

"Civic Address," Coquitlam, BC - FOURPLEX 1



2 3D View 1 - Option B

FLOOR AREA (m2)		
Unit #	Level	Area
101	LEVEL 1	67.3 m ²
101	LEVEL 2	68.1 m ²
101		135.4 m ²
102	LEVEL 1	67.3 m ²
102	LEVEL 2	68.8 m ²
102		136.1 m ²
103	LEVEL 1	70.9 m ²
103	LEVEL 2	73.8 m ²
103		144.8 m ²
104	LEVEL 1	70.9 m ²
104	LEVEL 2	73.8 m ²
104		144.8 m ²
TOTAL PROPOSED FLOOR AREA:		561.1 m ²

OUTDOOR SPACE AREA		
Unit #	Name	Area
101	BALCONY	6.3 m ²
101	OUTDOOR PRIVATE SPACE	37.1 m ²
101	OUTDOOR PRIVATE SPACE	8.6 m ²
101: 3		52 m ²
102	BALCONY	6.2 m ²
102	OUTDOOR PRIVATE SPACE	11.1 m ²
102	OUTDOOR PRIVATE SPACE	26.4 m ²
102: 3		43.7 m ²
103	BALCONY	4 m ²
103	OUTDOOR PRIVATE SPACE	34.9 m ²
103: 2		38.8 m ²
104	BALCONY	4 m ²
104	OUTDOOR PRIVATE SPACE	34.9 m ²
104: 2		38.8 m ²

STATISTICS

Civic Address: _____, Coquitlam, BC _____

Legal Address: _____

Current Zoning: RT-1

Proposed Use: Fourplex

Site Area: Existing Lot Area: _____ m²

Dedicated Lot Area: _____ m²

Net Lot Area: _____ m²

DRAWING LIST - OPTION B	
SHEET NUMBER	SHEET NAME
A002	STATISTICS
A100	SITE PLAN
A110	LEVEL 1 PLAN
A120	LEVEL 2 PLAN
A130	ROOF PLAN
A200.1	ELEVATIONS - OPTION B
A201.1	ELEVATIONS - OPTION B
A205	SPATIAL SEPARATION CALCULATIONS
A300	SECTIONS
A301	SECTIONS
A500	DETAILS
A600.1	3D VIEWS - OPTION B
A900	AREA PLANS
Grand total: 13	

DEVELOPMENT DATA SUMMARY

LOT COVERAGE:

Maximum Permitted Lot Coverage: 50%

Proposed Lot Coverage: Area Covered by Building: _____ m² / Net Lot Area _____ m² = _____ m² (____%)

TOTAL FLOOR AREA:

FSR: Maximum Permitted: 0.75 x Lot Area = _____ m²

Proposed: Floor Area _____ m² / Existing Lot Area _____ m² = _____ FSR

PRIVATE OUTDOOR AMENITY SPACE:

Minimum Required:

37 m² per unit

SETBACKS:

Minimum Required:
 From Front Property Line = 5.5m
 From Rear Property Line = 6.0m
 Interior Side Property Line = 1.2m
 Exterior Side Property Line = 3.0m

Proposed:
 From Front Property Line = 5.5m
 From Rear Property Line = 6.0m
 Interior Side Property Line = 1.2m
 Exterior Side Property Line = n/a

HEIGHT:

Maximum Permitted:
 (i) 9.5 metres; or
 (ii) 11.0 metres for buildings and structures having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.

Proposed Height:

Lowest of either Natural grade or Finished grade at the building corners:
 Northwest corner = elevation _____ metres
 Southwest corner = elevation _____ metres
 Northeast corner = elevation _____ metres
 Southeast corner = elevation _____ metres
 Sum of all Elevations = Total = elevation _____ metres

Divide Total Elevation by 4 = Average Grade = elevation _____ metres
 Top of Roof Peak Elevation = _____ metres
 Height = Difference between Average Grade and Roof Peak Elevation = elevation _____ metres

Garbage and Organic Waste:

Minimum Required:
 Two carts per unit each. Cart measures 0.74 m front to back, 0.58 m side to side, and a height of 1.07 m.

Provided:

Garbage room for 2 carts measuring 1.31 m x 0.85 m internal per unit.

VEHICLE PARKING:

Minimum Required:
 Fourplex Residential: 2 spaces per dwelling unit, of which a maximum of 100% may be tandem parking spaces

Total: = 8 parking spaces

Provided: 8 parking spaces

P:\01\REVIT LOCAL FILES\2023_06_14\17-19-2023\04 2023.06.14 The P10729.AIA
 © 2023 REVIT LOCAL FILES\2023_06_14\17-19-2023\04 2023.06.14 The P10729.AIA

These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.

Project:
FOURPLEX 1

Issue Date: (YYYY-MM-DD)

Revision Date:

Drawn: _____ Checked: _____

Project Number:

Drawing:
STATISTICS

Scale:
 1 : 1

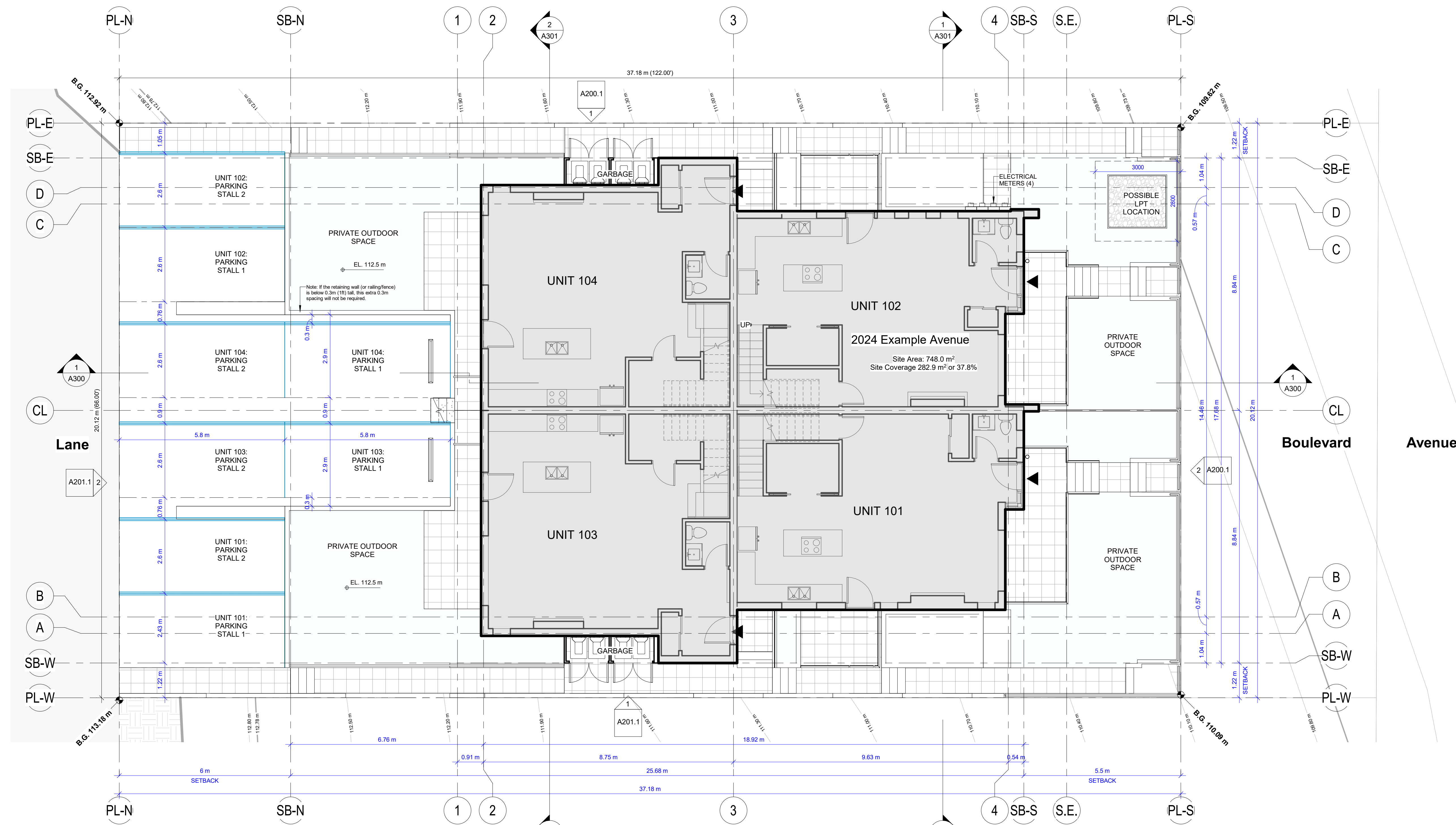
ANKENMAN MARCHAND ARCHITECTS

1645 West 5th Avenue
 Vancouver, BC V6J 1N5

Tel: 604-872-2595
 Email: office@amarchitects.com

DWG. No.

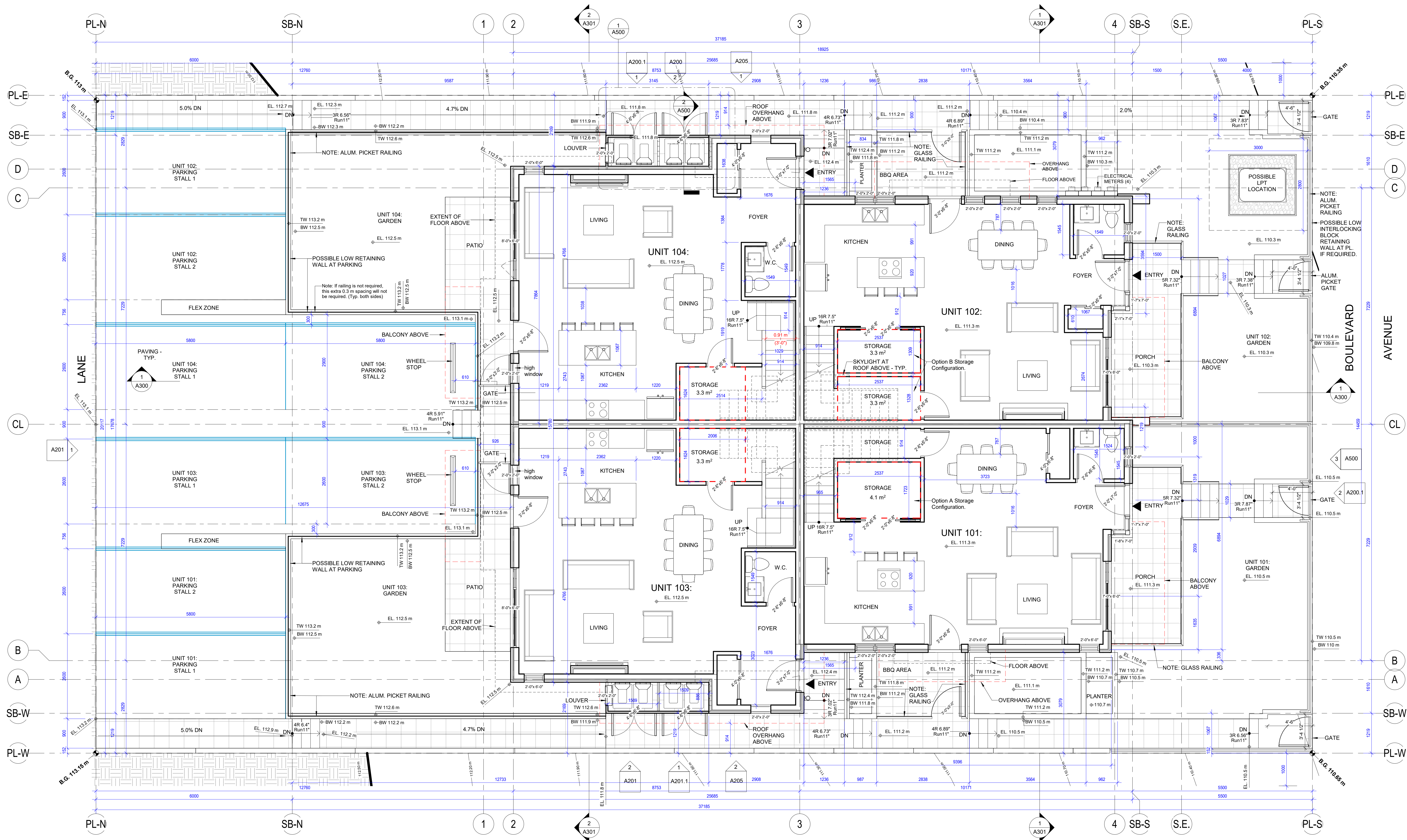
A002



1 SITE PLAN
1 : 75

Plot Date: 2023-06-14 11:59:52 AM
 © 2023 REVIT LOCAL FILES\2023_06_14_11_59_52 AM\A100_C1_Fourplex_SitePlan.rvt

<p>These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.</p>	<p>Project: FOURPLEX 1</p>	<p>Issue Date: (YYYY-MM-DD) -</p> <p>Revision Date: -</p>	<p>Drawn: Checked: - -</p> <p>Project Number: -</p>	<p>Drawing: SITE PLAN</p> <p>Scale: 1 : 75</p>	<p>ANKENMAN MARCHAND ARCHITECTS</p> <p>1645 West 5th Avenue Vancouver, BC V6J 1N5</p>	<p>Tel: 604-872-2595 Email: office@amarchitects.com</p>	<p>DWG. No. A100</p>
---	---------------------------------------	---	---	--	--	---	---------------------------------



PLOT DATE: 2023.06.14 11:59:52 AM
 © 2023 WEST LOCAL RESOURCES CO. JAMA, BSA, CE, FOURPLEX, LAMAR AT

These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.

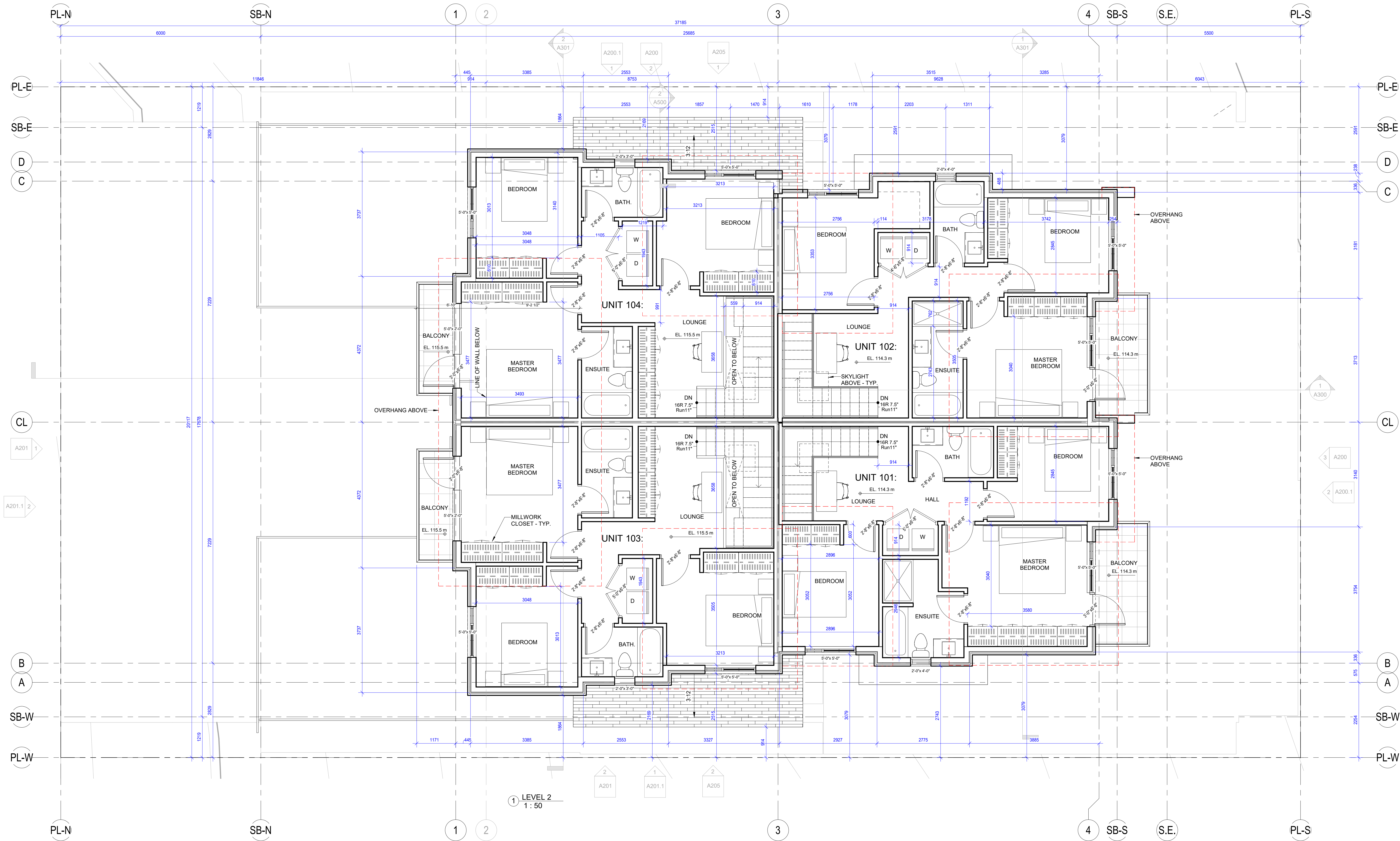
Project:
FOURPLEX 1
 -
 -

Issue Date: (YYYY-MM-DD)
 -
 -
 Revision Date:
 -
 -
 Drawn:
 -
 Checked:
 -
 Project Number:
 -
 -

Drawing:
LEVEL 1 PLAN
 Scale:
1 : 50

ANKENMAN MARCHAND ARCHITECTS
 1645 West 5th Avenue
 Vancouver, BC V6J 1N5
 Tel: 604-872-2595
 Email: office@amarchitects.com

DWG. No.
A110



1 LEVEL 2
1 : 50

Plot Date: 2023.06.14 Thu 10:52:27 AM
 © 2021 REVIT LOCAL RESOURCES_00_JAMA_RSD_CE_Fourplex_1.dwg

These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.

Project:
FOURPLEX 1

Revision Date:
-

Issue Date: (YYYY-MM-DD)
-

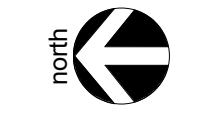
Revision Date:
-

Drawn: Checked:
- -

Project Number:
-

Drawing:
LEVEL 2 PLAN

Scale:
1 : 50

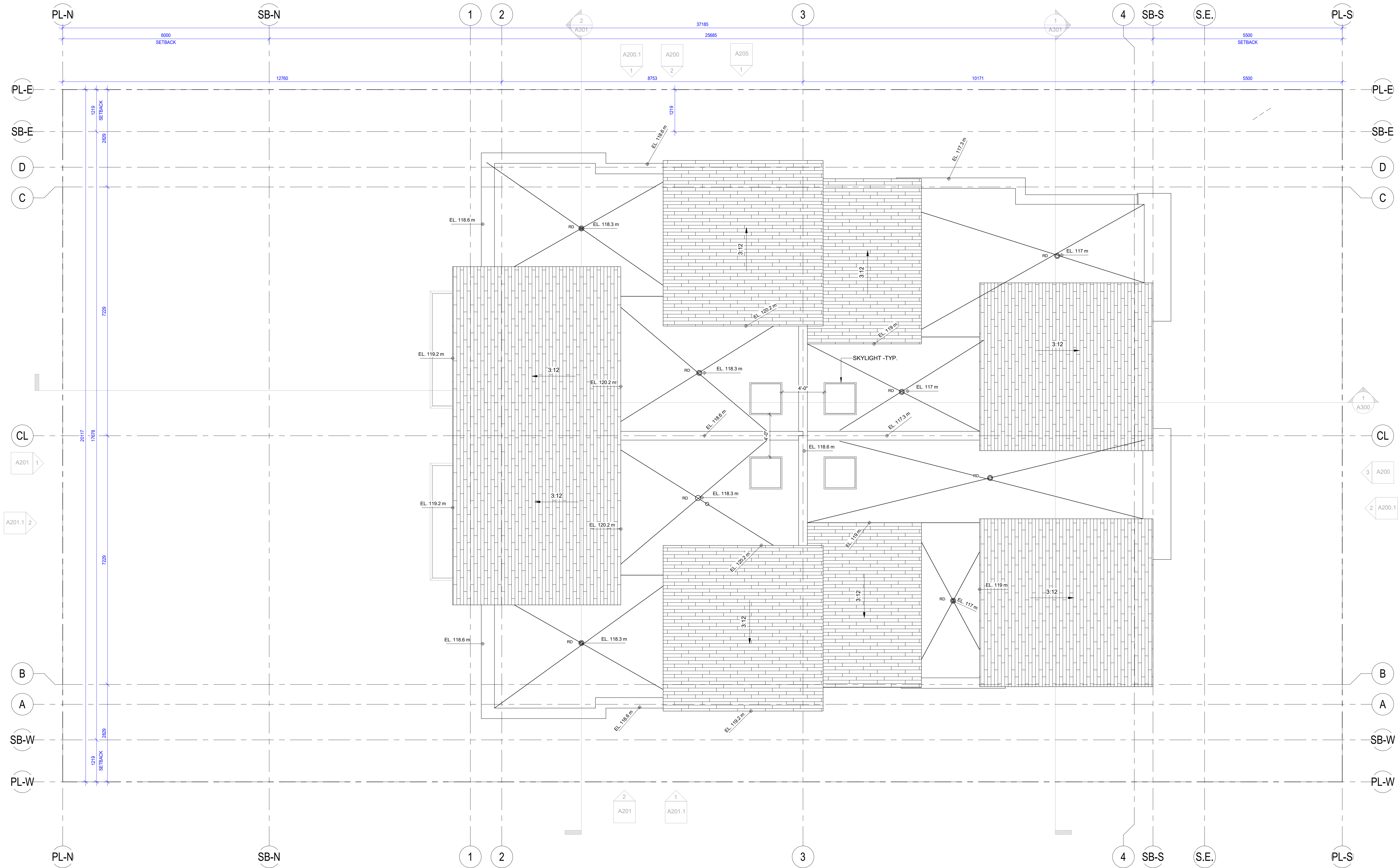


ANKENMAN MARCHAND ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: 604-872-2595
Email: office@amarchitects.com

DWG. No.
A120



Plot Date: 2023-06-14 Thu 9:52:27 AM
 © 2023 REVIT LOCAL FILES\2023_06_14\A130_C1_Fourplex1.dwg

<p>These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.</p>	<p>Project: FOURPLEX 1</p>	<p>Issue Date: (YYYY-MM-DD) -</p> <p>Revision Date: -</p>	<p>Drawn: Checked: - -</p> <p>Project Number: -</p>	<p>Drawing: ROOF PLAN</p> <p>Scale: 1 : 50</p>		<p>ANKENMAN MARCHAND ARCHITECTS</p> <p>1645 West 5th Avenue Vancouver, BC V6J 1N5</p> <p>Tel: 604-872-2595 Email: office@amarchitects.com</p>	<p>DWG. No. A130</p>
---	---------------------------------------	---	---	--	--	--	---------------------------------



2 SOUTH ELEVATION Opt B
1 : 50

MATERIAL LEGEND	
Number	Material
1	EXPOSED ARCHITECTURAL CAST-IN-PLACE CONCRETE WALL / PEDESTAL / STAIR / RAMP
2	INTERLOCKING BLOCK RETAINING WALL, COLOUR: NATURAL STONE GRAY
3	FIBER CEMENT REVEAL PANEL SYSTEM, REVEAL RECESS TRIM COLOUR TO MATCH, 4'x 8' GRID PATTERN, FINISH: SMOOTH, COLOUR: LIGHT MIST
4	FIBER CEMENT REVEAL PANEL SYSTEM, REVEAL RECESS TRIM COLOUR TO MATCH, 4'x 8' GRID PATTERN, FINISH: SMOOTH, COLOUR: IRON GRAY
5	FIBER CEMENT REVEAL PANEL SYSTEM, REVEAL RECESS TRIM COLOUR TO MATCH, 4'x 8' GRID PATTERN, FINISH: SMOOTH, COLOUR: ARCTIC WHITE
6	FIBER CEMENT LAP SIDING, FINISH: TRUE GRAIN SERIES, COLOUR: CEDARTONE
7	FIBER CEMENT LAP SIDING, FINISH: TRUE GRAIN SERIES, COLOUR: BEECH
8	FIBER CEMENT LAP SIDING, FINISH: TRUE GRAIN SERIES, COLOUR: EMPIRE GREY
9	BRICK, STACKED BOND, COLOUR: DARK BROWN OR SIMILAR
10	BRICK, STACKED BOND, COLOUR: LIGHT BROWN OR SIMILAR
11	VINYL WINDOWS, FRAME COLOUR: IRON GRAY
12	VINYL GLAZED PATIO/BALCONY DOOR, FRAME COLOUR: IRON GRAY
13	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: FOREST GREEN
14	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: IRON GREY
15	GARBAGE ROOM DOOR, METAL FRAME LOCKING, COLOUR: IRON GRAY
16	GARBAGE ROOM DOOR, METAL FRAME LOCKING, COLOUR: DARK BROWN OR SIMILAR
17	GARBAGE ROOM DOOR, METAL FRAME LOCKING, COLOUR: LIGHT BROWN OR SIMILAR
18	RAILING, POWDER COATED ALUMINUM, GLASS PANEL, COLOUR: COLOUR: IRON GRAY OR BLACK
19	RAILING - ALUMINUM PICKET, COLOUR: IRON GRAY
20	ROOF - ASPHALT SHINGLES, COLOUR: MEDIUM GRAY
21	HARDIE FASCIA, 0.75"x11.25", FINISH: SMOOTH, COLOUR: IRON GRAY



1 EAST ELEVATION Opt B
1 : 50

Plot Date: 2023-09-14 Thu 9:52:52 AM
 © 2021 REVIT LOCAL FILES\B2B_00_JANU_030_OF_Fourplex1_schematic.rvt

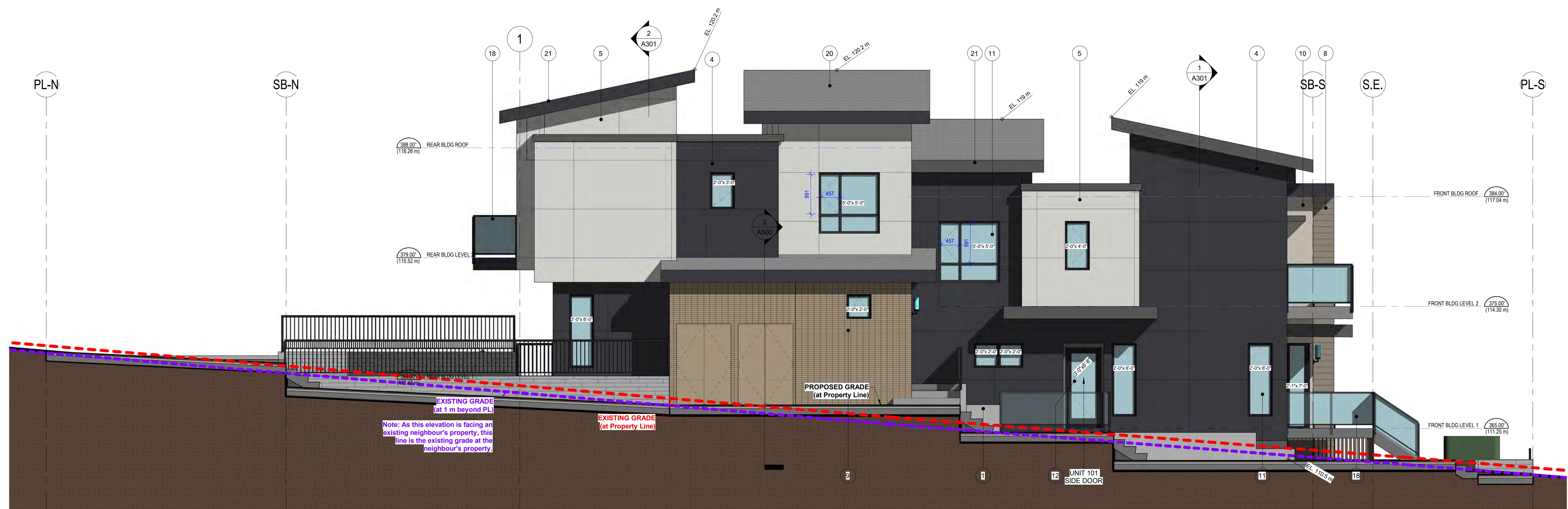
These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.	Project: FOURPLEX 1	Issue Date: (YYYY-MM-DD) -	Drawn: - Checked: -	Drawing: ELEVATIONS - OPTION B	ANKENMAN MARCHAND ARCHITECTS 1645 West 5th Avenue Vancouver, BC V6J 1N5 Tel: 604-872-2595 Email: office@amarchitects.com	DWG. No. A200.1		
	-	Revision Date: -	Project Number: -	Scale: 1 : 50				
	Note: As this elevation is facing a street, this line is the proposed grade based on the required frontage grade provided by the City.						Note: As this elevation is facing an existing neighbour's property, this line is the existing grade at the neighbour's property.	
	Note: As this elevation is facing an existing neighbour's property, this line is the existing grade at the neighbour's property.						Note: As this elevation is facing an existing neighbour's property, this line is the existing grade at the neighbour's property.	



2 NORTH ELEVATION Opt B
1 : 50

MATERIAL LEGEND	
Number	Material
1	EXPOSED ARCHITECTURAL CAST-IN-PLACE CONCRETE WALL / PEDESTAL / STAIR / RAMP
2	INTERLOCKING BLOCK RETAINING WALL, COLOUR: NATURAL STONE GRAY
3	FIBER CEMENT REVEAL PANEL SYSTEM, REVEAL RECESS TRIM COLOUR TO MATCH, 4'x 8' GRID PATTERN, FINISH: SMOOTH, COLOUR: LIGHT MIST
4	FIBER CEMENT REVEAL PANEL SYSTEM, REVEAL RECESS TRIM COLOUR TO MATCH, 4'x 8' GRID PATTERN, FINISH: SMOOTH, COLOUR: IRON GRAY
5	FIBER CEMENT REVEAL PANEL SYSTEM, REVEAL RECESS TRIM COLOUR TO MATCH, 4'x 8' GRID PATTERN, FINISH: SMOOTH, COLOUR: ARCTIC WHITE
6	FIBER CEMENT LAP SIDING, FINISH: TRUE GRAIN SERIES, COLOUR: CEDARTONE
7	FIBER CEMENT LAP SIDING, FINISH: TRUE GRAIN SERIES, COLOUR: BEECH
8	FIBER CEMENT LAP SIDING, FINISH: TRUE GRAIN SERIES, COLOUR: EMPIRE GREY
9	BRICK, STACKED BOND, COLOUR: DARK BROWN OR SIMILAR
10	BRICK, STACKED BOND, COLOUR: LIGHT BROWN OR SIMILAR
11	VINYL WINDOWS, FRAME COLOUR: IRON GRAY
12	VINYL GLAZED PATIO/BALCONY DOOR, FRAME COLOUR: IRON GRAY
13	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: FOREST GREEN
14	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: IRON GREY
15	GARBAGE ROOM DOOR, METAL FRAME LOCKING, COLOUR: IRON GRAY
16	GARBAGE ROOM DOOR, METAL FRAME LOCKING, COLOUR: DARK BROWN OR SIMILAR
17	GARBAGE ROOM DOOR, METAL FRAME LOCKING, COLOUR: LIGHT BROWN OR SIMILAR
18	RAILING, POWDER COATED ALUMINUM, GLASS PANEL, COLOUR: COLOUR: IRON GRAY OR BLACK
19	RAILING - ALUMINUM PICKET, COLOUR: IRON GRAY
20	ROOF - ASPHALT SHINGLES, COLOUR: MEDIUM GRAY
21	HARDIE FASCIA, 0.75"x11.25", FINISH: SMOOTH, COLOUR: IRON GRAY

Note: This drawing is a Sectional Elevation. The section cut is taken 8 m into the site to show the building facade more clearly.



1 WEST ELEVATION Opt B
1 : 50

These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.

Project:
FOURPLEX 1

Issue Date: (YYYY-MM-DD)

Revision Date:

Drawn: Checked:

Project Number:

Drawing:
ELEVATIONS - OPTION B

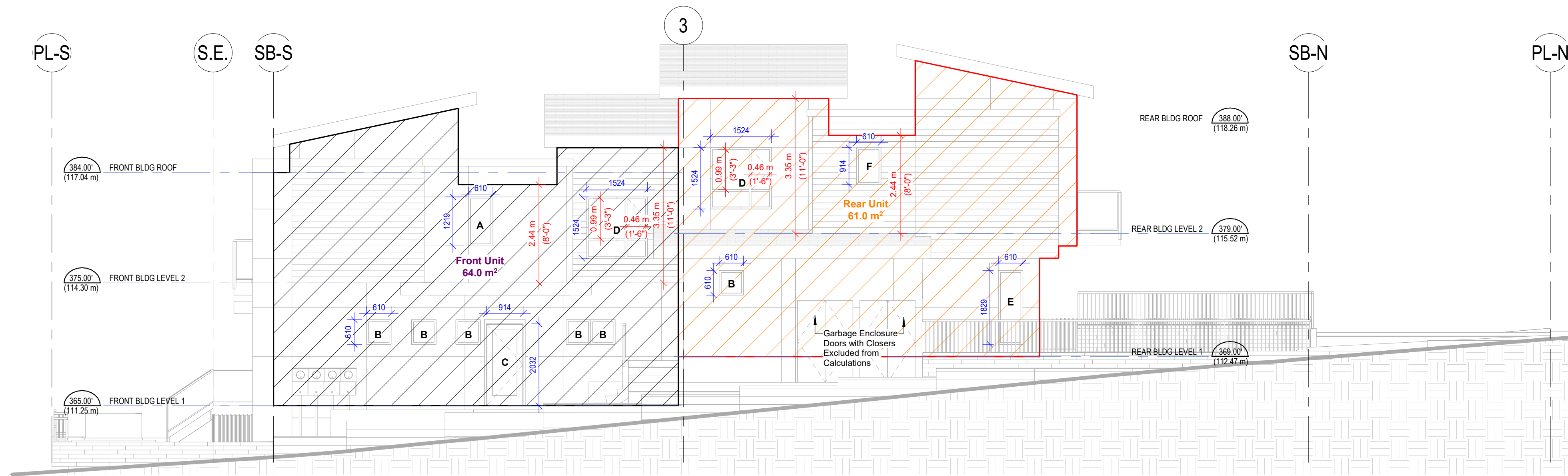
Scale:
1 : 50

ANKENMAN MARCHAND ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: 604-872-2595
Email: office@amarchitects.com

DWG. No.
A201.1



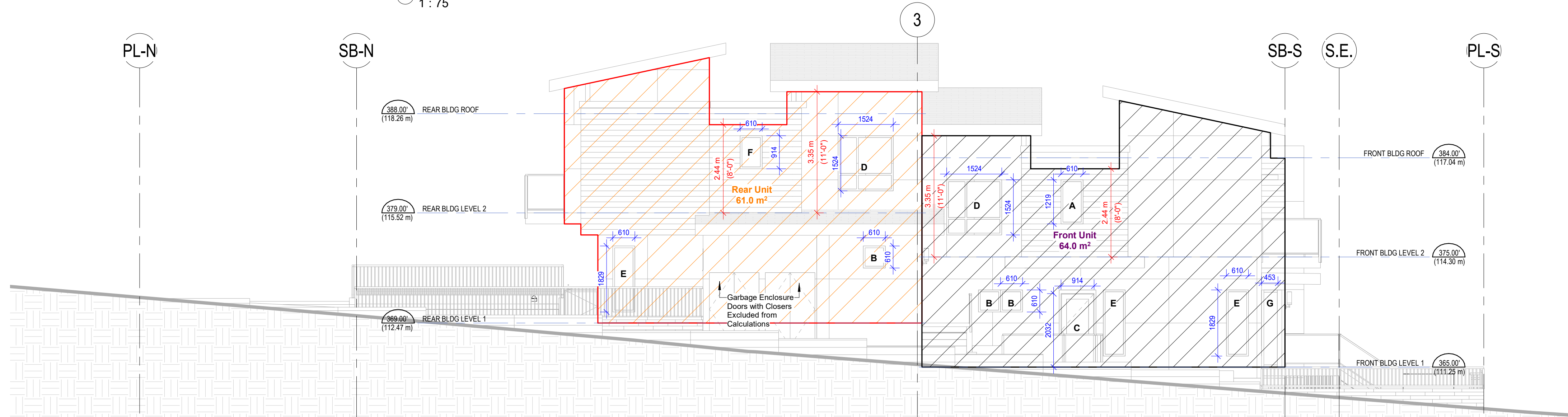
SPATIAL SEPARATION CALCULATIONS (per table 9.10.15.4 BCBC 2018) (Unsprinklered Building)

Front Unit:		Rear Unit:	
Limiting Distance:	2.59 m	Limiting Distance:	1.22 m
Area of Exposing Building Face:	64.0 m ²	Area of Exposing Building Face:	61.0 m ²
Max. Allowed Area Unprotected Openings:	14%	Max. Allowed Area Unprotected Openings:	7.1%
A: 0.61 m x 1.22 m = 0.74 m ² B: 0.61 m x 0.61 m = 0.37 m ² x 5 = 1.86 m ² C: 0.91 m x 2.03 m = 1.85 m ² D: 1.52 m x 1.52 m = 2.31 m ² Total = 6.76 m ²		B: 0.61 m x 0.61 m = 0.37 m ² D: 1.52 m x 1.52 m = 2.31 m ² E: 0.61 m x 1.83 m = 1.12 m ² F: 0.61 m x 0.91 m = 0.55 m ² Total = 4.35 m ²	

$\frac{6.76}{64.0} \times 100 = 10.6\%$

$\frac{4.35}{61.0} \times 100 = 7.1\%$

1 EAST SPATIAL SEPARATION ELEVATION
1 : 75



SPATIAL SEPARATION CALCULATIONS (per table 9.10.15.4 BCBC 2018) (Unsprinklered Building)

Rear Unit:		Front Unit:	
Limiting Distance:	1.22 m	Limiting Distance:	2.74 m
Area of Exposing Building Face:	61.0 m ²	Area of Exposing Building Face:	64.0 m ²
Max. Allowed Area Unprotected Openings:	7.1%	Max. Allowed Area Unprotected Openings:	15%
B: 0.61 m x 0.61 m = 0.37 m ² D: 1.52 m x 1.52 m = 2.31 m ² E: 0.61 m x 1.83 m = 1.12 m ² F: 0.61 m x 0.91 m = 0.55 m ² Total = 4.35 m ²		A: 0.61 m x 1.22 m = 0.74 m ² B: 0.61 m x 0.61 m = 0.37 m ² x 2 = 0.74 m ² C: 0.91 m x 2.03 m = 1.85 m ² D: 1.52 m x 1.52 m = 2.31 m ² E: 0.61 m x 1.83 m = 1.12 m ² x 2 = 2.24 m ² G: 0.45 m x 2.03 m = 0.91 m ² Total = 8.79 m ²	

$\frac{4.35}{61.0} \times 100 = 7.1\%$

$\frac{8.79}{64.0} \times 100 = 13.7\%$

2 WEST SPATIAL SEPARATION ELEVATION
1 : 75

P:\01\REVIT LOCAL FILES\2023_06_14\23_06_14_14.MXD
 © 2023 REVIT LOCAL FILES\2023_06_14\23_06_14_14.MXD

These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.

Project:	FOURPLEX 1
Revision Date:	-

Issue Date: (YYYY-MM-DD)	-
Revision Date:	-

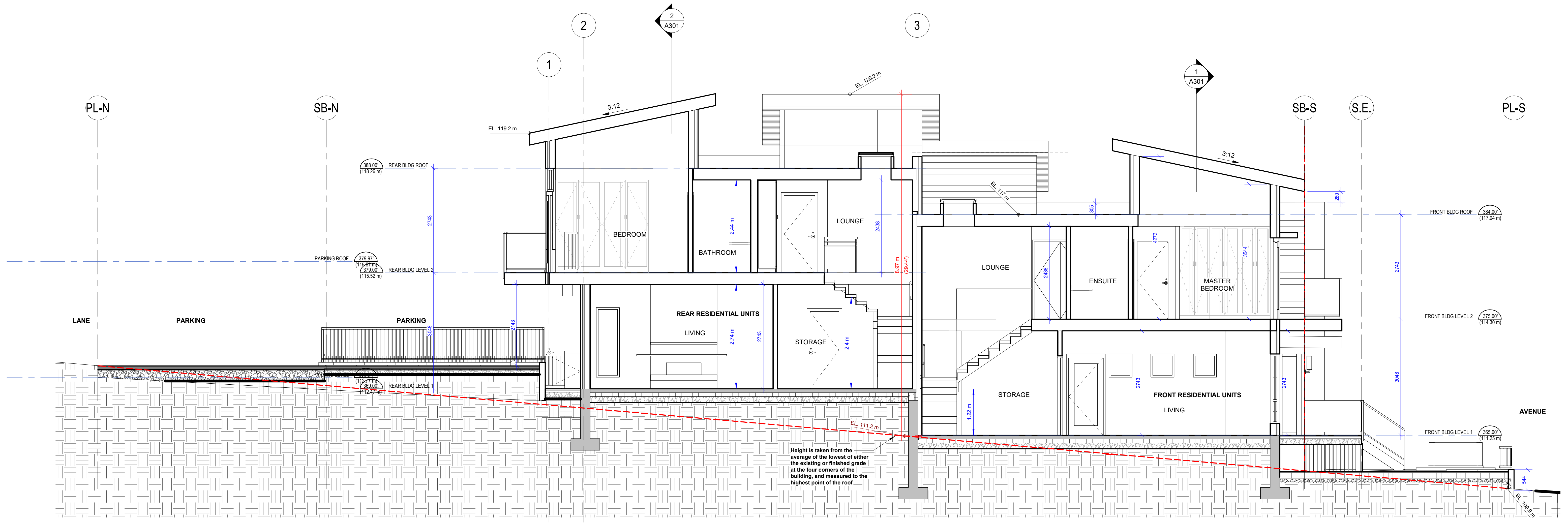
Drawn:	Checked:	Drawing:	SPATIAL SEPARATION CALCULATIONS
-	-	Scale:	1 : 75
Project Number:	-		

ANKENMAN MARCHAND ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: 604-872-2595
Email: office@amarchitects.com

DWG. No.
A205



1 WEST N-S SITE SECTION
1 : 50

P:\01\REVIT\LOCAL FILES\2023\03\14\19\A300_01.dwg
 © 2023 ANKENMAN MARCHAND ARCHITECTS

These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.

Project:
FOURPLEX 1

Revision Date:
-

Issue Date: (YYYY-MM-DD)
-

Revision Date:
-

Drawn: Checked:
- -

Project Number:
-

Drawing:
SECTIONS

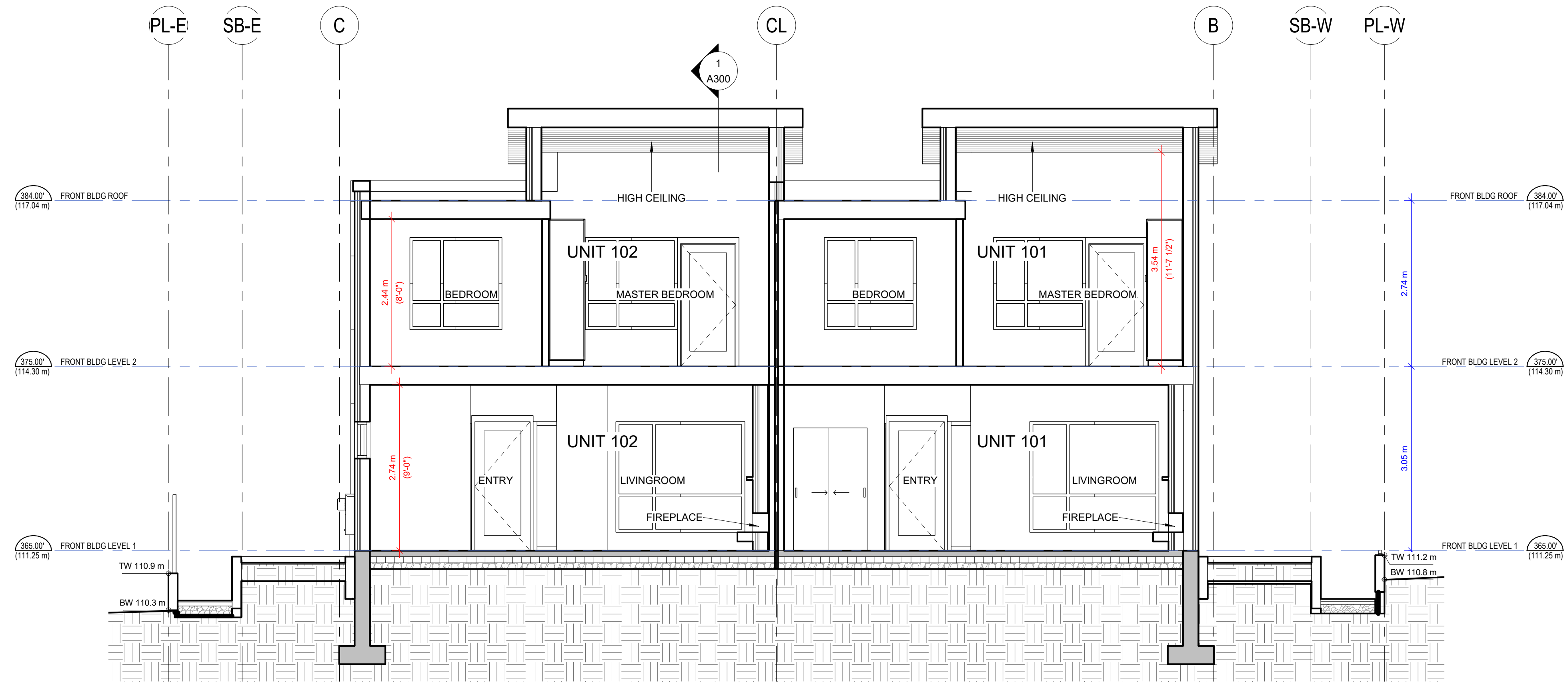
Scale:
1 : 50

ANKENMAN MARCHAND ARCHITECTS

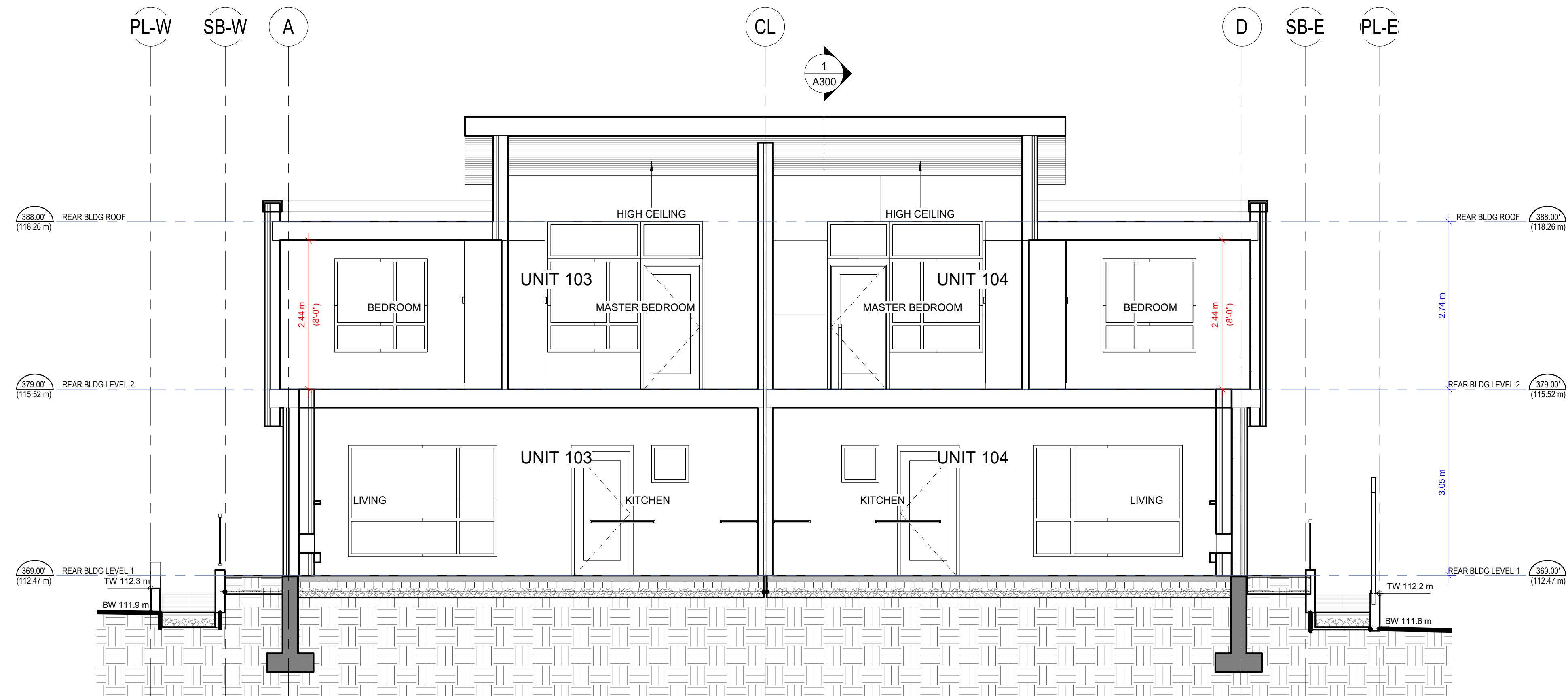
1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: 604-872-2595
Email: office@amarchitects.com

DWG. No.
A300



1 SOUTH BUILDING SECTION THROUGH FRONT1 UNITS
1 : 50



2 SOUTH BUILDING SECTION THROUGH REAR UNITS
1 : 50

P:\01 REVIT LOCAL FILES\2023_06_14\17-19-24\14
 © 2023 REVIT LOCAL FILES\2023_06_14\17-19-24\14

These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.

Project:
FOURPLEX 1

-

Issue Date: (YYYY-MM-DD)

-

Revision Date:

-

Drawn: Checked:

- -

Project Number:

-

Drawing:
SECTIONS

Scale:
1 : 50

ANKENMAN MARCHAND ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

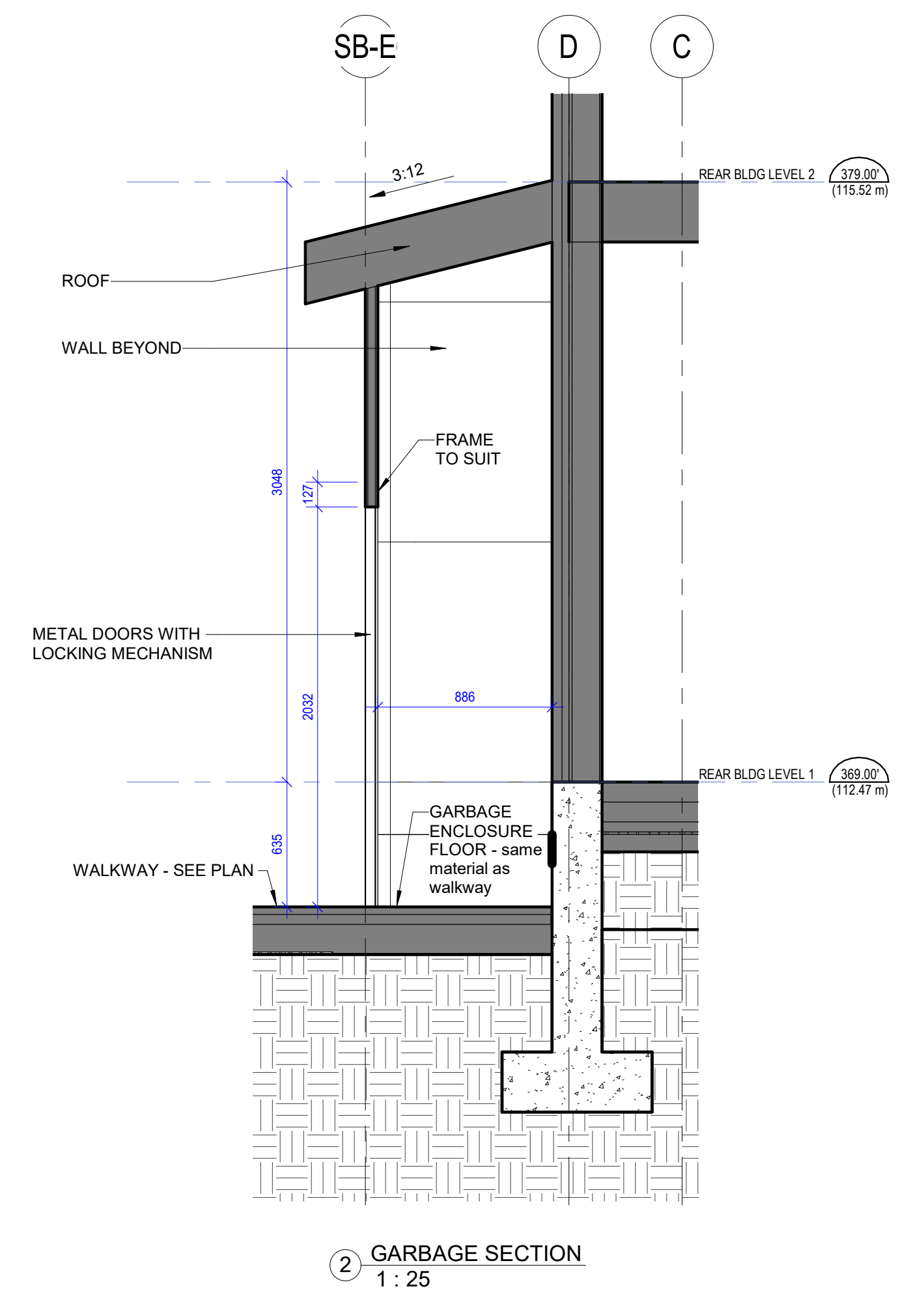
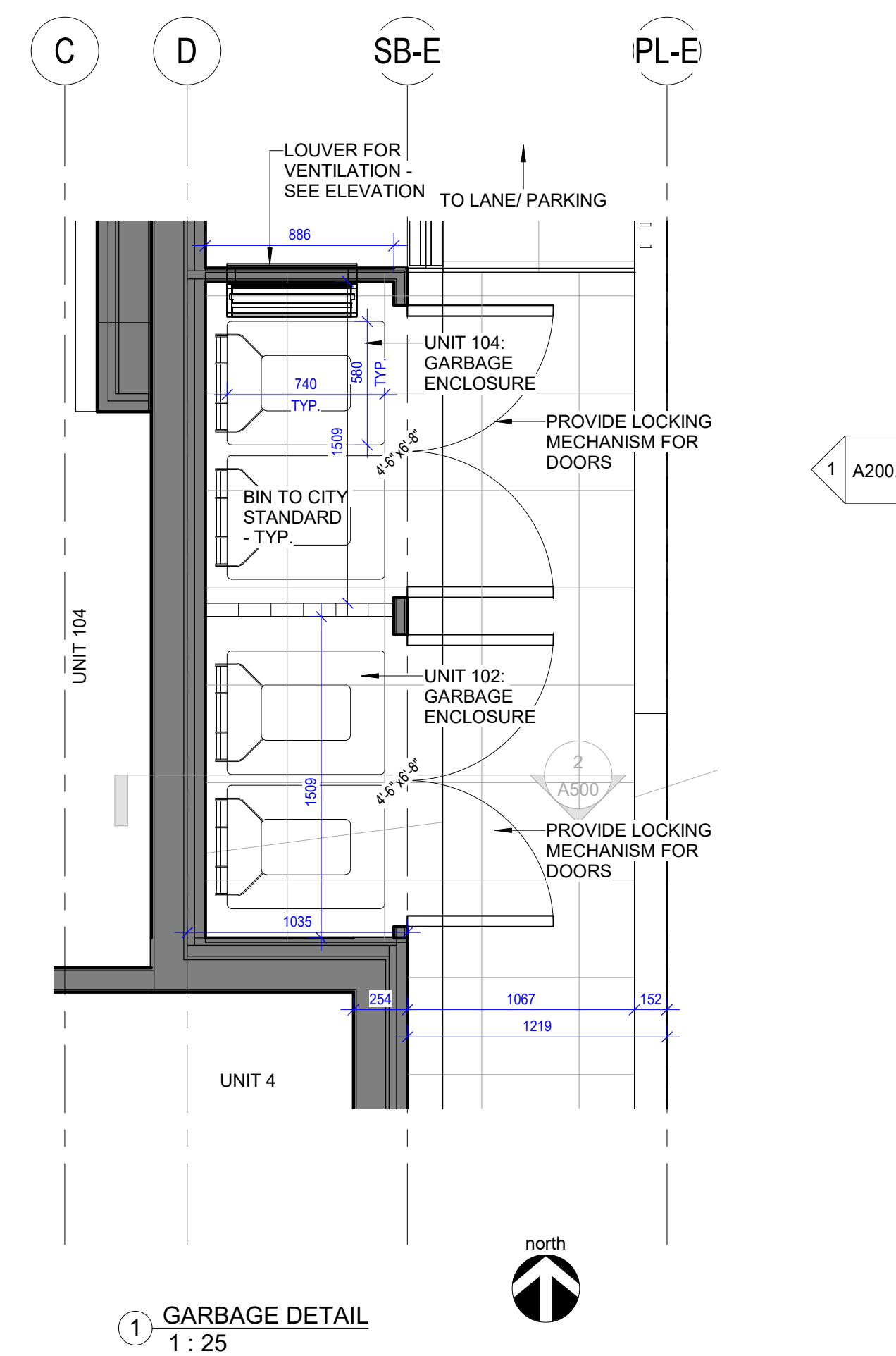
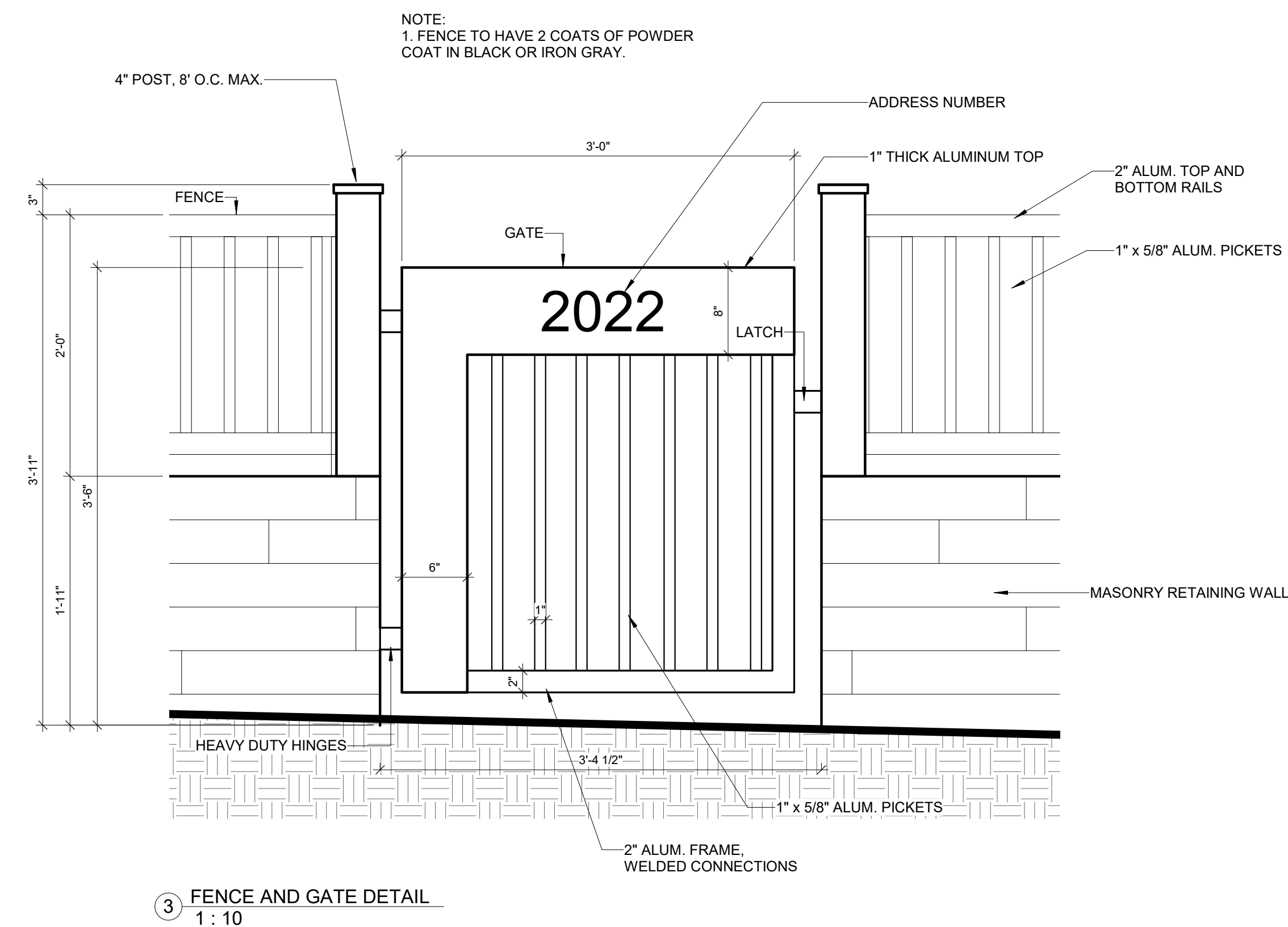
Tel: 604-872-2595
Email: office@amarchitects.com

DWG. No.

A301

2023.06.14 Thu 11:50:42 AM

MATERIAL LEGEND	
Number	Material
1	EXPOSED ARCHITECTURAL CAST-IN-PLACE CONCRETE WALL / PEDESTAL / STAIR / RAMP
2	INTERLOCKING BLOCK RETAINING WALL, COLOUR: NATURAL STONE GRAY
3	FIBER CEMENT REVEAL PANEL SYSTEM, REVEAL RECESS TRIM COLOUR TO MATCH, 4'x 8' GRID PATTERN, FINISH: SMOOTH, COLOUR: LIGHT MIST
4	FIBER CEMENT REVEAL PANEL SYSTEM, REVEAL RECESS TRIM COLOUR TO MATCH, 4'x 8' GRID PATTERN, FINISH: SMOOTH, COLOUR: IRON GRAY
5	FIBER CEMENT REVEAL PANEL SYSTEM, REVEAL RECESS TRIM COLOUR TO MATCH, 4'x 8' GRID PATTERN, FINISH: SMOOTH, COLOUR: ARCTIC WHITE
6	FIBER CEMENT LAP SIDING, FINISH: TRUE GRAIN SERIES, COLOUR: CEDARTONE
7	FIBER CEMENT LAP SIDING, FINISH: TRUE GRAIN SERIES, COLOUR: BEECH
8	FIBER CEMENT LAP SIDING, FINISH: TRUE GRAIN SERIES, COLOUR: EMPIRE GREY
9	BRICK, STACKED BOND, COLOUR: DARK BROWN OR SIMILAR
10	BRICK, STACKED BOND, COLOUR: LIGHT BROWN OR SIMILAR
11	VINYL WINDOWS, FRAME COLOUR: IRON GRAY
12	VINYL GLAZED PATIO/BALCONY DOOR, FRAME COLOUR: IRON GRAY
13	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: FOREST GREEN
14	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: IRON GREY
15	GARBAGE ROOM DOOR, METAL FRAME LOCKING, COLOUR: IRON GRAY
16	GARBAGE ROOM DOOR, METAL FRAME LOCKING, COLOUR: DARK BROWN OR SIMILAR
17	GARBAGE ROOM DOOR, METAL FRAME LOCKING, COLOUR: LIGHT BROWN OR SIMILAR
18	RAILING, POWDER COATED ALUMINUM, GLASS PANEL, COLOUR: COLOUR: IRON GRAY OR BLACK
19	RAILING - ALUMINUM PICKET, COLOUR: IRON GRAY
20	ROOF - ASPHALT SHINGLES, COLOUR: MEDIUM GRAY
21	HARDIE FASCIA, 0.75"x11.25", FINISH: SMOOTH, COLOUR: IRON GRAY



Plot Date: 2023-09-14 10:59:53 AM
 © 2023 REVIT LOCAL RESOURCES_03_JANU_030_CE_Fourplex_1.dwg

<p>These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.</p>	Project: FOURPLEX 1	Issue Date: (YYYY-MM-DD) -	Drawn: - Checked: -	Drawing: DETAILS	<p>ANKENMAN MARCHAND ARCHITECTS</p> <p>1645 West 5th Avenue Vancouver, BC V6J 1N5</p> <p>Tel: 604-872-2595 Email: office@amarchitects.com</p>	DWG. No. A500
	Revision Date: -	Project Number: -	Scale: As indicated			



① 3D View 4 Opt B



② 3D View 5 opt B

Plot Date: 2023.09.14 Thu 9:50:45 AM
 © 2023 REVIT LOCAL RESOURCES_03_JANU_030_OF_Fourplex1_schematic.rvt

These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.

Project:
FOURPLEX 1

-

Issue Date: (YYYY-MM-DD)

-

Revision Date:

-

Drawn: Checked:

- -

Project Number:

-

Drawing:
3D VIEWS - OPTION B

Scale:

ANKENMAN MARCHAND ARCHITECTS

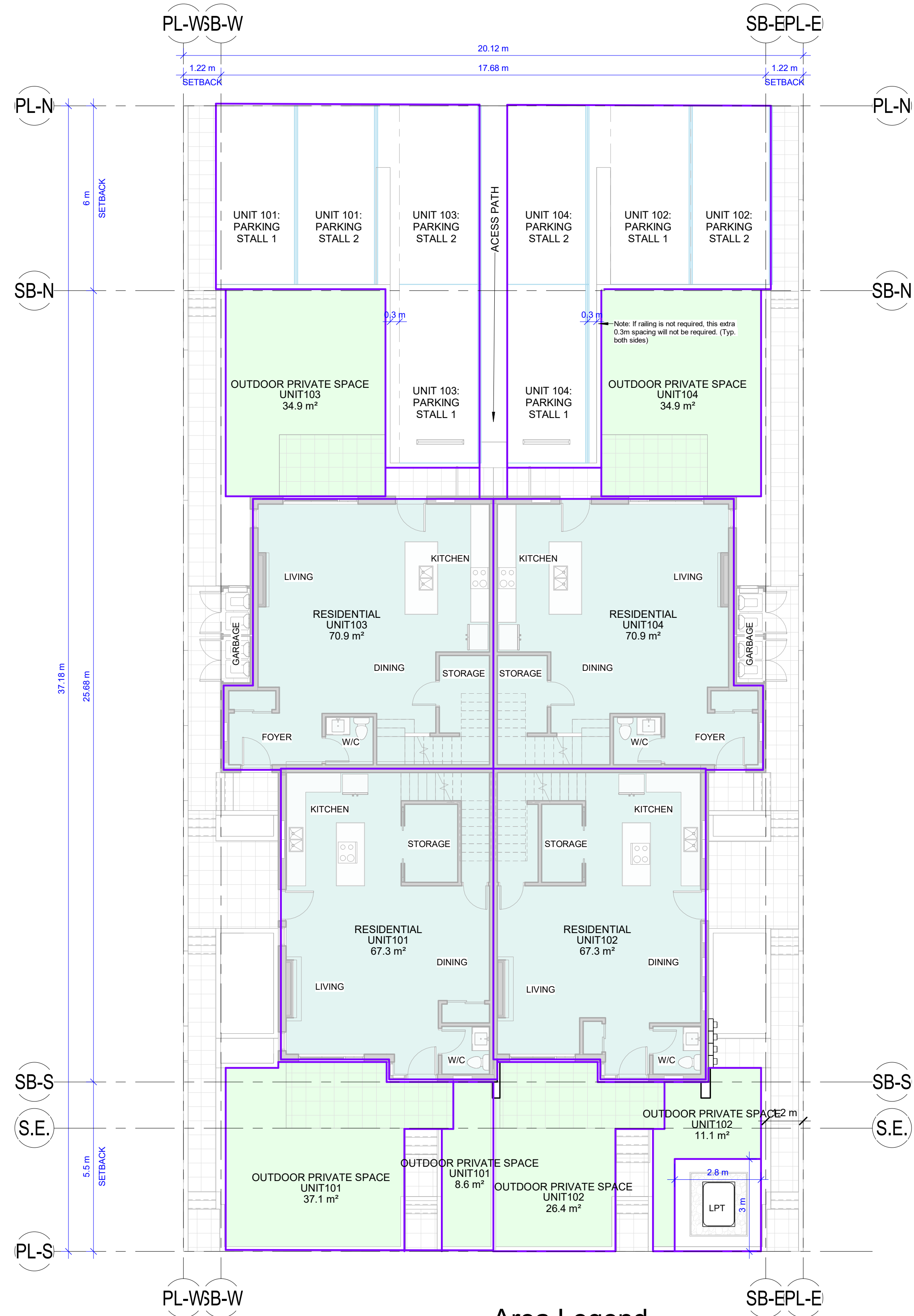
1645 West 5th Avenue
 Vancouver, BC V6J 1N5

Tel: 604-872-2595
 Email: office@amarchitects.com

DWG. No.

A600.1

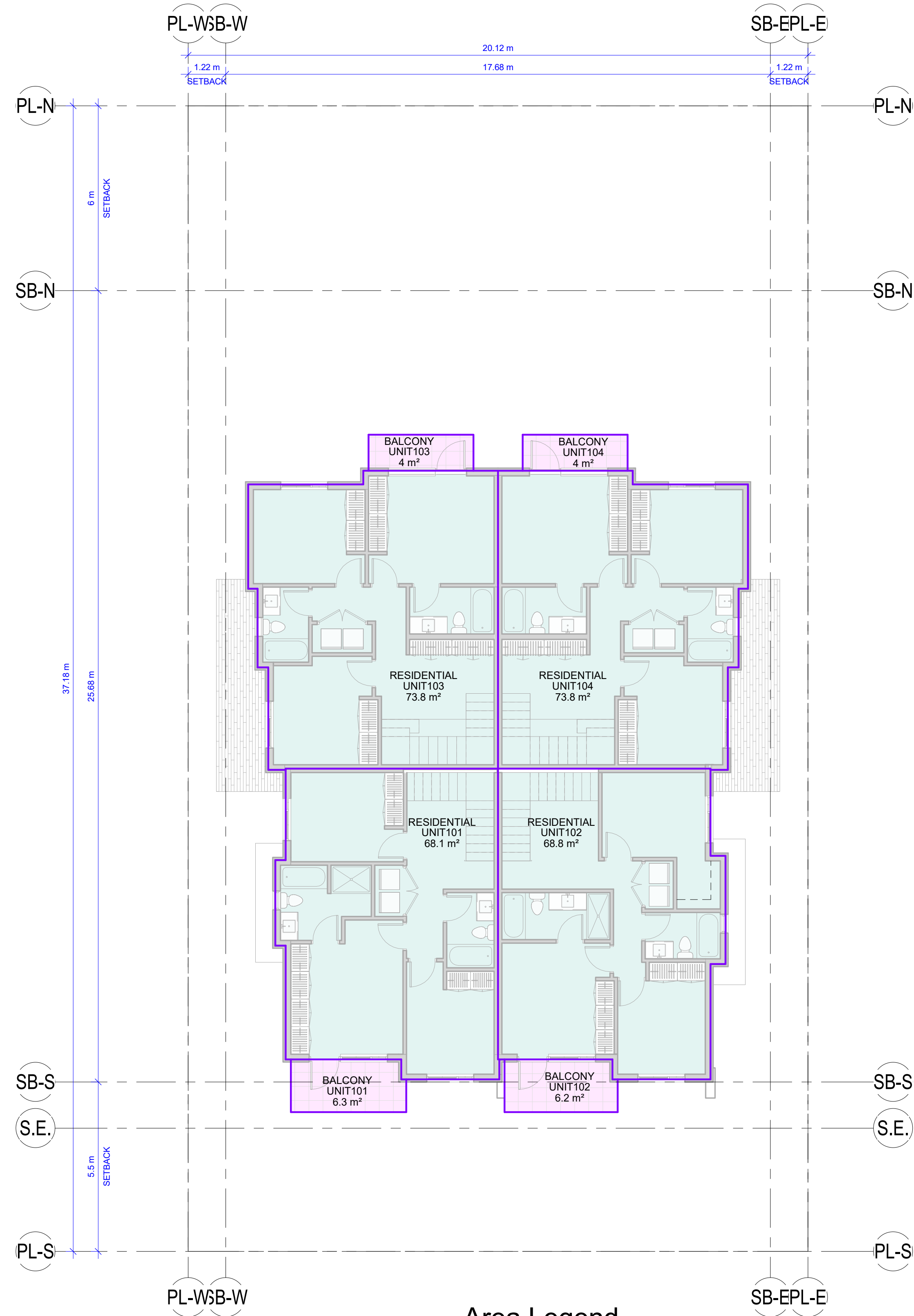
2023.09.14 Thu 9:50:45 AM



1 LEVEL 1 AREA PLAN
1:100

Area Legend

- OUTDOOR PRIVATE SPACE
- RESIDENTIAL



2 LEVEL 2 AREA PLAN
1:100

Area Legend

- BALCONY
- RESIDENTIAL

FLOOR AREA (m2)		
Unit #	Level	Area
101	LEVEL 1	67.3 m ²
101	LEVEL 2	68.1 m ²
101		135.4 m ²
102	LEVEL 1	67.3 m ²
102	LEVEL 2	68.8 m ²
102		136.1 m ²
103	LEVEL 1	70.9 m ²
103	LEVEL 2	73.8 m ²
103		144.8 m ²
104	LEVEL 1	70.9 m ²
104	LEVEL 2	73.8 m ²
104		144.8 m ²
TOTAL PROPOSED FLOOR AREA:		561.1 m ²

FLOOR AREA (SF)		
Unit #	Level	Area
101	LEVEL 1	725 SF
101	LEVEL 2	733 SF
101: 2		1457 SF
102	LEVEL 1	724 SF
102	LEVEL 2	741 SF
102: 2		1465 SF
103	LEVEL 1	764 SF
103	LEVEL 2	795 SF
103: 2		1559 SF
104	LEVEL 1	764 SF
104	LEVEL 2	795 SF
104: 2		1559 SF
TOTAL PROPOSED FLOOR AREA:		6040 SF

OUTDOOR SPACE AREA		
Unit #	Name	Area
101	BALCONY	6.3 m ²
101	OUTDOOR PRIVATE SPACE	37.1 m ²
101	OUTDOOR PRIVATE SPACE	8.6 m ²
101: 3		52 m ²
102	BALCONY	6.2 m ²
102	OUTDOOR PRIVATE SPACE	11.1 m ²
102	OUTDOOR PRIVATE SPACE	26.4 m ²
102: 3		43.7 m ²
103	BALCONY	4 m ²
103	OUTDOOR PRIVATE SPACE	34.9 m ²
103: 2		38.8 m ²
104	BALCONY	4 m ²
104	OUTDOOR PRIVATE SPACE	34.9 m ²
104: 2		38.8 m ²

Plot Date: 2023-09-14 11:59:57 AM
 © 2023 WEST COAST RESOURCES CO. JAMES W. CO. ENGINEERING, VANCOUVER

These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.

Project:
FOURPLEX 1

Issue Date: (YYYY-MM-DD)

-

Revision Date:

-

Drawn: Checked:

- -

Project Number:

-

Drawing:
AREA PLANS

Scale:
1 : 100



ANKENMAN MARCHAND ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

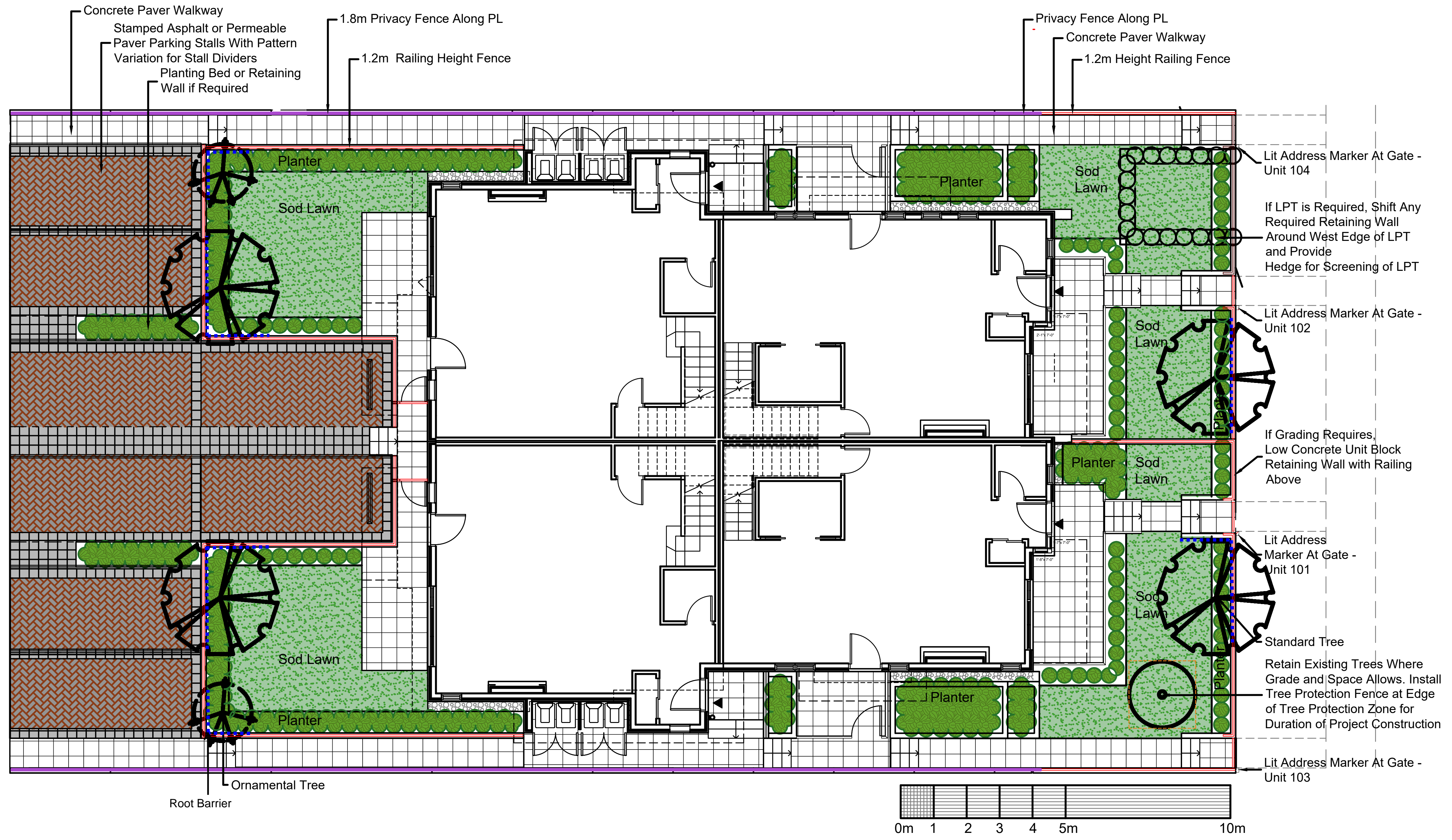
Tel: 604-872-2595
Email: office@amarchitects.com

DWG. No.

A900

2023-09-14 Thu 11:59:57 AM

- LANDSCAPE DESIGN NOTES:**
- REVIEW EXISTING TREES FOR RETENTION WHERE POSSIBLE, REVIEW ARBORIST REPORT
 - KEEP SITE SERVICING GROUPED TOGETHER TO LIMIT EXCAVATION AND REDUCE CONFLICTS
 - CONSIDER SUN EXPOSURE FOR PLANTING BEDS AND FOLLOW THE LANDSCAPE LEGEND FOR SUN AND SHADE TOLERANT PLANTS
 - PROVIDE 150mm SOIL DEPTH FOR LAWN AREAS, 450mm DEPTH FOR PLANTING BEDS, AND 1000mm DEPTH FOR TREES
 - ADD COMPOSTED BARK MULCH AT 3" DEPTH OVER ALL PLANTING BEDS
 - WHEN PLANTING TREES, DIG A TREE PIT AT LEAST TWICE THE WIDTH OF THE ROOT BALL, WITH A MINIMUM SOIL VOLUME REQUIREMENT OF 10m³ PER TREE.
 - ENSURE THE LAWN AND SHRUB AREAS HAVE A POSITIVE SLOPE AWAY FROM THE BUILDING
 - KEEP LAWN AREAS TO 5% SLOPE OR LESS, SHRUB AREAS TO 25% SLOPE OR LESS, AND WALKWAYS SHOULD BE SLOPED BETWEEN 1-5% WHERE POSSIBLE
 - IRRIGATION TO BE DESIGNED AND BUILT BY AN IABC QUALIFIED CONTRACTOR
 - SEE LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INFORMATION
 - TREES SHOULD BE A VARIETY OF SPECIES
 - PLANTS SHOULD BE A MIX OF MINIMUM 25% CONIFEROUS/EVERGREEN SPECIES AND 75% DECIDUOUS AS SHOWN ON THE PLANT SCHEDULE
 - TREES PLANTED WITHIN 2M OF PAVED AREAS MUST INCLUDE A ROOT BARRIER AT THE EDGE OF THE PAVEMENT, 450mm DEPTH AND 5M LENGTH CENTRED ON TREE



21058-12.ZIP



CLIENT:
CITY OF COQUITLAM

These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.

NO.	DATE	REVISION DESCRIPTION	DR.
10	22.JAN.13	REVISE PER CITY COMMENTS	RK
9	21.DEC.14	REVISE PER CITY COMMENTS	RK
8	21.NOV.29	REVISE PER CITY COMMENTS	RK
7	21.NOV.14	REVISE PER CITY COMMENTS	RK
6	21.SEP.29	REVISE PER CITY COMMENTS	RK
5	21.AUG.03	REVISE PER CITY COMMENTS	RK
4	21.JUN.28	REVISE PER CITY COMMENTS	RK
3	21.JUN.24	REVISE PER CITY COMMENTS	RK
2	21.MAY.06	REVISE PER CITY COMMENTS	RK
1	21.APR.23	REVISE PER CITY COMMENTS	RK

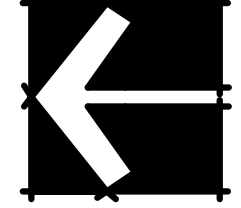
PROJECT:
FOURPLEX 1

SEAL:

DRAWING TITLE:

LANDSCAPE PLAN






DATE: 21.APR.08
SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHKD: MCY






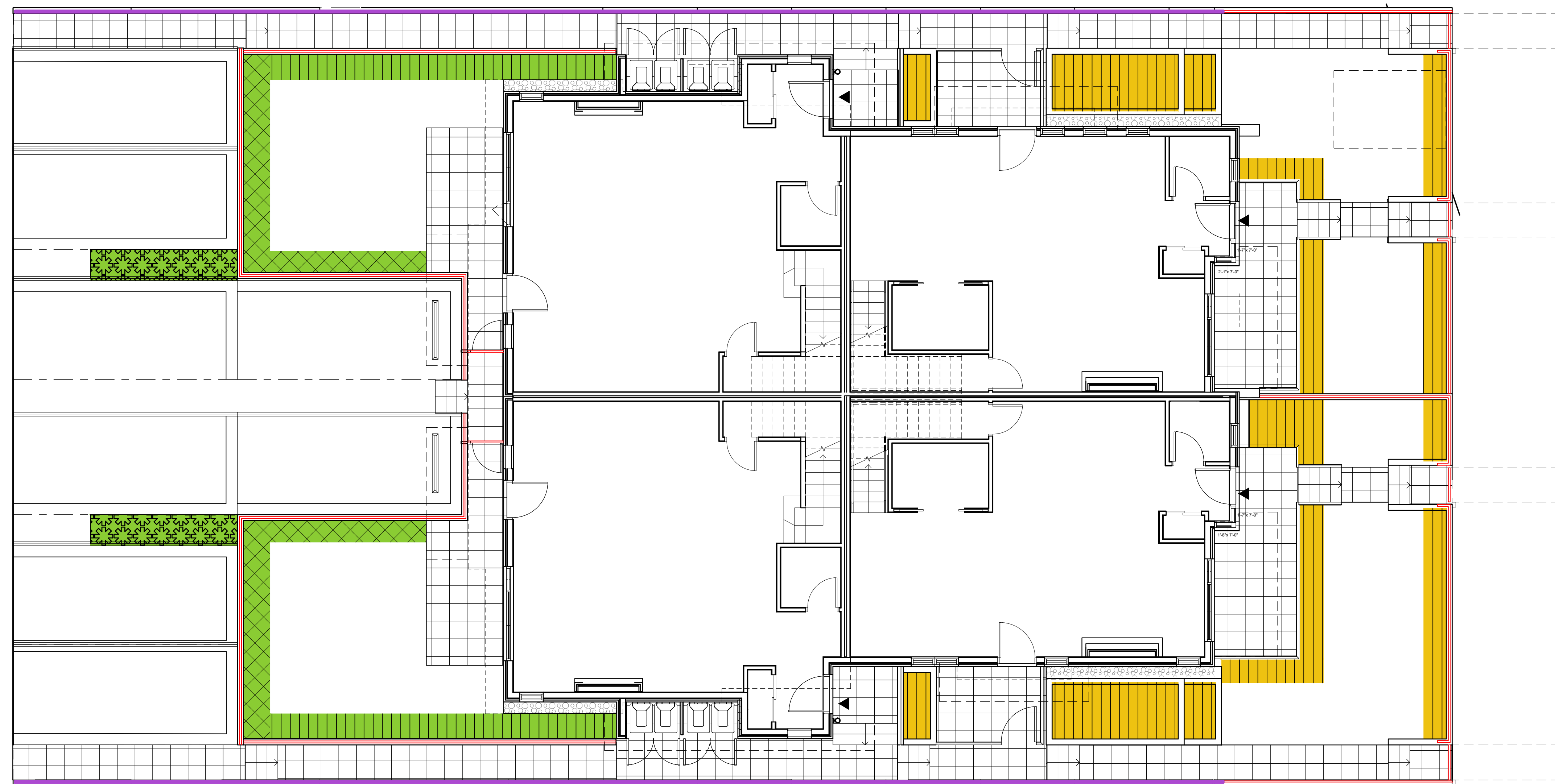
DRAWING NUMBER:
L1
PMG PROJECT NUMBER: 21-058

21-058

LEGEND

-  Full Sun
-  Shade
-  Hedge Planting - 4-6' Height, 1-3' Width
-  Shrub, Grass and Perennial Planting - 2-5' Height and Width
-  Groundcover Planting - 1' Height or Lower, Spreading

-  Drain Gravel
-  1.2m Height Fence
-  1.8m Height Fence



21058-12.ZIP



CLIENT:
CITY OF COQUITLAM

These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.

NO.	DATE	REVISION DESCRIPTION	DR.
10	22.JAN.13	REVISE PER CITY COMMENTS	RK
9	21.DEC.14	REVISE PER CITY COMMENTS	RK
8	21.NOV.29	REVISE PER CITY COMMENTS	RK
7	21.NOV.14	REVISE PER CITY COMMENTS	RK
6	21.SEP.29	REVISE PER CITY COMMENTS	RK
5	21.AUG.03	REVISE PER CITY COMMENTS	RK
4	21.JUN.28	REVISE PER CITY COMMENTS	RK
3	21.JUN.24	REVISE PER CITY COMMENTS	RK
2	21.MAY.06	REVISE PER CITY COMMENTS	RK
1	21.APR.23	REVISE PER CITY COMMENTS	RK

PROJECT:

FOURPLEX 1

SEAL:

DRAWING TITLE:

PLANTING TYPES

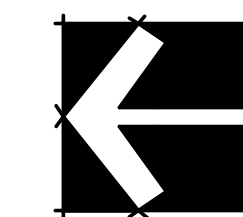
DATE: 21.APR.08
SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHKD: MCY

DRAWING NUMBER:

L2

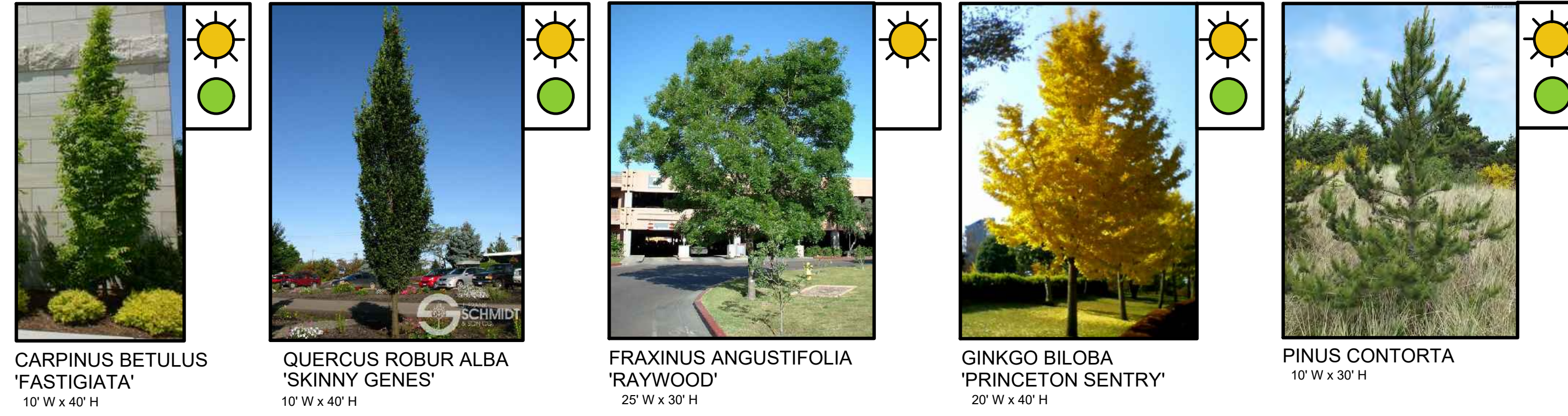
PMG PROJECT NUMBER:

21-058

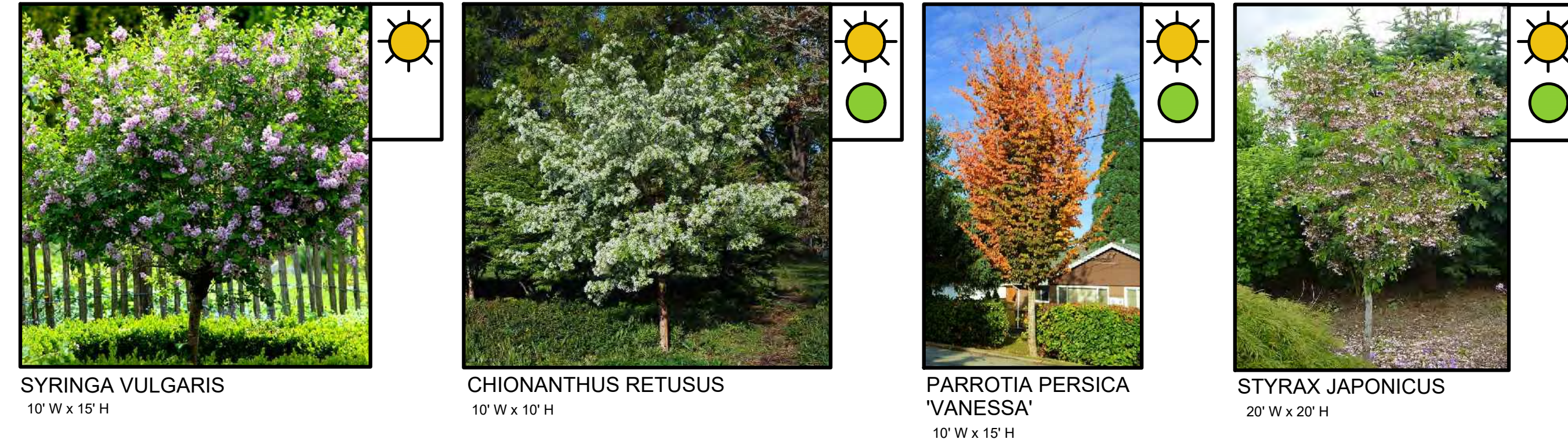


PLANT PALETTE FOR FULL SUN AREAS

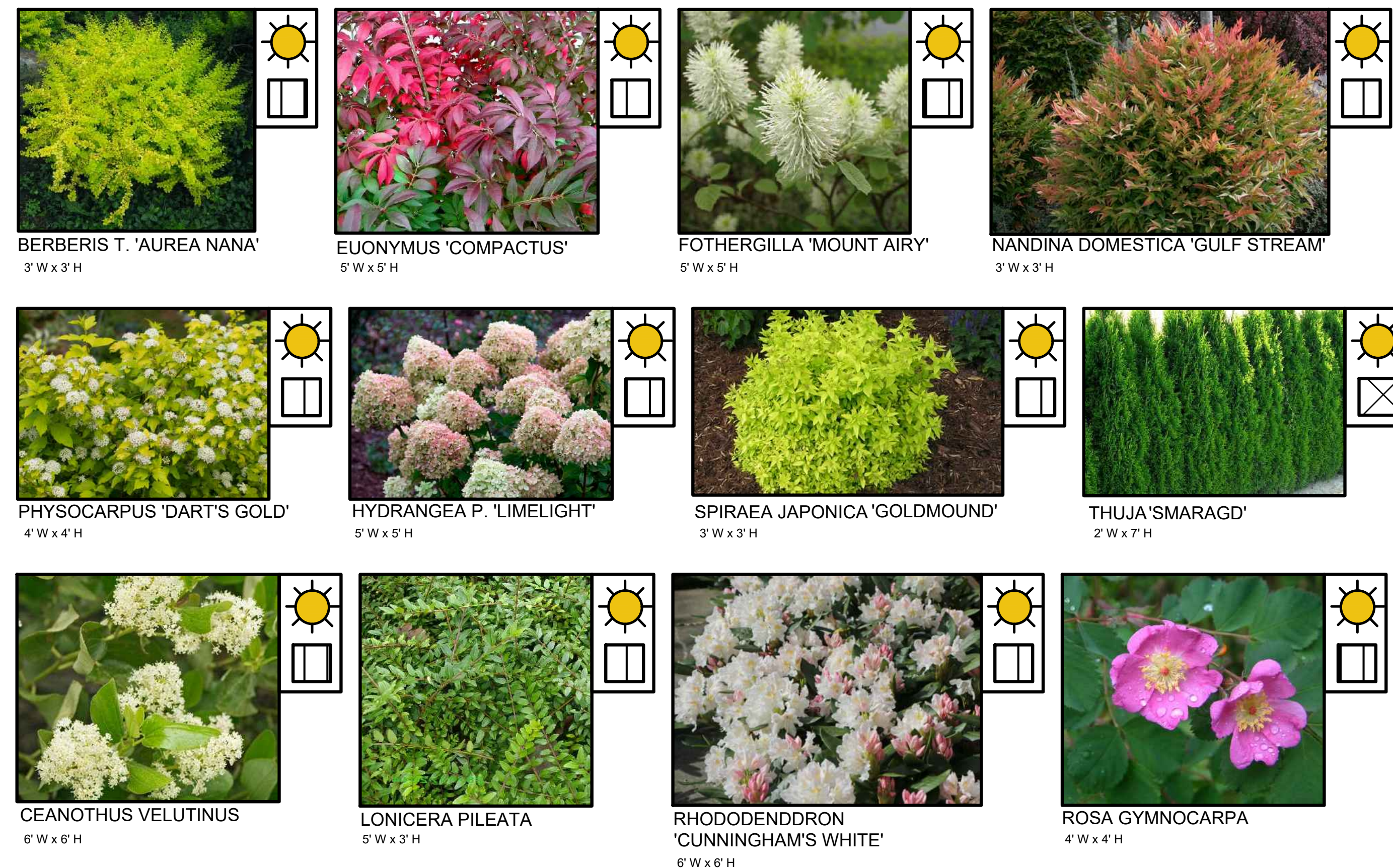
STANDARD TREES ☼



ORNAMENTAL TREES ☼



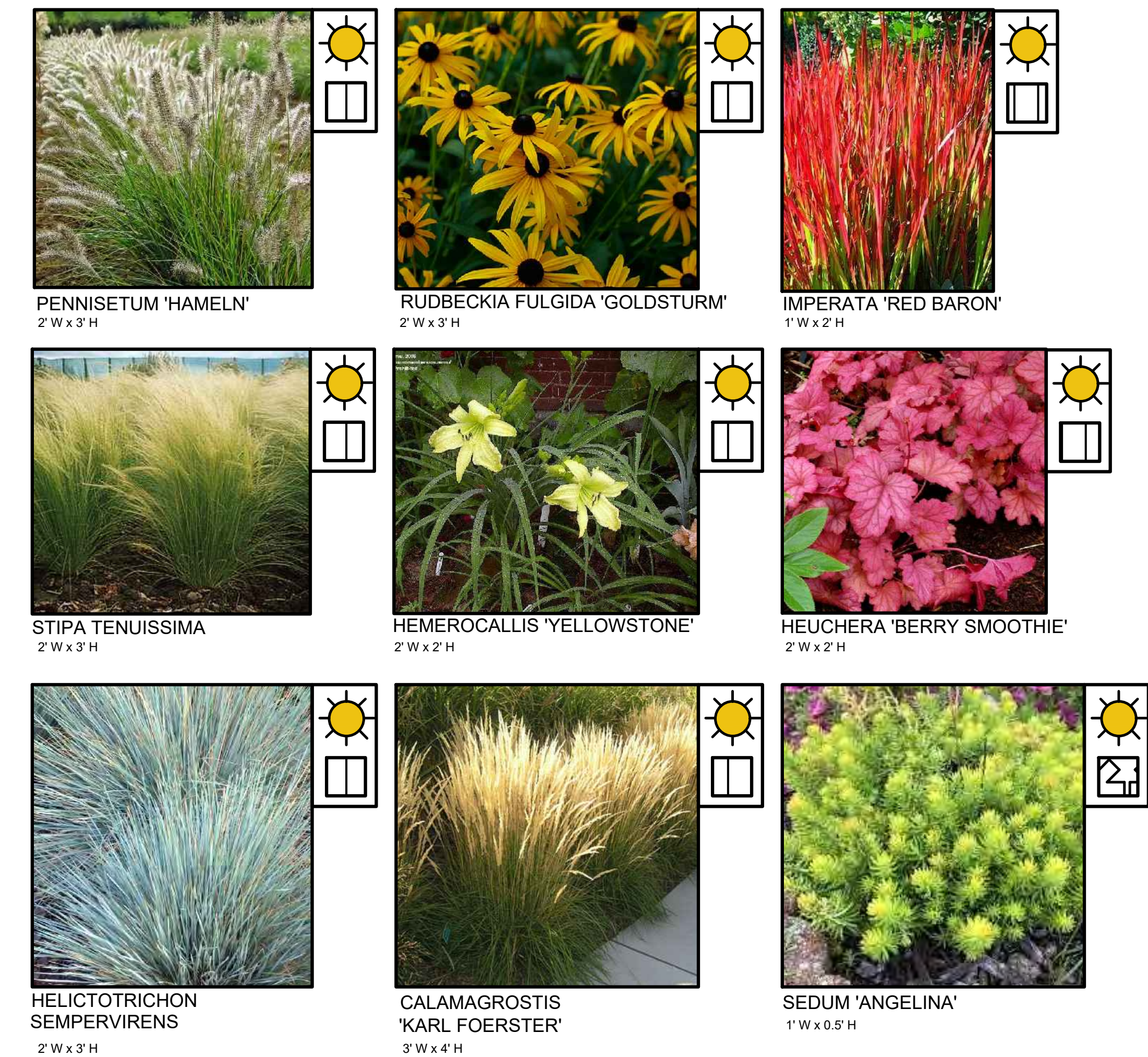
PROPOSED SHRUBS & HEDGES



LEGEND



PROPOSED GRASSES/PERENNIALS/GROUNDCOVERS



21058-12.ZIP



CLIENT:
CITY OF COQUITLAM

These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.

NO.	DATE	REVISION DESCRIPTION	DR.
10	22.JAN.13	REVISE PER CITY COMMENTS	RK
9	21.DEC.14	REVISE PER CITY COMMENTS	RK
8	21.NOV.29	REVISE PER CITY COMMENTS	RK
7	21.NOV.14	REVISE PER CITY COMMENTS	RK
6	21.SEP.29	REVISE PER CITY COMMENTS	RK
5	21.AUG.03	REVISE PER CITY COMMENTS	RK
4	21.JUN.28	REVISE PER CITY COMMENTS	RK
3	21.JUN.24	REVISE PER CITY COMMENTS	RK
2	21.MAY.06	REVISE PER CITY COMMENTS	RK
1	21.APR.23	REVISE PER CITY COMMENTS	RK

PROJECT:
FOURPLEX 1

SEAL:

DRAWING TITLE:

**FULL SUN
PLANT PALETTE**

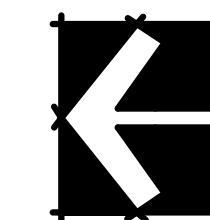
DATE: 21.APR.08
SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHKD: MCY

DRAWING NUMBER:

L3

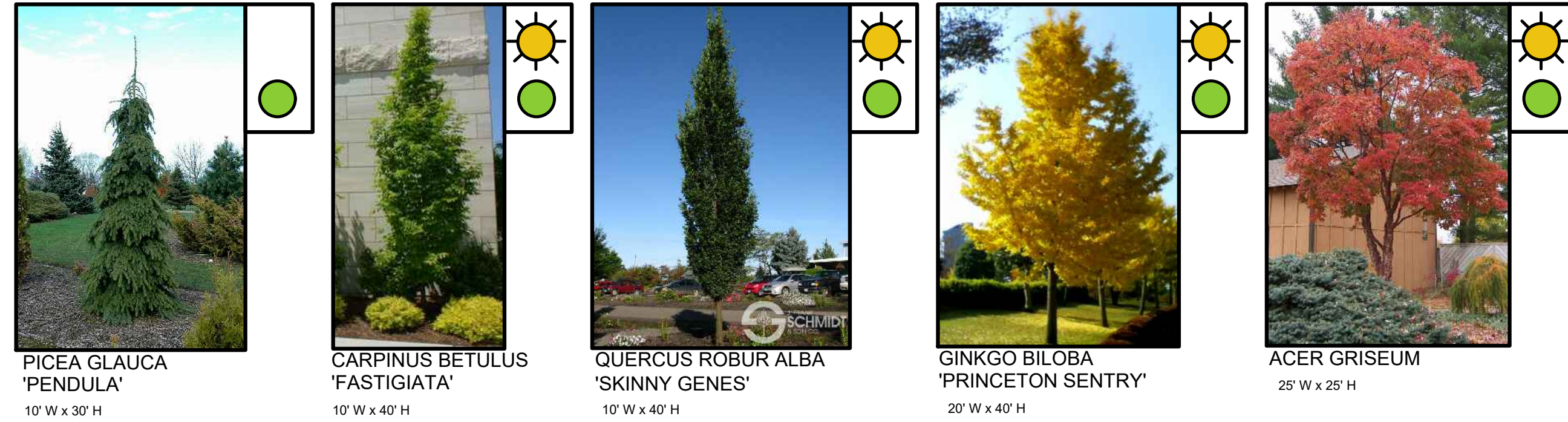
PMG PROJECT NUMBER:

21-058

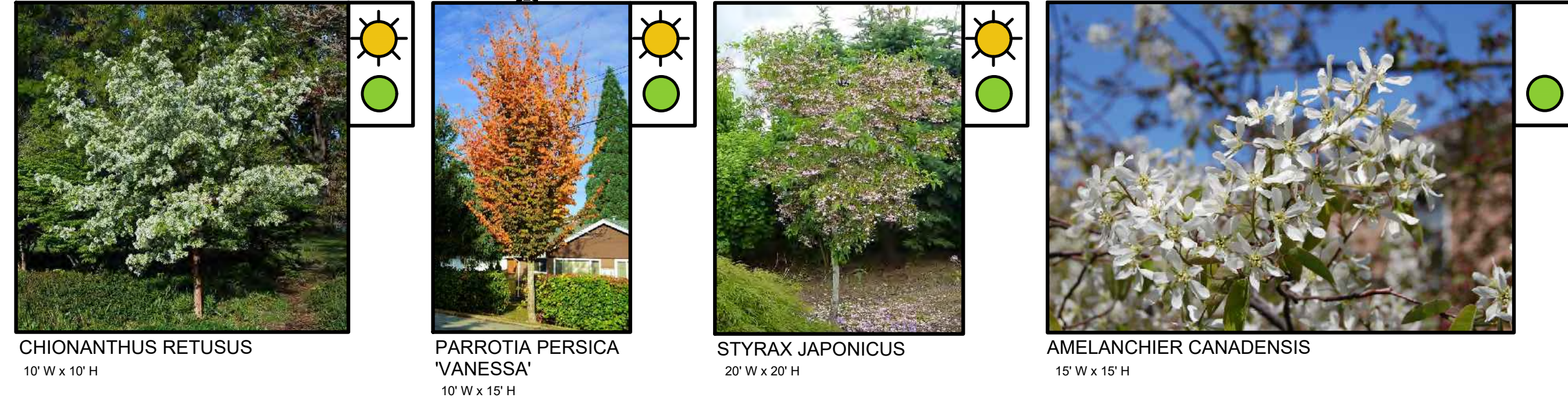


PLANT PALETTE FOR SHADE AREAS

STANDARD TREES



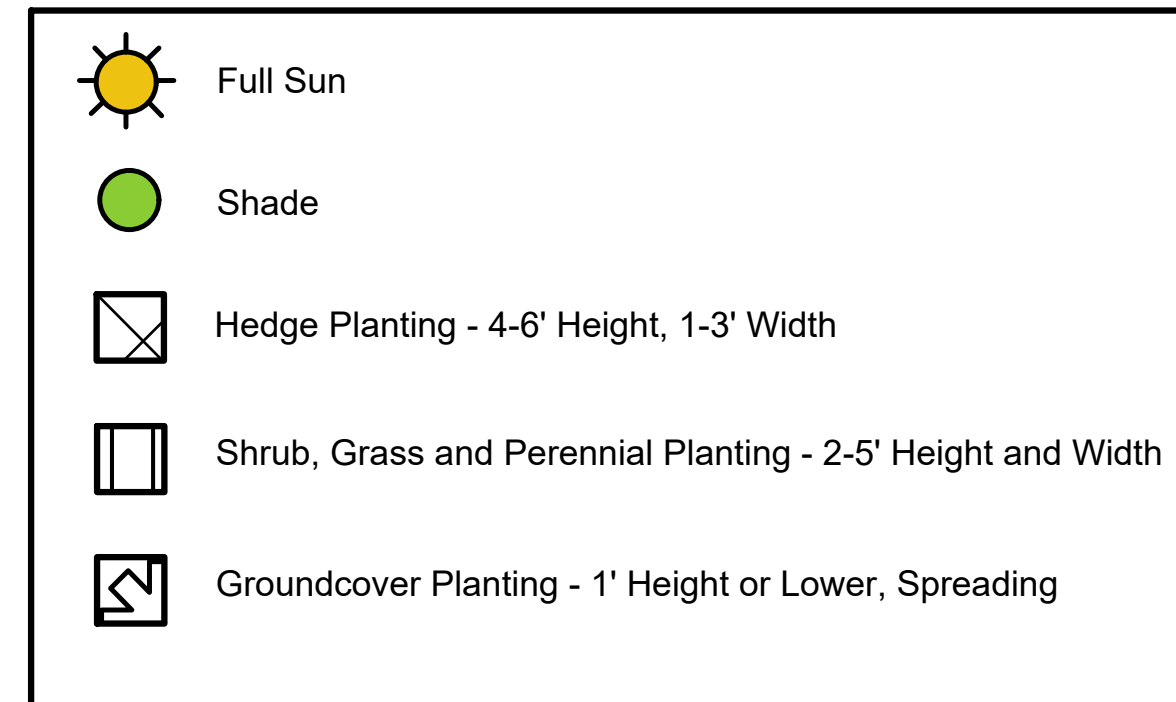
ORNAMENTAL TREES



PROPOSED SHRUBS & HEDGES



LEGEND



PROPOSED GRASSES/PERENNIALS/GROUNDCOVERS



21058-12.ZIP



CLIENT:
CITY OF COQUITLAM

These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.

NO.	DATE	REVISION DESCRIPTION	DR.
10	22.JAN.13	REVISE PER CITY COMMENTS	RK
9	21.DEC.14	REVISE PER CITY COMMENTS	RK
8	21.NOV.29	REVISE PER CITY COMMENTS	RK
7	21.NOV.14	REVISE PER CITY COMMENTS	RK
6	21.SEP.29	REVISE PER CITY COMMENTS	RK
5	21.AUG.03	REVISE PER CITY COMMENTS	RK
4	21.JUN.28	REVISE PER CITY COMMENTS	RK
3	21.JUN.24	REVISE PER CITY COMMENTS	RK
2	21.MAY.06	REVISE PER CITY COMMENTS	RK
1	21.APR.23	REVISE PER CITY COMMENTS	RK

PROJECT:

FOURPLEX 1

SEAL:

DRAWING TITLE:

SHADE PLANT PALETTE

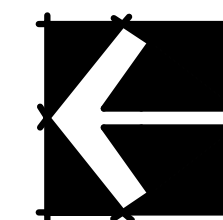
DATE: 21.APR.08
SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHKD: MCY

DRAWING NUMBER:

L4

PMG PROJECT NUMBER:

21-058



PLANT SCHEDULE

PMG PROJECT NUMBER: 21-058

S / O*	C/E/D*	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	SPACING
		TREES			
D		ACER GRISEUM	PAPERBARK MAPLE	5CM CAL; 1.2M STD; B&B	4M O.C.
D		AMELANCHIER CANADENSIS	SERVICEBERRY	5CM CAL, 1M STD, B&B	3M O.C.
D		CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	5CM CAL, 1M STD, B&B	3M O.C.
D		CHIONANTHUS RETUSUS	FRINGE TREE	6CM CAL, 1.2M STD	3M O.C.
D		FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	RAYWOOD ASH	5CM CAL; 1.2M STD; B&B	3M O.C.
D		GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 1.2M STD; B&B	4M O.C.
D		PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6CM CAL, 1.2M STD	4M O.C.
C		PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE	2.5M HT; B&B	2M O.C.
C		PINUS CONTORTA	SHORE PINE	2.5M HT; B&B	4M O.C.
D		QUERCUS ROBUR ALBA 'SKINNY GENES'	FASTIGIATE ENGLISH OAK	6CM CAL; 1.2M STD; B&B	2M O.C.
D		STYRAX JAPONICA 'SNOWCONE'	SNOWCONE SNOWBELL	5CM CAL, 1M STD, B&B	4M O.C.
D		SYRINGA VULGARIS	COMMON TREE LILAC	5CM CAL, 1M STD, B&B	3M O.C.

SHRUBS

D		ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC CHOKEBERRY	#3 POT	1M O.C.
E		ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	#3 POT	1M O.C.
D		BERBERIS THUNBERGII 'AUREA NANA'	GOLDEN DWARF BARBERRY	#3 POT	1M O.C.
D		CEANOTHUS VELUTINUS	SNOWBRUSH	#3 POT	1M O.C.
D		CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#3 POT	600MM O.C.
E		ESCALLONIA 'NEWPORT DWARF'	COMPACT ESCALLONIA	#3 POT	900MM O.C.
D		EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT	1M O.C.
D		FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT	1M O.C.
D		HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT	1M O.C.
E		ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT	900MM O.C.
E		LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT	900MM O.C.
E		MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	#3 POT	600MM O.C.
E		NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO; DWARF	#2 POT	900MM O.C.
D		PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	GOLDEN NINEBARK	#3 POT	900MM O.C.
E		POLYSTICHUM MUNITUM	SWORD FERN	#2 POT	900MM O.C.
E		RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON; WHITE; L. MAY	#3 POT	1M O.C.
D		ROSA GYMNOCARPA	BALDHIP ROSE	#3 POT	900MM O.C.
E		SARCOCOCCA HOOKERIANA 'HUMILIS'	SWEETBOX	#2 POT	900MM O.C.
E		SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT	900MM O.C.
D		SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#3 POT	600MM O.C.
D		SYMPHORICARPOS MOLLIS	SNOWBERRY	#3 POT	900MM O.C.
C		TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M HT; B&B	600MM O.C.
C		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT; B&B	450MM O.C.
E		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT	600MM O.C.

*S / O INDICATES STANDARD OR ORNAMENTAL TREES

*C/E/D INDICATES CONIFEROUS OR EVERGREEN OR DECIDUOUS SPECIES

21058-12.ZIP



Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011; f: 604 294-0022

CLIENT:
CITY OF COQUITLAM

These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.

NO.	DATE	REVISION DESCRIPTION	DR.
10	22.JAN.13	REVISE PER CITY COMMENTS	RK
9	21.DEC.14	REVISE PER CITY COMMENTS	RK
8	21.NOV.29	REVISE PER CITY COMMENTS	RK
7	21.NOV.14	REVISE PER CITY COMMENTS	RK
6	21.SEP.29	REVISE PER CITY COMMENTS	RK
5	21.AUG.03	REVISE PER CITY COMMENTS	RK
4	21.JUN.28	REVISE PER CITY COMMENTS	RK
3	21.JUN.24	REVISE PER CITY COMMENTS	RK
2	21.MAY.06	REVISE PER CITY COMMENTS	RK
1	21.APR.23	REVISE PER CITY COMMENTS	RK

PROJECT:

FOURPLEX 1

SEAL:

DRAWING TITLE:

**TREE & SHRUB
PLANT SCHEDULE**

DATE: 21.APR.08

SCALE: NTS

DRAWN: RK

DESIGN: RK

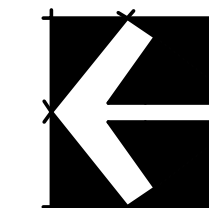
CHKD: MCY

DRAWING NUMBER:

L5

PMG PROJECT NUMBER:

21-058



GRASSES

D	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT	450MM O.C.
E	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT	300MM O.C.
D	HAKONECHLOA MACRA 'AUREOLA'	HAKONE GRASS	#1 POT; 1 EYE	300MM O.C.
E	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	300MM O.C.
D	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT	300MM O.C.
D	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT	300MM O.C.
D	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT	300MM O.C.

PERENNIALS

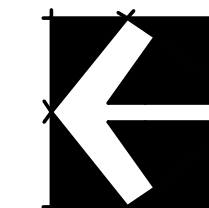
D	ASTILLBE ARENDSII	FALSE GOATSBEARD	#1 POT; 1 EYE	300MM O.C.
E	BRUNNERA MACROPHYLLA	SIBERIAN BUGLOSS	#1 POT; 1 EYE	300MM O.C.
D	HELLEBORUS X HYBRIDUS	HELLEBORE	#1 POT; 1 EYE	300MM O.C.
E	HEMEROCALLIS 'YELLOWSTONE'	DAYLILY; LIGHT YELLOW	#2 POT; 2-3 FAN	300MM O.C.
D	HEUCHERA 'BERRY SMOOTHIE'	ROSE PINK HEUCHERA	#1 POT	300MM O.C.
D	HOSTA 'AUGUST MOON'	HOSTA	#1 POT; 1 EYE	300MM O.C.
D	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	#1 POT	300MM O.C.
E	SEDUM 'ANGELINA'	ANGELINA STONECROP	#1 POT	300MM O.C.

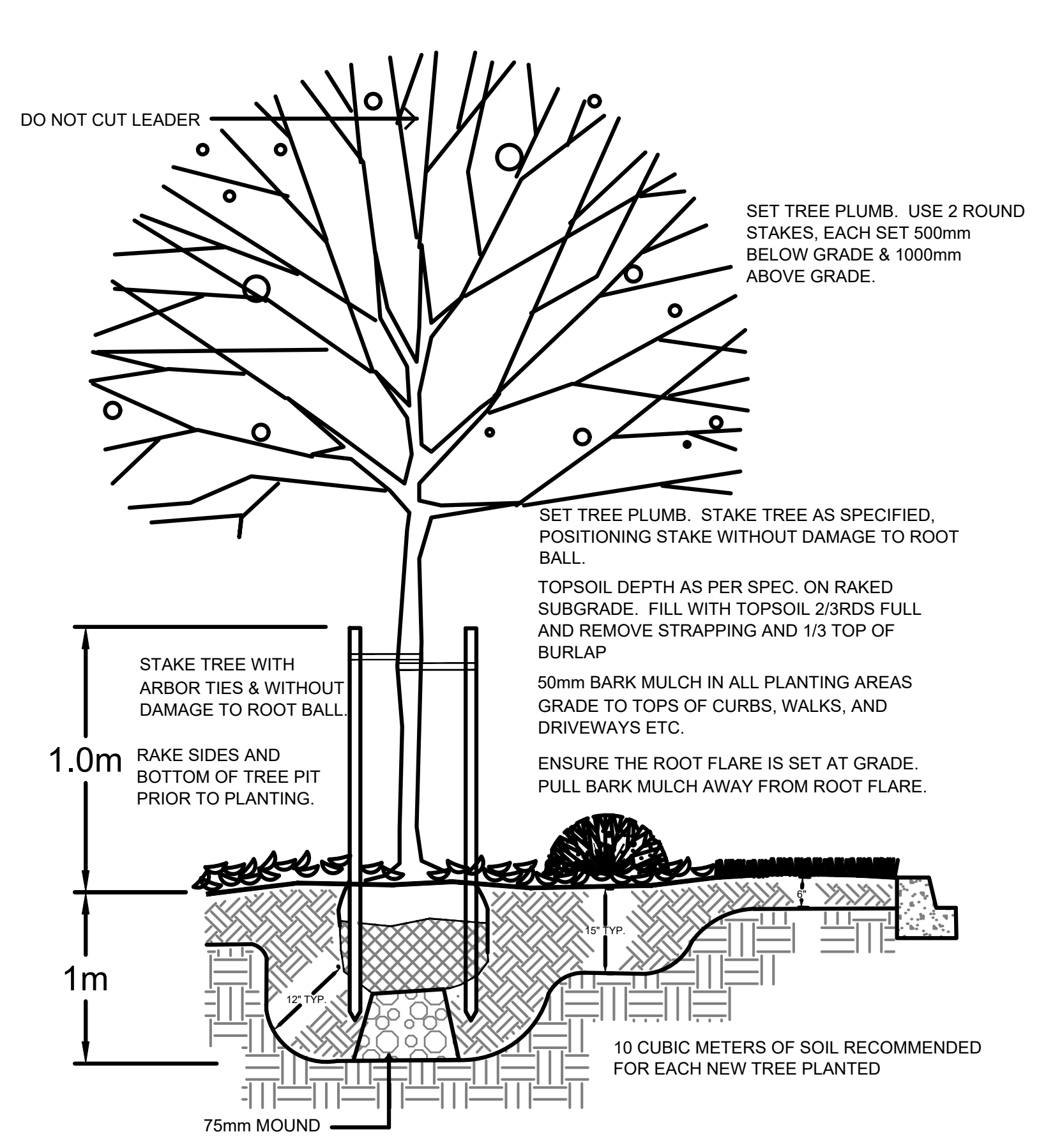
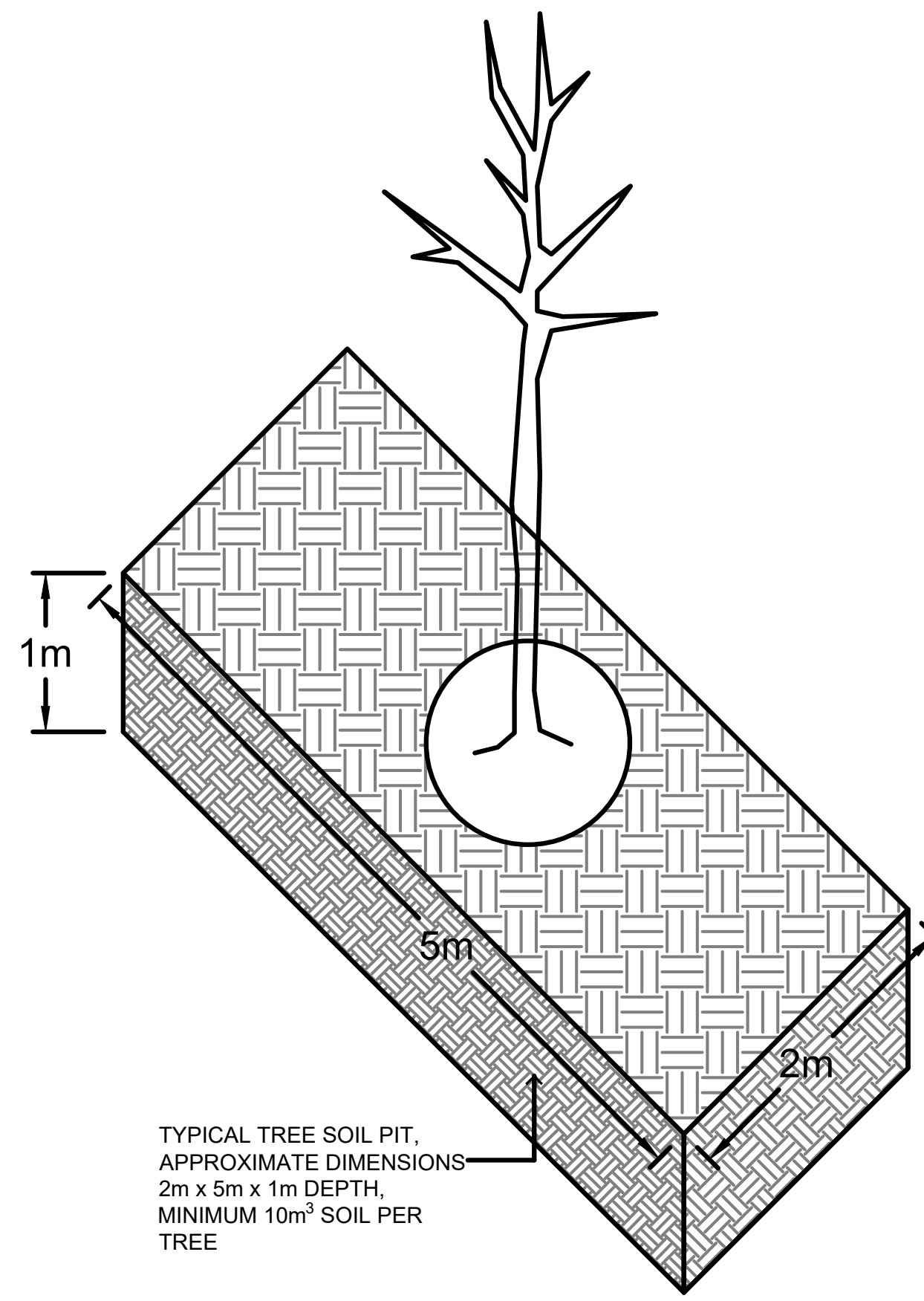
GROUNDCOVERS

E	ARCOSTAPHYLOS UVA URSI	KINNICKINICK	#1 POT; 1 EYE	300MM O.C.
---	------------------------	--------------	---------------	------------

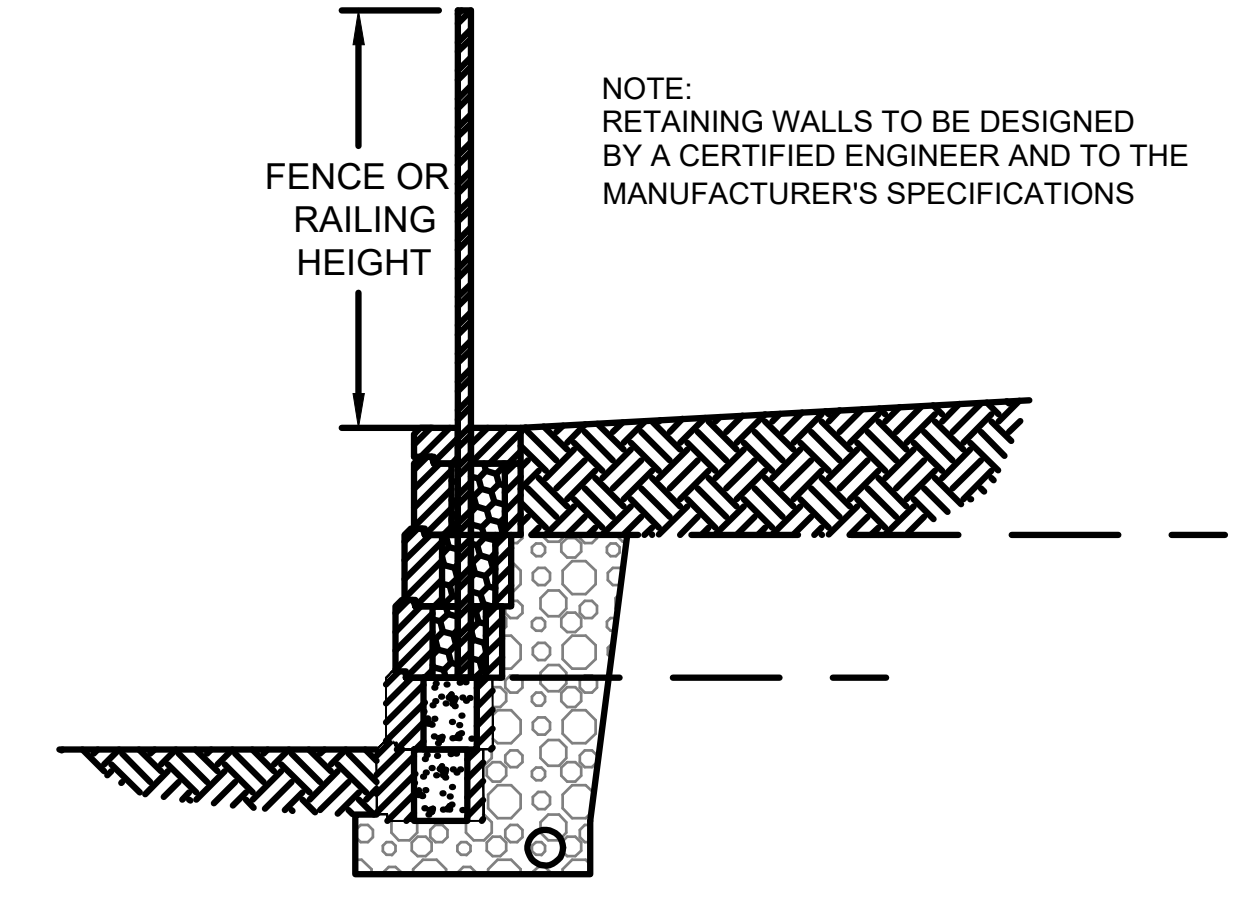
*C/E/D INDICATES CONIFEROUS OR EVERGREEN OR DECIDUOUS SPECIES

21058-12.ZIP

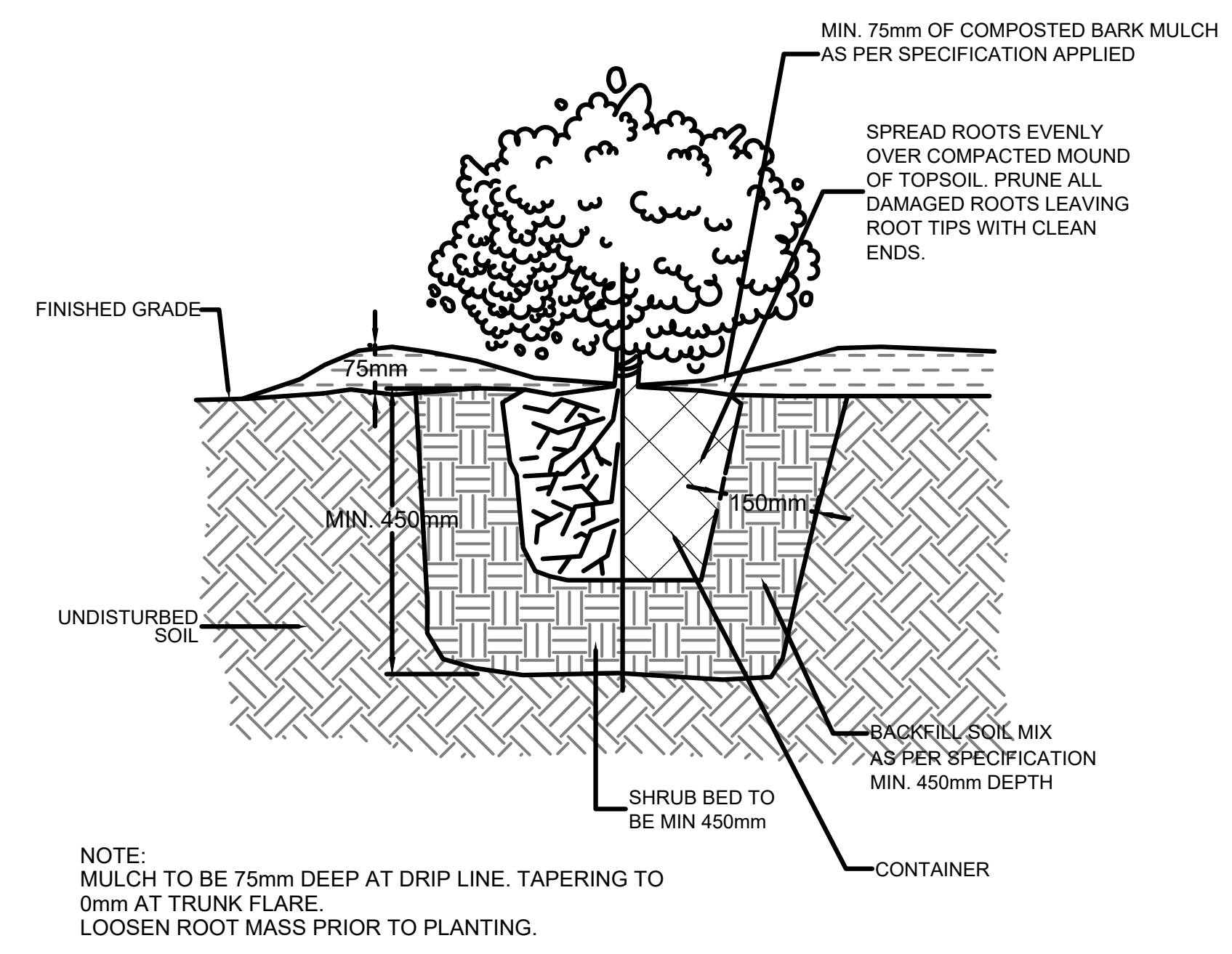




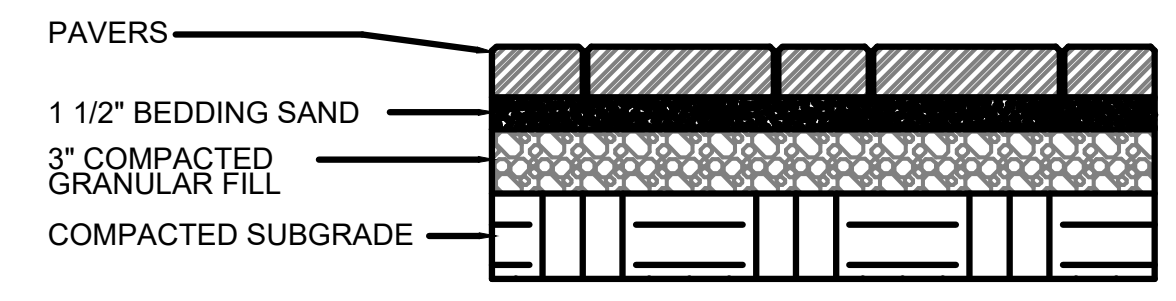
1 TREE PLANTING DETAIL
L7 1:100



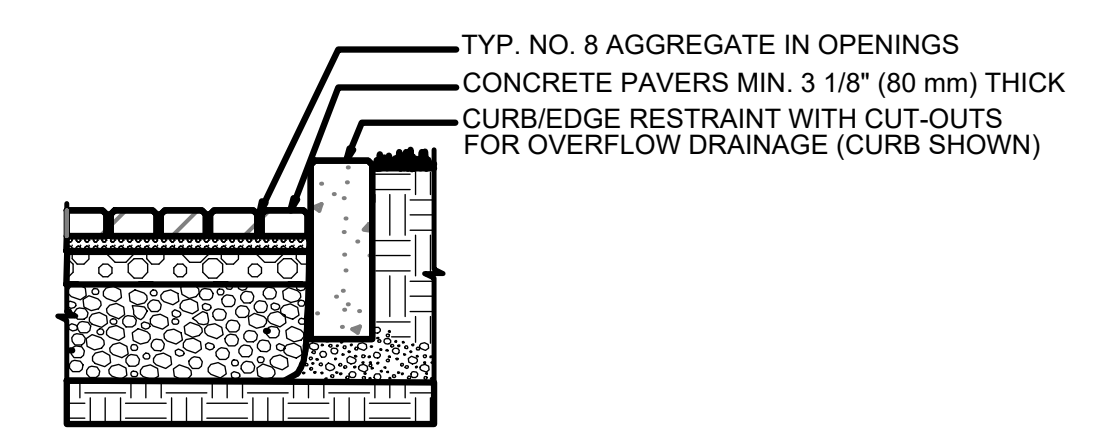
2 TYPICAL ALLAN BLOCK WALL DETAIL
L7 1:100



3 BARE ROOT/CONTAINER SHRUB PLANTING
L7 1:100

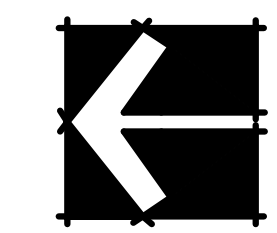


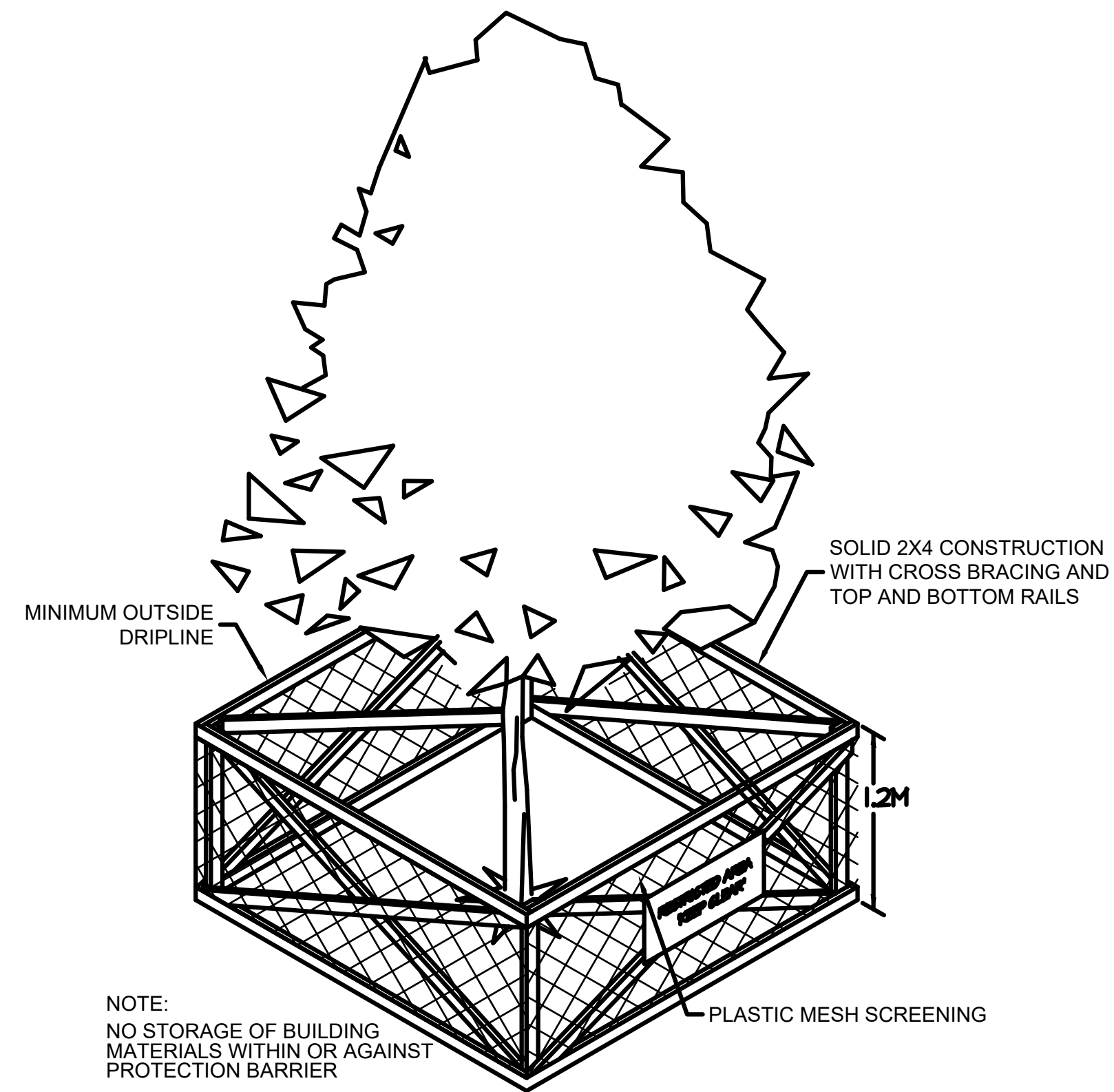
4 TYPICAL PAVERS ON GRADE DETAIL
L7 1:100



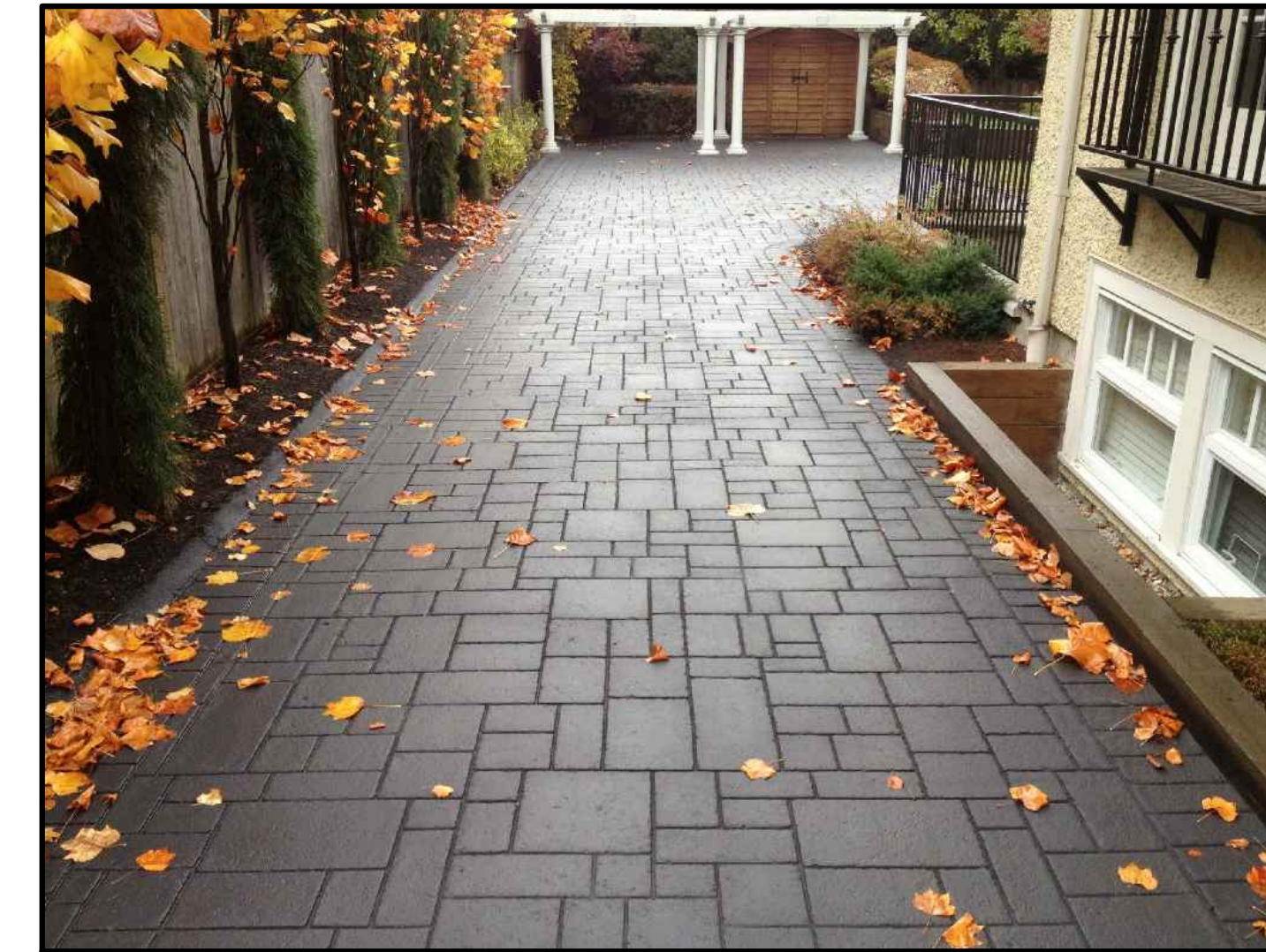
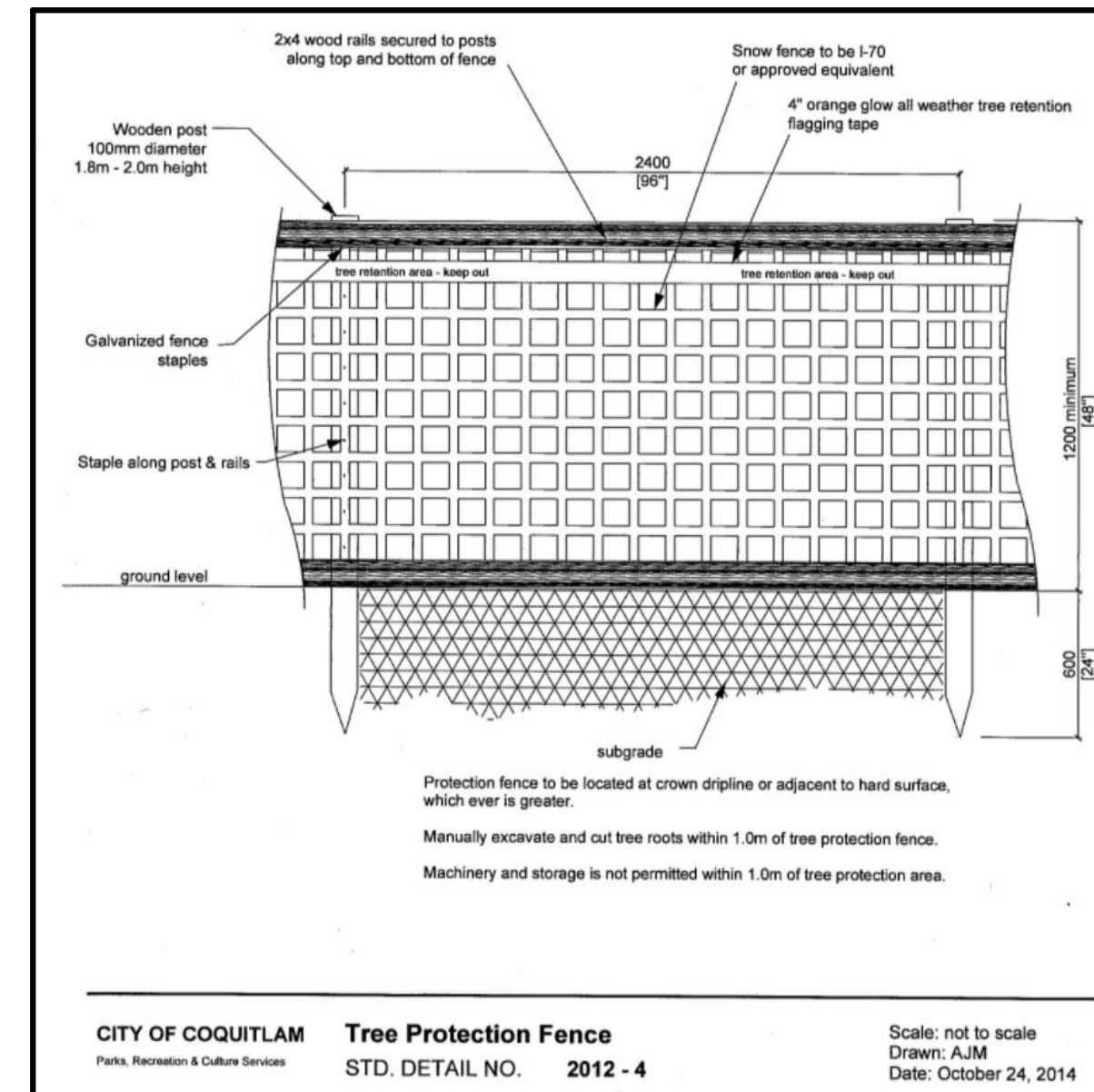
5 TYPICAL PERMEABLE PAVERS DETAIL
L7 1:100

NO.	DATE	REVISION DESCRIPTION	DR.
10	22.JAN.13	REVISE PER CITY COMMENTS	RK
9	21.DEC.14	REVISE PER CITY COMMENTS	RK
8	21.NOV.29	REVISE PER CITY COMMENTS	RK
7	21.NOV.14	REVISE PER CITY COMMENTS	RK
6	21.SEP.29	REVISE PER CITY COMMENTS	RK
5	21.AUG.03	REVISE PER CITY COMMENTS	RK
4	21.JUN.28	REVISE PER CITY COMMENTS	RK
3	21.JUN.24	REVISE PER CITY COMMENTS	RK
2	21.MAY.06	REVISE PER CITY COMMENTS	RK
1	21.APR.23	REVISE PER CITY COMMENTS	RK

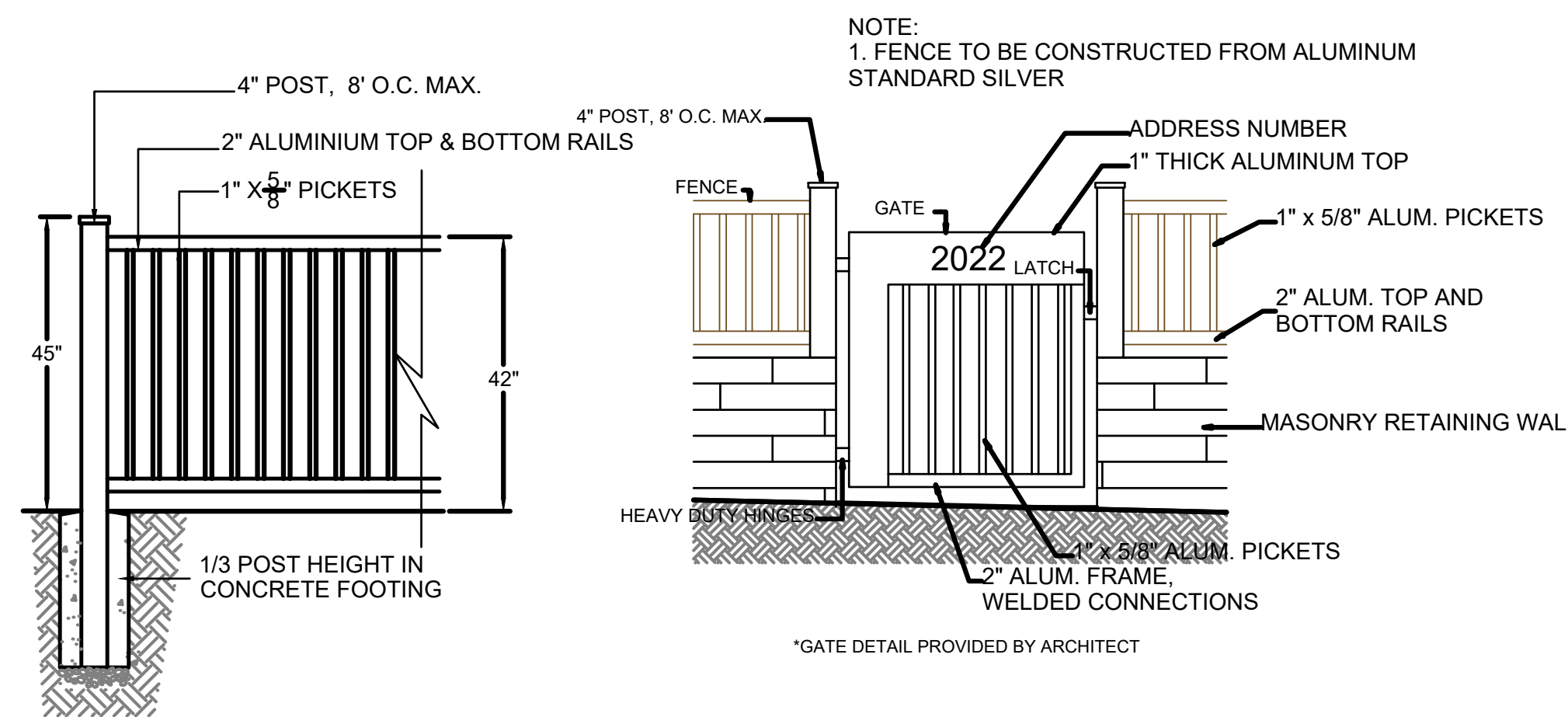




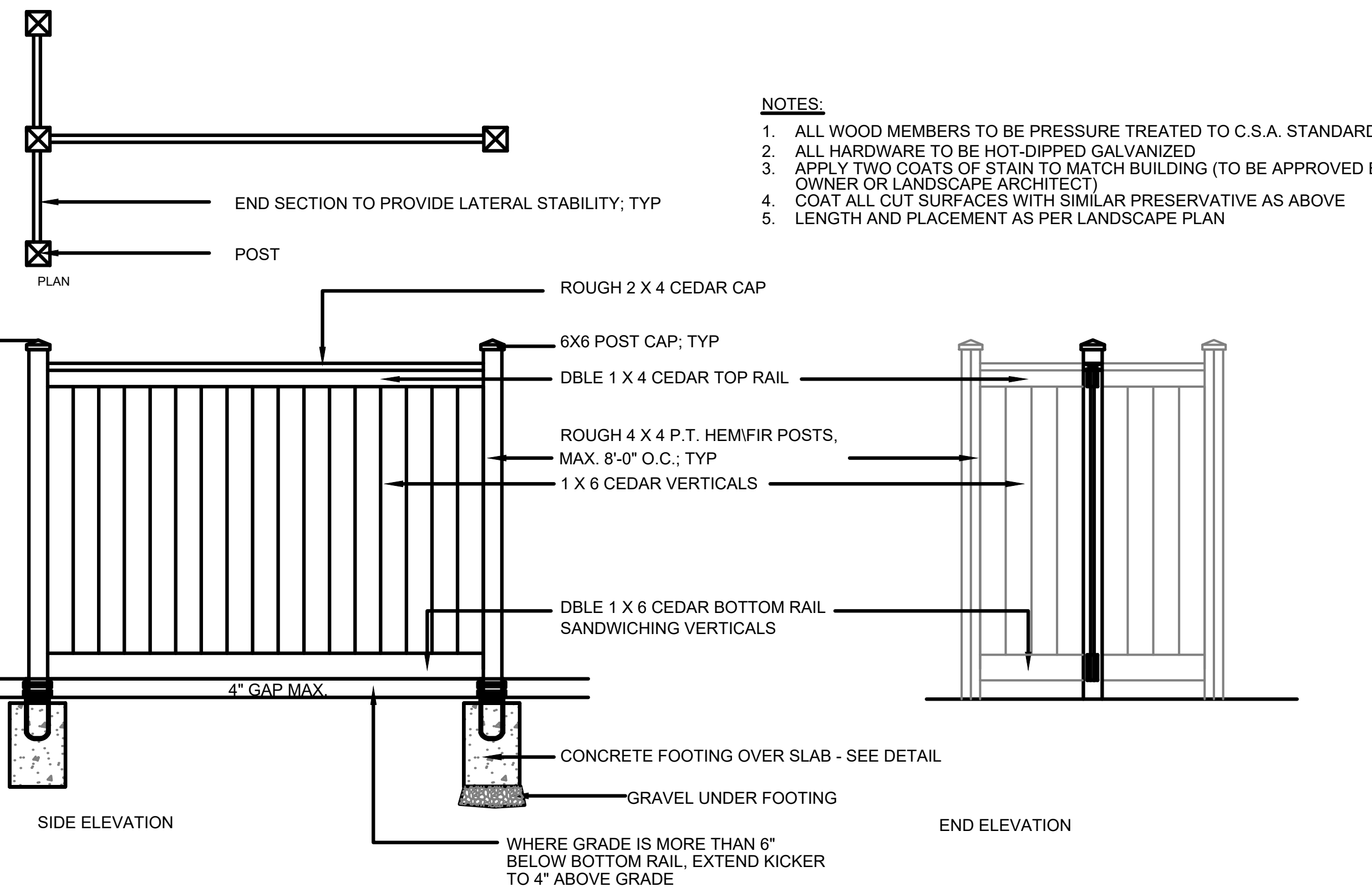
1 TREE PROTECTION DETAIL 1:100



HUB SURFACE SYSTEMS STAMPED ASPHALT



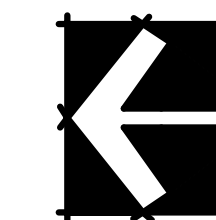
2 1.2m HEIGHT FENCE AND GATE 1:100



3 1.8m HEIGHT FENCE AND GATE 1:100

- NOTES:
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
 2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
 3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
 4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE
 5. LENGTH AND PLACEMENT AS PER LANDSCAPE PLAN

NO.	DATE	REVISION DESCRIPTION	DR.
10	22.JAN.13	REVISE PER CITY COMMENTS	RK.
9	21.DEC.14	REVISE PER CITY COMMENTS	RK.
8	21.NOV.29	REVISE PER CITY COMMENTS	RK.
7	21.NOV.14	REVISE PER CITY COMMENTS	RK.
6	21.SEP.29	REVISE PER CITY COMMENTS	RK.
5	21.AUG.03	REVISE PER CITY COMMENTS	RK.
4	21.JUN.28	REVISE PER CITY COMMENTS	RK.
3	21.JUN.24	REVISE PER CITY COMMENTS	RK.
2	21.MAY.06	REVISE PER CITY COMMENTS	RK.
1	21.APR.23	REVISE PER CITY COMMENTS	RK.



1.1 SCOPE OF WORK

1. Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:
 - 1.1. Retention of Existing Trees where shown on drawings.
 - 1.2. Finish Grading and Landscape Drainage.
 - 1.3. Supply and placement of growing medium.
 - 1.4. Preparation of planting beds, supply of plant material and planting.
 - 1.5. Preparation of lawn areas, supply of materials and sodding.
 - 1.6. Supply and placement of bark mulch.

1.2 Growing Medium: Conform to Canadian Landscape Standard for definitions of imported and on-site topsoil.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

Applications	Planting Areas and Planters
Growing Medium Types	2P
Texture Percent Of Dry Weight of Total Growing Medium	
Coarse Gravel: larger than 25mm	0 - 1%
All Gravel: larger than 2mm	0 - 5%
Percent Of Dry Weight of Growing Medium Excluding Gravel	
Sand: larger than 0.05mm smaller than 2.0mm	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%
Clay: smaller than 0.002mm	0 - 25%
Clay and Silt Combined	maximum 35%
Organic Content (coast):	10 - 20%
Organic Content (interior):	15 - 20%
Acidity (pH):	4.5 - 6.5

1.3 RETENTION OF EXISTING TREES

- .1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
- .2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.
- .3 No machine travel, storage, or parking within vegetation retention areas or under crowns of trees to be retained is allowed.
- .4 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas.
- .5 Do not cut branches or roots of retained trees if possible, any pruning of the branches and/or roots of retained trees should be done in accordance to arboricultural best management practices .

1.4 GRADES

- .1 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface in paved areas.

1.5 LAWN AREAS - SODDING

- .1 Specified Turfgrass for sod lawn areas includes Kentucky Blue for sun and Fescues for shade.
- .2 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm).

21058-10.ZIP



CLIENT:
CITY OF COQUITLAM

These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.

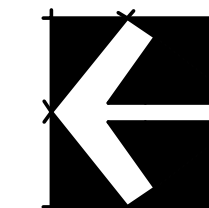
NO.	DATE	REVISION DESCRIPTION	DR.
10	22.JAN.13	REVISE PER CITY COMMENTS	RK
9	21.DEC.14	REVISE PER CITY COMMENTS	RK
8	21.NOV.29	REVISE PER CITY COMMENTS	RK
7	21.NOV.14	REVISE PER CITY COMMENTS	RK
6	21.SEP.29	REVISE PER CITY COMMENTS	RK
5	21.AUG.03	REVISE PER CITY COMMENTS	RK
4	21.JUN.28	REVISE PER CITY COMMENTS	RK
3	21.JUN.24	REVISE PER CITY COMMENTS	RK
2	21.MAY.06	REVISE PER CITY COMMENTS	RK
1	21.APR.23	REVISE PER CITY COMMENTS	RK

PROJECT:
FOURPLEX 1

SEAL:

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS



DATE: 21.APR.08
SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHKD: MCY

DRAWING NUMBER:

L9

PMG PROJECT NUMBER:

21-058

1.6 PLANTS AND PLANTING

- .1 Conform to planting layout as shown on Landscape Plans.
- .2 Make edge of beds with smooth clean defined lines.
- .3 Standards:
 - .1 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
 - .2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.
- .4 Plant Species & Location:
 - .4.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
 - .4.2 Plant all specified species in the location as shown on the landscape drawings.
- .5 Excavation:
 - .5.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.
- .6 Drainage of Planting Holes:
 - .6.1 Provide drainage of planting pits where required. ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer.
- .7 Planting and Fertilizing Procedures:
 - .7.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
 - .7.2 Fill the planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
 - .7.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
 - .7.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.
- .8 Staking of Trees if Necessary:
 - .8.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
 - .8.2 Leave the tree carefully vertical.
 - .8.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
 - .8.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
- .9 Pruning:
 - .9.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material. Follow arboricultural best management practices.
- .10 Mulching:
 - .10.1 Mulch all planting areas with an even layer of mulch to 2-1/2 - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge. Pull mulch away from base of tree trunk.

1.7 ESTABLISHMENT MAINTENANCE

- .1 Required maintenance of the landscape includes watering, weeding, mowing, leaf removal and fertilization.

21058-10.ZIP



Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011; f: 604 294-0022

CLIENT:

CITY OF COQUITLAM

These plans are provided "as is" without any guarantee, representation or warranty of any kind, whether express, implied or statutory, and will require modification for use on a particular site. The City of Coquitlam (the "City") assumes no liability whatsoever with respect to your use of these plans or any errors or omissions herein. Any reliance on the accuracy, suitability, currency or completeness of the information contained in the plans is entirely at your own risk. These plans are the property of the City and may not be used, copied, reproduced or distributed in any way or for any purpose other than in connection with a City development application.

NO.	DATE	REVISION DESCRIPTION	DR.
10	22.JAN.13	REVISE PER CITY COMMENTS	RK
9	21.DEC.14	REVISE PER CITY COMMENTS	RK
8	21.NOV.29	REVISE PER CITY COMMENTS	RK
7	21.NOV.14	REVISE PER CITY COMMENTS	RK
6	21.SEP.29	REVISE PER CITY COMMENTS	RK
5	21.AUG.03	REVISE PER CITY COMMENTS	RK
4	21.JUN.28	REVISE PER CITY COMMENTS	RK
3	21.JUN.24	REVISE PER CITY COMMENTS	RK
2	21.MAY.06	REVISE PER CITY COMMENTS	RK
1	21.APR.23	REVISE PER CITY COMMENTS	RK

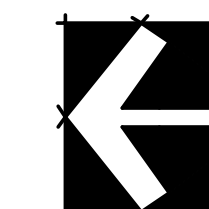
PROJECT:

FOURPLEX 1

SEAL:

DRAWING TITLE:

**LANDSCAPE
SPECIFICATIONS**



DATE: 21.APR.08

SCALE: 1:200

DRAWN: RK

DESIGN: RK

CHKD: MCY

DRAWING NUMBER:

L10

PMG PROJECT NUMBER:

21-058