THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101448

This Permit is issued this 14th day of January, 2025 to:

1. NAME: Shato Holdings Ltd.

   ADDRESS: 300-4088 Cambie Street
   Vancouver, BC V5Z 2X8

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 2 Except Firstly: Part Dedicated Road Plan 79938; Secondly: Part Dedicated Road on Plan LMP715, Section 15 Township 8 New Westminster District Plan 6073

   CIVIC ADDRESS: 19971 – 64 Avenue
   Langley, BC

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township:

   a. Building plans being in substantial compliance with Schedule “A” for building located on the east side of the property at 19971 – 64 Avenue.
   b. Landscape plans being in substantial compliance with Schedules “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
   d. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
   e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules “A”; and
   f. All refuse areas to be located in an enclosure and screened.

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

   a. Payment of supplemental Development Permit application fees.
   b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy;
   c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
   d. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
   e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw; and
g. Payment of applicable 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.

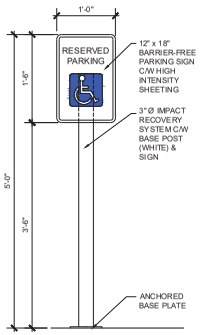
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   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 14TH DAY OF JANUARY, 2025.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



3 / A101 ELEVATION: B.F. PARKING SIGNAGE
1" = 1'-0"

SITE DATA

ADDRESS: 19971 64 AVENUE, LANGLEY, BC
LEGAL DESCRIPTION: LOT 2, SECTION 15, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP8073 EXC: PT DEDICATED RD PL 79938 AND PL LMP715

ZONING: C-2 - COMMUNITY COMMERCIAL ZONE

APPLICABLE BYLAW: Township of Langley Zoning Bylaw 1987 No.2500

BUILDING AREA: 252.3m² (2715.8 ft²)

SITE LEGEND

PROPERTY LINE

ADJACENT PROPERTY LINE

PARKING DATA

REQUIRED: 8 STALLS INCLUDING 1 BARRIER FREE STALL

PROVIDED: 20 EXISTING INCLUDING 1 BARRIER FREE STALL

BICYCLE DATA

REQUIRED: 6 SPACES AT EACH PUBLIC ENTRANCE

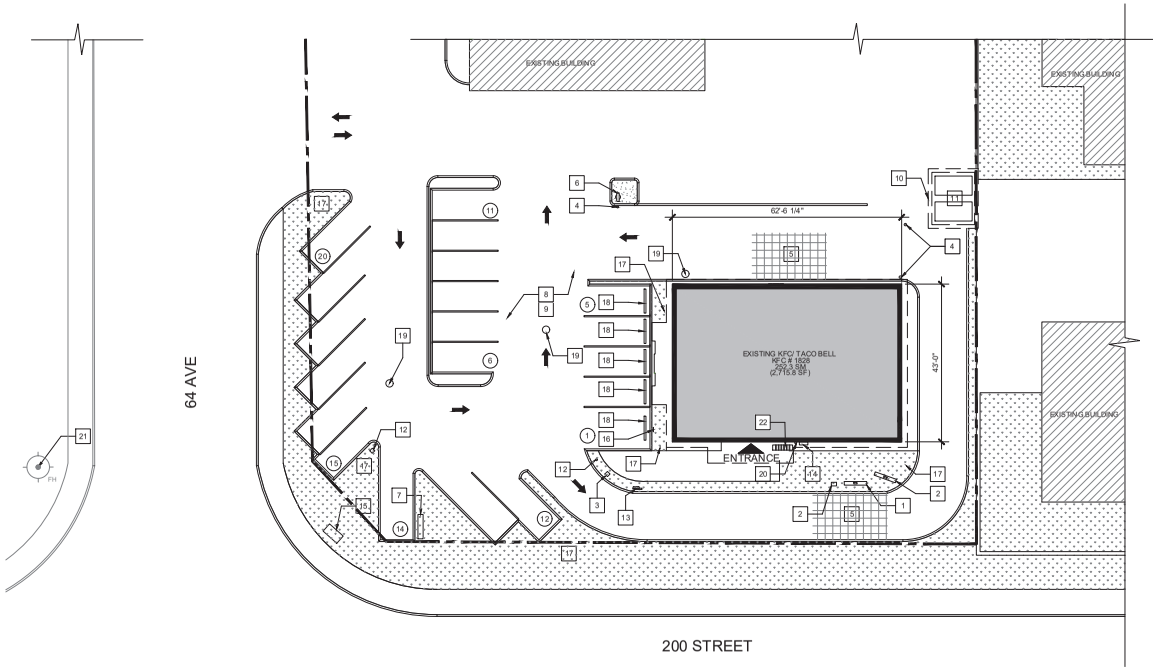
PROVIDED: 6 SPACES AT EACH PUBLIC ENTRANCE

SITE PLAN GENERAL NOTES

1. CONTRACTOR TO CONFIRM ALL EXISTING DIMENSIONS ON SITE; MAJOR DISCREPANCIES TO BE REPORTED TO ARCHITECT FOR FURTHER REVIEW
2. CONTRACTOR TO INSPECT AND ENSURE BASES AND CONDUITS FOR ALL DRIVE-THRU AND SITE SIGNAGE ARE ADEQUATE FOR REUSE. NOTIFY ARCHITECT AND FRANCHISEE IF REPAIRS ARE REQUIRED
3. ALL KFC AND TACO BELL PROTOTYPE GRAPHICS & SIGNAGE TO BE SUPPLIED BY OWNER THROUGH SIGNAGE SUPPLIER AND INSTALLED BY SIGNAGE SUPPLIER. CONTRACTOR TO COORDINATE ALL POWER REQUIREMENTS.
4. ALL EXISTING SITE AND DRIVE -THRU SIGNAGE TO REMAIN TO BE CLEANED AND REPAIRED AS REQUIRED. PAINT TO MATCH RICH BLACK.
5. EXISTING SITE FOR REFERENCE PURPOSES ONLY

SITE PLAN KEYNOTES

1. EXISTING MENU BOAR TO BE REPLACED; SEE SITE SIGNAGE DETAIL FOR REFERENCE 3/A102- FOR OWNER SUPPLY MENU BOARD; SEE STRUCTURAL FOR NEW PILE
2. REMOVE EXISTING MENU BOARD AND SPEAKER. CAP EXISTING SERVICES AS REQUIRED TO MEET CODE
3. EXISTING HEIGHT RESTRICTION BAR PAINT TO MATCH RICH BLACK
4. EXISTING BOLLARDS; MATCH EXISTING COLOUR FOR TOUCH UP PAINT.
5. CONTRACTOR TO CONFIRM EXISTING POS SYSTEM IS THE SUMMIT BRAND AND FUNCTIONING. ALSO, VERIFY IF EXISTING LOOP DETECTORS ARE INTACT AND FUNCTIONAL; IF NOT , CONTRACTOR TO REMOVE EXISTING LOOP DETECTORS AND REPLACE WITH NEW, WITH NEW CONCRETE PAD PER MANUFACTURERS INSTRUCTIONS
6. EXISTING DIRECTIONAL SIGNAGE; REPLACE GRAPHICS PER KFC/TACO BELL PROTOTYPE. PAINT TO MATCH RICH BLACK. SEE REFERENCE DETAIL 2/A 103.
7. EXISTING PYLON SIGN; REPLACE GRAPHICS PER KFC/TACO BELL PROTOTYPE
8. RE-PAINT ALL PARKING LINES, PEDESTRIAN CROSSING LINES, SITE ARROWS, STOP LINES AND LOADING ZONE. CONFIRM EXTENT OF WORK ON SITE
9. REPAIR AND REPAINT ALL CURBS AS REQUIRED TO MATCH EXISTING
10. EXISTING GARBAGE ENCLOSURE; CLEAN FENCING AND PAD. REPAIR OR REPLACE AS REQUIRED.
11. EXISTING GARBAGE BINS; CLEAN OR REPLACE AS REQUIRED
12. EXISTING LIGHT POLE TO REMAIN, PAINT TO MATCH RICH BLACK
13. NEW PREVIEW BOARD, SEE SITE SIGNAGE DETAIL FOR REFERENCE 2/A103, SEE STRUCTURAL
14. EXISTING GAS METER TO REMAIN
15. EXISTING ELECTRICAL UNIT TO REMAIN
16. NEW BARRIER FREE SIGN, REFER TO 3/A101
17. EXISTING LANDSCAPING TO REMAIN
18. EXISTING WHEEL STOPS TO REMAIN, TOUCH UP PAINT
19. EXISTING MANHOLE TO REMAIN
20. EXISTING DOWNSPOUT AND GROUND CONNECTION TO SEWER. GC TO REPLACE DOWNSPOUT, PAINT TO MATCH NEW FINISH COLOUR
21. EXISTING FIRE HYDRANT LOCATED ACROSS THE STREET ON THE CORNER
22. BICYCLE STORAGE RACK TO HOLD 6 BIKES, GC TO SECURELY MOUNT TO CONCRETE SIDEWALK



NORTH

1 / A101 SITE / DEMOLITION ROOF PLAN
1/16"=1'-0"

EXISTING SITE PLAN SHOWN FOR REFERENCE ONLY. CONFIRM ALL CONDITIONS ON SITE.

EXTENT OF WORK: INTERIOR AND EXTERIOR WORK INCLUDING ASSOCIATED SITE WORK



NORTH

2 / A101 KEY PLAN
1/64"=1'-0"

PLANWORKS
600, 10339 - 124 Street NW
Edmonton, Alberta T5N 3W1
WEAREPLANWORKS.CA
780.643.3233

REV #	YY-MM-DD	DRAWING ISSUE	DRAWN	REVIEW
2	24-04-23	ISSUED FOR DP REVIEW	SS	MI
1	23-03-03	ISSUED FOR DP REVIEW	KC	MI

ISSUE #	YY-MM-DD	PROJECT ISSUE	DRAWN	REVIEW
2	24-03-21	ISSUED FOR BUILDING PERMIT	MI	SS
1	24-02-26	ISSUED FOR CLIENT & YUM RVW	MI	MI

CONSULTANT

PERMIT STAMP

SEAL

SCHEDULE A

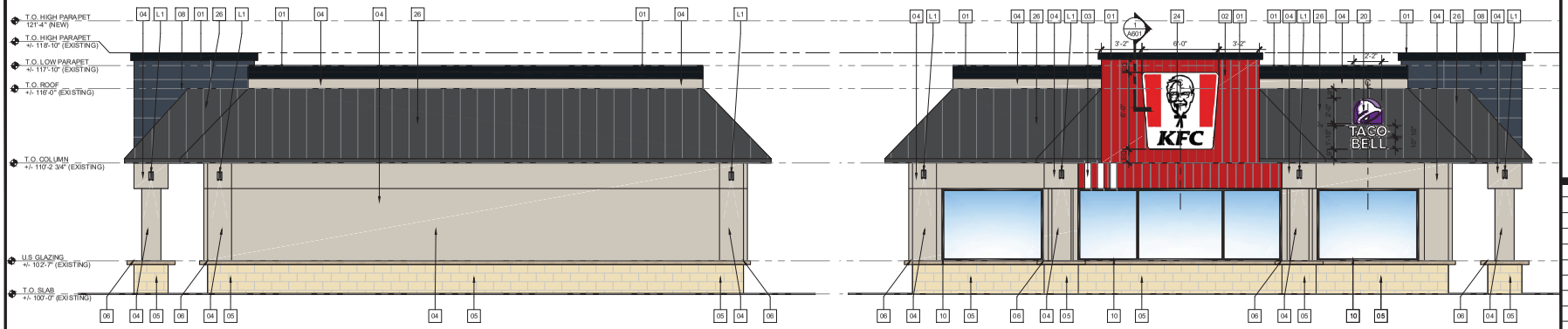
THIS DRAWING, AS AN INSTRUMENT OF SI
PROPERTY OF PLANWORKS ARCHITECTURE INC.,
IN THE SAME BEING RESERVED TO THEM. NO RI
ALLOWED WITHOUT THE PERMISSION OI
ARCHITECTURE INC. AND WHEN MADE MUST I
THIS DRAWING IS NOT TO BE SCALED. THE CO
VERIFY DIMENSIONS AND DATA NOTED HER
CONDITIONS ON SITE AND IS RESPONSIBLE FOR
DISCREPANCY TO PLANWORKS ARCHITECTU
ADJUSTMENT.

PROJECT
KFC / TACO BELL
LANGLEY, BC
19971 64 Ave, Langley, BC V2Y 1

DRAWING TITLE
SITE / DEMOLITIC
ROOF PLAN

PROJECT NO. 3302
PLOT DATE 2024-04-23
SCALE AS NOTED
DRAWING NO. A101

2024-A101-SITE - Maureen - 2024/04/23, 1:43 PM

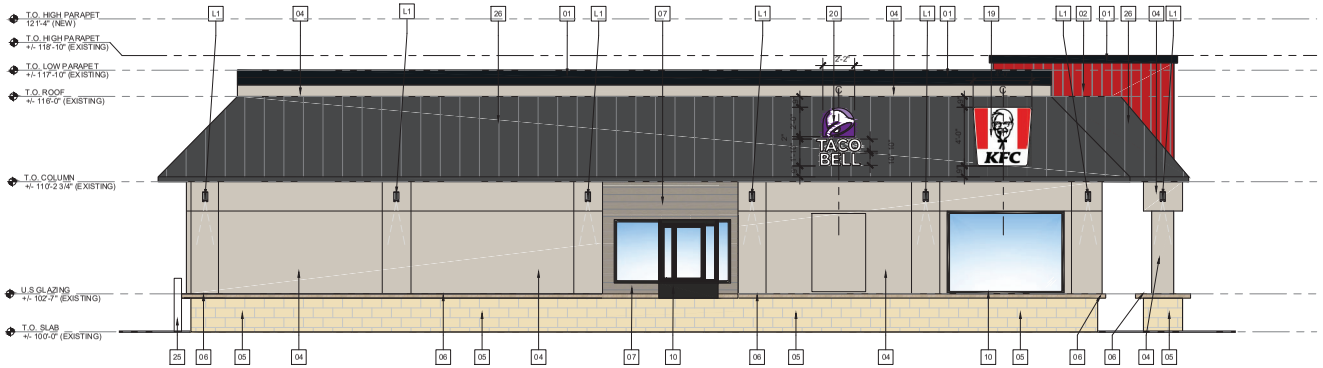


1 A302 NORTH ELEVATION
1/4"=1'-0"

2 A302 SOUTH ELEVATION
1/4"=1'-0"



3 A302 EAST ELEVATION
1/4"=1'-0"



4 A302 WEST ELEVATION
1/4"=1'-0"

EXTERIOR ELEVATIONS - PROPOSED KEYNOTES

01	NEW CAP FLASHING. COLOUR TO MATCH RICH BLACK ALPOLIC PANELS
02	NEW IDENTITY WOOD PRODUCT; 1004-KFC RED
03	NEW IDENTITY WOOD PRODUCT; WHITE
04	EXISTING STUCCO; PATCH, REPAIR AND PAINT TO MATCH SHERWIN WILLIAMS COLOUR SW7043 WORLDLY GRAY
05	EXISTING STONE TO REMAIN. PAINT TO MATCH SHOULDICE TAPESTRY DESERT BUFF
06	EXISTING STONE SILL TO REMAIN, PAINT TO MATCH SHOULDICE TAPESTRY DESERT BUFF
07	NEW FIBRE CEMENT BOARD; NICHIHA VINTAGE WOOD 'ASH'
08	NEW HARDIE REVEAL PANEL SYSTEM; PAINT TO MATCH SHERWIN WILLIAMS CYBERSAPCE SW7076. SEE FINISH SCHEDULE ON A901 FOR ALTERNATE NICHIHA PANEL
09	EXISTING SERVICE DOOR AND FRAME; PAINT TO MATCH SHERWIN WILLIAMS COLOUR SW7043 WORLDLY GRAY
10	EXISTING CLEAR ANODIZED GLAZING AND DOOR FRAMES; ELECTROSTATIC PAINT TO MATCH RICH BLACK
11	NOT USED
12	NOT USED
13	NOT USED
14	NOT USED
15	NOT USED
16	REPLACE EXISTING RAIN WATER LEADER, PAINT TO MATCH ADJACENT FINISH
17	PROVIDE WALL PATCH AND NEW STUCCO TO MATCH EXISTING, PAINT TO MATCH SHERWIN WILLIAMS COLOUR SW7043 WORLDLY GRAY
18	NEW TACO BELL LOGO AND WORDMARK SIGNAGE [S4]; REFER TO SIGNAGE LEGEND. CONTRACTOR TO PROVIDE POWER AND BACKING AS REQUIRED.
19	NEW KFC COLONEL AND BUCKET WITH KFC SIGNAGE 5'-0"x5'-0" [S5]; REFER TO SIGNAGE LEGEND. CONTRACTOR TO PROVIDE POWER AND BACKING AS REQUIRED.
20	NEW TACO BELL LOGO AND WORDMARK SIGNAGE [S6]; REFER TO SIGNAGE LEGEND.CONTRACTOR TO PROVIDE POWER AND BACKING AS REQUIRED.
21	NOT USED
22	NOT USED
23	NOT USED
24	NEW KFC COLONEL AND BUCKET WITH KFC SIGNAGE 6'-0"x6'-0" [S7]; REFER TO SIGNAGE LEGEND. CONTRACTOR TO PROVIDE POWER AND BACKING AS REQUIRED.
25	EXISTING BOLLARD TO REMAIN, PAINT TO MATCH EXISTING
26	NEW STANDING METAL SEAM ROOFING, COLOUR TO BE CHARCOAL GREY

GENERAL EXTERIOR ELEVATION - PROPOSED NOTES:

1. CONTRACTOR TO PROVIDE DELEGATED DESIGN - SHOP DRAWINGS WITH ENGINEER STAMP FOR BRICK ANGLE SUPPORT. SEE DETAIL 4/A601
2. REFER TO DRAWING A901 FOR EXTERIOR FINISH SCHEDULE
3. VERTICAL TRANSITIONS BETWEEN DIFFERING CLADDING TO BE J-TRIM.
4. DIMENSIONS SHOWN ON ELEVATION ARE APPROXIMATE. ACTUAL MEASUREMENTS TO BE VERIFIED ON SITE. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPENCIES
5. CONTRACTOR TO COORDINATE SIGNAGE INSTALLATION WITH SIGNAGE MANUFACTURER AND PROVIDE WOOD BLOCKING AND POWER POINTS AS REQUIRED

PLANWORKS
600, 10339 - 124 Street NW
Edmonton, Alberta T5N 3W1

WEAREPLANWORKS.CA

780.643.3233

REV #	YY-MM-DD	DRAWING ISSUE	DRAWN	REVIEW
2	24-04-23	ISSUED FOR DP REVIEW	SS	MI
1	23-03-03	ISSUED FOR DP REVIEW	KC	MI

ISSUE #	YY-MM-DD	PROJECT ISSUE	DRAWN	REVIEW
2	24-03-21	ISSUED FOR BUILDING PERMIT	MI	SS
1	24-02-26	ISSUED FOR CLIENT & YUM RVW	MI	MI

CONSULTANT

PERMIT STAMP

SEAL

THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF PLANWORKS ARCHITECTURE INC., THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF PLANWORKS ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO PLANWORKS ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT

KFC / TACO BELL
LANGLEY, BC

19971 64 Ave, Langley, BC V2Y 1H1

DRAWING TITLE

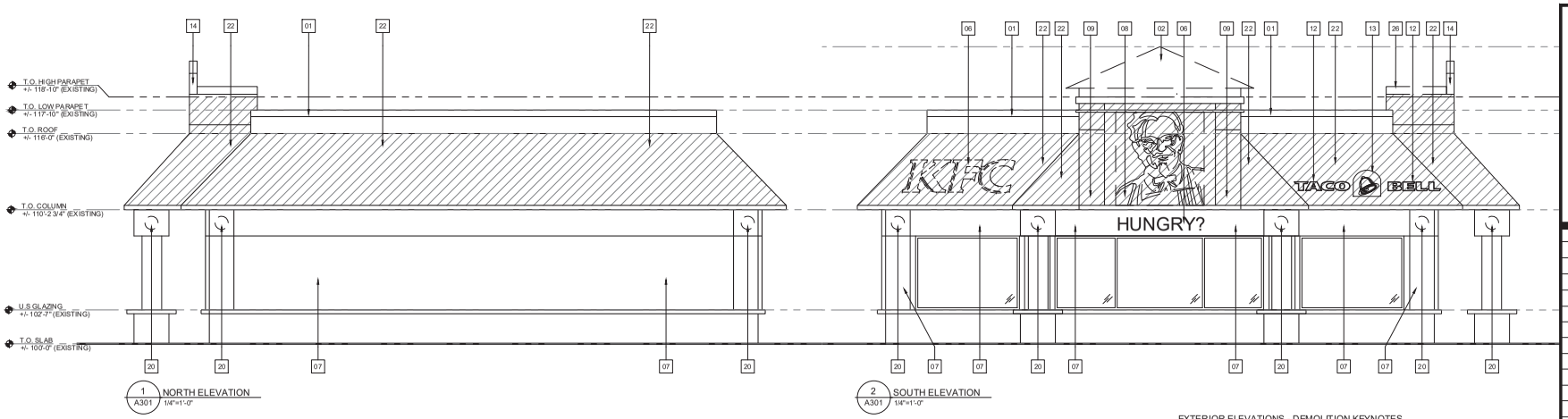
EXTERIOR ELEVATIONS - PROPOSED

PROJECT NO.	PLOT DATE
3302	2024-04-23
	SCALE: AS NOTED

DRAWING NO.

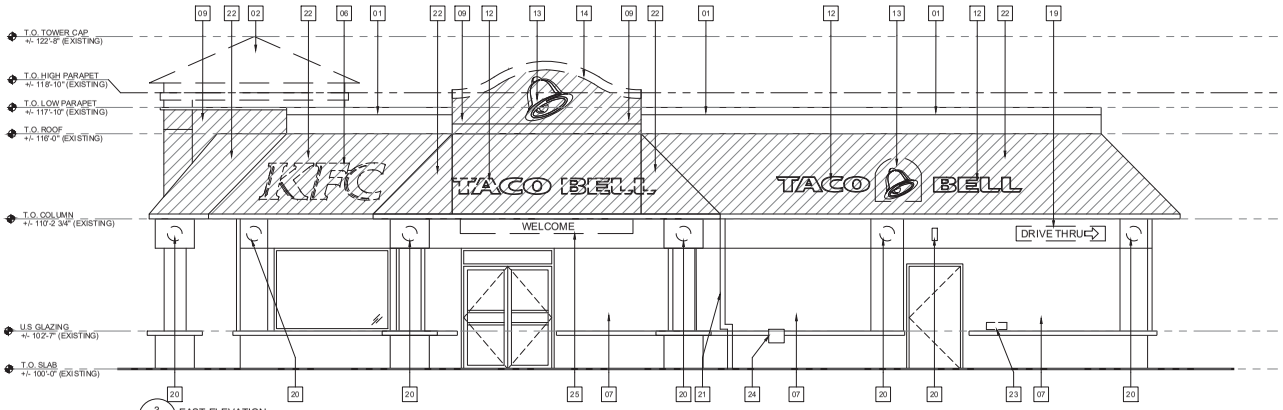
A302

2024-04-23 11:47 PM
A302 ELEV - Mountain

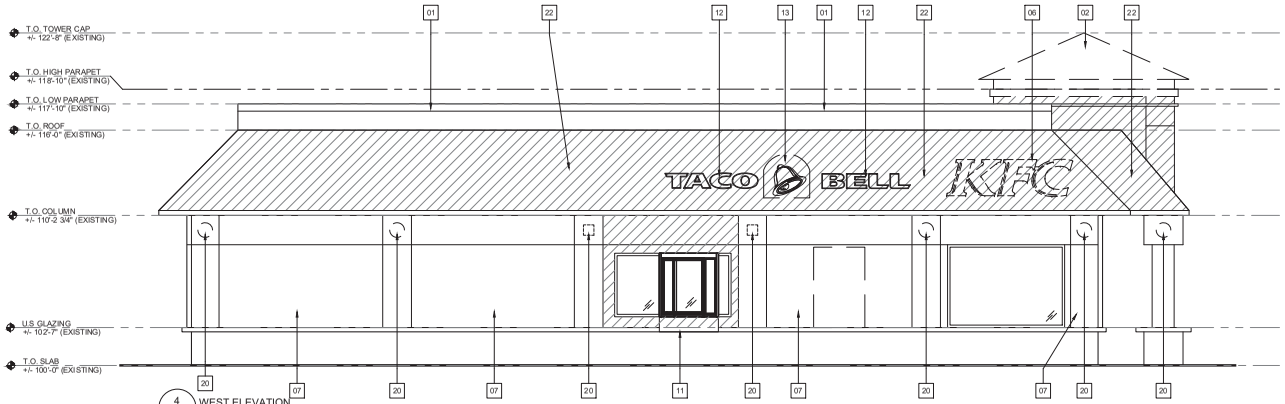


1 A301 NORTH ELEVATION 1/4"=1'-0"

2 A301 SOUTH ELEVATION 1/4"=1'-0"



3 A301 EAST ELEVATION 1/4"=1'-0"



4 A301 WEST ELEVATION 1/4"=1'-0"

EXTERIOR ELEVATIONS - DEMOLITION KEYNOTES

01 MAINTAIN EXISTING PARAPET HEIGHTS - VERIFY POSITIVE SLOPE TOWARD INTERIOR - REMOVE AND REPLACE EXISTING FLASHING AS REQUIRED AND PREPARE FOR NEW FLASHING

02 REMOVE EXISTING ROOF CORNICE. PATCH AND REPAIR FRAMING AS REQUIRED TO RECEIVE NEW PARAPET FLASHING PATCH AND REPAIR ROOF AS REQUIRED.

03 NOT USED

04 NOT USED

05 NOT USED

06 EXISTING KFC CHANNEL LETTERS TO BE REMOVED.

07 EXISTING STUCCO TO REMAIN AND BE PAINTED WHERE EXPOSED. PATCH AND REPAIR AS REQUIRED.

08 EXISTING KFC SIGNAGE TO BE REMOVED, PATCH AND REPAIR AS REQUIRED.

09 EXISTING CLADDING SYSTEM TO BE REMOVED BACK TO SHEATHING. GC TO REPAIR/REPLACE SHEATHING AS NECESSARY FOR NEW CLADDING SYSTEM. SEE A302 FOR NEW FINISHES

10 NOT USED

11 EXISTING DRIVE-THRU WINDOW TO REMAIN, REPAIR AND PAINT TO MATCH RICH BLACK

12 EXISTING TACO BELL CHANNEL LETTERS TO BE REMOVED.

13 EXISTING TACO BELL SWINGING BELL SIGNAGE TO BE REMOVED

14 EXISTING TACO BELL "FLYING ARCH" TO BE REMOVED. PATCH AND REPAIR EXPOSED AREAS TO RECEIVE NEW FINISHES.

15 NOT USED

16 NOT USED

17 NOT USED

18 NOT USED

19 EXISTING DRIVE-THRU SIGNAGE TO BE REMOVED PATCH STUCCO AS REQUIRED WHERE SIGNAGE WAS REMOVED

20 EXISTING LIGHTING TO BE REMOVED. PATCH AND REPAIR AS REQUIRED AND PREPARE FOR NEW FIXTURE. SEE RCP A221

21 GC TO REPLACE EXISTING DOWNSPOUT, PAINT TO MATCH NEW FINISH COLOUR

22 GC TO REMOVE AND DISPOSE OF EXISTING RED METAL ROOFING ON LOWER PORTION OF ROOF. PATCH AND REPAIR SUBSTRATE AND PREP FOR NEW STANDING SEAM METAL ROOFING. GC TO ADVISE ARCHITECT IMMEDIATELY OF ANY LEAKS, MOLD, ROT, ETC. REQUIRING REPAIR.

23 REMOVE EXISTING DUCTING AS PER MECHANICAL, PREP FOR WALL PATCH

24 EXISTING GAS METER TO REMAIN, REFER TO MECHANICAL

25 REMOVE EXISTING CANOPY, PATCH AND REPAIR WALL WHERE CANOPY WAS REMOVED

26 CUT TOP OF PARAPET DOWN TO MATCH NEW PARAPET HEIGHT. 118'-0"

GENERAL EXTERIOR ELEVATION - DEMOLITION NOTES:

1. ALL REMOVED SIGNAGE TO BE COORDINATED WITH OWNER FOR TURN OVER OR DEMOLITION.
2. GC TO CONFIRM ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT

HATCH REPRESENTS REMOVAL OF EXISTING STUCCO/ ROOFING DOWN TO SHEATHING

PLANWORKS
600, 10339 - 124 Street NW
Edmonton, Alberta T5N 3W1

WEAREPLANWORKS.CA

780.643.3233

REV #	YY-MM-DD	DRAWING ISSUE	DRAWN	REVIEW
2	24-04-23	ISSUED FOR DP REVIEW	SS	MI
1	23-03-03	ISSUED FOR DP REVIEW	KC	MI
2	24-03-21	ISSUED FOR BUILDING PERMIT	MI	SS
1	24-02-26	ISSUED FOR CLIENT & YUM RVW	MI	MI

ISSUE #	YY-MM-DD	PROJECT ISSUE	DRAWN	REVIEW

CONSULTANT

PERMIT STAMP

SEAL

THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF PLANWORKS ARCHITECTURE INC., THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF PLANWORKS ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO PLANWORKS ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT

KFC / TACO BELL
LANGLEY, BC

19971 64 Ave, Langley, BC V2Y 1H1

DRAWING TITLE

EXTERIOR ELEVATIONS - DEMOLITION

PROJECT NO.	PLOT DATE
3302	2024-04-23
	SCALE: AS NOTED

DRAWING NO.

A301

2024-04-23 - Wednesday - 2:04:44 PM

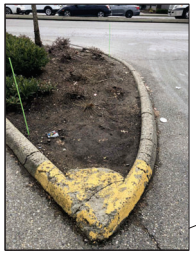
PLANT SCHEDULE

M2 JOB NUMBER: 24-007

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	8	NYSSA SYLVATICA 'SPIELD TOWER'	SOUR GUM	10CM CAL; UBH STD; B&B
SHRUB				
	10	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	#5 POT; 40CM
	2	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	#5 POT; 40CM
	54	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT; 50CM
	4	ROSA 'MEIDILAND PERDY'	CORAL PINK MEIDILAND ROSE	#2 POT; 40CM
	12	ROSA RUGOSA	RUGOSA ROSE	#5 POT; 60CM
	49	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	#5 POT; 80CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADIAN STANDARDS FOR NURSERY STOCK. * PLANTS SHALL BE HEALTHY, VIGOROUS, WELL FORMED, AND SHALL MEET OR EXCEED BCSLA/BCNTA MINIMUM STANDARD REQUIREMENTS 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.

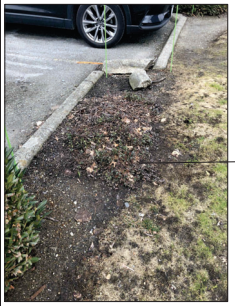
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.





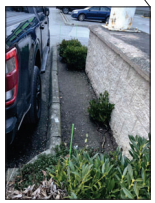
















©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

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

NORTH

NO.	DATE	REVISION DESCRIPTION	DR.
3	02DEC24	REV CITY COMMENTS	LM
2	23SEPT24	RE-ISSUE DP PER CITY COMMENTS-NEW SITE PLAN	LM
1	22MAR24	ISSUE FOR DP	XB

SEAL:

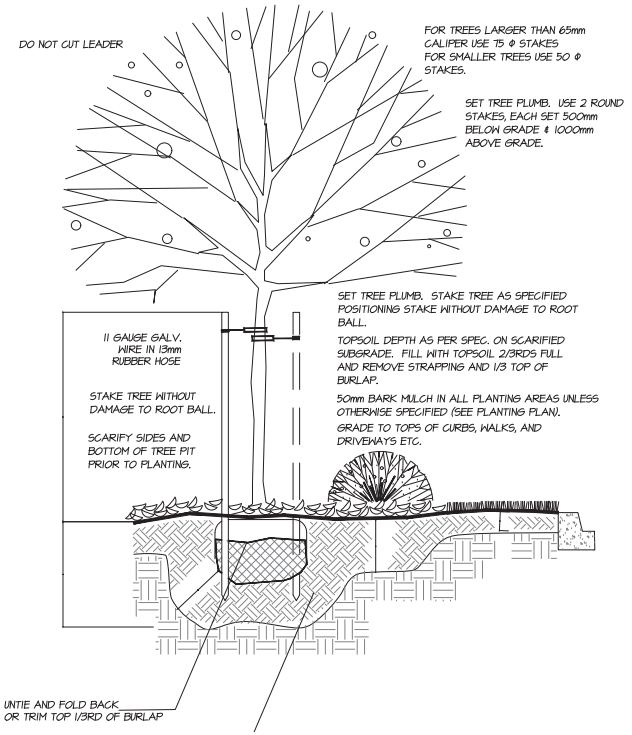
PROJECT:
KFC LAN
19971 64TH A
TOWNSHIP OF LA

DRAWING TITLE:
LANDSC
PLAI

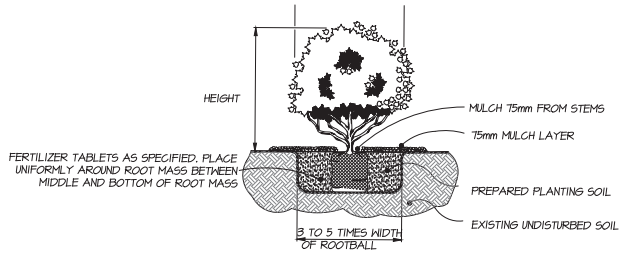
SCHEDULE B

DATE:	24.03.19
SCALE:	1/16"=1'
DRAWN:	XB
DESIGN:	XB
CHK'D:	MH
DRAWING NUMBER:	L1
	OF 3
M2LA PROJECT NUMBER:	24007

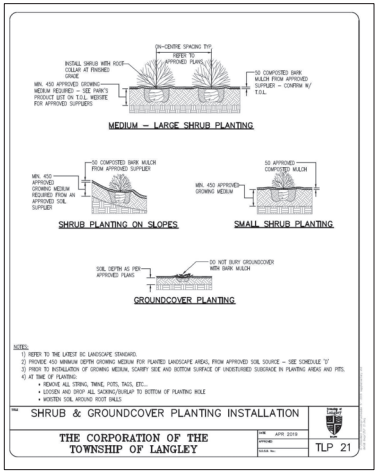
24007-03DP.zip

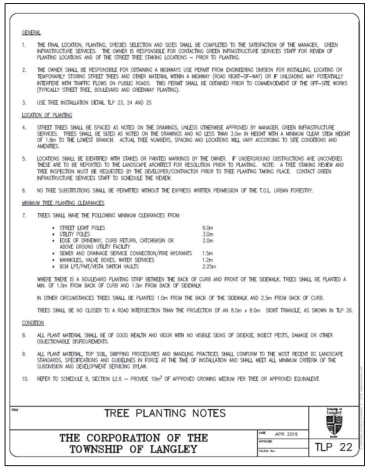


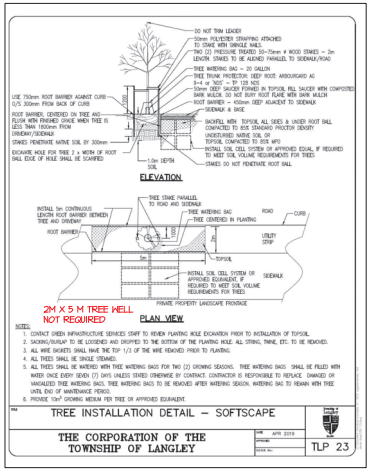
1 TREE PLANTING DETAIL
1:20



2 SHRUB PLANTING DETAIL
N.T.S







©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

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.
3	02DEC24	REV. CITY COMMENTS	LM
2	23SEPT24	RE-ISSUE DP PER CITY COMMENTS-NEW SITE PLAN	LM
1	22MAR24	ISSUE FOR DP	XB

SEAL:

PROJECT:
KFC LANGLEY
19971 64TH AVENUE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	24.03.19	DRAWING NUMBER:	L2
SCALE:	1/16"=1'		
DRAWN:	XB		
DESIGN:	XB		OF 3
CHK'D:	MM		
M2LA PROJECT NUMBER:			24007

24007-03DP.zip