



PROJECT CONTACT LIST

OWNER

1430273 BC Ltd. DBA Smith JV
CONTACT: Manny Bains
19561 80th AVENUE
SURREY, BC V4N 4Z8
T. 604 807 7688
EMAIL: MANNYBAINS@ICLOUD.COM

ARCHITECTURAL

FOCUS ARCHITECTURE
INCORPORATED

CONTACT: COLIN HOGAN
310 - 1848 MCCALLUM ROAD
ABBOTSFORD, BC V2S 0H9
T. (604) 853 5222
F. (604) 853 5442
EMAIL: CHOGAN@FOCUSAI.CA

ARBORIST

VAN DER ZALM & ASSOCIATES

CONTACT: GLYN ROMAINE
102 - 9181 CHURCH STREET
FORT LANGLEY, BC V1M 2R8
T. (604) 882 0024
EMAIL: GLYN@VDZ.CA

ENVIRONMENTAL

REDCEDAR ENVIRONMENTAL
CONSULTING INC.

CONTACT: REMI MASSON
201 - 45469 KEITH WILSON ROAD
CHILLIWACK, BC V2R 5S1
T. (604) 621 9811
EMAIL: REMI@REDCEDARENVIRONMENTAL.COM

LANDSCAPE

PMG LANDSCAPE ARCHITECTS

CONTACT: YIWEN RUAN
100 - 4185 STILL CREEK DRIVE
BURNABY, BC V5C 6G9
T. (604) 294 0011
EMAIL: YIWEN@PMGLANDSCAPE.COM

SURVEY

APLIN MARTIN

CONTACT: DON BEVACQUA
201 - 12448 82nd AVENUE
SURREY, BC V3W 3E9
T. (604) 597 9058
EMAIL: DBEVACQUA@APLINMARTIN.COM

ARCHITECTURAL DRAWING INDEX					
FOCUS ARCHITECTURE INCORPORATED					
SHEET	DRAWING TITLE	SHEET	DRAWING TITLE	SHEET	DRAWING TITLE
DP-0.00	COVER SHEET	DP-6.01	BUILDING 6 PLANS	DP-13.01	BUILDING 13 PLANS
DP-0.01	SITE PLAN	DP-6.02	BUILDING 6 ELEVATIONS	DP-13.02	BUILDING 13 ELEVATIONS
DP-0.02	STREETSCAPES				
DP-0.03	STREETSCAPES	DP-7.01	BUILDING 7 PLANS	DP-14.01	BUILDING 14 PLANS
DP-0.04	STREETSCAPES	DP-7.02	BUILDING 7 ELEVATIONS	DP-14.02	BUILDING 14 PLANS
DP-0.05	3D VIEWS/RENDERS			DP-14.03	BUILDING 14 ELEVATIONS
		DP-8.01	BUILDING 8 PLANS		
DP-1.01	BUILDING 1 PLANS	DP-8.02	BUILDING 8 PLANS	DP-15.01	BUILDING 15 PLANS
DP-1.02	BUILDING 1 ELEVATIONS	DP-8.03	BUILDING 8 ELEVATIONS	DP-15.02	BUILDING 15 ELEVATIONS
DP-2.01	BUILDING 2 PLANS	DP-9.01	BUILDING 9 PLANS	DP-16.01	BUILDING 16 PLANS
DP-2.02	BUILDING 2 ELEVATIONS	DP-9.02	BUILDING 9 ELEVATIONS	DP-16.02	BUILDING 16 PLANS
				DP-16.03	BUILDING 16 ELEVATIONS
DP-3.01	BUILDING 3 PLANS	DP-10.01	BUILDING 10 PLANS		
DP-3.02	BUILDING 3 ELEVATIONS	DP-10.02	BUILDING 10 PLANS	DP-17.01	BUILDING 17 PLANS
		DP-10.03	BUILDING 10 ELEVATIONS	DP-17.02	BUILDING 17 ELEVATIONS
DP-4.01	BUILDING 4 PLANS				
DP-4.02	BUILDING 4 PLANS	DP-11.01	BUILDING 11 PLANS		
DP-4.03	BUILDING 4 ELEVATIONS	DP-11.02	BUILDING 11 PLANS		
		DP-11.03	BUILDING 11 ELEVATIONS		
DP-5.01	BUILDING 5 PLANS				
DP-5.02	BUILDING 5 PLANS	DP-12.01	BUILDING 12 PLANS		
DP-5.03	BUILDING 5 ELEVATIONS	DP-12.02	BUILDING 12 ELEVATIONS		

FOCUS

ARCHITECTURE
INCORPORATED

Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

CLIENT
1430273 BC Ltd dba
SMITH JV

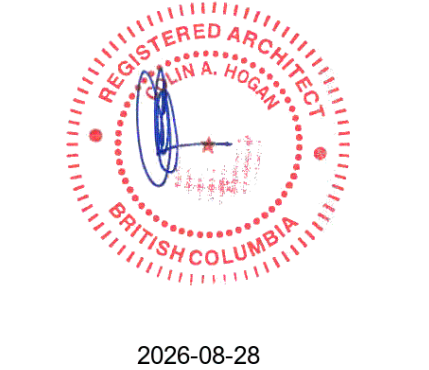
PROJECT
TOWNHOUSE
DEVELOPMENT

7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE

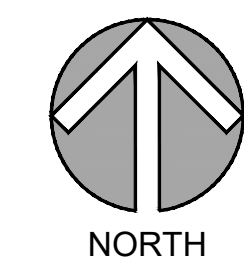
COVER

DATE 2026.05.12 FILE NO.
DWN. BN
CHK. CH 2603



SEAL
SHEET NO.

LOT A DP-0.00



SITE PLAN
SCALE: 1" = 25'-0"

LOT A | DP-0.01

LOT A - RECONCILIATION

NET LOT AREA = 149,030 ft² (13,845 m²) (3.42 ac)
UNITS PROPOSED = 83 UNITS
PROPOSED NET DENSITY = 24.3 UPA

SETBACKS

PROPOSED (TO BUILDING FACE)

FRONT YARDS:	3.0m
REAR YARDS:	4.5m
SIDE YARDS:	3.0m

BUILDING HEIGHT

PROPOSED: 3 STOREYS

SITE COVERAGE

PROPOSED = $3,377.5 \text{ m}^2 / 13,845 \text{ m}^2 = 24.4\%$

PARKING

RESIDENT REQUIRED = 83 UNITS x 2 STALLS/UNIT = 166
RESIDENT PROVIDED = 167 STALLS

EV CHARGING = ONE LEVEL 2 CHARGING STATION TO
BE PROVIDED FOR EACH UNIT

VISITOR REQUIRED = 83 UNITS x 0.2 STALLS/UNIT = 16.6
VISITOR PROVIDED = 18 STALLS

OUTDOOR AMENITY

AFAA REQUIRED: 83 UNITS x 6m²/UNIT = 498 m²
AFAA PROVIDED: 596 m²

LOT A COVERAGE			
BUILDING #	# of UNITS	LOT COVERAGE	
BLDG 1	4	3,034 sq.ft.	281.9 m²
BLDG 2	5	3,866 sq.ft.	359.1 m²
BLDG 3	3	2,318 sq.ft.	215.4 m²
BLDG 4	6	7,285 sq.ft.	676.8 m²
BLDG 5	7	5,504 sq.ft.	511.4 m²
BLDG 6	4	3,196 sq.ft.	296.9 m²
BLDG 7	5	3,961 sq.ft.	368.0 m²
BLDG 8	6	4,651 sq.ft.	432.1 m²
BLDG 9	3	2,469 sq.ft.	229.4 m²
BLDG 10	6	4,736 sq.ft.	440.0 m²
BLDG 11	6	4,729 sq.ft.	439.3 m²
BLDG 12	4	3,098 sq.ft.	287.8 m²
BLDG 13	5	3,866 sq.ft.	359.1 m²
BLDG 14	6	4,731 sq.ft.	439.5 m²
BLDG 15	4	3,200 sq.ft.	297.2 m²
BLDG 16	6	4,729 sq.ft.	439.3 m²
BLDG 17	3	2,289 sq.ft.	212.7 m²
TOTAL	83	36,285 sq.ft.	3,371.0 m²

FLOOR AREA SUMMARY									
UNIT NAME	UNIT TYPE	# of UNITS	GARAGE	LOWER	MAIN	UPPER	UNIT TOTALS		SITE TOTALS
A	3 BED	3	548 sq.ft.	52 sq.ft.	652 sq.ft.	652 sq.ft.	1,356 sq.ft.	126.0 m²	4,068 sq.ft.
A2-S	3 BED	2	552 sq.ft.	50 sq.ft.	677 sq.ft.	657 sq.ft.	1,384 sq.ft.	128.6 m²	2,768 sq.ft.
A2-S	3 BED	2	552 sq.ft.	50 sq.ft.	677 sq.ft.	657 sq.ft.	1,384 sq.ft.	128.6 m²	2,768 sq.ft.
AR	3 BED	4	567 sq.ft.	50 sq.ft.	652 sq.ft.	652 sq.ft.	1,354 sq.ft.	125.8 m²	5,416 sq.ft.
A1R	3 BED	1	569 sq.ft.	54 sq.ft.	657 sq.ft.	657 sq.ft.	1,368 sq.ft.	127.1 m²	1,368 sq.ft.
A1R-S	3 BED	2	569 sq.ft.	54 sq.ft.	657 sq.ft.	657 sq.ft.	1,368 sq.ft.	127.1 m²	2,736 sq.ft.
A2R-S	3 BED	1	569 sq.ft.	54 sq.ft.	657 sq.ft.	657 sq.ft.	1,368 sq.ft.	127.1 m²	1,368 sq.ft.
AR3	3 BED	1	572 sq.ft.	50 sq.ft.	677 sq.ft.	657 sq.ft.	1,394 sq.ft.	128.6 m²	1,394 sq.ft.
A3R-S	3 BED	1	572 sq.ft.	50 sq.ft.	677 sq.ft.	657 sq.ft.	1,394 sq.ft.	128.6 m²	1,394 sq.ft.
B	4 BED	21	409 sq.ft.	283 sq.ft.	701 sq.ft.	736 sq.ft.	1,720 sq.ft.	159.8 m²	36,120 sq.ft.
B-G	4 BED	6	409 sq.ft.	283 sq.ft.	701 sq.ft.	736 sq.ft.	1,720 sq.ft.	159.8 m²	10,320 sq.ft.
B-S	4 BED	11	409 sq.ft.	283 sq.ft.	701 sq.ft.	736 sq.ft.	1,720 sq.ft.	159.8 m²	18,920 sq.ft.
B1	4 BED	1	412 sq.ft.	286 sq.ft.	730 sq.ft.	766 sq.ft.	1,782 sq.ft.	165.6 m²	1,782 sq.ft.
B1-S	4 BED	4	412 sq.ft.	286 sq.ft.	730 sq.ft.	766 sq.ft.	1,782 sq.ft.	165.6 m²	7,128 sq.ft.
B2	4 BED	2	412 sq.ft.	286 sq.ft.	738 sq.ft.	749 sq.ft.	1,773 sq.ft.	164.7 m²	3,246 sq.ft.
B2-S	4 BED	3	412 sq.ft.	286 sq.ft.	738 sq.ft.	749 sq.ft.	1,773 sq.ft.	164.7 m²	5,319 sq.ft.
B3	4 BED	4	412 sq.ft.	286 sq.ft.	713 sq.ft.	748 sq.ft.	1,747 sq.ft.	162.3 m²	6,988 sq.ft.
B3-S	4 BED	2	412 sq.ft.	286 sq.ft.	713 sq.ft.	748 sq.ft.	1,747 sq.ft.	162.3 m²	3,494 sq.ft.
B4	4 BED	3	412 sq.ft.	286 sq.ft.	714 sq.ft.	749 sq.ft.	1,749 sq.ft.	162.5 m²	5,241 sq.ft.
B4-S	4 BED	3	412 sq.ft.	286 sq.ft.	713 sq.ft.	748 sq.ft.	1,747 sq.ft.	162.3 m²	5,241 sq.ft.
C	4 BED	4	410 sq.ft.	684 sq.ft.	678 sq.ft.	957 sq.ft.	2,319 sq.ft.	215.4 m²	9,276 sq.ft.
C1	4 BED	1	410 sq.ft.	690 sq.ft.	684 sq.ft.	963 sq.ft.	2,337 sq.ft.	217.1 m²	2,337 sq.ft.
D3 (adp)	4 BED	1	396 sq.ft.	782 sq.ft.	776 sq.ft.	1,051 sq.ft.	2,609 sq.ft.	242.4 m²	2,609 sq.ft.
TOTAL		83					36,592 sq.ft.	EXCLUDING GARAGES	141,587 sq.ft.
							36,592 sq.ft.		16,553.4 m²

2026-07-21
ISSUED FOR RZ/DP

DISCUSSION

SULTANT

CONT

0273 BC Ltd dba
ITH JV

SUBJECT

WINDHOUSE DEVELOPMENT

7317 209A STREET
172 AVENUE
GLEYS, BC

WING TITLE

TE PLAN

E	2026.05.12	FILE NO
---	------------	---------

BN 26

CH 26

REGISTERED ARCHITECT
IN A. HO.



BRITISH COLUMBIA

2026-08-28

ET NO

1

1



LOT A - 209A ST STREETSCAPE
SCALE: 1" = 20'-0"



LOT A - 209A ST STREETSCAPE
SCALE: 1/8" = 1'-0"



LOT A - 209A ST STREETSCAPE (CONTINUED)
SCALE: 1/8" = 1'-0"

LOT A



LOT A - 73A AVE STREETSCAPE

SCALE: 1" = 20'-0"



LOT A - 73A AVE STREETSCAPE

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

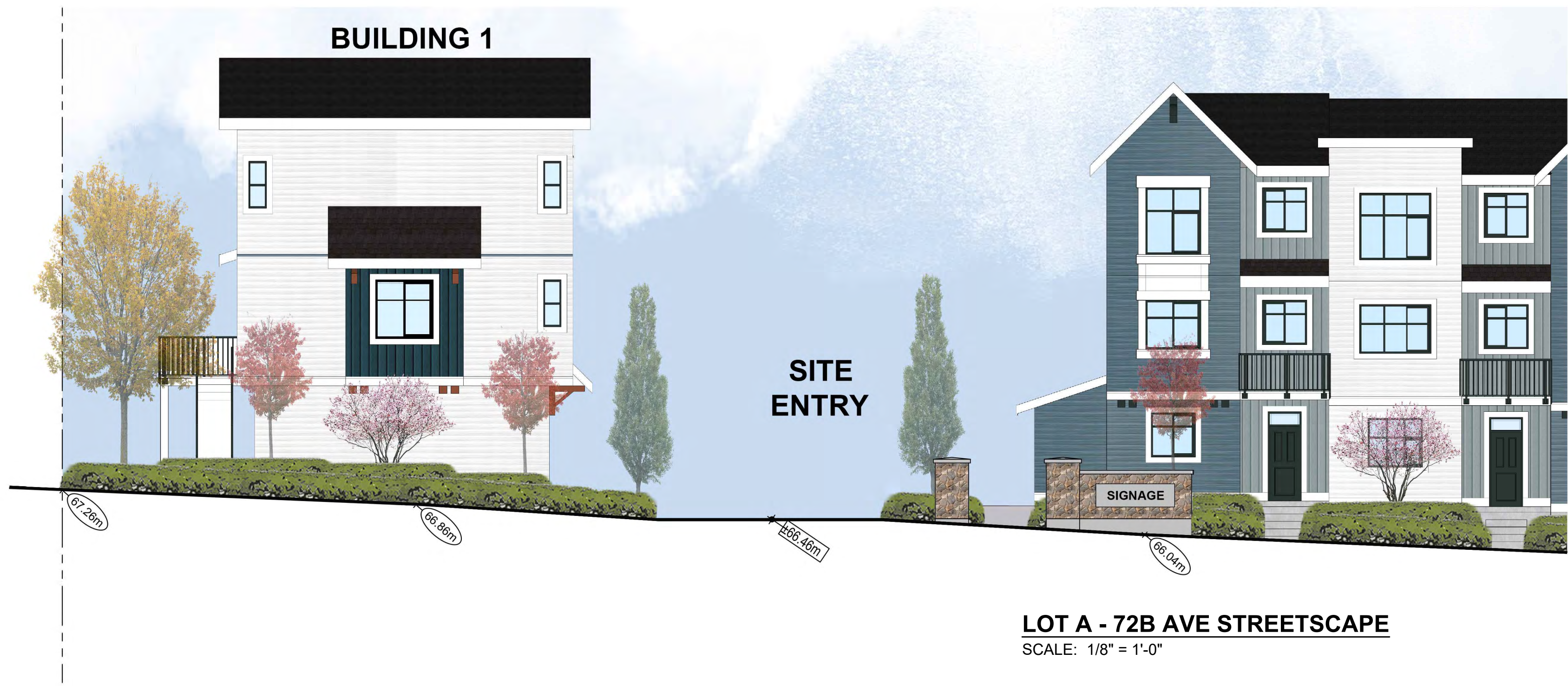


LOT A - 73A AVE STREETSCAPE (CONTINUED)

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



LOT A - 72B AVE STREETSCAPE
SCALE: 1" = 20'-0"



LOT A - 72B AVE STREETSCAPE
SCALE: 1/8" = 1'-0"



LOT A - 72B AVE STREETSCAPE (CONTINUED)
SCALE: 1/8" = 1'-0"

LOT A

FOCUS

ARCHITECTURE
INCORPORATED

Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

CLIENT
**1430273 BC Ltd dba
SMITH JV**

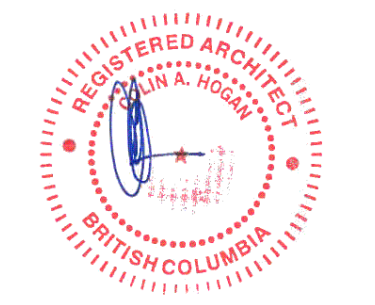
PROJECT
**TOWNHOUSE
DEVELOPMENT**

**7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC**

DRAWING TITLE

**72B STREET
STREETSCAPES
LOT A**

DATE 2026.05.12 FILE NO.
DWN. BN
CHK. CH **2603**



2026-08-28

SEAL
SHEET NO.

DP-0.05

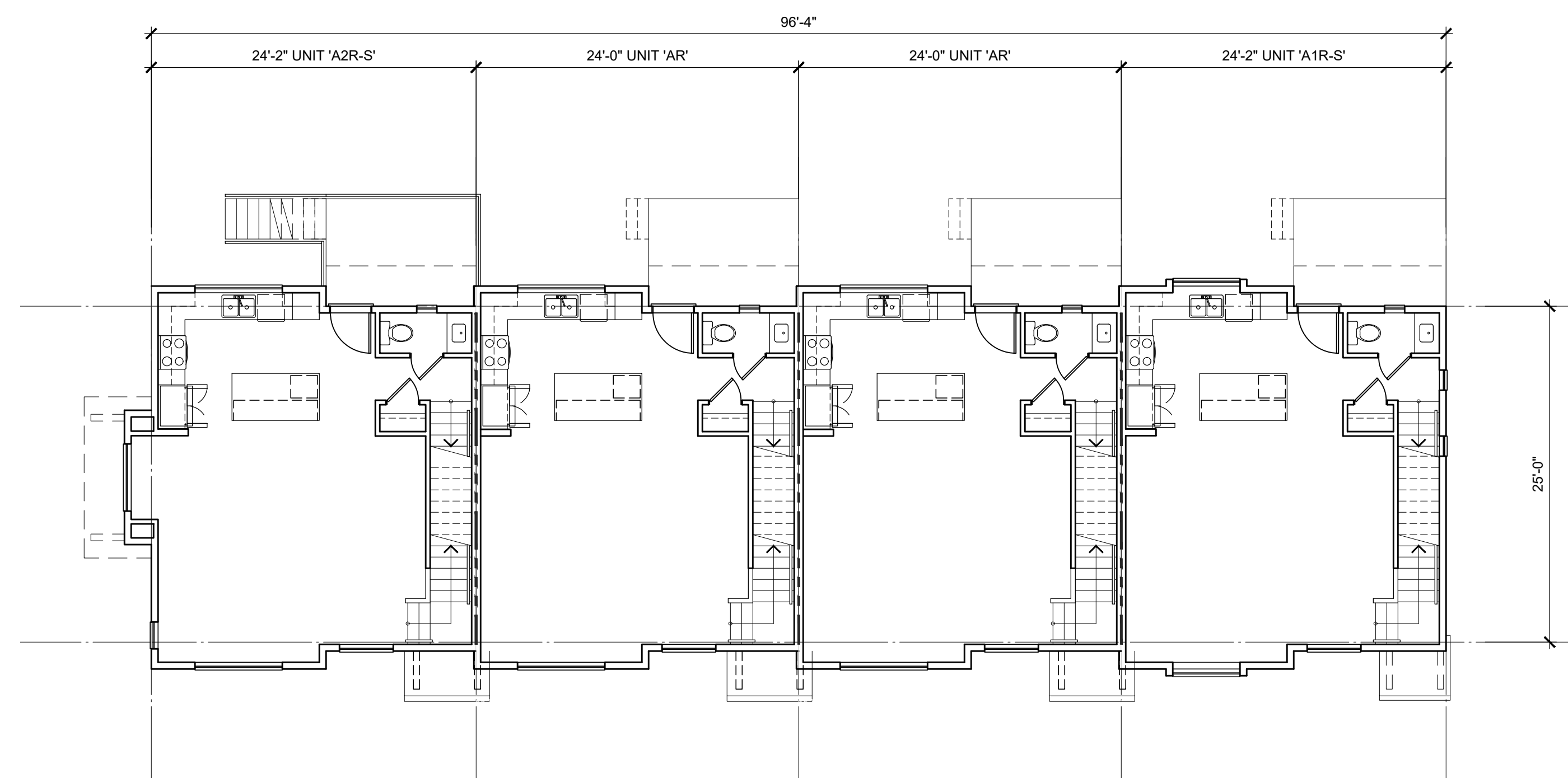


LOT A

FOCUS
ARCHITECTURE
INCORPORATED

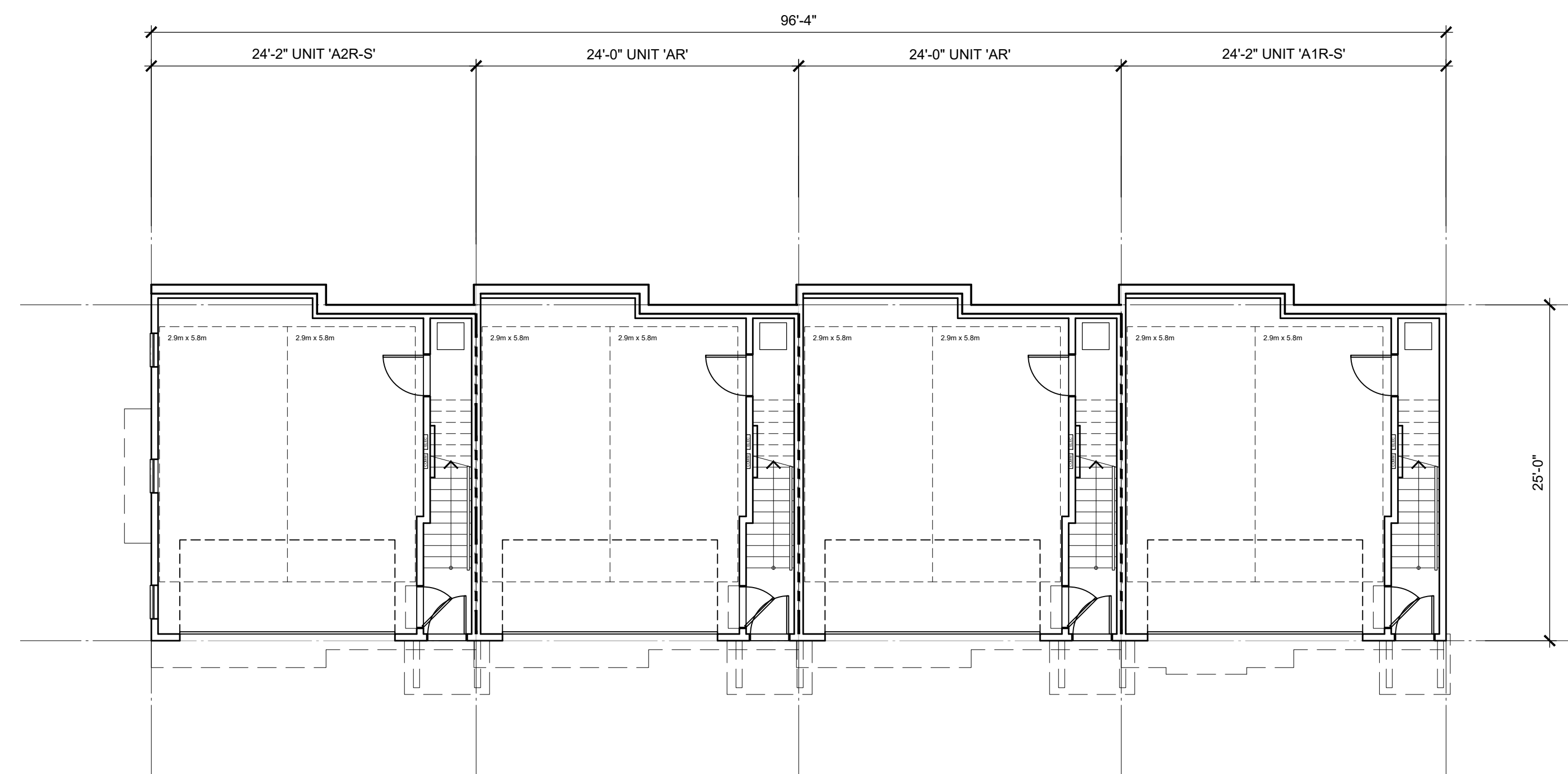
Suite 310 • 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
604.853.5222 f 604.853.5442
e info@focusai.ca

DP-0.06

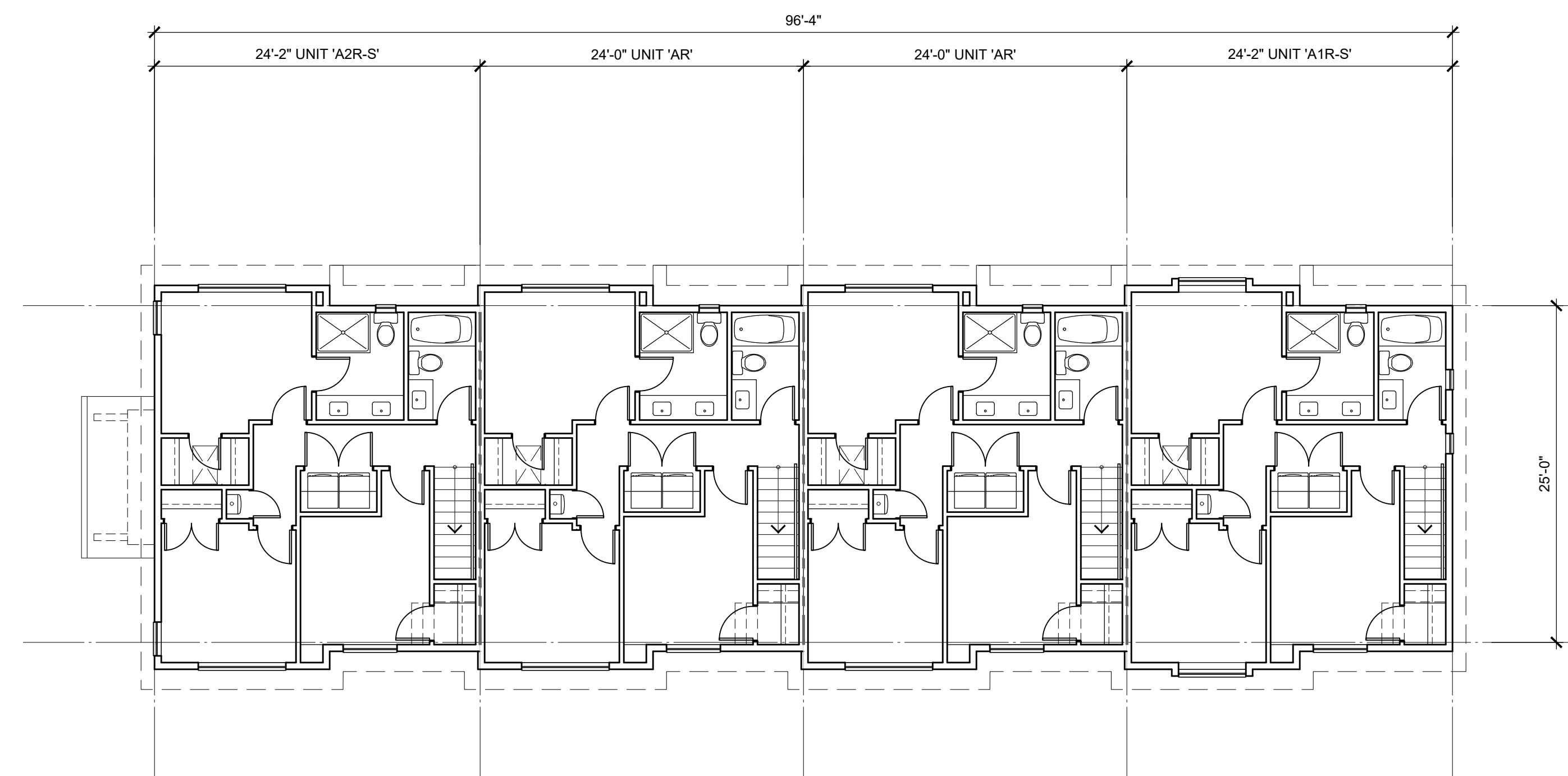


MAIN FLOOR PLAN

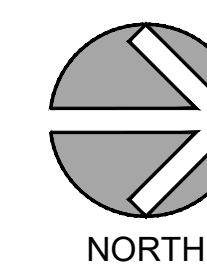
SCALE: 1/8"=1'-0"



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



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



LOT A

DP-1.01



**ARCHITECTURE
INCORPORATED**
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focussai.ca

2026-07-21
ISSUED FOR RZ/DF

REVISIONS

CONSULTANT

CLIENT

1430273 BC Ltd dba
SMITH JV

PROJECT

TOWNHOUSE DEVELOPMENT

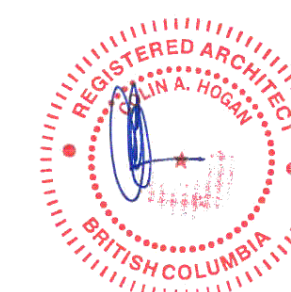
7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE

BUILDING 1 PLANS

DATE	2026.05.12	FILE NO
------	------------	---------

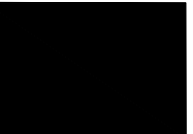
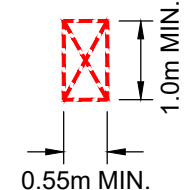
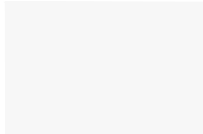
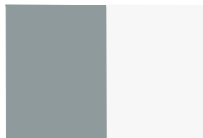
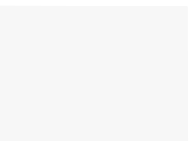
DWN.	BN	2603
CHK.	CH	



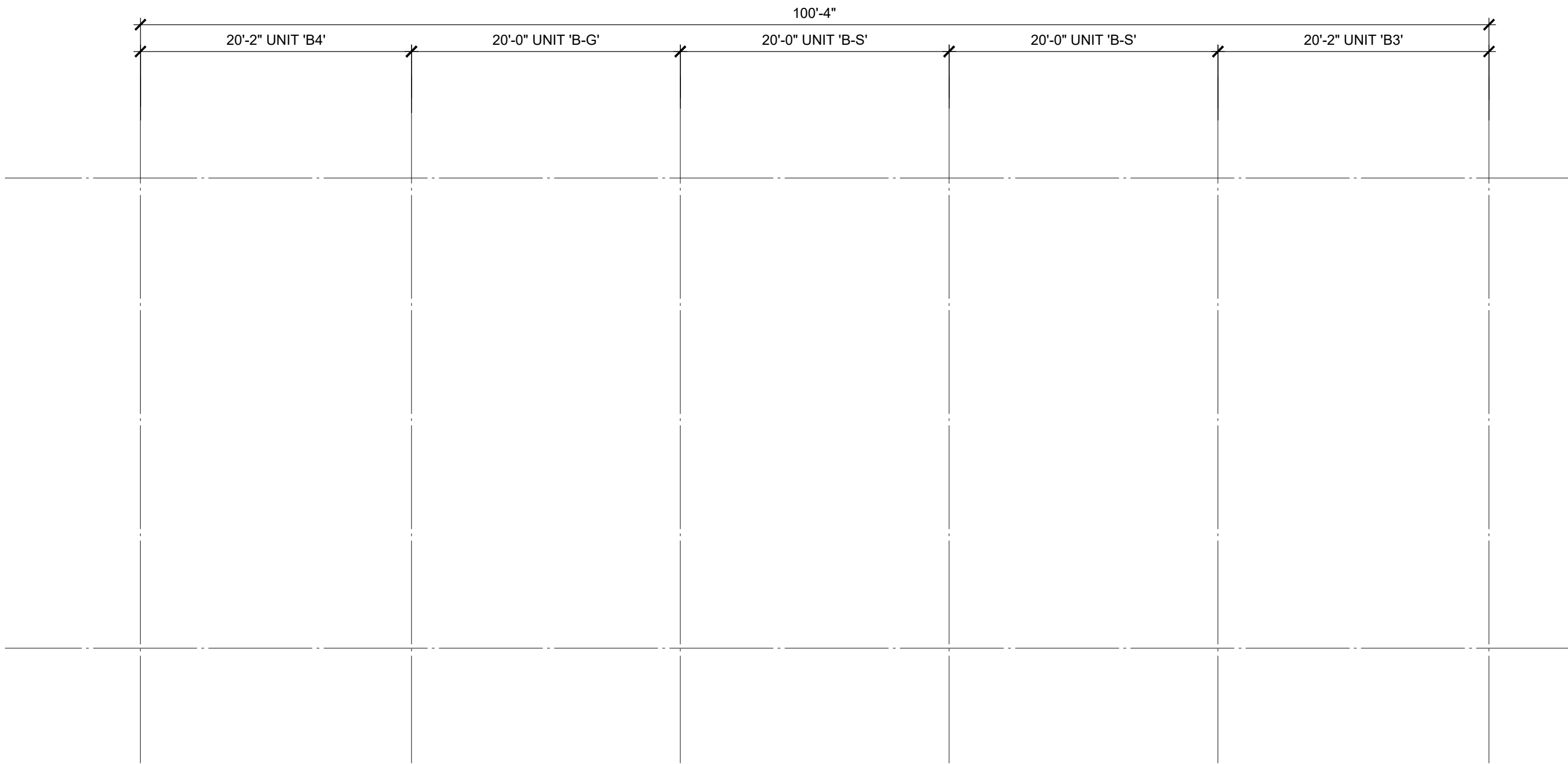
2026-08-28

SEAL
SHEET NO

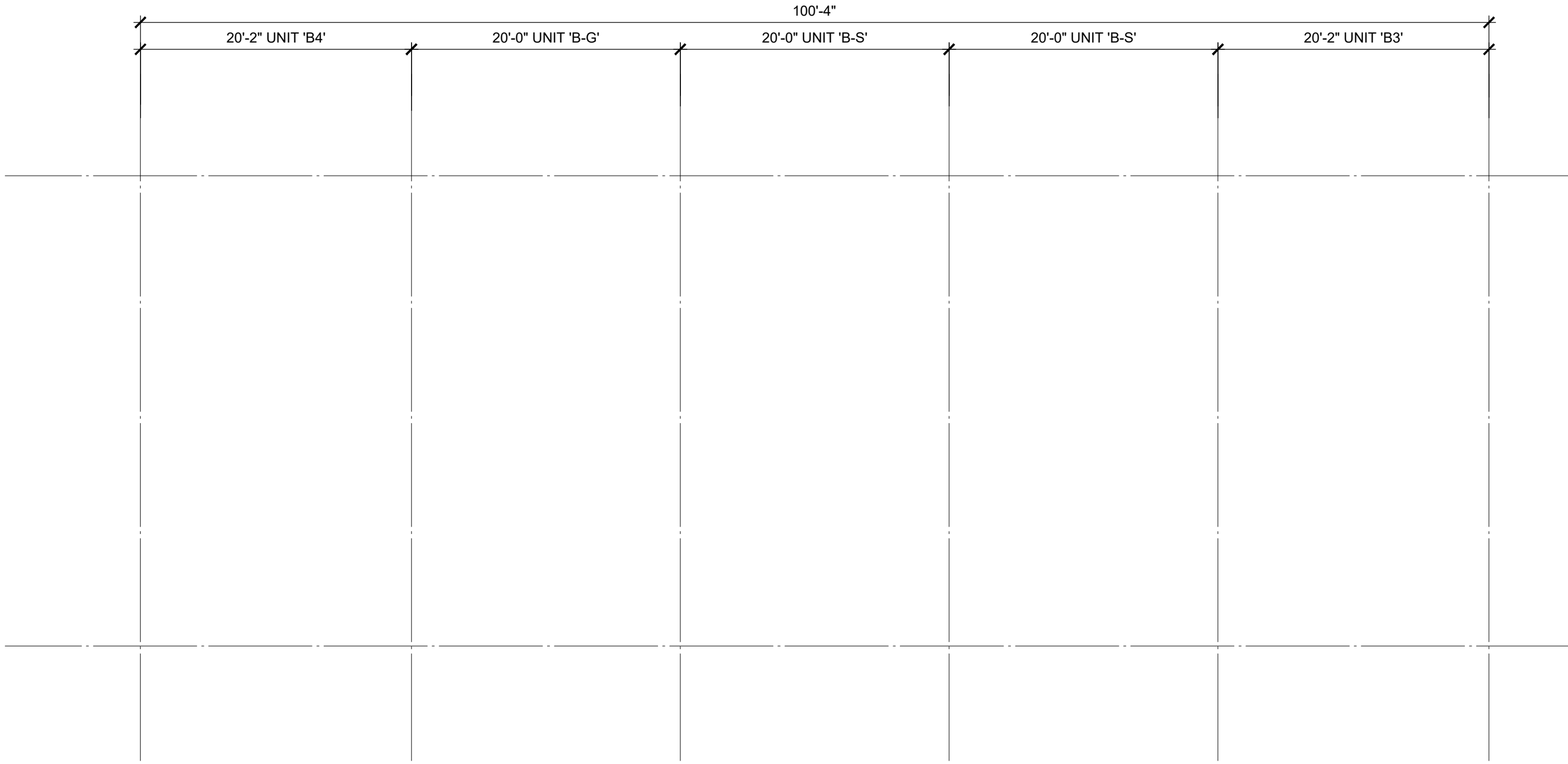


COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
A Roofing: Pabco Premier Laminated Shingle 'Antique Black' *		E Railings + Window Frame: Black		UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 	
B Fascia Boards, Gutters, trims: to match JH 'Arctic White'		F Main colour: James Hardie 'Boothbay Blue'			
C Garage Doors: to match JH 'Light Mist' or 'Arctic White'		G Main colour: James Hardie 'Evening Blue'			
D Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green		H Main colour: James Hardie 'Arctic White'			
				ELEVATION MATERIAL LEGEND 1 ASPHALT SHINGLE ROOFING 2 PREFINISHED ALUMINUM GUTTER 3 PAINTED WOOD FASCIA 2x8 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL 5 CEMENT BOARD HORIZONTAL SIDING 6 NOT USED 7 FIBERGLASS DOOR 8 GLAZED PATIO DOOR 9 VINYL WINDOW 10 OVERHEAD GARAGE DOOR 11 PAINTED WOOD COLUMN 12 PAINTED WOOD TRIM 13 PAINTED WOOD BRACKETS 14 METAL THROUGH WALL FLASHING 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL 16 METAL RAILING 17 6'-0" FROSTED GLASS PRIVACY SCREEN 18 VINYL SLIDING PATIO DOOR	

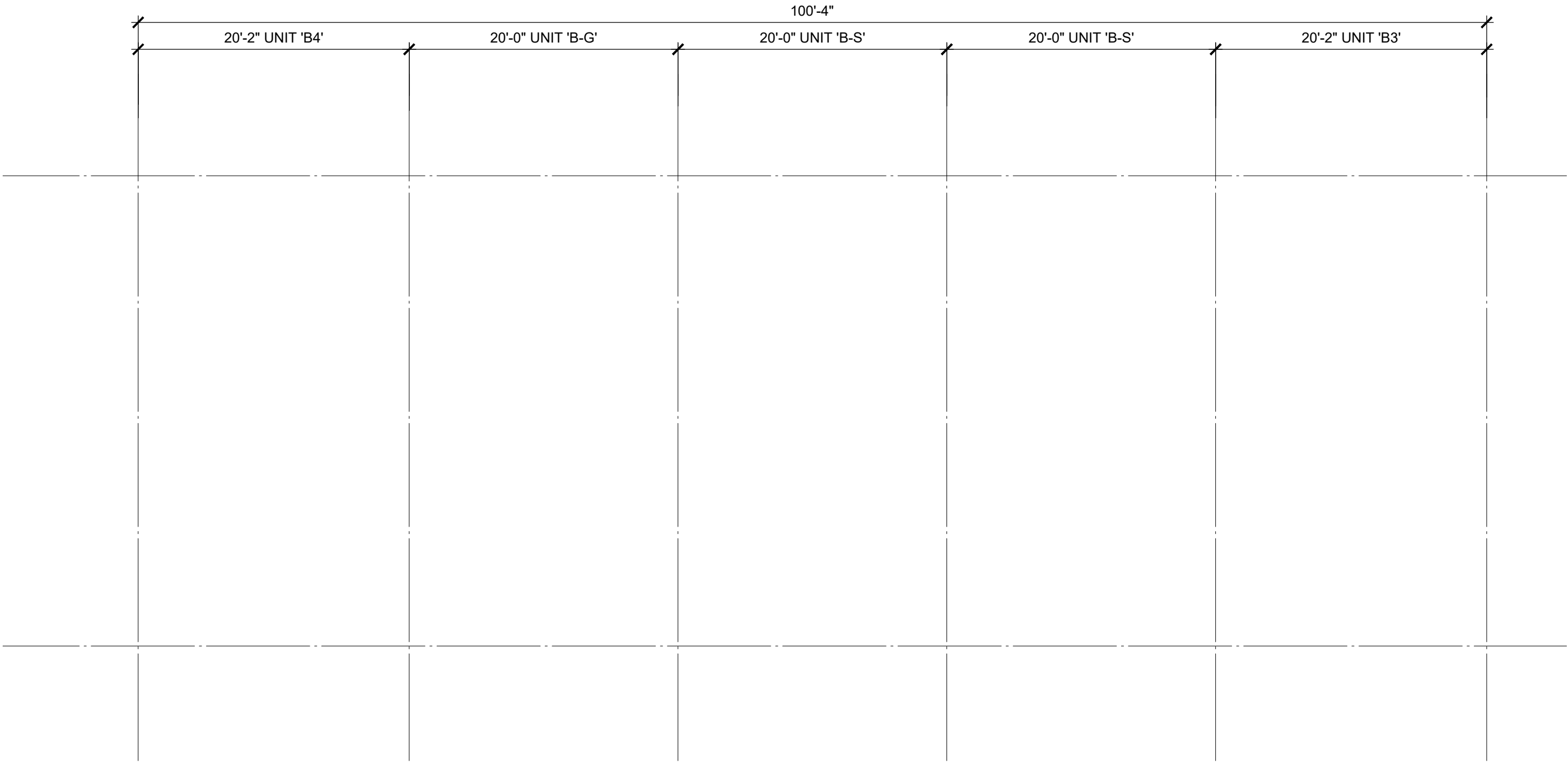
LOT A



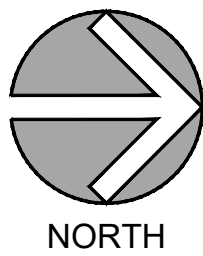
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



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



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



LOT A

DP-2.01

2026-07-21
ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

CLIENT
**1430273 BC Ltd dba
SMITH JV**

PROJECT
**TOWNHOUSE
DEVELOPMENT**

**7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC**

DRAWING TITLE
**BUILDING 2
PLANS**

DATE **2026.05.12** FILE NO.
DWN. **BN**
CHK. **CH** **2603**

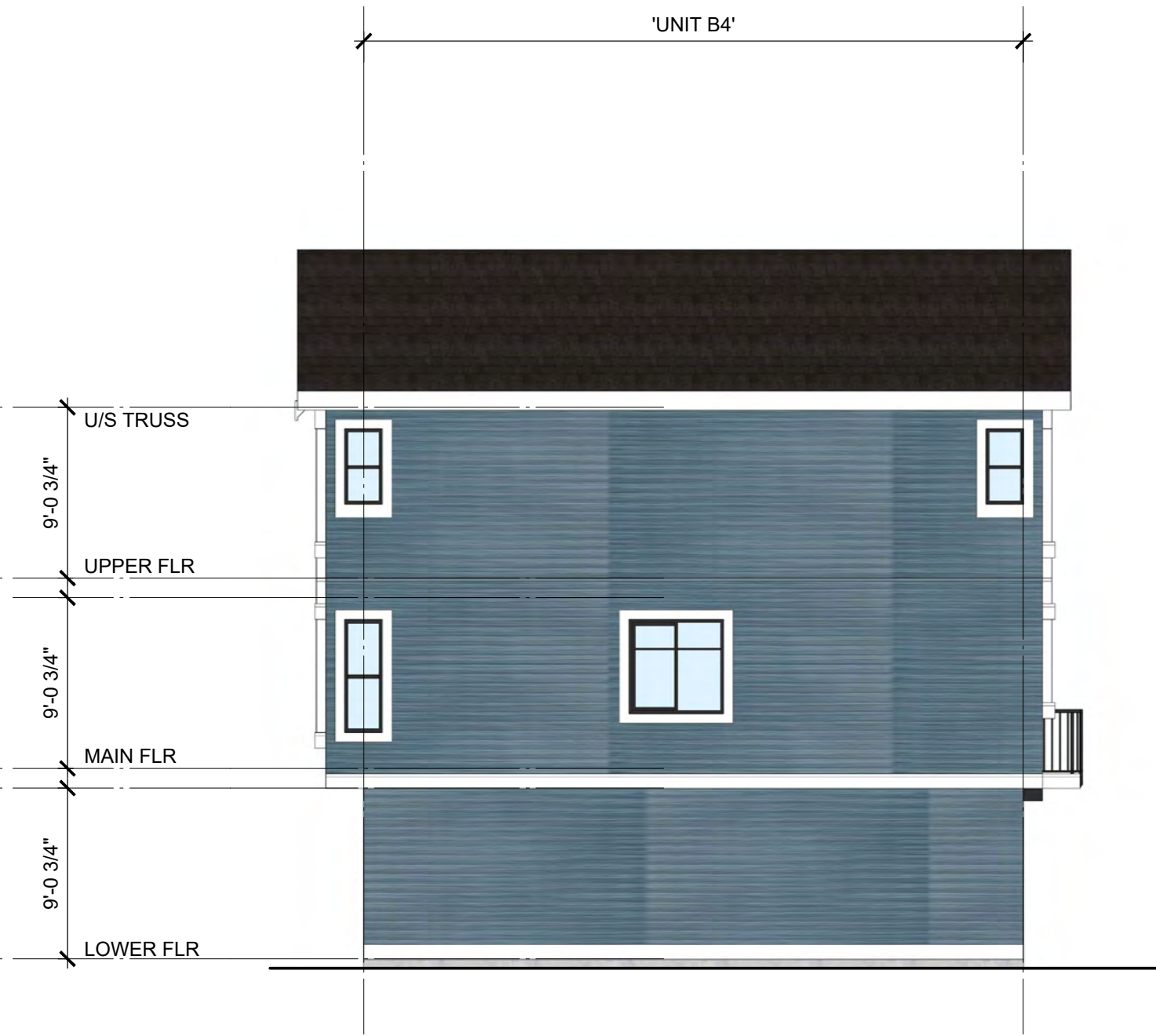


SEAL
SHEET NO.



WEST ELEVATION

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



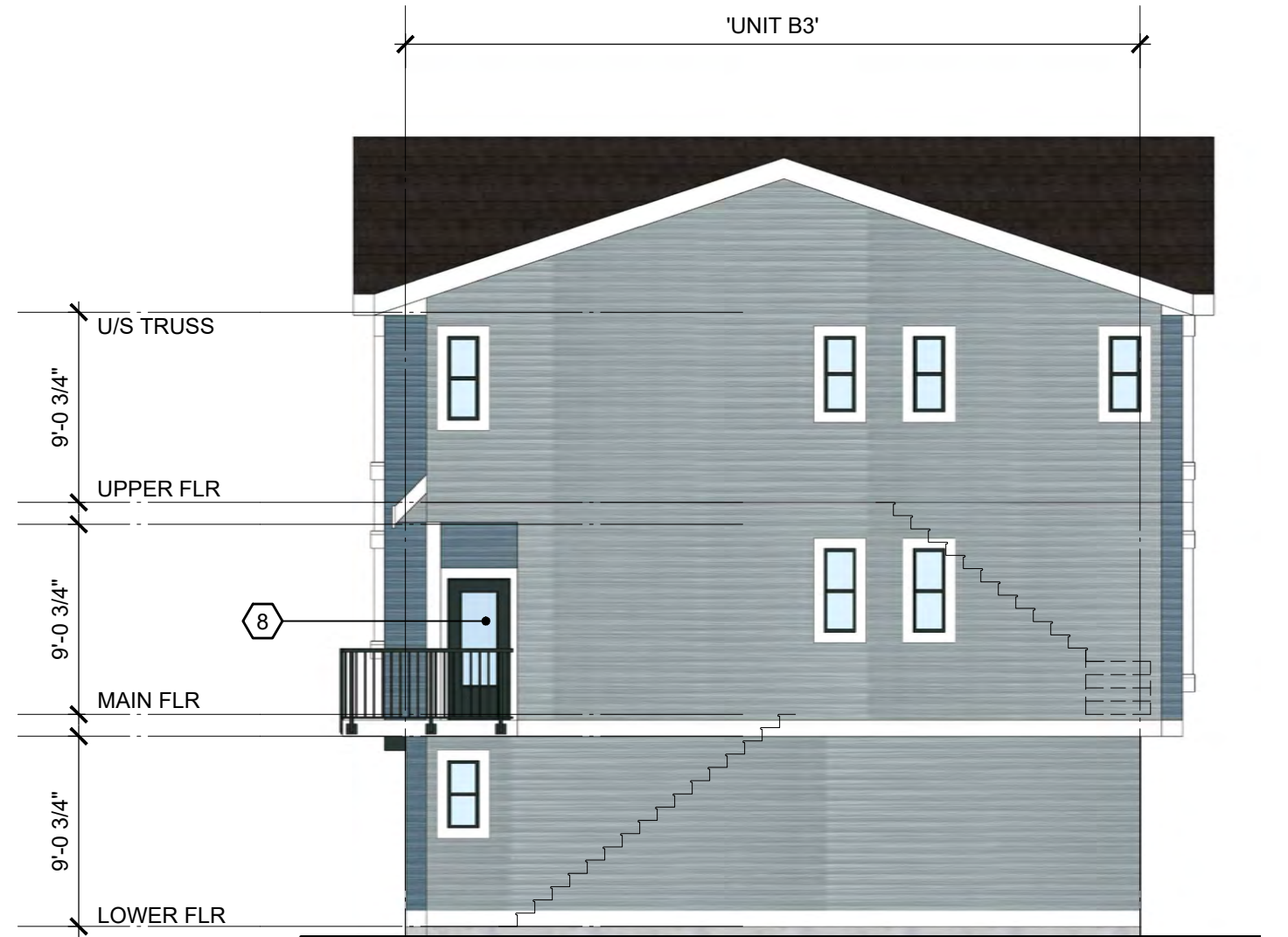
SOUTH ELEVATION

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



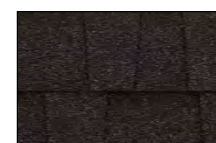
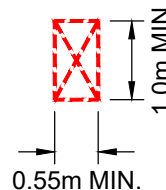
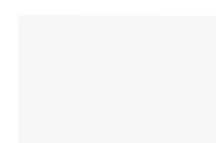
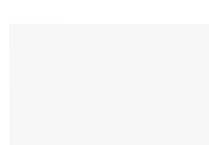
EAST ELEVATION

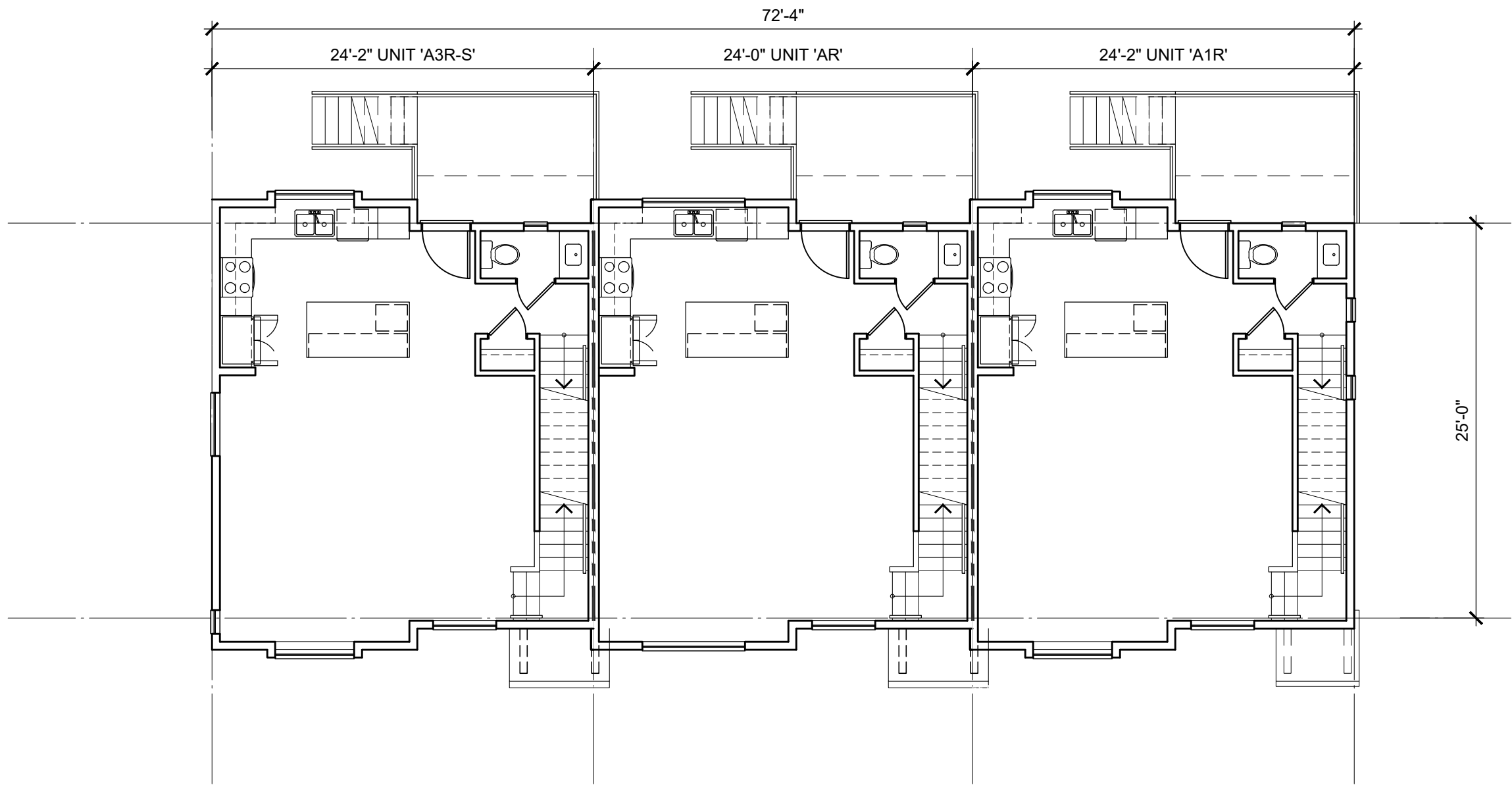
SCALE: 1/8" = 1'-0"



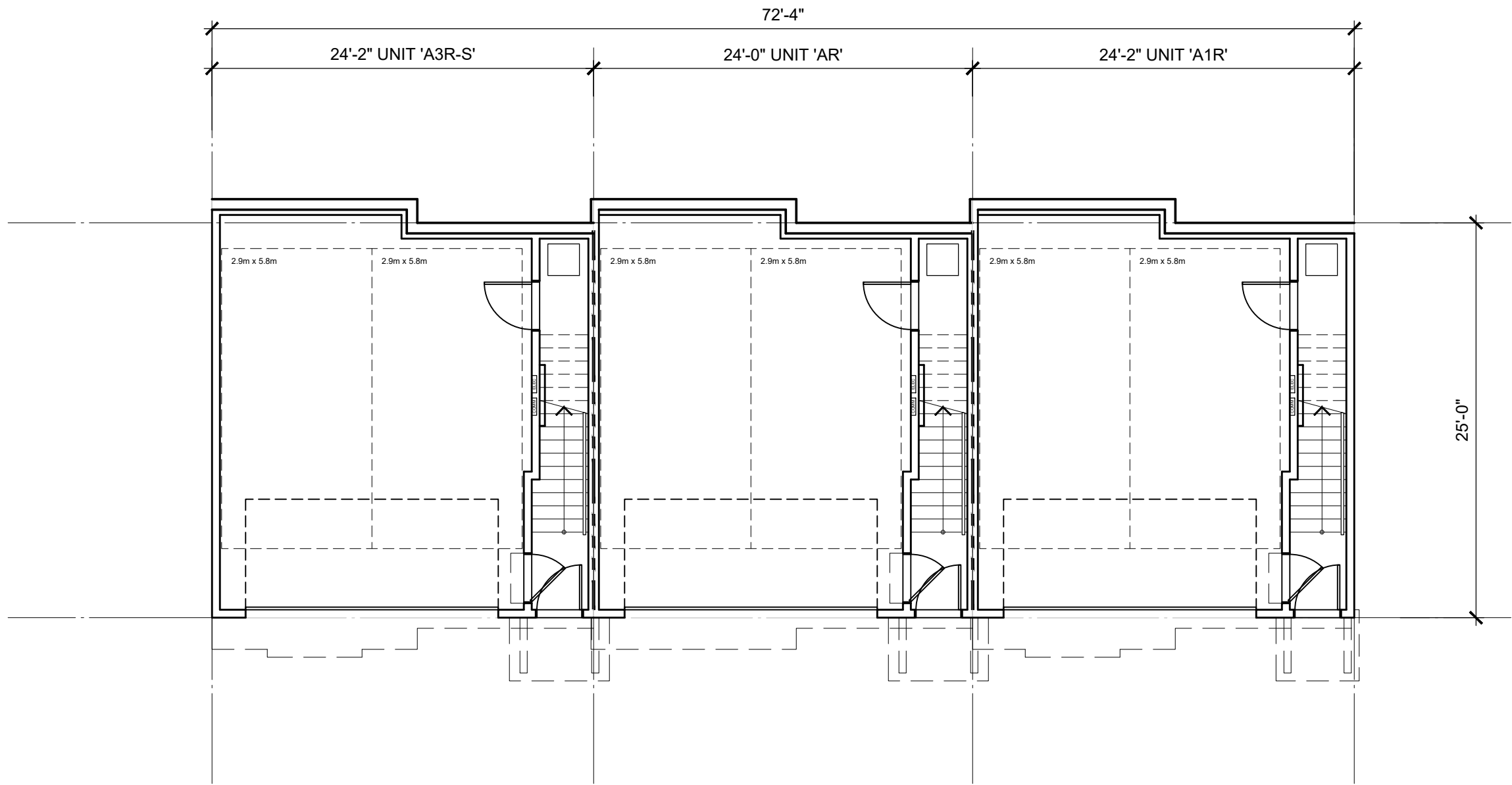
NORTH ELEVATION

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

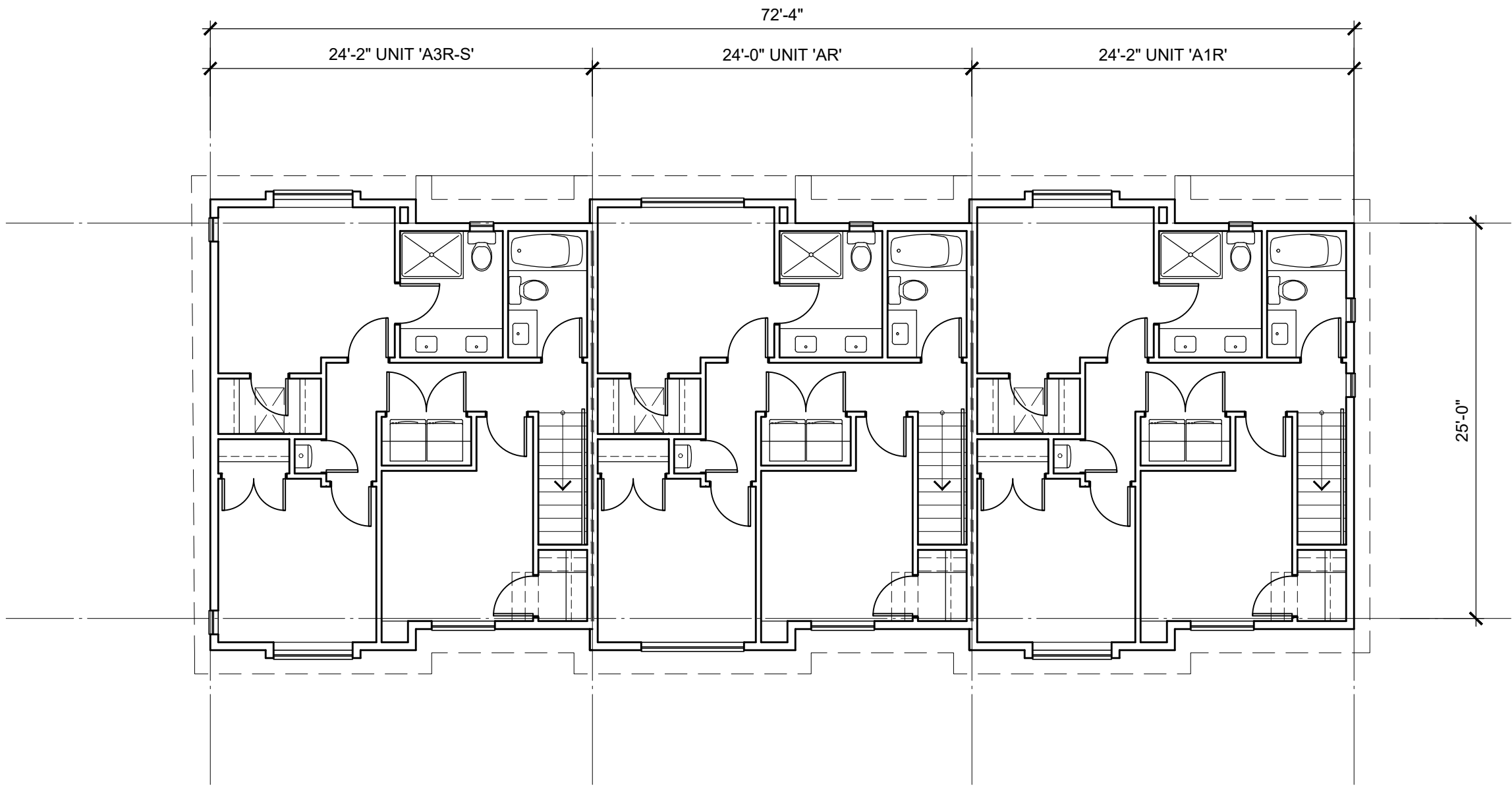
COMMON AMONG SCHEMES			NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
15 A	Roofing: Pabco Premier Laminated Shingle 'Antique Black'		13 E	Railings + Window Frame: Black		UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 
14 B	Fascia Boards, Gutters, trims: to match JH 'Arctic White'		12 F	Main colour: James Hardie 'Boothbay Blue'		
13 C	Garage Doors: to match JH 'Light Mist' or 'Arctic White'		11 G	Main colour: James Hardie 'Evening Blue'		ELEVATION MATERIAL LEGEND 1 ASPHALT SHINGLE ROOFING 2 PREFINISHED ALUMINUM GUTTER 3 PAINTED WOOD FASCIA 2x8 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL 5 CEMENT BOARD HORIZONTAL SIDING 6 NOT USED 7 FIBERGLASS DOOR 8 GLAZED PATIO DOOR 9 VINYL WINDOW 10 OVERHEAD GARAGE DOOR 11 PAINTED WOOD COLUMN 12 PAINTED WOOD TRIM 13 PAINTED WOOD BRACKETS 14 METAL THROUGH WALL FLASHING 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL 16 METAL RAILING 17 6'-0" FROSTED GLASS PRIVACY SCREEN 18 VINYL SLIDING PATIO DOOR
12 D	Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green		10 H	Main colour: James Hardie 'Arctic White'		
			9 I	Main colour: James Hardie 'Light Mist'		
						LOT A



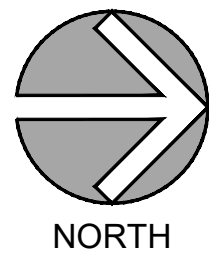
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



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

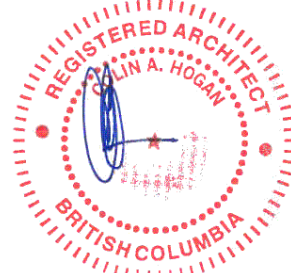


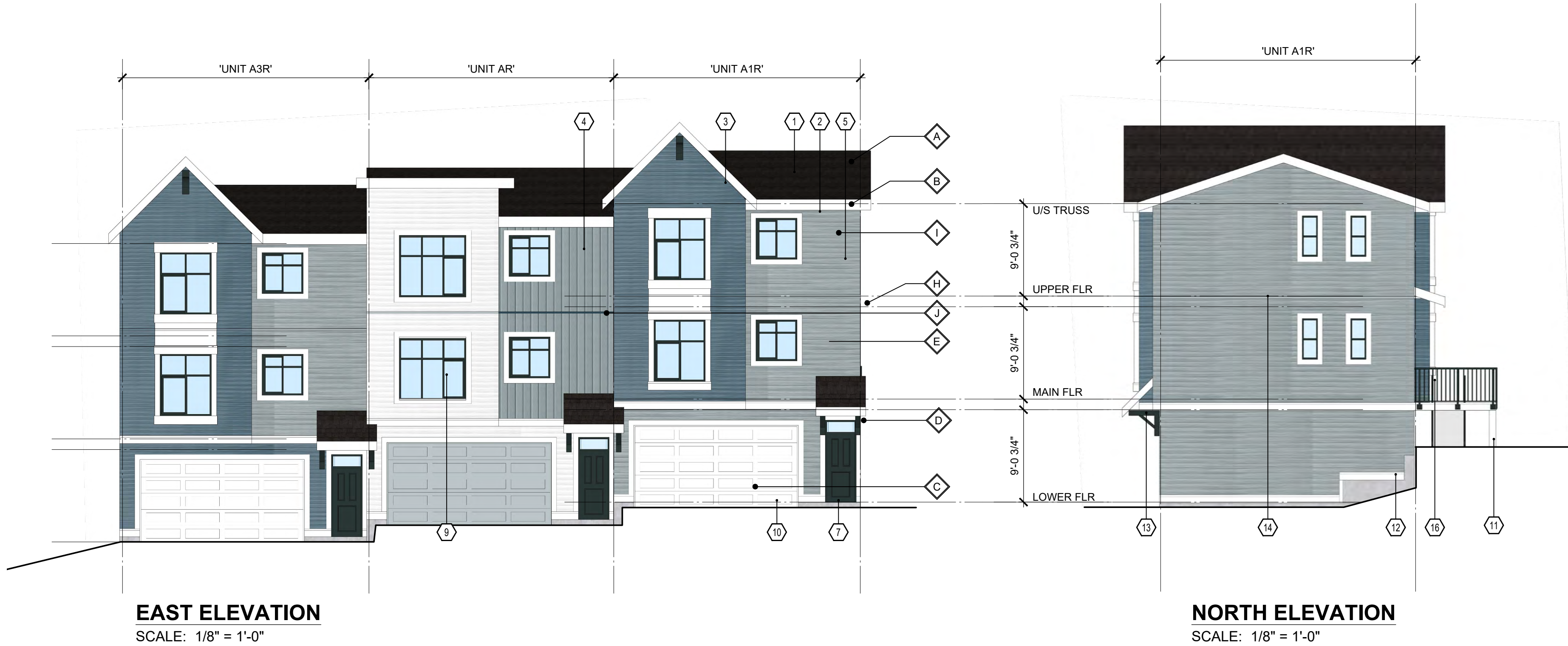
UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"



LOT A

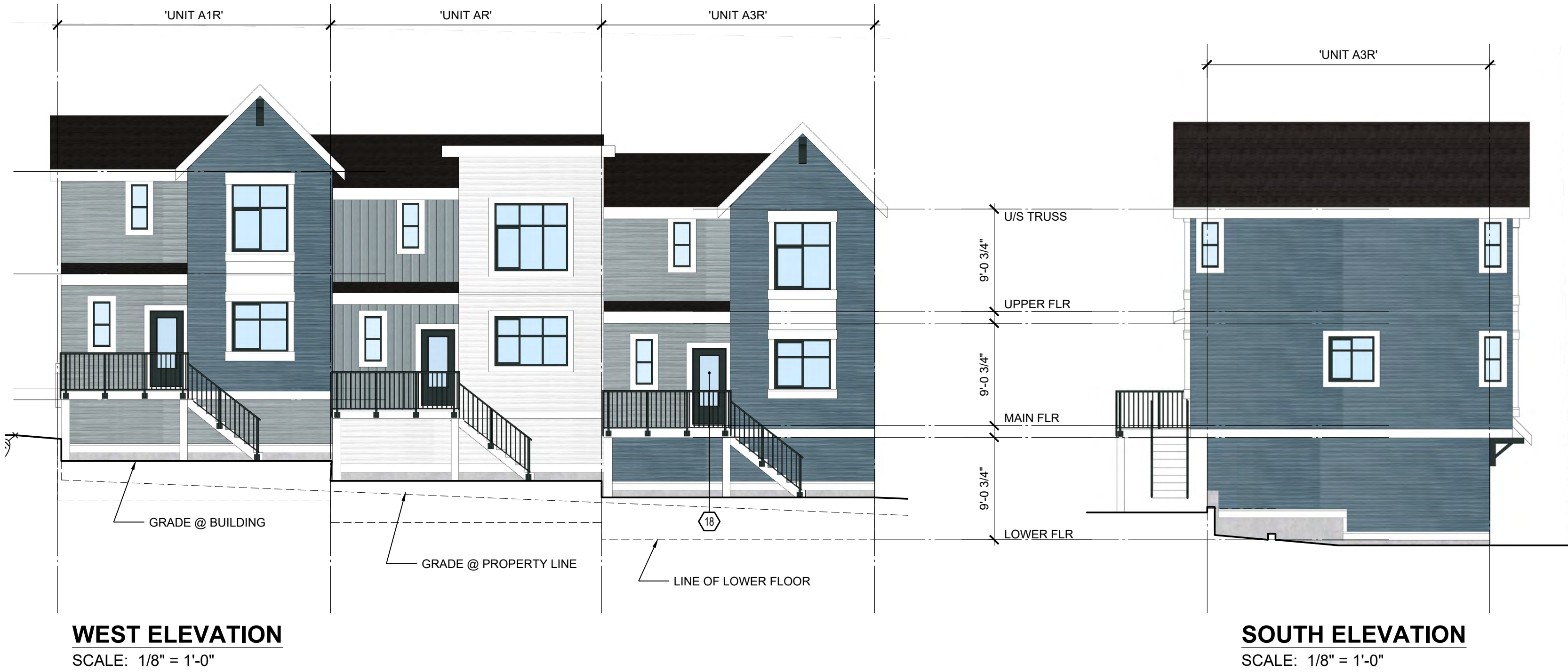
DP-3.01





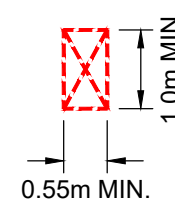
EAST ELEVATION
SCALE: 1/8" = 1'-0"

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



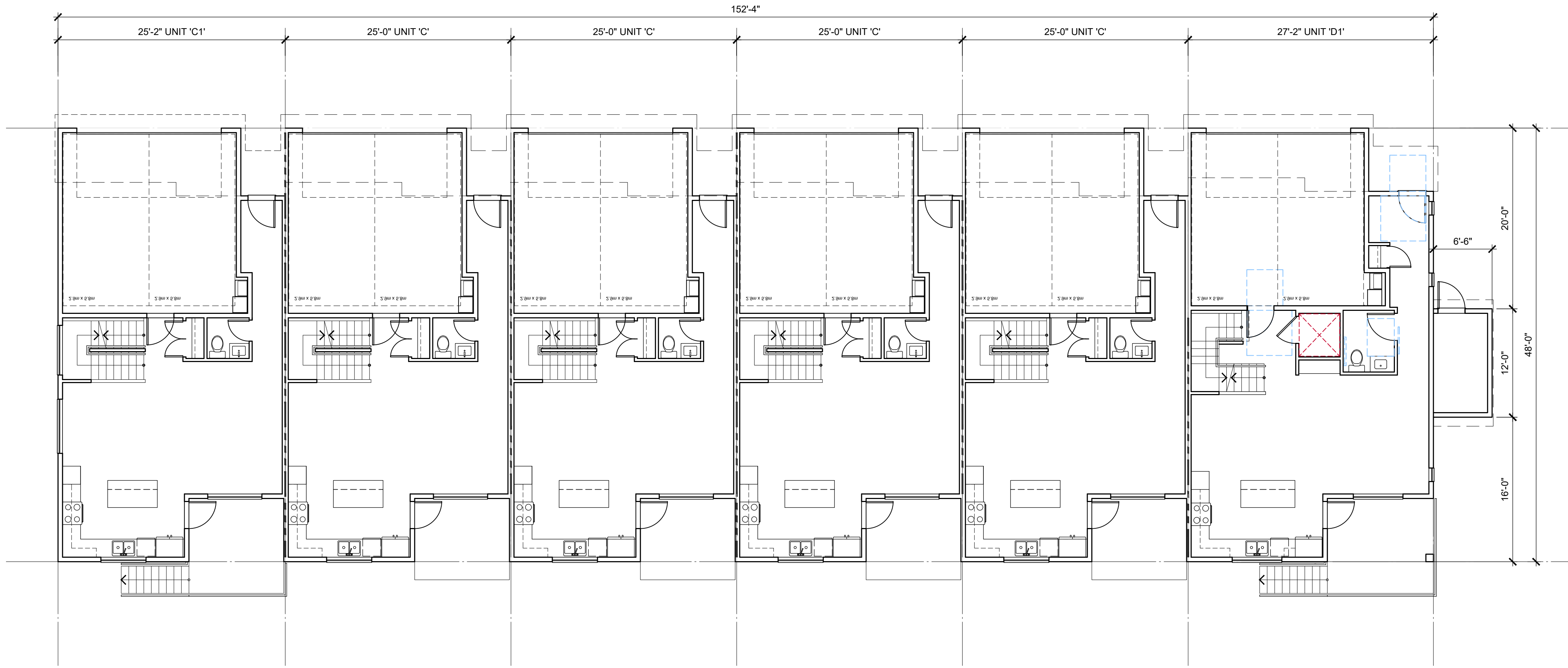
WEST ELEVATION
SCALE: 1/8" = 1'-0"

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

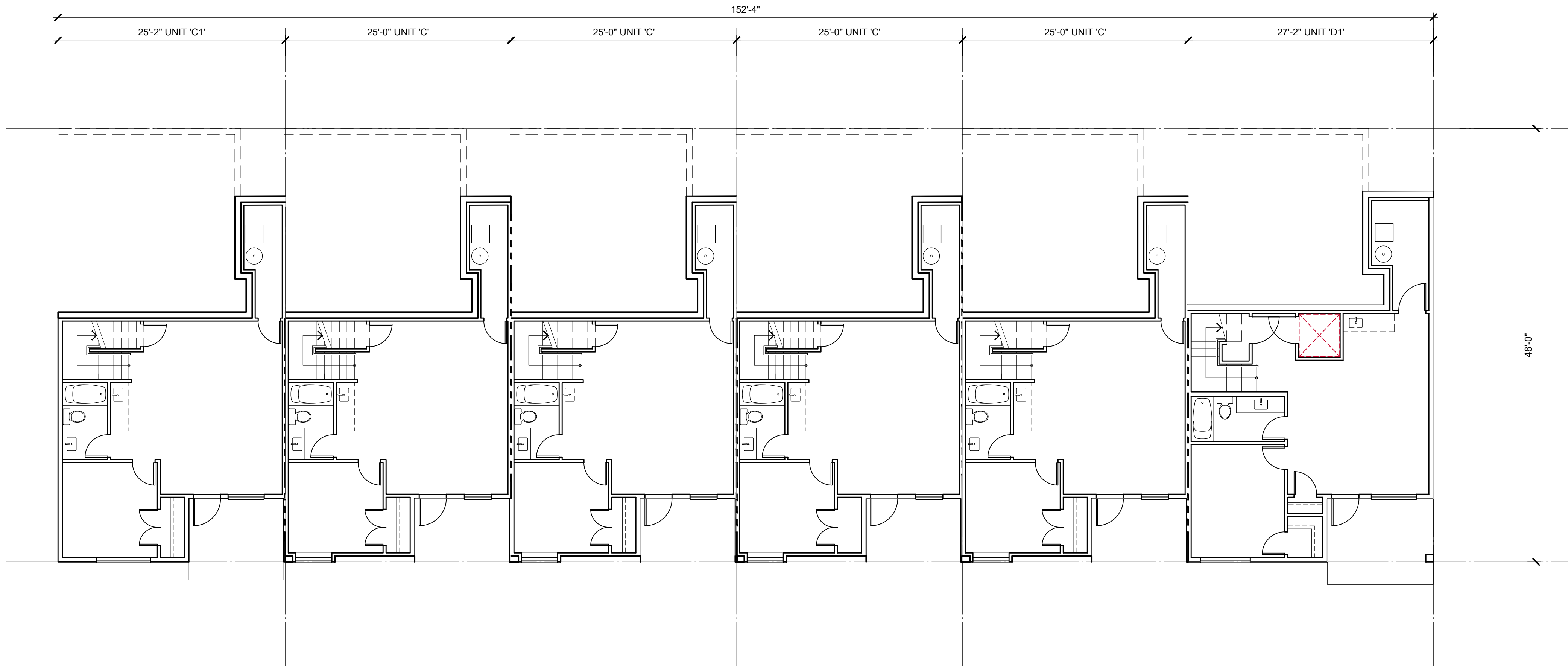
COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES			
A	Roofing: Pabco Premier Laminated Shingle 'Antique Black' *	E	Railings + Window Frame: Black	UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 			
	Fascia Boards, Gutters, trims: to match JH 'Arctic White'		Main colour: James Hardie 'Boothbay Blue'				
	Garage Doors: to match JH 'Light Mist' or 'Arctic White'		Main colour: James Hardie 'Evening Blue'				
	Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green		Main colour: James Hardie 'Arctic White'				
		H		Main colour: James Hardie 'Arctic White'			
		I		LOT A			
ELEVATION MATERIAL LEGEND							
1 ASPHALT SHINGLE ROOFING	12 PAINTED WOOD TRIM						
2 PREFINISHED ALUMINUM GUTTER	13 PAINTED WOOD BRACKETS						
3 PAINTED WOOD FASCIA 2x8	14 METAL THROUGH WALL FLASHING						
4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL	15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL						
5 CEMENT BOARD HORIZONTAL SIDING	16 METAL RAILING						
6 NOT USED	17 6'-0" FROSTED GLASS PRIVACY SCREEN						
7 FIBERGLASS DOOR	18 VINYL SLIDING PATIO DOOR						
8 GLAZED PATIO DOOR							
9 VINYL WINDOW							
10 OVERHEAD GARAGE DOOR							
11 PAINTED WOOD COLUMN							

2026-07-21 ISSUED FOR RZ/DP	
REVISIONS	
CONSULTANT	
CLIENT 1430273 BC Ltd dba SMITH JV	
PROJECT TOWNHOUSE DEVELOPMENT	
7261, 7317 209A STREET 20891 72 AVENUE LANGLEY, BC	
DRAWING TITLE	

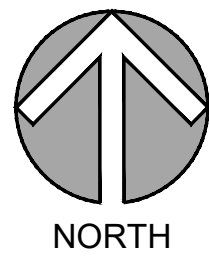
BUILDING 3 ELEVATIONS	
DATE 2026.05.12 DWN. BN CHK. CH	FILE NO. 2603
	
2026-08-28	
SEAL SHEET NO.	



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



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



LOT A

DP-4.01

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE
INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DIP

REVISIONS
CONSULTANT

CLIENT
**1430273 BC Ltd dba
SMITH JV**

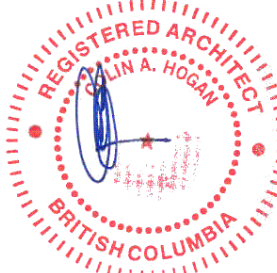
PROJECT
**TOWNHOUSE
DEVELOPMENT**

7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

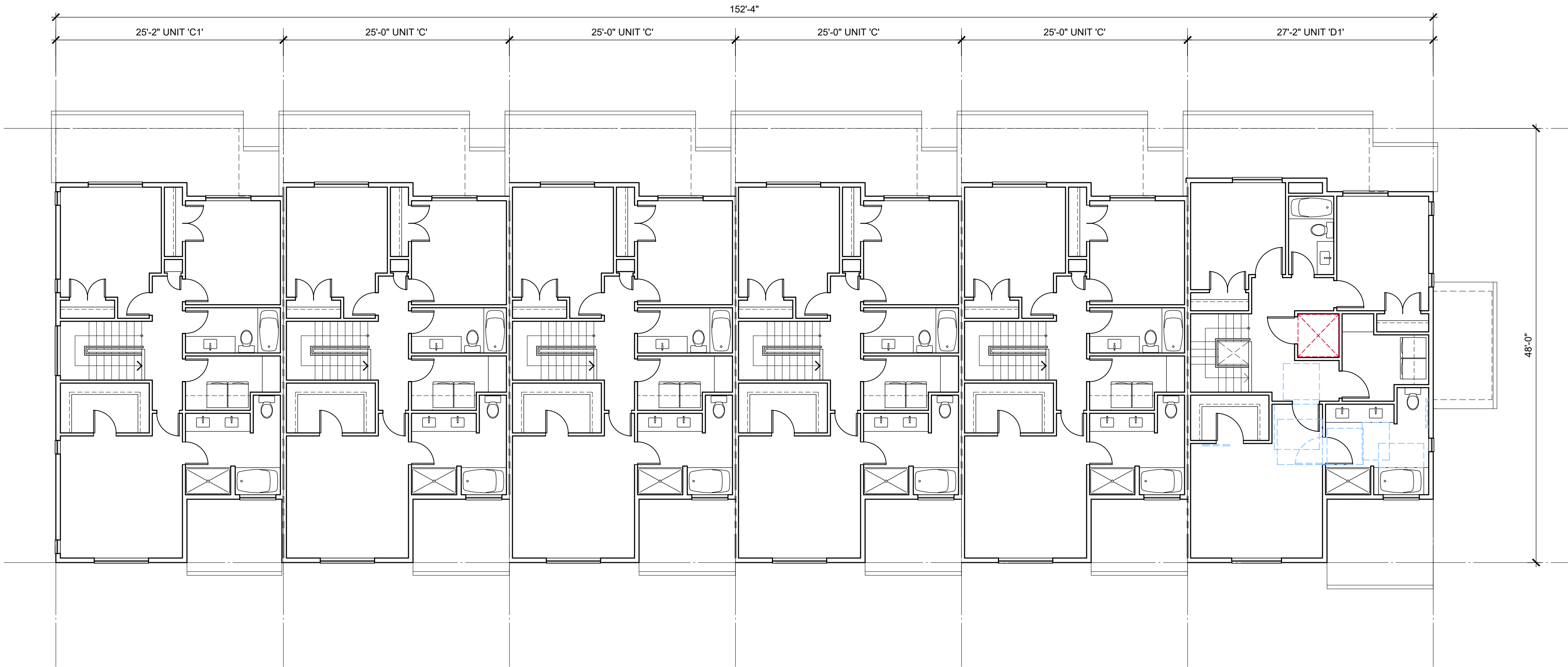
DRAWING TITLE

**BUILDING 4
PLANS**

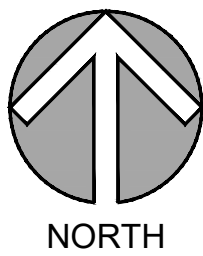
DATE 2026.05.12 FILE NO.
DWN. BN
CHK. CH **2603**



2026-08-28
SEAL
SHEET NO.



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

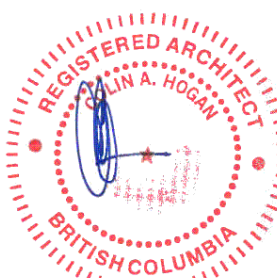


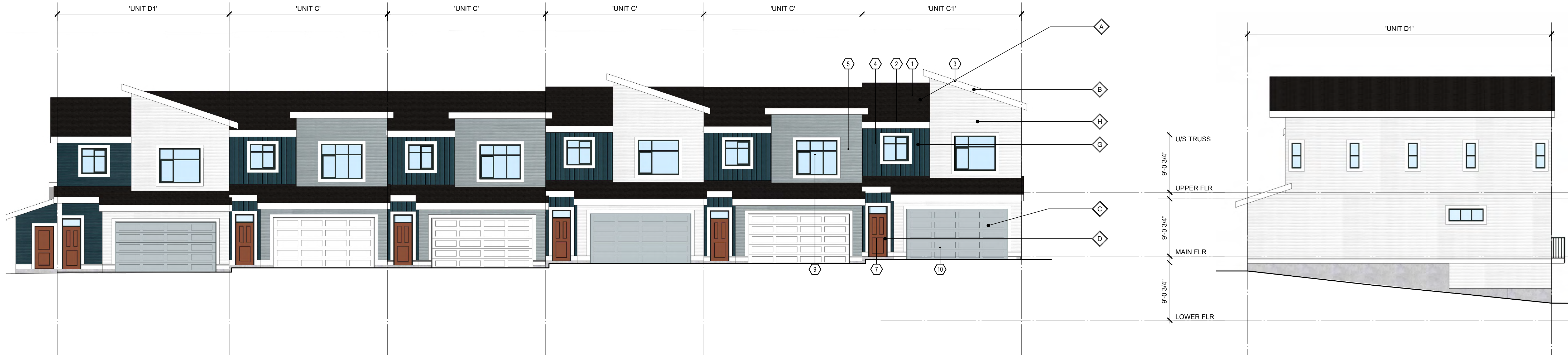
LOT A

DP-4.02

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE
INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21 ISSUED FOR RZ/DP		
VISIONS		
CONSULTANT		
CLIENT 30273 BC Ltd dba SMITH JV		
PROJECT TOWNHOUSE DEVELOPMENT 1, 7317 209A STREET 91 72 AVENUE LANGLEY, BC		
DRAWING TITLE BUILDING 4 PLANS		
DATE	2026.05.12	FILE NO.
DWN.	BN	2603
CHK.	CH	
		
2026-08-28		
SEAL		
SHEET NO.		



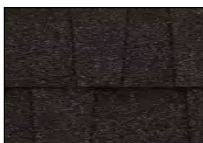
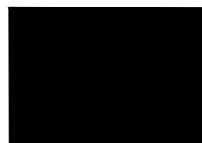
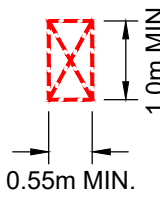
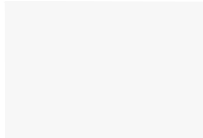
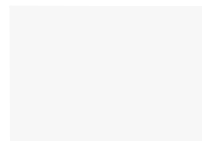
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

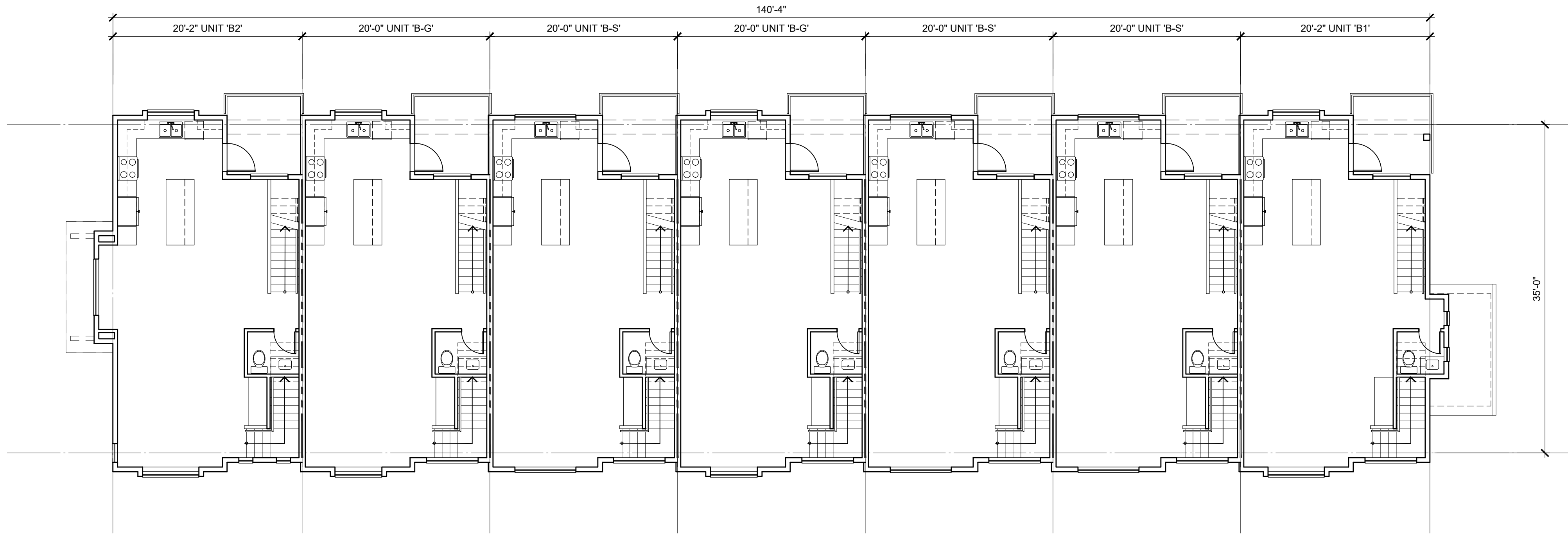
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

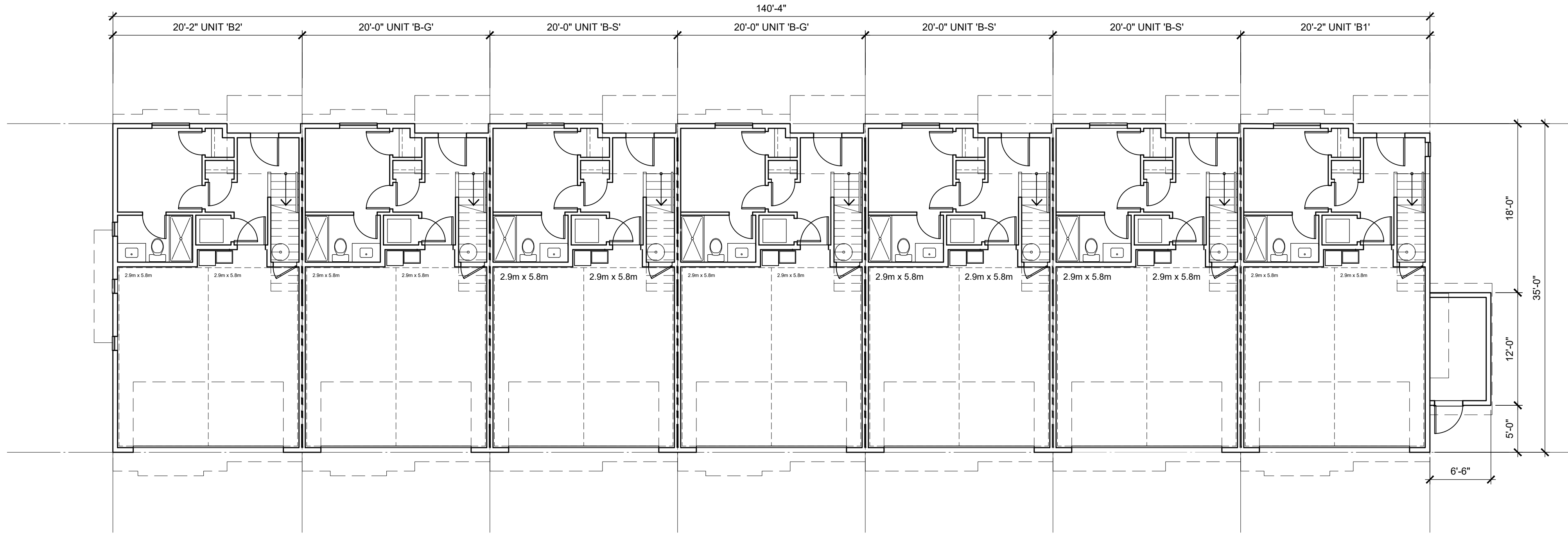
EAST ELEVATION
SCALE: 1/8" = 1'-0"

COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES																							
A Roofing: Pabco Premier Laminated Shingle 'Antique Black' * 	E Railings + Window Frame: Black 	UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 																									
B Fascia Boards, Gutters, trims: to match JH 'Arctic White' 	F Main colour: James Hardie 'Boothbay Blue' 																										
C Garage Doors: to match JH 'Light Mist' or 'Arctic White' 	G Main colour: James Hardie 'Evening Blue' 																										
D Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green 	H Main colour: James Hardie 'Arctic White' 																										
	I Main colour: James Hardie 'Light Mist' 																										
		ELEVATION MATERIAL LEGEND <table><tr><td> 1 ASPHALT SHINGLE ROOFING</td><td> 12 PAINTED WOOD TRIM</td></tr><tr><td> 2 PREFINISHED ALUMINUM GUTTER</td><td> 13 PAINTED WOOD BRACKETS</td></tr><tr><td> 3 PAINTED WOOD FASCIA 2x8</td><td> 14 METAL THROUGH WALL FLASHING</td></tr><tr><td> 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL</td><td> 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL</td></tr><tr><td> 5 CEMENT BOARD HORIZONTAL SIDING</td><td> 16 METAL RAILING</td></tr><tr><td> 6 NOT USED</td><td> 17 6'-0" FROSTED GLASS PRIVACY SCREEN</td></tr><tr><td> 7 FIBERGLASS DOOR</td><td> 18 VINYL SLIDING PATIO DOOR</td></tr><tr><td> 8 GLAZED PATIO DOOR</td><td></td></tr><tr><td> 9 VINYL WINDOW</td><td></td></tr><tr><td> 10 OVERHEAD GARAGE DOOR</td><td></td></tr><tr><td> 11 PAINTED WOOD COLUMN</td><td></td></tr></table>				1 ASPHALT SHINGLE ROOFING	12 PAINTED WOOD TRIM	2 PREFINISHED ALUMINUM GUTTER	13 PAINTED WOOD BRACKETS	3 PAINTED WOOD FASCIA 2x8	14 METAL THROUGH WALL FLASHING	4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL	15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL	5 CEMENT BOARD HORIZONTAL SIDING	16 METAL RAILING	6 NOT USED	17 6'-0" FROSTED GLASS PRIVACY SCREEN	7 FIBERGLASS DOOR	18 VINYL SLIDING PATIO DOOR	8 GLAZED PATIO DOOR		9 VINYL WINDOW		10 OVERHEAD GARAGE DOOR		11 PAINTED WOOD COLUMN	
1 ASPHALT SHINGLE ROOFING	12 PAINTED WOOD TRIM																										
2 PREFINISHED ALUMINUM GUTTER	13 PAINTED WOOD BRACKETS																										
3 PAINTED WOOD FASCIA 2x8	14 METAL THROUGH WALL FLASHING																										
4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL	15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL																										
5 CEMENT BOARD HORIZONTAL SIDING	16 METAL RAILING																										
6 NOT USED	17 6'-0" FROSTED GLASS PRIVACY SCREEN																										
7 FIBERGLASS DOOR	18 VINYL SLIDING PATIO DOOR																										
8 GLAZED PATIO DOOR																											
9 VINYL WINDOW																											
10 OVERHEAD GARAGE DOOR																											
11 PAINTED WOOD COLUMN																											
		LOT A																									



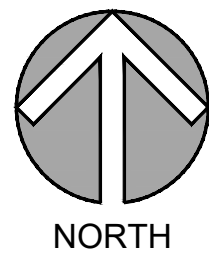
MAIN FLOOR PLAN

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



LOWER FLOOR PLAN

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



LOT A

DP-5.01

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.



**ARCHITECTURE
INCORPORATED**

Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

CLIENT
**1430273 BC Ltd dba
SMITH JV**

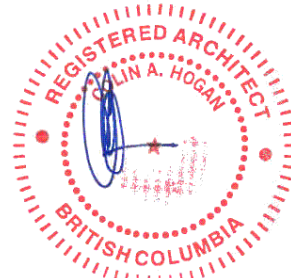
PROJECT
**TOWNHOUSE
DEVELOPMENT**

**7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC**

DRAWING TITLE

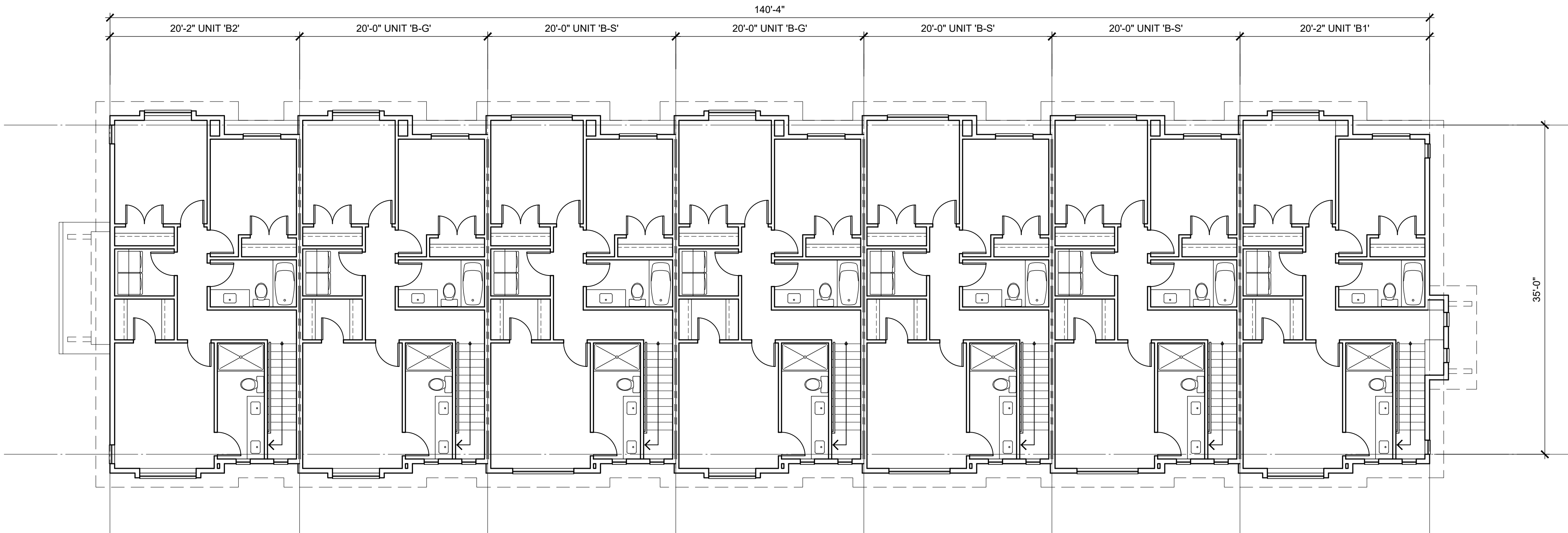
**BUILDING 5
PLANS**

DATE **2026.05.12** FILE NO.
DWN. **BN**
CHK. **CH** **2603**

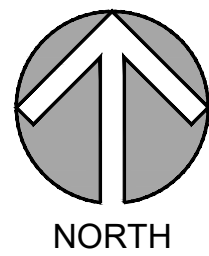


2026-08-28

SEAL
SHEET NO.



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



©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS

ARCHITECTURE
INCORPORATED

Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

CLIENT
1430273 BC Ltd dba
SMITH JV

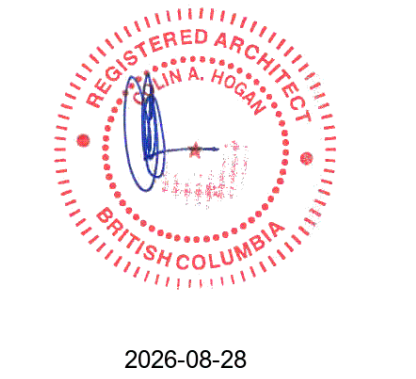
PROJECT
TOWNHOUSE
DEVELOPMENT

7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE

BUILDING 5
PLANS

DATE	2026.05.12	FILE NO.
DWN.	BN	2603
CHK.	CH	



SEAL
SHEET NO.

LOT A

DP-5.02



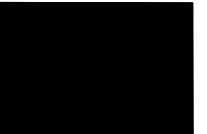
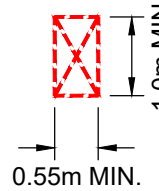
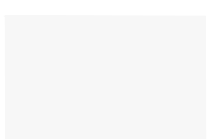
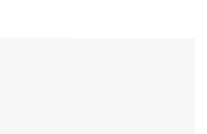
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

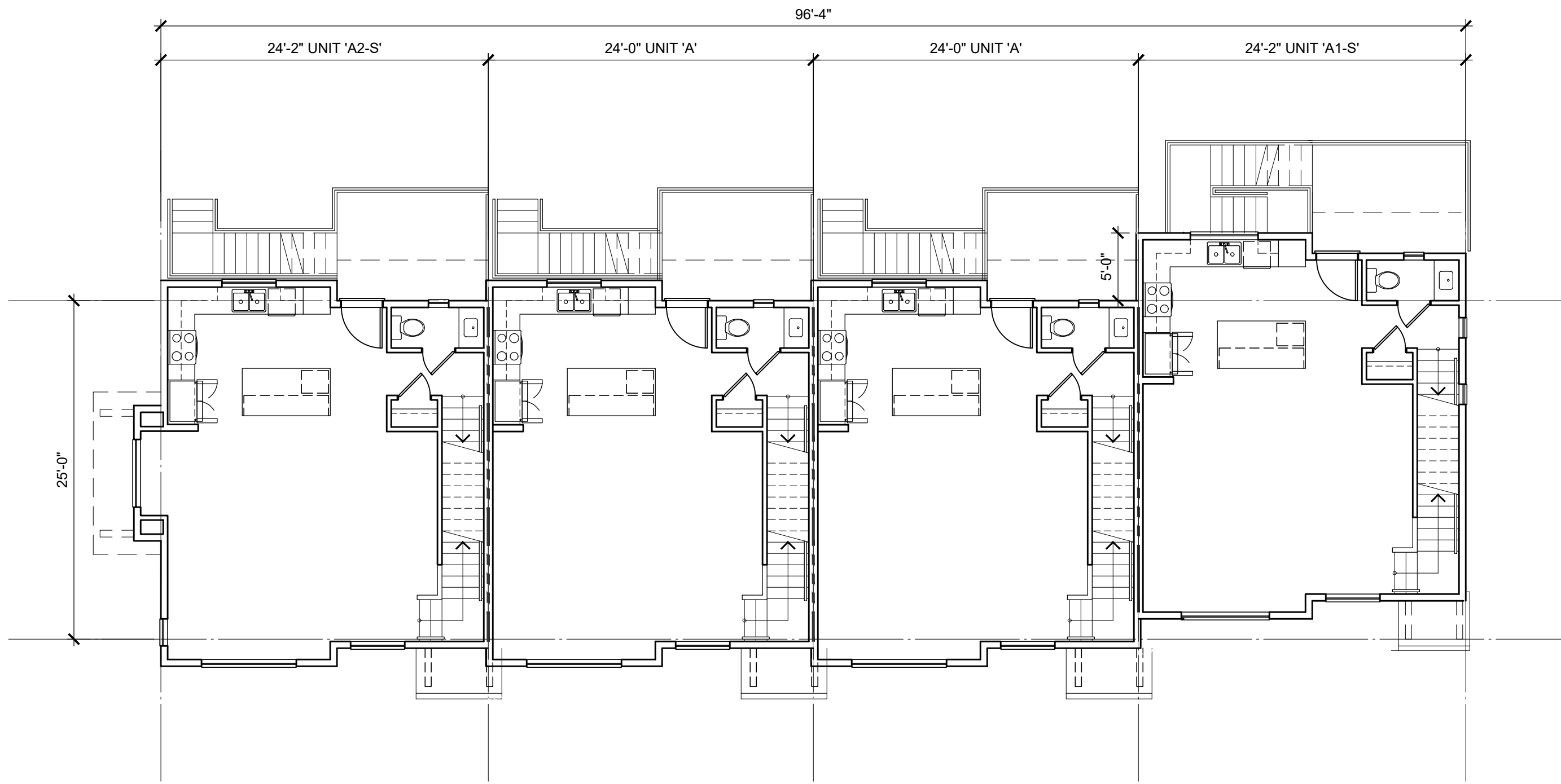
WEST ELEVATION
SCALE: 1/8" = 1'-0"



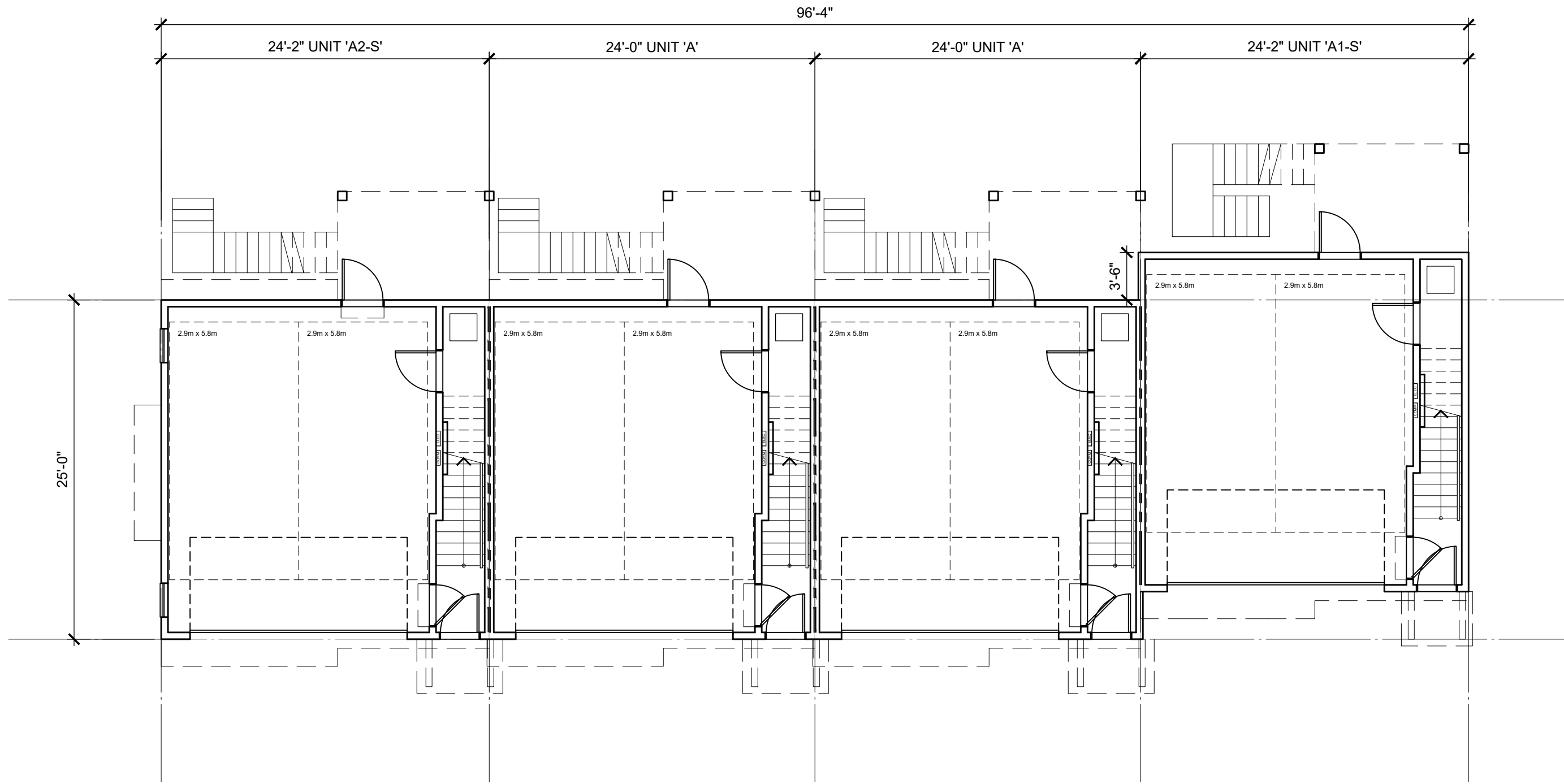
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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

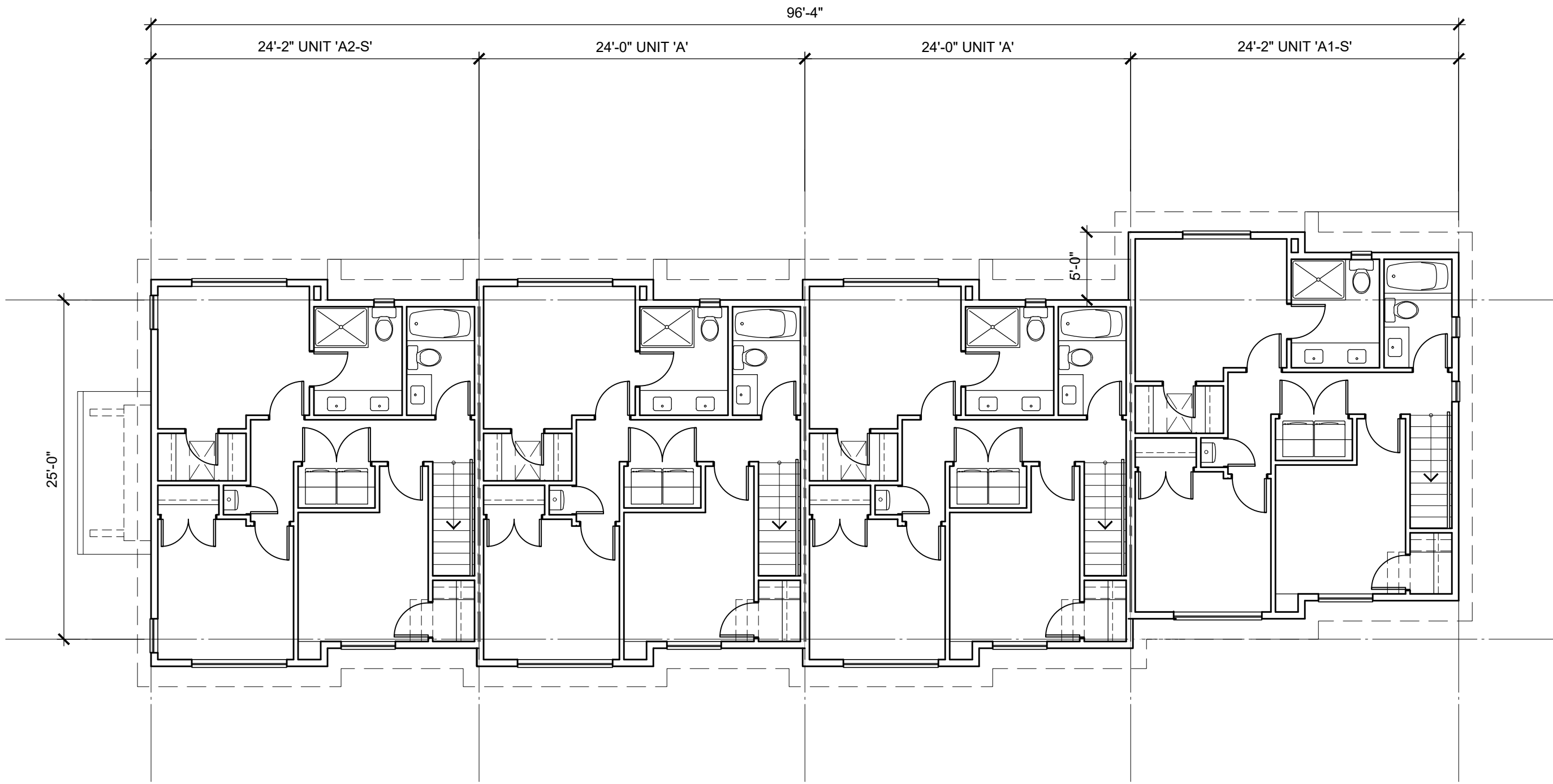
COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
A Roofing: Pabco Premier Laminated Shingle 'Antique Black' *		E Railings + Window Frame: Black		UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 	
B Fascia Boards, Gutters, trims: to match JH 'Arctic White'		F Main colour: James Hardie 'Boothbay Blue'			
C Garage Doors: to match JH 'Light Mist' or 'Arctic White'		G Main colour: James Hardie 'Evening Blue'			
D Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green		H Main colour: James Hardie 'Arctic White'			
		I Main colour: James Hardie 'Light Mist'			
				ELEVATION MATERIAL LEGEND 1 ASPHALT SHINGLE ROOFING 2 PREFINISHED ALUMINUM GUTTER 3 PAINTED WOOD FASCIA 2x8 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL 5 CEMENT BOARD HORIZONTAL SIDING 6 NOT USED 7 FIBERGLASS DOOR 8 GLAZED PATIO DOOR 9 VINYL WINDOW 10 OVERHEAD GARAGE DOOR 11 PAINTED WOOD COLUMN 12 PAINTED WOOD TRIM 13 PAINTED WOOD BRACKETS 14 METAL THROUGH WALL FLASHING 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL 16 METAL RAILING 17 6'-0" FROSTED GLASS PRIVACY SCREEN 18 VINYL SLIDING PATIO DOOR	
				LOT A	



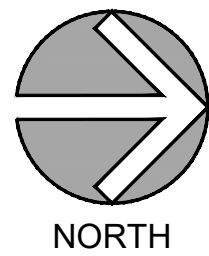
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



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



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



ARCHITECTURE
INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

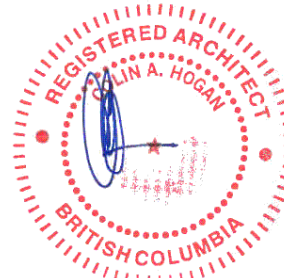
CLIENT
1430273 BC Ltd dba
SMITH JV

PROJECT
TOWNHOUSE
DEVELOPMENT
7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE

**BUILDING 6
PLANS**

DATE 2026.05.15 FILE NO.
DWN. BN
CHK. CH **2603**

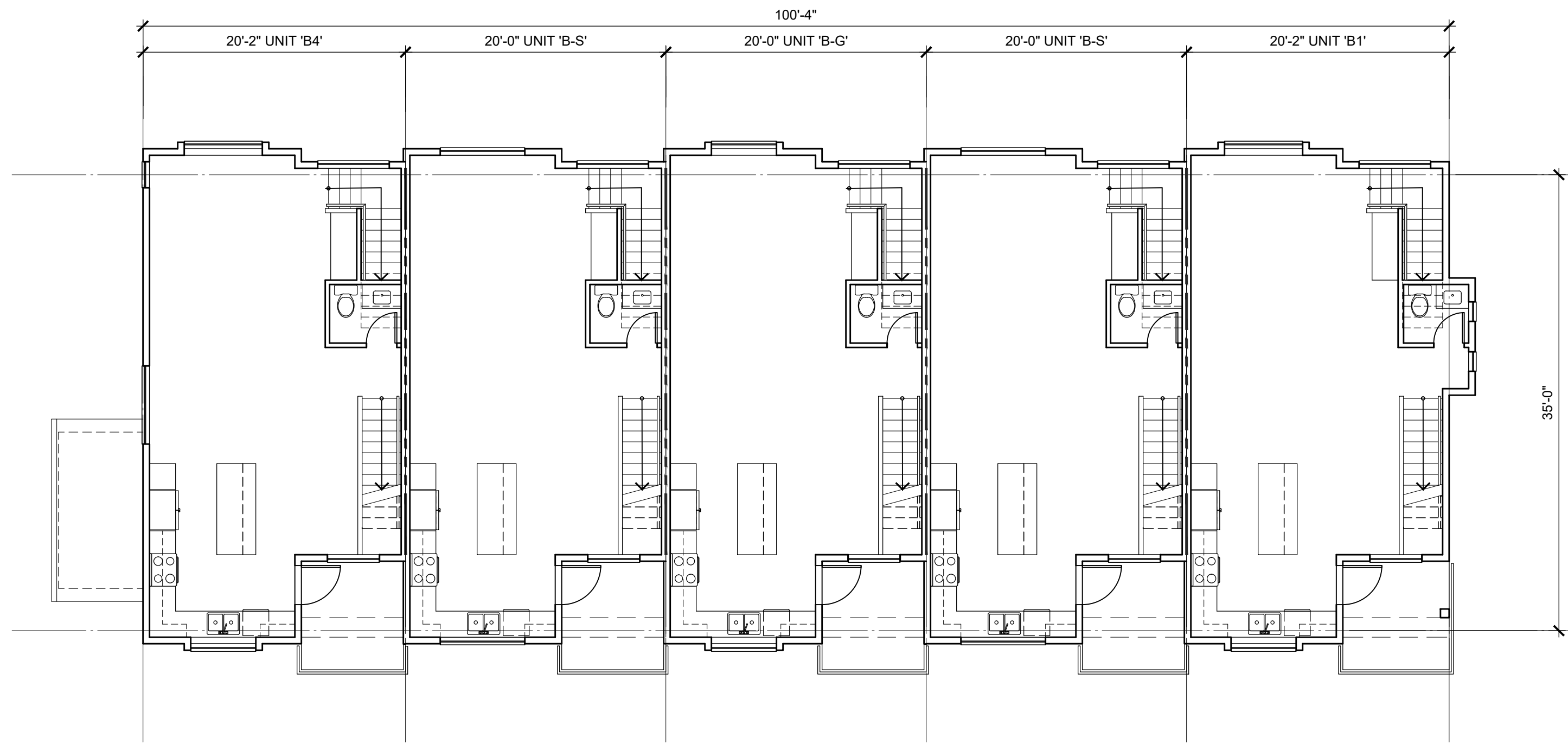


2026-08-28
SEAL
SHEET NO.

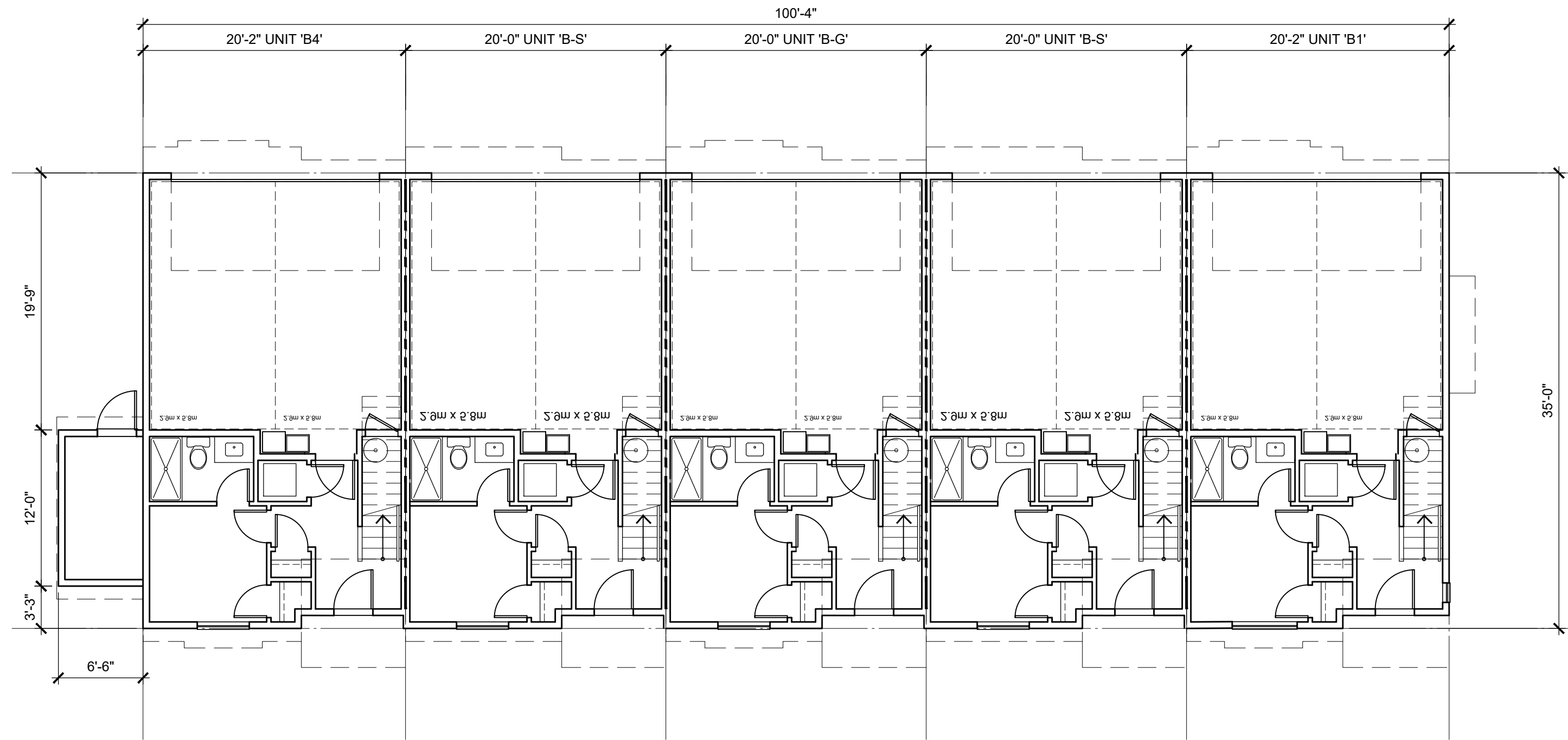
DP-6.01



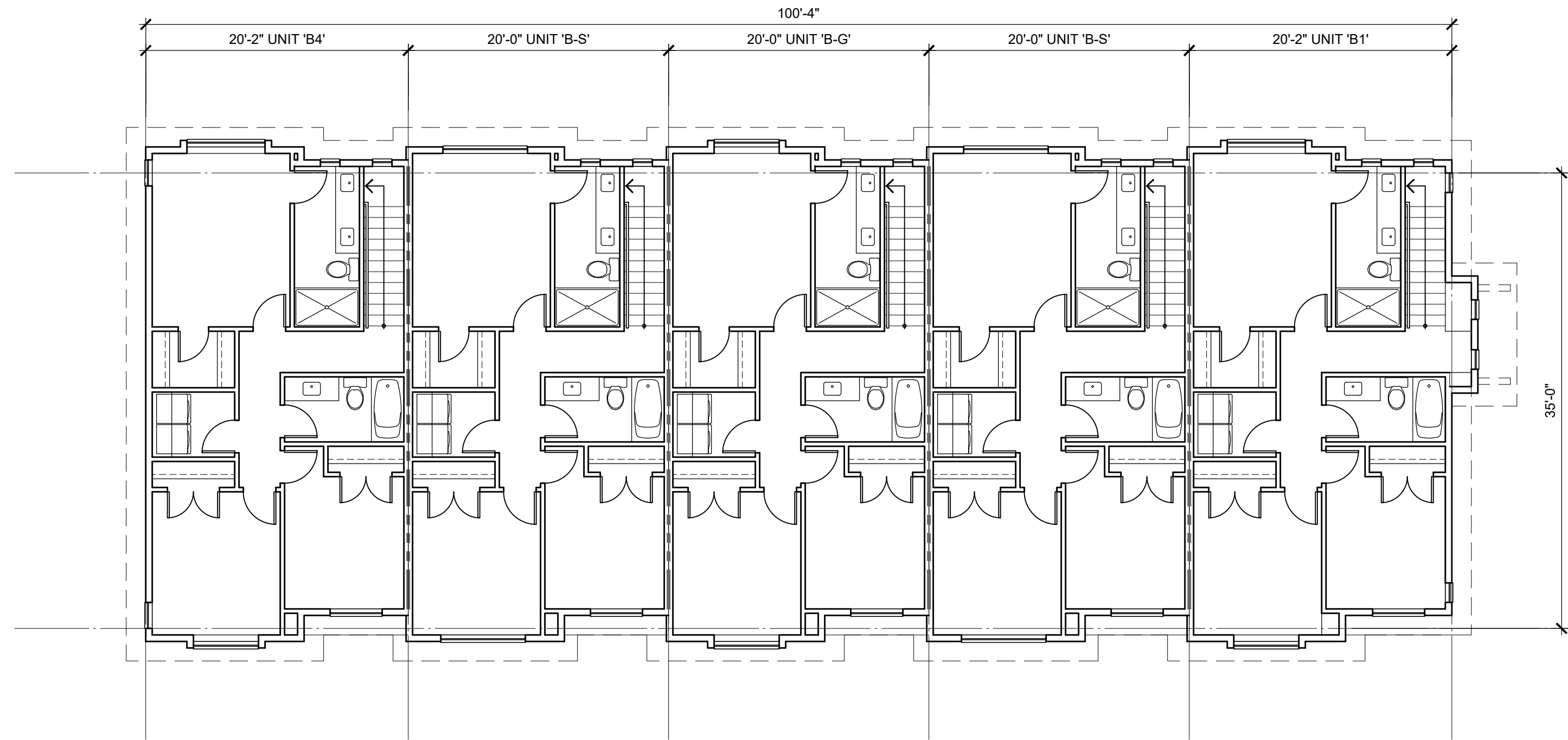
COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
A	Roofing: Pabco Premier Laminated Shingle 'Antique Black' *		E	Railings + Window Frame: Black	
B	Fascia Boards, Gutters, trims: to match JH 'Arctic White'		F	Main colour: James Hardie 'Boothbay Blue'	
C	Garage Doors: to match JH 'Light Mist' or 'Arctic White'		G	Main colour: James Hardie 'Evening Blue'	
D	Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green		H	Main colour: James Hardie 'Arctic White'	
			I	Main colour: James Hardie 'Light Mist'	
				UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR	
				ELEVATION MATERIAL LEGEND	
				LOT A	



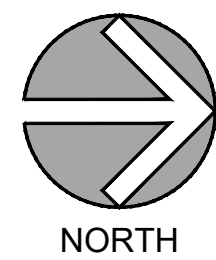
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



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



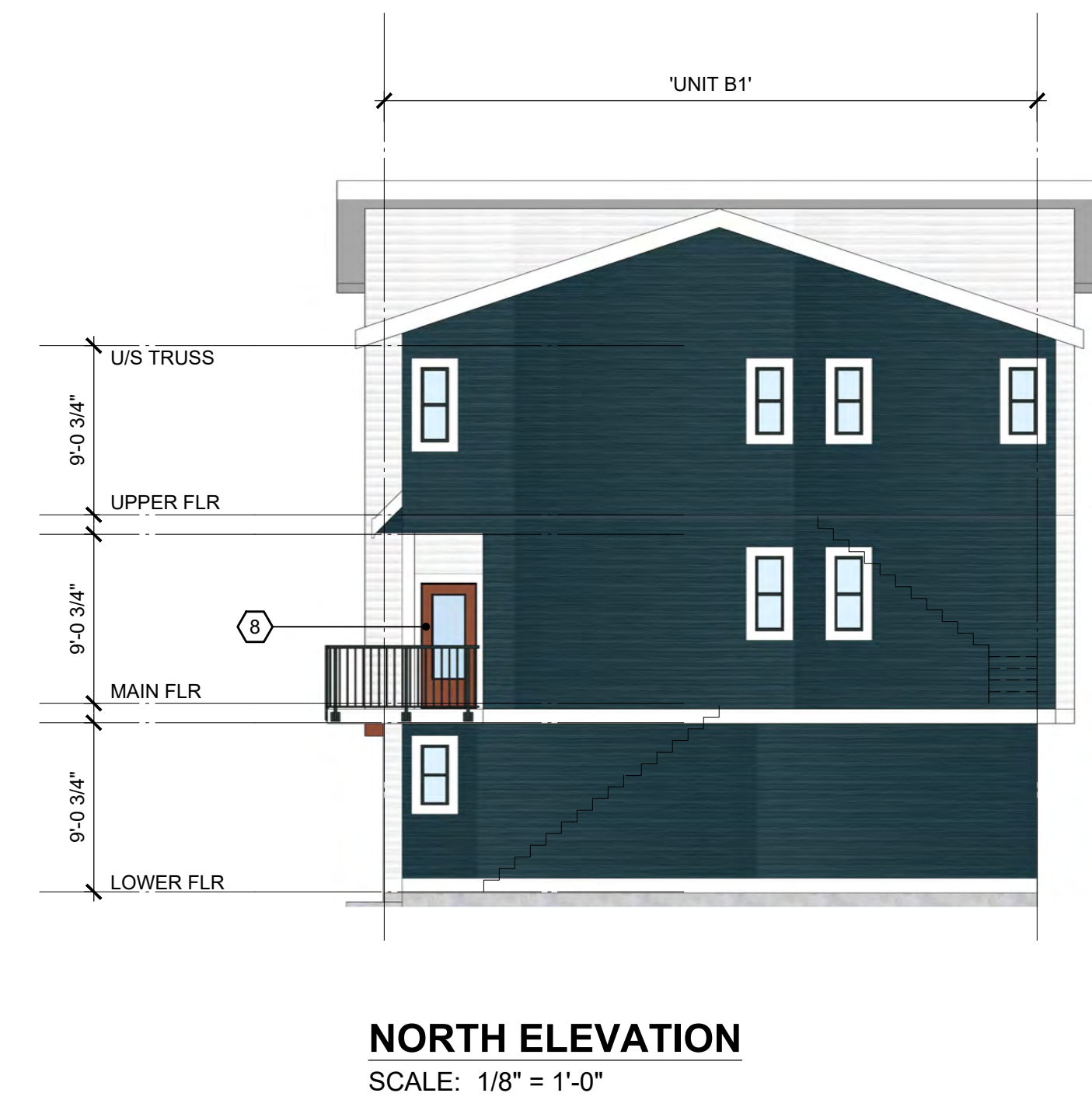
UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

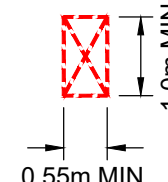
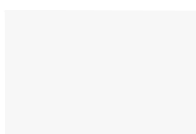
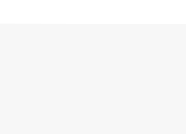


LOT A

DP-7.01





COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
A Roofing: Pabco Premier Laminated Shingle 'Antique Black' ' 	E Railings + Window Frame: Black 	UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING 			
B Fascia Boards, Gutters, trims: to match JH 'Arctic White' 	F Main colour: James Hardie 'Boothbay Blue' 				
C Garage Doors: to match JH 'Light Mist' or 'Arctic White' 	G Main colour: James Hardie 'Evening Blue' 				
D Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green 	H Main colour: James Hardie 'Arctic White' 				
	I Main colour: James Hardie 'Light Mist' 				
				ELEVATION MATERIAL LEGEND 1 ASPHALT SHINGLE ROOFING 2 PREFINISHED ALUMINUM GUTTER 3 PAINTED WOOD FASCIA 2x8 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL 5 CEMENT BOARD HORIZONTAL SIDING 6 NOT USED 7 FIBERGLASS DOOR 8 GLAZED PATIO DOOR 9 VINYL WINDOW 10 OVERHEAD GARAGE DOOR 11 PAINTED WOOD COLUMN 12 PAINTED WOOD TRIM 13 PAINTED WOOD BRACKETS 14 METAL THROUGH WALL FLASHING 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL 16 METAL RAILING 17 6'-0" FROSTED GLASS PRIVACY SCREEN 18 VINYL SLIDING PATIO DOOR	

	2026-07-21 ISSUED FOR RZ/DP
	REVISIONS
	CONSULTANT

CLIENT
**1430273 BC Ltd dba
SMITH JV**

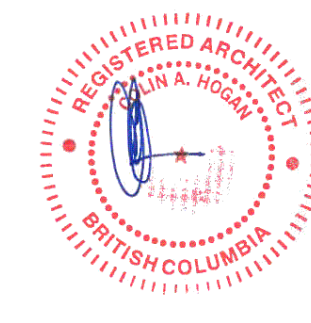
PROJECT
TOWNHOUSE
DEVELOPMENT

7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE

BUILDING 11 ELEVATIONS

DATE	2026.05.15	FILE NO.
DWN.	BN	2603
CHK.	CH	



2026-08-28

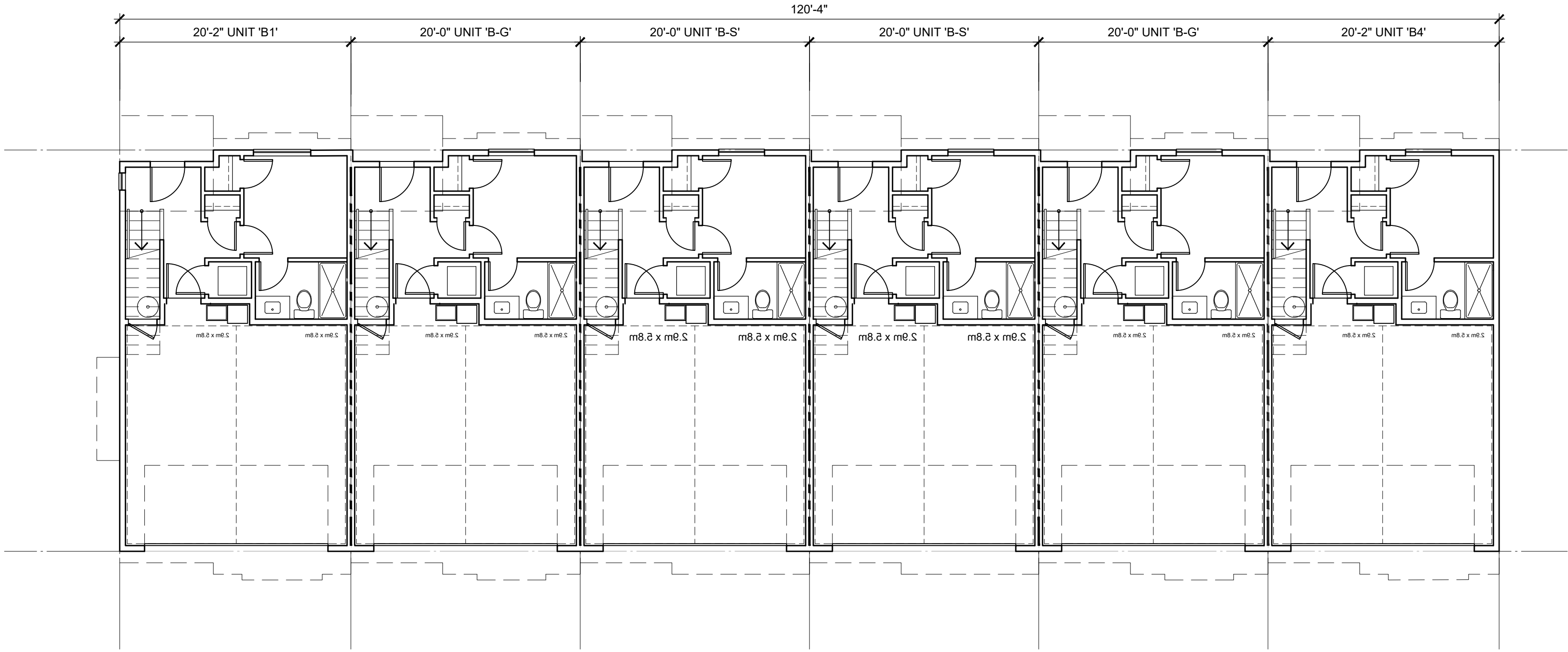
SEAL

SHEET NO.

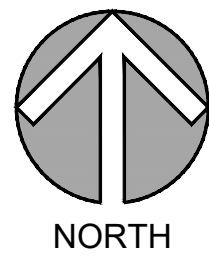
DP-7.02



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



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



LOT A

DP-8.01

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE
INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

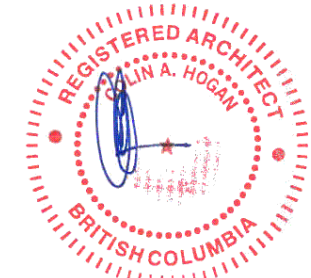
CLIENT
**1430273 BC Ltd dba
SMITH JV**

PROJECT
**TOWNHOUSE
DEVELOPMENT**

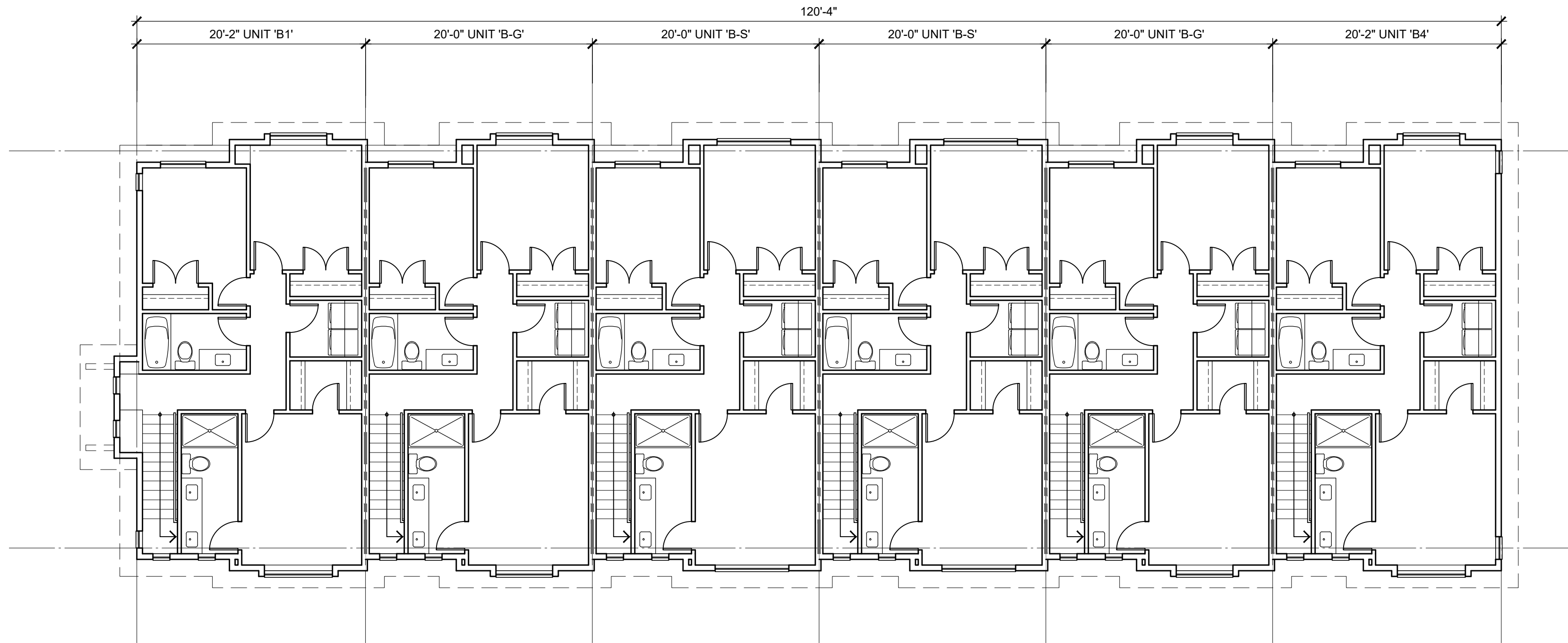
7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE
**BUILDING 8
PLANS**

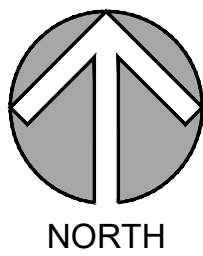
DATE 2026.05.12 FILE NO.
DWN. BN
CHK. CH **2603**



2026-08-28
SEAL
SHEET NO.



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



LOT A

DP-8.02

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.



ARCHITECTURE
INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/D/P

REVISIONS
CONSULTANT

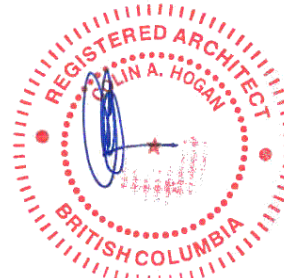
CLIENT
**1430273 BC Ltd dba
SMITH JV**

PROJECT
**TOWNHOUSE
DEVELOPMENT**

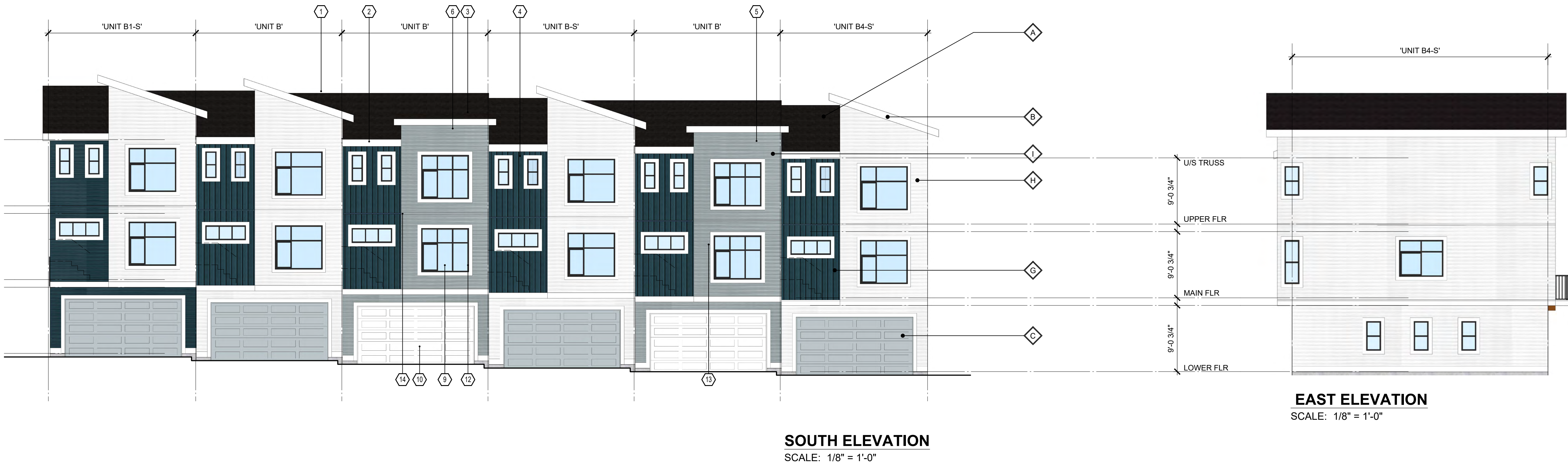
7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE
**BUILDING 8
PLANS**

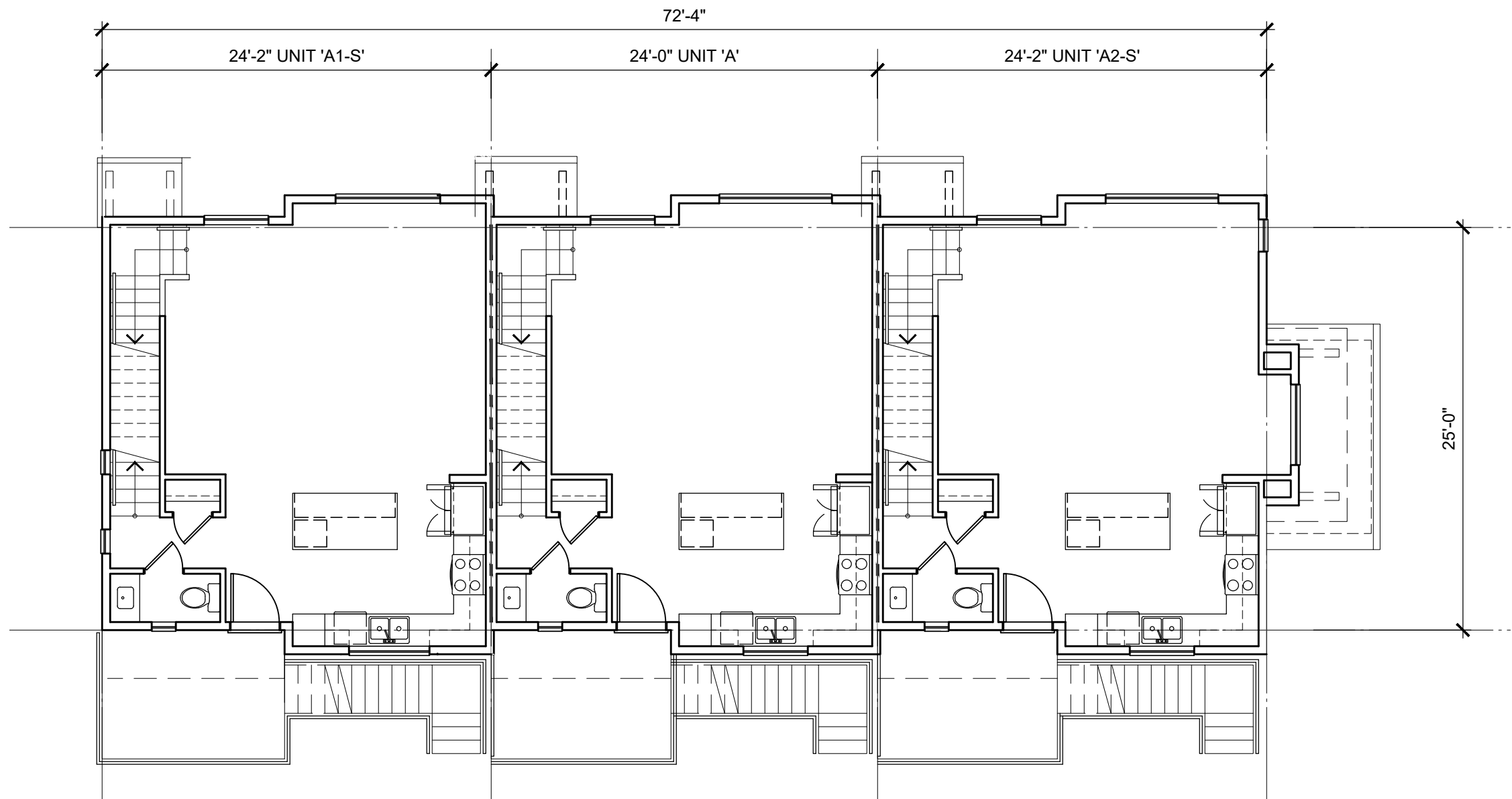
DATE 2026.05.12 FILE NO.
DWN. BN
CHK. CH **2603**



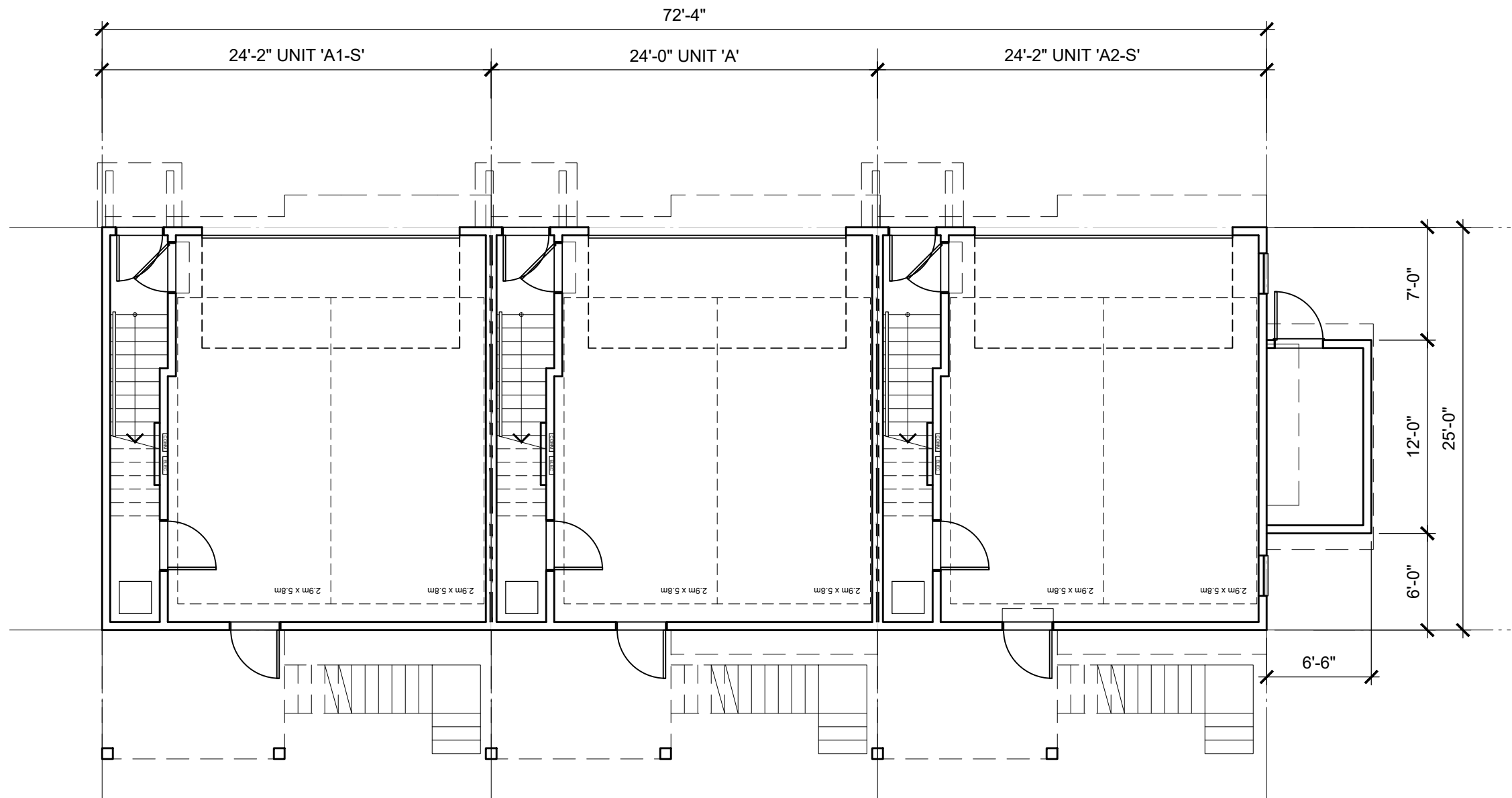
2026-08-28
SEAL
SHEET NO.



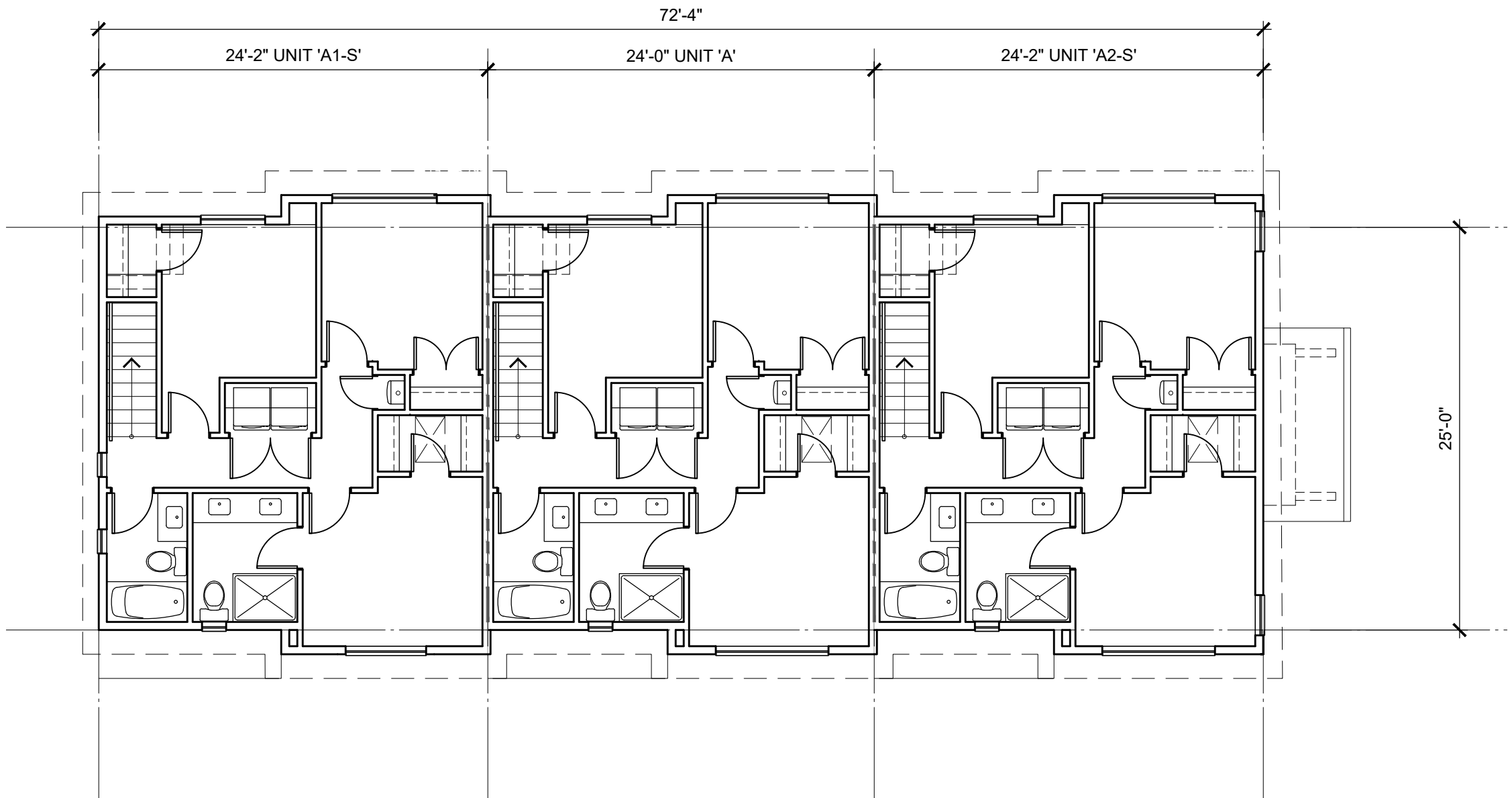
COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
A Roofing: Pabco Premier Laminated Shingle 'Antique Black' *	B Fascia Boards, Gutters, trims: to match JH 'Arctic White'	E Railings + Window Frame: Black	F Main colour: James Hardie 'Boothbay Blue'	UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 1.0m MIN. 0.55m MIN.	
C Garage Doors: to match JH 'Light Mist' or 'Arctic White'	D Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green	G Main colour: James Hardie 'Evening Blue'	H Main colour: James Hardie 'Arctic White'	I Main colour: James Hardie 'Light Mist'	ELEVATION MATERIAL LEGEND 1 ASPHALT SHINGLE ROOFING 2 PREFINISHED ALUMINUM GUTTER 3 PAINTED WOOD FASCIA 2x8 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL 5 CEMENT BOARD HORIZONTAL SIDING 6 NOT USED 7 FIBERGLASS DOOR 8 GLAZED PATIO DOOR 9 VINYL WINDOW 10 OVERHEAD GARAGE DOOR 11 PAINTED WOOD COLUMN 12 PAINTED WOOD TRIM 13 PAINTED WOOD BRACKETS 14 METAL THROUGH WALL FLASHING 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL 16 METAL RAILING 17 6'-0" FROSTED GLASS PRIVACY SCREEN 18 VINYL SLIDING PATIO DOOR



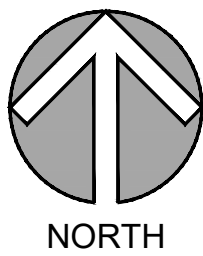
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



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



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



LOT A

DP-9.01

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.



ARCHITECTURE
INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

CLIENT
**1430273 BC Ltd dba
SMITH JV**

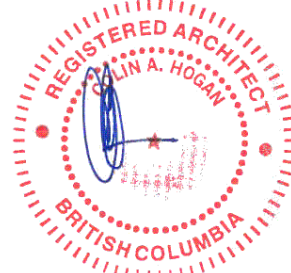
PROJECT
**TOWNHOUSE
DEVELOPMENT**

**7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC**

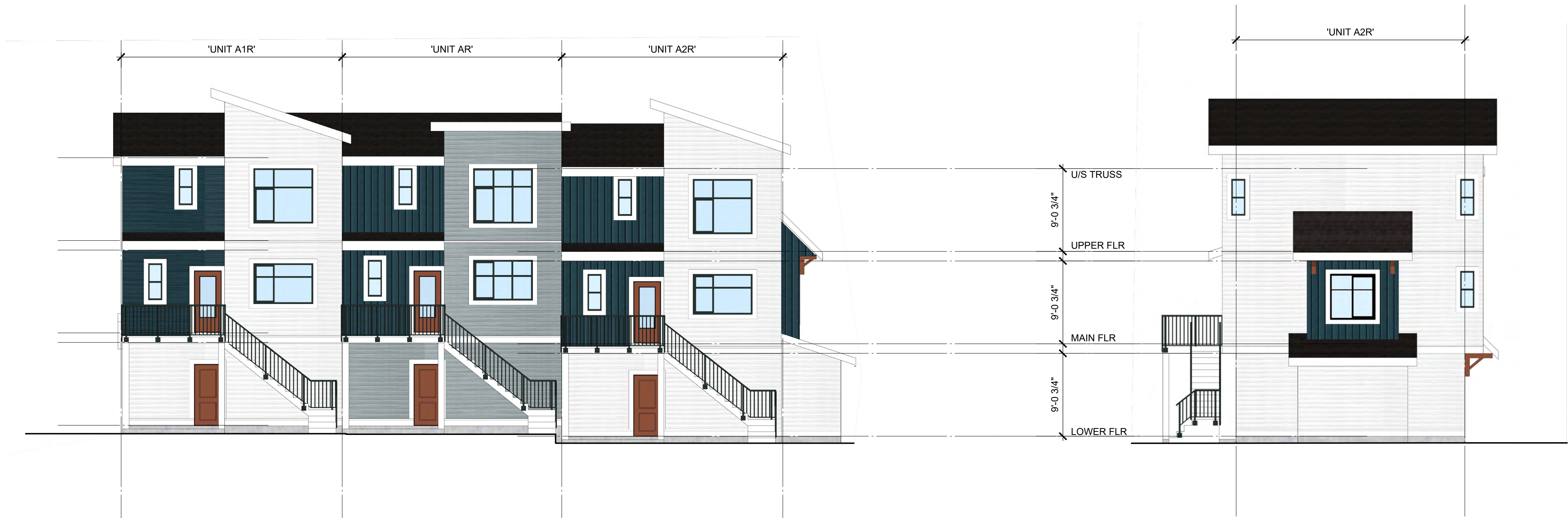
DRAWING TITLE

**BUILDING 9
PLANS**

DATE **2026.05.12** FILE NO.
DWN. **BN**
CHK. **CH** **2603**

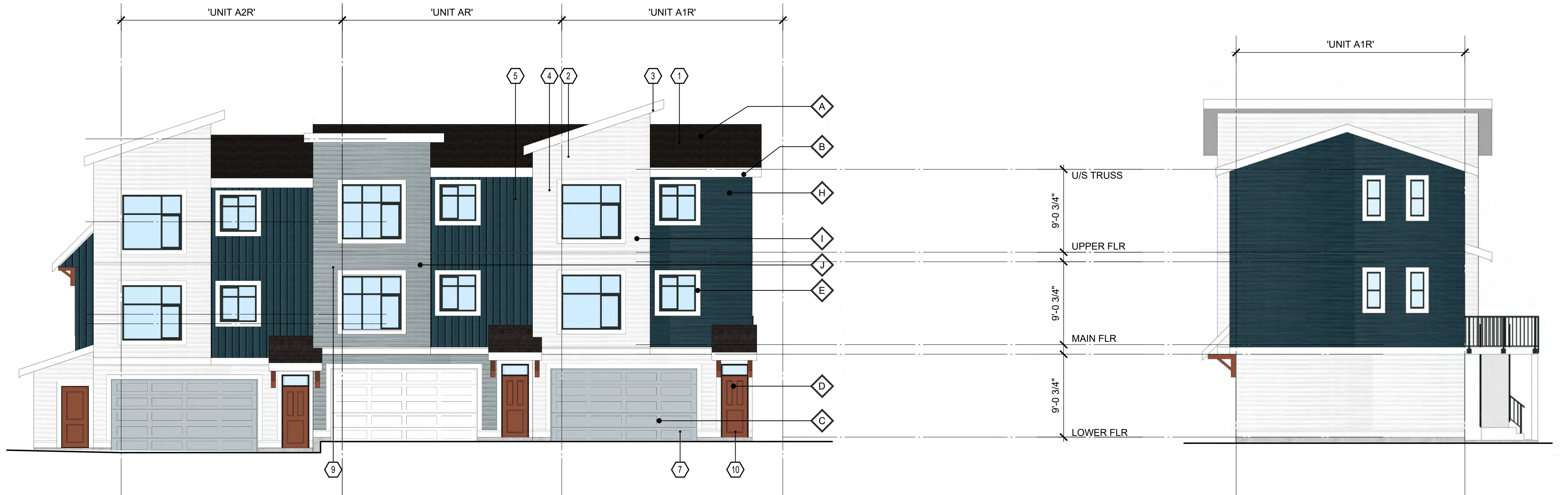


2026-08-28
SEAL
SHEET NO.



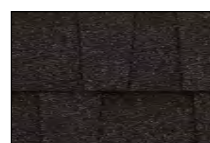
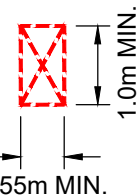
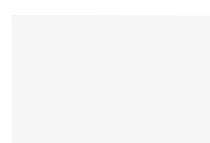
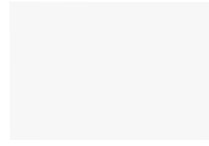
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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



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

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

COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
A Roofing: Pabco Premier Laminated Shingle 'Antique Black' * 		E Railings + Window Frame: Black 		UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 	
B Fascia Boards, Gutters, trims: to match JH 'Arctic White' 		F Main colour: James Hardie 'Boothbay Blue' 		ELEVATION MATERIAL LEGEND 1 ASPHALT SHINGLE ROOFING 2 PREFINISHED ALUMINUM GUTTER 3 PAINTED WOOD FASCIA 2x8 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL 5 CEMENT BOARD HORIZONTAL SIDING 6 NOT USED 7 FIBERGLASS DOOR 8 GLAZED PATIO DOOR 9 VINYL WINDOW 10 OVERHEAD GARAGE DOOR 11 PAINTED WOOD COLUMN 12 PAINTED WOOD TRIM 13 PAINTED WOOD BRACKETS 14 METAL THROUGH WALL FLASHING 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL 16 METAL RAILING 17 6'-0" FROSTED GLASS PRIVACY SCREEN 18 VINYL SLIDING PATIO DOOR	
C Garage Doors: to match JH 'Light Mist' or 'Arctic White' 		G Main colour: James Hardie 'Evening Blue' 		LOT B	
D Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green 		H Main colour: James Hardie 'Arctic White' 			
		I Main colour: James Hardie 'Light Mist' 			



Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

CLIENT
**1430273 BC Ltd dba
SMITH JV**

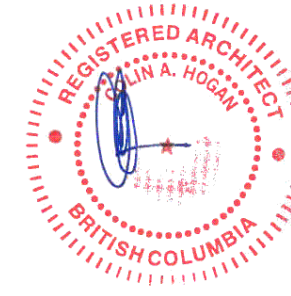
PROJECT
**TOWNHOUSE
DEVELOPMENT**

7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE

**BUILDING 9
ELEVATIONS**

DATE **2026.05.12** FILE NO.
DWN. **BN**
CHK. **CH** **2603**

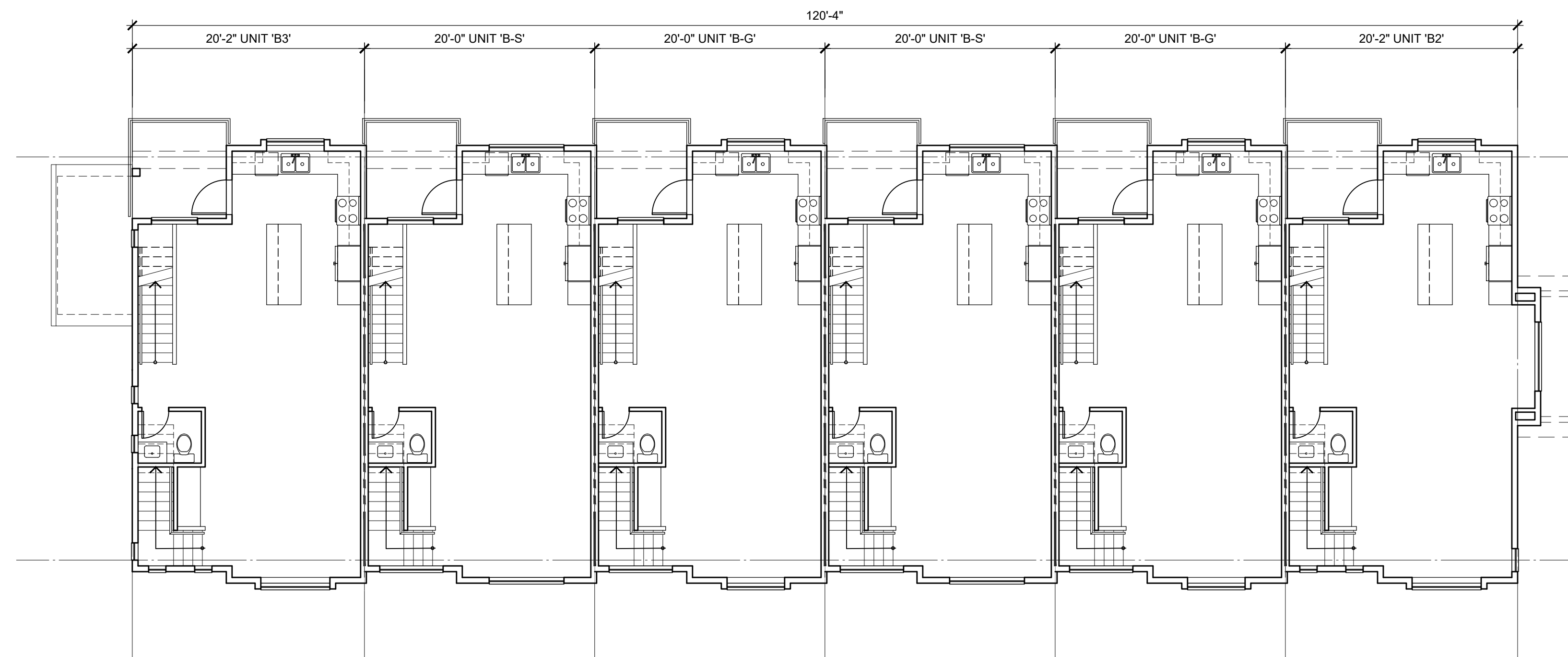


2026-08-28

SEAL
SHEET NO.

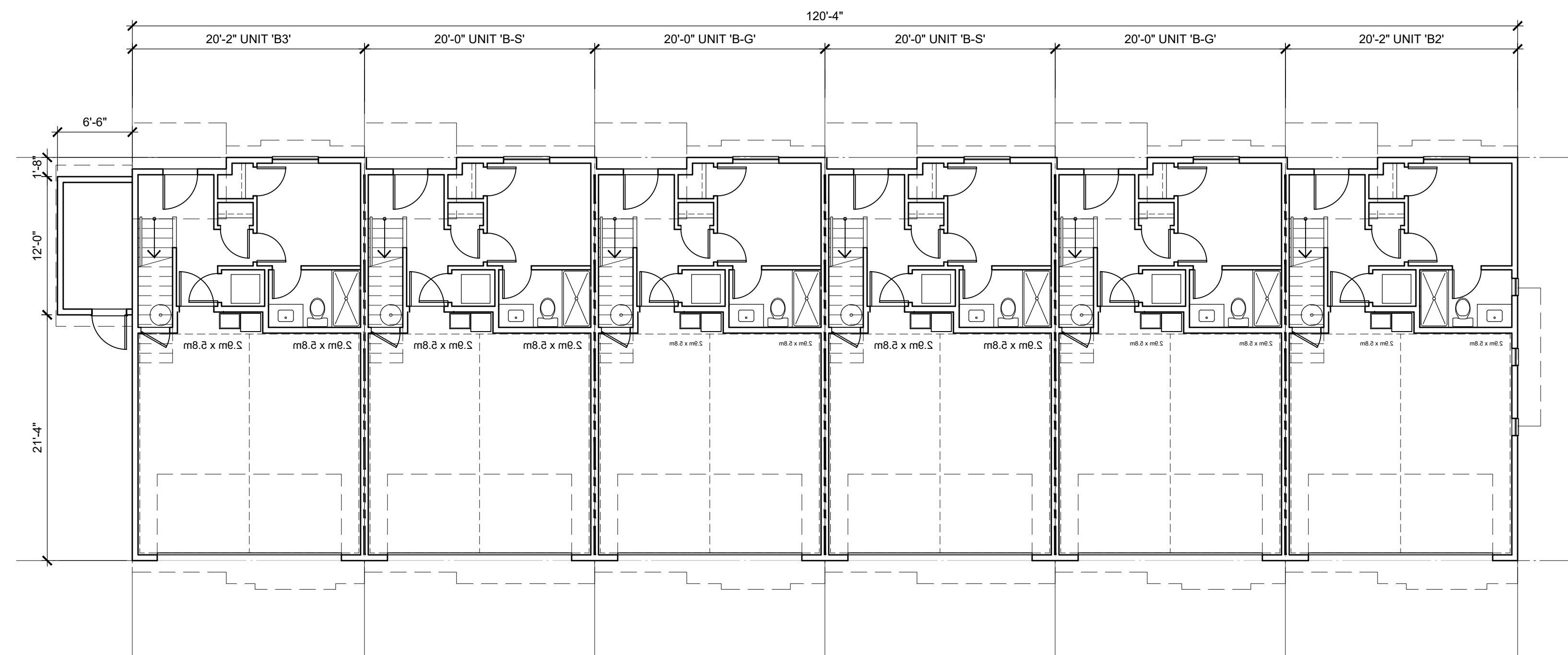
LOT B

DP-9.02



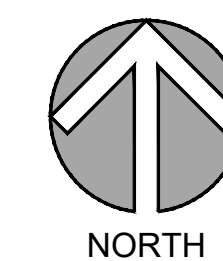
MAIN FLOOR PLAN

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



LOWER FLOOR PLAN

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



LOT A

DP-10.01

ARCHITECTURE
INCORPORATED

Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS

CONSULTANT

CLIENT

**1430273 BC Ltd dba
SMITH JV**

PROJECT

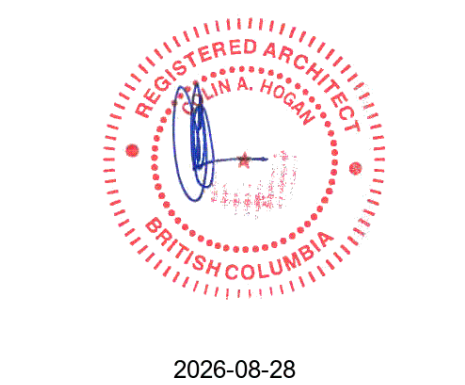
TOWNHOUSE DEVELOPMENT

7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

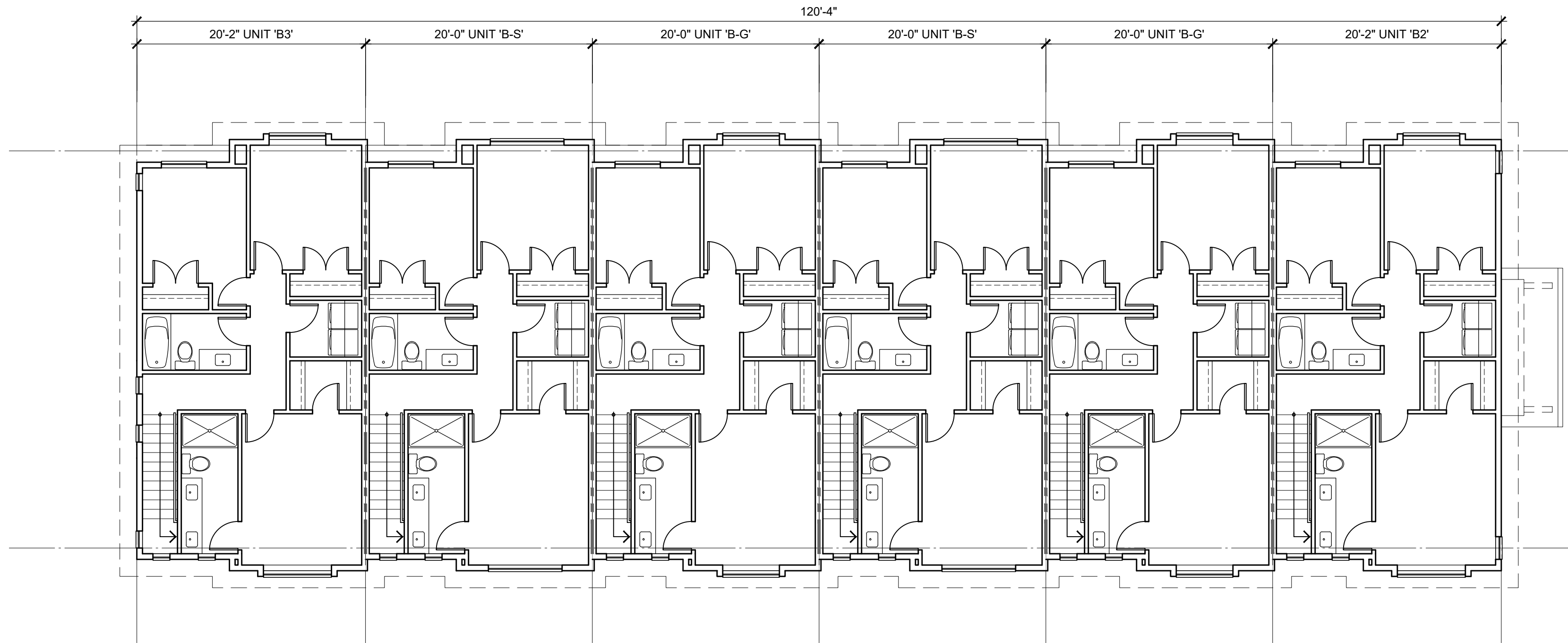
DRAWING TITLE

BUILDING 10 PLANS

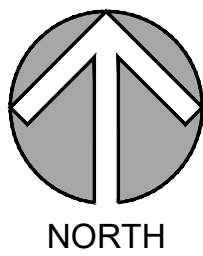
DATE	2026.05.12	FILE NO.
DWN.	BN	2603
CHK.	CH	



SEAL _____
SHEET NO. _____



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



LOT A

DP-10.02

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.



ARCHITECTURE
INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/D/P

REVISIONS
CONSULTANT

CLIENT
1430273 BC Ltd dba
SMITH JV

PROJECT
TOWNHOUSE
DEVELOPMENT

7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE

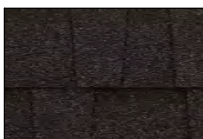
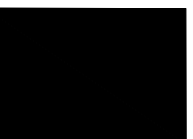
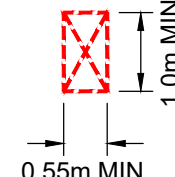
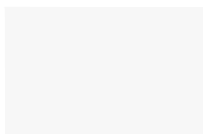
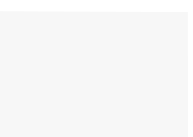
BUILDING 10
PLANS

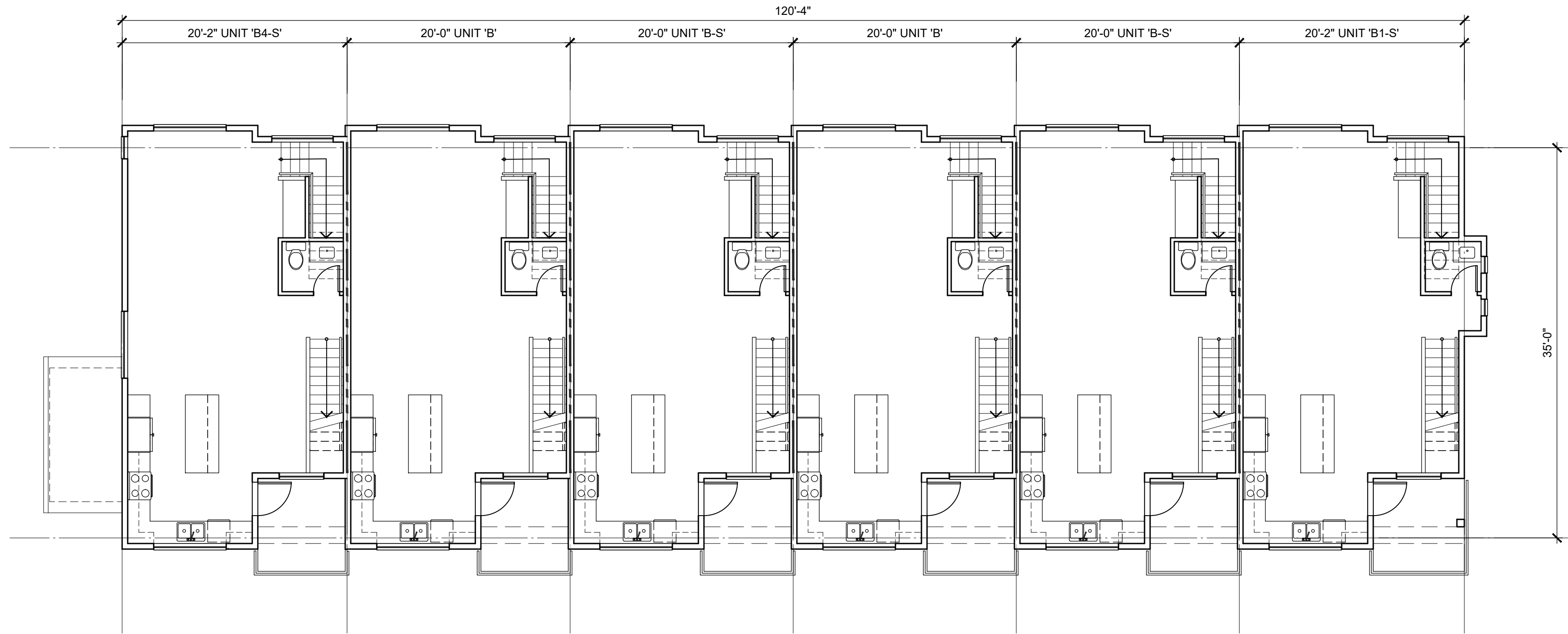
DATE 2026.05.12 FILE NO.
DWN. BN
CHK. CH 2603



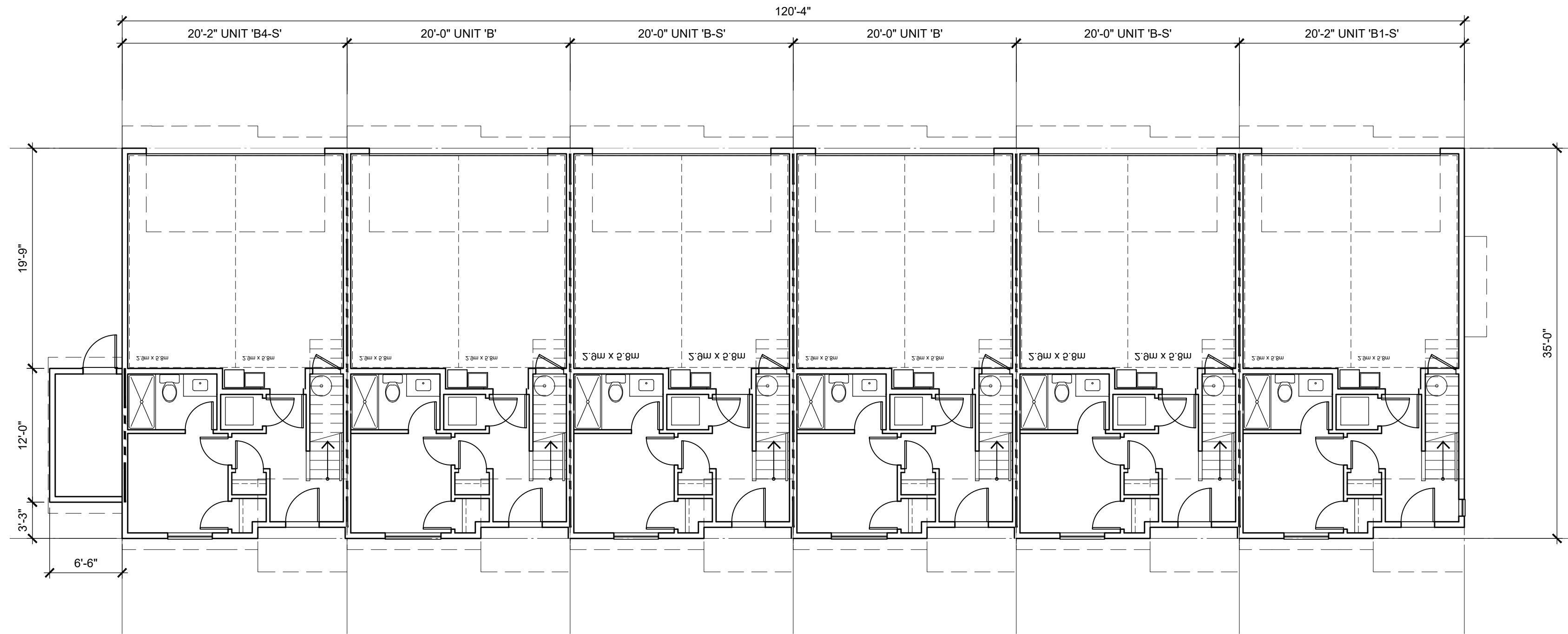
2026-08-28
SEAL
SHEET NO.



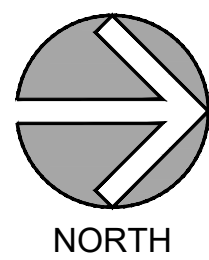
COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
A Roofing: Pabco Premier Laminated Shingle 'Antique Black'		E Railings + Window Frame: Black		UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 	
B Fascia Boards, Gutters, trims: to match JH 'Arctic White'		F Main colour: James Hardie 'Boothbay Blue'			
C Garage Doors: to match JH 'Light Mist' or 'Arctic White'		G Main colour: James Hardie 'Evening Blue'			
D Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green		H Main colour: James Hardie 'Arctic White'			
		I Main colour: James Hardie 'Light Mist'			
ELEVATION MATERIAL LEGEND 1 ASPHALT SHINGLE ROOFING 2 PREFINISHED ALUMINUM GUTTER 3 PAINTED WOOD FASCIA 2x8 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL 5 CEMENT BOARD HORIZONTAL SIDING 6 NOT USED 7 FIBERGLASS DOOR 8 GLAZED PATIO DOOR 9 VINYL WINDOW 10 OVERHEAD GARAGE DOOR 11 PAINTED WOOD COLUMN 12 PAINTED WOOD TRIM 13 PAINTED WOOD BRACKETS 14 METAL THROUGH WALL FLASHING 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL 16 METAL RAILING 17 6'-0" FROSTED GLASS PRIVACY SCREEN 18 VINYL SLIDING PATIO DOOR					



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



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



LOT A

DP-11.01

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE
INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

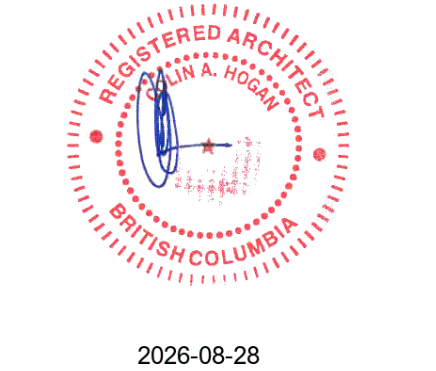
CLIENT
**1430273 BC Ltd dba
SMITH JV**

PROJECT
**TOWNHOUSE
DEVELOPMENT**

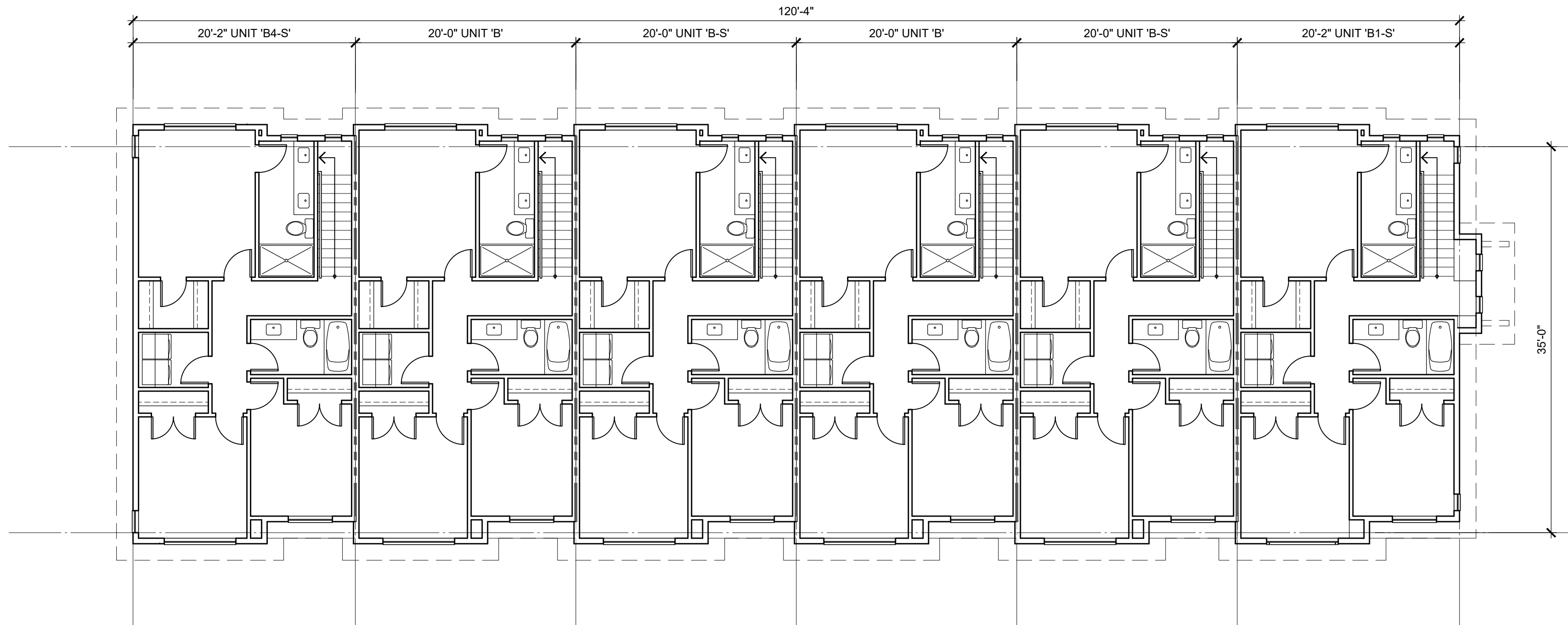
7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE
**BUILDING 11
PLANS**

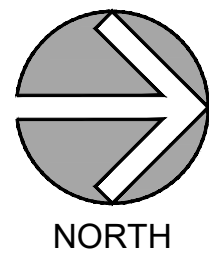
DATE	2026.05.15	FILE NO.
DWN.	BN	2603
CHK.	CH	



SEAL
SHEET NO.



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



LOT A

DP-11.02

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.



ARCHITECTURE
INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS

CONSULTANT

CLIENT
1430273 BC Ltd dba
SMITH JV

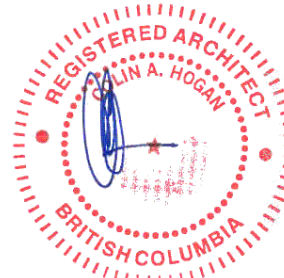
PROJECT
TOWNHOUSE
DEVELOPMENT

7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE

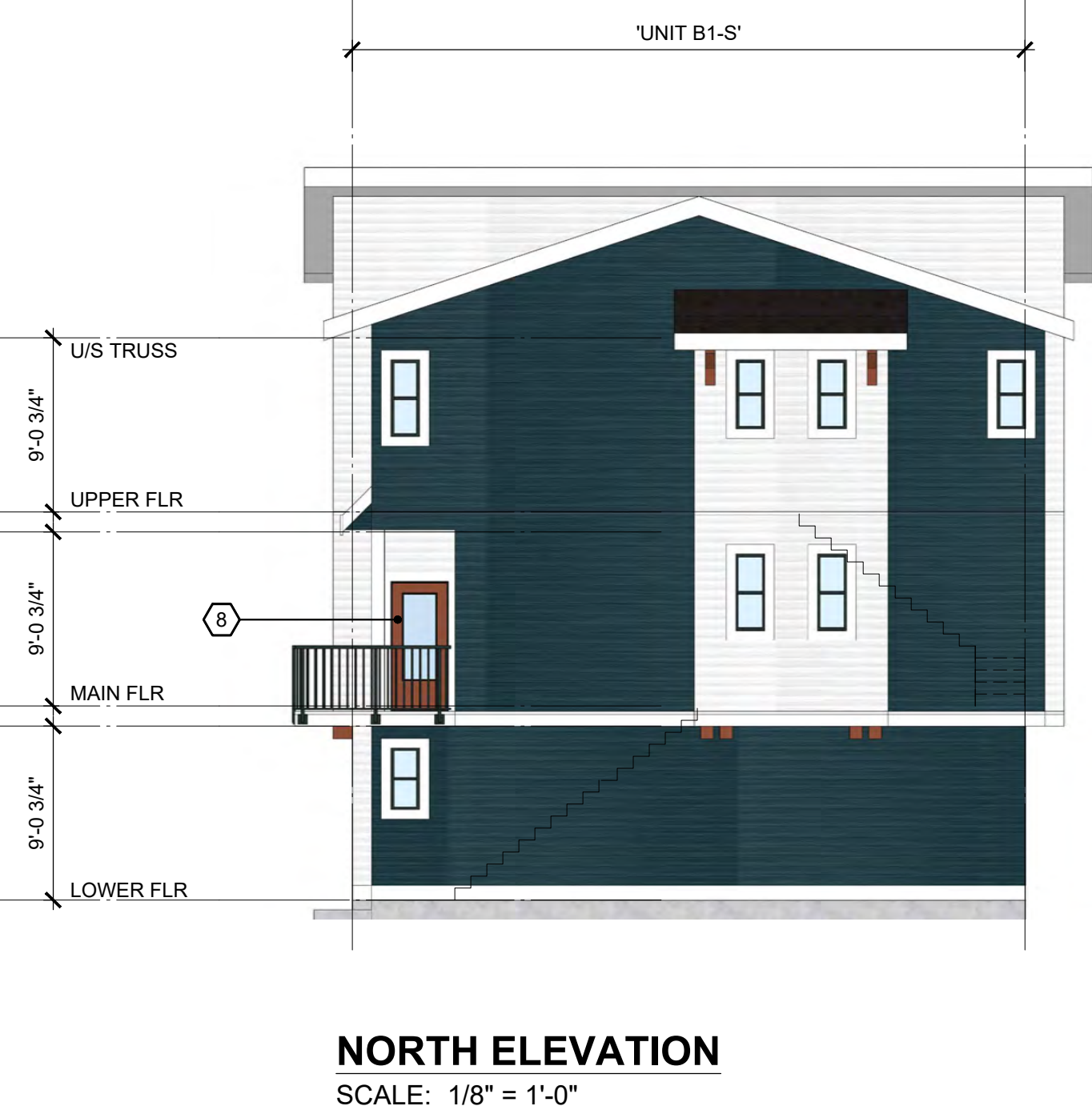
BUILDING 11
PLANS

DATE 2026.05.15 FILE NO.
DWN. BN
CHK. CH 2603



2026-08-28

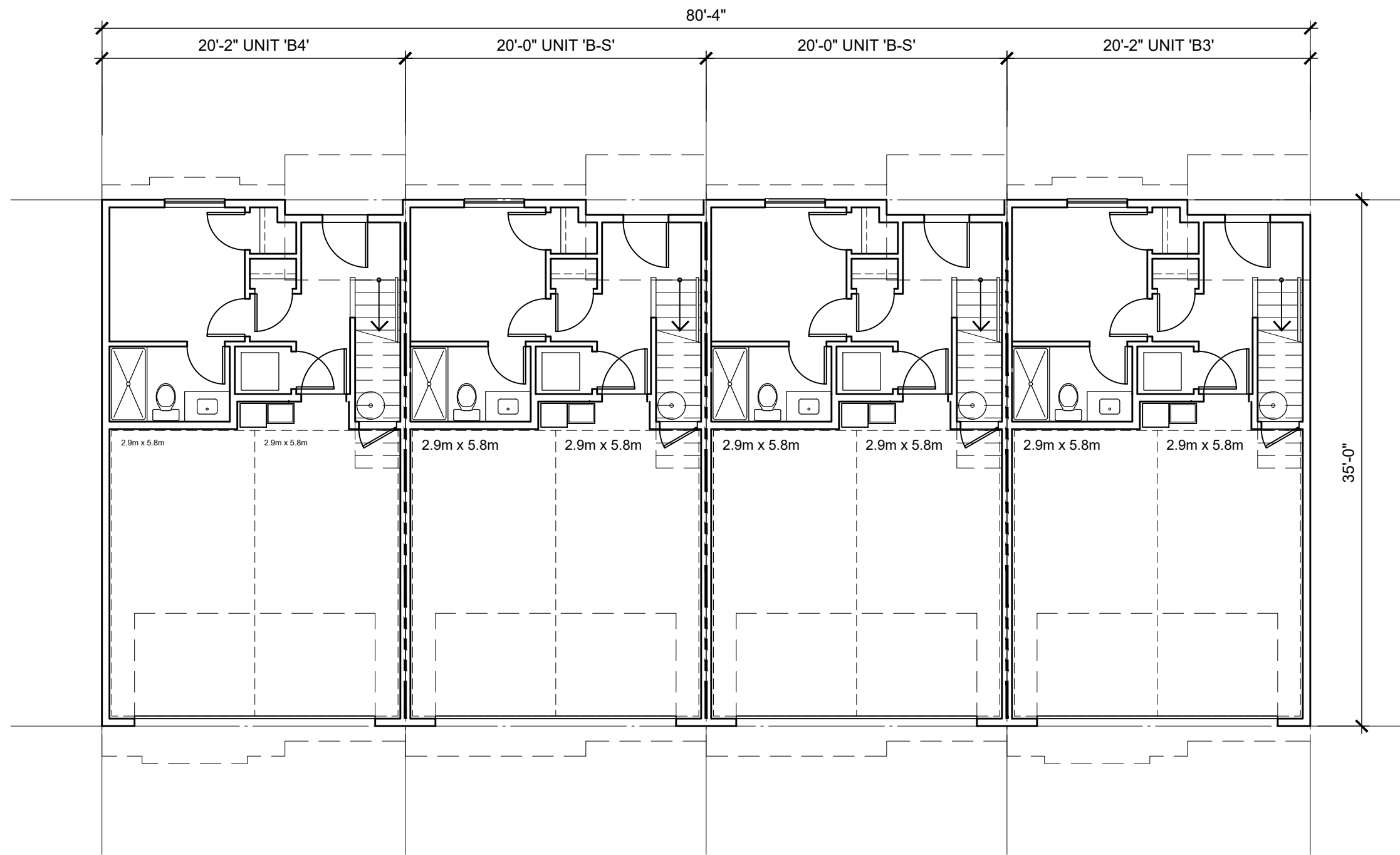
SEAL
SHEET NO.



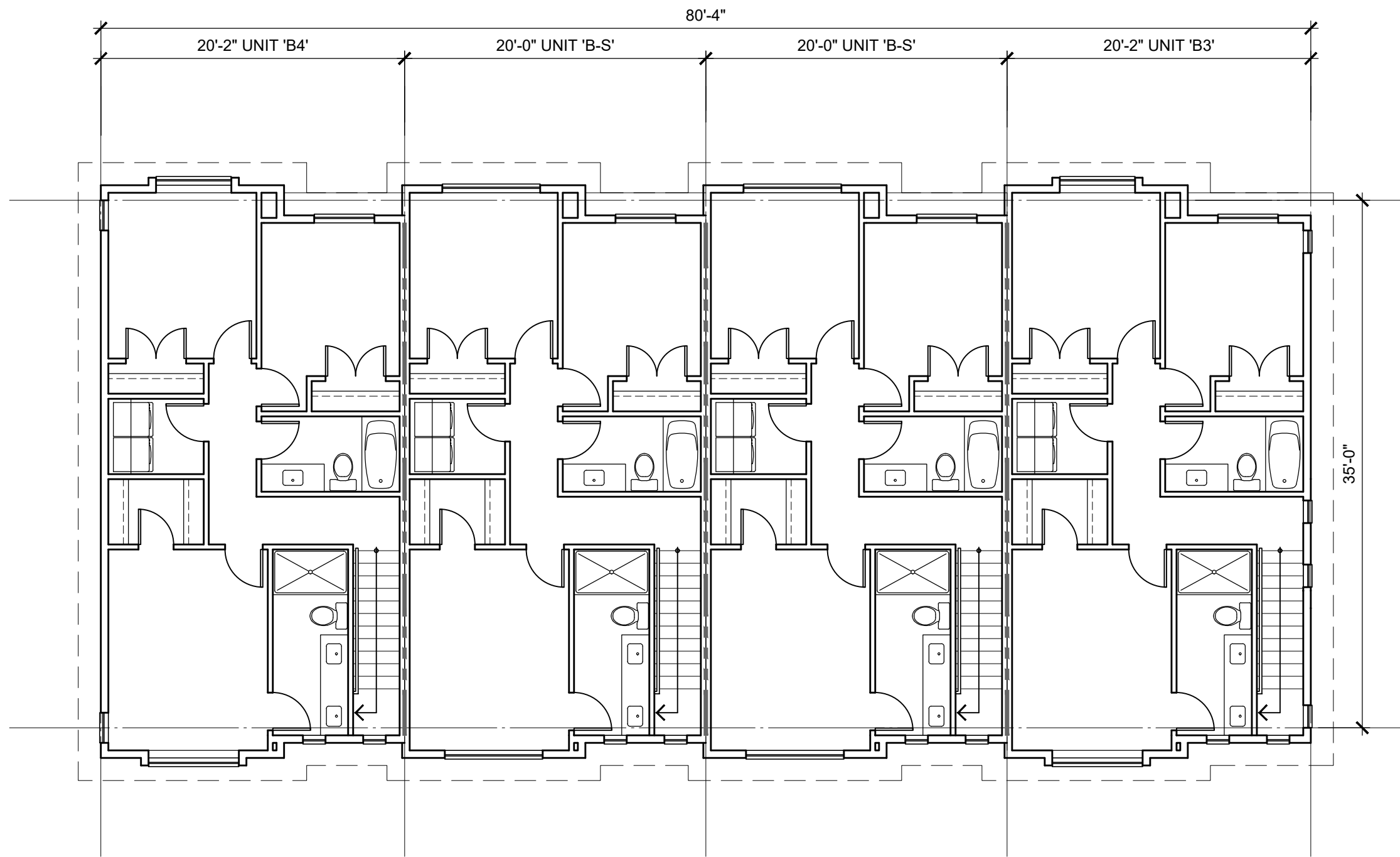
COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
A Roofing: Pabco Premier Laminated Shingle 'Antique Black' *	B Fascia Boards, Gutters, trims: to match JH 'Arctic White'	E Railings + Window Frame: Black	F Main colour: James Hardie 'Boothbay Blue'	UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 0.55m MIN. 1.0m MIN.	
C Garage Doors: to match JH 'Light Mist' or 'Arctic White'	D Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green	G Main colour: James Hardie 'Evening Blue'	H Main colour: James Hardie 'Arctic White'	ELEVATION MATERIAL LEGEND 1 ASPHALT SHINGLE ROOFING 2 PREFINISHED ALUMINUM GUTTER 3 PAINTED WOOD FASCIA 2x8 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL 5 CEMENT BOARD HORIZONTAL SIDING 6 NOT USED 7 FIBERGLASS DOOR 8 GLAZED PATIO DOOR 9 VINYL WINDOW 10 OVERHEAD GARAGE DOOR 11 PAINTED WOOD COLUMN 12 PAINTED WOOD TRIM 13 PAINTED WOOD BRACKETS 14 METAL THROUGH WALL FLASHING 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL 16 METAL RAILING 17 6'-0" FROSTED GLASS PRIVACY SCREEN 18 VINYL SLIDING PATIO DOOR	



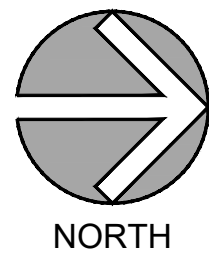
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



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



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



LOT A

DP-12.01

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE
INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

CLIENT
**1430273 BC Ltd dba
SMITH JV**

PROJECT
**TOWNHOUSE
DEVELOPMENT**

**7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC**

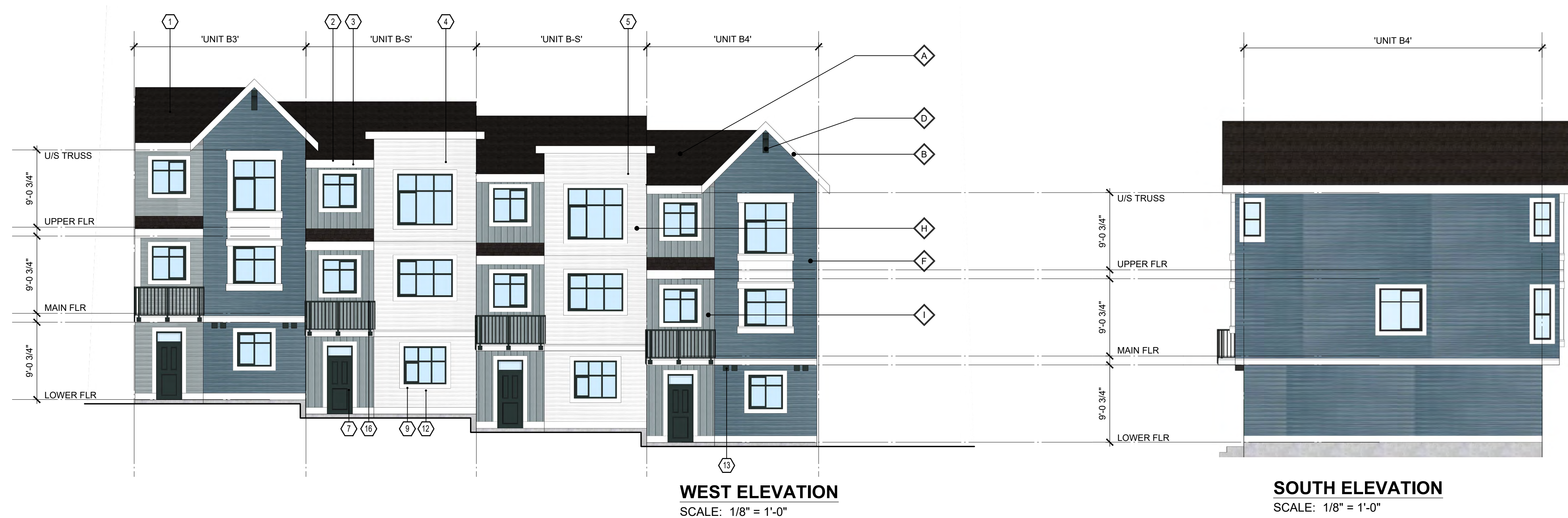
DRAWING TITLE

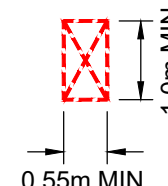
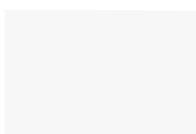
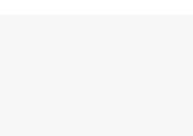
**BUILDING 12
PLANS**

DATE **2026.05.12** FILE NO.
DWN. **BN**
CHK. **CH** **2603**



SEAL
SHEET NO.



COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
A Roofing: Pabco Premier Laminated Shingle 'Antique Black' * 	E Railings + Window Frame: Black 	UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 			
B Fascia Boards, Gutters, trims: to match JH 'Arctic White' 	F Main colour: James Hardie 'Boothbay Blue' 				
C Garage Doors: to match JH 'Light Mist' or 'Arctic White' 	G Main colour: James Hardie 'Evening Blue' 				
D Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green 	H Main colour: James Hardie 'Arctic White' 				
	I Main colour: James Hardie 'Light Mist' 				
ELEVATION MATERIAL LEGEND					
1 ASPHALT SHINGLE ROOFING		12 PAINTED WOOD TRIM			
2 PREFINISHED ALUMINUM GUTTER		13 PAINTED WOOD BRACKETS			
3 PAINTED WOOD FASCIA 2x8		14 METAL THROUGH WALL FLASHING			
4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL		15 EXTERIOR WALL w/ 2x8 TRIM BOARD ON PRIORITY WALL			
5 CEMENT BOARD HORIZONTAL SIDING		16 METAL RAILING			
6 NOT USED		17 6'-0" FROSTED GLASS PRIVACY SCREEN			
7 FIBERGLASS DOOR		18 VINYL SLIDING PATIO DOOR			
8 GLAZED PATIO DOOR					
9 VINYL WINDOW					
10 OVERHEAD GARAGE DOOR					
11 PAINTED WOOD COLUMN					

	2026-07-21 ISSUED FOR RZ/DP
	REVISIONS
	CONSULTANT

CLIENT
**1430273 BC Ltd dba
SMITH JV**

PROJECT
TOWNHOUSE
DEVELOPMENT

7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE

BUILDING 12 ELEVATIONS

DATE	2026.05.15	FILE NO.
DWN.	BN	2603
CHK.	CH	

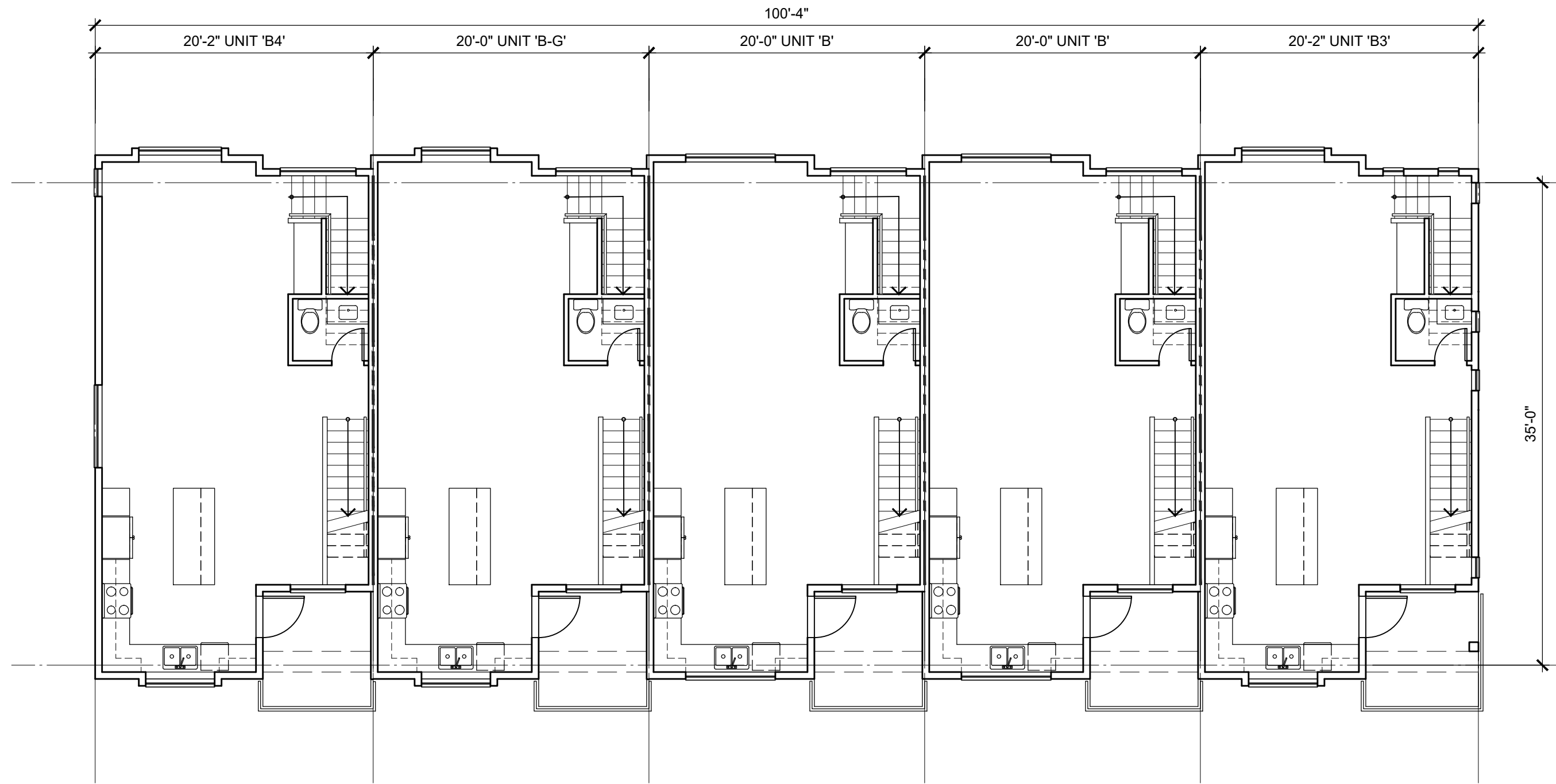


2026-08-28

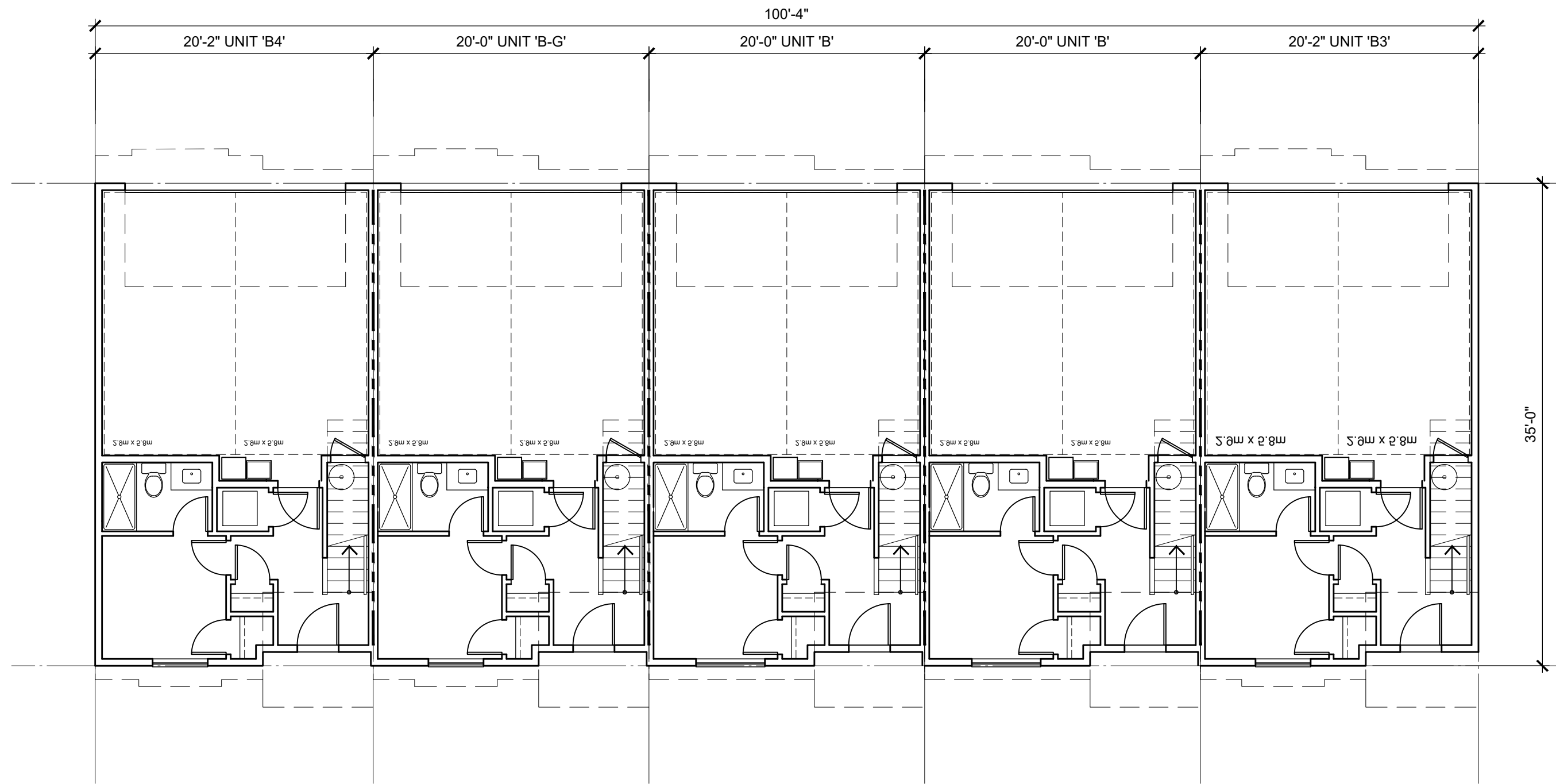
SEAL

SHEET NO.

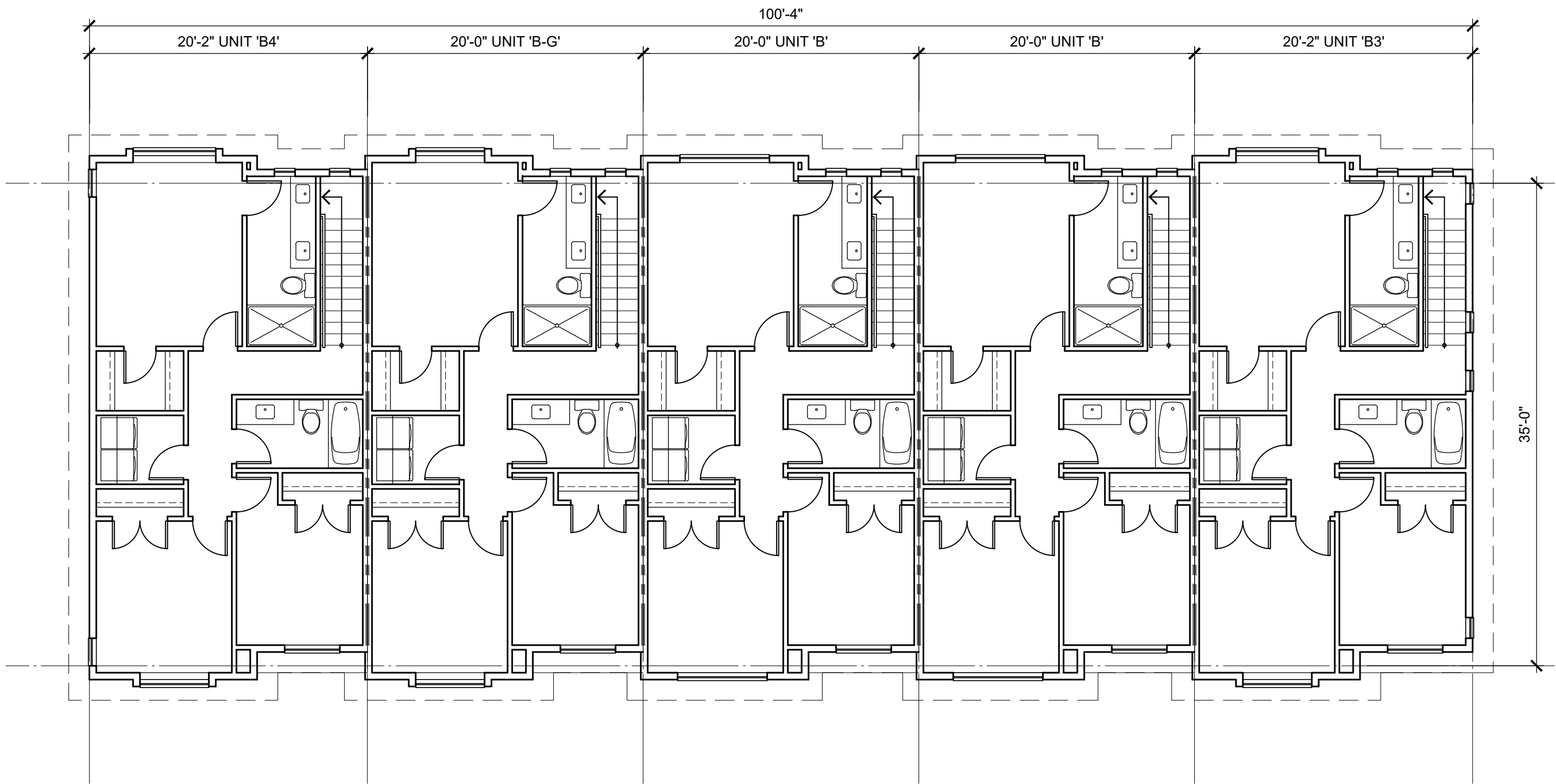
DP-12.03



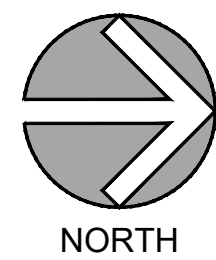
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



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



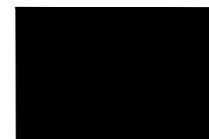
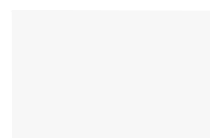
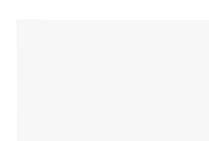
UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

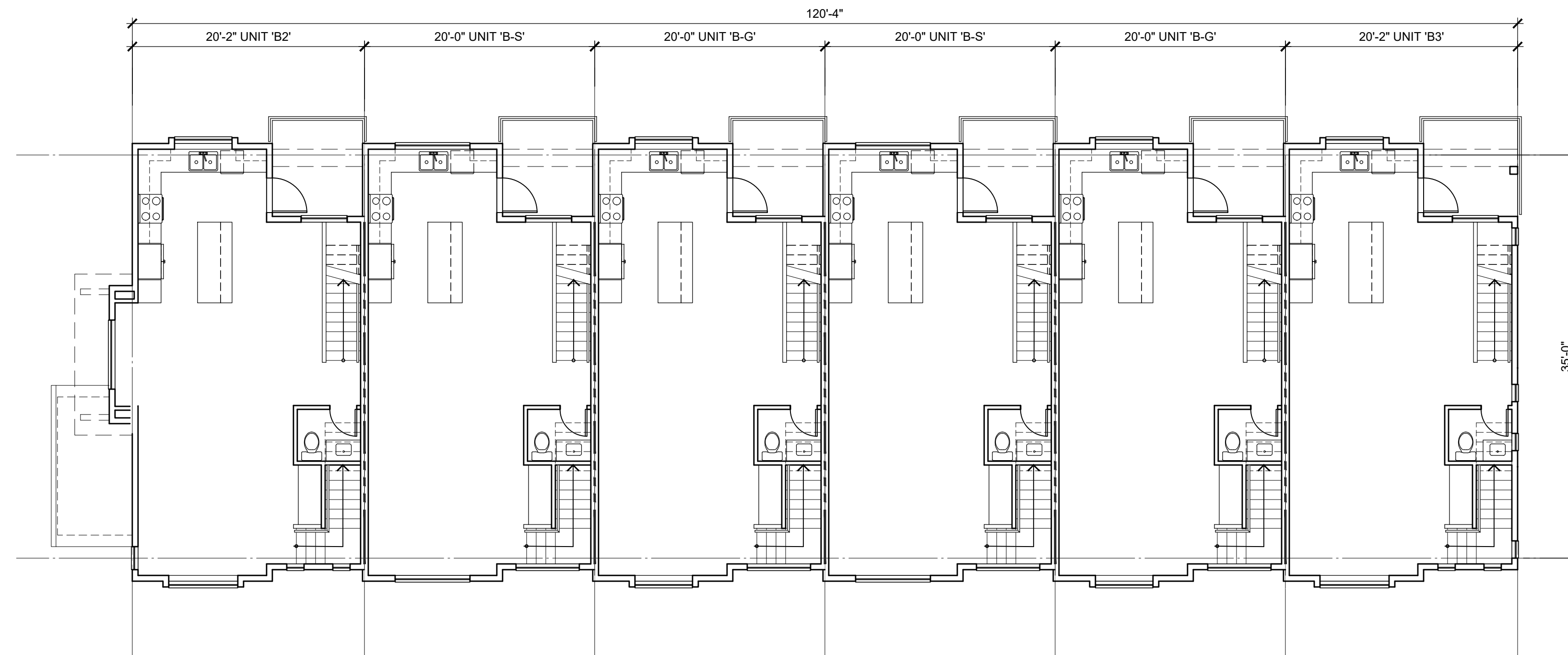


LOT A

DP-13.01

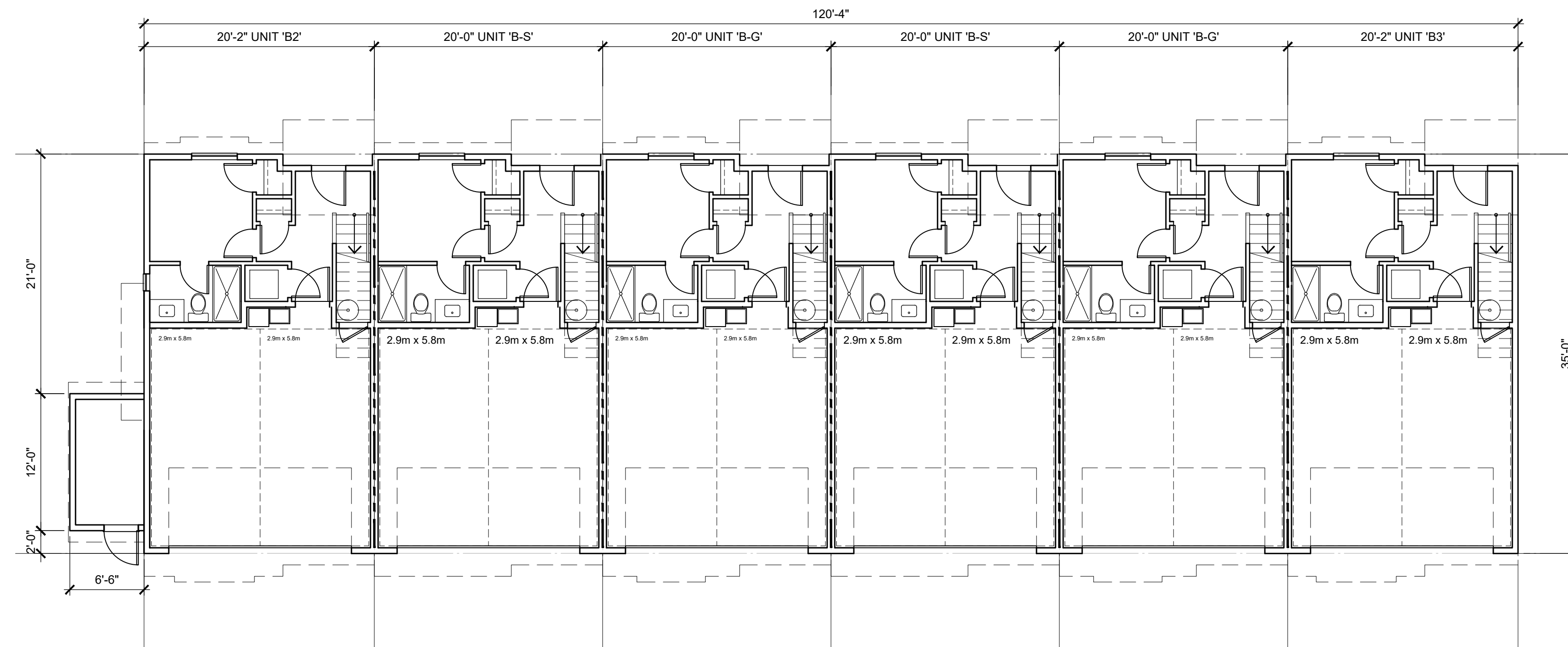


COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
A B C D	Roofing: Pabco Premier Laminated Shingle 'Antique Black' *		E F G H I Railings + Window Frame: Black		UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR  1.0m MIN. 0.55m MIN.
	Fascia Boards, Gutters, trims: to match JH 'Arctic White'		F G H I Main colour: James Hardie 'Boothbay Blue'		
	Garage Doors: to match JH 'Light Mist' or 'Arctic White'		G H I Main colour: James Hardie 'Evening Blue'		
	Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green		H I Main colour: James Hardie 'Arctic White'		
				ELEVATION MATERIAL LEGEND	
				1 ASPHALT SHINGLE ROOFING 2 PREFINISHED ALUMINUM GUTTER 3 PAINTED WOOD FASCIA 2x8 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL 5 CEMENT BOARD HORIZONTAL SIDING 6 NOT USED 7 FIBERGLASS DOOR 8 GLAZED PATIO DOOR 9 VINYL WINDOW 10 OVERHEAD GARAGE DOOR 11 PAINTED WOOD COLUMN 12 PAINTED WOOD TRIM 13 PAINTED WOOD BRACKETS 14 METAL THROUGH WALL FLASHING 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL 16 METAL RAILING 17 6'-0" FROSTED GLASS PRIVACY SCREEN 18 VINYL SLIDING PATIO DOOR	



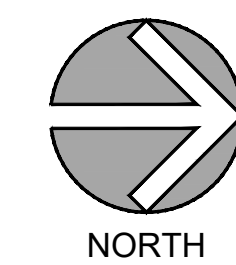
MAIN FLOOR PLAN

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



LOWER FLOOR PLAN

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



LOT A

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE
INCORPORATED

Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS

CONSULTANT

CLIENT
**1430273 BC Ltd dba
SMITH JV**

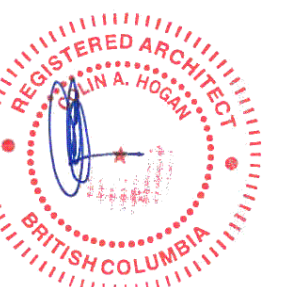
PROJECT
**TOWNHOUSE
DEVELOPMENT**

7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE

BUILDING 14 PLANS

DATE	2026.05.12	FILE NO.
DWN.	BN	2603
CHK.	CH	

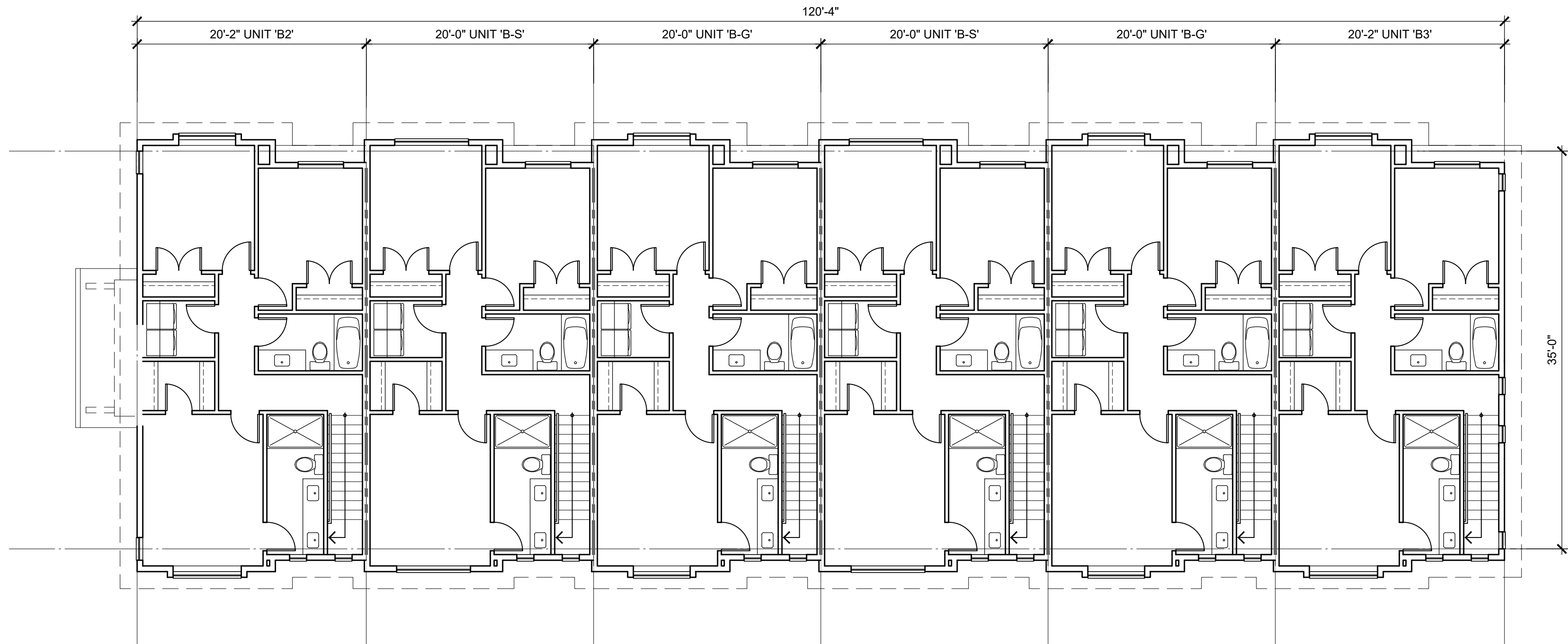


2026-08-28

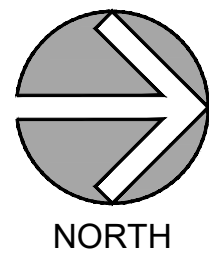
SEAL

SHEET NO.

DP-14.01



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



LOT A

DP-14.02

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.



Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

CLIENT
**1430273 BC Ltd dba
SMITH JV**

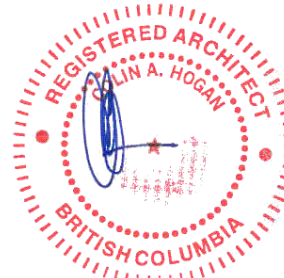
PROJECT
**TOWNHOUSE
DEVELOPMENT**

7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

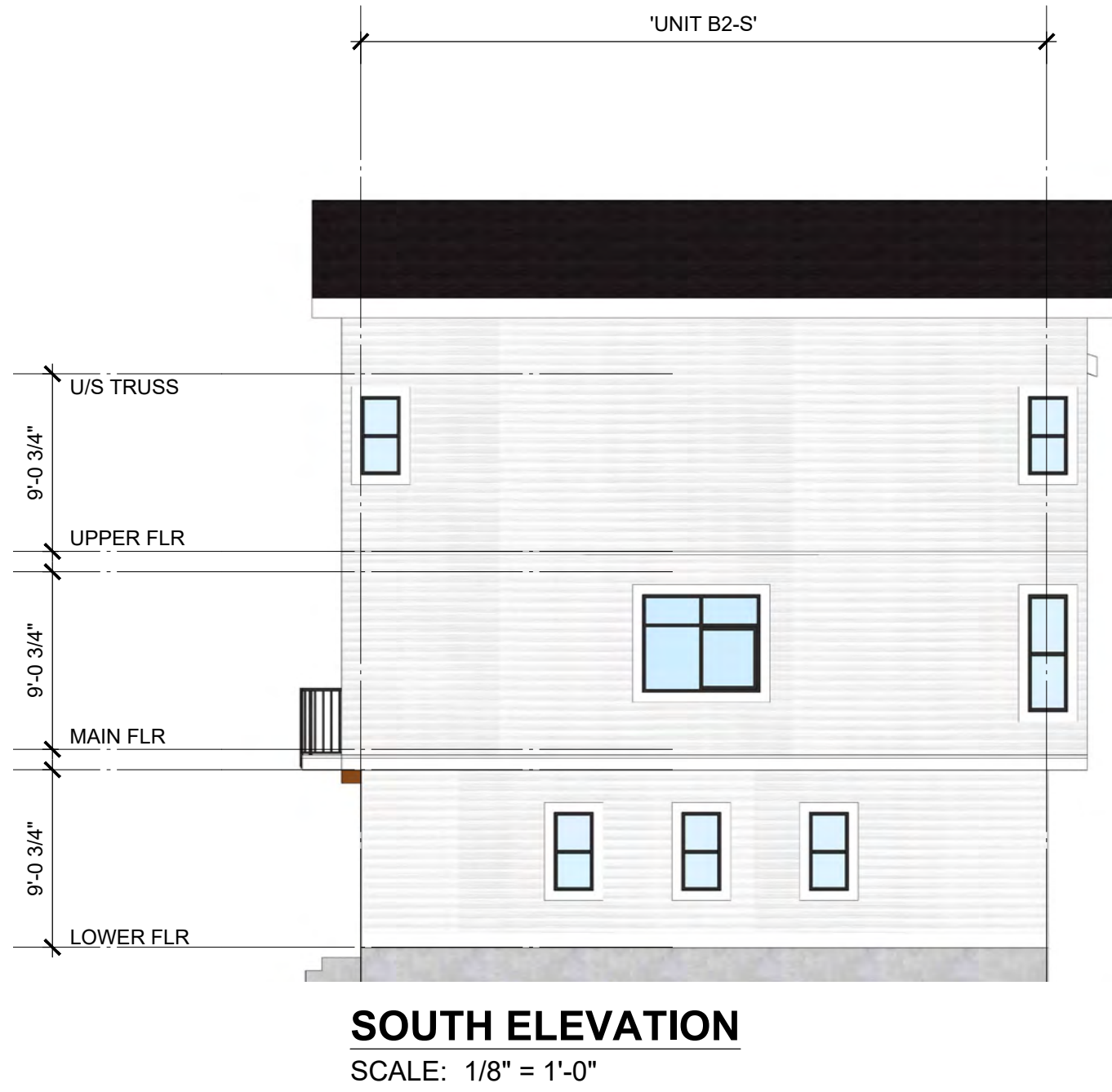
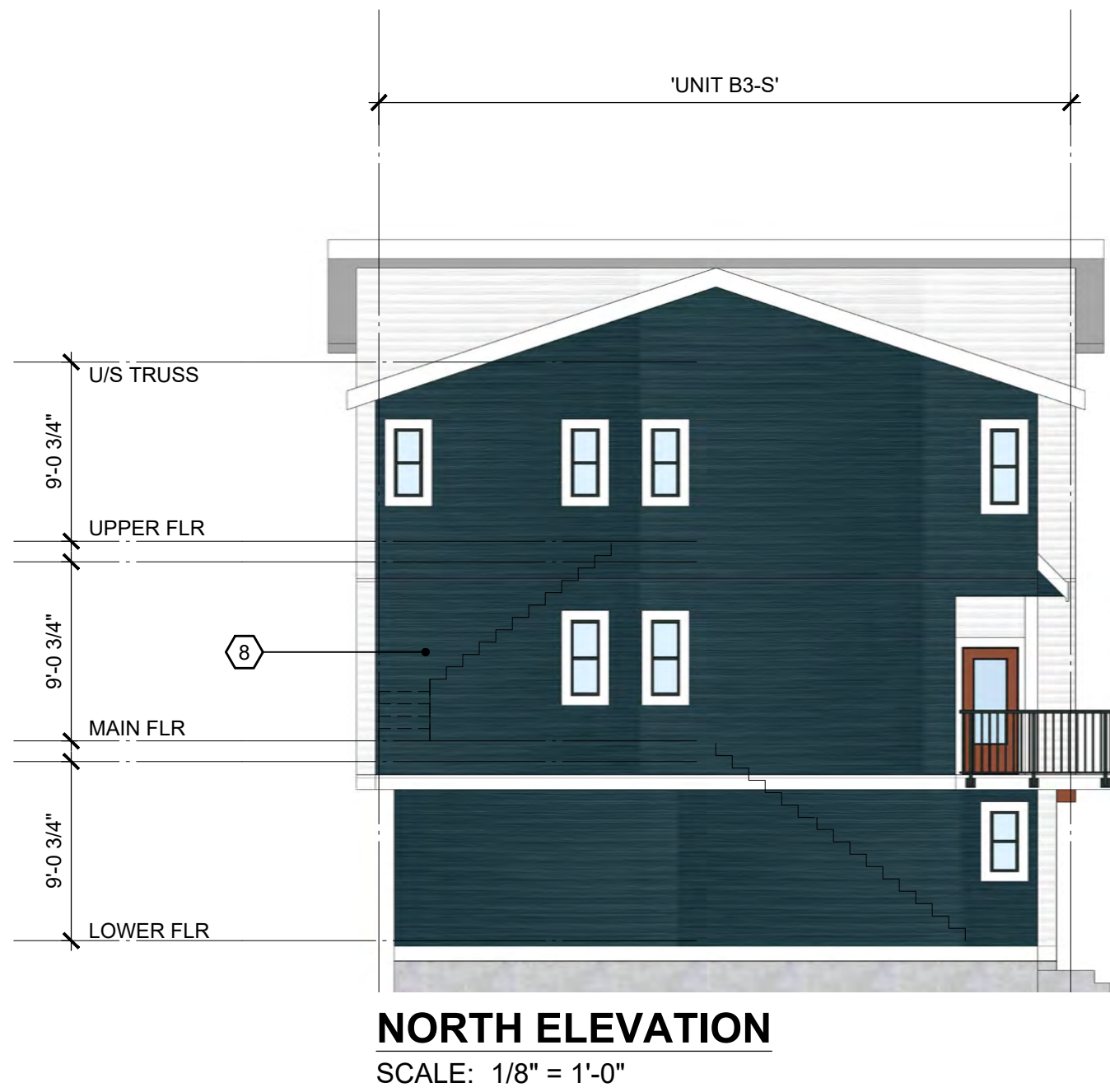
DRAWING TITLE

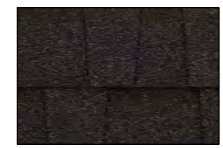
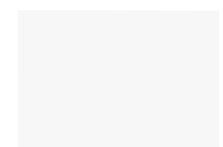
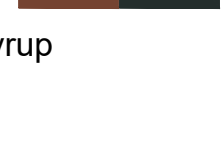
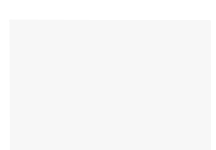
**BUILDING 14
PLANS**

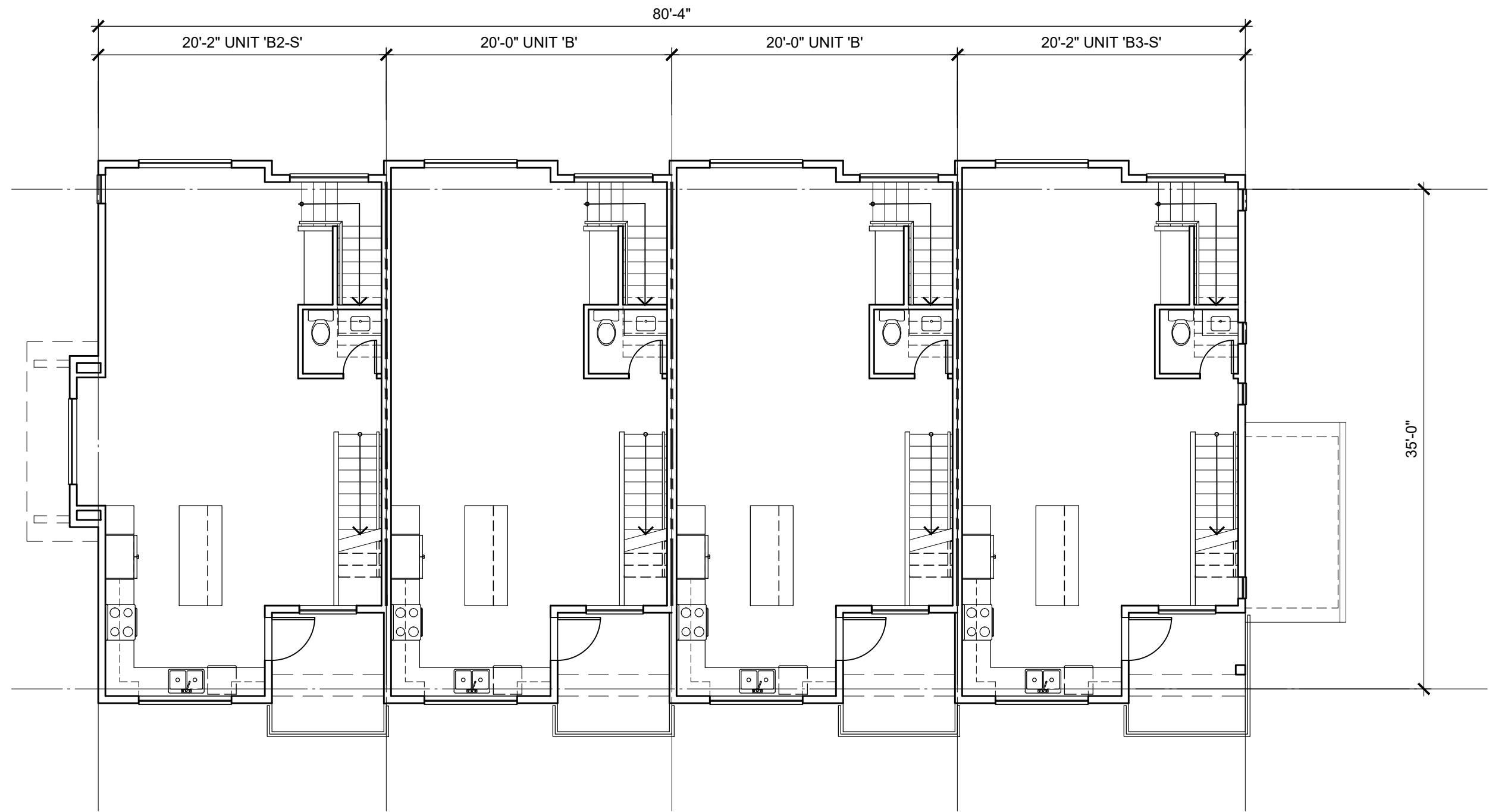
DATE 2026.05.12 FILE NO.
DWN. BN
CHK. CH **2603**



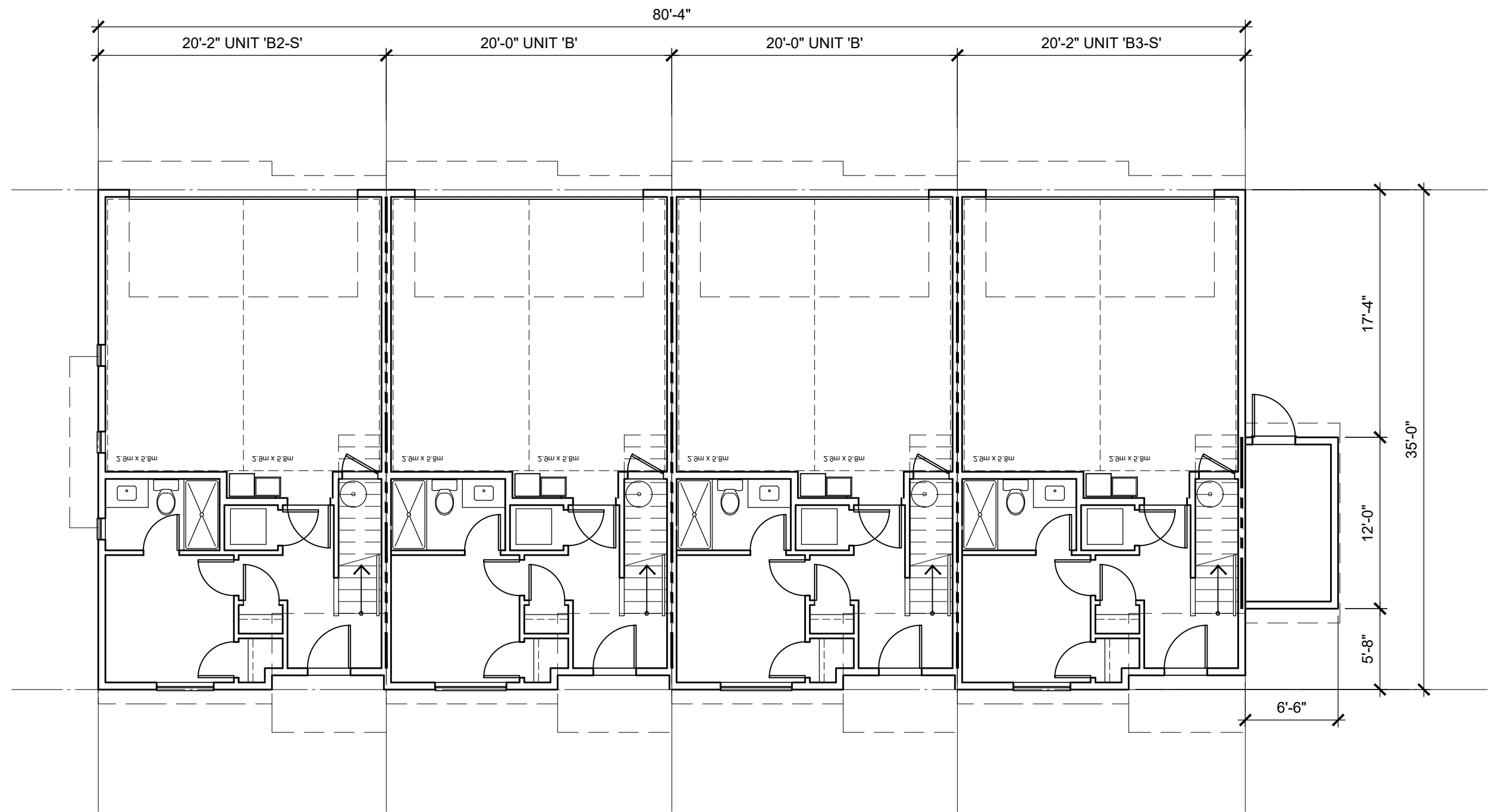
2026-08-28
SEAL
SHEET NO.



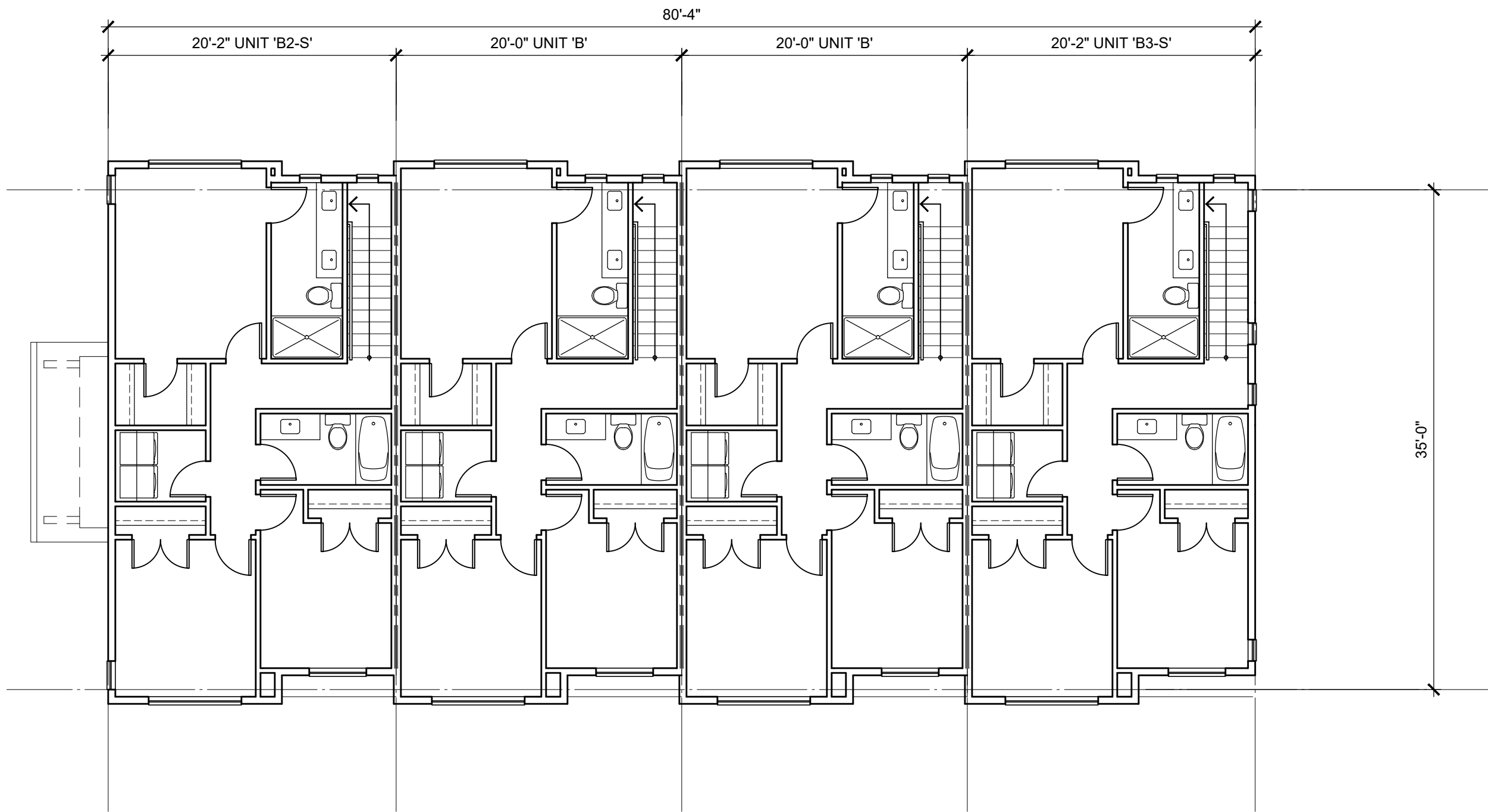
COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
A	Roofing: Pabco Premier Laminated Shingle 'Antique Black' *		E	Railings + Window Frame: Black	
B	Fascia Boards, Gutters, trims: to match JH 'Arctic White'		F	Main colour: James Hardie 'Boothbay Blue'	
C	Garage Doors: to match JH 'Light Mist' or 'Arctic White'		G	Main colour: James Hardie 'Evening Blue'	
D	Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green	 	H	Main colour: James Hardie 'Arctic White'	
			I	Main colour: James Hardie 'Light Mist'	
				ELEVATION MATERIAL LEGEND	
				UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR	
				ELEVATION MATERIAL LEGEND	
				1 ASPHALT SHINGLE ROOFING 2 PREFINISHED ALUMINUM GUTTER 3 PAINTED WOOD FASCIA 2x8 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL 5 CEMENT BOARD HORIZONTAL SIDING 6 NOT USED 7 FIBERGLASS DOOR 8 GLAZED PATIO DOOR 9 VINYL WINDOW 10 OVERHEAD GARAGE DOOR 11 PAINTED WOOD COLUMN	
				12 PAINTED WOOD TRIM 13 PAINTED WOOD BRACKETS 14 METAL THROUGH WALL FLASHING 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL 16 METAL RAILING 17 6'-0" FROSTED GLASS PRIVACY SCREEN 18 VINYL SLIDING PATIO DOOR	



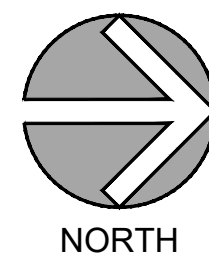
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



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

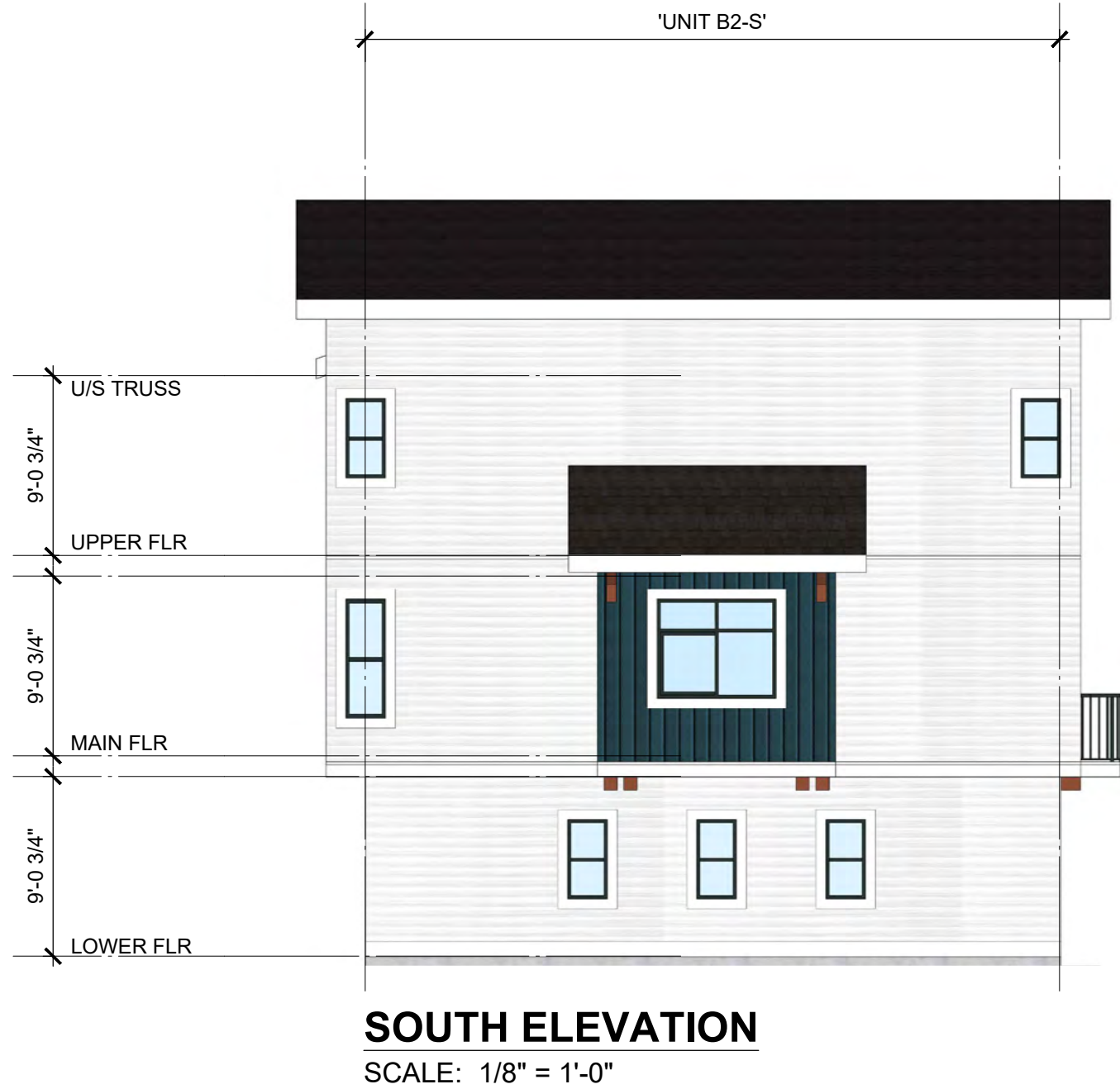
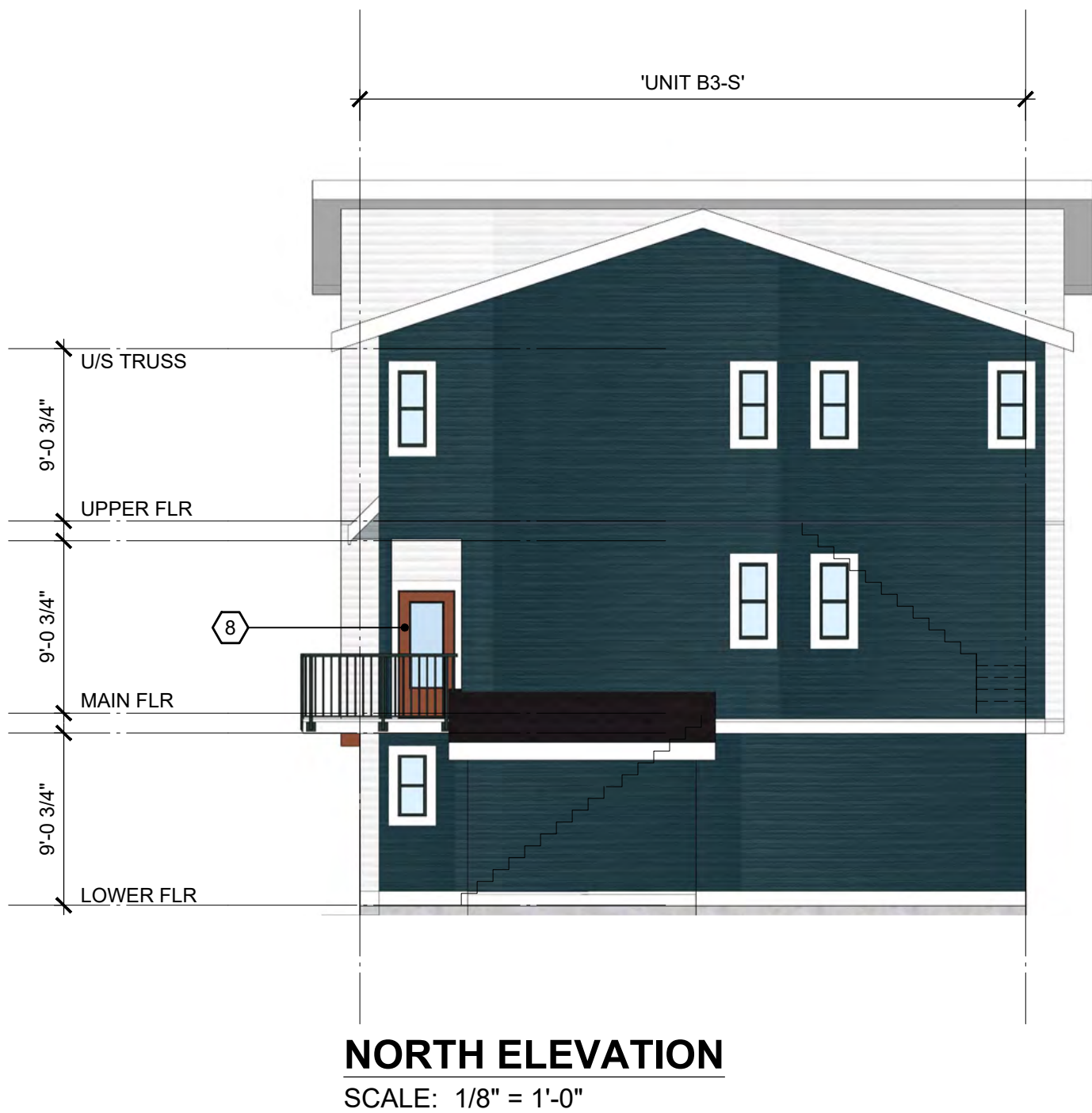


UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"



LOT A

DP-15.01



COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
1 2 3 4 5 6 7 8 9 10 11	Roofing: Pabco Premier Laminated Shingle 'Antique Black' Fascia Boards, Gutters, trims: to match JH 'Arctic White' Garage Doors: to match JH 'Light Mist' or 'Arctic White' Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green	Railings + Window Frame: Black Main colour: James Hardie 'Boothbay Blue' Main colour: James Hardie 'Evening Blue' Main colour: James Hardie 'Arctic White' Main colour: James Hardie 'Light Mist'	UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 1.0m MIN. 0.55m MIN.	ELEVATION MATERIAL LEGEND 1 ASPHALT SHINGLE ROOFING 2 PREFINISHED ALUMINUM GUTTER 3 PAINTED WOOD FASCIA 2x8 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL 5 CEMENT BOARD HORIZONTAL SIDING 6 NOT USED 7 FIBERGLASS DOOR 8 GLAZED PATIO DOOR 9 VINYL WINDOW 10 OVERHEAD GARAGE DOOR 11 PAINTED WOOD COLUMN 12 PAINTED WOOD TRIM 13 PAINTED WOOD BRACKETS 14 METAL THROUGH WALL FLASHING 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL 16 METAL RAILING 17 6'-0" FROSTED GLASS PRIVACY SCREEN 18 VINYL SLIDING PATIO DOOR	LOT A

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

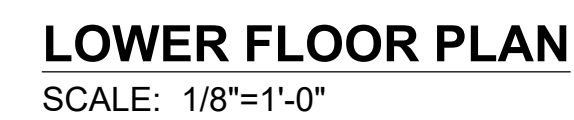
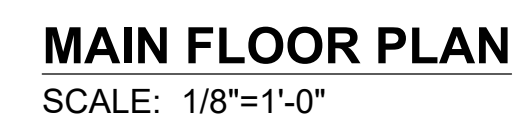
FOCUS
ARCHITECTURE
INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

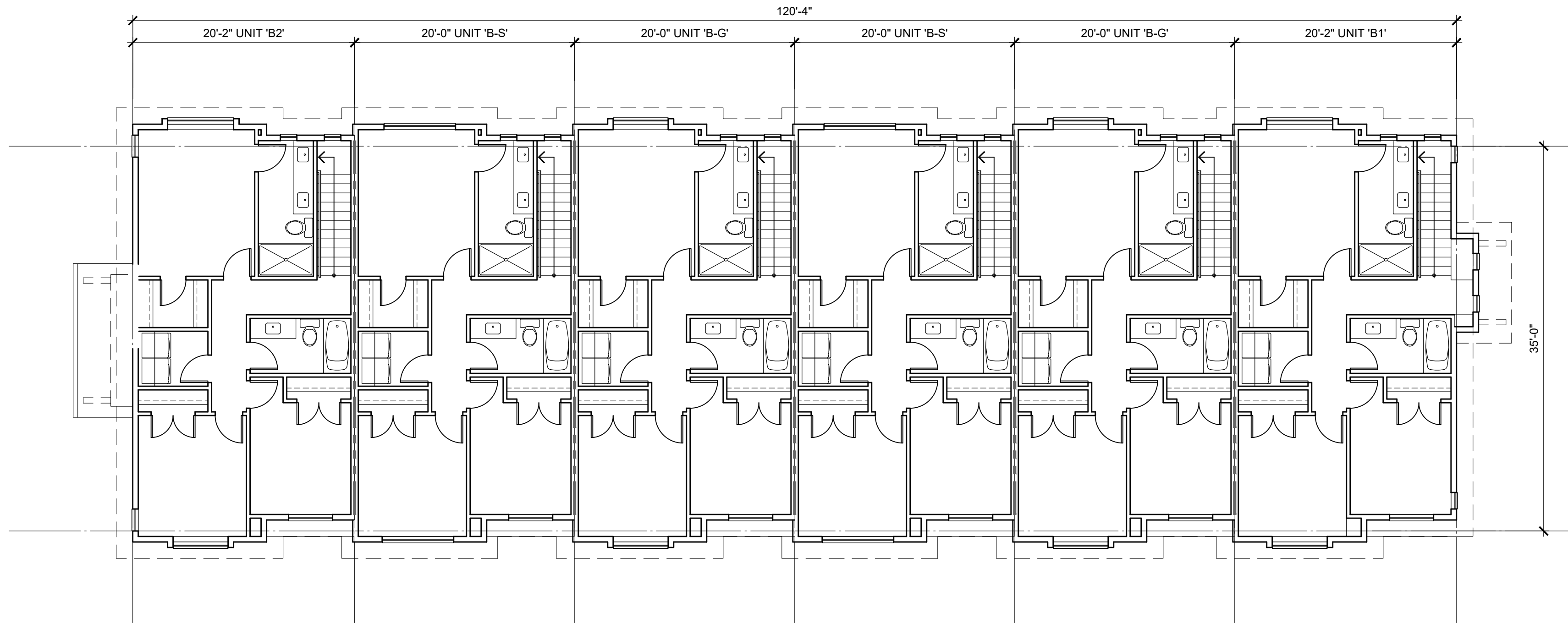
2026-07-21 ISSUED FOR RZ/DP
REVISIONS CONSULTANT
CLIENT 1430273 BC Ltd dba SMITH JV
PROJECT TOWNHOUSE DEVELOPMENT 7261, 7317 209A STREET 20891 72 AVENUE LANGLEY, BC
DRAWING TITLE

**BUILDING 15
ELEVATIONS**

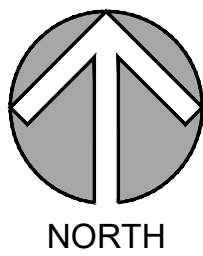
DATE	2026.05.12	FILE NO.
DWN.	BN	2603
CHK.	CH	

2026-08-28
SEAL
SHEET NO.
DP-15.02





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



LOT A

DP-16.02

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.



Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/D/P

REVISIONS
CONSULTANT

CLIENT
1430273 BC Ltd dba
SMITH JV

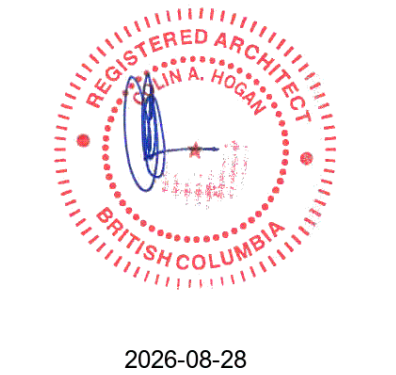
PROJECT
TOWNHOUSE
DEVELOPMENT

7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

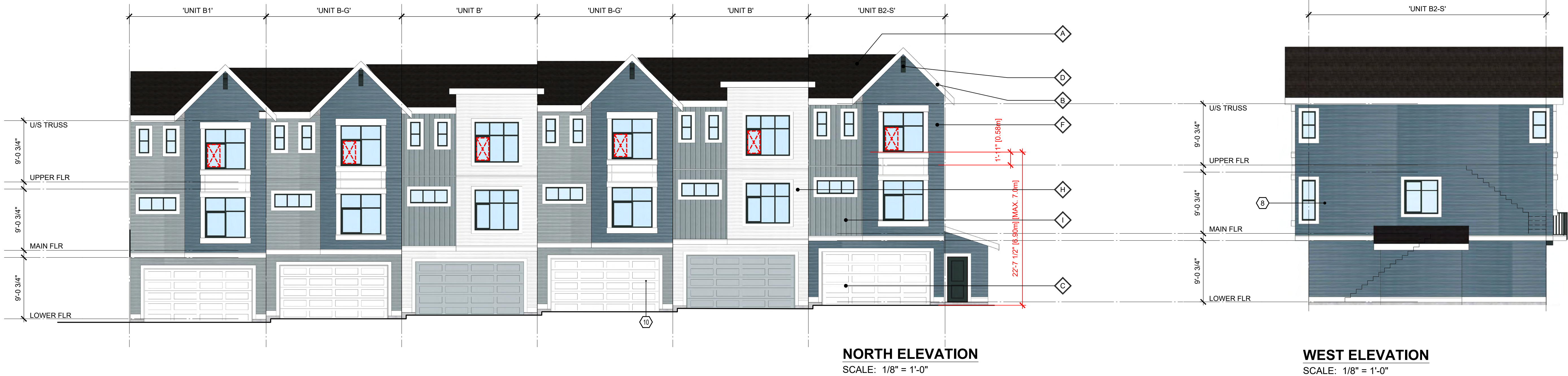
DRAWING TITLE

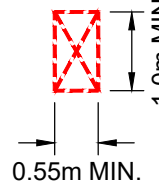
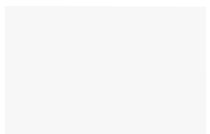
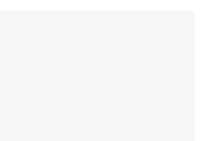
BUILDING 16
PLANS

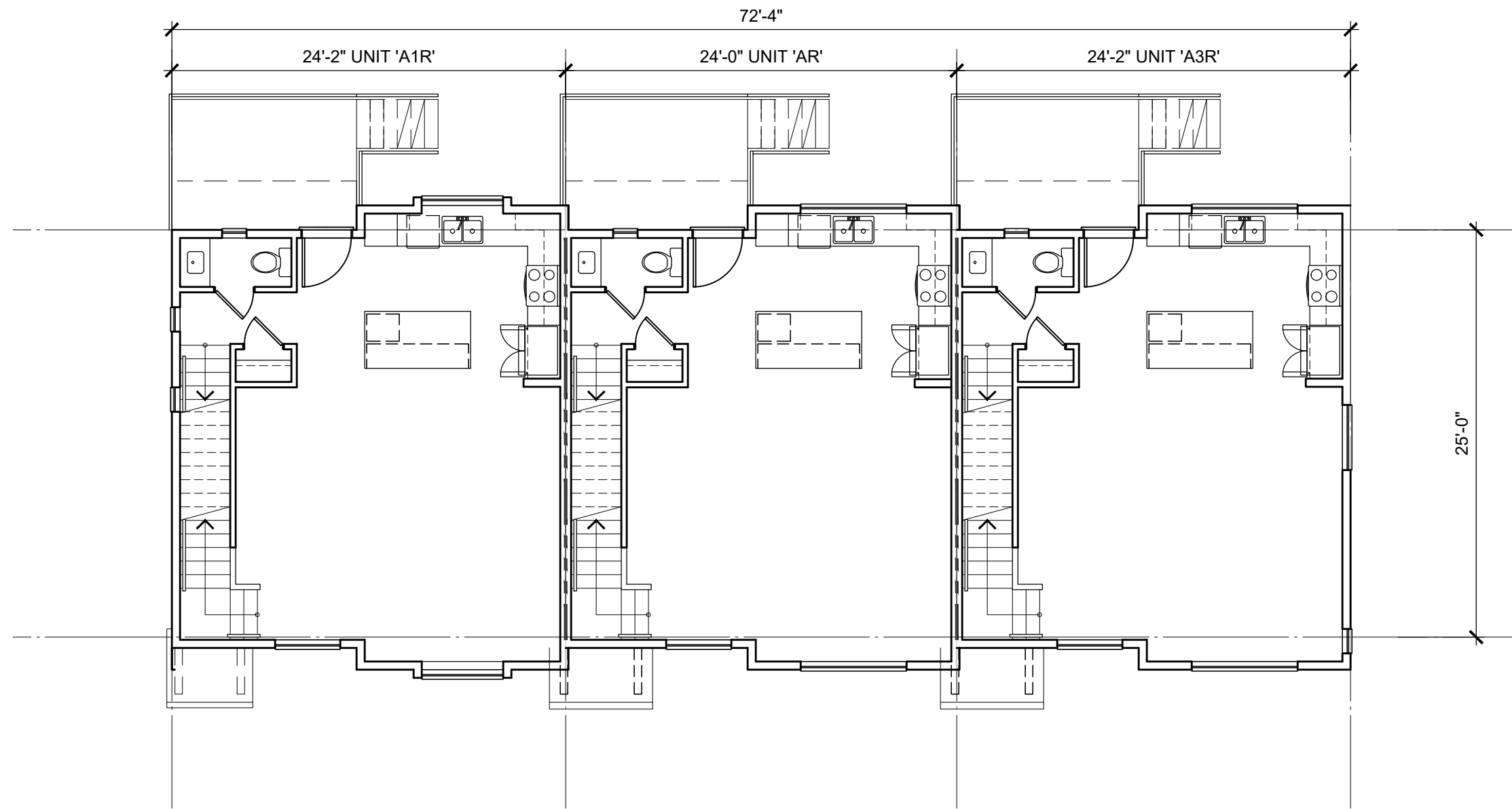
DATE 2026.05.12 FILE NO.
DWN. BN
CHK. CH 2603



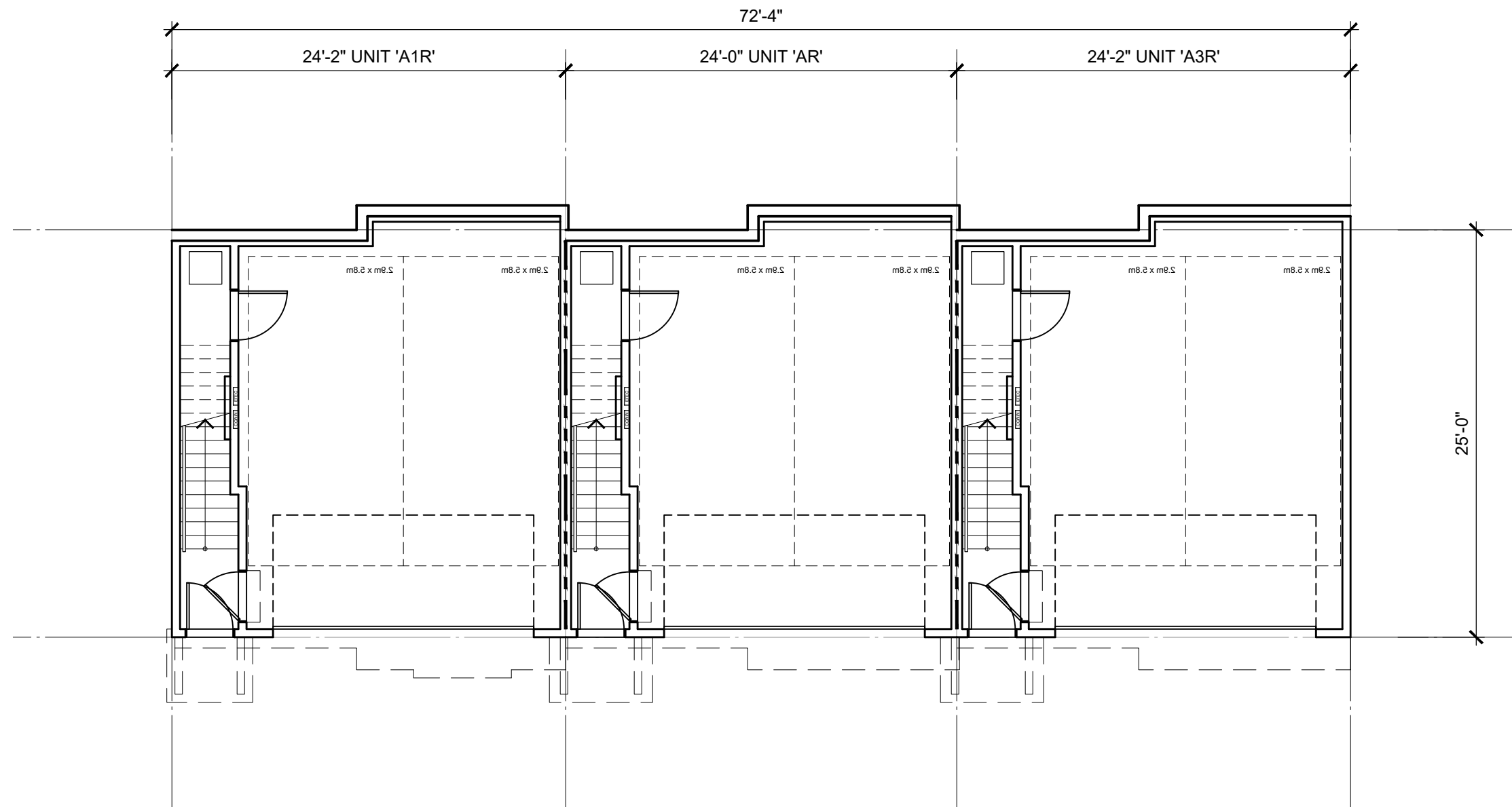
2026-08-28
SEAL
SHEET NO.



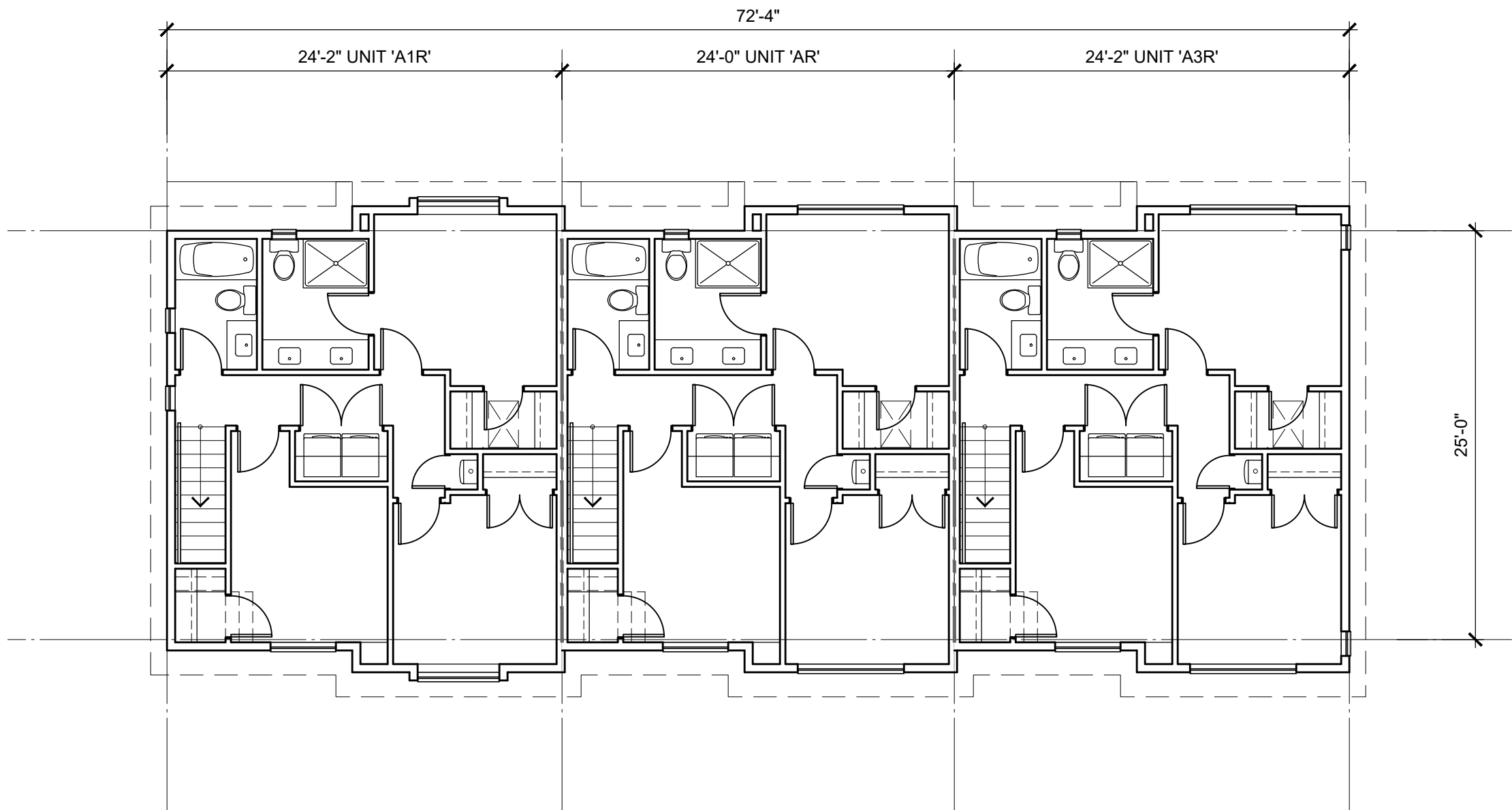
COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES																							
A Roofing: Pabco Premier Laminated Shingle 'Antique Black' 	E Railings + Window Frame: Black 	UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 																									
B Fascia Boards, Gutters, trims: to match JH 'Arctic White' 	F Main colour: James Hardie 'Boothbay Blue' 																										
C Garage Doors: to match JH 'Light Mist' or 'Arctic White' 	G Main colour: James Hardie 'Evening Blue' 																										
D Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green 	H Main colour: James Hardie 'Arctic White' 																										
	I Main colour: James Hardie 'Light Mist' 																										
ELEVATION MATERIAL LEGEND <table><tr><td> 1 ASPHALT SHINGLE ROOFING</td><td> 12 PAINTED WOOD TRIM</td></tr><tr><td> 2 PREFINISHED ALUMINUM GUTTER</td><td> 13 PAINTED WOOD BRACKETS</td></tr><tr><td> 3 PAINTED WOOD FASCIA 2x8</td><td> 14 METAL THROUGH WALL FLASHING</td></tr><tr><td> 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL</td><td> 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL</td></tr><tr><td> 5 CEMENT BOARD HORIZONTAL SIDING</td><td> 16 METAL RAILING</td></tr><tr><td> 6 NOT USED</td><td> 17 6'-0" FROSTED GLASS PRIVACY SCREEN</td></tr><tr><td> 7 FIBERGLASS DOOR</td><td> 18 VINYL SLIDING PATIO DOOR</td></tr><tr><td> 8 GLAZED PATIO DOOR</td><td></td></tr><tr><td> 9 VINYL WINDOW</td><td></td></tr><tr><td> 10 OVERHEAD GARAGE DOOR</td><td></td></tr><tr><td> 11 PAINTED WOOD COLUMN</td><td></td></tr></table>						1 ASPHALT SHINGLE ROOFING	12 PAINTED WOOD TRIM	2 PREFINISHED ALUMINUM GUTTER	13 PAINTED WOOD BRACKETS	3 PAINTED WOOD FASCIA 2x8	14 METAL THROUGH WALL FLASHING	4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL	15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL	5 CEMENT BOARD HORIZONTAL SIDING	16 METAL RAILING	6 NOT USED	17 6'-0" FROSTED GLASS PRIVACY SCREEN	7 FIBERGLASS DOOR	18 VINYL SLIDING PATIO DOOR	8 GLAZED PATIO DOOR		9 VINYL WINDOW		10 OVERHEAD GARAGE DOOR		11 PAINTED WOOD COLUMN	
1 ASPHALT SHINGLE ROOFING	12 PAINTED WOOD TRIM																										
2 PREFINISHED ALUMINUM GUTTER	13 PAINTED WOOD BRACKETS																										
3 PAINTED WOOD FASCIA 2x8	14 METAL THROUGH WALL FLASHING																										
4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL	15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL																										
5 CEMENT BOARD HORIZONTAL SIDING	16 METAL RAILING																										
6 NOT USED	17 6'-0" FROSTED GLASS PRIVACY SCREEN																										
7 FIBERGLASS DOOR	18 VINYL SLIDING PATIO DOOR																										
8 GLAZED PATIO DOOR																											
9 VINYL WINDOW																											
10 OVERHEAD GARAGE DOOR																											
11 PAINTED WOOD COLUMN																											



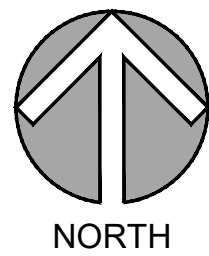
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



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



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



LOT A

DP-17.01

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS

ARCHITECTURE
INCORPORATED

Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focus.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

CLIENT
1430273 BC Ltd dba
SMITH JV

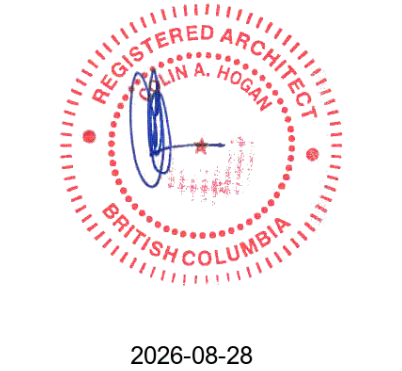
PROJECT
TOWNHOUSE
DEVELOPMENT

7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

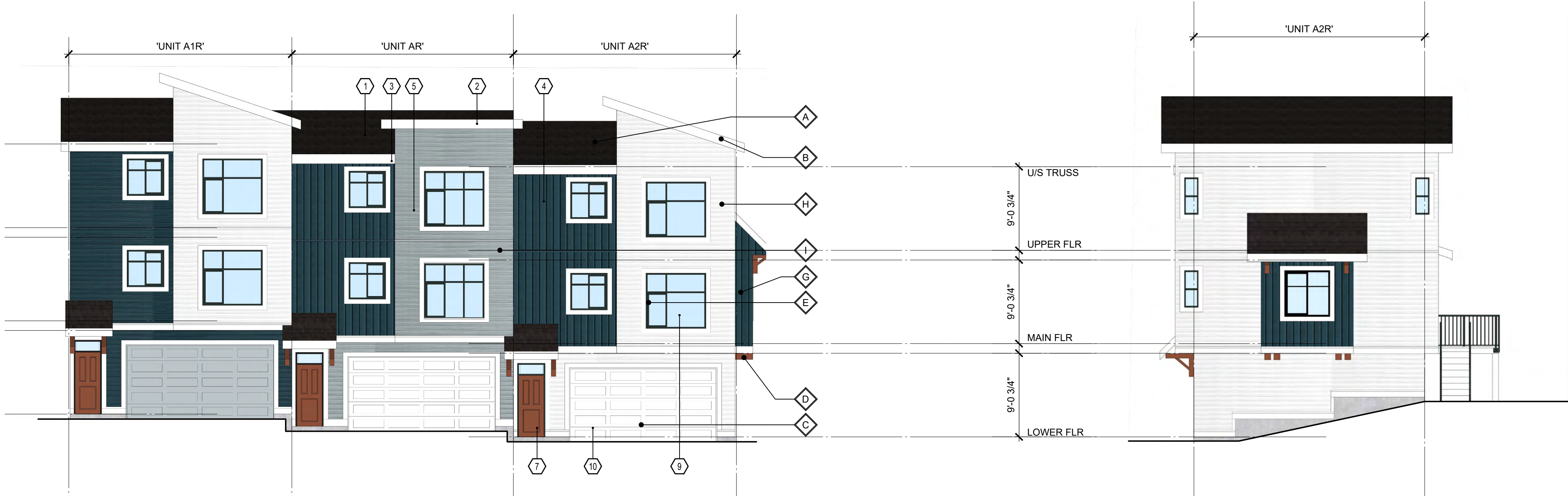
DRAWING TITLE

**BUILDING 17
PLANS**

DATE 2026.05.12 FILE NO.
DWN. BN
CHK. CH **2603**

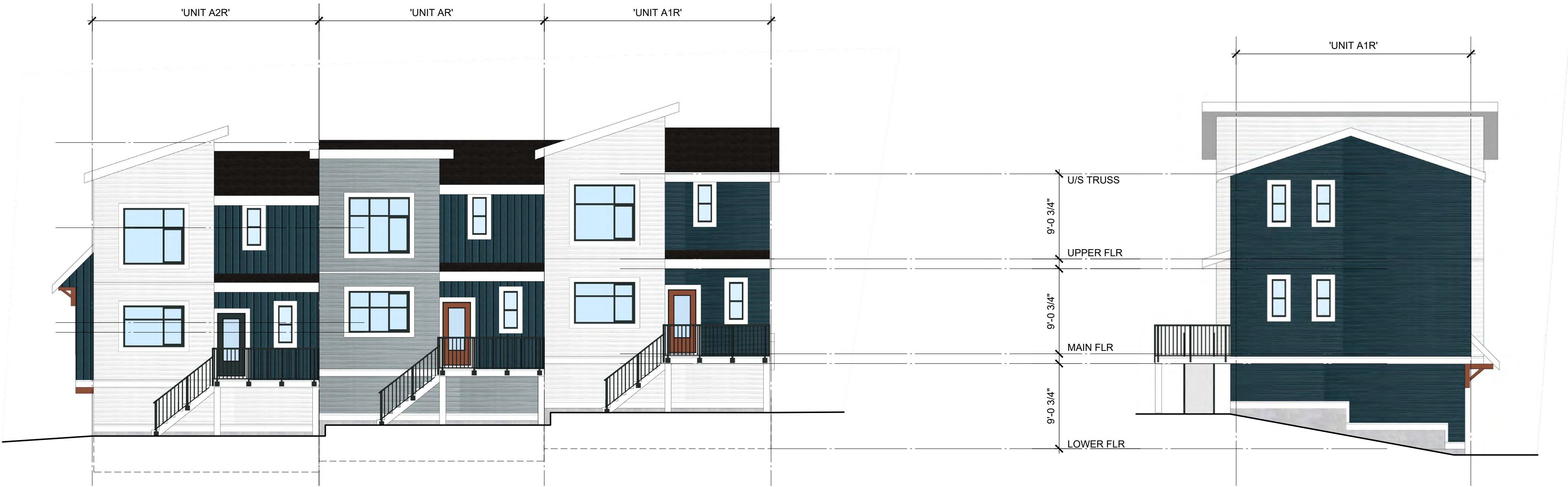


SEAL
SHEET NO.



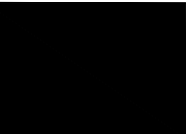
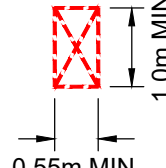
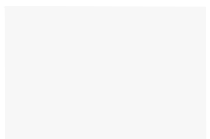
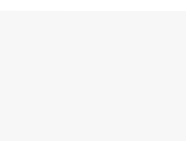
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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



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

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

COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
A Roofing: Pabco Premier Laminated Shingle 'Antique Black' 	E Railings + Window Frame: Black 	UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 			
B Fascia Boards, Gutters, trims: to match JH 'Arctic White' 	F Main colour: James Hardie 'Boothbay Blue' 				
C Garage Doors: to match JH 'Light Mist' or 'Arctic White' 	G Main colour: James Hardie 'Evening Blue' 				
D Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green 	H Main colour: James Hardie 'Arctic White' 				
	I Main colour: James Hardie 'Light Mist' 				
		ELEVATION MATERIAL LEGEND 1 ASPHALT SHINGLE ROOFING 2 PREFINISHED ALUMINUM GUTTER 3 PAINTED WOOD FASCIA 2x8 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL 5 CEMENT BOARD HORIZONTAL SIDING 6 NOT USED 7 FIBERGLASS DOOR 8 GLAZED PATIO DOOR 9 VINYL WINDOW 10 OVERHEAD GARAGE DOOR 11 PAINTED WOOD COLUMN 12 PAINTED WOOD TRIM 13 PAINTED WOOD BRACKETS 14 METAL THROUGH WALL FLASHING 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL 16 METAL RAILING 17 6'-0" FROSTED GLASS PRIVACY SCREEN 18 VINYL SLIDING PATIO DOOR			
		LOT B			

2026-07-21 ISSUED FOR RZ/DP
REVISIONS
CONSULTANT
CLIENT 1430273 BC Ltd dba SMITH JV
PROJECT TOWNHOUSE DEVELOPMENT 7261, 7317 209A STREET 20891 72 AVENUE LANGLEY, BC
DRAWING TITLE

BUILDING 17 ELEVATIONS		
DATE	2026.05.12	FILE NO.
DWN.	BN	2603
CHK.	CH	



PROJECT CONTACT LIST

OWNER

1430273 BC Ltd. DBA Smith JV
CONTACT: Manny Bains
19561 80th AVENUE
SURREY, BC V4N 4Z8
T: 604 807 7688
EMAIL: MANNYBAINS@ICLOUD.COM

ARBORIST

VAN DER ZALM & ASSOCIATES
CONTACT: GLYN ROMAINE
102 - 9181 CHURCH STREET
FORT LANGLEY, BC V1M 2R8
T: (604) 882 0024
EMAIL: GLYN@VDZ.CA

ARCHITECTURAL

FOCUS ARCHITECTURE INCORPORATED
CONTACT: COLIN HOGAN
310 - 1848 MCCALLUM ROAD
ABBOTSFORD, BC V2S 0H9
T: (604) 853 5222
F: (604) 853 5442
EMAIL: CHOGAN@FOCUSAI.CA

LANDSCAPE

PMG LANDSCAPE ARCHITECTS
CONTACT: YIWEN RUAN
100 - 4185 STILL CREEK DRIVE
BURNABY, BC V5C 6G9
T: (604) 294 0011
EMAIL: YIWEN@PMGLANDSCAPE.COM

SURVEY

APLIN MARTIN
CONTACT: DON BEVACQUA
201 - 12448 82nd AVENUE
SURREY, BC V3W 3E9
T: (604) 597 9058
EMAIL: DBEVACQUA@APLINMARTIN.COM

ENVIRONMENTAL

REDCEDAR ENVIRONMENTAL CONSULTING INC.
CONTACT: REMI MASSON
201 - 45469 KEITH WILSON ROAD
CHILLIWACK, BC V2R 5S1
T: (604) 621 9811
EMAIL: REMI@REDCEDARENVIRONMENTAL.COM

ARCHITECTURAL DRAWING INDEX	
FOCUS ARCHITECTURE INCORPORATED	
SHEET	DRAWING TITLE
DP-0.00	COVER SHEET
DP-0.01	SITE PLAN
DP-0.02	STREETSCAPES
DP-0.03	3D VIEWS/RENDERS
DP-1.01	BUILDING 1 PLANS
DP-1.02	BUILDING 1 ELEVATIONS
DP-2.01	BUILDING 2 PLANS
DP-2.02	BUILDING 2 ELEVATIONS
DP-3.01	BUILDING 3 PLANS
DP-3.02	BUILDING 3 ELEVATIONS
DP-4.01	BUILDING 4 PLANS
DP-4.02	BUILDING 4 PLANS
DP-4.03	BUILDING 4 ELEVATIONS
DP-5.01	BUILDING 5 PLANS
DP-5.02	BUILDING 5 PLANS
DP-5.03	BUILDING 5 ELEVATIONS

FOCUS

ARCHITECTURE
INCORPORATED

Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS

CONSULTANT

CLIENT

1430273 BC Ltd dba
SMITH JV

PROJECT

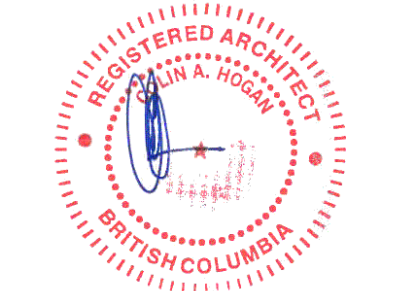
TOWNHOUSE
DEVELOPMENT

7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE

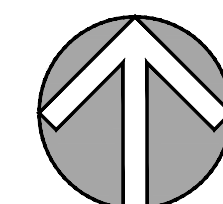
COVER

DATE 2026.05.12 FILE NO.
DWN. BN
CHK. CH 2603



2026/08/27
SEAL
SHEET NO.

LOT B DP-0.00



LOT B - RECONCILIATION

NET LOT AREA =	43,904 ft ² (4,079 m ²) (1.00 ac)
UNITS PROPOSED =	20 UNITS
PROPOSED NET DENSITY =	20 UPA

SETBACKS

PROPOSED (TO BUILDING FACE)	
FRONT YARDS:	3.0m
REAR YARDS:	5.0m
SIDE YARDS:	3.0m

BUILDING HEIGHT

PROPOSED:	3 STOREYS
-----------	-----------

SITE COVERAGE

PROPOSED:	1,206.7 m ² / 4,079 m ² = 29.58%
-----------	--

PARKING

RESIDENT REQUIRED =	15 UNITS X 2 STALLS/UNIT = 30 5 UNITS X 4 STALLS/UNIT = 20
TOTAL RESIDENT REQ'D =	50 STALLS
RESIDENT PROVIDED =	50 STALLS

EV CHARGING = ONE LEVEL 2 CHARGING STATION TO BE PROVIDED FOR EACH UNIT

VISITOR REQUIRED = 20 UNITS X 0.2 STALLS/UNIT = 4
VISITOR PROVIDED = 4 STALLS

OUTDOOR AMENITY

AFAA PROVIDED:	20 UNITS X 6m ² /UNIT = 120 m ²
AFAA REQUIRED:	128 m ²

LOT B COVERAGE			
BUILDING #	# of UNITS	LOT COVERAGE	
BLDG 1	4	3,135 sq.ft.	291.3 m ²
BLDG 2	2	1,597 sq.ft.	148.4 m ²
BLDG 3	3	2,337 sq.ft.	217.1 m ²
BLDG 4	5	5,920 sq.ft.	550.0 m ²
BLDG 5	6	4,749 sq.ft.	441.2 m ²
TOTAL	20	12,989 sq.ft.	1,206.7 m ²

FLOOR AREA SUMMARY									
UNIT NAME	UNIT TYPE	# of UNITS	GARAGE	LOWER	MAIN	UPPER	UNIT TOTALS		SITE TOTALS
A	3 BED	4	548 sq.ft.	52 sq.ft.	652 sq.ft.	652 sq.ft.	1,356 sq.ft.	126.0 m ²	5,424 sq.ft. 503.9 m ²
A1	3 BED	1	550 sq.ft.	54 sq.ft.	657 sq.ft.	657 sq.ft.	1,368 sq.ft.	127.1 m ²	1,368 sq.ft. 127.1 m ²
A1-S	3 BED	1	550 sq.ft.	54 sq.ft.	657 sq.ft.	657 sq.ft.	1,368 sq.ft.	127.1 m ²	1,368 sq.ft. 127.1 m ²
A2	3 BED	1	552 sq.ft.	50 sq.ft.	677 sq.ft.	657 sq.ft.	1,384 sq.ft.	128.6 m ²	1,384 sq.ft. 128.6 m ²
A2	3 BED	1	552 sq.ft.	50 sq.ft.	677 sq.ft.	657 sq.ft.	1,384 sq.ft.	128.6 m ²	1,384 sq.ft. 128.6 m ²
AR	3 BED	1	567 sq.ft.	50 sq.ft.	652 sq.ft.	652 sq.ft.	1,354 sq.ft.	125.8 m ²	1,354 sq.ft. 125.8 m ²
A1R-S	3 BED	1	569 sq.ft.	54 sq.ft.	657 sq.ft.	657 sq.ft.	1,368 sq.ft.	127.1 m ²	1,368 sq.ft. 127.1 m ²
A2R-S	3 BED	1	572 sq.ft.	50 sq.ft.	677 sq.ft.	657 sq.ft.	1,384 sq.ft.	128.6 m ²	1,384 sq.ft. 128.6 m ²
B	4 BED	2	409 sq.ft.	283 sq.ft.	701 sq.ft.	736 sq.ft.	1,720 sq.ft.	159.8 m ²	3,440 sq.ft. 319.6 m ²
B1-S	4 BED	1	412 sq.ft.	286 sq.ft.	730 sq.ft.	766 sq.ft.	1,762 sq.ft.	165.6 m ²	1,782 sq.ft. 165.6 m ²
B2-S	4 BED	1	412 sq.ft.	286 sq.ft.	738 sq.ft.	749 sq.ft.	1,773 sq.ft.	164.7 m ²	1,773 sq.ft. 164.7 m ²
D (adapt)	4 BED	3	396 sq.ft.	776 sq.ft.	770 sq.ft.	1,045 sq.ft.	2,991 sq.ft.	240.7 m ²	7,773 sq.ft. 722.1 m ²
D1 (adapt)	4 BED	2	396 sq.ft.	782 sq.ft.	776 sq.ft.	1,051 sq.ft.	2,609 sq.ft.	242.4 m ²	5,218 sq.ft. 484.8 m ²
TOTAL		20					EXCLUDING GARAGES	35,020 sq.ft.	3,253.5 m ²
GARAGE TOTAL:						6,916 sq.ft.	INCLUDING GARAGES	41,936 sq.ft.	3,896.0 m ²

FOCUS
ARCHITECTURE
INCORPORATED

Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H5
t 604.853.5222 f 604.853.5442
e info@focusai.ca

SITE PLAN

2026/08/27

SEAL

SHEET NO.

LOT B | DP-0.01



LOT B - 72 AVE STREETSCAPE
SCALE: 1" = 10'-0"



LOT B - 72B AVE STREETSCAPE
SCALE: 1" = 10'-0"

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS

ARCHITECTURE
INCORPORATED

Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21 ISSUED FOR RZ/DP		
REVISIONS		
CONSULTANT		
CLIENT 1430273 BC Ltd dba SMITH JV		
PROJECT TOWNHOUSE DEVELOPMENT 7261, 7317 209A STREET 20891 72 AVENUE LANGLEY, BC		
DRAWING TITLE STREETSCAPES LOT B		
DATE	2026.05.12	FILE NO.
DWN.	JL/BN	2603
CHK.	CH	
REGISTERED ARCHITECT J. L. Naha BRITISH COLUMBIA		
2026/08/27		
SEAL		
SHEET NO.		
LOT B		DP-0.02



LOT B

FOCUS
ARCHITECTURE
INCORPORATED

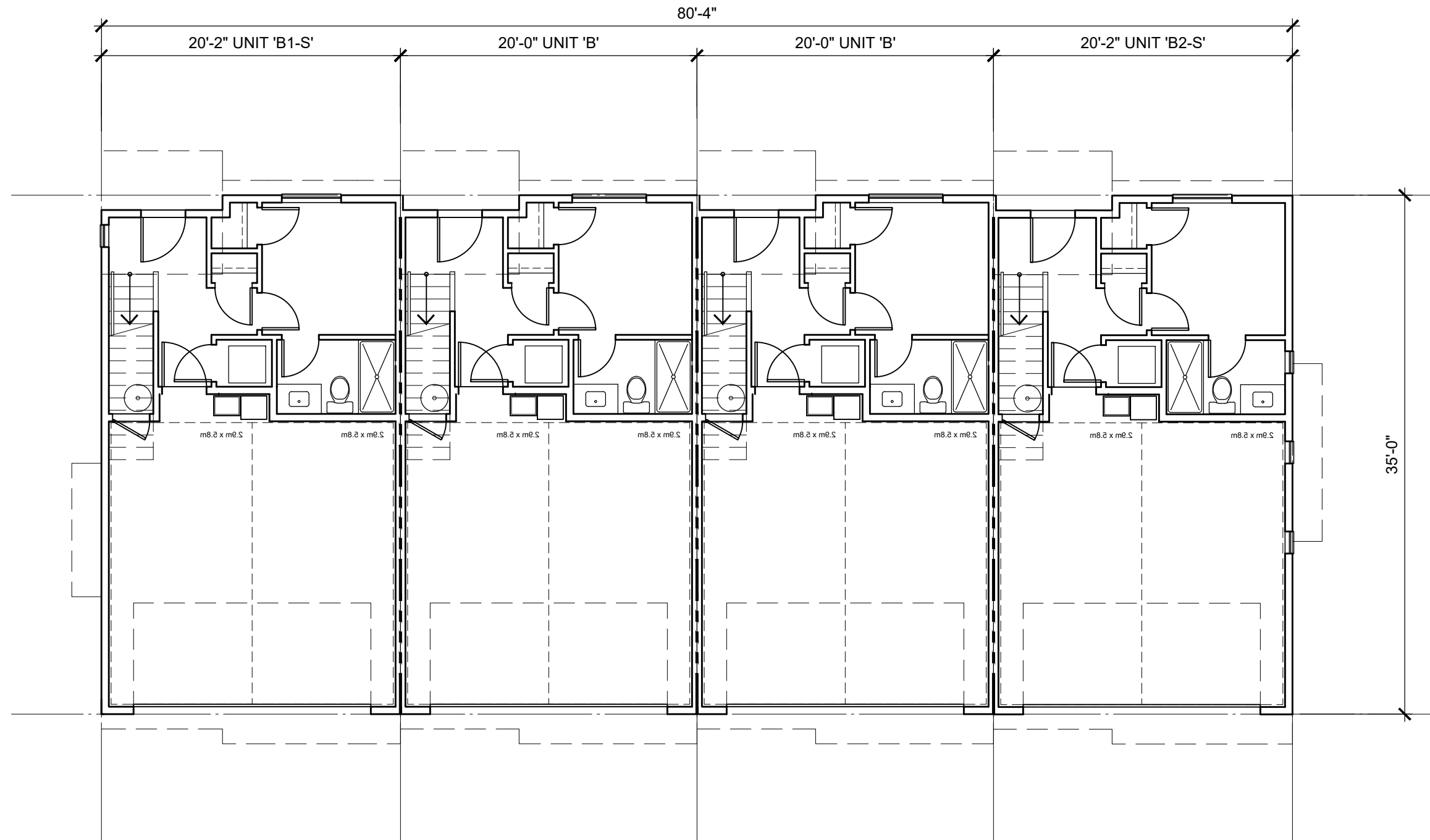
Suite 310 • 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
604.853.5222 f 604.853.5442
e info@focusai.ca

2026/08/27

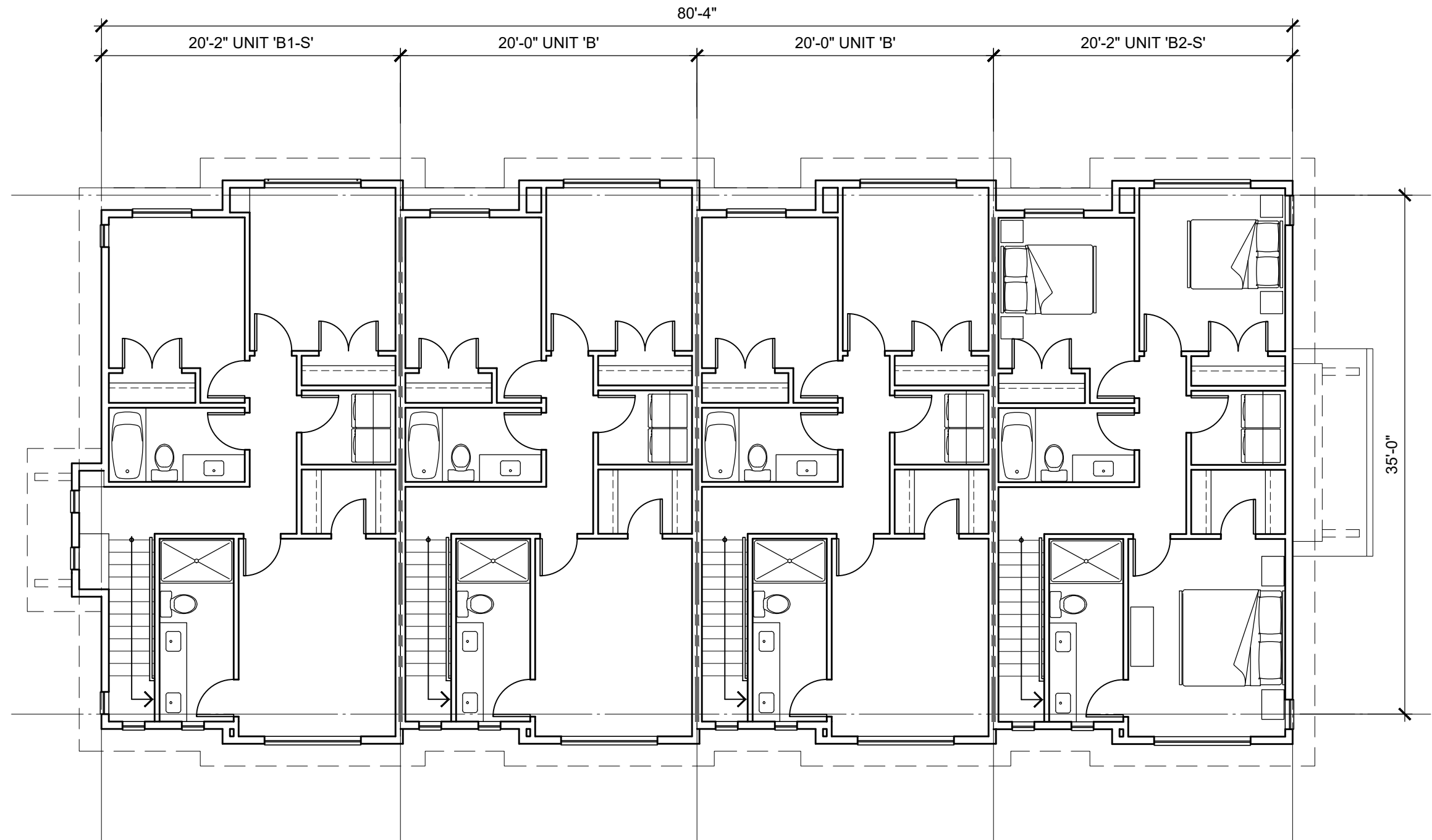
DP-0.03



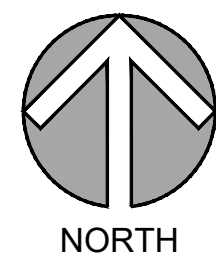
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



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

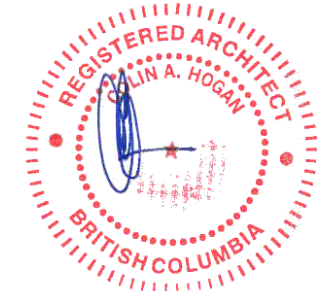


UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"



LOT B

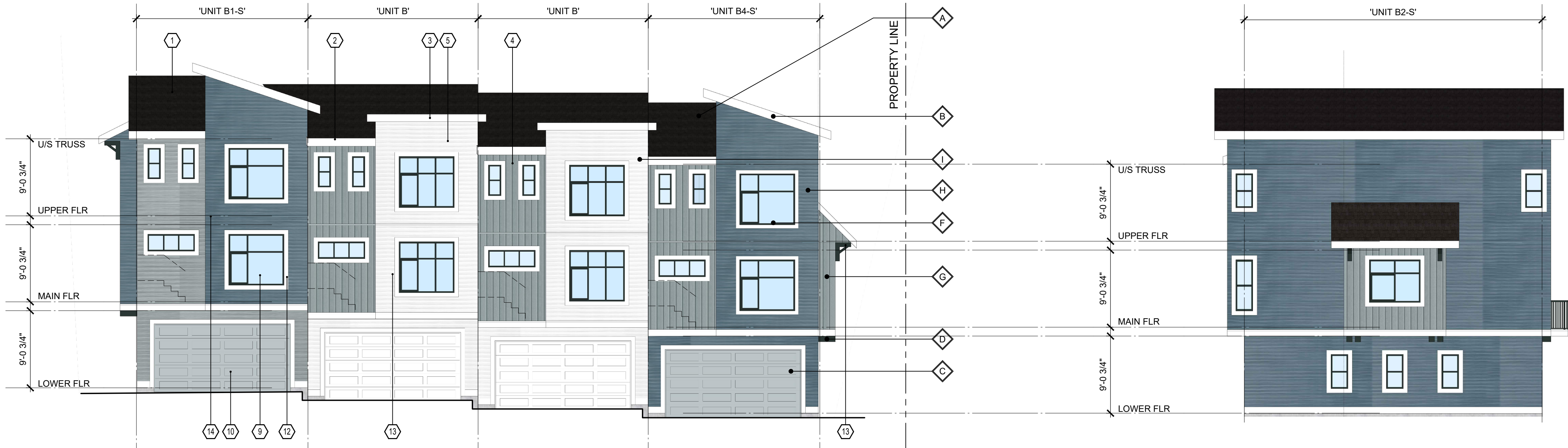
DP-1.01





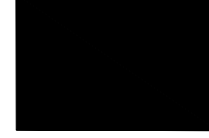
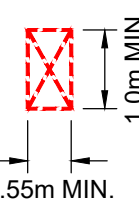
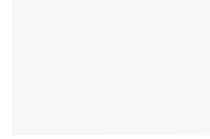
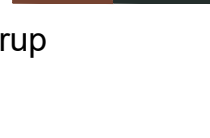
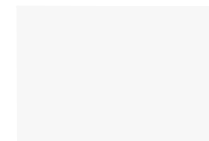
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

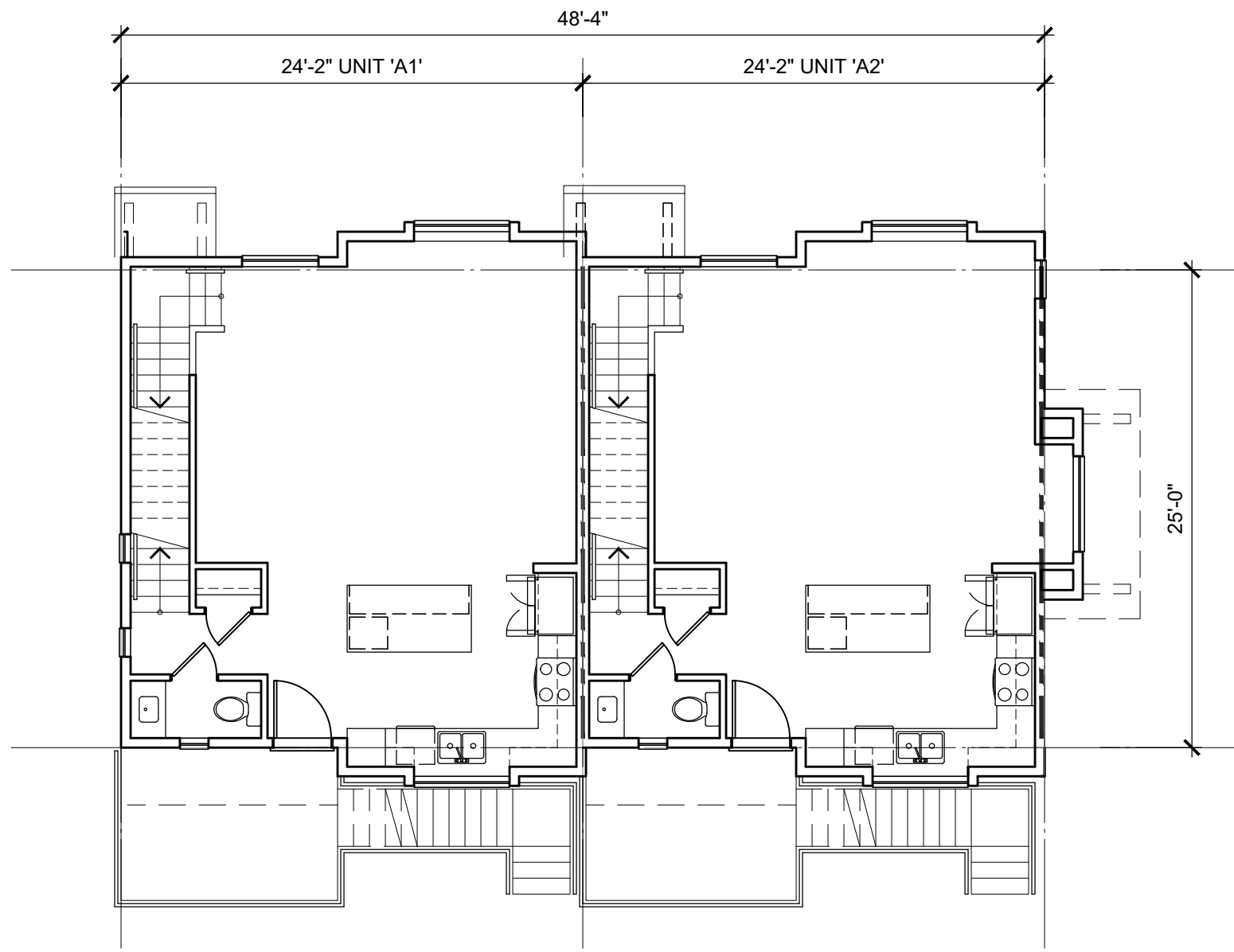
WEST ELEVATION
SCALE: 1/8" = 1'-0"



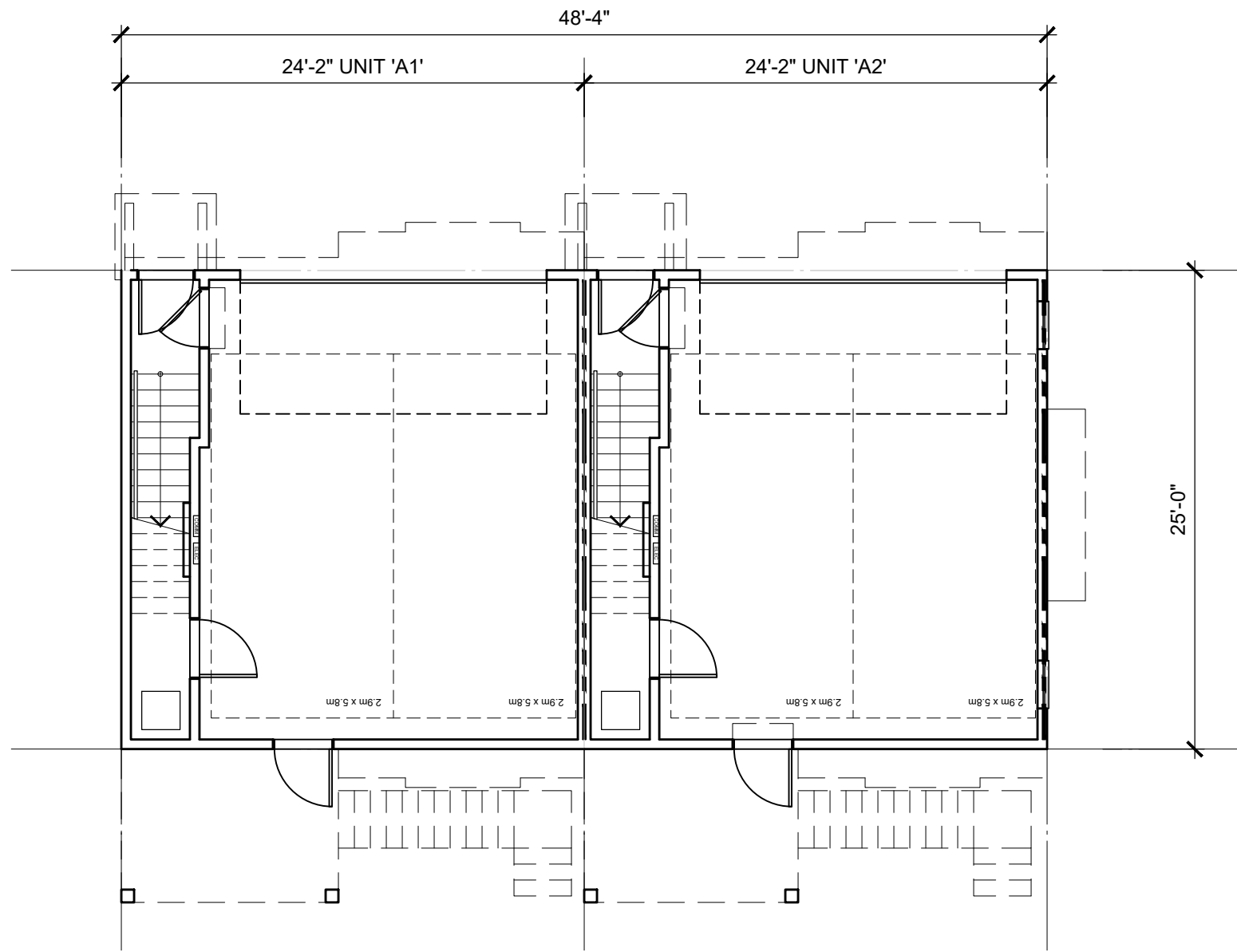
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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

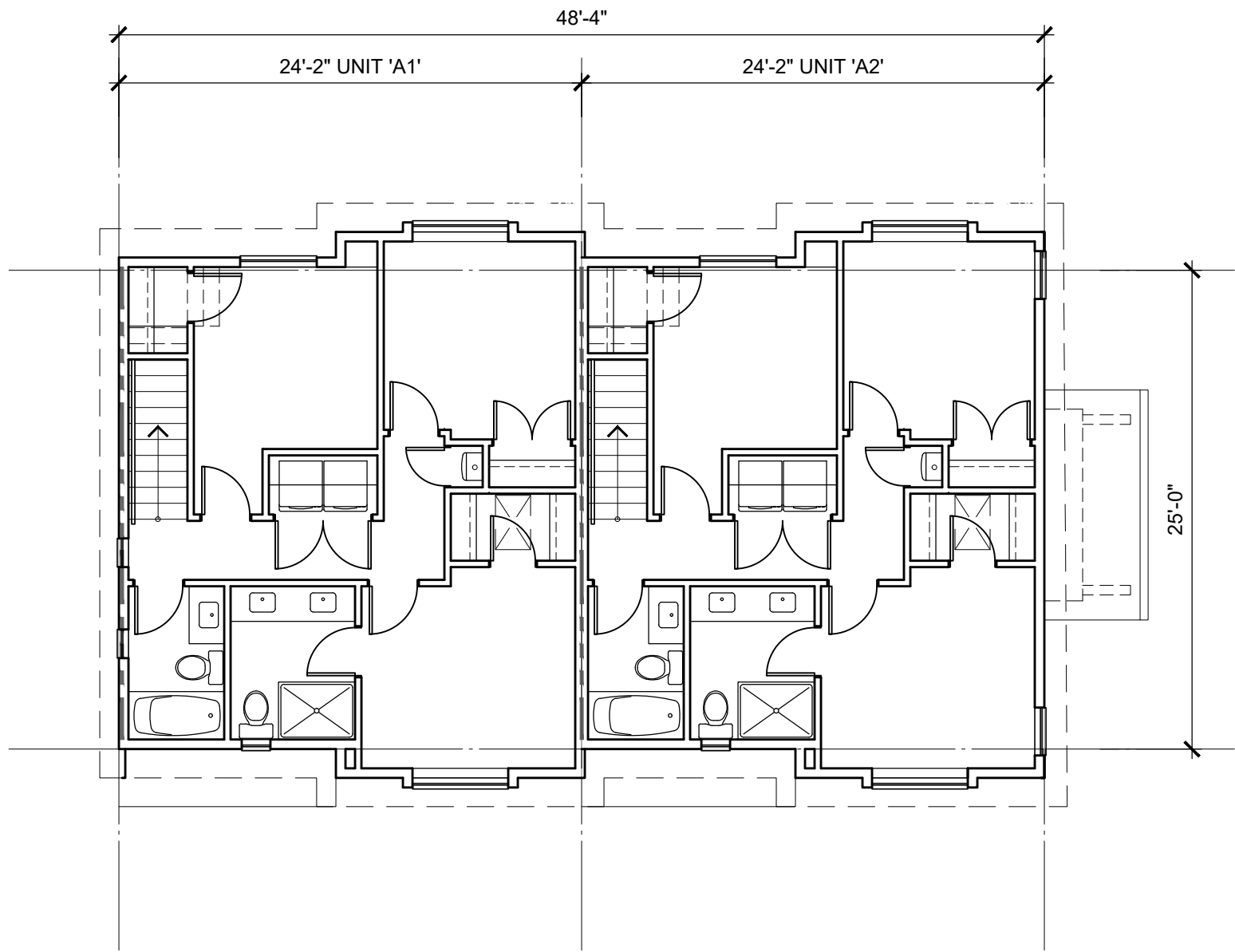
COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES																							
A Roofing: Pabco Premier Laminated Shingle 'Antique Black' * 	E Railings + Window Frame: Black 	UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 																									
B Fascia Boards, Gutters, trims: to match JH 'Arctic White' 	F Main colour: James Hardie 'Boothbay Blue' 																										
C Garage Doors: to match JH 'Light Mist' or 'Arctic White' 	G Main colour: James Hardie 'Evening Blue' 																										
D Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green 	H Main colour: James Hardie 'Arctic White' 																										
	I Main colour: James Hardie 'Light Mist' 																										
				ELEVATION MATERIAL LEGEND <table><tr><td> 1 ASPHALT SHINGLE ROOFING</td><td> 12 PAINTED WOOD TRIM</td></tr><tr><td> 2 PREFINISHED ALUMINUM GUTTER</td><td> 13 PAINTED WOOD BRACKETS</td></tr><tr><td> 3 PAINTED WOOD FASCIA 2x8</td><td> 14 METAL THROUGH WALL FLASHING</td></tr><tr><td> 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL</td><td> 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL</td></tr><tr><td> 5 CEMENT BOARD HORIZONTAL SIDING</td><td> 16 METAL RAILING</td></tr><tr><td> 6 NOT USED</td><td> 17 6'-0" FROSTED GLASS PRIVACY SCREEN</td></tr><tr><td> 7 FIBERGLASS DOOR</td><td> 18 VINYL SLIDING PATIO DOOR</td></tr><tr><td> 8 GLAZED PATIO DOOR</td><td></td></tr><tr><td> 9 VINYL WINDOW</td><td></td></tr><tr><td> 10 OVERHEAD GARAGE DOOR</td><td></td></tr><tr><td> 11 PAINTED WOOD COLUMN</td><td></td></tr></table>		1 ASPHALT SHINGLE ROOFING	12 PAINTED WOOD TRIM	2 PREFINISHED ALUMINUM GUTTER	13 PAINTED WOOD BRACKETS	3 PAINTED WOOD FASCIA 2x8	14 METAL THROUGH WALL FLASHING	4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL	15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL	5 CEMENT BOARD HORIZONTAL SIDING	16 METAL RAILING	6 NOT USED	17 6'-0" FROSTED GLASS PRIVACY SCREEN	7 FIBERGLASS DOOR	18 VINYL SLIDING PATIO DOOR	8 GLAZED PATIO DOOR		9 VINYL WINDOW		10 OVERHEAD GARAGE DOOR		11 PAINTED WOOD COLUMN	
1 ASPHALT SHINGLE ROOFING	12 PAINTED WOOD TRIM																										
2 PREFINISHED ALUMINUM GUTTER	13 PAINTED WOOD BRACKETS																										
3 PAINTED WOOD FASCIA 2x8	14 METAL THROUGH WALL FLASHING																										
4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL	15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL																										
5 CEMENT BOARD HORIZONTAL SIDING	16 METAL RAILING																										
6 NOT USED	17 6'-0" FROSTED GLASS PRIVACY SCREEN																										
7 FIBERGLASS DOOR	18 VINYL SLIDING PATIO DOOR																										
8 GLAZED PATIO DOOR																											
9 VINYL WINDOW																											
10 OVERHEAD GARAGE DOOR																											
11 PAINTED WOOD COLUMN																											
				LOT B																							



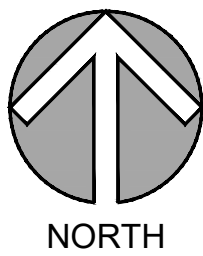
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



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



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



LOT B

DP-2.01

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS

ARCHITECTURE
INCORPORATED

Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focus.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS

CONSULTANT

CLIENT

**1430273 BC Ltd dba
SMITH JV**

PROJECT

**TOWNHOUSE
DEVELOPMENT**

**7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC**

DRAWING TITLE

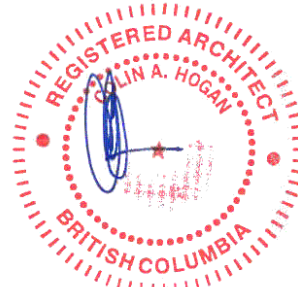
**BUILDING 2
PLANS**

DATE **2026.05.12** FILE NO.

DWN. **BN**

CHK. **CH**

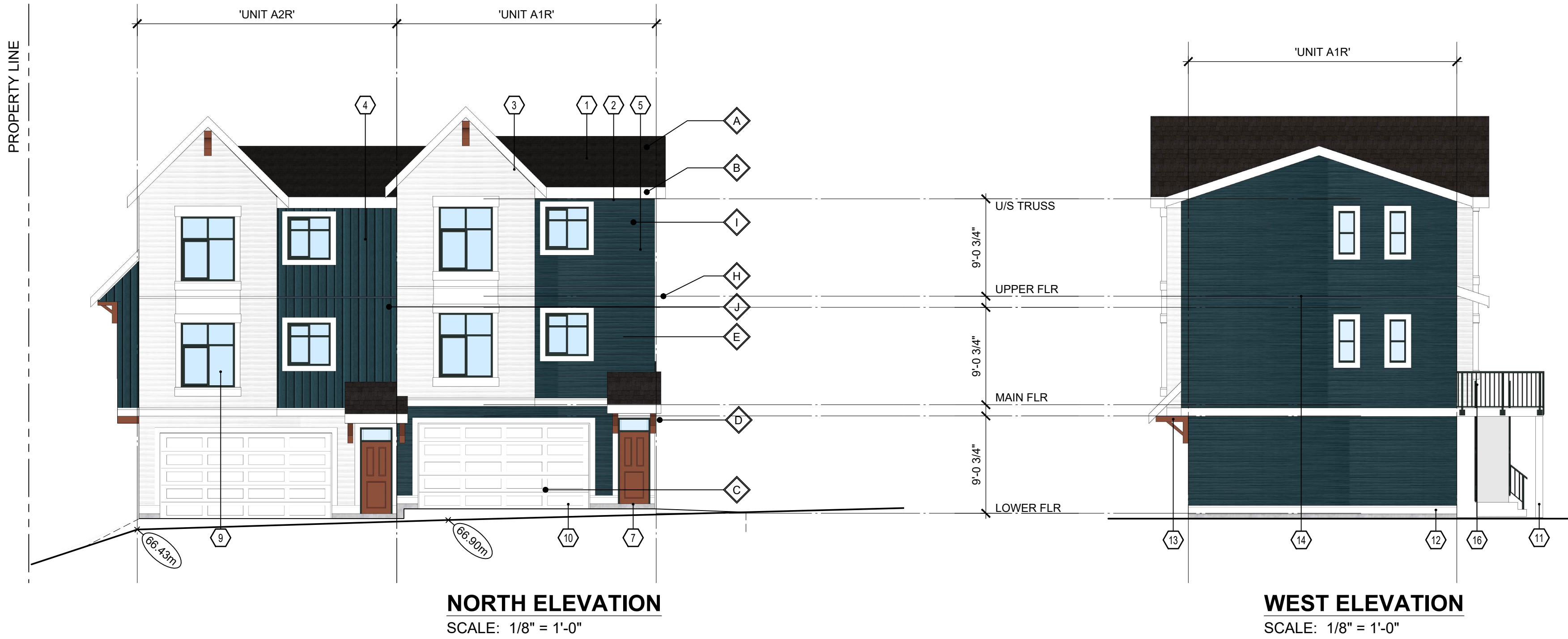
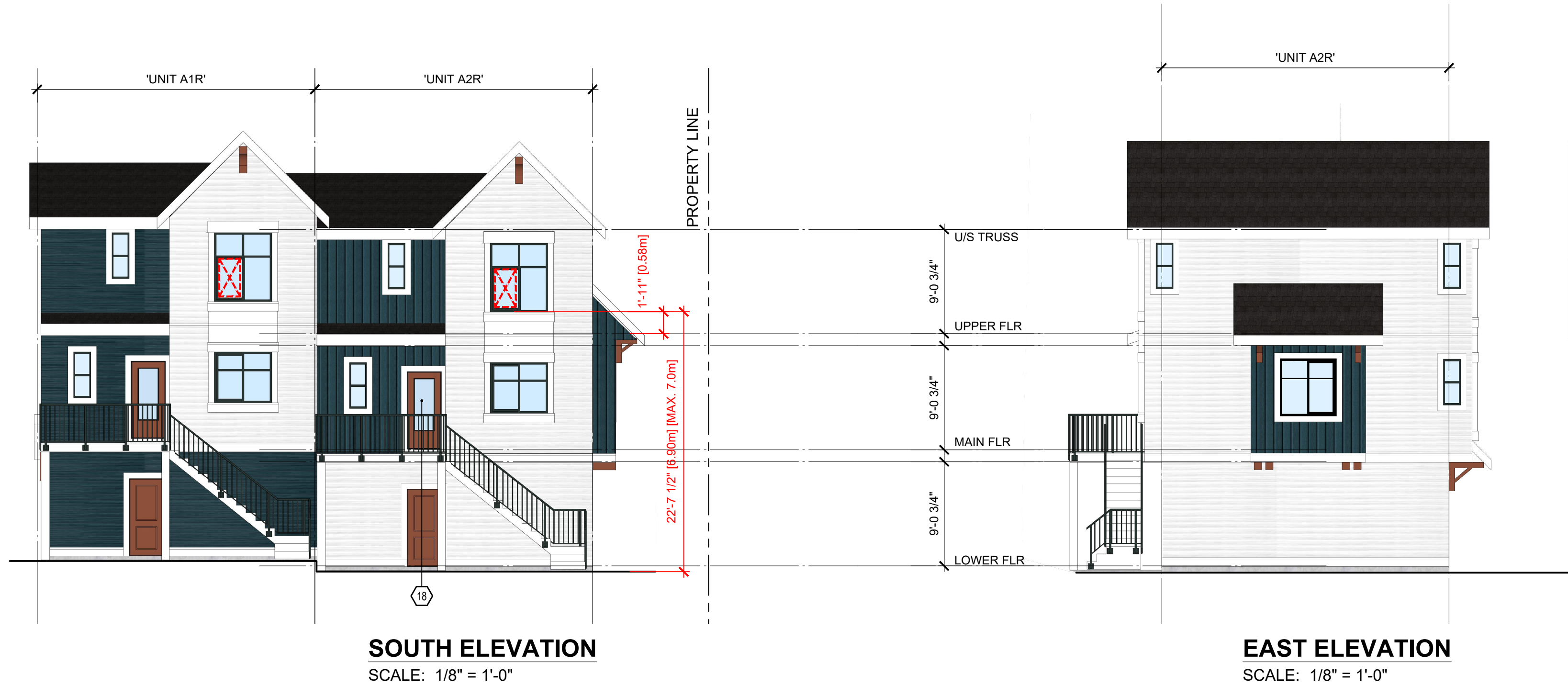
2603

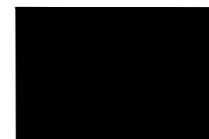
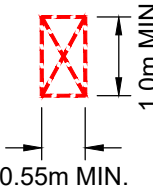
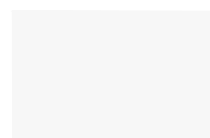
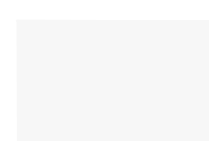


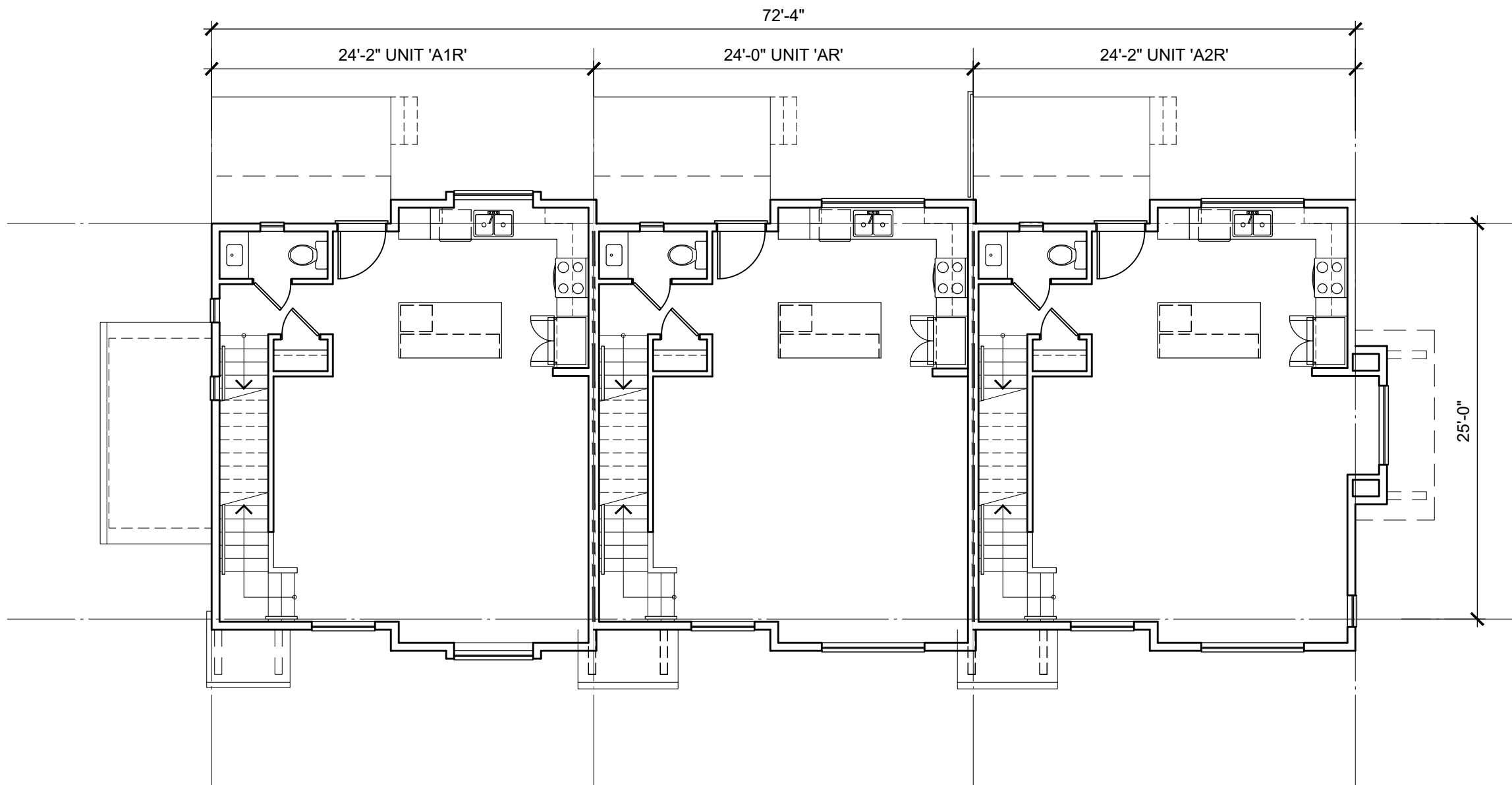
2026/08/27

SEAL

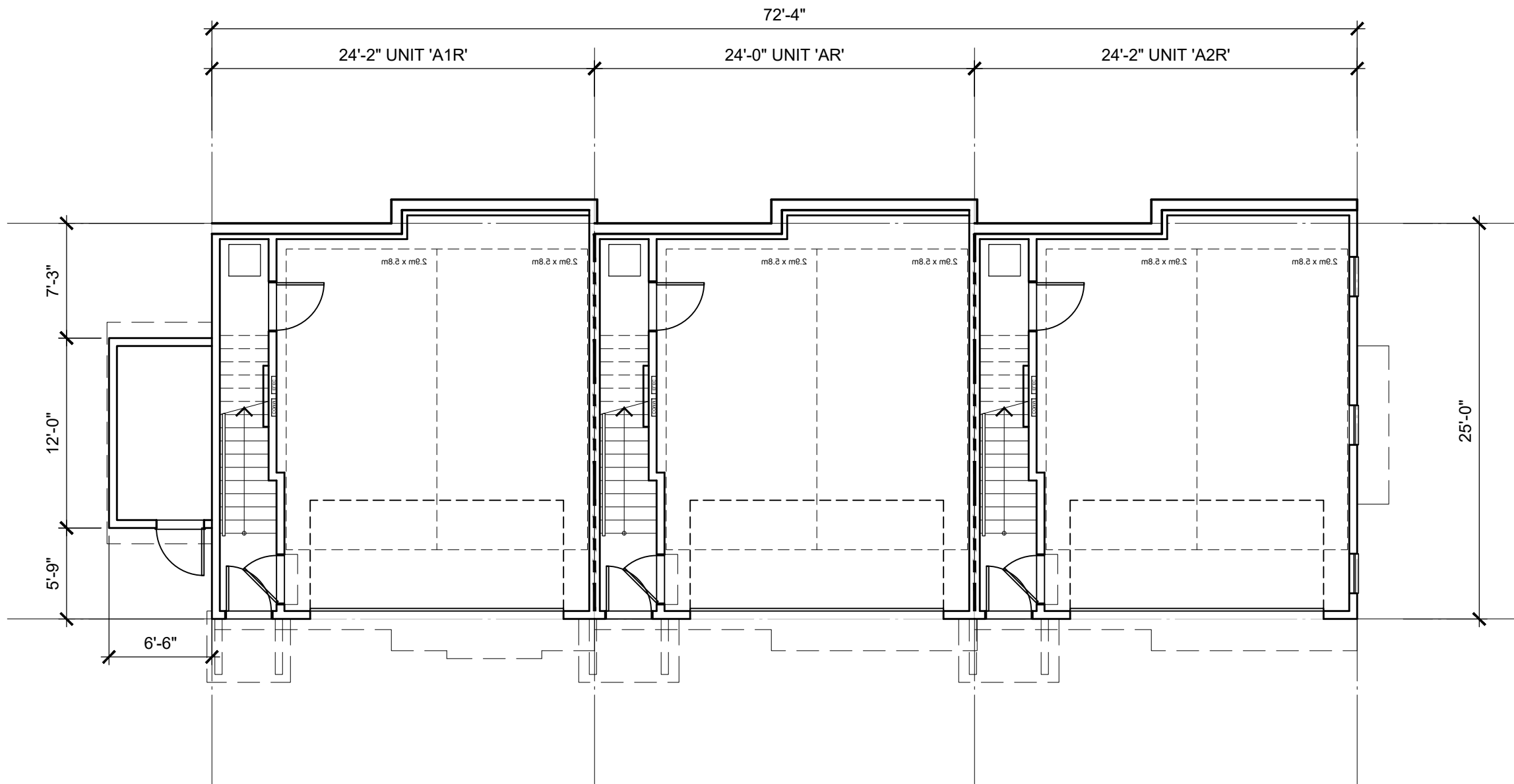
SHEET NO.



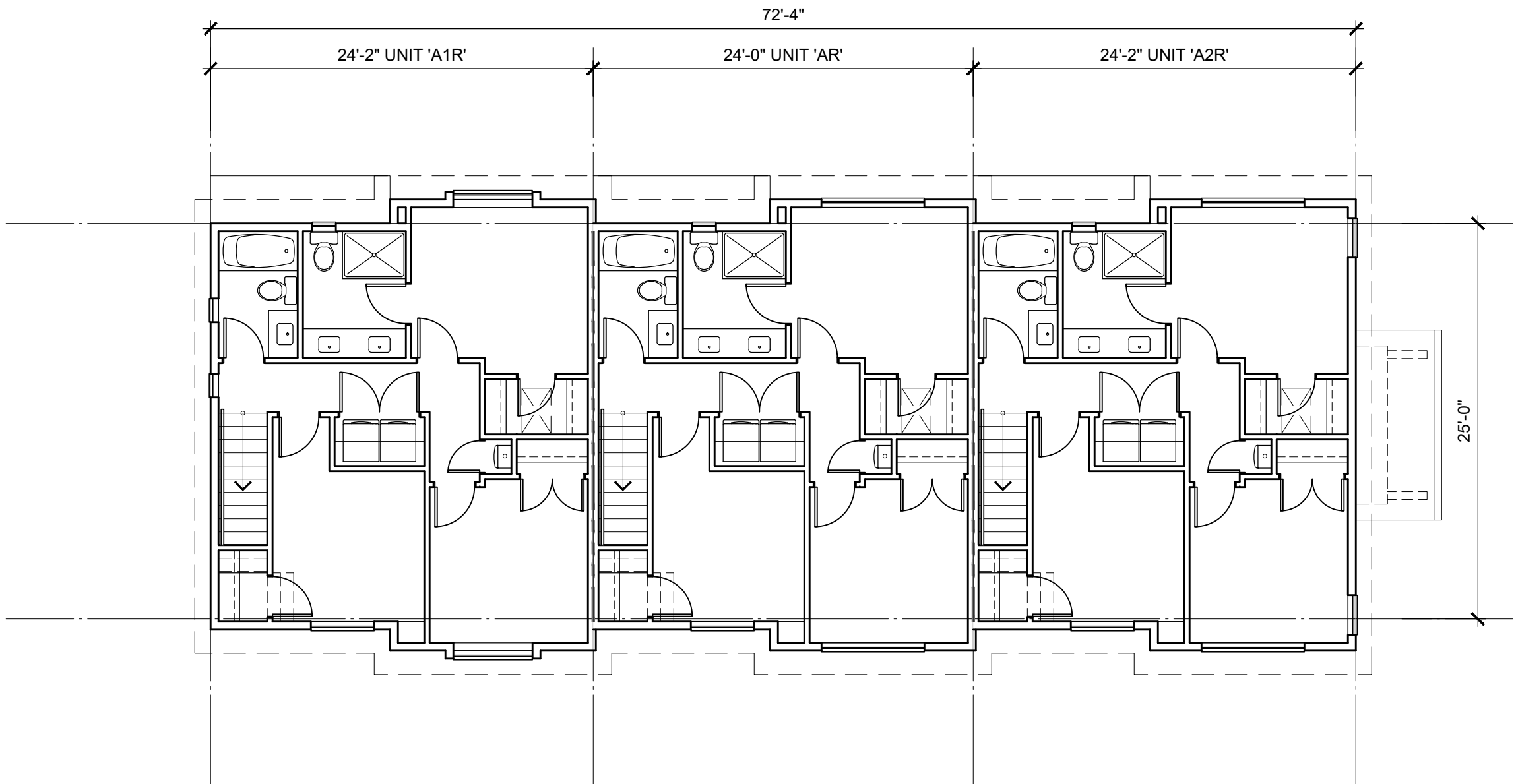
COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
A Roofing: Pabco Premier Laminated Shingle 'Antique Black' *		E Railings + Window Frame: Black		UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 	
B Fascia Boards, Gutters, trims: to match JH 'Arctic White'		F Main colour: James Hardie 'Boothbay Blue'		ELEVATION MATERIAL LEGEND 1 ASPHALT SHINGLE ROOFING 2 PREFINISHED ALUMINUM GUTTER 3 PAINTED WOOD FASCIA 2x8 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL 5 CEMENT BOARD HORIZONTAL SIDING 6 NOT USED 7 FIBERGLASS DOOR 8 GLAZED PATIO DOOR 9 VINYL WINDOW 10 OVERHEAD GARAGE DOOR 11 PAINTED WOOD COLUMN 12 PAINTED WOOD TRIM 13 PAINTED WOOD BRACKETS 14 METAL THROUGH WALL FLASHING 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL 16 METAL RAILING 17 6'-0" FROSTED GLASS PRIVACY SCREEN 18 VINYL SLIDING PATIO DOOR	
C Garage Doors: to match JH 'Light Mist' or 'Arctic White'		G Main colour: James Hardie 'Evening Blue'			
D Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green		H Main colour: James Hardie 'Arctic White'			
		I Main colour: James Hardie 'Light Mist'			



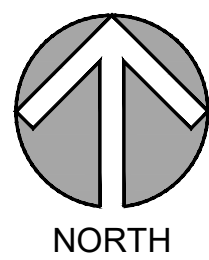
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



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

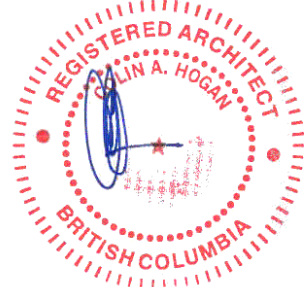


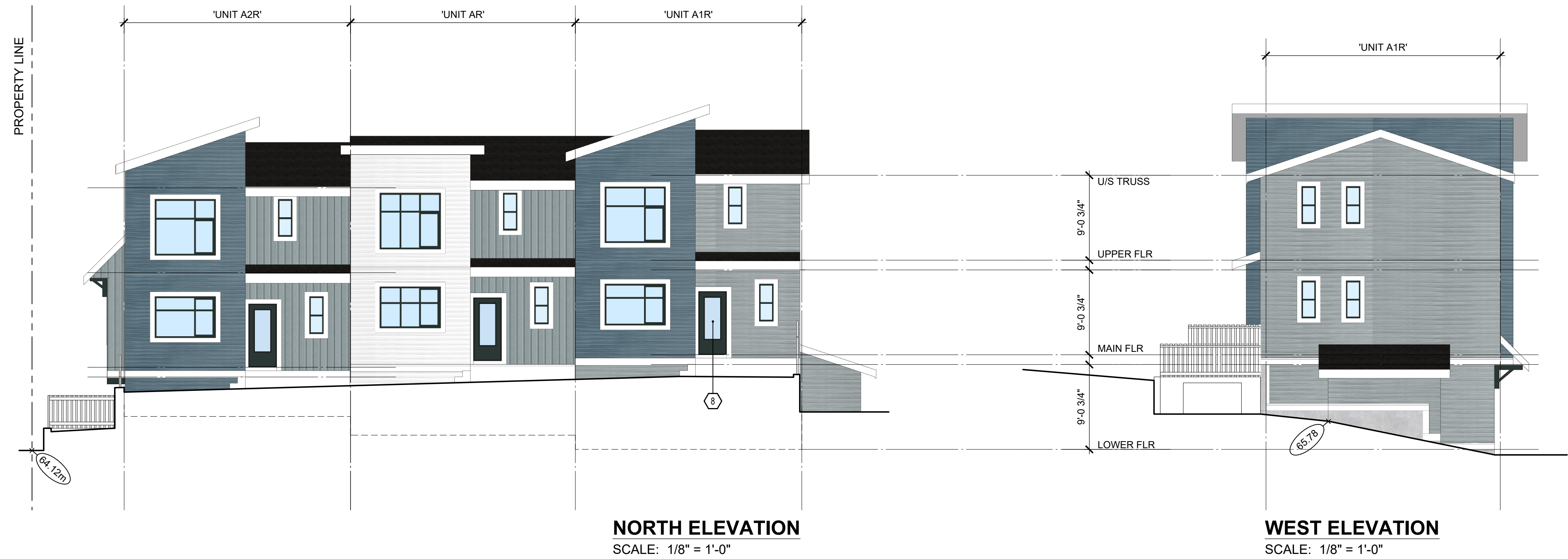
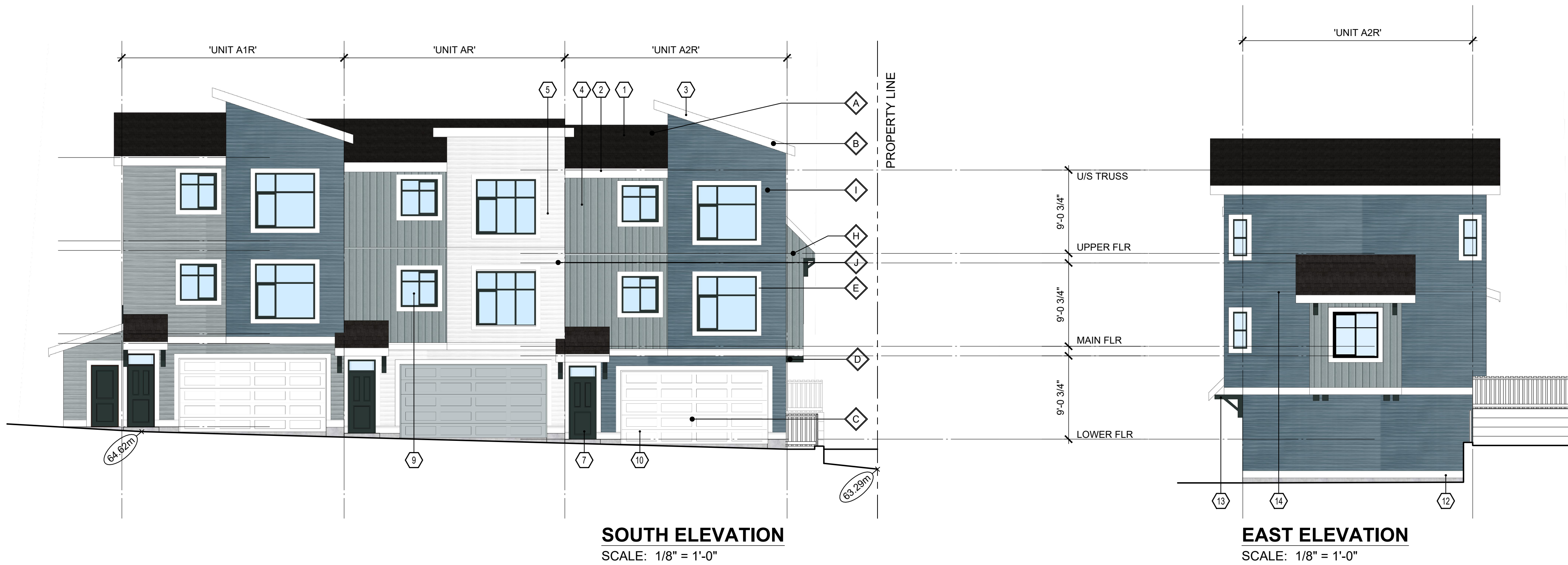
UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

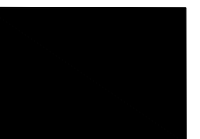
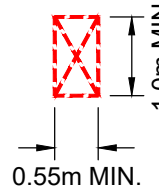
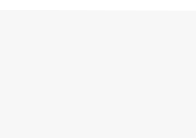
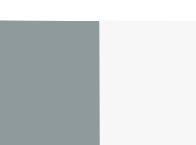
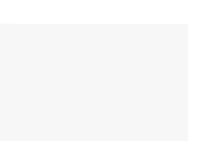


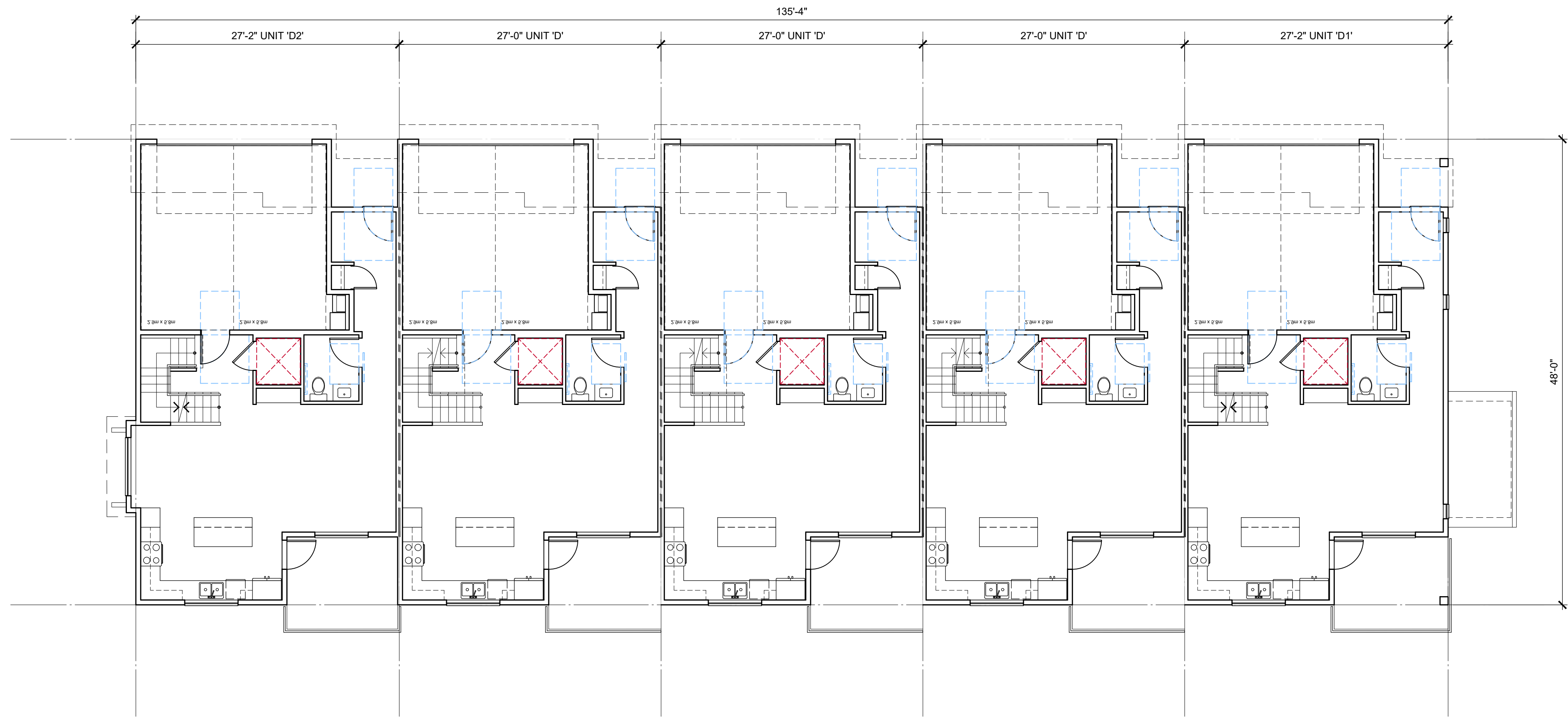
LOT B

DP-3.01

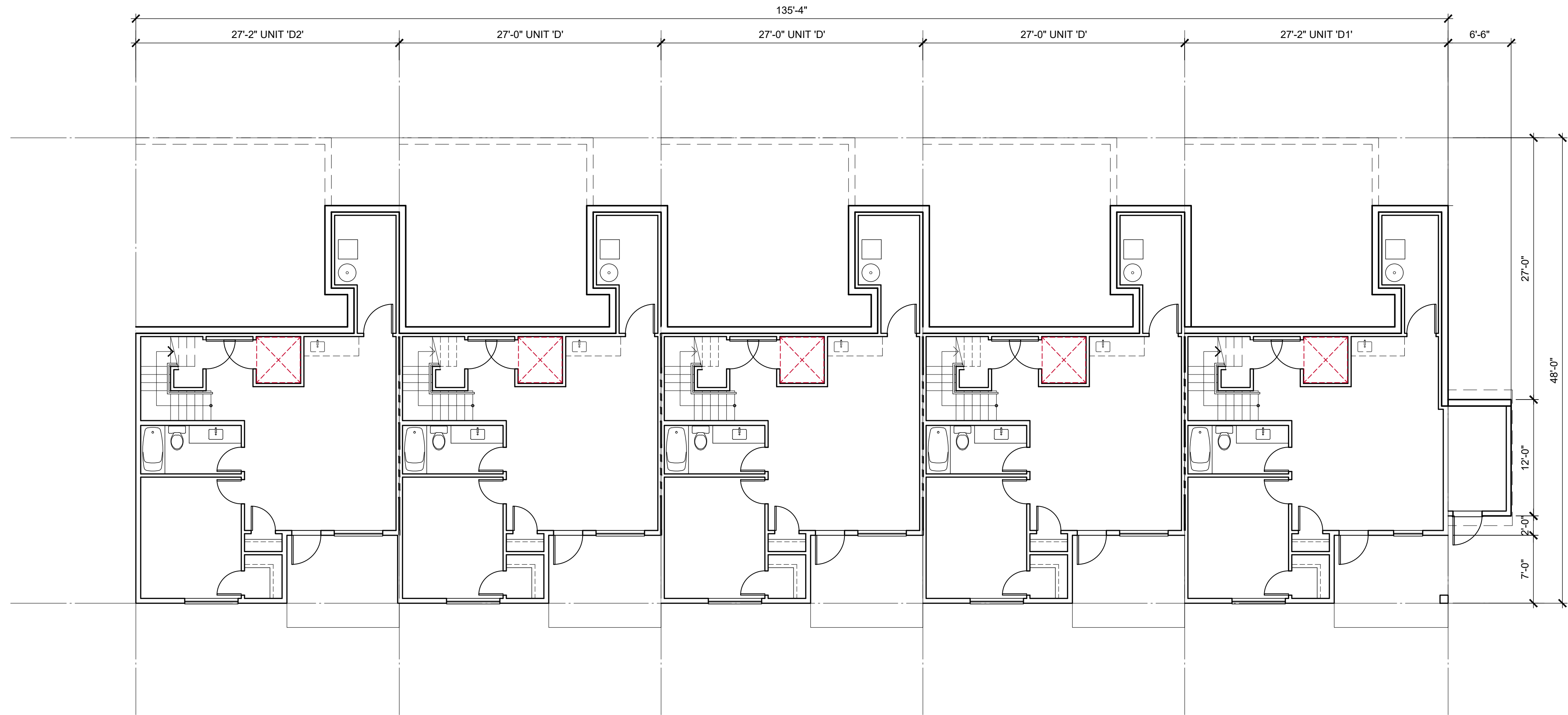




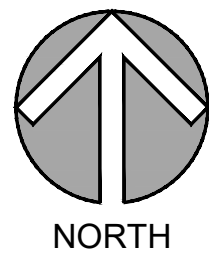
COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
A Roofing: Pabco Premier Laminated Shingle 'Antique Black' *		E Railings + Window Frame: Black		UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 	
B Fascia Boards, Gutters, trims: to match JH 'Arctic White'		F Main colour: James Hardie 'Boothbay Blue'			
C Garage Doors: to match JH 'Light Mist' or 'Arctic White'		G Main colour: James Hardie 'Evening Blue'			
D Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green		H Main colour: James Hardie 'Arctic White'			
		I Main colour: James Hardie 'Light Mist'			
				ELEVATION MATERIAL LEGEND 1 ASPHALT SHINGLE ROOFING 2 PREFINISHED ALUMINUM GUTTER 3 PAINTED WOOD FASCIA 2x8 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL 5 CEMENT BOARD HORIZONTAL SIDING 6 NOT USED 7 FIBERGLASS DOOR 8 GLAZED PATIO DOOR 9 VINYL WINDOW 10 OVERHEAD GARAGE DOOR 11 PAINTED WOOD COLUMN 12 PAINTED WOOD TRIM 13 PAINTED WOOD BRACKETS 14 METAL THROUGH WALL FLASHING 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL 16 METAL RAILING 17 6'-0" FROSTED GLASS PRIVACY SCREEN 18 VINYL SLIDING PATIO DOOR	
				LOT B	



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



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



LOT B

DP-4.01

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE
INCORPORATED

Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focus.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

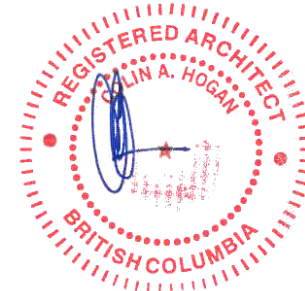
CLIENT
1430273 BC Ltd dba
SMITH JV

PROJECT
TOWNHOUSE
DEVELOPMENT

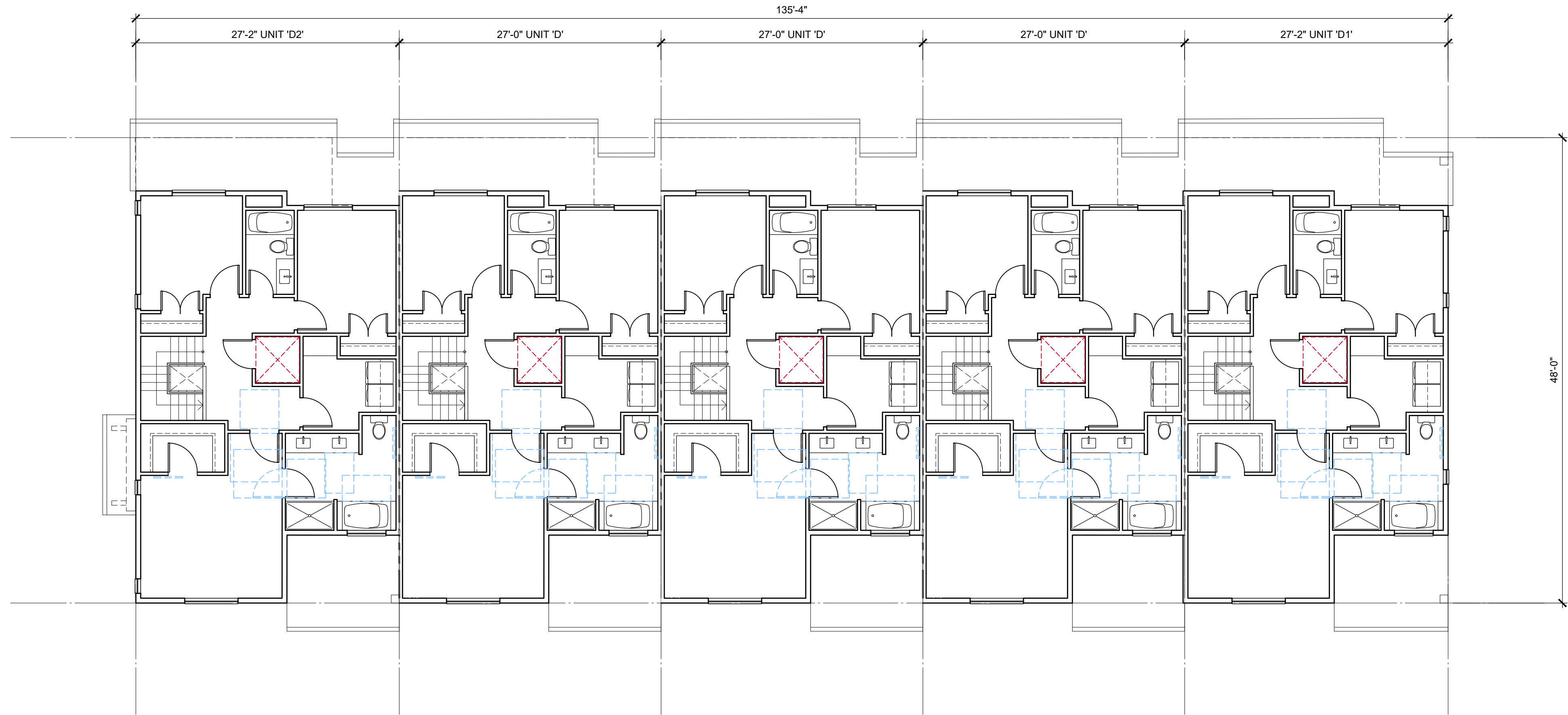
7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE
**BUILDING 4
PLANS**

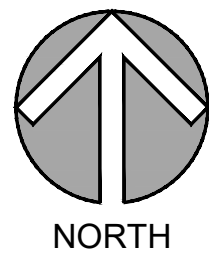
DATE 2026.05.12 FILE NO.
DWN. BN
CHK. CH **2603**



2026/08/27
SEAL
SHEET NO.



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



LOT B

DP-4.02

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE
INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

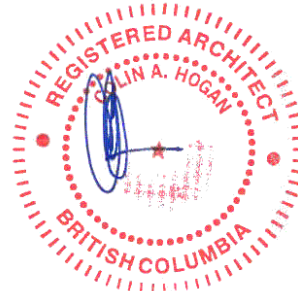
REVISIONS
CONSULTANT

CLIENT
1430273 BC Ltd dba
SMITH JV

PROJECT
TOWNHOUSE
DEVELOPMENT
7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

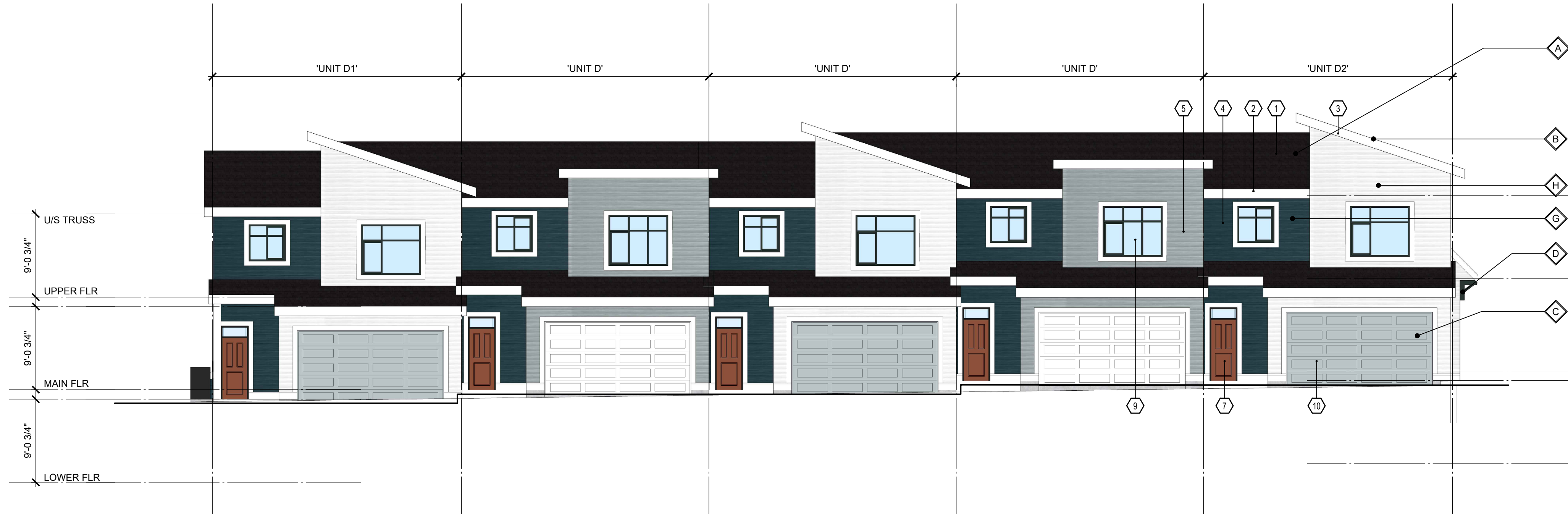
DRAWING TITLE
BUILDING 4
PLANS

DATE 2026.05.12 FILE NO.
DWN. BN
CHK. CH 2603



SEAL
SHEET NO.

2026/08/27



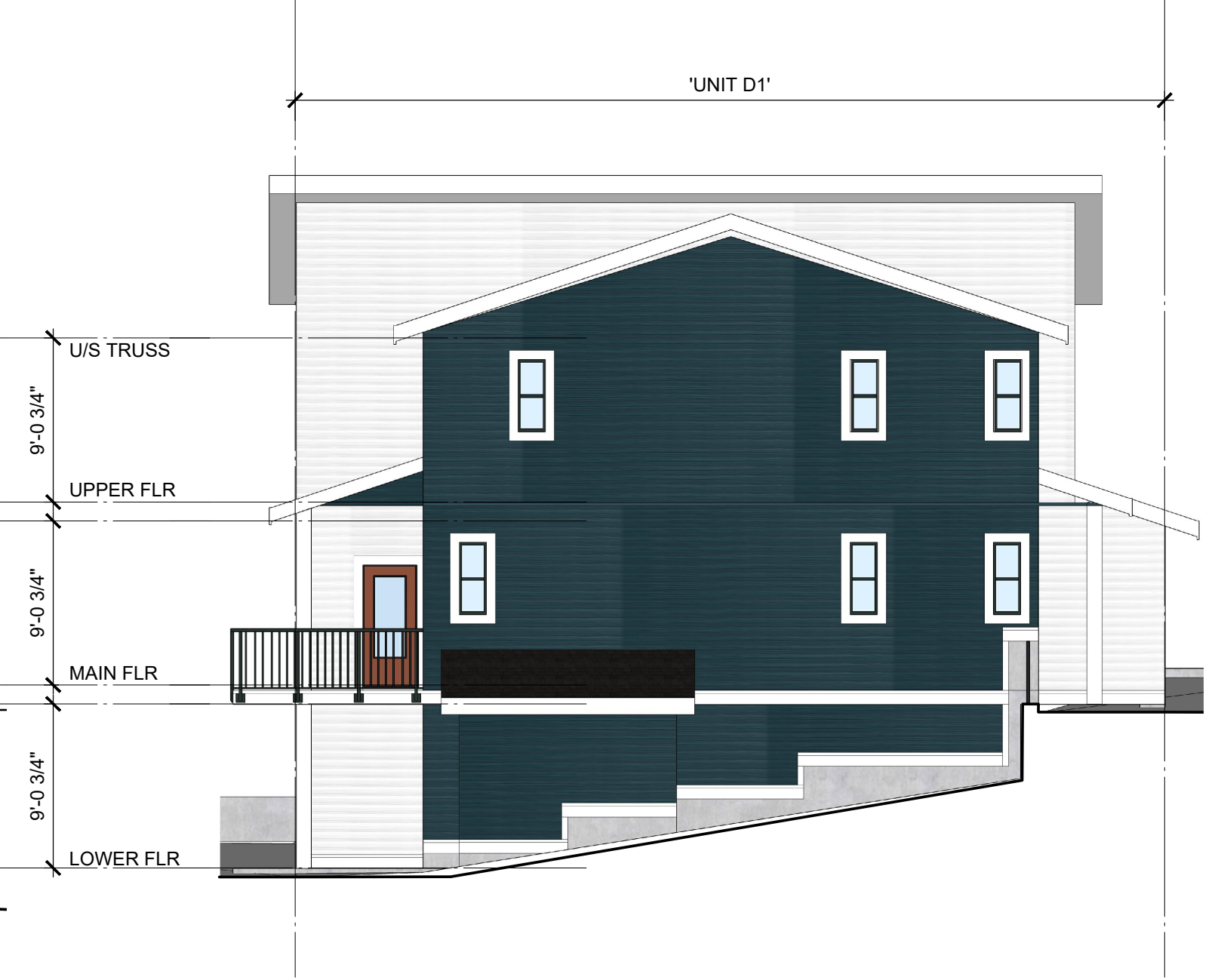
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

COMMON AMONG SCHEMES

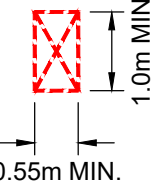
- | | | |
|----------|--|--|
| A | Roofing:
Pabco Premier
Laminated Shingle
'Antique Black' * | |
| B | Fascia Boards,
Gutters, trims:
to match JH
'Arctic White' | |
| C | Garage Doors:
to match JH
'Light Mist' or
'Arctic White' | |
| D | Brackets,
Entry Doors:
Painted
Benjamin Moore
2104-10 Pancake Syrup
or
Benjamin Moore
HC-187 Black Forest Green | |

NOTE: CLADDING PER ELEVATIONS

- | | | |
|----------|--|--|
| E | Railings +
Window Frame:
Black | |
| F | Main colour:
James Hardie
'Boothbay Blue' | |
| G | Main colour:
James Hardie
'Evening Blue' | |
| H | Main colour:
James Hardie
'Arctic White' | |
| I | Main colour:
James Hardie
'Light Mist' | |

EGRESS WINDOW NOTES

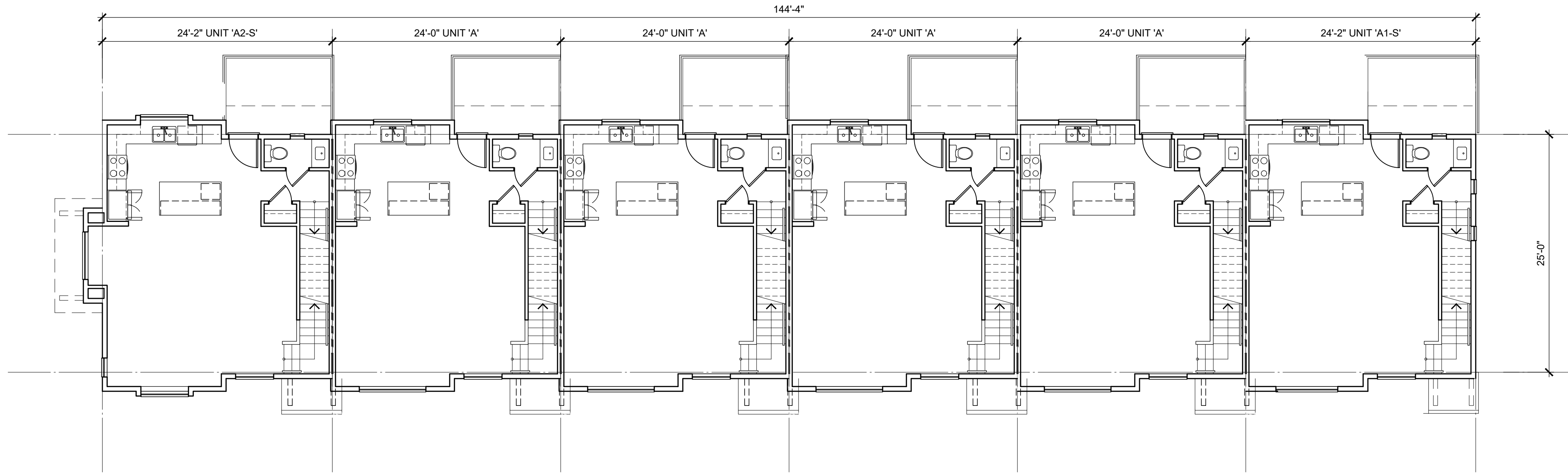
UNIT EGRESS (B.C.B.C. 9.9.9)
MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m
MAX. SILL HT. FROM FLOOR = 1.0m
MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING
APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR



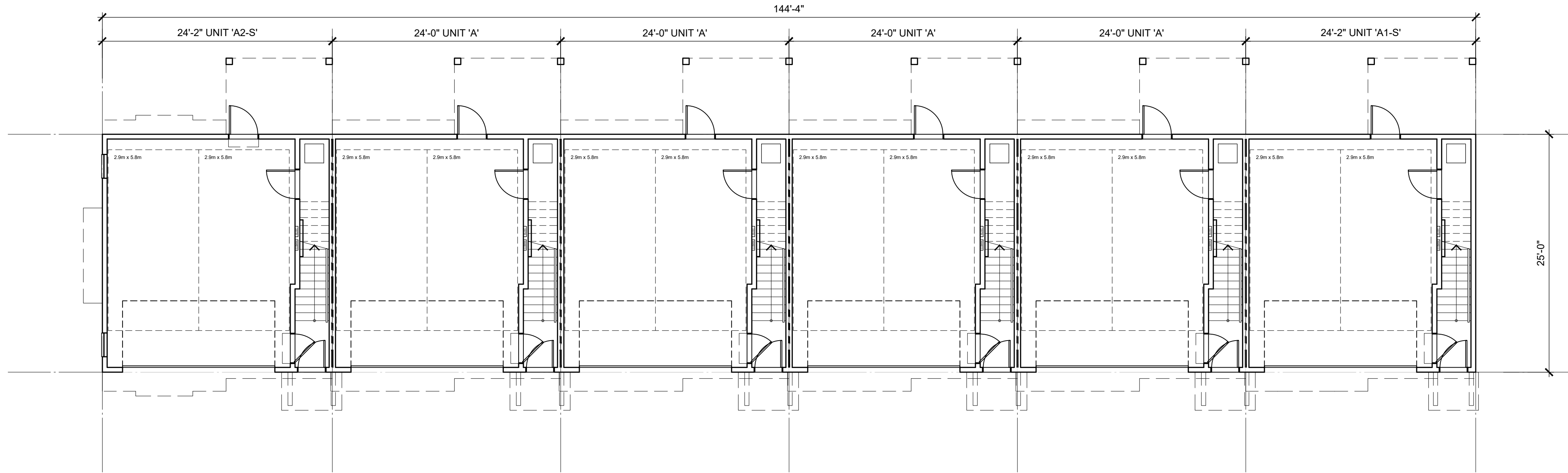
ELEVATION MATERIAL LEGEND

- | | |
|---|--|
| 1 ASPHALT SHINGLE ROOFING | 12 PAINTED WOOD TRIM |
| 2 PREFINISHED ALUMINUM GUTTER | 13 PAINTED WOOD BRACKETS |
| 3 PAINTED WOOD FASCIA 2x8 | 14 METAL THROUGH WALL FLASHING |
| 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL | 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL |
| 5 CEMENT BOARD HORIZONTAL SIDING | 16 METAL RAILING |
| 6 NOT USED | 17 6'-0" FROSTED GLASS PRIVACY SCREEN |
| 7 FIBERGLASS DOOR | 18 VINYL SLIDING PATIO DOOR |
| 8 GLAZED PATIO DOOR | |
| 9 VINYL WINDOW | |
| 10 OVERHEAD GARAGE DOOR | |
| 11 PAINTED WOOD COLUMN | |

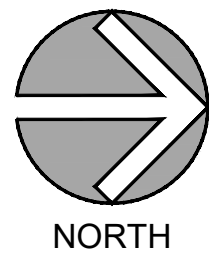
LOT B



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



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



LOT B

DP-5.01

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.



**ARCHITECTURE
INCORPORATED**

Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focus.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

CLIENT
**1430273 BC Ltd dba
SMITH JV**

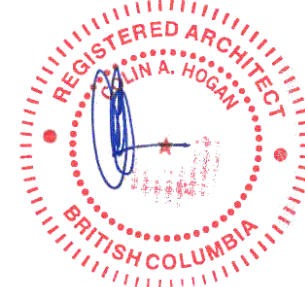
PROJECT
**TOWNHOUSE
DEVELOPMENT**

**7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC**

DRAWING TITLE

**BUILDING 5
PLANS**

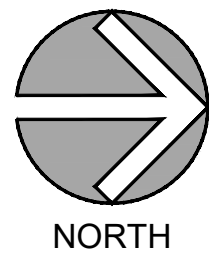
DATE **2026.05.12** FILE NO.
DWN. **BN**
CHK. **CH** **2603**



2026/08/27
SEAL
SHEET NO.



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



©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS

ARCHITECTURE
INCORPORATED

Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2026-07-21
ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

CLIENT
1430273 BC Ltd dba
SMITH JV

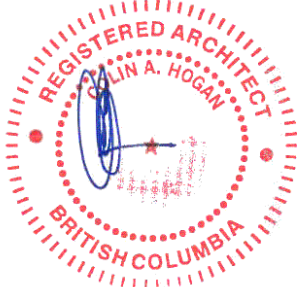
PROJECT
TOWNHOUSE
DEVELOPMENT

7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE

BUILDING 5
PLANS

DATE	2026.05.12	FILE NO.
DWN.	BN	2603
CHK.	CH	



2026/08/27
SEAL
SHEET NO.

LOT B
DP-5.02



EAST ELEVATION

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

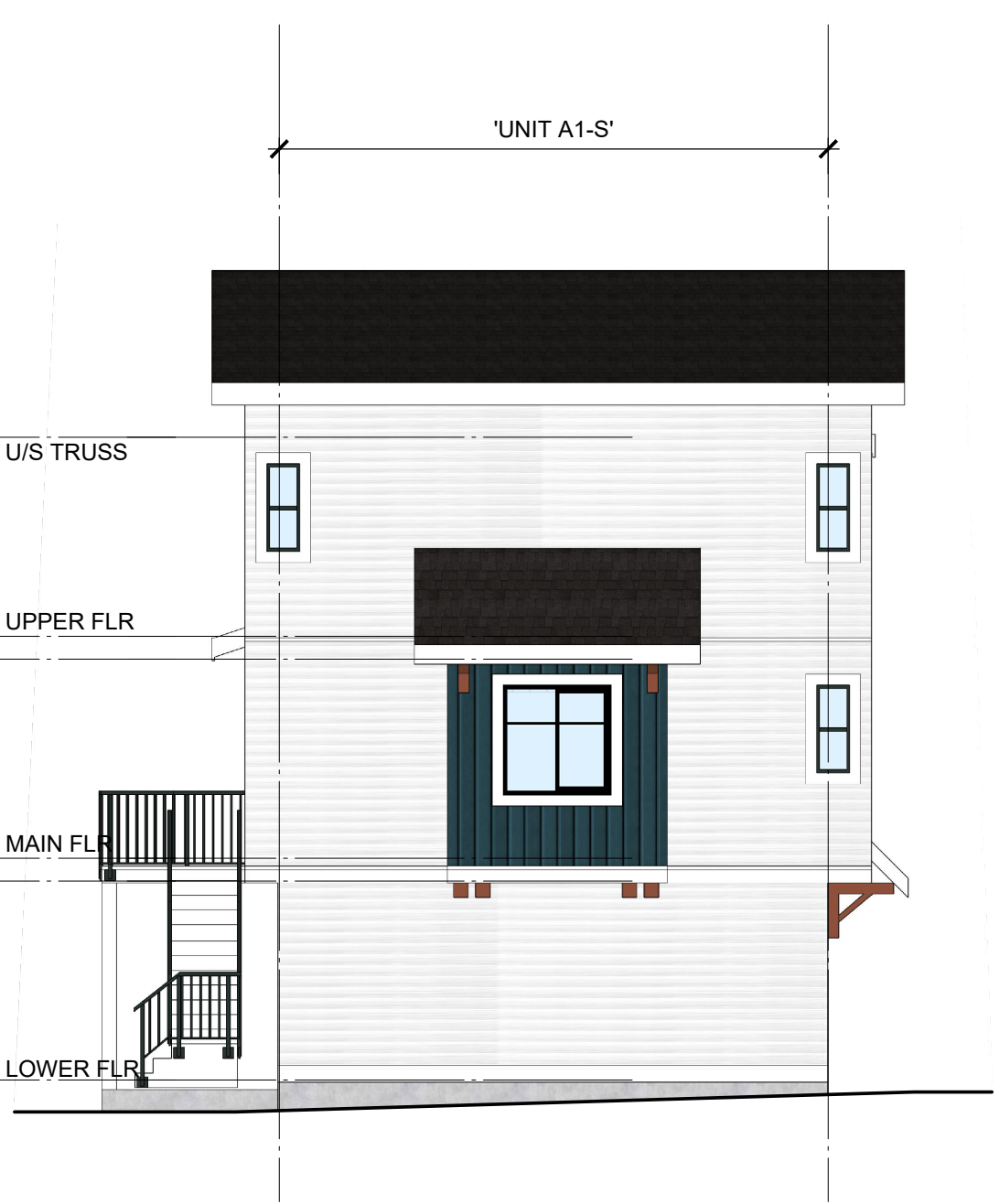
NORTH ELEVATION

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



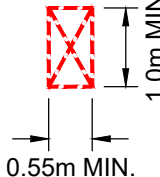
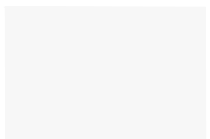
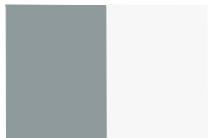
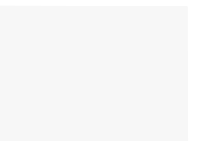
WEST ELEVATION

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



SOUTH ELEVATION

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

COMMON AMONG SCHEMES		NOTE: CLADDING PER ELEVATIONS		EGRESS WINDOW NOTES	
A Roofing: Pabco Premier Laminated Shingle 'Antique Black' *		E Railings + Window Frame: Black		UNIT EGRESS (B.C.B.C. 9.9.9) MIN. UNOBSTRUCTED OPENING DIMENSIONS = 0.55m x 1.0m MAX. SILL HT. FROM FLOOR = 1.0m MAX. SILL HT. FROM ADJACENT GROUND LEVEL = 7.0m TO OPENING APPROVED W.O.C.D. REQUIRED WHEN SILL IS LESS THAN 900mm ABOVE FLOOR 	
B Fascia Boards, Gutters, trims: to match JH 'Arctic White'		F Main colour: James Hardie 'Boothbay Blue'			
C Garage Doors: to match JH 'Light Mist' or 'Arctic White'		G Main colour: James Hardie 'Evening Blue'		ELEVATION MATERIAL LEGEND 1 ASPHALT SHINGLE ROOFING 2 PREFINISHED ALUMINUM GUTTER 3 PAINTED WOOD FASCIA 2x8 4 1x2 BATTEN AT 12" O.C. ON SMOOTH CEMENT BOARD PANEL 5 CEMENT BOARD HORIZONTAL SIDING 6 NOT USED 7 FIBERGLASS DOOR 8 GLAZED PATIO DOOR 9 VINYL WINDOW 10 OVERHEAD GARAGE DOOR 11 PAINTED WOOD COLUMN 12 PAINTED WOOD TRIM 13 PAINTED WOOD BRACKETS 14 METAL THROUGH WALL FLASHING 15 PRIVACY WALL w/ 2x8 TRIM BOARD ON EXTERIOR WALL 16 METAL RAILING 17 6'-0" FROSTED GLASS PRIVACY SCREEN 18 VINYL SLIDING PATIO DOOR	
D Brackets, Entry Doors: Painted Benjamin Moore 2104-10 Pancake Syrup or Benjamin Moore HC-187 Black Forest Green		H Main colour: James Hardie 'Arctic White'			
		I Main colour: James Hardie 'Light Mist'		LOT B	

LOT B