



## PUBLIC HEARING AGENDA

Monday, November 19, 2018  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

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Pages

### 1. CALL TO ORDER

Mayor van den Broek calls the Public Hearing to order.

Mayor van den Broek reads a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advises how this Hearing has been publicized and of any correspondence received.

### 2. BUSINESS

- a. Bylaw 3090 - Zoning Amendment and Development Permit No. 16-18  
To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5398, 5410, 5448 - 208 Street from RS1 Single Family Residential Zone to CD66 - Comprehensive Development Zone to accommodate a 40 unit, four (4) storey condominium apartment development.

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The Mayor invites Patrick Yang, Pacific West Architecture to present the proposed bylaw and development permit application.

The Mayor invites those in attendance who deem their interest in property affected by the proposed bylaw and development permit to present their comments.

### 3. MOTION TO CLOSE PUBLIC HEARING



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 158, 2018, BYLAW No. 3090  
DEVELOPMENT PERMIT APPLICATION DP 16-18**

To consider a Rezoning Application and Development Permit Application by Pacific West Architecture to accommodate a 4-storey, 40-unit condominium apartment development.

The subject properties are currently zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated “Medium Density Residential” in the Official Community Plan. All lands designated “Medium Density Residential” are subject to a Development Permit to address building form and character.

**Background Information:**

<b>Applicant:</b>	Pacific West Architecture
<b>Owners:</b>	Gui Gong and Wei Liu,
<b>Civic Addresses:</b>	5398, 5410, 5448-208 <sup>th</sup> Street
<b>Legal Description:</b>	Lot 1, District Lot 36, Group 2, New Westminster District Plan 17901, and Lot 2, District Lot 36, Group 2, New Westminster District Plan 20232, and Lot 3 District Lot 36, Group 2, New Westminster District Plan 20232.
<b>Site Area:</b>	2,316.3 m <sup>2</sup> (24,932.6 ft <sup>2</sup> )
<b>Lot Coverage:</b>	44.5 %
<b>Total Parking Required:</b>	69 spaces (including 8 visitor spaces)
<b>Total Parking Provided:</b>	69 spaces (including 8 visitor spaces)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD 66 Comprehensive Development Zone
<b>OCP Designation:</b>	Medium Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$470,086.50 (Includes \$73,723.50 DCC Credit)
<b>Community Amenity Charges:</b>	\$80,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 158**

**BYLAW No. 3090**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD66) and to rezone the property located at 5398, 5410, 5448-208<sup>th</sup> Street to the new zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

**1. Title**

This bylaw shall be cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 158, 2018, No. 3090".

**2. Amendment**

- (1) Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 66 (CD66) Zone: immediately after Comprehensive Development - 65 (CD65) Zone:

**"KKK. CD66 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 4-storey, 40-unit condominium apartment development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - i. Home Occupations excluding bed and breakfast and child care centre.

### **3. Site Dimensions**

The following lot shall form the site and shall be zoned CD66 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 000-684-015  
Lot 1, District Lot 36, Group 2, New Westminster District Plan 17901;
- (b) PID: 002-198-690  
Lot 2, District Lot 36, Group 2, New Westminster District Plan 20232;
- (c) PID: 008-709-378  
Lot 3, District Lot 36, Group 2, New Westminster District Plan 20232.

### **4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 21 pages prepared by Pacific West Architecture (dated September 21, 2018) Inc. and Royal Pacific Landing Ltd. Landscape Architecture (dated September 20, 2018) one copy of which is attached to Development Permit No. 16-18.

### **5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

### **6. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;

- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act*.”

READ A FIRST AND SECOND TIME this fifteenth day of October, 2018.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this xxx day of xxx , 2018.

READ A THIRD TIME this xxx day of xxx, 2018.

FINALLY ADOPTED this xxx day of xxx, 2018.

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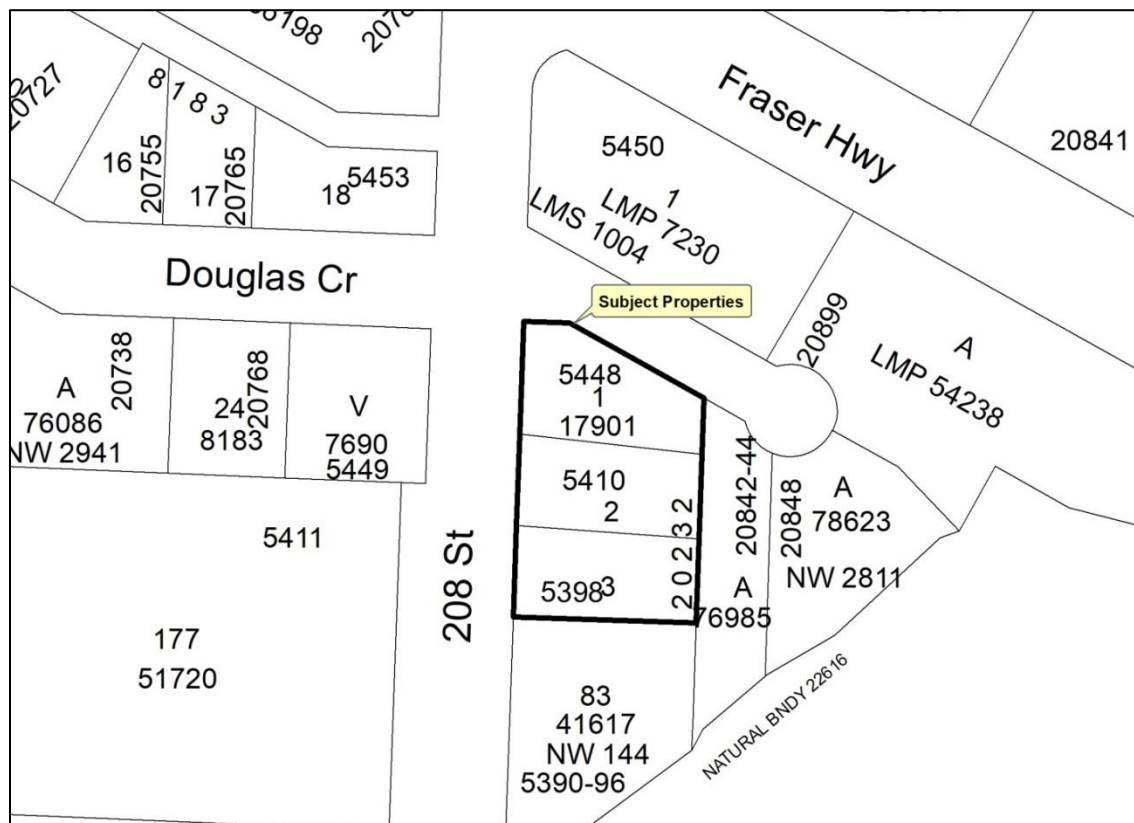
**MAYOR**

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**CORPORATE OFFICER**



**Civic Address:** 5398, 5410, 5448 – 208 Street  
**Legal Description:** Lot 1, District Lot 36, Group 2, New Westminster District, Plan 17901; Lots 2 & 3, District Lot 36, Group 2, New Westminster District, Plan 20232  
**Applicant:** Pacific West Architecture  
**Owner:** G. Gong, W. Liu





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 15-18/  
Development Permit Application DP 16-18**

From: Development Services & Economic  
Development Department

File #: 6620.00  
Doc #:

Date: September 28, 2018

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## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 15-18 / Development Permit Application DP 16-18 located at 5398, 5410, 5448- 208<sup>th</sup> Street to accommodate a 4-storey, 40 unit condominium development be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

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## PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Pacific West Architecture to accommodate a 4 storey, 40 Unit condominium development.

## POLICY:

The subject properties are zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated as Medium Density Residential in the Official Community Plan. All lands designated as Medium Density Residential are subject to a Development Permit to address building form and character.

## **COMMENTS/ANALYSIS:**

### **Background Information:**

<b>Applicant:</b>	Xu Yang/ Pacific West Architecture
<b>Owners:</b>	Gui Gong, Wei Liu,
<b>Civic Addresses:</b>	5398, 5410, 5448 -208 <sup>th</sup> Street
<b>Legal Description:</b>	Lot 1, District Lot 36, Group2, New Westminster District Plan 17901; Lot 2, District Lot 36, Group 2, New Westminster District Plan 20232; Lot 3, District Lot 36, Group 2, New Westminster District Plan 20232
<b>Site Area:</b>	24,932.6 ft <sup>2</sup> (2,316.3 m <sup>2</sup> )
<b>Lot Coverage:</b>	44.5%
<b>Total Parking Required:</b>	69 spaces, including 8 visitor spaces
<b>Total Parking Provided:</b>	69 spaces, including 8 visitor spaces
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD66 Comprehensive Development Zone
<b>OCP Designation:</b>	Medium Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost</b>	\$470,086.50 (Includes \$73,723.50 DCC
<b>Charges:</b>	Credit)
<b>Community Amenity</b>	\$80,000.00
<b>Charge:</b>	
<b>Exterior Finishes :</b>	Brick, Hardie Board Vertical and Horizontal Siding, Wood Accents

### **Engineering Requirements:**

These requirements have been issued for a rezoning and development permit for a proposed **40-Unit Condominium Development**. These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zones, parking, loading areas, and garbage / recycling areas, all of which apply to this Development.

The developer is responsible for the following work which shall be designed by a Professional Engineer:



1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. As this project is located within the designated floodplain for the Nicomekl River, the Flood Construction Level shall be calculated as per the City of Langley Floodplain Elevation Bylaw No. 2768.
3. The existing water, storm and sewer mains shall be assessed for capacity. Any upgrades required servicing the site shall be designed and installed at the Developer's expense.
4. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
6. New water, storm and sanitary service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. All existing services shall be capped at the main, at the Developer's expense, upon application for demolition permit.
7. A stormwater management plan for the site is required. Onsite rainwater management measures shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
8. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
9. 208 Street and Douglas Crescent shall be upgraded to a local road standard complete with curb, gutter, drainage, sidewalk, street lighting as per SDR003 for the full extents of the project.
10. Existing street lighting along 208 Street and Douglas Crescent shall be reviewed by a qualified lighting consultant to ensure existing street lighting and lighting levels meet current City of Langley standards.

11. The condition of the existing pavement surrounding the site shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost
12. Cash-in-lieu will be submitted for future undergrounding of the existing overhead hydro/tel wiring and poles along the proposed project frontage.

B) The developer is required to deposit the following bonding and connection fees:

1. The City would require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City would require a \$20,000 bond for the installation of a water meter to current standards.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

C) The developer is required to adhere to the following conditions:

1. Undergrounding of hydro, telephone and cable services to the development site is required, complete with underground or at-grade transformer.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.

3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be accommodated on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

### **Discussion:**

The applicant is proposing to redevelop three existing single family residential properties with an attractive, 40 unit, 4-storey condominium apartment building. Access to the underground parkade for tenant and visitor parking is off 208<sup>th</sup> Street. The proposed development offers a wide variety of suites, with 2 one-bedroom, 30 two-bedroom, and 8 three-bedroom suites. A variety of architectural elements are incorporated into the design including brick, hardie board vertical and horizontal paneling, contribute to the contemporary architectural form and character of the building.

The proposed development benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

The subject application complies with the Official Community Plan's Development Permit Area Guidelines for Multifamily Residential Areas.

**Fire Department Comments:**

Langley City Fire-Rescue Service has reviewed the attached plans and provided preliminary comments to the applicant. The department will review, and make further comment, as the project continues to the building permit design stage.

**Advisory Planning Commission:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the October 10, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the October 15, 2018 Regular Council meeting.

**BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$326,733.00 to City Development Cost Charge accounts and \$80,000 in Community Amenity Charges.

**ALTERNATIVES:**

1. Require changes to the applicant's proposal.
2. Deny application.

Prepared by:



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Gerald Minchuk, MCIP  
Director of Development Services & Economic Development

Concurrence:



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Rick Bomhof, P.Eng.  
Director of Engineering, Parks &  
Environment

Concurrence:



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Rory Thompson, Fire Chief



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

**HELD IN LANGLEY CITY HALL  
CKF COMMUNITY BOARDROOM**

**WEDNESDAY, OCTOBER 10, 2018  
7:00 PM**

**Present:** Councillor Jack Arnold (Chairman)  
Councillor Paul Albrecht, (Vice-Chairman)  
John Beimers  
Shelley Coburn, School District No. 35  
Kimberley Lubinich  
Jamie Schreder

**Staff:** Roy Beddow, Deputy Director of Development Services &  
Economic Development

**Absent:** Trish Buhler  
Ron Madsen  
Dan Millsip  
Kim Mullin  
Cst. Lisa Cormier

**1) RECEIPT OF MINUTES**

MOVED BY Commission Member Schreder  
SECONDED BY Commission Member Coburn

THAT the minutes for the September 12, 2018 Advisory Planning  
Commission meeting be received.

CARRIED

**2) DEVELOPMENT PERMIT APPLICATION DP 15-18- 20427,  
20437, 20445, 20453, 20463 PARK AVENUE**

The Deputy Director of Development Services & Economic  
Development provided a brief overview of the planning context for the  
proposed Development Permit application and introduced Lukas

Wykpis and Eric Poxleitner, Keystone Architecture & Planning Ltd. and Travis Martin, VDZ Associates Ltd, who presented the proposed development. Following discussion on the 2-storey townhouses, adaptable units, balcony design, rooftop treatment, electric vehicle parking, off-site improvements and school capacity, it was:

MOVED BY Commission Member Beimers  
SECONDED BY Commission Member Schreder

THAT Development Permit Application DP 15-18 to accommodate a 6-storey, 93 unit strata development, consisting of 82 strata condominium apartments and 11 strata townhouse units located at 20427, 20437, 20445, 20453, 20463 Park Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

CARRIED

**3) REZONING APPLICATION RZ 15-18 / DEVELOPMENT PERMIT APPLICATION DP 16-18- 5398, 5410, 5448 - 208 STREET**

The Deputy Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications, and introduced Patrick Yang, Pacific West Architecture and Lu Xu, Royal Pacific Landing Ltd. who presented the application. Following discussion on architectural design, CPTED security measures for the entry and amenity patios, deck materials and parkade podium wall treatments, it was:

MOVED BY Commission Member Lubinich  
SECONDED BY Commission Member Schreder

THAT Rezoning Application RZ 15-18 / Development Permit Application DP 16-18 to accommodate a 4-storey, 40-unit condominium development located at 5398, 5410, 5448-208<sup>th</sup> Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

CARRIED

4) **Next Meetings:**

Wednesday, November 14, 2018

5) **ADJOURNMENT**

MOVED BY Commission Member Schreder  
SECONDED BY Commission Member Lubinich

THAT the meeting adjourn at 8:00 P.M.

**CARRIED**

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***ADVISORY PLANNING COMMISSION CHAIRMAN***

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***DEPUTY DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC  
DEVELOPMENT***

*Certified Correct*



# NICOMEKL GARDEN APARTMENT

CIVIC ADDRESS: 5398, 5410, 5448 208TH STREET, LANGLEY,BC



## CONTACT LIST

**ARCHITECT:**  
Pacific West Architecture Inc.  
Suite 1120, 1200 West 73rd Ave  
VANCOUVER, BC, V6P 6G5  
T. 604.616.7892  
CONTACT: PATRICK YANG

**LANDSCAPE:**  
Royal Pacific Landing Ltd  
T. 604.616.7892  
E. lu@royalpl.com  
CONTACT: LU XU

**CIVIL:**  
Centras Engineering Ltd..  
#216-2630 Croydon Drive, Surrey,  
BC V3S 6T3  
T. 604-782-6927  
E. steve@centras.ca  
CONTACT: Steve O'Connell

**CPTED:**  
Liahona Security Consortium Inc.  
P.O. Box 88  
Mill Bay, BC, V0R 2P0  
T. 250-743-8948  
E. liahonasecurity@shaw.ca

**SURVEY:**  
Isaak Osman & Associates  
20609 LOGAN AVE LANGLEY, BC  
T. 604-533-2411

PWA

**pacific  
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architecture**

1200 West 73rd Ave (Airport Square)  
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www.pwestarchitecture.com

### DRAWING LIST

A1.00	COVER PAGE
A1.01	CONTEXT
A1.02	SITE PLAN & STATISTICS
A2.01	FLOOR PLAN - PARKING LEVEL
A2.02	FLOOR PLAN - GROUND FLOOR
A2.03	FLOOR PLAN - 2ND FLOOR
A2.04	FLOOR PLAN - 3RD- 4TH FLOOR
A2.05	UNIT PLAN
A2.06	UNIT PLAN
A2.07	UNIT PLAN
A3.01	ELEVATIONS
A3.02	ELEVATIONS
A4.01	SECTIONS
A4.02	SECTIONS
A5.01	BUILDING PERSPECTIVE & MATERIAL
A5.02	PERSPECTIVE
L1	LANDSCAPE SITE PLAN
L2	LANDSCAPE PLANTING PLAN
L3	LANDSCAPE DETAILS

REVISIONS	
1	

ISSUES	DATE
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2	REISSUED FOR REDZONING APPLICATION 2018- OCT 22
1	ISSUED FOR REDZONING APPLICATION 2018- SEP 21

PROJECT NUMBER	A100
DRAWN BY	WW
CHECKED BY	PP
DATE CHECKED	
CONSULTANT	

**PROJECT**  
5398, 5410, 5448 208TH STREET  
LANGLEY, BC

**DRAWING TITLE**  
COVER PAGE

**DRAWING No.**  
A1.00





**CONTEXT PLAN**  
N.T.S.



1) 5411 208th ST.



2) 5448 208th ST.



3) 5453 208th ST.



4) 5398 208th ST.



5) 5410 208th ST.



6) 5448 208th ST.



7) 5450 208th ST.



8) 20899 Douglas Crescent



9) 20848 Douglas Crescent



10) 20842 Douglas Crescent



11) 5392 208th ST.



**pacific  
west  
architecture**

1200 West 73rd Ave (Airport Square)  
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REVISIONS

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PROJECT NUMBER	DATE
5398, 5410, 5448 208TH STREET	2018- OCT-22
5398, 5410, 5448 208TH STREET	2018- SEP-21

PROJECT  
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STREET  
LANGLEY, BC

DRAWING TITLE

**CONTEXT**

DRAWING No

**A1.01**



## PROJECT DATA:

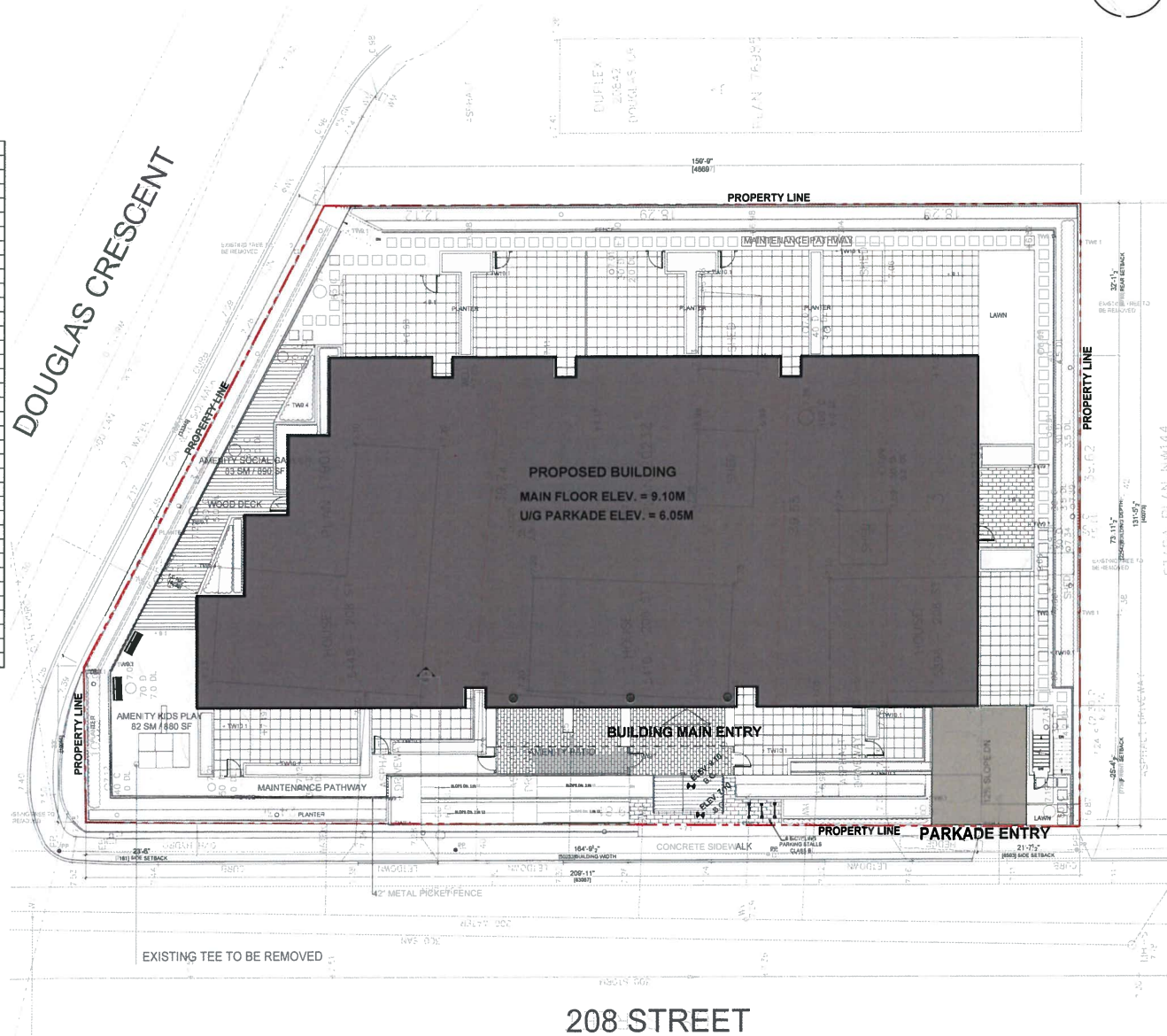
Civic Address:	5398, 5410, 5448 208 Street, Langley, BC	
Legal Description:	PID: 000-684-015 Plan NWP20232 Lot 3 PID: 002-198-690 Plan NWP20232 Lot 2 PID: 000-684-015 Plan NWP17901 Lot 1	
Existing Zoning:	RS1	
Proposed Zoning:	CD Zoning	
Site Area:	24,932.6 sq. ft. (2316.3 sq. m.)	
Lot Coverage:	11,095 sq. ft. / 24932.6 sq. ft. = 44.5%	
Zoning District	Zoning Requirement	Proposed Design
Density:	173 Units / Hectare	40 Units
Building Height:	4 Storeys	4 Storeys
Setbacks:		
Front	25'-5" (7.7m)	
Back	32'-2" (9.8m)	
North Side	14'-9" (4.5m)	
South Side	21'-6" (6.6m)	
Amenity Space:	24.76 s.f./unit x 40 units = 990.4 sq. ft.	991 sq. ft.
Parking:		
1 Bedroom	2 unit x 1.2 spaces/unit = 2.4 spaces	
2 Bedroom	30 unit x 1.4 spaces/unit = 42 spaces	
3 Bedroom	8 unit x 2 spaces/unit = 16 spaces	
Total Residential Parking	60.4	61 spaces
Visitors Parking	40 x 0.2 = 8	8 spaces
Total	68.4 spaces	69 spaces
Accessible Stalls	69 x 5% = 3.45	4 spaces
Small Car Spaces	69 x 40% = 27.6	36 spaces (52%)
Storage Lockers:		
	Secure storage lockers for each dwelling unit	40 storages

## FLOOR AREA

	Floor Area(SQ.FT.)
First Floor	11095(1030 m <sup>2</sup> )
Second Floor	10938(1016m <sup>2</sup> )
Third Floor	10938(1016m <sup>2</sup> )
Fourth Floor	10938(1016m <sup>2</sup> )
Total Area	43909(4079m <sup>2</sup> )

## UNIT BREAKDOWN

Unit Type	1 Bedroom	2 Bedroom	3 Bedroom
First Floor	1	6	2
Second Floor	1	8	2
Third Floor	0	8	2
Fourth Floor	0	8	2
Total Units Per Type	2	30	8
Mix Distribution (%)	5%	80%	15%
Adaptable Units	Required (5%)		Provided
	2		2



208 STREET

1 SITE PLAN  
Scale: 3/32" = 1'-0"



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## REVISIONS

ISSUED	DATE
8	
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2	2018- OCT 22
1	2018- SEP 21

PROJECT NUMBER	ANSE
DRAWN BY	WW
CHECKED BY	PI
DATE CHECKED	
CONSULTANT	

PROJECT  
5398, 5410, 5448 208TH STREET  
LANGLEY, BC

DRAWING TITLE

**SITE PLAN  
STATISTICS**

DRAWING No:

**A 1.02**



**pacific  
west  
architecture**

1200 West 3rd Ave (Airport Square)  
Suite 1120  
Vancouver B.C. V6P 6G5

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Fax: 604 267 7056  
Email: info@pwaarchitecture.com  
www.pwaarchitecture.com

#### REVISIONS

ISSUES	DATE
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PROJECT NUMBER	A168
DRAWN BY	WV
CHECKED BY	PT
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CONSULTANT	

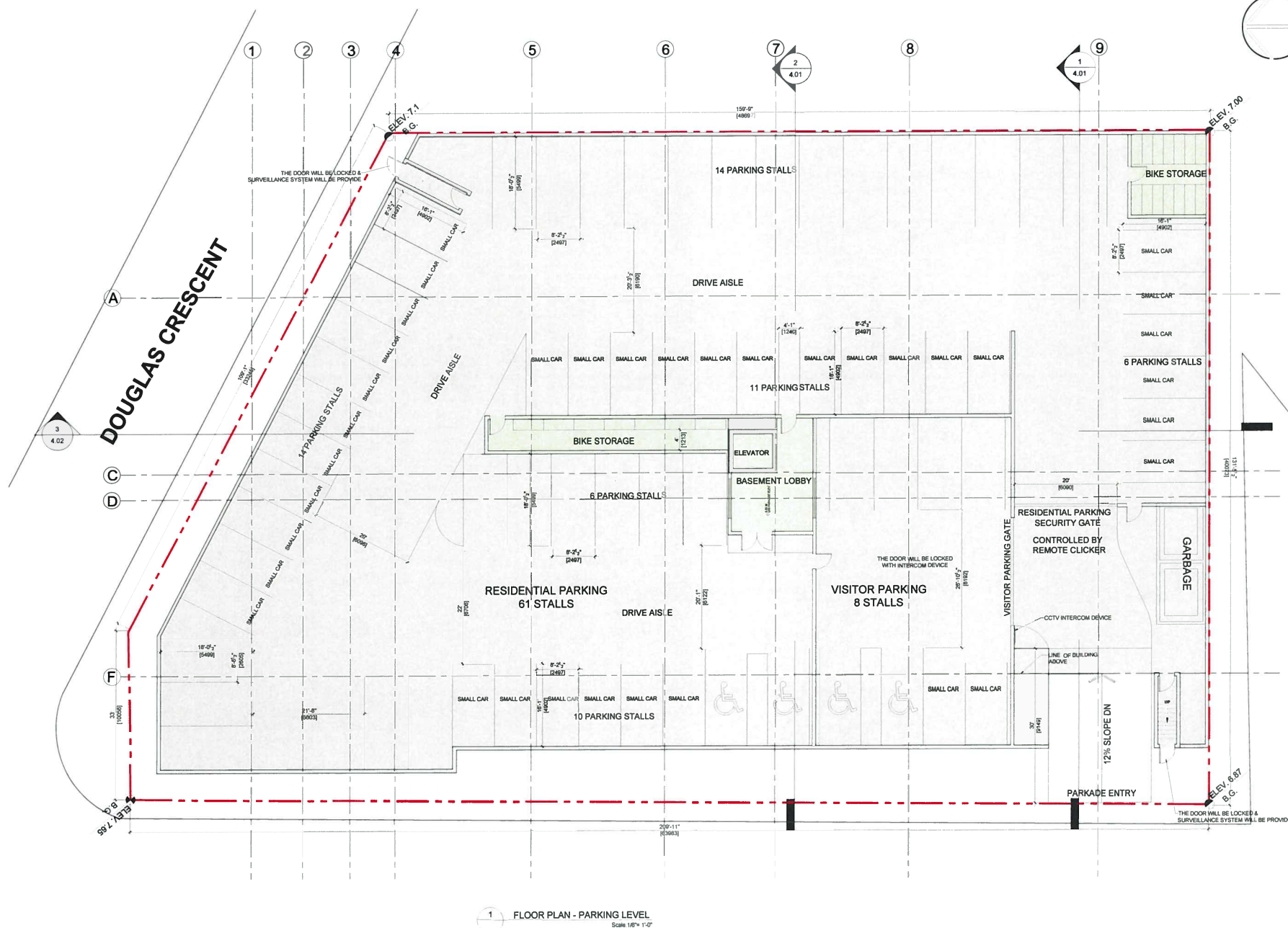
PROJECT  
5398, 5410, 5448 208TH STREET  
LANGLEY, BC

#### DRAWING TITLE

**FLOOR PLAN -  
PARKING LEVEL**

DRAWING NO.

**A2.01**



1 FLOOR PLAN - PARKING LEVEL  
Scale: 1/8" = 1'-0"



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REVISIONS

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ISSUES

ISSUES	DATE
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2	REISSUED FOR REZONING APPLICATION 2018- OCT-22
1	ISSUED FOR REZONING APPLICATION 2018- SEP-21

PROJECT NUMBER

A168

DRAWN BY

WW

CHECKED BY

PT

DATE CHECKED

CONSULTANT

PROJECT

5398, 5410, 5448 208TH STREET

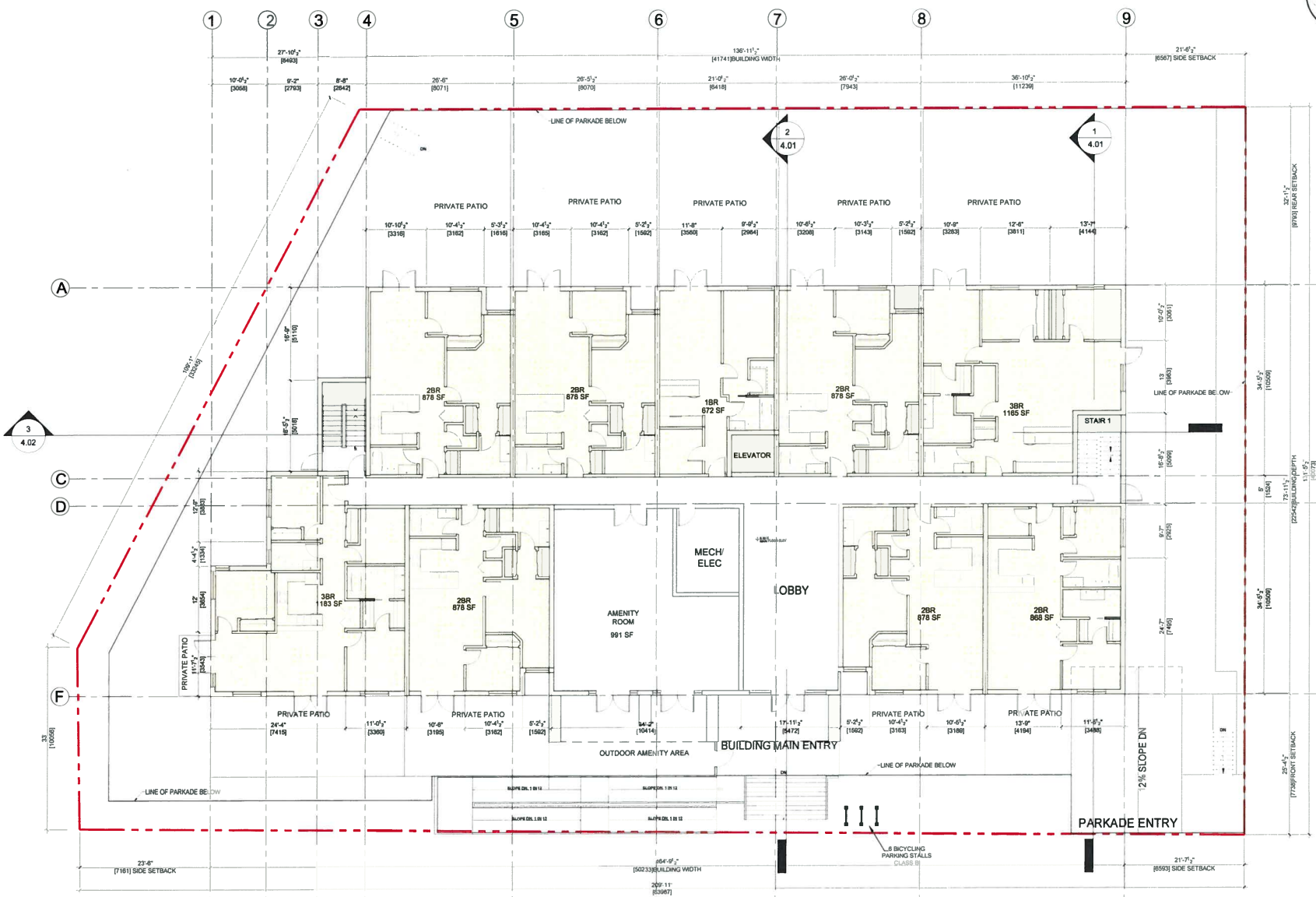
LANGLEY, BC

DRAWING TITLE

**FLOOR PLAN -  
GROUND FLOOR**

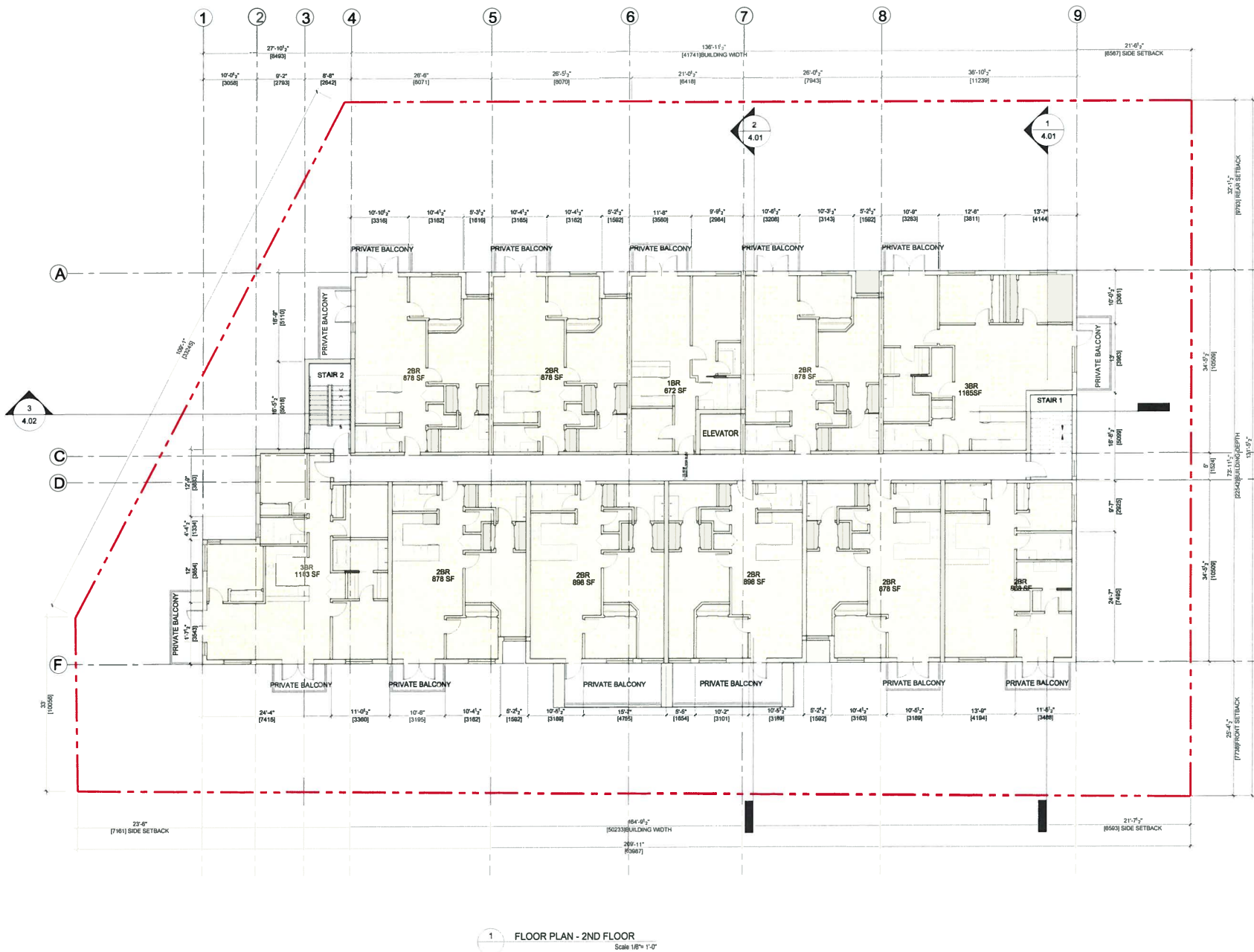
DRAWING No.

**A2.02**



1 FLOOR PLAN - GROUND FLOOR  
Scale 1/8" = 1'-0"





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REVISIONS

NO.	DESCRIPTION	DATE
1		

ISSUES

NO.	DESCRIPTION	DATE
1	RECEIVED FOR REZONING APPLICATION	2018-OCT-22
2	ISSUED FOR REZONING APPLICATION	2018-SEP-21

PROJECT

5398, 5410, 5448 208TH STREET

LANGLEY, BC

DRAWING TITLE

**FLOOR PLAN - 2ND FLOOR**

DRAWING NO.

**A2.03**



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[www.cwaaarchitecture.com](http://www.cwaaarchitecture.com)

PROJECT  
5398, 5410, 5448 208TH  
STREET  
LANGLEY, BC

**FLOOR PLAN -  
3RD-4TH FLOOR**

## A2.04





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west  
architecture**

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#### REVISIONS

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PROJECT NUMBER	A168
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CHECKED BY	PP
DATE CHECKED	
CONSULTANT	

#### PROJECT

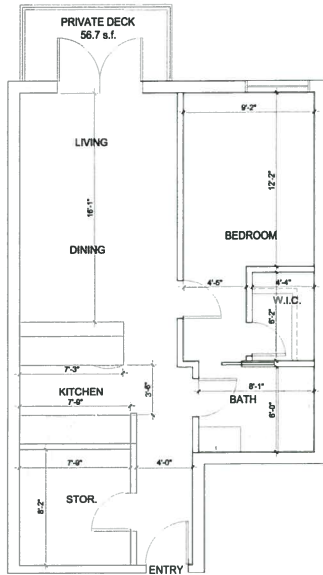
5398, 5410, 5448 208TH STREET  
LANGLEY, BC

#### DRAWING TITLE

**UNIT PLAN**

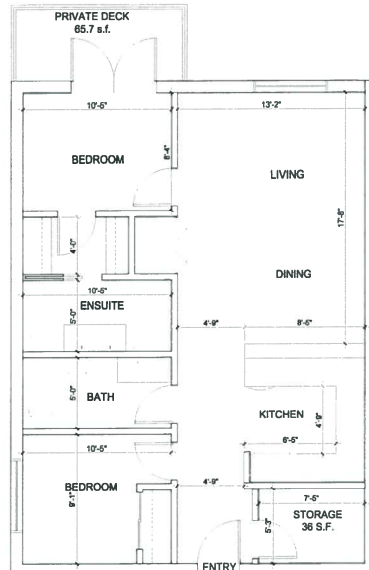
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**A2.05**



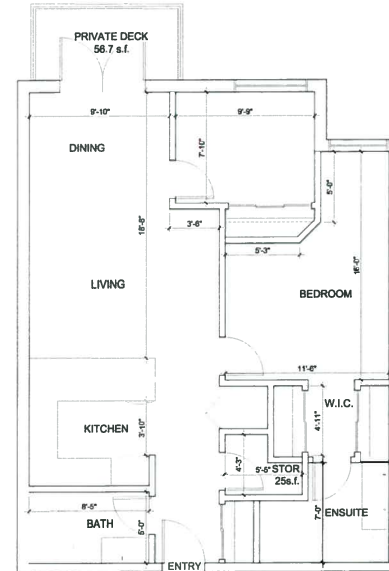
**1 BEDROOM**  
**663.39 S.F.**

**1 UNIT PLAN - ONE BEDROOM**  
Scale: 1/4" = 1'-0"



**2 BEDROOM**  
**868 S.F.**

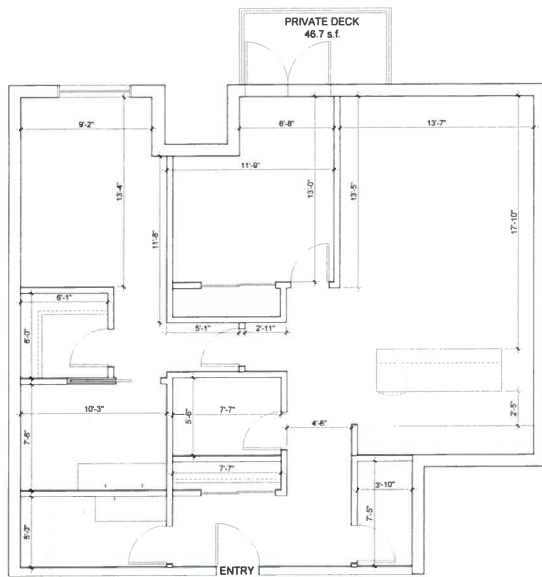
**2 UNIT PLAN - TWO BEDROOM TYPE 1**  
Scale: 1/4" = 1'-0"



**2 BEDROOM**  
**878 S.F.**

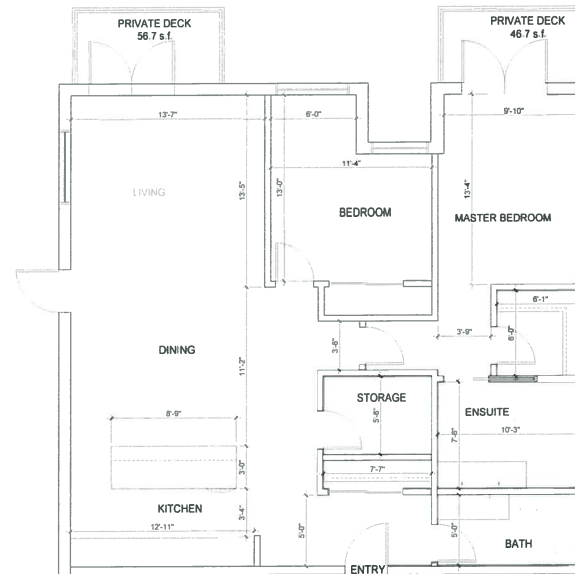
**3 UNIT PLAN - TWO BEDROOM TYPE 2**  
Scale: 1/4" = 1'-0"





**2 BEDROOM**  
**1271 S.F.**

1 UNIT PLAN - TWO BEDROOM TYPE 3  
Scale: 1/4" = 1'-0"



**2 BEDROOM**  
**1250 S.F.**

1 UNIT PLAN - TWO BEDROOM TYPE 4  
Scale: 1/4" = 1'-0"

LEGEND	
	STORAGE AREA



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#### REVISIONS

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#### ISSUES

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REISSUED FOR REZONING APPLICATION 2016- OCT-12  
ISSUED FOR REZONING APPLICATION 2016- SEP-21

PROJECT NUMBER A166

DRAWN BY WW

CHECKED BY PY

DATE CHECKED

CONSULTANT

#### PROJECT

5398, 5410, 5448 208TH STREET

LANGLEY, BC

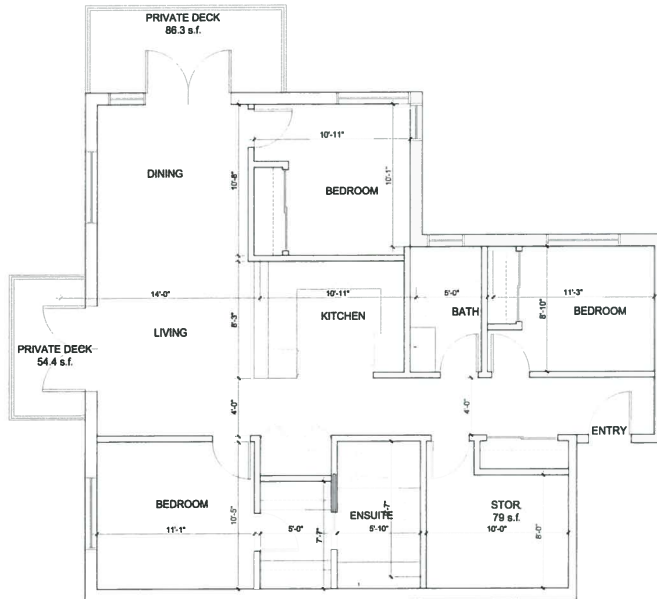
#### DRAWING TITLE

**UNIT PLAN**

#### DRAWING NO.

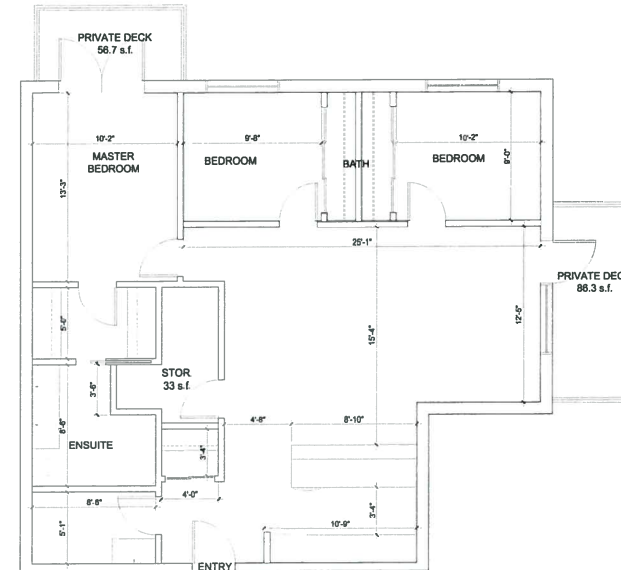
**A2.06**





**3 BEDROOM**  
**1183 S.F.**

1 UNIT PLAN - THREE BEDROOM TYPE 1  
Scale: 1/4" = 1'-0"



**3 BEDROOM**  
**1165 S.F.**

1 UNIT PLAN - THREE BEDROOM TYPE 2  
Scale: 1/4" = 1'-0"

LEGEND	
	STORAGE AREA



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REVISIONS	
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2	REBID FOR REZONING APPLICATION 2018-OCT-32
1	ISSUED FOR REZONING APPLICATION 2018-SEP-21
PROJECT NUMBER	A168
DRAWN BY	WW
CHECKED BY	PT
DATE CHECKED	
CONSULTANT	

PROJECT  
**5398, 5410, 5448 208TH STREET**  
**LANGLEY, BC**

DRAWING TITLE  
**UNIT PLAN**

DRAWING NO.  
**A2.07**



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REVISIONS

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REISSUED FOR REZONING APPLICATION

2018- OCT-22

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ISSUED FOR REZONING APPLICATION

2018- SEP-21

PROJECT NUMBER

A168

DRAWN BY

WM

CHECKED BY

PT

DATE CHECKED

CONSULTANT

PROJECT

5398, 5410, 5448 208TH STREET

LANGLEY, BC

DRAWING TITLE

ELEVATIONS

DRAWING NO.

A3.01



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



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

#### MATERIAL LEGEND

- 1 HARDBE PANEL SIDING (SELECT CEDARMILL) - COLOUR: 'ARCTIC WHITE'
- 2 CEMENT BOARD HORIZONTAL LAP SIDING (8" EXPOSURE) - COLOUR: 'COBBLE STONE'
- 3 CEMENT BOARD HORIZONTAL LAP SIDING (8" EXPOSURE) 'JAMES HARDIE' COLOUR: 'PEARL GRAY'
- 4 BRICK 'STACK BOND' - COLOUR: 'RED'
- 5 WINDOW VINYL - COLOUR: 'DARK GRAY'
- 6 SLIDING PATIO DOOR VINYL - COLOUR: 'DARK GRAY'
- 7 ALUMINUM BALCONY RAILING WITH GLASS INSERT - COLOUR: 'BLACK'
- 8 WOOD FASCIA BOARD (PAINTED) - 'BENJAMIN MOORE' COLOUR: 'YELLOW (CC-542)
- 9 METAL FLASHING - 'GENTEK' COLOUR: 'CHARCOAL GRAY'
- 10 EXTERIOR ALUMINUM RAILING - COLOUR: 'BLACK'
- 11 CONCRETE WALL W/ REVEAL LINES
- 12 ALUMINUM STOREFRONT - COLOUR: 'CLEAR ANODIZED'
- 13 EXTERIOR METAL DOOR - 'BENJAMIN MOORE' COLOUR: 'DARK GRAY'
- 14 HARDBE PANEL VERTICAL SIDING (SELECT CEDARMILL) COLOUR: 'COUNTRYLANE RED'
- 15 WOOD SLAT DOOR
- 16 WOOD TRELLIS





1 EAST ELEVATION  
Scale 1/8" = 1'-0"



1 NORTH ELEVATION  
Scale 1/8" = 1'-0"

#### MATERIAL LEGEND

- 1 HARDEE PANEL SIDING (SELECT CEDARMILL) - COLOUR: 'ARCTIC WHITE'
- 2 CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE) - COLOUR: 'COBBLE STONE'
- 3 CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE) - COLOUR: 'PEARL GRAY'
- 4 BRICK "STACK BOND" - COLOUR: 'RED'
- 5 WINDOW VINYL - COLOUR: 'DARK GRAY'
- 6 SLIDING PATIO DOOR VINYL - COLOUR: 'DARK GRAY'
- 7 ALUMINUM BALCONY RAILING WITH GLASS INSERT - COLOUR: 'BLACK'
- 8 WOOD FASCIA BOARD (PAINTED) - 'BENJAMIN MOORE' COLOUR: 'YELLOW (CC-545)'
- 9 METAL FLASHING - 'GENTEK' COLOUR: 'CHARCOAL GREY'
- 10 EXTERIOR ALUMINUM RAILING - COLOUR: 'BLACK'
- 11 CONCRETE WALL W/ REVEAL LINES
- 12 ALUMINUM STOREFRONT - COLOUR: 'CLEAR ANODIZED'
- 13 EXTERIOR METAL DOOR - 'BENJAMIN MOORE' COLOUR: 'DARK GRAY'
- 14 HARDEE PANEL VERTICAL SIDING (SELECT CEDARMILL) - COLOUR: 'COUNTRYLANE RED'
- 15 WOOD SLAT DOOR
- 16 WOOD TRELLIS



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#### REVISIONS

ISSUES	DATE
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PROJECT NUMBER	A165
DRAWN BY	VW
CHECKED BY	PT
DATE CHECKED	
CONSULTANT	

PROJECT  
**5398, 5410, 5448 208TH STREET**  
**LANGLEY, BC**

DRAWING TITLE  
**ELEVATIONS**

DRAWING No  
**A3.02**



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#### REVISIONS

ISSUES	DATE
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1	ISSUED FOR REDZONING APPLICATION 2016- SEP-21
2	REISSUED FOR REDZONING APPLICATION 2016- OCT-22

PROJECT NUMBER	A166
DRAWN BY	WVW
CHECKED BY	PT
DATE CHECKED	
CONSULTANT	

#### PROJECT

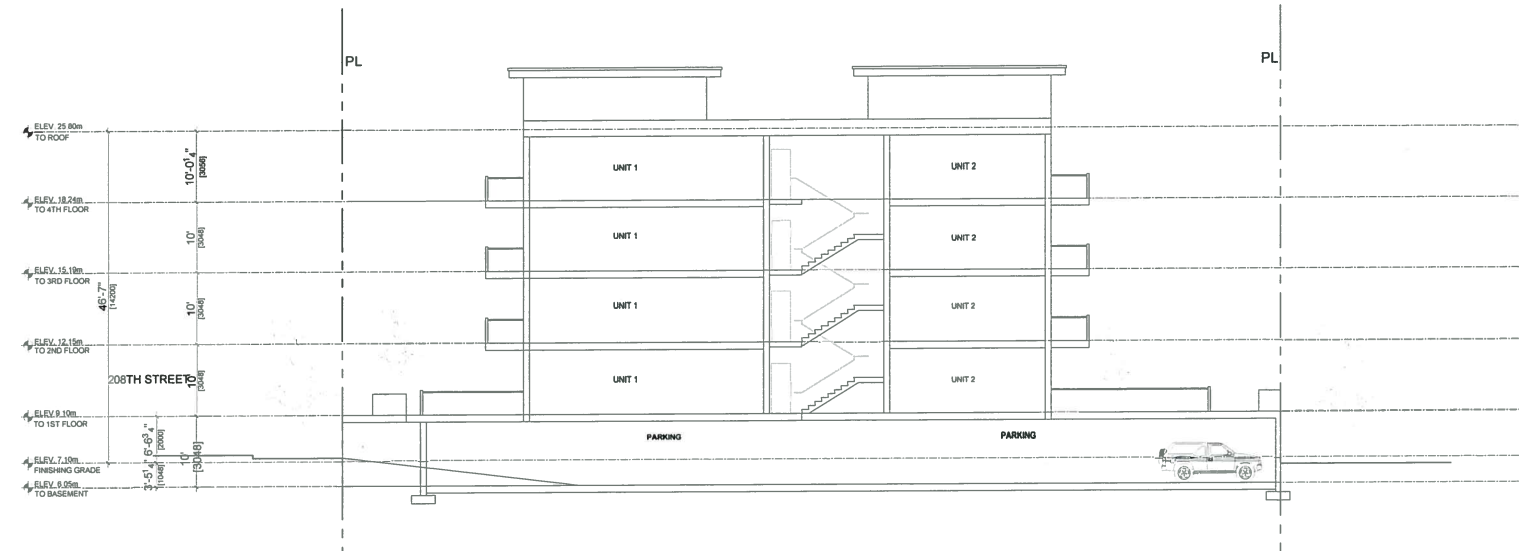
5398, 5410, 5448 208TH STREET  
LANGLEY, BC

#### DRAWING TITLE

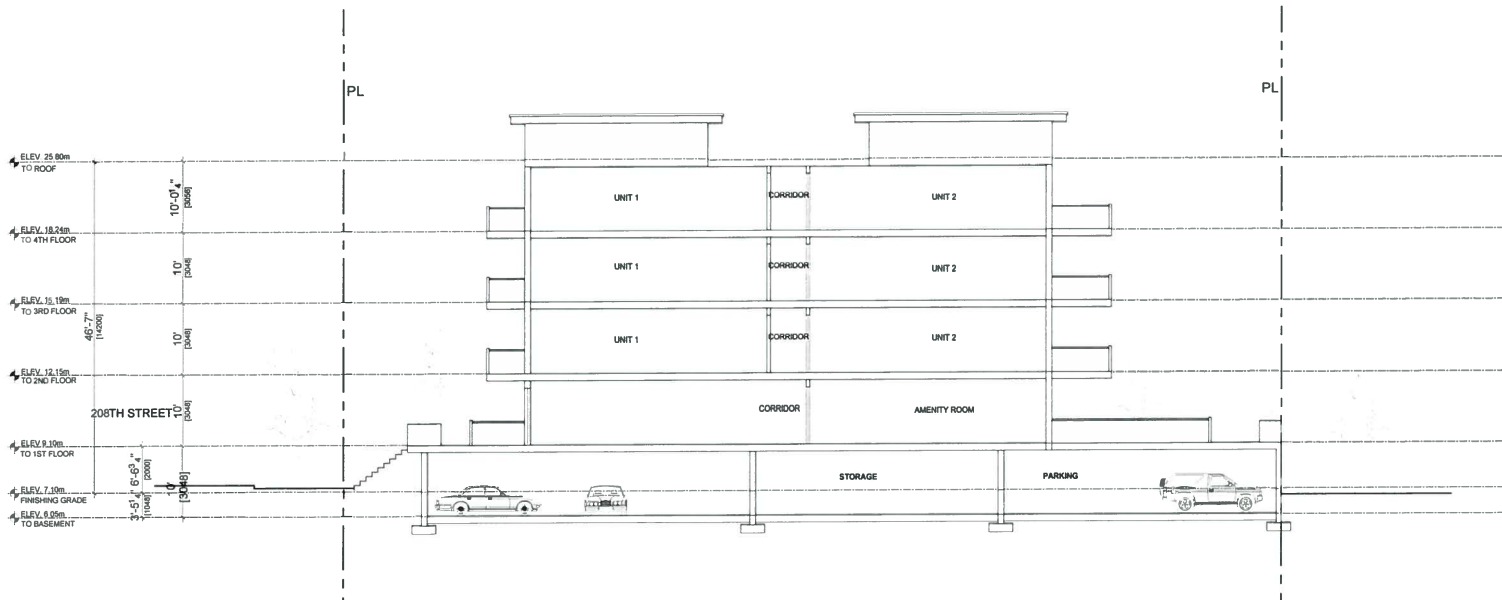
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#### DRAWING No.

**A4.01**



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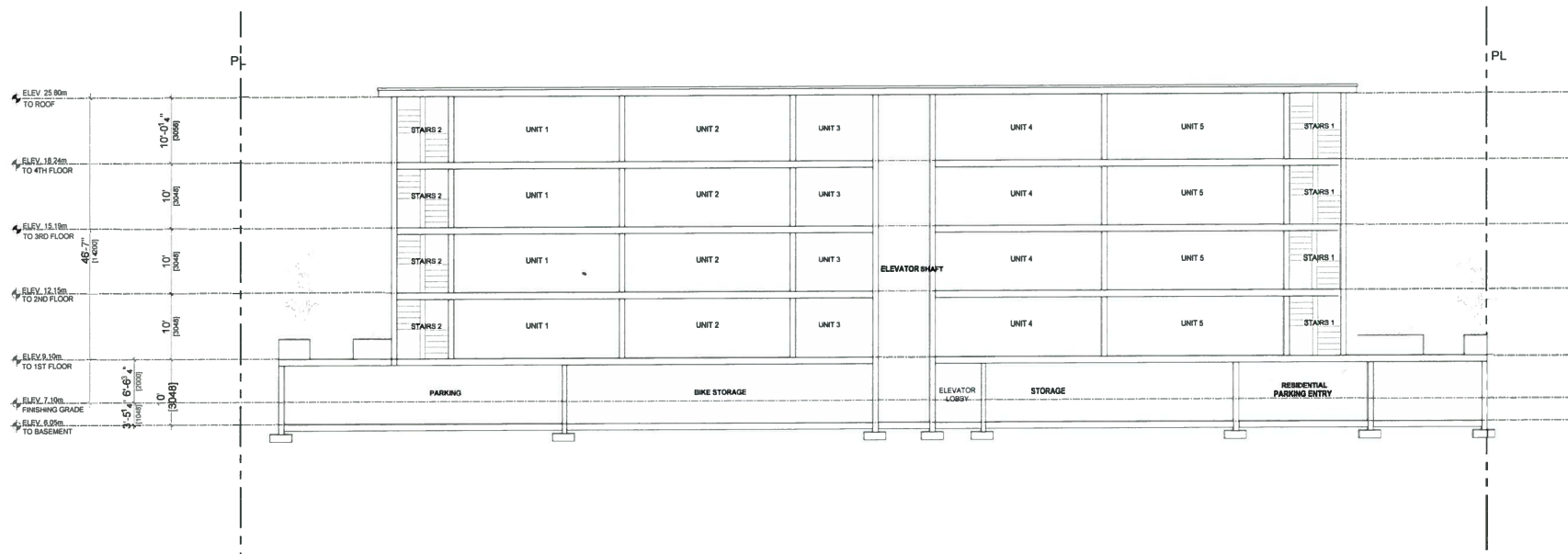


**1 SECTION 2**  
Scale: 1/8"= 1'-0"



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1 SECTION 3  
Scale: 1/8" = 1'-0"

REVISIONS  
1

ISSUES	DATE
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2	REISSUED FOR REZONING APPLICATION 2018- OCT-22
1	ISSUED FOR REZONING APPLICATION 2018- SEP-21

PROJECT NUMBER	A-166
DRAWN BY	WW
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DATE CHECKED	
CONSULTANT	

PROJECT  
5398, 5410, 5448 208TH STREET  
LANGLEY, BC

DRAWING TITLE  
**SECTION**

DRAWING No.  
**A4.02**





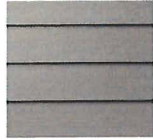
BRICK VENEER  
MUTUAL MATERIALS  
COLOR: RED



HARDIE PANEL VERTICAL  
SIDING (SELECT CEDARMILL)  
COLOR: COUNTRYLANE RED



HARDIE PANEL VERTICAL  
SIDING (SELECT CEDARMILL)  
COLOR: ARCTIC WHITE



CEMENT BOARD LAP SIDING  
COLOR: PEARL GREY



CEMENT BOARD LAP SIDING  
COLOR: COBBLE STONE



PREFINISHED METAL  
FLASHING  
COLOR: CHARCOAL GREY



GUARDRAILS  
COLOR: BLACK



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#### REVISIONS

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PROJECT NUMBER	AYG
DRAWN BY	WW
CHECKED BY	PT
DATE CHECKED	
CONSULTANT	

PROJECT  
5398, 5410, 5448 208TH  
STREET

LANGLEY, BC

DRAWING TITLE

**BUILDING PERSPECTIVE  
& MATERIALS**

DRAWING No.

**A5.01**





1 PERSPECTIVE- FROM 208 STREET



1 PERSPECTIVE- FROM DOUGLAS CRESCENT



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#### REVISIONS

ISSUES	DATE
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2	REBUILT FOR REZONING APPLICATION 2018- OCT-22
1	ISSUED FOR REZONING APPLICATION 2018- SEP-21

PROJECT NUMBER	A166
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CONSULTANT	

#### PROJECT

5398, 5410, 5448 208TH STREET  
LANGLEY, BC

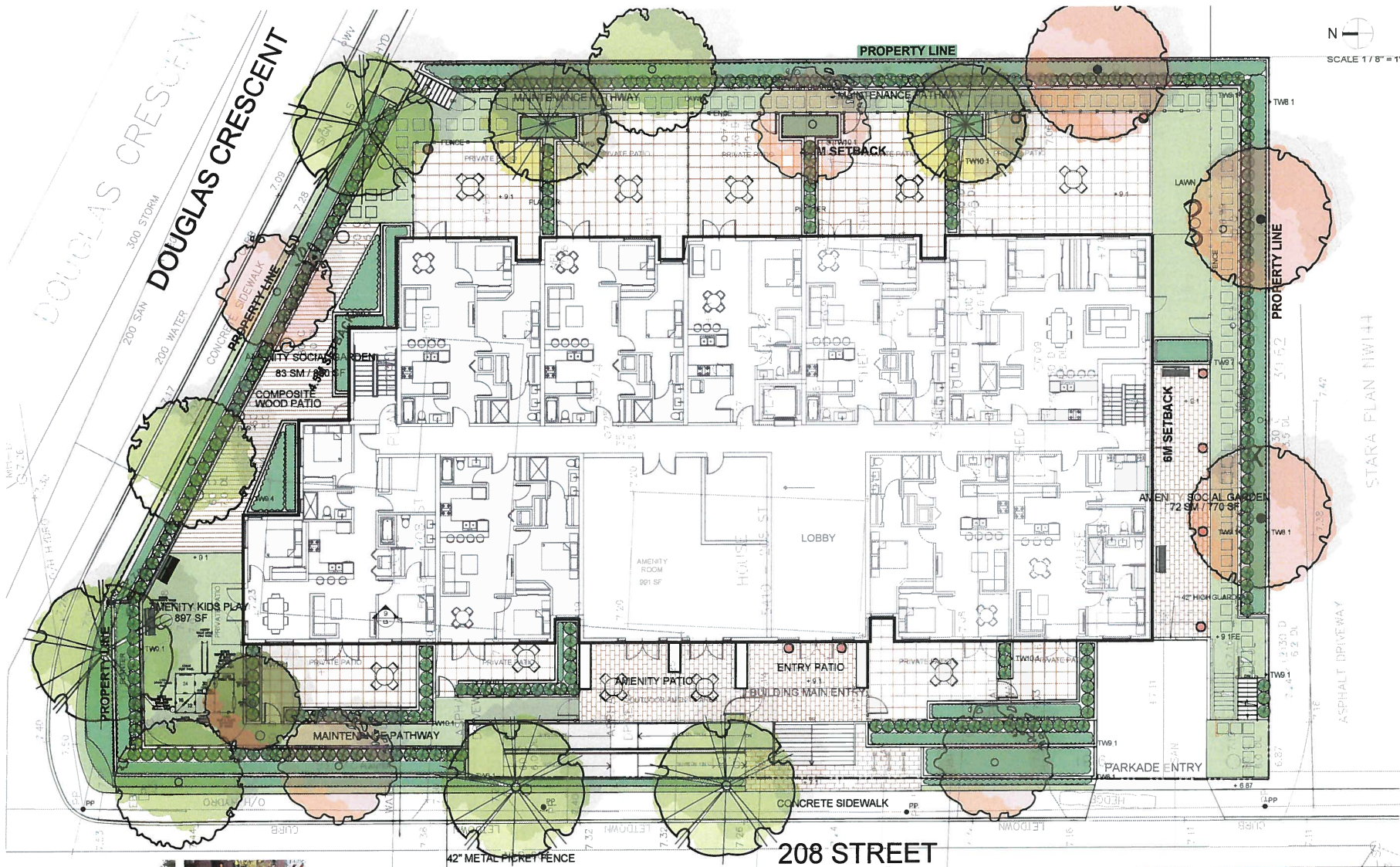
#### DRAWING TITLE

**PERSPECTIVES**

#### DRAWING No:

**A5.02**





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www.royalpl.com  
604-338-5035  
info@royalpl.com

#### LEGEND:

- 800 LAWN
- LAYERED PLANTING BED
- LAWN PAVERS
- CONCRETE SLAB PAVERS
- WOOD DECK
- BENCH
- 2 X 3 CONIC STEP KITING
- CONFERENTIAL HEDGE
- EAST TREE REMOVE
- NEW TREE

#### REVISIONS

ISSUES	DATE
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ISSUES	DATE
1	2018 08 27
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PROJECT NUMBER	1028
DRAWN BY	LX
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DATE CHECKED	
CONSULTANT	

#### PROJECT

5398.5410.5448  
208 TH STREET  
LANGLEY, BC

#### DRAWING TITLE

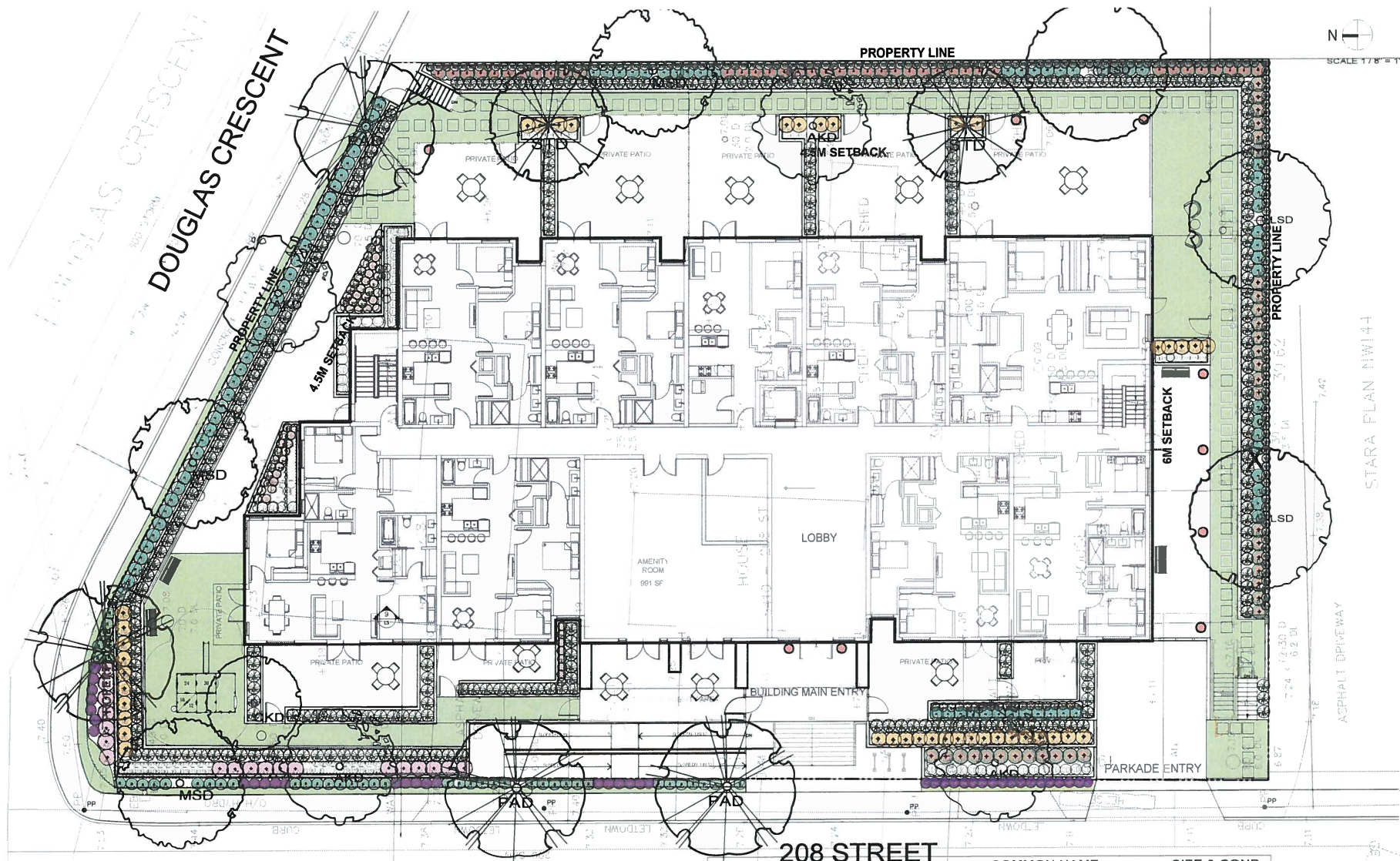
LANDSCAPE  
SITE PLAN

#### DRAWING No

L1







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REVISIONS	DATE
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PROJECT NUMBER	LD28
DRAWN BY	LA
CHECKED BY	LA
DATE CHECKED	
CONSULTANT	

PROJECT  
5398,5410,5448  
208 TH STREET  
LANGLEY, BC

DRAWING TITLE

LANDSCAPE  
PLANTING PLAN

DRAWING No

L2

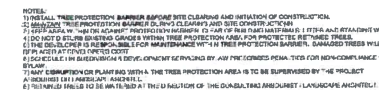
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
TREES & HEDGES				
TMC	271	TAXUS MEDIA "HIM EDDIE"	EDDIE YEW	4FT HT. 20" O.C. B&B
AKD	4	ACER PALMATUM "BLOODGOOD"	CORAL BARK JAPANESE MAPLE	2.5M HT. B & B
CKD	2	CORNUS KOUSA "SATOMI"	PINK DOGWOOD	6CM CAL. B & B
LSD	3	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	5M HT. B & B
MSD	3	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	8-10 CM CAL. B & B
PAD	4	PRUNUS SERRYLATA "KWANZAN"	DOUBLE FLOWER CHERRY	8-10 CM CAL. B & B
STD	2	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL. B & B

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
SHRUBS & GROUNDCOVERS				
AZ	19	REBLOOMING AZALEA (PINK)	REBLOOMING AZALEA (PINK)	#5 @ 3' O.C.
CD	32	LITTLE-LEAF COTONEASTER	LITTLE-LEAF COTONEASTER	#3
PJ	34	JAPANESE PIERIS	JAPANESE PIERIS	#5
PM	90	WESTERN SWORD FERN	WESTERN SWORD FERN	#2 POT @ 2' O.C.
RD	46	NACY EVANS RHODO (CREAM YELLOW)	NACY EVANS RHODO (CREAM YELLOW)	36" B&B @ 3'-6" O.C.
SJ	39	JAPANESE SKIMMIA	JAPANESE SKIMMIA	#5
gs	84	SALAL	SALAL	#1 30CM O.C.
he	44	BLUE OAT GRASS	BLUE OAT GRASS	#2 30CM O.C.
la	41	ENGLISH LAVENDER	ENGLISH LAVENDER	#3 POT @ 18" O.C.
ox	34	REDWOOD SPURGE	REDWOOD SPURGE	#1 30CM O.C.
se	79	STONECROP	STONECROP	#2 POT @ 18" O.C.
hh	168	ENGLISH IVY	ENGLISH IVY	#2



Diagram illustrating the cross-section of a tree pit with the following components and dimensions:

- REMOVE DEAD AND DAMAGED BRANCHES BY PRUNING ACCORDING TO RECOGNIZED HORTICULTURAL PRACTICES
- 0.1M LAYER OF HARDWOOD CHIP MULCH
- 0.15M TEMPORARY EARTH SAUCER
- PLANTING SOIL TO BE FERTILE TOP SOIL, AS SPECIFIED
- SCAFFRY PIT BOTTOM
- 0.5M MIN
- EXISTING SUBGRADE
- 0.45M MIN
- 0.25M MIN



### L3