THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Heritage Alteration Permit No. 101502

This Permit is issued this 15th day of June, 2026 to:

1. NAME: Pro Edge Developments Ltd.

   ADDRESS: 2613 Klassen Court
   Port Coquitlam, BC V3C 5Z2

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

   LEGAL DESCRIPTION: Lot 1 Section 1 Township 8 New Westminster District Plan 10655

   CIVIC ADDRESS: 21528 Old Yale Road

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

   a. Building plans being in substantial compliance with Schedule “A” including demolition of existing single family home.
   b. On-site landscape plans and tree management plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy.
   c. Section 301.5 (1)(a) Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback from the front lot line in Suburban Residential Zone SR-1 from 9.75 m (32.0 ft) to 6.6 m (21.7 ft), as shown in Schedule “A”.
   d. Section 104.4(1) Siting Exceptions of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the siting exception for eaves from 0.6 m to 0.8 m, as shown on Schedule “A”.
   e. Section 301.5 (1)(c) Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback from the interior side lot line in Suburban Residential Zone SR-1 from 3.0 m (9.8 ft) to 1.9 m (6.2 ft), as shown on Schedule “A”.
   f. Section 301.4 (1) Lot Coverage of Township of Langley Zoning Bylaw 1987 No. 2500 being varied from increase the lot coverage from 33% of the lot area to 36.3% in Suburban Residential Zone SR-1.

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

   a. Issuance of a demolition permit for the existing single family home.
   b. Completion of a Servicing Agreement with the Township to secure required road and utility upgrades and extensions, including Old Yale Road and the lane in accordance with the Township’s Subdivision and Development Servicing Bylaw.
   c. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees.

d. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.
e. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
f. Payment of applicable administration fees, Murrayville Pedestrian Overpass fee and Heritage Alteration Permit fees.
g. Payment of applicable Development Cost Charges and building permit administration fees.
h. Installation of an on-site infiltration system in accordance with the Subdivision and Development Servicing Bylaw.
i. Registration of a statutory right-of-way over the 3.0 m x 3.0 m corner cut at the intersection of the two lanes.
j. Registration of a restrictive covenant, pursuant to Section 219 of the *Land Title Act*, to require individual on-site infiltration systems.
k. Registration of rights-of-ways / easements / restrictive covenants as required resulting from design review.

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

   This permit is not a building permit.

   All developments forming part of this heritage alteration permit shall be substantially commenced within two years after the date the heritage alteration permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS 15TH DAY OF JUNE, 2026.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



21528 OLD YALE ROAD, LANGLEY BC

DRAWING INDEX

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A3.1	ELEVATIONS
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A4.1	SECTIONS
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A5.1	ACCESSORY BUILDING
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AG.1	RAINSCREEN DETAILS
AG.2	RAINSCREEN DETAILS
AG.3	RAINSCREEN DETAILS

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21528
OLD YALE ROAD
LANGLEY, BC

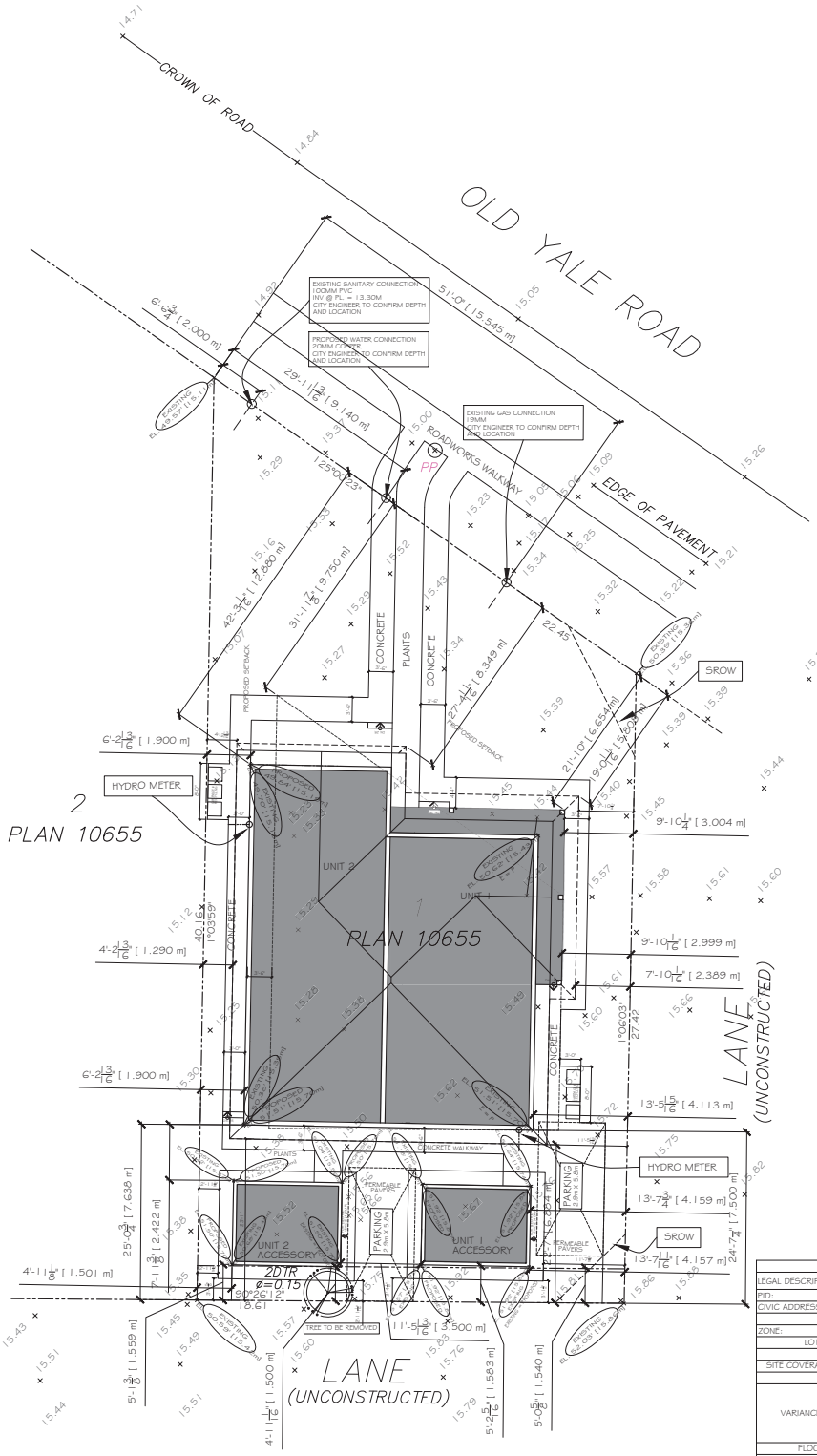
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REV.	DATE	REMARKS

CLIENT :
PROJECT : 21528 OLD YALE ROAD, LANGLEY BC
CONTENT : COVER SHEET

DATE : MAR 2025
SCALE :
PROJECT No. :
SHEET No. : A - 1.0
REVISION :

SCHEDULE A



GENERAL NOTES

1. THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE B.C. BUILDING CODE 2024.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR SAME.
3. ALL WORK SHALL CONFORM TO THE B.C. BUILDING CODE (2024) AND ALL LOCAL MUNICIPAL CODES AND BY-LAWS.
4. CONTRACTOR OR BUILDER TO VERIFY ROUGH OPENINGS OF ALL DOORS, WINDOWS, FITTINGS, APPLIANCES, AND BUILT-IN EQUIPMENT PRIOR TO CONSTRUCTION.
5. SLOPE FINISHED GRADE AWAY FROM THE BUILDING MINIMUM 1/4" / 1'-0" TO PROVIDE ADEQUATE DRAINAGE.
6. CONCRETE STRENGTH SHALL CONFORM TO 9.3.1.6, B.C. BUILDING CODE 2024 CONFIRM WITH STRUCTURAL ENGINEER.
7. ARCHITECTURAL CONCRETE TO BE WELL VENTILATED, CLEAR OF ANY HONEYCOMB AND TO HAVE A SMOOTH EVEN TEXTURED FINISH
8. CONCRETE SLABS TO BE SEALED IN ACCORDANCE WITH SUBSECTION 9.13.4.7 OF THE B.C. BUILDING CODE (2024 EDITION).
9. ROOF TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS SEALED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO INSTALLATION.
10. ROOF VENTING SHALL BE 1/300 OF INSULATED CEILING SPACE. VENTS SHALL BE UNIFORMLY DISTRIBUTED.
11. WALL PLATES SHALL BE #2 OR BETTER KD SPRUCE. ALL BU BEAMS SHALL BE #2 OR BETTER KD SPRUCE. STUDS SHALL CONFORM TO RESIDENTIAL STANDARDS OF THE CURRENT B.C.B.C. CONFIRM WITH STRUCTURAL ENGINEER.
12. FRAMING TO BE ANCHORED WITH 1/2" DIA. ANCHOR BOLTS @ 4'-0" O.C. MAXIMUM OR ANCHOR STRAPS @ 4'-0" O.C. POSTS TO BE ANCHORED WITH METAL POST ANCHORS. CONFIRM WITH STRUCTURAL ENGINEER.
13. DIMENSIONS SHOWN TO THE OUTSIDE OF BUILDING FACE ARE TO THE OUTSIDE FACE OF WALL SHEATHING.
14. DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS. PLACE JOISTS TO SUIT PLUMBING, HEATING, ETC.
15. LINTELS TO BE 2 - 2" X 10" WITH DOUBLE PLATE ON TOP UNLESS NOTED OTHERWISE.
16. ALL WOOD IN CONTACT WITH CONCRETE TO BE DAMP PROOFED WITH 50# BUILDING FELT.
17. FASTEN ALL GYPSUM WALL BOARD (G.W.B.) IN CONFORMANCE WITH SUB SECTION 9.29.5 OF THE B.C. BUILDING CODE (2024 EDITION).
18. 9.29.5.8.(1) - B.C.B.C. 2024 - FOR SINGLE-LAYER GYPSUM BOARD APPLICATION, NAILS SHALL BE SPACED NOT MORE THAN 150 mm O.C. ON CEILING SUPPORTS AND NOT MORE THAN 200 mm APART ALONG VERTICAL WALL SUPPORTS, EXCEPT THAT NAILS MAY BE SPACED IN PAIRS ABOUT 50 mm APART EVERY 300 mm ALONG SUCH WALL OR CEILING SUPPORTS.
19. 9.29.5.9 B.C.B.C. 2024 - WHERE SINGLE-LAYER GYPSUM BOARD IS APPLIED WITH DRYWALL SCREWS, THE SCREWS SHALL BE SPACED NOT MORE THAN 300 mm O.C. ALONG SUPPORTS, EXCEPT ON VERTICAL SURFACES THE SCREWS MAY BE SPACED NOT MORE THAN 400 mm O.C. WHERE THE SUPPORTS ARE NOT MORE THAN 400 mm O.C.
20. PRE-FAB. GAS FIREPLACE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND TO THE REQUIREMENTS OF THE CANADIAN GAS ASSOCIATION. INSTALL NON-COMBUSTIBLE HEARTH TO MEET THE REQUIREMENTS OF SUBSECTION 9.22.5 OF THE B.C. BUILDING CODE (2024 EDITION). FINISH MATERIALS AS PER OWNERS SPECIFICATIONS.
21. PROVIDE ATTIC ACCESS HATCHES AS PER ARTICLE 9.19.2 OF THE B.C. BUILDING CODE (2024 EDITION). ALL HATCHES TO BE MINIMUM 21.5" X 23.25" (545 mm x 590 mm)
22. ELECTRICAL, PLUMBING AND VENTILATION MUST COMPLY WITH ALL RELEVANT CODES AND REGULATIONS IN ALL RESPECTS.
23. EVERY EFFORT HAS BEEN MADE TO CAREFULLY PREPARE THESE DRAWINGS AND AVOID MISTAKES, HOWEVER, THE POSSIBILITY OF HUMAN ERROR DOES EXIST AND THEREFORE THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE STRUCTURAL NOTES AND FLOOR PLANS AND ASSUME RESPONSIBILITY FOR ALL. BY USING THE PLANS HE ACCEPTS THAT RESPONSIBILITY.
24. THE SCOPE OF THIS HOME DESIGN DOES NOT ALLOW FOR SITE CONDITIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE RESIDENCE. IT IS HIGHLY ADVISED THAT THE CONTRACTOR AND/OR OWNER ENGAGE THE SERVICES OF A PROFESSIONAL STRUCTURAL ENGINEER TO FULLY ASSESS THE ABILITY OF THE STRUCTURE TO HANDLE ALL THE LOADS TO WHICH IT MAY COME IN CONTACT WITH. THE DESIGNER HAS NEITHER THE LEGAL ABILITY OR THE RESPONSIBILITY TO COUNSEL THE OWNER IN THIS REGARD.

SITE INFO			
LEGAL DESCRIPTION:	LOT 1, SECTION 1, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP10655 PART SE1/4. 4.		
PID:	009-378-219		
CIVIC ADDRESS:	21528 OLD YALE ROAD, LANGLEY BC		
ZONE:	SR-1		
LOT AREA	5771 S.F. (629m2)		
	PERMITTED	PROPOSED	
SITE COVERAGE AREA (33%)	2234 S.F.	2456 S.F.	
	*VARIANCE MAXIMUM SITE COVERAGE = 2456 S.F. = 36.3%		
VARIANCE RATIONALE	The additional coverage is necessary to accommodate the duplex building form, including the wrap-around porch, while maintaining appropriate interior space and heritage-aligned massing. The increase in lot coverage is modest and does not adversely affect neighbouring properties or the overall streetscape.		
FLOOR AREA	N/A	3862 S.F.	
MAIN FLOOR AREA		1931 S.F.	
UPPER FLOOR AREA		1931 S.F.	
BUILDING HEIGHT	29.53' (9.0m)	27.18' (8.28m)	
DUPLEX SETBACKS	MINIMUM	PROPOSED	ROOF PROJECTION
FRONT SETBACK (NORTH)	31.99' (9.75m)	21.83' (6.65m)	19.05' (5.81m)
LEFT SETBACK (EAST)	9.84' (3.0m)	9.84' (3.0m)	7.83' (2.39m)
RIGHT SETBACK (WEST)	9.84' (3.0m)	6.23' (1.90m) *VARIANCE	4.23' (1.29m)
REAR SETBACK (SOUTH)	24.61' (7.5m)	24.61' (7.5m)	22.58' (6.88m)
EXISTING GRADE		50.56' (15.41m)	
FINISHED GRADE		50.87' (15.51m)	
ACCESSORY SETBACKS	MINIMUM	PROPOSED	ROOF PROJECTION
FRONT SETBACK (NORTH)	31.99' (9.75m)	N/A	N/A
LEFT SETBACK (EAST)	4.92' (1.5m)	4.92' (4.15m)	11.63' (3.54m)
RIGHT SETBACK (WEST)	4.92' (1.5m)	4.92' (1.5m)	2.93' (0.89m)
REAR SETBACK (SOUTH)	4.92' (1.5m)	4.92' (1.5m)	2.92' (0.89m)

SITE PLAN - 21528 OLD YALE ROAD, LANGLEY BC

SHEET No. : A - 1.3
REVISION :
PROJECT No. :
SCALE : 1/8" = 1'-0"
DATE : MAR. 2025

CLIENT :

PROJECT : 21528 OLD YALE ROAD, LANGLEY BC

CONTENT : SITE PLAN

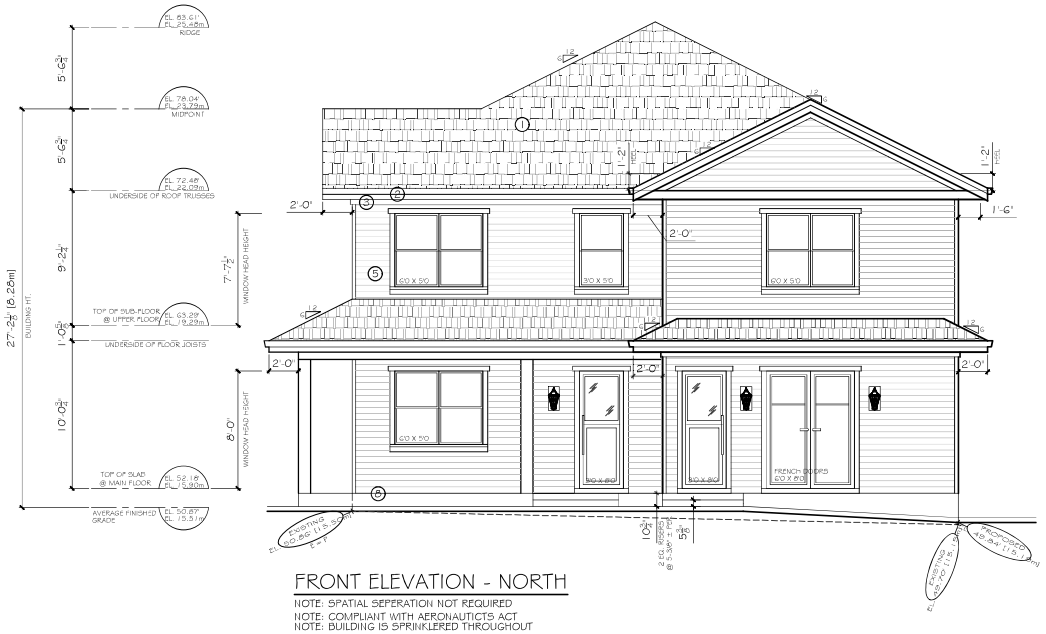
REV.	DATE	REMARKS
CC	MAR-03-2024	ISSUED FOR PERMIT
CC	FEB-16-2024	REVISIONS
CC	MAR-23-2023	REVISIONS
CC	APR-14-2023	REVISIONS

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21528 OLD YALE ROAD LANGLEY, BC

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THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE BCBC 2024



FRONT ELEVATION - NORTH

NOTE: SPATIAL SEPERATION NOT REQUIRED
NOTE: COMPLIANT WITH AERONAUTICTS ACT
NOTE: BUILDING IS SPRINKLERED THROUGHOUT



REAR ELEVATION - SOUTH

NOTE: SPATIAL SEPERATION NOT REQUIRED
NOTE: COMPLIANT WITH AERONAUTICTS ACT
NOTE: BUILDING IS SPRINKLERED THROUGHOUT

SCHEDULE OF FINISHES

1. ASPHALT SHINGLES MINIMUM 30 YEAR
2. PREFINISHED ALUMINIUM FASCIA GUTTER 2 X 10 FASCIA & GABLE BARGE BOARD
3. FRIEZE BOARD
4. HARDIE HORIZONTAL SIDING
5. HARDIE SHINGLE SIDING
6. VINYL FRAMED WINDOWS
7. 2 X 10 WALL BAND
8. 2 X 10 BASE TRIM

COLOUR PALETTE

BODY: VC-15 HADDINGTON GREY
TRIM: VC-1 OXFORD IVORY
SASH: VC-35 GLOSS BLACK
DOOR: VC-35 GLOSS BLACK



AREA OF EXPOSING BUILDING FACE

LIMITING DISTANCE	2m	2.43m	4m
50 sq.m.	10		28
80.54 sq.m.	--	12.1	--
100 sq.m.	9		15

SPATIAL SEPARATION CALCULATIONS - SOUTH

EXPOSING BUILDING FACE : 867 S.F. (80.54 SQ.M.)
LIMITING DISTANCE : 8'-0" (2.43 m)
ALLOWABLE AGGREGATE AREA OF UNPROTECTED OPENINGS : 12.1% (104.90 S.F.)
PROPOSED AGGREGATE AREA OF UNPROTECTED OPENINGS : 11.7% (102 S.F.)

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21528 OLD YALE ROAD LANGLEY, BC

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REV.	DATE	REMARKS
CC	MAR 25, 2025	ISSUED FOR PERMIT
CC	JAN 16, 2025	REVISIONS
CC	FEB 18, 2025	REVISIONS
CC	MAR 28, 2025	REVISIONS
CC	APR 14, 2025	REVISIONS

CLIENT :

PROJECT : 21528 OLD YALE ROAD, LANGLEY BC

CONTENT : ELEVATIONS

DATE : MAR. 2025

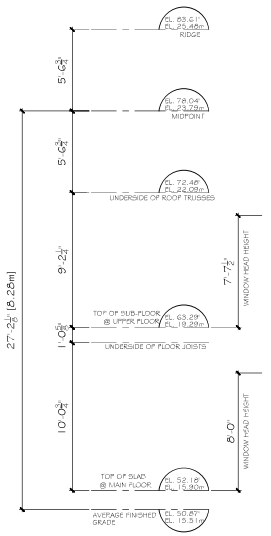
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PROJECT No. :

SHEET No. : A - 3.1

REVISION :

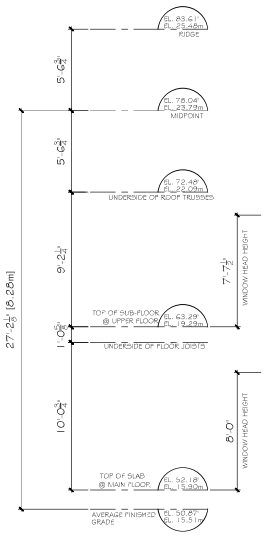
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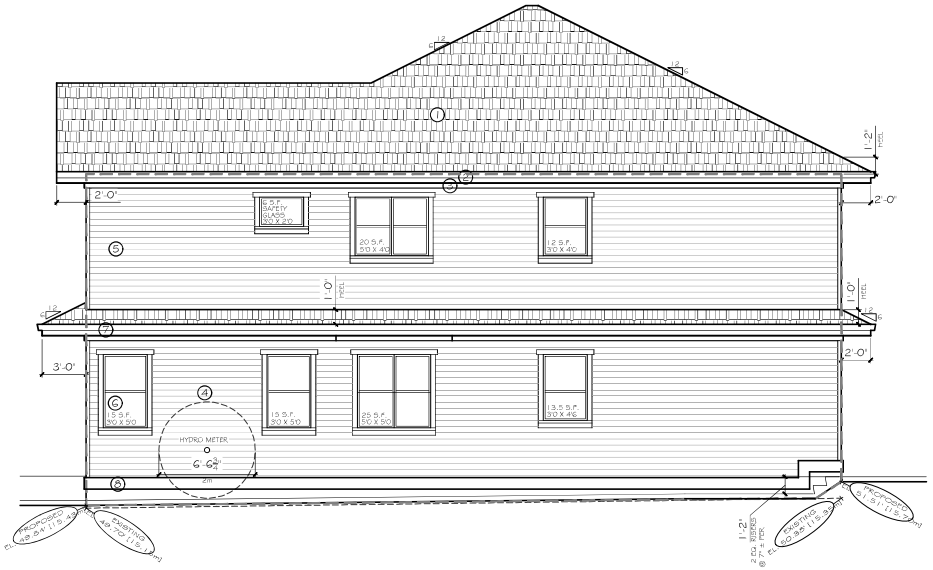




LEFT ELEVATION - EAST

NOTE: SPATIAL SEPERATION NOT REQUIRED
NOTE: COMPLIANT WITH AERONAUTICTS ACT
NOTE: BUILDING IS SPRINKLERED THROUGHOUT





RIGHT ELEVATION - WEST

NOTE: COMPLIANT WITH AERONAUTICTS ACT
NOTE: BUILDING IS SPRINKLERED THROUGHOUT

SCHEDULE OF FINISHES

1. ASPHALT SHINGLES MINIMUM 30 YEAR
2. PREFINISHED ALUMINIUM FASCIA GUTTER 2 X 10 FASCIA + GABLE BARGE BOARD
3. FRIEZE BOARD
4. HARDIE HORIZONTAL SIDING
5. HARDIE SHINGLE SIDING
6. VINYL FRAMED WINDOWS
7. 2 X 10 WALL BAND
8. 2 X 10 BASE TRIM

COLOUR PALETTE

BODY: VC-15 HADDINGTON GREY
TRIM: VC-1 OXFORD IVORY
SASH: VC-35 GLOSS BLACK
DOOR: VC-35 GLOSS BLACK


VC-15
Haddington Grey

VC-1
Oxford Ivory


VC-35
Gloss Black**

SPATIAL SEPARATION CALCULATIONS - WEST

EXPOSING BUILDING FACE : 1,187 S.F. (110.5 SQ.M.)
LIMITING DISTANCE : 6' 2 13/16" (1.90 m)
ALLOWABLE AGGREGATE AREA OF UNPROTECTED OPENINGS : 7.80% (86.69 S.F.)
BUILDING IS SPRINKLERED: AREA OF UNPROTECTED OPENINGS MULTIPLIED BY 2
ALLOWABLE AGGREGATE AREA OF UNPROTECTED OPENINGS : 15.60% (177.37 S.F.)
PROPOSED AGGREGATE AREA OF UNPROTECTED OPENINGS : 9.36% (106.5 S.F.)

AREA OF EXPOSING BUILDING FACE

LIMITING DISTANCE	1.5m	1.90m	2.0m
100 sq.m.	7	7.80	8

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21528 OLD YALE ROAD LANGLEY, BC

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REV.	DATE	REMARKS
CC	MAR.25.2025	ISSUED FOR PERMIT
CC	JAN.16.2025	REVISIONS
CC	FEB.18.2025	REVISIONS
CC	MAR.03.2025	REVISIONS
CC	APR.14.2025	REVISIONS

CLIENT :

PROJECT : 21528 OLD YALE ROAD, LANGLEY BC

CONTENT : ELEVATIONS

DATE : MAR. 2025

SCALE : 1/4" = 1'-0"

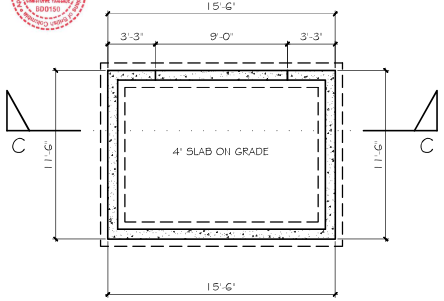
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SHEET No. : A - 3.2

REVISION :

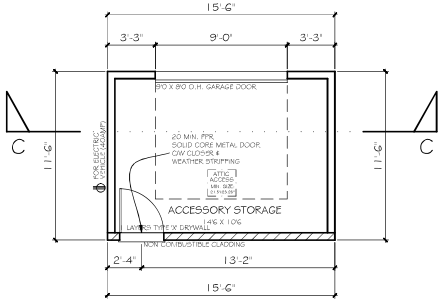
THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE BCBC 2024

UNIT 1 ACCESSORY



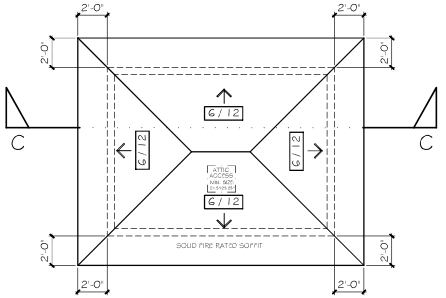
FOUNDATION PLAN

NOTE: REFER TO STRUCTURAL DRAWINGS FOOTING SIZES AND PLACEMENT.



MAIN FLOOR PLAN

MAIN FLOOR AREA 178.25 S.F.



ROOF PLAN

REFER TO TRUSS LAYOUT AS PER STRUCT. ENGINEER DWGS.

/ 12 DENOTES EXTERIOR ROOF PITCH

NOTE: SOLAR PRE-PIPE, ENGINEER TRUSSES FOR SOLAR PANELS

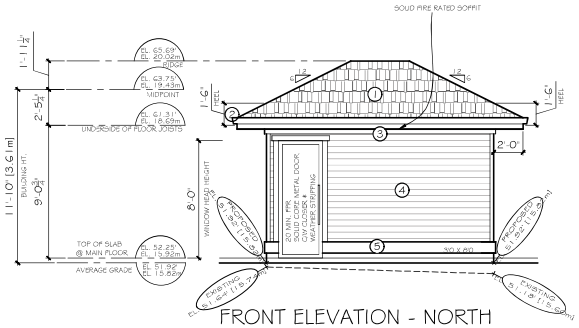
COLOUR PALETTE

BODY: VC-15 HADDINGTON GREY
TRIM: VC-1 OXFORD IVORY
SASH: VC-35 GLOSS BLACK
DOOR: VC-35 GLOSS BLACK

VC-15 Haddington Grey

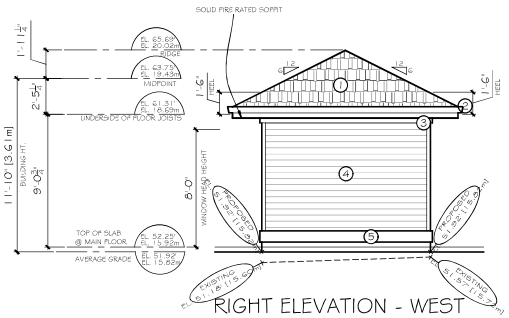
VC-1 Oxford Ivory

VC-35 Gloss Black**



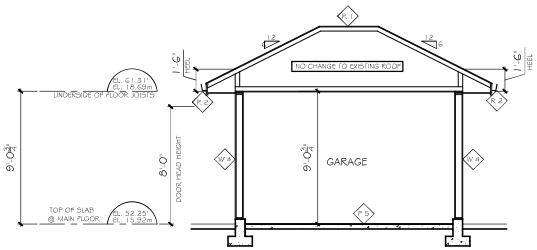
FRONT ELEVATION - NORTH

NOTE: SPATIAL SEPERATION NOT REQUIRED



RIGHT ELEVATION - WEST

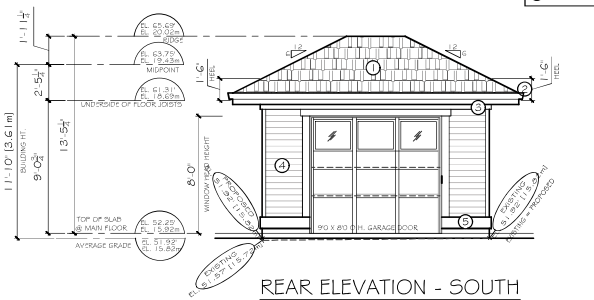
NOTE: SPATIAL SEPERATION NOT REQUIRED



SECTION C - C

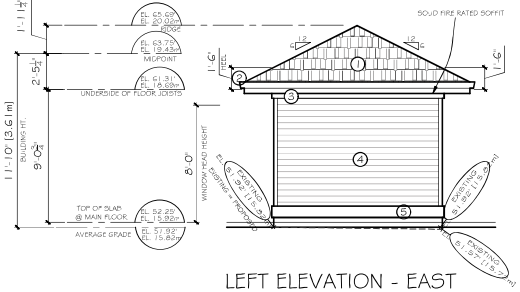
SCHEDULE OF FINISHES

1. ASPHALT SHINGLES MINIMUM 30 YEAR
2. PREFINISHED ALUMINUM FASCIA GUTTER 2 X 10 FASCIA & GABLE BARGE BOARD
3. FRIEZE BOARD
4. HARDIE HORIZONTAL SIDING
5. 2 X 10 BASE TRIM



REAR ELEVATION - SOUTH

NOTE: SPATIAL SEPERATION NOT REQUIRED



LEFT ELEVATION - EAST

NOTE: SPATIAL SEPERATION NOT REQUIRED

CONSTRUCTION ASSEMBLIES

R1 TRUSS ROOF CONSTRUCTION OVER GARAGE/EXTERIOR SPACE

LAMINATED FIBREGLASS ASPHALT SHINGLES
1/2" PLYWOOD C/W 'H' CLIPS @ UNSUPPORTED JOINTS
ENGINEERED WOOD TRUSSES OR WOOD FRAMING
5/8" GYPSUM BOARD

PREFINISHED VINYL SOFFITS - TRIPLE 2" INVISIBLY VENTED

R2 ROOF CONSTRUCTION AT EAVES

PREFINISHED ALUMINUM FASCIA GUTTER
2 X 10 COMB FACED FASCIA
PREFINISHED VINYL SOFFITS - TRIPLE 2" INVISIBLY VENTED

AT OPEN GABLES :
2 X 10 COMB FACED K.D. SPRUCE GABLE BARGE BOARD
c/w 1 X 4 COMB FACED K.D. SPRUCE OVERLAY

F1 SLAB CONSTRUCTION

4" CONCRETE SLAB
6 MIL POLY. VAPOUR BARRIER
6" MIN. COMPACTED FILL
SOUD BASE OR COMPACTED FILL

W1 EXTERIOR WALL CONSTRUCTION

HORIZONTAL, 'HARDI-BOARD' SIDING
1/2" THICK X 1-1/2" WIDE STD. FIR EQAT TREATED PLYWOOD STRIPS (VERTICALLY APPLIED @ 16" O.C.)
INSECT SCREEN - 6" WIDE SCREEN WRAPPED OVER EDGE ONTO
2 LAYERS 30 MIN. BUILDING PAPER
FEEL AND STICK WATERPROOF MEMBRANE AT SILL / THRESHOLD OF ALL OPENINGS
1/2" O.S.B. WALL SHEATHING
2X6 @ 16" o.c. K.D. S.P.F. STUDS
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

W1 EXTERIOR WALL CONSTRUCTION

EW1a TABLE A-9.10.3.1.A (1RR 45 MIN.)

HORIZONTAL, 'HARDI-BOARD' SIDING
1/2" THICK X 1-1/2" WIDE STD. FIR EQAT TREATED PLYWOOD STRIPS (VERTICALLY APPLIED @ 16" O.C.)
INSECT SCREEN - 6" WIDE SCREEN WRAPPED OVER EDGE ONTO
2 LAYERS 30 MIN. BUILDING PAPER
FEEL AND STICK WATERPROOF MEMBRANE AT SILL / THRESHOLD OF ALL OPENINGS
1/2" O.S.B. WALL SHEATHING
2X6 @ 16" o.c. K.D. S.P.F. STUDS
R-24 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
5/8" TYPE 'X' GYPSUM BOARD

CHRISTOPHE VAISSADE
BUILDING DESIGNER
T: 604.614.6627
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21528 OLD YALE ROAD LANGLEY, BC

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REV.	DATE	REMARKS
CC	JAN. 12-2024	REVISIONS
CC	FEB. 26-2024	REVISIONS
CC	MAR. 25-2024	REVISIONS
CC	APR. 14-2024	REVISIONS

CLIENT :

PROJECT : 21528 OLD YALE ROAD, LANGLEY BC

CONTENT : ACCESSORY BUILDING

DATE : MAR. 2024

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

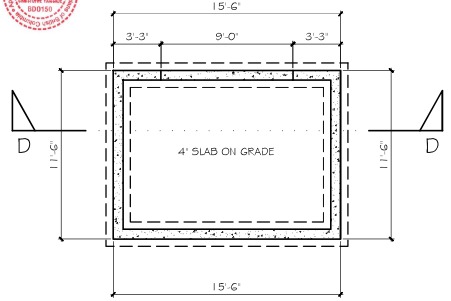
PROJECT No. :

SHEET No. : A - 5.1

REVISION :

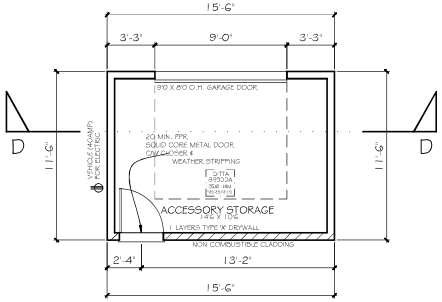
THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE BCBC 2024

UNIT 2 ACCESSORY



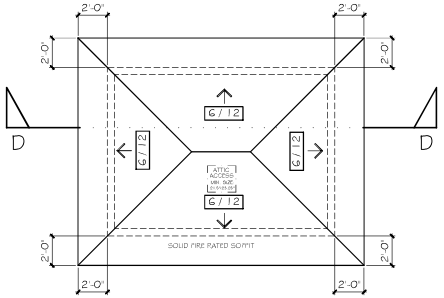
FOUNDATION PLAN

NOTE: REFER TO STRUCTURAL DRAWINGS FOOTING SIZES AND PLACEMENT.



MAIN FLOOR PLAN

MAIN FLOOR AREA 178.25 S.F.



ROOF PLAN

REFER TO TRUSS LAYOUT AS PER STRUCT. ENGINEER DWGS.

/ 12 DENOTES EXTERIOR ROOF PITCH

NOTE: SOLAR PRE-PIPE, ENGINEER TRUSSES FOR SOLAR PANELS

COLOUR PALETTE

BODY: VC-15 HADDINGTON GREY
TRIM: VC-1 OXFORD IVORY
SASH: VC-35 GLOSS BLACK
DOOR: VC-35 GLOSS BLACK

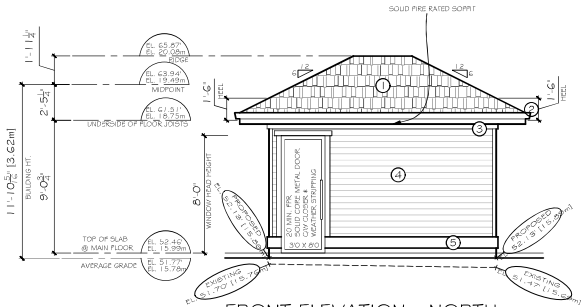


VC-15
Haddington Grey

VC-1
Oxford Ivory

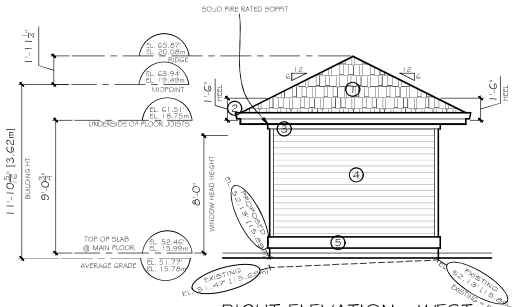


VC-35
Gloss Black**



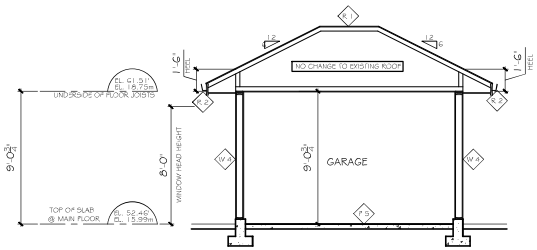
FRONT ELEVATION - NORTH

NOTE: SPATIAL SEPERATION NOT REQUIRED



RIGHT ELEVATION - WEST

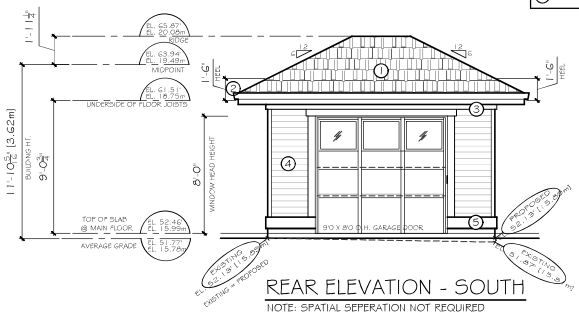
NOTE: SPATIAL SEPERATION NOT REQUIRED



SECTION D - D

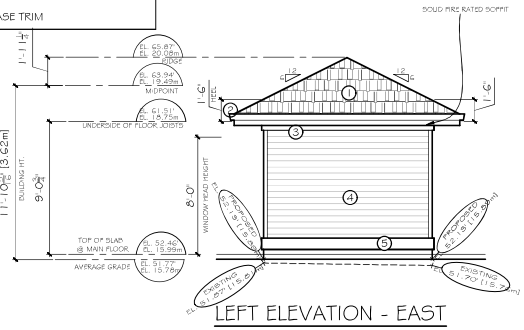
SCHEDULE OF FINISHES

1. ASPHALT SHINGLES MINIMUM 30 YEAR
2. PREFINISHED ALUMINUM FASCIA GUTTER 2 X 10 FASCIA & GABLE BARGE BOARD
3. FRIEZE BOARD
4. HARDIE HORIZONTAL SIDING
5. 2 X 10 BASE TRIM



REAR ELEVATION - SOUTH

NOTE: SPATIAL SEPERATION NOT REQUIRED



LEFT ELEVATION - EAST

NOTE: SPATIAL SEPERATION NOT REQUIRED

CONSTRUCTION ASSEMBLIES

F.1 TRUSS ROOF CONSTRUCTION OVER GARAGE/EXTERIOR SPACE

LAMINATED FIBERGLASS ASPHALT SHINGLES
1/2" PLYWOOD C/W 'H' CLIPS @ UNSUPPORTED JOINTS
ENGINEERED WOOD TRUSSES OR WOOD FRAMING
5/8" GYPSUM BOARD

PREFINISHED VINYL SOFFITS - TRIPLE 2" INVISIBLY VENTED

R.2 ROOF CONSTRUCTION AT EAVES

PREFINISHED ALUMINUM FASCIA GUTTER
2 X 10 COMB FACED FASCIA
PREFINISHED VINYL SOFFITS - TRIPLE 2" INVISIBLY VENTED

AT OPEN GABLES :
2 X 10 COMB FACED K.D. SPRUCE GABLE BARGE BOARD
c/w 1 X 4 COMB FACED K.D. SPRUCE OVERLAY

F.1 SLAB CONSTRUCTION

4" CONCRETE SLAB
6 MIL POLY. VAPOUR BARRIER
6" MIN. COMPACTED FILL
SOLID BASE OR COMPACTED FILL

W.1 INTERIOR WALL CONSTRUCTION

1/2" GYPSUM BOARD
2X4 @ 16" o.c. K.D. S.P.F. STUDS

W.1 EXTERIOR WALL CONSTRUCTION

HORIZONTAL, "HARDI-BOARD" SIDING
1/2" THICK X 1-1/2" WIDE STD. PIR KDAT TREATED PLYWOOD STRIPS (VERTICALLY APPLIED @ 16" O.C.)
INSECT SCREEN - 6" WIDE SCREEN WRAPPED OVER EDGE ONTO
2 LAYERS 30 MIN. BUILDING PAPER
FEEL AND STICK WATERPROOF MEMBRANE AT SILL/ THRESHOLD OF ALL OPENINGS
1/2" O.S.B. WALL SHEATHING
2X6 @ 16" o.c. K.D. S.P.F. STUDS
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

W.2 EXTERIOR WALL CONSTRUCTION

HORIZONTAL, "HARDI-BOARD" SIDING
1/2" THICK X 1-1/2" WIDE STD. PIR KDAT TREATED PLYWOOD STRIPS (VERTICALLY APPLIED @ 16" O.C.)
INSECT SCREEN - 6" WIDE SCREEN WRAPPED OVER EDGE ONTO
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2X6 @ 16" o.c. K.D. S.P.F. STUDS
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

CHRISTOPHE VAISSADE
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21528 OLD YALE ROAD LANGLEY, BC

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REV.	DATE	REMARKS
CC	JAN. 14-2025	REVISIONS
CC	FEB. 25-2025	REVISIONS
CC	MAR. 25-2025	REVISIONS
CC	APR. 14-2025	REVISIONS

CLIENT :

PROJECT : 21528 OLD YALE ROAD, LANGLEY BC

CONTENT : ACCESSORY BUILDING

DATE : MAR. 2024

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

PROJECT No. :

SHEET No. : A - 5.1

REVISION :

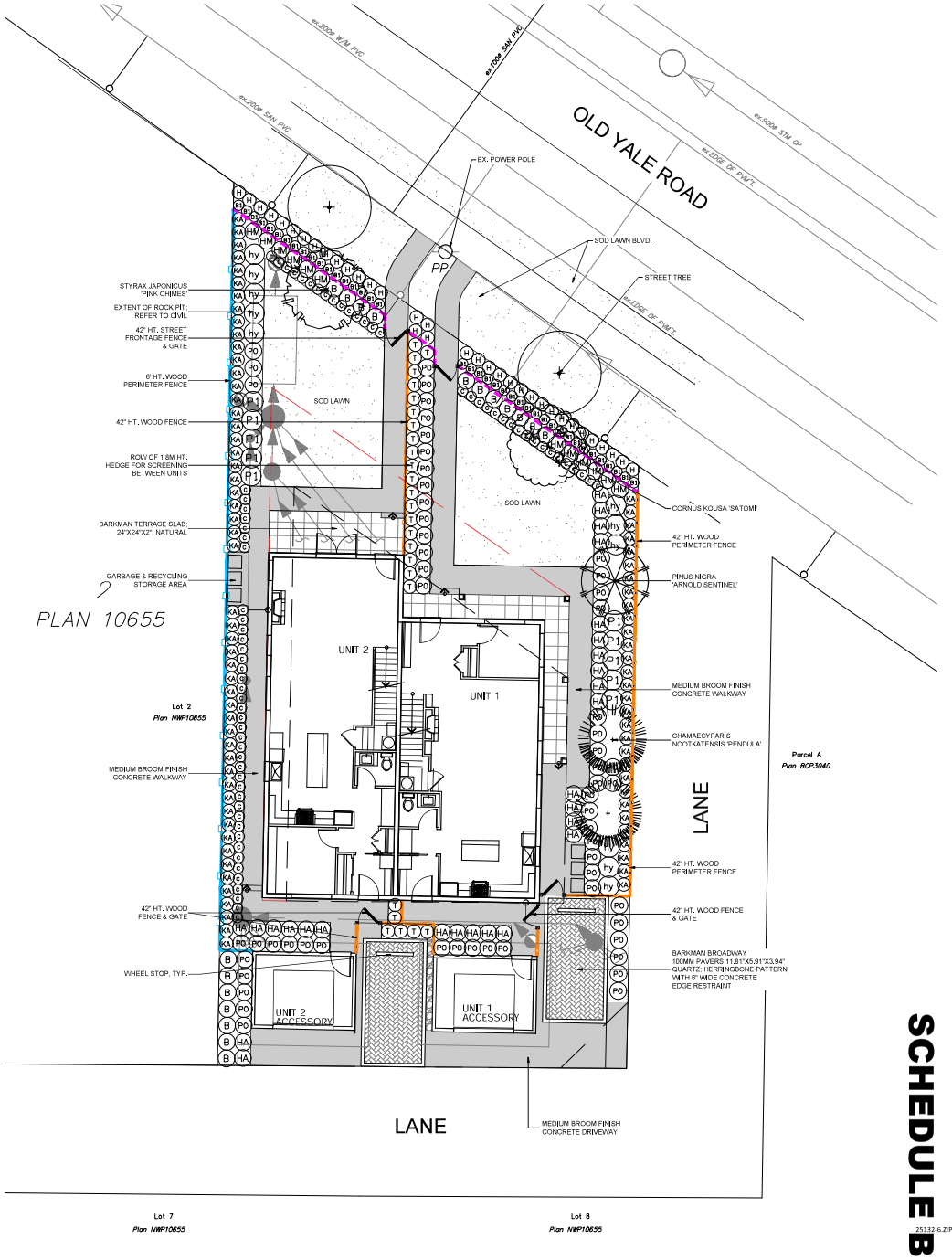
PLANT SCHEDULE

PMG PROJECT NUMBER: 25-132

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
C	2	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2M HT; B&B
K	1	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	6.0CM CAL; 1.5M STD; B&B
N	1	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	3.0M HT; B&B
S	1	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6.0CM CAL; 1.5M STD; B&B
SHRUB				
B	18	BERBERIS THUNBERGII 'ROYAL BURGUNDY'	'ROYAL BURGUNDY'BARBERRY	#2 POT; 30CM
BX	40	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#3 POT; 40CM
HM	12	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#2 POT; 50CM
HY	11	HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA; LACECAP BLUE	#2 POT; 30CM
KA	82	KALMIA LATIFOLIA 'SARAH'	MOUNTAIN LAUREL	#3 POT; 50CM
P1	10	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	PURPLE NINEBARK	#2 POT; 30CM
T	26	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B
GRASS				
C	72	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
H	36	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
PERENNIAL				
HA	27	HOSTA 'BLUE MAMMOTH'	HOSTA; LARGE; BLUE	#2 POT; 1-2 EYE
GC				
PO	57	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

	6' HT. WOOD PERIMETER FENCE
	42" HT. WOOD FENCE
	42" HT. STREET FRONTAGE FENCE



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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 ; f. 604 294-0022

SEAL:

NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	DR.
5	26.MAY.26	PLANTING AT SE CORNER	YR
4	26.MAY.06	NEW SITE PLAN / CITY COMMENTS	JR
3	26.MAR.24	NEW SITE PLAN / CITY COMMENTS	JR
2	26.FEB.19	NEW SITE PLAN	JR
1	25.NOV.14	CITY COMMENTS	JR

CLIENT:

PROJECT:

DUPLEX DEVELOPMENT

21528 OLD YALE ROAD
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

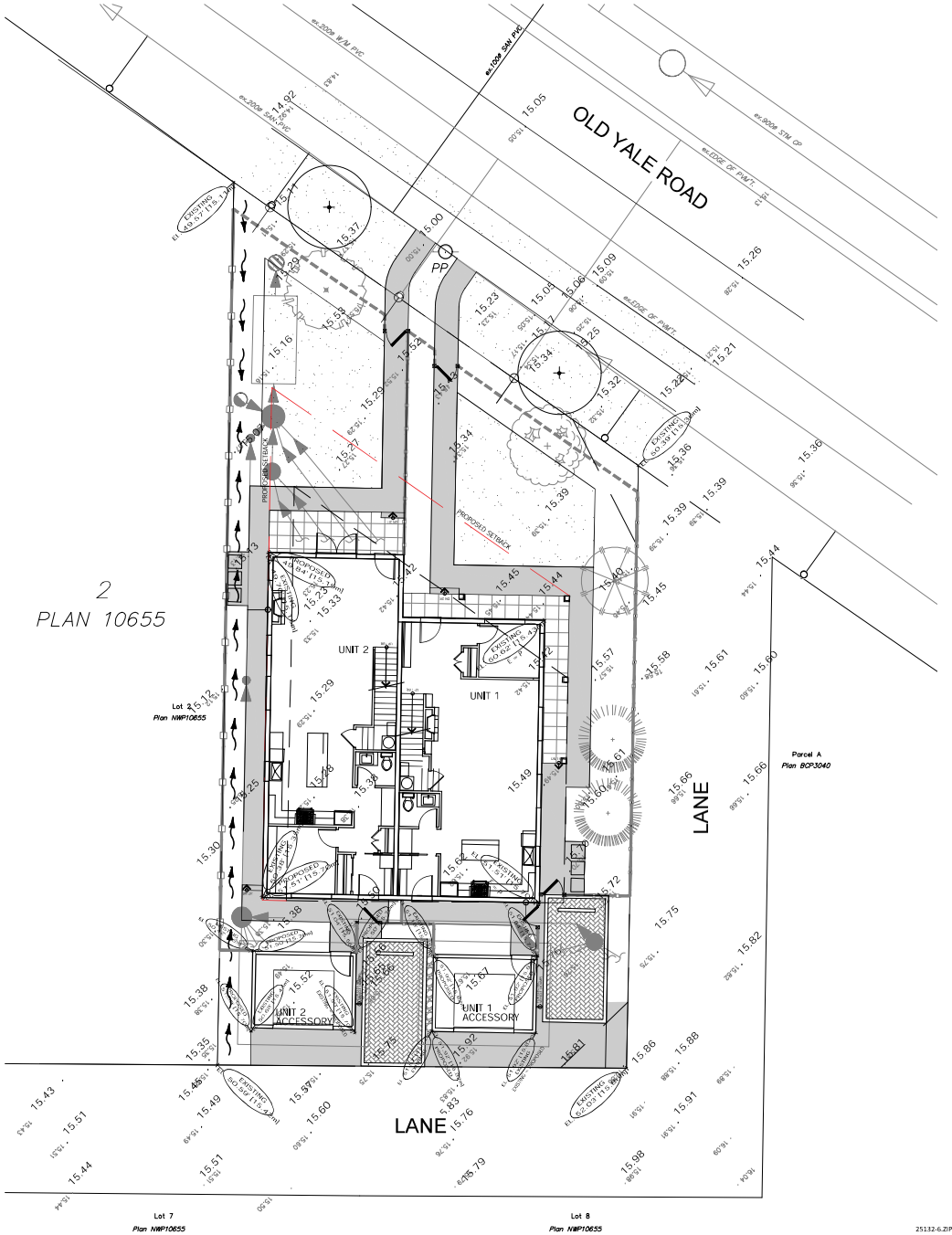
DATE: 25.JUN.17
SCALE: 1/8"=1'-0"
DRAWN: JR
DESIGN: JR
CHK'D: BA

DRAWING NUMBER: **L1** OF 4

PMG PROJECT NUMBER: **25-132**

SCHEDULE B

25132-6.ZIP



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1	25.NOV.14	CITY COMMENTS	JR

CLIENT:

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21528 OLD YALE ROAD
LANGLEY, BC

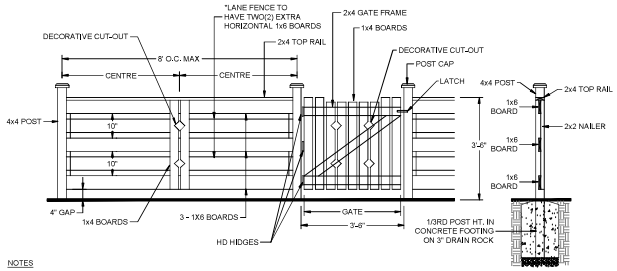
DRAWING TITLE:

GRADING PLAN

DATE:	25.JUN.17	DRAWING NUMBER:
SCALE:	1/8"=1'-0"	**L2**
DRAWN:	JR	
DESIGN:	JR	
CHK'D:	BA	**OF 4**

25132-6.ZIP

PMG PROJECT NUMBER: **25-132**

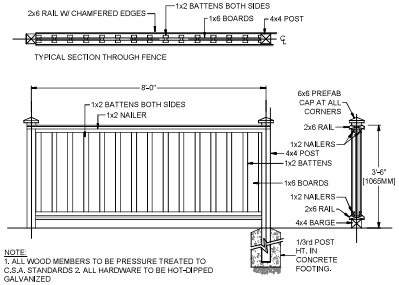


NOTES

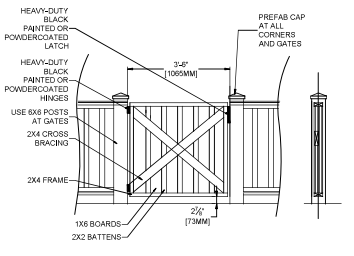
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION, FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

1 42" HT. STREET FRONTAGE FENCE

1/2" = 1'-0"

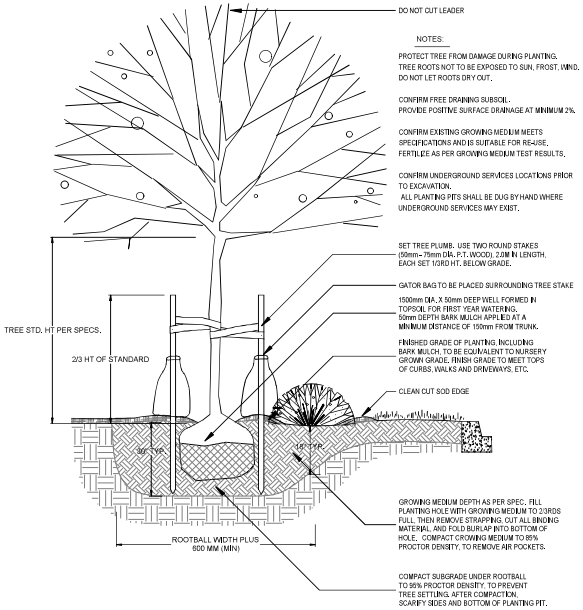


NOTE:
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS 2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE



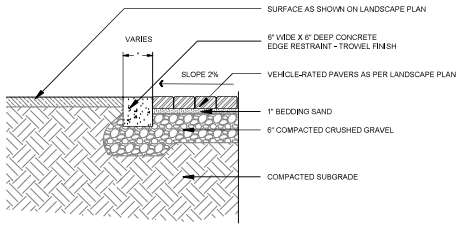
2 42" HT. PERIMETER WOOD FENCE

1/2" = 1'-0"



3 TREE AND SHRUB PLANTING AT GRADE

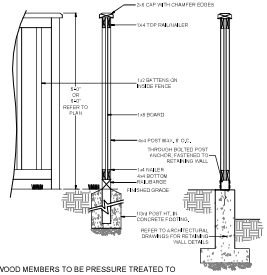
1/2" = 1'-0"



NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

4 PAVER PARKING STALL

1" = 1'-0"



NOTE:
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS 2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

5 6' HT. PERIMETER WOOD FENCE

1/2" = 1'-0"

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1	25.NOV.14	CITY COMMENTS	JR

CLIENT:

PROJECT:

DUPLEX DEVELOPMENT

21528 OLD YALE ROAD
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 25.JUN.17
SCALE: AS NOTED
DRAWN: JR
DESIGN: JR
CHK'D: BA

DRAWING NUMBER: **L3** **OF 4**

25132-6.ZIP

PMG PROJECT NUMBER: **25-132**

TREE SCHEDULE

PMG PROJECT NUMBER: 25-132

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
⊙	2	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6CM CAL. 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

TOWNSHIP OF LANGLEY - STREET TREE PLANTING REQUIREMENTS

GENERAL

1. *THE FINAL LOCATION, PLANTING, SPECIES SELECTION AND SIZES SHALL BE COMPLETE TO THE SATISFACTION OF THE MANAGER, GREEN INFRASTRUCTURE SERVICES. THE OWNER IS RESPONSIBLE FOR CONTACTING GREEN INFRASTRUCTURE SERVICES STAFF FOR REVIEW OF PLANTING LOCATION AND OF THE STREET TREE STAKING LOCATIONS - PRIOR TO PLANTING.*
2. *THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A HIGHWAYS USE PERMIT FROM ENGINEERING DIVISION FOR INSTALLING, LOCATING OR TEMPORARILY STORING STREET TREES AND OTHER MATERIAL WITHIN A HIGHWAY (ROAD RIGHT-OF-WAY) OR IF UNLOADING MAY POTENTIALLY INTERFERE WITH TRAFFIC FLOWS ON PUBLIC ROADS. THIS PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF THE OFF-SITE WORKS (TYPICALLY STREET TREE, BOULEVARD & GREENWAY PLANTING).*
3. *USE TREE INSTALLATION DETAIL TLP 26 & TLP 27*

LOCATION OF PLANTING

4. *STREET TREES** SHALL BE SPACED AS NOTED ON THE DRAWINGS, UNLESS OTHERWISE APPROVED BY MANAGER, PARKS DESIGN AND DEVELOPMENT. TREES SHALL BE SIZED AS NOTED ON THE DRAWINGS AND NO LESS THAN 3.0M IN HEIGHT WITH A MINIMUM CLEAR STEM HEIGHT OF 1.8M TO THE LOWEST BRANCH. ACTUAL TREE NUMBERS, SPACING AND LOCATIONS WILL VARY ACCORDING TO SITE CONDITIONS AND AMENITIES.*
5. *LOCATIONS SHALL BE IDENTIFIED WITH STAKES OF PAINTED MARKING BY THE OWNER. IF UNDERGROUND OBSTRUCTIONS ARE UNCOVERED THESE ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO PLANTING.*
   NOTE: A TREE STAKING REVIEW AND TREE INSPECTION MUST BE REQUESTED BY THE DEVELOPER/CONTRACTOR PRIOR TO TREE PLANTING TAKING PLACE. CONTACT PARKS DESIGN & DEVELOPMENT STAFF DEPARTMENT TO SCHEDULE THE REVIEW.
6. *NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE T.O.L. URBAN FORESTER.*

MINIMUM TREE PLANTING CLEARANCES

7. *TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:*

STREET LIGHT POLES	*6.0M*
UTILITY POLES	*3.0M*
EDGE OF DRIVEWAY, CURB RETURN	
CATCHBASIN OR ABOVE GROUND UTILITY FACILITY	*2.0M*
SEWER & DRAINAGE SERVICE CONNECTION	*1.5M*
MANHOLES, VALVE BOXES, WATER SERVICES	*1.2M*
EDGE OF TRAVEL LANE	*1.0M*

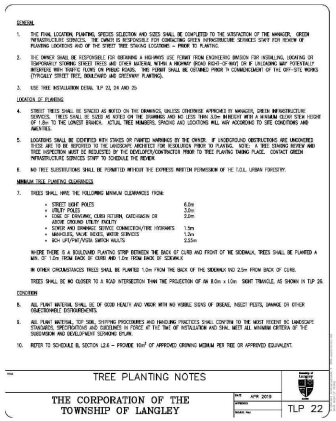
WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF CURB AND SIDEWALK, TREES SHALL BE PLANTING A MIN. OF 1.0M FROM GUTTER OF CURB AND .5M FROM BACK OF SIDEWALK.

IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0M FROM A SIDEWALK AND 2.5M FROM BACK OF CURB

TREES SHALL BE NO CLOSER TO A ROAD INTERSECTION THAN THE PROJECTION OF AN 8M x 8M SIGHT TRIANGLE, AS SHOWN IN TLP 33

CONDITION

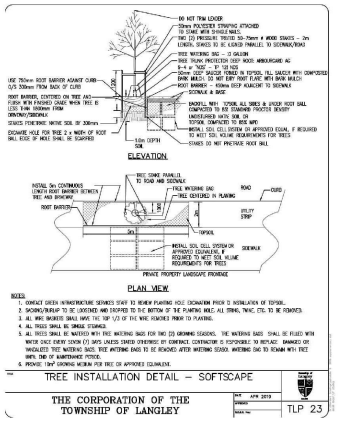
8. *ALL PLANT MATERIAL SHALL BE OF GOOD HEALTH AND VIGOR WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, DAMAGE OR OTHER OBJECTIONABLE DISFURGEMENTS.*
9. *ALL PLANT MATERIAL, TOP SOIL, SHIPPING PROCEDURES AND HANDLING PRACTICES SHALL CONFORM TO THE MOST RECENT BC LANDSCAPE STANDARD, SPECIFICATIONS AND GUIDELINES IN FORCE AT THE TIME OF INSTALLATION AND SHALL MEET ALL MINIMUM CRITERIA OF THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW.*



TREE PLANTING NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

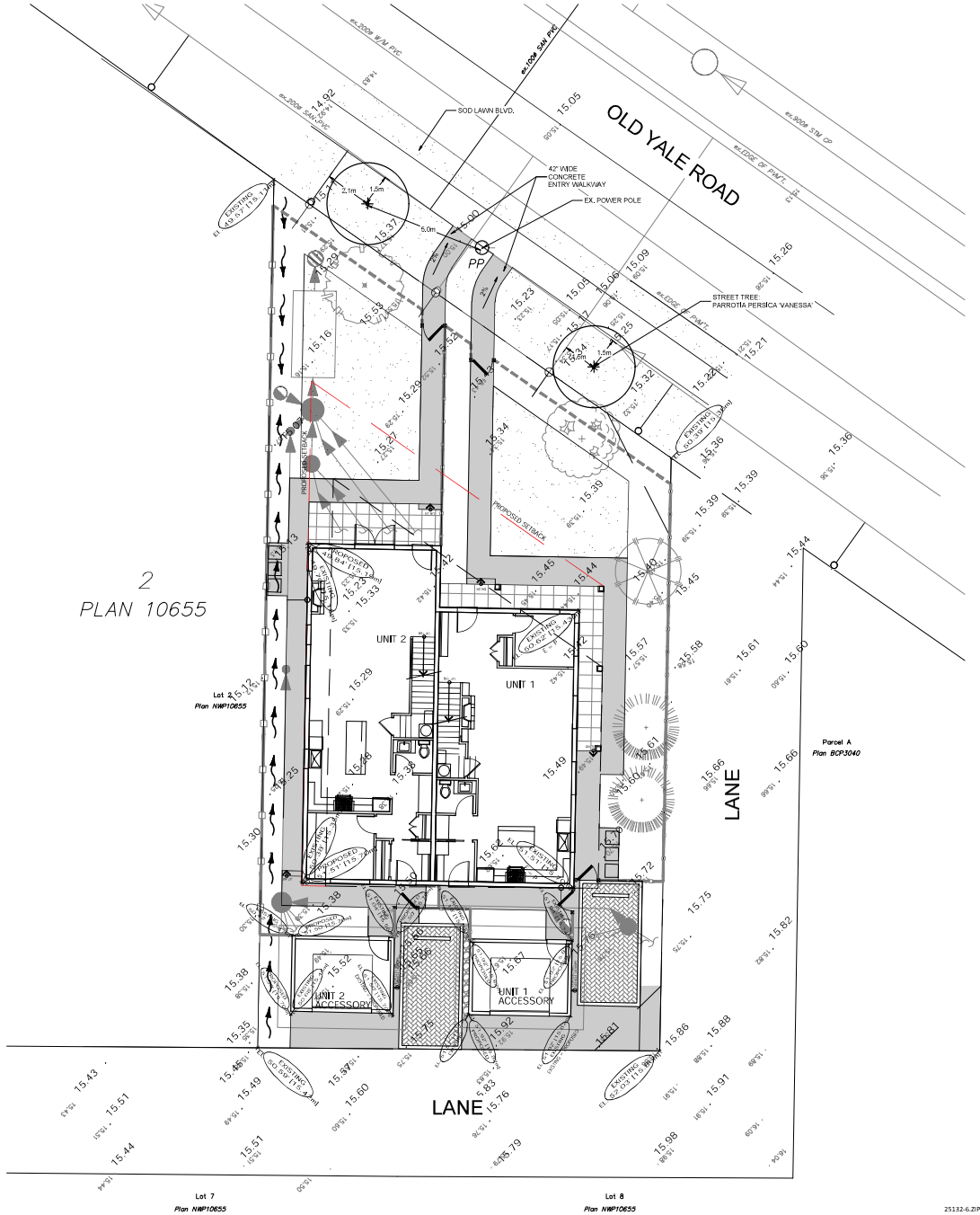
TLP 22



TREE INSTALLATION DETAIL – SOFTSCAPE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 23



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SEAL:

NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	DR.
5	26.MAY.26	PLANTING AT SE CORNER	YR
4	26.MAY.06	NEW SITE PLAN / CITY COMMENTS	JR
3	26.MAR.24	NEW SITE PLAN / CITY COMMENTS	JR
2	26.FEB.19	NEW SITE PLAN	JR
1	25.NOV.14	CITY COMMENTS	JR

CLIENT:

PROJECT:

DUPLEX DEVELOPMENT

21528 OLD YALE ROAD
LANGLEY, BC

DRAWING TITLE:

OFFSITE LANDSCAPE PLAN

DATE:	25.JUN.17	DRAWING NUMBER:	
SCALE:	1/8"=1'-0"		**L4**
DRAWN:	JR		
DESIGN:	JR		
CHK'D:	BA		**OF 4**

25132-6.ZIP

PMG PROJECT NUMBER: **25-132**