



sheet schedule

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| SD1.01 | PROJECT DATA          | SD3.01 | P1 LEVEL PLAN       |
| SD1.03 | CONTEXT PLANS         | SD3.02 | 1st FLOOR PLAN      |
| SD1.05 | STREETSCAPES          | SD3.03 | 2nd FLOOR PLAN      |
| SD1.20 | SITE PLAN             | SD3.04 | 3rd FLOOR PLAN      |
| SD1.21 | SITE SECTIONS         | SD3.05 | 4th FLOOR PLAN      |
| SD1.31 | SHADOW STUDY          | SD3.06 | 5th FLOOR PLAN      |
| SD1.32 | SHADOW STUDY          | SD3.07 | 6th FLOOR PLAN      |
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| SD1.34 | SHADOW STUDY          | SD4.01 | BUILDING ELEVATIONS |
| SD1.35 | STREET VIEW RENDERING | SD4.02 | BUILDING ELEVATIONS |
| SD1.36 | COMMERCIAL RENDERING  |        |                     |
| SD1.37 | AMENITY RENDERING     |        |                     |

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LOGAN AVENUE APARTMENTS  
20350 & 20370 Logan Avenue, Langley, BC

COVER PAGE  
SCALE: N.T.S.

RE-ISSUED FOR DP  
19-12-11 REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-181

SD0.01

0.1.0 project data

|                                            |                                                                                                                                                                                      |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT:                                   | LOGAN AVENUE APARTMENTS                                                                                                                                                              |
| PROPOSED ZONING:                           | C1 (DOWNTOWN COMMERCIAL)                                                                                                                                                             |
| CIVIC ADDRESS:                             | 20350 & 20370 LOGAN AVENUE, LANGLEY, BC                                                                                                                                              |
| LEGAL DESCRIPTION:                         |                                                                                                                                                                                      |
| VARIANCES APPLIED FOR:                     | NORTH SETBACK REDUCTION FROM 6.0m TO 2.0m<br>WEST SETBACK REDUCTION FROM 6.0m TO 4.7m<br>SOUTH SETBACK REDUCTION FROM 6.0m TO 4.0m<br>PARKING REDUCTION OF 22 STALLS                 |
| BYLAW EXEMPTIONS:                          | N/A                                                                                                                                                                                  |
| BCBC BUILDING AREA DEFINITION:             | THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS |
| FSR DEFINITION:                            | TOTAL GROSS FLOOR AREA DIVIDED BY TOTAL SITE AREA (NOT DEFINED BY CITY OF LANGLEY)                                                                                                   |
| ZONING GROSS FLOOR AREA DEFINITION:        | ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS                 |
| ZONING BUILDING GRADE DEFINITION:          | THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING                                                                                        |
| ZONING BUILDING HEIGHT DEFINITION:         | THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY                                                                   |
| MAXIMUM ALLOWABLE BUILDING HEIGHT:         | 46m (ZONING BYLAW)                                                                                                                                                                   |
| MINIMUM BUILDING ELEVATION:                | 8.86m                                                                                                                                                                                |
| SETBACKS:                                  | AS NOTED ON PLANS                                                                                                                                                                    |
| ZONING BUILDING GRADE:                     | 11.15m                                                                                                                                                                               |
| BUILDING HEIGHT:                           | 6 STOREY - 18.55m (AS PER ZONING DEFINITION)                                                                                                                                         |
| SITE AREA:                                 | 43,000 s.f. (3,994.8 s.m.)(0.987 Acres)                                                                                                                                              |
| BUILDING AREA:                             | 19,755 S.F. (1,835.3 S.M.)                                                                                                                                                           |
| ALLOWABLE LOT COVERAGE:                    | 95%                                                                                                                                                                                  |
| PROPOSED LOT COVERAGE:                     | 33,151.4 S.F. / 43,000 S.F. = 77.1%                                                                                                                                                  |
| GROSS FLOOR AREA (NOT INCLUDING PARKADE) : | 117,489 S.F. (10,915.09 S.M.)                                                                                                                                                        |
| GROSS FLOOR AREA (PARKADE ONLY):           | 39,915 S.F. (3,708.23 S.M.)                                                                                                                                                          |
| PROPOSED FSR:                              | 117,489 S.F. / 43,000 s.f. = 2.73 FSR                                                                                                                                                |

0.2.0 gross floor area break-down

| LEVEL / AREA TYPE | AREA SF   | AREA m²     | AREA % | COMMENTS                              |
|-------------------|-----------|-------------|--------|---------------------------------------|
| CIRCULATION       |           |             |        |                                       |
| 1st FLOOR         | 2083 SF   | 193.53 m²   | 1.8%   |                                       |
| 2nd FLOOR         | 2413 SF   | 224.19 m²   | 2.1%   |                                       |
| 3rd FLOOR         | 2963 SF   | 275.31 m²   | 2.5%   |                                       |
| 4th FLOOR         | 2877 SF   | 267.30 m²   | 2.4%   |                                       |
| 5th FLOOR         | 2877 SF   | 267.30 m²   | 2.4%   |                                       |
| 6th FLOOR         | 2877 SF   | 267.30 m²   | 2.4%   |                                       |
|                   | 16091 SF  | 1494.94 m²  | 13.7%  |                                       |
| COMMERCIAL        |           |             |        |                                       |
| 1st FLOOR         | 3085 SF   | 286.63 m²   | 2.6%   |                                       |
|                   | 3085 SF   | 286.63 m²   | 2.6%   |                                       |
| INDOOR AMENITY    |           |             |        |                                       |
| 2nd FLOOR         | 3571 SF   | 331.76 m²   | 3.0%   | (REQUIRED 2.3 S.M. PER UNIT)          |
|                   | 3571 SF   | 331.76 m²   | 3.0%   |                                       |
| RESIDENTIAL       |           |             |        |                                       |
| 1st FLOOR         | 4619 SF   | 429.12 m²   | 3.9%   |                                       |
| 2nd FLOOR         | 14576 SF  | 1354.15 m²  | 12.4%  |                                       |
| 3rd FLOOR         | 17016 SF  | 1580.87 m²  | 14.5%  |                                       |
| 4th FLOOR         | 17055 SF  | 1584.46 m²  | 14.5%  |                                       |
| 5th FLOOR         | 17055 SF  | 1584.46 m²  | 14.5%  |                                       |
| 6th FLOOR         | 17055 SF  | 1584.46 m²  | 14.5%  |                                       |
|                   | 87376 SF  | 8117.51 m²  | 74.4%  |                                       |
| STORAGE           |           |             |        |                                       |
| 2nd FLOOR         | 1142 SF   | 106.13 m²   | 1.0%   | (REQUIRED 5.67 CUBIC METRES PER UNIT) |
| 3rd FLOOR         | 1556 SF   | 144.52 m²   | 1.3%   |                                       |
| 4th FLOOR         | 1556 SF   | 144.52 m²   | 1.3%   |                                       |
| 5th FLOOR         | 1556 SF   | 144.52 m²   | 1.3%   |                                       |
| 6th FLOOR         | 1556 SF   | 144.52 m²   | 1.3%   |                                       |
|                   | 7365 SF   | 684.22 m²   | 6.3%   |                                       |
|                   | 117489 SF | 10915.06 m² | 100.0% |                                       |
| AREA GRAND TOTAL  | 117489 SF | 10915.06 m² | 100.0% |                                       |

0.2.1 gross floor area

| LEVEL / AREA TYPE | AREA SF   | AREA m²     |
|-------------------|-----------|-------------|
| GROSS FLOOR AREA  |           |             |
| 1st FLOOR         | 9787 SF   | 909.28 m²   |
| 2nd FLOOR         | 21702 SF  | 2016.23 m²  |
| 3rd FLOOR         | 21535 SF  | 2000.70 m²  |
| 4th FLOOR         | 21488 SF  | 1996.28 m²  |
| 5th FLOOR         | 21488 SF  | 1996.28 m²  |
| 6th FLOOR         | 21488 SF  | 1996.28 m²  |
|                   | 117489 SF | 10915.06 m² |
|                   | 117489 SF | 10915.06 m² |
| AREA GRAND TOTAL  | 117489 SF | 10915.06 m² |

0.2.2 parking requirements

|                                                           |           |                                   |           |
|-----------------------------------------------------------|-----------|-----------------------------------|-----------|
| REQUIRED (BYLAW REQUIREMENT)                              |           |                                   |           |
|                                                           | UNIT #    | FACTOR                            | TOTAL     |
| TENANT (2 BED, 1 BED, STUDIO)                             | 144       | *1.2                              | 172.8     |
| VISITOR                                                   | 144       | *0.2                              | 28.8      |
| COMMERCIAL                                                | 3085 S.F. | 3/1001 S.F. (OR FRACTION THEREOF) | 12        |
| TOTAL STALLS REQUIRED                                     |           |                                   | 214       |
| PARKING PROVIDED                                          |           |                                   |           |
|                                                           | REGULAR   | SMALL CAR                         | H/C TOTAL |
| LEVEL 1 (SURFACE)                                         | 30        | 32                                | 5 67      |
| P1 (UNDERGROUND)                                          | 83        | 36                                | 6 125     |
| TOTAL STALLS PROVIDED                                     |           | 192 (incl. 68 small car = 35.4%)  |           |
| BIKE PARKING REQUIRED (BYLAW REQUIREMENT)                 |           |                                   |           |
|                                                           | UNITS     | FACTOR                            | TOTAL     |
| BIKE STALLS ( RESIDENT / UNIT)                            | 144       | *0.5                              | 72        |
| BIKE STALLS ( VISITOR / BLDG)                             | 1         | *6                                | 6         |
| TOTAL STALLS REQUIRED                                     |           |                                   | 78        |
| BIKE PARKING PROVIDED:                                    |           |                                   |           |
| P1: 12 STALLS + L1: 11 STALLS + L2: 55 STALLS = 78 STALLS |           |                                   |           |

0.3.0 unit count summary

| UNIT TYPE                | UNIT COUNT | UNIT TYPE % | COMMENTS |
|--------------------------|------------|-------------|----------|
| 1 Bed                    | 22         | 15.3%       |          |
| 1 Bed (Adaptable)        | 5          | 3.5%        |          |
| 1 Bed (sm.)              | 87         | 60.4%       |          |
| 1 Bed + Flex (Adaptable) | 5          | 3.5%        |          |
| 2 Bed                    | 25         | 17.4%       |          |
| TOTAL UNITS: 144         |            | 100.0%      |          |

\*NOTE\*: ADAPTABLE UNITS REQUIRED = 7.2 UNITS (5%)  
ADAPTABLE UNITS PROVIDED = 10 UNITS



logan road ave. looking west



203a st. looking south/east @ south side of property



logan ave. looking south east



203a st looking south



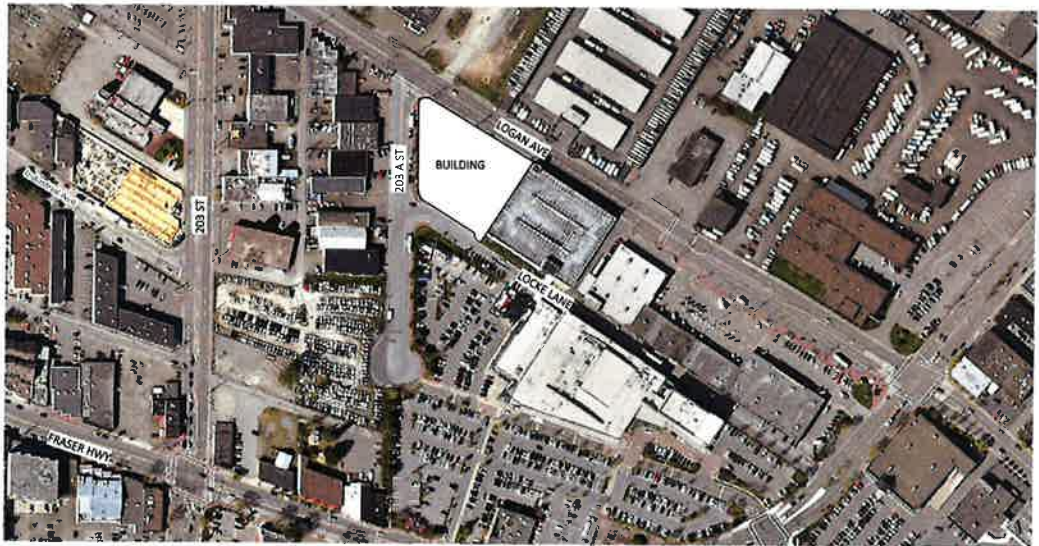
203a st looking north



locke rd. looking north/west



aerial view looking s/e



location map/north survey



203 a st.

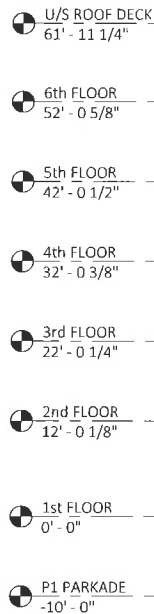
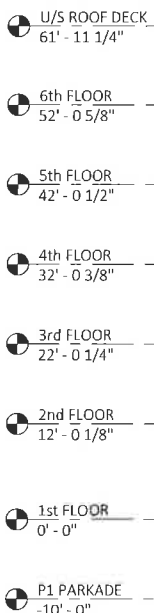
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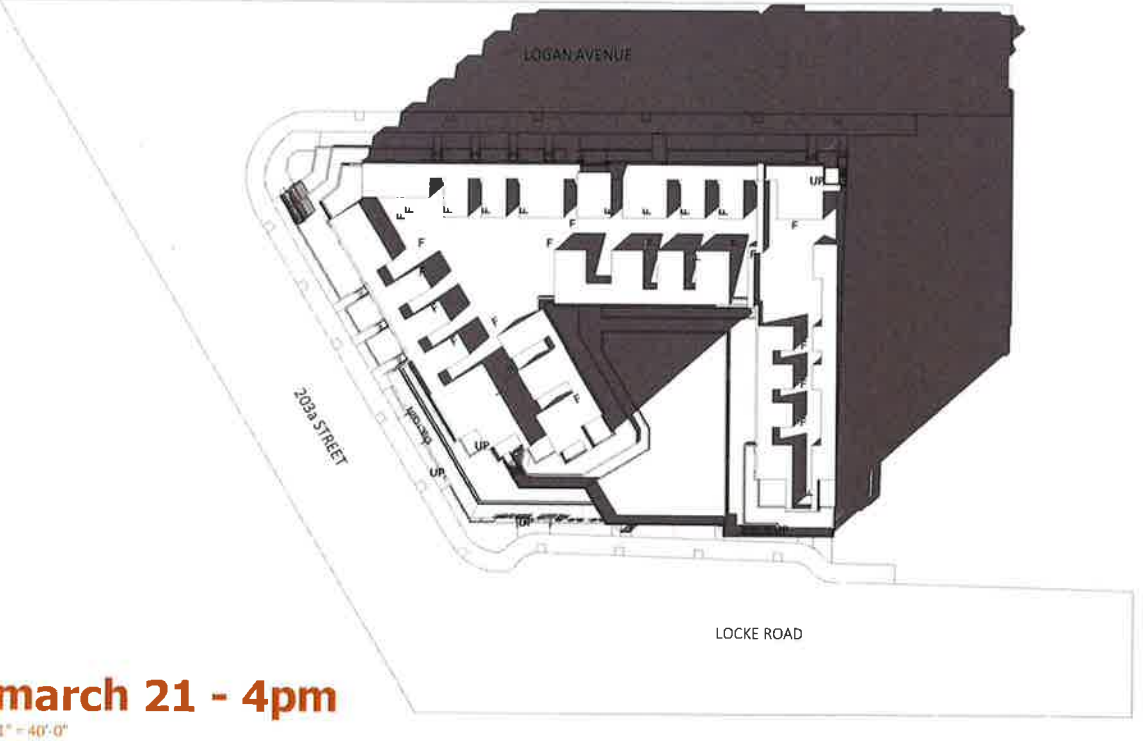
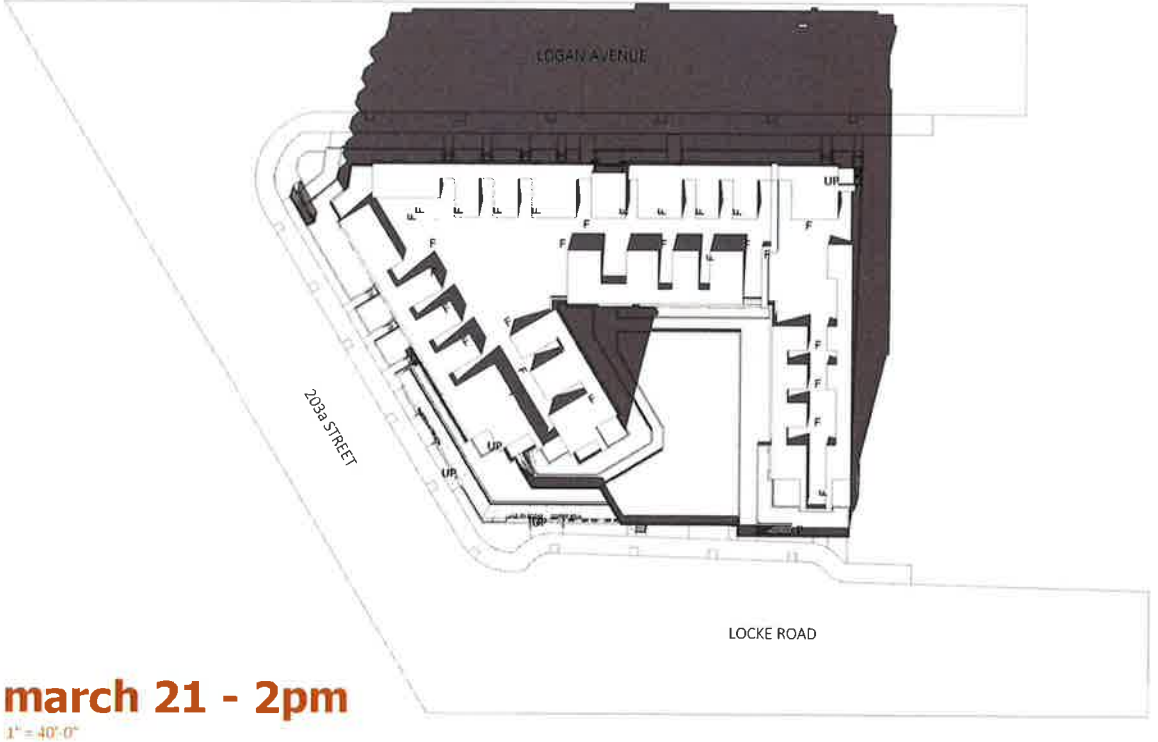
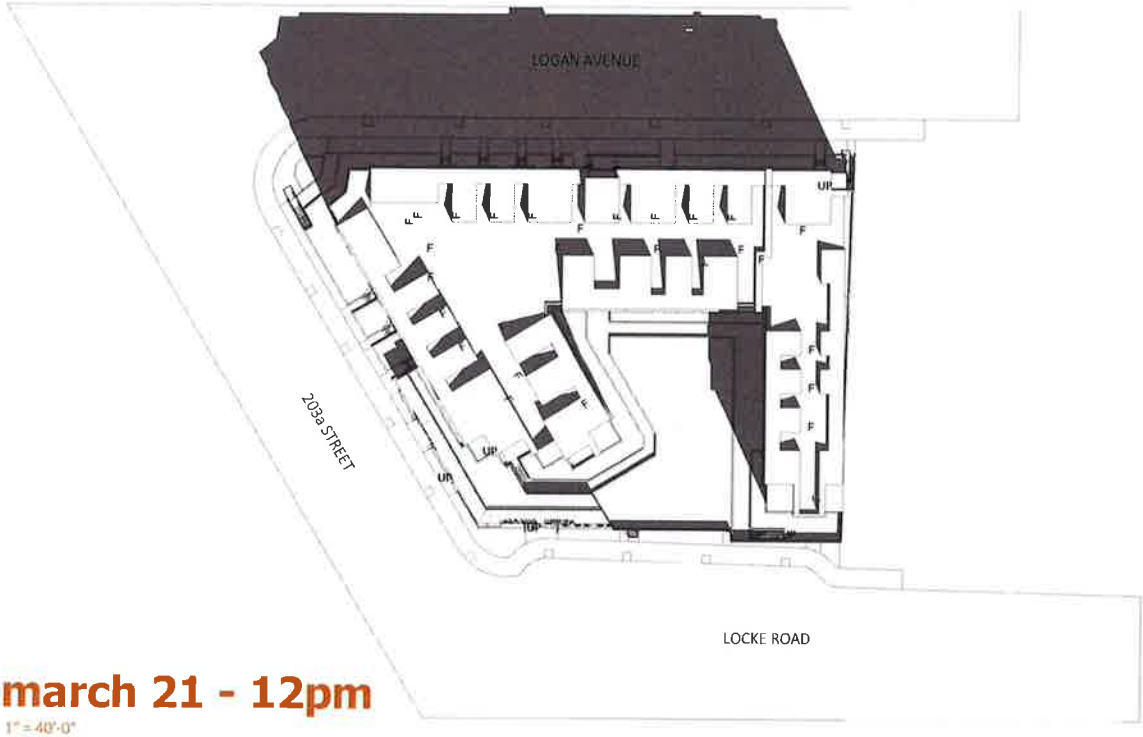
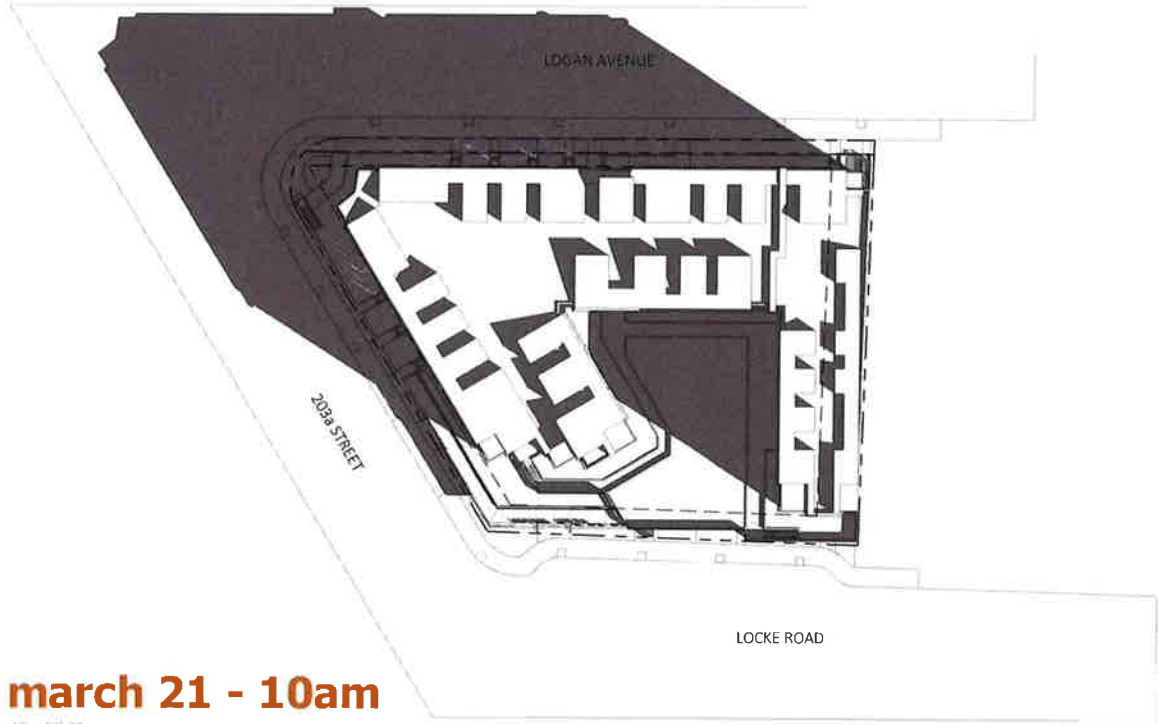


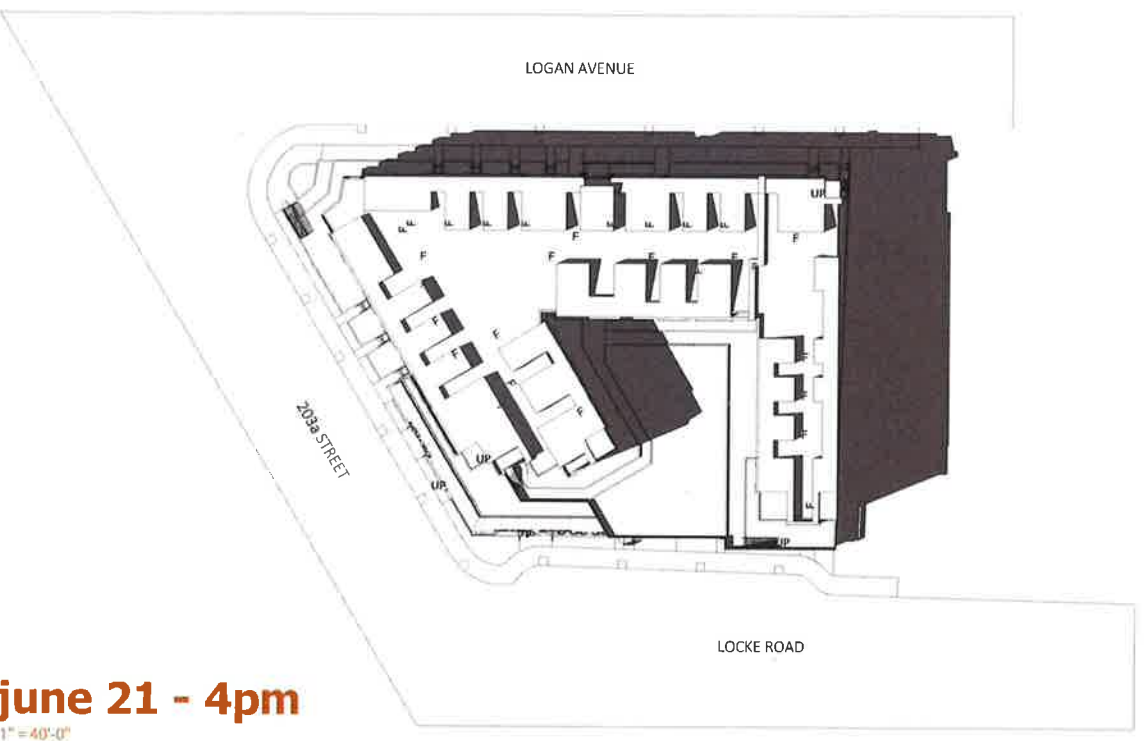
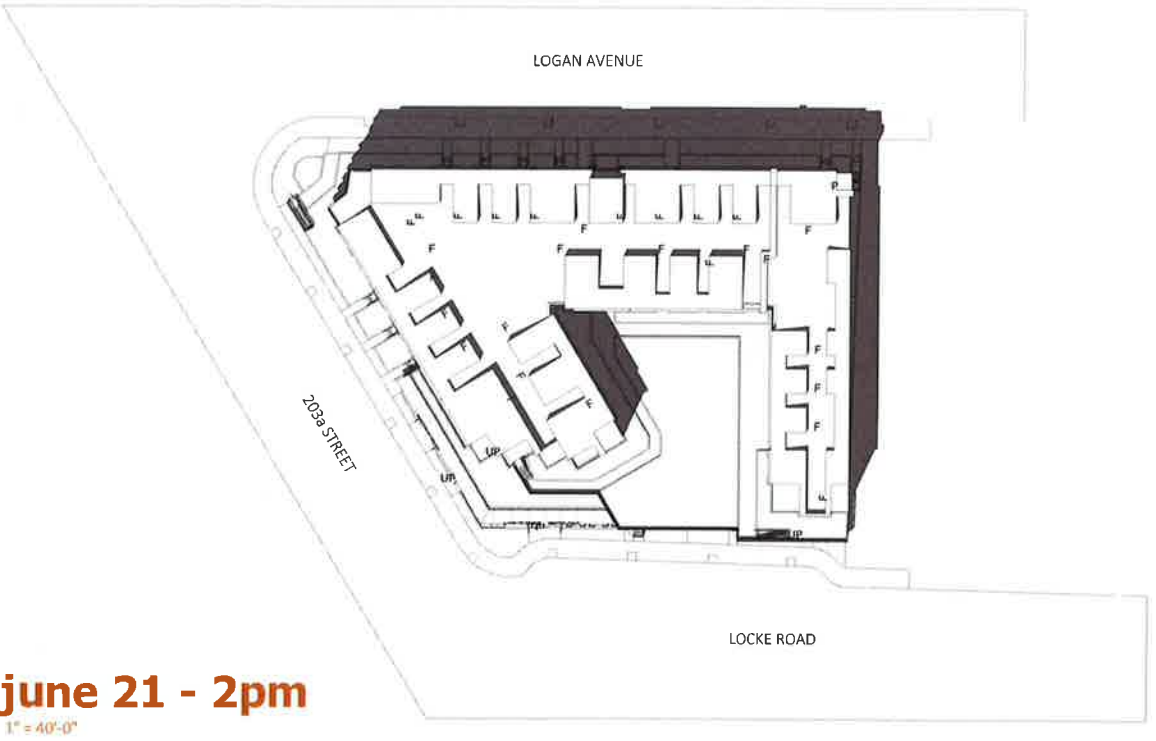
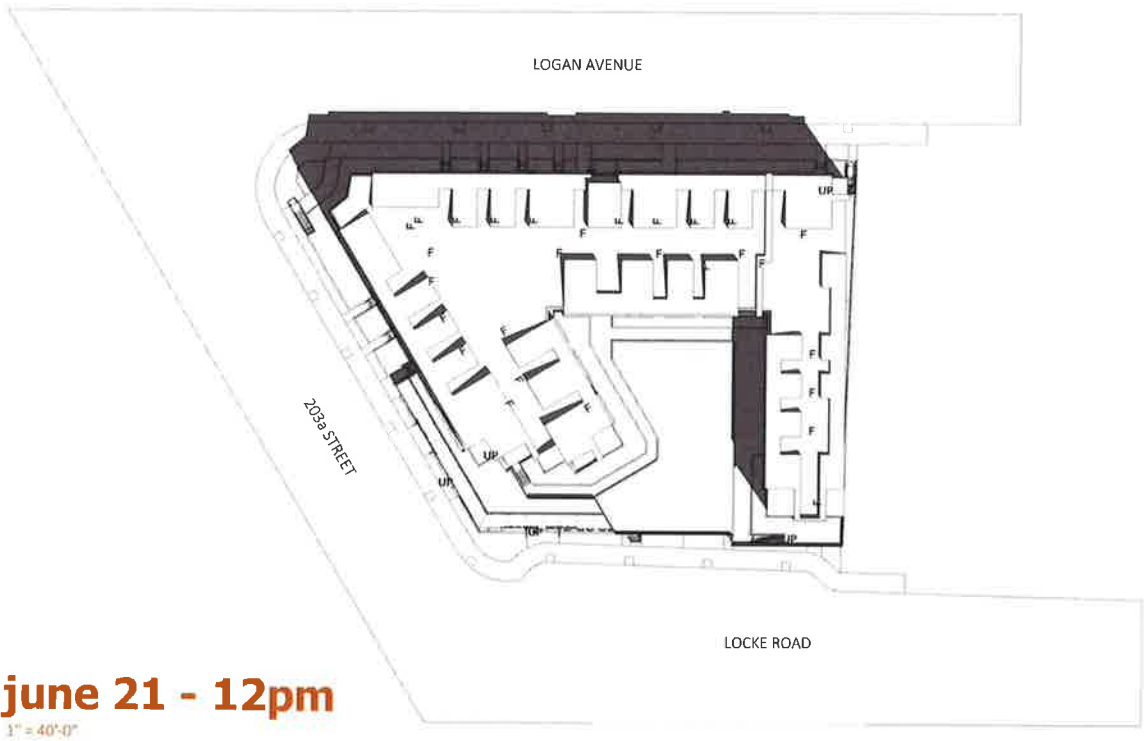
Logan ave.

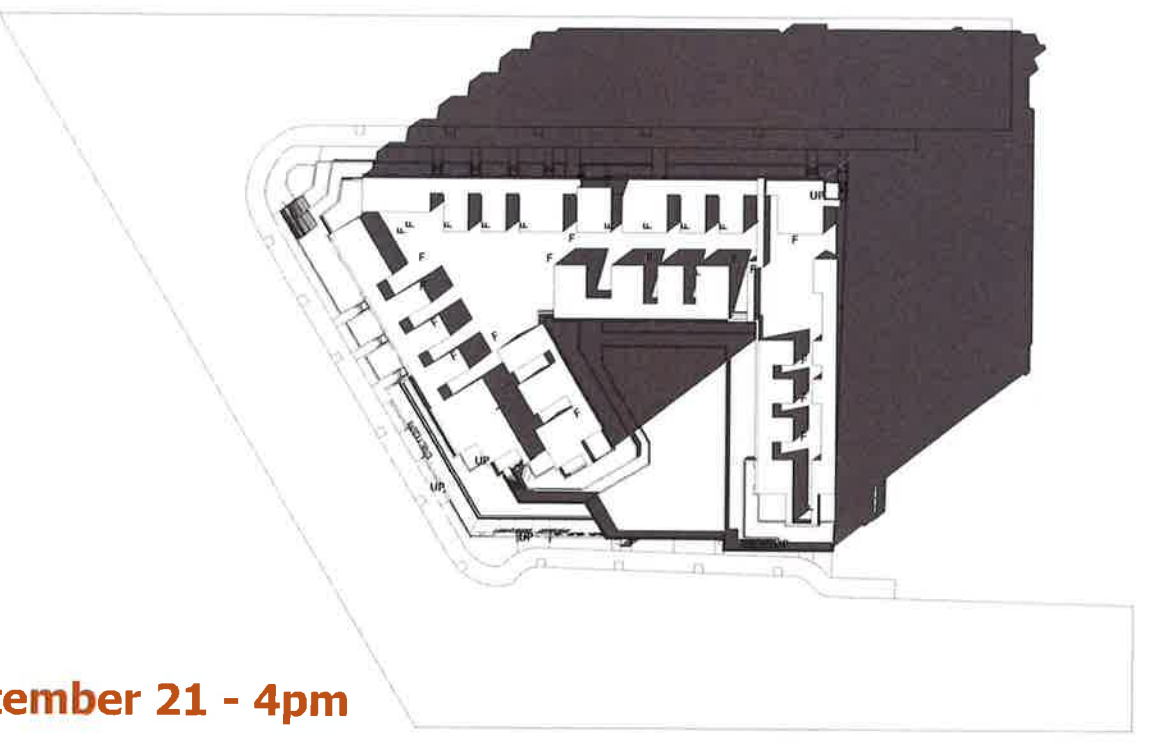
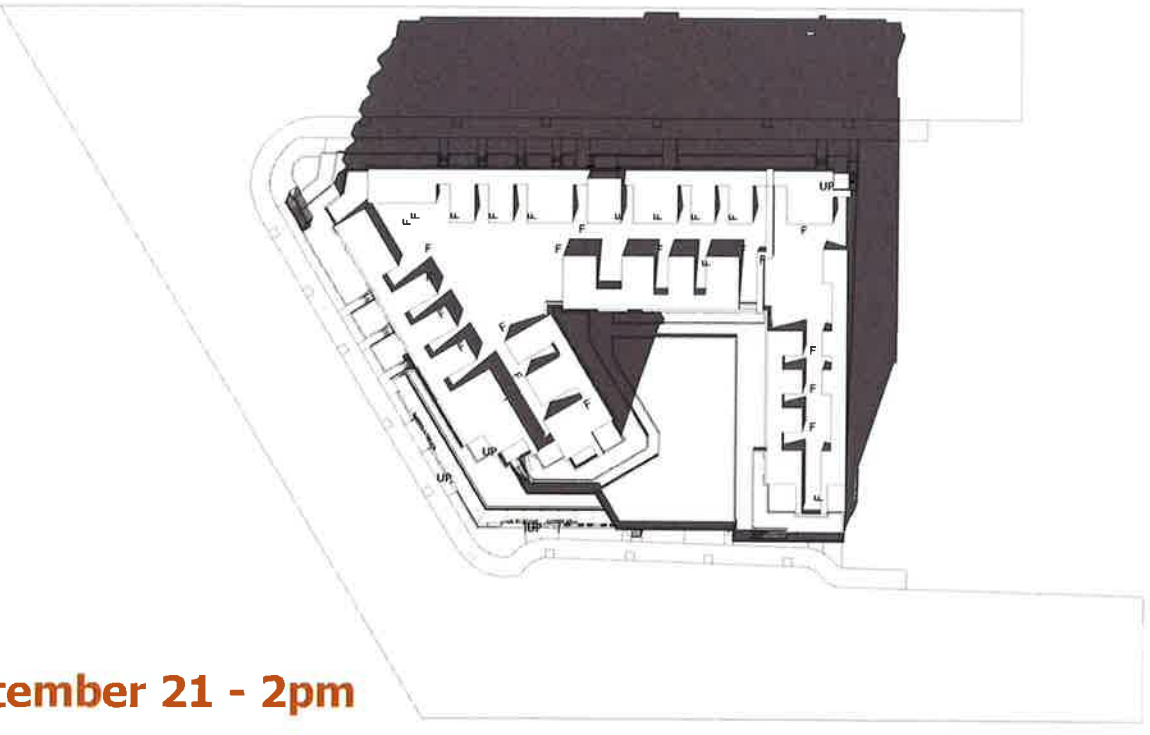
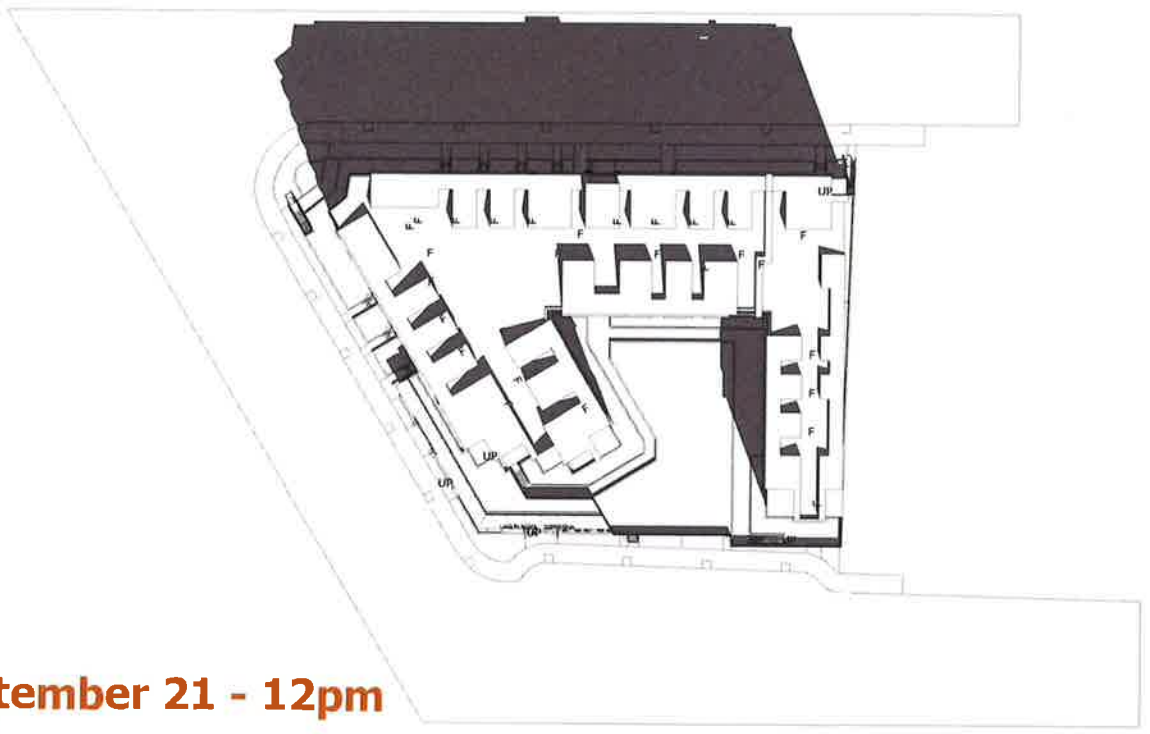
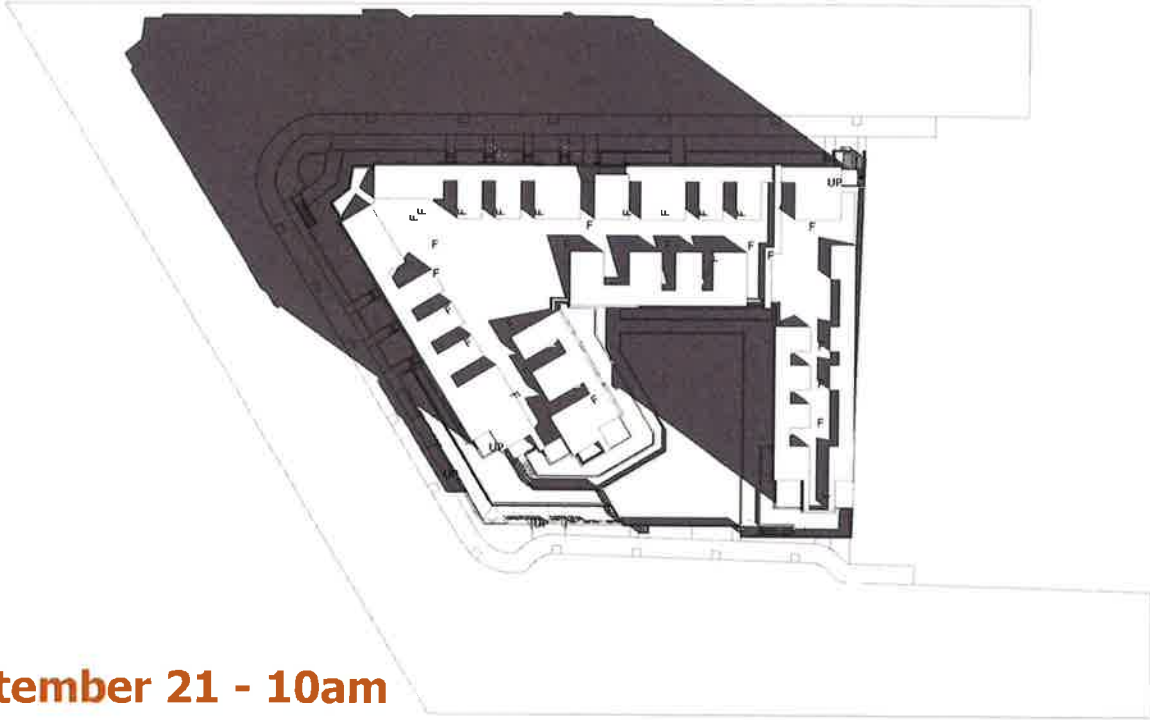
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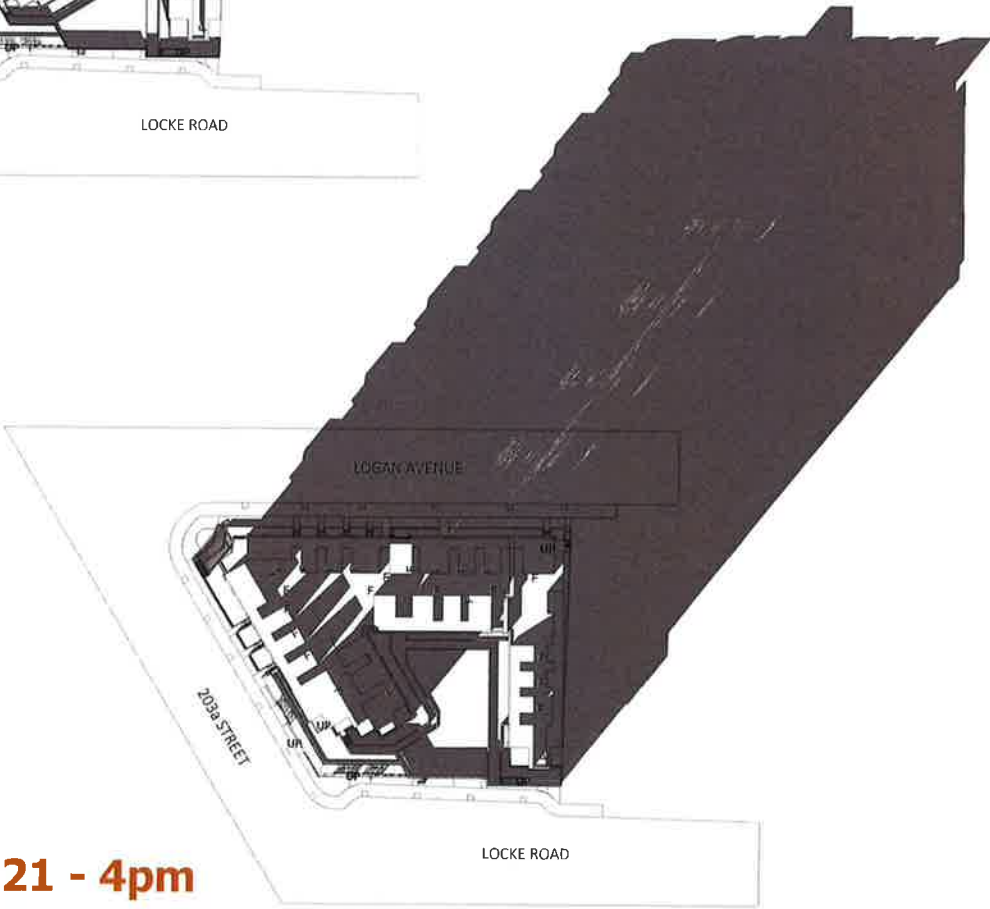
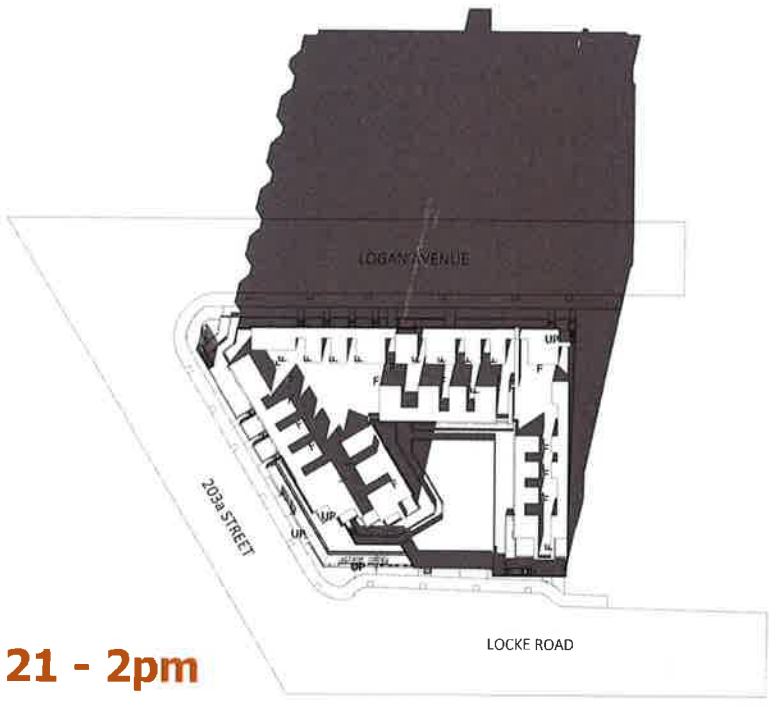
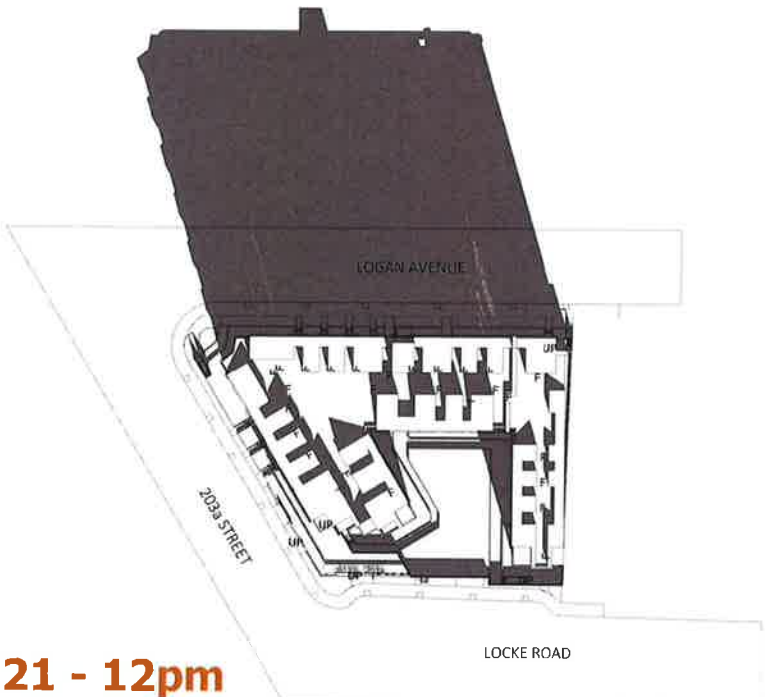



$$3/32'' = 1 \cdot 0''$$

$$3/32'' = 1'-0''$$









**LOGAN AVENUE APARTMENTS**  
20350 & 20370 Logan Avenue, Langley, BC

**SHADOW STUDY**  
SCALE: 1" = 60'-0"



**RE-ISSUED FOR DP**  
19-11-19 REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-181

**SD1.34**



**LOGAN AVENUE APARTMENTS**  
20350 & 20370 Logan Avenue, Langley, BC

**STREET VIEW RENDERING**  
SCALE: N.T.S.

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CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-181

**SD1.35**



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**LOGAN AVENUE APARTMENTS**

20350 & 20370 Logan Avenue, Langley, BC

**COMMERCIAL RENDERING**

SCALE: N.T.S.

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19-11-19 REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-181

**SD1.36**



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**LOGAN AVENUE APARTMENTS**

20350 & 20370 Logan Avenue, Langley, BC

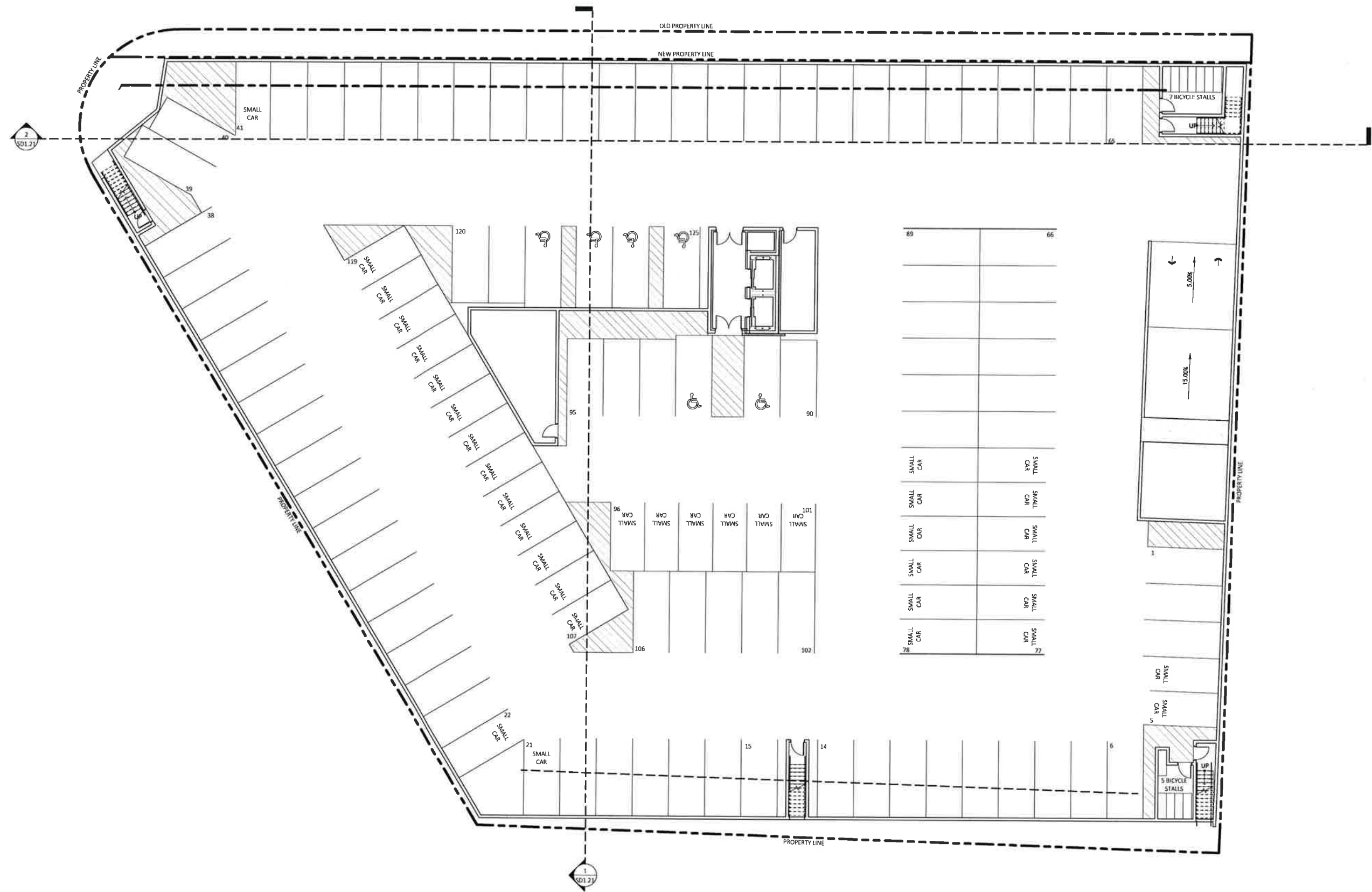
**AMENITY RENDERING**

SCALE: N.T.S.

**RE-ISSUED FOR DP**

19-11-19 REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-181

**SD1.37**



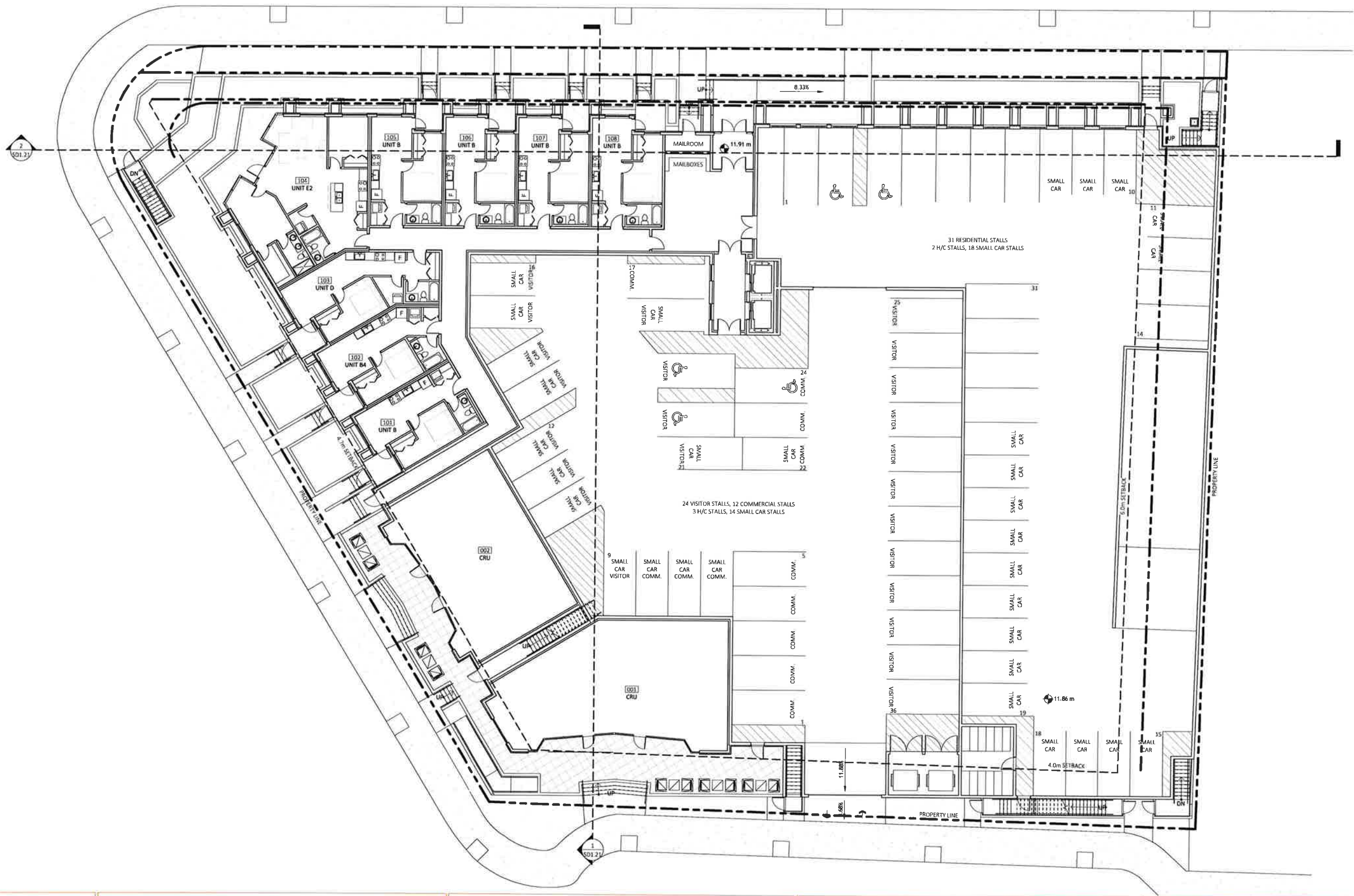
**LOGAN AVENUE APARTMENTS**  
20350 & 20370 Logan Avenue, Langley, BC

**P1 LEVEL PLAN**  
SCALE: 3/32" = 1'-0"



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19-12-11 REVISION #:  
CITY OF LANGLEY FILE #  
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**SD3.01**



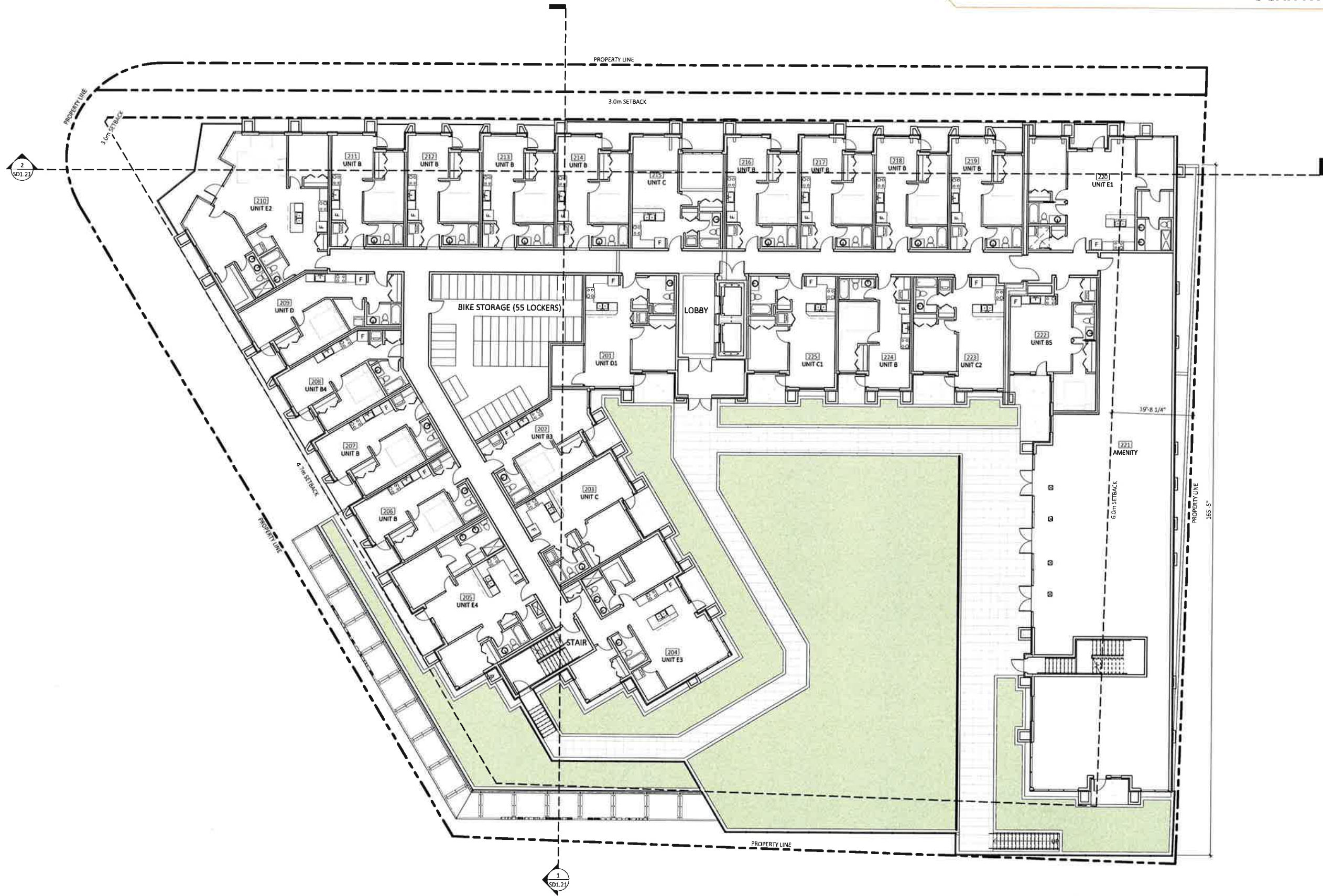
**LOGAN AVENUE APARTMENTS**  
20350 & 20370 Logan Avenue, Langley, BC

**1st FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



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**SD3.02**



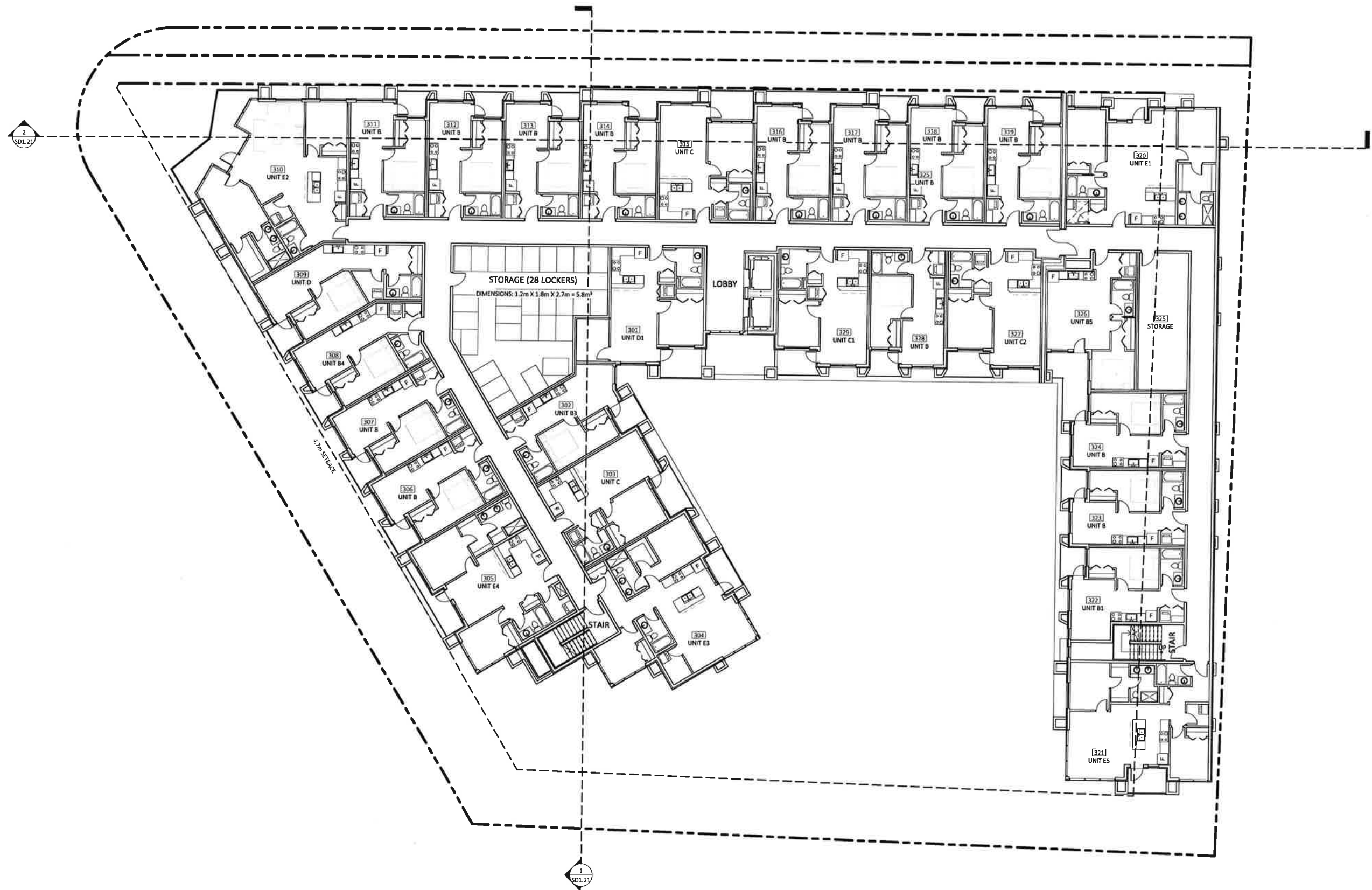
**LOGAN AVENUE APARTMENTS**  
20350 & 20370 Logan Avenue, Langley, BC

**2nd FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



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**SD3.03**



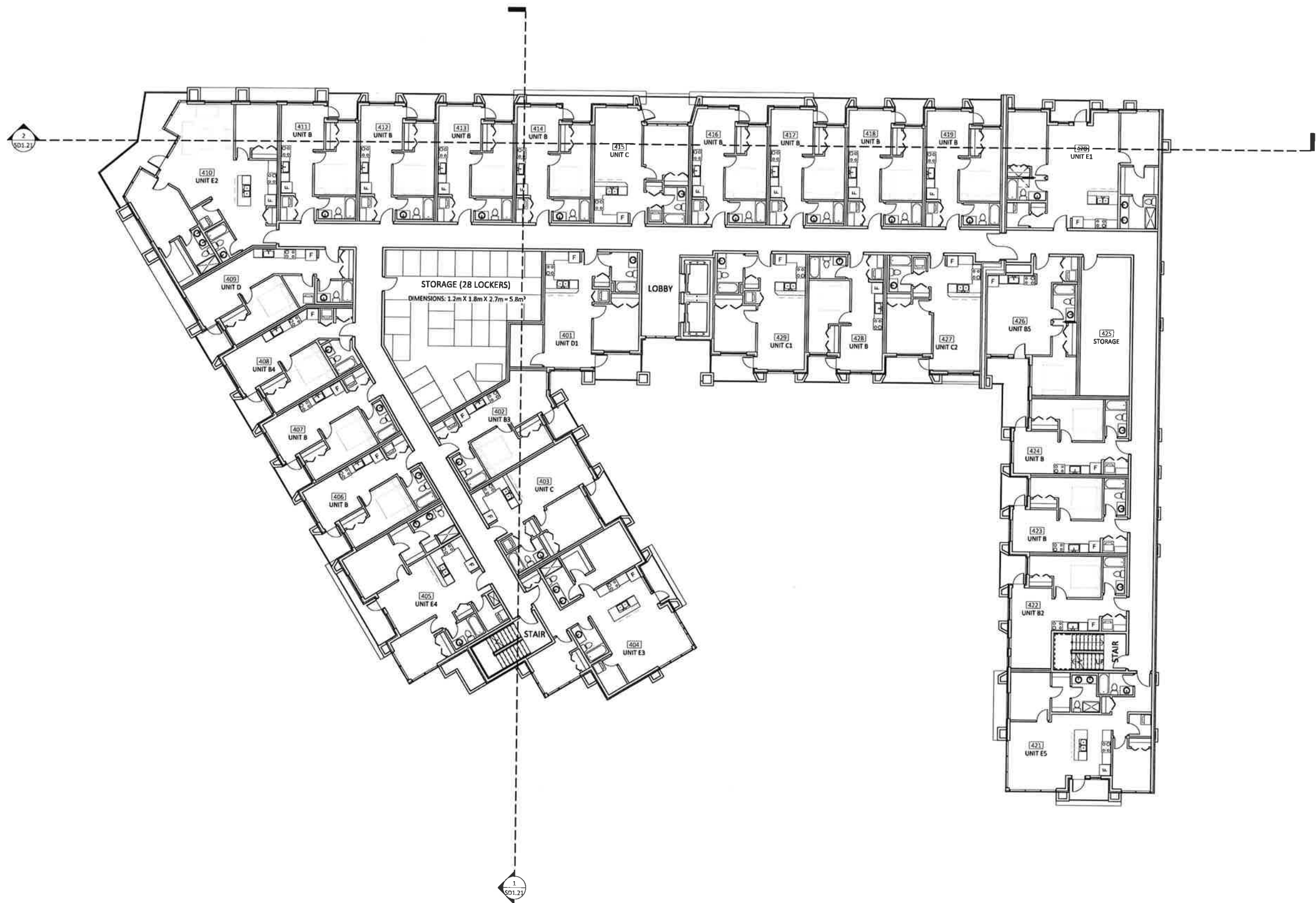
**LOGAN AVENUE APARTMENTS**  
20350 & 20370 Logan Avenue, Langley, BC

**3rd FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



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**SD3.04**



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**LOGAN AVENUE APARTMENTS**

20350 & 20370 Logan Avenue, Langley, BC

**4th FLOOR PLAN**

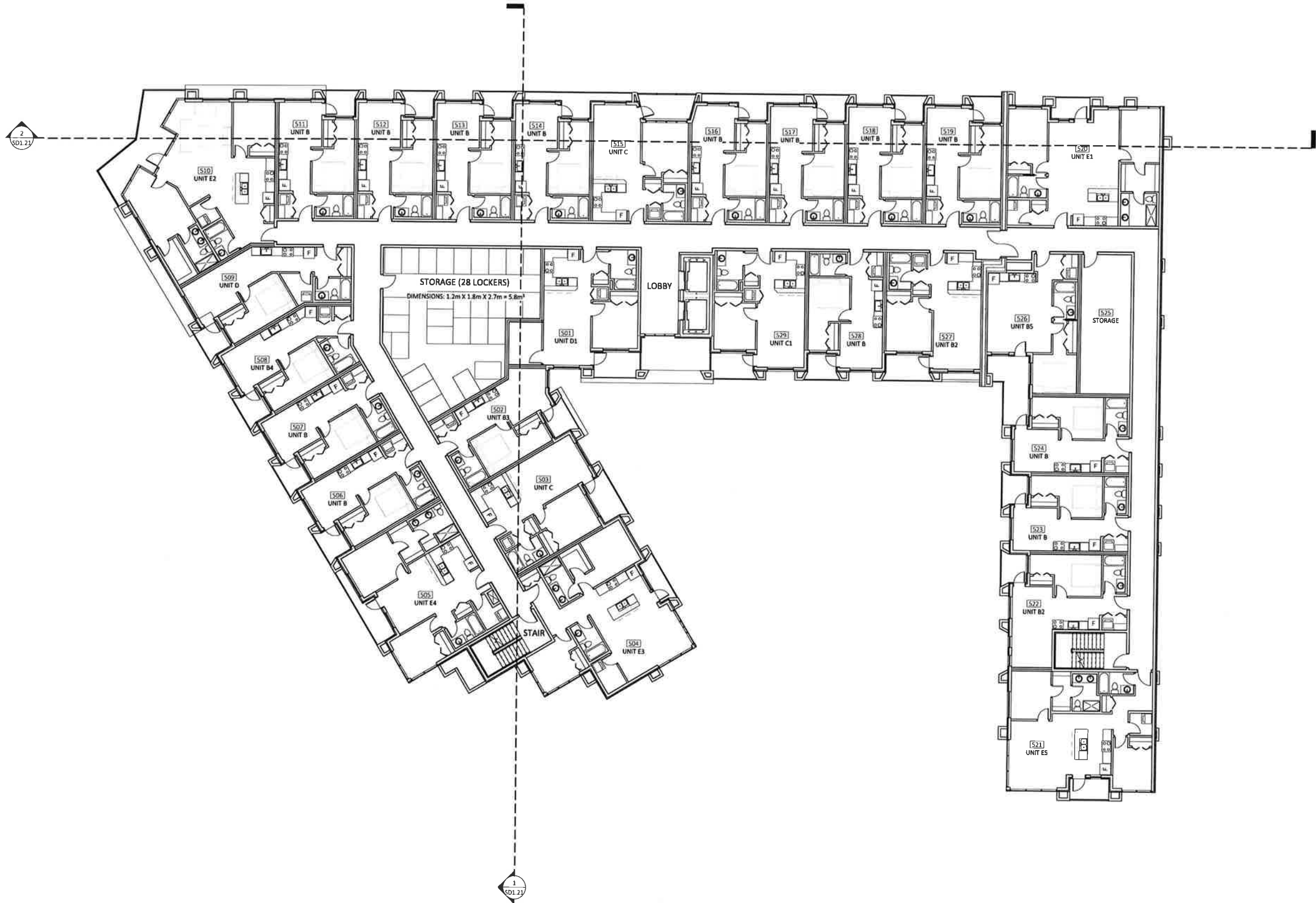
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**RE-ISSUED FOR DP**

19-12-11 REVISION #:  
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PROJECT NUMBER: 18-181

**SD3.05**



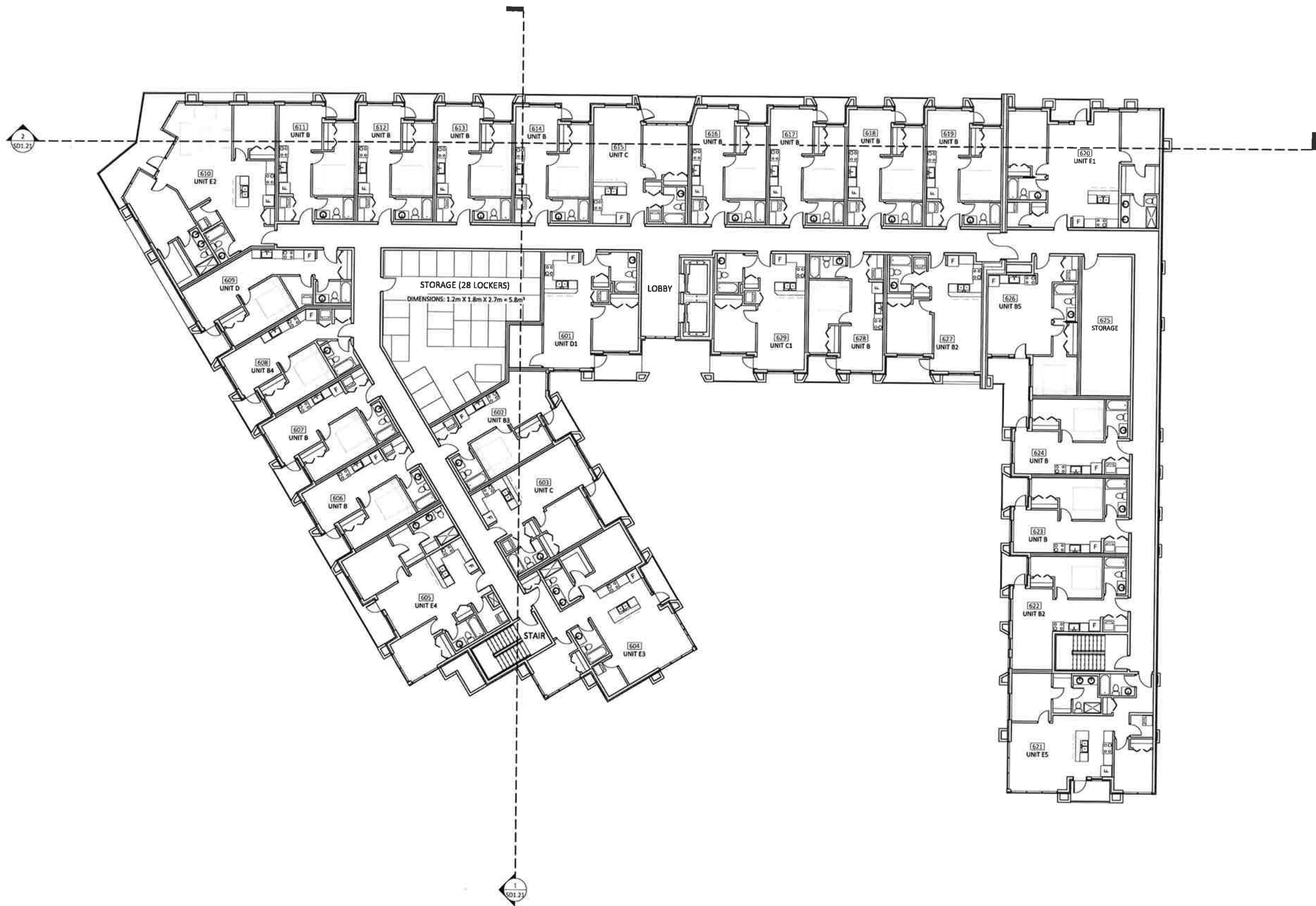
**LOGAN AVENUE APARTMENTS**  
20350 & 20370 Logan Avenue, Langley, BC

**5th FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



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19-12-11 REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-181

**SD3.06**



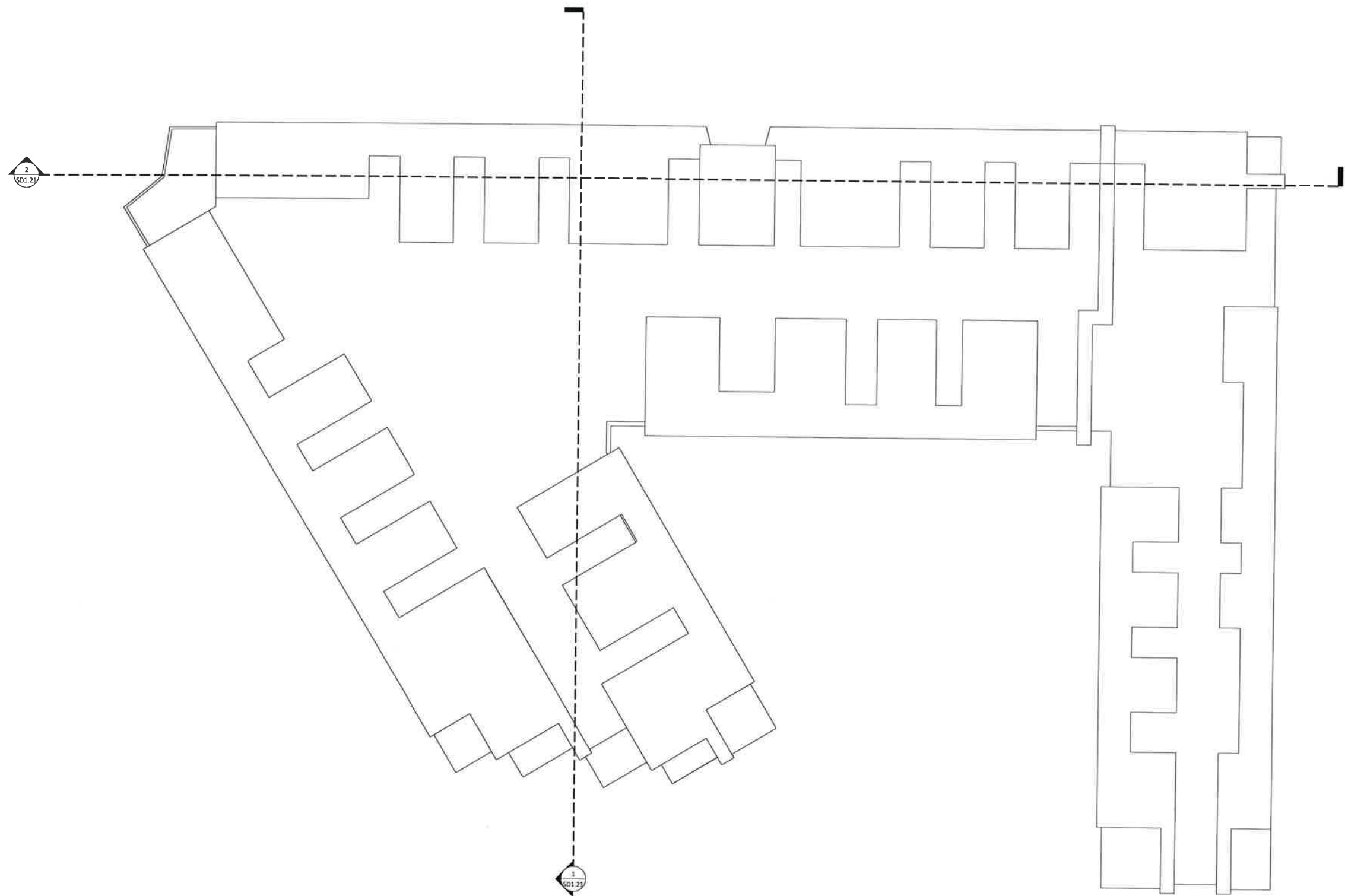
**LOGAN AVENUE APARTMENTS**  
20350 & 20370 Logan Avenue, Langley, BC

**6th FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



**RE-ISSUED FOR DP**  
19-12-11 REVISION #:  
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PROJECT NUMBER: 18-181

**SD3.07**



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**LOGAN AVENUE APARTMENTS**

20350 & 20370 Logan Avenue, Langley, BC

**ROOF LEVEL PLAN**

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



**RE-ISSUED FOR DP**

19-12-11 REVISION #:  
CITY OF LANGLEY FILE #:  
PROJECT NUMBER: 18-181

**SD3.08**



north elevation

3/32" = 1'-0"



west elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):  
- 'JAMES HARDIE', COLOUR: IRON GRAY
- 2 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):  
- 'JAMES HARDIE', COLOUR: PEARL GRAY
- 3 CORRUGATED METAL :  
- 'VICWEST', (HORIZONTAL, 7/8" CORRUGATED 2 5/8" SPACE )  
COLOUR: 'GALVANIZED'
- 4 ALUMINUM CLADDING (WOODGRAIN):  
- 'LONGBOARD', COLOUR: 'DARK NATIONAL WALNUT'
- 5 STANDING SEAM METAL ROOFING  
- COLOUR: WHITE
- 6 STANDING SEAM METAL ROOFING  
- COLOUR: DARK GREY
- 7 GLAZING SYSTEM:  
COLOUR: 'BLACK ANODIZED', C/W BROWN SPANDREL PANEL
- 8 WINDOW VINYL:  
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 9 SLIDING PATIO DOOR VINYL:  
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 10 ALUMINUM/GLASS DECK RAILING:  
- COLOUR: 'BLACK'
- 11 METAL FLASHING:  
- 'GENTEK', COLOUR: 'SLATE 523'
- 12 CONCRETE WALL:  
- COLOUR: 'CLEAR SEALER'
- 13 EXTERIOR METAL DOOR:  
- 'BENJAMIN MOORE', COLOUR: 'BLACK'
- 14 PLANTER:  
- SMOOTH FACE ALLEN BLOCK, C/W MATCHING CAP  
COLOUR: GRAY

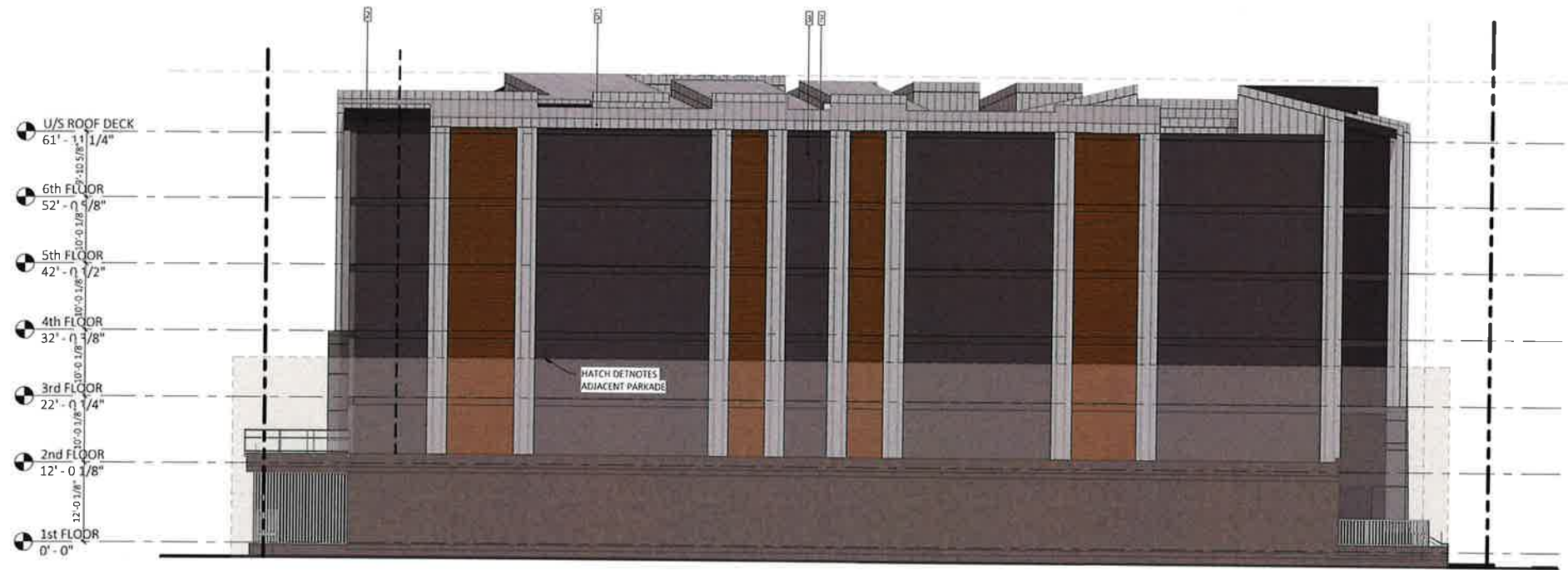


LOGAN AVENUE APARTMENTS  
20350 & 20370 Logan Avenue, Langley, BC

BUILDING ELEVATIONS  
SCALE: As indicated

RE-ISSUED FOR DP  
19-12-11 REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-181

SD4.01



material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):  
- 'JAMES HARDIE'; COLOUR: IRON GRAY
- 2 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):  
- 'JAMES HARDIE'; COLOUR: PEARL GRAY
- 3 CORRUGATED METAL:  
- 'VICWEST'; (HORIZONTAL, 7/8" CORRUGATED 2 5/8" SPACE )  
COLOUR: 'GALVANIZED'
- 4 ALUMINUM CLADDING (WOODGRAIN):  
- 'LONGBOARD'; COLOUR: 'DARK NATIONAL WALNUT'
- 5 STANDING SEAM METAL ROOFING  
- COLOUR: WHITE
- 6 STANDING SEAM METAL ROOFING  
- COLOUR: DARK GREY
- 7 GLAZING SYSTEM:  
COLOUR: 'BLACK ANODIZED', C/W BROWN SPANDREL PANEL
- 8 WINDOW VINYL:  
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 9 SLIDING PATIO DOOR VINYL:  
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 10 ALUMINUM/GLASS DECK RAILING:  
- COLOUR: 'BLACK'
- 11 METAL FLASHING:  
- 'GENTEK', COLOUR: 'SLATE 523'
- 12 CONCRETE WALL:  
- COLOUR: 'CLEAR SEALER'
- 13 EXTERIOR METAL DOOR:  
- 'BENJAMIN MOORE'; COLOUR: 'BLACK'
- 14 PLANTER:  
- SMOOTH FACE ALLEN BLOCK, C/W MATCHING CAP  
COLOUR: GRAY

east elevation

3/32" = 1'-0"



south elevation

3/32" = 1'-0"



LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

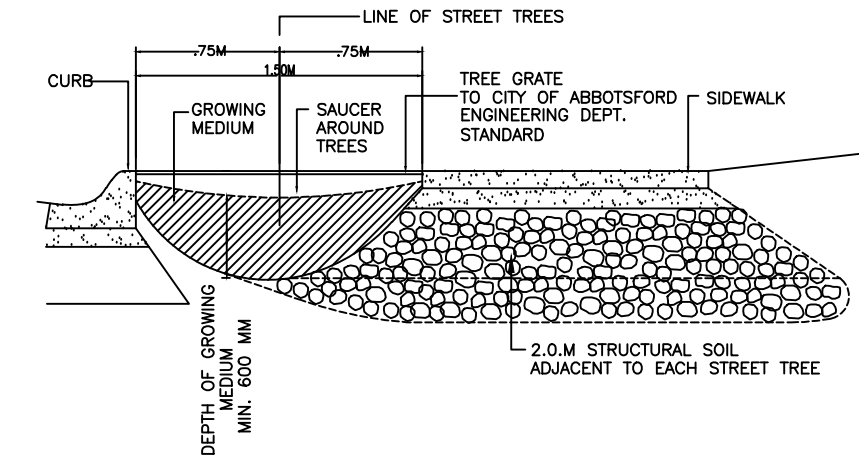
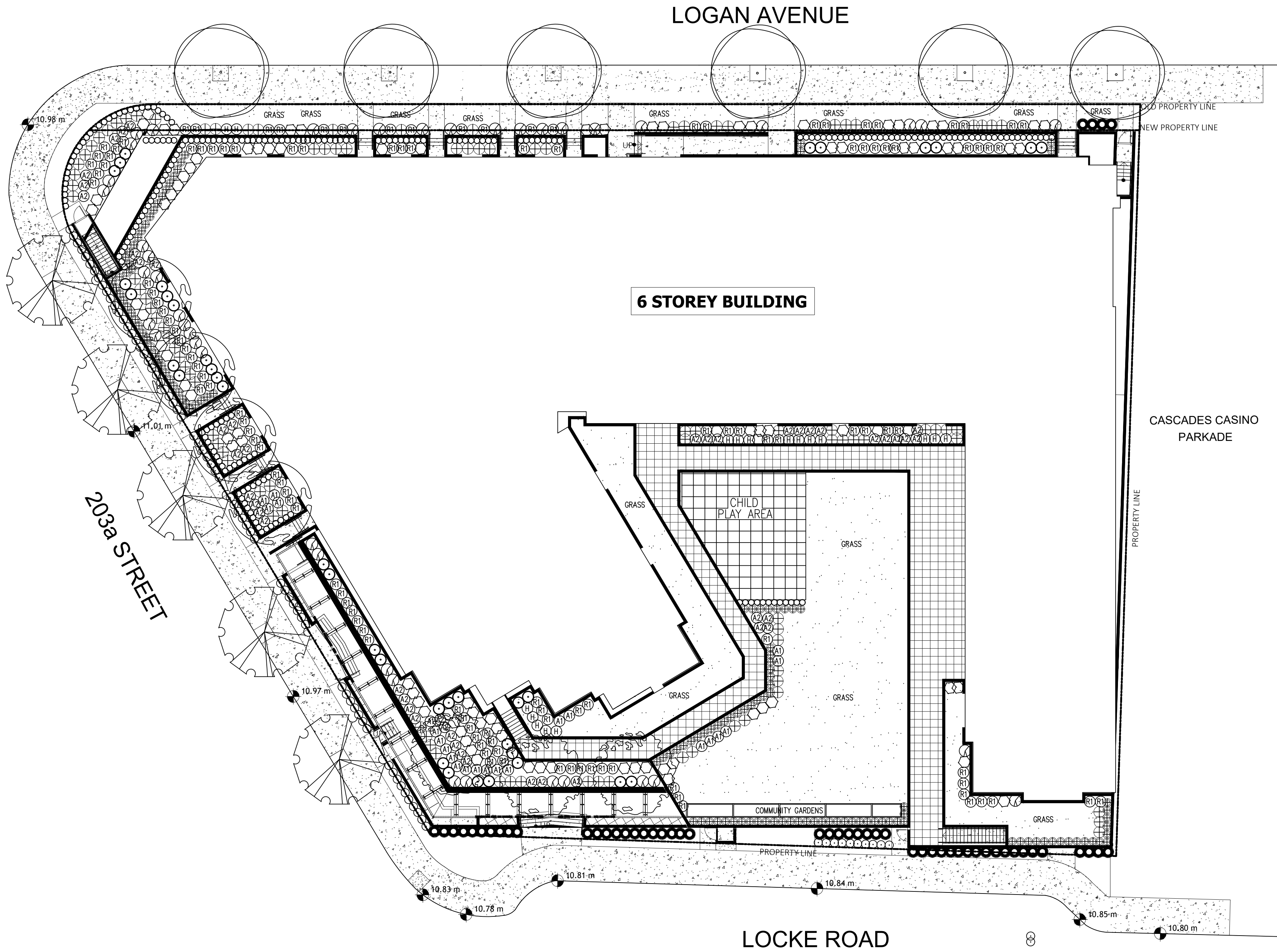
BUILDING ELEVATIONS

SCALE: As indicated

RE-ISSUED FOR DP

19-12-11 REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-181

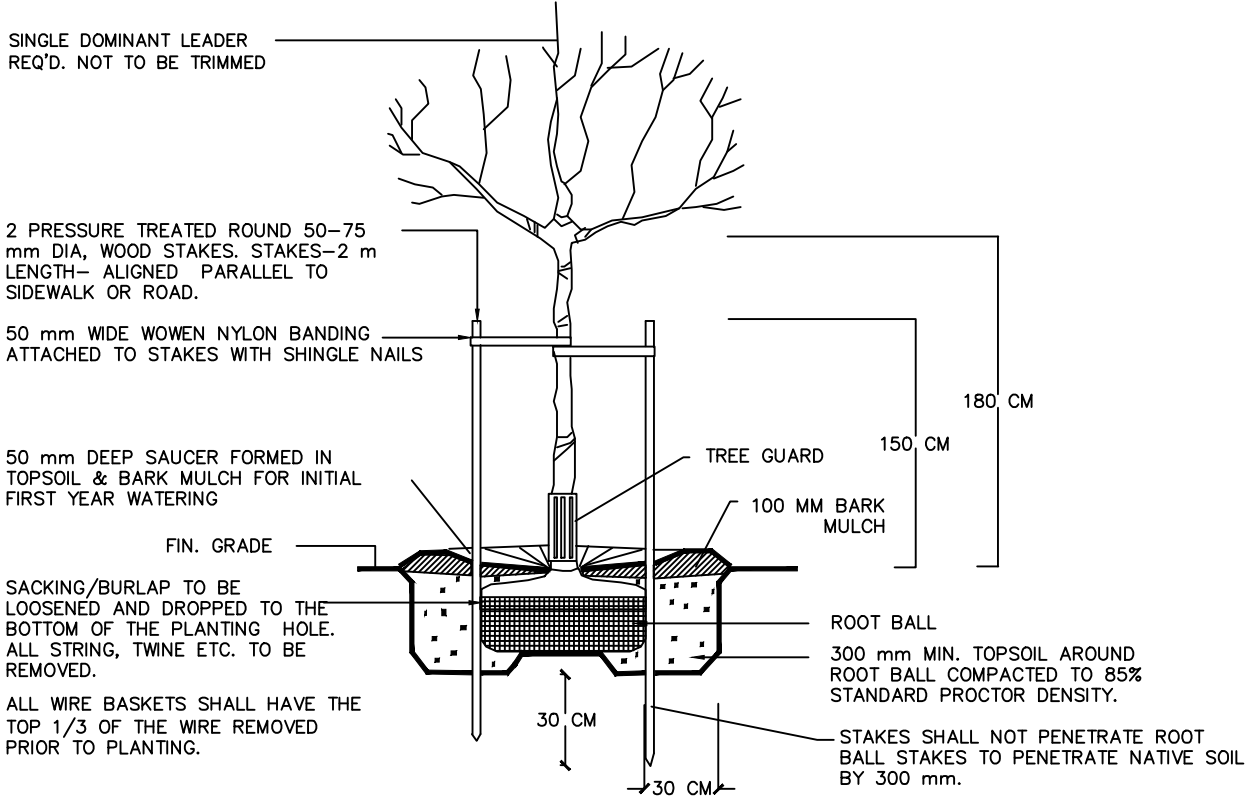
SD4.02



STREET TREE PLANTING DETAIL

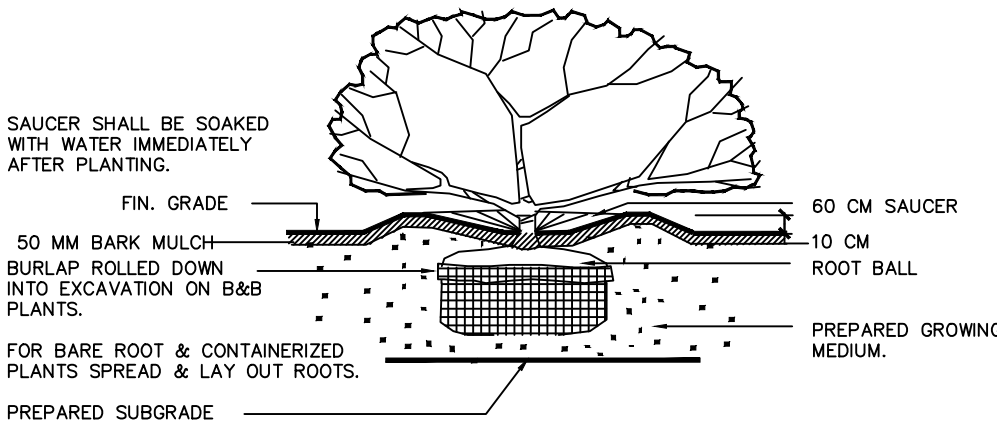
NOTES / GENERAL

- 1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNA/BCSLA "LANDSCAPE STANDARDS"
- 2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :
- |                    |                         |
|--------------------|-------------------------|
| LAWN AREAS         | 450 mm                  |
| GROUND COVER AREAS | 450 mm                  |
| SHRUB AREAS        | 450 mm                  |
| TREE PITS          | 300 mm AROUND ROOT BALL |
- 3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- 4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- 5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- 6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- 8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



TREE PLANTING DETAIL

SECTION N.T.S.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.

| KEY | BOTANICAL NAME                           | PLANT LIST             |      |             |             |         |
|-----|------------------------------------------|------------------------|------|-------------|-------------|---------|
|     |                                          | COMMON NAME            | QTY. | SIZE        | SPACING     | REMARKS |
|     | LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'     | SWEET GUM              |      | 6 CM. CAL.  | AS SHOWN    | B. & B. |
|     | ACER RUBRUM 'OCTOBER GLORY'              | OCTOBER GLORY MAPLE    |      | 6 CM. CAL.  | AS SHOWN    | B. & B. |
|     | PARROTIA PERSICA                         | PERSIAN IRONWOOD       | 2    | 6 CM. CAL.  | AS SHOWN    | B. & B. |
|     | CORNUS FLORIDA 'RUBRUM'                  | RED FLOWERING DOGWOOD  | 4    | 6 CM. CAL.  | AS SHOWN    | B. & B. |
|     | AZALEA JAPONICA 'HINO CRIMSON'           | CRIMSON AZALEA         | 98   | #2 POT      | 85 CM. O.C. |         |
|     | AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS' | NORTHERN LIGHTS AZALEA | 22   | #3 POT      | 90 CM. O.C. |         |
|     | AZALEA JAPONICA (VARIOUS)                | JAPANESE AZALEA        | 43   | #3 POT      | 90 CM. O.C. |         |
|     | ABELIA 'EDWARD GOWCHER'                  | EDWARD GOUCHER ABELIA  | 83   | #3 POT      | 90 CM. O.C. |         |
|     | BUXUS MACROPHYLLA 'WINTER GEM'           | ASIAN BOXWOOD          | 60   | #3 POT      | 45 CM. O.C. |         |
|     | HYDRANGEA MACROPHYLLA 'NIKKO BLUE'       | HYDRANGEA              | 29   | #3 POT      | 90 CM. O.C. |         |
|     | BERBERIS THUNBERGII 'ATROPURPUREA'       | PURPLE BERBERIS        | 77   | #3 POT      | 70 CM. O.C. |         |
|     | MEDIUM RHODODENDRON (VARIOUS)            | RHODODENDRON           | 116  | #3 POT      | 90 CM. O.C. |         |
|     | POLYSTICHUM MUNITUM                      | SWARD FERN             | 10   | #3 POT      | 90 CM. O.C. |         |
|     | HOSTA (VARIOUS)                          | HOSTA                  | 17   | #3 POT      | 90 CM. O.C. |         |
|     | SYRINGA VULGARIS 'MICHEL BUCHNER'        | LILAC                  | 30   | #3 POT      | 90 CM. O.C. |         |
|     | PRUNUS LAUROCERASUS 'OTTO LUYKEN'        | OTTO LUYKEN LAUREL     | 232  | #3 POT      | 70 CM. O.C. |         |
|     | THUJA OCCIDENTALIS 'SMARAGD'             | EMERALD ARBORVITAE     | 43   | 1.50 METERS | 70 CM. O.C. |         |

|           |                   |     |
|-----------|-------------------|-----|
| NOV/19    | New Site Plan     | 3   |
| AUG/19    | Revised Site Plan | 2   |
| Feb/19    | Revised Site Plan | 1   |
| DATE      | REMARKS           | NO. |
| REVISIONS |                   |     |

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PHONE (604) 857-2376

CLIENT

MR. LUC GOSSELIN  
WHITETAIL HOMES

UNIT #104  
3550 Mt. LEHMAN ROAD  
ABBOTSFORD, B.C.  
V4X 2M9

TITLE

PLAN VIEW

LANDSCAPE PLAN  
LOGAN AVENUE  
APARTMENTS  
20350 20370 LOGAN AVENUE  
CITY OF LANGLEY, B.C.

|        |       |          |        |
|--------|-------|----------|--------|
| SCALE  | 1:200 | DATE     | FEB/19 |
| DRAFT  |       | CHK'D    |        |
| ENG.   |       | CHK'D    |        |
| APPR'D |       | AS BUILT |        |

|         |             |
|---------|-------------|
| PRINTED | JOB No.     |
|         | DRAWING No. |
|         | L-1         |