

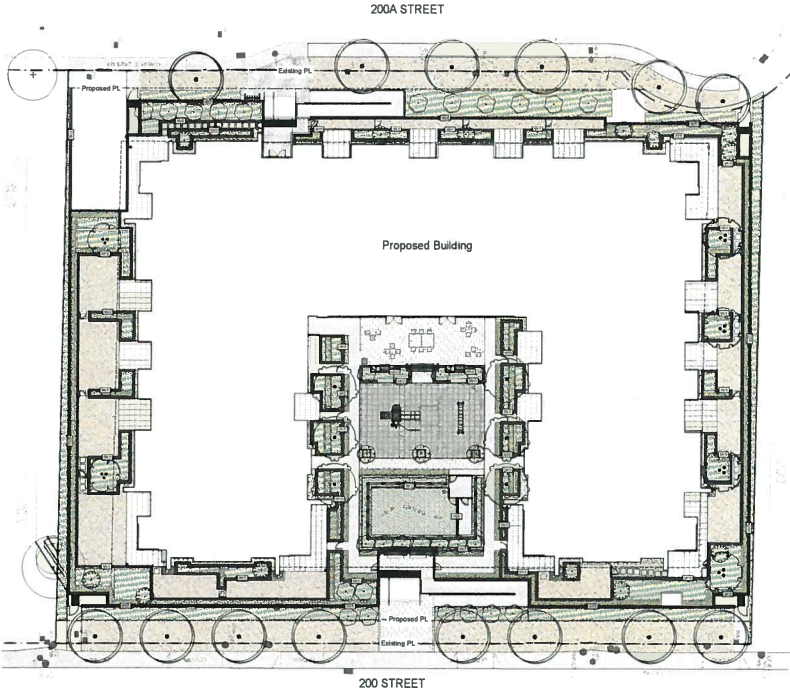
# Lincoln Apartments

Re-Issued for Development Permit

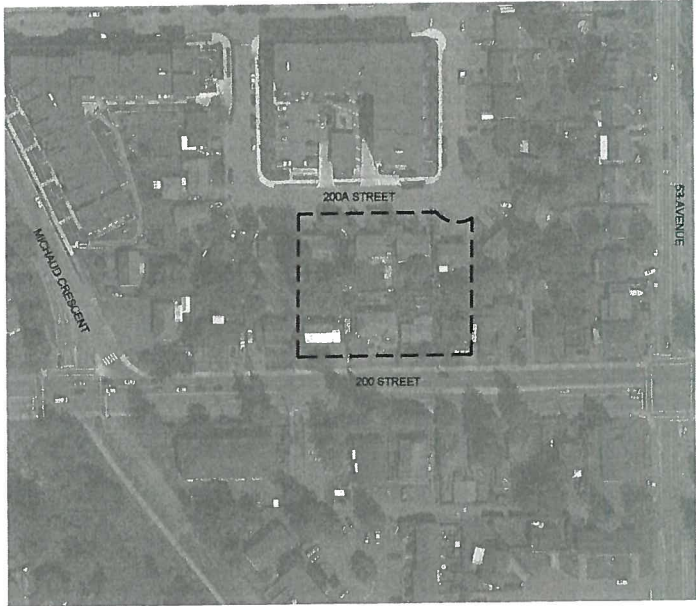
Contact Information	Other Key Contacts:	
<b>VDZ+A</b> <small>Project Landscape Architecture</small>  Fort Langley Studio 100 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8  Mount Pleasant Studio 102-3535 Kingsway Vancouver, British Columbia, V5T 3J7  Primary project contact Melody Smale melody@vdz.ca o. 604 546 0935  Alternate contacts (in case away) Stephen Heller Landscape Architect stephen@vdz.ca o. 604 546 0925	<b>Tannin Developments Ltd</b> <small>Project Owner</small>  #115 @ 29434 64 Ave Langley, BC V2Y 1M4 604 533 2260	<b>Keystone Architecture</b> <small>Project Building Architect</small>  #300 - 33131 S Fraser Way Abbotsford BC V2S 2B1 o. 604 850 0577
<b>Legal Address and Description:</b>  Lots 292-295, Plan NWP42982 + Lot 93, Plan NWP33845 + Lot 44, Plan NWP31810 + Lots 287-289, Plan NWP42737		

Sheet List Table

Sheet Number	Sheet Title
L-00	Cover Page
L-01	Tree Management Plan
L-02	Site Plan
L-03	Planting Plan
L-04	Courtyard Amenity Plan
L-05	Irrigation Plan
LD-01	Details
LD-02	Details
LD-03	Details
LD-04	Details
LD-05	Details
LD-06	Irrigation Details



1 SITE PLAN OVERVIEW  
Scale 1:250



2 LOCATION MAP  
NTS

**VDZ+A**  
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY  
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO  
100-9181 Church St | 102-3535 Kingsway  
Fort Langley, BC | Vancouver, BC  
V1M 2R8 | V5T 3J7  
www.vdz.ca 604-883-0024

4	Mod	Revised for DP	2020-05-04
3	Mod	Revised for DP	2020-04-07
2	Mod	Revised for DP	2020-03-07
1	Mod	Issued for DP	2020-01-24
No.	By	Description	Date
REVISIONS TABLE FOR DRAWINGS			
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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			
Project:			
LINCOLN APARTMENTS			
Location:			
5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST LANGLEY, BC			
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Checked	SH		
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Drawing Title: COVER PAGE

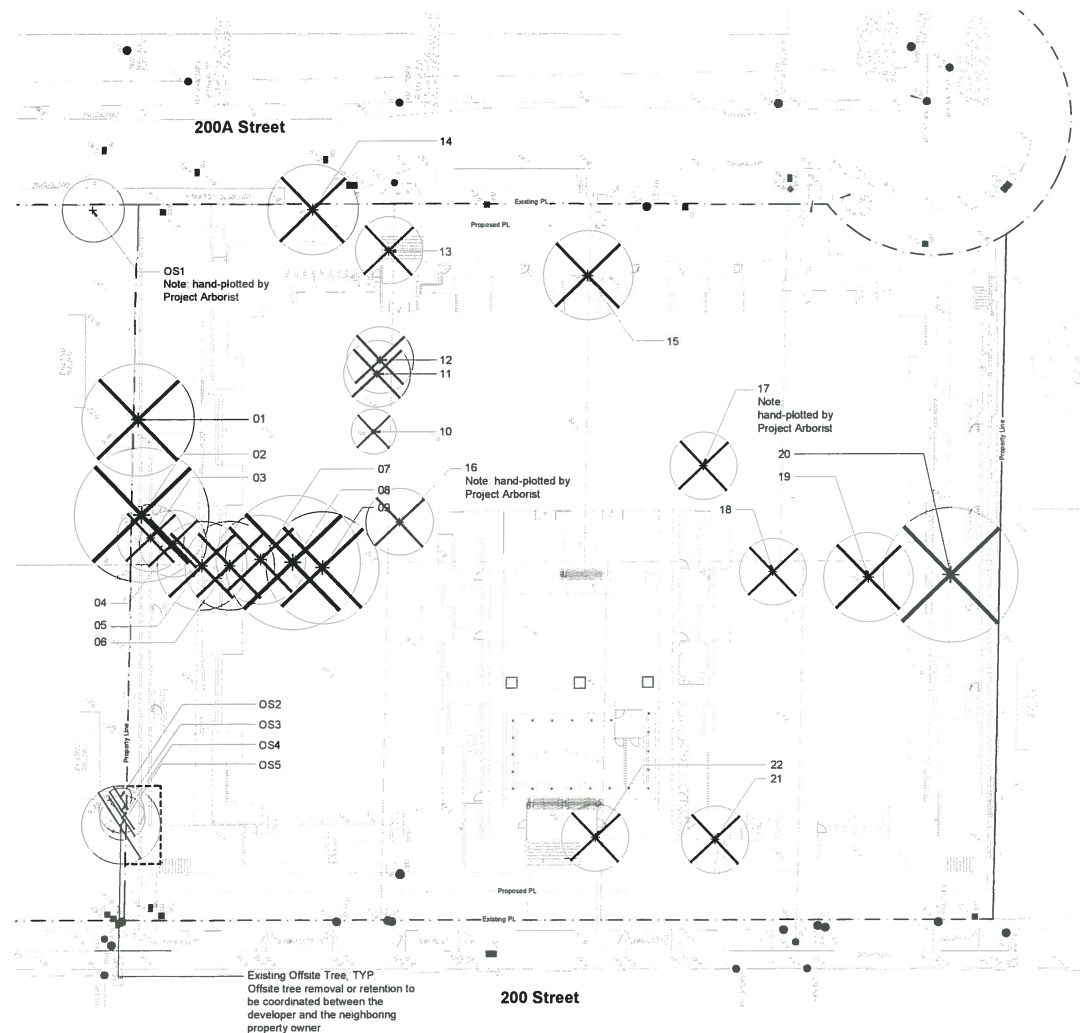
VDZ Project #: DP 2020-06

Drawing #: L-00

# TREE LEGEND

Existing Tree to Remain	Existing Tree to be Removed	Existing Tree, Remove or Retain Pending Final Site Plan	Tree Protection Fence as per City of Langley Standard

Refer to Arborist Report



No.	By	Description	Date
4	MdS	Revised for DP	2020-05-04
3	MdS	Revised for DP	2020-04-07
2	MdS	Revised for DP	2020-02-07
1	MdS	Issued for DP	2020-01-24

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No.	By	Description	Date
1	MdS	For Arborist Report Submission	Mar 16, 2020

REVISIONS TABLE FOR SHEET

Project:  
 LINCOLN APARTMENTS

Location:  
 5321, 5331, 5341, & 5361 200A ST  
 + 5326, 5334, 5340, & 5360 200 ST  
 LANGLEY, BC

Drawn MdS	Stamp 
Checked SH	
Approved VDZ	Original Sheet Size 24"x36"
Scale 1:200	

## TREE MANAGEMENT PLAN

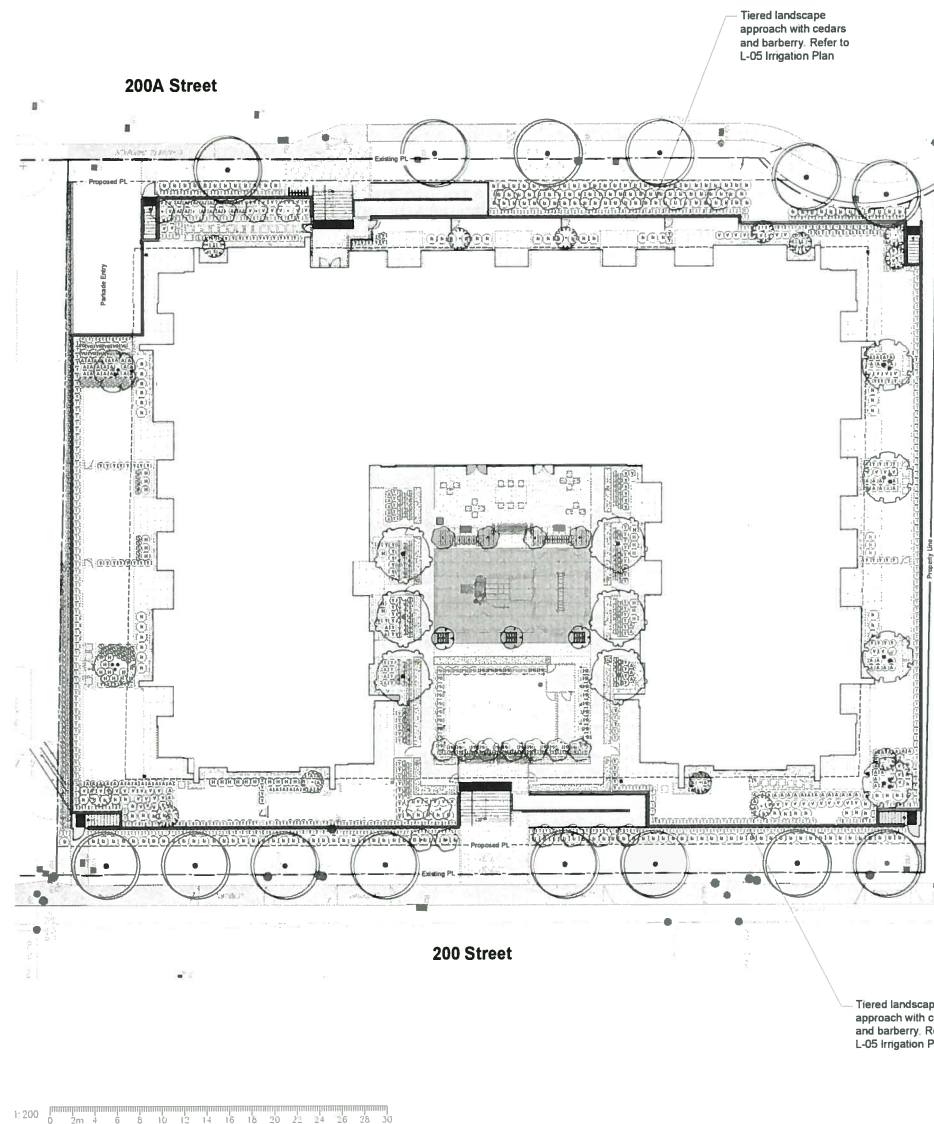
VDZ Project #  
 DP 2020-06

Drawing #  
 L-01



Drawing #: L-02





### TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
	Acer coronatum / Vine Maple	B&B	2.5m ht	2	Uniform branching, nursery grown, dense tree, minimum 3 stems
	Acer palmatum / Common Japanese Maple	B&B	2.5m ht	4	Nursery grown, minimum 3 stems
	Acer palmatum 'Sango Kaku' / Bloodgood Japanese Maple	B&B	#10 pot	3	Uniform branching, nursery grown, dense tree
	Chamaecyparis obtusa 'Gracilis' / Hinko False Cypress	B&B	2.5m ht	13	Nursery grown, dense tree
	Fagus sylvatica 'Dawyck Gold' / European Beech	B&B	6cm cal	30	Uniform branching, nursery grown, dense tree, 1.5m (5') std
	Styrax japonica 'Snowcone' / Japanese Snowball	B&B	6cm cal	8	Uniform branching, nursery grown, dense tree, 1.5m (5') std

### STREET TREE

BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
Street Tree / Street Tree			15	Tree planting locations, species selection, and planting requirements to be confirmed with City of Langley

### PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
AZ	Azalea 'Northern Lights' / Northern Lights Azalea Nursery grown, well established	#2	0.75m	15
A	Azalea japonica 'Hino White' / Hino White Japanese Azalea Nursery grown, well established	#3	0.60m	133
B	Barberry 'Rosa Glow' / Rosy Glow Barberry Nursery grown, well established	#3	0.90m	177
H	Hydrangea macrophylla 'All Summer Beauty' / All Summer Beauty Bigleaf Hydrangea Nursery grown, well established	#2	0.75m	38
L	Lonicera caerulea / Privet Honeysuckle Nursery grown, well established	#3	0.60m	34
PR	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel Nursery grown, well established	#2	0.75m	44
R	Rhododendron x 'P.J.M. Compact' / P.J.M. Compact Rhododendron Nursery grown, well established	#3	0.90m	68
S	Sarcococca hookeriana humilis / Sweet Box Nursery grown, well established	#2	0.45m	54
Y	Taxus x media 'Hicks' / Hicks Yew B&B, well established, nursery grown	1.2m ht	0.60m	139
T	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae B&B, well established, nursery grown	1.5m ht	0.60m	511
VO	Vaccinium ovatum 'Thunderbird' / Evergreen Huckleberry Nursery grown, well established	#3	0.75m	12
V	Viburnum davidii / David Viburnum Nursery grown, well established	#2	0.75m	87
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
4	Polystichum munitum / Western Sword Fern Nursery grown, well established	#2	0.45m	181
3	Salvia nemorosa 'Caradonna' / Caradonna Sage Nursery grown, well established	#1	0.45m	64
1	Sipa tenuissima / Mexican Feather Grass Nursery grown, well established	#1	0.45m	203
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Pachysandra terminalis / Japanese Spurge Nursery grown, well established	#1	380mm	342

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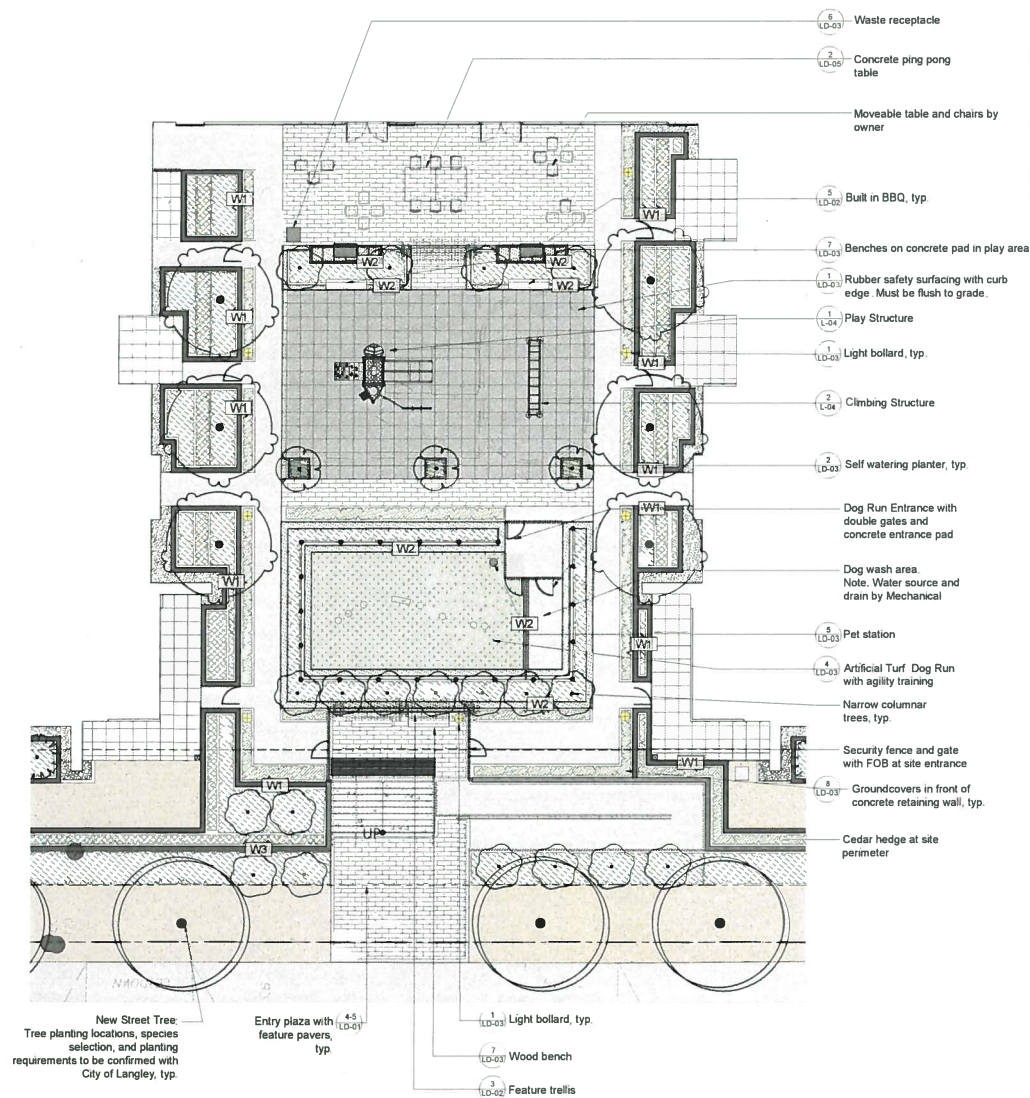
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No	By	Description	Date
1	MIS	Issued for DP	2020-01-24

No	By	Description	Date
1	MIS	Issued for DP	2020-01-24



1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15



Model: I05204  
Manufacturer: Blue Imp  
Supplier: Swing Time Distributors  
Colour: TBD  
Or approved equal.

Note: to be installed as per manufacturer's instructions

## 1 PLAY STRUCTURE



Model: CN-452 R1 Horizontal Ladder  
Manufacturer: Blue Imp  
Supplier: Swing Time Distributors  
Colour: TBD  
Or approved equal.

Note: to be installed as per manufacturer's instructions

## 2 CLIMBING STRUCTURE

4	MES	Re-issued for DP	2020-05-04
3	MES	Re-issued for DP	2020-04-07
2	MES	Re-issued for DP	2020-02-07
1	MES	Issued for DP	2020-01-24
No	By:	Description	Date

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REVISIONS TABLE FOR SHEET			

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LINCOLN APARTMENTS

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5321, 5331, 5341, & 5361 200A ST  
+ 5326, 5334, 5340, & 5360 200 ST  
LANGLEY, BC

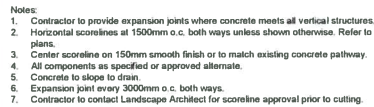
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Checked	
SH	
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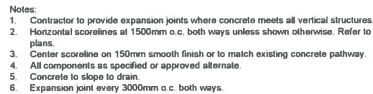
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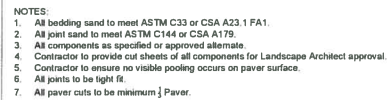




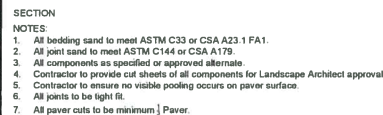
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Scale 1:10



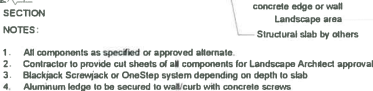
## 2 CONCRETE PAVING - ON SLAB



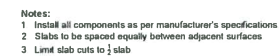
**4 CONCRETE UNIT PAVERS - OFF SLAB**  
Scale 1/10



**5 CONCRETE UNIT PAVERS - ON SLAB**  
Scale 1/10



## 6 HYDRAPRESSED PAVERS - ON SLAB



## 7 MAINTENANCE PATH



4	MdS	Re-issued for DP	2020-05-04
3	MdS	Re-issued for DP	2020-04-07
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1	MdS	Issued for DP	2020-01-24
No	By:	Description	Date

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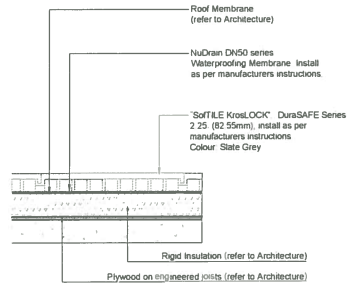
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5321, 5331, 5341, & 5361 200A ST  
+ 5326, 5334, 5340, & 5360 200 ST  
LANGLEY, BC

Drawn	Stamp
MS	
Classified	
Approved	
Reason	

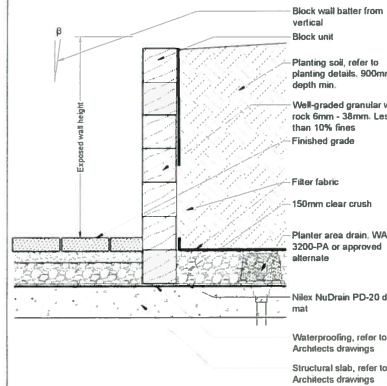
PLAYGROUND SAFETY SURFACING  
Type: DuraSafe Safety Tiles  
Colour: Sandy Lane  
Supplier: WestPlay

NOTE:  
Or approved substitute



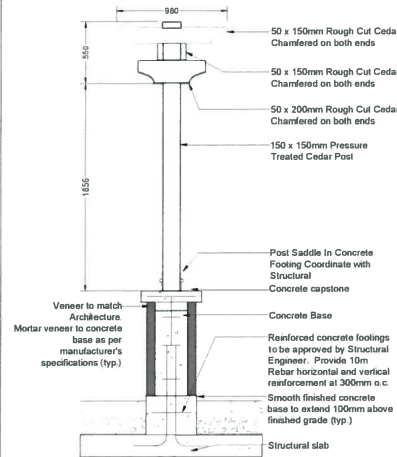
1 RUBBER SURFACING ON SLAB  
Scale 1:10

BLOCK WALL  
Type: Allan Block  
Wall Colour: Silverton  
Cap Colour: Charcoal  
Multiple sizes, randomized pattern  
Or approved equal.

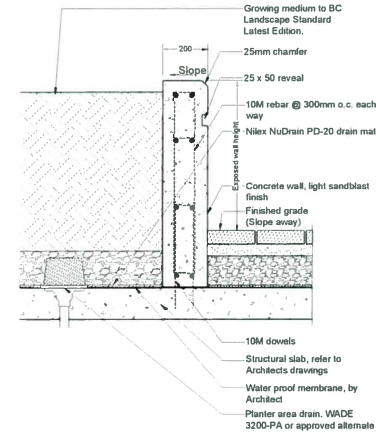


NOTE:  
1. All walls over 1.2m in height will need to be Structurally Engineered.  
2. All planters to be connected to Slab drainage system.

2 TIMBER RETAINING WALL - ON SLAB  
Scale 1:10

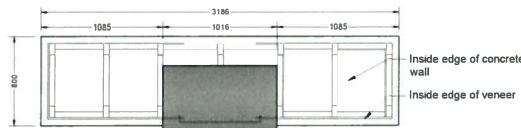


3 FEATURE ENTRY TRELLIS  
Scale 1:10



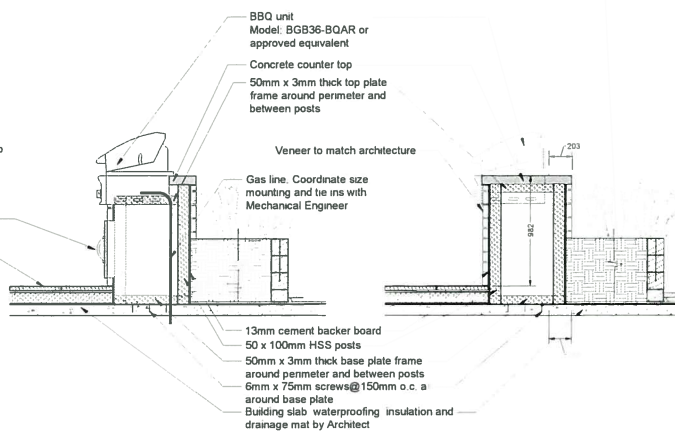
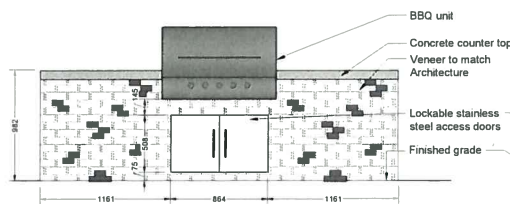
NOTES:  
1. Coordinate wall tie in to slab with Architect and Structural Engineer.  
2. All walls over 1.2m in height will need to be Structurally Engineered.  
3. All planters to be connected to Slab drainage system.

4 CONCRETE RETAINING WALL  
Scale 1:10



Notes:  
1. Contractor to verify BBQ dimensions prior to construction of BBQ enclosure.  
2. Contractor to submit shop drawings for approval.  
3. BBQ grill to be installed per manufacturer's specifications.  
4. Gas line to be coordinated with Mechanical Engineer and to meet BBQ manufacturer's specifications.  
5. BBQ Unit model BGB36-BQAR by Fisher & Paykel, or approved equal.

Planting bed per plan



5 COURTYARD ENTRY GATE  
Scale 1:20



Surface Mounted Gate installed at Courtyard Unit Entrances  
To be installed between retaining walls.  
Gate to match Architectural Guardrail  
Gate height to be 42" (1067mm)

6 COURTYARD UNIT ENTRY GATE  
Scale 1:20

VDZ+A

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FORT LANGLEY STUDIO: MOUNT PLEASANT STUDIO  
100-1141 Church St. 100-1141 Langley  
Fort Langley, BC Vancouver, BC  
V3M 2B8 V3T 3T7  
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No	By	Description	Date
1	MES	Re-issued for DP	2020-05-04
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3	MES	Re-issued for DP	2020-04-07
4	MES	Re-issued for DP	2020-04-07
5	MES	Re-issued for DP	2020-04-07
6	MES	Re-issued for DP	2020-04-07
7	MES	Re-issued for DP	2020-04-07
8	MES	Re-issued for DP	2020-04-07
9	MES	Re-issued for DP	2020-04-07
10	MES	Re-issued for DP	2020-04-07

REVISIONS TABLE FOR SHEET

Project:  
LINCOLN APARTMENTS

Location:  
5321, 5331, 5341, & 5361 200A ST  
+ 5326, 5334, 5340, & 5360 200 ST  
LANGLEY, BC

Drawn: MS

Checked: SH

Approved: MV

Original Sheet Size: 24" x 36"

Scale: 1/8" = 1'-0"

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Drawing Title:  
DETAILS

VDZ Project #:  
DP 2020-06

Drawing #:  
LD-02





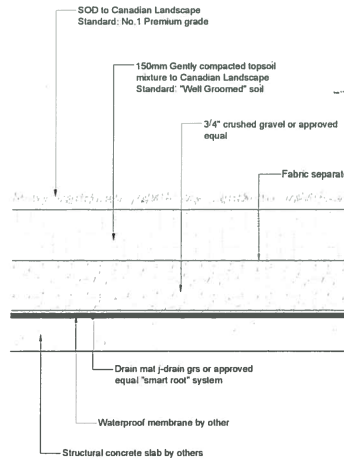
Light Bollard:  
Model: BEGA LED system bollard  
Light emission: 180° on walkway  
Colours: Graphite finish  
Manufacturer: BEGA  
Or approved equal.

1 LIGHT BOLLARD  
NTS

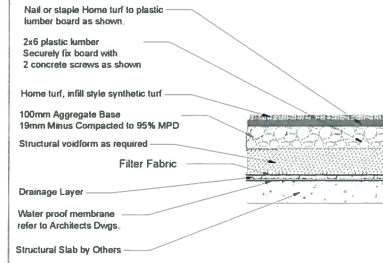


Model #: UFSW-38S  
Colour: Harbour Grey  
Aluminium Frame: Powder Coat Black

2 SELF WATERING PLANTER  
NTS



3 SOD ON SLAB  
Scale 1:10



Notes:  
1. Supplier of Artificial turf:  
Marathon Surfaces  
Toll Free: 1.888.878.0625  
2. Install as per manufactures specifications.

4 ARTIFICIAL TURF ON SLAB  
Scale 1:10



Model #1003A-L  
Manufacturer: Dogpop  
All-Aluminium  
Or approved equal.

5 DOG RUN WASTE BAG DISPENSER  
NTS



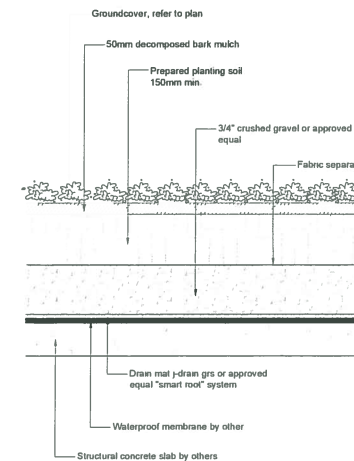
Model: Urban Form Easy Access Waste Receptacle  
Manufacturer: Wishbone See Furnishings  
Aluminium Frame: Powdercoat Black  
Recycled Lumber: Harbour Grey  
Or approved equal.

6 WASTE RECEPTACLE WITH DOME LID  
NTS



Model: Urban Form Park Bench  
Manufacturer: Wishbone See Furnishings  
Aluminium Frame: Powdercoat Black  
Recycled Lumber: Harbour Grey  
Or approved equal.

7 WOOD BENCH  
NTS



8 GROUNDCOVERS ON SLAB  
Scale 1:10

No.	By	Description	Date
4	MSS	Re-issued for DP	2020-05-04
3	MSS	Re-issued for DP	2020-04-07
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1	MSS	Issued for DP	2020-01-24

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Project:  
LINCOLN APARTMENTS

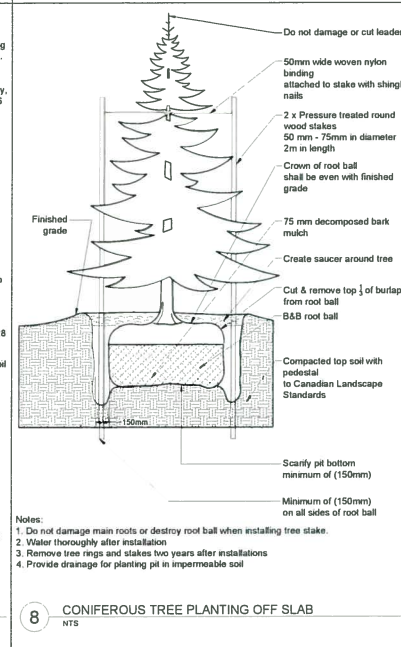
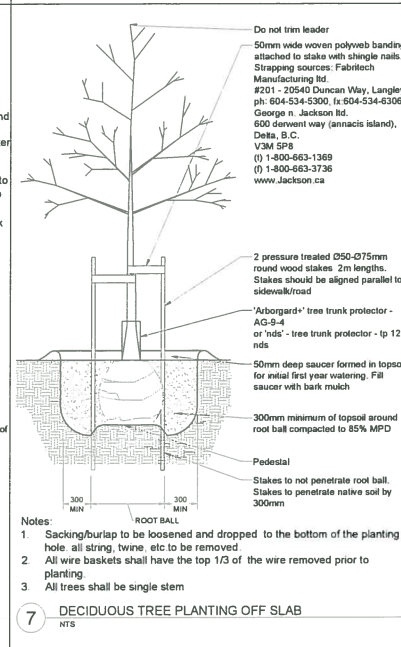
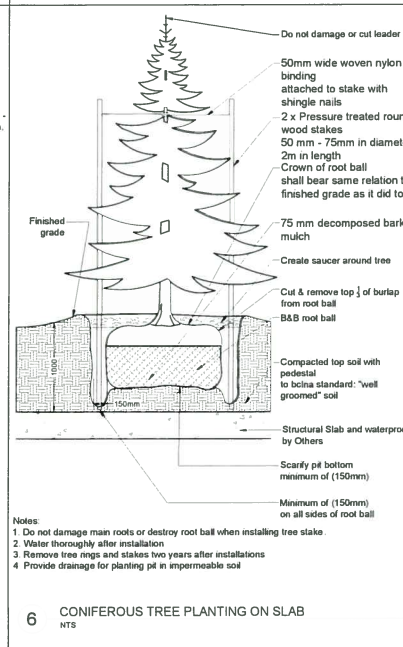
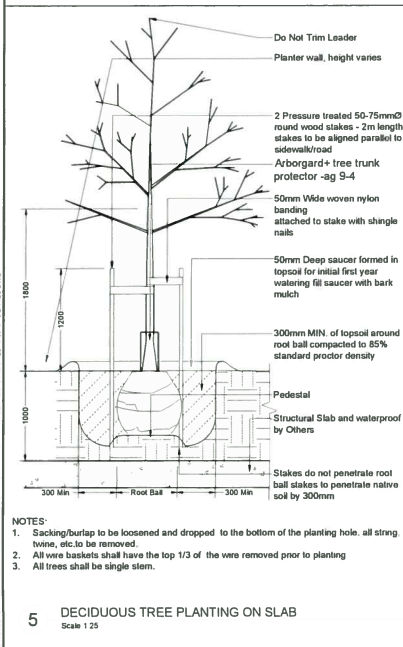
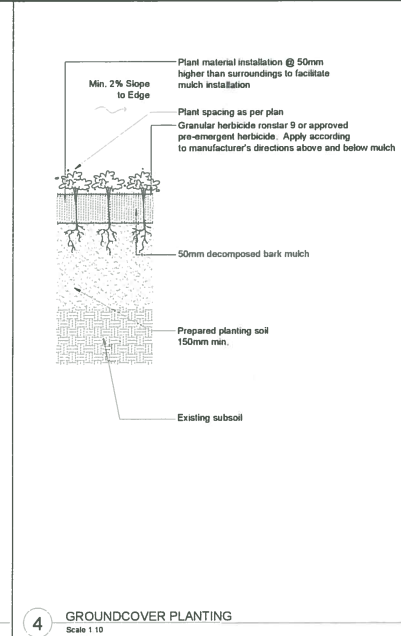
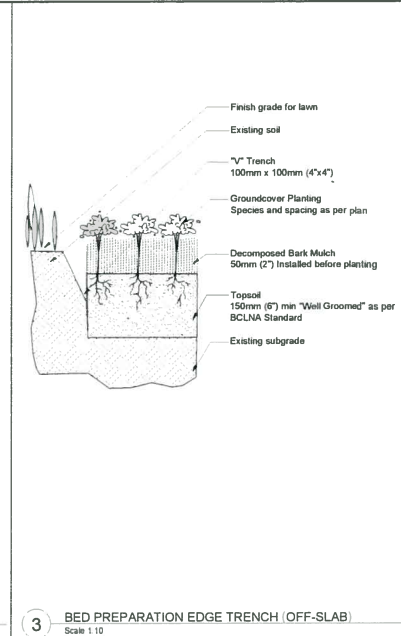
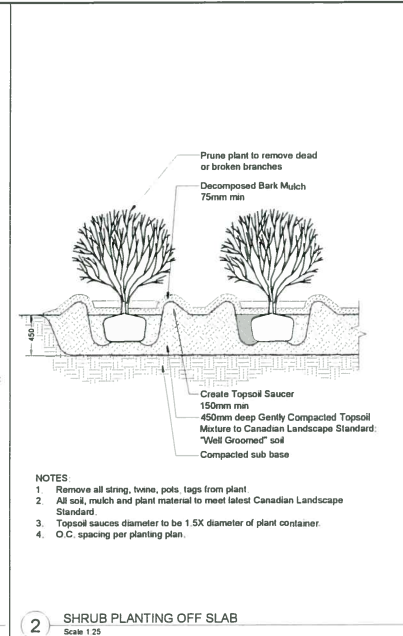
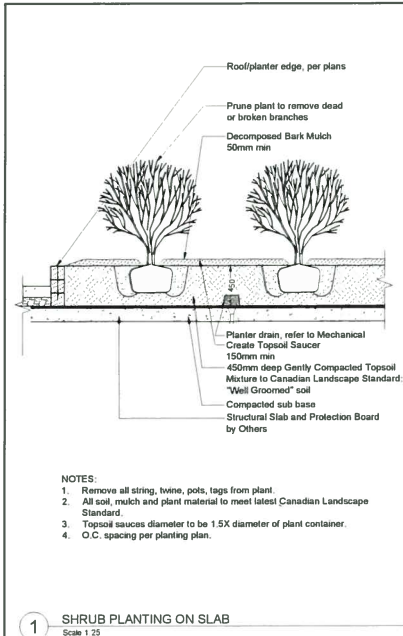
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LANGLEY, BC

Drawn	Stamp
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Approved	Original Sheet Size
MVDZ	24"x36"
Scale	
AS SHOWN	

Drawing Title:  
DETAILS

VDZ Project #:  
DP 2020-06

Drawing #:  
LD-03



No.	By	Description	Date
4	MS	Revised for DP	2020-05-04
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2	MS	Revised for DP	2020-03-07
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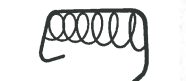
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Approved: MVDZ  
Original Sheet Size: 24"x36"

Scale: AS SHOWN

CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE WORK AND REPORT ANY DISCREPANCIES TO THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT AND ACCURATE REPRESENTATION OF THE WORK AND SHALL BE RESPONSIBLE FOR THE CORRECT AND ACCURATE REPRESENTATION OF THE WORK AND SHALL BE RESPONSIBLE FOR THE CORRECT AND ACCURATE REPRESENTATION OF THE WORK.

Model Number: S002-2 (2 space) S001-4 (4 space) S002-7 (7 space)



This tour to seven spaces additional design adds an extra security feature for the secure layout that. A stainless steel aircraft cabin moves through the spiral ensuring it is impossible to cut completely through them. This rack takes a lot of abuse and is easy to replace to fix. To minimize this the complete unit is built around a hardened with a further option to powder coat.



Wildbone Fibre Furnishings | #110-2700 Glenview Way | Langley, BC CANADA V4W 3Y5  
| 866.626.0176 | info@wildbonefibre.com



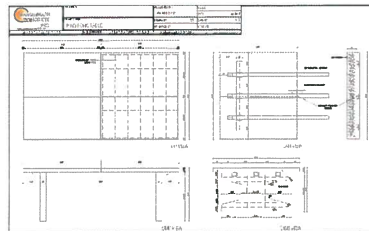
s | #110-27030 Gloucester Way | Lumbury,  
| 866.636.0176 sales@windberthol.com



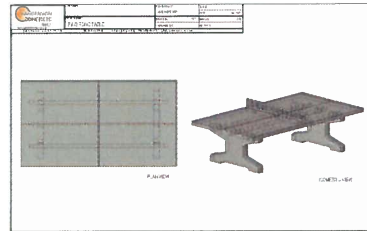
PC CANADA V4W JY5

Or approved equal.

1 BIKE RACK  
Scale NTS



Or approved equal.



## 2 CONCRETE PING PONG TABLE

**VDZ+A**  
LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • URBAN FORESTRY

**FORT LANGLEY STUDIO**  
100-9181 Church St.  
Fort Langley, BC  
V1M 2R8

**MOUNT PLEASANT STUDIO**  
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Vancouver, BC  
V5T 3J7

www.vdz.ca 604-682-0024

4	MdS	Re-issued for DP	2020-05-04
3	MdS	Re-issued for DP	2020-04-07
2	MdS	Re-issued for DP	2020-02-07
1	MdS	Issued for DP	2020-01-24
No.	By:	Description	Date

**REVISIONS TABLE FOR DRAWINGS**

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No.	By.	Description	Date
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## Project: \_\_\_\_\_

**Project:**  
**LINCOLN APARTMENTS**

**Location:**  
5321, 5331, 5341, & 5361 200A ST  
+ 5326, 5334, 5340, & 5360 200 ST  
LANGLEY, BC

Drawn MS	Stamp 
Checked SH	
Approved MVDZ	

Original Sheet Size:  
24" x 36"

Scale	CONTRACTOR SHALL CHECK ALL DIMENSIONS OF THE WORK AND REPORT ME BY 10:00 THE DAY BEFORE WORK BEGINS. ALL DIMENSIONS SHALL BE WITHIN 1/8" OF THE SPECIFIED DIMENSIONS.
AS SHOWN	NO CHANGES TO THE SPECIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

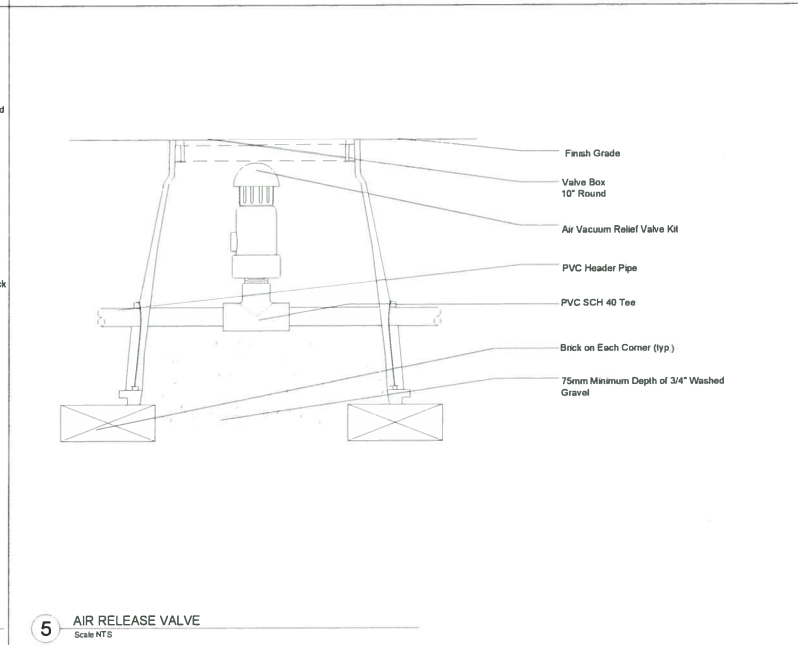
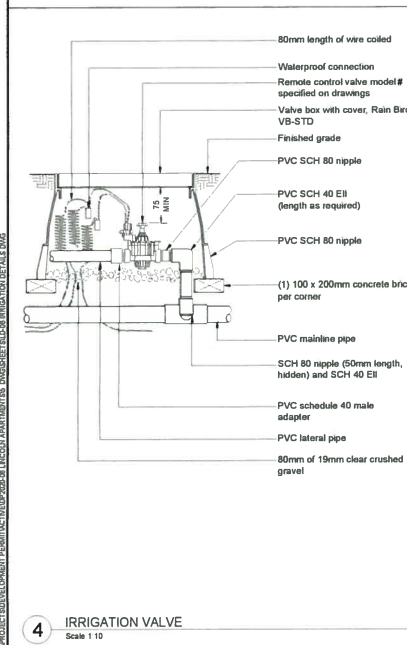
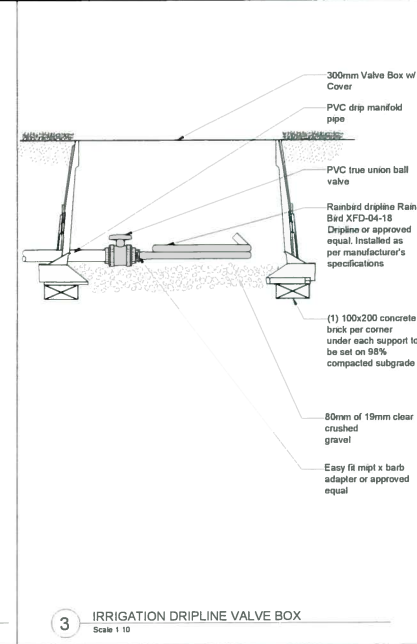
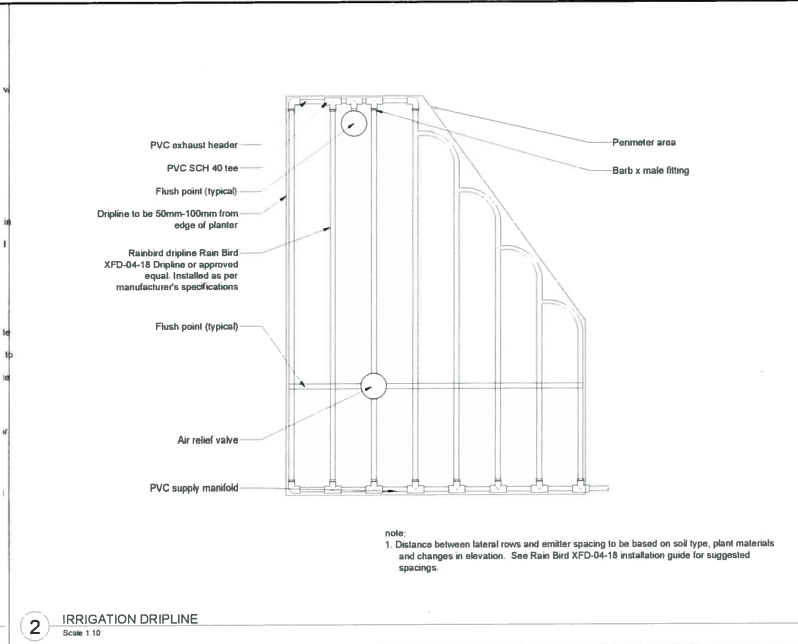
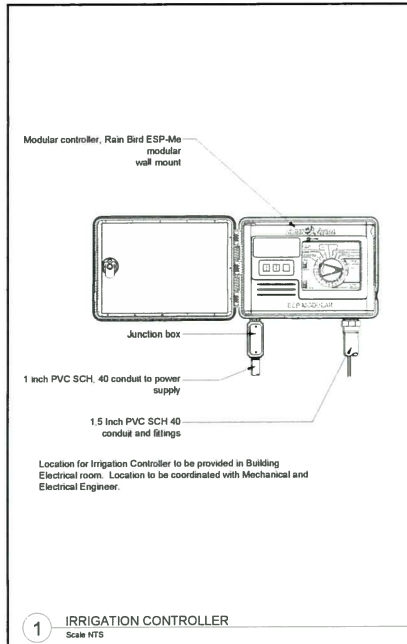
Drawing Title:

# DETAILS

VDZ Project #:  
DP 2020-06

Drawing #:  
**LD-05**





No	By	Description	Date
4	JMS	Revised for DP	2020-05-04
3	JMS	Revised for DP	2020-04-07
2	JMS	Revised for DP	2020-02-07
1	JMS	Issued for DP	2020-01-24

No	By	Description	Date
1	JMS	Issued for DP	2020-01-24

No	By	Description	Date
1	JMS	Issued for DP	2020-01-24

No	By	Description	Date
1	JMS	Issued for DP	2020-01-24

Project:  
 LINCOLN APARTMENTS

Location:  
 5321, 5331, 5341, & 5361 200A ST  
 + 5326, 5334, 5340, & 5360 200 ST  
 LANGLEY, BC

Drawn LJ	Stamp
Checked SH	
Approved MVDZ	Original Sheet Size 24"x36"
Scale AS SHOWN	

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND RECORDS BEFORE PROCEEDING WITH CONSTRUCTION. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.