THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101234

This Permit is issued this 15th day of August, 2025 to

1. Name: 1231515 BC Ltd.

   Address: 17012 – 23 Avenue
   Surrey, BC V3Z 9Z2

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

   LEGAL DESCRIPTION: Lot 1 Section 27 Township 8 New Westminster District Plan 70554

   CIVIC ADDRESS: 19681 – 80 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 of Langley:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. On-site landscape plans being in substantial compliance with Schedule “B” and in compliance with the Zoning Bylaw (including payment of cash in lieu of age-friendly amenity area), Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;

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

   a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
   b. Completion of 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; and
   e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

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

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZED BY THE DELEGATED OFFICIAL THIS 15th DAY OF AUGUST, 2025

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



2025-06-10

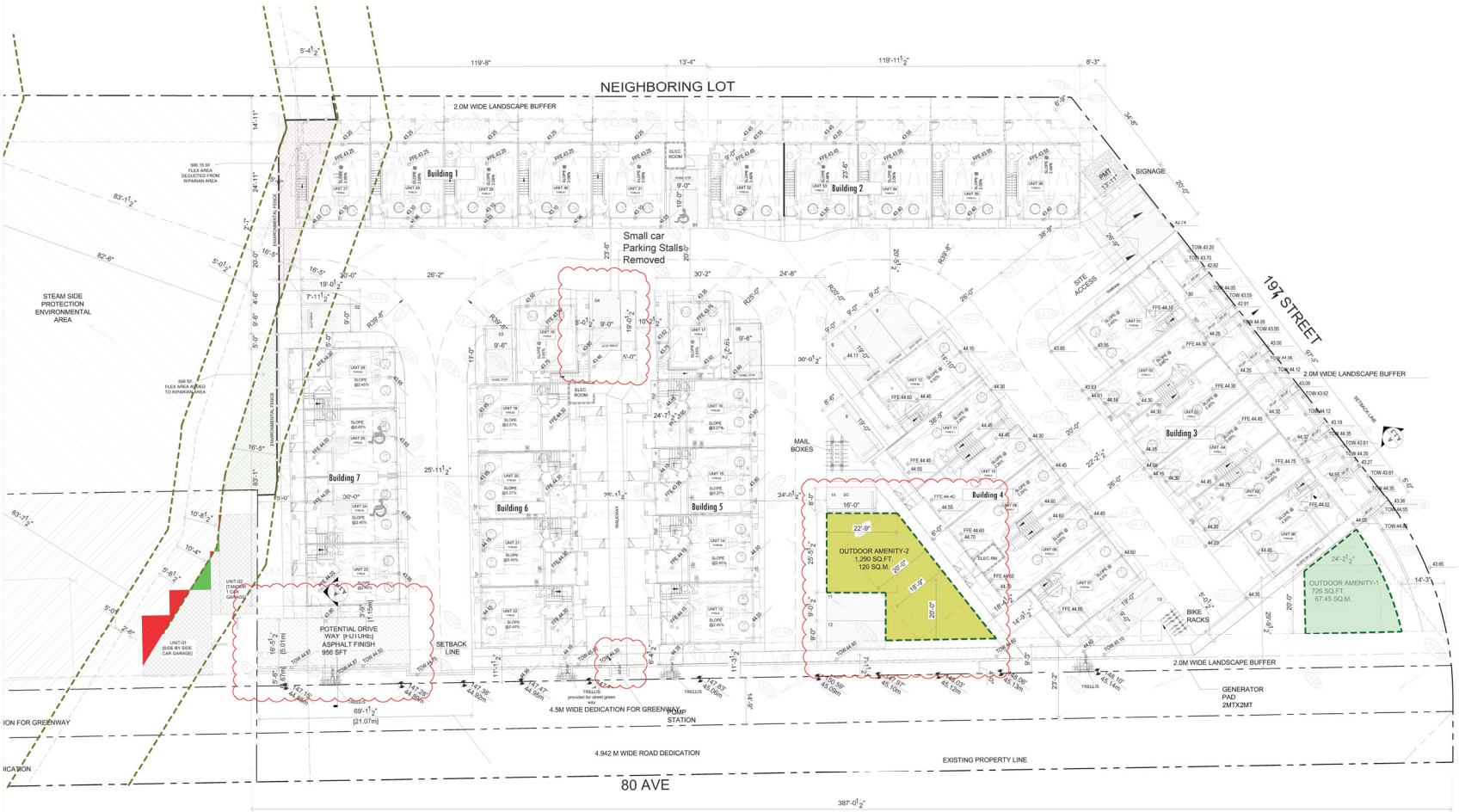
PROPOSAL FOR:

36 UNIT TOWNHOUSES PROJECT

8039 197 STREET,
LANGLEY, B.C.

cre8 ARCHITECTURE ltd
205- 6321 KING GEORGE BLVD.
SURREY BC V3X 1G1
Email: info@cre8architecture.ca
PH: 604-593-5518

SCHEDULE A



1 SITE PLAN
Scale: 1/16"=1'-0"

	TOWNHOUSES UNIT AREAS							
	UNIT TYPE	AREAS						
		GARAGE AREA	LVL 1	LVL 2	LVL 3	TOTAL	TOTAL UNITS	TOTAL AREA
BUILDING AREA	UNIT 'A'	521.17 Sq.Ft.	72.60 Sq.Ft.	712.76 Sq.Ft.	705.42 Sq.Ft.	1,490.78 Sq.Ft.	2	2,981.56 Sq.Ft.
BUILDING 1- 2914.14 SQ.FT.	UNIT 'A1'	510.41 Sq.Ft.	69.48 Sq.Ft.	696.02 Sq.Ft.	696.09 Sq.Ft.	1,461.59 Sq.Ft.	6	8,769.54 Sq.Ft.
BUILDING 2- 2918.26 SQ.FT.	UNIT 'A2'	515.30 Sq.Ft.	68.73 Sq.Ft.	716.05 Sq.Ft.	716.29 Sq.Ft.	1,501.07 Sq.Ft.	2	3,002.14 Sq.Ft.
BUILDING 3- 3,621.58 SQ.FT.	UNIT 'B'	420.98 Sq.Ft.	174.01 Sq.Ft.	653.23 Sq.Ft.	731.75 Sq.Ft.	1,558.99 Sq.Ft.	3	4,676.97 Sq.Ft.
BUILDING 4- 3,621.58 SQ.FT.	UNIT 'B1'	466.82 Sq.Ft.	184.78 Sq.Ft.	691.01 Sq.Ft.	750.41 Sq.Ft.	1,626.20 Sq.Ft.	2	3,252.40 Sq.Ft.
BUILDING 5- 3155.43 SQ.FT.	UNIT 'B2'	463.31 Sq.Ft.	204.76 Sq.Ft.	717.17 Sq.Ft.	749.31 Sq.Ft.	1,671.24 Sq.Ft.	6	10,027.44 Sq.Ft.
BUILDING 6- 3155.43 SQ.FT.	UNIT 'B3'	411.45 Sq.Ft.	183.47 Sq.Ft.	614.94 Sq.Ft.	703.22 Sq.Ft.	1,501.63 Sq.Ft.	1	1,501.63 Sq.Ft.
BUILDING 7- 2492.97 Sq.ft.	UNIT 'B4'	411.60 Sq.Ft.	183.47 Sq.Ft.	651.96 Sq.Ft.	696.35 Sq.Ft.	1,531.78 Sq.Ft.	4	6,127.12 Sq.Ft.
	UNIT 'C'	507.89 Sq.Ft.	100.10 Sq.Ft.	676.06 Sq.Ft.	696.24 Sq.Ft.	1,472.40 Sq.Ft.	4	5,889.60 Sq.Ft.
TOTAL - 21879.39 SQ.FT.	UNIT 'C1'	505.71 Sq.Ft.	102.28 Sq.Ft.	677.88 Sq.Ft.	681.10 Sq.Ft.	1,461.26 Sq.Ft.	4	5,845.04 Sq.Ft.
	UNIT 'E'	430.47 Sq.Ft.	127.16 Sq.Ft.	706.76 Sq.Ft.	852.16 Sq.Ft.	1,686.08 Sq.Ft.	2	3,372.16 Sq.Ft.
		5,165.11 Sq.Ft.					36	52,073.44 Sq.Ft.

ZONING RECONCILIATION

CIVIC ADDRESS :

19681 80 Avenue, Langley, BC

ZONING SYNOPSIS:

EXISTING ZONING: SR2
PROPOSED ZONE : CD

DENSITY:

PERMITTED
2.28 AC X 08(min) = 18.24 UNITS
2.28 AC X 22(max) = 50.16 UNITS
TOTAL = 68.40 UNITS

PROPOSED = **36 UNITS[82 UPA ON NET AREA]**
(36 TOWNHOUSE UNITS)

SITE COVERAGE:

PERMITTED = 50.00%

PROVIDED ---------- = 25,663.00 / 99695.58 = 25.74%

AMENITY SPACE:

'SECTION 111.5' : 64.60 SQ.FT. (6 SQ.M.) PER TOWNHOUSE

OUTDOOR AMENITY SPACE REQUIRED = 2,325.60 SQ.FT.
(36 UNIT X 64.60 SQ.FT.)

OUTDOOR AMENITY SPACE PROVIDED = 2317.65 SQ.FT.

H/C ADAPTABLE UNITS:

REQUIRED = 5% OF 36 = 1.8 SAY 2
PROVIDED = = 2
UNIT 34 & 35.

CAR PARKING REQUIREMENTS:

RESIDENTIAL PARKING REQUIRED :
28 units X 2.0 = 56.00
08 units X 2.3 = 18.40
= 74.40 CARS
= (say 74)

VISITOR PARKING : (1 SPACE PER 5 DWELLING UNITS)
'SECTION 107.3' : 36 UNITS / 5 = 7.2 (say 7)
Extra stalls for units fronting 80 Ave = 4.00
TOTAL REQUIRED = 85

RESIDENTIAL PARKING PROVIDED :
VISITOR PARKING PROVIDED: = 13 CARS
TOTAL CAR PARKING PROVIDED = 85 CARS

SMALL CAR STALLS = 1

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ARCHITECTS
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Email: info@cre8architecture.ca

Cre 8 Architecture Ltd.

Project:
22-209
GURDIAL SANDHU
PROPOSED TOWNHOUSE DEVELOPMENT
Project Address
8039 197 STREET, LANGLEY, B.C.

Drawing:

Project Status:
BUILDING PERMIT DRAWINGS

ARCHITECT'S SEAL

2025-07-14

DRAWN BY :	CHECKED BY :
AG	JSG

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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Scale: 1/16"" = 1'-0"

DWG. NO: A.1.1

Plot Date: July 10, 2025

MATERIAL LEGEND

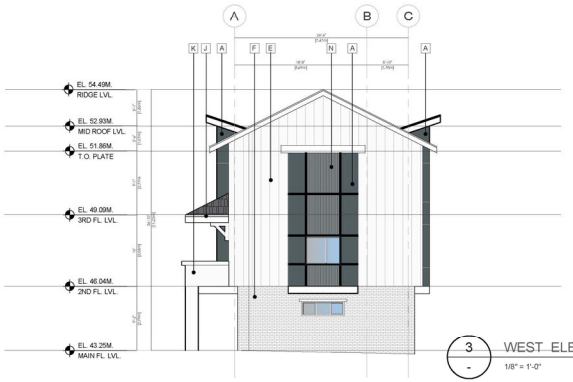
- A. EVENING BLUE HARDIE PANEL BOARD
- B. AGED PEWTER HARDIE PANEL BOARD
- C. EVENING BLUE 6" HARDIE SIDING.
- D. AGED PEWTER 6" HARDIE SIDING.
- E. WHITE 10" Vertical Hardie Siding.
- F. WHITE OPAL WIRECUT THIN BRICK
- G. GLAZED BALCONY GUARD
- H. "ROCK BOTTOM" - CL 3235 LRV22g Garage door painted and canopy metal cladding General Paint
- J. ROOF- ASPHALT SHINGLES- PABCO PREMIER(ANTOQUE BLACK)
- K. ARCTIC WHITE HARDIE BOARD
- L. CORRUGATED METAL SHEET
- M. ALUMINIUM SOFFIT AND FASCIA- ARCTIC WHITE
- N. CORRUGATED METAL SHEET 6"
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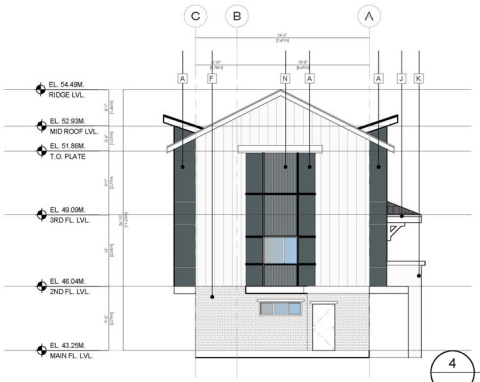
1 - NORTH ELEVATION
1/8" = 1'-0"



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



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



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

Plot Date: July 10, 2025

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Project:
22-209
GURDIAL SANDHU
PROPOSED TOWNHOUSE DEVELOPMENT
Project Address
8039 197 STREET, LANGLEY, B.C.

Drawing:
Elevations
Building-1

Project Status:
BUILDING PERMIT DRAWINGS

ARCHITECT'S SEAL

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

2025-07-22

DRAWN BY :	CHECKED BY :
AG	JSG

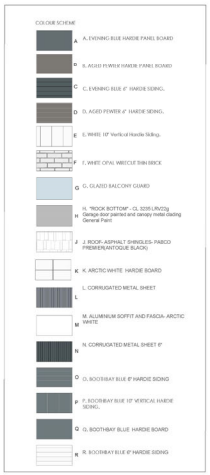
REVISION

No.	Date	Description

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Scale: 1/8" = 1'-0"

DWG. NO: A.1-3.1

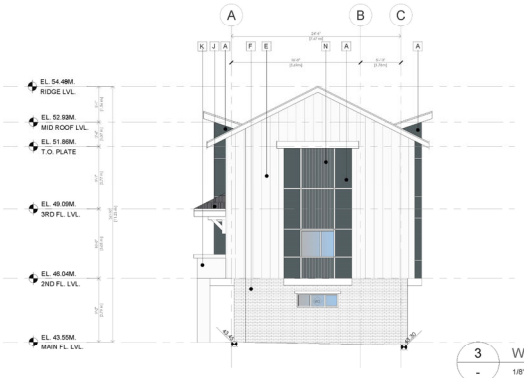




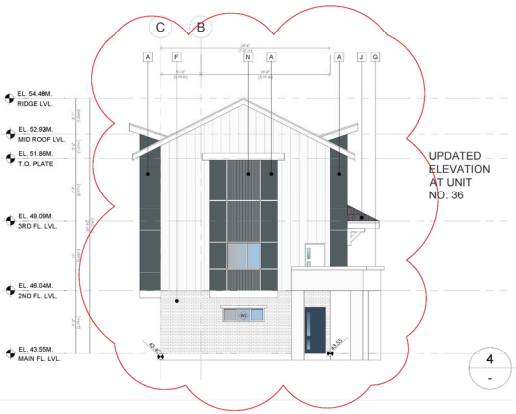
1 NORTH ELEVATION
1/8" = 1'-0"



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



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



4 EAST ELEVATIONS
1/8" = 1'-0"

Plot Date: JUNE 30, 2025

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Project:
22-209
GURDIAL SANDHU
PROPOSED TOWNHOUSE DEVELOPMENT
Project Address
8039 197 STREET, LANGLEY, B.C.

Drawing:
Elevations Building-2

Project Status:
BUILDING PERMIT DRAWINGS

ARCHITECT'S SEAL

2025-07-07

DRAWN BY :	CHECKED BY :
AG	JSG

REVISION

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Scale: 1/8" = 1'-0"

DWG. NO: A.2.3.1



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



2 - FRONT (197 STREET) ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

- A. EVENING BLUE HARDIE PANEL BOARD
- B. AGED PEWTER HARDIE PANEL BOARD
- C. EVENING BLUE 6" HARDIE SIDING.
- D. AGED PEWTER 6" HARDIE SIDING.
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- R. ARCTIC WHITE 6" HARDIE SIDING

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Tel: (778) 891-0167

REGISTERED ARCHITECT
JASWINDER SINGH SANDHU
BRITISH COLUMBIA

2025-06-10

Project:
22-209
GURDIAL SANDHU
PROPOSED TOWNHOUSE DEVELOPMENT
8039 197 STREET,
LANGLEY, B.C.

Drawing: ELEVATIONS BUILDING-3

Project Status:

SUBMISSION

Date (YYYY-MM-DD)	Description
2024-08-28	BP RESUBMISSION

REVISION

NO.	Date	Description

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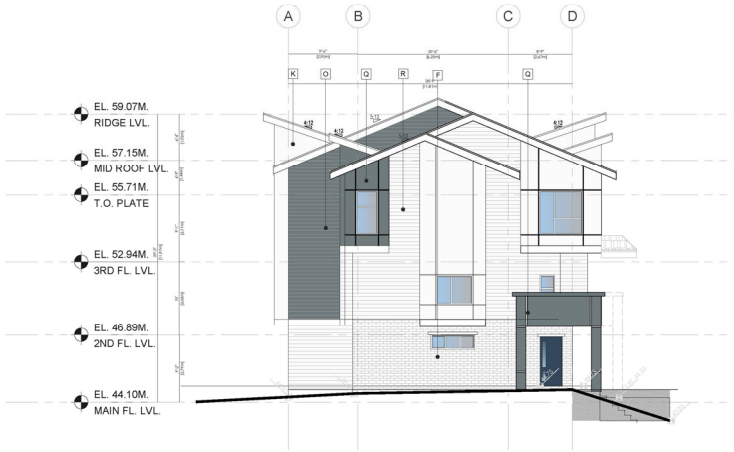
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DWG. NO: A.3-3.1

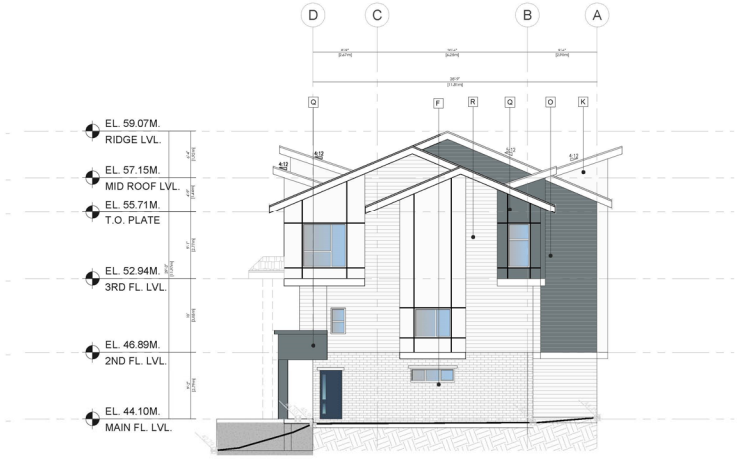
Plot Date: 16-JANUARY- 2025

MATERIAL LEGEND

- A. EVENING BLUE HARDIE PANEL BOARD
- B. AGED PEWTER HARDIE PANEL BOARD
- C. EVENING BLUE 6" HARDIE SIDING.
- D. AGED PEWTER 6" HARDIE SIDING.
- E. WHITE 10" Vertical Hardie Siding.
- F. WHITE OPAL WIRECUT THIN BRICK
- G. GLAZED BALCONY GUARD
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- N. CORRUGATED METAL SHEET 6"
- O. BOOTHBAY BLUE 6" HARDIE SIDING
- P. BOOTHBAY BLUE 10" VERTICAL HARDIE SIDING.
- Q. BOOTHBAY BLUE HARDIE BOARD
- R. ARCTIC WHITE 6" HARDIE SIDING



1 - EAST (AT 80 AVE. & 197ST.) ELEVATION
1/8" = 1'-0"



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

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ARCHITECTS

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Tel: (778) 891-0167

Cre 8 Architecture Ltd.

REGISTERED ARCHITECT JASWINDER SINGH SANDHU BRITISH COLUMBIA

2025-06-10

Project:
22-209
GURDIAL SANDHU
PROPOSED TOWNHOUSE DEVELOPMENT
8039 197 STREET,
LANGLEY, B.C.
Drawing: ELEVATIONS BUILDING-3
Project Status:

SUBMISSION

Date (YYYY-MM-DD)	Description
2024-08-28	BP RESUBMISSION

REVISION

NO.	Date	Description

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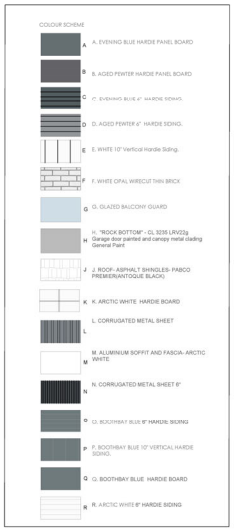
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DWG. NO: A.3-3.2

Plot Date: 16-JANUARY- 2025



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





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

Plot Date: 16-JANUARY- 2025

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REGISTERED ARCHITECT
JASWINDER SINGH SANDHU
BRITISH COLUMBIA

2025-06-10

Project:
22-209
GURDIAL SANDHU
PROPOSED TOWNHOUSE DEVELOPMENT
8039 197 STREET,
LANGLEY, B.C.

Drawing: ELEVATIONS BUILDING-4

Project Status:

SUBMISSION

Date (YYYY-MM-DD)	Description
2024-08-28	BP RESUBMISSION

REVISION

NO.	Date	Description

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Scale: 1" = 1'-0"

DWG. NO: A.3-3.4

COLOUR SCHEME

A. EVENING BLUE HARDIE PANEL BOARD

B. AGED PEWTER HARDIE PANEL BOARD

C. EVENING BLUE 6" HARDIE SIDING.

D. AGED PEWTER 6" HARDIE SIDING.

E. WHITE 10" Vertical Hardie Siding.

F. WHITE OPAL WIRECUT THIN BRICK

G. GLAZED BALCONY GUARD

H. "ROCK BOTTOM" - CL 3236 LRV 22g Garage door painted and canopy metal cladding General Paint

J. ROOF- ASPHALT SHINGLES- PABCO PREMIER/ANTIQUE BLACK)

K. ARCTIC WHITE HARDIE BOARD

L. CORRUGATED METAL SHEET

M. ALUMINIUM SOFFIT AND FASCIA- ARCTIC WHITE

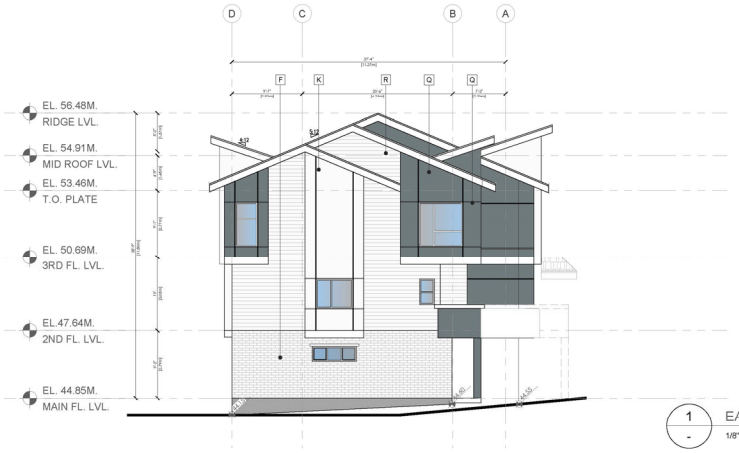
N. CORRUGATED METAL SHEET 6"

O. BOOTHBAY BLUE 6" HARDIE SIDING

P. BOOTHBAY BLUE 10" VERTICAL HARDIE SIDING.

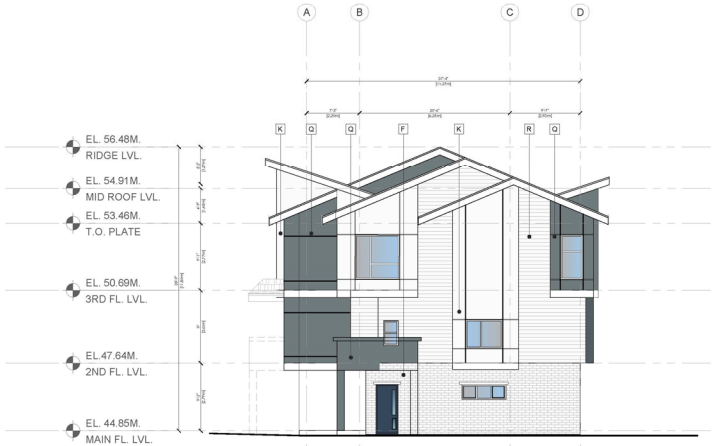
Q. BOOTHBAY BLUE HARDIE BOARD

R. ARCTIC WHITE 6" HARDIE SIDING



1 - EAST ELEVATION

1/8" = 1'-0"



3 - WEST ELEVATIONS

1/8" = 1'-0"

Plot Date: 16-JANUARY- 2025

cre8 ARCHITECTURE ltd
ARCHITECTS

Cre 8 Architecture Ltd.

205, 6321 King George Blvd.
Surrey, BC V3X 0C4

Email: jaswinder@cre8architecture.ca

Tel: (778) 891-0167

2025-06-10

Project:

22-209

GURDIAL SANDHU

PROPOSED TOWNHOUSE DEVELOPMENT

8039 197 STREET,
LANGLEY, B.C.

Drawing: ELEVATIONS
BUILDING-4

Project Status:

SUBMISSION

Date (YYYY-MM-DD)	Description
2024-08-28	BP RESUBMISSION

REVISION

NO.	Date	Description

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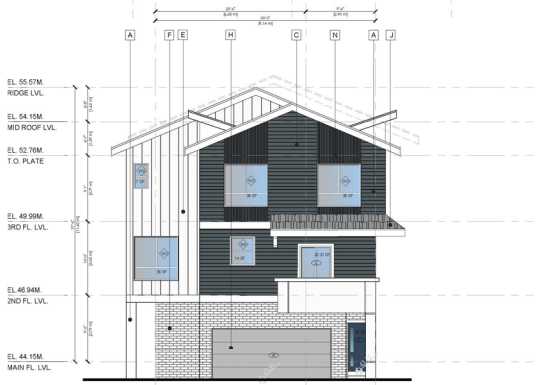
DWG. NO: A.4-3.5



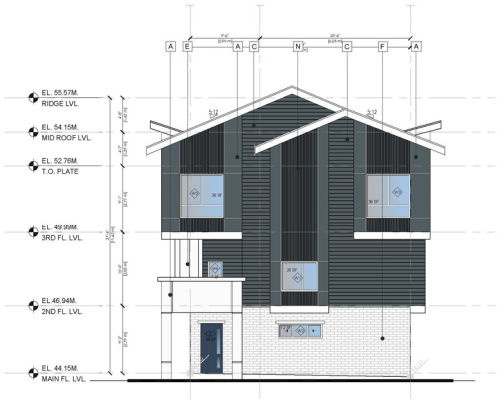
1 - EAST ELEVATION
1/8"=1'-0"



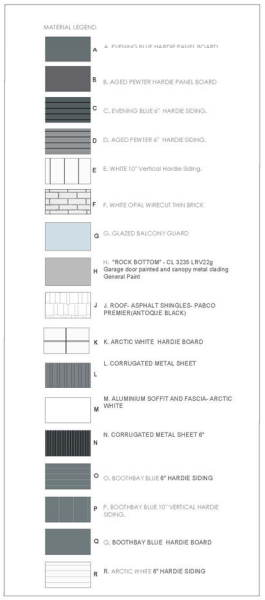
3 - WEST ELEVATION
1/8"=1'-0"



4 - NORTH ELEVATIONS
1/8"=1'-0"



2 - SOUTH (80 AVE.) ELEVATION
1/8" = 1'-0"



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ARCHITECTS

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Surrey, BC V3X 0C4

Email: jaswinder@cre8architecture.ca
Tel: (778) 891-0167

REGISTERED ARCHITECT
JASWINDER SINGH SANDHU
BRITISH COLUMBIA

2025-06-10

Project:
22-209
GURDIAL SANDHU
PROPOSED TOWNHOUSE DEVELOPMENT
8039 197 STREET,
LANGLEY, B.C.

Drawing: ELEVATIONS BUILDING-5

Project Status:

SUBMISSION

Date (YYYY-MM-DD)	Description
2024-08-28	BP RESUBMISSION

REVISION

NO.	Date	Description

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Scale: 1/8" = 1'-0"

DWG. NO: A.5-3.1

Plot Date: 16-JANUARY- 2025



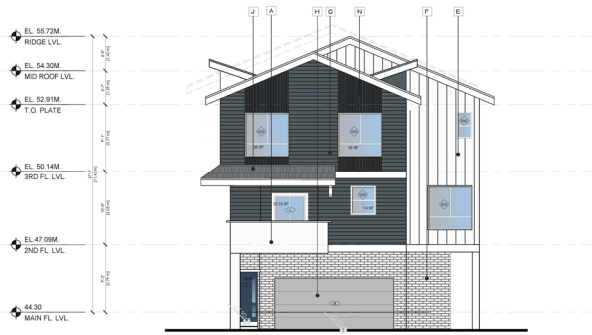
1 - WEST ELEVATION
1/8"=1'-0"



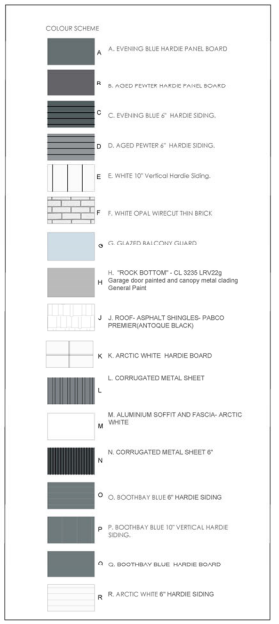
3 - EAST ELEVATION
1/8"=1'-0"



4 - SOUTH (80 AVE.) ELEVATION
1/8" = 1'-0"



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



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ARCHITECTS
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Surrey, BC V3X 0C4
Tel: (778) 891-0167
Email: jaswinder@cre8architecture.ca

Cre 8 Architecture Ltd.

2025-06-10

Project:
22-209
GURDIAL SANDHU
PROPOSED TOWNHOUSE DEVELOPMENT
8039 197 STREET,
LANGLEY, B.C.

Drawing: ELEVATIONS
BUILDING-6

Project Status:

SUBMISSION

Date (YYYY-MM-DD)	Description
2024-08-28	BP RESUBMISSION

REVISION

NO.	Date	Description

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Scale: 1/8" = 1'-0"

DWG. NO: A.6-3.1

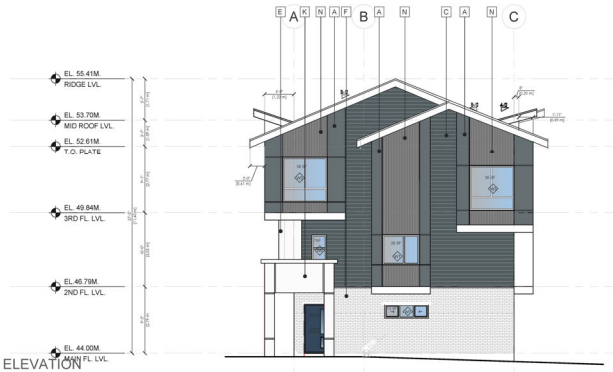
Plot Date: 16-JANUARY- 2025



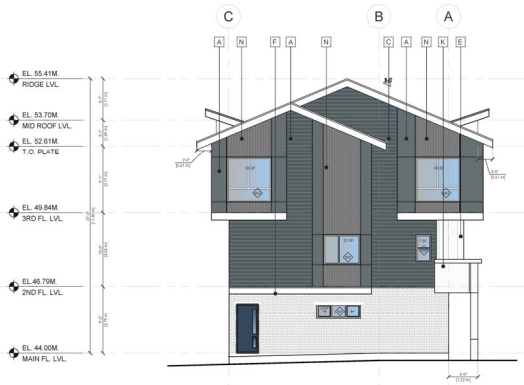
1 - EAST ELEVATION
1/8" = 1'-0"



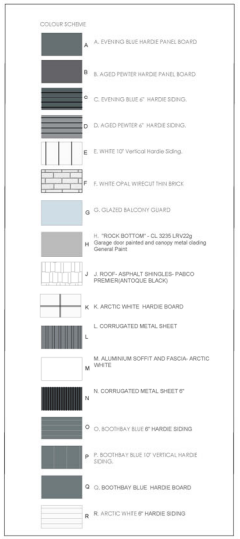
2 - WEST ELEVATION
1/8" = 1'-0"



3 - SOUTH (80 AVE) ELEVATION
1/8" = 1'-0"



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



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Cre 8 Architecture Ltd.

REGISTERED ARCHITECT
JASWINDER SINGH SANDHU
BRITISH COLUMBIA

2025-06-10

Project:
22-209
GURDIAL SANDHU
PROPOSED TOWNHOUSE DEVELOPMENT
8039 197 STREET,
LANGLEY, B.C.
Drawing: ELEVATIONS
BUILDING-7
Project Status:

SUBMISSION

Date (YYYY-MM-DD)	Description
2024-08-28	BP RESUBMISSION

REVISION

NO.	Date	Description

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Scale: 1/8" = 1'-0"

DWG. NO: A.7-3.1

Plot Date: 16-JANUARY- 2025

DOOR COLOR-
'PURE TURQUOISE' M460-4

P

BOOTHBAY BLUE
10" VERTICAL HARDIE SIDING

F

WHITE OPAL WIRECUT
THIN BRICK

G

GLAZED BALCONY
GUARD

H

"ROCK BOTTOM" - CL 3235
LRV22g Garage door painted
and canopy metal clading

DOOR COLOR-
'COMPASS BLUE' MQ5-54



J

ROOF- ASPHALT SHINGLES-
PABCO PREMIER
(ANTIQUE BLACK)

R

ARTIC WHITE
6" HARDIE SIDING

K

ARCTIC WHITE
HARDIE BOARD

M

ALUMINIUM SOFFIT
AND FASCIA- ARCTIC WHITE

O

BOOTHBAY BLUE
HARDIE 6" SIDING

Q

BOOTHBAY BLUE HARDIE
PANEL BOARD

Plot Date: 16-JANUARY- 2025

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ARCHITECTS

Cre 8 Architecture Ltd.

205, 6321 King George Blvd.
Surrey, BC V3X 0C4

Tel: (778) 891-0167
Email: jaswinder@cre8architecture.ca

2025-06-10

Project:
22-209
GURDIAL SANDHU
PROPOSED TOWNHOUSE DEVELOPMENT
8039 197 STREET,
LANGLEY, B.C.

Drawing:
MATERIAL SPECIFICATION
Project Status:

SUBMISSION

Date (YY-MM-DD)	Description
2024-08-28	BP RESUBMISSION

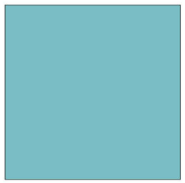
REVISION

NO.	Date	Description

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Scale: 1/8" = 1'-0"

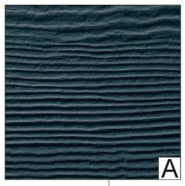
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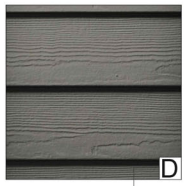
DOOR COLOR-
'PURE TURQUOISE' M460-4



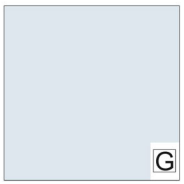
CORRUGATED METAL
SHEET 6"



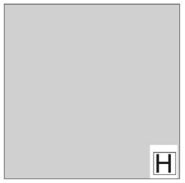
EVENING BLUE HARDIE
PANEL BOARD



AGED PEWTER 6"
HARDIE SIDING



GLAZED BALCONY
GUARD



"ROCK BOTTOM" - CL 3235
LRV22g Garage door painted
and canopy metal clading



DOOR COLOR-
'COMPASS BLUE' MQ5-54





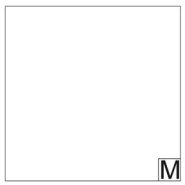
ROOF- ASPHALT SHINGLES-
PABCO PREMIER
(ANTIQUE BLACK)



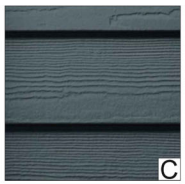
ARTIC WHITE
6" HARDIE SIDING



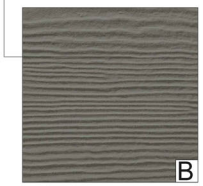
ARCTIC WHITE
HARDIE BOARD



ALUMINIUM SOFFIT
AND FASCIA- ARCTIC WHITE



EVENING BLUE
HARDIE 6" SIDING



AGED PEWTER HARDIE
PANEL BOARD



CORRUGATED
METAL SHEET

Plot Date: 16-JANUARY- 2025

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ARCHITECTS

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2025-06-10

Project:
22-209
GURDIAL SANDHU
PROPOSED TOWNHOUSE DEVELOPMENT
8039 197 STREET,
LANGLEY, B.C.

Drawing: SECTIONS
BUILDING-7

Project Status:

SUBMISSION

Date (YYYY-MM-DD)	Description
2024-08-28	BP RESUBMISSION

REVISION

NO.	Date	Description

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Scale: 3/16" = 1'-0"

DWG. NO: A.3.2



1 VIEW FROM 197 ST.
Scale: N.T.S



2 VIEW 80 AVE.
Scale: N.T.S

Plot Date: July 23, 2025

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ARCHITECTS

Cre 8 Architecture Ltd.

UNIT 205, 6321 KING GEORGE BLVD.
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Project:
22-209
GURDIAL SANDHU
PROPOSED TOWNHOUSE DEVELOPMENT
Project Address
8039 197 STREET, LANGLEY, B.C.

Drawing:
RENDERS

Project Status:
BUILDING PERMIT DRAWINGS

ARCHITECT'S SEAL

REGISTERED ARCHITECT
JAGDEEP SINGH GILL
PROVINCE OF BRITISH COLUMBIA

2025-07-23

DRAWN BY :	CHECKED BY :
AG	JSG

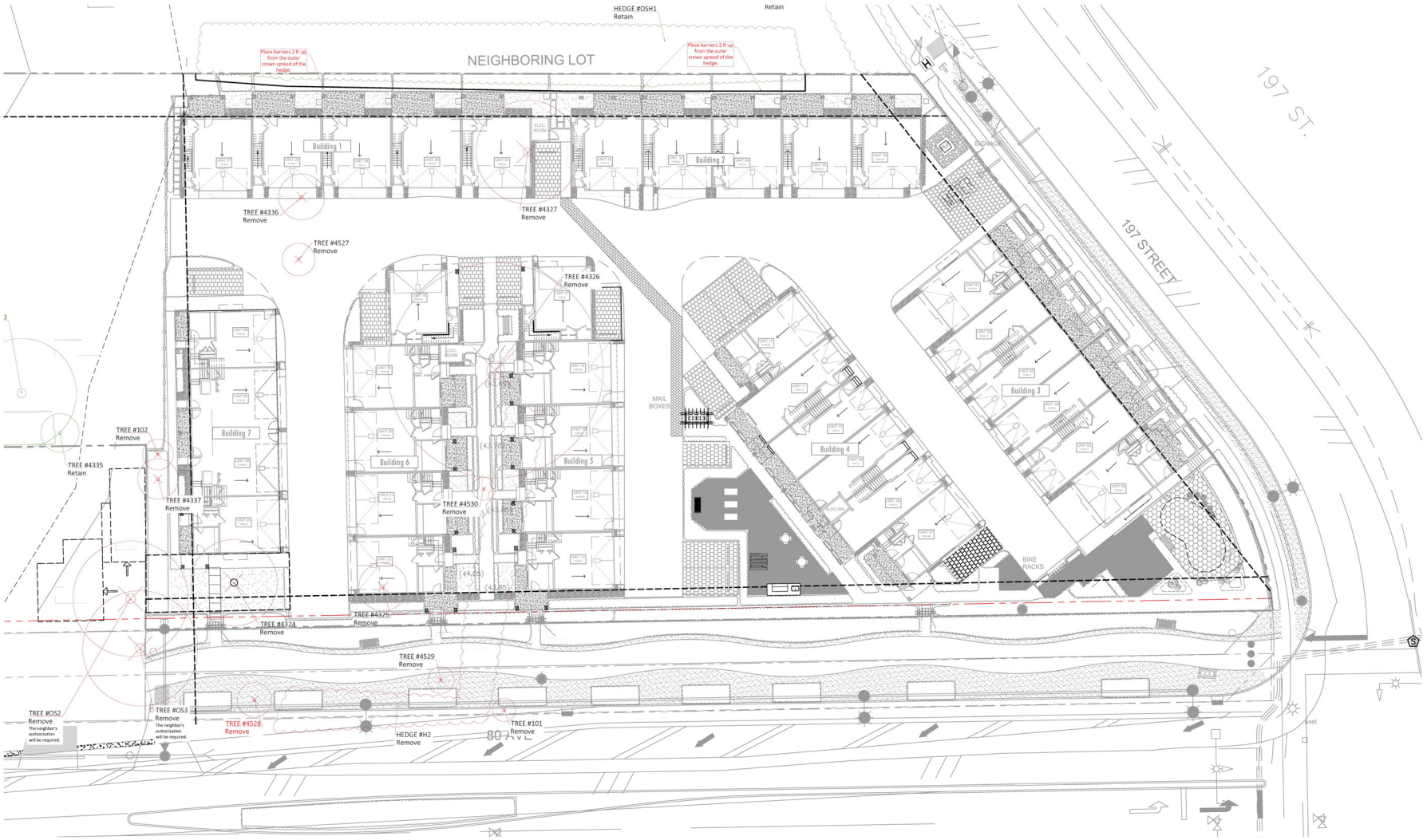
REVISION

No.	Date	Description

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Scale: N.T.S

DWG. NO: A.5.1



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Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
15	MAY.22.25	REV AS PER TOL COMMENTS	CH
14	FEB.25.24	REV AMENITY AREAS PER TOL COMMENTS	CH
13	FEB.03.24	REV AFAA OUTLINE	CH
12	DEC.18.24	REV AS PER TOL COMMENTS	CH
11	NOV.15.24	REV AS PER TOL COMMENTS	CH
10	SEP.24.24	REV AS PER TOL COMMENTS	CH
9	AUG.23.24	REV AS PER TOL COMMENTS	CH
8	MAY.31.24	REV AS PER TOL COMMENTS	BN
7	NOV.27.23	ISSUE FOR DP	GB
6	NOV.27.23	ISSUE FOR DP	GB
5	DEC.18.22	REV. AS PER NEW SITE PLAN	GB
4	APR.18.22	ISSUE FOR DP	GB
3	APR.08.22	PRELIMINARY DESIGN	GB
2	FEB.02.21	ISSUE FOR DP	GB
1	JAN.07.21	PRELIMINARY DESIGN	BN/GB

SEAL:

PROJECT:

8039 197 ST
TOWNSHIP OF LANGLEY, BC

TOL: 08-27-0056

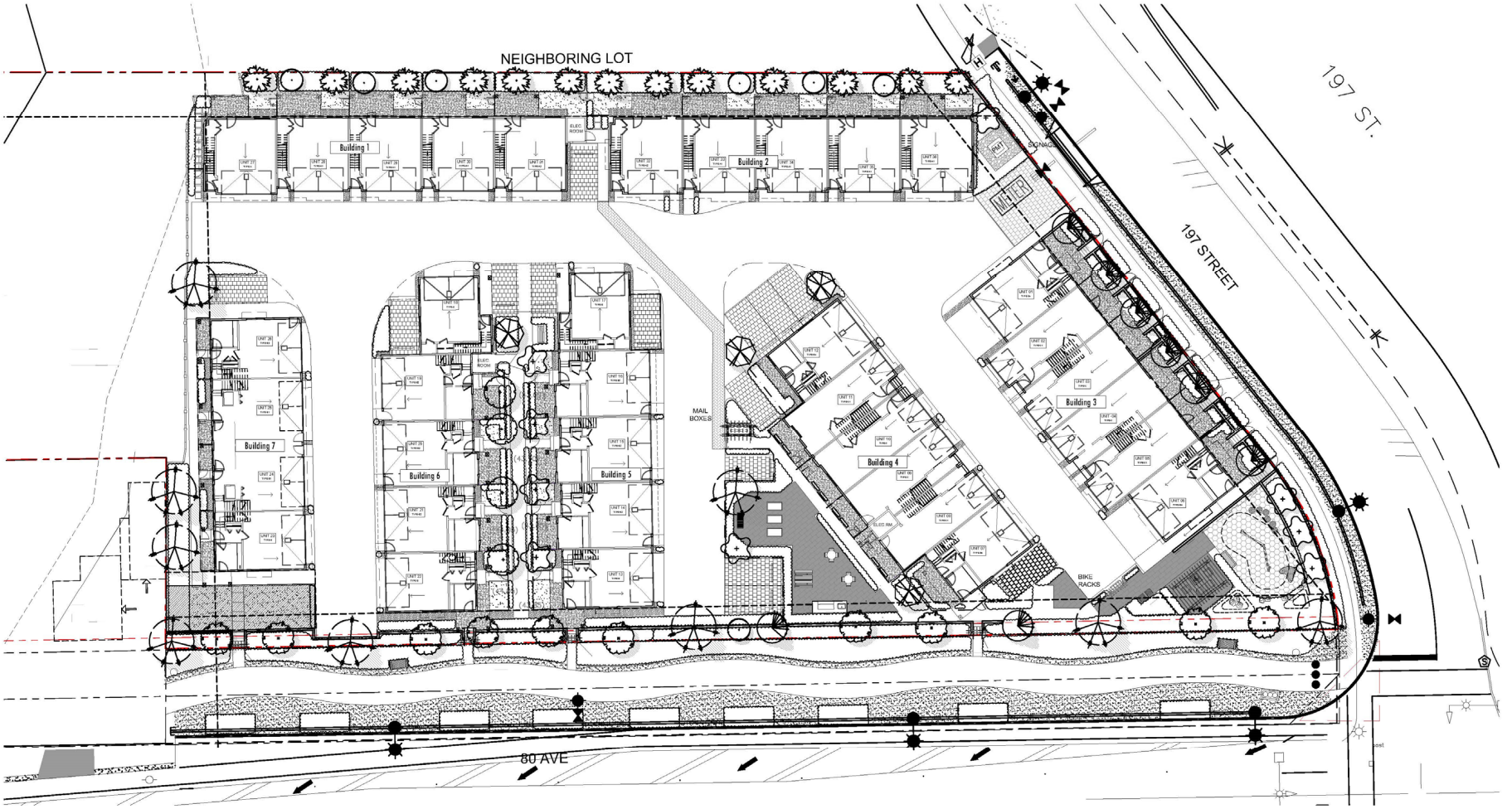
DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE:	2020.AUG.23
SCALE:	1/16"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MM
M2LA PROJECT NUMBER:	20050

DRAWING NUMBER: L1 OF 9

SCHEDULE B



PLANT SCHEDULE - TREES

M2 JOB NUMBER: 9x-xxx

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	4	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	8	CHAMAECYPARIS NOOTKATENSIS 'JUBILEE'	JUBILEE ALASKAN CEDAR	2.5M HT; B&B
	7	FAGUS SYLVATICA 'DAWYCKII PURPLE'	PURPLE FASTIGIATE BEECH	6CM CAL; B&B
	10	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	1.8 STD; B&B MULTI STEM
	13	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B
	4	PINUS CONTORTA	SHORE PINE	2.5M HT; B&B
	4	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL; B&B
	9	SYRINGA RETICULATA	IVORY SILK TREE	6CM CAL; 1.5M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

8' 4' 0 4' 8' 16' 24'
SCALE: 1/16"=1'-0"

20050-16.zip

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Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
15	MAY.22.25	REV AS PER TOL COMMENTS	GH
14	FEB.05.24	REV AMENITY AREAS PER TOL COMMENTS	GH
13	FEB.05.24	REV APAA OUTLINE	GH
12	DEC.18.24	REV AS PER TOL COMMENTS	GH
11	NOV.5.24	REV AS PER TOL COMMENTS	GH
10	SEP.24.24	REV AS PER TOL COMMENTS	GH
9	AUG.29.24	REV AS PER TOL COMMENTS	GH
8	MAY.30.24	REV AS PER TOL COMMENTS	BN
7	NOV.21.23	ISSUE FOR DP	GB
6	NOV.21.23	ISSUE FOR DP	GB
5	DEC.16.22	REV. AS PER NEW SITE PLAN	GB
4	APR.19.22	ISSUE FOR DP	GB
3	APR.08.22	PRELIMINARY DESIGN	GB
2	FEB.02.21	ISSUE FOR DP	GB
1	JAN.07.21	PRELIMINARY DESIGN	BN/GB

SEAL:

PROJECT:

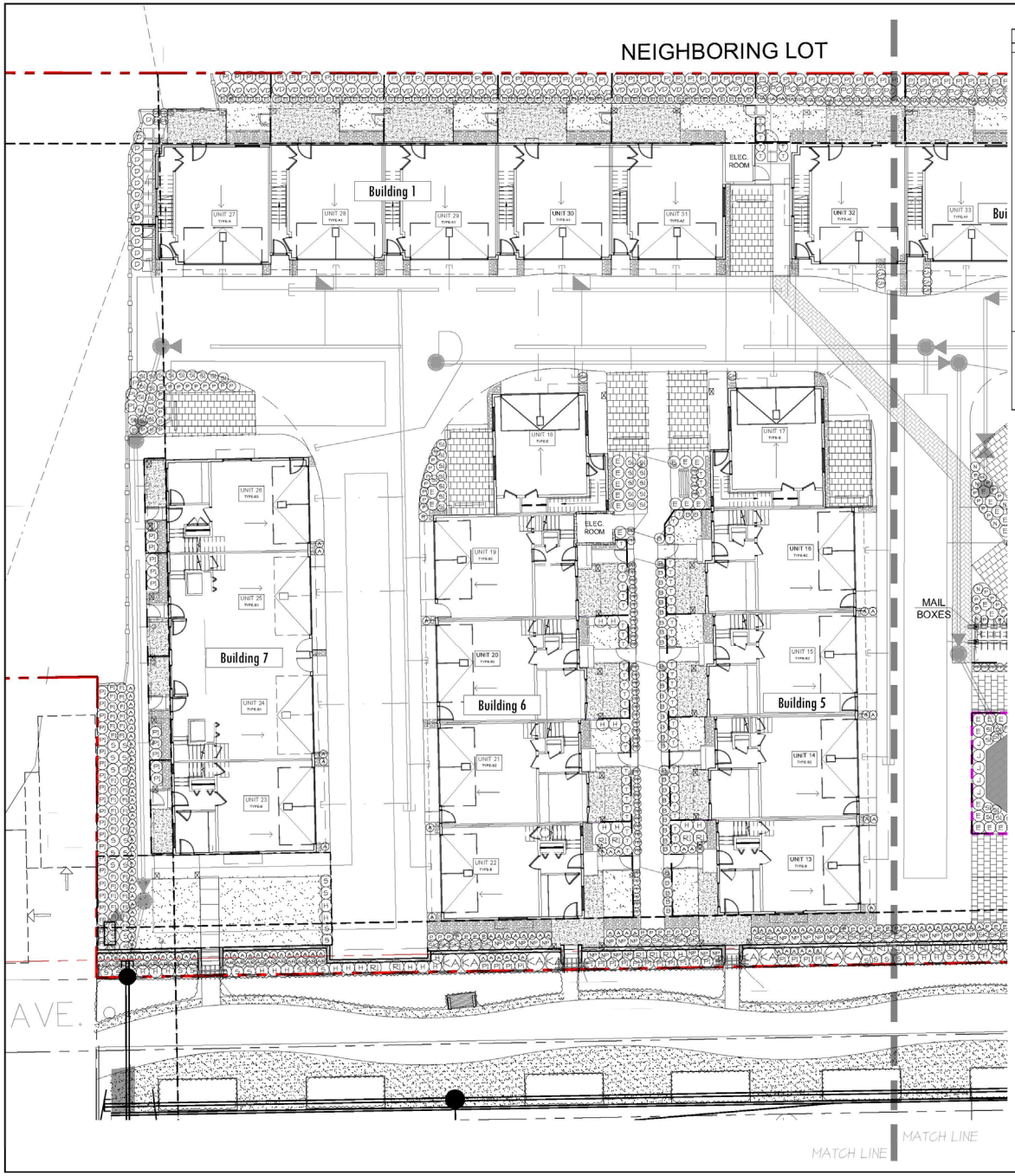
8039 197 ST
TOWNSHIP OF LANGLEY, BC

TOL: 08-27-0056

DRAWING TITLE:

TREE PLAN

DATE:	2020.AUG.23	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	L2
DRAWN:	BN	
DESIGN:	BN	
CHK'D:	MM	OF 9
M2LA PROJECT NUMBER:		20-050



PLANT SCHEDULE

M2 JOB NUMBER: 20-050

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AR	20	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA; BLUISH-VIOLET	#2 POT
B	76	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT;
J	32	CHOISYA TERNATA SUNDANCE	MEXICAN MOCK ORANGE	#3 POT; 50CM
KA	14	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#2 POT; 50CM
E	35	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 30CM
PP	64	EUONYMUS PALOMA BLANCA	WHITE TIPPED EUONYMUS	#1 POT; 20CM
H	50	HYDRANGEA PANICULATA LIME LIGHT'	LIME LIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT; 80CM
HA	112	HYDRANGEA QUERCIFOLIA	HYDRANGEA	#3 POT; 80CM
PO	48	LEUCOTHOE AXILARIS	LEUCOTHOE	#2 POT; 30CM
FI	47	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
NP	9	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER NANDINA	#2 POT
PI	238	PRUNUS LUSITANICA	PORTUGESE LAUREL	1.5 M B&B
R	14	RHODODENDRON 'CREST'	RHODODENDRON; YELLOWMAY	#3 POT; 50CM;
RI	23	ROSA 'RED MEIDILAND'	RED MEIDILAND ROSE; 0.8M MATURE HT	#2 POT; 40CM
GS	4	ROSA GYMNOCARPA	BALDHIP ROSE	#1 POT; 40CM
D	13	ROSA RUGOSA	SHRUB ROSE	#2 POT; 40CM
SI	54	SARCOCOCCA HOOKERANA 'RUSCIFOLIA'	FRAGRANT SARCOCOCCA	#2 POT; 30CM
SK	64	SKIMMIA JAPONICA (50% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM
S	75	SPIRAEA X BUMALDA 'ANTHONY WATERER'	SPIRAEA	#2 POT
T	68	TAXUS X MEDIA 'H.M. EDDIE'	YEW	1.5M B&B
VD	68	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
P	72	HAKONECHLOA MACRA 'ALL GOLD'	JAPANESE FOREST GRASS	#1 POT
PERENNIAL				
N	48	NEPETA X VERANICA 'DROPMORE'	CATMINT	#1 POT
GC				
A	145	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	#1 POT; 20CM
CH	35	COTONEASTER PROCUMBENS	COTONEASTER LITTLE DIPPER	#1 POT
EI	165	PACHYSANDRA TERMINALIS GREEN SHEEN	JAPANESE SPURGE	#1 POT

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V3M 3L7
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5	DEC.16.22	REV. AS PER NEW SITE PLAN	BB
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3	APR.08.22	PRELIMINARY DESIGN	BB
2	FEB.02.21	ISSUE FOR DP	BB
1	JAN.07.21	PRELIMINARY DESIGN	BN/BB

SEAL:

PROJECT:

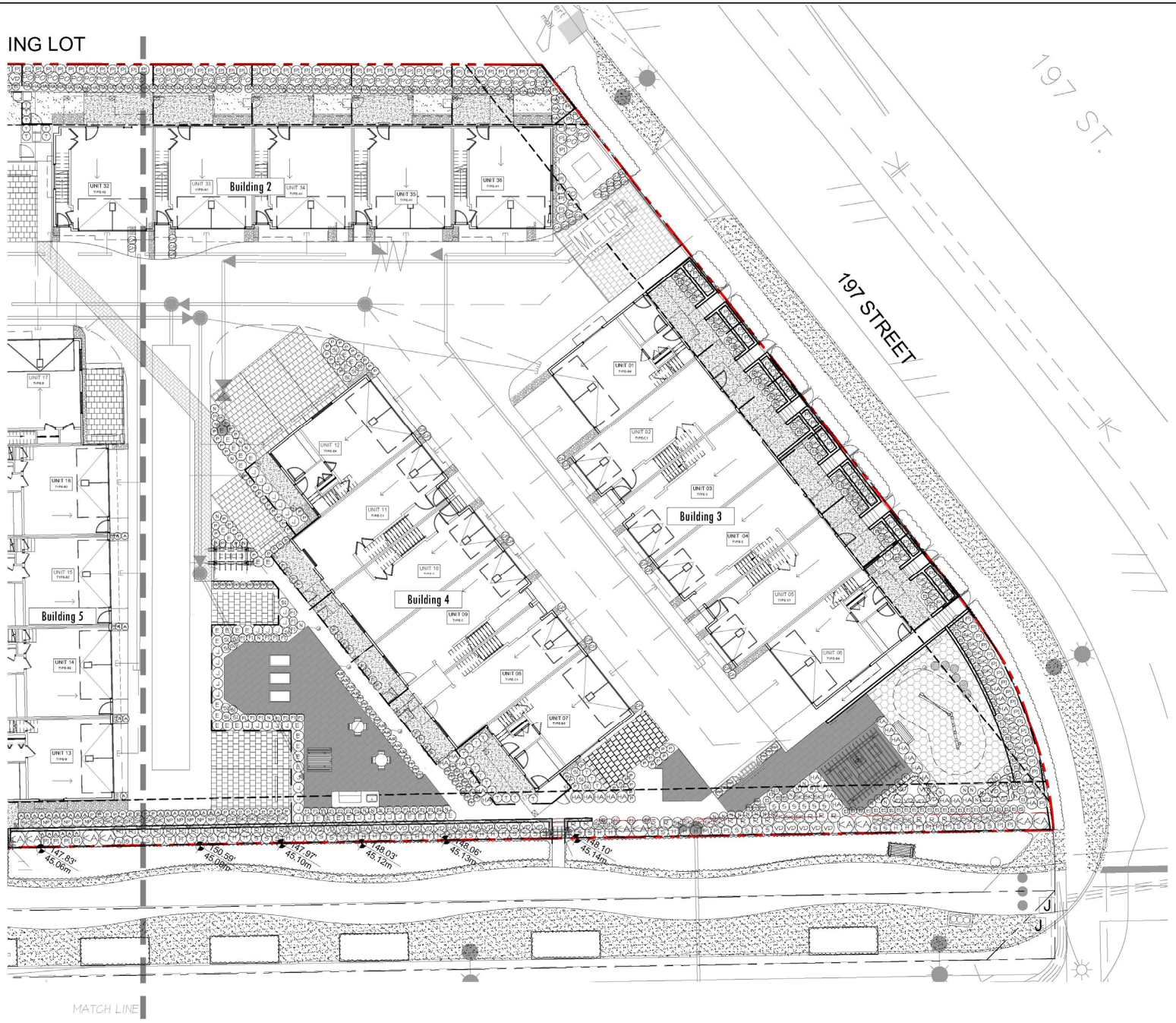
8039 197 ST
TOWNSHIP OF LANGLEY, BC

TOL: 08-27-0056

DRAWING TITLE:

SHRUB PLAN (1)

DATE: 2020.AUG.23	DRAWING NUMBER: L3
SCALE: 3/32"=1'-0"	
DRAWN: BN	
DESIGN: BN	
CHK'D: MM	OF 9
M2LA PROJECT NUMBER:	20-050



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M2
LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
15	MAY.02.25	REV AS PER TOL COMMENTS	CH
14	FEB.05.24	REV AMENITY AREAS PER TOL COMMENTS	CH
13	FEB.03.24	REV AFAA OUTLINE	CH
12	DEC.18.24	REV AS PER TOL COMMENTS	CH
11	NOV.18.24	REV AS PER TOL COMMENTS	CH
10	SEP.24.24	REV AS PER TOL COMMENTS	CH
9	AUG.23.24	REV AS PER TOL COMMENTS	CH
8	MAY.31.24	REV AS PER TOL COMMENTS	BN
7	NOV.21.23	ISSUE FOR BP	GB
6	NOV.21.23	ISSUE FOR DP	GB
5	DEC.16.22	REV. AS PER NEW SITE PLAN	GB
4	APR.08.22	ISSUE FOR DP	GB
3	APR.08.22	PRELIMINARY DESIGN	GB
2	FEB.02.21	ISSUE FOR DP	GB
1	JAN.01.21	PRELIMINARY DESIGN	BN/GB

SEAL:

PROJECT:

8039 197 ST
TOWNSHIP OF LANGLEY, BC

TOL: 08-27-0056

DRAWING TITLE:

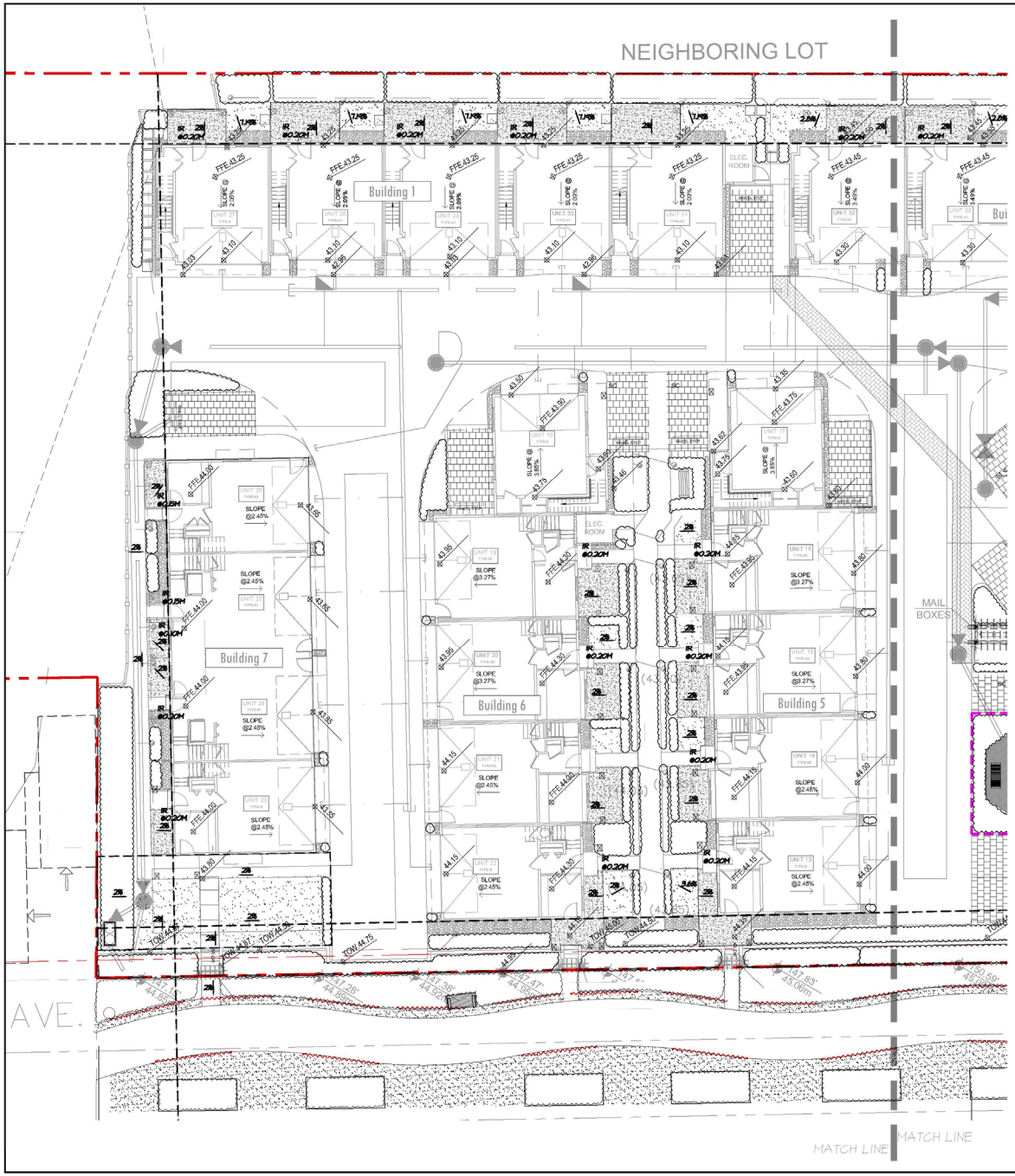
SHRUB PLAN (2)

DATE:	2020.AUG.23
SCALE:	3/32"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MM

DRAWING NUMBER: **L4** OF 9

M2LA PROJECT NUMBER: **20-050**

20050-16.zip



GRADING LEGEND

TOW 44.80	TOP OF WALL ELEVATION
BOW 44.80	BOTTOM OF WALL ELEVATION
2%	SLOPE PERCENTAGE NOTATION WITH DIRECTION OF WATER FLOW
(43.70)	RIM ELEVATION

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11	NOV.15.24	REV AS PER TOL COMMENTS	CH
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3	APR.08.22	PRELIMINARY DESIGN	GB
2	FEB.03.22	ISSUE FOR DP	GB
1	JAN.07.21	PRELIMINARY DESIGN	BN/GB

SEAL:

PROJECT:

8039 197 ST
TOWNSHIP OF LANGLEY, BC

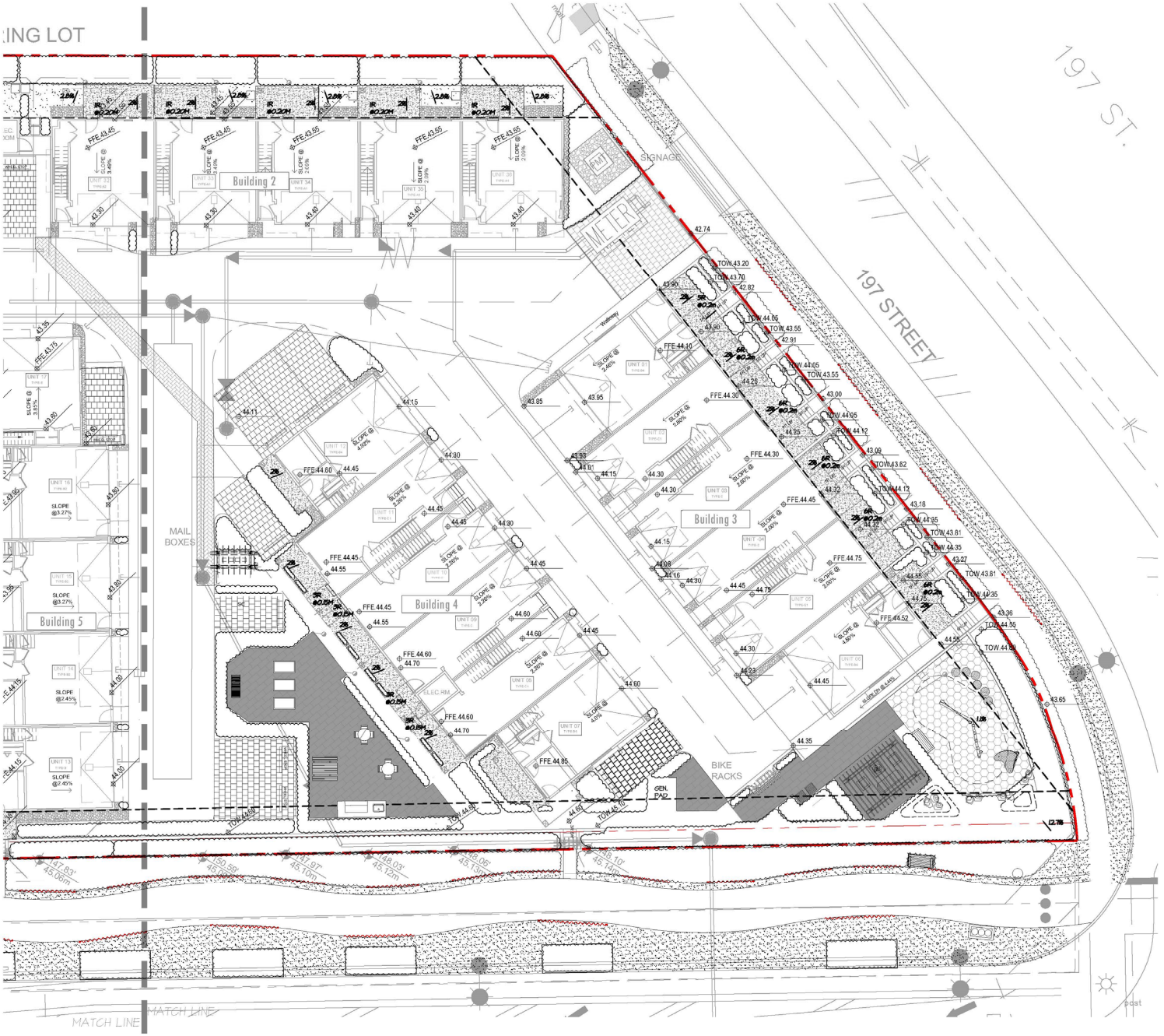
TOL: 08-27-0056

DRAWING TITLE:

GRADING PLAN PART 1

DATE: 2020.AUG.29	DRAWING NUMBER:
SCALE: 3/32"=1'-0"	L5
DRAWN: BN	
DESIGN: BN	
CHK'D: MM	OF 9
M2LA PROJECT NUMBER:	20-050

20050-16.zip



GRADING LEGEND

- TOW.44.80 — TOP OF WALL ELEVATION
- BOW.44.80 — BOTTOM OF WALL ELEVATION
- % — SLOPE PERCENTAGE NOTATION WITH DIRECTION OF WATER FLOW
- (43.70) — RIM ELEVATION

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12	DEC.6.24	REV AS PER TOL COMMENTS	CH
11	NOV.8.24	REV AS PER TOL COMMENTS	CH
10	SEP.24.24	REV AS PER TOL COMMENTS	CH
9	AUG.23.24	REV AS PER TOL COMMENTS	CH
8	MAY.31.24	REV AS PER TOL COMMENTS	BN
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6	NOV.21.23	ISSUE FOR DP	GB
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1	JAN.21.21	PRELIMINARY DESIGN	BN/GB

SEAL:

PROJECT:

8039 197 ST
TOWNSHIP OF LANGLEY, BC

TOL: 08-27-0056

DRAWING TITLE:

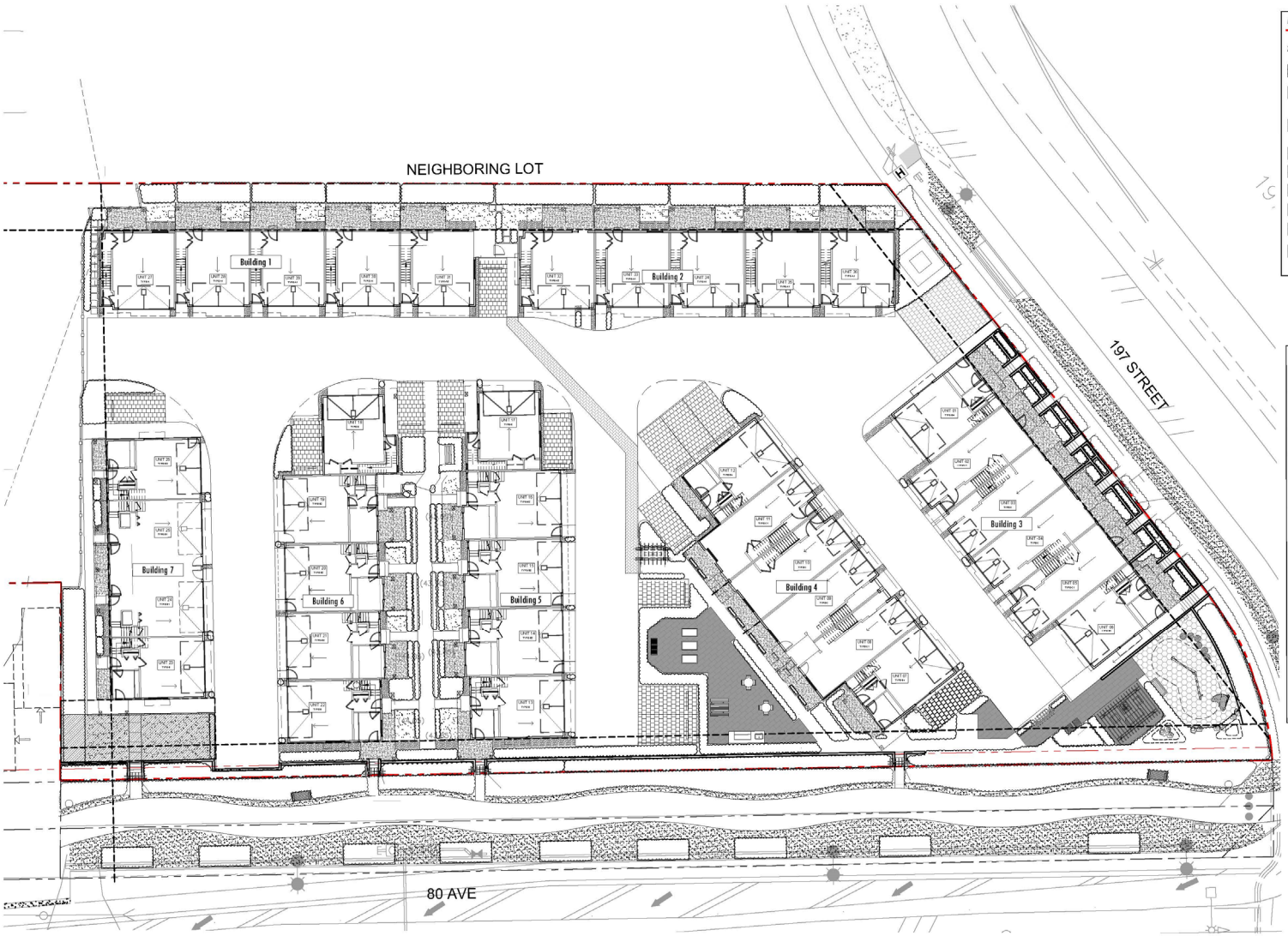
GRADING PLAN PART 2

DATE:	2020.AUG.23
SCALE:	3/32"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MH

DRAWING NUMBER: **L6** OF 9

M2LA PROJECT NUMBER: 20-050

20050-16.zip



LEGEND

PROPERTY LINE

SURFACE MATERIAL LEGEND

- AQUAPAVE PERMEABLE; CONCRETE UNIT PAVERS, 80MM THICKNESS; RUNNING BOND PATTERN, NATURAL COLOUR, TYP.
- 2' x 2' HYDRAPRESSED SLAB STACKED BOND PATTERN, CHARCOAL COLOR,
- 2' x 2' HYDRAPRESSED SLAB STACKED BOND PATTERN, NATURAL COLOR,
- STAMPED CONCRETE, HERRINGBONE PATTERN, HARVEST GOLD COLOUR BY DAVIS COLOURS
- SOD LAWN
- 12" DRIP STRIP
- RESILIENT RUBBER SURFACE - PLAY'S SURFACE
- STRUCTURAL SOIL
- BROOM FINISH CONCRETE

FURNITURE LEGEND

	MAGLIN ICONIC BIKE RACK QTY: 6 RINGS
	SOFA SET BY VANCOUVER SOFA COMPANY WITH ALEA FIREPIT QTY: 1
	MAGLIN 800 SERIES BENCH QTY: 2
	GREEN THEORY PLANTER 48X48X48 QTY: 2
	MAGLIN 700 SERIES CHAISE LOUNGE QTY: 2
	MAGLIN FARO TABLE AND CHAIRS TABLE QTY: 3 CHAIR QTY: 12
	MAGLIN PIXEL CUBE TALL BLOCK SEAT QTY: 3
	PERGOLA QTY: 1
	KOMPAN PARKOUR 1 PLAY EQUIPMENT QTY: 1
	KOMPAN PLAYHOUSE WITH ROOF QTY: 1
	STEPPING LOGS QTY: 6

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10	SEP.24.24	REV AS PER TOL COMMENTS	GH
9	AUG.23.24	REV AS PER TOL COMMENTS	GH
8	MAY.31.24	REV AS PER TOL COMMENTS	BN
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5	DEC.18.22	REV. AS PER NEW SITE PLAN	BB
4	APR.18.22	ISSUE FOR DP	BB
3	APR.08.22	PRELIMINARY DESIGN	BB
2	FEB.03.21	ISSUE FOR DP	BB
1	JAN.07.21	PRELIMINARY DESIGN	BN/BB

SEAL:

PROJECT:

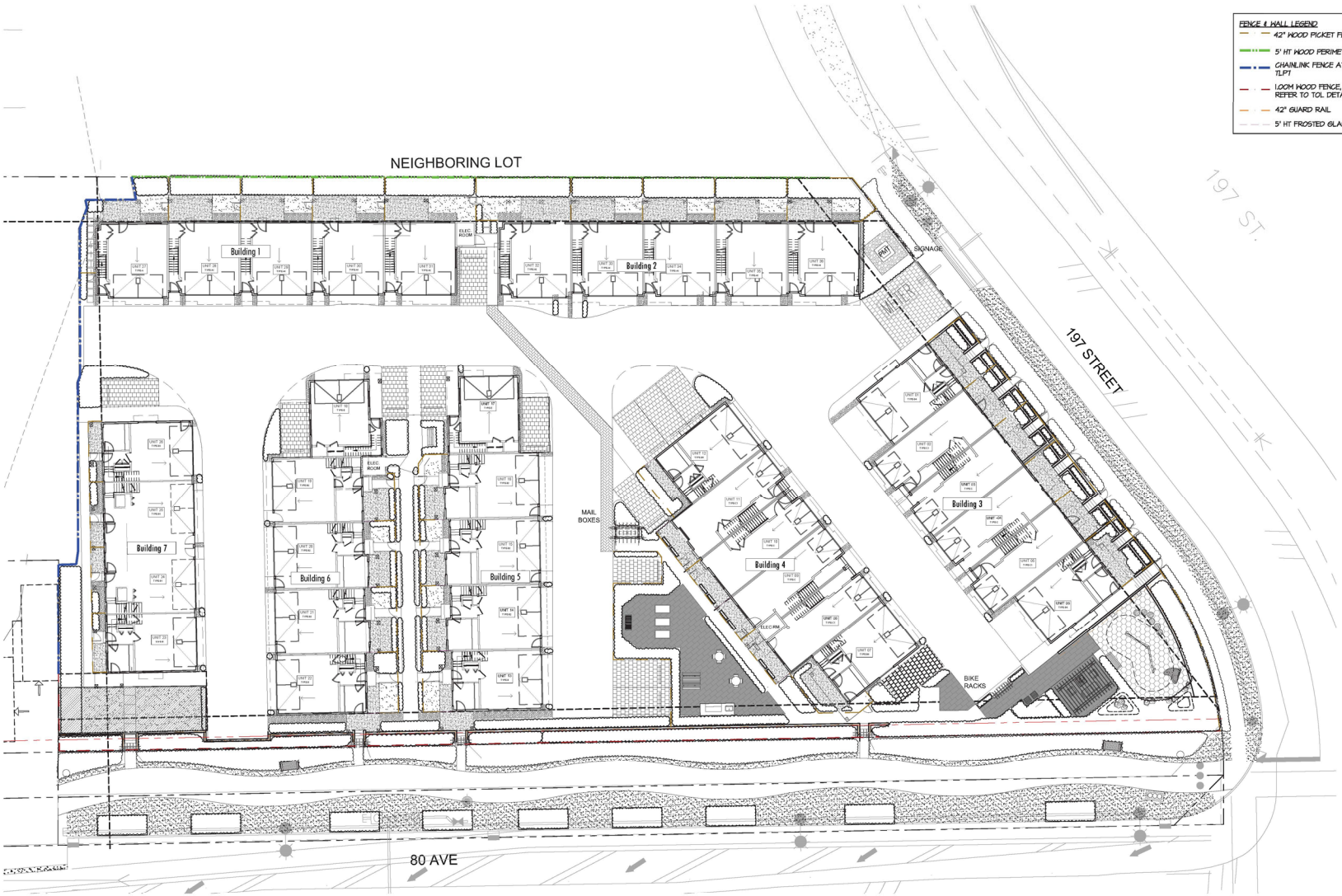
8039 197 ST
TOWNSHIP OF LANGLEY, BC

TOL: 08-27-0056

DRAWING TITLE:

HARDSCAPE PLAN

DATE:	2020.AUG.23	DRAWING NUMBER:	L7
SCALE:	1/16"=1'-0"		
DRAWN:	BN		
DESIGN:	BN		
CHK'D:	MM		OF 9
M2LA PROJECT NUMBER:			20-050



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13	FEB.09.24	REV AFAA OUTLINE	GH
12	DEC.18.24	REV AS PER TOL COMMENTS	GH
11	NOV.15.24	REV AS PER TOL COMMENTS	GH
10	SEP.24.24	REV AS PER TOL COMMENTS	GH
9	AUG.23.24	REV AS PER TOL COMMENTS	GH
8	MAY.31.24	REV AS PER TOL COMMENTS	BN
7	NOV.27.23	ISSUE FOR DP	GB
6	NOV.21.23	ISSUE FOR DP	GB
5	DEC.16.22	REV. AS PER NEW SITE PLAN	GB
4	APR.08.22	ISSUE FOR DP	GB
3	APR.06.22	PRELIMINARY DESIGN	GB
2	FEB.02.21	ISSUE FOR DP	GB
1	JAN.07.21	PRELIMINARY DESIGN	BN/GB

SEAL:

PROJECT:

8039 197 ST
TOWNSHIP OF LANGLEY, BC

TOL: 08-27-0056

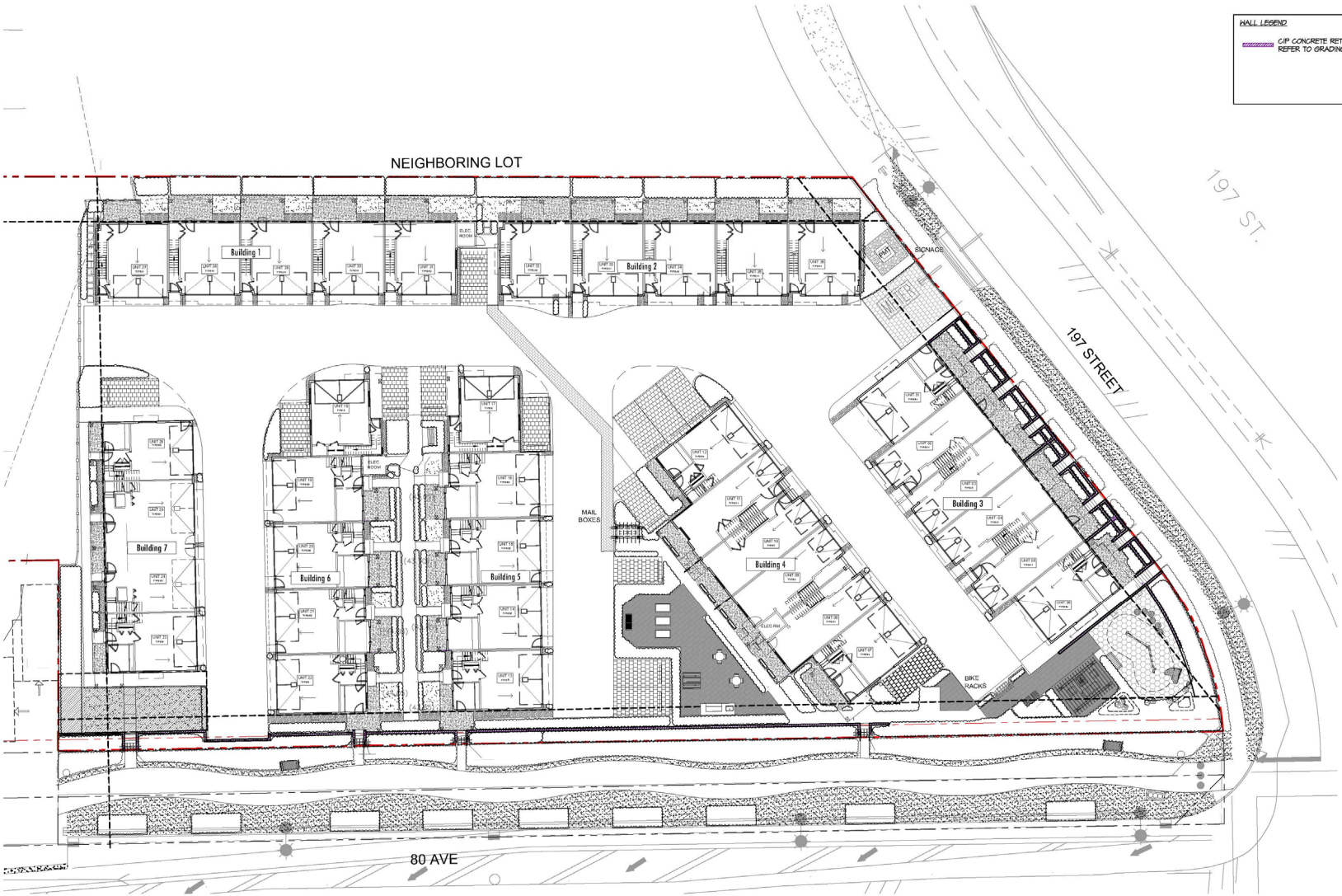
DRAWING TITLE:

FENCE PLAN

DATE:	2020.AUG.23
SCALE:	1/16"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MM

DRAWING NUMBER: **L8** OF 9

M2LA PROJECT NUMBER: **20-050**



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12	DEC.18.24	REV AS PER TOL COMMENTS	GH
11	NOV.8.24	REV AS PER TOL COMMENTS	GH
10	SEP.24.24	REV AS PER TOL COMMENTS	GH
9	AUG.23.24	REV AS PER TOL COMMENTS	GH
8	MAY.31.24	REV AS PER TOL COMMENTS	BN
7	NOV.21.23	ISSUE FOR DP	GB
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5	DEC.16.22	REV. AS PER NEW SITE PLAN	GB
4	APR.08.22	ISSUE FOR DP	GB
3	APR.08.22	PRELIMINARY DESIGN	GB
2	FEB.03.21	ISSUE FOR DP	GB
1	JAN.07.21	PRELIMINARY DESIGN	BN/GB

SEAL:

PROJECT:

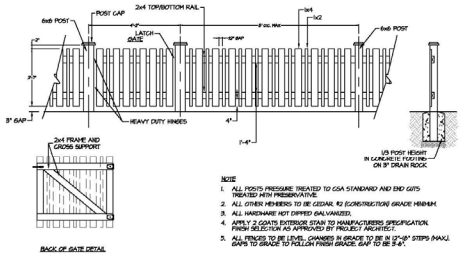
8039 197 ST
TOWNSHIP OF LANGLEY, BC

TOL: 08-27-0056

DRAWING TITLE:

RETAINING WALL PLAN

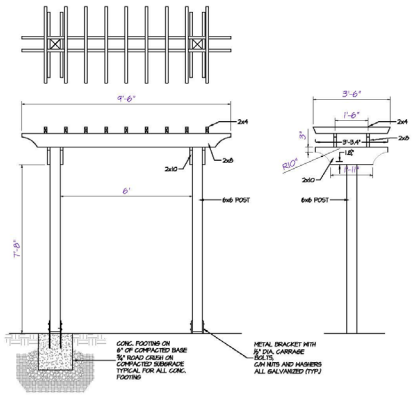
DATE: 2020.AUG.23	DRAWING NUMBER:
SCALE: 1/16"=1'-0"	L9
DRAWN: BN	
DESIGN: BN	
CHK'D: MM	OF 9
M2LA PROJECT NUMBER:	20-050



BACK OF GATE DETAIL

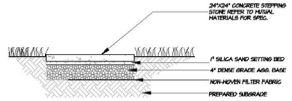
NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

1 42" HT WOOD PICKET FENCE
SCALE : 1/2" = 1'-0"

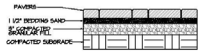


NOTES:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.

3 ARBOUR
SCALE : 3/8" = 1'-0"

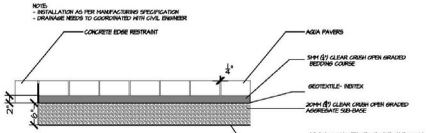


6 24"X 24" CONCRETE STEPPING STONES
SCALE : 1/2" = 1'-0"

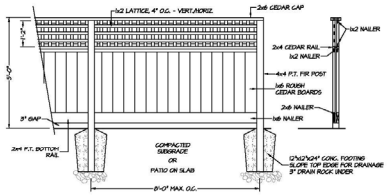


NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
JOINTS LAID HAND-CLOSE +/- 1/8" (0.125") TO BE 1/8" (0.125") WIDE
ALL COMPACTION TO 98% PROCTOR DENSITY

7 CONCRETE UNIT PAVERS ON GRADE
SCALE : 3/4" = 1'-0"

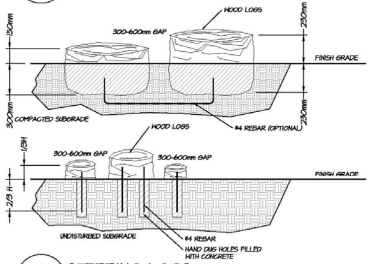


8 PERMEABLE PAVERS
SCALE : 3/8" = 1'-0"

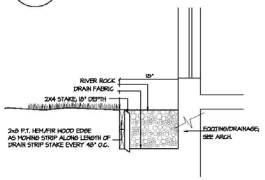


NOTES:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

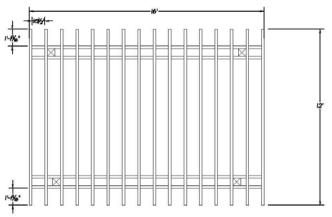
2 5' HT WOOD PICKET FENCE
SCALE : 1/2" = 1'-0"

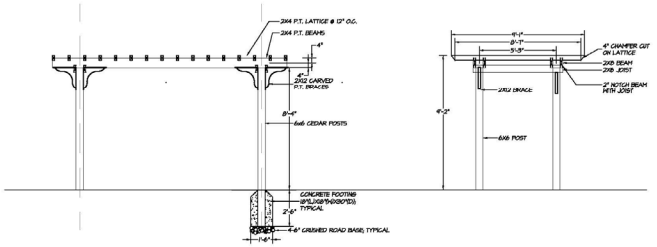


4 STEPPING LOGS
SCALE : 3/8" = 1'-0"



9 DRIP STRIP
SCALE : 1/2" = 1'-0"

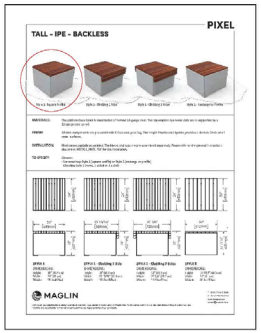




5 PERGOLA
SCALE : 3/8" = 1'-0"



11 GREENT THEORY PLANTER
PP-SQ-36 SIZE : 48" X 48" X48"



13 CUBE SEATING
BY MAGLIN



12 BIKE RACK
BY MAGLIN

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1	JAN.07.21	PRELIMINARY DESIGN	BN/GB

SEAL:

PROJECT:

8039 197 ST
TOWNSHIP OF LANGLEY, BC

TOL: 08-27-0056

DRAWING TITLE:

LANDSCAPE DETAILS 1

DATE: 2020.AUG.23	DRAWING NUMBER: L11
SCALE:	
DRAWN: BN	
DESIGN: BN	
CHK'D: MM	OF 9
M2LA PROJECT NUMBER:	20-050

20050-16.zip

800 SERIES

MBE-0870-00026

Legacy # MLB870-W-C



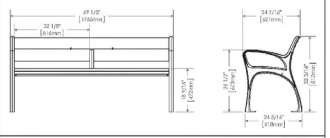
MATERIALS: Bench ends are made from solid cast aluminum. The seat employs Ipe wood slats.

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Holes (3.5") are provided in each foot for securing to base.

TO SPECIFY: Select MBE-0870-00026
Choose:
– Powdercoat Color

HEIGHT: 32.2" (81.7cm) LENGTH: 69.5" (176.5cm) DEPTH: 24.2" (61.4cm) WEIGHT: 121.62lbs (55.1kg)



MAGLIN

1 BENCH
BY MAGLIN

700 SERIES

MCH-0720-00003

Legacy #MCL/20-W



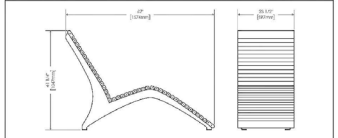
MATERIALS: The Chaise Lounge frame is constructed of laser cut and formed steel. The seat employs Ipe wood slats.

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are finished with penetrating sealers.

INSTALLATION: The chaise is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

TO SPECIFY: Select MCH-0720-00003
Choose:
– Powdercoat Color

HEIGHT: 41 1/4" (104.7cm) LENGTH: 82" (183.5cm) DEPTH: 23 1/2" (59.7cm) WEIGHT: 143.72lbs (65.2kg)



MAGLIN

2 CHAISE LOUNGE
BY MAGLIN

FORO

MCH-1700-00003

Legacy # FRC1700-MSF-M2



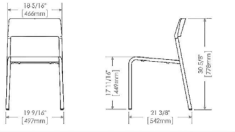
MATERIALS: The chair frame is constructed from steel tube. The seat is laser formed steel. The back is made of solid aluminum casting.

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The chairs come pre-assembled, and can be stacked and stored 4 chairs high.

TO SPECIFY: Select MCH-1700-00003
Choose:
– Powdercoat Color

HEIGHT: 30 1/2" (77.6cm) WIDTH: 18 5/8" (47.7cm) DEPTH: 21 7/8" (54.2cm) WEIGHT: 15.84lbs (7.18kg)



MAGLIN

3 CHAIR
BY MAGLIN

FORO

MTB-1700-00101

Legacy # FRTU100-RD-M1-FS-36



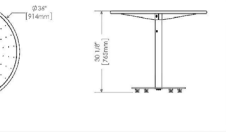
MATERIALS: The table base is constructed of steel plate and the post is steel tube. The top is laser cut steel (pattern 1) with a steel tube outer ring.

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The free-standing table comes pre-assembled with 4 leveling feet.

TO SPECIFY: Select MTB-1700-00101
Choose:
– Powdercoat color

HEIGHT: 30 1/2" (77.5cm) DIAMETER: 36" (91.4cm) WEIGHT: 83.63lbs (40.2kg)



MAGLIN

3 TABLE
BY MAGLIN



5 SECTIONAL SOFA
BY VANCOUVER SOFA COMPANY



ALEA FIREPIT 32"H x 32"D x 10"H
HTTPS://WWW.LEEKKO.CA/PORTFOLIO-ITEM/ALEA/

6 SECTIONAL SOFA
BY VANCOUVER SOFA COMPANY

Parkour 1

NRO856

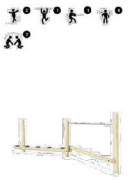
KOMPAN Let's play

Item no. NRO855-1003

General Product Information

Dimensions LxWxH	157"x7'10"x5'7"
Age group	5 - 12
Play value by (-) means	4
Color options	





The Balance Combination appeals to children, with the simple play message of balancing. The variation of balance is the great attraction: the steps on the one beam motivate jumping or balancing from one to the next. The solid beam on the next pole has an additional rope support, to cater for those who are less confident. While walking or jumping from pole to pole, children train their proprioception and sense of balance. Balance and proprioception are fundamental for confidently managing the body in its surroundings. This is important for instance when navigating street traffic safely. Balancing across the Balance Combination with friends also trains turn-taking and negotiation. These are important social-emotional skills that are basic for the ability to form friendship and relate to peers.

1 / 1/6/2021

Data is subject to change without prior notice.

7 PARKOUR 1
BY KOPMAN, MODEL: NRO856

Playhouse with Roof

NRO401

KOMPAN Let's play

Item no. NRO401-0601

General Product Information

Dimensions LxWxH	4'11"x10'8"x8'8"
Age group	2 - 5
Play value by (-) means	4
Color options	





This adorable playhouse with its quaint triangular shape will attract children over and over again. With its welcoming style, the Playhouse with Roof adds a shelter-feel to the playhouse and suggests a wealth of themed play worlds: den, ship, house. This invites continued dramatic play scenarios. The Play House with roof welcomes smaller and larger groups of children to play. Dramatic play trains children's imagination and feeling of control. Additionally, children play out everyday scenarios that they have a hard time understanding, thus playing out their life observations. While doing so, they constantly talk and communicate with their peers, and even with themselves. This hugely stimulates language skills as well as negotiation and communication skills.

1 / 6/24/2021

Data is subject to change without prior notice.

8 PLAY SLIDE WITH HUT
BY KOPMAN, MODEL: NRO401

20050-16.zip

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NO.	DATE	REVISION DESCRIPTION	DR.
15	MAY.02.25	REV AS PER TOL COMMENTS	GH
14	FEB.05.24	REV AMENITY AREAS PER TOL COMMENTS	GH
13	FEB.03.24	REV APAA OUTLINE	GH
12	DEC.18.24	REV AS PER TOL COMMENTS	GH
11	NOV.15.24	REV AS PER TOL COMMENTS	GH
10	SEP.24.24	REV AS PER TOL COMMENTS	GH
9	AUG.23.24	REV AS PER TOL COMMENTS	GH
8	MAY.31.24	REV AS PER TOL COMMENTS	BN
7	NOV.27.23	ISSUE FOR DP	BB
6	NOV.21.23	ISSUE FOR DP	BB
5	DEC.16.22	REV. AS PER NEW SITE PLAN	BB
4	APR.08.22	ISSUE FOR DP	BB
3	APR.08.22	PRELIMINARY DESIGN	BB
2	FEB.02.21	ISSUE FOR DP	BB
1	JAN.07.21	PRELIMINARY DESIGN	BN/BB

SEAL:

PROJECT:

8039 197 ST
TOWNSHIP OF LANGLEY, BC

TOL: 08-27-0056

DRAWING TITLE:

LANDSCAPE DETAILS 2

DATE: 2020.AUG.23	DRAWING NUMBER:
SCALE:	L12
DRAWN: BN	
DESIGN: BN	
CHK'D: MM	OF 9
M2LA PROJECT NUMBER:	20-050