26 UNIT TOWNHOUSE DEVELOPMENT

19608-19618-19630-19642, 56 AVENUE, LANGLEY

LIST OF DRAWINGS



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CONTEXT PLAN - PROJECT STATISTICS **AERIAL MAP -CONTEXT PHOTOS** SITE PLAN DESIGN RATIONALE - SITE CHARACTERISTICS AND CONTEXT-URBAN DESIGN, FORM AND CHARACTER DESIGN RATIONALE - SUSTAINABILITY AND GREEN MEASURES **DESIGN RATIONALE - CPTED** PERSPECTIVE VIEW FROM 56 AVENUE 196 STREET & 56 AVENUE STREETSCAPES EXTERIOR FINISH **BUILDING 3 SECTIONS BUILDING 4 SECTIONS** LANDSCAPE PLAN SHRUB PLAN LIGHTING PLAN LANDSCAPE DETAILS LANDSCAPE SPECIFICATION

CONTACT LIST:

OWNER:

QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8 TEL: 604 575 2214

ARCHITECT :

F. ADAB ARCHITECTS INC. 130 - 1000 ROOSEVELT CRESCENT NORTH VANCOUVER, B.C. V7P 3R4 TEL: 604 987 3003 FAX: 604 987 3033

SURVEYOR:

GREWAL & ASSOCIATES 204-15299 68 AVENUE SURREY, B.C. V3S 2C1 TEL: 604 597 8567

CIVIL ENGINEER :

SURREY, B.C. V3S 6T3

TEL: 604 782 6927

CENTRAS ENGINEERING LTD 216-2630 CROYDON DR.

A-1.0 PROJECT INDEX - CONTACTS LIST A-1.1 A-1.2 A-2.1a FLOOR PLANS - BLOCK 1 (1ST & 2ND FLOOR) A-2.1b FLOOR PLANS - BLOCK 1 (3RD & 4TH FLOOR) A-2.2a FLOOR PLANS - BLOCK 2 (1ST & 2ND FLOOR) A-2.2b FLOOR PLANS - BLOCK 2 (3RD & 4TH FLOOR) A-2.3a FLOOR PLANS - BLOCK 3 (1ST & 2ND FLOOR) A-2.3b FLOOR PLANS - BLOCK 3 (3RD & 4TH FLOOR) A-2.4a FLOOR PLANS - BLOCK 4 (1ST & 2ND FLOOR) A-2.4b FLOOR PLANS - BLOCK 4 (3RD & 4TH FLOOR) A-3.1a ELEVATIONS BLOCK 1 A-3.1b ELEVATIONS - BLOCK 1 A-3.2a ELEVATIONS - BLOCK 2 A-3.2b ELEVATIONS - BLOCK 2 A-3.3a ELEVATIONS - BLOCK 3 A-3.3b ELEVATIONS BLOCK 3 A-3.4a ELEVATIONS - BLOCK 4 A-3.4b ELEVATIONS - BLOCK 4 A-4.1 BUILDING 1 SECTIONS A-4.2 BUILDING 2 SECTIONS L1 L2 L3 L4 L5 1-17 CPTED REPORT LANDSCAPE ARCHITECT: **M2 LANDSCAPING** 220-26 LORNE MEWS. NEW WESTMINSTER, B.C. V3M 3L7 TEL: 604 553 0044 FAX: 604 553 0045



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

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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:

PROJECT INDEX -CONTACTS LIST

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	A 1 0
DRAWN:	A.A.	A-1.0
PROJECT NO	1706	

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 STORYS PROVIDED: 3 STORYS

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



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										F. ADAB ARCHITECTS INC. #130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC VTP 3R4 TEL: (604) 987-3003 FAX: (604) 987-3033 E-MAIL: mfa@multgonfadab.com		
/minitian	56 AVENUE THINKING PODDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDD											
			UI		[NO. DATE REVISION / ISSUED PROJECT TITLE: 26 UNIT TOWNHOUSE
	А	As	A1	в	B1	С	C1	Cs	TOTAL	-		DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY
NO OF BED RM.	2	2	3	3	4	2	3	2	-			FOR: QUADSTAR DEVELOPMENT LTD.
NO OF UNIT	2	1	1	5	6	4	6	1	26			1040 MADORE AVE COQUITLAM, B.C. V3K 3B8
AREA (SQ.FT.) TOTAL AREA	1420	1546	1675	1460	1680	1260	1480	1348	-	-		
(SQ.FT.) NO OF 2 BED RM. : NO OF 3 BED RM. : NO OF 4 BED RM. :	12	1546	1675	7300	10080	5040	8880	1348	38709			DRAWING TITLE: STATISTICS CONTEXT PLAN DATE: NOV 2017 SHEET NO: SCALE: N/A DESIGN: AA DRAWN: AA PROJECT NO: 1706











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26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

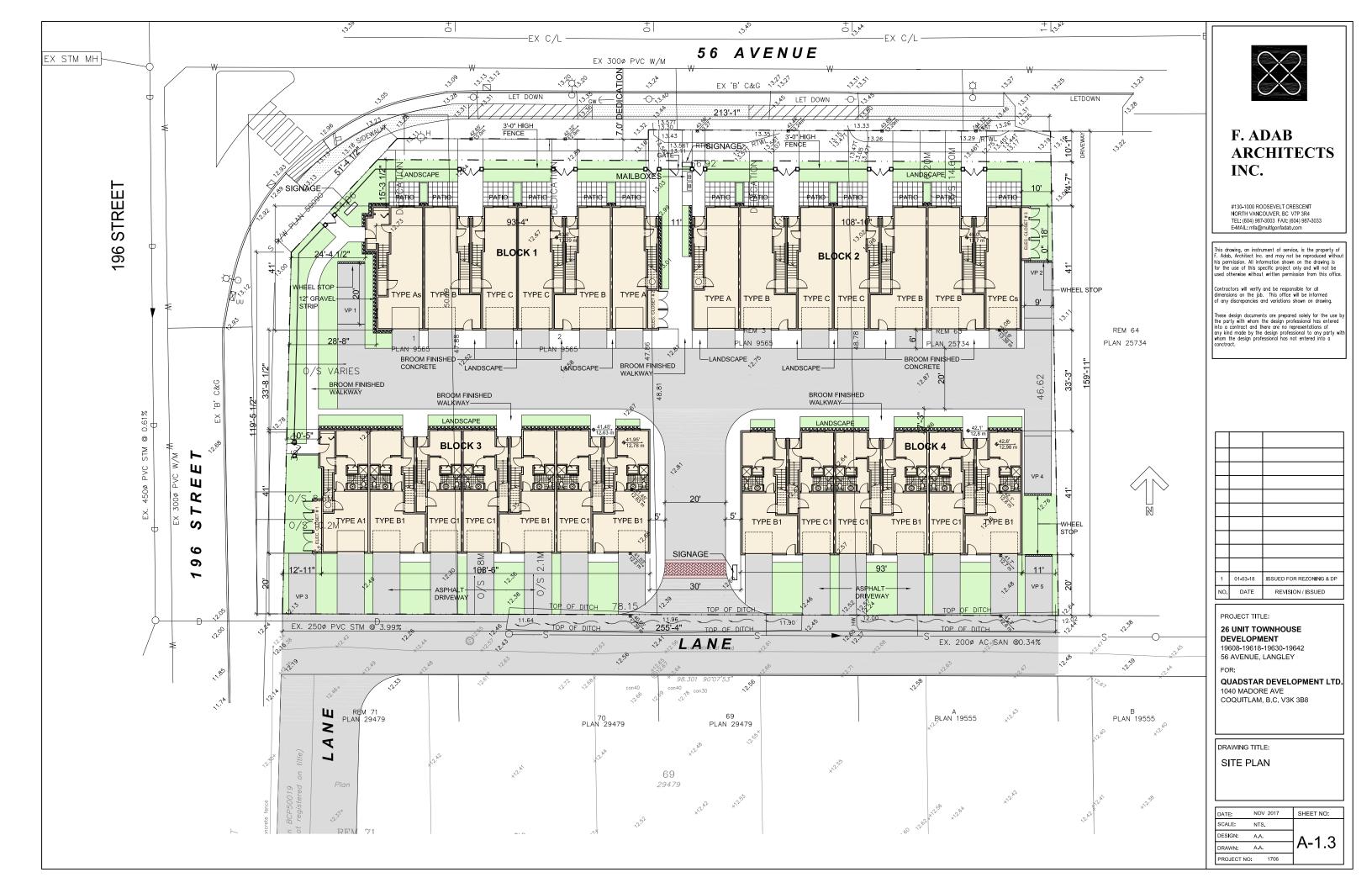
FOR:

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	
DESIGN:	A.A.	
DRAWN:	A.A.] A-1.2
PROJECT N	IO: 1706	



Design Rationale

Site Characteristics and Context

The proposal would occupy 4 lots at the south west corner of 196 Street and 56 Avenue. The total lot area of the site is 39,516 sq ft (3671 sq m) and has a slight slope down from north-east corner to south-west corner. Provision has been made for 2.14 meter road widening along 56 Avenue.

There is an unused gravel lane to the south that will be will be paved by this developer and the developer of the townhouse development to the south. This lane turns southward and will be connected to 55A Street.

Southern portion of the site faces a 6'.0" high concrete block along 196 Street. This wall is intended to create a sound buffer between 196 Street and the developments to the south. The site faces single family lots to the east which are all designated for multifamily developments. The site faces commercial uses across the roads to the north and west.

Our firm is involved in designing a similar townhouse development on the south side of the lane. This development occupies 5 single family lots and the total number of units is 33 units. This proposal and the townhouse development to the south have the same time line for construction.

Zoning, Orientation, Massing and Statistics

The proposal consists of four separate building blocks consisting of 28 units each with 2 car garages. The vehicular access is provided from the lane and pedestrian access provided from 56 Avenue.

Attempt has been made to create a vibrant environment introducing a pedestrian friendly development with Identifiable entries and Individual canopies, creating active engaging interest and fostering vitality

The units at the rear have additional room at grade and the average size of the two bedroom homes is 1,350 sq ft. and the three bedroom townhouse is 1,500. Sq ft.

The site is designated for multiple family residential developments in compliance with the RM3 zoning. This density allows for a 4 storey development with a density up to a maximum of 70 units per acre. This development has a proposed ratio of 20.16 unit per acre.

Visitor parkings are at grade and meet the zoning requirements.

Urban Design, Form and Character

The site is located at the intersection of two major streets and has a high visibility exposure. A large open space at the corner of the 56 Avenue and 196 Street is provided to lead the view into the courtyard and create a visually appealing architecture with enhanced quality character and rich landscaping.

The townhouses are arranged in a small clusters allowing for open spaces to be integrated into the development and creation of a central courtyard.

The units along 56 Avenue have direct pedestrian access to the road to respond to a streetscape and an urban concept that is anticipated for the neighborhood

The form and character introduces an articulated architectural expression with a contemporary vocabulary emohasizing on modern west coast architecture.

All units have private roof top decks acting as outdoor amenity as well as large balconies.

Buildings are modulated with repetitive vertical bay windows with intermediate colour contrast. Brick is introduces on all building blocks with emphasis given to the facades along the roads. Entries are identifiable with Individual canopies, posts and strong color expression.



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

DRAWING TITLE

DESIGN RATIONALE : SITE CHARACTRISTICS

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PROJECT NO	1706	

Livability, Energy Saving and Green Measures

Many green building strategies have been incorporated into the project design including the following items:

- 1. Variety of unit types and sizes are introduced for both small and large families with children
- 2. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces and overhangs provided at the roof level.
- 3. The site is located in the urban fabric zone of the City and is close to the public transportation and amenities
- 4. Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products. Selection of materials is based on focusing on durability and sustainability with the use of building materials with high recycled content and from local sources. Low emission adhesives paint and flooring will also be used throughout the units
- 5. The building envelope, glazing, and mechanical system will be design based on the new code and incompliance with ASHRE 90, 2010
- 6. Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water
- 7. All units have private patios at grade and decks on 2nd floor contributing to livability of the units and creating a family oriented environment

- 8. The water consumption strategy in enforced through the use of alternate solution for sprinkler system by utilizing the domestic cold water system instead of a separate sprinkler line.
- 9. Mechanical system is equipped with has heat recovery system 'HRV" for recycling the heat energy and domestic cold water line is used for sprinkler system.



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FOR QUADSTAR DEVELOPMENT LTD.

1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE

DESIGN RATIONALE : ENERGY SAVING AND GREEN MEASURES

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	
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PROJECT N	D: 1706	

Crime Prevention Through Environmental Design. "CPTED"

Liahona Security has been hired by the developer and provided a CPTED report for the proposed development. Architectural and the landscape designs have incorporated the recommendations in their designs.

The rationale behind the CPTED strategy follows the principles introduced by Liahona Security and takes into account the standard measures as well as items specifically related to this proposal. These provisions are aimed to enhance safety and strengthen the perception of security.

The proposed CPTED measure fall into the following categories:

Provision of identifiable territoriality Provision of natural surveillance Defining the hierarchy of space Provision of access and perimeter control

- Identifiable entries to the units with direct access to the street along with identifiable private and semi private patios along with the presence of the balconies on the 2nd floor creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership
- The windows and the balconies along the 56 Avenue ensure the outdoor presence of the people, which provide "eyes on the street" and security for the private and public spaces
- Lights would be installed on both sides of the townhouse entries and garage doors illuminating the entire buildings and internal road. Outdoor lights are regulated by photo cell system

- The simplicity of the massing and it's orientation creates an open space environment visible from every angle with no enclave or semi enclosed spaces for strangers and wandering people
- The access control is achieved by ensuring visible entrances overlooked by windows and balconies as well as defining the entrance ways and controlling the point of access to the site
- Brick has been introduced at the base of the buildings representing a durable and high quality base free of graffiti
- Landscaping, plants, and fences are designed to comply with Liahona Security recommendations. The Strata Corporation should implement a maintenance manual.



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

DRAWING TITLE

DESIGN RATIONALE : CPTED

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	
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PROJECT N	IO: 1706	



PERSPECTIVE VIEW FROM 56 AVENUE



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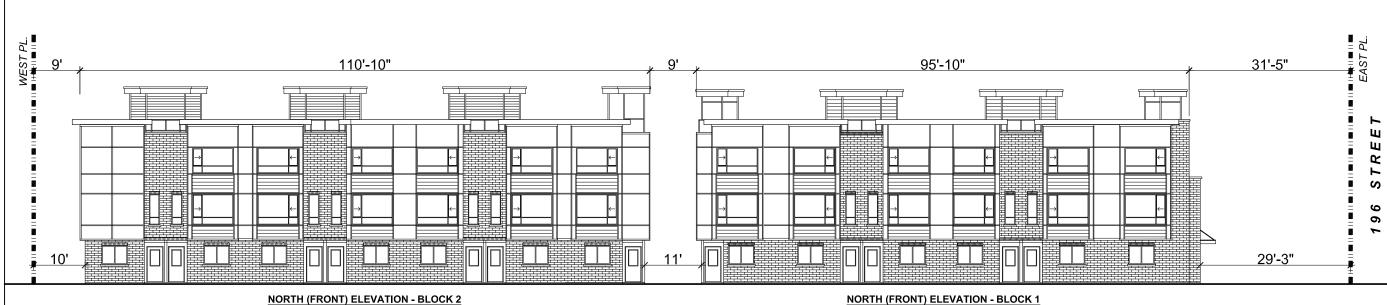
26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

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

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PERSPECTIVE VIEW

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	A 4 7
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PROJECT NO	1706	



NORTH (FRONT) ELEVATION - BLOCK 2

56 AVENUE STREETSCAPE



STREETSCAPE OF 196 STREET



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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:

196 STREET & 56 AVENUE STREETSCAPES

DATE:	NOV 2017	SHEET NO:
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PROJECT N	O: 1706]

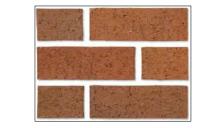
Exterior Finishes and Colours

The selection of the exterior finishes is based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

Emphasis is given on rich urban elements with brick being the dominant exposing material. Prefabricated panels in two different tones and hardy siding are introduced throughout the facades. Vinyl siding is not used in any areas.

The colours are selected with emphasis on dark and light grey panels, off-white siding and the natural wood colour in selected areas.

Widows and railings are back resulting in further contrast between the exterior finishing materials.







PVC SIDING HAZEL OAK

HARDIE SIDING SW 6099 SAND DOLLAR **BY SHERWIN WILLIAMS**



BLOCK 4 FRONT ELEVATION

BY MUTUAL MATERIALS CO.

REF #6 BY SAGIPER

HARDIE PANEL

SW 9093 NEARLY BROWN -**BY SHERWIN WILLIAMS**



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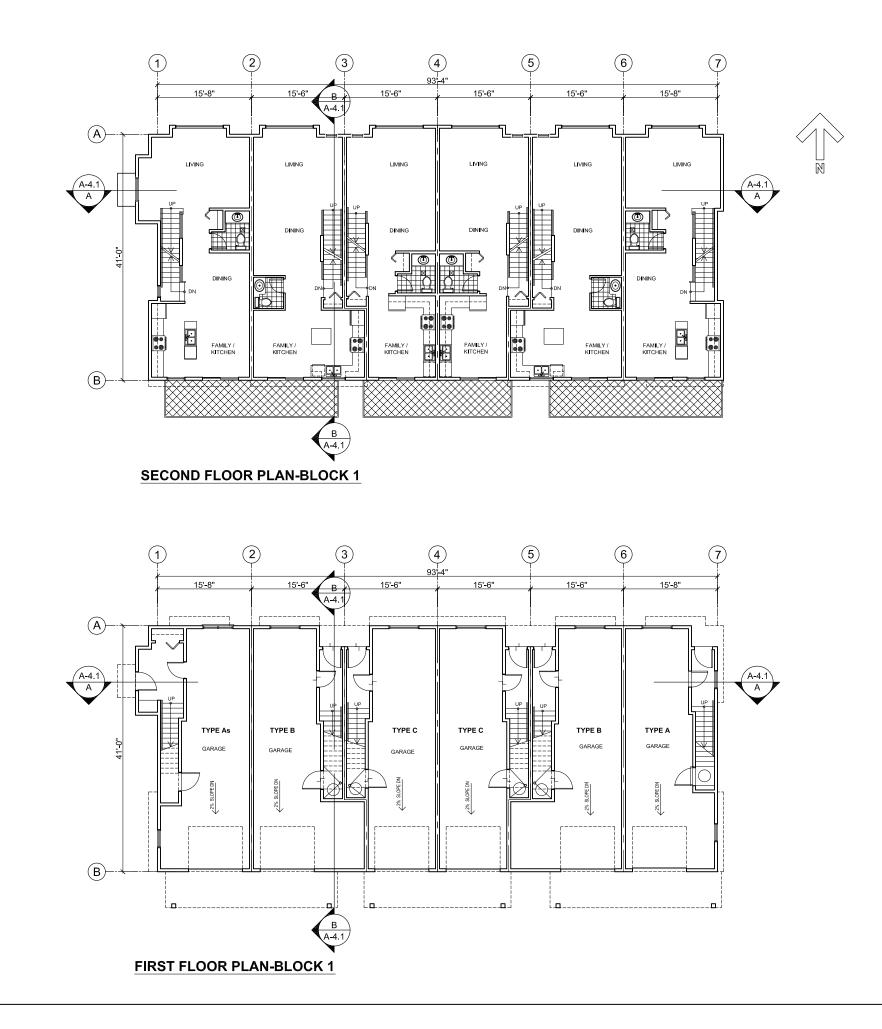
FOR

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

DRAWING TITLE:

EXTERIOR FINISH

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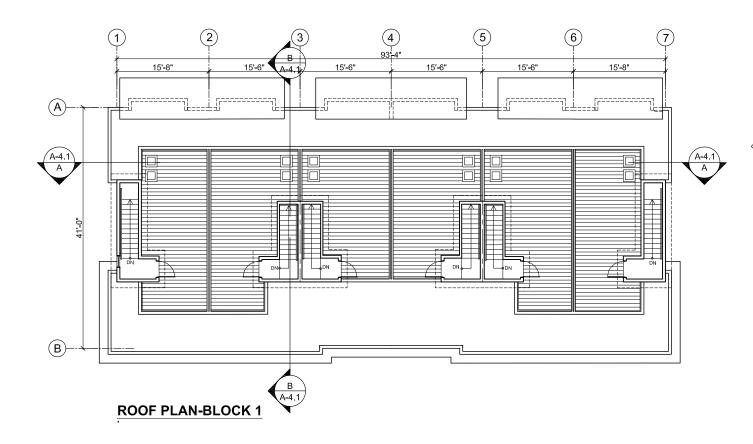
FOR: QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE

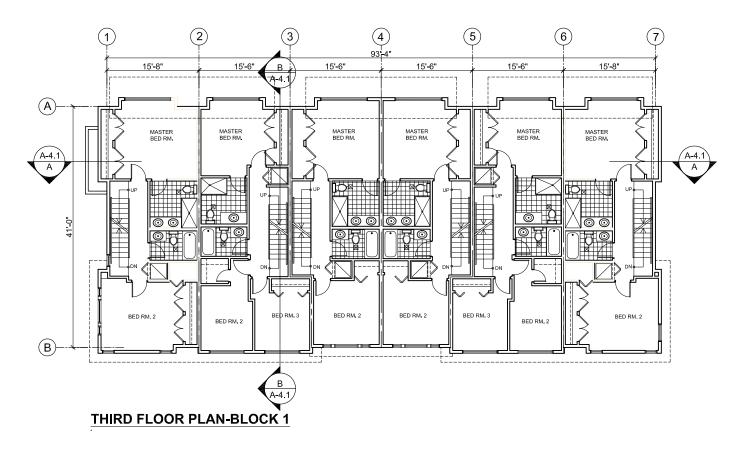
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

BLOCK 1 FLOOR PLANS 1ST & 2ND FLOOR PLANS

DATE:	NOV 2017	SHEET NO:
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DESIGN:	A.A.	1 2 1 -
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PROJECT NO	1706	







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26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

FOR: QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE

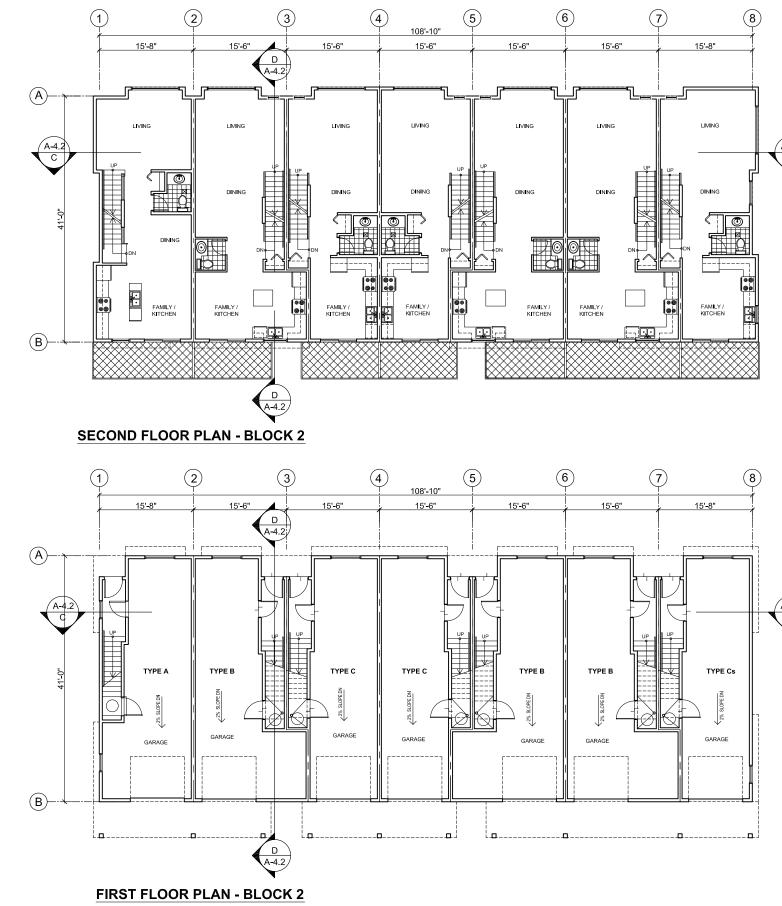
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

BLOCK 1 FLOOR PLANS 3RD FLOOR & ROOF PLAN

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	מו.2-אך
PROJECT NO	D: 1706	







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

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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

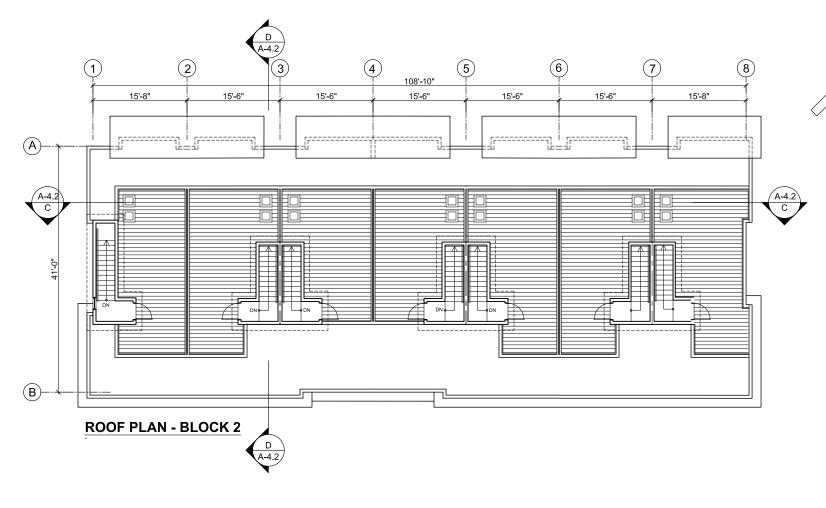
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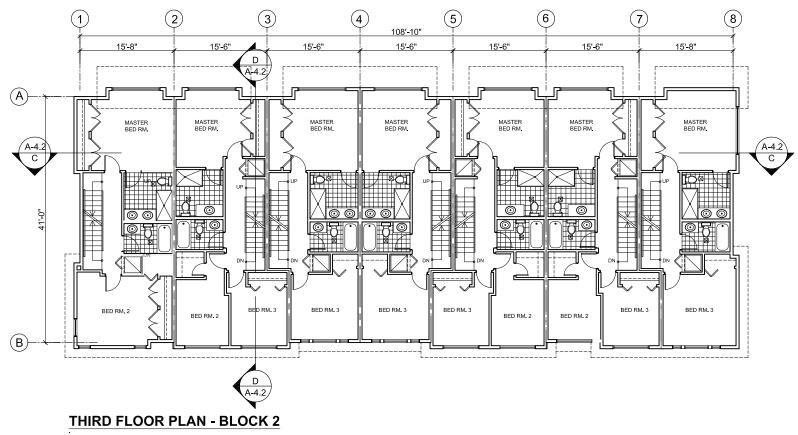
BLOCK 2 FLOOR PLAN 1ST & 2ND FLOOR PLANS

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	1 2 2 2
DRAWN:	A.A.	A-2.2a
PROJECT NO:	1706	











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PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

FOR:

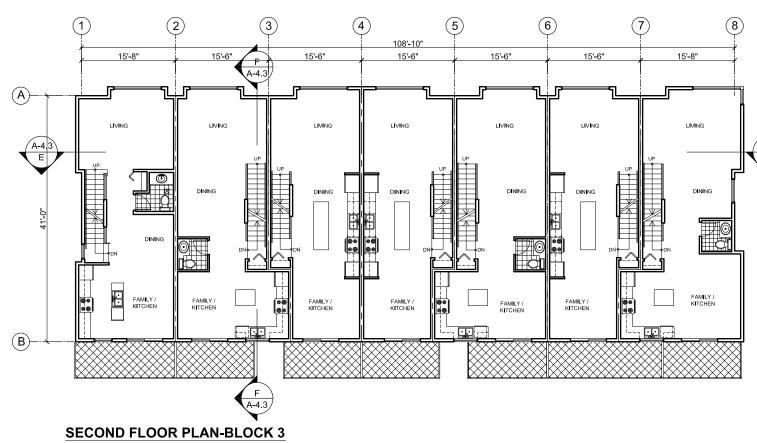
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

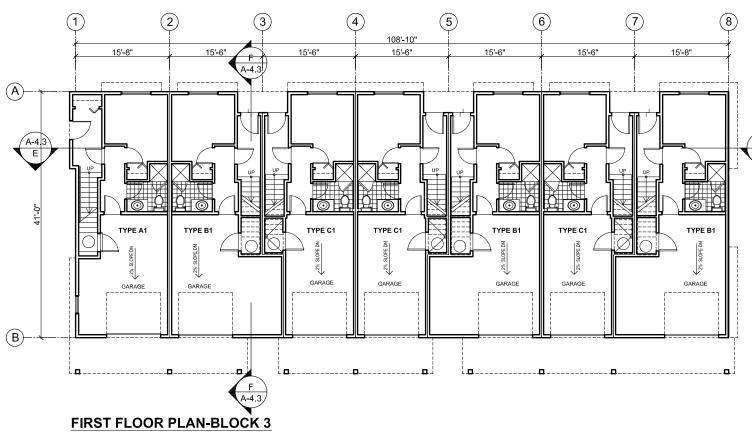
DRAWING TITLE:

BLOCK 2 FLOOR PLANS 3RD FLOOR & ROOF PLAN

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	່າງ
DRAWN:	A.A.] A- Z.ZD
PROJECT N	O: 1706	7









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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

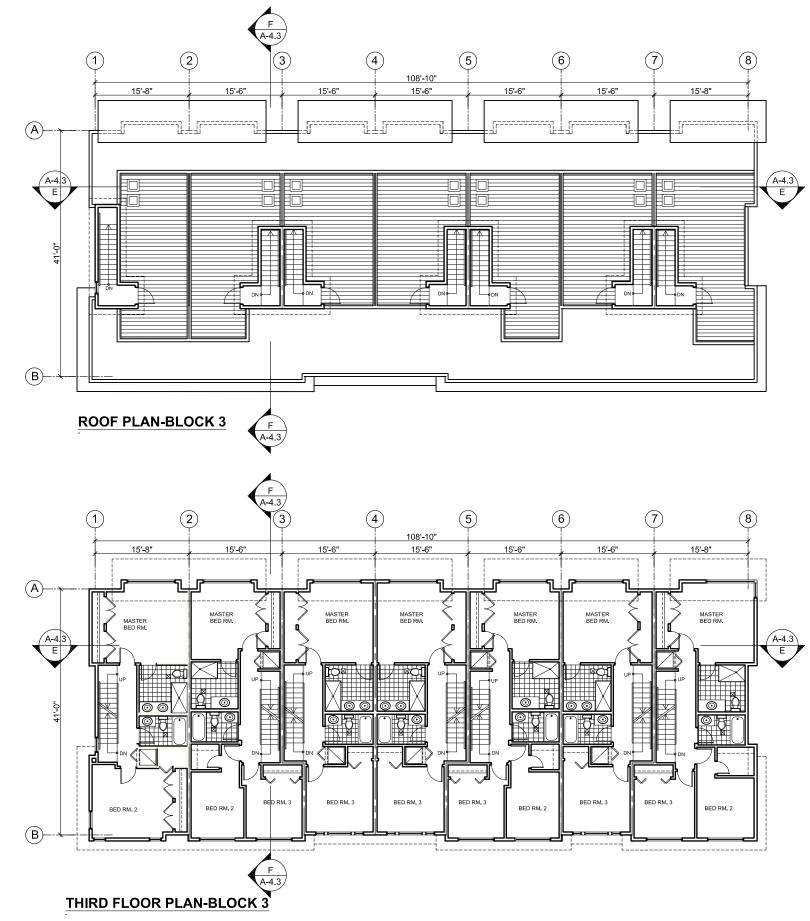
DRAWING TITLE:

BLOCK 3 FLOOR PLANS 1ST & 2ND FLOOR PLANS

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	1
DRAWN:	A.A.	A-2.3a
PROJECT NO:	1706	









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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

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FOR:

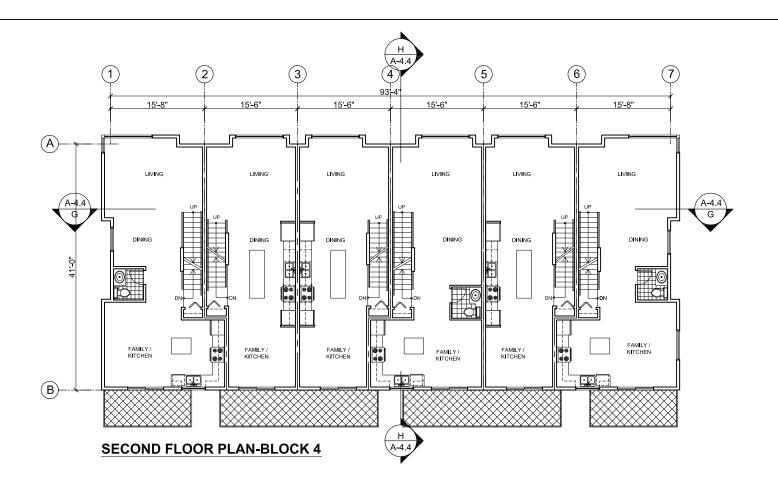
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

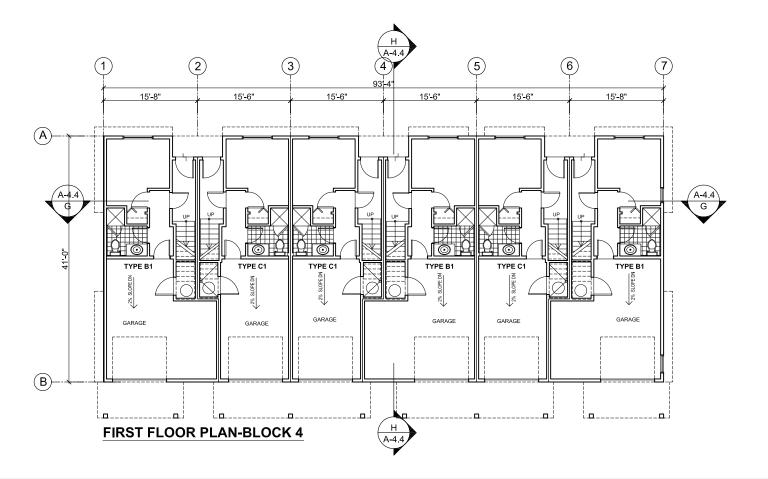
DRAWING TITLE:

BLOCK 3 FLOOR PLANS 3RD FLOOR & ROOF PLAN

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	1 0 0 h
DRAWN:	A.A.	A-2.30
PROJECT NC	: 1706	









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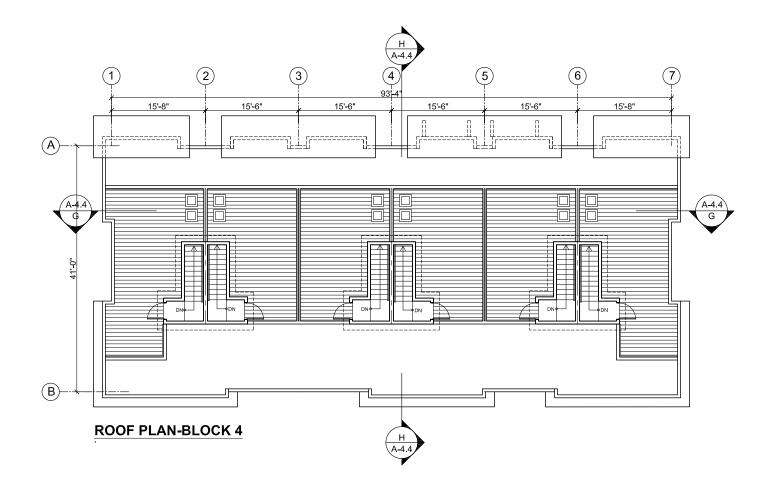
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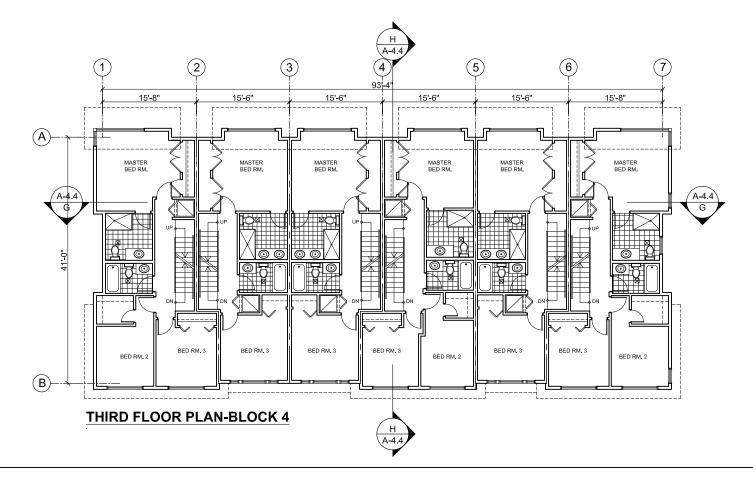
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

BLOCK 4 FLOOR PLANS 1ST & 2ND FLOOR PLANS

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	1 0 10
DRAWN:	A.A.	A-2.4a
PROJECT NO	D: 1706	







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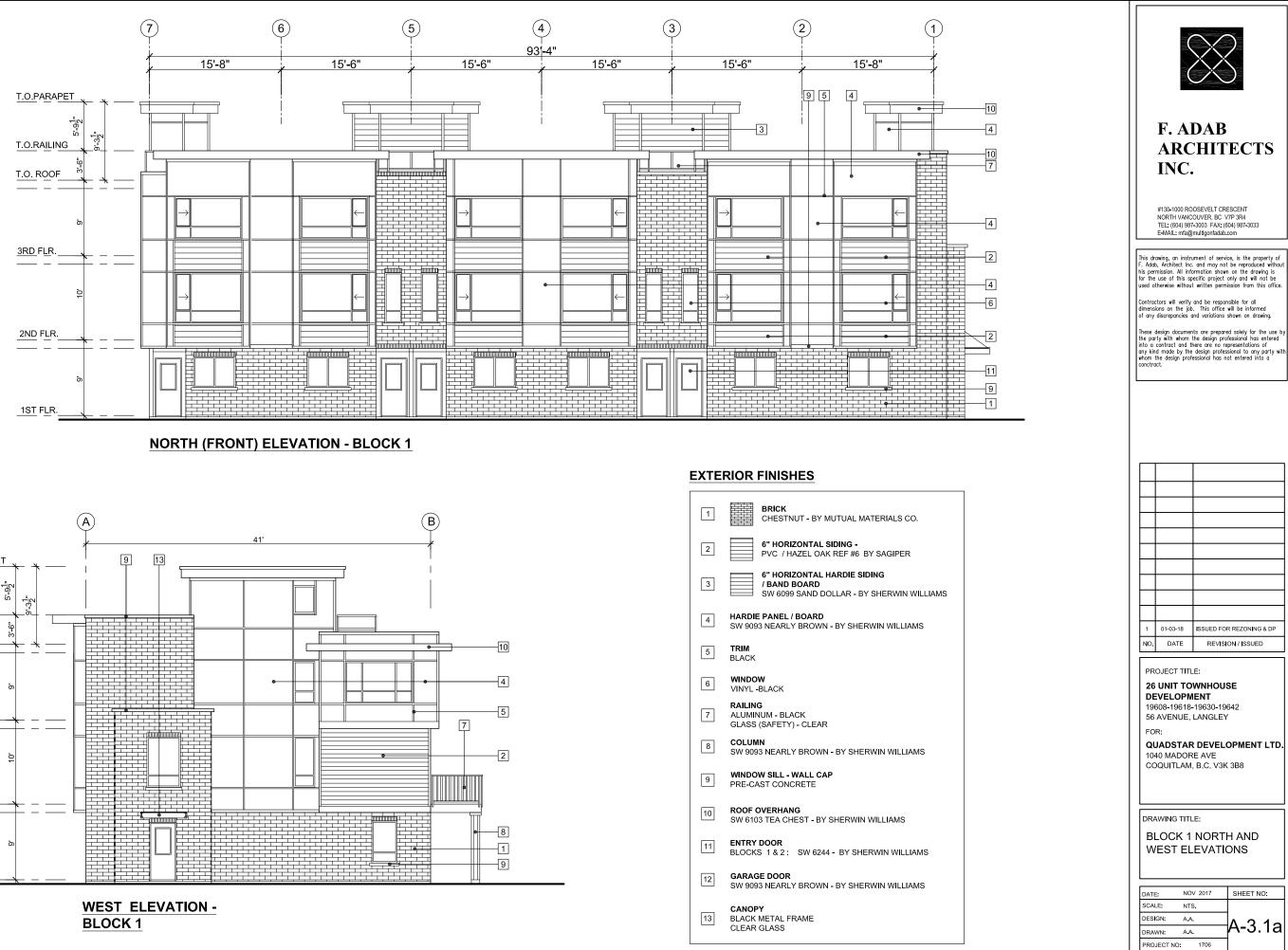
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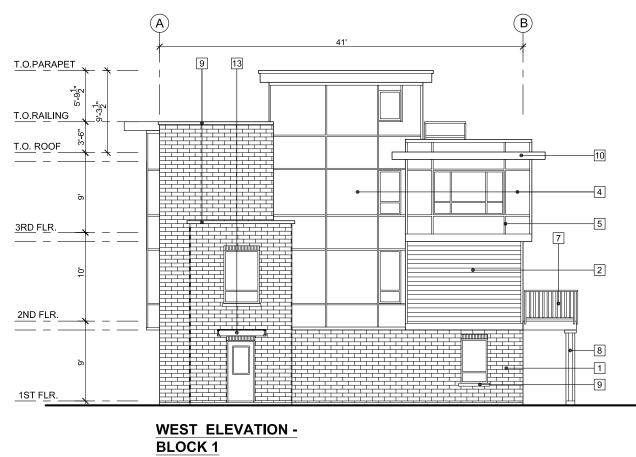
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

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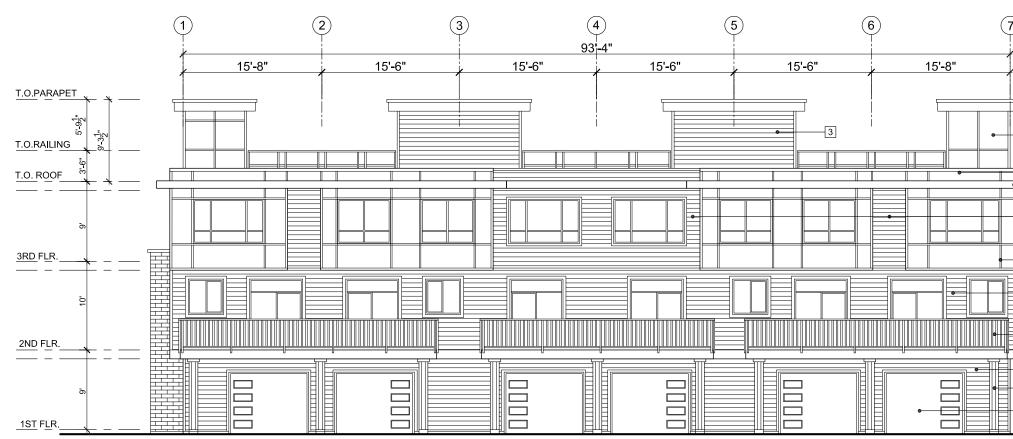
BLOCK 4 FLOOR PLANS 3RD FLOOR & ROOF PLAN

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	∣A-2.4b
PROJECT N	O: 1706	

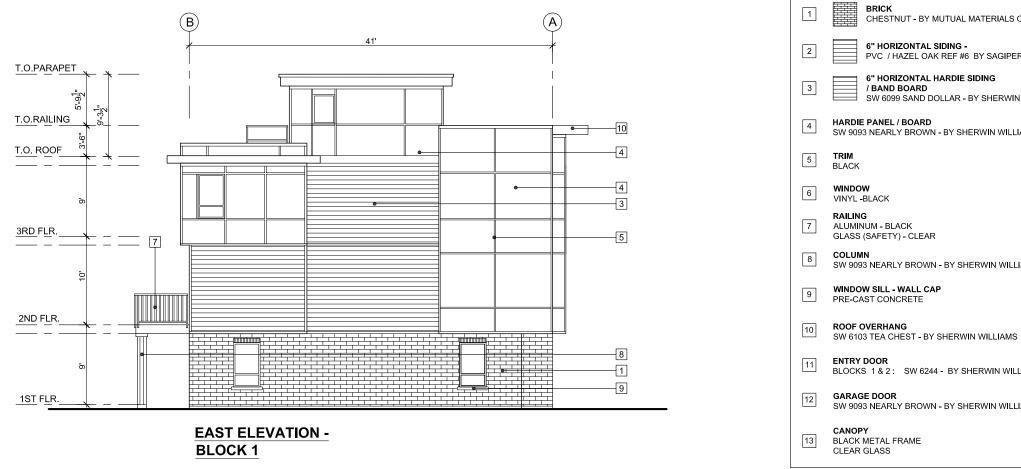




1 BRICK CHESTNUT - BY MUTUAL MATERIALS OF PVC / HAZEL OAK REF #6 BY SAGIPER 3 6" HORIZONTAL SIDING - PVC / HAZEL OAK REF #6 BY SAGIPER 3 6" HORIZONTAL HARDIE SIDING / BAND BOARD SW 6099 SAND DOLLAR - BY SHERWIN 4 HARDIE PANEL / BOARD SW 9093 NEARLY BROWN - BY SHERWIN WILLI 5 TRIM BLACK 6 WINDOW VINYL -BLACK 7 ALUMINUM - BLACK GLASS (SAFETY) - CLEAR 8 COLUMN SW 9093 NEARLY BROWN - BY SHERWIN WILLI 9 PRE-CAST CONCRETE 10 ROOF OVERHANG SW 6103 TEA CHEST - BY SHERWIN WILLIAMS 11 ENTRY DOOR BLOCKS 1 & 2 : SW 6244 - BY SHERWIN WILLI 12 GARAGE DOOR SW 9093 NEARLY BROWN - BY SHERWIN WILLI 13 BLACK METAL FRAME CLEAR GLASS		
2 PVC / HAZEL OAK REF #6 BY SAGIPER 3 6" HORIZONTAL HARDIE SIDING / BAND BOARD 3 SW 6099 SAND DOLLAR - BY SHERWIN 4 HARDIE PANEL / BOARD 5 TRIM 5 TRIM 6 WINDOW 6 WINDOW 7 ALUMINUM - BLACK 8 COLUMN 8 SW 9093 NEARLY BROWN - BY SHERWIN WILLI 9 WINDOW SILL - WALL CAP 9 PRE-CAST CONCRETE 10 ROOF OVERHANG 11 ENTRY DOOR BLOCKS 1 & 2 : SW 6244 - BY SHERWIN WILLI 12 GARAGE DOOR 13 BLACK METAL FRAME	1	
 3 / BAND BOARD SW 6099 SAND DOLLAR - BY SHERWIN 4 HARDIE PANEL / BOARD SW 9093 NEARLY BROWN - BY SHERWIN WILLI 5 TRIM BLACK 6 WINDOW VINYL -BLACK 6 ALUMINUM - BLACK GLASS (SAFETY) - CLEAR 8 COLUMN 8 SW 9093 NEARLY BROWN - BY SHERWIN WILLI 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 WILLI 12 GARAGE DOOR SW 9093 NEARLY BROWN - BY SHERWIN WILLI 13 BLACK METAL FRAME 	2	
 W 9093 NEARLY BROWN - BY SHERWIN WILLI TRIM BLACK WINDOW VINYL -BLACK RAILING ALUMINUM - BLACK GLASS (SAFETY) - CLEAR COLUMN SW 9093 NEARLY BROWN - BY SHERWIN WILLI WINDOW SILL - WALL CAP PRE-CAST CONCRETE WINDOW SILL - WALL CAP PRE-CAST CONCRETE ROOF OVERHANG SW 6103 TEA CHEST - BY SHERWIN WILLIAMS ENTRY DOOR BLOCKS 1 & 2 : SW 6244 - BY SHERWIN WILLI GARAGE DOOR SW 9093 NEARLY BROWN - BY SHERWIN WILLI CANOPY BLACK METAL FRAME 	3	/ BAND BOARD
 BLACK WINDOW VINYL-BLACK RAILING ALUMINUM-BLACK GLASS (SAFETY) - CLEAR COLUMN SW 9093 NEARLY BROWN - BY SHERWIN WILLI WINDOW SILL - WALL CAP PRE-CAST CONCRETE WINDOW SILL - WALL CAP PRE-CAST CONCRETE ROOF OVERHANG SW 6103 TEA CHEST - BY SHERWIN WILLIAMS ENTRY DOOR BLOCKS 1 & 2 : SW 6244 - BY SHERWIN WILLI GARAGE DOOR SW 9093 NEARLY BROWN - BY SHERWIN WILLI CANOPY BLACK METAL FRAME 	4	
 VINYL-BLACK RAILING ALUMINUM - BLACK GLASS (SAFETY) - CLEAR COLUMN SW 9093 NEARLY BROWN - BY SHERWIN WILLI WINDOW SILL - WALL CAP PRE-CAST CONCRETE ROOF OVERHANG SW 6103 TEA CHEST - BY SHERWIN WILLIAMS ENTRY DOOR BLOCKS 1 & 2 : SW 6244 - BY SHERWIN WILLI GARAGE DOOR SW 9093 NEARLY BROWN - BY SHERWIN WILLI CANOPY BLACK METAL FRAME 	5	
 7 ALUMINUM - BLACK GLASS (SAFETY) - CLEAR 8 COLUMN SW 9093 NEARLY BROWN - BY SHERWIN WILLI 9 PRE-CAST CONCRETE 10 ROOF OVERHANG SW 6103 TEA CHEST - BY SHERWIN WILLIAMS 11 ENTRY DOOR BLOCKS 1 & 2 : SW 6244 - BY SHERWIN WILLI 12 GARAGE DOOR SW 9093 NEARLY BROWN - BY SHERWIN WILLI 13 CANOPY BLACK METAL FRAME 	6	
 8 SW 9093 NEARLY BROWN - BY SHERWIN WILLI 9 PRE-CAST CONCRETE 10 ROOF OVERHANG SW 6103 TEA CHEST - BY SHERWIN WILLIAMS 11 ENTRY DOOR BLOCKS 1 & 2 : SW 6244 - BY SHERWIN WILLI 12 GARAGE DOOR SW 9093 NEARLY BROWN - BY SHERWIN WILLI 13 CANOPY BLACK METAL FRAME 	7	ALUMINUM - BLACK
9 PRE-CAST CONCRETE 10 ROOF OVERHANG SW 6103 TEA CHEST - BY SHERWIN WILLIAMS 11 ENTRY DOOR BLOCKS 1 & 2 : SW 6244 - BY SHERWIN WILLI 12 GARAGE DOOR SW 9093 NEARLY BROWN - BY SHERWIN WILLI 13 BLACK METAL FRAME	8	
10 SW 6103 TEA CHEST - BY SHERWIN WILLIAMS 11 ENTRY DOOR BLOCKS 1 & 2 : SW 6244 - BY SHERWIN WILL 12 GARAGE DOOR SW 9093 NEARLY BROWN - BY SHERWIN WILL 13 BLACK METAL FRAME	9	
BLOCKS 1 & 2: SW 6244 - BY SHERWIN WILL I2 GARAGE DOOR SW 9093 NEARLY BROWN - BY SHERWIN WILL CANOPY BLACK METAL FRAME	10	
SW 9093 NEARLY BROWN - BY SHERWIN WILLI CANOPY 13 BLACK METAL FRAME	11	
13 BLACK METAL FRAME	12	
	13	BLACK METAL FRAME

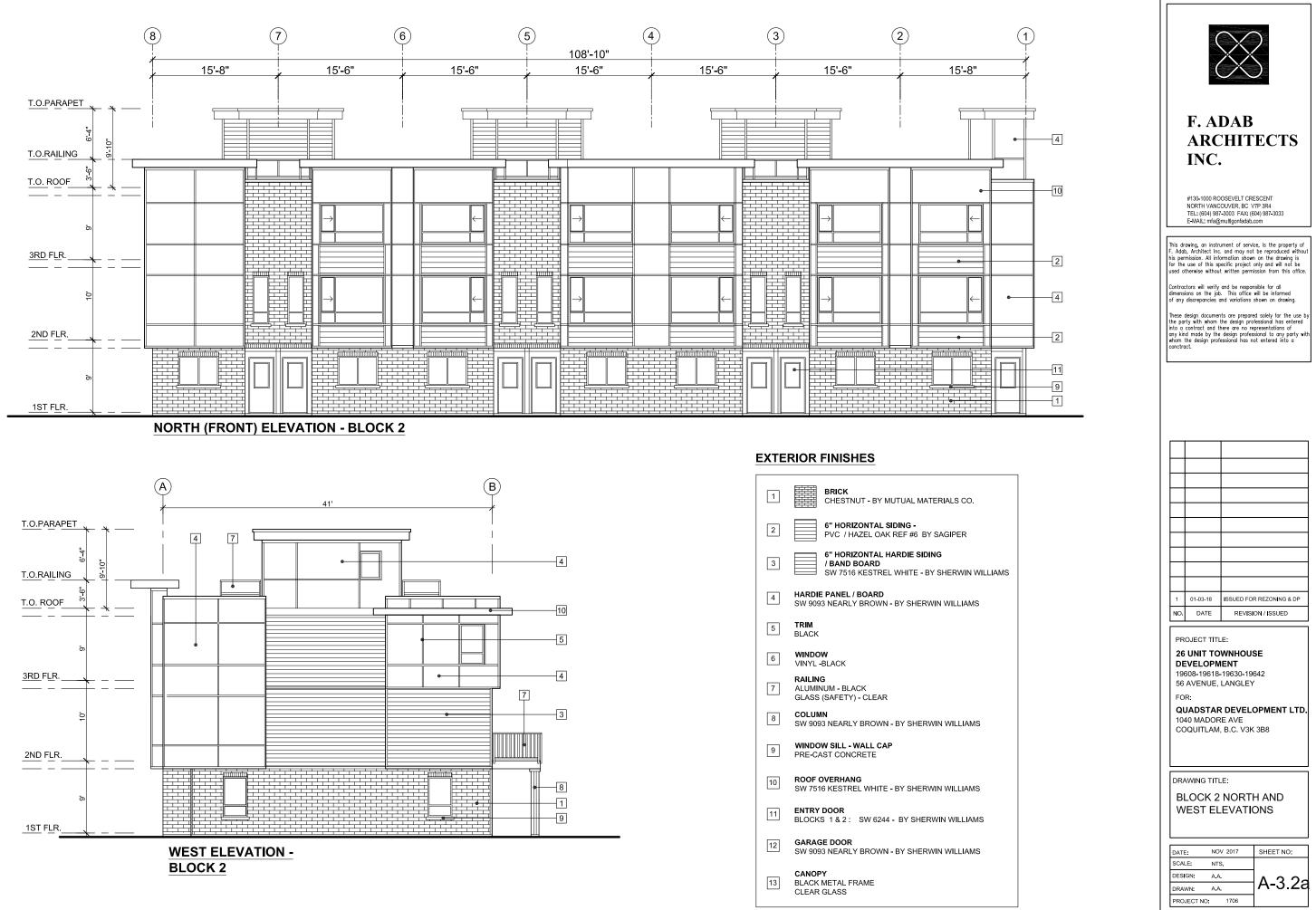


SOUTH (REAR) ELEVATION - BLOCK 1



EXTERIOR FINISHES

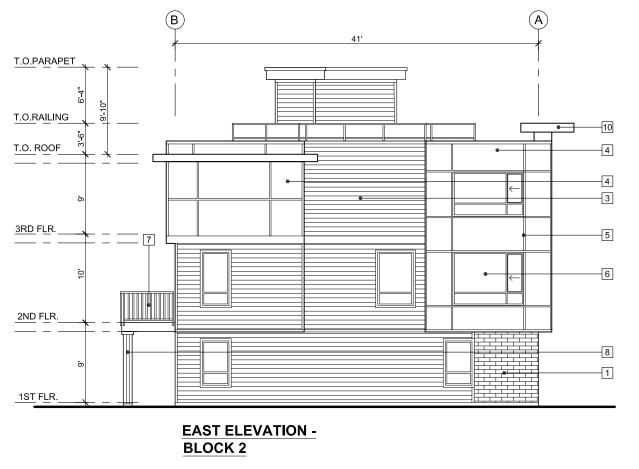
	F. ADA AB ARCHITECTS INC. #130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC VTP 3RA TEL: (604) 987-3033 E-MAIL: mfa@multigonfadab.com This drawing, on instrument of service, is the property of F. Adda, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing 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.
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LLIAMS	1 01-03-18 ISSUED FOR REZONING & DP NO. DATE REVISION / ISSUED
LLIAMS	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
IS	DRAWING TITLE: BLOCK 1 SOUTH AND EAST ELEVATIONS
LLIAMS	DATE: NOV 2017 SHEET NO: SCALE: NTS. DESIGN: A.A. DRAWN: A.A. PROJECT NO: 1706



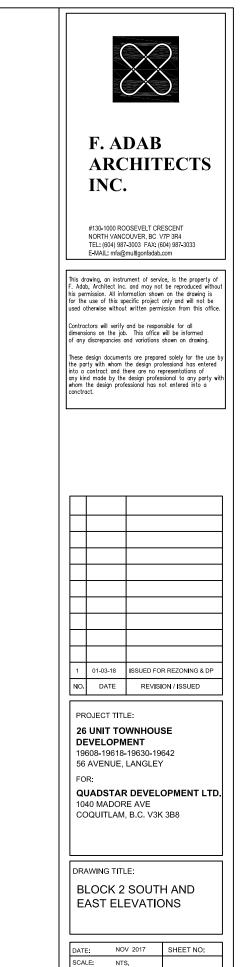








1	BRICK CHESTNUT - BY MUTUAL MATERIALS CO.
2	6" HORIZONTAL SIDING - PVC / HAZEL OAK REF #6 BY SAGIPER
3	6" HORIZONTAL HARDIE SIDING / BAND BOARD SW 7516 KESTREL WHITE - BY SHERWIN WIL
4	HARDIE PANEL / BOARD SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
5	TRIM BLACK
6	WINDOW VINYL -BLACK
7	RAILING ALUMINUM - 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 1 & 2 : SW 6244 - BY SHERWIN WILLIAMS
12	GARAGE DOOR SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
13	CANOPY BLACK METAL FRAME CLEAR GLASS

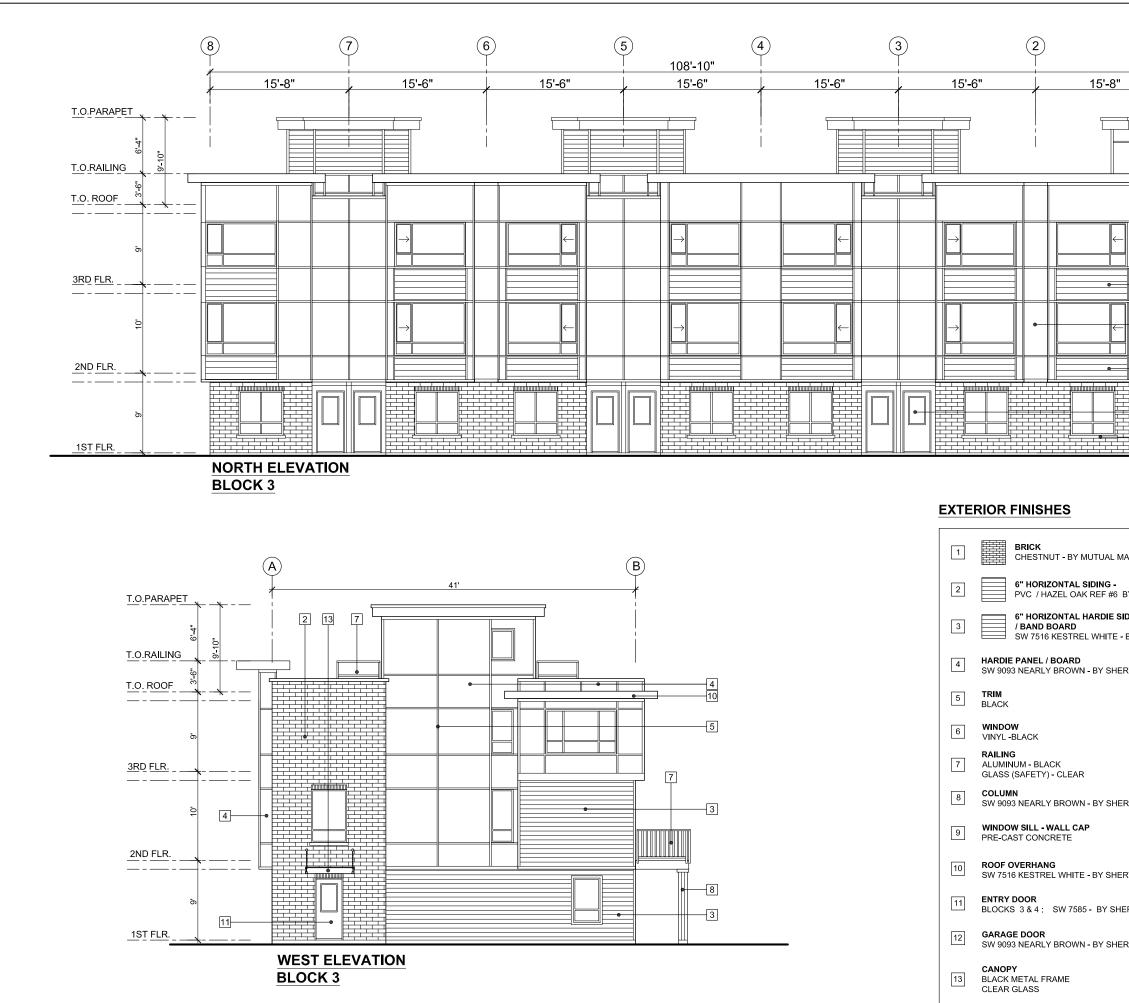


DRAWN: A.A. PROJECT NO: 1706

A.A.

DESIGN:

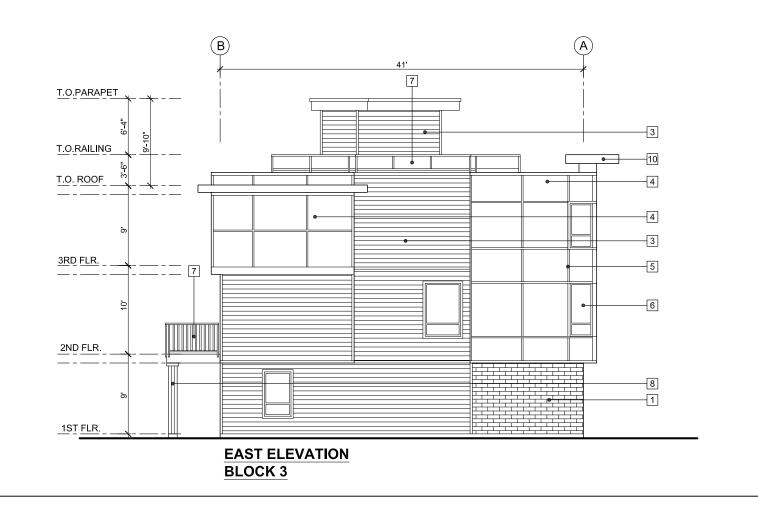
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SHERWIN WILLIAMS	BLOCK 3 NORTH AND WEST ELEVATIONS
SHERWIN WILLIAMS	DATE: NOV 2017 SHEET NO: SCALE: NTS. DESIGN: AA. DRAWN: AA. PROJECT NO: 1706



BLOCK 3



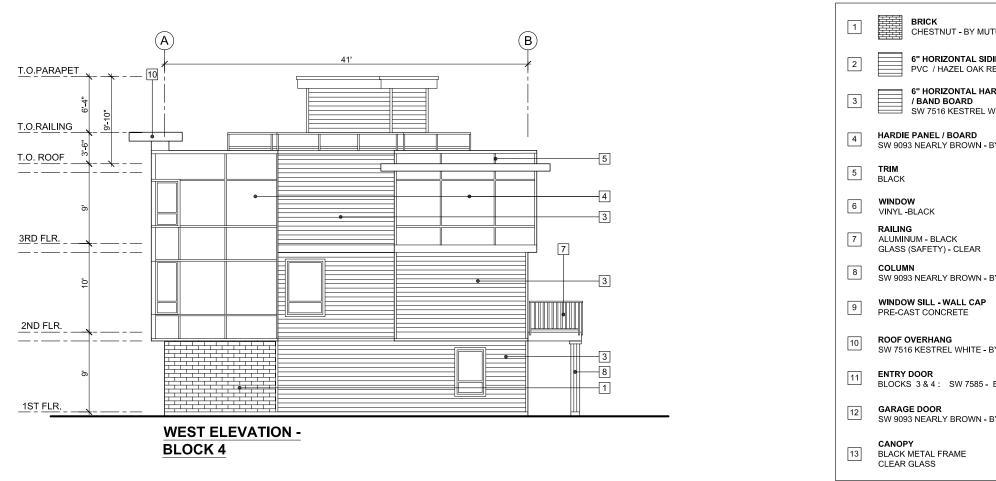
EXTERIOR FINISHES



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AL MATERIALS CO.	
3 - #6 BY SAGIPER	
IE SIDING	
TE - BY SHERWIN WILLIAMS	
SHERWIN WILLIAMS	1 01-03-18 ISSUED FOR REZONING & DP NO. DATE REVISION / ISSUED
SHERWIN WILLIAMS	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
SHERWIN WILLIAMS	DRAWING TITLE: BLOCK 3 SOUTH AND EAST ELEVATIONS
SHERWIN WILLIAMS	DATE: NOV 2017 SHEET NO: SCALE: NTS. DESIGN: A.A. DRAWN: A.A. PROJECT NO: 1706 ABLEET NO: SHEET NO: ABLEET NO: SHEET NO: SHEET NO: ABLEET NO: SHEET



NORTH ELEVATION -BLOCK 4

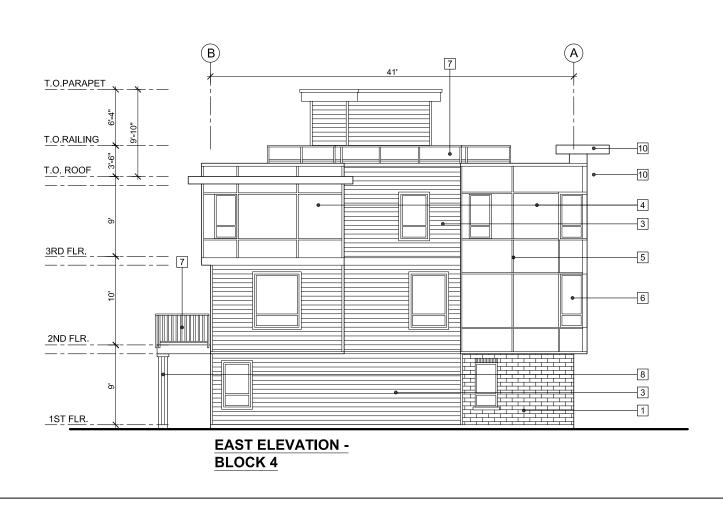


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JTUAL MATERIALS CO.	
DING - REF #6 BY SAGIPER ARDIE SIDING WHITE - BY SHERWIN WILLIAMS	
BY SHERWIN WILLIAMS	1 01-03-18 ISSUED FOR REZONING & DP NO. DATE REVISION / ISSUED PROJECT TITLE: 26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY
BY SHERWIN WILLIAMS	FOR: QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8
BY SHERWIN WILLIAMS • BY SHERWIN WILLIAMS	DRAWING TITLE: BLOCK 4 NORTH AND WEST ELEVATIONS
BY SHERWIN WILLIAMS	DATE: NOV 2017 SHEET NO: SCALE: NTS. DESIGN: A.A. DRAWN: A.A. PROJECT NO: 1706

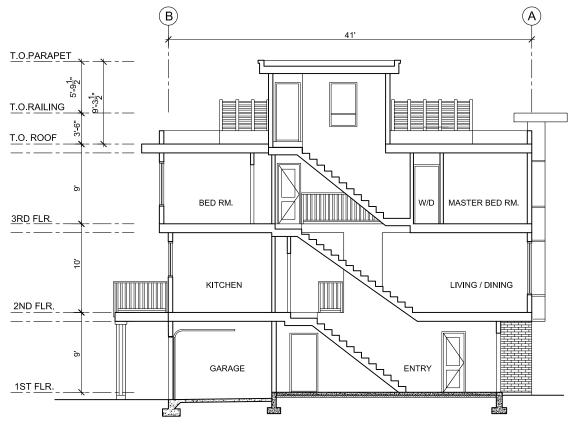
EXTERIOR FINISHES



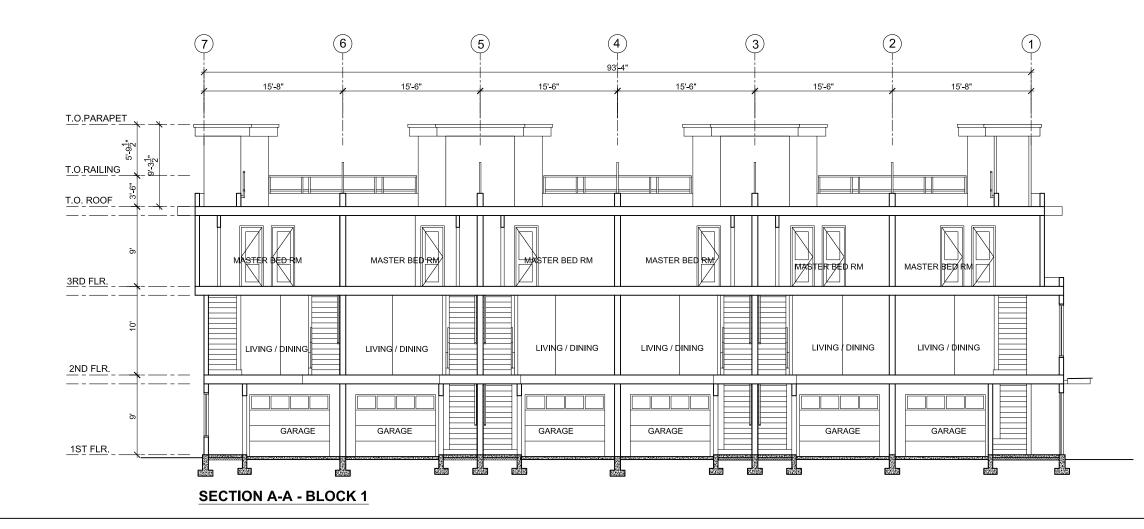
SOUTH ELEVATION -BLOCK 4



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EXTEI				
2	CHESTNUT - BY MUTUAL MATERIALS CO. 6" HORIZONTAL SIDING -			
3	FVC / HAZEL OAK REF #6 BY SAGIPER 6" HORIZONTAL HARDIE SIDING / BAND BOARD			
4	SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS			
5	SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS	1 NO.	01-03-18 DATE	ISSUED FOR REZONING & DP REVISION / ISSUED
6	BLACK WINDOW		OJECT TITI UNIT TO	.e: WNHOUSE
7	VINYL -BLACK RAILING ALUMINUM - BLACK	190 56	AVENUE,	IENT -19630-19642 LANGLEY
8	GLASS (SAFETY) - CLEAR COLUMN SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS	104	JADSTAF 40 MADOF	
9	WINDOW SILL - WALL CAP PRE-CAST CONCRETE		QUITLAM	, B.C. V3K 3B8
10	ROOF OVERHANG SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS		WING TITI	
11	ENTRY DOOR BLOCKS 3 & 4 : SW 7585 - BY SHERWIN WILLIAMS			SOUTH AND EVATIONS
12	GARAGE DOOR SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS	DATE	<u>:</u> NO	V 2017 SHEET NO:
13	CANOPY BLACK METAL FRAME CLEAR GLASS	SCAI DESI DRA ¹ PRO	GN: A.A	Δ_3.4h



SECTION B-B - BLOCK 1





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

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

PROJECT TITLE:

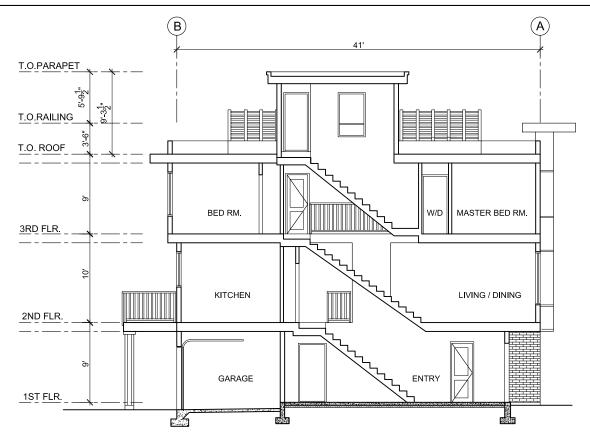
26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

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

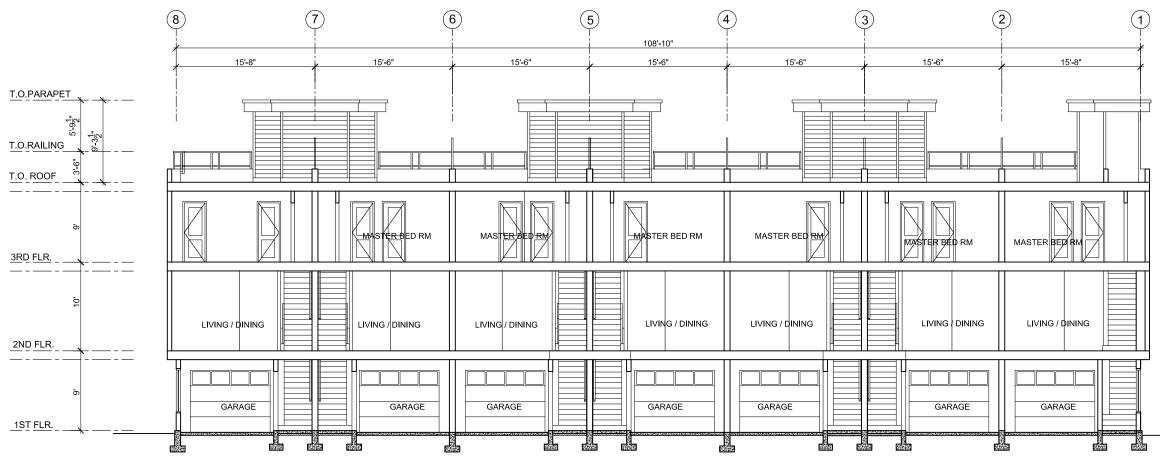
DRAWING TITLE:

BLOCK 1 SECTIONS A-A & B-B

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	A-4.1
PROJECT NO	1706	



SECTION D-D - BLOCK 2



SECTION C-C - BLOCK 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@multigonfadab.com

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PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

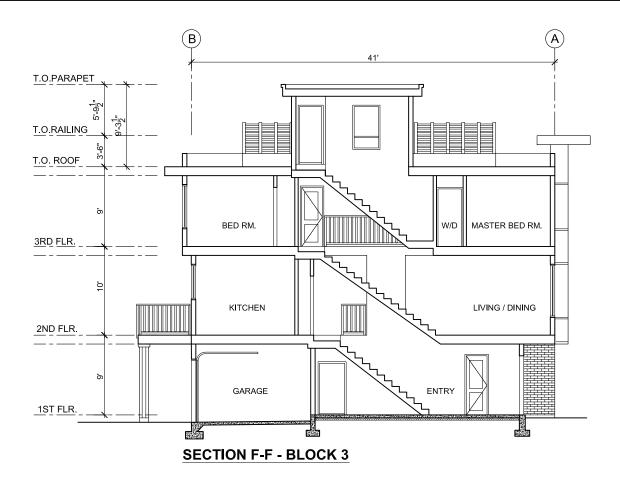
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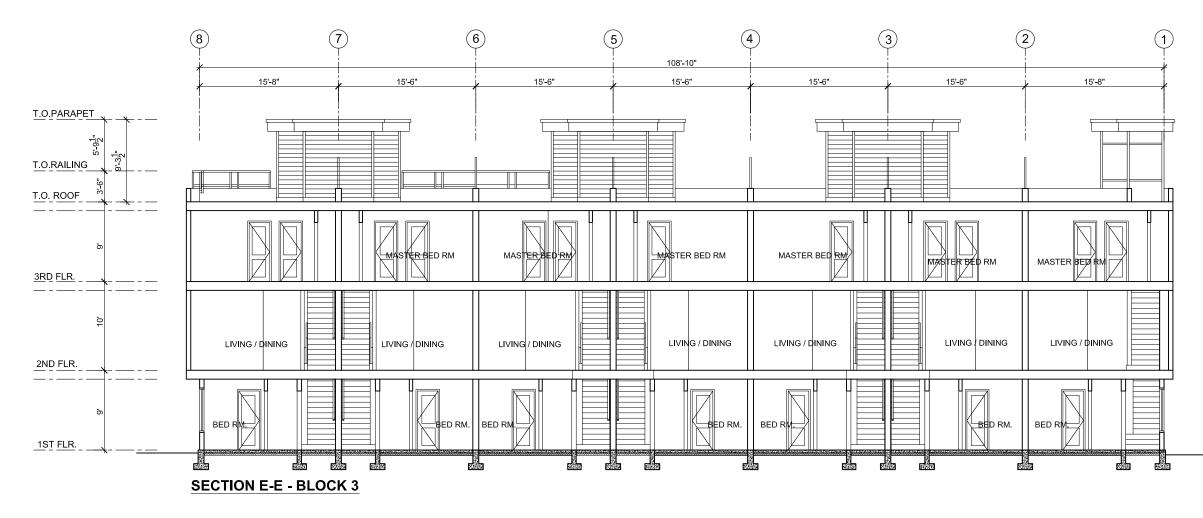
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

BLOCK 2 SECTIONS C-C & D-D

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	1 1 0
DRAWN:	A.A.	A-4.2
PROJECT NO	1706	







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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

FOR:

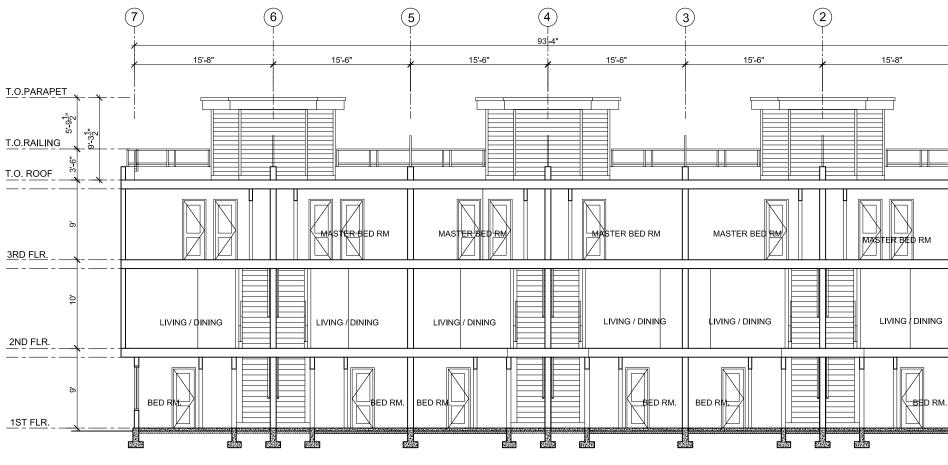
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

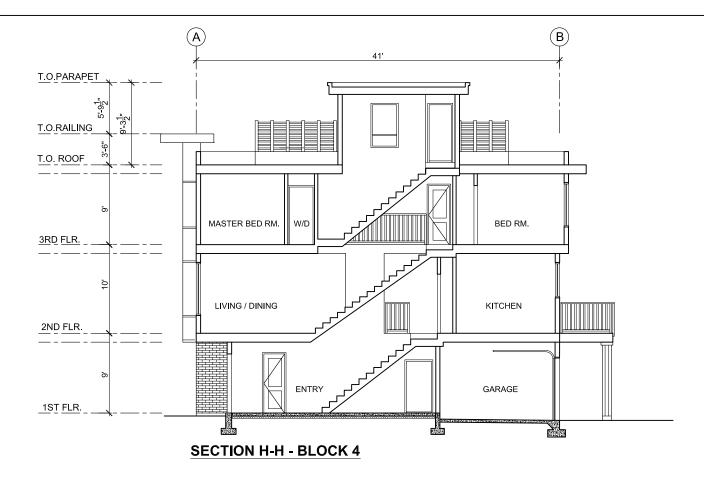
DRAWING TITLE:

BLOCK 3 SECTIONS E-E & F-F

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	1 1 2
DRAWN:	A.A.	A-4.3
PROJECT NC	1706	









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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

FOR:

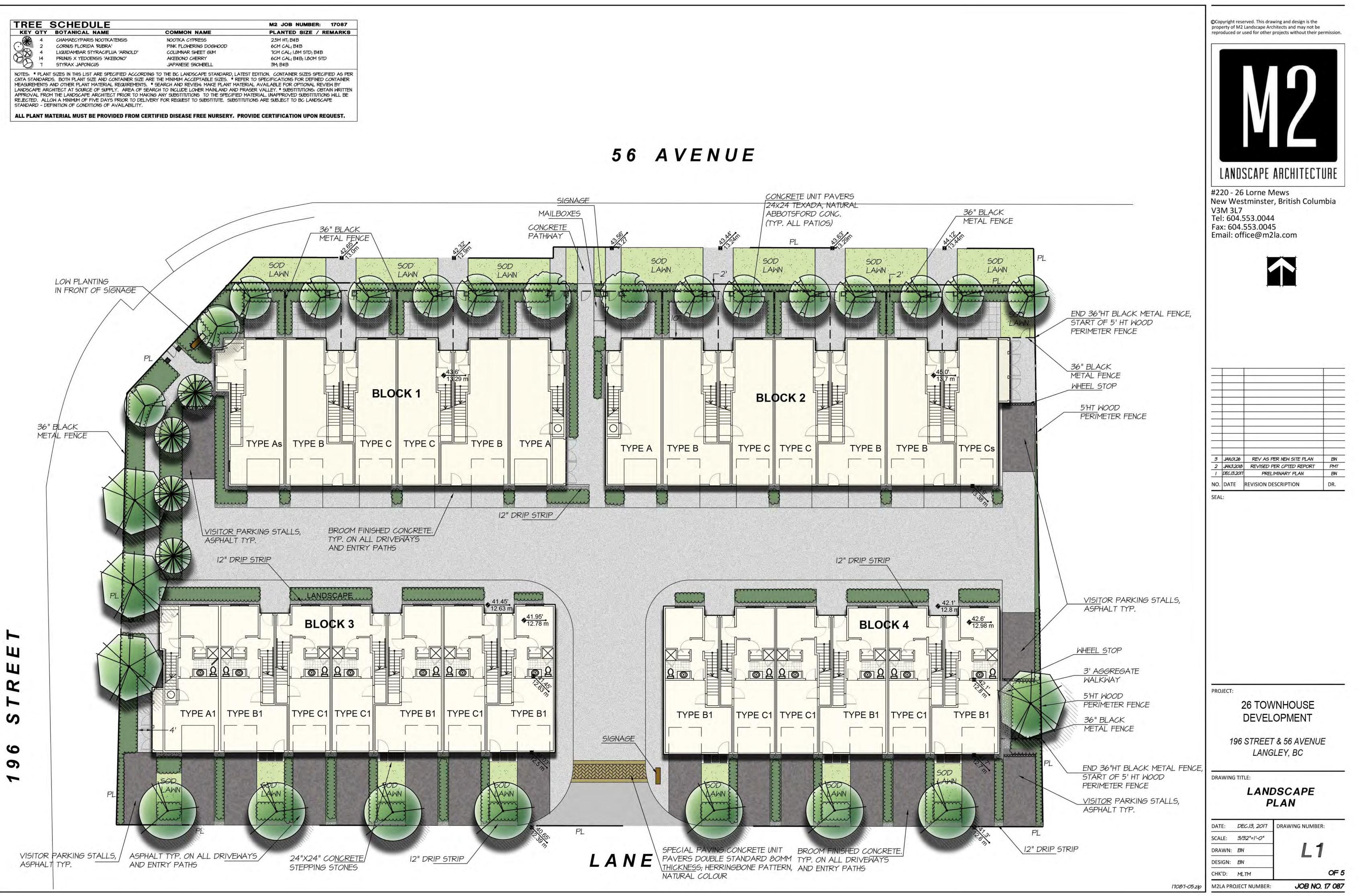
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

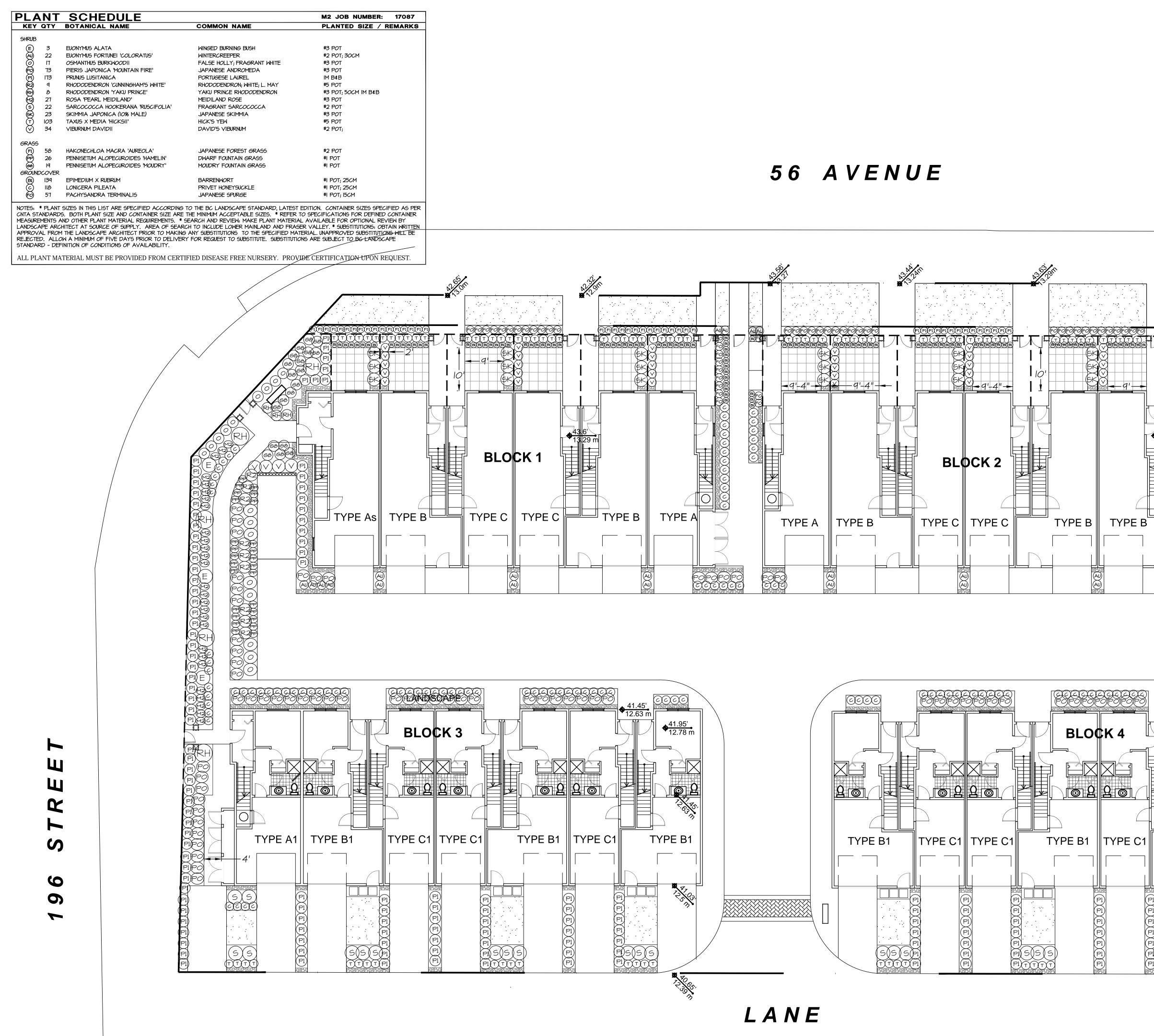
DRAWING TITLE:

BLOCK 4 SECTIONS G-G & H-H

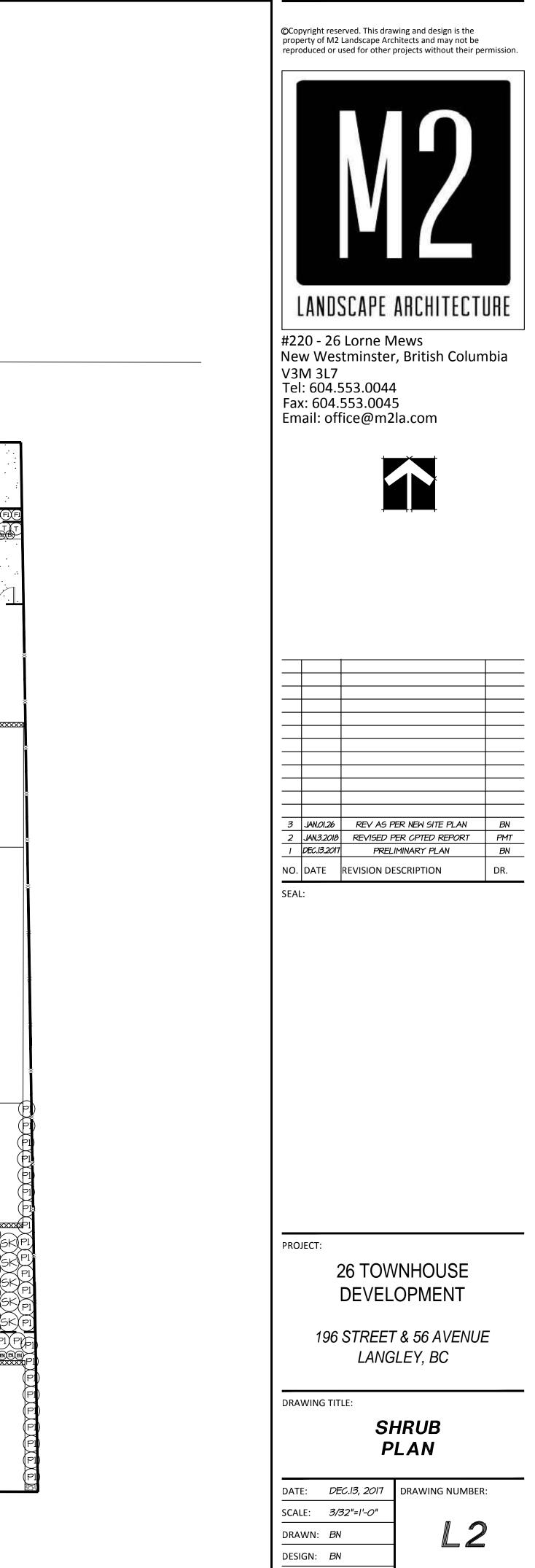
DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	A-4.4
PROJECT NO	1706	











OF 5

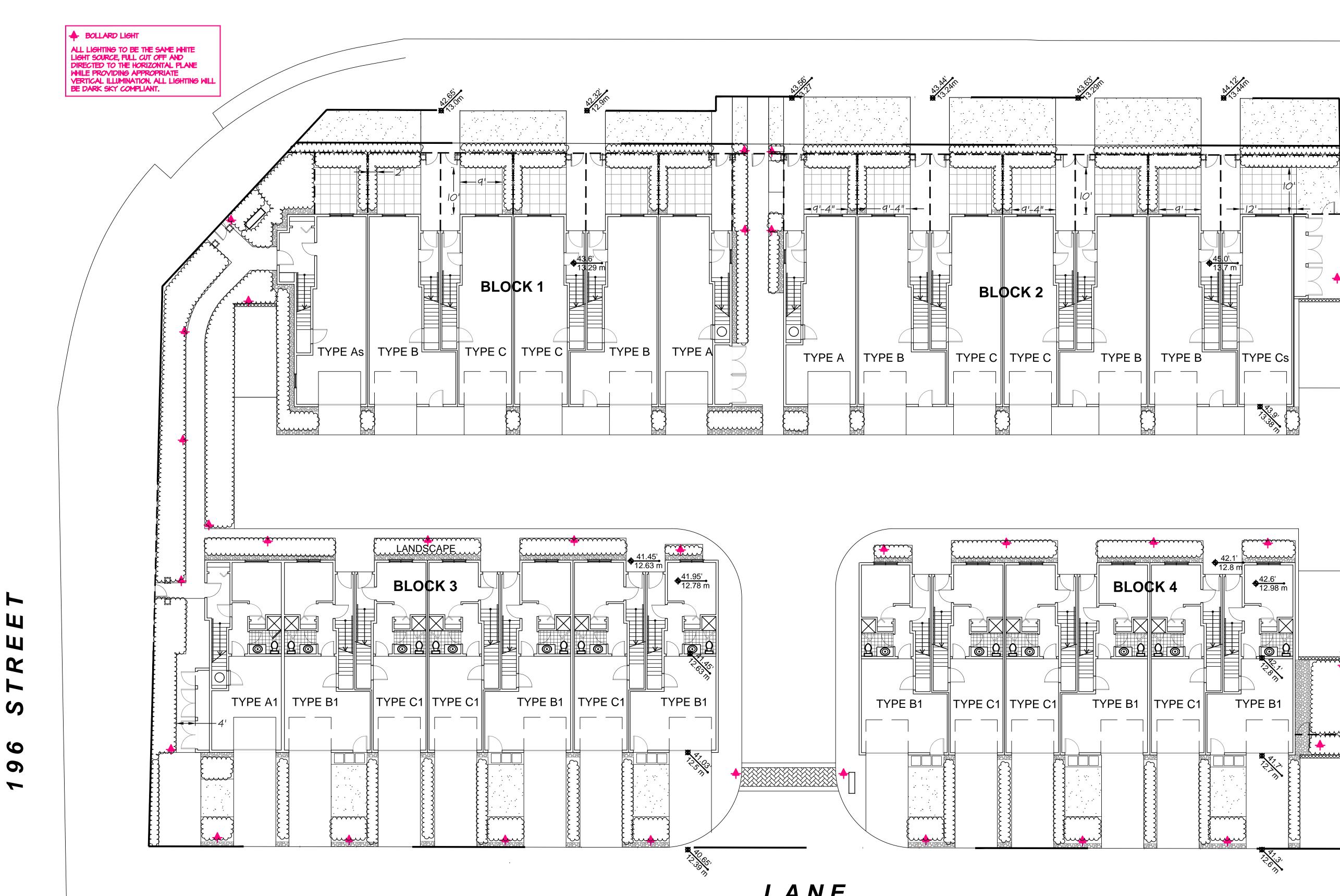
JOB NO. 17 087

CHK'D: MLTM

17087-05.zip

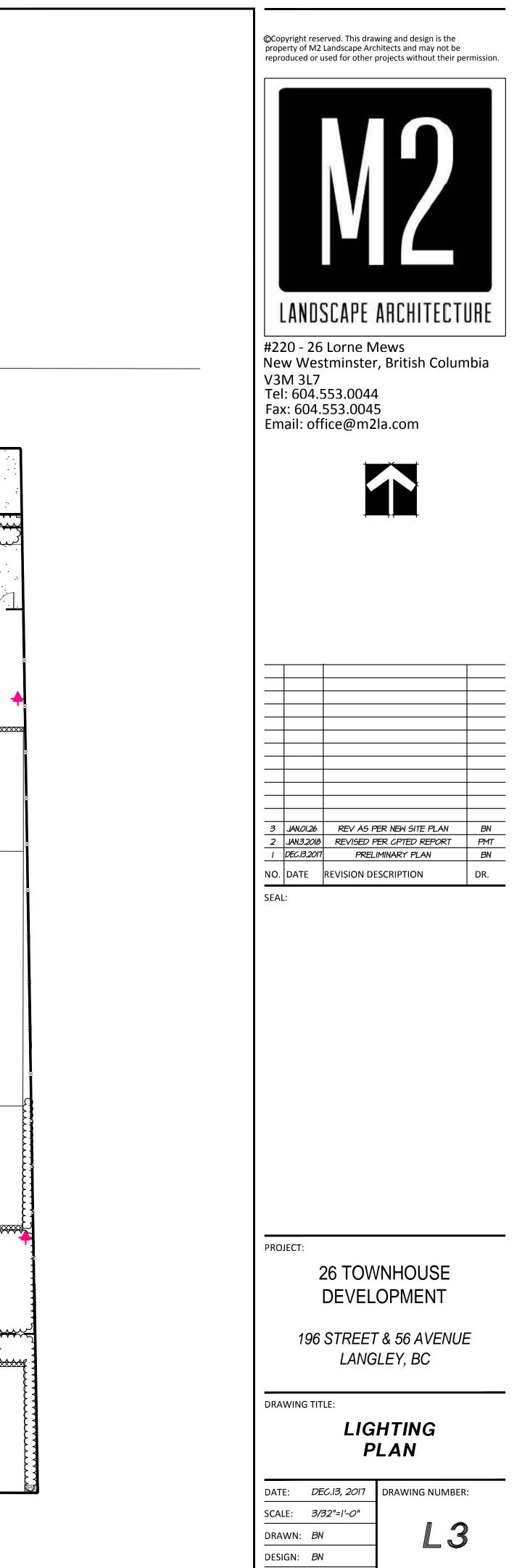
M2LA PROJECT NUMBER:

TYPE Cs 13.30 (13.30) EFE EFE **♦**<u>42.1'</u> 12.8 m **42.6**′ 12.98 m 72.0 m TYPE B1 BESK F 72.1 73.07





LANE

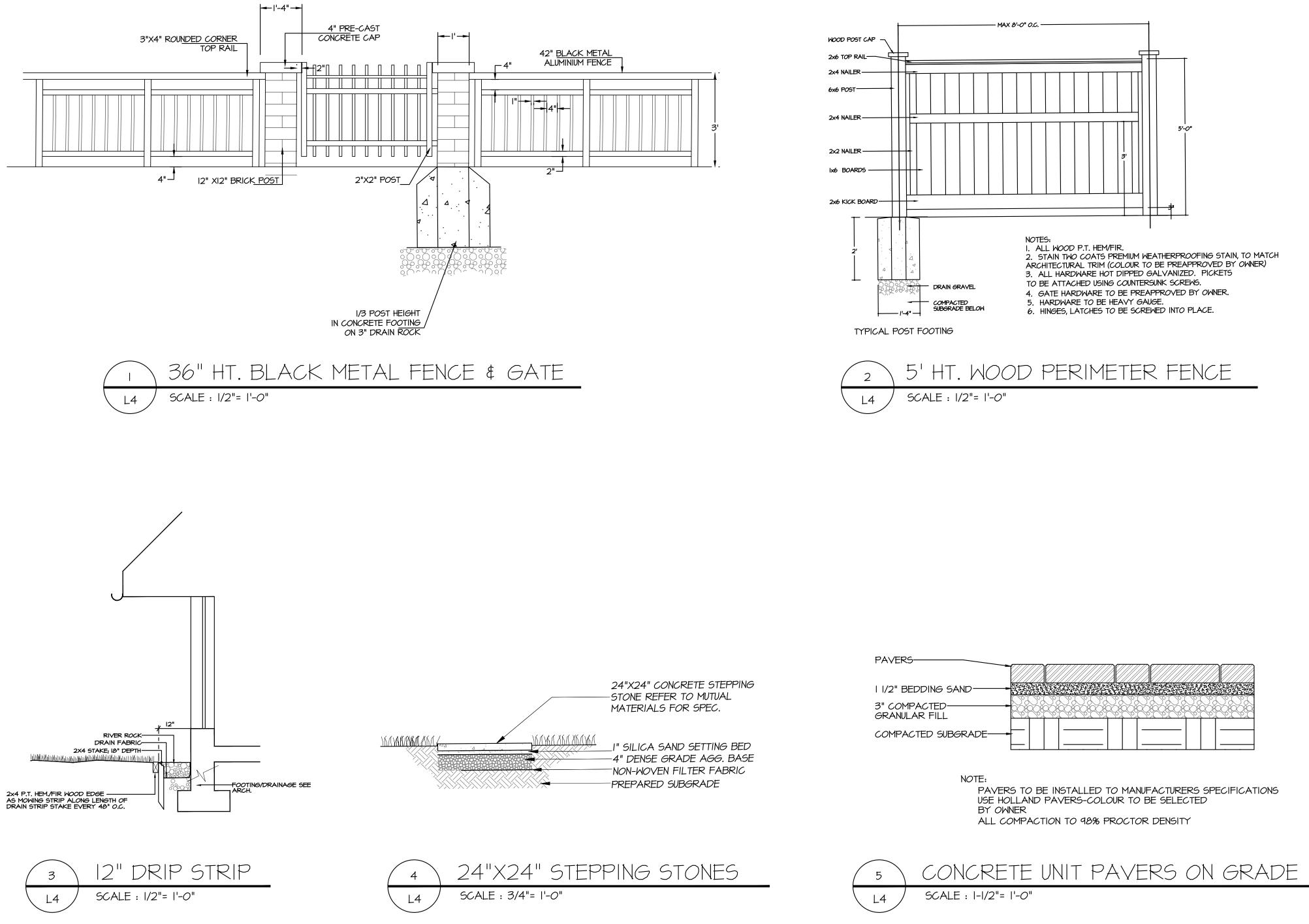


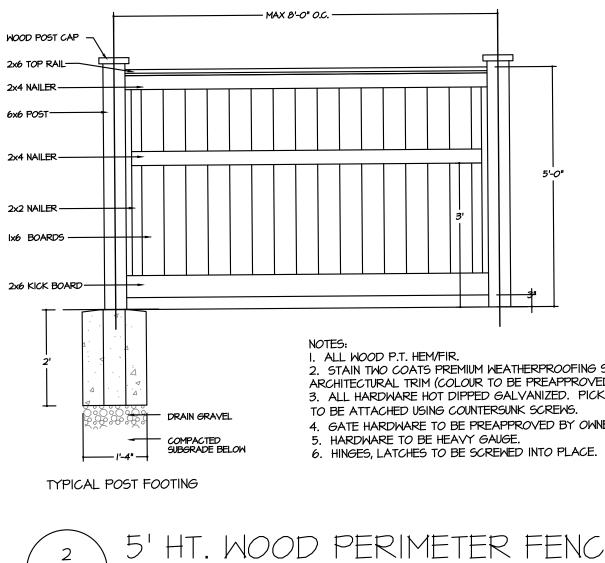
CHK'D: MLTM

M2LA PROJECT NUMBER:

JOB NO. 17 087

OF 5





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LANDSCAPE ARCHITECTURE

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

3	JAN.01.26	REV AS PER NEW SITE PLAN	BN
2	JAN.3.2018	REVISED PER CPTED REPORT	PMT
ī	DEC.13.2017	PRELIMINARY PLAN	BN
10.	DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT:

26 TOWNHOUSE DEVELOPMENT

196 STREET & 56 AVENUE LANGLEY, BC

DRAWING TITLE:

LANDSCAPE
DETAILS

DRAWING NUMBER:	DEC.13, 2017	DATE:	
	AS SHOWN	SCALE:	
	BN	DRAWN:	
	BN	DESIGN:	
OF 5	MLTM	CHK'D:	
JOB NO. 17 087	DJECT NUMBER:	M2LA PRO	17087-05.zip

REFERENCES				PART THREE SOFT LANDSCAPE DEVELOPMENT
				3.1 RETENTION OF EXISTING TREES .1 Prior to any work on site - protect individual trees or plant groupings indicated as retained o
.1 CCDC Doc 2 LATEST EDITION Comply with all articles in the Genera	al Conditions of Contract in conjunction with this s	ection unless superseded by other Cont	act Documents.	.1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree r
			Nursery Association, jointly. All work and materials	.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barri
	ne B.C. Landscape Standard unless superseded by			.3 No machine travel through or within vegetation retention areas or under crowns of trees to b
.3 MASTER MUNICIPAL SPECIFICATIO Association, and the Municipal Engine		ared by the Consulting Engineers of Briti	sh Columbia, Roadbuilders and Heavy Construction	.4 Do not stockpile soil, construction materials, or excavated materials within vegetation reten
.4 STANDARD FOR LANDSCAPE IRRI	GATION SYSTEM, LATEST EDITION: Prepared by th	e Irrigation Industry Association of Brit	sh Columbia.	.5 Do not park, fuel or service vehicles within vegetation retention areas.
.5 MUNICIPAL BYLAWS AND ENGINEE	ERING SPECIFICATIONS WHERE NOTED.			.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention
TESTING				.7 No excavations, drain or service trenches nor any other disruption shall be permitted within v the Landscape Architect.
	nth) test for all growing medium to be used on this		esting by an independent testing facility al prior to placement. Refer to Section 3.4 Growing	.8 Do not cut branches or roots of retained trees without the approval of the Landscape Archit
Medium Testing for procedure.	n ect. Deliver growing medium test results to Lan	uscape Architect for review and approv	a prior to placement. Refer to section 3.4 drowing	.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by
.2 Owner reserves the right to test	t or re-test materials. Contractor responsible to	pay for testing if materials do not mee	specification.	EDITION.
SUBMITTALS				General Contractor and or the person(s) responsible for the disturbance.
.1 Any alternate products differing	from that contained in the contract documents m	ust be pre-approved by the Landscape /	rchitect.	.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaw
.2 Submittals to consist of product	sample or manufacturer's product description.			.11 In situations where required construction may disturb existing vegetation intended for prese construction.
SITE REVIEW	And the Marcal state of the American American	14 - 1 4 A 6 ¹ 1 6 ¹ - 16 4 ¹ 4		3.2 GRADES
construction as is necessary in their	opinion to confirm conformance to the plans and s	specifications. Contact Owners Represent	ed reviewer, the Landscape Architect will observe tative to arrange for site observation at the	.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium S suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminat
.1.1 Start Up Site Meeting, General (tice. Observation schedule may include but will no Contract: Prior to any site disturbance, a meeting		ee preservation issues, general landscape issues	.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.)
			tendent and Landscape Contractor; a meeting is to	.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where
for this meeting.	to verify the acceptability of the subgrade and g			Ensure that all planting areas are smoothly contoured after light compaction to finished grades.
any single visit. Such elements may i	nclude: Site Layout, Rough Grading, Growing Mediu	m - quality, depths, finish grading; Drair	fferent aspects of the work may be dealt with on age and Drainage Materials; Lawns or Grass areas;	.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface a maximum and minimum gradients defined by the B.C. Landscape Standard.
Systems; Play Equipment; Site Furnite	jotiations with suppliers, nursery inspections, pla ure; and other elements of the site development v	nt sizes, quality, quantity, planting prac where the Landscape Architect is the de	ice and layout, tree support; Mulch; Irrigation signated reviewer such as: Pedestrian Paving,	
	w of all work, accounting of all substitutions, del			 .5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum sl .6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings
.1.5 Certificate of Completion: Upon Certifier as defined in the contract.	the declaration of Substantial Performance, a rec	commendation for the issuance of the Ce	rtificate of Completion will be made to the Payment	
.1.7 Warranty Review: Prior to the c	completion of the holdback period, check for comp completion of the waranty period (+/- 11 months a			.7 Finished soil/mulch elevation at building to comply with municipal requirements.
recommendations for waranty replace			,	.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, pla
WORKMANSHIP				 3.3 LANDSCAPE DRAINAGE .1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcov
			General Contractor. Placement of growing medium re the responsibility of the Landscape Contractor.	.2 Work Included: Site finish grading and surface drainage. Installation of any drainage system
.2 All work and superintendence sh	all be performed by personnel skilled in landscape			coordination only, confirm scope of work prior to bid. .2.1 Coordinate all landscape drainage work with rest of site drainage, Refer to engineering dra
current license issued by the approp	riate authorities.	-		.2.2 Determine exact location of all existing utilities and structures and underground utilities priso as to prevent interruption of service or damage to them. Protect existing structures and util
	e familiar with site conditions before bidding and b	efore start of work.		.2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.
.4 Confirm location of all services b				.3 Execution .3.1 Do trenching and backfilling in accordance with engineering details and specifications.
	ny discrepancies. Obtain approval from Landscape			 .3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or length.
.6 Take appropriate measures to av guidelines.	void environmental damage. Do not dump any wast	e materials into water bodies. Conform	with all federal, provincial and local statutes and	 .3.3 Commence laying pipe at outlet and proceed in upstream direction. .3.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
2	and/or excess material from landscape operation	s. Keep paved surfaces clean and repair	damage resulting from landscape work. Repairs	 .3.5 Make joints tight in accordance with manufactures directions. .3.6 Do not allow water to flow through the pipes during construction except as approved by En
are to be completed prior to final acc				 3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins will 3.8 Plug upstream ends of pipe with watertight clean out caps.
.8 Where new work connects with e	xisting, and where existing work is altered, make	good to match existing undisturbed cond	ition.	 .3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as show .3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
WARRANTIES				 .3.11 Assure positive drainage. .3.12 Back fill remainder of trench as indicated.
.1 Guarantee all materials and work	manship for a minimum period of one full year fro	m the date of Certificate of Completion.		.3.13 Protect subdrains from floatation during installation.
.2 Refer to individual sections for s	specific warranties.			3.4 GROWING MEDIUM TESTING .1 Submit representative sample of growing medium proposed for use on this project to an indep
ART TWO SCOPE OF	WORK			placing. Test results to include:
SCOPE OF WORK				 .1.1 Physical properties, % content of gravel, sand, silt, clay and organics. .1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
SCOPE OF WORK .1 Other conditions of Contract may	apply. Confirm Scope of Work at time of tender.			 .1.1 Physical properties, % content of gravel, sand, silt, clay and organics. .1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
 Other conditions of Contract may Work includes supply of all relat 	apply. Confirm Scope of Work at time of tender. ed items and performing all operations necessary	to complete the work in accordance wit	the drawings and specifications and generally	 .1.1 Physical properties, % content of gravel, sand, silt, clay and organics. .1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range. .1.3 Nutrient levels of principle and trace elements and recommendations for required soil amen .1.4 Carbon/Nitrogen level. 3.5 GROWING MEDIUM SUPPLY AND PLACEMENT
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 Other conditions of Contract may Work includes supply of all relat consists of the following: Retention of Existing Trees whe 2.2 Finish Grading and Landscape D 	ed items and performing all operations necessary ere shown on drawings. rainage.	to complete the work in accordance wit	the drawings and specifications and generally	 1.1 Physical properties, % content of gravel, sand, silt, clay and organics. 1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range. 1.3 Nutrient levels of principle and trace elements and recommendations for required soil amen 1.4 Carbon/Nitrogen level. 3.5 GROWING MEDIUM SUPPLY AND PLACEMENT 1 Supply all growing medium required for the performance of the Contract. Do not load, transp damaged.
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 Other conditions of Contract may Work includes supply of all relat consists of the following: Retention of Existing Trees whe Finish Grading and Landscape D Supply and placement of growin Testing of imported growing me Supply and incorporation of add Preparation of planting beds, s Preparation of lawn areas, sup Supply and placement of bark m Maintenance of planted and se 	ed items and performing all operations necessary rainage. ng medium. edium and/or site topsoil, ditives to meet requirements of soil test and Tabl supply of plant material and planting. eas, supply of materials and seeding. ply of materials and sodding. nulch. eeded/sodded areas until accepted by Owner.		the drawings and specifications and generally	 1.1 Physical properties, % content of gravel, sand, silt, clay and organics. 1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range. 1.3 Nutrient levels of principle and trace elements and recommendations for required soil amen .1.4 Carbon/Nitrogen level. 3.5 GROWING MEDIUM SUPPLY AND PLACEMENT 1 Supply all growing medium required for the performance of the Contract. Do not load, transp damaged. 2 Supply all growing medium admixtures as required by the soil test. Amended growing medium various areas. 2.1 Thoroughly mix required amendments into the full depth of the growing medium. 2.2 Special mixes may be required for various situations. Refer to drawing notes for instruction.
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(Such as MIRAFI 140 NL, GEOLON N40	11 Physical properties, X content of gravel, sand, silt, day and organics. 12. Addity PH and quartilies of line or subjurn required to high within specified range. 13 Nutrient levels of principle and trace elements and recommendations for required soil ament 14. Carbon/Nitrogen Level. 15 GROVING MEDIUM SUPPLY AND PLACEMENT 1. Supply all growing medium admixtures as nequired by the soil test. Amended growing medium various areas. 2. Supply all growing medium admixtures as nequired by the soil test. Amended growing medium various areas. 2. Thoroughly mix required amendments into the full depth of the growing medium various areas. 2. Thoroughly mix required amendments into the full depth of the growing medium in standing vater. 4. Minimum depths of growing medium in all grass and planting areas. Spread growing medium in standing vater. 4. Minimum depths of growing medium placed and compacted to 80%: 4.1 On-grade: 4.1 Specida mixed strubs & groundcovers
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 Other conditions of Contract may Work includes supply of all relat consists of the following: Retention of Existing Trees whe Frinsh Grading and Landscape D Supply and placement of growing Testing of imported growing me Supply and incorporation of add Preparation of planting beds, s Preparation of lawn areas, sup Supply and placement of bark m Maintenance of planted and se SEPARATE PRICE: Establishmer SEPARATE PRICE: Establishmer TABLE ONE: PROPERTIES OF GROW Ganadian System of Soil Classificat Applications Growing Medium Types Texture Coarse Gravel: larger than 25mm All Gravel: larger than 0.05mm smaller than 2.0mm Silt: larger than 0.05mm smaller than 0.002mm Clay: sond: Composted Bark Mulch: 10mm (3/ extraneous matter. Fresh orange in Therbicides and Pesticides: If use the areai. Filter Fabric: A non biodegradabid Or aniage Piping if required: Scheet	ed items and performing all operations necessary ere shown on drawings. rainage. ng medium. adium and/or site topsoil, ditives to meet requirements of soil test and Tabl upply of plant material and planting. eas, supply of materials and seeding. ply of materials and sodding. nulch. reded/sodded areas until accepted by Owner. nt Maintenance, Section 3.11. this list, not specified by Landscape Architect. andscape Standard for definitions of imported and ING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 M ion Textural Class: "Loamy Sand" to "Sandy Loam Low Traffic Areas. Trees and Large Shrubs 2L 0 - 1% 0 - 5% Perce 50 - 80% 10 - 25% 0 - 25% 0 - 25% 0 - 25% 0 - 25% 0 - 7.0 Percolation shall be such that no standing wa rganic compound containing Nitrogen (N), Phosphal one. Meet requirements of the B.C. Landscape Stand post product to the requirements of the B.C. Landscape Stand for Answer Garden Products, Fraser Richmond So to meet requirements of the B.C. Landscape Stand 8") minus Fir/Hemlock bark chips and fines, free of colour bark will be rejected. d, must conform to all federal, provincial and loca le blanket or other filtering membrane that will all pre-approved by the Landscape Architect.] dule 40 PVC nominal sizes. durable, and have a maximum size of 19mm and cor ents of the B.C. Landscape Standard. Refer to 3.5 on.	e One.	low.	11 Physical properties, X content of gravel, sand, silt, day and organics. 12 Addity PH and quartilies of time organizement of the contract. 13 Nutrient levels of principle and trace elements and recommendations for required soil ament. 14 Carbon/Nitregen Level. 15 GROVING HEDIUM SUPPLY AND PLACEMENT 1 Supply all growing medium admixtures as required by the soil test. Amended growing medium various areas. 2 Supply all growing medium admixtures as required by the soil test. Amended growing medium various areas. 2 Thoroughly mix required amendments into the full depth of the growing medium various areas. 2 Thoroughly mix required amendments into the full depth of the growing medium in standing varter. 4. Minimum depths of growing medium placed and compacted to 80%: 4.1 Oxegrade: 4.1 Specida mixes may be required for various situations. Refer to drawing notes for instruction standing varter. 4. Minimum depths of growing medium placed and compacted to 80%: 4.1 Oxegrade: 4.2 Incident strubs & groundcovers

	PART THREE SOFT LANDSCAPE DEVELOPMENT	- CONT		PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT
ed on landscape plans as vegetation retention areas. ee retention areas at a start-up meeting with the Landscape Architect.	.8 Application Rate: .8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)			.18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for anoth and growth is not sufficient to ensure future satisfactory growth.
arrier detail. If detail not provided, comply with local municipal requirements.	.8.2 Fertilizer: 112 kg/ha (100 lbs/acre) .8.3 Coastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb.: 1 lb. of g	[;] grass seed)		.18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacem The Landscape Architect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Sec maintenance standard is a minimum of Level Three – Medium. Refer to Section 3.11, Establishment Maintenance.
to be retained is allowed.	.8.4 Notes: .8.4.1 At the time of Tender provide a complete chart of all components of the mi. .8.4.2 Fertilizer:	nix proposed including mulch, tackifier, water	etc. Sloped sites require tackifier.	.18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contractor the Contractor is responsible to replace any plant material or repair any construction included in the Contractor the Contractor is responsible to replace any plant material or repair any construction included in the Contractor the Contractor is responsible to replace any plant material or repair any construction included in the Contractor is responsible to replace any plant material or repair any construction included in the Contractor is responsible to replace any plant material or repair any construction included in the Contractor is responsible to replace any plant material or repair any construction included in the Contractor is responsible to replace any plant material or repair any construction included in the Contractor is responsible to replace any plant material or repair any construction included in the Contractor is responsible to replace any plant material or repair any construction included in the Contractor is responsible to replace any plant material or repair any construction included in the Contractor is responsible to replace any plant material or repair any construction included in the Contractor is responsible to replace any plant material or repair any construction included in the Contractor is responsible to replace any plant material or repair any construction included in the Contractor is responsible to replace any plant material or repair any construction included in the Contractor is replaced and replaced and replaced any plant material or repair any construction included in the Contractor is replaced and repl
tention areas.	.8.4.2.1 Rough Grass: If a soil analysis is available, comply with results. .8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recomme	nendations.		.18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Arch
	.9 Accurately measure the quantities of each of the materials to be charged into measurements. The materials shall be added to the tank while it is being filled with			3.10 INSTALLING LANDSCAPE ON STRUCTURES .1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Lands
tion areas.	After charging, add no water or other material to the mixture. Do not leave slurry		nnzer. Thorodynky mix into a nomogenous storry.	.2 Coordinate work with construction of planters and planter drainage.
hin vegetation retention areas without a review of the proposed encroachment by	.10 Distribute slurry uniformly over the surface of the area to be hydroseeded.		and existing grass areas to form uniform surfaces.	.2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or
chitect.	 .11 Clean up: Remove all materials and other debris resulting from seeding operation. .12 Maintenance: Begin maintenance immediately after seeding and continue for 6 		il accepted by the Owner. De seed at three week	 .3 Provide clean out at all through-slab drain locations. Use 300mm min. dia. PVC Pipe filled with drain rock unless specific .4 Install drain rock evenly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as pe
n by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", LATEST	intervals where germination has failed. Protect seeded areas from damage with ter Owner. Water in sufficient quantities to ensure deep penetration and at frequent	emporary wire or twine fences complete with	signage until grass area is taken over by the	.5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edge
of the evaluation and of the replacement planting will be the responsibility of the	responsibility to supply water at no extra cost to the Contract.			placing growing medium.
laws.	.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grawell established, with no apparent dead or bare spots and shall be reasonably free days after substantial completion, areas meeting the conditions above will be taken	ee of weeds (to B.C. Landscape Standard, Sec	ion 13 Maintenance Level 4 (Open space). Sixty	 .6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric. .7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details
reservation, contact Landscape Architect for review prior to commencing	growing season, provided that the above conditions for acceptance are fulfilled.	en over by the owner. Areas seeded in rait v	ות שב מכנפורפט זו סורווק טופ ווטורוז מרופי סרמד טו	Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together migrating downward.
n Supply, below. Where planting is indicated close to existing trees, prepare	3.8 LAWN AREAS - SODDING			3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)
nate free standing water and conform to the site grading and drainage plan.	 General: Treat all areas defined as lawn areas on the landscape plan between Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, r 		-	.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a re the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired
ft.) intervals minimum. ere vehicular traffic results in compaction during the construction procedures.	Landscape Architect.	request an inspection of the minimed grade,		failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to al turfgrass areas and new trees and shrubs.
ere venicular in arric results in compaction during the construction procedures. es.	.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be		Architect.	.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.
ce and conform to grades shown on the Landscape Drawings. Do not exceed	 .4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B .5 Specified Turfgrass by area: Refer to Table 2 below. 	B.L. Standard for Turtgrass Sod.		.3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code., B.C. Pesticide Control Act.
slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.	TABLE 2 SPECIFIED TURFGRASS BY AREA			.4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook
gs 2:1.	Area Description CLASS 1 Lawn, all areas noted on drawings as lawn in urban		Major Species Kentucky Blue for sun, Fescues for shade	designated representative.
	development sites including boulevard grass CLASS 2 Grass - public parks, industrial and institutional sites	No. 2 Standard	same	.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance the growing season between March 1st and November 30th, however visits at other times of the year may be required.
plants or mulch.	CLASS 3 Rough Grass SPECIAL	see hydroseeding		.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".
covers, Planters, Crib Walls.		II		 .7 Materials: Comply with Part Two of this specification. .7.1 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.
tems detailed on landscape plans. Note: Catch basins shown on landscape plans for	.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates ro .7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates			.8 Plant Material Establishment: .8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31
drawings and specifications for connections and other drainage work. s prior to commencing work, which may not be located on drawings and conduct work	medium 48 hours prior to sodding. Apply separately from lime.	es shown in the required solt rest. Apply with		and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at lea and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches
utility services and be responsible for damage caused.	.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod stagger areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm).			medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the even or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the
	Sod. .9 Maintenance: Begin maintenance immediately after sodding and continue for 60	a dave after Substantial Completion and unti	accepted by the Ouron Distant codded areas	 .8.2 Mulch: Maintain mulches in the original areas and to the original depths. .8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultiva necessary, by the use of herbicides.
s or high points. Ensure barrel of each pipe is in contact with bed throughout full	from damage with temporary wire or twine fences complete with signage until lawn intervals necessary to maintain sufficient growth. Keep grass cut at height of bet	n is taken over by the Owner. Water to obtair	moisture penetration of 3" to 4" (7-10cm) at	.8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.0
	until the turf has been taken over by Owner. Repair any damaged areas, re-grade through the sod base medium is impaired.			.8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to e bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season exce
/ Engineer. s where indicated or as directed by Landscape Architect.	.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, wit			the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair. .8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
nown in details, minimum 100mm.	Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides lawn has been cut at least twice, areas meeting the conditions above will be taken			.8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcover
	3.9 PLANTS AND PLANTING			.9 Grass Areas Establishment: .9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grasse
	.1 Conform to planting layout as shown on Landscape Plans.			and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigate at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so the field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capa
ndependent laboratory. Provide test results to Landscape Architect prior to	.2 Obtain approval of Landscape Architect for layout and preparation of planting	g prior to commencement of planting operatio	ns.	.9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and disease manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Ki
	.3 Make edge of beds with smooth clean defined lines.			application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses p the weed population to zero.
nendments.	.4 Time of Planting: .4.1 Plant trees, shrubs and groundcovers only during periods that are normal for ensure successful adaptation of plants to their new location.	or such work as determined by local weather	conditions when seasonal conditions are likely to	 .9.3 Fertilizing: According to soil analysis. .9.4 Liming According to soil analysis .9.5 Mowing and Trimming – All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall
nsport or spread growing medium when it is so wet that its structure is likely to be	.5 Standards:			with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanic Remove all grass clippings after each cut.
ium must meet the specification for growing medium as defined in Table One for the	.5.1 All plant material shall conform to the requirements of the B.C. Landscape St .5.1.1 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and in Sect .5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply w	ction 12, BCLNA Standard for Container Grow		.9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early depth of 100mm. (4"), and remove cores.
unin must meet the specification for growing medium as defined in Fable one for the	.5.2 Plant material obtained from areas with less severe climatic conditions shall			.9.7 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass va throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. P mowing.
ctions.	.6 Review: .6.1 Review at the source of supply and/or collection point does not prevent subs	bsequent rejection of any or all planting stoc	x at the site.	
n in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of	.7 Availability: .7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plan	ant Schedule for any extension of area.		
	.7.2 Supply proof of the availability of the specified plant material within 30 days			
	.8 Substitution: .8.1 Obtain written approval of the Landscape Architect prior to making any subst	stitutions to the specified material. Non-app	roved substitutions will be rejected.	
all - width shall be at least twice the width of the root ball with saucer shaped	 .8.2 Allow a minimum of 5 days prior to delivery for request to substitute. .8.3 Substitutions are subject to BC Landscape Standard – definition of Condition 	ons of Availability.		
	.9 Plant Species & Location: .9.1 Plants shall be true to name and of the height, calliper and size of root ball a	l as shown on the landscape/site plan plant s	chedule. Calliper of trees is to be taken 6" (15cm)	
	above grade. .9.2 Plant all specified species in the location as shown on the landscape drawing: encountered.	gs. Notify Landscape Architect if conflicting	rock or underground/overhead services are	
ge of slab (verify column locations on-site for tree locations.)	.9.3 Deviation of given planting location will only be allowed after review of the p	proposed deviation by the Landscape Archite	ct.	
S.	.10 Excavation: .10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of t	the rootball and to at least twice the width (of the rootball. Assure that finished grade is at	
S.	the original grade the tree was grown at. .11 Drainage of Planting Holes:			
nd into existing grades.	.11. Provide drainage of planting pits where required, ie. on sloped conditions, bre to raise the rootball above impervious layer. Notify the Landscape Architect where		drainage down slope; and in flat conditions, mound	
	.12 Planting and Fertilizing Procedures:			
defined as rough grass between all property lines of the project including all	.12.1 Plant all trees and shrubs with the roots placed in their natural growing pos burlap from under the ball. Carefully remove containers without injuring the rootb wire.			
n 7.1.1.3	.12.2 Fillthe planting holes by gently firming the growing medium around the root grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilize			
	.12.3 Where planting is indicated adjacent to existing trees, use special care to a .12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) dia		ral grades of such trees.	
of each year. Further extensions may be obtained on concurrence of the Landscape	.13 Staking of Trees: .13.1 Use two 2″x2″x5″ stakes, unless superseded by municipal requirements. Set	t stakes minimum 2 ft in soil. Do not drive st	ske through conthall	
nall be No. 1 grass mixture delivered in containers bearing the following information:	 .13.2 Leave the tree carefully vertical. .13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, mini 		-	
	.13.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge .13.5 Trees 6 ft.+ on Wood or Concrete Decks: Guy as above using three deadment			
and are subject to client approval.	.13.6 Mark all guy wires with visible flagging material. .14 Pruning:			
	.14.1 Limit pruning to the minimum necessary to remove dead or injured branches. tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape aff			
al Wildflowers) with Hard Fescue or pre-approved alternate.	.15 Mulching:			
aximum 35% water soluble nitrogen and a formulation ratio of 18–18–18 – 50%	.15.1 Mulch all planting areas with an even layer of mulch to 2–1/2 – 3" (65 – 75mm 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.	nm) depth. Lontirm placement of mulch in area	s labeled "uroundcover Area" on drawings. Mulch a	
porate seed into the top 1/4" (6mm) of soil and lightly compact.	.16 Acceptance: .16.1 The establishment of all plant material is the responsibility of the Landscap	pe Contractor.		
nce have been met. Comply with Section 3.7 Hydroseeding.	.17 Plant Material Maintenance:			
	.17.1 Maintain all plant material for 60 days after landscape work has received a 0 .17.2 Watering: Conform to B.C. Landscape Standard, Section 13.3.2 – Watering an .17.2.1 Water to supplement natural rainfall such that the soil moisture content is	ind generally as follows:	ter to the full denth of the root zone each time	
o bidding.	The Owner is responsible to supply water at no extra cost to the Contract. Confir .17.3 Use appropriate measures to combat pests or diseases damaging plant mate	irm source of water prior to beginning work.		
	 17.4 Plant material which fails to survive shall be replaced in the next appropria 17.5 Repair tree guards, stakes, and guy wires, when necessary. 	ate season as determined by the Landscape A		
	.17.6 Maintain areas relatively weed free. (Appearance level 2, B.C. Landscape Sta .17.7 Maintain mulch to specified depths.	ranoaro, Chapter 13j.		
[;] any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on reference points, monuments, markers and structures from damage. Where Landscape Architect	.18 Plant Warranty: .18.1 Replace all unsatisfactory plant material except those designated "Specimer			
iding and dyed for ease of monitoring application. If using recycled paper material	plant material designated "Specimen" for a period of two (2) years after the Certif these until the specified number is complete and satisfactory to the Landscape Arc	ificate of Completion. Replace all unsatisfact rchitect. Such replacement shall be subject t	ory trees and shrubs and continue to replace	
n requirements.	specified for the original planting, and shall not constitute an extra to the Contrac .18.2 Those Plants, identified as hardy within one zone of the Canada Department the Landscape Contractor which are killed through below normal temperatures (bel	nt of Agriculture tonal class for the area, spe		
of seeding or may be harmful to the environment. Ime certified by an identification plate or sticker affixed in plain view on the	concerned, in the last 10 years), will not be replaced without cost of replacement b .18.3 A review may be requested during the latter part of the warranty growing s	borne by the Owner.	-	
aterial into a homogenous slurry and to maintain the slurry in a homogenous state rials uniformly over the designated area.	then be taken over.	-	2.	

OFT LANDSCAPE DEVELOPMENT - CONT

rial, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development ient to ensure future satisfactory growth. s responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance. ntractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of specifications may require extension of the Warranty Period as determined by the Landscape Architect.

e and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

construction of planters and planter drainage. r drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

t all through-slab drain locations . Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

venly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to

n to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to alter grade. r drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from

"establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase f the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated trees and shrubs.

ition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other onths attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the

a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during een March 1st and November 30th, however visits at other times of the year may be required.

e first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st imum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 t 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions y installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.

Iches in the original areas and to the original depths. move all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if herbicides.

Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced nent for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements. intain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the eplace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in cape Architect. All flagging of guy wires shall be visible and in good repair. trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape lipping or shaping only if required in the maintenance contract for specific varieties or conditions.

uring the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

s and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (B.C. Landscape Standard, Section 7, Lawns ne grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation r. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. sease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate ie use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general erbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce

g - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas y mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. s after each cut. not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a

, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first ©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.



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3	JAN.01.26	REV AS PER NEW SITE PLAN	BN
2	JAN.3.2018	REVISED PER CPTED REPORT	PMT
1	DEC.13.2017	PRELIMINARY PLAN	BN
NO.	DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT:

26 TOWNHOUSE DEVELOPMENT

196 STREET & 56 AVENUE LANGLEY, BC

DRAWING TITLE:

M2LA PROJECT NUMBER:



DEC.13, 2017 DRAWING NUMBER: DATE: SCALE: .5 DRAWN: *B*N DESIGN: BN OF 5 CHK'D: MLTM

17087-05.zip

JOB NO. 17 087