

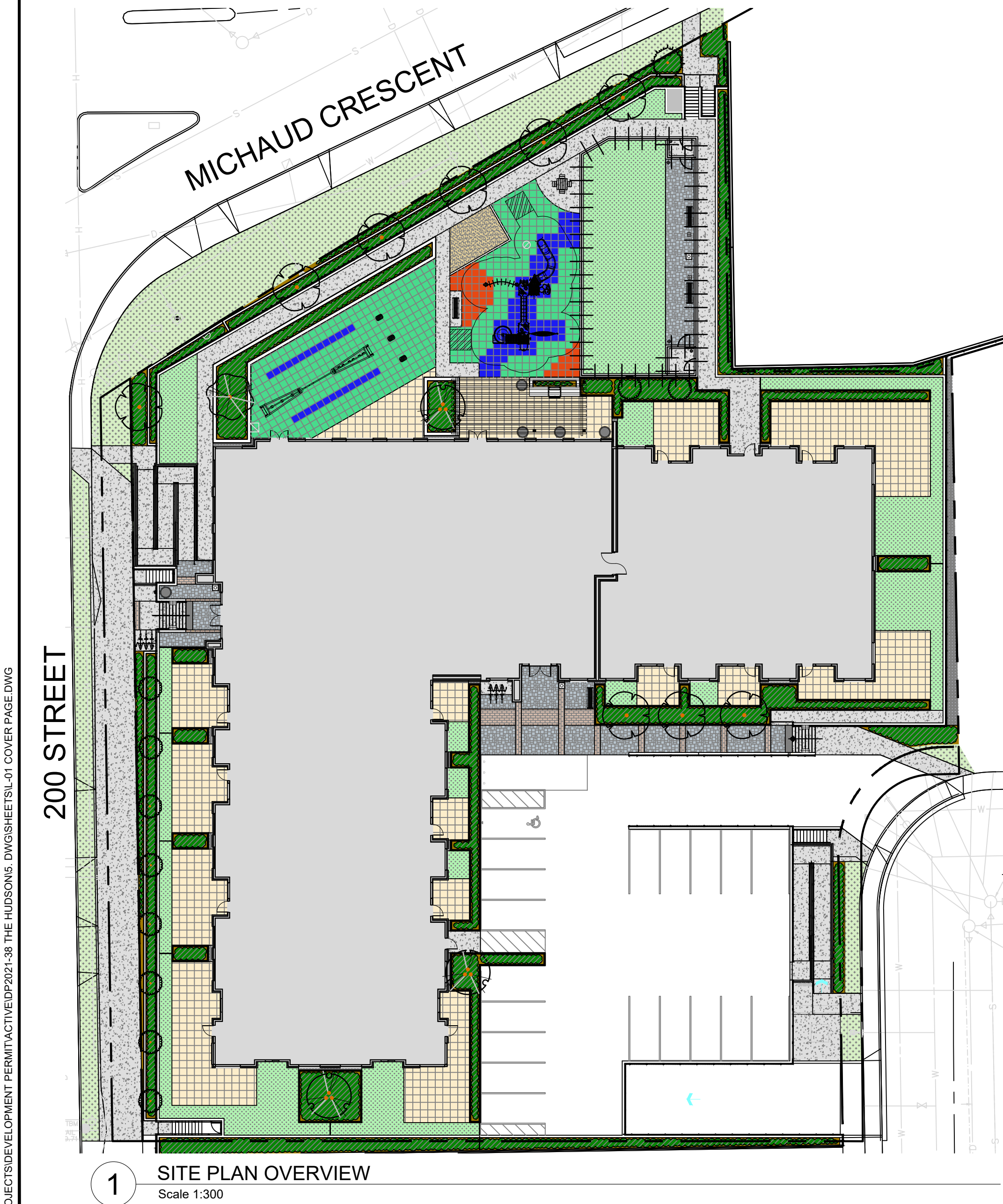
The Hudson

Re-Issued for Development Permit

Contact Information	Other Key Contacts:	
VDZ+A Project Landscape Architecture Fort Langley Studio 100 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8 Mount Pleasant Studio 102-355 Kingsway Vancouver, British Columbia, V5T 3J7 Primary project contact: Andrew Danielson andrew@vdz.ca o. 604 546 0931 Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920	Tannin Developments Project Owner	Keystone Architecture & Planning Ltd. Project Building Architecture 300-33131 South Fraser Way Abbotsford, BC V2S 2B1 o. 604 850 0577
Legal Address and Description:		
5370 200th Street: Lot 43 District Lot 305 Group 2 NWD Plan 31810 Parcel ID: 006-678-955 5380 200th Street: Lot 43 District Lot 305 Group 2 NWD Plan 31810 Parcel ID: 006-678-912 20010 Michaud Cr: Lot 56 District Lot 305 Group 2 NWD Plan 32496 Parcel ID: 002-332-019 20020 Michaud Cr: Lot 57 District Lot 305 Group 2 NWD Plan 32496 Parcel ID: 006-695-469 5371 200A Street: Lot 94 District Lot 305 Group 2 NWD Plan 33845 Parcel ID: 006-888-151 5381 200A Street: Lot 94 District Lot 305 Group 2 NWD Plan 33845 Parcel ID: 006-888-551 20031 53B Ave: Lot 96 District Lot 305 Group 2 NWD Plan 33845 Parcel ID: 006-888-526		

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	TREE MANAGEMENT PLAN
L-03	OVERALL SITE PLAN
L-04	SITE PLAN NORTH
L-05	SITE PLAN SOUTH
L-06	SITE PLAN EAST
L-07	PLANTING PALETTE
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS
LD-05	DETAILS



3	AD	Re-Issued for DP	Sept 22, 2021
2	AD	Issued for Development Permit	Sept 3, 2021
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No.	By:	Description	Date
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
THE HUDSON

Location:
20020 & 20010 Michaud
Crescent, 5371 & 5381 200A
Street, 20031 53B Street
Langley, B.C.

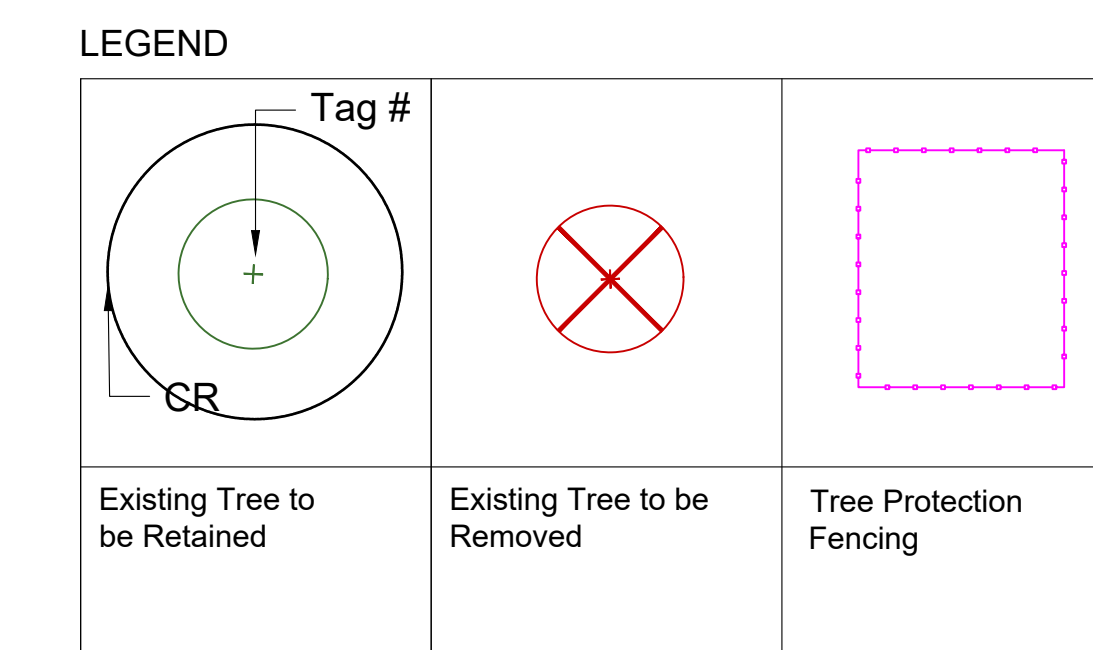
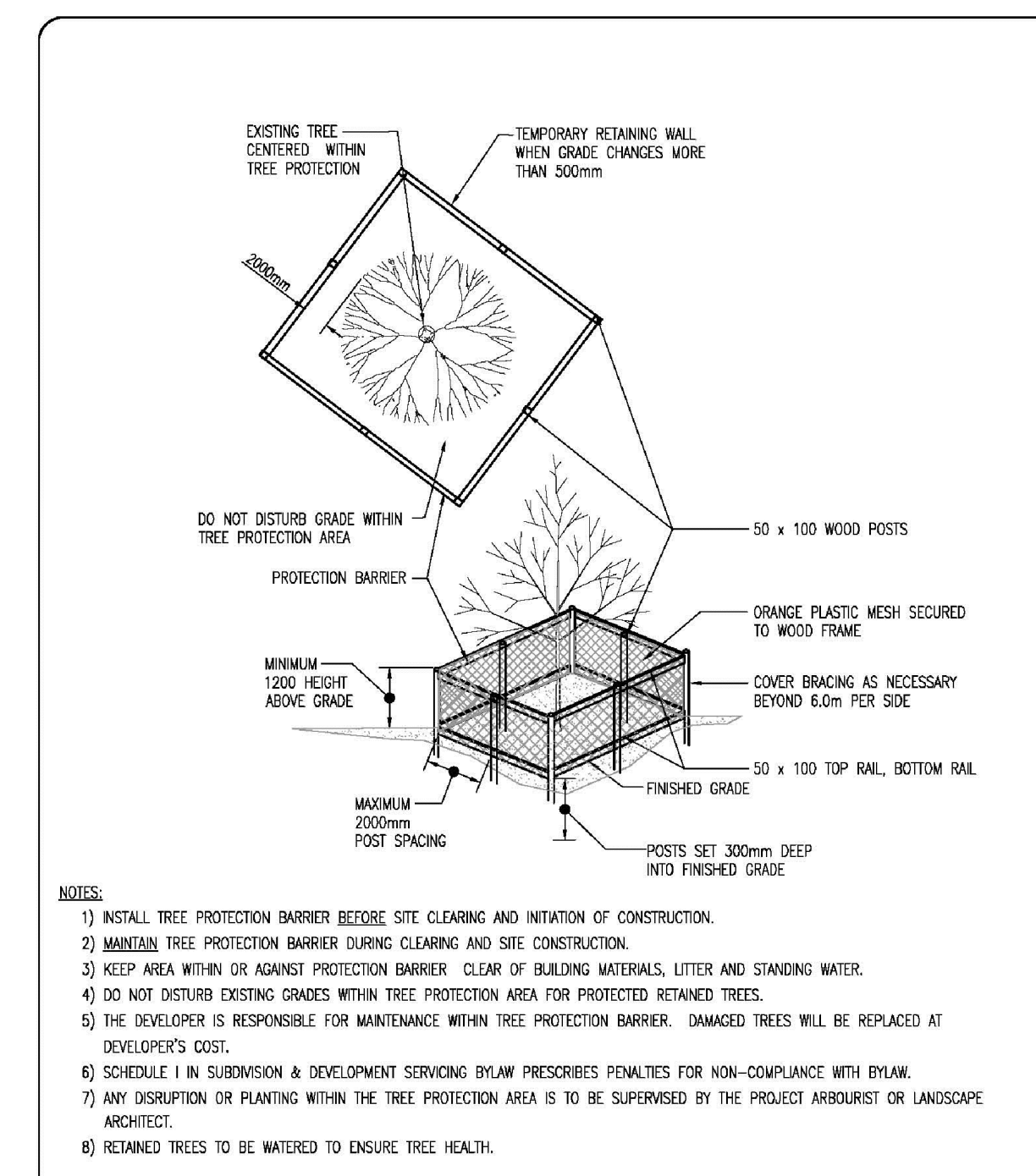
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Drawing Title:
COVER PAGE



VDZ Project #:
DP2021-38

Drawing #:
L-01

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No.	By:	Description	Date
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Project:
THE HUDSONTHE HUDSON

Location:

20020 & 20010 Michaud
Crescent, 5371 & 5381 200A
Street, 20031 53B Street
Langley, B.C.

Drawn:	Stamp:
BY	

DY	
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Checked:
KM

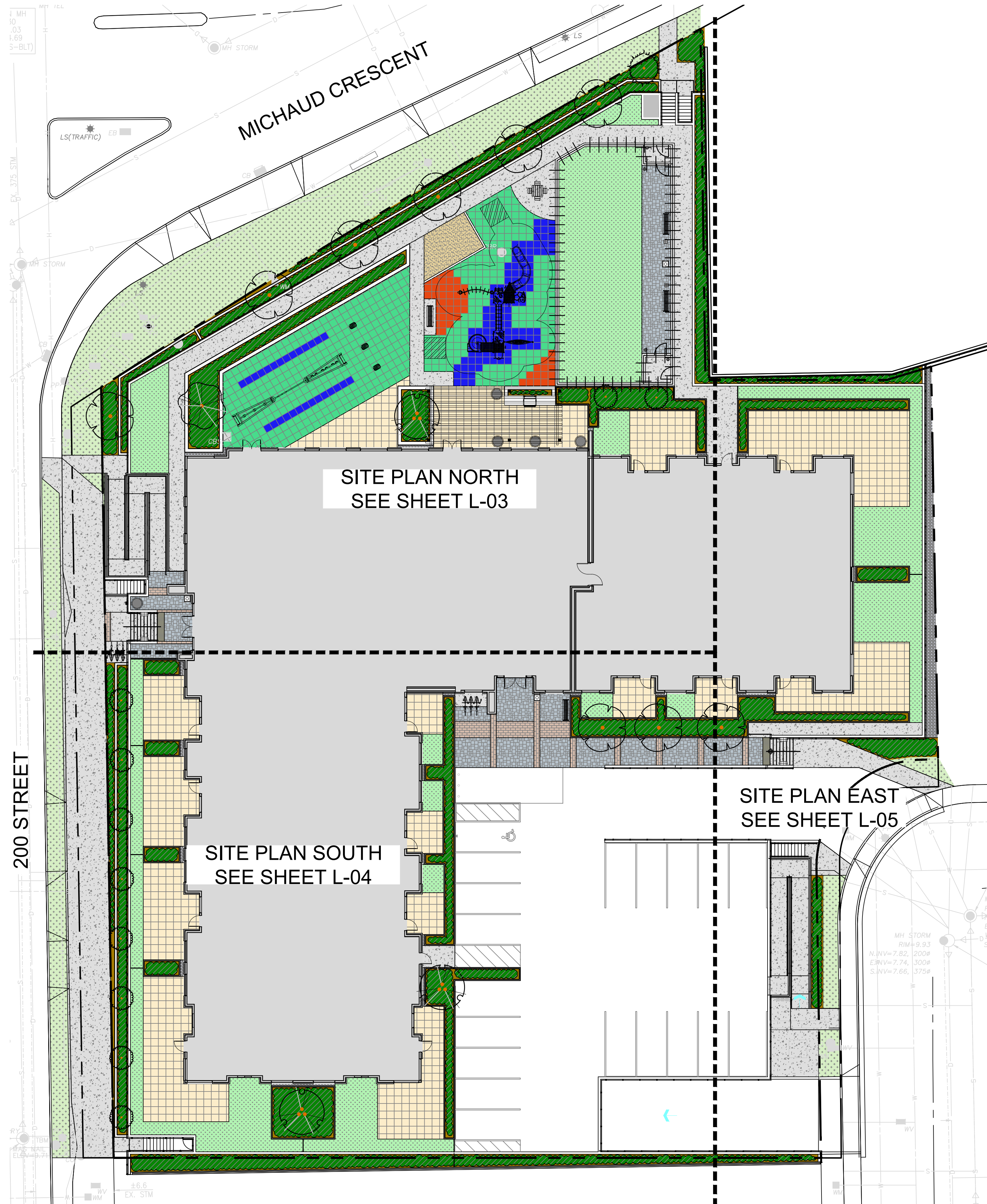
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PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	B&B	5cm		3
	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	B&B	5cm		10
	Magnolia x 'Daybreak' / Daybreak Magnolia	B&B	5cm		1
	Parrotia persica 'Inge's Ruby Vase' TM / Ruby Vase Persian Parrotia	B&B	5cm		9
	Picea pungens 'Foxtail' / Foxtail Blue Spruce	B&B		2.5m ht	1



1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

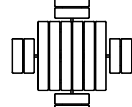
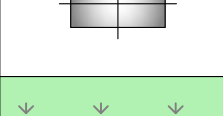
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO

100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2B8 | VST 317

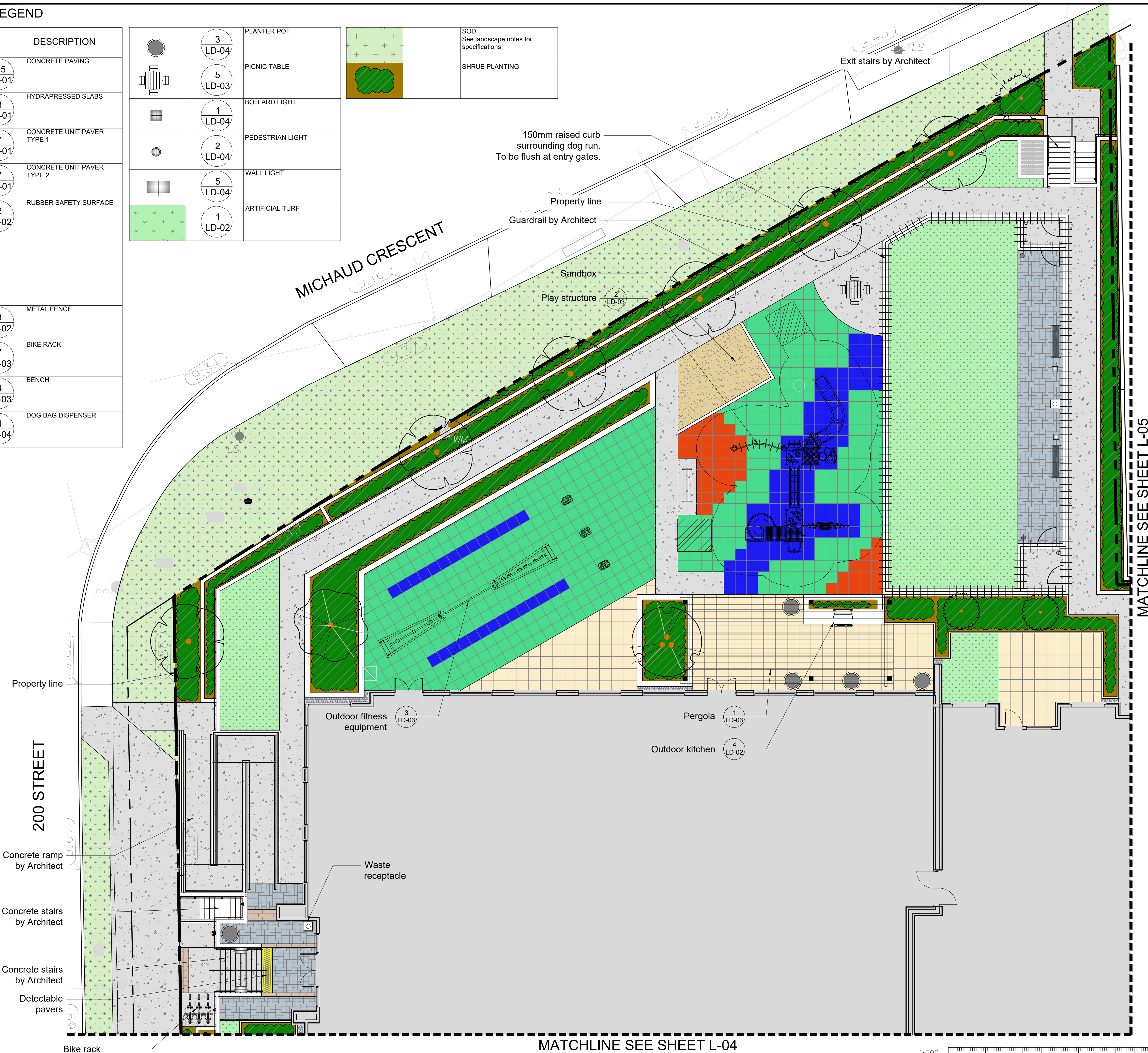
www.vdz.ca | 604-882-0024

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
Project: THE HUDSON			
Location: 20020 & 20010 Michaud Crescent, 5371 & 5381 200A Street, 20031 53B Street Langley, B.C.			
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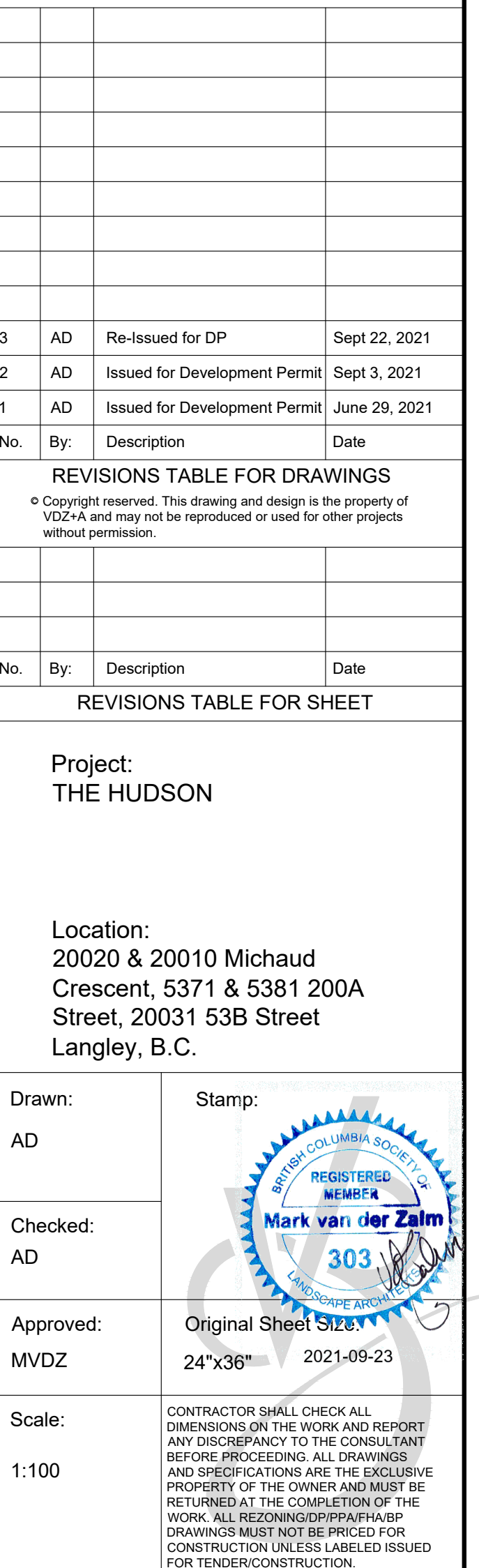
KEY	REF.	DESCRIPTION
	4,5 LD-01	CONCRETE PAVING
	8 LD-01	HYDRAPRESSED SLABS
	7 LD-01	CONCRETE UNIT PAVER TYPE 1
	7 LD-01	CONCRETE UNIT PAVER TYPE 2
	2 LD-02	RUBBER SAFETY SURFACE
	3 LD-02	METAL FENCE
	7 LD-03	BIKE RACK
	4 LD-03	BENCH
	4 LD-04	DOG BAG DISPENSER

	3 LD-04	PLANTER POT
	5 LD-03	PICNIC TABLE
	1 LD-04	BOLLARD LIGHT
	2 LD-04	PEDESTRIAN LIGHT
	5 LD-04	WALL LIGHT
	1 LD-02	ARTIFICIAL TURF

		SOD See landscape notes for specifications
		SHRUB PLANTING

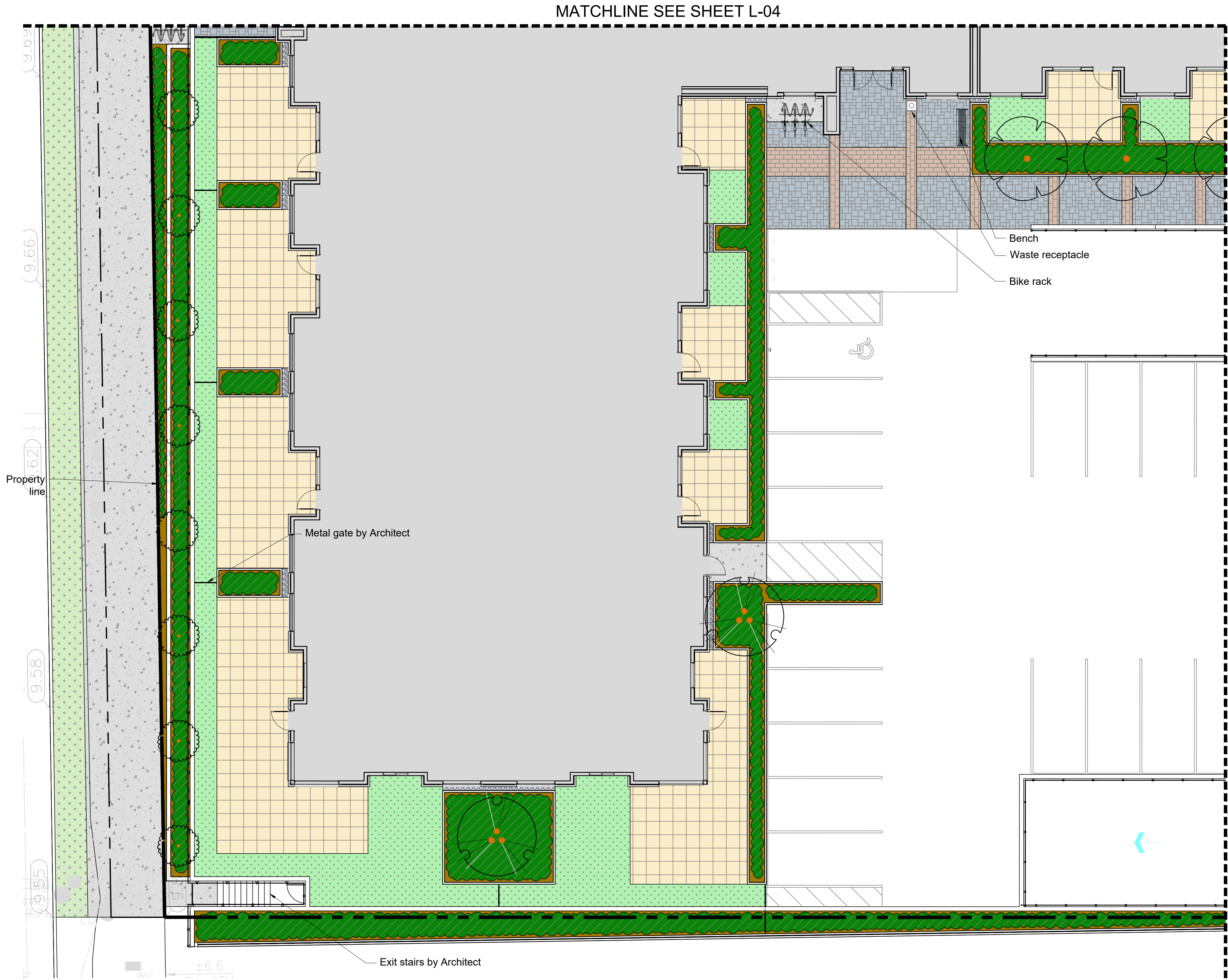


MATCHLINE SEE SHEET L-04



Drawing #:
L-04

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2021-38 THE HUDSON\6 DWG\SHEET\L-05 SITE PLAN SOUTH.DWG



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4.5 LD-01	CONCRETE PAVING
	8 LD-01	HYDRAPRESSED SLABS
	7 LD-01	CONCRETE UNIT PAVER TYPE 1
	7 LD-01	CONCRETE UNIT PAVER TYPE 2
	2 LD-02	RUBBER SAFETY SURFACE
	3 LD-02	METAL FENCE
	7 LD-03	BIKE RACK
	4 LD-03	BENCH
	4 LD-04	DOG BAG DISPENSER
	3 LD-04	PLANTER POT
	5 LD-03	PICNIC TABLE
	1 LD-04	BOLLARD LIGHT
	2 LD-04	PEDESTRIAN LIGHT
	5 LD-04	WALL LIGHT
	1 LD-02	ARTIFICIAL TURF
		SHRUB PLANTING

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Fort Langley, BC Vancouver, BC

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
THE HUDSON

Location:
20020 & 20010 Michaud
Crescent, 5371 & 5381 200A
Street, 20031 53B Street
Langley, B.C.

Drawn:
AD

Stamp:

Checked:
AD

Approved:
MVDZ

Scale:
1:100



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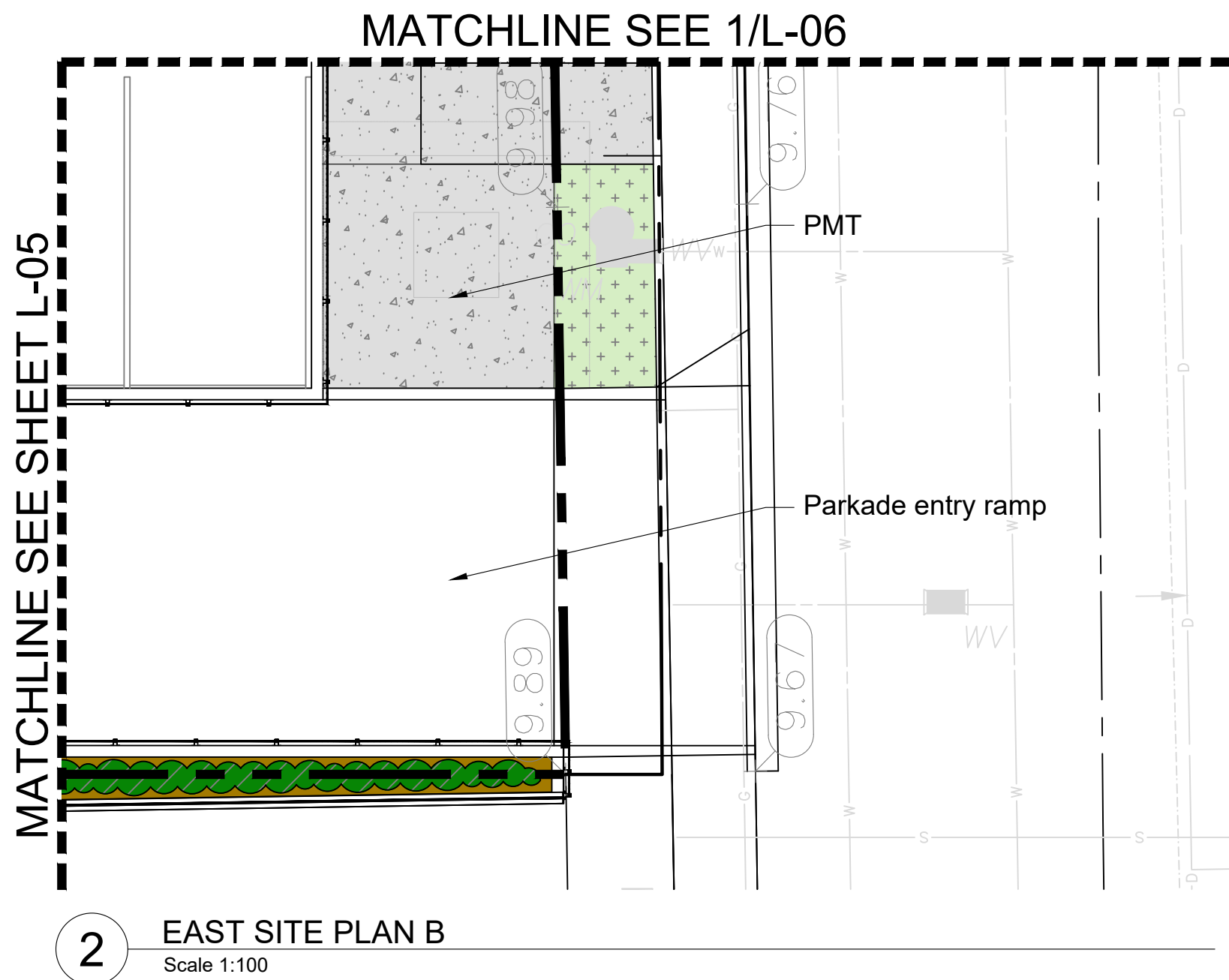
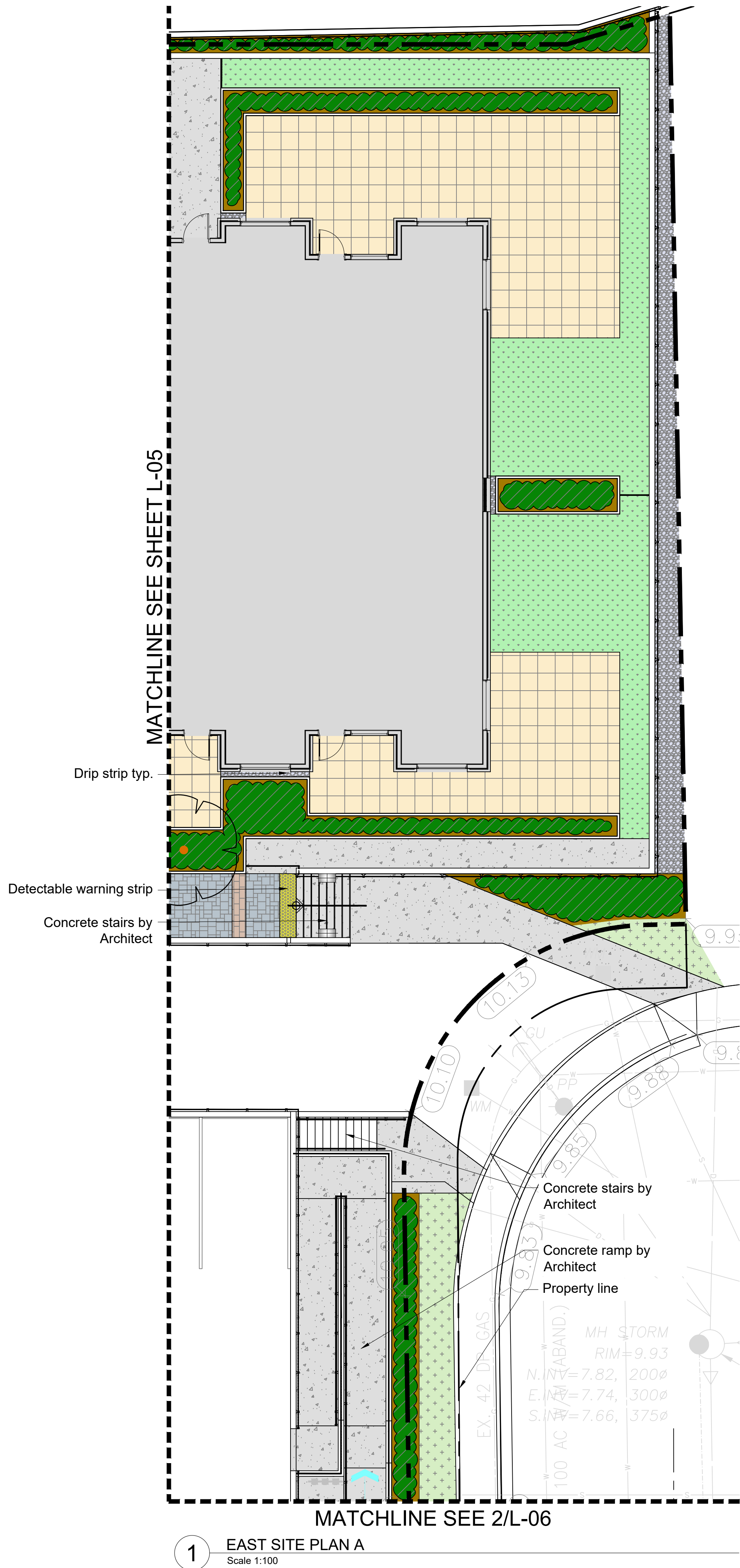
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SITE PLAN SOUTH



VDZ Project #:
DP2021-38

Drawing #:
L-05

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LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4.5 LD-01	CONCRETE PAVING
	8 LD-01	HYDRAPRESSED SLABS
	7 LD-01	CONCRETE UNIT PAVER TYPE 1
	7 LD-01	CONCRETE UNIT PAVER TYPE 2
	2 LD-02	RUBBER SAFETY SURFACE
	3 LD-02	METAL FENCE
	7 LD-03	BIKE RACK
	4 LD-03	BENCH
	4 LD-04	DOG BAG DISPENSER
	3 LD-04	PLANTER POT
	5 LD-03	PICNIC TABLE
	1 LD-04	BOLLARD LIGHT
	2 LD-04	PEDESTRIAN LIGHT
	5 LD-04	WALL LIGHT
	1 LD-02	ARTIFICIAL TURF
		SOD See landscape notes for specifications
		SHRUB PLANTING

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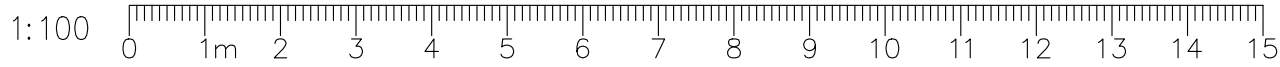
Project:
THE HUDSON

Location:
20020 & 20010 Michaud
Crescent, 5371 & 5381 200A
Street, 20031 53B Street
Langley, B.C.

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Drawing Title:
SITE PLAN EAST

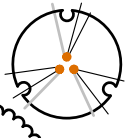
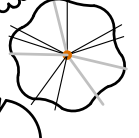
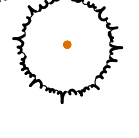


VDZ Project #:
DP2021-38

Drawing #:
L-06

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2021-38 THE HUDSON\6. DWG\SHEET\SL-07 PLANTING PALETTE.DWG

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	B&B	5cm		3
	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	B&B	5cm		10
	Magnolia x 'Daybreak' / Daybreak Magnolia	B&B	5cm		1
	Parrotia persica 'Inge's Ruby Vase' TM / Ruby Vase Persian Parrotia	B&B	5cm		9
	Picea pungens 'Foxtail' / Foxtail Blue Spruce	B&B		2.5m ht	1

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
SHRUBS				
Aj	Azalea japonica 'Girard's Crimson'	Girard's Crimson Azalea	#2 Pot	1000mm O.C.
Bm	Buxus x 'Green Mountain'	Green Mountain Boxwood	#2 Pot	300mm O.C.
Cs	Cornus sericea 'Kelsey'	Kelsey Redtwig Dogwood	#2 Pot	700mm O.C.
Ea	Euonymus alatus 'Rudy Haag'	Rudy Haag Burning Bush	#2 Pot	1000mm O.C.
Hm	Hydrangea macrophylla 'Adria'	Adria Blue Big Leaf Hydrangea	#2 Pot	900mm O.C.
Lv	Ligustrum x vicaryi	Vicary Golden Privet	#2 Pot	1100mm O.C.
Ps	Philadelphus x 'Snowbelle'	Snowbelle Mockorange	#2 Pot	1000mm O.C.
Po	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	#3 Pot	1200mm O.C.
Pl	Prunus lusitanica 'Otto Luyken'	Otto Luyken English Laurel	#2 Pot	300mm O.C.
Rj	Rhododendron 'Jonathan Shaw'	Jonathan Shaw Rhododendron	#3 Pot	1200mm O.C.
Ra	Ribes aureum	Golden Currant	#3 Pot	1200mm O.C.
Rr	Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	#2 Pot	1000mm O.C.
Sj	Spirea japonica 'Magic Carpet'	Magic Carpet Spirea	#3 Pot	500mm O.C.
Tc	Taxus cuspidata 'Emerald Spreader'	Emerald Spreader Japanese Yew	#2 Pot	900mm O.C.
Tm	Taxus x media 'Hilli'	Hill's Yew	#2 Pot	1000mm O.C.
Te	Thuja occidentalis 'Emerald'	Emerald Cedar	#3 Pot	750mm O.C.
To	Thuja occidentalis 'Rheingold'	Rheingold Cedar	#2 Pot	700mm O.C.
Vd	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	#2 Pot	1000mm O.C.
PERENNIALS				
F	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1 Pot	300mm O.C.
Hs	Helictotrichon sempervirens	Blue Oat Grass	#2 Pot	600mm O.C.
H	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	#1 Pot	450mm O.C.
Hb	Hosta 'Big Daddy'	Big Daddy Hosta	#2 Pot	1000mm O.C.
Ms	Miscanthus sinensis 'Purpurascens'	Flame Grass	#3 Pot	1000mm O.C.
Pa	Polystichum acrostichoides	Christmas Fern	#2 Pot	750mm O.C.
Rf	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	#1 Pot	450mm O.C.
S	Stipa tenuissima	Mexican Feather Grass	#1 Pot	300mm O.C.

- NOTES
- All plant material shall meet or exceed standards required by Canadian Landscape Standards or BCSLA guidelines.
 - Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
 - Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
 - Growing medium depths for planting as follows:
 - Shrubs: 450mm
 - Sod: 150mm
 - Tree pits: 1000mm with 300mm (below root ball)
 - 1" minus compost mulch to be installed in all shrub planting areas.
 - All landscaped areas to be irrigated.
 - Plant schedule lists plant quantity totals.



Bloodgood Japanese Maple



Slender Silhoutte Sweet Gum



Daybreak Magnolia



Inge's Ruby Vase Persian Ironwood



Foxtail Blue Spruce



Emerald Cedar Hedge



Big Daddy Hosta



Emerald Spreader Yew



Kelsey Dogwood



Golden Privet



Perennial Grasses



Miscanthus



Azalea/Rhododendron



Pavement Rose



Mockorange



Hydrangea



Daylily



Black-Eyed Susan



Laurel Hedge



Yew Hedge



Cedar



Boxwood

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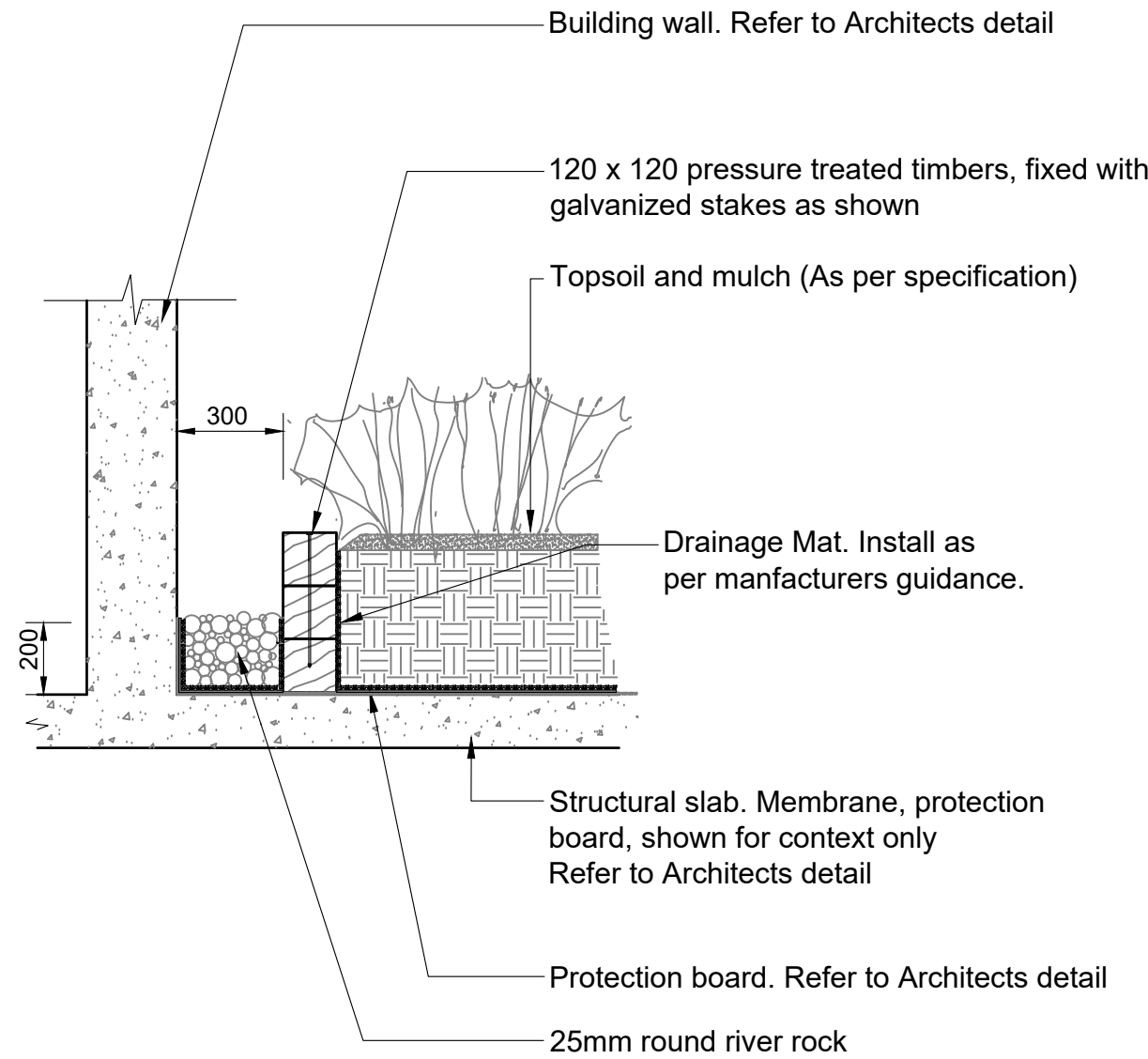
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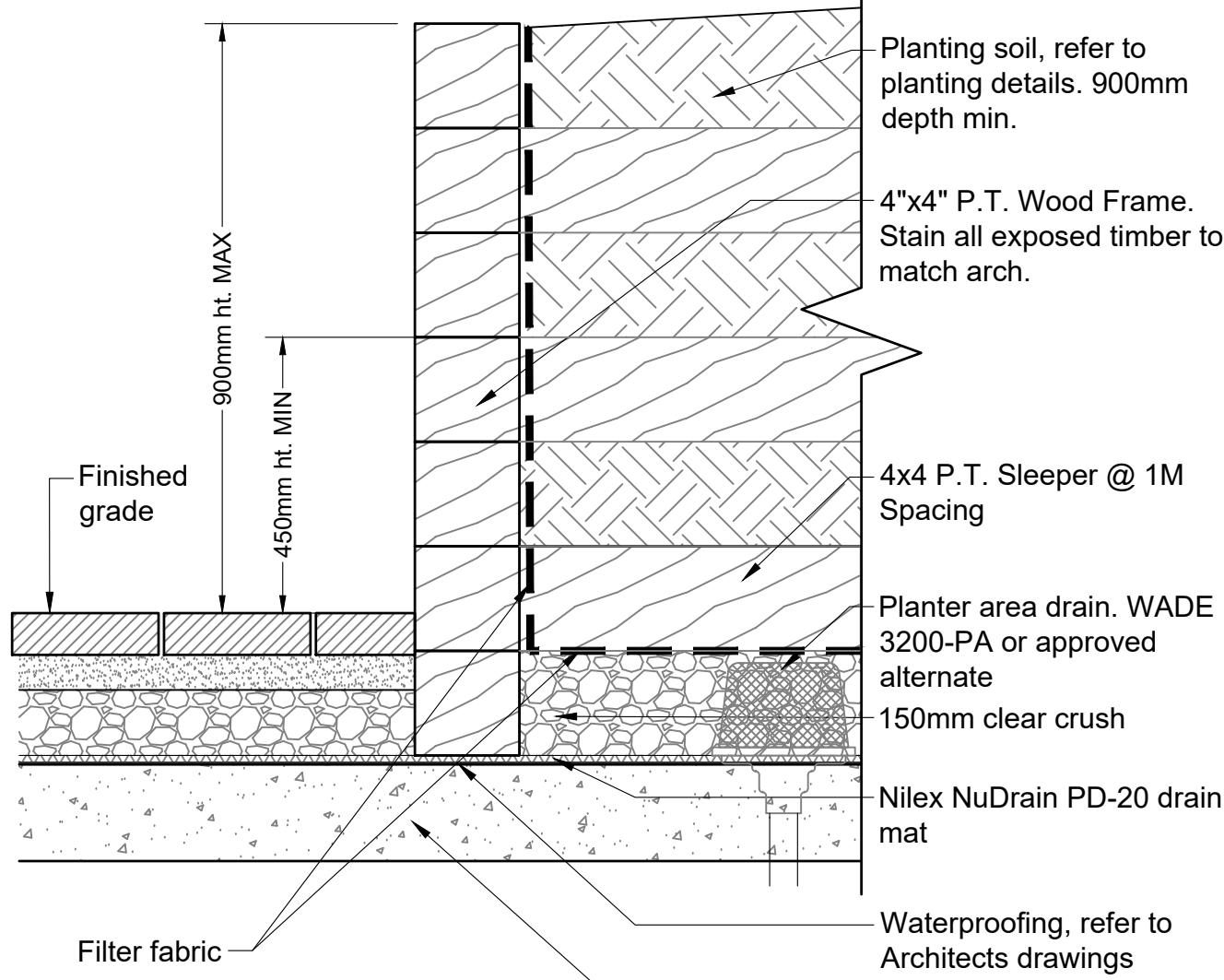
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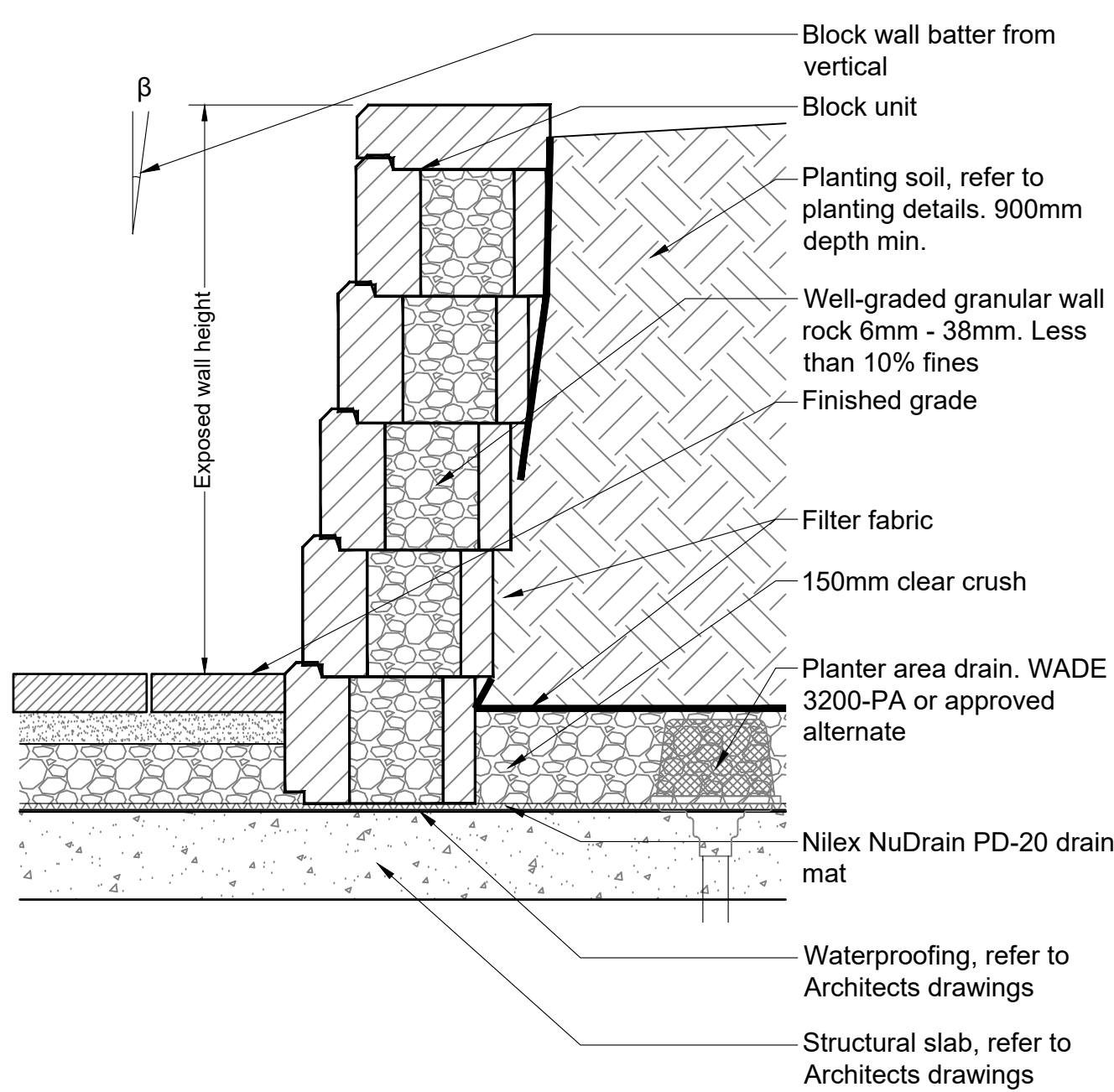
1 DRIP STRIP
Scale 1:20



- NOTE:
1. Provide a 75mm reveal within planter when placing growing medium.
 2. Half lap timbers at all joints, deadman, and corners and secure with #4 rebar at 1m O.C.
 3. Sleepers shall be min. of 2.5m long and spaced at 1m intervals and alternate between 1st, 3rd, and 5th tiers. Where the timber planter is less than 2.5m in width, the deadman shall be sized to fit as needed and securely with half lap joints at both ends.
 4. Contractor shall space sleepers to maintain position of trees as shown on plan. Where conflicts arise, the contractor shall notify the Landscape Architect for review/approval in the field.
 5. All planters to be connected to Slab drainage system.
 6. Stain all exposed wood to match Arch.

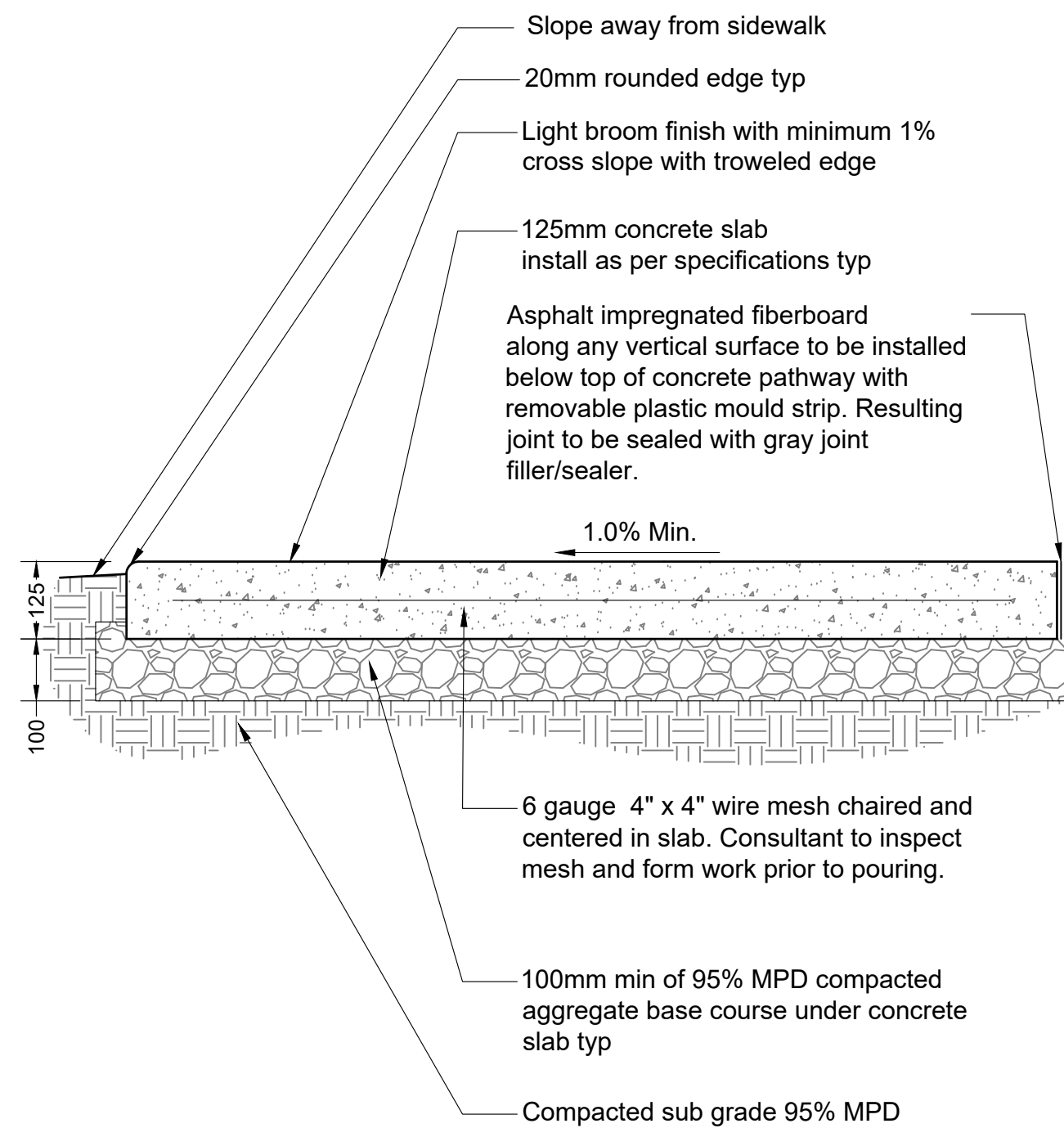
2 TIMBER RETAINING WALL
Scale 1:10

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



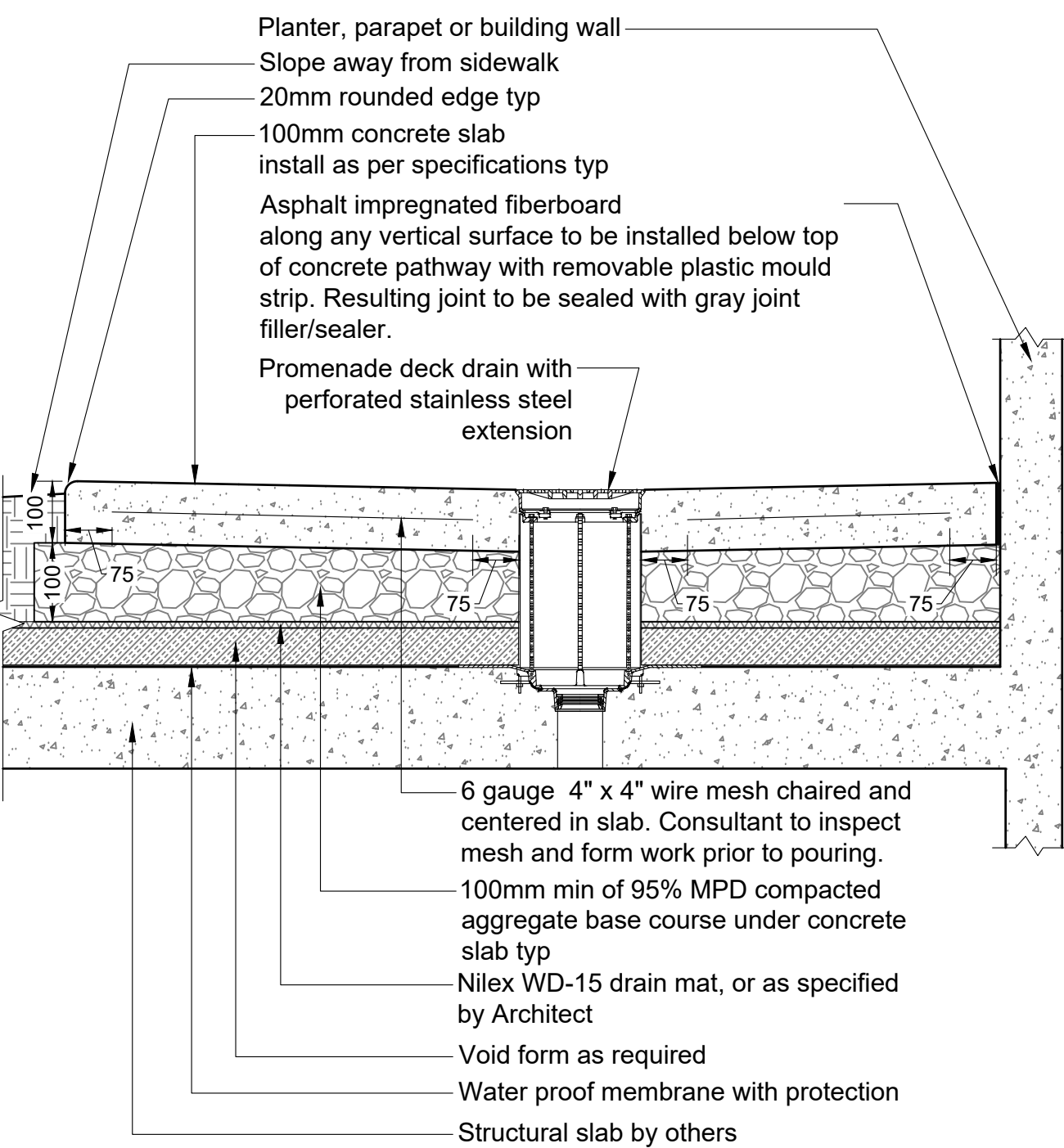
- NOTE:
1. All walls over 1.2m in height will need to be Structurally Engineered.
 2. All planters to be connected to Slab drainage system.

3 BLOCK WALL
Scale 1:10



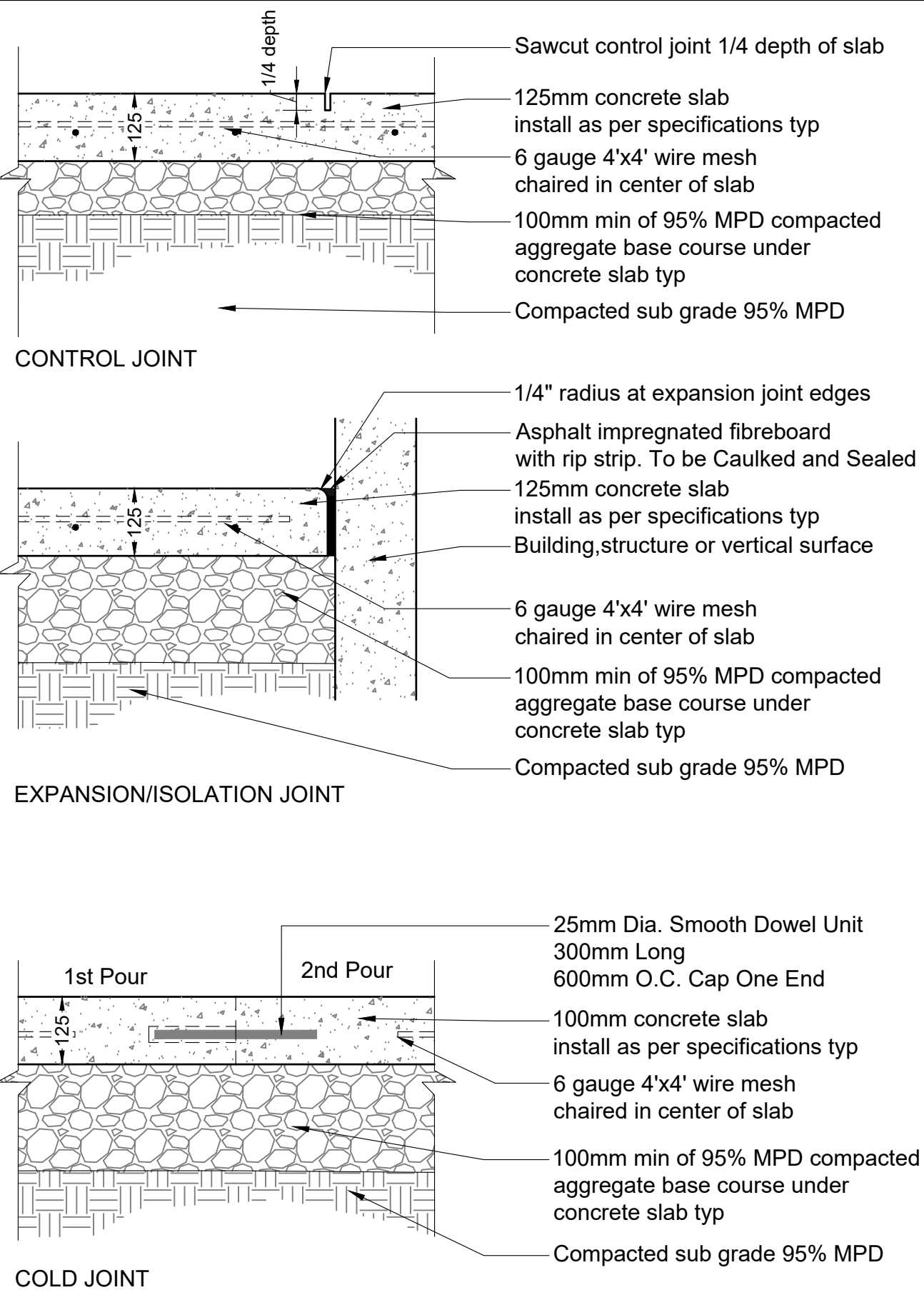
- Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
 2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
 4. All components as specified or approved alternate.
 5. Concrete to slope to drain.
 6. Expansion joint every 3000mm o.c. both ways.
 7. Contractor to contact Landscape Architect for scoreline approval prior to cutting.

4 CONCRETE PAVING
Scale 1:10



- Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
 2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
 4. All components as specified or approved alternate.
 5. Concrete to slope to drain.
 6. Expansion joint every 3000mm o.c. both ways.

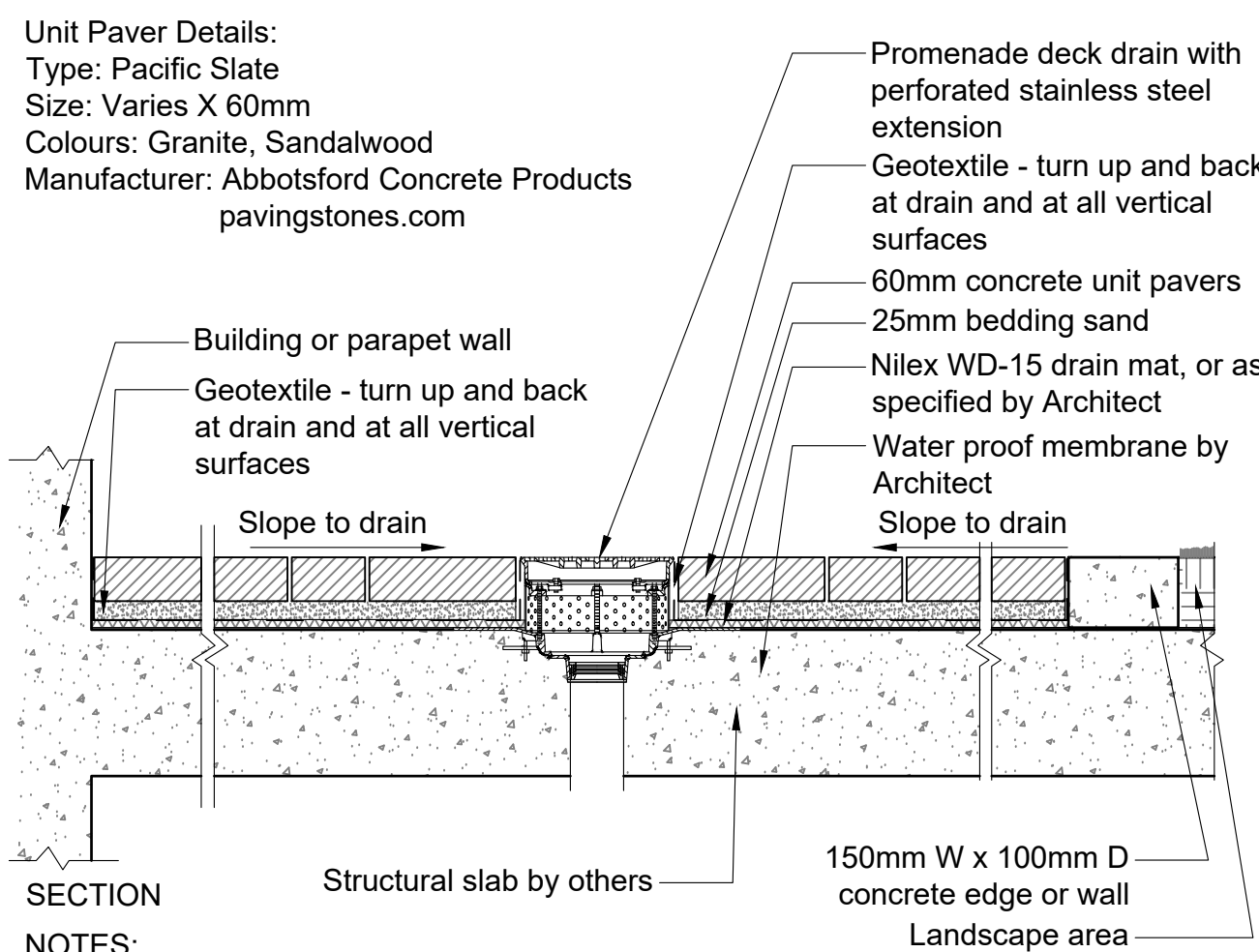
5 CONCRETE PAVING ON SLAB
Scale 1:10



6 CONCRETE JOINTS
Scale 1:10



Unit Paver Details:
Type: Pacific Slate
Size: Varies X 60mm
Colours: Granite, Sandalwood
Manufacturer: Abbotsford Concrete Products
pavingstones.com

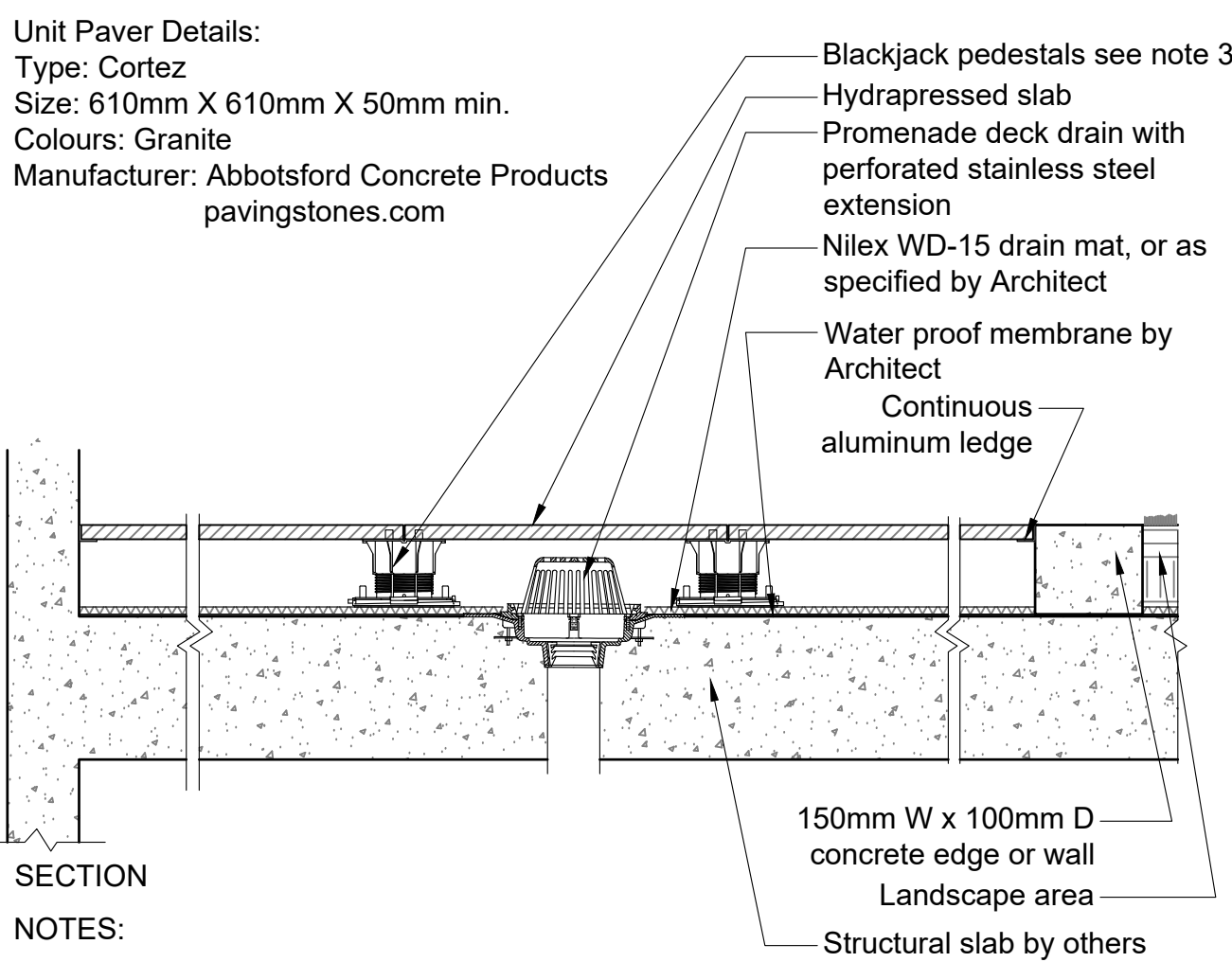


- NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
 2. All joint sand to meet ASTM C144 or CSA A179.
 3. All components as specified or approved alternate.
 4. Contractor to provide cut sheets of all components for Landscape Architect approval.
 5. Contractor to ensure no visible pooling occurs on paver surface.
 6. All joints to be tight fit.
 7. All paver cuts to be minimum 1/3 Paver.

7 CONCRETE UNIT PAVING
Scale 1:10



Unit Paver Details:
Type: Cortez
Size: 610mm X 610mm X 50mm min.
Colours: Granite
Manufacturer: Abbotsford Concrete Products
pavingstones.com



- NOTES:
1. All components as specified or approved alternate.
 2. Contractor to provide cut sheets of all components for Landscape Architect approval.
 3. Blackjack Screwjack or OneStep system depending on depth to slab.
 4. Aluminum ledge to be secured to wall/curb with concrete screws.

8 HYDRAPRESSED SLABS
Scale 1:10

3	AD	Re-issued for DP	Sept 22, 2021
2	AD	Issued for Development Permit	Sept 3, 2021
1	AD	Issued for Development Permit	June 29, 2021
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS
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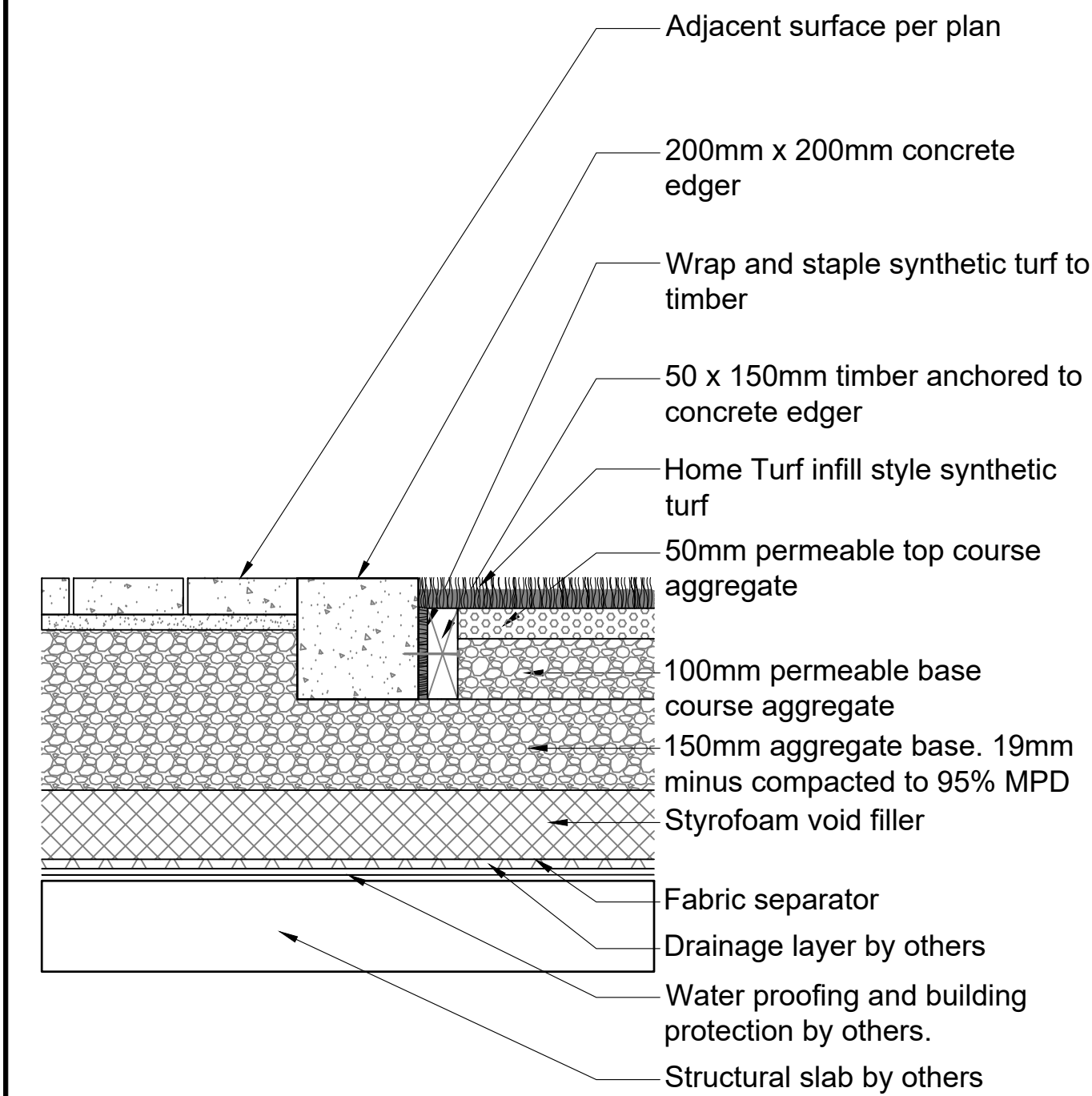
No.	By:	Description	Date
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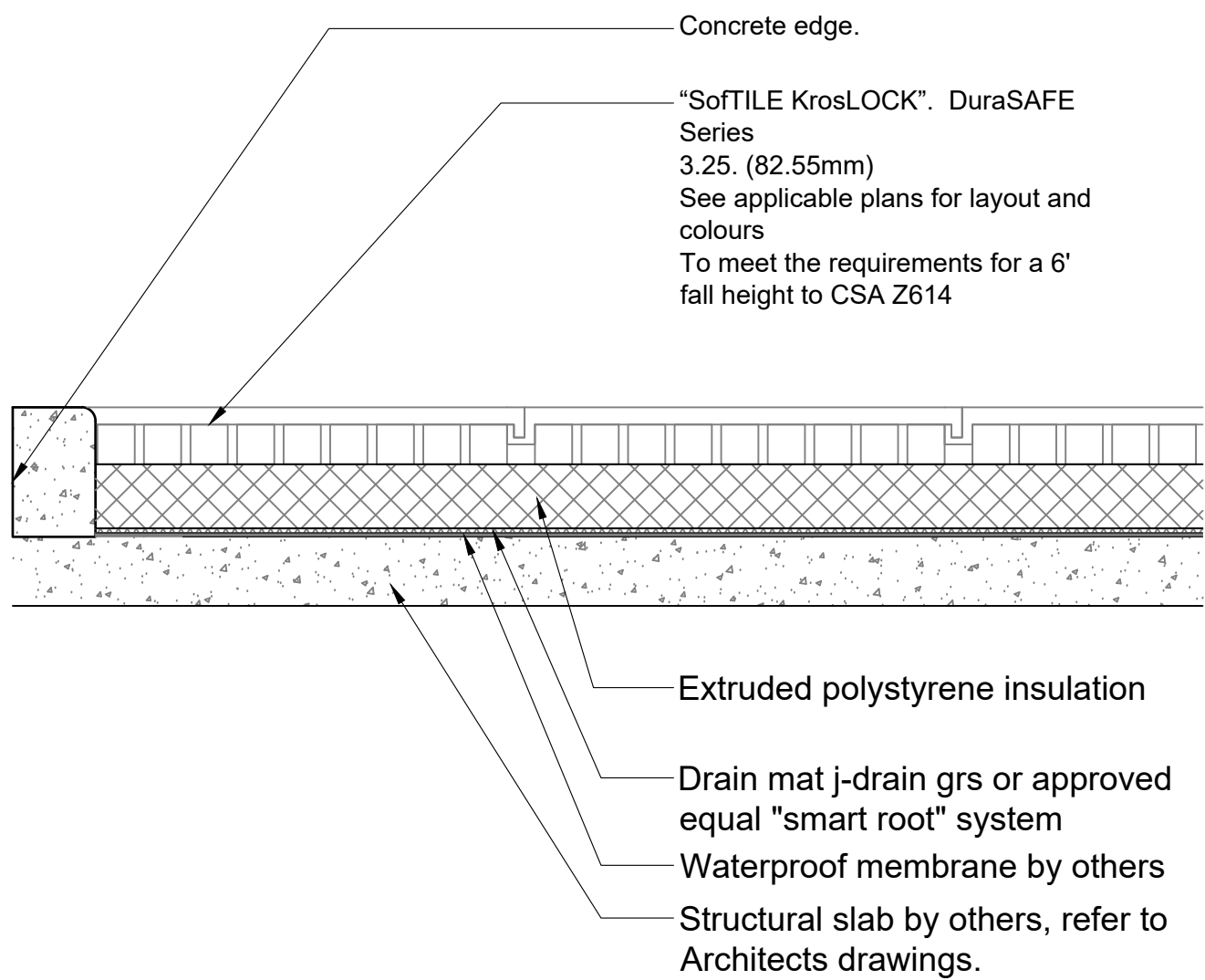
Project:
THE HUDSON

Location:
20020 & 20010 Michaud
Crescent, 5371 & 5381 200A
Street, 20031 53B Street
Langley, B.C.

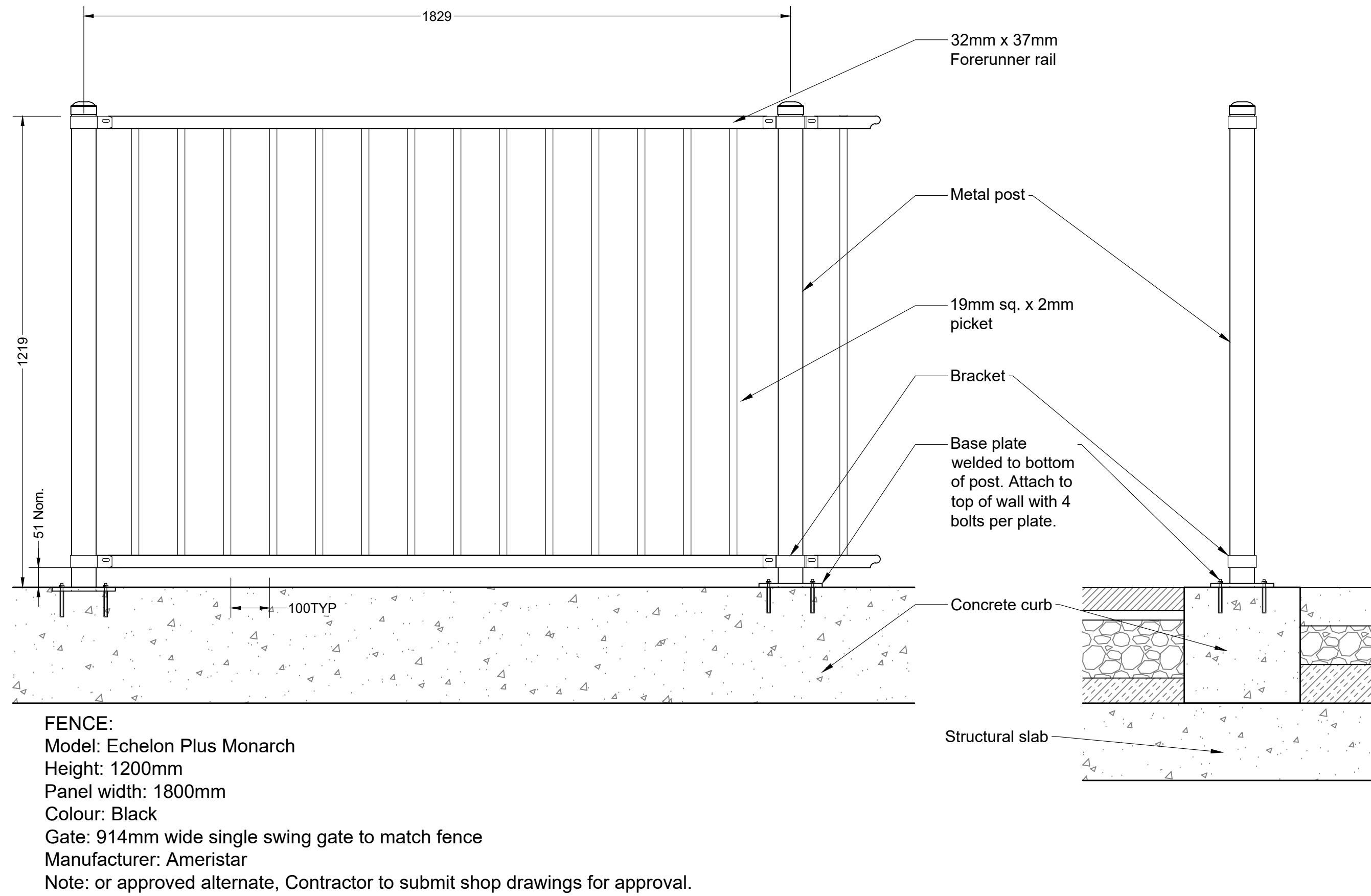
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Checked: AD	
Approved: MVDZ	Original Sheet Size: 24"x36" 2021-09-23
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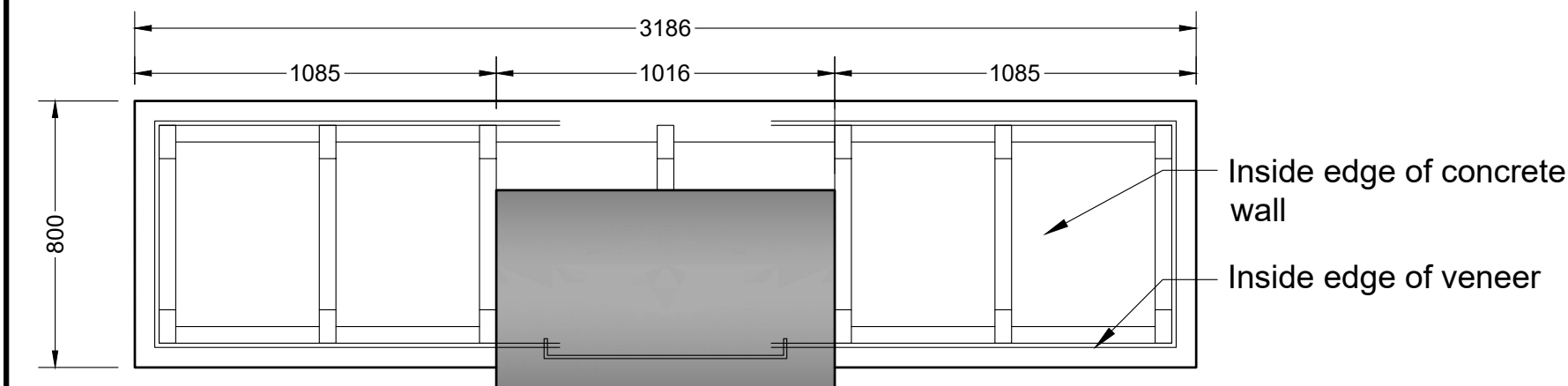
1 ARTIFICIAL TURF
Scale 1:10



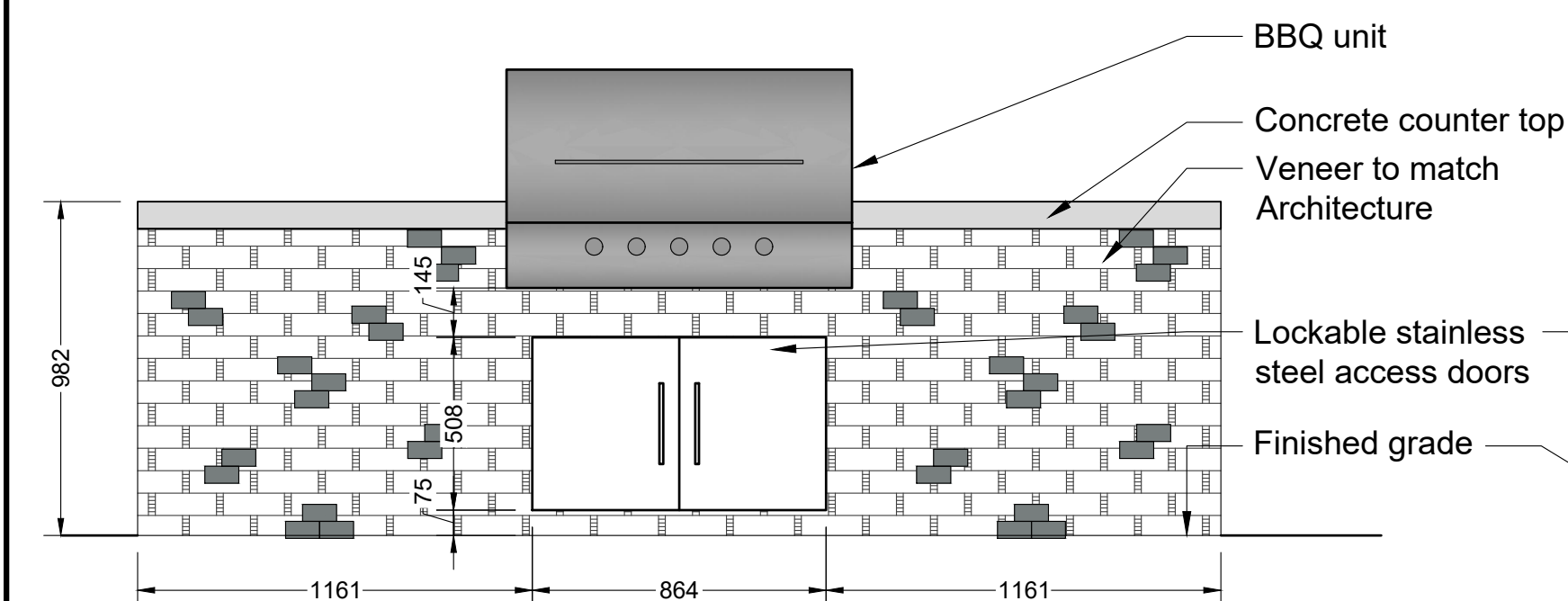
2 RUBBER SAFETY SURFACE
Scale 1:10



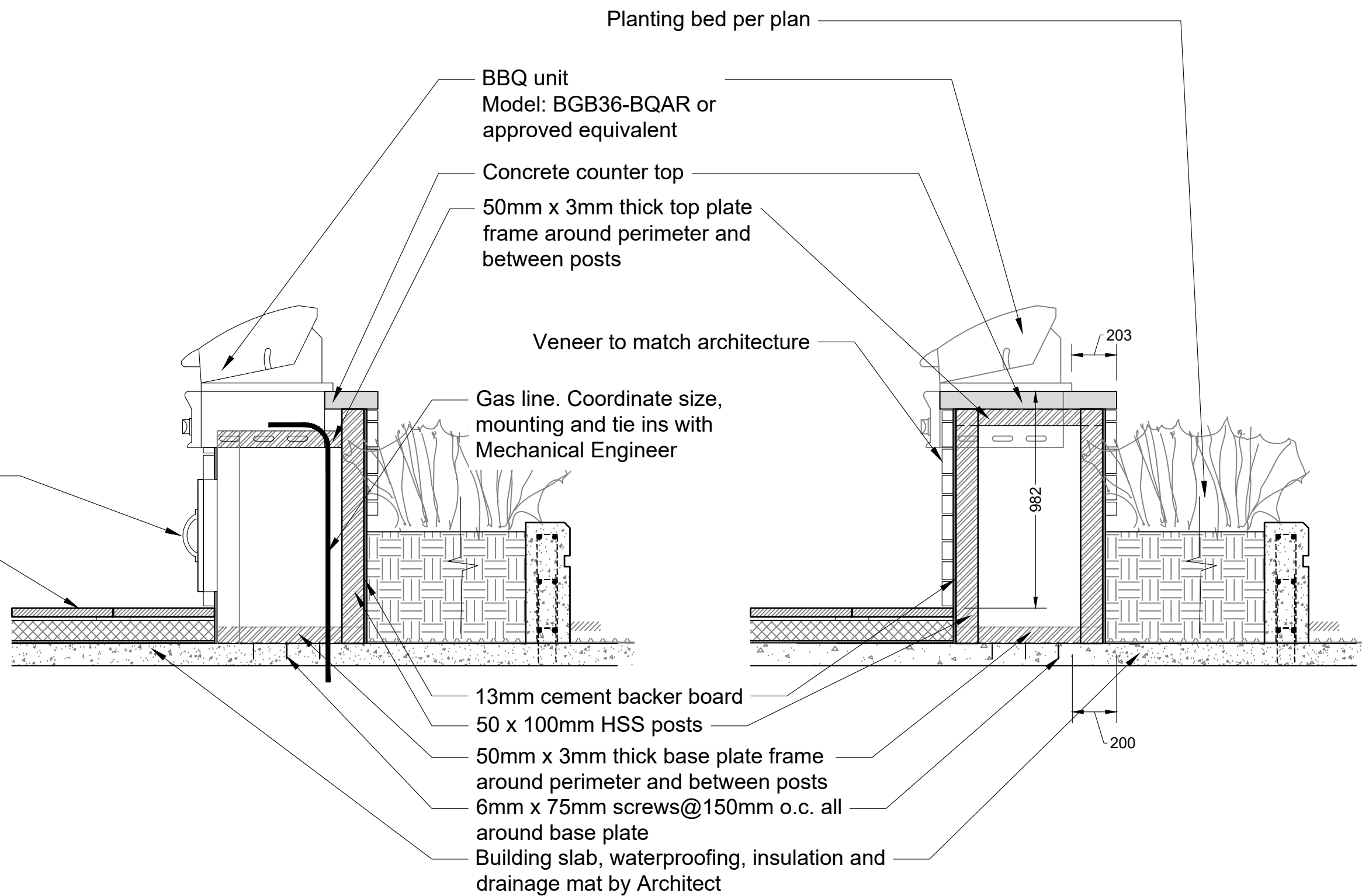
3 METAL FENCE
Scale 1:10



- 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 manufacturers specifications.
 4. Gas line to be coordinated with Mechanical Engineer and to meet BBQ manufacturers specifications.
 5. BBQ Unit model BGB36-BQAR by Fisher & Paykel, or approved equal.



4 OUTDOOR KITCHEN
Scale 1:20



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No.	By:	Description	Date
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REVISIONS TABLE FOR SHEET

Project:
THE HUDSON

Location:
20020 & 20010 Michaud
Crescent, 5371 & 5381 200A
Street, 20031 53B Street
Langley, B.C.

Drawn: AD	Stamp: 
Checked: AD	
Approved: MVDZ	Original Sheet Size 24"x36" 2021-09-23

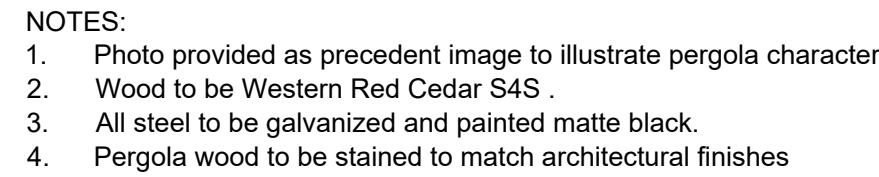
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Drawing Title:
DETAILS

VDZ Project #:
DP2021-38

Drawing #:
LD-02



PLAY STRUCTURE:
Type: J3-21006-A
Colours: TBD
Manufacturer: Jambette
jambette.com
1 877 363 2687



VDZ+A

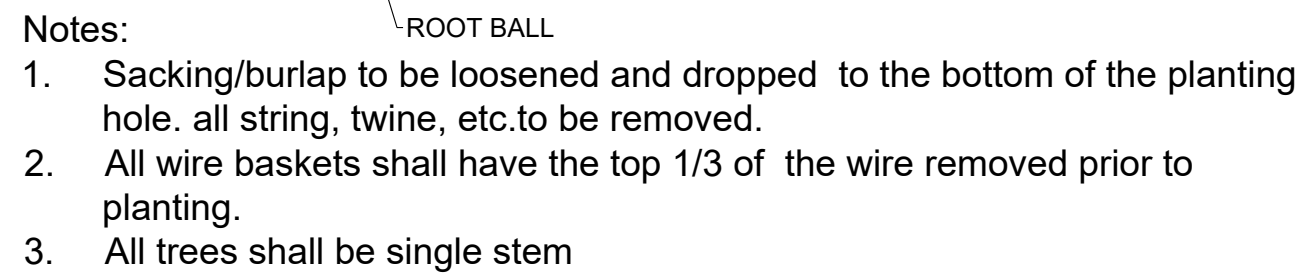
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | **MOUNT PLEASANT STUDIO**
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
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www.vdz.ca | 604-882-0024

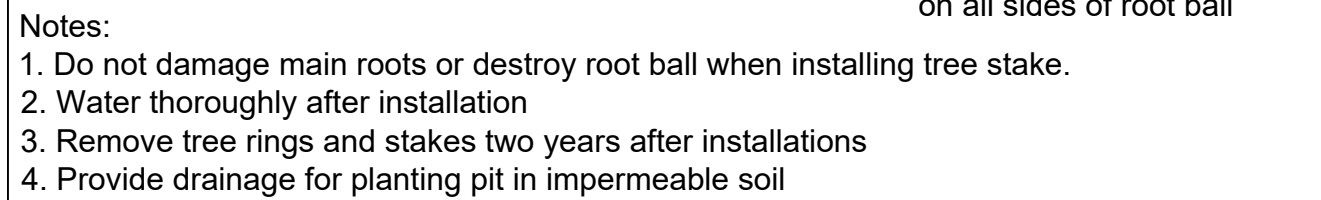
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No.	By:	Description	Date		
REVISIONS TABLE FOR DRAWINGS					
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No.	By:	Description	Date		
REVISIONS TABLE FOR SHEET					
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Location: 2020 & 20010 Michaud Crescent, 5371 & 5381 200A Street, 20031 53B Street Langley, B.C.					
Drawn:		Stamp:			
AD					
Checked:					
AD					
Approved:		Original Sheet Size			
MVDZ		24"x36"		2021-09-23	
Scale:		CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DPP/PATH/APD DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.			
AS SHOWN					

Drawing #:
LD-03



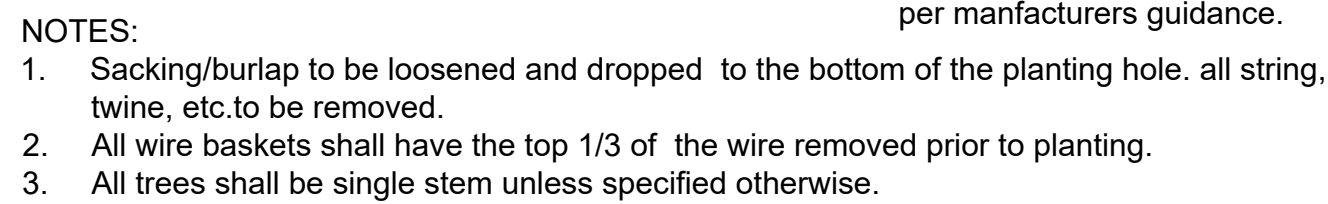
1 DECIDUOUS TREE

Scale 1:25



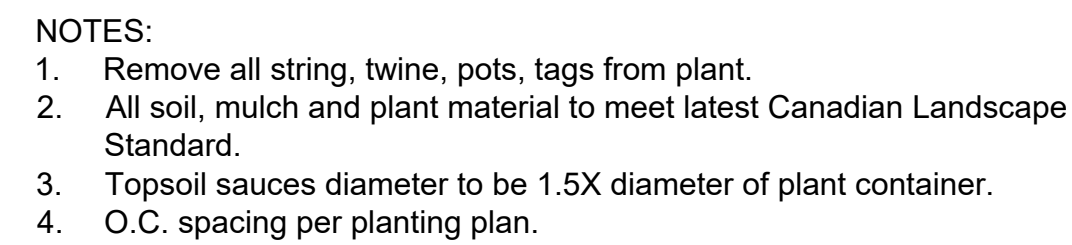
2 CONIFEROUS TREE

Scale 1:25



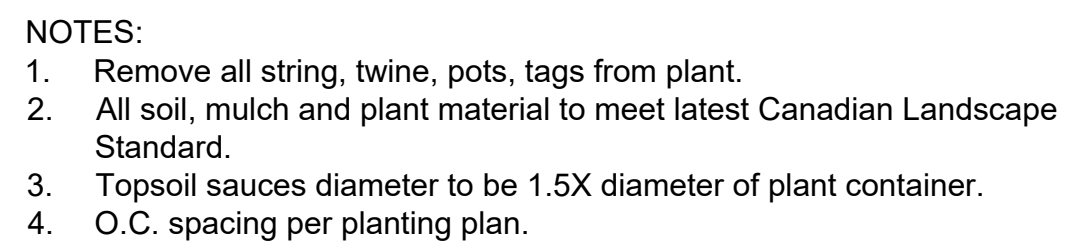
2 TREE PLANTING ON SLAB

Scale 1:25



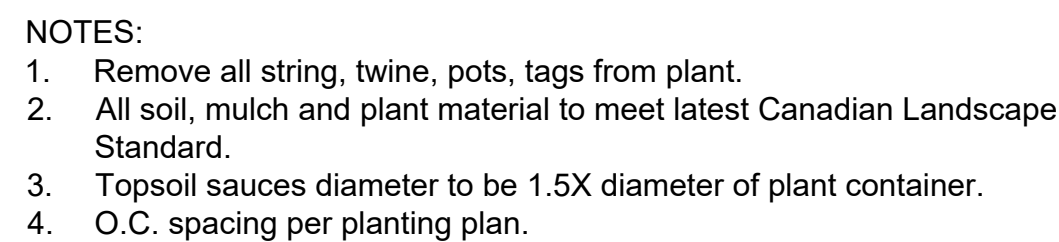
4 SHRUB PLANTING

Scale 1:25



5 SHRUB PLANTING ON SLAB

Scale 1:25



6 SHRUB PLANTING ON SLOPE

Scale 1:25

3	AD	Re-issued for DP	Sept 22, 2021
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No.	By:	Description	Date

REVIEWS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET	
Project: THE HUDSON	
Location: 20020 & 20010 Michaud Crescent, 5371 & 5381 200A Street, 20031 53B Street Langley, B.C.	
Drawn: AD	Stamp: 
Checked: AD	
Approved: MVDZ	Original Sheet Size: 24"x36" 2021-09-23
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/ERRATA/CHP DRAWINGS MUST NOT BE PRICE FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.