Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED: NOVEMBER 17, 2025 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. 101501 (ASTRIA LANGLEY HQ NOMINEE LTD. / 8143 – 198A STREET)

REPORT: 25-182
FILE: 08-27-0082

PROPOSAL:

Development Permit application to facilitate the development of a 3-storey 836 m^2 (9,000 ft^2) mixed use (commercial and industrial) building located at 8143 – 198A Street.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101501 subject to nine (9) conditions.

RATIONALE:

The proposal is consistent with the Development Permit Area provisions of the Willoughby Community Plan and complies with the site's Comprehensive Development CD-157 zoning.

RECOMMENDATIONS:

That Council authorize issuance of Development Permit No. 101501 to Astria Langley HQ Nominee Ltd. for property located at 8143 – 198A Street subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and with the Township's Street Tree and Boulevard Planting Policy.
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. Discharge of CB1796961 and CB1796959.
e. Registration of a non-disturbance restrictive covenant acceptable to the Township over watercourse setback areas.
f. Registration a public access statutory right-of-way (6.0 m wide) for a future north south trail connection.
g. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
h. Rooftop mechanical equipment to be screened from view by compatible architectural treatments.
i. 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. Onsite landscaping being secured by a letter of credit at the building permit stage.

b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
c. 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.
d. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design.
e. Payment of supplemental Development Permit application fees.
f. Payment of applicable Development Cost Charges and Building Permit administration fees.

EXECUTIVE SUMMARY:

Astria Properties has applied for a development permit for a 3-storey 836 m^2 (9,000 ft^2) mixed use (commercial and industrial) building. Staff are supportive of the development proposal as it is consistent with the Development Permit Area 'H' provisions of the Willoughby Community Plan and complies with the site's Comprehensive Development Zone CD-157. Issuance of Development Permit No. 101501 is recommended subject to nine (9) conditions.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Development Permit No. 101501.

REFERENCE:

Owner:	Astria Langley HQ Nominee Ltd. 105, 19923 – 80A Avenue Langley, BC V2Y 0E2
Legal Description:	Lot 1 Section 27 Township 8 New Westminster District Plan EPP141769
Location:	8143 – 198A Street
Area:	0.97 ha (2.4 ac)
Existing Zoning:	Comprehensive Development Zone CD-157
Willoughby Community Plan:	Business / Technology Park / Greenbelt
Latimer Neighbourhood Plan:	Business Office Park / Streamside Protection and Enhancement Areas

BACKGROUND/HISTORY:

- The Latimer Neighbourhood Plan designates the site as Business Office Park, Greenbelt and Streamside Protection and Enhancement Areas.
- In December 2024, the subject site was rezoned to Comprehensive Development Zone CD-157 and a concurrent Development Permit was issued to facilitate a 4-storey commercial and industrial building.
- The applicant indicates the proposal has been revised by reducing the building size due to market conditions and removing underground parking due to the inability to secure required easements to construct it from the adjacent property.

DISCUSSION/ANALYSIS:

- The applicant has applied for a new development permit to facilitate the revised proposal which is a 12.8 m (42 ft) 3-storey 836 m^2 (9,000 ft^2) mixed use building comprised of industrial and commercial uses.
- The proposed building and uses are consistent with the site's existing Comprehensive Development CD-157 zoning.
- A red coded watercourse (Latimer Creek) exists on the western portion of the property. This portion of the property is designated as Greenbelt in the Willoughby Community Plan and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan. The protection of the watercourse was completed at rezoning stage with a non-disturbance restrictive covenant and a statutory right-of-way secured for a future north south trail along the outer edge of the streamside area.
- To accommodate the proposed development, the applicant is utilizing the Streamside Protection and Enhancement Area (SPEA) "flex" provision of OCP Schedule 3. The applicant's proposal includes a portion of the SPEA being decreased by 125 m^2 (1,346 ft^2), a portion of the SPEA being increased by 164 m^2 (1,765 ft^2) and completion of a minimum of 250 m^2 (2,691 ft^2) of SPEA enhancements (i.e. native riparian plantings). An associated amendment to the existing restrictive covenant and statutory right-of-way is a condition of the Development Permit.
- Staff are supportive of the proposal as it is consistent with the Latimer Neighbourhood Plan.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning

North:	A 2-storey daycare facility	Business Office Park Streamside Protection and Enhancement Areas	Comprehensive Development Zone CD-135
South:	A single family dwelling	Business Office Park Streamside Protection and Enhancement Areas	Suburban Residential SR-2
East:	198A Street, beyond which are two office buildings	Business Office Park Street Greenway	Comprehensive Development Zone CD-57
West	Latimer Creek beyond which is a single family dwelling	Single Family (1 UPA) Streamside Protection and Enhancement Areas	Suburban Residential SR-2

Development Permit:

- The subject site is located in Development Permit Area "H" – Business Technology Park, with guidelines contained in the Willoughby Community Plan. Proposed Development Permit No. 101501 is attached to this report and includes renderings, site plans, building elevations and tree and landscaping plans.
- The proposed development complies with Development Permit Area provisions of the Willoughby Community Plan.
- Vehicular access to the site is proposed from 198A Street.

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
16	0	20	20	6	26

- The landscape plans propose extensive plantings of trees, shrubs and groundcovers within the site and within road boulevards. Finalization of landscape plans, including interim pedestrian route via statutory right-of-way, fencing, signage and landscaping details will be required prior to Building Permit issuance.

Policy Considerations:

The proposed development complies with Development Permit Area provisions of the Willoughby Community Plan and complies with the site's Comprehensive Development CD-157 zoning. Council consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that Development Permit No. 101501 be issued as attached.

Respectfully submitted,

Ruby Sandher
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

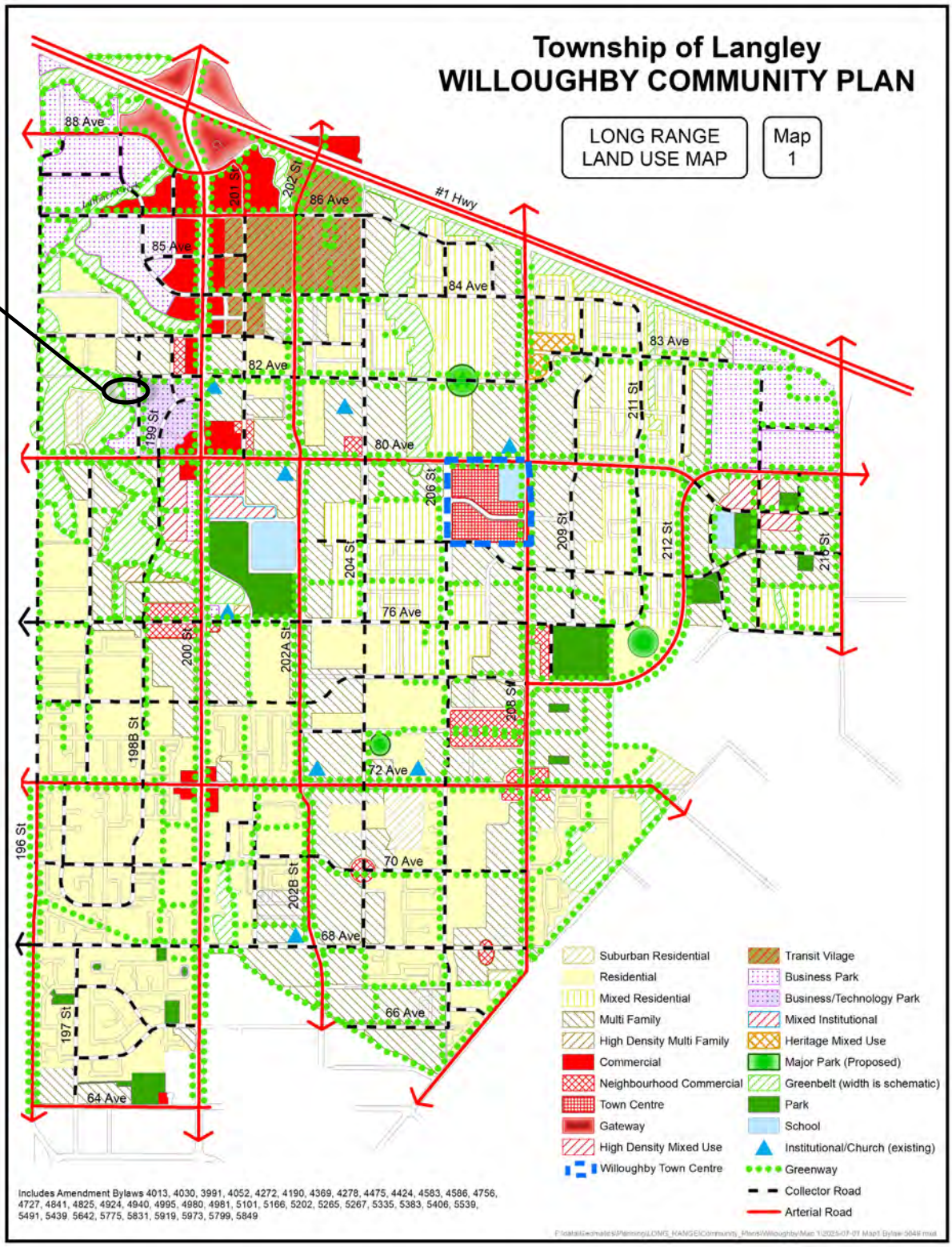
ATTACHMENT A Maps and Graphics
ATTACHMENT B Development Permit No. 101501

ATTACHMENT A



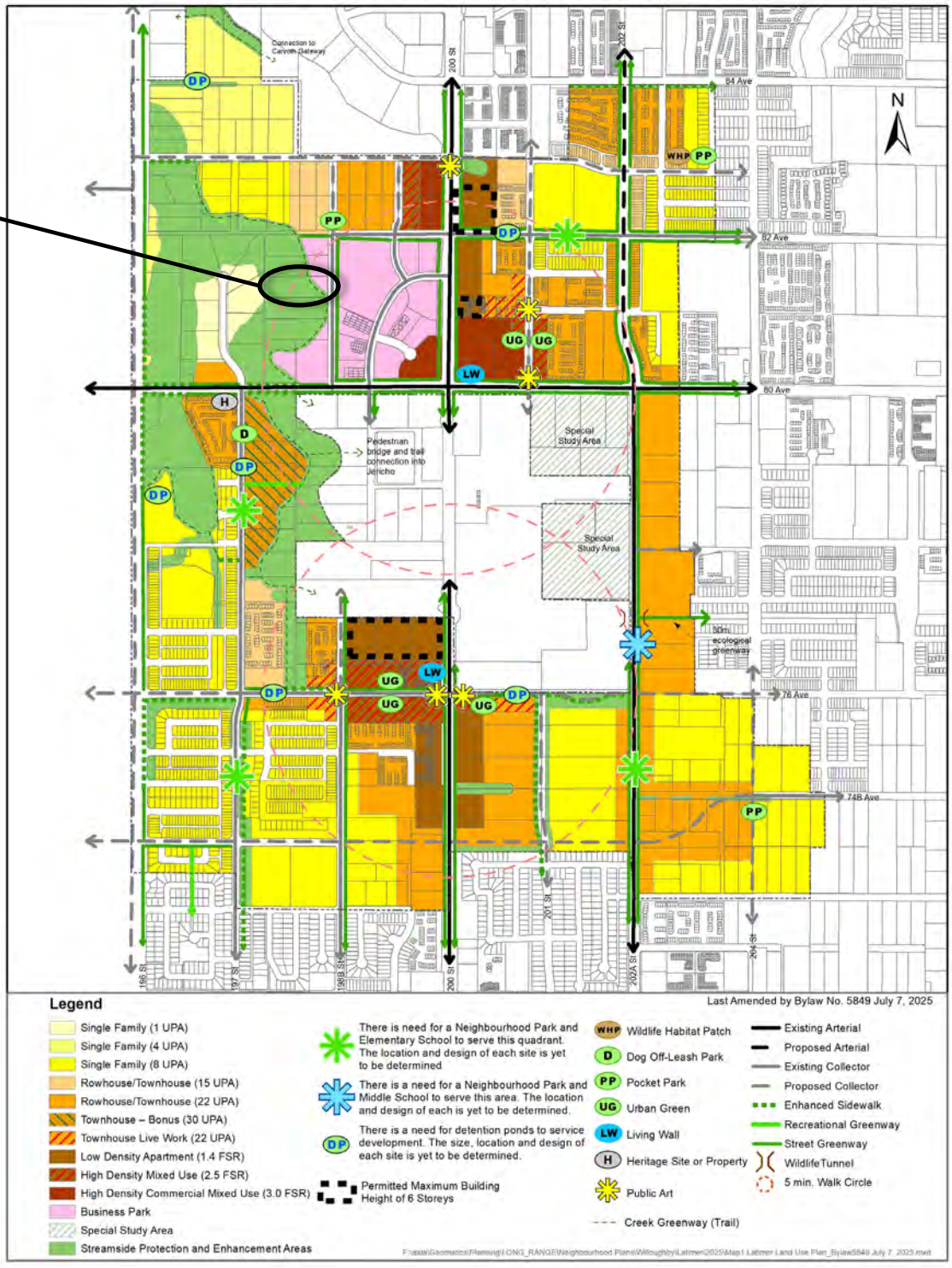
AERIAL CONTEXT MAP

SUBJECT


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Institutional/Church (existing)
Greenway
Collector Road
Arterial Road
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5919, 5973, 5799, 5849

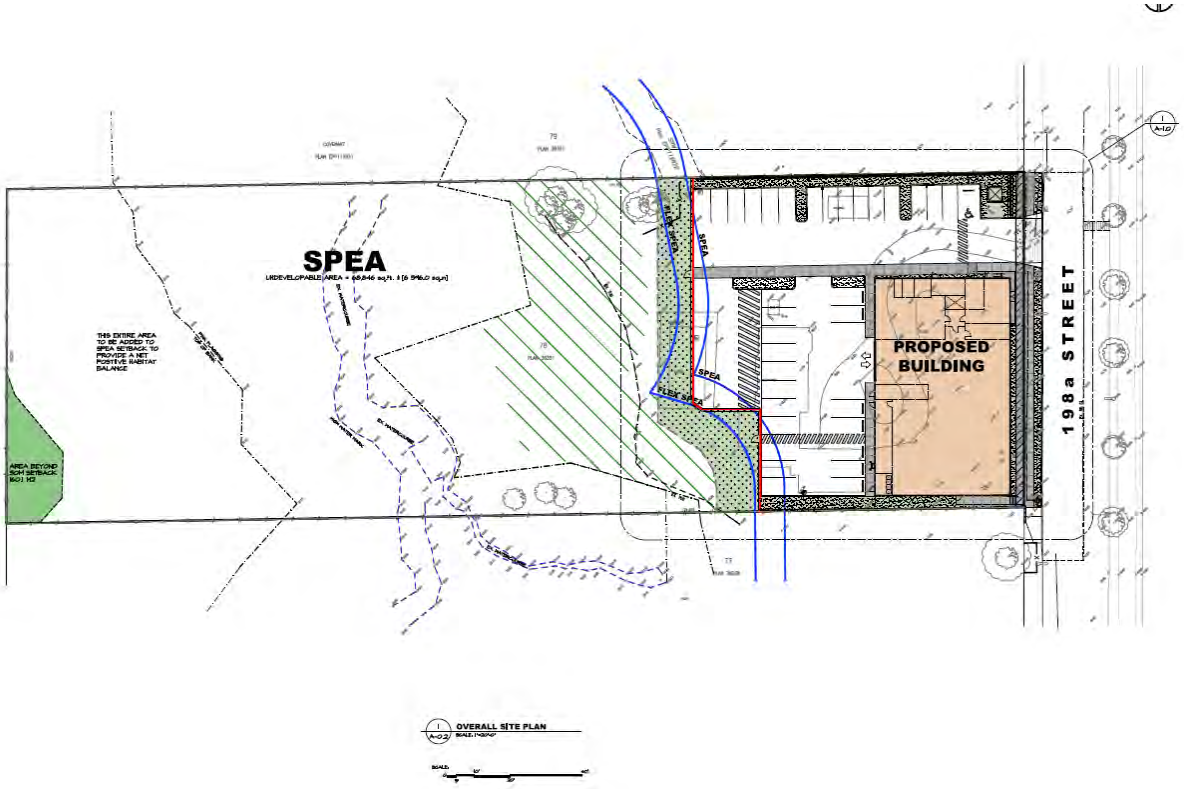
SUBJECT

Map 1 - Latimer Land Use Plan





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT





1 A-01 SOUTH EAST VIEW



2 A-01 CLOSE-UP VIEW OF ENTRANCE

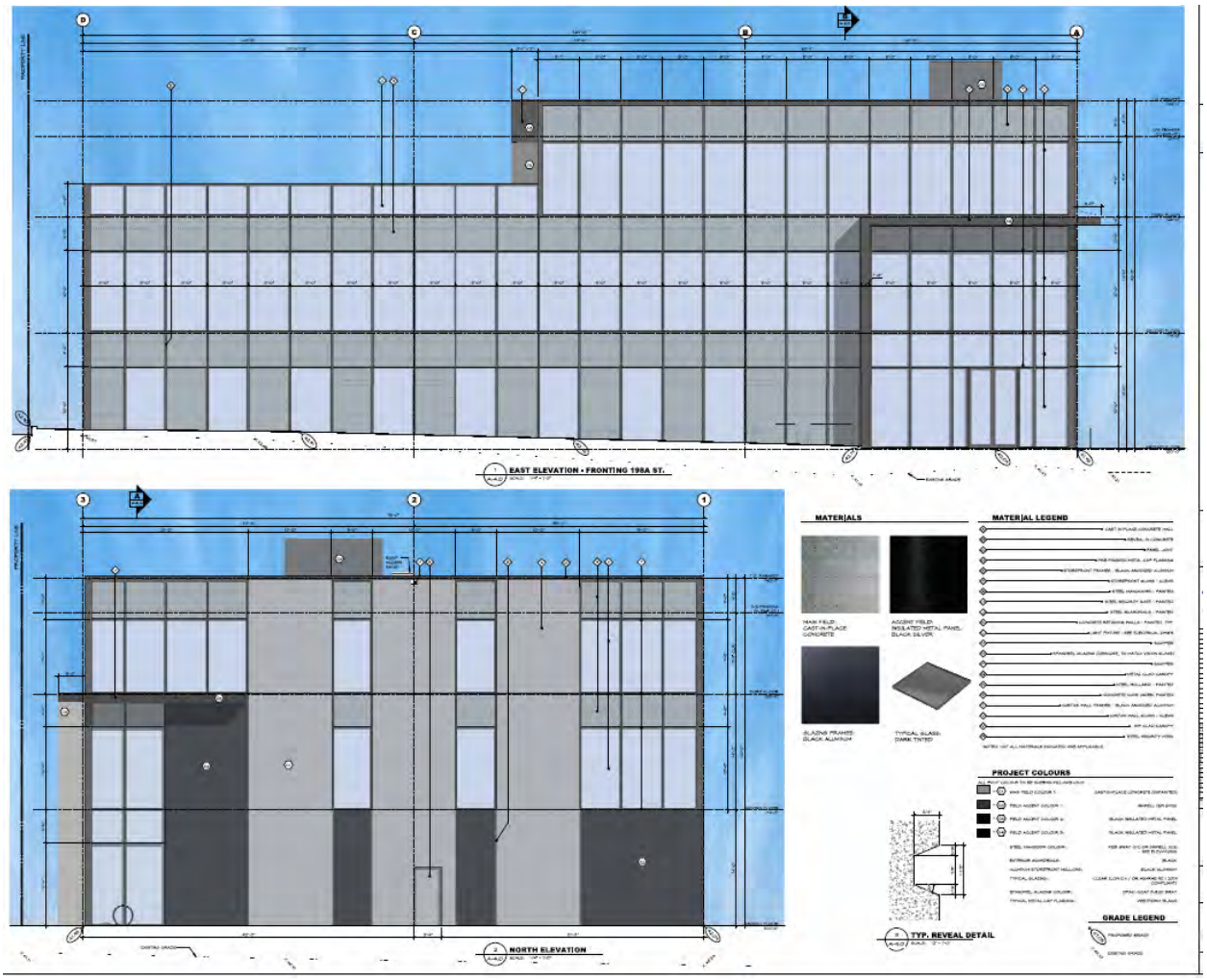


3 A-01 WEST VIEW



4 A-01 VIEW OF PATIO FACING WEST

RENDERINGS – SUBMITTED BY APPLICANT



ELEVATIONS – SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101501

This Permit is issued this _____day of _____, 2025 to:

1. Name: Astria Langley HQ Nominee Ltd.

   Address: 105, 19923 – 80A Avenue
   Langley, BC V2Y 02E

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

   LEGAL DESCRIPTION: Lot 1 Section 27 Township 8 New Westminster District Plan EPP141769

   CIVIC ADDRESS: 8143 – 198A 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. Landscape plans being in substantial compliance with Schedule “B” and with the Township’s Street Tree and Boulevard Planting Policy.
   c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
   d. Discharge of CB1796961 and CB1796959.
   e. Registration of a non-disturbance restrictive covenant acceptable to the Township over watercourse setback areas.
   f. Registration a public access statutory right-of-way (6.0 m wide) for a future north south trail connection.
   g. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
   h. Rooftop mechanical equipment to be screened from view by compatible architectural treatments.
   i. 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. Onsite landscaping being secured by a letter of credit at the building permit stage.
   b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
   c. 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.
   d. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design.
   e. Payment of supplemental Development Permit application fees.

f. 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 of an authorizing resolution passed by Council.

   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.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2025

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

PROPOSED BUILDING FOR:

O/A

HEADQUARTERS

8143 198A STREET, LANGLEY BC



1 A-0.0 NORTH EAST VIEW



2 A-0.0 CONTEXT PLAN

ARCHITECTURAL DRAWING LIST:

COVER SHEET	A-0.0
RENDERINGS	A-0.1
OVERALL SITE PLAN	A-0.2
ENLARGED SITE PLAN	A-1.0
SITE DETAILS	A-1.1
GROUND FLOOR PLAN	A-2.0
2ND FLOOR PLAN	A-2.1
3RD FLOOR PLAN	A-2.2
ROOF PLAN	A-3.0
NORTH & EAST ELEVATIONS	A-4.0
SOUTH & WEST ELEVATIONS	A-4.1
SECTIONS	A-6.0

SCHEDULE A

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 200 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 3C4
604 385 3600 | RUCHIR@ARCHITECTUREPANEL.COM

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECTS EXPRESS WRITTEN CONSENT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATA ON THE JOB SITE AND REPORT ANY ERRORS OR DISCREPANCIES TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECTS WRITTEN CONSENT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

DEVELOPER:

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

NO.	DATE	DESCRIPTION
17	OCT.10.25	DEVELOPMENT PERMIT
16	SEP.24.25	DEVELOPMENT PERMIT
15	MAY.29.25	DEVELOPMENT PERMIT
14	NOV.01.24	RE-ISSUED FOR DP
13	SEP.27.24	PROGRESS SET
12	AUG.13.24	PROGRESS SET
11	AUG.02.24	CONSULTANT COORDINATION
10	JUL.17.24	ISSUED FOR PROGRESS REVIEW
9	JUL.07.24	ISSUED FOR CONSULTANT USE
8	JUN.20.24	RE-ISSUED FOR DP
7	JUN.07.24	RE-ISSUED FOR DP
6	MAY.09.24	RE-ISSUED FOR DP
5	MAY.06.24	CLIENT REVISIONS
4	MAR.15.24	ISSUED FOR CLIENT REVIEW
3	MAR.01.24	RE-ISSUED FOR DP
2	FEB.09.24	ISSUED FOR DP
1	FEB.02.24	REVIEW

PROJECT:

O/A HEADQUARTERS
ADDRESS: 8143 198A STREET, LANGLEY BC

DRAWING:

COVER SHEET

SEAL:

JOB NO. 23-021 | DRAWN JB/DF/JH
CHECKED R.D.
PLOT DATE OCT.10.25

PROJECT - DRAWING NUMBER: **A-0.0** | REV. 17

PROPOSED BUILDING FOR:

O/A

HEADQUARTERS

8143 198A STREET, LANGLEY BC



1 / A-0.1 **SOUTH EAST VIEW**



3 / A-0.1 **WEST VIEW**



2 / A-0.1 **CLOSE-UP VIEW OF ENTRANCE**



4 / A-0.1 **VIEW OF PATIO FACING WEST**

E.3 - Page 15

ARCHITECTURE PANEL INC.
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604 385 3600 | RUDHR@ARCHITECTUREPANEL.COM

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DEVELOPER:

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UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT MANAGERS / CONTRACTORS:

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UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

NO.	DATE	DESCRIPTION
40		
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31		
30	OCT.10,25	DEVELOPMENT PERMIT
29	OCT.09,25	CONSULTANT USE
28	SEP.24,25	DEVELOPMENT PERMIT
27	SEP.05,25	CLIENT USE
26	SEP.03,25	CLIENT REVIEW
25	MAY.26,25	DEVELOPMENT PERMIT
24	MAY.23,25	CONSULTANT USE
23	MAY.06,25	CLIENT REVIEW
22	MAY.02,25	FINAL CLIENT REVIEW
21	APR.25,25	CLIENT REVIEW
20	APR.10,25	CLIENT REVIEW
19	APR.08,25	CLIENT USE
18	JAN.23,25	ISSUED FOR TENDER
17	JAN.10,25	IFT COORDINATION
16	DEC.20,24	ISSUED FOR CLIENT REVIEW
15	NOV.28,24	ISSUED FOR BP
14	NOV.15,24	BP REVIEW & COORDINATION
13	NOV.01,24	RE-ISSUED FOR DP
12	SEP.27,24	PROGRESS SET
11	AUG.13,24	PROGRESS SET
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5	MAY.13,24	RE-ISSUED FOR DP
4	MAY.08,24	CLIENT REVISIONS
3	MAR.15,24	ISSUED FOR CLIENT REVIEW
2	MAR.01,24	RE-ISSUED FOR DP
1	FEB.26,24	ISSUED FOR DP

PROJECT:

O/A HEADQUARTERS
ADDRESS: 8143 198A STREET, LANGLEY BC

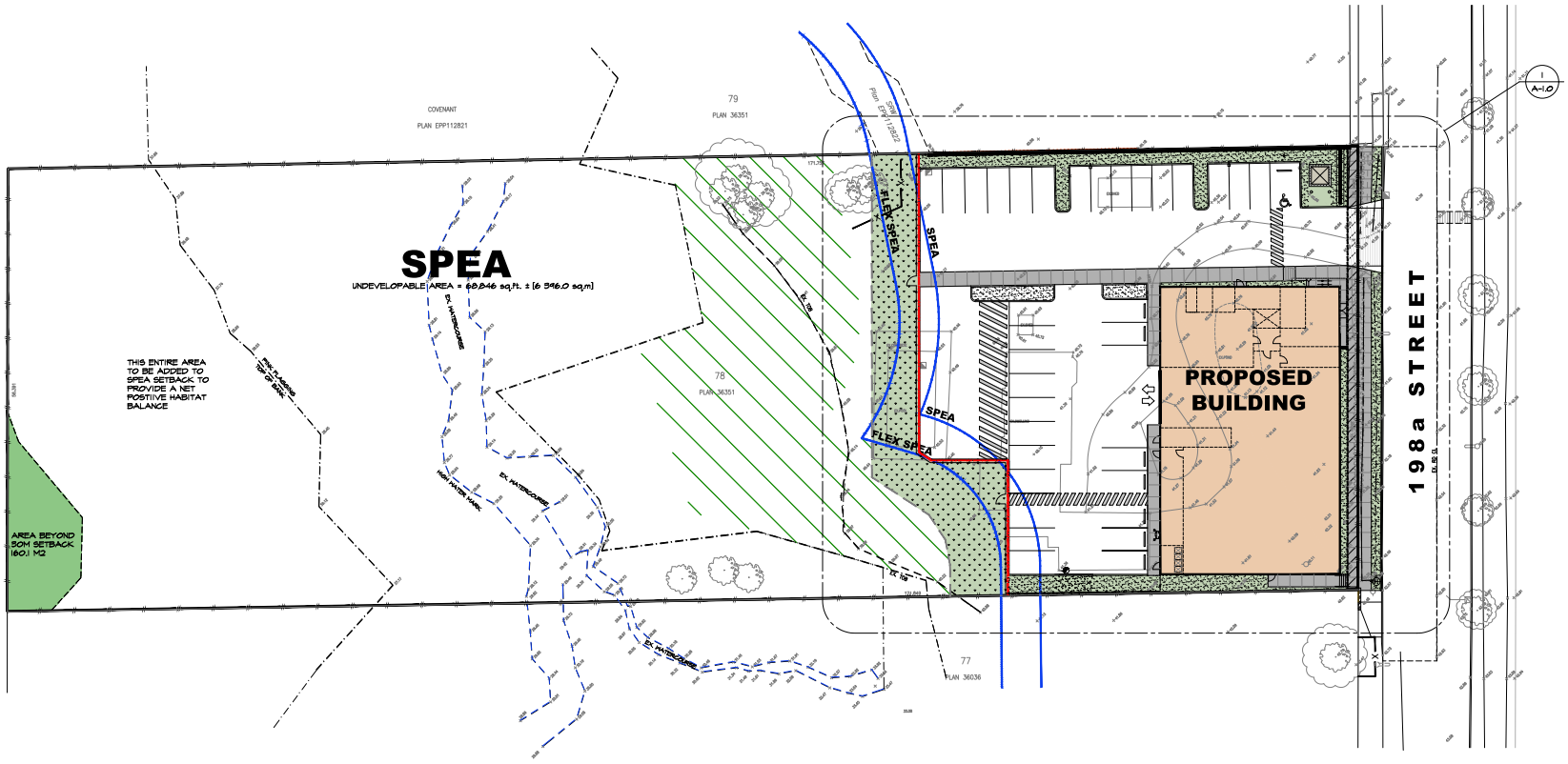
DRAWING

RENDERINGS

SEAL

JOB NO.	DRAWN
23-021	JB/JH
CHECKED	R.D.
PLOT DATE	OCT.10,25

PROJECT - DRAWING NUMBER **A-0.1** REV. **30**



1 A-0.2 **OVERALL SITE PLAN**
SCALE: 1"=30'-0"

SCALE: 0, 5', 10', 20', 40'

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 209 - 1455 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604 385 3880 | RICH@ARCHITECTUREPANEL.COM

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DEVELOPER:
ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

NO	DATE	DESCRIPTION
40		
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28		
27		
26		
25		
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23		
22	SEP.24.25	DEVELOPMENT PERMIT
21	MAY.09.25	DEVELOPMENT PERMIT
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19	NOV.01.24	RE-ISSUED FOR DP
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10	JUN.19.24	RE-ISSUED FOR DP
9	JUN.07.24	RE-ISSUED FOR DP
8	MAY.31.24	RE-ISSUED FOR DP
7	MAY.28.24	CLIENT REVISIONS
6	MAY.03.24	CLIENT REVISIONS
5	MAR.01.24	RE-ISSUED FOR DP
4	FEB.26.24	ISSUED FOR CONSULTANT USE
3	FEB.16.24	ISSUED FOR CONSULTANT USE
2	FEB.12.24	RE-ISSUED FOR DP
1	FEB.09.24	ISSUED FOR DP

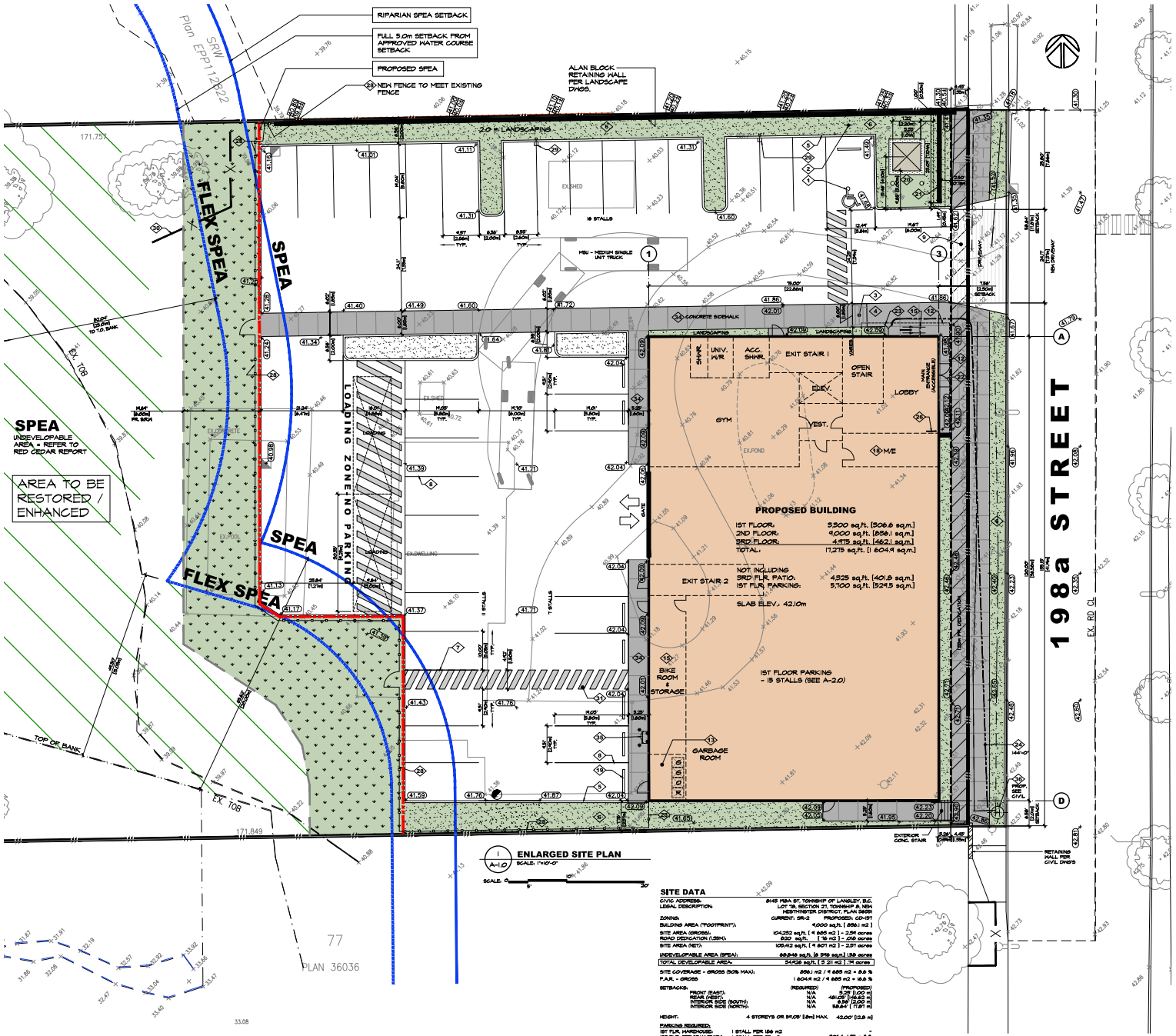
PROJECT:
O/A HEADQUARTERS
ADDRESS: 8143 198A STREET, LANGLEY BC

DRAWING
OVERALL SITE PLAN

SEAL

JOB NO. 23-021 | DRAWN JB/DF
CHECKED R.D.
PLOT DATE SEP.24.25

PROJECT - DRAWING NUMBER **A-0.2** | REV. 22



7	PAINT ON ASPHALT
8	4" PAINT STRIPE, TYP.
9	CONCRETE CROSSING TO MUNICIPAL SPECS
10	N/A
11	RETAINING WALL UNPAINTED 6m 42" FIRE GUARDRAIL GUARDRAIL REQ'D UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600mm) SEE CIVIL DRAWINGS FOR RETAINING WALL HEIGHTS
12	LINE OF CANOPY ABOVE, SEE PLANS & DETAILS FOR MORE INFORMATION
13	INTERIOR GARBAGE ROOM
14	PRE-CAST SOUND WALL PER LANDSCAPE ARCHITECTS DRAWINGS, TO BE DESIGNED AS A GUARD WHERE GRADE DIFFERENCE EXCEEDS 600mm.
15	BICYCLE PARKING, SEE DETAIL 8/A-1.1
16	N/A
17	SITE FURNITURE PER LANDSCAPE ARCHITECT'S DRAWINGS
18	ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
19	WHEEL STOP PER DETAIL 5/A-1.1
20	ELECTRICAL KIOSK, SEE DETAIL 8/A-1.1, SEE ELECTRICAL DRAWINGS
21	FREE STANDING SIGNAGE, SEE DETAIL 10/A-1.1
22	TYP. ACCESSIBLE ENTRANCE
23	FIRE DEPARTMENT CONNECTION, SEE MECHANICAL DRAWINGS
24	TRAVEL DISTANCE HYDRANT TO FDC (147' [45m] MAX CONFIRM ON SITE)
25	HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE DESIGN REQUIREMENTS PER BCBC/9: -HAVE A CLEAR WIDTH NOT LESS THAN 6m -HAVE A CENTRELINE RADIUS NOT LESS THAN 12m -HAVE A OVERHEAD CLEARANCE NOT LESS THAN 5m -HAVE A GRADE OF DRIVEWAY NOT MORE THAN 1 IN 12.5 -HAVE A MIN. STEERING OF 8m -ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF 15,250 LBS (FSR) -IF DRIVEWAY IS GREATER THAN 90m IN LENGTH, A LOOP OF 25m MIN. IN TERMS OF THAN 90m SINGLE ONE, OR TURNAROUND AREA OF SUCH, THIS IS A GRADE TOTAL HEIGHT 28 TONNES (61,000lbs) -HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m LONG -BE CONNECTED WITH A PUBLIC THOROUGHFARE
26	ANNUCIATOR PANEL, SEE ELECTRICAL DRAWINGS
27	SPLIT RAIL SPEA FENCE PER LANDSCAPE ARCHITECTS DRAWINGS
28	6'-0" CHAINLINK FENCE, SEE LANDSCAPE DWGS
29	POLE LIGHTING, SEE ELECTRICAL DRAWINGS
30	TREE PROTECTION FENCE PER ARBORIST
31	PAINTED TEMPORARY PEDESTRIAN ACCESS TO SPEA PATH WITH TEMPORARY GATE, PER LANDSCAPE ARCHITECT'S DRAWINGS
32	NOT USED
33	N/A
34	FLUSH CONCRETE SIDEWALK, LIGHT BROOM FINISH
35	GAS METERS, PER MECH DWGS PIPE BOLLARD PROTECTION AS REQUIRED BY BC HYDRO AND MUNICIPALITY. SEE DETAIL 3/A-4.4
36	FIRE HYDRANT, SEE CIVIL DWGS

SITE DATA

CIVIC ADDRESS:	8143 198A ST, TOWNSHIP OF LANGLEY, B.C.
LEGAL DESCRIPTION:	LOT 19, SECTION 21, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 36039
ZONING:	CURRENT: RR-2 PROPOSED: CD-1ST
BUILDING AREA ("FOOTPRINT"):	4,000 sq.ft. [606.1 m2]
SITE AREA (GROSS):	104,252 sq.ft. [4 685 m2] - 2.54 acres
ROAD DEDICATION (1.59m):	522 sq.ft. [16 m2] - .016 acres
SITE AREA (NET):	103,412 sq.ft. [4 601 m2] - 2.37 acres
UNDEVELOPABLE AREA (SPEA):	58,946 sq.ft. [5 598 sq.m.] 1.36 acres
TOTAL DEVELOPABLE AREA:	54,926 sq.ft. [5 21 m2] 1.74 acres
SITE COVERAGE - GROSS (50% MAX):	606.1 m2 / 4 685 m2 = 8.6 %
F.A.R. - GROSS:	1 604.9 m2 / 4 685 m2 = 16.6 %

SETBACK:	(REQUIRED)	(PROPOSED)
FRONT (EAST):	N/A	5.28 [0.00 m]
REAR (WEST):	N/A	48.05 [14.64 m]
INTERIOR SIDE (SOUTH):	N/A	8.58 [2.62 m]
INTERIOR SIDE (NORTH):	N/A	58.64 [17.87 m]

HEIGHT: 4 STOREYS OR 14.0M [46m] MAX. 42.00' [12.8 m]

PARKING REQUIRED:		
1ST FLR. WAREHOUSE:	1 STALL PER 186 m2	-
1ST FLR OFFICE/AMENITY:	1 STALL PER 59 m2	506.6 / 59 = 8.6
2ND FLR. OFFICE:	1 STALL PER 59 m2	836.1 / 59 = 28.1
3RD FLR. OFFICE:	1 STALL PER 59 m2	462.1 / 59 = 15.2
TOTAL REQUIRED:		46
PARKING PROVIDED:		44
SMALL CAR STALLS ALLOWED		20% OR 9.8 STALLS
SMALL CAR PARKING PROVIDED:		5 (INTERIOR PARKADE)
OFF-STREET LOADING REQUIRED:		1 SPACE PER BUILDING > 500 m2 = 1
OFF-STREET LOADING PROVIDED:		2
BICYCLE PARKING REQUIRED:		0.06 STALLS PER 100 m2 PLUS 6 = (1 604.9 x 0.06 / 100 = 6 = 0.96 + 6 = 6.96
BICYCLE PARKING PROVIDED:		8 (6 IN BIKE ROOM)

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DEVELOPER:
ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 382-2994

NO	DATE	DESCRIPTION
40		
39		
38		
37		
36		
35		
34		
33	OCT.10.25	DEVELOPMENT PERMIT
32	OCT.06.25	RE-ISSUED FOR PLANNING REVIEW
31	SEP.24.25	DEVELOPMENT PERMIT
30	MAY.28.25	DEVELOPMENT PERMIT
29	MAY.23.25	CONSULTANT USE
28	MAY.26.25	FINAL CLIENT REVIEW
27	MAY.20.25	FINAL CLIENT REVIEW
26	APR.10.25	CLIENT REVIEW
25	APR.08.25	CLIENT REVIEW
24	MAR.21.25	CLIENT REVIEW
23	NOV.01.24	RE-ISSUED FOR DP
22	OCT.29.24 (2)	CLIENT REVIEW
21	OCT.29.24	CLIENT REVIEW
20	OCT.25.24	CLIENT REVIEW
19	OCT.22.24	CONSULTANT COORDINATION
18	OCT.04.24	CONSULTANT COORDINATION
17	SEP.27.24	PROGRESS SET
16	AUG.16.24	GARBAGE ENCLOSURE
15	AUG.13.24	PROGRESS SET
14	AUG.02.24	CONSULTANT COORDINATION
13	JUL.17.24	ISSUED FOR PROGRESS REVIEW
12	JUL.07.24	ISSUED FOR CONSULTANT USE
11	JUN.25.24	RE-ISSUED FOR DP
10	JUN.07.24	RE-ISSUED FOR DP
9	JUN.05.24	RE-ISSUED FOR DP
8	MAY.31.24	RE-ISSUED FOR DP
7	MAY.28.24	CLIENT REVISIONS
6	MAY.03.24	CLIENT REVISIONS
5	MAR.01.24	RE-ISSUED FOR DP
4	FEB.26.24	ISSUED FOR CONSULTANT USE
3	FEB.15.24	ISSUED FOR CONSULTANT USE
2	FEB.12.24	RE-ISSUED FOR DP
1	FEB.09.24	ISSUED FOR DP

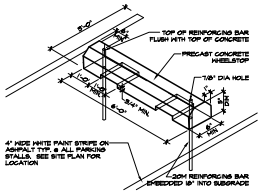
PROJECT:
O/A HEADQUARTERS
ADDRESS: 8143 198A STREET, LANGLEY BC

DRAWING
ENLARGED SITE PLAN

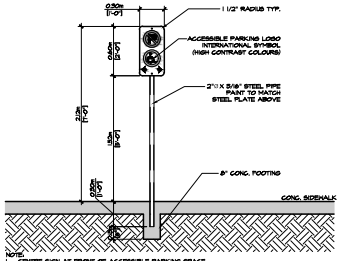
SEAL

JOB NO.	DRAWN
23-021	JW/JH
CHECKED	R.D.
PLOT DATE	OCT.10.25

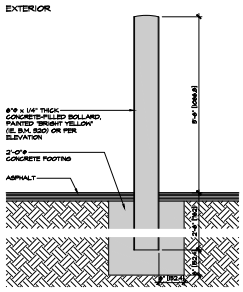
PROJECT - DRAWING NUMBER: **A-1.0** REV.: 33



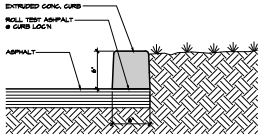
5 A-1.1 **TYPICAL WEEL STOP**
SCALE: N.T.S.



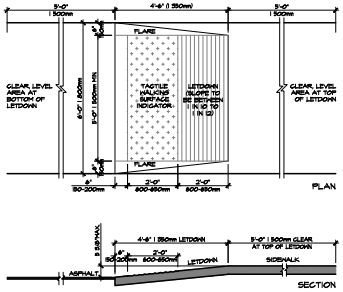
4 A-1.1 **ACCESSIBLE PARKING SIGN DETAIL**
SCALE: 1/2"=1'-0"



5 A-1.1 **BOLLARD DETAIL**
SCALE: 1"=1'-0"



2 A-1.1 **CURB DETAIL**
SCALE: 1 1/2"=1'-0"

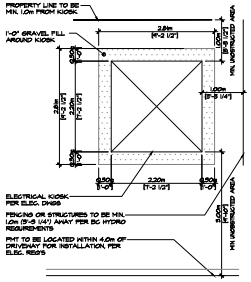


FLARED SIDES HAVE TO HAVE A SLOPE OF NOT MORE THAN 1 IN 10 WHERE PEDESTRIANS ARE LIKELY TO WALK ACROSS THEM
CURB RAMPS SHALL HAVE A SURFACE INCLUDING FLARED SIDES THAT SHALL BE SLIP-RESISTANT, AND HAVE A SMOOTH TRANSITION FROM THE CURB RAMP TO THE ADJACENT SURFACES

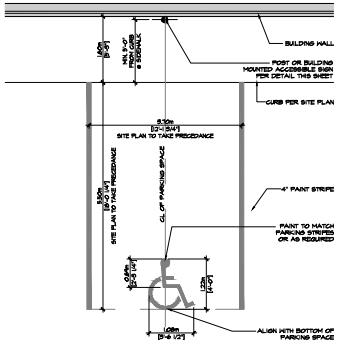
1 A-1.1 **LETDOWN DETAIL**
SCALE: 1/2"=1'-0"

NOT USED

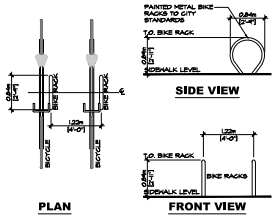
9 A-1.1



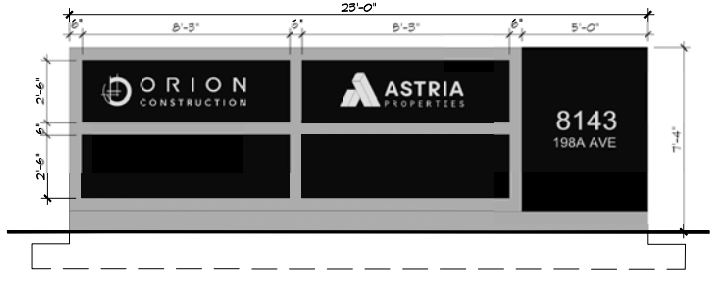
6 A-1.1 **ELECTRICAL KIOSK DETAIL**
SCALE: 1/2"=1'-0"



7 A-1.1 **ACCESSIBLE PARKING DETAIL**
SCALE: 1/2"=1'-0"



6 A-1.1 **BICYCLE RACK DETAIL**
SCALE: 1/2"=1'-0"



10 A-1.1 **SIGNAGE DETAIL**
SCALE: 1/4"=1'-0"

ARCHITECTURE PANEL INC
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DEVELOPER:
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ORION CONSTRUCTION
ORION CONSTRUCTION
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LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

NO.	DATE	DESCRIPTION
16	OCT.10,25	DEVELOPMENT PERMIT
15	OCT.09,25	CONSULTANT USE
14	SEP.24,25	DEVELOPMENT PERMIT
13	JUL.25,25	CLIENT REVIEW
12	JUN.25,25	BP COORDINATION
11	JUN.19,25	50% BP COORD
10	MAY.29,25	DEVELOPMENT PERMIT
9	MAY.23,25	CONSULTANT USE
8	FEB.20,25	RE-ISSUED FOR TENDER
7	FEB.04,25	ENVELOPE REVIEW
6	JAN.23,25	ISSUED FOR TENDER
5	JAN.10,25	IFT COORDINATION
4	DEC.20,24	ISSUED FOR CLIENT REVIEW
3	NOV.26,24	ISSUED FOR BP
2	NOV.15,24	BP REVIEW & COORDINATION
1	SEP.27,24	PROGRESS SET

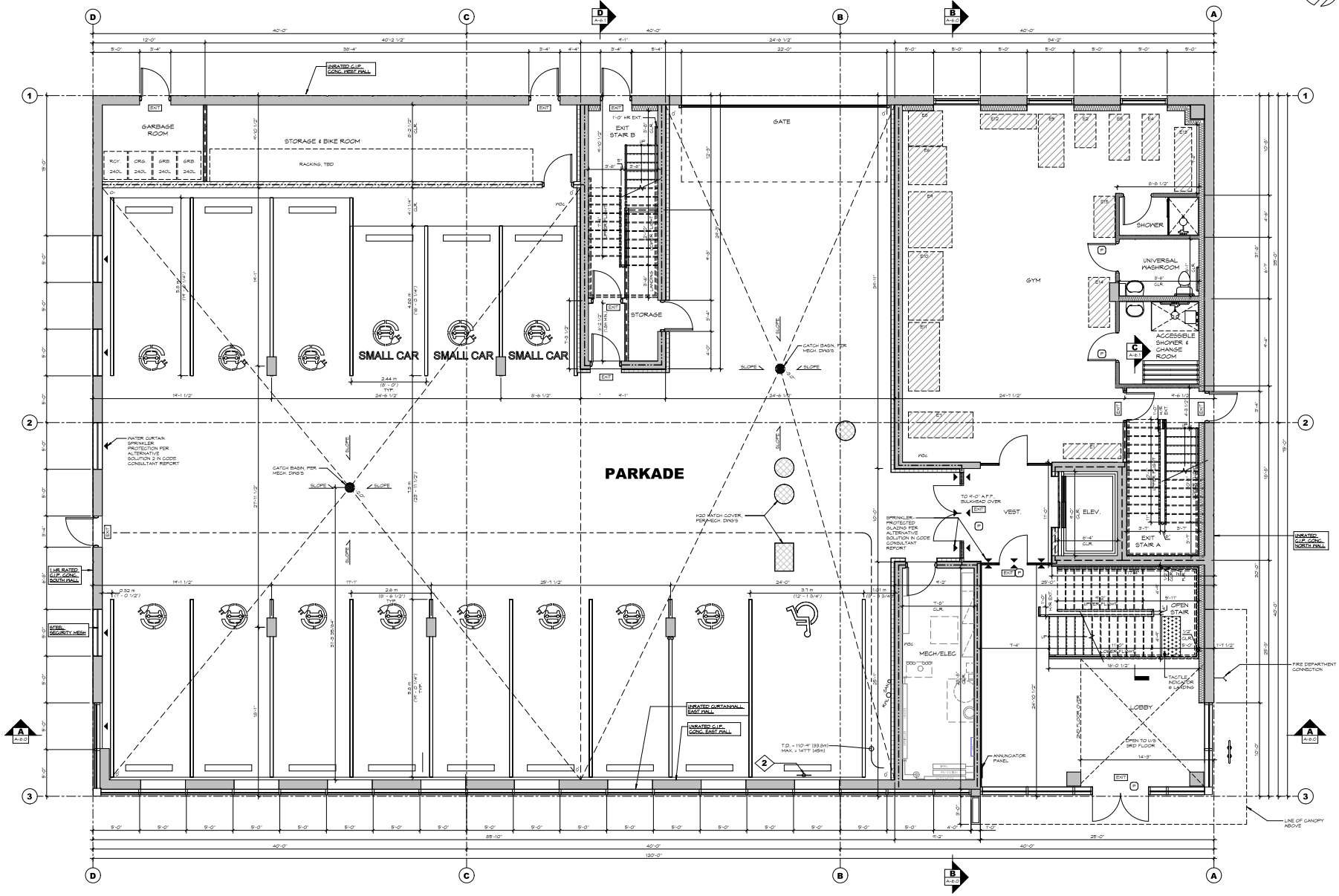
PROJECT:
O/A HEADQUARTERS
ADDRESS: 8143 198A STREET, LANGLEY BC

DRAWING:
SITE DETAILS

SEAL:

JOB NO.	23-021
DRAWN	JB/DF/JH
CHECKED	R.D.
PLOT DATE	OCT.10,25

PROJECT - DRAWING NUMBER: **A-1.1**
REV.: 16



1 A-2.0 **GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

FIRE-RESISTANCE RATING LEGEND

UNRATED
45 MIN FIRE-RESISTANCE RATING
1 HOUR FIRE-RESISTANCE RATING
1.5 HOUR FIRE-RESISTANCE RATING
0 HOUR FIRE-RESISTANCE RATING (SHOWS SEPARATION)

ARCHITECTURE PANEL INC.
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DEVELOPER:
ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT MANAGERS/CONTRACTORS:
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ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

NO.	DATE	DESCRIPTION
9	OCT. 10,25	DEVELOPMENT PERMIT
8	OCT. 09,25	CONSULTANT USE
7	SEP. 26,25	DEVELOPMENT PERMIT
6	SEP. 09,25	CLIENT USE
5	JUL. 03,25	CLIENT REVIEW
4	JUN. 25,25	BP COORDINATION
3	JUN. 19,25	95% BP CODED
2	MAY. 26,25	DEVELOPMENT PERMIT
1	MAY. 23,25	CONSULTANT USE

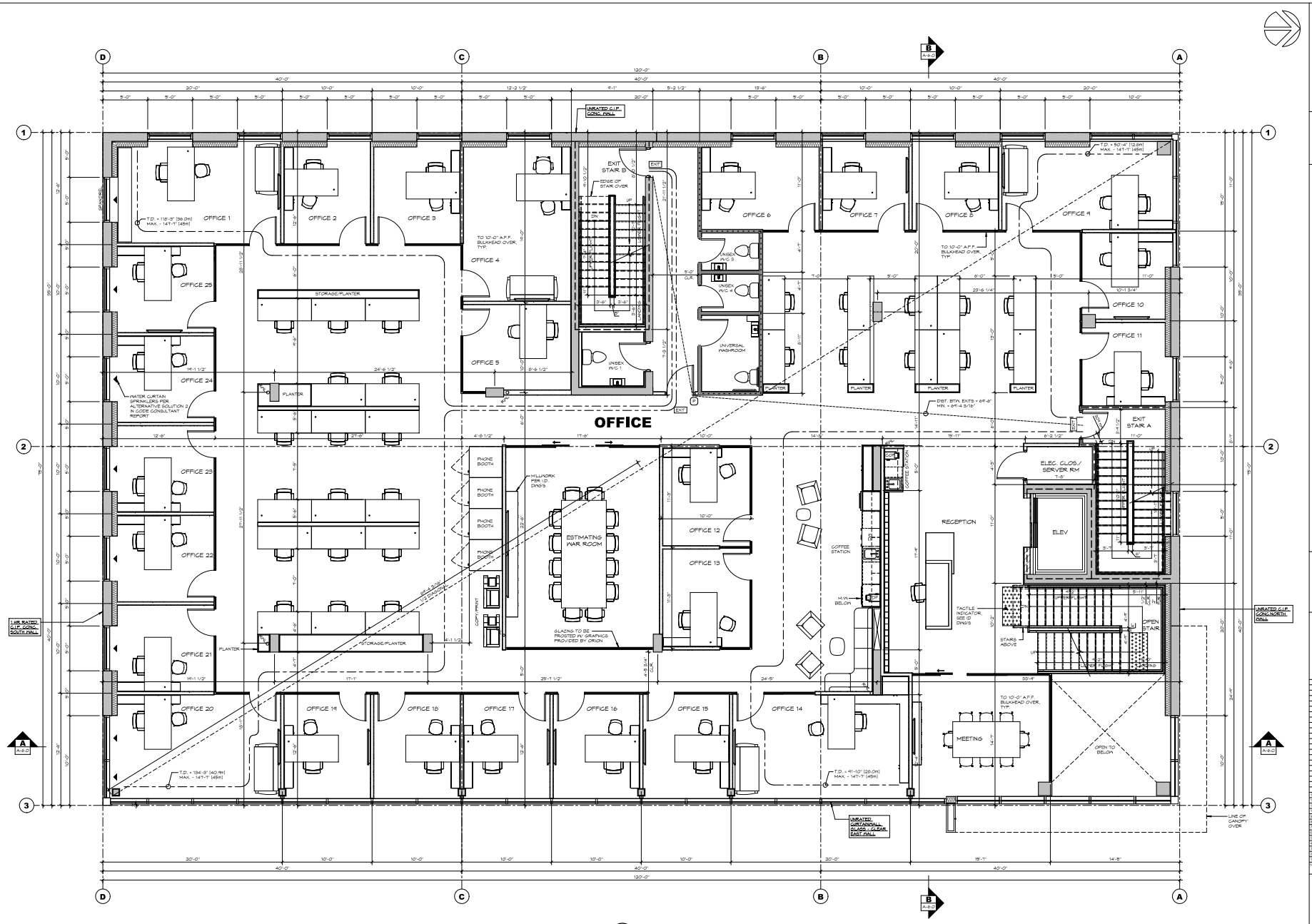
PROJECT:
OAA HEADQUARTERS
ADDRESS 5143 180A STREET, LANGLEY BC

DRAWING:
GROUND FLOOR PLAN

SEAL

JOB NO.	DRAWN
23-021	JELH
CHECKED	RD
PLOT DATE	OCT. 10,25

PROJECT - DRAWING NUMBER: **A-2.0**
REV.: 9



1 A-2.1 **2ND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

FIRE-RESISTANCE RATING LEGEND

UNRATED
45 MIN FIRE-RESISTANCE RATING
1 HOUR FIRE-RESISTANCE RATING
1.5 HOUR FIRE-RESISTANCE RATING
(2 HOUR FIRE-RESISTANCE RATING (SMOKE SEPARATION)

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 106 - 1299 KITCHENER ROAD E, KAMLOOPS, BC, V2B 7T8
604.569.1800 | #LOCAL@ARCHITECTURALPANEL.COM

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DEVELOPER:
ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT MANAGERS/CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

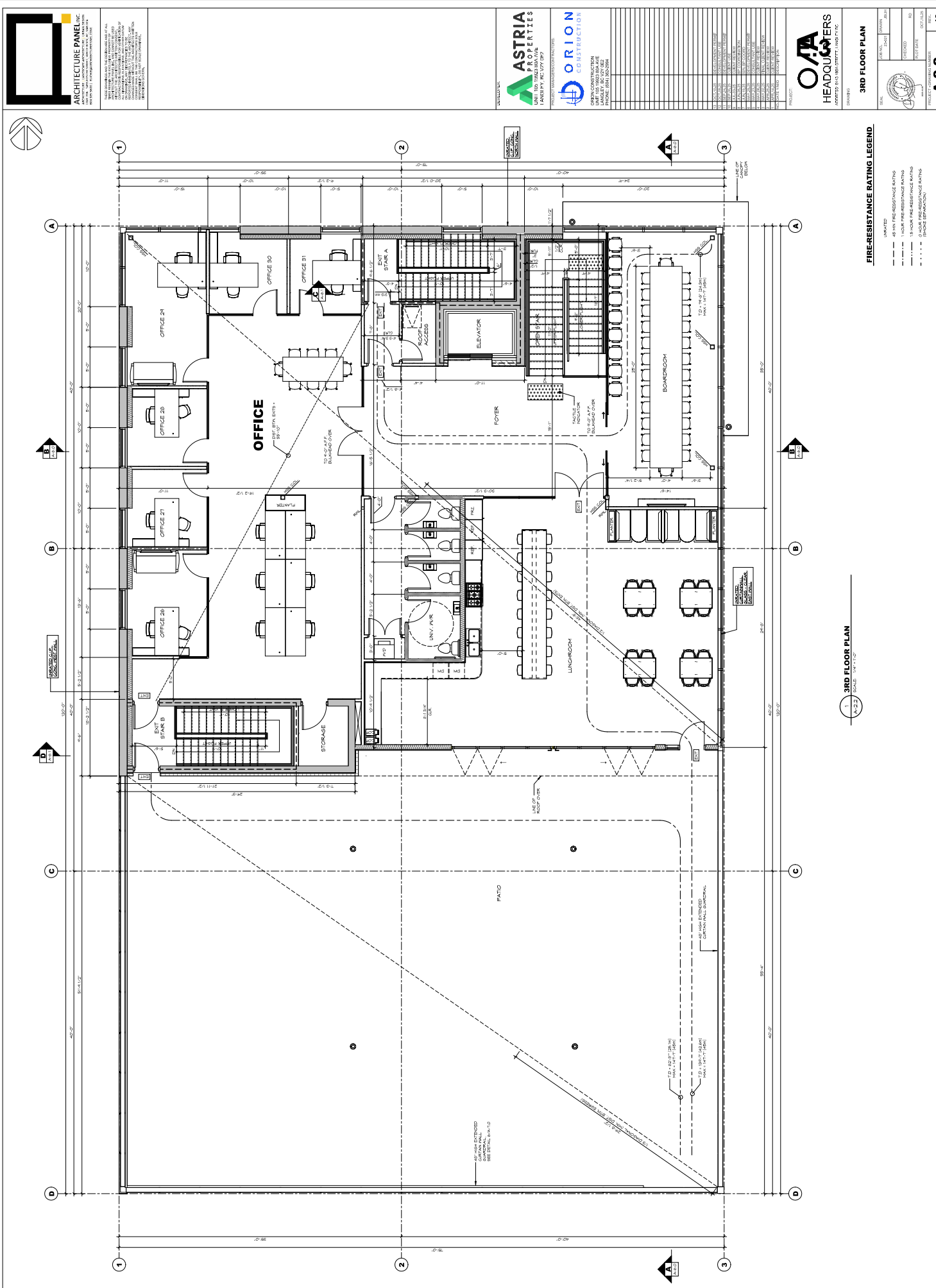
NO.	DATE	DESCRIPTION
13	OCT.20.25	CONSULTANT USE
12	SEP.25.25	DEVELOPMENT PERMIT
11	SEP.25.25	CLIENT USE
10	AUG.29.25	CLIENT REVISIONS
9	JUL.03.25	CLIENT REVIEW
8	JUN.25.25	BP COORDINATION
7	JUN.13.25	95% BP COORD
6	MAY.29.25	DEVELOPMENT PERMIT
5	MAY.29.25	CONSULTANT USE
4	MAY.29.25	CLIENT REVIEW
3	MAY.09.25	FINAL CLIENT REVIEW
2	APR.28.25	CLIENT REVIEW
1	APR.14.25	CLIENT REVIEW

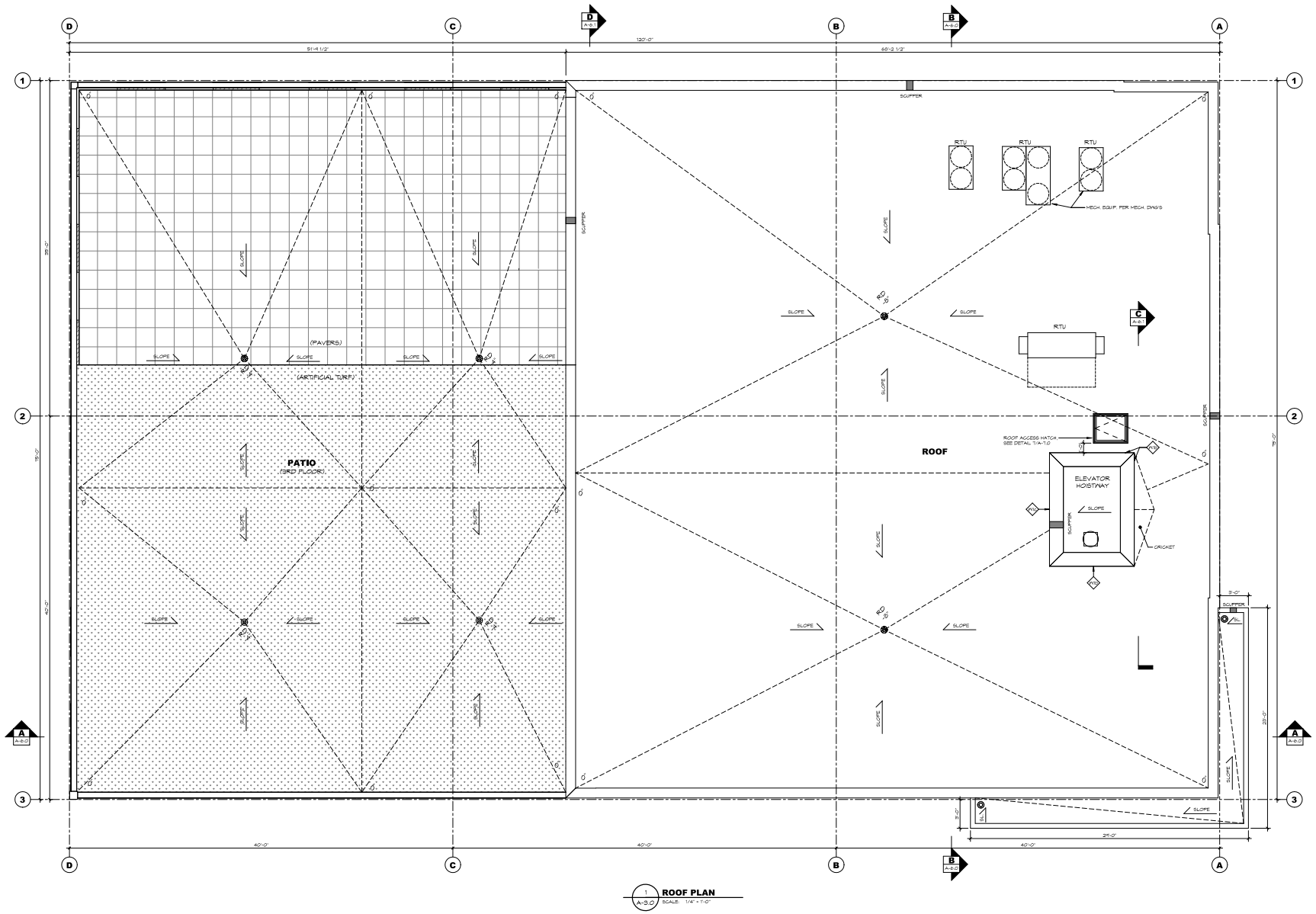
PROJECT:
OAA HEADQUARTERS
ADDRESS 9143 180A STREET, LANGLEY BC

DRAWING:
2ND FLOOR PLAN

JOB NO.	23-021
DRAWN	JELH
CHECKED	RD
PLOT DATE	OCT.20.25

PROJECT - DRAWING NUMBER: **A-2.1**
REV.: 13


OFFICE
OFFICE 24
OFFICE 25
OFFICE 26
OFFICE 27
OFFICE 30
OFFICE 31
ELEVATOR
ROOF ACCESS
FOYER
BOARDROOM
LUNCHROOM
STORAGE
PLANTER
PATIO
EXIT STAIR A
EXIT STAIR B
OPEN STAIR
UNIV. FVIR
FIRE-RESISTANCE RATING LEGEND
UNRATED
45 MIN. FIRE-RESISTANCE RATING
1 HOUR FIRE-RESISTANCE RATING
1.5 HOUR FIRE-RESISTANCE RATING
0 HOUR FIRE-RESISTANCE RATING (SHADE SEPARATION)
3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 A-3.0 **ROOF PLAN**
SCALE: 1/4" = 1'-0"

ROOF NOTES

- SEE STRUCTURAL DWGS. FOR FINAL STEEL ELEVATIONS
- ALL ASPECTS OF ROOF DESIGN INCLUDING DETAILS TO BE REVIEWED BY QUALIFIED ROOFING INSPECTOR TO ENSURE COMPLIANCE W/ MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.
- PROVIDE 20 YEAR MEMBRANE GUARANTEE & 5 YEAR SYSTEMS GUARANTEE

- CONCRETE PAVERS RECOMMENDED FOR ALL ROOFTOP EQUIPMENT PER ENVELOPE ENG
- 4". POLYISO RIGID INSULATION (R28 PER ENERGY MODEL)

IMPORTANT NOTE:

- ROOF INSULATION & SKYLIGHTS TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ASHRAE 90.1 2016 PRESCRIPTIVE METHOD, COMPLIANT FOR CONDITION SPACE.

- ROOF & SKYLIGHT TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS FOR NON-COMBUSTIBLE CONSTRUCTION PER B.C.B.C. 2024

ARCHITECTURE PANEL INC.
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DEVELOPER:
ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT MANAGERS/CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

NO.	DATE	DESCRIPTION
9	OCT. 10,25	DEVELOPMENT PERMIT
8	SEP.26,25	CONSULTANT USE
7	SEP.24,25	DEVELOPMENT PERMIT
6	JUL.15,25	CLIENT REVIEW
5	JUN.25,25	BP CORRECTION
4	JUN.19,25	BP SUBMISSION
3	MAY.26,25	DEVELOPMENT PERMIT
2	MAY.20,25	CONSULTANT USE
1	MAY.16,25	CONSULTANT USE

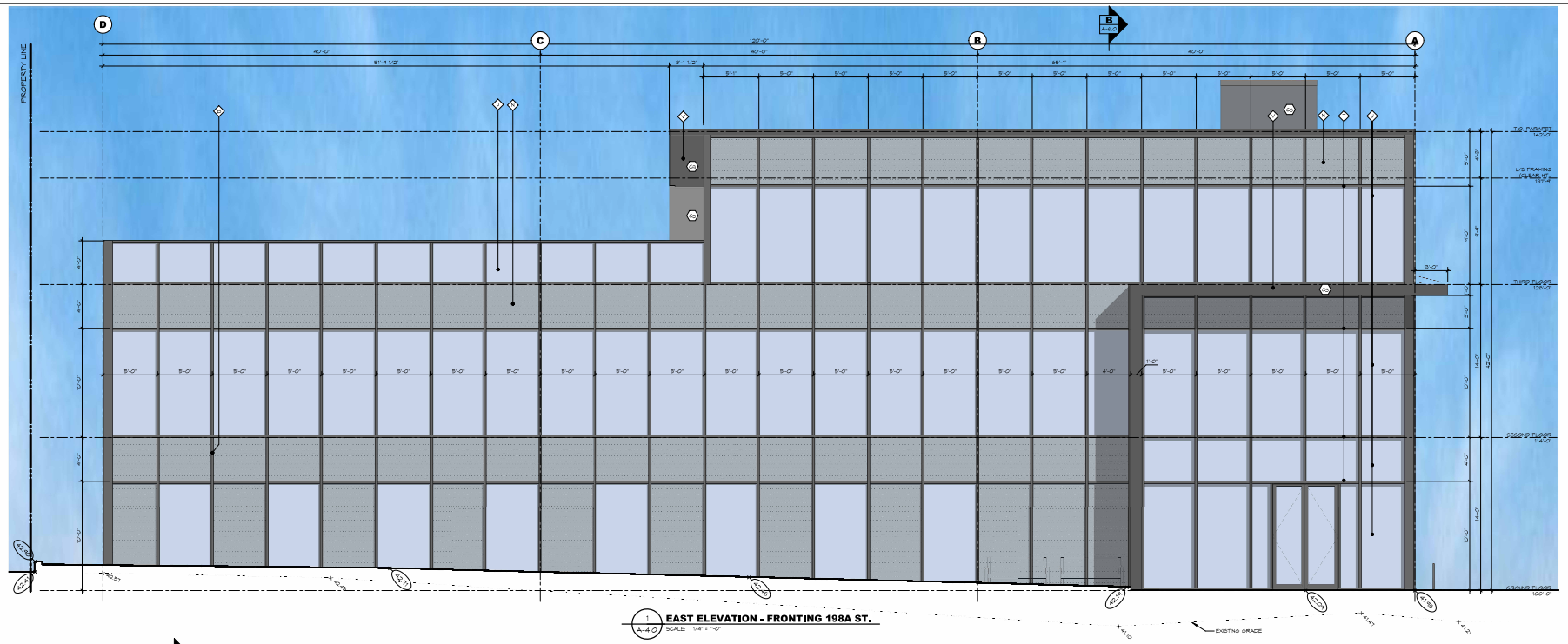
PROJECT:
OAA HEADQUARTERS
ADDRESS 5143 188A STREET, LANGLEY BC

DRAWING:
ROOF PLAN

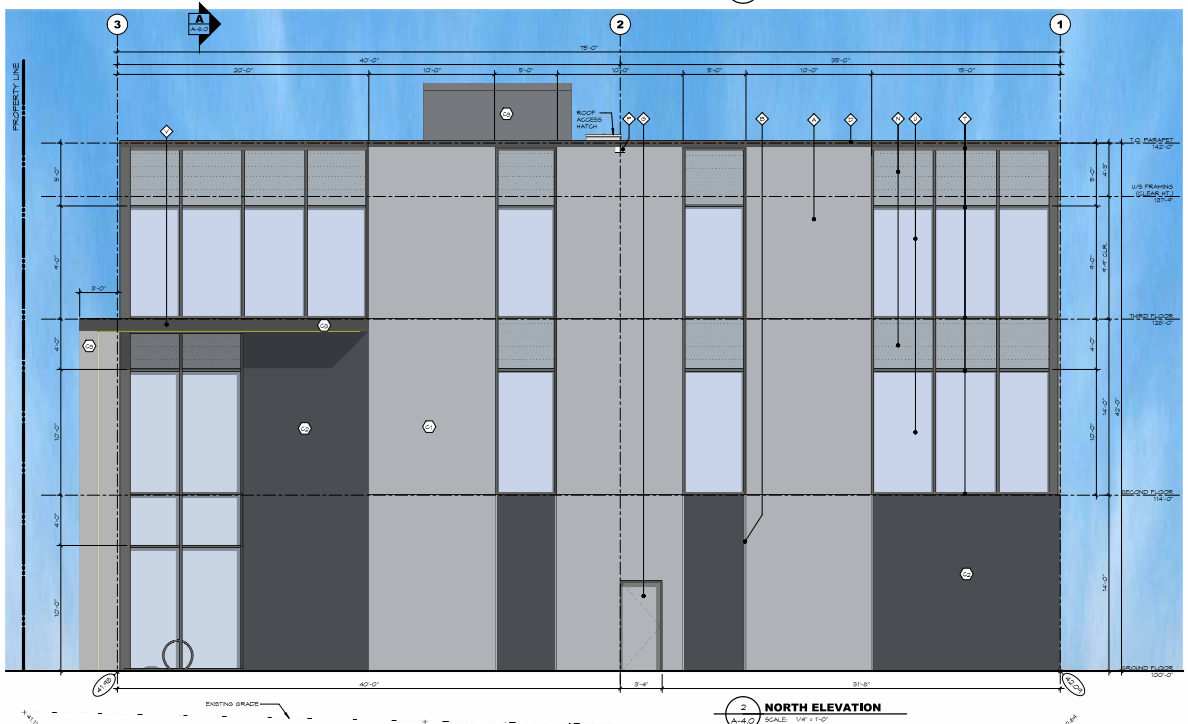
SEAL

JOB NO.	DRAWN
23-021	JELH
CHECKED	RD
PLOT DATE	OCT./10,25

PROJECT - DRAWING NUMBER: **A-3.0**
REV.: 8



1 EAST ELEVATION - FRONTING 198A ST.
A-4.0 SCALE: 1/4" = 1'-0"

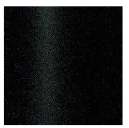


2 NORTH ELEVATION
A-4.0 SCALE: 1/4" = 1'-0"

MATERIALS



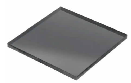
MAIN FIELD:
CAST-IN-PLACE CONCRETE



ACCENT FIELD:
INSULATED METAL PANEL
BLACK SILVER



GLAZING FRAMES:
BLACK ALUMINUM



TYPICAL GLASS:
DARK TINTED

MATERIAL LEGEND

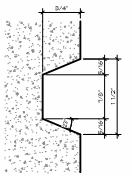
- CAST-IN-PLACE CONCRETE WALL
- REVEAL IN CONCRETE
- PANEL JOINT
- PRE-FINISHED METAL CAP FLASHING
- STOREFRONT FRAMES - BLACK ANODIZED ALUMINUM
- STOREFRONT GLASS - CLEAR
- STEEL MANDOORS - PAINTED
- STEEL SECURITY GATE - PAINTED
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - PAINTED, TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWGS
- SCUPPER
- SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- SCUPPER
- METAL CLAD CANOPY
- STEEL BOLLARD - PAINTED
- CONCRETE CURB UNDER, PAINTED
- CURTAIN WALL FRAMES - BLACK ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR
- IMP CLAD CANOPY
- STEEL SECURITY MESH

NOTED: NOT ALL MATERIALS INDICATED ARE APPLICABLE.

PROJECT COLOURS

ALL PAINT COLOUR TO BE SHERWIN WILLIAMS U.N.O.

MC1	MAIN FIELD COLOUR 1:	CAST-IN-PLACE CONCRETE (UNPAINTED)
AC1	FIELD ACCENT COLOUR 1:	INKWELL (SW 6992)
AC2	FIELD ACCENT COLOUR 2:	BLACK INSULATED METAL PANEL
AC3	FIELD ACCENT COLOUR 3:	BLACK INSULATED METAL PANEL
	STEEL MANDOOR COLOUR:	WEB GRAY (C1) OR INKWELL (C2) - SEE ELEVATIONS
	EXTERIOR GUARDRAILS:	BLACK
	ALUMINUM STOREFRONT MULLIONS:	BLACK ALUMINUM
	TYPICAL GLAZING:	CLEAR (LOW E +/ OR ASHRAE 90.1 2019 COMPLIANT)
	SPANDREL GLAZING COLOUR:	OPACI-COAT S-820 GRAY
	TYPICAL METAL CAP FLASHING:	ARSTORM BLACK



3 TYP. REVEAL DETAIL
A-4.0 SCALE: 12" = 1'-0"

GRADE LEGEND

- PROPOSED GRADE
- EXISTING GRADE

ARCHITECTURE PANEL INC.
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DEVELOPER:
ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT MANAGERS/CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2984

NO.	DATE YY.MM.DD	DESCRIPTION
13	OCT.10.25	DEVELOPMENT PERMIT
12	OCT.06.25	CONSULTANT USE
11	SEP.26.25	DEVELOPMENT PERMIT
10	SEP.15.25	CLIENT USE
9	JUL.09.25	CLIENT REVIEW
8	JUN.18.25	BP COORDINATION
7	JUN.16.25	SPL BP COORD
6	MAY.26.25	DEVELOPMENT PERMIT
5	MAY.23.25	CONSULTANT USE
4	MAY.09.25	CLIENT REVIEW
3	MAY.02.25	FINAL CLIENT REVIEW
2	APR.25.25	CLIENT REVIEW
1	APR.10.25	CLIENT REVIEW
0	APR.08.25	CLIENT REVIEW
7	MAR.19.25	CLIENT REVIEW

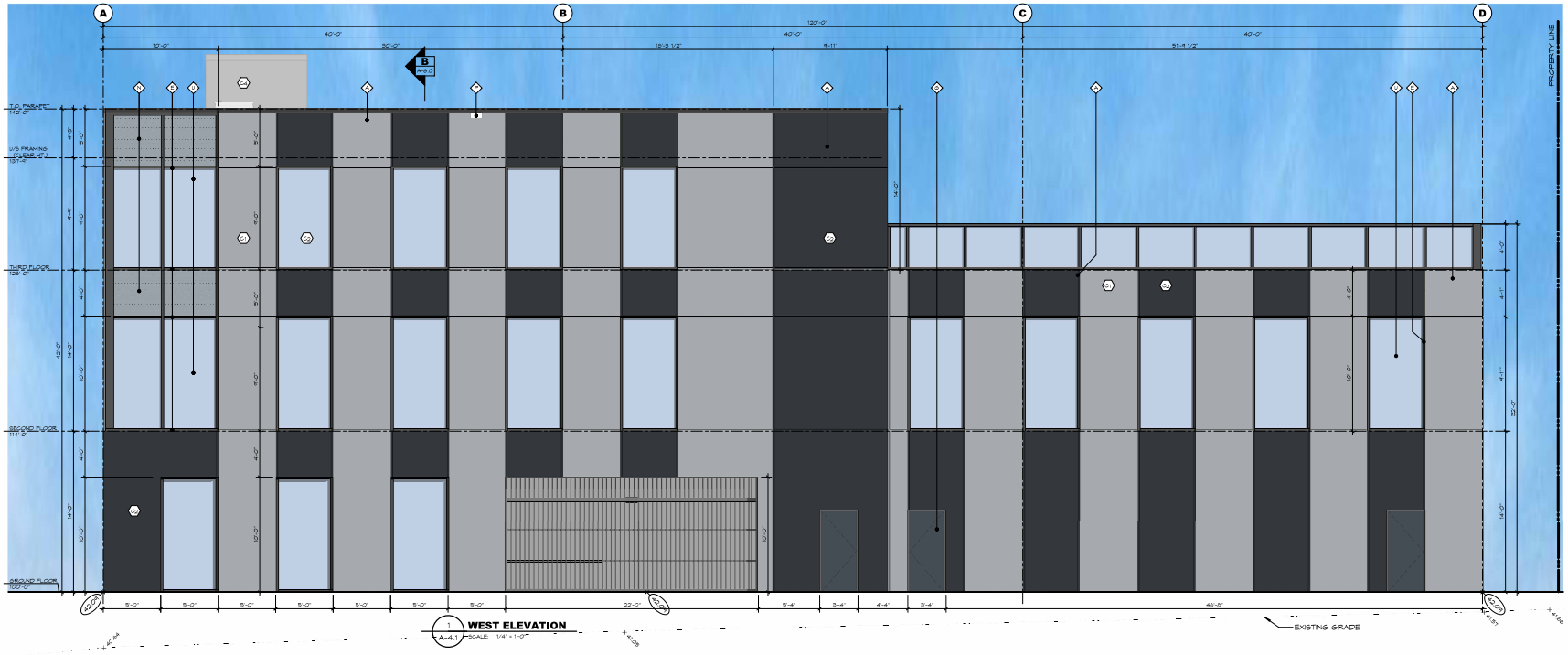
PROJECT:
OA HEADQUARTERS
ADDRESS 5143 180A STREET, LANGLEY BC

DRAWING
NORTH & EAST ELEVATIONS

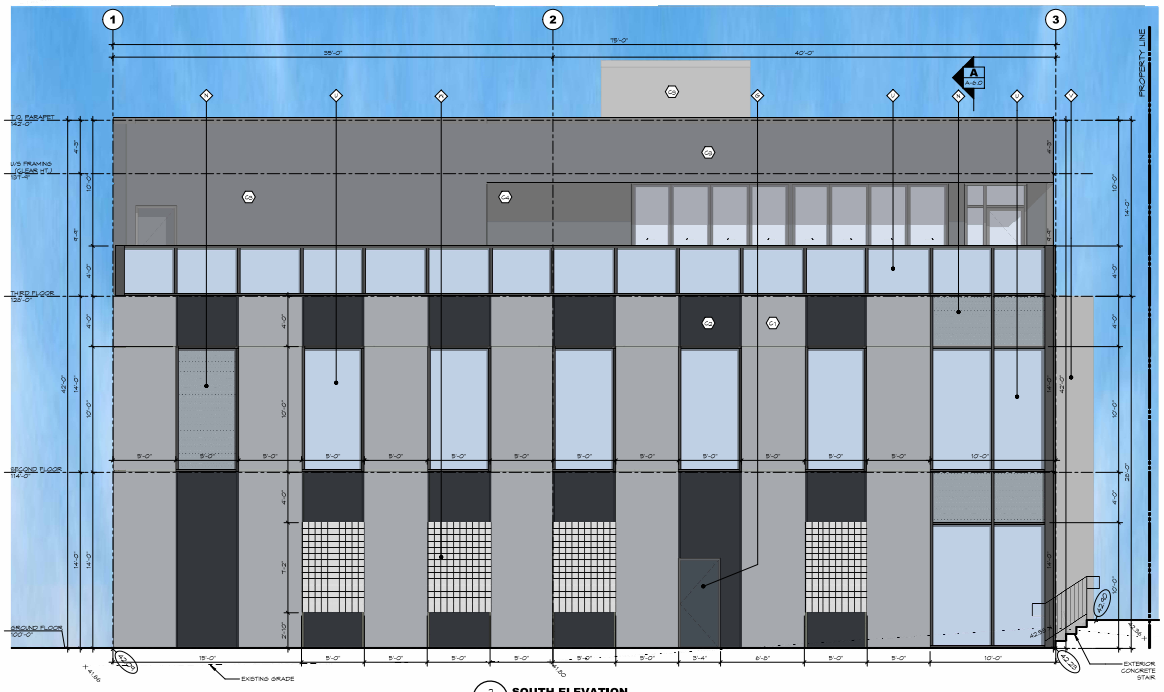
SEAL

JOB NO.	23-021
DRAWN	JELH
CHECKED	RD
PLOT DATE	OCT.10.25

PROJECT / DRAWING NUMBER: **A-4.0**
REV.: 15



1 WEST ELEVATION
A-4.1 SCALE 1/4" = 1'-0"



2 SOUTH ELEVATION
A-4.1 SCALE 1/4" = 1'-0"

PAINTING NOTES

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY, BETWEEN CONCRETE BOND BREAKER, AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPAINTING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.

PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20'x20' TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:
1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

2) DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.

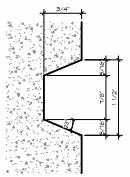
3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYD PRIMER, 2 COATS OF ALKYD ENAMEL.

4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.

ALL PAINT TO BE BENJAMIN MOORE OR APPROVED EQUAL.

ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED, CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND DECK TO BE PAINTED.



3 TYP. REVEAL DETAIL .
A-4.1 SCALE 12" = 1'-0"

MATERIAL LEGEND

- CAST-IN-PLACE CONCRETE WALL
- REVEAL IN CONCRETE
- PANEL JOINT
- PRE-FINISHED METAL CAP FLASHING
- STOREFRONT FRAMES - BLACK ANODIZED ALUMINUM
- STOREFRONT GLASS - CLEAR
- STEEL MANDOORS - PAINTED
- STEEL SECURITY GATE - PAINTED
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - PAINTED, TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWGS
- SCUPPER
- SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- SCUPPER
- METAL CLAD CANOPY
- STEEL BOLLARD - PAINTED
- CONCRETE CURB UNDER, PAINTED
- CURTAIN WALL FRAMES - BLACK ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR
- MP CLAD CANOPY
- STEEL SECURITY MESH

NOTED: NOT ALL MATERIALS INDICATED ARE APPLICABLE.

PROJECT COLOURS

ALL PAINT COLOUR TO BE SHERWIN WILLIAMS U.N.O.

MF1	MAIN FIELD COLOUR 1:	CAST-IN-PLACE CONCRETE (UNPAINTED)
FA1	FIELD ACCENT COLOUR 1:	INKWELL (SW 6992)
FA2	FIELD ACCENT COLOUR 2:	BLACK INSULATED METAL PANEL
FA3	FIELD ACCENT COLOUR 3:	BLACK INSULATED METAL PANEL
	STEEL MANDOOR COLOUR:	WEB GRAY (C1) OR INKWELL (C2) - SEE ELEVATIONS
	EXTERIOR GUARDRAILS:	BLACK
	ALUMINUM STOREFRONT MULLIONS:	BLACK ALUMINUM
	TYPICAL GLAZING:	CLEAR (LOW-E +/- OR ASHRAE 90.1 2019 COMPLIANT)
	SPANDREL GLAZING COLOUR:	OPACI-COAT S-920 GRAY
	TYPICAL METAL CAP FLASHING:	KESTRFORM BLACK

GRADE LEGEND

- PROPOSED GRADE
- EXISTING GRADE

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
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DEVELOPER:
ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT MANAGERS/CONTRACTORS:
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2984

NO.	DATE YY.MM.D	DESCRIPTION
13	2025.10.29	DEVELOPMENT PERMIT
12	2025.10.23	CONSULTANT USE
11	2025.09.29	DEVELOPMENT PERMIT
10	2025.09.25	CLIENT USE
9	2025.06.25	CLIENT REVIEW
8	2025.06.19	BP COORDINATION
7	2025.06.13	50% BP COORD
6	2025.05.23	DEVELOPMENT PERMIT
5	2025.05.09	CONSULTANT USE
4	2025.04.25	CLIENT REVIEW
3	2025.04.16	FINAL CLIENT REVIEW
2	2025.04.11	CLIENT REVIEW
1	2025.03.25	CLIENT REVIEW
0	2025.03.21	CLIENT REVIEW
0	2025.03.06	CLIENT REVIEW

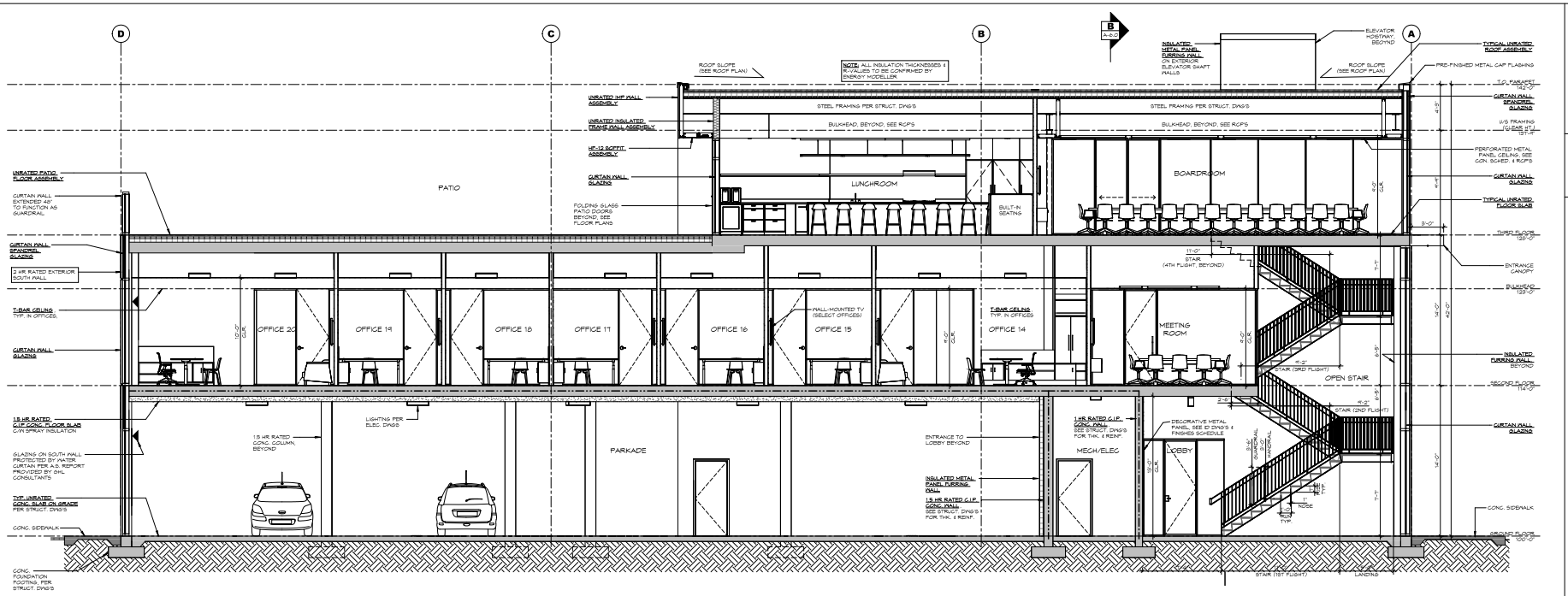
PROJECT:
OA HEADQUARTERS
ADDRESS: 5143 180A STREET, LANGLEY BC

DRAWING:
SOUTH & WEST ELEVATIONS

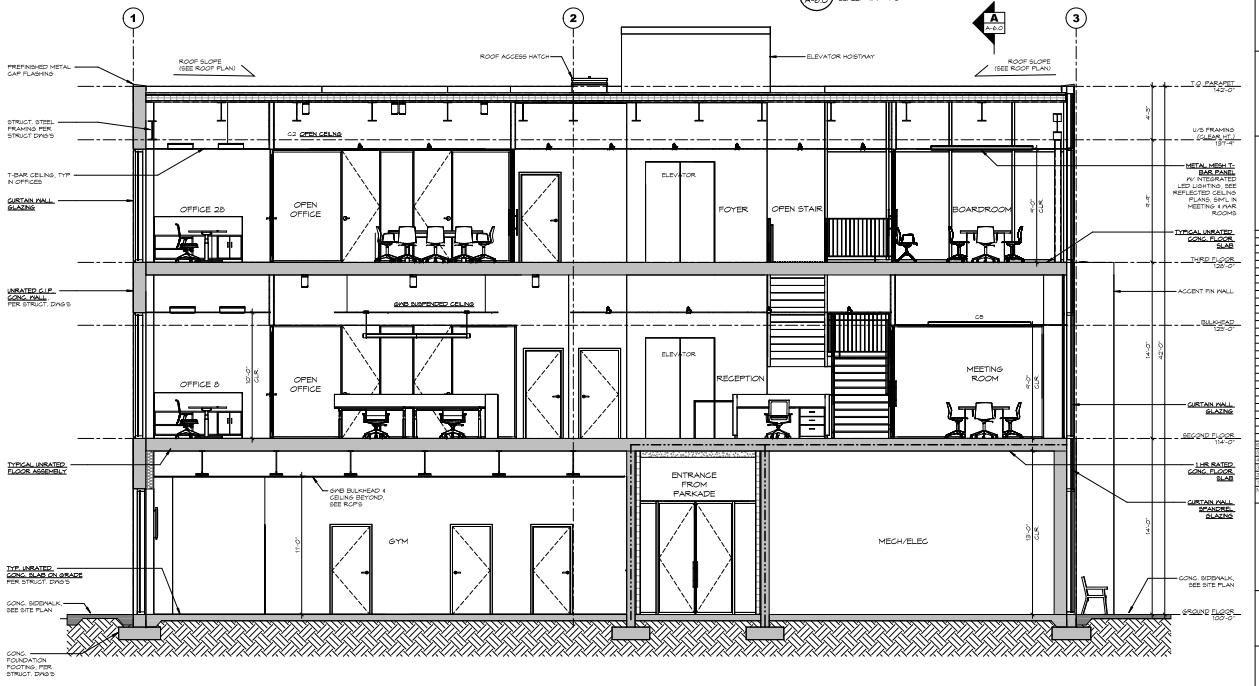
SEAL

JOB NO.	23-021
DRAWN	JB/JH
CHECKED	RD
PLOT DATE	OCT.10.25

PROJECT - DRAWING NUMBER: **A-4.1**
REV.: 15



A SECTION A
A-6.0 SCALE: 1/4" = 1'-0"



B SECTION B
B-6.0 SCALE: 1/4" = 1'-0"

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
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DEVELOPER:
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LANGLEY, BC V2Y 0E7

PROJECT MANAGERS/CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 106 19523 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

NO.	DATE	DESCRIPTION
8	OCT. 10,23	DEVELOPMENT PERMIT
7	OCT. 05,23	CONSULTANT USE
6	SEP. 26,23	DEVELOPMENT PERMIT
5	JUN. 19,23	IFR, BP, COORD
4	MAY. 25,23	DEVELOPMENT PERMIT
3	MAY. 10,23	CONSULTANT USE
2	MAR. 31,23	DEVELOPMENT PERMIT
1	FEB. 17,23	CONSULTANT USE
NO.	DATE YYMD	DESCRIPTION

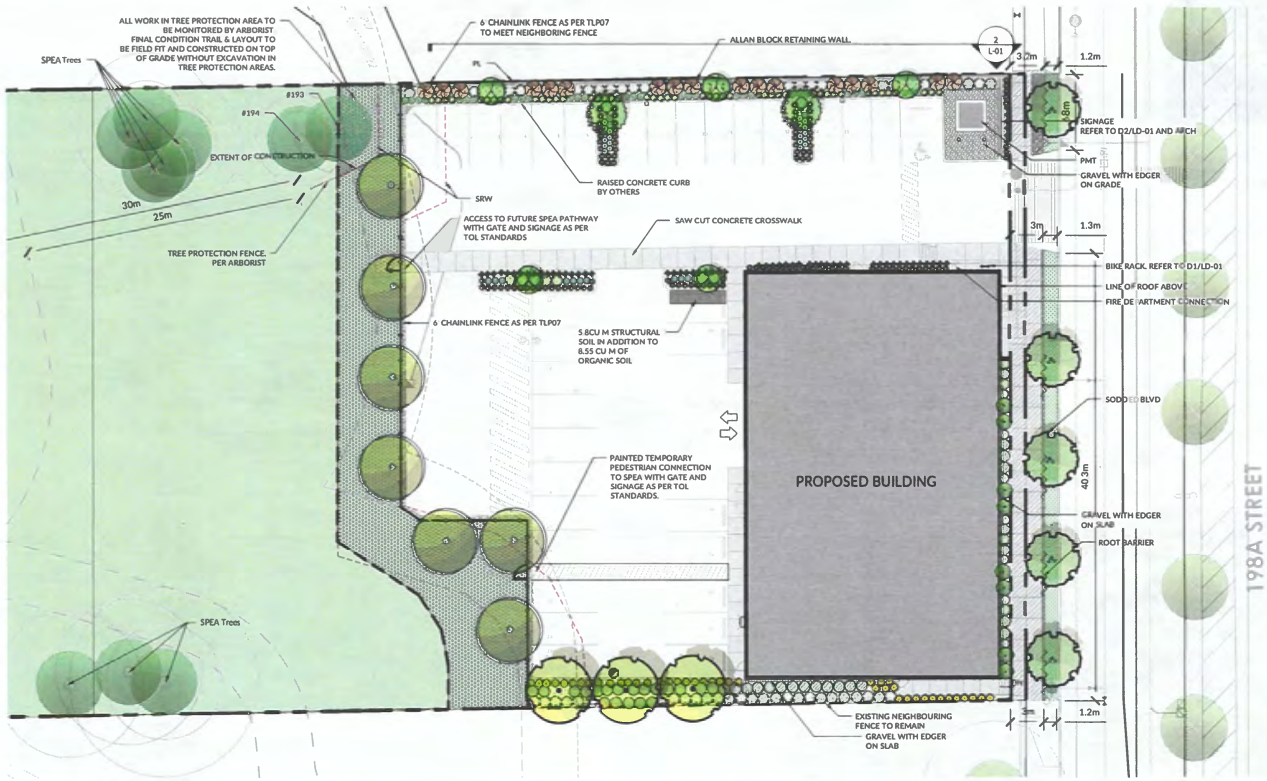
PROJECT:
OAA HEADQUARTERS
ADDRESS 5143 180A STREET, LANGLEY BC

DRAWING:
SECTIONS

SEAL

JOB NO.	DRAWN
23-021	DF/JH
CHECKED	RD
PLOT DATE	OCT. 10,23

PROJECT / DRAWING NUMBER: A-6.0
REV.: 6



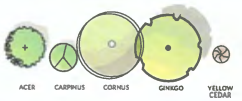
1 OVERALL SITE PLAN FINAL LANDSCAPE TREATMENT

Scale 1:200

TREE NOTES:
ALL TREES HAVE 10m³ OF SOIL

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
DECIDUOUS TREES						
	2	Acer griseum	Paperbark Maple	6cm Cal., 1.5m std.	W B.	As Shown
	5	Carpinus betulus 'Fastigiata'	Columnar European Hornbeam	6cm Cal., 1.5m std.	W B.	As Shown
	7	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	6cm Cal., 1.5m std.	W B	
	3	Ginkgo biloba 'Magyar' Gold Spire	Gold Spire Ginkgo	6cm Cal., 1.5m std.	W B.	As Shown
CONIFEROUS TREES						
	17	Chamaecyparis Nootkatensis 'Green Arrow'	Weeping Yellow Cedar	3m Ht.	W B	As Shown



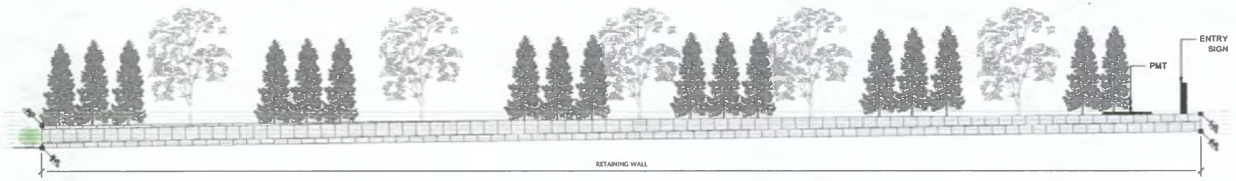
OFF-SITE TREE LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
DECIDUOUS TREES					
	5	Styrax Japonicus	Japanese Snowbell	6cm Cal., 1.5m std	W B



LEGEND

- CONCRETE SIDEWALK
- BIKE RACK (SINGLE)
- ROOT BARRIER
- 6' CHAINLINK FENCE
- SOD
- CLEAR DRAINING PEA GRAVEL WITH ALUMINUM EDGE
- WILDFLOWER SEED Prairie Poplin Ag Perennial Wildflower Mix, or approved equal
- STRUCTURAL SOIL
- EXISTING TREE TO BE PROTECTED



2 RETAINING WALL SECTION

Scale 1:200

NORTH

SCHEDULE B

Project: O/A HEADQUARTERS

Location: 8143 - 198A STREET TOWNSHIP OF LANGLEY, BC V2Y 1Y6

Drawn: MM | Approved: MM

Scale: 1:200

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Key Plan.

No.	By	Description	Date: DD/MM/YY
4	MM	Re-issued for DP	17/10/2025
3	MM	Re-issued for DP	09/10/2025
2	MM	Re-issued for DP	24/09/2025
1	MM	Issued for DP	09/06/2025

REVISIONS TABLE FOR DRAWINGS

PROFESSIONAL STAMP/SEAL

MK DESIGN GROUP

Drawing Title: SITE & TREE PLAN

Project #: C25-09

Municipal #:

Drawing #: L-01

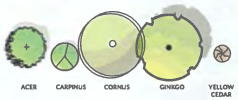
E.3



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
DECIDUOUS TREES						
	2	Acer griseum	Paperbark Maple	6cm Cal., 1.5m std.	W.B.	As Shown
	5	Carpinus betulus 'Fastigiata'	Columnar European Hornbeam	6cm Cal., 1.5m std.	W.B.	As Shown
	7	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	6cm Cal., 1.5m std.	W.B.	
	3	Ginkgo biloba 'Magyar' Gold Spire	Gold Spire Ginkgo	6cm Cal., 1.5m std.	W.B.	As Shown
CONIFEROUS TREES						
	17	Chamaecyparis Nootkatensis 'Green Arrow'	Weeping Yellow Cedar	3m Ht.	W.B.	As Shown
SHRUBS						
	35	Azalea x 'Carzonetta'	Carzonetta Azalea	#2 Pot		0.6m O.C.
	32	Cornus sericea kelseyii	Dwarf Red Osier Dogwood	#2 Pot		1.0m O.C.
	7	Hydrangea paniculata 'Strawberry Shake'	Strawberry Shake Hydrangea	#2 Pot		0.8m O.C.
	31	Lonicera pileata 'Baggesns Gold'	Gold Box Leaf Honeysuckle	#2 Pot		0.7m O.C.
	42	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	#2 Pot		0.75m O.C.
	8	Rosa 'Hansa'	Double Pink Old fashioned Rose	#3 Pot		1.5m O.C.
	50	Taxus x media 'Hicksii'	Hicks Yew	#5 Pot		1.0m O.C.
	21	Viburnum davidii	David Viburnum	#3 Pot		1.0m O.C.
PERENNIALS, GROUND COVERS, AND GRASSES						
	47	Echinacea purpurea 'Ruby Star'	Ruby Star Coneflower	#1 Pot		0.6m O.C.
	60	Hemerocallis 'Stella de Oro'	Stella De Oro Daylily	#1 Pot		0.6m O.C.
	107	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	#1 Pot		0.6m O.C.

NOTE:
In the event of plant quantity discrepencies between the Plant Schedule and Drawings, Drawings supercede quantities listed in the schedule.



TREE PLANTING MEDIUM ANALYSIS
ALL PROPOSED TREES HAVE ACCESS TO MINIMUM 10m³ OF PLANTING MEDIUM

NORTH

Project:
O/A HEADQUARTERS

Location:
8143 - 198A STREET
TOWNSHIP OF LANGLEY, BC
V2Y 1Y6

Drawn: MM
Approved: MM
Scale: 1:100

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Key Plan:

No.	By	Description	Date: DD/MM/YY
4	MM	Re-Issued for DP	17/10/2025
3	MM	Re-Issued for DP	09/10/2025
2	MM	Re-Issued for DP	24/09/2025
1	MM	Issued for DP	09/06/2025

REVISIONS TABLE FOR DRAWINGS

PROFESSIONAL STAMP/SEAL

MK DESIGN GROUP

Drawing Title:
PLANTING PLAN A

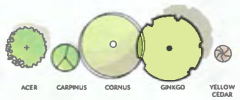
Project #: **C25-09**
Municipal #:
Drawing #: **L-02**

E.3



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
DECIDUOUS TREES						
	2	Acer griseum	Paperbark Maple	6cm Cal., 1.5m std.	W.B.	As Shown
	5	Carpinus betulus 'Fastigiata'	Columnar European Hornbeam	6cm Cal., 1.5m std.	W.B.	As Shown
	7	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	6cm Cal., 1.5m std.	W.B.	
	3	Ginkgo biloba 'Magyar' Gold Spire	Gold Spire Ginkgo	6cm Cal., 1.5m std.	W.B.	As Shown
CONIFEROUS TREES						
	17	Chamaecyparis Nootkatensis 'Green Arrow'	Weeping Yellow Cedar	3m ht.	W.B.	As Shown
SHRUBS						
	35	Azalea x 'Carnavalia'	Carnavalia Azalea	#2 Pot		0.6m O.C.
	32	Cornus sericea 'Isanti'	Dwarf Red Osier Dogwood	#2 Pot		1.0m O.C.
	7	Hydrangea paniculata 'Strawberry Shake'	Strawberry Shake Hydrangea	#2 Pot		0.8m O.C.
	31	Lonicera pileata 'Baggesen's Gold'	Gold Box Leaf Honeysuckle	#2 Pot		0.7m O.C.
	42	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	#2 Pot		0.75m O.C.
	8	Rosa 'Marna'	Double Pink Old Fashioned Rose	#3 Pot		1.5m O.C.
	50	Taxus x media 'Hicksii'	Hicks Yew	#5 Pot		1.0m O.C.
	21	Viburnum davidii	Davids Viburnum	#3 Pot		1.0m O.C.
PERENNIALS, GROUND COVERS, AND GRASSES						
	47	Echinacea purpurea 'Ruby Star'	Ruby Star Coneflower	#1 Pot		0.6m O.C.
	60	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	#1 Pot		0.6m O.C.
	107	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	#1 Pot		0.6m O.C.



TREE PLANTING MEDIUM ANALYSIS

ALL PROPOSED TREES HAVE ACCESS TO MINIMUM 10m³ OF PLANTING MEDIUM

NORTH

1:100

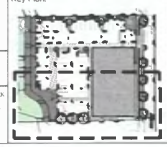
Project:
O/A HEADQUARTERS

Location:
8143 - 198A STREET
TOWNSHIP OF LANGLEY, BC
V2Y 1Y6

Drawn: MM
Approved: MM
Scale: 1:100

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Key Plan.



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4	MM	Re-Issued for DP	17/10/2025
3	MM	Re-Issued for DP	09/10/2025
2	MM	Re-Issued for DP	24/09/2025
1	MM	Issued for DP	09/06/2025

REVISIONS TABLE FOR DRAWINGS

PROFESSIONAL STAMP/SEAL

MK DESIGN GROUP

Drawing Title:
PLANTING PLAN B

Project #: C25-09
Municipal #:
Drawing #: L-03

E.3



OFF-SITE TREE LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
DECIDUOUS TREES					
	5	Styrax japonicus	Japanese Snowbell	6cm Cal., 1.5m std.	W.B.



STYRAX



1: 200

4	MM	Re-issued for DP	17/10/2025
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No.	By	Description	Date: DD/MM/YY

REVISIONS TABLE FOR DRAWINGS

PROFESSIONAL STAMP/SEAL

Project:
O/A HEADQUARTERS

Location:
8143 - 198A STREET
TOWNSHIP OF LANGLEY, BC
V2Y 1Y6

Drawn: **MM**

Approved: **MM**

Key Plan:

Scale: **1:200**

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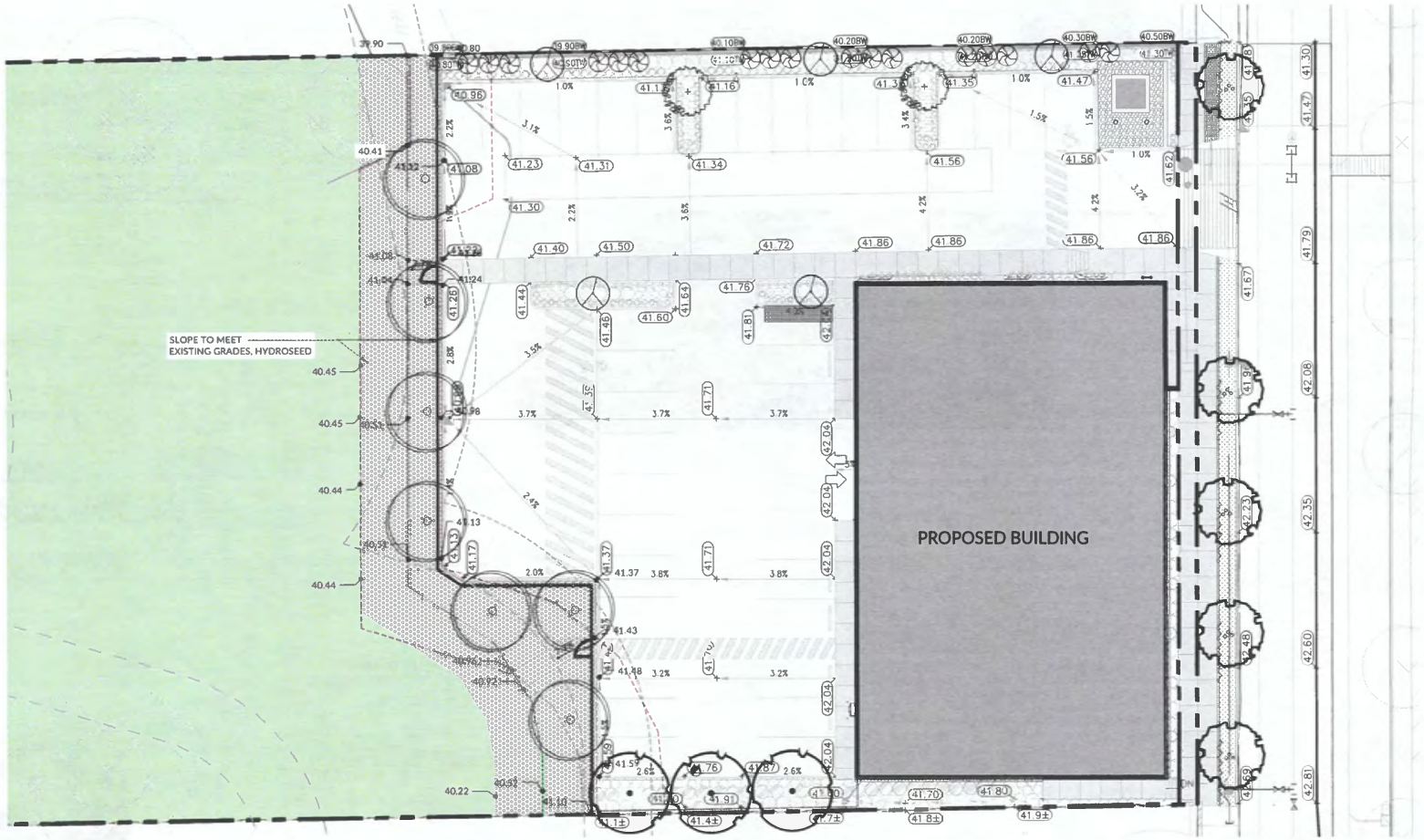
Drawing Title:
OFFSITE PLANTING PLAN

Project #: **C25-09**

Municipal #:

Drawing #: **L-04**

E.3



NOTES:
Grades for coordination only, refer to Civil

NORTH

1:150

Project: **O/A HEADQUARTERS**	Drawn: **MM**	Approved: **MM**	Key Plan.
Location: **8143 - 198A STREET TOWNSHIP OF LANGLEY, BC V2Y 1Y6**	Scale: **1:150**		

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1	MM	Issued for DP	09/06/2025

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PROFESSIONAL STAMP/SEAL

MK DESIGN GROUP

Drawing Title: **GRADING PLAN**

Project #:	Municipal #:	Drawing #:
C25-09		**L-05**

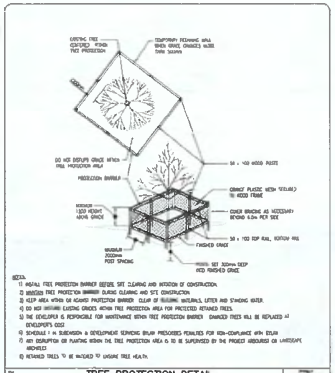
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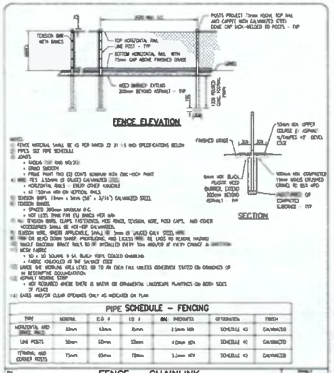
MANUFACTURER: ULINE
MODEL NUMBER: H-6572
COLOUR: ORION BLUE

QUANTITY: 3

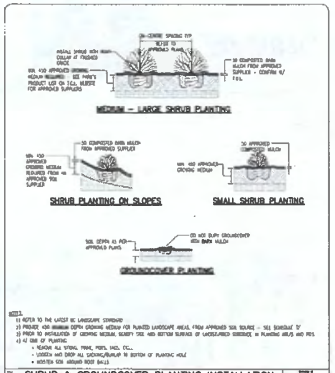
D1 BIKE RACK N.T.S.



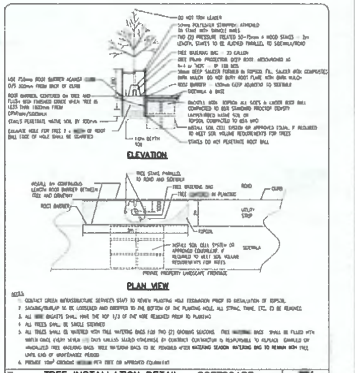
D2 TLP 27 TREE PROTECTION DETAIL N.T.S.



D3 TLP 07 CHAINLINK FENCE N.T.S.



D4 TLP 21 SHRUB & GROUND COVER N.T.S.



D5 TLP 23 TREE INSTALLATION DETAIL N.T.S.



D6 ALUMINUM EDGE ON GRADE N.T.S.



D7 ENTRY SIGN - REFER TO ARCH N.T.S.



D8 ALUMINUM EDGE ON-SLAB NTS

Project:
O/A HEADQUARTERS

Location:
8143 - 198A STREET
TOWNSHIP OF LANGLEY, BC
V2Y 1Y6

Drawn	Approved
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REVISIONS TABLE FOR DRAWINGS

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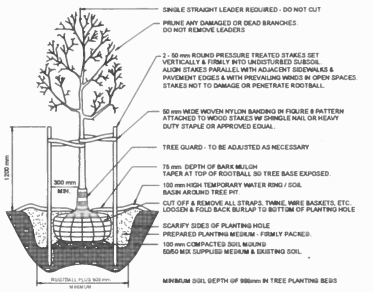
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DETAILS

Project #:
C25-09

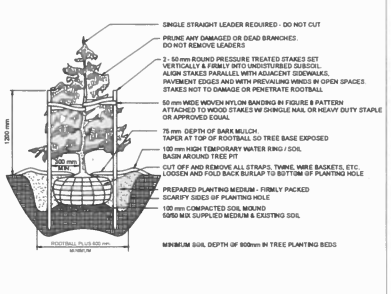
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Drawing #:
LD-01

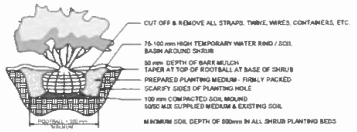
E.3



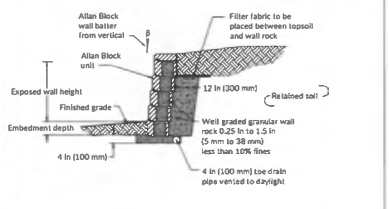
D1 DECIDUOUS TREE PLANTING N.T.S.



D2 CONIFEROUS TREE PLANTING N.T.S.



D3 SHRUB PLANTING N.T.S.



D4 ALLAN BLOCK RETAINING WALL 1:100

GENERAL NOTES

1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING
2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEPT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.
9. SHOULD ANY DRAWING OR DETAIL CONFLICT WITH THE LANDSCAPE NOTES/MASTER SPECIFICATION FILE THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN TEAM FOR COORDINATION PRIOR TO ORDER, PREPARATION OR INSTALLATION OF SAID CONFLICTING WORKS (TYP).

PLANTING NOTES

1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS. ANY DISCREPANCY BETWEEN QUANTITIES LISTED IN THE PLANT LIST AND ON THE DRAWINGS, QUANTITIES FROM THE DRAWING SHALL PREVAIL.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING
4. TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
6. SOIL DEPTH IN ALL PLANTING AREAS TO BE A MINIMUM OF 600mm FOR SHRUBS AND A MINIMUM OF 900mm IN PLANTING BEDS WITH TREES
7. THE LANDSCAPE CONTRACTOR MUST SUBMIT A SOIL REPORT/TEST REPORT TO THAT SHOWS THAT GROWING MEDIUMS COMPLY WITH THE STANDARDS IDENTIFIED IN THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION FOR "LEVEL 1, WELL GROOMED LANDSCAPES" AND ARE WITHIN 3.0 MONTHS OF GROWING MEDIUM PLACEMENT.
8. THE GENERAL CONTRACTOR SHALL PAY FOR A MINIMUM TWO (2) RANDOM TESTS WILL BE PERFORMED DURING THE COURSE OF CONSTRUCTION TO CONFIRM THAT THE GROWING MEDIUM BEING INSTALLED ON SITE MATCHES THE TEST APPROVED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT WILL NOTIFY THE GENERAL CONTRACTOR OF WHEN SAID TESTS WILL OCCUR AND SOIL SAMPLES SHOULD BE MAILED OUT WITHIN 48 HOURS OF THIS NOTICE. FAILURE TO HAVE SOIL MATCH APPROVED MATERIAL COULD RESULT IN REMOVAL, AMENDMENT OR REINSTALLATION OF APPROPRIATE MATERIAL AT THE CONTRACTOR'S EXPENSE. SOIL TESTS SHOULD BE SENT TO PACIFIC SOIL ANALYSIS INCORPORATED OR APPROVED EQUAL TESTING CENTER.
   PACIFIC SOIL ANALYSIS INC.
   SUITE 5-11720 VOYAGEUR WAY, RICHMOND, BC V6X 3G9
   TELEPHONE 604 273 8226
9. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL. MULCH TO BE NON-TOXIC AND COMPLY TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD
10. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
11. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
12. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL DEFINED UNDER THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. THIS SHOULD BE COMPLIANT WITH "LEVEL 1, WELL GROOMED LANDSCAPES". THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    12.1. REGULAR SCHEDULE OF WATERING OF THE PLANTS AS REQUIRED AND/OR AS DIRECTED BY THE PROJECT MANAGER DURING CONSTRUCTION AND THE WARRANTY PERIOD. PLANTS SHALL BE WATERED WITHIN 48 HOURS OF WRITTEN REQUEST BY THE OWNER OR OWNER'S REPRESENTATIVE. FAILURE TO DO SO AFTER THE REQUEST SHALL RESULT IN THE WORK BEING UNDERTAKEN BY OTHERS. THE COST OF THIS WORK SHALL BE DEDUCTED FROM THE TOTAL CONTRACT PRICE OR HOLDBACK AND OTHERWISE RECOVERED FROM THE CONTRACTOR.
    12.2. MAINTENANCE AND ADDITIONAL INSTALLATION OF MULCH
    12.3. WEED REMOVAL
    12.4. DISEASE CONTROL

MINIMUM TREE PLANTING CLEARANCES

1. TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:
   1.1. STREET LIGHT POLES - 6.0m
   1.2. UTILITY POLES - 3.0m
   1.3. EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY - 2.0m
   1.4. SEWER AND DRAINAGE SERVICE CONNECTION/FIRE HYDRANTS - 1.5m
   1.5. MANHOLES, VALVE BOXES, WATER SERVICES - 1.2m
   1.6. BCH LPT/PMT/VISTA SWITCH VAULTS - 2.25m
2. WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF THE CURB AND FRONT OF THE SIDEWALK, TREES SHALL BE PLANTED A MINIMUM OF 1.0m FROM BACK OF CURB AND 1.0m FROM BACK OF SIDEWALK
3. IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0m FROM THE BACK OF THE SIDEWALK AND 2.5m FROM BACK OF CURB

SODDING NOTES

1. SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL.
   40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
   40% CREEPING RED FESCUE
   20% PERENNIAL RYEGRASS
   USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
2. AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
3. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWS. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
4. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
5. DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE IT'S VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
6. LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
7. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

IRRIGATION NOTES

1. IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES, COMPLY WITH THE CANADIAN ELECTRICAL CODE AND CANADIAN PLUMBING CODE.
4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
5. USE POP-UP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ONTO TREE TRUNKS OR HARDSCAPED SURFACES

BIOSWALE SOIL SPECIFICATION

COARSE GRAVEL:	0-1%
ALL GRAVEL:	0-5%
SAND:	70-80%
Larger than 0.005mm Smaller than 2mm	
SILT:	5-15%
Larger than 0.002mm Smaller than 0.05mm	
CLAY:	10-20%
Smaller than 0.002mm	
CLAY AND SILT COMBINED:	MAX 25%
ORGANIC CONTENT (by weight):	15%
Organics not to be derived from food waste	
ACIDITY(pH):	6.0-6.5

BOULDER NOTES

BOULDERS bury average of 0.15-0.25m below surface, size at minimum:

00 L = LARGE AT 1m l. x 1m w. x 1m ht., 0.75m showing above surface, 2 tonne each
00 M = MEDIUM AT 0.75m l. x 0.75m w. x 0.75m ht., 0.6m showing above surface, 1.2 tonne each
00 S = SMALL AT 0.6m l. x 0.6m w. x 0.6m ht., 0.40-0.45m above surface, 0.6 tonne each

CONTRACTOR TO PROVIDE SAMPLE FOR CLIENT/PROJECT MANAGER APPROVAL BEFORE PURCHASING AND INSTALLING

EXTERIOR FURNISHINGS

1. IT IS EXPECTED THAT THE LANDSCAPE ARCHITECT SHALL SEE A SHOP DRAWING FOR EVERY PIECE OF LANDSCAPE SITE FURNISHING SPECIFIED IN LANDSCAPE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RECEIVE SHOP DRAWING ACCEPTANCE FROM THE LANDSCAPE ARCHITECT ON ALL COLOURS, INSTALLATION OPTIONS AND AFFILIATED FINISHES THROUGH SHOP DRAWING SUBMITTALS PRIOR TO THE PURCHASE OR INSTALLATION OF SITE FURNISHINGS.
2. ALL SITE FURNISHINGS SHOULD BE INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT IF A CONFLICT OCCURS BETWEEN THE INSTALLATION REQUIREMENTS DEFINED BY MANUFACTURERS AND THE LANDSCAPE SITE PLAN, SPECIFICATIONS, OR DETAILS.

INSPECTIONS

1. THE CONTRACTOR IS RESPONSIBLE TO HAVE THE LANDSCAPE ARCHITECT INSPECT THE SITE FOR FINE GRADING IN AREAS WHERE SOD OR SEED ARE SUED AS PART OF SOFT LANDSCAPING FEATURES PRIOR TO THE INSTALLATION OF SOD OR SEED. A MINIMUM 7 DAYS NOTICE IS REQUIRED FOR THIS REVIEW.
2. THE CONTRACTOR IS RESPONSIBLE TO HAVE THE LANDSCAPE ARCHIECT INSPECT THE SITE FOR FINE GRADING IN AREAS WHERE SLOPES, BERMS OR MOUNDS ARE USED AS PART OF SOFT LANDSCAPING FEATURES PRIOR TO THE INSTALLATION OF PLANT MATERIAL. A MINIMUM OF 7 DAYS NOTICE IS REQUIRED FOR THIS REVIEW
3. THE LANDSCAPE CONTRACTOR SHOULD PROVIDE THE LANDSCAPE ARCHITECT WITH 5 DAYS NOTICE TO PERFORM A REVIEW AT LOCAL NURSERIES WHO ARE SUPPLYING MAJOR PLANT ORDERS TO THE SITE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL AT ANY POINT THAT DOES NOT MEET DRAWING SPECIFICATION OR CANADIAN LANDSCAPE STANDARDS AT ANY TIME, DESPITE ANY REVIEW OF SAID MATERIALS
4. THE LANDSCAPE CONTRACTOR SHOULD PROVIDE THE LANDSCAPE ARCHITECT WITH 5 DAYS NOTICE TO PERFORM ANY SITE REVIEWS TO INSPECT SOIL DEPTH, TREE AND SHRUB PLACEMENT OR REVIEW AN SUBSEQUENT LANDSCAPE ITEMS REQUIRED

Project:
O/A HEADQUARTERS

Location:
8143 - 198A STREET
TOWNSHIP OF LANGLEY, BC
V2Y 1Y6

Drawn: MM | Approved: MM

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REVISIONS TABLE FOR DRAWINGS

PROFESSIONAL STAMP/SEAL

MK DESIGN GROUP

Drawing Title:
DETAILS & NOTES

Project #: C25-09

Municipal #:

Drawing #: LD-02

E.3