THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101331

This Permit is issued this 14th day of June, 2023 to:

1. Name: 1187431 BC Ltd. & 1335269 BC Ltd.

   Address: 17650 – 66A Avenue
   Surrey, BC V3S 4S4

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 6 to 43 Section 22 Township 8 New Westminster District Plan EPP70176

   CIVIC ADDRESS: 7600 and 7700 Block of 197 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with 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. On-site landscaping being secured by a letter of credit at the Building Permit stage;
   b. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw;
   c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
   d. Discharge of a restrictive covenant registered on the properties prohibiting development until a Development Permit has been issued;
   e. Registration of a party wall and common element maintenance agreement on the title of all lots;
   f. Registration of an easement securing the required visitor parking spaces; and
   g. Payment of applicable building permit administration fees and supplemental Development Permit application 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.

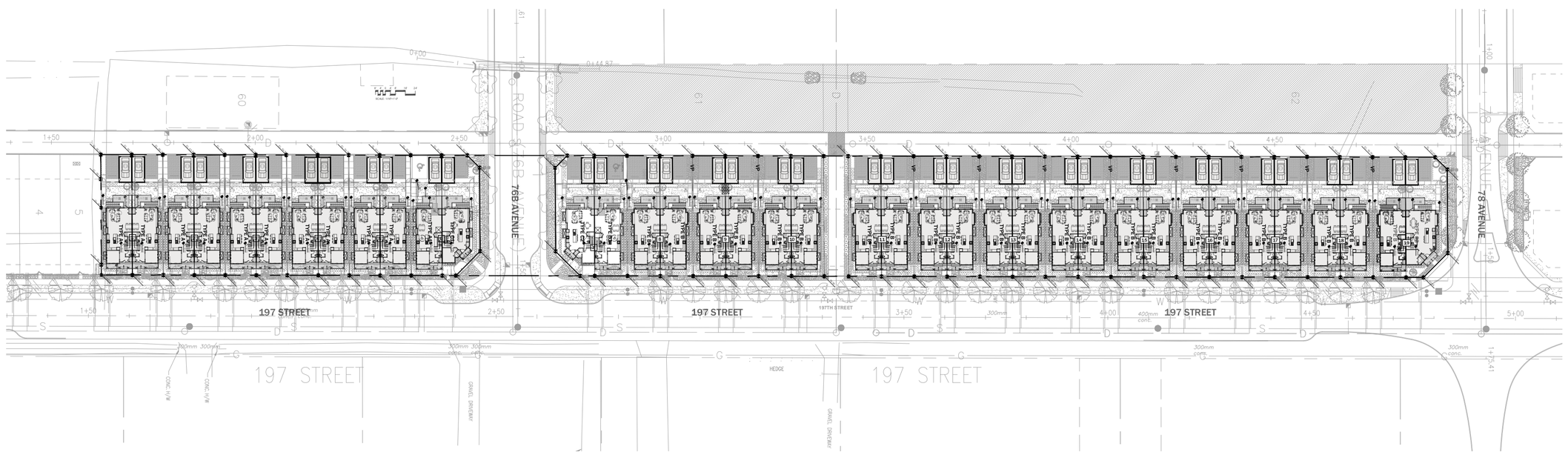
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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 14TH DAY OF JUNE, 2023.

Attachments:

SCHEDULE A	Architectural Plan
SCHEDULE B	Landscape Plan



1 SITE PLAN
Scale: 1/64"=1'-0"

PROJECT STATISTICS:

CIVIC ADDRESS:
76 Avenue & 197 Street .
Langley, BC

ZONING INFORMATION:
ZONE: R-CL(SD)

LOT AREA:
GROSS SITE AREA = 104613.04 SFT (9718.8 SMT) = 2.4 Ac. (0.97 Ha)

BUILDING HEIGHT:

ALLOWABLE	:	9.0 m
PROPOSED	:	9.0 m

PARKING:
RESIDENTIAL:

REQUIRED :	2.0 STALLS PER UNIT
PROPOSED :	2.0 STALLS PER UNIT
	76.0 STALLS

VISITOR PARKING :	1.0 STALLS PER 5 UNIT
REQUIRED :	8.0 STALLS
PROPOSED :	10.0 STALLS

SETBACKS:

		PERMITTED	PROPOSED
FRONT LOT LINE	:	2.5 M	2.74 M
REAR LOT LINE	:	13.0 M	13.0 M
SIDE LOT LINE	:	1.2 M	1.2 M
CORNER LINE	:	2.5 M	2.53 M

TYPE	NUMBER OF UNITS	AREA	GARAGE	TOTAL AREA
UNIT -A	10	939sqft	219sqft	11580sqft
UNIT-B	23	959sqft	219sqft	27094sqft
UNIT-C1	1	922sqft	219sqft	1141.0sqft
UNIT-C2	1	966sqft	219sqft	1185sqft
UNIT-C3	1	1016sqft	219sqft	1235sqft
UNIT-A1	1	939sqft	219sqft	1158sqft
UNIT-B1	1	959sqft	219sqft	1178sqft
TOTAL UNITS	38			42235.0sqft

SCHEDULE A

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Unit 205- 6321 King George Blvd
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jaswinder@flatarchitecture.ca
Ph: 604-503-4484, 6045932141
PREPARED BY:

ADDRESS:
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Langley, BC

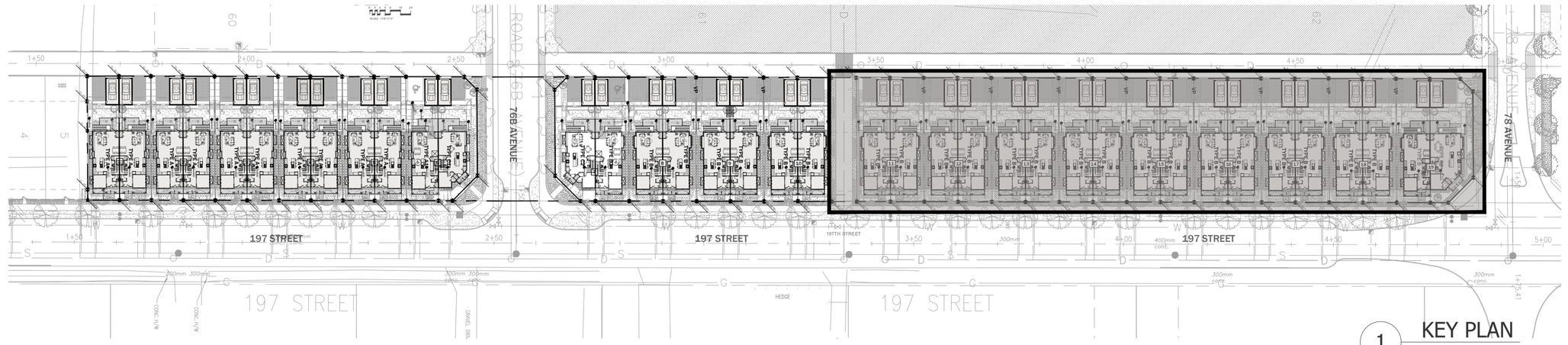
CLIENT :
HARRY AGGARWAL

DATE 24-02-2023
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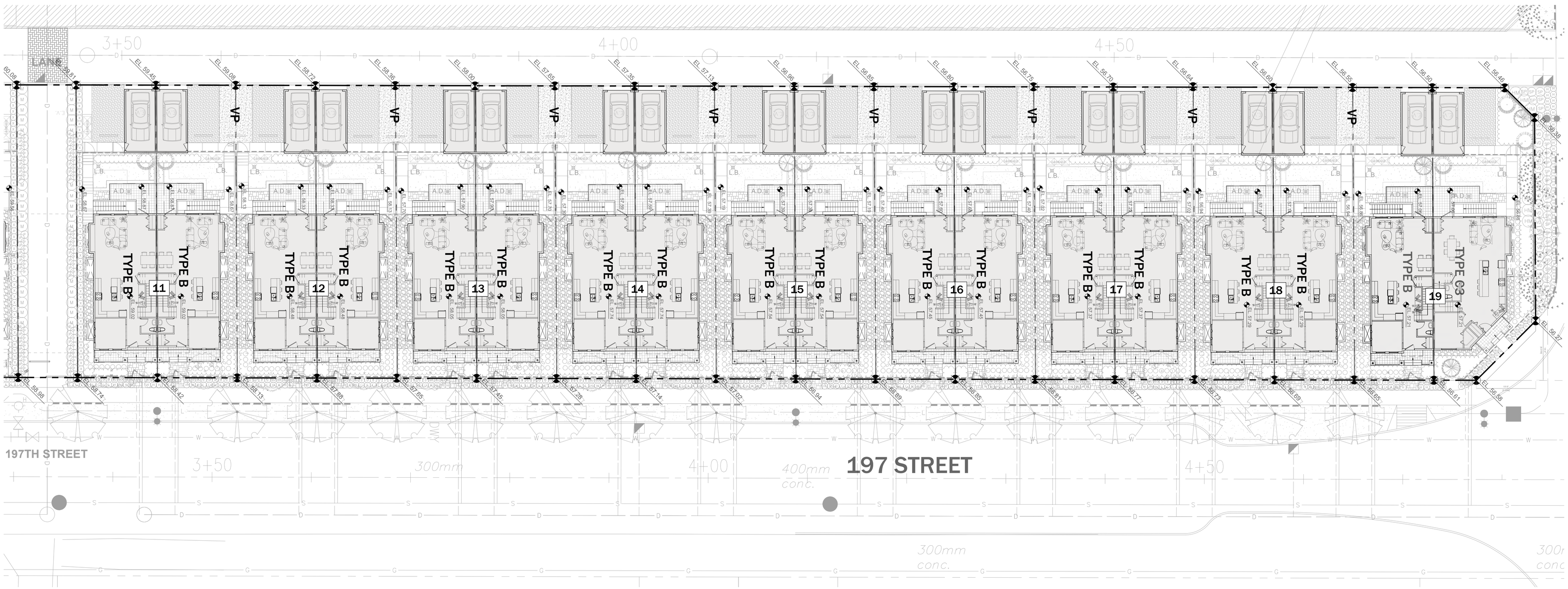
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SITE PLAN
UNIT A

A-1.0



1 KEY PLAN
Scale: 1/64"=1'-0"



1 SITE PLAN
Scale: 1/64"=1'-0"

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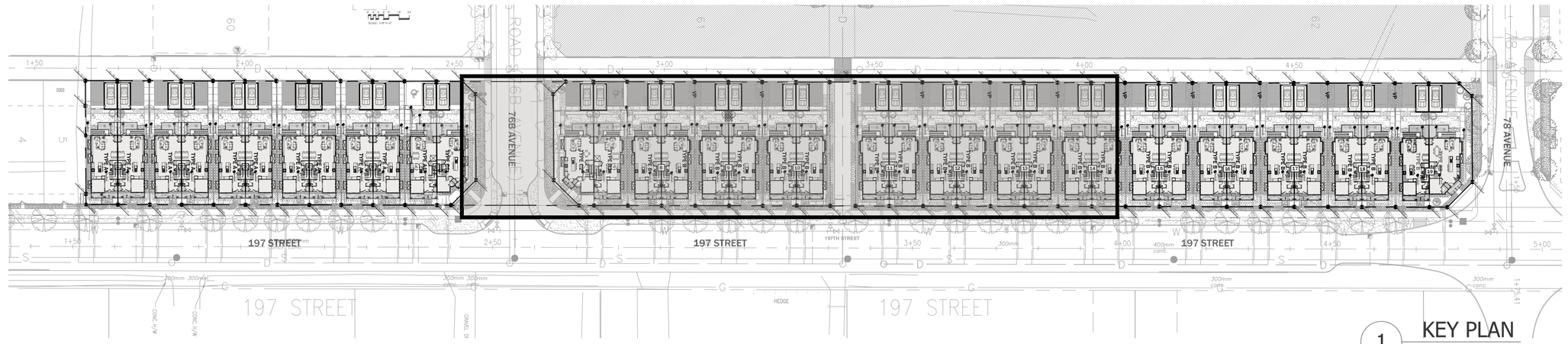
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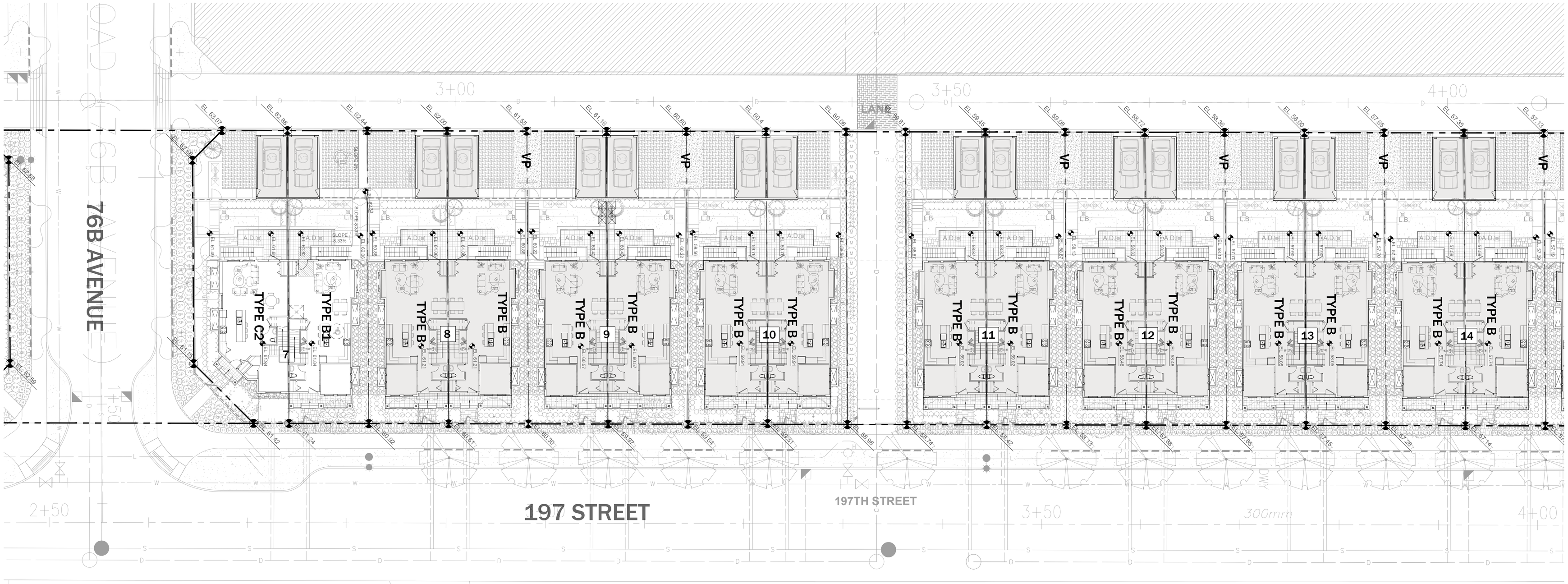
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SITE PLAN UNIT A

A-1.1



1 KEY PLAN
Scale: 1/64"=1'-0"



1 SITE PLAN
Scale: 1/64"=1'-0"

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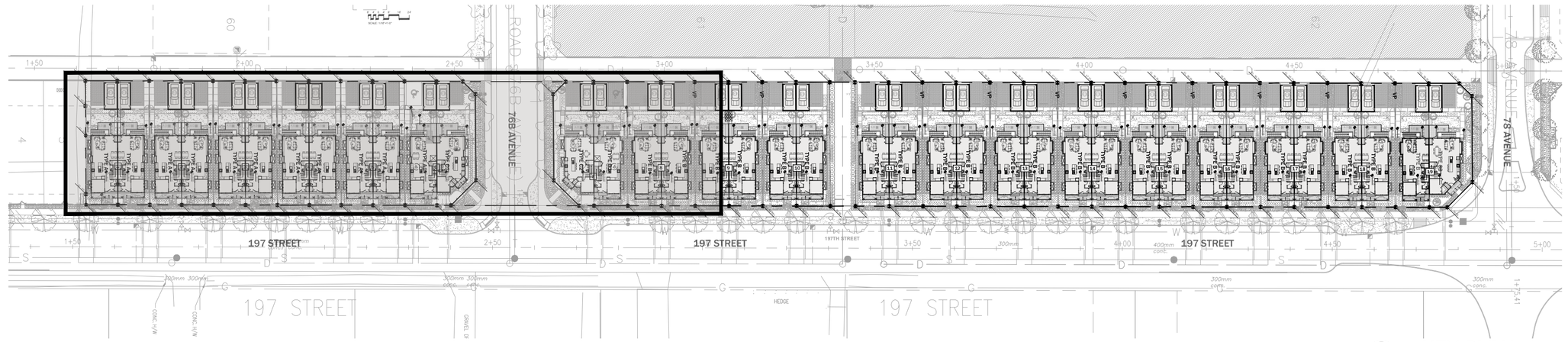
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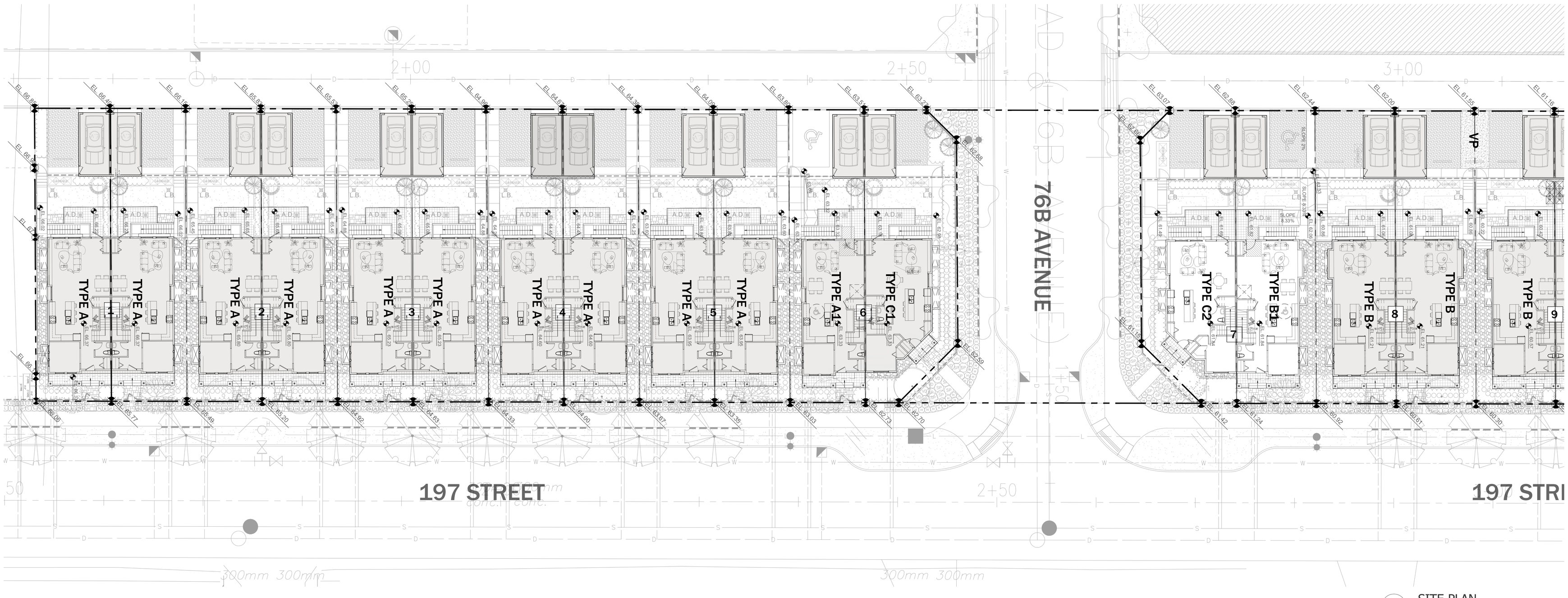
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SITE PLAN UNIT A

A-1.2



1 KEY PLAN
Scale: 1/64"=1'-0"



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

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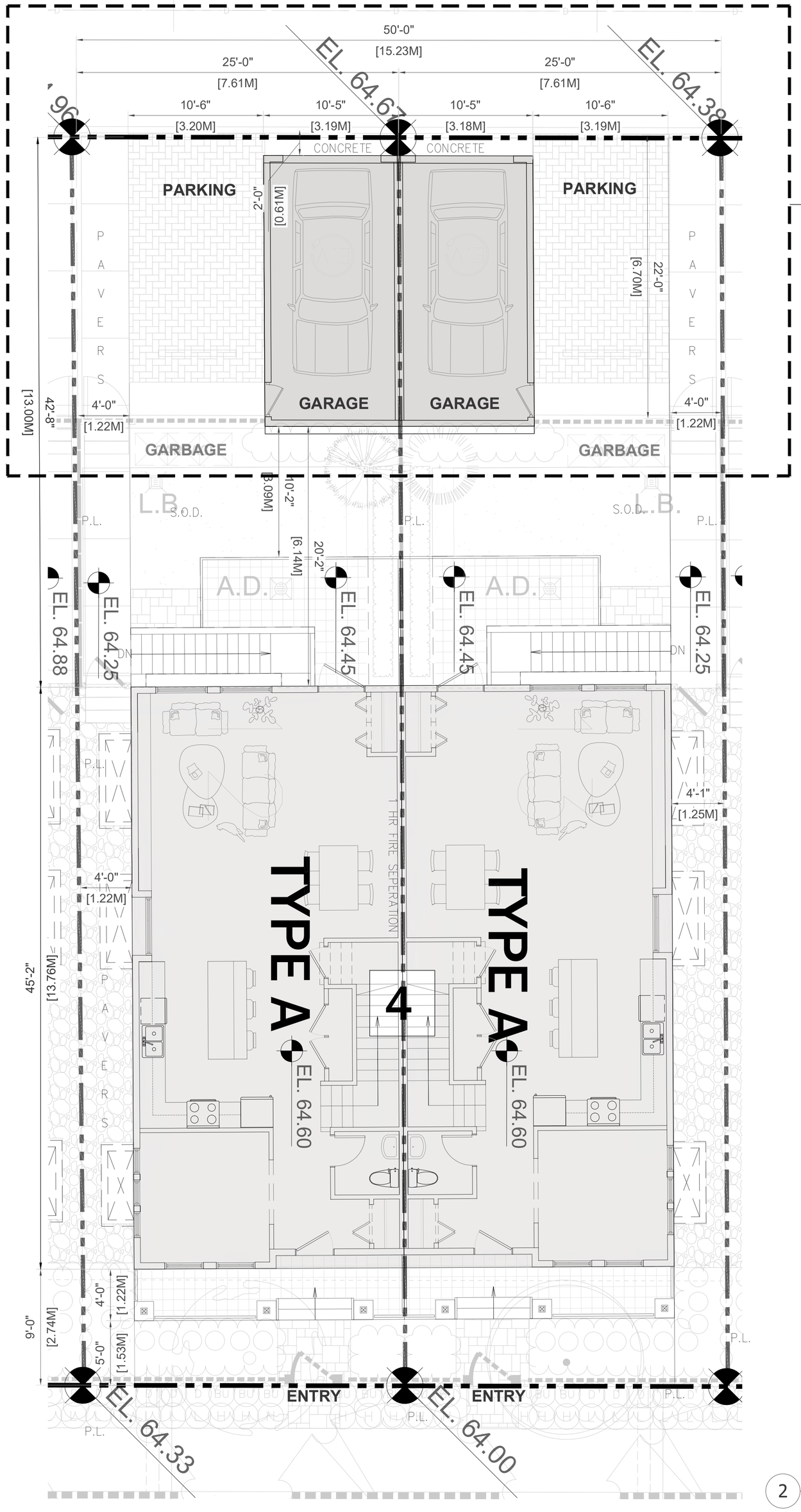
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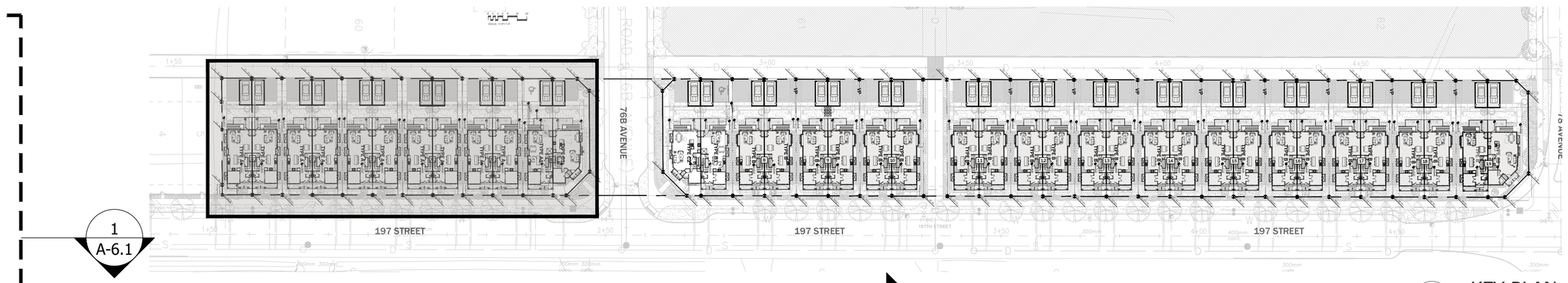
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SITE PLAN DETAIL

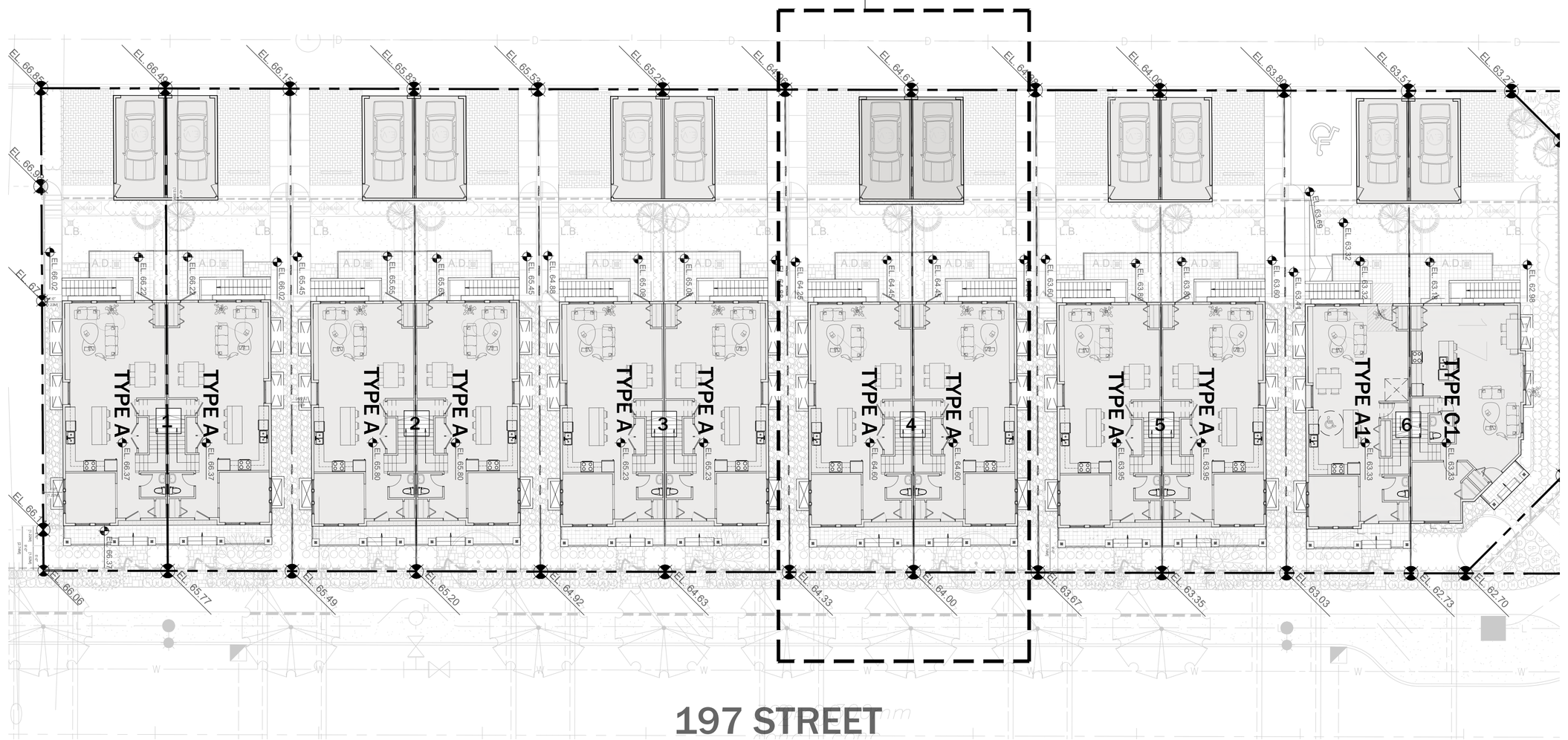
A-1.3



2 LOT SITE PLAN
Scale: 3/16"=1'-0"



KEY PLAN
Scale: 1/64"=1'-0"



1 DUPLEX 1-6 SITE PLAN
Scale: 1/16"=1'-0"

ZONING : R-CL(SD)

NO. OF DUPLEX LOTS : 19

SETBACKS:

		PERMITTED	PROPOSED
FRONT LOT LINE	:	2.5 M	2.74 M
REAR LOT LINE	:	13.0 M	13.0 M
SIDE LOT LINE	:	1.2 M	1.2 M
CORNER LINE	:	2.5 M	2.53 M

LOT COVERAGE

PERMITTED : 55%

DUPLEX	NO OF LOTS	AREA	GARAGE	TOTAL AREA	LOT AREA	PROPOSED
1-5	5	1878.0sqft	219sqft	2097sqft	4826sqft	43.5%
6	1	1821.7sqft	219sqft	2041sqft	5186sqft	39.4%
7	1	1882.5sqft	219sqft	2102sqft	5414sqft	38.8%
8-18	11	1918.0sqft	219sqft	2137sqft	5110sqft	41.8%
19	1	1943.0sqft	219sqft	2162sqft	5577sqft	38.8%
TOTAL	19					

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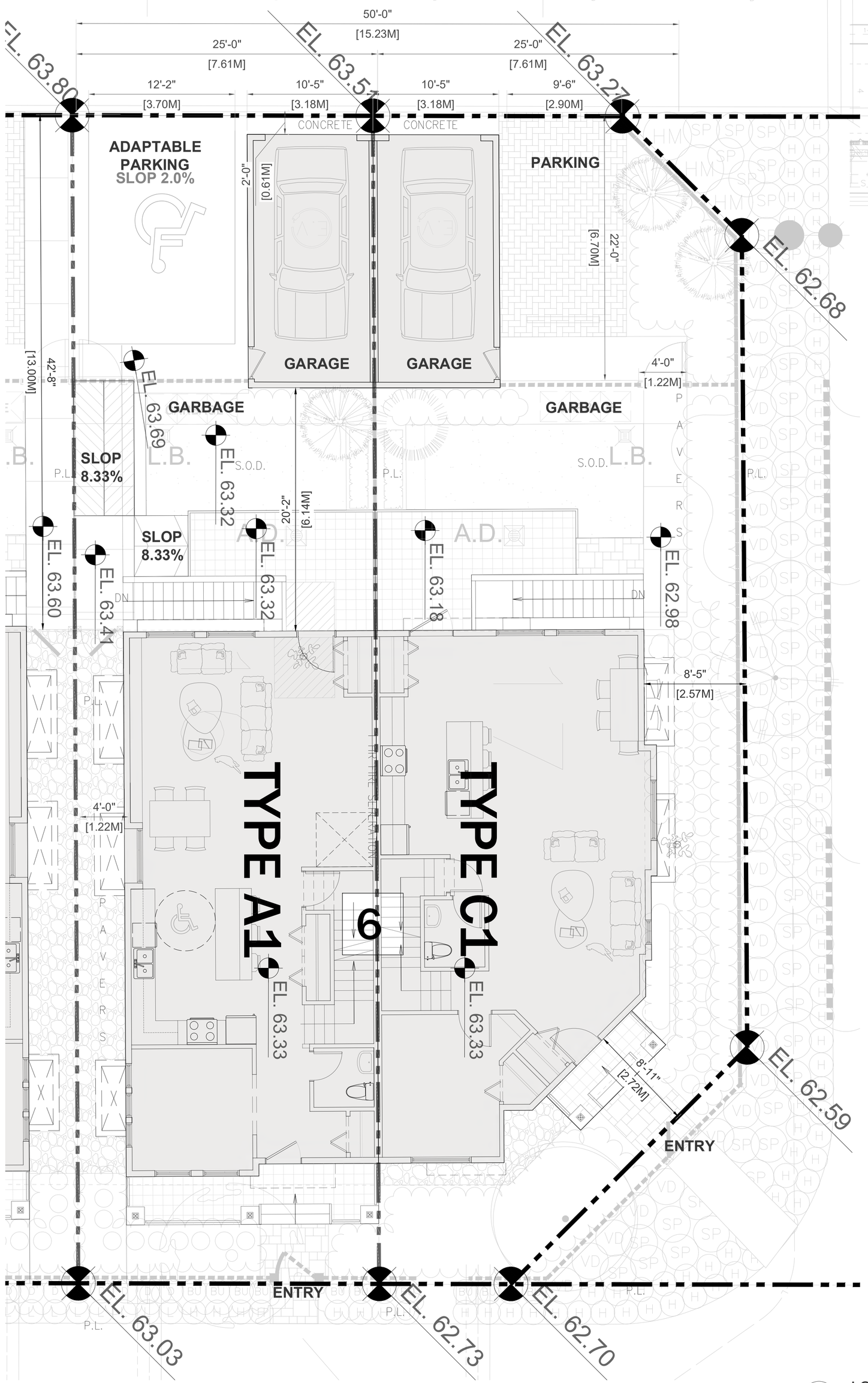
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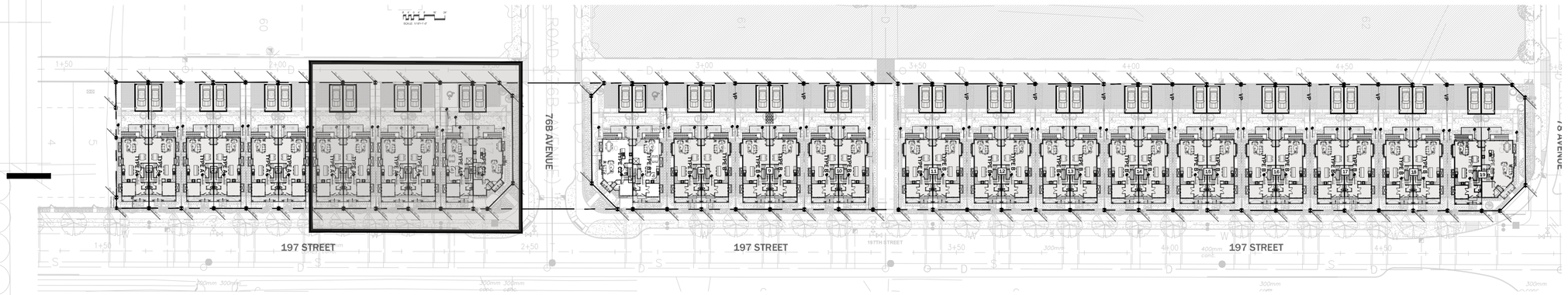
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SITE PLAN DETAIL

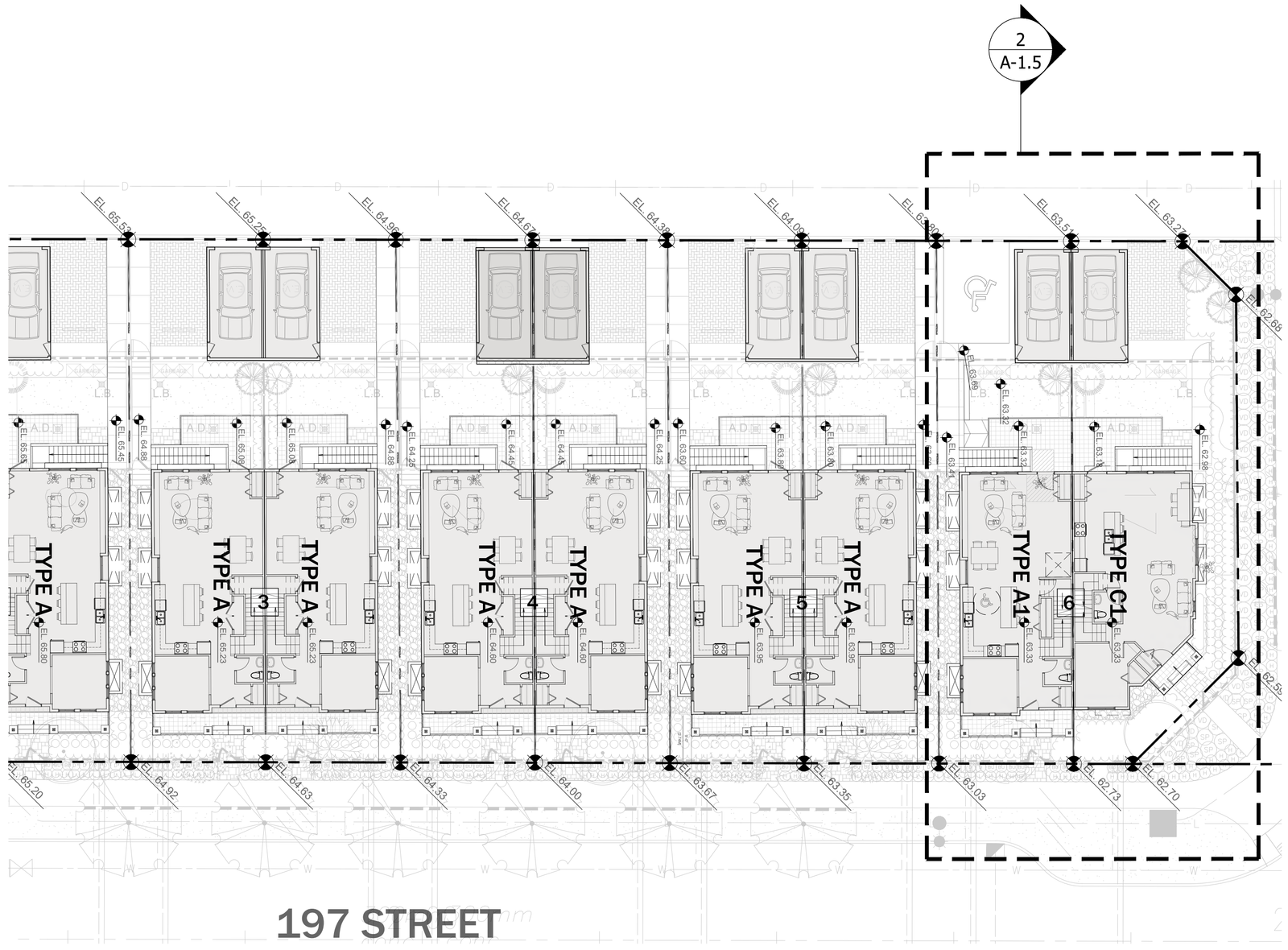
A-1.4



2 LOT SITE PLAN
Scale: 3/16"=1'-0"



KEY PLAN
Scale: 1/64"=1'-0"



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

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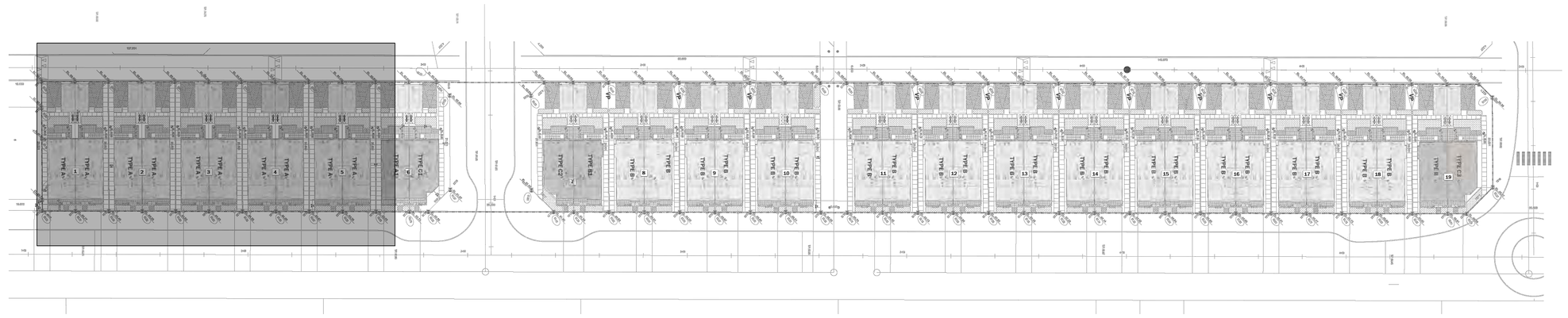
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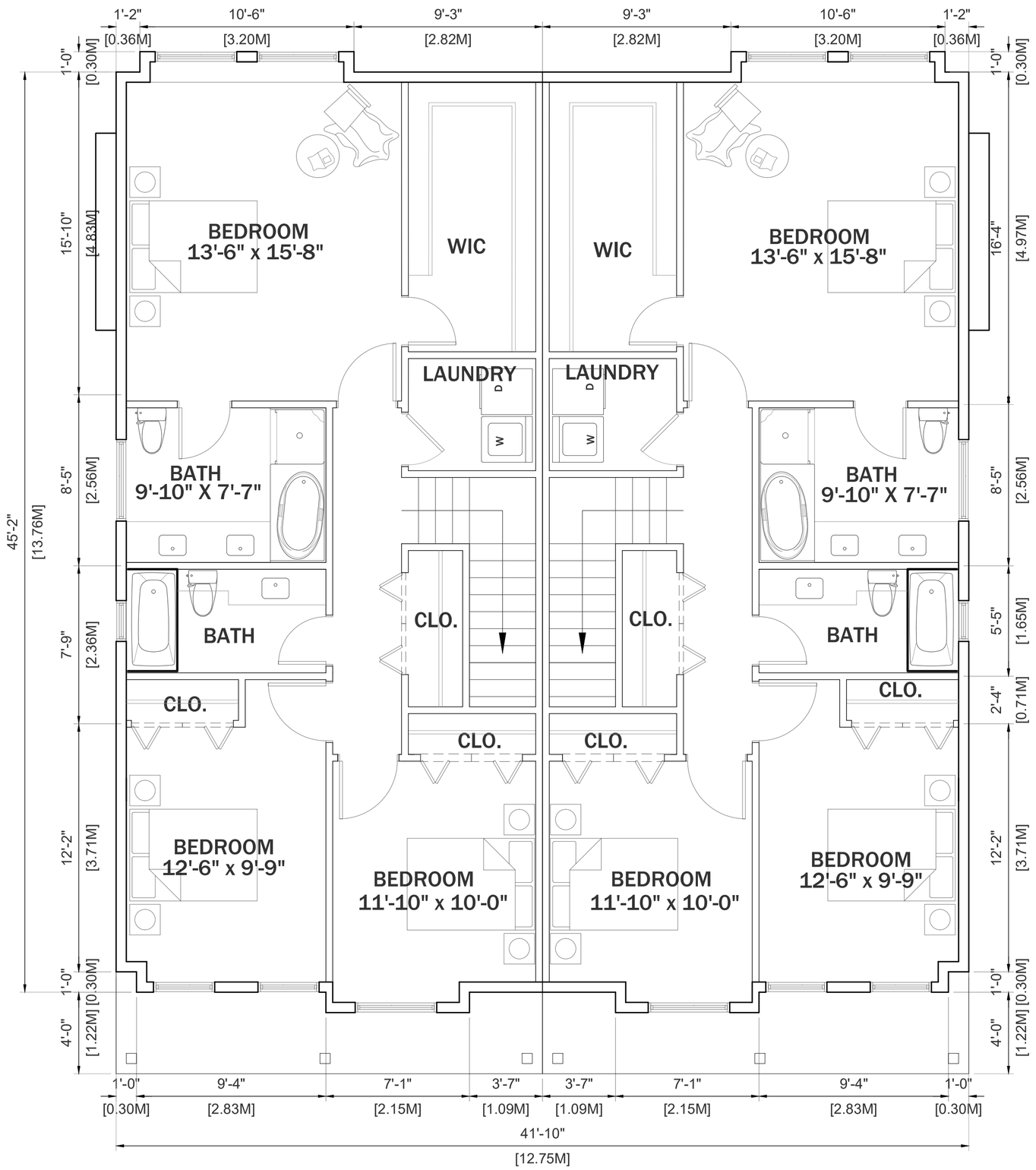
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SITE PLAN DETIAL 2

A-1.5



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



3 SECOND FLOOR PLAN
Scale: 1/4"=1'-0"

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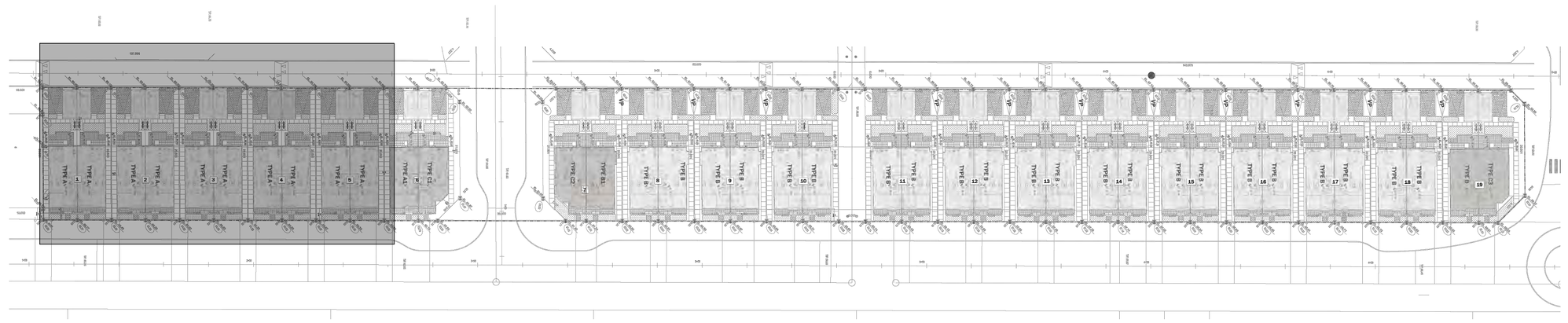
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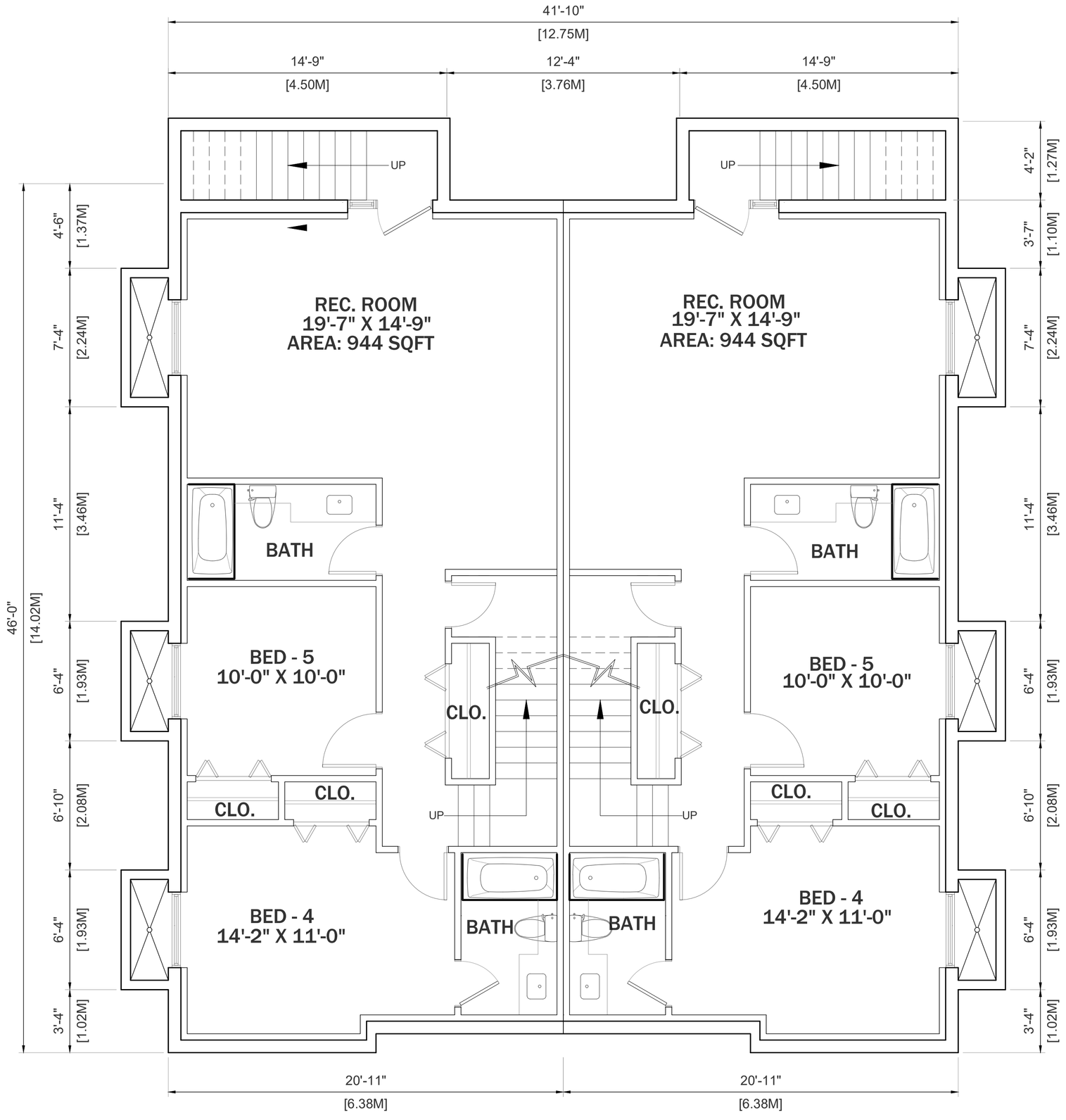
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LAYOUT PLANS
UNIT-A

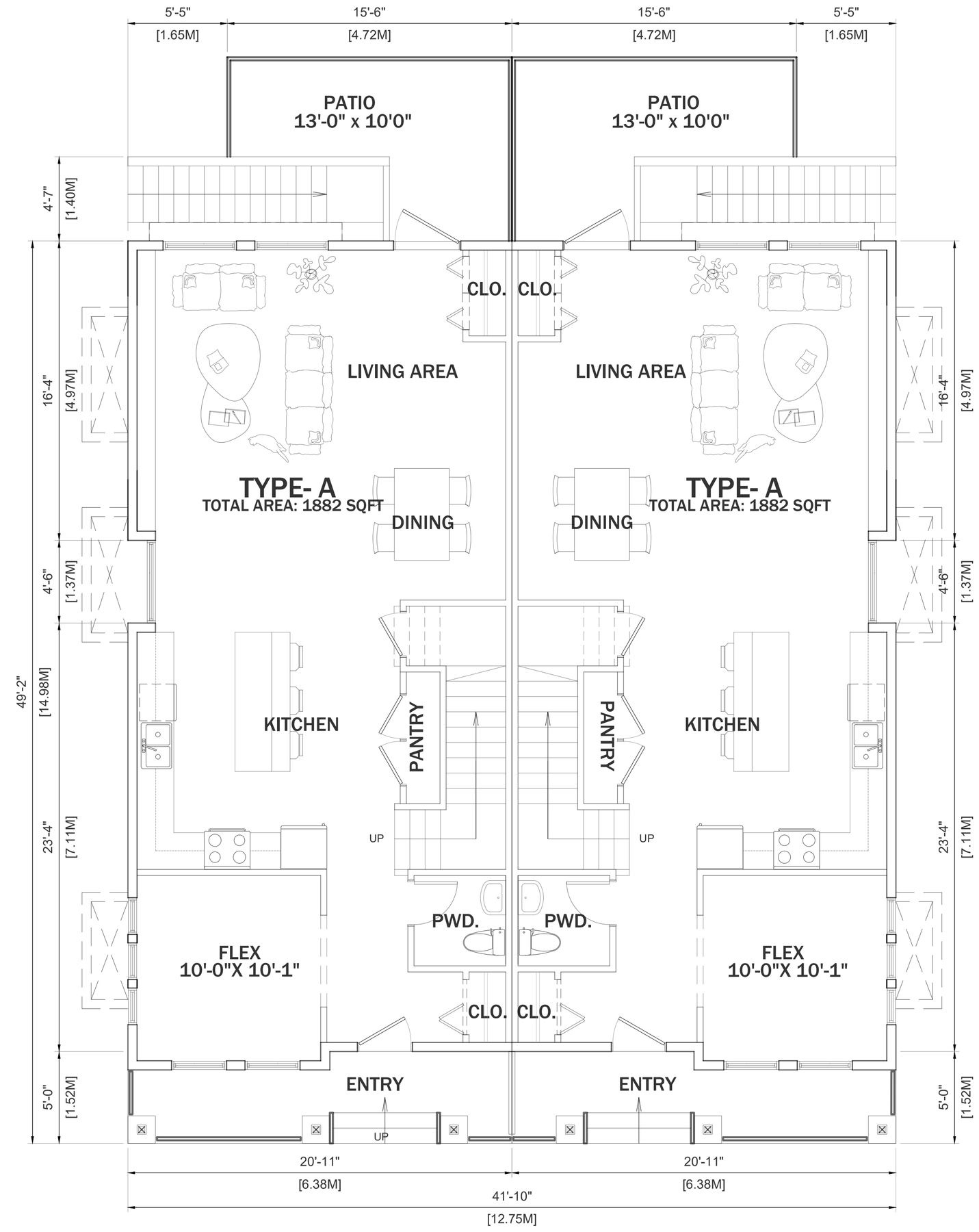
A-2.1.1



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



1 BASEMENT PLAN
Scale: 1/4"=1'-0"



2 MAIN FLOOR PLAN
Scale: 1/4"=1'-0"

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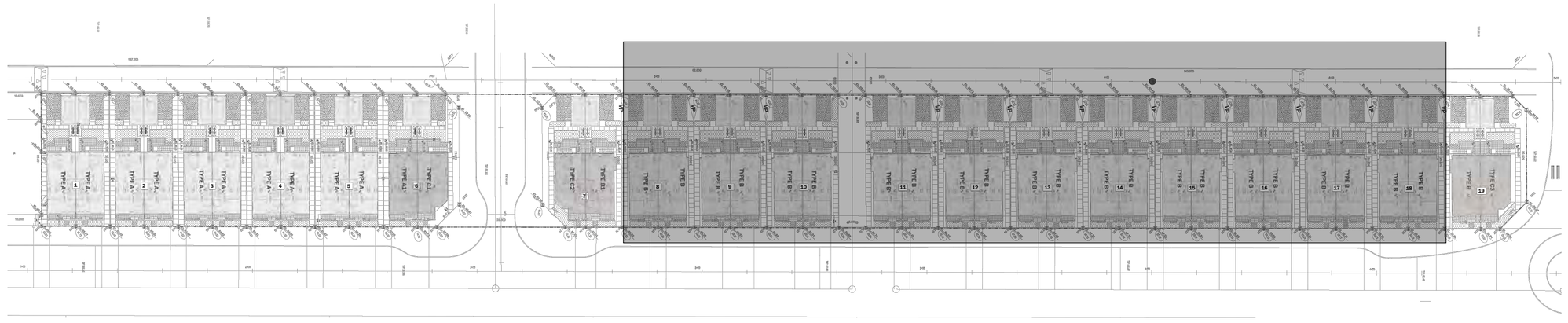
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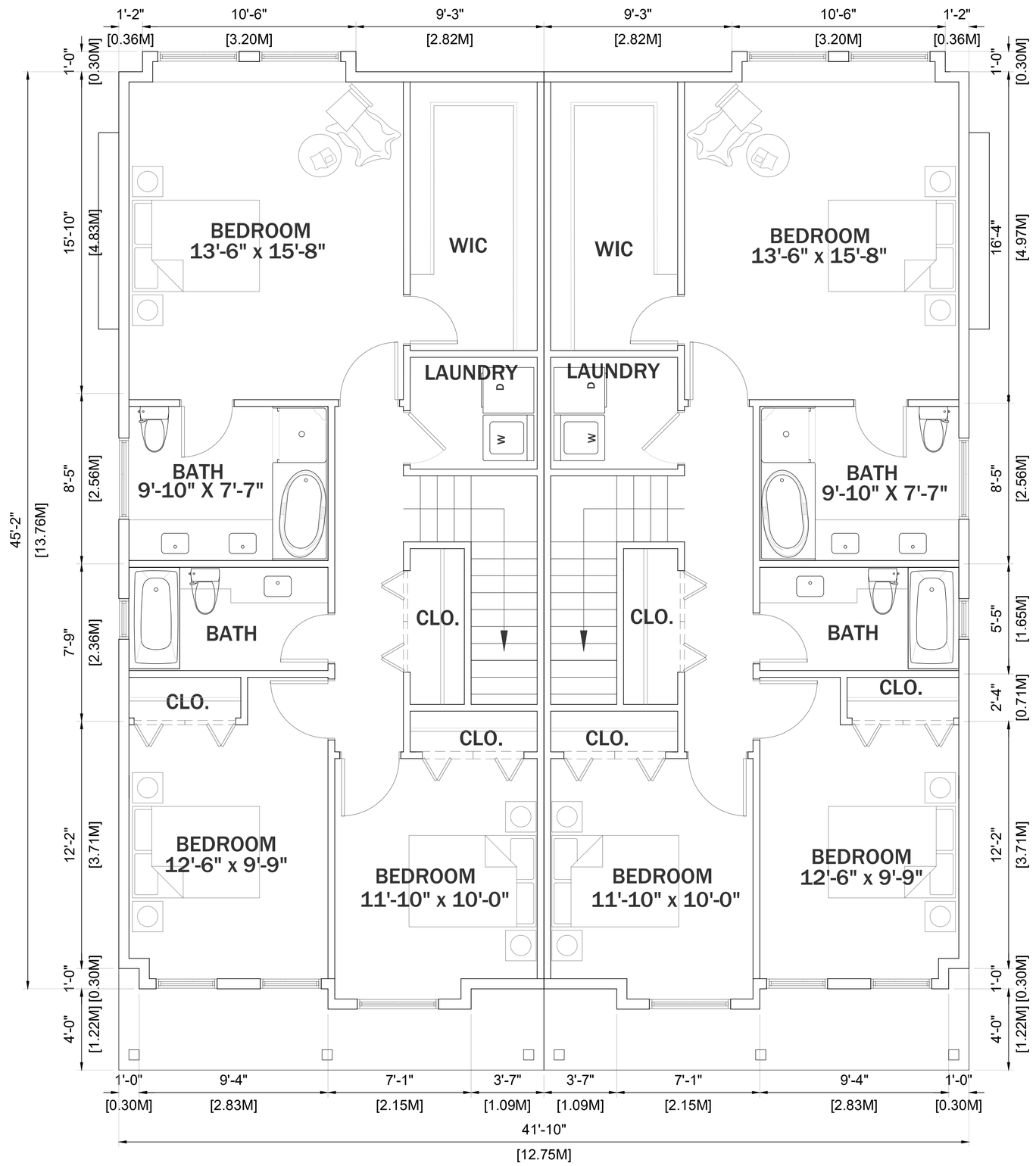
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LAYOUT PLANS UNIT-A

A-2.1



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



3 SECOND FLOOR PLAN
Scale: 1/4"=1'-0"

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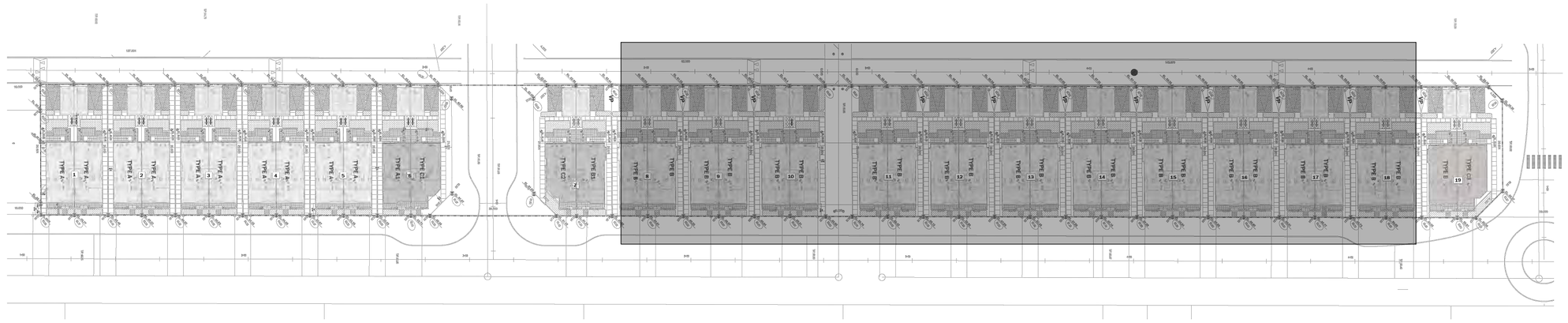
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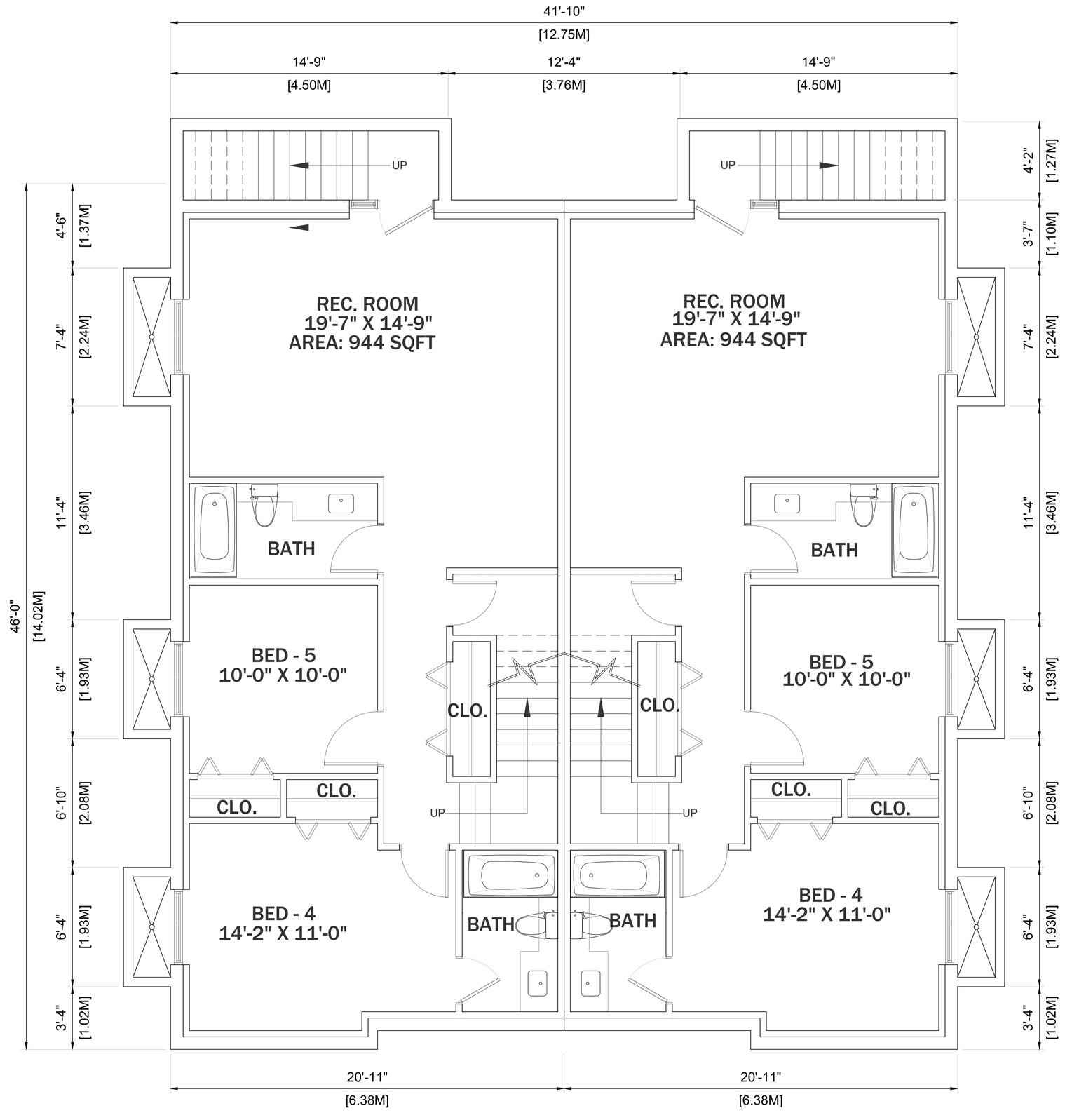
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LAYOUT PLANS
UNIT-B

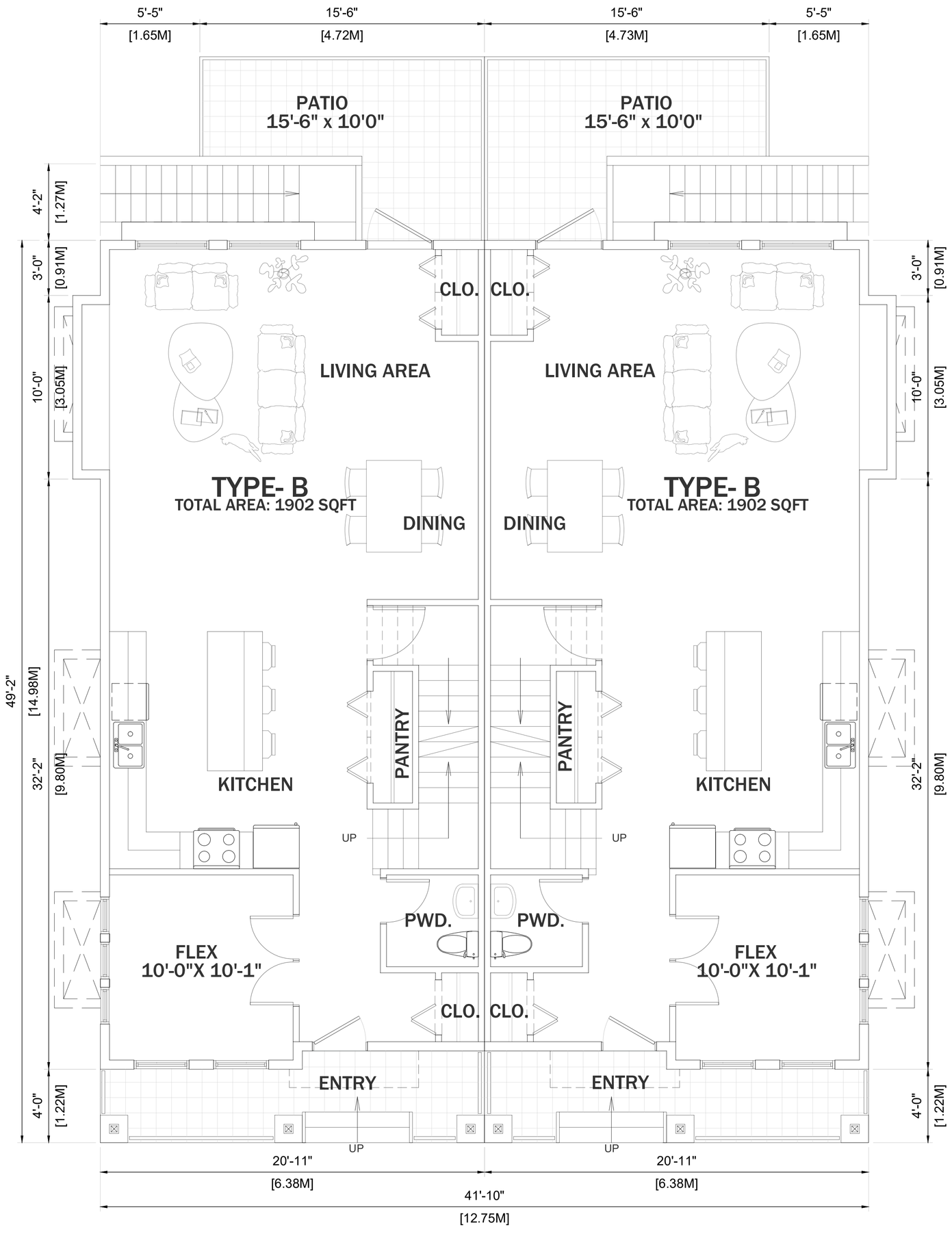
A-2.2.1



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



1 BASEMENT PLAN
Scale: 1/4"=1'-0"



2 MAIN FLOOR PLAN
Scale: 1/4"=1'-0"

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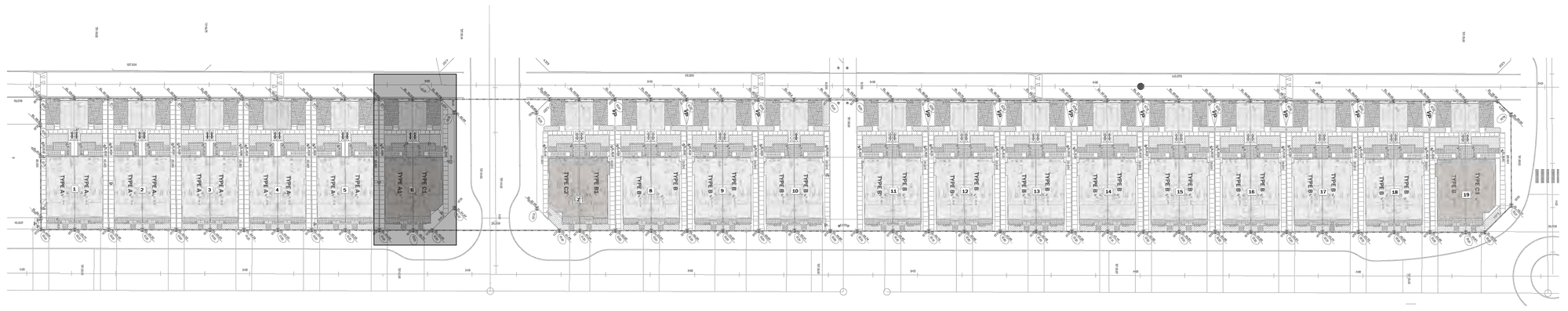
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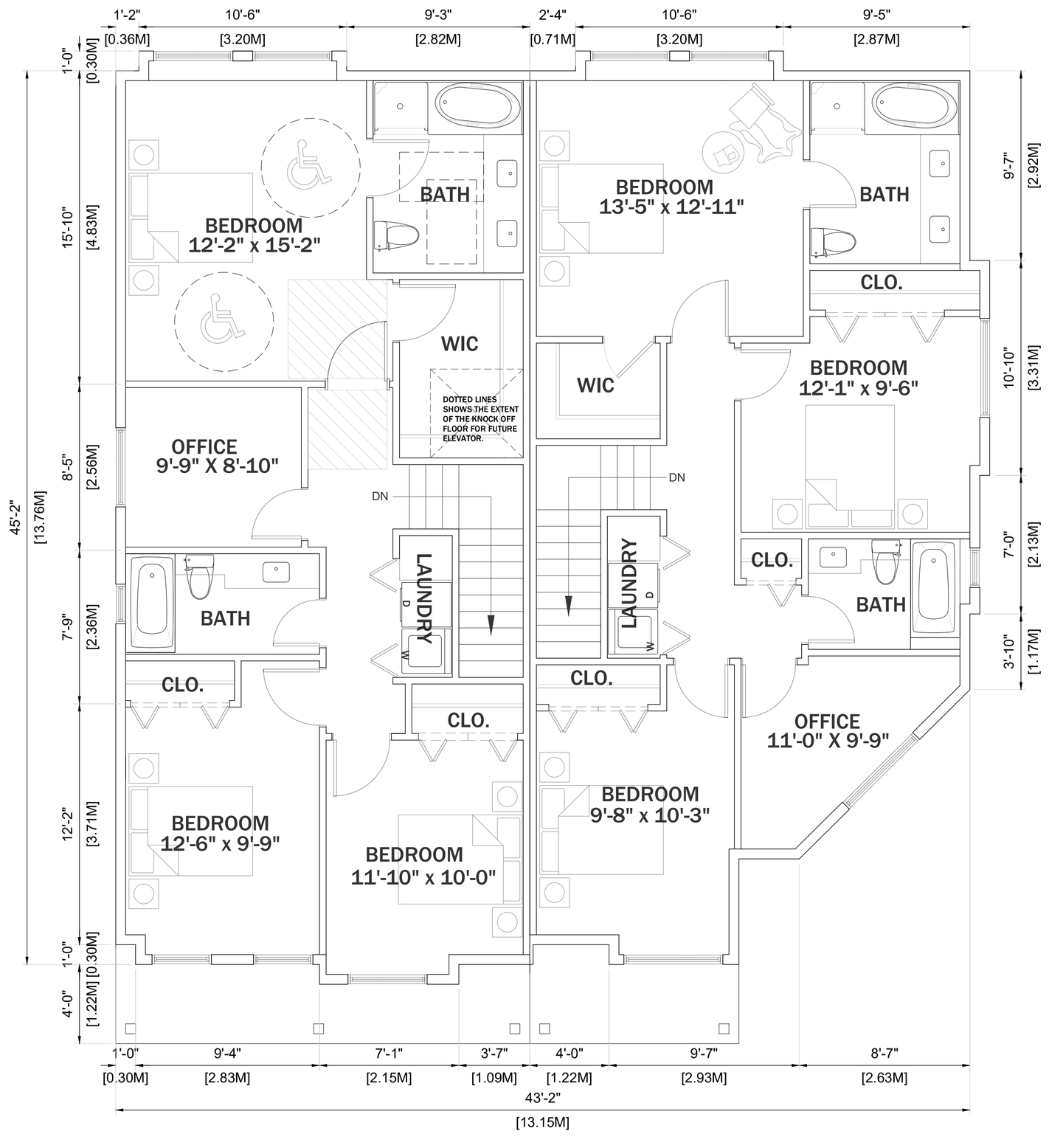
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LAYOUT PLANS
UNIT-B

A-2.2



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



3 SECOND FLOOR PLAN (FACING 197 STREET & 76A AVE)
Scale: 1/4"=1'-0"

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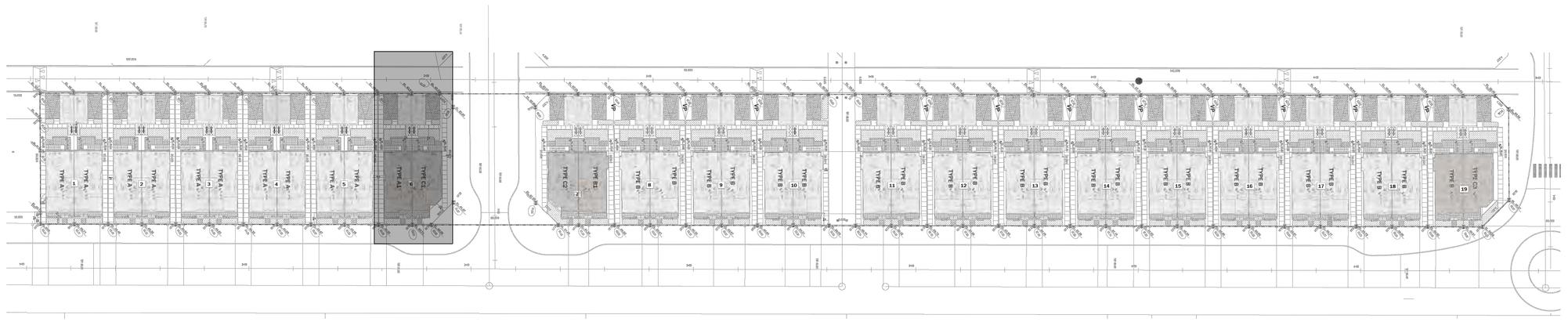
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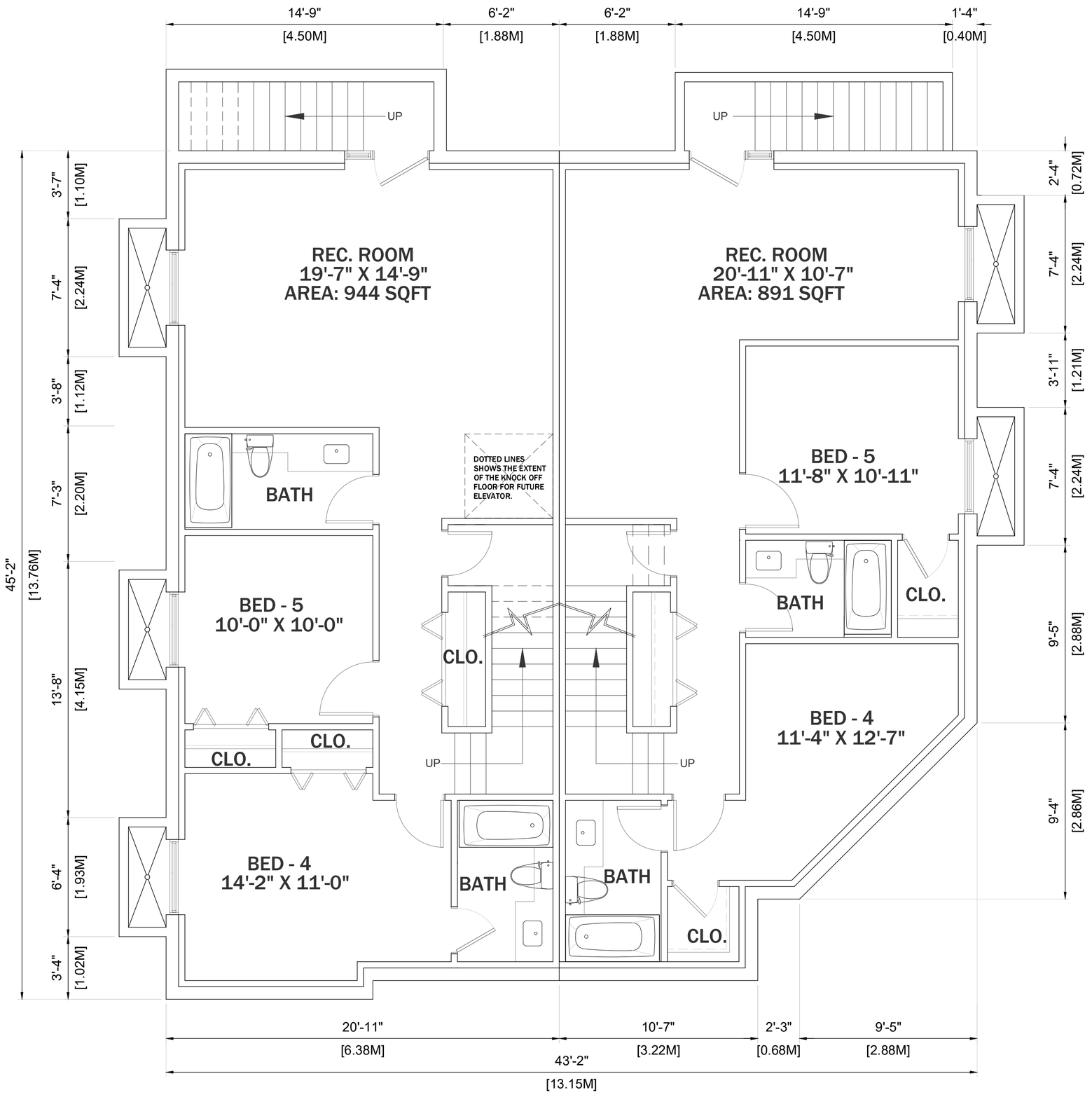
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LAYOUT PLANS
UNIT- A1 & C

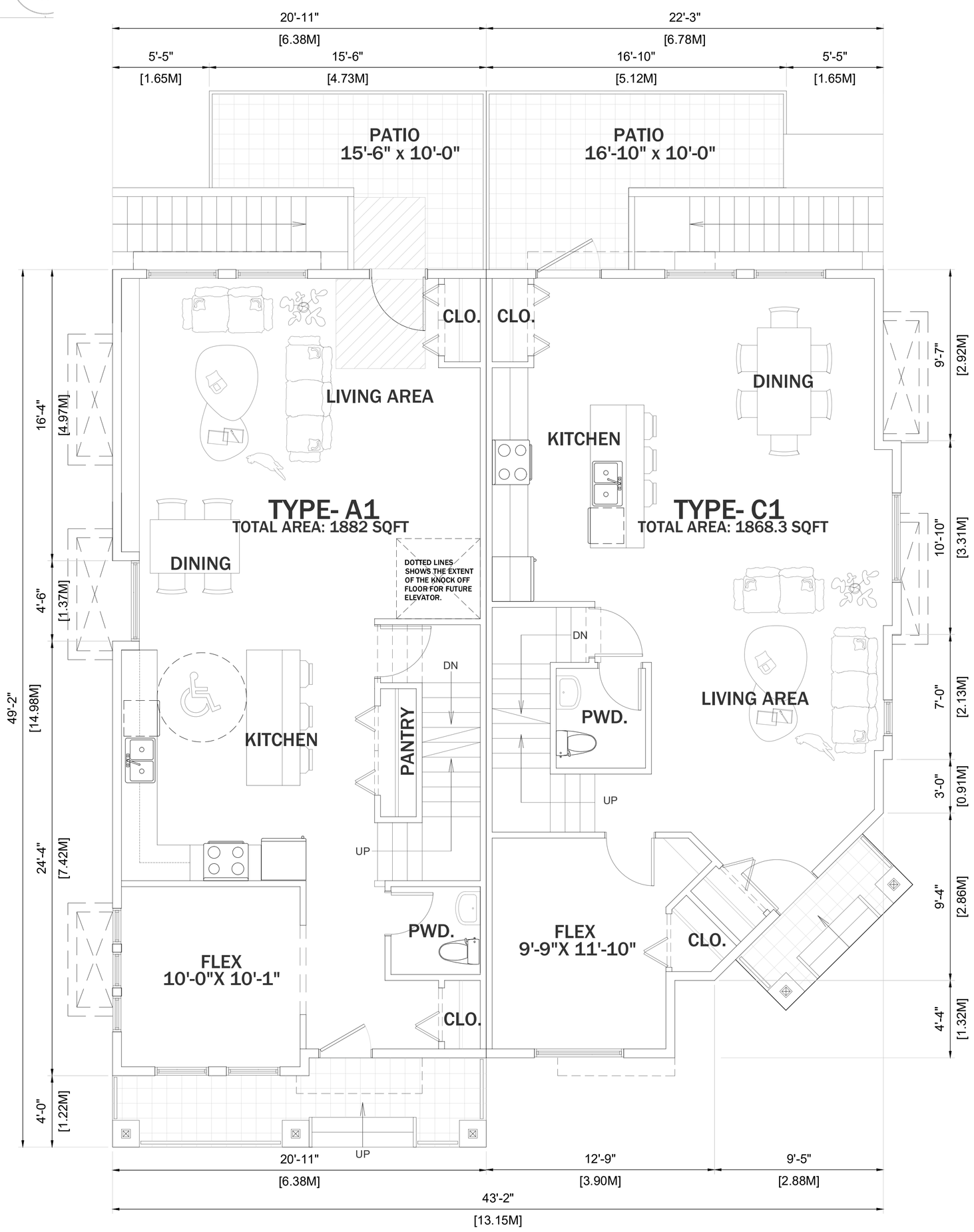
A-2.3.1



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



1 BASEMENT PLAN (FACING 197 STREET & 76A AVE)
Scale: 1/4"=1'-0"



2 MAIN FLOOR PLAN (FACING 197 STREET & 76A AVE)
Scale: 1/4"=1'-0"

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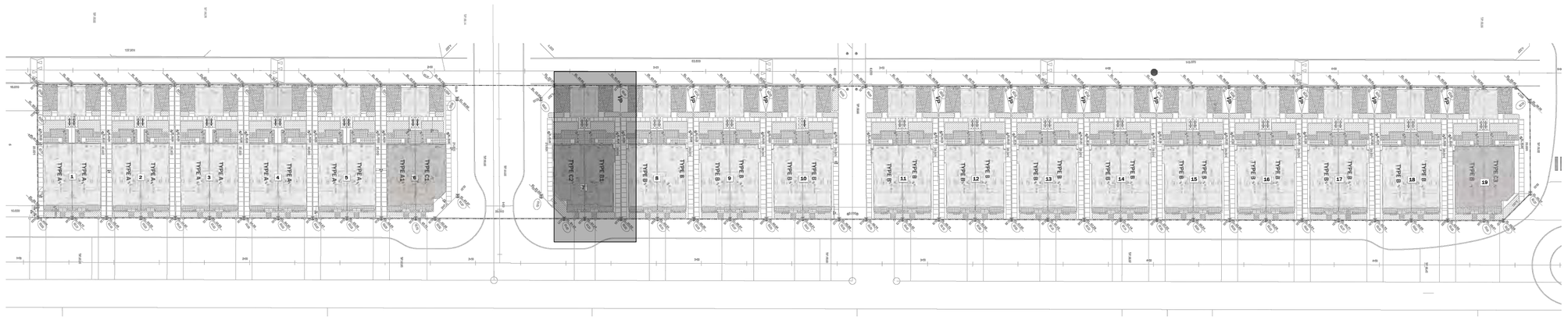
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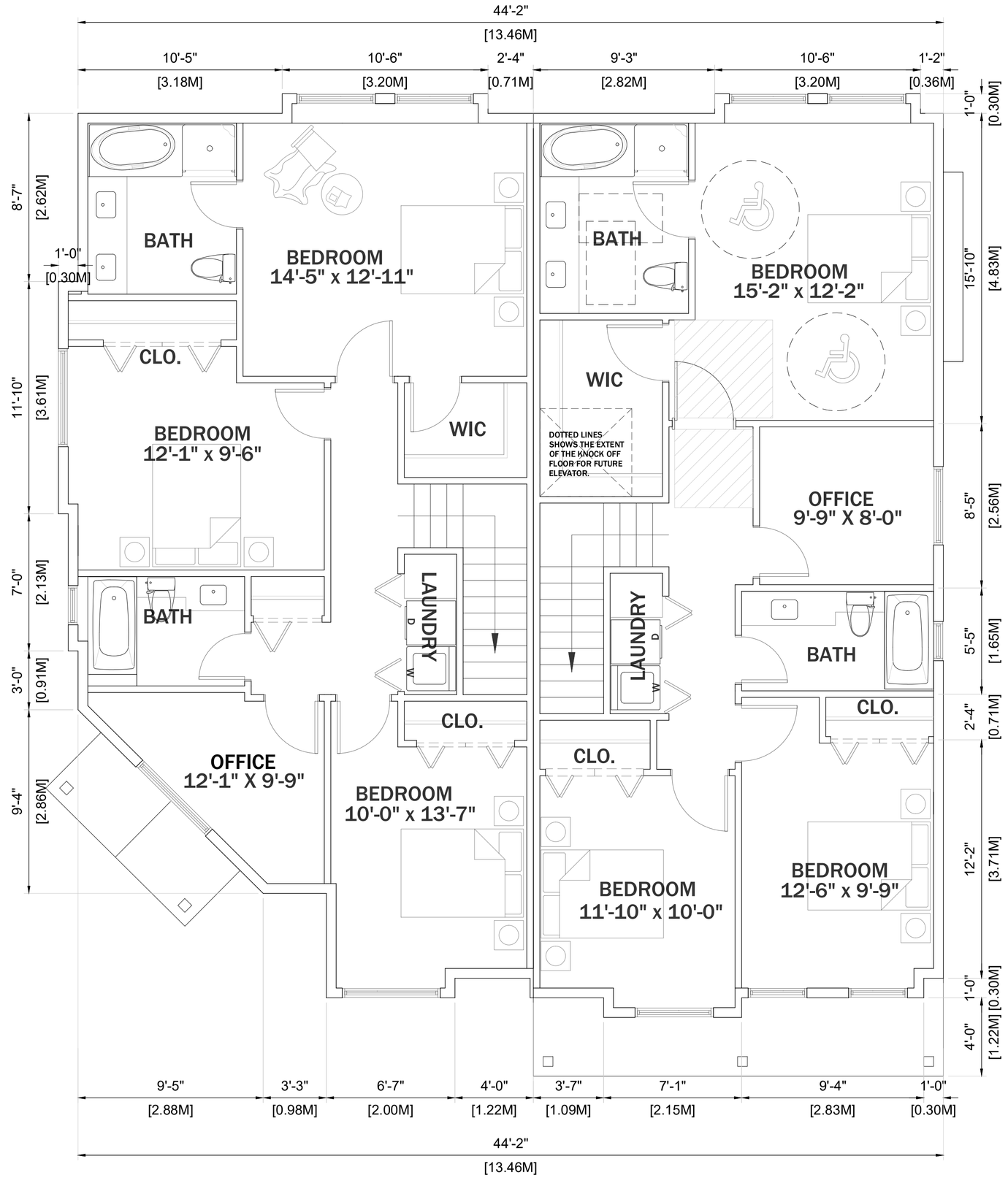
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LAYOUT PLANS
UNIT-A1 & C1

A-2.3



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



3 SECOND FLOOR PLAN (FACING 197 STREET & 76A AVE)
Scale: 1/4"=1'-0"

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jaswinder@flatarchitecture.ca
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ADDRESS:
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Langley, BC

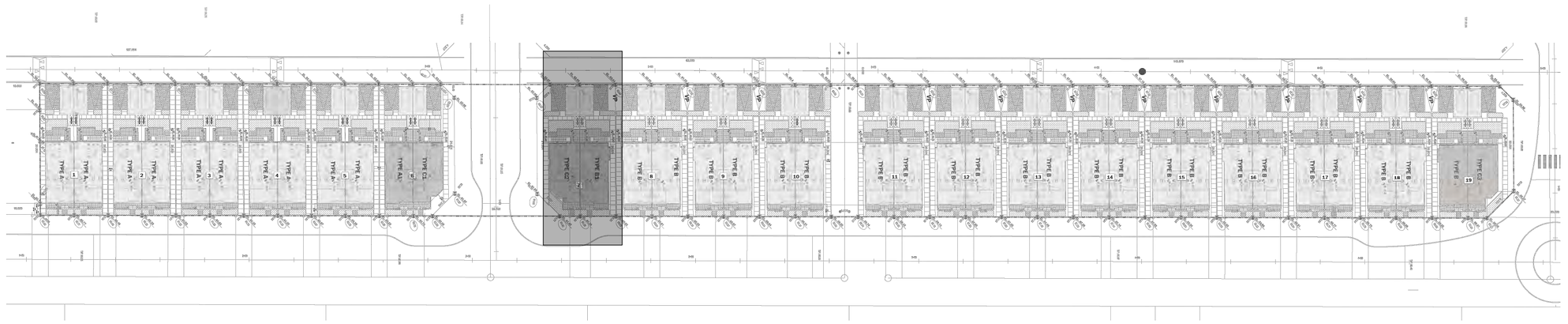
CLIENT :
HARRY AGGARWAL

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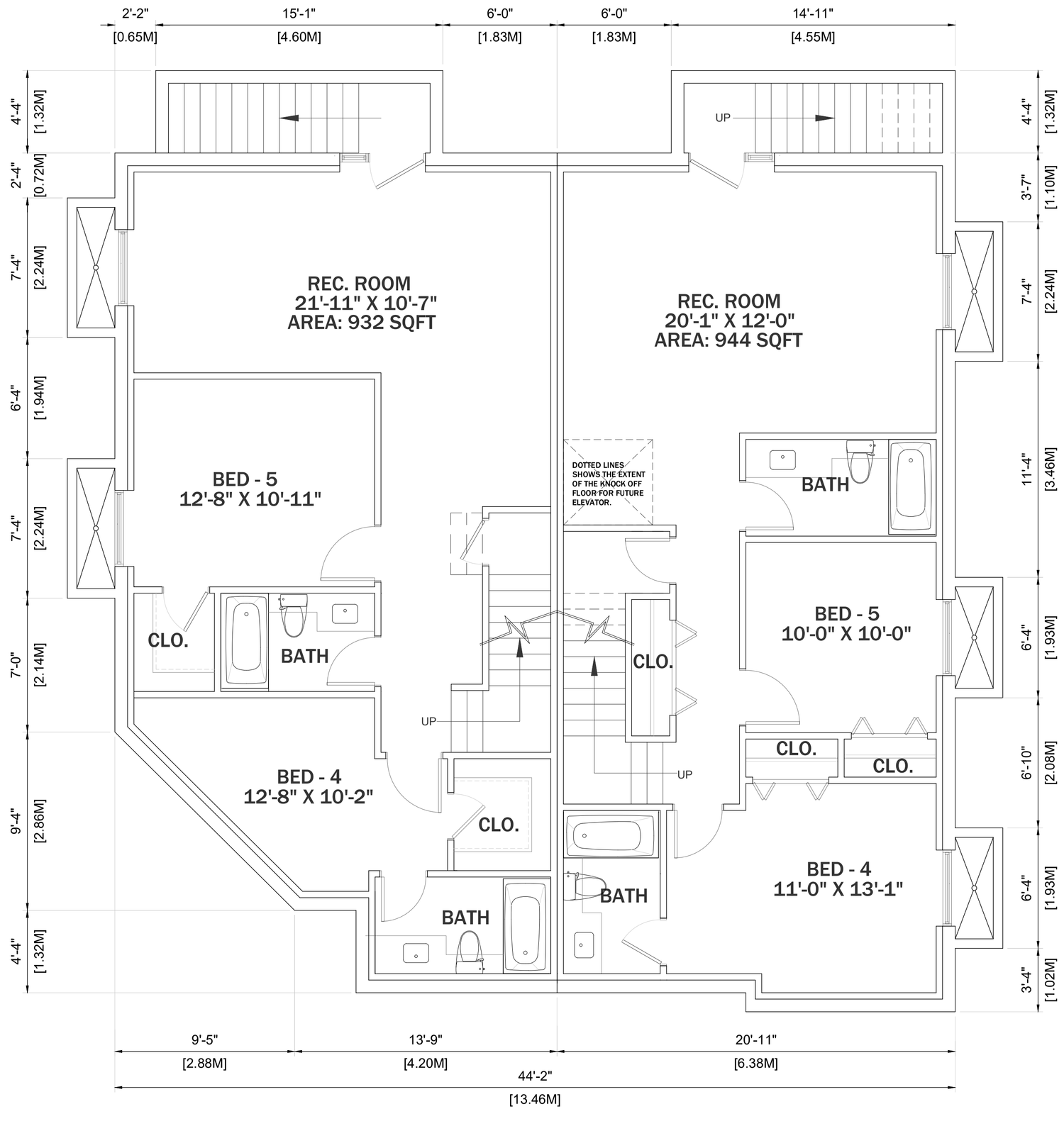
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LAYOUT PLANS UNIT- C2 & B1

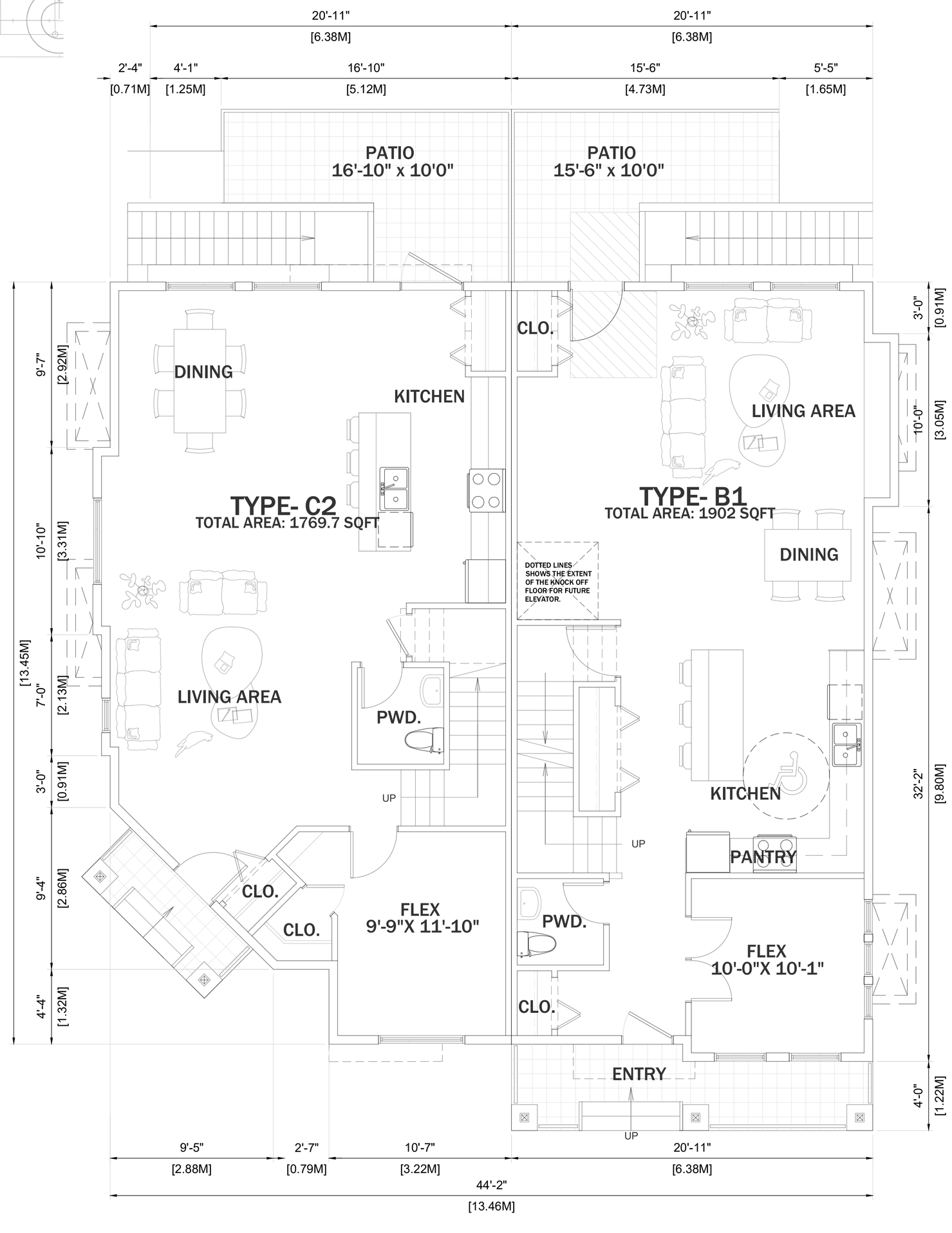
A-2.4.1



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



1 BASEMENT PLAN (FACING 197 STREET & 76A AVE)
Scale: 1/4"=1'-0"



2 MAIN FLOOR PLAN (FACING 197 STREET & 76A AVE)
Scale: 1/4"=1'-0"

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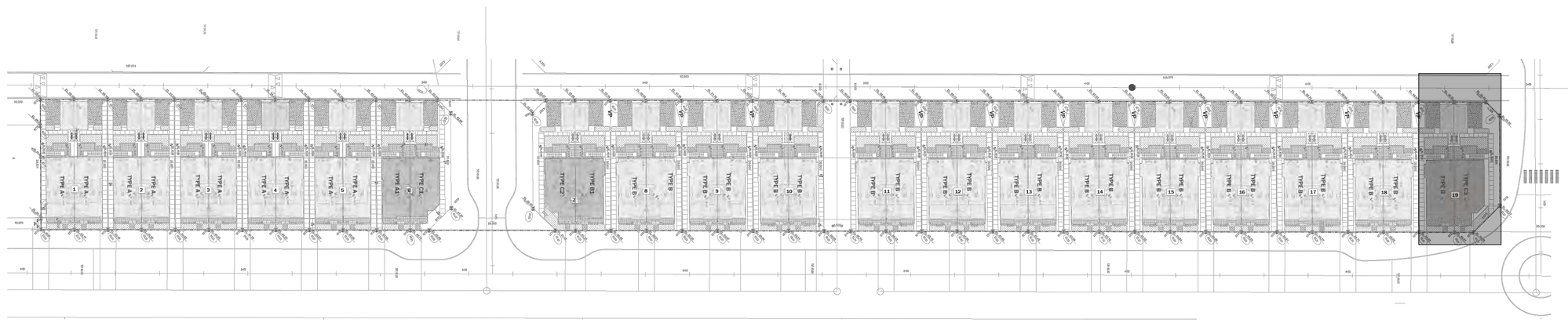
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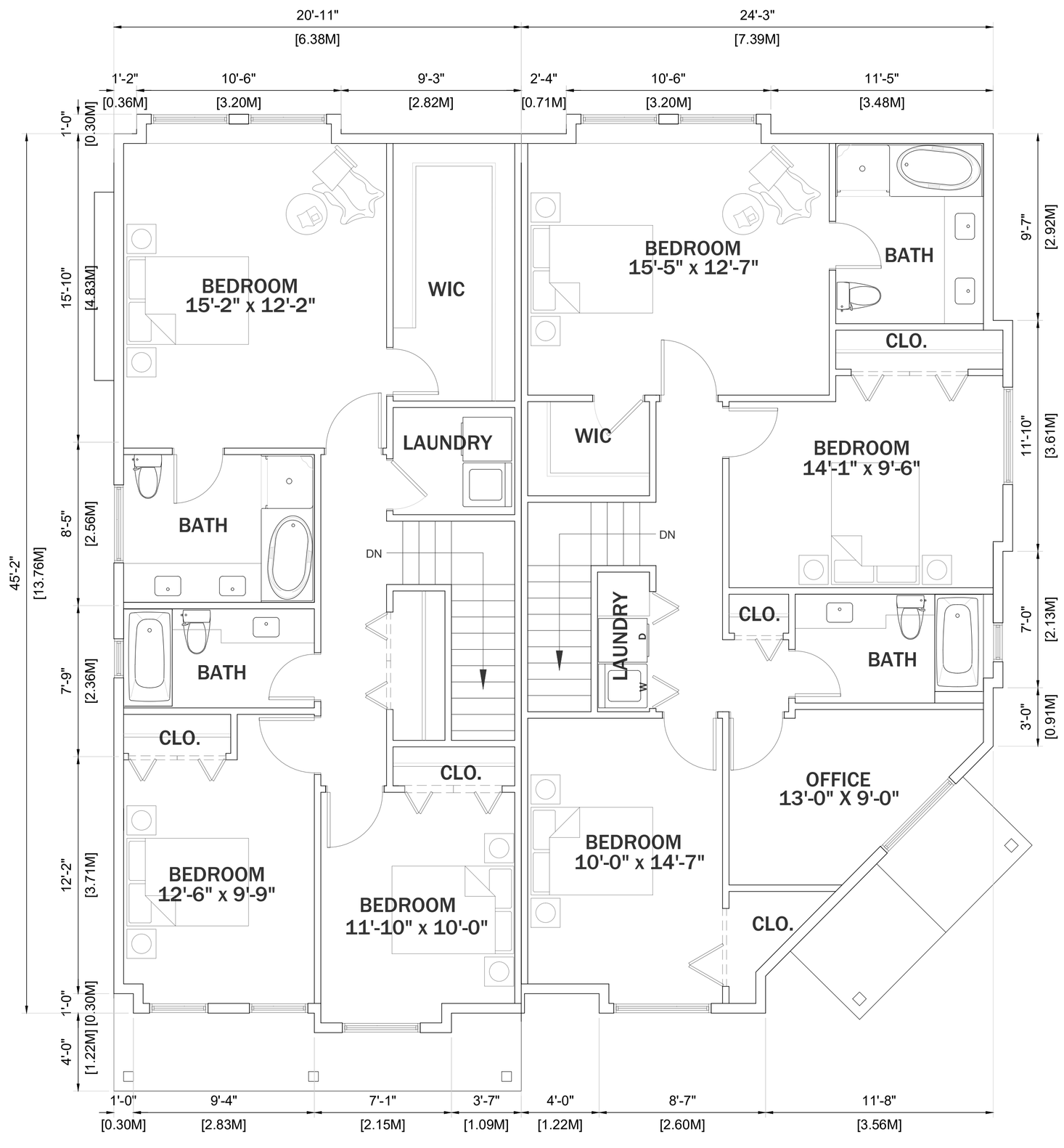
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LAYOUT PLANS UNIT- C2 & B1

A-2.4



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



3 SECOND FLOOR PLAN (FACING 197 STREET & 78 AVE)
Scale: 1/4"=1'-0"

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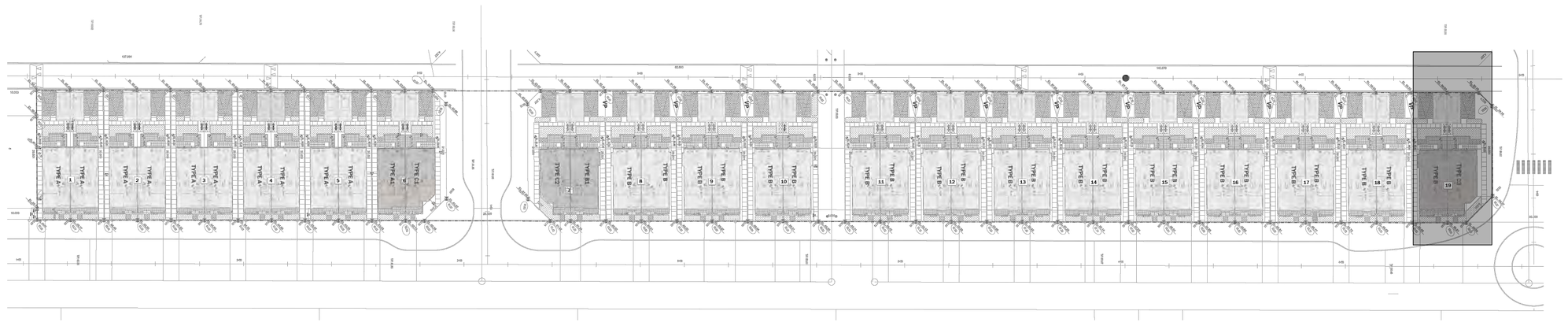
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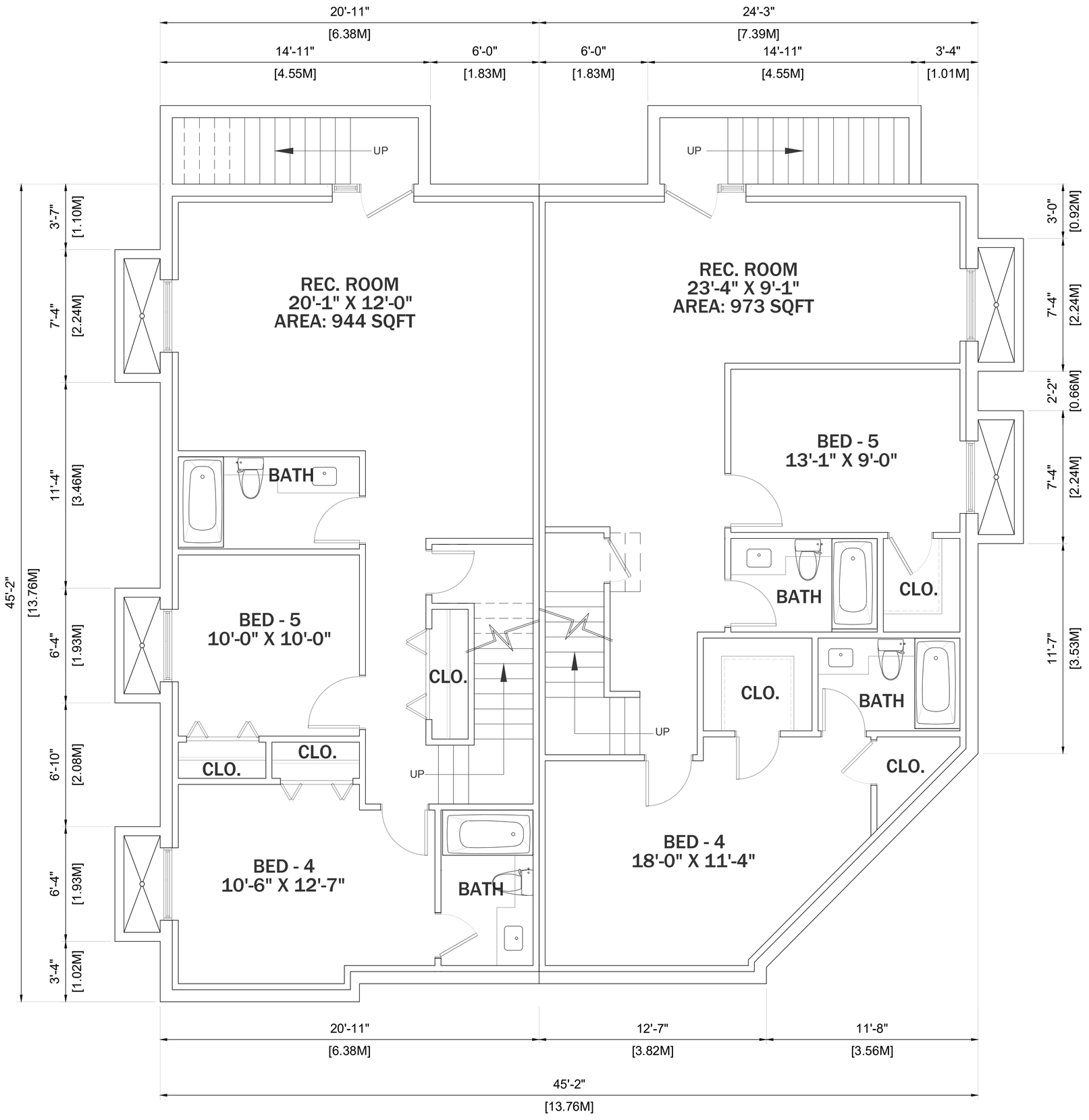
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LAYOUT PLANS
UNIT- B & C3

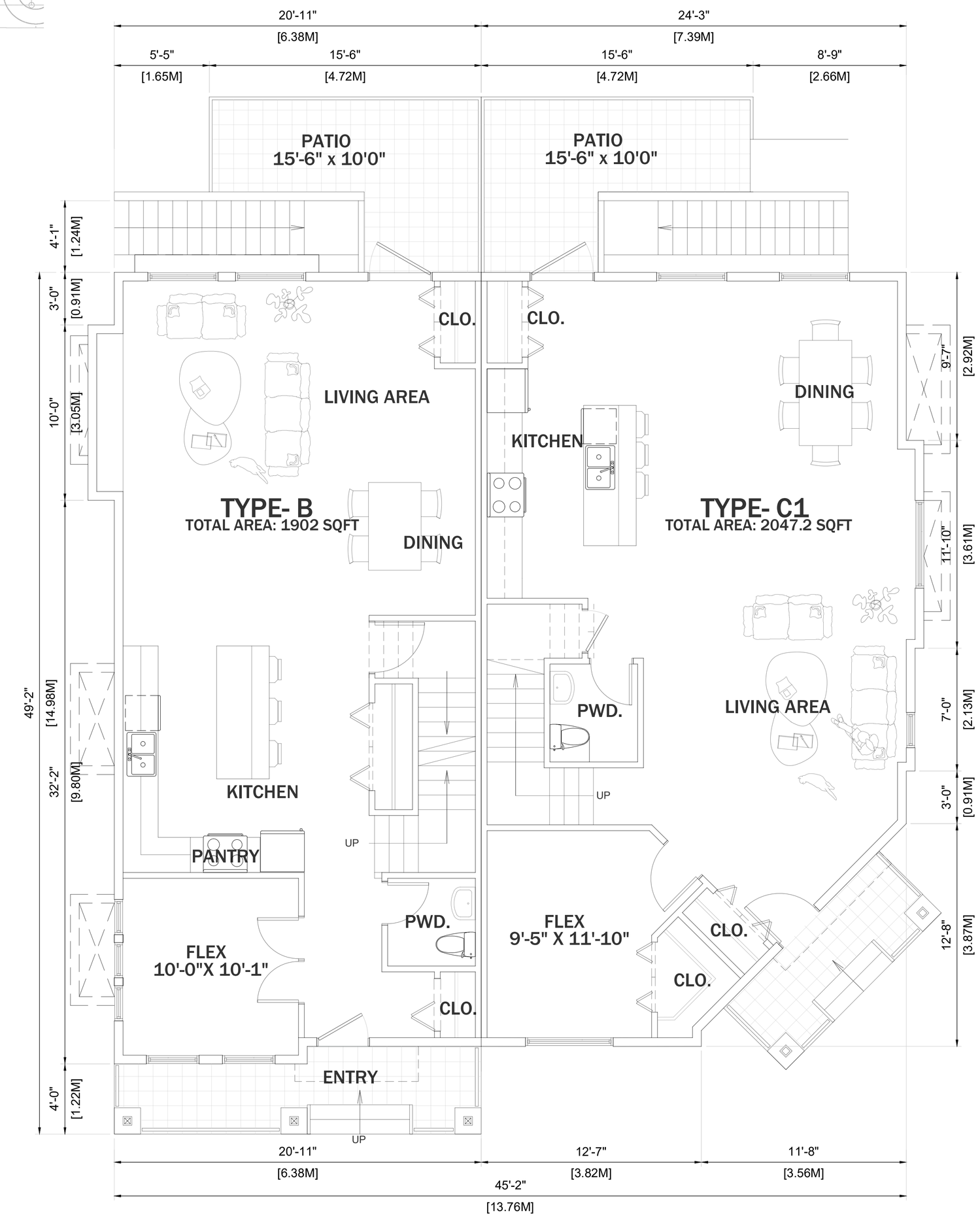
A-2.5.1



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



1 BASEMENT PLAN (FACING 197 STREET & 78 AVE)
Scale: 1/4"=1'-0"



2 MAIN FLOOR PLAN (FACING 197 STREET & 78 AVE)
Scale: 1/4"=1'-0"

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LAYOUT PLANS
UNIT- B & C3

A-2.5



1 EAST ELEVATION
Scale: 1/4"=1'-0"



2 SOUTH ELEVATION
Scale: 1/4"=1'-0"



3 WEST ELEVATION
Scale: 1/4"=1'-0"



4 NORTH ELEVATION
Scale: 1/4"=1'-0"

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MATERIAL LEGEND

1. HARDIE PANEL - PURE WHITE(SW7005)
2. 6" HORIZONTAL SIDING - PURE WHITE(SW7005)
3. HARDIE SHINGLES - PURE WHITE(SW7005)
4. ROOF SHINGLES HARDIE - RIPE OLIVE(SW6209)
5. FASCIAS / BARGE BOARDS - DEEP FOREST BROWN(SW9175)
6. BC BRICK SUPPLIES - RIPE OLIVE (SW6209)

ADDRESS:
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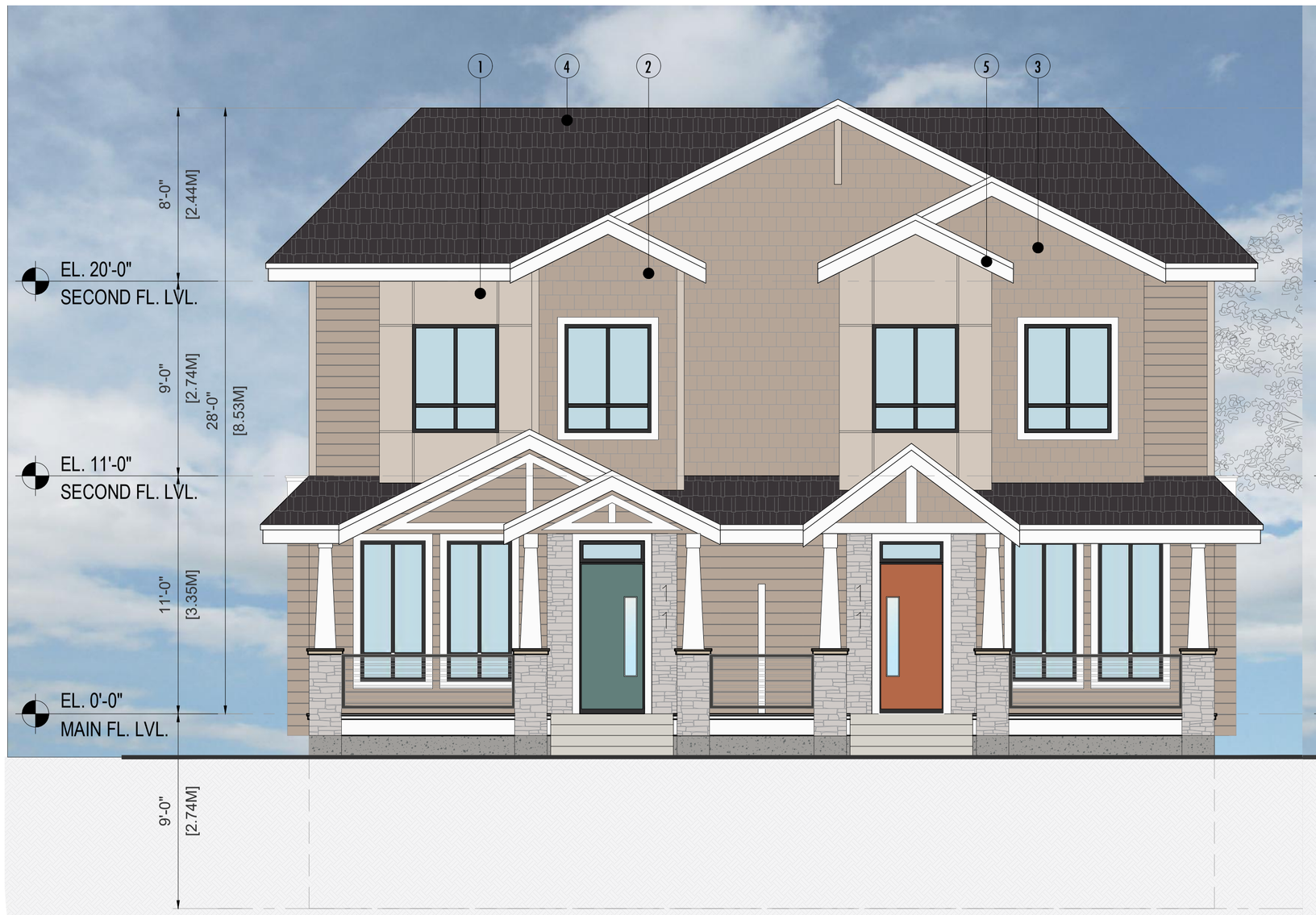
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BUILDING-1 ELEVATIONS

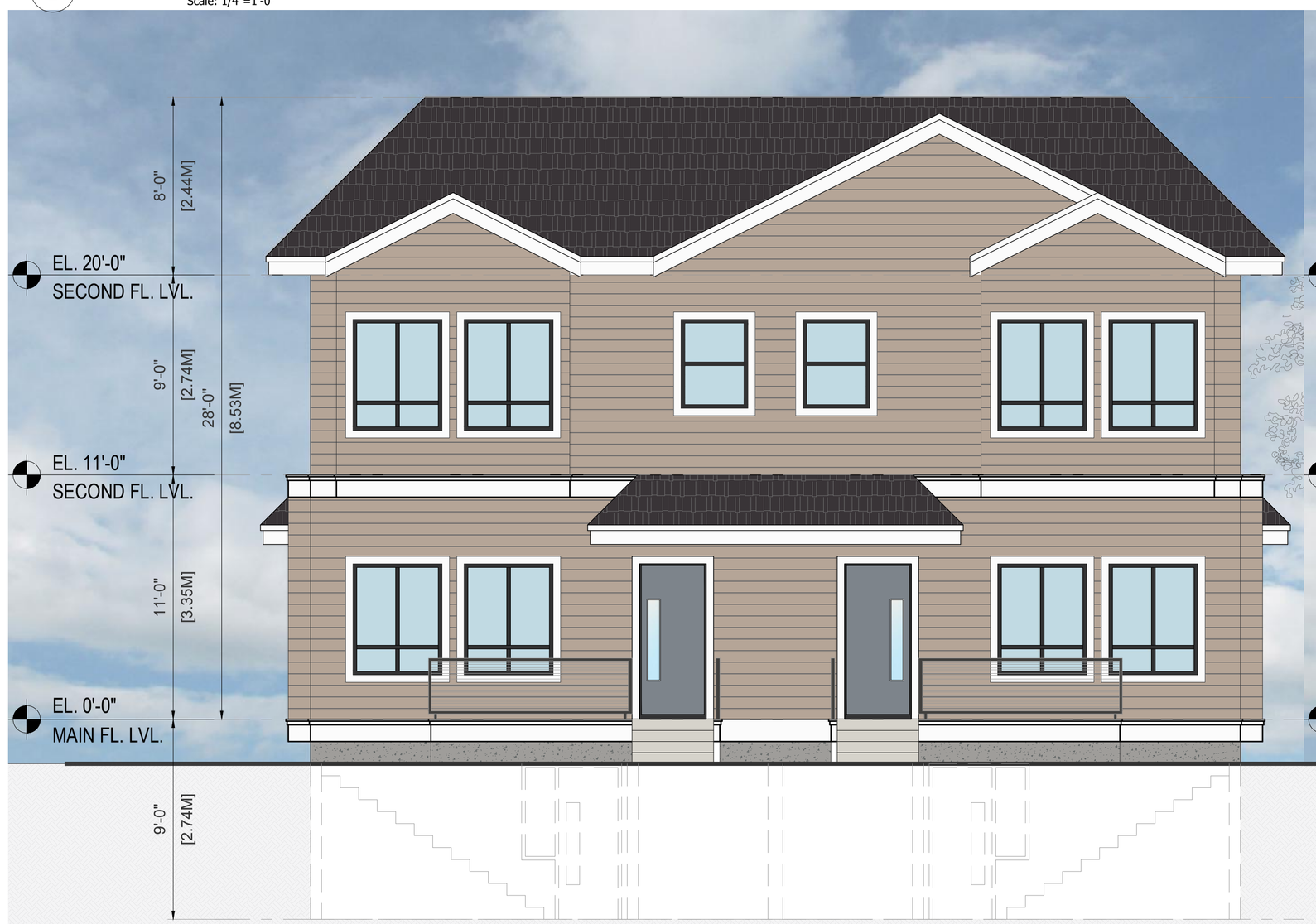
A-2.1



1 EAST ELEVATION
Scale: 1/4"=1'-0"



2 SOUTH ELEVATION
Scale: 1/4"=1'-0"



3 WEST ELEVATION
Scale: 1/4"=1'-0"



4 NORTH ELEVATION
Scale: 1/4"=1'-0"

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PREPARED BY:

MATERIAL LEGEND

1. HARDIE PANEL - UTTERLY BEIGE(SW6080)
2. 6" HORIZONTAL SIDING - UTTERLY BEIGE(SW6080)
3. HARDIE SHINGLES - UTTERLY BEIGE(SW6080)
4. ROOF SHINGLES HARDIE- DEEP FOREST BROWN(SW9175)
5. FASCIAS / BARGE BOARDS - PURE WHITE(SW7005)
6. BC BRICK SUPPLIES - GRAYISH (SW6001)

ADDRESS:
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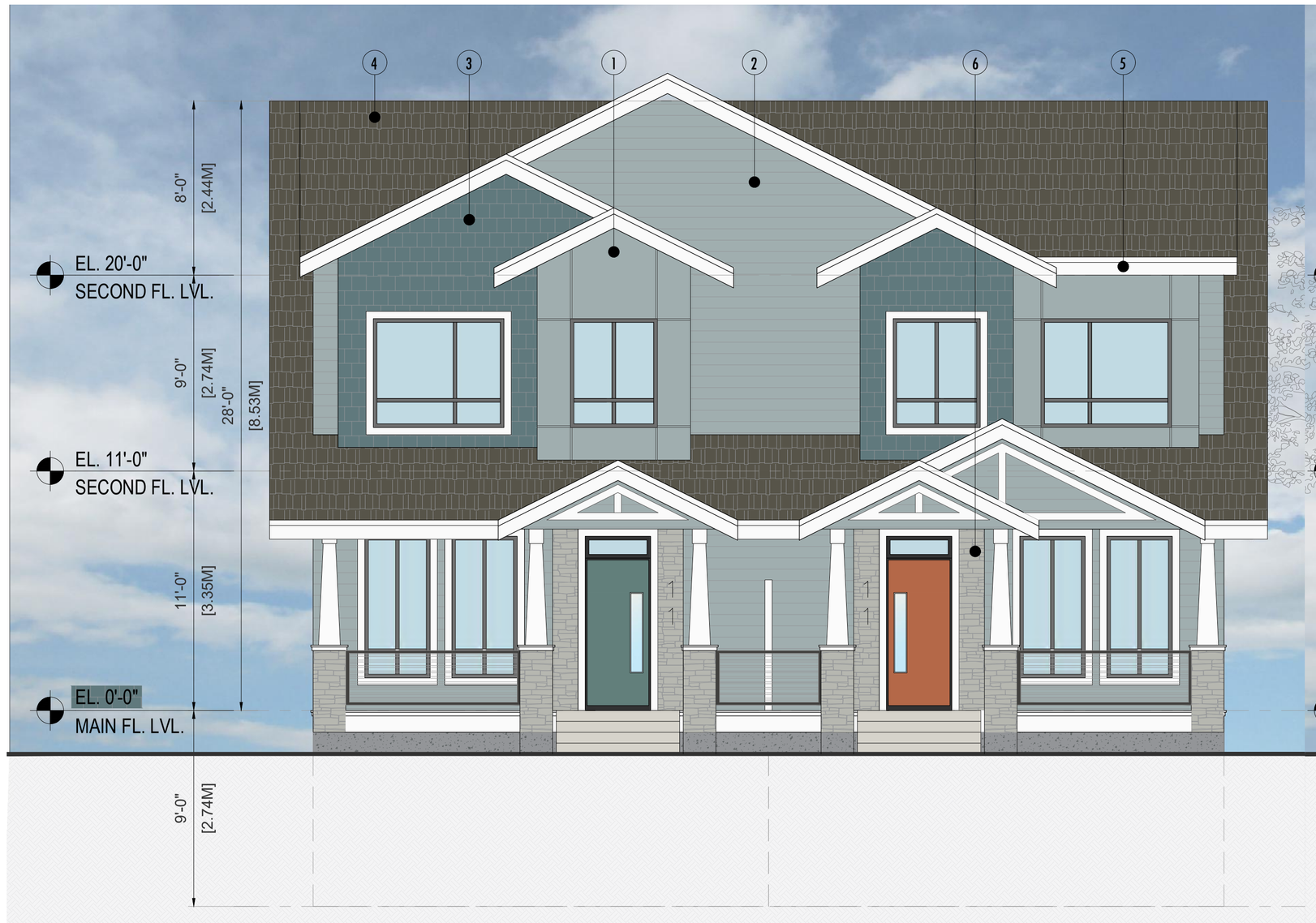
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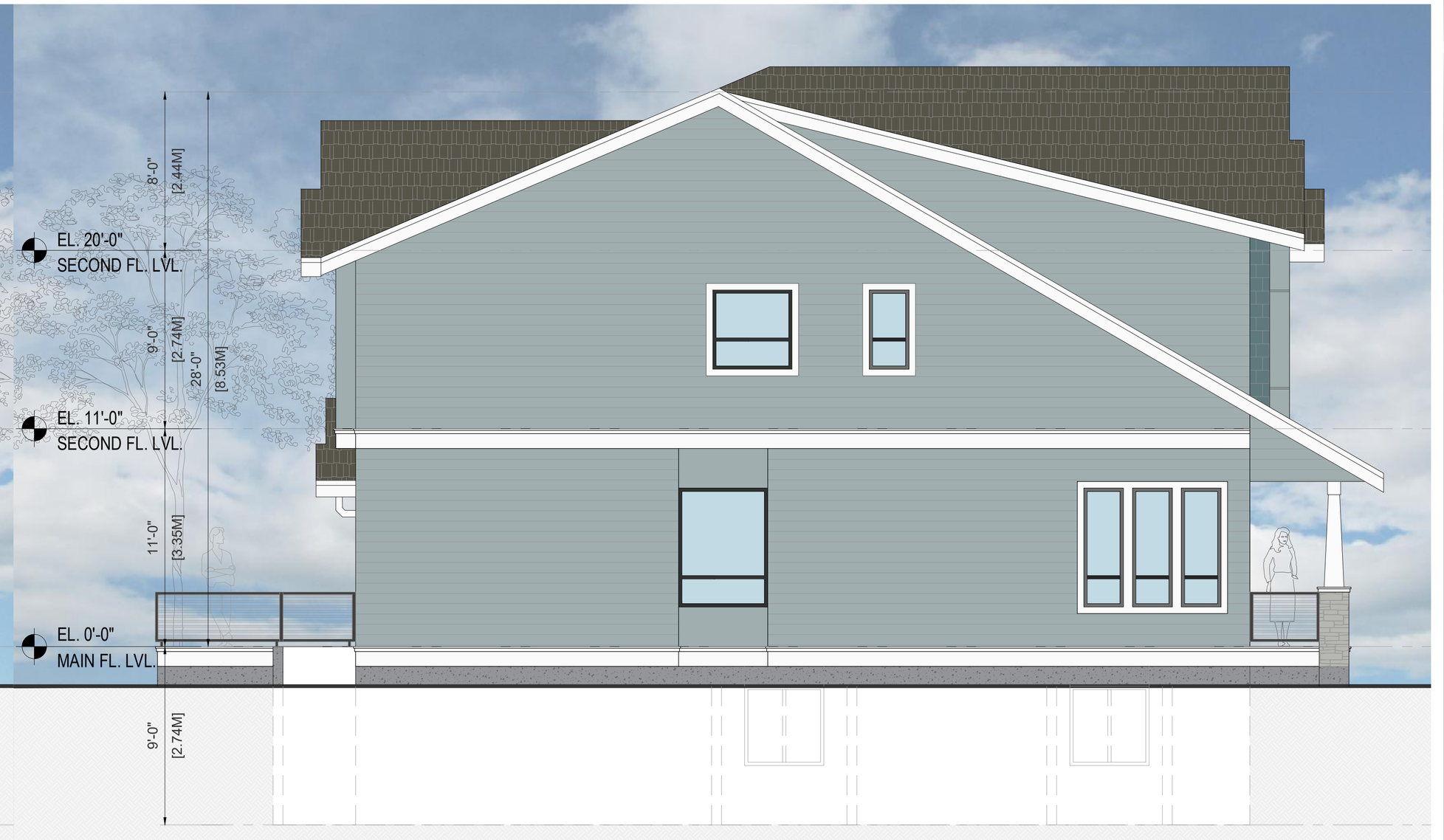
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BUILDING-2 ELEVATIONS

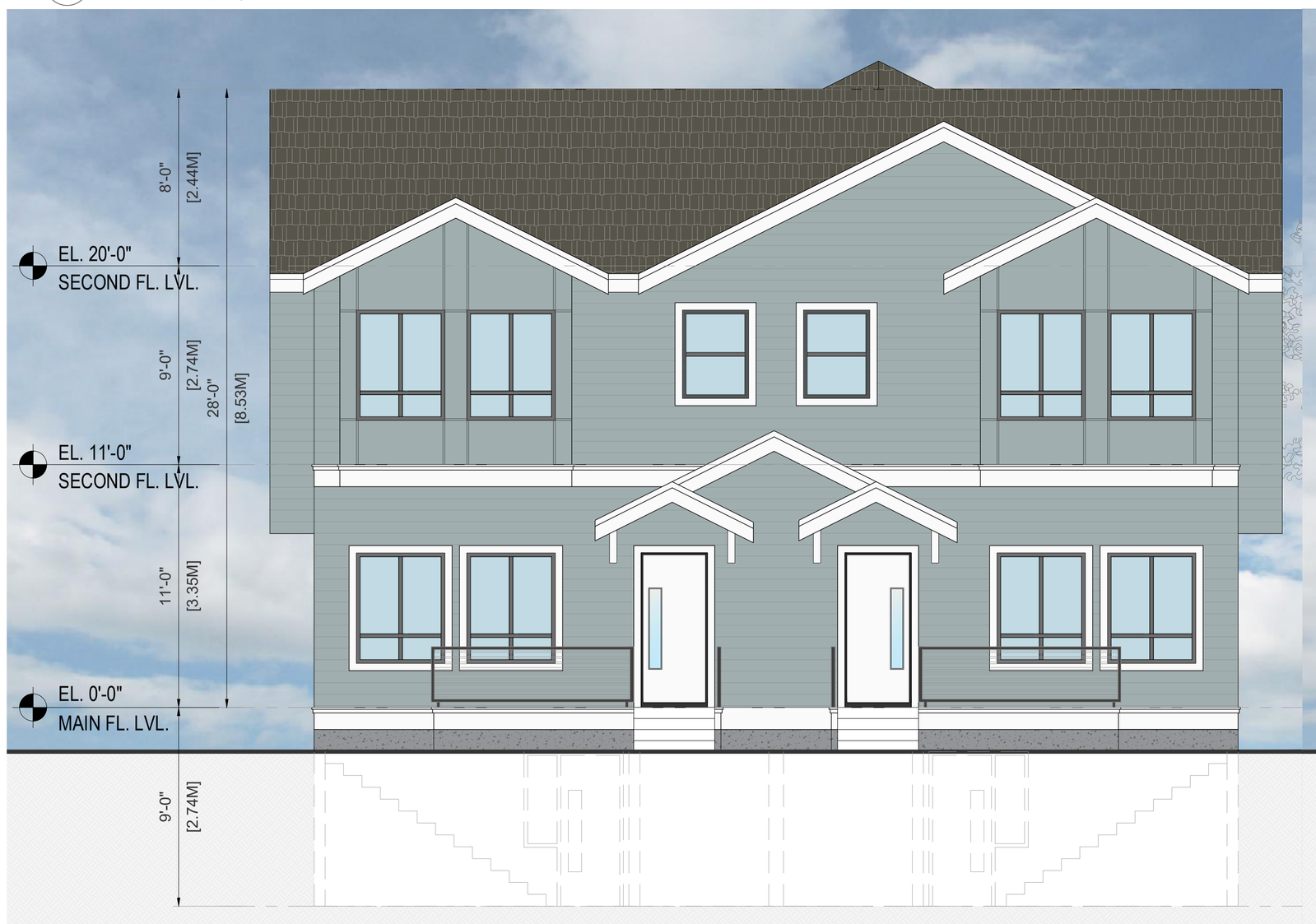
A-2.2



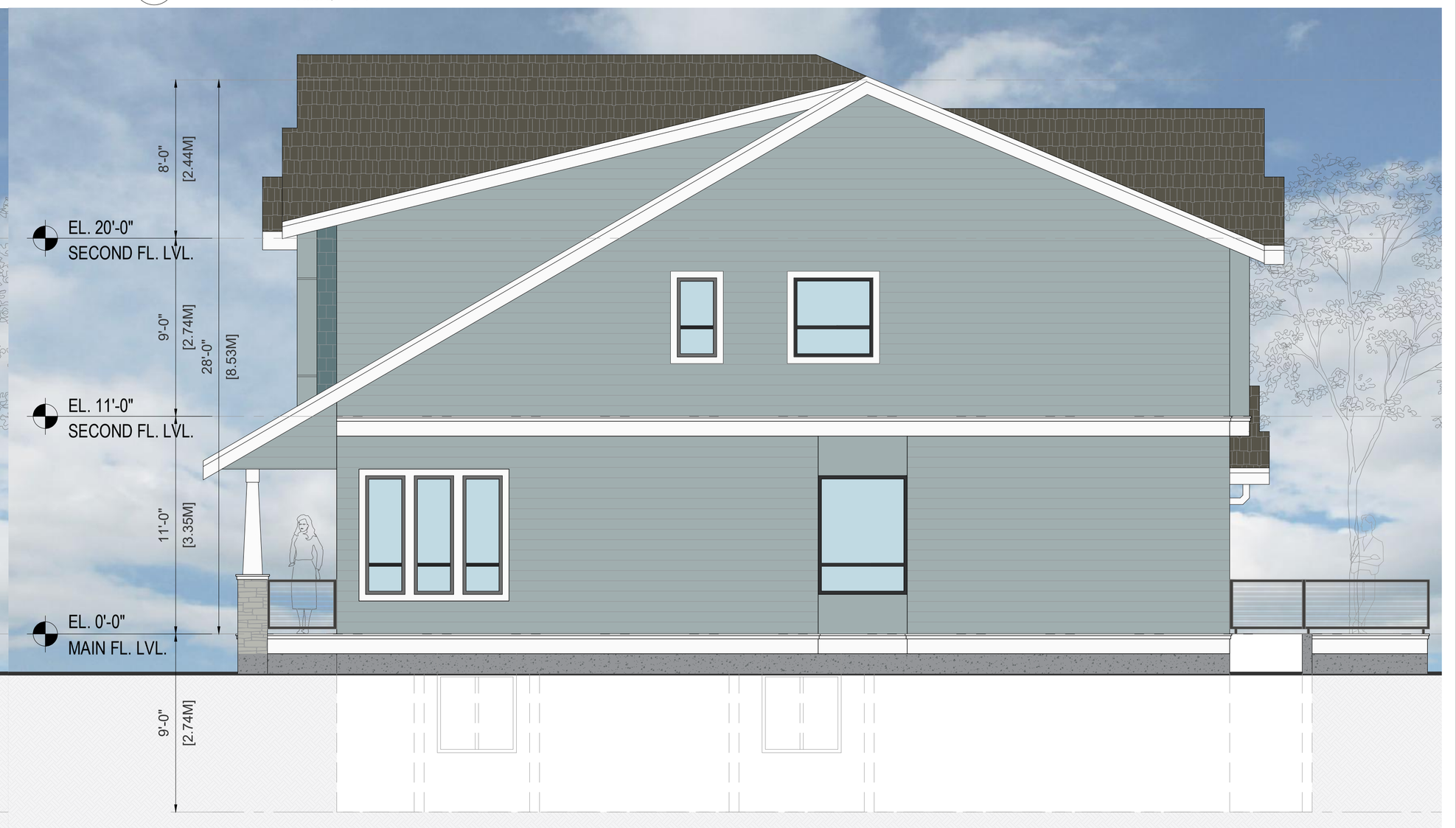
1 EAST ELEVATION
Scale: 1/4"=1'-0"



2 SOUTH ELEVATION
Scale: 1/4"=1'-0"



3 WEST ELEVATION
Scale: 1/4"=1'-0"



4 NORTH ELEVATION
Scale: 1/4"=1'-0"

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PREPARED BY:

MATERIAL LEGEND

1. HARDIE PANEL- BREEZY (SW7616)
2. 6" HORIZONTAL SIDING- BREEZY (SW7616)
3. HARDIE SHINGLES - BREEZY (SW7616)
4. ROOF SHINGLES HARDIE - ROYCRAFT BRONZE GREEN (SW2846)
5. FASCIAS / BARGE BOARDS - PURE WHITE (SW7005)
6. BC BRICK SUPPLIES - CHELSEA GRAY (SW2850)

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BUILDING-3 ELEVATIONS

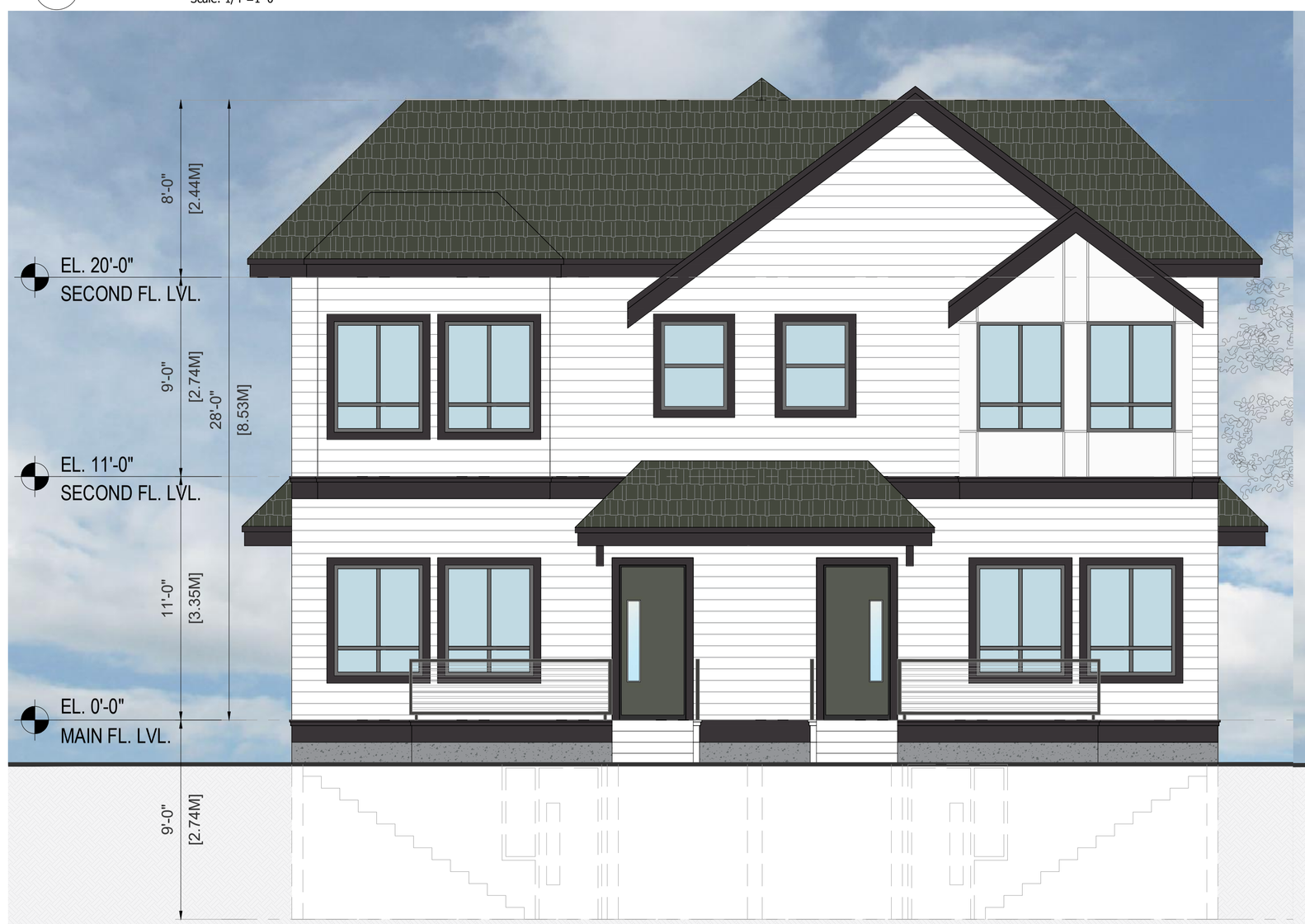
A-2.3



1 EAST ELEVATION
Scale: 1/4"=1'-0"



2 SOUTH ELEVATION
Scale: 1/4"=1'-0"



3 WEST ELEVATION
Scale: 1/4"=1'-0"



4 NORTH ELEVATION
Scale: 1/4"=1'-0"

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PREPARED BY:

MATERIAL LEGEND

1. HARDIE PANEL - PURE WHITE(SW7005)
2. 6" HORIZONTAL SIDING - PURE WHITE(SW7005)
3. HARDIE SHINGLES - PURE WHITE(SW7005)
4. ROOF SHINGLES HARDIE - RIPE OLIVE(SW6209)
5. FASCIAS / BARGE BOARDS - DEEP FOREST BROWN(SW9175)
6. BC BRICK SUPPLIES - RIPE OLIVE (SW6209)

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BUILDING-4 ELEVATIONS

A-2.4



1 EAST ELEVATION
Scale: 1/4"=1'-0"



2 SOUTH ELEVATION
Scale: 1/4"=1'-0"



3 WEST ELEVATION
Scale: 1/4"=1'-0"



4 NORTH ELEVATION
Scale: 1/4"=1'-0"

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MATERIAL LEGEND

1. HARDIE PANEL- UTTERLY BEIGE(SW6080)
2. 6" HORIZONTAL SIDING- UTTERLY BEIGE(SW6080)
3. HARDIE SHINGLES - UTTERLY BEIGE(SW6080)
4. ROOF SHINGLES HARDIE- DEEP FOREST BROWN(SW9175)
5. FASCIAS / BARGE BOARDS - PURE WHITE(SW7005)
6. BC BRICK SUPPLIES - GRAYISH (SW6001)

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BUILDING-5 ELEVATIONS

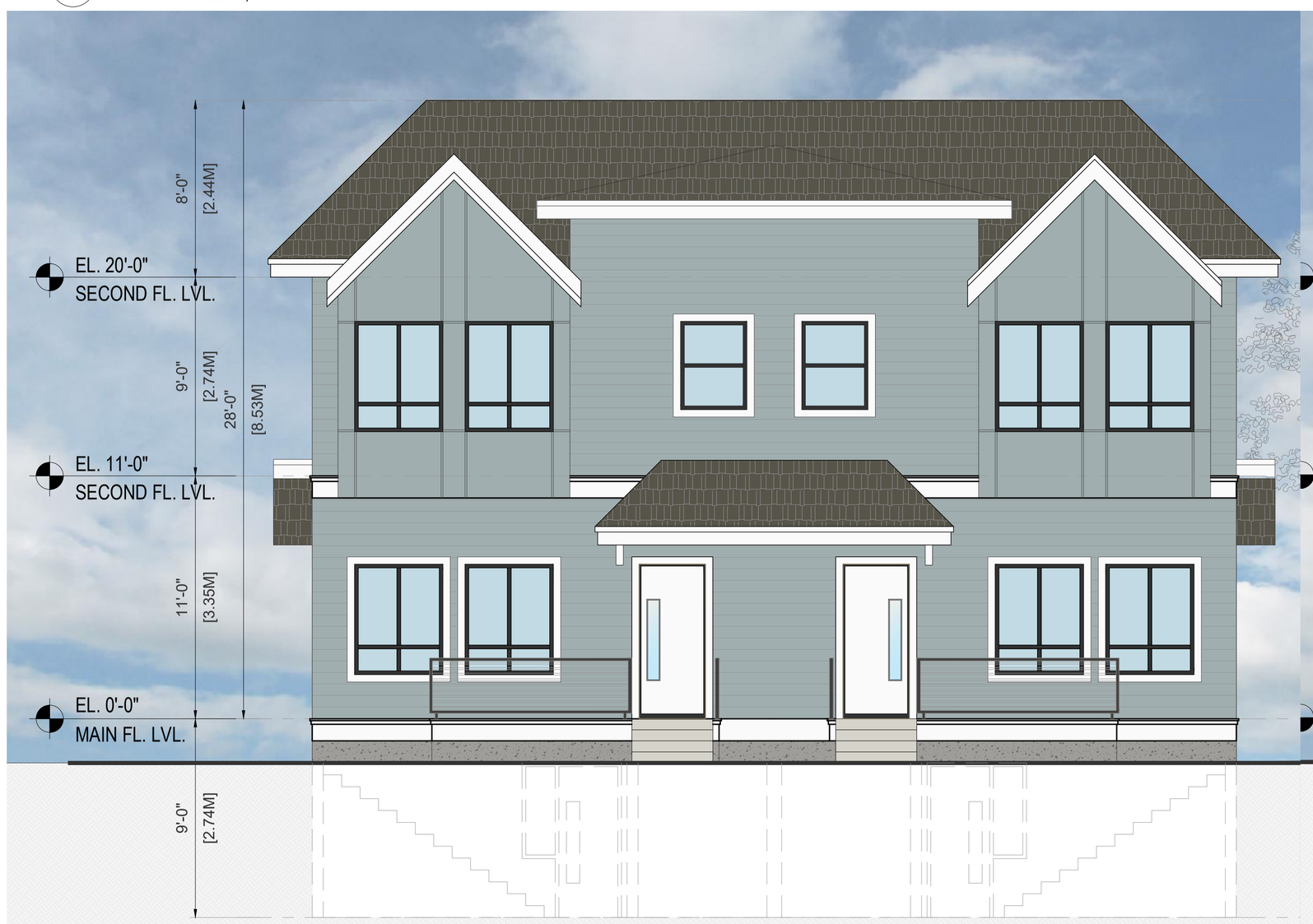
A-2.5



1 EAST ELEVATION
Scale: 1/4"=1'-0"



2 SOUTH ELEVATION
Scale: 1/4"=1'-0"



3 WEST ELEVATION
Scale: 1/4"=1'-0"



4 NORTH ELEVATION
Scale: 1/4"=1'-0"

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MATERIAL LEGEND

1. HARDIE PANEL- BREEZY (SW7616)
2. 6" HORIZONTAL SIDING- BREEZY (SW7616)
3. HDPE SHINGLES- BREEZY (SW7616)
4. ROOF SHINGLES-HARDIE- RICH CRAFT BRONZE GREEN (SW2846)
5. FASCIAS / BARGE BOARDS - PURE WHITE (SW7005)
6. BC BRICK SUPPLIES - CHELSEA GRAY (SW2850)

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BUILDING-6 ELEVATIONS

A-2.6



1 EAST ELEVATION
Scale: 1/4"=1'-0"



2 SOUTH ELEVATION
Scale: 1/4"=1'-0"



3 WEST ELEVATION
Scale: 1/4"=1'-0"



4 NORTH ELEVATION
Scale: 1/4"=1'-0"

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MATERIAL LEGEND

1. HARDIE PANEL- UTTERLY BEIGE(SW6080)
2. 6" HORIZONTAL SIDING- UTTERLY BEIGE(SW6080)
3. HARDIE SHINGLES- UTTERLY BEIGE(SW6080)
4. ROOF SHINGLES HARDIE- DEEP FOREST BROWN(SW9175)
5. FASCIAS / BARGE BOARDS - PURE WHITE(SW7005)
6. BC BRICK SUPPLIES - GRAYISH (SW6001)

ADDRESS:
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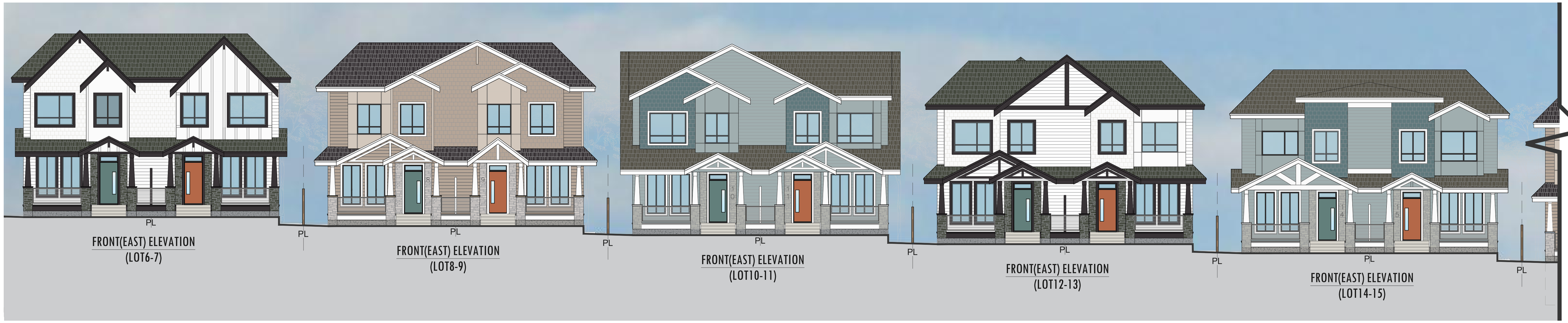
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BUILDING-7 ELEVATIONS

A-2.7



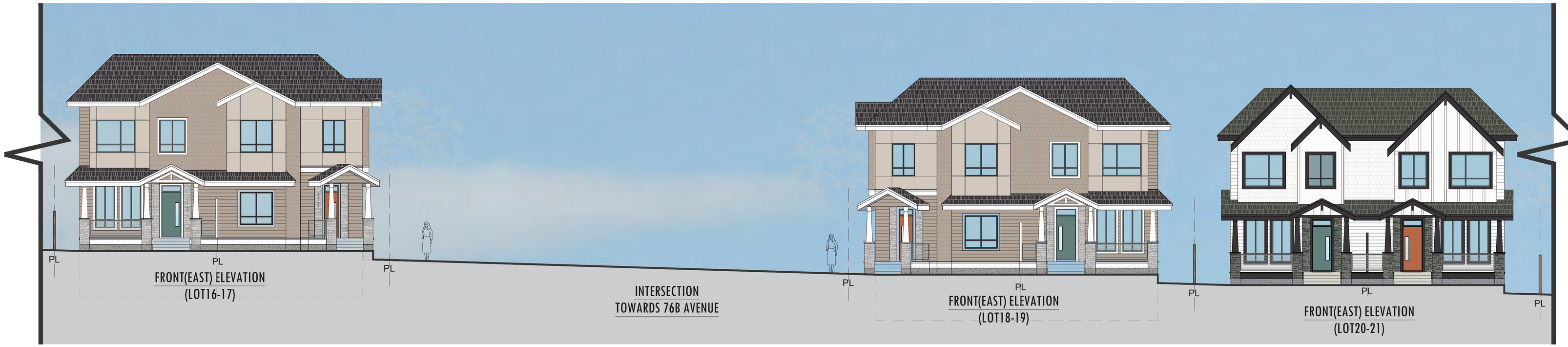
FRONT(EAST) ELEVATION
(LOT6-7)

FRONT(EAST) ELEVATION
(LOT8-9)

FRONT(EAST) ELEVATION
(LOT10-11)

FRONT(EAST) ELEVATION
(LOT12-13)

FRONT(EAST) ELEVATION
(LOT14-15)

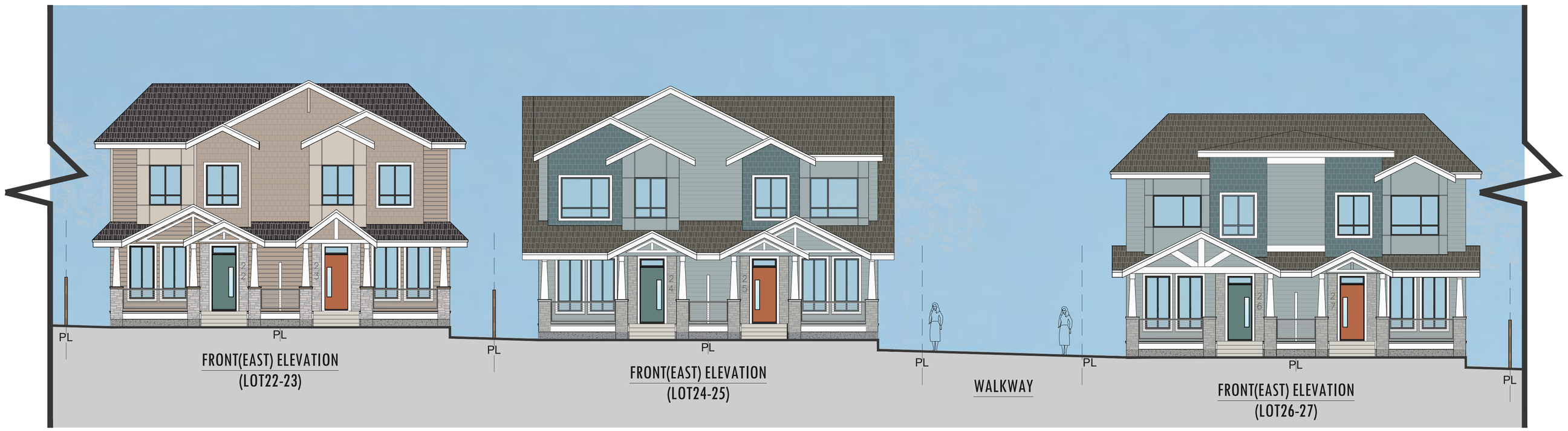


FRONT(EAST) ELEVATION
(LOT16-17)

INTERSECTION
TOWARDS 76B AVENUE

FRONT(EAST) ELEVATION
(LOT18-19)

FRONT(EAST) ELEVATION
(LOT20-21)



FRONT(EAST) ELEVATION
(LOT22-23)

FRONT(EAST) ELEVATION
(LOT24-25)

WALKWAY

FRONT(EAST) ELEVATION
(LOT26-27)

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DATE 24-02-2023
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BUILDING STREET SCAPE

A-2.8





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BUILDING STREET SCAPE

A-2.9

MATERIAL LEGEND

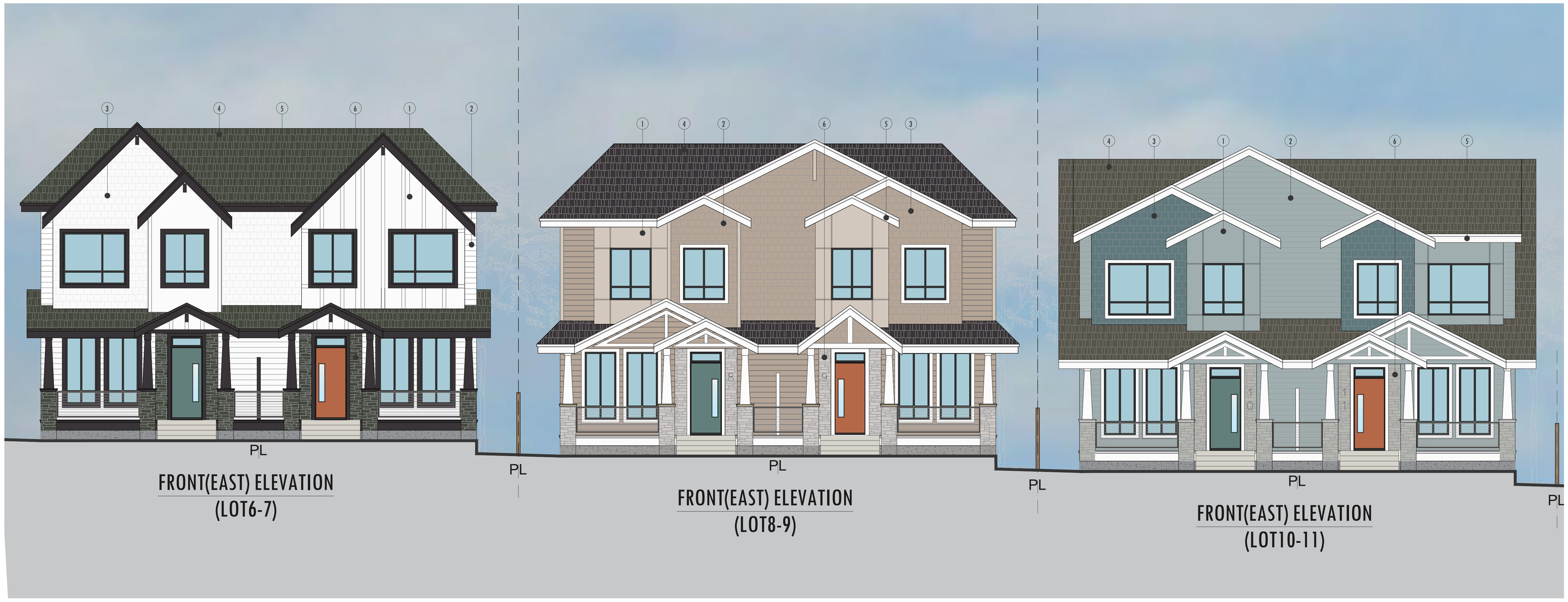
1		HARDIE PANEL	PURE WHITE (SW7005)
2		6" VERTICAL SIDING	PURE WHITE (SW7005)
3		HARDIE SHINGLES	PURE WHITE (SW7005)
4		ROOF SHINGLES	RIPE OLIVE (SW6209)
5		FASCIAS/BARGE BOARDS	DEEP FOREST BROWN (SW9175)
6		BC BRICK SUPPLIES	RIPE OLIVE (SW6209)

MATERIAL LEGEND

1		HARDIE PANEL	REALIST BEIGE (SW6078)
2		6" VERTICAL SIDING	UTTERLY WHITE (SW6080)
3		HARDIE SHINGLES	UTTERLY WHITE (SW6080)
4		ROOF SHINGLES	DEEP FOREST BROWN (SW9175)
5		FASCIAS/BARGE BOARDS	PURE WHITE (SW7005)
6		BC BRICK SUPPLIES	GRAYISH (SW6001)

MATERIAL LEGEND

1		HARDIE PANEL	BREEZY (SW7616)
2		6" VERTICAL SIDING	BREEZY (SW7616)
3		HARDIE SHINGLES	MEDITERRANEAN (SW7617)
4		ROOF SHINGLES	ROYCRAFT BRONZE GREEN (SW2845)
5		FASCIAS/BARGE BOARDS	PURE WHITE (SW7005)
6		BC BRICK SUPPLIES	CHELSEA GRAY (SW2850)



FRONT(EAST) ELEVATION
(LOT6-7)

FRONT(EAST) ELEVATION
(LOT8-9)

FRONT(EAST) ELEVATION
(LOT10-11)

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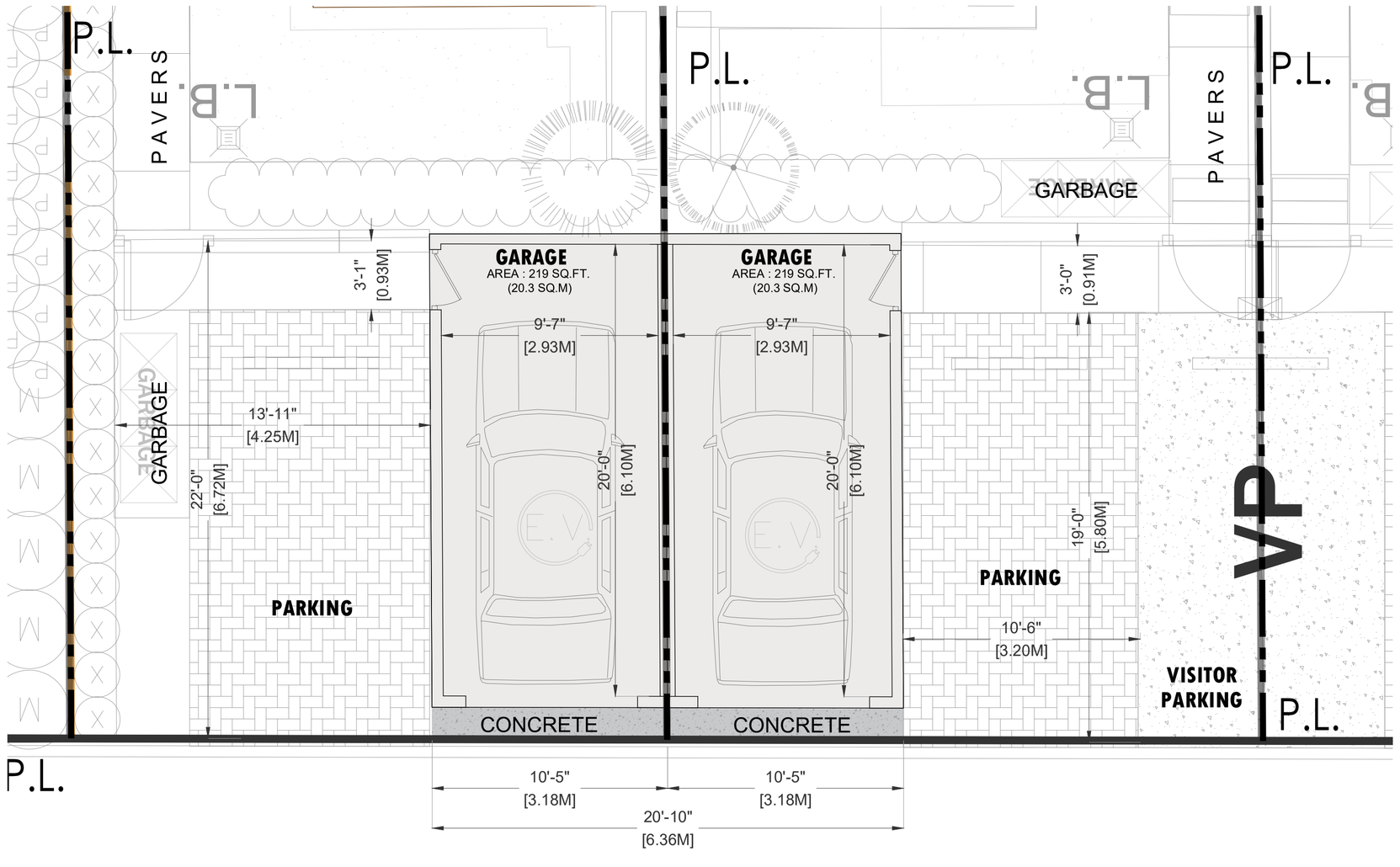
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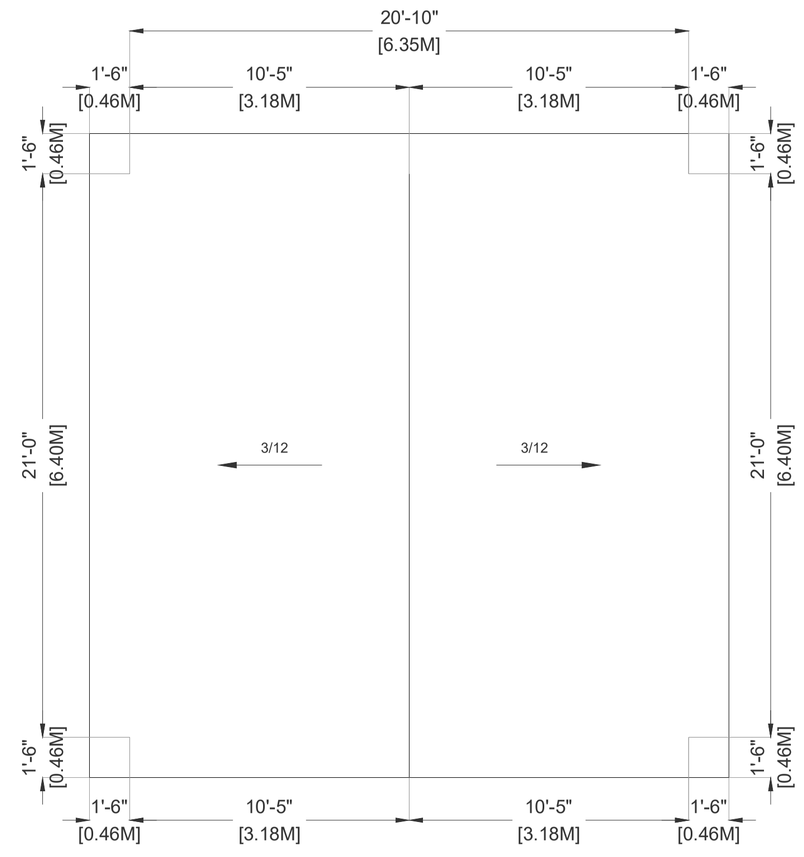
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ELEVATION MATERIAL SHEET

A-2.10



1 GARAGE PLAN
Scale: 1/4"=1'-0"



2 ROOF PLAN
Scale: 1/4"=1'-0"

FLAT INC
ARCHITECTURE
Unit 205- 6321 King George Blvd
Surrey BC. V3X 1G1
www.flatarchitecture.ca
jaswinder@flatarchitecture.ca
Ph: 604-503-4484, 6045532141
PREPARED BY:

ADDRESS:
76 AVENUE & 197 St.
Langley, BC

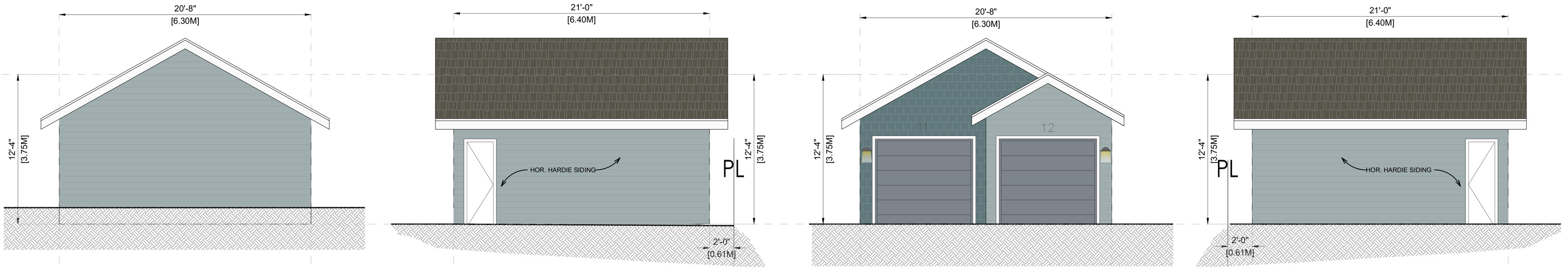
CLIENT :
HARRY AGGARWAL

DATE 24-02-2023
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LAYOUT PLANS GARAGE

A-6.1

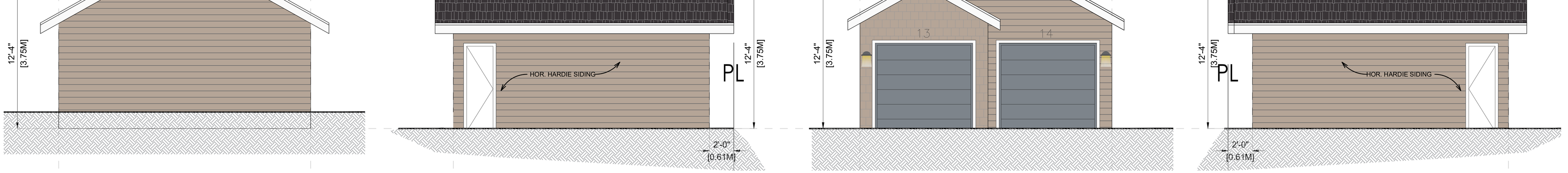


6" VERTICAL SIDING
BREEZY(SW7616)

ROOF
ROYCRAFT BRONZE GREEN (SW2845)

FASCIAS/BARGE BOARDS
PURE WHITE (SW7005)

1 ELEVATION TYPE 1
Scale: 1/4"=1'-0"

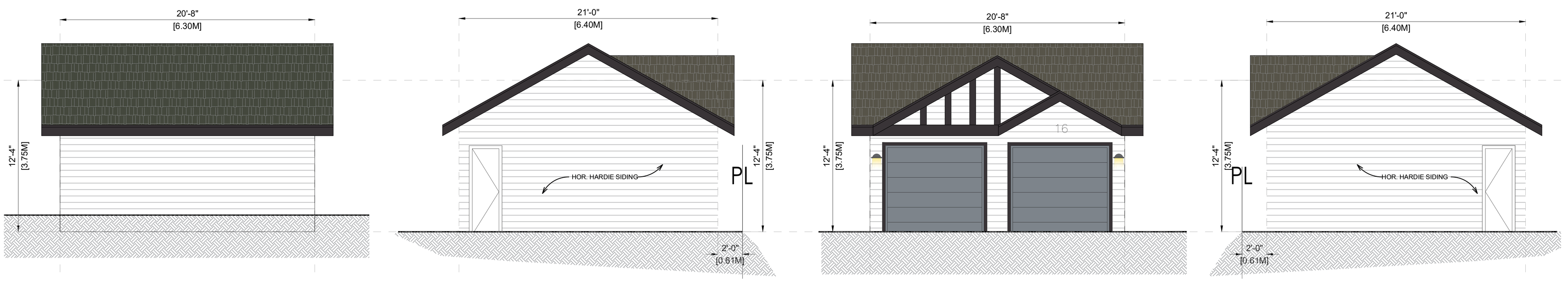


6" VERTICAL SIDING
UTTERLY WHITE (SW6080)

ROOF
DEEP FOREST BROWN (SW9175)

FASCIAS/BARGE BOARDS
PURE WHITE (SW7005)

2 ELEVATION TYPE 2
Scale: 1/4"=1'-0"



6" VERTICAL SIDING
PURE WHITE (SW7005)

ROOF
RIPE OLIVE (SW6209)

FASCIAS/BARGE BOARDS
DEEP FOREST BROWN (SW9175)

3 ELEVATION TYPE 3
Scale: 1/4"=1'-0"

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DATE
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ELEVATIONS GARAGE

A-6.2



- LOT 6-7
- LOT 8-9
- LOT 10-11
- LOT 12-13
- LOT 14-15
- LOT 16-17



- LOT 18-19
- LOT 20-21
- LOT 22-23
- LOT 24-25



- LOT 26-27
- LOT 28-29
- LOT 30-31
- LOT 32-33
- LOT 34-35

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3D VIEWS

A.3.11



- LOT 32-33
- LOT 34-35
- LOT 36-37
- LOT 38-39
- LOT 40-41
- LOT 42-43



- LOT 6-7
- LOT 8-9



- LOT 10-11
- LOT 12-13

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3D VIEWS

A.3.12



- LOT 14-15



- LOT 16-17

- LOT 18-19

- LOT 20-21

- LOT 22-23



- LOT 24-25



- LOT 26-27

- LOT 28-29

- LOT 30-31

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3D VIEWS

A.3.13



- LOT 32-33



- LOT 34-35

- LOT 36-37

- LOT 38-39



- LOT 40-41

- LOT 42-43

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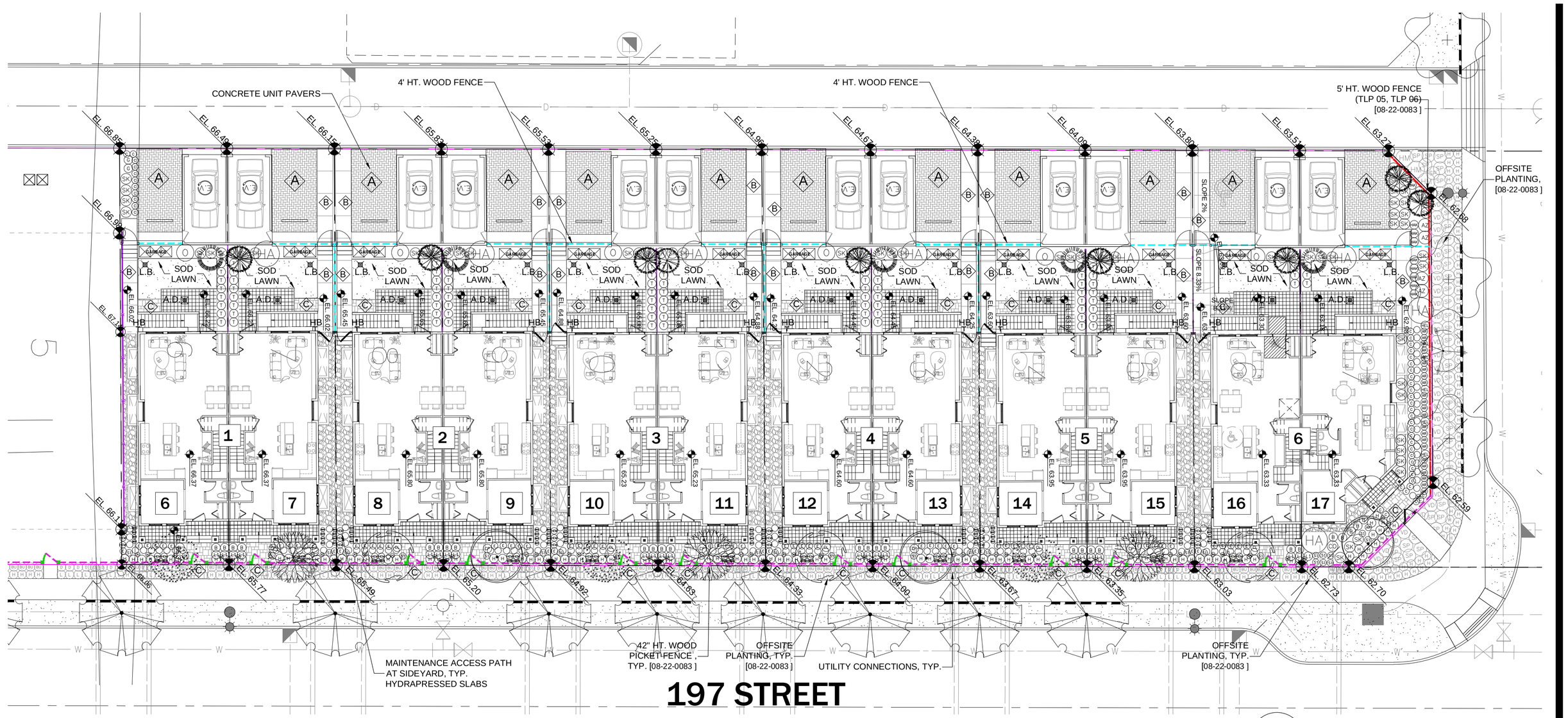
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3D VIEWS

A.3.14

Material Legend

Symbol	Model
A	CONCRETE UNIT PAVERS, ABBOTSFORD CONCRETE, STANDARD 80MM DEPTH, VEHICLE DUTY. SOLDIER COURSE APRON & HERRINGBONE IN FIELD. USE CONCRETE WHEEL STOP AT TOP OF STALL.
B	BROOM FINISHED CONCRETE WALKWAY, TOOLED CONTROL JOINTS 5' O.C.
C	STAMPED CONCRETE ENTRY WALKS, USE NATURAL GREY CONCRETE WITH DARK GREY RELEASE
	42" HEIGHT WOOD FENCE, SEE DETAIL.
	4' HEIGHT WOOD FENCE, SEE DETAIL.
	5' HEIGHT WOOD FENCE, SEE DETAIL.
	6' HEIGHT BLACK COATED CHAINLINK, SEE DETAIL.
	6' HEIGHT WOOD PERIMETER FENCE, SEE DETAIL.
HB	HOSE BIB
L.B.	LAWN BASIN
A.D.	AREA DRAIN

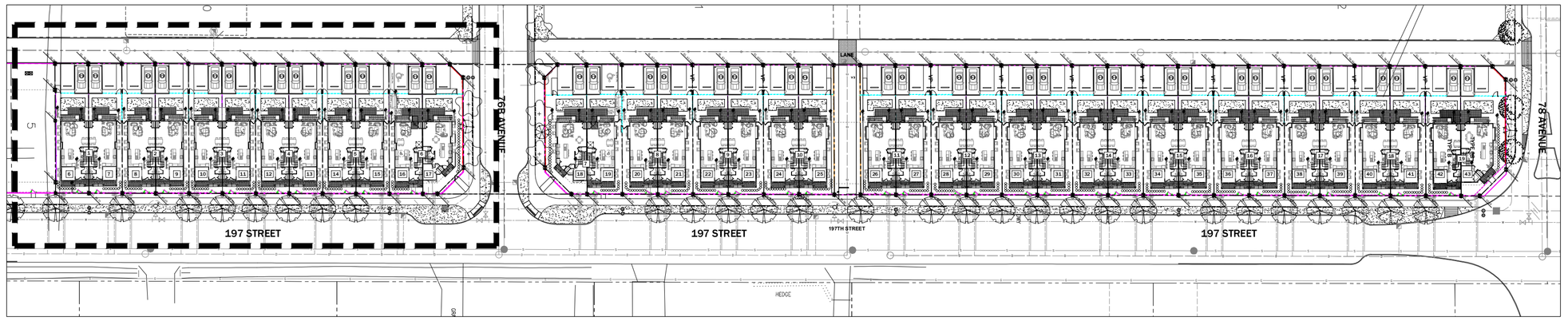


2 - LANDSCAPE PLAN

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

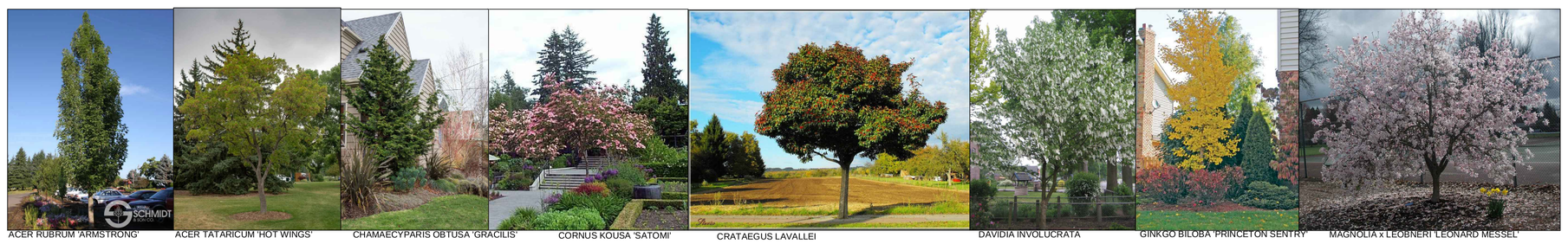
8' 4' 0 4' 8' 16' 24'

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



1 - KEY PLAN

SCALE : 1/64" = 1'-0"





TREE SCHEDULE

PMG PROJECT NUMBER: 9x-xxx

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	5	ACER TATARICUM 'HOT WINGS'	TATARIAN MAPLE	6.0CM CAL; 1.5M STD; B&B
	13	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	2.5M HT; B&B
	4	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	6.0CM CAL; 1.5M STD; B&B
	4	CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	6CM CAL; 1.8M STD; B&B
	5	MAGNOLIA x LEOBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA (LIGHT PINK)	6.0CM CAL; 1.5M STD; B&B
	5	MALUS 'PINK SPIRES'	PINK SPIRES FLOWERING CRABAPPLE	6CM CAL; 1.5M STD; B&B
	15	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6.0CM CAL;1.5M STD;B&B
	11	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B
	21	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	2.5M HT; B&B
	5	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6.0CM CAL; 1.5M STD; B&B
	4	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	6CM CAL; 1.5M STD; B&B

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

REPLACEMENT TREES REQUIRED: 66 TOTAL = 33 CONIFER / 33 DECIDUOUS
REPLACEMENT TREES PROPOSED: 82 TOTAL = 45 CONIFER / 37 DECIDUOUS

SCHEDULE B

22011-6.ZIP

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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

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NO.	DATE	REVISION DESCRIPTION	DR.
4	23.APR.18	UPDATE PER TOWNSHIP COMMENTS	
3	23.FEB.14	ISSUE FOR SUBMISSION	CLG
2	22.OCT.19	COORDINATE WITH NEW SITE PLAN	CLG
1	22.SEP.27	UPDATE PER NEW SITE PLAN / COMMENTS	CLG

CLIENT:

PROJECT:

DUPLEX PROJECT

76 AVE & 197 ST
LANGLEY
TOL # 08-22-0109

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 22.JAN.14
SCALE: AS NOTED
DRAWN: CLG
DESIGN: CLG
CHK'D: MCY

DRAWING NUMBER: **L1**

OF 8

PMG PROJECT NUMBER: **22-011**

PLANT SCHEDULE - COMPREHENSIVE

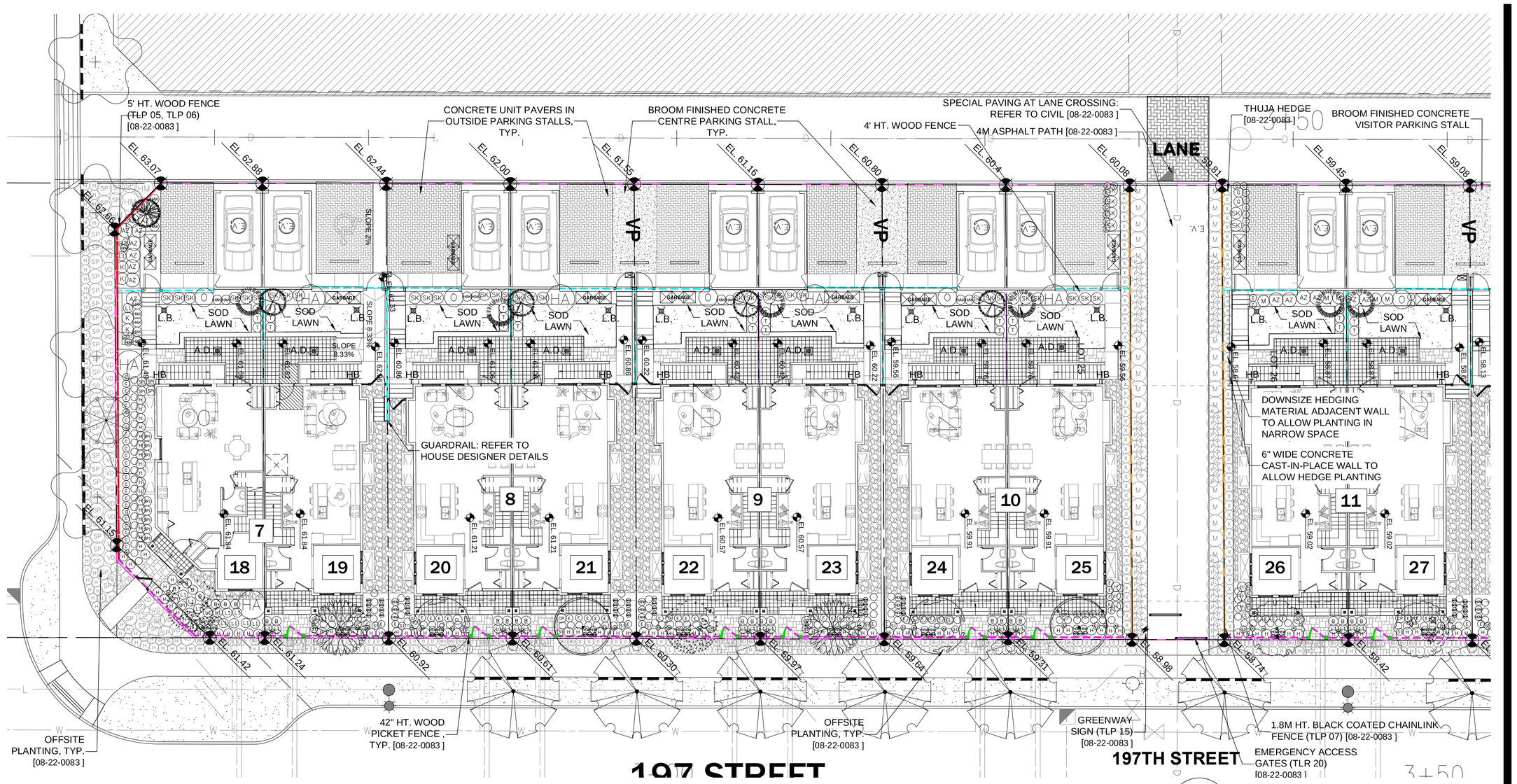
PMG PROJECT NUMBER: 22-011

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
B	351	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
CC	6	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
E	163	EUONYMUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	#3 POT; 50CM
GA	2	HYDRANGEA QUERCIFOLIA 'GATSBY GAL'	OAKLEAF HYDRANGEA GATSBY GAL	#3 POT; 80CM
M	23	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT; 50CM
O	11	OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	#3 POT; 50CM
SK	90	SKIMMIA JAPONICA 'RUBELLA'	RUBELLA SKIMMIA	#3 POT; 50CM
GRASS				
K	14	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
C	157	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
HAK	52	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
H	423	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
VINE				
CM	17	CAMPSIS RADICANS 'MME GALEN'	MADAME GALEN	#2 POT; 60CM
CL	18	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	#3 POT; 75CM; STAKED
PERENNIAL				
AI	155	ALLIUM 'MILLENIUM'	ORNAMENTAL ONION 'MILLENIUM'	15CM POT
AR	40	ASARUM SPLENDENS	CHINESE WILD GINGER	#1 POT
BB	105	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA; ROSE PINK	15CM POT
HE	8	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
HM	146	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY; YELLOW	#2 POT; 2-3 FAN
LI	90	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
SS	50	SEDUM CAUTICOLA 'BETRAM ANDERSON'	BETRAM ANDERSON STONECROP	9CM POT
GC				
G	6	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM; 60CM O.C.
TREE				
S	5	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6.0CM CAL; 1.5M STD; B&B
S	4	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	6CM CAL; 1.5M STD; B&B

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

Material Legend

Symbol	Model
A	CONCRETE UNIT PAVERS, ABBOTSFORD CONCRETE, STANDARD 80MM DEPTH, VEHICLE DUTY. SOLDIER COURSE APRON & HERRINGBONE IN FIELD. USE CONCRETE WHEEL STOP AT TOP OF STALL.
B	BROOM FINISHED CONCRETE WALKWAY, TOOLED CONTROL JOINTS 5' O.C.
C	STAMPED CONCRETE ENTRY WALKS, USE NATURAL GREY CONCRETE WITH DARK GREY RELEASE
	42" HEIGHT WOOD FENCE, SEE DETAIL.
	4' HEIGHT WOOD FENCE, SEE DETAIL.
	5' HEIGHT WOOD FENCE, SEE DETAIL.
	6' HEIGHT BLACK COATED CHAINLINK, SEE DETAIL.
	6' HEIGHT WOOD PERIMETER FENCE, SEE DETAIL.
HB	HOSE BIB
L.B.	LAWN BASIN
A.D.	AREA DRAIN

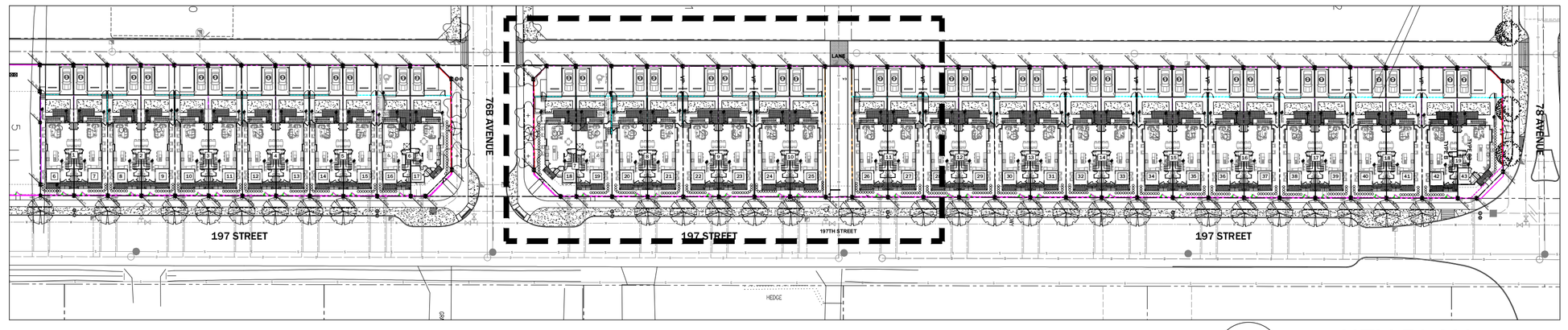


2 - LANDSCAPE PLAN

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

8' 4' 0 4' 8' 16' 24'

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



1 - KEY PLAN

SCALE : 1/64" = 1'-0"

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p: 604 294-0011 ; f: 604 294-0022

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4	23.APR.18	UPDATE PER TOWNSHIP COMMENTS	
3	23.FEB.14	ISSUE FOR SUBMISSION	CLG
2	22.OCT.19	COORDINATE WITH NEW SITE PLAN	CLG
1	22.SEP.27	UPDATE PER NEW SITE PLAN / COMMENTS	CLG

CLIENT:

PROJECT:

DUPLEX PROJECT

76 AVE & 197 ST
LANGLEY
TOL # 08-22-0109

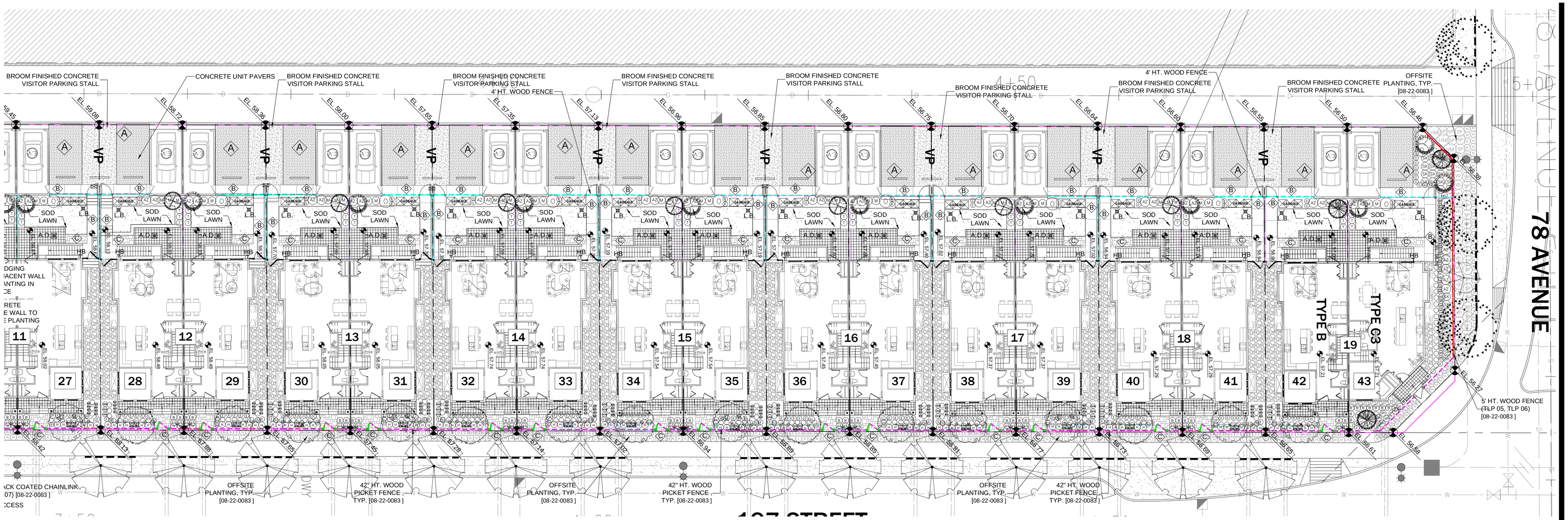
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LANDSCAPE PLAN

DATE:	22.JAN.14	DRAWING NUMBER:
SCALE:	AS NOTED	**L2**
DRAWN:	CLG	
DESIGN:	CLG	
CHK'D:	MCY	**OF 8**

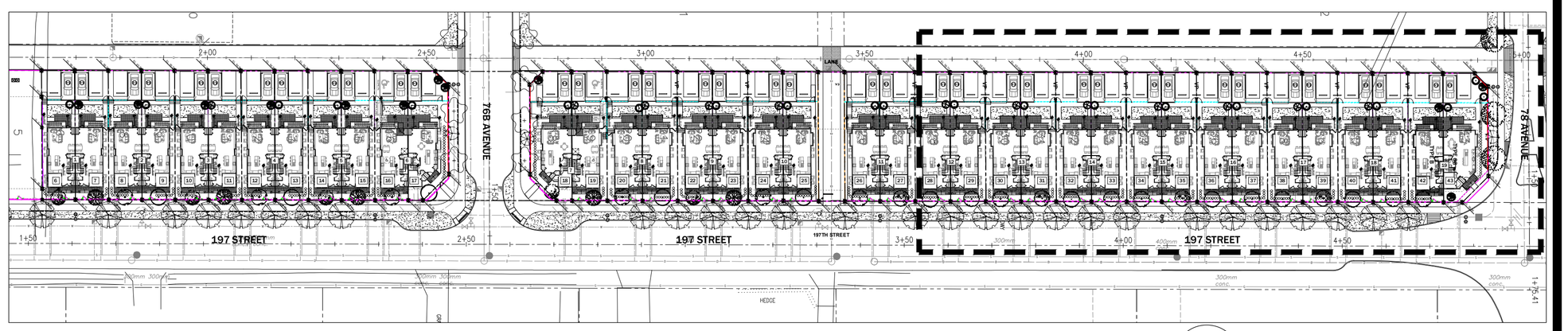
PMG PROJECT NUMBER: **22-011**

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2 - LANDSCAPE PLAN
SCALE : 1/16" = 1'-0"

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



1 - KEY PLAN
SCALE : 1/64" = 1'-0"

Material Legend

Symbol	Model
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	42" HEIGHT WOOD FENCE, SEE DETAIL.
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	6' HEIGHT BLACK COATED CHAINLINK, SEE DETAIL.
	6' HEIGHT WOOD PERIMETER FENCE, SEE DETAIL.
HB	HOSE BIB
L.B.	LAWN BASIN

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PROJECT:

DUPLEX PROJECT

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TOL # 08-22-0109

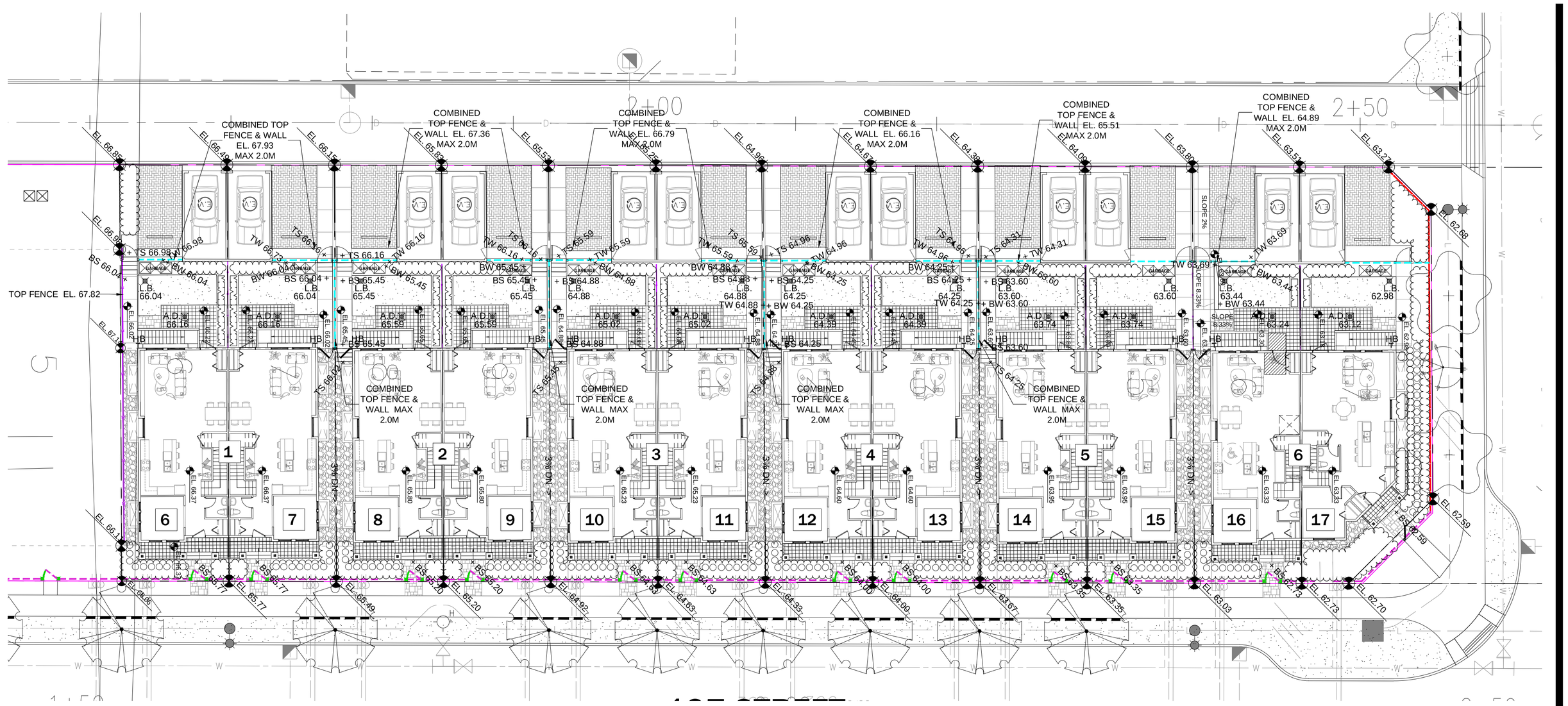
DRAWING TITLE:

LANDSCAPE PLAN

DATE: 22.JAN.14
SCALE: AS NOTED
DRAWN: CLG
DESIGN: CLG
CHK'D: MCY

DRAWING NUMBER: **L3**
OF 8

PMG PROJECT NUMBER: **22-011**

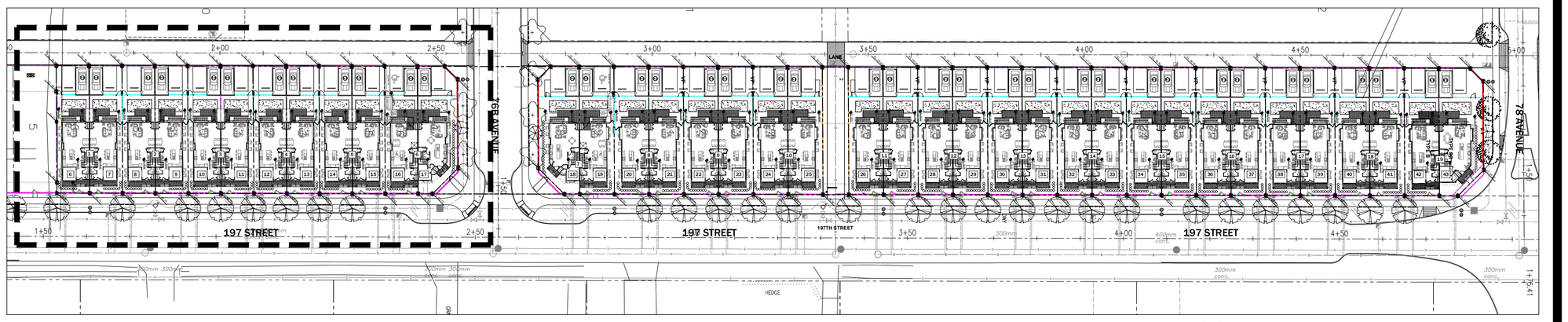


2 - GRADING PLAN

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

8' 4' 0 4' 8' 16' 24'

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



1 - KEY PLAN

SCALE : 1/64" = 1'-0"

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TOL # 08-22-0109

DRAWING TITLE:

GRADING PLAN

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SCALE:	AS NOTED
DRAWN:	CLG
DESIGN:	CLG
CHK'D:	MCY

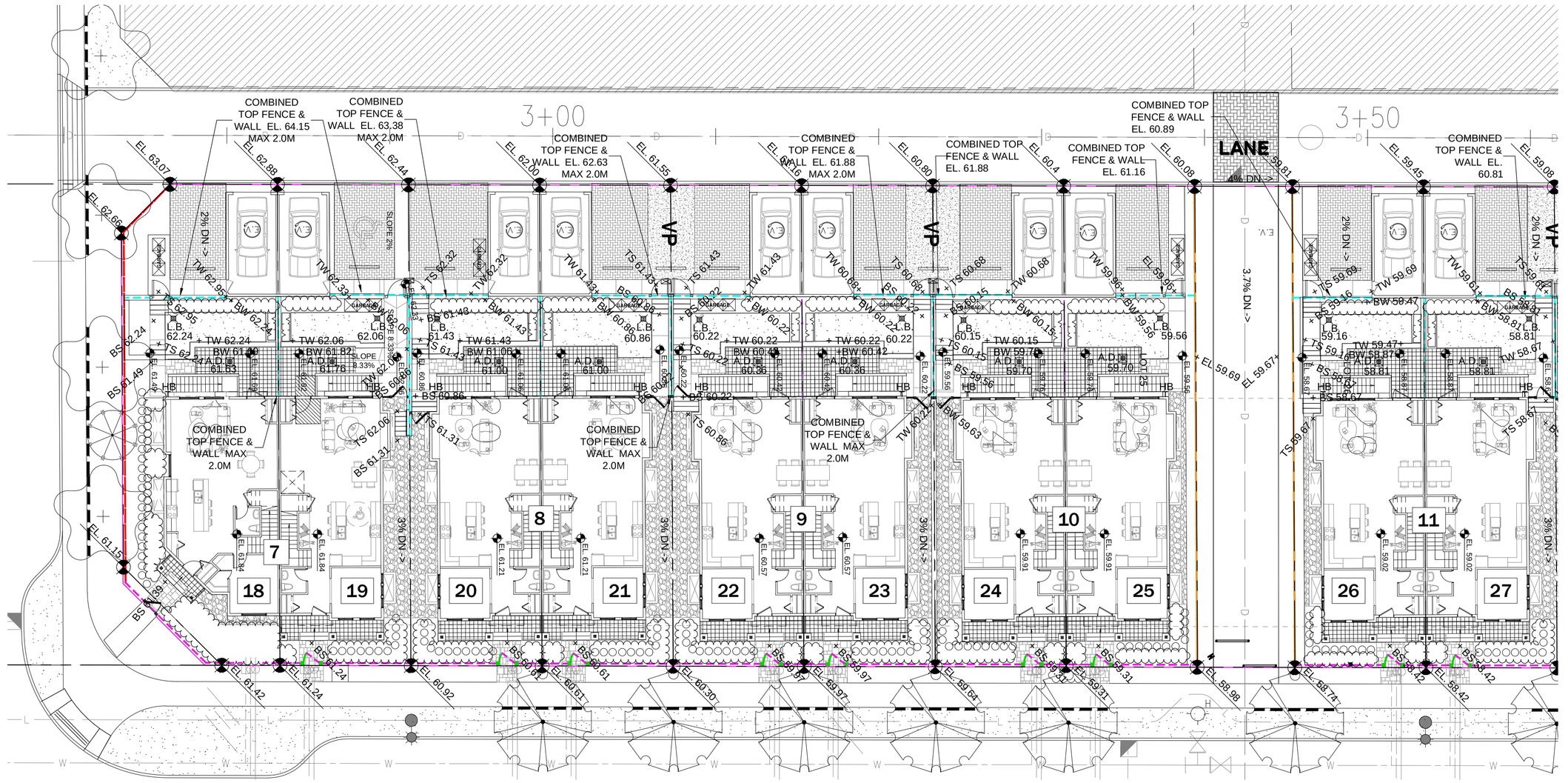
DRAWING NUMBER:

L4

OF 8

PMG PROJECT NUMBER: **22-011**

22011-6.ZIP

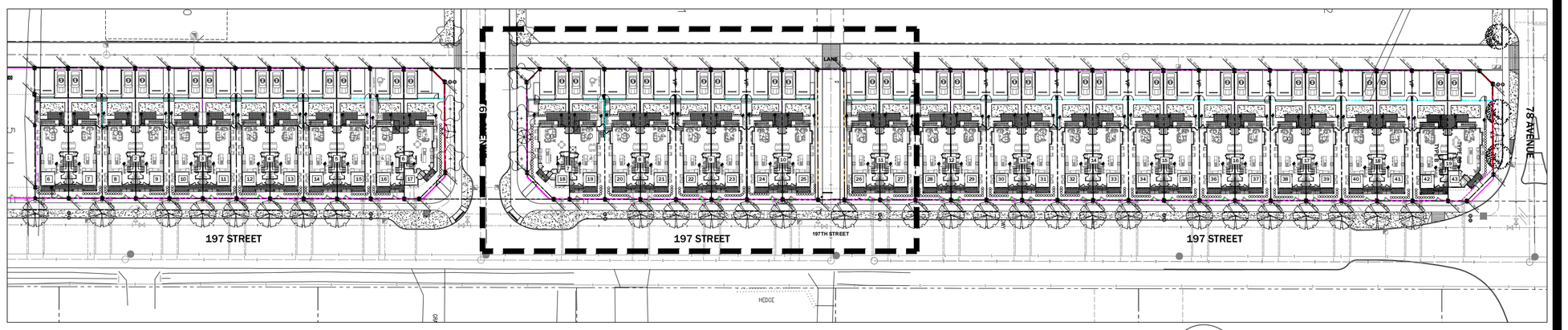


2 - GRADING PLAN

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

8' 4' 0 4' 8' 16' 24'

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



1 - KEY PLAN

SCALE : 1/64" = 1'-0"

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	23.APR.18	UPDATE PER TOWNSHIP COMMENTS	
3	23.FEB.14	ISSUE FOR SUBMISSION	CLG
2	22.OCT.19	COORDINATE WITH NEW SITE PLAN	CLG
1	22.SEP.27	UPDATE PER NEW SITE PLAN / COMMENTS	CLG

CLIENT:

PROJECT:

DUPLEX PROJECT

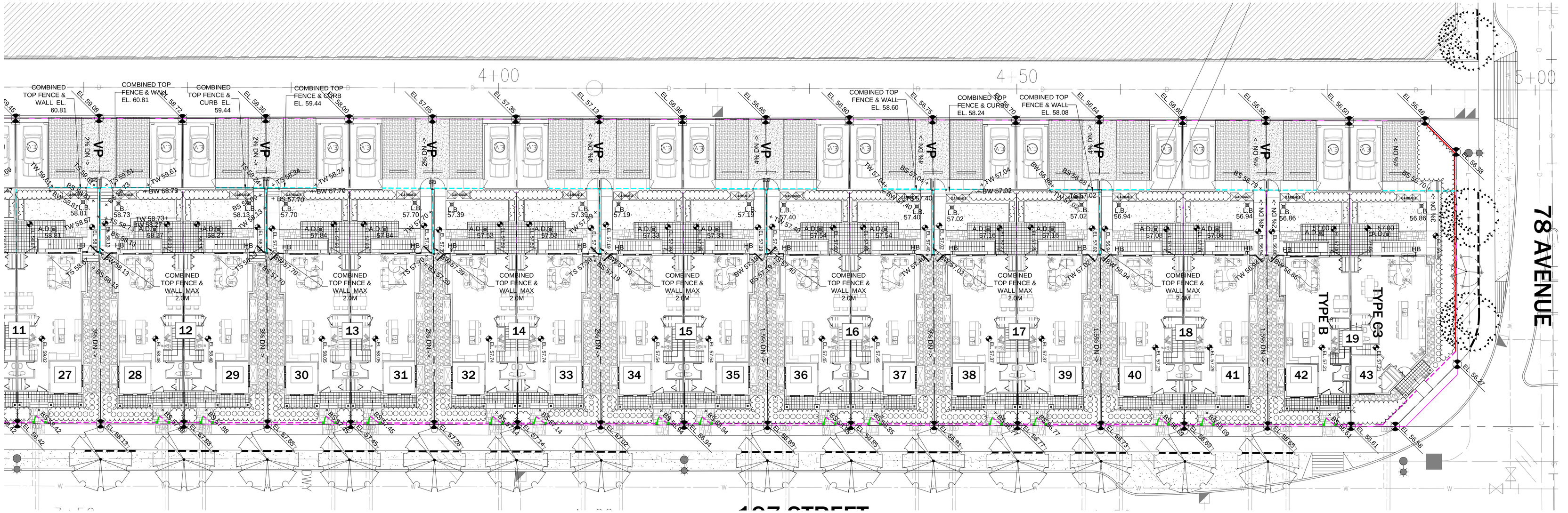
76 AVE & 197 ST
LANGLEY
TOL # 08-22-0109

DRAWING TITLE:

GRADING PLAN

DATE:	22.JAN.14	DRAWING NUMBER:
SCALE:	AS NOTED	**L5**
DRAWN:	CLG	
DESIGN:	CLG	
CHK'D:	MCY	**OF 8**

PMG PROJECT NUMBER: **22-011**



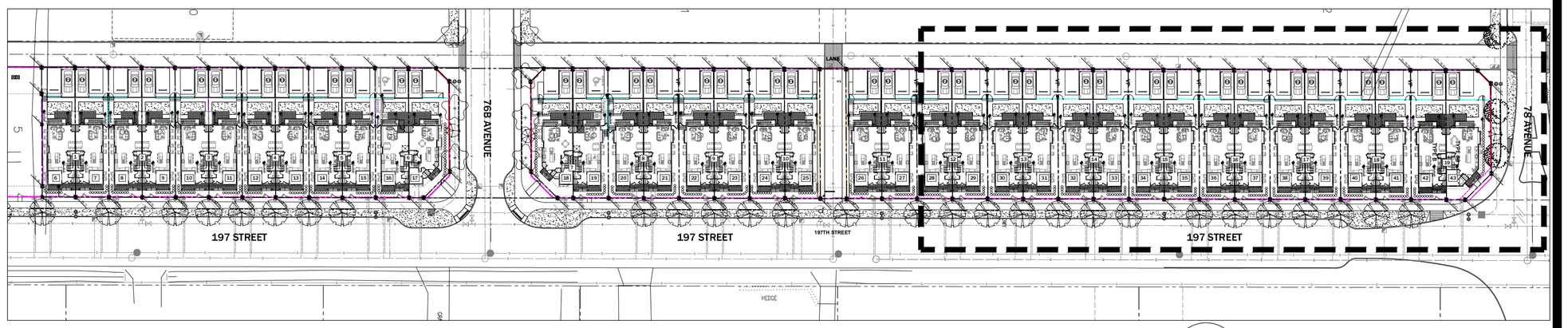
2
-

GRADING PLAN

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

8' 4' 0 4' 8' 16' 24'

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



1
-

KEY PLAN

SCALE : 1/64" = 1'-0"

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PROJECT:

DUPLEX PROJECT

76 AVE & 197 ST
LANGLEY
TOL # 08-22-0109

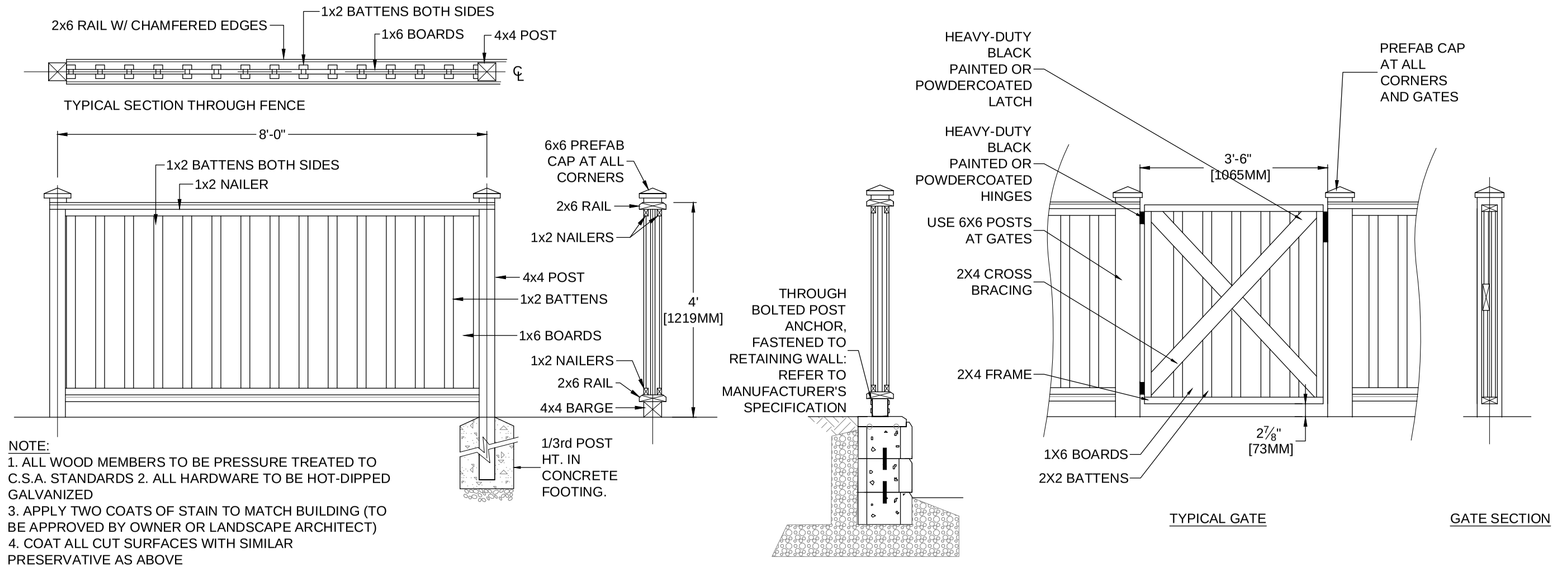
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GRADING PLAN

DATE:	22.JAN.14	DRAWING NUMBER:
SCALE:	AS NOTED	**L6**
DRAWN:	CLG	
DESIGN:	CLG	
CHK'D:	MCY	**OF 8**

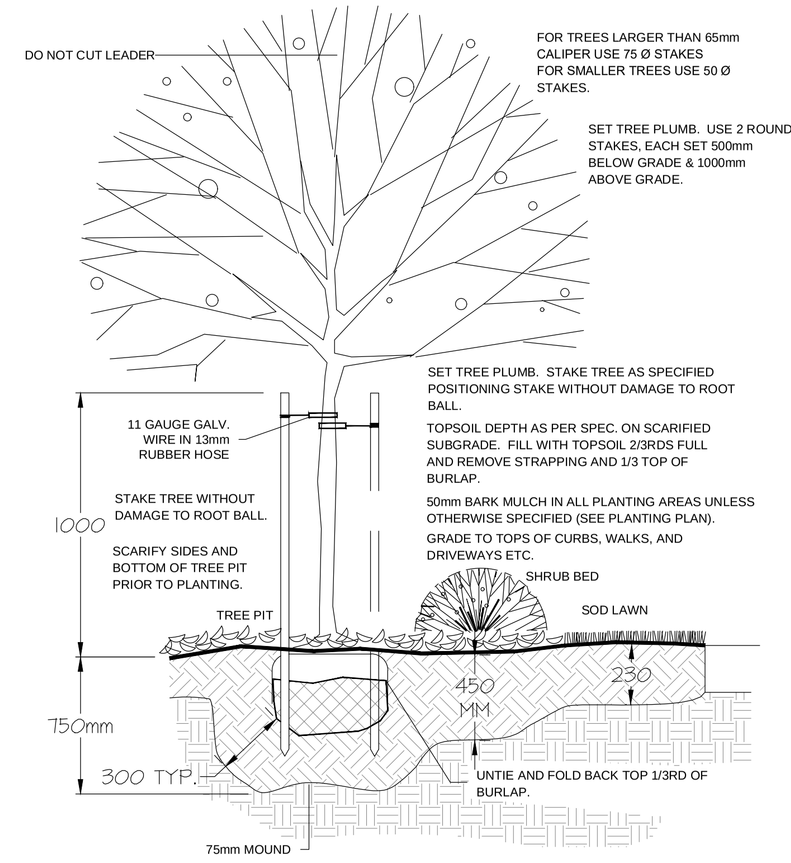
PMG PROJECT NUMBER: **22-011**

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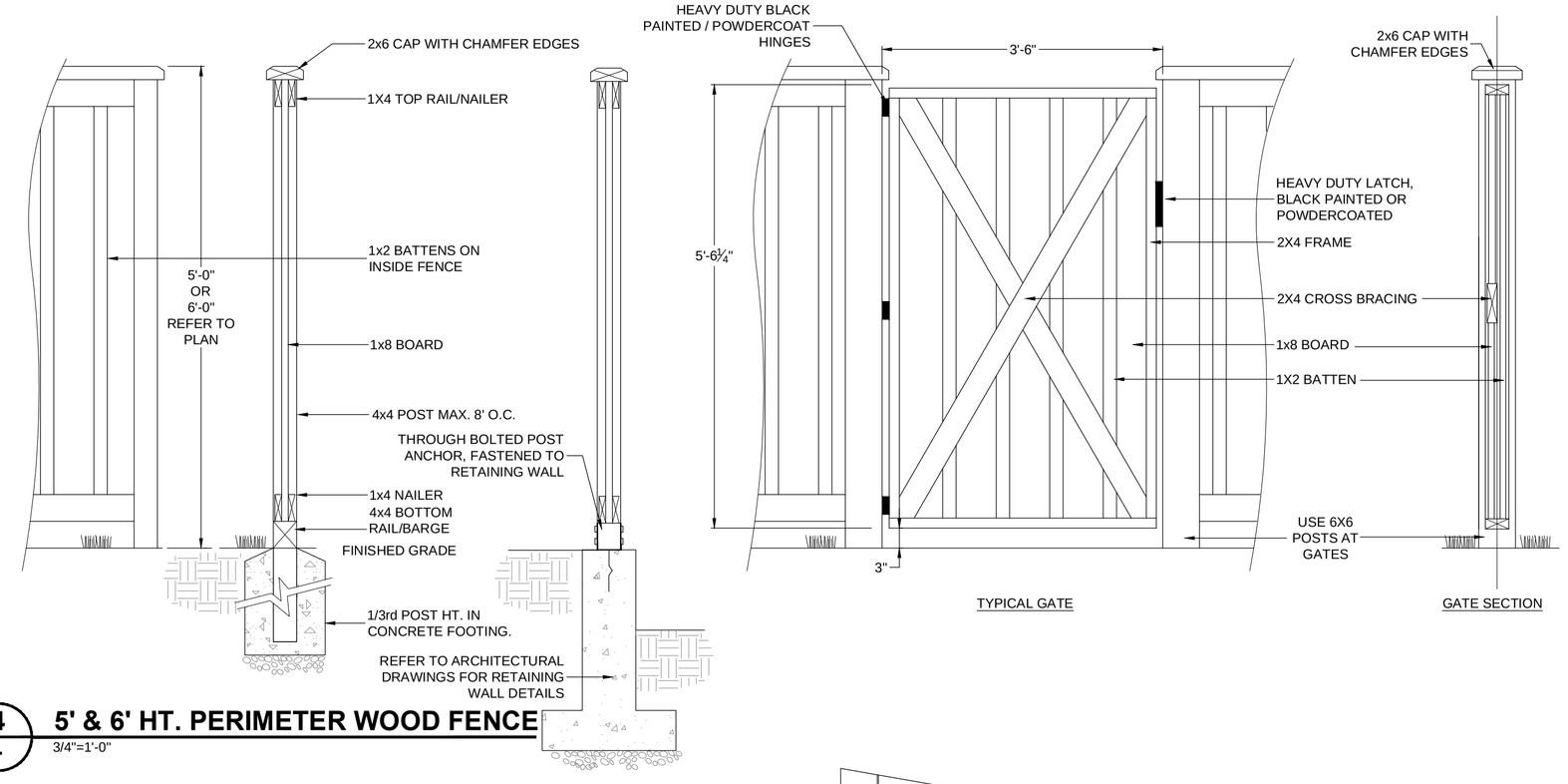
2 - 4' HT. PRIVACY FENCE

1/2"=1'-0"



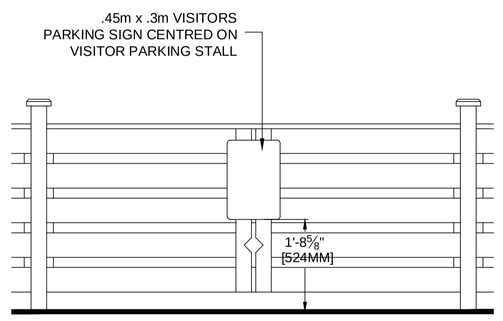
1 - PLANTING DETAILS

nts



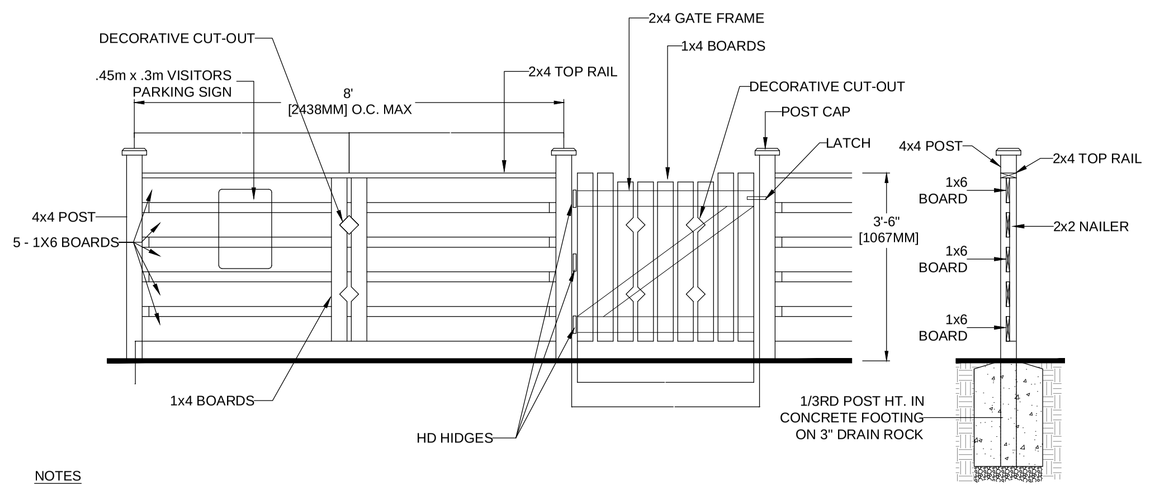
4 - 5' & 6' HT. PERIMETER WOOD FENCE

3/4"=1'-0"



3 - VISITORS PARKING SIGN

1/2" = 1'-0"

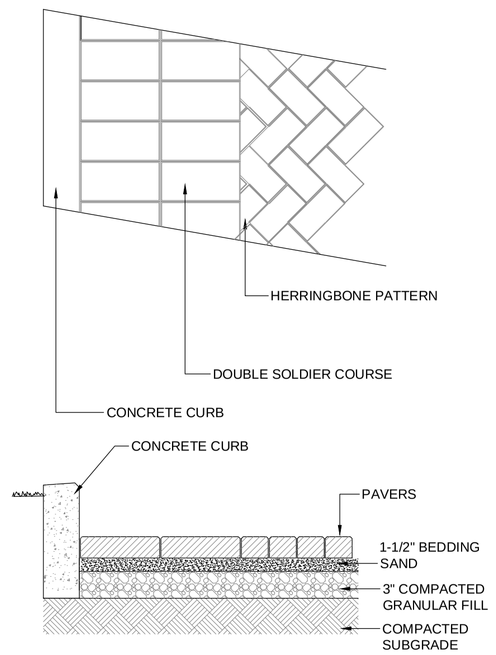


NOTES

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

6 - 42" HT. STREET FRONTAGE/LANE FENCE

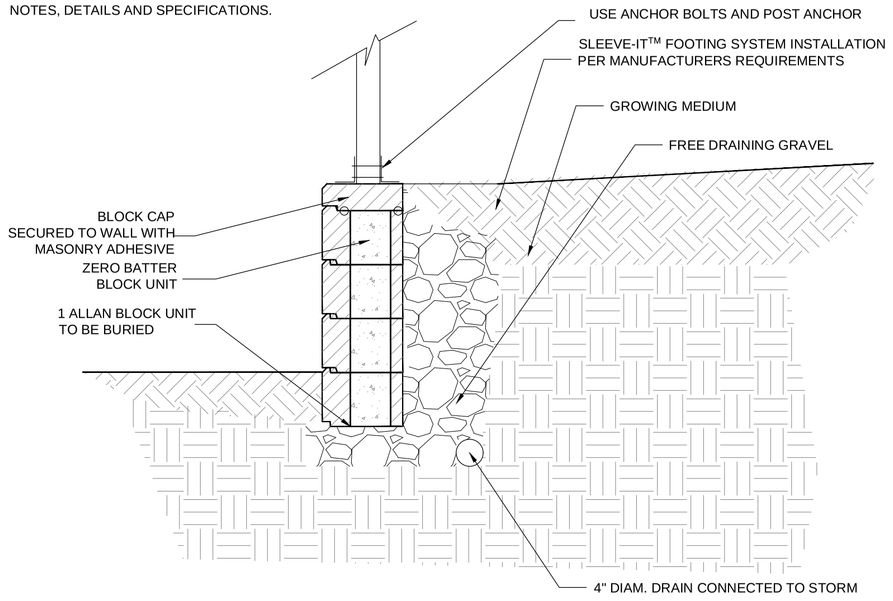
1/2" = 1'-0"



NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

3 - PAVERS ON GRADE

1"=1'-0"



5 - GRAVITY BLOCK WALL WITH WOOD FENCE

1:15

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CLIENT:

PROJECT:

DUPLEX PROJECT

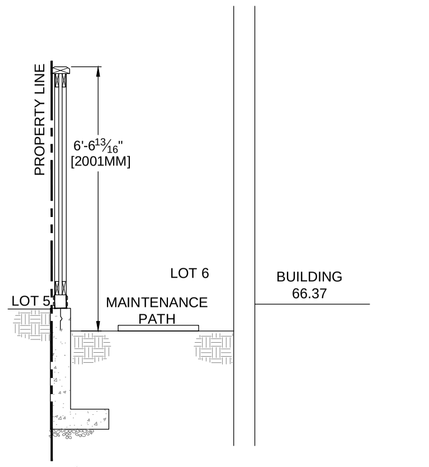
76 AVE & 197 ST
LANGLEY
TOL # 08-22-0109

DRAWING TITLE:

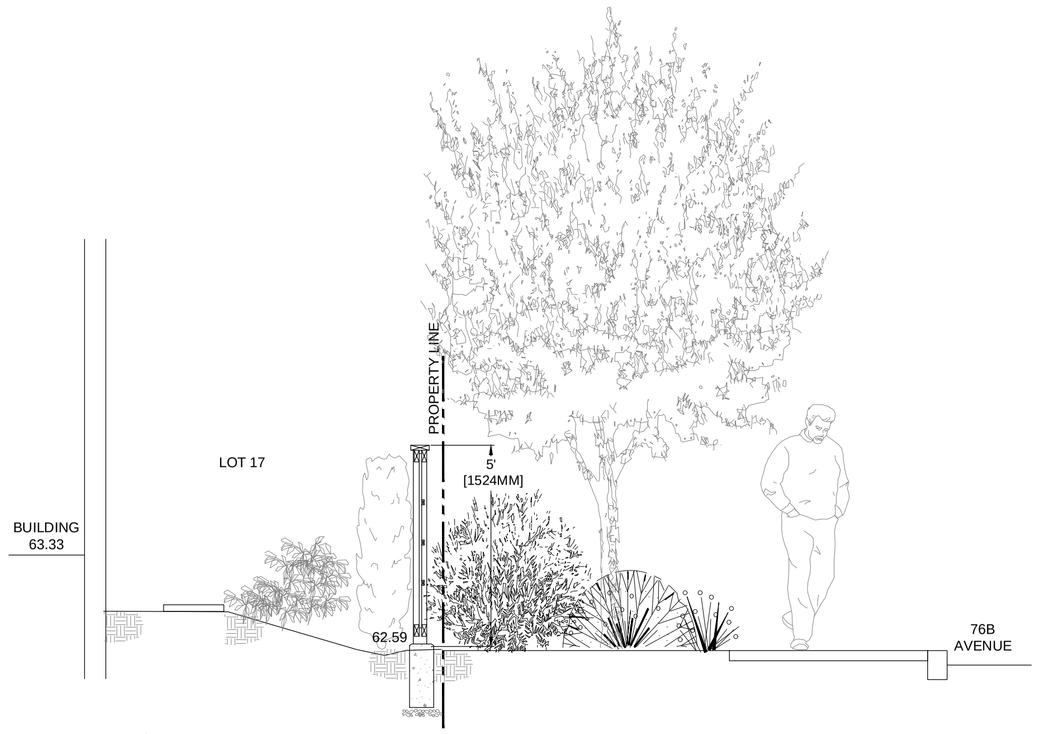
LANDSCAPE DETAILS

DATE:	22.JAN.14	DRAWING NUMBER:	
SCALE:	AS NOTED		L7
DRAWN:	CLG		
DESIGN:	CLG		
CHK'D:	MCY		OF 8

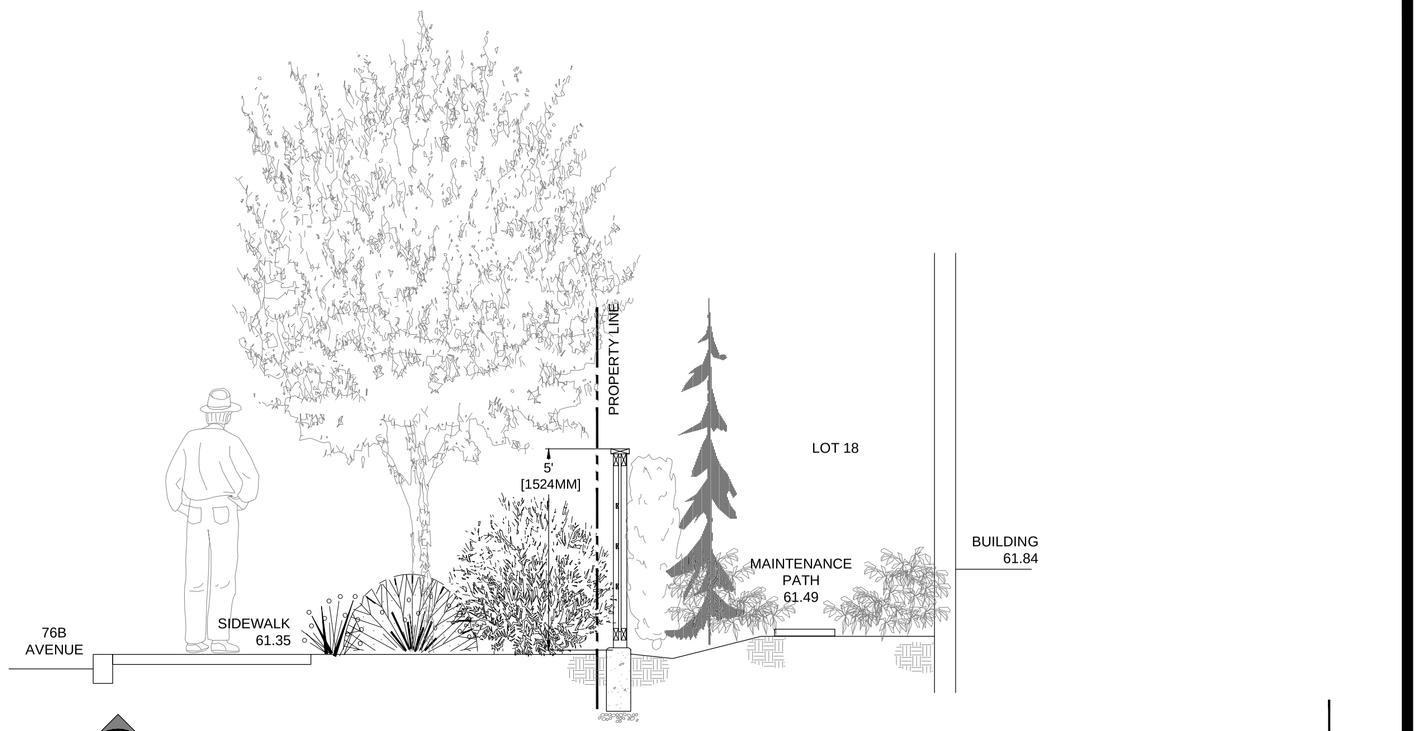
PMG PROJECT NUMBER: **22-011**



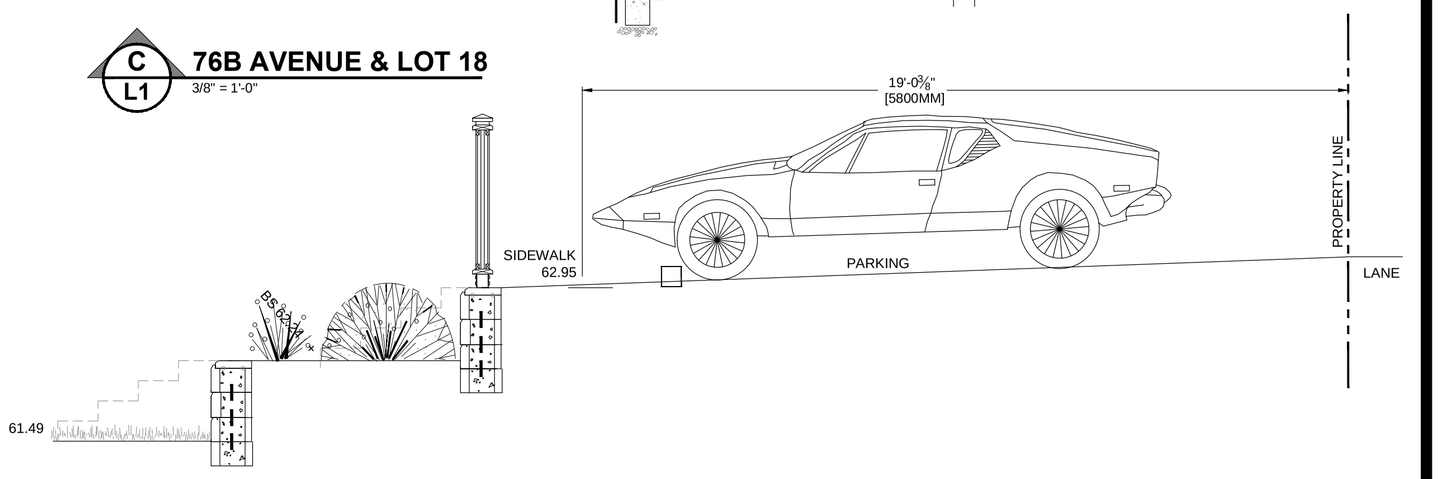
A L1 **LOT 5 & 6 SECTION**
3/8" = 1'-0"



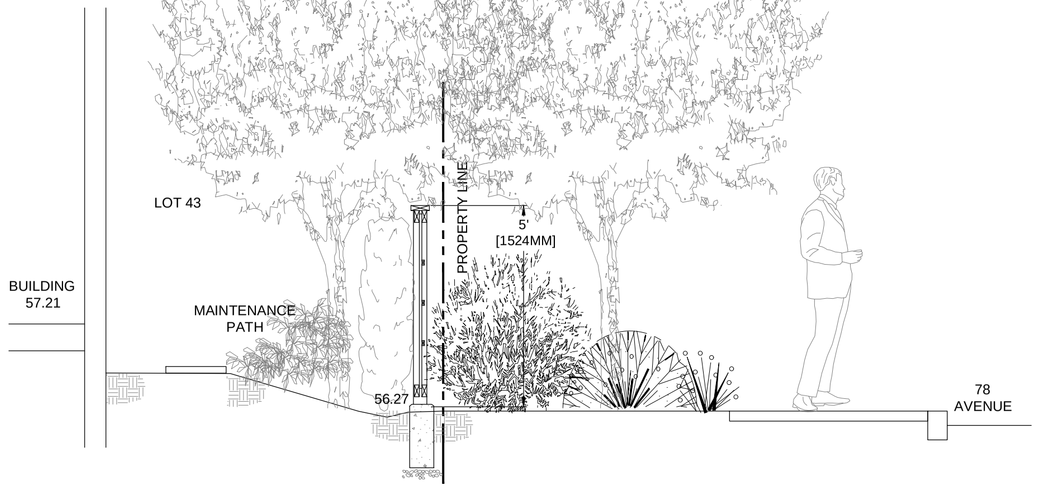
B L1 **LOT 17 & 76B AVENUE**
3/8" = 1'-0"



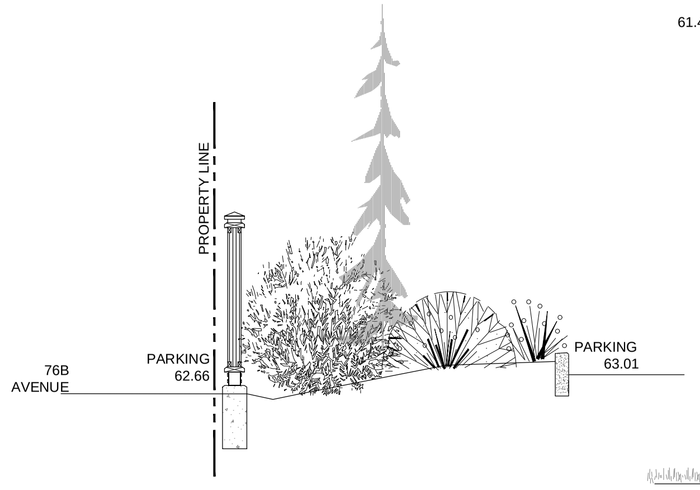
C L1 **76B AVENUE & LOT 18**
3/8" = 1'-0"



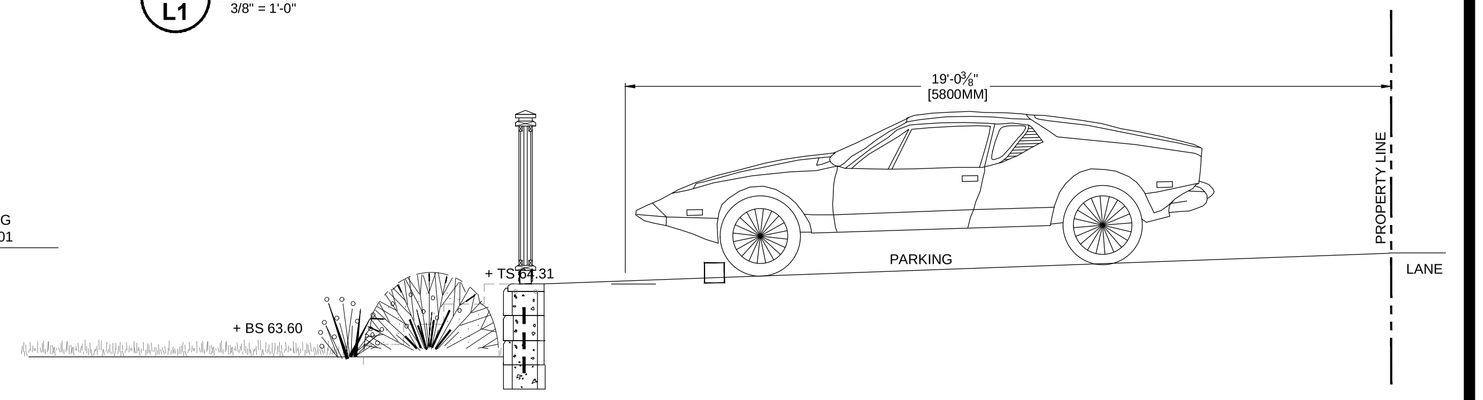
F L1 **LOT 18 PARKING**
3/8" = 1'-0"



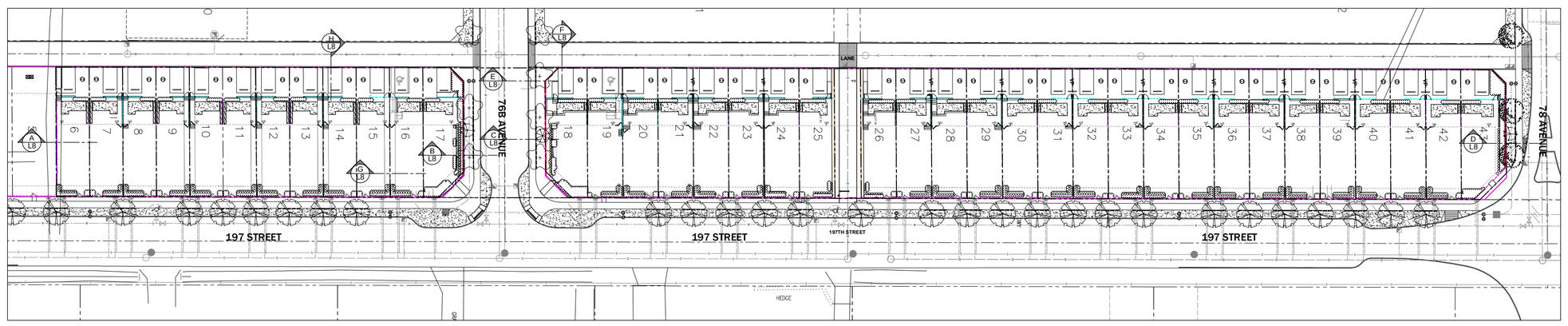
D L1 **LOT 43 & 78 AVENUE**
3/8" = 1'-0"



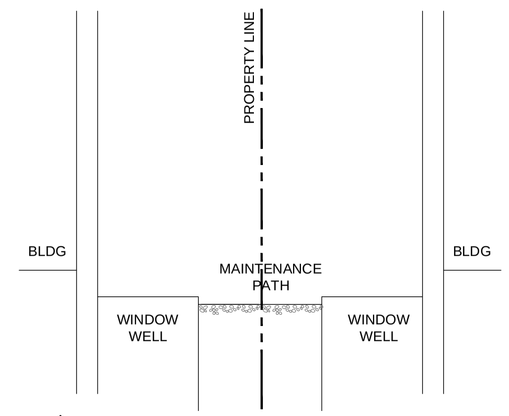
E L1 **LOT 18 PARKING**
3/8" = 1'-0"



H L1 **LOT 14 PARKING**
3/8" = 1'-0"



1 - KEY PLAN
SCALE : 1/64" = 1'-0"



G L1 **LOT 15 & 16 SECTION**
3/8" = 1'-0"

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CLIENT:

PROJECT:

DUPLEX PROJECT

76 AVE & 197 ST
LANGLEY
TOL # 08-22-0109

DRAWING TITLE:

LANDSCAPE SECTIONS

DATE: 22.JAN.14
SCALE: AS NOTED
DRAWN: CLG
DESIGN: CLG
CHK'D: MCY

DRAWING NUMBER: **L8** **OF 8**

PMG PROJECT NUMBER: **22-011**

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