sheet schedule

SD0.01	COVER PAGE
SD1.01	PROJECT DATA
SD1.02	CONTEXT PLANS
SD1.20	SITE PLAN
SD1.21	SITE SECTIONS
SD1.33	3D MASSING PERSPECTIVE
SD1.34	3D MASSING PERSPECTIVES
SD1.35	3D MASSING PERSPECTIVE
SD1.36	3D MASSING PERSPECTIVE
SD2.01	UNIT PLANS
SD2.02	UNIT PLANS
SD2.03	UNIT PLANS
SD2.04	UNIT PLANS
SD2.05	UNIT PLANS
SD2.06	UNIT PLANS
SD2.07	UNIT PLANS
SD2.08	UNIT PLANS
SD2.09	UNIT PLANS
SD2.10	UNIT PLANS
SD3.01	P1 LEVEL PLAN
SD3.02	1st LEVEL PLAN
SD3.03	2nd LEVEL PLAN
SD3.04	3rd LEVEL PLAN
SD3.05	4th LEVEL PLAN
SD3.06	5th LEVEL PLAN
SD3.07	6th LEVEL PLAN
SD3.08	ROOF LEVEL PLAN
SD4.01	BUILDING ELEVATIONS
SD4.02	BUILDING ELEVATIONS

the concosts group

T 604 522 9977
F 604 568 3410

202-5489 byrne road
burnaby, bc v5j 3j1

keystone architecture & planning ltd.

T 604 850.0577
F 1 855 398 4578

300 - 33131 south fraser way
abbotsford, bc v2s 2b1

KEYSTONE ARCHITECTURE

0.1. project data

PROJECT:	BOARDWALK CONDOS (RESIDENTIAL)
EXISTING ZONING	C1 - DOWNTOWN COMMERCIAL ZONE
CIVIC ADDRESS:	PARK AVENUE, LANGLEY, B.C.
LEGAL DESCRIPTION :	
VARIANCES APPLIED FOR:	
BYLAW EXEMPTIONS:	
MAXIMUM BUILDING HEIGHT:	
MINIMUM BUILDING ELEVATION:	
TOTAL SITE AREA (EXISTING PROPERTY LINE)	41,459 S.F. (3,851.71 S.M.) (0.952 ACRES)
TOTAL ADDED AREA (ADDITIONAL LANE AREA)	3,172 S.F. (294.73 S.M.) (0.073 ACRES)
TOTAL SITE AREA (NEW PROPERTY LINE)	44,631 S.F. (4,146.44 S.M.) (1.025 ACRES)
GROSS FAR :	94,609 S.F. (RESIDENTIAL) + 2,362 S.F. (AMENITY SPACE) + 13,534 S.F. (CIRCULATION) = 110,505 S.F. / 44,631 S.F. = 2.48
LOT COVERAGE GROSS:	18,422 S.F. / 44,631 S.F. = 41.3%
BUILDING HEIGHT:	6 STOREY (71'- 11 1/2")

0.2. parking

REQUIRED (BYLAW REQUIREMENT)	UNITS	FACTOR	TOTAL	TOTAL
TENANT (1 BED, 2 BED)	75	*1.2	90	
TENANT (3 BED)	7	*2	14	
TENANT (TOWNHOUSE)	11	*2	22	
VISITOR	93	*0.2	19	
TOTAL STALLS			145	145

PROVIDED	SMALL CAR	H/C	EV	TOTAL	
TENANT (P1 FLOOR)	50	4	2	126	
VISITOR (1ST FLOOR)	10	4		26	
TOTAL STALLS	60	8	2	152	152

BIKE PARKING REQUIRED (BYLAW REQUIREMENT)	UNITS	FACTOR	TOTAL	
BIKE STALLS (RESIDENT / UNIT)	93	*0.5	47	47
BIKE STALLS (VISITOR / BLDG)	1	*6	6	6
TOTAL STALLS			53	53

BIKE PARKING PROVIDED			
BIKE STALLS (RESIDENT / PARKADE)		47	47
BIKE STALLS (VISITOR)		6	6
TOTAL STALLS		53	53

NOTE: 1. NI = NOT INCLUDED IN TOTALS

0.3. unit count

RESIDENTIAL			TOTAL
1 BED	14	15.1 %	14
2 BED	61	65.6 %	61
3 BED	7	7.5 %	7
TOWNHOUSE	11	11.8%	11
TOTAL UNITS	93	100 %	93

NOTE: ADAP = ADAPTABLE DWELLING UNIT
NOTE: ALL NON-GROUND ORIENTED UNITS HAVE PRIVATE DECKS PROVIDED (MIN 50 S.F. EACH)

0.4. unit floor area summary

UNIT TYPE	BEDROOMS	1ST	2ND	3RD	4TH	5TH	6TH	TOTAL	AREA	TOTAL AREA
A	1 BED				1	1		2	629 S.F.	1,258 S.F.
A1	1 BED	1	1	1	1	1	1	6	590 S.F. (X1) / 587 S.F. (X1) / 583 S.F. (X4)	3,509 S.F.
A2	1 BED			1			1	2	629 S.F. (X1) / 595 S.F. (X1)	1,224 S.F.
A3	1 BED			1	1	1	1	4	587 S.F.	2,348 S.F.
B	3 BED	1	1	3	3	3	3	14	872 S.F. (X10) / 865 S.F. (X4)	12,180 S.F.
B1	2 BED			1	1	1	1	4	933 S.F. (X3) / 901 S.F. (X1)	3,700 S.F.
B1b	2 BED			1	1	1	1	4	933 S.F. (X3) / 895 S.F. (X1)	3,694 S.F.
B2	2 BED			1	1	1	1	4	899 S.F.	3,596 S.F.
B3	2 BED	1	1	1	1	1	1	6	881 S.F.	5,286 S.F.
B4	2 BED	1	1	1	1	1	1	6	1,015 S.F.	6,090 S.F.
B5	2 BED	1						1	976 S.F.	976 S.F.
B6	2 BED			1	1	1	1	4	916 S.F.	3,664 S.F.
B6b	2 BED			1	1	1	1	4	910 S.F.	3,640 S.F.
B7	2 BED + FLEX	1	1					2	1,228 S.F.	2,456 S.F.
B8	2 BED + FLEX				1		1	2	1,212 S.F. (X1) / 1,170 S.F. (X1)	2,382 S.F.
B9	2 BED + FLEX			1	1	1	1	4	1,070 S.F.	4,280 S.F.
B10	2 BED + FLEX		1	1	1	1	1	5	1,596 S.F.	7,980 S.F.
B11	2 BED + FLEX	1						1	1,072 S.F.	1,072 S.F.
C1	3 BED			1		1		2	1,212 S.F.	2,424 S.F.
C2	3 BED		1	1	1	1	1	5	1,419 S.F.	7,095 S.F.
TH1	3 BED + FLEX	1						1	724 S.F. (L1) + 701 S.F. (L2)	1,425 S.F.
TH2	3 BED	1						1	625 S.F. (L1) + 656 S.F. (L2)	1,281 S.F.
TH3	3 BED + FLEX	1						1	682 S.F. (L1) + 687 S.F. (L2)	1,369 S.F.
TH4	3 BED + FLEX	1						1	695 S.F. (L1) + 699 S.F. (L2)	1,394 S.F.
TH5	3 BED + FLEX	1						1	780 S.F. (L1) + 784 S.F. (L2)	1,564 S.F.
TH6	3 BED + FLEX	1						1	720 S.F. (L1) + 724 S.F. (L2)	1,444 S.F.
TH7	3 BED + FLEX	1						1	738 S.F. (L1) + 742 S.F. (L2)	1,480 S.F.
TH8	3 BED + FLEX	1						1	738 S.F. (L1) + 742 S.F. (L2)	1,480 S.F.
TH9	3 BED + FLEX	1						1	725 S.F. (L1) + 730 S.F. (L2)	1,455 S.F.
TH10	3 BED + FLEX	1						1	668 S.F. (L1) + 685 S.F. (L2)	1,353 S.F.
TH11	3 BED + FLEX	1						1	759 S.F. (L1) + 751 S.F. (L2)	1,510 S.F.
TOTAL		18	7	17	17	17	17	93		94,609 S.F.

NOTE: ADAP = ADAPTABLE UNITS
NOTE: ALL NON-GROUND ORIENTED UNITS HAVE PRIVATE DECKS PROVIDED (MIN 50 S.F. EACH)

0.5. building floor area

RESIDENTIAL			TOTAL
1ST	14,487 S.F.	1,346 S.M.	14,487 S.F.
2ND	15,500 S.F.	1,440 S.M.	15,500 S.F.
3RD	16,192 S.F.	1,504 S.M.	16,192 S.F.
4TH	16,192 S.F.	1,504 S.M.	16,192 S.F.
5TH	16,192 S.F.	1,504 S.M.	16,192 S.F.
6TH	16,046 S.F.	1,491 S.M.	16,046 S.F.
TOTAL	94,609 S.F.	8,789 S.M.	94,609 S.F.

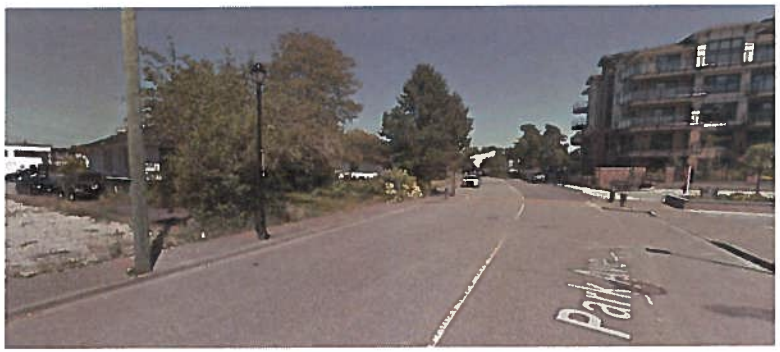
PARKADE		
P1	39,895 S.F.	
1ST	8,835 S.F.	
TOTAL	48,730 S.F.	48,730 S.F.
GRAND TOTAL		143,339 S.F.

INDOOR AMENITY			
REQUIRED (BYLAW REQUIREMENT)	FACTOR	UNITS	
	24.76 S.F./UNIT	93	2,303 S.F.
	2.3 S.M./UNIT		213.9 S.M.
PROVIDED			
1ST	1,135 S.F.	105 S.M.	1,135 S.F.
2ND	1,227 S.F.	114 S.M.	1,227 S.F.
TOTAL	2,362 S.F.	219 S.M.	2,362 S.F.

CIRCULATION			
1ST	2,800 S.F.	260 S.M.	2,800 S.F.
2ND	2,150 S.F.	200 S.M.	2,150 S.F.
3RD	2,146 S.F.	199.3 S.M.	2,146 S.F.
4TH	2,146 S.F.	199.3 S.M.	2,146 S.F.
5TH	2,146 S.F.	199.3 S.M.	2,146 S.F.
6TH	2,146 S.F.	199.3 S.M.	2,146 S.F.
TOTAL	13,534 S.F.	1,257 S.M.	13,534 S.F.

FLOOR AREA SUMMARY			
EFFICIENCY	86 %		86 %
GROSS BLDG AREA	110,505 S.F.	10,266 S.M.	110,505 S.F.
NET UNIT AREA	94,609 S.F.	8,789 S.M.	94,609 S.F.
NET CIRCULATION AREA	13,534 S.F.	1,257 S.M.	13,534 S.F.
INDOOR AMENITY	2,362 S.F.	219 S.M.	2,362 S.F.

NOTE: NI = NOT INCLUDED IN TOTALS



looking north east

looking north west

looking south west

context plan

1" = 200'-0"

satellite plan

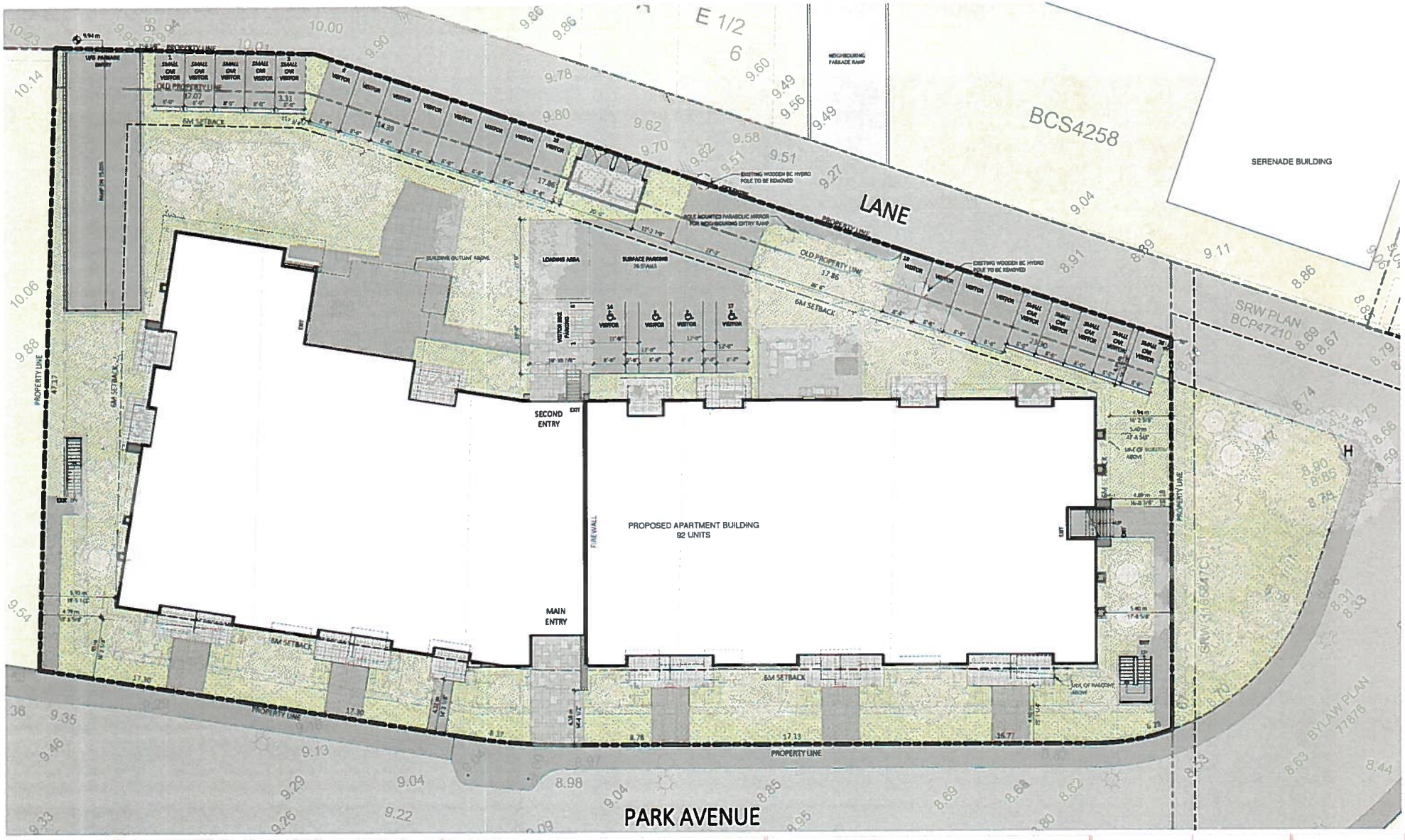
keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

CONTEXT PLANS
SCALE 1" = 200'-0"

ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER 18-105

SD1.02



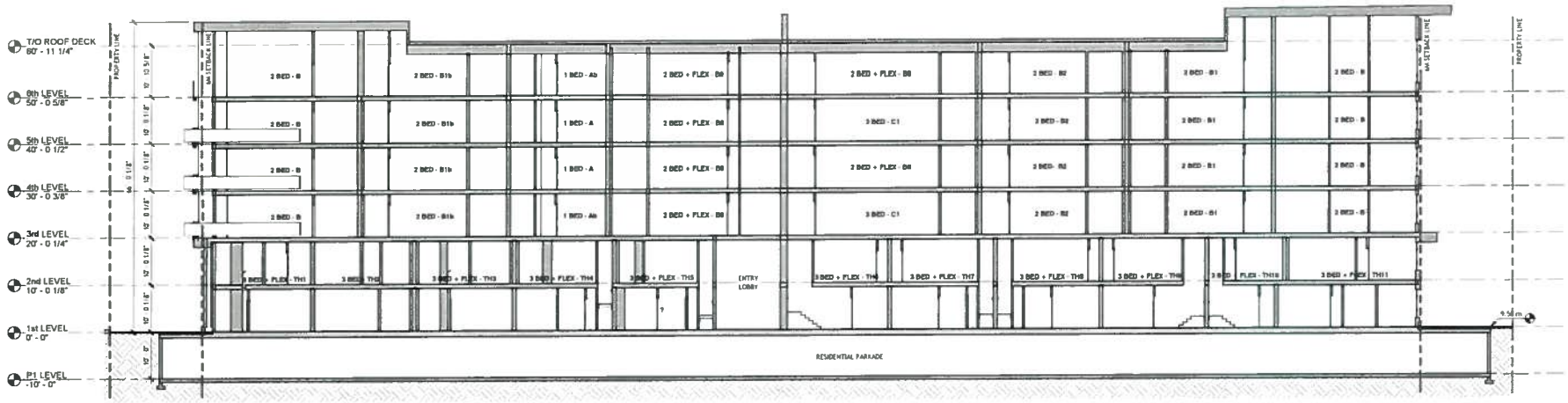
keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

SITE PLAN
SCALE 3/32" = 1'-0"

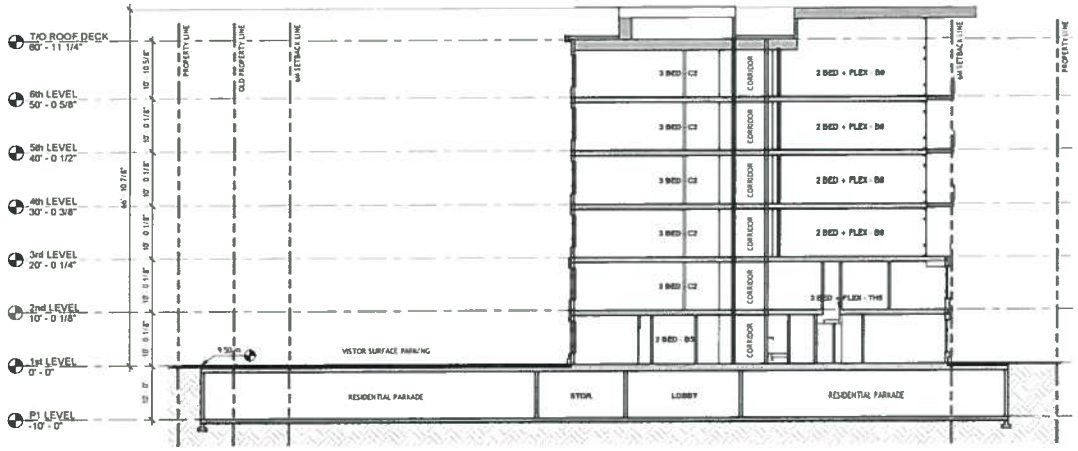
ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER 13-105

SD1.20



site section a

3/32" = 1'-0"



site section b

3/32" = 1'-0"

keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

SITE SECTIONS
SCALE 3/32" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER 18-105

SD1.21

keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

3D MASSING PERSPECTIVE
SCALE N.T.S

ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER 13-105

SD1.33

keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

3D MASSING PERSPECTIVES
SCALE N.T.S.

ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER 18-105

SD1.34

keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

3D MASSING PERSPECTIVE
SCALE N.T.S.

ISSUED FOR DEVELOPMENT PERMIT
09/24/19 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER 13-105

SD1.35

keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

3D MASSING PERSPECTIVE
SCALE N.T.S.

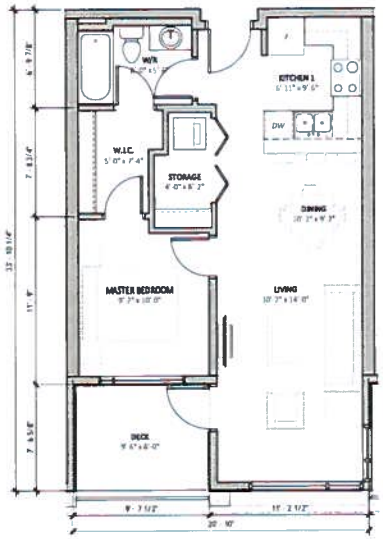
ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER 18-105

SD1.36

unit A

1/4" = 1'-0"

1 BED - 629 SF
OF UNITS - 2

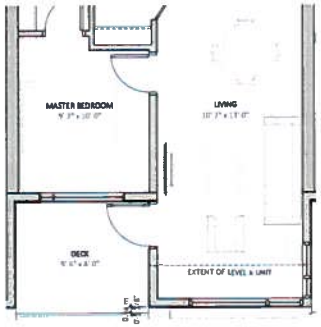


unit Ab

1/4" = 1'-0"

1 BED - 595-629 SF
OF UNITS - 2

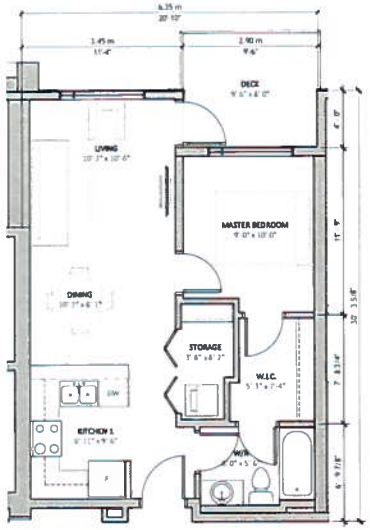
UNIT MATCHES UNIT A
OTHER THAN WHAT IS SHOWN



unit A1

1/4" = 1'-0"

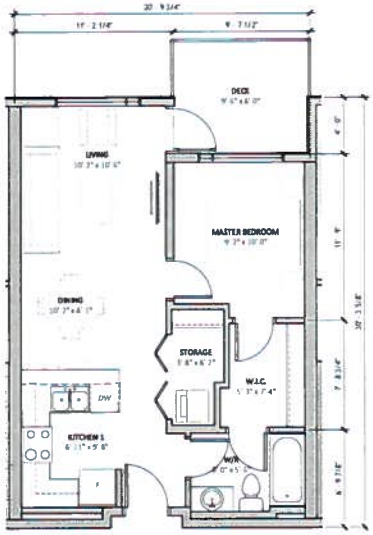
1 BED - 583-587 SF
OF UNITS - 6



unit A3

1/4" = 1'-0"

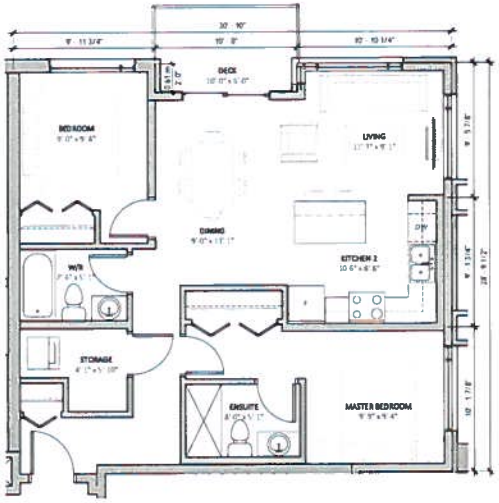
1 BED - 587 SF
OF UNITS - 4



unit B

1/4" = 1'-0"

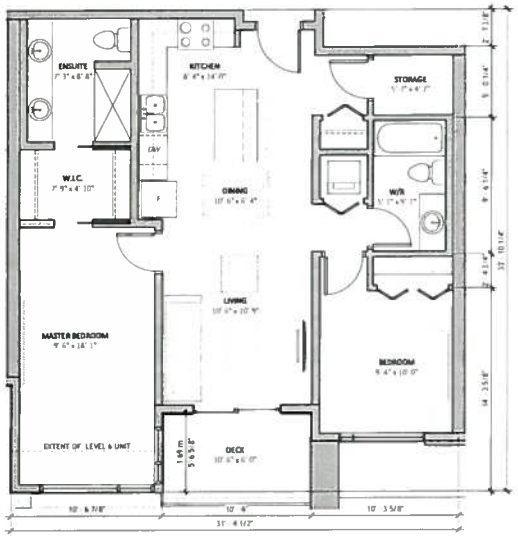
2 BED - 865-872 SF
OF UNITS - 14

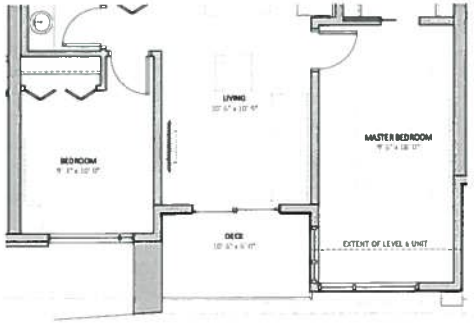


unit B1

1/4" = 1'-0"

2 BED - 901-933 SF
OF UNITS - 4





unit B1b

1/4" = 1'-0"

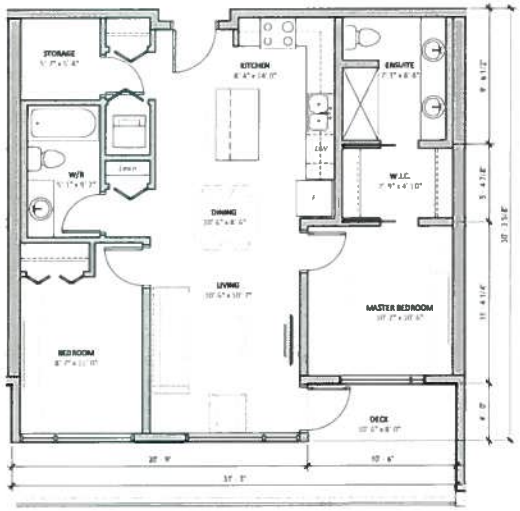
2 BED - 895-933 SF
OF UNITS - 4

UNIT MATCHES UNIT B1
OTHER THAN WHAT IS SHOWN

unit B2

1/4" = 1'-0"

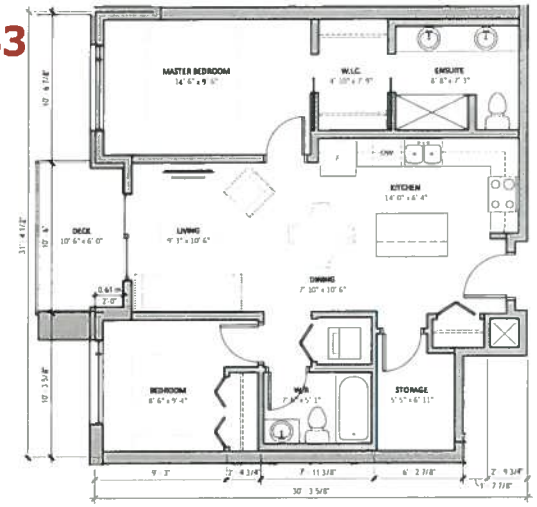
2 BED - 899 SF
OF UNITS - 4



unit B3

1/4" = 1'-0"

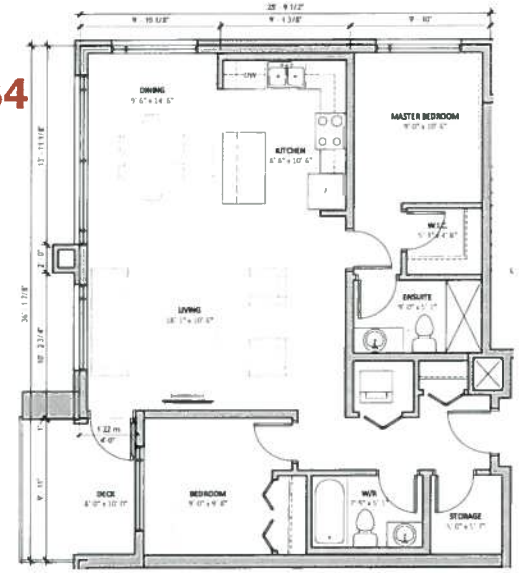
2 BED - 881 SF
OF UNITS - 6



unit B4

1/4" = 1'-0"

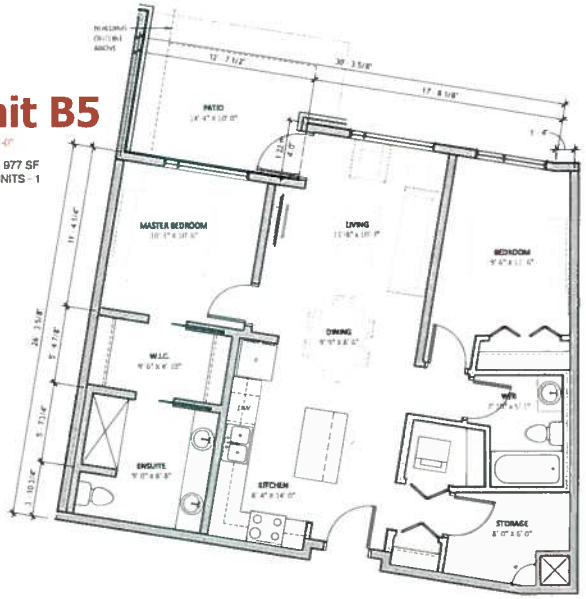
2 BED - 1015 SF
OF UNITS - 6



unit B5

1/4" = 1'-0"

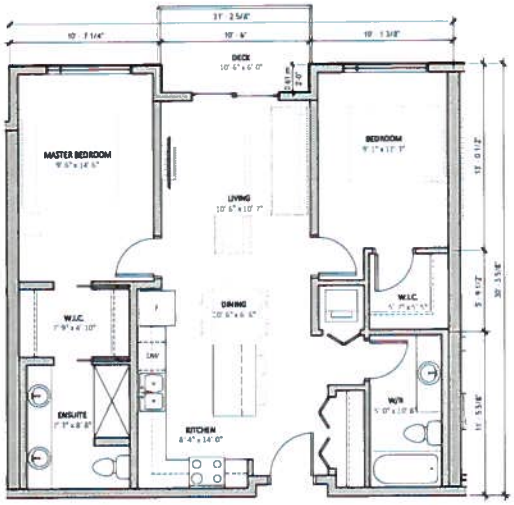
2 BED - 977 SF
OF UNITS - 1

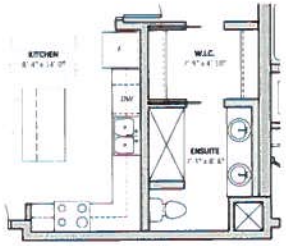


unit B6

1/4" = 1'-0"

2 BED - 918 SF
OF UNITS - 4





UNIT MATCHES UNIT C
OTHER THAN WHAT IS SHOWN

unit B6b

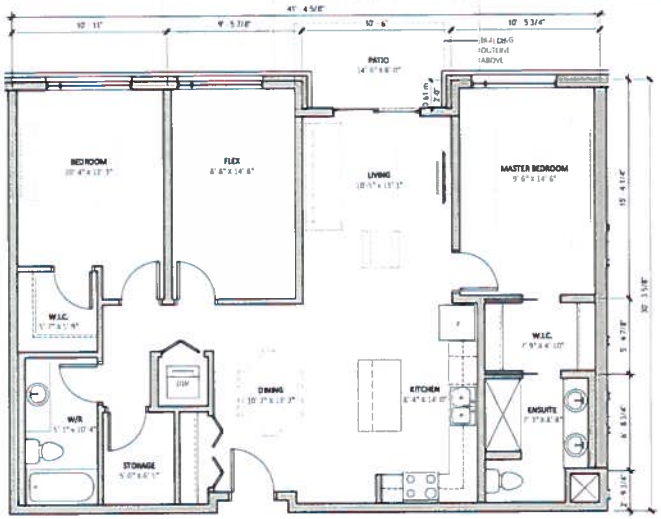
1/4" = 1'-0"

2 BED - 910 SF
OF UNITS - 4

unit B7

1/4" = 1'-0"

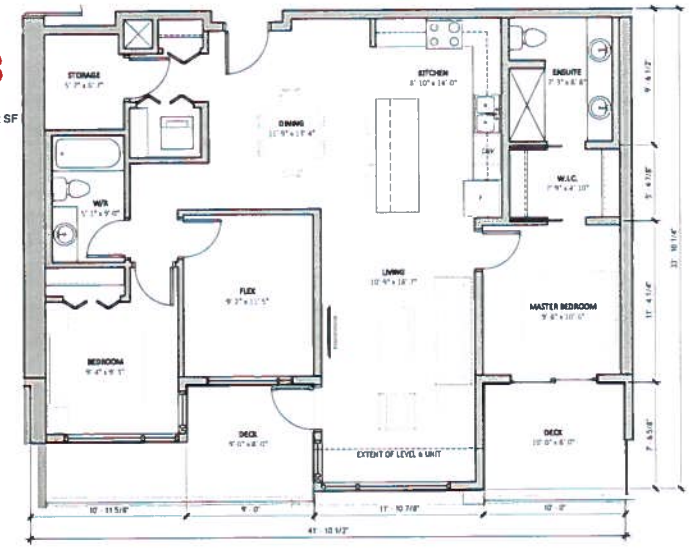
2 BED + FLEX - 1228 SF
OF UNITS - 2



unit B8

1/4" = 1'-0"

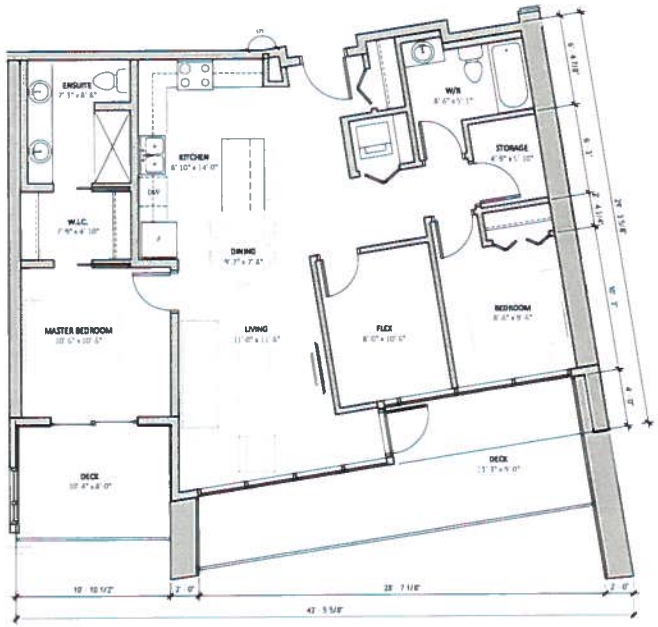
2 BED + FLEX - 1170-1212 SF
OF UNITS - 2



unit B9

1/4" = 1'-0"

2 BED + FLEX - 1070 SF
OF UNITS - 4



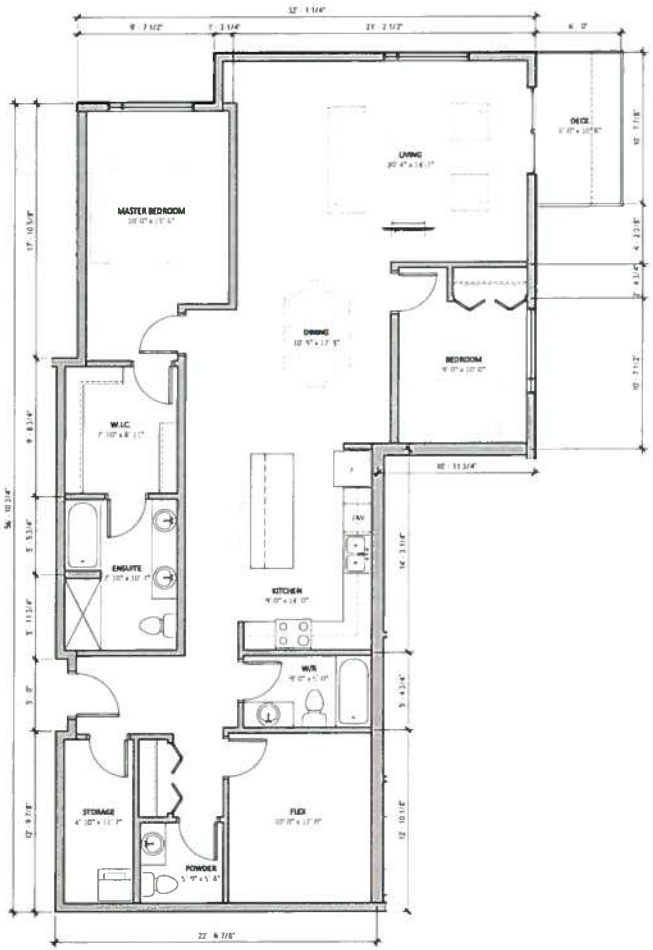
keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

UNIT PLANS
SCALE 1/4" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER 18-105

SD2.03



unit B10

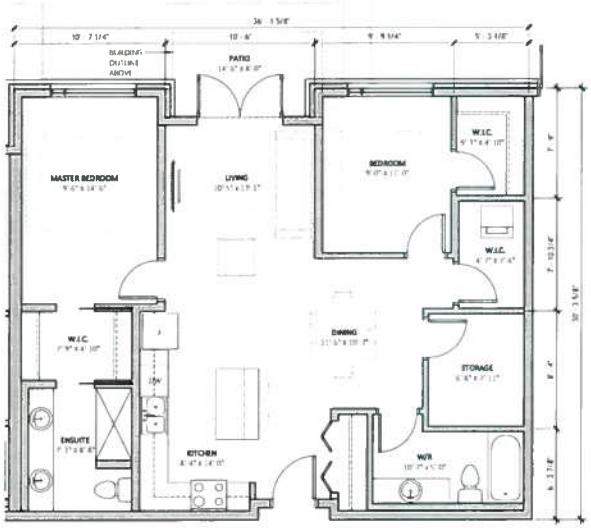
1/4" = 1'-0"

2 BED + FLEX - 1586 SF
OF UNITS - 5

unit B11

1/4" = 1'-0"

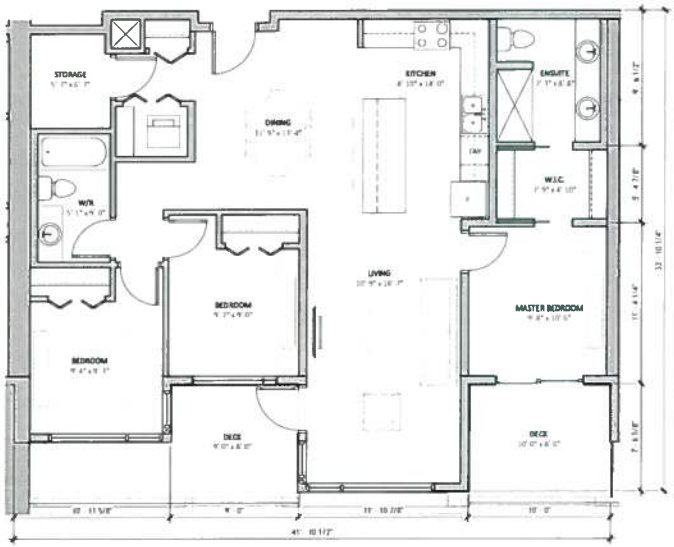
2 BED + FLEX - 1072 SF
OF UNITS - 1



unit C1

1/4" = 1'-0"

3 BED - 1212 SF
OF UNITS - 2



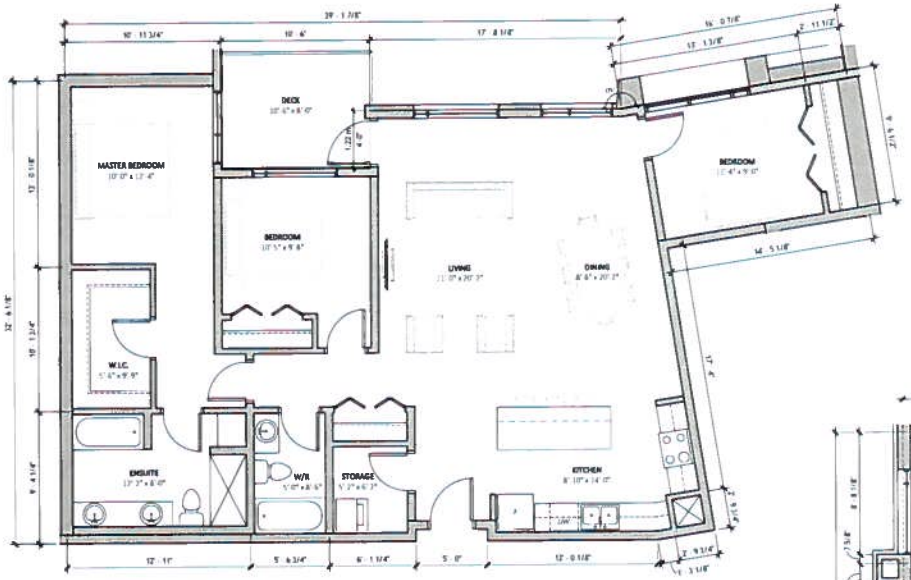
keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

UNIT PLANS
SCALE 1/4" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
09/24/19 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER 19-105

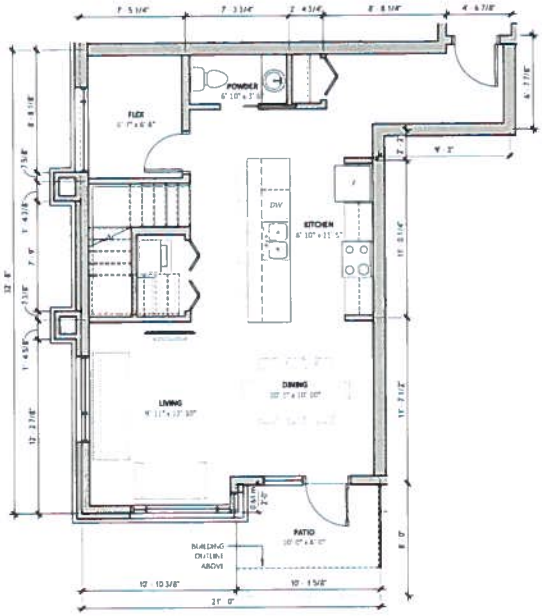
SD2.04



unit C2

1/4" = 1'-0"

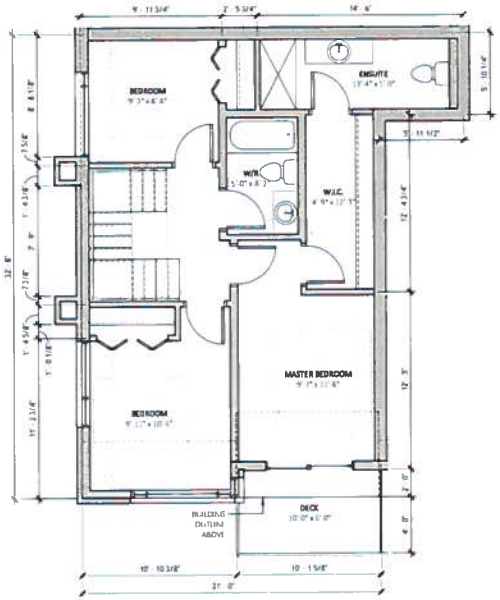
3 BED - 1419 SF
OF UNITS - 5



unit TH1 (L1)

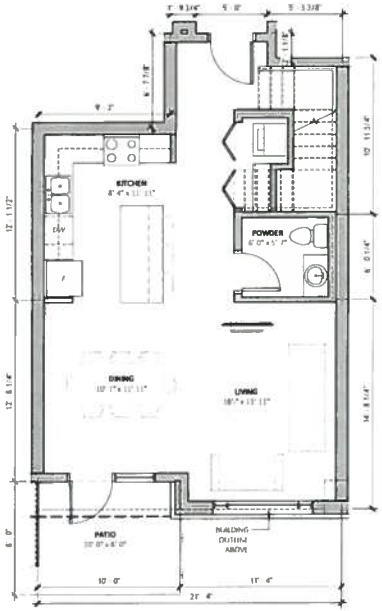
1/4" = 1'-0"

3 BED + FLEX
L1: 724 SF / L2: 701 SF
TOTAL: 1425 SF
OF UNITS - 1



unit TH1 (L2)

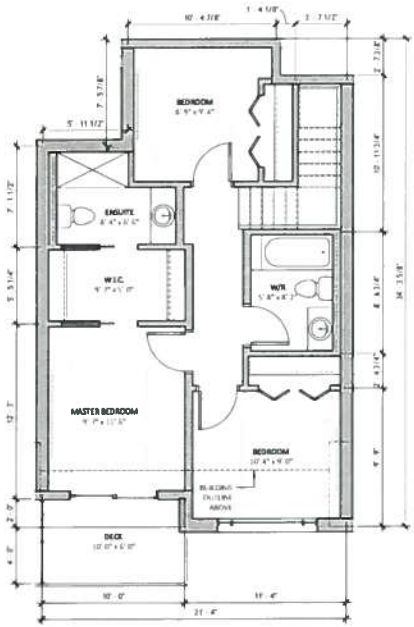
1/4" = 1'-0"



unit TH2 (L1)

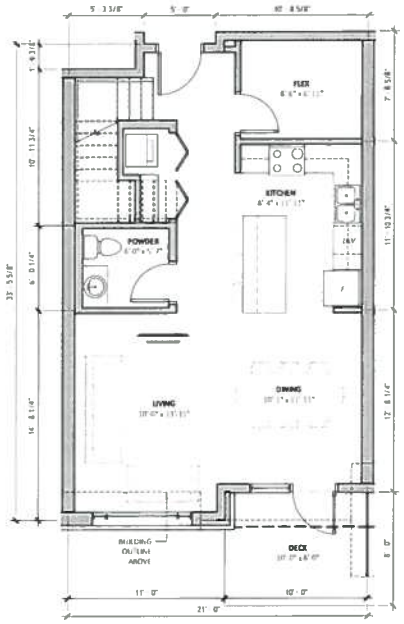
1/4" = 1'-0"

3 BED
L1: 625 SF / L2: 656 SF
TOTAL: 1281 SF
OF UNITS - 1



unit TH2 (L2)

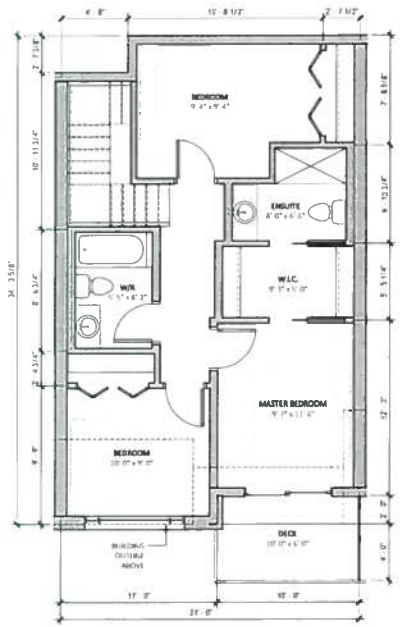
1/4" = 1'-0"



unit TH3 (L1)

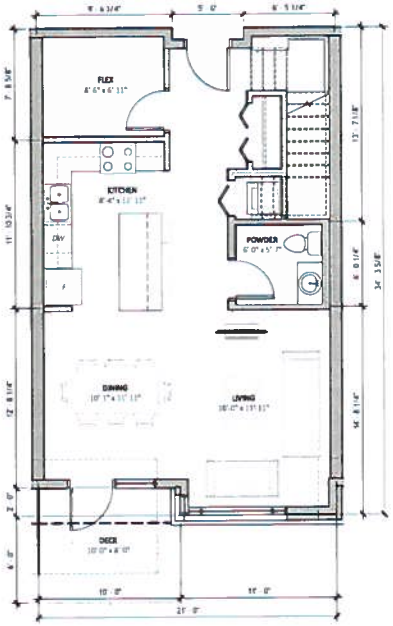
1/4" = 1'-0"

3 BED + FLEX
L1: 682 SF / L2: 687 SF
TOTAL: 1369 SF
OF UNITS - 1



unit TH3 (L2)

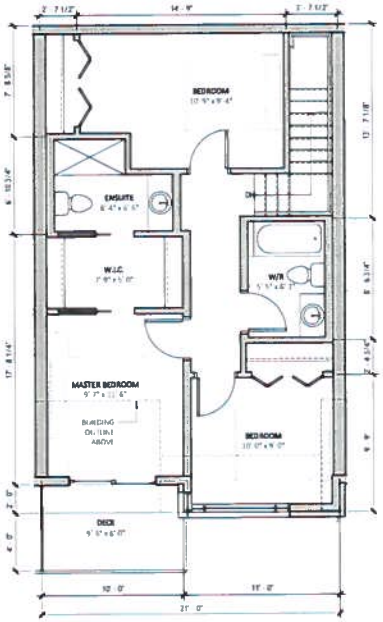
1/4" = 1'-0"



unit TH4 (L1)

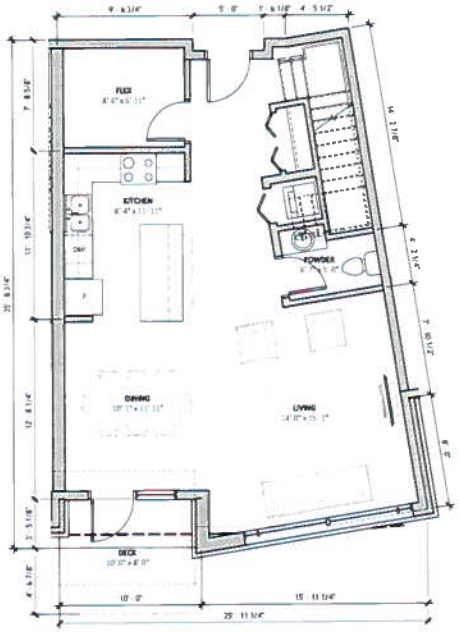
1/4" = 1'-0"

3 BED + FLEX
L1: 695 SF / L2: 699 SF
TOTAL: 1394 SF
OF UNITS - 1



unit TH4 (L2)

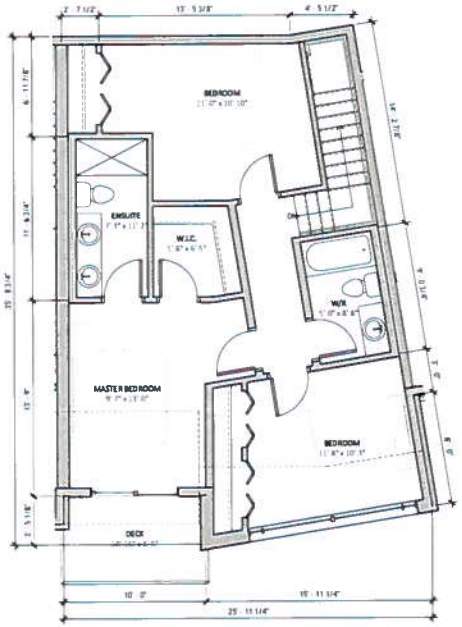
1/4" = 1'-0"



unit TH5 (L1)

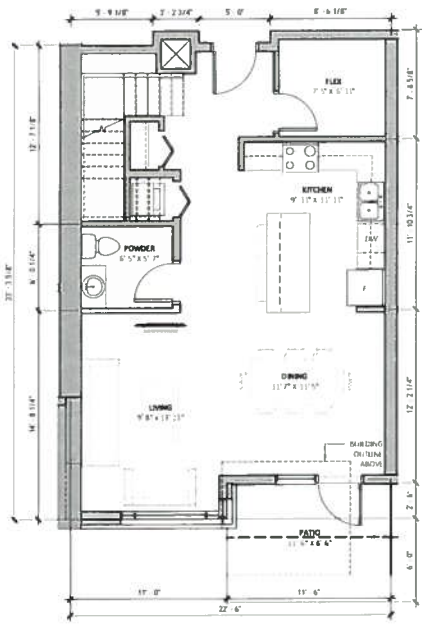
1/4" = 1'-0"

3 BED + FLEX
L1: 780 SF / L2: 784 SF
TOTAL: 1564 SF
OF UNITS - 1



unit TH5 (L2)

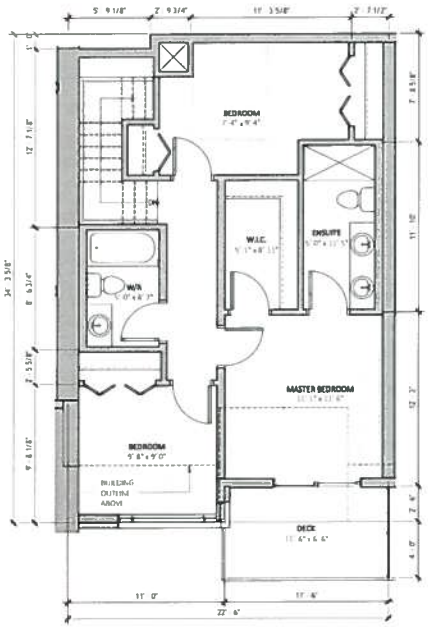
1/4" = 1'-0"



unit TH6 (L1)

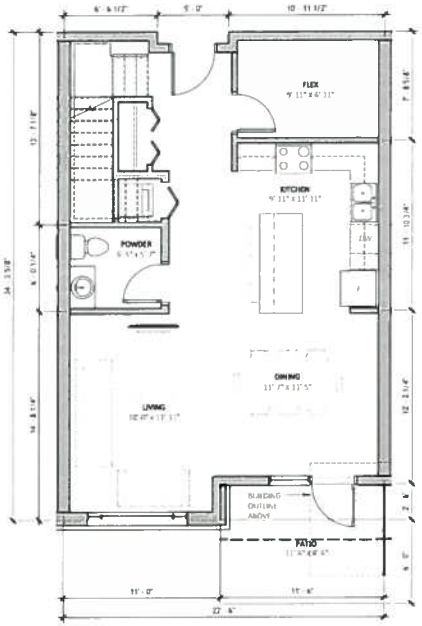
1/4" = 1'-0"

3 BED + FLEX
L1: 720 SF / L2: 724 SF
TOTAL: 1444 SF
OF UNITS - 1



unit TH6 (L2)

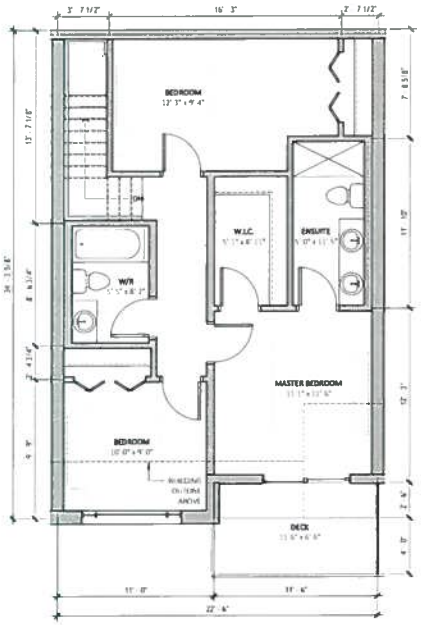
1/4" = 1'-0"



unit TH7-8 (L1)

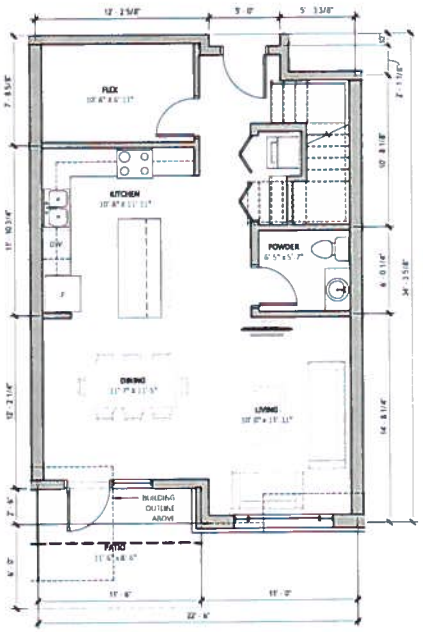
1/4" = 1'-0"

3 BED + FLEX
L1: 738 SF / L2: 742 SF
TOTAL: 1480 SF
OF UNITS - 1



unit TH7-8 (L2)

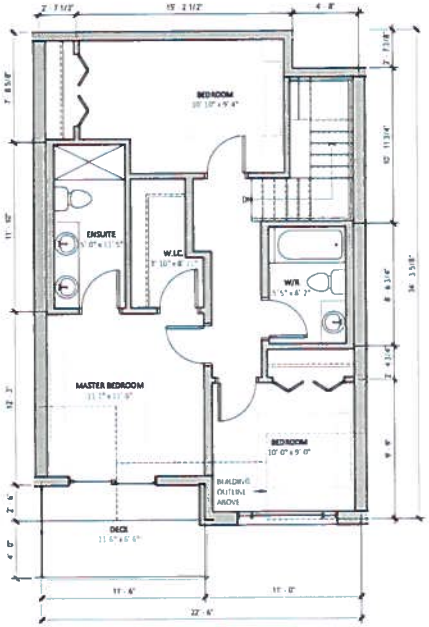
1/4" = 1'-0"



unit TH9 (L1)

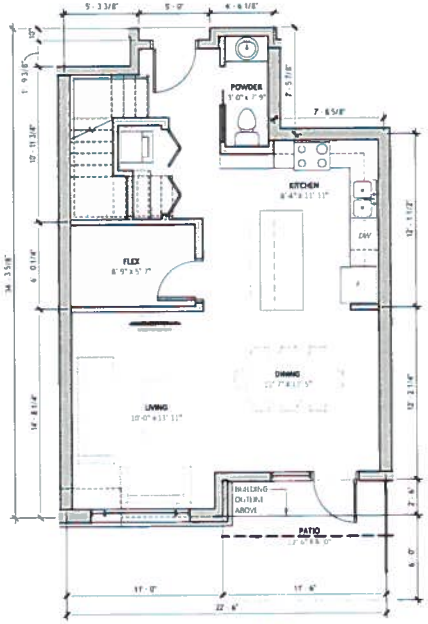
1/4" = 1'-0"

3 BED + FLEX
L1: 725 SF / L2: 730 SF
TOTAL: 1455 SF
OF UNITS - 1



unit TH9 (L2)

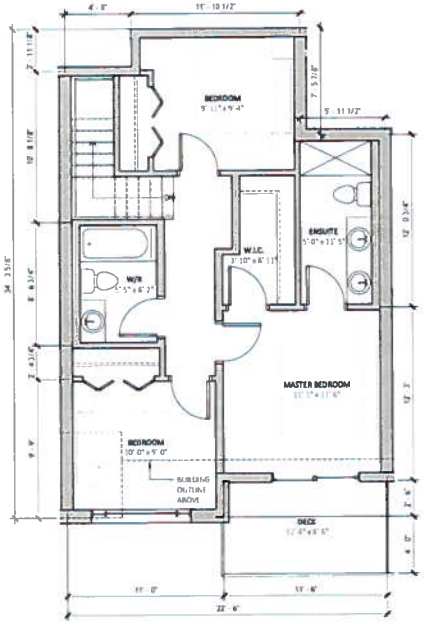
1/4" = 1'-0"



unit TH10 (L1)

1/4" = 1'-0"

3 BED + FLEX
L1: 668 SF / L2: 685 SF
TOTAL: 1353 SF
OF UNITS - 1



unit TH10 (L2)

1/4" = 1'-0"

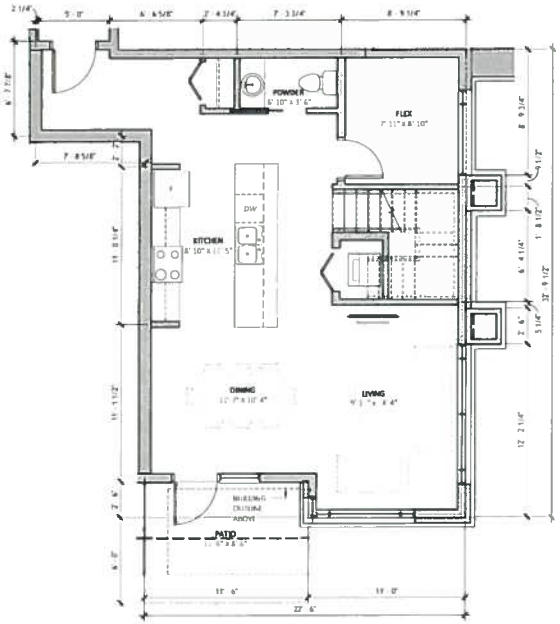
keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C.

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

ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER 13-105

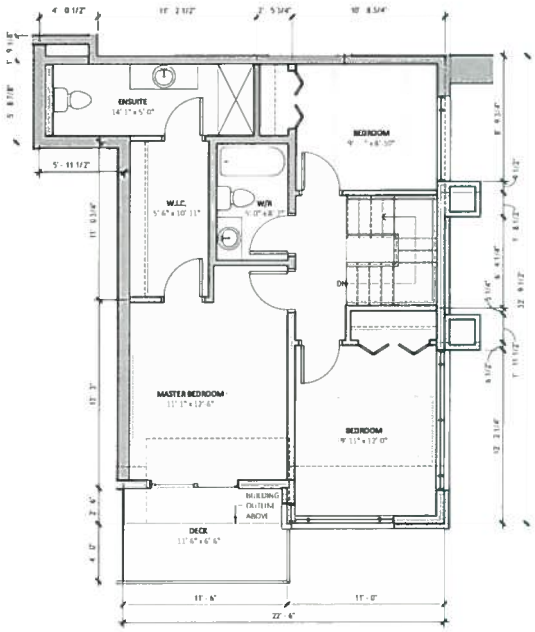
SD2.09



unit TH11 (L1)

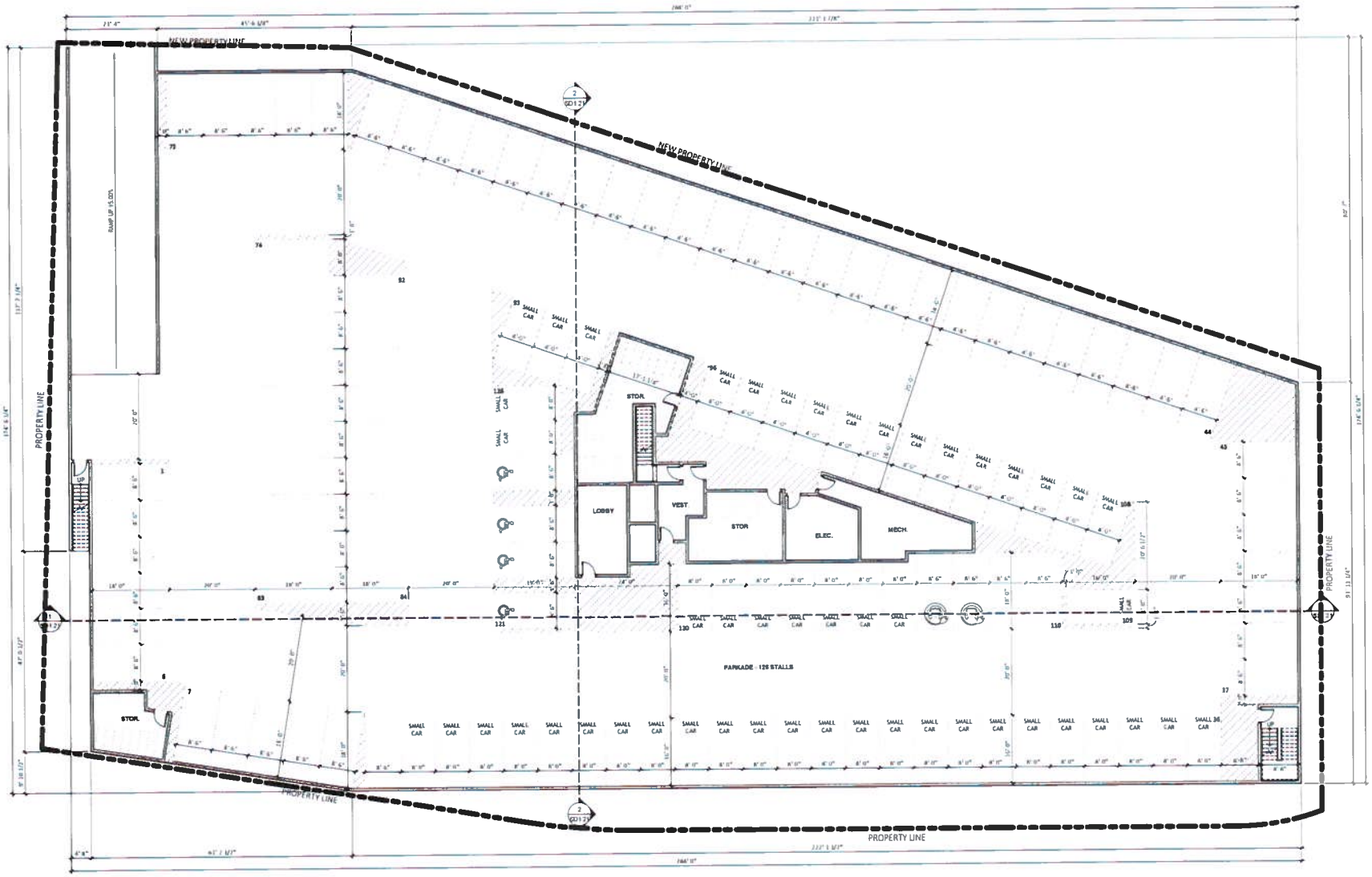
1/4" = 1'-0"

3 BED + FLEX
L1: 759 SF / L2: 751 SF
TOTAL: 1510 SF
OF UNITS = 1



unit TH11 (L2)

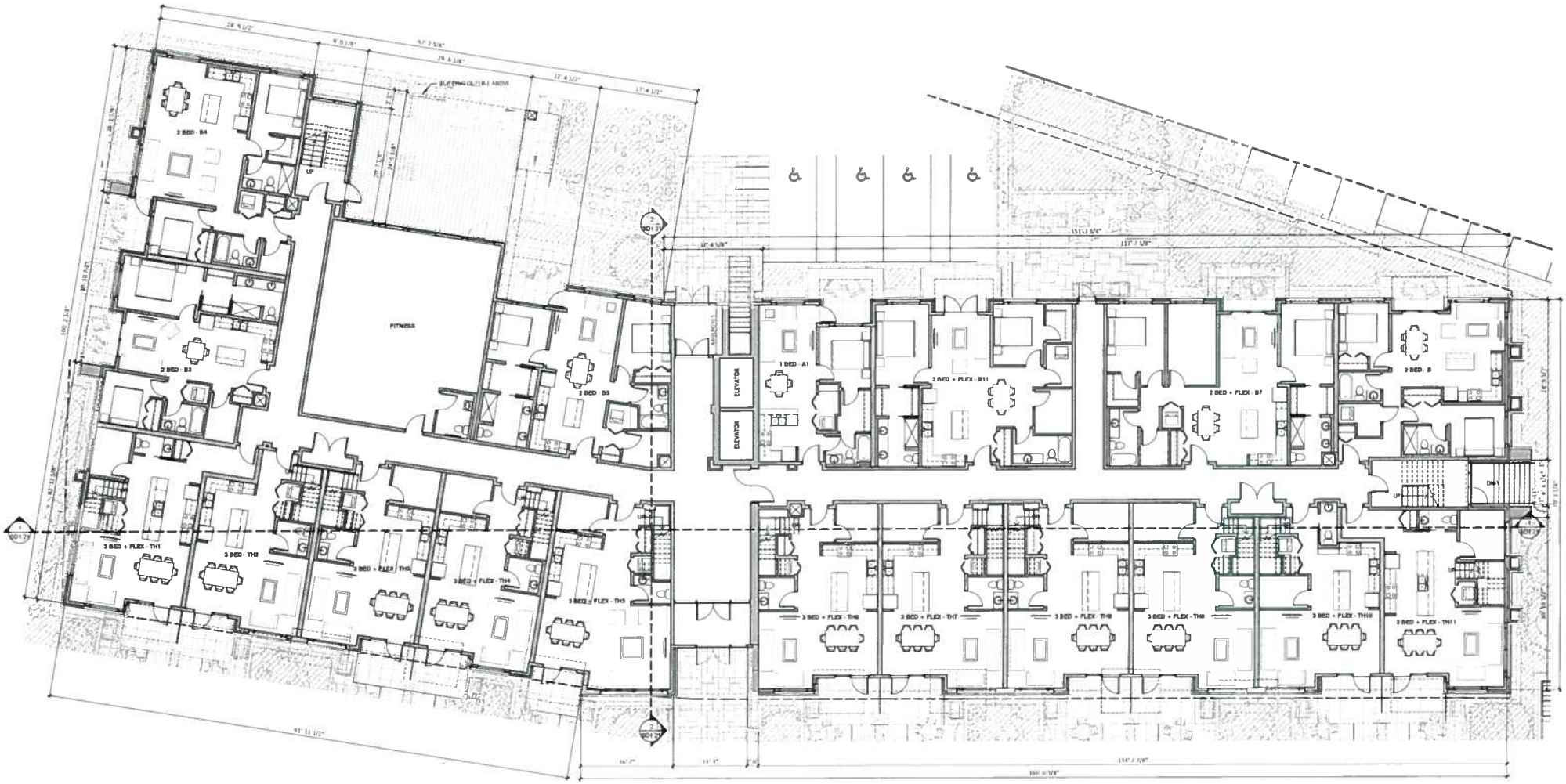
1/4" = 1'-0"



parkade level plan

3/32" = 1'-0"

keystonearch.ca	**CONCOSTS BOARDWALK APARTMENTS** PARK AVENUE, LANGLEY B.C	**P1 LEVEL PLAN** SCALE 3/32" = 1'-0"		**ISSUED FOR DEVELOPMENT PERMIT** 09/24/19 REVISION # CITY OF LANGLEY FILE # PROJECT NUMBER. 19-105			**SD3.01**



1st level plan

1/8" = 1'-0"

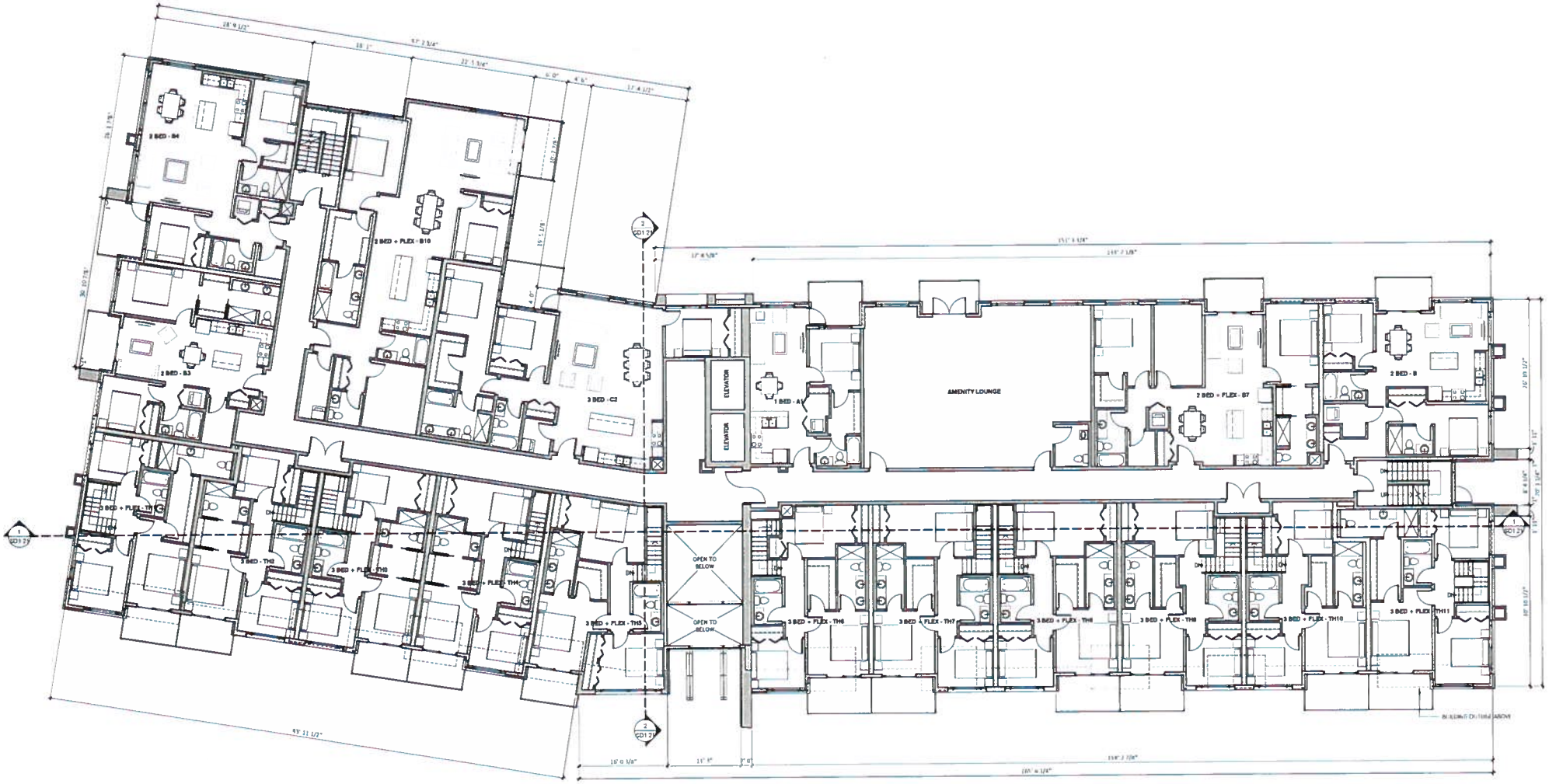
keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

1st LEVEL PLAN
SCALE: 1/8" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-105

SD3.02



2nd level plan

1/8" = 1'-0"

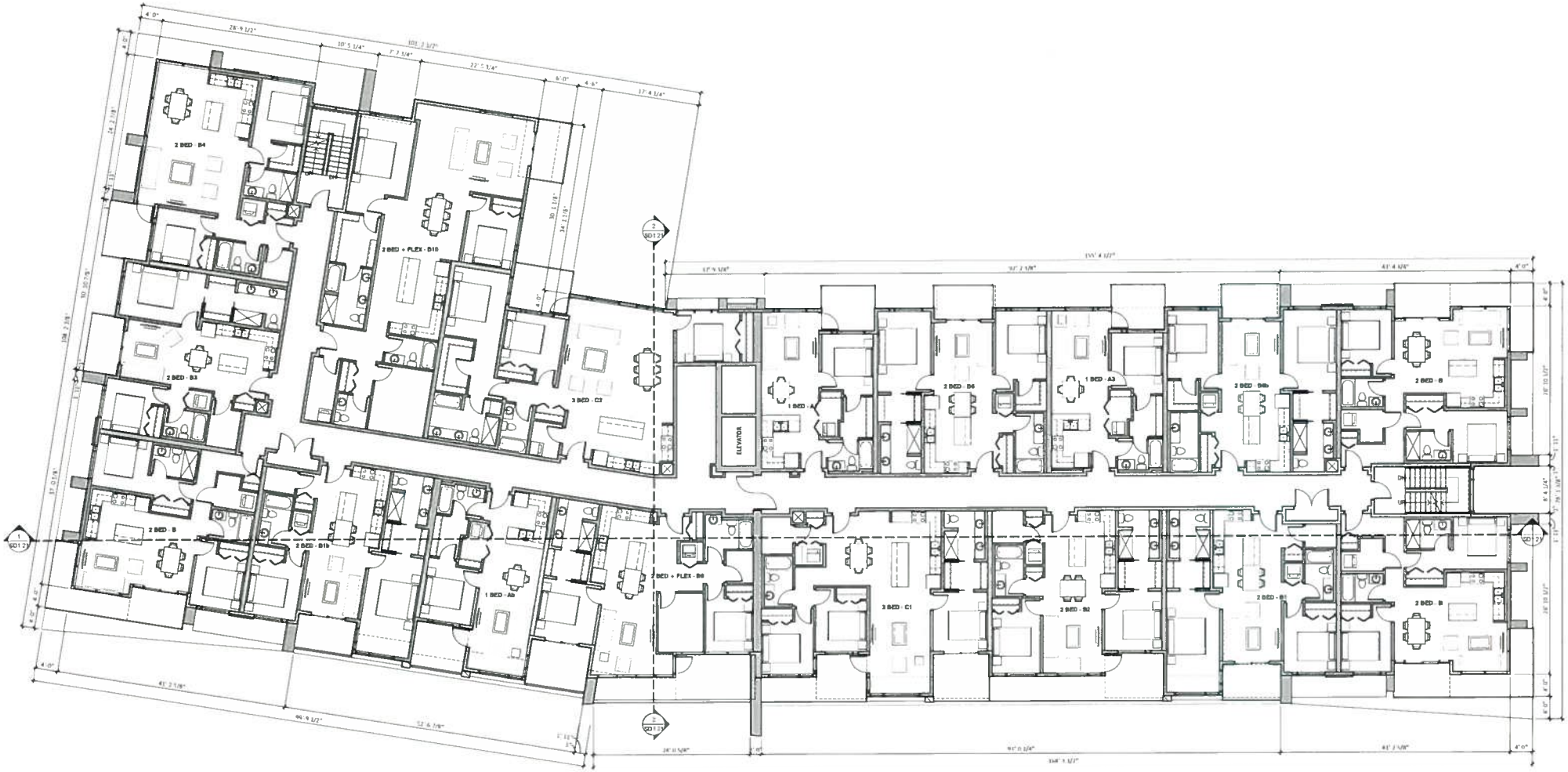
keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

2nd LEVEL PLAN
SCALE 1/8" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-105

SD3.03



3rd level plan

1/8" = 1'-0"

keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

3rd LEVEL PLAN
SCALE 1/8" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER 18-105

SD3.04

4th level plan

1/8" = 1'-0"

keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

4th LEVEL PLAN
SCALE 1/8" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER 18-105

SD3.05

5th level plan

1/8" = 1'-0"

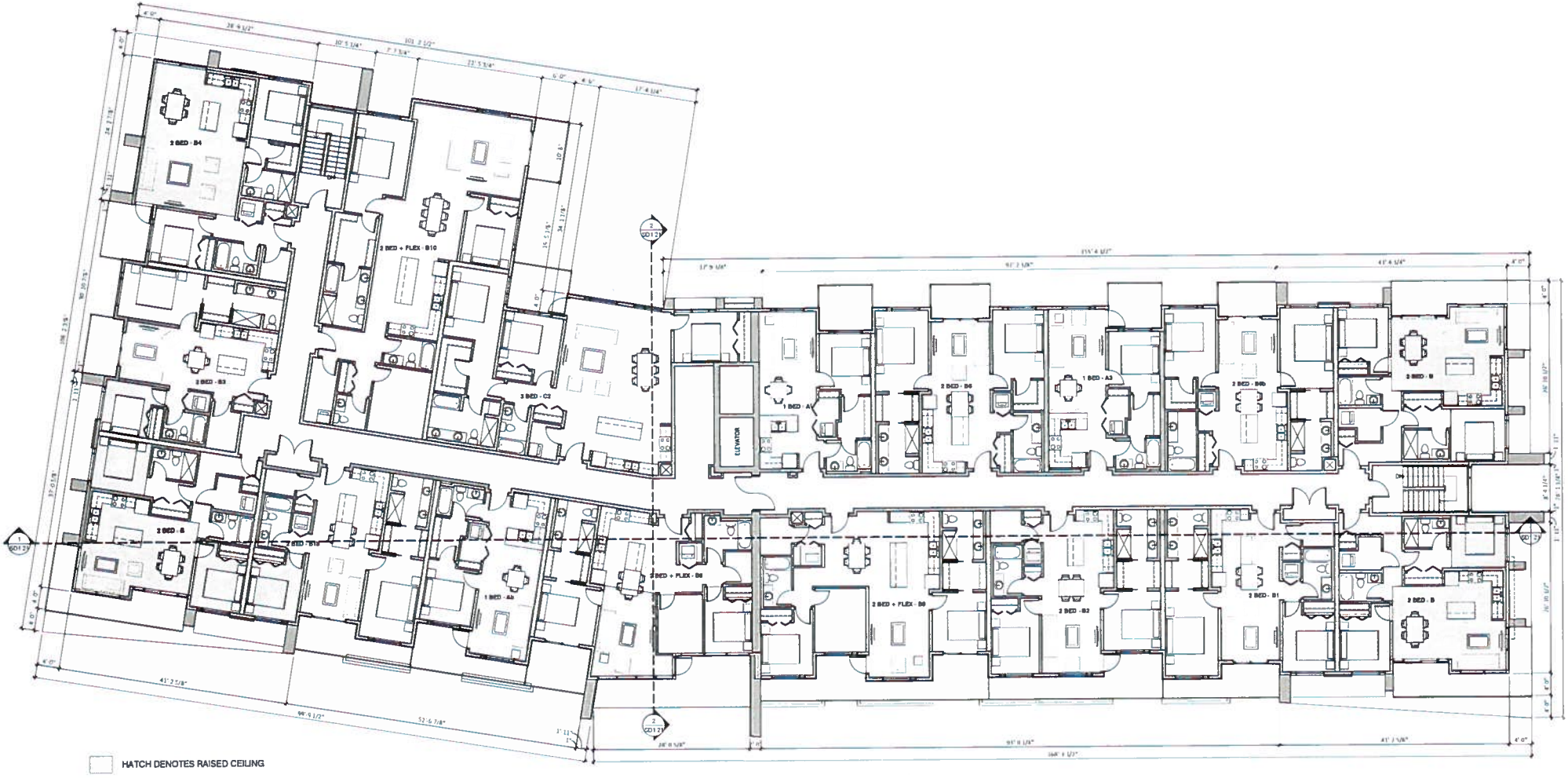
keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

5th LEVEL PLAN
SCALE 1/8" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER 18-105

SD3.06



6th level plan

1/8" = 1'-0"

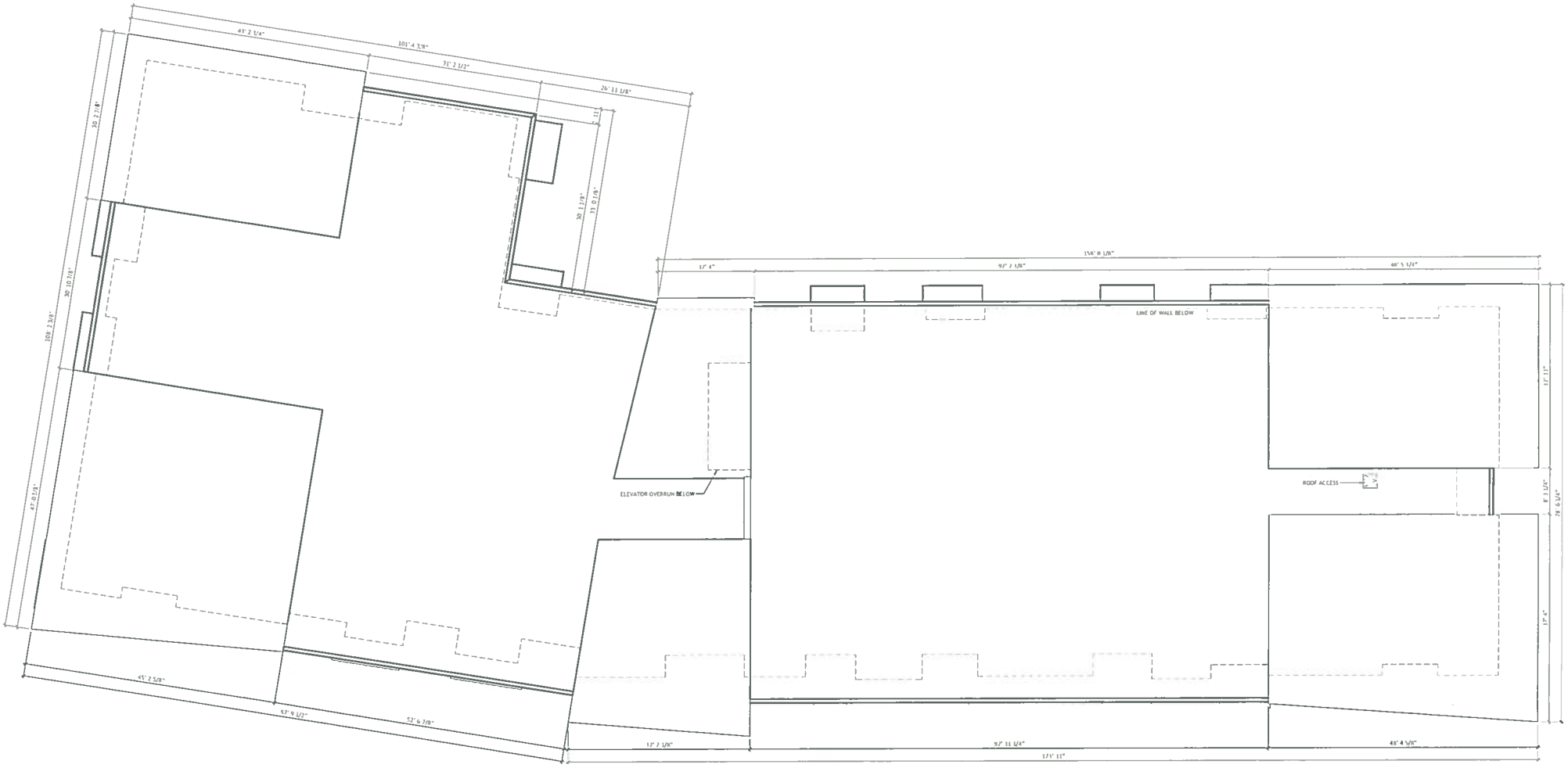
keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C.

6th LEVEL PLAN
SCALE 1/8" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER. 13-105

SD3.07



roof level plan

1/5" = 1'-0"

keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

ROOF LEVEL PLAN
SCALE 1/8" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER 18-105

SD3.08

south elevation

1" = 10'-0"

east elevation

1" = 10'-0"

material legend

1. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM REVEALS) "JAMES HARDIE" COLOUR IRON GRAY
2. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM REVEALS) "JAMES HARDIE" COLOUR PEARL GRAY
3. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM REVEALS) "JAMES HARDIE" COLOUR ARCTIC WHITE
4. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM REVEALS) "JAMES HARDIE" COLOUR MONTEREY TAUPE
5. TERRACOTTA PANEL
6. FACE BRICK "VIRTUAL MATERIALS" COLOUR "EBONY" TEXTURE "MISSION" MORTAR COLOUR LIGHT GRAY
7. FACE BRICK "VIRTUAL MATERIALS" COLOUR "WHITE" TEXTURE "MISSION" MORTAR COLOUR LIGHT GRAY
8. EIFS TRIM (SANDPEBBLE STUCCO COATING) "DRYVIT" COLOUR "GRAY" COLOUR MATCH TO "JAMES HARDIE" "LIGHT GRAY" (SEE ELEVATIONS)
9. WINDOW VINYL COLOUR "BLACK EXT / WHITE INT"
10. SLIDING PATIO DOOR VINYL COLOUR "BLACK EXT / WHITE INT"
11. ALUMINUM/GLASS DECK RAILING COLOUR "BLACK"
12. ALUMINUM GLAZED SYSTEM COLOUR "BLACK"
13. METAL FLASHING "CENTEX" COLOUR "BLACK"
14. STEEL/GLASS COMMERCIAL ENTRANCE CANOPY COLOUR (STEEL) "GALVANIZED"
15. EXTERIOR ALUMINUM GUARD/RAILING COLOUR "BLACK"
16. CONCRETE WALL COLOUR "CLEAR SEALER"
17. EXTERIOR METAL DOOR "BENJAMIN MOORE" COLOUR "BLACK" 2132-10
18. ALUMINUM METAL PANEL COLOUR "LIGHT GREY"
19. ALUMINUM METAL PANEL COLOUR "DARK GREY"

keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

BUILDING ELEVATIONS
SCALE As indicated

ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER 18-105

SD4.01

north elevation

1" = 10'-0"

west elevation

1" = 10'-0"

material legend

1. CEMENT BOARD SMOOTH PANEL SIDING (W/ EASY TRIM ALUM REVEALS) "JAMES HARDIE" COLOUR IRON GRAY
2. CEMENT BOARD SMOOTH PANEL SIDING (W/ EASY TRIM ALUM REVEALS) "JAMES HARDIE" COLOUR PEARL GRAY
3. CEMENT BOARD SMOOTH PANEL SIDING (W/ EASY TRIM ALUM REVEALS) "JAMES HARDIE" COLOUR ARCTIC WHITE
4. CEMENT BOARD SMOOTH PANEL SIDING (W/ EASY TRIM ALUM REVEALS) "JAMES HARDIE" COLOUR MONTEREY TAUPE
5. TERRACOTTA PANEL
6. FACE BRICK "MUTUAL MATERIALS" COLOUR "EBONY" TEXTURE "MISSION" MORTAR COLOUR LIGHT GRAY
7. FACE BRICK "MUTUAL MATERIALS", COLOUR "WHITE", TEXTURE "MISSION" MORTAR COLOUR LIGHT GRAY
8. EIFS TRIM (SANDPEBBLE STUCCO COATING) "DRYVIT" COLOUR "GRAY" COLOUR MATCH TO "JAMES HARDIE" NIGHT GRAY (SEE ELEVATIONS)
9. WINDOW VINYL COLOUR "BLACK (EXT) / WHITE (INT)"
10. SLIDING PATIO DOOR VINYL COLOUR "BLACK (EXT) / WHITE (INT)"
11. ALUMINUM/METAL GUARD RAILING COLOUR "BLACK"
12. ALUMINUM GLAZED SYSTEM COLOUR "BLACK"
13. METAL FLASHING "CENTRA" COLOUR "BLACK"
14. STEEL/GLASS COMMERCIAL ENTRANCE CANOPY COLOUR (STEEL) "GALVANIZED"
15. EXTERIOR ALUMINUM GUARDRAILING COLOUR "BLACK"
16. CONCRETE WALL COLOUR "CLEAR SEALER"
17. EXTERIOR METAL DOOR "BENJAMIN MOORE" COLOUR "BLACK" 2132-10
18. ALUMINUM METAL PANEL COLOUR "LIGHT GREY"
19. ALUMINUM METAL PANEL COLOUR "DARK GREY"

keystonearch.ca

CONCOSTS BOARDWALK APARTMENTS
PARK AVENUE, LANGLEY B.C

BUILDING ELEVATIONS
SCALE As indicated

ISSUED FOR DEVELOPMENT PERMIT
09/24/18 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER. 18-105

SD4.02

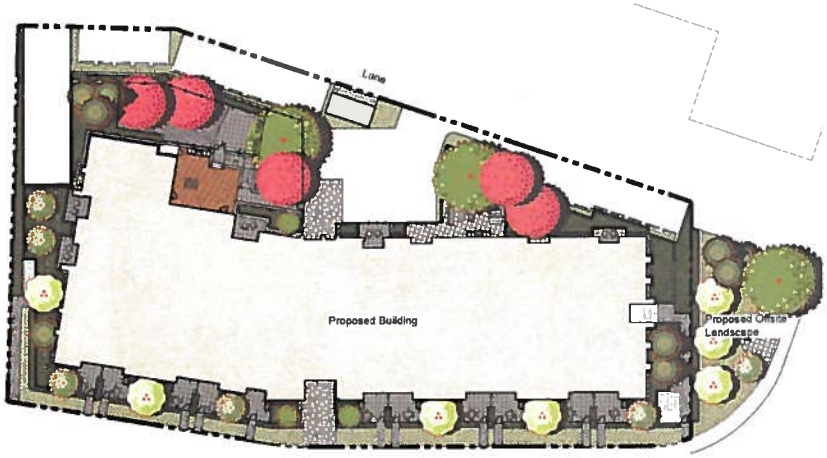
2335 Boardwalk

Issued for Development Permit

Contact Information	Other Key Contacts:	
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia V1M 4B9 t 604 882 0024 f 604 882 0042 Primary project contact: Travis Martin e travis@vdz.ca t 604 546 0824 Alternate contacts (mouse away) Mark van de j Zalm Principal Landscape Architect mark@vdz.ca t 604 546 0820	Concosta Project Owner: 202-5439 Byrne Rd. Burnaby BC V5J 3J1 P 604-522-8977	Keystone Architecture Project Building Architecture 110 - 2881 Garden Street, Abbotsford BC V2T 4X1 p 604 850 0577 or 604 853 1526 - ext 235 f 1 855 308 4578 e elena@keystonearch.ca
	Legal Address and Description:	
	Plan NWP9350 Lot 12 Plan NWP9350 Lot 11 Plan NWP9350 Lot 10 Plan NWP67219 Lot 1	

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	SITE PLAN
L-03	PLANTING PLAN
L-04	OFF-SITE SITE PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS



1 SITE PLAN OVERVIEW
Scale 1:300

2 LOCATION MAP
Scale N/S

van der Zalm + associates inc.
Parks & Recreation • Civic Engineering
Urban Design • Landscape Architecture
Suite 1 - 20177 97b Avenue
Langley, British Columbia
V1M 4B9
P 604 882 0024
F 604 882 0042
info@vdz.ca

No	By	Description	Date
4	LJ	Issued for DP	Sept 24, 2018
3	LJ	Issued for DP	Sept 14, 2018
2	LJ	Issued for DP	Aug 3, 2018
1	LJ	Issued for Review	July 19, 2018

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of van der Zalm + associates Inc. and may not be reproduced or used for other projects without permission.

No	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Boardwalk Condos

Location:
Park Avenue,
Langley, BC

Drawn: LJ
Stamp:
Checked: TM
Approved: MVDZ
Original Sheet Size: 24"x36"
Scale: AS SHOWN

Drawing Title: COVER SHEET
NORTH
VDZ Project #: DP2018-27
Drawing #: L-01

TREE SCHEDULE ONSITE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Sango Kaku' / Coral bark Maple	B&B	6cm	6
	Acer platanoides 'Crimson King' / Crimson Norway Maple	B&B	6cm	1
	Chamaecyparis obtusa 'Nana Gracilis'	B&B Multi-stem, min 3 leader	6cm	4
	Cornus alba 'Sibirica Bud-Lit' / Bud-Lit Dogwood	B&B	6cm	3
	Fraxinus pennsylvanica 'Autumn Purple' / Autumn Purple Ash	B&B	6cm	1
	Picea pungens 'Glauca' / Blue Pine	2.5m height		4

HARDSCAPE MATERIALS

KEY	REF	DESCRIPTION
	4.0 LD-07	
	5 LD-07	
	8 LD-07	
	9 LD-07	

FENCING

KEY	REF	DESCRIPTION
	1 LD-07	
	2 LD-07	
	3 LD-07	

SOFTSCAPE MATERIALS

KEY	REF	DESCRIPTION
	3 LD-07	

1:150 0 1m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

van der Zalm + associates inc.
Form & Expression • Civil Engineering
Urban Design • Landscape Architecture
Suite 1 20177 97th Avenue
Langley British Columbia
V1M 3B9
P 604 882.0824
F 604 882.0843
info@vdzan.com

Key Map (N/S)

No	By	Description	Date
4	LJ	Issued for DP	Sept 24, 2018
3	LJ	Issued for DP	Sept 14, 2018
2	LJ	Issued for DP	Aug 3, 2018
1	LJ	Issued for Review	July 19, 2018

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

No	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Boardwalk Condos

Location:

Park Avenue,
Langley, BC

Drawn: LJ

Stamp:

Checked: TM

Approved: MVDZ

Original Sheet Size: 24"x36"

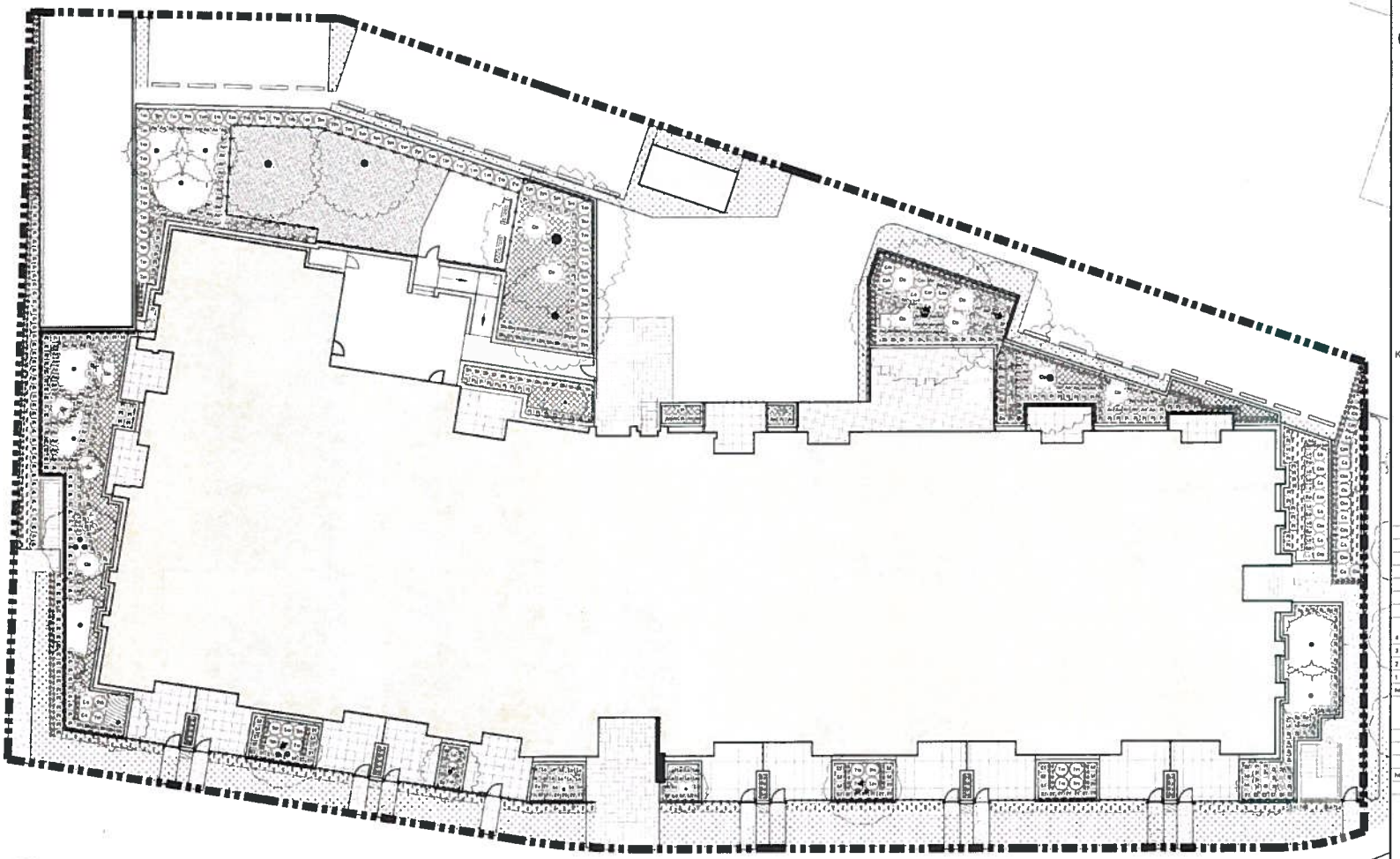
Scale: 1:150

Drawing Title: SITE PLAN

NORTH

VDZ Project #: DP2018-27

Drawing #: L-02



1 PLANTING PLAN
Scale 1:150

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	[illegible] / [illegible]	[illegible]	[illegible]	[illegible]
	[illegible] / [illegible]	[illegible]	[illegible]	[illegible]
	[illegible] / [illegible]	[illegible]	[illegible]	[illegible]
	[illegible] / [illegible]	[illegible]	[illegible]	[illegible]
	[illegible] / [illegible]	[illegible]	[illegible]	[illegible]

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	[illegible] / [illegible]	[illegible]	[illegible]	[illegible]
	[illegible] / [illegible]	[illegible]	[illegible]	[illegible]
	[illegible] / [illegible]	[illegible]	[illegible]	[illegible]
	[illegible] / [illegible]	[illegible]	[illegible]	[illegible]
	[illegible] / [illegible]	[illegible]	[illegible]	[illegible]
	[illegible] / [illegible]	[illegible]	[illegible]	[illegible]
	[illegible] / [illegible]	[illegible]	[illegible]	[illegible]
	[illegible] / [illegible]	[illegible]	[illegible]	[illegible]
	[illegible] / [illegible]	[illegible]	[illegible]	[illegible]

PLANTING NOTES

1. All plant material and the installation of plant material shall meet or exceed the standards required by the Canadian Landscape Standard (current edition)
2. Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
3. Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense
4. Growing medium depths for planting as follows
   a. Shrubs 450mm
   b. Sod 150mm
   c. Tree pits 1000mm with 300mm (below root ball)
5. 1" minus compost mulch to be installed in all shrub planting areas
6. All landscaped areas to be irrigated

van der Zalm + associates inc.
Parks & Recreation • Civil Engineering
Urban Design • Landscape Architecture

Key Map (NTS)

No	By	Description	Date
4	LJ	Issued for DP	Sept 24, 2018
3	LJ	Issued for DP	Sept 14, 2018
2	LJ	Issued for DP	Aug 3, 2017
1	LJ	Issued for Review	July 19, 2018

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission

No	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Boardwalk Condos

Location:

Park Avenue,
Langley, BC

Drawn: LJ

Stamp:

Checked: TM

Approved: MVDZ

Original Sheet Size: 24"x36"

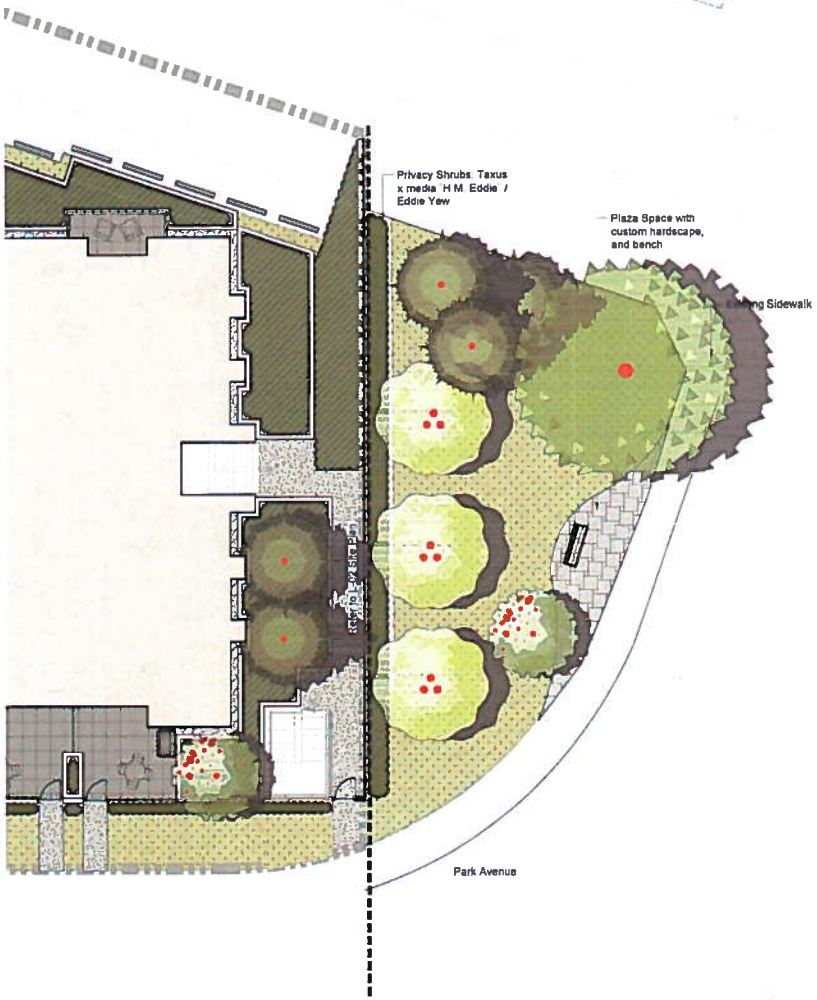
Scale: 1:150

Drawing Title: PLANTING PLAN

NORTH

VDZ Project #: DP2018-27

Drawing #: L-03



1 OFFISTE PLAN OPTION 1
Scale 1:100

OFFSITE HARDSCAPE MATERIALS

KEY	REF	DESCRIPTION
	4,8 LD-01	CONCRETE SIDEWALK
	5 LD-01	CONCRETE PAVERS Pattern: Ashlar Depth: 140mm Colour: Natural and Charcoal Mix: Abbotsford Concrete

SOFTSCAPE MATERIALS

KEY	REF	DESCRIPTION
		SOD See Critical Landscape Notes for Specifications

TREE SCHEDULE OFFSITE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Sango Kaku' / Coral Bark Maple	B&B	6cm	1
	Chionanthus virginicus / White Fringetree	B&B; Multi-stem, min. 3 leader	4cm	3
	Fraxinus americana 'Autumn Purple' / Autumn Purple Ash	B&B	6cm	1
	Pinus contorta 'Contorta' / Shore Pine	B&B		3

PLANT SCHEDULE OFFSITE

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
TM	Taxus x media 'H.M. Eddie' / Eddie Yew	1.5 m tall	750mm	32

1:100

van der Zalm + associates inc.
Parks & Recreation + Civil Engineering
Urban Design + Landscape Architecture
Suite 1, 20, 1770 97th Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0824
F 604.882.0843
info@vdz-inc.ca

Key Map (N.T.S.)

No	By	Description	Date
4	LJ	Issued for DP	Sept 24, 2019
3	LJ	Issued for DP	Sept 14, 2018
2	LJ	Issued for DP	Aug 1, 2018
1	LJ	Issued for Review	July 19, 2018

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

No	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Boardwalk Condos

Location:
Park Avenue,
Langley, BC

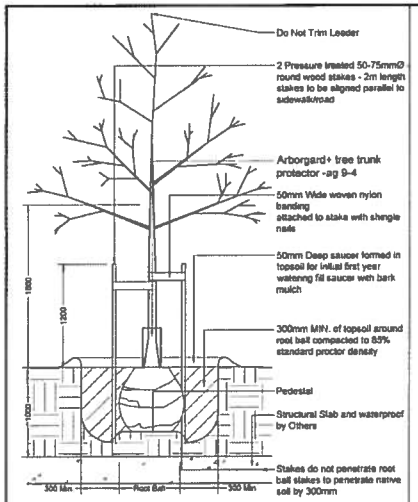
Drawn: LJ
Stamp:
Checked: TM
Approved: MVDZ
Original Sheet Size: 24"x36"
Scale: 1:100

Drawing Title: OFF-SITE SITE PLAN

NORTH

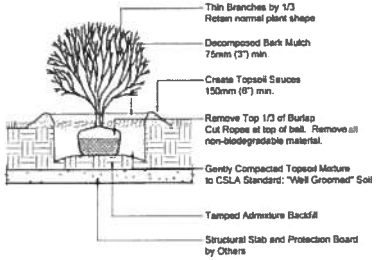
VDZ Project #: DP2018-27

Drawing #: L-04

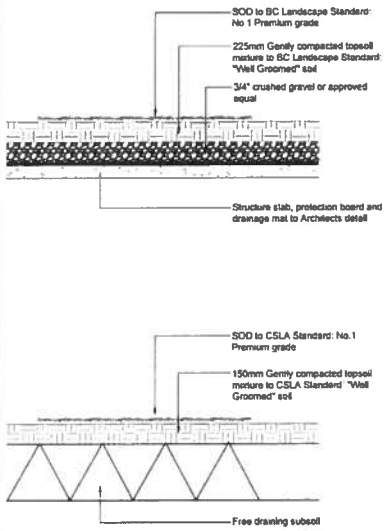


NOTES:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc to be removed
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem.

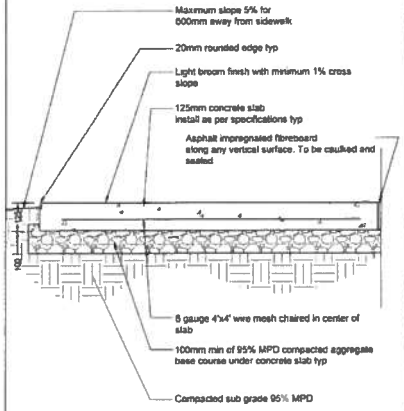
1 TREE PLANTING ON SLAB
Scale 1:25



2 SHRUB PLANTING ON SLAB
Scale 1:25

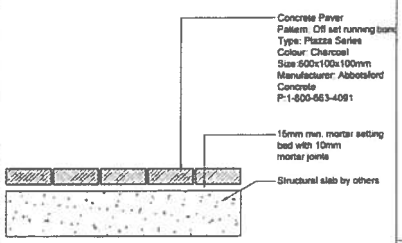


3 GROUNDCOVER ON SLAB
Scale 1:25

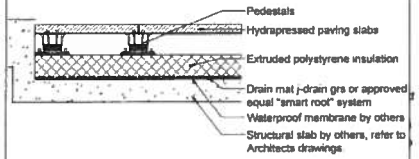


Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal scoreline 1500mm o.c. center scoreline on 150mm smooth finish

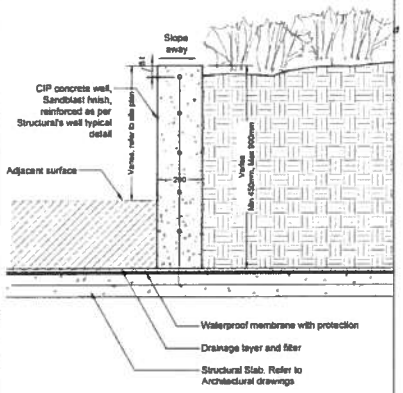
4 CONCRETE SIDEWALK ON GRADE
Scale 1:10



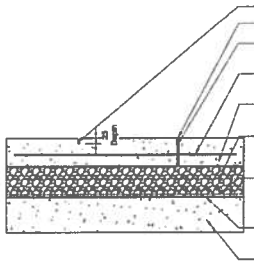
5 PAVERS WITH MORTAR
Scale 1:10



6 HYDRAPRESSED SLAB
Scale 1:10



7 CONCRETE RETAINING WALL
Scale 1:10



8 CONCRETE SIDEWALK ON SLAB
Scale 1:10

van der Zalm + associates inc.
Parks & Recreation • Civil Engineering
Urban Design • Landscape Architecture
Suite 1, 20177 97th Avenue
Langley, British Columbia
V1M 3B9
P: 604 882 0241
F: 604 882 0242
info@vdzinc.net

No.	By	Description	Date
4	LJ	Issued for DP	Sept 24 2018
3	LJ	Issued for DP	Sept 14 2018
2	LJ	Issued for DP	Aug 3, 2018
1	LJ	Issued for Review	July 19 2018

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

No	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Boardwalk Condos

Location:
Park Avenue,
Langley, BC

Drawn: LJ
Checked: TM
Approved: MVDZ
Scale: AS SHOWN
Stamp
Original Sheet Size 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE SITE AND REPORT ANY ERRORS TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL RIGHTS, INCLUDING COPYRIGHT, IN DRAWINGS AND SPECIFICATIONS MUST BE RESERVED. DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING.

Drawing Title: DETAILS
VDZ Project #: DP2018-27
Drawing #: LD-01

Manufacturer : Equiparc
Model: Delta Table
Mount: Surface Mount

1 OUTDOOR TABLE
Scale NTS

Manufacturer : Equiparc
Model: Delta Bike Rack
Mount: Surface Mount

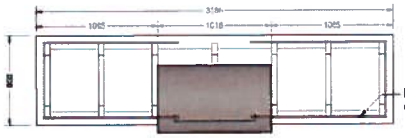
2 BIKE RACK
Scale NTS

Manufacturer : Equiparc
Model: Delta Bench EP 1950
Mount: Surface Mount

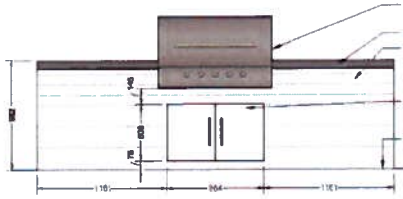
3 BENCH
Scale NTS

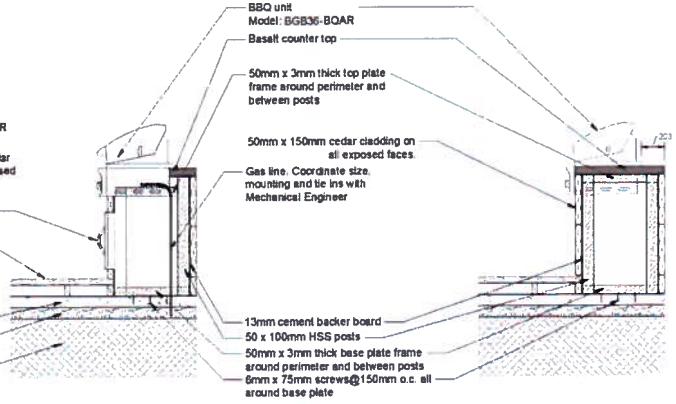
Manufacturer : Equiparc
Model: Delta Garbage
Mount: Surface Mount

4 TRASH RECEPTACLE
Scale NTS

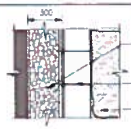


Notes:
1. Contractor to verify BBQ dimensions prior to construction of BBQ enclosure.
2. Contractor to submit shop drawings for approval.
3. BBQ grill to be installed per manufacturers specifications.
4. Gas line to be coordinated with Mechanical Engineer and to meet BBQ manufacturers specifications.
5. BBQ Unit model BGB36-BQAR by Fisher & Paykel, or approved equal.

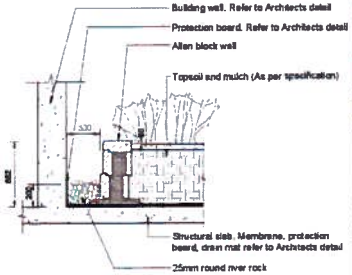




5 BUILT IN BBQ
Scale 1:20



PLAN



SECTION

6 DRIP STRIP ON SLAB
Scale 1:20

van der Zalm + associates inc.
Parks & Recreation + Land Engineering
Urban Design + Landscape Architecture
Suite 1, 20414 56th Avenue
Langley, British Columbia
V3A 3W4
P 604 882 0824
F 604 882 0841
info@vdz-inc.ca

No	By	Description	Date
4	LJ	Issued for DP	Sept 24 2018
3	LJ	Issued for DP	Sept 14 2018
2	LJ	Issued for DP	Aug 5 2018
1	LJ	Issued for Review	July 19 2018

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used without permission

No	By	Description	Date

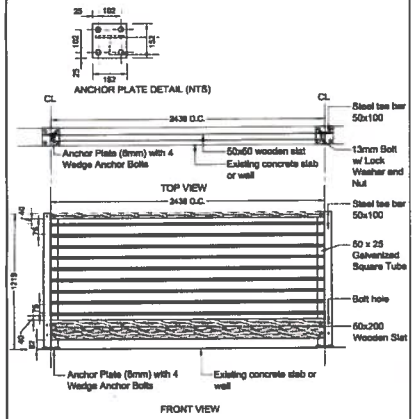
REVISIONS TABLE FOR SHEET

Project:
Boardwalk Condos

Location:
Park Avenue,
Langley, BC

Drawn: LJ
Checked: TM
Approved: M VDZ
Stamp
Original Sheet Size: 24"x36"
Scale: AS SHOWN

Drawing Title: DETAILS
VDZ Project #: DP2018-27
Drawing #: LD-02



Notes:
1. All lumber to be clear cedar (s4s) or ipe.
2. Spacing between steel tubes to be 75mm (3").
3. Galvinized steel tubing to be welded to steel tee bar.
4. Wedge anchor bolts to be hot dipped galvinized.

1 CEDAR FENCE
Scale 1:20

Product: Echelon®ornamental aluminum fence
Colour: Black powder coat
Supplier:

2 ALUMINUM FENCE
Scale NTS

3 PATIO FENCE
Scale NTS

Product: Trex Transcend
Type: 1. Grooved Edge Board
Dimensions: 24mm x 140mm
Colour: Tiki Torch
Supplier: www.trex.com

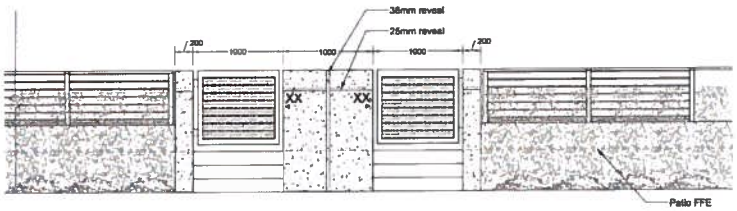
Notes:
1. Install as per manufacturer's specifications.
2. Contractor to provide shop drawings for Landscape Architect review and approval.

4 TREX DECKING
Scale NTS

FENCE AND GATE
Height: Fence height to be 900mm above finished patio.
Material: Aluminum with Wood Slats
Colour: Black Powder Coat
Wood: 1 x 3 S4S Cedar, fully stained prior to install. See notes below.
Concrete Columns. 25mm horizontal reveal, 300mm from top of wall.

Notes:
1. Gate to match fence design
2. Contractor to provide shop drawings for Landscape Architect approval.
3. Stain Wood Slats with Sikkens Cetol SRD RE, Natural.
4.Aluminum address numbers and arrow to be aluminum, powder coated black, and 100 tall. Submit shop drawings for review and approval by landscape architect.

Precedent Image



5 TOWNHOUSE FRONTAGE AND FENCE ELEVATION
Scale NTS

LOUNGE SEATING
Type: Outsunny 9pc Rattan Furniture Lounger Set
Components: Sectional Sofa, Table, Chairs, Cushions
Colour: Brown Rattan, Cream Cushions
Manufacturer: Outsunny

6 LOUNGE FURNITURE
Scale NTS

van der Zalm + associates inc.
Parks & Recreation • Civil Engineering
Urban Design • Landscape Architecture
Suite 1 - 20177 97th Avenue
Langley, British Columbia
V1M 4E6
P 604.882.0824
F 604.882.0842
info@vdz-aia.ca

No.	By	Description	Date
4	LJ	Issued for DP	Sept 24, 2018
3	LJ	Issued for DP	Sept 14, 2018
2	LJ	Issued for DP	Aug 3, 2018
1	LJ	Issued for Review	July 19, 2018

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Boardwalk Condos

Location:
Park Avenue,
Langley, BC

Drawn: LJ
Checked: TM
Approved: MVDZ
Stamp:
Original Sheet Size: 24"x36"
Scale: AS SHOWN

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE INCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS/PLANS/SPECIFICATIONS MUST NOT BE PLACED FOR CONSTRUCTION UNLESS LABELED FOR TENDER/CONSTRUCTION.

Drawing Title: DETAILS
VDZ Project #: DP2018-27
Drawing #: LD-03

N:\VDZ SERVER\PROJECTS\DEVELOPMENT PLANNING\ACTIVE\2018 PROJECTS\DP2018-27 BOARDWALK CONDOS\DP2018-27 DETAILS.DWG