





# PROPOSED BUILDING E - VALLEY CENTRE

20151,20199 FRASER HWY., CITY OF LANGLEY, BC.  
For HEADWATER PROJECTS

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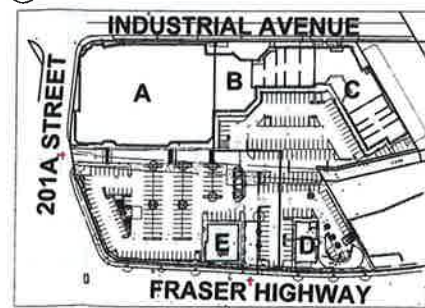


**PROPOSED BUILDING E - VALLEY CENTRE**  
20151,20199 FRASER HWY., CITY OF LANGLEY, BC  
**For HEADWATER PROJECTS**

SITE KEY PLAN & AERIAL MAP



**AERIAL PLAN**  
SCALE: N.T.S.



**SITE KEY PLAN**  
SCALE: N.T.S.

CONTACT LIST

OWNER	HEADWATER PROJECTS INC. 1500-1010 10 Avenue Street Vancouver, BC V6E 0C3 Phone: 604-895-3020 Fax: 604-895-3024 Email: mark@headwaterprojects.ca
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LANDSCAPE ARCHITECT	EDWARD TUCKER & ASSOCIATES LANDSCAPE ARCHITECTURE Garry Tucker, Principal 1650 West 2nd Avenue Vancouver, B.C. V6J 1A4 Phone: 604-683-1456 Fax: 604-683-1459 Email: gary@etla.ca
SECURITY CONSULTANT	LAURICA SECURITY CONSULTING INC. P.O. Box 88, 1410 St. B.C. V6P 2P9 Phone: 780-743-8949 Fax: 780-743-8941 Email: laurica@laurica.ca
TRAFFIC CONSULTANT	CTS CREATIVE TRANSPORTATION SOLUTIONS LTD. Garry Vong, P.E., P.M. 844 Moody Street, Port Moody, B.C. V3H 2P9 Phone: 604-536-6750 Fax: 604-536-6775 Email: gary@cts-cts.com

DRAWING LIST

ARCHITECTURAL	
A-0.0	COVER SHEET
A-1.1	OVERALL SITE PLAN
A-1.2	ENLARGED SITE PLAN
A-E-2.1	FLOOR & ROOF PLAN
A-E-3.1	EXTERIOR ELEVATIONS
A-E-3.2	COLOUR ELEVATIONS
A-E-3.3	RENDERINGS
A-E-3.4	MATERIALS AND FINISHES
A-E-3.5	EXIST. AND PROP. STREETScape
A-E-3.6	SIGNAGE
A-E-4.1	BUILDING SECTIONS
LANDSCAPE	
L-1.0	COVERSHEET
L-1.0	CONTEXT PLAN
L-2.0	LANDSCAPE SITE PLAN
L-3.0	LANDSCAPE DETAILS
CIVIL	
SW-G	SITE GRADING PLAN
SW-S	SERVICING PLAN

PROJECT INFORMATION

<b>GENERAL NOTE:</b>
All work shall conform with the BC Building Code 2012. It is the responsibility of the General Contractor to check and verify all dimensions and details before proceeding with construction. Discrepancies found on these plans should be brought to the attention of the Architect prior to work commencing.
<b>CIVIC ADDRESS</b>
20151, 20199 FRASER HWY, CITY OF LANGLEY, BC
<b>LEGAL DESCRIPTION</b>
LOT 1 AND 2 OF D.L. 300 GROUP 2, PLAN 67569 NWD
<b>ZONING</b>
C1 (DOWNTOWN COMMERCIAL ZONE)
<b>DEVELOPMENT PERMIT APPLICATION FOR:</b>
ONE-STORY COMMERCIAL BUILDING AND SITEWORKS

**urban design group**  
architects ltd  
420-745 THURLOW ST  
VANCOUVER, BC V6C 0S5  
TELEPHONE: 604-687-2334

Project number: **4658**  
Sheet title: **COVER SHEET**

Scale: **AS NOTED**  
Drawn: **CCJ, J.B.**  
Checked: **BLV**  
Date: **A0.0**





1 WEST ELEVATION  
A-E SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION  
A-E SCALE: 3/16" = 1'-0"



4 NORTH ELEVATION  
A-E SCALE: 3/16" = 1'-0"



3 EAST ELEVATION  
A-E SCALE: 3/16" = 1'-0"

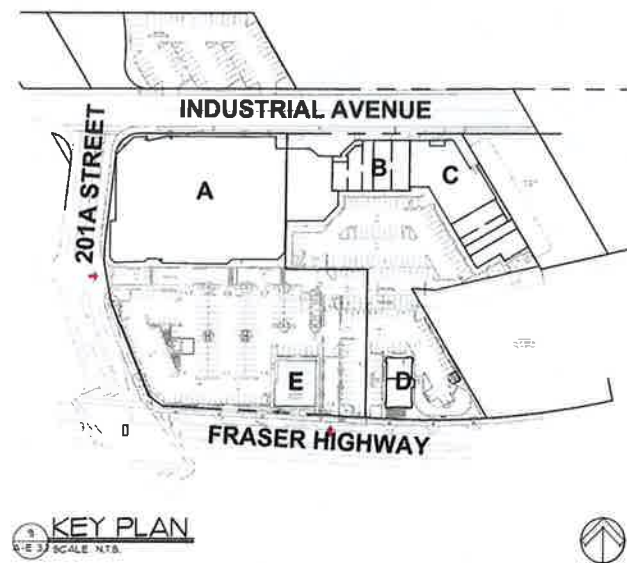
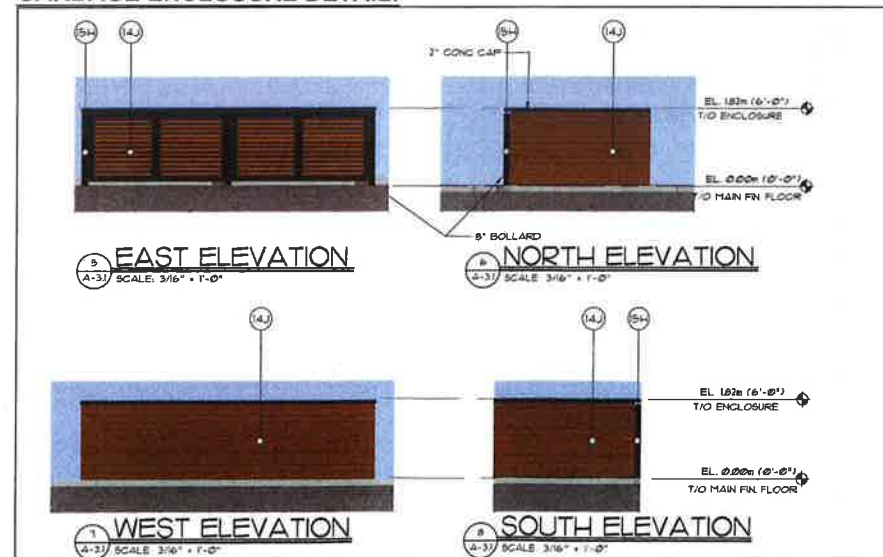
EXTERIOR MATERIALS:

1	ALUCOBOND COMPOSITE TILE MITSUBISHI CHEMICAL - POLISHED
2	ALUCOBOND COMPOSITE TILE ALPOLIC MITSUBISHI CHEMICAL
3	BRAMPTON BRICK - JUMBO METRIC
4	SHOULDRICE DESIGNER STONE - TAPESTRY FINISH
5	GLAZE SPANDREL PANELS IN ALUMINUM FRAMING SHADED
6	FIXED, SEALED LOW-E DOUBLE GLAZED WINDOW WITH THERMALLY BROKEN ALUMINUM FRAMES
7	SHOULDRICE DESIGNER STONE SUPER SILL 824 SLOPED - TAPESTRY FINISH
8	ILLUMINATED 8" LOGO
9	ILLUMINATED INDIVIDUAL LETTERS & LOGO
10	EIFS
11	PRE-FINISHED METAL FLASHING
12	FIXED, SEALED LOW-E DOUBLE GLAZED THERMALLY BROKEN STOREFRONT AND DOOR WITH ALUMINUM FRAME
13	BACK DOOR WITH GLAZE SPANDREL PANEL SHADED IN CLEAR ANODIZED ALUMINUM FRAMING
14	HARDPLANK LAP SIDING
15	CONCRETE-FILLED STEEL PIPE BOLLARD

EXTERIOR COLOURS:

A	SCOTIA RED #MR35
B	PICA PNC #MPC35
C	GRAY VELOUR
D	PEARL WHITE
E	ACTION GREY #P3-015P FROM PRELCO OFACI COAT - 300
F	BLACK
G	CLEAR GL-250
H	CLEAR ANODIZED ALUMINUM FRAME
I	2133-10 ONYX BENJAMIN MOORE
J	CHESTNUT BROWN

GARBAGE ENCLOSURE DETAIL:



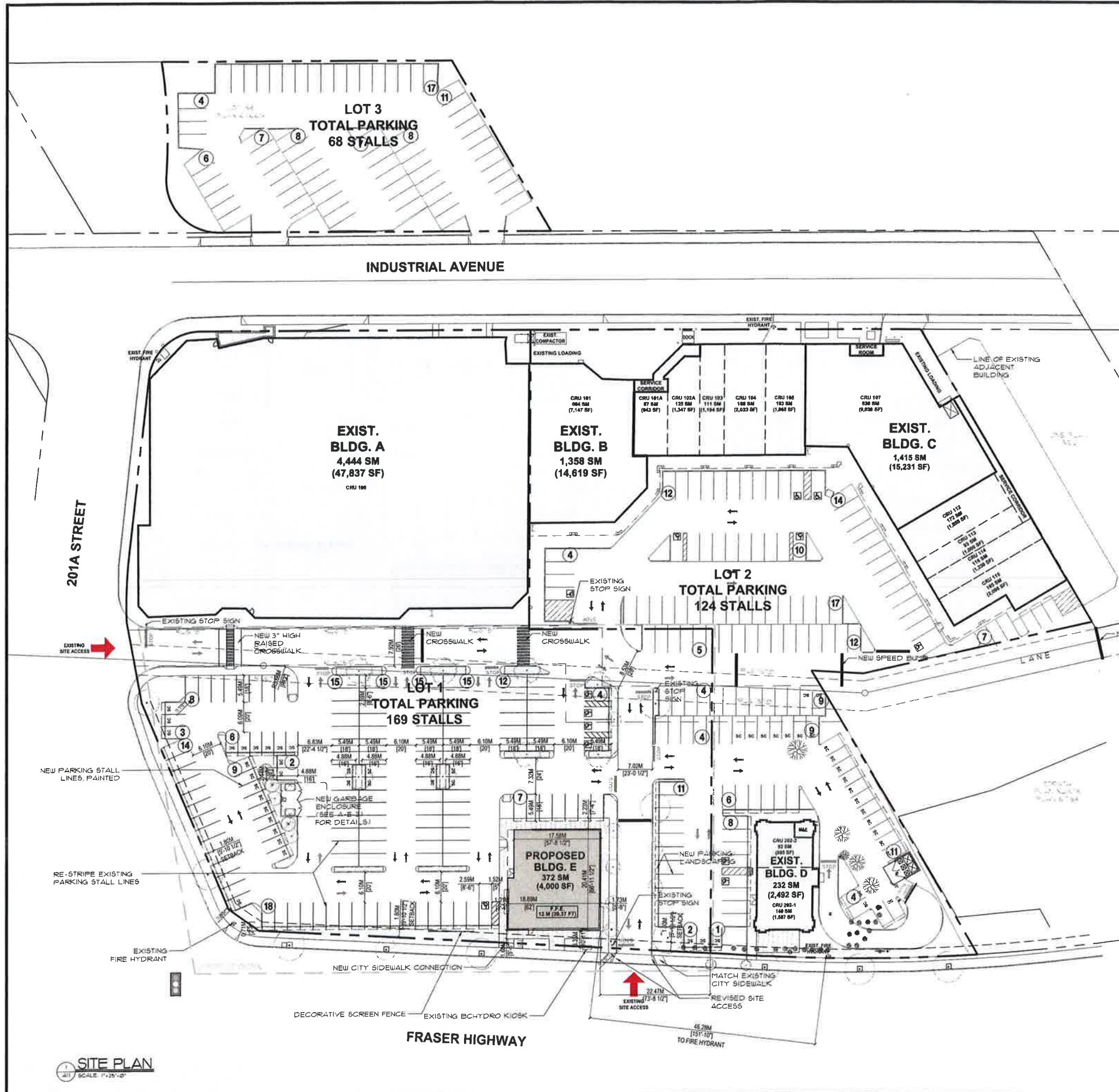
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REGISTERED ARCHITECT  
FARIBA GHARAEI  
JUL 14 2017  
BRITISH COLUMBIA

PROPOSED BUILDING E-VALLEY CENTRE  
20151, 20199 FRASER HWY., CITY OF LANGLEY, BC  
For HEADWATER PROJECTS

urban design architects ltd  
420-745 THURLOW ST  
VANCOUVER, BC V6E 0Z5  
TELEPHONE 604-687-2334  
Project Number 40888  
Sheet 102  
COLOUR ELEVATIONS  
DATE 2017-08-01  
BY AG  
CHECKED MS  
DATE 2017-08-01  
BY AG





**AERIAL PLAN**  
SCALE: NTS

**SITE INFORMATION:**

LEGAL DESCRIPTION:	LOT 1 AND 2 OF D.L. 309 GROUP 2, PLAN 67569 NWD
CIVIC ADDRESS:	20151, 20199 FRASER HWY., CITY OF LANGLEY, BC
EXISTING ZONING:	C1 (DOWNTOWN COMMERCIAL ZONE)
LOT AREA (LOTS 1 & 2 ONLY):	20,133 SM
BUILDING AREA (G.F.A.):	7,821 SM
LOT COVERAGE (MAX 95%):	7,821 SM / 20,133 SM x 100 = 38.8%
FLOOR AREA RATIO:	7,821 SM / 20,133 SM = 0.388

**GROSS FLOOR AREAS:**

EXISTING BUILDING AREAS:	
BUILDING A (SAVE ON FOODS):	4,444 SM (47,837 SF)
BUILDING B (LIQUOR STORE & CRU'S):	1,358 SM (14,619 SF)
BUILDING C (SHOPPER'S DRUG MART & CRU'S):	1,415 SM (15,231 SF)
BUILDING D (STARBUCK'S & CASH MONEY):	232 SM (2,492 SF)
TOTAL EXISTING BUILDING AREA =	7,449 SM (80,179 SF)

PROPOSED BUILDING AREAS:	
BUILDING E (GENERAL/FINANCIAL SERVICE):	372 SM (4,000 SF)
TOTAL PROPOSED BUILDING AREA =	7,821 SM (84,179 SF)

**PARKING REQUIREMENTS:**

TOTAL PARKING REQUIRED:	257 STALLS
TOTAL PARKING PROVIDED:	LOT 1 (ON SITE): 168 STALLS LOT 2 (ON SITE): 124 STALLS LOT 3 (OFF SITE): 68 STALLS TOTAL PARKING: 361 STALLS
PARKING RATIO:	4.61 / 100 SM & 4.28 / 1,000 SF
PARKING PROVD BREAKDOWN:	REGULAR STALLS = 286 HANDICAPPED STALLS = 13 SMALL CAR STALLS = 56 (15.51%) BICYCLE RACKS = 4 (x5) = 20

**PARKING REQUIREMENTS & CALCULATIONS:**

RETAIL STORE, GENERAL SERVICES, EATING ESTABLISHMENT  
= 3 PER 93 SM (1,001.07 SF) G.F.A.  
\*MUST ROUND UPWARDS.  
REQUIRED: 7,821 SM / 93 SM x 3 = 252.29 - 253 STALLS (MIN 13 HC, MAX 102 SC)

**BICYCLE REQUIREMENTS & CALCULATIONS:**

RETAIL STORE, GENERAL SERVICES, EATING ESTABLISHMENT  
= 1 PER 500 SM (5,381.36 SF) G.F.A.  
\*MUST ROUND UPWARDS.  
REQUIRED: 7,821 SM / 500 SM x 1 = 15.64 - 16 BICYCLE PARKING STALLS

**PARKING SIZES:**

REGULAR CAR STALL	2.6m (8'-6") x 5.5m (18'-0")
HANDICAP CAR STALL (MIN. 5% OF REQ'D)	3.7m (12'-0") x 5.5m (18'-0")
SMALL CAR STALL (MAX 40% OF REQ'D)	2.5m (8'-0") x 4.9m (16'-0")
LOADING SPACE	3.0m (9'-10") x 9.0m (29'-5")
MANOEUVERING AISLE	6.0m (20'-0")

\*ADD 0.6m (2'-0") TO ANY PARKING STALL ADJACENT TO A FENCE, WALL, STRUCTURE

**SITE PLAN AVERAGE GRADE = 11.82M (38.78FT)**

**GENERAL NOTE:**

BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES

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Consultants:



**PROPOSED BUILDING E - VALLEY CENTRE**  
20151, 20199 FRASER HWY., CITY OF LANGLEY, BC  
**For HEADWATER PROJECTS**



420 - 745 THURLOW ST  
VANCOUVER, BC V6C 0S5  
TELEPHONE: 604-667-2334

project number **4656**

sheet 106

**OVERALL SITE PLAN**

date 2017-04-29 sheet number

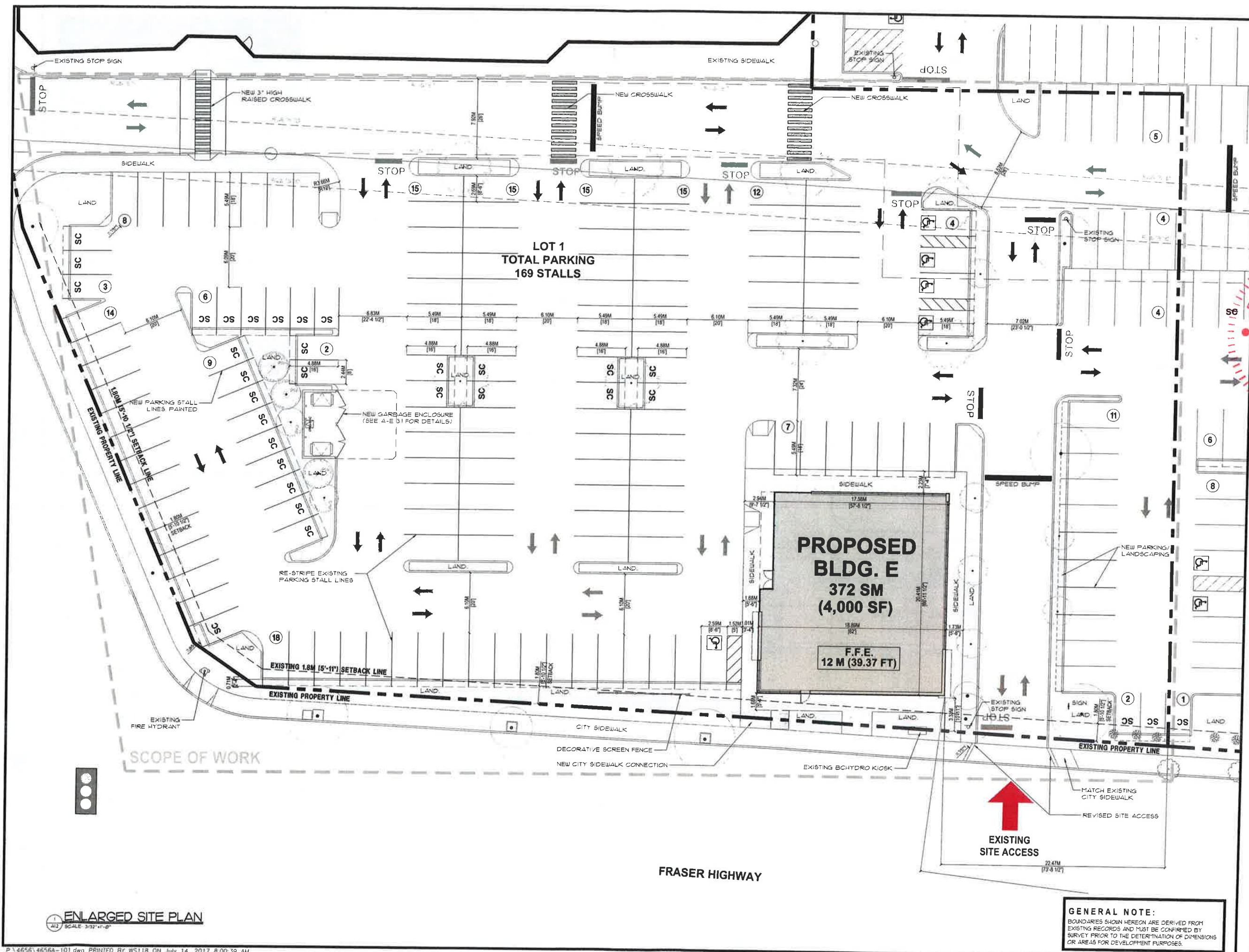
scale AS NOTED

drawn BY (DOC) MW

checked BY

AW





ENLARGED SITE PLAN  
SCALE: 3/32" = 1'-0"

GENERAL NOTE:  
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OR AREAS FOR DEVELOPMENT PURPOSES.

REGISTERED ARCHITECT  
FARIBA GHARAEI  
JUL 14 2017  
BRITISH COLUMBIA

PROPOSED BUILDING E - VALLEY CENTRE  
20151, 20199 FRASER HWY., CITY OF LANGLEY, BC  
For HEADWATER PROJECTS

urban  
design  
architects ltd.

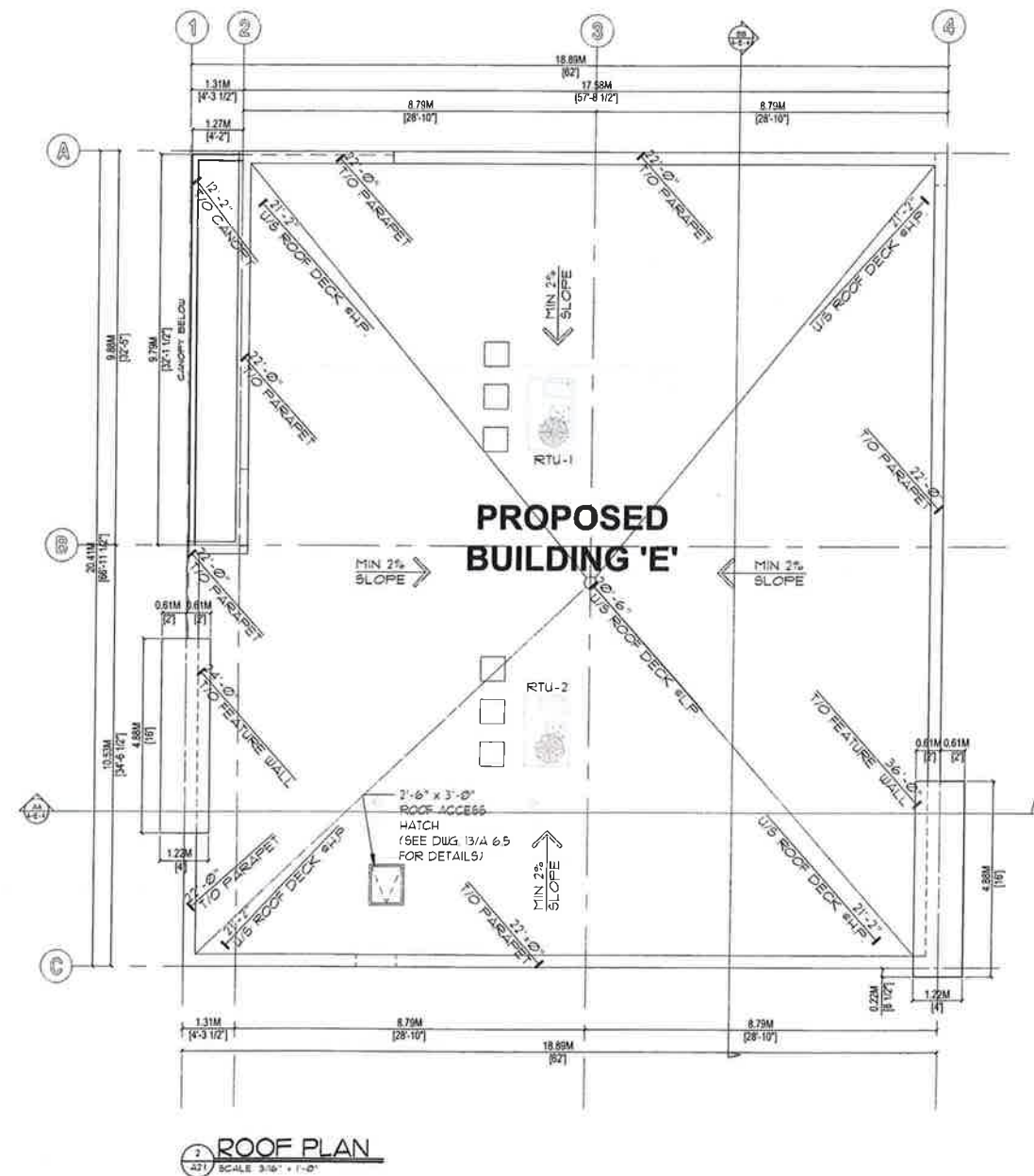
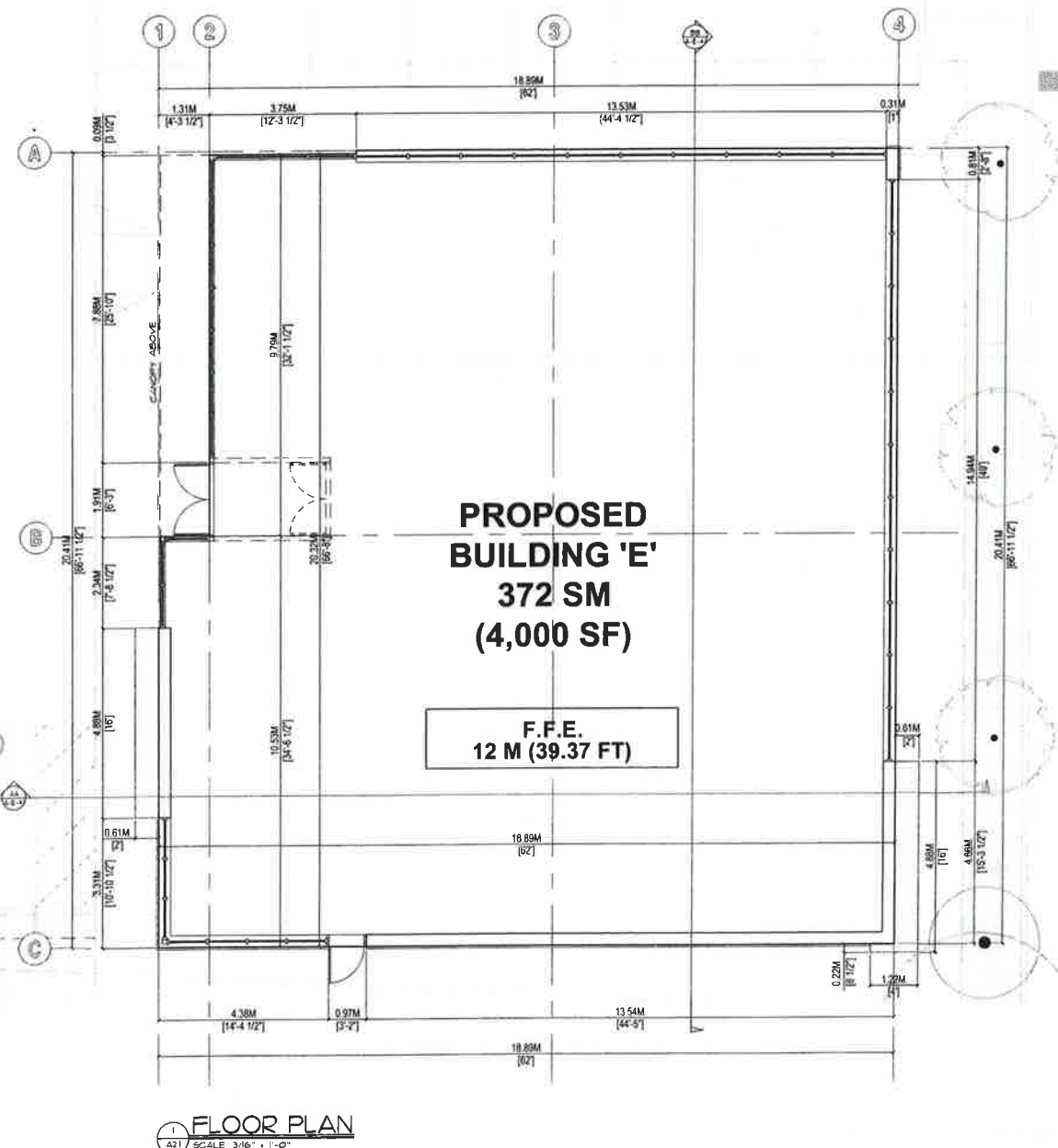
420 - 745 THURLOW ST  
VANCOUVER, BC V6C 0C5  
TELEPHONE (604) 687-2334

project number 4056

Sheet No. ENLARGED SITE PLAN

DATE 2017-04-21  
DRAWN BY JG/CM  
CHECKED BY  
A1.2





2	11/27/14	CHDS FOR CP
1	11/25/13	CHDS FOR CHAT APPROVAL
00	01/06/10	DESCRIPTION

REVISIONS



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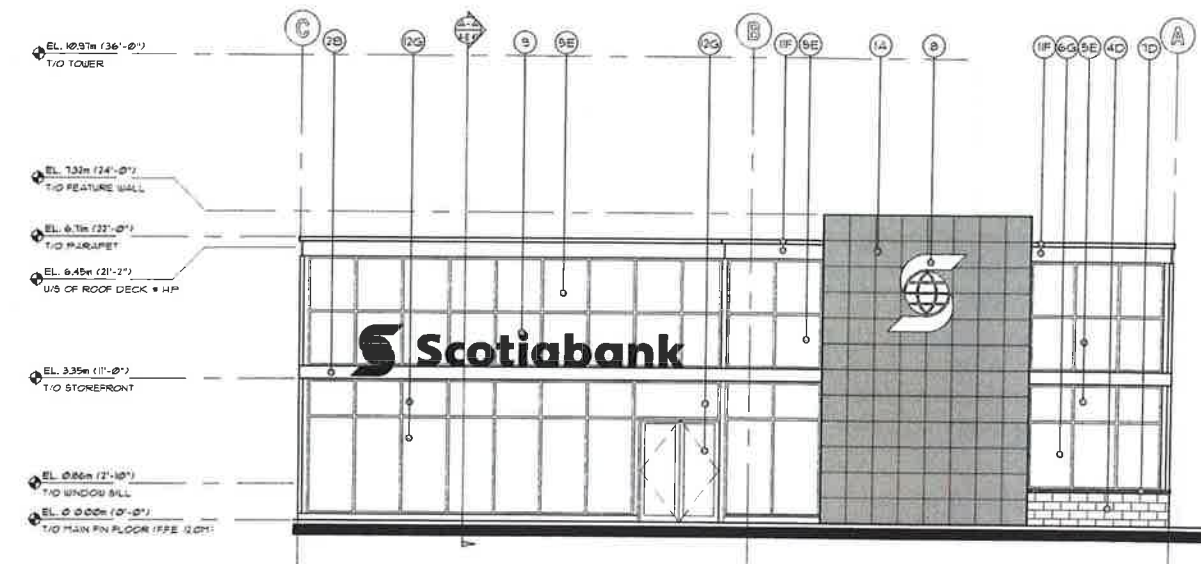
architects ltd  
420-745 THURLOW ST  
VANCOUVER, BC V6E0G3  
TELEPHONE (604) 687-2331

project number 4656

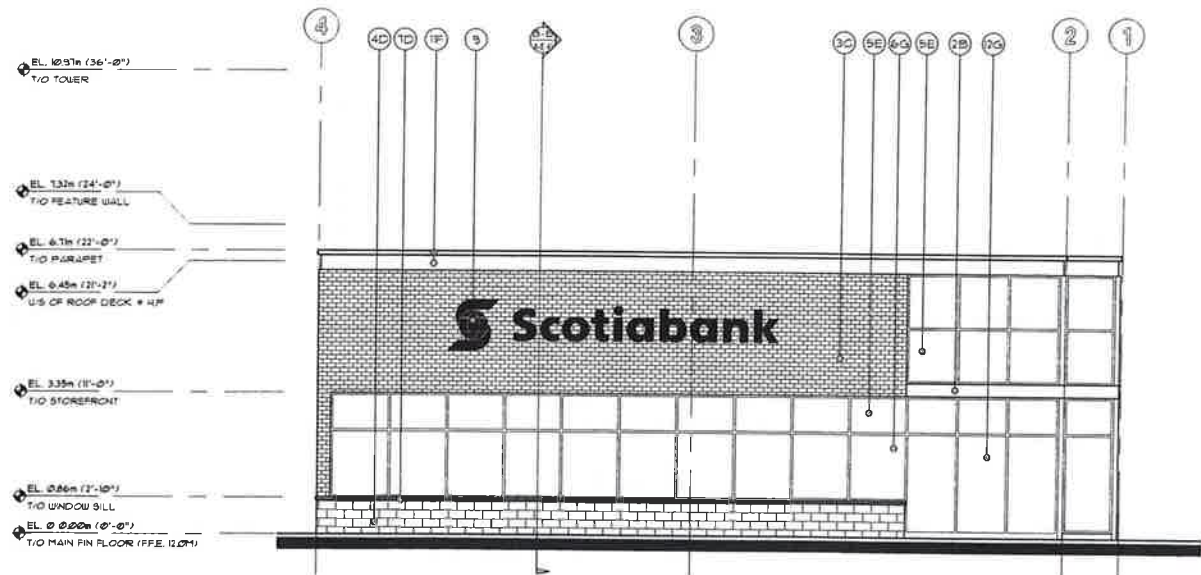
### FLOOR & ROOF PLAN

date	1999-11-20	sheet number	
scale	AS NOTED		AE 21
drawn	MS		
checked	car/lin		





1 WEST ELEVATION  
A-E SCALE 3/16" = 1'-0"



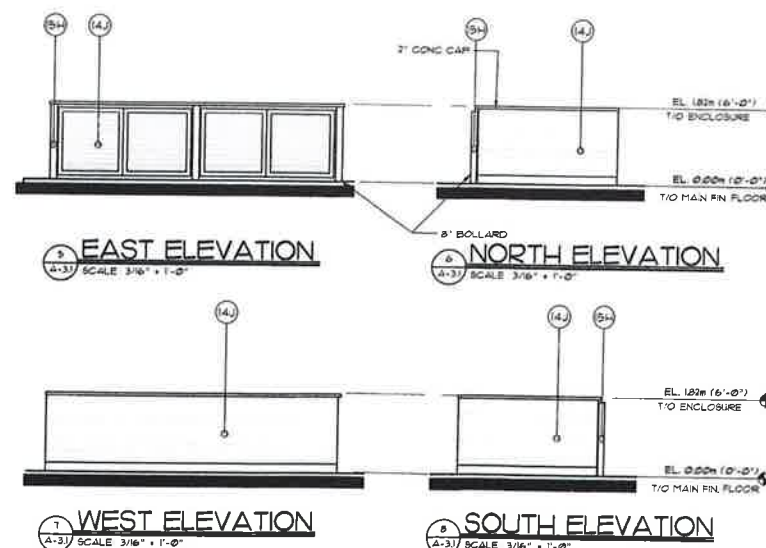
4 NORTH ELEVATION  
A-E SCALE 3/16" = 1'-0"

EXTERIOR MATERIALS

1	ALUCOBOND COMPOSITE TILE MITSUBISHI CHEMICAL - POLISHED
2	ALUCOBOND COMPOSITE TILE ALOPOLIC MITSUBISHI CHEMICAL
3	BRAMPTON BRICK - JUMBO METRIC
4	SHOULDICE DESIGNER STONE - TAPESTRY FINISH
5	GLAZE SPANDREL PANELS IN ALUMINUM FRAMING SHADED
6	FIXED SEALED LOW-E DOUBLE GLAZED WINDOW WITH THERMALLY BROKEN ALUMINUM FRAMES
7	SHOULDICE DESIGNER STONE SUPER SILL 824 SLOPED - TAPESTRY FINISH
8	ILLUMINATED 6" LOGO
9	ILLUMINATED INDIVIDUAL LETTERS & LOGO
10	EF5
11	PRE-FINISHED METAL FLASHING
12	FIXED SEALED LOW-E DOUBLE GLAZED THERMALLY BROKEN STOREFRONT AND DOOR WITH ALUMINUM FRAME
13	BLACK DOOR WITH GLAZE SPANDREL PANEL SHADED IN CLEAR ANODIZED ALUMINUM FRAMING
14	HARDPLANK LAP SIDING
15	CONCRETE-FILLED STEEL PIPE BOLLARD

EXTERIOR COLOURS

A	SCOTIA RED MSTR35
B	MICA PINK M4M35
C	GRAY VELOUR
D	PEARL WHITE
E	ACTION GREY TP3-013P FROM PRELO OFACI COAT - 300
F	BLACK
G	CLEAR GLASS CLEAR ANODIZED ALUMINUM FRAME
H	2133-10 ONYX BENJAMIN MOORE
J	CHESTNUT BROWN

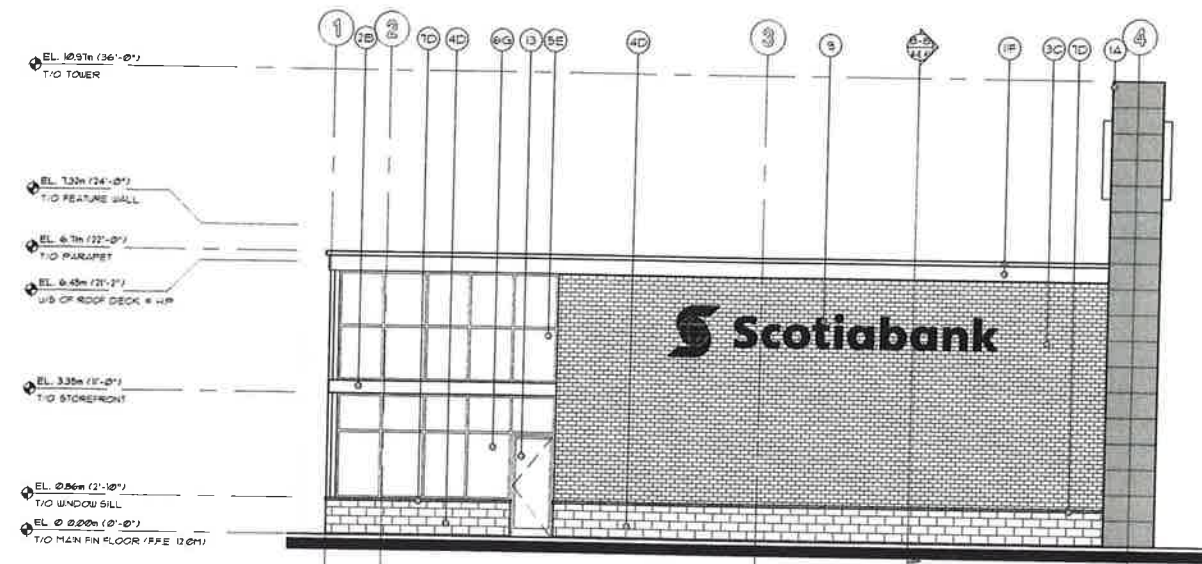


7 WEST ELEVATION  
A-E SCALE 3/16" = 1'-0"

8 SOUTH ELEVATION  
A-E SCALE 3/16" = 1'-0"

3 EAST ELEVATION  
A-E SCALE 3/16" = 1'-0"

2 SOUTH ELEVATION  
A-E SCALE 3/16" = 1'-0"



KEY PLAN  
SCALE NTS



PROPOSED BUILDING E - VALLEY CENTRE  
2015/2019 FRASER HWY., CITY OF LANGLEY, BC  
For HEADWATER PROJECTS

urban  
design  
group  
architects ltd  
420 - 745 THURLOW ST  
VANCOUVER, BC V6C 0S5  
TELEPHONE 604 687 2334

project number 4888  
sheet title  
EXTERIOR  
ELEVATIONS  
scale 1/16" = 1'-0" sheet number  
date 11/11/16  
drawn AS 11/16  
checked AE 3/17







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CLEAR ANODIZED ALUMINUM FRAME



ALUCOBOND COMPOSITE TILE  
MITSUBISHI CHEMICAL • MICA MNC.



ALUCOBOND COMPOSITE TILE  
MITSUBISHI CHEMICAL - SCOTIA RED,  
POLISHED FINISH



CLEAR ANODIZED ALUMINUM FRAME



ALUCOBOND COMPOSITE TILE  
MITSUBISHI CHEMICAL - MICA MNC



ALUCOBOND COMPOSITE TILE  
MITSUBISHI CHEMICAL -SCOTIA RED,  
POLISHED FINISH



**VIEW #1**



VIEW #2

## SIGNAGE

## SIGNAGE



BRAMPTON BRICK - JUMBO METRIC SIZE,  
GRAY VELOUR



SHOULDER DESIGNER STONE -  
PEARL WHITE, TAPESTRY FINISH



PRE-FIN. METAL FLASHING, BLACK



BRAMPTON BRICK JUMBO METRIC SIZE,  
GRAY VELOUR



SHOULDICE DESIGNER STONE -  
PEARL WHITE, TAPESTRY FINISH



PRE-FIN. METAL FLASHING. BLACK

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**PROPOSED BUILDING E- VALLEY CENTRE**  
20151, 20199 FRASER HWY., CITY OF LANGLEY, BC  
**For HEADWATER PROJECTS**

**urban  
design  
group**  
architects ltd.

420-745 THURLOW ST  
VANCOUVER, BC V6E 0G5  
TELEPHONE 460-687-2334

project number	4053
sheet title	

**MATERIALS AND FINISHES**

date	sheet number
scale AS NOTED	A-E 34
drawn YD	
checked RLM	





1 EXISTING STREETScape  
SCALE: NTS



2 PROPOSED STREETScape  
SCALE: NTS

NO.	DATE	BY	DESCRIPTION
1	2017/07/14	KL	ISSUED FOR IF
2	2017/07/14	KL	REVISED FOR OWNER REVIEW
3	2017/07/14	KL	REVISED FOR APPROVAL
4	2017/07/14	KL	REVISED FOR APPROVAL
5	2017/07/14	KL	REVISED FOR APPROVAL
6	2017/07/14	KL	REVISED FOR APPROVAL
7	2017/07/14	KL	REVISED FOR APPROVAL
8	2017/07/14	KL	REVISED FOR APPROVAL
9	2017/07/14	KL	REVISED FOR APPROVAL
10	2017/07/14	KL	REVISED FOR APPROVAL

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**PROPOSED BUILDING E-VALLEY CENTRE**  
20151, 20199 FRASER HWY., CITY OF LANGLEY, BC  
**For HEADWATER PROJECTS**



architects ltd.

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VANCOUVER, BC V6C 0C5  
TELEPHONE (604) 687-2334

project number **4050**

sheet title

**EXIST. AND PROP.  
STREETScape**

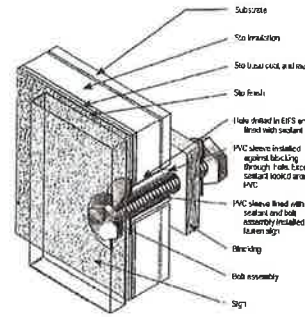
DATE	AS NOTED	DATE	BY
2017	KL	2017	KL
2017	KL	2017	KL
2017	KL	2017	KL







Example A  
Individual channel letters/logo on  
rail at corrugated vertical metal cladding



1. The sign is either attached to the rail or attached to the rail and the rail is attached to the cladding.
2. The sign is either attached to the rail or attached to the rail and the rail is attached to the cladding.

5 SIGNAGE DETAIL  
SCALE: N.T.S.

6 SIGNAGE DETAIL  
SCALE: N.T.S.



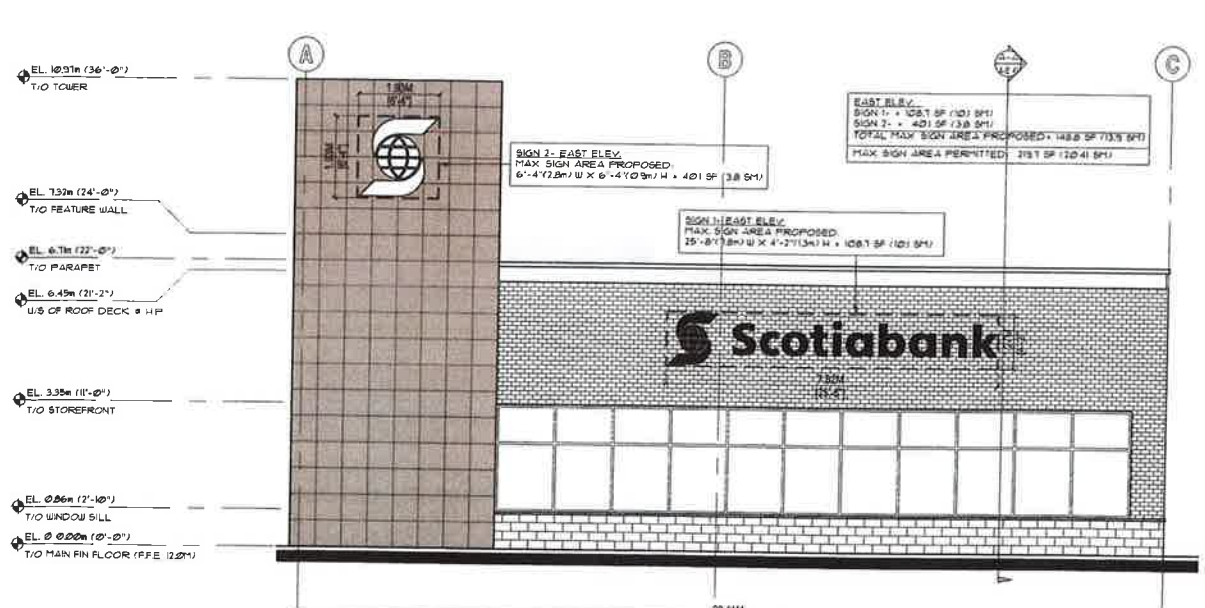
1 WEST ELEVATION  
SCALE: 3/8" = 1'-0"



4 NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 3/8" = 1'-0"



KEY PLAN  
SCALE: N.T.S.



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REGISTERED ARCHITECT  
FARIBA GHARAEI  
JUL 14 2017  
BRITISH COLUMBIA

PROPOSED BUILDING E - VALLEY CENTRE  
20151, 20199 FRASER HWY., CITY OF LANGLEY, BC  
For HEADWATER PROJECTS



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project number 4856

sheet title SIGNAGES

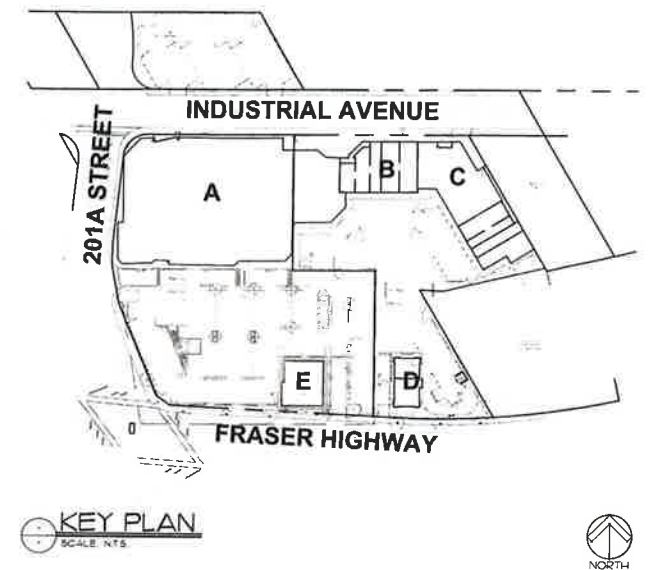
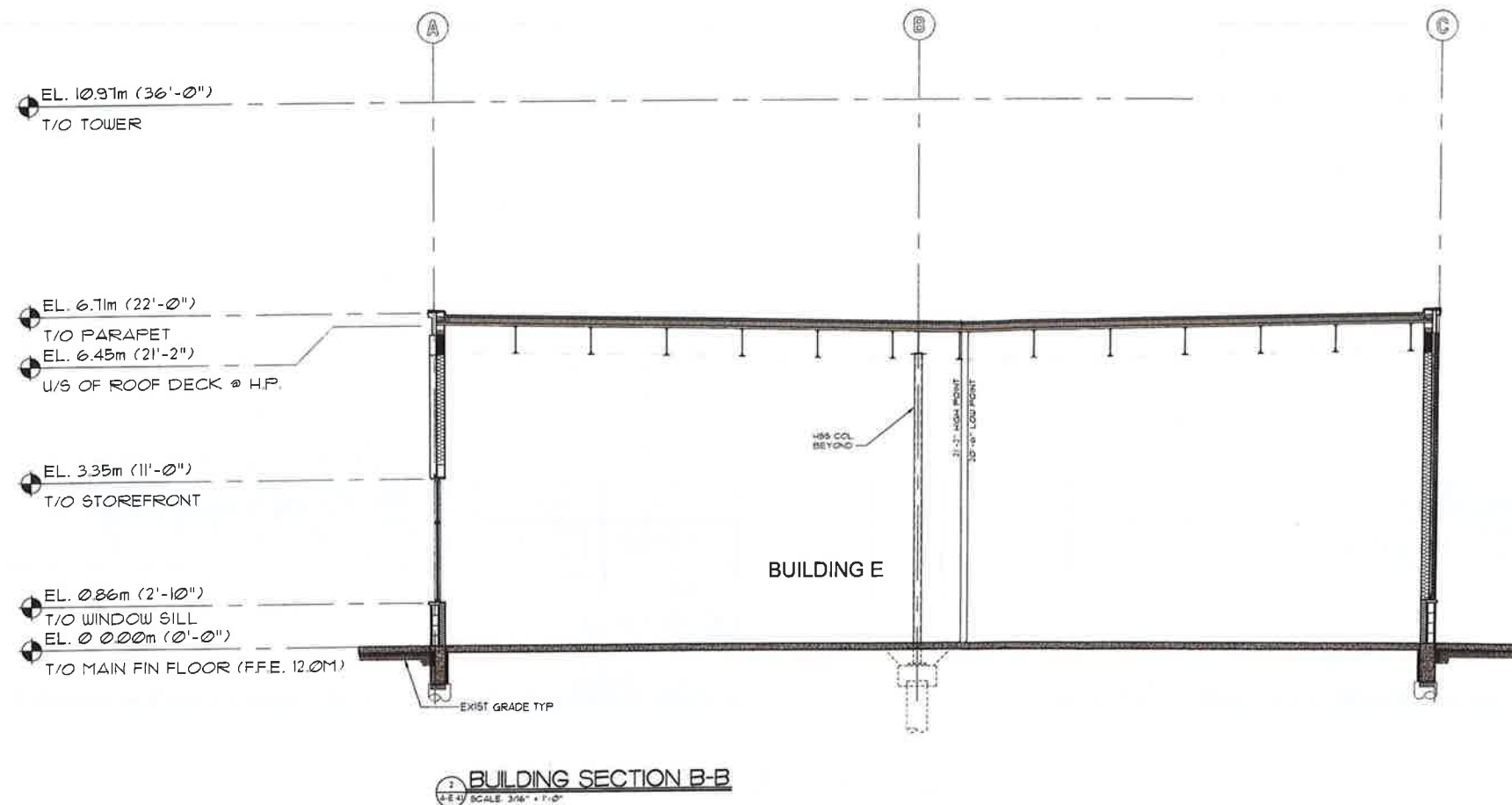
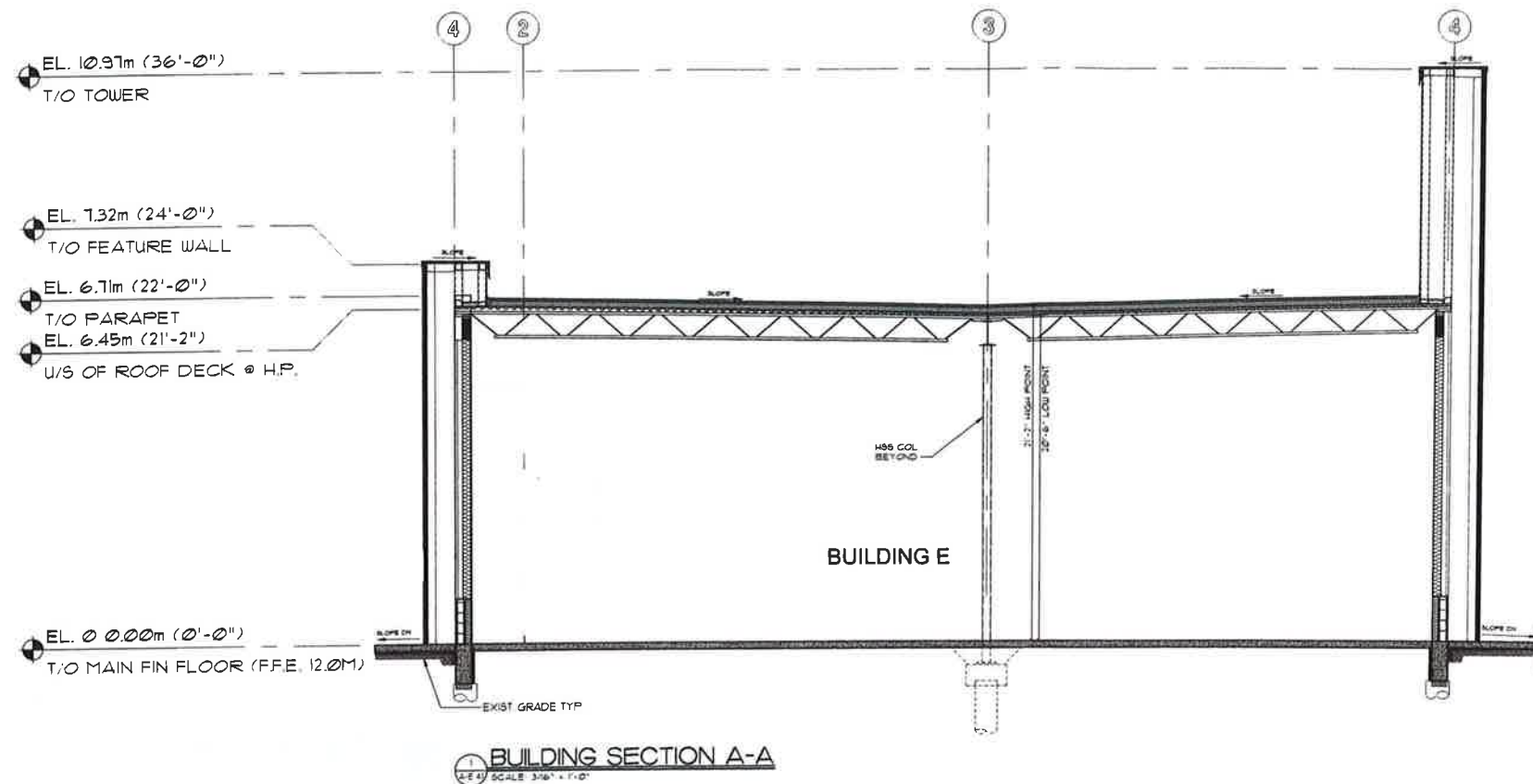
date 11-14-20 sheet number

scale AS NOTED

drawn AS

checked AFS





1	10/10/17	10/10/17	10/10/17
2	10/10/17	10/10/17	10/10/17
3	10/10/17	10/10/17	10/10/17
4	10/10/17	10/10/17	10/10/17
5	10/10/17	10/10/17	10/10/17
6	10/10/17	10/10/17	10/10/17
7	10/10/17	10/10/17	10/10/17
8	10/10/17	10/10/17	10/10/17
9	10/10/17	10/10/17	10/10/17
10	10/10/17	10/10/17	10/10/17

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consultant



**PROPOSED BUILDING E - VALLEY CENTRE**  
 20151, 20199 FRASER HWY., CITY OF LANGLEY, BC  
**For HEADWATER PROJECTS**

**urban design group architects ltd.**

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 TELEPHONE 604-687-2334

project number **4055**

sheet title

**BUILDING SECTION**

date 2017-08-09 sheet number

scale AS NOTED

drawn MS

checked MS

**A-E 4.1**



ALL PLANTS TO BE NURSERY GROWN  
ALL PLANT MATERIALS AND LABOUR TO CONFORM  
TO THE CURRENT EDITION OF THE BCSLA/BCLNA STANDARDS.  
  
ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR  
TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION  
FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY  
SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT)  
CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT  
BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL,  
WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR  
REPRODUCTION PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC  
MATERIALS, TOXINS, STONES OVER 30mm (1 2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION  
6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW  
TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE  
CURRENT EDITION OF THE BCSLA/BCLNA STANDARDS).  
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE:-  
COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%  
MEDIUM GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%  
FINE GRAVEL (LARGER THAN 0.075mm AND SMALLER  
THAN 2mm): 50-70%  
SILT (LARGER THAN 0.002mm AND SMALLER  
THAN 0.05mm): 10-25%  
CLAY (SMALLER THAN 0.002mm): 0-20%  
CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60  
MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T-6.3.5.5 OF THE CURRENT EDITION BCLNA  
STANDARDS.

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m2 PER TREE)	24"	30"
LARGE SHRUBS	24"	24"
GROUNDCOVERS	12"	8"
LAWN-IRRIGATED	6"	6"
LAWN-NOT IRRIGATED	6"	6"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GPO PROVIDED BY VERATEC,  
OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR  
EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF  
MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO  
DELIVERY TO SITE.

BEDS TO HAVE 2" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED  
BARK APPLIED.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL  
COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS  
PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND  
IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE  
THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF  
SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND  
REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO  
CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR  
WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP  
TO QUALITY RECOMMENDED IN  
SOILS REPORT.

SITE INSPECTION  
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO  
THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES  
PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH  
PRECAUTIONS AT NO COST TO THE OWNER.

ALL PLANTING TO BE IN ACCORDANCE WITH THE BCNA/BCSLA STANDARDS CURRENT  
EDITION.

PLANT COUNTS  
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND  
PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR  
IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

SITE FURNISHINGS						
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR
1	BIKE RACK	5" x 4" x 34"	CAPITOL	Forms + Surfaces		Grey
MATERIALS						
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR
2	CONCRETE	4' x 4' sawcut		Custom	Broom finished, sawcut	Natural
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.						

PLANT LIST						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Afa	6	Acer x freemanii 'Armstrong'	freeman maple	as shown	6cm cal. B&B	2.0m standard, match crowns
Arg	8	Acer rubrum 'October Glory'	'October Glory' red maple	as shown	6cm Cal.	2m STD. B&B
Cnp	2	Chamaecyparis nootkatensis 'Pendula'	Weeping Cypress	as shown	3.0m ht/B&B	full/ bushy canopies
Pia	3	Picea omarika	Serbian Spruce	as shown	3.0m ht/B&B	full/ bushy plants
SHRUBS						
An	18	Anemone x hybrida 'Honorable Jobert'	Japanese anemone 'Honorable J	1.5 #1 cont.		full/ bushy plants
Aja	140	Azalea japonica 'Purple Splendor'	evergreen azalea	2.5 #2 cont.		full/ bushy plants
Auc	10	Arbutus unedo compacta	strawberry madrone	3.5 1mx 1m B&B		full/ bushy plants
Auu	367	Arctostaphylos uva-ursi	Bearberry, Kinnikinnick	1 #1 cont.		full/ bushy plants/ heavy
Ca	35	Carex albulu	frosty curls sedge	1.5 #2 cont.		full/ bushy plants
Cmv	54	Carex monnini 'variegata'	Variegated Japanese Sedge	0.833 #1 cont.		full/ bushy plants
Fen	54	Festuca glauca	blue fescue	0.833 #1 cont.		full/ bushy plants
Ga	172	Gaultheria shallon	salal	2 #2 cont.		full/ bushy plants
Hdc	71	Hosta x 'Blue Cadet'	Blue Cadet Plantain Lily	1.5 #2 cont.		full/ bushy plants
Lis	702	Liriodie spicata	Lilyturf	1 #1 cont.		full/ bushy plants
Mr	111	Mahonia repens	Creeeping Oregon grape	2 #3 cont.		full/ bushy plants
Pm	202	Prunella muniflora	Sword Fern	2 #3 cont.		full/ bushy plants
Pl	71	Pachysandra terminalis	Japanese Spurge	0.833 4" pot.		full/ bushy plants
	0			0		
NOTES:						
1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.						
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON.						

## Proposed Building E - Valley Centre for Headwater Projects

Civic Address: 20151, 20199 Fraser Hwy, City of Langley, BC  
Legal Address: Lot 1 and 2 of D.L. 309 Group 2, Plan 67569 NWD



1690 West 2nd Avenue  
Vancouver . BC . Canada . V6J 1H4  
t | 604.683.1456 f | 604.683.1459 w | www.etal.ca

### CONSULTANT TEAM

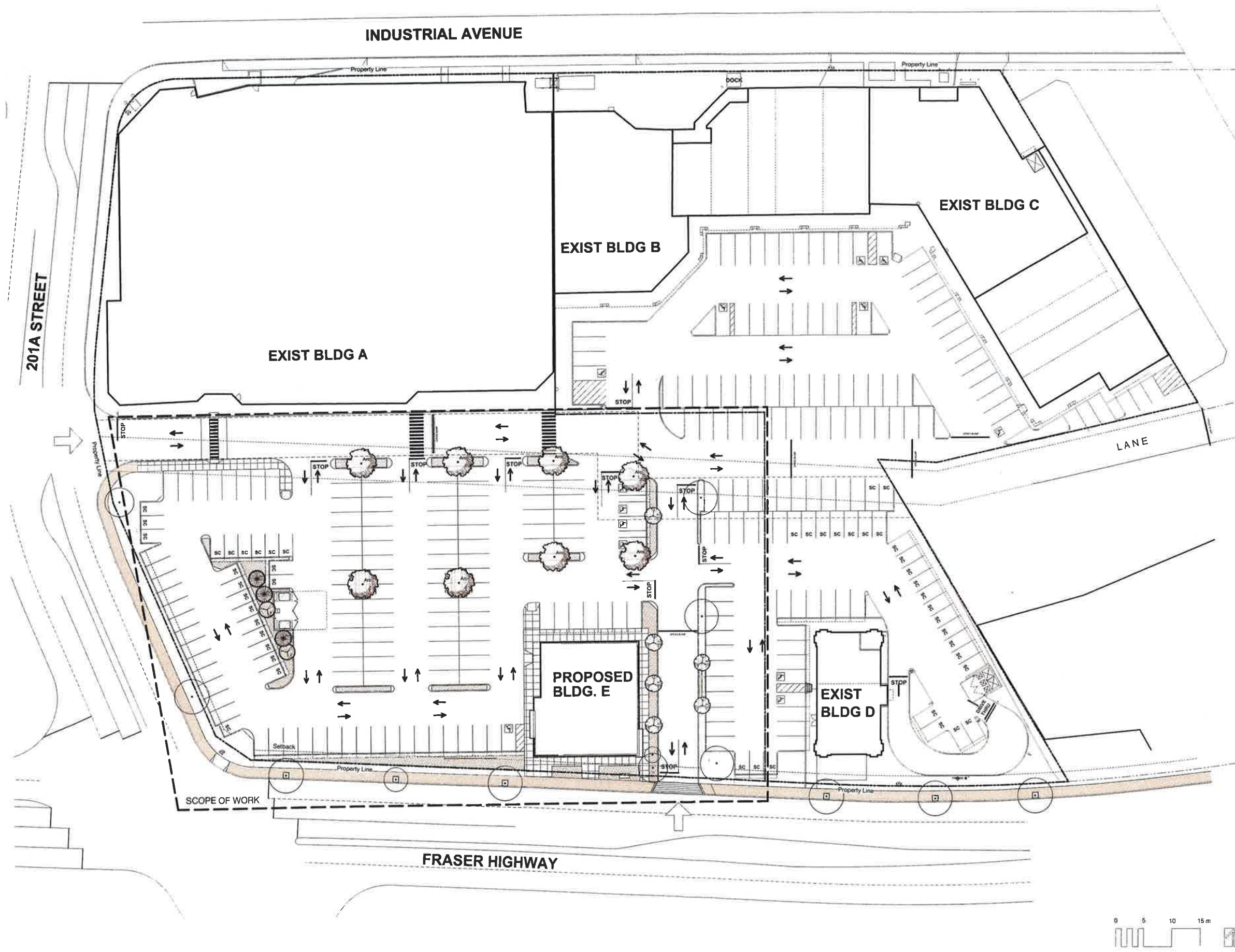
OWNER: Headwater Projects  
ARCHITECT: UDG Architects Ltd.  
LANDSCAPE: eta Landscape Architecture

ISSUED FOR DEVELOPMENT PERMIT JULY 14, 2017

### DRAWING LIST

L1.0 Context Plan  
L2.0 Landscape Site Plan  
L3.0 Landscape Details





Revision		
No.	Date	Revision Notes
A	2017.07.12	Issued for Review
B	2017.07.14	Issued for DP

Issue		
No.	Date	Issue Notes
A	2017.07.12	Issued for Review
B	2017.07.14	Issued for DP

Professional Seal

**eta** LANDSCAPE ARCHITECTURE  
1690 West 2nd Avenue  
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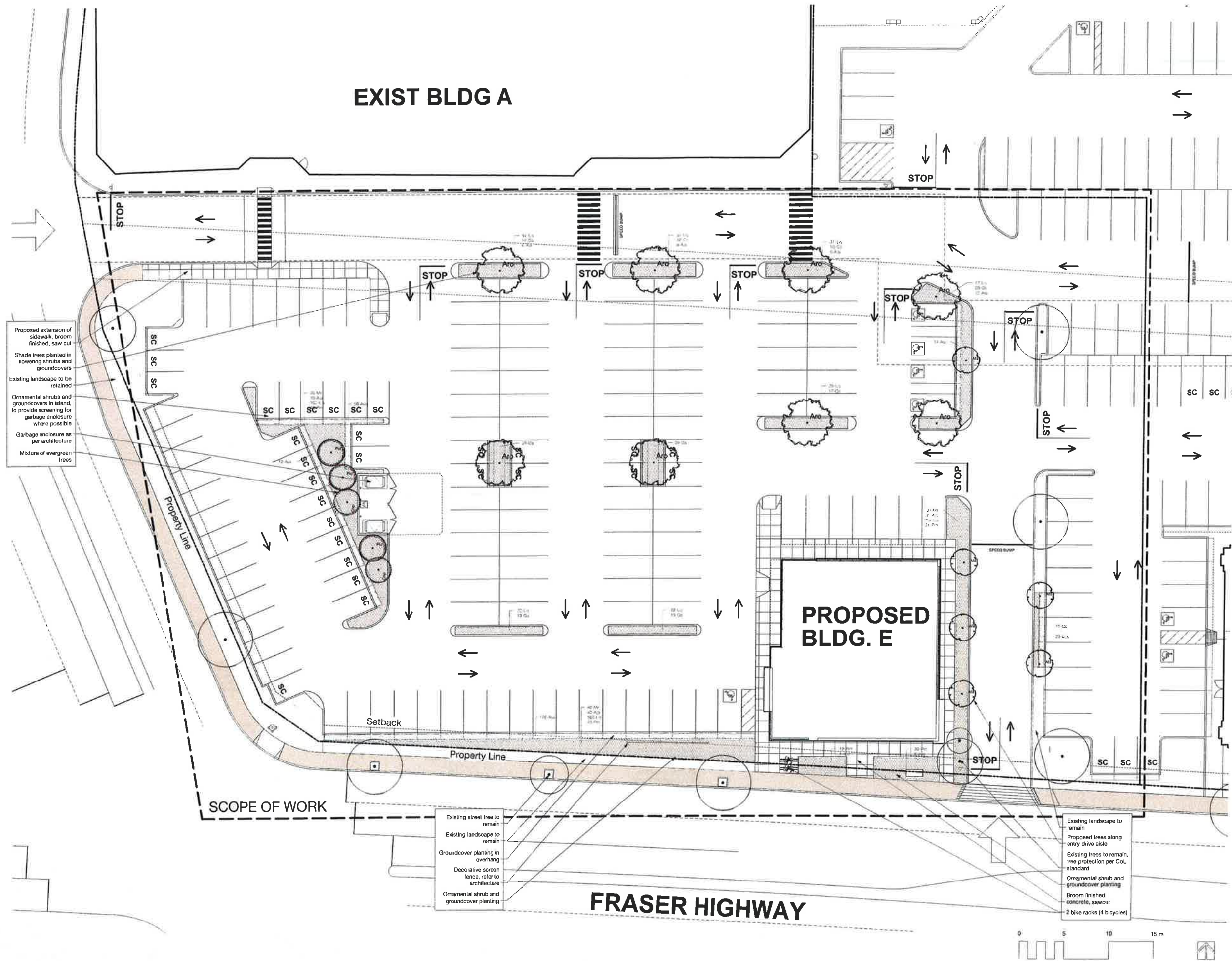
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Project  
**PROPOSED BUILDING E  
VALLEY CENTRE**  
20151, 20199 Fraser Hwy  
City of Langley, BC

Drawing Title  
**Context Plan**

Legal Lot 1 and 2 of D.L. 309 Group 2, Plan 67589 NWD	
Project Manager MG	Project ID 21626
Drawn By MG	Scale 1:250
Reviewed By MG	Drawing No. L1.0
Date 2017 07 12	Sheet 3
Plot Date: 21626 Valley Centre Urban over	





Revision No.	Date	Revision Notes
A	2017 07 12	Issued for Review
B	2017 07 14	Issued for OP

Revision No.	Date	Revision Notes
A	2017 07 12	Issued for Review
B	2017 07 14	Issued for OP

Professional Seal

**eta** landscape architecture

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Vancouver BC, Canada V6J 1H4

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remedy to the Consultant.

Project  
**PROPOSED BUILDING E  
VALLEY CENTRE**  
20151, 20199 Fraser Hwy  
City of Langley, BC

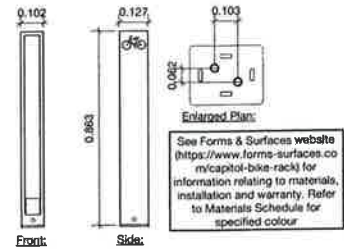
Drawing Title  
**Landscape Site Plan**

Legal  
Lot 1 and 2 of D.L. 309  
Group 2, Plan 67569 NWD

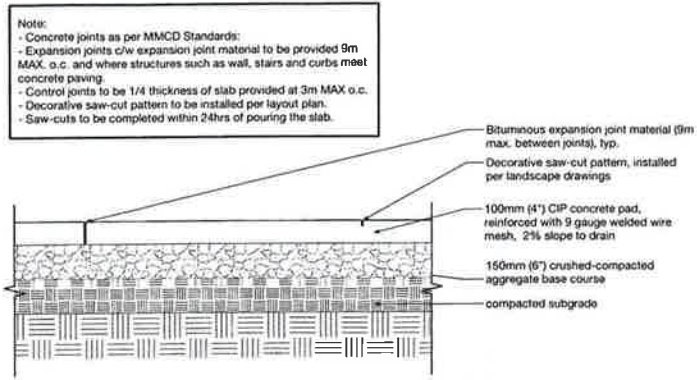
Project Manager MG	Project ID 21626
Drawn By MG	Scale 1:150
Reviewed By MG	Drawing No. L2.0
Date 2017.07.12	Sheet 3

Plot Date:  
12.7.23  
eta valley Centre 130x100 mm

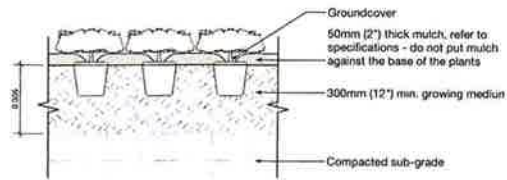




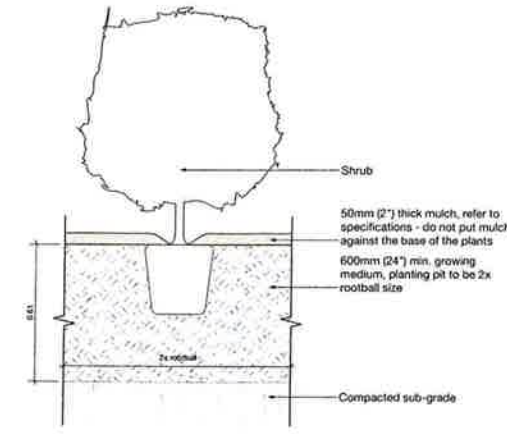
1 DETAIL: Bike Rack  
Scale: 1" = 1'-0"



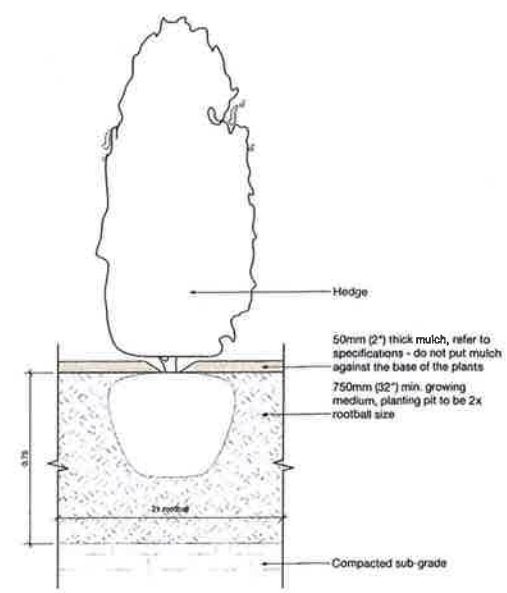
2 DETAIL: Pedestrian Concrete  
Scale: 1" = 1'-0"



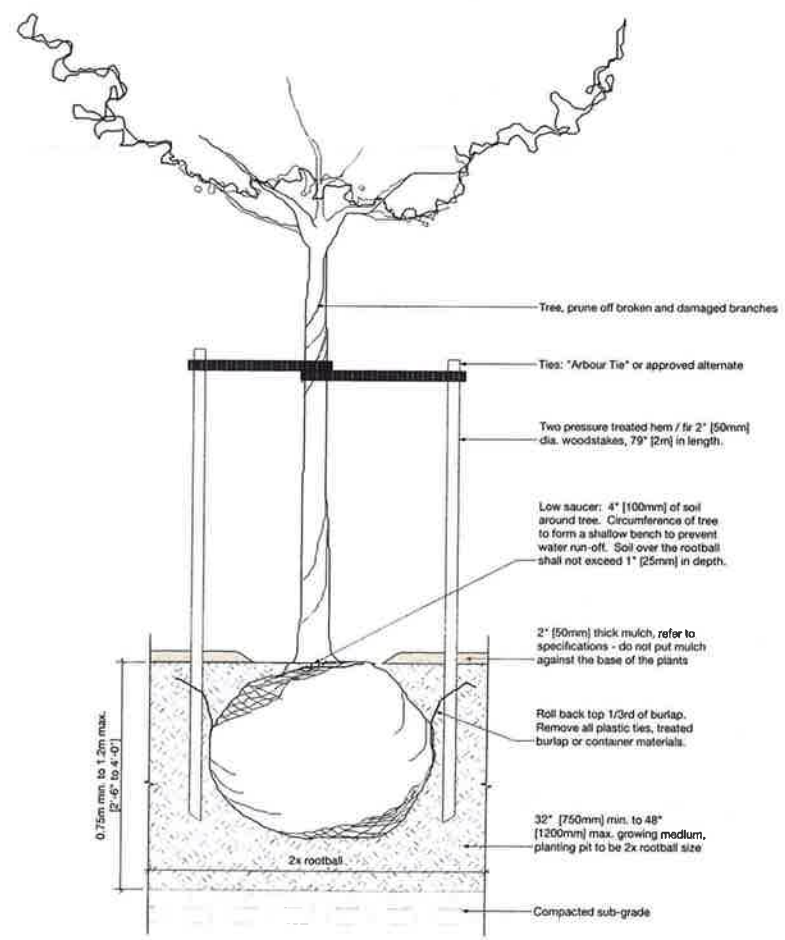
3 DETAIL: Groundcover Planting on Grade  
Scale: 1" = 1'-0"



4 DETAIL: Shrub Planting on Grade  
Scale: 1" = 1'-0"



5 DETAIL: Hedge Planting on Grade  
Scale: 1" = 1'-0"



6 DETAIL: Tree Planting on Grade  
Scale: 1" = 1'-0"

Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2017.07.12	Issued for Review
B	2017.07.14	Issued for GP

Professional Seal

**eta** landscape architecture

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Project  
**PROPOSED BUILDING E  
VALLEY CENTRE**  
20151, 20199 Fraser Hwy  
City of Langley, BC

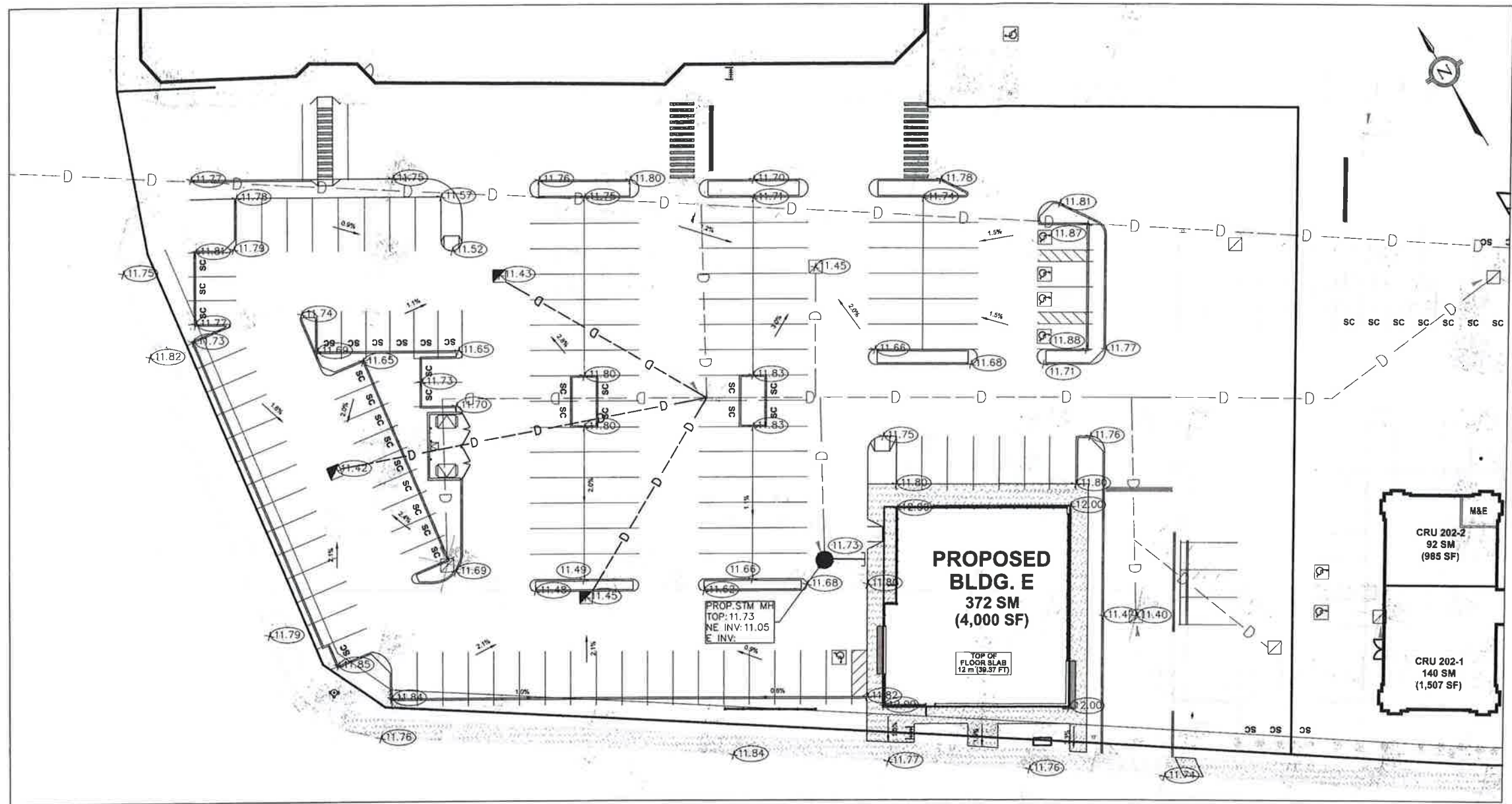
Drawing Title  
**Landscape Details**

Legal  
Lot 1 and 2 of D.L. 309  
Group 2, Plan 67569 MWD

Project Manager MG	Project ID 21628
Drawn By MG	Scale as shown
Reviewed By MG	Drawing No. L3.0
Date 2017	Sheet 3

Plot Date:  
11.7.17  
[1622] Valley Centre MCDetail.dwg





GENERAL NOTES:

1. ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE HEALTH AND SAFETY REGULATIONS FOR CONSTRUCTION.
2. ALL WORK, MATERIALS AND CONSTRUCTION METHODS TO CONFORM WITH THE CURRENT MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD), THE BRITISH COLUMBIA BUILDING CODE (BCBC), THE MINISTRY OF ENVIRONMENT AND TOWNSHIP OF LANGLEY STANDARDS.
3. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
4. THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE INFORMATION IS SHOWN FOR GENERAL INFORMATION ONLY AND THE ACCURACY OR COMPLETION OF THE PROVIDED INFORMATION HAS NOT BEEN CONFIRMED BY COUNTERPOINT ENGINEERING. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
5. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS PLANS. ANY DISCREPANCIES SHALL BE CLARIFIED PRIOR TO CONSTRUCTION. INFORMATION RELATED TO DIMENSIONS FOR PRIVATE ROAD, PARKING CURBING, BUILDING LOCATIONS AND SETBACKS SHALL BE TAKEN FROM THE SITE PLAN.
6. ALL EXISTING CURBS, ASPHALT, SIDEWALK, LANDSCAPING AND SOD DAMAGED AS A RESULT OF SERVICE AND SURFACE INSTALLATION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER AND TOWNSHIP OF LANGLEY.
7. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES FOUND SHALL BE CLARIFIED WITH THE ENGINEER. ALL UNSUITABLE SOIL IDENTIFIED BY THE GEOTECHNICAL ENGINEER OR SURPLUS MATERIAL GENERATED FROM EXCAVATIONS SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL SITE.
8. ALL EXISTING SERVICES MUST BE CLEANED (IF NECESSARY) AND INSPECTED PRIOR TO CONSTRUCTION OF NEW SITE SERVICES.
9. TESTABLE DOUBLE ACTING BACKFLOW PREVENTERS FOR DOMESTIC, FIRE SPROKLER AND IRRIGATION SYSTEMS SHALL BE LOCATED IN THE BUILDING.
10. ANY REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY THE DESIGN ENGINEER, WHO SHALL REVIEW ANY CHANGES WITH THE MUNICIPAL ENGINEER.
11. W.C.B. IS TO BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
12. EXISTING UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO INSTALLING ANY NEW UNDERGROUND SERVICES. ANY DISCREPANCY IN ELEVATION OR LOCATION IS TO BE REFERRED TO THE DESIGN ENGINEER.
13. RESIDENTS AFFECTED BY THE PROPOSED CONSTRUCTION ARE TO BE NOTIFIED BY THE CONTRACTOR IN WRITING 48 HOURS PRIOR TO THE START OF CONSTRUCTION AND PROVIDED WITH THE CONTRACTORS PHONE NUMBER AND SCHEDULE.
14. THE DEVELOPER AND CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO EXISTING STREETS OR SERVICES BY CONSTRUCTION EQUIPMENT AND/OR TRUCKS HAULING MATERIALS TO THE SITE. THIS WILL INCLUDE DAILY CLEANING OR SWEEPING EXISTING ROADS OF DIRT AND DEBRIS CAUSED BY CONSTRUCTION ACTIVITY.
15. TRAFFIC CONTROL IS TO BE MAINTAINED AT ALL TIMES WHEN WORKING ON MUNICIPAL RIGHTS-OF-WAY (SIGNS, BARRICADES, FLAGPERSONS). A HIGHWAY USE PERMIT MUST BE OBTAINED FROM THE TOWNSHIP OF LANGLEY ENGINEERING DEPARTMENT PRIOR TO WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY.
16. LEGAL SURVEY POSTS MONUMENTS ARE TO BE REPLACED IF DESTROYED OR DAMAGED DURING CONSTRUCTION. THIS WORK IS TO BE UNDERTAKEN BY A B.C. LAND SURVEYOR.
17. TOWNSHIP OF LANGLEY'S SURVEY MONUMENTS ARE TO BE PROTECTED. SHOULD THEY REQUIRE RAISING OR RELOCATING, THE CONTRACTOR MUST NOTIFY THE BUILDING DEPARTMENT INSPECTOR AT LEAST 72 HOURS IN ADVANCE OF SCHEDULING WORK AFFECTING THEM.
18. MATERIAL SUPPLIED AND CONSTRUCTION PERFORMED ARE TO BE IN ACCORDANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION & DEVELOPMENT CONTROL BYLAW AND MMS. SPECIFICATIONS AND APPLICABLE DESIGN CRITERIA AND SPECIFICATION STANDARD DRAWINGS.
19. THE TOWNSHIP HAS A LIST OF APPROVED MATERIALS AND PRODUCTS AS LISTED IN SCHEDULE H OF THE BYLAW ONLY THOSE MATERIALS ON THE LIST OR SPECIFIED WITHIN THE MASTER SPECIFICATIONS MAY BE USED IN THE WORKS.
20. APPROVED PIT RUN MUST BE USED FOR BACKFILL IN TRENCHES WHEN INSIDE ROAD LIMITS, APPROVED NATIVE MATERIAL MAY BE USED AS DIRECTED BY THE OWNER'S ENGINEER.
21. REFER TO GEOTECHNICAL INVESTIGATION REPORT, "PROPOSED COMMERCIAL DEVELOPMENT 8900 BLOCK 202 STREET LANGLEY, B.C." PREPARED BY GEOPACIFIC CONSULTANTS LTD. DATED DECEMBER 15, 2016, FOR EXISTING SOIL CONDITIONS, GROUNDWATER CONDITIONS, SITE PREPARATION, UTILITY AND SERVICE INSTALLATION, PAVEMENT RECOMMENDATIONS ETC.
22. RECOMMENDED MINIMUM PAVEMENT STRUCTURE FOR ON-SITE PARKING FROM THE GEOTECHNICAL REPORT:  
75mm : ASPHALTIC CONCRETE  
100mm : BASE COURSE (19mm MINUS CRUSHED GRAVEL)  
200mm : SUB-BASE COURSE (CLEAN AND GRAVEL WELL GRADED 100mm MINUS)

DRAWING LIMITATIONS:

1. THIS DRAWINGS HAS BEEN PREPARED FOR THE PURPOSE OF DEVELOPMENT PERMIT APPLICATION ONLY AND SHALL NOT BE USED FOR CONSTRUCTION
2. THE SERVICING INFORMATION SHOWN ON THIS DRAWING HAS BEEN PREPARED BASED ON VISUAL OBSERVATION ONLY AND INFORMATION PROVIDED BY OTHERS. PRIOR TO CONSTRUCTION ALL SERVICING INFORMATION SHALL BE VERIFIED BY SURVEY, UTILITY LOCATES AND IF REQUIRED SEWER VIDEO AND/OR EXCAVATION
3. PRIOR TO EXTENDING EXISTING SERVICES, THE CONDITION OF THE SERVICE MUST BE ASSESSED BY THE ENGINEER AND CONFIRMED THAT THE EXISTING SERVICE IS IN SUITABLE CONDITION TO CONTINUE TO SERVICE THE PROPERTY. IF IT IS DETERMINED THAT AN EXISTING SERVICE IS IN UNSUITABLE CONDITION FOR RE-USE IT SHALL BE REMOVED AND REPLACED OR ABANDONED AND A NEW SERVICE INSTALLED IN AN ALTERNATE LOCATION ACCEPTABLE TO THE TOWNSHIP OF LANGLEY.

LOT GRADING:

1. GRADING IS TO MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINES COMMON WITH ADJOINING PROPERTIES UNLESS OTHERWISE NOTED.
2. MINIMUM BUILDING ELEVATIONS (M.B.E.) FOR LOTS ARE SET IN ACCORDANCE TO THE SUBDIVISION AND DEVELOPMENT CONTROL BYLAW.
3. ALL WORKS TO BE IN ACCORDANCE WITH APPROVED GEOTECHNICAL REPORT.

STORM WATER MANAGEMENT

- EXISTING DITCH
- PROPOSED DITCH
- SWALE BY OWNER'S CONTRACTOR TO TLD
- SWALE BY BUILDER
- DIRECTION OF FLOW FOR SURFACE RUNOFF
- FILL >0.45m
- FILL >1.0m
- MAJOR FLOW PATH (IN PIPE)
- MAJOR FLOW PATH (SURCHARGED PIPE)
- MAJOR FLOW PATH (OVERLAND)

M.B.E. 94.97

230

93.27

21.21

413

0.3

300mm

300mm

300mm

300mm

- MINIMUM BUILDING ELEVATION
- EXISTING GROUND CONTOUR
- LAWN BASIN
- EXISTING GRADE ELEVATION
- FINISHED GRADE ELEVATION
- LOT NUMBER
- MAX. FILL DEPTH WITHIN BUILDING ENVELOPE
- BUILDING ENVELOPE
- EXISTING CULVERT

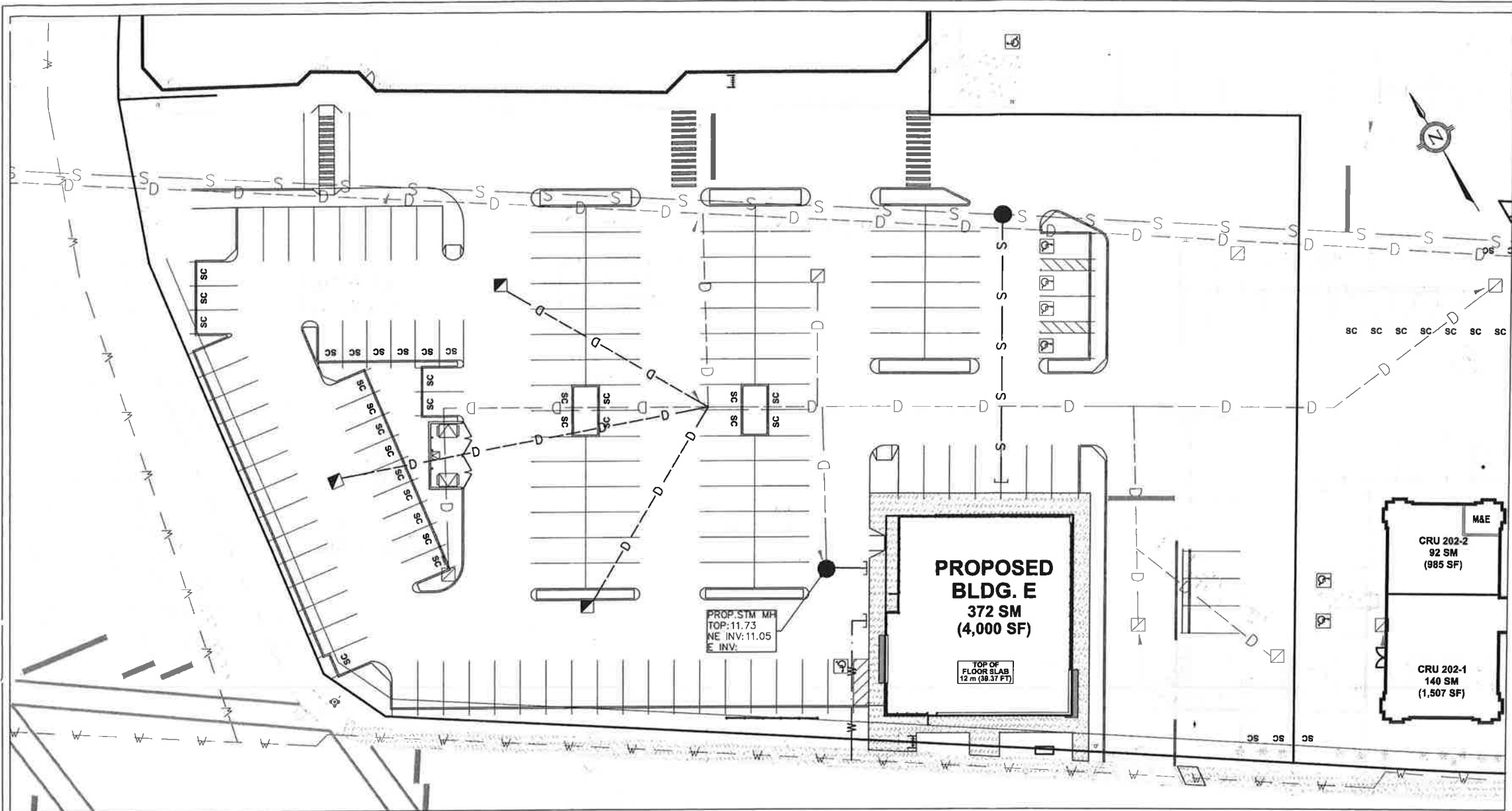
PROPOSED CULVERT

PROPOSED ASPHALT PAVEMENT REFER TO GEOTECHNICAL REPORT

MATCH EXISTING ELEVATION

NOTES		BENCHMARK		OWNER		ENGINEER		SEAL		REVISIONS		PLAN		The Corporation of the Township of Langley		SITE GRADING PLAN	
CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.		ELEVATIONS SHOWN ARE IN METERS AND GEOMETRIC (H&D) (ENR 2000)		URBAN DESIGN GROUP ARCHITECTS LTD. 600-1140 WEST PENDER STREET VANCOUVER, BRITISH COLUMBIA V6E 4G1 TEL: 604 687-2334 ext 111 FAX: 604 688 7481		KWA STEELWORK & METALWORK Burlington Woodstock Vancouver		I, _____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. EXCEPTIONS: _____		No Date 1. 07/14/2017		DESIGN BY CHECKED BY APPROVED BY DATE: JULY 2017 SCALE: HORIZ. 1:500		DESIGN FILE No 16246 AS BUILT No		PLAN No SHEET NO. SW-G REV	





GENERAL NOTES:

1. ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE HEALTH AND SAFETY REGULATIONS FOR CONSTRUCTION.
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21. REFER TO GEOTECHNICAL INVESTIGATION REPORT, "PROPOSED COMMERCIAL DEVELOPMENT 8800 BLOCK 202 STREET LANGLEY, B.C." PREPARED BY GEOPACIFIC CONSULTANTS LTD. DATED DECEMBER 15, 2016, FOR EXISTING SOIL CONDITIONS, GROUNDWATER CONDITIONS, SITE PREPARATION, UTILITY AND SERVICE INSTALLATION, PAVEMENT RECOMMENDATIONS ETC.
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100mm : BASE COURSE (19mm MINUS CRUSHED GRAVEL)  
200mm : SUB-BASE COURSE (CLEAN AND GRAVEL WELL GRADED 100mm MINUS)

STORM SEWERS:

1. STORM SEWER MATERIALS SHALL CONFORM TO THE MASTER MUNICIPAL SPECIFICATIONS (SECTION 02721) AND SCHEDULE "H" OF THE SUBDIVISION CONTROL BYLAW.
2. FOR TYPICAL TRENCH SECTION DETAILS SEE MMCD STANDARD DETAIL DRAWING G4.
3. SILTATION CONTROLS TO THE ACCEPTANCE OF THE TOWNSHIP ENGINEER MUST BE USED AT ALL DRAINAGE OUTLETS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AS REQUIRED.
4. FOR CATCH BASIN DETAILS AGAINST CURBS SEE MMCD STANDARD DETAIL DRAWING S11. ALL SINGLE CATCH BASIN LEADS ARE TO BE MINIMUM 200mm DIAMETER.
5. DIAMETER OF ALL STORM SEWER MANHOLES SHALL CONFORM TO THE MMCD STANDARD DETAIL DRAWINGS S1 UNLESS OTHERWISE NOTED.
6. MANUFACTURED WYES ARE TO BE USED ON STORM PIPE UNDER 450mm DIAMETER OR APPROVED ALTERNATIVE.

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3. PRIOR TO EXTENDING EXISTING SERVICES, THE CONDITION OF THE SERVICE MUST BE ASSESSED BY THE ENGINEER AND CONFIRMED THAT THE EXISTING SERVICE IS IN SUITABLE CONDITION TO CONTINUE TO SERVICE THE PROPERTY. IF IT IS DETERMINED THAT AN EXISTING SERVICE IS IN UNSUITABLE CONDITION FOR RE-USE IT SHALL BE REMOVED AND REPLACED OR ABANDONED AND A NEW SERVICE INSTALLED IN AN ALTERNATE LOCATION ACCEPTABLE TO THE TOWNSHIP OF LANGLEY.

SANITARY SEWERS:

1. SANITARY SEWER MATERIALS SHALL CONFORM TO THE MASTER MUNICIPAL SPECIFICATIONS (SECTION 02731) AND SCHEDULE "H" OF THE SUBDIVISION CONTROL BYLAW.
2. FOR MANHOLE DETAILS AND DIAMETERS SEE MMCD STANDARD DETAIL DRAWINGS S1.
3. FOR TYPICAL TRENCH SECTION DETAILS SEE MMCD STANDARD DETAIL DRAWING G4.
4. NEW SEWER LINES TIED INTO EXISTING LINES MUST BE PLUGGED UNTIL THEY ARE TESTED AND FLUSHED.

LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		SANITARY SEWER SERVICE
		STORM SEWER
		CATCHBASIN - TOP INLET
		STORM SEWER SERVICE
		PROPERTY LINE
		EXISTING LIGHT STANDARD
		SIAMESE CONNECTION
		HYDRANT AND VALVE ASSEMBLY
		WATER VALVE
		PROPOSED REMOVAL ITEM
		PROPOSED PLUG

WATERWORKS:

1. FOR TYPICAL TRENCH SECTION DETAILS SEE MMCD STANDARD DETAIL DRAWING G4.
2. WATERMAIN MATERIALS SHALL CONFORM TO THE MASTER MUNICIPAL SPECIFICATIONS, (SECTION 02668) AND SCHEDULE "H" OF THE SUBDIVISION AND DEVELOPMENT CONTROL BYLAW.
3. THE MINIMUM VERTICAL CLEARANCE OF WATERMAINS FROM SANITARY AND STORM SEWERS SHALL BE 500mm; MINIMUM HORIZONTAL SEPARATION SHALL BE 3.0 WHERE THE SEPARATION IS LESS, THE WATERMAIN SHALL BE PROTECTED IN ACCORDANCE WITH THE MINISTRY OF HEALTH REGULATIONS.
4. MINIMUM GRADE ON WATERMAIN SHALL BE 0.10%.
5. PIPE JOINTS SHALL NOT BE DEFLECTED MORE THAN 1/2 OF THE MANUFACTURER'S RECOMMENDED DEFLECTION.
6. TIE-INS OF PROPOSED MAINS TO EXISTING WATERMAINS WILL PERFORMED BY THE TOWNSHIP AT THE DEVELOPERS EXPENSE, UNLESS DIRECTED OTHERWISE.
7. MINIMUM COVER ON WATERMAINS SHALL BE 1.2m
8. ALL EXISTING SERVICES MUST BE CLEANED (IF NECESSARY) AND INSPECTED PRIOR TO CONSTRUCTION OF NEW SITE SERVICES.
9. TESTABLE DOUBLE ACTING BACKFLOW PREVENTERS FOR DOMESTIC, FIRE SPRINKLER AND IRRIGATION SYSTEMS SHALL BE LOCATED IN THE BUILDING.
10. FOR VALVE-BOX DETAILS AND VALVE INSTALLATION DETAILS SEE MMCD STANDARD DRAWING W3.
11. THRUST BLOCKS AS SHOWN ON MMCD STANDARD DRAWING W1 ARE TO BE LOCATED AT ALL FITTING LOCATIONS, (REFER TO TOWNSHIP THRUST BLOCK CRITERIA SDW-3)
12. THE CONTRACTOR SHALL ENSURE THAT ALL SECTIONS OF LINES HAVE TEST POINTS AND TEMPORARY BLOW-OFFS SUITABLE TO ENSURE ADEQUATE PRESSURE TESTING, CHLORINATION AND FLUSHING. DISCHARGE OF CHLORINATED WATER IS NOT PERMITTED INTO DITCHES, STORM SEWERS OR WATERCOURSES
13. THE CONTRACTOR SHALL SUBMIT BACTERIOLOGICAL AND CHLORINATION TESTING OF ON-SITE WATER SYSTEM TO THE BUILDING DEPARTMENT. ALL AS WITNESSED BY THE OWNER'S ENGINEER OR INDEPENDENT TESTING AGENCY.

<b>NOTES</b> CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.		<b>NOTE</b> DIMENSIONS SHOWN ARE IN METERS AND DECIMAL FRACTIONS (CENTS 2020)	<b>BENCHMARK</b>	<b>OWNER</b> URBAN DESIGN GROUP ARCHITECTS LTD. 600-1140 WEST PENDER STREET VANCOUVER, BRITISH COLUMBIA V5E 4G1 TEL: 604 697-2334 ext 111 FAX: 604 698 7481	<b>ENGINEER</b>  KWA SITE DEVELOPMENT CONSULTING INC. 3111 WESTBROOK ROAD WEST VANCOUVER, BC V7V 3G5 CONTACT: ALEX KARADJOV (604) 94-6099 Burlington Woodstock Vancouver	<b>SEAL</b>	<b>PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.</b> EXCEPTIONS:	<b>No</b> 1.	<b>Date</b> 07/14/2017	<b>REVISIONS</b> ISSUED FOR DP	<b>PLAN</b> DESIGN BY: DRAWN BY: APPROVED BY: DATE: SCALE: HORIZ: 1:500	<b>The Corporation of the Township of Langley</b>  <b>SERVICING PLAN</b> DESIGN FILE No: 16246 PLAN No: AS BUILT No: SHEET NO: SW-S REV:
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