THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101489

This Permit is issued this 8th day of July, 2026 to:

1. Name: Qualico Developments (Vancouver) Inc.

   Address: 201-6525 177B Street
   Surrey, BC V3S 5N4

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 55 Section 23 Township 8 New Westminster District Plan EPP141850

   CIVIC ADDRESS: 20500 Block of 75 Avenue

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

   a. Building plans being in substantial compliance with Schedule “A”.
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.

   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. Discharge CB2727977.
   b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
   c. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
   d. On-site landscaping to be secured by letter of credit at building permit stage.
   e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
   f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

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

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZED BY THE DELEGATED OFFICIAL THIS 8TH DAY OF JULY, 2026

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

YORKSON TOWNHOMES

2026 / 06 / 18 - RE-ISSUED FOR DEVELOPMENT PERMIT



ADDRESSES

CIVIC ADDRESS	LEGAL ADDRESS
20560 76 AVE, LANGLEY, BC	LT 49, SEC 23, TWP 8, NWD, PL 39118
20572 76 AVE, LANGLEY, BC	LT 50, SEC 23, TWP 8, NWD, PL 39118
20596 76 AVE, LANGLEY, BC	LT 111, SEC 23, TWP 8, NWD, PL 63606
20593 74B AVE, LANGLEY, BC	LT 113, SEC 23, TWP 8, NWD, PL 64586
20565 74B AVE, LANGLEY, BC	LT 117, SEC 23, TWP 8, NWD, PL 65728
20577 74B AVE, LANGLEY, BC	LT 118, SEC 23, TWP 8, NWD, PL 65728

PROJECT TEAM

DEVELOPER:
STREETSIDE DEVELOPMENTS.
201 - 6525 177B STREET
SURREY, BC, V3S 5N4
T. 604.579.0482
E. H.TAYLOR@qualico.com
CONTACT: HUGH TAYLOR

ARCHITECT:
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VANCOUVER, BC, V5Y 1K3
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E. wionzek@ekistics.ca
CONTACT: RYAN WIONZEK

LANDSCAPE ARCHITECT:
VAN DER ZALM & ASSOCIATES
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CIVIL ENGINEER:
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2200 CENTRAL CITY TOWER,
13450 102nd AVENUE
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CONTACT: KARM POONIAN

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EKISTICS
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REVISIONS

1

ISSUES	DATE
8	
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4 REISSUED FOR DEVELOPMENT PERMIT	2026.06.18
3 ISSUED FOR BUILDING PERMIT	2026.06.17
2 REISSUED FOR DEVELOPMENT PERMIT	2026.04.10
1 ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KG/PI/AM
CHECKED BY	RW
DATE CHECKED	2026.06.18

CONSULTANT

REGISTERED ARCHITECT RYAN WIONZEK BRITISH COLUMBIA
2026-06-19

PROJECT

YORKSON TOWNHOMES
PHASE 8
20560-20596 76 AVE, 20577-20593 74B AVE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

COVER SHEET/ DRAWING INDEX

SCHEDULE A

DRAWING No.

A0.00



1 A0.02 LOCATION MAP
Scale: 1/64" = 1'-0"

BUILDING CODE INFORMATION

CIVIC ADDRESS
20315 & 20323 78 AVE, 20320 & 20340 80 AVE, 7831, 7843 & 7849 204 ST, LANGLEY, BC

LEGAL ADDRESS
LT 42, SEC 23, TWP 8, NWD, PL NWP61605
LT 43, SEC 23, TWP 8, NWD, PL NWP61605
LT 40, SEC 23, TWP 8, NWD, PL NWP61605
LT 41, SEC 23, TWP 8, NWD, PL NWP61605
LT 30, SEC 23, TWP 8, NWD, PL NWP35022
LT 31, SEC 23, TWP 8, NWD, PL NWP35022
SEC 23, TWP 8,NWD, PL NWP2758

REFERENCE DOCUMENTS
BRITISH COLUMBIA BUILDING CODE, 2024 EDITION - DIV B - PART 9

OCCUPANCY
GROUP 'CD-208' - RESIDENTIAL OCCUPANCY

ENERGY COMPLIANCE
(REFER TO ENERGY MODEL REPORT)

CLIMATE ZONE	4
STEP CODE	4
TEDI	16-23
MEUI	24-31
AIR TIGHTNESS	1.50 ACH@50 PA

REQUIRED SPRINKLERED AREAS
NOT REQUIRED BY THE BCBC 2024

ALARM AND DETECTION SYSTEMS
SMOKE ALARMS AND SMOKE/CO DETECTORS REQUIRED

FIRE FIGHTING PROVISIONS
FIRE DEPARTMENT HOSE CONNECTIONS - REFER TO SITE PLAN AND FIRE ACCESS PLAN FOR HYDRANT LOCATIONS
1 FIREFIGHTING WAYFINDING SIGN PROVIDED AT STREET ENTRANCE (75 AVENUE)
FIRE ALARM ANNUNCIATOR PANEL - NOT REQUIRED
STANDPIPE SYSTEN - NOT REQUIRED

EGRESS FROM BEDROOM
PER, BCBC 2024, 9.5.10.1

SPATIAL SEPARATION
PER BCBC 2024, SECTION 9.10.15.

CONSTRUCTION ASSEMBLIES REQUIRED TO HAVE A FIRE SEPARATION WITH A FIRE-RESISTANCE RATING

LOCATION OF REQUIRED FIRE SEPARATION	REQUIRED FIRE-RESISTANCE RATING	PERMITTED CONSTRUCTION	CODE REFERENCE	STC RATING PROVIDED
PARTY WALLS BETWEEN SUITES OF RESIDENTIAL OCCUPANCY	1-HOUR	COMBUSTIBLE	BCBC 2024 TABLE A-9.10.3.1.A	57
PARTY WALLS BETWEEN SUITES OF RESIDENTIAL OCCUPANCY IN ATTIC SPACE	1-HOUR	COMBUSTIBLE	BCBC 2024 3.1.8.3.	
WALL/FLOOR BETWEEN GARAGE AND DWELLING UNIT CONTAINING A GARAGE	SMOKE SEPARATION ONLY	COMBUSTIBLE	BCBC 2024 3.3.4.2.(5)	
WALL BETWEEN SUITE OF RESIDENTIAL OCCUPANCY AND ELECTRICAL ROOM	1-HOUR	COMBUSTIBLE	BCBC 2024 9.10.10.3	

YORKSON TOWNHOMES

20315 & 20323 78 AVE, 20320 & 20340 80 AVE, 7B1, 7843 & 7849 204 ST, LANGLEY, BC

LEGAL ADDRESSES:

LT 42, SEC 23, TWP 8, NWD, PL NWP61605	LT 40, SEC 23, TWP 8, NWD, PL NWP61605	LT 30, SEC 23, TWP 8, NWD, PL NWP35022	SEC 23, TWP 8, NWD, PL NWP2758
LT 43, SEC 23, TWP 8, NWD, PL NWP61605	LT 41, SEC 23, TWP 8, NWD, PL NWP61605	LT 31, SEC 23, TWP 8, NWD, PL NWP35022	

GENERAL STATISTICS AND ZONING COMPLIANCE

	AREA (SQ M)	AREA (SQ FT)	PERECENTAGE	(44 max.) UNITS / HECTARE	(18 max.) UNITS / ACRE		
GROSS LOT AREA	16,107.68	173,384.68	100%	41	17	PERMITTED BUILDING HEIGHT	3 STOREYS
SPEA	3,538.05	38,083.24					
*NET LOT AREA	12,569.93	135,301.62	78%				
ZONING CURRENT	CD-208						
PERMITTED LOT COVERAGE	5,027.97	54,120.65	40%			SETBACKS:	PERMITTED / PROPOSED
PROPOSED LOT COVERAGE	4,709.52	50,692.81	37.47%			FRONT	4.0m
TOTAL FOOTPRINT EXCLUDING ROOF OVERHANGS AND ENTRY CANOPIES						REAR	4.0m
						SIDE	4.0m
PERMITTED FSR	N/A	N/A	N/A			SPEA	4.5m
PROPOSED FSR	9,457.23	101,258.56	0.7				

TOWNHOMES - OVERALL SITE

UNIT TYPE		WIDTH (FT)	COUNT	BEDROOMS	PARKING TYPE	LOWER FLOOR AREA (SQ FT)	MAIN FLOOR AREA (SQ FT)	UPPER FLOOR AREA (SQ FT)	GARAGE AREA (SQ FT)	MECHANICAL AREA (SQ FT)	NET FLOOR AREA (SQ FT)
B	B1	24'-2"	23	3	DOUBLE	596.7	614.1	645.9	472.2	15.9	1,368.6
	B1a	24'-4"	14	3	DOUBLE	600.9	618.2	650.4	476.3	15.9	1,377.2
	SUBTOTAL		37								
C	C	24'-2"	8	4	DOUBLE	778.2	742.3	742.3	394.8	20.8	1,847.1
	C1	24'-4"	8	4	DOUBLE	783.5	748.2	748.2	398.1	20.8	1,857.0
	C1a										
	C4	21'-10"	6	4	DOUBLE	678.6	643.4	666.5	438.9	17.2	1,532.3
	C4a	22'-0"	4	4	DOUBLE	683.8	647.8	671.5	442.3	17.2	1,543.5
	SUBTOTAL		28								
G	G1	26'-4	1	4	DOUBLE	829.7	715.3	816.2	529.4	17.5	1,814.2
	G1b	26'-8"	2	4	DOUBLE	852.2	737.3	821.6	550.2	18.1	1,842.7
	SUBTOTAL		3								
TOTAL			96								

*ADAPTABLE UNITS (6% min.) ... 3 of 69 = 8%

PARKING

		FORMULA	TOTAL
REQUIRED RESIDENTIAL PARKING	66 Units	2.0 CARS/DWELLING	132
PROVIDED RESIDENTIAL PARKING	66 Units	2.0 CARS/DWELLING	132
TOTAL RESIDENTIAL PARKING		1.0 CARS/DWELLING	132
PERMITTED SMALL CAR PARKING		20%	26
PROVIDED SMALL CAR PARKING		2.3%	3
REQUIRED VISITOR PARKING		0.2 CARS/DWELLING	13
PROVIDED VISITOR PARKING	7	+ 6	13
PERMITTED SMALL VISITOR CAR PARKING		20%	3
PROVIDED SMALL CAR VISITOR PARKING	3	+ 0	3
TOTAL PARKING STALLS			145

*Electric Vehicle Charging infrastructure shall be provided in each unit/garage and terminate in an Energized Outlet capable of providing a minimum of Level 2 Charging.

BIKE STALLS

	FORMULA	TOTAL
REQUIRED SHORT TERM BIKE STALLS	n/a	
PROVIDED SHORT TERM BIKE STALLS	1 rack per lot	12.0

AMENITY, OPEN SPACE

	FORMULA		TOTAL (SQ M)	TOTAL (SQ FT)
REQ'D AMENITY AREA	66 Units	@ 6 sq m / Unit	396.0	4,262.5
AMENITY AREA A			356.28	3,835.0
AMENITY AREA B			95.69	1,030.0
PROVIDED OUTDOOR AMENITY AREA	66 Units		356.3	4,865.0

*5 sq m per First 194 Units... 4 sq m per remainder

BUILDING FLOOR AREA (FSR)

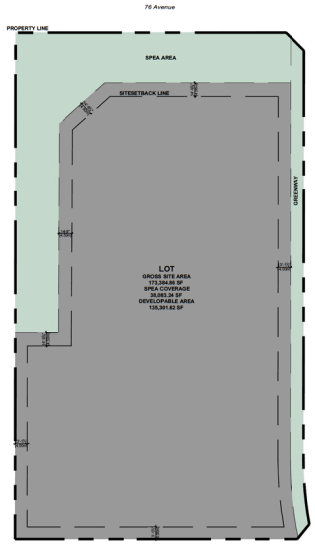
BUILDING NUMBER	BLDG TYPE	TOTAL FLOOR AREA (SQ FT)	TOTAL FLOOR AREA (SQ M)
1	C4a-C4-C4-C4-C4-C4a	9,216.22	856.21
2	C4a-C4-C4-C4a	8,151.64	571.51
3	B1a-B1-B1a	4,122.99	383.04
4	C1c-D1-G1b	5,499.01	510.93
5	C1-C-C-C1	7,408.26	688.25
6	B1a-B1-B1-B1-B1a	6,860.13	637.33
7	B1a-B1-B1-B1-B1a	6,860.13	637.33
8	B1a-B1-B1-B1-B1-B1a	8,228.70	764.47
9	B1a-B1-B1-B1-B1-B1a	8,228.70	764.47
10	B1a-B1-B1-B1-B1-B1a	8,228.70	764.47
11	B1a-B1-B1-B1-B1-B1a	8,228.70	764.47
12	C1-C-C-C1	9,255.40	859.85
13	C1-C--C1	5,561.12	516.64
14	C1-C-C-C1	7,408.26	688.25
TOTAL		101,258.56	9,407.23

LOT COVERAGE AREA - FOOTPRINT AREA

BUILDING NUMBER	BLDG TYPE	TOTAL LOT COVERAGE (SQ FT)	TOTAL LOT COVERAGE (SQ M)
1	C4a-C4-C4-C4-C4-C4a	4,273.96	397.08
2	C4a-C4-C4-C4a	2,914.43	270.76
3	B1a-B1-B1a	2,246.89	208.72
4	G1b-D1-G1b	2,651.66	246.35
5	C1-C-C-C1	3,315.58	308.04
6	B1a-B1-B1-B1-B1a	3,762.03	349.50
7	B1a-B1-B1-B1-B1a	3,760.28	343.77
8	B1a-B1-B1-B1-B1-B1a	4,439.39	412.43
9	B1a-B1-B1-B1-B1-B1a	4,439.39	412.43
10	B1a-B1-B1-B1-B1-B1a	4,501.14	418.17
11	B1a-B1-B1-B1-B1-B1a	4,501.14	418.17
12	C1-C-C-C-C1	4,142.37	384.84
13	C1-C--C1	2,488.98	231.23
14	C1-C-C-C1	3,315.58	308.04
TOTAL		50,692.81	4,709.52

2 A0.02 PROJECT STATISTICS
Scale: N/A

BUILDING	FOOTPRINT AREA (ft²)	FOOTPRINT AREA (m²)	NUMBER OF STOREYS	NUMBER OF STREETS FACING	CONSTRUCTION TYPE
BUILDING 1	2849.32	264.71	THREE	4 STREETS	COMBUSTIBLE
BUILDING 2	2182.26	202.74	THREE	3 STREETS	COMBUSTIBLE
BUILDING 3	2182.26	202.74	THREE	2 STREETS	COMBUSTIBLE
BUILDING 4	4159.83	386.46	THREE	2 STREETS	COMBUSTIBLE
BUILDING 5	4159.83	386.46	THREE	2 STREETS	COMBUSTIBLE
BUILDING 6	2775.93	257.89	THREE	1 STREETS	COMBUSTIBLE
BUILDING 7	3412.55	317.05	THREE	1 STREETS	COMBUSTIBLE
BUILDING 8	3412.55	317.05	THREE	2 STREETS	COMBUSTIBLE
BUILDING 9	2533.96	235.41	THREE	3 STREETS	COMBUSTIBLE
BUILDING 10	2296.97	213.40	THREE	2 STREETS	COMBUSTIBLE
BUILDING 11	1444.74	134.22	THREE	2 STREETS	COMBUSTIBLE
BUILDING 12	4346.35	403.79	THREE	1 STREETS	COMBUSTIBLE
BUILDING 13	4346.35	403.79	THREE	1 STREETS	COMBUSTIBLE
BUILDING 14	4346.35	403.79	THREE	2 STREETS	COMBUSTIBLE



3 A0.02 DEVELOPABLE AREA DIAGRAM
Scale: 1/64" = 1'-0"

ROOF VENTING CALCULATION

UNIT	INSULATED CEILING AREA (SF)	REQUIRED VENTING AREA (SF)	VENT AREA AT TOP OF ROOF (SF)			VENT AREA AT BOTTOM OF ROOF (SF)		
			MIN. REQUIRED AREA	VENT PROVIDED	TYPE OF VENT PROVIDED	MIN. REQUIRED AREA	VENT PROVIDED	TYPE OF VENT PROVIDED
B1	645.88	2.15	1.08	3	IND/. VENT	1.08	3.35	VENTED VINYL
B1a	650.41	2.17	1.08	3	IND/. VENT	1.08	4.39	VENTED VINYL
C1	742.26	2.47	1.24	3	IND/. VENT	1.24	4.25	VENTED VINYL
C1a	746.22	2.49	1.24	3	IND/. VENT	1.24	5.40	VENTED VINYL
C4	666.50	2.22	1.11	3	IND/. VENT	1.11	3.12	VENTED VINYL
C4a	671.46	2.24	1.12	3	IND/. VENT	1.12	4.77	VENTED VINYL
G1	816.17	2.72	1.36	3	IND/. VENT	1.36	3.34	VENTED VINYL
G1b	821.50	2.74	1.37	3	IND/. VENT	1.37	5.44	VENTED VINYL

NOTE:
CALCULATIONS BASED ON DURAFLO 6075 PLASTIC ROOF VENT (0.52 SF) AND MITTEN VINYL BEADED SOFFIT (0.058 SF FT OF VENTING PER LINEAR FOOT)
ANY ALTERNATES OR SUBSTITUTIONS ARE TO BE SUBMITTED FOR REVIEW TO CONFIRM COMPLIANCE WITH THE TABLE ABOVE.

EKISTICS
ARCHITECTURE
201-103 West 6th Ave. Vancouver,BC Canada, V5Y 1K3
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REVISIONS

	ISSUES	DATE
8		
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4	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.06.18
3	ISSUED FOR BUILDING PERMIT	2026.05.17
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.04.10
1	ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KG/PA/M
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DATE CHECKED	2026.06.18

CONSULTANT

REGISTERED ARCHITECT ROBERT WICKSTEED BRITISH COLUMBIA
2026-06-19

PROJECT
YORKSON TOWNHOMES
PHASE 8
20560-20596 76 AVE, 20577-20593 74B AVE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE
PROJECT STATISTICS & DEVELOPABLE AREA DIAGRAM

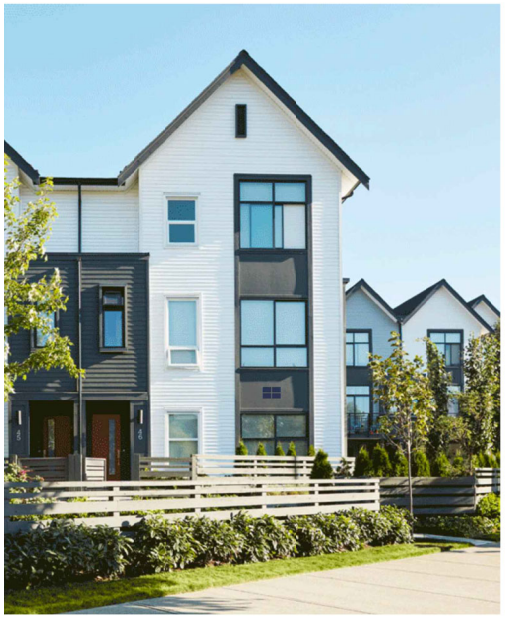
DRAWING No.
A0.01













EKISTICS
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Vancouver, BC Canada, V5Y 1K3
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REVISIONS
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PROJECT NUMBER	DE-21
DRAWN BY	KGP/AM
CHECKED BY	RW
DATE CHECKED	2026.06.18

CONSULTANT

REGISTERED ARCHITECT
ADAM WONG
PROVINCE OF BRITISH COLUMBIA
2025-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

21560-20596 76 AVE, 20577-20593 748 AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

PRECEDENTS SHEET

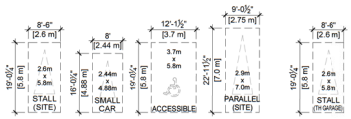
DRAWING No.

A0.02



1 A1.00 OVERALL SITE PLAN

Scale: 1/32" = 1'-0"



2 A1.00 PARKING DIMENSIONS - 7.3m DRIVE AISLE

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

EKISTICS

ARCHITECTURE

201-123 West 6th Ave. Vancouver,BC Canada, V5Y 1K3

T: 604 876-5050 www.ekistics.com

StreetSide

A QUALICO Company

REVISIONS

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ISSUES	DATE
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YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

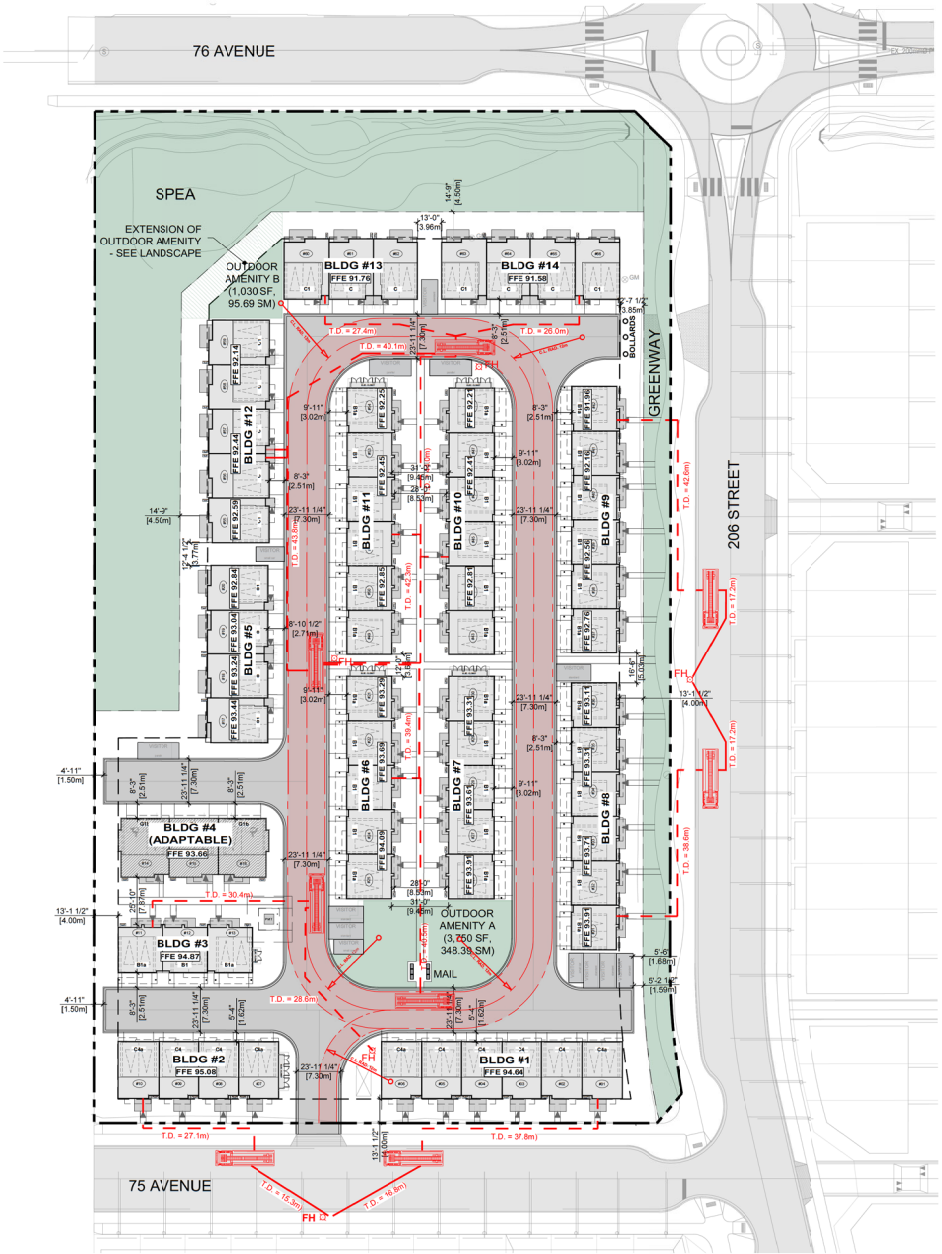
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

OVERALL SITE PLAN

DRAWING No.

A1.00



1 A1.01 FIRE ACCESS PLAN

Scale: 1/32" = 1'-0"

NOTE:

- ALL SURFACES WITHIN THEREQUIRED FIRE ACCESS ROUTE SHALL BE DESIGNED TO ACCOMMODATE FIRE FIGHTING EQUIPMENT LOADS AS PER THE FIRE DEPARTMENT REQUIREMENTS & B.C.B.C. 2024.
- MIN. WIDTH OF FIRE TRUCKACCESS ROUTE = 6M
- WHERE TRAVEL DISTANCE FROM FIRETRUCK TO FRONT DOOR OF DWELLING UNIT EXCEEDS 45m, ALTERNATE ROUTES FROM FIRETFUCK TO REAR AND GARAGE DOORS TO BE REVIEWED WITH THE DISTRICT OF SQUAMISH FOR FIRE DEPARTMENT ACCESS.



F.H. PROPOSED FIRE HYDRANT

DISTANCE FROM HYDRANT TO TRUCK (MAX. 45m)

DISTANCE FROM TRUCK TO F.D. CONNECTION (MAX. 15m)

FIRE TRUK CENTRE LINE RADIUS (12M MIN.)

T.D. TRAVEL DISTANCE (m)

ALTERNATE ROUTE FROM TRUCK TO DWELLING UNIT

ALTERNATE TRAVEL DISTANCE (m)

- MAXIMUM FIRE DEPT. TRUCK ACCESS ROUTE TO BE 90M. TRUCK TURN AROUND FACILITIES REQUIRED IF ACCESS ROUTE EXCEEDS 90M.
- NO PARKING SIGNS TO BE FOSTED ALONG TRUCK FIRE ACCESS ROUTES

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StreetSide
A QUALICO Company

REVISIONS

1

ISSUES	DATE
8	
7	
6	
5	
4 RE-ISSUED FOR DEVELOPMENT PERMIT	2026.05.18
3 ISSUED FOR BUILDING PERMIT	2026.05.17
2 RE-ISSUED FOR DEVELOPMENT PERMIT	2026.04.10
1 ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KG/PAM
CHECKED BY	RW
DATE CHECKED	2026.06.18
CONSULTANT	

REGISTERED ARCHITECT ROBERT WICKSTEED 2026-06-18

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

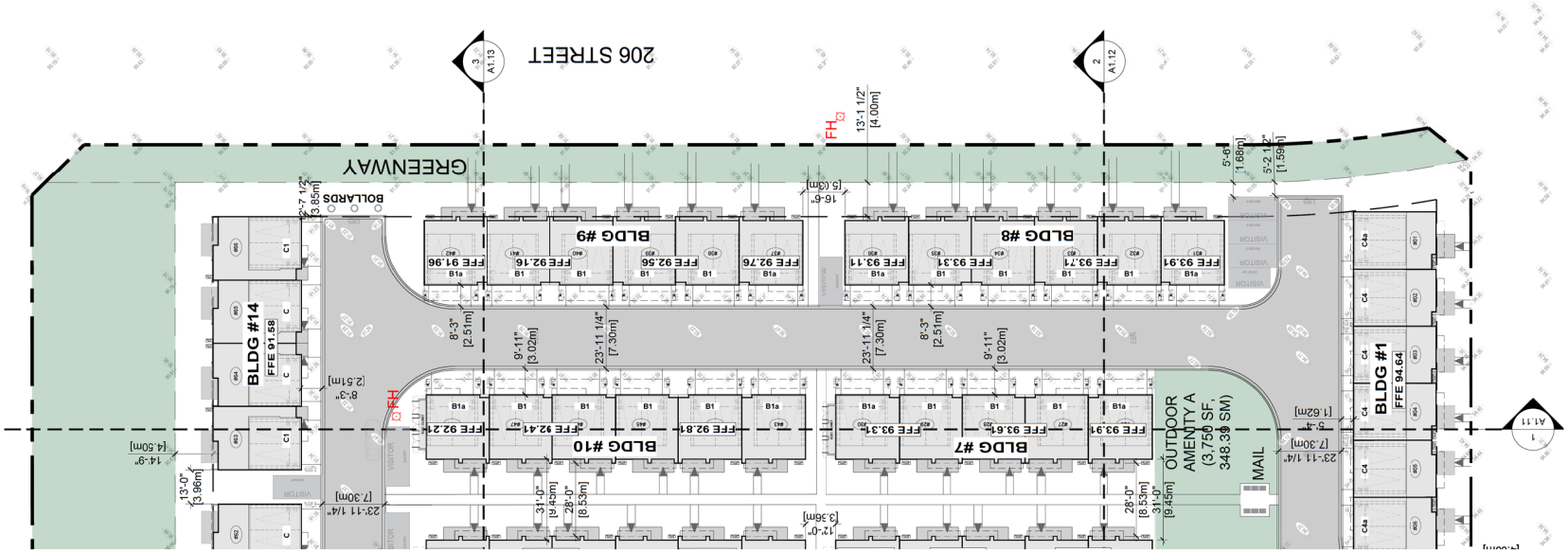
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

FIRE ACCESS PLAN

DRAWING No.

A1.01

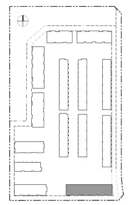




1 A1.11 SITE SECTION 1

Scale: 3/64" = 1'-0"

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KEY PLAN

StreetSide
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REVISIONS

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ISSUES	DATE
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PROJECT NUMBER	DE-21
DRAWN BY	KGP/AM
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DATE CHECKED	2026.06.18
CONSULTANT	

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

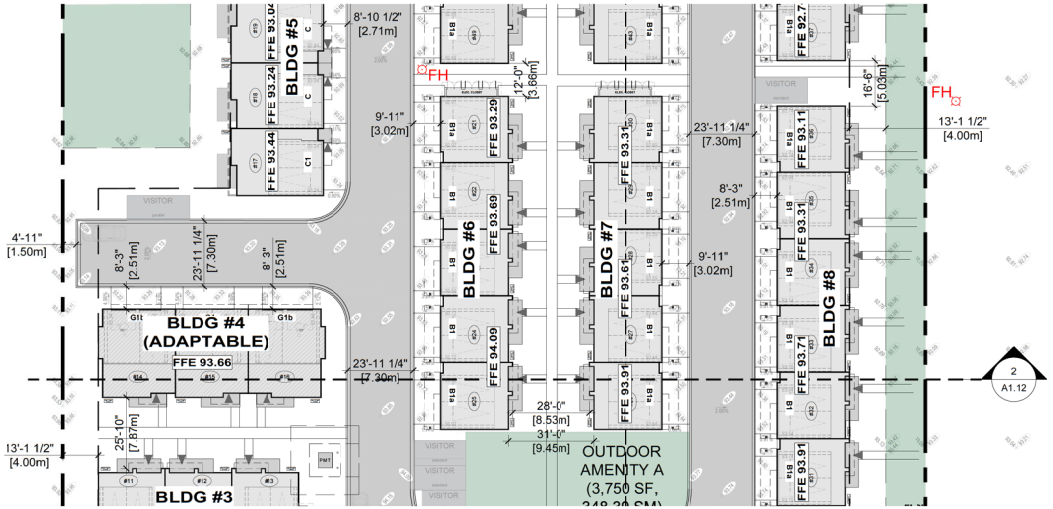
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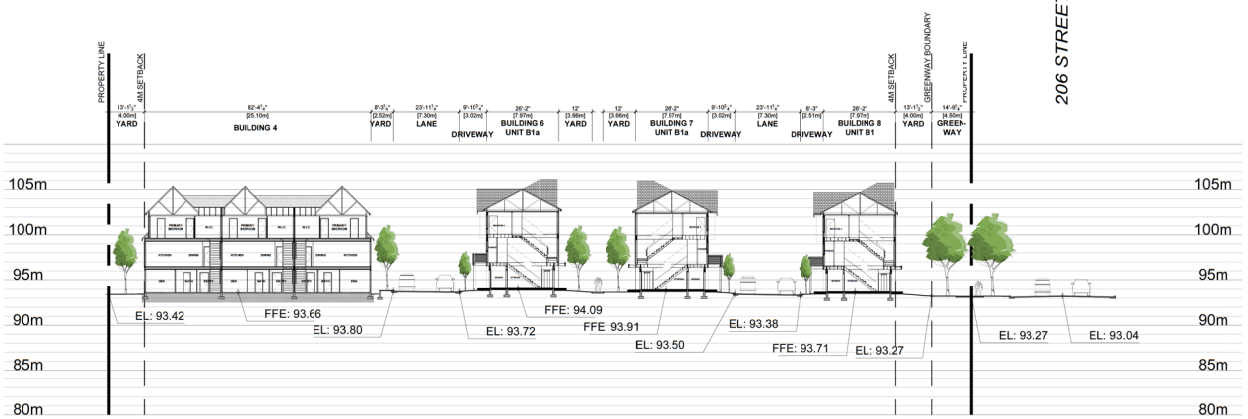
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SITE SECTION

DRAWING No.

A1.11

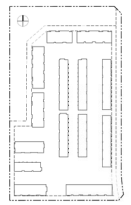




1 A1.12 SITE SECTION 2

Scale: 3/64" = 1'-0"

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KEY PLAN

StreetSide
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PROJECT NUMBER	DE-21
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CONSULTANT	

PROJECT
YORKSON TOWNHOMES
PHASE 8
20560-20596 76 AVE, 20577-20593 74B AVE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE
SITE SECTION

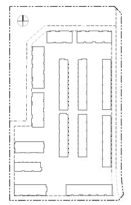
DRAWING No.
A1.12



1 A1.13 SITE SECTION 3

Scale: 3/64" = 1'-0"

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KEY PLAN

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REVISIONS

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CHECKED BY	RW
DATE CHECKED	2026.06.18
CONSULTANT	

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

SITE SECTION

DRAWING No.

A1.13



1 A.120 **SOUTH STREETSCAPE - ALONG 75 AVENUE**
3/64"=1'-0"



2 A.120 **EAST STREETSCAPE - ALONG 206 STREET**
3/64"=1'-0"

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CONSULTANT	

PROJECT
YORKSON TOWNHOMES
PHASE 8
20560-20596 76 AVE, 20577-20593 74B AVE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE
STREETSCAPES

DRAWING No.
A1.20



PERSPECTIVE

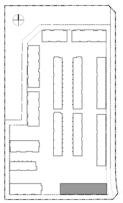


FRONT ELEVATION



REAR ELEVATION

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KEY PLAN

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PROJECT NUMBER	DE-21
DRAWN BY	KG/PIAM
CHECKED BY	RW
DATE CHECKED	2026.06.18

CONSULTANT

REGISTERED ARCHITECT
ROMAN WICHOWSKI
PROVINCE OF BRITISH COLUMBIA

2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING #1 PERSPECTIVE RENDERINGS

DRAWING No.

A3.0.1



PERSPECTIVE

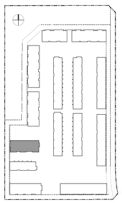


FRONT ELEVATION



REAR ELEVATION

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KEY PLAN

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REVISIONS

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PROJECT NUMBER	DE-21
DRAWN BY	KG/PIAM
CHECKED BY	RW
DATE CHECKED	2026.06.18

CONSULTANT

REGISTERED ARCHITECT
RAMI WIONCZEK
BRITISH COLUMBIA
2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING #4 PERSPECTIVE RENDERINGS

DRAWING No.

A3.0.4



PERSPECTIVE

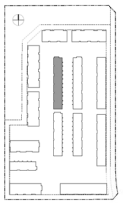


FRONT ELEVATION



REAR ELEVATION

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KEY PLAN

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PROJECT NUMBER	DE-21
DRAWN BY	KG/PIAM
CHECKED BY	RW
DATE CHECKED	2026.06.18

CONSULTANT

REGISTERED ARCHITECT
ADAM WICKSON
BRITISH COLUMBIA

2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING #11 PERSPECTIVE RENDERINGS

DRAWING No.

A3.0.11



PERSPECTIVE

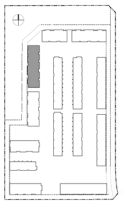


FRONT ELEVATION



REAR ELEVATION

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KEY PLAN

StreetSide
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REVISIONS

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ISSUES		DATE
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PROJECT NUMBER	DE-21
DRAWN BY	KG/PIAM
CHECKED BY	RW
DATE CHECKED	2026.06.18

CONSULTANT

REGISTERED ARCHITECT
RYAN WICKSON
PROVINCE OF BRITISH COLUMBIA

2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING #12 PERSPECTIVE RENDERINGS

DRAWING No.

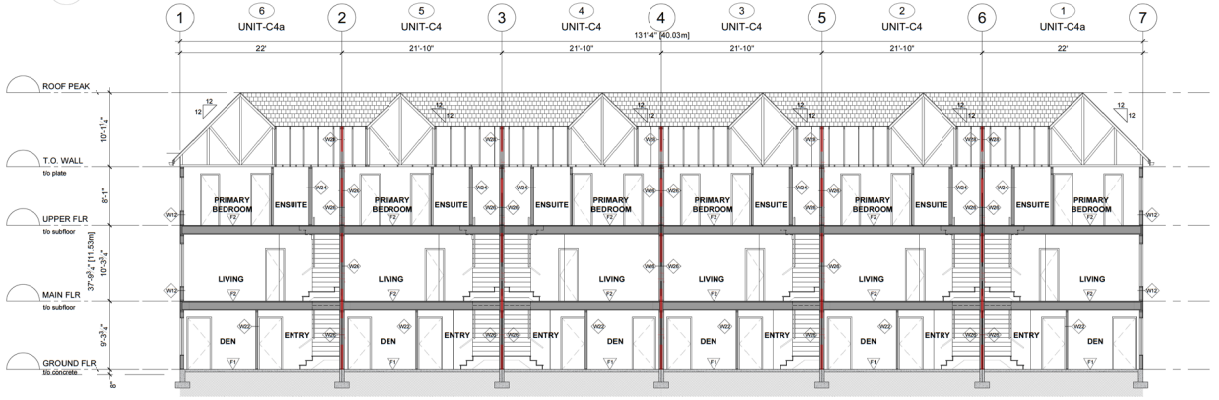
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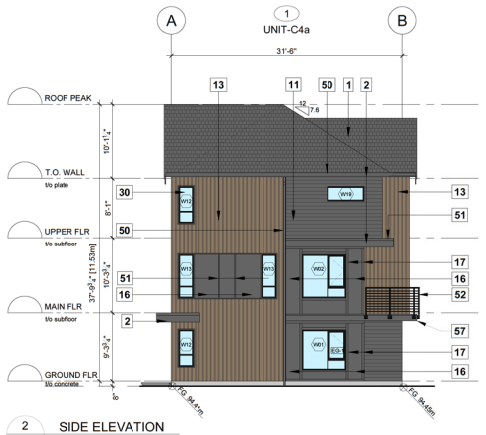
1 FRONT ELEVATION
A3.01
Scale: 1/8" = 1'-0"



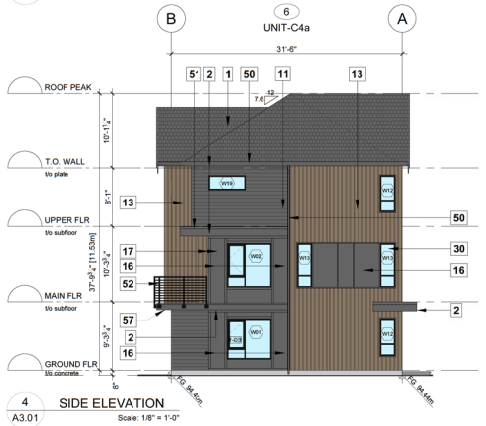
3 REAR ELEVATION
A3.01
Scale: 1/8" = 1'-0"



5 BUILDING SECTION
A3.01
Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
A3.01
Scale: 1/8" = 1'-0"



4 SIDE ELEVATION
A3.01
Scale: 1/8" = 1'-0"

MATERIAL LEGEND

Color Scheme 2

ROOF	1	ASPHALT SHINGLE PITCHED ROOF	PIASCO ANTIQUE BLACK	
	2	WOOD FASCIA, PAINTED	BM 1582 Deep River	
	3	VENTED VINYL SOFFIT	BLACK	
	4	VENTED HARDIE SOFFIT (FEATURE) WOODSTONE RUSTIC SERIES	SAND CASTLE	J
	5	VENTED HARDIE SOFFIT (FEATURE) WOODSTONE RUSTIC SERIES	CARIBOU TRAIL	J
	6	VENTED HARDIE SOFFIT (FEATURE) WOODSTONE RUSTIC SERIES	WINCHESTER BROWN	J
	7	VENTED HARDIE SOFFIT (FEATURE) WOODSTONE RUSTIC SERIES	STONE BLUE	4
WALL	10	FIBRE CEMENT SHINGLE SIDING, PREFIN.	ARCTIC WHITE	
	11	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	IRON GRAY	
	12	FIBRE CEMENT BOARD & BATTEN WOODSTONE RUSTIC SERIES	SAND CASTLE	J
	13	FIBRE CEMENT BOARD & BATTEN WOODSTONE RUSTIC SERIES	CARIBOU TRAIL	J
	14	FIBRE CEMENT BOARD & BATTEN WOODSTONE RUSTIC SERIES	WINCHESTER BROWN	J
	15	FIBRE CEMENT BOARD & BATTEN WOODSTONE RUSTIC SERIES	STONE BLUE	4
	16	FIBRE CEMENT PANEL, SMOOTH, PREFIN	IRON GRAY	
	17	FIBRE CEMENT TRIM, PREFIN	IRON GRAY	
	18	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	ARCTIC WHITE	

WINDOWS & DOORS	30	DOUBLE GLAZED, THERMAL VINYL WINDOWS	BLACK (OT.) WHITE (INT.)	
	31a	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-156 VAN DEUSEN BLUE	J
	31b	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - OC-2 RAPHAEL	J
	31c	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-104 COPLEY GRAY	J
	31d	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - AF-370 CITRINE	4
	32	BACK DOOR, METAL CLAD, PREFIN.	BM 1582 Deep River	
	33	BALCONY DOOR, DOUBLE GLAZ'D, THERMAL SWING DOOR	BLACK (OT.) WHITE (INT.)	
	34	BALCONY DOOR, DOUBLE GLAZ'D, THERMAL VINYL SLIDER	BLACK (OT.) WHITE (INT.)	
	35	ALUMINUM GARAGE DOOR, PAINTED.	BM 1582 Deep River	
	36	ELECTRICAL CLOSET DOUBLE DOOR, METAL CLAD, PAINTED.	BM 1582 Deep River	
MISC.	50	PRE-FINISHED ALUMINUM GUTTR & RWL	BLACK	
	51	PRE-FINISHED METAL FLASHING	BLACK	
	52	PREFINISHED ALUMINUM GUARDRAIL	BLACK	
	53	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	SAND CASTLE	J
	54	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	CARIBOU TRAILS	J
	55	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	WINCHESTER BROWN	J
	56	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	STONE BLUE	4
	57	WOOD BALCONY FASCIA, PAINTED	BM 1582 Deep River	
	58	WOOD ELTAILS, BRACKETS & TRELLIS, PAINTED	BM 1582 Deep River	
	59	WOOD CLADDING ENTRY POSTS,BEAMS & RAFTERS, PAINTED	BM 1582 Deep River	

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KEY PLAN

StreetSide
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REVISIONS	
1	

ISSUES	DATE
8	
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4 RE-ISSUED FOR DEVELOPMENT PERMIT	2026.06.18
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1 ISSIED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KGP/AM
CHECKED BY	RW
DATE CHICKED	2026.06.18
CONSULTANT	

REGISTERED ARCHITECT RAYMOND WONG PROVINCE OF BRITISH COLUMBIA
2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 746 AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING #1 ELEVATIONS

DRAWING No.

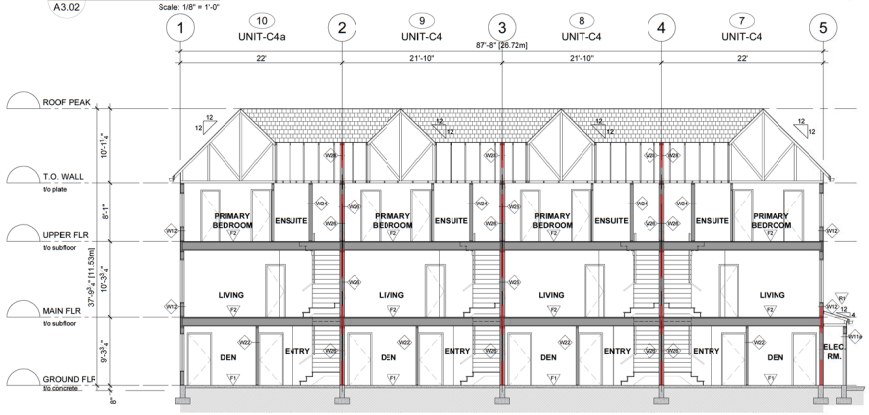
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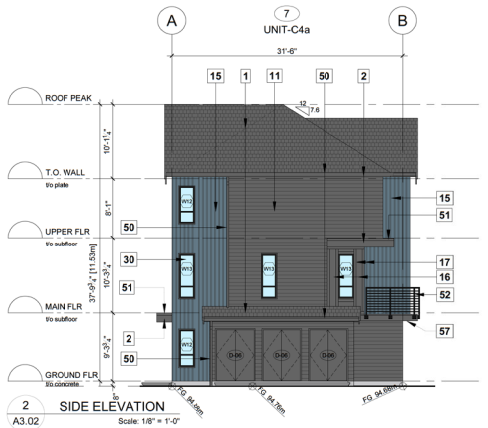
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A3.02 Scale: 1/8" = 1'-0"



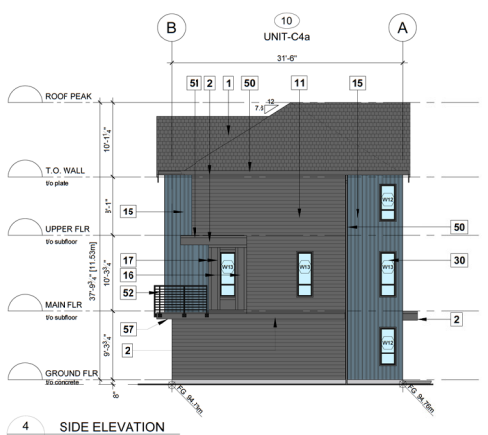
3 REAR ELEVATION
A3.02 Scale: 1/8" = 1'-0"



5 BUILDING SECTION
A3.02 Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
A3.02 Scale: 1/8" = 1'-0"



4 SIDE ELEVATION
A3.02 Scale: 1/8" = 1'-0"

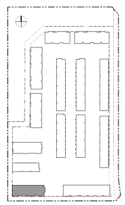
MATERIAL LEGEND

Color Scheme 4

ROOF	1	ASPHALT SHINGLE PITCHED ROOF	PABCO ANTIQUE BLACK	30	DOUBLE GLAZED, THERMAL VINYL WINDOWS
	2	WOOD FASCIA, PAINTED	BM 1582 Deep River	31a	ENRY DOOR, METAL CLAD W/GLAZING, PREFIN.
	3	VENTED VINYL SOFFIT	BLACK	31b	ENRY DOOR, METAL CLAD W/GLAZING, PREFIN.
	4	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUSTIC SERIES	SAND CASTLE 1	31c	ENRY DOOR, METAL CLAD W/GLAZING, PREFIN.
	5	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUSTIC SERIES	CARIBOU TRAILS 2	31d	ENRY DOOR, METAL CLAD W/GLAZING, PREFIN.
	6	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUSTIC SERIES	WINCHESTER BROWN 3	32	BACK DOOR, METAL CLAD, PREFIN.
	7	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUSTIC SERIES	STONE BLUE 4	33	BALCONY DOOR, DOUBLE GLAZED, THURMAL SWING DOOR
WALL	10	FIBRE CEMENT SHINGLE SIDING, PREFIN.	ARCTIC WHITE	34	BALCONY DOOR, DOUBLE GLAZED, THURMAL VINYL SLIDER
	11	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	IRON GRAY	35	ALUMINUM GARAGE DOOR, PAINTED.
	13	FIBRE CEMENT BOARD & BATTEN WOODTONE IUSTIC SERIES	SAND CASTLE 1	36	ELECTRICAL CLOSET DOUBLE DOOR, METAL CAD, PAINTED.
	13	FIBRE CEMENT BOARD & BATTEN WOODTONE IUSTIC SERIES	CARIBOU TRAILS 2		
	14	FIBRE CEMENT BOARD & BATTEN WOODTONE IUSTIC SERIES	WINCHESTER BROWN 3	50	PRE-FINISHED ALUMINUM GUTTER & FWL
	15	FIBRE CEMENT BOARD & BATTEN WOODTONE IUSTIC SERIES	STONE BLUE 4	51	PRE-FINISHED METAL FLASHING
	16	FIBRE CEMENT PANEL, SMOOTH, PREFIN	IRON GRAY	52	PREFINISHED ALUMINUM GUARDRAIL
	17	FIBRE CEMENT TRIM, PREFIN	IRON GRAY	53	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME
	18	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	ARCTIC WHITE	54	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME
				55	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME
				56	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME
				57	WOOD BALCONY FASCIA, PAINTED
				58	WOOD BEAMS, BRACKETS & TAILLIS, PAINTED
				59	WOOD CLADDING ENTRY POSTS, BEAMS & RAFTERS, PAINTED

BLACK (EXT.)	
WHITE (INT.)	
BM - HC-156	
VAN DEUSEN BLUE	
BM - CC-2	4
MARMALL	
BM - HC-154	4
COPLEY GRAY	
BM - AF-370	4
CITRINE	
BM 1582	
Deep River	
BM 1582	
Deep River	
BLACK (EXT.)	
WHITE (INT.)	
BLACK (EXT.)	
WHITE (INT.)	
BM 1582	
Deep River	
BM 1582	
Deep River	
BLACK	
BLACK	
BLACK	
SAND CASTLE	4
CARIBOU TRAILS	4
WINCHESTER BROWN	4
STONE BLUE	4
BM 1582	
Deep River	
BM 1582	
Deep River	
BM 1582	
Deep River	

EKISTICS
ARCHITECTURE
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Vancouver, BC Canada, V6Y 1K3
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www.ekistics.com



KEY PLAN

StreetSide
A QUALICO Company

REVISIONS

1

ISSUES	DATE
8	
7	
6	
5	
4 RE-ISSUED FOR DEVELOPMENT PERMIT	2026.06.18
3 ISSUED FOR BUILDING PERMIT	2026.06.17
2 RE-ISSUED FOR DEVELOPMENT PERMIT	2026.04.10
1 ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KGP/AM
CHECKED BY	RW
DATE CHICKED	2026.06.18

CONSUL'ANT



2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 746 AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

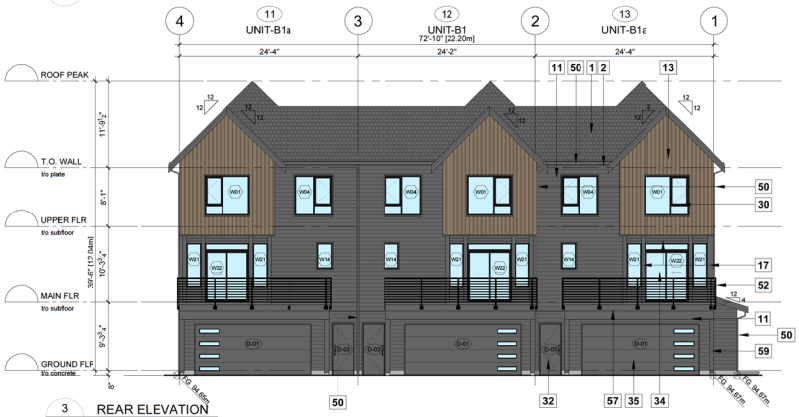
BUILDING #2 ELEVATIONS

DRAWING No.

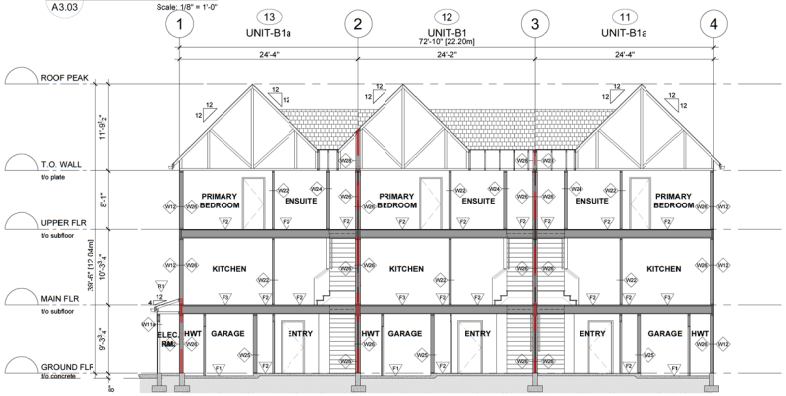
A3.02



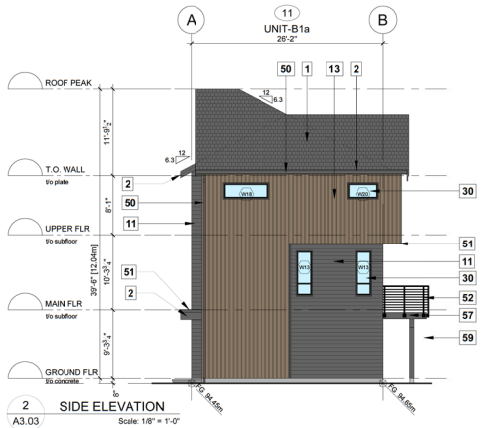
1 FRONT ELEVATION
A3.03 Scale: 1/8" = 1'-0"



3 REAR ELEVATION
A3.03 Scale: 1/8" = 1'-0"



5 BUILDING SECTION
A3.03 Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
A3.03 Scale: 1/8" = 1'-0"



4 SIDE ELEVATION
A3.03 Scale: 1/8" = 1'-0"

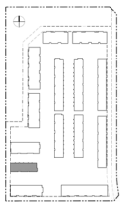
MATERIAL LEGEND

Color Scheme 2

ROOF	1	ASPHALT SHINGLE PITCHED ROOF	PABCO ANTIQUE BLACK	
	2	WOOD FASCIA, PAINTED	BM 1582 Deep River	
	3	VENTED VINYL SOFFIT	BLACK	
	4	VENTED HARBIC SOFFIT (FEATURE) WOODTONE RUSTIC SERIES	SAND CASTLE	F
	5	VENTED HARBIC SOFFIT (FEATURE) WOODTONE RUSTIC SERIES	CARIBOU TRAILS	F
	6	VENTED HARBIC SOFFIT (FEATURE) WOODTONE RUSTIC SERIES	WINCHESTER BROWN	F
	7	VENTED HARBIC SOFFIT (FEATURE) WOODTONE RUSTIC SERIES	STONE BLUE	F
WALL	10	FIBRE CEMENT SHINGLE SIDING, PREFIN.	ARCTIC WHITE	
	11	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	IRON GRAY	
	13	FIBRE CEMENT BOARD & BATTEN WOODTONE RUSTIC SERIES	SAND CASTLE	F
	13	FIBRE CEMENT BOARD & BATTEN WOODTONE RUSTIC SERIES	CARIBOU TRAILS	F
	14	FIBRE CEMENT BOARD & BATTEN WOODTONE RUSTIC SERIES	WINCHESTER BROWN	F
	15	FIBRE CEMENT BOARD & BATTEN WOODTONE RUSTIC SERIES	STONE BLUE	F
	16	FIBRE CEMENT PANEL, SMOOTH, PREFIN	IRON GRAY	
	17	FIBRE CEMENT TRIM, PREFIN	IRON GRAY	
	18	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	ARCTIC WHITE	

WINDOWS & DOORS	30	DOUBLE GLAZED, THERMAL VINYL WINDOWS	BLACK (EXT.) WHITE (INT.)	
	31a	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-156 VAN DEUSEN BLUE	F
	31b	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - CC-2 RAPHAEL	F
	31c	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-164 COPLEY GRAY	F
	31d	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - AF-370 CITRINE	F
	32	BACK DOOR, METAL CLAD, PREFIN.	BM 1582 Deep River	
	33	BALCONY DOOR, DOUBLE GLAZED, THURMAL SWING DOOR	BLACK (EXT.) WHITE (INT.)	
	34	BALCONY DOOR, DOUBLE GLAZED, THURMAL VINYL SLIDER	BLACK (EXT.) WHITE (INT.)	
	35	ALUMINUM GARAGE DOOR, PAINTED.	BM 1582 Deep River	
	36	ELECTRICAL CLOSET DOUBLE DOOR, METAL C.AD, PAINTED.	BM 1582 Deep River	
MISC.	50	PRE-FINISHED ALUMINUM GUTTER & FWL	BLACK	
	51	PRE-FINISHED METAL FLASHING	BLACK	
	52	PREFINISHED ALUMINUM GUARDRAIL	BLACK	
	53	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	SAND CASTLE	F
	54	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	CARIBOU TRAILS	F
	55	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	WINCHESTER BROWN	F
	56	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	STONE BLUE	F
	57	WOOD BALCONY FASCIA, PAINTED	BM 1582 Deep River	
	58	WOOD DETAILS, BRACKETS & TRELLIS, PAINTED	BM 1582 Deep River	
	59	WOOD CLADDING ENTRY POSTS, BEAMS & RAFTERS, PAINTED	BM 1582 Deep River	

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KEY PLAN

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REVISIONS

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3	ISSUED FOR BUILDING PERMIT	2026.06.17
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.04.10
1	ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KGP/AM
CHECKED BY	RW
DATE CHICKED	2026.06.18

CONSUL'ANT

REGISTERED ARCHITECT
RYAN WICKSON
PROVINCE OF BRITISH COLUMBIA

2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 746 AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING #3 ELEVATIONS

DRAWING No.

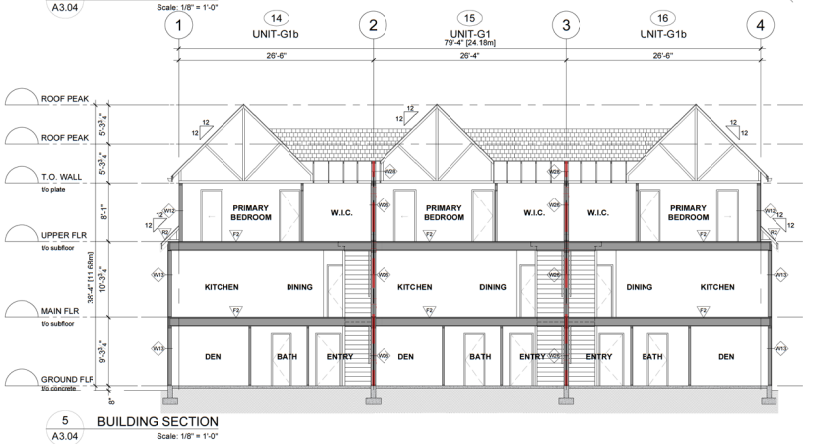
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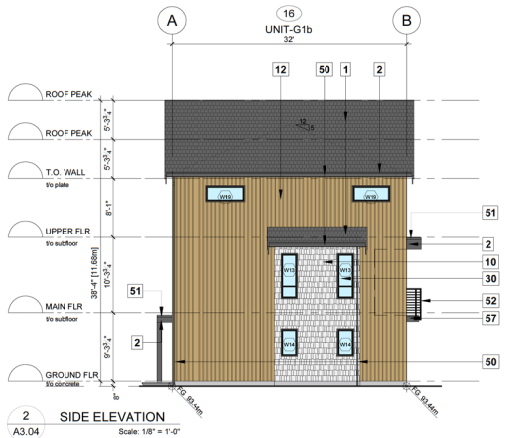
1 FRONT ELEVATION
A3.04
Scale: 1/8" = 1'-0"



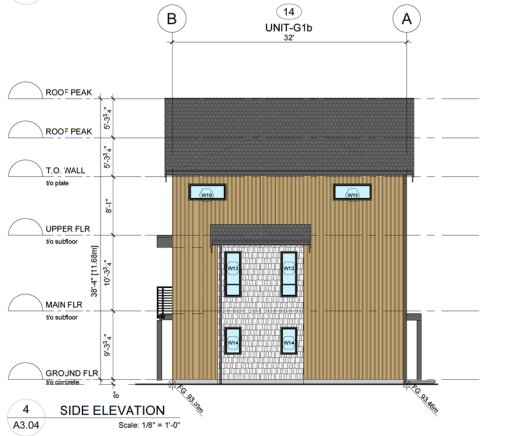
3 REAR ELEVATION
A3.04
Scale: 1/8" = 1'-0"



5 BUILDING SECTION
A3.04
Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
A3.04
Scale: 1/8" = 1'-0"



4 SIDE ELEVATION
A3.04
Scale: 1/8" = 1'-0"

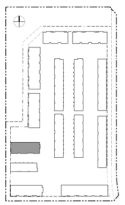
MATERIAL LEGEND

Color Scheme 1

ROOF	1	ASPHALT SHINGLE PITCHED ROOF	PABCO ANTIQUE BLACK	
	2	WOOD FASCIA, PAINTED	BM 1582 Deep River	
	3	VENTED VWN. SOFFIT	BLACK	
	4	VENTED HARDIE SOFFIT (FEATURE) WOODRONE RUSTIC SERIES	SAND CASTLE	F
	5	VENTED HARDIE SOFFIT (FEATURE) WOODRONE RUSTIC SERIES	CARIBOU TRAILS	F
	6	VENTED HARDIE SOFFIT (FEATURE) WOODRONE RUSTIC SERIES	WINCHESTER BROWN	F
	7	VENTED HARDIE SOFFIT (FEATURE) WOODRONE RUSTIC SERIES	STONE BLUE	F
WALL	10	FIBRE CEMENT SHINGLE SIDING, PREFIN.	ARCTIC WHITE	
	11	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	IRON GRAY	
	13	FIBRE CEMENT BOARD & BATTEN WOODRONE RUSTIC SERIES	SAND CASTLE	F
	13	FIBRE CEMENT BOARD & BATTEN WOODRONE RUSTIC SERIES	CARIBOU TRAILS	F
	14	FIBRE CEMENT BOARD & BATTEN WOODRONE RUSTIC SERIES	WINCHESTER BROWN	F
	15	FIBRE CEMENT BOARD & BATTEN WOODRONE RUSTIC SERIES	STONE BLUE	F
	16	FIBRE CEMENT PANEL, SMOOTH, PREFIN	IRON GRAY	
	17	FIBRE CEMENT TRIM, PREFIN	IRON GRAY	
	18	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	ARCTIC WHITE	

WINDOWS & DOORS	30	DOUBLE GLAZED, THERMAL VINYL WINDOWS	BLACK (EXT.) WHITE (INT.)	
	31a	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-156 VAN DEUSEN BLUE	F
	31b	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - CC-2 HAPHAEL	F
	31c	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-104 COPLEY GRAY	F
	31d	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - AF-370 CITRINE	F
	32	BACK DOOR, METAL CLAD, PREFIN.	BM 1582 Deep River	
	33	BALCONY DOOR, DOUBLE GLAZ.D, THERMAL SWING DOOR	BLACK (EXT.) WHITE (INT.)	
	34	BALCONY DOOR, DOUBLE GLAZ.D, THERMAL VINYL SLIDER	BLACK (EXT.) WHITE (INT.)	
	35	ALUMINUM GARAGE DOOR, PAINTED.	BM 1582 Deep River	
	36	ELCTRICAL CLOSET DOUBLE DOOR, METAL CLAD, PAINTED.	BM 1582 Deep River	
MISC.	50	PRE-FINISHED ALUMINUM GUTTER & FWL	BLACK	
	51	PRE-FINISHED METAL FLASHING	BLACK	
	52	PREFINISHED ALUMINUM QUADRAL	BLACK	
	53	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	SAND CASTLE	F
	54	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	CARIBOU TRAILS	F
	55	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	WINCHESTER BROWN	F
	56	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	STONE BLUE	F
	57	W.900 BALCONY FASCIA, PAINTED	BM 1582 Deep River	
	58	W.900 DETAILS, BRACKETS & HELLIS, PAINTED	BM 1582 Deep River	
	59	W.900 CLADDING ENERY POSTS, BEAMS & RAFTERS, PAINTED	BM 1582 Deep River	

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KEY PLAN

StreetSide
A QUALICO Company

REVISIONS

1	

ISSUES	DATE
8	
7	
6	
5	
4 RE-ISSUED FOR DEVELOPMENT PERMIT	2026.06.18
3 ISSUED FOR BUILDING PERMIT	2026.06.17
2 RE-ISSUED FOR DEVELOPMENT PERMIT	2026.04.10
1 ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KGP/AM
CHECKED BY	RW
DATE CHICKED	2026.06.18

CONSUL'ANT

REGISTERED ARCHITECT
RYAN WICKSON
PROVINCE OF BRITISH COLUMBIA
2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

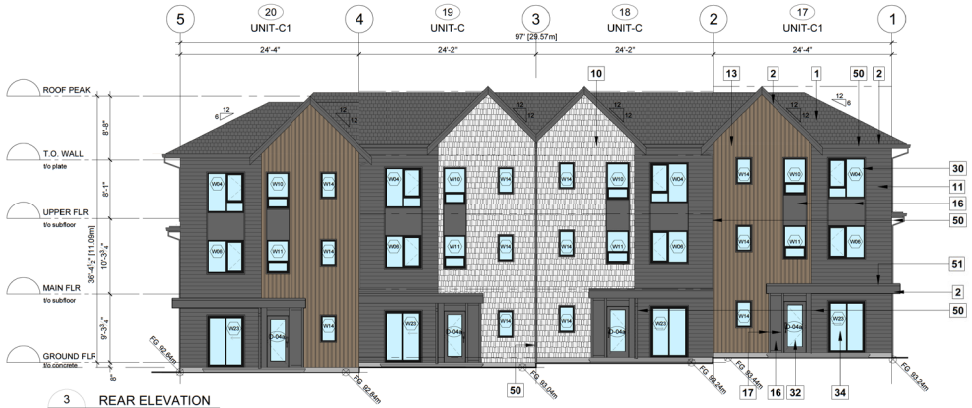
BUILDING #4 ELEVATIONS

DRAWING No.

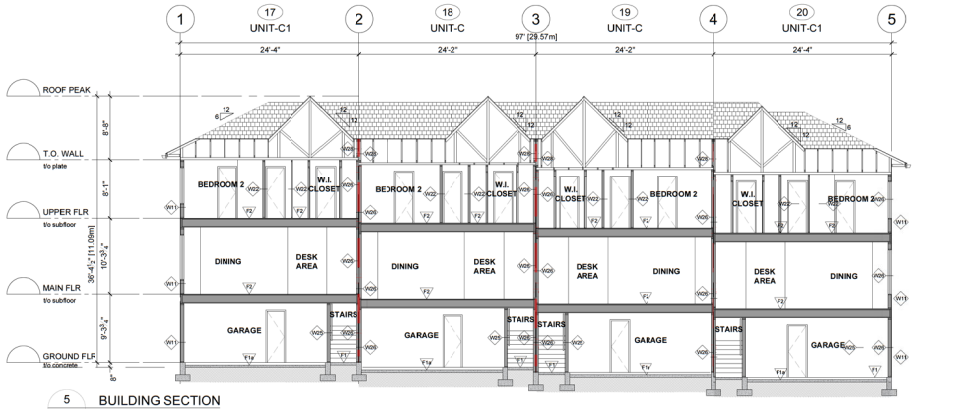
A3.04



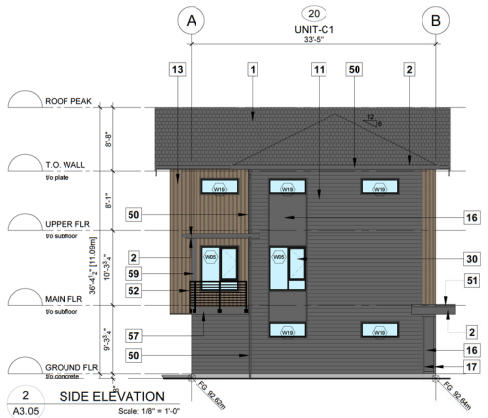
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A3.05 Scale: 1/8" = 1'-0"



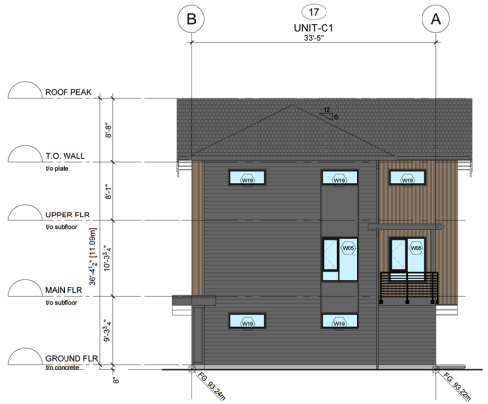
3 REAR ELEVATION
A3.05 Scale: 1/8" = 1'-0"



5 BUILDING SECTION
A3.05 Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
A3.05 Scale: 1/8" = 1'-0"



4 SIDE ELEVATION
A3.05 Scale: 1/8" = 1'-0"

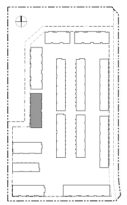
MATERIAL LEGEND

Color Scheme 2

ROOF	1	ASPHALT SHINGLE PITCHED ROOF	PABCO ANTIQUE BLACK	1
WALL	2	WOOD FASCIA, PAINTED	BM 1582 Deep River	
	3	VENTED VINYL SOFFIT	BLACK	
	4	VENTED HARBIC SOFFIT (FEATURE) WOODTONE ILOSIC SERIES	SAND CASTLE	3
	5	VENTED HARBIC SOFFIT (FEATURE) WOODTONE ILOSIC SERIES	CARIBOU TRAILS	2
	6	VENTED HARBIC SOFFIT (FEATURE) WOODTONE ILOSIC SERIES	WINCHESTER BROWN	3
	7	VENTED HARBIC SOFFIT (FEATURE) WOODTONE ILOSIC SERIES	STONE BLUE	4
	10	FIBRE CEMENT SHINGLE SIDING, PREFIN.	ARCTIC WHITE	
	11	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	IRON GRAY	
	13	FIBRE CEMENT BOARD & BATTEN WOODTONE ILOSIC SERIES	SAND CASTLE	1
	13	FIBRE CEMENT BOARD & BATTEN WOODTONE ILOSIC SERIES	CARIBOU TRAILS	2
	14	FIBRE CEMENT BOARD & BATTEN WOODTONE ILOSIC SERIES	WINCHESTER BROWN	3
	15	FIBRE CEMENT BOARD & BATTEN WOODTONE ILOSIC SERIES	STONE BLUE	4
	16	FIBRE CEMENT PANEL, SMOOTH, PREFIN	IRON GRAY	
	17	FIBRE CEMENT TRIM, PREFIN	IRON GRAY	
	18	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	ARCTIC WHITE	

WINDOWS & DOORS	30	DOUBLE GLAZED, THERMAL VINYL WINDOWS	BLACK (EXT.) WHITE (INT.)
	31a	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-156 VAN DEUSEN BLUE
	31b	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - CC-2 MARMALL
	31c	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-164 COPLEY GRAY
	31d	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - AF-370 CITRINE
	32	BACK DOOR, METAL CLAD, PREFIN.	BM 1582 Deep River
	33	BALCONY DOOR, DOUBLE GLAZED, THURMAL SWING DOOR	BLACK (EXT.) WHITE (INT.)
	34	BALCONY DOOR, DOUBLE GLAZED, THURMAL VINYL SLIDER	BLACK (EXT.) WHITE (INT.)
	35	ALUMINUM GARAGE DOOR, PAINTED.	BM 1582 Deep River
	36	ELECTRICAL CLOSET DOUBLE DOOR, METAL C.AD, PAINTED.	BM 1582 Deep River
MISC.	50	PRE-FINISHED ALUMINUM GUTTER & FWL	BLACK
	51	PRE-FINISHED METAL FLASHING	BLACK
	52	PREFINISHED ALUMINUM GUARDRAIL	BLACK
	53	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	SAND CASTLE
	54	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	CARIBOU TRAILS
	55	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	WINCHESTER BROWN
	56	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	STONE BLUE
	57	WOOD BALCONY FASCIA, PAINTED	BM 1582 Deep River
	58	WOOD GLEWLS, BRACKETS & TRELLIS, TWINED	BM 1582 Deep River
	59	WOOD CLADDING ENTRY POSTS, BEAMS & RAFTERS, PAINTED	BM 1582 Deep River

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1	ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KGP/AM
CHECKED BY	RW
DATE CHICKED	2026.06.18

CONSUL'ANT

REGISTERED ARCHITECT RYAN WICKSTEED PROVINCE OF BRITISH COLUMBIA

2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING #5 ELEVATIONS

DRAWING No.

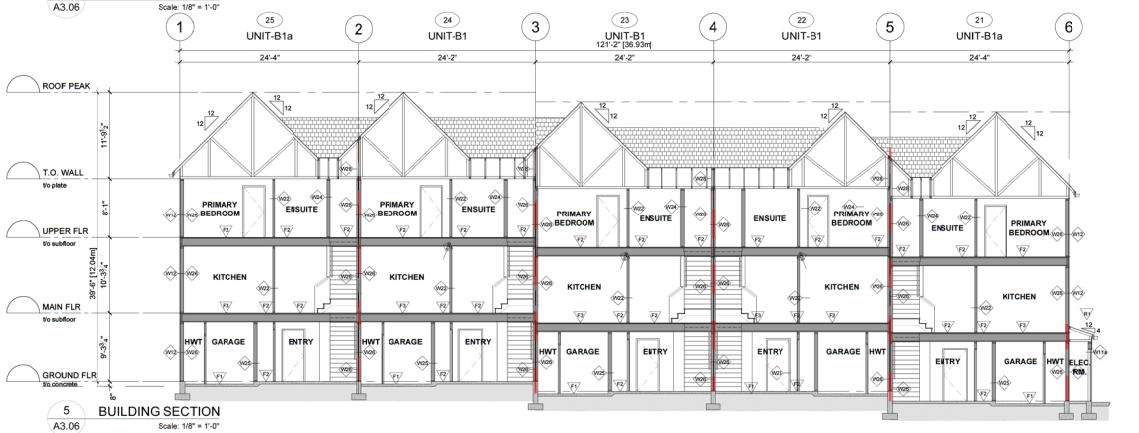
A3.05



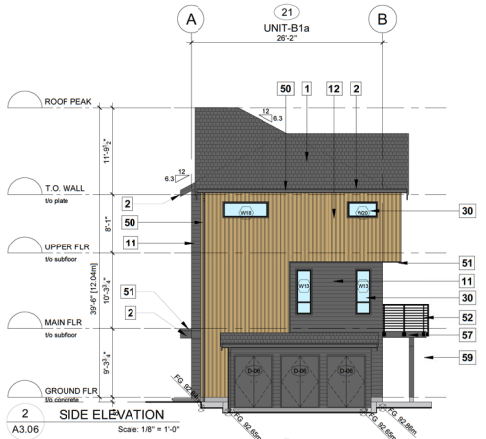
1 FRONT ELEVATION
A3.06
Scale: 1/8" = 1'-0"



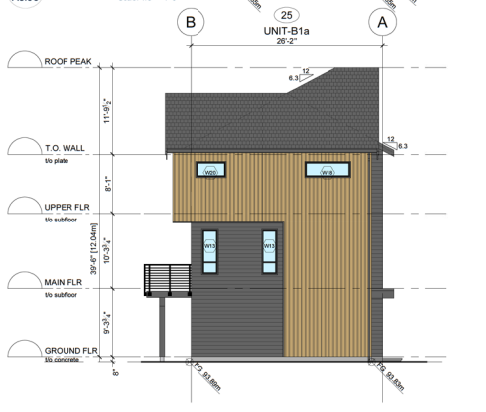
3 REAR ELEVATION
A3.06
Scale: 1/8" = 1'-0"



5 BUILDING SECTION
A3.06
Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
A3.06
Scale: 1/8" = 1'-0"



4 SIDE ELEVATION
A3.06
Scale: 1/8" = 1'-0"

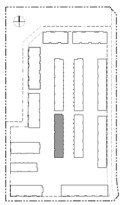
MATERIAL LEGEND

ROOF	1	ASPHALT SHINGLE PITCHED ROOF	PIASCO ANTIQUE BLACK	
	2	WOOD FASCIA PAINTED	BM 1582 Deep River	
	3	VENTED VINYL SOFFIT	BLACK	
	4	VENTED HARDIE SOFFIT (FEATURE) WOODSTONE RUSTIC SERIES	SAND CASTLE	2
	5	VENTED HARDIE SOFFIT (FEATURE) WOODSTONE RUSTIC SERIES	CARIBOU TRAIL	2
	6	VENTED HARDIE SOFFIT (FEATURE) WOODSTONE RUSTIC SERIES	WINCHESTER BROWN	3
	7	VENTED HARDIE SOFFIT (FEATURE) WOODSTONE RUSTIC SERIES	STONE BLUE	4
WALL	10	FIBRE CEMENT SHINGLE SIDING, PREFIN.	ARCTIC WHITE	
	11	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	IRON GRAY	
	12	FIBRE CEMENT BOARD & BATTEN WOODSTONE RUSTIC SERIES	SAND CASTLE	1
	13	FIBRE CEMENT BOARD & BATTEN WOODSTONE RUSTIC SERIES	CARIBOU TRAIL	2
	14	FIBRE CEMENT BOARD & BATTEN WOODSTONE RUSTIC SERIES	WINCHESTER BROWN	3
	15	FIBRE CEMENT BOARD & BATTEN WOODSTONE RUSTIC SERIES	STONE BLUE	4
	16	FIBRE CEMENT PANEL, SMOOTH, PREFIN	IRON GRAY	
	17	FIBRE CEMENT TRIM, PREFIN	IRON GRAY	
	18	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	ARCTIC WHITE	

Color Scheme 1

WINDOWS & DOORS	30	DOUBLE GLAZED, THERMAL VINYL WINDOWS	BLACK (SXT.) WHITE (INT.)	
	31a	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC 156 VAN DEUSEN BLUE	1
	31b	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - CC 2 BAYNAIL	2
	31c	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC 104 COPLEY GRAY	3
	31d	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - AF-370 CITRINE	4
	32	BASE DOOR, METAL CLAD, PREFIN.	BM 1582 Deep River	
	33	BALCONY DOOR, DOUBLE GLAZED, THERMAL SWING DOOR	BLACK (SXT.) WHITE (INT.)	
	34	BALCONY DOOR, DOUBLE GLAZED, THERMAL VINYL SLIDER	BLACK (SXT.) WHITE (INT.)	
	35	ALUMINUM GARAGE DOOR, PAINTED.	BM 1582 Deep River	
	36	ELECTRICAL CLOSET DOUBLE DOOR, METAL CLAD, PAINTED.	BM 1582 Deep River	
MISC.	50	PRE-FINISHED ALUMINUM GUTTER & RWL	BLACK	
	51	PRE-FINISHED METAL FLASHINGS	BLACK	
	52	PREFINISHED ALUMINUM GUARDRAIL	BLACK	
	53	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	SAND CASTLE	1
	54	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	CARIBOU TRAILS	2
	55	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	WINCHESTER BROWN	3
	56	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	STONE BLUE	4
	57	WOOD BALCONY FASCIA, PAINTED	BM 1582 Deep River	
	58	WOOD DETAILS, BRACKETS & TRELLIS, PAINTED	BM 1582 Deep River	
	59	WOOD CLADDING ENTRY POSTS,BEAMS & RAFTERS, PAINTED	BM 1582 Deep River	

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KEY PLAN

StreetSide
A QUALICO Company

REVISIONS

1	

ISSUES	DATE
8	
7	
6	
5	
4 RE-ISSUED FOR DEVELOPMENT PERMIT	2026.06.18
3 ISSUED FOR BUILDING PERMIT	2026.06.17
2 RE-ISSUED FOR DEVELOPMENT PERMIT	2026.04.10
1 ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KGP/AM
CHECKED BY	RW
DATE CHICKED	2026.06.18

CONSUL'ANT

REGISTERED ARCHITECT RYAN WICKSTEN PROVINCE OF BRITISH COLUMBIA
2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING #6 ELEVATIONS

DRAWING No.

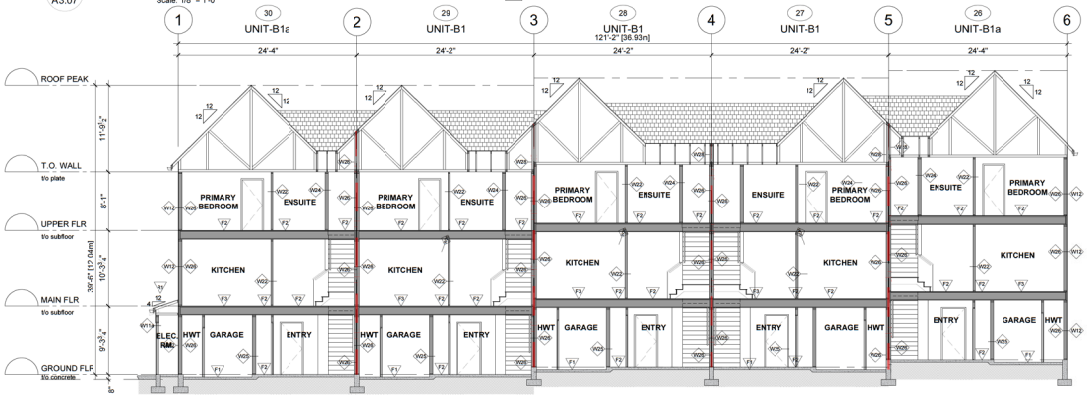
A3.06



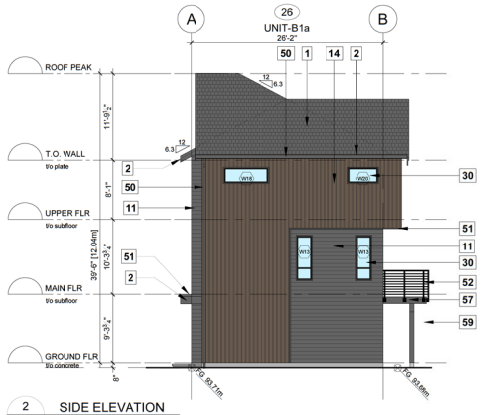
1 FRONT ELEVATION
A3.07 Scale: 1/8" = 1'-0"



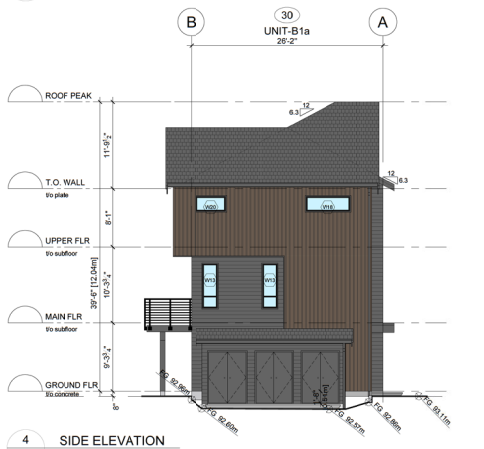
3 REAR ELEVATION
A3.07 Scale: 1/8" = 1'-0"



5 BUILDING SECTION
A3.07 Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
A3.07 Scale: 1/8" = 1'-0"



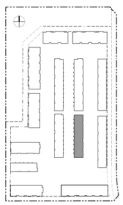
4 SIDE ELEVATION
A3.07 Scale: 1/8" = 1'-0"

MATERIAL LEGEND

Color Scheme 3

ROOF	1	ASPHALT SHINGLE PITCHED ROOF	PASCO ANTIQU. BLACK	WINDOWS & DOORS	30	DOUBLE GLAZED, THERMAL VINYL WINDOWS	BLACK (EXT.) WHITE (INT.)
	2	WOOD FASCIA, PAINTED	BM 1582 Deep River		31a	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-156 VAN DEUSEN BLUE
	3	VENTED VINYL SOFFIT	BM - CC-2 RAYMAL		31b	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-104 COPLEY GRAY
	4	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUXSIC SERIES	SAND CASTLE 3		31c	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - AF-370 CERNIG
	5	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUXSIC SERIES	CARIBOU TRAIL 2		32	BACK DOOR, METAL CLAD, PREFIN.	BM 1582 Deep River
	6	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUXSIC SERIES	WINCHESTER BROWN 3		33	BALCONY DOOR, DOUBLE GLAZED, THERMAL SWING DOOR	BLACK (EXT.) WHITE (INT.)
	7	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUXSIC SERIES	STONE BLUE 4		34	BALCONY DOOR, DOUBLE GLAZED, THERMAL VINYL SLIDER	BLACK (EXT.) WHITE (INT.)
WALL	10	FIBRE CEMENT SHINGLE SIDING, PREFIN.	ARCTIC WHITE		35	ALUMINUM GARAGE DOOR, PAINTED.	BM 1582 Deep River
	11	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	IRON GRAY		36	ELECTRICAL CLOSET DOUBLE DOOR, METAL CLAD, PAINTED.	BM - LI96 Deep River
	12	FIBRE CEMENT BOARD & BATTEN WOODTONE IUXSIC SERIES	SAND CASTLE 3	MISC.	50	PRE-FINISHED ALUMINUM GUTTER & RWL	BLACK
	13	FIBRE CEMENT BOARD & BATTEN WOODTONE IUXSIC SERIES	CARIBOU TRAIL 2		51	PRE-FINISHED METAL FLASHING	BLACK
	14	FIBRE CEMENT BOARD & BATTEN WOODTONE IUXSIC SERIES	WINCHESTER BROWN 3		52	PREFINISHED ALUMINUM GUARDRAIL	BLACK
	15	FIBRE CEMENT BOARD & BATTEN WOODTONE IUXSIC SERIES	STONE BLUE 4		53	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	SAND CASTLE 3
	16	FIBRE CEMENT PANEL, SMOOTH, PREFIN	IRON GRAY		54	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	CARIBOU TRAILS 2
	17	FIBRE CEMENT TRIM, PREFIN	IRON GRAY		55	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	WINCHESTER BROWN 3
	18	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	ARCTIC WHITE		56	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	STONE BLUE 4
					57	WOOD BALCONY FASCIA, PAINTED	BM 1582 Deep River
					58	WOOD DETAILS, BRACKETS & FIELLS, PAINTED	BM 1582 Deep River
					59	WOOD CLADDING ENTRY POSTS, BEAMS & RAFTERS, PAINTED	BM 1582 Deep River

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KEY PLAN

StreetSide
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REVISIONS

1

ISSUES		DATE
8		
7		
6		
5		
4	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.06.18
3	ISSUED FOR BUILDING PERMIT	2026.06.17
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.04.10
1	ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KGP/AM
CHECKED BY	RW
DATE CHICKED	2026.06.18

CONSULTANT

REGISTERED ARCHITECT RENE WICHERT PROVINCE OF BRITISH COLUMBIA
2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

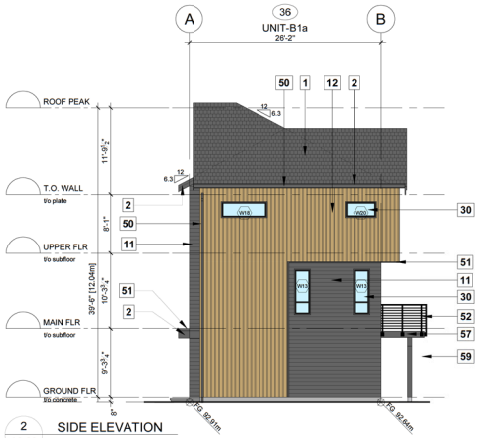
BUILDING #7 ELEVATIONS

DRAWING No.

A3.07



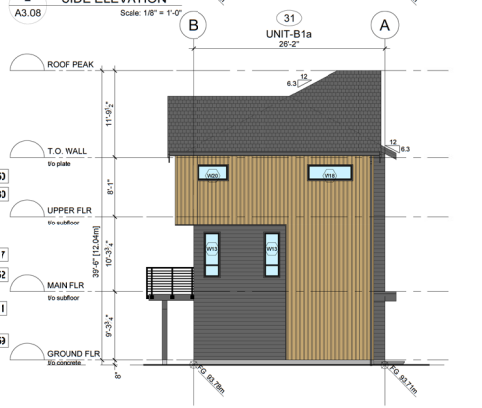
1 FRONT ELEVATION
A3.08 Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
A3.08 Scale: 1/8" = 1'-0"



3 REAR ELEVATION
A3.08 Scale: 1/8" = 1'-0"



4 SIDE ELEVATION
A3.08 Scale: 1/8" = 1'-0"



5 BUILDING SECTION
A3.08 Scale: 1/8" = 1'-0"

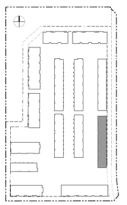
MATERIAL LEGEND

ROOF	1	ASPHALT SHINGLE PITCHED ROOF	PASCO ANTICO, BLACK	
	2	WOOD FASCIA, PAINTED	BM 1582 Deep River BLACK	
	3	VENTED VINYL SOFFIT	SAND CASTLE	3
	4	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUSSIC SERIES	CARIBOU TRAILS	2
	5	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUSSIC SERIES	WINCHESTER BROWN	3
	6	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUSSIC SERIES	STONE BLUE	4
	7	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUSSIC SERIES		
WALL	10	FIBRE CEMENT SHINGLE SIDING, PREFIN	ARCTIC WHITE	
	11	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	IRON GRAY	
	12	FIBRE CEMENT BOARD & BATTEN WOODTONE IUSSIC SERIES	SAND CASTLE	1
	13	FIBRE CEMENT BOARD & BATTEN WOODTONE IUSSIC SERIES	CARIBOU TRAILS	2
	14	FIBRE CEMENT BOARD & BATTEN WOODTONE IUSSIC SERIES	WINCHESTER BROWN	3
	15	FIBRE CEMENT BOARD & BATTEN WOODTONE IUSSIC SERIES	STONE BLUE	4
	16	FIBRE CEMENT PANEL, SMOOTH, PREFIN	IRON GRAY	
	17	FIBRE CEMENT TRIM, PREFIN	IRON GRAY	
	18	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	ARCTIC WHITE	

Color Scheme 1

WINDOWS & DOORS	30	DOUBLE GLAZED, THERMAL VINYL WINDOWS	BLACK (UV3.) WHITE (INT.)
	31a	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-156 VAN DEUSEN BLUE
	31b	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - CC-2 RAYMAIL
	31c	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-104 COPLEY GRAY
	31d	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - AF-370 CORNING
	32	BACK DOOR, METAL CLAD, PREFIN.	BM 1582 Deep River
	33	BALCONY DOOR, DOUBLE GLAZED, THERMAL SWING DOOR	BLACK (UV3.) WHITE (INT.)
	34	BALCONY DOOR, DOUBLE GLAZED, THERMAL VINYL SLIDER	BLACK (UV3.) WHITE (INT.)
	35	ALUMINUM GARAGE DOOR, PAINTED.	BM 1582 Deep River
	36	ELECTRICAL CLOSET DOUBLE DOOR, METAL CLAD, PAINTED.	BM - LI96 Deep River
MISC.	50	PRE-FINISHED ALUMINUM GUTTER & RWL	BLACK
	51	PRE-FINISHED METAL FLASHING	BLACK
	52	PREFINISHED ALUMINUM GUARDRAIL	BLACK
	53	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	SAND CASTLE
	54	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	CARIBOU TRAILS
	55	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	WINCHESTER BROWN
	56	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	STONE BLUE
	57	WOOD BALCONY FASCIA, PAINTED	BM 1582 Deep River
	58	WOOD DETAILS, BRACKETS & FIELLS, PAINTED	BM 1582 Deep River
	59	WOOD CLADDING ENTRY POSTS, BEAMS & RAFTERS, PAINTED	BM 1582 Deep River

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KEY PLAN

StreetSide
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REVISIONS

1		

ISSUES		DATE
8		
7		
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5		
4	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.06.18
3	ISSIED FOR BUILDING PERMIT	2026.06.17
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.04.10
1	ISSIED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KGP/AM
CHECKED BY	RW
DATE CHICKED	2026.06.18

CONSULTANT

REGISTERED ARCHITECT ROMAN WICHOWSKI PROVINCE OF BRITISH COLUMBIA
2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

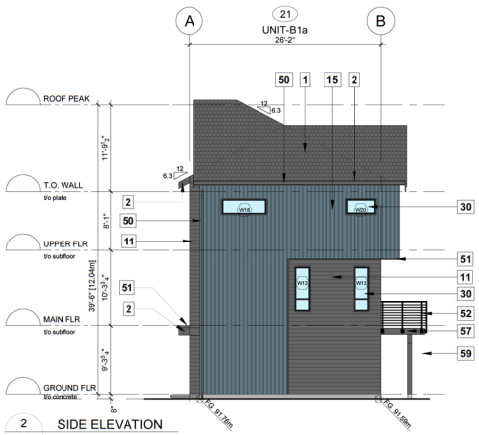
BUILDING #8 ELEVATIONS

DRAWING No.

A3.08



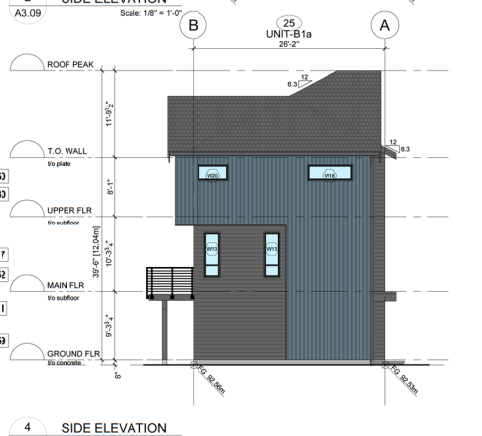
1 FRONT ELEVATION
A3.09 Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
A3.09 Scale: 1/8" = 1'-0"



3 REAR ELEVATION
A3.09 Scale: 1/8" = 1'-0"



4 SIDE ELEVATION
A3.09 Scale: 1/8" = 1'-0"



5 BUILDING SECTION
A3.09 Scale: 1/8" = 1'-0"

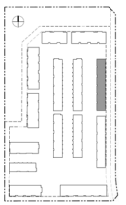
MATERIAL LEGEND

Color Scheme 4

ROOF	1	ASPHALT SHINGLE PITCHED ROOF	PASCO ANTICQ.; BLACK
	2	WOOD FASCIA, PAINTED	BM 1582 Deep River BLACK
	3	VENTED VINYL SOFFIT	SAND CASTLE 1
	4	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUSSIC SERIES	
	5	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUSSIC SERIES	CARIBOU TRAILS 2
	6	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUSSIC SERIES	WINCHESTER BROWN 3
	7	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUSSIC SERIES	STONE BLUE 4
WALL	10	FIBRE CEMENT SHINGLE SIDING, PREFIN.	ARCTIC WHITE
	11	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	IRON GRAY
	12	FIBRE CEMENT BOARD & BATTEN WOODTONE IUSSIC SERIES	SAND CASTLE 1
	13	FIBRE CEMENT BOARD & BATTEN WOODTONE IUSSIC SERIES	CARIBOU TRAILS 2
	14	FIBRE CEMENT BOARD & BATTEN WOODTONE IUSSIC SERIES	WINCHESTER BROWN 3
	15	FIBRE CEMENT BOARD & BATTEN WOODTONE IUSSIC SERIES	STONE BLUE 4
	16	FIBRE CEMENT PANEL, SMOOTH, PREFIN	IRON GRAY
	17	FIBRE CEMENT TRIM, PREFIN	IRON GRAY
	18	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	ARCTIC WHITE

WINDOWS & DOORS	30	DOUBLE GLAZED, THERMAL VINYL WINDOWS	BLACK (UV3.) WHITE (INT.) 1
	31a	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-156 VAN DEUSEN BLUE 1
	31b	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - CC-2 RAYMAIL 2
	31c	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-104 COPLEY GRAY 3
	31d	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - AF-370 CORNING 4
	32	BACK DOOR, METAL CLAD, PREFIN.	BM 1582 Deep River
	33	BALCONY DOOR, DOUBLE GLAZED, THERMAL SWING DOOR	BLACK (UV3.) WHITE (INT.)
	34	BALCONY DOOR, DOUBLE GLAZED, THERMAL VINYL SLIDER	BLACK (UV3.) WHITE (INT.)
	35	ALUMINUM GARAGE DOOR, PAINTED.	BM 1582 Deep River
	36	ELECTRICAL CLOSET DOUBLE DOOR, METAL C.ASG. PAINTED.	BM - LINE Deep River
MISC.	50	PRE-FINISHED ALUMINUM GUTTER & RWL	BLACK
	51	PRE-FINISHED METAL FLASHING	BLACK
	52	PREFINISHED ALUMINUM GUARDRAIL	BLACK
	53	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	SAND CASTLE 1
	54	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	CARIBOU TRAILS 2
	55	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	WINCHESTER BROWN 3
	56	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	STONE BLUE 4
	57	WOOD BALCONY FASCIA, PAINTED	BM 1582 Deep River
	58	WOOD DETAILS, BRACKETS & RAILS, PAINTED	BM 1582 Deep River
	59	WOOD CLADDING ENTRY POSTS, BEAMS & RAFTERS, PAINTED	BM 1582 Deep River

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ARCHITECTURE
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KEY PLAN

StreetSide
A QUALICO Company

REVISIONS

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ISSUES	DATE
8	
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4 RE-ISSUED FOR DEVELOPMENT PERMIT	2026.06.18
3 ISSUED FOR BUILDING PERMIT	2026.06.17
2 RE-ISSUED FOR DEVELOPMENT PERMIT	2026.04.10
1 ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KGP/AM
CHECKED BY	RW
DATE CHICKED	2026.06.18

CONSULTANT

REGISTERED ARCHITECT RAMIN WICHEKOOH PROVINCE OF BRITISH COLUMBIA
2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

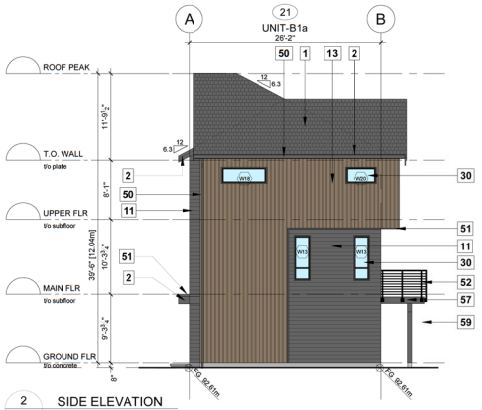
BUILDING #9 ELEVATIONS

DRAWING No.

A3.09



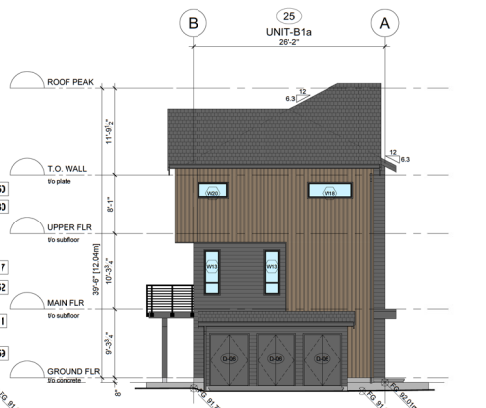
1 FRONT ELEVATION
A3.10 Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
A3.10 Scale: 1/8" = 1'-0"



3 REAR ELEVATION
A3.10 Scale: 1/8" = 1'-0"



4 SIDE ELEVATION
A3.10 Scale: 1/8" = 1'-0"



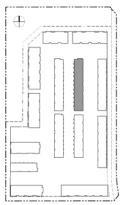
5 BUILDING SECTION
A3.10 Scale: 1/8" = 1'-0"

MATERIAL LEGEND

Color Scheme 2

ROOF	1	ASPHALT SHINGLE PITCHED ROOF	PASCO ANTICQ. BLACK	WINDOWS & DOORS	30	DOUBLE GLAZED, THERMAL VINYL WINDOWS	BLACK (LVC) WHITE (INT.)
	2	WOOD FASCIA, PAINTED	BM 1582 Deep River		31a	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-156 VAN DEUSEN BLUE
	3	VENTED VINYL SOFFIT	BLACK		31b	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - CC-2 RAYMAIL
	4	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUSSIC SERIES	SAND CASTLE 3		31c	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-104 COPLEY GRAY
	5	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUSSIC SERIES	CARIBOU TRAIL 2		31d	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - AF-370 CERNIG
	6	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUSSIC SERIES	WINCHESTER BROWN 3		32	BACK DOOR, METAL CLAD, PREFIN.	BM 1582 Deep River
	7	VENTED HARDIE SOFFIT (FEATURE) WOODTONE IUSSIC SERIES	STONE BLUE 4		33	BALCONY DOOR, DOUBLE GLAZED, THERMAL SWING DOOR	BLACK (LVC) WHITE (INT.)
WALL	10	FIBRE CEMENT SHINGLE SIDING, PREFIN.	ARCTIC WHITE		34	BALCONY DOOR, DOUBLE GLAZED, THERMAL VINYL SLIDER	BLACK (LVC) WHITE (INT.)
	11	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	IRON GRAY		35	ALUMINUM GARAGE DOOR, PAINTED.	BM 1582 Deep River
	12	FIBRE CEMENT BOARD & BATTEN WOODTONE IUSSIC SERIES	SAND CASTLE 3		36	ELECTRICAL CLOSET DOUBLE DOOR, METAL C.ASG. PAINTED.	BM - LINEN Deep River
	13	FIBRE CEMENT BOARD & BATTEN WOODTONE IUSSIC SERIES	CARIBOU TRAIL 2	MISC.	50	PRE-FINISHED ALUMINUM GUTTER & RWL	BLACK
	14	FIBRE CEMENT BOARD & BATTEN WOODTONE IUSSIC SERIES	WINCHESTER BROWN 3		51	PRE-FINISHED METAL FLASHING	BLACK
	15	FIBRE CEMENT BOARD & BATTEN WOODTONE IUSSIC SERIES	STONE BLUE 4		52	PREFINISHED ALUMINUM GUARDRAIL	BLACK
	16	FIBRE CEMENT PANEL, SMOOTH, PREFIN	IRON GRAY		53	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	SAND CASTLE 3
	17	FIBRE CEMENT TRIM, PREFIN	IRON GRAY		54	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	CARIBOU TRAILS 2
	18	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	ARCTIC WHITE		55	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	WINCHESTER BROWN 3
					56	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	STONE BLUE 4
					57	WOOD BALCONY FASCIA, PAINTED	BM 1582 Deep River
					58	WOOD DETAILS, BRACKETS & RAILS, PAINTED	BM 1582 Deep River
					59	WOOD CLADDING ENTRY POSTS, BEAMS & RAFTERS, PAINTED	BM 1582 Deep River

EKISTICS
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www.ekistics.com



KEY PLAN

StreetSide
A QUALICO Company

REVISIONS	
1	

ISSUES		DATE
8		
7		
6		
5		
4	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.06.18
3	ISSIED FOR BUILDING PERMIT	2026.06.17
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.04.10
1	ISSIED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KGP/AM
CHECKED BY	RW
DATE CHICKED	2026.06.18

CONSULTANT

REGISTERED ARCHITECT RENE WICHERT PROVINCE OF BRITISH COLUMBIA
2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 746 AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

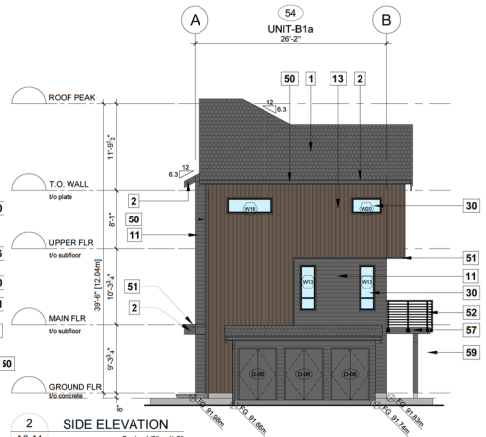
BUILDING #10 ELEVATIONS

DRAWING No.

A3.10



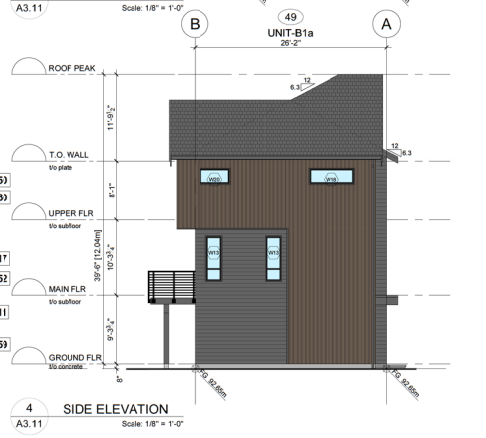
1 FRONT ELEVATION
A3.11 Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
A3.11 Scale: 1/8" = 1'-0"



3 REAR ELEVATION
A3.11 Scale: 1/8" = 1'-0"



4 SIDE ELEVATION
A3.11 Scale: 1/8" = 1'-0"



5 BUILDING SECTION
A3.11 Scale: 1/8" = 1'-0"

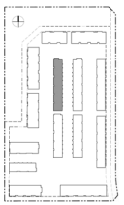
MATERIAL LEGEND

ROOF	1	ASPHALT SHINGLE PITCHED ROOF	PABCO ANTIQUE BLACK
	2	WOOD FASCIA, PAINTED	BM 1582 Deep River
	3	VENTED VINYL SOFFIT	BLACK
	4	VENTED HARDIE SOFFIT (FEATURE) WOODGRONE RUSTIC SERIES	SAND CASTLE 2
	5	VENTED HARDIE SOFFIT (FEATURE) WOODGRONE RUSTIC SERIES	CARIBOU TRAIL 2
	6	VENTED HARDIE SOFFIT (FEATURE) WOODGRONE RUSTIC SERIES	WINCHESTER BROWN 3
	7	VENTED HARDIE SOFFIT (FEATURE) WOODGRONE RUSTIC SERIES	STONE BLUE 4
WALL	10	FIBRE CEMENT SHINGLE SIDING, PREFIN.	ARCTIC WHITE
	11	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	IRON GRAY
	12	FIBRE CEMENT BOARD & BATTEN WOODGRONE RUSTIC SERIES	SAND CASTLE 2
	13	FIBRE CEMENT BOARD & BATTEN WOODGRONE RUSTIC SERIES	CARIBOU TRAIL 2
	14	FIBRE CEMENT BOARD & BATTEN WOODGRONE RUSTIC SERIES	WINCHESTER BROWN 3
	15	FIBRE CEMENT BOARD & BATTEN WOODGRONE RUSTIC SERIES	STONE BLUE 4
	16	FIBRE CEMENT PANEL, SMOOTH, PREFIN	IRON GRAY
	17	FIBRE CEMENT TRIM, PREFIN	IRON GRAY
	18	FIBRE CEMENT LAP SIDING, SMOOTH, 4" EXPOSURE, PREFIN	ARCTIC WHITE

Color Scheme 3

WINDOWS & DOORS	30	DOUBLE GLAZED, THERMAL VINYL WINDOWS	BLACK (EXT.) WHITE (INT.)
	31a	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-156 VAN DEUSEN BLUE 1
	31b	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - CC-2 RAYMAIL 2
	31c	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-104 COPLEY GRAY 3
	31d	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - AF-370 CYRENE 4
	32	BACK DOOR, METAL CLAD, PREFIN.	BM 1582 Deep River
	33	BALCONY DOOR, DOUBLE GLAZED, THERMAL SWING DOOR	BLACK (EXT.) WHITE (INT.)
	34	BALCONY DOOR, DOUBLE GLAZED, THERMAL VINYL SLIDER	BLACK (EXT.) WHITE (INT.)
	35	ALUMINUM GARAGE DOOR, PAINTED.	BM 1582 Deep River
	36	ELECTRICAL CLOSET DOUBLE DOOR, METAL CLAD, PAINTED.	BM 1582 Deep River
MISC.	50	PRE-FINISHED ALUMINUM GUTTER & RWL	BLACK
	51	PRE-FINISHED METAL FLASHING	BLACK
	52	PREFINISHED ALUMINUM GUARDRAIL	BLACK
	53	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	SAND CASTLE 2
	54	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	CARIBOU TRAILS 2
	55	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	WINCHESTER BROWN 3
	56	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	STONE BLUE 4
	57	WOOD BALCONY FASCIA, PAINTED	BM 1582 Deep River
	58	WOOD DETAILS, BRACKETS & TRELLIS, PAINTED	BM 1582 Deep River
	59	WOOD CLADDING ENTRY POSTS, BEAMS & RAFTERS, PAINTED	BM 1582 Deep River

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KEY PLAN

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REVISIONS
1

ISSUES		DATE
8		
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4	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.06.18
3	ISSUED FOR BUILDING PERMIT	2026.06.17
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.04.10
1	ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KG/PAM
CHECKED BY	RW
DATE CHICKED	2026.06.18

CONSUL'ANT

REGISTERED ARCHITECT RENE WICKSTEED BRITISH COLUMBIA
2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING #11 ELEVATIONS

DRAWING No.

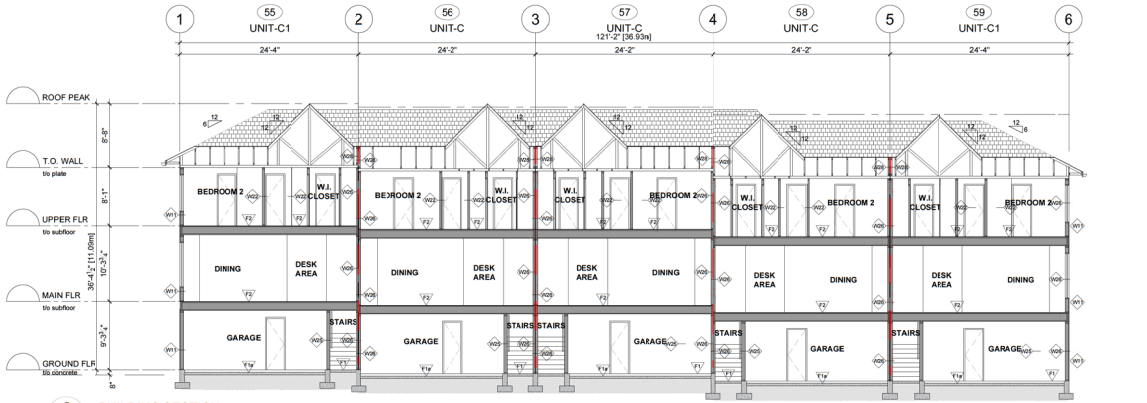
A3.11



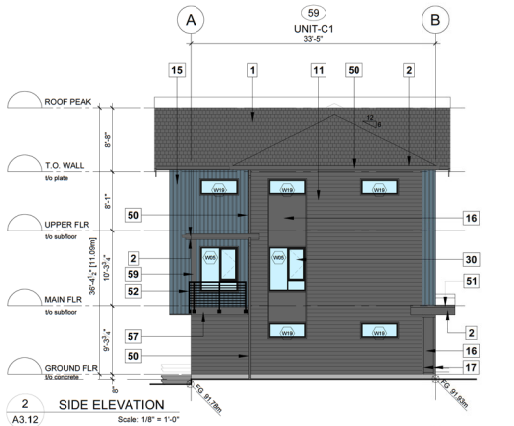
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A3.12 Scale: 1/8" = 1'-0"



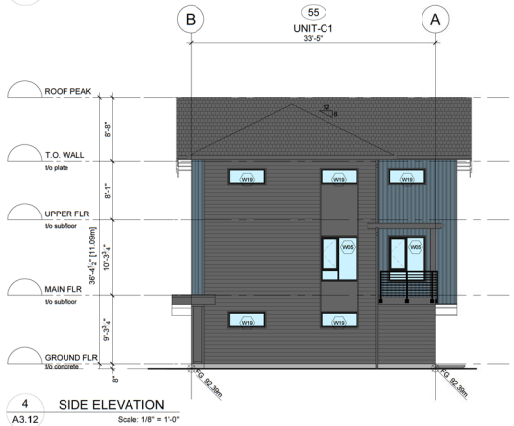
3 REAR ELEVATION
A3.12 Scale: 1/8" = 1'-0"



5 BUILDING SECTION
A3.12 Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
A3.12 Scale: 1/8" = 1'-0"



4 SIDE ELEVATION
A3.12 Scale: 1/8" = 1'-0"

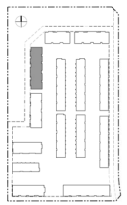
MATERIAL LEGEND

ROOF	1	ASPHALT SHINGLE PITCHED ROOF	PABCO ANTIQUE BLACK	
	2	WOOD FASCIA, PAINTED	BM 1582 Deep River	
	3	VENTED VINYL SOFFIT	BLACK	
	4	VENTED HARDIE SOFFIT (FEATURE) WOODSTONE RUSTIC SERIES	SAND CASTLE	1
	5	VENTED HARDIE SOFFIT (FEATURE) WOODSTONE RUSTIC SERIES	CARIBOU TRAILS	2
	6	VENTED HARDIE SOFFIT (FEATURE) WOODSTONE RUSTIC SERIES	WINCHESTER BROWN	3
	7	VENTED HARDIE SOFFIT (FEATURE) WOODSTONE RUSTIC SERIES	STONE BLUE	4
WALL	10	FIBRE CEMENT SHINGLE SIDING, PREFIN.	ARCTIC WHITE	
	11	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	IRON GRAY	
	12	FIBRE CEMENT BOARD & BATTEN WOODSTONE RUSTIC SERIES	SAND CASTLE	1
	13	FIBRE CEMENT BOARD & BATTEN WOODSTONE RUSTIC SERIES	CARIBOU TRAILS	2
	14	FIBRE CEMENT BOARD & BATTEN WOODSTONE RUSTIC SERIES	WINCHESTER BROWN	3
	15	FIBRE CEMENT BOARD & BATTEN WOODSTONE RUSTIC SERIES	STONE BLUE	4
	16	FIBRE CEMENT PANEL, SMOOTH, PREFIN	IRON GRAY	
	17	FIBRE CEMENT TRIM, PREFIN	IRON GRAY	
	18	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	ARCTIC WHITE	

Color Scheme 4

WINDOWS & DOORS	30	DOUBLE GLAZED, THERMAL VINYL WINDOWS	BLACK (EXT.) WHITE (INT.)	
	31a	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-156 VAN DEUSEN BLUE	2
	31b	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - OC-2 RAPHAEL	2
	31c	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-104 COPLEY GRAY	2
	31d	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - AF-370 CITRINE	4
	32	BACK DOOR, METAL CLAD, PREFIN.	BM 1582 Deep River	
	33	BALCONY DOOR, DOUBLE GLAZED, THERMAL SWING DOOR	BLACK (EXT.) WHITE (INT.)	
	34	BALCONY DOOR, DOUBLE GLAZED, THERMAL VINYL SLIDER	BLACK (EXT.) WHITE (INT.)	
	35	ALUMINUM GARAGE DOOR, PAINTED.	BM 1582 Deep River	
	36	ELECTRICAL CLOSET DOUBLE DOOR, METAL CLAD, PAINTED.	BM 1582 Deep River	
MISC.	50	PRE-FINISHED ALUMINUM GUTTER & RWL	BLACK	
	51	PRE-FINISHED METAL FLASHING	BLACK	
	52	PRE-FINISHED ALUMINUM GUARDRAIL	BLACK	
	53	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	SAND CASTLE	1
	54	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	CARIBOU TRAILS	2
	55	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	WINCHESTER BROWN	3
	56	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	STONE BLUE	4
	57	WOOD BALCONY FASCIA, PAINTED	BM 1582 Deep River	
	58	WOOD DETAILS, BRACKETS & TRELLIS, PAINTED	BM 1582 Deep River	
	59	WOOD CLADDING ENTRY POSTS, BEAMS & RAFTERS, PAINTED	BM 1582 Deep River	

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ARCHITECTURE
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KEY PLAN

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REVISIONS

1

ISSUES		DATE
8		
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6		
5		
4	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.06.18
3	ISSUED FOR BUILDING PERMIT	2026.06.17
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.04.10
1	ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KGP/AM
CHECKED BY	RW
DATE CHICKED	2026.06.18

CONSULTANT

REGISTERED ARCHITECT RAYMOND WICKSTEED PROVINCE OF BRITISH COLUMBIA
2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING #12 ELEVATIONS

DRAWING No.

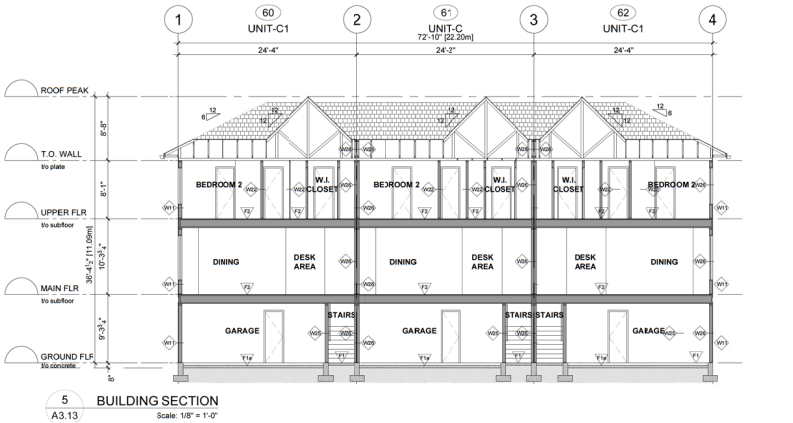
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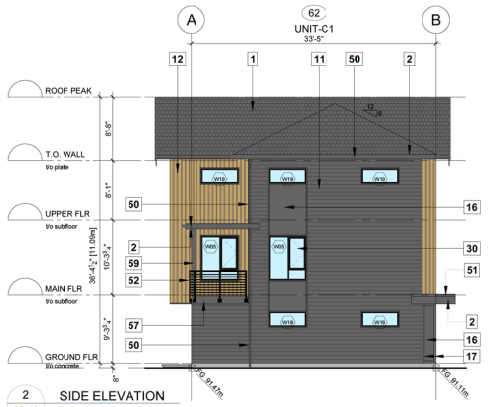
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A3.13 Scale: 1/8" = 1'-0"



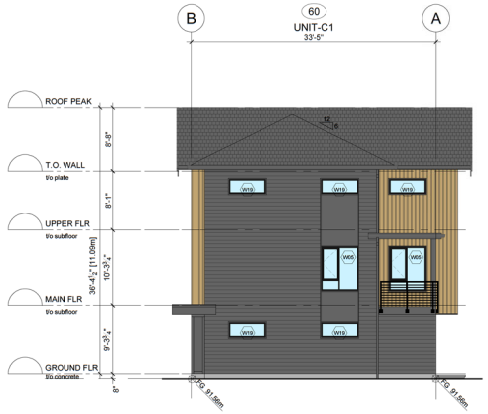
3 REAR ELEVATION
A3.13 Scale: 1/8" = 1'-0"



5 BUILDING SECTION
A3.13 Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
A3.13 Scale: 1/8" = 1'-0"



4 SIDE ELEVATION
A3.13 Scale: 1/8" = 1'-0"

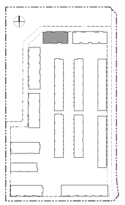
MATERIAL LEGEND

Color Scheme 1

ROOF	1	ASPHALT SHINGLE PITCHED ROOF	PABCO ANTIQU BLACK	
	2	WOOD FASCIA, PAINTED	BM 1582 Deep River	
	3	VENTED VINYL SOFFIT	BLACK	
	4	VENTED HARBIE SOFFIT (FEATURE) WOODTONE NJERIC SERIES	SAND CASTLE	1
	5	VENTED HARBIE SOFFIT (FEATURE) WOODTONE NJERIC SERIES	CARIBOU TRAILS	2
	6	VENTED HARBIE SOFFIT (FEATURE) WOODTONE NJERIC SERIES	WINCHESTER BROWN	3
	7	VENTED HARBIE SOFFIT (FEATURE) WOODTONE NJERIC SERIES	STONE BLUE	4
WALL	10	FIBRE CEMENT SHINGLE SIDING, PREFIN.	ARCTIC WHITE	
	11	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	IRON GRAY	
	12	FIBRE CEMENT BOARD & BATTEN WOODTONE NJERIC SERIES	SAND CASTLE	1
	13	FIBRE CEMENT BOARD & BATTEN WOODTONE NJERIC SERIES	CARIBOU TRAILS	2
	14	FIBRE CEMENT BOARD & BATTEN WOODTONE NJERIC SERIES	WINCHESTER BROWN	3
	15	FIBRE CEMENT BOARD & BATTEN WOODTONE NJERIC SERIES	STONE BLUE	4
	16	FIBRE CEMENT PANEL, SMOOTH, PREFIN	IRON GRAY	
	17	FIBRE CEMENT TRIM, PREFIN	IRON GRAY	
	18	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	ARCTIC WHITE	

WINDOWS & DOORS	30	DOUBLE GLAZED, THERMAL VINYL WINDOWS	BLACK (EXT.) WHITE (INT.)	
	31a	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-156 VAN DEUSEN BLUE	1
	31b	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - CC-3 RAPHAEL	2
	31c	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-154 COPLEY GRAY	3
	31d	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - AF-370 CORINE	4
	32	BACK DOOR, METAL CLAD, PREFIN.	BM 1582 Deep River	
	33	BALCONY DOOR, DOUBLE GLAZED, THERMAL SWING DOOR	BLACK (EXT.) WHITE (INT.)	
	34	BALCONY DOOR, DOUBLE GLAZED, THERMAL VINYL SLIDER	BLACK (EXT.) WHITE (INT.)	
	35	ALUMINUM GARAGE DOOR,PAINTED.	BM 1582 Deep River	
	36	ELECTRICAL CLOSET DOUBLE DOOR, METAL C.AD, PAINTED.	BM 1582 Deep River	
MISC.	50	PRE-FINISHED ALUMINUM GUTTER & RWL	BLACK	
	51	PRE-FINISHED METAL FLASHING	BLACK	
	52	PREFINISHED ALUMINUM GUARDRAIL	BLACK	
	53	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	SAND CASTLE	1
	54	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	CARIBOU TRAILS	2
	55	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	WINCHESTER BROWN	3
	56	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	STONE BLUE	4
	57	WOOD BALCONY FASCIA, PAINTED	BM 1582 Deep River	
	58	WOOD DETAILS, BRACKETS & TRELLIS, PAINTED	BM 1582 Deep River	
	59	WOOD CLADDING ENTRY POSTS, BEAMS & RAFTERS, PAINTED	BM 1582 Deep River	

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KEY PLAN

StreetSide
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REVISIONS
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ISSUES		DATE
8		
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4	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.06.18
3	ISSUED FOR BUILDING PERMIT	2026.06.17
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.04.10
1	ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KGP/AM
CHECKED BY	RW
DATE CHICKED	2026.06.18

CONSUL'ANT

REGISTERED ARCHITECT RYAN WICKSTEED PROVINCE OF BRITISH COLUMBIA

2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING #13 ELEVATIONS

DRAWING No.

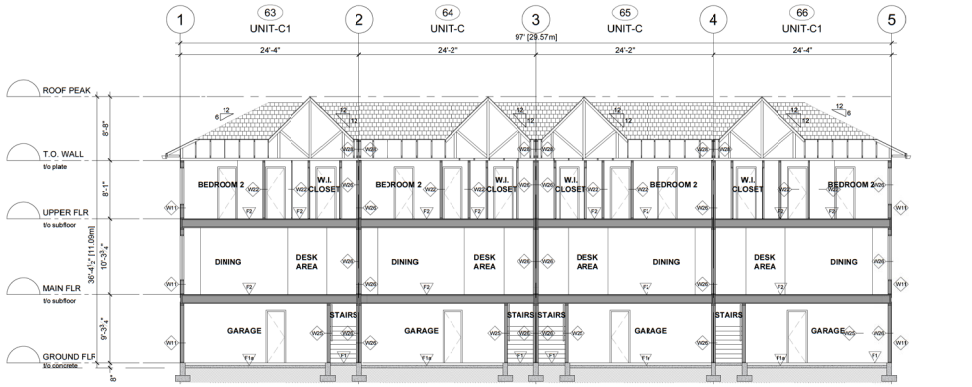
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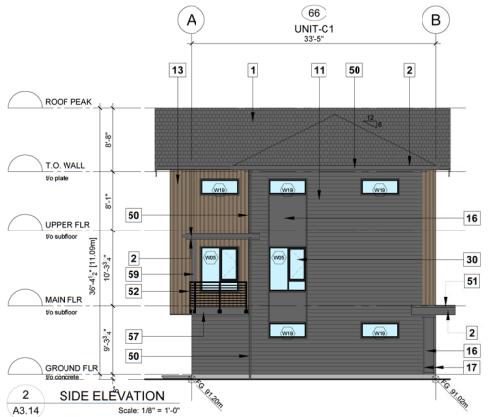
1 FRONT ELEVATION
A3.14 Scale: 1/8" = 1'-0"



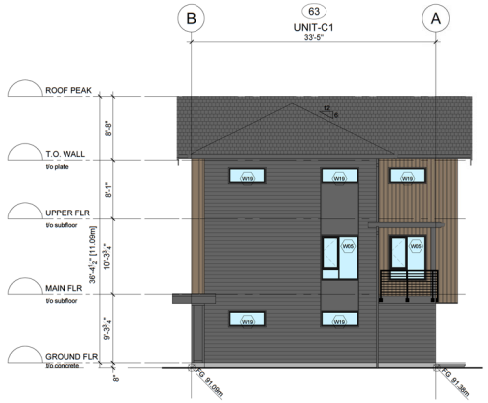
3 REAR ELEVATION
A3.14 Scale: 1/8" = 1'-0"



5 BUILDING SECTION
A3.14 Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
A3.14 Scale: 1/8" = 1'-0"



4 SIDE ELEVATION
A3.14 Scale: 1/8" = 1'-0"

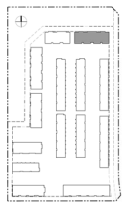
MATERIAL LEGEND

Color Scheme 2

ROOF	1	ASPHALT SHINGLE PITCHED ROOF	PABCO ANTIQU	
			BLACK	
	2	WOOD FASCIA, PAINTED	BM 1582	
			Deep River	
	3	VENTED VINYL SOFFIT	BLACK	
	4	VENTED HARBIE SOFFIT (FEATURE) WOODTONE NORDIC SERIES	SAND CASTLE	1
	5	VENTED HARBIE SOFFIT (FEATURE) WOODTONE NORDIC SERIES	CARIBOU TRAILS	2
	6	VENTED HARBIE SOFFIT (FEATURE) WOODTONE NORDIC SERIES	WINCHESTER BROWN	3
	7	VENTED HARBIE SOFFIT (FEATURE) WOODTONE NORDIC SERIES	STONE BLUE	4
SIDING	10	FIBRE CEMENT SHINGLE SIDING, PREFIN.	ARCTIC WHITE	
	11	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	IRON GRAY	
	12	FIBRE CEMENT BOARD & BATTEN WOODTONE NORDIC SERIES	SAND CASTLE	1
	13	FIBRE CEMENT BOARD & BATTEN WOODTONE NORDIC SERIES	CARIBOU TRAILS	2
	14	FIBRE CEMENT BOARD & BATTEN WOODTONE NORDIC SERIES	WINCHESTER BROWN	3
	15	FIBRE CEMENT BOARD & BATTEN WOODTONE NORDIC SERIES	STONE BLUE	4
	16	FIBRE CEMENT PANEL, SMOOTH, PREFIN	IRON GRAY	
	17	FIBRE CEMENT TRIM, PREFIN	IRON GRAY	
	18	FIBRE CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, PREFIN	ARCTIC WHITE	

WINDOWS & DOORS	30	DOUBLE GLAZED, THERMAL VINYL WINDOWS	BLACK (EXT.) WHITE (INT.)	
	31a	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-154 VAN DEUSEN BLUE	1
	31b	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - CC-3 RAPHAEL	2
	31c	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - HC-154 COPLEY GRAY	3
	31d	ENTRY DOOR, METAL CLAD W/GLAZING, PREFIN.	BM - AF-370 CORINE	4
	32	BACK DOOR, METAL CLAD, PREFIN.	BM 1582 Deep River	
	33	BALCONY DOOR, DOUBLE GLAZED, THERMAL SWING DOOR	BLACK (EXT.) WHITE (INT.)	
	34	BALCONY DOOR, DOUBLE GLAZED, THERMAL VINYL SLIDER	BLACK (EXT.) WHITE (INT.)	
	35	ALUMINUM GARAGE DOOR,PAINTED.	BM 1582 Deep River	
	36	ELECTRICAL CLOSET DOUBLE DOOR, METAL C.AD, PAINTED.	BM 1582 Deep River	
MISC.	50	PRE-FINISHED ALUMINUM GUTTER & RWL	BLACK	
	51	PRE-FINISHED METAL FLASHING	BLACK	
	52	PREFINISHED ALUMINUM GUARDRAIL	BLACK	
	53	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	SAND CASTLE	1
	54	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	CARIBOU TRAILS	2
	55	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	WINCHESTER BROWN	3
	56	FIBRE CEMENT PRIVACY SCREEN w/ BLACK ALUMINUM FRAME	STONE BLUE	4
	57	WOOD BALCONY FASCIA, PAINTED	BM 1582 Deep River	
	58	WOOD DETAILS, BRACKETS & TRELLIS, PAINTED	BM 1582 Deep River	
	59	WOOD CLADDING ENTRY POSTS, BEAMS & RAFTERS, PAINTED	BM 1582 Deep River	

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KEY PLAN

StreetSide
A QUALICO Company

REVISIONS

1	

ISSUES		DATE
8		
7		
6		
5		
4	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.06.18
3	ISSUED FOR BUILDING PERMIT	2026.06.17
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.04.10
1	ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KGP/AM
CHECKED BY	RW
DATE CHICKED	2026.06.18

CONSULTANT

REGISTERED ARCHITECT RYAN WICKSTEED PROVINCE OF BRITISH COLUMBIA

2026-06-19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

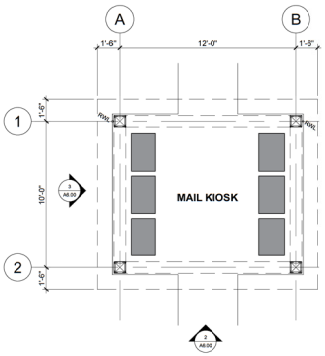
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

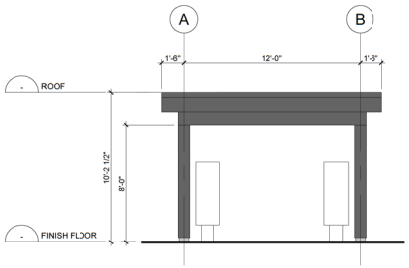
BUILDING #14 ELEVATIONS

DRAWING No.

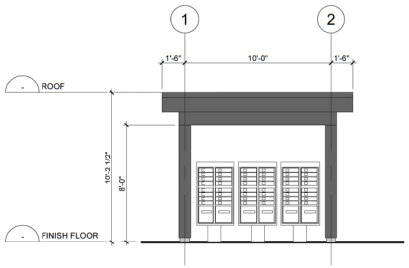
A3.14



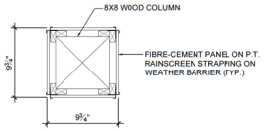
1 A5.01 FLCOR PLAN
Scale: 1/4" = 1'0"



2 A5.01 FRONT ELEVATION
Scale: 1/4" = 1'0"



3 A5.01 SIDE ELEVATION
Scale: 1/4" = 1'0"



4 A5.01 COLUMN - PLAN
Scale: 1 1/2" = 1'0"

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REVISIONS
1

ISSUES		DATE
8		
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4	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.06.18
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1	ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KGP/AM
CHECKED BY	RW
DATE CHECKED	2026.06.18

CONSULTANT

REGISTERED ARCHITECT
ROBERT WICKSON
BRITISH COLUMBIA
2026.06.19

PROJECT

YORKSON TOWNHOMES

PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

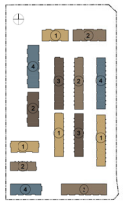
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

MAIL KIOSK DETAIL

DRAWING No.

A5.14



COLOUR PALETTE DISTRIBUTION

COLOR SCHEME 2



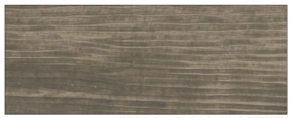
01 ASPHALT SINGLES



02 FIBRE CEMENT LAP SIDING
IRON GRAY



03 FIBRE CEMENT SHINGLE SIDING
ARCTIC WHITE



04 *"FEATURE"* FIBRE CEMENT BOARD & BATTEN AND VENTED SOFFIT
WOODTONE / RUSTIC SERIES ; CARIBOU TRAILS



05 VENTED VINYL SOFFIT
BLACK



06 FRONT DOORS, METAL CLAD, DBL. GLAZED, PREFIN.
BM CC-2 / Raphael

10 DOUBLE GLAZED, THERMAL VINYL WINDOWS & SLIDERS
BLACK (EXT.) / WHITE (INT.)

11 FIBRE CEMENT TRIMS, PANELS & BANDS, SMOOTH, PREFIN
IRON GRAY

12 WOOD FASCIA & POSTS, PAINTED
BM 1582 / Deep River

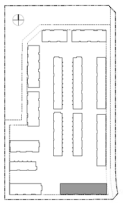
13 PREFINISHED ALUMINUM GUARDRAIL
BLACK

14 PRE-FINISHED ALUMINUM GUTTER & RWL
BLACK

15 PRE-FINISHED METAL FLASHINGS
BLACK



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KEY PLAN

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REVISIONS
1

ISSUES		DATE
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1	ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KG/PIAM
CHECKED BY	RW
DATE CHECKED	2026.06.18

CONSULTANT

REGISTERED ARCHITECT ROMAN WICHOWSKI PROVINCE OF BRITISH COLUMBIA
2026-06-19

PROJECT

YORKSON TOWNHOMES
PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

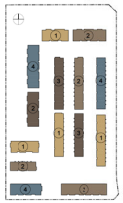
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING #1 MATERIAL BOARD 2

DRAWING No.

A6.01



COLOUR PALETTE DISTRIBUTION

COLOR SCHEME 1



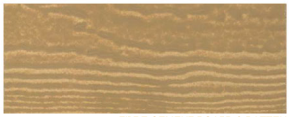
01 ASPHALT SINGLES



02 FIBRE CEMENT LAP SIDING
IRON GRAY



03 FIBRE CEMENT SHINGLE SIDING
ARCTIC WHITE



04 *"FEATURE"* FIBRE CEMENT BOARD & BATTEN AND VENTED SOFFIT
WOODTONE / RUSTIC SERIES / CARBOU TRAILS



05 VENTED VINYL SOFFIT
BLACK



06 FRONT DOORS, METAL CLAD, DBL. GLAZED, PREFIN.
BM - HC-156 - VAN DEUSEN BLUE

10 DOUBLE GLAZED, THERMAL VINYL WINDOWS & SLIDERS
BLACK (EXT.) / WHITE (INT.)

11 FIBRE CEMENT TRIMS, PANELS & BANDS, SMOOTH, PREFIN
IRON GRAY

12 WOOD FASCIA & POSTS, PAINTED
BM 1582 / Deep River

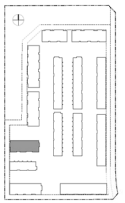
13 PREFINISHED ALUMINUM GUARDRAIL
BLACK

14 PRE-FINISHED ALUMINUM GUTTER & RWL
BLACK

15 PRE-FINISHED METAL FLASHINGS
BLACK



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KEY PLAN

StreetSide
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REVISIONS
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1	ISSUED FOR DEVELOPMENT PERMIT	2025.03.03

PROJECT NUMBER	DE-21
DRAWN BY	KG/PIAM
CHECKED BY	RW
DATE CHECKED	2026.06.18

CONSULTANT



2026-06-19

PROJECT

YORKSON TOWNHOMES
PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

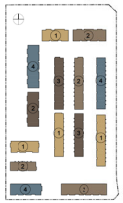
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING #4 MATERIAL BOARD 1

DRAWING No.

A6.04



COLOUR PALETTE DISTRIBUTION

COLOR SCHEME 3



01 ASPHALT SINGLES



02 FIBRE CEMENT LAP SIDING
IRON GRAY



02a FIBRE CEMENT LAP SIDING
ARCTIC WHITE



03 FIBRE CEMENT SHINGLE SIDING
ARCTIC WHITE



04 ***"FEATURE"*** FIBRE CEMENT BOARD & BATTEN AND VENTED SOFFIT
WOODTONE / RUSTIC SERIES / WINCHESTER BROWN



05 VENTED VINYL SOFFIT
BLACK



06 FRONT DOORS, METAL CLAD, DBL. GLAZED, PREFIN.
BM HC-104 ' Copley Gray

10 DOUBLE GLAZED, THERMAL VINYL WINDOWS & SLIDERS
BLACK (EXT.) / WHITE (INT.)

11 FIBRE CEMENT TRIMS, PANELS & BANDS, SMOOTH, PREFIN
IRON GRAY

12 WOOD FASCIA & POSTS, PAINTED
BM 1582 / Deep River

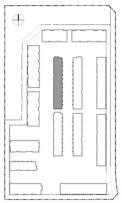
13 PREFINISHED ALUMINUM GUARDRAIL
BLACK

14 PRE-FINISHED ALUMINUM GUTTER & RWL
BLACK

15 PRE-FINISHED METAL FLASHINGS
BLACK



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KEY PLAN

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REVISIONS	
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PROJECT NUMBER	DE-21
DRAWN BY	KG/PIAM
CHECKED BY	RW
DATE CHECKED	2026.06.18

CONSULTANT



2026-06-19

PROJECT

YORKSON TOWNHOMES
PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

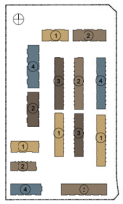
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING #11
MATERIAL BOARD 3

DRAWING No.

A6.11



COLOUR PALETTE DISTRIBUTION

COLOR SCHEME 4



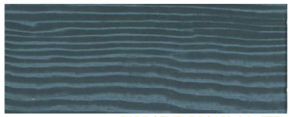
01 ASPHALT SINGLES



02 FIBRE CEMENT LAP SIDING
IRON GRAY



03 FIBRE CEMENT SHINGLE SIDING
ARCTIC WHITE



04 *"FEATURE"* FIBRE CEMENT BOARD & BATTEN AND VENTED SOFFIT
WOODTONE / RUSTIC SERIES / STONE BLUE



05 VENTED VINYL SOFFIT
BLACK



06 FRONT DOORS, METAL CLAD, DBL. GLAZED, PREFIN.
BM AF-370 / CITRINE

10 DOUBLE GLAZED, THERMAL VINYL WINDOWS & SLIDERS
BLACK (EXT.) / WHITE (INT.)

11 FIBRE CEMENT TRIMS, PANELS & BANDS, SMOOTH, PREFIN
IRON GRAY

12 WOOD FASCIA & POSTS, PAINTED
BM 1582 / Deep River

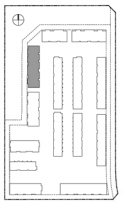
13 PREFINISHED ALUMINUM GUARDRAIL
BLACK

14 PRE-FINISHED ALUMINUM GUTTER & RWL
BLACK

15 PRE-FINISHED METAL FLASHINGS
BLACK



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KEY PLAN

StreetSide
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REVISIONS
1

ISSUES		DATE
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PROJECT NUMBER	DE-21
DRAWN BY	KG/PIAM
CHECKED BY	RW
DATE CHECKED	2026.06.18

CONSULTANT



2026-06-19

PROJECT

YORKSON TOWNHOMES
PHASE 8

20560-20596 76 AVE, 20577-20593 74B AVE

TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING #12 MATERIAL BOARD 2

DRAWING No.

A6.12

YORKSON PHASE 8 TH

Issued for Development Permit

Contact Information

VDZ+A
Project Landscape Architecture

Fort Langley Studio
102 - 9181 Church Street
Fort Langley, British Columbia, V1M 2R8

Mount Pleasant Studio
102-355 Kingsway
Vancouver, British Columbia, V5T 3J7

Kelowna Studio
302 - 1181 Sunset Drive
Kelowna, British Columbia, V1Y 0L4

Primary project contact:
Achim Muller
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d. 778 298 9737

Alternate contacts (incase away):
Mark van der Zalm
Principal Landscape Architect
mark@vdz.ca
o. 604 546 0920

Key Project Contacts

Streetside Developments
Project Owner

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T. 604.573.0366
E. monique.wang@qualico.com
Contact: Monique Wang

Ekistics Architecture Inc.
Project Building Architecture

1925 Main Street
Vancouver, BC, V5T 3C1
T. 604.876.5050
E. wionzek@ekistics.ca
Contact: Ryan Wionzek

Sheet List Table

Sheet Number	Sheet Title
L-00	COVER SHEET
L-01	OVERALL LANDSCAPE PLAN
L-02A	LANDSCAPE PLAN A
L-02B	LANDSCAPE PLAN B
L-03A	FENCING PLAN A
L-03B	FENCING PLAN B
L-04A	GRADING PLAN A
L-04B	GRADING PLAN B
L-05A	PLANTING PLAN A
L-05B	PLANTING PLAN B
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS
LD-05	DETAILS



1 SITE PLAN OVERVIEW
Scale 1:800



2 CONTEXT PLAN
NTS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN FORESTRY
KELOWNA
FORT LANGLEY
VANCOUVER
604-882-0024
www.vdz.ca

REV.	BY	DESCRIPTION	DATE
4	AM	Issued for DP	2026-05-05
3	AM	Issued for DP	2025-02-28
2	AM	Issued for DP	2025-02-07
1	AM	Issued for DP- Progress Set	2024-12-20

REVISIONS TABLE FOR DRAWINGS

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
Yorkson Phase 8 Townhomes

Location:
20560-20596 76 Ave -
20593-20577 74B Ave
Langley, B.C.

Drawn: HK
Checked: AM
Approved: AM
Stamp: ACHIM E.A. MULLER 743
Original Sheet Size: 24"X36"
Scale: AS SHOWN

Drawing Title: COVER PAGE
VDZ Project #: DP2024-53
Drawing #: L-00

SCHEDULE B

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Z:\PROJECT SFD\DEVELOPMENT PERMIT\ACTIVE\2024\DP2024-53 YORKSON TH PH 8B_DWG\SHEETS\L-04 COVER SHEET.DWG



1 SITE PLAN
Scale 1:400

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
FENCES				
	F-01	1M TOL GREENWAY/PICKET FENCE	411.2 m	
	F-02	PRIVACY SCREEN FENCE 1.8 M HHT	319.5 m	
	F-03	PERIMETER FENCING (2M HEIGHT)	52.4 m	
HARDSCAPE				
	H-01	CONCRETE PAVING	1,820 m²	
	H-02	HYDRAPRESSED PAVERS	121.1 m²	
	H-03	GRAVEL DRIP STRIP	221.4 m²	
	H-05	CONCRETE PAVER (VEHICULAR GRADE)	209.7 m²	
	H-06	GRAVEL	43.4 m²	
	H-07	RUBBER SURFACING (COLOUR 1)	44.3 m²	
	H-08	RUBBER SURFACING (COLOUR 2)	99.6 m²	
	H-09	GRASS PAVERS	30.0 m²	
SOFTSCAPE				
	S-11	TURF - SOD	1,132 m²	
	S-20	PLANTING - SHRUBS/PERENNIALS - 0.6/1.0M HEIGHT	57.7 m²	
	S-21	PLANTING - SHRUBS/PERENNIALS - 0.3 / 0.6M HEIGHT	796.9 m²	
	S-23	PLANTING HEDGE 1.5M HEIGHT	849.4 m²	
SITE AMENITIES				
	SA-03	TOL ARBOUR GATE	12	
	SA-06	GATE	41	

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		STEPPING SLAB Product: Broadway 60mm Colour: Natural Size: 600x600x63 cm Manufacturer: Barkman Concrete
		RETAINING WALL Material: Concrete wall
		CAST-IN-PLACE SEATING
		PLANTER
		PICNIC BENCH
		PERGOLA
		OUTDOOR KITCHEN
		DINING TABLE
		TABLE AND CHAIRS
		LOUNGE SEATING
		RECEPTACLE
		HOME SEESAW
		BLOQX1
		SNAIL SPRINGER
		BEE SPRINGER
		OTAZY DAISY
		VILLA PLAYHOUSE

SETBACK LINE
PROPERTY LINE

DRAINAGE

	LAWN BASIN

IRRIGATION

KEY	REF.	DESCRIPTION
HB		HOSE BIB To be Coordinated with Mech/Civil.
IR		IRRIGATION STUB-OUT 2" (50mm) Mainline Connection. To be Coordinated with Mech/Civil. Refer to General Notes. Contractor to provide battery-operated TBOS controller.

LIGHTING

KEY	REF.	DESCRIPTION
		POLE LIGHT Manufacturer: Philips Lighting Fixture Model: Smart Pivot - Top 63 Pole Model: CitySphere - 4m high pole
		CATENARY LIGHTS

Note: All greenway and offsites landscape by others. See landscape plans by Donald V.S. Duncan

1:400 0 4m 8 12 16 20 24 28 32 36 40 44 48 52 56 60

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3	AM	Issued for DP	2025-02-28
2	AM	Issued for DP	2025-02-07
1	AM	Issued for DP- Progress Set	2024-12-20

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REVISIONS TABLE FOR SHEET

Project:
Yorkson Phase 8 Townhomes

Location:
20560-20596 76 Ave -
20593-20577 74B Ave
Langley, B.C.

Drawn: TR
Checked: AM
Approved: AW
Stamp: REGISTERED PROFESSIONAL ARCHITECT ACHIM E.A. MULLER 743 BRITISH COLUMBIA
Original Sheet Size: 24"x36"
Scale: 1:400
NORTH

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Drawing Title: OVERALL LANDSCAPE PLAN
VDZ Project #: DP2024-53
Drawing #: L-01

Z:\PROJECTS\DWG_DP\MECH_PERMIT\ACTIVE\DP2024-53 YORKSON TH PH 8\DWG\SHEETS\L-01 OVERALL LANDSCAPE PLAN.DWG



1 SITE PLAN
Scale 1:200

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

Note: All greenway and offsites landscape by others. See landscape plans by Durnell V.S. Duncan

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
FENCES				
	F-01	1M TOL GREENWAY/PROJET FENCE	411.2 m	
	F-02	PRIVACY SCREEN FENCE 1.8 M HT	186.6 m	
	F-03	PERIMETER FENCING (6ft HIGHT)	92.4 m	
HARDSCAPE				
	H-01	CONCRETE PAVING	1,820 m²	
	H-02	HYDRAPRESSED PAVERS	121.8 m²	
	H-03	GRAVEL DRIP STRIP	221.4 m²	
	H-05	CONCRETE PAVER (VEHICULAR GRADE)	209.7 m²	
	H-06	GRAVEL	63.6 m²	
	H-07	RUBBER SURFACING (COLOUR 1)	44.3 m²	
	H-08	RUBBER SURFACING (COLOUR 2)	69.6 m²	
	H-09	GRASS PAVERS	90.0 m²	
SOFTSCAPE				
	S-11	TURF - SOD	1,132 m²	
	S-20	PLANTING - SHRUBS/PERENNIALS - 0.6/1.2M HEIGHT	57.7 m²	
	S-21	PLANTING - SHRUB/PERENNIALS > 0.3 / 0.6M HEIGHT	706.3 m²	
	S-23	PLANTING HEDGE 1.5M HEIGHT	648.4 m²	
SITE AMENITIES				
	SA-03	TOL ARBOUR GATE	1	
	SA-06	GATE	41	

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		STEPPING SLAB
		CAST-IN-PLACE SEATING
		PLANTER
		PICNIC BENCH
		PERGOLA
		OUTDOOR KITCHEN
		DINING TABLE
		TABLE AND CHAIRS
		LOUNGE SEATING
		FIREPIT/FUEL
		HORSE SEESAW
		BLOCKY
		SNAIL SPRINGER
		BEE SPRINGER
		CRAZY DAISY
		YELLA PLAYHOUSE

IRRIGATION

KEY	REF.	DESCRIPTION
HR		HOSE BIB
IR		

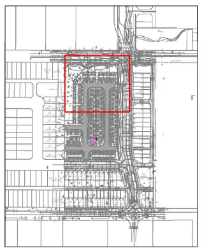
LIGHTING

KEY	REF.	DESCRIPTION
		POLE LIGHT
		GATEWAY LIGHTS

DRAINAGE

	LAWN BASIN

Key Map (NTS)



REV.	BY	DESCRIPTION	DATE
4	AM	Issued for DP	2026-05-05
3	AM	Issued for DP	2025-02-28
2	AM	Issued for DP	2025-02-07
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REVISIONS TABLE FOR SHEET

Project:
Yorkson Phase 8 Townhomes

Location:
20560-20596 76 Ave -
20593-20577 74B Ave
Langley, B.C.

Drawn: HK

Checked: AM

Approved: AM

Stamp: ARCHIE E.A. MULLER 743

Original Sheet Size: 24"X36"

Scale: 1:200

NORTH

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Drawing Title: LANDSCAPE PLAN A

VDZ Project #: DP2024-53

Drawing #: L-02A

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\2024\DP2024-53 YORKSON TH PH 8\01 DWG\SHEETS\L-02A N 02B LANDSCAPE PLAN A N B.DWG



1 SITE PLAN
Scale 1:200

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
FENCES				
	F-01	1M TOL GREENWAY/PICKET FENCE	491.2 m	
	F-02	PRIVACY SCREEN FENCE 1.8 M HT	318.5 m	
	F-03	PERIMETER FENCING (2M HEIGHT)	53.6 m	
HARDSCAPE				
	H-01	CONCRETE PAVING	1,820 m²	
	H-02	HYDRAPRESSED PAVERS	121.1 m²	
	H-03	GRAVEL DRIP STRIP	221.4 m²	
	H-05	CONCRETE PAVER (VEHICULAR GRADE)	208.7 m²	
	H-06	GRAVEL	43.4 m²	
	H-07	RUBBER SURFACING (COLOUR 1)	44.3 m²	
	H-08	RUBBER SURFACING (COLOUR 2)	93.6 m²	
	H-09	GRASS PAVERS	30.0 m²	
SOFTSCAPE				
	S-11	TURF - SOD	1,132 m²	
	S-20	PLANTING - SHRUBS/PERENNIALS - 0.6/1.2M HEIGHT	57.7 m²	
	S-21	PLANTING - SHRUBS/PERENNIALS > 0.3 / 0.6M HEIGHT	796.3 m²	
	S-23	PLANTING HEDGE 1.5M HEIGHT	649.4 m²	
SITE AMENITIES				
	SA-03	TOL ARBOUR GATE	1	
	SA-06	GATE	41	

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		STEPPING SLAB
		CAST-IN-PLACE SEATING
		PLANTER
		PICNIC BENCH
		PERGOLA
		OUTDOOR KITCHEN
		DINING TABLE
		TABLE AND CHAIRS
		LOUNGE SEATING
		HORSE SEESAW
		BLOCKY
		SMALL SPRINKLER
		BEE SPRINGER
		CRAZY DAISY
		VILLA PLAYHOUSE

SETBACK LINE
PROPERTY LINE

DRAINAGE

KEY	REF.	DESCRIPTION
		LAWN BASIN

IRRIGATION

KEY	REF.	DESCRIPTION
HH		HOSE BIB
IR		

LIGHTING

KEY	REF.	DESCRIPTION
		POLE LIGHT
		GATEWAY LIGHTS

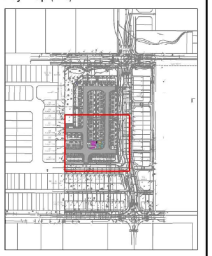
Note: All greenway and offsites landscape by others. See landscape plans by Donald V.S. Duncan

1:200

0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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Langley, B.C.

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Approved: AVI

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Scale: 1:200

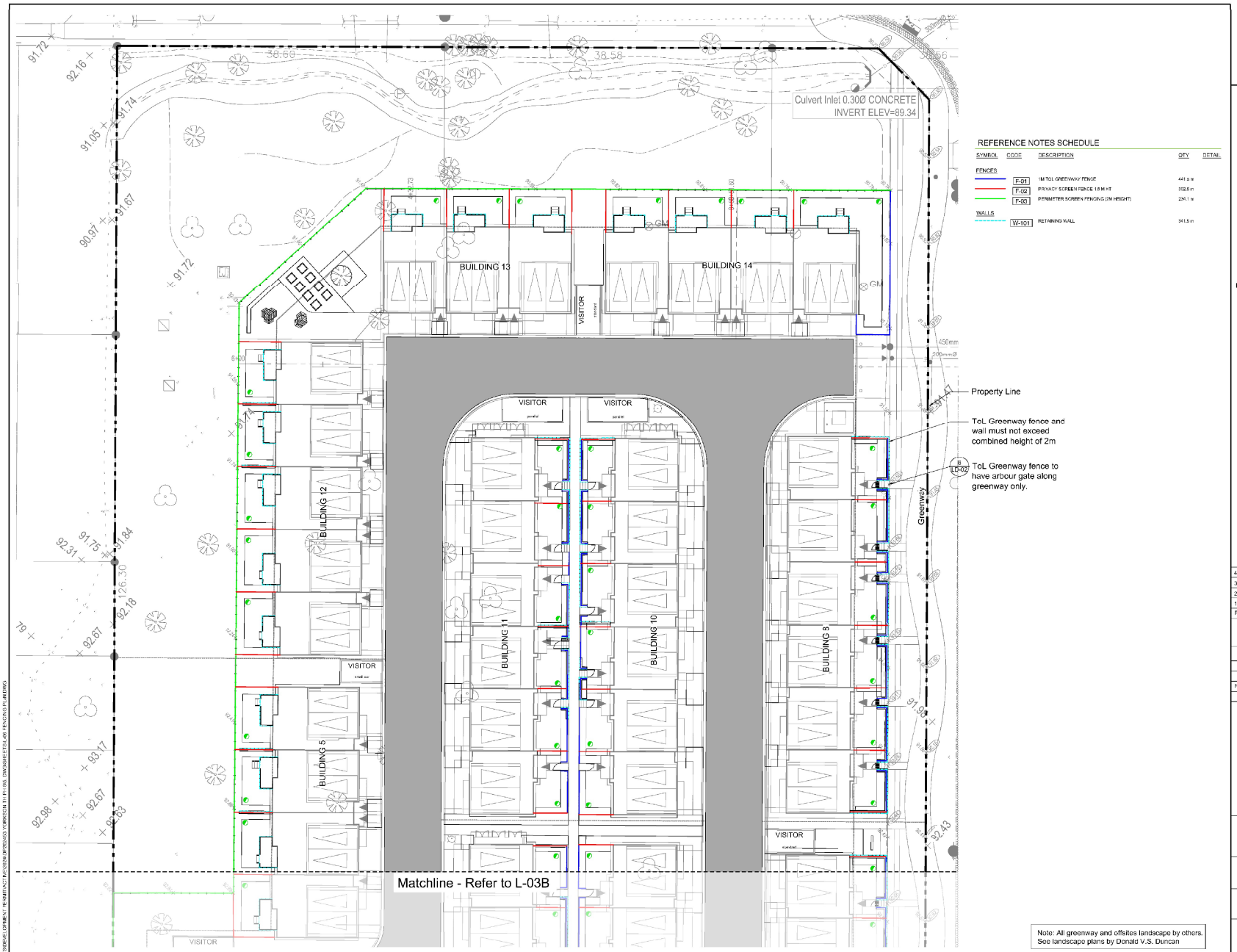
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Drawing Title: LANDSCAPE PLAN B

VDZ Project #: DP2024-53

Drawing #: L-02B

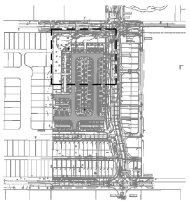
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REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
FENCES				
	F-01	1M TOL GREENWAY FENCE	441.5 m	
	F-02	PRIVACY SCREEN FENCE 1.8 M HT	102.5 m	
	F-03	PERIMETER SCREEN FENCING (2M HEIGHT)	234.1 m	
WALLS				
	W-101	RETAINING WALL	341.5 m	

Key Map (NTS)



Note: All greenway and offsites landscape by others. See landscape plans by Donald V.S. Duncan

1 SITE PLAN
Scale 1:200

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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Langley, B.C.

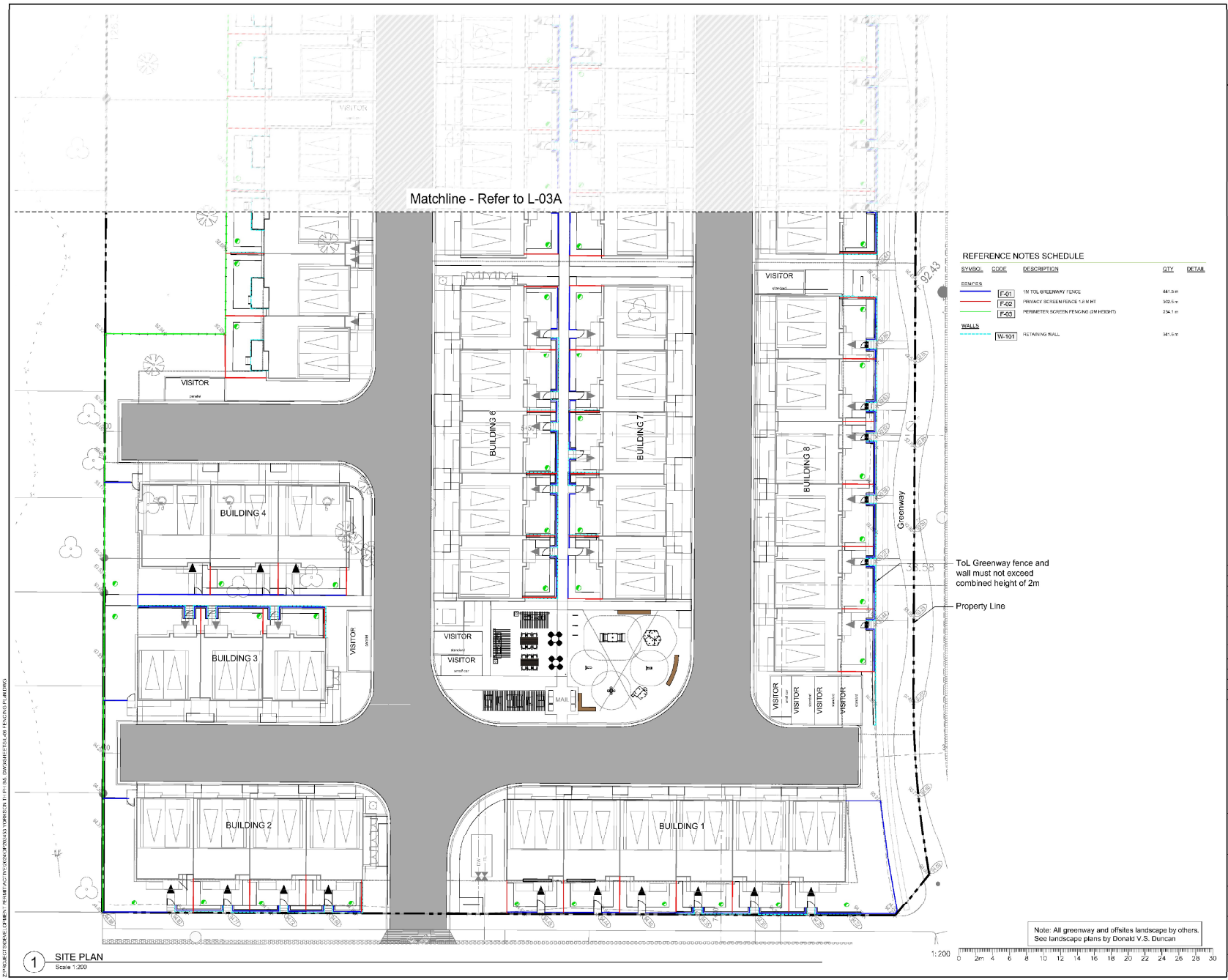
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Drawing Title: FENCING PLAN A
VDZ Project #: DP2024-53
Drawing #: L-03A

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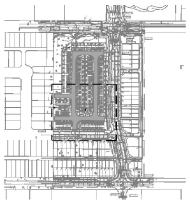


1 SITE PLAN
Scale 1:200

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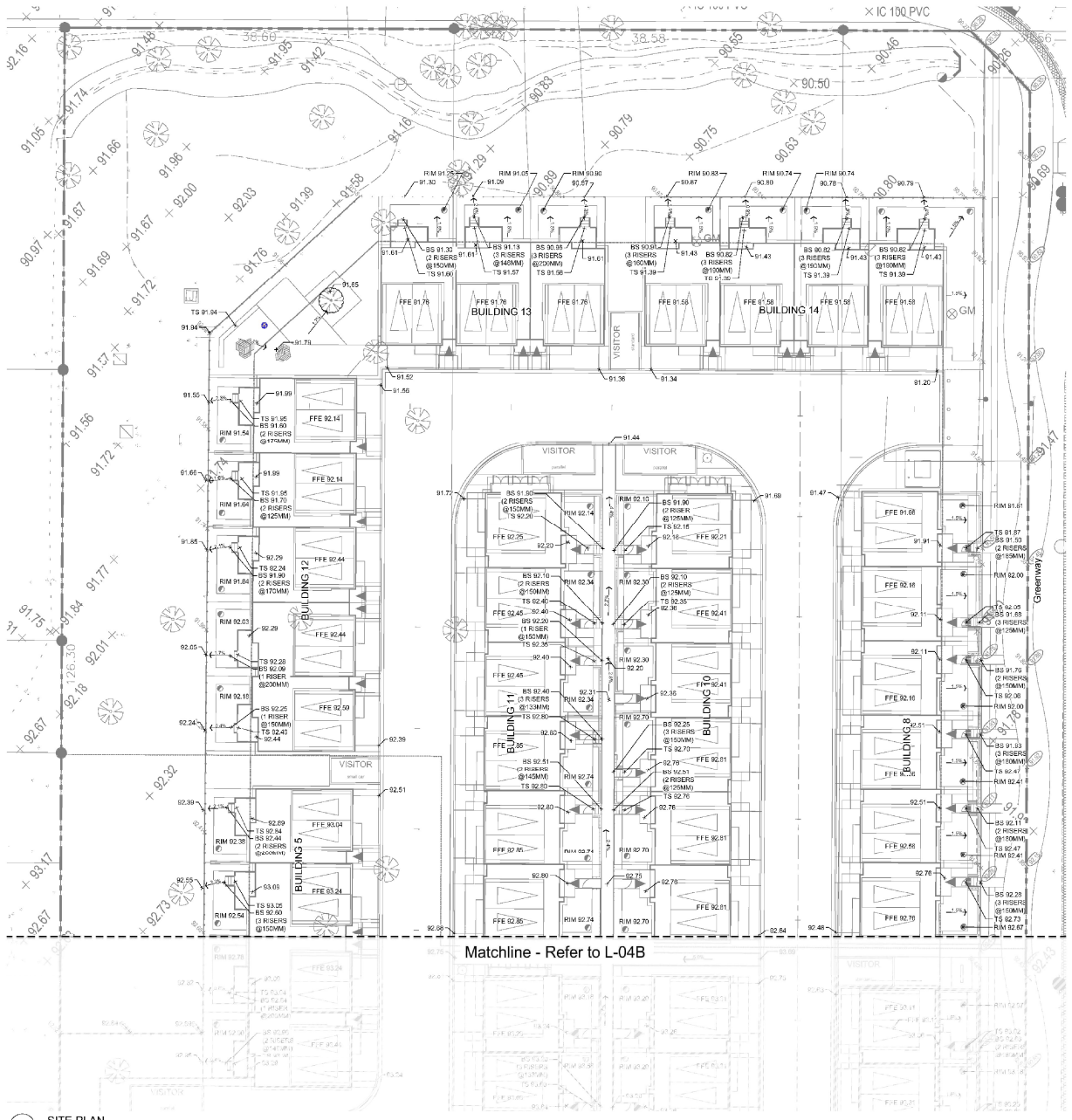
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Drawing Title: FENCING PLAN B
VDZ Project #: DP2024-53
Drawing #: L-03B

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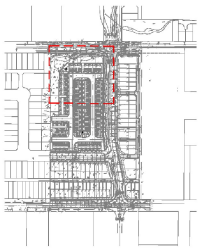


1 SITE PLAN
Scale 1:200

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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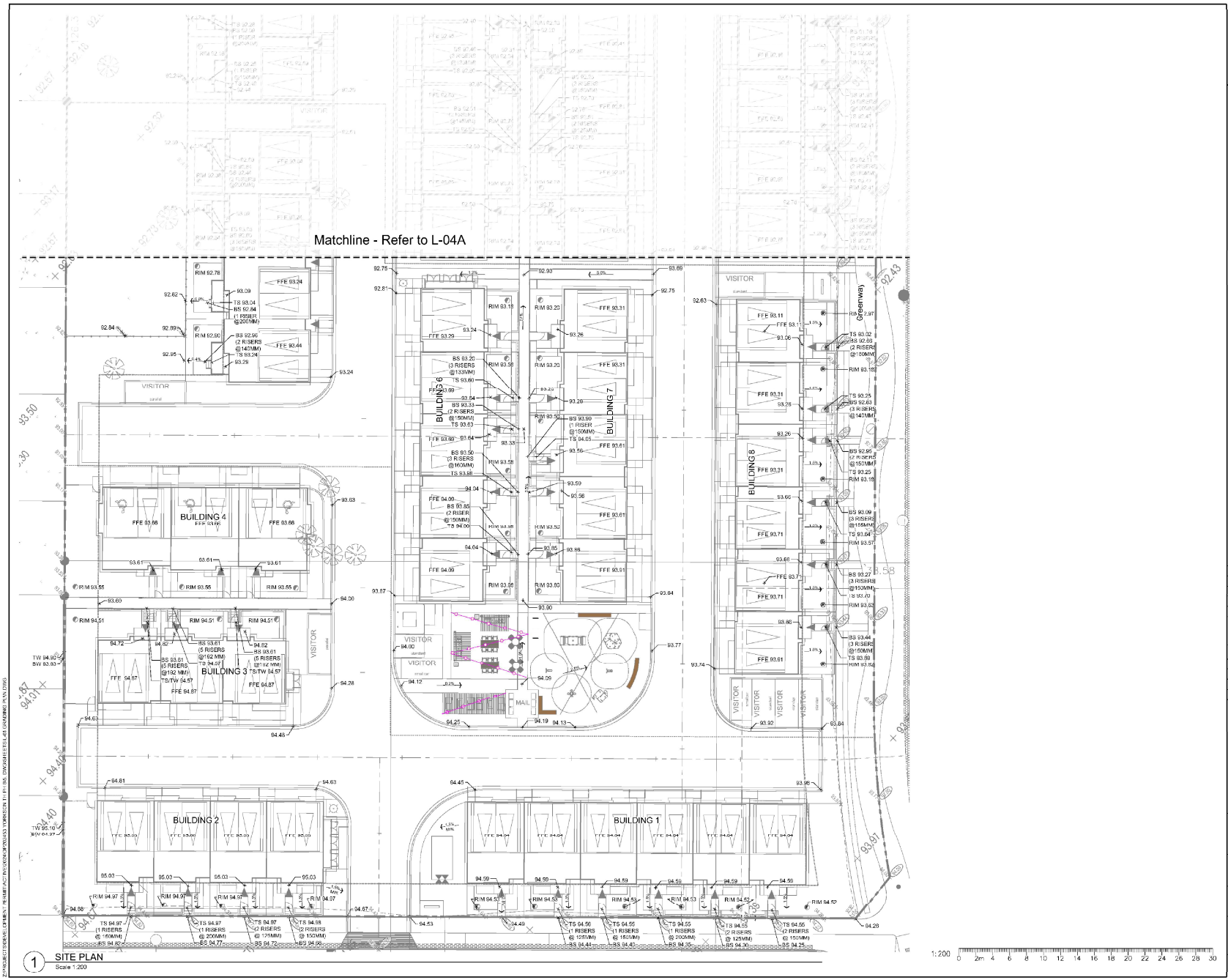
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VDZ Project #: DP2024-53

Drawing Title: GRADING PLAN A

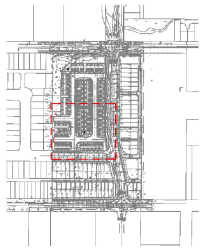
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1 SITE PLAN
Scale 1:200

Key Map (NTS)



REV.	BY	DESCRIPTION	DATE
4	AM	Issued for DP	2026-05-05
3	AM	Issued for DP	2025-02-26
2	AM	Issued for DP	2025-02-07
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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
Yorkson Phase 8 Townhomes

Location:
20560-20596 76 Ave -
20593-20577 74B Ave
Langley, B.C.

Drawn: HK KW
Checked: AM
Approved: AW
Stamp: PROFESSIONAL ENGINEER REGISTERED MEMBER ACHIM E.A. MULLER 743 PROVINCE OF BRITISH COLUMBIA
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Drawing Title: GRADING PLAN B
VDZ Project #: DP2024-53
Drawing #: L-04B

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1 SITE PLAN
Scale 1:200

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

PLANT SCHEDULE ONSITE PLANTING

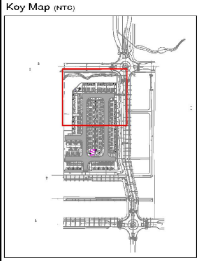
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL.	SIZE	QTY
TREES					
	Amelanchier canadensis 'Glenform' / Rainbow Pillar® Canadian Serviceberry	B&B	6cm		9
	Koelreuteria paniculata / Golden Rain Tree	B&B	6cm		8
	Magnolia kobus stellata 'Pink Star' / Pink Star Magnolia	B&B	6cm		8
	Parrotia persica / Persian Parrotia	B&B	6cm		6
	Picea abies 'Cupressina' / Cupressina Norway Spruce	B&B		3.0m ht	10
	Pinus contorta contorta / Shore Pine	B&B		3.0m ht	7
	Prunus serrulata 'Amanogawa' / Japanese Flowering Cherry	B&B	6cm		11
	Quercus macrocarpa 'Top Gun' / Top Gun Bur Oak	B&B	6cm		4
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm		11

SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
SHRUBS				
Ap	Azalea japonica 'Hinode-Giri' / 'Hinode-Giri' Azalea - purple	#2	0.7 m	73
Aw	Azalea x 'Olympic White' / Olympic White Azalea	#2	0.5 m	22
Cs	Cornus sericea 'Kelseyi' / Kelsey's Dwarf Red Twig Dogwood	#2	0.6 m	40
Cc	Cotinus coggygria 'Velvet Cloak' / Velvet Cloak Smoke Bush	#2	1 m	20
Ej	Euonymus japonicus 'Green Spire' / Green Spire Japanese Euonymus	#2	0.5 m	122
Hi	Hamamelis x intermedia 'Diana' / Diana Witch Hazel	#5	1.5 m	7
Hq	Hydrangea macrophylla 'Ayesha' / Ayesha Hydrangea	#3	0.9 m	30
Ja	Ilex sempervirens 'Woodside' Amethyst / Woodside Amethyst Compact Holly	#1	0.9 m	273
Jc	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	#5	0.5 m	28
Mp	Mahonia aquifolium / Oregon Grape	#2	1 m	44
Os	Osmanthus x burkwoodii / Osoberry	#3	1.5 m	11
Pa	Pennisetum alopecuroides 'Little Spire' / Little Spire Fountain Sage	#2	0.75 m	72
Rm	Rhododendron macrophyllum / Pacific Rhododendron	#5	1.5 m	24
Rw	Rosa 'Meidiland Scarlet White' / White Meidiland Rose	#2	0.75 m	44
Rn	Rosa nutkana / Nootka Rose	#2	0.9 m	66
Rp	Rubus spectabilis / Salmonberry	#2	0.9 m	20
Sn	Sambucus nigra 'Black Lace' / Black Lace Elderberry	#5	1.2 m	3
Sb	Sarcococca hookeriana / Sweetbox	#1	0.6 m	337
T	Taxus baccata 'Fastigiata' / Irish Yew	#2	0.9 m	428
FERNS				
Pm	Polystichum munitum / Western Sword Fern	#2	1 m	18
Pn	Polystichum setiferum / Soft Shield Fern	#2	1 m	2
GRASSES / PERENNIALS				
Ac	Achillea millefolium / Common Yarrow	#1	0.5 m	16
As	Astrantia major 'Star of Billion' / Star of Billion Greatmasterwort	#1	0.5 m	17
Be	Bergenia x 'Bressingham White' / Bressingham White Bergenia	#1	0.5 m	336
Ca	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	#2	0.7 m	102
Cl	Carex laxiculmis / Orange Sedge	#1	0.5 m	472
He	Helenium autumnale 'Short 'n Sassy' / Short 'n Sassy Sneezeweed	#1	0.5 m	37
[illegible]	[illegible]	#1	0.5 m	101

SYMBOL	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY
GROUND COVERS					
	Arctostaphylos uva-ursi / Kinnikinnick	#1		450 mm	105

Note: All greenway and offsites landscape by others. See lanscape plans by Donald V.S. Duncan

Key Map (NTS)



REV.	BY	DESCRIPTION	DATE
4	AM	Issued for DP	2026-05-05
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1	AM	Issued for DP- Progress Set	2024-12-20

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Project:
Yorkson Phase 8 Townhomes

Location:
20560-20596 76 Ave -
20593-20577 74B Ave
Langley, B.C.

Drawn: HK

Checked: AM

Approved: AW

Stamp: REGISTERED MEMBER ACHIM E.A. MULLER 743 ASSOCIATE LANDSCAPE ARCHITECT

Original Sheet Size: 24"x36"

Scale: 1:200

NORTH

Drawing Title: PLANTING PLAN A

VDZ Project #: DP2024-53

Drawing #: L-05A

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1 SITE PLAN
Scale 1:200

1:200

0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

PLANT SCHEDULE ONSITE PLANTING

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL.	SIZE	QTY.
TREES					
	Amelanchier canadensis 'Glenform' / Rainbow Pillar® Canadian Serviceberry	B&B	6cm		9
	Koelreuteria paniculata / Golden Rain Tree	B&B	6cm		8
	Magnolia kobus stellata 'Pink Star' / Pink Star Magnolia	B&B	6cm		8
	Parrotia persica / Persian Parrotia	B&B	6cm		6
	Picea abies 'Cupressina' / Cupressina Norway Spruce	B&B		3.0m Ht	10
	Pinus contorta contorta / Shore Pine	B&B		3.0m Ht	7
	Prunus serrulata 'Amanogawa' / Japanese Flowering Cherry	B&B	6cm		11
	Quercus macrocarpa 'Top Gun' / Top Gun Bur Oak	B&B	6cm		4
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm		11

SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY.
SHRUBS				
Aj	Azalea japonica 'Hunter Solomon' / 'Hunter Solomon' Azalea - purple	#2	0.7 m	73
Ak	Azalea x 'Gumpo White' / Gumpo White Satsuki Azalea	#2	0.5 m	22
Cn	Cornus sericea 'Kelseyi' / Kelseyi's Dwarf Red Twig Dogwood	#2	0.45 m	90
Cs	Cistinus corbyensis 'Wheatears' / Wheatears Smoke Bush	#2	1 m	20
Eh	Elaeagnus japonica 'Green Spire' / Green Spire Japanese Elaeagnus	#2	0.9 m	722
Hi	Hamamelis x intermedia 'Diana' / Diana Witch Hazel	#5	1.5 m	7
Hp	Hydrangea paniculata 'Astrid' / Astrid Hydrangea	#3	0.9 m	30
Ja	Ilex x serrapeniensis 'Woodside' Amethyst / Woodside Amethyst Oakleyfield	#1	0.9 m	273
Jm	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	#5	0.5 m	28
Mn	Mahonia aquifolium / Oregon Grape	#2	1 m	64
Ov	Osmanthus x burkwoodii / Osmanthus	#3	1.5 m	11
Pb	Pennisetum setaceum 'Little Bunny' / Little Bunny Fountain Grass	#2	0.75 m	72
Rhp	Rhododendron macrophyllum / Pacific Rhododendron	#5	1.5 m	21
Ra	Rosa 'Meidiland' series 'White' / White Meidiland Rose	#2	0.75 m	44
Rr	Rosa rubiginosa / Hooker Rose	#2	0.9 m	66
Rs	Rubus spectabilis / Salmonberry	#2	0.6 m	20
Sn	Sambucus nigra 'Black Lace' / Black Lace Elderberry	#5	1.2 m	3
Sb	Sarcococca hookeriana / Sweetbox	#1	0.6 m	207
T	Taxus baccata 'Fastigiata' / Irish Yew	#2	0.6 m	438
FERNS				
Pm	Polystichum munitum / Western Sword Fern	#2	1 m	16
Pn	Polystichum setiferum / Soft Shield Fern	#2	1 m	2
GRASSES / PERENNIALS				
Ac	Achillea millefolium / Common Yarrow	#1	0.5 m	16
As	Astrantia major 'Star of Billion' / Star of Billion Greatmasterwort	#1	0.5 m	17
Bi	Bergenia x 'Bressingham White' / Bressingham White Bergenia	#1	0.5 m	336
Ca	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	#2	0.7 m	152
Cc	Carex testacea / Orange Sedge	#1	0.5 m	472
Hs	Helenium autumnale 'Short 'n Sassy' / Short 'n Sassy Sneezeweed	#1	0.5 m	17

SYMBOL	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY.
GROUND COVERS					
	Arctostaphylos uva-ursi / Kinnikinnick	#1		450 mm	103

Note: All greenway and offsites landscape by others.
See landscape plans by Donald V.S. Duncan

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Original Sheet Size: 24"x36"

Scale: 1:200

NORTH

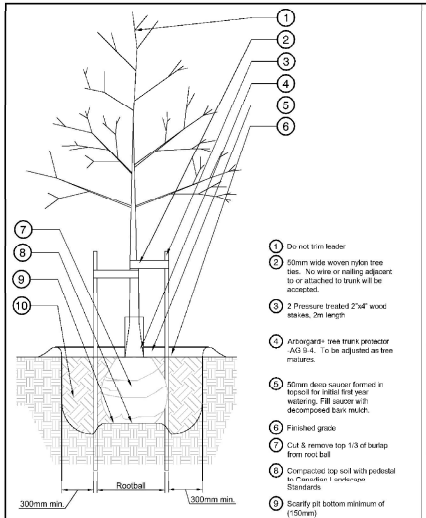
Drawing Title: PLANTING PLAN B

VDZ Project #: DP2024-53

Drawing #: L-05B

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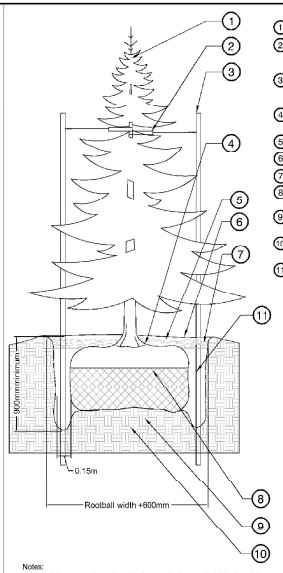
Z:\PROJECTS\DRAWING FILES\DP\DP2024-53 YORKSON PH 8\L-05B_DP2024-53_PLANTING PLAN.dwg



1. Do not trim leader
2. 50mm wide woven nylon tree ties. No wire or nailing adjacent to or attached to trunk will be accepted.
3. 2 Pressure treated 2"x4" wood stakes, 2m length
4. Arborguard+ tree trunk penetactor - AG 9.4. To be adjusted as tree matures.
5. 50mm deep saucer formed in topsoil for initial first year watering. Fill saucer with decomposed bark mulch.
6. Finished grade
7. Cut & remove top 1/3 of burlap from root ball
8. Compacted top soil with pedestal to Canadian Landscape Standards
9. Scarify pit bottom minimum of (150mm)
10. Imported "well-Groomed" topsoil mixture (1P) for all areas within tree pit.

Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil.

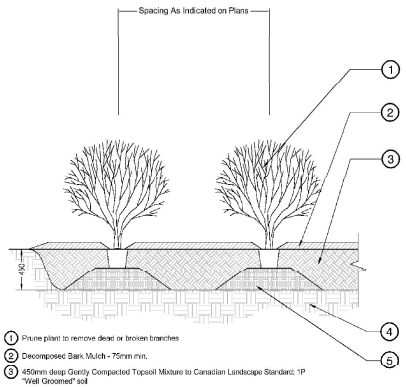
1 TREE PLANTING - DECIDUOUS TREE
1:25



1. Do Not Damage or Cut
2. 50mm wide woven nylon tree ties. No wire or nailing adjacent to or attached to trunk will be accepted.
3. 2 Pressure treated 2"x4" wood stakes, 2m length
4. Crown of root ball shall be even with finished grade
5. 75 mm decomposed bark mulch
6. Finished grade
7. Create saucer around tree
8. Cut & remove top 1/3 of burlap from root ball
9. Compacted top soil with pedestal to Canadian Landscape Standards
10. Scarify pit bottom minimum of (150mm)
11. Imported "Well-Groomed" topsoil mixture (1P) for all areas within tree pit. Tree pit to be minimum 300mm min. larger than rootball on all sides.

Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil.

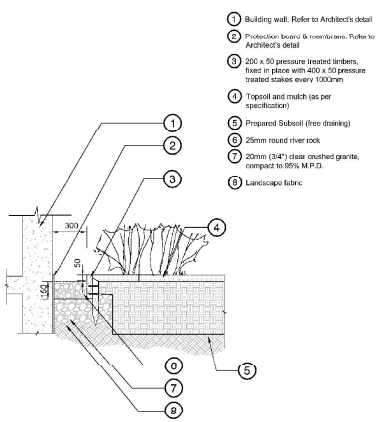
2 TREE PLANTING - CONIFEROUS TREE
1:25



1. Prune plant to remove dead or broken branches
2. Decomposed Bark Mulch - 75mm min.
3. 450mm deep Gently Compacted Topsoil Mixture to Canadian Landscape Standard: 1P "Well Groomed" soil
4. Compacted Sub Base
5. Compacted soil imported pedestal

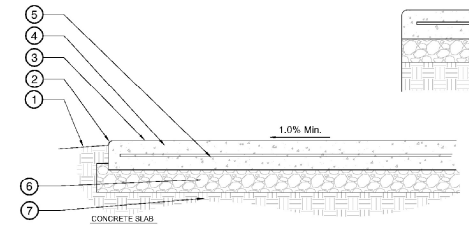
NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. Planting all bed edges to be set back from edge the O.C. spacing on plan.
5. All bed edges to have clean, cultivated edge.

3 SHRUB PLANTING
1:25



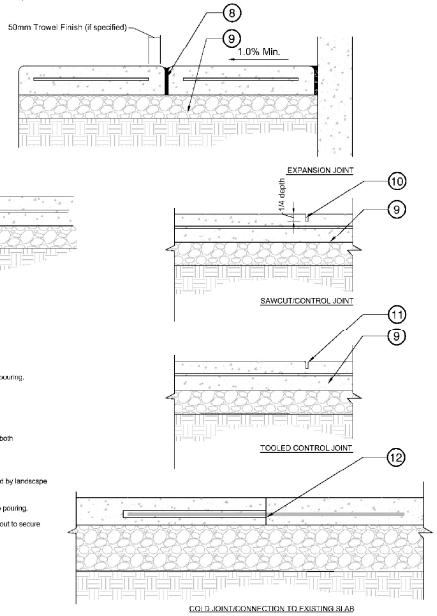
1. Building wall. Refer to Architect's detail
2. Protection board & membrane. Refer to Architect's detail
3. 200 x 50 pressure treated timbers, fixed in place with 400 x 50 pressure treated stakes every 1000mm
4. Topsoil and mulch (as per specification)
5. Prepared Subsoil (free draining)
6. 25mm round river rock
7. 20mm (3/4") clear crushed granite, compact to 95% M.P.D.
8. Landscape fabric

4 DRIP STRIP ADJACENT GARDEN BED
1:20

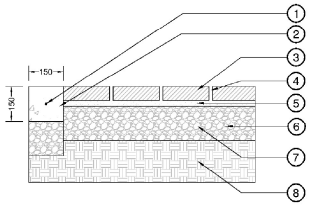


1. Slope away from concrete slab
2. 20mm rounded edge - typical
3. Concrete Finish - Refer to plans
4. Concrete slab - Refer to plans and notes for thickness and specification
5. 6 gauge 4" x 4" wire mesh chaired and centered in slab. Consultant to inspect mesh and form work prior to pouring.
6. Min. 100mm deep granular base (19mm minus) compacted to 95% MPD. Confirm depth with geotechnical report (if provided).
7. Compacted sub grade 95% MPD
8. Zip Strip control joint or approved equal. Layout to be as per plan or at a maximum spacing of 9.0M O.C. in both directions.
9. Refer to concrete slab for slab and subgrade information
10. Sawcut control joint to be 1/4 depth of slab. All sawcuts to be chalked prior to cutting. Layout to be reviewed by landscape architect. Sawcuts to be spaced at a maximum of 3.0M in both directions.
11. Tooled control joint to 1/4 depth of slab. Tool joint locations to be confirmed with landscape architect prior to pouring.
12. 5/8" Speed dowel by Sika or approved equal. For dowels into existing slabs contractor to use heavy duty grout to secure speed dowels in existing slab.

Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
2. All components as specified or approved alternate.
3. Concrete to slope to drain.
4. Concrete mixture and installation to be as per landscape notes and specifications



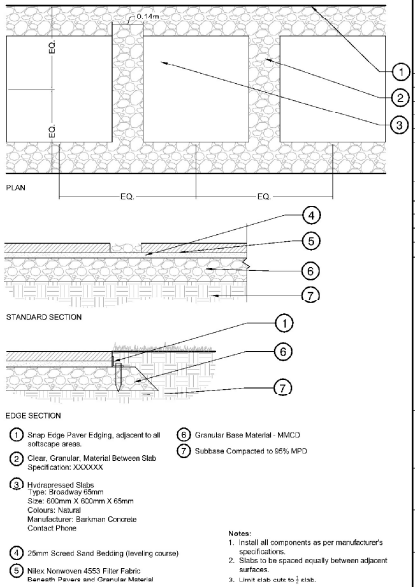
5 CONCRETE SLAB - WIRE MESH
1:10



1. 10M Rebar
2. Concrete band
3. Unit pavers
4. 10-15mm bedding sand (leveling course)
5. 25mm sand setting bed
6. Confirm build up on civil drawings
7. 150mm granular base(19mm minus) compacted to 95% MPD
8. Prepared subgrade compacted to 95% MPD

Notes:
1. Supplier: Abbotsford Concrete
2. Product: Classic Standard Series
3. Dimensions: 225mmx112.5mmx80mm
4. Colour: Shadow Blend
5. Pattern: Herringbone with Soldier course surround
6. Phone: 1-800-668-4081
7. Website: www.pavingstones.com
8. Unit pavers to be bound by concrete edge

6 UNIT PAVERS - VEHICULAR
1:10



EDGE SECTION
1. Snap Edge Paver Edging, adjacent to all softscape areas.
2. Clear, Granular, Material Between Slab Specification: XXXXXX
3. Hydropressed Slabs
   Type: Broadway 65mm
   Size: 600mm X 600mm X 65mm
   Colours: Natural
   Manufacturer: Barkman Concrete
   Contact Phone
4. 25mm Screed Sand Bedding (leveling course)
5. Nilex Nonwoven 4553 Filter Fabric
   Beneath Pavers and Granular Material
6. Granular Base Material - MMCD
7. Subbase Compacted to 95% MPD

Notes:
1. Install all components as per manufacturer's specifications.
2. Slabs to be spaced equally between adjacent surfaces.
3. Limit slab cuts to ½ slab.

7 HYDRAPRESSED SLAB ACCESS PATH
1:10

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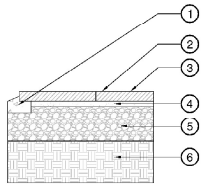
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	Scale:
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ACHIM E.A. MULLER 743

Drawing Title: DETAILS
VDZ Project #: DP2024-53
Drawing #: LD-01

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1. Edge of patio to be supported by concrete haunching
2. Polymeric Sand between joints
3. Hydrapressed slabs- Broadway 65 mm
4. 25mm setting sand
5. 150mm aggregate subgrade compacted to 95% MPD
6. Prepare subgrade compacted to 95% to MPD

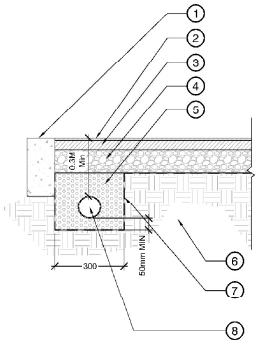
Hydrapressed Slab Details:

Pattern:	Pattern: Texada
Colour:	Colour: Natural
Size:	600mm x 600mm x 65mm
Manufacturer TEL:	Barkman 877-235-4273
Website:	www.barkmanconcrete.com

Notes:
1. Contractor to provide shop drawings.
2. Install all components as per manufacturer's specifications.

1 HYDRAPRESSED SLABS ON GRADE
1:10

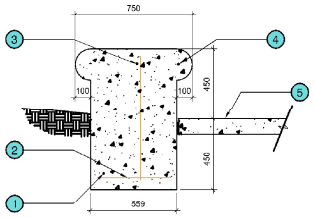
1. Adjacent surface / all edges to have 200mm wide concrete band # adjacent to soil
2. 13mm (min) Landsafe wearing layer
3. Landsafe cushioning layer (base mat), depth varies, as per CSA fall height requirements
4. 100mm permeable granular base course compacted to 95% MPD
5. Pea gravel to surround perforated pipe. Gravel to extend to underside of base course layer. Revar to Civil.
6. Existing subgrade compacted to 95%MPD
7. Geotextile to be placed around pea gravel and underside of base course aggregates
8. Proposed Ø100 HDPE channel-flow single wall pipe with 3-perforated holes, 360°. Product code 04620010IN or approved similar



Notes:
Rubber Surfacing Detail
1. Thickness of cushioning layer to be confirmed by rubber contractor.

2 RUBBER SURFACING
1:10

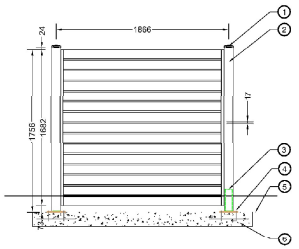
1. 3-NO. 13 BAR CONT.
2. NO. 13 BAR AT 600mm O.C.
3. NO. 13 TOP BAR.
4. NO. 10 NOSING BAR
5. CONCRETE DECK AS OCCURS.



3 CONCRETE SEAT WALL
1:15

TBR-03

PRECEDENT IMAGE



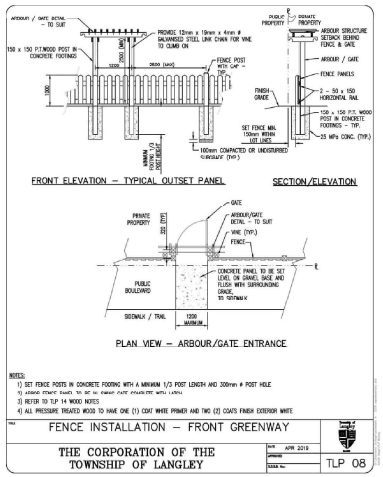
PRIVACY SCREEN
Manufacturer: Shell Fence
Model: Gravel Fence
Product: Metal
Color: Black

or approved equal

Notes:
1. Contractor to provide shop drawings for review and approval prior to purchase/construction

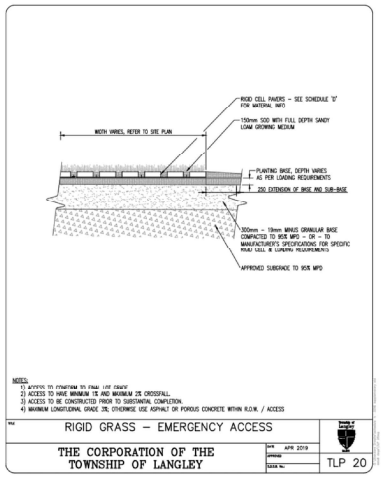
1. Post cap
2. Aluminum fence post
3. Steel baseplate insert
4. Baseplate with insert
5. Finish grade
6. Concrete slab/ footing

4 PRIVACY SCREEN
1:25



Note:
Arbour gate to be installed only along the Greenway.

5 TOL STD. DETAIL - FRONT GREENWAY FENCE
NTS



6 TOL STD. DETAIL - EMERGENCY ACCESS
NTS

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REVISIONS TABLE FOR DRAWINGS

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
Yorkson Phase 8 Townhomes

Location:
20560-20596 76 Ave -
20593-20577 74B Ave
Langley, B.C.

Drawn: HK
Checked: AM
Approved: AW
Stamp: ACHIM E.A. MULLER 743
Original Sheet Size: 24"x36"
Scale: AS SHOWN

Drawing Title: DETAILS
VDZ Project #: DP2024-53
Drawing #: LD-02

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OUTDOOR KITCHEN PRECEDENCE

Type: Stainless Steel
Model: Outdoor Kitchen Stainless Steel 3 Piece Cabinet Set with 3-Drawer, Bar and Grill Cabinet SKU #65086
Components: 1 x Bar Cabinet1 x 33 in. or 36 in. Insert Grill Cabinet 1 x 3-Drawer Cabinet
Manufacturer: New Age Products
www.newageproducts.ca
or Approved Equal

1 OUTDOOR KITCHEN
1:10

Crazy Daisy



2 DAISY
1:1
TBR-23

Bee Springer



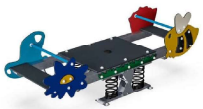
3 BEE SPRINGER
1:10

Snail Springer



4 SNAIL SPRINGER
1:10

Home Seesaw



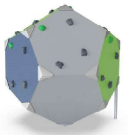
5 HOME SEESAW
1:10

Villa Playhouse



6 VILLA PLAYHOUSE
NTS

BLOQX 1



7 BLOQX1
1:1

BESELT LARGE CAPACITY ROUND WASTE RECEPTACLE

Model Number : BTRH-40RT With Rain Top Cover (Shown)
BTRH-40 With-out Rain Top Cover



Wishbone site furnishings

PRODUCT SPECIFICATIONS

Durable Powder Coated Cast Aluminum Frame
Standard Colours: Brown Slate, Victor Ridge 6, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Creamy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki, Flame Red, Haven Lavage, Lupine Forest, Lustre Verdant, Attachment Blue, Mustard Blue, Yellow Green
Side Opening with Heavy Duty Hinge System
9" round opening
Aluminum Liner
Rain Top Cover
Surface Mount

CUSTOMIZED SOLUTIONS

Custom Powder Coating
(Setup Charges May Apply)
Second Powder Coat Option for Rain Top Cover and Decal Plate
Lockable side access door
Optional Decal Plate on Side
-With Rain Top Cover Model #BTRR-40RTD
-No Rain Top Cover Model # BTRR-40D
Bottle and Can Recycler
Side Ashtray
INST-1.3 Stainless steel bolt down kit

PRODUCT DIMENSIONS

Height top of Cover	45 7/8 inches / 1165 mm
Height Top Receptacle	37 1/4 inches / 946 mm
Diameter Base	26 1/2 inches / 673 mm
Capacity	40 US Gal / 151 l
Weight	110 lbs/ 50 kg

RECYCLED CONTENT

70% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

DESIGNER NOTES

The Large Capacity Benelt Round Waste Receptacle is the handsome big brother to our Benelt Round Waste Receptacle. Though our customers really like the Benelt Round, in some applications the big brother version would be better suited. In their Wishbone fashion we are happy to oblige our readers. This larger, more plentiful and scientifically-of-the-original keeping parks and playgrounds neat and tidy for longer, with a 40 gallon capacity. Featuring textured, powder coated steel, and the same durable volumes of waste, we have increased the capacity from 24 gallons to 40 gallons. Added side access to the bin makes it easier for the simple removal of heavy waste as well allowing for easy maintenance. The optional rain top cover brings a modern touch while providing three-added benefits. For those locations that receive a lot of rain, rainwater will not enter the receptacle and add to the weight of the waste. For areas such as maggies, wasps and crows will find it challenging to get into the garbage allowing for a cleaner site. And finally, the height between the hole and lid makes it difficult for people to put in larger items that should be saved for large bins. By design, the top can easily be replaced in case of vandalism or damage.

Like his baby brother, over 50 percent of the receptacle is made from recycled aluminum which is normally sourced from car and truck rims. Tidying can be a simple and easy with premium low maintenance coatings and finishes. The Large Capacity Benelt Receptacle requires little work maintaining its handsome look. The Large Capacity Benelt Waste receptacle adds a modern yet classic look to any park.

100% Canadian Made
Visit us online at www.Wishbonehd.com

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8 RECEPTACLE
NTS

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3	AM	Issued for DP	2025-02-28
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1	AM	Issued for DP- Progress Set	2024-12-20

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
Yorkson Phase 8 Townhomes

Location:
20560-20596 76 Ave -
20593-20577 74B Ave
Langley, B.C.

Drawn: HK
Checked: AM
Approved: AVI
Stamp: REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT PROVINCE OF BRITISH COLUMBIA MEMBER ACHIM E.A. MULLER 743
Original Sheet Size: 24"x36"
Scale: AS SHOWN
NORTH

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Drawing Title: DETAILS
VDZ Project #: DP2024-53
Drawing #: LD-03

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Table

Model	Description	Depth	Height	Length	Weight
MTB-2300-00003	2300 Series - Iconic Standard Table: 70in L, Cast Aluminum Legs, Ipe Wood table top	35.6" (90.3cm)	30" (76.2cm)	70" (177.8cm)	140lbs (63.5kg)

Chairs

MCH-2000-00002	2000 Series - Kontur Chair: Steel Frame and Seat, Freestanding	23.3" (59.2cm)	33" (83.8cm)	18" (45.7cm)	23.4lbs (10.6kg)	19.0" (48.5cm)

Supplier: Maglin

Reseda Green
RAL 6011

1 DINING TABLE AND CHAIRS
1:10



BENCH

Model #: Generation 50 Bench
Style: Traditional Backed

Type: Surface Mount
Colour: (woodgrains) Ipe, Powdercoated Metal (Gloss) Grass

Dimensions: 26"x72"x33" (DxLxH)

Manufacturer: Landscape Forms
https://www.landscapeforms.com/ 1-800-521-2546

Or approved equal

2 BENCH
N.T.S. TBR-04



Product: Kontur Table with Chairs
Product Number: MTB-2300 (Table), MCH-2000 (Chair)
Colour: TBD

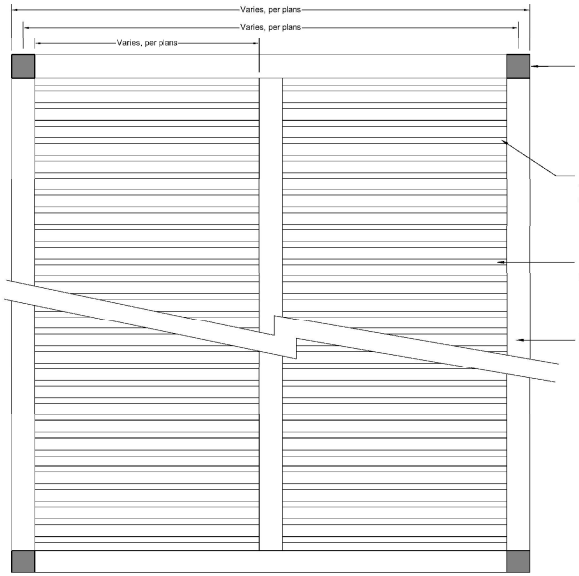
Manufacturer: Maglin
e. sales@maglin.com
p. 1-800-716-5506

3 TABLE WITH CHAIRS
1:10

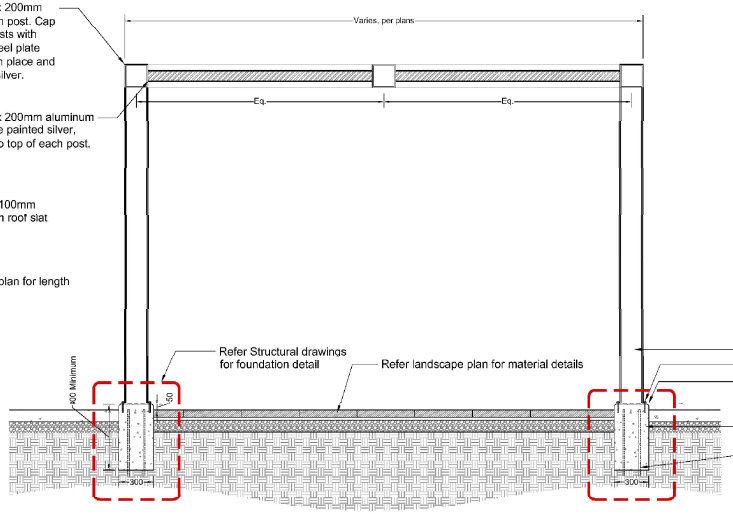


Bike rack
Supplier: Landscape Forms
Model: MultiNCITY

4 BIKE RACK BY LANDSCAPE FORMS
1:1



PLAN VIEW



SECTION - OUTDOOR KITCHEN, POOL, AND SECTIONAL AREAS

5 TRELLIS
1:20

Notes:
- Columns shall be 150mm x 150mm aluminum tube, minimum 0.120 wall thickness.
- All beams shall be aluminum tube sized according to engineering.
- All bolts shall be A-325 or A307 and hidden at all connections.
- Open or welded "C" channel, "I" beams, "S" or "Z" purlins or angle iron shall not be allowed.
- Contractor to provide structurally engineered and sealed shop drawings for review and approval.

Footing Notes:
Footings shall be structurally engineered by the structure manufacturer to meet local codes and site conditions. (Sample footing drawings shall be made available to the contractor and landscape architect).
When required for structure installation, anchor bolts shall be supplied by the contractor.
Columns shall be ASTM 500 grade B.
Concrete footing rebar shall be ASTM A-615 grade 40 #4 bars & smaller, grade 60 #5 bars & larger.
Concrete shall be 5 sack mix "Portland" cement.
Maximum slump shall not exceed 4". Concrete compressive strength shall be a minimum of 2500 psi @ 28 days.

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
Yorkson Phase 8 Townhomes

Location:
20560-20596 76 Ave -
20593-20577 74B Ave
Langley, B.C.

Drawn: DRAWN DRAWN2
Checked: CHECKED
Approved: APPROVED
Stamp: ACHIM E.A. MULLER 743
Original Sheet Size: 24"x36"
Scale: AS SHOWN

Drawing Title: DETAILS
VDZ Project #: DP2024-53
Drawing #: LD-04

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URBAN FORM SELF WATERING SQUARE PLANTER

Model Number : UFSW-385, UFSWAL-385 (All Aluminum)

Wishbone site furnishings





PRODUCT SPECIFICATIONS

Perma-Deck T&G Recycled Plastic Slats

This product will not rot, splinter, or warp reducing maintenance costs over the life of the product.

Colours Available: Black, Green, Grey, Redwood, Sand, Walnut

Durable Powder Coated Aluminum Frame

Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Grocery Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki, Flame Red, Pastel Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green

Long Lasting Stainless Steel Hardware

Drain holes

SELF WATERING FEATURES

The unique bottom feeding method produces a vibrant, healthy and colourful display of plants and flowers.

Up to 80% reduction in water consumption

Under normal growing conditions, planters only need to be filled 1-2 times a month depending on the site location. This saves you time and maintenance dollars while conserving water and dramatically reducing your carbon footprint.

Overflow drain ensures optimized watering levels

PRODUCT DIMENSIONS

Height: 27 inches / 69 cm
Depth: 37.5 inches / 96 cm
Length: 37.5 inches / 96 cm
Weight: 251 lbs / 114 kg
Reservoir Capacity: 41.5 US Gal / 157 L
Soil Capacity: 6.4 Cubic Feet / 182 L

RECYCLED CONTENT

45% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

DESIGNER NOTES

For some urban folks looking to beautify an area and cut down on maintenance costs, the Urban Form self-watering planter is the answer. Designed specifically to deal with the challenges associated with typical planters, this model saves time and money through its innovative features. The Urban Form Self-Watering Planter saves up to 80% in water consumption through a unique bottom feeding method, requiring only minimal watering in normal to dry weather conditions. The built-in overflow drain ensures the water level is perfect even in heavy rains. Like the other products in the Urban Form series, the horizontal tongue-in-groove lumber design provides a finished look and also allows for easy replacement of any board by simply removing the top edge cap. The entire unit can also be easily moved by forklift due to the slots on the underside.

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS

Black, Grey, Redwood, Sand, Walnut

100% Canadian Made

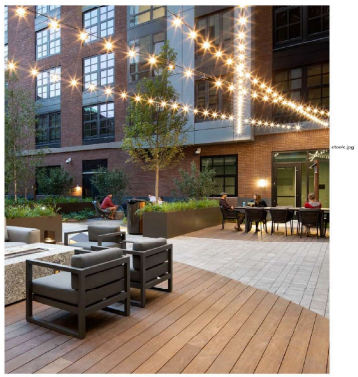
Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.

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1 COMMUNITY PLANTER

NTS



vlook.jpg

5 CATENARY LIGHT

NTS



POLE LIGHT:
Name: Park Pole luminaire
Finish: Aluminium Dark Gray
Height: 5000mm
Manufacturer: Sistemalux

Note: Final light fixture selection to be coordinated with Electrical.

6 POLE LIGHT

1:10



3 LOUNGE SEATING

1:10

BAYVIEW RECTANGULAR COFFEE TABLE

Model Number : BCT-66

Wishbone site furnishings



PRODUCT SPECIFICATIONS

100% Recycled Plastic Slats

This product will not rot, splinter, or warp reducing maintenance costs over the life of the product.

Colours Available: Black, Grey, Redwood, Sand, Walnut

10 YEAR LIMITED WARRANTY

Durable Powder Coated Aluminum Frame

Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Grocery Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki, Flame Red, Pastel Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green

Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS

Custom Powder Coating
(Setup Charges May Apply)
Inset decks
INST-1 Stainless steel bolt down kit

PRODUCT DIMENSIONS

Height	19.5 inches / 495 mm
Depth	34 inches / 864 mm
Width	68 inches / 1727 mm
Weight	179 lbs / 81 kg

RECYCLED CONTENT

52% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

DESIGNER NOTES

The Bayview Coffee Table concept came about from a customer who envisioned an intimate "living room" experience in an outdoor application. Created to match the popular Bayview Series of site furnishings, the Bayview Rectangular Coffee Table incorporates a reverse angle leg motif and is beautifully finished with a recycled plastic lumber table surface. Installed alongside a pair of benches or chairs, this piece invokes conversation and creates a familiar indoor setting in an outdoor environment. Ideal for a larger gathering or where you want just a little more table space, this coffee table is the perfect addition. Easy to install and even easier to maintain, the excavation and maintenance crews we thank you for it!

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS

Black, Grey, Redwood, Sand, Walnut

100% Canadian Made

Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.

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4 RECTANGULAR COFFEE TABLE

N.T.S.

TBR-05

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Project:
Yorkson Phase 8 Townhomes

Location:
20560-20596 76 Ave -
20593-20577 74B Ave
Langley, B.C.

Drawn:
DRAWN1
DRAWN2

Checked:
CHECKED

Approved:
APPROVED

Stamp:
REGISTERED PROFESSIONAL MEMBER ACHIM E.A. MULLER 743 LANDSCAPE ARCHITECT BRITISH COLUMBIA SOCIETY OF

Original Sheet Size:
24"x36"

Scale:
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Drawing Title: DETAILS

VDZ Project #: DP2024-53

Drawing #: LD-05

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