

"Civic Address," Coquitlam, BC - FOURPLEX 2



② 3D View 1 - Option B

| FLOOR AREA (m2) | | |
|----------------------------|---------|----------------------|
| Unit # | Level | Area |
| 101 | LEVEL 1 | 66.1 m ² |
| 101 | LEVEL 2 | 66.8 m ² |
| | | 132.9 m ² |
| 102 | LEVEL 1 | 66.1 m ² |
| 102 | LEVEL 2 | 67.6 m ² |
| | | 133.7 m ² |
| 103 | LEVEL 1 | 69.4 m ² |
| 103 | LEVEL 2 | 72.5 m ² |
| | | 141.9 m ² |
| 104 | LEVEL 1 | 69.4 m ² |
| 104 | LEVEL 2 | 72.5 m ² |
| | | 141.9 m ² |
| TOTAL PROPOSED FLOOR AREA: | | 550.4 m ² |

| OUTDOOR SPACE AREA | | |
|--------------------|-----------------------|---------------------|
| Unit # | Name | Area |
| 101 | BALCONY | 5.7 m ² |
| 101 | OUTDOOR PRIVATE SPACE | 47.4 m ² |
| 101: 2 | | 53.1 m ² |
| 102 | BALCONY | 5.5 m ² |
| 102 | OUTDOOR PRIVATE SPACE | 37.9 m ² |
| 102: 2 | | 43.4 m ² |
| 103 | BALCONY | 4 m ² |
| 103 | OUTDOOR PRIVATE SPACE | 36.5 m ² |
| 103: 2 | | 40.5 m ² |
| 104 | BALCONY | 4 m ² |
| 104 | OUTDOOR PRIVATE SPACE | 36.5 m ² |
| 104: 2 | | 40.5 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 |
| A110.1 | LEVEL 1 PLAN - OPTION 2 |
| A120 | LEVEL 2 PLAN |
| A120.1 | LEVEL 2 PLAN - OPTION 2 |
| A130 | ROOF PLAN |
| A200.1 | ELEVATIONS - OPTION B |
| A201.1 | ELEVATIONS - OPTION B |
| A202.1 | ELEVATIONS - OPTION B2 |
| A205 | SPATIAL SEPARATION CALCULATIONS |
| A300 | SECTIONS |
| A301 | SECTIONS |
| A500 | DETAILS |
| A600.1 | 3D VIEWS - OPTION B |
| A900 | AREA PLANS |
| Grand total: 16 | |

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:

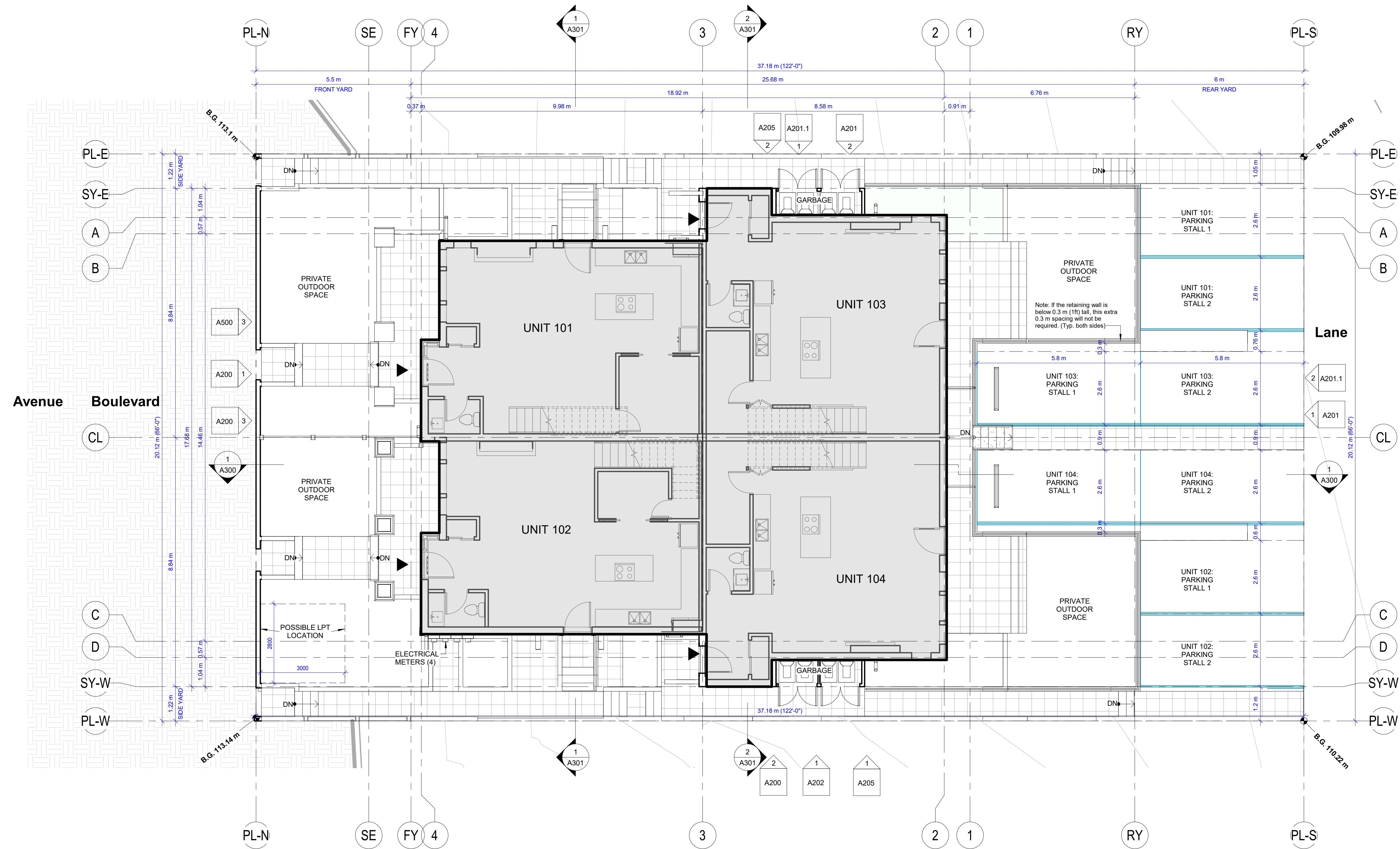
= 8 parking spaces

Provided:

8 parking spaces

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1 SITE PLAN
1 : 75

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Project:
FOURPLEX 2

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Drawing:
SITE PLAN

Scale:
1 : 75



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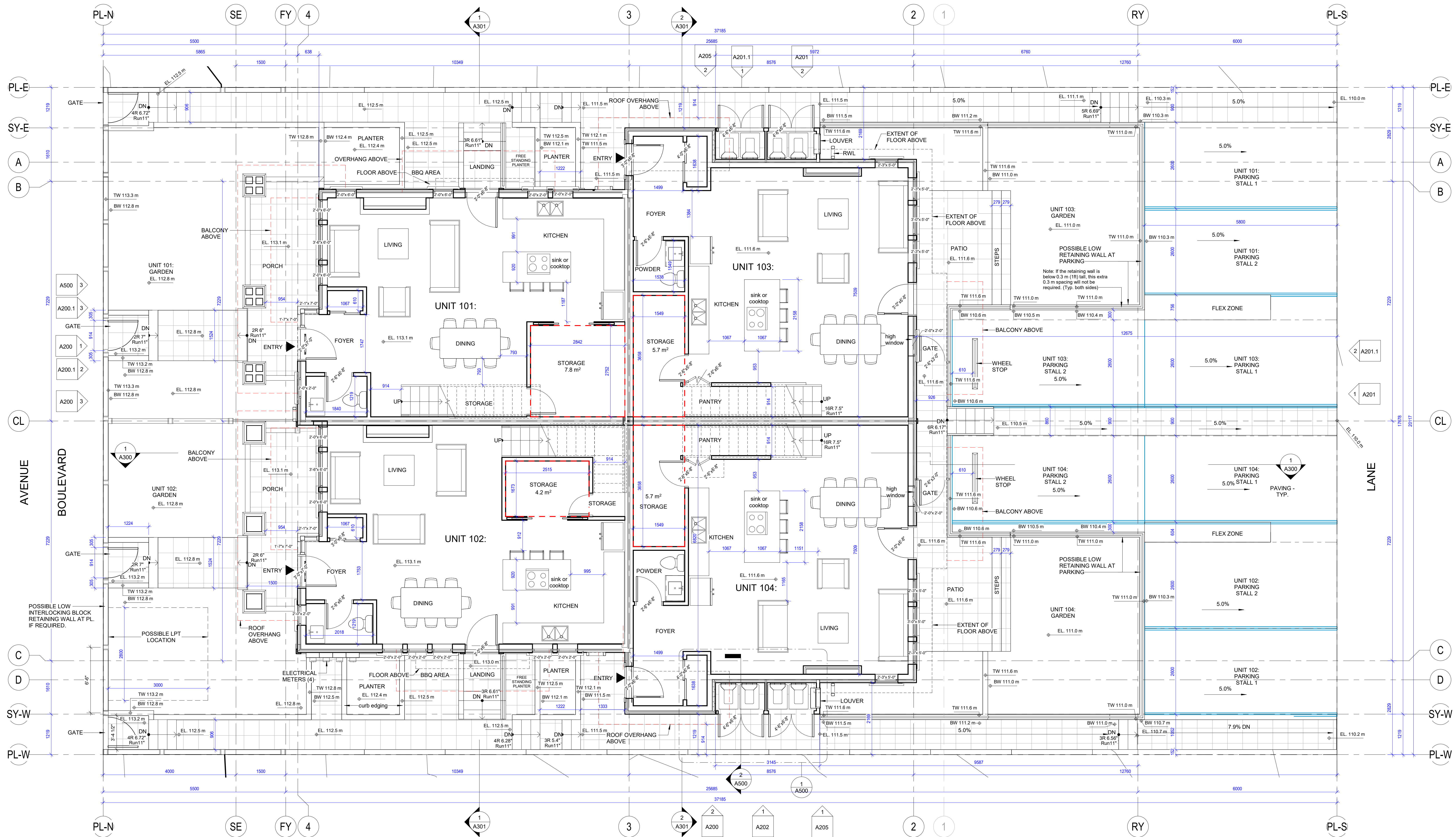
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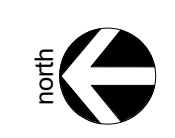
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FOURPLEX 2

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 Project Number: -

Drawing:
LEVEL 1 PLAN
 Scale:
 1 : 50

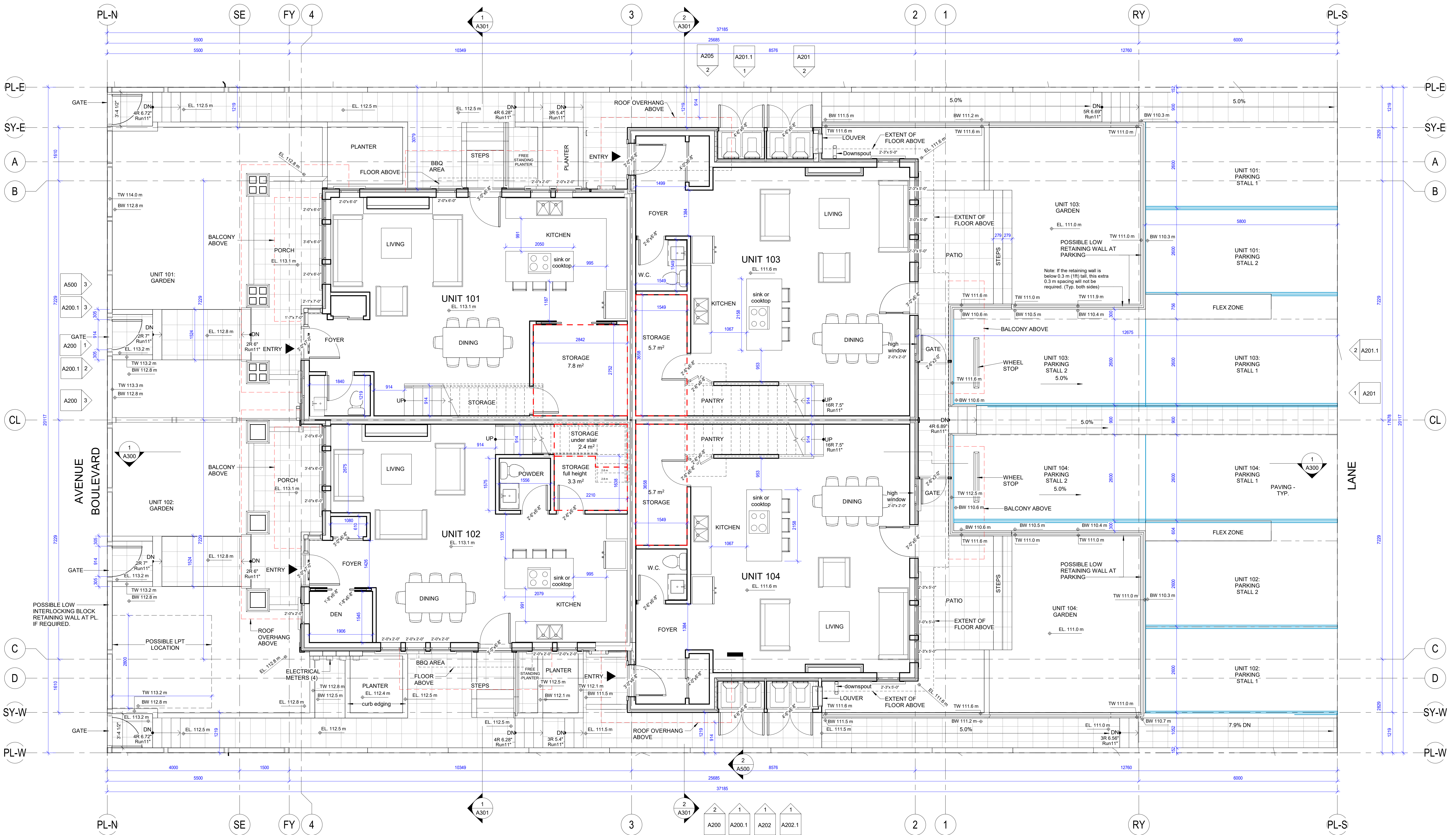


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FOURPLEX 2

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Drawn: -
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 Drawing:
LEVEL 1 PLAN - OPTION 2
 Scale:
 1 : 50

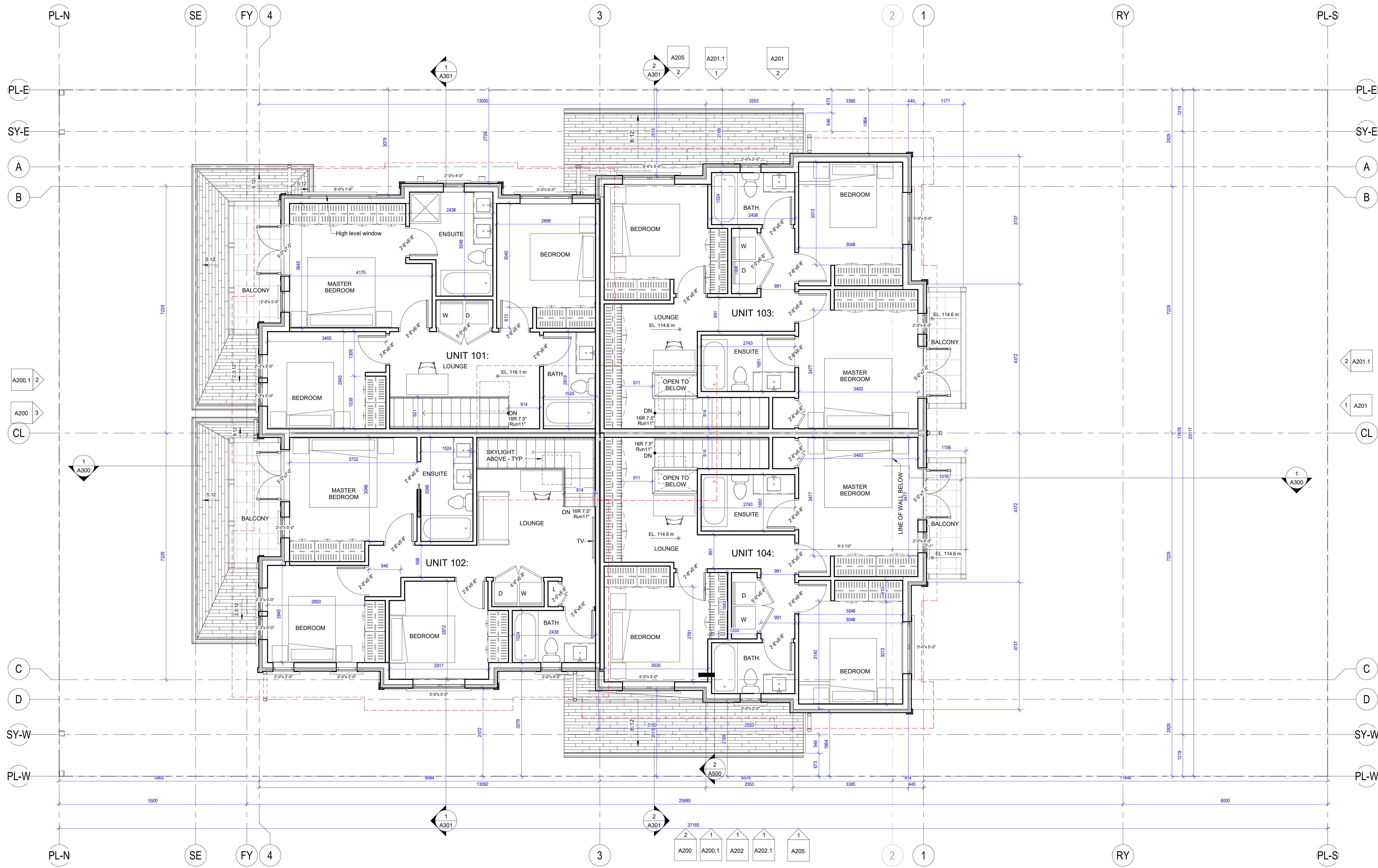


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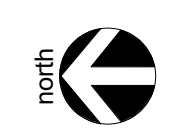
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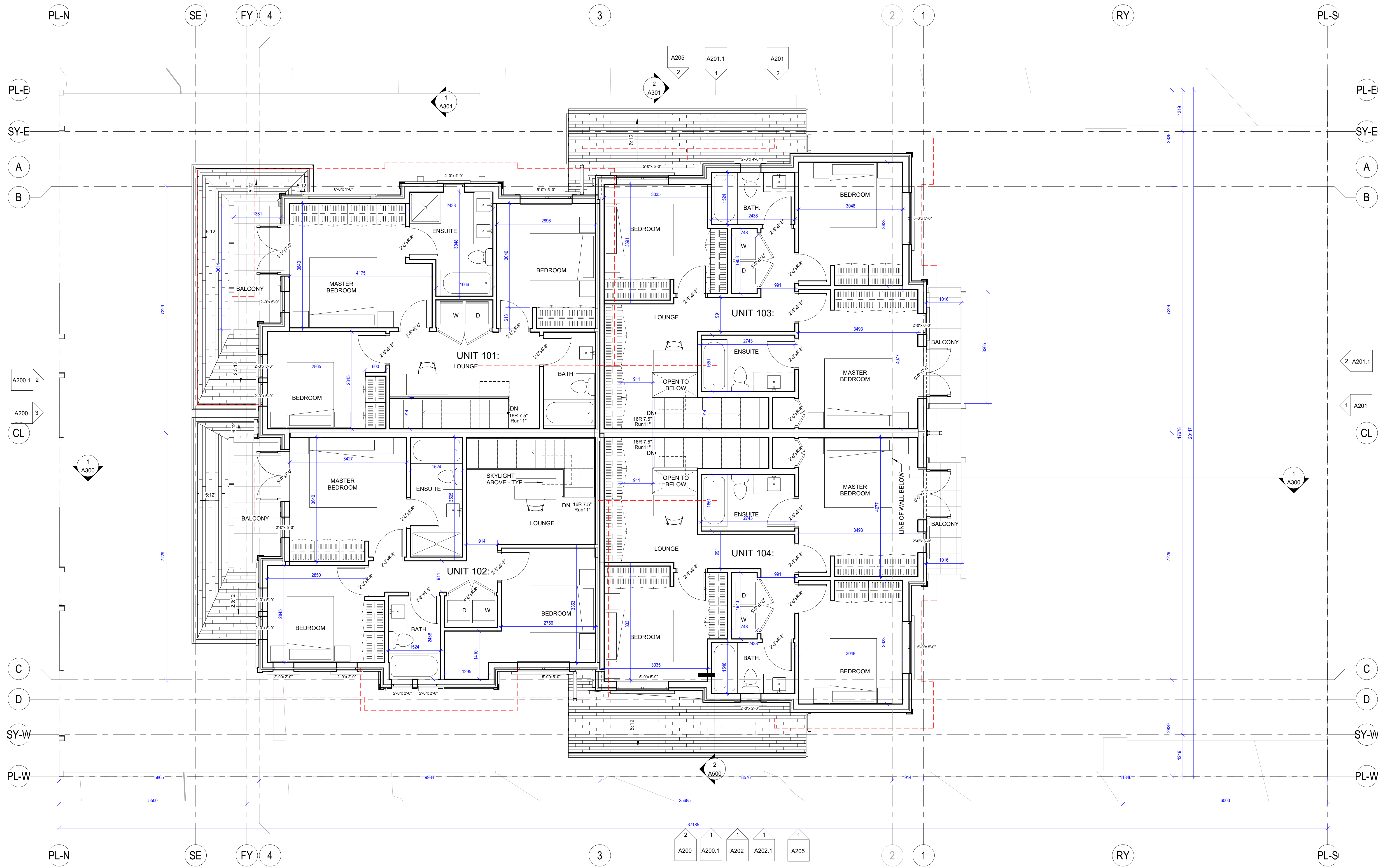
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Drawn: -
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 Drawing:
LEVEL 2 PLAN
 Scale:
1 : 50



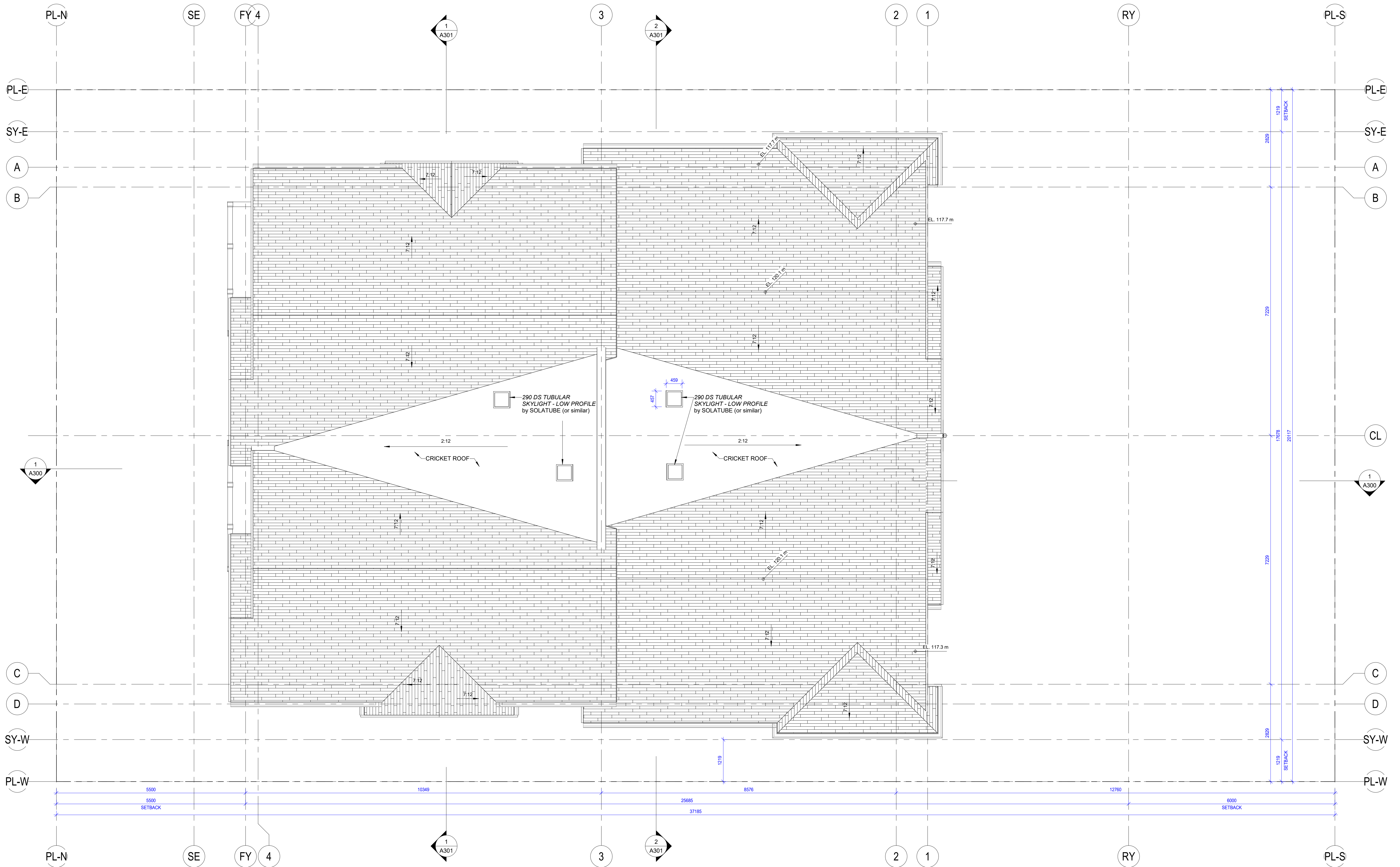
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A120



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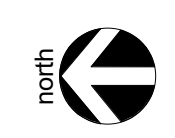
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 Project Number:
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Drawing:
ROOF PLAN
 Scale:
1 : 50

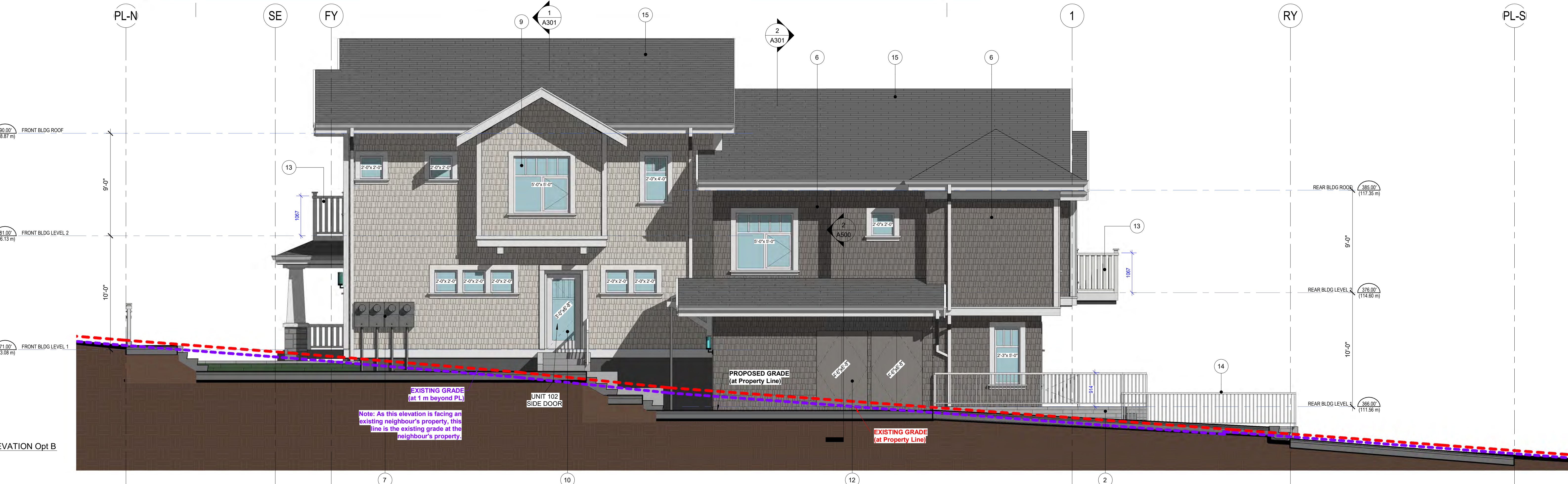


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DWG. No.
A130



| MATERIAL LEGEND Opt B | |
|-----------------------|---|
| Number | Material |
| 1 | EXPOSED ARCHITECTURAL CAST-IN-PLACE CONCRETE WALL / PEDESTAL / STAIR / RAMP |
| 2 | INTERLOCKING BLOCK RETAINING WALL, COLOUR: NATURAL STONE GRAY |
| 3 | 5 1/2\"/> |



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Project:
FOURPLEX 2

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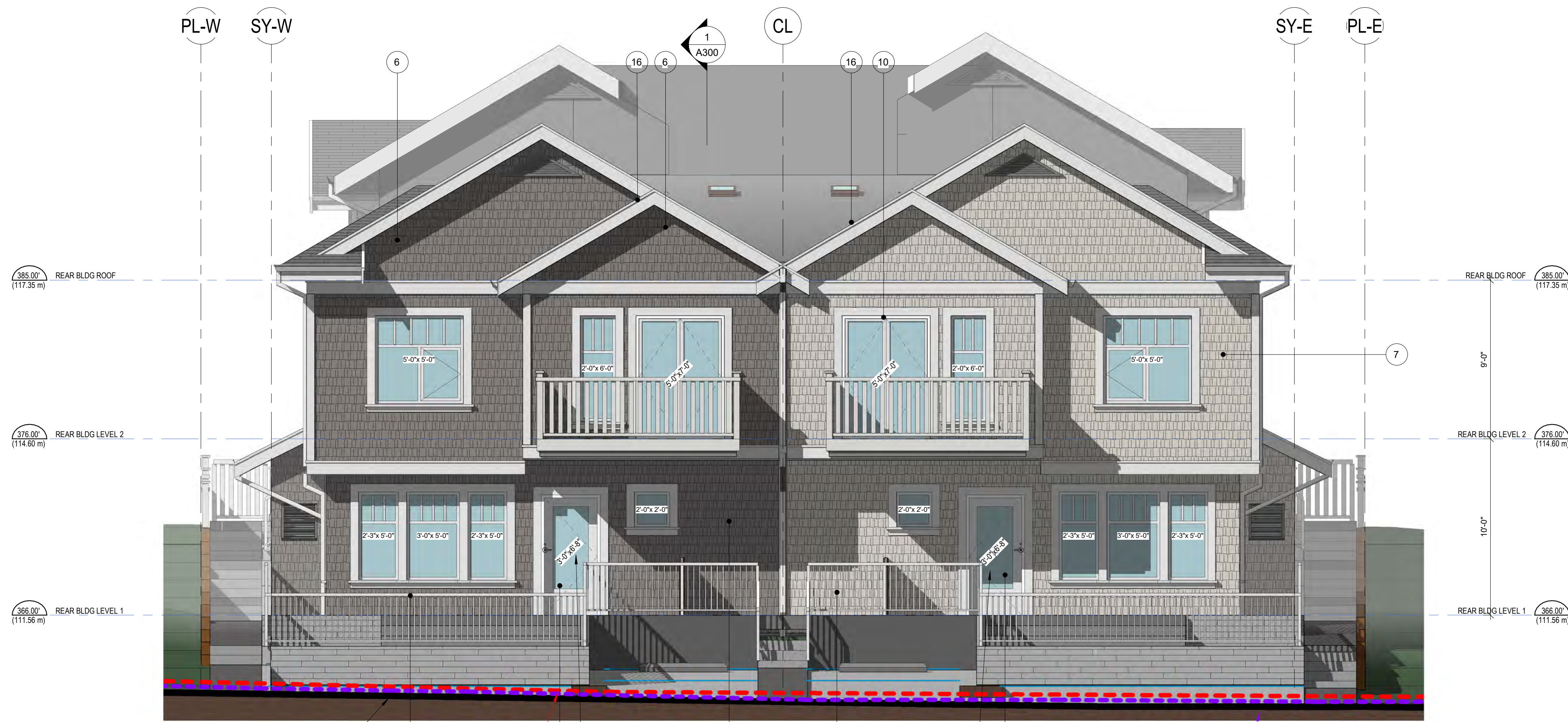
Drawing:
ELEVATIONS - OPTION B
 Scale:
 1 : 50

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DWG. No.
A200.1



| MATERIAL LEGEND Opt B | |
|-----------------------|---|
| Number | Material |
| 1 | EXPOSED ARCHITECTURAL CAST-IN-PLACE CONCRETE WALL / PEDESTAL / STAIR / RAMP |
| 2 | INTERLOCKING BLOCK RETAINING WALL, COLOUR: NATURAL STONE GRAY |
| 3 | 5 1/2" PAINTED WOOD TRIM, FINISH: SMOOTH, COLOUR: WHITE |
| 4 | FIBER CEMENT LAP SIDING, 4" EXPOSURE, FINISH: CEDARMILL, COLOUR: DEEP OCEAN (HERITAGE BLUE OR SIMILAR) |
| 5 | FIBER CEMENT LAP SIDING, 4" EXPOSURE, FINISH: TRUE GRAIN SERIES, COLOUR: CEDARTONE |
| 6 | FIBER CEMENT SHINGLE SIDING, 4" EXPOSURE, FINISH: STRAIGHT EDGE PANEL, COLOUR: AGED PEWTER |
| 7 | FIBER CEMENT SHINGLE SIDING, 4" EXPOSURE, FINISH: STRAIGHT EDGE PANEL, COLOUR: PEARL GRAY |
| 8 | 2x4 ON 2x12 PAINTED WOOD PROFILE, FINISH: SMOOTH, COLOUR: WHITE |
| 9 | VINYL WINDOWS - FRAME COLOUR: WHITE, MUNTIN STYLE: CRAFTSMAN |
| 10 | VINYL GLAZED PATIO/BALCONY DOOR - FRAME COLOUR: WHITE |
| 11 | UNIT ENTRANCE DOOR - PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: SEE ELEVATION |
| 12 | GARBAGE ROOM DOOR: METAL, LOCKING, COLOUR: TO MATCH SIDING |
| 13 | RAILING - WOOD PICKET, COLOUR: WHITE |
| 14 | RAILING - ALUMINUM PICKET, COLOUR: WHITE |
| 15 | ROOF - ASPHALT SHINGLES |
| 16 | 2x4 ON 2x10 PAINTED WOOD FASCIA, FINISH: SMOOTH, COLOUR: WHITE |
| 17 | ALUMINUM GUTTER, COLOUR: WHITE AND DOWNSPOUT, COLOUR: TO MATCH SIDING |
| 18 | SOLID WOOD EAVE BRACKET, FINISH: SMOOTH, COLOUR: WHITE |
| 19 | 1x2 ON 2x10 PAINTED WOOD PROFILE, FINISH: SMOOTH, COLOUR: WHITE |

PROPOSED GRADE (at Property Line)
 1 SOUTH ELEVATION Opt B
 1 : 50

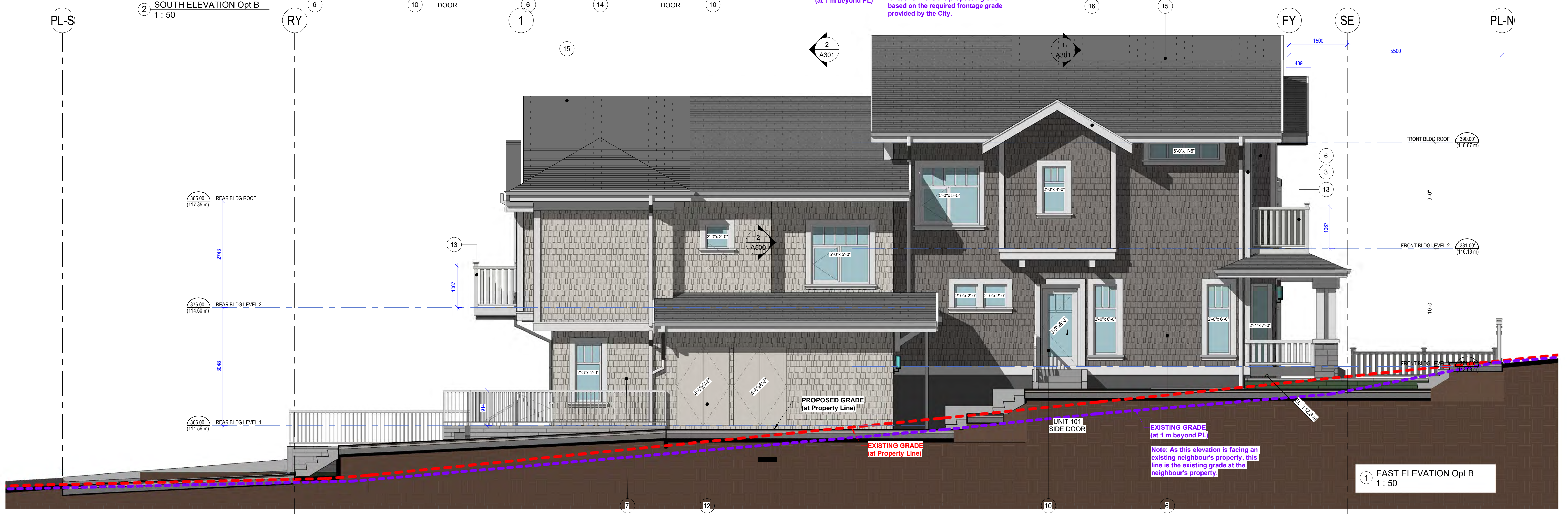
EXISTING GRADE (at Property Line)

UNIT 104 REAR DOOR

UNIT 103 REAR DOOR

EXISTING GRADE (at 1 m beyond PL)

Note: As this elevation is facing a lane, this line is the proposed grade based on the required frontage grade provided by the City.



PROPOSED GRADE (at Property Line)

EXISTING GRADE (at Property Line)

EXISTING GRADE (at 1 m beyond PL)

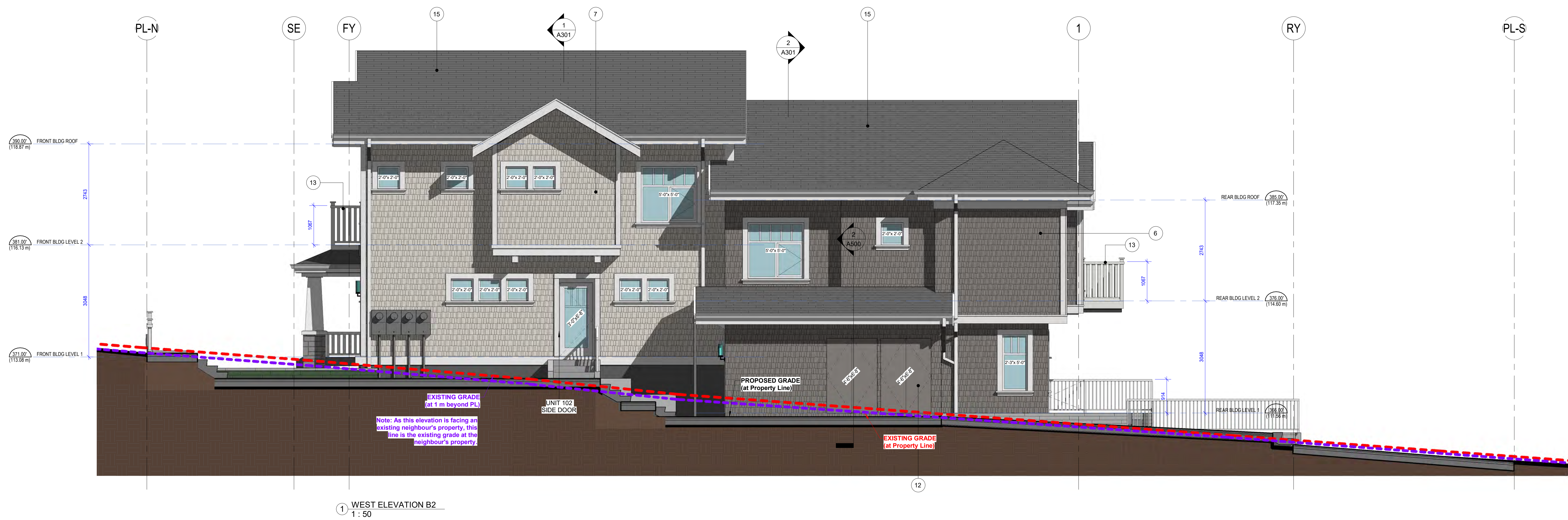
Note: As this elevation is facing an existing neighbour's property, this line is the existing grade at the neighbour's property.

1 EAST ELEVATION Opt B
 1 : 50

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| | - | Revision Date: - | Project Number: - | Scale: 1 : 50 | | | |
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ALTERNATE WINDOW DESIGN IMPROVES SPATIAL SEPARATION REQUIREMENTS
SEE A205 FOR CALCULATIONS



1 WEST ELEVATION B2
1 : 50

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Project:
FOURPLEX 2

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Revision Date:
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Project Number:
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Drawing:
ELEVATIONS - OPTION B2

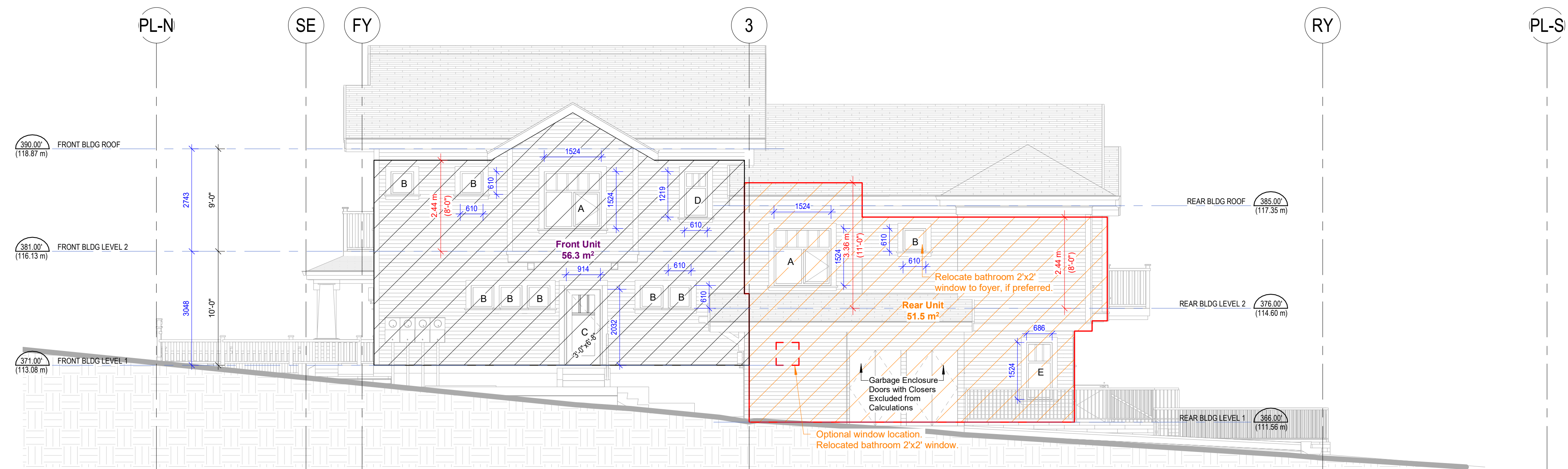
Scale:
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DWG. No.
A202.1



SPATIAL SEPARATION CALCULATIONS (per table 9.10.15.4 BCBC 2018) (UNSPRINKLERED BUILDING)

Front Unit:
Limiting Distance: 2.57 m
Area of Exposing Bldg. Face: 56.3 m²

Max. Area of Glazed Openings: 17%

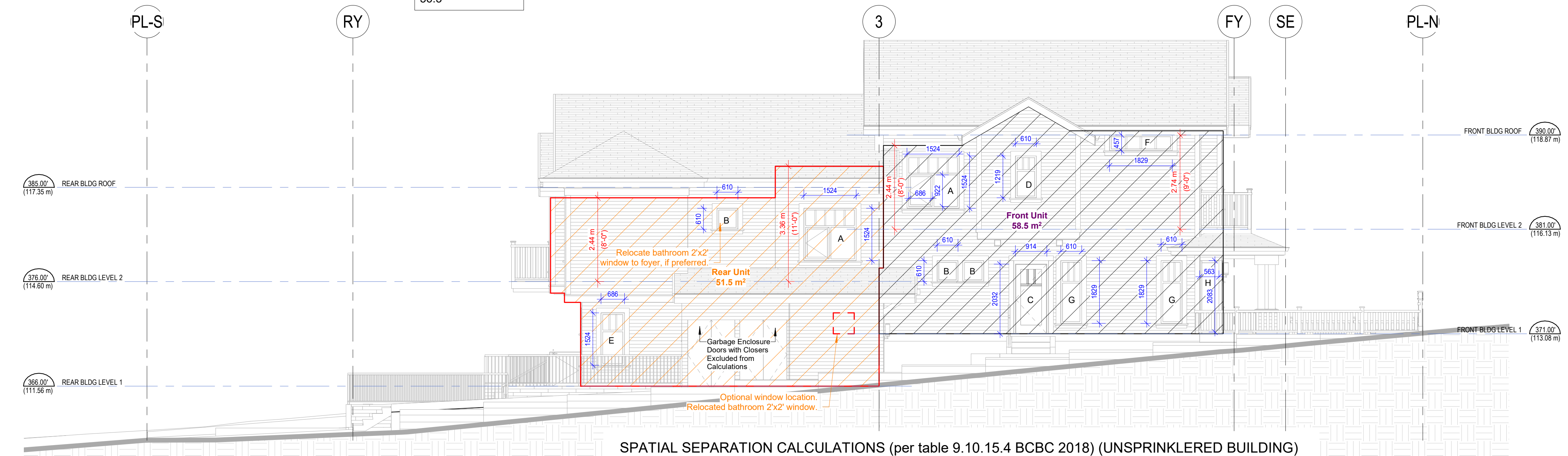
A: 1.52 m x 1.52 m = 2.32 m²
B: 0.61 m x 0.61 m = 0.37 m² x 7 = 2.59 m²
C: 0.91 m x 2.03 m = 1.85 m²
D: 0.61 m x 1.22 m = 0.74 m²
Total: 7.50 m²

Rear Unit:
Limiting Distance: 1.22 m
Area of Exposing Bldg. Face: 53.4 m²

Max. Area of Glazed Openings: 7.1%

A: 1.52 m x 1.52 m = 2.31 m²
B: 0.61 m x 0.61 m = 0.37 m²
E: 0.69 m x 1.52 m = 1.05 m²
Total: 3.73 m²

① EAST SPATIAL SEPARATION ELEVATION
1 : 75



SPATIAL SEPARATION CALCULATIONS (per table 9.10.15.4 BCBC 2018) (UNSPRINKLERED BUILDING)

Rear Unit:
Limiting Distance: 1.22 m
Area of Exposing Bldg. Face: 53.4 m²

Max. Area of Glazed Openings: 7.1%

A: 1.52 m x 1.52 m = 2.31 m²
B: 0.61 m x 0.61 m = 0.37 m²
E: 0.69 m x 1.52 m = 1.05 m²
Total: 3.73 m²

3.73 x 100 = 6.98%
53.4

Front Unit:
Limiting Distance: 2.72 m
Area of Exposing Bldg. Face: 58.5 m²

Max. Area of Glazed Openings: 18%

A: 1.52 m x 1.52 m = 2.31 m²
B: 0.61 m x 0.61 m = 0.37 m² x 2 = 0.74 m²
C: 0.91 m x 2.03 m = 1.85 m²
D: 0.61 m x 1.22 m = 0.74 m²
F: 1.83 m x 0.46 m = 0.84 m²
G: 0.61 m x 1.83 m = 1.12 m² x 2 = 2.23 m²
H: 0.56 m x 2.08 m = 1.16 m²
Total: 9.87 m²

9.87 x 100 = 16.9%
58.5

② WEST SPATIAL SEPARATION ELEVATION
1 : 75

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Project:
FOURPLEX 2

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Issue Date: (YYYY-MM-DD)

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Revision Date:

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Drawn: Checked:

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Project Number:

Drawing:
SPATIAL SEPARATION CALCULATIONS

Scale:
1 : 75

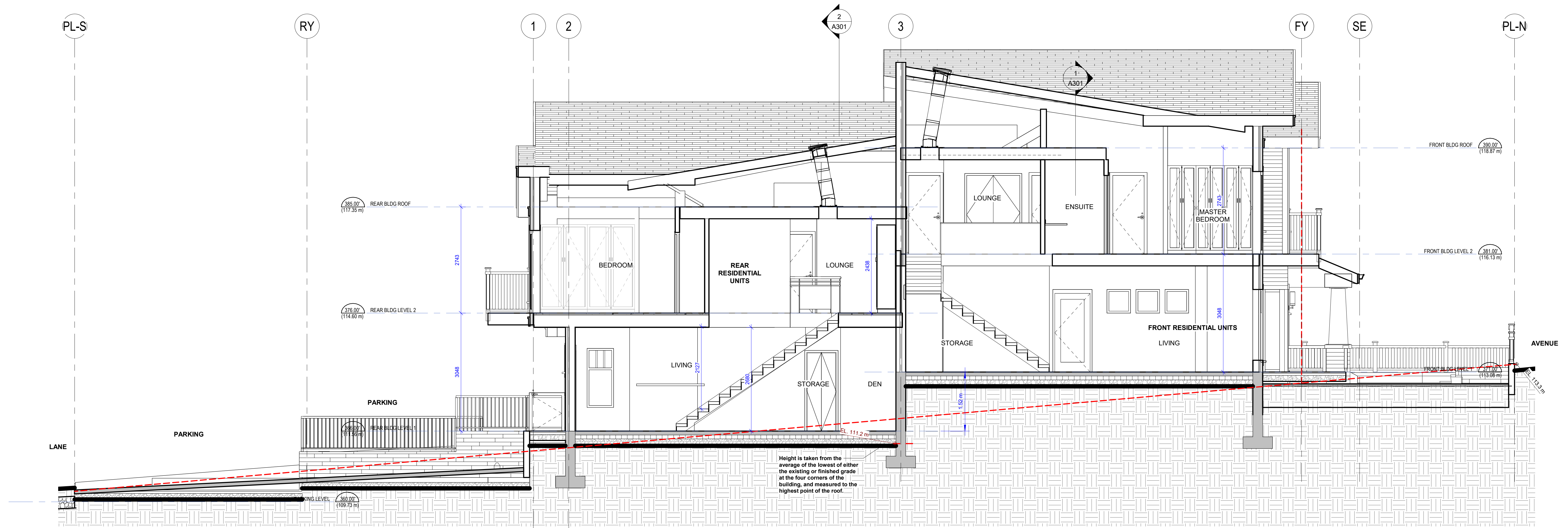
ANKENMAN MARCHAND ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

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

DWG. No.
A205

2023-06-19 10:27:55 AM



1 WEST N-S SITE SECTION
1 : 50

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Project:
FOURPLEX 2

Revision Date:
-

Issue Date: (YYYY-MM-DD)
-

Revision Date:
-

Drawn: -
Checked: -

Project Number:
- - - -

Drawing:
SECTIONS

Scale:
1 : 50

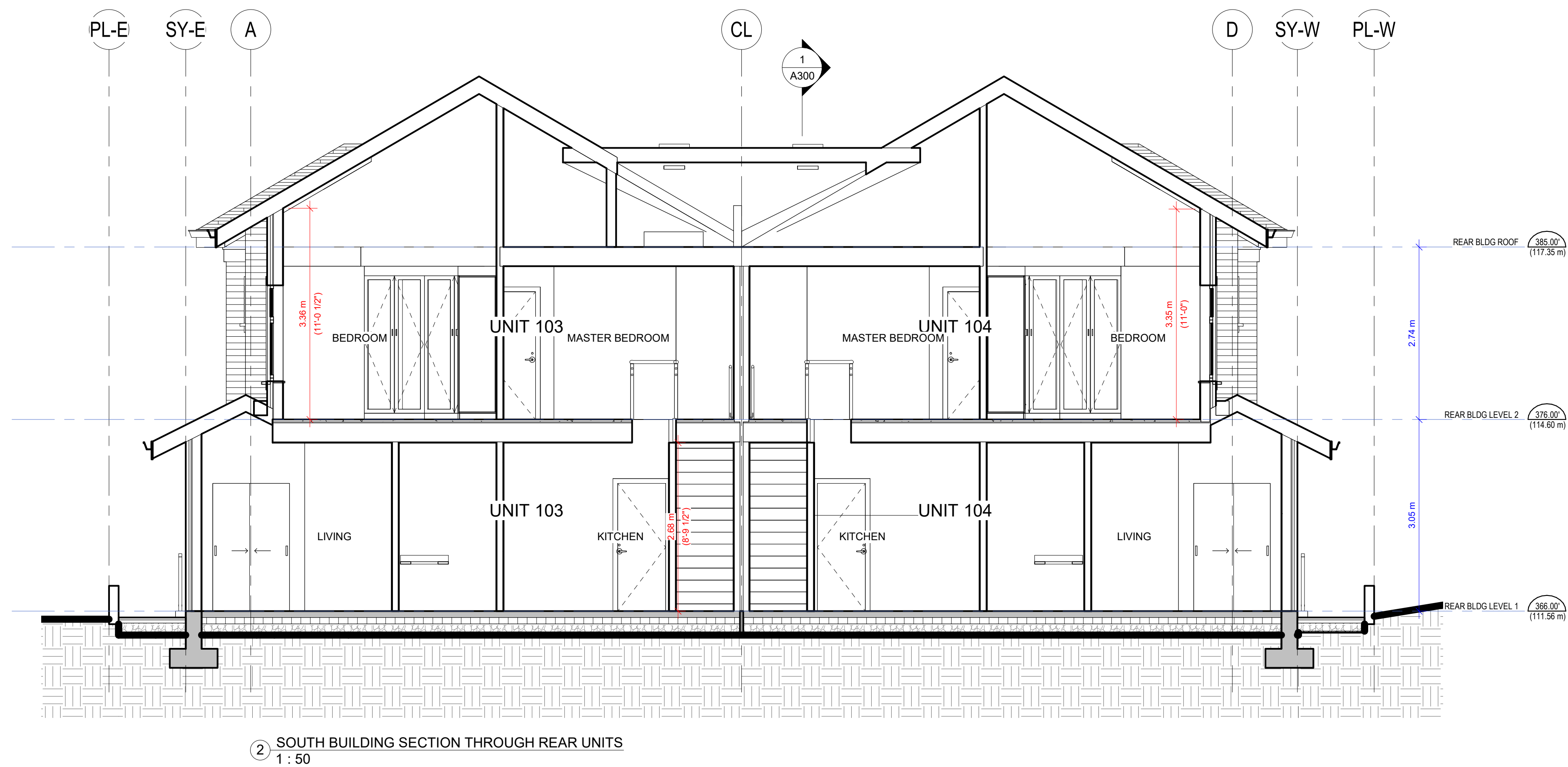
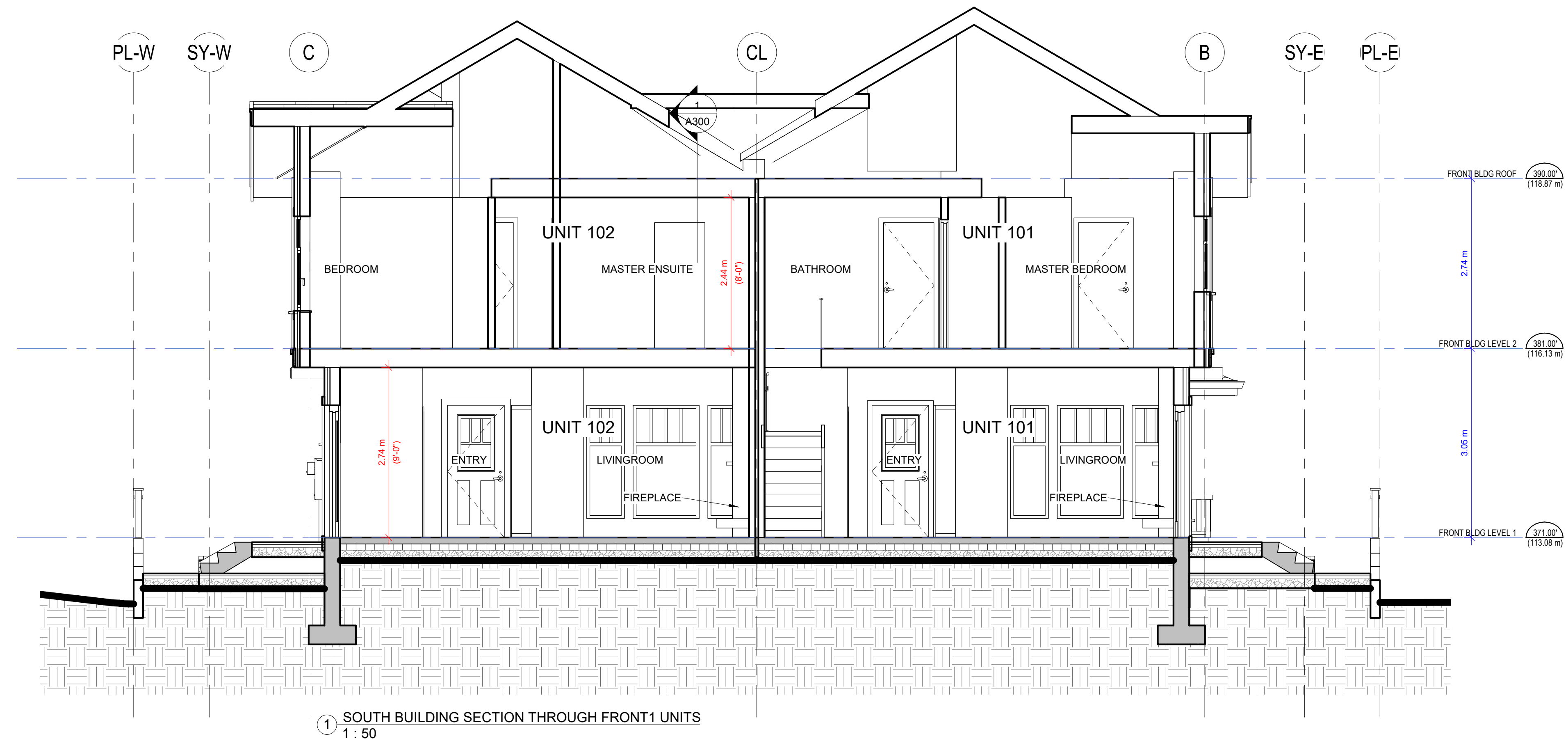
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A300

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Project:
FOURPLEX 2

Revision Date:
-

Issue Date: (YYYY-MM-DD)
-

Revision Date:
-

Drawn: -
Checked: -

Project Number:

Drawing:
SECTIONS

Scale:
1 : 50

ANKENMAN MARCHAND ARCHITECTS

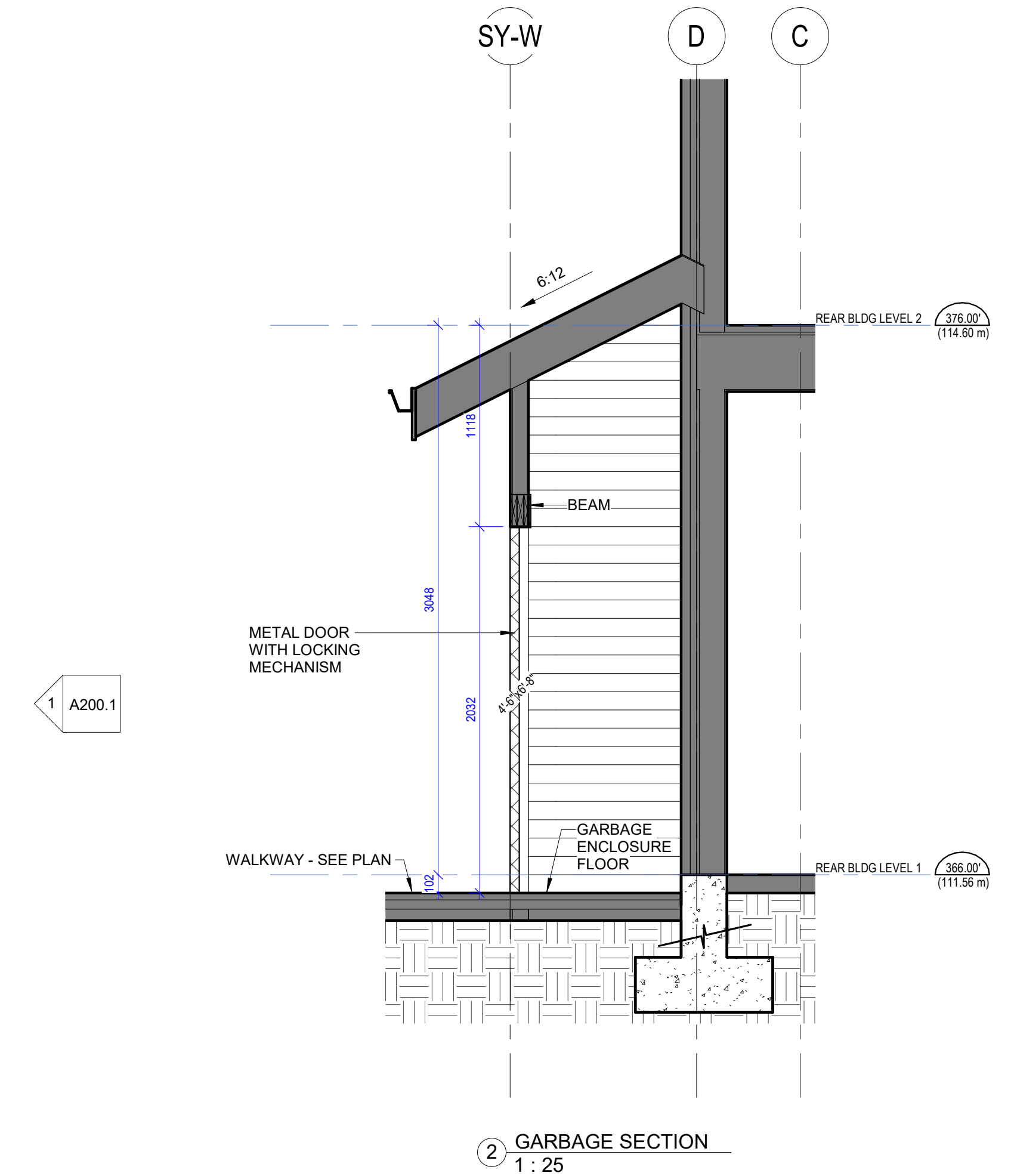
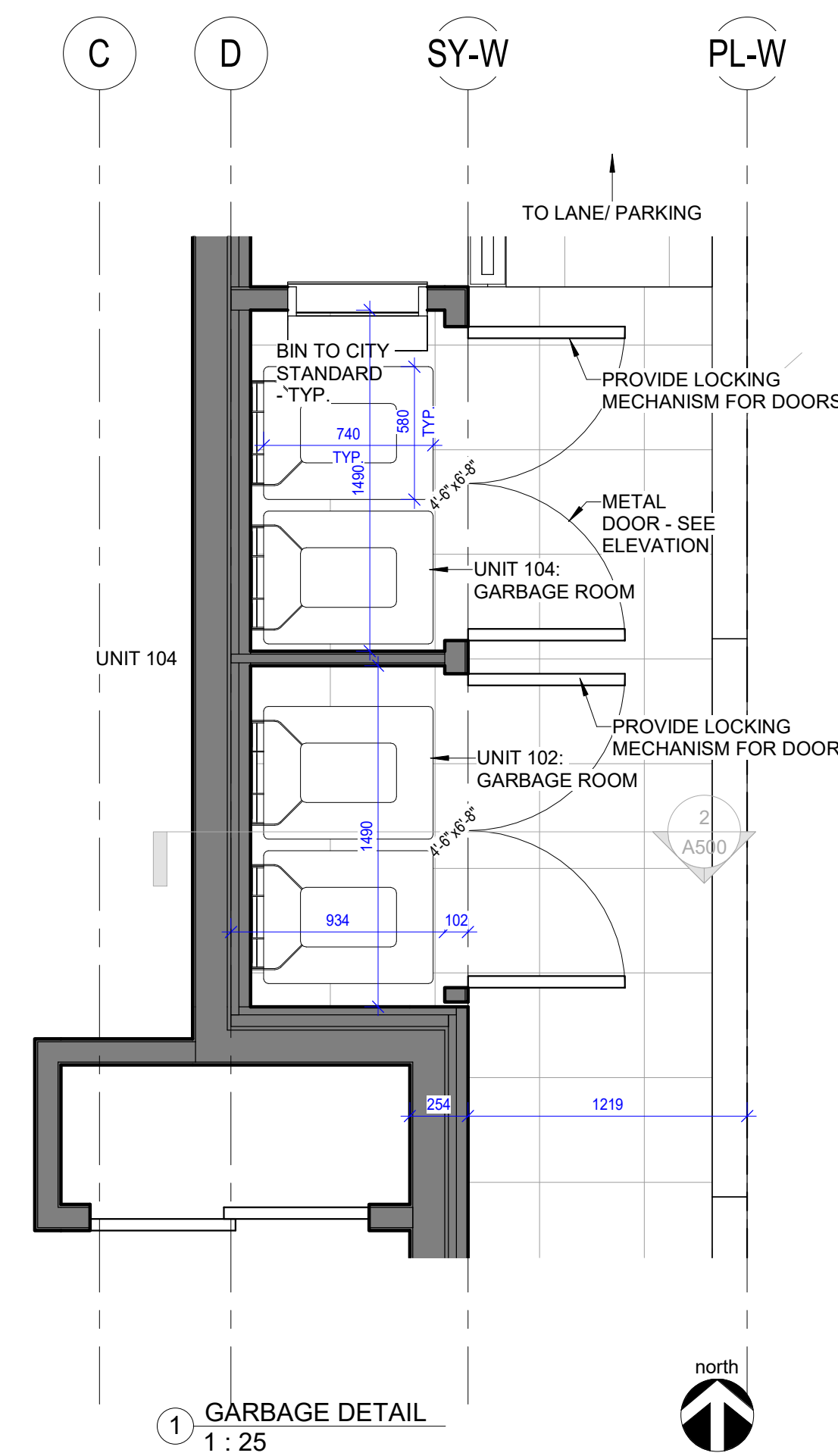
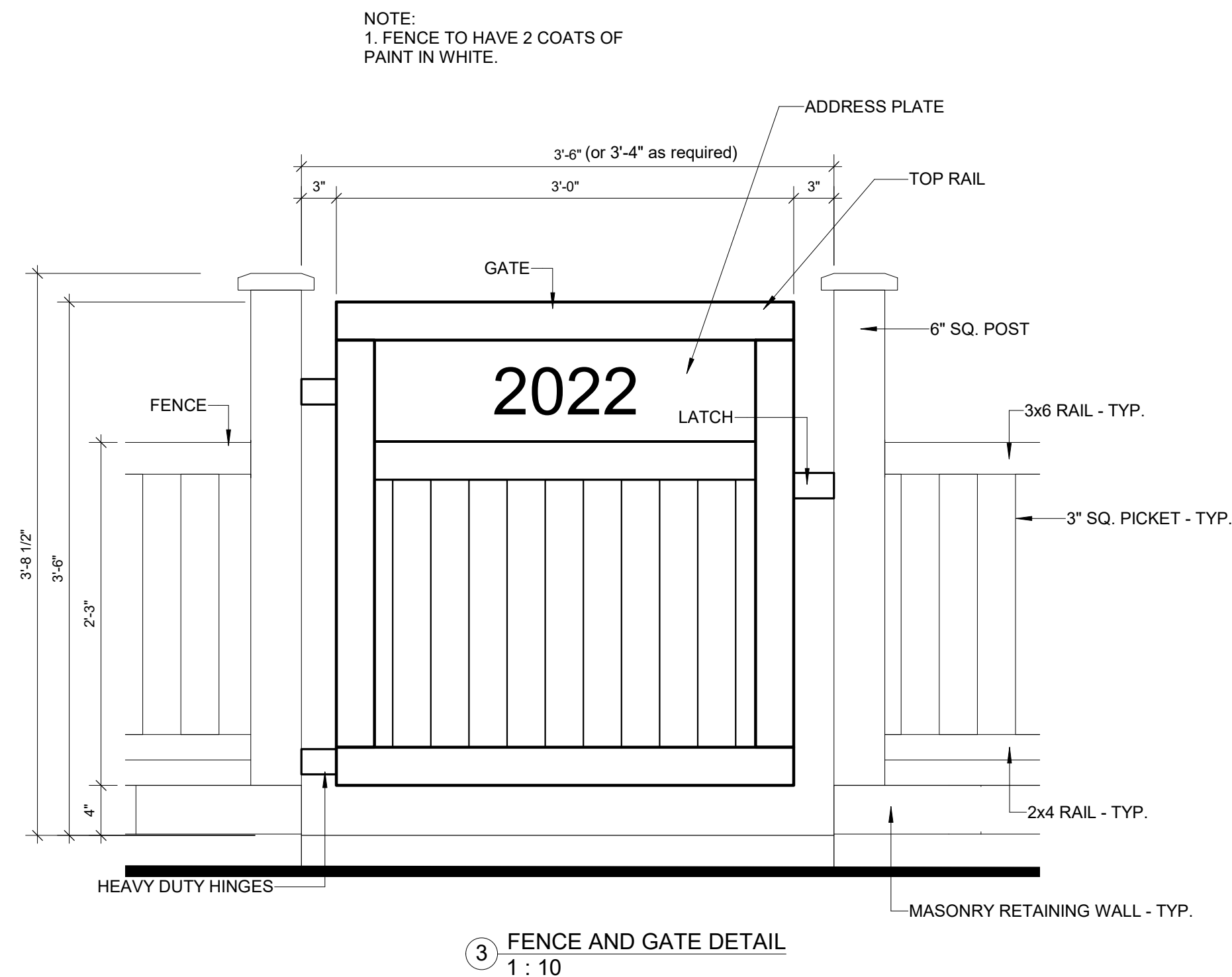
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Vancouver, BC V6J 1N5

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Email: office@amarchitects.com

DWG. No.
A301

2023.06.19 10:27:57 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 | 5 1/2" PAINTED WOOD TRIM, FINISH: SMOOTH, COLOUR: WHITE |
| 4 | FIBER CEMENT LAP SIDING, 4" EXPOSURE, FINISH: CEDARMILL, COLOUR: DEEP OCEAN (HERITAGE BLUE OR SIMILAR) |
| 5 | FIBER CEMENT LAP SIDING, 4" EXPOSURE, FINISH: TRUE GRAIN SERIES, COLOUR: CEDARTONE |
| 6 | FIBER CEMENT SHINGLE SIDING, 4" EXPOSURE, FINISH: STRAIGHT EDGE PANEL, COLOUR: AGED PEWTER |
| 7 | FIBER CEMENT SHINGLE SIDING, 4" EXPOSURE, FINISH: STRAIGHT EDGE PANEL, COLOUR: PEARL GRAY |
| 8 | 2x4 ON 2x12 PAINTED WOOD PROFILE, FINISH: SMOOTH, COLOUR: WHITE |
| 9 | VINYL WINDOWS - FRAME COLOUR: WHITE, MUNTIN STYLE: CRAFTSMAN |
| 10 | VINYL GLAZED PATIO/BALCONY DOOR - FRAME COLOUR: WHITE |
| 11 | UNIT ENTRANCE DOOR - PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: SEE ELEVATION |
| 12 | GARBAGE ROOM DOOR: METAL, LOCKING, COLOUR: TO MATCH SIDING |
| 13 | RAILING - WOOD PICKET, COLOUR: WHITE |
| 14 | RAILING - ALUMINUM PICKET, COLOUR: WHITE |
| 15 | ROOF - ASPHALT SHINGLES |
| 16 | 2x4 ON 2x10 PAINTED WOOD FASCIA, FINISH: SMOOTH, COLOUR: WHITE |
| 17 | ALUMINUM GUTTER, COLOUR: WHITE AND DOWNSPOUT, COLOUR: TO MATCH SIDING |
| 18 | SOLID WOOD EAVE BRACKET, FINISH: SMOOTH, COLOUR: WHITE |
| 19 | 1x2 ON 2x10 PAINTED WOOD PROFILE, FINISH: SMOOTH, COLOUR: WHITE |



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Project:
FOURPLEX 2

Issue Date: (YYYY-MM-DD)
-

Revision Date:
-

Drawn: Checked:
- -

Project Number:
- - - - -

Drawing:
DETAILS

Scale:
As indicated

ANKENMAN MARCHAND ARCHITECTS

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Vancouver, BC V6J 1N5

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

DWG. No.
A500

2023.09.19 10:27:57 AM



1 3D View 4 Opt B



2 3D View 5 Opt B

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Project:
FOURPLEX 2
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Issue Date: (YYYY-MM-DD)
 -
 Revision Date:
 -

Drawn: Checked:
 - -
 Project Number:
 - - - -

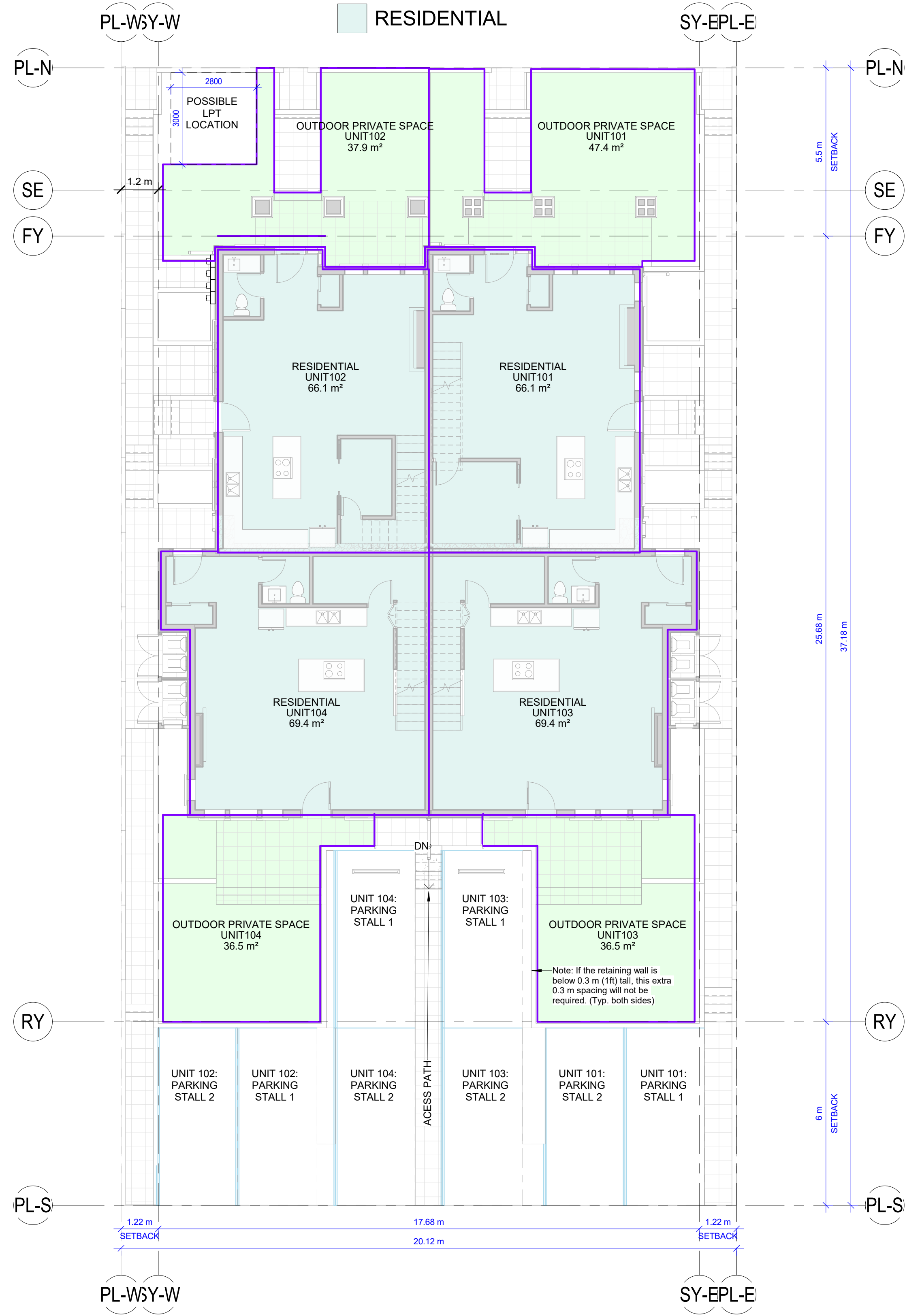
Drawing:
3D VIEWS - OPTION B
 Scale:

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

DWG. No.
A600.1

Area Legend

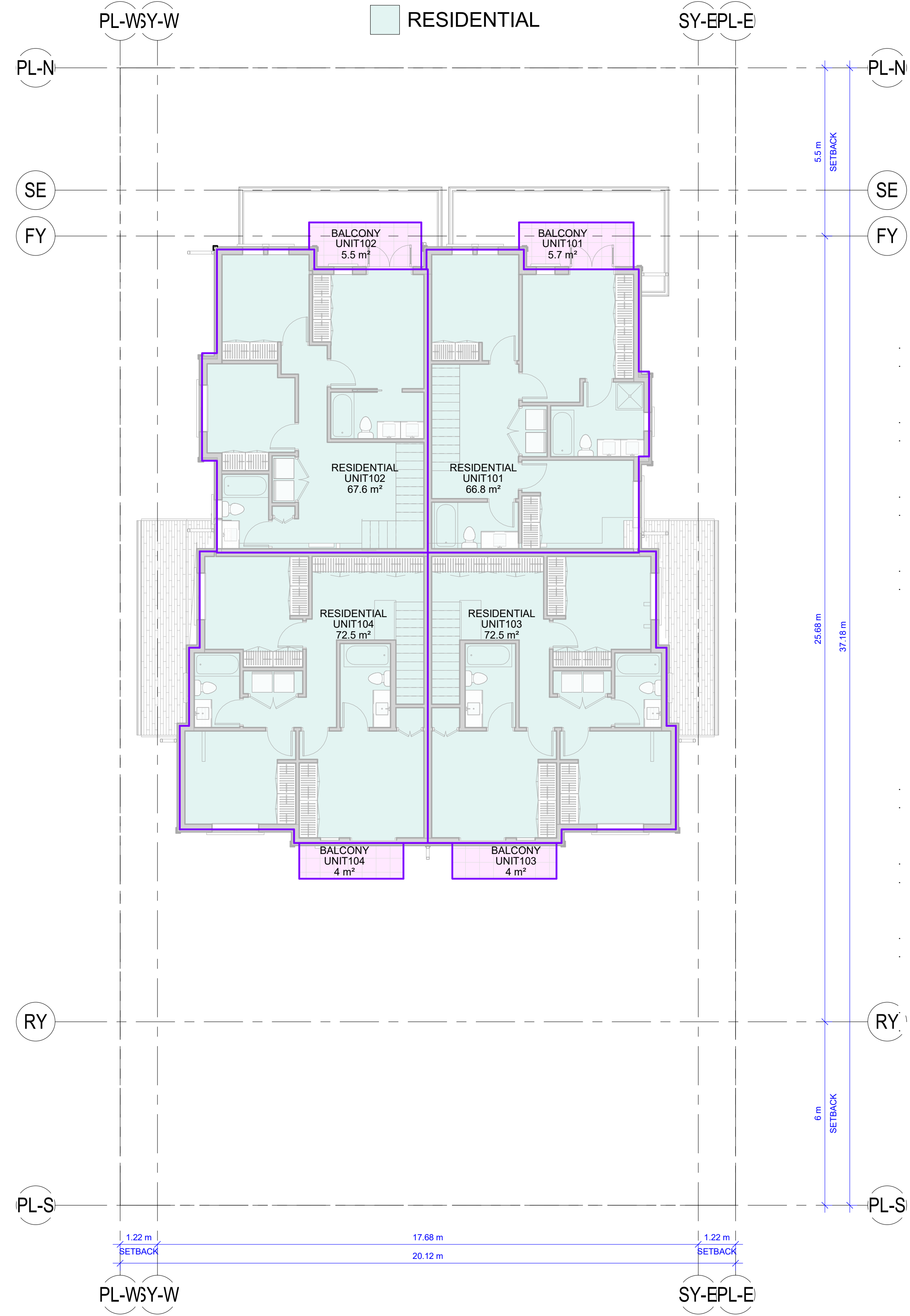
- OUTDOOR PRIVATE SPACE
- RESIDENTIAL



1 LEVEL 1 AREA PLAN
1: 100

Area Legend

- BALCONY
- RESIDENTIAL



2 LEVEL 2 AREA PLAN
1: 100

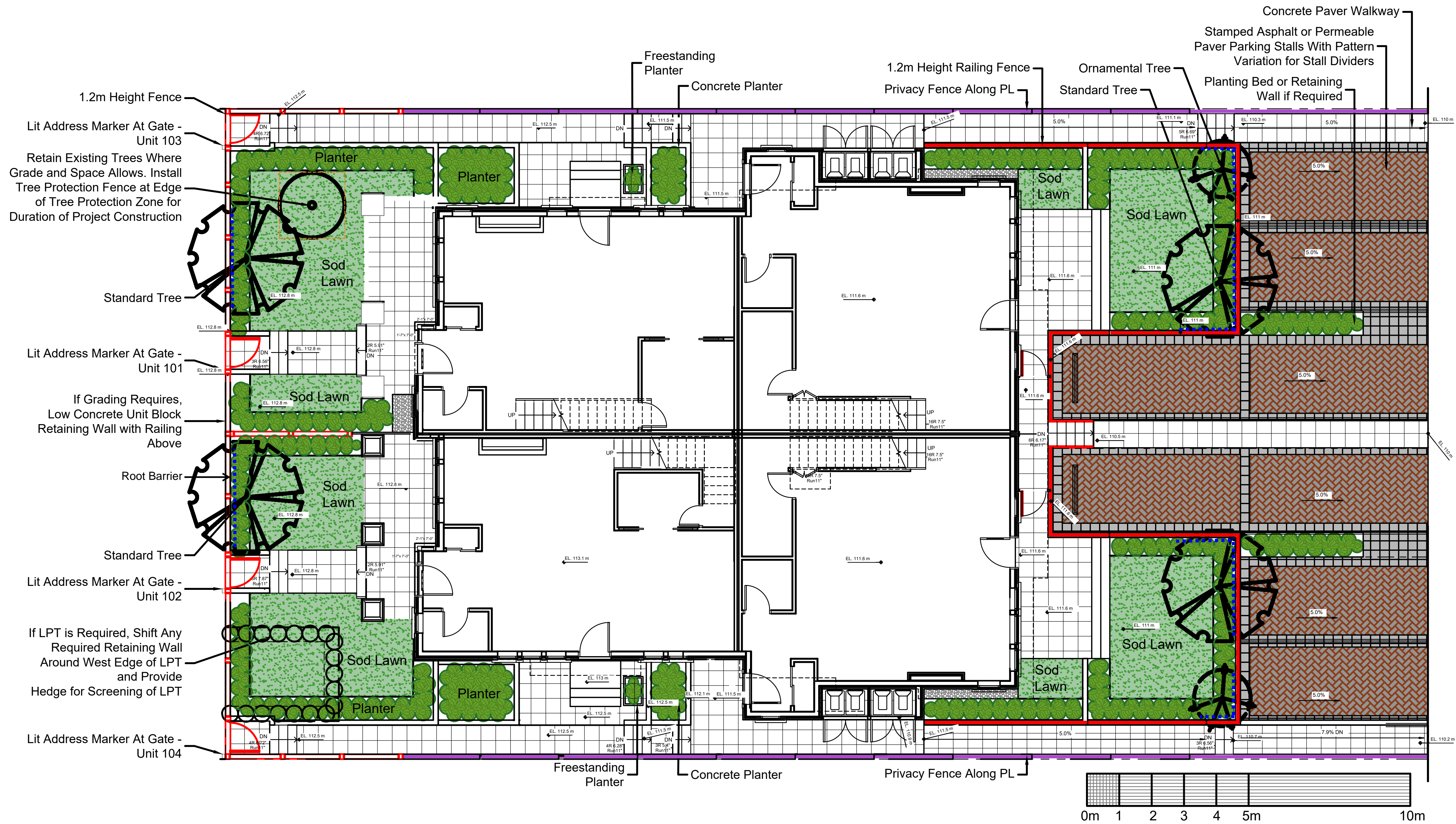
| FLOOR AREA (m ²) | | |
|------------------------------|--------------------|----------------------|
| Unit # | Level | Area |
| 101 | FRONT BLDG LEVEL 1 | 66.1 m ² |
| 101 | FRONT BLDG LEVEL 2 | 66.8 m ² |
| | | 132.9 m ² |
| 102 | FRONT BLDG LEVEL 1 | 66.1 m ² |
| 102 | FRONT BLDG LEVEL 2 | 67.6 m ² |
| | | 133.7 m ² |
| 103 | FRONT BLDG LEVEL 1 | 69.4 m ² |
| 103 | FRONT BLDG LEVEL 2 | 72.5 m ² |
| | | 141.9 m ² |
| 104 | FRONT BLDG LEVEL 1 | 69.4 m ² |
| 104 | FRONT BLDG LEVEL 2 | 72.5 m ² |
| | | 141.9 m ² |
| TOTAL PROPOSED FLOOR AREA: | | 550.4 m ² |

| FLOOR AREA (SF) | | |
|----------------------------|--------------------|---------|
| Unit # | Level | Area |
| 101 | FRONT BLDG LEVEL 1 | 711 SF |
| 101 | FRONT BLDG LEVEL 2 | 719 SF |
| 101: 2 | | 1430 SF |
| 102 | FRONT BLDG LEVEL 1 | 711 SF |
| 102 | FRONT BLDG LEVEL 2 | 728 SF |
| 102: 2 | | 1439 SF |
| 103 | FRONT BLDG LEVEL 1 | 747 SF |
| 103 | FRONT BLDG LEVEL 2 | 781 SF |
| 103: 2 | | 1527 SF |
| 104 | FRONT BLDG LEVEL 1 | 747 SF |
| 104 | FRONT BLDG LEVEL 2 | 781 SF |
| 104: 2 | | 1527 SF |
| TOTAL PROPOSED FLOOR AREA: | | 5924 SF |

| OUTDOOR SPACE AREA | | |
|--------------------|-----------------------|---------------------|
| Unit # | Name | Area |
| 101 | BALCONY | 5.7 m ² |
| 101 | OUTDOOR PRIVATE SPACE | 47.4 m ² |
| 101: 2 | | 53.1 m ² |
| 102 | BALCONY | 5.5 m ² |
| 102 | OUTDOOR PRIVATE SPACE | 37.9 m ² |
| 102: 2 | | 43.4 m ² |
| 103 | BALCONY | 4 m ² |
| 103 | OUTDOOR PRIVATE SPACE | 36.5 m ² |
| 103: 2 | | 40.5 m ² |
| 104 | BALCONY | 4 m ² |
| 104 | OUTDOOR PRIVATE SPACE | 36.5 m ² |
| 104: 2 | | 40.5 m ² |

PLOT DATE: 2023-09-19 10:29:23 AM
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| | | | | | | | |
|--|-------------------------------|-------------------------------|----------------------------|-------------------------------|--|--|-------------------------|
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| | | Revision Date: - | Project Number: - - - - | Scale: 1 : 100 | | Tel: 604-872-2595 Email: office@amarchitects.com | |



1.2m Height Fence

Lit Address Marker At Gate - Unit 103

Retain Existing Trees Where Grade and Space Allows. Install Tree Protection Fence at Edge of Tree Protection Zone for Duration of Project Construction

Standard Tree

Lit Address Marker At Gate - Unit 101

If Grading Requires, Low Concrete Unit Block Retaining Wall with Railing Above

Root Barrier

Standard Tree

Lit Address Marker At Gate - Unit 102

If LPT is Required, Shift Any Required Retaining Wall Around West Edge of LPT and Provide Hedge for Screening of LPT

Lit Address Marker At Gate - Unit 104

Freestanding Planter

Concrete Planter

1.2m Height Railing Fence

Privacy Fence Along PL

Ornamental Tree

Standard Tree

Planting Bed or Retaining Wall if Required

Concrete Paver Walkway

Stamped Asphalt or Permeable Paver Parking Stalls With Pattern Variation for Stall Dividers

Freestanding Planter

Concrete Planter

Privacy Fence Along PL

- LANDSCAPE DESIGN NOTES:**
1. REVIEW EXISTING TREES FOR RETENTION WHERE POSSIBLE, REVIEW ARBORIST REPORT
 2. KEEP SITE SERVICING COUPLED TOGETHER TO LIMIT EXCAVATION AND REDUCE CONFLICTS
 3. CONSIDER SUN EXPOSURE FOR PLANTING BEDS AND FOLLOW THE LANDSCAPE LEGEND FOR SUN AND SHADE TOLERANT PLANTS
 4. PROVIDE 150mm SOIL DEPTH FOR LAWN AREAS, 450mm DEPTH FOR PLANTING BEDS, AND 1000mm DEPTH FOR TREES
 5. ADD COMPOSTED BARK MULCH AT 3" DEPTH OVER ALL PLANTING BEDS
 6. 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.
 7. ENSURE THE LAWN AND SHRUB AREAS HAVE A POSITIVE SLOPE AWAY FROM THE BUILDING
 8. 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
 9. IRRIGATION TO BE DESIGNED AND BUILT BY AN IIABC QUALIFIED CONTRACTOR
 10. SEE LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INFORMATION
 11. TREES SHOULD BE A VARIETY OF SPECIES
 12. PLANTS SHOULD BE A MIX OF MINIMUM 25% CONIFEROUS/EVERGREEN SPECIES AND 75% DECIDUOUS AS SHOWN ON THE PLANT SCHEDULE
 13. 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



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| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-----------|--------------------------|-----|
| 3 | 22.JAN.13 | REVISE PER CITY COMMENTS | RK |
| 2 | 21.DEC.14 | REVISE PER CITY COMMENTS | RK |
| 1 | 21.DEC.01 | REVISE PER CITY COMMENTS | RK |

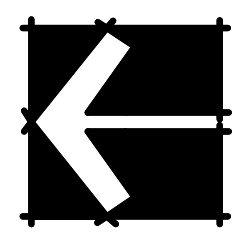
PROJECT:
FOURPLEX 2

SEAL: _____ DRAWING TITLE: _____




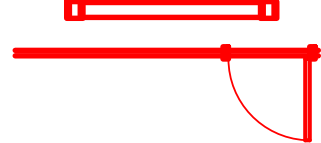




LANDSCAPE PLAN

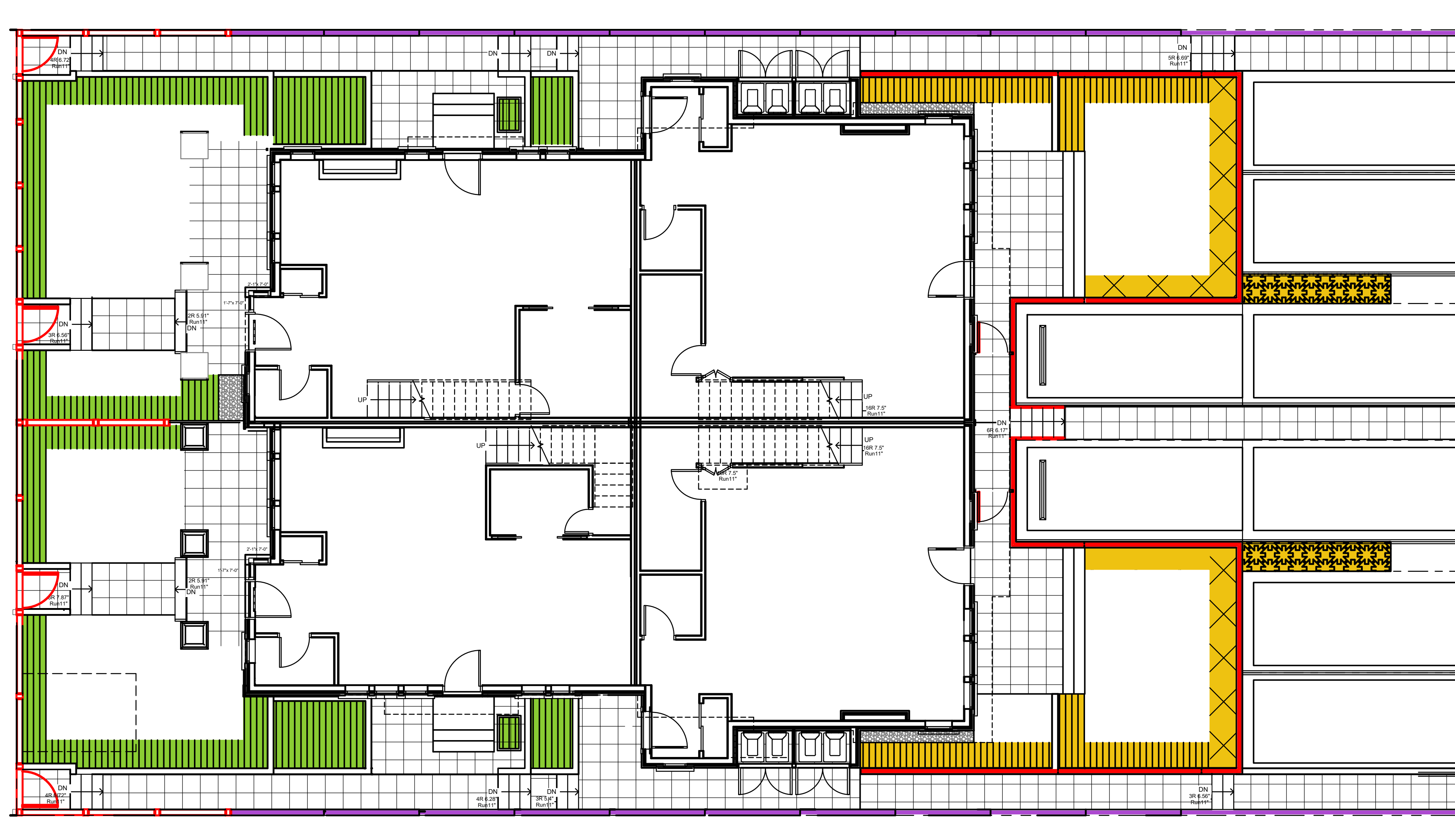
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DESIGN: RK
CHK'D: MCY

DRAWING NUMBER:
L1
PMG PROJECT NUMBER: 21-058



LEGEND

| | | | |
|---|---|---|-------------------|
|  | Full Sun |  | Drain Gravel |
|  | Shade |  | 1.2m Height Fence |
|  | Hedge Planting - 4-6' Height, 1-3' Width |  | 1.8m Height Fence |
|  | Shrub, Grass and Perennial Planting - 2-5' Height and Width | | |
|  | Groundcover Planting - 1' Height or Lower, Spreading | | |



21058-Fourplex II-5.ZIP



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| 3 | 22.JAN.13 | REVISE PER CITY COMMENTS | RK |
| 2 | 21.DEC.14 | REVISE PER CITY COMMENTS | RK |
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PROJECT:

FOURPLEX 2

SEAL:

DRAWING TITLE:

PLANTING TYPES

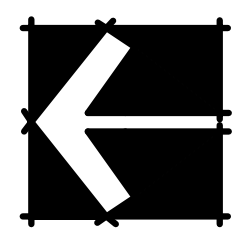
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L2

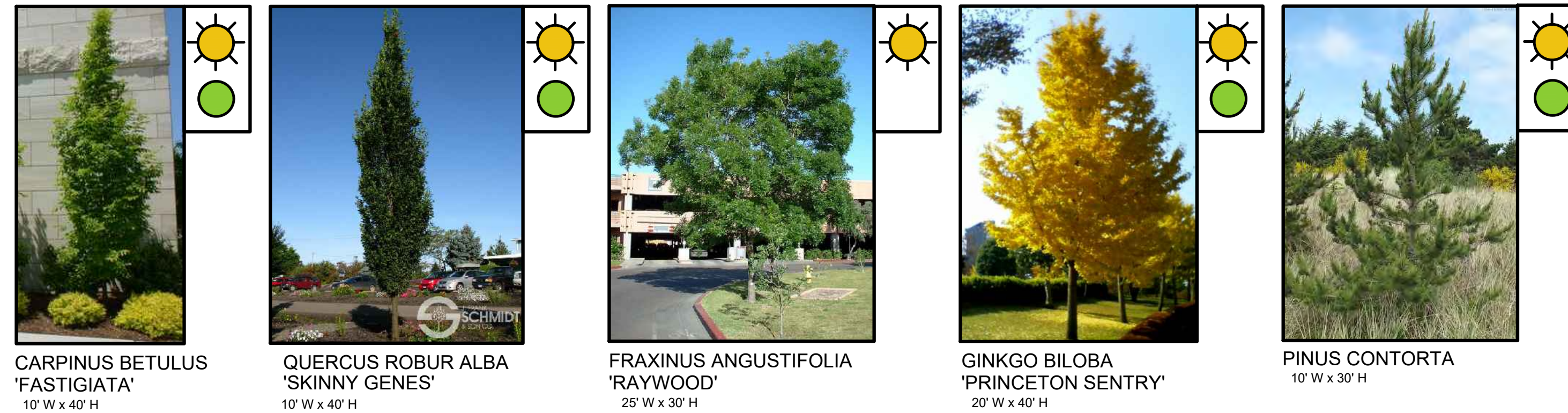
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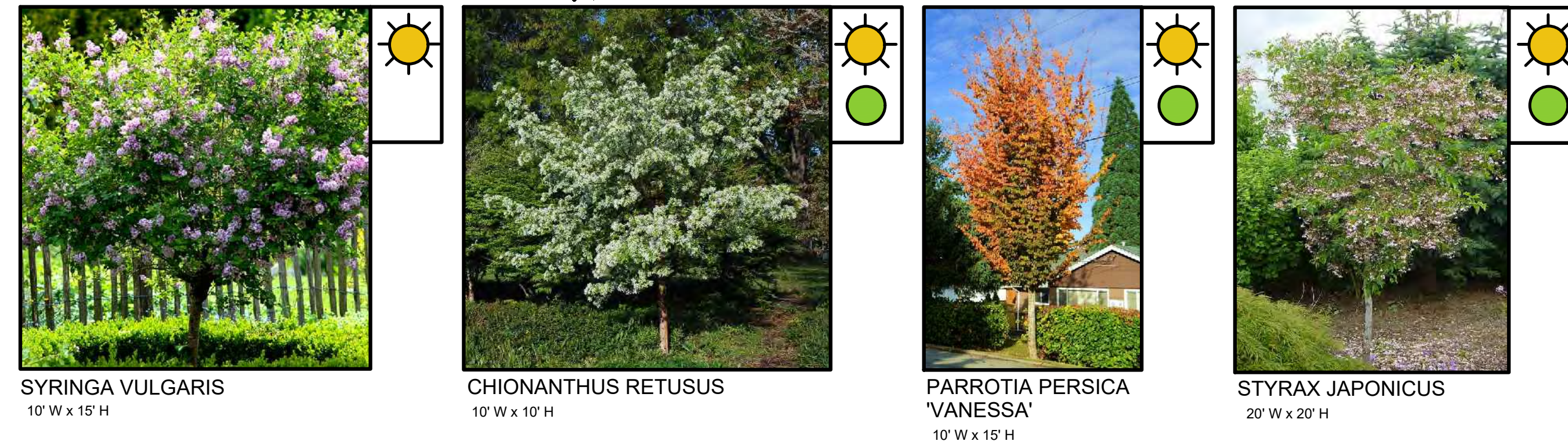


PLANT PALETTE FOR FULL SUN AREAS

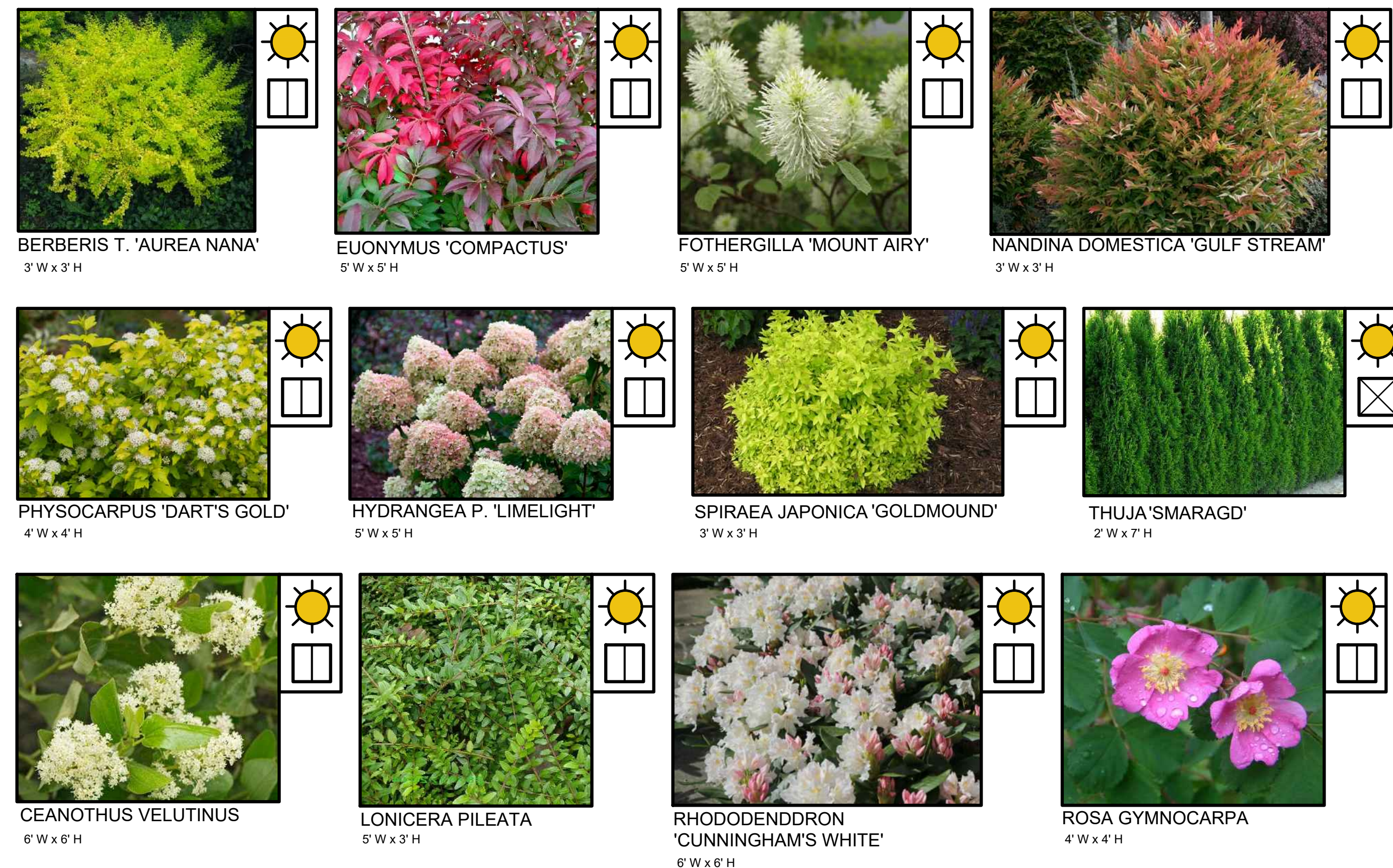
STANDARD TREES ☀️



ORNAMENTAL TREES ☀️



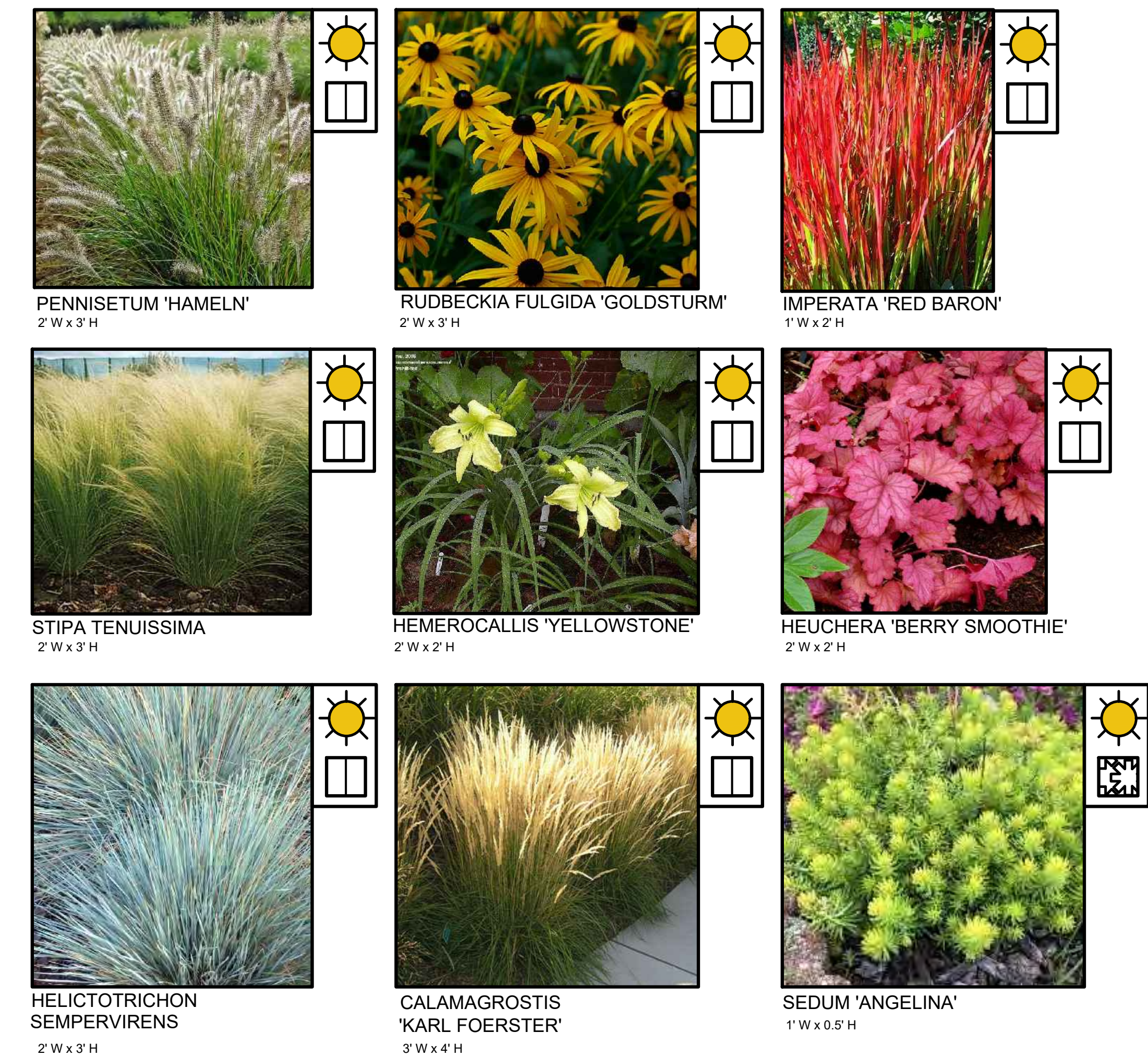
PROPOSED SHRUBS & HEDGES



LEGEND



PROPOSED GRASSES/PERENNIALS/GROUNDCOVERS



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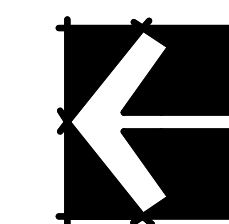
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| 2 | 21.DEC.14 | REVISE PER CITY COMMENTS | RK |
| 1 | 21.DEC.01 | REVISE PER CITY COMMENTS | RK |

PROJECT:
FOURPLEX 2

SEAL:

DRAWING TITLE:

**FULL SUN
PLANT PALETTE**



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SCALE: 1:200
DRAWN: RK
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CHK'D: MCY

DRAWING NUMBER:

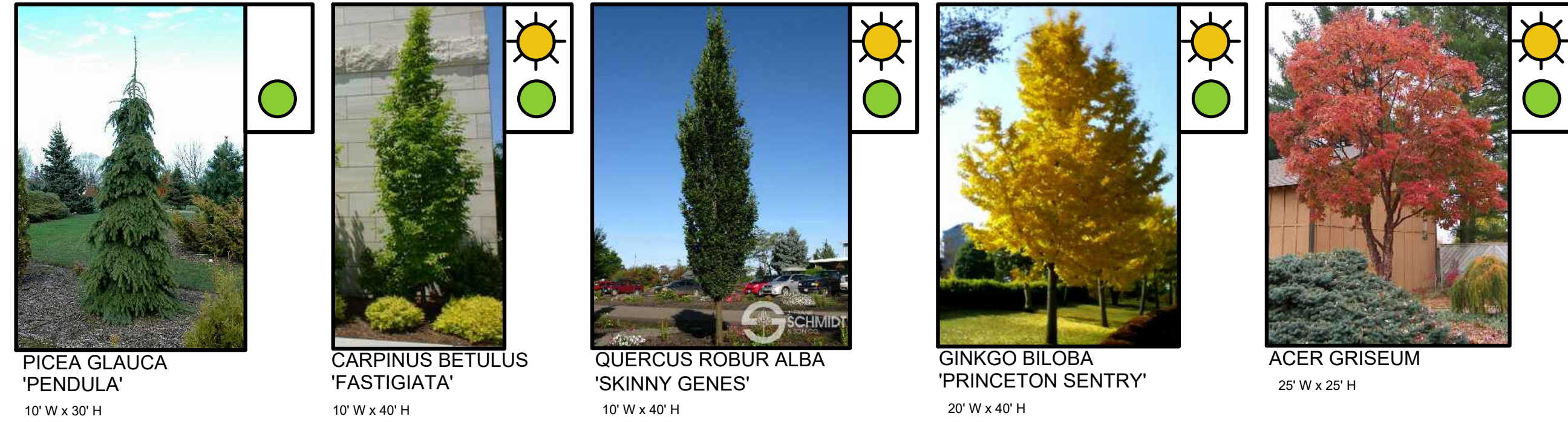
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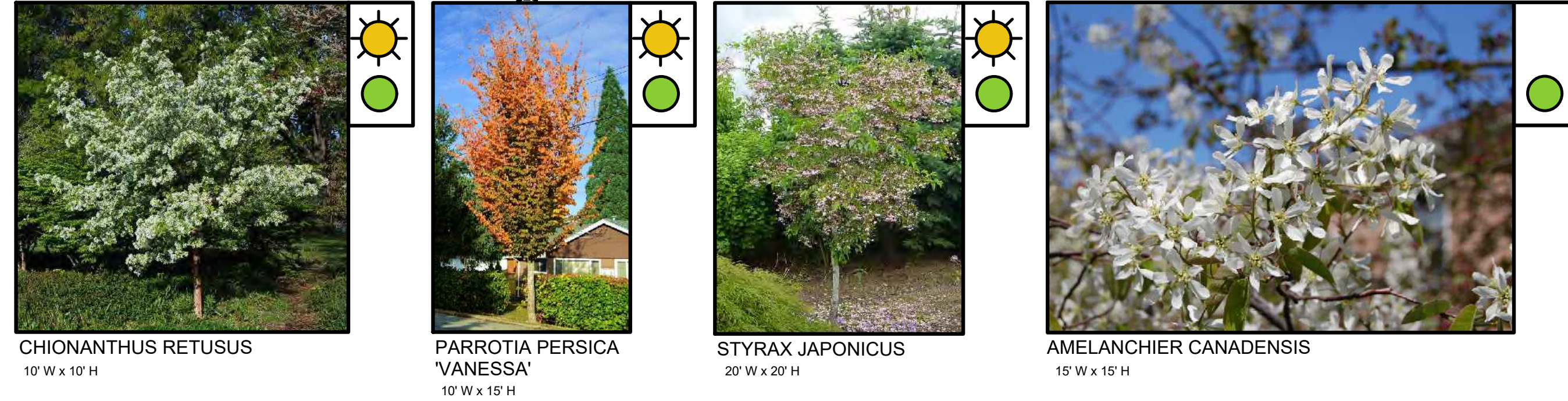
21-058

PLANT PALETTE FOR SHADE AREAS

STANDARD TREES



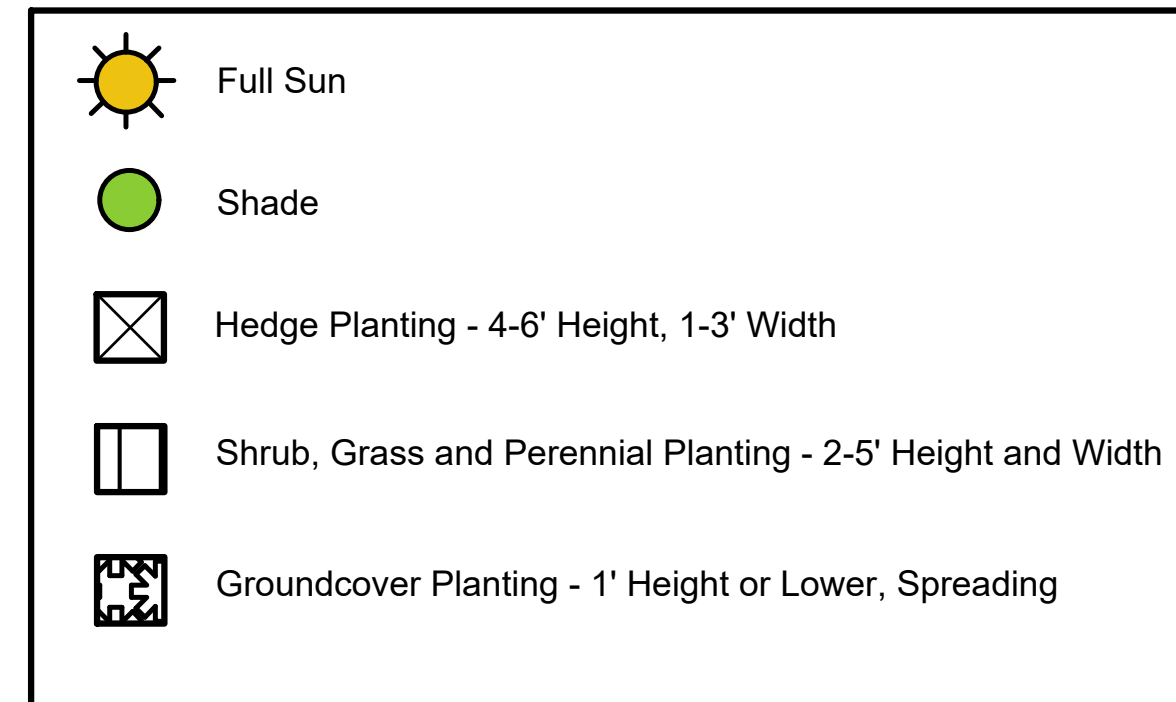
ORNAMENTAL TREES



PROPOSED SHRUBS & HEDGES



LEGEND



PROPOSED GRASSES/PERENNIALS/GROUNDCOVERS



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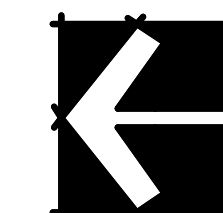
PROJECT:

FOURPLEX 2

SEAL:

DRAWING TITLE:

**SHADE
PLANT PALETTE**



DATE: 21.NOV.19
SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHK'D: 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-Fourplex II-5.ZIP



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| 2 | 21 DEC 14 | REVISE PER CITY COMMENTS | RK |
| 1 | 21 DEC 01 | REVISE PER CITY COMMENTS | RK |

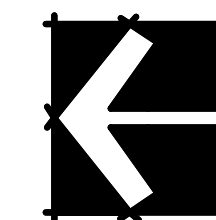
PROJECT:

FOURPLEX 2

SEAL:

DRAWING TITLE:

**TREES & SHRUBS
PLANT SCHEDULE**



DATE: 21.NOV.19
SCALE: NTS
DRAWN: RK
DESIGN: RK
CHK'D: 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. |
|---|------------------------|--------------|---------------|------------|

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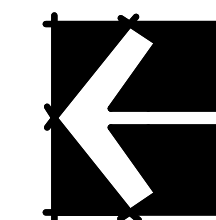
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| 1 | 21 DEC 01 | REVISE PER CITY COMMENTS | RK |
| NO. | DATE | REVISION DESCRIPTION | DR. |

PROJECT:
FOURPLEX 2

SEAL:

DRAWING TITLE:

GRASSES, PERENNIALS & GROUNDCOVERS



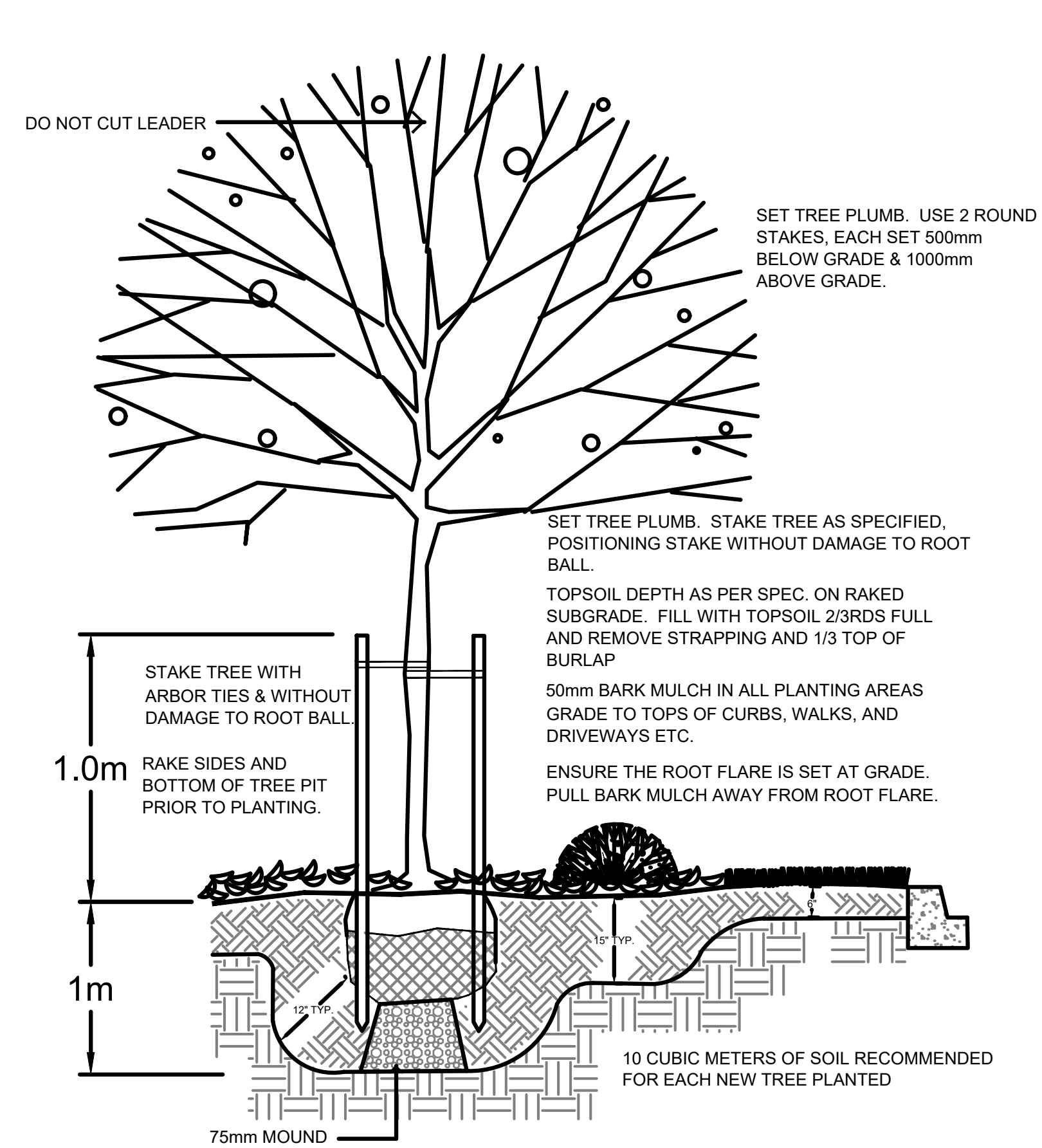
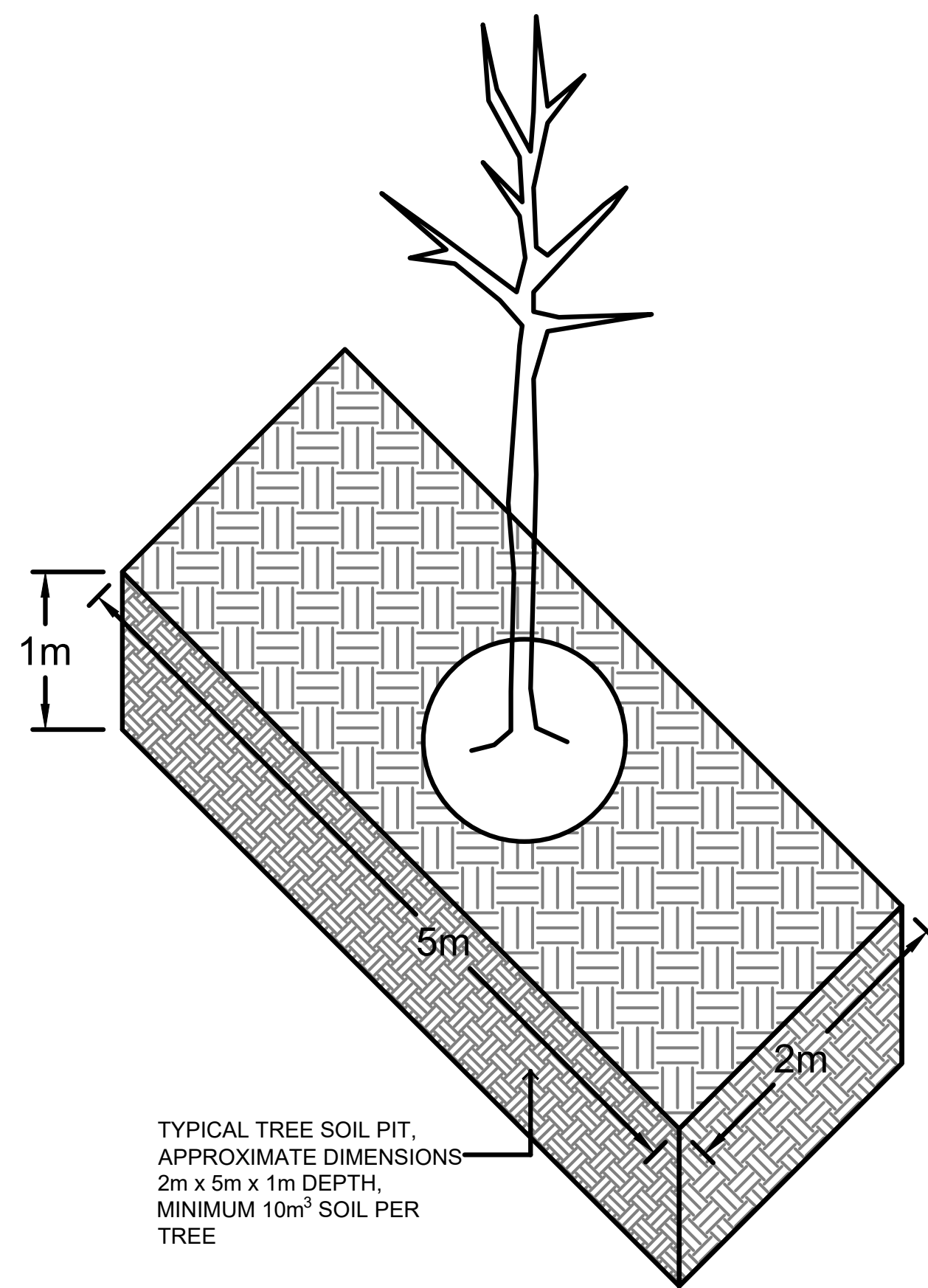
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SCALE: NTS
DRAWN: RK
DESIGN: RK
CHK'D: MCY

DRAWING NUMBER:

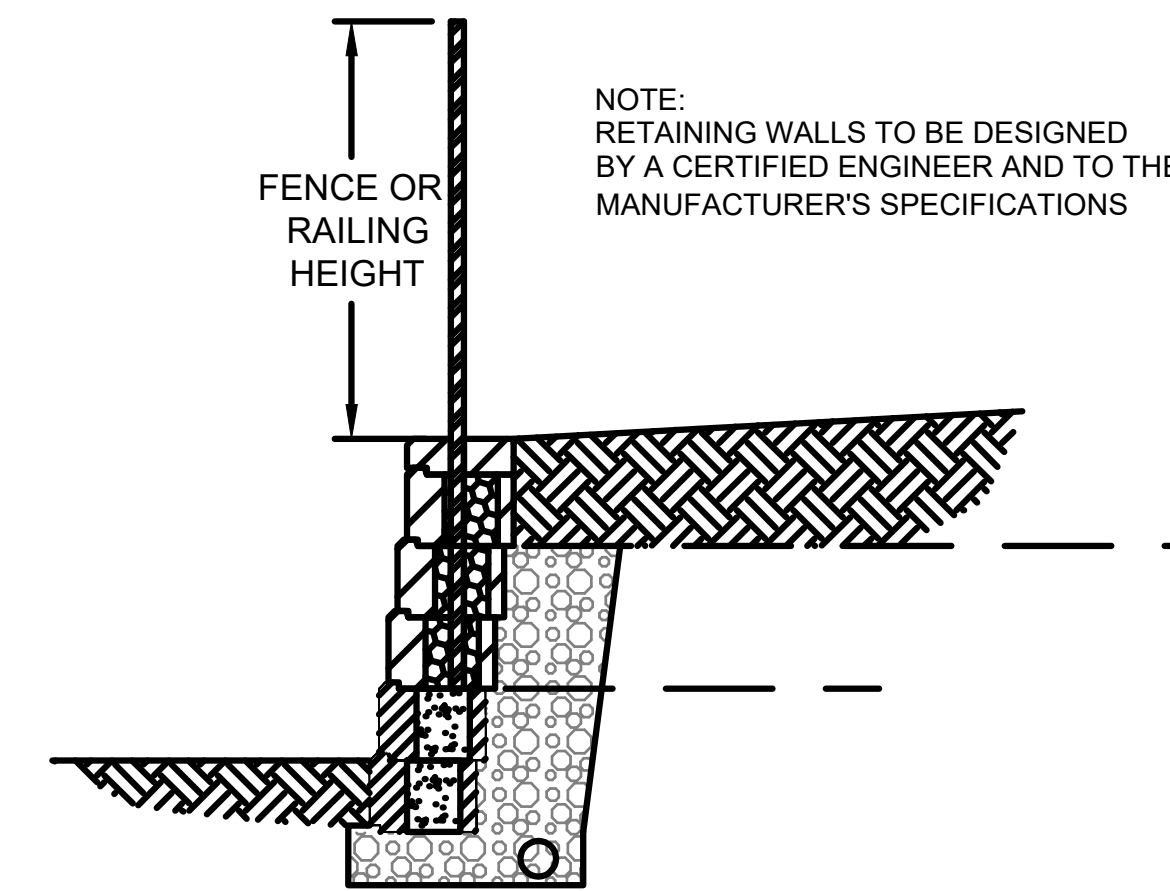
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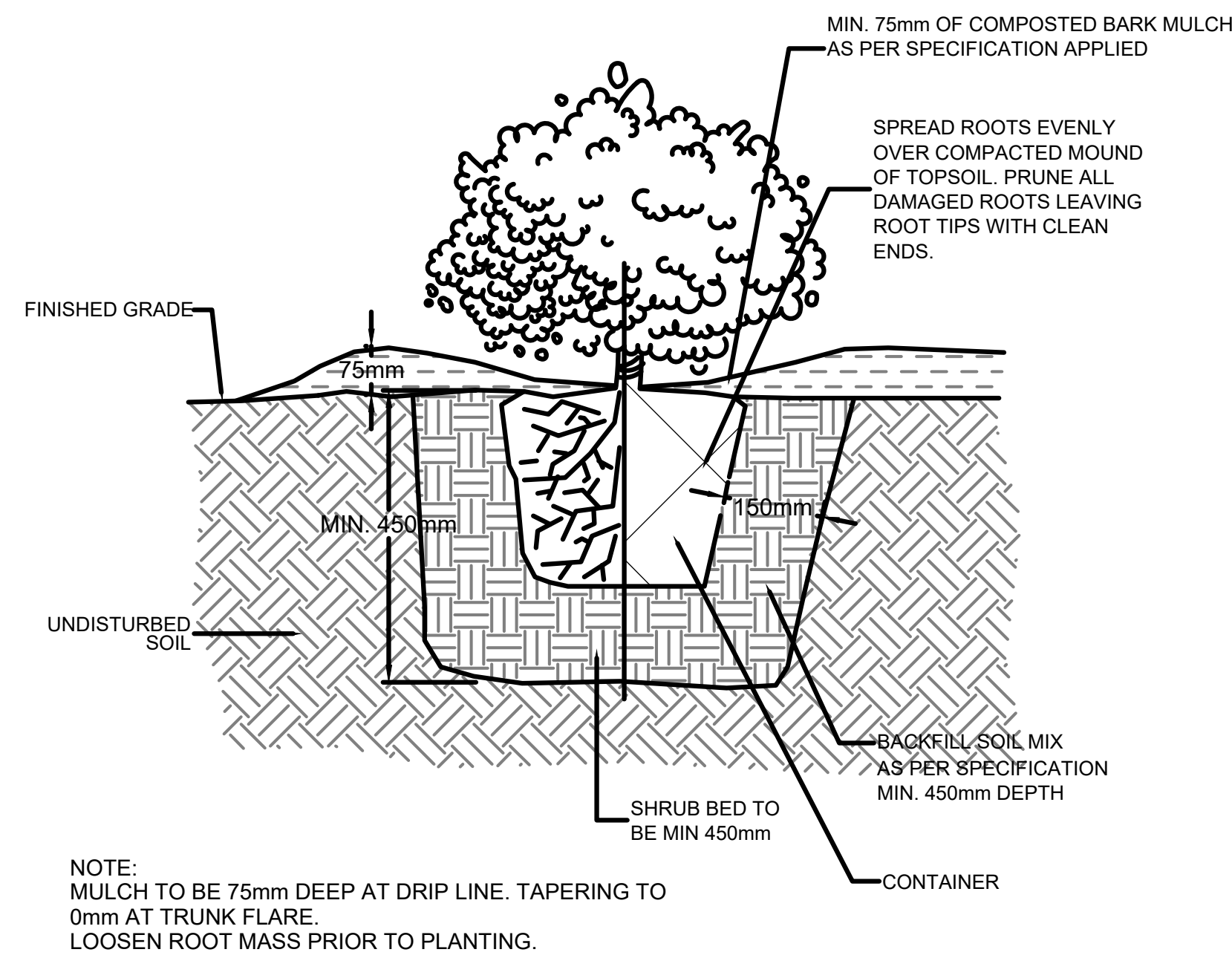
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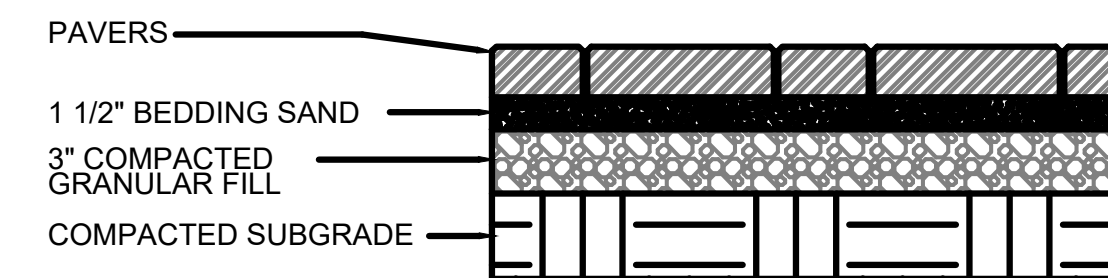
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L7
TREE PLANTING DETAIL
1:100



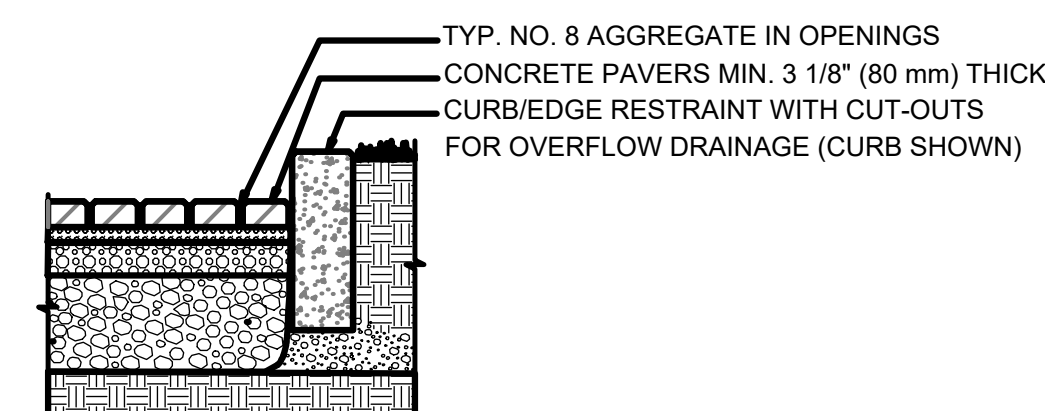
2
L7
TYPICAL ALLAN BLOCK WALL DETAIL
1:100



3
L7
BARE ROOT/CONTAINER SHRUB PLANTING
1:100

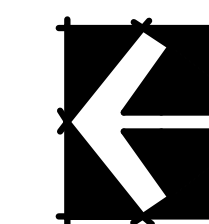


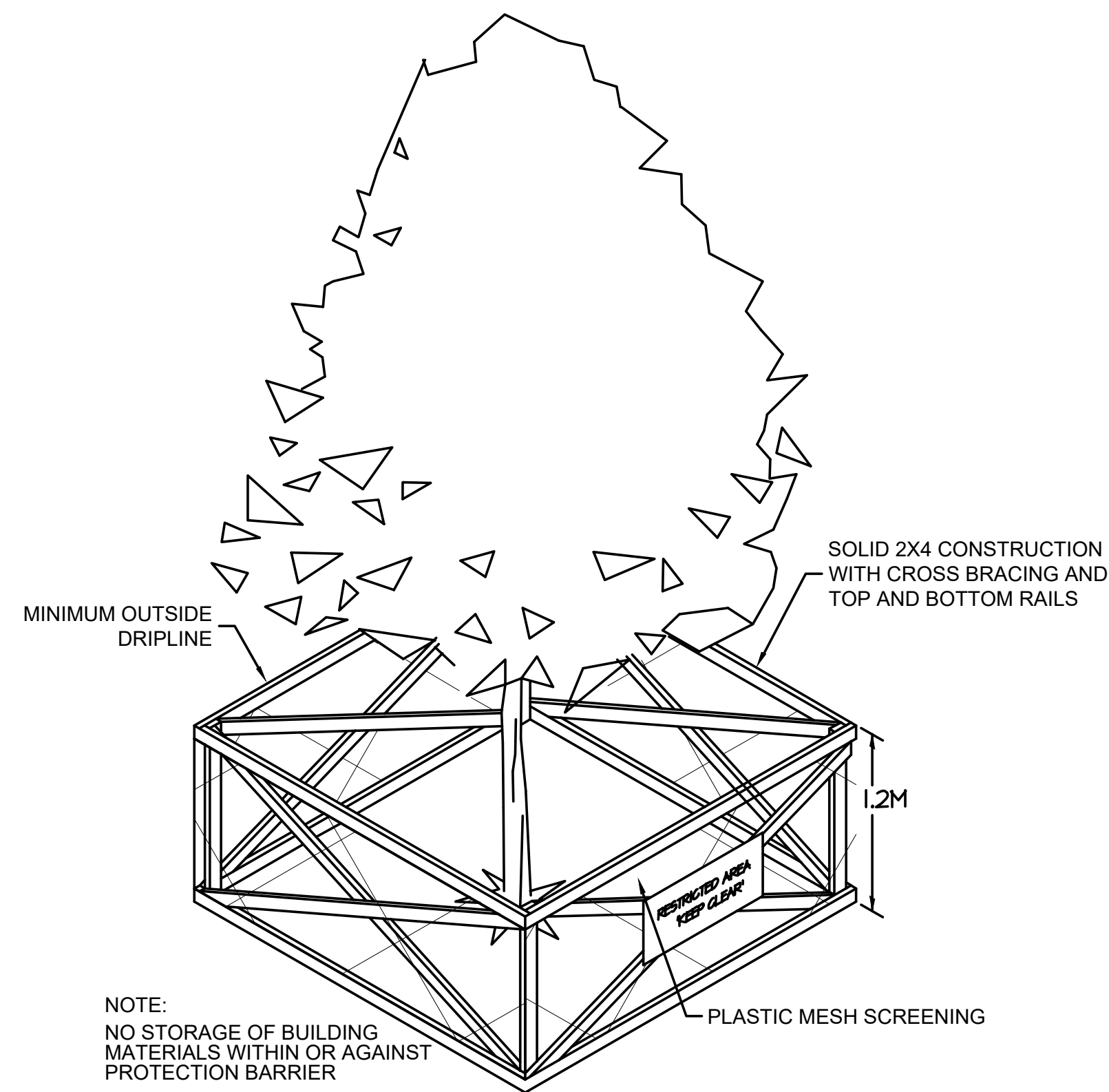
4
L7
TYPICAL PAVERS ON GRADE DETAIL
1:100



5
L7
TYPICAL PERMEABLE PAVERS DETAIL
1:100

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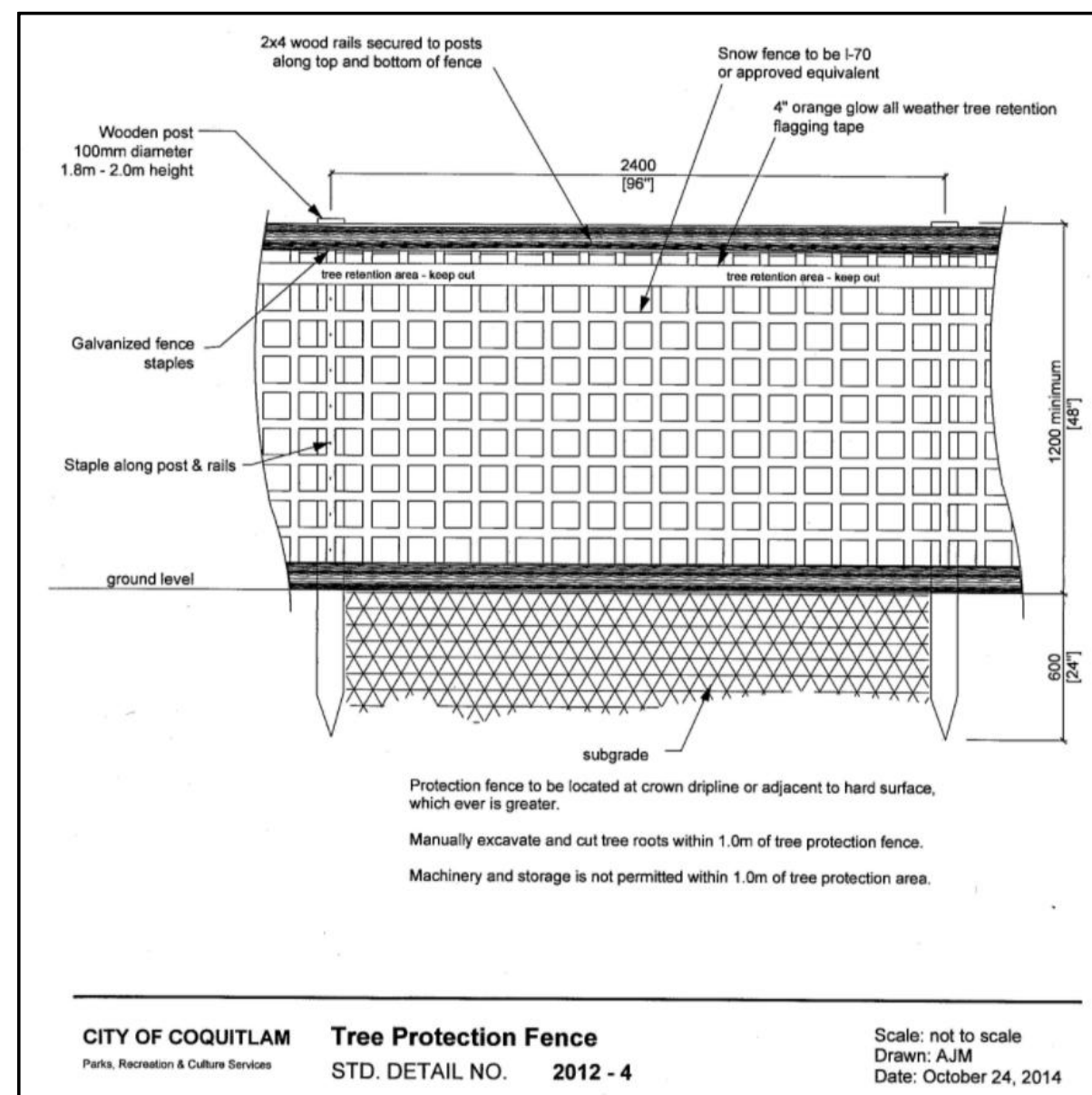




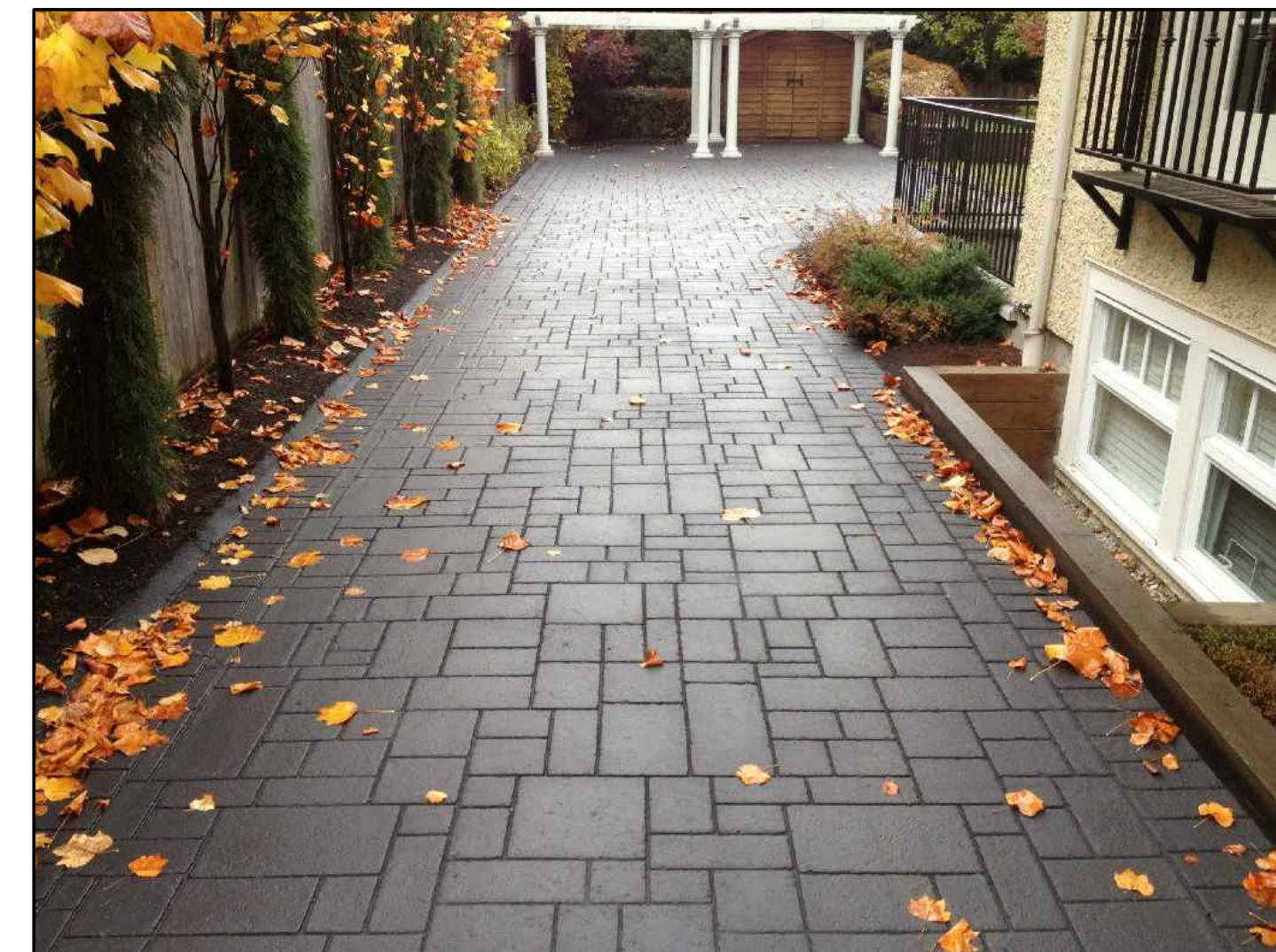
1 TREE PROTECTION DETAIL

L8

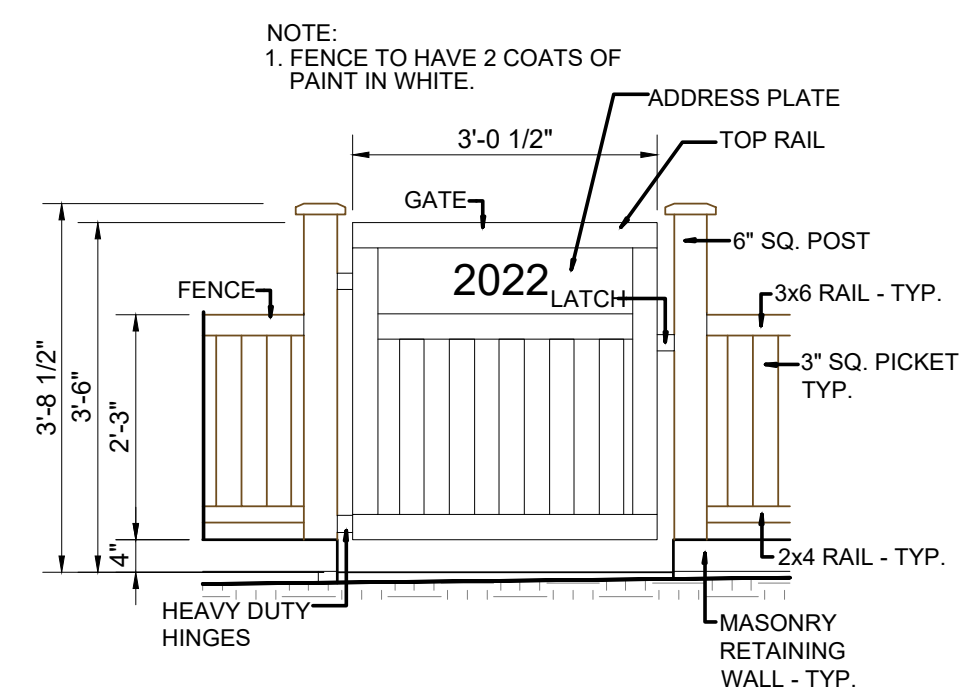
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CITY OF COQUITLAM Tree Protection Fence
 STD. DETAIL NO. 2012-4
 Scale: not to scale
 Drawn: AJM
 Date: October 24, 2014



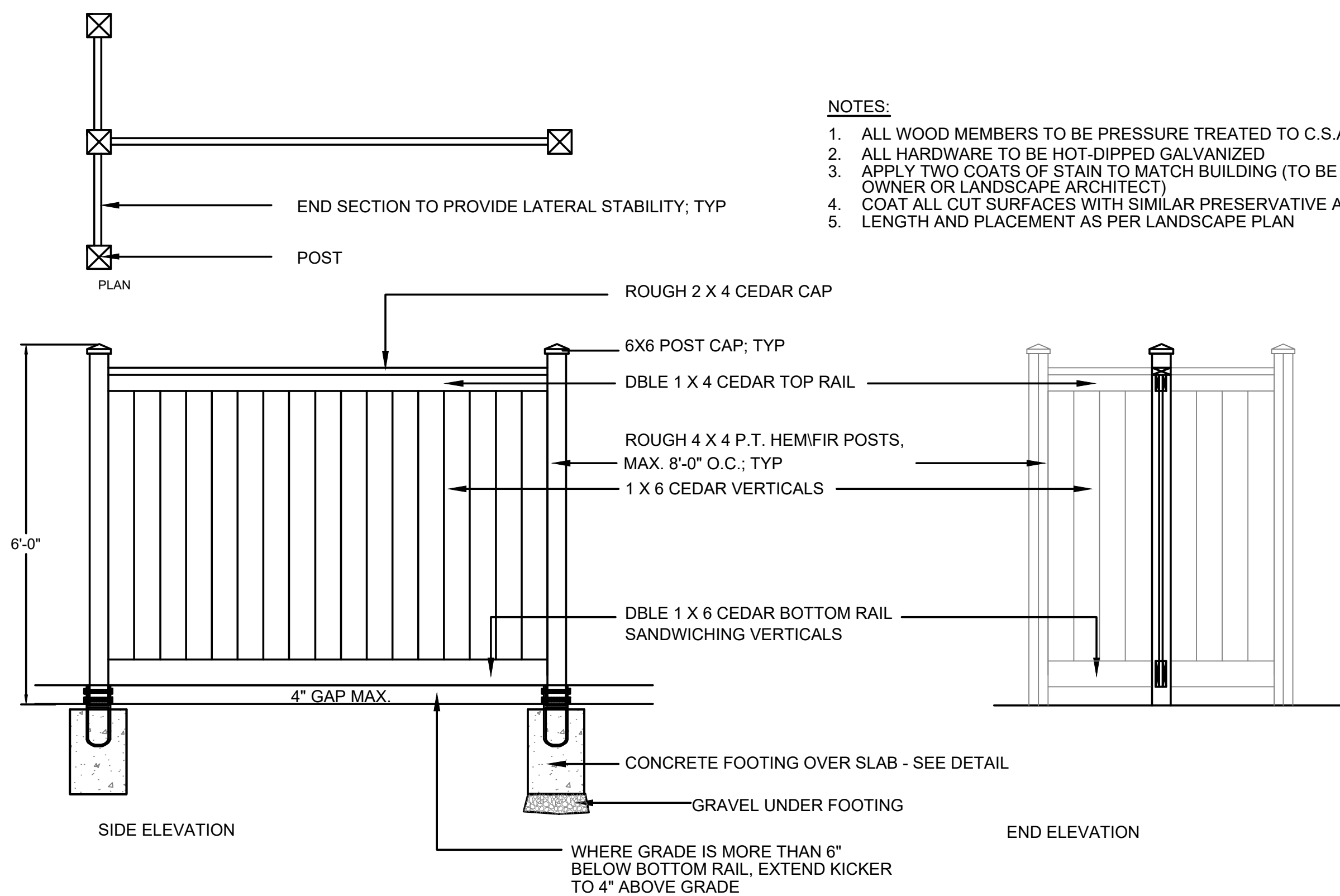
HUB SURFACE SYSTEMS STAMPED ASPHALT



2 1.2m HEIGHT FENCE AND GATE

L8

1:100



3 1.8m HEIGHT FENCE AND GATE

L8

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

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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).



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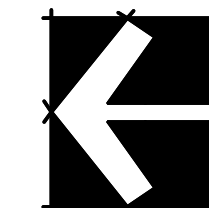
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PROJECT:
FOURPLEX 2

SEAL:

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS



DATE: 21.APR.08
SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHKD: MCY
DRAWING NUMBER:
L9
PMG PROJECT NUMBER:

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.



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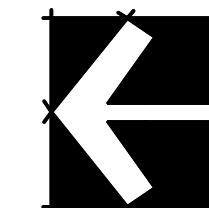
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PROJECT:
FOURPLEX 2

SEAL:

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS



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

DRAWING NUMBER:

L10

PMG PROJECT NUMBER:

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