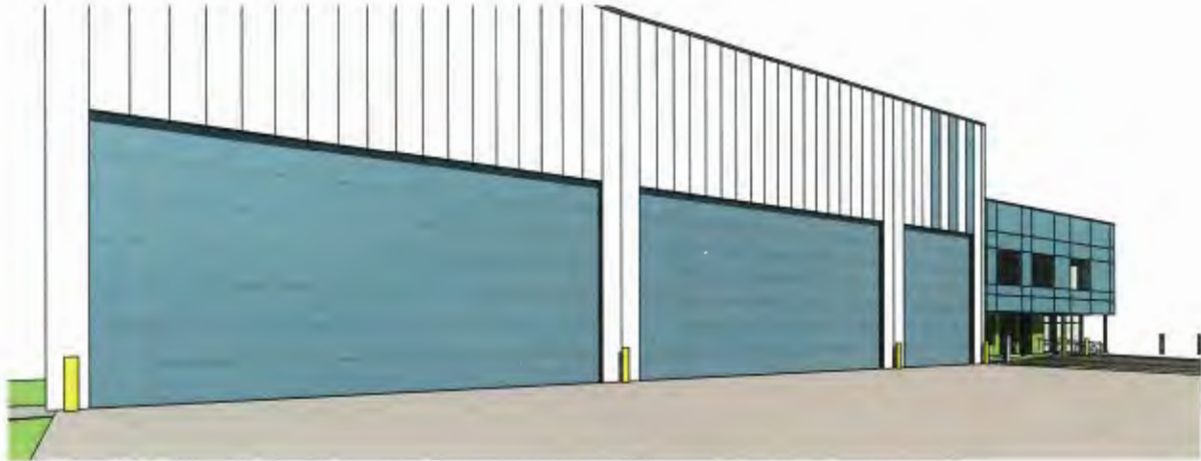


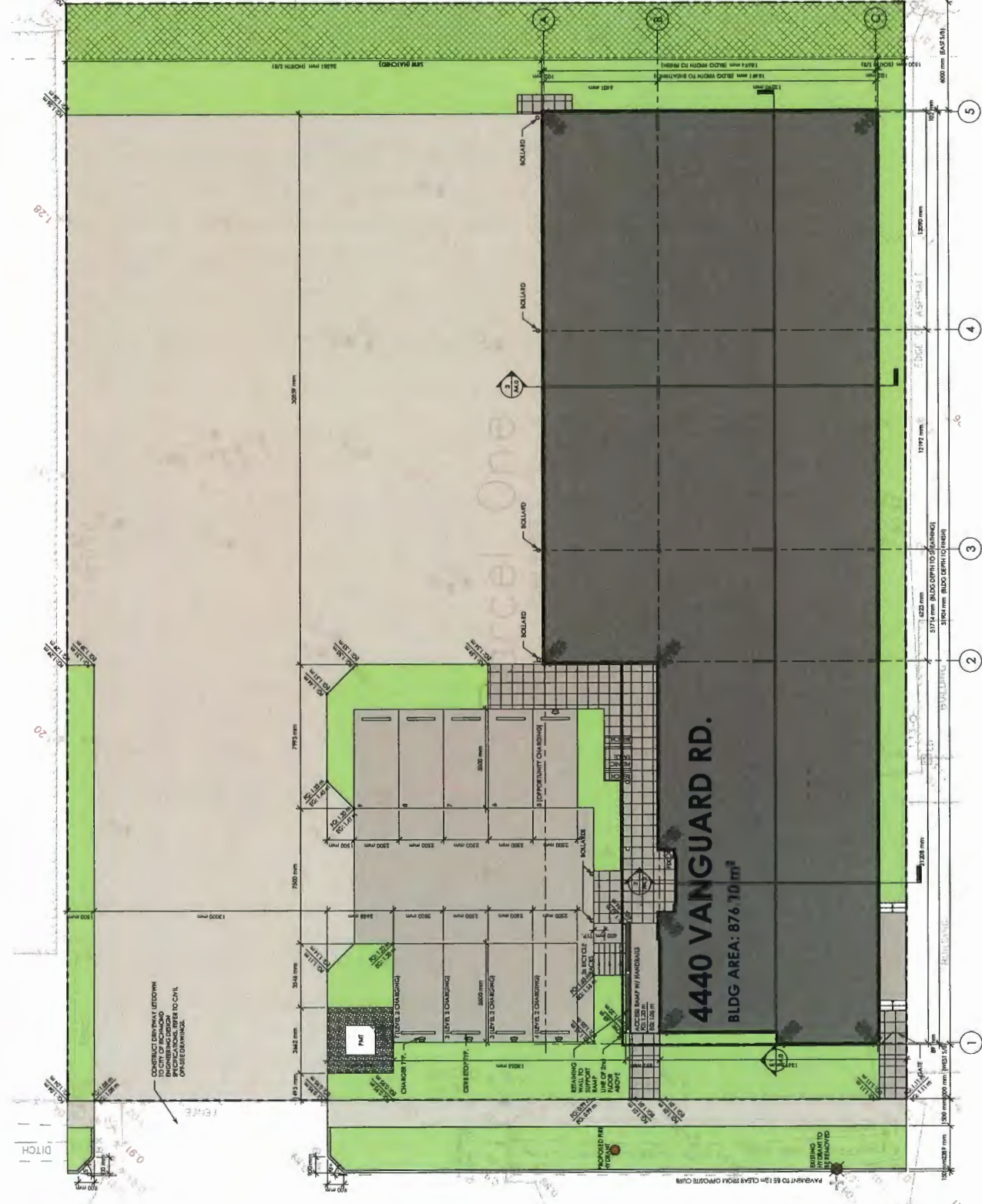
4440 VANGUARD RD.





SRW E 10' (BC TELE COM & BC HYDRO)

0.24'03" 46.77



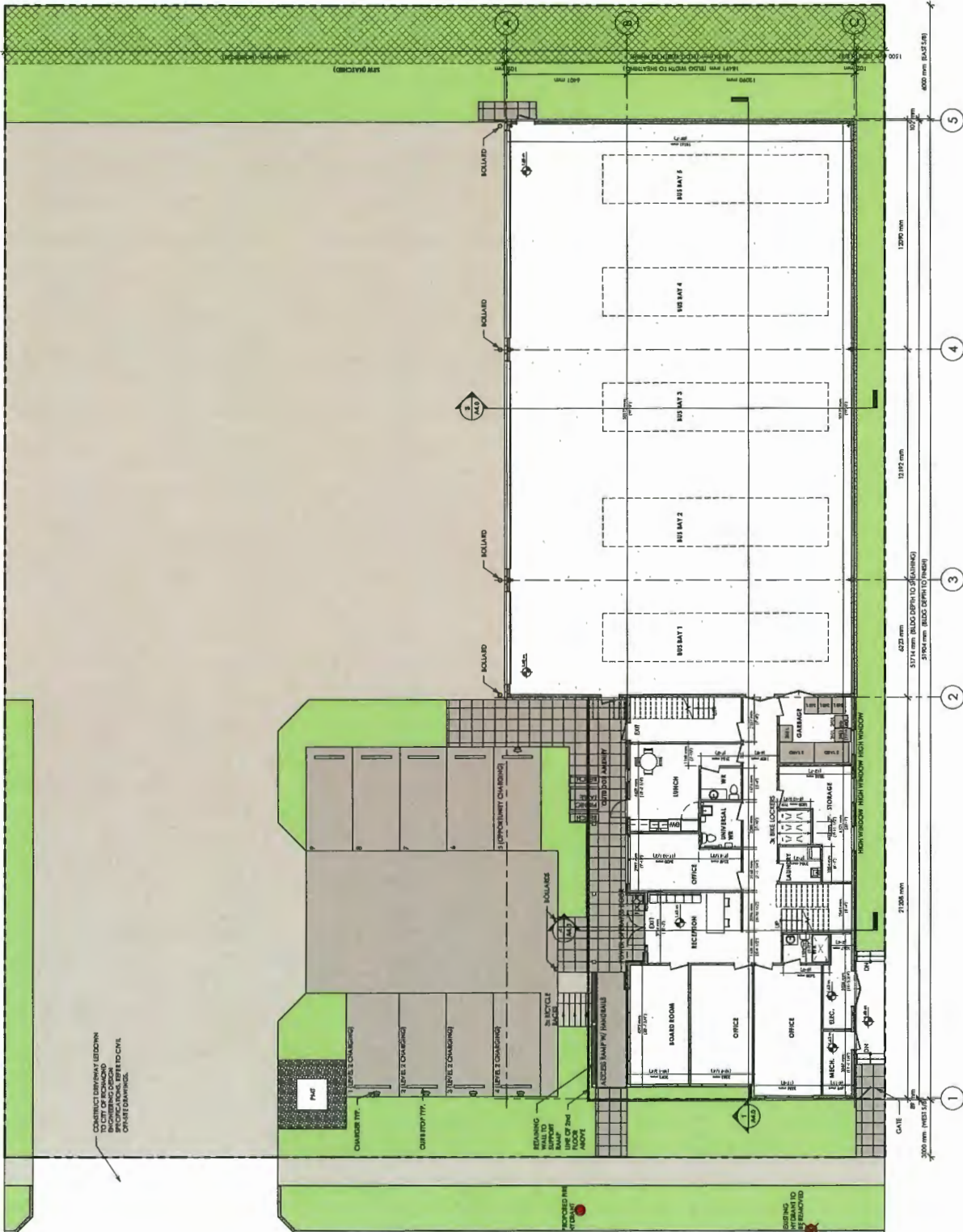
VANGUARD RD.

4440 VANGUARD RD.
 BLDG AREA: 876.10 m²

① SITE PLAN
 1/8" = 1'-0"

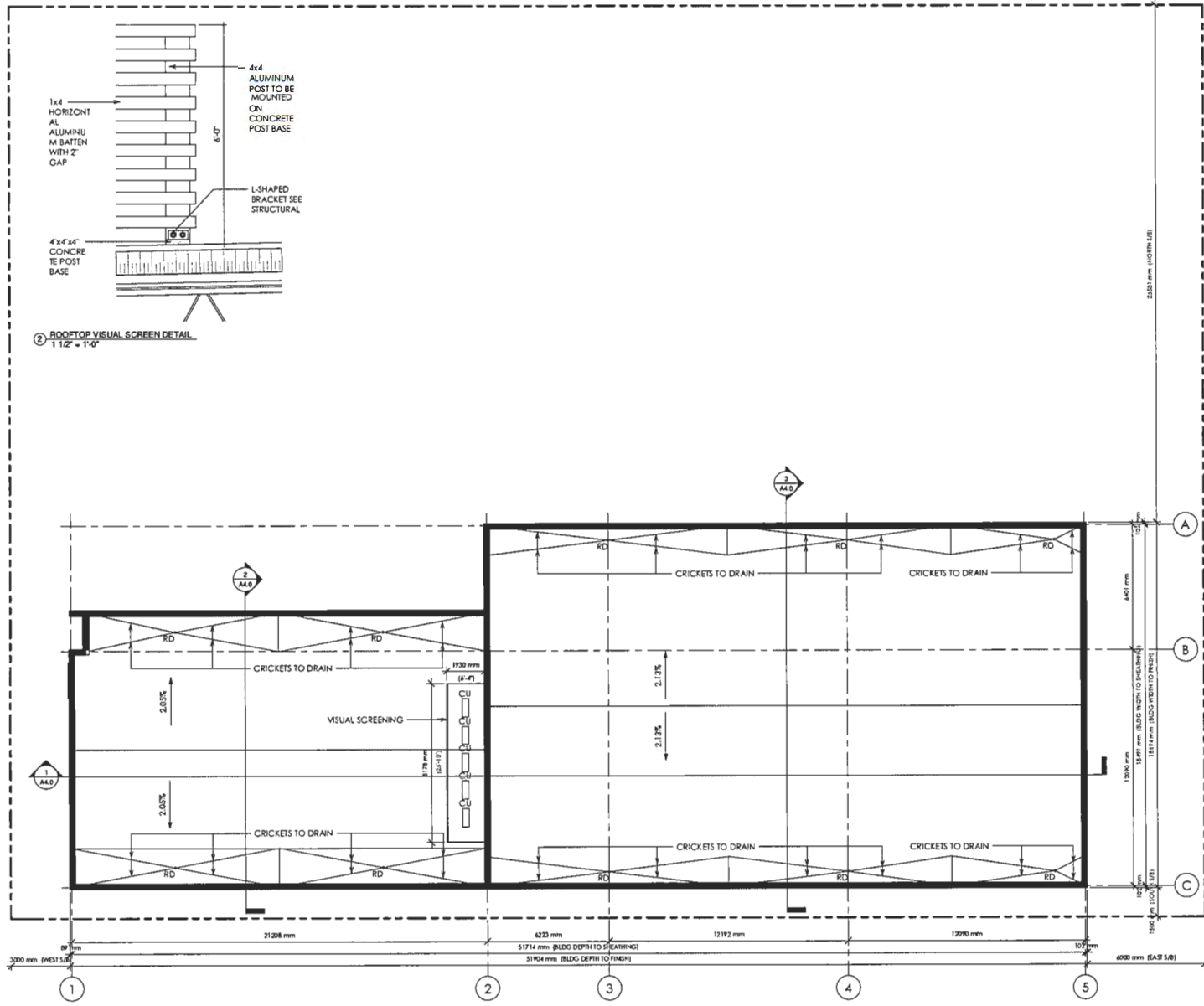


LEVEL 1 PLAN



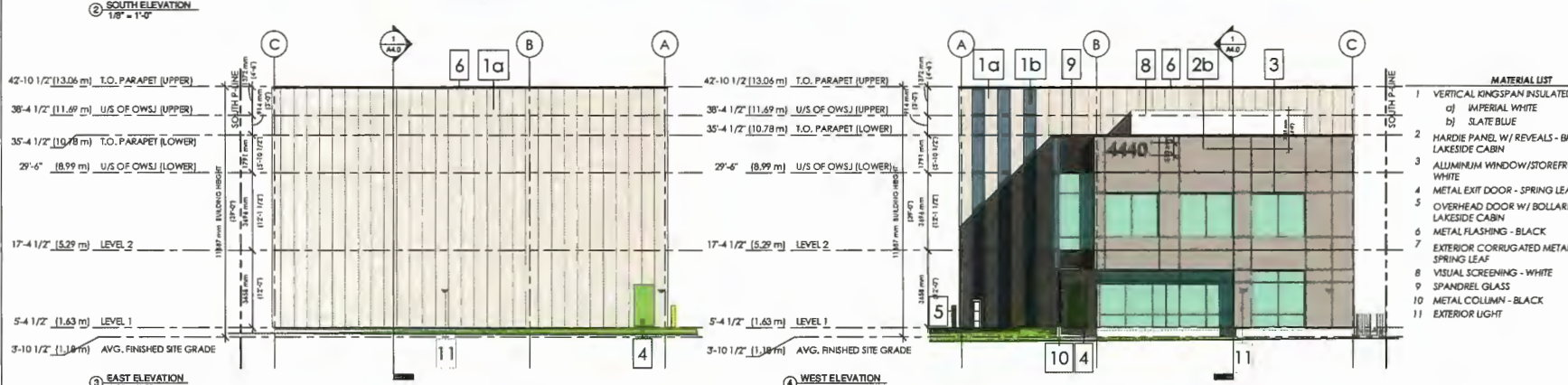
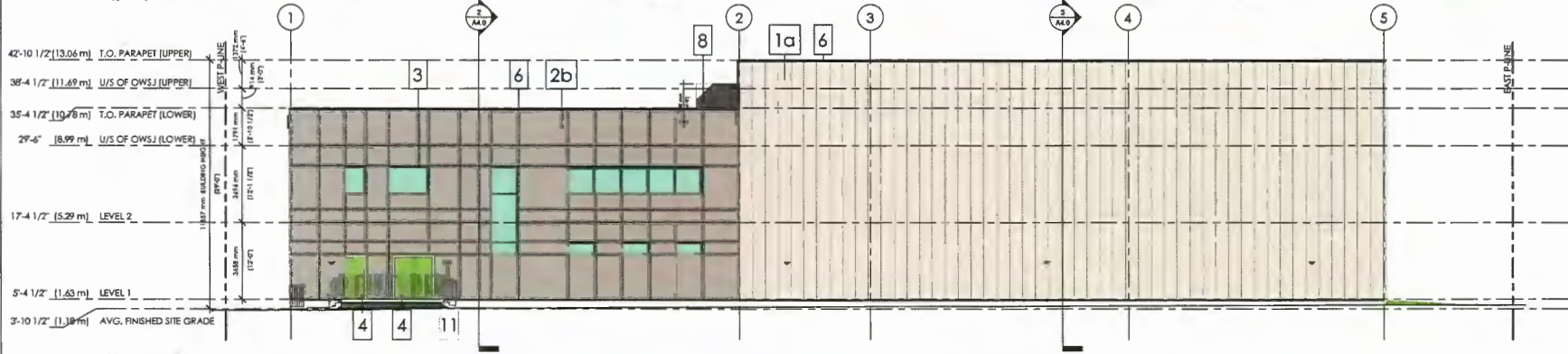
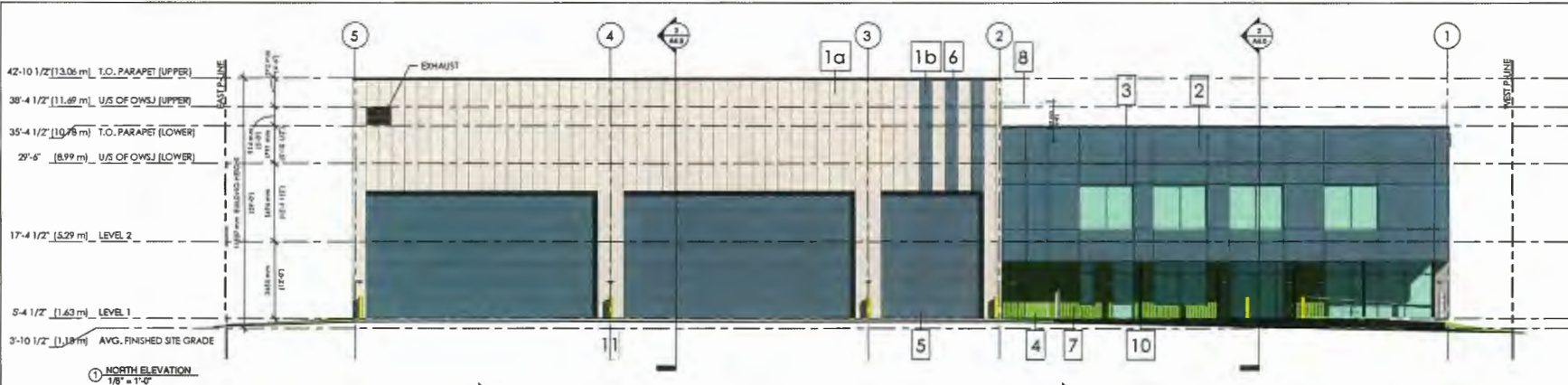
CONTRACT SERVICES (ELECTRICAL, MECHANICAL, PLUMBING, CIVIL, AND CONCRETE) TO BE PROVIDED BY THE CLIENT.

① LEVEL 1
1/8" = 1'-0"



1 ROOF PLAN
1/8" = 1'-0"

ROOF PLAN

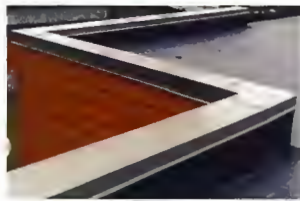


- MATERIAL LIST**
- 1 VERTICAL KINGSPAN INSULATED PANEL
 - a) IMPERIAL WHITE
 - b) SLATE BLUE
 - 2 HARDIE PANEL W/ REVEALS - BM 1638 LAKESIDE CABIN
 - 3 ALUMINUM WINDOW/STOREFRONT FRAME - WHITE
 - 4 METAL EXIT DOOR - SPRING LEAF
 - 5 OVERHEAD DOOR W/ BOLLARD - BM 1638 LAKESIDE CABIN
 - 6 METAL FLASHING - BLACK
 - 7 EXTERIOR CORRUGATED METAL CLADDING - SPRING LEAF
 - 8 SPANDREL GLASS
 - 9 SPANDREL GLASS
 - 10 METAL COLUMN - BLACK
 - 11 EXTERIOR LIGHT



KINGSPAN QUADCORE K3 SERIES
INSULATED PANEL SYSTEM
APPLIED VERTICALLY

- 1a) IMPERIAL WHITE
- 1b) SLATE BLUE



8) METAL FLASHING - BLACK



7) CORRUGATED METAL CLADDING
BM 2000-40 SPRING LEAF



5) HARDIE PANEL W/ REVEALS
BM 1658 LAKESIDE CABIN



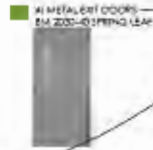
1) MATERIAL BOARD
10' x 10'



6) OVERHEAD DOOR W/ BOLLARDS
BM 1658 LAKESIDE CABIN



8) VISUAL SCREENING - WHITE



4) METAL EXIT DOORS
BM 2000-40 SPRING LEAF

10) METAL COLUMN - BLACK



3) ALUMINUM FRAMED WINDOWS & STOREFRONT

11) EXTERIOR LIGHT (SEE ELECTRICAL)

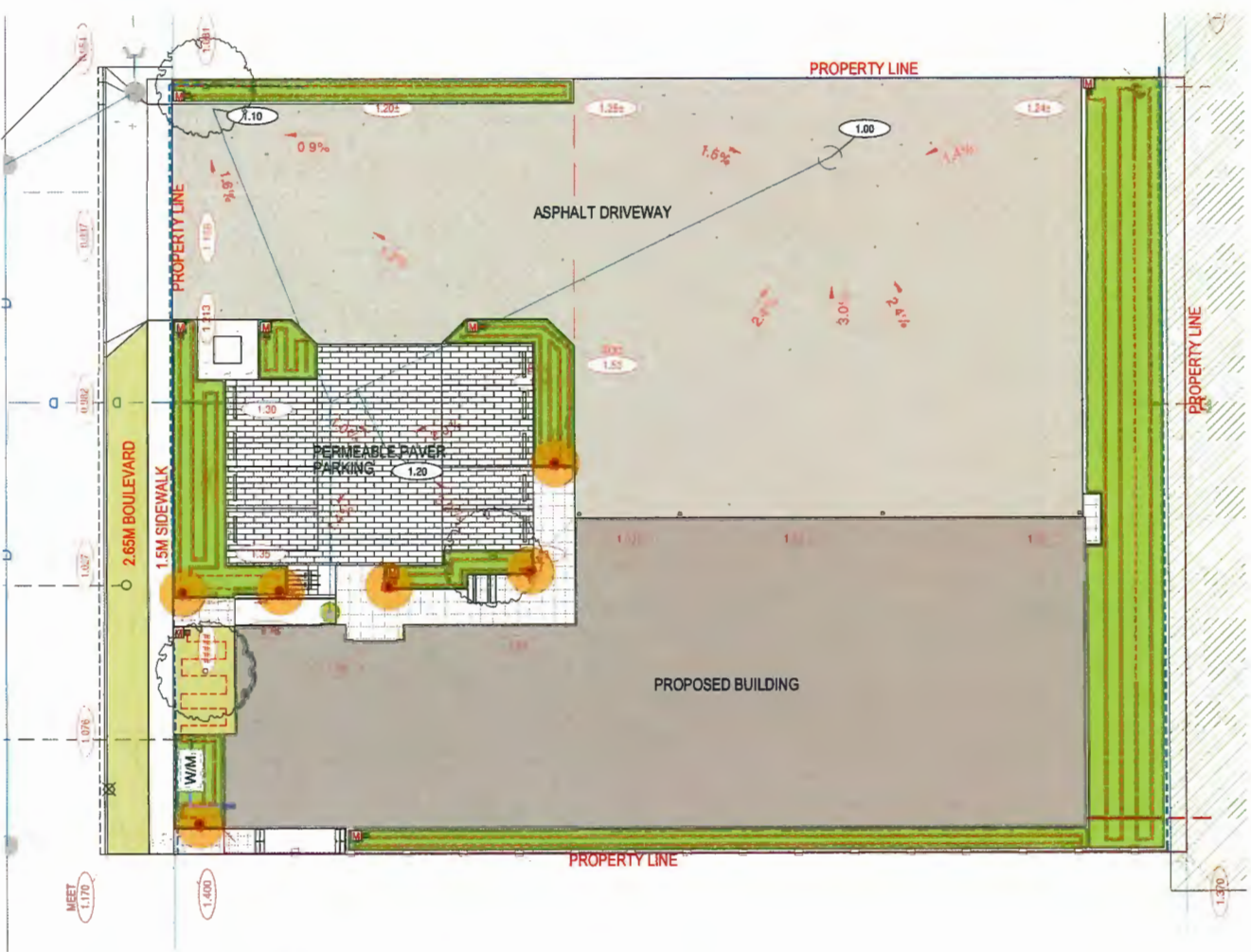
9) SPANDREL GLASS (SEE WEST ELEVATION)



MATERIAL LIST

- 1) VERTICAL KINGSPAN INSULATED PANEL
 - a) IMPERIAL WHITE
 - b) SLATE BLUE
- 2) HARDIE PANEL W/ REVEALS - BM 1658 LAKESIDE CABIN
- 3) ALUMINUM WINDOW/STOREFRONT FRAME - WHITE
- 4) METAL EXIT DOOR - SPRING LEAF
- 5) OVERHEAD DOOR W/ BOLLARD - BM 1658 LAKESIDE CABIN
- 6) METAL FLASHING - BLACK
- 7) EXTERIOR CORRUGATED METAL CLADDING - SPRING LEAF
- 8) VISUAL SCREENING - WHITE
- 9) SPANDREL GLASS
- 10) METAL COLUMN - BLACK
- 11) EXTERIOR LIGHT

MATERIAL BOARD



- LEGEND:**
- LAWN
 - PLANTING BED
 - HEDGE
 - ASPHALT
 - C.I.P. CONCRETE
 - PERMEABLE PAVER
 - CONCRETE SLAB
 - PROPOSED NEW WOOD FENCE
 - EXISTING CHAINLINK FENCE
 - TREE PROTECTION BARRIER
 - 5-BIKE RACK
REFER TO SPEC
 - BENCH & TABLE
REFER TO SPEC
 - CIVIL ON SITE GRADING
 - CIVIL PROPOSED GRADING
 - MAIN WATER STUB-OUT
 - RAIN BIRD XCZ DRIP KIT VALVE
 - DRIP LINE
 - BOLLARD LIGHT

1 LANDSCAPE IRRIGATION & LIGHTING PLAN
SCALE 3/32" = 1'-0"



RPL PROJECTS
WWW.RPLPROJECTS.COM
info@rplprojects.com 804-338-5035

GENERAL NOTES

- ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE REQUIREMENTS OF THE IRRIGATION AND LIGHTING STANDARDS LATEST EDITION.
- ALL SUPPLIERS AND CONTRACTORS TO BE APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE.
- ALL HARD & SOFT LANDSCAPE SURFACES TO BE BUILT TO THE SPECIFICATIONS OF THE ARCHITECT UNLESS OTHERWISE INDICATED.

ISSUES	YYYYMMDD	ISSUES	YYYYMMDD
1	18	1	18
2	18	2	18
3	18	3	18
4	18	4	18
5	18	5	18
6	18	6	18
7	18	7	18
8	18	8	18
9	18	9	18
10	18	10	18
11	18	11	18

PROJECT NUMBER	DATE	ISSUED FOR SP	DATE
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LX	18	2	18
LX	18	3	18
LX	18	4	18

PROJECT NUMBER	DATE	ISSUED FOR SP	DATE
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LX	18	2	18
LX	18	3	18
LX	18	4	18

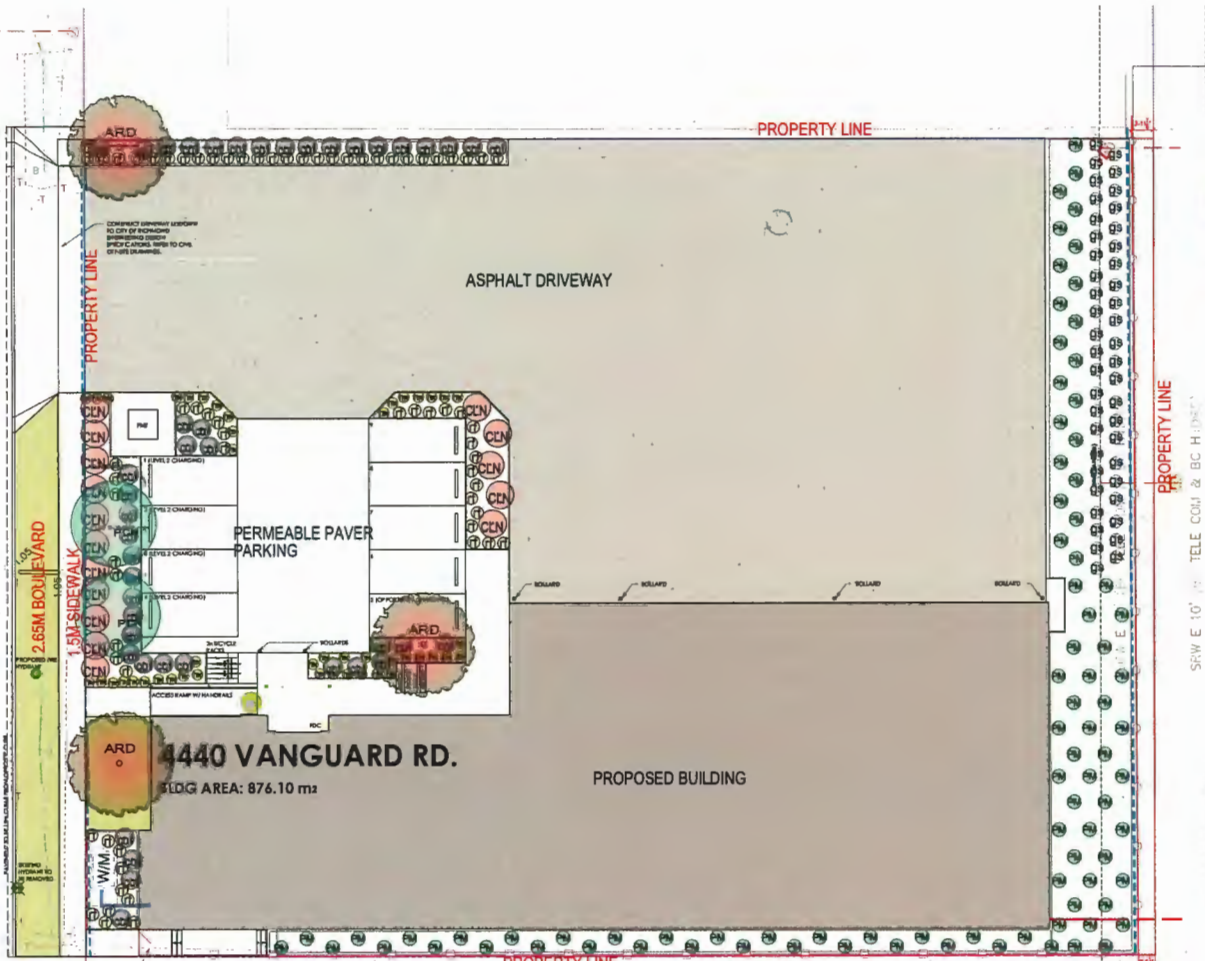
SCALE 3/32" = 1'-0"

PROJECT: 4440 VANGUARD RD, RICHMOND, BC

DRAWING TITLE: LANDSCAPE IRRIGATION PLAN

DRAWING NO: L1.1

VANGUARD RD.



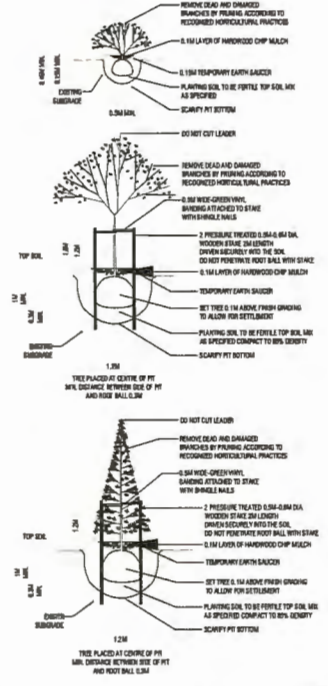
- NOTES:**
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BOHTA OR BCSLA GUIDELINES.
 2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
 3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS FOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
 4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSED AREAS: 150MM (6")
 - B. GROUND COVERS: 300MM (12")
 - C. SHRUBS: 450MM (18")
 - D. TREE PITS: 1000MM (40") WITH 300MM (12") (BELOW ROOT BALL)
 5. LAWN AREAS SHALL BE SOODED WITH #1 PREMIUM RESIDENTIAL SOD.
 6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 300MM (12") O.C.
 7. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING OR ARCHITECTURAL.

PLANT LIST: ** BRD FRIENDLY PLANTS * NATIVE

KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.	MATURE HEIGHT
TREES				
PCN ** 2	PAULS CONTORTA VAR. CONTORTA	SHORE PINE	2.5M HT. BB3	5-12M HT
ARD ** 3	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE	2.8M HT. BB3	10M HT
SHRUBS & GROUNDCOVERS				
CLN ** 18	CORNUS STOLONIFERA	RED OGBER DOGWOOD	42 @ 7" O.C.	
CLN ** 44	COTONEASTER DAMMERI	SEASBERRY COTONEASTER	42 POT @ 24" O.C.	
PLA ** 80	PL. VERTICILLUM MUNITIM	WESTERN GROUND FERN	42 POT @ 2" O.C.	
PLA ** 45	GAULTHERIA SHALLOM	SALAL	42 POT @ 24" O.C.	
GRASS & PERENNIALS				
GR ** 45	HAKONEGLORA MACRA "LAUREOLA"	GOLDEN JAPANESE FOREST GRASS	40CM O.C.	
GR ** 60	RUBROCKIA FULGIDA var. "OLDSTRUM"	BLACK EYED SURAN	42 POT @ 18" O.C.	

LEGEND:

- LAWN
- PLANTING BED
- HEDGE
- ASPHALT
- C.I.P. CONCRETE
- PERMEABLE PAVER
- CONCRETE SLAB
- PROPOSED NEW WOOD FENCE
- EXISTING CHAINLINK FENCE
- TREE PROTECTION BARRIER
- 5-BIKE RACK REFER TO SPEC
- BENCH & TABLE REFER TO SPEC



Arborist Notes For Existing Tree 1382-1437:
 A 6' high wooden fence is proposed on the east property line. The excavation for the fence posts may not encounter any structural roots nor cause significant root damage. Hand digging for the fence posts should be done. If a machine with an auger attachment is used, then 3/4" minimum plywood (or similar) shall be used under the machine to prevent compaction of soil. Arborist supervision is recommended during the installation of the wooden fence along the east property line.
 No other construction impacts are expected.



1 LANDSCAPE PLANTING PLAN
 SCALE 3/32" = 1'-0"

RPL PROJECTS
 WWW.RPLPROJECTS.COM
 info@rplprojects.com 604-338-5035

GENERAL NOTES

1. ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE BC SLA OR LANDSCAPE STANDARDS.
2. ALL SUPERVISORS AND SUBMITTERS TO BE IDENTIFIED ON SITE PRIOR TO CONSTRUCTION. LAYERS TO BE APPROVED BY ARCHITECTURE ARCHITECT.
3. ANY DISCREPANCIES IN THE DRAWINGS OR MISSING INFORMATION TO BE BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE.
4. ALL HARD & SOFT LANDSCAPE SURFACTS TO BE ELICITED THROUGHOUT THE ENTIRE PROJECT FROM QUALIFIED CONTRACTORS.

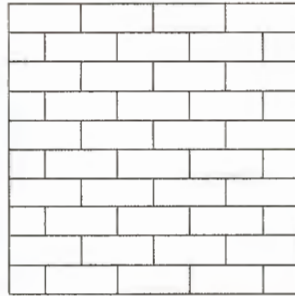
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2	2024.06.10	LR	ISSUED FOR CP-02
3	2024.06.14	LR	ISSUED FOR CP-03
4	2024.06.14	LR	ISSUED FOR CP-04

PROJECT NUMBER: L20
 DRAWN BY: LR/AJZ
 CHECKED BY: LR
 SCALE: 3/32" = 1'-0"



PROJECT: 4440 VANGUARD RD
 RICHMOND, BC
 DRAWING TITLE: LANDSCAPE PLANTING PLAN

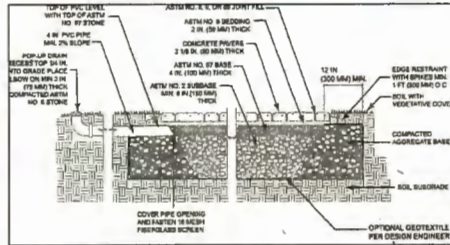
DRAWING NO: L2



COLOR: NATURAL

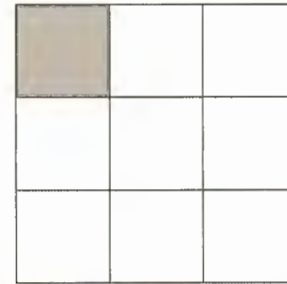
RUNNINGbond
PATTERN

Recommended permeable paver cross-section for light vehicular and/or pedestrian walkway/patio (plastic or steel edge restraint applied into compacted aggregate base at perimeter).



Standard
110 x 221.5 x 80mm
4 5/16 x 8 3/4 x 3 1/8"

THE APPLICANT WILL PROVIDE A LETTER OF CONFIRMATION FROM THE CERTIFICATED PERMEABLE SYSTEM INSTALLER, STATING THE PERMEABLE SYSTEM HAS BEEN INSTALLED ON SITE TO THE REQUIRED PRODUCT SPECIFICATIONS



P400

RUNNER BOND

PRODUCT	SIZES	% OF AREA	COLOR	AREA
Manhattan	18 x 18	100		20.25 sqft
	24 x 24	100		36 sqft

Hampton VibroPressed Slabs



Classic paving stone slab, ideal for Ped Areas, Rooftops, Decks, Terraces.

VIBRO PRESSED TECHNOLOGY
Our state-of-the-art manufacturing process is able to bring the quality of slabs to the next level. The dimensional accuracy and high flexural strength make the Hampton the go to slab.

AVAILABLE SIZES



RECOMMENDED APPLICATIONS



Premium Finish Face Mix Technology

NEWSTONE



Natural



Charcoal



Northern Shadow



Sierra Ridge



White

1 PERMEABLE PAVING SPECIFICATION - BELGARD - AQUALINE SERIES - NATURAL
SCALE NTS

2 CONCRETE PRESSED SLABS SPEC - NEWSTONE - HAMPTON VIBRO 24" X 24"
SCALE NTS

<p>www.rplprojects.com 604-338-5035</p>	<p>GENERAL NOTES 1. ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE NEW BRUNSWICK LANDSCAPE STANDARD LATEST EDITION. 2. ALL SPECIFICATIONS AND DIMENSIONS TO BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT. 3. ANY DISCREPANCIES IN THE DIMENSIONS OR MATERIALS TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK. 4. ALL HARD & SOFT LANDSCAPE SURFACES TO BE SCURED/SEALING/COATED FROM BIDDING UNLESS OTHERWISE SPECIFIED.</p>	<p>11</p>	<p>YYYYMMDD</p>	<p>REVISIONS</p> <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> <tr><td>8</td><td></td></tr> <tr><td>9</td><td></td></tr> <tr><td>10</td><td></td></tr> <tr><td>11</td><td></td></tr> <tr><td>12</td><td></td></tr> <tr><td>13</td><td></td></tr> <tr><td>14</td><td></td></tr> <tr><td>15</td><td></td></tr> </table>	1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		<p>YYYYMMDD</p>	<p>PROJECT NUMBER: L30</p>	<p>DATE & SEAL</p>	<p>PROJECT: 4440 VANGUARD RD RICHMOND, BC</p>	<p>DRAWING No: L3.0</p>
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<p>DRAWN BY: LR/ALZ</p>	<p>DRAWING TITLE: LANDSCAPE SPECIFICATION</p>																																						
<p>CHECKED BY: LR</p>																																							
<p>SCALE</p>																																							

MTB-0510-00001
Legacy #MLPT510-S

500 SERIES

MATERIALS: Table top and seats are made from solid steel flat bar and H.S. steel tube. Table end is wheelchair accessible.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The table is delivered pre-assembled.

TO SPECIFY: Select MTB-0510-00001
Options:
- Powdercoat Color

TABLE HEIGHT 30.5" (778mm) TABLE LENGTH 67.3" (1721mm) TOTAL WIDTH 51" (1295mm) WEIGHT 372.23lbs (169kg)

MAGLIN
510 Series Bench

T 469 776 5626
F 477 388 8173
www.maglin.com
www.maglin.com

BENCHES (6 FT)

BENCH INSTALLATION

- Anchoring hole layouts vary slightly by model type
- Place bench on foundation and mark for drilling to ensure proper installation.
- Unless otherwise noted, there are 4 - 1/2" mounting holes per bench. We suggest 3/8" concrete anchors.

Diagram 1

Diagram 2

Paving Stones
Benches can be lagged to the paving stones directly. For a more secure installation, we suggest pouring a concrete footing beneath the pavers. To install furniture, drill through the pavers and lag into the concrete footing. Concrete footing can also be poured to bring mounting surface up to the same level as the pavers.

MAGLIN
510 Series Bench

T 469 776 5626
F 477 388 8173
www.maglin.com
www.maglin.com

MBR-0400-00007
Legacy # MBR400-S-S

400 SERIES

MATERIALS: All parts of the MBR-0400 Series Bicycle Racks are made from H.B. steel tube. This bike rack can hold up to 8 bicycles.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike racks are delivered pre-assembled. It is available with a surface mount installation.

TO SPECIFY: Select MBR-0400-00007
Options:
- Powdercoat Color

HEIGHT 37.75" (958mm) LENGTH 40.125" (1020mm) DIAMETER 1.62" (41mm) WEIGHT 19.37lbs (8.8kg)

MAGLIN
510 Series Bench

T 469 776 5626
F 477 388 8173
www.maglin.com
www.maglin.com

BIKE RACKS

BIKE RACK INSTALLATION

Surface Mount:
Anchoring hole layouts vary by model type. Pre-drilled 1/2" holes are provided in the mounting plates. Place bike rack on foundation and mark for drilling to ensure proper installation. We suggest 3/8" concrete anchors.

Direct Burial:
Set bike rack in wet cement ensuring that it is supported in a plumb position as cement hardens.

MBR-0400 DIRECT BURIAL

MBR-0400 SURFACE MOUNT

For paving stone installation, concrete footing can be poured to bring mounting surface up to the same level as the pavers.

As a guideline, we suggest installing 100, 200, 500, 1600 Series and Iconic Collection bike racks 72" apart when installed parallel (in a straight line) and 32-36" apart when installed perpendicular (facing each other).

MAGLIN
510 Series Bench

T 469 776 5626
F 477 388 8173
www.maglin.com
www.maglin.com

1 MAGLIN 500 SERIES - 510 CLUSTER SEATING BENCH DETAILS
SCALE NTS

2 BIKE RACK SPECIFICATION - MAGLIN 400 SERIES - 400 BIKE RACK
SCALE NTS

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<p>SCALE NTS</p>																							