points west
ARCHITECTURE

PUBLIC INFORMATION MEETING – March 31, 2017

Public Information meeting for proposed strata condo development located at:

19942 Brydon Cres, Langley, BC (see map below)

Dear Neighbour,

You are invited to attend a public information meeting to review and discuss the proposed development at 19942 Brydon Crescent, Langley BC. The intent of this Public Information Meeting is to seek input from the area residents on the proposed development and address any questions that may arise.

The proposal includes the following components:

- Rezoning from RM1 to RM3 zone
- 54 strata titled condo units ranging from 450 sq. ft. to 1,104 sq. ft.
- City of Langley Official Community Plan Designation: High density 80 UPA (allowable density: 80 units per acre)

The meeting will be held at:

Multi-purpose room # 2

– Timms Community Center

20399 Douglas Crescent

Date: Friday, March 31, 2017

Time: 7:00 pm – 8:30 pm

Additional details pertaining to the proposed development will be given at the Public Information meeting. The project consultant will be in attendance as well to answer any questions you may have prior to proceeding to Council for further consideration.

******PLEASE NOTE THIS IS NOT A PUBLIC HEARING NOTICE******

Please join us as your thoughts are important to us.

Sincerely,

White Tail Homes Ltd.

Brydon Crescent Multiple Family Project

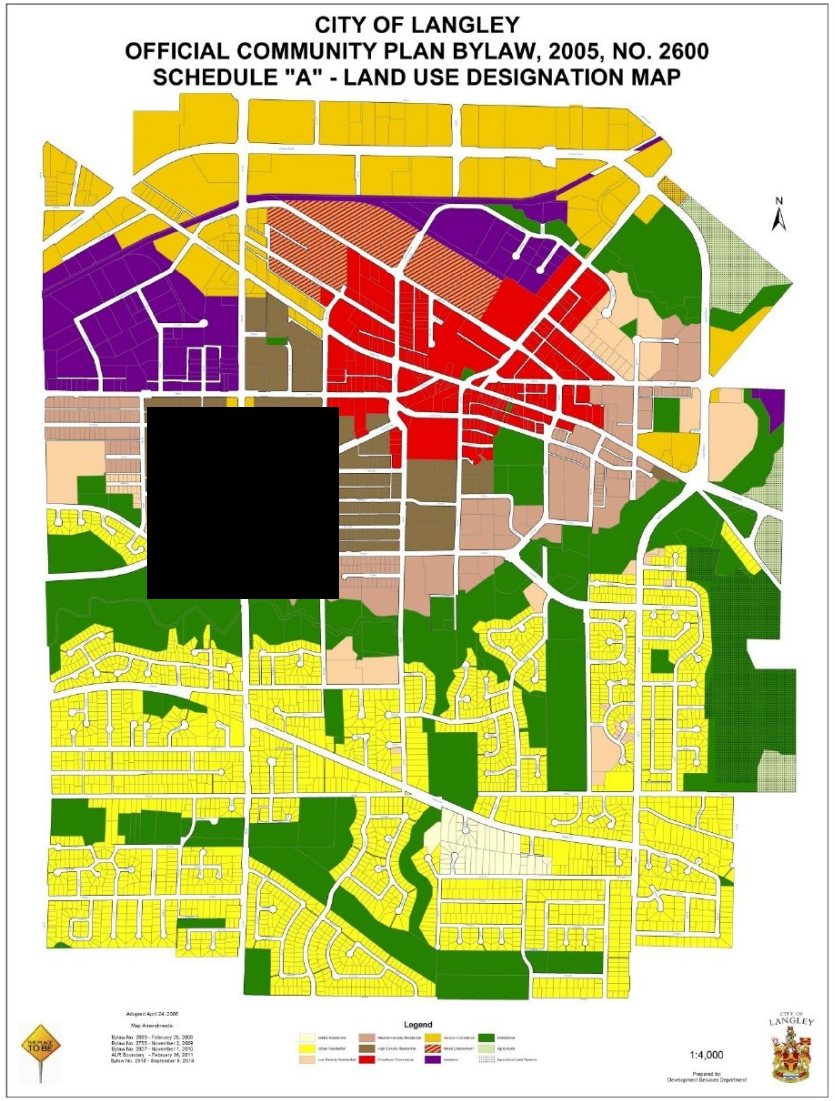
CPTED Review Report

Whitetail Homes Ltd.

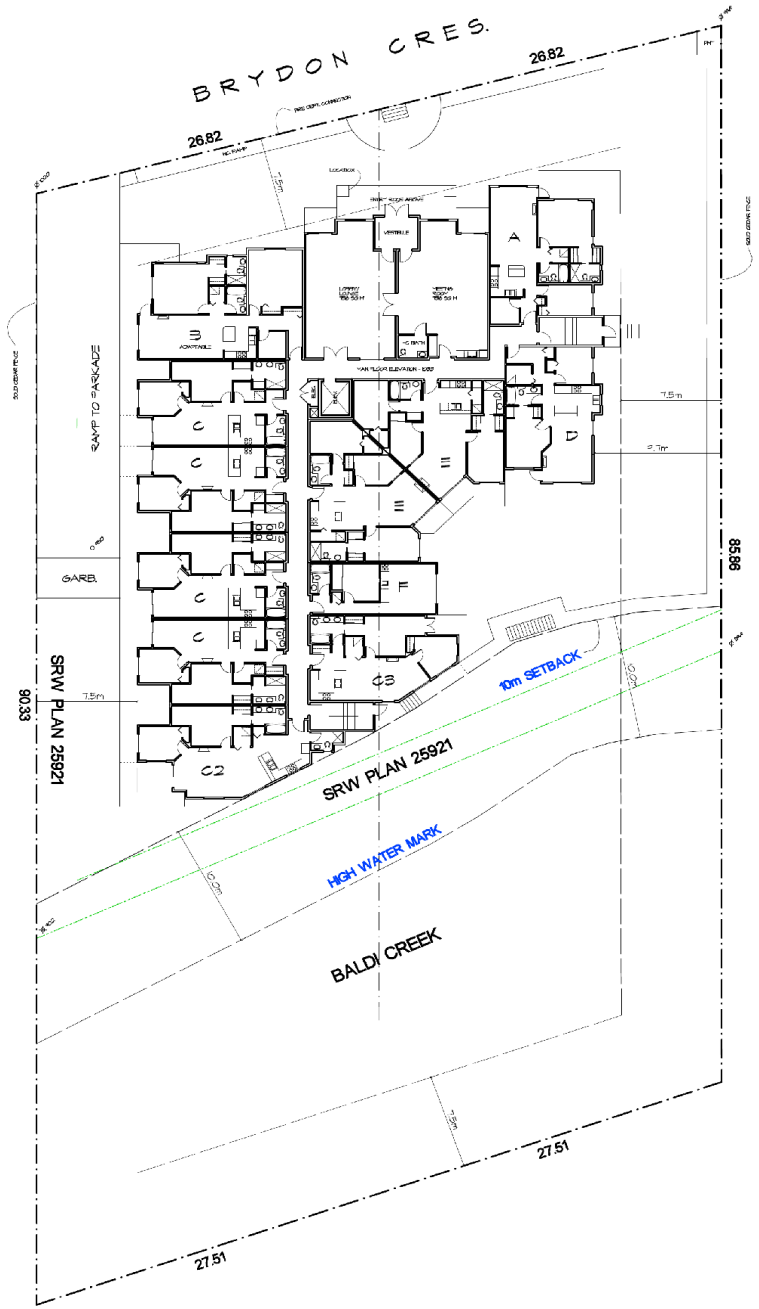
Liahona Security Consortium Inc.

P.O. Box 88
Mill Bay, BC. V0R 2P0
Phone: (250) 743-8948
Fax: (250) 743-8941
E-mail: liahonasecurity@shaw.ca
Web: www.liahonasecurity.com

Report Date: 19/Feb/2017


CITY OF LANGLEY
OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600
SCHEDULE "A" - LAND USE DESIGNATION MAP
N
Legend
1:4,000

19942



SITE RECONCILIATION

LOT AREA	- 49,234 SQ FT (1.13 ACRES)
PROPOSED ZONE	- RM 3
DENSITY	- 54 UNITS PROPOSED (90 UNITS ALLOWABLE)
BUILDING HEIGHT	- 4 STOREYS
LOT COVERAGE	- 26 % PROPOSED (40% ALLOWABLE)
FLOOR AREA RATIO	- .08
SETBACKS	- 7.5m REQUIRED
AMENITY SPACE	- 54 X 23 = 242 SQ M REQUIRED (472 SQ M PROVIDED)
PARKING	- 4 ONE BED X .2 + 50 TWO BED X .3 = 69.8 STALLS REQUIRED - 54 UNITS X 0.2 = 10.8 VISITOR STALLS REQUIRED - 81 TOTAL STALLS PROVIDED - 81 TOTAL STALLS X 5 % = 4 H/C STALLS REQUIRED
ADAPTABLE UNITS	- 4 UNITS PROVIDED (7%)
EV PARKING	- 2 STALLS PROVIDED

NORTH

SITE PLAN

SCALE = 1/16" = 1'-0"

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MARCH 22, 2017 - REVISED FOR DEVELOPMENT PERMIT

REVISIONS:

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CONSULTANTS:

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Abbotsford, B.C.
V2S 2E2
PHONE: 604-864-8505
FAX: 604-864-8505
E-mail: pwa@telus.net

PROJECT:
54 UNIT APARTMENT

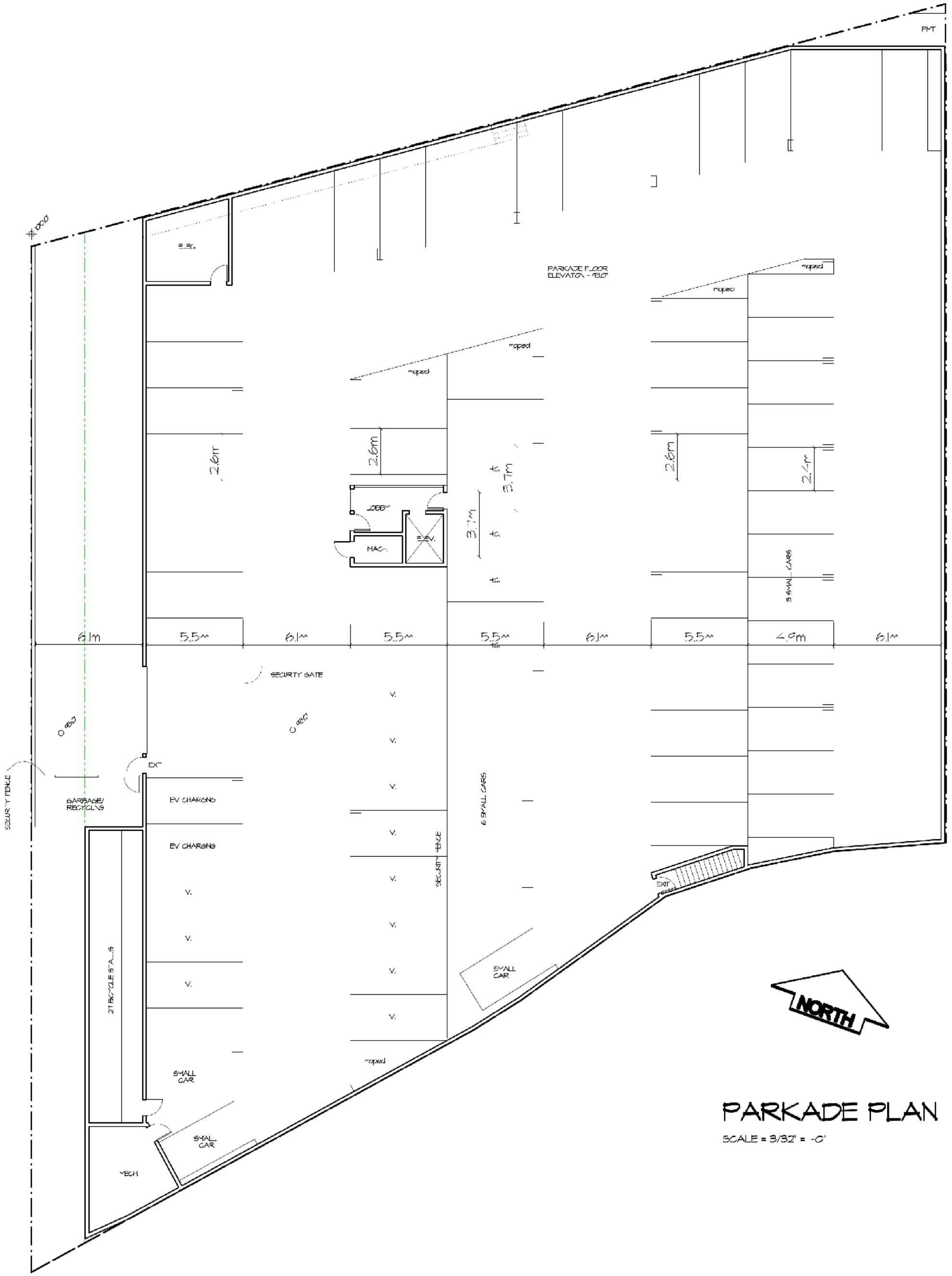
19642 BRYDON CRES
LANGLEY, BC

DATE:	NOV 22, 2016
SCALE:	1/16" = 1'-0"
DRAWN:	WF

DRAWING TITLE:
PRELIMINARY SITE PLAN

JOB NO.: 1611

SHEET NO.: P-1



PARKADE PLAN

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

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E-mail: pwa@telus.net

PROJECT:
54 UNIT APARTMENT

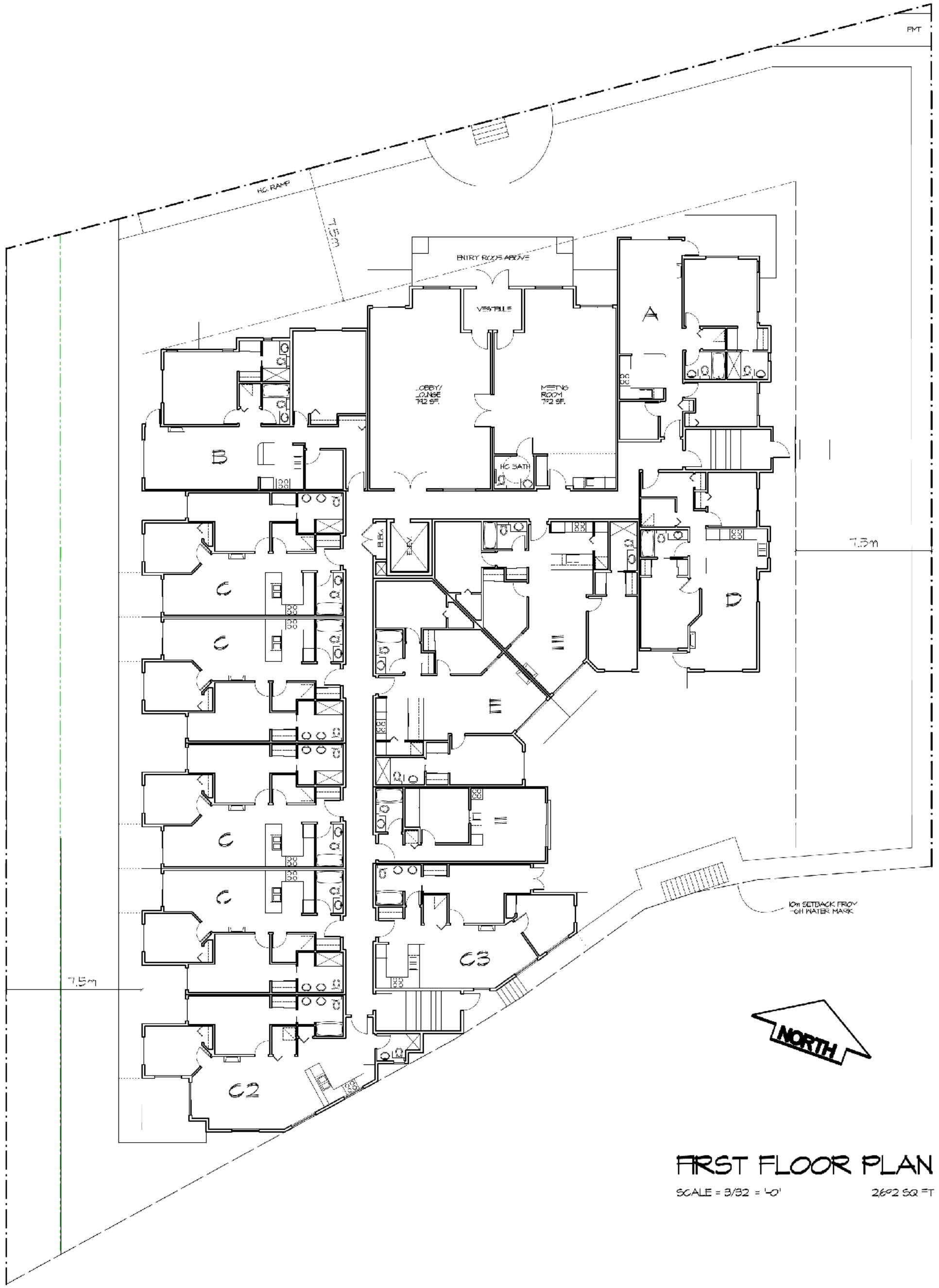
19942 BRYDON CRES
LANGLEY, BC

DATE:	NOV. 22, 2016
SCALE:	3/32" = 1'-0"
DRAWN:	WT

DRAWING TITLE:
PRELIMINARY PARKADE PLAN

JOB NO.: **1611**

SHEET NO.: **P-2**



FIRST FLOOR PLAN

SCALE = 3/32 = 1'-0' 2,692 SQ FT

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MARCH 22, 2017 - REVISED FOR DEVELOPMENT PERMIT.

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PHONE: 604-864-8555
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E-mail: pwa@telus.net

PROJECT:

54 UNIT APARTMENT

19942 BRYDON CRES.
LANGLEY, BC

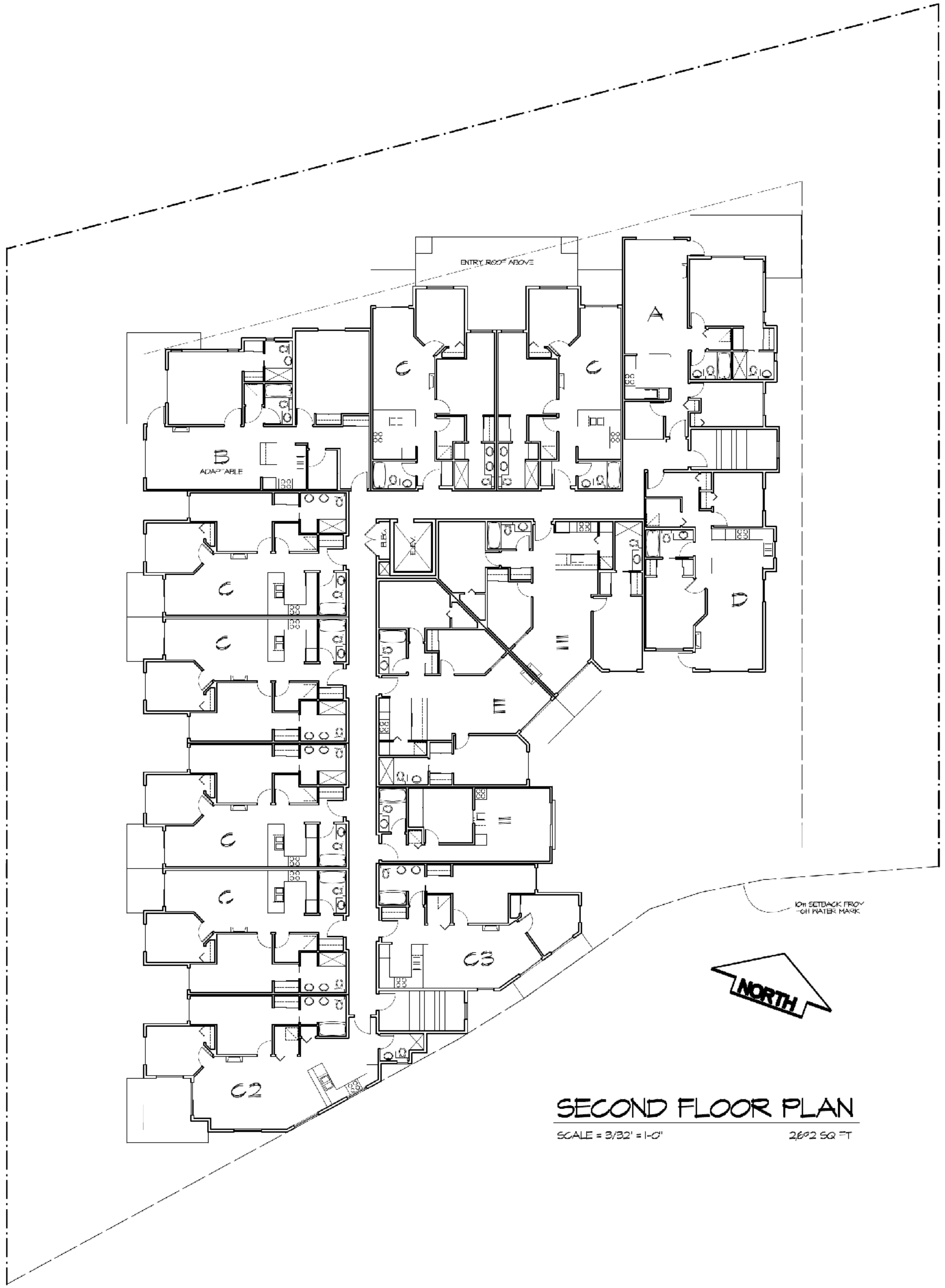
DATE:	NOV. 22, 2016
SCALE:	3/32" = 1'-0"
DRAWN:	WF

DRAWING TITLE:

PRELIMINARY FIRST FLOOR PLAN

JOB NO.: **1611**

SHEET NO.: **P-3**



SECOND FLOOR PLAN

SCALE = 3/32' = 1-0"   2,692 SQ FT

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E-mail: pwa@telus.net

PROJECT:

54 UNIT APARTMENT

19942 BRYDON CRES.
LANGLEY, BC

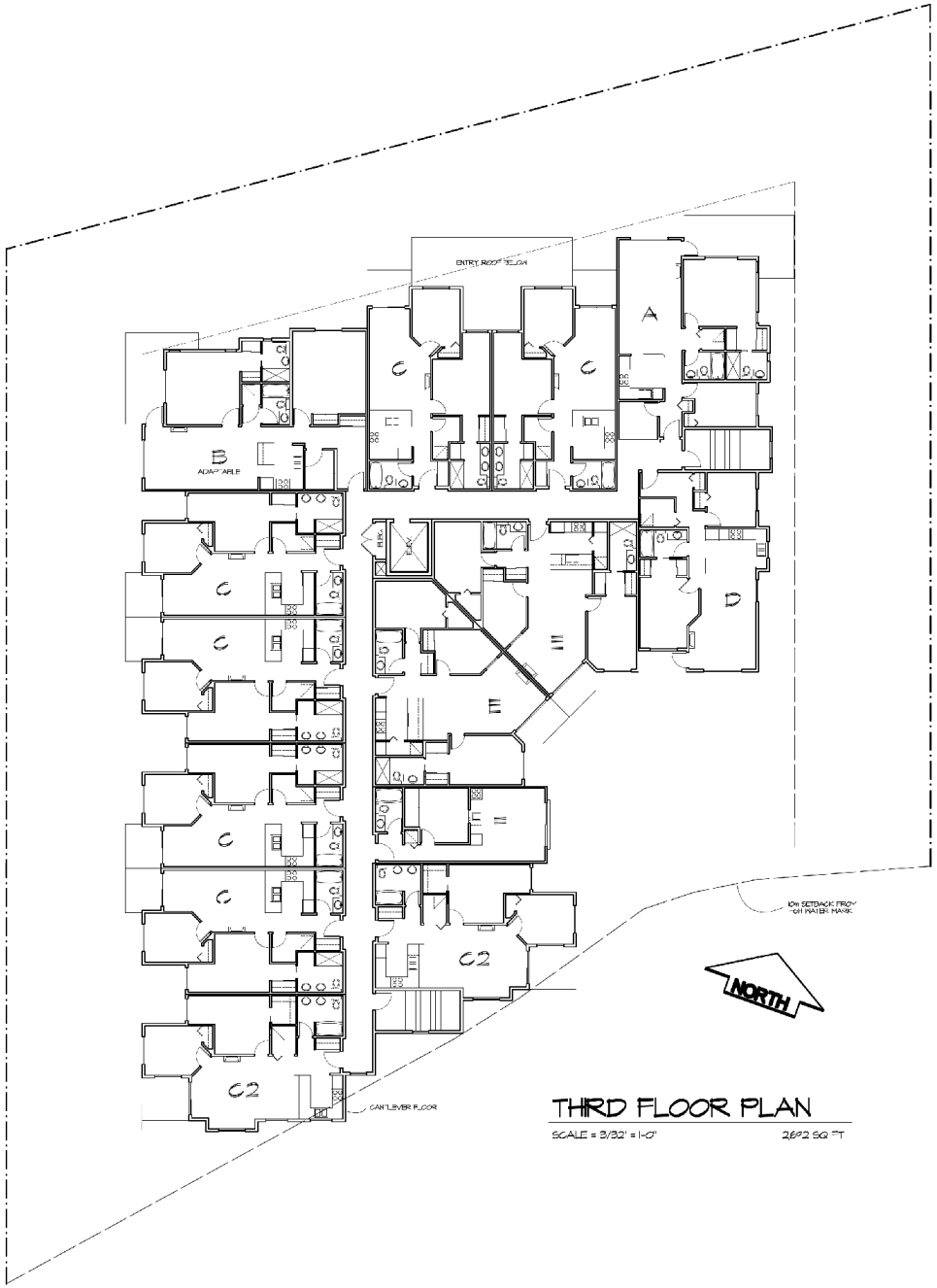
DATE:	OCT. 6, 2016
SCALE:	3/32" = 1'-0"
DRAWN:	WT

DRAWING TITLE:

PRELIMINARY SECOND FLOOR PLAN

JOB NO.: **1611**

SHEET NO.: **P-4**



THIRD FLOOR PLAN

SCALE = 3/32" = 1'-0" 2692 SQ FT

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PROJECT:
54 UNIT APARTMENT

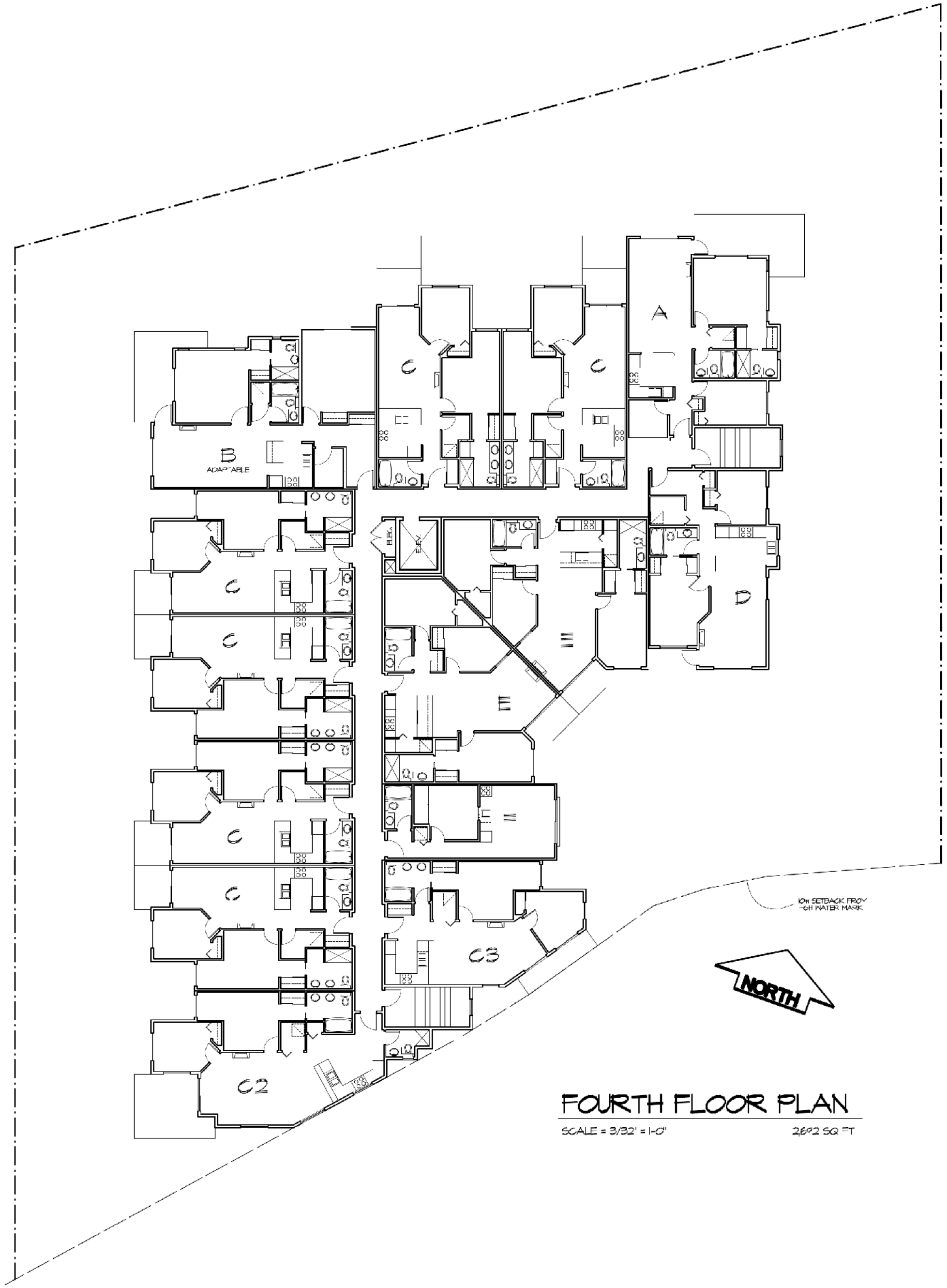
7442 REVISION CRES
LANGLEY, BC

DATE:	OCT. 6, 2015
SCALE:	3/32" = 1'-0"
DRAWN:	WF

DRAWING TITLE:
PRELIMINARY THIRD FLOOR PLAN

JOB NO.: **1611**

SHEET NO.: **P-5**



FOURTH FLOOR PLAN

SCALE = 3/32" = 1-0"   2,692 SQ FT

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E-mail: pwa@telus.net

PROJECT:

54 UNIT APARTMENT

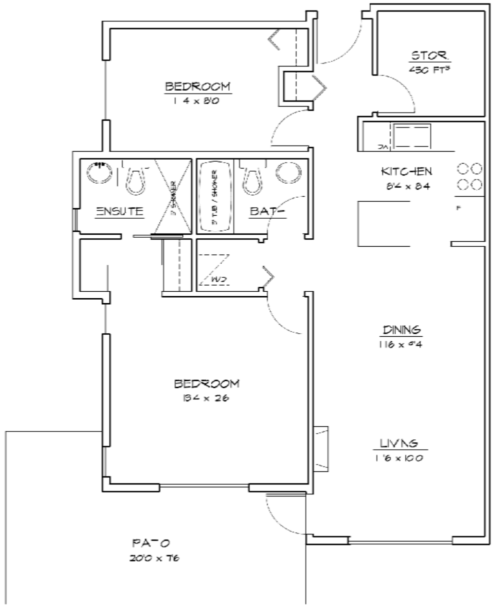
19942 BRYDON CRES
LANGLEY, BC

DATE:	OCT. 6, 2016
SCALE:	3/32" = 1'-0"
DRAWN:	WT

DRAWING TITLE:

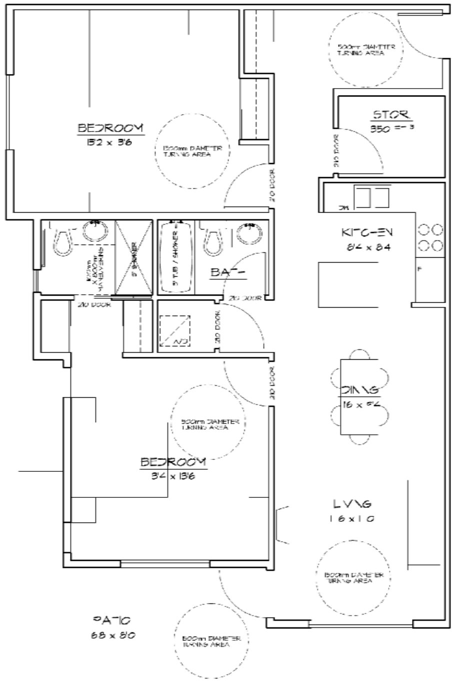
PRELIMINARY FOURTH FLOOR PLAN

JOB NO.:	SHEET NO.:
1611	P-6



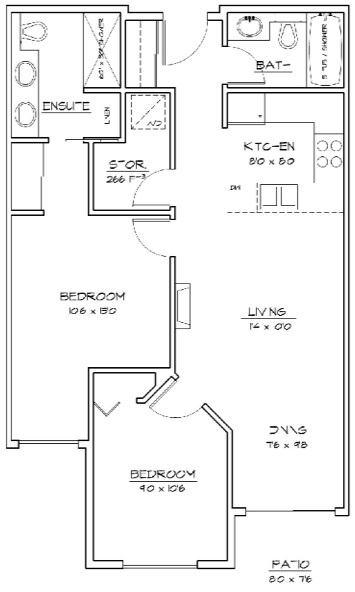
'A' UNIT PLAN 880 SQ FT

SCALE = 1/4" = -0'



'B' UNIT PLAN 04 SQ FT

SCALE = 1/4 = 1-0 ADAPTABLE UNIT



'C' UNIT PLAN 780 SQ FT

SCALE = 1/4 = 1-0

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PROJECT:

54 UNIT APARTMENT

19942 BRYDON CRES
LANGLEY, BC

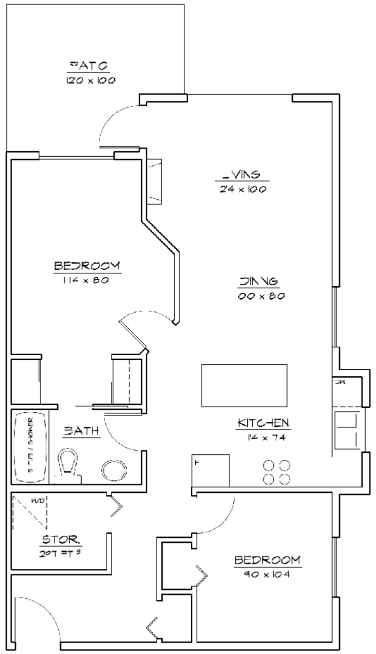
DATE:	NOV. 30, 2016
SCALE:	1/4" = 1'-0"
DRAWN:	WT

DRAWING TITLE:

PRELIMINARY SUITE PLANS

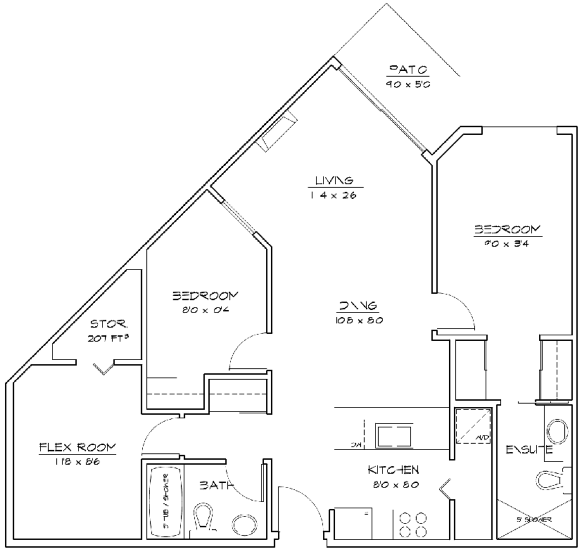
JOB NO.: **1611**

SHEET NO.: **P-7**



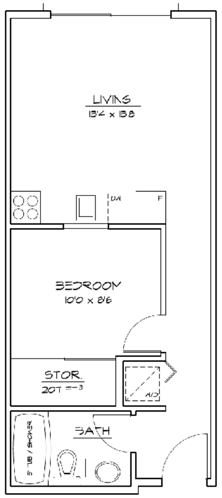
'D' UNIT PLAN 800 SQ FT

SCALE = 1/4" = 1'-0"



'E' UNIT PLAN 930 SQ FT

SCALE = 1/4" = 1'-0"



'F' UNIT PLAN 450 SQ FT

SCALE = 1/4" = 1'-0"

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PROJECT:

54 UNIT APARTMENT

19942 BRYDON CRES.
LANGLEY, BC

DATE:	NOV. 30, 2016
SCALE:	1/4" = 1'-0"
DRAWN:	WT

DRAWING TITLE:

PRELIMINARY SUITE PLANS

JOB NO.: **1611**

SHEET NO.: **P-8**

EAST ELEVATION

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

NORTH ELEVATION

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

EXTERIOR FINISHES :

1. - ASPHALT SHINGLE ROOF (40 YR. WARRANTY)
2. - PREFINISHED ALUMINUM FASCIA GUTTERS
3. - HORIZONTAL VINYL SIDING (2ND-4TH FLOOR)
4. - 2x10 WOOD MIDBAND
5. - VINYL SHAKE ACCENTS (2ND-4TH FLOOR)
6. - VERTICAL SIDING (1st FLOOR)
7. - VINYL FRAME WINDOWS
8. - LEDGESTONE COLUMNS
9. - PREFINISHED ALUMINUM PICKET RAILING

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PROJECT:

54 UNIT APARTMENT

19942 BRYDON CRES
LANGLEY, BC

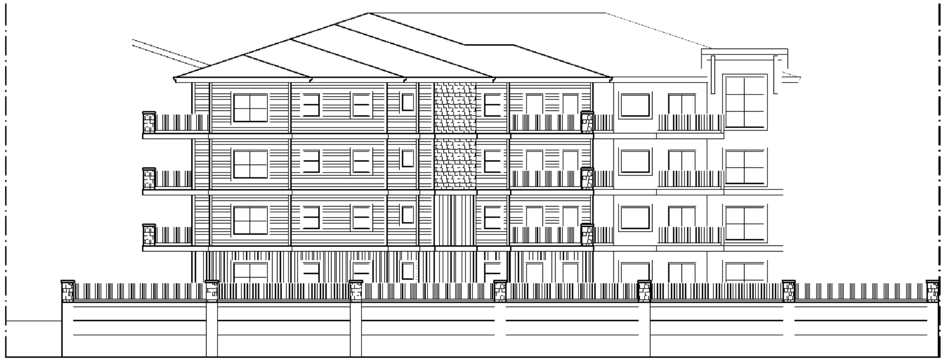
DATE:	OCT. 6, 2016
SCALE:	3/32" = 1'-0"
DRAWN:	WT

DRAWING TITLE:

PRELIMINARY NORTH & EAST ELEVATIONS

JOB NO.: **1611**

SHEET NO.: **P-9**

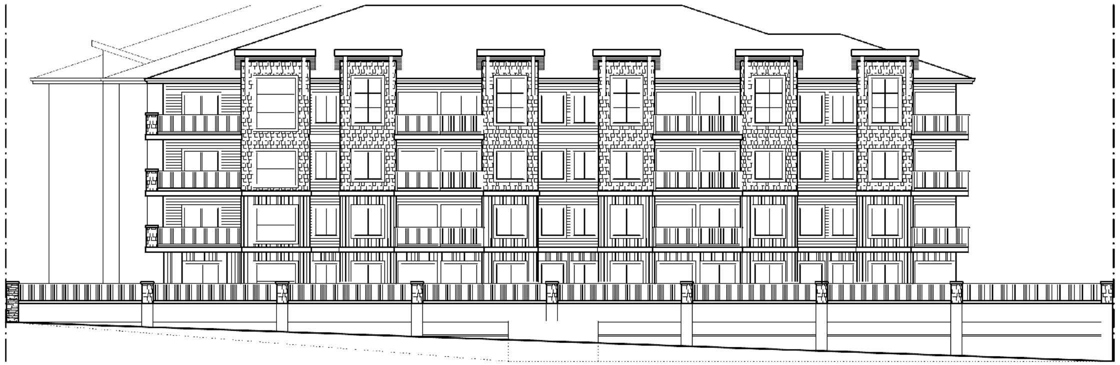


SOUTH ELEVATION

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

EXTERIOR FINISHES :

1. - ASPHALT SHINGLE ROOF (40 YR. WARRANTY)
2. - PREFINISHED ALUMINUM FASCIA GUTTERS
3. - HORIZONTAL VINYL SIDING (2ND-4TH FLOOR)
4. - 2x10 WOOD MIDBAND
5. - VINYL SHAKE ACCENTS (2ND-4TH FLOOR)
6. - VERTICAL SIDING (1st FLOOR)
7. - VINYL FRAME WINDOWS
8. - LEDGESTONE COLUMNS
9. - PREFINISHED ALUMINUM PICKET RAILING



WEST ELEVATION

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

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PROJECT :

54 UNIT APARTMENT

19942 BRYDON CRES.
LANGLEY, BC

DATE :	OCT. 6, 2016
SCALE :	3/32" = 1'-0"
DRAWN :	WT

DRAWING TITLE :

PRELIMINARY SOUTH & WEST ELEVATIONS

JOB NO. : **1611**

SHEET NO. : **P-10**

Asphalt Shingles
'Cambridge' by IKO
Colour - Weatherwood

Fascia & Window Trim
'Hardie Trim'
Colour - Arctic White

Accent Shakes
by Gentek
Colour - Storm - 631

Vertical Vinyl siding
'Concord' by Gentek
Col: Monterey Sand -673

Horizontal Vinyl Siding
'Concord' by Gentek
Colour - Linen - 012

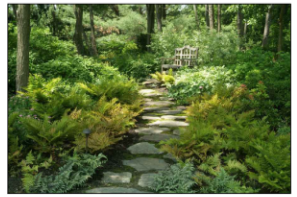
Columns and Gable Braces
Semi Transparent Stain by
Benjamin Moore

Stone Accent & Columns
'Custom Fit Ledgestone' by Rocky
Mountain Stoneworks

Aluminum Railings
'Prefinished Aluminum' by
Duracoat Colour - Black

Brydon Crescent

Exterior Materials
Colour Selection



NATURE WALK SHADE GARDEN

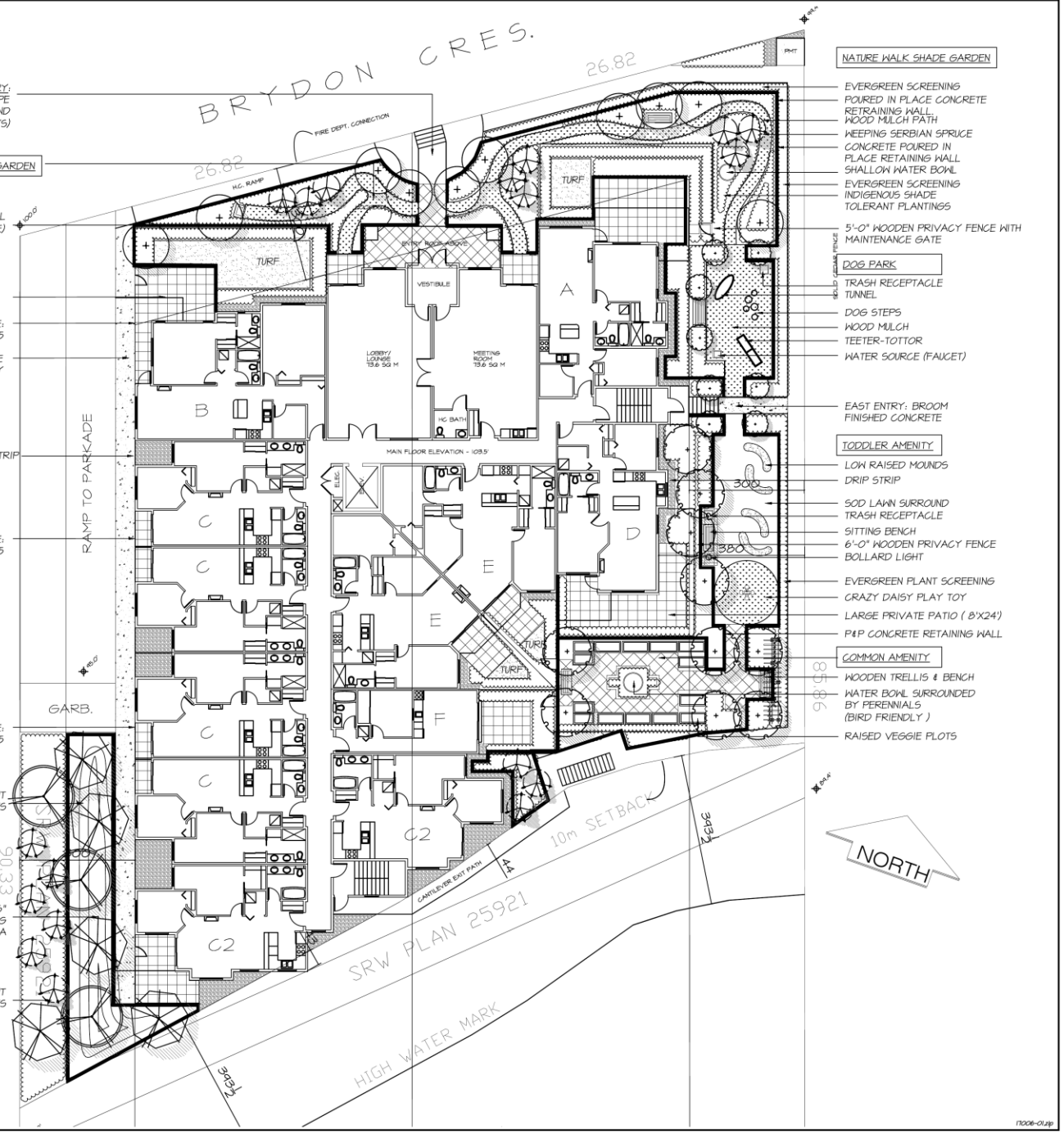
WEEPING SERBIAN SPRUCE

STYRAX JAPONICA TREE

TUNNEL TEETER-TOTTOR

LOW RAISED MOUNDS

RAISED VEGGIE PLOTS



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M2 LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
4	MARCH 24 2017	ADDED 4'-0" WIDE WEST WALKWAY (DP)	TK
3	JAN 30 2017	DP SET	TK
2	JAN 25 2017	CONCEPT SITE PLAN	TK
1	JAN.05.18	CREATING LANDSCAPE FOLDER	BN

SEAL:

PROJECT:

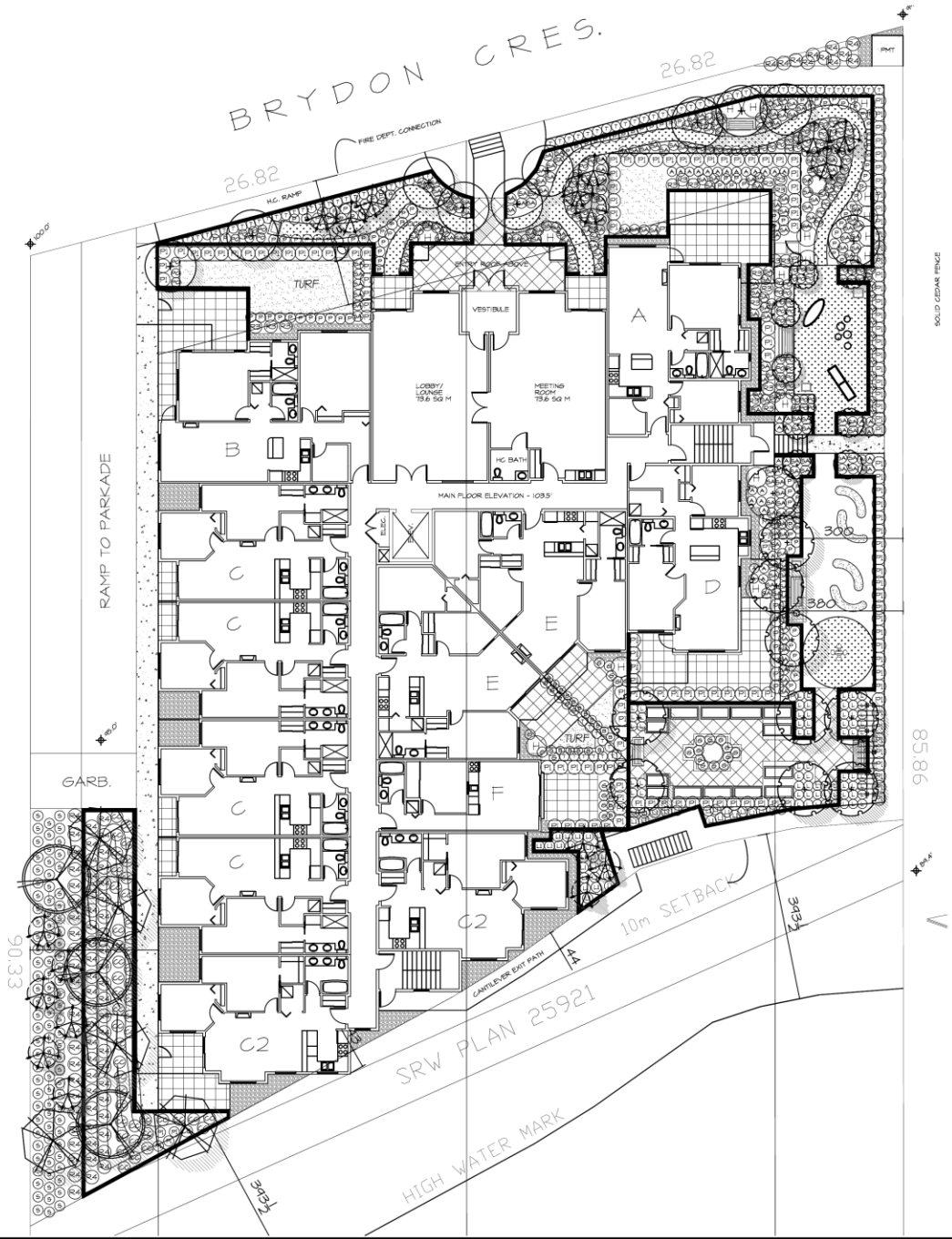
54 UNITS RESIDENTIAL DEVELOPMENT
19942 BRYDON CRES.
LANGLEY, BC

DRAWING TITLE:

SITE PLAN

DATE:	17_JAN.18	DRAWING NUMBER:
SCALE:	3/32" =1'-0"	L1
DRAWN:	TK	
DESIGN:	TK	
CHK'D:	MTM	OF 7

M2LA PROJECT NUMBER: 17 006



PLANT SCHEDULE

M2 JOB NUMBER: 17006

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER RUBRUM	RED MAPLE	6CM CAL; 2M STD; B&B
	10	CORNUS EDDIE'S WHITE WONDER'	WHITE WONDER DOGWOOD	6CM CAL; STD FORM; B&B
	19	PICEA OMORIKA PENDULA	WEEPING SERBIAN SPRUCE	2.5M HT; B&B
	3	PINUS NIGRA	AUSTRIAN BLACK PINE	3M HT; B&B
	8	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA CHERRY	6CM CAL; 1.5M STD; B&B
	10	STYRAX 'OBASSIA'	FRAGRANT SNOWBELL	6CM CAL; B&B
SHRUB				
B	34	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#1 POT
H	17	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA; LIMEGREEN-PINK	#2 POT
L	43	LONICERA NITIDA SILVER BEAUTY	SILVER BEAURT LONICERA	#1 POT
P	164	PRUNUS LUSITANICA	PORTUGESE LAUREL	#5 POT
R	18	RHODODENDRON 'CREST'	RHODODENDRON; YELLOWMAY	#2 POT
R	76	ROSA X RADRAZZ KNOCKOUT	RED KNOCKOUT ROSE	#1 POT
S	210	SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT
T	77	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.35M B&B
GRASS				
C	80	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
B	4	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
S	94	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
A	40	ANEMONE 'HONORINE JOBERT' White	WINDFLOWER	15CM POT
G	31	GERANIUM 'JOHNSON'S BLUE'	CRANESBILL GERANIUM	#1 POT
L	68	LAVENDULA ANOUK	ANOUK SILVER LAVENDER	#1 POT
GC				
C	61	COTONEASTER DAMMERII	BEARBERRY COTONEASTER	#1 POT
M	131	PACHYSANDRA TERMINALIS GREEN SHEEN	JAPANESE SPURGE	#1 POT
P	108	POLYSTICHUM SETIFERUM	ALASKAN FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * 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: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

17006-01.zip

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M2 LANDSCAPE ARCHITECTURE

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NO.	DATE	REVISION DESCRIPTION	DR.
4	MARCH 24 2017	ADDED 4'-0" WDE WEST WALKWAY (DP)	TK
3	JAN 30 2017	DP SET	TK
2	JAN 25 2017	CONCEPT SITE PLAN	TK
1	JAN.01.16	CREATING LANDSCAPE FOLDER	BN

SEAL:

PROJECT:

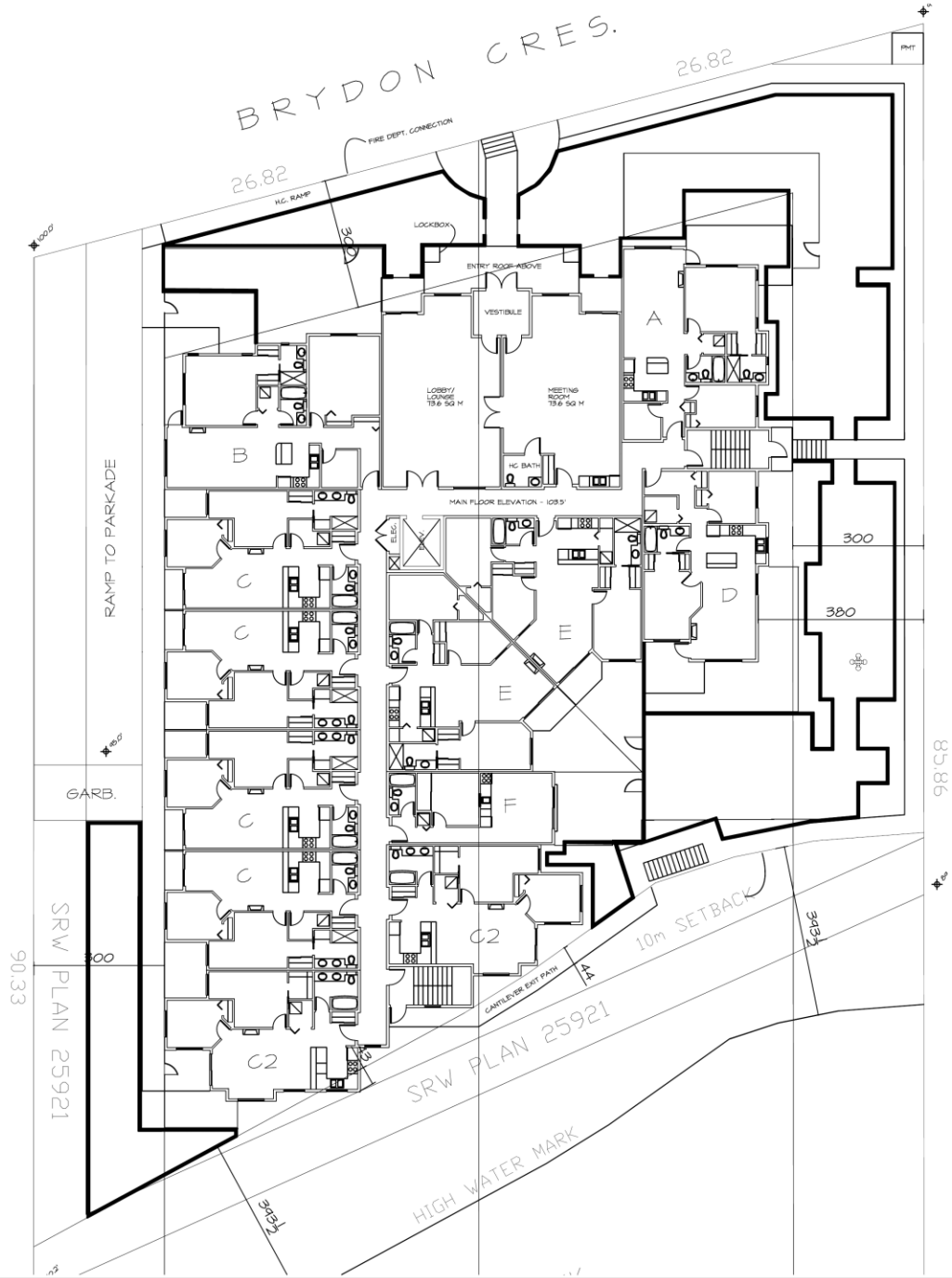
54 UNITS RESIDENTIAL DEVELOPMENT
19942 BRYDON CRES.
LANGLEY, BC

DRAWING TITLE:

SHRUB PLAN

DATE:	17.JAN.16	DRAWING NUMBER:
SCALE:	1/16" =1'-0"	L2
DRAWN:	TK	
DESIGN:	TK	
CHK'D:	MTM	OF 7

M2LA PROJECT NUMBER: 17 006



LEGEND

POURED IN PLACE ARCHITECTURAL CONCRETE WALL

5'-0" HIGH WOODEN PRIVACY FENCE WITH MAINTENANCE GATES

17006-01.zip

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2	JAN 25 2017	CONCEPT SITE PLAN	TK
1	JAN.01.18	CREATING LANDSCAPE FOLDER	BN

SEAL:

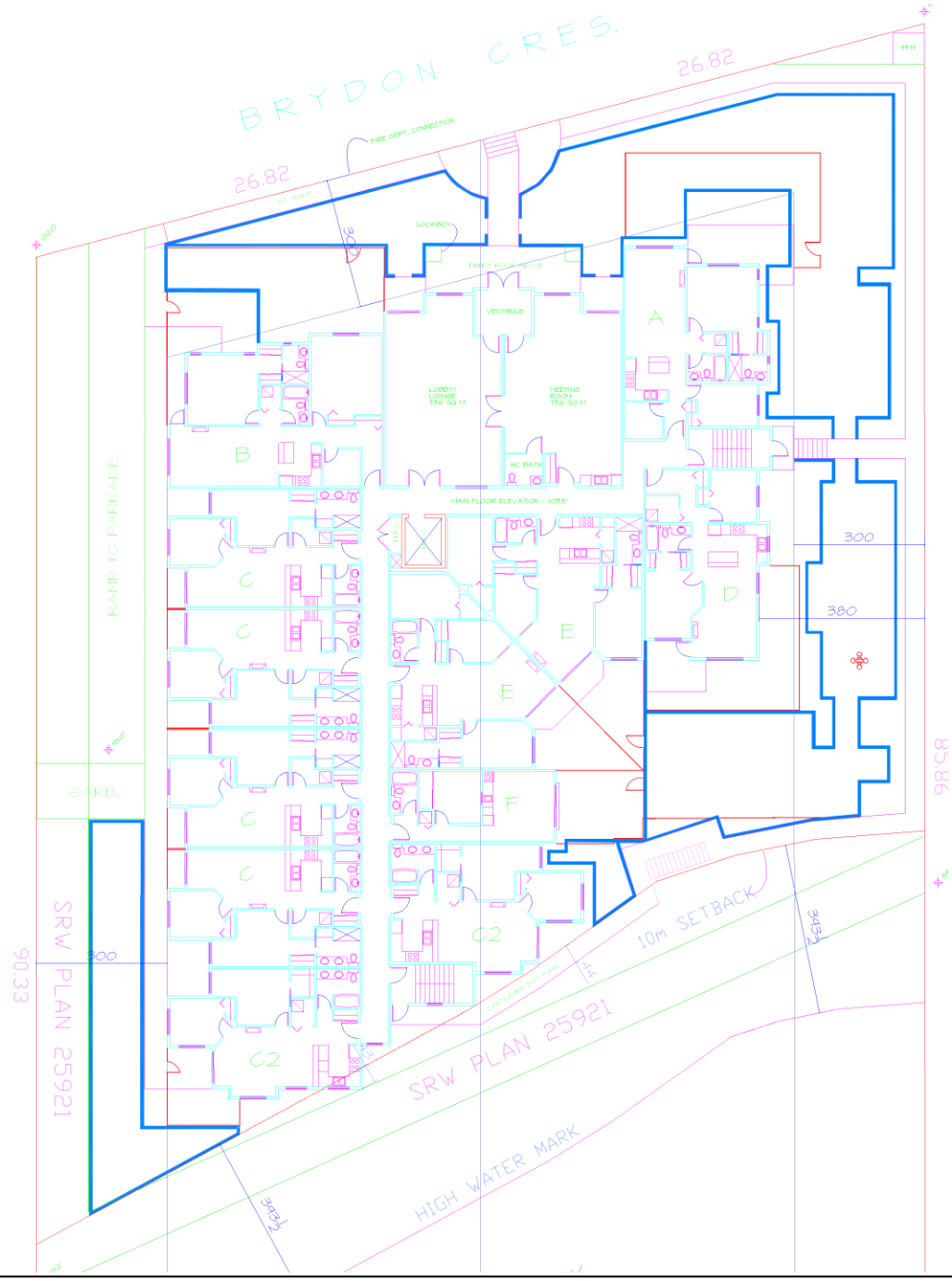
PROJECT:

54 UNITS RESIDENTIAL DEVELOPMENT
19942 BRYDON CRES.
LANGLEY, BC

DRAWING TITLE:

RETAINING WALLS AND FENCES

DATE:	17.JAN.18	DRAWING NUMBER:	L3
SCALE:	3/32" =1'-0"		
DRAWN:	TK		
DESIGN:	TK		
CHK'D:	MTM		OF 7
M2LA PROJECT NUMBER:			17 006



LEGEND

POURED IN PLACE ARCHITECTURAL CONCRETE WALL

5'-0" HIGH WOODEN PRIVACY FENCE WITH MAINTENANCE GATES

17006-01.zip

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SEAL:

PROJECT:

54 UNITS RESIDENTIAL DEVELOPMENT
19942 BRYDON CRES.
LANGLEY, BC

DRAWING TITLE:

RETAINING WALLS AND FENCES

DATE:	17.JAN.18	DRAWING NUMBER:
SCALE:	3/32" =1'-0"	L3
DRAWN:	TK	
DESIGN:	TK	
CHK'D:	MTM	OF 7
M2LA PROJECT NUMBER:		17 006

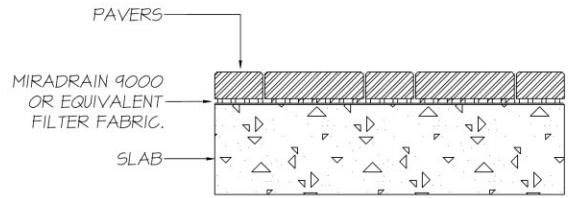
DOG PARK EQUIPMENT REC TEC INDUSTRIES

TUNNEL, REC TEC INDUSTRIES

TEETER TOTTER, REC TEC INDUSTRIES

SIGN/DOG WASTE CONTAINER

DOG STEPS, REC TEC INDUSTRIES



/ L4 PAVERS ON SLAB
SCALE: 1-1/2"=1'-0"

KOMPAN "DAISY"; MODEL MI28P

TRASH RECEPTACLE;
PUBLIC PLACE WASTE
RECEPTACLE BY WISHBONE;
MODEL NUMBER: 184418

BENCH;
PARKER PARK BENCH
BY WISHBONE;
MODEL NUMBER: PKB-6

Aluminum Bollard (DB30) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:

Ordering Guide

Example: DB30 I A0 12L E

Product Code	DB30	Aluminum Bollard	
Finish	I	Gray	
	A	Black	
	H	Bronze	
Optics	A0	Symmetric	
Wattage	12L	12.5W LED	*1
	100I	100W INC	*1
	26F	26W CFL	*2
	32F	32W CFL	*2
	42F	42W CFL	*2
	50H	50W MH	
	70H	70W MH	
	35S	35W HPS	*3
	50S	50W HPS	
	70S	70W HPS	
	100S	100W HPS	
Voltage	E	120V	
	F	208V	
	G	240V	
	H	277V	
	K	347V	

*1 Available in 120V (E) only.
*2 Not available in 347V (K).
*3 Available in 120V (E) and 27V (H) only.

Specifications

HOUSING:
356 HM high-strength, low-copper, proprietary cast aluminum alloy . Dome roof with die-cast aluminum louvers. Easy access to lamp. 5" dia. extruded aluminum with a wall thickness of 0.125". All non-ferrous fasteners prevent corrosion and ensure longer life.

FINISH:
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. For larger projects where a custom color is required, contact the factory for more information.

OPTICAL ASSEMBLY:
Symmetric. Die-cast aluminum louvers with underside painted with highly reflective white powdercoat. Tempered glass globe.

LAMPING:
LED 4Kv medium base procelain socket A19.
MH and HPS Medium base: E17.
Incandescent Medium Base A19:
26W CFL (GX24Q-3).
32W CFL (GX24Q-3).
42W CFL (GX24Q-4).

ELECTRICAL ASSEMBLY:
LED is 2700K warm white, delivers 800 lumens, and is dimmable. Lamp life is rated at 25,000 hours. 120 volt only. 4Kv rated medium base porcelain socket.
Key-slotted Ballast Assembly is mounted to an aluminum plate, which is mounted inside the base. Quick disconnects for easy installation and removal.
4kv rated medium base porcelain socket. Nickel-plated screw shell with center contact.
26W Fluorescent socket is a GX24Q-3 base.
32W Fluorescent socket is a GX24Q-3 base.
42W Fluorescent socket is a GX24Q-4 base.

BALLAST:
All HID ballasts are core and coil and regulated with power factors better than 90% (HPF). Ballast provides +/- 5% lamp power regulation with +/- 10% input voltage regulation.

ISO 9001:2008 Registered — Page 1 of 2

PHILIPS HADCO

Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com | Copyright 2011 Philips
HW2

Aluminum Bollard (DB30) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:

Ballasts are factory pre-wired and tested. Metal halide ballasts are capable of starting at -20° F or -30° C and HPS at -40°F or -40°C. NOTE: All ballasts are EISA / Title 20 / Title 24 compliant where applicable. Fluorescent ballast is electronic. Ballast is capable of starting at 0° F or -18° C. Ballast is factory wired and tested.

INSTALLATION & MOUNTING:
Tube is mounted to the base plate with three (3) 5/16-18 flat head allen key stainless steel tamper-resistant screws.

WARRANTY:
Three-year limited warranty.

CERTIFICATIONS:
ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.

Height :
30" (74cm)

Width:
6" (15cm)

Bolt Circle:
3" (8 cm)

Anchor Rods:
Internal (3) 3/8" dia. x 8" long (1 cm x 20cm)

Base Diameter:
6" (15cm)

Max. Weight:
Powdercoat: 15 lbs

Max. Weight:
CraftStone: 19 lbs

ISO 9001:2008 Registered — Page 2 of 2

PHILIPS HADCO

Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
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HW2

NOTES:
-SEE ELECTRICAL DRAWINGS FOR CONSTRUCTION DETAILS
-INSTALL AS PER MANUFACTURER'S SPECIFICATIONS

/ L4 BOLLARD LIGHT
SCALE: N.T.S.

17006-01.zip

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M2 LANDSCAPE ARCHITECTURE

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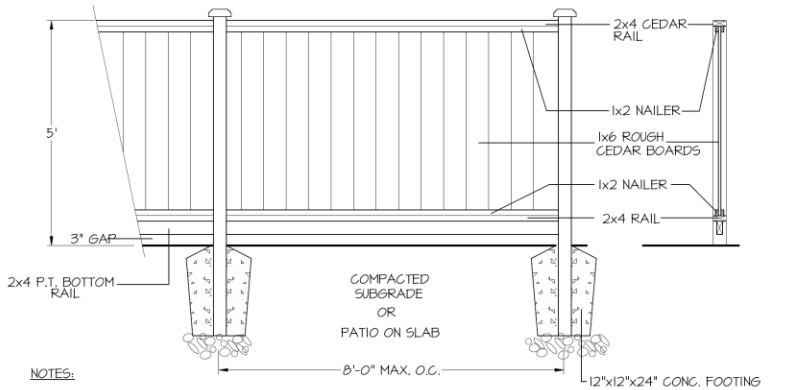
3	JAN 30 2017	DP SET	TK
2	JAN 25 2017	CONCEPT SITE PLAN	TK
1	JAN.01.16	CREATING LANDSCAPE FOLDER	BN

SEAL:

PROJECT:
54 UNITS RESIDENTIAL DEVELOPMENT
19942 BRYDON CRES.
LANGLEY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	17-JAN-16	DRAWING NUMBER:	L4
SCALE:			
DRAWN:	TK		
DESIGN:	TK		
CHK'D:	MTM		OF 7
M2LA PROJECT NUMBER:			17 006

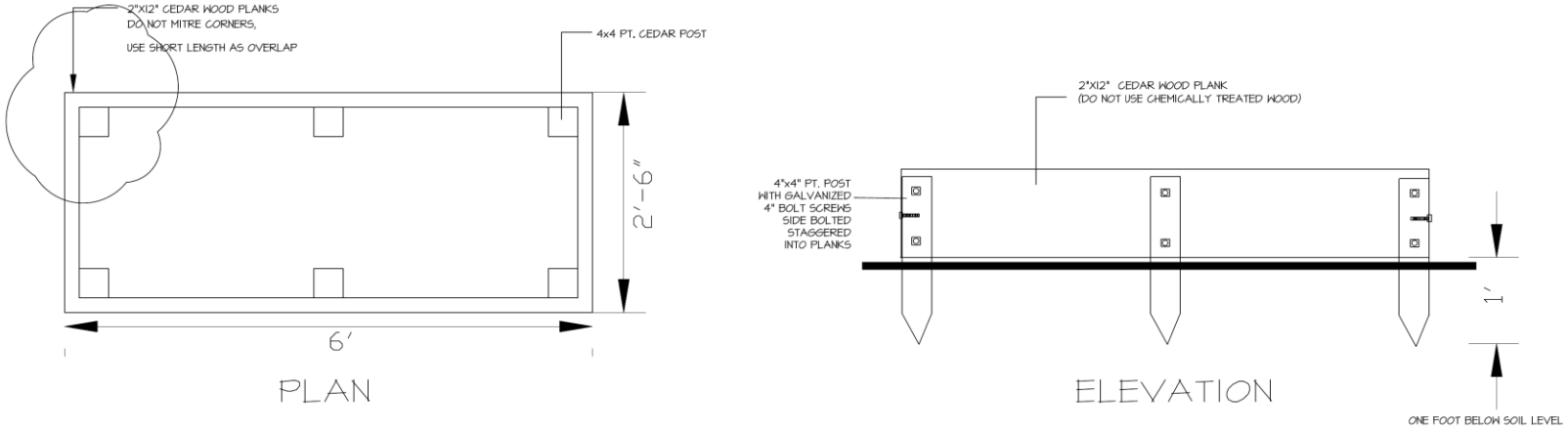


NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

/ L5 5' HT. WOODEN PRIVACY FENCE

SCALE: 3/4"=1'-0"



/ L5 RAISED VEGGIE PLOTS

SCALE: 1-1/2"=1'-0"

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LANDSCAPE DETAILS

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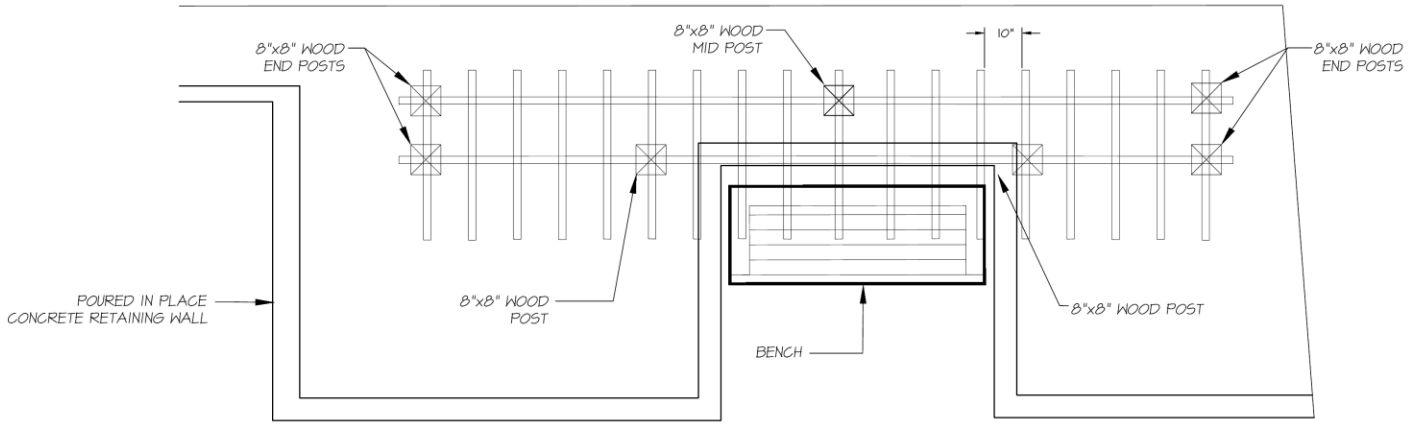
DRAWING NUMBER: L5 OF 7

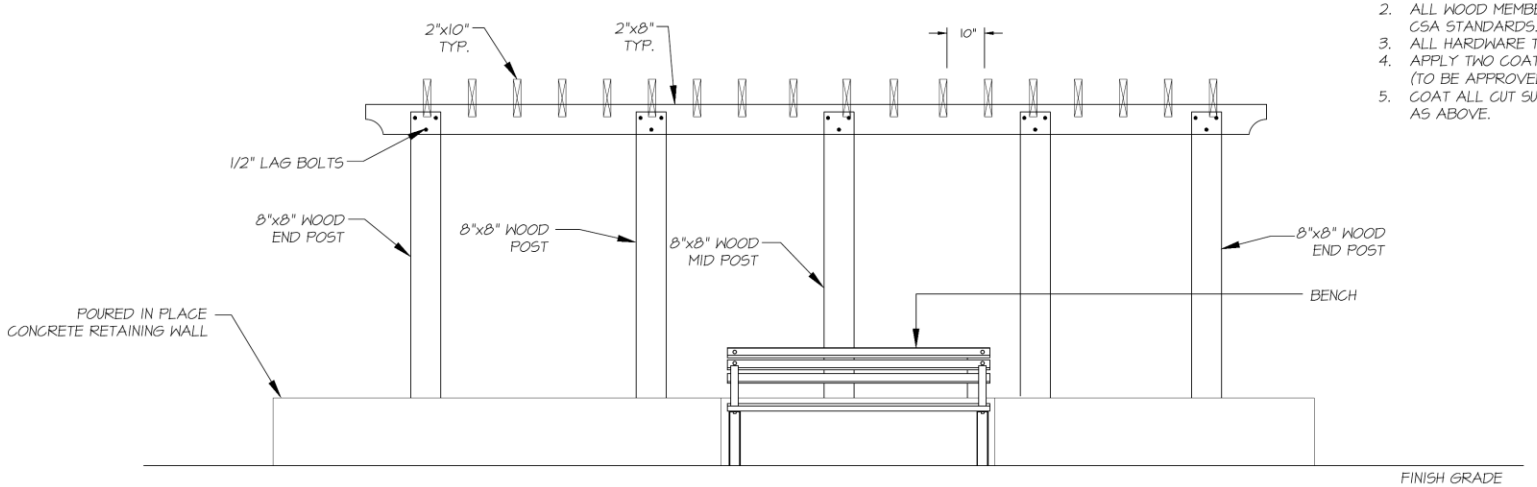
M2LA PROJECT NUMBER: 17 006



PLAN VIEW

NOTES:

1. SITE VERIFY HEIGHT OF POURED IN PLACE CONCRETE RETAINING WALL BASED ON SITE GRADES.
2. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO CSA STANDARDS.
3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED.
4. APPLY TWO COATS OF PREMIUM OUTDOOR CLEAR STAIN (TO BE APPROVED BY LANDSCAPE ARCHITECT).
5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE.



FRONT ELEVATION

L6 WOODEN TRELLIS

SCALE: 3/4"=1'-0"

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DESIGN:	TK
CHK'D:	MTM

DRAWING NUMBER: L6 OF 7

M2LA PROJECT NUMBER: 17 006