



**PROJECT STATISTICS**

**CIVIC ADDRESS :**

19608, 56TH AVENUE, LANGLEY, BC.  
 19618, 56TH AVENUE, LANGLEY, BC.  
 19630, 56TH AVENUE, LANGLEY, BC.  
 19642, 56TH AVENUE, LANGLEY, BC.

**LEGAL DESCRIPTION :**

LOT 1, SECTION 3, TOWNSHIP 8, NWD PLAN 9565  
 LOT 2, SECTION 3, TOWNSHIP 8, NWD PLAN 9565  
 LOT 3, SECTION 3, TOWNSHIP 8, EXCEPT PLAN BCP50413, NWD PLAN 9565  
 LOT 63, SECTION 3, TOWNSHIP 8, EXCEPT PLAN BCP50080, NWD PLAN 25734

**LOT AREA :**

EXISTING: 39,516.44 SQ.FT.=3671.2 SQ.M.=0.91 ACRES

**ZONING :**

EXISTING : RS1 - SINGLE FAMILY RESIDENTIAL  
 PROPOSED : CD - COMPREHENSIVE DEVELOPMENT ZONE (CD) -  
 MEDIUM DENSITY RESIDENTIAL

**LOT COVERAGE :**

PROVIDED : 17,571 SF = 44%

**FLOOR AREA :**

PROVIDED : BLOCK 1 : 11,865 SQ.FT. = 1102.3 SQ.M.  
 BLOCK 2 : 13,691 SQ.FT. = 1271.94 SQ.M.  
 BLOCK 3 : 13,747 SQ.FT. = 1277.14 SQ.M.  
 BLOCK 4 : 11,819 SQ.FT. = 11098.02 SQ.M.

**TOTAL : 51122 SQ.FT. = 4749.39 SQ.M.**

**FAR :**

PROVIDED : 51122/39,516 = 1.29

**BUILDING HEIGHT :**

ALLOWED : 3 STORIES  
 PROVIDED : 3 STORIES

**SETBACKS :**

PROVIDED : NORTH PL. : 14'-7" TO 15'-3"  
 SOUTH PL. : 19'-0" TO 19'-6"  
 WEST PL. : MIN. : 10'-5"  
 MAX. : 28'-8"  
 EAST PL. : MIN. : 10'-0"  
 MAX. : 11'-0"

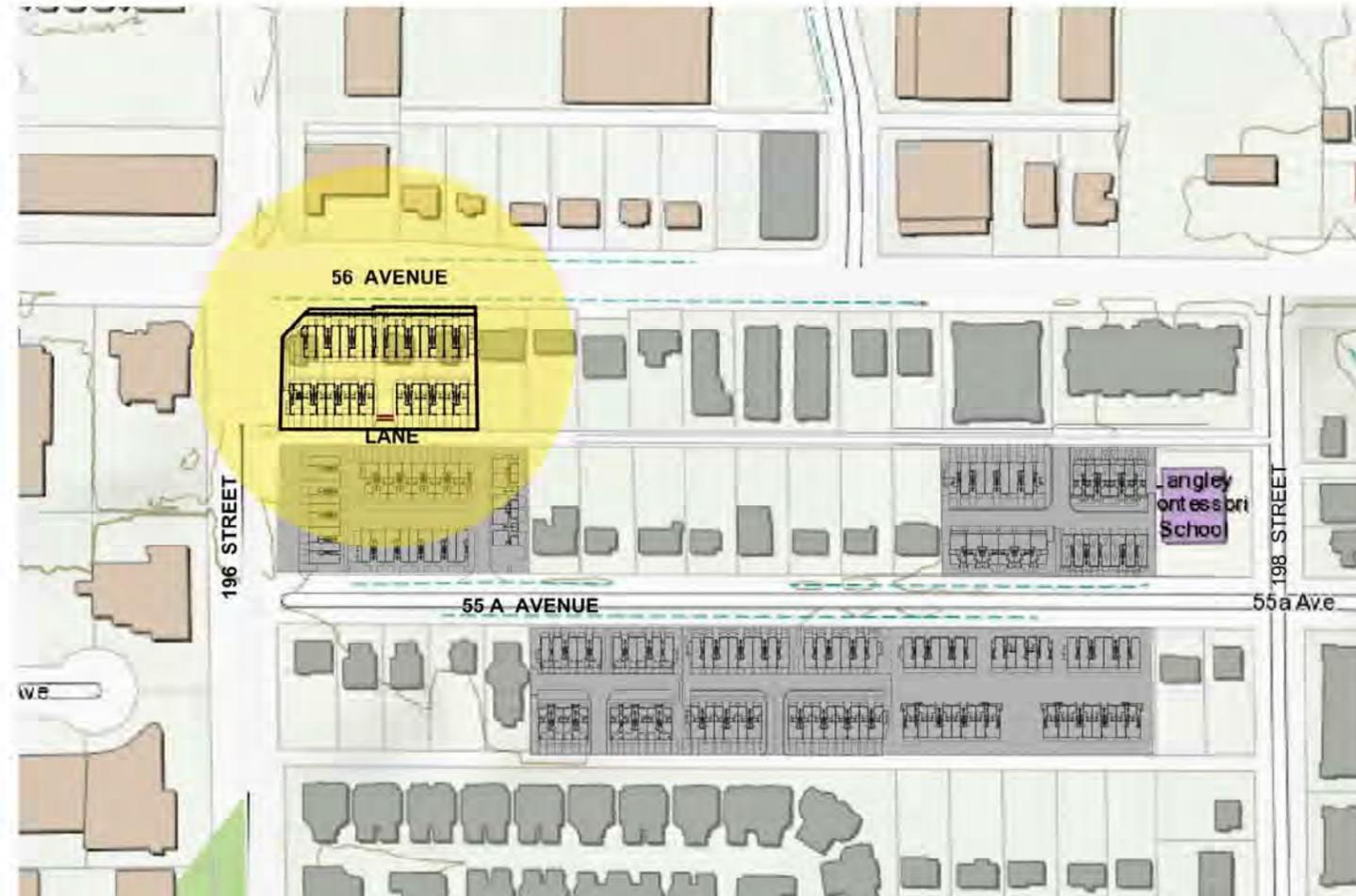
**NO. OF UNITS : 26**

**DENSITY :**

ALLOWED : 70 UNITS/ACRE  
 PROPOSED : 28.6 UNIT / ACRE

**PARKING :**

REQUIRED : 2 STALLS / TOWNHOUSE : 52 STALLS  
 VISITORS : 0.2 /UNIT = 5  
 PROVIDED : 2 STALLS / TOWNHOUSE : 52 STALLS  
 VISITORS : 5



UNIT MIX									
UNIT TYPE	A	As	A1	B	B1	C	C1	Cs	TOTAL
NO OF BED RM.	2	2	3	3	4	2	3	2	-
NO OF UNIT	2	1	1	5	6	4	6	1	26
AREA (SQ.FT.)	1420	1546	1675	1460	1680	1260	1480	1348	-
TOTAL AREA (SQ.FT.)	2840	1546	1675	7300	10080	5040	8880	1348	38709

NO OF 2 BED RM. : 8  
 NO OF 3 BED RM. : 12  
 NO OF 4 BED RM. : 6



**F. ADAB  
 ARCHITECTS  
 INC.**

#130-1000 ROOSEVELT CRESCENT  
 NORTH VANCOUVER, BC V7P 3R4  
 TEL: (604) 987-3003 FAX: (604) 987-3033  
 E-MAIL: mfa@multigonf.adab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE DEVELOPMENT**  
 19608-19618-19630-19642  
 56 AVENUE, LANGLEY  
 FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
 1040 MADORE AVE  
 COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**STATISTICS  
 CONTEXT PLAN**

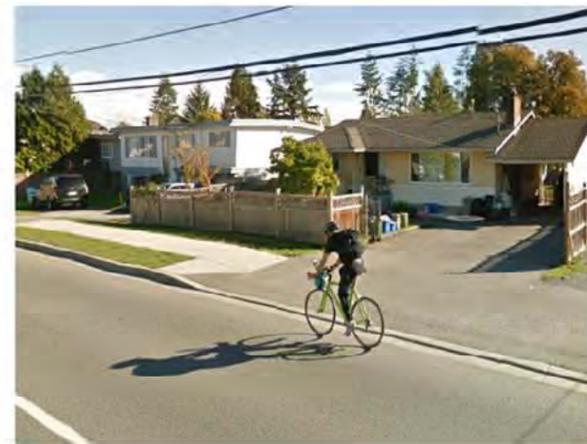
DATE: NOV 2017	SHEET NO:
SCALE: N/A	<b>A-1.1</b>
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1706	



1



3



4



2



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@muligorfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
1	01-03-18	ISSUED FOR REZONING & DP

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**AERIAL MAP  
CONTEXT PHOTOS**

DATE: NOV 2017	SHEET NO:
SCALE: N/A	<b>A-1.2</b>
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1706	



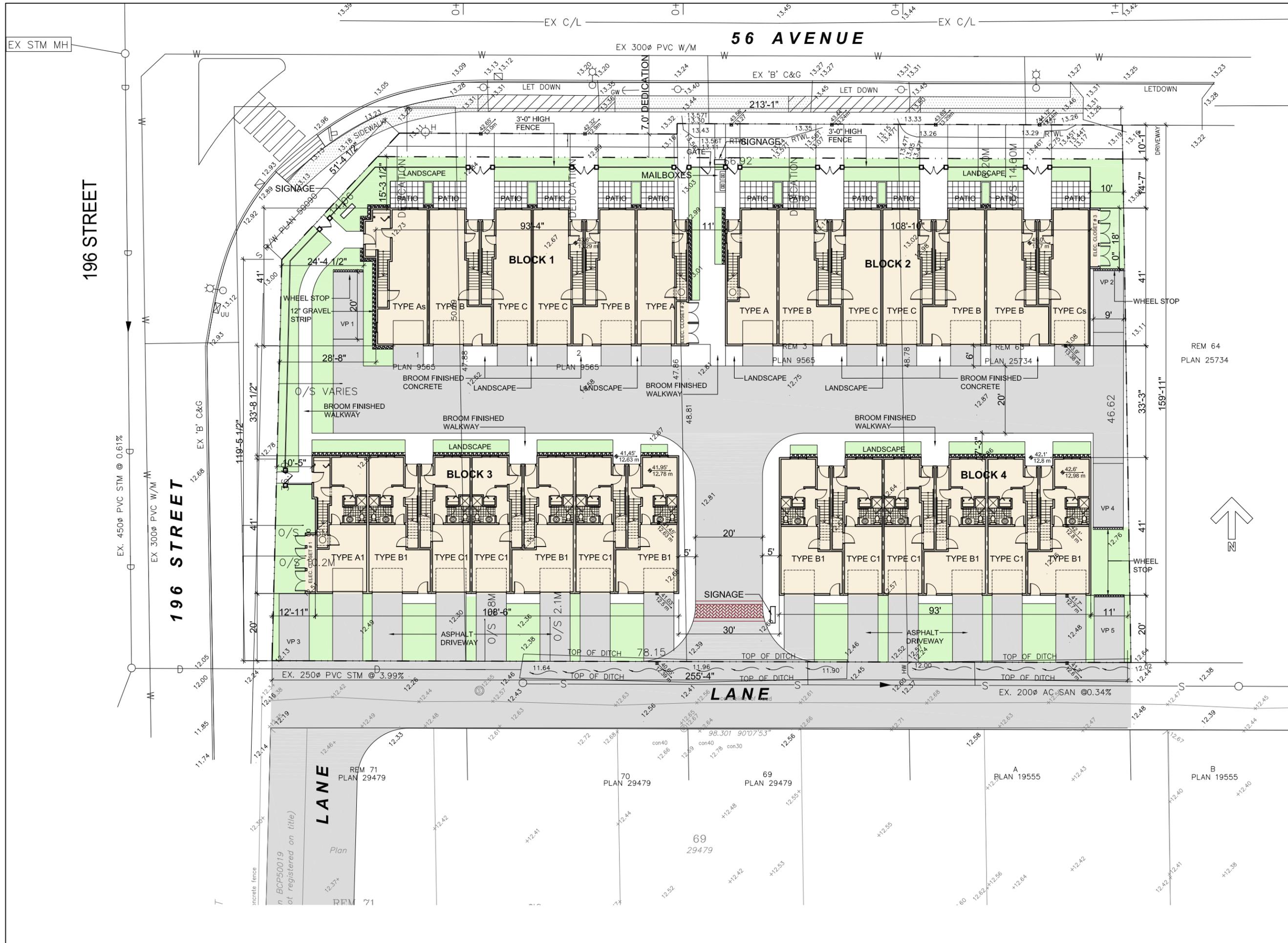
**F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonfadb.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY

FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**SITE PLAN**

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	<b>A-1.3</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	



















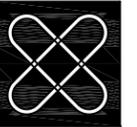












**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonfadab.com

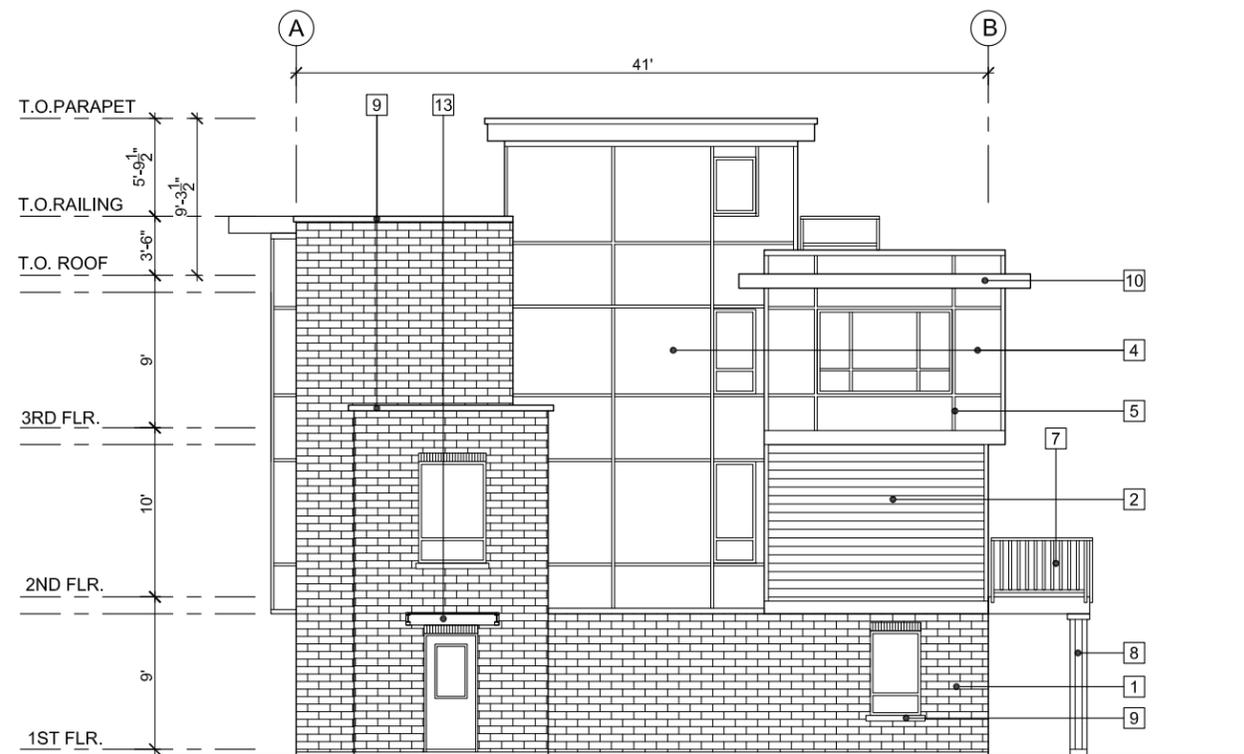
This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**NORTH (FRONT) ELEVATION - BLOCK 1**



**WEST ELEVATION -  
BLOCK 1**

**EXTERIOR FINISHES**

- 1 **BRICK**  
CHESTNUT - BY MUTUAL MATERIALS CO.
- 2 **6" HORIZONTAL SIDING -**  
PVC / HAZEL OAK REF #6 BY SAGIPER
- 3 **6" HORIZONTAL HARDIE SIDING**  
**/ BAND BOARD**  
SW 6099 SAND DOLLAR - BY SHERWIN WILLIAMS
- 4 **HARDIE PANEL / BOARD**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 5 **TRIM**  
BLACK
- 6 **WINDOW**  
VINYL -BLACK
- 7 **RAILING**  
ALUMINUM - BLACK  
GLASS (SAFETY) - CLEAR
- 8 **COLUMN**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 9 **WINDOW SILL - WALL CAP**  
PRE-CAST CONCRETE
- 10 **ROOF OVERHANG**  
SW 6103 TEA CHEST - BY SHERWIN WILLIAMS
- 11 **ENTRY DOOR**  
BLOCKS 1 & 2: SW 6244 - BY SHERWIN WILLIAMS
- 12 **GARAGE DOOR**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 13 **CANOPY**  
BLACK METAL FRAME  
CLEAR GLASS

1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

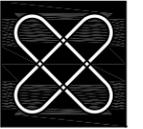
DRAWING TITLE:  
**BLOCK 1 NORTH AND  
WEST ELEVATIONS**

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	<b>A-3.1a</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	









**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonfadb.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

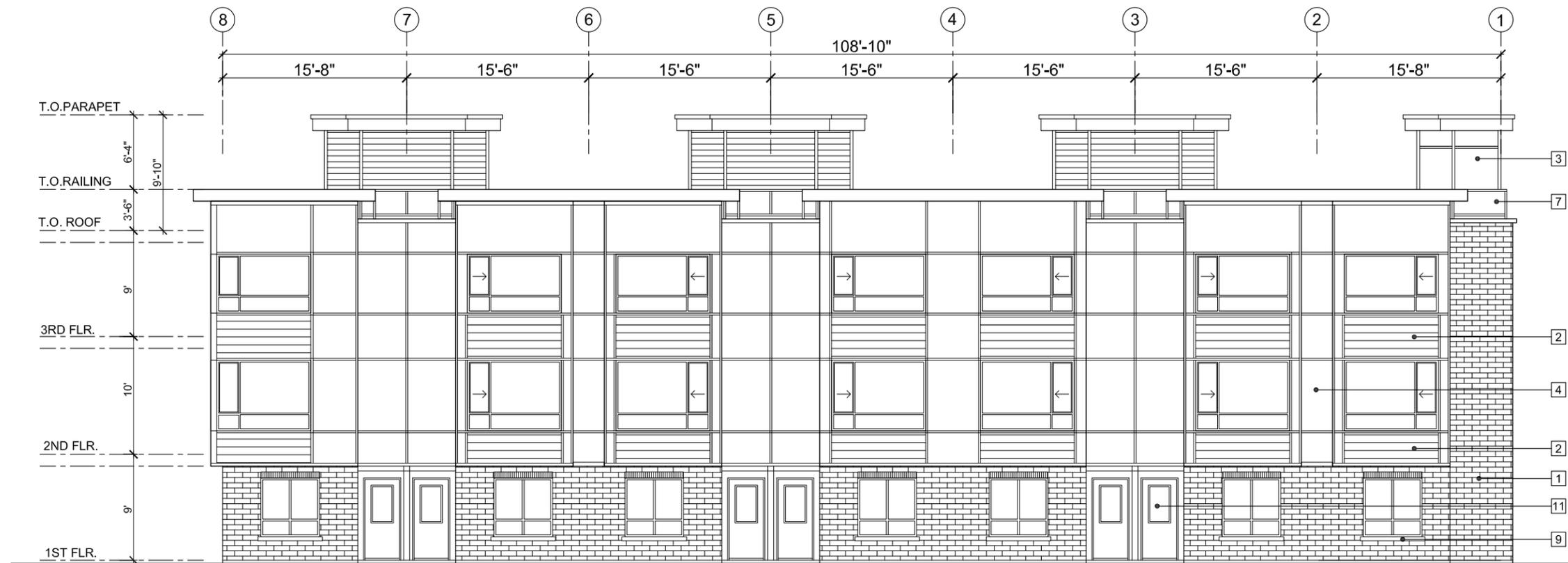
These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
1	01-03-18	ISSUED FOR REZONING & DP

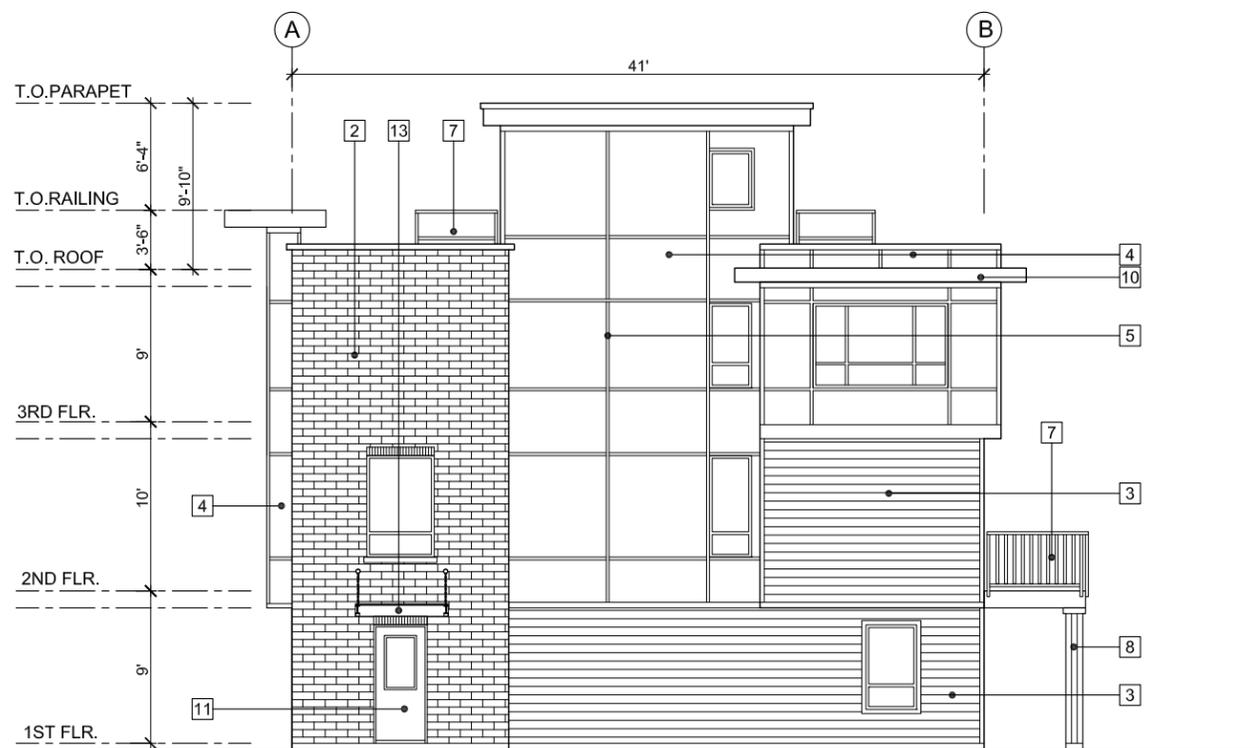
PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 3 NORTH AND  
WEST ELEVATIONS**

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	<b>A-3.3a</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	



**NORTH ELEVATION  
BLOCK 3**

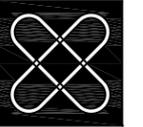


**WEST ELEVATION  
BLOCK 3**

**EXTERIOR FINISHES**

- 1 **BRICK**  
CHESTNUT - BY MUTUAL MATERIALS CO.
- 2 **6" HORIZONTAL SIDING -**  
PVC / HAZEL OAK REF #6 BY SAGIPER
- 3 **6" HORIZONTAL HARDIE SIDING**  
**/ BAND BOARD**  
SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS
- 4 **HARDIE PANEL / BOARD**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 5 **TRIM**  
BLACK
- 6 **WINDOW**  
VINYL -BLACK
- 7 **RAILING**  
ALUMINUM - BLACK  
GLASS (SAFETY) - CLEAR
- 8 **COLUMN**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 9 **WINDOW SILL - WALL CAP**  
PRE-CAST CONCRETE
- 10 **ROOF OVERHANG**  
SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS
- 11 **ENTRY DOOR**  
BLOCKS 3 & 4 : SW 7585 - BY SHERWIN WILLIAMS
- 12 **GARAGE DOOR**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 13 **CANOPY**  
BLACK METAL FRAME  
CLEAR GLASS





**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonadab.com

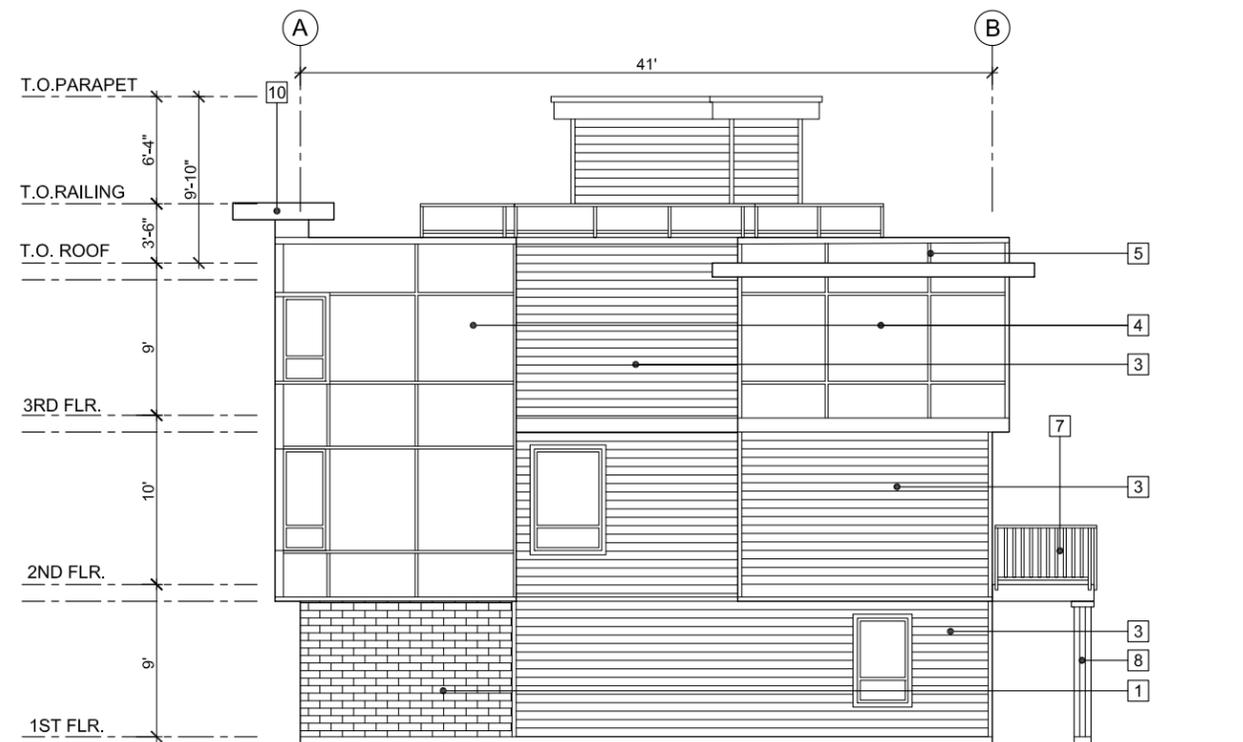
This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**NORTH ELEVATION -  
BLOCK 4**



**WEST ELEVATION -  
BLOCK 4**

**EXTERIOR FINISHES**

- 1 **BRICK**  
CHESTNUT - BY MUTUAL MATERIALS CO.
- 2 **6" HORIZONTAL SIDING -**  
PVC / HAZEL OAK REF #6 BY SAGIPER
- 3 **6" HORIZONTAL HARDIE SIDING**  
**/ BAND BOARD**  
SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS
- 4 **HARDIE PANEL / BOARD**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 5 **TRIM**  
BLACK
- 6 **WINDOW**  
VINYL - BLACK
- 7 **RAILING**  
ALUMINUM - BLACK  
GLASS (SAFETY) - CLEAR
- 8 **COLUMN**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 9 **WINDOW SILL - WALL CAP**  
PRE-CAST CONCRETE
- 10 **ROOF OVERHANG**  
SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS
- 11 **ENTRY DOOR**  
BLOCKS 3 & 4 : SW 7585 - BY SHERWIN WILLIAMS
- 12 **GARAGE DOOR**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 13 **CANOPY**  
BLACK METAL FRAME  
CLEAR GLASS

NO.	DATE	REVISION / ISSUED
1	01-03-18	ISSUED FOR REZONING & DP

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 4 NORTH AND  
WEST ELEVATIONS**

DATE: NOV 2017	SHEET NO:
SCALE: NTS.	<b>A-3.4a</b>
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1706	



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonadab.com

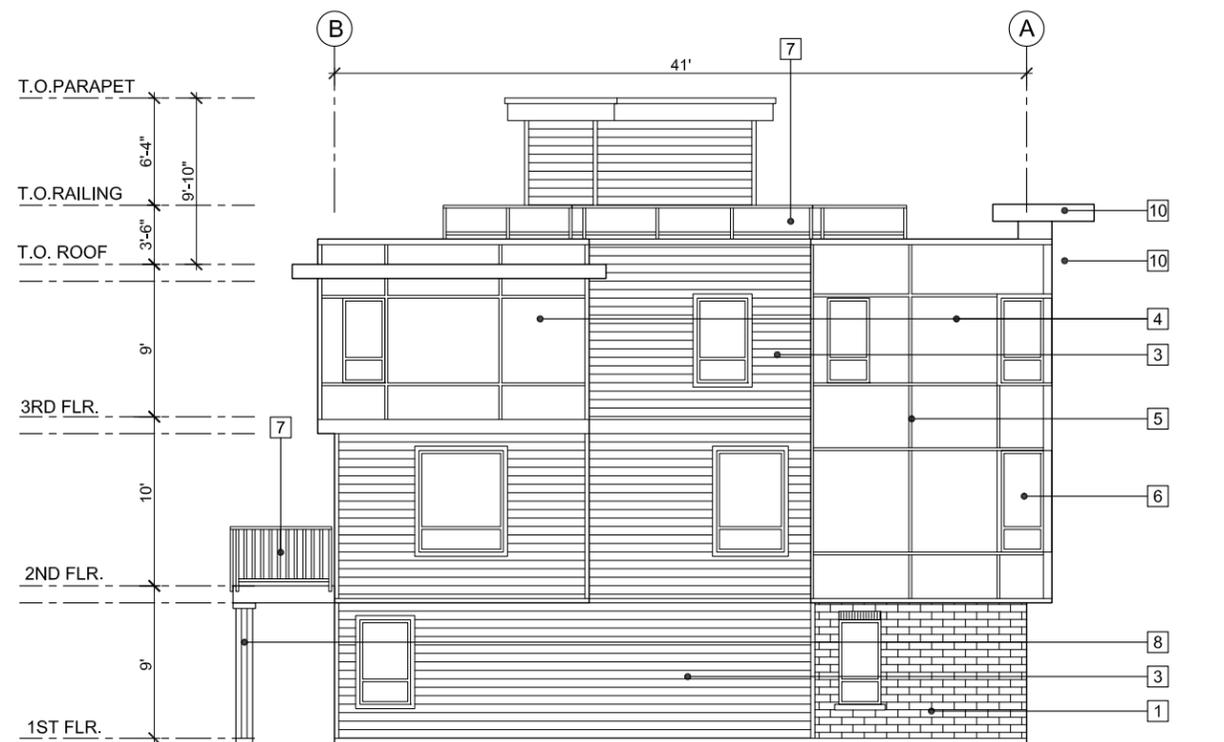
This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**SOUTH ELEVATION -  
BLOCK 4**



**EAST ELEVATION -  
BLOCK 4**

**EXTERIOR FINISHES**

- 1 **BRICK**  
CHESTNUT - BY MUTUAL MATERIALS CO.
- 2 **6" HORIZONTAL SIDING -**  
PVC / HAZEL OAK REF #6 BY SAGIPER
- 3 **6" HORIZONTAL HARDIE SIDING**  
/ BAND BOARD  
SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS
- 4 **HARDIE PANEL / BOARD**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 5 **TRIM**  
BLACK
- 6 **WINDOW**  
VINYL - BLACK
- 7 **RAILING**  
ALUMINUM - BLACK  
GLASS (SAFETY) - CLEAR
- 8 **COLUMN**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 9 **WINDOW SILL - WALL CAP**  
PRE-CAST CONCRETE
- 10 **ROOF OVERHANG**  
SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS
- 11 **ENTRY DOOR**  
BLOCKS 3 & 4 : SW 7585 - BY SHERWIN WILLIAMS
- 12 **GARAGE DOOR**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 13 **CANOPY**  
BLACK METAL FRAME  
CLEAR GLASS

NO.	DATE	REVISION / ISSUED
1	01-03-18	ISSUED FOR REZONING & DP

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 4 SOUTH AND  
EAST ELEVATIONS**

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	<b>A-3.4b</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	







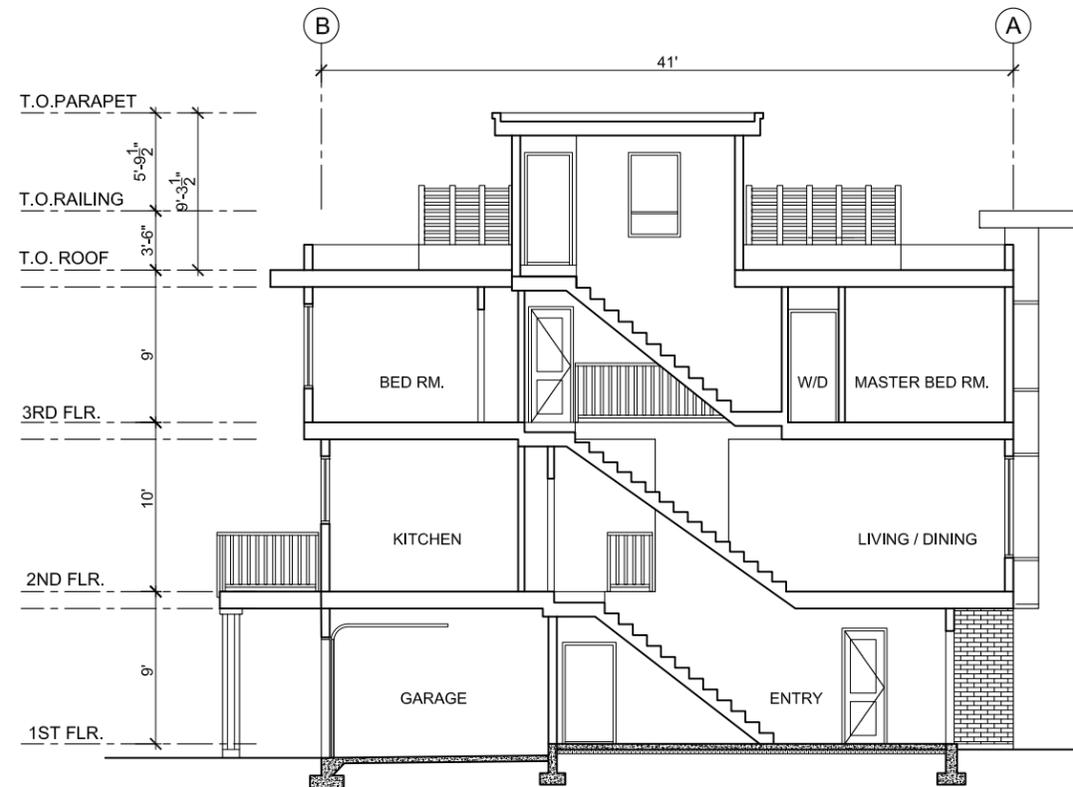
**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonfadab.com

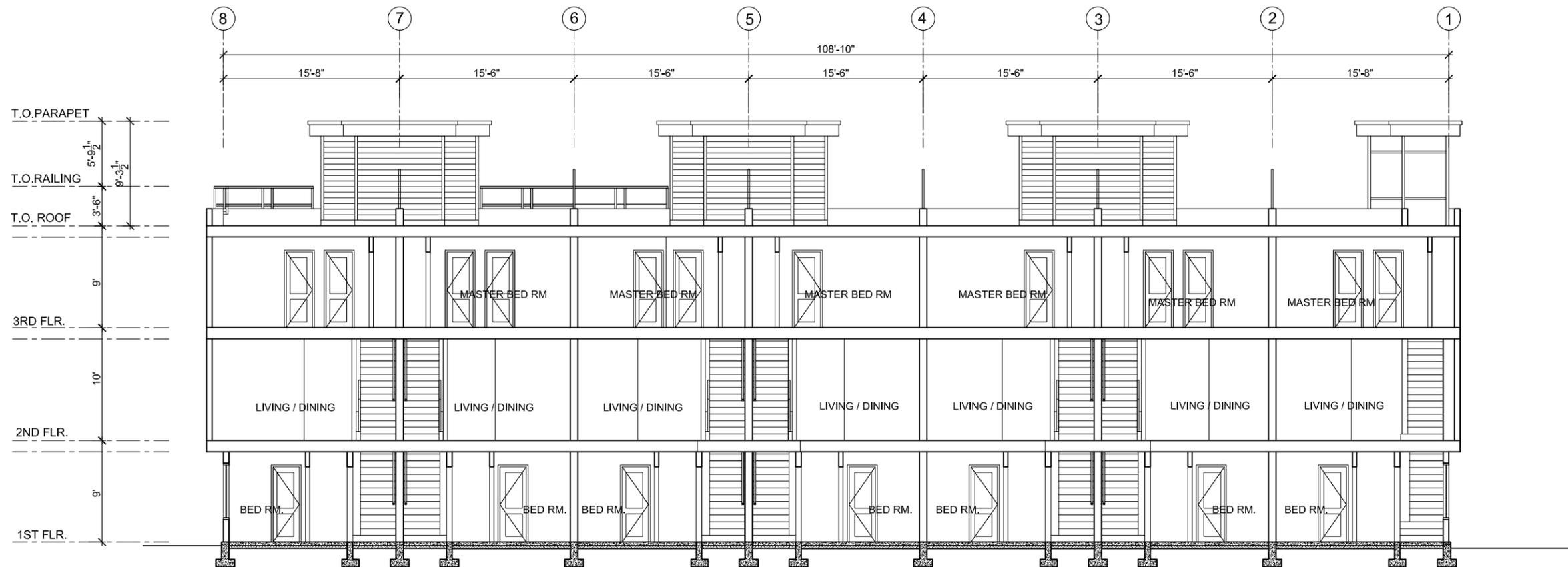
This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**SECTION F-F - BLOCK 3**



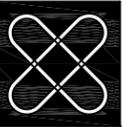
**SECTION E-E - BLOCK 3**

1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 3  
SECTIONS E-E & F-F**

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	<b>A-4.3</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	



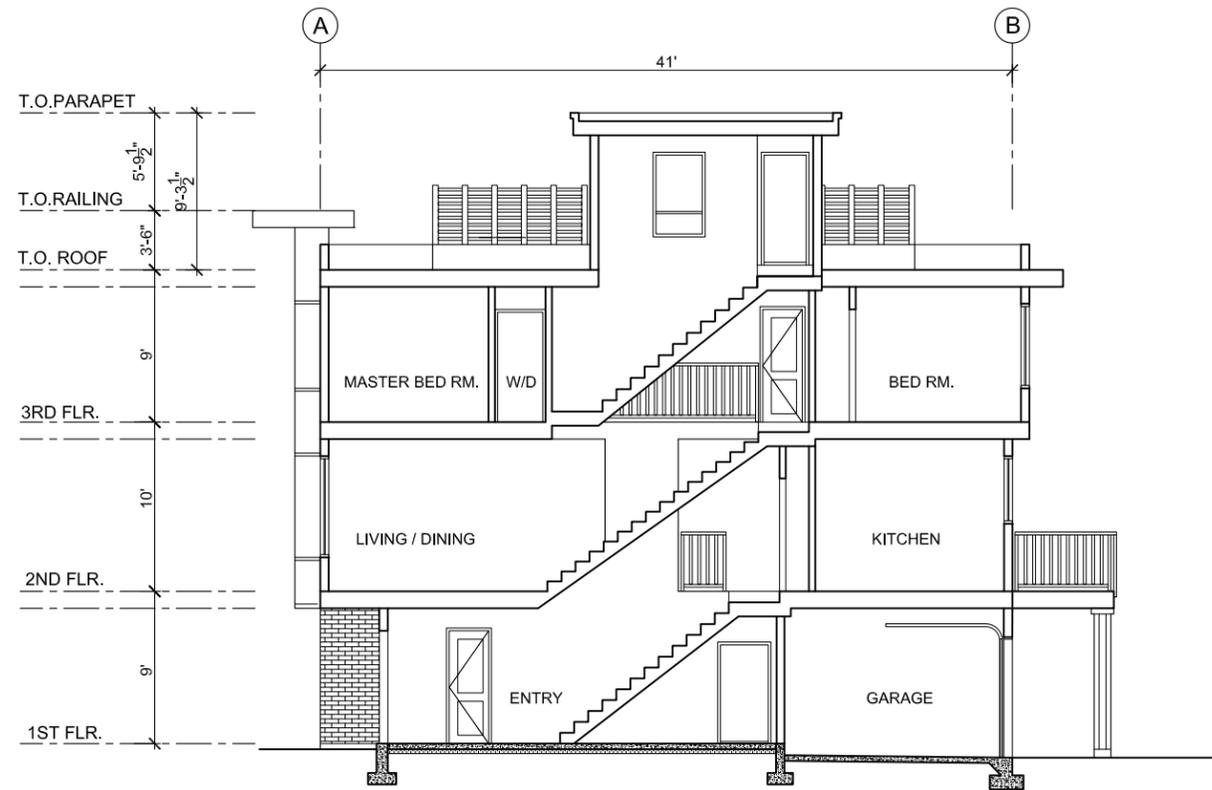
**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonfadb.com

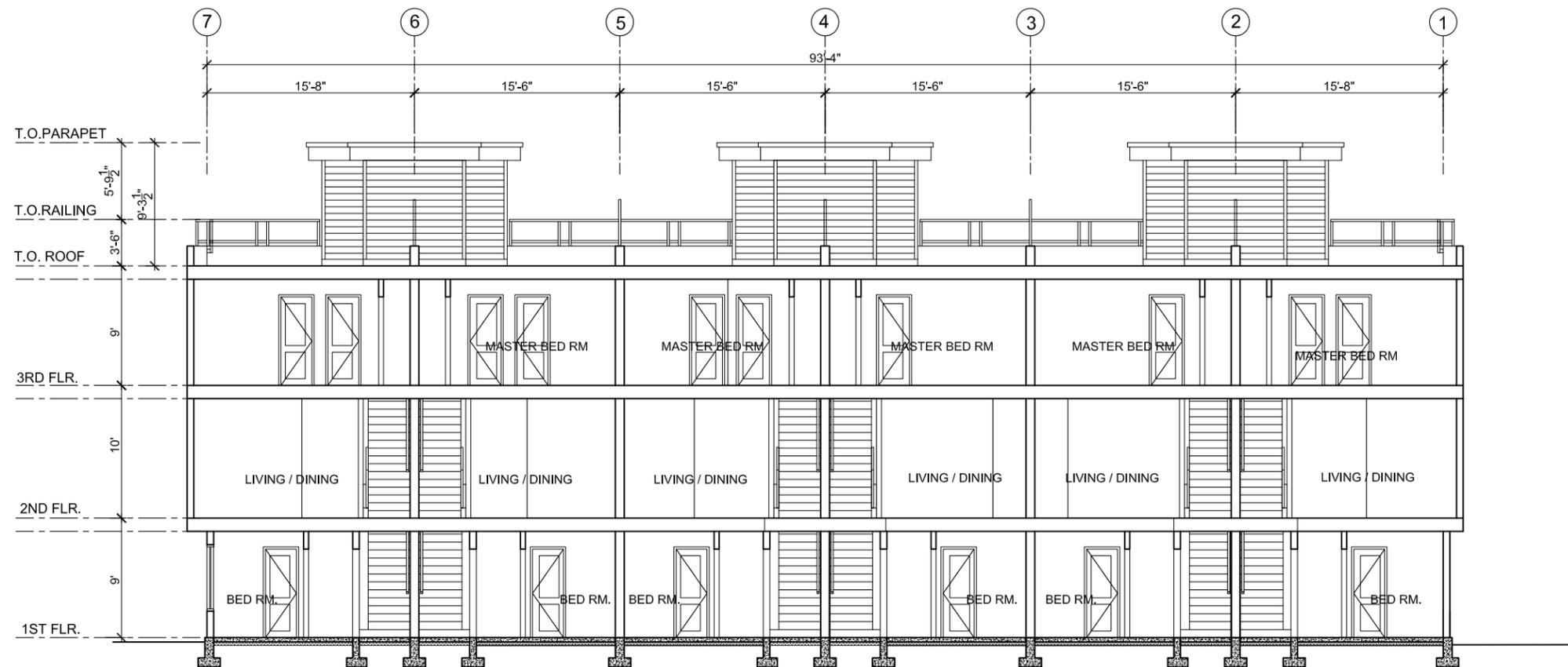
This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**SECTION H-H - BLOCK 4**



**SECTION G-G - BLOCK 4**

1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 4  
SECTIONS G-G & H-H**

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	<b>A-4.4</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	



**PLANT SCHEDULE** M2 JOB NUMBER: 17087

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>SHRUB</b>				
Ⓟ	3	EXONYMUS ALATA	WINGED BURNING BUSH	#3 POT
Ⓟ	22	EXONYMUS FORTUNEI 'COLORATUS'	WINTERCREEPER	#2 POT; 80CM
Ⓟ	17	OSMANTHUS BURKWOODII	FALSE HOLLY; FRAGRANT WHITE	#3 POT
Ⓟ	13	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#3 POT
Ⓟ	173	FRUNUS LUSITANICA	PORTUGUESE LAUREL	1M B4B
Ⓟ	4	RHODODENDRON 'LUNNINGHAM'S WHITE'	RHODODENDRON, WHITE, L. MAY	#5 POT
Ⓟ	8	RHODODENDRON 'YAKU PRINCE'	YAKU PRINCE RHODODENDRON	#3 POT; 50CM 1M B4B
Ⓟ	27	ROSA 'PEARL MEIDLAND'	MEIDLAND ROSE	#3 POT
Ⓟ	22	SARCOCCOGA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SARCOCCOGA	#2 POT
Ⓟ	23	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT
Ⓟ	103	TAXUS X MEDIA 'HICKSII'	HICKS YEW	#5 POT
Ⓟ	34	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT;
<b>GRASS</b>				
Ⓟ	58	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	#2 POT
Ⓟ	26	FENNETUM ALOPECUROIDES 'HAEMULI'	DIARF FOUNTAIN GRASS	#1 POT
Ⓟ	14	FENNETUM ALOPECUROIDES 'MOUDRY'	MOUDRY FOUNTAIN GRASS	#1 POT
<b>GROUND COVER</b>				
Ⓟ	134	EPIMEDIUM X RUBRUM	BARRENWORT	#1 POT; 25CM
Ⓟ	118	LONGICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
Ⓟ	57	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNIA 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.

**56 AVENUE**



Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#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.
3	JAN.04.20	REV AS PER NEW SITE PLAN	BN
2	JAN.3.2018	REVISED PER CPTED REPORT	PMT
1	DEC.13.2017	PRELIMINARY PLAN	BN

SEAL:

PROJECT:  
**26 TOWNHOUSE DEVELOPMENT**  
 196 STREET & 56 AVENUE  
 LANGLEY, BC

DRAWING TITLE:  
**SHRUB PLAN**

DATE: DEC.13, 2017	DRAWING NUMBER:
SCALE: 3/32"=1'-0"	<b>L2</b>
DRAWN: BN	
DESIGN: BN	
CHK'D: MLTM	
M2LA PROJECT NUMBER:	<b>JOB NO. 17 087</b>

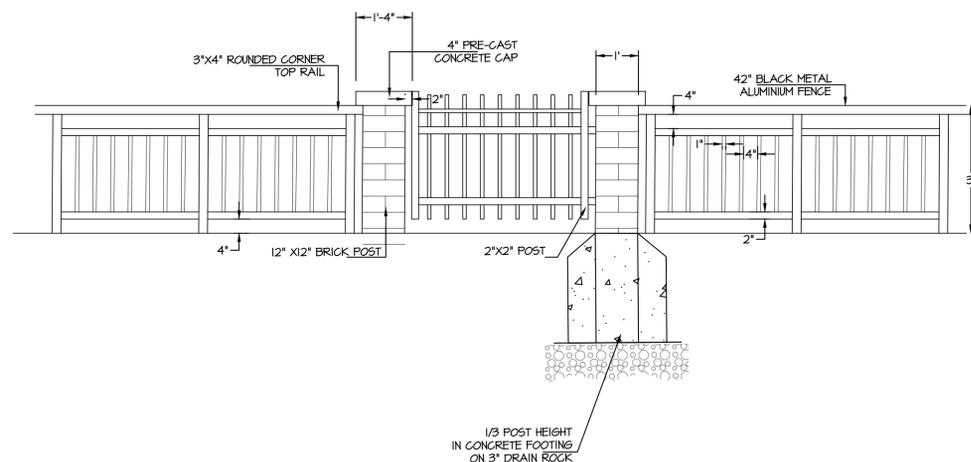
**196 STREET**

**LANE**

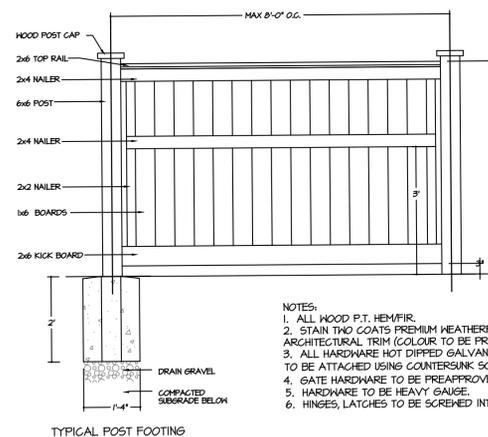




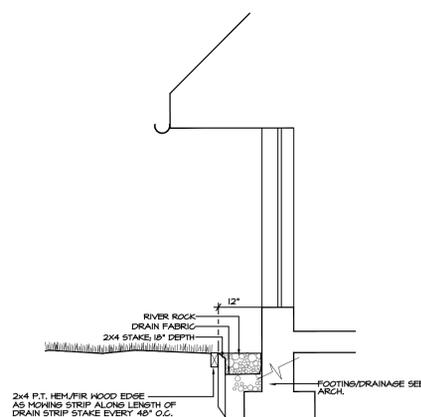
#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com



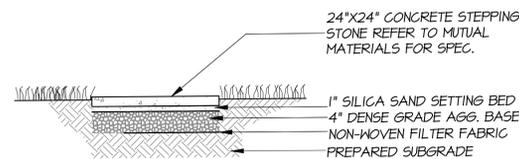
1 36" HT. BLACK METAL FENCE & GATE  
 L4 SCALE : 1/2" = 1'-0"



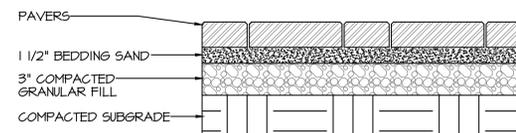
2 5' HT. WOOD PERIMETER FENCE  
 L4 SCALE : 1/2" = 1'-0"



3 12" DRIP STRIP  
 L4 SCALE : 1/2" = 1'-0"



4 24"X24" STEPPING STONES  
 L4 SCALE : 3/4" = 1'-0"



NOTE:  
 PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS  
 USE HOLLAND PAVERS-COLOUR TO BE SELECTED  
 BY OWNER  
 ALL COMPACTION TO 98% PROCTOR DENSITY

5 CONCRETE UNIT PAVERS ON GRADE  
 L4 SCALE : 1-1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
3	JAN.02.08	REV AS PER NEW SITE PLAN	BN
2	JAN.3.2010	REVISED PER CPTD REPORT	PMT
1	DEC.13.2017	PRELIMINARY PLAN	BN

SEAL:

PROJECT:

26 TOWNHOUSE  
 DEVELOPMENT

196 STREET & 56 AVENUE  
 LANGLEY, BC

DRAWING TITLE:

LANDSCAPE  
 DETAILS

DATE: DEC.13, 2017	DRAWING NUMBER:
SCALE: AS SHOWN	<b>L4</b>
DRAWN: BN	
DESIGN: BN	
CHK'D: MLTM	

OF 5

M2LA PROJECT NUMBER: JOB NO. 17 087



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

PART ONE GENERAL REQUIREMENTS

- 1.1 REFERENCES
1.1.1 CCDC Doc 2 LATEST EDITION
1.2 TESTING
1.3 SUBMITTALS
1.4 SITE REVIEW
1.5 WORKMANSHIP
1.6 WARRANTIES

PART TWO SCOPE OF WORK

- 2.1 SCOPE OF WORK
2.2 MATERIALS
2.3 TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 (GROHMED AND LEVEL 3) MODERATE AREAS

Table with 4 columns: Applications, Low Traffic Areas, High Traffic Areas, Planting Areas and Planters. Rows include Growing Medium Types, Texture, Sand, Silt, Clay, Organic Content, and Drainage.

- 2.4 Fertilizer
2.5 Lime
2.6 Organic Additive
2.7 Sand
2.8 Composted Bark Mulch
2.9 Herbicides and Pesticides
2.10 Filter Fabric
2.11 Drain Piping
2.12 Drain Rock
2.13 Plant Material
2.14 Sod
2.15 Supplier and installers of segment block walls
2.16 Miscellaneous

PART THREE SOFT LANDSCAPE DEVELOPMENT

- 3.1 RETENTION OF EXISTING TREES
3.2 GRADES
3.3 LANDSCAPE DRAINAGE
3.4 GROWING MEDIUM TESTING
3.5 GROWING MEDIUM SUPPLY AND PLACEMENT
3.6 MANUALLY SPREAD GROWING MEDIUM/PLANTING SOIL

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.7 HYDROSEEDING
3.8 PLANTS AND PLANTING
3.9 PLANTS AND PLANTING
3.10 PLANTS AND PLANTING
3.11 PLANTS AND PLANTING
3.12 PLANTS AND PLANTING
3.13 PLANTS AND PLANTING
3.14 PLANTS AND PLANTING
3.15 PLANTS AND PLANTING
3.16 PLANTS AND PLANTING
3.17 PLANTS AND PLANTING
3.18 PLANTS AND PLANTING
3.19 PLANTS AND PLANTING
3.20 PLANTS AND PLANTING
3.21 PLANTS AND PLANTING
3.22 PLANTS AND PLANTING
3.23 PLANTS AND PLANTING
3.24 PLANTS AND PLANTING
3.25 PLANTS AND PLANTING
3.26 PLANTS AND PLANTING
3.27 PLANTS AND PLANTING
3.28 PLANTS AND PLANTING
3.29 PLANTS AND PLANTING
3.30 PLANTS AND PLANTING
3.31 PLANTS AND PLANTING
3.32 PLANTS AND PLANTING
3.33 PLANTS AND PLANTING
3.34 PLANTS AND PLANTING
3.35 PLANTS AND PLANTING
3.36 PLANTS AND PLANTING
3.37 PLANTS AND PLANTING
3.38 PLANTS AND PLANTING
3.39 PLANTS AND PLANTING
3.40 PLANTS AND PLANTING
3.41 PLANTS AND PLANTING
3.42 PLANTS AND PLANTING
3.43 PLANTS AND PLANTING
3.44 PLANTS AND PLANTING
3.45 PLANTS AND PLANTING
3.46 PLANTS AND PLANTING
3.47 PLANTS AND PLANTING
3.48 PLANTS AND PLANTING
3.49 PLANTS AND PLANTING
3.50 PLANTS AND PLANTING
3.51 PLANTS AND PLANTING
3.52 PLANTS AND PLANTING
3.53 PLANTS AND PLANTING
3.54 PLANTS AND PLANTING
3.55 PLANTS AND PLANTING
3.56 PLANTS AND PLANTING
3.57 PLANTS AND PLANTING
3.58 PLANTS AND PLANTING
3.59 PLANTS AND PLANTING
3.60 PLANTS AND PLANTING
3.61 PLANTS AND PLANTING
3.62 PLANTS AND PLANTING
3.63 PLANTS AND PLANTING
3.64 PLANTS AND PLANTING
3.65 PLANTS AND PLANTING
3.66 PLANTS AND PLANTING
3.67 PLANTS AND PLANTING
3.68 PLANTS AND PLANTING
3.69 PLANTS AND PLANTING
3.70 PLANTS AND PLANTING
3.71 PLANTS AND PLANTING
3.72 PLANTS AND PLANTING
3.73 PLANTS AND PLANTING
3.74 PLANTS AND PLANTING
3.75 PLANTS AND PLANTING
3.76 PLANTS AND PLANTING
3.77 PLANTS AND PLANTING
3.78 PLANTS AND PLANTING
3.79 PLANTS AND PLANTING
3.80 PLANTS AND PLANTING
3.81 PLANTS AND PLANTING
3.82 PLANTS AND PLANTING
3.83 PLANTS AND PLANTING
3.84 PLANTS AND PLANTING
3.85 PLANTS AND PLANTING
3.86 PLANTS AND PLANTING
3.87 PLANTS AND PLANTING
3.88 PLANTS AND PLANTING
3.89 PLANTS AND PLANTING
3.90 PLANTS AND PLANTING
3.91 PLANTS AND PLANTING
3.92 PLANTS AND PLANTING
3.93 PLANTS AND PLANTING
3.94 PLANTS AND PLANTING
3.95 PLANTS AND PLANTING
3.96 PLANTS AND PLANTING
3.97 PLANTS AND PLANTING
3.98 PLANTS AND PLANTING
3.99 PLANTS AND PLANTING
4.00 PLANTS AND PLANTING

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 4.1 Application Rate
4.2 Seed Mixture
4.3 Fertilizer
4.4 Coastal Wildflower Mix
4.5 Notes
4.6 At the Time of Tender
4.7 Rough Grass
4.8 Lawn Where Hydroseeding is approved
4.9 Accurately measure the quantities of each of the materials to be charged into the tank
4.10 Distribute slurry uniformly over the surface of the area to be hydroseeded
4.11 Clean up
4.12 Maintenance
4.13 Acceptance of the Rough Grass Areas
4.14 Sod Supply
4.15 TABLE 2 SPECIFIED TURFGRASS BY AREA
4.16 Line
4.17 Fertilizer
4.18 Sodding
4.19 Maintenance
4.20 Acceptance of Lawn Areas
4.21 PLANTS AND PLANTING
4.22 PLANTS AND PLANTING
4.23 PLANTS AND PLANTING
4.24 PLANTS AND PLANTING
4.25 PLANTS AND PLANTING
4.26 PLANTS AND PLANTING
4.27 PLANTS AND PLANTING
4.28 PLANTS AND PLANTING
4.29 PLANTS AND PLANTING
4.30 PLANTS AND PLANTING
4.31 PLANTS AND PLANTING
4.32 PLANTS AND PLANTING
4.33 PLANTS AND PLANTING
4.34 PLANTS AND PLANTING
4.35 PLANTS AND PLANTING
4.36 PLANTS AND PLANTING
4.37 PLANTS AND PLANTING
4.38 PLANTS AND PLANTING
4.39 PLANTS AND PLANTING
4.40 PLANTS AND PLANTING
4.41 PLANTS AND PLANTING
4.42 PLANTS AND PLANTING
4.43 PLANTS AND PLANTING
4.44 PLANTS AND PLANTING
4.45 PLANTS AND PLANTING
4.46 PLANTS AND PLANTING
4.47 PLANTS AND PLANTING
4.48 PLANTS AND PLANTING
4.49 PLANTS AND PLANTING
4.50 PLANTS AND PLANTING
4.51 PLANTS AND PLANTING
4.52 PLANTS AND PLANTING
4.53 PLANTS AND PLANTING
4.54 PLANTS AND PLANTING
4.55 PLANTS AND PLANTING
4.56 PLANTS AND PLANTING
4.57 PLANTS AND PLANTING
4.58 PLANTS AND PLANTING
4.59 PLANTS AND PLANTING
4.60 PLANTS AND PLANTING
4.61 PLANTS AND PLANTING
4.62 PLANTS AND PLANTING
4.63 PLANTS AND PLANTING
4.64 PLANTS AND PLANTING
4.65 PLANTS AND PLANTING
4.66 PLANTS AND PLANTING
4.67 PLANTS AND PLANTING
4.68 PLANTS AND PLANTING
4.69 PLANTS AND PLANTING
4.70 PLANTS AND PLANTING
4.71 PLANTS AND PLANTING
4.72 PLANTS AND PLANTING
4.73 PLANTS AND PLANTING
4.74 PLANTS AND PLANTING
4.75 PLANTS AND PLANTING
4.76 PLANTS AND PLANTING
4.77 PLANTS AND PLANTING
4.78 PLANTS AND PLANTING
4.79 PLANTS AND PLANTING
4.80 PLANTS AND PLANTING
4.81 PLANTS AND PLANTING
4.82 PLANTS AND PLANTING
4.83 PLANTS AND PLANTING
4.84 PLANTS AND PLANTING
4.85 PLANTS AND PLANTING
4.86 PLANTS AND PLANTING
4.87 PLANTS AND PLANTING
4.88 PLANTS AND PLANTING
4.89 PLANTS AND PLANTING
4.90 PLANTS AND PLANTING
4.91 PLANTS AND PLANTING
4.92 PLANTS AND PLANTING
4.93 PLANTS AND PLANTING
4.94 PLANTS AND PLANTING
4.95 PLANTS AND PLANTING
4.96 PLANTS AND PLANTING
4.97 PLANTS AND PLANTING
4.98 PLANTS AND PLANTING
4.99 PLANTS AND PLANTING
5.00 PLANTS AND PLANTING

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 5.01 PLANTS AND PLANTING
5.02 PLANTS AND PLANTING
5.03 PLANTS AND PLANTING
5.04 PLANTS AND PLANTING
5.05 PLANTS AND PLANTING
5.06 PLANTS AND PLANTING
5.07 PLANTS AND PLANTING
5.08 PLANTS AND PLANTING
5.09 PLANTS AND PLANTING
5.10 PLANTS AND PLANTING
5.11 PLANTS AND PLANTING
5.12 PLANTS AND PLANTING
5.13 PLANTS AND PLANTING
5.14 PLANTS AND PLANTING
5.15 PLANTS AND PLANTING
5.16 PLANTS AND PLANTING
5.17 PLANTS AND PLANTING
5.18 PLANTS AND PLANTING
5.19 PLANTS AND PLANTING
5.20 PLANTS AND PLANTING
5.21 PLANTS AND PLANTING
5.22 PLANTS AND PLANTING
5.23 PLANTS AND PLANTING
5.24 PLANTS AND PLANTING
5.25 PLANTS AND PLANTING
5.26 PLANTS AND PLANTING
5.27 PLANTS AND PLANTING
5.28 PLANTS AND PLANTING
5.29 PLANTS AND PLANTING
5.30 PLANTS AND PLANTING
5.31 PLANTS AND PLANTING
5.32 PLANTS AND PLANTING
5.33 PLANTS AND PLANTING
5.34 PLANTS AND PLANTING
5.35 PLANTS AND PLANTING
5.36 PLANTS AND PLANTING
5.37 PLANTS AND PLANTING
5.38 PLANTS AND PLANTING
5.39 PLANTS AND PLANTING
5.40 PLANTS AND PLANTING
5.41 PLANTS AND PLANTING
5.42 PLANTS AND PLANTING
5.43 PLANTS AND PLANTING
5.44 PLANTS AND PLANTING
5.45 PLANTS AND PLANTING
5.46 PLANTS AND PLANTING
5.47 PLANTS AND PLANTING
5.48 PLANTS AND PLANTING
5.49 PLANTS AND PLANTING
5.50 PLANTS AND PLANTING
5.51 PLANTS AND PLANTING
5.52 PLANTS AND PLANTING
5.53 PLANTS AND PLANTING
5.54 PLANTS AND PLANTING
5.55 PLANTS AND PLANTING
5.56 PLANTS AND PLANTING
5.57 PLANTS AND PLANTING
5.58 PLANTS AND PLANTING
5.59 PLANTS AND PLANTING
5.60 PLANTS AND PLANTING
5.61 PLANTS AND PLANTING
5.62 PLANTS AND PLANTING
5.63 PLANTS AND PLANTING
5.64 PLANTS AND PLANTING
5.65 PLANTS AND PLANTING
5.66 PLANTS AND PLANTING
5.67 PLANTS AND PLANTING
5.68 PLANTS AND PLANTING
5.69 PLANTS AND PLANTING
5.70 PLANTS AND PLANTING
5.71 PLANTS AND PLANTING
5.72 PLANTS AND PLANTING
5.73 PLANTS AND PLANTING
5.74 PLANTS AND PLANTING
5.75 PLANTS AND PLANTING
5.76 PLANTS AND PLANTING
5.77 PLANTS AND PLANTING
5.78 PLANTS AND PLANTING
5.79 PLANTS AND PLANTING
5.80 PLANTS AND PLANTING
5.81 PLANTS AND PLANTING
5.82 PLANTS AND PLANTING
5.83 PLANTS AND PLANTING
5.84 PLANTS AND PLANTING
5.85 PLANTS AND PLANTING
5.86 PLANTS AND PLANTING
5.87 PLANTS AND PLANTING
5.88 PLANTS AND PLANTING
5.89 PLANTS AND PLANTING
5.90 PLANTS AND PLANTING
5.91 PLANTS AND PLANTING
5.92 PLANTS AND PLANTING
5.93 PLANTS AND PLANTING
5.94 PLANTS AND PLANTING
5.95 PLANTS AND PLANTING
5.96 PLANTS AND PLANTING
5.97 PLANTS AND PLANTING
5.98 PLANTS AND PLANTING
5.99 PLANTS AND PLANTING
6.00 PLANTS AND PLANTING

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

Table with 4 columns: NO., DATE, REVISION DESCRIPTION, DR. Rows include 3 JAN/02b, 1 JAN/3/2010, 2 DEC/3/07.

SEAL:

PROJECT:
26 TOWNHOUSE DEVELOPMENT
196 STREET & 56 AVENUE
LANGLEY, BC

DRAWING TITLE:
LANDSCAPE SPECIFICATIONS

Table with 2 columns: DATE, DRAWING NUMBER. Rows include DEC.15, 2017 and L5.