



PROJECT DATA

BUILDING ANALYSIS OF:	19020-19070 56A AVE, LANGLEY
ZONE :	REZONING FROM RS-1 TO C-0
PID :	LOT 8 B/LM, P1, S2, S3 SECTION 3 AND LOT 8 NORTH EAST QUARTER SECTION 3 TOWNSHIP 8 N.W.D. PLAN 2104
LEGAL DESCRIPTION:	LOT A BLOCK A, DISTRICT LOT 322, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN EPP 78513
SITE SIZE :	4,080 SQ.M. (43,917 SQ.FT.)
NUMBER OF STOREYS:	4
GROSS FLOOR AREA :	MAX. ALLOWABLE PROPOSED NA GROUND FL. 1,827 SQ.M. (17,514 SQ. FT.) SECOND FL. 1,880 SQ.M. (18,082 SQ. FT.) THIRD FL. 1,700 SQ.M. (18,354 SQ. FT.) FOURTH FL. 1,700 SQ.M. (18,354 SQ. FT.) TOTAL 6,717 SQ.M. (72,304 SQ. FT.)
FSR :	MAX. ALLOWABLE PROPOSED NA 1.85
NUMBER OF DWELLING UNITS :	MAX. ALLOWABLE PROPOSED 80 80
EXISTING AVERAGE GRADE :	16.45 M (54.30')
HEIGHT :	MAX. ALLOWABLE HEIGHT NA PROPOSED 15.8M (51.71')
FRONT YARD:	MAX. ALLOWABLE PROPOSED 8.0M (18.00') 8.3M (20.36')
REAR YARD :	MIN. REQUIRED PROPOSED 8.0M (18.00') 8.1M (18.00')
SIDE YARD :	MIN. REQUIRED PROPOSED WEST 6.0M (19.69') EAST 8.0M (19.69') + 2M WEST 7.7M (25.10') EAST 7.3M (23.95') + 2M
SITE COVERAGE :	MAX. ALLOWABLE PROPOSED 4,080 X 40% = 1,632 SQ. M. (17,587 SQ.FT.) 1,700 SQ.M. (18,354 SQ. FT.) (41.2% - Discussed Refinement)
PARKING :	REQUIRED RESIDENTIAL 1.2 X 24 + 1.3 X 48 + 2 X 5 = 107.2 (108) VISITOR 0.2 X 80 = 16 (16) PROVIDED 124 HANDICAPPED PARKING REQUIRED 0.05 X 107 = 5.35 (5) PROVIDED 6 SMALL CAR MAX. ALLOWABLE 0.4 X 124 = 49.6 (50) PROVIDED 38
BICYCLE :	REQUIRED 0.5 X 80 = 40 PROVIDED 40
IN-SITE STORAGE :	REQUIRED 1 X 80 = 80 PROVIDED 80
ADAPTABLE UNITS :	REQUIRED 5% X 80 = 4 PROVIDED 4
AMENITY SPACE:	REQUIRED 24,780 SQ. FT. X 80 = 1,982,400 SQ. FT. INDOOR AMENITY 725 SQ.FT. OUTDOOR AMENITY 1,273 SQ.FT. TOTAL 1,989 SQ.FT.

UNITS SYNOPSIS

UNIT TYPE	NO. BED	AREA (SF)	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNITS	TOTAL (SF)
UNIT A	3B	985 SQFT	1				1	985 SQFT
UNIT A2	3B	1,034 SQFT		1	1	1	3	3,102 SQFT
UNIT B	1B	805 SQFT	1	1	1	1	4	2,420 SQFT
UNIT B2	1B	566 SQFT	1	1	1	1	4	2,262 SQFT
UNIT C	2B	815 SQFT	1	1	1	1	4	3,260 SQFT
UNIT C2	2B	782 SQFT	1	1	1	1	4	3,046 SQFT
UNIT D	2B	888 SQFT	2	2	2	2	8	6,928 SQFT
UNIT D2	2B	816 SQFT	1	1	1	1	4	3,264 SQFT
UNIT D3 (ADAPT.)	2B	818 SQFT	1	1	1	1	4	3,284 SQFT
UNIT E	2B	723 SQFT	1	1	1	1	4	2,862 SQFT
UNIT F	1B	852 SQFT	1	1	1	1	4	2,806 SQFT
UNIT G	2B	886 SQFT	1				1	886 SQFT
UNIT G2	2B	828 SQFT		1	1	1	3	2,476 SQFT
UNIT H	3B+D	1,081 SQFT	1	1	1	1	4	4,324 SQFT
UNIT I	1B	583 SQFT	2	2	2	2	8	4,744 SQFT
UNIT I2	1B	825 SQFT	1	1	1	1	4	2,500 SQFT
UNIT J	2B	780 SQFT	1	1	1	1	4	3,040 SQFT
UNIT K	2B	805 SQFT	1	1	1	1	4	3,220 SQFT
UNIT L	2B	753 SQFT		1	1	1	3	2,259 SQFT
UNIT M	2B	725 SQFT		1	1	1	3	2,175 SQFT
UNIT N	2B	779 SQFT			1	1	2	1,558 SQFT
TOTAL			18	20	21	21	80	61,297 SQFT



DRAWING LIST

DP 0.0	PROJECT DATA
DP 1.1	SITE PLAN
DP 2.1	PARKING PLAN P1
DP 2.1a	PARKING PLAN P1 (SHEET1)
DP 2.1b	PAKING PLAN P1 (SHEET2)
DP 2.2	GROUND FLOOR PLAN
DP 2.2a	GROUND FLOOR PLAN (SHEET1)
DP 2.2b	GROUND FLOOR PLAN (SHEET2)
DP 2.3	SECOND FLOOR PLAN
DP 2.3a	SECOND FLOOR PLAN (SHEET1)
DP 2.3b	SECOND FLOOR PLAN (SHEET2)
DP 2.4	THIRD FLOOR PLAN
DP 2.4a	THIRD FLOOR PLAN (SHEET1)
DP 2.4b	THIRD FLOOR PLAN (SHEET2)
DP 2.5	FOURTH FLOOR PLAN
DP 2.5a	FOURTH FLOOR PLAN (SHEET1)
DP 2.5b	FOURTH FLOOR PLAN (SHEET2)
DP 2.6	ROOF PLAN
DP 2.6a	ROOF PLAN (SHEET1)
DP 2.6b	ROOF PLAN (SHEET2)
DP 3.1	NORTH ELEVATION KEY
DP 3.1a	NORTH ELEVATION (FRONT)
DP 3.2	SOUTH ELEVATION KEY
DP 3.2a	SOUTH ELEVATION (REAR)
DP 3.3	EAST & WEST ELEVATION
DP 4.1	SECTIONS
DP 5.1	STREET ELEVATION (PHOTOS)

date	revisions
Nov. 13 2019	Issued for DP submission
Dec. 17 2019	Issued for DP revision
Feb. 04 2019	Issued for DP revision
Mar. 18 2019	Issued for DP revision

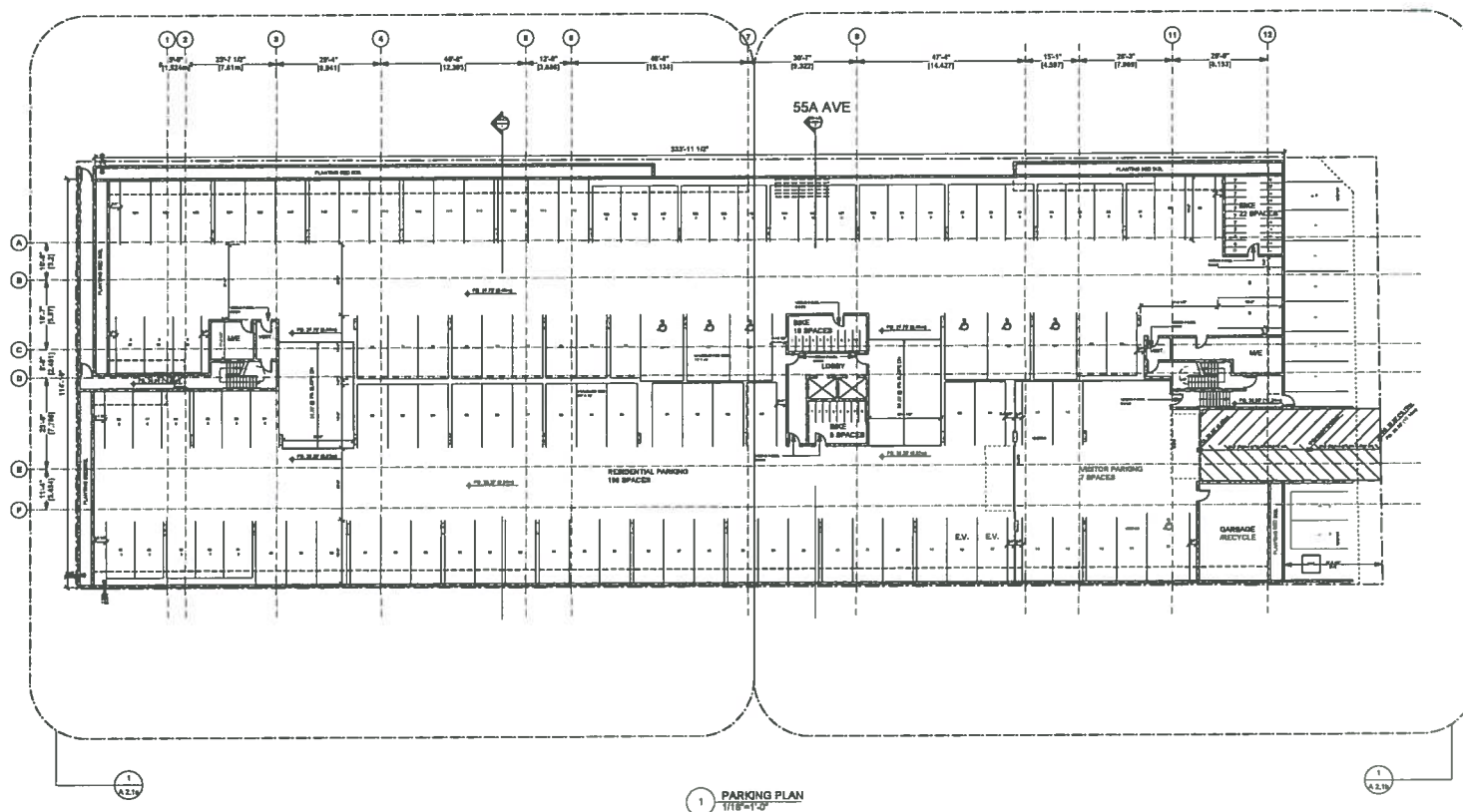
ANDREW CHEUNG
ARCHITECTS INC.

scale 410
1830 west 2nd avenue
Vancouver, B.C.
V6J 1Y3

tel (604) 685-2085
fax (604) 685-1988

Project	19020 56A AVE. LANGLEY, BC
Site	PROJECT DATA
Drawing Number	21817
As shown	As checked
As noted	As noted
Drawing Number	DP 0.0

CONTEXT PLAN



1 PARKING PLAN
1/16"=1'-0"

ALL PARKING STALLS HAVE ROUGHED-IN WIRING FOR FUTURE E.V. CHARGING

date	revision
Nov. 13 2018	Issued for DP submission
Dec. 17 2018	Issued for DP revision
Feb. 04 2019	Issued for DP revision
Mar. 18 2019	Issued for DP revision

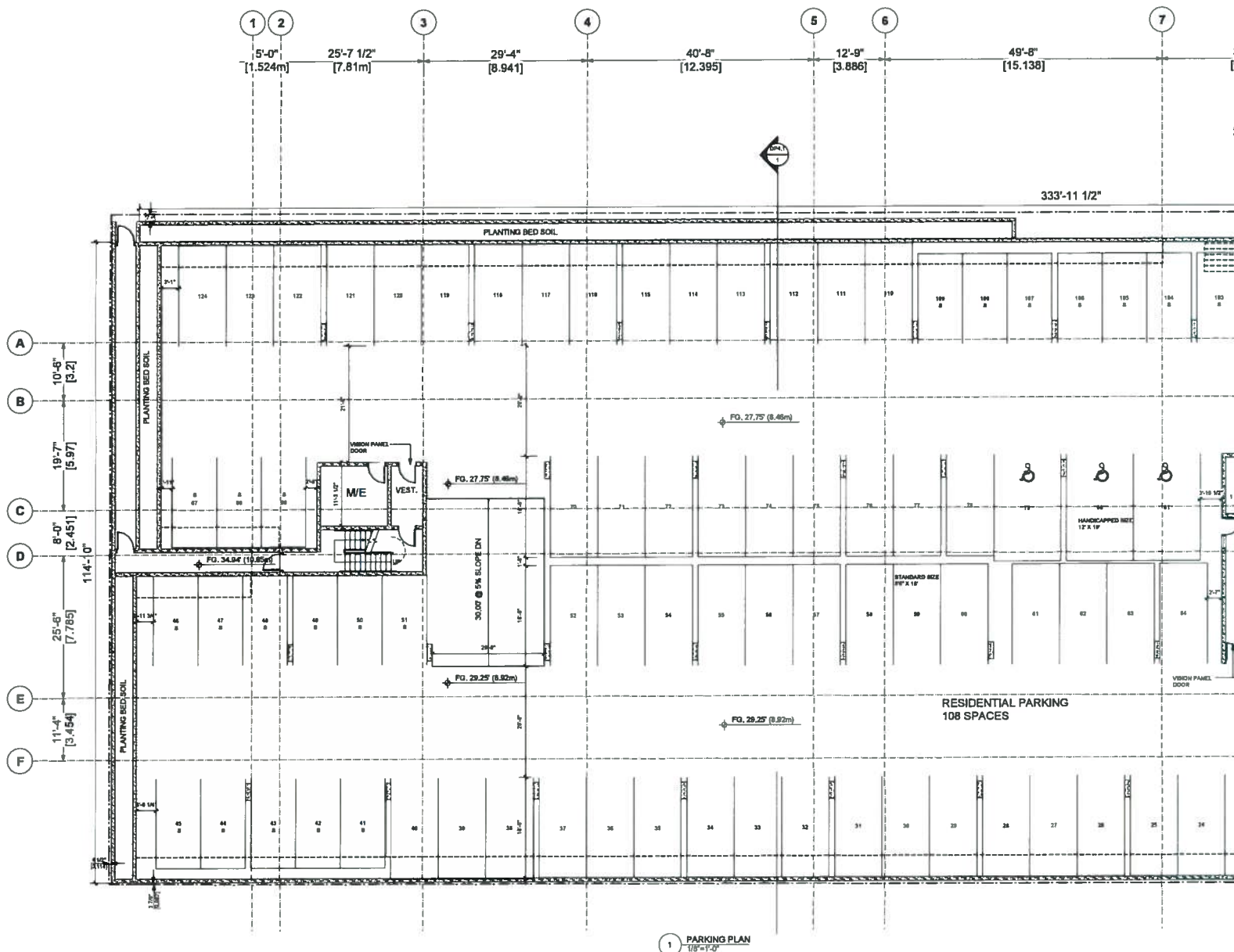
ANDREW CHEUNG
ARCHITECTS INC.

scale 410
1536 west 2nd avenue
Vancouver, B.C.
V6J 1Y3

tel (804) 685-2088
fax (804) 685-1688

PROJECT 19920-19970 55A AVE. LANGLEY	
SHEET PARKING PLAN P1	
PROJECT NUMBER 21817	SHEET NAME AS SHOWN
DRAWN BY [signature]	CHECKED BY [signature]
SHEET NUMBER DP 2.1	

The drawing was created using the following standards:



1 PARKING PLAN
1"=1'-0"

ALL PARKING STALLS HAVE ROUGHED-IN WIRING FOR FUTURE E.V. CHARGING



date	revision
Nov. 13 2018	Issued for DP submission
Dec. 17 2018	Issued for DP revision
Feb. 04 2019	Issued for DP revision
Mar. 18 2019	Issued for DP revision

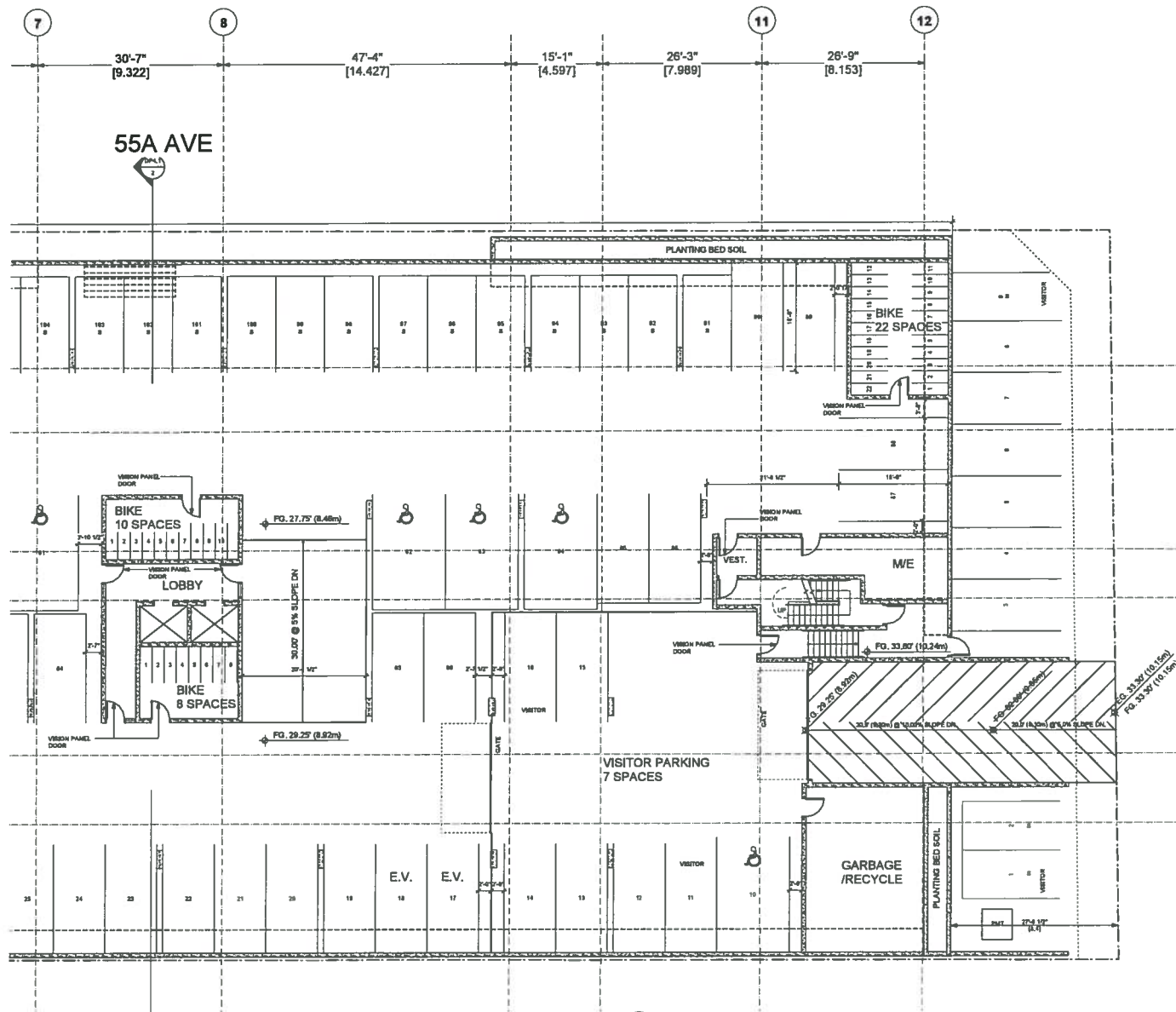
ANDREW CHEUNG
ARCHITECTS INC.

suite 410
1630 West 2nd Avenue
Vancouver, B.C.
V6J 1K3

tel (604) 685-2086
fax (604) 685-1889

project 19920-19970 55A AVE. LANGLEY	
sheet PARKING PLAN P1 (SHEET 1)	
project number 21817	no name
drawn by	checked by
drawing number DP 2.1a	

This drawing was created using the AutoCAD software.



ALL PARKING STALLS HAVE ROUGHED-IN WIRING FOR FUTURE E.V. CHARGING



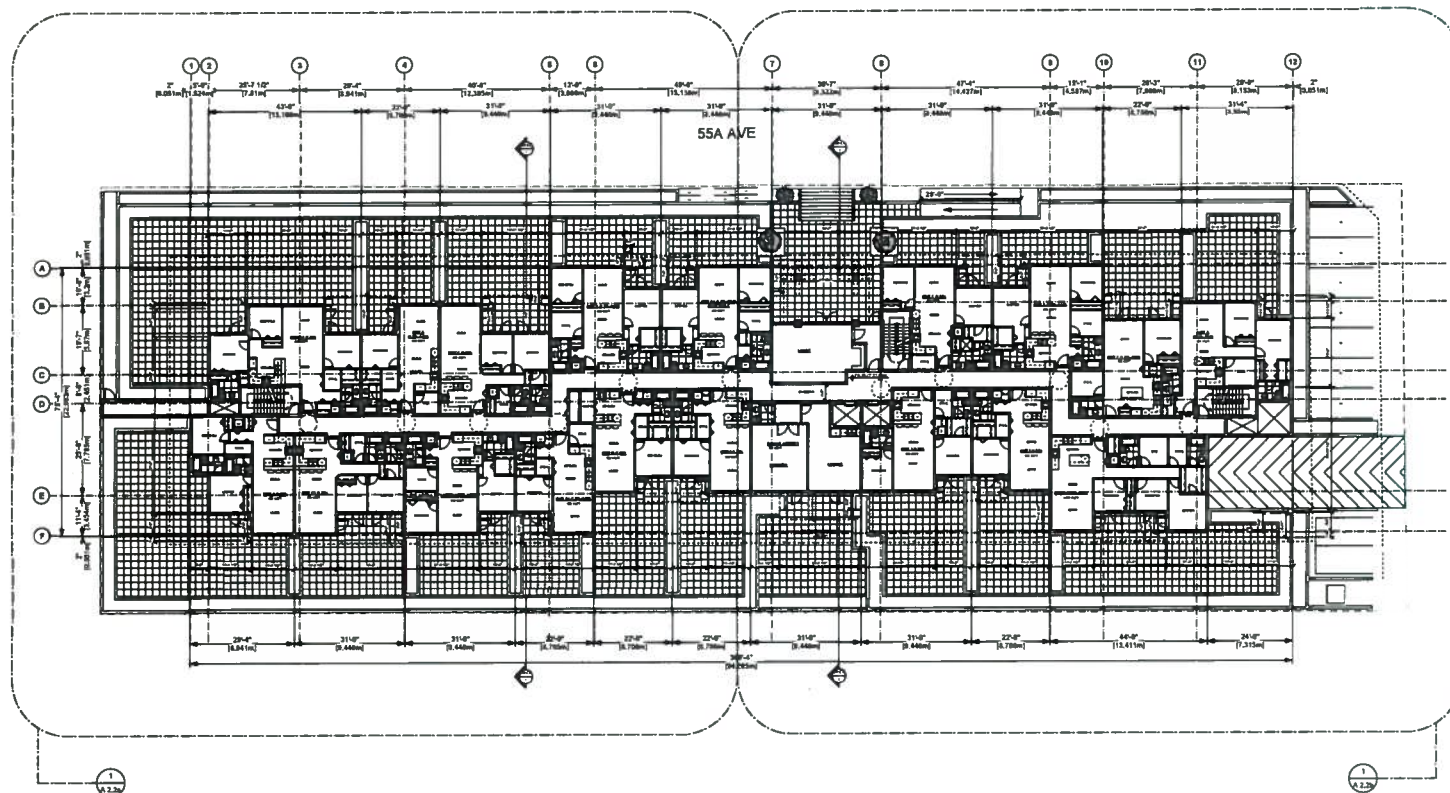
date	revisions
Nov. 13 2018	Issued for DP submission
Dec. 17 2018	Issued for DP revision
Feb. 04 2019	Issued for DP revision
Mar. 18 2019	Issued for DP revision

ANDREW CHEUNG
ARCHITECTS INC.

suite 410
1830 west 2nd avenue
vancouver, b.c.
v6j 1t3

tel (604) 685-2080
fax (604) 685-1080

project 19920-19970 55A AVE. LANGLEY	
sheet PARKING PLAN P1 (SHEET 2)	
project number 21917	no. of sheets 10
drawing date	revision no.
drawing number DP 2.1b	



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

date	revision
Nov. 13 2018	Issued for DP submission
Dec. 17 2018	Issued for DP revision
Feb. 04 2019	Issued for DP revision
Mar. 18 2019	Issued for DP revision

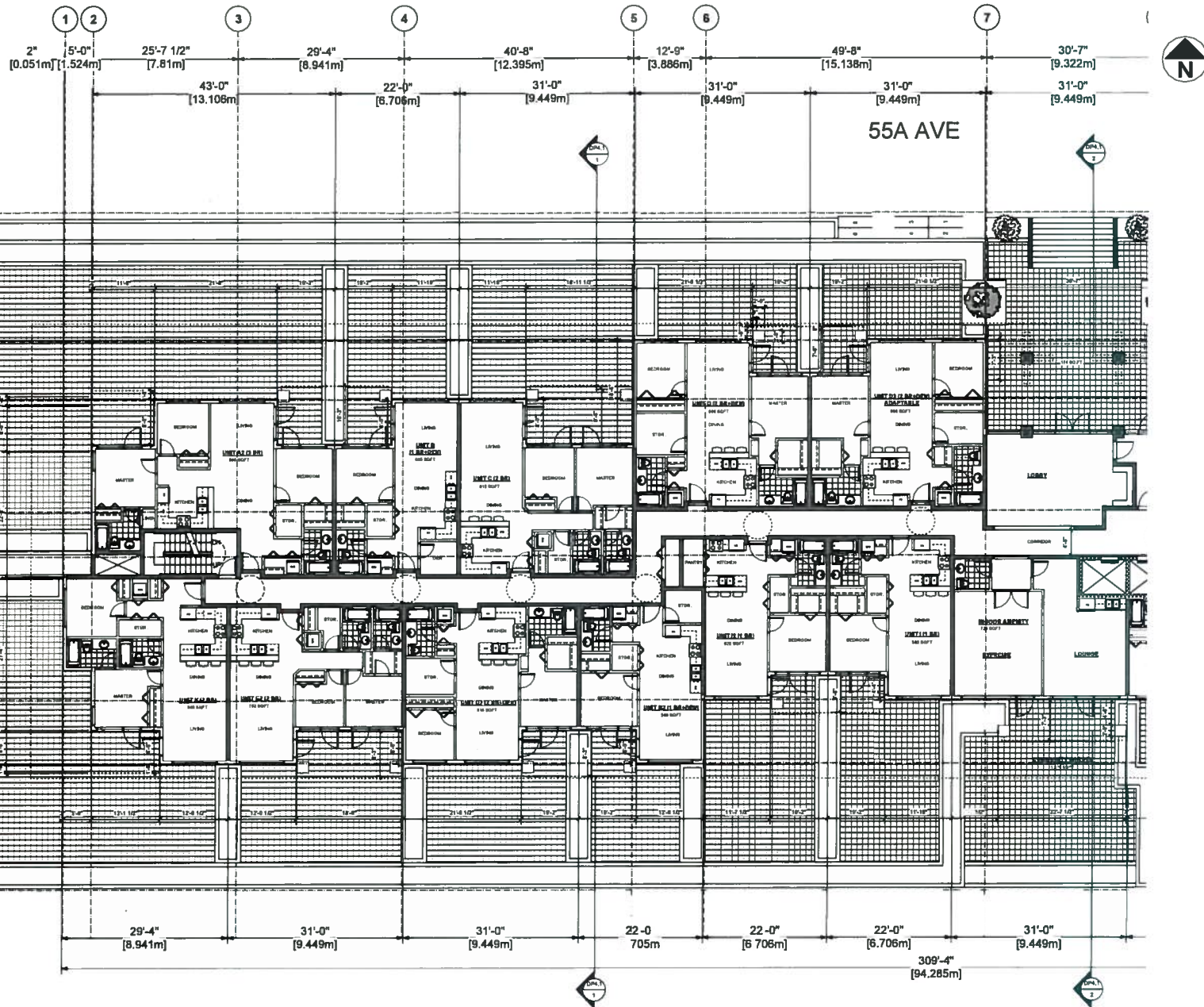
ANDREW CHEUNG
ARCHITECTS INC.

suite 410
1830 west 2nd avenue
Vancouver, B.C.
V6J 1Y3

tel (604) 685-2085
fax (604) 685-1888

project 19920 55A AVE. LANGLEY, BC		file name	
no. GROUND FLOOR PLAN -OVERALL PLAN-		drawing number DP 2.2	
project number 21817	drawn by as	checked by as	scale 1/8"=1'-0"
This set of drawings, including all sheets and details, is the property of Andrew Cheung Architects Inc. and shall remain the property of Andrew Cheung Architects Inc. unless otherwise indicated. No part of this set of drawings shall be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system without the prior written permission of Andrew Cheung Architects Inc.			

Not printing any details not in AutoCAD format or not in AutoCAD format



date	revision
Nov. 13 2018	Issued for DP submission
Dec. 17 2018	Issued for DP revision
Feb. 04 2019	Issued for DP revision
Mar. 18 2019	Issued for DP revision

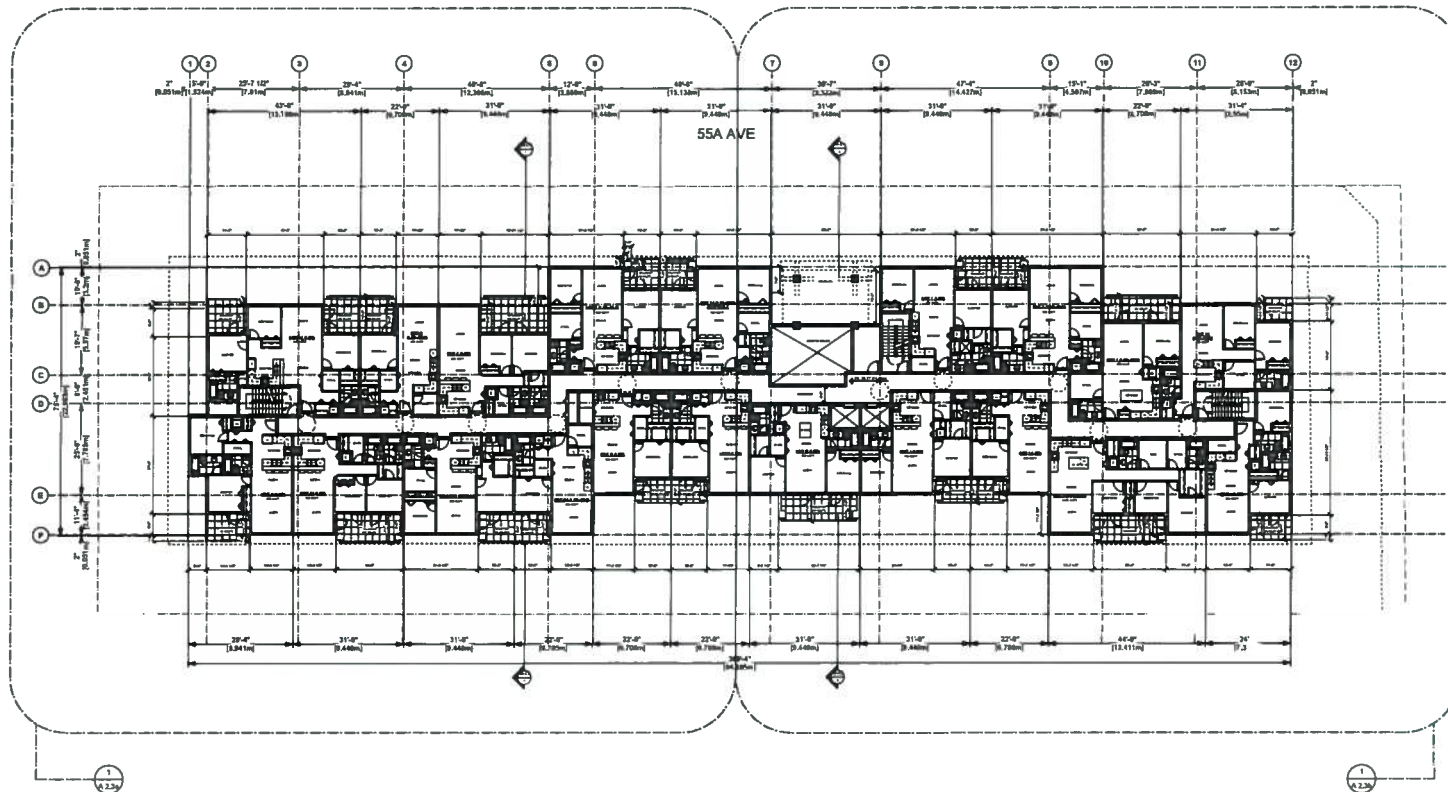
ANDREW CHEUNG
ARCHITECTS INC.

suite 410
1830 West 2nd Avenue
Vancouver, B.C.
V6J 1Y3

tel: (604) 885-2886
fax: (604) 885-1888

project 19920 55A AVE. LANGLEY, BC	
sheet GROUND FLOOR PLAN -SHEET 1-	
project number 21817	file name
drawn as	checked as
date 10/11/18	scale 1/8"=1'-0"
drawing number DP 2.2a	

This drawing was created using the AutoCAD software.



1 SECOND FLOOR PLAN
1/8"=1'-0"

date	revision
Nov. 13 2019	Issued for DP submission
Dec. 17 2019	Issued for DP revision
Feb. 04 2019	Issued for DP revision
Mar. 18 2019	Issued for DP revision

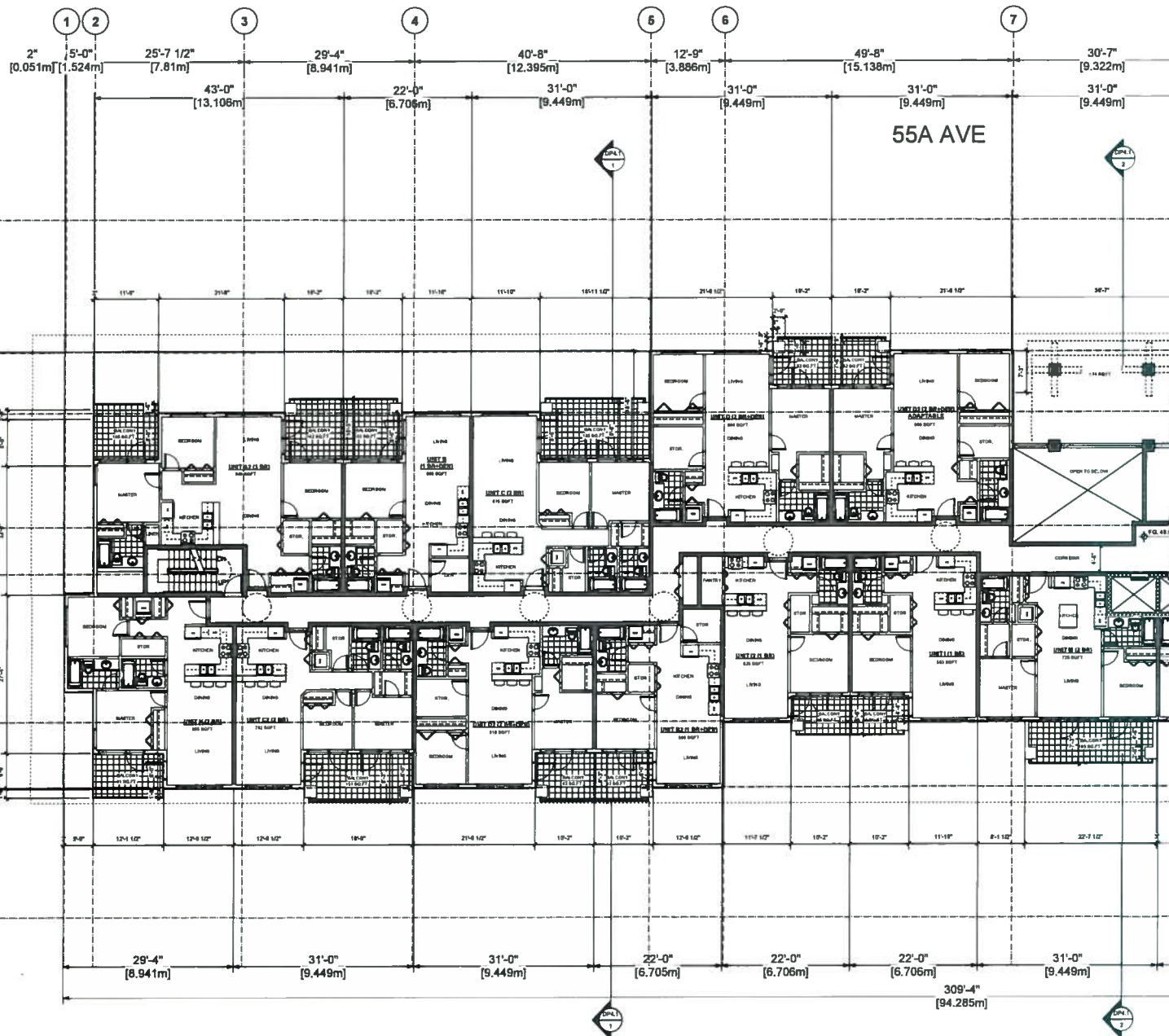
Comments

**ANDREW CHEUNG
ARCHITECTS INC.**

suite 410
1830 west 2nd avenue
Vancouver, B.C.
V6J 1K3

tel (604) 885-2086
fax (604) 885-1889

project 19920 55a AVE, LANGLEY, BC	
site SECOND FLOOR PLAN -OVERALL PLAN-	
project number 21817	file name
revision as	scale 1/8"=1'-0"
drawing number DP 2.3	



1 SECOND FLOOR PLAN - WEST SIDE
1/8"=1'-0"

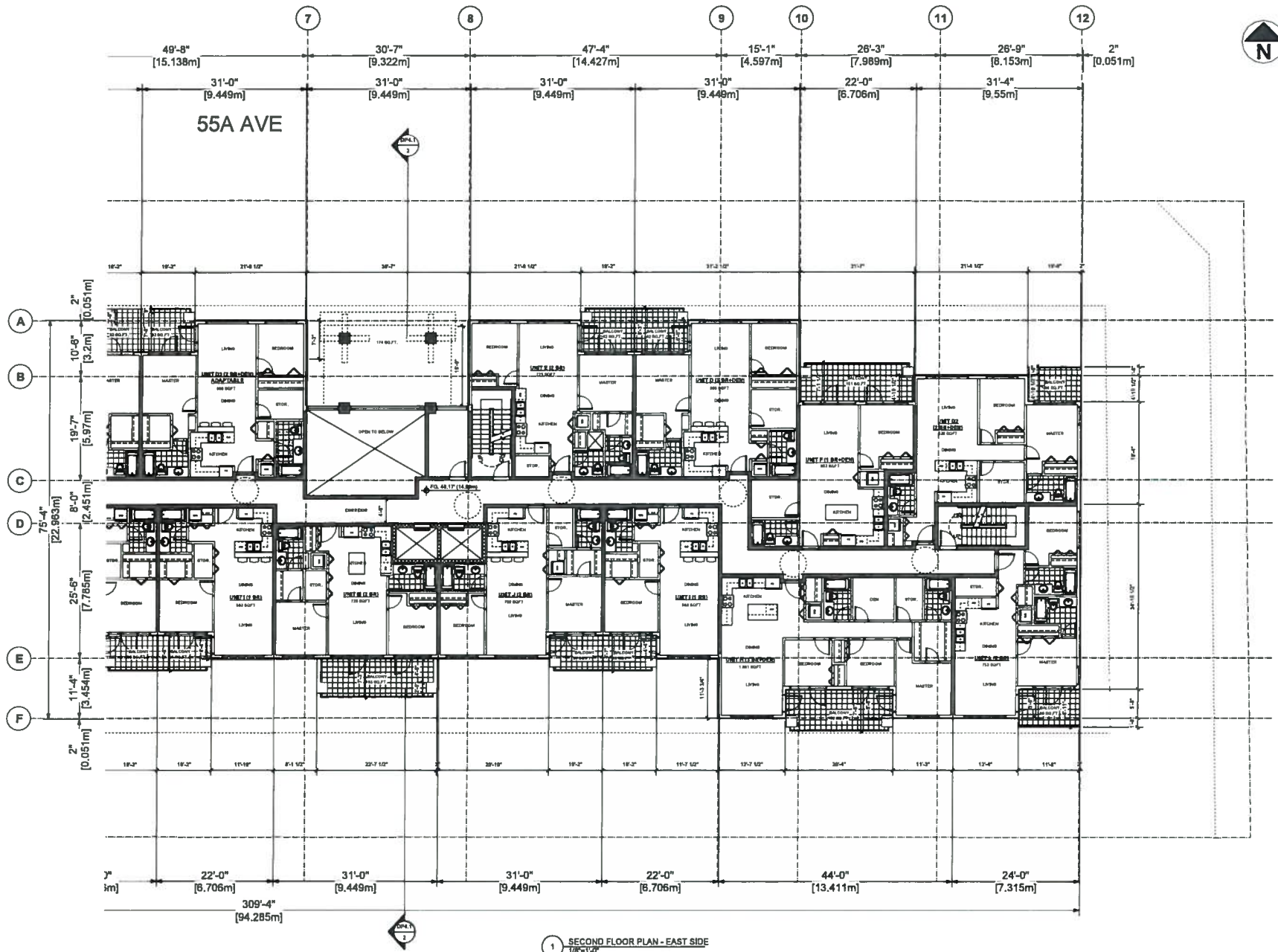
date revision
Nov. 13 2018 issued for DP submission
Dec. 17 2018 issued for DP revision
Feb. 04 2019 issued for DP revision
Mar. 18 2019 issued for DP revision

ANDREW CHEUNG
ARCHITECTS INC.

suite 410
1830 west 2nd avenue
vancouver, b.c.
v6j 1k3

tel: (604) 685-2286
fax: (604) 685-1889

project 19920 55a AVE. LANGLEY, BC	
site SECOND FLOOR PLAN -SHEET 1-	
project number 21617	file name
drawn as	checked as
scale 1/8"=1'-0"	
drawing number DP 2.3a	



date	revision
Nov. 13 2019	Issued for DP submission
Dec. 17 2019	Issued for DP revision
Feb. 04 2019	Issued for DP revision
Mar. 18 2019	Issued for DP revision

drawn by

**ANDREW CHEUNG
ARCHITECTS INC.**

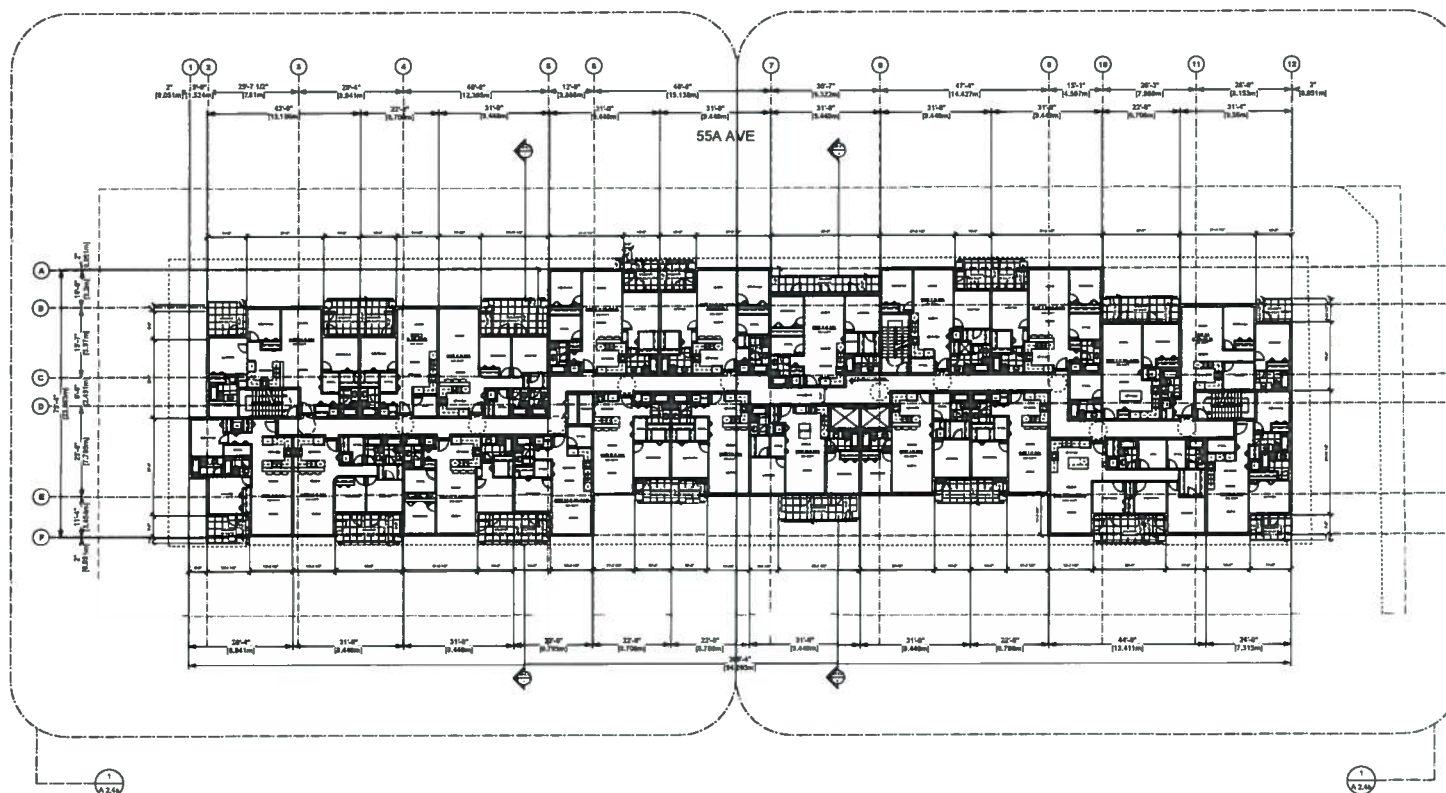
suite 410
1830 West 2nd Avenue
Vancouver, B.C.
V6J 1Y3

tel (604) 855-2088
fax (604) 855-1888

project 19920 55A AVE. LANGLEY, BC	
sheet SECOND FLOOR PLAN -SHEET 2-	
project number 21817	file name
drawn by AC	checked by AC
scale 1/8"=1'-0"	drawing number DP 2.3b

Drawn by Andrew Cheung, Architect. This plan and
specification are for the use of the client and are
not to be used for any other purpose without the
written consent of Andrew Cheung, Architect.

The drawing was created using the Light Building system.



1 THIRD FLOOR PLAN
1/16"=1'-0"

date	revision
Nov. 13 2018	Issued for DP submission
Dec. 17 2018	Issued for DP revision
Feb. 04 2019	Issued for DP revision
Mar. 18 2019	Issued for DP revision

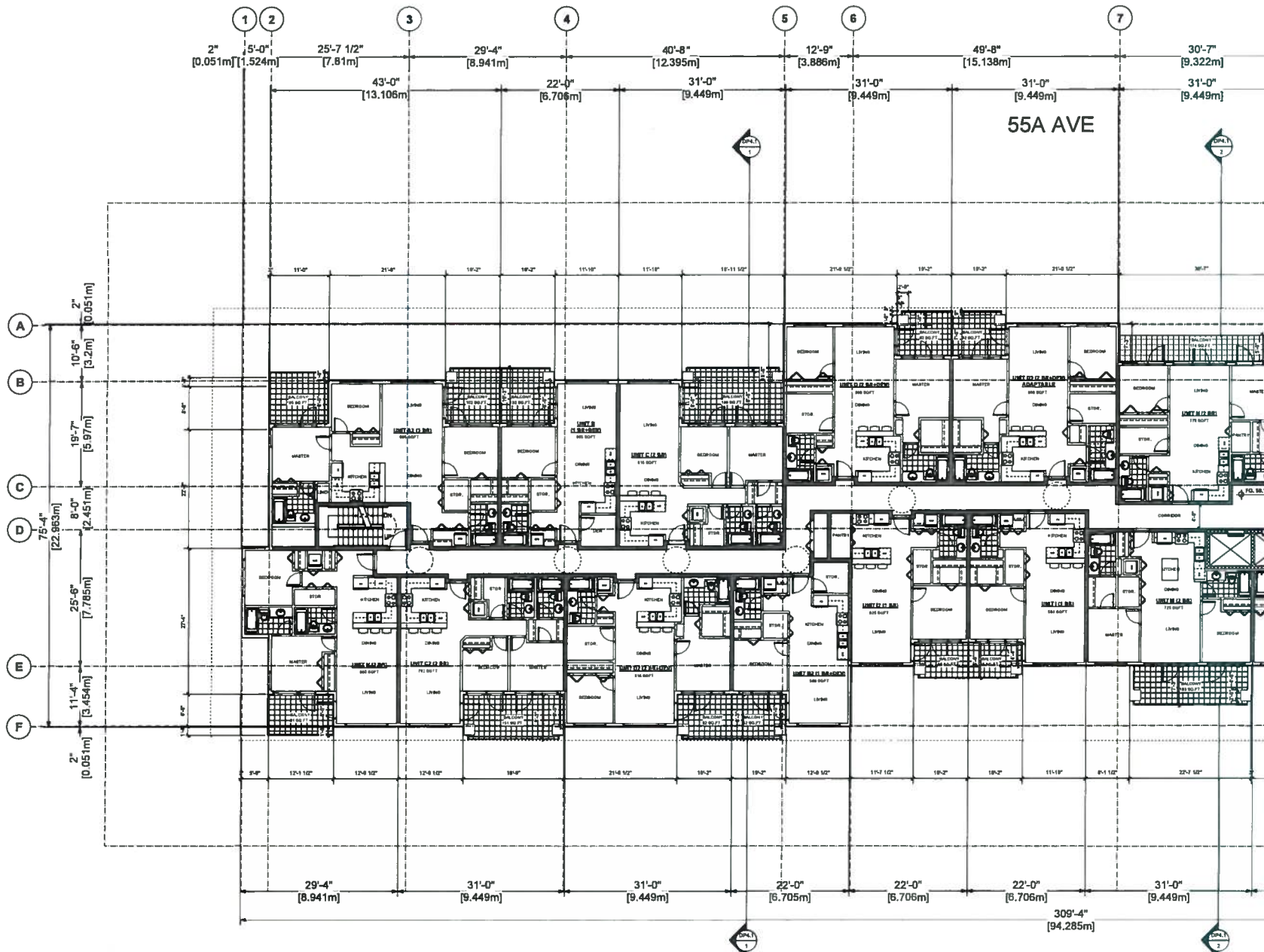
comments

**ANDREW CHEUNG
ARCHITECTS INC.**

suite 410
1830 west 2nd avenue
Vancouver, B.C.
V6J 1S3
tel: (604) 685-2086
fax: (604) 685-1989

project 19920 55A AVE. LANGLEY, BC	
title THIRD FLOOR PLAN -OVERALL PLAN-	
project number 21817	file name
drawn as	checked as
scale 1/16"=1'-0"	
drawing number DP 2.4	

This drawing was created using the AutoCAD software.



1 THIRD FLOOR PLAN - WEST SIDE
1/8"=1'-0"



date	revisions
Nov. 13 2018	Issued for DP submission
Dec. 17 2018	Issued for DP revision
Feb. 04 2019	Issued for DP revision
Mar. 18 2019	Issued for DP revision

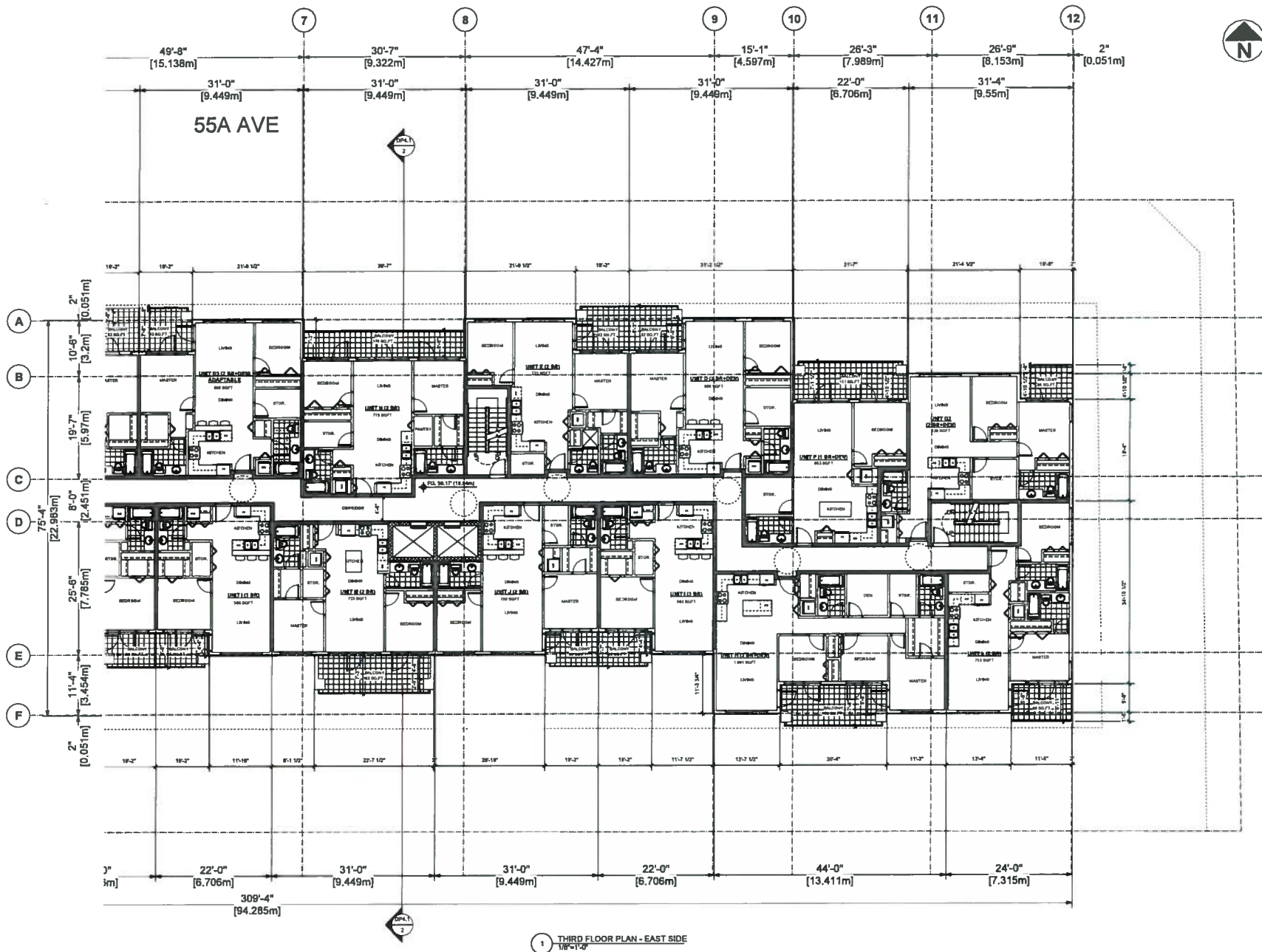
ANDREW CHEUNG
ARCHITECTS INC.

suite 410
1838 west 2nd avenue
Vancouver, B.C.
V6J 1G3

t: (604) 865-2080
f: (604) 865-1888

project 19920 55a AVE. LANGLEY, BC	sheet THIRD FLOOR PLAN -SHEET 1-
project number 21817	file name
drawn by	checked by
scale 1/8"=1'-0"	drawing number DP 2.4a

This drawing was created using AutoCAD (Autodesk) software.



date	revision
Nov. 13 2016	Issued for DP submission
Dec. 17 2016	Issued for DP revision
Feb. 04 2019	Issued for DP revision
Mar. 18 2019	Issued for DP revision
comments	

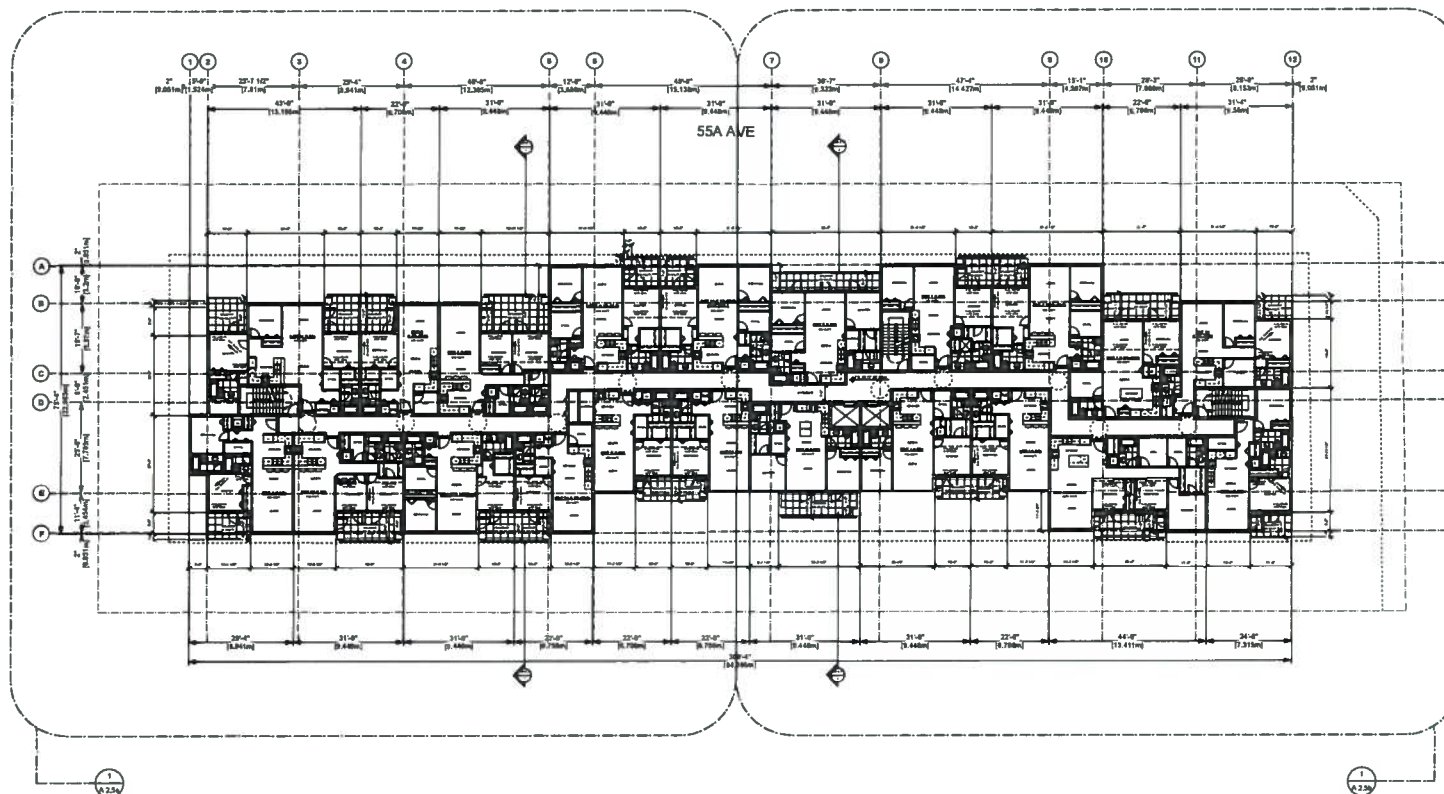
ANDREW CHEUNG ARCHITECTS INC.

suite 410
1838 West 2nd Avenue
Vancouver, B.C.
V6J 1Y3

tel: (604) 685-2086
fax: (604) 685-1088

project	19920 55a AVE. LANGLEY, BC
file	THIRD FLOOR PLAN -SHEET 2-
project number	21817
drawn	as
checked	as
scale	1/8"=1'-0"
drawing number	DP 2.4b

This drawing was created using the AutoCAD software.



1 FOURTH FLOOR PLAN
1/8"=1'-0"

date	revision
Nov. 13 2019	Issued for DP submission
Dec. 17 2019	Issued for DP revision
Feb. 04 2019	Issued for DP revision
Mar. 18 2019	Issued for DP revision

consultants

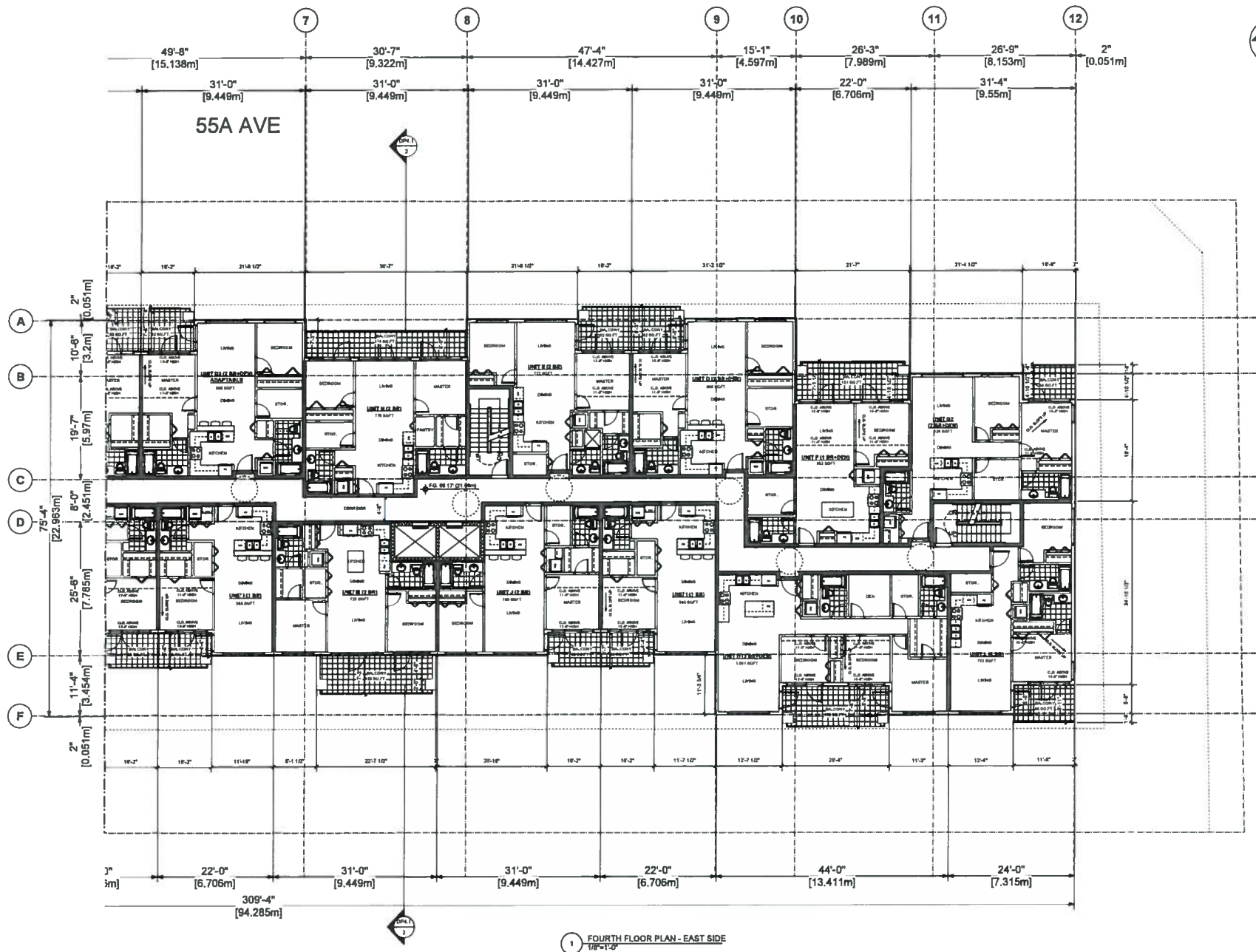
**ANDREW CHEUNG
ARCHITECTS INC.**

suite 410
1838 west 2nd avenue
vancouver, b.c.
v6j 1h3

tel (604) 695-2066
fax (604) 695-1889

project 19920 55A AVE. LANGLEY, BC			
site FOURTH FLOOR PLAN -OVERALL PLAN-			
project number 21817	file name	drawing number DP 2.5	
drawn as	checked as	scale 1/8"=1'-0"	

This drawing was created using an AutoCAD® software.



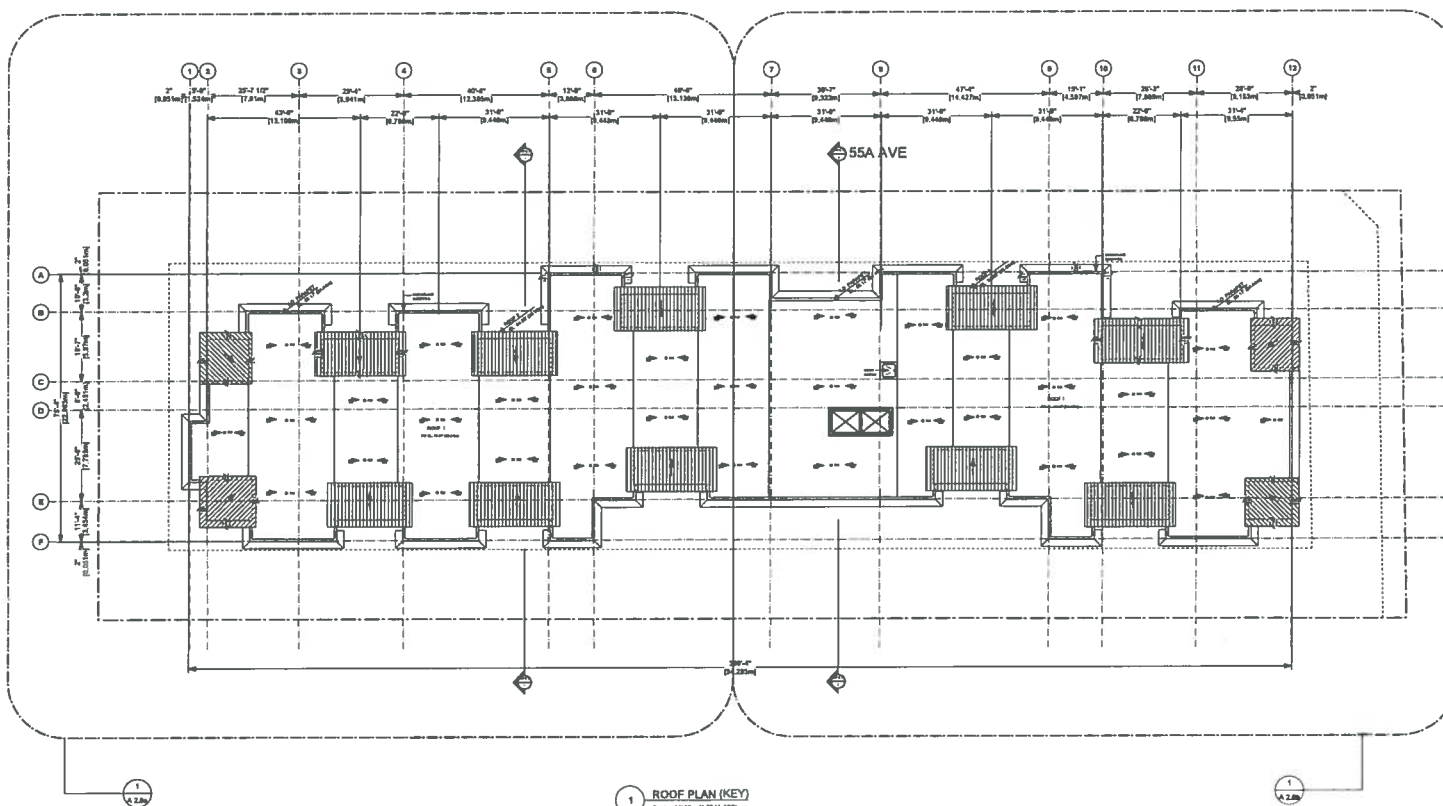
date	revision
Nov. 13 2019	Issued for DP submission
Dec. 17 2019	Issued for DP revision
Feb. 04 2019	Issued for DP revision
Mar. 19 2019	Issued for DP revision

ANDREW CHEUNG
ARCHITECTS INC.

suite 410
1830 West 2nd Avenue
Vancouver, B.C.
V6J 1Y3

tel: (604) 685-2080
fax: (604) 685-1989

project 19920 55A AVE. LANGLEY, BC	
sheet FOURTH FLOOR PLAN -SHEET 2-	
project number 21817	file name
drawn ac	checked ac
scale 1/8"=1'-0"	drawing number DP 2.5b



1 ROOF PLAN (KEY)
Scale: 1/8" = 1'-0" (1:96)

date	revisions
Nov. 13 2010	Issued for CIP submission
Dec. 17 2010	Issued for CIP revision
Feb. 04 2011	Issued for CIP revision
Mar. 19 2011	Issued for CIP revision

notes

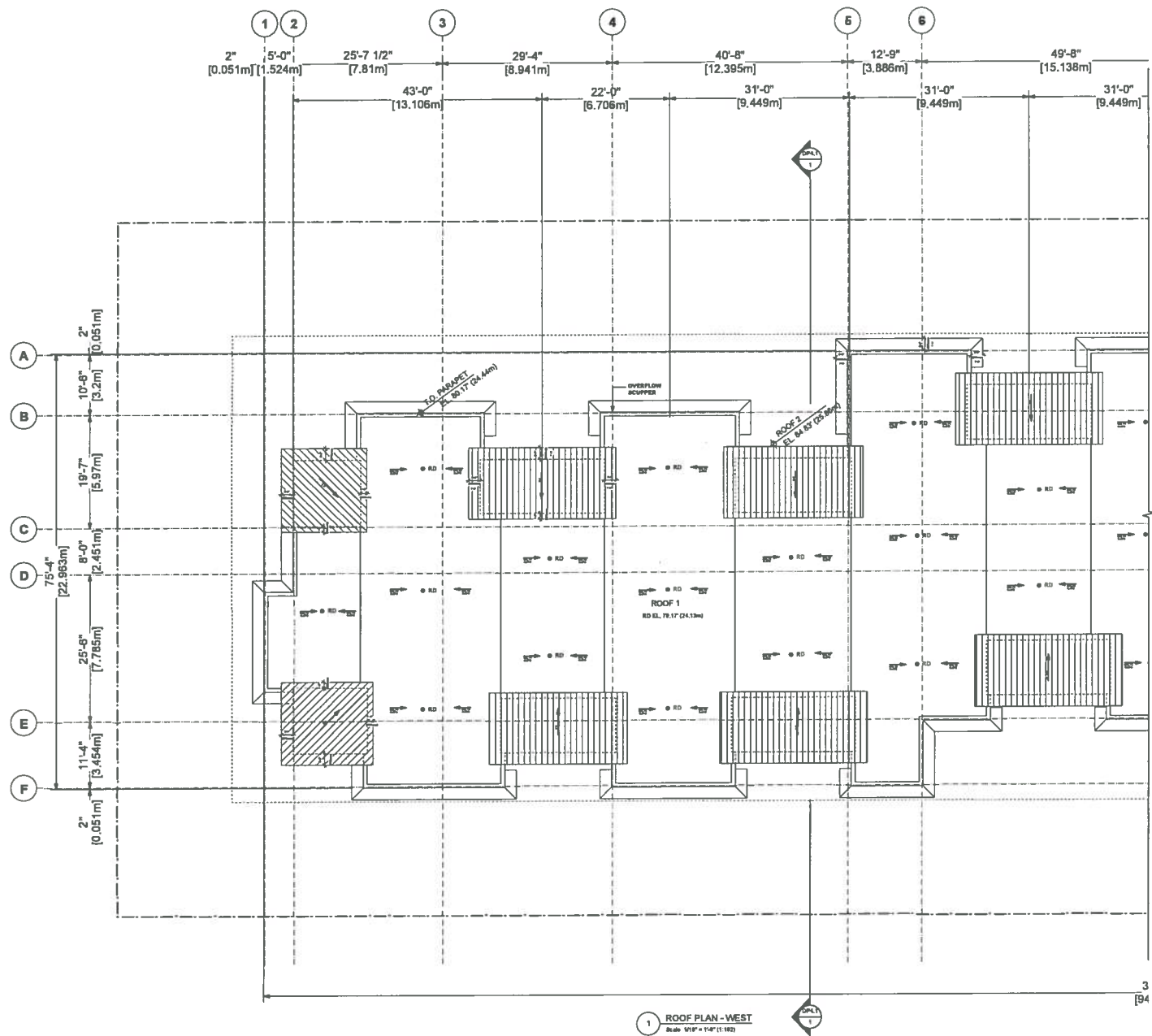
ANDREW CHEUNG
ARCHITECTS INC.

suite 410
1830 west 2nd avenue
vancouver, b.c.
v6j 1h3

tel (604) 685-2066
fax (604) 685-1888

project 19920-19970 55A AVE. LANGLEY			
site ROOF PLAN			
original number 21817	file name		
drawn js	checked as	scale 1/8" = 1'-0" (1:96)	
drawing number DP 2.6			

This drawing was created using the AutoCAD software.



date	revision
Nov. 13 2018	Issued for CIP submission
Dec. 17 2018	Issued for CIP revision
Feb. 04 2019	Issued for CIP revision
Mar. 18 2019	Issued for CIP revision

author

**ANDREW CHEUNG
ARCHITECTS INC.**

suite 410
1830 West 2nd Avenue
Vancouver, B.C.
V6J 1A3

tel. (604) 685-2088
fax. (604) 685-1888

project 19920-19970 55A AVE. LANGLEY	
title ROOF PLAN (SHEET 1)	
project number 21817	file name
drawn jw	checked aw
date 18-Nov-18	scale 1/8" = 1'-0" (1:60)
drawing number DP 2.6a	



SOUTH ELEVATION KEY
Scale: 3/32" = 1'-0" (1:384)

revisions
Rev. 12 2016 Issued for DP submission
Dec. 17 2016 Issued for DP revision
Feb. 04 2017 Issued for DP revision
Mar. 16 2017 Issued for DP revision

consultants

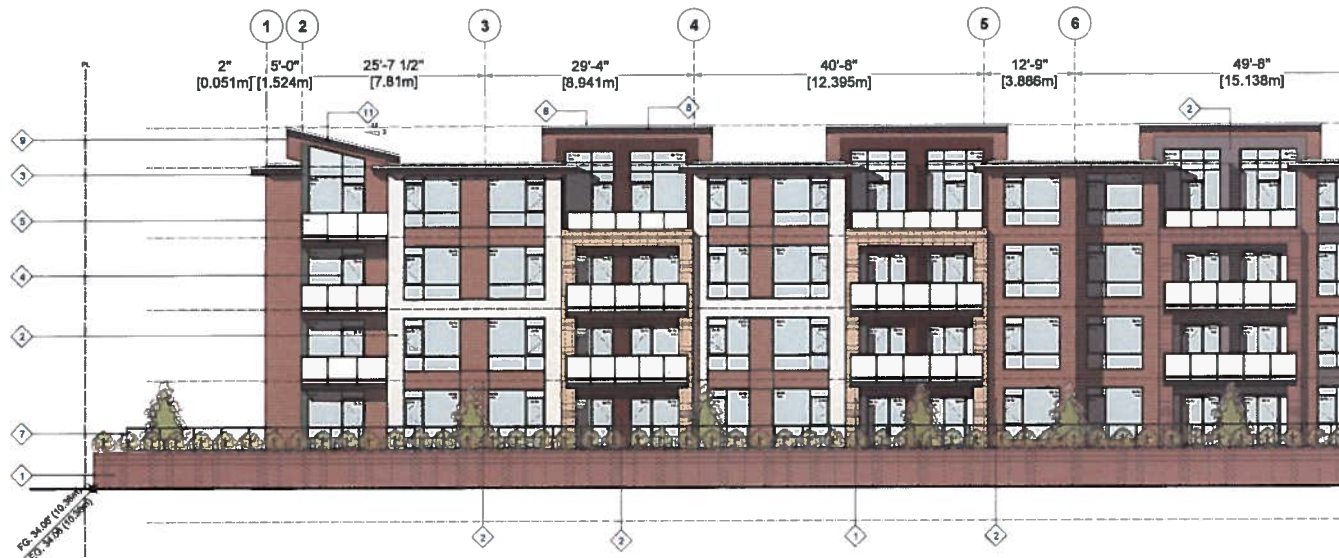
**ANDREW CHEUNG
ARCHITECTS INC.**

Suite 410
1630 West 2nd Avenue
Vancouver, B.C.
V6J 1H3

tel (604) 885-2086
fax (604) 885-1080

project 19520-19670 55A AVE. LANGLEY			
file SOUTH ELEVATION (KEY)			
project number 21817		file name 	
drawn js	checked ms	revs AS 8/12/2017	drawing number DP 3.2

This drawing was created using an AutoCAD/Revit/Archicad application.



1 SOUTH ELEVATION - WEST
Scale: 1/8" = 1'-0" (1:96)

- LEGEND
1. NATURAL BRICK
 2. HARDPLANK SIDING
 3. PREFINISH METAL PANEL
 4. ALUMINUM WINDOWS (CHARCOAL GREY)
 5. CLASH RAILING
 6. PREFINISH METAL FLASHING
 7. PREFINISH ALUMINUM RAILING
 8. PREFINISH METAL FASCIA COVER
 9. CEDAR SHIPIT
 10. HEAVY TIMBER
 11. STANDING SEAM METAL ROOF



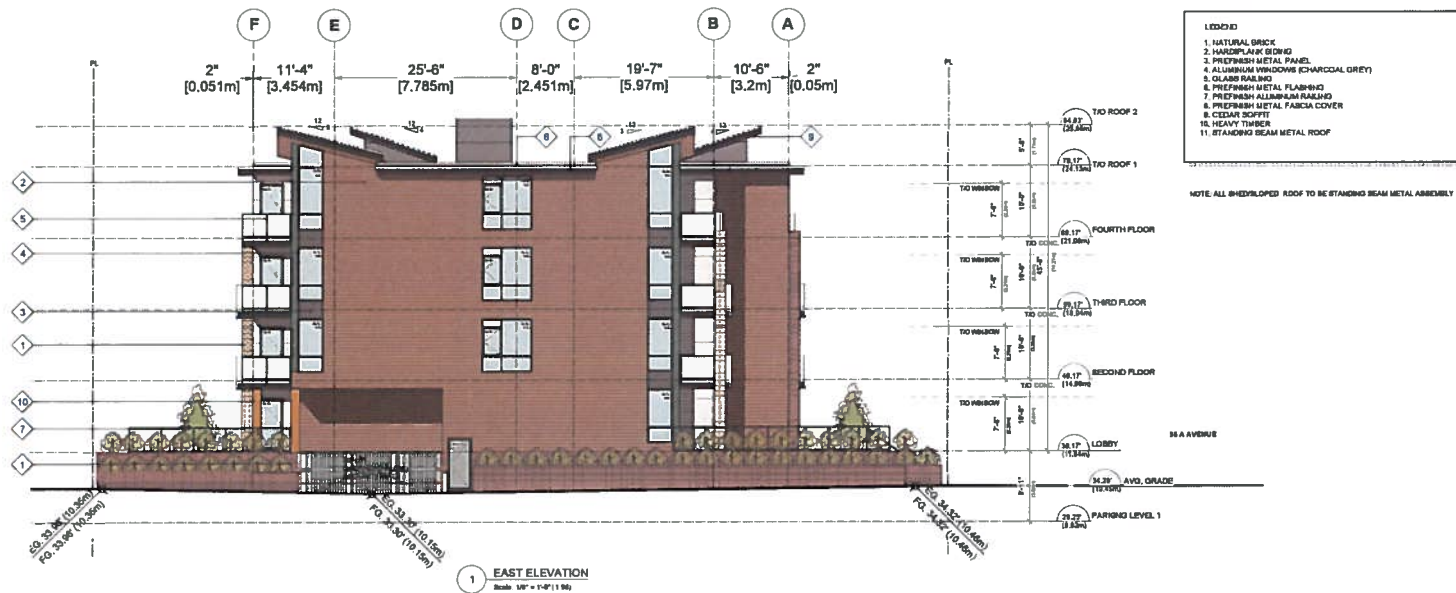
2 SOUTH ELEVATION - EAST
Scale: 1/8" = 1'-0" (1:96)

date	revisions
Nov. 13 2019	Issued for DP submission
Dec. 17 2019	Revised for DP revision
Feb. 04 2020	Revised for DP revision
Mar. 10 2020	Revised for DP revision

ANDREW CHEUNG ARCHITECTS INC.
 suite 410
 1830 west 2nd avenue
 Vancouver, B.C.
 V6J 1A3
 Tel: (604) 685-2086
 Fax: (604) 685-1889

project 19920-19970 55A AVE. LANGLEY	
site SOUTH ELEVATION	
project number 21817	file name
drawn by jph	checked by m
scale 1/8" = 1'-0" (1:96)	drawing number DP 3.2a

This drawing was created using the AutoCAD software.



date	revisions
Nov. 13 2016	Issued for DP submission
Dec. 17 2016	Issued for DP revision
Feb. 04 2017	Issued for DP revision
Mar. 13 2017	Issued for DP revision

**ANDREW CHEUNG
ARCHITECTS INC.**

suite 410
1830 west 2nd avenue
Vancouver, B.C.
V6J 1H3

tel (604) 685-2080
fax (604) 685-1888

project 19920-19970 55A AVE. LANGLEY	
drawing number 21817	
drawn by	checked by
date 1/8/17 (1:30)	date 1/8/17 (1:30)
drawing number DP 3.3	

This drawing was created using the AutoCAD software package.



1 EXISTING STREET ELEVATION (55A AVE.)
Scale: 1/32" = 1'-0" (1:384)



2 PROPOSED STREET ELEVATION (55A AVE.)
Scale: 1/32" = 1'-0" (1:384)

revisions	
date	revisions
Nov. 13 2019	Issued for DP submission
Dec. 17 2019	Issued for DP revision
Feb. 04 2019	Issued for DP revision
May 13 2019	Issued for DP revision
comments	

ANDREW CHEUNG
ARCHITECTS INC.

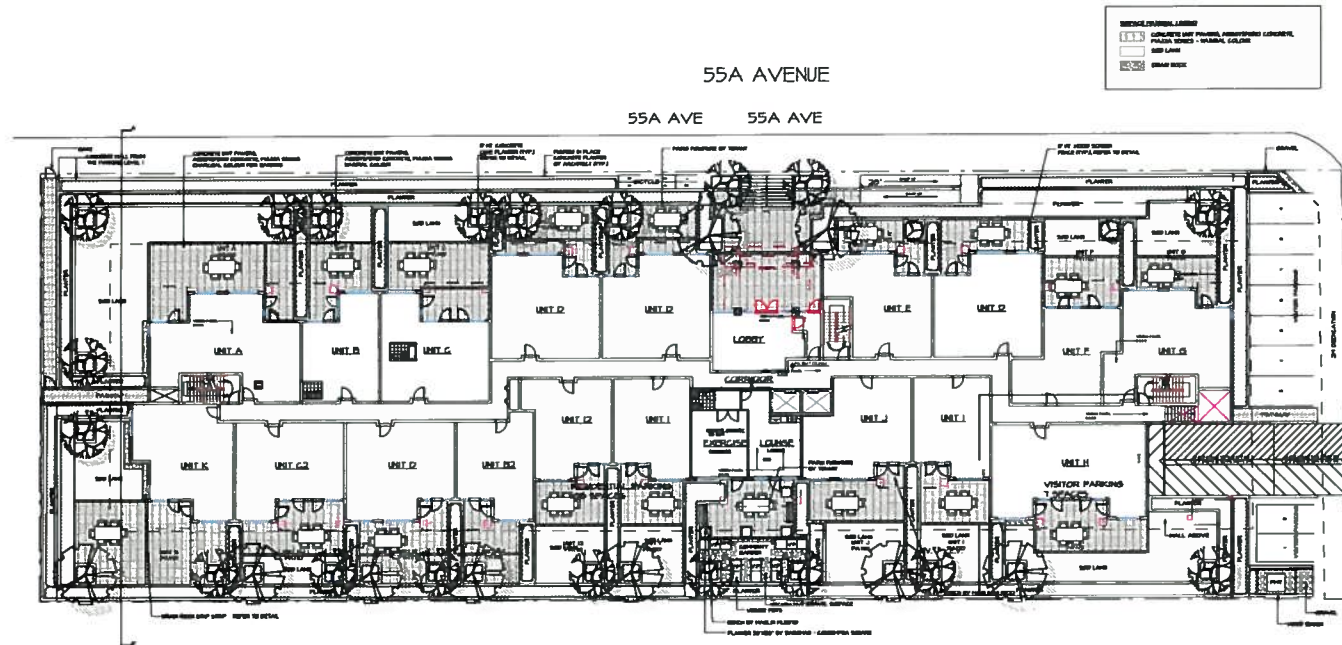
scale 410
1830 west 2nd avenue
VANCOUVER, B.C.
V6J 1K3
tel (604) 685-3086
fax (604) 685-1086

project	
19920-19970 55A AVE. LANGLEY	
title	
STREET ELEVATIONS	
project number	file number
21817	
drawn by	checked by
ph	AD SHOWN
drawing number	
DP 5.1	

©Copyright reserved. This drawing and design is the property of M2 Landscape Architecture and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	BY
1		REVISION AS PER CITY COMMENTS	BY
2		REVISION AS PER CITY COMMENTS	BY
3		REVISION AS PER CITY COMMENTS	BY
4		REVISION AS PER CITY COMMENTS	BY
5		REVISION AS PER CITY COMMENTS	BY
6		REVISION AS PER CITY COMMENTS	BY
7		REVISION AS PER CITY COMMENTS	BY
8		REVISION AS PER CITY COMMENTS	BY
9		REVISION AS PER CITY COMMENTS	BY
10		REVISION AS PER CITY COMMENTS	BY
11		REVISION AS PER CITY COMMENTS	BY
12		REVISION AS PER CITY COMMENTS	BY
13		REVISION AS PER CITY COMMENTS	BY
14		REVISION AS PER CITY COMMENTS	BY
15		REVISION AS PER CITY COMMENTS	BY
16		REVISION AS PER CITY COMMENTS	BY
17		REVISION AS PER CITY COMMENTS	BY
18		REVISION AS PER CITY COMMENTS	BY
19		REVISION AS PER CITY COMMENTS	BY
20		REVISION AS PER CITY COMMENTS	BY
21		REVISION AS PER CITY COMMENTS	BY
22		REVISION AS PER CITY COMMENTS	BY
23		REVISION AS PER CITY COMMENTS	BY
24		REVISION AS PER CITY COMMENTS	BY
25		REVISION AS PER CITY COMMENTS	BY
26		REVISION AS PER CITY COMMENTS	BY
27		REVISION AS PER CITY COMMENTS	BY
28		REVISION AS PER CITY COMMENTS	BY
29		REVISION AS PER CITY COMMENTS	BY
30		REVISION AS PER CITY COMMENTS	BY
31		REVISION AS PER CITY COMMENTS	BY
32		REVISION AS PER CITY COMMENTS	BY
33		REVISION AS PER CITY COMMENTS	BY
34		REVISION AS PER CITY COMMENTS	BY
35		REVISION AS PER CITY COMMENTS	BY
36		REVISION AS PER CITY COMMENTS	BY
37		REVISION AS PER CITY COMMENTS	BY
38		REVISION AS PER CITY COMMENTS	BY
39		REVISION AS PER CITY COMMENTS	BY
40		REVISION AS PER CITY COMMENTS	BY
41		REVISION AS PER CITY COMMENTS	BY
42		REVISION AS PER CITY COMMENTS	BY
43		REVISION AS PER CITY COMMENTS	BY
44		REVISION AS PER CITY COMMENTS	BY
45		REVISION AS PER CITY COMMENTS	BY
46		REVISION AS PER CITY COMMENTS	BY
47		REVISION AS PER CITY COMMENTS	BY
48		REVISION AS PER CITY COMMENTS	BY
49		REVISION AS PER CITY COMMENTS	BY
50		REVISION AS PER CITY COMMENTS	BY
51		REVISION AS PER CITY COMMENTS	BY
52		REVISION AS PER CITY COMMENTS	BY
53		REVISION AS PER CITY COMMENTS	BY
54		REVISION AS PER CITY COMMENTS	BY
55		REVISION AS PER CITY COMMENTS	BY
56		REVISION AS PER CITY COMMENTS	BY
57		REVISION AS PER CITY COMMENTS	BY
58		REVISION AS PER CITY COMMENTS	BY
59		REVISION AS PER CITY COMMENTS	BY
60		REVISION AS PER CITY COMMENTS	BY
61		REVISION AS PER CITY COMMENTS	BY
62		REVISION AS PER CITY COMMENTS	BY
63		REVISION AS PER CITY COMMENTS	BY
64		REVISION AS PER CITY COMMENTS	BY
65		REVISION AS PER CITY COMMENTS	BY
66		REVISION AS PER CITY COMMENTS	BY
67		REVISION AS PER CITY COMMENTS	BY
68		REVISION AS PER CITY COMMENTS	BY
69		REVISION AS PER CITY COMMENTS	BY
70		REVISION AS PER CITY COMMENTS	BY
71		REVISION AS PER CITY COMMENTS	BY
72		REVISION AS PER CITY COMMENTS	BY
73		REVISION AS PER CITY COMMENTS	BY
74		REVISION AS PER CITY COMMENTS	BY
75		REVISION AS PER CITY COMMENTS	BY
76		REVISION AS PER CITY COMMENTS	BY
77		REVISION AS PER CITY COMMENTS	BY
78		REVISION AS PER CITY COMMENTS	BY
79		REVISION AS PER CITY COMMENTS	BY
80		REVISION AS PER CITY COMMENTS	BY
81		REVISION AS PER CITY COMMENTS	BY
82		REVISION AS PER CITY COMMENTS	BY
83		REVISION AS PER CITY COMMENTS	BY
84		REVISION AS PER CITY COMMENTS	BY
85		REVISION AS PER CITY COMMENTS	BY
86		REVISION AS PER CITY COMMENTS	BY
87		REVISION AS PER CITY COMMENTS	BY
88		REVISION AS PER CITY COMMENTS	BY
89		REVISION AS PER CITY COMMENTS	BY
90		REVISION AS PER CITY COMMENTS	BY
91		REVISION AS PER CITY COMMENTS	BY
92		REVISION AS PER CITY COMMENTS	BY
93		REVISION AS PER CITY COMMENTS	BY
94		REVISION AS PER CITY COMMENTS	BY
95		REVISION AS PER CITY COMMENTS	BY
96		REVISION AS PER CITY COMMENTS	BY
97		REVISION AS PER CITY COMMENTS	BY
98		REVISION AS PER CITY COMMENTS	BY
99		REVISION AS PER CITY COMMENTS	BY
100		REVISION AS PER CITY COMMENTS	BY

PROJECT:
MULTI-RESIDENTIAL DEVELOPMENT
19920 & 19970 55A Avenue
Langley, BC

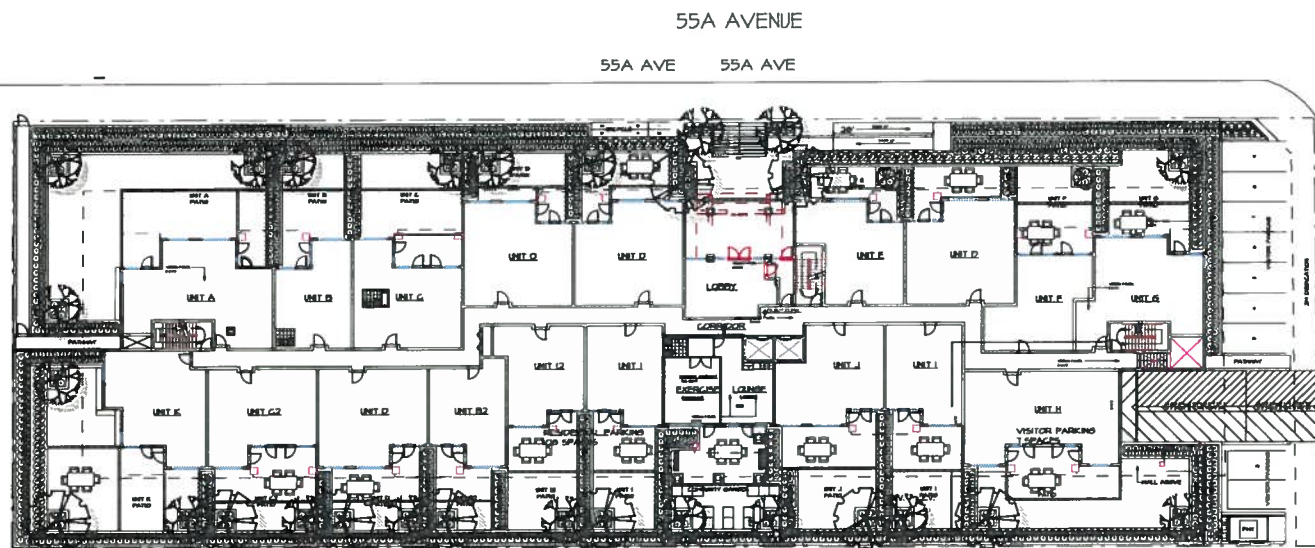
DRAWING TITLE:
LAYOUT PLAN

DATE: 04/01/11	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L1
DRAWN: CY	OF 5
CHECK: NTLM	

M2LA PROJECT NUMBER: JOB NO. 10-004

PLANT SCHEDULE			M2 JOB NUMBER: 19-004	
REV. SITY	BOTANICAL NAME	COMMON NAME	PLANTED QUANT / REMARKS	
1	ACER BROWN	PANORAMIC MAPLE	20M CAL. 20B	
2	CORUS FLORIDA	FLORISSING CORNWOOD	20M CAL. 20B	
3	PRUNUS SPINULATA 'HIMMELSHIMMER'	SPINULATA CACTUS	20M CAL. 20B	
4	BUNDS SEMPORVERIDUS ALBEDO-VARIEGATA	VARIATED BUNDS BUNDOOD	10 POT	
5	LORECEA PLENA	SHIRAZ BUNDOOD	10 POT	
6	LORECEA HYPERA SILVER BUNDOOD	SILVER BUNDOOD	10 POT	
7	TAMUS X MEDIA MIST	MIST'S TERN	10 POT, 20B	
8	CALYPTROGLOPHUS ACUTIFLORA TERN	FORBES BUNDOOD	10 POT	
9	ELITE HYPERBOLICUS BLUE CORN	BLUE CORN BUNDOOD	10 POT	
10	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
11	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
12	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
13	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
14	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
15	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
16	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
17	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
18	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
19	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
20	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
21	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
22	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
23	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
24	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
25	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
26	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
27	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
28	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
29	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
30	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
31	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
32	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
33	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
34	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
35	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
36	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
37	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
38	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
39	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
40	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
41	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
42	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
43	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
44	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
45	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
46	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
47	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
48	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
49	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
50	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
51	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
52	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
53	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
54	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
55	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
56	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
57	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
58	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
59	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
60	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
61	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
62	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
63	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
64	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
65	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
66	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
67	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
68	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
69	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
70	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
71	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
72	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
73	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
74	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
75	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
76	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
77	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
78	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
79	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
80	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
81	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
82	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
83	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
84	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
85	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
86	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
87	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
88	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
89	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
90	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
91	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
92	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
93	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
94	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
95	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
96	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
97	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
98	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
99	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	
100	FORBES HYPERBOLICUS BUNDOOD	SHIRAZ BUNDOOD	10 POT	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DETAILED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * QUANTITY AND REVISION: PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECTS AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: DESIGN WRITER APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. CANNOT BE SUBSTITUTED FOR OTHER PLANT MATERIAL. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED WHOLESALE FREE WHOLESALE. PROVIDE CERTIFICATION UPON DELIVERY.



Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

M2
LANDSCAPE ARCHITECTURE

#220-26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

PROJECT:

MULTI-RESIDENTIAL DEVELOPMENT
19920 & 19970 55A Avenue
Langley, BC

DRAWING TITLE:

PLANTING PLAN

DATE: 18/NOV/1
SCALE: 1/8"=1'-0"
DRAWING: DT
DESIGN: DT
CHECK: M2LA

DRAWING NUMBER:
L2
OF 5

M2LA PROJECT NUMBER: **JOB NO. 19-004**

SCHEDULE			M2 JOB NUMBER: 10-004
BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REPAIRS	
ACER BRECKIN	PANORAMIC MAPLE	8CM CAL, 8B	
CORNUS FLORIDA	FLORINDO CORNUS	8CM CAL, 8B	
PRUNUS SPENSATA 'WINDSOR'	APRICOT-LIKE LILAC	8CM CAL, 8B	
BURNING SPENSATA ALBEDO-VARIEDATA	VARIATED BURNING SPENSATA	10 POT	
LONGICORN PLEBIA	SILVER HORSESCALE	10 POT	
LONGICORN SILVER BEAUTY	SILVER BEAUTY HORSESCALE	10 POT	
TABAC & MEDIA 'HOLST'	HEX'S TEN	10 POT, 8CM	
CALANCAHEDRO ACUTIFLORA TAIL POKERST	POKERST REED BRASS	10 POT	
ELYNH HANDELINGUS BLUE TANG	BLUE TANG HANDELINGUS	10 POT	
PORPHYRY ALPINECORNUS HANDELINGUS	CHAMP POKERST BRASS	10 POT	
PORPHYRY ALPINECORNUS HANDELINGUS	CHAMP POKERST BRASS	10 POT	
RENETA & VERMICA DISPERSE	CATNIP	10 POT	
RENETA & VERMICA DISPERSE	CATNIP	10 POT	

1. SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 2. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER AND OTHER PLANT MATERIAL REQUIREMENTS. 3. PRUNUS & BURNING SPENSATA PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW OF DESIGN AT SOURCE OF SUPPLY. AREA OF DESIGN TO INCLUDE LOWER HANDELINGUS AND PRUNUS VALLEY. 4. SUBSTITUTIONS, OBTAIN WRITTEN IN THE LANDSCAPE SUBJECT FROM THE HANDELINGUS ASSISTANTS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE ON A HANDELINGUS OF FIVE DAYS FROM THE DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS OF QUALITY.

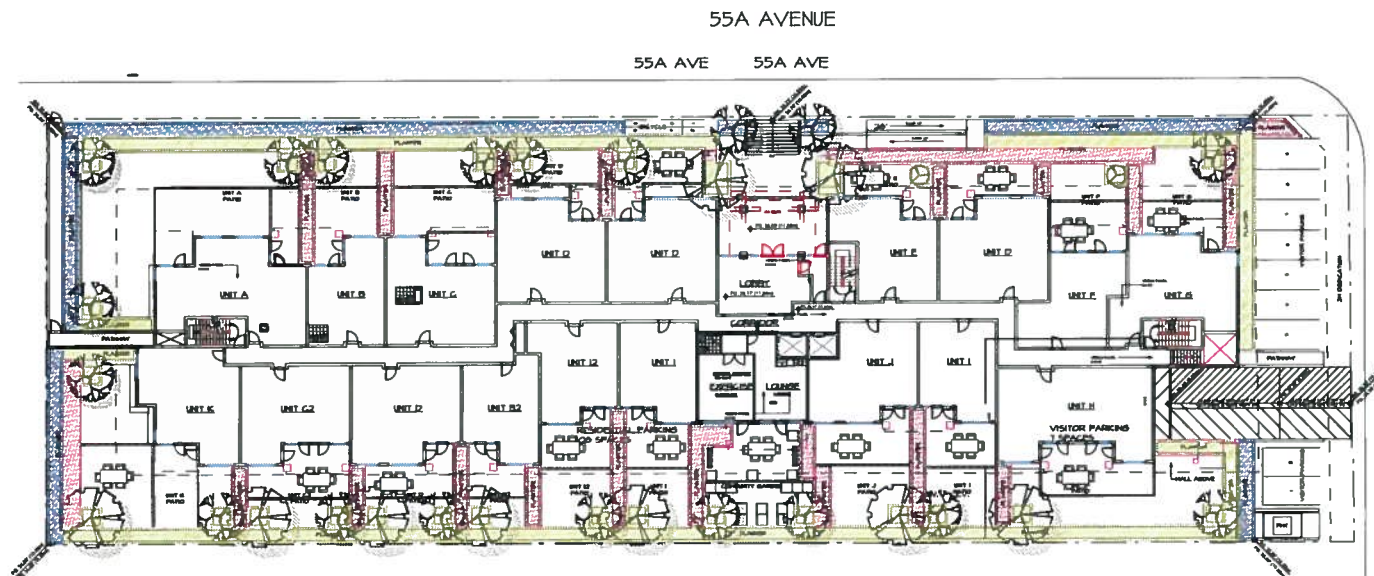
ATTENTION MUST BE PROVIDED FROM CERTIFIED NURSERY FREE WORKSHEET. PROVIDE CERTIFICATION UPON REQUEST.

SOIL DEPTH LEGEND

SOIL DEPTH MORE THAN 3"

SOIL DEPTH MORE THAN 3"

SOIL DEPTH LESS THAN 3"



Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220- 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

SEAL

PROJECT:

MULTI-RESIDENTIAL DEVELOPMENT

19920 & 19970 55A Avenue
Langley, BC

DRAWING TITLE:

SOIL DEPTHS PLAN

DATE: 03/07/10	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	
DRAWN: DT	
DESIGN: DT	
CHECK: HTLM	
M2LA PROJECT NUMBER:	JOB NO. 10-004

L3

OF 5



REFERENCE IMAGE
POURED IN PLACE
CONCRETE WALLS
BY ARCHITECT



REFERENCE IMAGE
CONCRETE PLANTERS



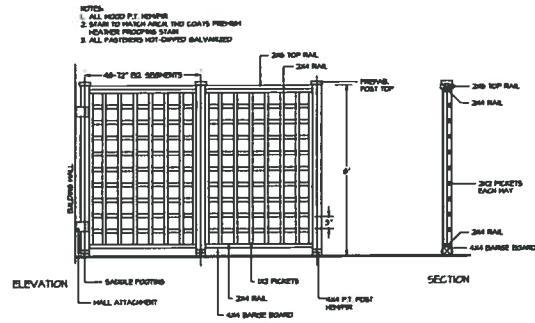
36\"/>



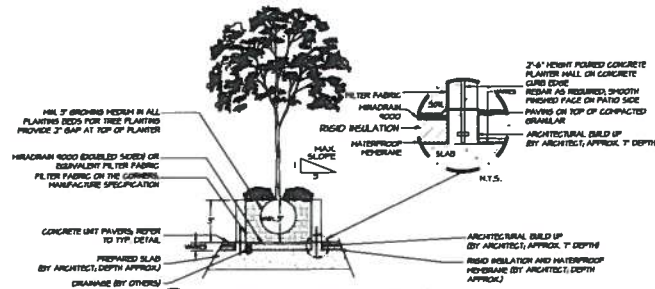
69.5\"/>



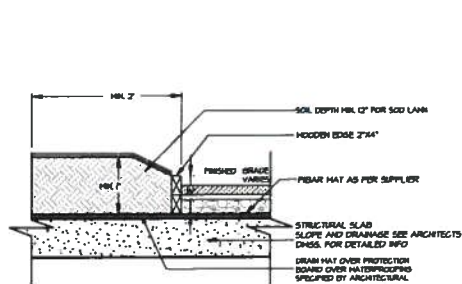
61.89\"/>



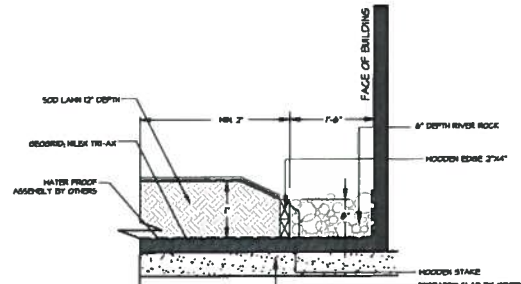
01 6' HT. WOOD SCREEN FENCE
1'-4\"/>



02 PLANTER 3' HT ON SLAB
1'-4\"/>



03 SOD LAWN ON SLAB
1'-4\"/>



04 DRIP STRIP AND SOD LAWN
1'-4\"/>



CONCRETE UNIT PAVERS
PIAZZA SERIES
ABBOTSFORD CONCRETE

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1		REVISED PER CITY COMMENTS	BY
2		REVISED PER NEW SITE PLAN	BY
3		REVISED PER NEW SITE PLAN	BY
4		REVISED PER NEW SITE PLAN	BY
5		REVISED PER NEW SITE PLAN	BY
6		REVISED PER NEW SITE PLAN	BY
7		REVISED PER NEW SITE PLAN	BY
8		REVISED PER NEW SITE PLAN	BY
9		REVISED PER NEW SITE PLAN	BY
10		REVISED PER NEW SITE PLAN	BY

PROJECT:
**MULTI-RESIDENTIAL
DEVELOPMENT**
19920 & 19970 55A Avenue
Langley, BC

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 10/01/21	DRAWING NUMBER:
SCALE: AS SHOWN	
DRAWN: DT	L4
DESIGN: DT	
CHECK: MFLM	OF 5

M2LA PROJECT NUMBER: JOB NO. 19-084

