

DATE: OCT 2017	SHEET NO.
SCALE: NTS.	A-1.0
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1803	

A-1.0

PROJECT STATISTICS

CIVIC ADDRESS :

19610, 19618/19626, 19630/19632, 19638, 196480/19650,
55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION :

LOT 112, PLAN 38427, LOT 2 OF STRATA PLAN LMS41,
LOT 2 OF STRATA PLAN LMS28
LOT 3 PLAN 84735 AND LOT 1 OF STRATA PLAN LMS139
ALL OF SECTION 3, TOWNSHIP 8

LOT AREA :

ORIGINAL LOT AREA : 54,334.7 SQ.FT. = 5047.7 SQ.M. = 1.247 ACRES
LAND DEDICATED FOR NEW LANE : 3370 SQ.FT. = 313 SQ.M.
LAND PURCHASED FROM CITY : 6153 SQ.FT. = 571.6 SQ.M.

NEW LOT AREA : 57,161 SQ.FT. = 5310.2 SQ.M. = 1.312 ACRES

ZONING :

EXISTING : RS1 - SINGLE FAMILY RESIDENTIAL
PROPOSED : CD

LOT COVERAGE :

PROVIDED : 27,617 / 57,161 = 48%

FLOOR AREA :

PROVIDED : BLOCK 1 : 13,336 SQ.FT. = 1,238.96 SQ.M.
BLOCKS 2-3 : 8,916 SQ.FT. = 828.32 SQ.M.
BLOCKS 4-5-6-7 : 8,103 SQ.FT. = 752.79 SQ.M.

TOTAL : 63,580 SQ.FT. = 5,906.78 SQ.M.

FAR :

PROVIDED : 63,580 / 57,161 = 1.11

NO. OF UNITS : 41

DENSITY :

PROPOSED : 31.2 UNIT / ACRE

BUILDING HEIGHT :

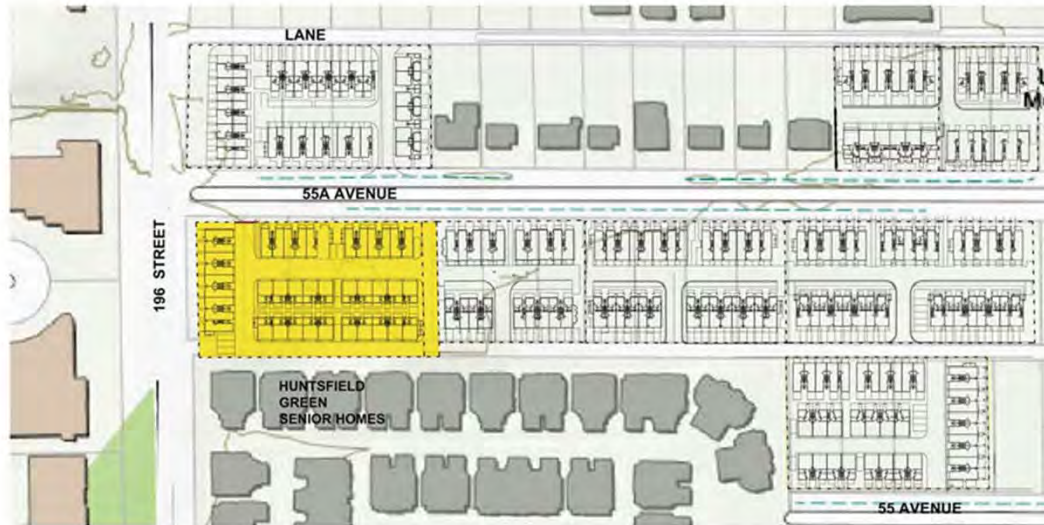
ALLOWED : 3 STORIES
PROVIDED : 3 STORIES

SETBACKS :

PROVIDED : NORTH PL. : AVERAGE : 10'-0"
SOUTH PL. : AVERAGE : 32'-3"
WEST PL. : AVERAGE : 10'-0"
EAST PL. : AVERAGE : 10'-0"

PARKING :

REQUIRED : 2 STALLS / TOWNHOUSE : 82 STALLS
VISITORS : 0.2 / UNIT = 8.2
PROVIDED : 2 STALLS / TOWNHOUSE : 82 STALLS
VISITORS : 8



UNIT MIX						
UNIT TYPE	A	A-s	B / B1	B-s/B1-s	C1	TOTAL
NO OF BED RM.	3	3	3	3	3	
NO OF UNIT	12	8	15	5	1	41
AREA	1611	1635	1468	1522	1538	
TOTAL AREA	19332	13080	22020	7610	1538	63580



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NO.	DATE	REVISION / ISSUED
1	07-09-18	ISSUED FOR APC MEETING

PROJECT TITLE:
**41 UNIT TOWNHOUSE
DEVELOPMENT**
19610-19648
55A AVENUE, LANGLEY
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
**STATISTICS -
CONTEXT PLAN**

DATE:	OCT 2017	SHEET NO.
SCALE:	NTS	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.	1903	

A-1.1



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1	07-09-18	ISSUED FOR APC MEETING
NO	DATE	REVISION / ISSUED

PROJECT TITLE:
**41 UNIT TOWNHOUSE
DEVELOPMENT**
19610-19648
55A AVENUE, LANGLEY
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
AERIAL MAP
CONTEXT PHOTOS

DATE:	OCT 2017	SHEET NO: A-1.2
SCALE:	NA	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



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1	07-06-18	ISSUED FOR APC MEETING
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
41 UNIT TOWNHOUSE
DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
COLOURED ELEVATIONS

DATE:	OCT 2017	SHEET NO. A-1.
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



PERSPECTIVE OF ROOF TOP PATIO



SECTION THROUGH FLOORS



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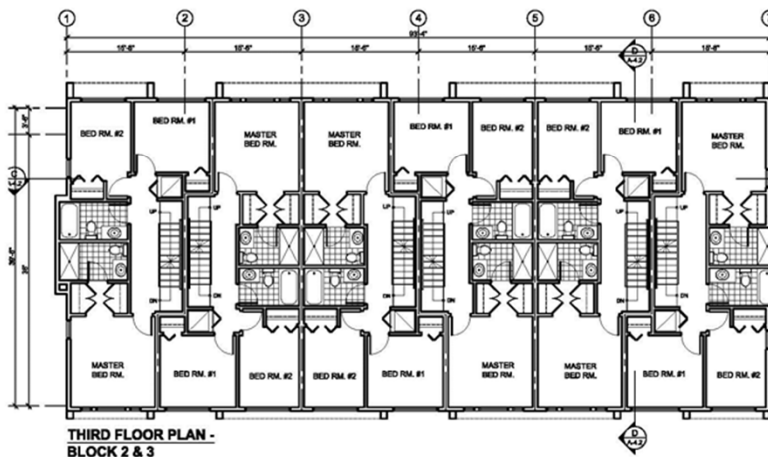
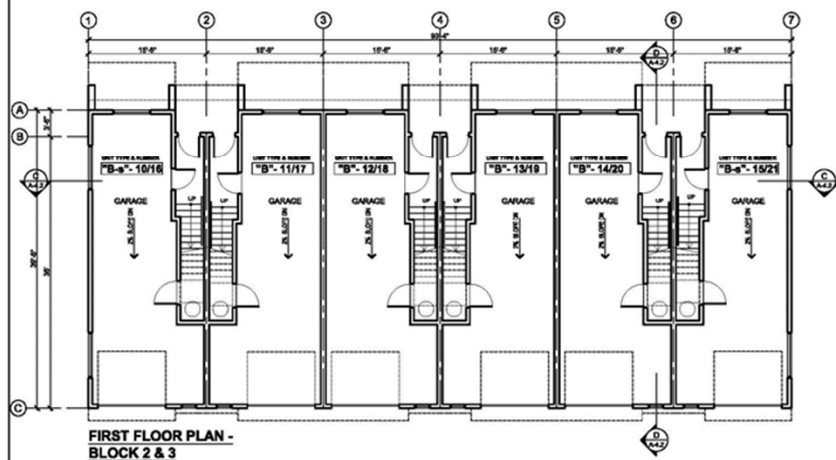
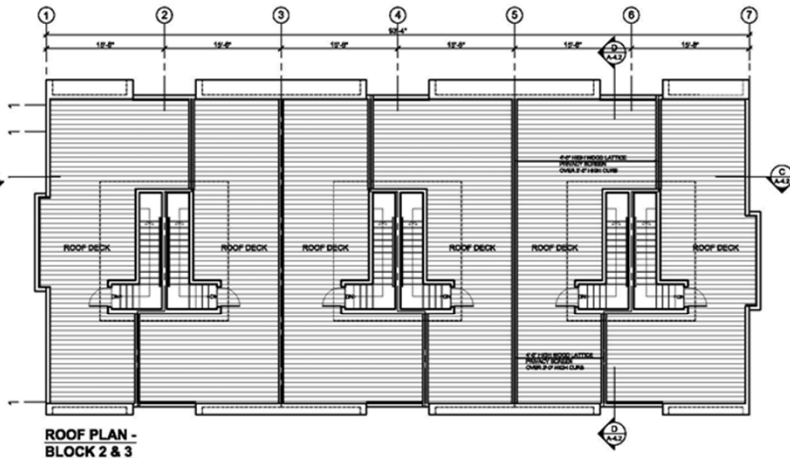
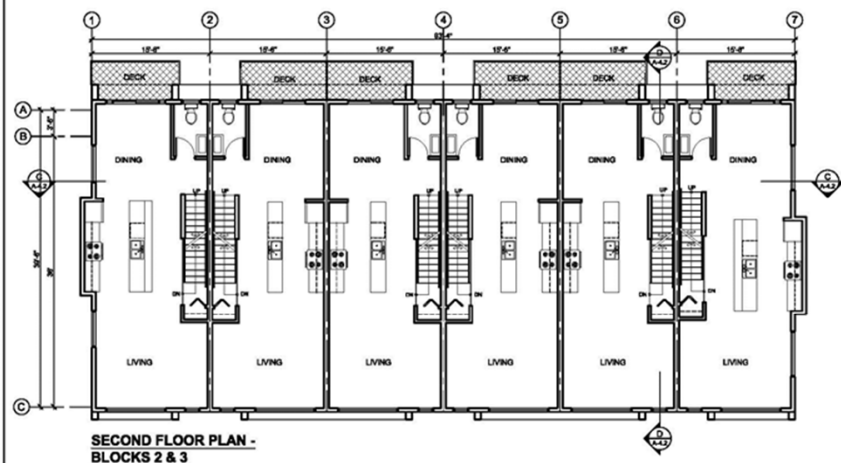
1	07-08-15	ISSUED FOR APC MEETING
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
41 UNIT TOWNHOUSE
DEVELOPMENT
19810-19848
55A AVENUE, LANGLEY
FOR:
LEONE HOMES INC.
238 - 13686 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
ROOF PATIO -
SECTION THROUGH
FLOORS

DATE:	OCT 2017	SHEET NO: A-1.5a
SCALE:	N/A	
DESIGN:	A.A.	
DRAWING:	A.A.	
PROJECT NO:	1809	

\\P4SERVER\data\PROJECTS\19610 to 19648 (5 lots) 55A Langley Dennis\4-Export\City\8-Sep 12-1\PA-1.5a Renderings.dwg, 17/09/2018 9:24:10 AM



UNIT AREA: 1406 SQ.FT GARAGE: 499 SQ.FT	UNIT AREA: 1452 SQ.FT GARAGE: 506 SQ.FT
TOTAL AREA: 1905 SQ.FT	TOTAL AREA: 1958 SQ.FT



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[illegible]

1	07-09-18	ISSUED FOR APC MEETING
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
41 UNIT TOWNHOUSE
DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY
FOR:
LEONE HOMES INC.
238 - 13968 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
BLOCKS 2 & 3
FLOOR PLANS

DATE: OCT 2017	SHEET NO:
SCALE: NTS.	A-2.2
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1803	



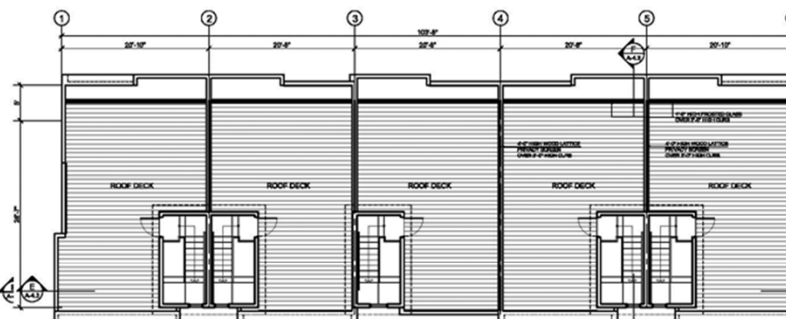
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Figure 1 is a detailed floor plan of a 10-unit apartment building. The plan is symmetrical, with five units on each side of a central corridor. The units are numbered 1 through 10. Each unit includes a bedroom (BED RM.), a master bedroom (MASTER BED RM.), a bathroom (BATH), and a kitchen (KITCHEN). The plan also shows a central staircase and a central entrance area. The dimensions of the units are as follows:

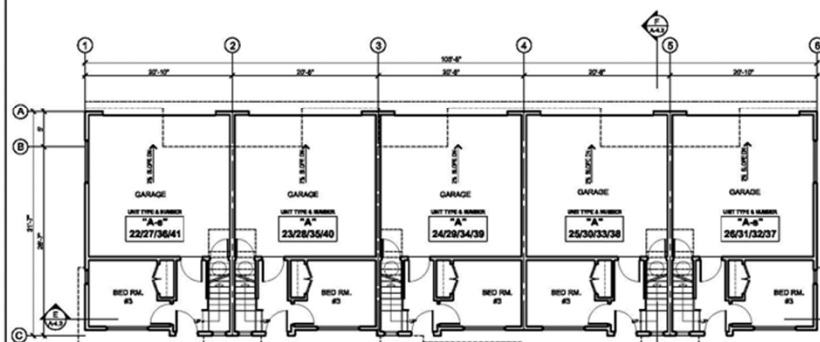
Unit	Bedroom (BED RM.)	Master Bedroom (MASTER BED RM.)	Bathroom (BATH)	Kitchen (KITCHEN)
1	10' 0" x 10' 0"	10' 0" x 10' 0"	5' 0" x 5' 0"	5' 0" x 5' 0"
2	10' 0" x 10' 0"	10' 0" x 10' 0"	5' 0" x 5' 0"	5' 0" x 5' 0"
3	10' 0" x 10' 0"	10' 0" x 10' 0"	5' 0" x 5' 0"	5' 0" x 5' 0"
4	10' 0" x 10' 0"	10' 0" x 10' 0"	5' 0" x 5' 0"	5' 0" x 5' 0"
5	10' 0" x 10' 0"	10' 0" x 10' 0"	5' 0" x 5' 0"	5' 0" x 5' 0"
6	10' 0" x 10' 0"	10' 0" x 10' 0"	5' 0" x 5' 0"	5' 0" x 5' 0"
7	10' 0" x 10' 0"	10' 0" x 10' 0"	5' 0" x 5' 0"	5' 0" x 5' 0"
8	10' 0" x 10' 0"	10' 0" x 10' 0"	5' 0" x 5' 0"	5' 0" x 5' 0"
9	10' 0" x 10' 0"	10' 0" x 10' 0"	5' 0" x 5' 0"	5' 0" x 5' 0"
10	10' 0" x 10' 0"	10' 0" x 10' 0"	5' 0" x 5' 0"	5' 0" x 5' 0"

**THIRD FLOOR PLAN -
BLOCKS 4 - 5 - 6 - 7**

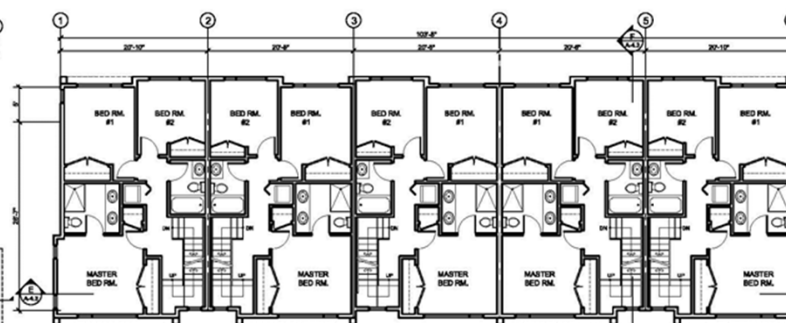


**ROOF PLAN -
BLOCKS 4 - 5 - 6 - 7**

NOTE:
EROSTED GLASS PRINACY SCREEN ONLY ON BLOCKS 6 AND



**FIRST FLOOR PLAN -
BLOCKS 4 - 5 - 6 - 7**



**THIRD FLOOR PLAN -
BLOCKS 4 - 5 - 6 - 7**

1	07-09-19	ISSUED FOR A/C MEETING
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**41 UNIT TOWNHOUSE
DEVELOPMENT**
19610 - 19648
55A AVENUE, LANGLEY
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
BLOCKS 4 - 5 - 6 - 7 TYP.
FLOOR PLANS

DATE:	OCT 2017	SHEET NO. A-2.3
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

Livability, Energy Saving and Green Measures

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

1. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces.
2. The building envelope, glazing, and mechanical system will be designed based on the new energy code and in compliance with ASHRE 90, 2010
3. Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products.
4. Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water.
5. All units have private patios at grade, decks on 2nd floor and outdoor amenity on the roof decks, contributing to livability of the units and creating a family oriented environment.
6. Mechanical system is equipped with heat recovery system 'HRV' for recycling the heat energy.
7. All units have vehicular electric chargers in the garage.

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 CPTED 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:

- 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 55 A Avenue and the lane 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. Lights are also installed next to the signage and mail box. Outdoor lights are regulated by photo cell system.
- 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.
- Trees, shrubs and hedges are designed in a manner to increase visibility and avoid creating hidden spaces.



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1	07-26-18	ISSUED FOR APMC MEETING
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**41 UNIT TOWNHOUSE
DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY**
FOR:
**LEONE HOMES INC.
238 - 13088 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3**

DRAWING TITLE:
DESIGN RATIONALE -2

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1903	

A-5.2



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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	18 MAY 27	TO OPTED REVIEW	PC
2	18 JUN 27	NEW SITE PLAN, ISSUE TO ARCH	PC

CLIENT:

LEONE HOMES

PROJECT:

RESIDENTIAL
DEVELOPMENT

55A AVENUE
LANGLEY, BC

With F. Adab Architects

DRAWING TITLE:

LANDSCAPE
PLAN

DATE: 18 MAY 28 DRAWING NUMBER:

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

DRAWN:

DESIGN:

CHKD: PCM

PMG PROJECT NUMBER:

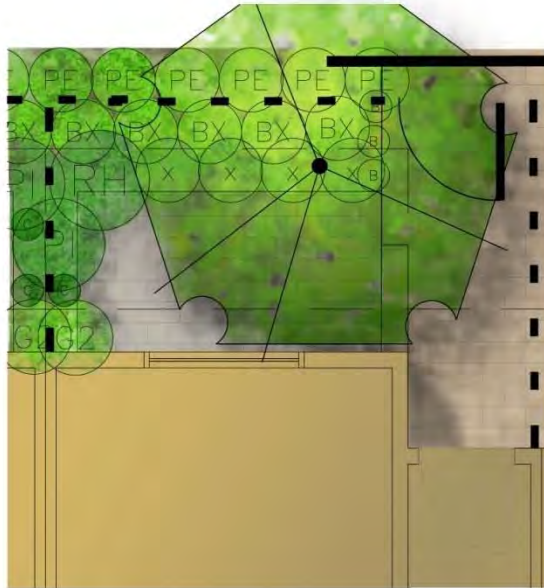
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OF 3

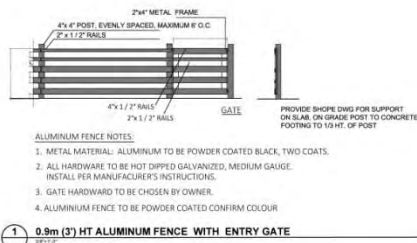


18106-3.2P

18-106



PATIO DETAIL 1:20



1 0.9m (3') HT ALUMINUM FENCE WITH ENTRY GATE



BUXUS



PENNISETUM



ACER CAPILLIPES



STYRAX



PLANTING
PALLETTE



CORNUS



ROUNDED PEBBLES IN GAPS



CHARCOAL-RANDOM-20%



GRAY- FIELD



PAVER COLOURS



ENGINEERED BASE WITH GRAVEL
AT VISITOR PARKING

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LANDSCAPE
ARCHITECTS
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Burnaby, British Columbia, V5C 5G3
p: 604 294-0011 f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	18 JUN 17	NEW SITE PLAN (ISSUE TO ARCH)	PC
2	18 JUL 18	TO OPTED REVIEW	PC

CLIENT:

LEONE HOMES

PROJECT
**RESIDENTIAL
DEVELOPMENT**
55A AVENUE
LANGLEY, BC

With F. Adab Architects

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE:	20 JUL 18	DRAWING NUMBER:
SCALE:		
DRAWN:		
DESIGN:		
CHKD:	PCM	



18106-3.2P

PMG PROJECT NUMBER:

L3
OF 3

18-106

196 STREET

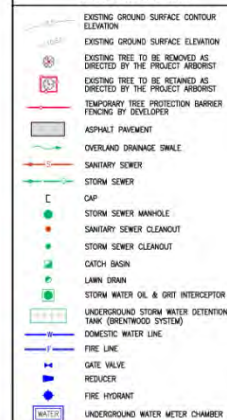
55A AVENUE



GENERAL NOTES

1. ALL ON-SITE CIVIL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH COLUMBIA'S BUILDING CODES AND PLUMBING CODES, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) PLATINUM EDITION, THE CITY OF LANGLEY'S DESIGN CRITERIA MANUAL, THE CITY OF LANGLEY'S STANDARD CONSTRUCTION DOCUMENTS (GENERAL CONDITIONS, SUPPLEMENTARY SPECIFICATIONS AND SUPPLEMENTARY STANDARD DRAWINGS) AND ALL OTHER APPLICABLE MUNICIPAL BYLAWS AND POLICES, UNLESS NOTED OTHERWISE.
2. ALL EXISTING UNDERGROUND WORKS AND SERVICES SHOWN ARE APPROXIMATE ONLY AND ARE BASED ON AS-CONSTRUCTED RECORDS PROVIDED BY THE CITY OF LANGLEY AND BC ONE CALL. PRIOR TO CONSTRUCTION AND ORDERING OF MATERIALS, THE CONTRACTOR SHALL EXPOSE AND VERIFY INVERTS, LOCATIONS, MATERIAL TYPES AND SIZES OF ANY AND ALL EXISTING UNDERGROUND WORKS AND SERVICES AT PROPOSED DE-IN AND CROSSING POINTS AND SHALL ADVISE CENTRAS ENGINEERING LTD. IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DIMENSIONS, OFFSETS, SIZES AND ELEVATIONS ARE IN METRIC AND TO GEODETIC DATUM, UNLESS NOTED OTHERWISE.
4. A DEMOLITION PERMIT, TREE CUTTING PERMIT AND AN EROSION & SEDIMENT CONTROL PERMIT SHALL BE OBTAINED FROM THE CITY OF LANGLEY PRIOR TO ANY WORKS COMMENCING ON-SITE.
5. TEMPORARY TREE PROTECTION BARRIER FENCES SHALL BE CONSTRUCTED AND INSPECTED BY THE CITY OF LANGLEY'S PARKS DEPARTMENT AS PER THE LOCATIONS AND INSTRUCTIONS IN THE ARBORIST REPORT AND LANDSCAPING DRAWINGS PRIOR TO ANY WORKS COMMENCING ON-SITE.
6. ALL EXISTING BUILDINGS, SHEDS, FOUNDATIONS, SEPTIC SYSTEMS, DRIVEWAYS, FENCES, TREES, SHRUBS, ETC. LOCATED ON-SITE SHALL BE REMOVED AND DISPOSED OFF-SITE AS DIRECTED BY THE PROPERTY OWNER.
7. A PLUMBING PERMIT AND ALL OTHER APPLICABLE APPROVALS AND PERMITS SHALL BE OBTAINED PRIOR TO ANY UNDERGROUND CIVIL WORKS COMMENCING ON-SITE. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL PERMIT FEES FOR OBTAINING THE REQUIRED PERMITS.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING ON-SITE WITH CENTRAS ENGINEERING LTD. TO REVIEW AND DISCUSS THE CIVIL DESIGN DRAWINGS, CONSTRUCTION METHODS, GENERAL COORDINATION BETWEEN TRADES, TIMING, SITE REVIEWS, TESTING PROCEDURES, TESTING RESULTS, ETC.
9. ALL CONSTRUCTION WORKS SHALL BE COMPLETED IN SUCH A MANNER SO AS TO PREVENT THE RELEASE OF ANY CONSTRUCTION WATER, SILT, CONCRETE LEACHATE AND ANY OTHER DELETERIOUS SUBSTANCES SHALL BE DEPOSITED OR PLACED IN SUCH A MANNER AS TO PREVENT ITS ENTRY INTO ANY STORM SEWER SYSTEM, WATER COURSE, RAVINE OR RESTRICTIVE CONVEYANCE AREA.
10. THE DEVELOPER AND CONTRACTOR ARE RESPONSIBLE FOR SWEEPING OF THE EXISTING ROADWAYS SURROUNDING THE CONSTRUCTION SITE FREE OF ANY DIRT AND SEDIMENT CAUSED BY CONSTRUCTION ACTIVITY ON A DAILY BASIS.
11. THE CONTRACTOR SHALL REINSTATE ALL DISTURBED WORKS TO PRE-CONSTRUCTION CONDITION OR BETTER AND TO CURRENT MMCD AND CITY OF LANGLEY'S STANDARDS AND TO THE SATISFACTION OF CENTRAS ENGINEERING LTD.
12. ALL NEW ON-SITE ELECTRICAL AND TELECOMMUNICATIONS SERVICES AND CONNECTIONS SHALL BE LOCATED UNDERGROUND. REFER TO THE ELECTRICAL SITE PLAN AND BC HYDRO DRAWINGS FOR DETAILS.
13. ALL WORKS CONSTRUCTED BY THE CIVIL CONTRACTOR SHALL BE SITE REVIEWED BY CENTRAS ENGINEERING LTD. AND THE CITY OF LANGLEY PRIOR TO ANY SHOVELLING, FAILURE TO DO SO MAY RESULT IN THE CIVIL CONTRACTOR EXPOSING SUCH WORKS AND SERVICES FOR VISUAL SITE REVIEW AT THE CIVIL CONTRACTOR'S EXPENSE.
14. ANY DAMAGE TO EXISTING SURVEY POSTS AND/OR MONUMENTS (DESTROYED OR DAMAGED DURING CONSTRUCTION) SHALL BE REPLACED BY A B.C. LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
15. 48 HOURS NOTICE SHALL BE PROVIDED BY THE DEVELOPER'S CIVIL CONTRACTOR TO CENTRAS ENGINEERING LTD. AND THE CITY OF LANGLEY'S PLUMBING INSPECTOR PRIOR TO INITIAL CONSTRUCTION COMMENCEMENT.
16. REFER TO CURRENT ARCHITECTURAL DRAWINGS FOR BUILDINGS, ROADS AND SITE LAYOUT. REPORT ANY DISCREPANCIES TO CENTRAS ENGINEERING LTD. IMMEDIATELY. DO NOT LAY OUT BUILDINGS AND SITE FEATURES FROM CENTRAS ENGINEERING LTD.'S CIVIL DRAWINGS.
17. THE CONTRACTOR SHALL COMPLY WITH ALL THE ARBORIST RECOMMENDATIONS IN THE ARBORIST REPORT. UPON SUBSTANTIAL CONSTRUCTION COMPLETION, THE CIVIL CONTRACTOR'S SURVEYOR (B.C.L.S. OR P.E.N.G.) SHALL SUBMIT TO CENTRAS ENGINEERING LTD. AS-BUILT SURVEY INFORMATION FOR THE PROPOSED WORKS AND SERVICES SHOWN ON THE SITE GRADING PLAN AND THE SITE SERVICES PLANS PREPARED BY CENTRAS ENGINEERING LTD. FOR REVIEW.

KEY PLAN LEGEND



NOT FOR CONSTRUCTION

0m 5m 10m 15m 20m 25m

SCALE: 1:250

REVISIONS / SUBMISSIONS	DATE	CLIENT	ENGINEER-OF-RECORD	PROJECT NAME	ENGINEER'S SEAL	CITY OF LANGLEY
ALL ELEVATIONS ARE GEODETIC AND REFER TO SURVEY MONUMENT NUMBER: LOCATED AT: AND HAVING ELEVATION OF: LOT 112 OF PLAN 38427, LOT 2 OF STRATA PLAN LMS41, LOT 2 OF STRATA PLAN LMS28, LOT 3, PLAN B4735 & LOT 1 OF STRATA PLAN LMS139, ALL SEC 3, TP 8 NWD		LEONE HOMES INC. #238 - 13986 CAMBIE ROAD RICHMOND, BC V6V 2K3 PHONE: 604-720-0377	CENTRAS Engineering Ltd CROYDON BUSINESS CENTRE #214-2630 CROYDON DRIVE SURREY, BC V3S 6T3 PH: 604-782-4127 EMAIL: info@centras.ca	41 UNIT TOWNHOUSE DEVELOPMENT PROJECT SITE ADDRESS 19610/19618-28/19630-32/19638/19648-50 55A AVENUE, LANGLEY, BC	August 20, 2018	KEY PLAN
DESIGN: CEL DRAWN: CEL CHECKED: CEL ENGINEER: CEL						DRAWING NUMBER: 18028-C2 HOR SCALE: 1:250 VER SCALE: 1:250 REV: 0

DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER

1963

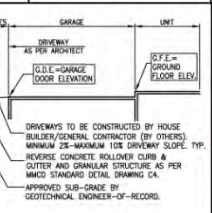
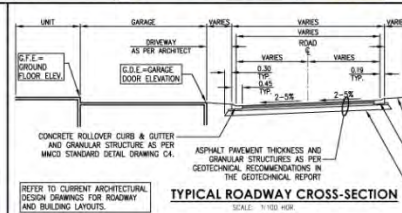
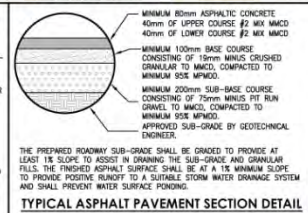
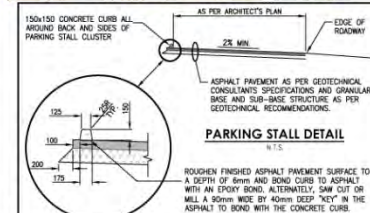
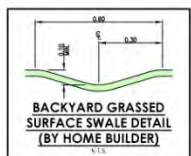
55A AVENUE



- ### SITE GRADING NOTES
1. ALL ON-SITE CIVIL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH COLUMBIA BUILDING CODES AND PLUMBING CODES, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MCMCD) PLATINUM EDITION, THE CITY OF LANGLEY'S DESIGN CRITERIA MANUAL, THE CITY OF LANGLEY'S STANDARD CONSTRUCTION DOCUMENTS (GENERAL CONDITIONS, SUPPLEMENTARY SPECIFICATIONS AND SUPPLEMENTARY STANDARD DRAWINGS) AND ALL OTHER APPLICABLE MUNICIPAL BYLAWS AND POLICES, UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS, OFFSETS, SIZES AND ELEVATIONS ARE METRIC AND TO GEODETIC DATUM, UNLESS NOTED OTHERWISE.
 3. ALL ROAD ELEVATIONS ARE FINISHED SURFACE PAVEMENT AND FINISHED SURFACE GUTTER LINE ELEVATIONS.
 4. CHANGES IN GRADE LINES SHALL BE FORMED BY SMOOTH CURVES.
 5. ADJUST ALL EXISTING AND PROPOSED R/W L.C.'S AND COVERS FLUSH WITH FINISHED SURFACE GRADES (UNLESS NOTED OTHERWISE).
 6. TE-IN ALL PROPOSED SURFACE WORKS TO EXISTING SURFACE WORKS WITH A SMOOTH TRANSITION.
 7. FINISHED GUTTER LINE ELEVATIONS SHALL BE INSTALLED WITHIN A VERTICAL AND HORIZONTAL TOLERANCE OF 10mm OR THEY ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
 8. ALL CONCRETE PARKING CURBS (AS PER DETAIL ON THIS SHEET) THAT CONNECT TO A ROADWAY ROLLER CURB & GUTTER SHALL BE ADJUSTED TO PROVIDE A SMOOTH FLARED TRANSITION.
 9. EXISTING SUB-GRADE SHALL BE PREPARED AS PER GEOTECHNICAL RECOMMENDATIONS AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF IMPORTED SUB-BASE AND BASE MATERIALS. SUB-BASE AND BASE MATERIALS SHALL BE INSTALLED AND COMPACTED AS PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO COMMENCING ASPHALT PAVING.
 10. ALL LOOSE AND/OR ORGANIC MATERIAL WITHIN THE ROADWAY SHALL BE OVER EXCAVATED AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND SHALL BE REPLACED WITH APPROVED ENGINEERED FILL AS PER GEOTECHNICAL RECOMMENDATIONS AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO COMMENCING ASPHALT PAVING.
 11. REFER TO THE GEOTECHNICAL REPORT AND MCMCD SECTION 32.12 FOR HOT-MIX ASPHALT PAVEMENT RECOMMENDATIONS SUCH AS MIX DESIGN AND MINIMUM FINISHED PAVEMENT THICKNESS.
 12. SURFACE WATER PONDING IS NOT PERMITTED AND IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
 13. IF REQUIRED, ASPHALT PAVEMENT CUTS AND PATCHES SHALL CONFORM TO MCMCD STANDARD DRAWING NUMBER C2 AND TO CURRENT CITY OF LANGLEY'S STANDARDS.
 14. REFER TO LANDSCAPE DRAWINGS FOR ROAD PAVEMENT AND DECORATIVE PAVING DETAILS AND SPECIFICATIONS. PAVERS SHALL MEET H20 TRAFFIC LOADING SPECIFICATIONS.
 15. REFER TO ARCHITECTURAL AND/OR LANDSCAPE DRAWINGS FOR DETAILED GRADING AROUND BUILDINGS AND LANDSCAPE AREAS.
 16. PRIOR TO INSTALLATION OF CONCRETE CURBS & GUTTERS AND HOT-MIX ASPHALT PAVING, THE CONTRACTOR SHALL OBTAIN WRITTEN SIGN OFF APPROVAL FROM THE ELECTRICAL CONSULTANT AND BC-PROVIDE THAT ALL THE UNDERGROUND UTILITIES AND THE TELECOMMUNICATIONS SERVICES HAVE BEEN INSTALLED AND ARE ACCEPTABLE TO THE ELECTRICAL CONSULTANT AND BC-PROVIDE.
 17. THE DEVELOPER SHALL EMPLOY THE SERVICES OF A GEOTECHNICAL ENGINEER FOR FIELD REVIEWS AND CERTIFICATIONS RELATED TO STRIPPING DEPTHS, SUB-GRADE EXCAVATION, SUB-GRADE PREPARATION, ENGINEERED FILL, BACKFILL MATERIALS, SPREADING, ROAD STRUCTURE MATERIALS, COMPACTION, ASPHALT MIX DESIGN, ASPHALT CORE TESTING, ASPHALT COMPACTION TESTING, ETC.
 18. PRIOR TO PLACEMENT OF CONCRETE CURBS & GUTTERS, THE CONTRACTOR SHALL PERFORM A PROOF ROLL TEST IN ACCORDANCE WITH MCMCD SECTION 32.11.6.1. CLAUSE 3.5 ALONG ALL CURB & GUTTER LINES IN THE PRESENCE OF THE DEVELOPER'S GEOTECHNICAL INSPECTOR.
 19. AFTER PLACEMENT OF HOT-MIX ASPHALT PAVING, THE DEVELOPER'S CIVIL CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER'S GEOTECHNICAL ENGINEER AND SHALL PROVIDE ASPHALT CORE TEST RESULTS APPROXIMATELY EVERY 50 METRES OF ROADWAY AS DIRECTED BY THE DEVELOPER'S GEOTECHNICAL ENGINEER.

SITE GRADING LEGEND

- EXISTING GROUND SURFACE ELEVATION
- EXISTING GROUND SURFACE CONTOUR ELEVATION
- ASPHALT PAVEMENT SURFACE AS PER THE GEOTECHNICAL CONSULTANT'S REQUIREMENTS
- PROPOSED CONCRETE AREA AS PER GEOTECHNICAL, LANDSCAPE AND ARCHITECTURAL CONSULTANT'S REQUIREMENTS
- PROPOSED DECORATIVE PAVEMENTS TO LANDSCAPE, ARCHITECTURAL AND GEOTECHNICAL CONSULTANT'S REQUIREMENTS
- PROPOSED EXISTENCE OF BUILDING, REFER TO ARCHITECTURAL PLANS FOR DETAILS
- APPROXIMATE EXTENT OF RETAINING WALL
- EXISTING GROUND SURFACE ELEVATION
- FINISHED TOP OF RETAINING WALL ELEVATION
- MEET EXISTING GROUND SURFACE ELEVATION
- OVERLAND SURFACE SLOPE, REFER TO SWALE DETAIL ON THIS DRAWING
- OVERLAND SURFACE FLOW DIRECTION
- FINISHED DRIVEWAY SLOPE
- FINISHED GROUND FLOOR ELEVATION, REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS
- FINISHED GARAGE DOOR ELEVATION (TOP OF CONCRETE GARAGE DOOR SLAB ELEVATION AT INTERFERENCE WITH DRIVEWAY), REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS
- CATCH BASIN
- LAIRY DRAIN



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SCALE: 1:250

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ISSUED FOR BUILDING PERMIT							

DESIGN	CEL	DRAWING NUMBER	18028-C3
CHECKED	CEL	NOR SCALE	1:250
ENGINEER	CEL	VER. SCALE	REV 0

DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER