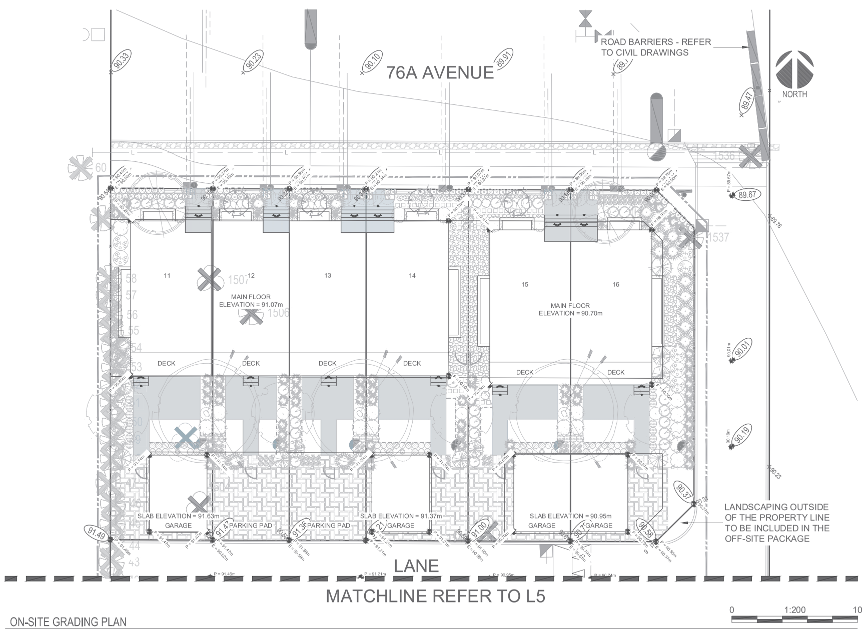
NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.

NOT FOR CONSTRUCTION



KEY PLAN

SCALE 1:1500



ON-SITE GRADING PLAN

0 1:200 10

SCALE 1:200

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTIS BC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK

ELEVATIONS ARE GEODETIC AND DERIVED FROM

CONTROL MONUMENT #: 88H4528 (CVD28GVRD)
LOCATION: THE INTERSECTION OF 78 AVENUE & 204 STREET
ELEVATION: 82.786m

LEGAL

EAST HALF LOT 6, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 2685

OWNER

MR. RAJ BHULLAR

20545 76 AVENUE, LANGLEY, B.C. V2Y 1W3
PH: 778-882-8076 E-MAIL: jrdbhullar@hotmail.com

ENGINEER

McElhanney

Suite 2300
13450 102nd Avenue
Surrey BC
Canada V3T 5X3
T 604 596 0391

Approved Sealed

I, KRISTINA PATTERSON, REGISTERED LANDSCAPE ARCHITECT, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS:

Rev	Date	Description
01	2022-11-03	FIRST SUBMISSION

PLAN

DESIGN BY	KP
DRAWN BY	JM
APPROVED BY	KP
DATE	NOVEMBER 03, 2022
SCALE HORZ.	AS NOTED
VERT.	N.T.S.

MUNICIPAL PROJECT No. 08-23-0180

The Corporation of the Township of Langley

ON-SITE GRADING PLAN

DESIGN FILE No. | PLAN No. 2111-05094-00

AS BUILT No. | SHEET NO. L4 OF 7 | REV. 01

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

DATE: 2022-11-25, 12:05 FILE: M:\Pr\j2111\05094-00 Bhullar - 20545 76 Ave - LD Analysis\10.0 DRAWINGS\10.6 Landscape Arch\10.6.1 Sheets\05094-00-ONSITE-L0-100.dwg

TOL ISO-A1 - 2021-05-31

LEGEND

- EXISTING ELEVATIONS - REFER TO CIVIL LOT GRADING PLAN
- PROPOSED ELEVATIONS - REFER TO CIVIL LOT GRADING PLAN
- 00.00 PROPOSED ELEVATIONS - REFER TO ARCHITECTURAL DRAWINGS
- PROJECT BOUNDARY
- PROPERTY LINE

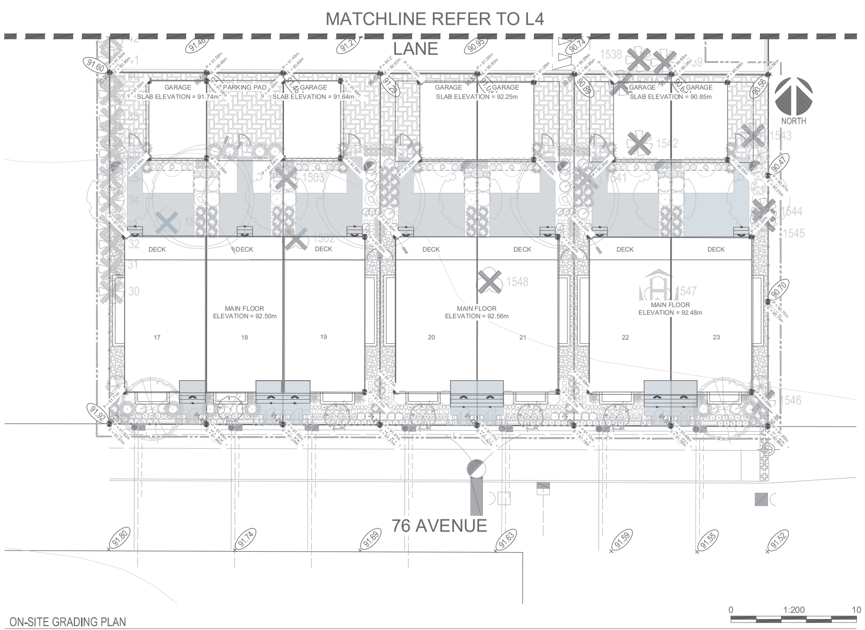
GRADING NOTES

1. GRADING AND DRAINAGE ALL PROPOSED TURF AREAS SHALL SMOOTHLY CONFORM TO EXISTING ADJACENT FEATURES
2. PROVIDE POSITIVE DRAINAGE THROUGHOUT ALL TURF AREAS.
3. COMPOSITE BASE SHEET THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM THE TOPOGRAPHIC SURVEY, OTHER ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME.

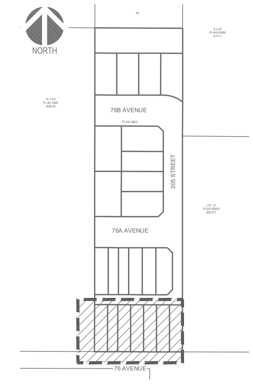
UTILITY LOCATES

NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.

NOT FOR CONSTRUCTION



ON-SITE GRADING PLAN



KEY PLAN

SCALE 1:1500

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTIS BC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK

ELEVATIONS ARE GEODETIC AND DERIVED FROM
CONTROL MONUMENT #: 88H4528 (CVD28GVRD)
LOCATION: THE INTERSECTION OF 78 AVENUE & 204 STREET
ELEVATION: 82.786m

LEGAL

EAST HALF LOT 6, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 2685

OWNER

MR. RAJ BHULLAR
20545 76 AVENUE, LANGLEY, B.C. V2Y 1W3
PH: 778-882-8076 E-MAIL: jrdbhullar@hotmail.com

ENGINEER

McElhanney

Approved Sealed

I, KRISTINA PATTERSON, REGISTERED LANDSCAPE ARCHITECT, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS:

Rev	Date	Description
01	2022-11-03	FIRST SUBMISSION

PLAN

DESIGN BY	KP
DRAWN BY	JM
APPROVED BY	KP
DATE	NOVEMBER 03, 2022
SCALE HORZ.	AS NOTED
VERT.	N.T.S.

MUNICIPAL PROJECT No. 08-23-0180

The Corporation of the Township of Langley

ON-SITE GRADING PLAN

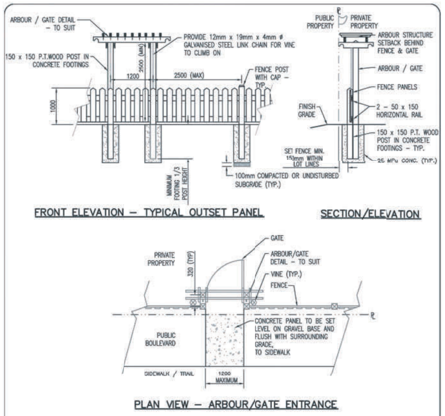
DESIGN FILE No. | PLAN No. 2111-05094-00

AS BUILT No. | SHEET NO. L5 OF 7 | REV. 01

TOL ISO-A1 - 2021-05-31

UTILITY LOCATES

NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.



NOTES:
1) SET FENCE POSTS IN CONCRETE FOOTING WITH A MINIMUM 1/3 POST LENGTH AND 300mm ø POST HOLE
2) ARBOR FENCE PANEL TO BE IN-SWING GATE COMPLETE WITH LATCH
3) REFER TO TLP 14 WOOD NOTES
4) ALL PRESSURE TREATED WOOD TO ~~VINE ONE (1) COAT WHITE PRIMER AND TWO (2) COATS FINISH EXTERIOR WHITE~~ BE STAINED NATURAL TO MATCH 1.8m REAR YARD FENCE

FENCE INSTALLATION – FRONT GREENWAY

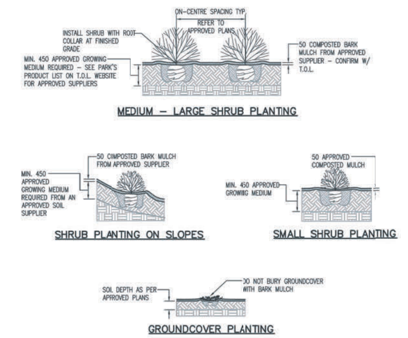
THE CORPORATION OF THE TOWNSHIP OF LANGLEY — DATE APR 2019 — TLP 08

NOTES:

1. PROVIDE A FORTY-FIVE (45) DAY MINIMUM WEATHERING PERIOD FOR ALL PRESSURE TREATED WOOD MATERIALS. ALL WOOD SHALL BE SEASONED AND PRESSURE TREATED (A REQUIREMENT OF MINISTRY OF ENVIRONMENT).
2. ALL ITEMS SHALL BE TREATED WITH WOOD PRESERVATIVE. ALL ITEMS WITH DIRECT PEDESTRIAN CONTACT SHALL BE TREATED WITH ACQ (ALKALINE COPPER QUATERNARY).
3. ALL SURFACES EXPOSED AS A RESULT OF CUTTING, BORING OR RELIEVING SHALL BE TREATED WITH A BRUSH ON WOOD PRESERVATIVE, AS NOTED ABOVE, TO MAINTAIN THE INTEGRITY OF THE FACTORY APPLIED PRESERVATIVE TREATMENT. TWO (2) MANUAL APPLICATIONS SHALL BE APPLIED TO THESE EXPOSED SURFACES.
4. WHEN WORKING NEAR OR OVER CREEKS:
   - ALL WORK TO BE UNDERTAKEN IN SUCH A MANNER AS TO PREVENT RELEASE OF SILT, SEDIMENT, OR SEDIMENT-LADEN WATER, RAW CONCRETE, OR CONCRETE LEACHATE, OR ANY OTHER DELETERIOUS SUBSTANCES INTO ANY DITCH, WATERCOURSE, RAVINE, OR STORM SEWER SYSTEM. STANDARDS FOR SEDIMENT AND EROSION CONTROL AS PER THE LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT (M.O.E. AND D.F.O.) MUST BE ADHERED TO.
   - TAKE MEASURES IS NECESSARY TO PREVENT RELEASE OF SILTS, SEDIMENTS, AND CHEMICALS INTO THE WATERCOURSE.
   - CONSTRUCTION AND EXCAVATION WASTES, OVERBURDEN, SOIL, OR OTHER SUBSTANCES DELETERIOUS TO AQUATIC LIFE MUST BE DISPOSED OF IN SUCH A MANNER AND LOCATION AS TO PREVENT THEIR ENTRY INTO ANY WATERCOURSE, DITCH, RAVINE, OR STORM SEWER SYSTEM.
   - ALL PRECAUTIONS SHALL BE TAKEN TO PREVENT ANY WOOD PRESERVATIVES FROM SPILLING ONTO THE GROUND OR ENTERING THE WATERCOURSE. ANY APPLICATION OF WOOD PRESERVATIVES ON SITE MUST BE UNDERTAKEN UPLAND, WELL AWAY FROM ANY WATERCOURSE. THERE MUST BE NO APPLICATION OF PRESERVATIVES ON INSTALLED MATERIALS, ON OR OVER WATER UNDER ANY CIRCUMSTANCES.
5. ALL NAIL AND SCREW FASTENERS SHALL BE COUNTERSUNK. ALL COUNTERSUNK EDGES SHALL BE RELIEVED SO AS TO PROVIDE A SPLINTER FREE EDGE.
6. ALL DESIGN INFORMATION SHOWN OR IMPLIED SHALL BE VERIFIED ON SITE BY CONTRACTOR. ANY DISCREPANCIES BETWEEN WHAT IS INDICATED ON DRAWINGS AND WHAT IS EVIDENT IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNATED INSPECTING AUTHORITY PRIOR TO ANY FIELD WORK OR OFF-SITE PRE-FABRICATION TAKING PLACE.
7. COUNTER SINKING ON CAPS AND TOP RAIL ARE FILLED WITH WOOD PLUGS N WATERPROOF EPOXY ADHESIVE FLUSH AND SMOOTH WITH WOOD SURFACE.
8. BUTT SPLICES SHALL BE LOCATED AT CENTERS OF POSTS AND/OR BEAMS
9. ALL EXPOSED EDGES ON ANGLED CAP RAIL AND OTHER RAILS SHALL BE CHAMFERED TO PROVIDE A SMOOTH EDGE. EXPOSED BUTT ENDS OF ALL HANDRAILS SHALL BE SMOOTH FINISHED WITH 6.0mm RADIUS RELIEVED EDGES.
10. ALL FASTENERS AND HARDWARE ITEMS SHALL BE HOT-DIP GALVANIZED STEEL WHERE ANY CUTS OR ABRASIONS TO THE FACTORY APPLIED GALVANIZED COATING OCCURS. THE CONTRACTOR SHALL MANUALLY APPLY TWO (2) COATS OF AN APPROVED ZINC RICH PRIMER SUCH AS GALVCON OR APPROVED EQUIVALENT.
11. TOLERANCES AND CONDITIONS FOR ACCEPTANCE OF WORK SHALL BE AS FOLLOWS:
   - SPACING OF POSTS SHALL BE WITHIN +/- 25.0mm;
   - DECK BOARDS SHALL BE FLUSH WITHIN +/- 2.0mm OF ADJACENT BOARDS;
   - HANDRAILS SHALL BE STRAIGHT AND TRUE TO LINE;
   - WOOD TIMBER SECTIONS SHALL BE FULL, STRAIGHT, AND TRUE TO LINE;
   - ALL WOOD SHALL BE STRAIGHT GRAINED, FREE OF KNOTS, CHECKS, WAIN, SPLITS, OR UNSIGHTLY BLEMISHES;
   - ALL WOOD SHALL BE APPROVED BY OWNER OR OWNERS REPRESENTATIVE PRIOR TO USE;
   - ALL FOOTING HOLES SHALL BE INSPECTED AND APPROVED BY ENGINEER PRIOR TO PLACEMENT OF CONCRETE;
   - CONSTRUCTION FENCING SHALL BE PLACED AROUND CONSTRUCTION ZONE AND ALL EXCAVATIONS MADE SAFE WHEN CONTRACTOR OR CONTRACTOR'S PERSONNEL ARE NOT ON SITE;
   - CONSTRUCTION SITE AND OFFLOADING AREAS SHALL BE KEPT CLEAN, ORGANIZED, AND SAFE ON A DAILY BASIS;
   - SITE SHALL BE KEPT FREE OF DEBRIS AND CONTAMINANTS;
   - ALL WASTES SHALL BE REMOVED OFF-SITE ON A REGULAR BASIS DURING CONSTRUCTION.
12. CONTRACTOR SHALL SEEK APPROVAL OF OWNER AND CONTRACT ADMINISTRATOR PRIOR TO ANY PROPOSED CHANGES HE/SHE MAY PUT FORWARD FOR FASTENERS SCHEDULE. APPROVAL SHALL BE SOUGHT A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO ANTICIPATED NEED.
13. STRUCTURAL DESIGN TO CONSULTING STRUCTURAL ENGINEERS' SPECIFICATIONS.

WOOD NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — DATE APR 2019 — TLP 14



NOTES:
1) REFER TO THE LATEST BC LANDSCAPE STANDARD.
2) PROVIDE 450 MINIMUM DEPTH GROWING MEDIUM FOR PLANTED LANDSCAPE AREAS, FROM APPROVED SOIL SOURCE – SEE SCHEDULE 'D'
3) PRIOR TO INSTALLATION OF GROWING MEDIUM, SCARIFY SIDE AND BOTTOM SURFACE OF UNDISTURBED SUBGRADE IN PLANTING AREAS AND PITS.
4) AT TIME OF PLANTING:
   - REMOVE ALL STRING, TWINE, POTS, TAGS, ETC...
   - LOOSEN AND DROP ALL SACKING/BURLAP TO BOTTOM OF PLANTING HOLE
   - MOISTEN SOIL AROUND ROOT BALLS

SHRUB & GROUNDCOVER PLANTING INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — DATE APR 2019 — TLP 21

GENERAL

1. THE FINAL LOCATION, PLANTING, SPECIES SELECTION AND SIZES SHALL BE COMPLETED TO THE SATISFACTION OF THE MANAGER, GREEN INFRASTRUCTURE SERVICES. THE OWNER IS RESPONSIBLE FOR CONTACTING GREEN INFRASTRUCTURE SERVICES STAFF FOR REVIEW OF PLANTING LOCATIONS AND OF THE STREET TREE STAKING LOCATIONS – PRIOR TO PLANTING.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A HIGHWAYS USE PERMIT FROM ENGINEERING DIVISION FOR INSTALLING, LOCATING OR TEMPORARILY STORING STREET TREES AND OTHER MATERIAL WITHIN A HIGHWAY (ROAD RIGHT-OF-WAY) OR IF UNLOADING MAY POTENTIALLY INTERFERE WITH TRAFFIC FLOWS ON PUBLIC ROADS. THIS PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF THE OFF-SITE WORKS (TYPICALLY STREET TREE, BOULEVARD AND GREENWAY PLANTING).
3. USE TREE INSTALLATION DETAIL TLP 23, 24 AND 25

LOCATION OF PLANTING

4. STREET TREES SHALL BE SPACED AS NOTED ON THE DRAWINGS, UNLESS OTHERWISE APPROVED BY MANAGER, GREEN INFRASTRUCTURE SERVICES. TREES SHALL BE SIZED AS NOTED ON THE DRAWINGS AND NO LESS THAN 3.0m IN HEIGHT WITH A MINIMUM CLEAR STEM HEIGHT OF 1.8m TO THE LOWEST BRANCH. ACTUAL TREE NUMBERS, SPACING AND LOCATIONS WILL VARY ACCORDING TO SITE CONDITIONS AND AMENITIES.
5. LOCATIONS SHALL BE IDENTIFIED WITH STAKES OR PAINTED MARKINGS BY THE OWNER. IF UNDERGROUND OBSTRUCTIONS ARE UNCOVERED THESE ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO PLANTING. NOTE: A TREE STAKING REVIEW AND TREE INSPECTION MUST BE REQUESTED BY THE DEVELOPER/CONTRACTOR PRIOR TO TREE PLANTING TAKING PLACE. CONTACT GREEN INFRASTRUCTURE SERVICES STAFF TO SCHEDULE THE REVIEW.
6. NO TREE SUBSTITUTIONS SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE T.O.L. URBAN FORESTRY.

MINIMUM TREE PLANTING CLEARANCES

7. TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:

• STREET LIGHT POLES	6.0m
• UTILITY POLES	3.0m
• EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY	2.0m
• SEWER AND DRAINAGE SERVICE CONNECTION/FIRE HYDRANTS	1.5m
• MANHOLES, VALVE BOXES, WATER SERVICES	1.2m
• BCH LPT/PMT/VISTA SWITCH VAULTS	2.2m

WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF CURB AND FRONT OF THE SIDEWALK, TREES SHALL BE PLANTED A MIN. OF 1.0m FROM BACK OF CURB AND 1.0m FROM BACK OF SIDEWALK

IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0m FROM THE BACK OF THE SIDEWALK AND 2.5m FROM BACK OF CURB.

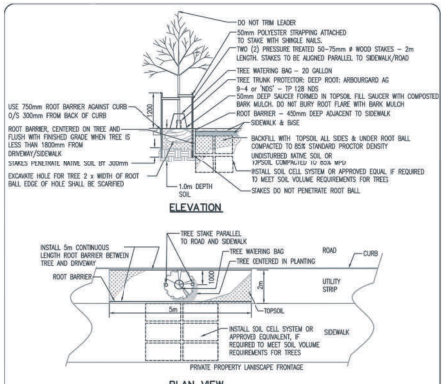
TREES SHALL BE NO CLOSER TO A ROAD INTERSECTION THAN THE PROJECTION OF AN 8.0m x 8.0m SIGHT TRIANGLE, AS SHOWN IN TLP 26.

CONDITION

8. ALL PLANT MATERIAL SHALL BE OF GOOD HEALTH AND VIGOR WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, DAMAGE OF OTHER OBJECTIONABLE DISFIGUREMENTS.
9. ALL PLANT MATERIAL, TOP SOIL, SHIPPING PROCEDURES AND HANDLING PRACTICES SHALL CONFORM TO THE MOST RECENT BC LANDSCAPE STANDARDS, SPECIFICATIONS AND GUIDELINES IN FORCE AT THE TIME OF INSTALLATION AND SHALL MEET ALL MINIMUM CRITERIA OF THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW.
10. REFER TO SCHEDULE B, SECTION L2.6 – PROVIDE 10m³ OF APPROVED GROWING MEDIUM PER TREE OR APPROVED EQUIVALENT.

TREE PLANTING NOTES

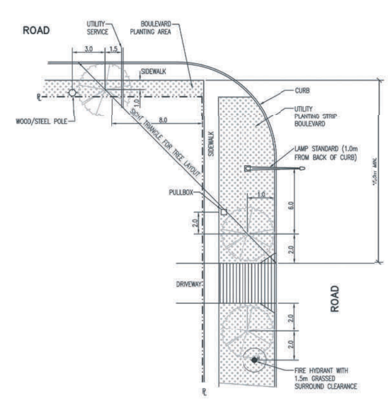
THE CORPORATION OF THE TOWNSHIP OF LANGLEY — DATE APR 2019 — TLP 22



NOTES:
1. CONTACT GREEN INFRASTRUCTURE SERVICES STAFF TO REVIEW PLANTING HOLE EXCAVATION PRIOR TO INSTALLATION OF TOPSOIL.
2. SACKING/BURLAP TO BE LOOSENED AND DROPPED TO THE BOTTOM OF THE PLANTING HOLE. ALL STRING, TWINE, ETC. TO BE REMOVED.
3. ALL WIRE BASKETS SHALL HAVE THE TOP 1/3 OF THE WIRE REMOVED PRIOR TO PLANTING.
4. ALL TREES SHALL BE SINGLE STEMMED.
5. ALL TREES SHALL BE WATERED WITH TREE WATERING BAGS FOR TWO (2) GROWING SEASONS. TREE WATERING BAGS SHALL BE FILLED WITH WATER ONCE EVERY SEVEN (7) DAYS UNLESS STATED OTHERWISE BY CONTRACT. CONTRACTOR IS RESPONSIBLE TO REPLACE DAMAGED OR VANDALIZED TREE WATERING BAGS. TREE WATERING BAGS TO BE REMOVED AFTER WATERING SEASON. WATERING BAG TO REMAIN WITH TREE UNTIL END OF MAINTENANCE PERIOD.
6. PROVIDE 10m³ GROWING MEDIUM PER TREE OR APPROVED EQUIVALENT.

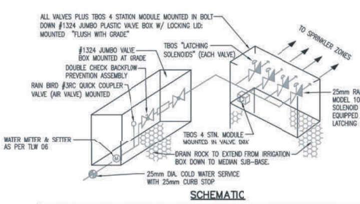
TREE INSTALLATION DETAIL – SOFTSCAPE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — DATE APR 2019 — TLP 23



TYPICAL TREE SETBACKS/CLEARANCES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — DATE APR 2019 — TLP 26



LEGEND:
- RAINBIRD MODEL 100 PGA 25mm SOLENOID VALVES EQUIPPED WITH "LATCHING SOLENOIDS" AND MOUNTED IN A #1324 JUMBO VALVE BOX WITH BOLT DOWN LID. W/ PRS-D
- FEBCO 25mm 805-Y BACKFLOW PREVENTION ASSEMBLY MOUNTED FLUSH W/ GRADE IN A #1324 JUMBO VALVE BOX W/ LOCKING LID ADJACENT TO THE BOX CONTAINING THE SOLENOID VALVES.
- RAINBIRD MODEL #RC3 QUICK COUPLER VALVE MOUNTED AT GRADE LEVEL AND MARKED, TO BE USED FOR WINTERIZING THE SYSTEM. (AIR VALVE)
- 25mm COLD WATER SERVICE (BY OTHERS) WITH CURB STOP (3/4" IN TRAFFIC ISLANDS)
- (C) RAINBIRD MODEL TBOS 4 STATION CONTROL MODULE (BATTERY OPERATED) TO BE MOUNTED ON THE INSIDE OF THE VALVE BOX.
- (M) WATER METER & SETTER – 25mm SERVICE AS PER TLW 06

NOTES:
1) CONNECTIONS AND CONTROLS IN MEDIANS TO HAVE ALL OF COMPONENTS (i.e. BACK FLOW DEVICE, AIR VALVE; SOLENOID VALVE & CONTROLLER MOUNTED BELOW GRADE IN AN NDS MODEL 1324 BOLT DOWN VALVE BOX W/ TAMPER PROOF SS SECURITY BOLTS.
2) DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY TO HAVE WATERTIGHT TEST COCK PLUGS
3) ALL BURIED PVC PIPE TO BE CLASS 100 FOR SIZES UP TO 25mm.
4) SUPPLY TO THE TOWNSHIP RAINBIRD TBOS "FIELD TRANSMITTER" IS REQUIRED FOR THIS SYSTEM.
5) SUPPLY TO THE TOWNSHIP RAINBIRD (3 RC QUICK COUPLER KEY IS REQUIRED, ONE AT EACH VALVE BOX
6) WINTERIZATION OF SYSTEM AS PART OF ESTABLISHMENT MAINTENANCE BY DEVELOPER
7) ACTIVATION AND DEMONSTRATION OF SYSTEM PRIOR TO ISSUANCE OF ACCEPTANCE CERTIFICATE.
8) ALL WORK TO IIABC STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS (CURRENT EDITION)
9) ANY TEMPORARY SYSTEMS NOT TO THE IIABC STANDARD MUST BE REMOVED AND ALL DAMAGED LANDSCAPE MADE GOOD BEFORE TOWNSHIP ACCEPTANCE

IRRIGATION NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — DATE APR 2019 — TLP 31

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

NOTES: CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTIS BC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK: ELEVATIONS ARE GEODETIC AND DERIVED FROM CONTROL MONUMENT #: 88H4528 (CVD28GVRD)
LOCATION: THE INTERSECTION OF 78 AVENUE & 204 STREET
ELEVATION: 82.786m

LEGAL: EAST HALF LOT 6, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 2685

OWNER: MR. RAJ BHULLAR
20545 76 AVENUE, LANGLEY, B.C. V2Y 1W3
PH: 778-882-8076 E-MAIL: jrdbhullar@hotmail.com

ENGINEER: McElhanney
Suite 2300, 13450 102nd Avenue, Surrey BC, Canada V3T 5X3, T 604 596 0391

Approved Sealed (KRISTINA J. PATTERSON 548)

I, KRISTINA PATTERSON, REGISTERED LANDSCAPE ARCHITECT, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS:

Rev	Date	Description
01	2022-11-03	FIRST SUBMISSION

PLAN — DESIGN BY: KP; DRAWN BY: JM; APPROVED BY: KP; DATE: NOVEMBER 03, 2022; SCALE: HORZ. AS NOTED, VERT. N.T.S.

MUNICIPAL PROJECT No. 08-23-0180

The Corporation of the Township of Langley

LANDSCAPE DETAILS

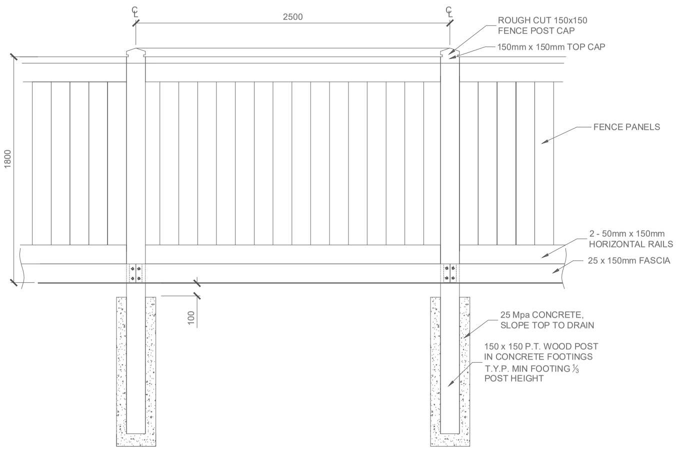
DESIGN FILE No — PLAN No 2111-05094-00 — AS BUILT No. — SHEET NO. L6 OF 7 — REV. 01

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

DATE: 2022-11-25, 12:06 FILE: M:\Proj\2111-05094-00 Bhullar - 20545 76 Ave - LD Analysis\10.0 DRAWINGS\10.6 Landscape Arch\10.6.1 Sheets\05094-00-ONSITE-L0-300.dwg

UTILITY LOCATES

NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.



1 L7 1.8m ht. WOOD FENCE (REAR YARDS) SCALE H 1:20

FENCE PANEL NOTES:

POSTS: 150mm x 150mm x 3000mm LONG, ROUGH CUT PRESSURE TREATED TIMBER

FENCE POST CAP: 150mm x 150mm x 115mm, ROUGH CUT PRESSURE TREATED TIMBER WITH 15mm ROUTER CUT

TOP TRIM: 50mm x 150mm x 2300mm LONG S4S PRESSURE TREATED TIMBER

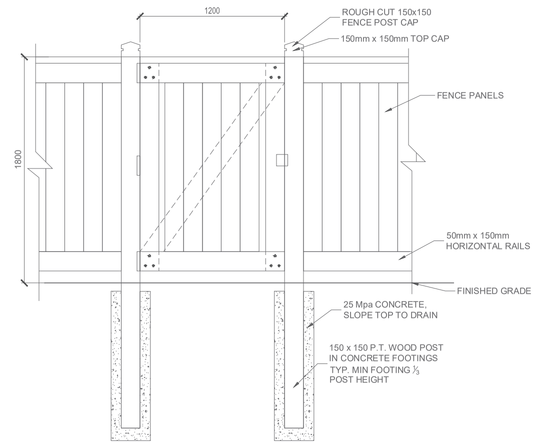
STRINGER: 2 - 50mm x 150mm x 2300mm LONG S4S PRESSURE TREATED STRINGERS, FASTENED WITH 2 - 75mm #10 ZINC SCREWS PER CONNECTION. MOUNT STRINGERS FACING PUBLIC PROPERTY.

TRIM: 2 - 25mm x 150mm x 2300mm LONG, S4S PRESSURE TREATED TRIM FASTENED WITH 2 - 63mm #8 ZINC SCREWS PER CONNECTION SPACED AT 600mm.

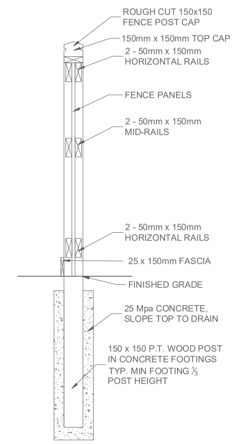
FENCE BOARDS: 25mm x 150mm x 1400mm LONG S4S PRESSURE TREATED FENCE BOARDS FASTENED WITH 2 - 50mm LONG GALVANIZED STAPLES PER CONNECTION.

FASCIA: 25mm x 150mm x 2400mm LONG S4S PRESSURE TREATED FASCIA, FASTENED WITH 2 - 75mm ZINC SCREWS TO FENCE POST ON NON-PUBLIC FACING SIDE OF FENCE. WHERE FENCE TERMINATES, ANGLE CUT FASCIA END AT 45 DEGREES

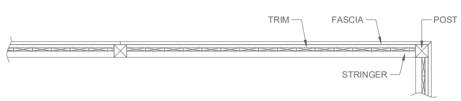
FINISH: STAIN TO BE SELECTED BY CONSULTANT AND APPROVED BY THE MUNICIPALITY PRIOR TO CONSTRUCTION. HARDWARE: ALL HARDWARE TO BE GALVANIZED, UNLESS OTHERWISE NOTED.



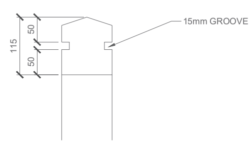
2 L7 1.8m ht. WOOD FENCE GATE SCALE H 1:20



3 L7 1.8m ht. WOOD FENCE SIDE ELEVATION SCALE H 1:20



4 L7 1.8m ht. WOOD FENCE PLAN VIEW SCALE H 1:20



5 L7 ROUGH CUT 100mm x 100mm FENCE POST CAP SCALE H 1:5

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTIS BC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK: ELEVATIONS ARE GEODETIC AND DERIVED FROM
CONTROL MONUMENT #: 88H4528 (CVD28GVRD)
LOCATION: THE INTERSECTION OF 78 AVENUE & 204 STREET
ELEVATION: 82.786m

LEGAL: EAST HALF LOT 6, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 2685

OWNER: MR. RAJ BHULLAR
20545 76 AVENUE, LANGLEY, B.C. V2Y 1W3
PH: 778-882-8076 E-MAIL: jrdbhullar@hotmail.com

ENGINEER: McElhanney
Suite 2300, 13450 102nd Avenue, Surrey BC, Canada V3T 5X3, T 604 596 0391

KRISTINA PATTERSON — Approved Sealed

I, KRISTINA PATTERSON, REGISTERED LANDSCAPE ARCHITECT, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS:

Rev	Date	Description
01	2022-11-03	FIRST SUBMISSION

PLAN

DESIGN BY	KP
DRAWN BY	JM
APPROVED BY	KP
DATE	NOVEMBER 03, 2022
SCALE HORZ.	AS NOTED
VERT.	N.T.S.

MUNICIPAL PROJECT No. 08-23-0180

The Corporation of the Township of Langley

Township of Langley

LANDSCAPE DETAILS

DESIGN FILE No | PLAN No 2111-05094-00
AS BUILT No. | SHEET NO. L7 OF 7 | REV. 01

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

DATE: 2022-11-25, 12:06 FILE: M:\Prj\2111-05094-00 Bhullar - 20545 76 Ave - LD Analysis\10.0 DRAWINGS\10.6 Landscape Arch\10.6.1 Sheets\05094-00-ON\SITE-L0-300.dwg

TOL ISO A1 - 2021-05-31