



sheet schedule

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
SD1.33	SHADOW STUDY	SD3.08	ROOF LEVEL PLAN
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 WEST SETBACK REDUCTION FROM 6.0m TO 4.7m SOUTH SETBACK REDUCTION FROM 6.0m TO 4.0m 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



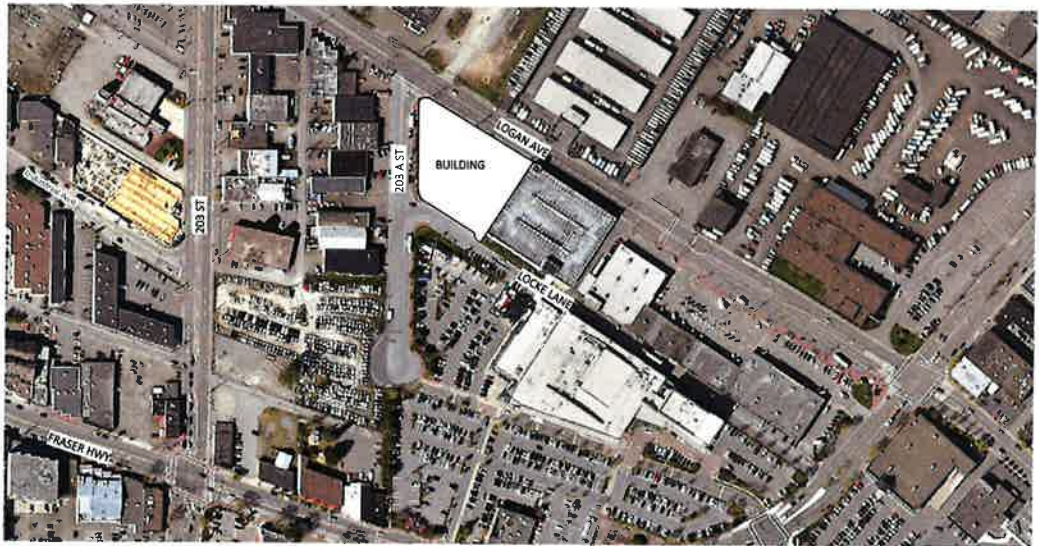
203a st looking north



locke rd. looking north/west



aerial view looking s/e



location map/north survey



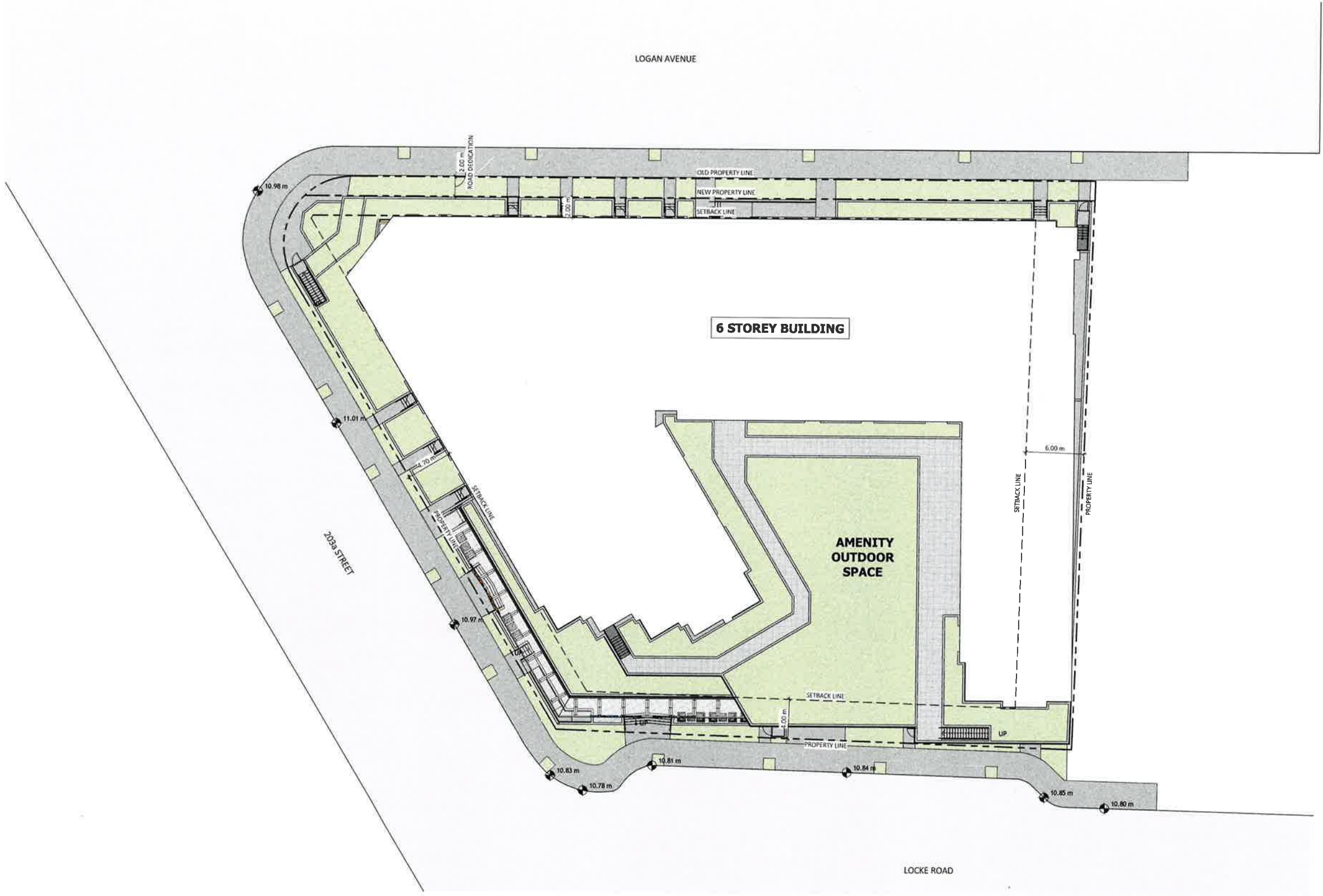
203 a st.

3/32" = 1'-0"



Logan ave.

3/32" = 1'-0"



6 STOREY BUILDING

AMENITY
OUTDOOR
SPACE

LOCKE ROAD

203a STREET

LOGAN AVENUE



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

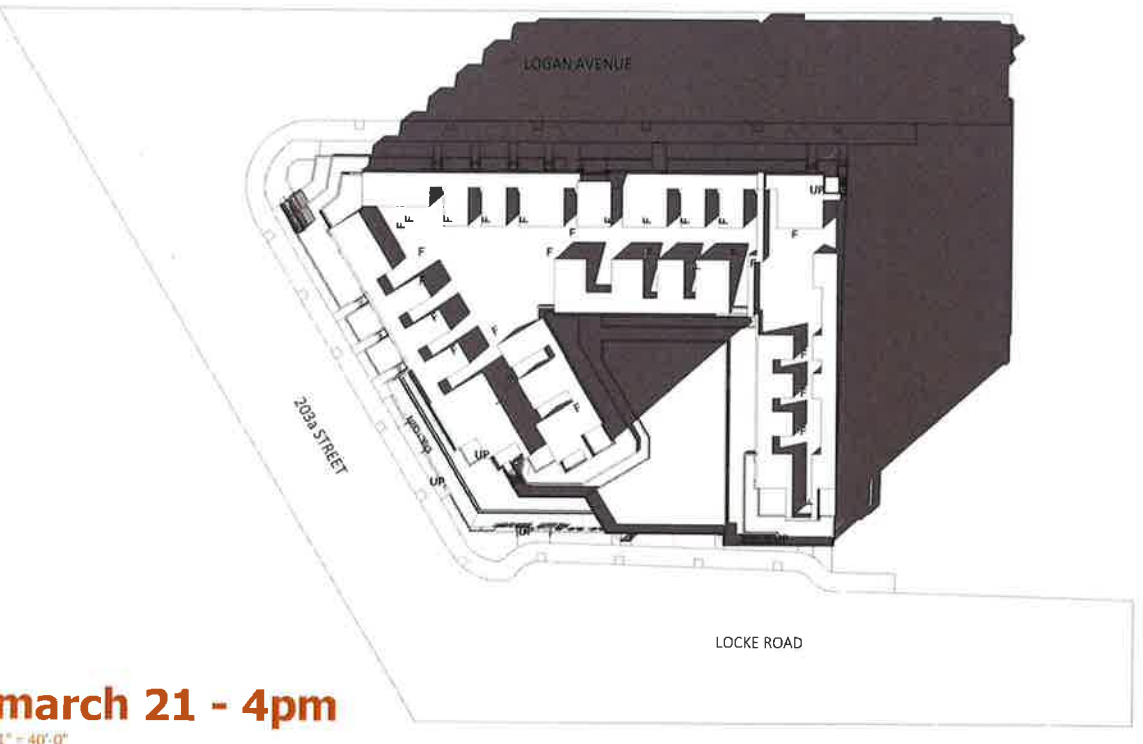
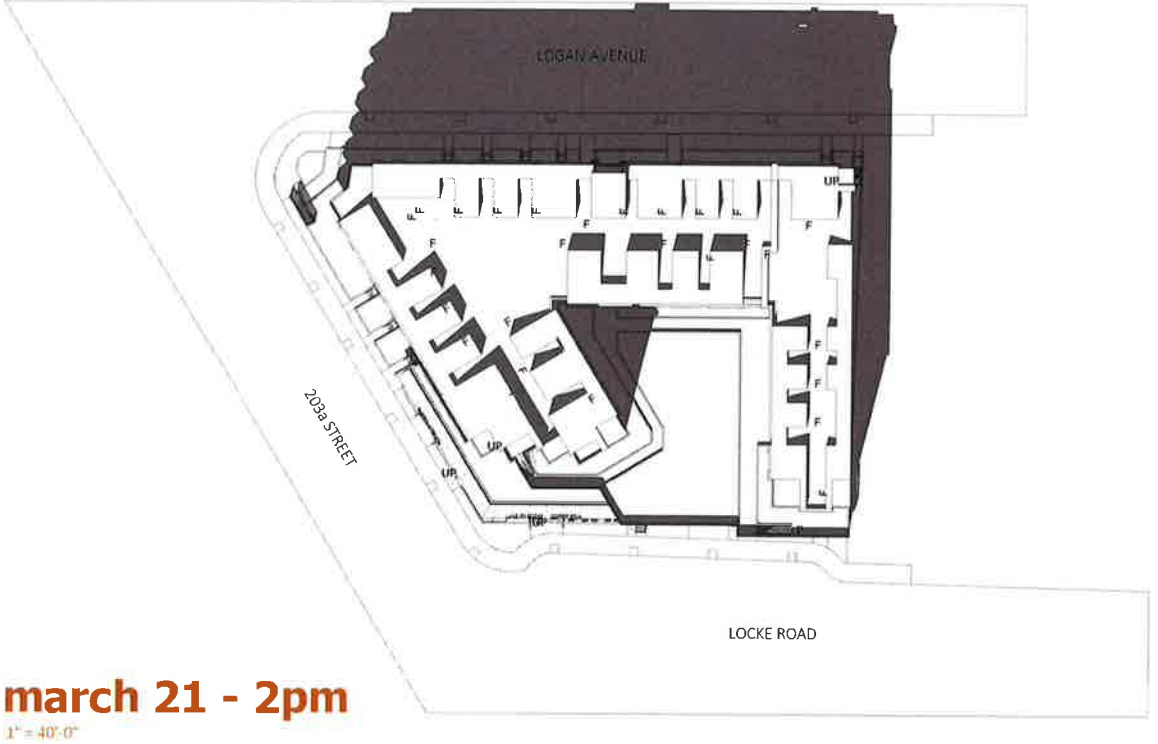
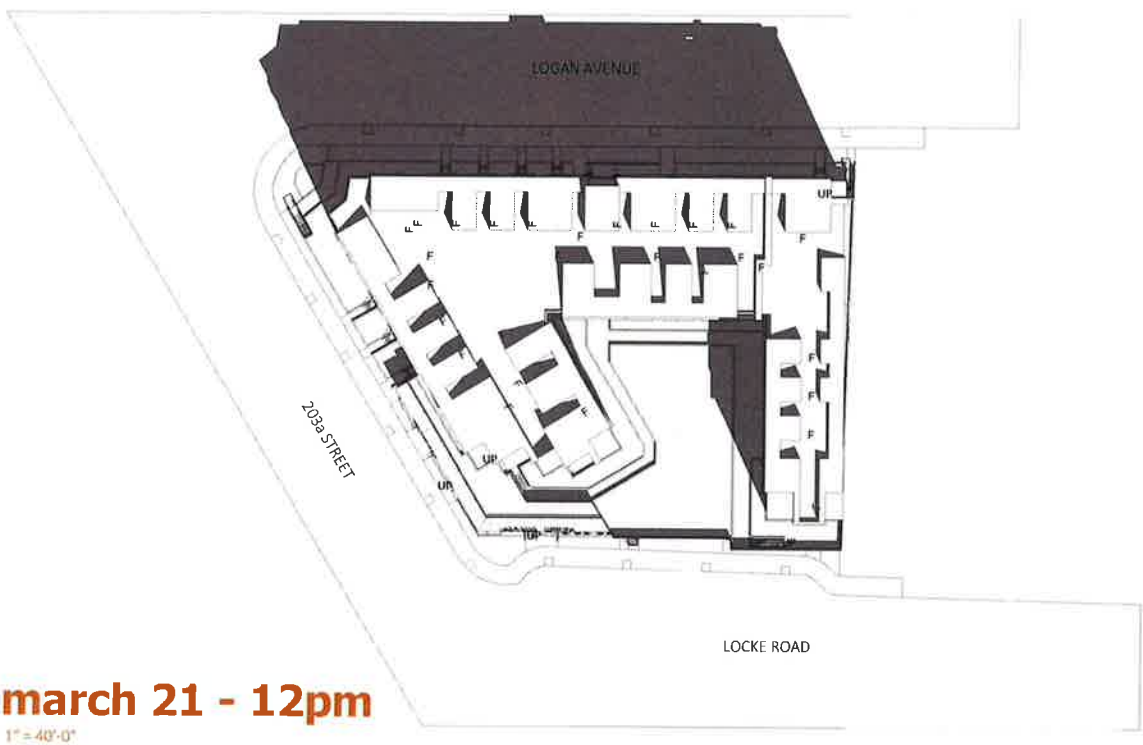
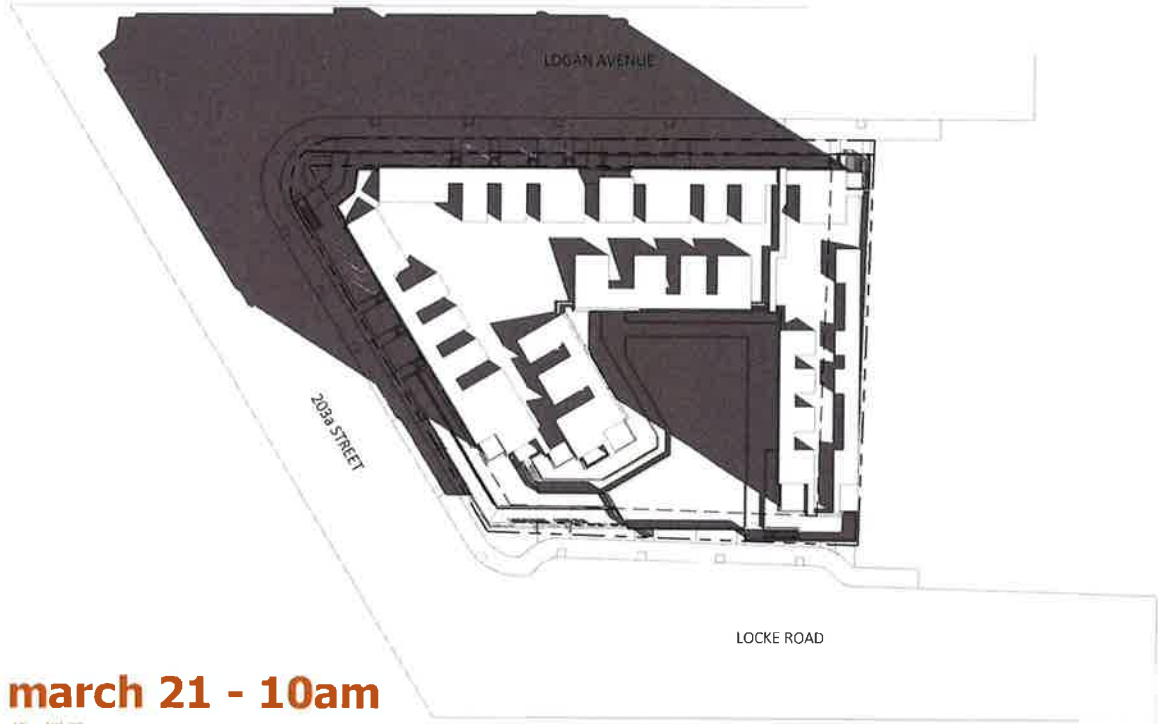
SITE PLAN
SCALE: 1/16" = 1'-0"

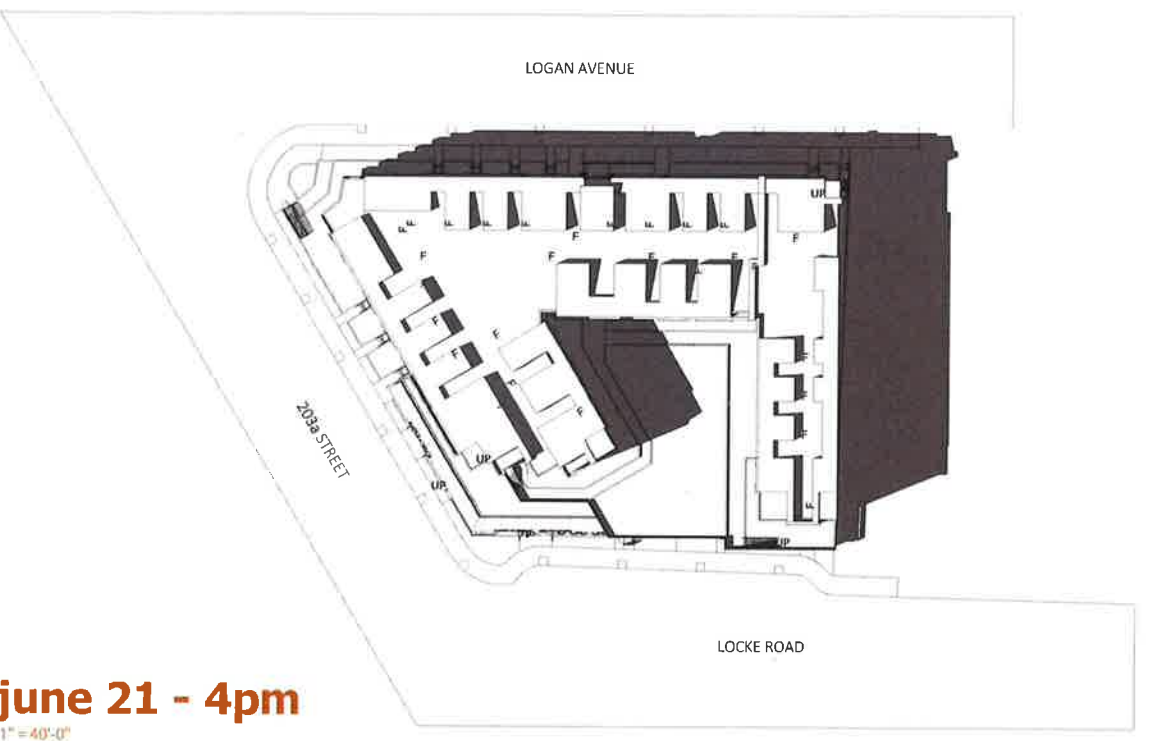
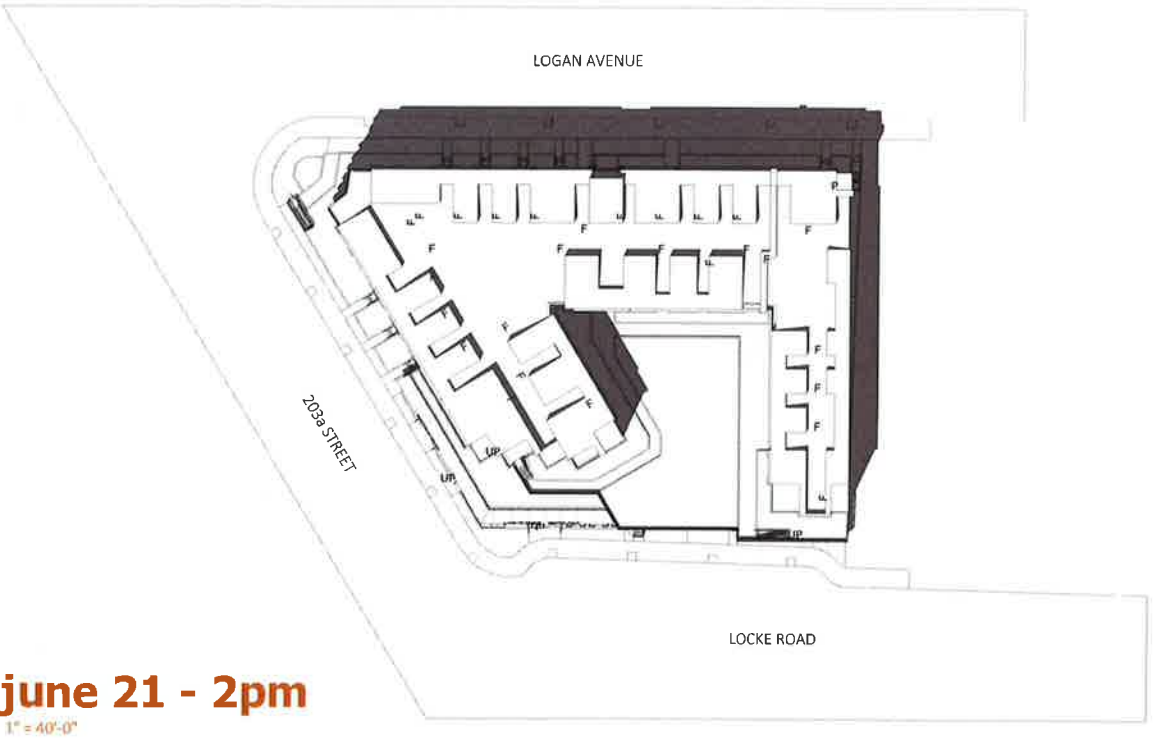
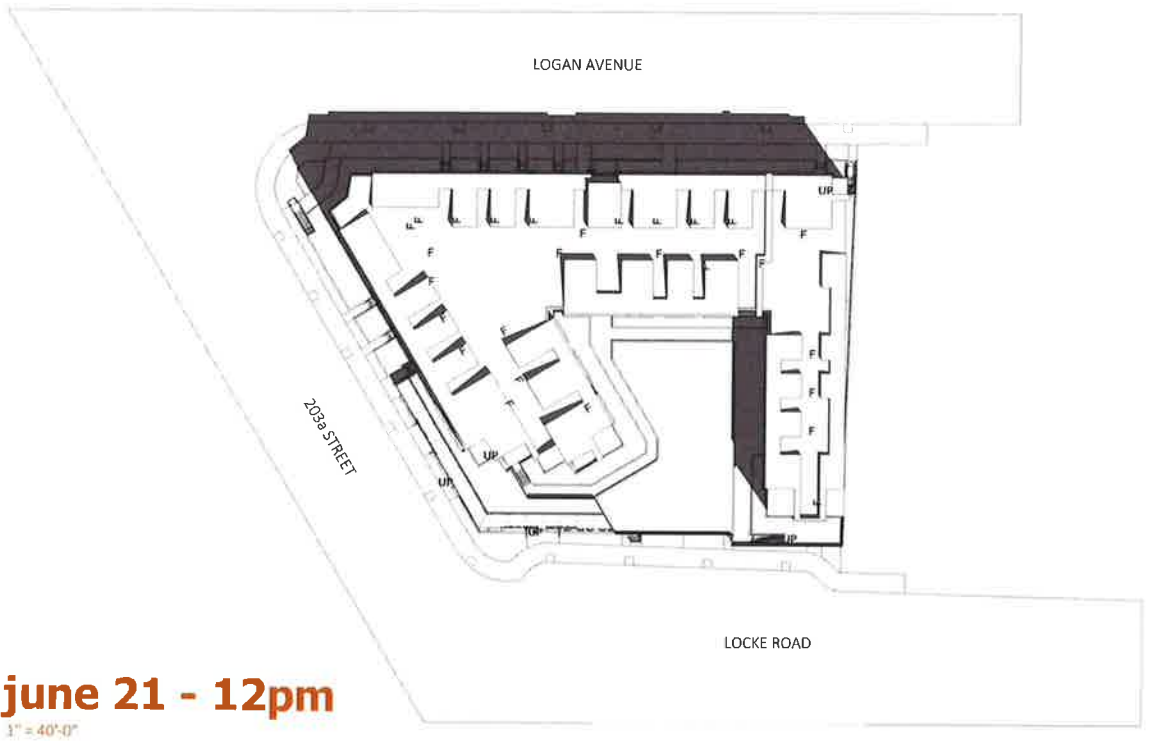


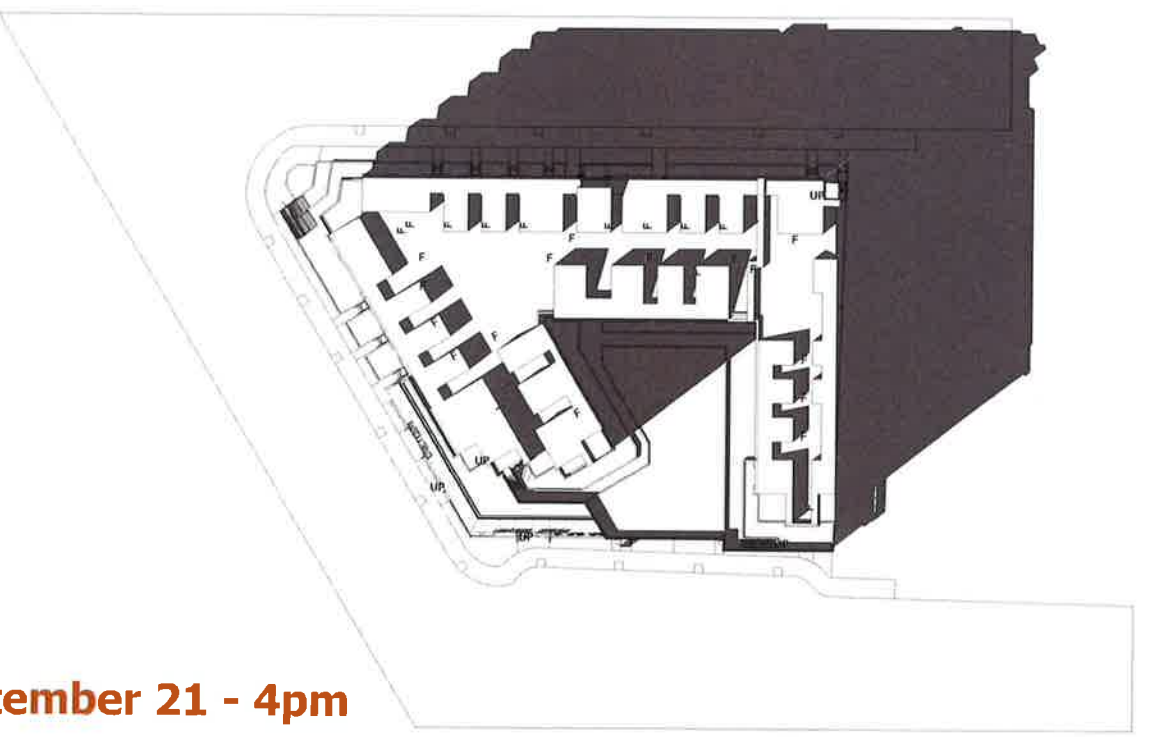
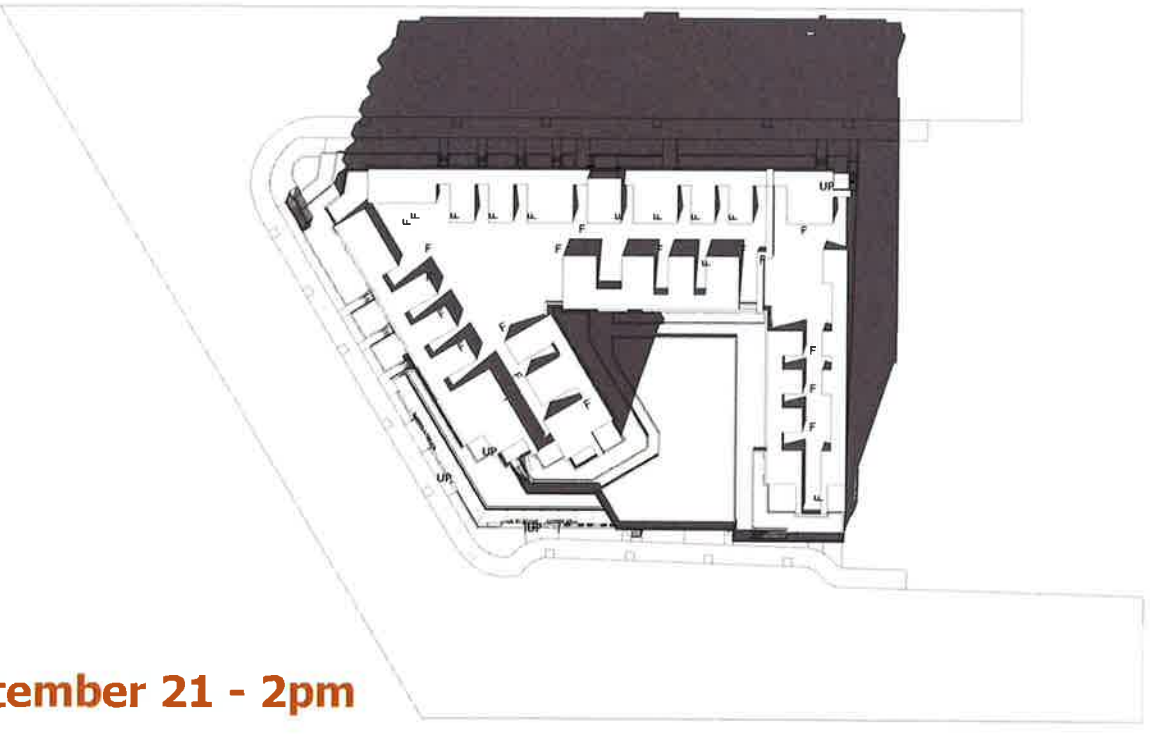
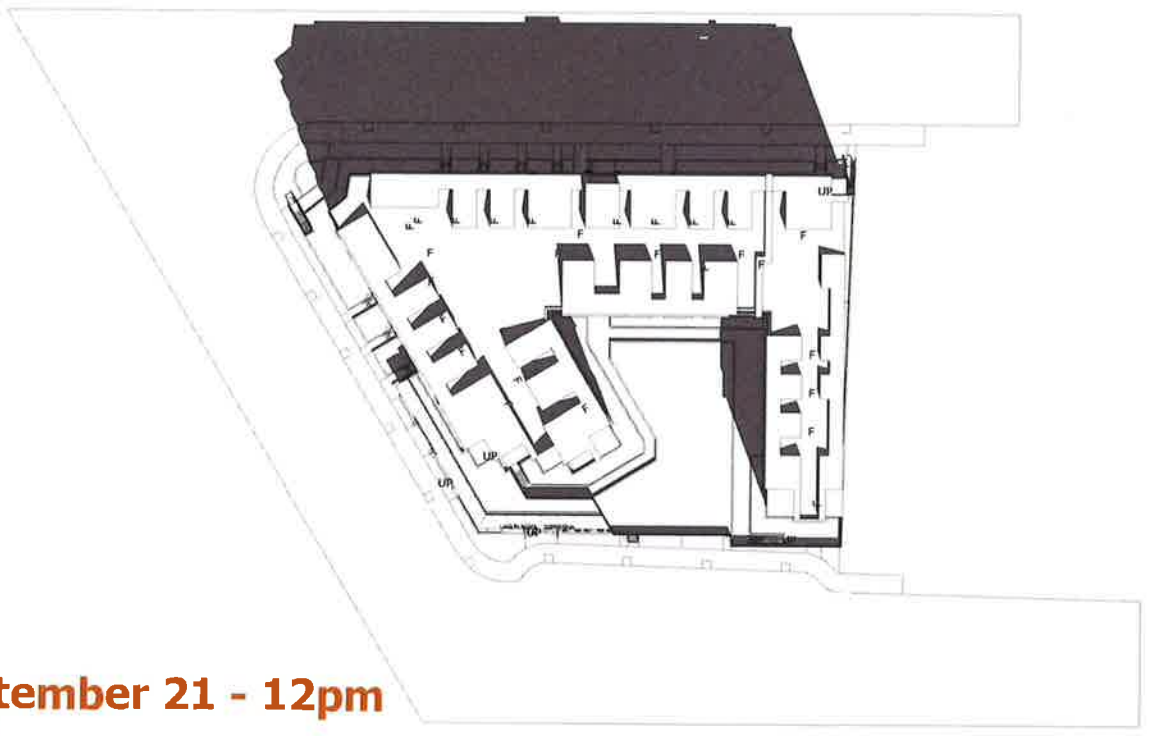
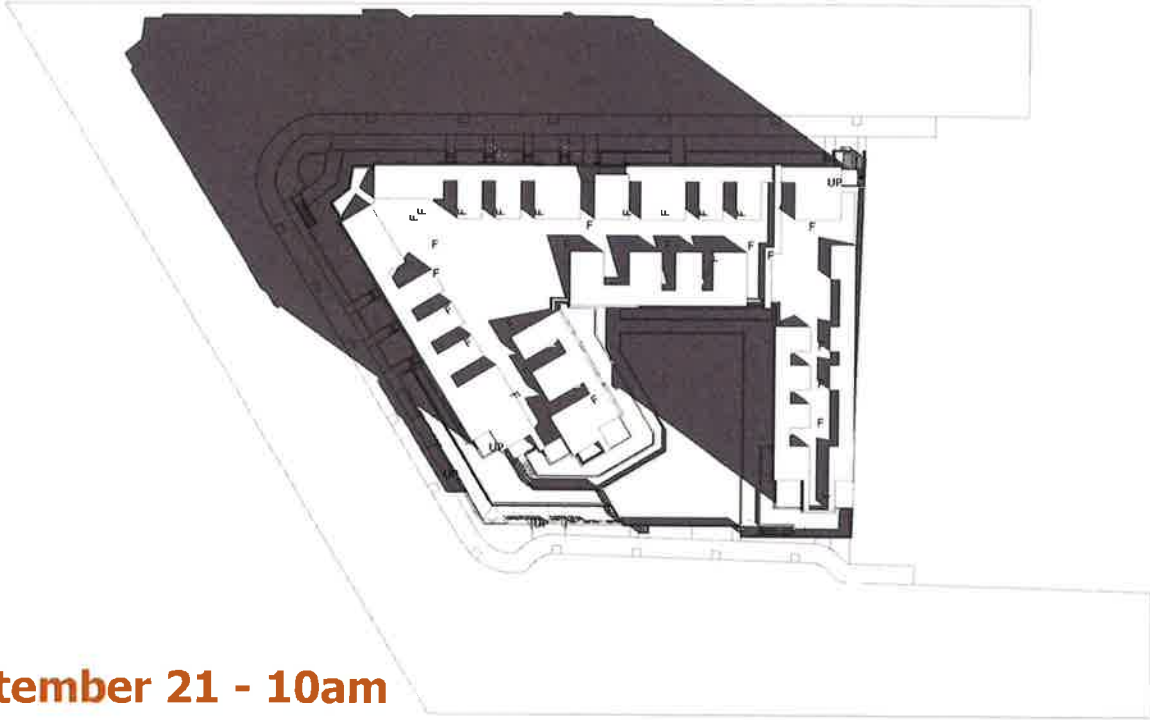
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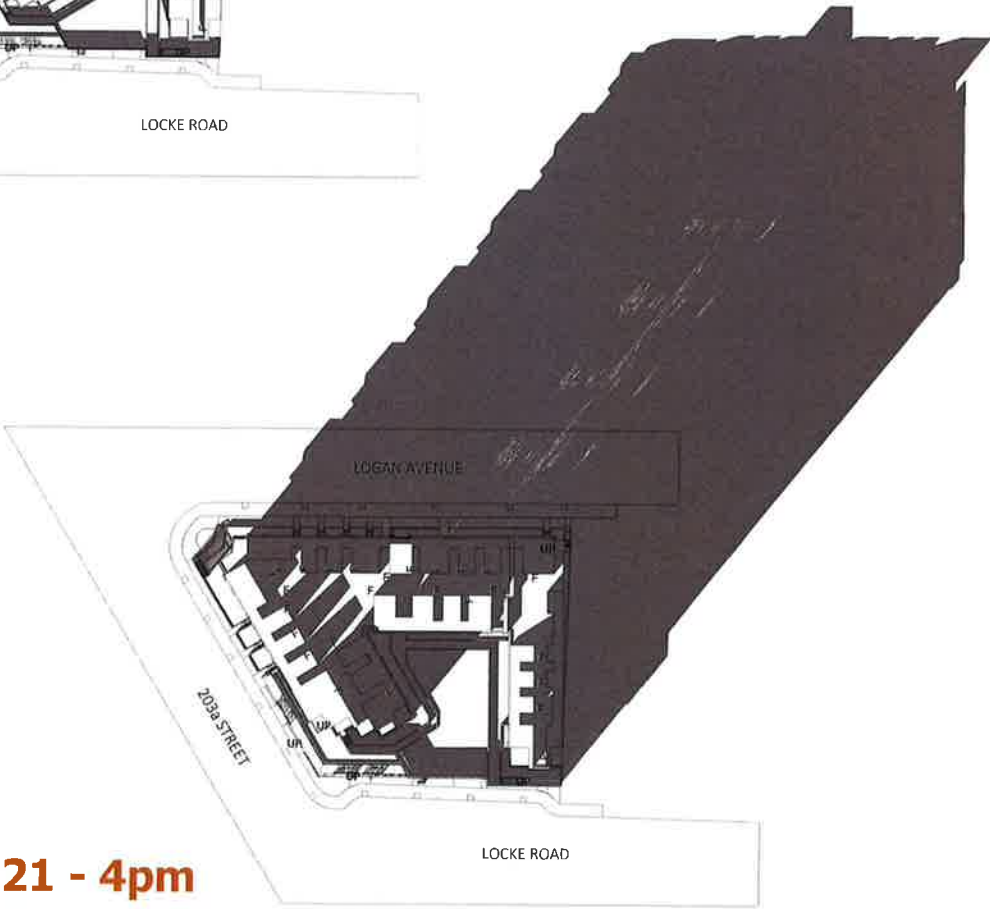
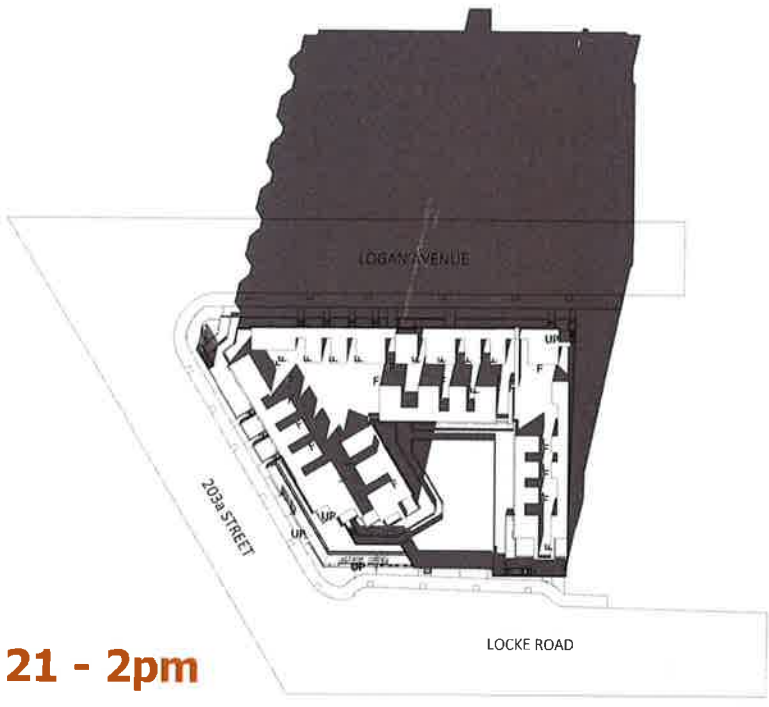
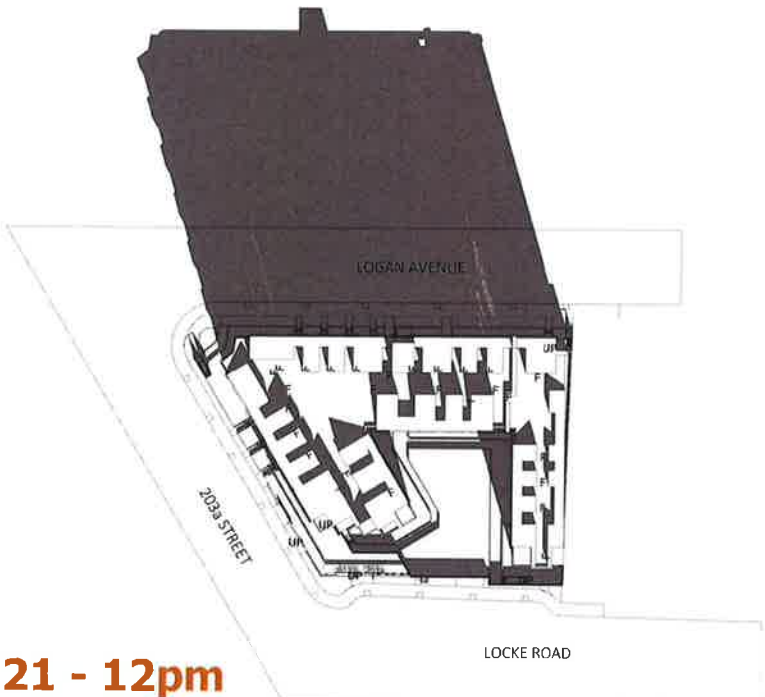
SD1.20











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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

SHADOW STUDY

SCALE: 1" = 60'-0"



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SD1.34



LOGAN AVENUE APARTMENTS
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STREET VIEW RENDERING
SCALE: N.T.S.

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SD1.35



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LOGAN AVENUE APARTMENTS

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COMMERCIAL RENDERING

SCALE: N.T.S.

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SD1.36



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LOGAN AVENUE APARTMENTS

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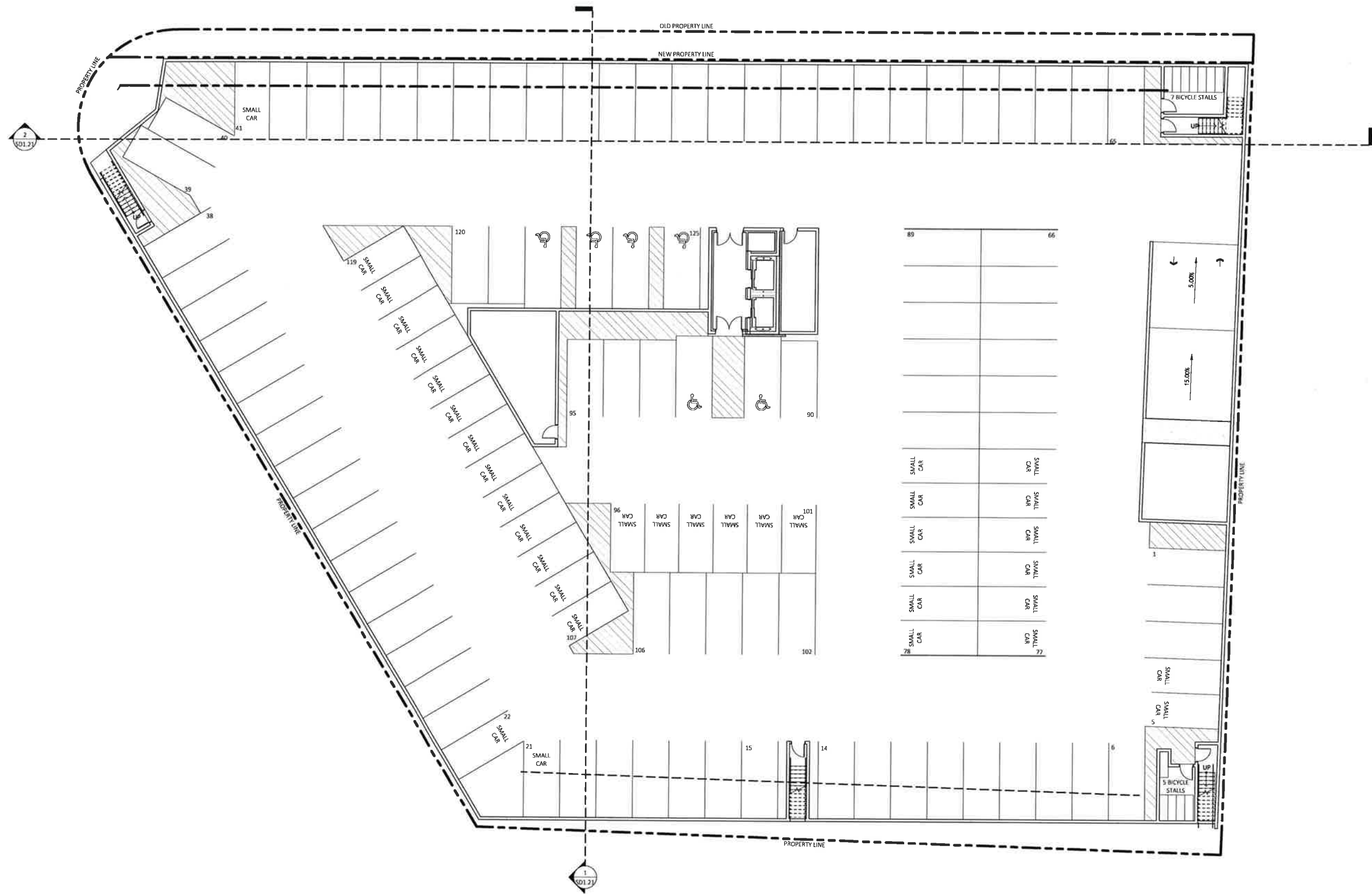
AMENITY RENDERING

SCALE: N.T.S.

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SD1.37



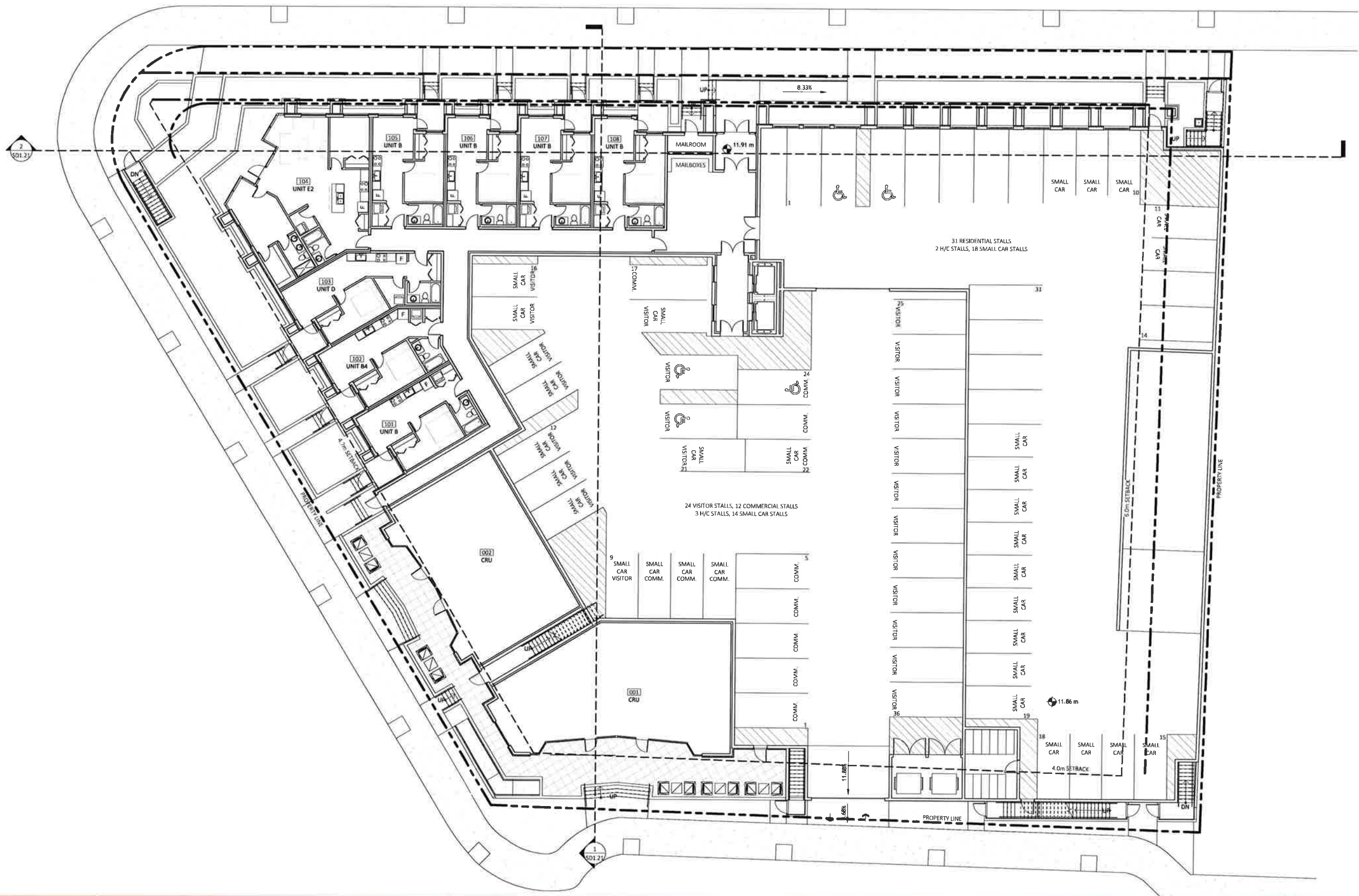
LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

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



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SD3.01



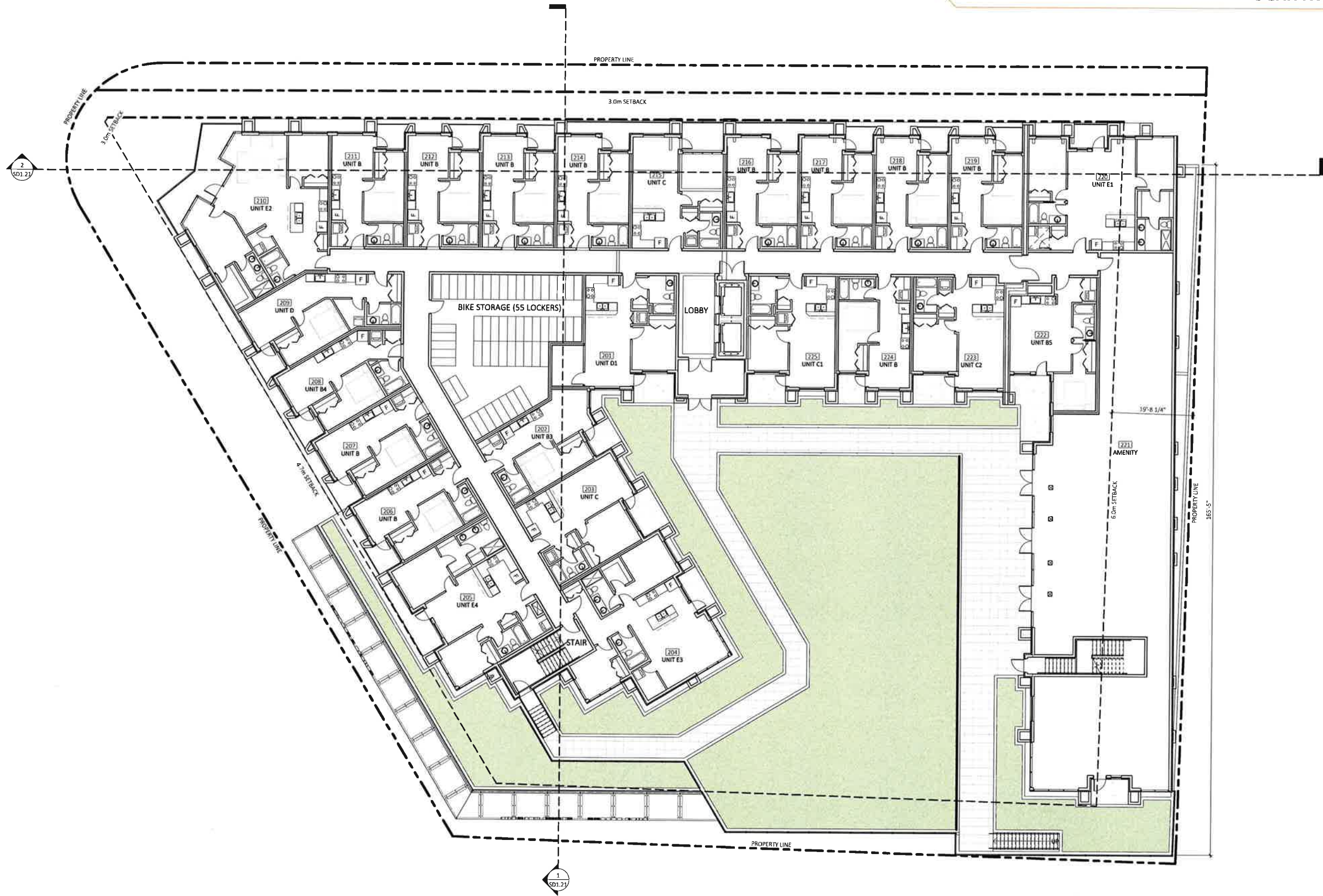
LOGAN AVENUE APARTMENTS
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1st FLOOR PLAN
SCALE: 3/32" = 1'-0"



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SD3.02



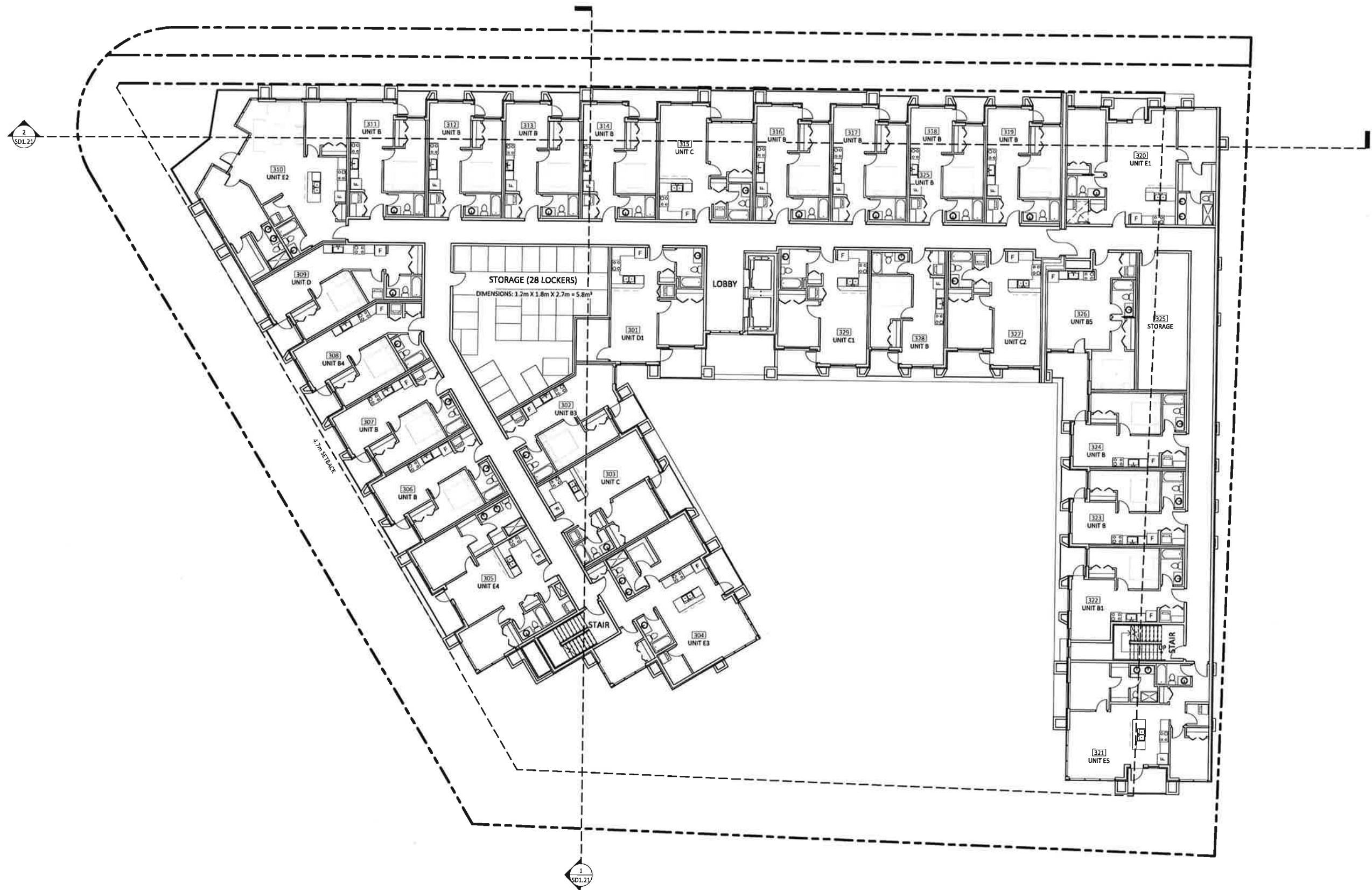
LOGAN AVENUE APARTMENTS
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2nd FLOOR PLAN
SCALE: 3/32" = 1'-0"



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SD3.03



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LOGAN AVENUE APARTMENTS

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3rd FLOOR PLAN

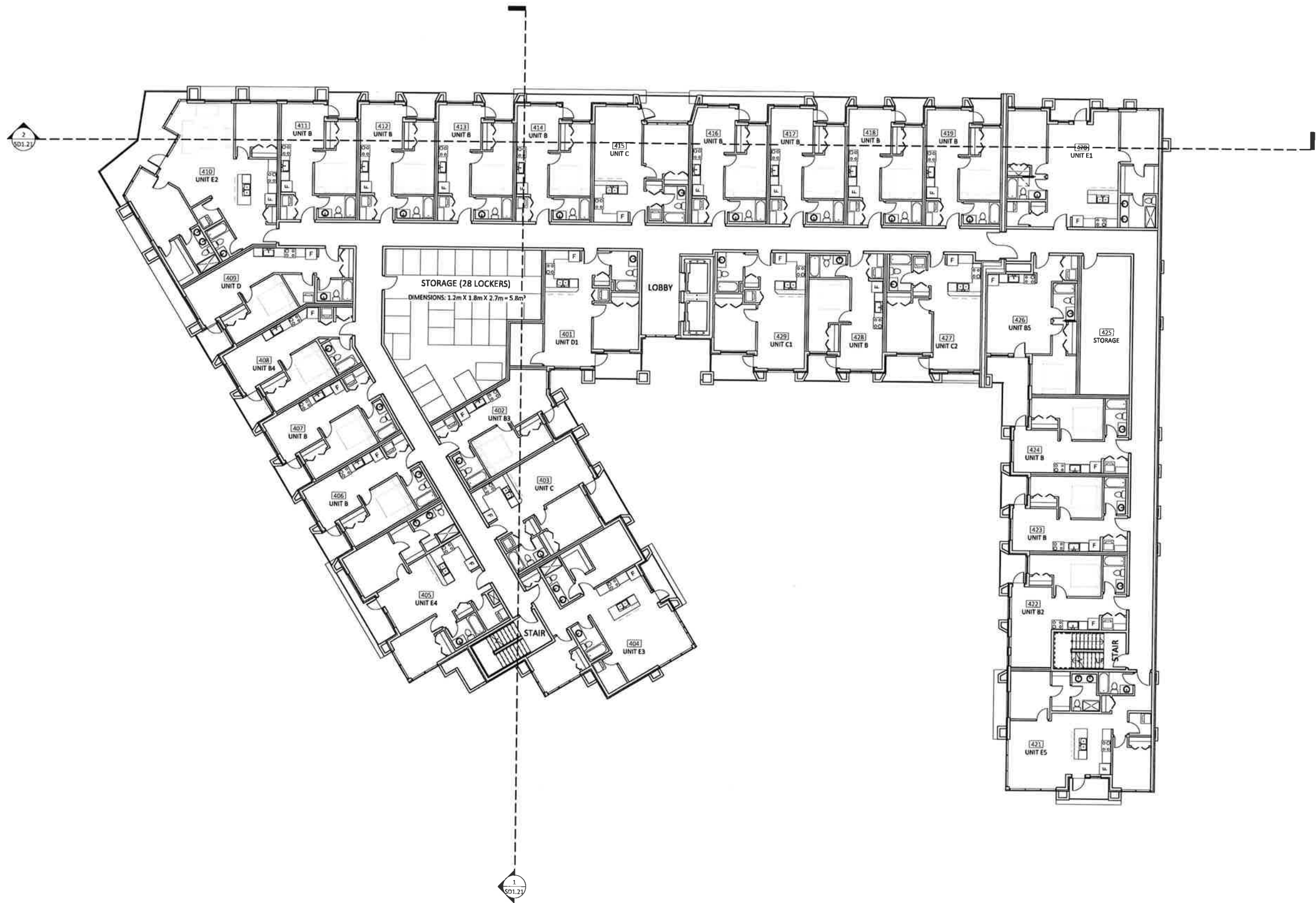
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SD3.04



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LOGAN AVENUE APARTMENTS

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4th FLOOR PLAN

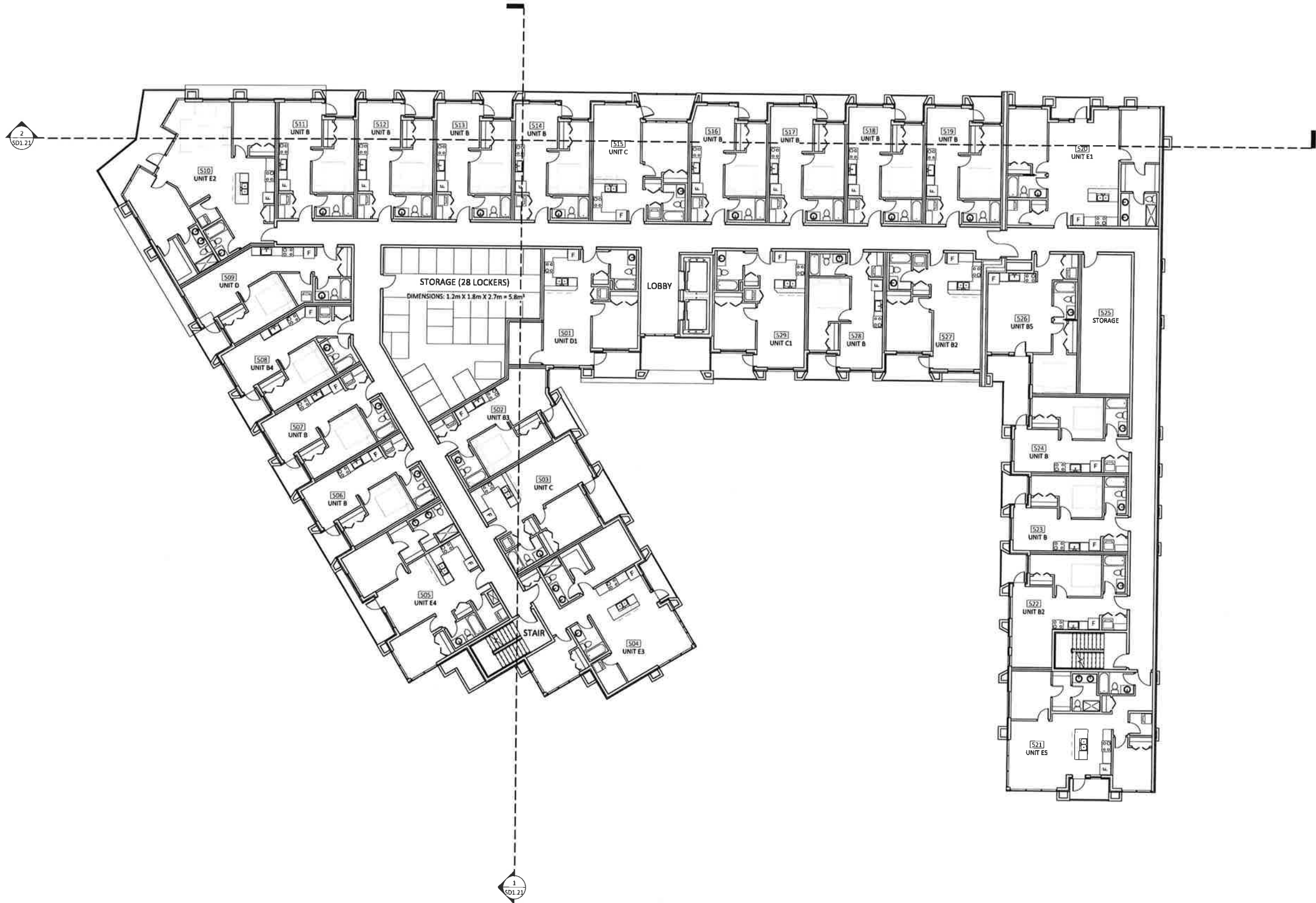
SCALE: 3/32" = 1'-0"



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SD3.05



LOGAN AVENUE APARTMENTS

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5th FLOOR PLAN

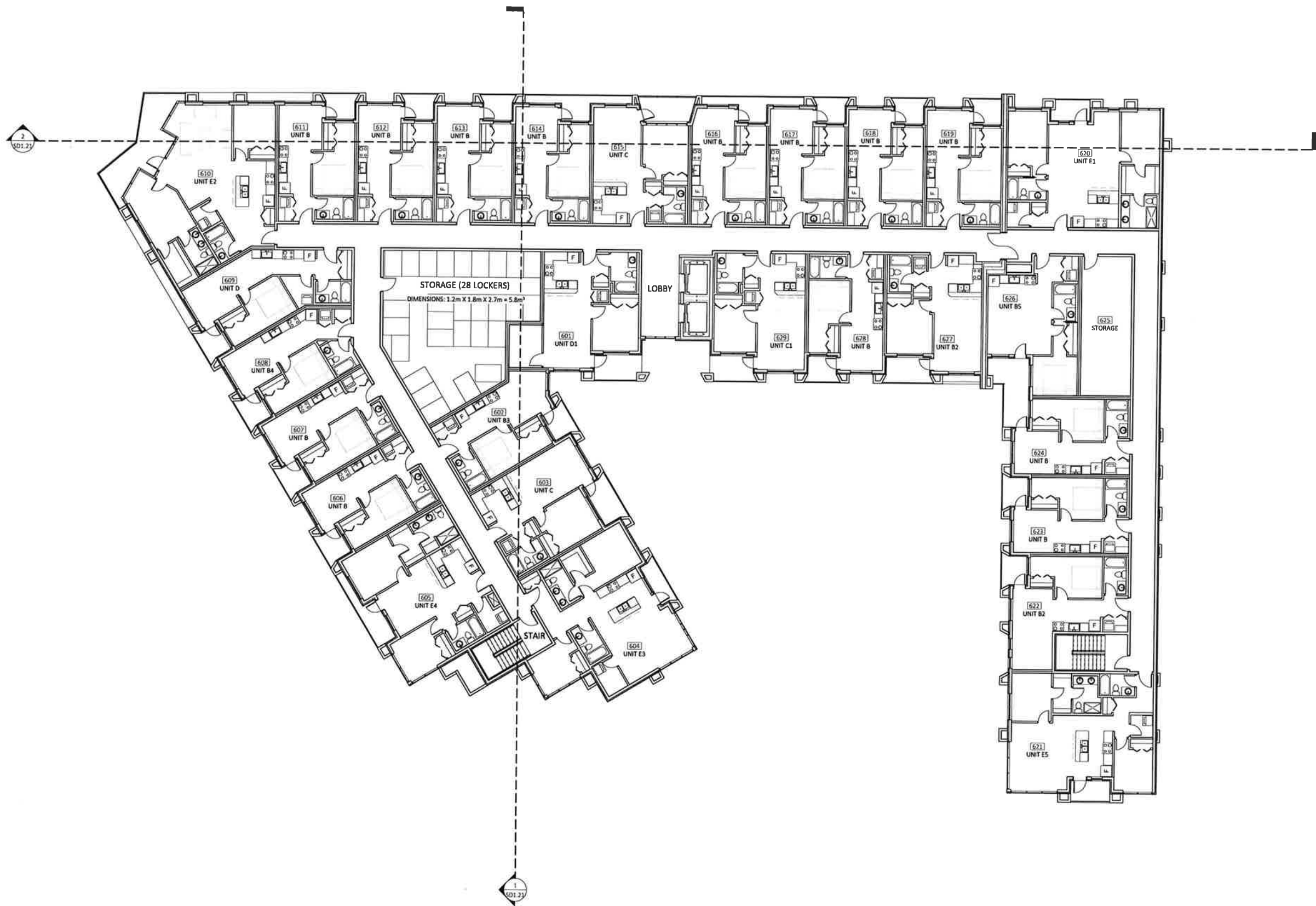
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SD3.06



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LOGAN AVENUE APARTMENTS

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6th FLOOR PLAN

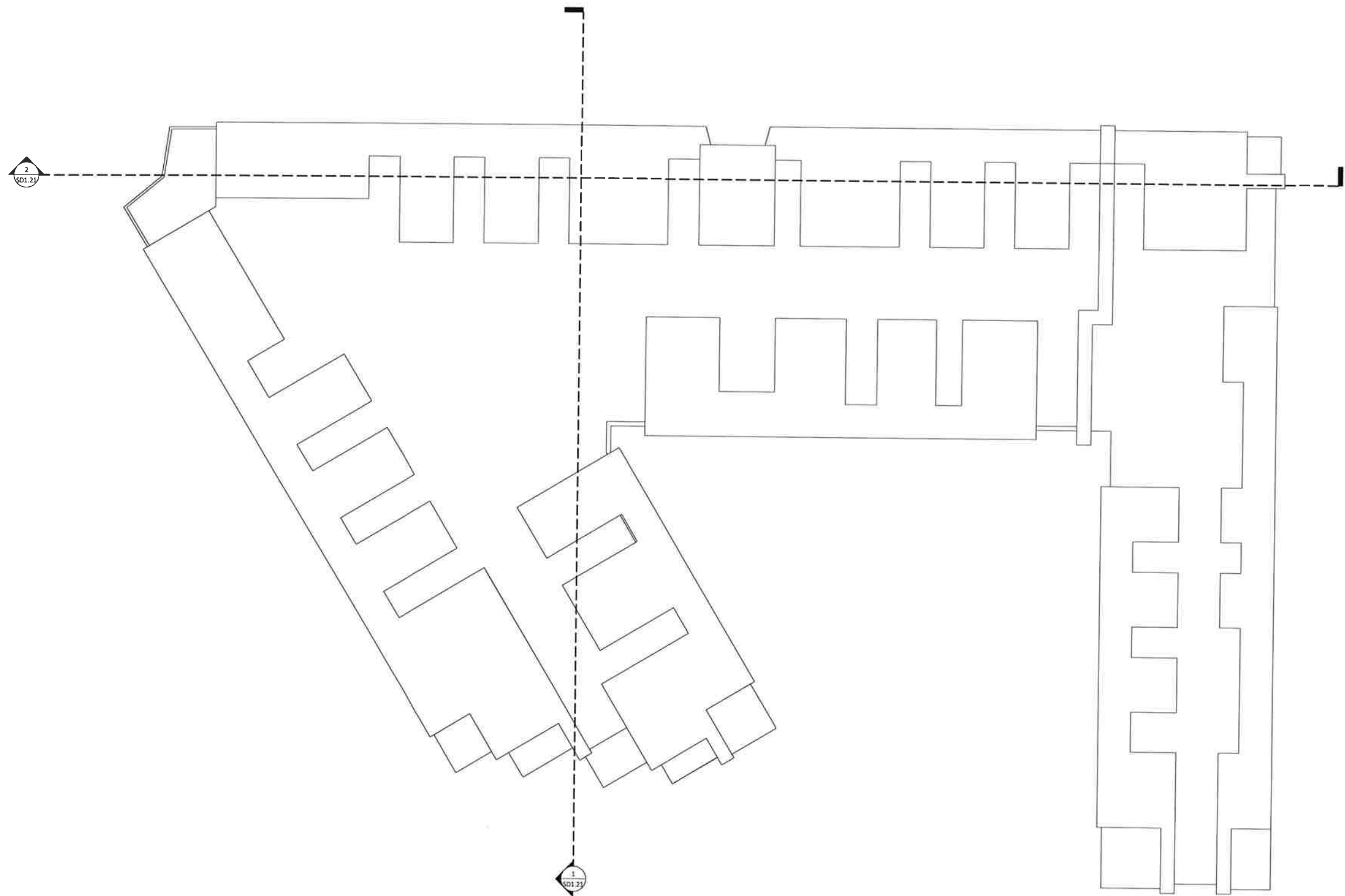
SCALE: 3/32" = 1'-0"



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SD3.07



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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

ROOF LEVEL PLAN

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



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SD3.08



north elevation

3/32" = 1'-0"

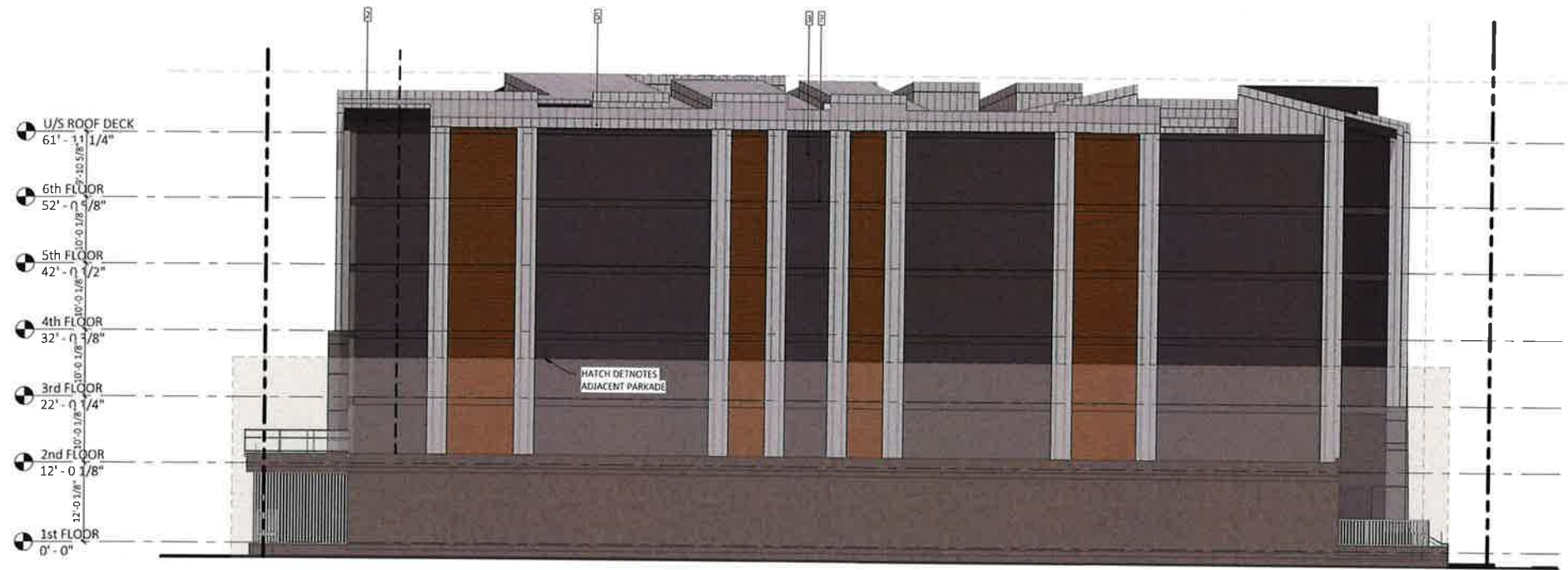


west elevation

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



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

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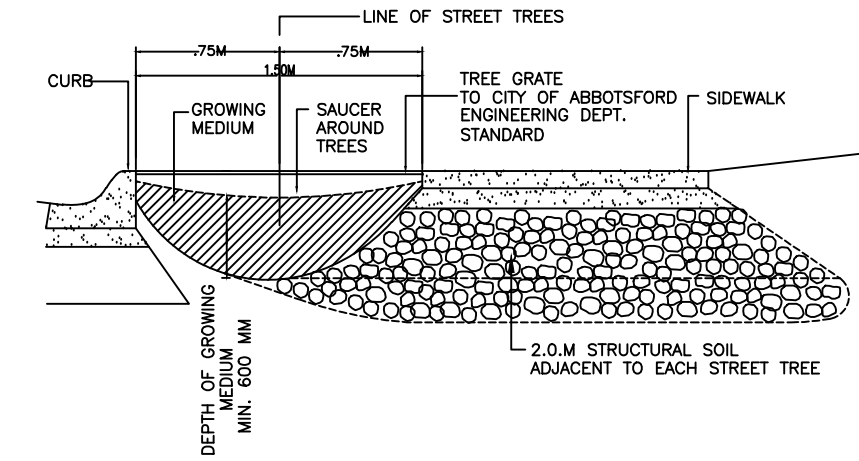
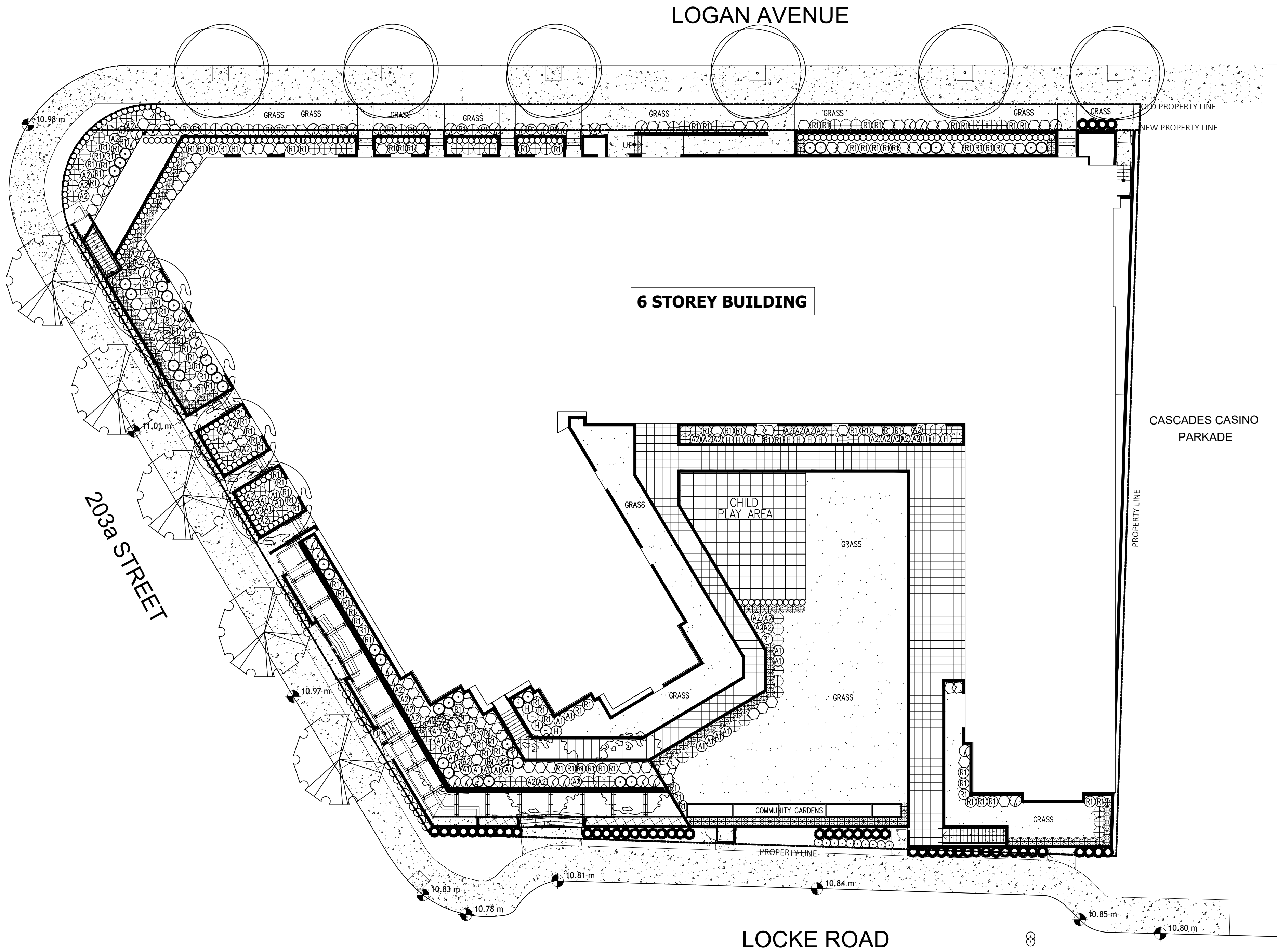
BUILDING ELEVATIONS

SCALE: As indicated

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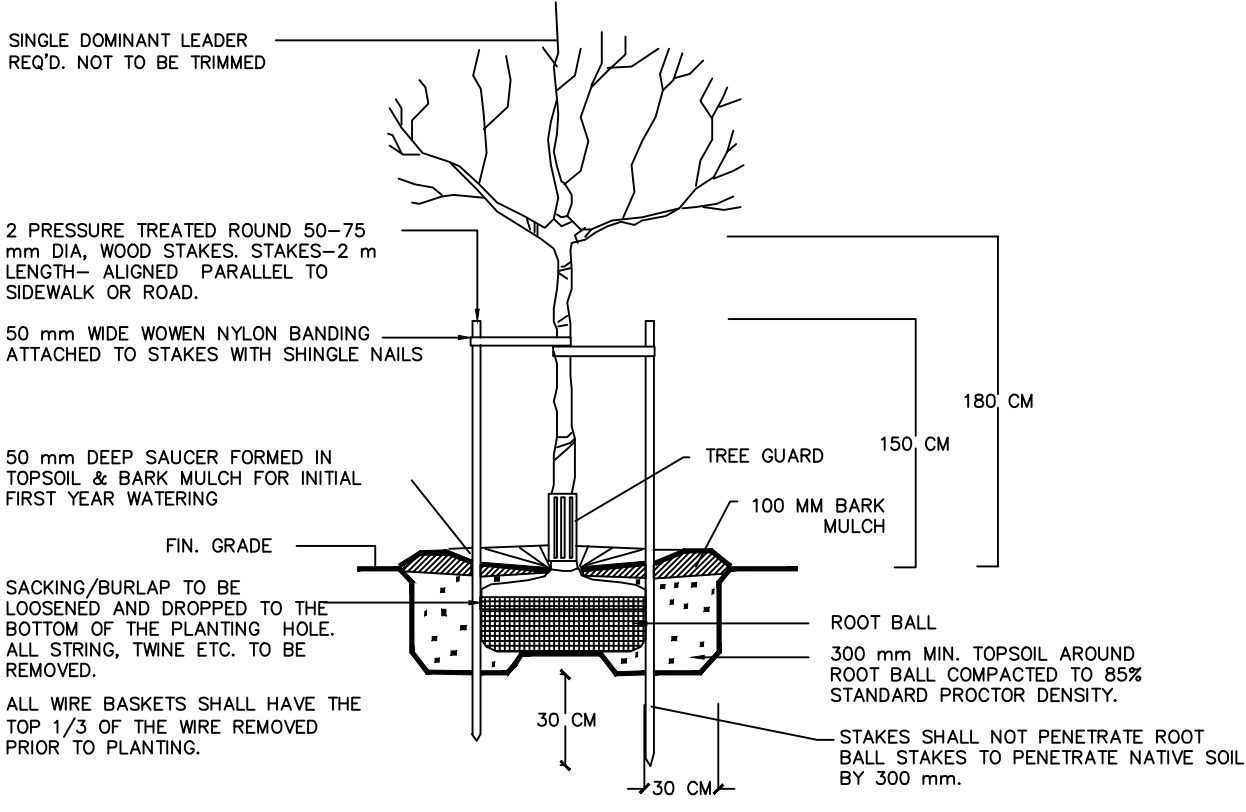
SD4.02



STREET TREE PLANTING DETAIL

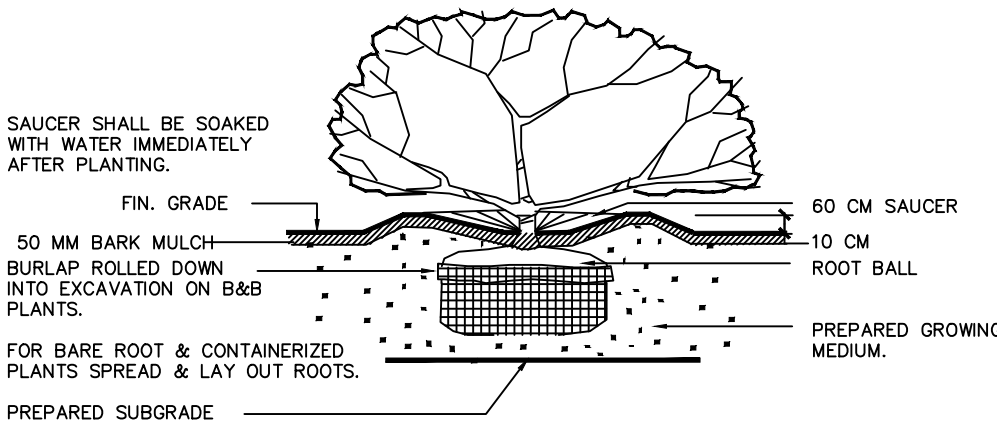
NOTES / GENERAL

- 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		QTY.	SIZE	SPACING	REMARKS
		COMMON NAME					
	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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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	