

OAKWAY

20689-20699 Eastleigh Crescent, City of Langley, BC

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
ISSUED FOR DEVELOPMENT PERMIT/REZONING PERMIT - JANUARY 30TH 2018
RE-ISSUED FOR DEVELOPMENT PERMIT/REZONING PERMIT - MARCH 5TH 2018

Client Representative

Degenault Planning Consultants Ltd.
229-8777 Cook Road
Richmond, B.C. V6Y 3T8
Contact: Brian Degenault
Email: brian@degenaultplanning.com
Tel: 604.277.6367 Fax: 604.276.4255

Client

Canada Hai Hua Investment Ltd.
650-6111 Anderson Road
Richmond, B.C. V6Y 3Z8
Contact: Yi Liang Chen
Email: yi@haihuainvest.com
Tel: 604.276.7888

Architect

Ankenman Marchand Architects
1645 West 5th Avenue
Vancouver, B.C. V6J 1N6
Contact: Tim Ankenman
Email: tim@amarchitects.com
Tel: 604.872.2595 Fax: 604.872.2595

Surveyor

Compass Land Surveying LTD.
13807-88th Avenue
Surrey, B.C. V3T 5A8
Contact: Shengping Liu
Email: office@compasssurvey.com
Tel: 604.588.3701

Landscape

Demon Oriente LTD.
4505-45th Street 10th Avenue
Vancouver, B.C. V6R 2H9
Contact: Damon Oriente
Email: dmo@demo.net
Tel: 604.222.9200

CPTED

Lathema Security
P.O. Box 88
Mill Bay, B.C. V0R 2P0
Contact: Craig Lathema
Email: lathemasecurity@shaw.ca
Tel: 250.743.8948 Fax: 250.743.8941



SHEET NUMBER	SHEET NAME
A001	COVER PAGE & DRAWING LIST
A002	STATISTICS
A030	CORTEXT
A035	STREETSCAPE
A040	SURVEY
A100	SITE PLAN
A110	FLOOR PLANS
A120	FLOOR PLANS
A130	FLOOR PLANS
A140	ROOF PLANS
A200	ELEVATIONS
A210	ELEVATIONS
A220	ELEVATIONS
A230	ELEVATIONS
A240	ELEVATIONS
A250	ELEVATIONS
A260	ELEVATIONS

SHEET NUMBER	SHEET NAME
A270	ELEVATIONS
A300	SECTIONS
A600	SHADOW ANALYSIS - SPRING EQUINOX
A700	3D VIEWS
A800	AREA OVERLAY PLANS
A810	AREA OVERLAY PLANS
A820	AREA OVERLAY PLANS
A830	AREA OVERLAY PLANS
A900	FIRE ACCESS
A910	FIRE ACCESS
L0-01	LANDSCAPE
L1-02	LANDSCAPE
L1-03	LANDSCAPE
L1-04	LANDSCAPE
L2-01	LANDSCAPE
L2-02	LANDSCAPE

ARCHITECTS

ANKENMAN MARCHAND

1565 West 5th Avenue
Vancouver, BC V6J 1N6

Tel: (604) 872-2595
Fax: (604) 872-2595
Email: office@amarchitects.com

Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of

Langley, BC

Drawing:

COVER PAGE & DRAWING

LIST

Project Status:

Project Status

SUBMISSION

Date	Description
2018-01-30	Issued for OPREZONE
2018-03-05	Re-issued for OPREZONE

REVISION

No.	Date	Description

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Scale:

DWG. NO:

A001

ANKENMAN MARCHAND

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Email: office@AMArchitects.com

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A002

Percentage of Total Residential Floor Area

Project:
Project Number
 Owner
OAKWAY TOWNHOMES
 20689-20699 Eastleigh Crescent, City of
 Langley, BC
 Drawing:
CONTEXT



SUBMISSION	
Date (YYYY-MM-DD)	Description
2018-01-30	Issued for DPIREZONE
2018-03-05	Re-issued for DPIREZONE

[illegible]

Scale: 1/64" = 1'-0"

DWG. NO: **A030**





20679 EASTLEIGH CRESCENT

20689 EASTLEIGH CRESCENT

20699 EASTLEIGH CRESCENT

20709 EASTLEIGH CRESCENT

20679 EASTLEIGH CRESCENT

20689 EASTLEIGH CRESCENT

20699 EASTLEIGH CRESCENT

20709 EASTLEIGH CRESCENT

Project:
Project Number
Owner
OAKWAY TOWNHOMES
20689-20699 Eastleigh Crescent, City of
Langley, BC
Drawing:
STREETScape

Project Status:
Project Status

SUBMISSION	
Date	Description
2018-01-30	Issued for OPREZONE
2018-03-05	Re-issued for OPREZONE

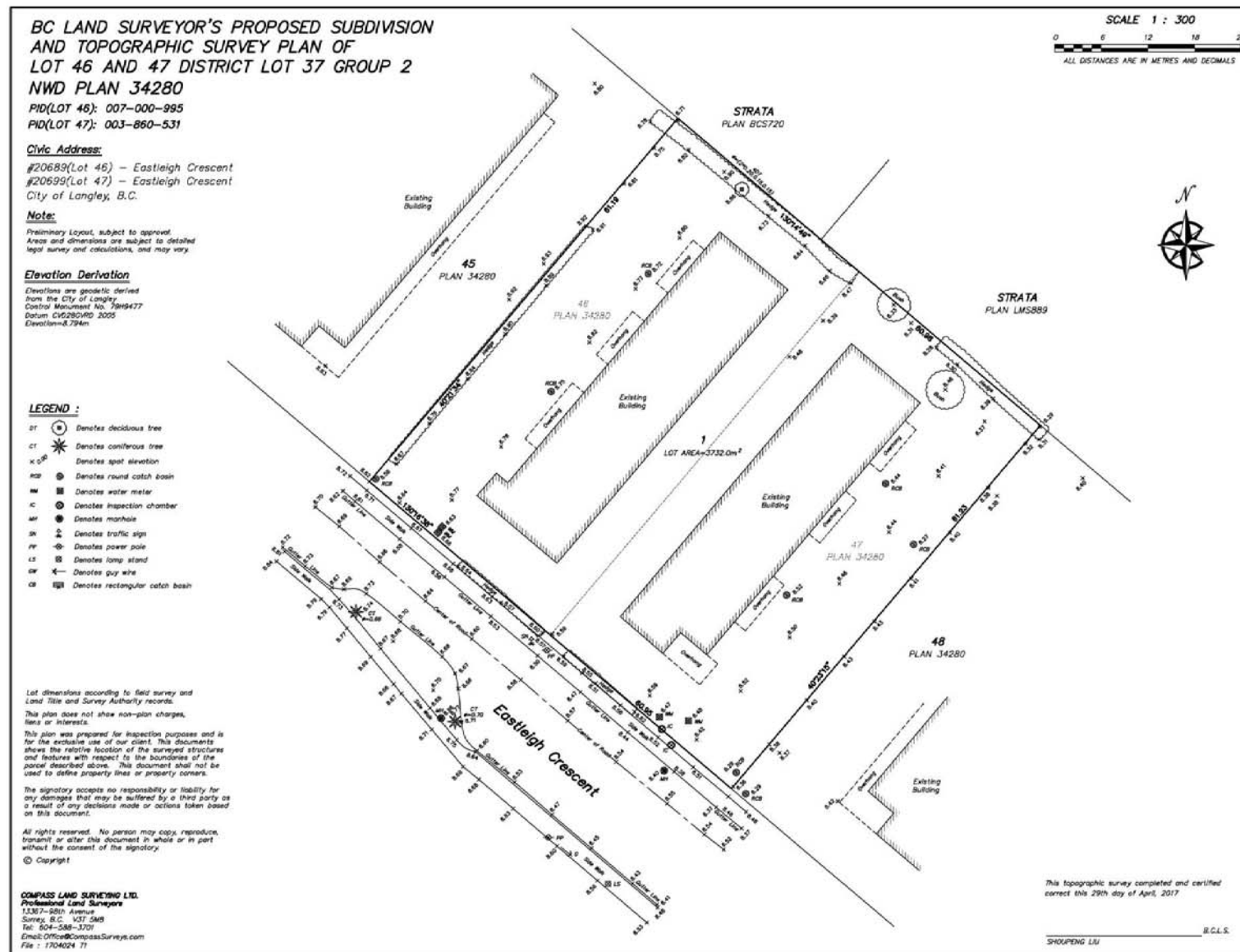
REVISION		
No.	Date	Description

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Project Status

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A040



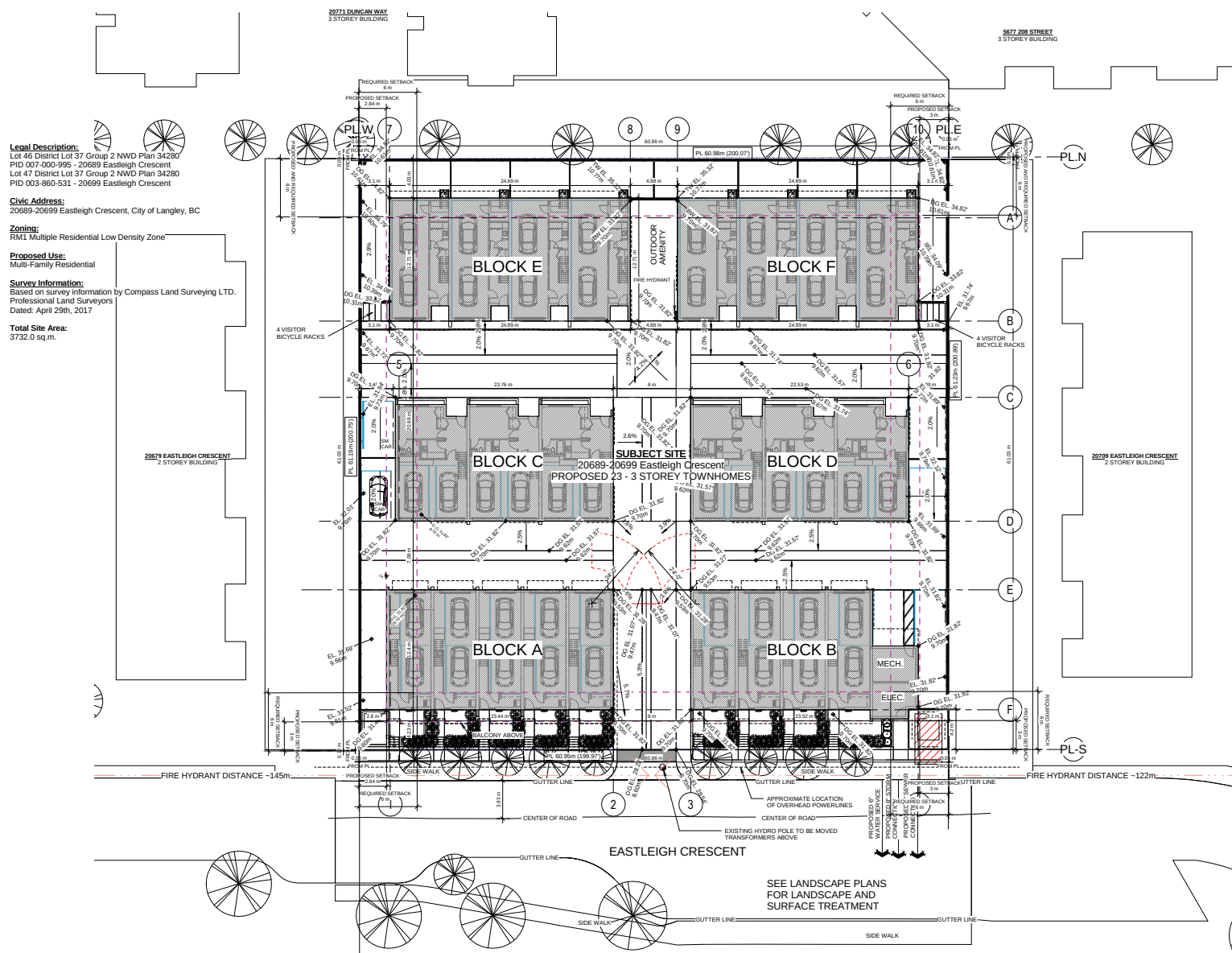
NTS

Project:
Project Number
Owner
OAKWAY TOWNHOMES
20689-20699 Eastleigh Crescent, City of
Langley, BC
Drawing:
SITE PLAN

SUBMISSION	
Date (YYYY-MM-DD)	Description
2018-01-30	Issued for DP/REZONE
2018/03/05	Reissued for DP/REZONE

[illegible]

DWG. NO:
A100



① DP SITE PLAN
1/16" = 1'-0"

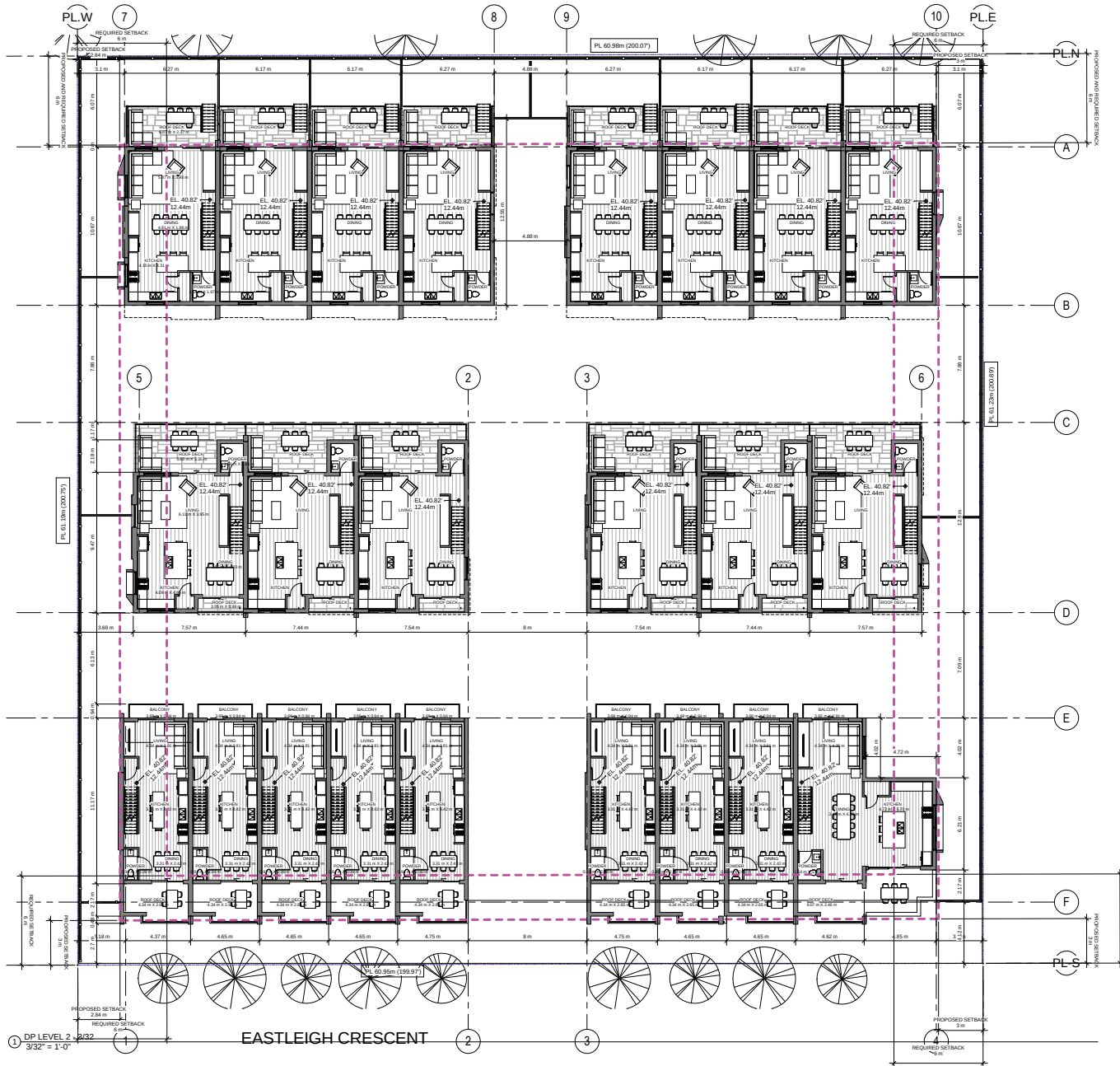
Total Site Area:
3732.0 sq.m.

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

A110



Plot Date: 4/13/2018 2:09:21 PM



Legal Description:
Lot 46 District Lot 37 Group 2 NWD Plan 34280
PID 007-000-995 - 20689 Eastleigh Crescent
Lot 47 District Lot 37 Group 2 NWD Plan 34280
PID 003-860-531 - 20699 Eastleigh Crescent

Civic Address:
20689-20699 Eastleigh Crescent, City of Langley, BC

Zoning:
RM1 Multiple Residential Low Density Zone

Proposed Use:
Multi-Family Residential

Survey Information:
Based on survey information by Compass Land Surveying LTD.
Professional Land Surveyors
Dated: April 29th, 2017

Total Site Area:
3732.0 sq.m.

Project:
Project Number
Owner
OAKWAY TOWNHOMES
20689-20699 Eastleigh Crescent, City of
Langley, BC
Drawing:
FLOOR PLANS

Project Status:
Project Status

SUBMISSION	
Date	Description
2018-01-30	Issued for OPREZONE
2018-03-05	Re-issued for OPREZONE

REVISION		
No.	Date	Description

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Email: office@AMArchitects.com

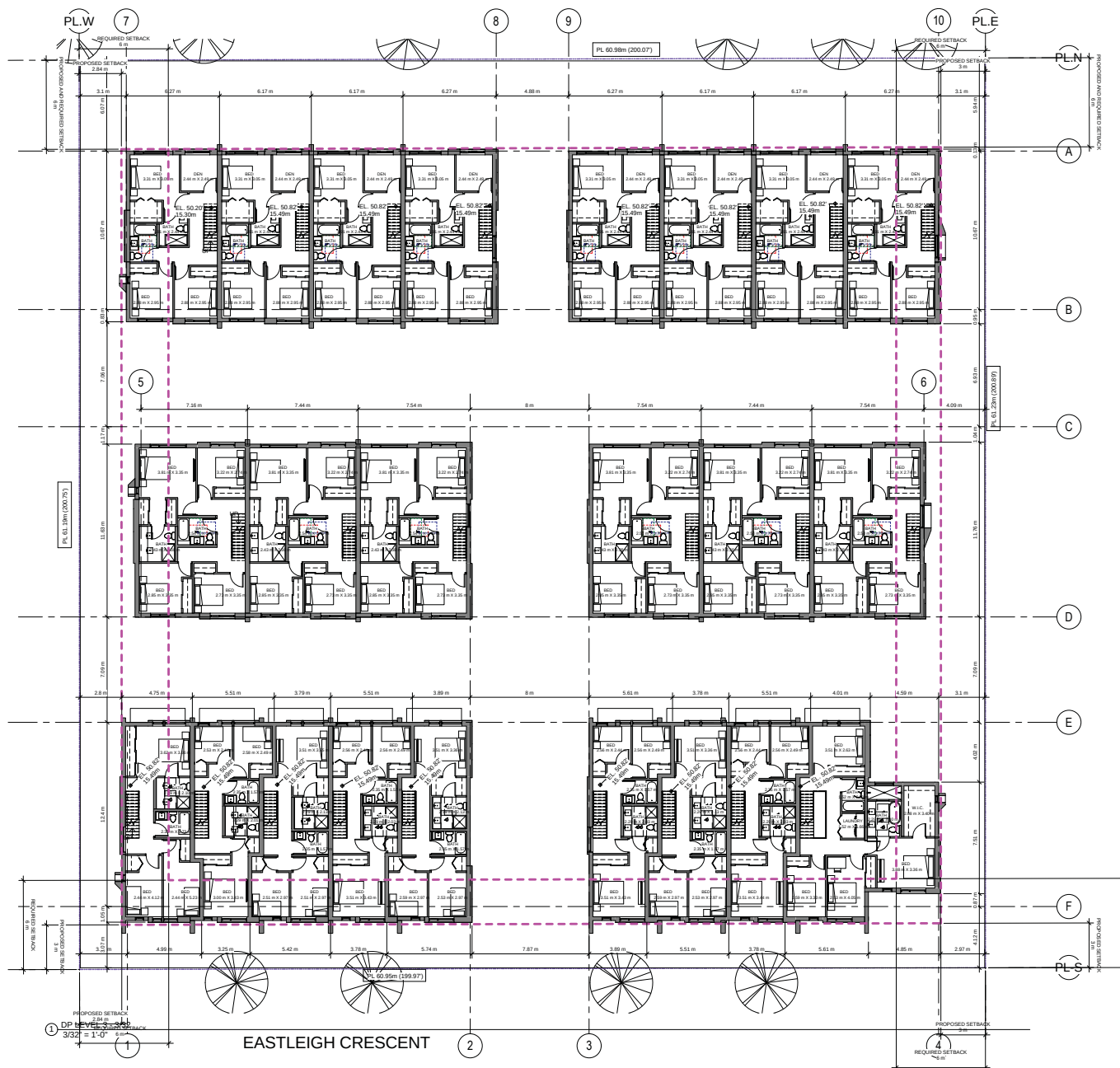


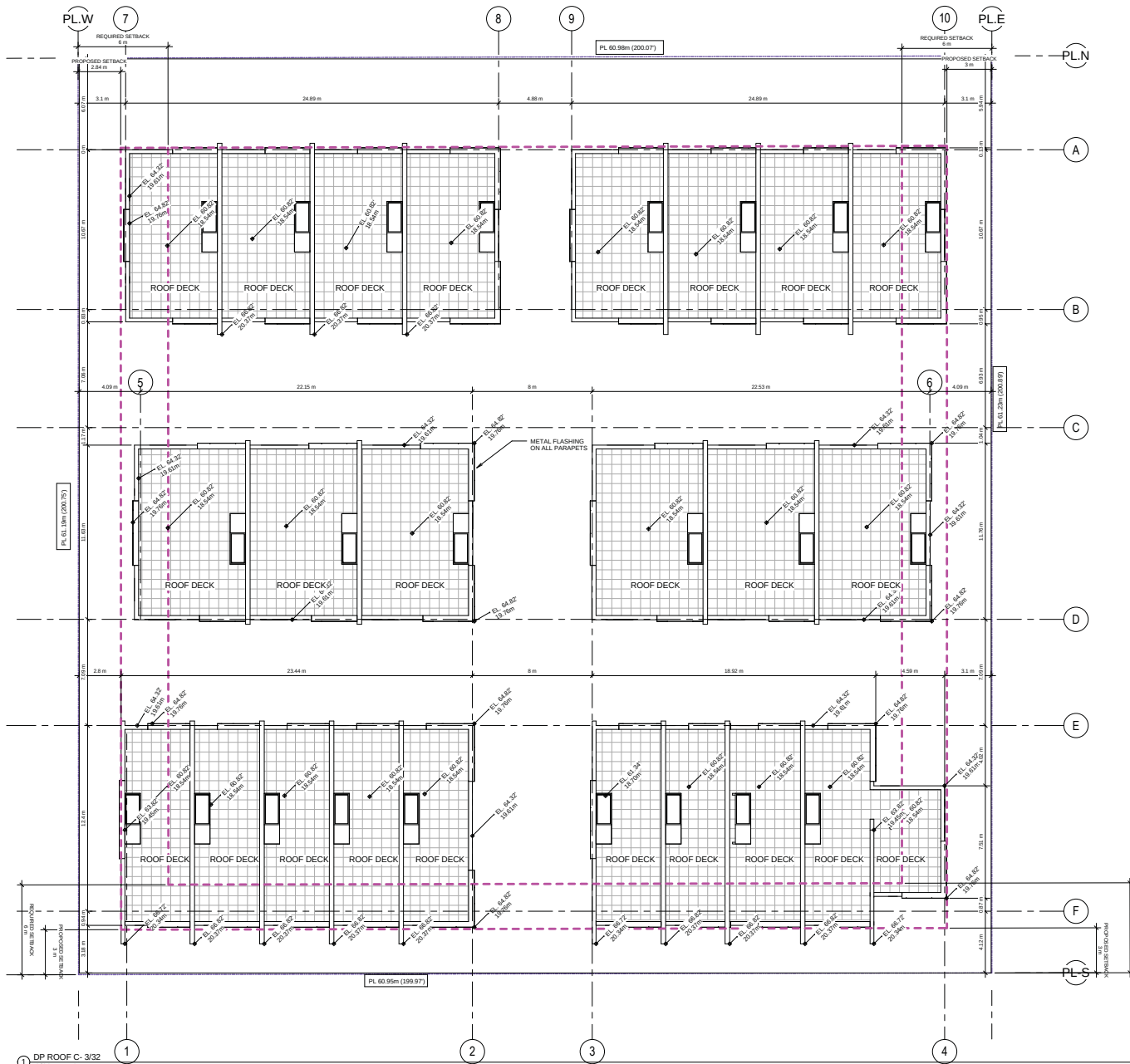
Project Status:
Project Status

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

DWG. NO: A130





Legal Description:
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PID 007-000-995 - 20689 Eastleigh Crescent
Lot 47 District Lot 37 Group 2 NWD Plan 34280
PID 003-860-531 - 20699 Eastleigh Crescent

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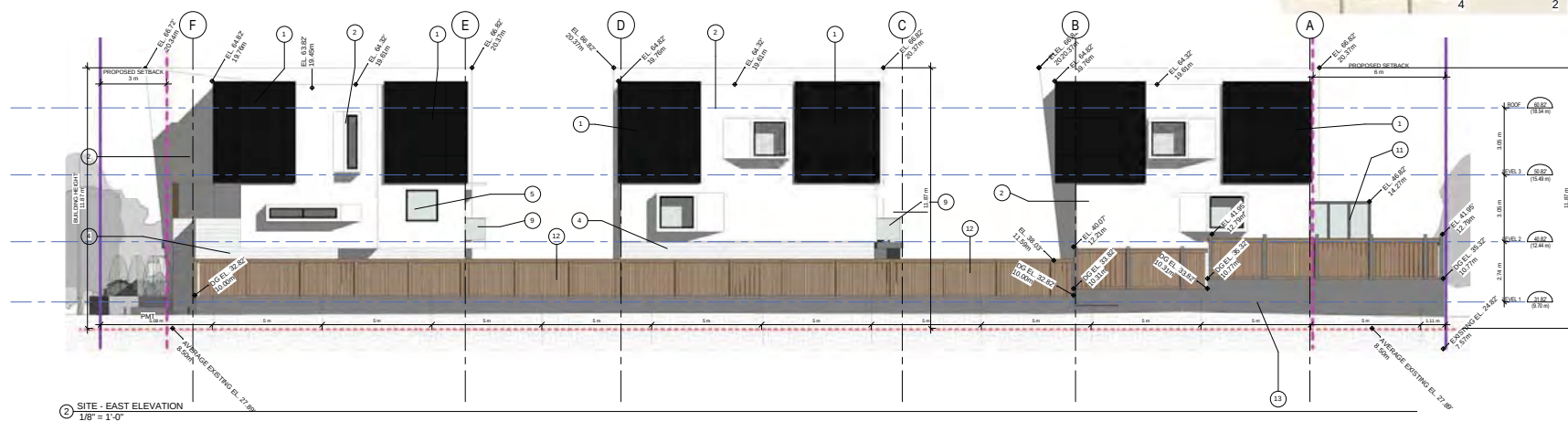
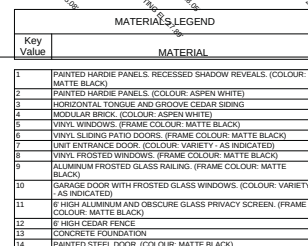
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Project Number
Owner
OAKWAY TOWNHOMES
20689-20699 Eastleigh Crescent, City of Langley, BC
Drawing:
ROOF PLANS

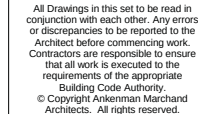
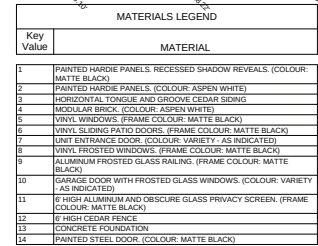
Project Status:
Project Status

SUBMISSION	
Date	Description
2018-01-30	Issued for OPREZONE
2018-03-05	Re-issued for OPREZONE

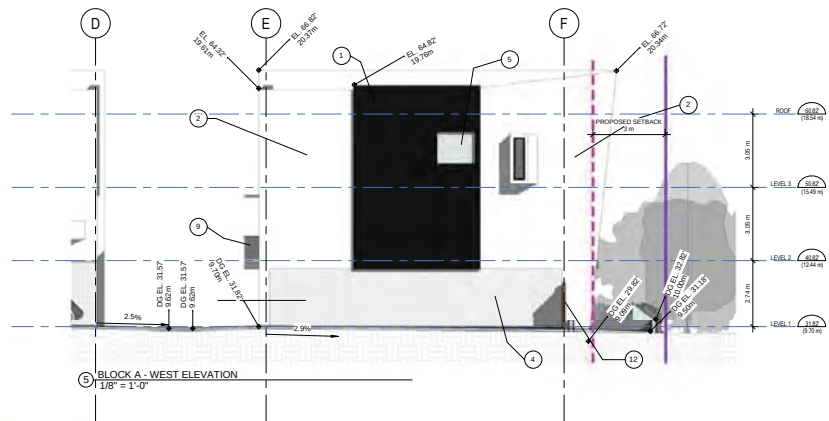
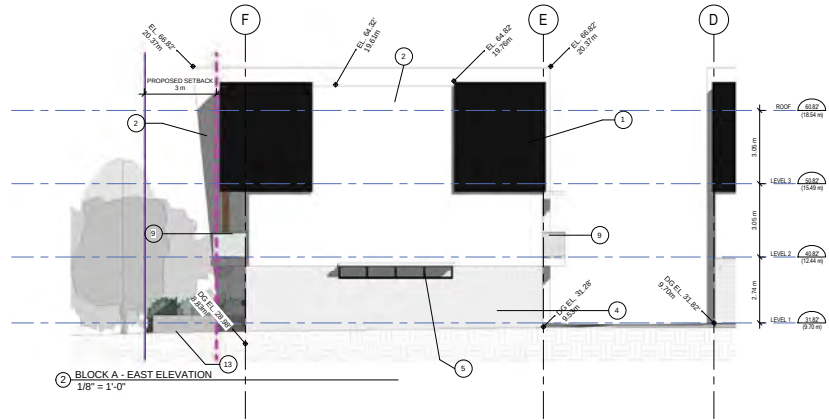
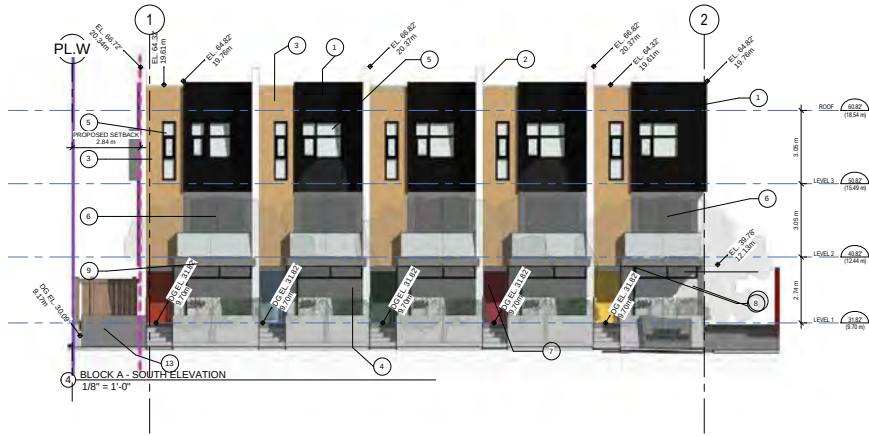
REVISION		
No.	Date	Description

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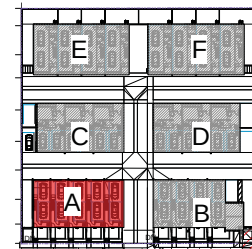




Plot Date: 4/13/2018 1:14:29 PM



MATERIALS LEGEND	
Key Value	MATERIAL
1	PAINTED HARDIE PANELS, RECESSED SHADOW REVEALS, (COLOUR: MATTE BLACK)
2	PAINTED HARDIE PANELS (COLOUR: ASPEN WHITE)
3	HORIZONTAL TONGUE AND GROOVE CEDAR SIDING
4	MODULAR BRICK, (COLOUR: ASPEN WHITE)
5	VINYL WINDOWS, (FRAME COLOUR: MATTE BLACK)
6	VINYL SLIDING PATIO DOORS, (FRAME COLOUR: MATTE BLACK)
7	UNIT ENTRANCE DOOR, (COLOUR: VARIETY - AS INDICATED)
8	VINYL FROSTED WINDOWS, (FRAME COLOUR: MATTE BLACK)
9	ALUMINUM FROSTED GLASS RAILING, (FRAME COLOUR: MATTE BLACK)
10	GARAGE DOOR WITH FROSTED GLASS WINDOWS, (COLOUR: VARIETY - AS INDICATED)
11	6\"/>
12	6\"/>
13	CONCRETE FOUNDATION
14	PAINTED STEEL DOOR, (COLOUR: MATTE BLACK)



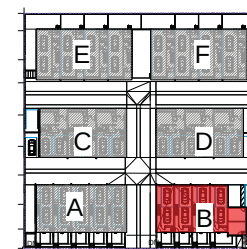
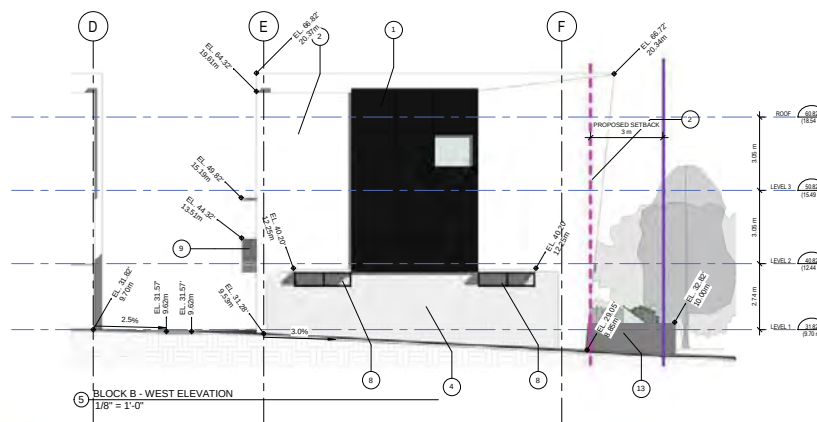
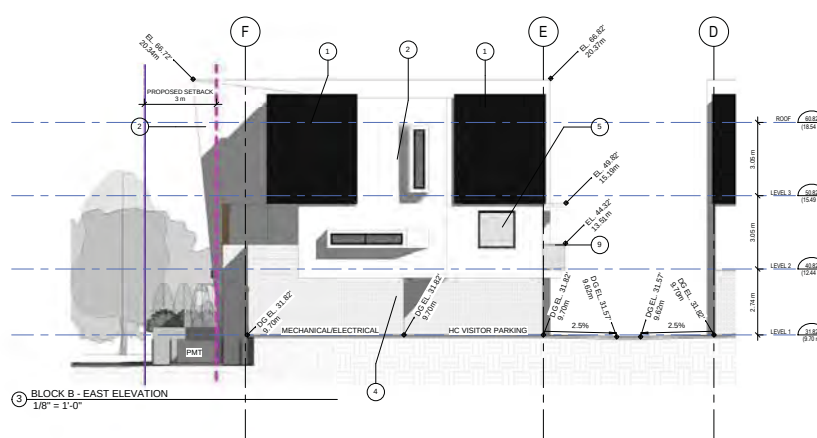
Project:
Project Number
Owner
OAKWAY TOWNHOMES
20689-20699 Eastleigh Crescent, City of Langley, BC
Drawing:
ELEVATIONS

SUBMISSION	
Date	Description
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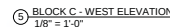
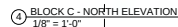
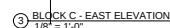
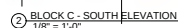
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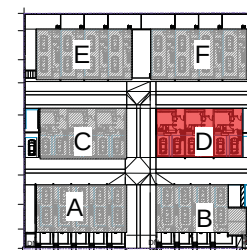
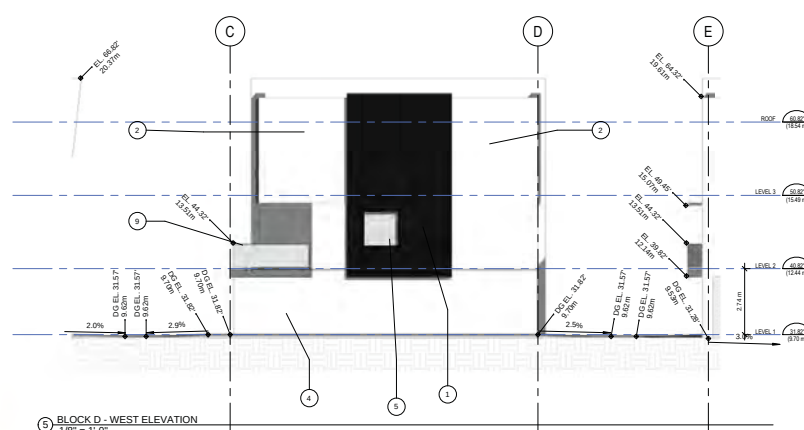
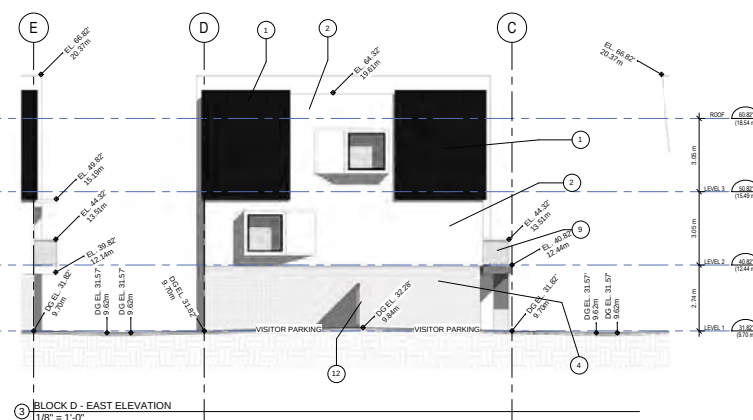
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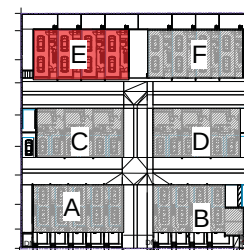
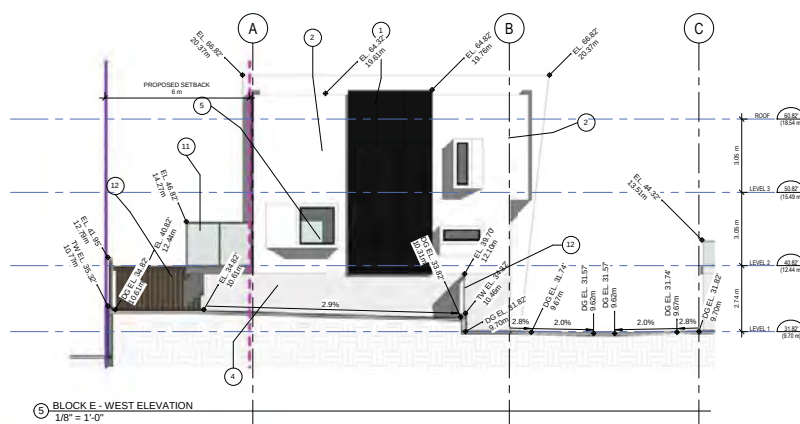
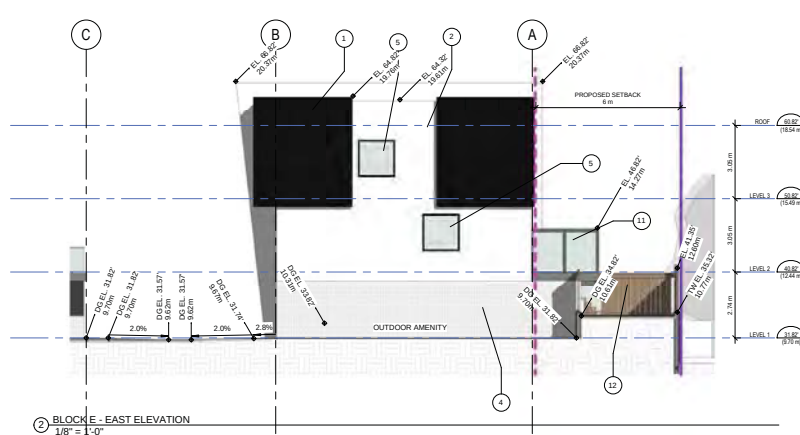
Project Status:
Project Status

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Scale: As indicated	DWG. NO: A240
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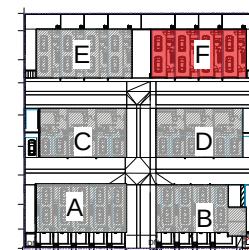
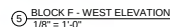
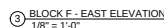
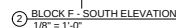


SUBMISSION	
Date (YYYY-MM-DD)	Description
2018-01-30	Issued for DPREZONE
2018-03-06	Re-issued for DPREZONE

[illegible]

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Issue (YYYY-MM-DD)	Description
2018-01-30	Issued for DPIREZONE
2018-03-05	Re-issued for DPIREZONE

Write your answer to the question in the space below.

[illegible]

Scale:	DWG. NO:
As indicated	



ARCHITECTS

ANKENMAN MARCHAND

1665 West 5th Avenue
Vancouver, BC V6J 1N6
Tel: (604) 872-2955 x1 (604) 872-2955
Email: office@amarchitects.com

Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of

Langley, BC

Drawing:

3D VIEWS

Project Status:

Project Status

SUBMISSION

Date	Description
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2018-01-30	Issued for OPREZONE
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2018-03-05	Re-issued for OPREZONE
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REVISION

No.	Date	Description
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Scale:

DWG. NO:

A700



1 DP LEVEL 1
3/32" = 1'-0"

Area Schedule (Gross Building) DP LEVEL 1			
Name	Unit #	Level	Area
TownHouse	101	LEVEL 1	13.29
TownHouse	102	LEVEL 1	12.68
TownHouse	103	LEVEL 1	12.68
TownHouse	104	LEVEL 1	12.68
TownHouse	105	LEVEL 1	12.85
TownHouse	106	LEVEL 1	13.29
TownHouse	107	LEVEL 1	12.67
TownHouse	108	LEVEL 1	12.72
TownHouse	109	LEVEL 1	12.64
TownHouse	110	LEVEL 1	38.86
TownHouse	111	LEVEL 1	38.51
TownHouse	112	LEVEL 1	38.96
TownHouse	113	LEVEL 1	38.86

Area Schedule (Gross Building) DP LEVEL 1			
Name	Unit #	Level	Area
TownHouse	114	LEVEL 1	38.51
TownHouse	115	LEVEL 1	38.96
TownHouse	116	LEVEL 1	18.79
TownHouse	117	LEVEL 1	18.79
TownHouse	118	LEVEL 1	18.79
TownHouse	119	LEVEL 1	19.67
TownHouse	120	LEVEL 1	18.79
TownHouse	121	LEVEL 1	18.79
TownHouse	122	LEVEL 1	18.79
TownHouse	123	LEVEL 1	19.67
LEVEL 1: 23			500.23
Grand total: 23			500.23

Area Schedule Garage			
Name	Unit #	Level	Area
Garage		LEVEL 1	57.84
Garage		LEVEL 1	56.79
Garage		LEVEL 1	56.79
Garage		LEVEL 1	57.04
Garage		LEVEL 1	57.84
Garage		LEVEL 1	56.79
Garage		LEVEL 1	56.79
Garage		LEVEL 1	57.04
Garage		LEVEL 1	49.36
Garage		LEVEL 1	48.67
Garage		LEVEL 1	49.32
Garage		LEVEL 1	49.36
Garage		LEVEL 1	48.67
Garage		LEVEL 1	49.32
Garage		LEVEL 1	45.60
Garage		LEVEL 1	44.95
Garage		LEVEL 1	44.95
Garage		LEVEL 1	44.95
Garage		LEVEL 1	46.04
Garage		LEVEL 1	45.60
Garage		LEVEL 1	44.88
Garage		LEVEL 1	44.99
Garage		LEVEL 1	45.43
: 23			1159.02

Area Schedule Elec/Mech			
Name	Unit #	Level	Area
ELEC		LEVEL 1	17.45
MECH		LEVEL 1	18.13
: 2			35.58

SUBMISSION	
Date (YYYY-MM-DD)	Description
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2018-03-06	Re-issued for DPREZONE

[illegible]

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

DWG. NO:
A810



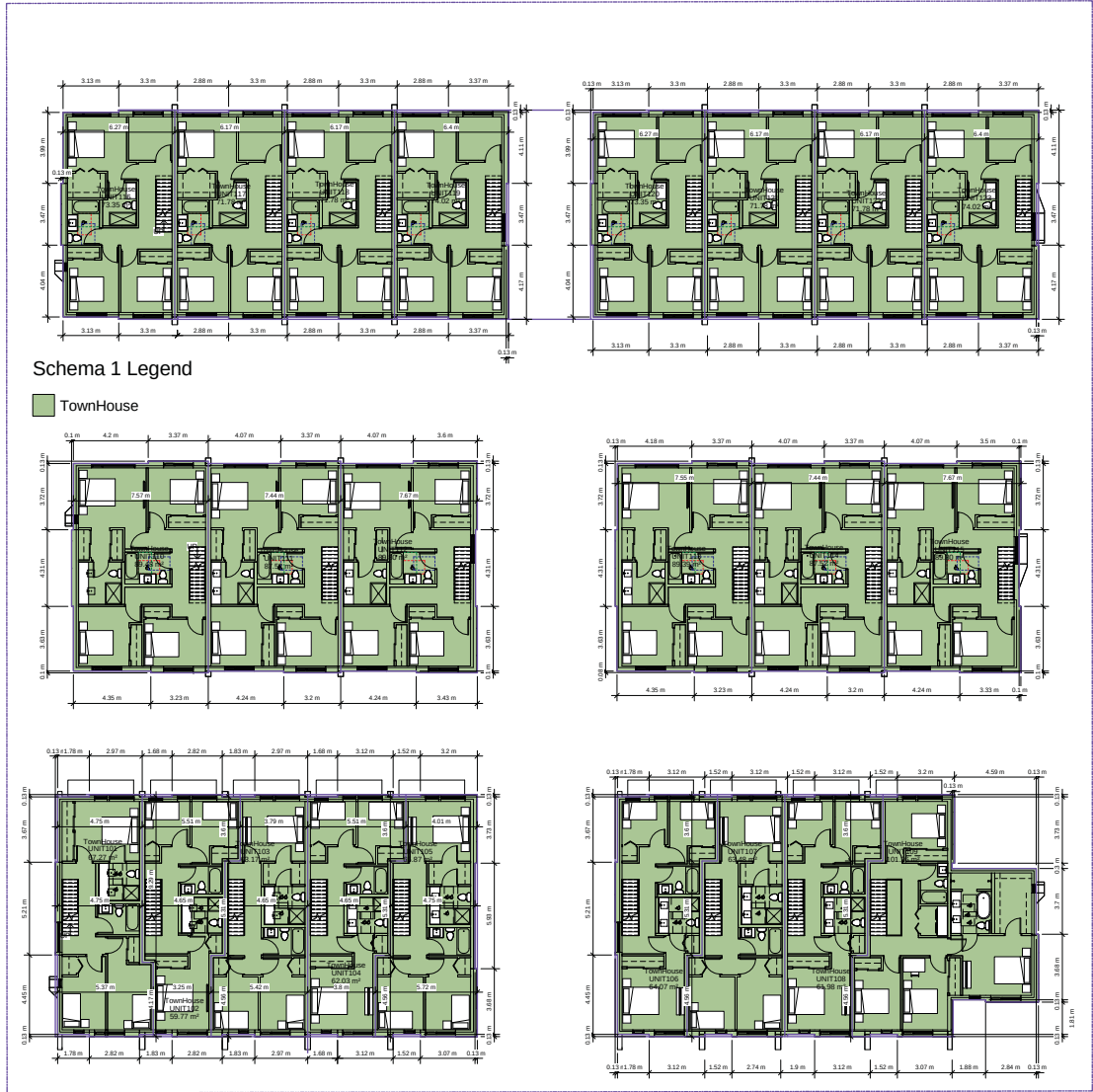
Area Schedule (Gross Building) DP LEVEL 2			
Name	Unit #	Level	Area
TownHouse	114	LEVEL 2	72.07
TownHouse	115	LEVEL 2	72.82
TownHouse	116	LEVEL 2	67.37
TownHouse	117	LEVEL 2	65.85
TownHouse	118	LEVEL 2	65.85
TownHouse	119	LEVEL 2	66.93
TownHouse	120	LEVEL 2	67.37
TownHouse	121	LEVEL 2	65.85
TownHouse	122	LEVEL 2	65.85
TownHouse	123	LEVEL 2	66.93
LEVEL 2: 23			1471.29
Grand total: 23			1471.29

Area Schedule Roof Deck LEVEL 2			
Name	Unit #	Level	Area
Roof Deck	101	LEVEL 2	5.85
Roof Deck	102	LEVEL 2	5.73
Roof Deck	103	LEVEL 2	5.73
Roof Deck	104	LEVEL 2	5.73
Roof Deck	105	LEVEL 2	5.85
Roof Deck	106	LEVEL 2	5.85
Roof Deck	107	LEVEL 2	5.73
Roof Deck	108	LEVEL 2	5.73
Roof Deck	109	LEVEL 2	19.68
Roof Deck	110	LEVEL 2	3.17
Roof Deck	110	LEVEL 2	14.31
Roof Deck	111	LEVEL 2	3.15
Roof Deck	111	LEVEL 2	13.83
Roof Deck	112	LEVEL 2	3.30
Roof Deck	112	LEVEL 2	13.89

Area Schedule Roof Deck LEVEL 2			
Name	Unit #	Level	Area
Roof Deck	113	LEVEL 2	3.04
Roof Deck	113	LEVEL 2	14.27
Roof Deck	114	LEVEL 2	3.02
Roof Deck	114	LEVEL 2	13.63
Roof Deck	115	LEVEL 2	3.02
Roof Deck	115	LEVEL 2	12.80
Roof Deck	116	LEVEL 2	13.63
Roof Deck	117	LEVEL 2	12.59
Roof Deck	118	LEVEL 2	12.59
Roof Deck	119	LEVEL 2	12.80
Roof Deck	120	LEVEL 2	12.80
Roof Deck	121	LEVEL 2	12.59
Roof Deck	122	LEVEL 2	12.59
Roof Deck	123	LEVEL 2	12.80
Grand Total	72		269.68

Area Schedule - Balcony Totals			
Name	Unit #	Level	Area
Balcony	101	LEVEL 2	3.47
Balcony	101	LEVEL 2	6.08
101: 2			9.55
Balcony	102	LEVEL 2	3.47
Balcony	102	LEVEL 2	5.99
102: 2			9.46
Balcony	103	LEVEL 2	3.47
Balcony	103	LEVEL 2	5.99
103: 2			9.46
Balcony	104	LEVEL 2	3.47
Balcony	104	LEVEL 2	5.99
104: 2			9.46
Balcony	105	LEVEL 2	3.47
Balcony	105	LEVEL 2	6.13
105: 2			9.60
Balcony	106	LEVEL 2	3.47
Balcony	106	LEVEL 2	6.08
106: 2			9.55
Balcony	107	LEVEL 2	3.47
Balcony	107	LEVEL 2	5.99
107: 2			9.46
Balcony	108	LEVEL 2	3.47
Balcony	108	LEVEL 2	5.99
108: 2			9.46
Balcony	109	LEVEL 2	3.47
Balcony	109	LEVEL 2	5.77
109: 2			9.24
Balcony	110	LEVEL 2	7.28

Area Schedule: Balcony Totals				
Name	Unit #	Level	Area	
110: 1			7.28	
Balcony	111	LEVEL 2	6.47	
111: 1			6.47	
Balcony	112	LEVEL 2	6.19	
112: 1			6.19	
Balcony	113	LEVEL 2	6.82	
113: 1			6.82	
Balcony	114	LEVEL 2	6.74	
114: 1			6.74	
Balcony	115	LEVEL 2	6.86	
115: 1			6.86	
Balcony	116	LEVEL 2	4.57	
116: 1			4.57	
Balcony	117	LEVEL 2	4.50	
117: 1			4.50	
Balcony	118	LEVEL 2	4.50	
118: 1			4.50	
Balcony	119	LEVEL 2	4.57	
119: 1			4.57	
Balcony	120	LEVEL 2	4.57	
120: 1			4.57	
Balcony	121	LEVEL 2	4.50	
121: 1			4.50	
Balcony	122	LEVEL 2	4.50	
122: 1			4.50	
Balcony	123	LEVEL 2	4.57	
123: 1			4.57	
Grand total: 32			161.86	



1 DP LEVEL 3
3/32" = 1'-0"

Schema 1 Legend

TownHouse

Area Schedule (Gross Building) DP LEVEL 3			
Name	Unit #	Level	Area
TownHouse 101	LEVEL 3	67.27	
TownHouse 102	LEVEL 3	59.77	
TownHouse 103	LEVEL 3	63.17	
TownHouse 104	LEVEL 3	62.03	
TownHouse 105	LEVEL 3	65.87	
TownHouse 106	LEVEL 3	64.07	
TownHouse 107	LEVEL 3	63.48	
TownHouse 108	LEVEL 3	61.98	
TownHouse 109	LEVEL 3	101.26	
TownHouse 110	LEVEL 3	89.48	
TownHouse 111	LEVEL 3	73.59	
TownHouse 112	LEVEL 3	71.78	
TownHouse 113	LEVEL 3	89.39	
TownHouse 114	LEVEL 3	87.52	

Area Schedule (Gross Building) DP LEVEL 3			
Name	Unit #	Level	Area
TownHouse 113	LEVEL 3	89.39	
TownHouse 112	LEVEL 3	89.80	
TownHouse 111	LEVEL 3	87.52	
TownHouse 117	LEVEL 3	71.78	
TownHouse 118	LEVEL 3	71.78	
TownHouse 119	LEVEL 3	74.02	
TownHouse 120	LEVEL 3	73.35	
TownHouse 121	LEVEL 3	71.78	
TownHouse 122	LEVEL 3	71.78	
TownHouse 123	LEVEL 3	74.02	
LEVEL 3: 23		1724.27	
Grand total: 23		1724.27	

Area Schedule (Gross Building) TOTAL			
Name	Unit #	Level	Area
TownHouse 101	LEVEL 3	67.27	
TownHouse 101	LEVEL 2	53.70	
TownHouse 101	LEVEL 1	13.29	
101: 3		134.25	

Area Schedule (Gross Building) TOTAL			
Name	Unit #	Level	Area
TownHouse 112	LEVEL 3	89.80	
TownHouse 112	LEVEL 2	72.94	
TownHouse 112	LEVEL 1	38.96	
112: 3		201.70	

TownHouse 102	LEVEL 3	59.77	
TownHouse 102	LEVEL 2	51.90	
TownHouse 102	LEVEL 1	12.68	
102: 3		124.36	

TownHouse 113	LEVEL 3	89.39	
TownHouse 113	LEVEL 2	73.57	
TownHouse 113	LEVEL 1	38.86	
113: 3		201.81	

TownHouse 103	LEVEL 3	63.17	
TownHouse 103	LEVEL 2	51.90	
TownHouse 103	LEVEL 1	12.68	
103: 3		127.76	

TownHouse 114	LEVEL 3	87.52	
TownHouse 114	LEVEL 2	72.07	
TownHouse 114	LEVEL 1	38.51	
114: 3		198.09	

TownHouse 104	LEVEL 3	62.03	
TownHouse 104	LEVEL 2	51.90	
TownHouse 104	LEVEL 1	12.68	
104: 3		126.61	

TownHouse 115	LEVEL 3	89.80	
TownHouse 115	LEVEL 2	72.94	
TownHouse 115	LEVEL 1	38.96	
115: 3		201.68	

TownHouse 105	LEVEL 3	65.87	
TownHouse 105	LEVEL 2	53.04	
TownHouse 105	LEVEL 1	12.85	
105: 3		131.76	

TownHouse 116	LEVEL 3	73.35	
TownHouse 116	LEVEL 2	67.37	
TownHouse 116	LEVEL 1	18.79	
116: 3		159.51	

TownHouse 106	LEVEL 3	64.07	
TownHouse 106	LEVEL 2	53.70	
TownHouse 106	LEVEL 1	13.29	
106: 3		131.06	

TownHouse 117	LEVEL 3	71.78	
TownHouse 117	LEVEL 2	65.85	
TownHouse 117	LEVEL 1	18.79	
117: 3		156.41	

TownHouse 107	LEVEL 3	63.48	
TownHouse 107	LEVEL 2	51.90	
TownHouse 107	LEVEL 1	12.67	
107: 3		128.06	

TownHouse 118	LEVEL 3	71.78	
TownHouse 118	LEVEL 2	65.85	
TownHouse 118	LEVEL 1	18.79	
118: 3		156.42	

TownHouse 108	LEVEL 3	61.98	
TownHouse 108	LEVEL 2	51.90	
TownHouse 108	LEVEL 1	12.72	
108: 3		126.60	

TownHouse 119	LEVEL 3	74.02	
TownHouse 119	LEVEL 2	66.93	
TownHouse 119	LEVEL 1	19.67	
119: 3		160.62	

TownHouse 109	LEVEL 3	101.26	
TownHouse 109	LEVEL 2	82.36	
TownHouse 109	LEVEL 1	12.64	
109: 3		196.26	

TownHouse 120	LEVEL 3	73.35	
TownHouse 120	LEVEL 2	67.37	
TownHouse 120	LEVEL 1	18.79	
120: 3		159.51	

TownHouse 110	LEVEL 3	89.48	
TownHouse 110	LEVEL 2	73.59	
TownHouse 110	LEVEL 1	38.86	
110: 3		201.93	

TownHouse 121	LEVEL 3	71.78	
TownHouse 121	LEVEL 2	65.85	
TownHouse 121	LEVEL 1	18.79	
121: 3		156.41	

TownHouse 111	LEVEL 3	87.52	
TownHouse 111	LEVEL 2	72.02	
TownHouse 111	LEVEL 1	38.51	
111: 3		198.05	

TownHouse 122	LEVEL 3	71.78	
TownHouse 122	LEVEL 2	65.85	
TownHouse 122	LEVEL 1	18.79	
122: 3		156.41	

TownHouse 123	LEVEL 3	74.02	
TownHouse 123	LEVEL 2	66.93	
TownHouse 123	LEVEL 1	19.67	
123: 3		160.63	
Grand total: 69		3695.79	



Project:

Project Number

Owner

OKAWAY TOWNHOMES

2069-20699 Eastleigh Crescent, City of

Langley, BC

Drawing:

AREA OVERLAY PLANS

Project Status:

Project Status

SUBMISSION

Date Description

2018-01-30 Issued for OPREZONE

2018-03-05 Re-issued for OPREZONE

Scale:

3/32" = 1'-0"

DWG. NO.:

A820

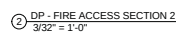
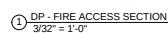
Project Status

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Scale:	DWG NO:
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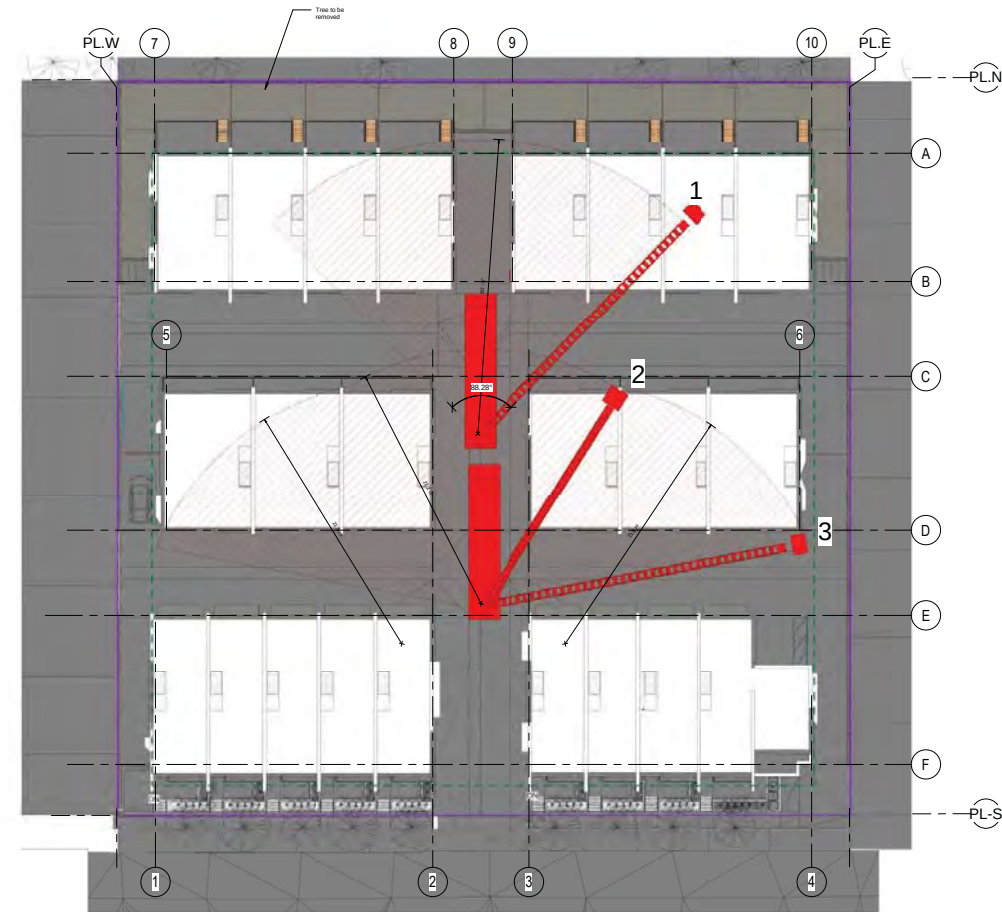
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Plot Date: 4/13/2018 1:22:48 PM



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ANKENMAN MARCHAND

Project:
Project Number
Owner
OAKWAY TOWNHOMES
20689-20699 Eastleigh Crescent, City of
Langley, BC
Drawing:
FIRE ACCESS

Project Status:
Project Status

SUBMISSION	
Date	Description

REVISION		
No.	Date	Description

All Drawings in this set to be read in
conjunction with each other. Any errors
or discrepancies to be reported to the
Architect before commencing work.
Contractors are responsible to ensure
that all work is executed to the
requirements of the appropriate
Building Code Authority.
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Scale:
1/16" = 1'-0"
DWG. NO:
A910



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Project:
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Langley BC

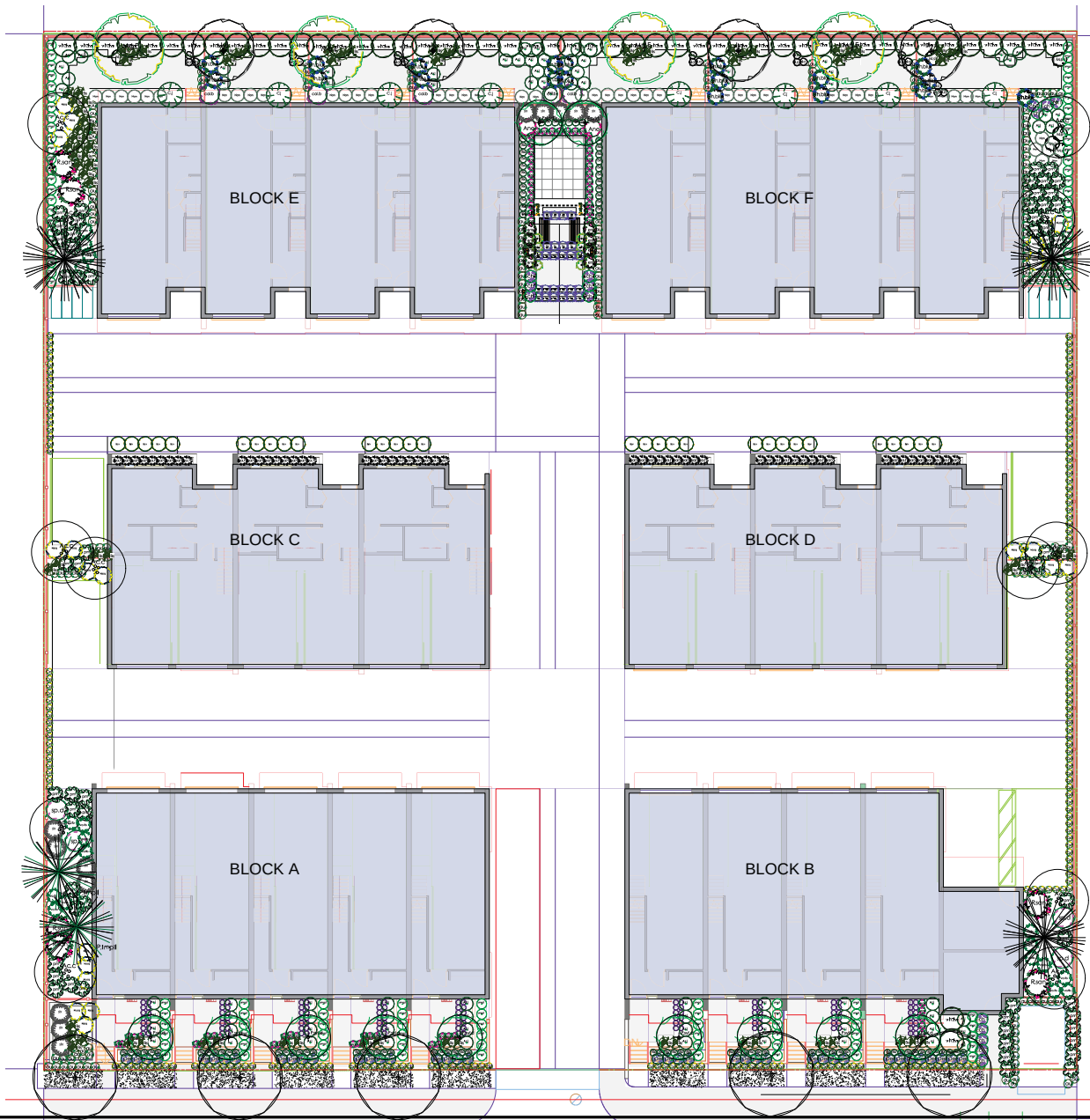
Drawing:
LANDSCAPE CONCEPT PLAN

Issue:
29 January 2018 Development Permit Submission
05 March 2018 Development Permit Re-Submission
13 April 2018 Development Permit Re-Submission

PRODUCED BY:
WATER SERVICE
CONNECTION
PRODUCED BY:
STORM
CONNECTION
PRODUCED BY:
SEWAGE
CONNECTION

Scale: 1/10" = 1'-0"
Date: Dec 2017
Development Permit No: Dev. Permit No.
Building Permit No: Bldg. Permit No.
Project Number: 2017-

Draw
10.01



RECOMMENDED PLANT LIST TREES

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Ac.c	12	Acer circinatum	Vine maple	3.0m ht.	
C.kou	5	Comus kousa chinensis	Chinese Dogwood	6 cm. cal	
Fsy.d	11	Fagus sylvatica 'Dawyckii'	Dawyckii Beech	7 cm. cal	
Maj.E	4	Magnolia x 'Blossfeldii'	Blossfeld Magnolia	7 cm. cal.	
P.tmpil	2	Pinus parviflora 'Templehof'	Japanese White Pine	3.5 m. ht.	
p.syl	3	Pinus sylvestris	Scotch Pine	3.0 m. ht.	
styx	4	Styrax japonicus	Japanese Snowbell Tree	6 cm cal	
	0				Conform to street tree standards

SHRUBS

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Az.j	70	Azalea japonica	Japanese azalea	#3 pot	
Br.v	30	Barberis verticillata	Warty Barbary	#3 pot	
Bs	82	Blechnum spicant	Deer Fern	#2 pot	
Bx	31	Buxus 'Green Velvet'	Green Beauty Boxwood	#3 pot	
calb	5	Calliopsis bodinieri 'Profusion'	Profusion Beautyberry	#3 pot	
CJ	8	Camellia japonica	Japanese Camellia	1.0 m. ht	
M.oa	20	Mahonia aquifolium	Oregon grow	#3 pot	
nan	45	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	#3 pot	
pm	59	Polystichum munifolium	Western swordfern	#2 pot	
Rh.bl	21	Rhododendron x 'Blue Diamond'	Blue Diamond Rhododendron	#3 pot	
R.xan	6	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot	
RtB	8	Rosa rugosa x 'Theresa Bugnet'	Theresa Bugnet Japanese Rose	#1 pot	
stk	12	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#3 pot	
sa.h	55	Sarcococca hookeriana var. humilis	Himalayan Sarcococca	#2 pot	
sp.d	4	Spiraea douglasii	Hardhack spiraea	#2 pot	
smgd	101	Thuja occidentalis 'Emerald'	Emerald Cedar	2.5 m. ht.	
vo.tb	18	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot	
vitw	50	Viburnum tinus 'Compactum' (V.I. Spring Bouquet)	Spring Bouquet Laurustinus	#3 pot	

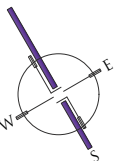
PERENNIALS

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Ane	2	Anemone japonica	Japanese anemone	#1 pot	
Az.j	15	Azalea japonica	Japanese azalea	#3 pot	
Ba	61	Bergenia cordifolia	Heartleaf Bergenia	#1 pot	
Bx	60	Buxus 'Green Velvet'	Green Beauty Boxwood	#3 pot	
Ech.T	10	Echinacea purpurea	Purple Coneflower 'Big Sky Twilight'	#1 pot	
hl.o	21	Helleborus orientalis 'Red'	Red Flowering Lenten Rose	#1 pot	
M.sh	6	Miscanthus sinensis	Maiden grass	#2 pot	
per	40	Perovskia atriplicifolia	Russian Sage	#1 pot	

GROUND COVER

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
au	163	Arctostaphylos uva-ursi 'Vancouver'	Vancouver Jade Kinikinnick	#1 pot	
Cx.e	196	Carex oshimensis 'Evercolor'	Everest Variegated Sedge, green	#1 pot	
Ech.T	5	Echinacea purpurea	Purple Coneflower 'Big Sky Twilight'	#1 pot	
sp.n	120	Ophiopogon planicarpus 'Nigrescens'	Black mondo grass	#1 pot	
Ps.AG	6	Rosa 'Autumn Sunset'	Autumn Sunset climbing rose	#3 pot staked	
Sc.Ang	8	Scedum rupestre 'Angelina'	Angelina sedum	#1 pot	
thy	26	Thymus serpyllum	Woolly Thyme	#1 pot	

All materials and workmanship to BCSLA/BCLNA standards, latest edition
Street tree installation must comply with current standard of the City of Langley Street Tree Program for tree quality, size and planting details.



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Project
EASTLEIGH TOWNHOMES
Langley BC

Drawing
PLANTING PLAN

Issue: 29 January 2018 Development Permit Submission
03 March 2018 Development Permit Re-Submission
13 April 2018 Development Permit Re-Submission

Scale: 1/10" = 1'-0"
Date: December 2017
Development Permit No: Dev. Permit No.
Building Permit No: Bldg. Permit No.
Project Number: 2017-

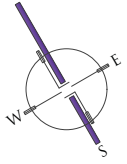
Dwg
L1-03



RECOMMENDED PLANT LIST

TREES & PERENNIALS - ROOF DECKS

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Hib	13	Miscanthus sinensis 'Lucy'	Lucy Rose Of Sharon	1.5m. ht	
Maln	104	Miscanthus sinensis	Maiden grass	#2 pot	
RTB	86	Rosa rugosa x 'Therese Bugnet'	Therese Bugnet Japanese Rose	#1 pot	



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Project
EASTLEIGH TOWNHOMES
Langley BC

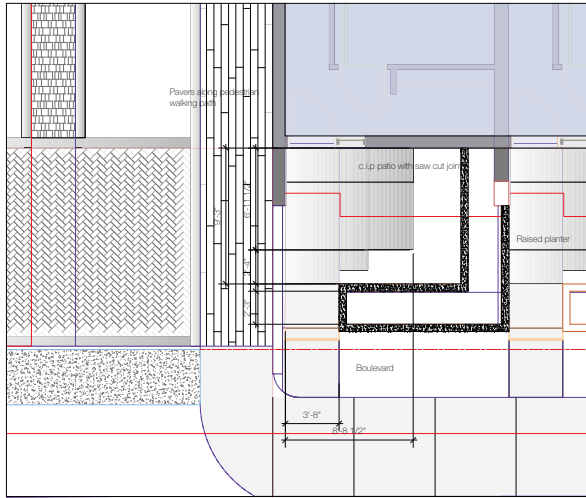
Drawing
PLANTING PLAN - ROOF
Type
Date

Issue: 29 January 2018 Development Permit Submission
03 March 2018 Development Permit Re-Submission
13 April 2018 Development Permit Re-Submission

Scale: 1/10" = 1'-0"
Date: December 2017
Development Permit No: Dev. Permit No.
Building Permit No: Bldg. Permit No.
Project Number: 2017-

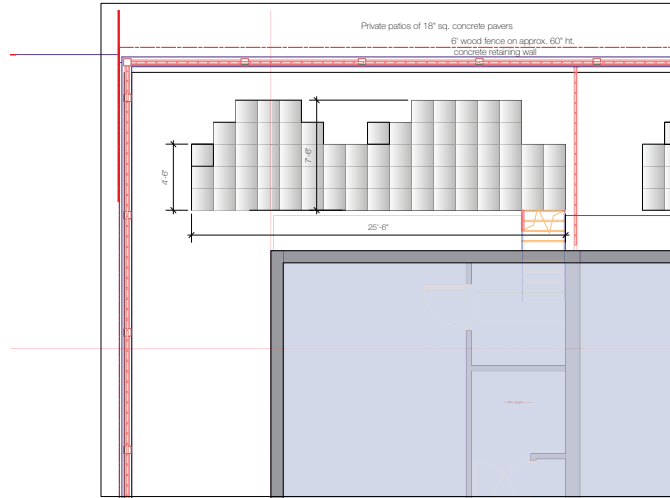
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L1-04



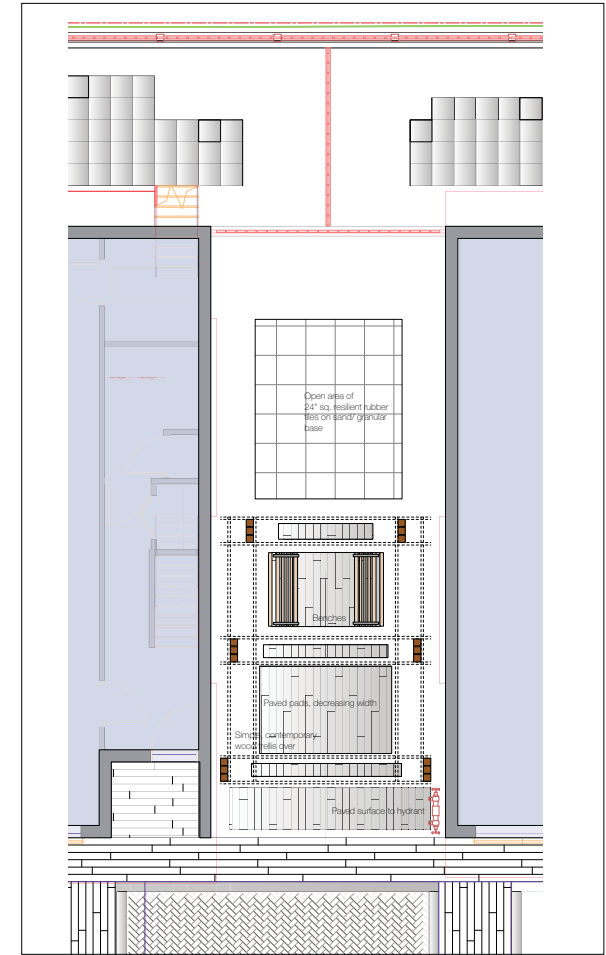
1 Typical Street Front Entry & Patio - Detail Plan

1/4" = 1'-0"



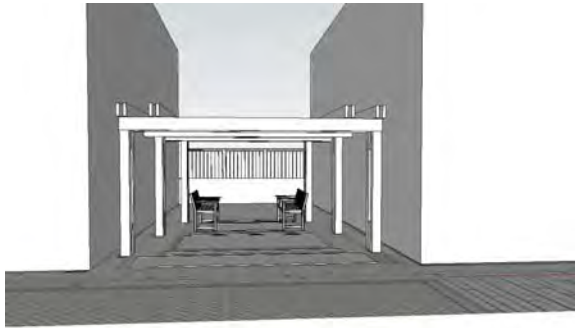
2 Typical Back Unit Patio - Detail Plan

1/4" = 1'-0"



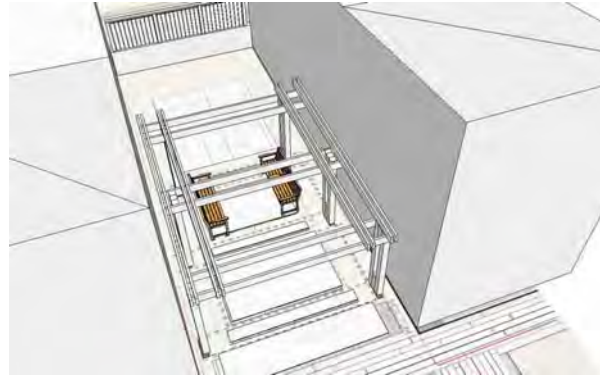
3 Central Amenity Space - Detail Plan

1/4" = 1'-0"



4 Central Amenity Space - Schematic Sketches

N.T.S



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Project:
EASTLEIGH TOWNHOMES
Langley BC

Drawing:
PRELIMINARY DESIGN DETAILS

Issue: 29 January 2018 Development Permit Submission
09 March 2018 Development Permit Re-Submission

Scale: As noted
Date: December 2017
Development Permit No: Dev. Permit No.
Building Permit No: Bldg. Permit No.
Project Number: 2017-

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12.01

