



FULL-TEXT SEARCH

Registered Name: Ego Tree
Legal Description: S. 17 & 18, SW-40-6N-10E, sec 17 & 18, T14S
Address: 1017 N Main St Overland
Architect: Steve DeBorja Architects AEC
Lot Area: 0.16 Acres
Lot Coverage: 64 Pk.
Gross Floor Area: 948 sqft
Floor Area Ratio : 64
Number of Dwelling Units : 1
Residential Density per Acre(s) : 7
Dwelling Density by Unit Type: All Detached
Part/Lot Collocation
Request #: 10-0000010-000
a Residential Building - NC, 2 Yrns - NO
Permitted : NO
Height: 12 Ft
Number of Stories: 0

BULK BUILDING	
PARTIAL 1ST FLOOR EL	144.00' (10' 0" up)
2ND FLOOR EL	186.75' (14' 0" up)
3RD FLOOR EL	176.81' (17' 4" up)
WALL PLATE EL	160.00' (20' 0" up)
ROOF EL	120.00' (24' 0" up)

David
Danyluck
Architect

**108-20460 Douglas Crescent
Langley, B.C.
V3A 0C6
604 530-0978**

e-mail: danarch@telus.net



	Issued for Development Permit Sep 2016
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Revisions

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Project

Mixed Use Building
20286 Michaud Cr, Langey, B. C.

Sheet

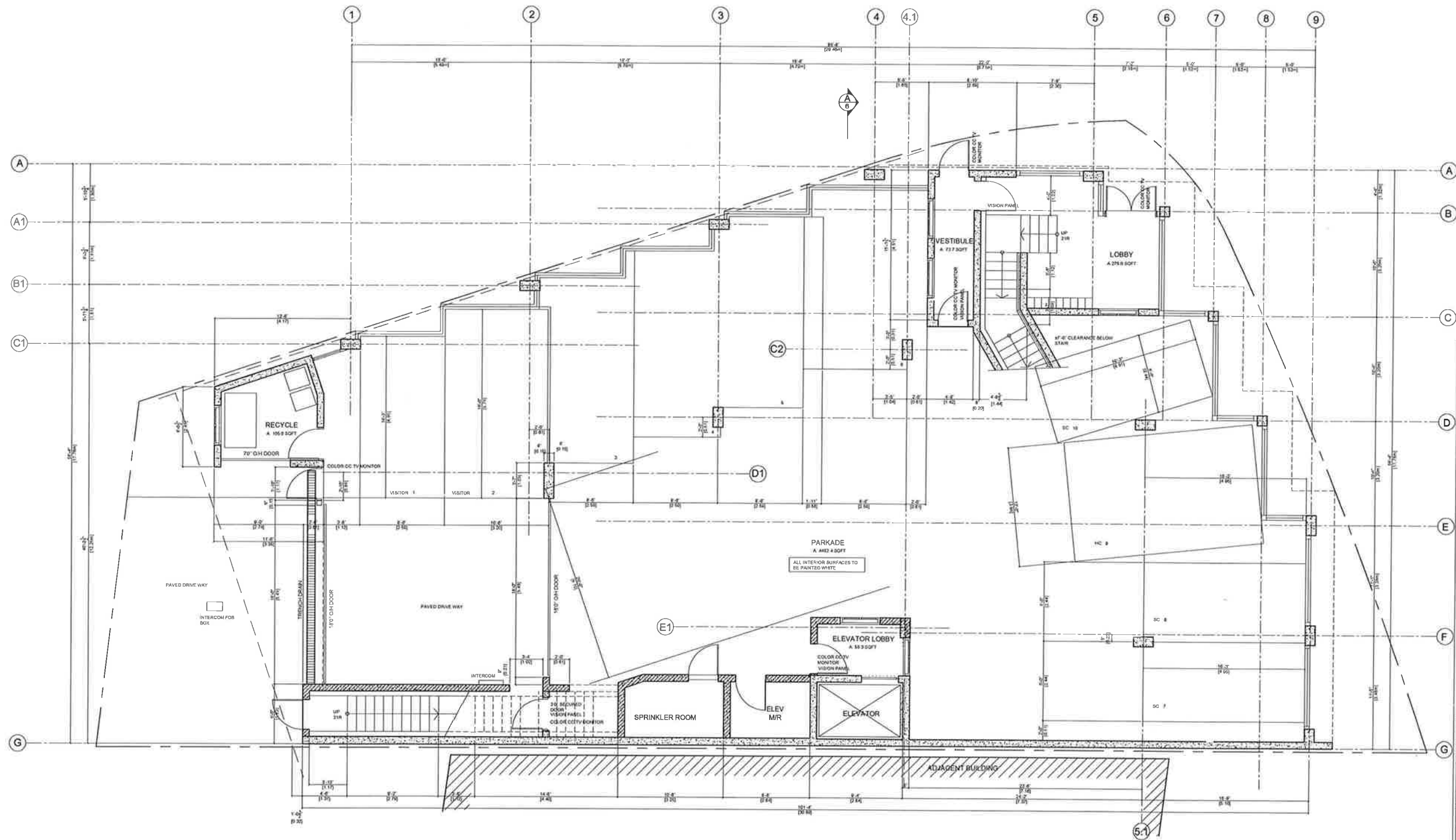
Site Plan

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review.

Name _____

Drawn Tamas	Checked
Date 17 Oct 2016	Scale 1/8"=1'-0"
Sheet No	^





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Project
Mixed Use Building
20286 Michaud Cr, Langley, B.C.

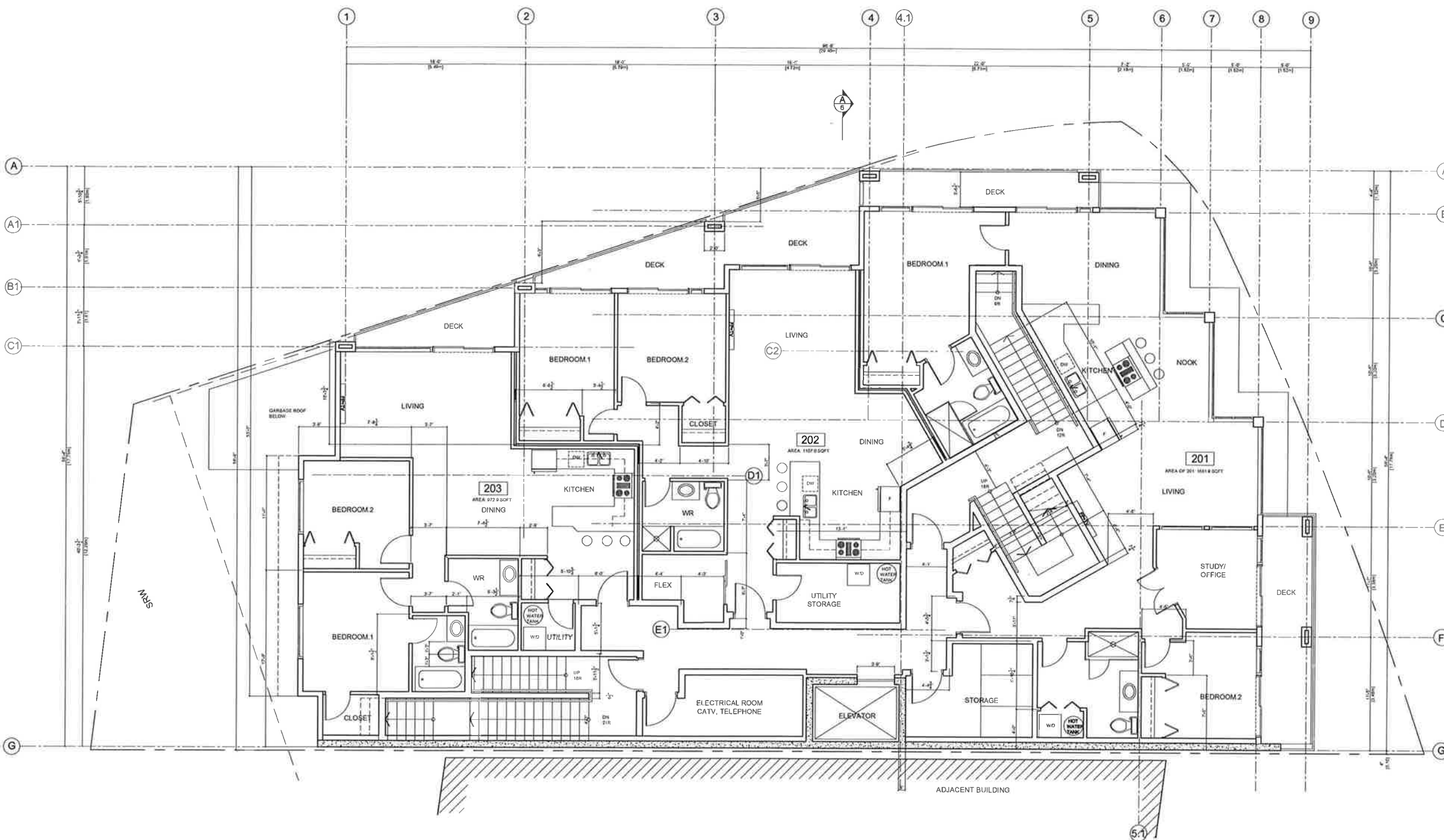
Sheet
Parkade Plan

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Drawn Tamas	Checked
Date 17 Oct 2016	Scale 1/4" = 1'-0"
Sheet No	

DP2





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Project:
Mixed Use Building
20786 Michaud Cr, Langley, B. C.

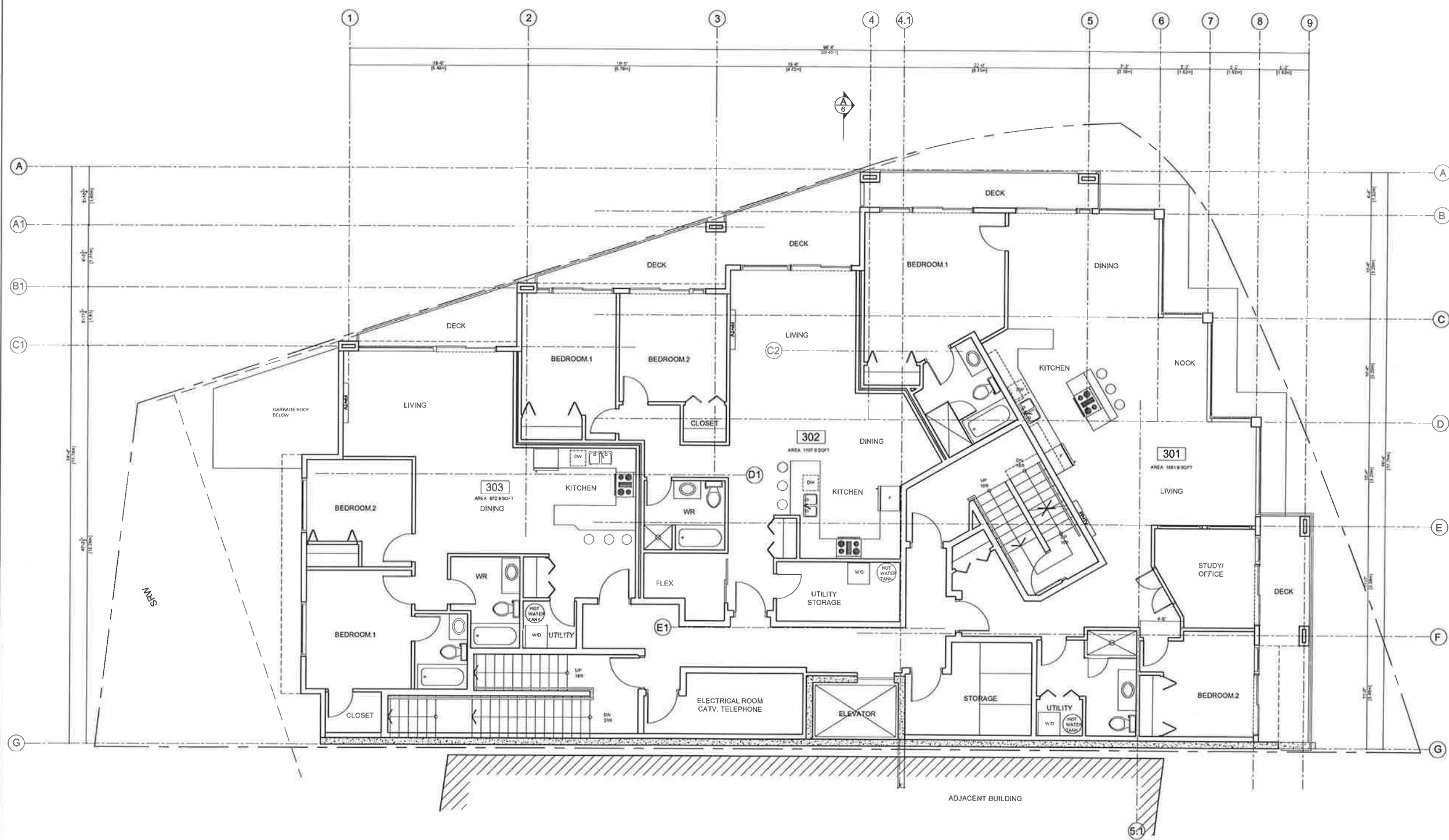
Sheet
Second Floor Plan

Written dimensions shall have precedence
over scaled dimensions. Contractors shall
verify and be responsible for all dimensions
and conditions shown on the drawing and
shall notify the Architect of discrepancies
so that they may be corrected. Shop drawings
shall be submitted for review.

Drawn Tamas	Checked Name
Date: 17 Oct 2016	Scale: 1/4"=1'-0"

Sheet No
DP3





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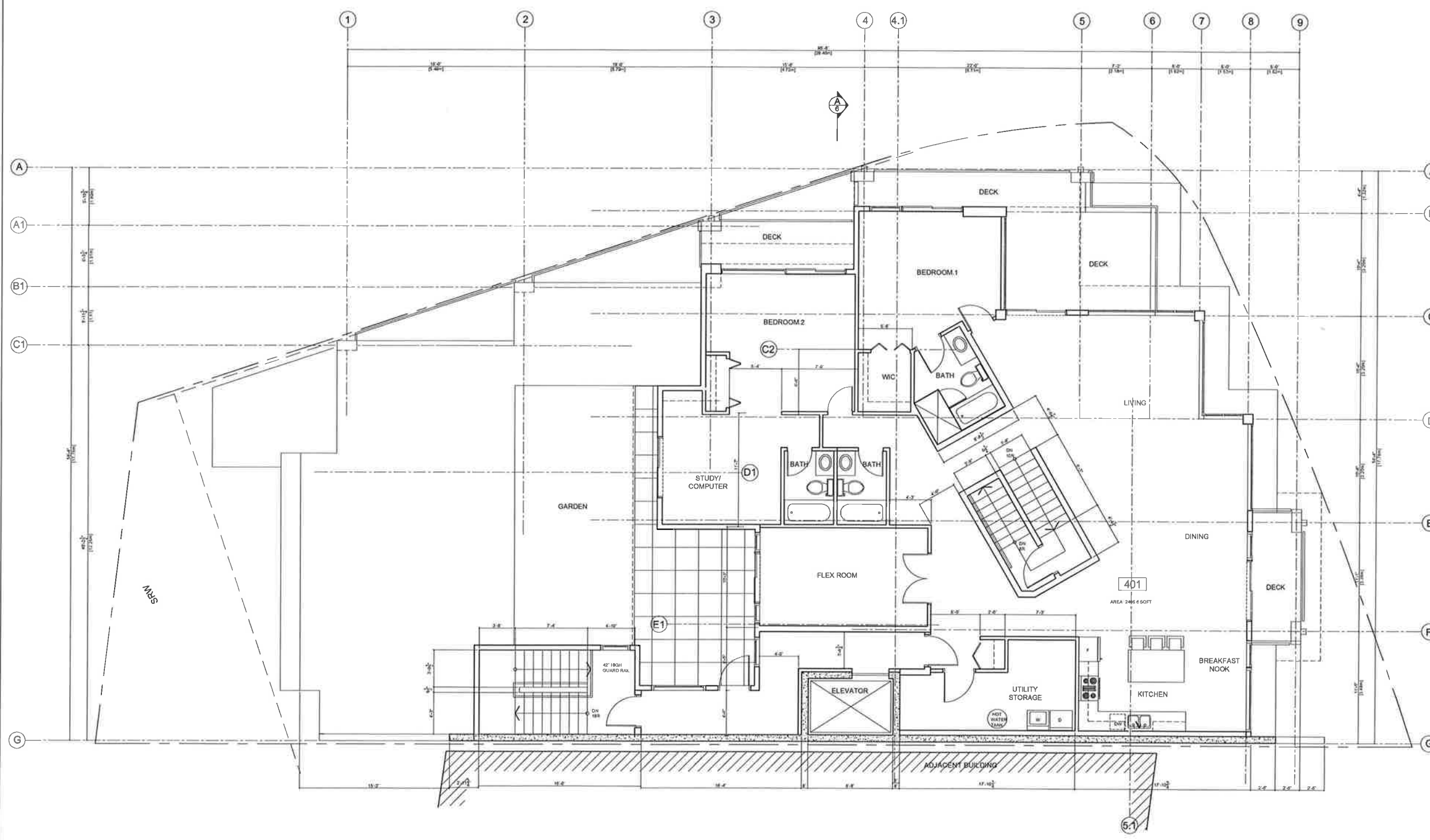
Project
Mixed Use Building
20286 Michaud Cr, Langley, B.C.

Sheet
Third Floor Plan

Within dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown in the drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review.

Drawn	Checked
Tamps	
Date: 17 Oct 2016	Scale: 1/4"=1'-0"
Seal No	

DP4



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Project:
Mixed Use Building

20286 Michaud Cr, Langley, B.C.

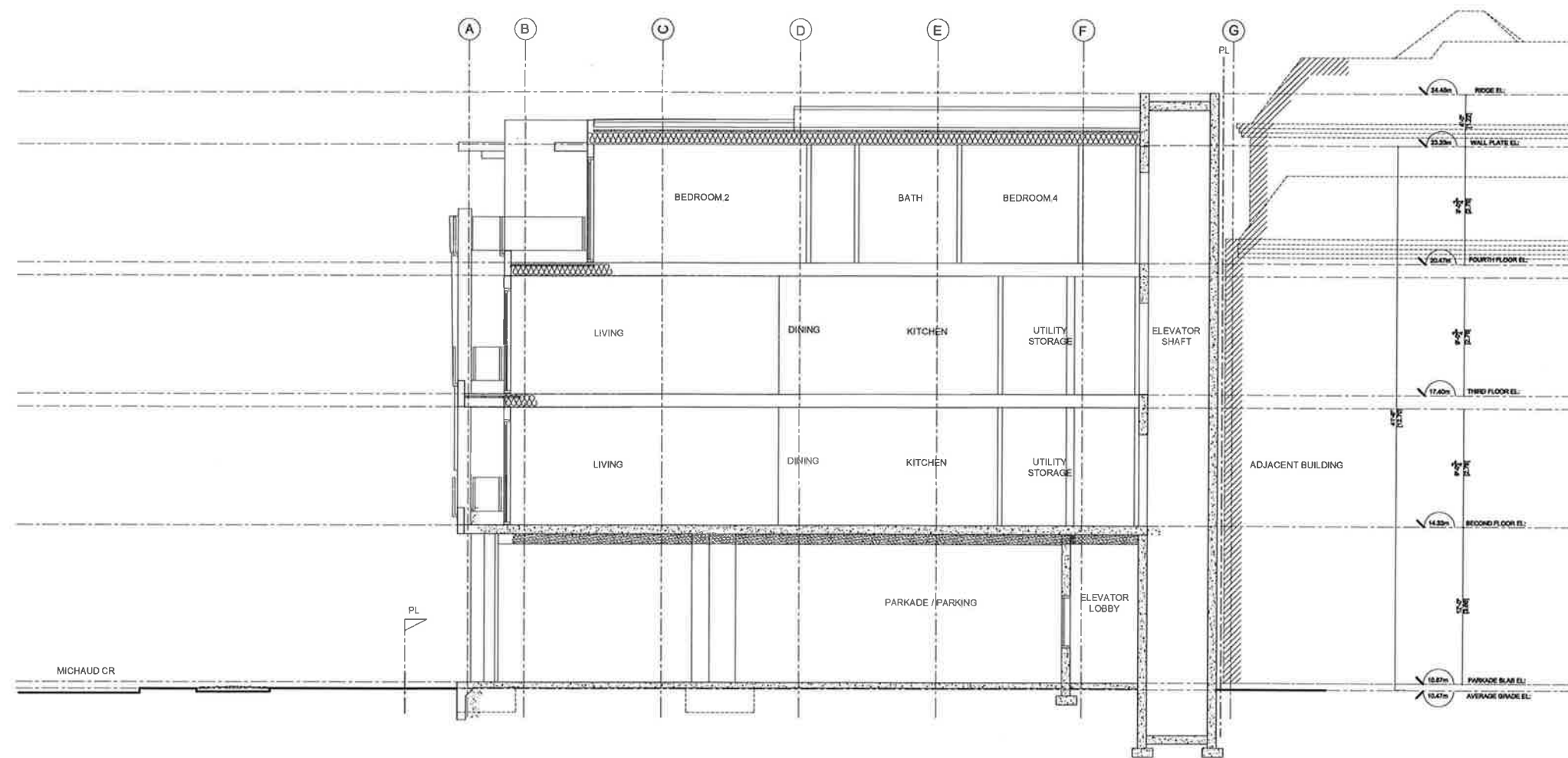
Sheet:
Fourth Floor Plan

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review.

Drawn	Checked
Tamas	
Date: 17 Oct 2016	Scale: 1/4"=1'-0"
Sheet No	

DP5





SECTION A-A

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Project

Mixed Use Building
20286 Michaud Cr., Langley, B. C.

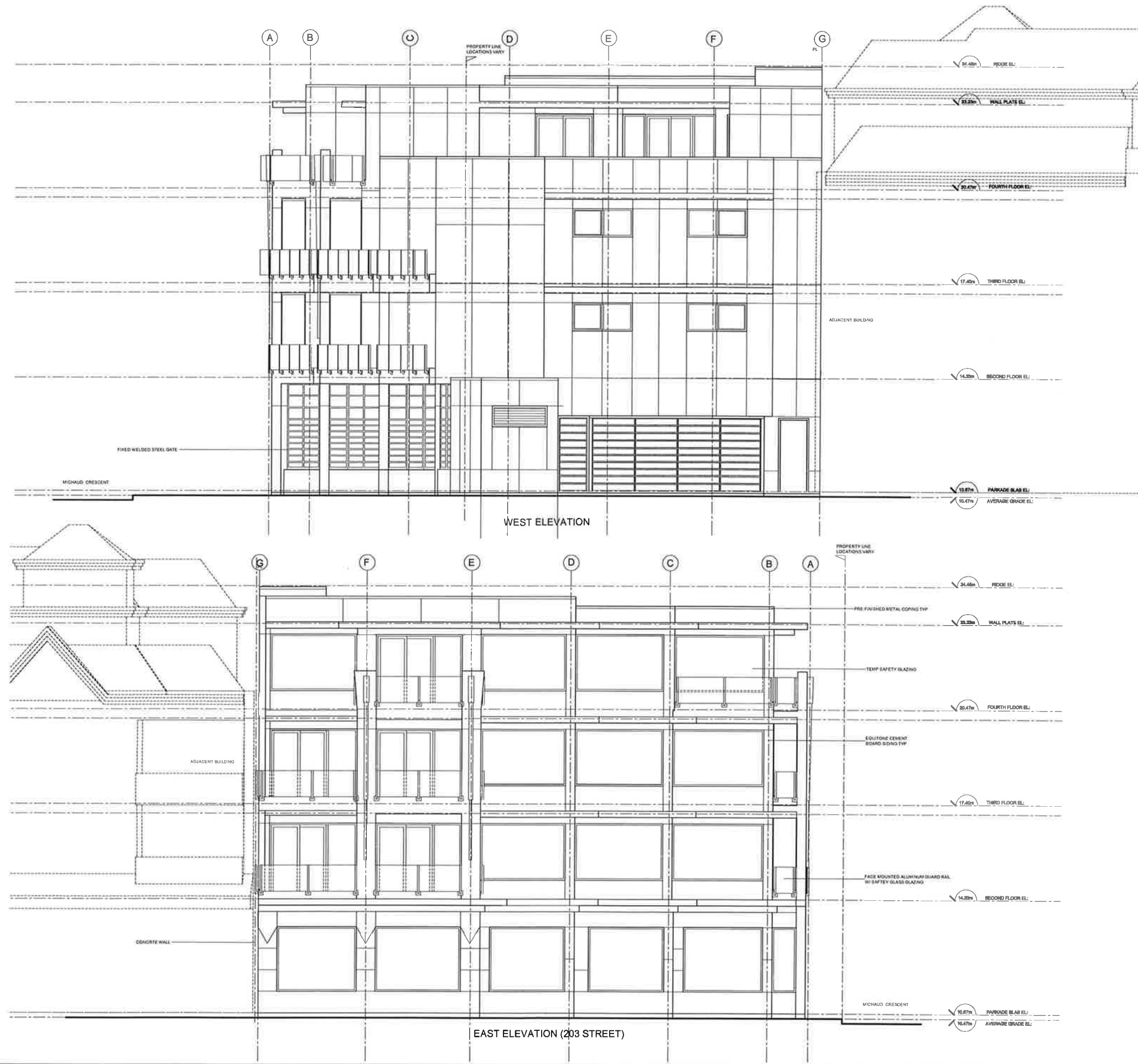
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Section A-A

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review. Name

Drawn T.M.A.S.	Checked
Date: 17 Oct 2016	Scale: 1/4" = 1'-0"
Sheet No	

DP6





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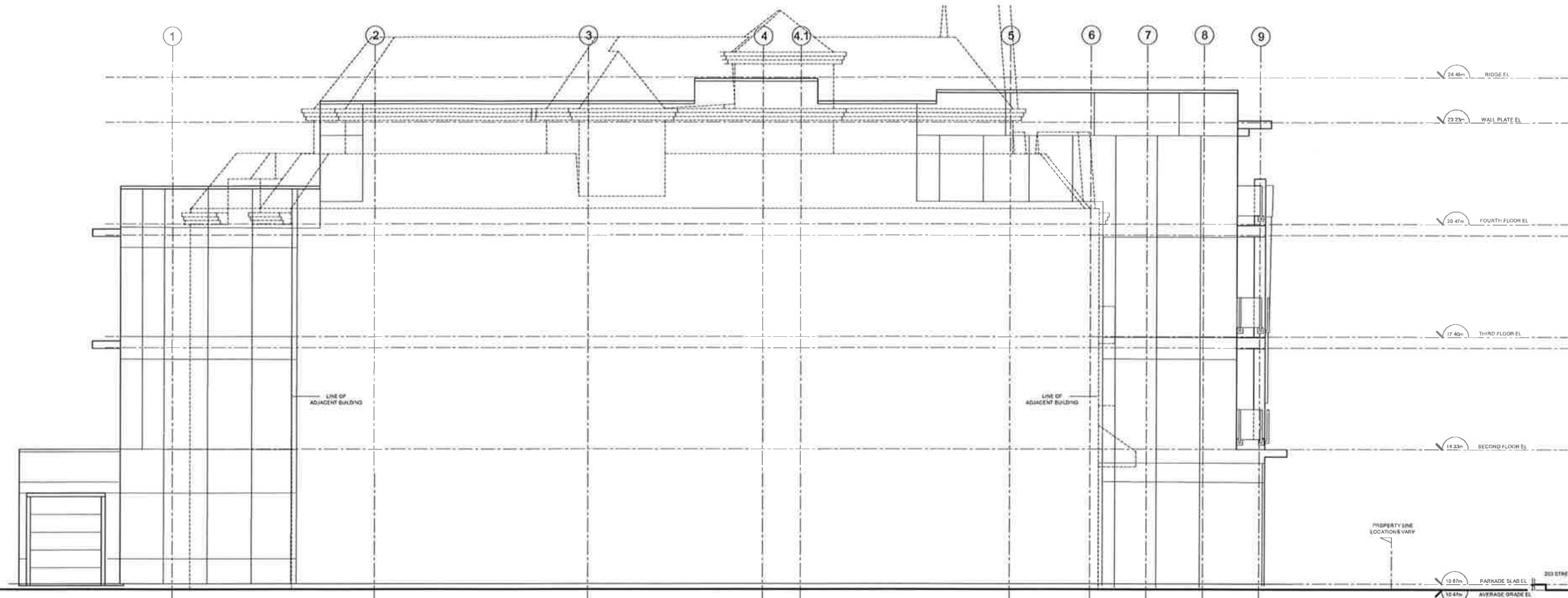
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Project:
Mixed Use Building
20266 Michaud Cr., Langley, B.C.

Sheet:
East & West Elevations

Written dimensions shall have precedence
over scaled dimensions. Contractors shall
verify and be responsible for all dimensions
and conditions shown on the drawing and
shall notify the Architect of discrepancies
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shall be submitted for review.

Drawn Tamas	Checked Name
Date: 19 Oct 2016	Scale: 1/4"=1'-0"
Sheet No	DP7



SOUTH ELEVATION



NORTH ELEVATION (MICHAUD CRESCENT)

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Project:
Mixed Use Building
20786 Michaud Cr, Langley, B. C.

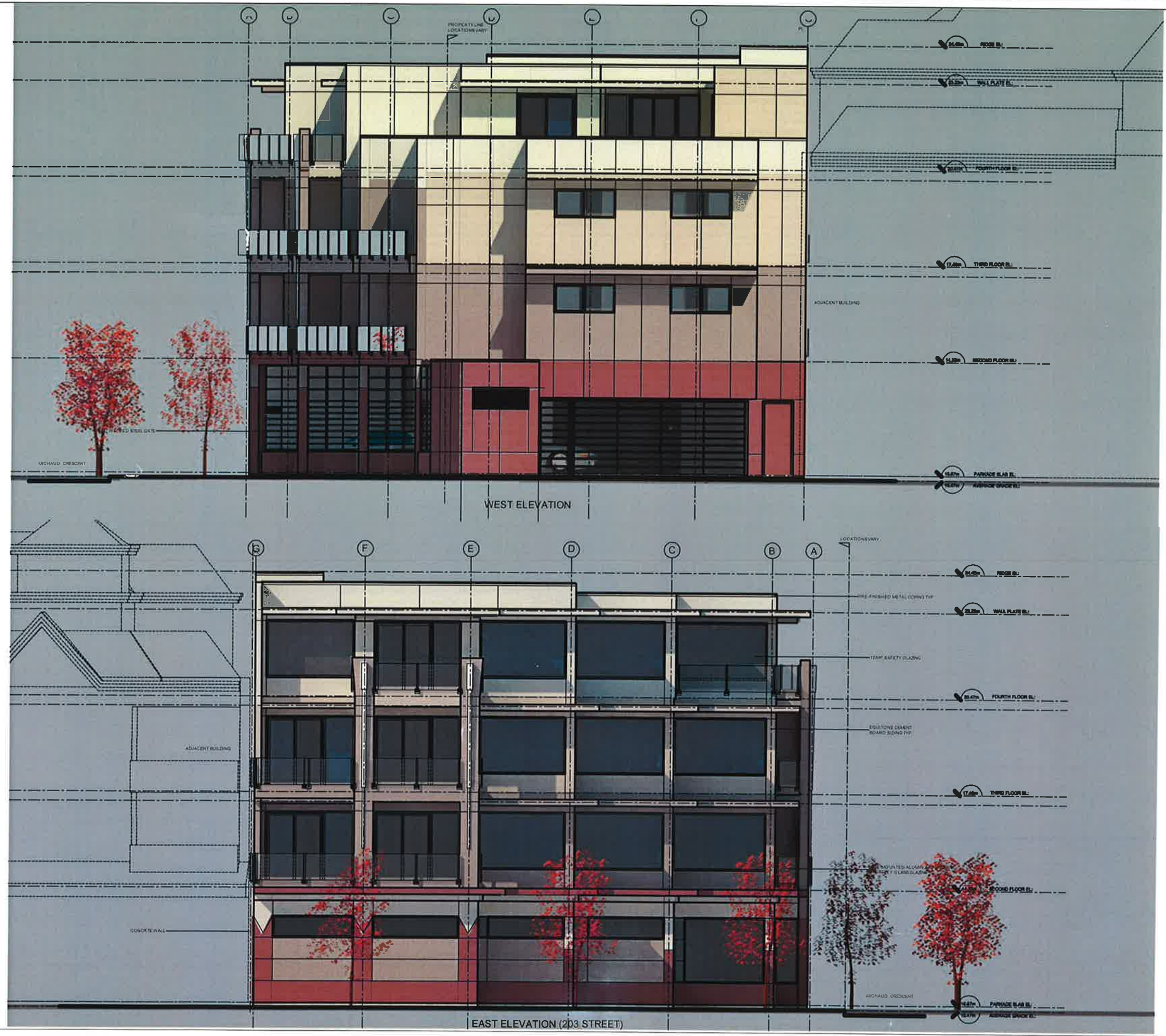
Sheet:
North & South Elevations

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review. Name

Drawn Tamas	Checked
Date: 17 Oct 2016	Scale: 1/4" = 1'-0"
Sheet No	

DP8





COLOR CHART OF CEMENT PANEL SIDING

	EQUITONE NATURAL N 162
	EQUITONE NATURAL NU 861
	EQUITONE TECTIVA TE 60
	EQUITONE NATURAL N 331
	WINDOW FRAMES, RAILINGS, BLACK TYP

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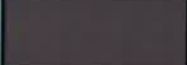
Project:
Mixed Use Building
20285 Michaud Cr., Langley, B.C.

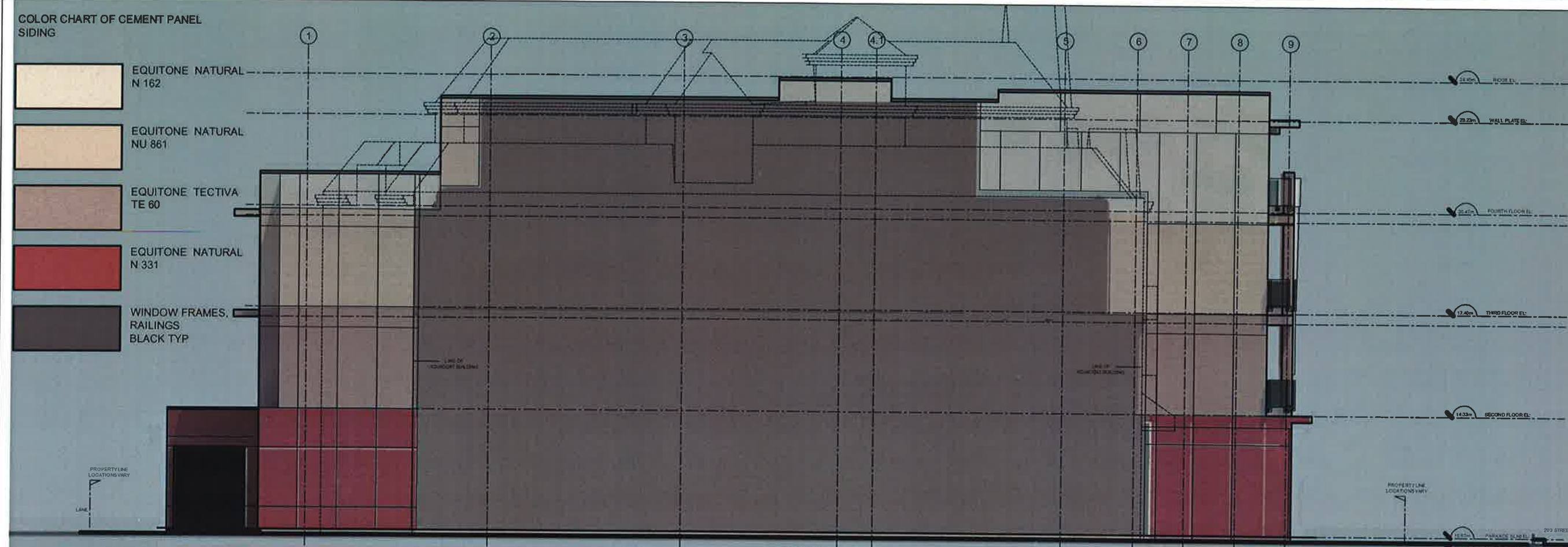
Sheet:
East & West Elevations

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Drawn: Tamas	Checked:
Date: Date: 12 Oct 2016	Scale: 3/32"=1'-0"
Sheet No:	DP9

COLOR CHART OF CEMENT PANEL SIDING

-  EQUITONE NATURAL N 162
-  EQUITONE NATURAL NU 861
-  EQUITONE TECTIVA TE 60
-  EQUITONE NATURAL N 331
-  WINDOW FRAMES, RAILINGS BLACK TYP



SOUTH ELEVATION



NORTH ELEVATION (MICHAUD CRESCENT)

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Project

Mixed Use Building
20285 Michaud Cr, Langley, B C

Sheet
North & South Elevations

Written dimensions shall have precedence over scaled dimensions Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing and shall notify the Architect of discrepancies so that these may be corrected Shop drawings shall be submitted for review

Drawn Tamas	Checked
Date 11 Oct 2016	Scale 3/32"=1'-0"
Sheet No	

DP10





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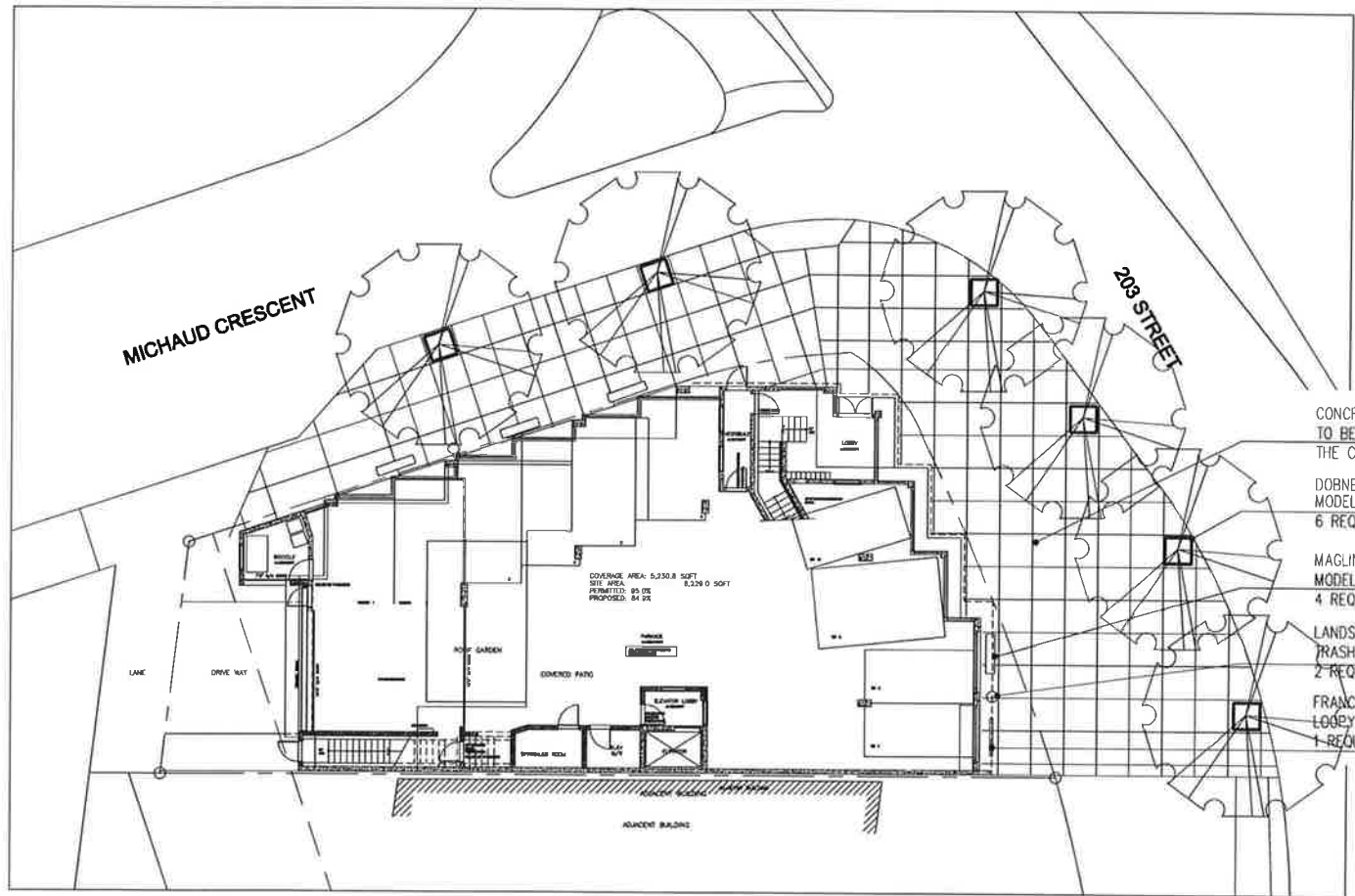
Sheet:
3D Rendering

Written dimensions shall have precedence
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and conditions shown on the drawing and
shall notify the Architect of discrepancies
as they arise. Shop drawings shall be
submitted for review.

Drawn	Checked
Tamas	
Date: 17 Oct 2016	Scale: N.T.S.
Sheet No	

DP11

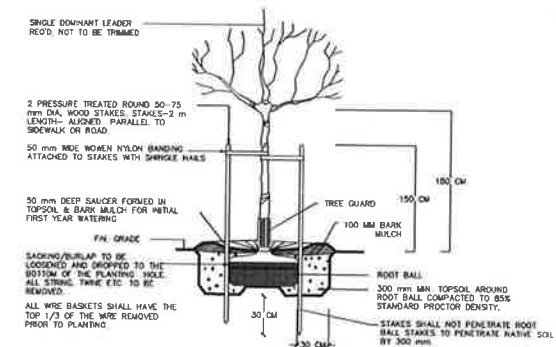




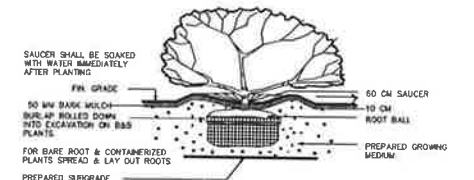
NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "DATA 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 BC/LA "LANDSCAPE STANDARDS".
- 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
- 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.
- 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, NEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 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.
- 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		PLANT LIST				
	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	6	5 CM. CAL.	AS SHOWN	B. & B.



DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSIA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
MR. DAVID DANYLUK
DAVID DANYLUK ARCHITECT

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
MIXED USE DEVELOPMENT
MACHAUD CRESCENT @ 203 STREET
CITY OF LANGLEY, B.C.

SCALE 1:150	DATE SEP/16
DRAFT	CHK'D
END	CHK'D
APPRO'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-1