26 UNIT TOWNHOUSE DEVELOPMENT

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



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BUILDING 4 SECTIONS

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LIGHTING PLAN LANDSCAPE DETAILS

LANDSCAPE SPECIFICATION

CPTED REPORT

CONTACT LIST:

OWNER:

QUADSTAR DEVELOPMENT LTD. F. ADAB ARCHITECTS INC. 1040 MADORE AVE

COQUITLAM, B.C. V3K 3B8 TEL: 604 575 2214

ARCHITECT:

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:

CENTRAS ENGINEERING LTD

216-2630 CROYDON DR. SURREY, B.C. V3S 6T3 TEL: 604 782 6927

LANDSCAPE ARCHITECT:

M2 LANDSCAPING 220-26 LORNE MEWS,

NEW WESTMINSTER, B.C. V3M 3L7

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PROJECT TITLE:

26 UNIT TOWNHOUSE

DEVELOPMENT 19608-19618-19630-19642

56 AVENUE, LANGLEY

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.	1 4 4 0
DRAWN:	A.A.] A-1.0
PROJECT N	D: 1706	1

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





UNIT MIX									
UNIT TYPE	А	As	A1	В	B1	С	Ç1	Cs	TOTAL
NO OF BED RM.	2	2	3	3	4	2	3	2	
NO OF UNIT	2	1	1	5	6	4	6	1	26
AREA (SQ.FT.)	1420	1546	1675	1460	1680	1260	1480	1348	
TOTAL AREA (SQ.FT.)	2840	1546	1675	7300	10080	5040	8880	1348	38709

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



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PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642

56 AVENUE, LANGLEY

QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE

COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

STATISTICS CONTEXT PLAN

DATE:	NOV 2017	SHEET NO:
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PROJECT N	iO: 1706	7







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PROJECT TITLE:

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

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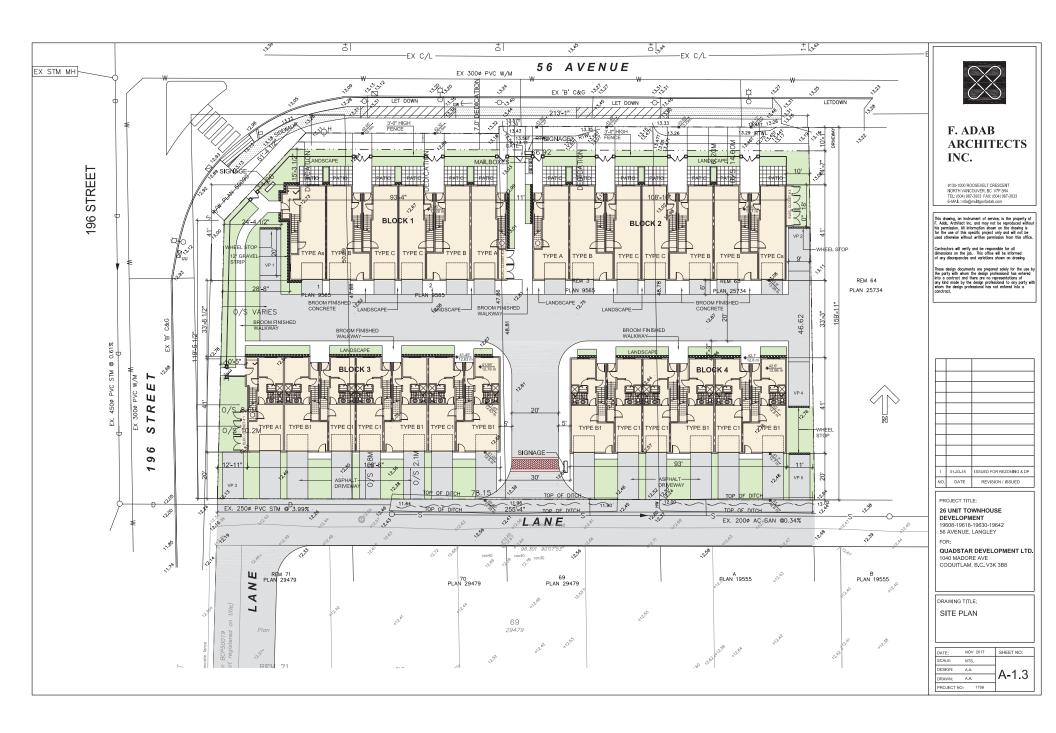
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

AERIAL MAP CONTEXT PHOTOS

DATE:	NOV 2017	SHEET NO:
SCALE:	NA	
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DRAWN:	AA.	7 A-1.





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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PROJECT TITLE:

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

OP.

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

RAWING TITLE:

DESIGN RATIONALE: SITE CHARACTRISTICS

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	
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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:

- Variety of unit types and sizes are introduced for both small and large families with children
- 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
- The building envelope, glazing, and mechanical system will be design based on the new code and incompliance with ASHRE 90, 2010
- Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water
- All units have private patios at grade and decks on 2nd floor contributing to livability of the units and creating a family oriented environment

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

RAWING TITLE:

DESIGN RATIONALE: ENERGY SAVING AND GREEN MEASURES

DATE:	NOV 2017	SHEET NO:
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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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QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

DESIGN RATIONALE :

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PROJECT N	IO: 1706	7



PERSPECTIVE VIEW FROM 56 AVENUE



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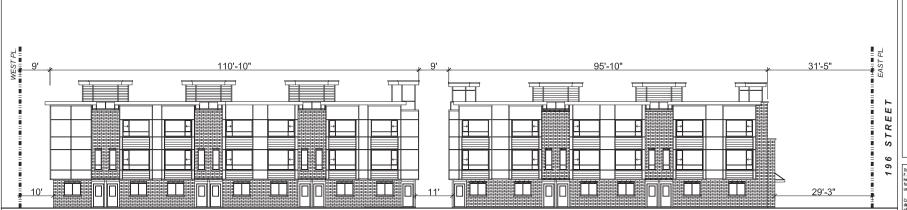
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QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

PERSPECTIVE VIEW

DATE:	NOV 2017	SHEET NO:
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PROJECT N	iO: 1706	



NORTH (FRONT) ELEVATION - BLOCK 2 NORTH (FRONT) ELEVATION - BLOCK 1

56 AVENUE STREETSCAPE



STREETSCAPE OF 196 STREET



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PROJECT TITLE:

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

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DRAWING TITLE:

196 STREET & 56 AVENUE STREETSCAPES

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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.



CHESTNUT - BY MUTUAL MATERIALS CO.



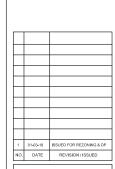
PVC SIDING HAZEL OAK REF #6 BY SAGIPER



HARDIE PANEL SW 9093 NEARLY BROWN -BY SHERWIN WILLIAMS



HARDIE SIDING SW 6099 SAND DOLLAR BY SHERWIN WILLIAMS



F. ADAB

INC.

ARCHITECTS

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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

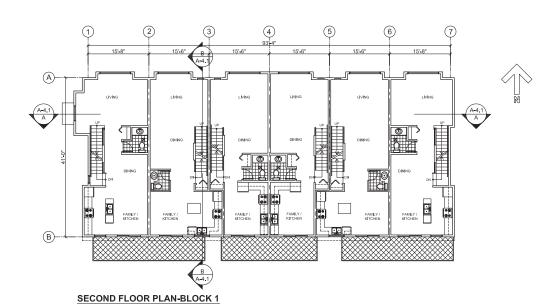
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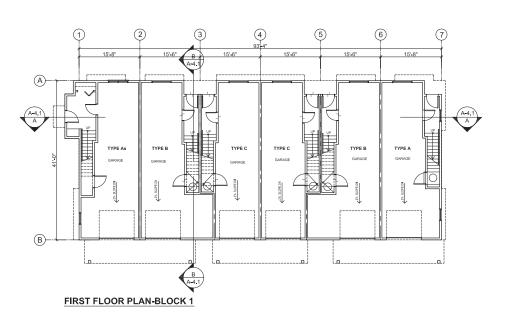
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PROJECT N	IO: 1706	



BLOCK 4 FRONT ELEVATION







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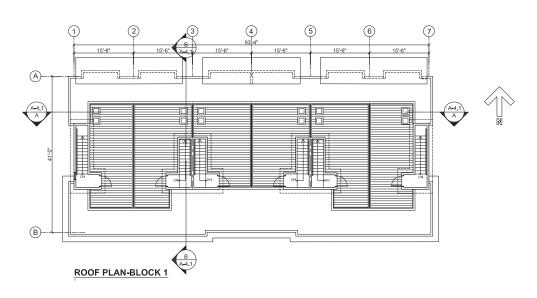
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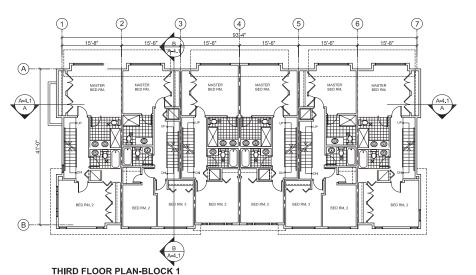
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

BLOCK 1 FLOOR PLANS 1ST & 2ND FLOOR PLANS

DATE:	NOV 2017	SHEET NO:
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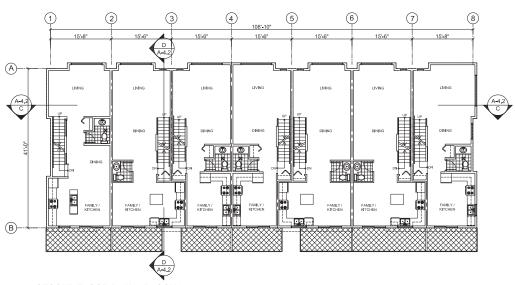
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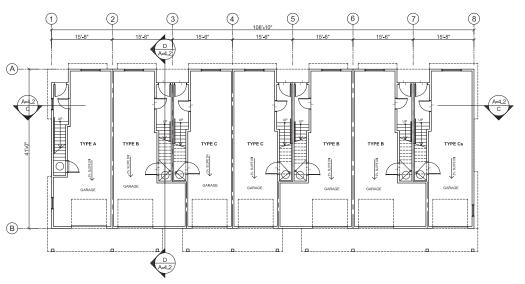
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BLOCK 1 FLOOR PLANS 3RD FLOOR & ROOF PLAN

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PROJECT N	O: 1706	



SECOND FLOOR PLAN - BLOCK 2



FIRST FLOOR PLAN - BLOCK 2



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PROJECT TITLE:

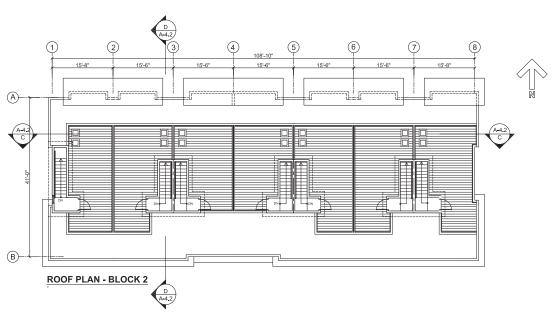
26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

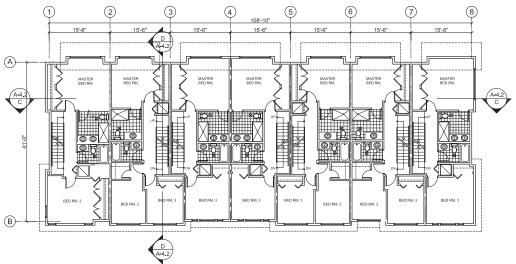
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

BLOCK 2 FLOOR PLAN 1ST & 2ND FLOOR PLANS

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1"-0"	
DESIGN:	A.A.	7 ~ ~ ~ ~
DRAWN:	A.A.	¬A-2.2a
PROJECT N	O: 1706	7





THIRD FLOOR PLAN - 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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dimensions on the job. This office will be informed of any discrepancies and variations shown on drawi

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PROJECT TITLE:

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

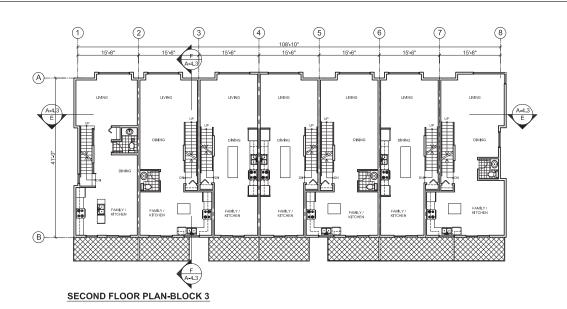
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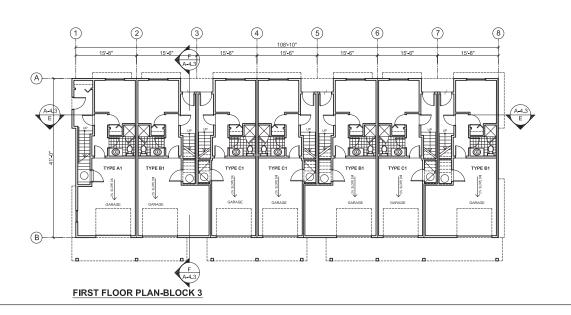
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

BLOCK 2 FLOOR PLANS 3RD FLOOR & ROOF PLAN

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1"-0"	
DESIGN:	A.A.	1 2 2 h
DRAWN:	A.A.	7A-2.2D
PROJECT N	O: 1706	



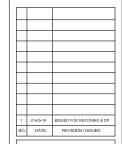




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PROJECT TITLE:

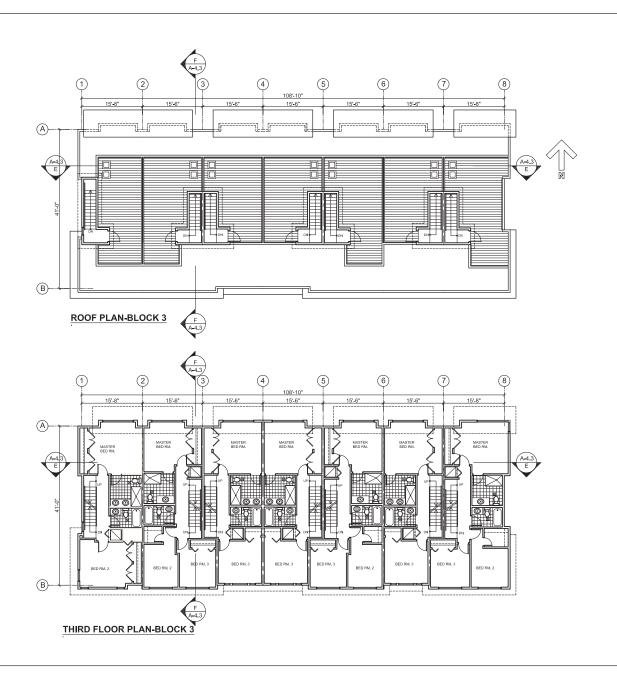
26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

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.	A 2 2 2
DRAWN:	A.A.	7A-2.3a
PROJECT N	O: 1706	7





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PROJECT TITLE:

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

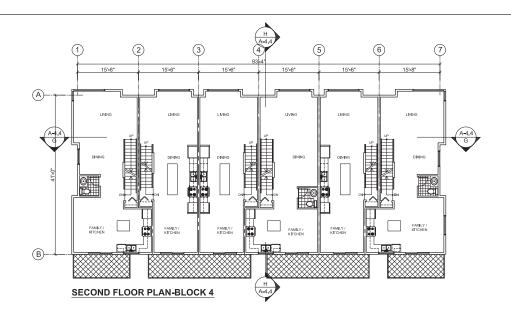
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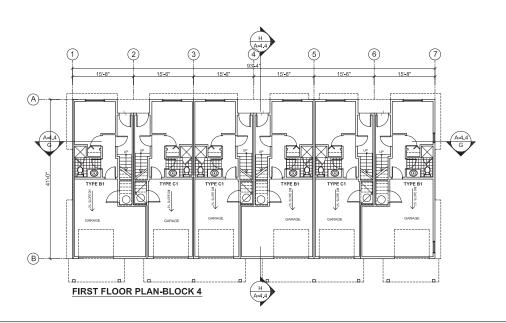
DRAWING TITLE:

BLOCK 3 FLOOR PLANS

3RD FLOOR & ROOF PLAN

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1"-0"	
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DRAWN:	A.A.	¬A-2.3b
PROJECT N	O: 1706	7 1



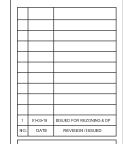




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PROJECT TITLE:

26 UNIT TOWNHOUSE

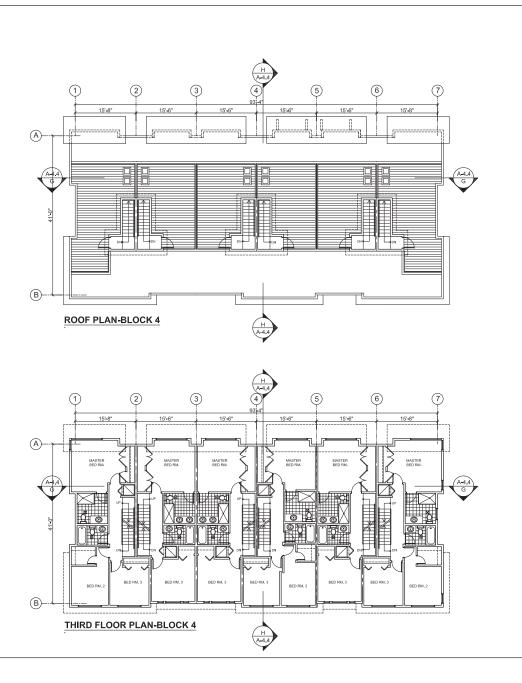
DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

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.	7 2 4 2
DRAWN:	A.A.	7A-2.4a
PROJECT NO): 1706	7

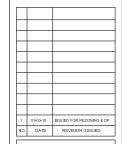




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PROJECT TITLE:

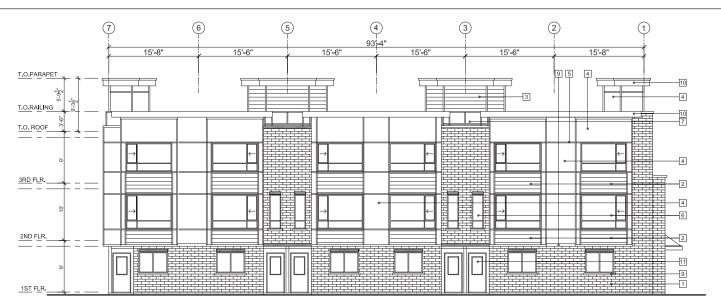
26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

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

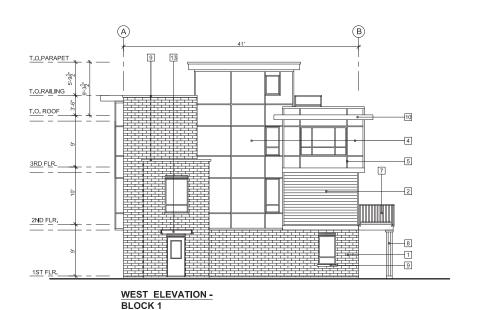
DRAWING TITLE:

BLOCK 4 FLOOR PLANS 3RD FLOOR & ROOF PLAN

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1"-0"	
DESIGN:	A.A.	7 2 16
DRAWN:	A.A.	7A-2.40
PROJECT N	O: 1706	7



NORTH (FRONT) ELEVATION - BLOCK 1



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



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PROJECT TITLE:

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

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

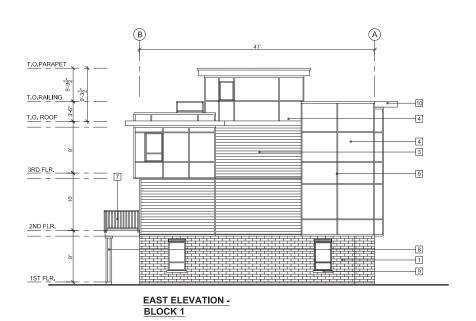
DRAWING TITLE:

BLOCK 1 NORTH AND WEST ELEVATIONS

п			1
ı	DRAWN:	A.A.	A-3.1a
ı	DESIGN:	A.A.	1 2 1
ı	SCALE:	NTS.	
ı	DATE:	NOV 2017	SHEET NO:



SOUTH (REAR) ELEVATION - BLOCK 1



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



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PROJECT TITLE:

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

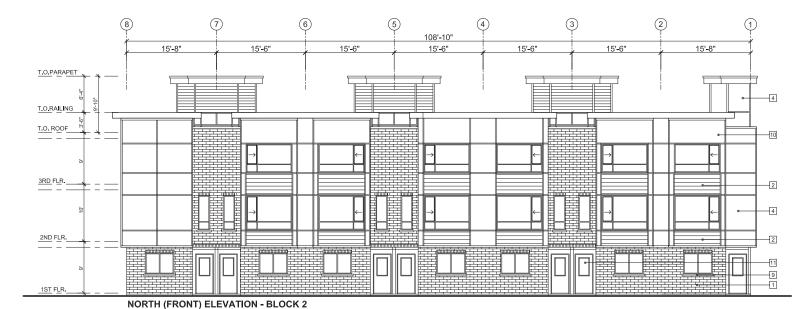
QUADSTAR DEVELOPMENT LTD.

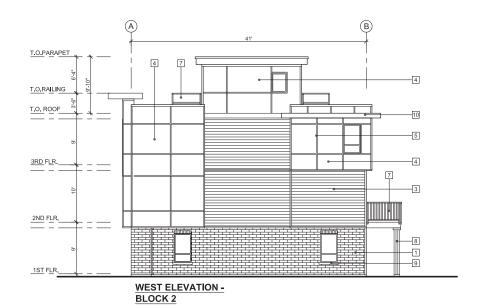
1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

BLOCK 1 SOUTH AND EAST ELEVATIONS

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DRAWN:	A.A.	M-3. ID
DESIGN:	A.A.	A 2 1h
SCALE:	NTS.	
DATE:	NOV 2017	SHEET NO:





EXTERIOR FINISHES

1	BRICK CHESTNUT - BY MUTUAL MATERIALS CO.
2	6" HORIZONTAL SIDING - PVC / HAZEL OAK REF #6 BY SAGIPER
3	6" HORIZONTAL HARDIE SIDING / BAND BOARD SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS
4	HARDIE PANEL / BOARD SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
5	TRIM BLACK
6	WINDOW VINYL -BLACK
7	RAILING ALUMINUM - BLACK GLASS (SAFETY) - CLEAR
8	COLUMN SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
9	WINDOW SILL - WALL CAP PRE-CAST CONCRETE
10	ROOF OVERHANG SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS
11	ENTRY DOOR BLOCKS 1 & 2: SW 6244 - BY SHERWIN WILLIAMS
12	GARAGE DOOR SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
13	CANOPY BLACK METAL FRAME CLEAR GLASS



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PROJECT TITLE:

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

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

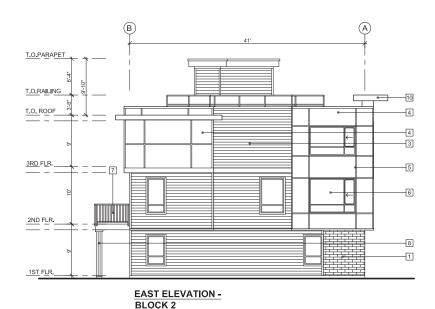
DRAWING TITLE;

BLOCK 2 NORTH AND WEST ELEVATIONS

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	1 4 2 2
DRAWN:	A.A.	7A-3.∠a
		_



SOUTH (REAR) ELEVATION - BLOCK 2



EXTERIOR FINISHES

CHESTNUT - BY MUTUAL MATERIALS CO. 6" HORIZONTAL SIDING -2 PVC / HAZEL OAK REF #6 BY SAGIPER 6" HORIZONTAL HARDIE SIDING 3 / BAND BOARD SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS HARDIE PANEL / BOARD SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS 5 TRIM BLACK WINDOW 6 VINYL -BLACK RAILING ALUMINUM - BLACK GLASS (SAFETY) - CLEAR COLUMN SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS WINDOW SILL - WALL CAP 9 WINDOW SILL - WALL C PRE-CAST CONCRETE ROOF OVERHANG SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS ENTRY DOOR
BLOCKS 1 & 2: SW 6244 - BY SHERWIN WILLIAMS GARAGE DOOR SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS CANOPY BLACK METAL FRAME CLEAR GLASS



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PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642

56 AVENUE, LANGLEY

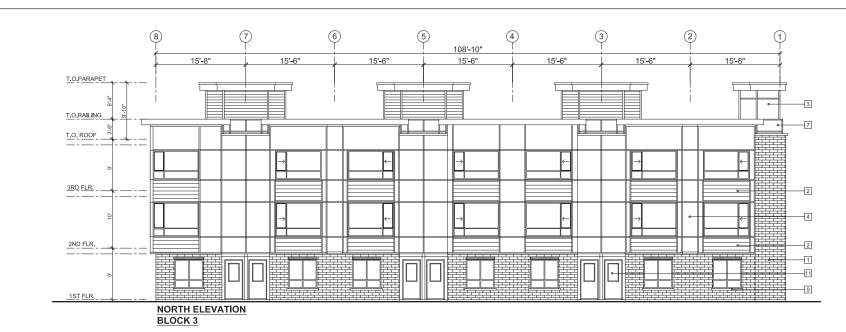
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE

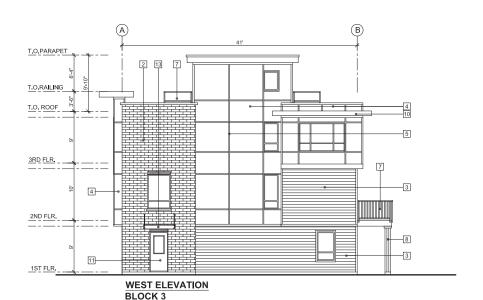
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE;

BLOCK 2 SOUTH AND EAST ELEVATIONS

l	DATE:	NOV 2017	SHEET NO:
l	SCALE:	NTS.	
l	DESIGN:	A.A.	$\int_{\Lambda} \Lambda = \Lambda \Lambda$
	DRAWN:	A.A.]H-3.ZI





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



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PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642

56 AVENUE, LANGLEY

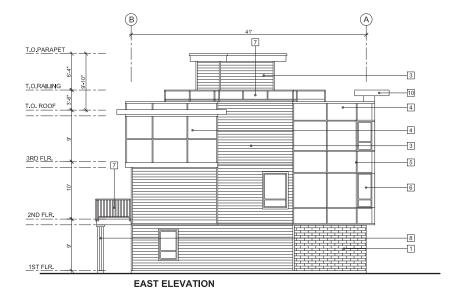
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE;

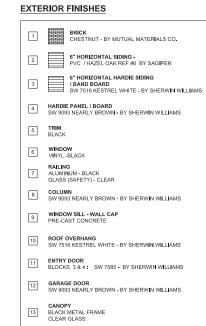
BLOCK 3 NORTH AND WEST ELEVATIONS

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	$\begin{bmatrix} 1 \\ 1 \end{bmatrix}$
DRAWN:	A.A.	¬A-3.38
PROJECT N	O: 1706	





BLOCK 3





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PROJECT TITLE:

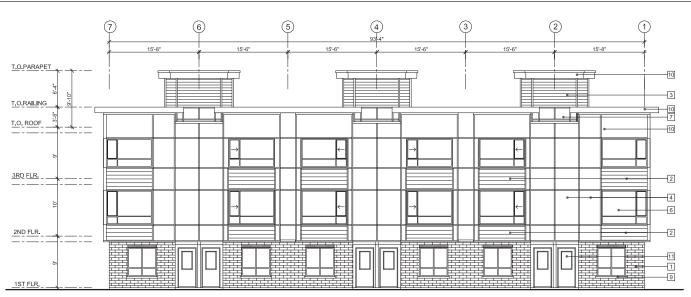
26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

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

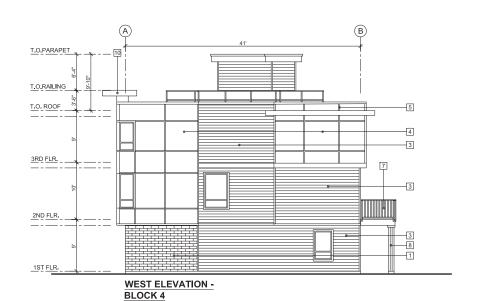
DRAWING TITLE;

BLOCK 3 SOUTH AND EAST ELEVATIONS

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	7 4 2 2 6
DRAWN:	A.A.	7A-3.30
PROJECT N	O: 1706	7



NORTH ELEVATION - BLOCK 4



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



F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

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

OR:

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

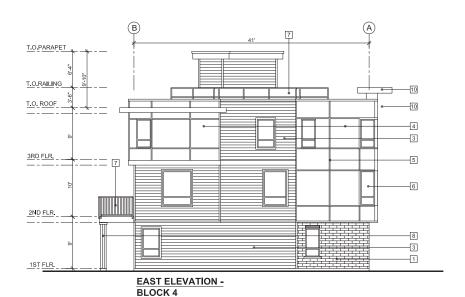
DRAWING TITLE:

BLOCK 4 NORTH AND WEST ELEVATIONS

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	7 1 2 1 -
DRAWN:	A.A.	7A-3.48
PROJECT N	IO: 1708	1



SOUTH ELEVATION - BLOCK 4



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



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

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



PROJECT TITLE:

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

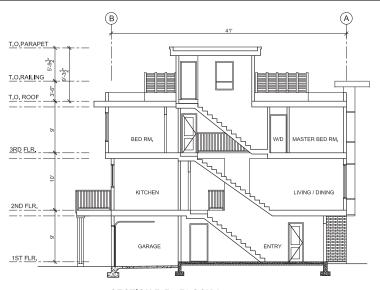
FOR:

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

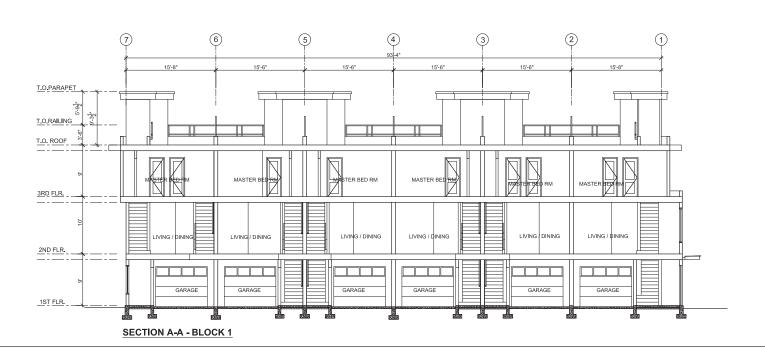
DRAWING TITLE:

BLOCK 4 SOUTH AND EAST ELEVATIONS

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	1 2 46
DRAWN:	A.A.	A-3.41
		1



SECTION B-B - BLOCK 1





F. ADAB **ARCHITECTS** INC.

#130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC VYP 3R4 TEL: (804) 987-3003 FAX: (804) 987-3033 E-MAIL: mfa@multigonfadab.com

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PROJECT TITLE:

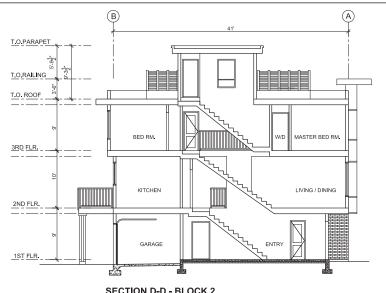
26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

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

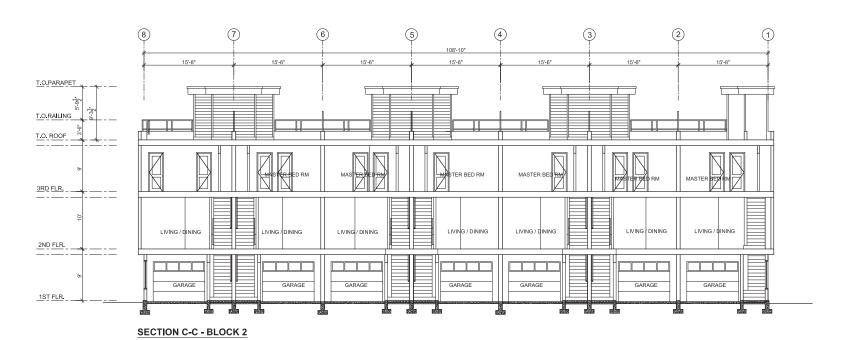
DRAWING TITLE:

BLOCK 1 SECTIONS A-A & B-B

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	A 4 4
DRAWN:	A.A.	A-4.1
PROJECT NO	1706	



SECTION D-D - 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@multgonfadalc.com



PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT

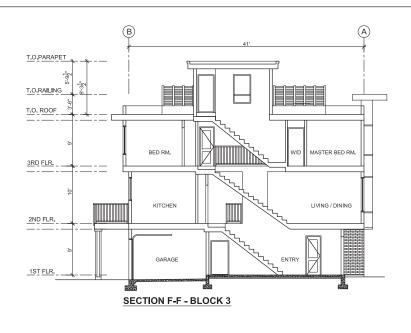
19608-19618-19630-19642 56 AVENUE, LANGLEY

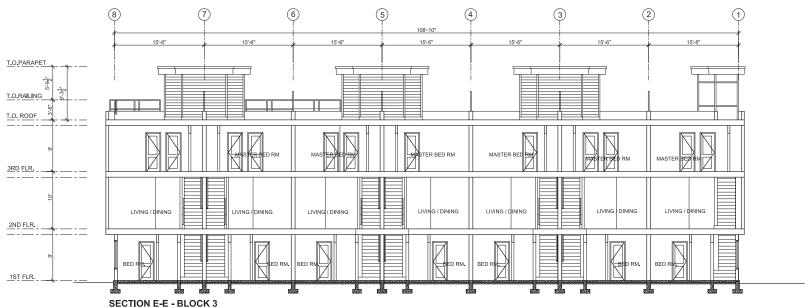
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

BLOCK 2 SECTIONS C-C & D-D

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	A 4 0
DRAWN:	A.A.	H-4.2
DOO IFOT NO	4700	I







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

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

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PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642

19608-19618-19630-19642 56 AVENUE, LANGLEY

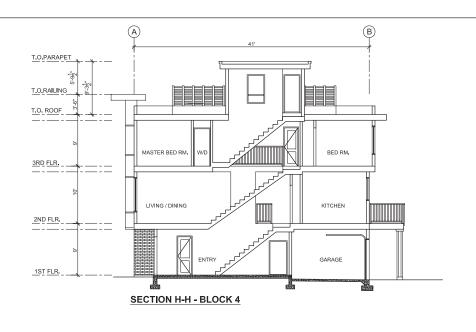
QUADSTAR DEVELOPMENT LTD.

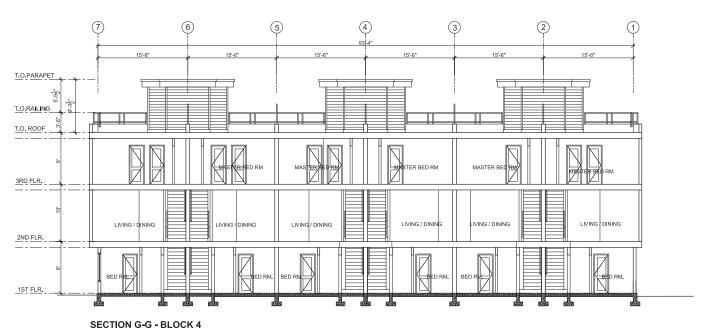
1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

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.	H-4.3
PROJECT NO	1706	
$\overline{}$		







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



PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT

19608-19618-19630-19642 56 AVENUE, LANGLEY

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

DRAWING TITLE:

BLOCK 4

SECTIONS G-G & H-H

ı	DATE:	NOV 2017	SHEET NO:
ı	SCALE:	NTS.	
ı	DESIGN:	A.A.	7 ^ / ^
ı	DRAWN:	A.A.	7 A-4.4
1	DOO IDOT N	n 4700	7

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVDE CERTIFICATION UPON REQUEST.

H

K

S

9

6

56 AVENUE





New Westminster, British Columbia V3M 3L7 Tel: 604.553.0044

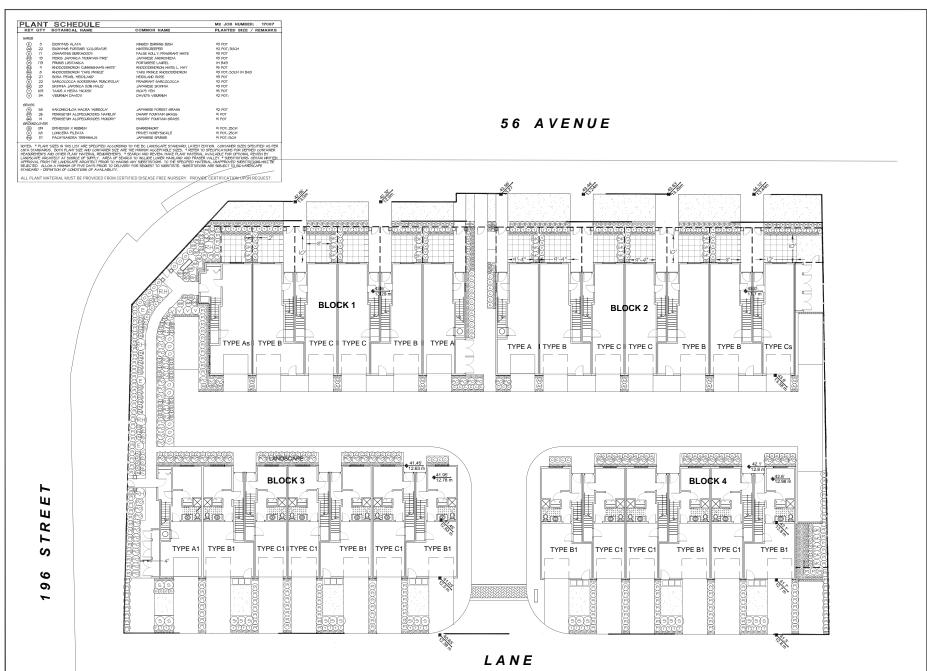


DEVELOPMENT

LANGLEY, BC

LANDSCAPE

MTE:	DEG.13, 2011	DRAWING NUMBER:
CALE	3/32*:1-0*	1
RAWN:	BN	L 1
ESIGN:	DN	
HK'D:	HE,TH	OF 5
AZLA PRI	DIECT NUMBER:	JOB NO. 17 087





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



_	_		-
3	JANIOL26	REV AS PER NEW SITE PLAN	BN
2	JANG 2010	REVISED PER CPTED REPORT	PMT
7	DEC.B.2011	PRELIMINARY PLAN	BN
NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:

26 TOWNHOUSE DEVELOPMENT

196 STREET & 56 AVENUE LANGLEY, BC

DRAWING TITLE:

SHRUB PLAN

	DATE:	DEC.13, 2017	DRAWING NUMBER:
	SCALE:	3/32"=1'-0"	
	DRAWN:	BN	12
	DESIGN:	BN	
	CHK'D:	MLTM	OF 5
17087-05.zlp	M2LA PRI	DJECT NUMBER:	JOB NO. 17 087

56 AVENUE - ♣ BOLLARD LIGHT BLOCK 1 BLOCK 2 TYPE C TYPE C TYPE B TYPE A TYPE B TYPE C TYPE C TYPE B TYPE B TYPE Cs LANDSCAPE **♦**42.6′ 12.98 m BLOCK 3 BLOCK 4 Щ Щ 10 2 2 O JO 2 2 0 10 2 2 01 TR TYPE A1 TYPE B1 TYPE C1 TYPE C1 TYPE B1 TYPE C1 TYPE B1 TYPE B1 TYPE C1 TYPE C1 TYPE B1 TYPE C1 TYPE B1 S 9 25/10 6

LANE



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



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1	DEC.B.2011	PRELIMINARY PLAN	BN
NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:

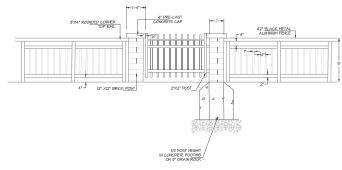
26 TOWNHOUSE DEVELOPMENT

196 STREET & 56 AVENUE LANGLEY, BC

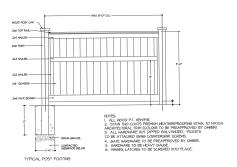
DRAWING TITLE:

LIGHTING PLAN

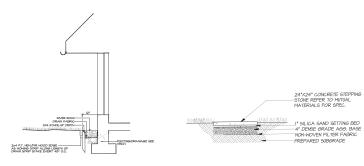
DATE:	DEC.I3, 2017	DRAWING NUMBER:
SCALE:	3/32"=1'-0"	
DRAWN:	BN	L3
DESIGN:	BN	
CHK'D:	MLTM	OF 5
M2LA PRO	DJECT NUMBER:	JOB NO. 17 087
	SCALE: DRAWN: DESIGN: CHK'D:	SCALE: 3/32*=1'-0* DRAWN: BN DESIGN: BN



36" HT. BLACK METAL FENCE & GATE

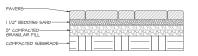


5' HT. WOOD PERIMETER FENCE SCALE : 1/2"= 1'-0"



12" DRIP STRIP

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



NOTE:
PAYERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
USE HOLLAND PAYERS-COLOUR TO BE SELECTED
BY OWNER
ALL COMPACTION TO 40% PROCTOR DENSITY

CONCRETE UNIT PAVERS ON GRADE SCALE : I-I/2"= I'-0"



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

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3	JANIOL26	REV AS PER NEH SITE PLAN	BN
2	JANG 2010	REVISED PER CPTED REPORT	PMT
1	DECJ3.2011	PRELIMINARY PLAN	BN
NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:

26 TOWNHOUSE DEVELOPMENT

196 STREET & 56 AVENUE LANGLEY, BC

DRAWING TITLE:

LANDSCAPE DETAILS

JOB NO. 17 087

DATE: DEC.13, 2017 SCALE: AS SHOWN L4 DRAWN: BN DESIGN: BN
CHK'D: MLTM

M2LA PROJECT NUMBER:

PART ONE GENERAL REQUIREMENTS 2 B.C. Landscape Stanland, LATEST EXTRIBN, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Marsery Association, plantly. All vertified need standards as set out in the B.C. Landscape Scanland unless superrecied by this specification or as directed by Landscape Architect with written instruct 3 MASTER MARCHAL SPECIFICATIONS & STANDARD CETALS, LATEST EXTERN, prepared by the Consulting Engineers of Berlish Columbia, Baseluideers and Her Association, and the Philologic Engineers Envision A. Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas. A STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, LATEST EDITION Propaged by the irrigation industry Association of British 5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED. one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility ps Architect. Daliver growing medium test results to Landscape Architect for review and approval prior to placement. Butler to Section 3.4 G 2 Owner reserves the right to test or re-fest materials. Contractor responsible to pay for testing if materials do not meet specification. 2 Submittals to consist of graduct sample or manufacturer's product description. SITE EVENT. 3. Index the recent of includings, included, included with the forms of where the Landson Antible 1 in the depth of increase. The Landson Antible 1 is the depth of increase the Landson Antible 1 is the depth of increase the Landson Antible 1 is the Landson Antible 1 is recently the antible 2 is recently the antible and makigal requirements. 22. Start IS (Bit Mering, Luniscape Centract Id separate) All the start of vent with Owner's Representative, Site Superistanders and Landscape Centractor, a meeting is to be ladd to review expected vent and to verify the acceptability of the subgrade and general side conditions to the Landscape Centractor. Provide graving medium test results. shall be rown experted and an every the capitality of the subposed and one of the confidence that is because provide more and the confidence of the confiden 5. Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor. All work and superintendence shall be performed by personned skilled in landscape contracting. In addition, all personned applying herbicides and/or pesticides shall hold a current license insued by the appropriate authorities. 3 A site visit is required to become familiar with site conditions before bidding and before start of work A. Confirm location of all services before proceeding with any work. 5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the place 5. Takes appropriate measures to avoid environmental damage. Do not domp any waste materials into water bodies. Conform with all federal, provincial and local statetes and modelness. Collect and dispose of all debris and/or excess material from landscape operations. Keep puved surfaces clean and repair damage resulting from landscapes to be completed grier to final acceptance. 3. Where now work connects with existing, and where existing work is aftered, make good to match existing undisturbed condition. 2 Refer to individual sections for specific warranties. PART TWO SCOPE OF WORK 2. Wark includes supply of all related litens and performing all operations secessary to complete the work in accordance with the drawings and specifications and operate consists of the following: 22. Baterline of Earling Frees where shave as drawings. 22. Which fareling and Landrage Delawaye. 23. Which fareling and Landrage Delawaye. 24. Supply and Securated of graving sedian. 24. Tenthsp of Imported growing median and/or site Impasal), 25. Supply and Exemporation of address on one reparaments at sail test and Table Dec. 26. Prograntion of painting bette, supply of plant metrical and planting. 26. Prograntion of ranging sease zone, supply of landrafield and planting. 27. Prograntion of ranging sease zone, supply of landrafield and planting.

5 Sopply and placement of bark mission. **Parallelement of placed and sealed-baseded areas well accepted by dwarer. **SOPARET PROTECT (Statisticated Headstraware, Section 3-NI **OPARET PROTECT (Statisticated Headstraware). **OPARET HEAD TO COME AND THE STATISTICATED AND THE STATIST							
ATERIALS							
Growing Medium Conform to BC La	indiscape Standard for definitions of imported an	ul on-site topsail. Refer to Table One below.					
	NG MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 ion Texhural Class: "Lewny Sand" to "Sandy Loan						
Applications	Lew Traffic Areas. Trees and Large Shrubs	High Traffic Lavn Areas	Planting Areas and Planters				
Growing Medium Types	Zi.	28	29				
Tedure		Percent Of Dry Weight of Total Growing Mac	ius .				
Coarse Gravel larger than 25mm	0 - 1%	0 - t%	0 - 1%				
All Granel larger than 2nm	0 - 5%	0 - 5%	0 - 5%				
	Perc	ent Of Gry Weight of Growing Medium Excludi	ng Gravel				
Sand: larger than 8.05mm smaller than 2.0mm	50 - 800c	10 - 99%	CO - 800C				
S81: Larger than 8,002nm smaller than 0,05nm	W = 25%	0 - 15%	10 - 25%				
Ouy: swaller than 0.002nm	0 - 25X	0 - 5X	0 - 25%				
Clay and Sift Combined	nasinun EX	nasinan 5%	naxinun 35X				
Organic Content (coast):	3 - 10%	3 - 5%	10 - 20%				
Organic Content (Interior):	3 - 5%	3 - 5%	15 - 20%				
Acidity (pH):	60 - 18	6.8 - 7.0	4.5 - 6.5				
Drainage:	Percelation shall be such that no standing w	ater is visible 60 minutes after at least 10 mi	inutes of moderate to heavy rain or irrigation.				
,	rganic compound containing Mitrogen (MI, Phospha ea. Heat requirements of the B.C. Landscape St		required by sail test.				
E Line: broand agricurer a iminiro	se. Meet requirements or risk ox., Lanuscape or	andaro.					

5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.

6. Composted Bank Middle Them (1/87) minus Pin/Memiack bank chips and fines, free of chunks and stricks, dank brown in colour and free of all soil, stones, roots or other activament matter. Finals arrange in colour bank will be rejected.

3. Renticides and Positioles: If used, wost conform to all federal, provincial and local statutes. Applies next hold current ficuses issued by the appropriate author area.

3. Filter Fabric: A non-biologradable blanket or other Filtering membrane that will allow the passage of water but not fine soil particles. (Such as MRDAT NA M., GCOLON NAI OR AMOCO ASSS or alternate product pre-approved by the Landscape Architect.)

5 Projecto Dicina if remained Schedule (A PW control since

.16 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19em and containing no material smaller than 19em.

. II. Plast Material. To the requirements of the B.C. Landscape Standard. Rates to 3.3, Plants and Planting. All plant material must be provided from a certified disea massey. Provide proof of certification.

.12 Sed: Refer to individual sections in this specification

35 Supplier and inchalters of segmental block valls to provide organizered frawleys for all valls, signed and scaled drawleys for all valls, included lay, in access of 12th, or combination of valls collectively in access of 12th. Including must be reviewed and signed off by Certified Professional Engineer; introde cast of organizering services in Tender rotor.

%. Miscellaneous. Any other staterial necessary to consists the project as shows on the drawlers and described hereis.

PART THREE SOFT LANDSCAPE DEVELOPMENT

2 A physical barrier must be installed to delineate cleaning boundaries. Refer to physical barrier detail. If detail not provided, comply with local ma

3. No marking travel through or within vegetation reflection areas or under crowns of trees to be retained is allowed.

6. No debris firms cleaning firms or track burning shall be parentful within year taken reduction areas:

No excentions, drain or service frenches our any other disruption shall be permitted within vegetation retestion areas without a review of the proposed encroachment by the Landscare Architect.

I . To set out branches or roots of retained trees without the appropriat the Landscape Architect.

Any damps to existing vegetation intended for preservation will be subject to evaluation by an LSA. Certified Ambents using the "Guide for Plant Appraisa", LATEST CERES.
 Represent planting of existent value to the distribution will be repixed. The cost of the evaluation and of the replacement planting will be the responsibility of the Certain of Certain Certain

.18 In numicipalities with specific tree retention/replacement belows ensure compliance to bylance.

IMMES.

It Source subgrade is propored to conform to depths specified in Section 3.5, Graving Medium Supply, below. Where planting in indicated close to existing trees, prepare unitable allowing pockets for material indicated on the planting plan. Stape subgrade to eliminate free standing water and conform to the site grading and chainage plan. 2. On slopes in excess of 3.1 treach subgrade across slope to 150mm N° minimum at 15m IS (4.) intervals minimum.

Scarily the entire subgrade immediately prior to placing growing medium. Re-outhwate where webicular traffic results in compaction during the construction procedures.

Focuse that all dustion processors countilly contracted after field removation to Richard condex.

6. Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Brawlings. Do not exceed maximum and minimum gradests defined by the B.C. Landscape Steadard. 5. Construct swales true to line and grade, smooth and free of naos or high points. Minimum slope 2X, maximum side slopes 10X. Assure conflict drainage to colle

.6 Slope not to exceed the following maximum: Rough Grass 31, Lawn 41, Landscape plantings 21.

Finished soll/mulch elevation at building to comply with municipal requirements.

8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sad, plants or malch.

LABSCLAPE CRAINAGE 3. Belated Work: Growing medium and Finish Grading, Grans areas, Trees Struba and Groundcovers, Planters, Crib Walts.

A verter briefed of the relative price per service or many search seed and any process of selected and incharge parts. Are Cell hinder before all selectings plans for cell and the cell per service or selected and the cell per service per service

3 Execution
3. Our rending and backfilling in accordance with engineering defails and specifications.
3.2 Lay feeties on prepared leef, free to like and grade with learn'ts seconds and free of seaps or high points. Ensure barrel of each pige is in contact with bed throughout full.

The
The Control of t

3.11 Assure positive drainage.
3.12 Back Ril remainder of trench as indicated.
3.13 Protect subdrains from floatation during installation.

13. Priets individual time functions array residuals.
13. Solid impressed in case of great great day representations.
3. Ideal impressed incustories caped in great great day proposed for one on this project to an independent idearative. Provide test results to Landacque fersithed prior to private particular in the case of great case of Landacque fersithed prior to an independent in the case of great case of Landacque fersithed prior to an independent cape.
13. Adult 1 find a light part for an extra dependent prior language in proposition of prior prior in the case of the case

S GROWING HEDIUM SUPPLY AND PLACEMENT

Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the narious areas.

2.1 Thoroughly six required amendments into the full depth of the growing medium.

2.2 Special stoces may be required for various situations. Defer to drawing notes for instructions.

Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers and exceeding 6" (154mm), ever unifrazen subgrade free el straiglies water.

Minimum depths of growing medium placed and compacted to 80%
 On-oracle:

3. On-years.
3. On-years.
3. Seeded and noticed leven.
3. Seeded and noticed leven leven.
4. Seeded and seeded leven.
4. Seeded and seeded leven.
4. Seeded and seeded leven.
4. Se

Month of the property of

A. In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

Finished grades shall conform to the elevations shown on landscape and site plans.

OUGH GRASS AREA - SETTING

never unASS AREA - 200898
3. General Buggi press areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all holiseanch to add or franch and leane.

Preparation of Surfaces To B.C. Landscape Standard Diass 3 Areas Bough grassl Section 7.1.1.3
 Chain existing soil by mechanical means of debris over Stems in any dissession.
 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

Seed Supply & Testing. All used must be obtained from a recognized used supplier and shall be No. 1 grass shower delivered in contain 5.1. Analysis of the used shower.
 All Princetage of a sub-sed flyes

5. Seefficien All waters shall be reled as strong performers in the Parlic Northwest and are subject to client approach.
300 Compay Bell Proces
300 Seepay Bell Proces
300 Seepay

 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35X water soluble nitrogen and a formulation ratio of 18-18-19 - 50X outdoor area control. VIX hashaffMRMs/acrel union a mechanical surrender. J. Seeding. Apply seed at a rate of 103VH (1000s /acre) with a mechanical spreader. Incorporate seed into the top IV4" (firmi) of soil and lightly compact.

J. Acceptance Provide adequate protection of the seeded areas until conditions of acceptance have been met. Compty with Section 3.7 Hydroseeding.

(DROSEEDING)

May be used as an affernate to mechanical seeding in rough grass areas.

2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

3 Preparation and Growing Medium:
3.1 In areas of Rough Grass: Congly with Section 3.6 Rough Grass.
3.2 Where approved for use in areas of laws, comply with Section 3.8 Laws Areas: Sodding.

A. Protection: Essure that fertilizer is solution does not come in contact with the foliage of any trees, sharin, or other assorphible regetalism. On not spray seed or solution due shysterial or species of species and in solution of species or solution in the species of species or solution or

5 Moth shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of most far wood fibre substitute use 195% by which? Conform to B.C. Landacase Standard for mulch recomments.

5. Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

Application Rate

3 Seel Ristore: 105 log/ha (105 list/sore)

2 Feel Ristore: 105 log/ha (105 list/sore)

3 Contact Wildflower Mic Walers openfied, apply (31 list/sore) (104 lb. 1 lb. of grass seed)

1 Contact Wildflower Mic Walers openfied, apply (31 list/sore) (104 lb. 1 lb. of grass seed)

otes: At the time of Tender provide a complete chart of all components of the nix proposed including mulch, tackifler, water etc. Sloped sites remains tackiffer

.8.1. At the time of Tender provide a complete chart of all components of the nix propose
8.1.2 Fertilizer:
8.1.2.1 Rough Erass If a sell analysis is available, comply with results.
8.1.2.2 Lawr Where invitrosed in incorrect, comply with sell analysis recommendations.

3. Accordably measure the quantities of each of the saterials to be charged into the fash either by mass or by a canoonly accopted system of mass-calibrated volume measurements. The materials shall be added to the total valid it is being filled with valety, in the following sequence, seed, for filled: Thereogly valid wind a biosegenous start Affect charging, and do water or other search into the selective. One of lever all valid in the following has been also water or their search into the selective. One of lever all valid in the selective formation of the selective formation.

.M. Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

2. Maintenance Stopin maintenance immediately offer sending and continues for 60 days after Select smild Completion and will accopited by the Ower. Bit—smild of service is a few and premarities to a failed for Protect Sending variety and require yet were from the conception with plaguage and great area and in these over by the responsability to seglicy with a few and in the control of the c

3. Acceptance of the Bough Errors Areas Prepar generation of all specified grass species in the responsibility of the Landscape Contractor. The grass shall be reserved on Eribbile, with an appoint all old or been sputh and fall be reasonably the or levels the EL Landscape Statistic Scotian Of Switzenson Level I Specified years and the Switzenson Level I Switzenson Level I Switzenson Levels assisted in Early that acception England and early the Person Switzenson Levels assisted in Early that acception England and early the England Switzenson Levels assisted in Early that acception England and early the England England Switzenson Levels assisted in England Switzenson Levels assisted in England Switzenson Levels assisted in England Switzenson Levels and England Switzenson Lev

3 General: Treat all areas defined as laws areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lane 2 Growing Miclama Comply with Section 221, Growing Medium. Prior to sedding, request an inspection of the finished grade, and depth and condition of growing medium by th Landscare Architect.

.4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turforass Sod.

5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFERASS BY AREA | Press | Countries and Countries | Countr Hajor Species
Keshaciv Stare for sun, Fescues for shade

.6 Line: The line shall be as defined in Section 223, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

Fertilizen Refer to Section 222 Materials. Apply specified fertilizer at rates shown in the required soit itest. Apply with a mechanical spreader. Cultivate into a median of blooms prior to sadding. Apply separately from line.

3. Sodding Propers a smooth, fire, even surface for loping and. Lay and staggered with actions closely belled, without certilipping or gaps, amon'ts and even with adjusting was and end lightly. Water to obtain solution positivation of 2° to 4° (1 - Road, Cooply with regularisation of 8°C Landscape Standard Section 8, 8°S Standard for Turigrass

3. Matessace, begin addressor, beneficially after solding and curriese for 60 days after Soldstantid Coopelins and with acceptably the Owner. Protect soldied, from dampy with separaty viver or havin from complete with subjugges with base in which the Owner. Marter is obtain soldinese practical of 25 to 4 1-70.06 of 10 million 1 million of 10 million 1 million of 10 million 1 milli

3 Acceptance of Laws Areas: The harf shall be reasonably will established, with no apparent dead spots or bare spots and shall be reasonably free of weeds the EC. Landscape Standard, Section 8 Maintenance Level Zelepoursect. Use herbidister if necessary for weed record unless other conditions of contract forbid their use. After the lands base and in these fives free years and proceedings of the contract forbid their use.

9 PLANTS AND PLANTING

.1 Conform to planting layout an shown on Landscape Plans.

3 Make edge of beds with smooth clean defined lines.

5 Shadarin 51 Miyata ndarid shall cerima in the requirements of the SLL Landouge Standard, LVIEST (IIIDM, wises conceded by drawing Plant Schedule or this specification 51 Miyata SLL Landouge Standard, Science, Narth and Planting and is Saction 10, (2004 Standard for Ceritianar Green Plants for minima strandards. 513. Role for National Science Standards or control of the Standards of the Sta

5 Review 4 The source of supply and/or collection point does not prevent subsequent rejection of any or all planting shock at the site.

3. Availability.
3.1 Area of search includes the Lower Makisard and Fraser Valley. Refer to Plant Schedule for any extension of area.
7.9 Common vect of the availability of the specified plant saterial within 38 days of the avail of the Costract.

Salaritarian:
 Other writte approved of the Landscape Architect prior to making any solatification to the specified material. Non-approved solatification will be rejected.
 Mare animals of Supp prior to dishary for request to substitute.
 Solatifications are soliped to IX Landscape Standard - Orthitide of Conditions of Arcability.

above grade.

3.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or undergra encountered.

3.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

M Excention:
3.81 These and large shrides Excende a succer shaped here gift to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the critical create the tree was crosses at. 30 Prolongy of Planting finites
33 Prolongy of Planting finites
with the required is on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mount
frame the results above interview laters. Notify the Landscape Architect where the drainage of slatting below in liabiled.

Plasting and Fertizing Procedures.
 Rest all threes and service with the roots placed in their natural graving position. It buriagoed, tosom around the top of the ball and out away or fold under. Overlay from the first half-off, Carefully remove containers without injuring the rootballs. After sufficiel pales, cat hviss. For vire halatest, dip and remove top three roots of

Stabling of Trees:
Use the 2"x2"x5" stakes, waless superseded by municipal requirements. Set stakes minimum 2 ft. in sail. Oo not drive stake through readball.

I wave Mo tree carefuls wertical.

322 Lever the free confedy serviced.
323 In with pre-proving classrated, that waves palgrappines fairci, bell, minimum with them (DAY). Approved product settled in — unitable from Dayl).
334 Conference Trees one of it highly. Buy with three 3-brand wires fit pauge. Dere three stakes conductat around the free consisting below quick.
334 Conference Trees one of it highly. Buy with three 3-brand wires fit pauge. Dere three three three states of the stakes conductate around the free consisting below quick.
335 Favil along we with whole Buggles and extractions can see a free content of the means manufacture for the means manufacture for the free content of the states manufacture for the means manufacture for the mea

Middling
 Middling press with an even layer of midch to 2-V2 - 3" (65 - Time) depth. Confirm placement of midch in areas labeled "Groundcover Area" on drawings. Midch at 25 D Midmal disabler fetter areas in law areas labeled as a chain often.

.56 Acceptance: .56.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

P. Plant First Schemens

S. Macke all plant described for disput after leadings work his received is Certificate of Completion.

10. Martine plant described for disput after leadings. "Average of prompting in disput.

10. Martine plant for a certificate described for a certificate described in soft better leading and the section and section of the s

In Part Version 1.

In State of multi-late part when is may those disapped "Epositor" for a probat of early year of the file Certificate of Coupleton, Replace of a multi-late of part of the file Certificate of Coupleton, Replace of a multi-late of the Certificate of Coupleton, Replace of the Certificate of the Certi

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

3.1 for al plant natives (in a Landauge Andréast recorres the right for a detail for Carterality responsibly for author growing scoon (ii, in its opinio, less fivering and growing and an artifliciant for search later and relative growing.

In the contraction of the contraction o and historics stratured in a minimum of Level. Three – Product, Relat no Section 3.11, Establishment morresonus.

3.65 This Landscape Centrector in responsible to replace any plast material or require agreement contraction included in the Centrect of Hospital Centrector of Conference of Centrector of Conference on Centre of Centre of

 Coordinate work with construction of planters and planter drainage.
 Verily that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil. 1. Drouble class set at all through, also drain by allow. The Whom airs dis DMF Day (Blad with drain rook unders searify drouble stated shows

A Install drain rock eventy to a minimum depth of 4" (William)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendation Cover drain rock for alternate sheet drain if specified on drawing details) with filter fabric topping 6" (ISOnal at all edges. Obtain approval of drainage system prior to placing growing medium.

5. Place an even layer of 25 - Stem clean washed gump sand over litter fabric.

Place growing medium to depths specified in Section 35 above for various surface treatments. Dafer to Drawing details for any light weight filter required to alther grade.
 Des Stypetican block over drawn changed to provide secent our face transition at edges. But each place tightly together and cover with filter fabric to prevent sell from anyieting document.

1 ESTABLISHMENT MAINTENANCE Provide a separate price for this section)

2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion 3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code, B.C. Posticide Control Act

5 Scheduling: Prepare a schedule of articipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out the proving season between March fat and Nevesber 20th, lowever visits at other times of the year may be required.

5 Maintenance Level: Comple with B. C. Landscape Standard. Section 13: Table 1. Haintenance Level "Median".

J. Materials: Comply with Part Two of this specification.

J.I. Fertilizers: To the requirements of the B.C. Landscape Standard, Formulations and nates as required by soil testing.

The Performance of the Contraction of the Last Contraction of the Cont

13. Printing ordering on measurements.

33. Marries places and ordering regions options of more methods to gap value to injuse the largest regions and an individual printing of the largest places and ordering places and orderi

Scholm of solidar bestick if the end population seaths if the leader with or if and with or was ground per or spectruments. The appropriate has provided to the control of the spectruments of the population of the control of the spectruments of the population of the control of the spectruments of the control of the contr thibum, W.Y., and remove cores.

The control of the



New Westminster, British Columbia Fax: 604 553 0045 Email: office@m2la.com

3	JANIOL26	REV AS PER NEW SITE PLAN	BN
2	JNG200	REVISED PER CPTED REPORT	PMT
1	DECJ3.2011	PRELIMINARY PLAN	BN
NO.	DATE	REVISION DESCRIPTION	DR.
	_		

PROJECT:

26 TOWNHOUSE DEVELOPMENT

196 STREET & 56 AVENUE LANGLEY, BC

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE:	DEC.13, 2017	DRAWING NUMBER:
SCALE:	-	
DRAWN:	BN	L5
DESIGN:	BN	
CHK'D:	MLTM	· ·

M2LA PROJECT NUMBER:

17087-05zlp