



## COMMERCIAL BUILDING

STREET VIEW LOOKING SOUTHEAST FROM DOUGLAS CRESCENT  
LANGLEY MALL — LANGLEY BC

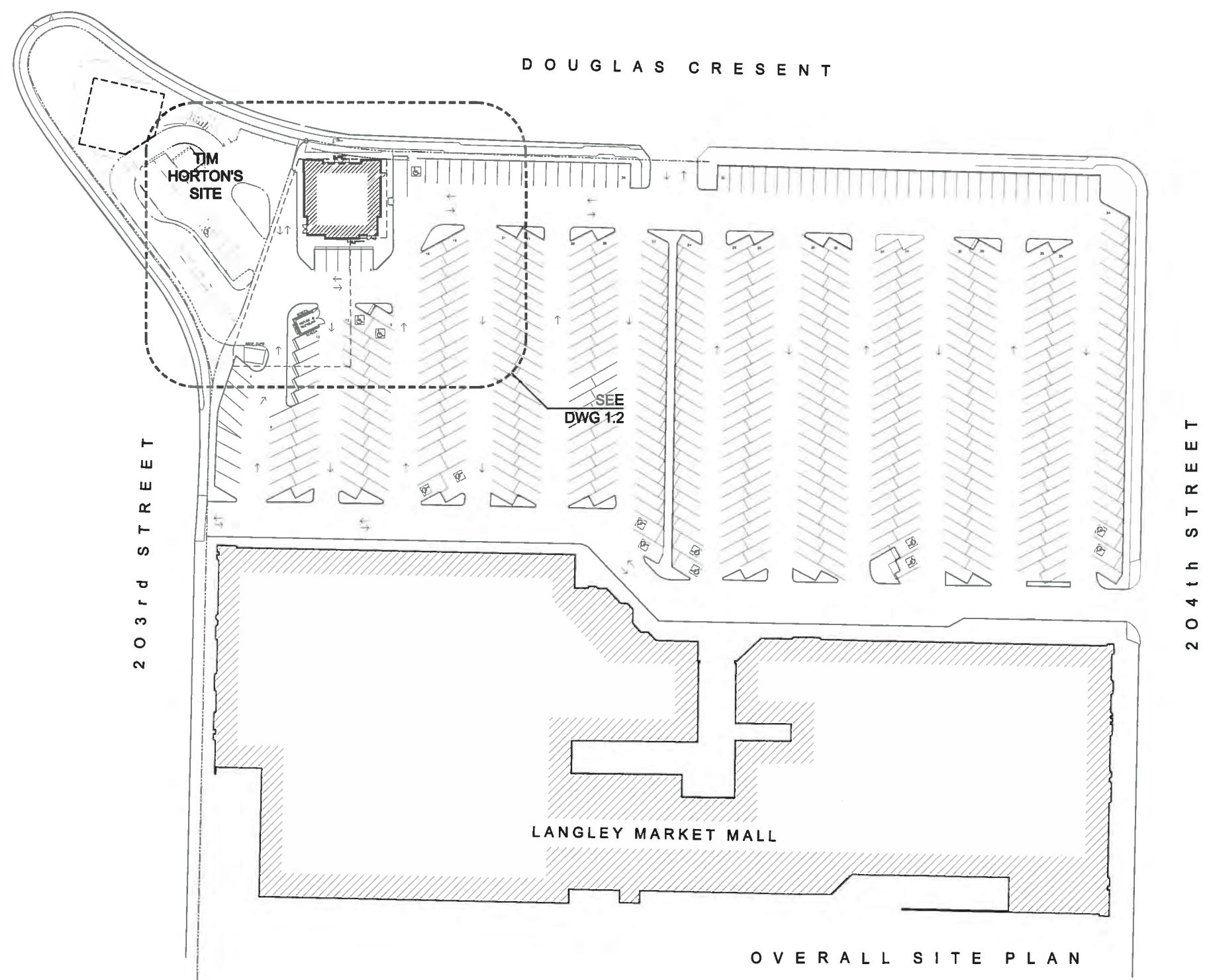
**TURNERARCHITECTURE**







ZONING ANALYSIS (C1)			
LEGAL DESCRIPTION PARCEL A, LOTS 305 & 36, GRP 2, NWD BCP35185			
ZONE = C1	PERMITTED / REQUIRED	PROPOSED	NOTES
USE	COMMERCIAL	COFFEE SHOP / OFFICE	
LOT SIZE	222 sq m MINIMUM	34,476.2 sq m	
GROSS FLOOR AREA	NO RESTRICTIONS	288 sq m	(3)
FLOOR AREA RATIO	NO RESTRICTIONS	NOT APPLICABLE	
BUILDING HEIGHT	46 m	6.2 m	(1)
No OF STOREYS	NO RESTRICTIONS	1	
AVERAGE GRADE	RESIDENTIAL ONLY	NOT APPLICABLE	
LOT COVERAGE	95% MAXIMUM	37.3%	
FRONT SETBACK	1.8 m MINIMUM	1.8 m	
INTERIOR SETBACK	NO MINIMUM	NOT APPLICABLE	
PARKING	10 REQUIRED	10 PROVIDED	(2)
LOADING	1 MINIMUM	1 PROVIDED	
BICYCLES CLASS I	2 STALLS REQUIRED	2 STALLS PROVIDED	
BICYCLES CLASS II	12 STALLS REQUIRED	12 STALLS PROVIDED	
NOTES :			
(1) BUILDING HEIGHT MEASURED FROM FIRST FLOOR TO UPPERMOST CEILING			
(2) 3 SPACES PER 93 sq m GROSS = $X / 93 = X$			
(3) EXISTING MALL = 12,574 sq m			
STALLS = 2.6 x 5.5 W/ 6 m AISLE			



1	JAN 17/18	DP RE-APPLICATION
REF.	DATE	DESCRIPTION

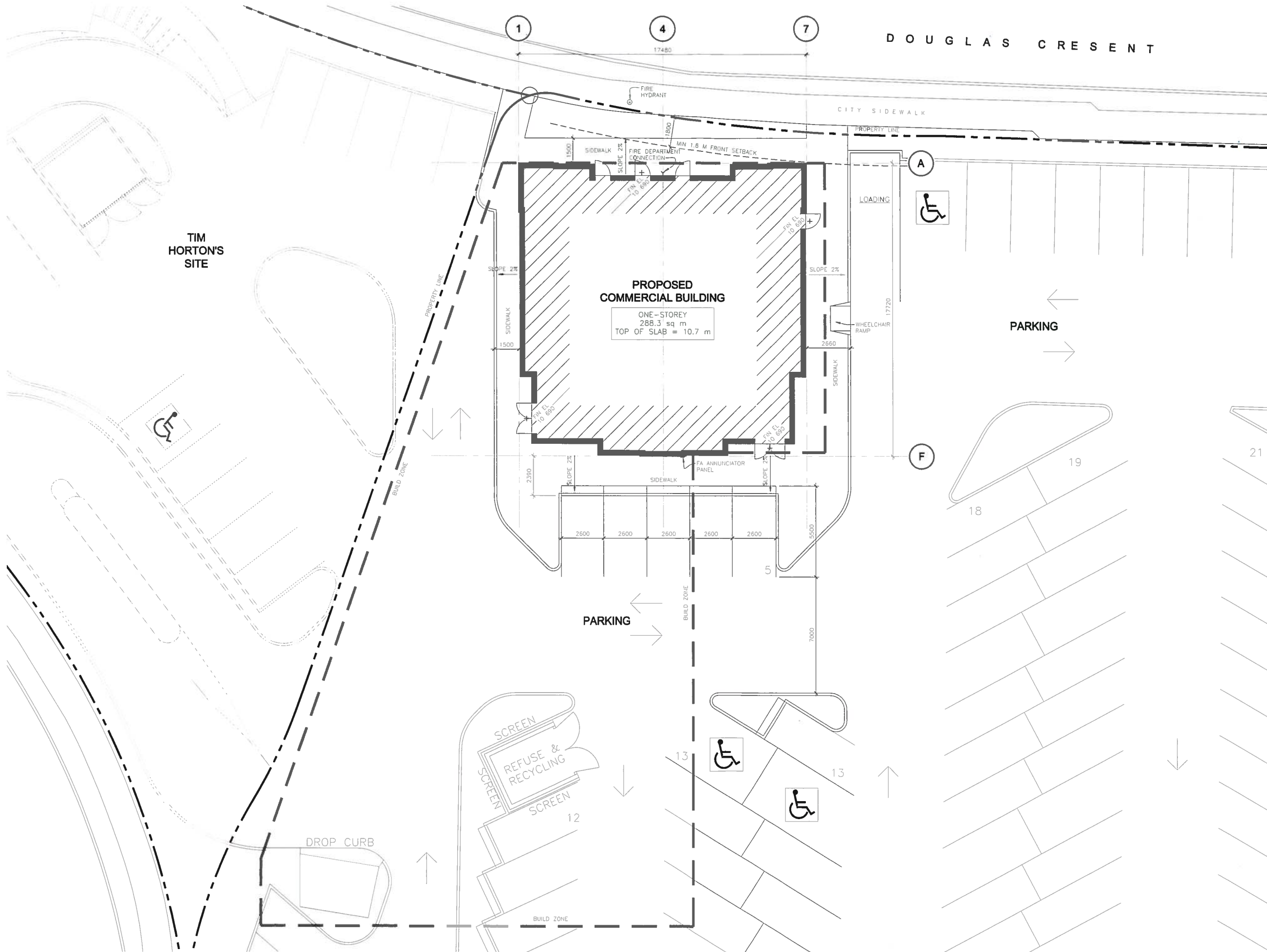
**TURNERARCHITECTURE**  
1661 DURANLEAU STREET  
VANCOUVER, BC V6H 3S3  
T 604 682 4863  
F 604 689 4280  
E bob@turnerarchitecture.com

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**COMMERCIAL BUILDING**  
LANGLEY MALL  
20310 DOUGLAS CRESCENT, LANGLEY, BC

**COVER SHEET**  
**LOCATION PLAN**  
**PROJECT DATA**

SCALE	SHEET
1 : 500	A1-1
DATE	18 NOVEMBER 2013
	OF 7



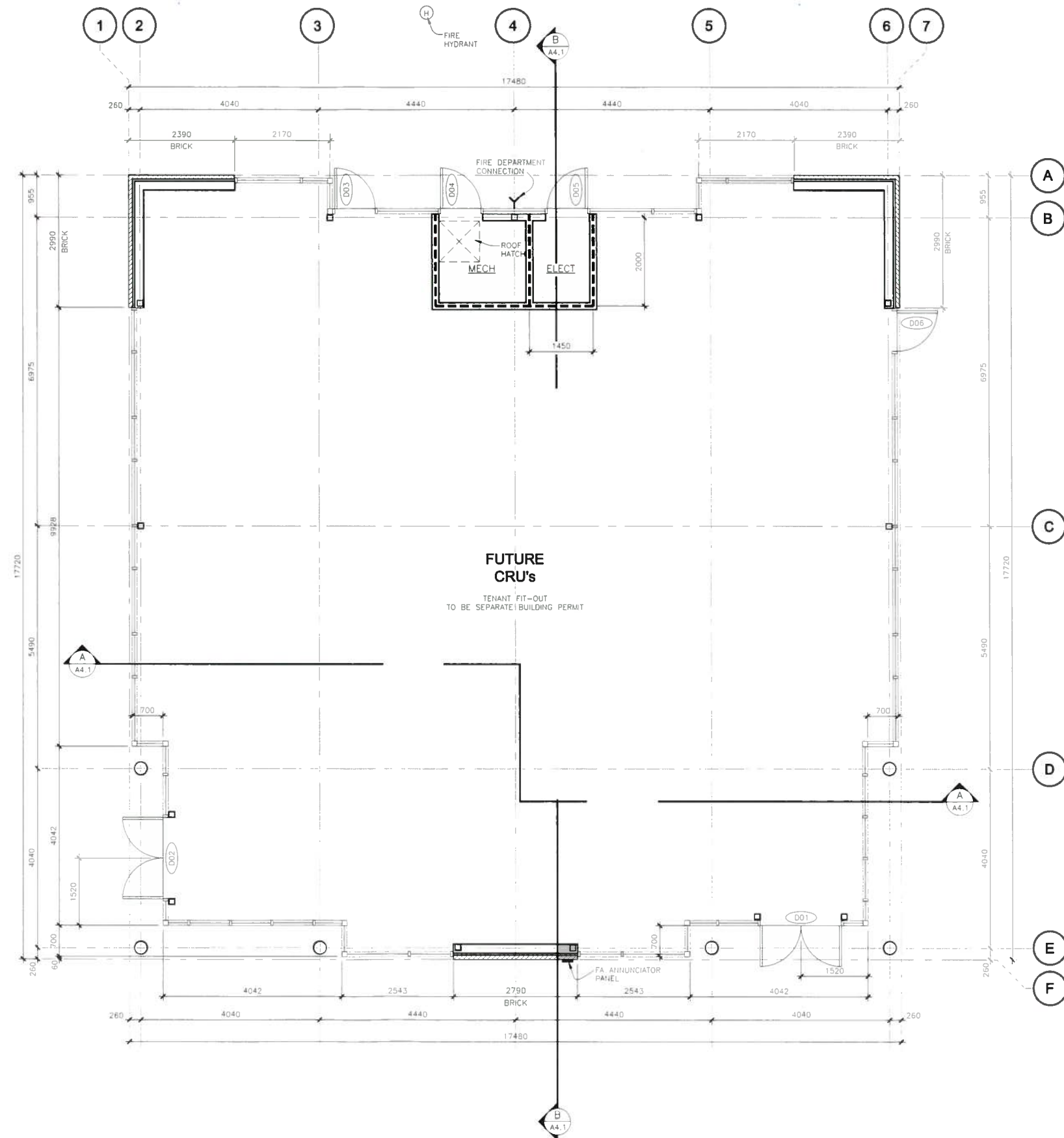
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REF.	DATE	DESCRIPTION

**TURNERARCHITECTURE**  
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T 604 682 4853  
F 604 689 4260  
E bob@turnerarchitecture.com

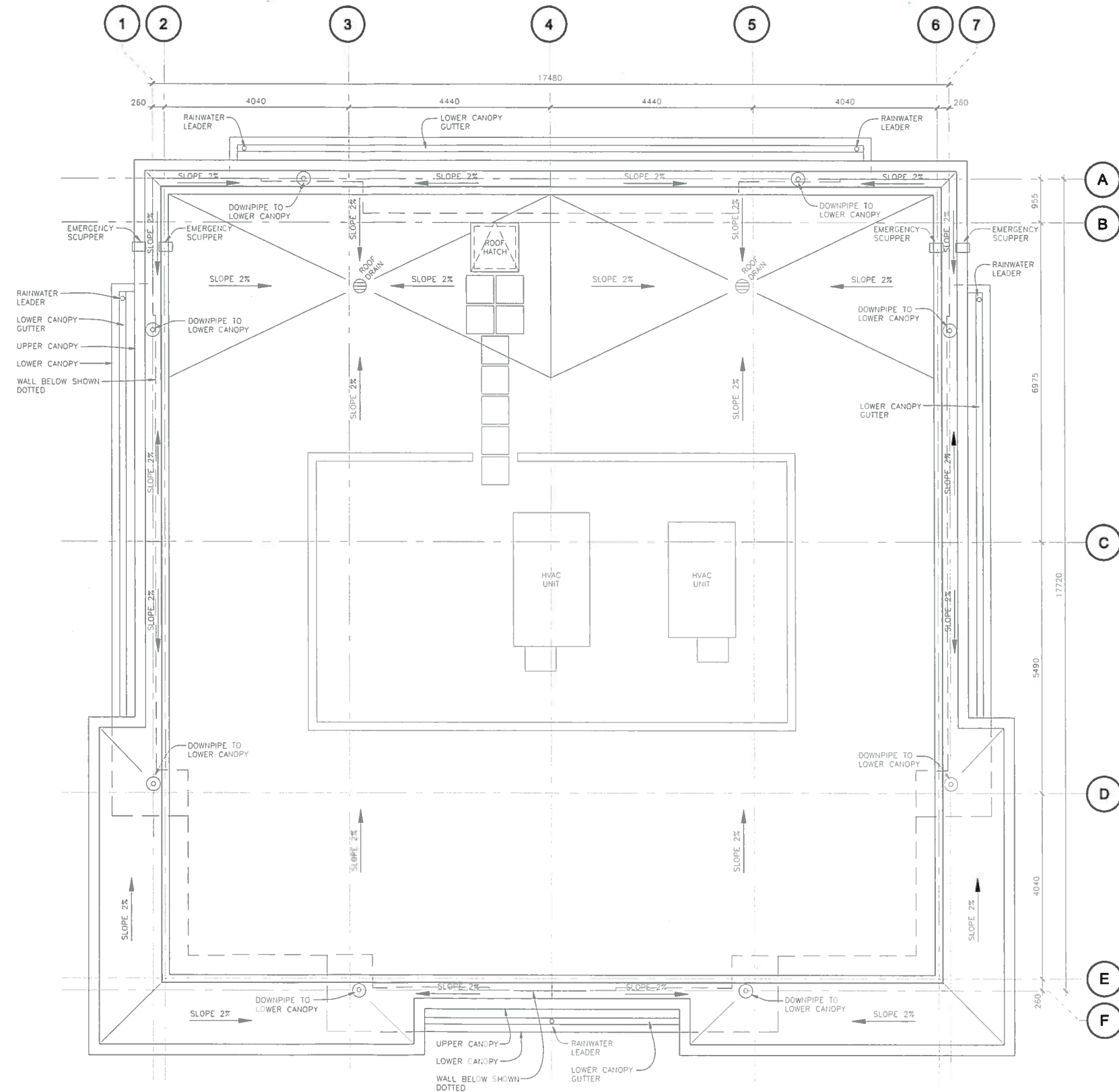
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**SITE PLAN**

SCALE 1:100	SHEET A1-2 OF 7
DATE 16 NOVEMBER 2013	



SCALE	SHEET
1 : 50	A2-1
DATE	
31 OCTOBER 2013	OF 7



REF.	DATE	DESCRIPTION
1	JAN 17/18	DP RE-APPLICATION

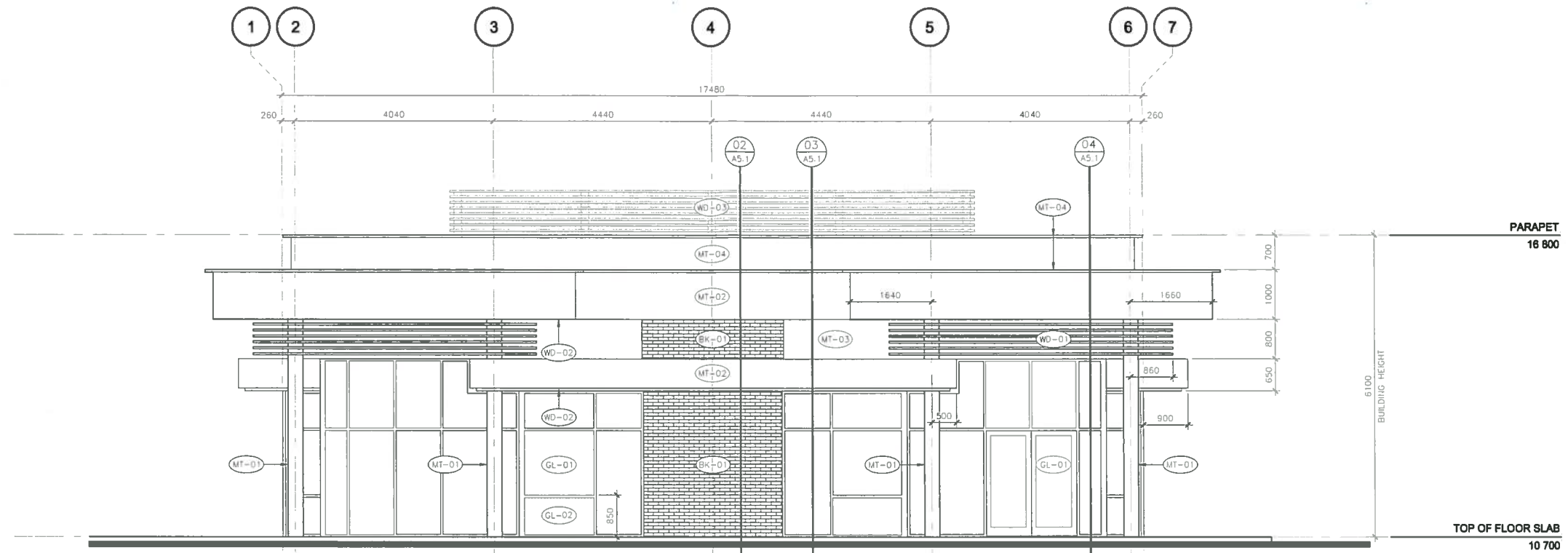
**TURNERARCHITECTURE**  
1861 DURANLEAU STREET  
VANCOUVER, BC V6H 3S3  
T 604 682 4853  
F 604 689 4280  
E bob@turnerarchitecture.com

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**ROOF PLAN**

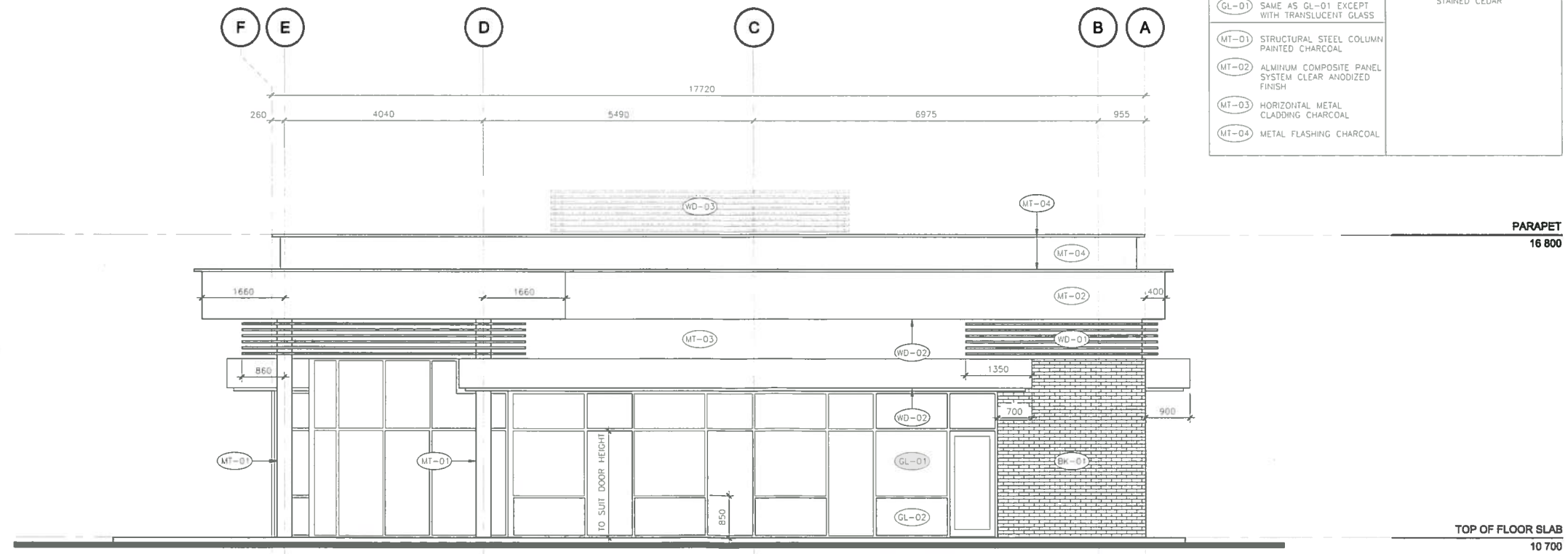
SCALE: 1 : 50	SHEET: A2-2 OF 7
DATE: 31 OCTOBER 2013	



SOUTH ELEVATION

EXTERIOR FINISH SCHEDULE

(BK-01) BRICK VENEER MEDIUM BROWN	(WD-01) HORIZONTAL WOOD BRISE SOLEIL CLEAR FINISHED CEDAR
(GL-01) STOREFRONT WINDOWS & DOORS CLEAR ANODIZED FINISH WITH THERMAL BREAK	(WD-02) WOOD SOFFIT CLEAR FINISHED CEDAR
(GL-01) SAME AS GL-01 EXCEPT WITH TRANSLUCENT GLASS	(WD-03) WOOD SCREEN CHARCOAL STAINED CEDAR
(MT-01) STRUCTURAL STEEL COLUMN PAINTED CHARCOAL	
(MT-02) ALUMINUM COMPOSITE PANEL SYSTEM CLEAR ANODIZED FINISH	
(MT-03) HORIZONTAL METAL CLADDING CHARCOAL	
(MT-04) METAL FLASHING CHARCOAL	



EAST ELEVATION

REF.	DATE	DESCRIPTION
1	JAN 17/16	DP RE-APPLICATION

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 1881 DURANLEAU STREET  
 VANCOUVER, BC V6H 3S3  
 T 604 682 4853  
 F 604 699 4280  
 E bob@turnerarchitecture.com

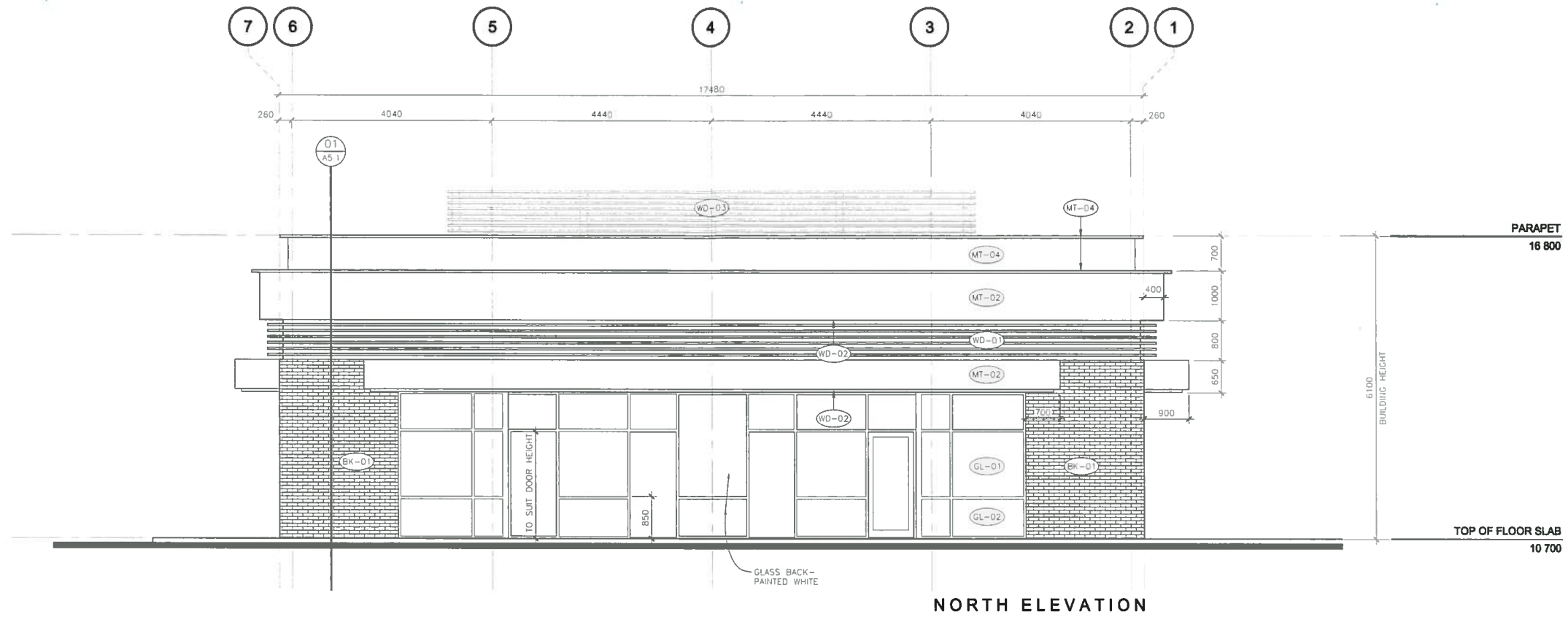
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 20310 Douglas Crescent, LANGLEY, BC

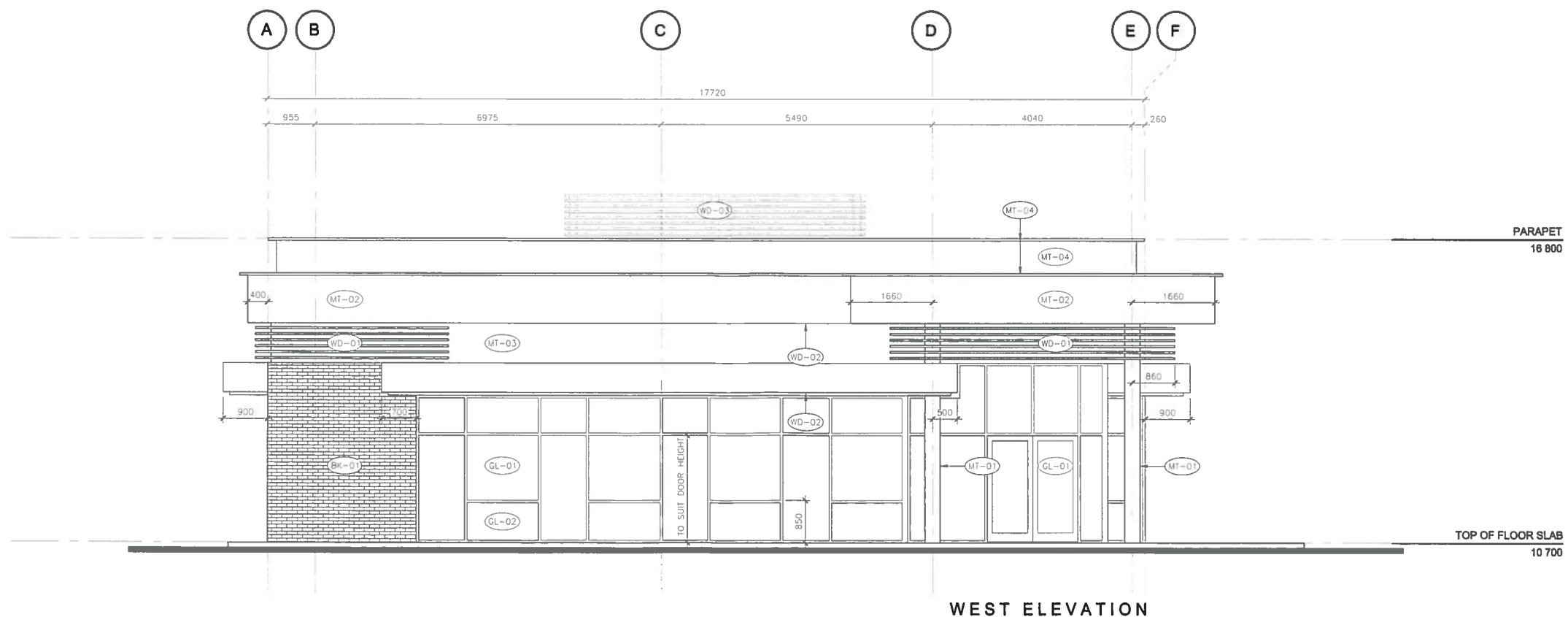
**ELEVATIONS SOUTH & EAST**

SCALE: 1:50	SHEET: A3-1 OF 7
DATE: 31 OCTOBER 2013	





NORTH ELEVATION



WEST ELEVATION

REF.	DATE	DESCRIPTION
1	JAN 17/18	DP RE-APPLICATION

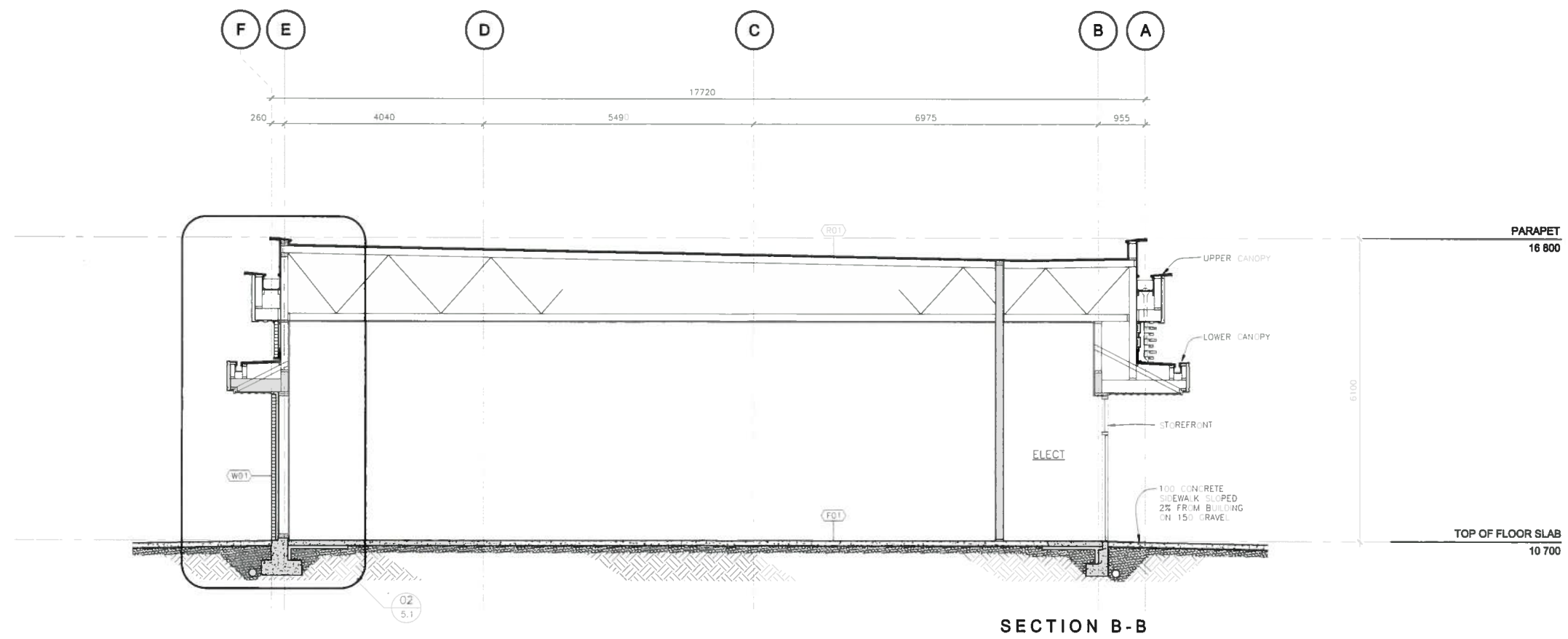
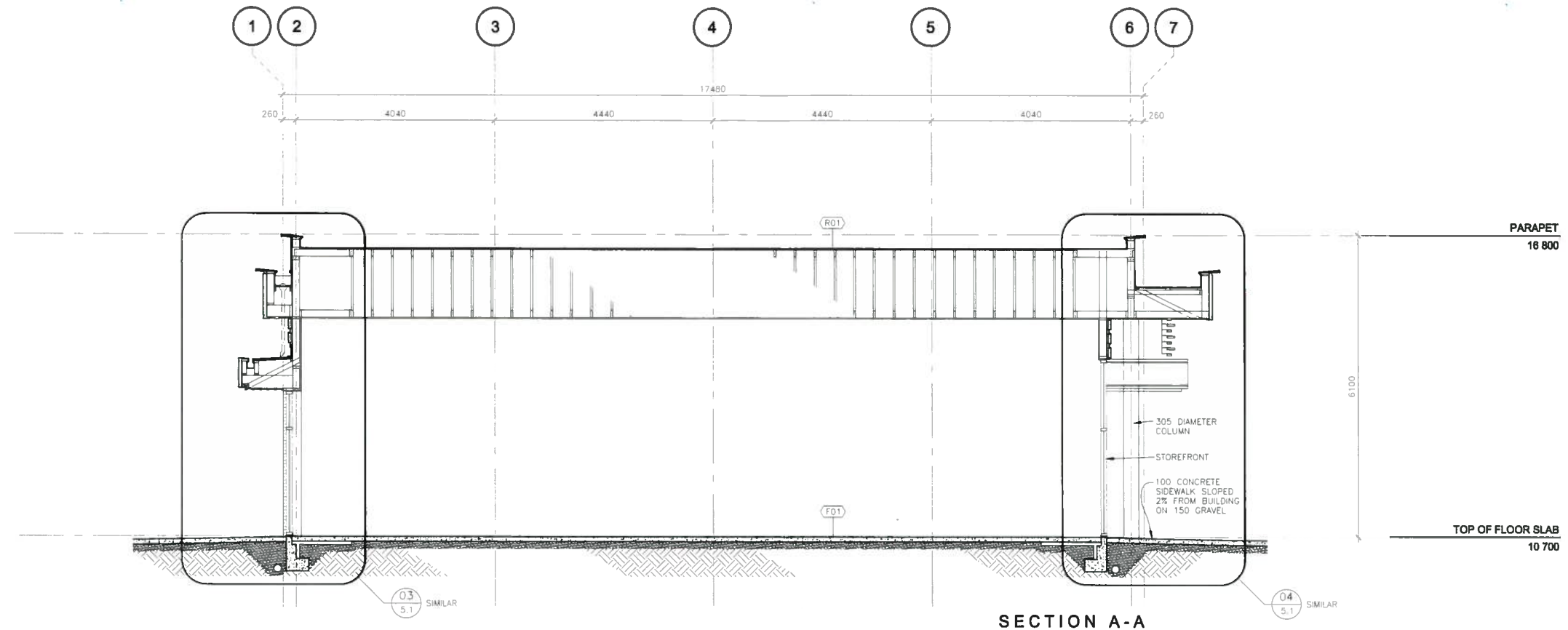
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 T 604 682 4853  
 F 604 689 4260  
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**COMMERCIAL BUILDING**  
 LANGLEY MALL  
 20310 DOUGLAS CRESCENT, LANGLEY, BC

**ELEVATIONS  
 NORTH & WEST**

SCALE 1:50	SHEET A3-2 OF 7
DATE 31 OCTOBER 2013	



REF.	DATE	DESCRIPTION
1	JAN 17/18	DP RE-APPLICATION

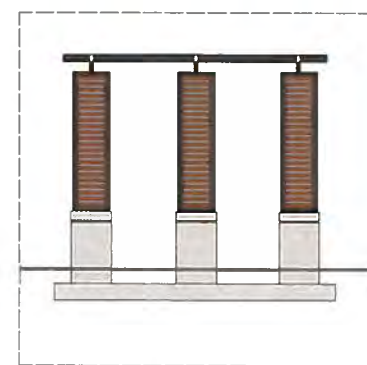
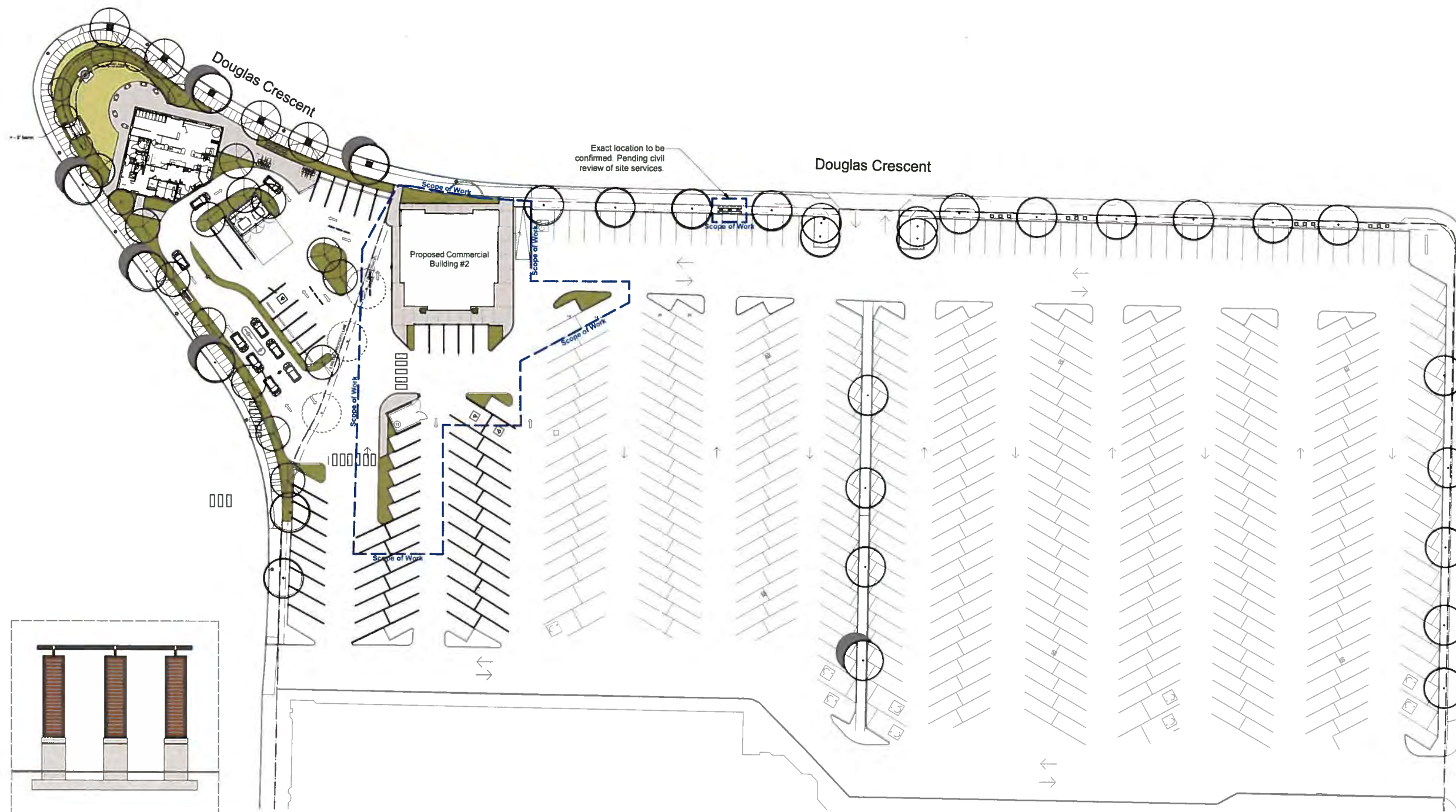
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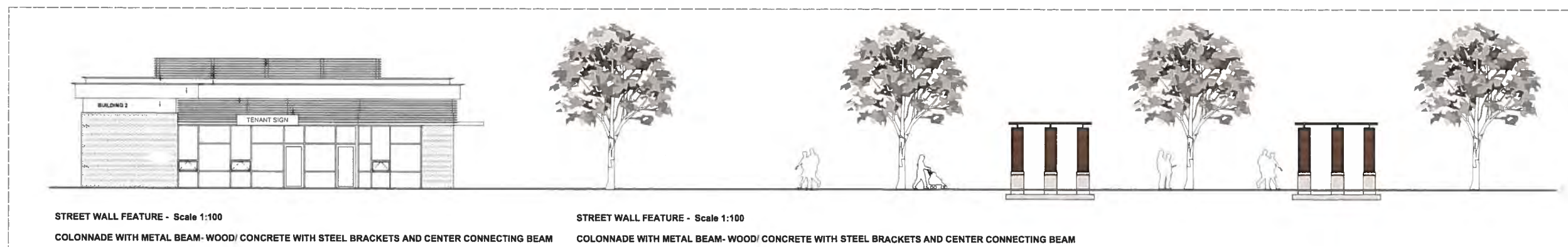
**COMMERCIAL BUILDING**  
 LANGLEY MALL  
 20310 DOUGLAS CRESCENT, LANGLEY, BC

SECTIONS	
SCALE: 1: 50	SHEET A4-1
DATE: 24 NOVEMBER 2013	OF 7





Street Wall Feature Detail  
 Scale 1:50



2 RE-ISSUE FOR DP 12/20/2017  
 1 ISSUE FOR DP 06/05/2014  
 Revision No Date

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Client:

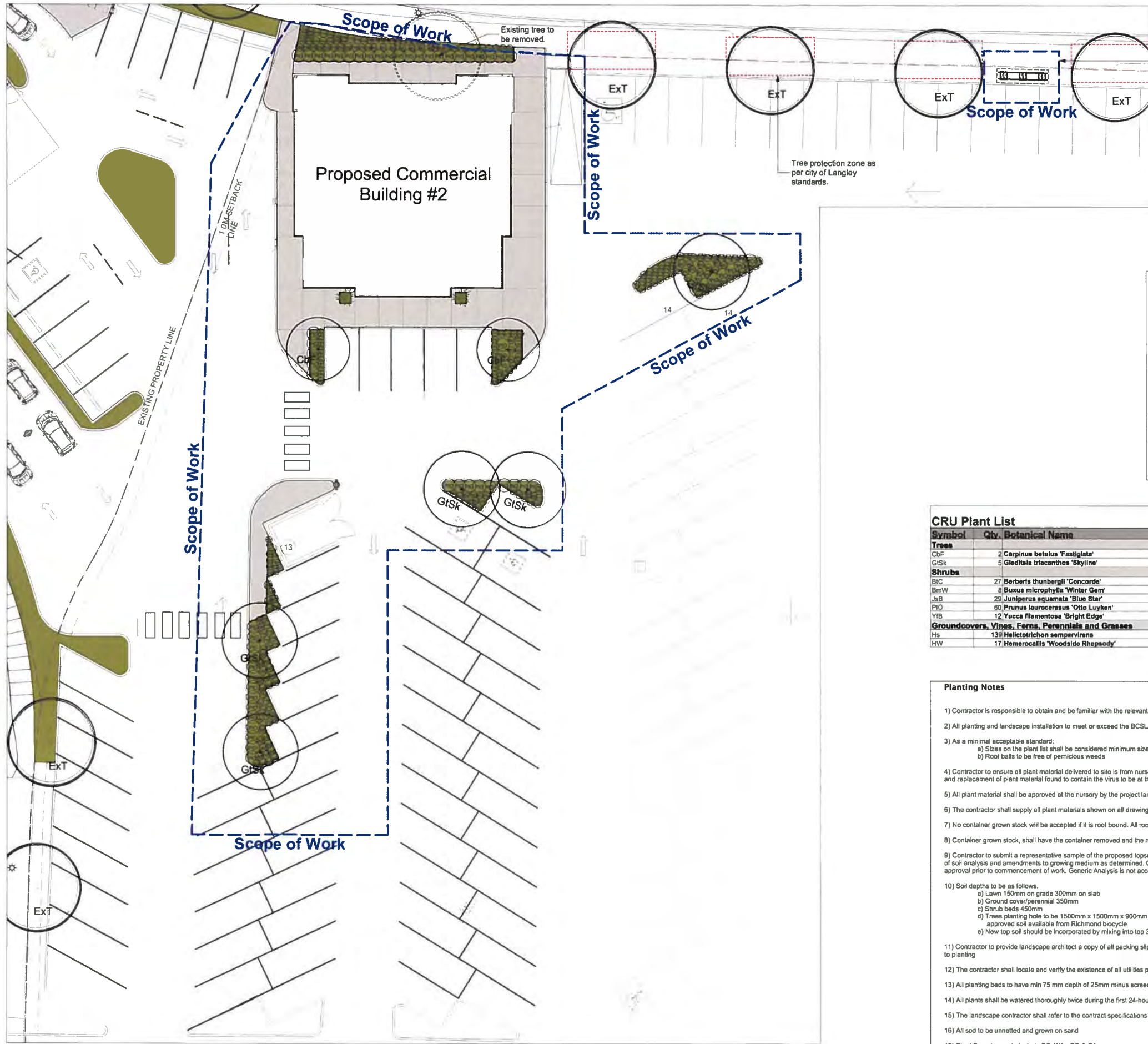
**FIRST CAPITAL  
 ASSET MANAGEMENT**

Project Title  
**LANGLEY MALL-**  
**CRU**  
 20310 Douglas Crescent

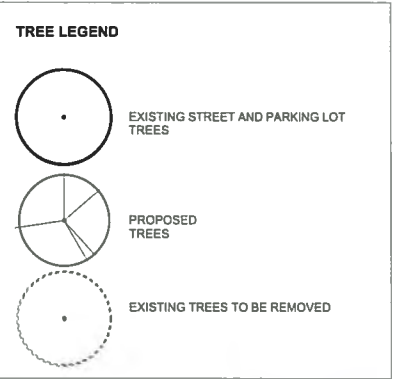
Drawing Title  
**Landscape Context Plan**

Project North: Drawn By: EML  
 Checked By: MP  
 Scale: 1:350 Job No: 17-097  
 Sheet No:





Exact location to be confirmed. Pending civil review of site services.



CRU Plant List			
Symbol	Qty.	Botanical Name	Scheduled Size
<b>Trees</b>			
CbF	2	Carpinus betulus 'Fastiglata'	Pyramidal European Hornbeam
GtSk	5	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust
<b>Shrubs</b>			
BtC	27	Berberis thunbergii 'Concorde'	Dwarf Crimson Japanese Barberry
BmW	8	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood
JsB	29	Juniperus squamata 'Blue Star'	Blue Star Juniper
PlO	80	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel
YrB	12	Yucca filamentosa 'Bright Edge'	Variegated Adam's Needle
<b>Groundcovers, Vines, Ferns, Perennials and Grasses</b>			
Hs	139	Helictotrichon sempervirens	Blue Oat Grass
HW	17	Hemerocallis 'Woodside Rhapsody'	Purple Daylily

**Planting Notes**

- Contractor is responsible to obtain and be familiar with the relevant project specifications
- All planting and landscape installation to meet or exceed the BCSLA/BCLNA landscape standards
- As a minimal acceptable standard:
  - Sizes on the plant list shall be considered minimum sizes
  - Root balls to be free of pernicious weeds
- Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death) removal and replacement of plant material found to contain the virus to be at the contractor's expense.
- All plant material shall be approved at the nursery by the project landscape architect.
- The contractor shall supply all plant materials shown on all drawings.
- No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
- Container grown stock, shall have the container removed and the rootball be cleanly scored in two vertical locations.
- Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable
- Soil depths to be as follows:
  - Lawn 150mm on grade 300mm on slab
  - Ground cover/perennial 350mm
  - Shrub beds 450mm
  - Trees planting hole to be 1500mm x 1500mm x 900mm deep backfilled with approved soil available from Richmond biocycle
  - New top soil should be incorporated by mixing into top 300mm of native soil
- Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting
- The contractor shall locate and verify the existence of all utilities prior to starting work.
- All planting beds to have min 75 mm depth of 25mm minus screened composted bark mulch (not on groundcover areas).
- All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary
- The landscape contractor shall refer to the contract specifications for additional requirements.
- All sod to be unnetted and grown on sand
- Plant Search area to include BC, WA, OR & CA.

**FIRST CAPITAL  
ASSET MANAGEMENT**