Plotted: April 05, 2023 at 9:55:14am by John Kwak

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TOL FILE #:

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WESMONT

PROJECT
TOWNHOUSE DEVELOPMENT

7620 - 197 STREET
LANGLEY, BC

DRAWING TITLE
SITE PLAN

DATE **2023.04.05** FILE NO. **2116**
DWN. **JK, DW**
CHK. **CH**

SEAL

SHEET NO.
DP-0.01

File: Z:\2021 projects\2116 - Wesmont – 7620 197 Street\DP drawings\2116 Site Plan.dwg - Layout: DP-0.01

SITE RECONCILIATION

LEGAL DESCRIPTION:
LOT 12 SECTION 22 TOWNSHIP 8 NWD PLAN 70469

CIVIC ADDRESS:
7620 197 STREET, TOWNSHIP OF LANGLEY, BC

ZONING INFORMATION:

OCP: WILLOUGHBY
NCP: LATIMER - RH/TH A (8-15 UPA)

ZONE: EXISTING: SR-2
PROPOSED: CD

LOT AREA:

GROSS LOT AREA:	87,153 SF (2.00 AC, 0.809 Ha)
ROAD DEDICATION:	194 SF (0.04 AC, 0.016 Ha)
GREENWAY DEDICATION:	6,512 SF (0.15 AC, 0.060 Ha)
NET LOT AREA:	80,447 SF (1.85 AC, 0.747 Ha)
DEVELOPABLE LOT AREA = (ABOVE TOP OF BANK)	85,248 SF (1.96 AC, 0.792 Ha)

LOT DENSITY:
PERMITTED: 8 - 15 UPA (ON DEVEOPABLE AREA)
1.96 AC x 8 UPA = 15.7 UNITS MINIMUM
1.96 AC x 15 UPA = 29.4 UNITS MAXIMUM
PROPOSED: 26 TOWNHOUSE UNITS

BUILDING HEIGHT:
PERMITTED: 2 STOREYS (NCP)
PROPOSED: 2 & 3 STOREYS

ADAPTABLE UNITS:
REQUIRED : 26 TOWNHOUSES x 5% = 1.3 UNITS (2 UNITS)
PROVIDED: 2 UNITS

PARKING:

RESIDENT REQUIRED:	16 DOUBLE GARAGE UNITS x 2.0 STALLS / UNIT = 32 STALLS
TANDEM RESIDENT REQ'D:	10 TANDEM UNITS x 2.3 STALLS / UNIT = 23 STALLS
TOTAL REQUIRED:	55 STALLS
RESIDENT PROVIDED:	55 STALLS (52 GARAGE STALLS, 3 SURFACE STALLS)
VISITOR REQUIRED:	26 UNITS x 0.2 STALLS / UNIT = 5.2 STALLS
VISITOR PROVIDED:	6 STALLS

TANDEM PARKING:
MAXIMUM PERMITTED: 40%
PROPOSED: 10 / 26 = 38.5%

AGE FRIENDLY AMENITY AREA:
REQUIRED: 26 UNITS x 8m² / UNIT = 208m²
PROVIDED: 222m²

NORTH

SITE PLAN
SCALE: 1" = 20'-0"

Plotted: April 05, 2023 at 9:55:18am by John Kwak

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7620 - 197 STREET
LANGLEY, BC

DRAWING TITLE
SURVEY

DATE	2023.04.05	FILE NO.
DWN.	DW	2116
CHK.	CH	

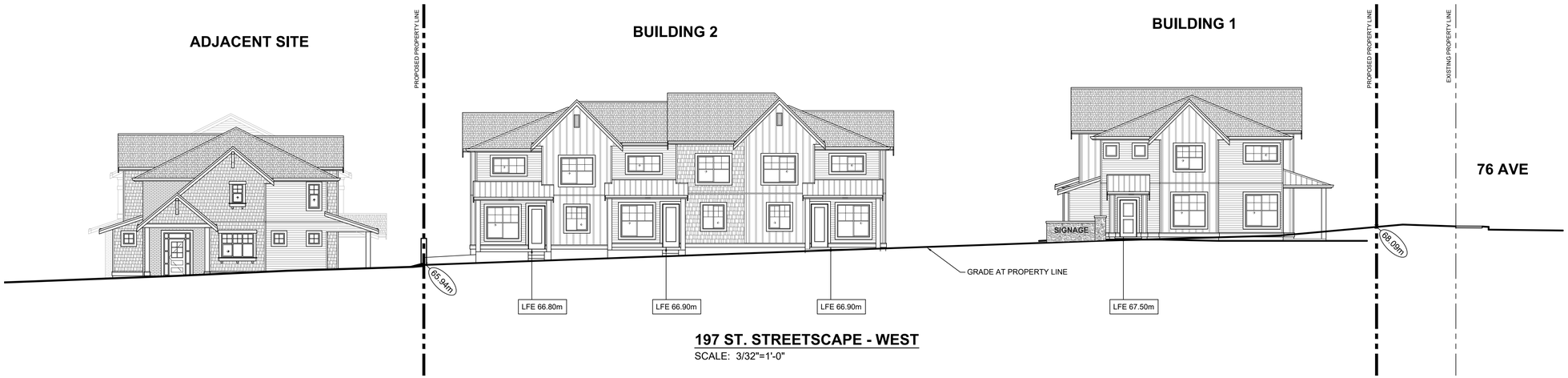
SEAL

SHEET NO.
DP-0.02

SURVEY
SCALE: 1" = 20'-0"
NORTH

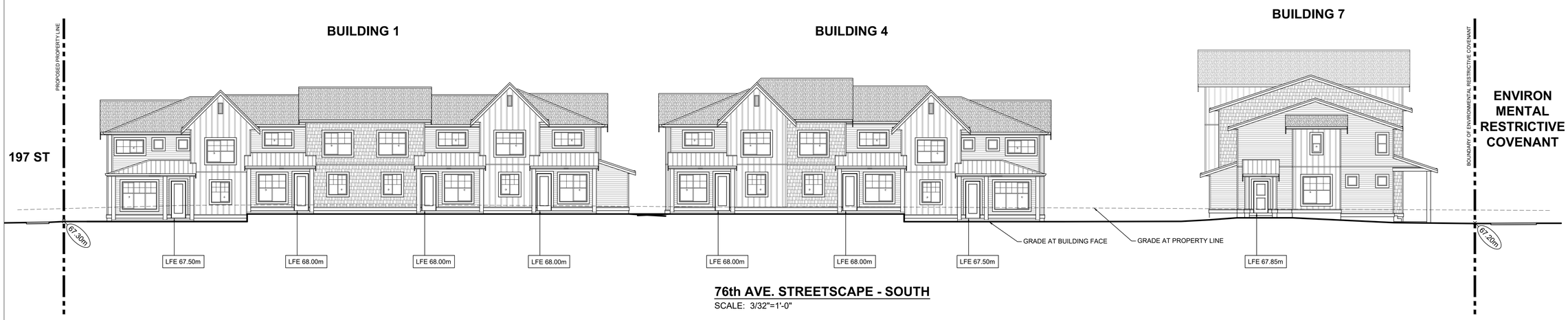
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Plotted: April 05, 2023 at 9:55:48am by John Kwak



197 ST. STREETSCAPE - WEST

SCALE: 3/32"=1'-0"



76th AVE. STREETSCAPE - SOUTH

SCALE: 3/32"=1'-0"



EAST STREETSCAPE (ENVIRONMENTAL RESTRICTIVE COVENANT)

SCALE: 3/32"=1'-0"

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7620 - 197 STREET
LANGLEY, BC

DRAWING TITLE
STREETSCAPES

DATE 2023.04.05 FILE NO. 2116
DWN. JK
CHK. CH

SEAL

SHEET NO.
DP-0.03

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Plotted: April 05, 2023 at 9:55:59am by John Kwak



197 ST. STREETSCAPE - WEST
SCALE: NTS



76th AVE. STREETSCAPE - SOUTH
SCALE: NTS



EAST STREETSCAPE (ENVIRONMENTAL COVENANT)
SCALE: NTS

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7620 - 197 STREET
LANGLEY, BC

DRAWING TITLE
COLOURED STREETSCAPES

DATE	2023.04.05	FILE NO.	
DWN.	JK		2116
CHK.	CH		

SEAL

SHEET NO.
DP-0.04

Plotted: April 05, 2023 at 9:56:10am by John Kwak



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



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



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (CEMENT BOARD AT STREET-FACING BUILDINGS. VINYL IN MATCHING COLOUR AT OTHERS)
3. BOARD AND BATTEN SIDING
4. SHINGLES (WOOD OR CEMENT BOARD)
5. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
6. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
7. SEALED DOUBLE GLAZED P.V.C. WINDOW
8. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
9. ENTRY DOOR
10. OVERHEAD GARAGE DOOR
11. PAINTED WOOD COLUMN
12. 2x4 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
13. 2x6 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
14. 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PREFINISHED METAL THROUGH WALL FLASHING
16. 42" HIGH METAL RAILING
17. FRENCH DOOR c/w TRANSOM OVER
18. WOOD PRIVACY SCREEN
19. METAL ROOF

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7620 - 197 STREET
LANGLEY, BC

DRAWING TITLE
BUILDING 2 ELEVATIONS

DATE 2023.04.05 | FILE NO.
DWN. JK
CHK. CH
2116

SEAL

SHEET NO.
DP-0.05

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



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



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (CEMENT BOARD AT STREET-FACING BUILDINGS, VINYL IN MATCHING COLOUR AT OTHERS)
3. BOARD AND BATTEN SIDING
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15. PREFINISHED METAL THROUGH WALL FLASHING
16. 42" HIGH METAL RAILING
17. FRENCH DOOR c/w TRANSOM OVER
18. WOOD PRIVACY SCREEN
19. METAL ROOF

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7620 - 197 STREET
LANGLEY, BC

DRAWING TITLE
BUILDING 7 ELEVATIONS

DATE	2023.04.05	FILE NO.
DWN.	DW	2116
CHK.	CH	

SEAL

SHEET NO.
DP-0.06

Plotted: April 05, 2023 at 9:56:29am by John Kwak



COLOUR SCHEME

A **Roof Shingles:**
IKO Cambridge
'Dual Black'



B **Shingle Siding:**
*cement board siding on street facing, vinyl elsewhere

James Hardie 'Gray Slate'

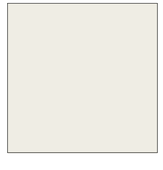


C **Horizontal Siding:**
*cement board siding on street facing, vinyl elsewhere

James Hardie 'Deep Ocean'
Gentek 'Marine Dusk 877'



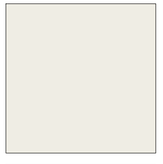
D **Board and Batten Siding:**
James Hardie 'Artic White'
Kaycan 'White'



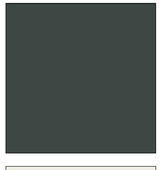
E **Trims, Fascia Boards, Gutter, Soffits, & Downspouts:**
Benjamin Moore
2124-10 'Wrought Iron'



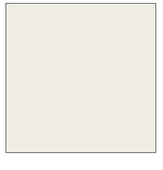
F **Trims:**
Benjamin Moore
2124-70 'Winter White'



G **Entry Door, Deck, Post:**
Benjamin Moore
2124-10 'Wrought Iron'



H **Garage Doors:**
Benjamin Moore
2124-70 'Winter White'



I **Window & Balcony Railing:**
Black



J **Metal Roof:**
Westform Metals 'Kynar Dark Bronze'



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7620 - 197 STREET
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME

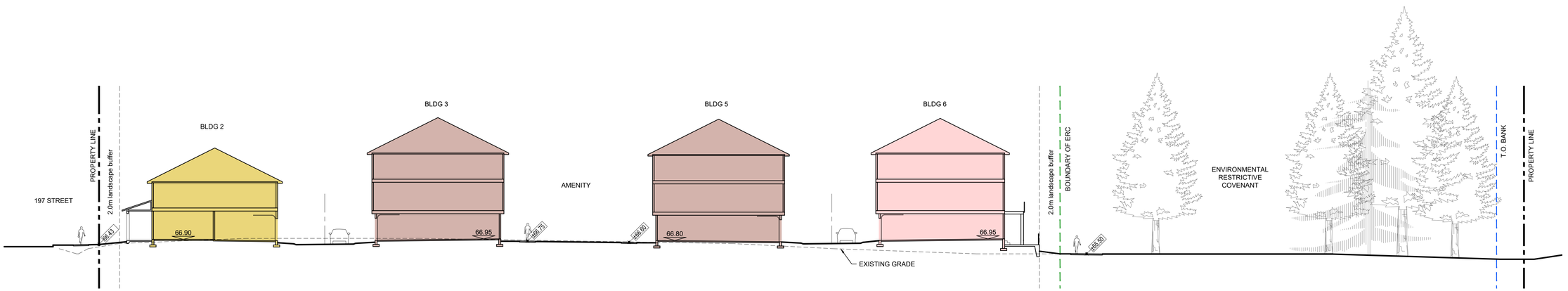
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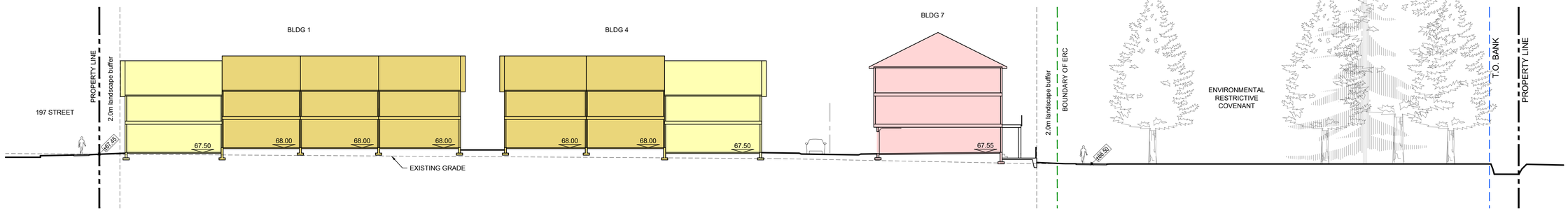
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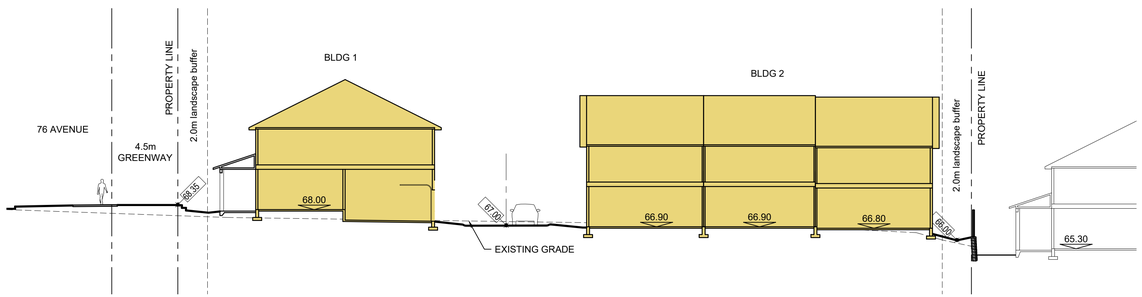
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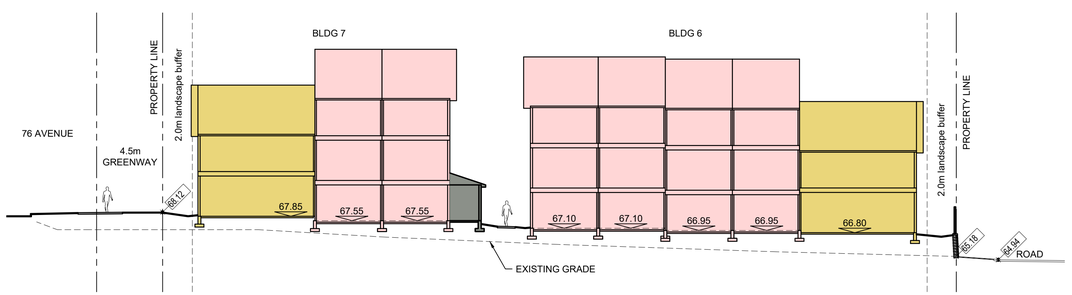
SITE SECTION 1
SCALE: 1/16" = 1'-0"



SITE SECTION 2
SCALE: 1/16" = 1'-0"



SITE SECTION 3
SCALE: 1/16" = 1'-0"



SITE SECTION 4
SCALE: 1/16" = 1'-0"

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7620 - 197 STREET
LANGLEY, BC

DRAWING TITLE
SITE SECTIONS

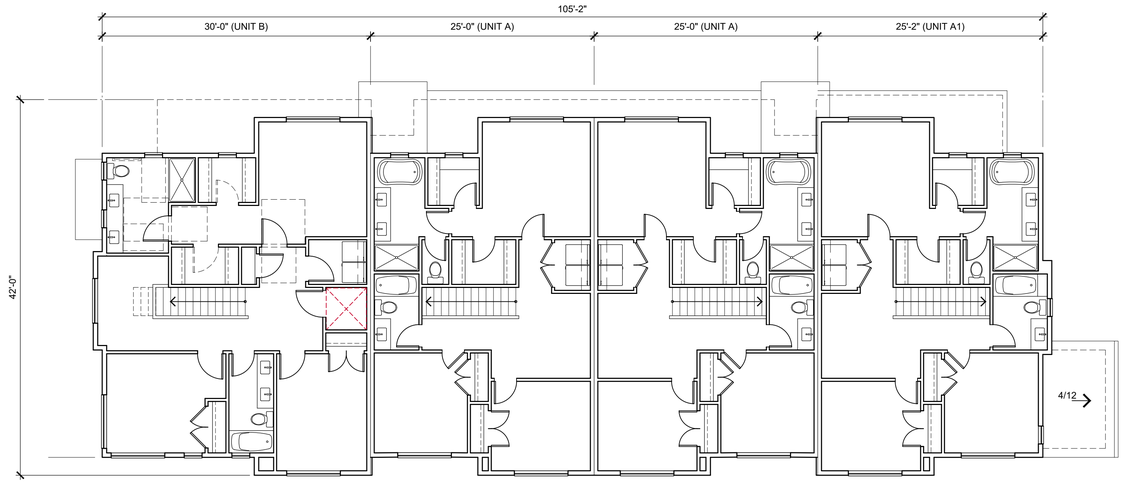
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CHK.	CH		

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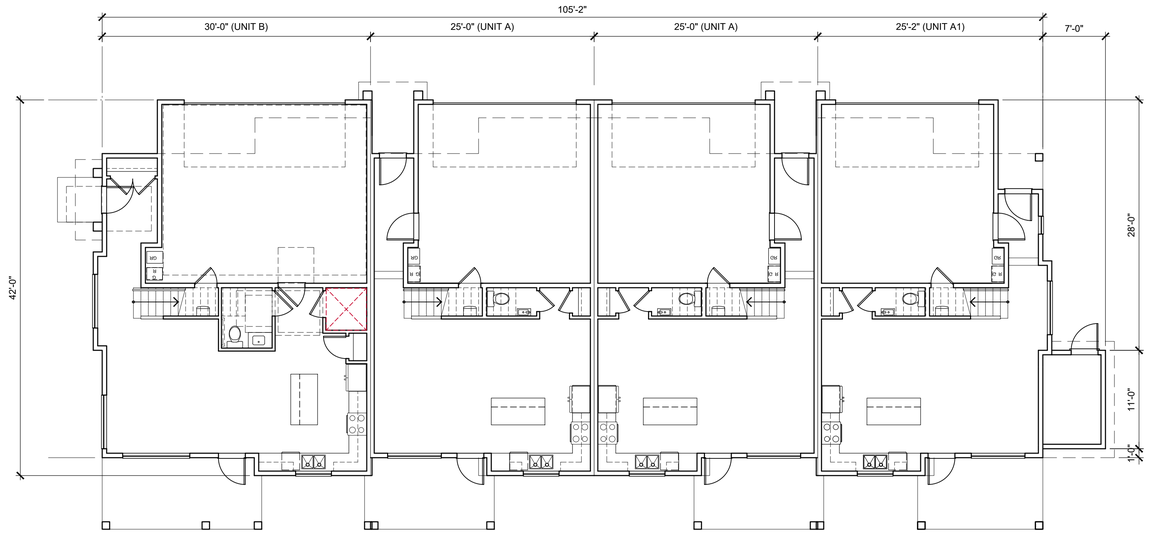
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UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



NORTH

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

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DRAWING TITLE
BUILDING 1 PLANS

DATE **2023.04.05** FILE NO.
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CHK. **CH** **2116**

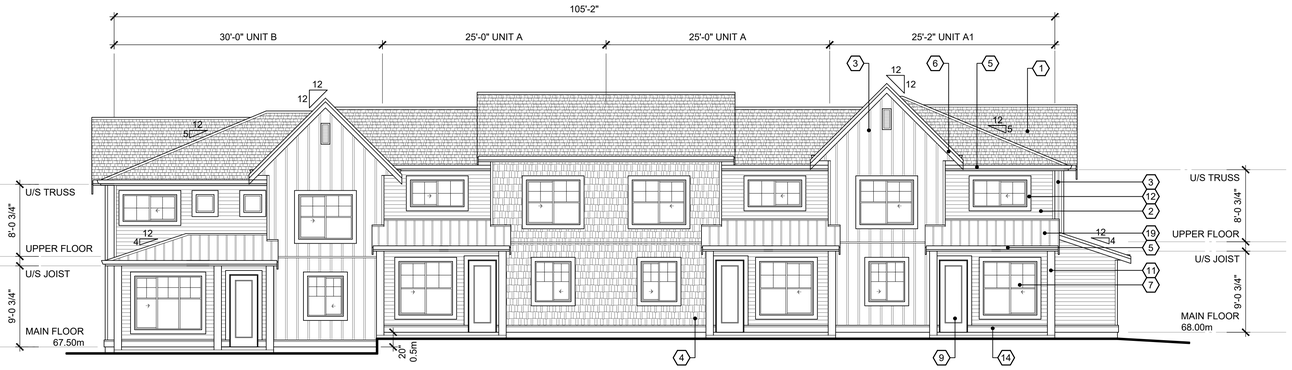
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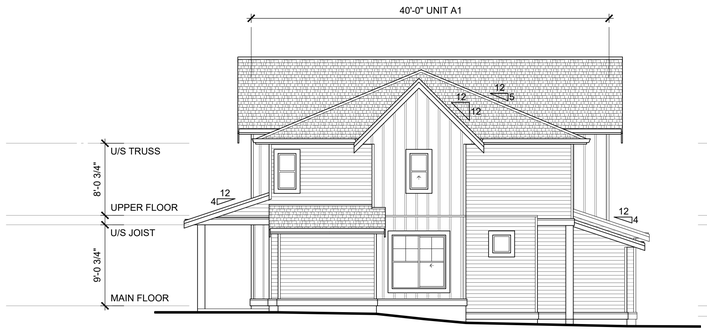
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WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



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

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
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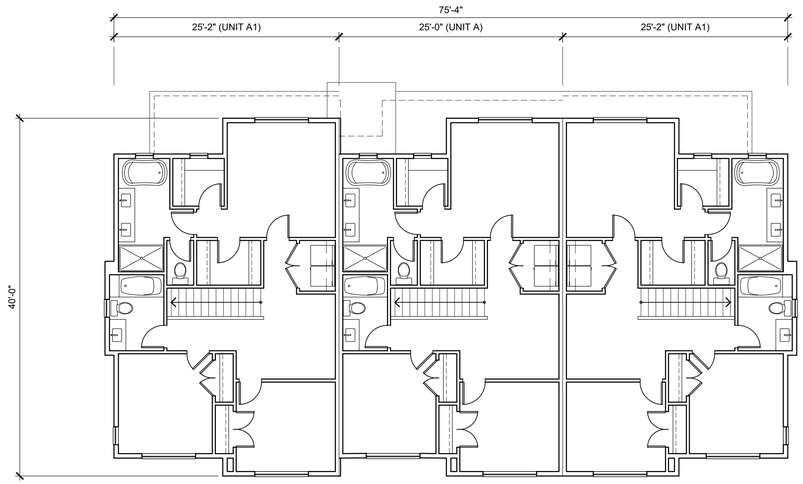
DRAWING TITLE
BUILDING 1 ELEVATIONS

DATE **2023.04.05** FILE NO.
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CHK. **CH** **2116**

SEAL

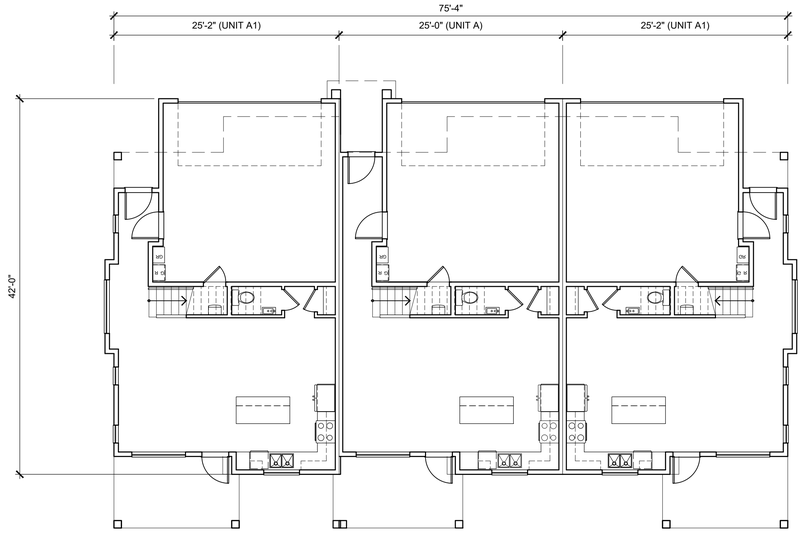
SHEET NO.
DP-1.02

Plotted: April 05, 2023 at 9:56:45am by John Kwak



UPPER FLOOR PLAN

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



NORTH

MAIN FLOOR PLAN

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

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LANGLEY, BC

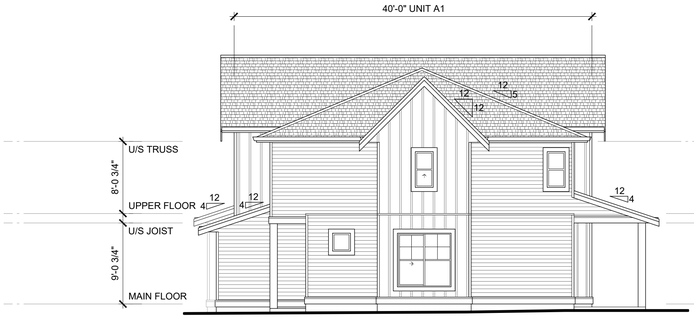
DRAWING TITLE
BUILDING 2 PLANS

DATE **2023.04.05** FILE NO.
DWN. **DW**
CHK. **CH** **2116**

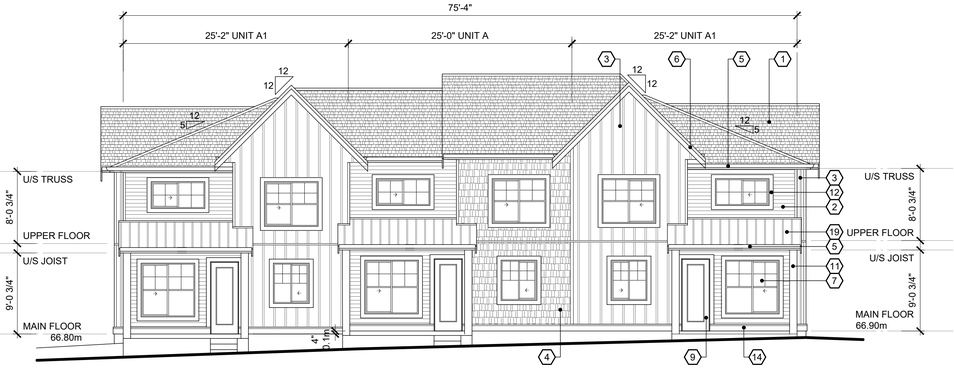
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SHEET NO.
DP-2.01

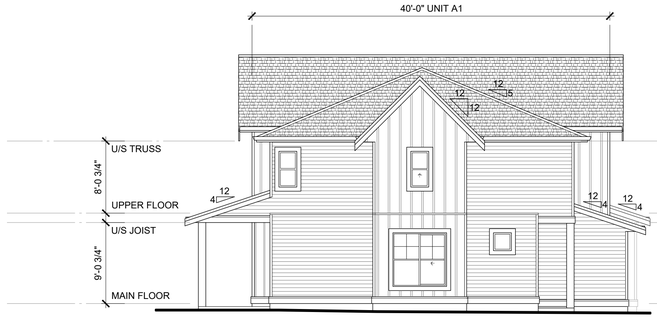
Plotted: April 05, 2023 at 9:56:53am by John Kwak



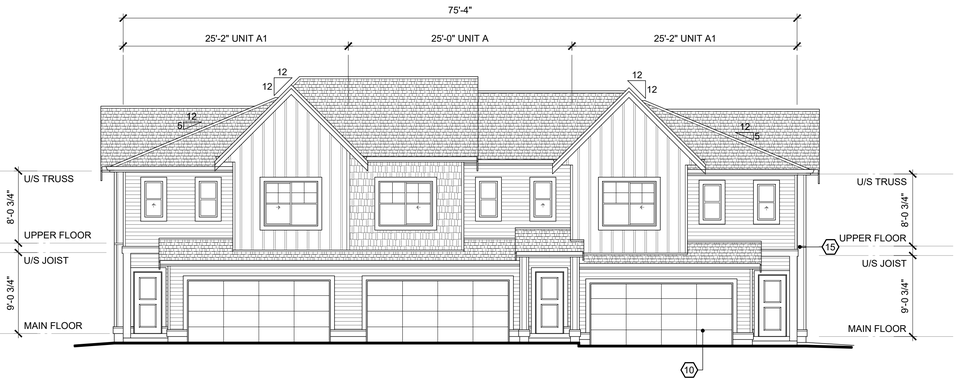
NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (CEMENT BOARD AT STREET-FACING BUILDINGS. VINYL IN MATCHING COLOUR AT OTHERS)
3. BOARD AND BATTEN SIDING
4. SHINGLES (WOOD OR CEMENT BOARD)
5. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
6. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
7. SEALED DOUBLE GLAZED P.V.C. WINDOW
8. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
9. ENTRY DOOR
10. OVERHEAD GARAGE DOOR
11. PAINTED WOOD COLUMN
12. 2x4 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
13. 2x6 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
14. 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PREFINISHED METAL THROUGH WALL FLASHING
16. 42" HIGH METAL RAILING
17. FRENCH DOOR c/w TRANSOM OVER
18. WOOD PRIVACY SCREEN
19. METAL ROOF

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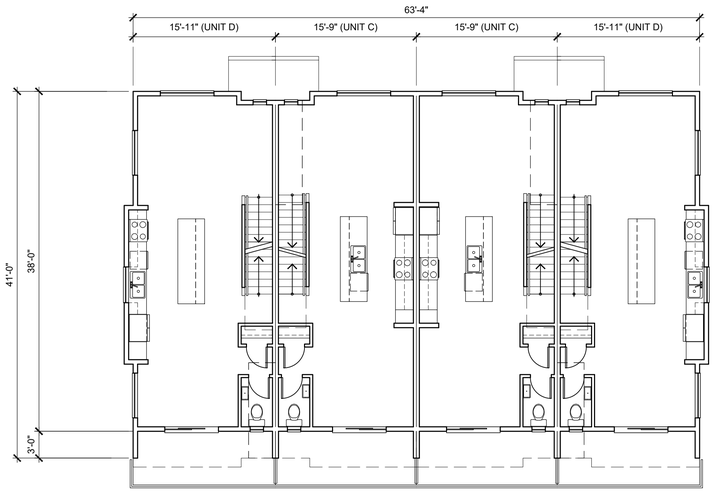
DRAWING TITLE
BUILDING 2 ELEVATIONS

DATE **2023.04.05** FILE NO.
DWN. **DW**
CHK. **CH** **2116**

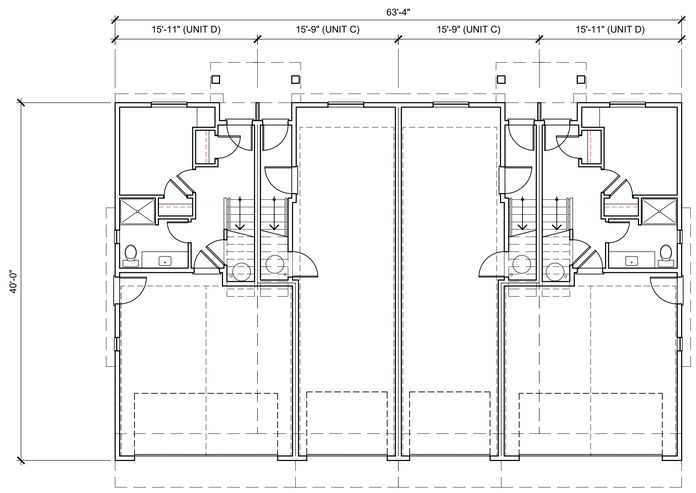
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SHEET NO.
DP-2.02

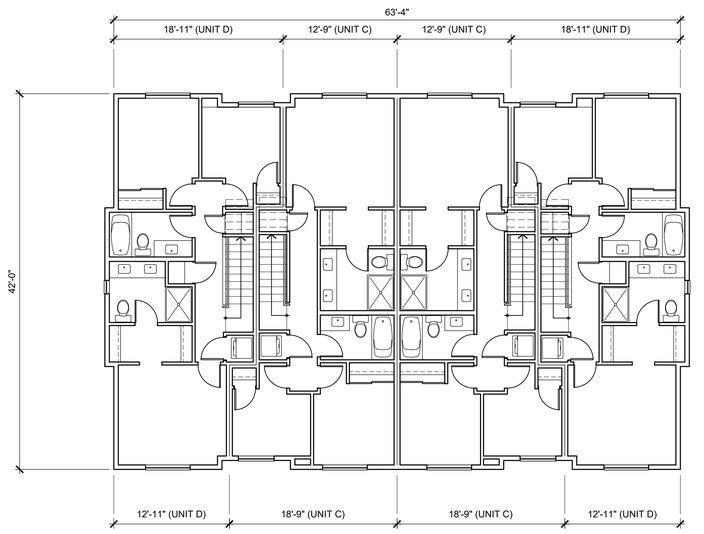
Plotted: April 05, 2023 at 9:57:01am by John Kwak



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

File: Z:\2021 projects\2116 - Wesmont - 7620 197 Street\DP drawings\dwg plans\2116 Building 3 Plans.dwg - Layout: DP-3.01

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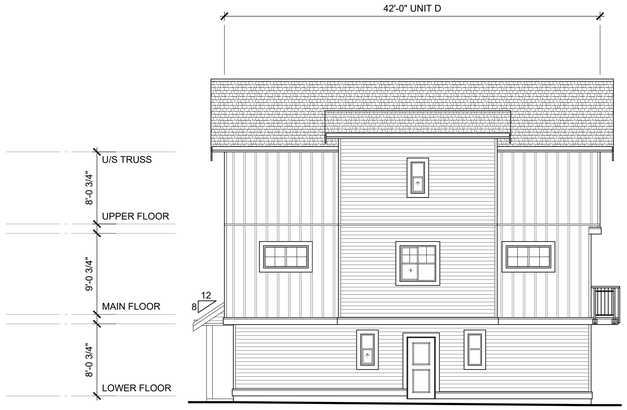
DRAWING TITLE
BUILDING 3 PLANS

DATE **2023.04.05** FILE NO.
DWN. **DW**
CHK. **CH** **2116**

SEAL

SHEET NO.
DP-3.01

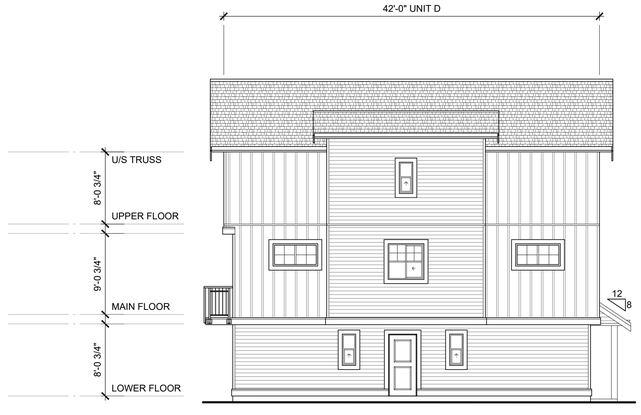
Plotted: April 05, 2023 at 9:57:07am by John Kwak



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



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



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (CEMENT BOARD AT STREET-FACING BUILDINGS. VINYL IN MATCHING COLOUR AT OTHERS)
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13. 2x6 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
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15. PREFINISHED METAL THROUGH WALL FLASHING
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17. FRENCH DOOR c/w TRANSOM OVER
18. WOOD PRIVACY SCREEN
19. METAL ROOF

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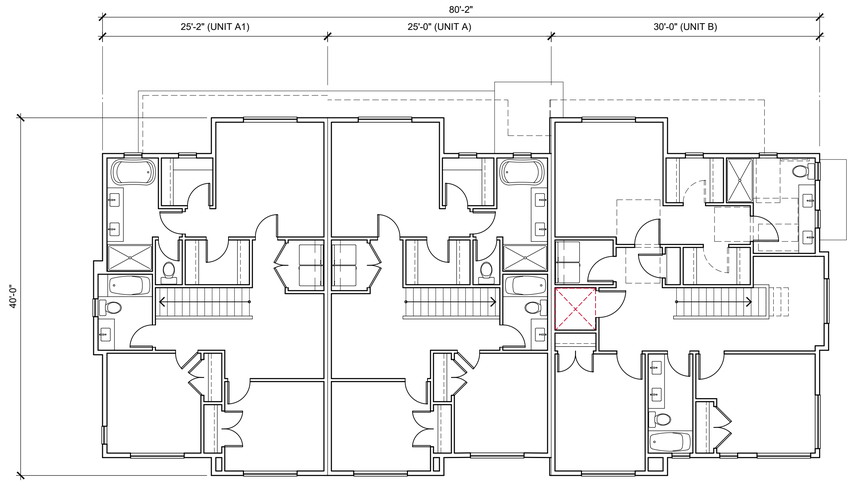
DRAWING TITLE
BUILDING 3 ELEVATIONS

DATE	2023.04.05	FILE NO.	
DWN.	DW		2116
CHK.	CH		

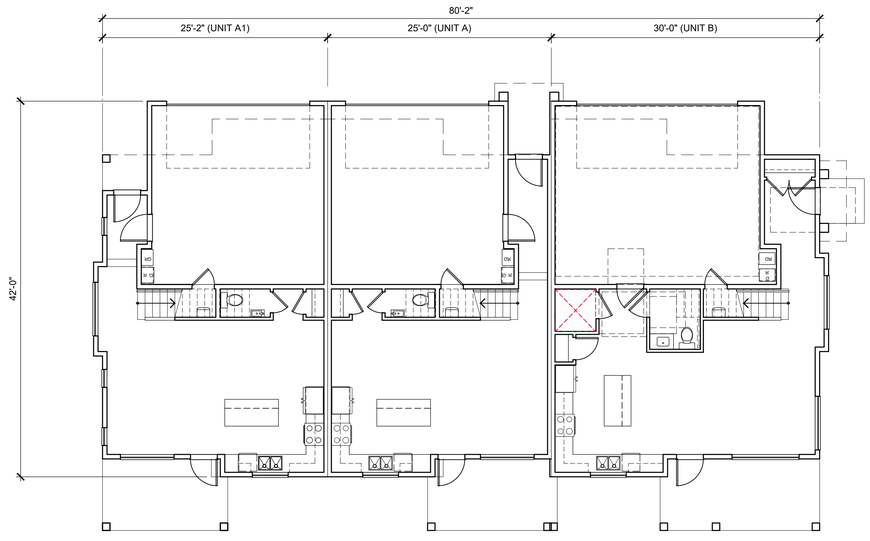
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SHEET NO.
DP-3.02

Plotted: April 05, 2023 at 9:57:11am by John Kwak



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



NORTH

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

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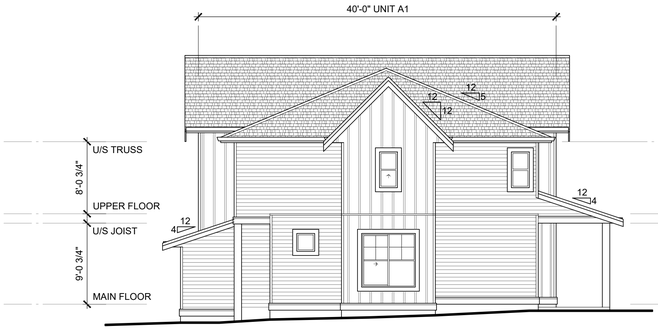
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BUILDING 4 PLANS

DATE **2023.04.05** FILE NO.
DWN. **DW**
CHK. **CH** **2116**

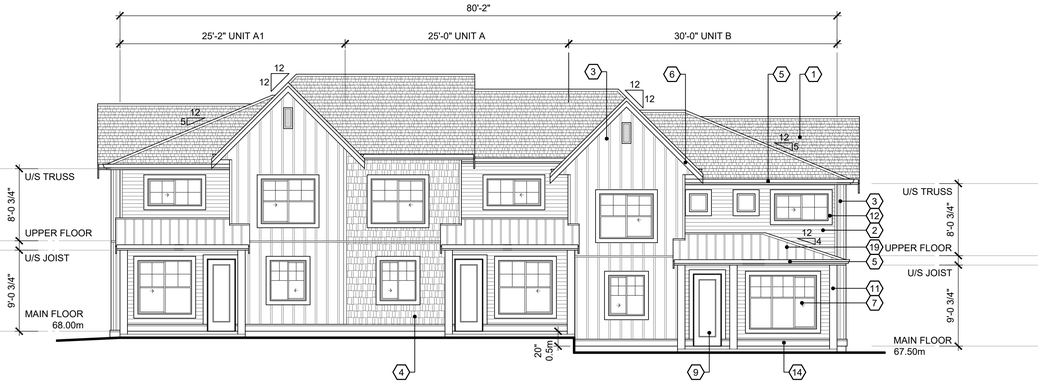
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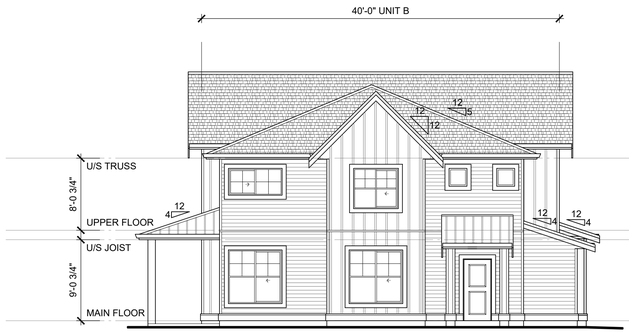
Plotted: April 05, 2023 at 9:57:17am by John Kwak



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



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



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

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (CEMENT BOARD AT STREET-FACING BUILDINGS. VINYL IN MATCHING COLOUR AT OTHERS)
3. BOARD AND BATTEN SIDING
4. SHINGLES (WOOD OR CEMENT BOARD)
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8. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
9. ENTRY DOOR
10. OVERHEAD GARAGE DOOR
11. PAINTED WOOD COLUMN
12. 2x4 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
13. 2x6 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
14. 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PREFINISHED METAL THROUGH WALL FLASHING
16. 42" HIGH METAL RAILING
17. FRENCH DOOR c/w TRANSOM OVER
18. WOOD PRIVACY SCREEN
19. METAL ROOF

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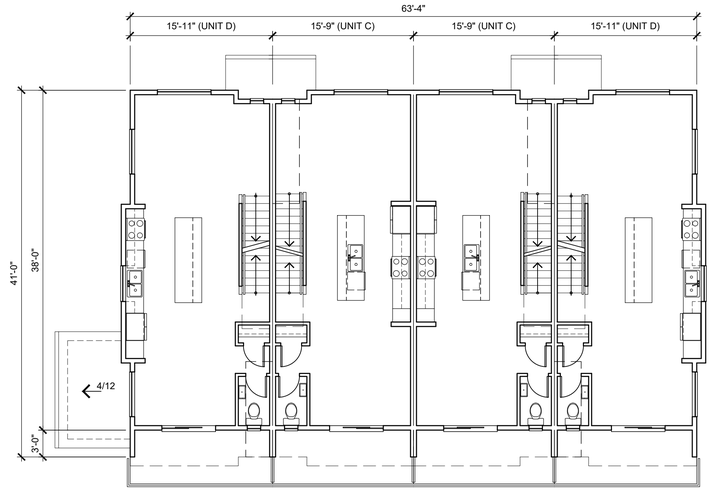
DRAWING TITLE
BUILDING 4 ELEVATIONS

DATE **2023.04.05** FILE NO.
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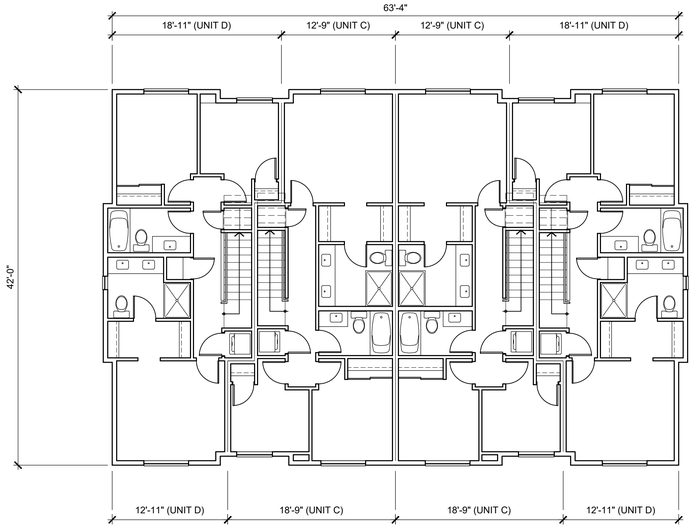
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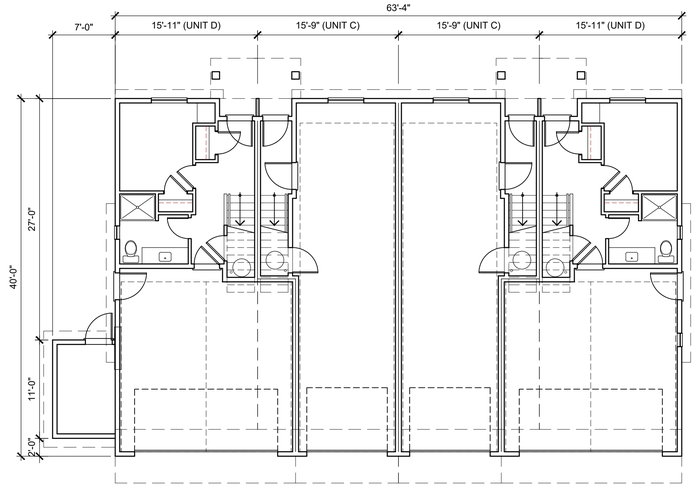
Plotted: April 05, 2023 at 9:57:21am by John Kwak



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



NORTH

LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

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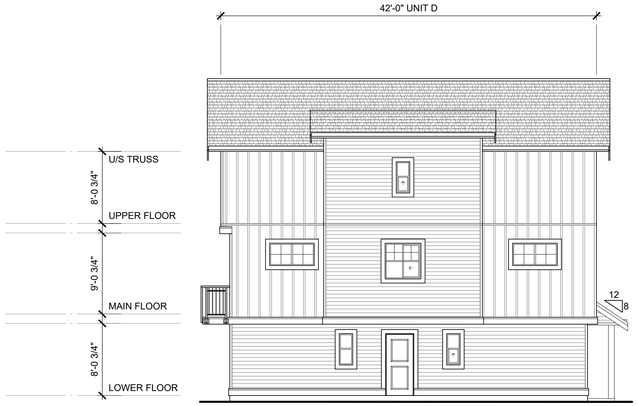
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BUILDING 5 PLANS

DATE **2023.04.05** FILE NO.
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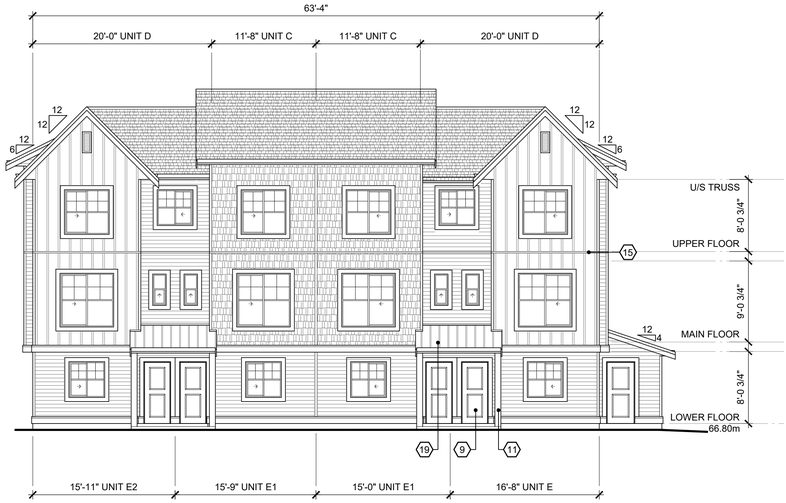
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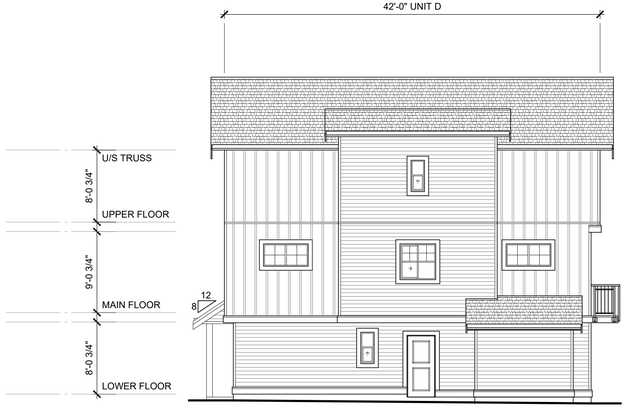
Plotted: April 05, 2023 at 9:57:29am by John Kwak



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



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



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (CEMENT BOARD AT STREET-FACING BUILDINGS, VINYL IN MATCHING COLOUR AT OTHERS)
3. BOARD AND BATTEN SIDING
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14. 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PREFINISHED METAL THROUGH WALL FLASHING
16. 42" HIGH METAL RAILING
17. FRENCH DOOR c/w TRANSOM OVER
18. WOOD PRIVACY SCREEN
19. METAL ROOF

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7620 - 197 STREET
LANGLEY, BC

DRAWING TITLE
BUILDING 5 ELEVATIONS

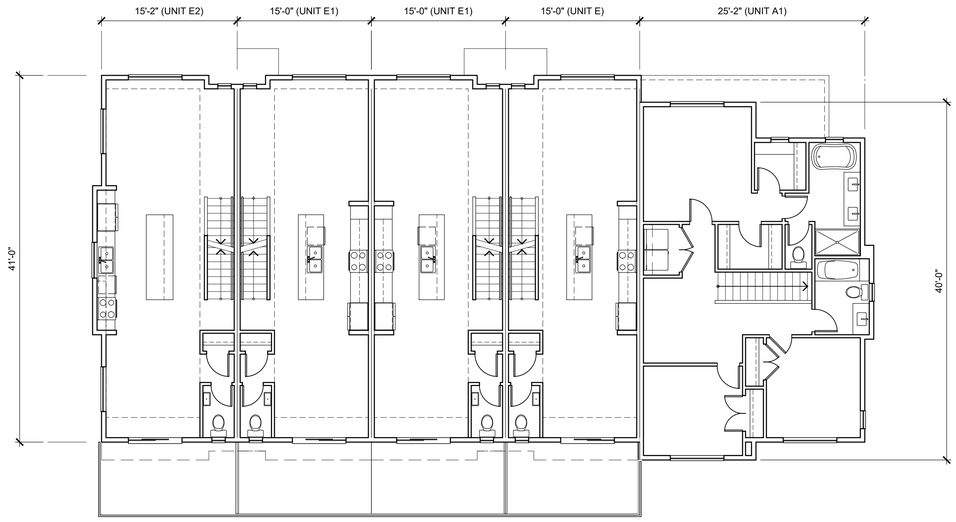
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DWN. **DW**
CHK. **CH** **2116**

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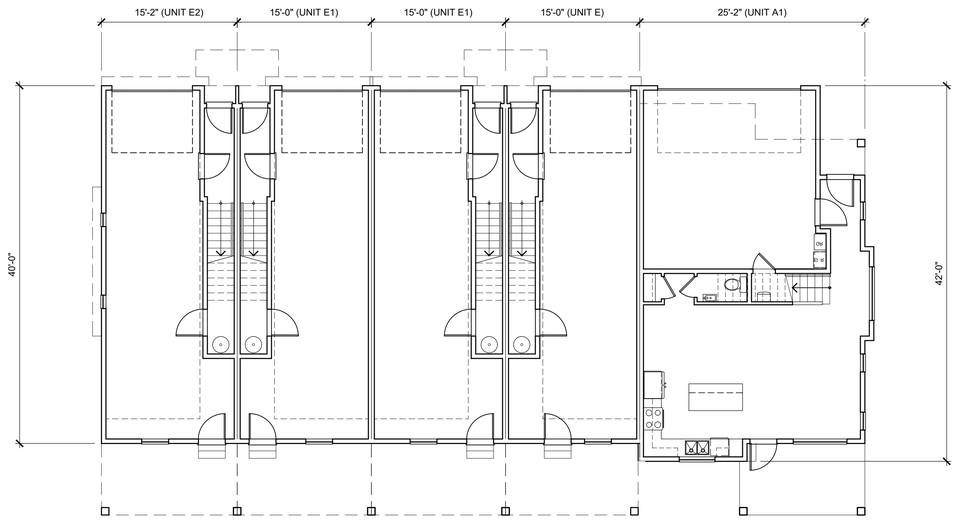
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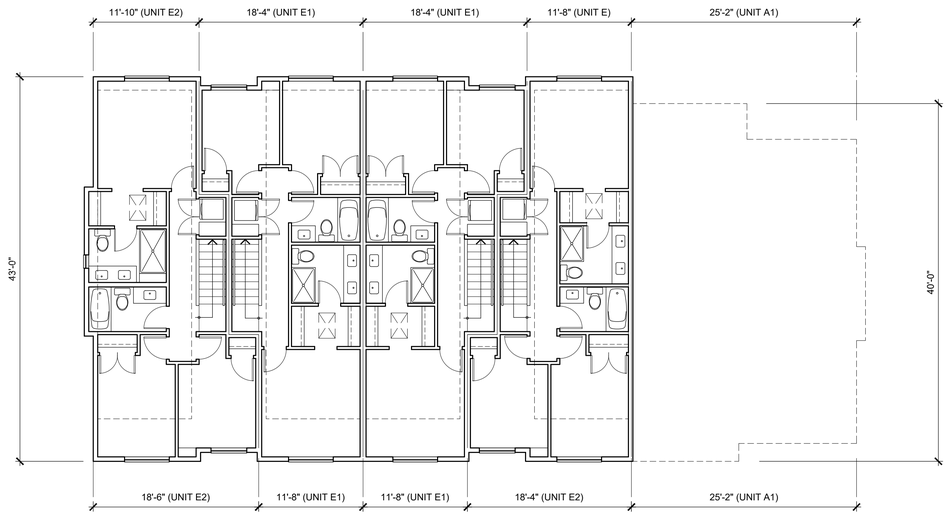
Plotted: April 05, 2023 at 9:57:32am by John Kwak



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

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DRAWING TITLE
BUILDING 6 PLANS

DATE **2023.04.05** FILE NO.
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CHK. **CH** **2116**

SEAL

SHEET NO.
DP-6.01

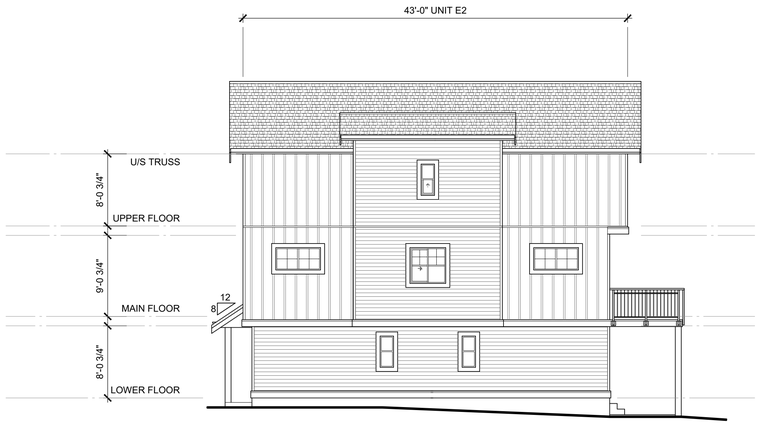
Plotted: April 05, 2023 at 9:57:37am by John Kwak



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



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



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
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TOL FILE #:

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2023-04-05
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REVISIONS

CONSULTANT

CLIENT
WESMONT

PROJECT
TOWNHOUSE DEVELOPMENT

7620 - 197 STREET
LANGLEY, BC

DRAWING TITLE

BUILDING 6 ELEVATIONS

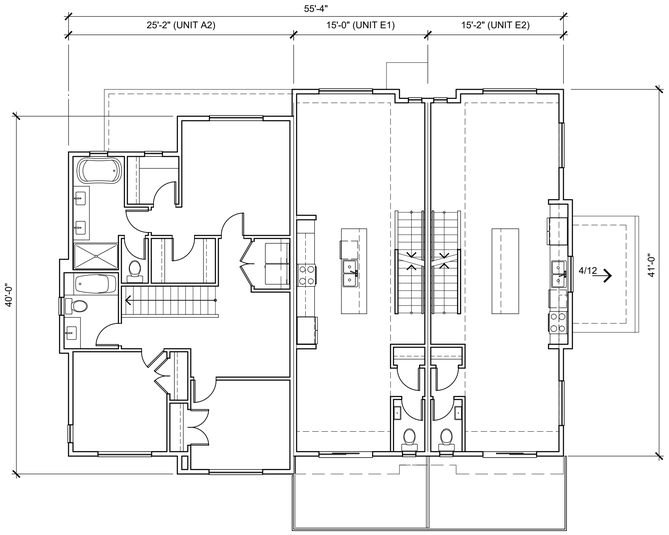
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DWN.	DW		2116
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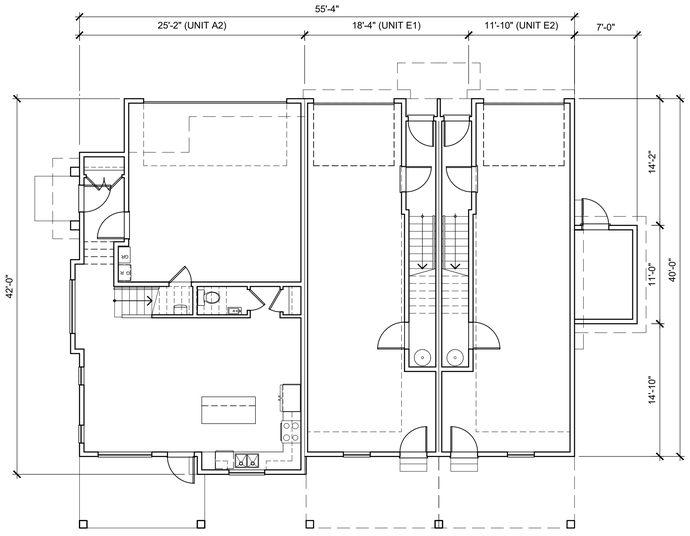
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DP-6.02

Plotted: April 05, 2023 at 9:57:48am by John Kwak

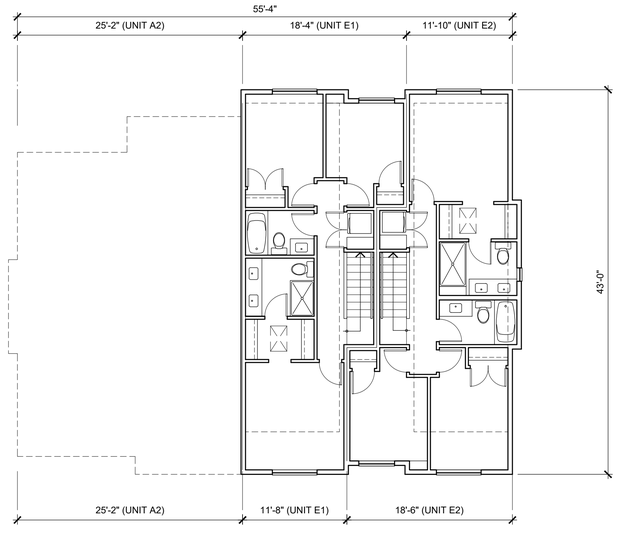


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



NORTH

LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

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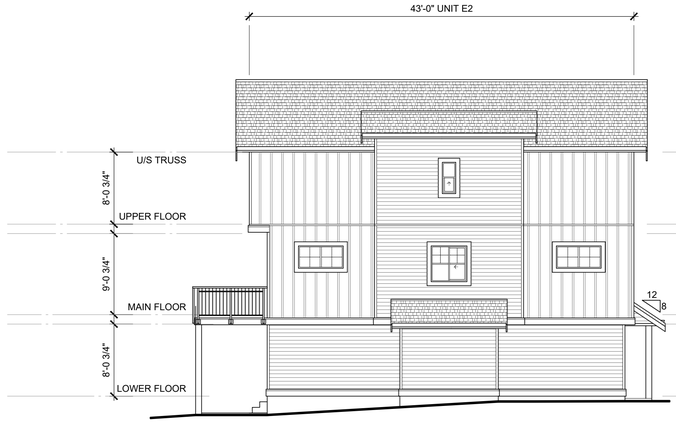
DRAWING TITLE
BUILDING 7 PLANS

DATE	2023.04.05	FILE NO.	
DWN.	DW		2116
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NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (CEMENT BOARD AT STREET-FACING BUILDINGS. VINYL IN MATCHING COLOUR AT OTHERS)
3. BOARD AND BATTEN SIDING
4. SHINGLES (WOOD OR CEMENT BOARD)
5. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
6. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
7. SEALED DOUBLE GLAZED P.V.C. WINDOW
8. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
9. ENTRY DOOR
10. OVERHEAD GARAGE DOOR
11. PAINTED WOOD COLUMN
12. 2x4 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
13. 2x6 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
14. 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PREFINISHED METAL THROUGH WALL FLASHING
16. 42" HIGH METAL RAILING
17. FRENCH DOOR c/w TRANSOM OVER
18. WOOD PRIVACY SCREEN
19. METAL ROOF

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