

26 UNIT TOWNHOUSE DEVELOPMENT

4560,4570,4580, 208 STREET &
20815, 45A AVENUE, LANGLEY

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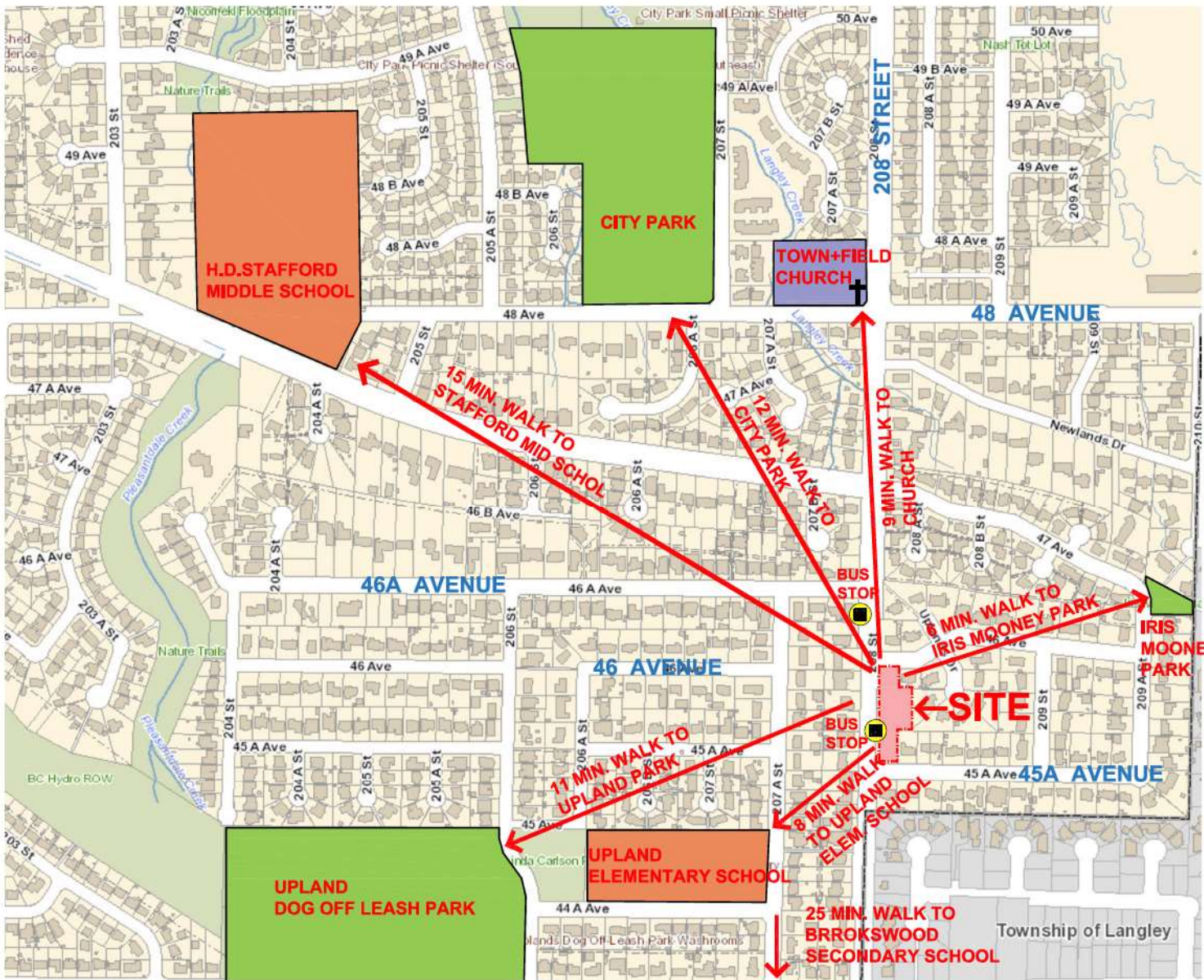
NO.	DATE	REVISION / ISSUED
1	JUL 02-24	ISSUED FOR PRE-APPLICATION

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
20615 -45A AVENUE,
LANGLEY, BC.

FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
**COVER PAGE
INDEX AND
CONTACT LIST**

DATE	March 2024	SHEET NO.
SCALE	N/A	A-1.0
DESIGN	AA	
DRAWN	AA	
PROJECT NO.	-	



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NO.	DATE	REVISION / ISSUED
1	JUL 22-24	ISSUED FOR PRE-APPLICATION

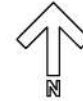
PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
 20815 - 45A AVENUE,
 LANGLEY, BC.

FOR:
LEONE HOMES INC.
 238 - 13806 CAMBIE ROAD,
 RICHMOND, B.C. V6V 2K3


DRAWING TITLE:
CONTEXT MAP

DATE:	March 2024	SHEET NO'S
SCALE:	N.T.S.	A-1.1
DESIGN:	A.A.	
DRAWING:	A.A.	
PROJECT NO.:	-	

CONTEXT MAP



AERIAL MAP



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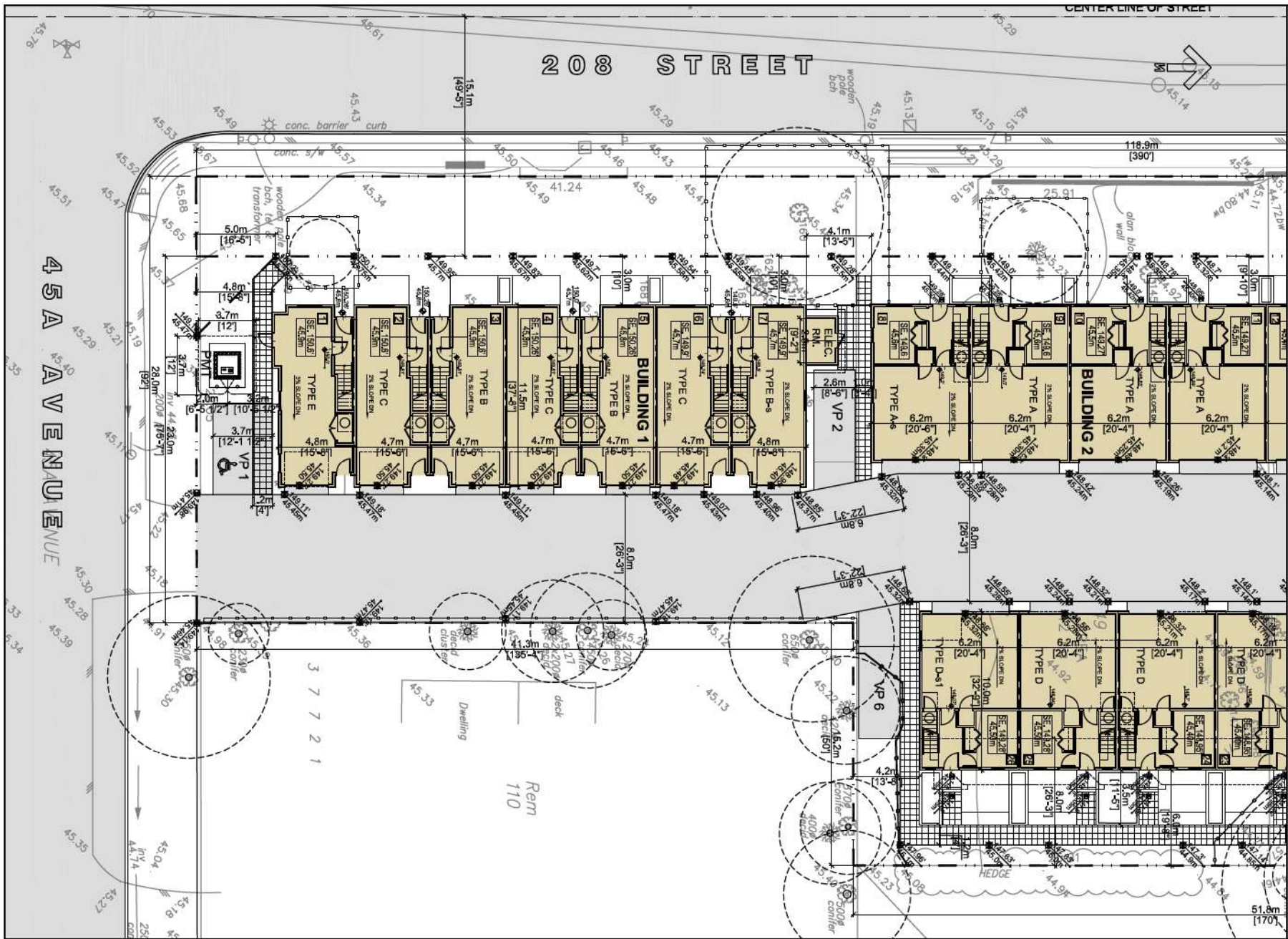
NO.	DATE	REVISION / ISSUED
1	JUL 22 - 24	ISSUED FOR PRE-APPLICATION

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
20815 - 45A AVENUE,
LANGLEY, BC.

FOR:
LEONE HOMES INC.
238 - 13886 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
**AERIAL MAP AND
CONTEXT PHOTOS**

DATE:	March 2024	SHEET NO'S
SCALE:	N.T.S.	A-1.2
DESIGN:	A.A.	
DRAWING:	A.A.	
PROJECT NO.:	-	



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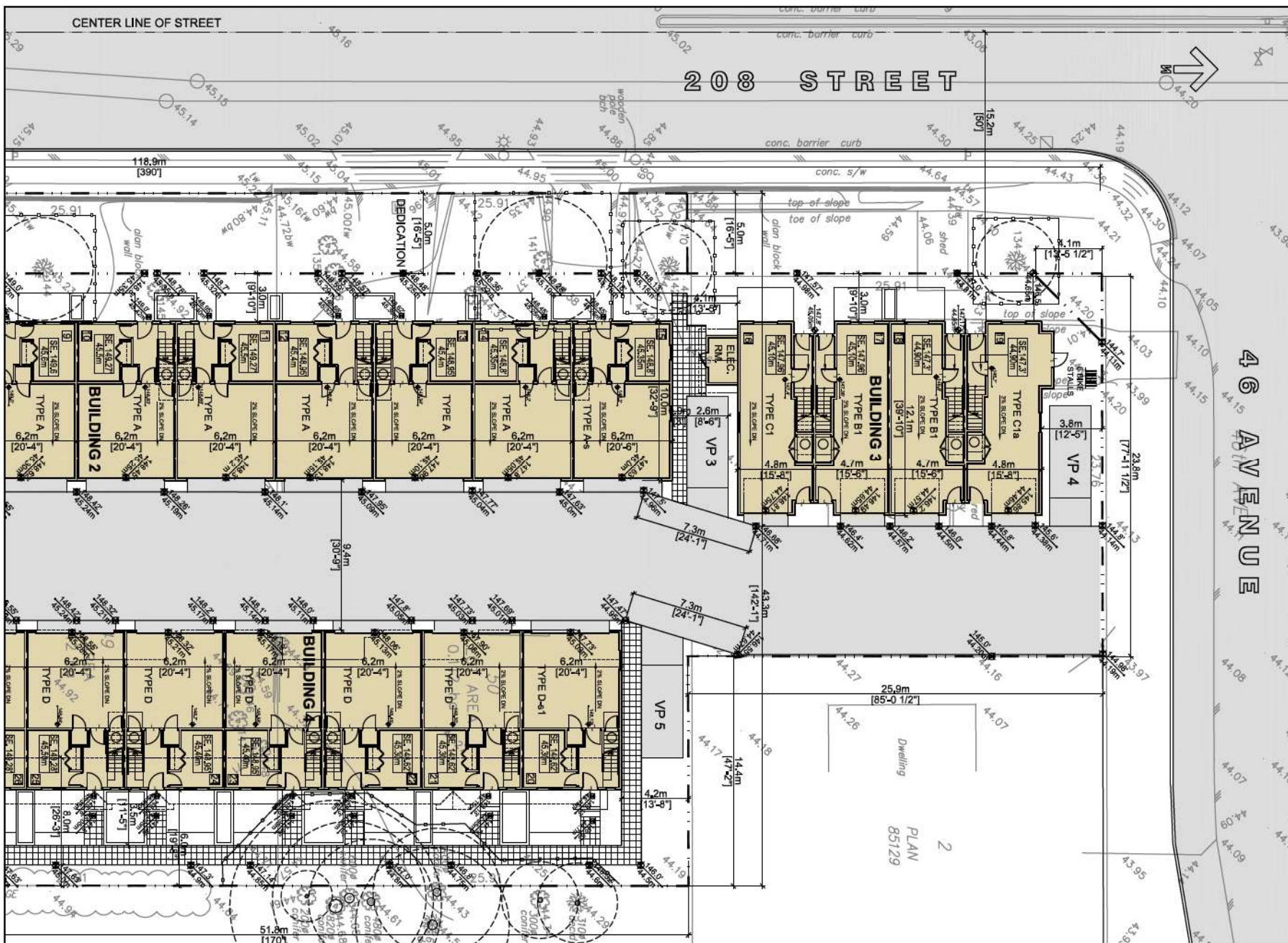
NO.	DATE	REVISION	ISSUED
1	JUL 02-24	ISSUED FOR PRE-APPLICATION	

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
 20816 - 45A AVENUE,
 LANGLEY, BC.

FOR:
LEONE HOMES INC.
 238 - 13986 CAMBIE ROAD,
 RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
SITE PLAN - PART 1

DATE:	March 2024	SHEET NO.:	A-1.4a
SCALE:	N.T.S.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	-		



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NO.	DATE	REVISION / ISSUED
1	JUL-02-24	ISSUED FOR PRE-APPLICATION

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
 20816 - 45A AVENUE,
 LANGLEY, BC.

FOR:
LEONE HOMES INC.
 238 - 13986 CAMBIE ROAD,
 RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
SITE PLAN-PART 2

DATE: March 2024 SHEET NO: **A-1.4b**
 SCALE: NTS
 DESIGN: AA
 DRAWING: AA
 PROJECT NO: -

STATISTICS :

CIVIC ADDRESS :

4560, 4570, 4580, 208 STREET &
20815, 45A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION:

LOT 1, PLAN 85129,
LOTS 49 & 50, PLAN 28249,
LOT 109, PLAN 37721,
SECTION 36, TOWNSHIP 7,
NEW WESTMINSTER DISTRICT

ZONING :

EXISTING : RS1
PROPOSED : CD

SITE AREA :

BEFORE DEDICATION : 0,40 HA, = 0,99 ACRE
43,164 SQ.FT.= 4,010 m²

AFTER DEDICATION : 37,773 SQ.FT. = 3509 m²
0,35 HA. = 0,86 ACRE

DEDICATIONS :

(5M = 16'-5" DEDICATION ALONG 208 STREET,
4M.X4M. TRIANGLE CORNER CUT AT NORTH-WEST &
5M.X5M. TRIANGLE CORNER CUT AT SOUTH-WEST)

GROSS FLOOR AREA :

BUILDING 1 : 12285 SQ.FT. 1141.2 M²
BUILDING 2 : 15956 SQ.FT. 1482.3 M²
BUILDING 3 : 7582 SQ.FT. 704.4 M²
BUILDING 4 : 12910 SQ.FT. 1199,3 M²

TOTAL AREA : 48733 SQ.FT. = 4527.2 m²

FSR :

(PRIOR TO ROAD DEDICATION)
ALLOWED : MAX. 1,200
PROVIDED : 48733 / 43164 = 1.13

FSR :

(AFTER ROAD DEDICATION)
ALLOWED : MAX. 1,200
PROVIDED : 36601 / 37773 = 0,968

DENSITY :

PROVIDED : 26 UNIT / 0.99 ACRE :
30,2 UNIT / ACRE
74,2 UNIT / HA.

UNIT MIX :

SIDE BY SIDE CAR UNITS : 15
(INCLUDING 7 UNITS WITH 2-1/2 STOREY)
TANDEM UNITS : 11
TOTAL NO. OF UNITS : 26

SITE COVERAGE :

ALLOWED : MAX 45%
PROPOSED : 43.6%
(1582 SQM.)

PARKING :

2 / UNIT : 52
VISITORS
REQUIRED : 0,2 TOTAL UNITS
0,2 X 26 = 5,2
PROVIDED : 6 (INCLUDING 1 ACCESSIBLE)

VISITOR BIKE RACK : 6

SITE SETBACKS :

REQUIRED & PROVIDED :

NORTH : 3.0 M. (10,0')
WEST : 3.0 M. (10,0')
SOUTH : 3.0 M. (10,0')
EAST : 6.0M.(FOR 1ST & 2ND FLOORS)
8,0M. (FOR 3RD FLOOR)

UNIT MIX						
UNIT TYPE	NO. OF BED RML	NO. OF UNITS	AREA (INC. GARAGE) (SQ.FT.)	AREA (EXC. GARAGE) (SQ.FT.)	TOTAL AREA (INC. GARAGE) (SQ.FT.)	TOTAL AREA (EXC. GARAGE) (SQ.FT.)
A	4	6	1967	1555	11802	9330
A-s	4	2	2076	1664	4152	3328
B	3	2	1752	1294	3504	2588
B1	3	2	1841	1352	3682	2704
B-s	3	1	1823	1359	1823	1359
C	3	3	1709	1251	5127	3753
C1	3	1	1935	1439	1935	1439
C1a	3	1	1964	1439	1964	1439
D	4	5	1835	1423	9175	7115
D-s1	4	2	1862	1450	3724	2900
E	3	1	1845	1368	1845	1368
TOTAL		26			48733	37323



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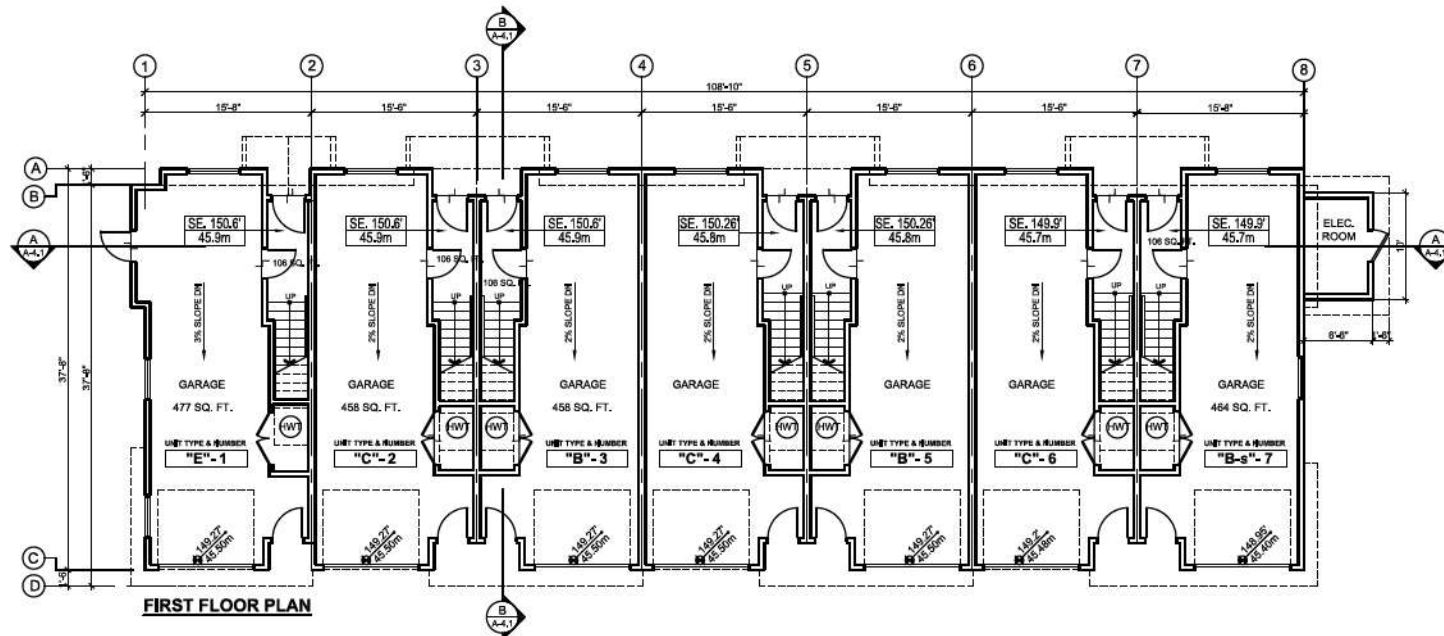
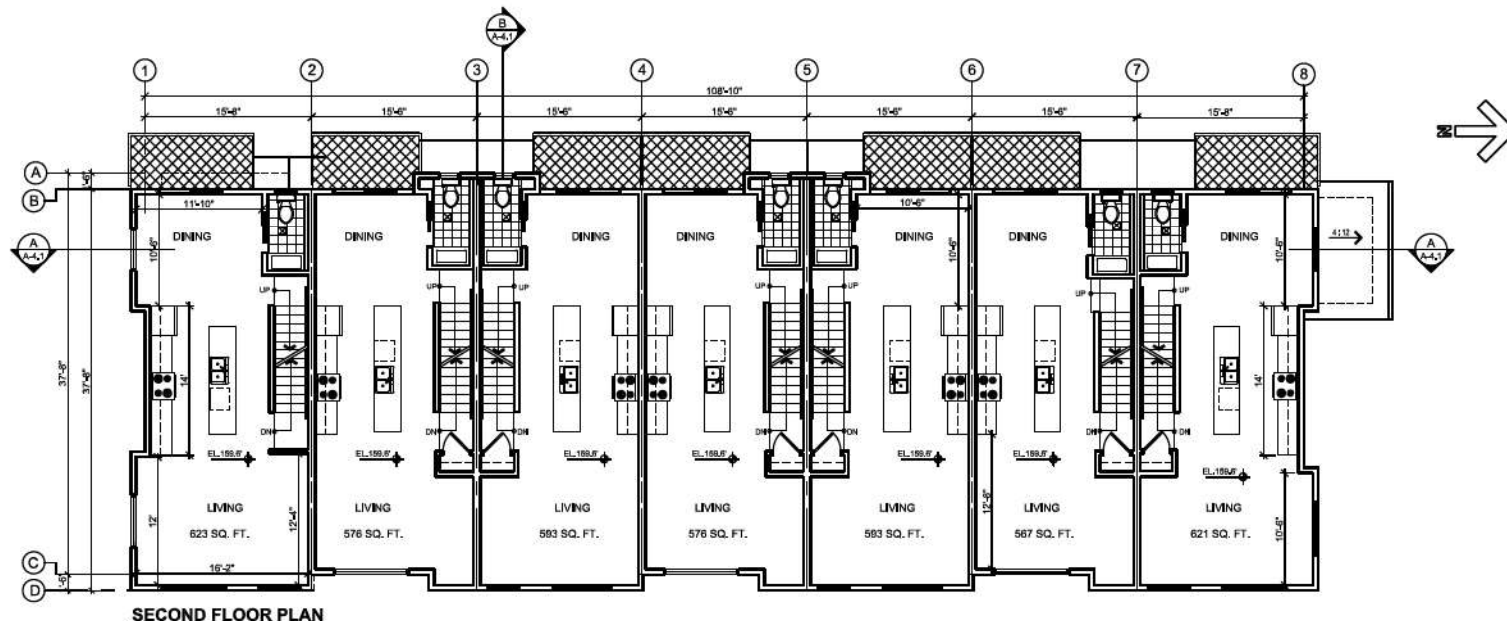
1	JUL. 02-04	ISSUED FOR PRE-APPLICATION
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
20816 - 45A AVENUE,
LANGLEY, BC.

FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
STATISTICS

DATE:	March 2024	SHEET NO.:	A-15
SCALE:	NA		
DESIGN:	A.A.		
DRAWING:	A.A.		
PROJECT NO.:			



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NO.	DATE	REVISION / ISSUED
1	JUL 22 - 24	ISSUED FOR PRE-APPLICATION

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
20815 - 45A AVENUE,
LANGLEY, BC.

FOR:
LEONE HOMES INC.
238 - 13986 CAMEBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
BUILDING 1
FIRST AND SECOND
FLOOR PLANS

DATE:	March 2024	SHEET NO:	A-2.1a
SCALE:	N.T.S.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:			



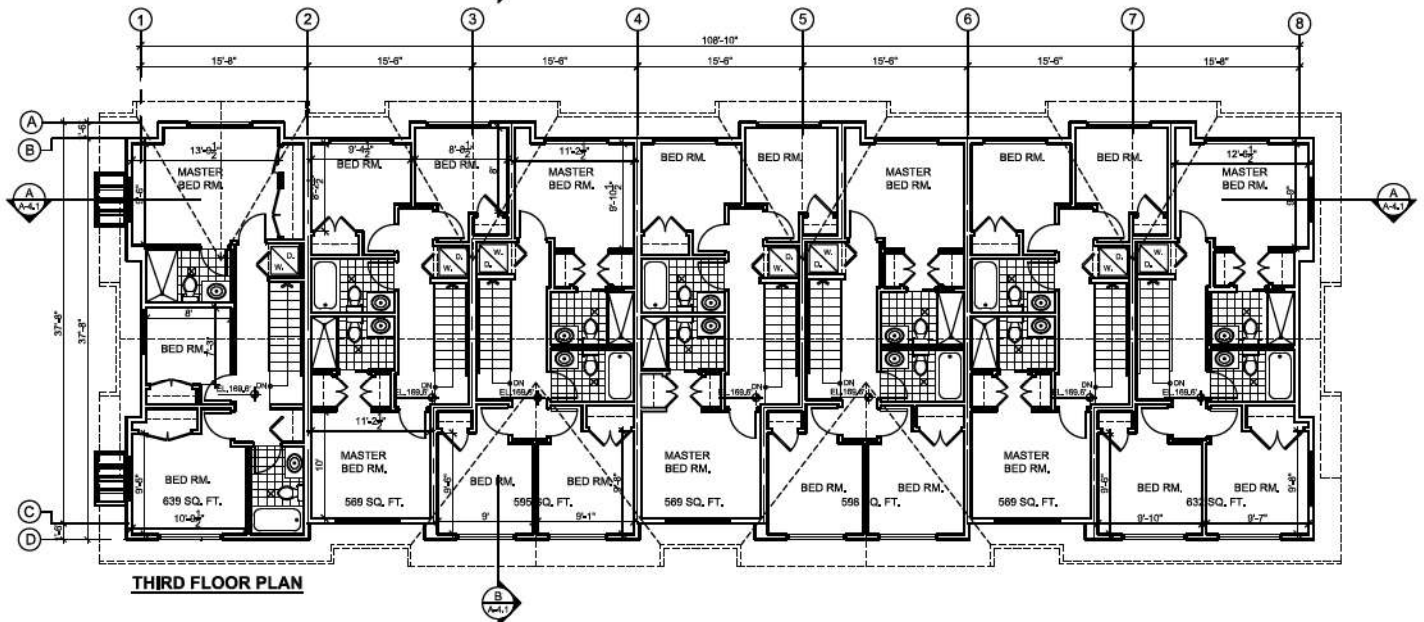
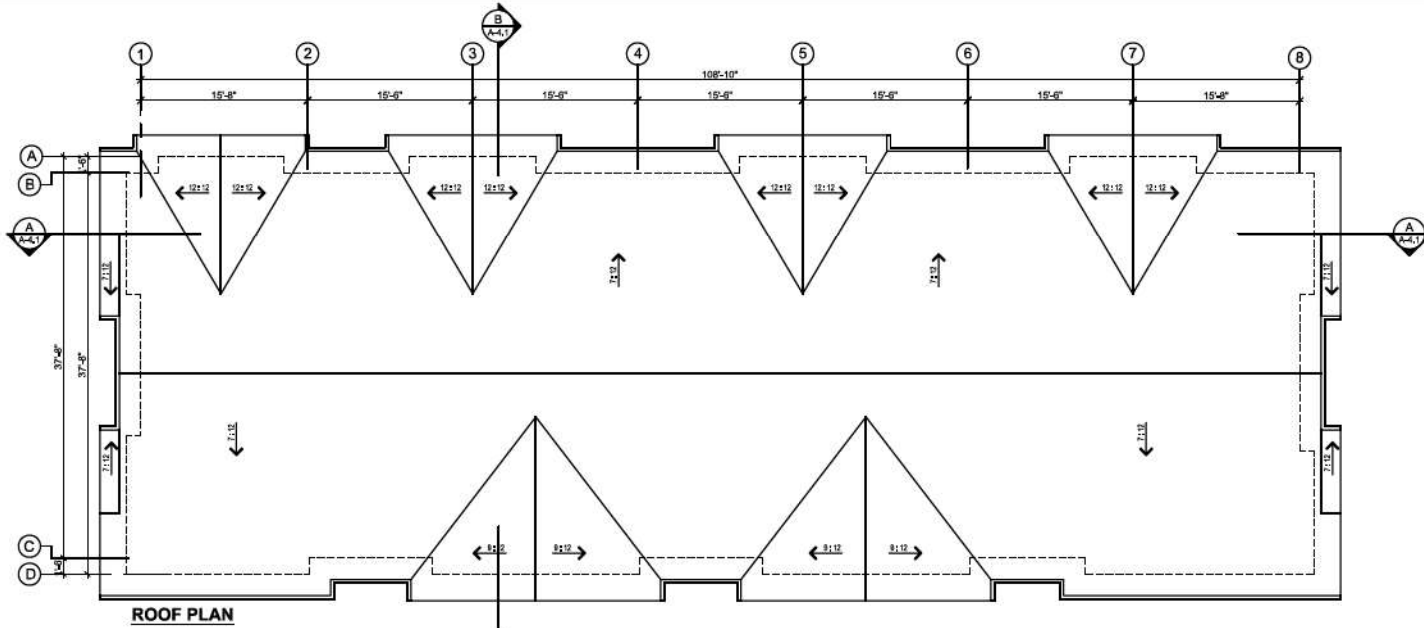
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NO.	DATE	REVISION / ISSUED
1	JUL 12-24	ISSUED FOR PRE-APPLICATION

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
 20815-45A AVENUE,
 LANGLEY, BC.

FOR:
LEONE HOMES INC.
 238 - 13886 CAMBIE ROAD,
 RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
**BUILDING 1
 THIRD FLOOR &
 ROOF PLAN**

DATE: March 2024	SHEET NO.:
SCALE: NTS.	A-2.1b
DESIGN: AA	
DRAWN: AA	
PROJECT NO.:	



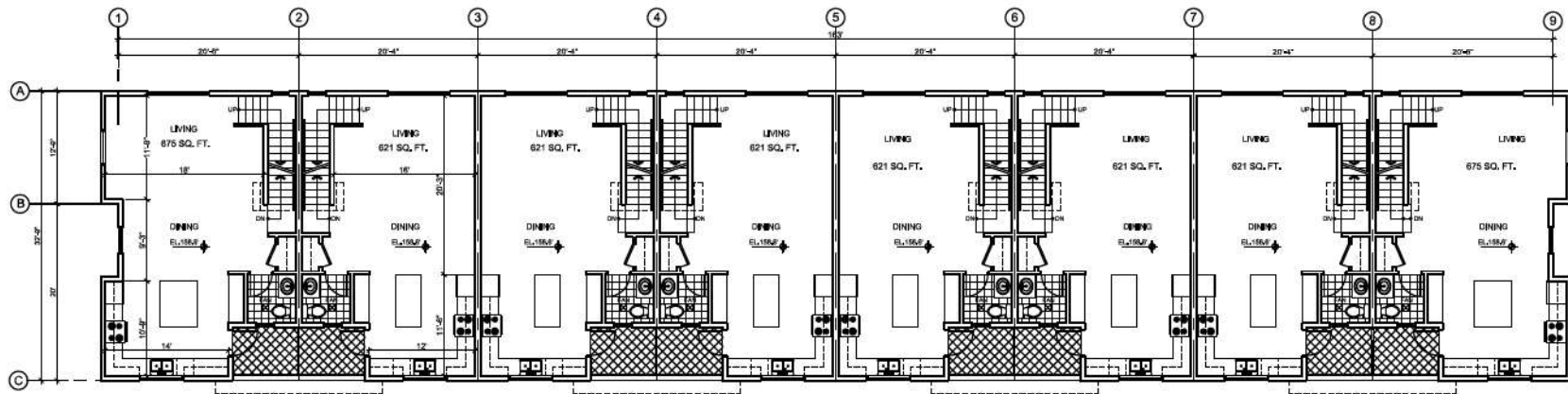
**F. ADAB
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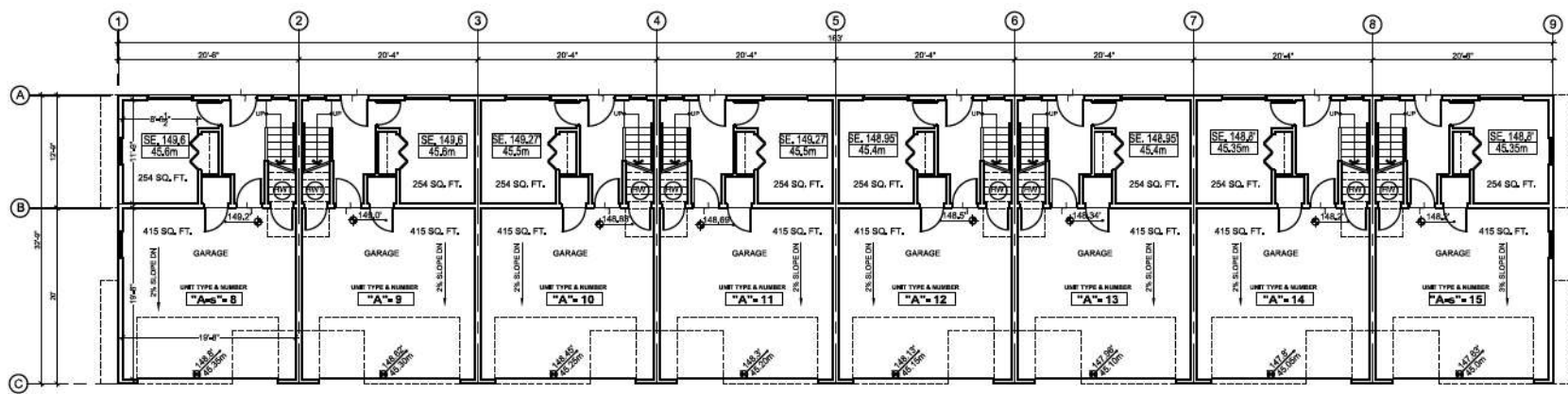
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SECOND FLOOR PLAN



FIRST FLOOR PLAN

1	AR, 02-24	ISSUED FOR PRE-APPLICATION
NO.	DATE	REVISION / ISSUED

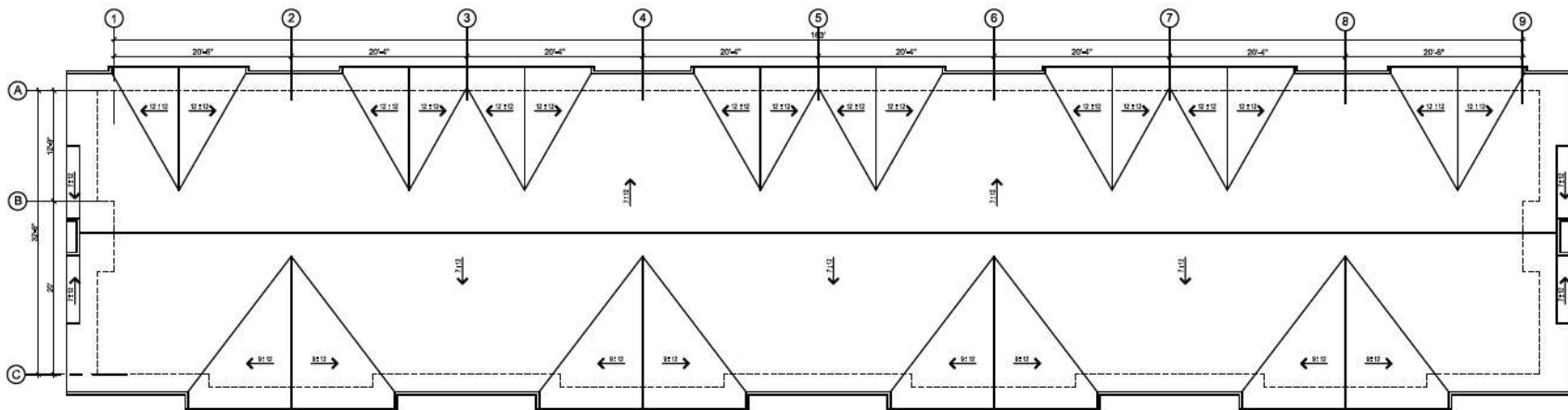
PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
20815 - 45A AVENUE,
LANGLEY, BC.

FOR:
LEONE HOMES INC.,
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

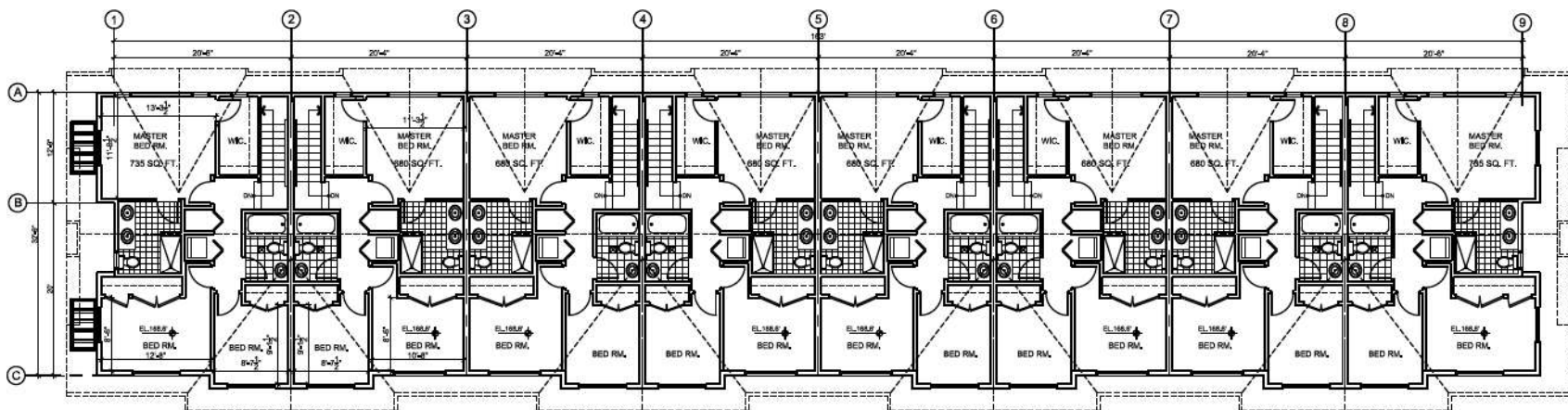
DRAWING TITLE:
BUILDING 2
FIRST & SECOND
FLOOR PLANS

DATE:	Sep 2021	SHEET NO.:	
SCALE:	NTS		
DESIGN:	AA		
DRAWN:	AA		
PROJECT NO.:	-		

A-2.2a



ROOF PLAN



THIRD FLOOR PLAN



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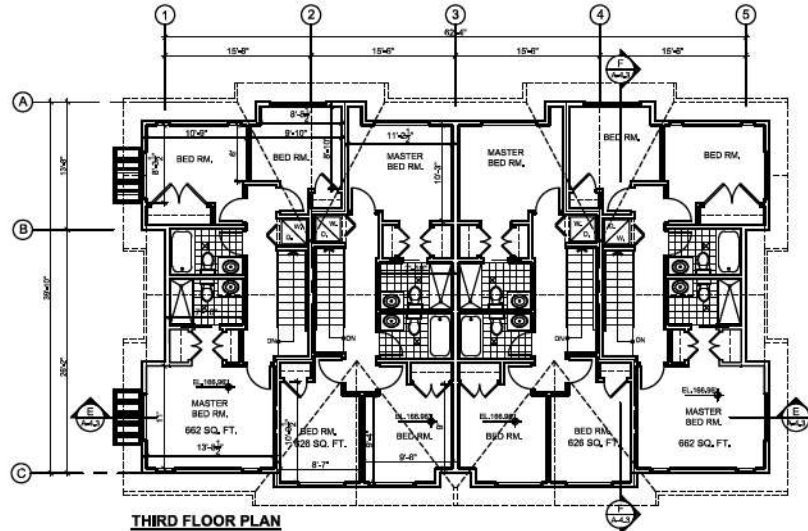
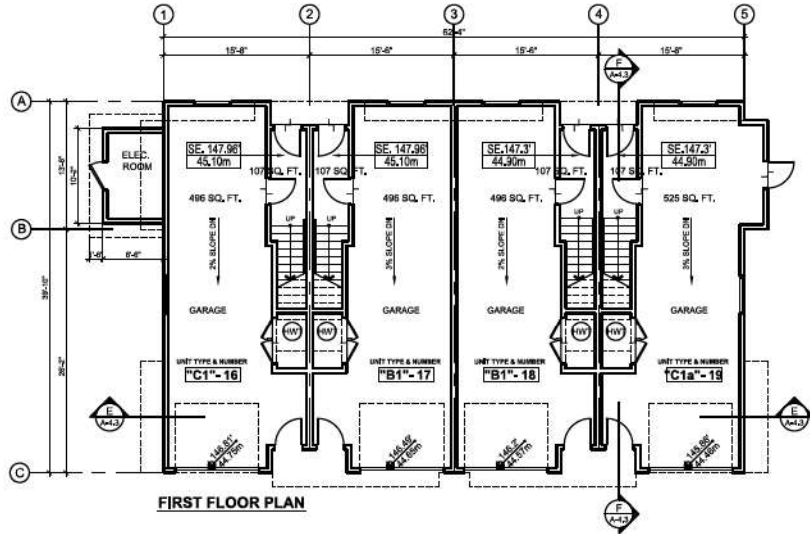
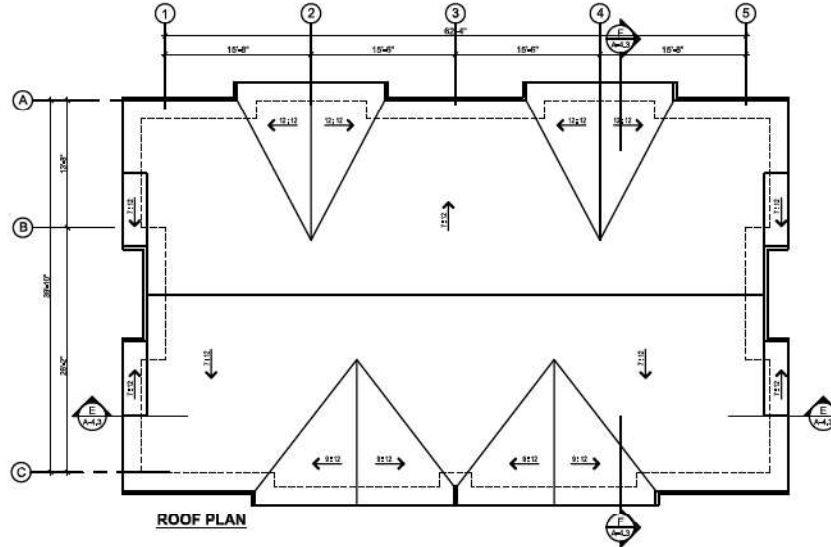
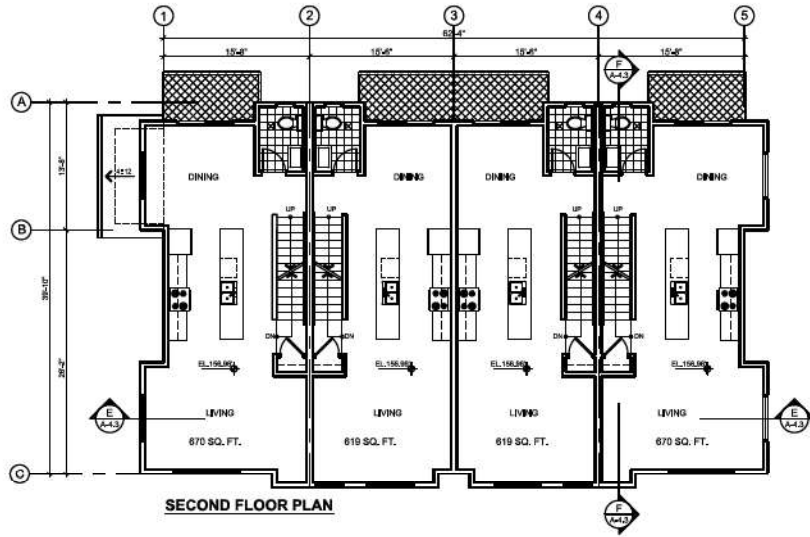
1	24	02-24	ISSUED FOR PRE-APPLICATION
N.O.	DATE	REVISION /	ISSUED

PROJECT TITLE:
 TOWNHOUSE DEVELOPMENT
 20815 - 45A AVENUE,
 LANGLEY, BC.

FOR:
 LEONE HOMES INC.,
 238 - 13986 CAMBIE ROAD,
 RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
 BUILDING 2
 THIRD FLOOR &
 ROOF PLAN

DATE:	March 2024	SHEET NO.:	A-2.2b
SCALE:	NTS		
DESIGN:	AA		
DRAWN:	AA		
PROJECT NO.:	-		



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NO.	DATE	REVISION / ISSUED
1	JUL. 02-24	ISSUED FOR PRE-APPLICATION

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
20815 - 45A AVENUE,
LANGLEY, BC,

FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V8V 2K3

DRAWING TITLE:
**BUILDING 3
FLOOR PLANS**

DATE:	SEP 2021	SHEET NO.:	A-2.3
SCALE:	NTS		
DESIGN:	J.J.		
DRAWN:	J.J.		
PROJECT NO.:			



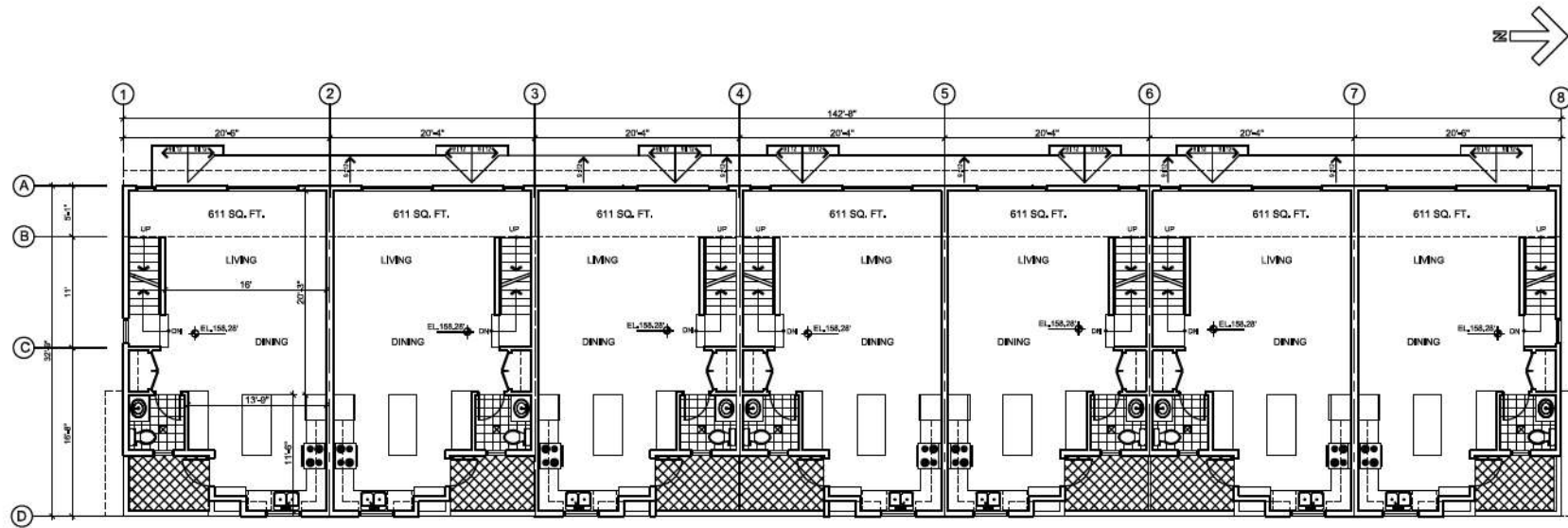
F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESTWAY
8207H VANCOUVER, BC V7P 3R6
TEL: (604) 967-0033 FAX: (604) 967-0033
E-MAIL: info@fadamad.com

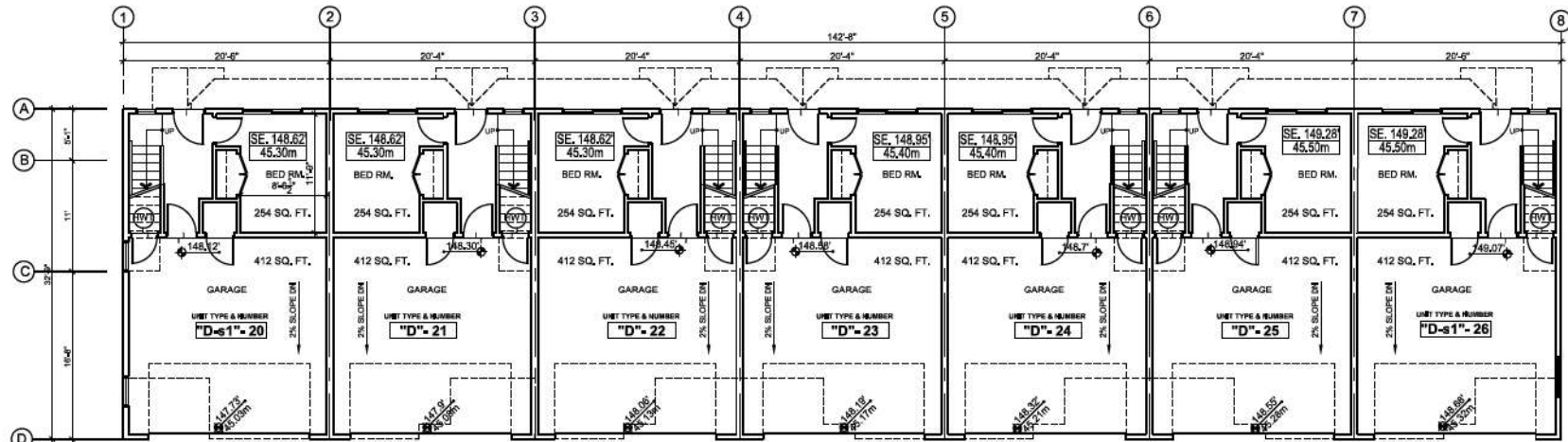
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SECOND FLOOR PLAN



FIRST FLOOR PLAN

1	AR, 02-24	ISSUED FOR PRE-APPLICATION
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
 20815 - 45A AVENUE,
 LANGLEY, BC.

FOR:
LEONE HOMES INC.,
 238 - 13986 CAMBIE ROAD,
 RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
BUILDING 4
FIRST & SECOND
FLOOR PLANS

DATE:	SEP 2021	SHEET NO.:	
SCALE:	NTS		
DESIGN:	AA		
DRAWING:	AA		
PROJECT NO.:	-		

A-2.4a



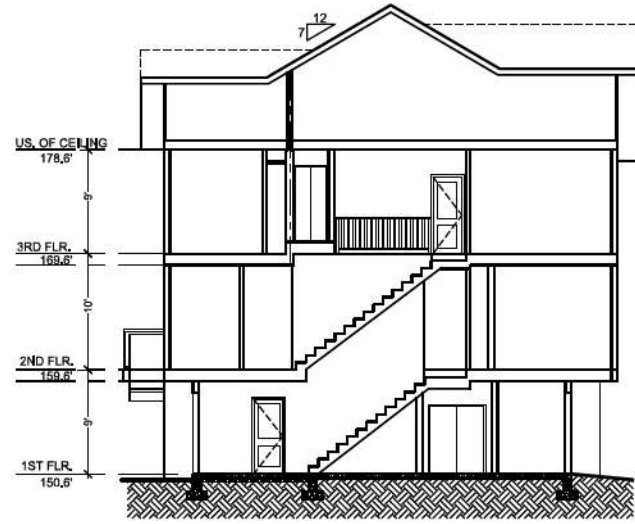
**F. ADAB
ARCHITECTS
INC.**

#138-000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3M4
TEL: (604) 967-0003 FAX: (604) 967-0033
E-MAIL: rta@fadab.com

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**SECTION B-B
BUILDING 1**



**SECTION A-A
BUILDING 1**

1	JUL-22-24	ISSUED FOR PRE-APPLICATION
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
20815 - 45A AVENUE,
LANGLEY, BC.

FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
**BUILDING 1
SECTIONS A-A & B-B**

DATE:	March 2024	SHEET NO:	A-4.1
SCALE:	N.T.S.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	-		



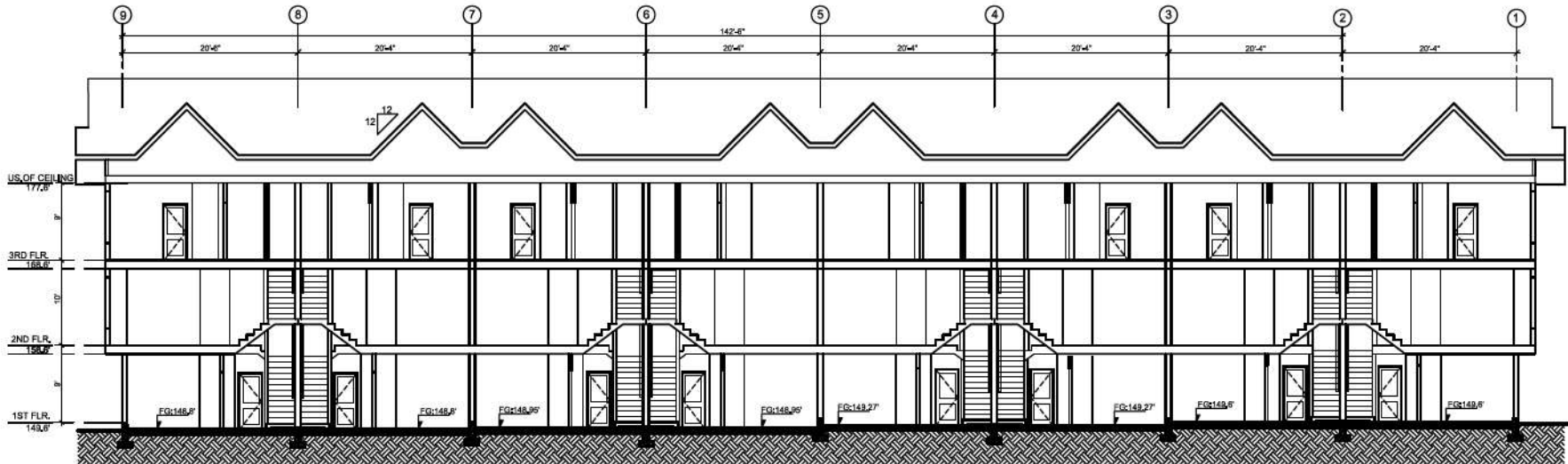
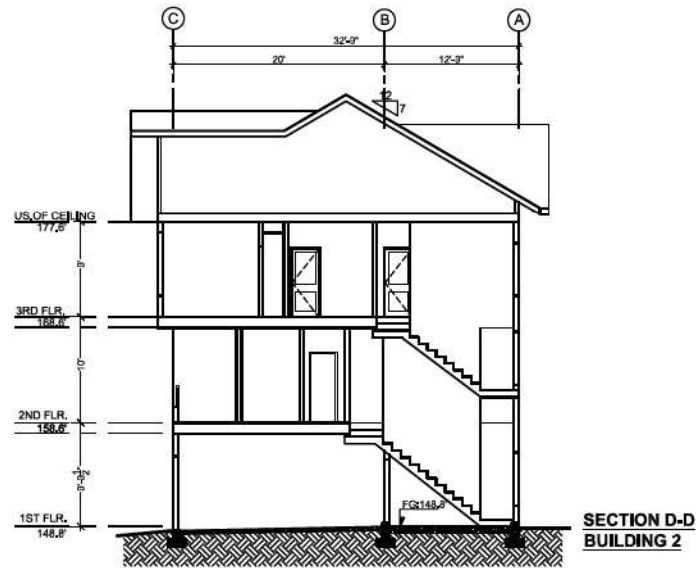
**F. ADAB
ARCHITECTS
INC.**

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TEL: (604) 967-0003 FAX: (604) 967-0033
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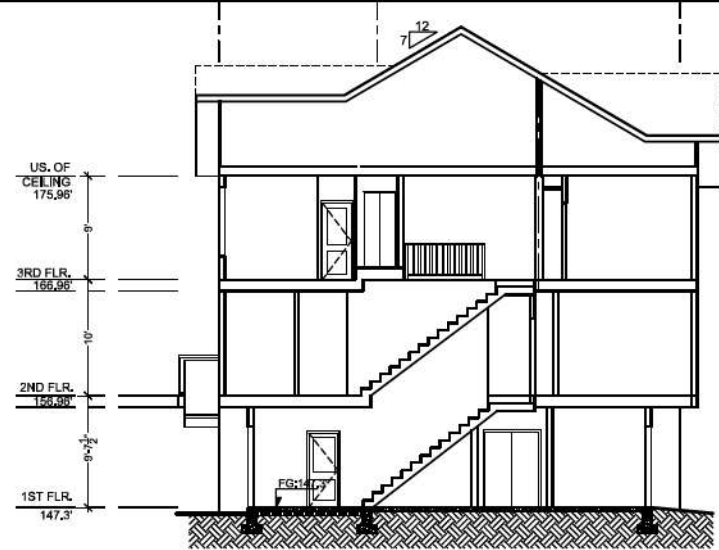
NO.	DATE	REVISION / ISSUED
1	JUL 22 24	ISSUED FOR PRE-APPLICATION

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
20815 - 45A AVENUE,
LANGLEY, BC.

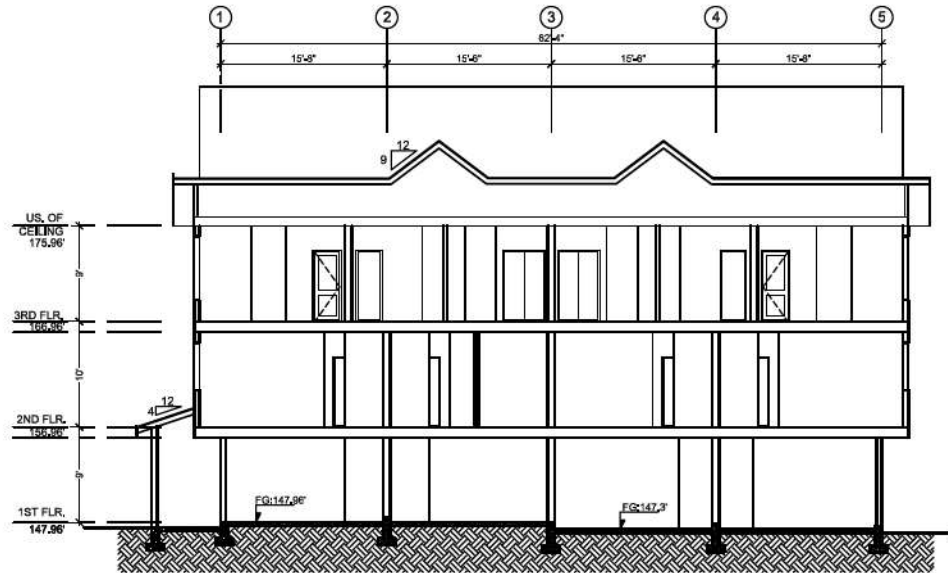
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
BUILDING 2
SECTIONS C-C & D-D

DATE:	March 2024	SHEET NO:
SCALE:	N.T.S.	A-4.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



**SECTION F-F
BUILDING 3**



**SECTION E-E
BUILDING 3**



**F. ADAB
ARCHITECTS
INC.**

#136-000 ROOSEVELT CRESCENT
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TEL: (604) 967-0000 FAX: (604) 967-0003
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NO.	DATE	REVISION / ISSUED
1	JUL 02 24	ISSUED FOR PRE-APPLICATION

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
20815 - 45A AVENUE,
LANGLEY, BC.

FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

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

DATE:	March 2024	SHEET NO:
SCALE:	N.T.S.	A-4.3
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



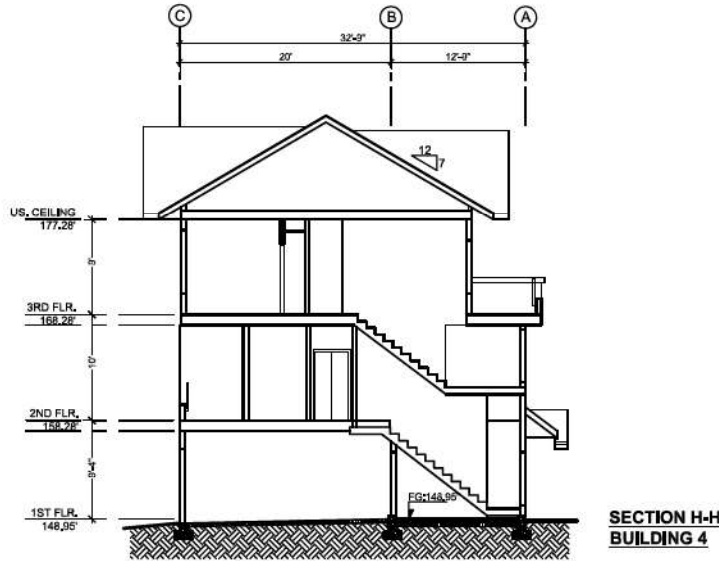
F. ADAB ARCHITECTS INC.

#138-000 ROOSEVELT CRESCENT
 NORTH VANCOUVER, BC V7P 3R4
 TEL: (604) 967-0003 FAX: (604) 967-0003
 E-MAIL: rta@f.adab.ca

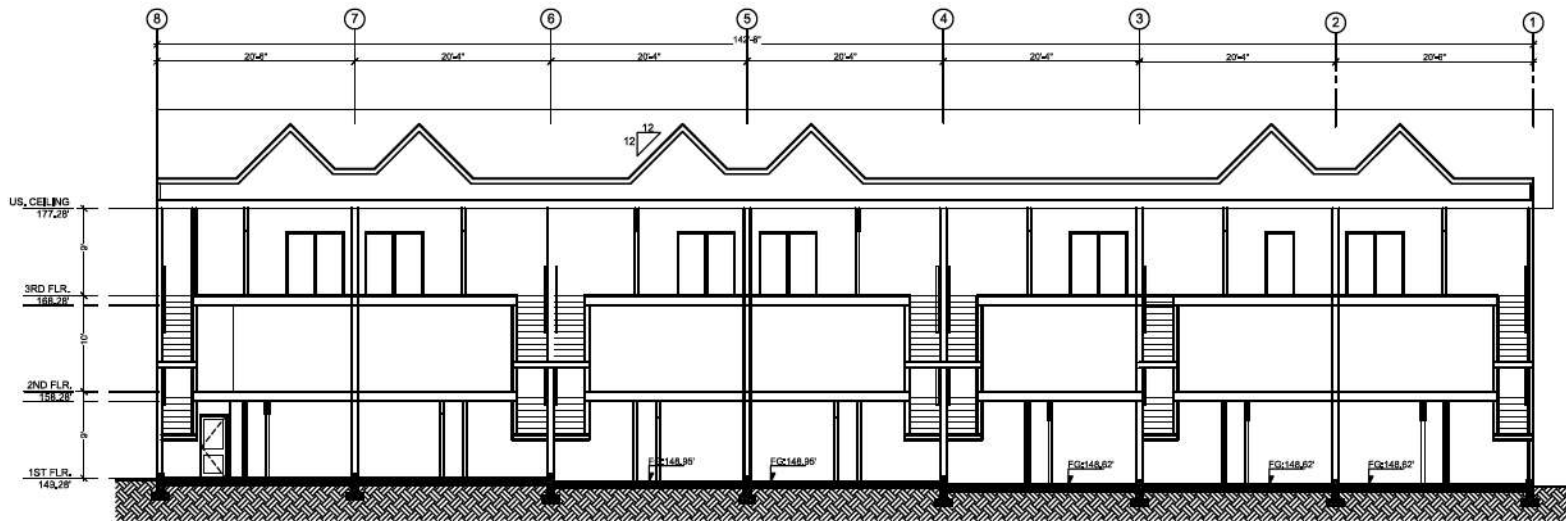
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**SECTION H-H
 BUILDING 4**



**SECTION G-G
 BUILDING 4**

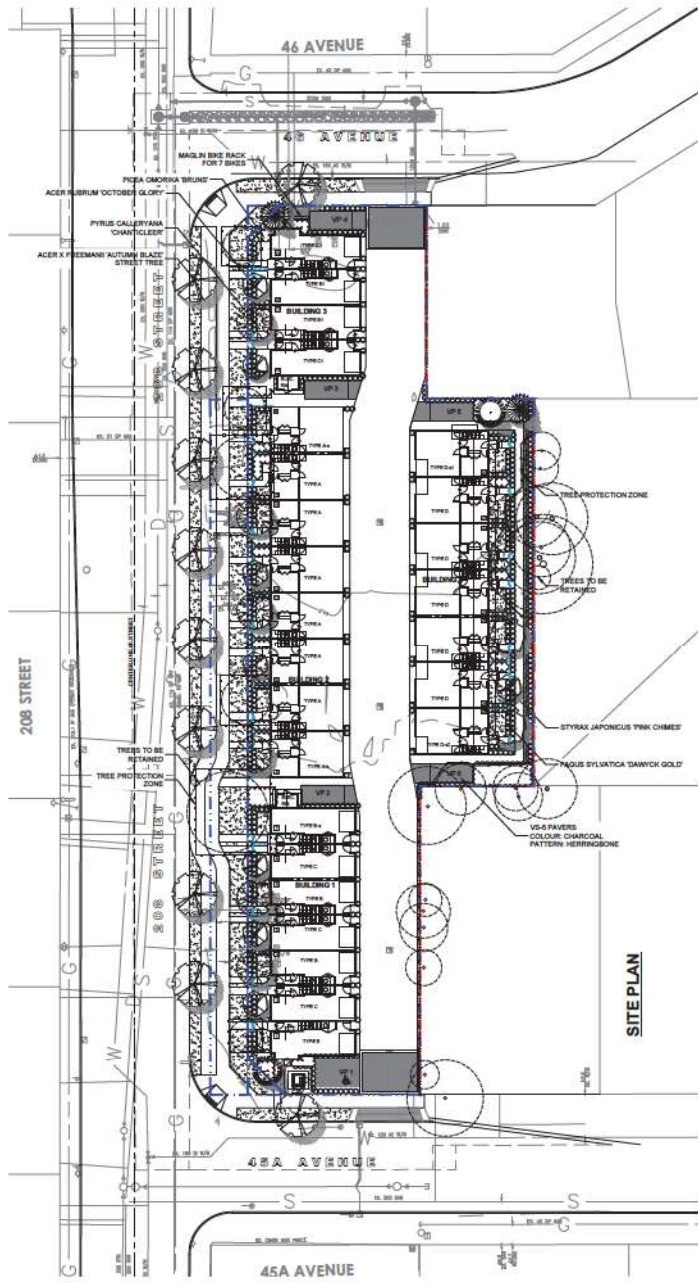
1	JUL-22-24	ISSUED FOR PRE-APPLICATION
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
 20815 - 45A AVENUE,
 LANGLEY, BC.

FOR:
LEONE HOMES INC.
 238 - 13986 CAMBIE ROAD,
 RICHMOND, B.C. V6V 2K3

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

DATE:	March 2024	SHEET NO:	A-4.4
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	-		



PLANT SCHEDULE			PMG PROJECT NUMBER: 24-069	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	CHAMAECYPARIS OBTUSA 'GRAULIS'	SLENDER HINOKI FALSE CYPRESS	3M HT. B&B. CLIMATE RESILIENT
	2	FAGUS SYLVATICA DANWYCK GOLD	DANWYCK GOLD BEECH	8CM CAL. B&B
	2	PIZZA OMORHA BRIND	BRIND'S BERRAN SPRUCE	3M HT. B&B
	2	PYRUS CALLERYANA CHANTICLEER	CHANTICLEER PEAR	8CM CAL. 2M STD. B&B
	2	STYRAX JAPONICUS PINK CHIMES	PINK FLOWERED JAPANESE SNOWBELL	8CM CAL. B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTES: 38 REPLACEMENT TREES REQUIRED. 20 REPLACEMENT TREES PROVIDED.



MAGLIN BIKE RACK

MATERIAL LEGEND

	LAWN
	BELGARD CORTEX 30X30X10MM, NATURAL COLOUR
	CONCRETE
	BELGARD V&A, CHARCOAL COLOUR, HERRINGBONE PATTERN
	GRAVEL

FENCE LEGEND

	1.0M HT. ALUMINUM FENCE
	1.0M HT. WOOD FENCE
	1.2M HT. PATIO SCREEN



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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 818 Crest Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 ; f. 604 294-0022

RECAL:

NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:
26 UNIT TOWNHOUSE DEVELOPMENT
4560, 4570, 4580 208 STREET
& 20815 45A AVENUE
CITY OF LANGLEY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 24 MAY 20 DRAWING NUMBER:
SCALE: 1:300
DRAWN: RJ
DESIGN: RJ
CHKD: YR

L1
OF 5

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Suite C100 - 4185 81st Street
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

REAR:

1	SCALE	REVISED PLAN	SUN
1	SCALE	REVISED CHANGES	REV
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

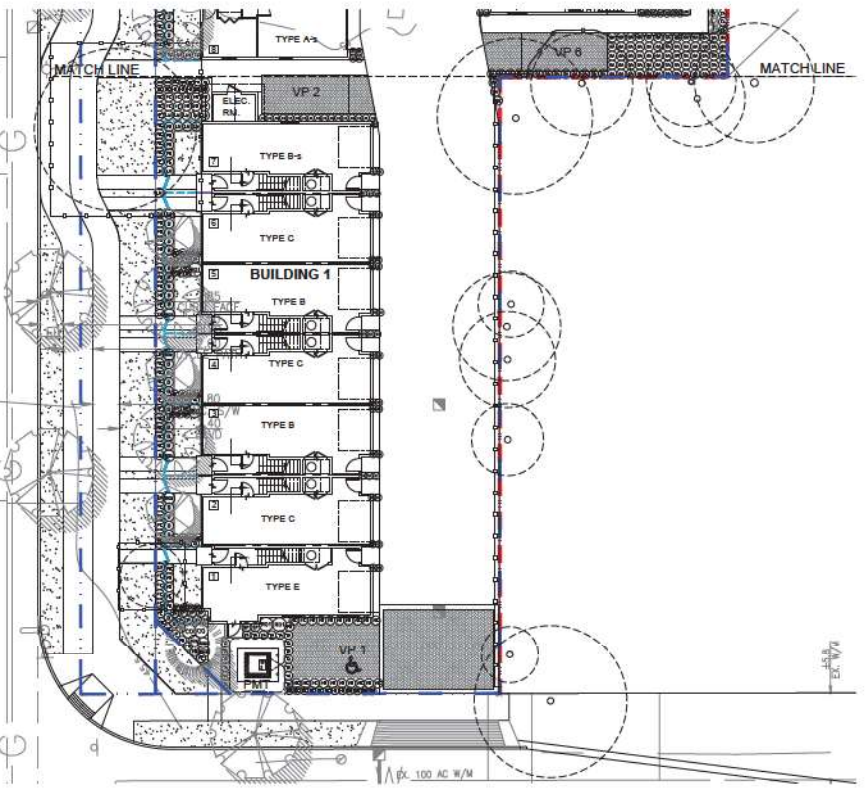
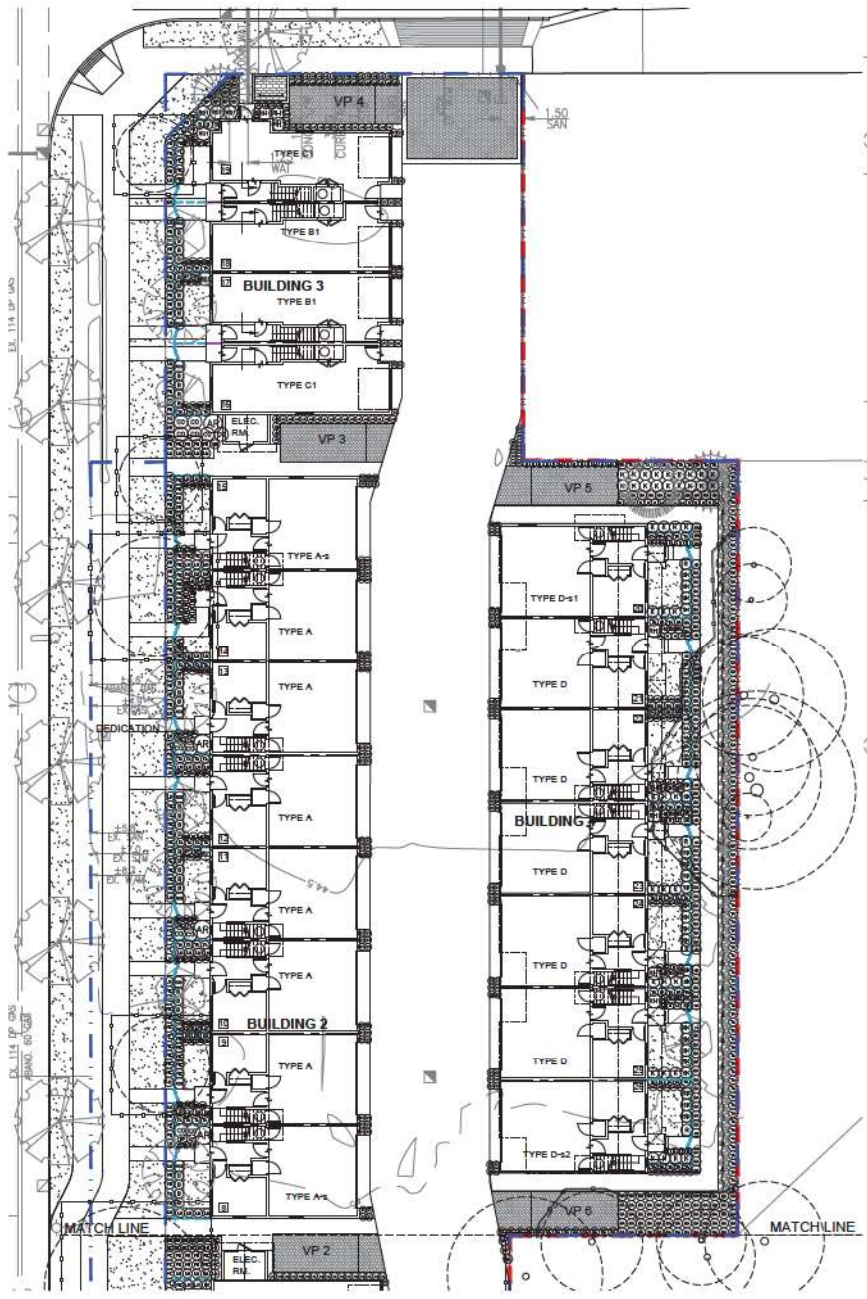
PROJECT:

26 UNIT TOWNHOUSE DEVELOPMENT
4560, 4570, 4580 208 STREET
& 20815 45A AVENUE
CITY OF LANGLEY, BC

DRAWING TITLE:
SHRUB PLAN

DATE: 24 MAY 20 DRAWING NUMBER:
SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHKD: YR

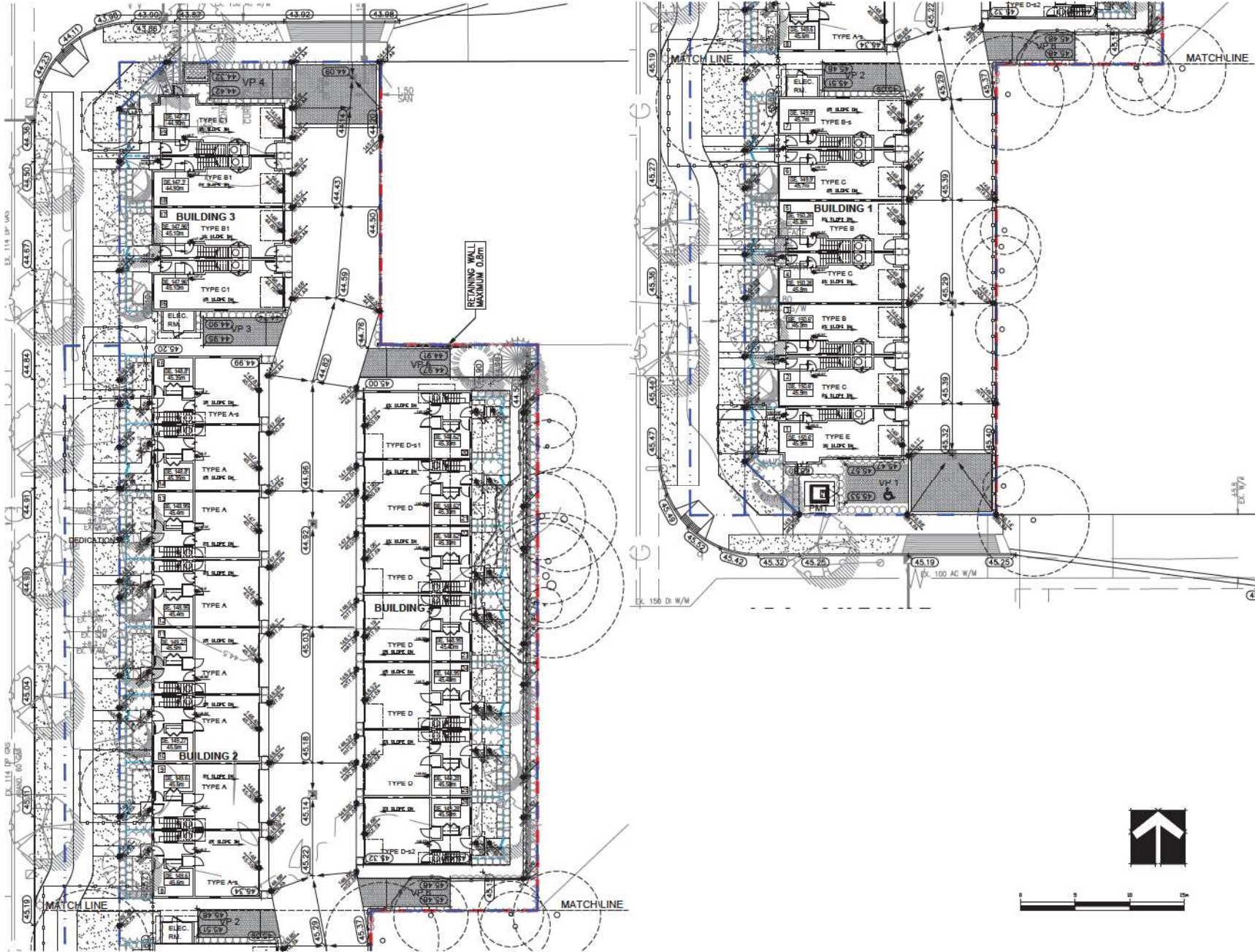
L2
OF 5



REV	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
	4	ABUTILIO UNIBIDO 'COMPACT'	COMPACT STRAWBERRY BUSH	#0 POT; 30CM	
	#1	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#0 POT; 40CM	
	14	CORNUS SERICEA	RED TWIG DOGWOOD	#2 POT; 30CM	
	41	SAUBEA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#0 POT; 30CM	
	4	RHODODENDRON 'BOW BELL'	RHODODENDRON	#0 POT; 30CM	
	6	RHODODENDRON 'P.J.M.'	RHODODENDRON, LIGHT PURPLE, E. MAY	#2 POT; 30CM	
	10	ROSA MEDICAND 'SONICA'	SONICA ROSE	#2 POT; 40CM	
	16	ROSA MEDICAND 'RED'	MEDICAND ROSE, RED	#2 POT; 40CM	
	25	SOMNERA JAPONICA (JPN MALE)	JAPANESE SOMNERA	#2 POT; 30CM	
	21	SPINAX JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPINAX, PINK	#0 POT; 40CM	
	103	TAXUS X MEDIA 'HELL'	HELL YEW	1.5M BAB	
	170	CAREX FLAGELLIFERA 'YOW'	YOW WEEPING SEDGE	#1 POT	
	95	CAREX OPHIMENDIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT	
	210	PENISTEMON ALTOPECIODES 'HAMELIN'	DWARF FOURTAIN GRASS	#1 POT	
	15	ASTYBELE ARDENSI 'RED SENTINEL'	FALSE SPINAX, RED	#1 POT	
	41	SCORONIA PURPUREA	PURPLE CONEFLOWER	30CM POT	
	93	HEMEROCALLIS 'WHITE TEMPTATION'	DAFFILY, WHITE	#1 POT; 20CM	
	15	HOSTA 'PATRICOT'	HOSTA, GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE	
	81	LAURENCEA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	#1 POT	
	78	LIRIOPE MUSCARI	BLUE LILY-TURF	#1 POT; 20CM	
	206	GALATHERIA SHALLOO	SALAL	#1 POT; 30CM	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.





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

REAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1			
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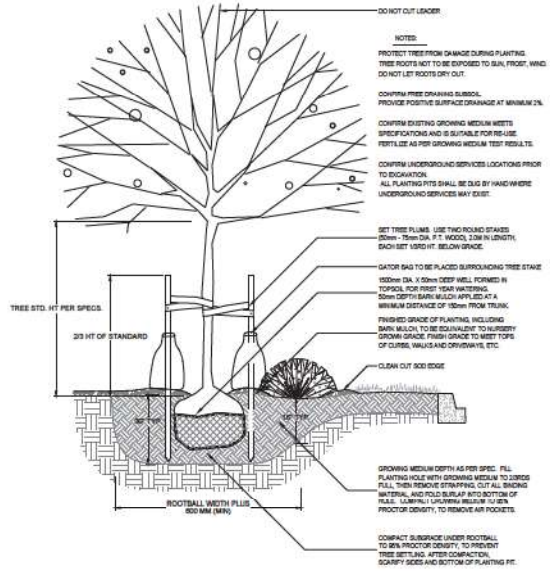
PROJECT:
26 UNIT TOWNHOUSE DEVELOPMENT
 4560, 4570, 4580 208 STREET
 & 20615 45A AVENUE
 CITY OF LANGLEY, BC

DRAWING TITLE:
GRADING PLAN

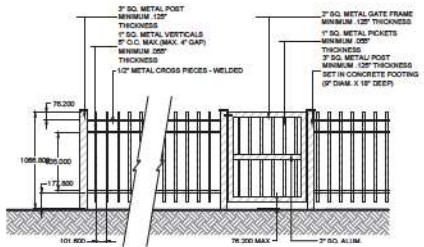
DATE: 24.MAY.20 DRAWING NUMBER:
 SCALE: 1:150
 DRAWN: RJ
 DESIGN: RJ
 CHKD: YR

L4
 OF 5

SCALE:

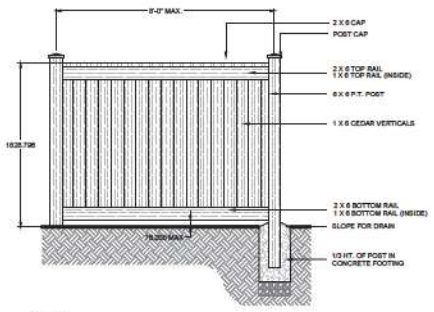


1 TREE AND SHRUB PLANTING AT GRADE
1:20



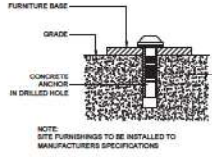
2 42" HT. METAL PICKET FENCE
1:20

NOTE:
INDUSTRIAL-GRADE METAL FENCING
HEAVY DUTY HANGERS & RINGS
ANNEaled COIL BARE POWDER-COATING
COLOUR OF FENCE TO BE APPROVED BY LANDSCAPE ARCHITECT

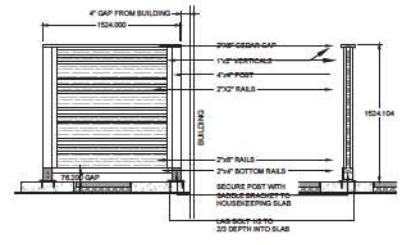


3 6" HT. WOOD FENCE
1:20

NOTE:
ALL POST TO BE PRESURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #6 CONSTRUCTION GRADE UNLESS OTHERWISE SPECIFIED.
1. TO BE MINIMUM #6 CONSTRUCTION GRADE UNLESS OTHERWISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIP GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURERS SPECIFICATIONS AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

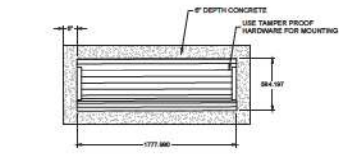


4 SITE FURNITURE MOUNTING
N.T.S.

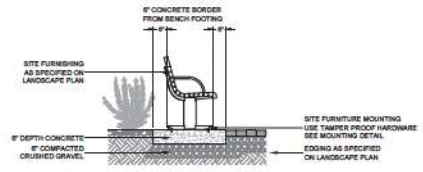


5 PATIO SCREEN ON SLAB
1:20

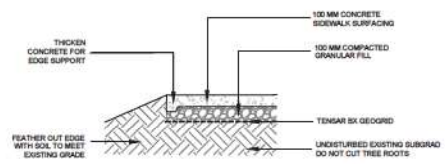
1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #6 CONSTRUCTION GRADE MINIMUM.
3. ALL HARDWARE HOT DIP GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12-18 inch STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-4 inch.



6 BENCH ON CONCRETE PAD
1:20



7 CONCRETE SAW CUTS
1:20



8 PAVING OVER TREE ROOTS
1:20

ARBORIST TO BE ON SITE DURING ALL WORK IN TREE PROTECTION ZONES.

NO.	DATE	REVISION DESCRIPTION	DR.
1	2023.03	NEW SITE PLAN	SLM
2	2023.03	RE-COORD CHANGES	SLM

PROJECT:
26 UNIT TOWNHOUSE DEVELOPMENT
4560, 4570, 4580 208 STREET
& 20815 45A AVENUE
CITY OF LANGLEY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 24 MAY 23 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHKD: YR
L5
OF 5