



# BRYDON CRESCENT

19922 BRYDON CRESCENT, LANGLEY, BC

# Public Information Meeting

- The neighbourhood meeting was held on March 31.
- We had a good turnout with about a dozen of the neighbours attending.
- There was an open discussion and we were able to answer a number of questions about the proposal.
- The people appreciated the quality of the building and landscape design.

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.

# CPTED PRINCIPLES

CPRED Report Prepared By Liahona Security Consortium Inc.

## Natural Surveillance :

- Clear viewing points of the entire property from the residential unit windows & Balconies
- Secure underground parking for residents
- Site lighting will evenly illuminate all public areas

## Natural Access Control :

- There are two clearly – defined main entry points.
- The raised platform stops unwanted access from the perimeter of the property.

## Territoriality:

- Each 1<sup>st</sup> Floor unit has a private grassed yard area , which increases the sense of ownership.

## Maintenance & Management :

- Owner will initial programs, such as :
- Landscape Maintenance program, to avoid overgrowth.
- Building Maintenance program to repair/ remove any vandalism or graffiti within 24-48 hours.

## 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](mailto:liahonasecurity@shaw.ca)  
Web: [www.liahonasecurity.com](http://www.liahonasecurity.com)

Report Date: 19/Feb/2017

# SUSTAINABILITY

Sustainability for the building has been addressed with the following items:

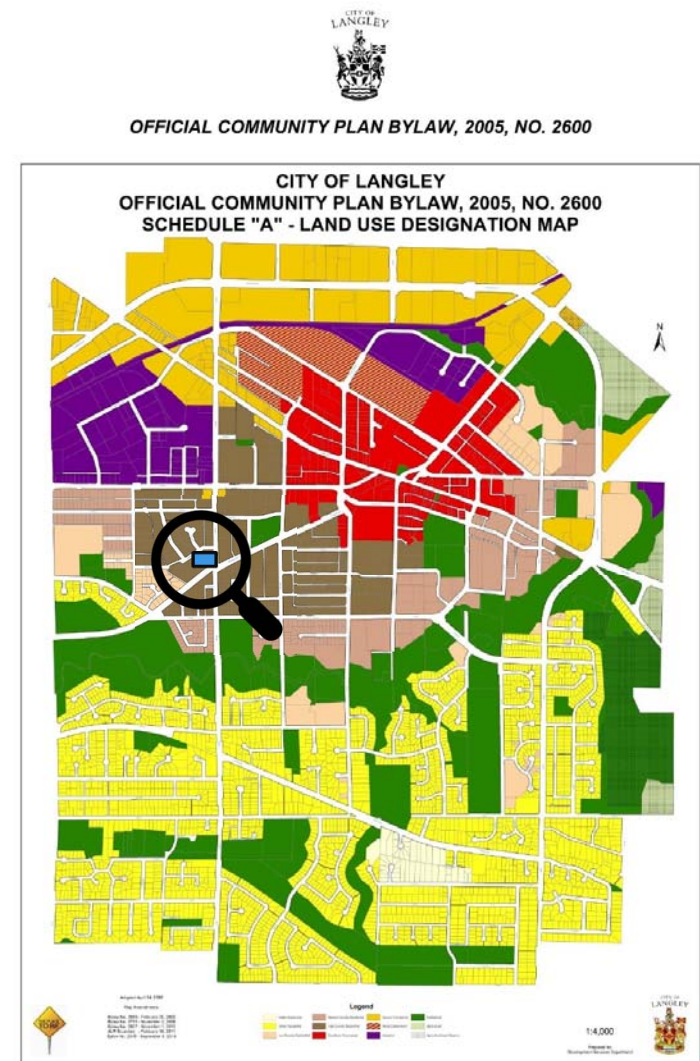
- a. Large decks and substantial overhangs create shade in the summer months.
- b. All outdoor lights are ground oriented.
- c. Energy efficient lighting will be used.
- d. Low v.o.c. paints will be used
- e. Renewable wood is a major building component.
- f. Low maintenance materials will contribute to low life cycle costs.



# OCP DESIGNATED - HIGH DENSITY RESIDENTIAL

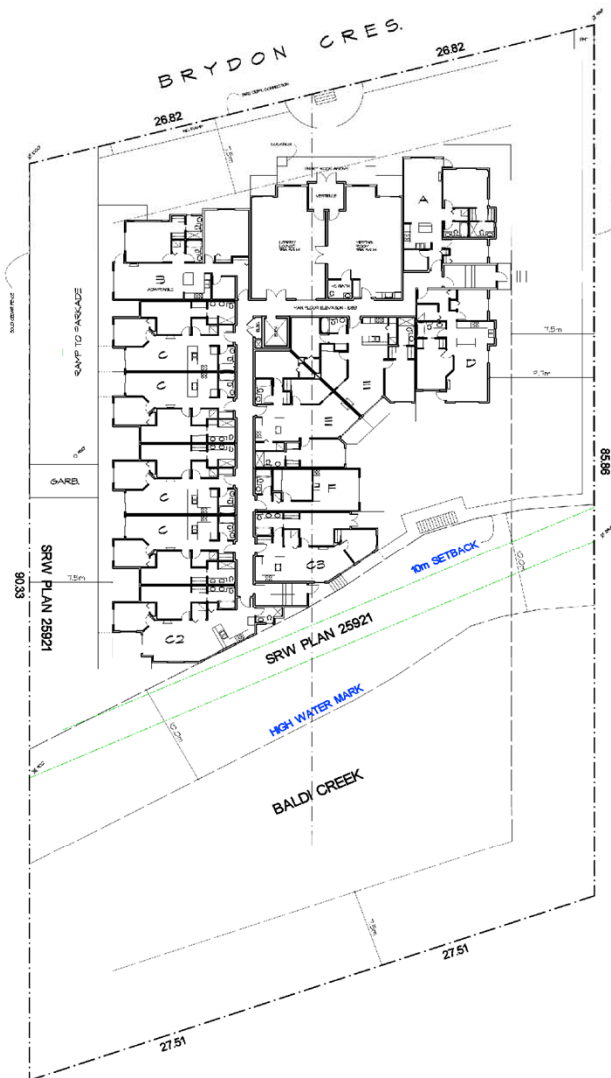
CITY OF LANGLEY OFFICIAL COMMUNITY PLAN  
BYLAW, 2005, NO. 2600

- Land use designation is – High Density Residential
- Max Density 198 units /Hectare.
- $198 \times 0.458 \text{ Ha} = 90 \text{ units max.}$
- 54 Units proposed
- Therefore the proposed development complies with the City of Langley's official Community Plan Bylaw.









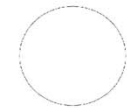
## SITE RECONCILIATION

LOT AREA	= 44,284.50 FT <sup>2</sup> (1.13 ACRES)
PROPOSED ZONE	= RY-3
DENSITY	= 54 UNITS PROPOSED (90 UNITS ALLOWABLE)
BUILDING HEIGHT	= 4 STORIES
LOT COVERAGE	= 26 % PROPOSED (40% ALLOWABLE)
FLOOR AREA RATIO	= 0.8
SETBACKS	= 15m REQUIRED
PARKING SPACE	= 54 X 28 = 242 SQ M REQUIRED ( 472 SQ M PROVIDED )
PARKING	= 4 ONE BED X 2 + 50 TWO BED X 3 = 648 STALLS REQUIRED = 54 UNITS X 0.2 = 108 VISITOR STALLS REQUIRED = 81 TOTAL STALLS PROVIDED = 81 TOTAL STALLS X 3 % = 4 H/C STALLS REQUIRED
ADAPTABLE UNITS	= 4 UNITS PROVIDED ( 7% )
IV PARKING	= 2 STALLS PROVIDED



## SITE PLAN

SCALE = 1/8" = 1'



APR 10 2017 PERMITS DEPARTMENT 1901  
MAY 22 2017 - REISSUED FOR DEPARTMENT 1901  
COUNCIL

1.4 DRAFT 15.14 PROPOSED 15.14  
1.4 DRAFT 15.14 PROPOSED 15.14  
1.4 DRAFT 15.14 PROPOSED 15.14  
1.4 DRAFT 15.14 PROPOSED 15.14

CONCERN

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V6B 2G2  
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FAX: 604-681-1001  
E: info@pointswest.ca  
P: pointswest@pointswest.ca

TITLE:  
**54 UNIT APARTMENT**

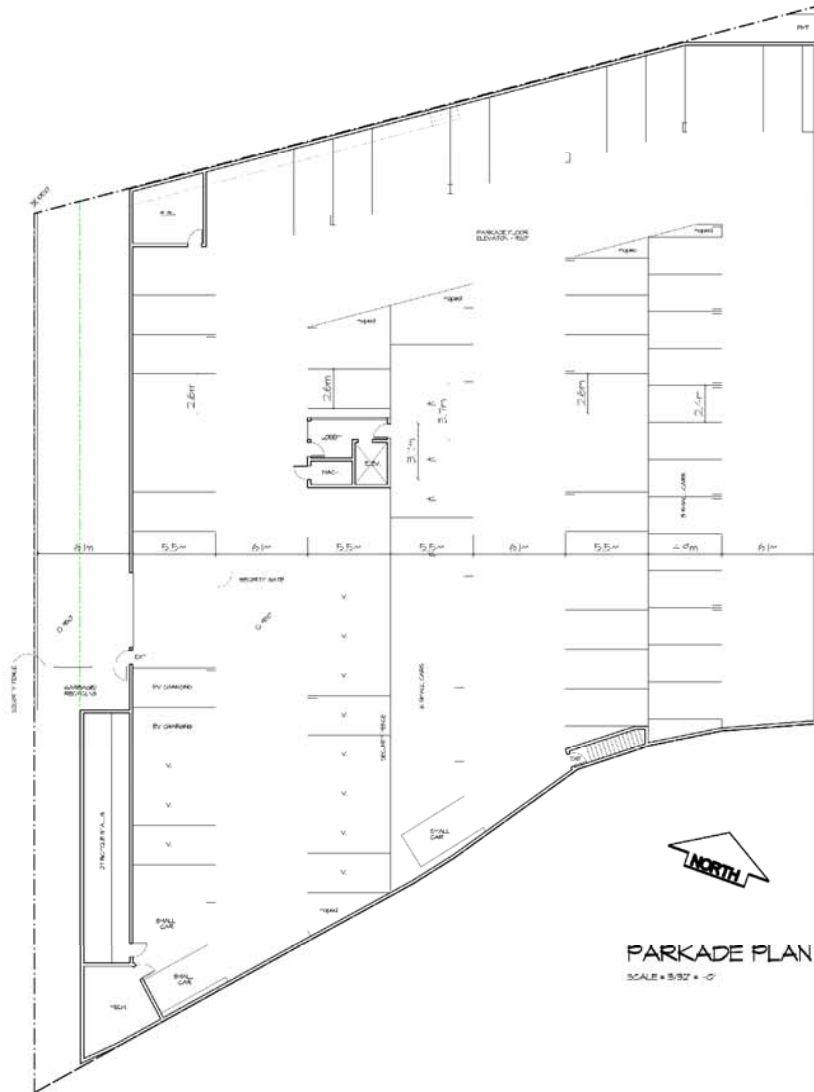
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POINTS WEST ARCHITECTURE

DATE	NOV 22, 2016
SCALE	1/8" = 1'
DESIGNER	JP

DRAWING TITLE:  
**PRELIMINARY SITE PLAN**

DATE: **1611**

REVISION: **P-1**



POINTS WEST ARCHITECTURE  
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FAX: 303.733.1112

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FAX: 303.733.1112

54 UNIT  
APARTMENT

1000 WEST 10TH AVENUE, SUITE 100

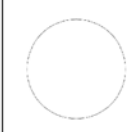
DATE: 10/11/11  
DRAWN: J.W.  
CHECKED: J.W.

PRELIMINARY  
PARKADE PLAN

1611

P-2





400 E 27th Street, Suite 100  
 400 E 27th Street, Suite 100  
 400 E 27th Street, Suite 100

1/8" = 1'-0"

1/8" = 1'-0"

**points west**  
 ARCHITECTURE  
 400 E 27th Street, Suite 100  
 400 E 27th Street, Suite 100  
 400 E 27th Street, Suite 100

**54 UNIT  
 APARTMENT**

1/8" = 1'-0"

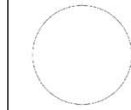
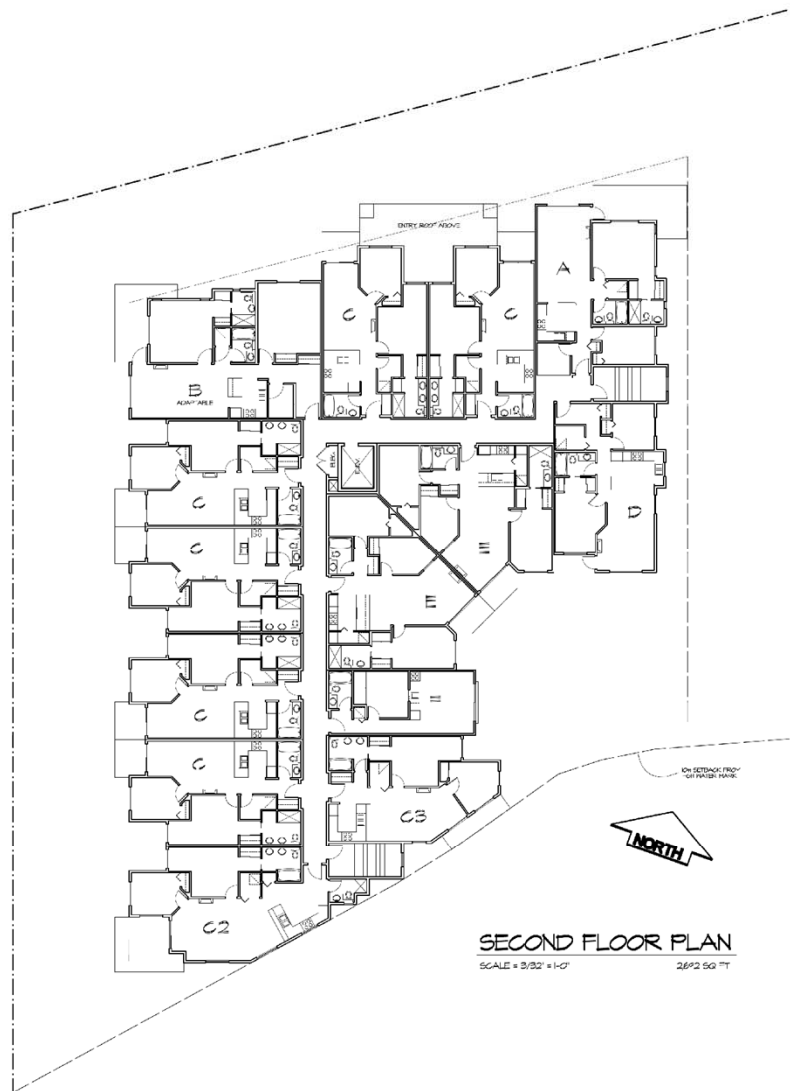
1/8" = 1'-0"

1/8" = 1'-0"

**PRELIMINARY  
 FIRST FLOOR  
 PLAN**

**1611**

**P-3**



APR 10 2011 REVISED FOR SECOND FLOOR PLAN  
MARCH 22 2011 - REVISED FOR DEVELOPER'S REVIEW  
TUSKONE

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EMAIL: info@pointswest.ca  
WWW.POINTSWEST.CA

TITLE:  
**54 UNIT APARTMENT**

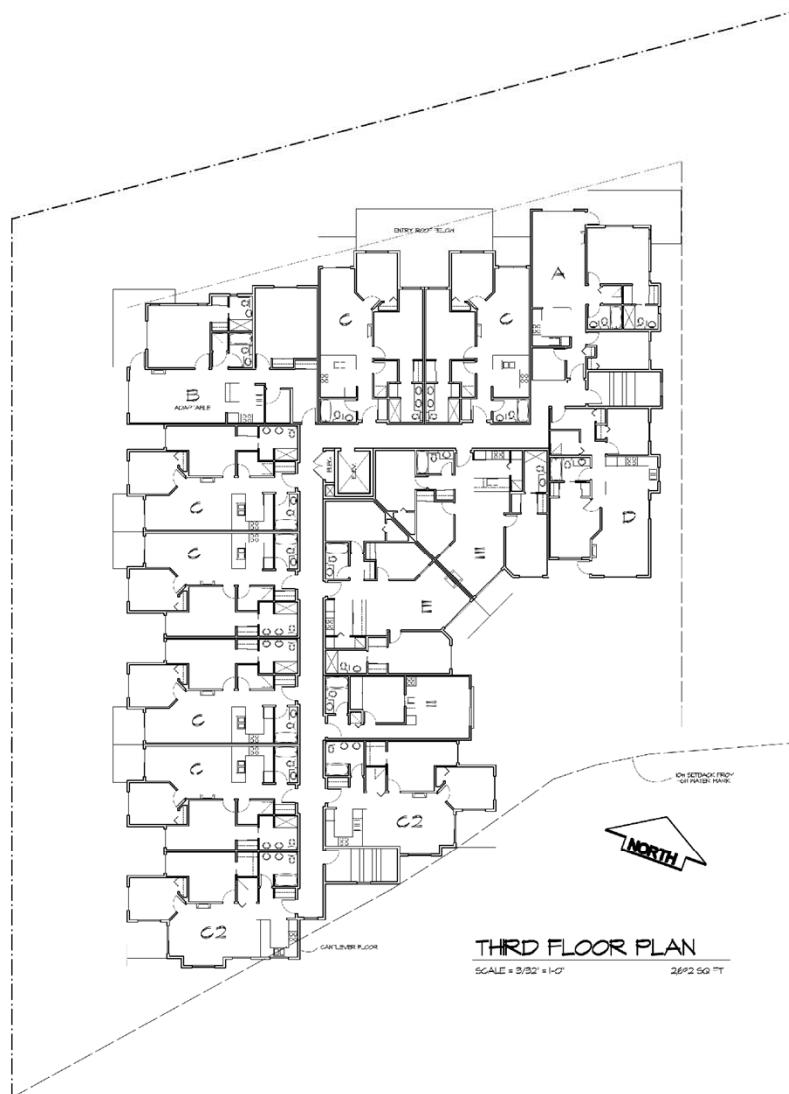
100% DEVELOPER'S COPY  
ARCHITECT

DATE: 02.10.2011  
SCALE: 3/32" = 1'-0"  
SHEET: 01

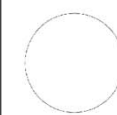
DRAWING TITLE:  
**PRELIMINARY  
SECOND  
FLOOR PLAN**

COR NO.:  
**1611**

SHEET NO.:  
**P-4**



**THIRD FLOOR PLAN**  
 SCALE = 3/32" = 1'-0"  
 2692 SQ. FT.



MARCH 22, 2017 - REVISED FOR DISCOVERY PHASE  
 C:\WORK\54 UNIT APARTMENT\54 UNIT APARTMENT.dwg

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**54 UNIT APARTMENT**

1544 NORTH COTT  
 ALBUQUERQUE, NM

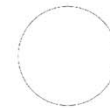
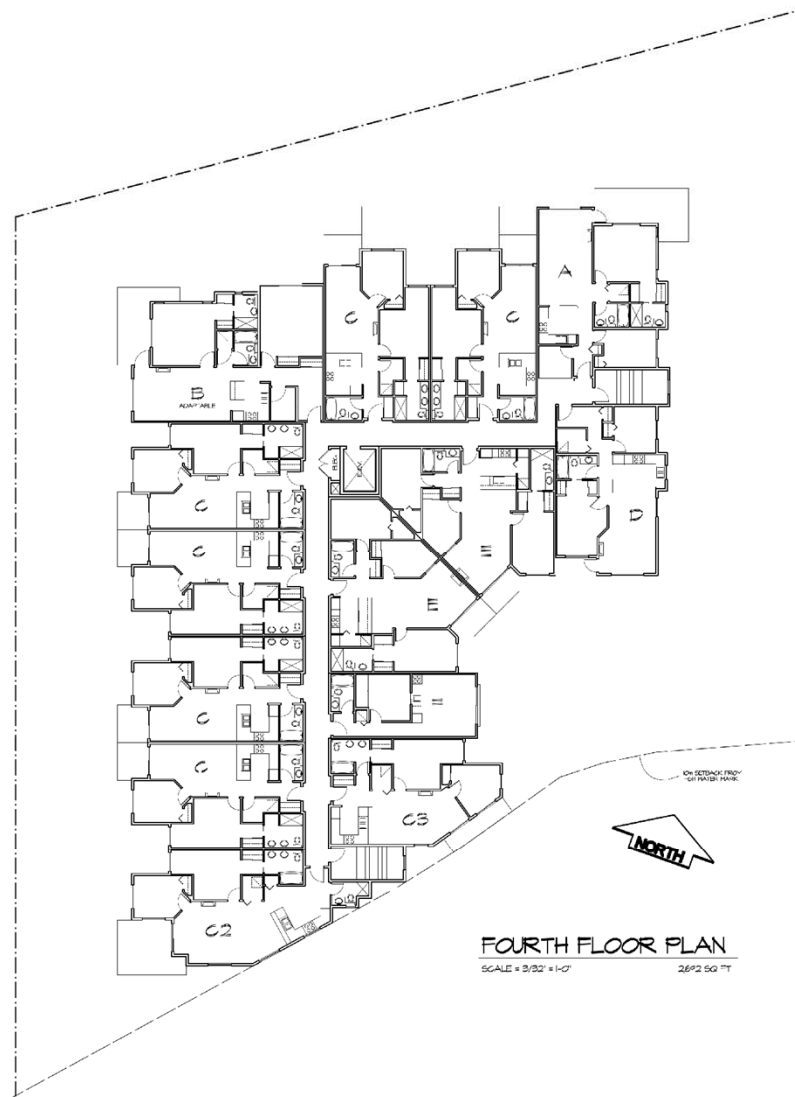
DATE:	03.09.2017
SCALE:	3/32" = 1'-0"
DESIGNER:	SW

DRAWING TITLE:  
**PRELIMINARY  
 THIRD FLOOR PLAN**

OR NO.:  
**1611**

REV NO.:  
**P-5**





APR 11 2017 - REVISED FOR DEVELOPER'S REVIEW  
MAY 22 2017 - REVISED FOR DEVELOPER'S REVIEW  
CONSOLE

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PROJECT:  
**54 UNIT APARTMENT**

1000 10th Avenue, Suite 100  
Boulder, CO 80502

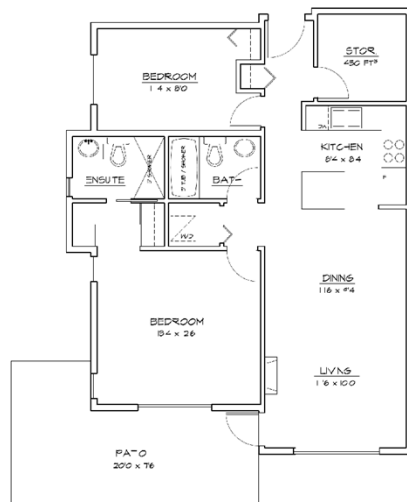
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SCALE:	3/32" = 1'-0"
DESIGN:	SW

PRELIMINARY  
FOURTH  
FLOOR PLAN

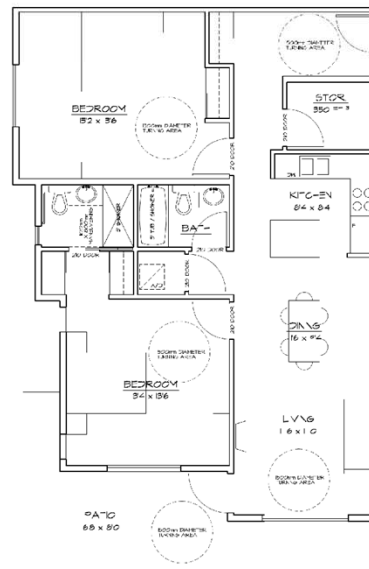
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DESIGN:	SW

1611

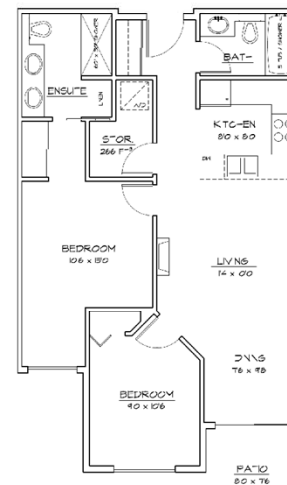
P-6



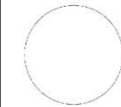
'A' UNIT PLAN 660 SQ FT  
SCALE = 1/4" = 1'-0"



'B' UNIT PLAN 614 SQ FT  
SCALE = 1/4" = 1'-0" ADAPTABLE UNIT



'C' UNIT PLAN 780 SQ FT  
SCALE = 1/4" = 1'-0"



APRIL 1, 2017 REVISION 1  
NWC-22-20 - E-100 FOR ARCHITECTURE  
CUBONE

1/4" = 1'-0" (1/4" = 1'-0")  
1/4" = 1'-0" (1/4" = 1'-0")  
1/4" = 1'-0" (1/4" = 1'-0")  
1/4" = 1'-0" (1/4" = 1'-0")

CONSULTANT

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TITLE:  
**54 UNIT APARTMENT**

1/4" = 1'-0" (1/4" = 1'-0")  
1/4" = 1'-0" (1/4" = 1'-0")  
1/4" = 1'-0" (1/4" = 1'-0")  
1/4" = 1'-0" (1/4" = 1'-0")

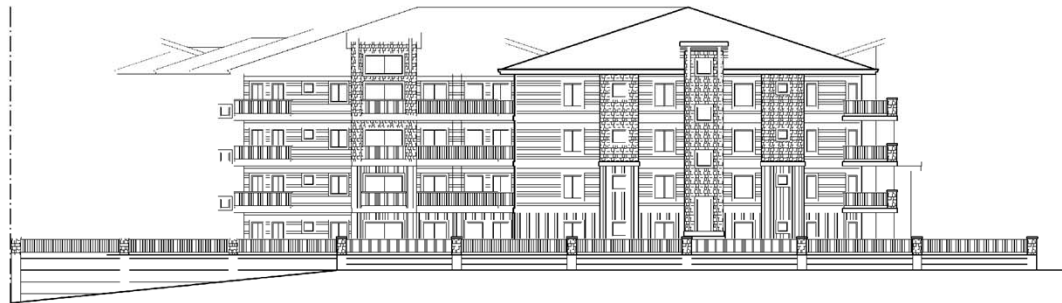
DATE: NOV 30, 2016  
SCALE: 1/4" = 1'-0"  
DRAWN: JWP

DRAWING TITLE:  
**PRELIMINARY SUITE PLANS**

OR NO: **1611**  
SHEET NO: **P-7**







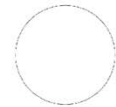
**EAST ELEVATION**  
SCALE = 3/32" = 1'-0"



**NORTH ELEVATION**  
SCALE = 3/32" = 1'-0"

**EXTERIOR FINISHES :**

- ① ASPHALT SHINGLE ROOF (40 YR. WARRANTY)
- ② PREFINISHED ALUMINUM TARGA GUTTERS
- ③ HORIZONTAL VINYL SIDING (2ND-4TH FLOOR)
- ④ 2X4 AGED WOOD
- ⑤ VINYL SHAKE ACCENTS (2ND-4TH FLOOR)
- ⑥ VERTICAL SIDING 1st FLOOR
- ⑦ VINYL TRIM AND GING
- ⑧ LEDGESTONE COLUMNS
- ⑨ PREFINISHED ALUMINUM PICKET RAILING



APRIL 15, 2017 REVISED FOR DISCREPANCY FROM  
NOV-22-2017 - REVISED FOR DISCREPANCY FROM  
TOLSONE

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**54 UNIT  
APARTMENT**

1500 WESTON DR.  
ANDREWS

DATE	05.05.2017
SCALE	3/32" = 1'-0"
NO. OF SHEETS	01

**PRELIMINARY  
NORTH & EAST  
ELEVATIONS**

**1611**

**P-9**



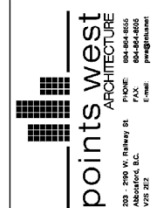
Architectural elevation drawing of a three-story building facade. The facade features a series of vertical elements, including windows and decorative panels, and is topped with a gabled roof. A fence is visible in the foreground.

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

APR 12 2007 - REVISED FOR DEVELOPMENT PSM1.  
MAY 22 2007 - REVISED FOR DEVELOPMENT PSM1.  
REVISIONS:

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CONSULTANT:



54 UNIT  
APARTMENT

9447 WOODEN CITS  
JANBY, BC

Wf :	CC : 6 203
SCALE :	5/22 = 1-2
DOWN :	Wf

DRAWING TIT:  
**PRELIMINARY  
SOUTH & WEST  
ELEVATIONS**

1611

**P-10**

# EXTERIOR MATERIALS & COLOURS



Asphalt Shingles  
'Cambridge' by IKO  
Colour - Weatherwood



Accent Shakes  
by Gentek  
Colour - Storm - 631



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



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



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



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



Columns and Gable Braces  
Semi Transparent Stain by  
Benjamin Moore



Aluminum Railings  
'Prefinished Aluminum' by  
Duracoat Colour - Black

Brydon Crescent

Exterior Materials  
Colour Selection





NATURE WALK SHADE GARDEN



KEEPING SERBIAN SPRUCE



STRAX JAPONICA TREE



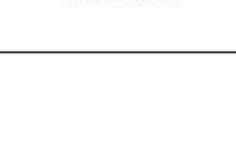
TUNNEL



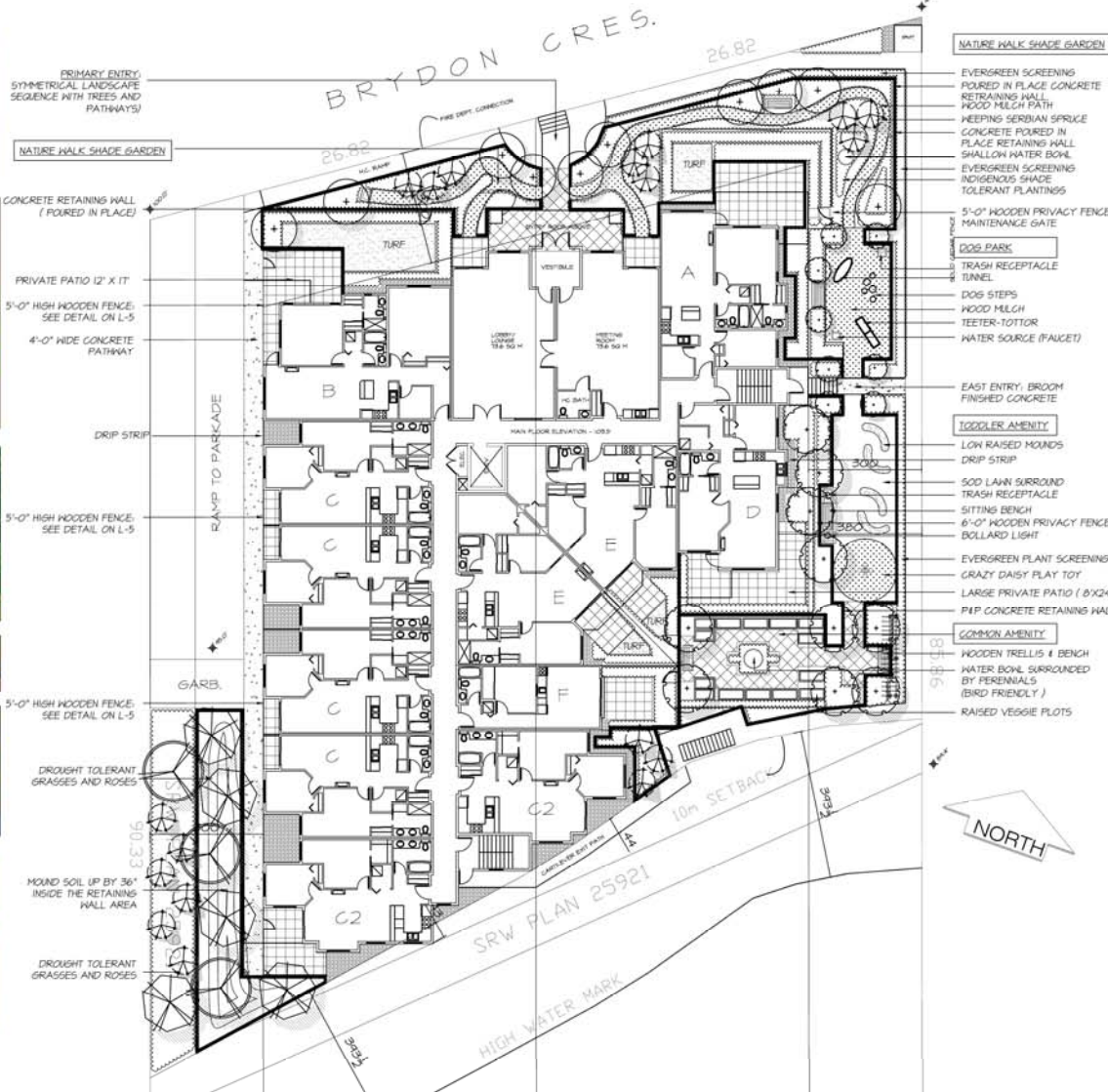
TEETER-TOTTOR



LOW RAISED MOUNDS



RAISED VEGGIE PLOTS



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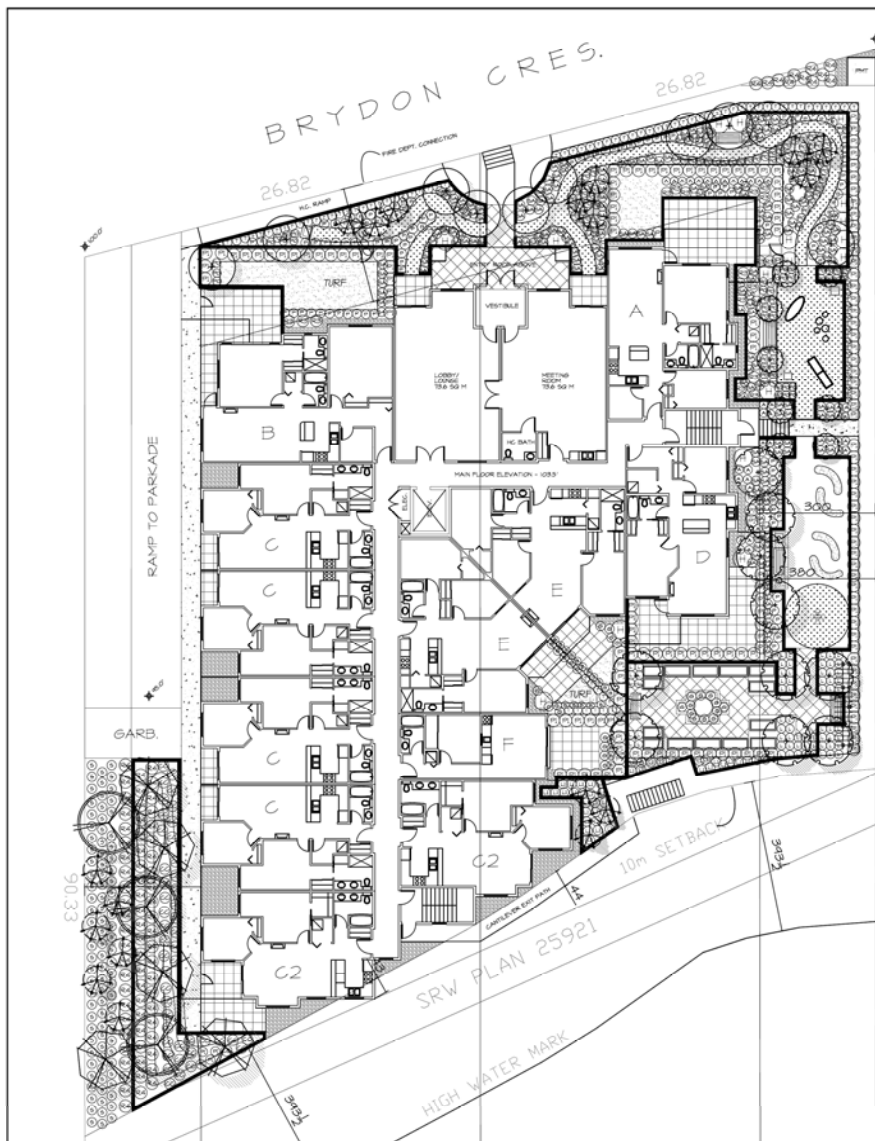


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New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	BY
1	2008-01-27	ISSUED FOR PERMIT REVIEW (P1)	TC
2	2008-02-05	REVISED PERMIT REVIEW (P2)	TC
3	2008-02-05	CONCEPT SITE PLAN	TC
4	2008-02-05	LANDSCAPE PLAN	TC

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

DRAWING TITLE:	
SITE PLAN	
DATE: 11/20/08	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	L1
DRAWN: TC	OF 7
DESIGN: TC	
CHECK: MTH	
M2LA PROJECT NUMBER:	07-006



# PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 17008	PLANTED SIZE / REMARKS
3	ACER RUBRA	RED MAPLE		6CM CAL, 2H STD, DBB
10	CORNUS EDDIE'S WHITE HONDER	WHITE HONDER DOGWOOD		6CM CAL, STD FORM, DBB
18	PICEA OMORICA PENELLA	KEEPPING SERBIAN SPRUCE		2.5M HT, DBB
3	PRUNUS NIGRA	ASTRIAN BLACK PINE		3H HT, DBB
8	PRUNUS SERICEA 'AHANOSANA'	AMANOSANA CHERRY		6CM CAL, 1.5M STD, DBB
10	STYRAX 'OBASSEA'	FRAGRANT SNOBELL		6CM CAL, DBB
34	BUXUS SEMPERVIRENS	COMMON BOXWOOD		#1 POT
17	HYDRANGEA PANGULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA LIMEGREEN-PINK		#2 POT
43	LONGICERA WIDA SILVER BEAUTY	SILVER BEAUTY LONGICERA		#1 POT
64	PRUNUS LUSTANGA	PORTUGUESE LAUREL		#5 POT
18	RHOODODENDRON 'CREST'	RHOODODENDRON YELLOWPINE		#2 POT
16	ROSA 'X RADRAZ' KNOCKOUT	RED KNOCKOUT ROSE		#1 POT
20	SARGOLCOGA HOOKERIANA VAR. HEMILIS	HIMALAYAN SHEET BOX		#2 POT
11	TAXUS X MEDIA 'NICKSY'	HICK'S YEW		1.5M DBB
80	CALAMAGROSIS AGUTIFLORA KARL FOCKSTER	FOCKSTER REED GRASS		#1 POT
4	PENISTETH ALPTEGROIDES NAEHLIN	DWARF FOUNTAIN GRASS		#1 POT
44	STIPA TENISSIANA	MEXICAN FEATHER GRASS		#1 POT
40	ANEMONE 'HONORINE JOBERT' WISE	WINTERFLOWER		5CM POT
38	GERANIUM 'LONGICORN BLUE'	GRANDEBEL GERANIUM		#1 POT
60	LAVERNEA ANOUK	ANOUK SILVER LAVENDER		#1 POT
61	COTONEASTER DAMMERI	BEARBERRY COTONEASTER		#1 POT
131	PACHYSANDRA TERMINALIS GREEN SHEEN	JAPANESE SPURGE		#1 POT
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 DATA 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 HIGHLAND AND PRASER 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.

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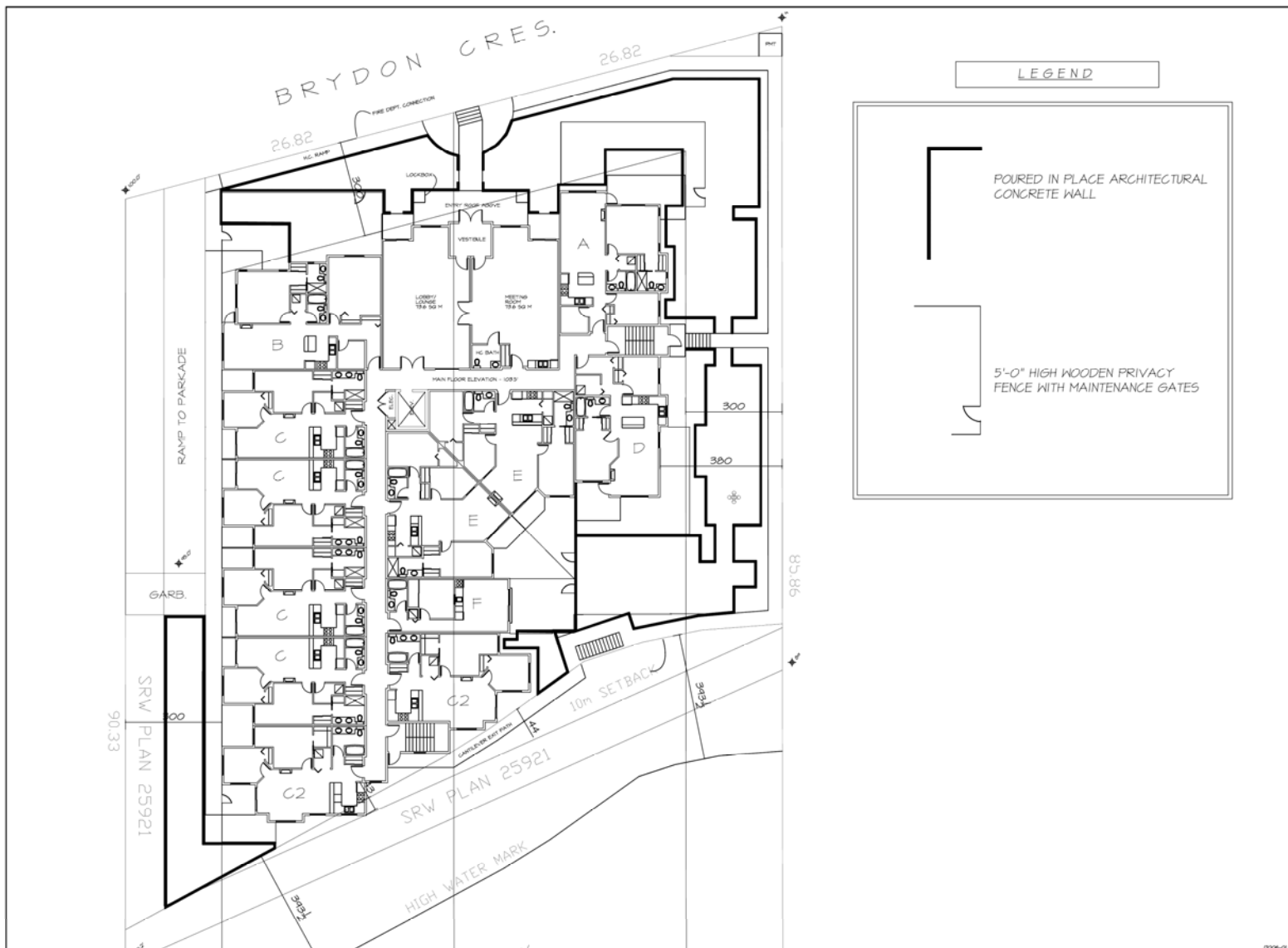
NO.	DATE	REVISION DESCRIPTION	BY
1	2008-01-08	ISSUED FOR PERMIT	TC
2	2008-01-08	ISSUED FOR PERMIT	TC
3	2008-01-08	CONCEPT SITE PLAN	TC
4	2008-01-08	CONCEPT LANDSCAPE PLAN	TC
5	2008-01-08	CONCEPT LANDSCAPE PLAN	TC

SEAL:

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

DRAWING TITLE:  
**SHRUB  
PLAN**

DATE: 17 JAN 08	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	
DRAWN: TC	<b>L2</b>
DESIGN: TC	
CHECK: MFM	OF 7
MOLA PROJECT NUMBER:	17008-01-08



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NO.	DATE	REVISION DESCRIPTION	BY
1	2008-01-28	CONCEPT SITE PLAN	TK
2	2008-01-28	CONCEPT SITE PLAN	TK
3	2008-01-28	CONCEPT SITE PLAN	TK
4	2008-01-28	CONCEPT SITE PLAN	TK
5	2008-01-28	CONCEPT SITE PLAN	TK
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9	2008-01-28	CONCEPT SITE PLAN	TK
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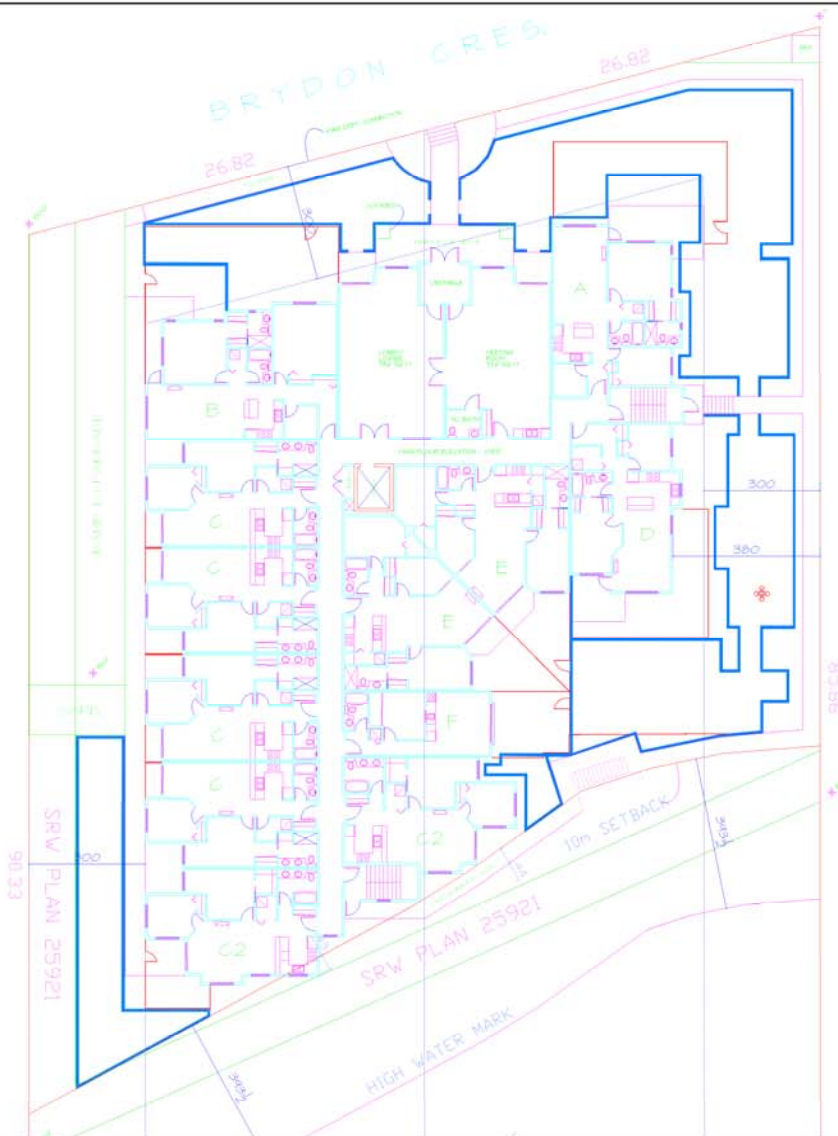
PROJECT:  
54 UNITS RESIDENTIAL  
DEVELOPMENT  
19942 BRYDON CRES.  
LANGLEY, BC

DRAWING TITLE:  
**RETAINING WALLS  
AND FENCES**

DATE: 11-JAN-08	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	<b>L3</b>
DRAWN: TK	
DESIGN: TK	
CHECK: RTH	OF 7
M2LA PROJECT NUMBER:	17-006

17006-01.dwg





# LEGEND

POURED IN PLACE ARCHITECTURAL  
CONCRETE WALL

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

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1	2006-01-01	ISSUED FOR PERMIT	TR
2	2006-01-01	ISSUED FOR PERMIT	TR
3	2006-01-01	CONCEPT SITE PLAN	TR
4	2006-01-01	LANDSCAPE ARCHITECTURE	TR

SHEET:

PROJECT:  
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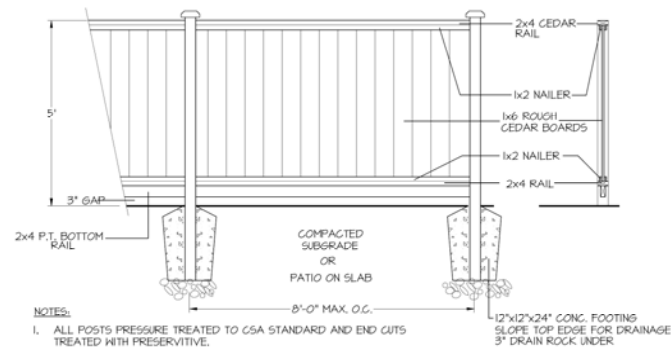
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**RETAINING WALLS  
AND FENCES**

DATE: 11-20-06	DRAWING NUMBER:
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DRAWN: TR	
DESIGN: TR	
CHECK: RHY	<b>OF 7</b>
M2LA PROJECT NUMBER:	<b>17-006</b>

1006-01-06



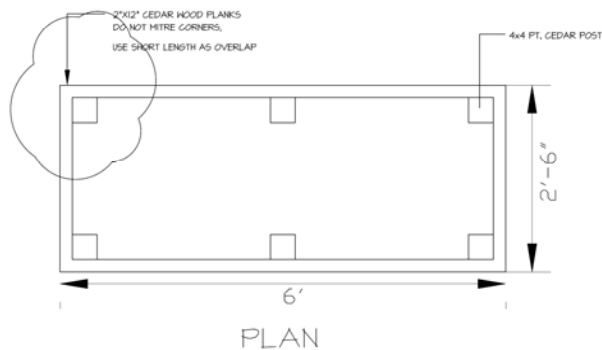




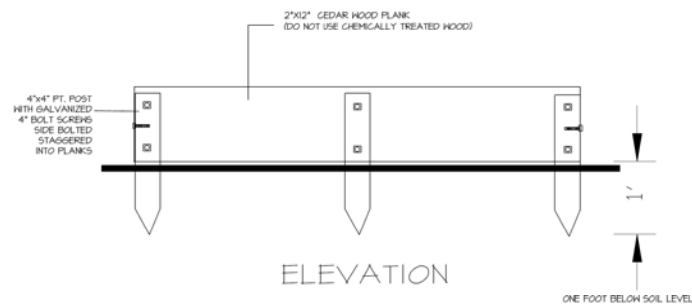
**NOTES:**

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
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".

# 5' HT. WOODEN PRIVACY FENCE  
SCALE: 3/4"=1'-0"



PLAN



ELEVATION

# RAISED VEGGIE PLOTS  
SCALE: 1-1/2"=1'-0"

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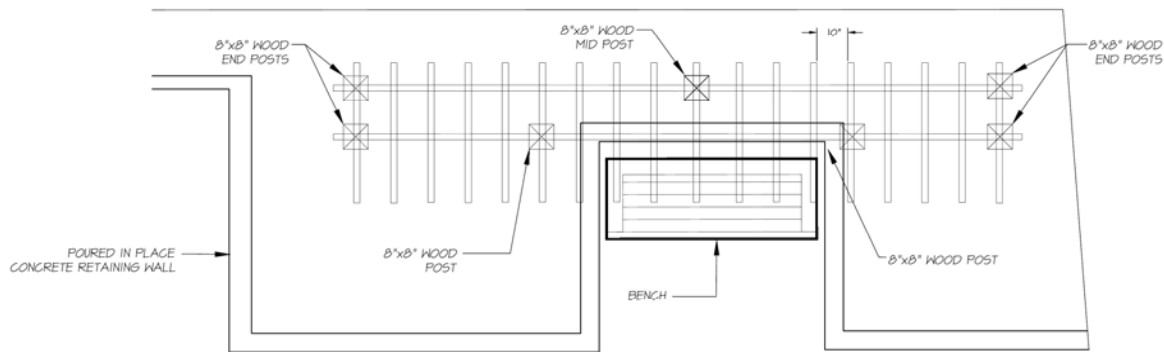
**LANDSCAPE  
DETAILS**

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SCALE:	
DRAWN: TC	
DESIGN: TC	
CHECK: RTH	
M2LA PROJECT NUMBER:	17-000

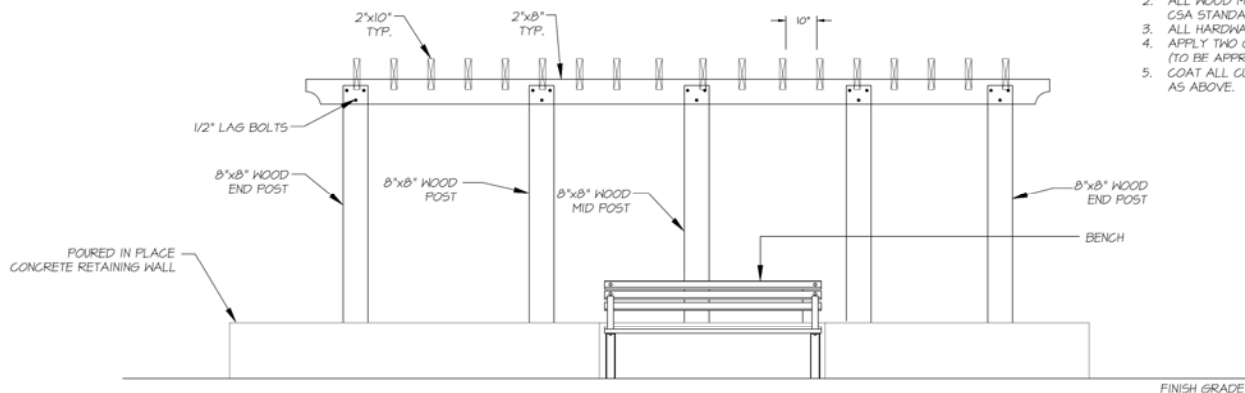
**L5**

OF 7

17000-01.dwg



PLAN VIEW



FRONT ELEVATION

# 1.6 WOODEN TRELLIS  
SCALE: 3/4"=1'-0"

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.

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1	REV	01/10/18	CONCEPT SITE PLAN	TK
2	REV	01/10/18	CONCEPT SITE PLAN	TK
3	REV	01/10/18	CONCEPT SITE PLAN	TK
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20	REV	01/10/18	CONCEPT SITE PLAN	TK

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DRAWING TITLE:

LANDSCAPE  
DETAILS

DATE: 17 JAN 18	DRAWING NUMBER:
SCALE:	
DRAWN: TK	
DESIGN: TK	
CHECK: MTH	
MOLA PROJECT NUMBER:	17 000

L6

OF 7