



## THE TERRACES (PHASE-3)

5453 - 198th Street and 19728, 19738, 19752, 19762, 19770, 19780 - 55 Avenue, Langley, BC

Proposed Townhouse Development

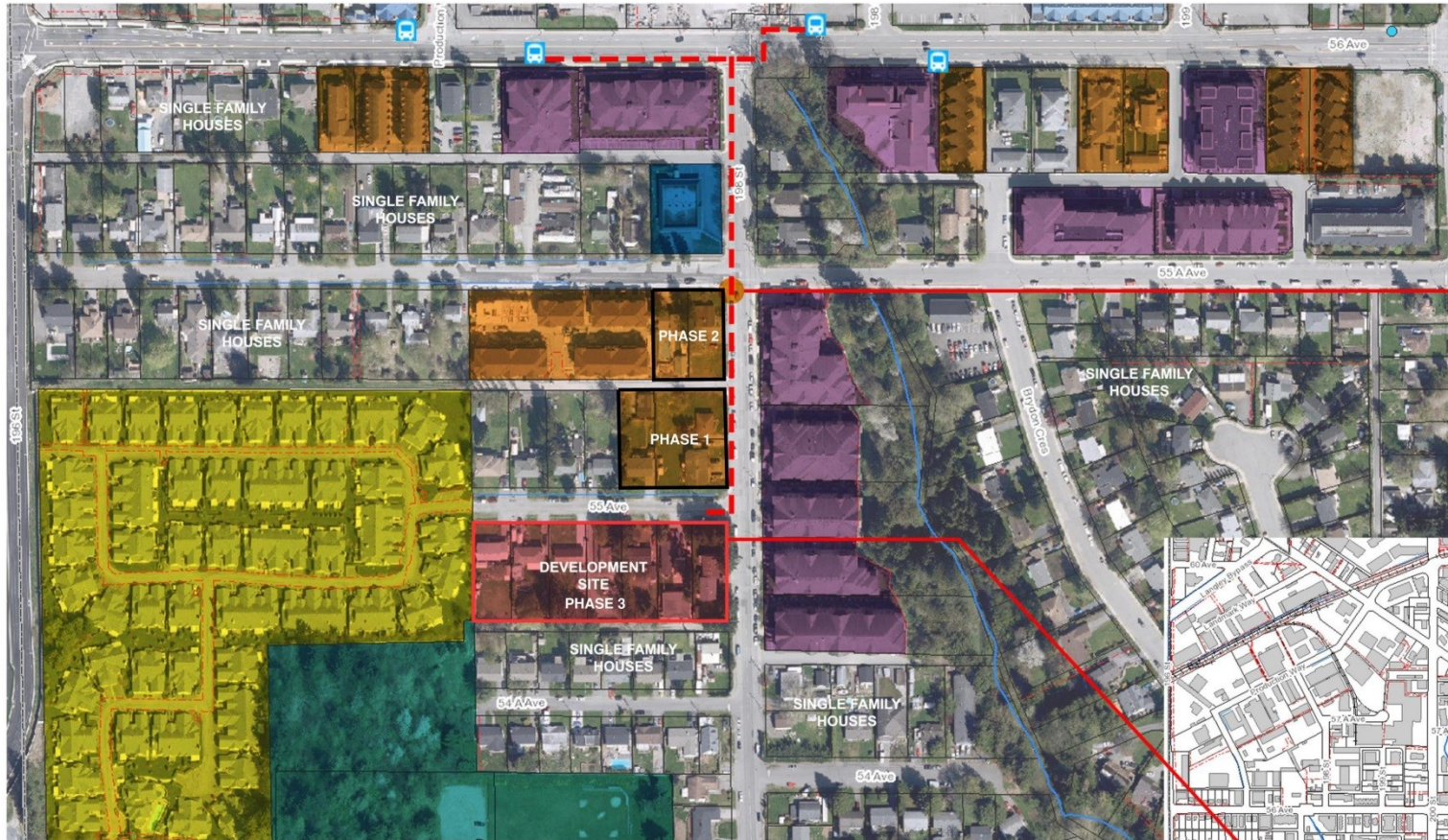
ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 5, 2018

COVER PAGE

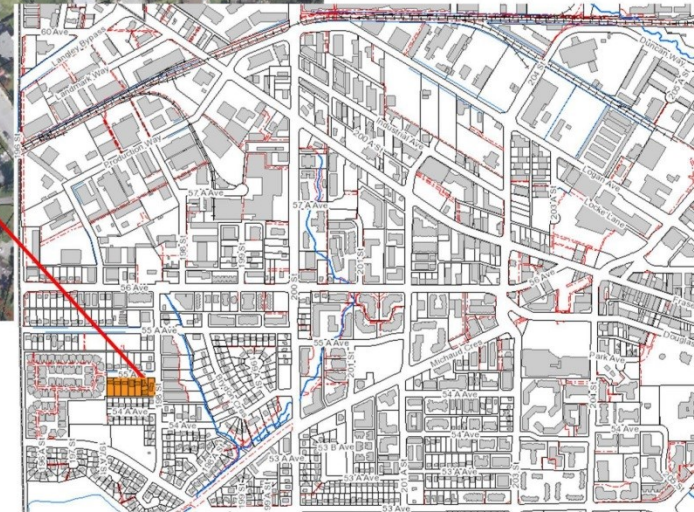


# CONTEXT PLAN & NEIGHBOURHOOD ANALYSIS



DISTANCE FROM  
DEVELOPMENT  
SITE TO PUBLIC  
BUS STOP IS  
ABOUT 370m.

- |  |   |   |  |   |                                 |
|--|---|---|--|---|---------------------------------|
|  | DEVELOPMENT SITE                          |  | MEDIUM DENSITY<br>MULTI-FAMILY<br>TOWNHOUSES |  | PARK AND<br>RECREATION          |
|  | LOW DENSITY<br>MULTI-FAMILY<br>TOWNHOUSES |  | HIGH DENSITY<br>MULTI-FAMILY<br>TOWNHOUSES   |  | COMMUNITY SERVICES<br>(DAYCARE) |



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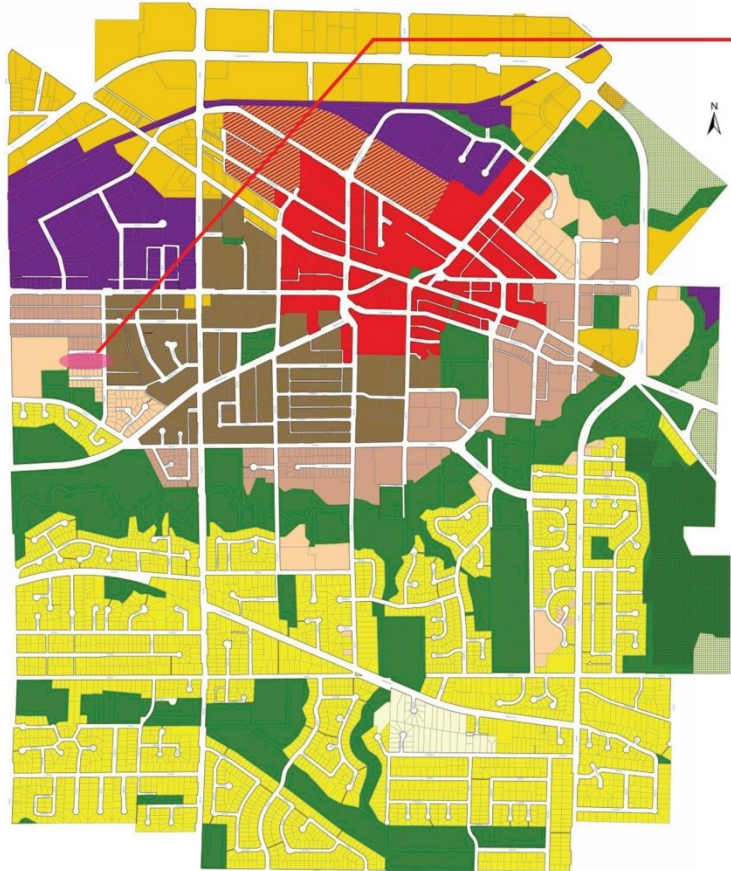
DP 0.0

CONTEXT PLAN  
NEIGHBOURHOOD ANALYSIS  
SCALE: N.T.S.



# OFFICIAL COMMUNITY PLAN COMPLIANCES

## CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600 SCHEDULE "A" - LAND USE DESIGNATION MAP



PROPOSED SITE IS LOCATED ON  
THE MEDIUM DENSITY RESIDENTIAL  
AREA (SHOWN ON THE OFFICIAL  
COMMUNITY PLAN )

### CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

- THE PURPOSE OF THE OFFICIAL COMMUNITY PLAN IS TO GUIDE DECISION-MAKING BY OFFERING A LONG RANGE OUTLOOK ON THE CITY'S DEVELOPMENT.
- PROVIDES PROPERTY OWNERS AND DEVELOPERS WITH A REASONABLE DEGREE OF CERTAINTY CONCERNING LAND USE POLICIES AND FUTURE FORM AND CHARACTER OF DIFFERENT AREAS OF THE CITY.
- THE SUBJECT PROPERTY IS CURRENTLY DESIGNATED "MEDIUM DENSITY RESIDENTIAL" IN THE CITY'S OFFICIAL COMMUNITY PLAN.
- MEDIUM DENSITY RESIDENTIAL ALLOWS A DENSITY OF 70 UNITS PER ACRE (173 UNITS PER HECTARE) AND A BUILDING HEIGHT OF 4 STOREYS.
- THEREFORE, BASED UPON THE LOT AREA OF 1.922 ACRES, 134.5 MULTIPLE FAMILY RESIDENTIAL UNITS WOULD COMPLY WITH THE EXISTING CITY OCP BYLAW DESIGNATION.
- THE PROPOSED DEVELOPMENT CONSISTS OF 64 UNITS, A BUILDING HEIGHT OF 3 STOREYS.

	ALLOWED	PROPOSED
DENSITY	70 UNITS/ACRE	33.3 UNITS/ACRE
NUMBER OF UNIT	115.5 UNITS	64 UNITS
BUILDING HEIGHT	4 STOREY	3 STOREY

Adopted April 24, 2005  
Map Amendment:  
Bylaw No. 2600 - February 22, 2006  
Bylaw No. 2610 - November 1, 2006  
Bylaw No. 2617 - November 1, 2010  
Bylaw No. 2618 - February 10, 2011  
Bylaw No. 2619 - September 9, 2011



MEDIUM DENSITY RESIDENTIAL

## THE TERRACES (PHASE-3)

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Proposed Townhouse Development



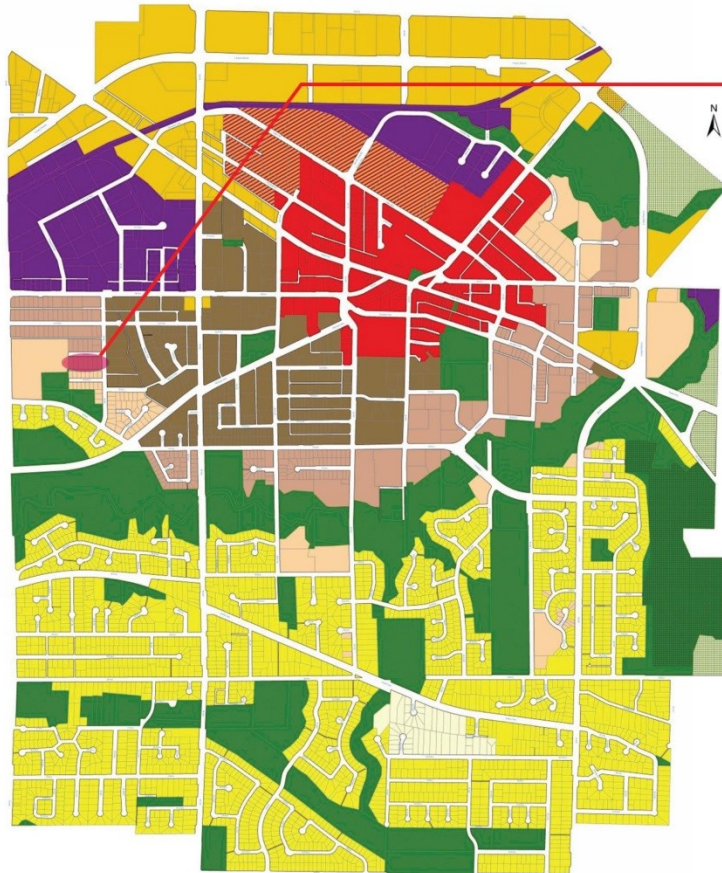
DP 0.0a

OFFICIAL COMMUNITY PLAN  
COMPLIANCE

SCALE: N.T.S.

# OFFICIAL COMMUNITY PLAN COMPLIANCES

## CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600 SCHEDULE "A" - LAND USE DESIGNATION MAP



PROPOSED SITE IS LOCATED ON  
THE MEDIUM DENSITY RESIDENTIAL  
AREA (SHOWN ON THE OFFICIAL  
COMMUNITY PLAN )

### CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

THE CITY'S OCP BYLAW STATES:

- ☒ • "TOWNHOUSE UNITS SHOULD BE ORIENTED TOWARD PUBLIC ROADS"
- ☒ • "VEHICLE ACCESS SHOULD BE PROVIDED FROM INTERNAL ROADS OR LANES"
- ☒ • "AVOID PRESENTING GARAGE ENTRANCES TO PUBLIC ROADS WHERE POSSIBLE"
- ☒ • THEREFORE, THE PROPOSED DEVELOPMENT COMPLIES WITH THE CITY OF LANGLEY'S OFFICIAL COMMUNITY PLAN BYLAW.

Revised April 24, 2006  
Map Amendments:  
Bylaw No. 2005-0200 February 23, 2006  
Bylaw No. 2005-0201 November 1, 2005  
Bylaw No. 2005-0202 February 1, 2006  
Bylaw No. 2005-0203 February 1, 2006  
Bylaw No. 2005-0204 February 1, 2006  
Bylaw No. 2005-0205 February 1, 2006  
Bylaw No. 2005-0206 February 1, 2006



 MEDIUM DENSITY RESIDENTIAL

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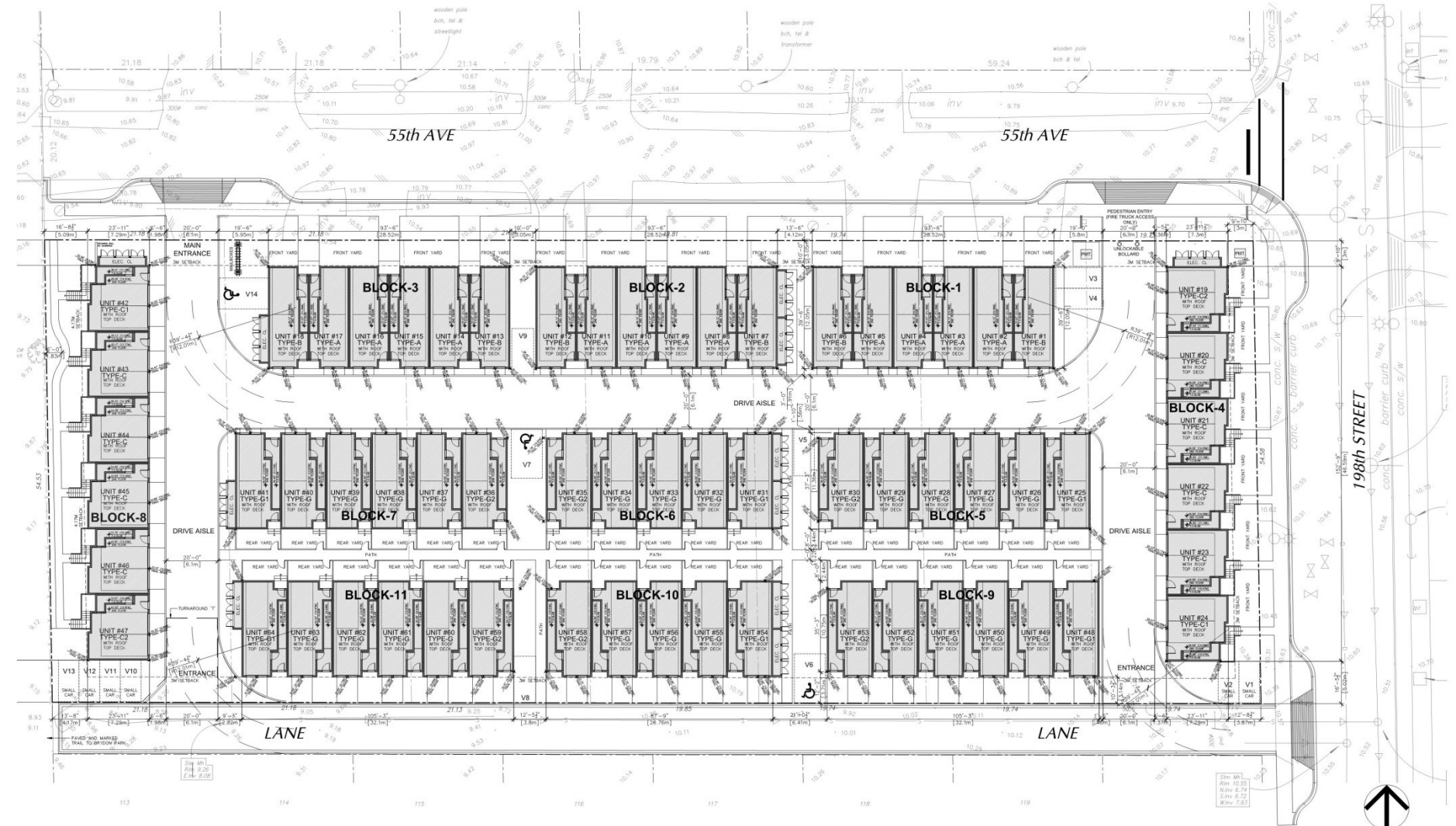
DP 0.0b

OFFICIAL COMMUNITY PLAN  
COMPLIANCE

SCALE: N.T.S.



# SITE PLAN



## THE TERRACES (PHASE-3)

Proposed Townhouse Development

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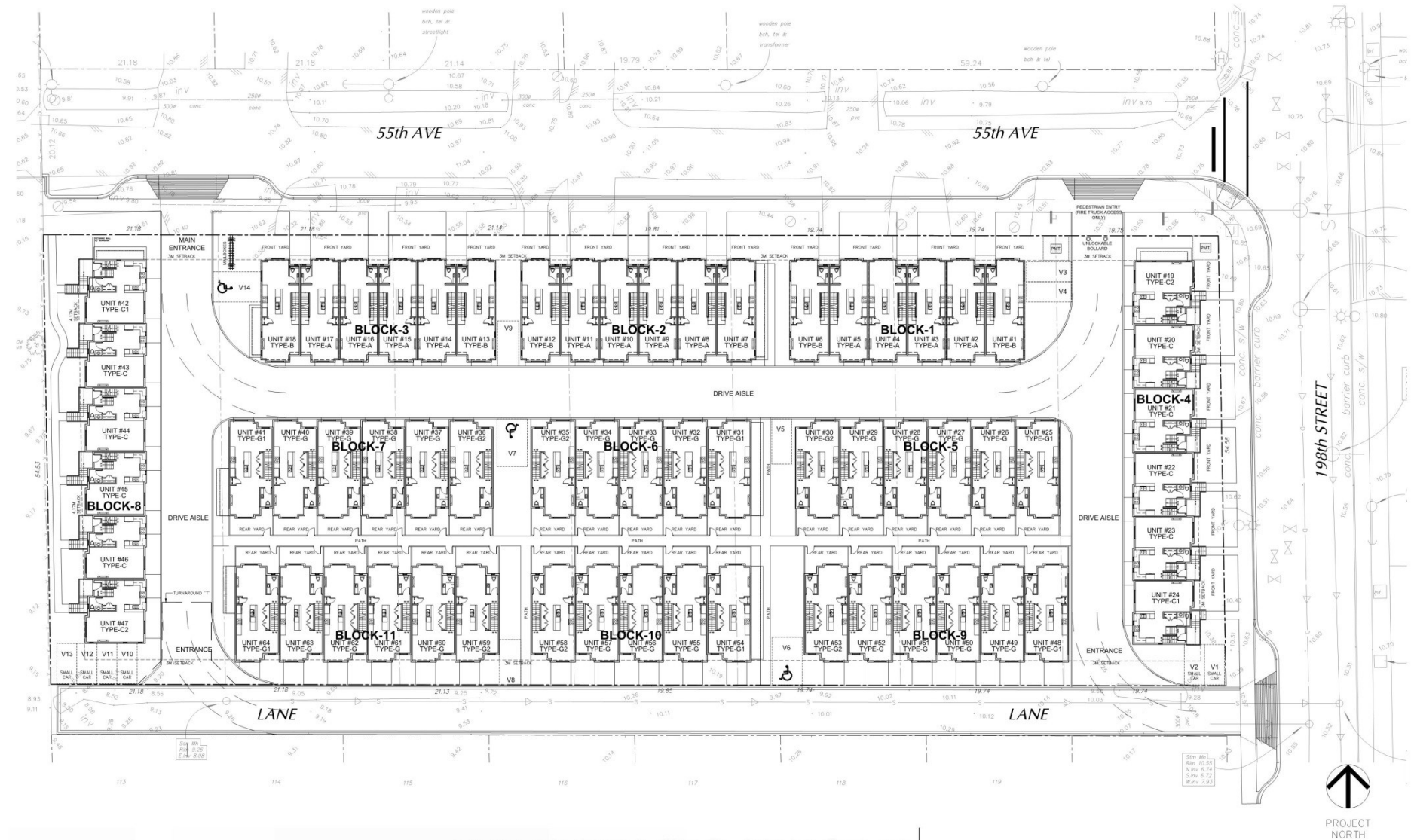
PROJECT NORTH

DP 0.1

OVERALL SITE PLAN

SCALE: 1/16"=1'-0"

# SECOND FLOOR PLAN ON PROPERTY



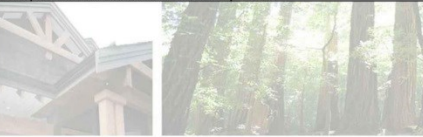
## THE TERRACES (PHASE-3)

5453 - 198th Street and 19728, 19738, 19752, 19762, 19770, 19780 - 55 Avenue, Langley, BC

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FEBRUARY 5, 2018

Proposed Townhouse Development



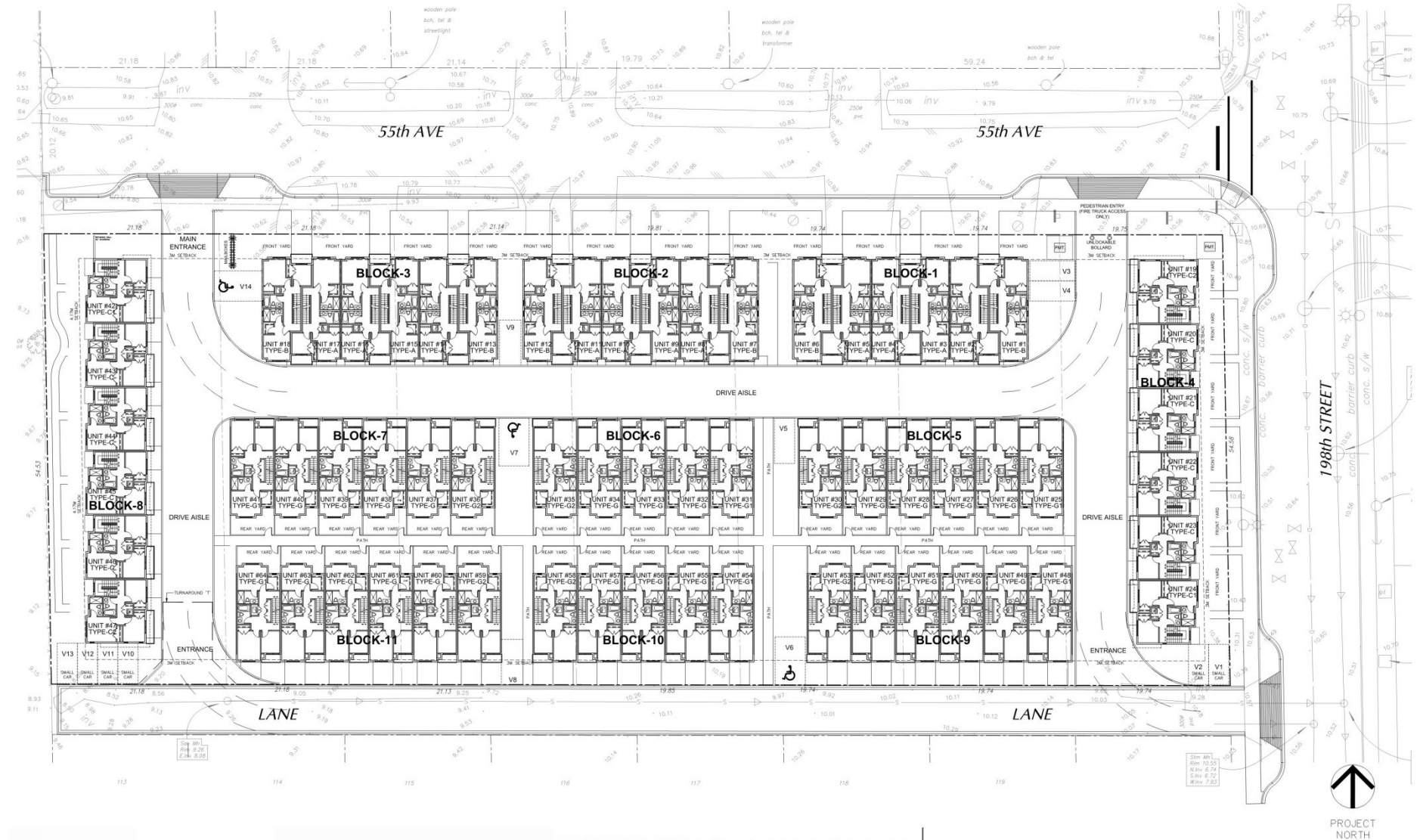
DP 1.2

SECOND FLOOR PLAN ON PROPERTY

SCALE: 1/16"=1'-0"



# THIRD FLOOR PLAN ON PROPERTY



## THE TERRACES (PHASE-3)

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ATELIER PACIFIC ARCHITECTURE INC.

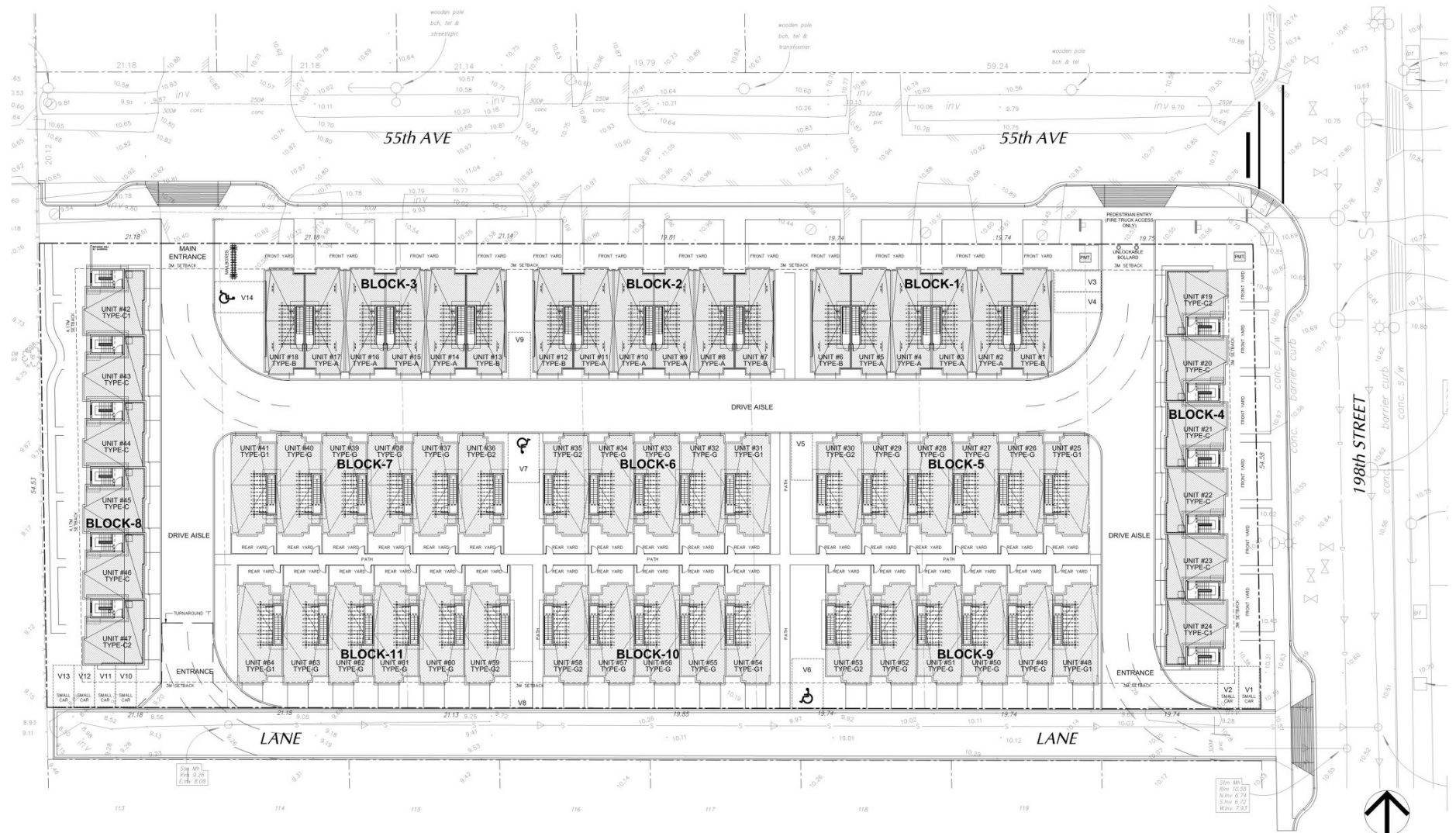
FEBRUARY 5, 2018

### DP 1.3

THIRD FLOOR PLAN ON  
PROPERTY

SCALE: 1/16"=1'-0"

# ROOF DECK PLAN ON PROPERTY



## THE TERRACES (PHASE-3)

Proposed Townhouse Development

5453 - 198th Street and 19728, 19738, 19752, 19762, 19770, 19780 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 5, 2018

PROJECT  
NORTH

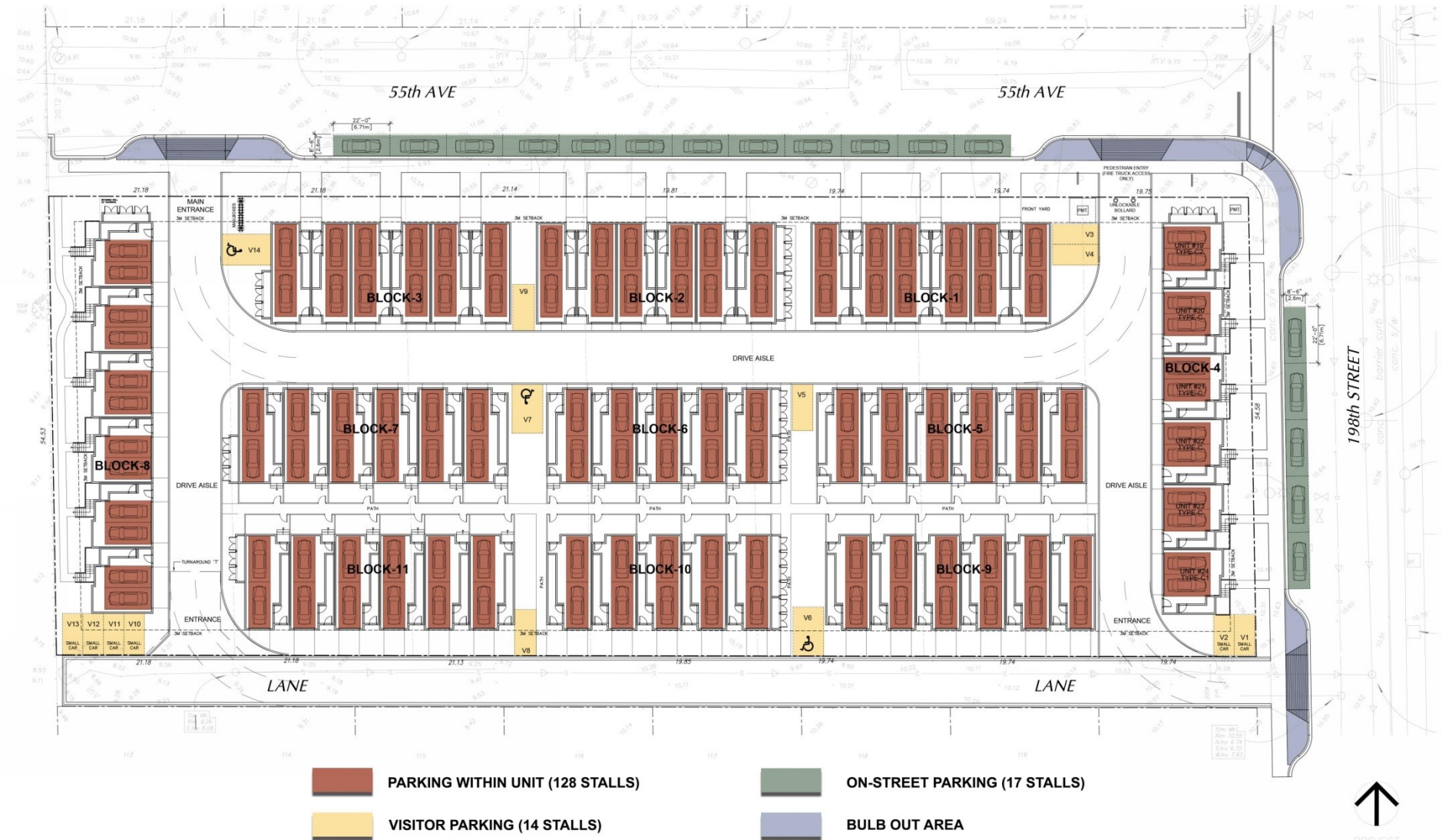
DP 1.4

ROOF DECK ON PROPERTY

SCALE: 1/16"=1'-0"



# PARKING PLAN



### THE TERRACES (PHASE-3)

**5453 - 198th Street and 19728, 19738, 19752, 19762, 19770, 19780 - 55 Avenue, Langley, BC**

ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 5, 2018

Proposed Townhouse Development
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DP 0.5

### PARKING PLAN

SCALE: 1/16"=1'-0"



## **SUSTAINABILITY FEATURES: ON SITE:**

- STORM WATER MANAGEMENT TO MITIGATE AGAINST FLOODING AND HABITAT DESTRUCTION;
- DESIGNED TO PREVENT GROUND WATER CONTAMINATION
- NO ADDITIONAL EXTERIOR LIGHTING TO CONTROL LIGHT POLLUTION CREATED;
- LIGHT COLOR PAVING MATERIAL ON ROOF DECK TO REDUCE HEAT ISLAND AFFECT;
- DROUGHT TOLERANT PLANTS ARE PROPOSED TO MITIGATE IRRIGATION;
- IRRIGATION SYSTEM.

### **THE TERRACES (PHASE-3)**

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Proposed Townhouse Development







## SUSTAINABILITY FEATURES:

### WITHIN UNITS:

- HEAT RECOVERY SYSTEM TO REDUCE ENERGY CONSUMPTION;
- DUAL FLUSH TOILETS;
- ENERGY STAR EFFICIENT APPLIANCES.

### CONSTRUCTION:

- INCORPORATING CONSTRUCTION TECHNIQUES TO PROTECT AIR QUALITY TO REDUCE SITE DISTURBANCE;
- RECYCLE PLAN FOR WASTE BUILDING MATERIALS.

## THE TERRACES (PHASE-3)

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# CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN:

(REPORT BY: LIAHONA SECURITY CONSORTIUM INC.)

- HIGH QUALITY DESIGN TO IMPROVE EXISTING SITE CONDITION
- CREATE A SENSE OF OBSERVATION/NATURAL SURVEILLANCE AND TERRITORIALITY ON 198<sup>th</sup> STREET, 55<sup>th</sup> AVE., AND LANE;
- NATURAL SURVEILLANCE AND ACCESS CONTROL THROUGH EYES ON THE STREET BY WINDOW FACING YARDS, STREETS, INTERNAL DRIVEWAYS;
- GARAGE DOORS WILL BE OVERLOOKED FROM TOWNHOUSES AND THE PUBLIC REALM;
- LAMINATE WRAPPED UTILITY BOX TO RESIST GRAFFITI AND MAKE CLEAN UP EASIER;
- WOOD FENCE ON THE WEST SIDE OF THE PROPERTY TO DELINEATE PRIVATE PROPERTY AND DETER INTRUDERS;
- 1.2m HIGH FENCE AND GATE BETWEEN BUILDINGS TO DEFINE AND CONTROL ACCESS INTO YARDS;
- ALL OUTDOOR SPACES TO BE PRIVATE, ABOVE GRADE AND CONTROLLED BY EACH UNIT;

## THE TERRACES (PHASE-3)

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# STREETSCAPE AND COLOURED ELEVATIONS:



**NORTH ELEVATION OF BLOCK-2 (FACING 55 AVE.)**

## **MATERIAL & COLOUR SCHEME-A**



FASCIA BOARD  
METAL RAILING  
CHARCOAL



IXL BRICK  
MIDNIGHT-MATTE  
BRICK



HARDIE PANEL  
(JAMES HARDIE)  
(COBBLES STONE)



HARDIE PANEL  
(JAMES HARDIE)  
(PEARL GRAY)



HARDIE SIDING  
WOODTONE  
MOUNTAIN CEDAR



ENTRY DOOR,  
GARAGE DOOR  
CEDAR  
(TO MATCH HARDIE  
SIDING COLOR)

## **THE TERRACES (PHASE-3)**

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Proposed Townhouse Development



**DP 0.6**

COLOUR ELEVATION

SCALE: 3/16"=1'-0"

# STREETSCAPE AND COLOURED ELEVATIONS:



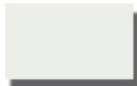
## **MATERIAL & COLOUR SCHEME-B**



FASCIA BOARD  
METAL RAILING  
CHARCOAL



CULTURED BRICK  
USED BRICK  
HIGH DESERT



HARDIE PANEL  
(JAMES HARDIE)  
(ARCTIC WHITE)



HARDIE PANEL  
(JAMES HARDIE)  
(AGED PEWTER)



HARDIE SIDING  
WOODTONE  
OLD CHERRY



ENTRY DOOR,  
GARAGE DOOR  
STAIN WOOD GRAIN  
DARK OAK

## **THE TERRACES (PHASE-3)**

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**DP 0.6b**

COLOUR ELEVATION

SCALE: 3/16"=1'-0"



# STREETSCAPE AND COLOURED ELEVATIONS:



## MATERIAL & COLOUR SCHEME-A



FASCIA BOARD  
METAL RAILING  
CHARCOAL



IXL BRICK  
MIDNIGHT-MATTE  
BRICK



HARDIE PANEL  
(JAMES HARDIE)  
(COBBLES STONE)



HARDIE PANEL  
(JAMES HARDIE)  
(PEARL GRAY)



HARDIE SIDING  
WOODTONE  
MOUNTAIN CEDAR



ENTRY DOOR,  
GARAGE DOOR  
CEDAR  
(TO MATCH HARDIE  
SIDING COLOR)

## THE TERRACES (PHASE-3)

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FEBRUARY 5, 2018

Proposed Townhouse Development



DP 0.7

COLOUR ELEVATION

SCALE: 3/16"=1'-0"

# STREETSCAPE AND COLOURED ELEVATIONS:



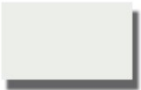
## **MATERIAL & COLOUR SCHEME-B**



FASCIA BOARD  
METAL RAILING  
CHARCOAL



CULTURED BRICK  
USED BRICK  
HIGH DESERT



HARDIE PANEL  
(JAMES HARDIE)  
(ARCTIC WHITE)



HARDIE PANEL  
(JAMES HARDIE)  
(AGED PEWTER)



HARDIE SIDING  
WOODTONE  
OLD CHERRY



ENTRY DOOR,  
GARAGE DOOR  
STAIN WOOD GRAIN  
DARK OAK

## **THE TERRACES (PHASE-3)**

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**DP 0.6c**

COLOUR ELEVATION

SCALE: 3/16"=1'-0"



# LANDSCAPE DESIGN:

## TREE SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
	Acer palmatum 'Sango Kaku' / Coral Bark Maple	B&B	6cm			6
	Amelanchier x grandiflora 'Princess Diana' / Princess Diana Serviceberry	B&B	6cm	1.8m std	Single Leader	67
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	4cm			15
	Picea glauca pendula / Weeping White Spruce	B&B		3.0m ht	Single Leader	15
	Picea pungens 'Bakeri' / Bakeri Spruce	B&B		3.0m ht	Single Leader	11

## LEGEND - TERRACES 3

KEY	REF.	DESCRIPTION
	1 LD-02	CONCRETE SLAB
	6 LD-02	PAVER WALKWAYS Material: Classic Standard Series Color: Natural Finish: Random Notes: 1. Standard Series 2. Standard Series 3. Standard Series 4. Standard Series 5. Standard Series 6. Standard Series 7. Standard Series 8. Standard Series 9. Standard Series 10. Standard Series 11. Standard Series 12. Standard Series 13. Standard Series 14. Standard Series 15. Standard Series 16. Standard Series 17. Standard Series 18. Standard Series 19. Standard Series 20. Standard Series 21. Standard Series 22. Standard Series 23. Standard Series 24. Standard Series 25. Standard Series 26. Standard Series 27. Standard Series 28. Standard Series 29. Standard Series 30. Standard Series 31. Standard Series 32. Standard Series 33. Standard Series 34. Standard Series 35. Standard Series 36. Standard Series 37. Standard Series 38. Standard Series 39. Standard Series 40. Standard Series 41. Standard Series 42. Standard Series 43. Standard Series 44. Standard Series 45. Standard Series 46. Standard Series 47. Standard Series 48. Standard Series 49. Standard Series 50. Standard Series 51. Standard Series 52. Standard Series 53. Standard Series 54. Standard Series 55. Standard Series 56. Standard Series 57. Standard Series 58. Standard Series 59. Standard Series 60. Standard Series 61. Standard Series 62. Standard Series 63. Standard Series 64. Standard Series 65. Standard Series 66. Standard Series 67. Standard Series 68. Standard Series 69. Standard Series 70. Standard Series 71. Standard Series 72. Standard Series 73. Standard Series 74. Standard Series 75. Standard Series 76. Standard Series 77. Standard Series 78. Standard Series 79. Standard Series 80. Standard Series 81. Standard Series 82. Standard Series 83. Standard Series 84. Standard Series 85. Standard Series 86. Standard Series 87. Standard Series 88. Standard Series 89. Standard Series 90. Standard Series 91. Standard Series 92. Standard Series 93. Standard Series 94. Standard Series 95. Standard Series 96. Standard Series 97. Standard Series 98. Standard Series 99. Standard Series 100. Standard Series
	7 LD-02	RECTANGULAR PAVERS Material: Classic Standard Series Color: Natural Finish: Random Notes: 1. Standard Series 2. Standard Series 3. Standard Series 4. Standard Series 5. Standard Series 6. Standard Series 7. Standard Series 8. Standard Series 9. Standard Series 10. Standard Series 11. Standard Series 12. Standard Series 13. Standard Series 14. Standard Series 15. Standard Series 16. Standard Series 17. Standard Series 18. Standard Series 19. Standard Series 20. Standard Series 21. Standard Series 22. Standard Series 23. Standard Series 24. Standard Series 25. Standard Series 26. Standard Series 27. Standard Series 28. Standard Series 29. Standard Series 30. Standard Series 31. Standard Series 32. Standard Series 33. Standard Series 34. Standard Series 35. Standard Series 36. Standard Series 37. Standard Series 38. Standard Series 39. Standard Series 40. Standard Series 41. Standard Series 42. Standard Series 43. Standard Series 44. Standard Series 45. Standard Series 46. Standard Series 47. Standard Series 48. Standard Series 49. Standard Series 50. Standard Series 51. Standard Series 52. Standard Series 53. Standard Series 54. Standard Series 55. Standard Series 56. Standard Series 57. Standard Series 58. Standard Series 59. Standard Series 60. Standard Series 61. Standard Series 62. Standard Series 63. Standard Series 64. Standard Series 65. Standard Series 66. Standard Series 67. Standard Series 68. Standard Series 69. Standard Series 70. Standard Series 71. Standard Series 72. Standard Series 73. Standard Series 74. Standard Series 75. Standard Series 76. Standard Series 77. Standard Series 78. Standard Series 79. Standard Series 80. Standard Series 81. Standard Series 82. Standard Series 83. Standard Series 84. Standard Series 85. Standard Series 86. Standard Series 87. Standard Series 88. Standard Series 89. Standard Series 90. Standard Series 91. Standard Series 92. Standard Series 93. Standard Series 94. Standard Series 95. Standard Series 96. Standard Series 97. Standard Series 98. Standard Series 99. Standard Series 100. Standard Series
	8 LD-02	HYDRAPRESSED SLABS Material: Classic Standard Series Color: Natural Finish: Random Notes: 1. Standard Series 2. Standard Series 3. Standard Series 4. Standard Series 5. Standard Series 6. Standard Series 7. Standard Series 8. Standard Series 9. Standard Series 10. Standard Series 11. Standard Series 12. Standard Series 13. Standard Series 14. Standard Series 15. Standard Series 16. Standard Series 17. Standard Series 18. Standard Series 19. Standard Series 20. Standard Series 21. Standard Series 22. Standard Series 23. Standard Series 24. Standard Series 25. Standard Series 26. Standard Series 27. Standard Series 28. Standard Series 29. Standard Series 30. Standard Series 31. Standard Series 32. Standard Series 33. Standard Series 34. Standard Series 35. Standard Series 36. Standard Series 37. Standard Series 38. Standard Series 39. Standard Series 40. Standard Series 41. Standard Series 42. Standard Series 43. Standard Series 44. Standard Series 45. Standard Series 46. Standard Series 47. Standard Series 48. Standard Series 49. Standard Series 50. Standard Series 51. Standard Series 52. Standard Series 53. Standard Series 54. Standard Series 55. Standard Series 56. Standard Series 57. Standard Series 58. Standard Series 59. Standard Series 60. Standard Series 61. Standard Series 62. Standard Series 63. Standard Series 64. Standard Series 65. Standard Series 66. Standard Series 67. Standard Series 68. Standard Series 69. Standard Series 70. Standard Series 71. Standard Series 72. Standard Series 73. Standard Series 74. Standard Series 75. Standard Series 76. Standard Series 77. Standard Series 78. Standard Series 79. Standard Series 80. Standard Series 81. Standard Series 82. Standard Series 83. Standard Series 84. Standard Series 85. Standard Series 86. Standard Series 87. Standard Series 88. Standard Series 89. Standard Series 90. Standard Series 91. Standard Series 92. Standard Series 93. Standard Series 94. Standard Series 95. Standard Series 96. Standard Series 97. Standard Series 98. Standard Series 99. Standard Series 100. Standard Series
	9 LD-02	SOIL TOP HYDRAPRESSED SLABS Material: Classic Standard Series Color: Natural Finish: Random Notes: 1. Standard Series 2. Standard Series 3. Standard Series 4. Standard Series 5. Standard Series 6. Standard Series 7. Standard Series 8. Standard Series 9. Standard Series 10. Standard Series 11. Standard Series 12. Standard Series 13. Standard Series 14. Standard Series 15. Standard Series 16. Standard Series 17. Standard Series 18. Standard Series 19. Standard Series 20. Standard Series 21. Standard Series 22. Standard Series 23. Standard Series 24. Standard Series 25. Standard Series 26. Standard Series 27. Standard Series 28. Standard Series 29. Standard Series 30. Standard Series 31. Standard Series 32. Standard Series 33. Standard Series 34. Standard Series 35. Standard Series 36. Standard Series 37. Standard Series 38. Standard Series 39. Standard Series 40. Standard Series 41. Standard Series 42. Standard Series 43. Standard Series 44. Standard Series 45. Standard Series 46. Standard Series 47. Standard Series 48. Standard Series 49. Standard Series 50. Standard Series 51. Standard Series 52. Standard Series 53. Standard Series 54. Standard Series 55. Standard Series 56. Standard Series 57. Standard Series 58. Standard Series 59. Standard Series 60. Standard Series 61. Standard Series 62. Standard Series 63. Standard Series 64. Standard Series 65. Standard Series 66. Standard Series 67. Standard Series 68. Standard Series 69. Standard Series 70. Standard Series 71. Standard Series 72. Standard Series 73. Standard Series 74. Standard Series 75. Standard Series 76. Standard Series 77. Standard Series 78. Standard Series 79. Standard Series 80. Standard Series 81. Standard Series 82. Standard Series 83. Standard Series 84. Standard Series 85. Standard Series 86. Standard Series 87. Standard Series 88. Standard Series 89. Standard Series 90. Standard Series 91. Standard Series 92. Standard Series 93. Standard Series 94. Standard Series 95. Standard Series 96. Standard Series 97. Standard Series 98. Standard Series 99. Standard Series 100. Standard Series
	10 LD-02	PATHWAY PAVERS Material: Classic Standard Series Color: Natural Finish: Random Notes: 1. Standard Series 2. Standard Series 3. Standard Series 4. Standard Series 5. Standard Series 6. Standard Series 7. Standard Series 8. Standard Series 9. Standard Series 10. Standard Series 11. Standard Series 12. Standard Series 13. Standard Series 14. Standard Series 15. Standard Series 16. Standard Series 17. Standard Series 18. Standard Series 19. Standard Series 20. Standard Series 21. Standard Series 22. Standard Series 23. Standard Series 24. Standard Series 25. Standard Series 26. Standard Series 27. Standard Series 28. Standard Series 29. Standard Series 30. Standard Series 31. Standard Series 32. Standard Series 33. Standard Series 34. Standard Series 35. Standard Series 36. Standard Series 37. Standard Series 38. Standard Series 39. Standard Series 40. Standard Series 41. Standard Series 42. Standard Series 43. Standard Series 44. Standard Series 45. Standard Series 46. Standard Series 47. Standard Series 48. Standard Series 49. Standard Series 50. Standard Series 51. Standard Series 52. Standard Series 53. Standard Series 54. Standard Series 55. Standard Series 56. Standard Series 57. Standard Series 58. Standard Series 59. Standard Series 60. Standard Series 61. Standard Series 62. Standard Series 63. Standard Series 64. Standard Series 65. Standard Series 66. Standard Series 67. Standard Series 68. Standard Series 69. Standard Series 70. Standard Series 71. Standard Series 72. Standard Series 73. Standard Series 74. Standard Series 75. Standard Series 76. Standard Series 77. Standard Series 78. Standard Series 79. Standard Series 80. Standard Series 81. Standard Series 82. Standard Series 83. Standard Series 84. Standard Series 85. Standard Series 86. Standard Series 87. Standard Series 88. Standard Series 89. Standard Series 90. Standard Series 91. Standard Series 92. Standard Series 93. Standard Series 94. Standard Series 95. Standard Series 96. Standard Series 97. Standard Series 98. Standard Series 99. Standard Series 100. Standard Series

KEY	REF.	DESCRIPTION
	1 LD-01	1.2m HIGH ALUMINUM WOOD FENCE ON PORT WALL
	2 LD-01	2.3m HIGH WOOD FENCE
	3 LD-01	GUARDRAIL AS PER ARCH.

KEY	REF.	DESCRIPTION
	1 LD-01	SOD Base Critical Landscape Notes for Specifications
	2 LD-01	SHRUB PLANTING

OFF-SITE TREE LEGEND	
	AS
	HC
	EXISTING TREE

QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
1	AS	Acer glabrum 'Red November'	Red November Acer Maple	100cm x 100cm x 1.0m std	As shown
2	HC	Hydrangea paniculata	White Hydrangea	100cm x 100cm x 1.0m std	As shown

van der Zalm + associates inc.  
Parks & Recreation • Civil Engineering  
Urban Design • Landscape Architecture  
July 1, 2017 1776 Avenue  
Langley, British Columbia  
P: 604-882-0024  
F: 604-882-0024  
info@vz-zalm.com



Drawing Title:  
SITE & TREE PLAN - GROUND LEVEL

Project:  
The Terraces Phase 3

Drawing #:  
L-03

No.	By	Description	Date
4	JW	ISSUED FOR ADP	FEB 6 2018
3	JW	ISSUED FOR REVISED-CP	DEC 15 2017
2	JW	ISSUED FOR REVISED-CP	NOV 30 2017
1	JW	ISSUED FOR CP	NOV 17 2017

REVISIONS TABLE FOR DRAWINGS  
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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

Project:  
The Terraces Phase 3  
Location:  
5453 - 198th Street and  
19770, 19780 - 55 Avenue,  
Langley, British Columbia

Drawn: LJ MM	Stamp:
Checked: JW	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: 1:250	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED IN THIS DRAWING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED IN THIS DRAWING.

# LANDSCAPE DESIGN:

## TREE SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
	Acer palmatum 'Sango Kaku' / Coral Bark Maple	B&B	6cm			6
	Amelanchier x grandiflora 'Princess Diana' / Princess Diana Serviceberry	B&B	6cm	1.8m std	Single Leader	67
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	4cm			15
	Picea glauca pendula / Weeping White Spruce	B&B		3.0m ht	Single Leader	15
	Picea pungens 'Bakeri' / Bakeri Spruce	B&B		3.0m ht	Single Leader	11

## LEGEND - TERRACES 3

KEY	REF.	DESCRIPTION
	1 LD-02	CONCRETE SLAB
	5 LD-02	PAVER WALKWAYS Material: Pavers - Standard Series Size: 150mm x 150mm x 40mm Colour: Natural Border Pavers Colour: Natural Size: 150mm x 150mm x 40mm Colour: Natural Manufacturer: [blank] Product: [blank]
	1 LD-02	VEHICULAR PAVERS Material: Concrete Standard Series Size: Standard Colour: 1:1 Grey Manufacturer: [blank] Product: [blank]
	5 LD-02	HYDRAPRESSED SLABS Material: Concrete Standard Series Size: Standard Colour: 1:1 Grey Manufacturer: [blank] Product: [blank]
	5 LD-02	ROOFTOP HYDRAPRESSED SLABS Material: Concrete Standard Series Size: Standard Colour: 1:1 Grey Manufacturer: [blank] Product: [blank]
	5 LD-02	PATHWAY PAVERS Material: Concrete Standard Series Size: Standard Colour: 1:1 Grey Manufacturer: [blank] Product: [blank]

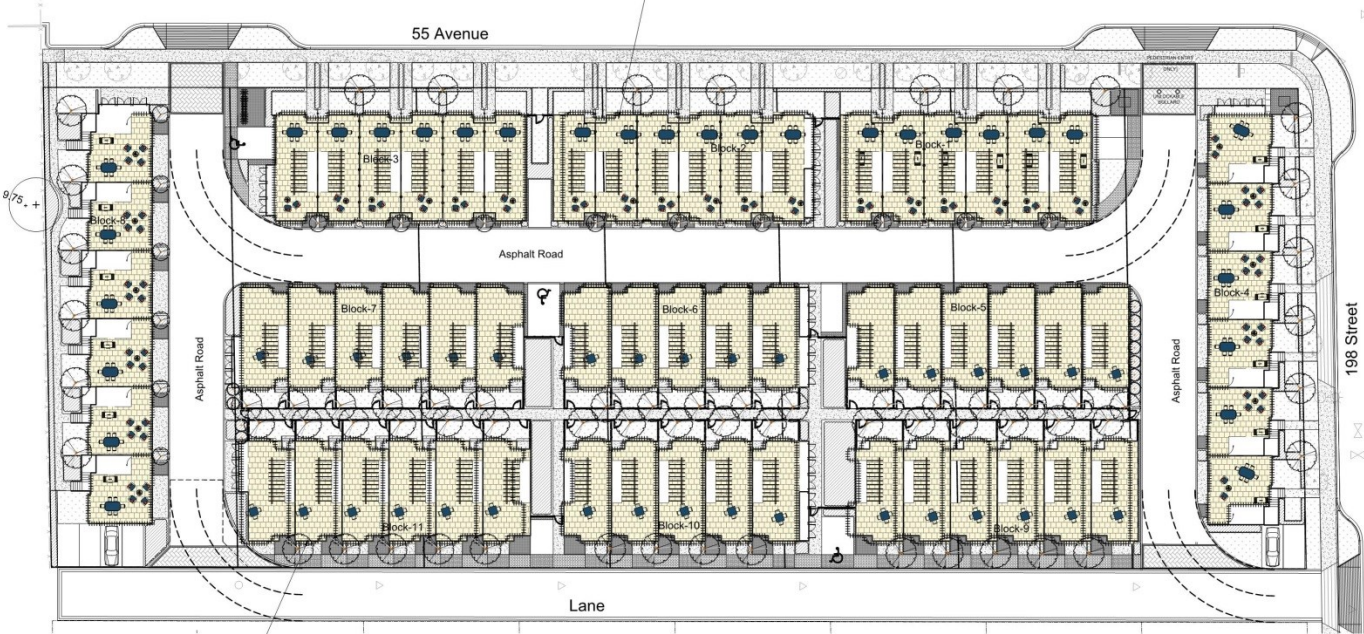
KEY	REF.	DESCRIPTION
	1 LD-01	2m HIGH ALUMINUM WOOD FENCE ON POST WALL
	2 LD-02	3m HIGH WOOD FENCE
		GUARDRAIL AS PER ARCH.

KEY	REF.	DESCRIPTION
		SOD See Critical Landscape Notes for Specifications
	3-5 LD-01	SHRUB PLANTING

OFF-SITE TREE LEGEND	
	EXISTING TREE

TREES	QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
1	1	LD	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	1.8m std	As shown
4	4	LD	Picea glauca pendula	Weeping White Spruce	3.0m ht	As shown

Rooftop patios hydrapressed slabs and guardrail around. Guardrail by Arch. Site furnishings by homeowner.



Hydrapressed slabs on pedestal. Typ. of all on podium patios. Site furnishings by homeowner.

1:250 0 2.5m 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5

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No.	By	Description	Date
4	JW	ISSUED FOR ADP	FEB 6 2018
3	JW	ISSUED FOR REVISED DP	DEC 15 2017
2	JW	ISSUED FOR REVISED DP	NOV 30 2017
1	JW	ISSUED FOR DP	NOV 17 2017

REVISIONS TABLE FOR DRAWINGS  
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No.	By	Description	Date
		REVISIONS TABLE FOR SHEET	

Project:  
The Terraces Phase 3  
Location:  
5453 - 198th Street and  
19770, 19780 - 55 Avenue,  
Langley, British Columbia

Drawn:  
LJ  
MM

Checked:  
JW

Approved:  
DJ

Stamp:  
Original Sheet Size:  
24"x36"

Scale:  
1:250

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Drawing Title:  
SITE PLAN - ROOFTOP

DP2017-57

Drawing #: L-04