

BEDESA 207 STREET MULTIFAMILY

5404,5406,5408 AND 5414 207 STREET, LANGLEY, BC V3A 2G1

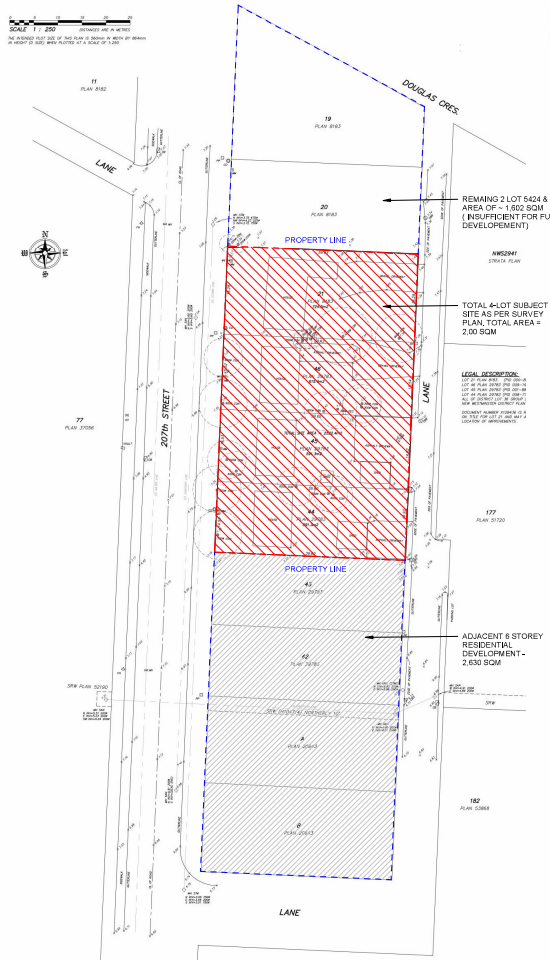


REISSUED FOR DEVELOPMENT PERMIT & REZONING JUN 08 2023

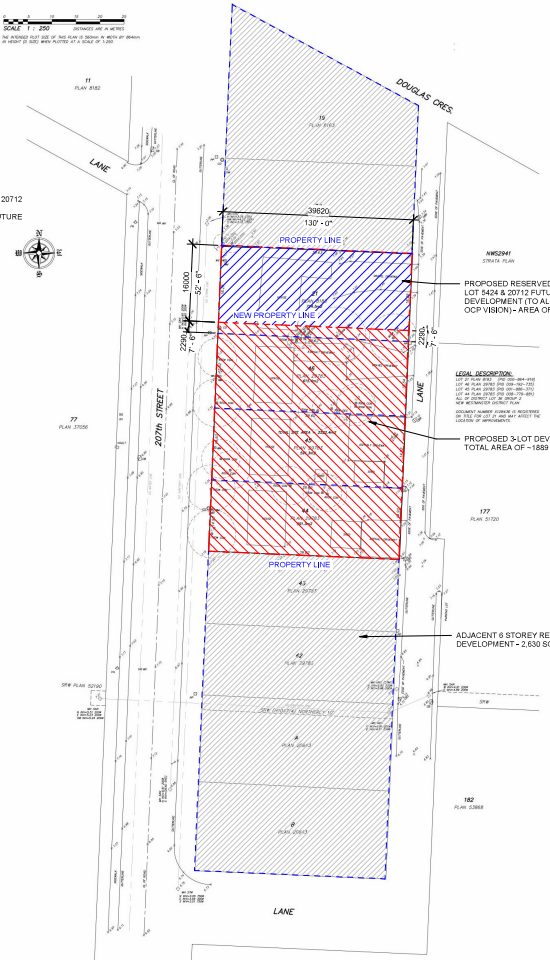
FULL 4 LOT DEVELOPMENT WILL LEAVE THE REMAINING 2 NORTHERN LOTS (5424 & 20712) COMBINED TO BE INSUFFICIENT DEVELOPMENT AREA UNDER CURRENT OCP

PROPOSED THE DEVELOPMENT OF 3 LOT & SMALL PORTION OF LOT 5414 . THE PROPOSAL WILL RESERVE LARGE PORTION OF LOT 5414 FOR FUTURE DEVELOPMENT. AS THE RESULT, THE TOTAL REMAINING NORTHERN LAND FOR FUTURE DEVELOPMENT WILL BE AROUND 2,230 SQM WHICH ALIGNS WITH OCP VISION.

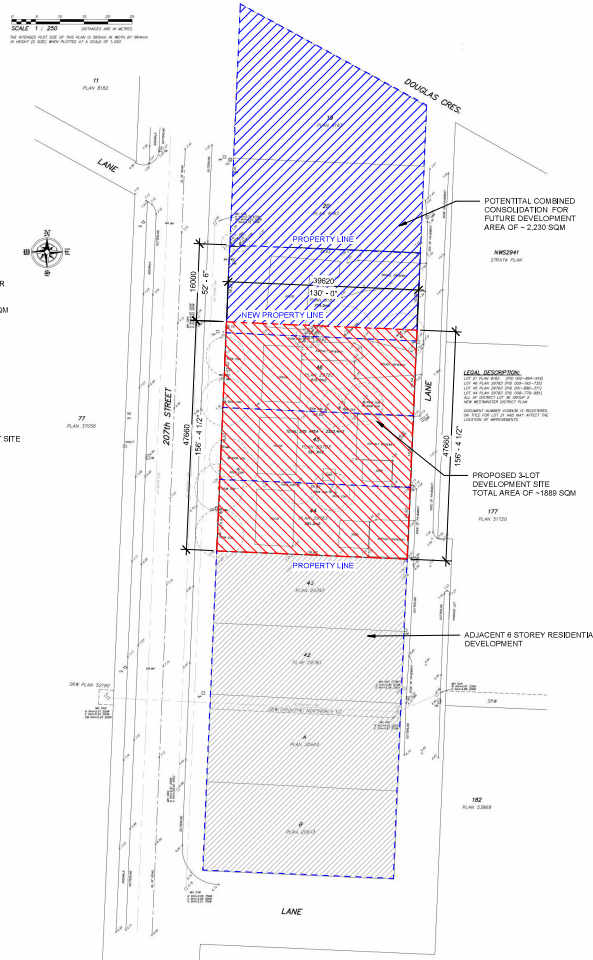
FINAL SUBDIVISION OF THE 3 LOT DEVELOPMENT PROPOSAL REFER TO NEW SURVEY PLAN FOR DETAILS



1 4 LOT SITE DEVELOPMENT PROPOSAL
SCALE: 1" = 40.4'



2 3 LOT SITE DEVELOPMENT ANALYSIS
SCALE: 1" = 40.4'



3 FINAL 3 LOT SITE DEVELOPMENT PROPOSAL
SCALE: 1" = 40.4'

Education
19/02/2023 09:31
Website
2023/01/08 09:31
Newsletter (Subscription)
04/02/2023 09:31
WhatsApp
09/02/2023 09:31

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Rev	By	Rev	Issue	Drawn	By

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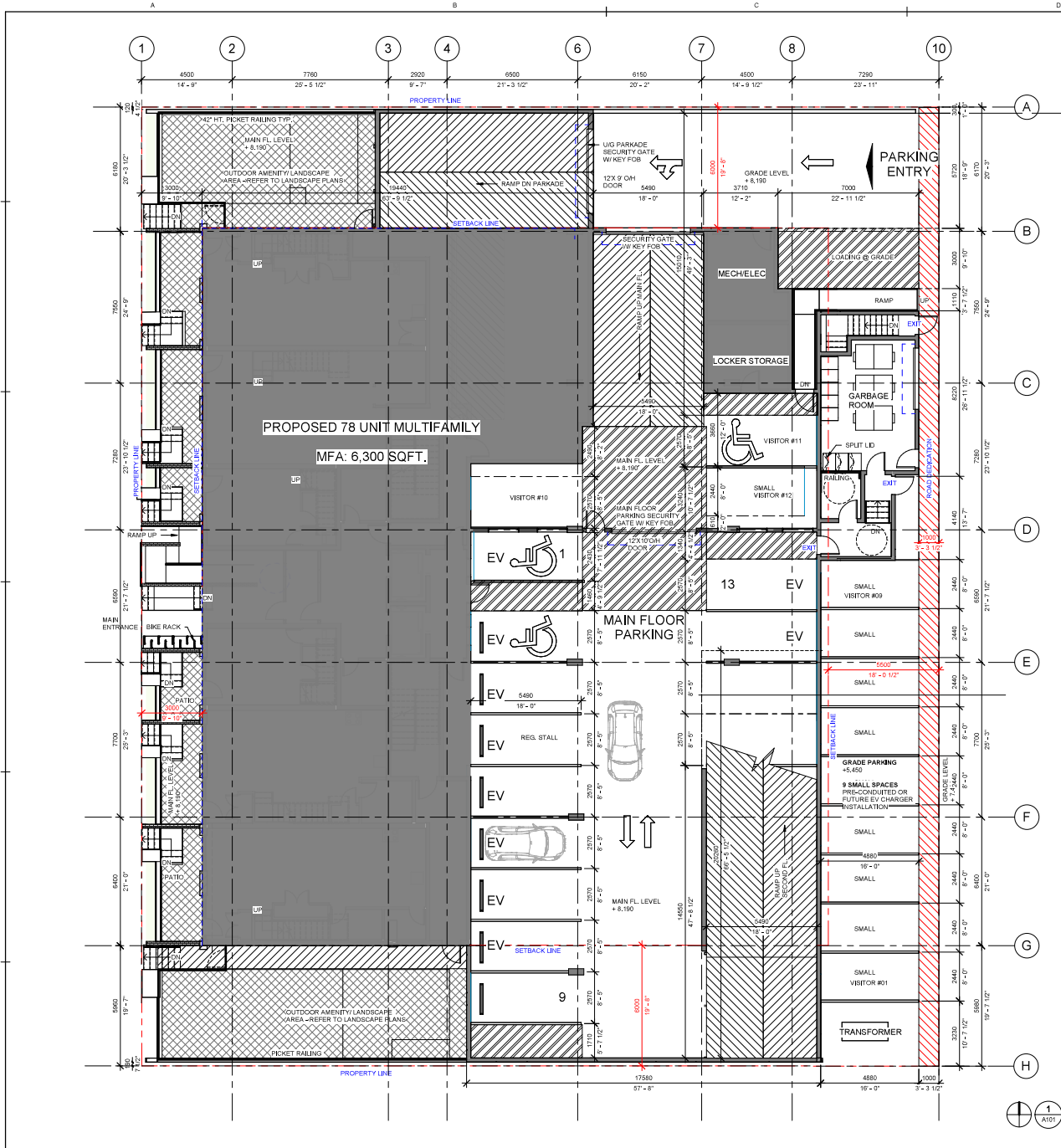
PROJECT
BEDESA 207 STREET MULTIFAMILY

5404 5406 5408 and 5414 207 Street Langley

DRAWING TITLE
SITE DEVELOPMENT ANALYSIS

Project number	Date	FEB 2023
BC3521	Scale	1" = 40.4'
Drawn by	Author	
	Checked by	
	Checker	

A100 **3**



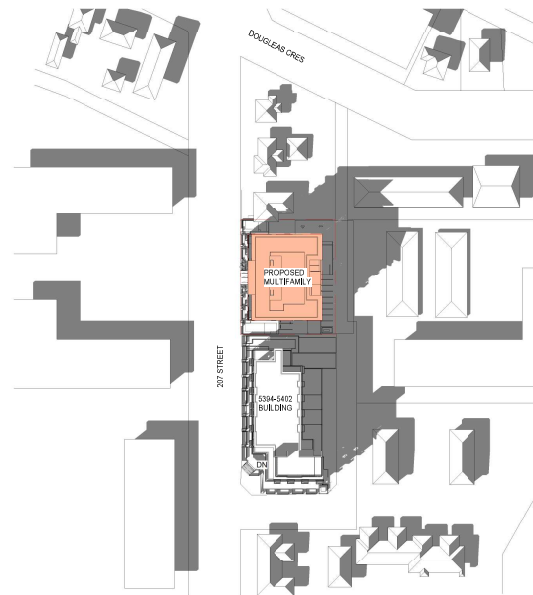
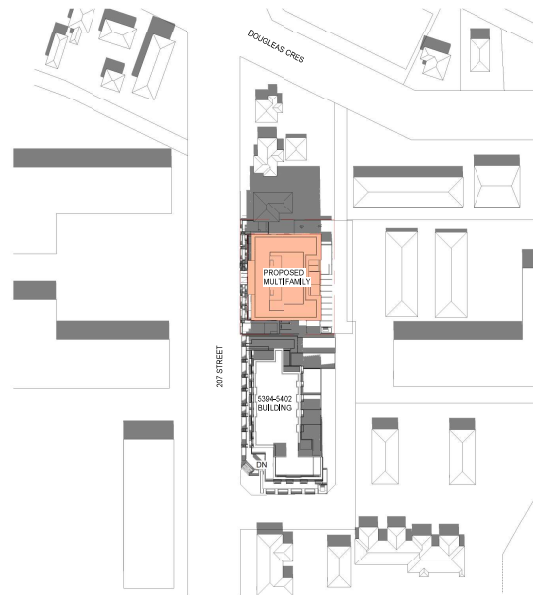
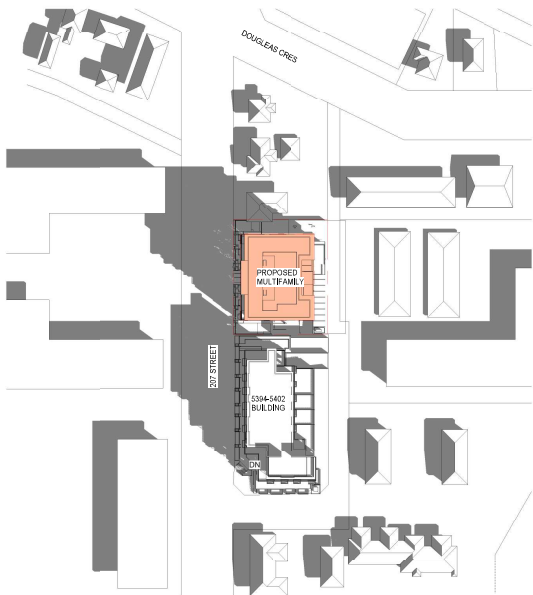
Project Analysis		
Project no:	BC3521	DATED: JUNE 08 2023
This project date is preliminary at this stage of the project. Exact scope, zoning, uses and size only be determined upon the city hall approval. Design review, Civil and code issues, site and tree survey may change from the written below. Therefore the client should not base any purchase, building cost and any other decision on this document.		
Municipal Address:	5404,5406,5408 and 5414 207 Street, Langley, BC V3A 2G1	
Legal Address:	Plan NW9183 Lot 21, Plan NW92783 Lot 44, 45 AND 46	
Zoning:	RS1 Single family residential zone	
Proposed Zoning:	GD-3 (RM-3 REFERENCE) (OC)- MID RISE RESIDENTIAL 6-12 STOREY APARTMENTS	
Permitted Uses:	Multiple-Unit Residential	
Site Area:	3835.00 sq.m. (92,203.54 sq.ft) or 0.185 ha (0.5 LOT1)	
Lot Coverage:	Allowed - 45% or 800 sq.mts	Provided - 29.1% or 550 sq.mts
Unit Density:	2.1 - 3.5 FAR + DENSITY BONUS	Allowable 110 Units per Acre
Gross floor Area:	6,300 sq.m. or 57,910 sq.ft	
Maximum permitted FAR:	4.1 - 5.5	
FAR Provided:	2.64 (0.3001 689)	
Total dwelling units:		
3 bed room units	2 (Townhouses)	
2 bed room units	24	
1 bed room units	52	
Minimum units required 20%	18	
Adjustable units provided:	18	
REVISIONS		
Rev	By	Revision / Drawing Issue
1	Y	2
CONSULTANT		
SEAL		
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PROJECT		
BEDESA 207 STREET MULTIFAMILY		
5404, 5406, 5408 and 5414 207 Street Langley		
DRAWING TITLE		
SITE PLAN		
Project number	Date	FEB 2023
BC3521	Scale	1/8" = 1'-0"
Drawn by	Author	Checked by
A101		REVISION
		3

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

1. Feb 08 2023 issued for modification permit and planning
 2. May 25 2023 issued for modification permit and planning
 3. Feb 17 2023 issued for modification permit and planning

Rev 1 Y 2
 Rev 2 Y 2
 Rev 3 Y 2

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 PROJECT
 BEDESA 207 STREET MULTIFAMILY
 5404, 5406, 5408 and 5414 207 Street Langley
 DRAWING TITLE
 SITE PLAN
 Project number: BC3521, Date: FEB 2023, Scale: 1/8" = 1'-0"
 Drawn by: Author, Checked by: Checker
 A101, REVISION 3



1 SHADOW STUDY - FALL EQUINOX- 9AM
SCALE: 1" = 80'-0"

2 SHADOW STUDY - FALL EQUINOX- 12PM
SCALE: 1" = 80'-0"

3 SHADOW STUDY - FALL EQUINOX- 6PM
SCALE: 1" = 80'-0"

Rev	yymmdd	Revision / Drawing Issue	Drawn by

1	18th 09 2023 issued for development permit and zoning
2	18th 10 2023 issued for development permit and zoning
3	18th 11 2023 issued for development permit and zoning

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PROJECT
BEDESA 207 STREET MULTIFAMILY

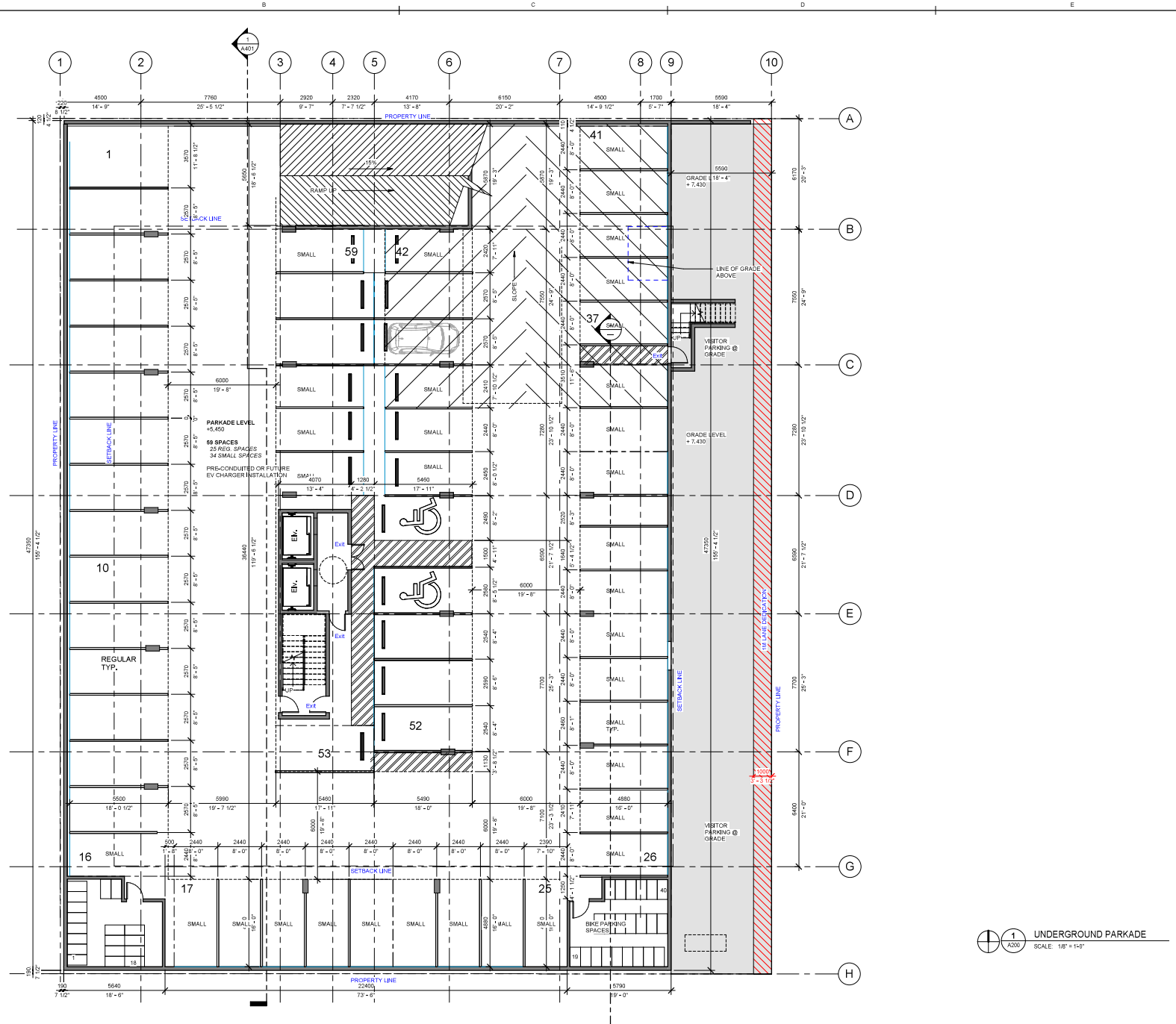
5404, 5405, 5408 and 5414 207 Street Langley

DRAWING TITLE
SHADOW STUDY 2

Project number	Date	FEB 2023
BC3521	Scale	1" = 80'-0"

Drawn by	Author	Checked by	Checker
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A104	3
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1 UNDERGROUND PARKADE
A200 SCALE: 1/8" = 1'-0"

Rev	By	Rev	Revision / Drawing Issue	Drawn by

- 1. Date: 09/2023 issued for model permit and marking
- 2. Date: 20/2023 issued for model permit and marking
- 3. Date: 06/2023 issued for model permit and marking

Rev By Rev Revision / Drawing Issue Drawn by

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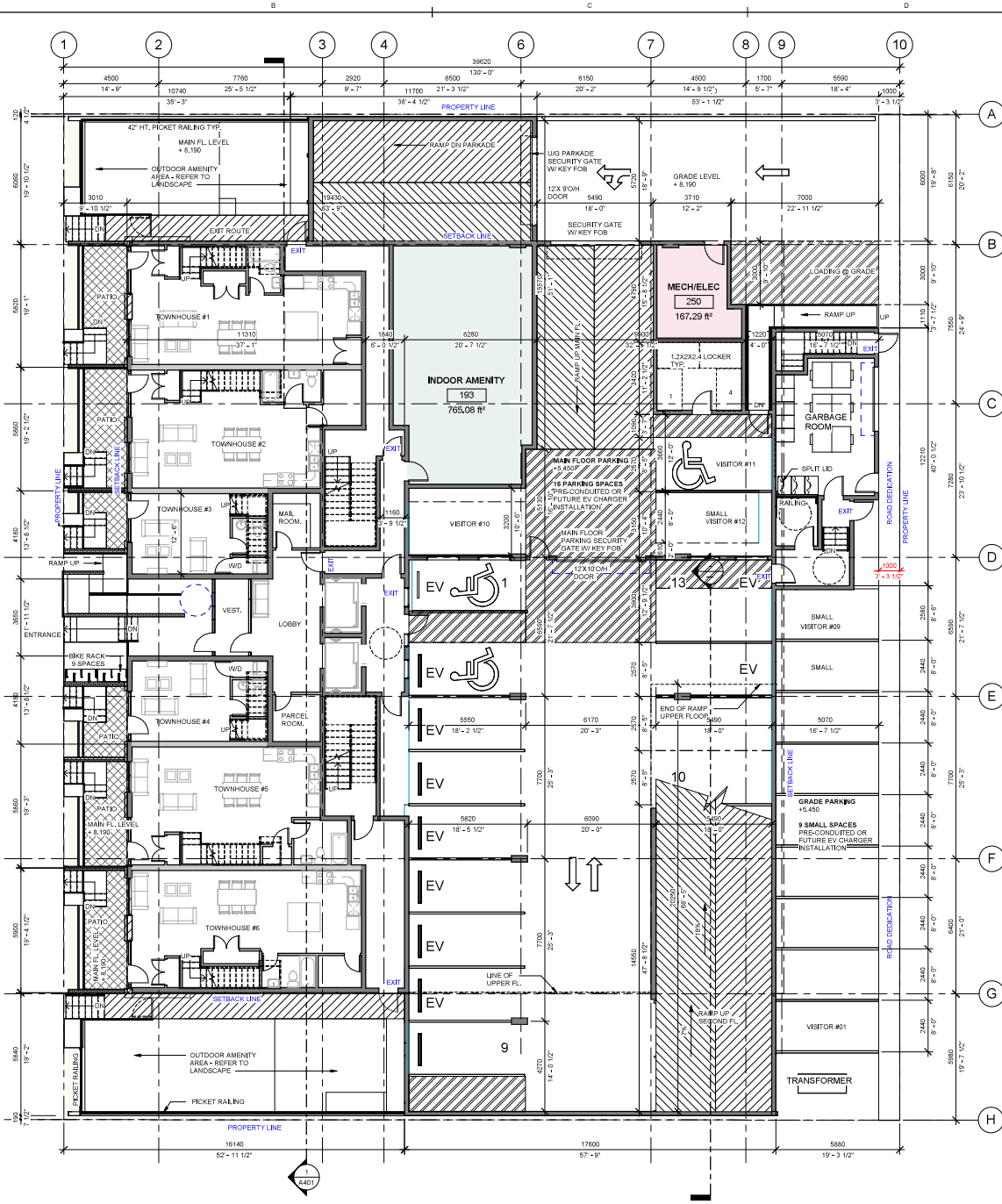
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PROJECT
BEDESA 207 STREET MULTIFAMILY
 5404 5406 5408 and 5414 207 Street Langley

DRAWING TITLE
UNDERGROUND PARKADE

Project number BC3521	Date FEB 2023
Author	Checked by
Checked by	Author

A200 **3**
 REVISION



1 MAIN FLOOR PLAN
 A201 SCALE: 1/8" = 1'-0"

NOTE:
 FOR THE PARKING STALL AND DRIVEWAY
 DIMENSIONS REFER TO SITE PLAN

Education
 1993.07.03.01
 Workshop
 2015.01.08.01
 Workshop (Revised)
 2023.02.02.01
 Work Coordinator
 2023.02.02.01


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1	AD	AD	Issue for design review and marking	
2	AD	AD	Issue for design review and marking	
3	AD	AD	Issue for design review and marking	
4	AD	AD	Issue for design review and marking	

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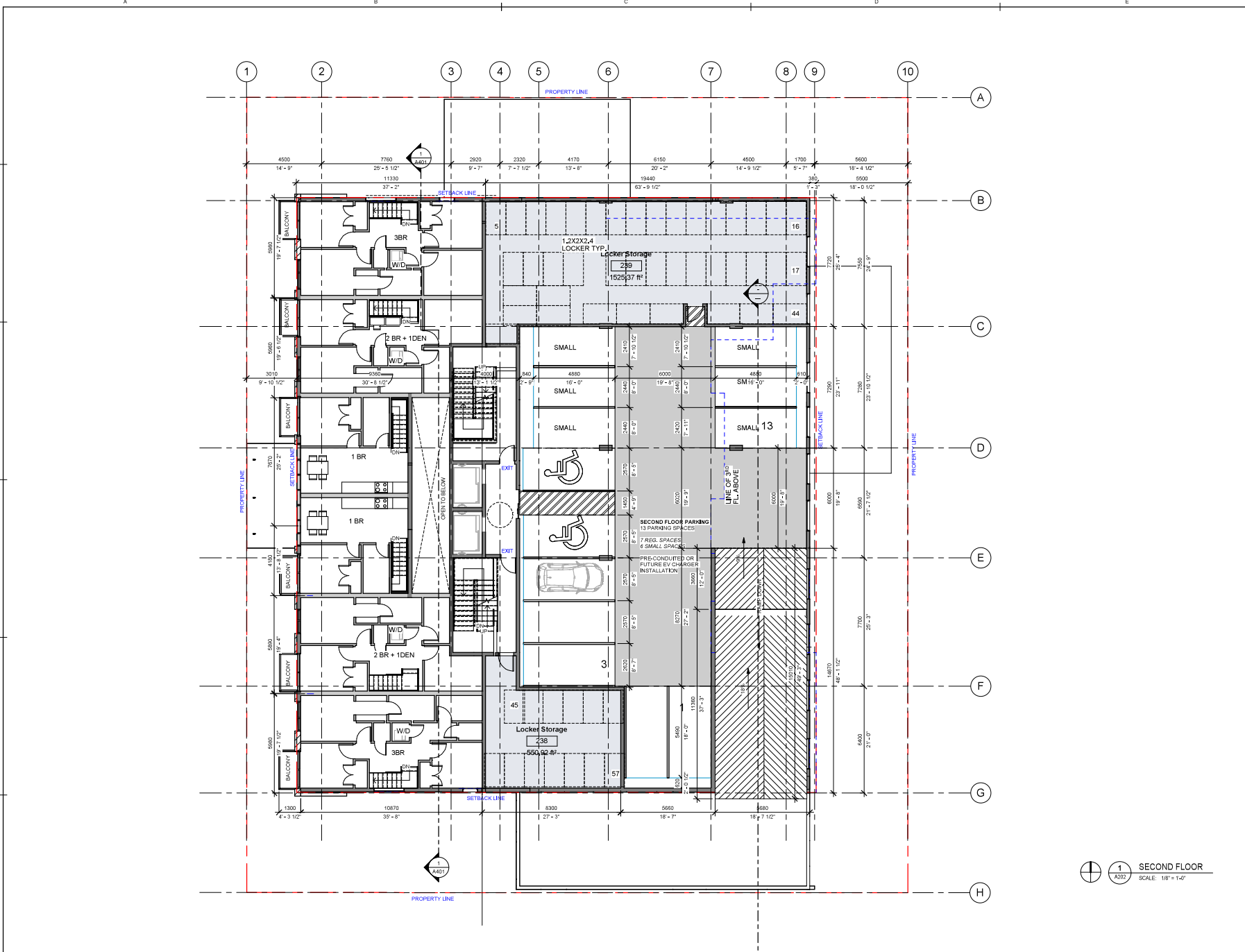
PROJECT
**BEDESA 207 STREET
 MULTIFAMILY**

5404, 5406, 5408 and 5414 207 Street Langley

DRAWING TITLE
MAIN FLOOR PLAN

Project number BC3521	Date FEB 2023
Author	Checked by
Drawn by	Checker

A201
 REVISION
3



Rev	By	Revised	Revision / Drawing Issue	Drawn by

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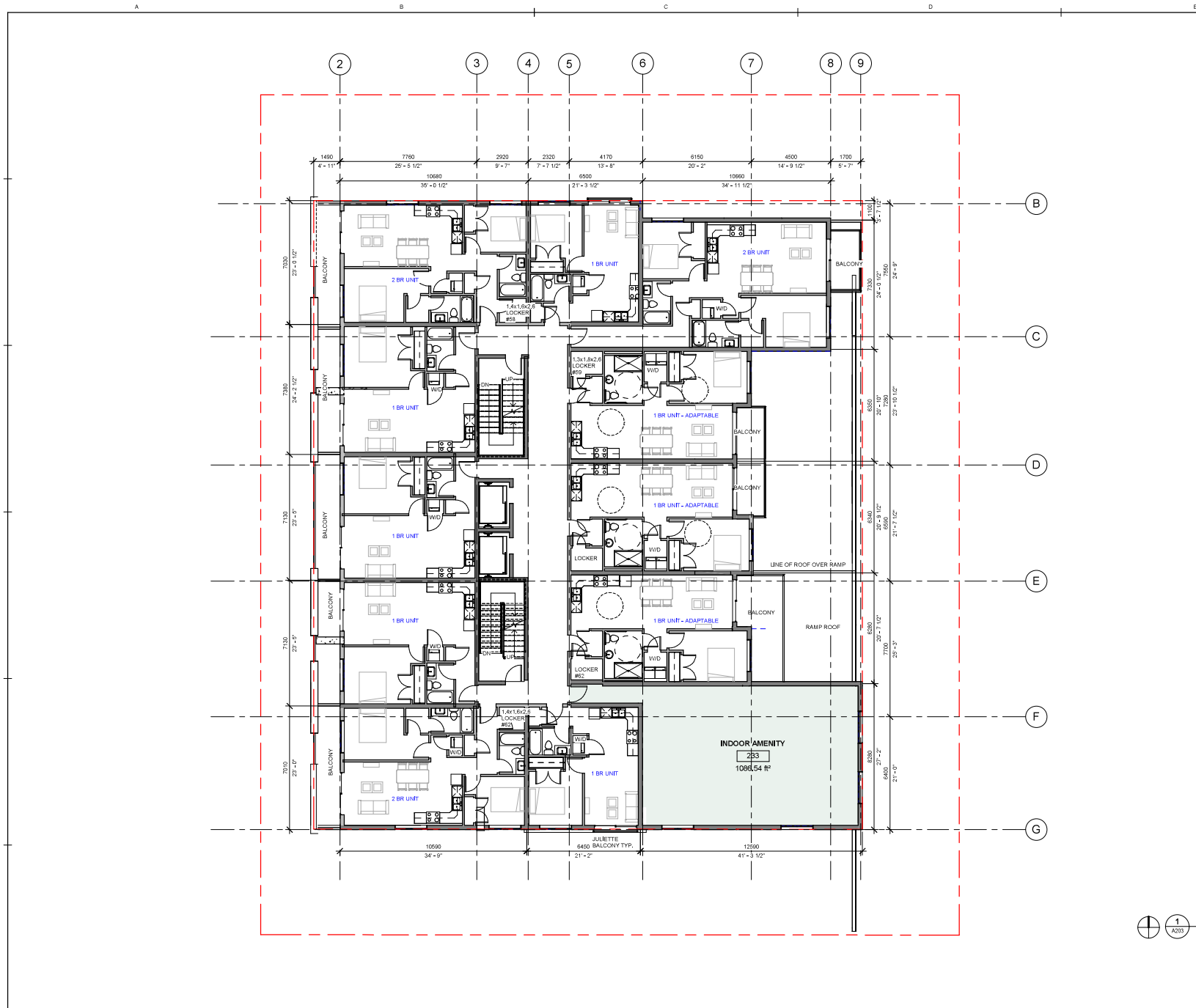
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PROJECT
BEVEDA 207 STREET MULTIFAMILY
 5404, 5406, 5408 and 5414 207 Street Langley


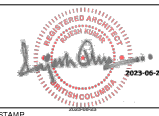
DRAWING TITLE
SECOND FLOOR PLAN

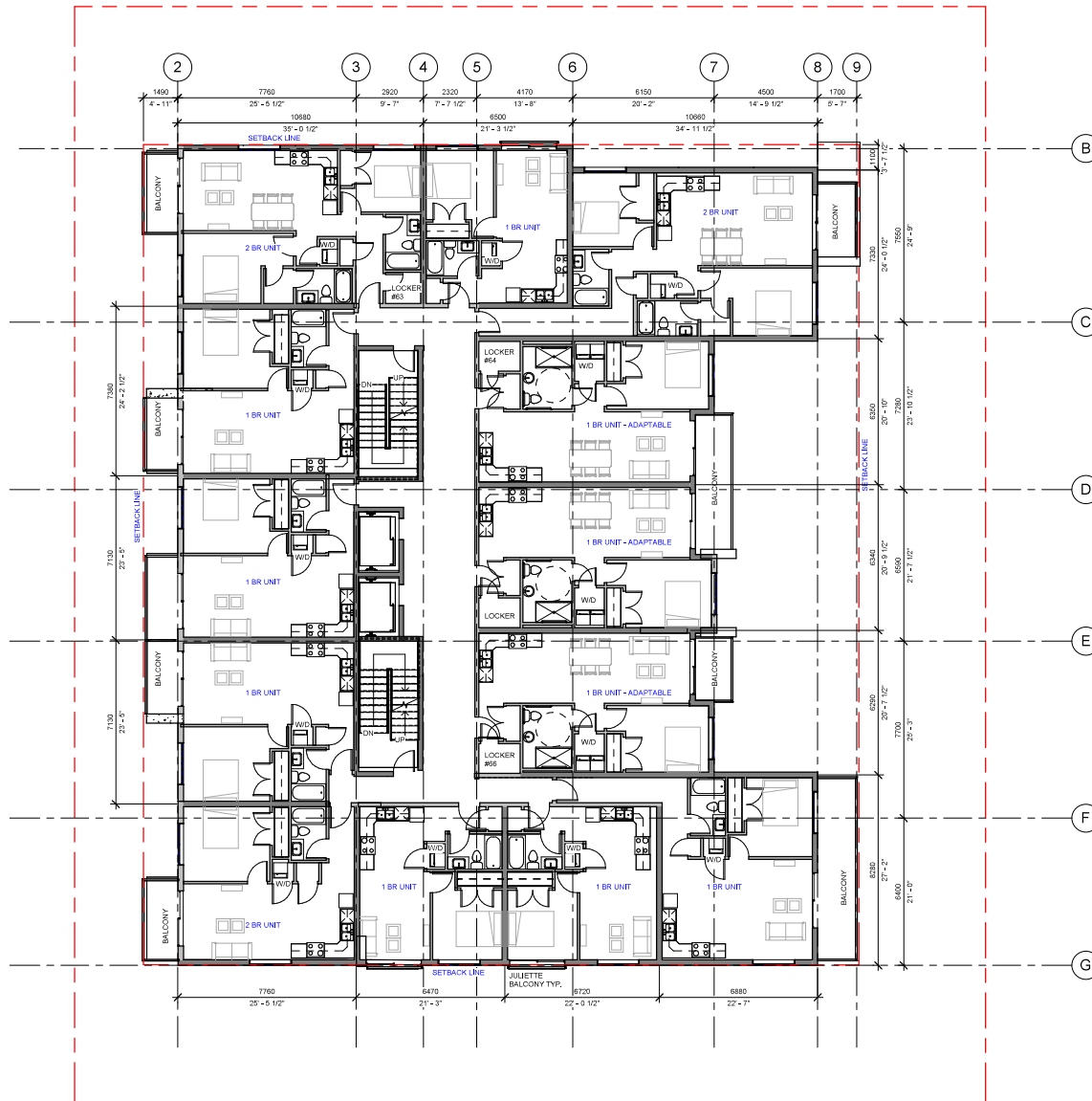
Project number BC3521	Date FEB 2023
Author	Checked by
Author	Checker

A202 **3**



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

Education 1624/2170 SF Workshop 202/51/858 SF Workshop (Bathroom) 800/2/512 SF Workshop 800/2/512 SF		 Kumar architecture ltd. www.kumararchitecture.com admin@kumararchitecture.com Excellence, Innovation and Holistic Designs
Rev 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100		
1. Area 08 2023 based for development permit and valuation 2. Area 25 2023 based for development permit and valuation 3. Area 11 2023 based for development permit and valuation		
Rev 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	Revision / Drawing Issue 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	Drawn by 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
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PROJECT BEDESA 207 STREET MULTIFAMILY 5404 5406 5408 and 5414 207 Street Langley		
DRAWING TITLE THIRD FLOOR PLAN		
Project number BC3521	Date FEB 2023	Scale 1/8" = 1'-0"
Drawn by Author	Checked by Checker	REVISION 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
A203		3



Education: B.S. ARCHITECTURE
Workshop: 2015, 2016, 2017
Experience (Residential): 2017-2019
Work Experience: 2019-Present
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Rev	By	Checked	Revision / Drawing Issue	Drawn by

1. Jan 09 2023 based for modification permit and marking
 2. May 25 2023 based for modification permit and marking
 3. Feb 11 2023 based for modification permit and marking

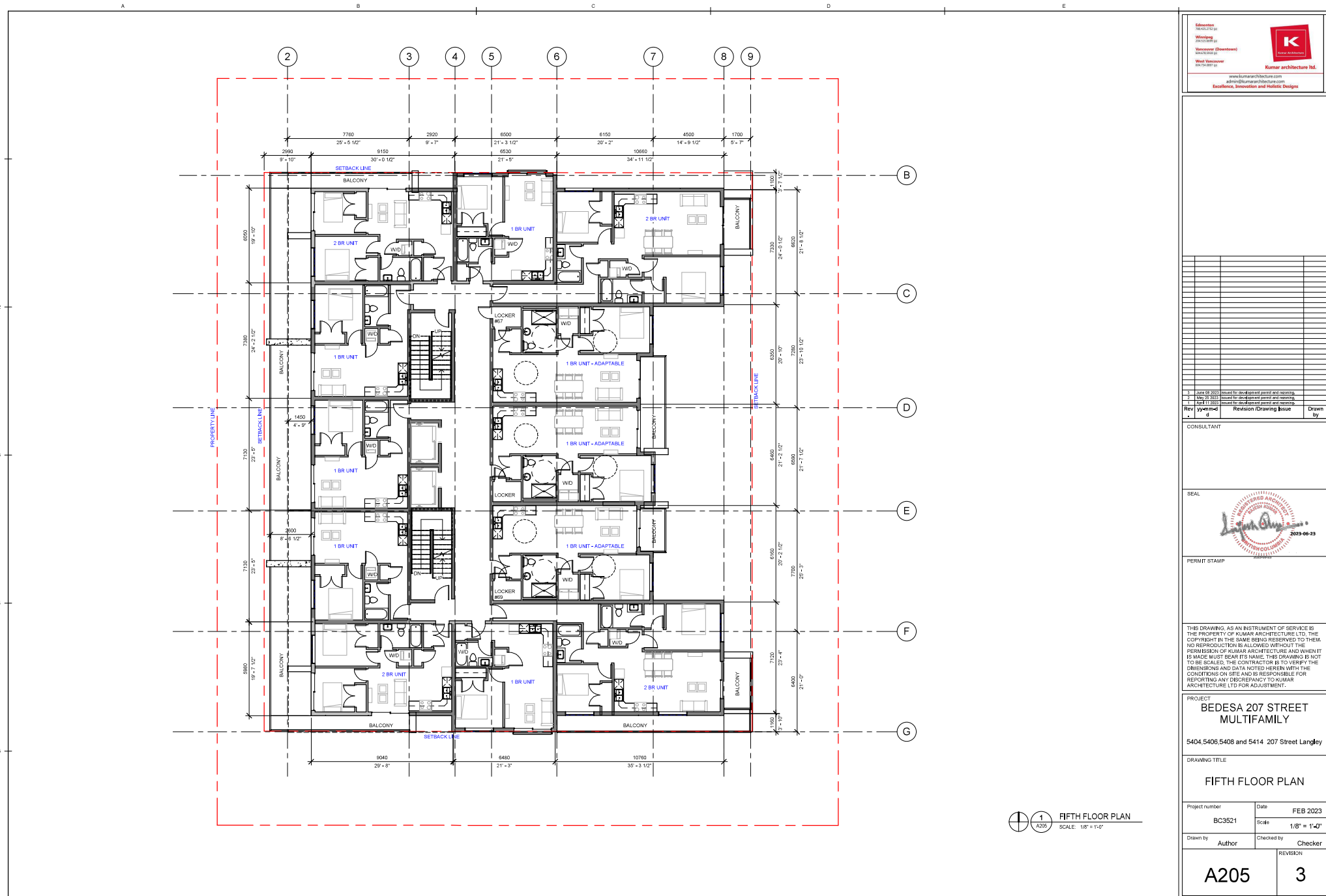
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PROJECT
BEDESA 207 STREET MULTIFAMILY
 5404, 5405, 5408 and 5414 207 Street Langley
 DRAWING TITLE
FOURTH FLOOR
 Project number: BC3521 Date: FEB 2023
 Scale: 1/8" = 1'-0"
 Drawn by: Author Checked by: Checker
 REVISION
A204 3

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

22/02/2023 11:28:03 AM



Education
 2016/12/10 21
 Workshop
 2023/11/08 21
 Presentation (Presentation)
 2023/02/22 21
 West Vancouver
 2023/02/22 21

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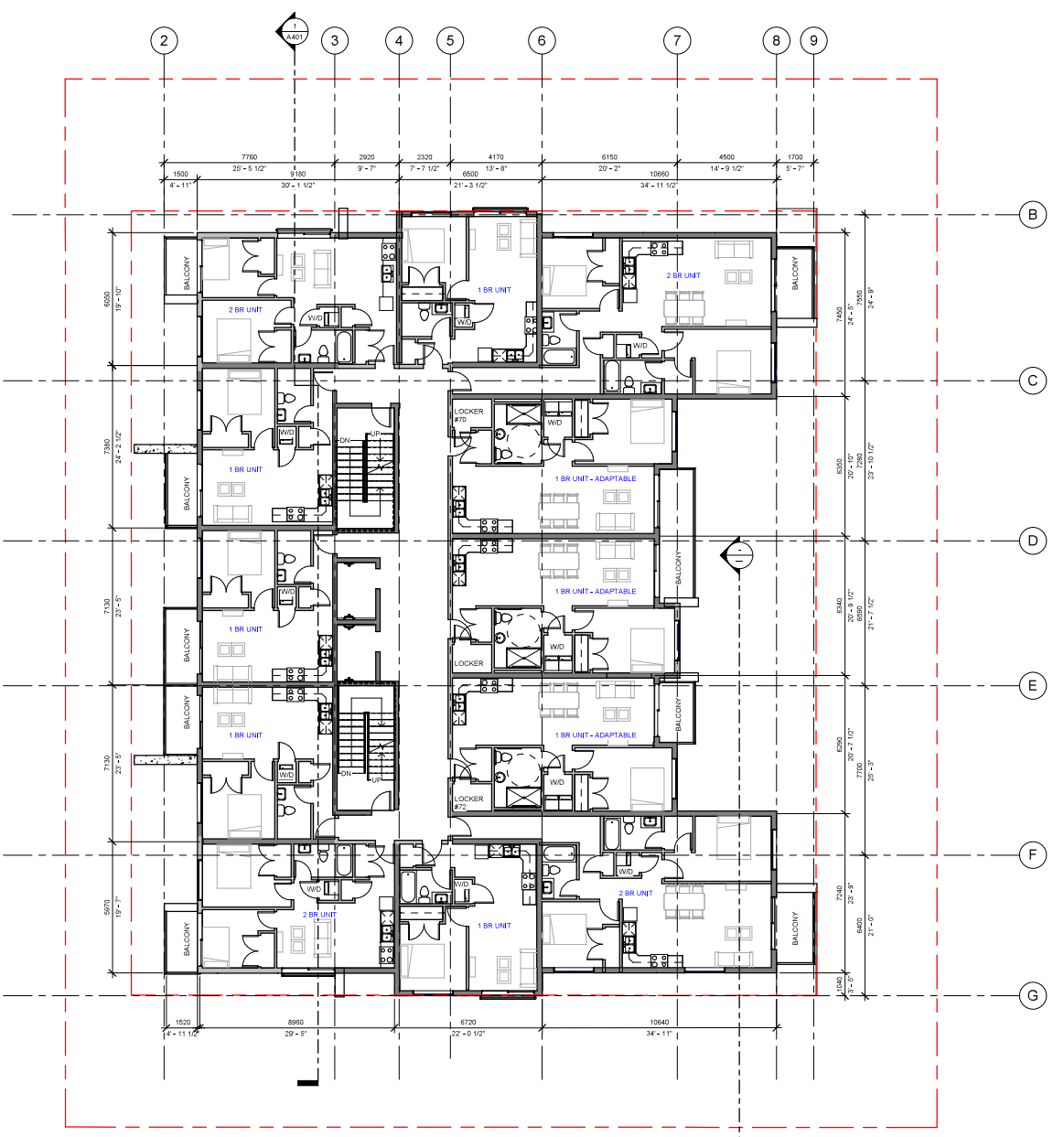
PROJECT
BEDESA 207 STREET MULTIFAMILY

5404 5405, 5408 and 5414 207 Street Langley

DRAWING TITLE
FIFTH FLOOR PLAN

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

Project number	BC3521	Date	FEB 2023
Scale	1/8" = 1'-0"	Author	Checked by
Drawn by	Author	Checked by	Checker
A205		REVISION 3	



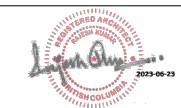
Education
 18/04/2020 3:51
Worksheet
 20/11/2023 3:51
Worksheet (Sheetwork)
 04/03/2023 3:51
Sheet Worksheet
 05/03/2023 3:51


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No.	Description	Date

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 2023-06-23

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PROJECT
BEDESA 207 STREET MULTIFAMILY
 5404 5406 5408 and 5414 207 Street Langley

DRAWING TITLE
SIXTH FLOOR

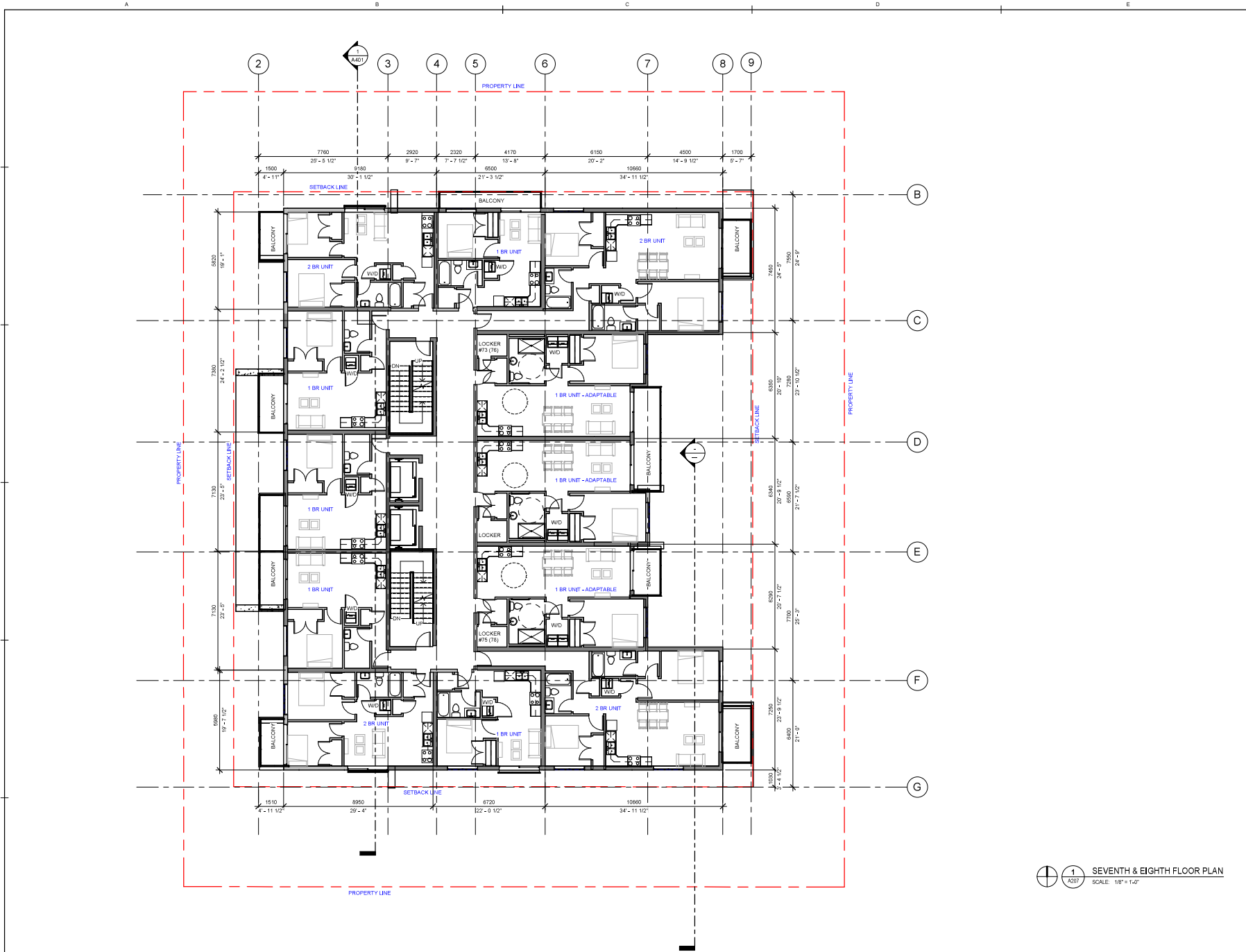
Project number		Date	
BC3521		FEB 2023	
Scale		Checked by	
1/8" = 1'-0"			
Author	Checker	Checked by	Checker

A206

3


1 SIXTH FLOOR
 A206 SCALE: 1/8" = 1'-0"

230902025 117087637



Education: B.E. (2009)
 Workshop: 2010-18
 Registration (Number): 18426/2010
 West Vancouver: 2010-18

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Rev	By	Checked	Date	Description
1				
2				
3				
4				
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6				
7				
8				
9				

Rev	By	Checked	Date	Description	Drawn by

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PROJECT
BEDESA 207 STREET MULTIFAMILY
 5404, 5406, 5408 and 5414 207 Street Langley

DRAWING TITLE
SEVENTH & EIGHTH FLOOR PLAN

Project number	Date	FEB 2023
BC3521	Scale	1/8" = 1'-0"
Drawn by	Checked by	

REVISION	
A207	3

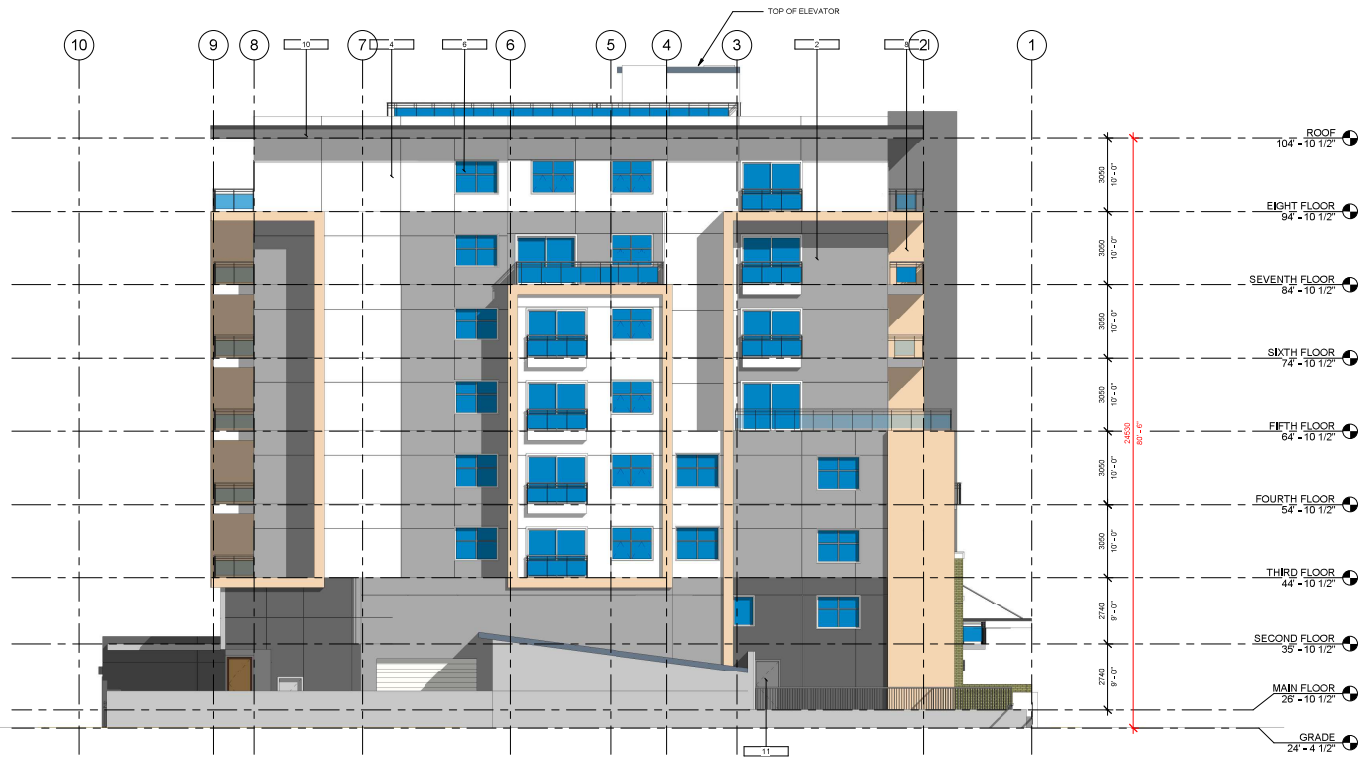
SEVENTH & EIGHTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

MATERIAL SAMPLES

EIFS - COLOR LIGHT GREY		HARDIE PANEL COLOUR: NATURAL BIRCH	PVC WINDOW FRAME COLOUR: CLOUD WHITE	
EIFS - COLOR CLOUD WHITE		PREFINISHED METAL FLASHING COLOUR: CHARCORAL	MANUFACTURED BRICK VENEER COLOUR: BROWN YELLOW	
EIFS - COLOR CLOUD WHITE		ALUMINUM RAILING SYSTEM - TEMPERED GLASS EXIT STEEL DOOR/ GUARD RAIL COLOUR: LIGHT GREY	ALUMINUM WOOD TEXTURE SOFFIT COLOUR: NATURAL OAK	

Keynote Legend	
Key Value	Keynote Text
1	PREMANUFACTURED BRICK VENEER - COLOUR: TUSCAN YELLOW
2	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: LIGHT GREY
3	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: DARK GREY
4	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: WHITE
6	PVC WINDOW RESIDENTIAL ALUMINUM (EXTERIOR) CLAD - VINYL
7	PVC SLIDING BALCONY DOORS - COLOUR: WHITE
8	HARDIE PANEL - COLOUR: NATURAL BIRCH
10	HARDIE TRIM FASCIA BOARD - COLOUR: CHARCORAL
11	STEEL EXIT DOORS - COLOUR: DARK GREY
12	EXTERIOR LIGHTING FIXTURES
13	HARDIE PANEL - COLOUR: DARK GREY

Education
 Technological
 Workshop
 Professional (Architecture)
 West Vancouver
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 adm@kumararchitecture.com
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Kumar architecture ltd.



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

Rev	Year/Rev	Revised by	Revision / Drawing Issue	Drawn by

1. Issued 08-2022 issued for development permit and planning.
 2. Issued 09-2022 issued for development permit and planning.
 3. Issued 11-2022 issued for development permit and planning.

CONSULTANT

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PROJECT
**BEDESA 207 STREET
 MULTIFAMILY**

5404 5405 5408 and 5414 207 Street Langley

DRAWING TITLE
NORTH ELEVATION

Project number	Date
BC3521	FEB 2023
Author	Checked by
Scale	As indicated
Author	Checker
REVISION	
A301	3

Keynote Legend	
Key Value	Keynote Text
1	PREMANUFACTURED BRICK VENEER - COLOUR: TUSCAN YELLOW
2	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: LIGHT GREY
3	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: DARK GREY
4	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: WHITE
6	PVC WINDOW RESIDENTIAL- ALUMINUM (EXTERIOR) CLAD - VINYL
7	PVC SLIDING BALCONY DOORS- COLOUR: WHITE
8	HARDIE PANEL - COLOUR: NATURAL BIRCH
10	HARDIE TRIM FASCIA BOARD- COLOUR: CHARCORAL
11	STEEL EXIT DOORS- COLOUR: DARK GREY
12	EXTERIOR LIGHTING FIXTURES
13	HARDIE PANEL - COLOUR: DARK GREY



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

Rev	By	Mod	Revision / Drawing Issue	Drawn by
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

CONSULTANT

SEAL

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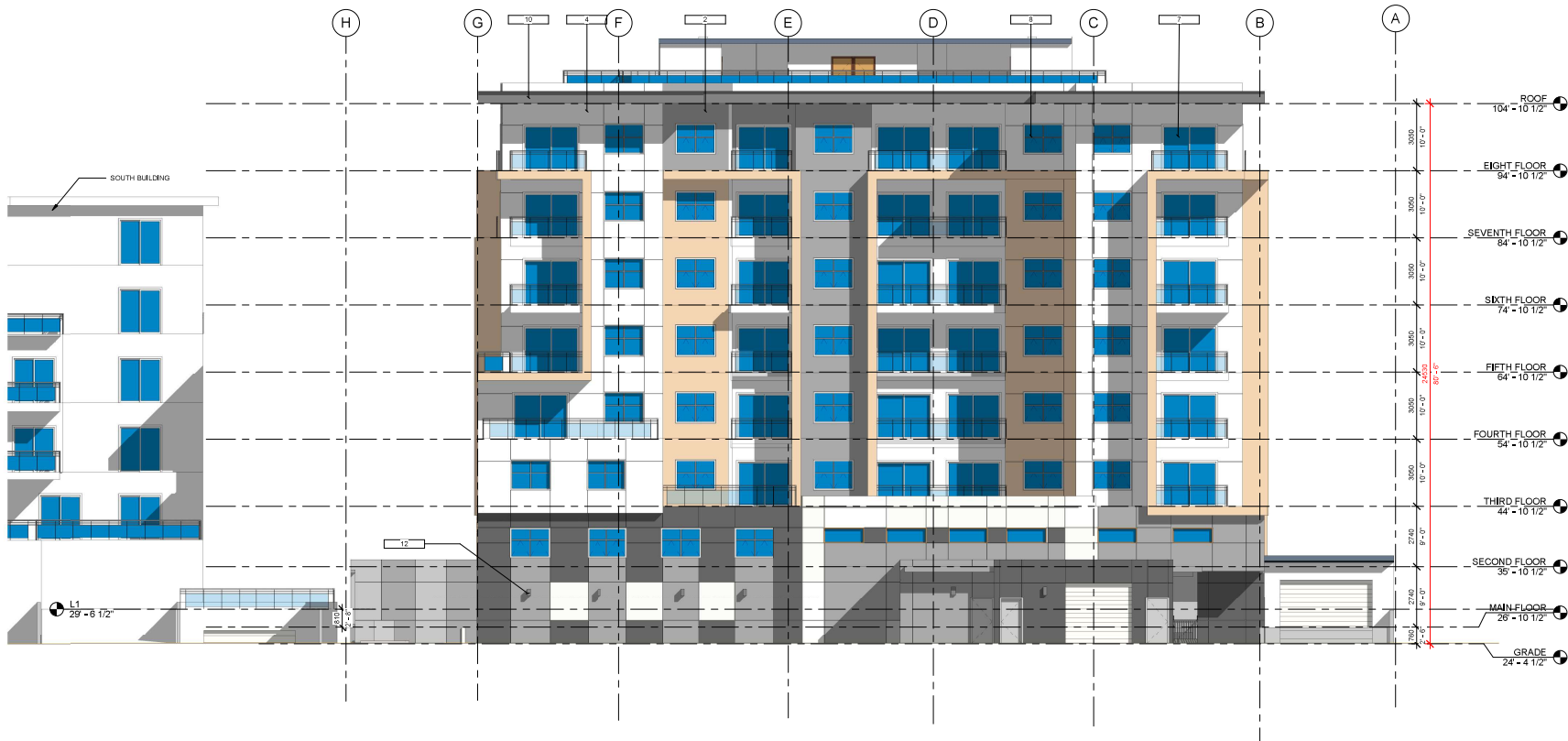
PROJECT
**BEDESA 207 STREET
 MULTIFAMILY**
 5404 5406, 5408 and 5414 207 Street Langley

DRAWING TITLE
SOUTH ELEVATION

Project number	Date
BC3521	FEB 2023
Scale	1/8" = 1'-0"
Drawn by	Checked by
Author	Checker

REVISION
A302 3

Keynote Legend	
Key Value	Keynote Text
1	PREMANUFACTURED BRICK VENEER - COLOUR: TUSCAN YELLOW
2	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: LIGHT GREY
3	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: DARK GREY
4	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: WHITE
6	PVC WINDOW RESIDENTIAL- ALUMINUM (EXTERIOR) CLAD- VINYL
7	PVC SLIDING BALCONY DOORS - COLOUR: WHITE
8	HARDIE PANEL - COLOUR: NATURAL BIRCH
10	HARDIE TRIM FASCIA BOARD- COLOUR: CHARCORAL
11	STEEL EXIT DOORS- COLOUR: DARK GREY
12	EXTERIOR LIGHTING FIXTURES
13	HARDIE PANEL - COLOUR: DARK GREY



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

Education: Bachelor's Degree
 Workplace: 2015-2018
 Professional Registration: 2018-2023
 www.kumararchitecture.com
 adm@kumararchitecture.com
 Excellence, Innovation and Holistic Design

Rev	By	Checked	Revision / Drawing Issue	Drawn by
1			Issue for 2023 based on development permit and zoning	
2			Issue for 2023 based on development permit and zoning	
3			Issue for 2023 based on development permit and zoning	

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PROJECT
BEDESA 207 STREET MULTIFAMILY

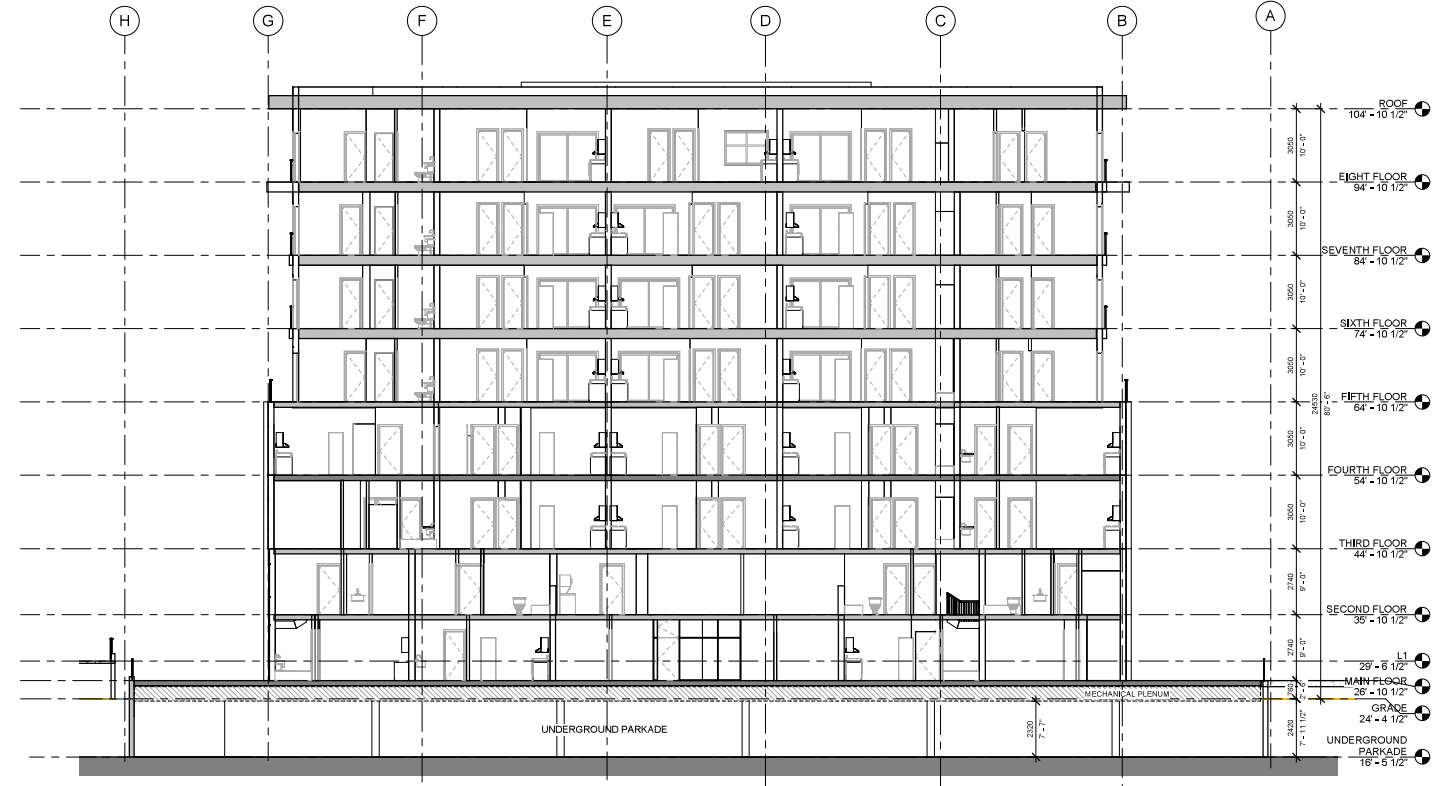
5404, 5405, 5408 and 5414 207 Street Langley

DRAWING TITLE
EAST ELEVATION

Project number BC3521	Date FEB 2023
Scale 1/8" = 1'-0"	Author
Checked by	Checker

REVISION	
A304	3

A B C D E



CONSTRUCTION ASSEMBLIES

EXTERIOR WALL

- 100mm EXTERIOR WALL WOOD STUD
- 100mm EXTERIOR WALL WOOD STUD @ 600mm O.C.
- 100mm EXTERIOR WALL WOOD STUD @ 600mm O.C.
- 100mm EXTERIOR WALL WOOD STUD @ 600mm O.C.
- 100mm EXTERIOR WALL WOOD STUD @ 600mm O.C.
- 100mm EXTERIOR WALL WOOD STUD @ 600mm O.C.
- 100mm EXTERIOR WALL WOOD STUD @ 600mm O.C.
- 100mm EXTERIOR WALL WOOD STUD @ 600mm O.C.
- 100mm EXTERIOR WALL WOOD STUD @ 600mm O.C.

INTERIOR WALL

- 100mm INTERIOR WALL WOOD STUD
- 100mm INTERIOR WALL WOOD STUD @ 600mm O.C.
- 100mm INTERIOR WALL WOOD STUD @ 600mm O.C.
- 100mm INTERIOR WALL WOOD STUD @ 600mm O.C.
- 100mm INTERIOR WALL WOOD STUD @ 600mm O.C.
- 100mm INTERIOR WALL WOOD STUD @ 600mm O.C.
- 100mm INTERIOR WALL WOOD STUD @ 600mm O.C.
- 100mm INTERIOR WALL WOOD STUD @ 600mm O.C.
- 100mm INTERIOR WALL WOOD STUD @ 600mm O.C.

ROOF ASSEMBLY

- 100mm ROOF ASSEMBLY
- 100mm ROOF ASSEMBLY
- 100mm ROOF ASSEMBLY
- 100mm ROOF ASSEMBLY
- 100mm ROOF ASSEMBLY

FLOOR ASSEMBLY


- 100mm FLOOR ASSEMBLY
- 100mm FLOOR ASSEMBLY
- 100mm FLOOR ASSEMBLY
- 100mm FLOOR ASSEMBLY
- 100mm FLOOR ASSEMBLY

Education: 2003-2009
Workshop: 2019-2021
Member (Associate): 2021-2023
Work Experience: 2019-2023



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 adm@kumararchitecture.com
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Revision table with columns: Rev, No, Description, Date, Drawn by, Checked by.

CONSULTANT
 SEAL

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PROJECT:
BEDESA 207 STREET MULTIFAMILY
 5404, 5405, 5408 and 5414 207 Street Langley
DRAWING TITLE:
BUILDING SECTIONS
1 BUILDING SECTION
 SCALE: 1/8" = 1'-0"
REVISION:
 3

20230623-1107177-PT-INT

A B C D E



FRONT VIEW LOOKING SOUTH OF 207TH STREET



CORNER VIEW LOOKING SOUTH OF 207TH STREET



BUILDING REAR VIEW



BUILDING MAIN ENTRANCE (ALUMINIUM WOOD TEXTURE SOFFIT UNDER CANOPY)



CORNER VIEW LOOKING NORTH OF 207TH STREET



ROOF OVER RAMP TO 2ND FLOOR LEVEL



ALUMINIUM WOOD TEXTURE SOFFIT UNDER ROOF

Education
 TechnoCity 2023
 Workshop
 2023-01-06/07 20
 Vancouver (Government)
 2023-01-07/08 20
 West Vancouver
 2023-01-09/10 20

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Rev	By	Check	Revision / Drawing Issue	Drawn by

CONSULTANT

SEAL



2023-06-23

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PROJECT

BEDESA 207 STREET MULTIFAMILY

5404 5406 5408 and 5414 207 Street Langley

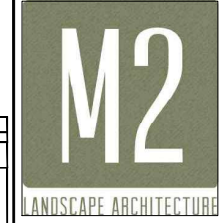
DRAWING TITLE

BUILDING RENDERINGS

Project number	Date	FEB 2023
BC3521	Scale	
Drawn by	Author	Checked by

A900	REVISION
	3

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NO.	DATE	REVISION DESCRIPTION	DR.
1	2022.09.02	REV AS PER CITY COMMENTS	BN
2	2022.09.02	REVISED PER PER CITY COMMENTS	BN/EL
3	2022.09.02	REVISED PER PER CITY COMMENTS	BN/EL/EL
4	2022.09.02	REVISED PER PER CITY COMMENTS	BN/EL/EL
5	2022.09.02	ISSUED FOR DP	BN/EL/EL
6	2022.09.02	PRELIM DRAWING	BN/EL

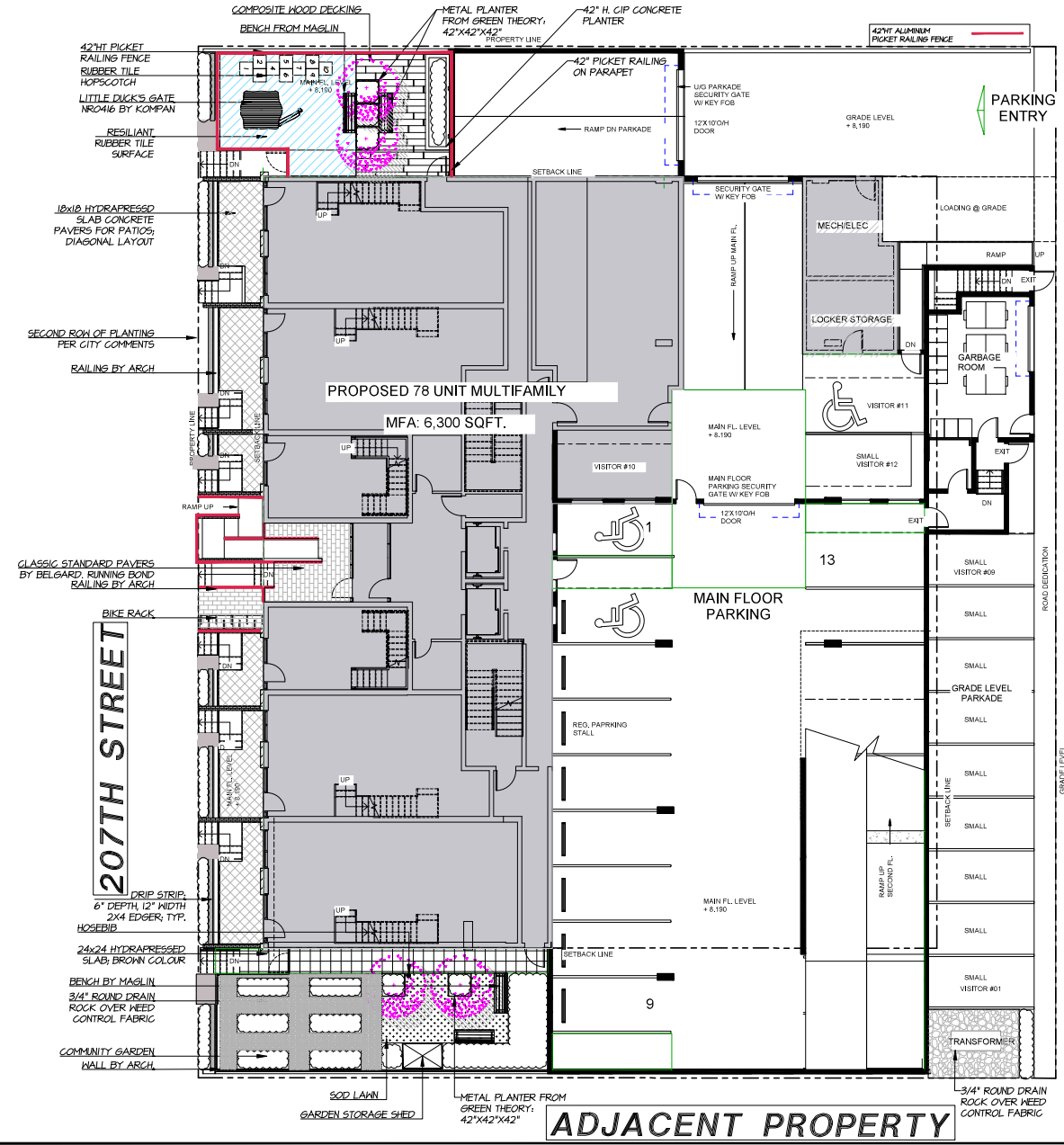


PROJECT: **PROPOSED TOWNHOMES**
8404, 8406, 8408 & 8414 807 Street Langley, BC

DRAWING TITLE: **TREE PLAN**

DATE: 2022.09.02	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	
DRAWN: BN	L1
DESIGN: BN	
CHK'D: MM	
M2LA PROJECT NUMBER: 22-062	OF 6

ADJACENT PROPERTY

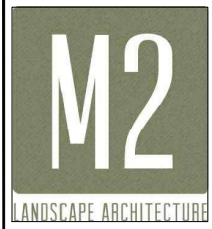


PLANT SCHEDULE-TREES GF			M2 JOB NUMBER: 22-062
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
4	MALUS PRANIE FIRE	PRAIRIE FIRE GRABAPPLE	5CM CAL 1.5M STD B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. 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 RANGE PLANT MATERIAL AVAILABLE FOR OPTIONS. REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HIGHLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

LANE



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 V3M 3J7
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 Fax: 604.553.0045
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NO.	DATE	REVISION DESCRIPTION	DR.
3	2022.05.02	REV AS PER CITY COMMENTS	BV
4	2022.05.02	REVISED PER CITY COMMENTS	BV,LJ
5	2022.05.02	REVISED PER CITY COMMENTS	BV,BENJ
7	2022.05.02	ISSUED FOR OP	BV,BENJ
1	2022.05.02	PRELIM DRAWING	BV,LJ

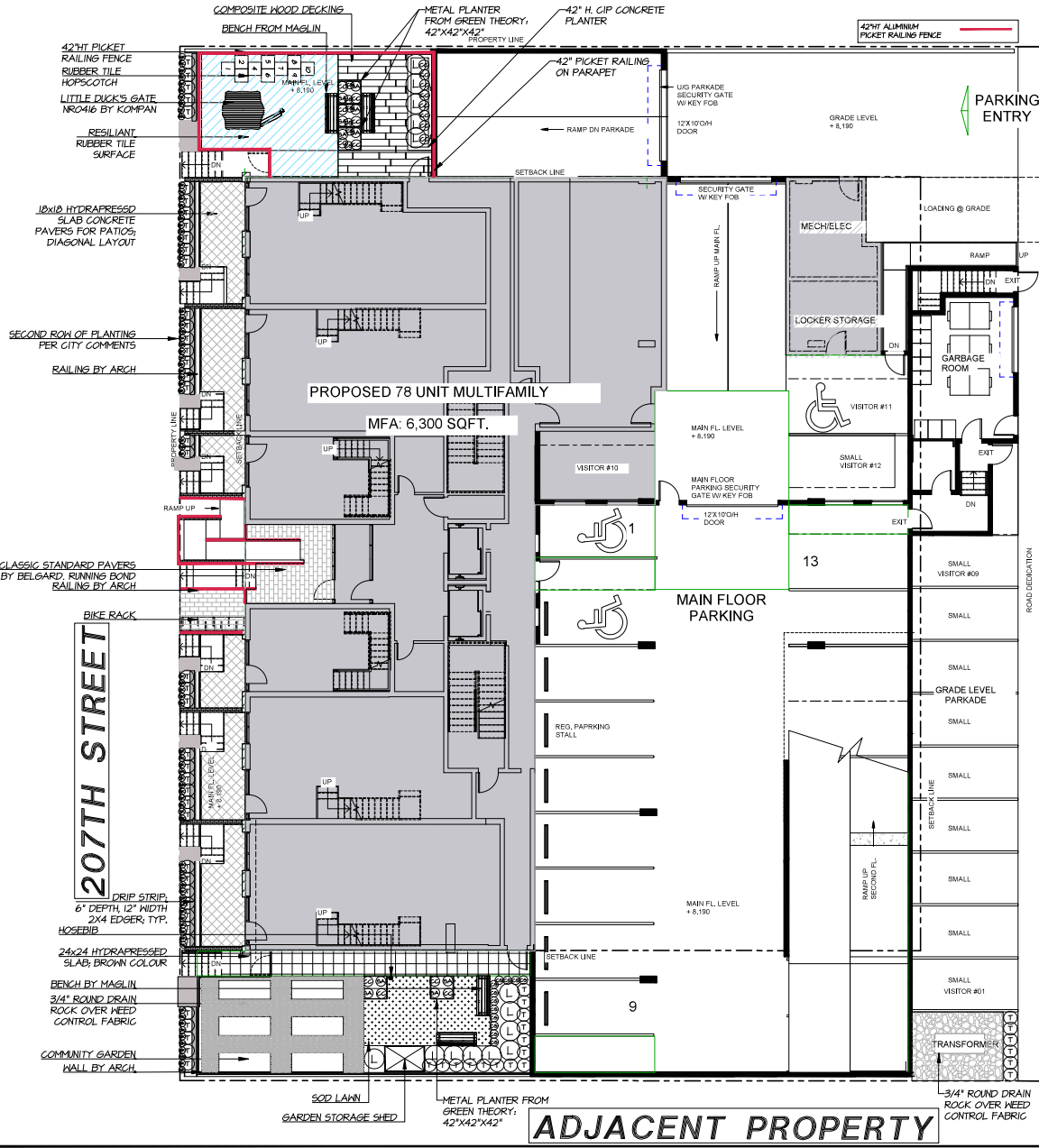


PROJECT: **PROPOSED TOWNHOMES**
 8404, 8408, 8408 & 8414 807 Street
 Langley, BC

DRAWING TITLE: **SHRUB PLAN**

DATE: 2022.05.02 DRAWING NUMBER:
 SCALE: 1/8"=1'-0"
 DRAWN: BV
 DESIGN: BV
 CHK'D: MM
 M2LA PROJECT NUMBER: **L2**

ADJACENT PROPERTY



KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
14	LEUCOTHE FONTANSIANA 'RAINBOW'	VAREGATED LEUCOTHE	#3 POT, 50CM
62	TARIS X MEDIA 'MOSSY'	HICK'S YEM	LOM Ht, BBS, 24" G.C.
10	SALVIA SUPERBA	VIOLET SAGE	#1 POT
10	CORNUS CANADENSIS	BUNCHBERRY	#1 POT, 20CM
10	GOTONIASTER DANNEKII	BEARBERRY GOTONIASTER	#1 POT, 25CM
10	ESCAL GARSEA 'SPRINGWOOD WHITE'	WINTER HEATH	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARDS. 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 LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.
 ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY, PROVIDE CERTIFICATION UPON REQUEST.

GRADE LEVEL
+ 8.190

GRADE LEVEL
+ 7.830

ADJACENT PROPERTY

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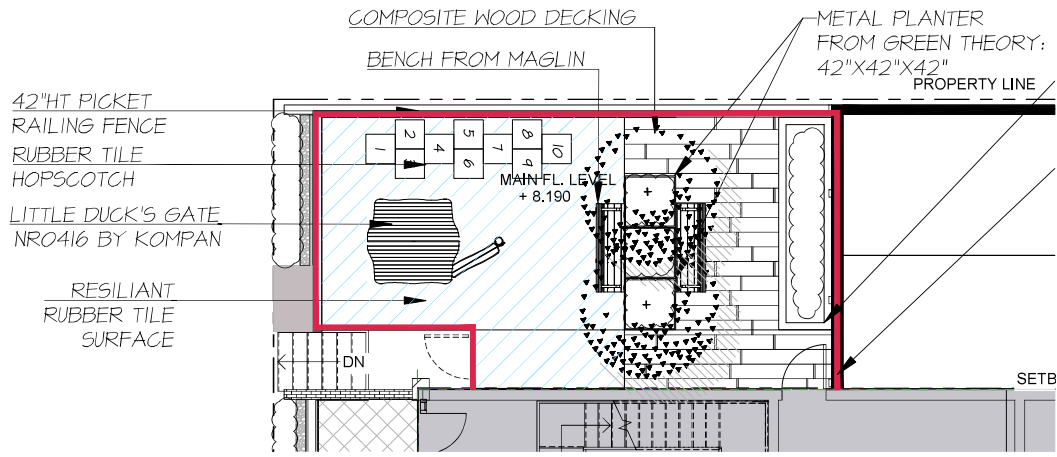
LITTLE DUCK'S GATE



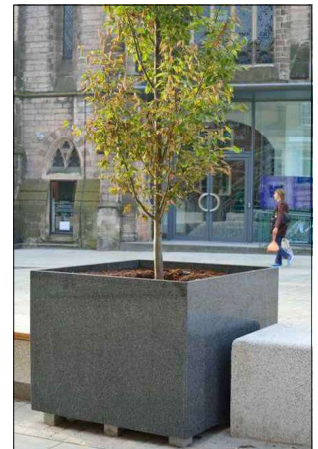
HOPSCOTCH



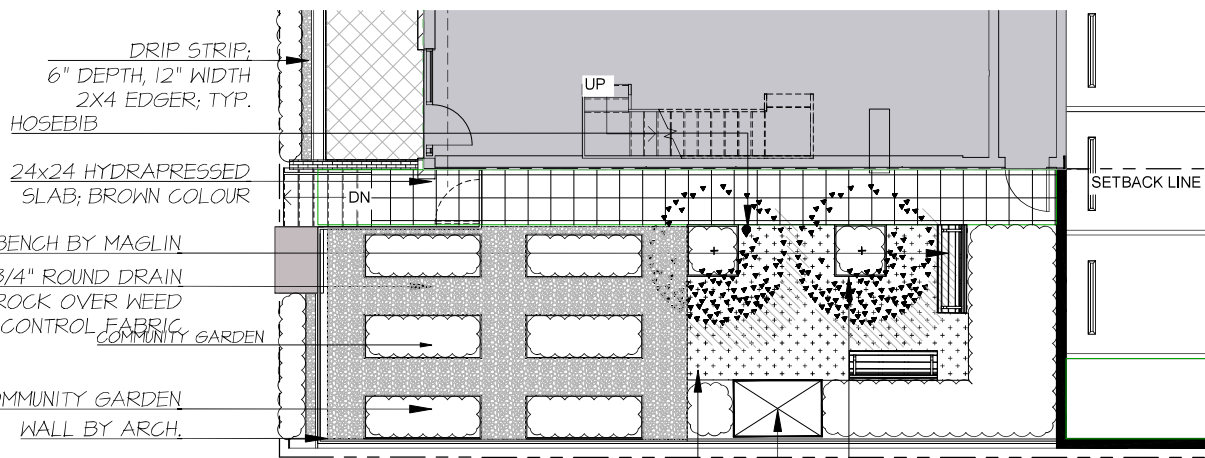
VEGGIE GARDEN



1 OUTDOOR AMENITY SPACE -NORTH
SCALE: 1/4" = 1'-0"



METAL PLANTER BY GREEN THEORY



2 OUTDOOR AMENITY SPACE -SOUTH
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	20220202	PRELIM DRAWING	ENCL
2	20220202	BASED FOR OP	MM/ENCL
3	20220202	REVISED PER PER CITY COMMENTS	MM/ENCL
4	20220202	REVISED PER PER CITY COMMENTS	ENCL
5	20220202	REV AS PER PER CITY COMMENTS	ENCL



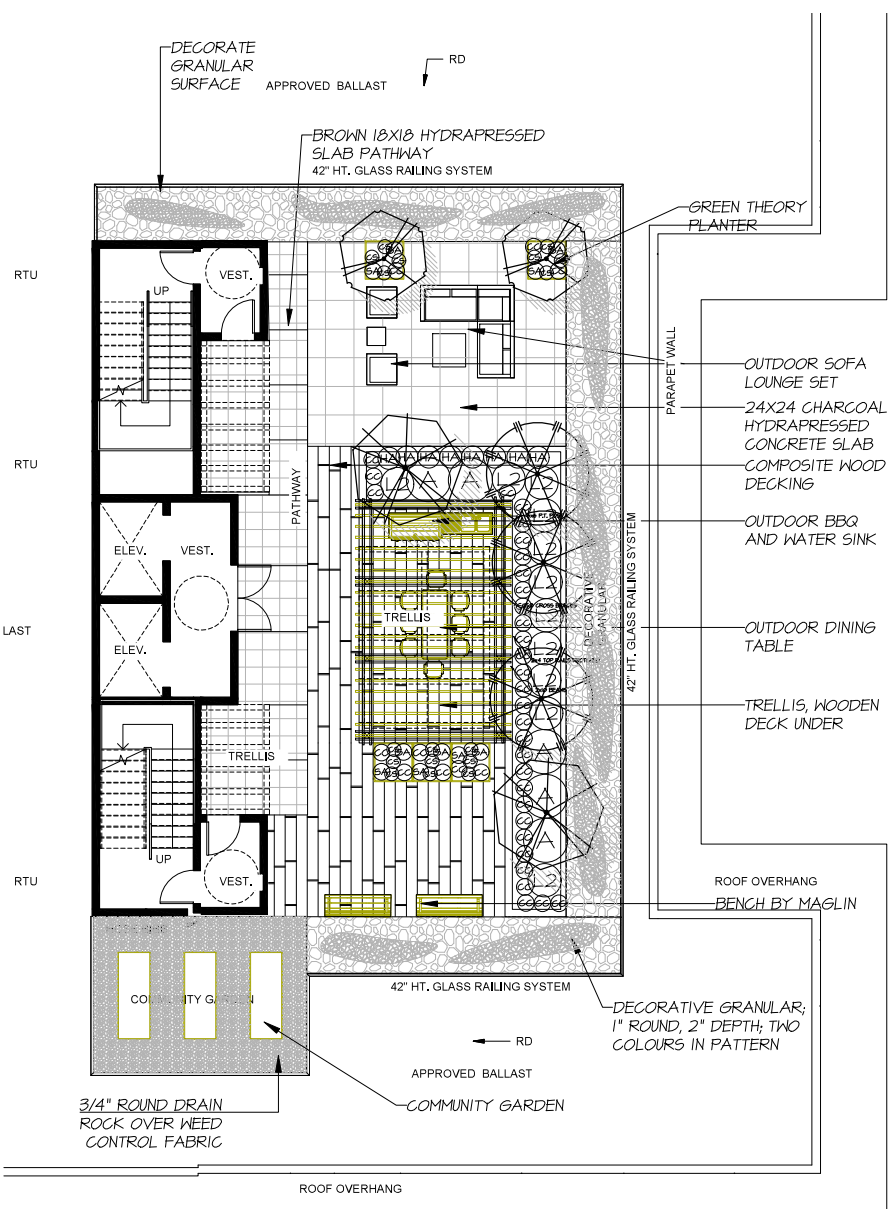
PROJECT: **PROPOSED TOWNHOMES**
8404, 8402, 8408 & 8414 207 Street
Langley, BC

DRAWING TITLE: **OUTDOOR AMENITY SPACES**

DATE: 20220202	DRAWING NUMBER: L3
SCALE: 1/4" = 1'-0"	
DRAWN: EN	
DESIGN: EN	
CHK'D: MM	



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
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DECORATIVE GRANULAR ROOF



PATIO SOFA & CHAIR SET BY VANCOUVER SOFA COMPANY



1050 BACKLESS BAR HEIGHT STOOLS & TABLE BY MAGLIN

PLANT SCHEDULE-ROOFTOP M2 JOB NUMBER: 22 062

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	ACER GRISEM	PAPERBARK MAPLE	5CM GAL, 1.8M STD, B4B
	2	CERCIS CHINENSIS	CHINESE REDBUD	5CM GAL, 1.8M STD, B4B
	3	PINUS CONTORTA	SHORE PINE	2M HT, B4B
SHRUB	5	FATSIA JAPONICA	JAPANESE ARALIA	#3 POT, 50CM MULTI STEM
	11	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT, 30CM
PERENNIAL	8	HOSTA 'SUN POWER'	SUN POWER HOSTA	#1 POT, SUN TOLERANT
	10	SALVIA SUPERBA	VIOLET SAGE	#1 POT
GC	17	CORNUS CANADENSIS	BUNCHBERRY	#1 POT, 20CM
	40	COTONEASTER DAMMERII	BEARBERRY COTONEASTER	#1 POT, 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

NO.	DATE	REVISION DESCRIPTION	DR.
1	12/10/2021	REVISED PER CITY COMMENTS	BN
2	12/10/2021	REVISED PER CITY COMMENTS	BN
3	12/10/2021	REVISED PER CITY COMMENTS	BN
4	12/10/2021	REVISED PER CITY COMMENTS	BN
5	12/10/2021	REVISED PER CITY COMMENTS	BN
6	12/10/2021	REVISED PER CITY COMMENTS	BN
7	12/10/2021	REVISED PER CITY COMMENTS	BN
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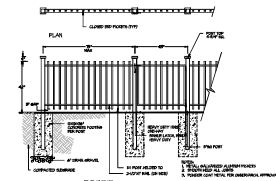
PROJECT: **PROPOSED TOWNHOMES**
8404, 8408, 8408 & 8414 807 Street Langley, BC

DRAWING TITLE: **ROOFTOP PLAN**

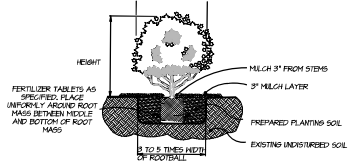
DATE: 2022DEC08 DRAWING NUMBER:
SCALE: 3/8"=1'-0"
DRAWN: BN
DESIGN: BN
CHK'D: MM
M2LA PROJECT NUMBER: 22-062

L4

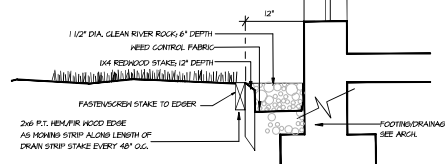
OF 6



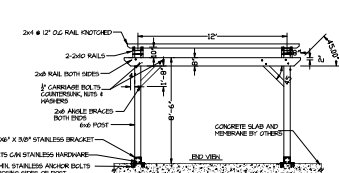
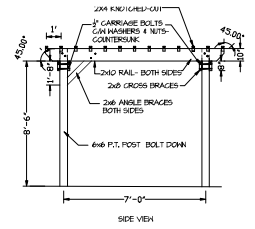
0 42" METAL PICKET FENCE DETAIL
SCALE: 1/4" = 1'-0"



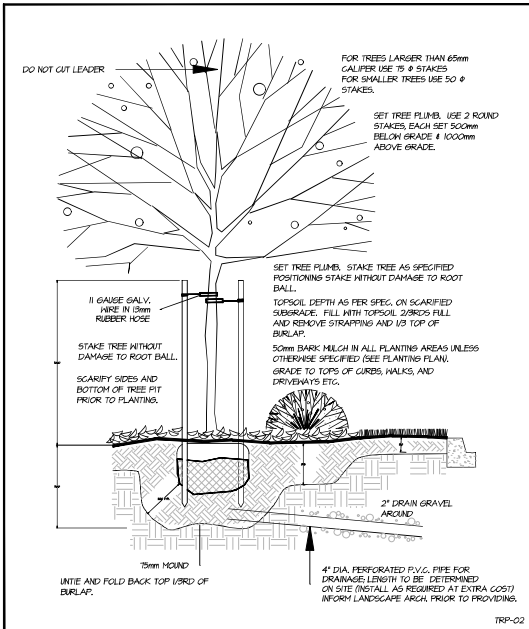
1 SHRUB PLANTING DETAIL
SCALE: 1/8" = 1'-0"



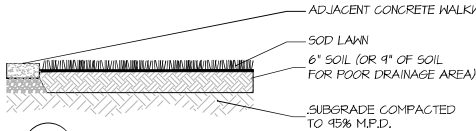
2 DRIP STRIP
SCALE: 1" = 1'-0"



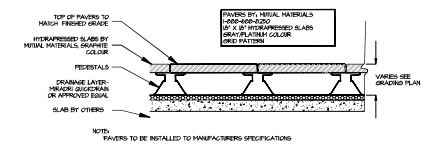
NOTES:
1. ALL HOOD MEMBERS TO BE PRESURE TREATED TO C.S.A. STANDARDS
2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
3. APPLY TWO COATS OF STAIN TO MATCH BUILDING TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT
4. COAT ALL CUT SURFACES WITH SOLIKAP PRESERVATIVE AS ABOVE



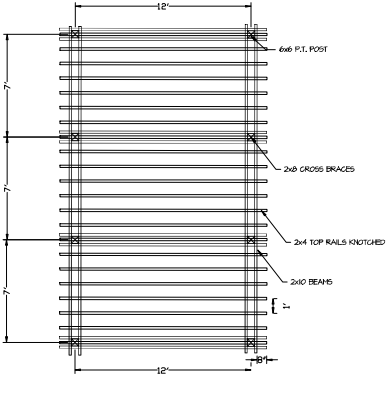
6 TREE PLANTING DETAIL
SCALE: N.T.S.



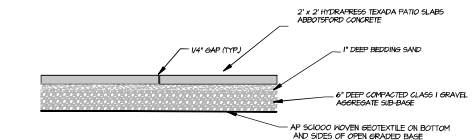
3 SOD LAWN ON GRADE
SCALE: 3/4" = 1'-0"



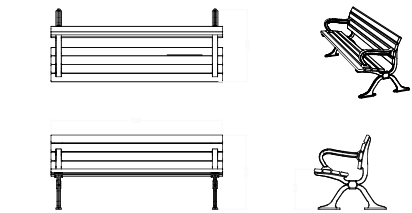
4 PAVERS ON PEDESTALS
SCALE: 1" = 1'-0"



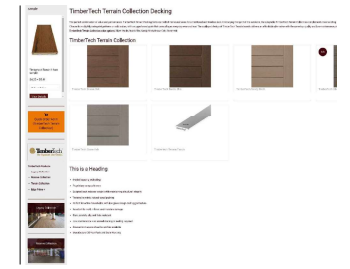
5 FERGOLA DETAIL
SCALE: 1/4" = 1'-0"



7 2 X 2 PAVERS ON GRADE
SCALE: 1" = 1'-0"



8 LEGACY SERIES MLB100A-RB-A BY MAGLIN



9 DECKING BY TIMBERTECH



10 BIKE RACK BY MAGLIN



11 LITTLE DUCK'S GATE BY PLAY KOMPAN



12 42" X 42" METAL PLANTER BY GREENTHEORY



13 WOOD VEGETABLE PLANTER SCALE: N.T.S.



14 RUBBER TILE BY NORTHWEST RUBBER

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NO.	DATE	REVISION DESCRIPTION	DR.
1	2022-04-10	REV AS PER CITY COMMENTS	BN
2	2022-04-10	REVISED PER CITY COMMENTS	BN
3	2022-04-10	REVISED PER CITY COMMENTS	BN
4	2022-04-10	REVISED PER CITY COMMENTS	BN
5	2022-04-10	REVISED PER CITY COMMENTS	BN
6	2022-04-10	REVISED PER CITY COMMENTS	BN
7	2022-04-10	REVISED PER CITY COMMENTS	BN
8	2022-04-10	REVISED PER CITY COMMENTS	BN
9	2022-04-10	REVISED PER CITY COMMENTS	BN
10	2022-04-10	REVISED PER CITY COMMENTS	BN
11	2022-04-10	REVISED PER CITY COMMENTS	BN
12	2022-04-10	REVISED PER CITY COMMENTS	BN
13	2022-04-10	REVISED PER CITY COMMENTS	BN
14	2022-04-10	REVISED PER CITY COMMENTS	BN
15	2022-04-10	REVISED PER CITY COMMENTS	BN



PROJECT: PROPOSED TOWNHOMES
6404, 6406, 6408 & 6414 207 Street Langley, BC

DRAWING TITLE: LANDSCAPE DETAILS

DATE: 2022-04-10	DRAWING NUMBER: L5
SCALE:	
DRAWN: BN	
DESIGN: BN	
CHK'D: MM	

