



CITY OF COLWOOD

3300 Wishart Road | Colwood | BC V9C 1R1 | 250 294-8153
planning@colwood.ca | www.colwood.ca

File: DP000001 - Commercial Development at 3601/3605/3611/3615 Ryder Hesjedal Way

DEVELOPMENT PERMIT DP000001

THIS PERMIT, issued February 24, 2025, is,

ISSUED BY: **CITY OF COLWOOD**, a municipality incorporated under the *Local Government Act*,
3300 Wishart Road, Victoria, BC, V9C 1R1

(the "City")

PURSUANT TO: Section 490 of the *Local Government Act*, RSBC 2015, Chapter 1

ISSUED TO: ASTRIA ROYAL BAY NOMINEE LTD
105-19923 80A AVE
LANGLEY BC V2Y 0E2

(the "Permittee")

1. This Form and Character Development Permit applies to those lands within the City of Colwood described below, and any and all buildings, structures, and other development thereon:

LOT A, SECTION 53, ESQUIMALT LAND DISTRICT, PLAN EPP141104, & SEC 54
3601/3605/3611/3615 Ryder Hesjedal Way

(the "Lands")

2. This Development Permit regulates the development and alterations of the Land, and supplements the "*Colwood Land Use Bylaw, 1989*" (Bylaw No. 151), to ensure the Form and Character considerations for the development of four commercial buildings and associated site improvements are consistent with the design guidelines for areas designated as "The Commons" in the City of Colwood Official Community Plan (Bylaw No. 1700).
3. This Development Permit is **NOT** a Building Permit or a subdivision approval.
4. This Development Permit is issued subject to compliance with all of the bylaws of the City of Colwood that apply to the development of the Lands, except as specifically supplemented by this Permit.

5. The Director of Development Services or their delegate may approve minor variations to the schedules attached to and forming part of this Development Permit, provided that such minor variations are consistent with the overall intent of the original plans and do not alter the form and character of the development authorized by those plans.
6. If the Permittee does not substantially start the construction permitted by this Permit within 24 months of the date of this Permit, the Permit shall lapse and be of no further force and effect.
7. The development is to be constructed in accordance with the following plans and specifications, which are attached to and form as part of this permit:

Schedule 1	Architectural Plans prepared by Architecture Design Inc. dated January 31, 2025.
Schedule 2	Lighting Plan prepared by Architecture Design Inc. dated November 18, 2024.
Schedule 3	Landscape Plan prepared by MK Design Group dated January 21, 2025.
Schedule 4	Landscape Cost Estimate prepared by MK Design Group dated January 21, 2025.
8. This Development Permit authorizes the development of four commercial buildings along with any associated site works. The Lands shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

GENERAL

- 8.1. This Permit shall not be construed as relieving the Permittee from compliance with any of the requirements contained within the Section 219 covenants registered as "CA8439553" and "CA9468682", "CB544134", "CA9468693", "CA9468699", and "CB544132" and as amended.

FORM AND CHARACTER CONDITIONS

Building Features

- 8.2. The form and character of the buildings to be constructed on the Lands shall conform to the Architectural Plans prepared by Architecture Design Inc. (Schedule 1).
- 8.3. Any future additions of telecommunications antennas or equipment to the exterior of the buildings and/or structures included in this Permit shall be architecturally integrated into the buildings and/or structures they are mounted on or screened from views so as not to be visually obtrusive, to the satisfaction of the Director of Development Services or their delegate.
- 8.4. All mechanical roof elements, including mechanical equipment, elevator housings, and vents shall be visually screened with sloped roofs or parapets, or other forms of solid screening to the satisfaction of the Director of Development Services or their delegate.
- 8.5. No future construction/installation of unenclosed or enclosed outdoor storage areas or recycling/refuse collection shall be undertaken without the issuance of a further Development Permit or amendment to this Permit.

Signage

- 8.6. Any proposed signage shall be in accordance with the details provided in the Architectural Plans prepared by Architecture Design Inc. (Schedule 1).
- 8.7. This Development Permit does not include any signage approvals. A separate sign permit will be required for any marketing signage.

Site Lighting

- 8.8. The site lighting shall be in accordance with the lighting details included in the Site Lighting Plan prepared by Architecture Panel Inc. (Schedule 2).

Landscaping

- 8.9. The design and construction of the proposed landscaping shall be in substantial compliance with the Landscape Plan prepared by MK Design Group (Schedule 3).
- 8.10. Prior to the issuance of a building permit, the Permittee shall provide the City with a written letter of engagement from a registered landscape architect agreeing to:
 - 8.10.1. Supervise and install the landscape work in accordance with the approved Landscape Plan prepared by MK Design Group (Schedule 3); and
 - 8.10.2. Perform a final inspection and submit an inspection report to the City confirming substantial compliance with the approved landscape plan.
- 8.11. Prior to the issuance of Building Permit, the Permittee shall obtain a one-year warranty of the landscape works from the landscape contractor. This warranty shall be transferrable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials.
- 8.12. Prior to the issuance of a Building Permit, the Permittee must provide to the City in the form of an irrevocable letter of credit or certified cheque, security in the amount of \$189,562.24 based on 110% of the Landscape Cost Estimate prepared by MK Design Group (Schedule 4), which amount, or a portion therefore, as the case may be, shall be returned, no sooner than 1 year from the date of planting, upon receipt of a signed statement of substantial completion from a registered landscape architect, to the satisfaction of the Director of Development Services.

ISSUED ON THIS 24 DAY OF FEBRUARY, 2025.

Yazmin Hernández B.

Yazmin Hernandez, MCIP RPP
Director of Development Services

PROPOSED COMMERCIAL BUILDINGS FOR:



ARBUTUS LANDING

RYDER HESJEDAL WAY, COLWOOD, BC
 LEGAL: LOT REM B, SECTION 40, ESQUIMALT DISTRICT, PLAN VIP58414
 LOT 3, SECTION 54, ESQUIMALT DISTRICT, PLAN EPP112546

Schedule 1

ARCHITECTURE PANEL INC.
 ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
 UNIT 200 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 0E4
 (604) 385-3600 | RUCHR@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
D.FORCE DESIGN INC.
 2425A ALLIANCE STREET, ANNEPTON, B.C., V2B 3J0
 TEL: (604) 607-5659, EMAIL: DANY@DFORCE.CA

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATA ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

ARCHITECTURAL DRAWING LIST

COVER SHEET	A-0.0
RENDERINGS	A-0.1
OVERALL SITE PLAN	A-1.0
EXISTING PARCEL PLAN	A-1.1
SUBDIVISION PLAN	A-1.2
SITE SECTIONS	A-1.3
SITE DETAILS	A-1.4
FIRE PLAN	A-1.5
BUILDING A FLOOR PLANS	A-2.0
BUILDING A ROOF PLAN	A-3.0
BUILDING A ELEVATIONS	A-4.0c
BUILDING B FLOOR PLAN	A-2.0
BUILDING B ROOF PLAN	A-3.0
BUILDING B ELEVATIONS	A-4.0c
BUILDING B ELEVATIONS	A-4.1c
BUILDING C FLOOR PLAN	A-2.0
BUILDING C ROOF PLAN	A-3.0
BUILDING C ELEVATIONS	A-4.0c
BUILDING C ELEVATIONS	A-4.1c
BUILDING D FLOOR PLAN	A-2.0
BUILDING D ROOF PLAN	A-3.0
BUILDING D ELEVATIONS	A-4.0c
BUILDING D ELEVATIONS	A-4.1c



1 BIRD'S EYE VIEW
 SCALE: N.T.S.



2 CONTEXT PLAN
 SCALE: N.T.S.

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6	JAN 31 25	RESPONSE TO CITY COMMENTS
5	NOV 13 24	RE-ISSUED FOR DP
4	AUG 13 24	ISSUED FOR CONSULTANT USE
3	AUG 13 24	RE-ISSUED FOR DP
2	JUL 12 24	ISSUED FOR CLIENT REVIEW
1	JUL 28 23	ISSUED FOR DP

PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2
 PHONE: (604) 362-2994

ASTRIA PROPERTIES
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2

PROJECT:
 PROPOSED:
ARBUTUS LANDING
 COMMERCIAL BUILDINGS
 ADDRESS: 3607 RYDER HESJEDAL WAY,
 COLWOOD, BC

COVER SHEET

SEAL	JOB NO. 22-038	DRAWN VCF / JB
	DESIGNED	
CHECKED R.D.		
PLOT DATE JAN 31 25		

PROJECT - DRAWING NUMBER **A-0.0** REV. **6**



1 BUILDING A - VIEW LOOKING NORTH FROM RYDER HESJEDAL WAY
SCALE: N.T.S.



2 BUILDING A - VIEW FROM PARKING LOT
SCALE: N.T.S.



3 BUILDING A - VIEW FROM RYDER HESJEDAL WAY
SCALE: N.T.S.



4 BUILDING B - VIEW FROM CORNER OF RYDER HESJEDAL WAY & PRODUCERS WAY
SCALE: N.T.S.



5 BUILDING B & C - VIEW FROM PARKING LOT
SCALE: N.T.S.



6 BUILDING C - VIEW FROM PRODUCERS WAY
SCALE: N.T.S.



7 BUILDING D - VIEW TO THE WEST FROM METCHOSIN ROAD
SCALE: N.T.S.



8 BUILDING D - VIEW FROM PARKING LOT
SCALE: N.T.S.



9 BUILDING D - VIEW TO THE WEST FROM METCHOSIN ROAD
SCALE: N.T.S.

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 205 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 0E4
604 385 3600 | RUCHR@ARCHITECTUREPANEL.COM

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NO.	DATE	DESCRIPTION

PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT:
PROPOSED:
ARBUS LANDING
COMMERCIAL BUILDINGS
ADDRESS: 3607 RYDER HESJEDAL WAY,
COLWOOD, BC

DRAWING
RENDERINGS

SEAL	JOB NO. 22-038	DRAWN VCF / JB
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN 31 25

PROJECT - DRAWING NUMBER
A-0.1

REV.
6

KEYED SITE PLAN NOTES

- 1 INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT. SEE DETAIL 1/A-1.3
- 2 BUILDING MOUNTED ACCESSIBLE PARKING SIGN. SEE DETAIL 3/A-1.3
- 3 3"x3" SIDEWALK LETDOWN, PROVIDE MIN 3"x3" CLEAR @ TOP OF LETDOWN. SEE DETAIL 4/A-1.3
- 4 CONCRETE SIDEWALK, 6" ABOVE ADJACENT ASPHALT LIGHT BROOM FINISH. SEE DETAIL 3/A-1.3
- 5 6"x6" EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING. SEE DETAIL 3/A-1.3
- 6 LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS
- 7 PAINT ON ASPHALT
- 8 4" PAINT STRIPE, TYPICAL
- 9 ASPHALT CROSSING TO MUNICIPAL SPECS
- 10 EXTERIOR CONCRETE STAIRS 1/4 BIKE TROUGH OR TRACK CAST IN PLACE WITH STAIRS & 3"x4" FIRE HANGAR. PAINTED BLACK (W/ ANTI-SKATEDBOARD CLIPS) ON EA. SIDE
- 11 CONC. CAST IN PLACE RETAINING WALL, PAINTED CI TO MATCH BUILDING D C/A 42" PIPE GUARDRAIL, PAINTED BLACK GUARDRAIL REQUIRED UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600mm). SEE CIVIL DWGS FOR RETAINING WALL HEIGHTS
- 12 LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION
- 13 GARBAGE ENCLOSURE, TYPICAL SEE DETAIL 1/A-1.1
- 14 MOBILITY SCOOTER PARKING (1.0m x 1.5m), C/A 110V OUTLET PER ELEC. DWGS
- 15 BIKE RACK FOR 2 SHORT TERM BICYCLE SPACES (0.6m x 1.8m TYP.) MAXIMUM 15m TO NEAREST BUILDING ENTRANCE. PER LANDSCAPE ARCHITECTS DWGS. SEE ALSO KEY FOR ADDITIONAL INFO
- 16 STAMPED AND PAINTED ASPHALT CROSSWALK PER LANDSCAPE ARCHITECTS DRAWINGS
- 17 SEATING PER LANDSCAPE ARCHITECTS DRAWINGS
- 18 ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
- 19 GAS METERS PER MECHANICAL DRAWINGS WITH FENCE AND PROTECTION AS REQUIRED BY BC HYDRO AND MUNICIPALITY. SEE DETAIL 1/A-1.3
- 20 ELECTRICAL KIOSK, C/A DECORATIVE UV AND GRAFFITI RESISTANT LAMINATED WRAP. SEE DETAIL 1/A-1.3. SEE ELECTRICAL DRAWINGS
- 21 FREE STANDING SIGNAGE, SEE DETAIL 1/A-1.3
- 22 TYPICAL ACCESSIBLE ENTRANCE
- 23 FIRE DEPARTMENT CONNECTION. SEE MECHANICAL DRAWINGS
- 24 TRAVEL DISTANCE HYDRANT TO PD# (147) (45m) MAX CONFIRM ON SITE
- 25 HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE. DESIGN REQUIREMENTS PER BCFC:
 - HAVE A CLEAR WIDTH NOT LESS THAN 6m
 - HAVE A CLEAR HEIGHT NOT LESS THAN 12m
 - HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m
 - HAVE A CHANGE OF GRADE NOT MORE THAN 1 IN 125 OVER A MINIMUM DISTANCE OF 15m
 - ASPHALT MUST BE DESIGNED TO GARY FIRETRUCK LOADING OF 74,000 LBS GVWR
 - HAVE TURNING FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 40m LONG
 - BE CONNECTED WITH A PUBLIC THROUGHWAY
 - SEE FIRE TRUCK TEMPLATE FOR DETAILED DIMENSIONS
- 26 ANNUNCIATOR PANEL. SEE ELECTRICAL DRAWINGS
- 27 FIRE HYDRANT. SEE CIVIL DRAWINGS FOR DETAILS
- 28 POST MOUNTED ACCESSIBLE PARKING SIGN. SEE DETAIL 2/A-1.3
- 29 BIKE RACK FOR 2 OVERSIZED BICYCLE SPACES (0.9m x 3.0m TYP.) MAXIMUM 15m TO NEAREST BUILDING ENTRANCE. PER LANDSCAPE ARCHITECTS DWGS. SEE ALSO KEY FOR ADDITIONAL INFO
- 30 CANADA POST MAILBOX
- 31 GARBAGE RECEPTACLES

SITE DATA

CIVIC ADDRESS: 3607 RYDER HESJEDAL WAY, COLWOOD, B.C.
 LEGAL DESCRIPTION: LOT REM B, SECTION 40, EQUIMALT DISTRICT, PLAN V1984644
 ZONING: CD 28 - AREA 5 & 6
 SITE AREA (GROSS): LOT REM B, 541.84 sq.ft. (1.26 acres) / 5 485.9 sq.m. (13.35 ha)
 LOT 3, SECTION 84, EQUIMALT DISTRICT, PLAN EPI12546
 SITE AREA (NET): 101,425 sq.ft. (2.34 acres) / 4 464 sq.m. (10.45 ha)

BUILDING AREA (FOOTPRINT): 53,140 sq.ft. (3 071 sq.m.)
 SITE COVERAGE: (50% MAX.): 53,140 / 101,425 = 52%
 F.A.R. (1.0 MAX.): 41,440 / 101,425 = 0.41

REQUIRED SETBACKS: REQUIRED PROPOSED

PROPOSED BUILDING A:
 FRONT (NORTH): 3.0m (9.84') SEE BLDG B
 FRONT (SOUTH): 3.0m (9.84') SEE BLDG D
 EXT. SIDE (WEST): 3.0m (9.84') SEE BLDG A
 INT. SIDE (EAST): 3.0m (9.84') SEE BLDG D

PROPOSED BUILDING B:
 FRONT (NORTH): 3.0m (9.84') SEE BLDG A
 FRONT (SOUTH): 3.0m (9.84') SEE BLDG A
 EXT. SIDE (WEST): 3.0m (9.84') SEE BLDG A
 INT. SIDE (EAST): 3.0m (9.84') SEE BLDG D

PROPOSED BUILDING C:
 FRONT (NORTH): 3.0m (9.84') SEE BLDG A
 FRONT (SOUTH): 3.0m (9.84') SEE BLDG A
 EXT. SIDE (WEST): 3.0m (9.84') SEE BLDG A
 INT. SIDE (EAST): 3.0m (9.84') SEE BLDG D

PROPOSED BUILDING D:
 FRONT (NORTH): 3.0m (9.84') SEE BLDG A
 FRONT (SOUTH): 3.0m (9.84') SEE BLDG A
 EXT. SIDE (WEST): 3.0m (9.84') SEE BLDG A
 INT. SIDE (EAST): 3.0m (9.84') SEE BLDG D

HEIGHT: 15.0m (49'-2") MAX.

PARKING PROVIDED:
 RESTAURANT: 12 STALLS PER 500 sq.ft. (12.5)
 SHOPPING CENTRE: 1 STALL PER 500 sq.ft. (2.5)
 DAYCARE: 1 STALL PER 500 sq.ft. (2.5)
 MEDICAL OFFICE: 1 STALL PER 500 sq.ft. (2.5)
 PERSONAL SERVICE: 1 STALL PER 500 sq.ft. (2.5)
 RETAIL STORE: 1 STALL PER 500 sq.ft. (2.5)
 ANIMAL HOSPITAL: 1 STALL PER 200 sq.ft. (5.0)

BUILDING A SHOPPING CENTRE: 4,565 / 525 = 21.6
 DAYCARE: 2,745 / 550 = 5.0
 BANK: 2,845 / 525 = 5.4
 BUILDING B RESTAURANT: 5,700 / 525 = 10.9
 BUILDING C ANIMAL HOSPITAL: 5,980 / 215 = 27.8
 BUILDING D RETAIL STORE: 10,075 / 525 = 19.2

TOTAL REQUIRED: 122 (122.0)

PARKING PROVIDED: 122 (122.0)

IN URBAN CENTRE AREA, TOTAL PARKING MAY EXCEED MIN REQUIREMENT BY UP TO 10%. TOTAL EXCESS SHOWN = 33%

ACCESSIBLE STALLS REQUIRED (PER BYLAW NO. 1404, 3.4 TABLE 2): 13
 ACCESSIBLE STALLS PROVIDED: 13
 SMALL CAR STALLS ALLOWED (50% OF TOTAL): 61
 SMALL CAR STALLS PROVIDED: 61

LOADING STALLS REQUIRED: 45,775 sq.ft. (4 066.8 m²)
 2 STALLS PER 500sq.ft. TO 2500sq.ft. RETAIL OR INDUSTRIAL USE PLUS 1 PER ADDITIONAL 2500sq.ft.

LOADING STALLS PROVIDED: 5

BICYCLE PARKING:
 SHORT TERM: 6 STALLS PER BUILDING
 LONG TERM: RESTAURANT/OFFICE/RETAIL/SERVICE: 1 SPACE PER 250 sq.ft. (24m²)
 MOBILITY SCOOTER SPACE: 1 STALL PER BUILDING

SPECIAL REQUIREMENTS:
 REGULAR WITH ACCESS TO OUTLET: 20% OF REG'D STALLS
 OVERSIZED WITH ACCESS TO OUTLET: 50% OF REG'D STALLS
 COVERED SHORT TERM: FIRST 12 = 50% OF REMAINING

Short Term	Footprint	Footprint m ²	Required	Covered	Electric	Over-sized	Over-sized Elec.	Mobility Scooter
Building A	13,105.0	1,217.5	6.0	0.0	1.8	0.0	0.0	0.0
Building B	5,700.0	320.5	6.0	0.0	1.2	0.0	0.0	0.0
Building C	3,980.0	369.8	6.0	0.0	1.2	0.0	0.0	0.0
Building D	10,075.0	930.2	6.0	0.0	1.8	0.0	0.0	0.0
Total	32,860.0	3,058.8	24.0	0.0	6.0	0.0	0.0	0.0
Provided	28.0	21.0	6.0	0.0	2.0	0.0	0.0	0.0

Long Term	Required	Electric	Over-sized	Over-sized Elec.
Building A	8.1	4.1	0.0	0.0
Building B	3.1	1.1	0.0	0.0
Building C	1.5	0.7	0.1	0.1
Building D	7.7	1.3	0.1	0.1
Total	18.5	8.0	0.2	0.2
Provided	16.0	8.0	2.0	1.0

BIKE PARKING KEY

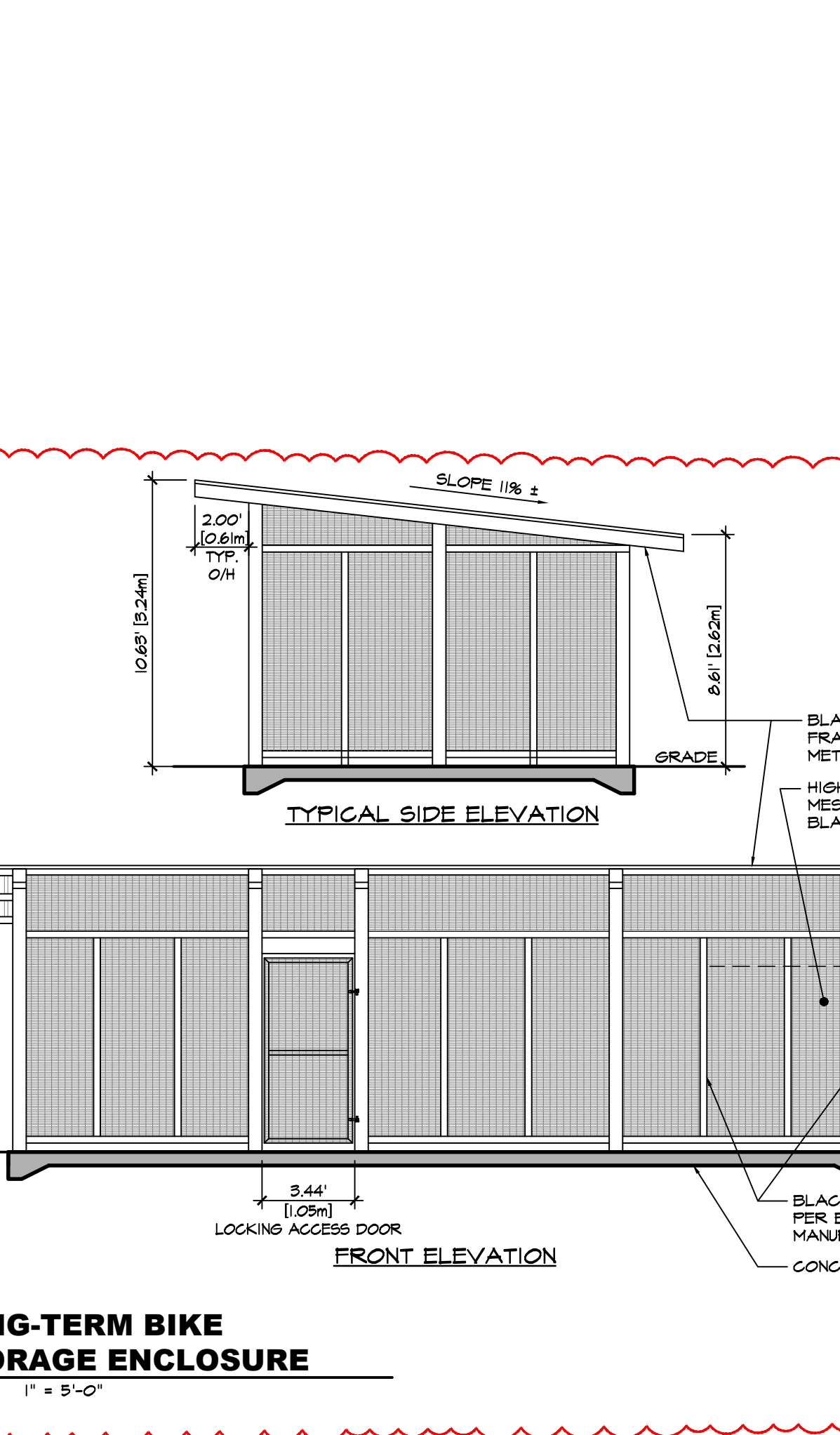
- REGULAR - (0.6m x 1.8m)
 - REGULAR (COVERED) - (0.6m x 1.8m)
 - REGULAR (COVERED, ELEC.) - (0.6m x 1.8m)
 - OVERSIZED - (0.9m x 3.0m)
 - OVERSIZED (ELEC.) - (0.9m x 3.0m)
 - MOBILITY (ELEC.) - (1.0m x 1.5m)
 - LONGTERM - (0.6m x 1.8m)
 - LONGTERM (ELEC.) - (0.6m x 1.8m)
 - LONGTERM, OVERSIZED - (0.9m x 3.0m)
 - LONGTERM, OVERSIZED (ELEC.) - (0.9m x 3.0m)
- *ELEC. ENGINEER TO PROVIDE ELECTRIFIED 110V OUTLET AT THESE STALLS

LONG-TERM BIKE STORAGE ENCLOSURE
 SCALE: 1" = 5'-0"

PLAN: 14.46' (4.41m) x 15.67' (4.78m)

FRONT ELEVATION: 10.25' (3.12m) x 10.65' (3.24m)

BLACK PAINTED STEEL FRAMING C/W CORRUGATED METAL ROOF CLADDING
 HIGH SECURITY METAL MESH FENCING, PAINTED BLACK
 BLACK PAINTED HSS FRAMING PER BIKE ENCLOSURE MANUFACTURER
 CONCRETE FOUNDATION PER



ARCHITECTURE PANEL INC.
 ARCHITECTURE LANDSCAPE ARCHITECTURE URBAN DESIGN
 UNIT 200 - 1480 FOSTER STREET WHITE ROCK, BC V4B 0C4
 604 385 3600 | RUCH@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D.FORCE DESIGN INC.
 2626A ALLIANCE STREET, ANIMATOR, B.C., V8B 3A0
 TEL: (604) 607-9676 | EMAIL: DANEY@DFORCE.COM

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NO.	DATE	DESCRIPTION
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18	JAN 31 25	RESPONSE TO CITY COMMENTS
17	NOV 13 24	RE-ISSUED FOR DP
16	NOV 05 24	CLIENT REVIEW AND COORDINATION
15	NOV 01 24	CLIENT REVIEW
14	SEP 20 24	ISSUED FOR CONSULTANT USE
13	AUG 15 24	ISSUED FOR CONSULTANT USE
12	AUG 13 24	RE-ISSUED FOR DP
11	JUL 26 24	ISSUED FOR CLIENT REVIEW
10	JUL 22 24	ISSUED FOR CONSULTANT USE
9	JUL 12 24	ISSUED FOR CLIENT REVIEW
8	JUN 21 24	CLIENT REVIEW
7	MAY 28 24	CLIENT REVIEW
6	APR 24 24	INTERNAL REVIEW
5	DEC 18 23	ISSUED FOR CONSULTANT USE
4	DEC 15 23	ISSUED FOR CLIENT REVIEW
3	JUL 28 23	ISSUED FOR DP
2	JUL 20 23	ISSUED FOR CLIENT REVIEW
1	JUL 18 23	ISSUED FOR CONSULTANT USE

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
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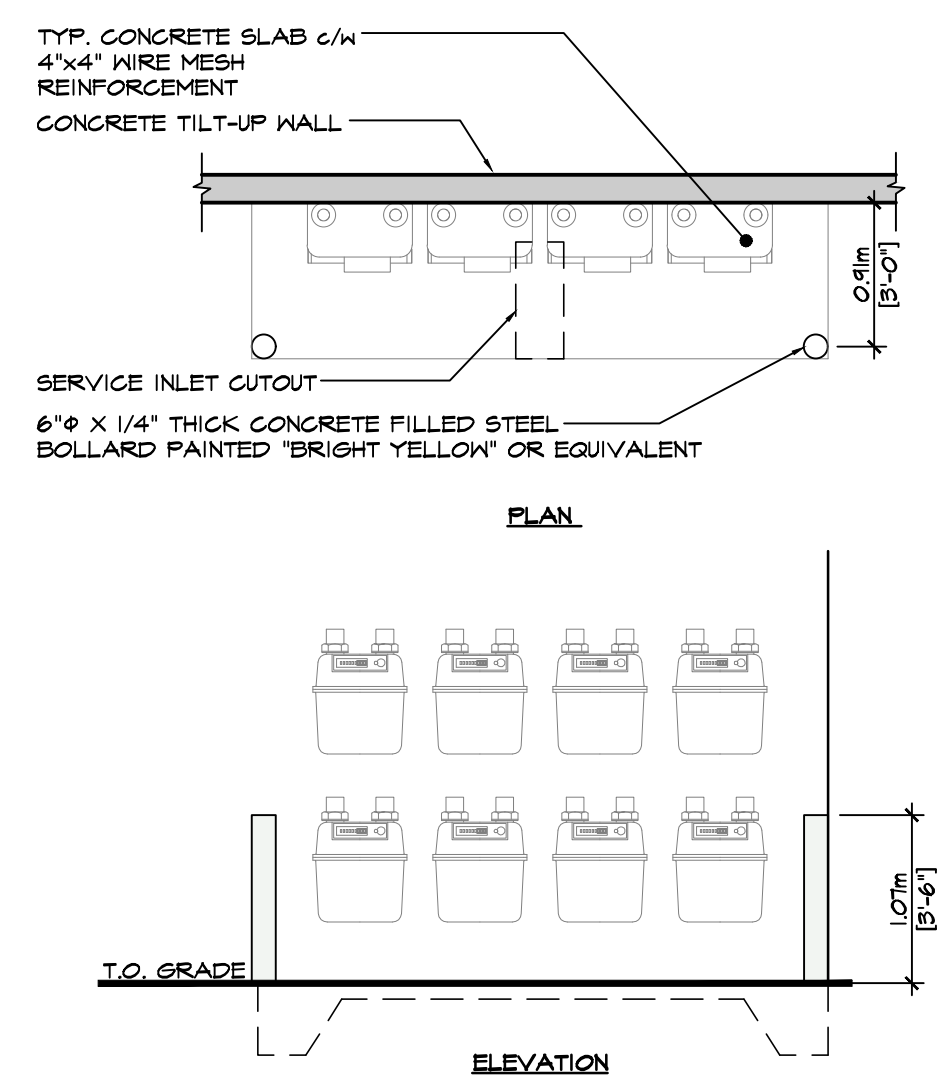
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 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2

PROJECT: PROPOSED

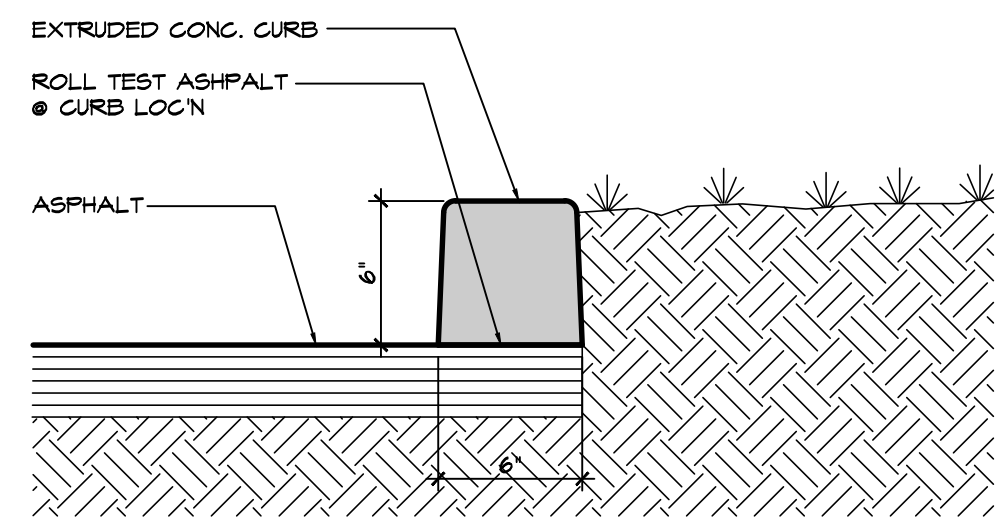
ARBUTUS LANDING
 COMMERCIAL BUILDINGS
 ADDRESS: 3607 RYDER HESJEDAL WAY, COLWOOD, BC

DRAWING: **OVERALL SITE PLAN**

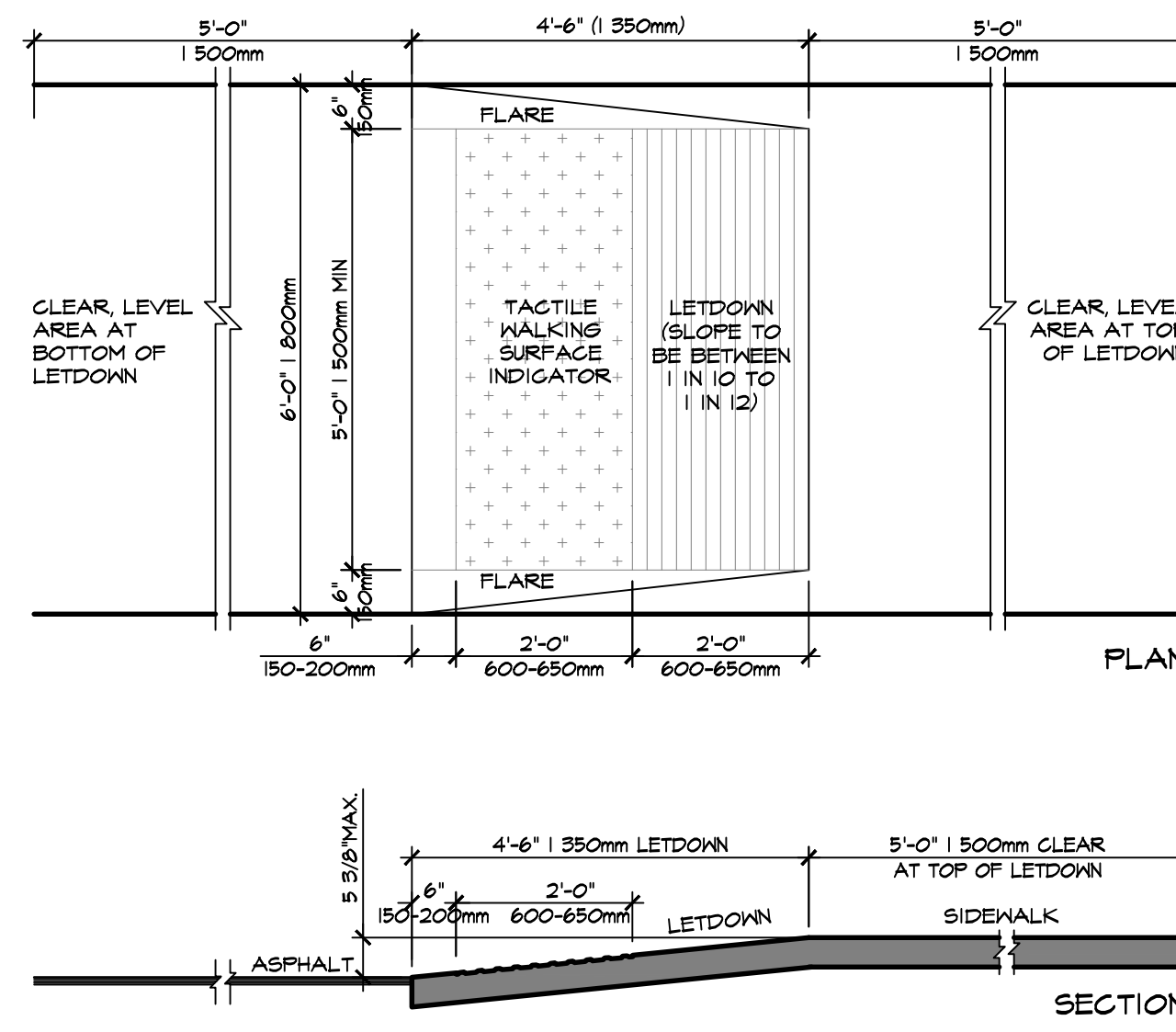
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CHECKED R.D.		
PLOT DATE DEC.20.24		
PROJECT - DRAWING NUMBER		REV.
A-1.0		18



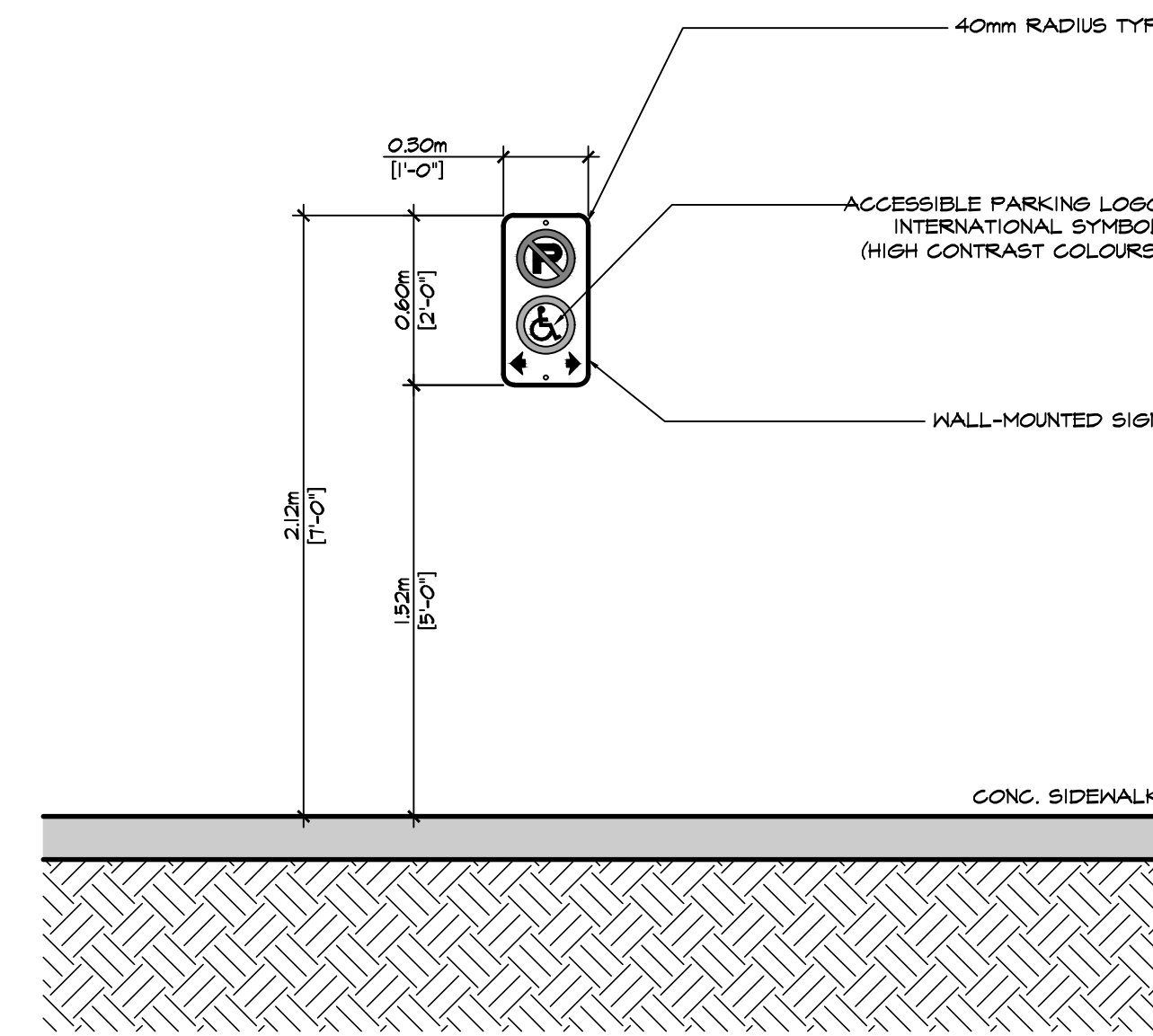
5 GAS METER DETAIL
SCALE: 1/4" = 1'-0"



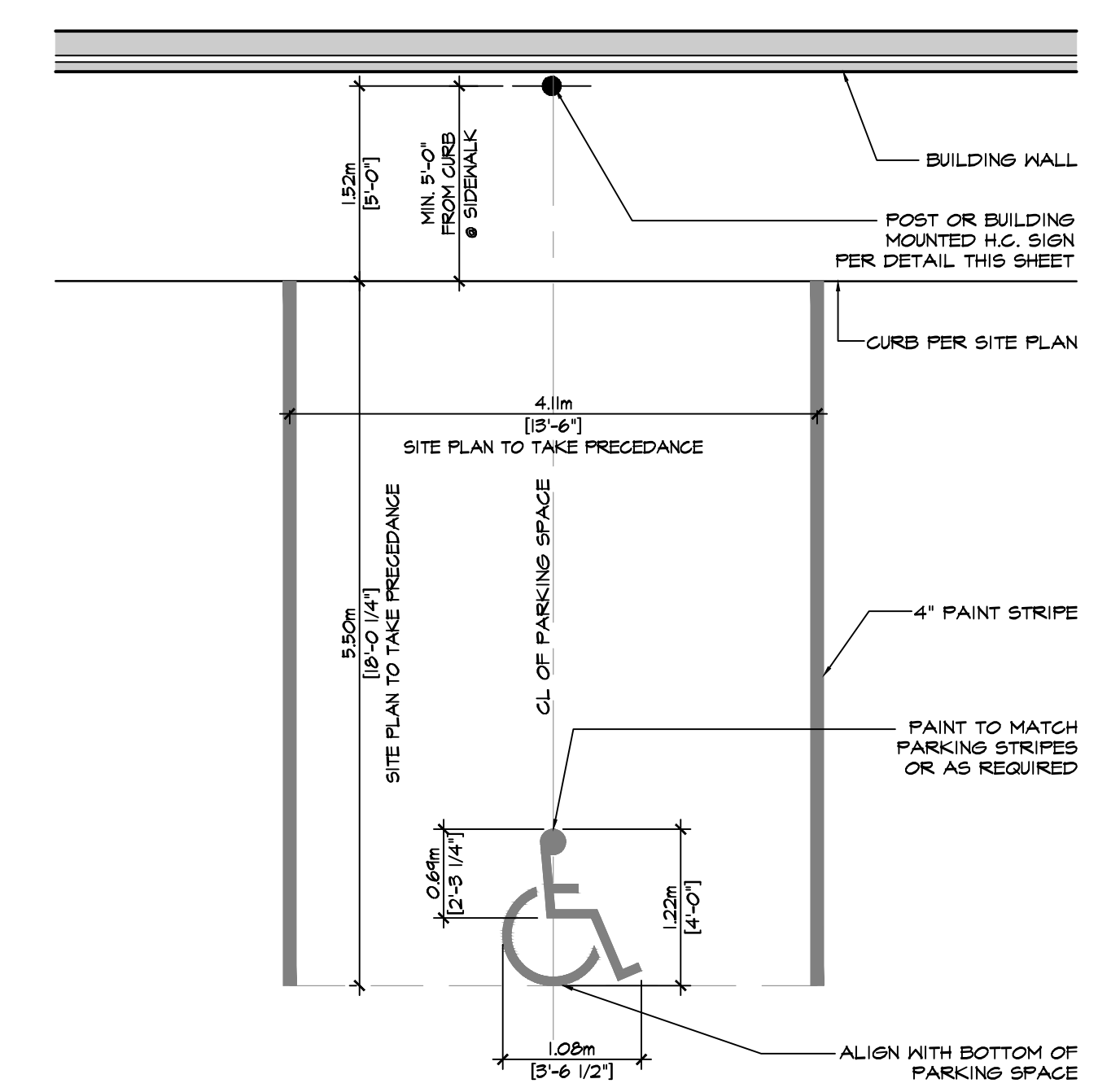
4 CURB DETAIL
SCALE: 1/2" = 1'-0"



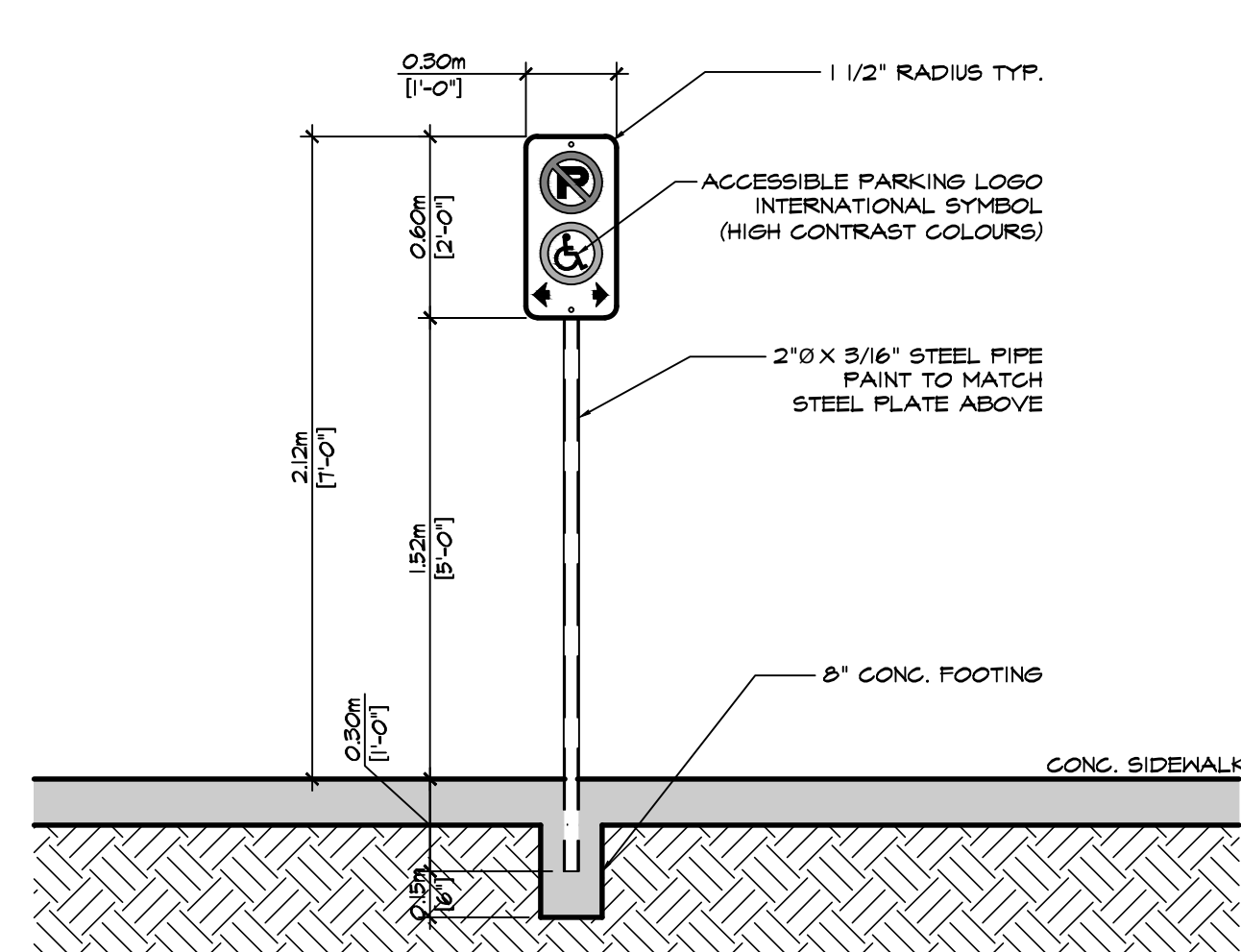
3 LETDOWN DETAIL
SCALE: 1/2" = 1'-0"



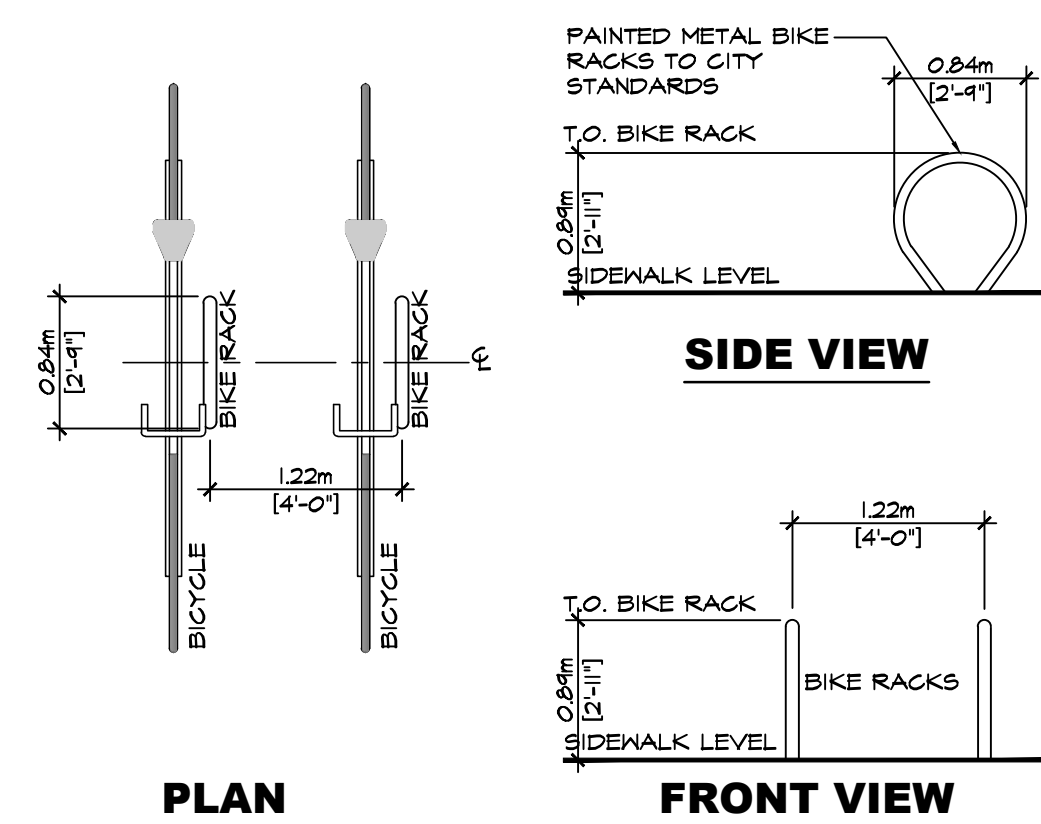
2 BUILDING MOUNTED ACCESSIBLE PARKING SIGN DETAIL
SCALE: 1/2" = 1'-0"



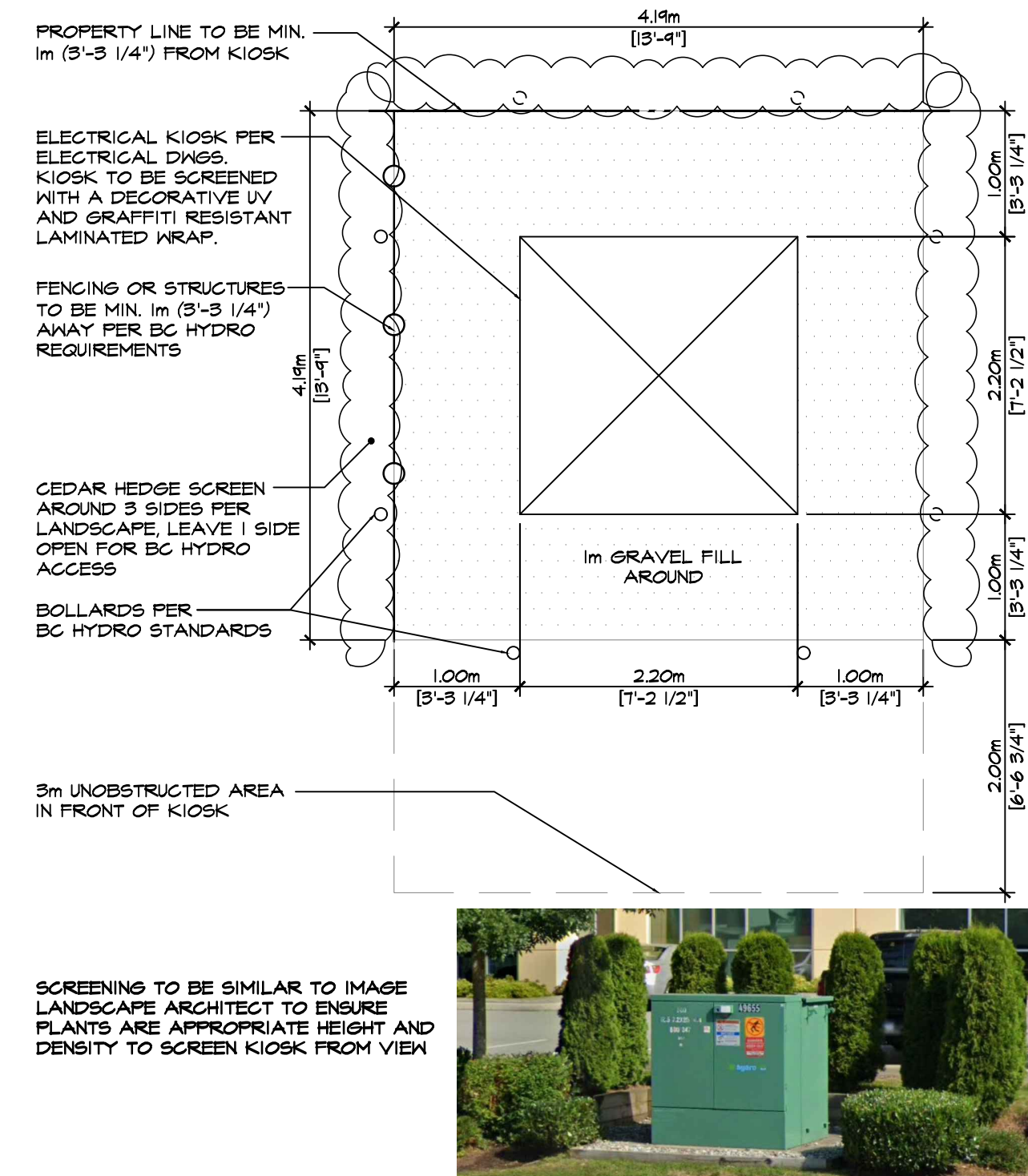
1 ACCESSIBLE PARKING STALL DETAIL
SCALE: 1/4" = 1'-0"



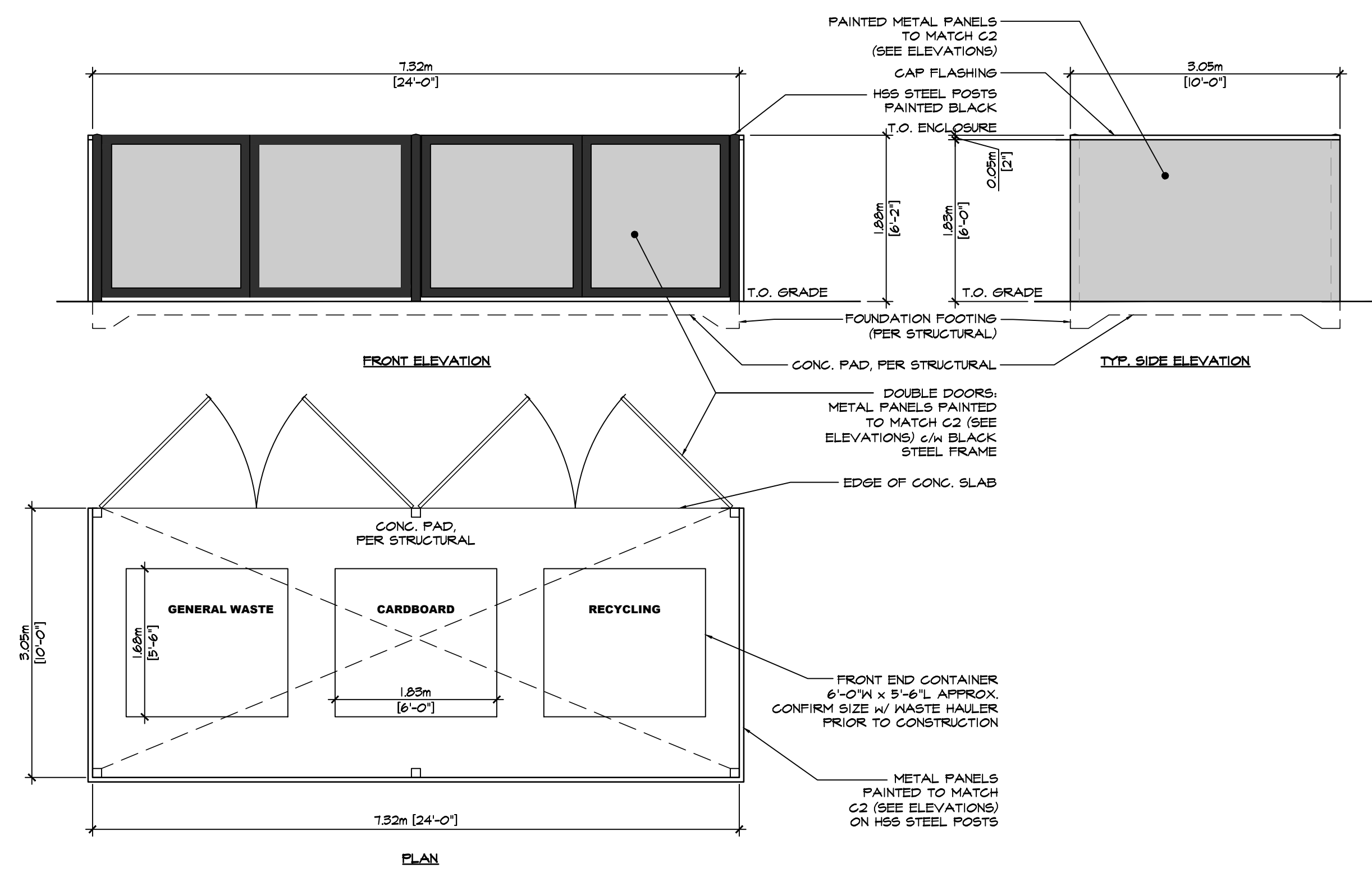
9 POST MOUNTED ACCESSIBLE PARKING SIGN DETAIL
SCALE: 1/2" = 1'-0"



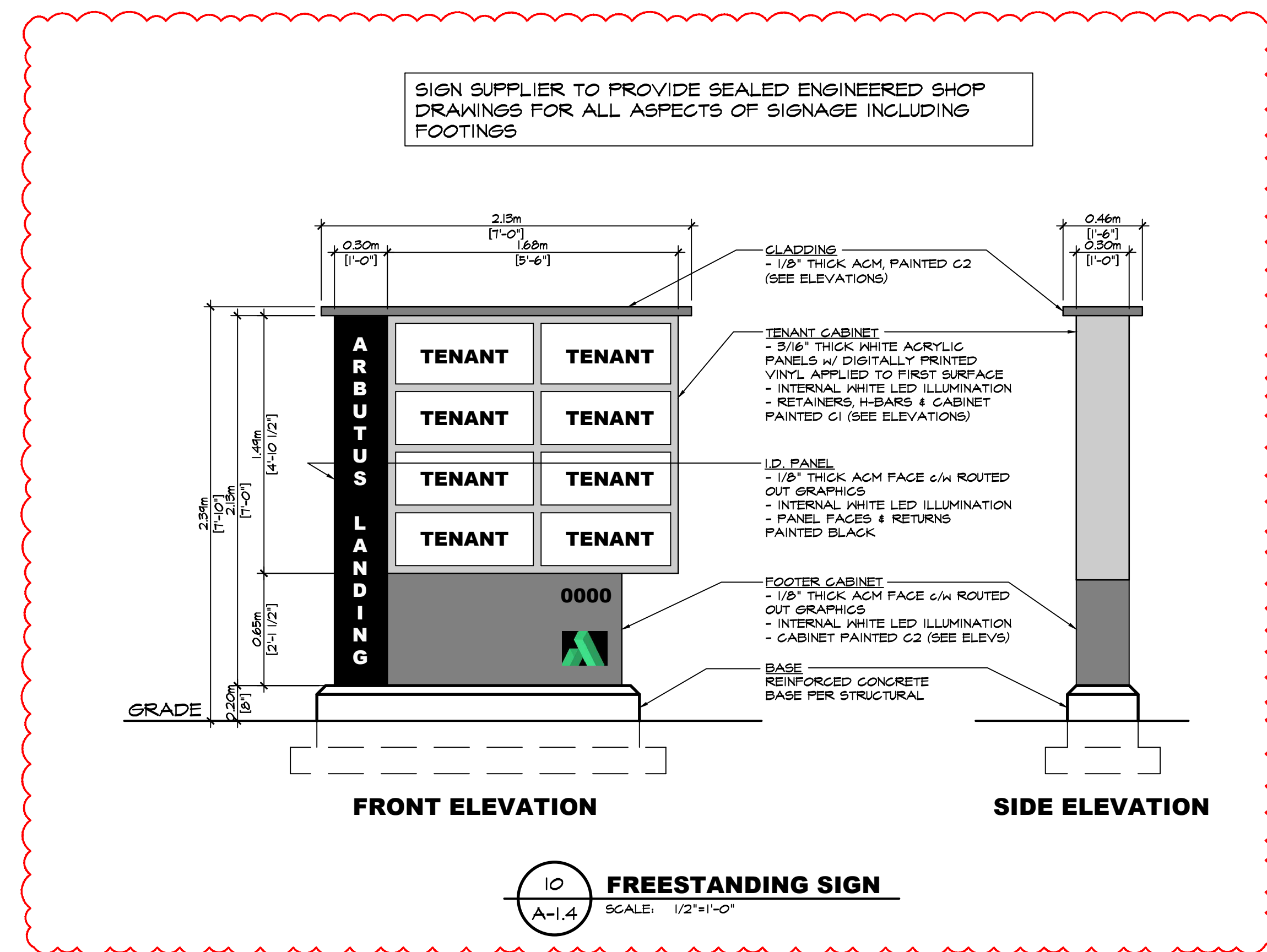
8 BIKE RACK DETAIL
SCALE: 1/4" = 1'-0"



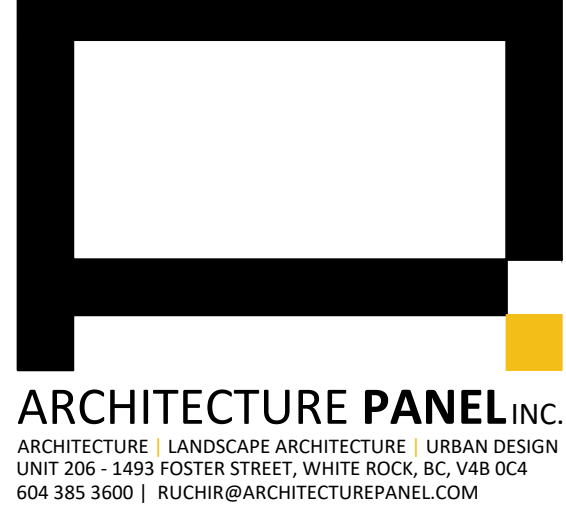
7 ELECTRICAL KIOSK DETAIL
SCALE: 1/4" = 1'-0"



6 EXTERIOR GARBAGE ENCLOSURE DETAIL
SCALE: 1/2" = 1'-0"



10 FREESTANDING SIGN
SCALE: 1/2" = 1'-0"



ARCHITECTURE PANEL INC.
ARCHITECTURE LANDSCAPE ARCHITECTURE URBAN DESIGN
UNIT 300 - 1493 STORE STREET WHITE ROCK BC V6B 0G4
604 385 3600 | RUCH@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D.FORCE DESIGN INC.
2428A ALLIANCE STREET, ANNEBORO, B.C., V8B 3A9
TEL: (604) 607-9680, EMAIL: D@DFORCE.COM

THESE DRAWINGS AND THE DESIGN ARE AND ALL THESE REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATA ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN.

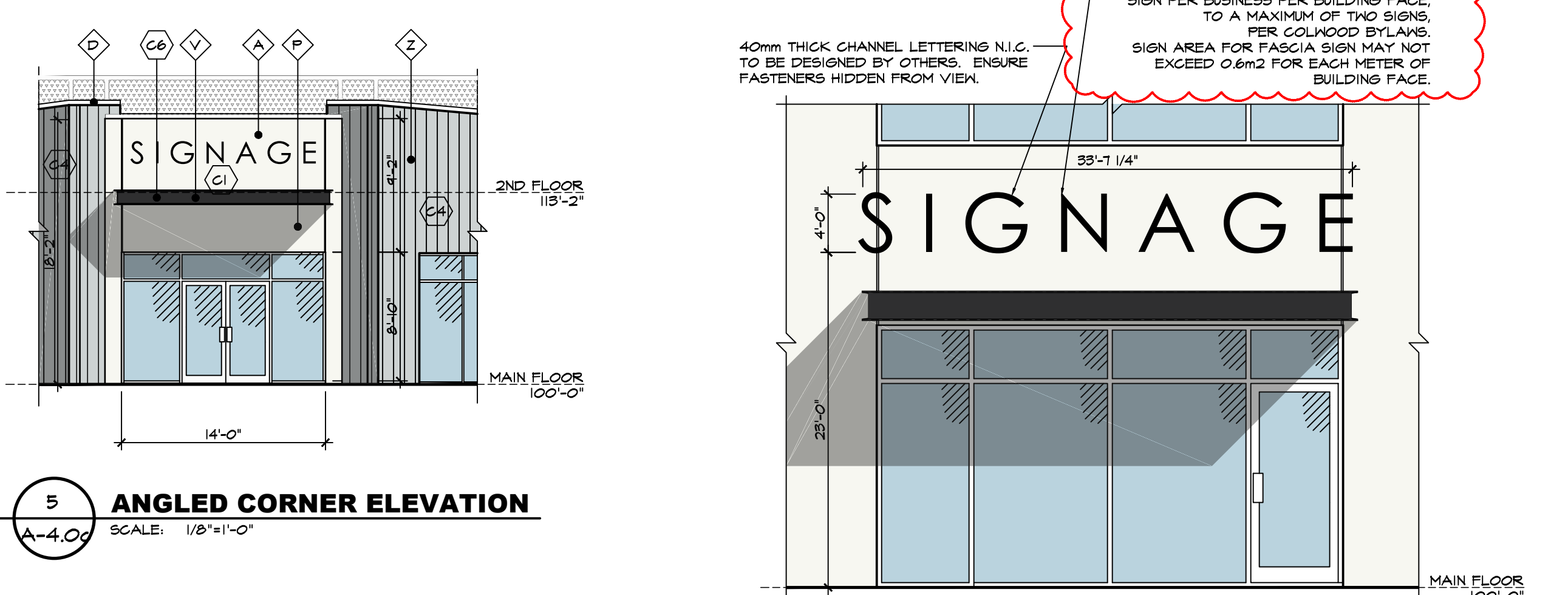
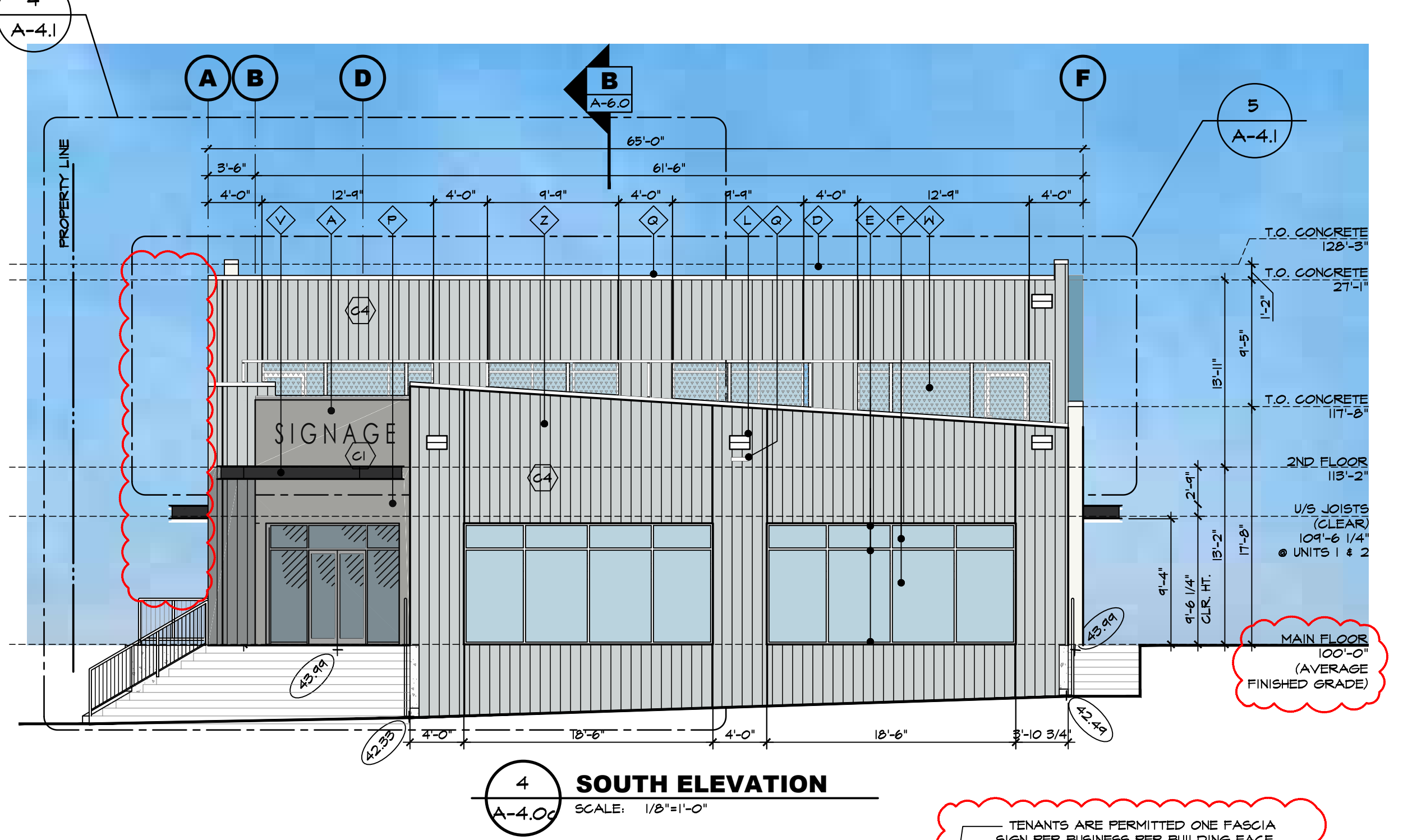
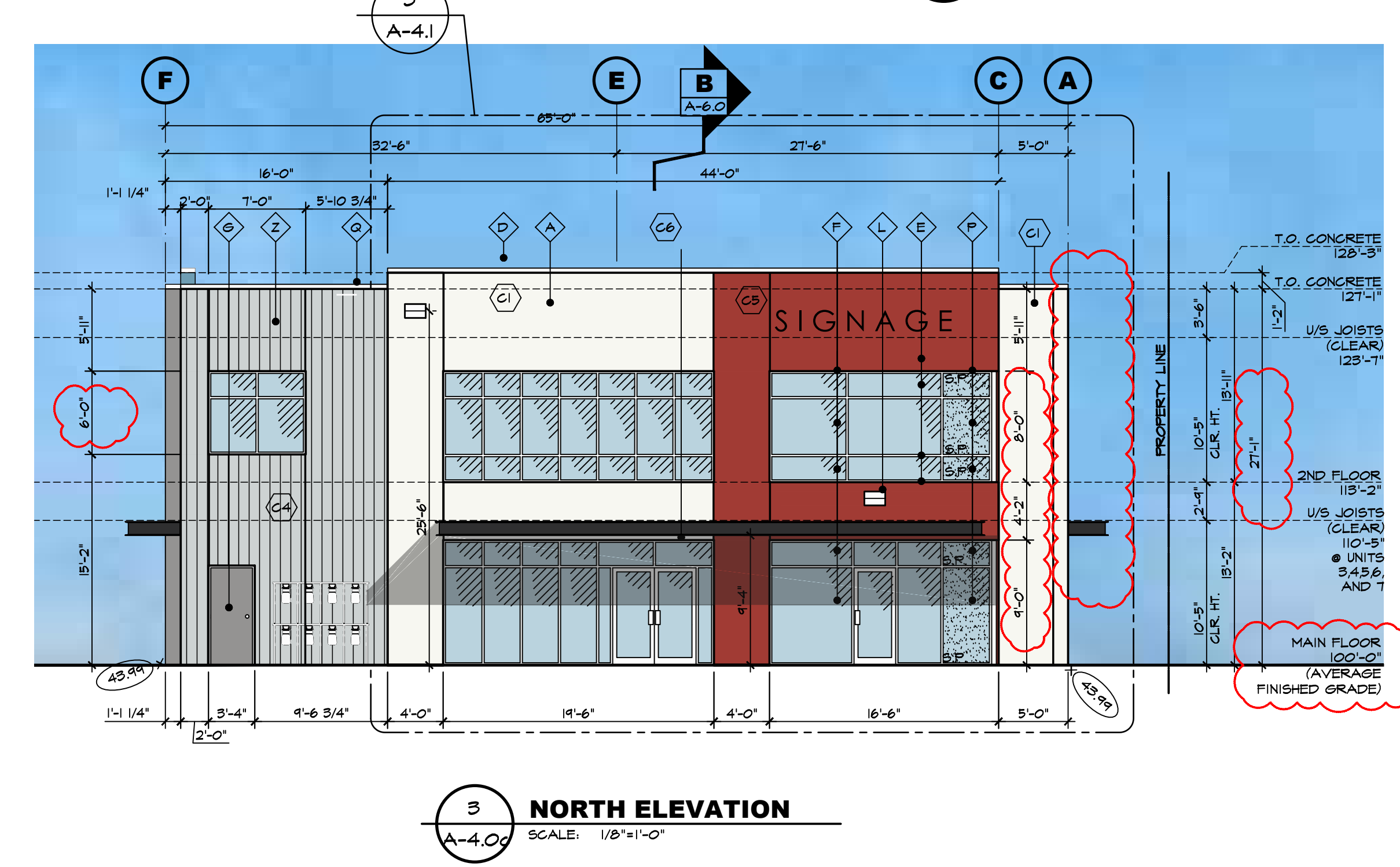
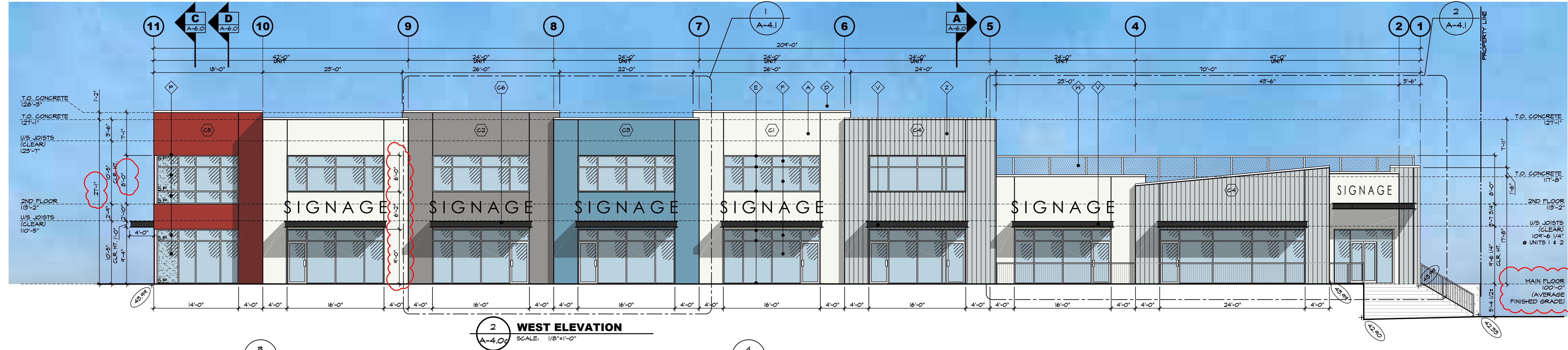
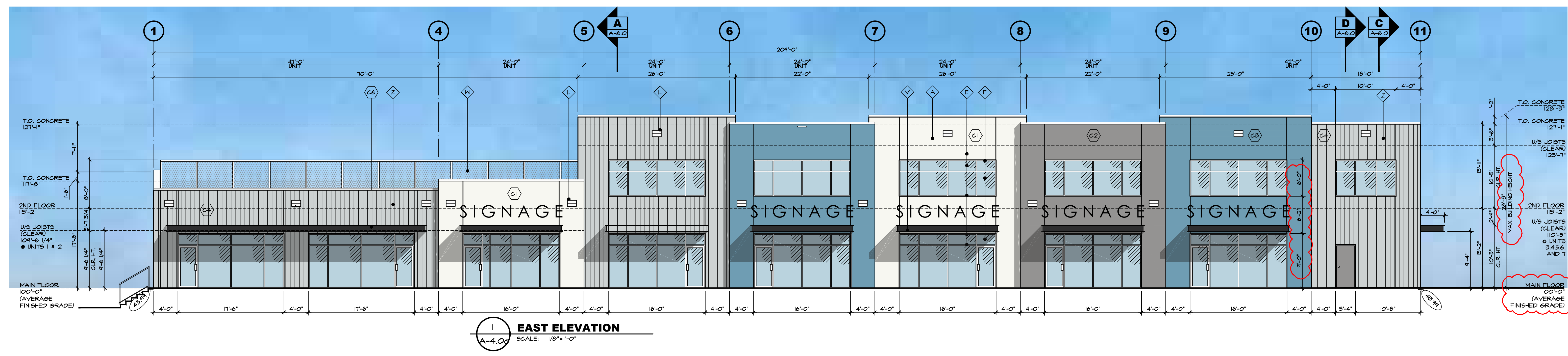
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4	JAN.31.25	RESPONSE TO CITY COMMENTS
3	NOV.13.24	RE-ISSUED FOR DP
2	AUG.15.24	ISSUED FOR CONSULTANT USE
1	AUG.13.24	RE-ISSUED FOR DP
NO.	DATE	DESCRIPTION

PROJECT MANAGERS / CONTRACTORS:	
ORION CONSTRUCTION	
UNIT 105 19923 80A AVE LANGLEY, BC V2Y 0E2 PHONE: (604) 362-2994	
ASTRIA PROPERTIES	
UNIT 105 19923 80A AVE LANGLEY, BC V2Y 0E2	
PROJECT PROPOSED:	
ARBUTUS LANDING	
COMMERCIAL BUILDINGS	
ADDRESS: 3607 RYDER HESJEDAL WAY, COLWOOD, BC	
DRAWING	

SEAL	JOB NO. 22-038	DRAWN RP, JB
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE JAN.31.25	
PROJECT - DRAWING NUMBER		REV.
A-1.4		4

SITE DETAILS	
DRAWING	
JOB NO. 22-038	
DRAWN RP, JB	
DESIGNED	
CHECKED R.D.	
PLOT DATE JAN.31.25	
PROJECT - DRAWING NUMBER	
A-1.4	
REV.	
4	

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MATERIAL LEGEND

- ◆ CONCRETE TILT-UP WALL - PAINTED
- ◆ REVEAL IN CONCRETE - PAINTED
- ◆ PANEL JOINT
- ◆ PRE-FINISHED METAL CAP FLASHING
- ◆ STOREFRONT FRAMES - BLACK ALUMINUM
- ◆ STOREFRONT GLASS - CLEAR
- ◆ STEEL HANDDOORS - PAINTED
- ◆ STANDING SEAM METAL ROOF
- ◆ FASCIA
- ◆ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- ◆ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- ◆ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- ◆ 3/4" RECESS IN CONCRETE
- ◆ SPANDREL GLAZING (OPAC/COAT TO MATCH VISION GLASS)
- ◆ SCUPPER
- ◆ NOT USED
- ◆ STEEL BOLLARD - PAINTED
- ◆ GUTTER
- ◆ HORIZONTAL HOOD TEXTURED FORMLINER
- ◆ C-CHANNEL WITH METAL DECK CANOPY - PAINTED
- ◆ METAL GUARDRAIL 6x6 PERFORATED METAL PANELS - PAINTED
- ◆ CURTAIN WALL GLASS - CLEAR
- ◆ HSS COLUMN - PAINTED
- ◆ VERTICAL RIB CONCRETE FORMLINER
- ◆ DECORATIVE FEATURE BANNER

NOTE:
 - NOT ALL MATERIALS ARE APPLICABLE
 ◆ SPANDREL GLAZING

PROJECT COLOURS
 ALL COLOURS TO BE SHERWIN WILLIAMS.

① MAIN FIELD COLOUR 1:	HIGH REFLECTIVE WHITE (SW 7157)
② FIELD ACCENT COLOUR 1:	GRAY SHINGLE (SW 7670)
③ FIELD ACCENT COLOUR 2:	BLUEBIRD FEATHER (SW 4062)
④ FIELD ACCENT COLOUR 3:	MISTY (SW 6252)
⑤ FIELD ACCENT COLOUR 4:	RAVE RED (SW 6608)
⑥ FIELD ACCENT COLOUR 5:	TRICORN BLACK (SW 6258)

EXTERIOR GUARDRAILS:
 ALUMINUM STOREFRONT MILLIONS: BLACK ALUMINUM
 TYPICAL GLAZING: CLEAR (LOW E AND / OR ASHRAE 40.1 20H COMPLIANT)
 SPANDREL GLAZING COLOUR: OPAC/COAT 3-B20 GRAY
 TYPICAL METAL CAP FLASHING: HESTFORM METALS BLACK

LEGEND

◆ PROPOSED GRADE
◆ EXISTING GRADE

IMPORTANT NOTE:
 ALL 2ND FLOOR GLAZING TO CONFORM TO CLASS A OF CAN/CSG-12.1, "SAFETY GLAZING"

PAINTING NOTES
 ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.
 FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.
 IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE BOND BREAKERS AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPAINING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.
 THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20"x20" TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.
 ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20"x20" TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.
 ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.
 PAINT SURFACES AS FOLLOWS:
 1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
 2) DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.

3) METAL DOORS AND FRAMES AND OTHER METAL SURFACES - 1 COAT ALKYL PRIMER, 2 COATS OF ALKYL ENAMEL.
 4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.
 ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.
 ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED. CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.
 OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND DECK TO BE PAINTED.
 *NOTE: CONFIRM ALL COLOURS FINISHED WITH THE OWNER PRIOR TO FABRICATION & FOR PAINTING.
 *IMPORTANT NOTE: U FACTORS OF WINDOWS/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NFRG 100 AND NFRG 200 SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.
 GLAZING NOTES:
 - ALL GLAZING TO BE ASHRAE 40.1 20H COMPLIANT
 - METAL FRAMED FIXED GLAZING MUST HAVE A MAXIMUM U VALUE OF 0.3 PER ENERGY MODEL FROM EDGE CONSULTANTS
 - METAL FRAMED FIXED GLAZING MUST HAVE A MINIMUM SHGC VALUE OF 0.32 PER ENERGY MODEL FROM EDGE CONSULTANTS
 - GLAZING SUPPLIER MUST PROVIDE DOCUMENTATION TO CONFIRM COMPLIANCE

TENANTS ARE PERMITTED ONE FASCIA SIGN PER BUSINESS PER BUILDING FACE, TO A MAXIMUM OF TWO SIGNS PER COLWOOD BYLAWS. SIGN AREA FOR FASCIA SIGN MAY NOT EXCEED 0.6m² FOR EACH METER OF BUILDING FACE.

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13	JAN 31 25	RESPONSE TO CITY COMMENTS
12	JAN 15 25	RE-ISSUED FOR CONSULTANT COORDINATION
11	DEC 18 24	IFT REVIEW & COORDINATION
10	DEC 16 24	PROGRESS SET
9	NOV 28 24	CONSULTANT COORDINATION
8	NOV 13 24	RE-ISSUED FOR DP
7	NOV 08 24	ISSUED FOR BUILDING PERMIT
6	NOV 06 24	CONSULTANT COORDINATION
5	SEP 19 24	ISSUED FOR CONSULTANT USE
4	AUG 15 24	ISSUED FOR CONSULTANT USE
3	AUG 13 24	RE-ISSUED FOR DP
2	JUL 26 24	ISSUED FOR CLIENT REVIEW
1	JUL 12 24	ISSUED FOR CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS
DORION CONSTRUCTION
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2
 PHONE: (604) 362-2994

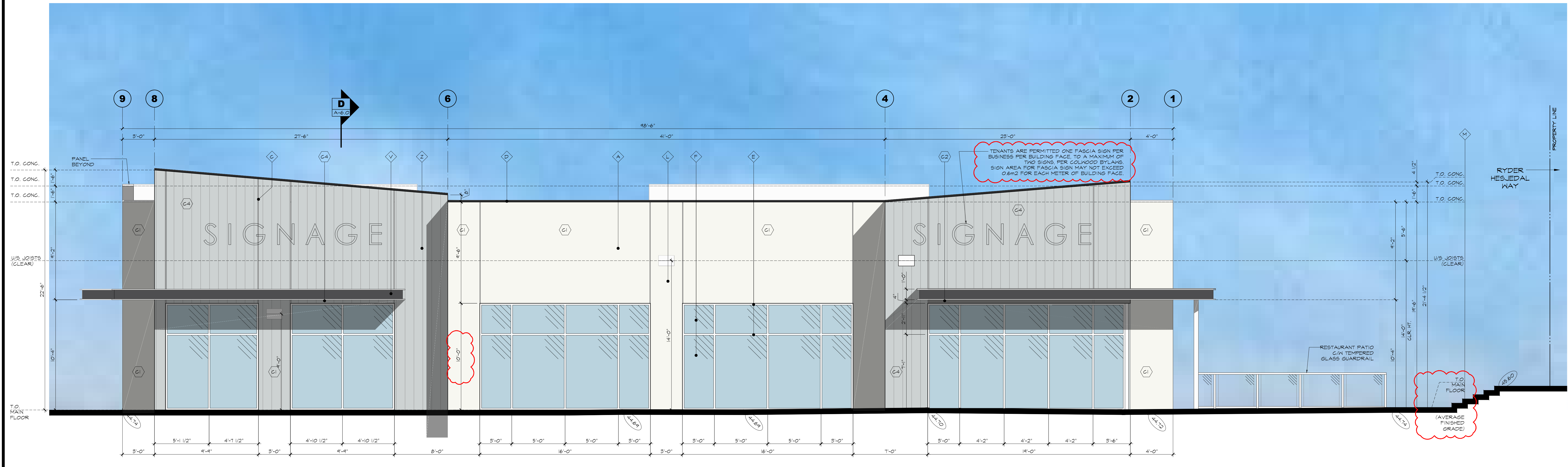
ASTRIA PROPERTIES
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2

PROJECT:
ARBUTUS LANDING
 COMMERCIAL BUILDING
BUILDING A
 ADDRESS:
 3605 RYDER HESJEDAL WAY, COLWOOD, BC
 DRAWING

COLOURED ELEVATIONS

SEAL	JOB NO.	DRAWN
	22-038	JB
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN 31 25
	PROJECT DRAWING NUMBER	REV
	A-4.0c	13

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1 NORTH ELEVATION (FACING PRODUCERS WAY)
 SCALE: 1/4"=1'-0"

PAINTING NOTES

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.
 FOR THE PAINTING OF CONG. SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONG. SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.
 IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONG. BOND BREAKERS AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPAINING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.
 THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL FOREIGN MATTER. REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY. PROTECT ALL OTHER SURFACES DURING PAINTING.
 ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20x20" TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.
 ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.
 PAINT SURFACES AS FOLLOWS:
 1) CONG. PRE-CAST WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
 2) DRYHALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
 3) METAL DOORS AND FRAMES AND OTHER METAL SURFACES - 1 COAT ALKYD PRIMER, 2 COATS OF ALKYD ENAMEL.
 4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.
 ALL PAINT TO BE SHERKIN WILLIAMS OR APPROVED EQUAL.
 ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED. CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.
 OWNER TO CONFIRM IF INTERIOR SIDE OF CONG. WALLS AND OR JOISTS AND DECK TO BE PAINTED.

MATERIAL LEGEND

- ◆ CONCRETE PRECAST WALL PANEL
- ◆ REVEAL IN CONCRETE - PAINTED
- ◆ PANEL JOINT
- ◆ PRE-FINISHED METAL CAP FLASHING
- ◆ STOREFRONT FRAMES - BLACK ALUMINUM
- ◆ STOREFRONT GLASS - CLEAR
- ◆ STEEL MANDOOKS - PAINTED
- ◆ NOT USED
- ◆ NOT USED
- ◆ NOT USED
- ◆ LIGHT FIXTURE - SEE ELECTRICAL DWGS
- ◆ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- ◆ NOT USED
- ◆ NOT USED
- ◆ SCUFFER
- ◆ NOT USED
- ◆ STEEL BOLLARD - PAINTED
- ◆ NOT USED
- ◆ NOT USED
- ◆ C-CHANNEL W/ METAL DECK CANOPY - PAINTED
- ◆ NOT USED
- ◆ NOT USED
- ◆ NOT USED
- ◆ VERTICAL RIB FORMLINER

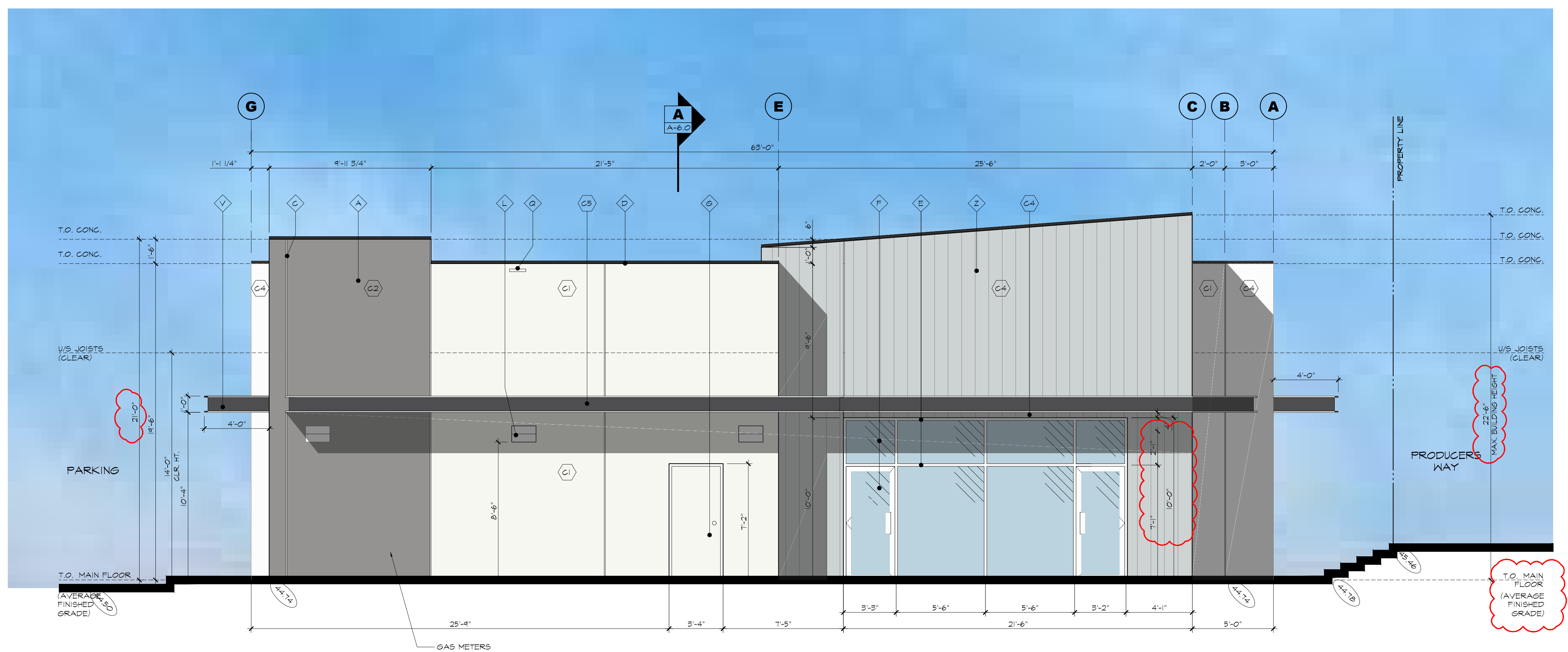
PROJECT COLOURS

- ALL COLOURS TO BE SHERKIN WILLIAMS:
- ◆ (C1) MAIN FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SW 7197)
 - ◆ (C2) FIELD ACCENT COLOUR 1: GRAY SHINGLE (SW 7670)
 - ◆ (C3) FIELD ACCENT COLOUR 2: BLUEBIRD FEATHER (SW 9262)
 - ◆ (C4) FIELD ACCENT COLOUR 3: MISTY (SW 6252)
 - ◆ (C5) FIELD ACCENT COLOUR 5: TRIGORN BLACK (SW 6256)

EXTERIOR GUARDRAILS: BLACK PAINTED STEEL
 ALUMINUM STOREFRONT MULLIONS: BLACK ALUMINUM
 TYPICAL GLAZING: CLEAR (LOW E AND / OR ASHRAE 90.1 2019 COMPLIANT)
 SPANDREL GLAZING COLOUR: OPACI-COAT 3-820 GRAY
 TYPICAL METAL CAP FLASHING: NESTFORM METALS BLACK

LEGEND

- ◆ PROPOSED GRADE
- ◆ EXISTING GRADE



2 EAST ELEVATION
 SCALE: 1/4"=1'-0"

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13	JAN 31 25	RESPONSE TO CITY COMMENTS
12	JAN 17 25	RE-ISSUED FOR CONSULTANT COORDINATION
11	DEC 18 24	IFT REVIEW & COORDINATION
10	NOV 13 24	RE-ISSUED FOR DP
9	NOV 08 24	ISSUED FOR BUILDING PERMIT
8	OCT 22 24	GEN. REVISION
7	SEP 10 24	ISSUED FOR CONSULTANT USE
6	AUG 15 24	ISSUED FOR CONSULTANT USE
5	AUG 13 24	RE-ISSUED FOR DP
4	JUL 26 24	ISSUED FOR CLIENT REVIEW
3	JUL 10 24	ISSUED FOR CLIENT REVIEW
2	JUL 28 23	ISSUED FOR DP
1	JUL 20 23	ISSUED FOR CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:
DORION CONSTRUCTION
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2
 PHONE: (604) 362-2994

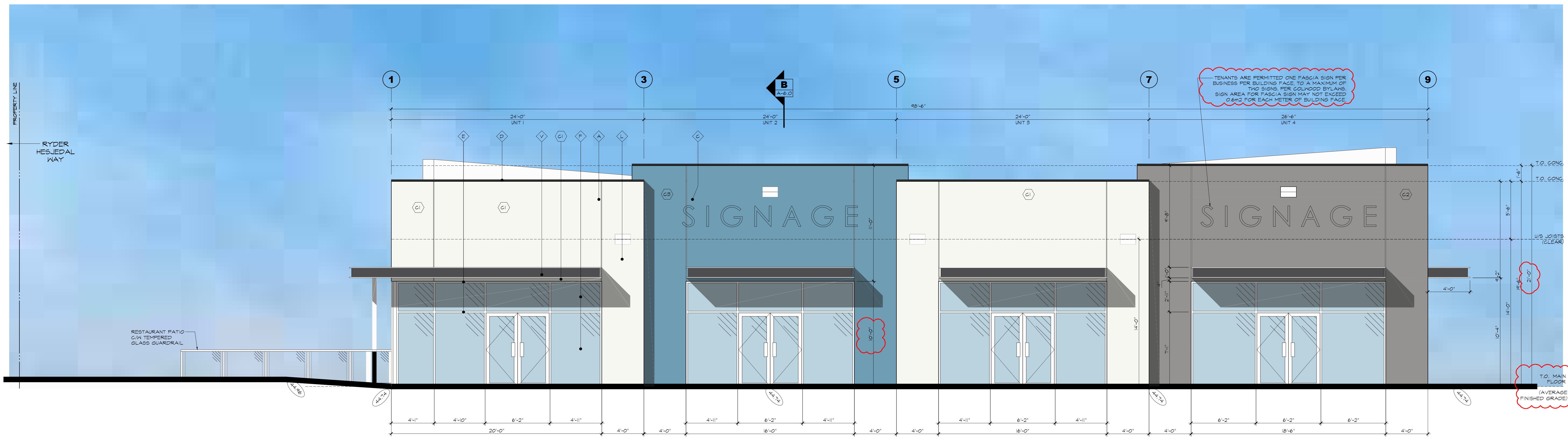
ASTRIA PROPERTIES
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2

PROJECT:
ARBUTUS LANDING
 COMMERCIAL BUILDING
BUILDING B
 ADDRESS:
 3601 RYDER HESJEDAL WAY, COLWOOD, BC
 DRAWING

COLOURED ELEVATIONS

SEAL	JOB NO. 22-038	DRAWN JH
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE JAN 31 25	
PROJECT - DRAWING NUMBER	A-4.0c	
REV.	13	

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1 SOUTH ELEVATION (FACING PARKING LOT)
 SCALE: 1/4"=1'-0"

PAINTING NOTES

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.
 FOR THE PAINTING OF CONG. SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONG. SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.
 IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONG. BOND BREAKER AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICATION & PREPAINING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.
 THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20"x20" TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.
 ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.
 PAINT SURFACES AS FOLLOWS:
 1) CONG. PRE-CAST WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
 2) DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
 3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYL PRIMER, 2 COATS OF ALKYL ENAMEL.
 4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.
 ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.
 ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED. CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.
 OWNER TO CONFIRM IF INTERIOR SIDE OF CONG. WALLS AND OR JOISTS AND DECK TO BE PAINTED.

* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING.
 IMPORTANT NOTE: U FACTORS OF WINDOWS/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NFRC 100 AND NFRC 300 SUPPLIER TO PROVIDE SEALED LETTER CERTIFYING COMPLIANCE.
 GLAZING NOTES:
 - ALL GLAZING TO BE ASHRAE 90.1 2018 COMPLIANT
 - METAL FRAMED FIXED GLAZING MUST HAVE A MAXIMUM U VALUE OF 0.31 PER ENERGY MODEL FROM EDGE CONSULTANTS
 - METAL FRAMED FIXED GLAZING MUST HAVE A MINIMUM SHGC VALUE OF 0.32 PER ENERGY MODEL FROM EDGE CONSULTANTS
 - GLAZING SUPPLIER MUST PROVIDE DOCUMENTATION TO CONFIRM COMPLIANCE

MATERIAL LEGEND

- ◊ CONCRETE PRECAST WALL PANEL
- ◊ REVEAL IN CONCRETE - PAINTED
- ◊ PANEL JOINT
- ◊ PRE-FINISHED METAL CAP FLASHING
- ◊ STOREFRONT FRAMES - BLACK ALUMINUM
- ◊ STOREFRONT GLASS - CLEAR
- ◊ STEEL MANDOCORS - PAINTED
- ◊ NOT USED
- ◊ NOT USED
- ◊ NOT USED
- ◊ LIGHT FIXTURE - SEE ELECTRICAL DWGS
- ◊ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- ◊ NOT USED
- ◊ SCUPPER
- ◊ NOT USED
- ◊ STEEL BOLLARD - PAINTED
- ◊ NOT USED
- ◊ NOT USED
- ◊ G-CHANNEL W/ METAL DECK CANOPY - PAINTED
- ◊ NOT USED
- ◊ NOT USED
- ◊ NOT USED
- ◊ VERTICAL RIB FORMLINER

NOTE:
 - NOT ALL MATERIALS ARE APPLICABLE
 ◊ SPANDREL GLAZING

PROJECT COLOURS

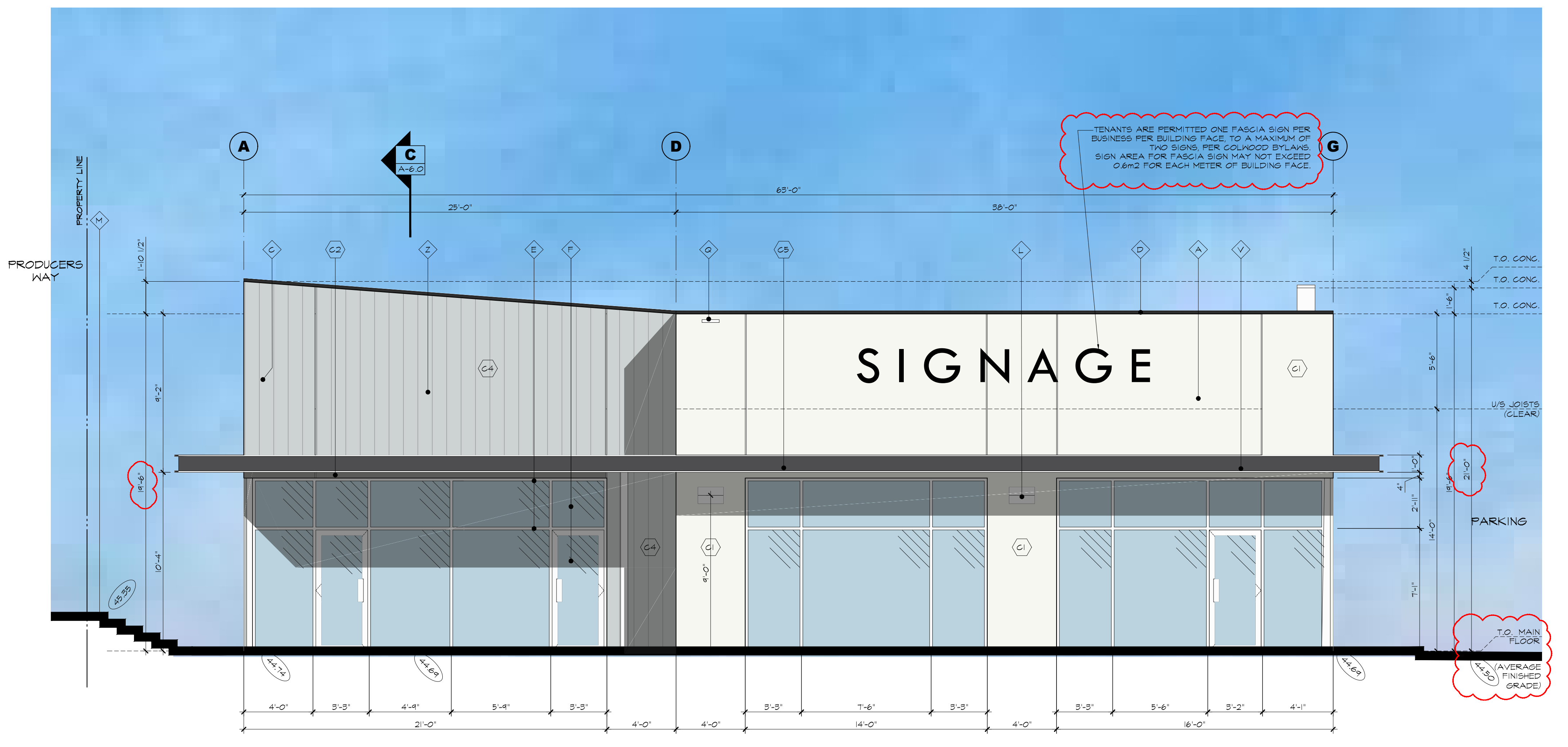
- ALL COLOURS TO BE SHERWIN WILLIAMS:
- ◊ (C1) MAIN FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SW 7571)
 - ◊ (C2) FIELD AGENT COLOUR 1: GRAY SHINGLE (SW 7670)
 - ◊ (C3) FIELD AGENT COLOUR 2: BLUEBIRD FEATHER (SW 9062)
 - ◊ (C4) FIELD AGENT COLOUR 3: MISTY (SW 6232)
 - ◊ (C5) FIELD AGENT COLOUR 3: TRICORN BLACK (SW 6258)

IMPORTANT NOTE:
 COLOURS MAY APPEAR LIGHTER ON DRAWINGS THAN IN THE FIELD. COLOURS TO BE VERIFIED THROUGH SAMPLES PROVIDED BY PAINT COMPANY.

EXTERIOR GUARDRAILS: BLACK PAINTED STEEL
 ALUMINUM STOREFRONT MULLIONS: BLACK ALUMINUM
 TYPICAL GLAZING: CLEAR (LOW E AND / OR ASHRAE 90.1 2018 COMPLIANT)
 SPANDREL GLAZING COLOUR: OPACI-COAT 3-820 GRAY
 TYPICAL METAL CAP FLASHING: HESTFORM METALS BLACK

LEGEND

- ◊ PROPOSED GRADE
- ◊ EXISTING GRADE



2 WEST ELEVATION (FACING RYDER HESJEDAL WAY)
 SCALE: 1/4"=1'-0"

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12	JAN.31.25	RESPONSE TO CITY COMMENTS
11	JAN.17.25	RE-ISSUED FOR CONSULTANT COORDINATION
10	DEC.18.24	IFT REVIEW & COORDINATION
9	NOV.13.24	RE-ISSUED FOR DIP
8	NOV.08.24	ISSUED FOR BUILDING PERMIT
7	SEP.10.24	ISSUED FOR CONSULTANT USE
6	AUG.15.24	ISSUED FOR CONSULTANT USE
5	AUG.13.24	RE-ISSUED FOR DIP
4	JUL.26.24	ISSUED FOR CLIENT REVIEW
3	JUL.10.24	ISSUED FOR CLIENT REVIEW
2	JUL.28.23	ISSUED FOR DIP
1	JUL.20.23	ISSUED FOR CLIENT REVIEW

NO.	DATE	DESCRIPTION
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PROJECT MANAGERS / CONTRACTORS:
DORION CONSTRUCTION
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2
 PHONE: (604) 362-2994

ASTRIA PROPERTIES
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2

PROJECT:
 PROPOSED:
ARBUTUS LANDING
 COMMERCIAL BUILDING
BUILDING B
 ADDRESS:
 3601 RYDER HESJEDAL WAY, COLWOOD, BC
 DRAWING

COLOURED ELEVATIONS

SEAL	JOB NO. 22-038	DRAWN JH
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN.31.25
PROJECT - DRAWING NUMBER		REV.
A-4.1c		12

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

PAINTING NOTES

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.
 FOR THE PAINTING OF CONG. SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONG. SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.
 IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONG. BOND BREAKER AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPARING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.
 THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.
 PROTECT ALL OTHER SURFACES DURING PAINTING.
 ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20'x20' TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.
 ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.
 PAINT SURFACES AS FOLLOWS:
 1) CONG. PRE-CAST WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
 2) DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
 3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYD PRIMER, 2 COATS OF ALKYD ENAMEL.
 4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.
 ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.
 ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED, CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.
 OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE HALLS AND OR JOISTS AND DECK TO BE PAINTED.

- * NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING
- * IMPORTANT NOTE: U FACTORS OF WINDOWS/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NRC 100 AND NRC 200. SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.
- GLAZING NOTES:
 - ALL GLAZING TO BE ASHRAE 90.1 2014 COMPLIANT
 - METAL FRAMED FIXED GLAZING MUST HAVE A MAXIMUM U VALUE OF 0.31 PER ENERGY MODEL FROM EDGE CONSULTANTS
 - METAL FRAMED FIXED GLAZING MUST HAVE A MINIMUM SHGC VALUE OF 0.52 PER ENERGY MODEL FROM EDGE CONSULTANTS
 - GLAZING SUPPLIER MUST PROVIDE DOCUMENTATION TO CONFIRM COMPLIANCE

MATERIAL LEGEND

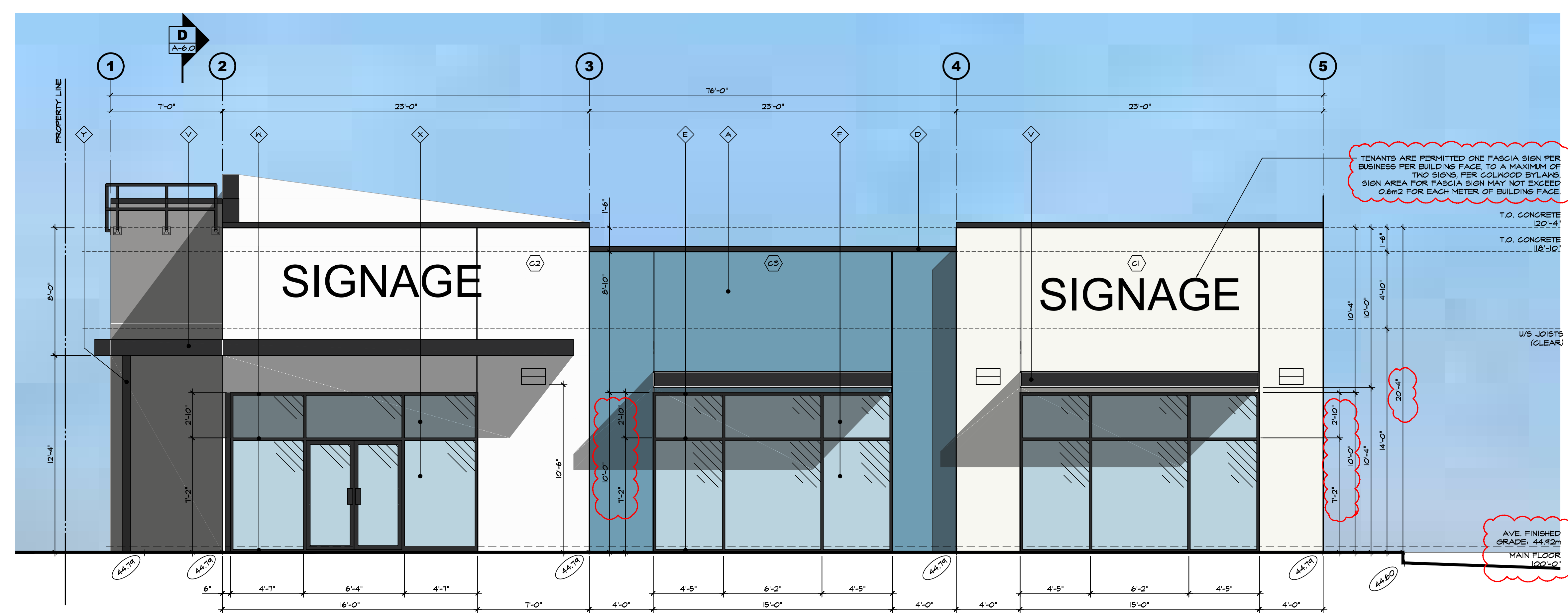
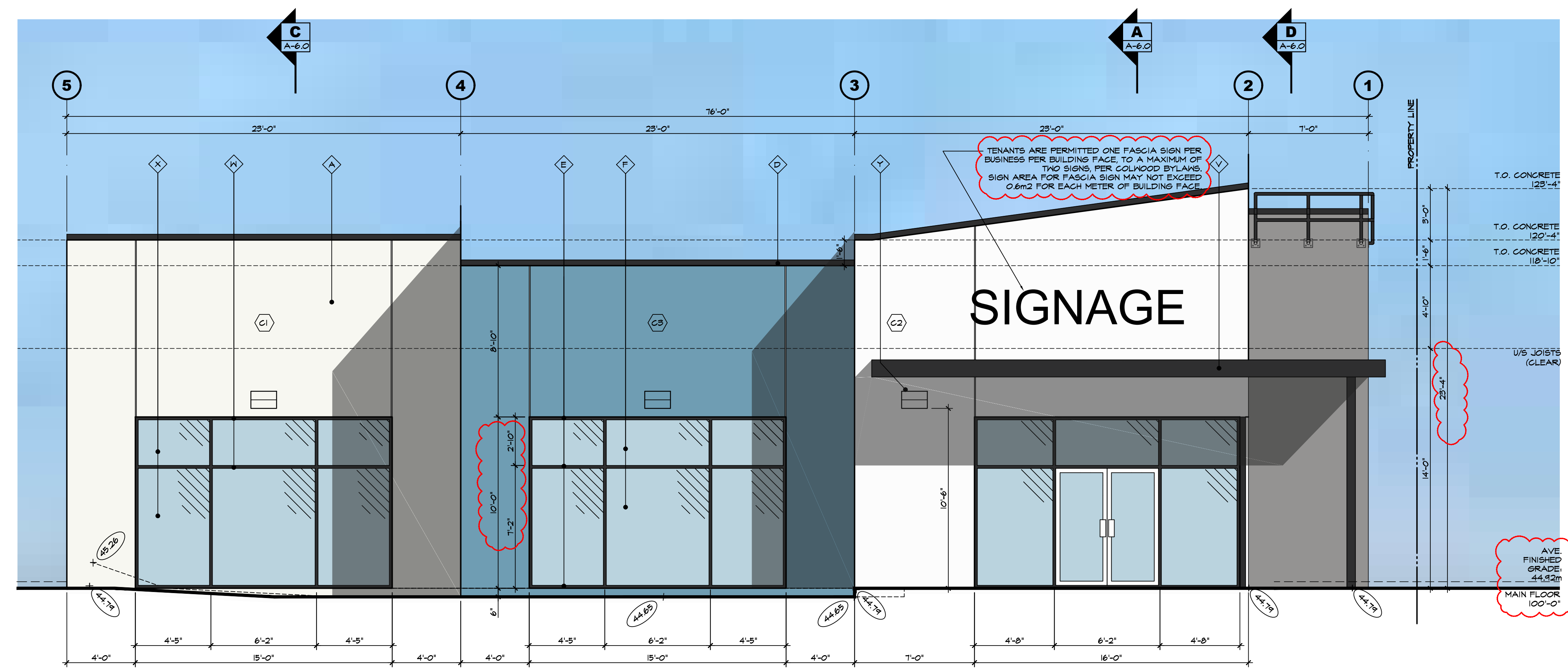
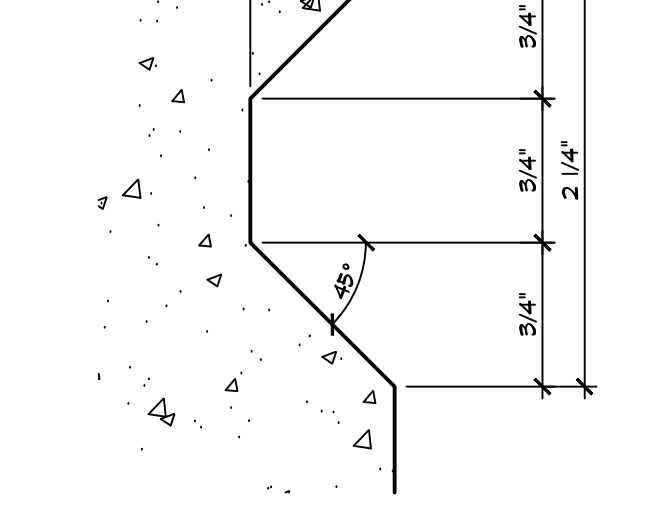
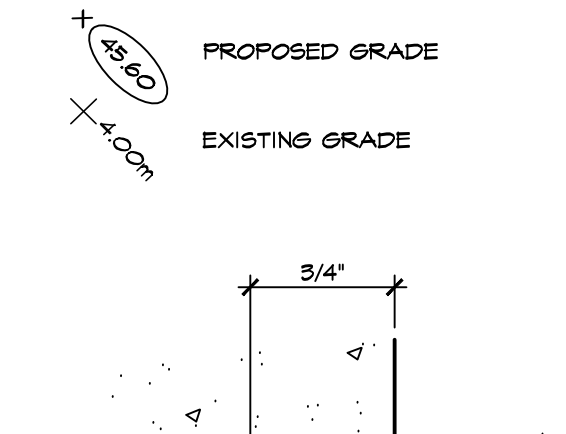
- ◇ CONCRETE TILT-UP WALL TYP.
- ◇ REVEAL IN CONCRETE - PAINTED
- ◇ PANEL JOINT
- ◇ PRE-FINISHED METAL CAP FLASHING & WALL CORNICE
- ◇ STOREFRONT FRAMES - BLACK ALUMINUM
- ◇ STOREFRONT GLASS - CLEAR
- ◇ STEEL MANDOORS - PAINTED
- ◇ STANDING SEAM METAL ROOF
- ◇ FASCIA
- ◇ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- ◇ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- ◇ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- ◇ 3/4" RECESS IN CONCRETE
- ◇ SPANDREL GLAZING (OPACQUE, TO MATCH VISION GLASS)
- ◇ SCUPPER
- ◇ NOT USED
- ◇ STEEL BOLLARD - PAINTED
- ◇ GUTTER
- ◇ HORIZONTAL WOOD TEXTURED FORMLINER
- ◇ C-CHANNEL WITH METAL DECK CANOPY-PAINTED
- ◇ CURTAIN WALL FRAMES - BLACK ALUMINUM
- ◇ CURTAIN WALL GLASS - CLEAR
- ◇ HSS COLUMN - PAINTED

NOTE:
 - NOT ALL MATERIALS ARE APPLICABLE
 = SPANDREL GLAZING

PROJECT COLOURS

- ALL COLOURS TO BE SHERWIN WILLIAMS:
- ① MAIN FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SW 757)
 - ② FIELD ACCENT COLOUR 1: GRAY SHINGLE (SW 7670)
 - ③ FIELD ACCENT COLOUR 2: BLUEBIRD FEATHER (SW 4062)
- EXTERIOR GUARDRAILS: BLACK PAINTED STEEL
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1	JUL.28.23	ISSUED FOR DP

PROJECT MANAGERS / CONTRACTORS:
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 PHONE: (604) 362-2994

ASTRIA PROPERTIES
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2

PROJECT:
 PROPOSED:
ARBUTUS LANDING
 COMMERCIAL BUILDINGS
BUILDING C
 ADDRESS:
 3811 RYDER HESJEDAL WAY, COLWOOD, BC

COLOURED ELEVATIONS

SEAL	JOB NO. 22-038	DRAWN
	DESIGNED	
CHECKED	R.D.	
PLOT DATE	JAN.31.25	

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OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND DECK TO BE PAINTED.

* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING.

* IMPORTANT NOTE: U FACTORS OF WINDOWS/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NRC 100 AND NRC 200 SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.

GLAZING NOTES:
 - ALL GLAZING TO BE ASHRAE 90.1 2014 COMPLIANT
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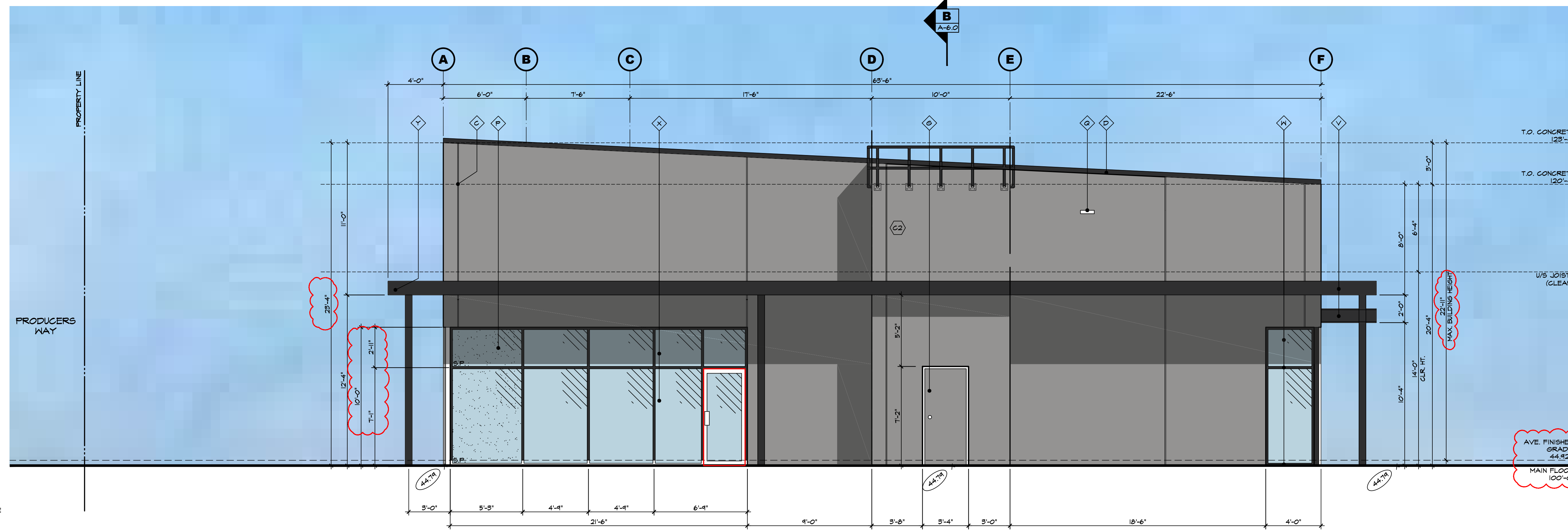
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 - METAL FRAMED FIXED GLAZING MUST HAVE A MINIMUM SHGC VALUE OF 0.33 PER ENERGY MODEL FROM EDGE CONSULTANTS
 - GLAZING SUPPLIER MUST PROVIDE DOCUMENTATION TO CONFIRM COMPLIANCE

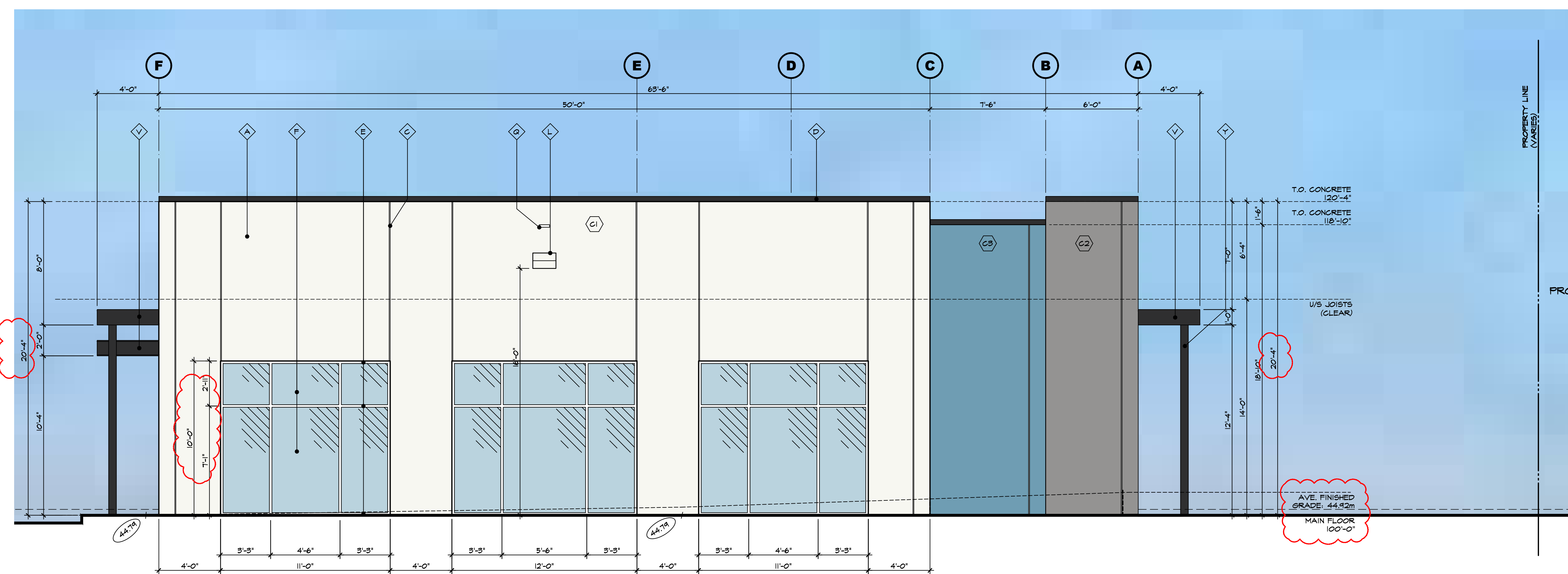
ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED. CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND DECK TO BE PAINTED.

* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING.



1 WEST ELEVATION
 SCALE: 1/4"=1'-0"



2 EAST ELEVATION
 SCALE: 1/4"=1'-0"

MATERIAL LEGEND

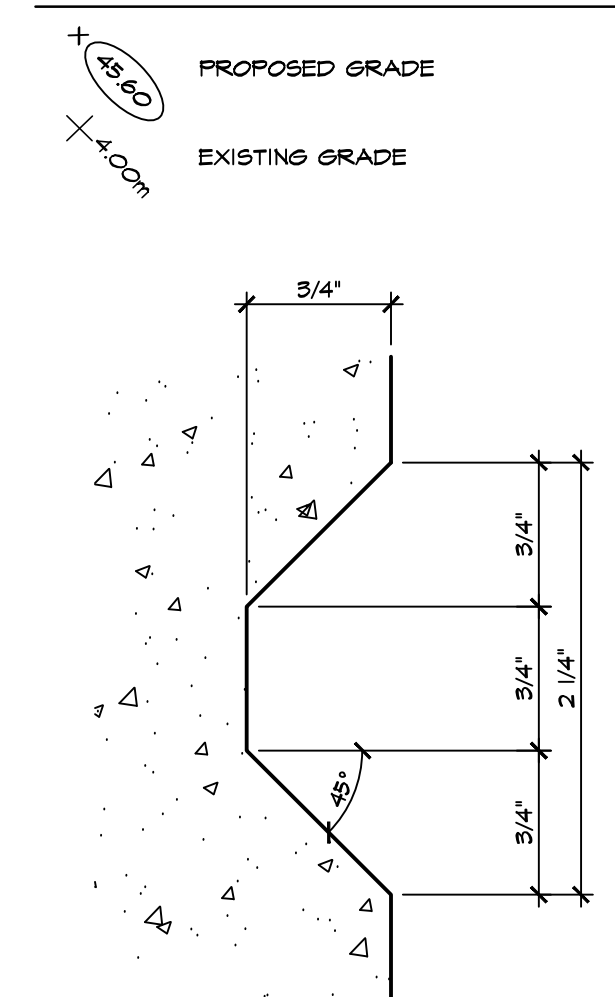
- ◇ CONCRETE TILT-UP WALL TYP.
- ◇ REVEAL IN CONCRETE - PAINTED
- ◇ PANEL JOINT
- ◇ PRE-FINISHED METAL GAP FLASHING & WALL GORNING
- ◇ STOREFRONT FRAMES - BLACK ALUMINUM
- ◇ STOREFRONT GLASS - CLEAR
- ◇ STEEL HANDDOORS - PAINTED
- ◇ STANDING SEAM METAL ROOF
- ◇ FASCIA
- ◇ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- ◇ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- ◇ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- ◇ 3/4" RECESS IN CONCRETE
- ◇ SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- ◇ SCUPPER
- ◇ NOT USED
- ◇ STEEL BOLLARD - PAINTED
- ◇ GUTTER
- ◇ HORIZONTAL WOOD TEXTURED FORMLINER
- ◇ C-CHANNEL WITH METAL DECK CANOPY-PAINTED
- ◇ CURTAIN WALL FRAMES - BLACK ALUMINUM
- ◇ CURTAIN WALL GLASS - CLEAR
- ◇ HSS COLUMN - PAINTED

NOTE:
 - NOT ALL MATERIALS ARE APPLICABLE
 - SPANDREL GLAZING

PROJECT COLOURS

- ALL COLOURS TO BE SHERWIN WILLIAMS:
- ① MAIN FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SW 7871)
 - ② FIELD ACCENT COLOUR 1: GRAY SHINGLE (SW 7670)
 - ③ FIELD ACCENT COLOUR 2: BLUEBIRD FEATHER (SW 9062)
- EXTERIOR GUARDRAILS: BLACK PAINTED STEEL
 ALUMINUM STOREFRONT MULLIONS: BLACK ALUMINUM
 TYPICAL GLAZING: CLEAR (LOW E AND / OR ASHRAE 90.1 2014 COMPLIANT)
 SPANDREL GLAZING COLOUR: OPACI-COAT 5-820 GRAY
 TYPICAL METAL GAP FLASHING, RESTFORM METALS BLACK

LEGEND



3 TYPICAL REVEAL
 FULL SCALE

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. ARCHITECTURE PANEL INC. ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

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11	JAN.31.25	RESPONSE TO CITY COMMENTS
10	JAN.21.25	RE-ISSUED FOR CONSULTANT COORDINATION
9	DEC.18.24	IFT REVIEW & COORDINATION
8	NOV.13.24	RE-ISSUED FOR DP
7	NOV.08.24	ISSUED FOR BUILDING PERMIT
6	NOV.06.24	CONSULTANT COORDINATION
5	SEP.06.24	ISSUED FOR CONSULTANT USE
4	AUG.15.24	ISSUED FOR CONSULTANT USE
3	AUG.15.24	RE-ISSUED FOR DP
2	JUL.12.24	ISSUED FOR CLIENT REVIEW
1	JUL.28.23	ISSUED FOR DP

PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2
 PHONE: (604) 362-2994

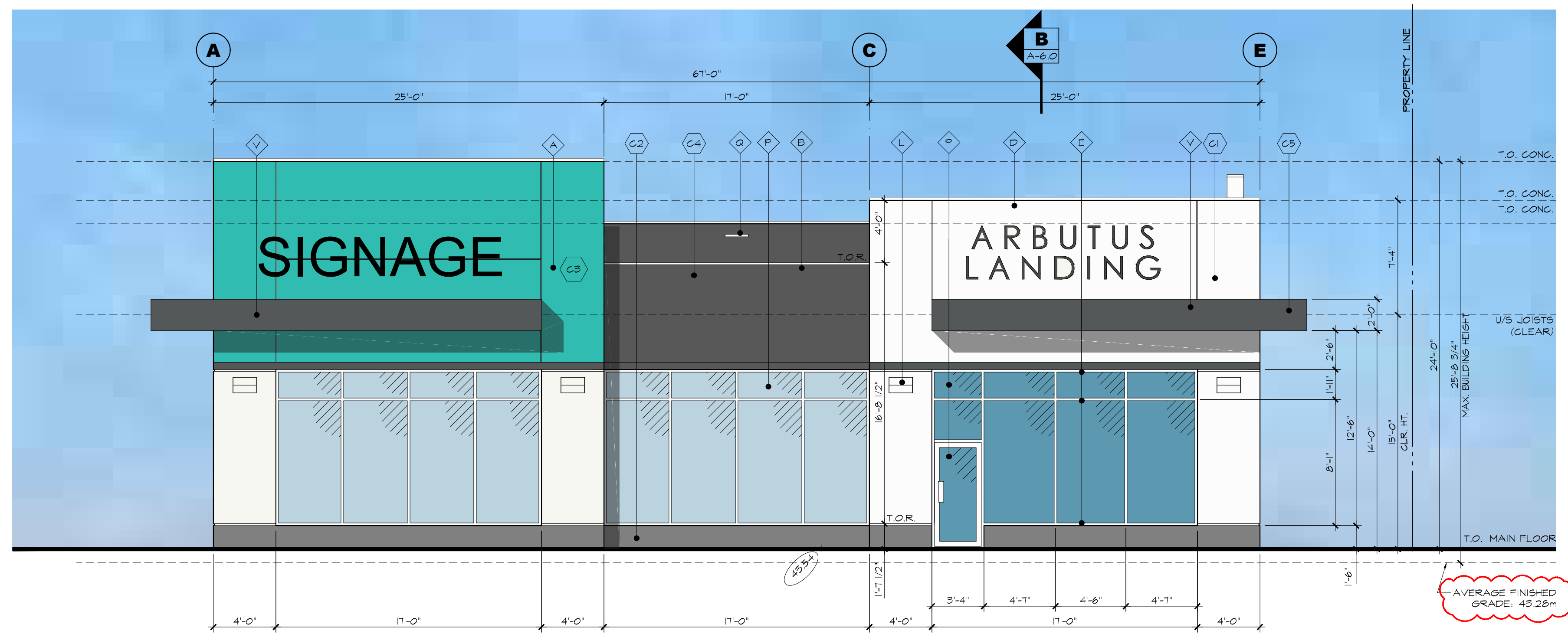
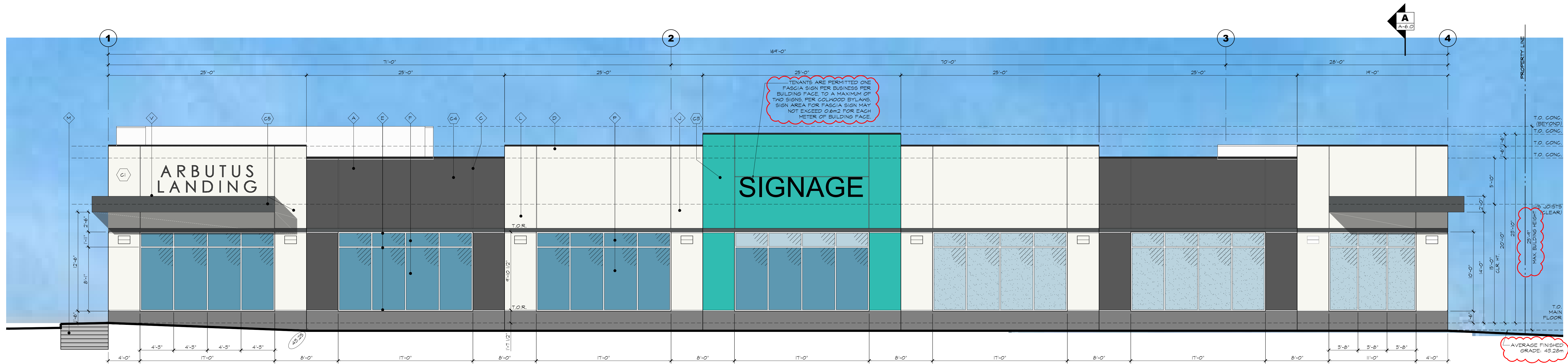
ASTRIA PROPERTIES
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2

PROJECT:
ARBUTUS LANDING
 COMMERCIAL BUILDINGS
BUILDING C
 ADDRESS:
 3811 RYDER HESJEDAL WAY, COLWOOD, BC

COLOURED ELEVATIONS

SEAL	JOB NO. 22-038	DRAWN
	DESIGNED	
CHECKED	R.D.	
PLOT DATE	JAN.31.25	

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PAINTING NOTES

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE BOND BREAKERS AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICATION & PREPAINING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.

PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20'X20' TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:

1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

2) DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.

3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKO PRIMER, 2 COATS OF ALKO ENAMEL.

4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.

ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.

ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED, CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND JOISTS AND DECK TO BE PAINTED.

NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING

IMPORTANT NOTE: U FACTORS OF WINDOWS, STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NRC 100 AND NRC 200 SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.

GLAZING NOTES:

- ALL GLAZING TO BE ASHRAE 90.1 2019 COMPLIANT
- METAL FRAMED FIXED GLAZING MUST HAVE A MAXIMUM U VALUE OF 0.21 PER ENERGY MODEL FROM EDGE CONSULTANTS
- METAL FRAMED FIXED GLAZING MUST HAVE A MINIMUM RSI VALUE OF 0.92 PER ENERGY MODEL FROM EDGE CONSULTANTS
- GLAZING SUPPLIER MUST PROVIDE DOCUMENTATION TO CONFIRM COMPLIANCE
- PROVIDE 6MM (1/8") TINTED GLASS / ALUMINUM SPACER - SILICONE SEAL-WAGON 6MM TINTED GLAZING PANELS. STOREFRONT SYSTEM FRAMES SHOULD BE OF CLEAR ANODIZED ALUMINUM, THERMALLY BROKEN AND EQUAL TO THE KAWNEER 1600 SYSTEM OR APPROVED ALTERNATE.
- FOR ALL CLEAR GLAZING ON THE WEST, SOUTH AND EAST ELEVATIONS WHICH OPEN INTO THE RETAIL AREA, PROVIDE AND INSTALL 3MM FILM ON THE EXTERIOR WINDOWS PER PLANS
- PROVIDE AND INSTALL TENANT GLAZING SPANDREL PANELS PER PLANS IN KAWNEER SERIES 1600 OR EQUIVALENT AS APPROVED BY THE TENANT IN CLEAR ANODIZED ALUMINUM FINISH COMPLETE WITH THERMAL BREAK.

MATERIAL LEGEND

- ◊ CONCRETE PRECAST WALL TYP.
- ◊ REVEAL IN CONCRETE - PAINTED
- ◊ PANEL JOINT
- ◊ PRE-FINISHED METAL CAR FLASHING
- ◊ STOREFRONT FRAMES - BLACK ALUMINUM
- ◊ STOREFRONT GLASS - CLEAR
- ◊ STEEL HANDDOORS - PAINTED
- ◊ STANDING SEAM METAL ROOF
- ◊ FASCIA
- ◊ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- ◊ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- ◊ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- ◊ 3/4" REGRESS IN CONCRETE
- ◊ SPANDREL GLAZING (OBSCURE TO MATCH VISION GLASS)
- ◊ SCUPPER
- ◊ STANDING SEAM METAL GANTRY
- ◊ STEEL BOLLARD - PAINTED
- ◊ GUTTER
- ◊ HORIZONTAL WOOD TEXTURED FORM-LINER
- ◊ ACM GLAZED STEEL FRAMED GANTRY
- ◊ CURTAIN WALL FRAMES - BLACK ALUMINUM
- ◊ CURTAIN WALL GLASS - CLEAR
- ◊ HSS COLUMN - PAINTED
- ◊ STEEL GUARDRAILS - PAINTED

NOTE:
 - NOT ALL MATERIALS ARE APPLICABLE
 ◊ SPANDREL GLAZING W/ OPAQUE FILM
 ◊ SPANDREL GLAZING W/ TENANT GRAPHICS

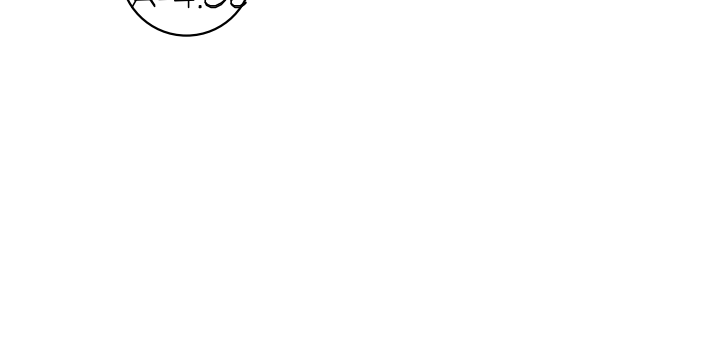
PROJECT COLOURS

- ALL COLOURS TO BE SHERWIN WILLIAMS:
- ◊ MAIN FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SW 7187)
 - ◊ FIELD ACCENT COLOUR 1: GRAY SHINGLE (SW 7670)
 - ◊ FIELD ACCENT COLOUR 2: POOLSIDE BLUE (BM 2048-40)
 - ◊ FIELD ACCENT COLOUR 3: PEPPERCORN (SW 7674)
 - ◊ FIELD ACCENT COLOUR 4: TO MATCH PANTONE - PMS 425
- EXTERIOR GUARDRAILS: BLACK PAINTED STEEL
 ALUMINUM STOREFRONT MULLIONS: BLACK ALUMINUM
 TYPICAL GLAZING: CLEAR (LOW E AND / OR ASHRAE 90.1 2019 COMPLIANT)
 SPANDREL GLAZING COLOUR: OPAQUE COAT 9-820 GRAY
 TYPICAL METAL CAR FLASHING & WALL CORNICE: NESTFORM METALS BLACK

LEGEND

- ◊ PROPOSED GRADE
- ◊ EXISTING GRADE

3 TYPICAL REVEAL
 FULL SCALE



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12	JAN 31 25	RESPONSE TO CITY COMMENTS
11	JAN 17 25	RE-ISSUED FOR CONSULTANT COORDINATION
10	DEC 18 24	IFT REVIEW & COORDINATION
9	NOV 26 24	CLIENT REVIEW
8	NOV 13 24	RE-ISSUED FOR DP
7	NOV 08 24	ISSUED FOR BUILDING PERMIT
6	AUG 30 24	ISSUED FOR CONSULTANT USE
5	AUG 23 24	ISSUED FOR CONSULTANT USE
4	AUG 15 24	ISSUED FOR CONSULTANT USE
3	AUG 13 24	RE-ISSUED FOR DP
2	JUL 12 24	ISSUED FOR CLIENT REVIEW
1	MAY 28 24	ISSUED FOR CLIENT REVIEW

NO.	DATE	DESCRIPTION
12	JAN 31 25	RESPONSE TO CITY COMMENTS
11	JAN 17 25	RE-ISSUED FOR CONSULTANT COORDINATION
10	DEC 18 24	IFT REVIEW & COORDINATION
9	NOV 26 24	CLIENT REVIEW
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PROJECT MANAGERS / CONTRACTORS:

DORION CONSTRUCTION
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2
 PHONE: (604) 362-2994

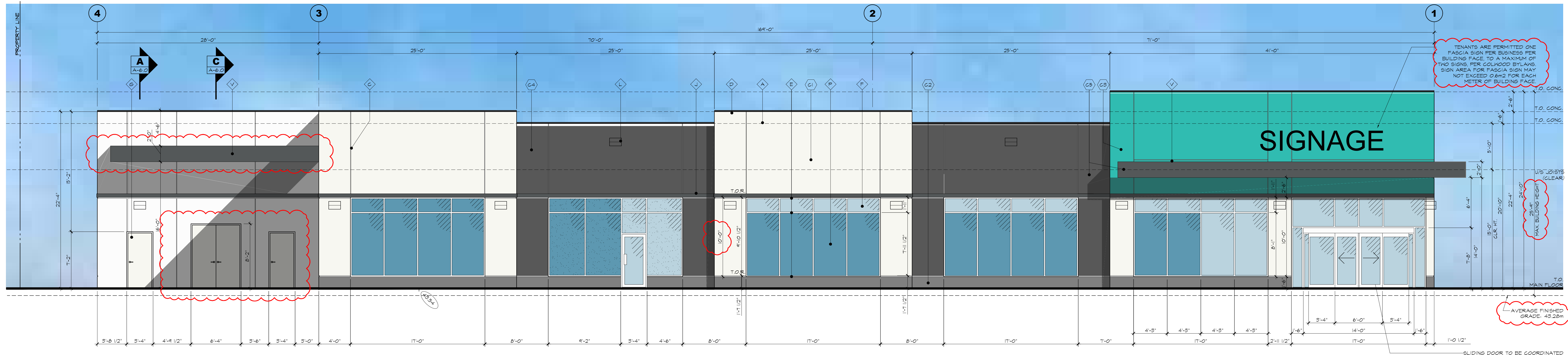
ASTRIA PROPERTIES
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2

PROJECT:
ARBUSUS LANDING
 COMMERCIAL BUILDINGS
BUILDING D
 ADDRESS: 3615 RYDER HESJEDAL WAY, COLWOOD, BC
 DRAWING

ELEVATIONS

SEAL	JOB NO. 22-038	DRAWN JH
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN 31 25
PROJECT - DRAWING NUMBER		REV.
A-4.0c		12

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1 NORTH ELEVATION
 SCALE: 3/16"=1'-0"

PAINTING NOTES

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE BOND BREAKER AND PAINT OR PRIMER. IT IS ALSO THE PAINTING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPARING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

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PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20x20" TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:

- 1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- 2) DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
- 3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYL PRIMER, 2 COATS OF ALKYL ENAMEL.
- 4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.

ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.

ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED. CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR -DOORS AND DECK TO BE PAINTED.

* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING

IMPORTANT NOTE: U FACTORS OF WINDOWS/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NFRG 100 AND NFRG 200. SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.

GLAZING NOTES:

- ALL GLAZING TO BE ASHRAE 90.1 2019 COMPLIANT
- METAL FRAMED FIXED GLAZING MUST HAVE A MAXIMUM U VALUE OF 0.31 PER ENERGY MODEL FROM EDGE CONSULTANTS
- METAL FRAMED FIXED GLAZING MUST HAVE A MINIMUM SHGC VALUE OF 0.32 PER ENERGY MODEL FROM EDGE CONSULTANTS
- GLAZING SUPPLIER MUST PROVIDE DOCUMENTATION TO CONFIRM COMPLIANCE
- PROVIDE 3MM (PREG) TEMPERED GLASS / ALUMINUM SPACER - SILICONE SEAL-ARSON 6MM TEMPERED GLAZING PANELS STOREFRONT SYSTEM FRAMES SHOULD BE OF CLEAR ANODIZED ALUMINUM, THERMALLY BROKEN AND EQUAL TO THE KANNEER 1600 SYSTEM OR APPROVED ALTERNATE.
- FOR ALL CLEAR GLAZING ON THE WEST, SOUTH AND EAST ELEVATIONS WHICH OPEN INTO THE RETAIL AREA, PROVIDE AND INSTALL 3MM FILM ON THE EXTERIOR WINDOWS PER PLANS
- PROVIDE AND INSTALL TENANT GLAZING SPANDREL PANELS PER PLANS IN KANNEER SERIES 1600 OR EQUIVALENT AS APPROVED BY THE TENANT IN CLEAR ANODIZED ALUMINUM FINISH COMPLETE WITH THERMAL BREAK.

MATERIAL LEGEND

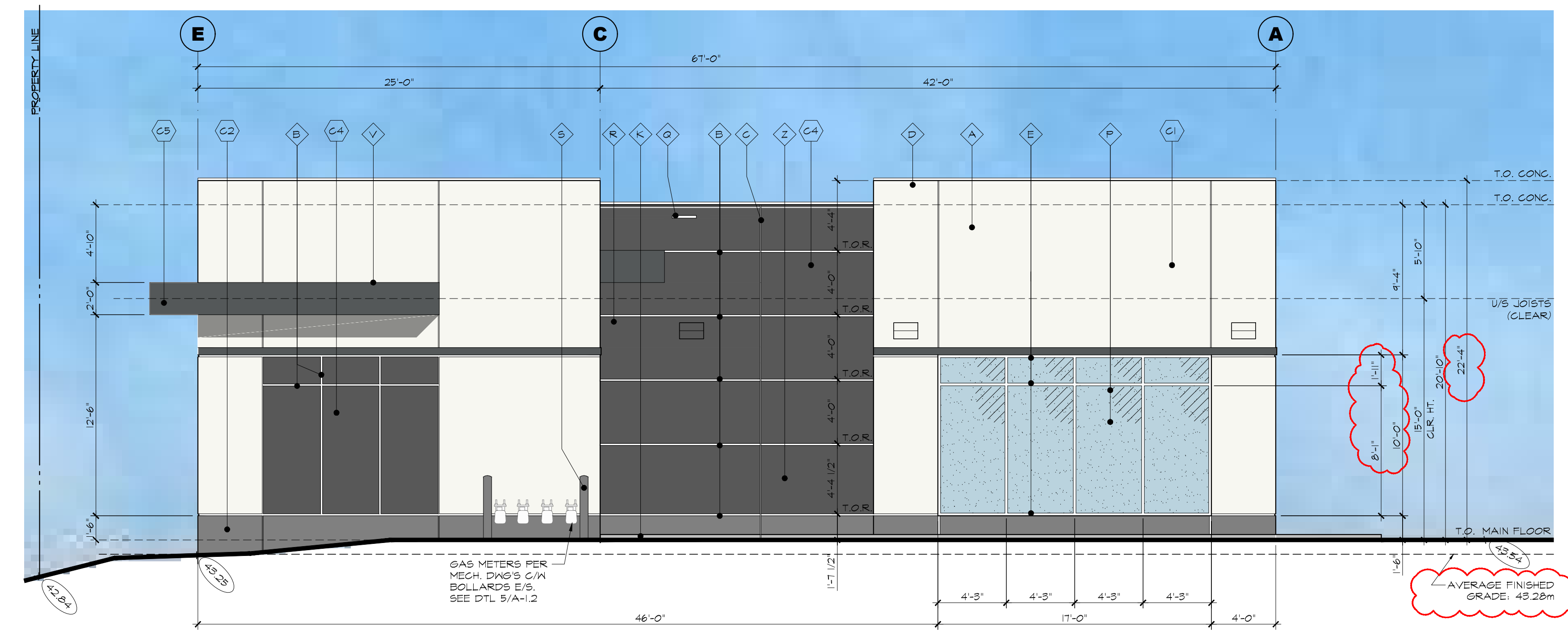
- ◇ CONCRETE PREGAST WALL TYP.
 - ◇ REVEAL IN CONCRETE - PAINTED
 - ◇ PANEL JOINT
 - ◇ PRE-FINISHED METAL CAP FLASHING
 - ◇ STOREFRONT FRAMES - BLACK ALUMINUM
 - ◇ STOREFRONT GLASS - CLEAR
 - ◇ STEEL HANDDOORS - PAINTED
 - ◇ STANDING SEAM METAL ROOF
 - ◇ FASCIA
 - ◇ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
 - ◇ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
 - ◇ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
 - ◇ 3/4" RECESS IN CONCRETE
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 - ◇ GUTTER
 - ◇ HORIZONTAL WOOD TEXTURED FORM-LINER
 - ◇ ACM GLAZED STEEL FRAMED CANOPY
 - ◇ CURTAIN WALL FRAMES - BLACK ALUMINUM
 - ◇ CURTAIN WALL GLASS - CLEAR
 - ◇ HSS COLUMN - PAINTED
 - ◇ STEEL GUARDRAILS - PAINTED
- NOTE:
 - NOT ALL MATERIALS ARE APPLICABLE
 ◇ SPANDREL GLAZING w/ OPAQUE FILM
 ◇ SPANDREL GLAZING w/ TENANT GRAPHICS

PROJECT COLOURS

- ALL COLOURS TO BE SHERWIN WILLIAMS:
- ◇ MAIN FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SW 7787)
 - ◇ FIELD ACCENT COLOUR 1: GRAY SHINGLE (SW 7670)
 - ◇ FIELD ACCENT COLOUR 2: POOLSIDE BLUE (BM 2048-40)
 - ◇ FIELD ACCENT COLOUR 3: PEPPER CORN (SW 7674)
 - ◇ FIELD ACCENT COLOUR 4: TO MATCH PANTONE - PMS 425
- EXTERIOR GUARDRAILS: BLACK PAINTED STEEL
 ALUMINUM STOREFRONT MULLIONS: BLACK ALUMINUM
 TYPICAL GLAZING: CLEAR (LOW E AND / OR ASHRAE 90.1 2019 COMPLIANT)
 SPANDREL GLAZING COLOUR: OPAQUE COAT 5-820 GRAY
 TYPICAL METAL CAP FLASHING & WALL CORNICE: WESTFORM METALS BLACK

LEGEND

- ◇ PROPOSED GRADE
- ◇ EXISTING GRADE



2 EAST ELEVATION
 SCALE: 3/16"=1'-0"

3 TYPICAL REVEAL
 FULL SCALE



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8	JAN 31 25	RESPONSE TO CITY COMMENTS
7	JAN 17 25	RESUBMITTED FOR CONSULTANT COORDINATION
6	DEC 18 24	IFT REVIEW & COORDINATION
5	NOV 26 24	CLIENT REVIEW
4	NOV 13 24	RE-ISSUED FOR DP
3	NOV 08 24	ISSUED FOR BUILDING PERMIT
2	AUG 30 24	ISSUED FOR CONSULTANT USE
1	AUG 23 24	ISSUED FOR CONSULTANT USE

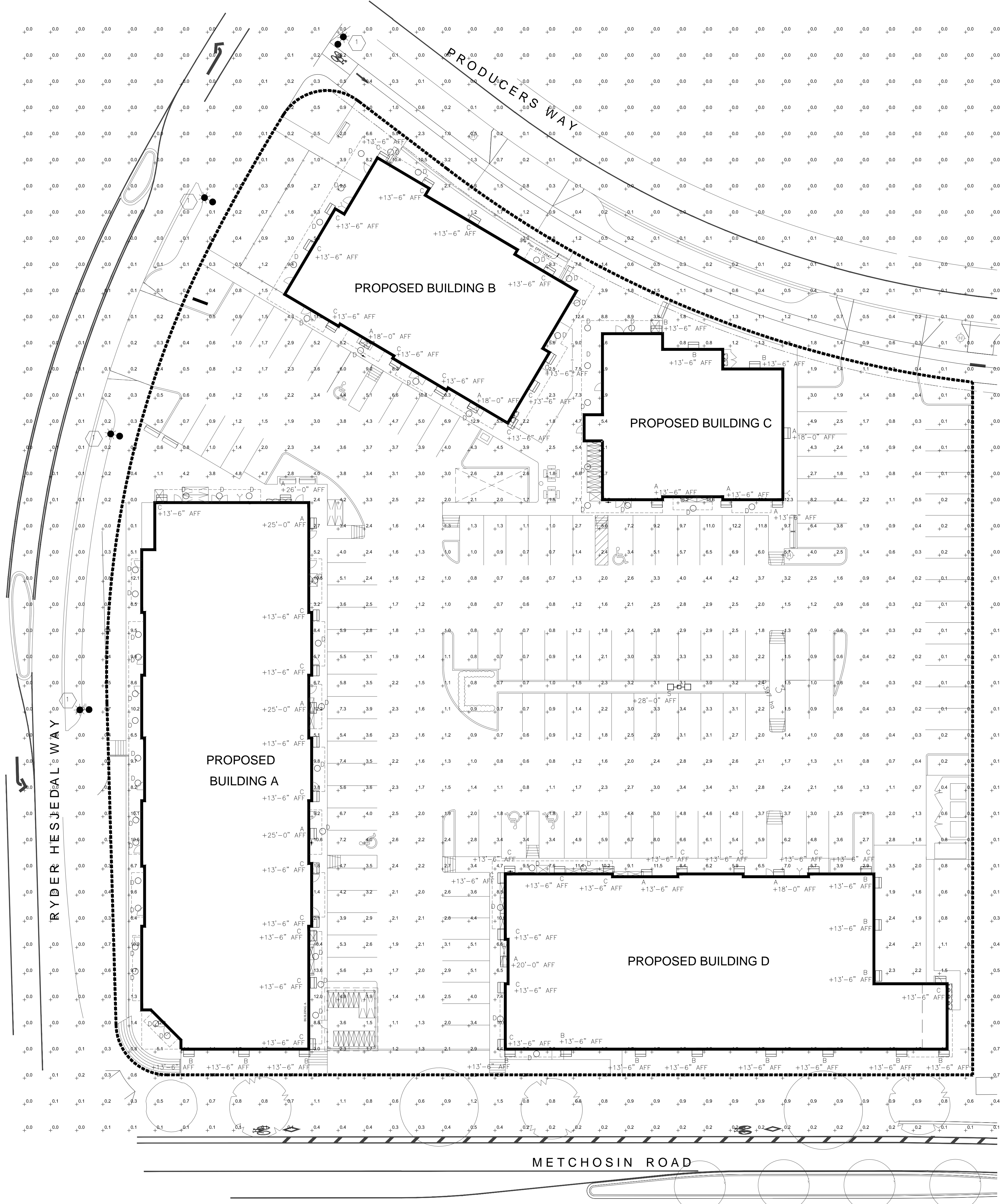
PROJECT MANAGERS / CONTRACTORS:
DORION CONSTRUCTION
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2
 PHONE: (604) 362-2994

ASTRIA PROPERTIES
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2

PROPOSED:
ARBUTUS LANDING
 COMMERCIAL BUILDINGS
BUILDING D
 ADDRESS: 3615 RYDER HESJEDAL WAY, COLWOOD, BC
 DRAWING

ELEVATIONS

SEAL	JOB NO. 22-038	DRAWN JH
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN 31 25
PROJECT - DRAWING NUMBER		REV.
A-4.1c		8



ELECTRICAL SITE PLAN
SCALE: 1"=20'-0"

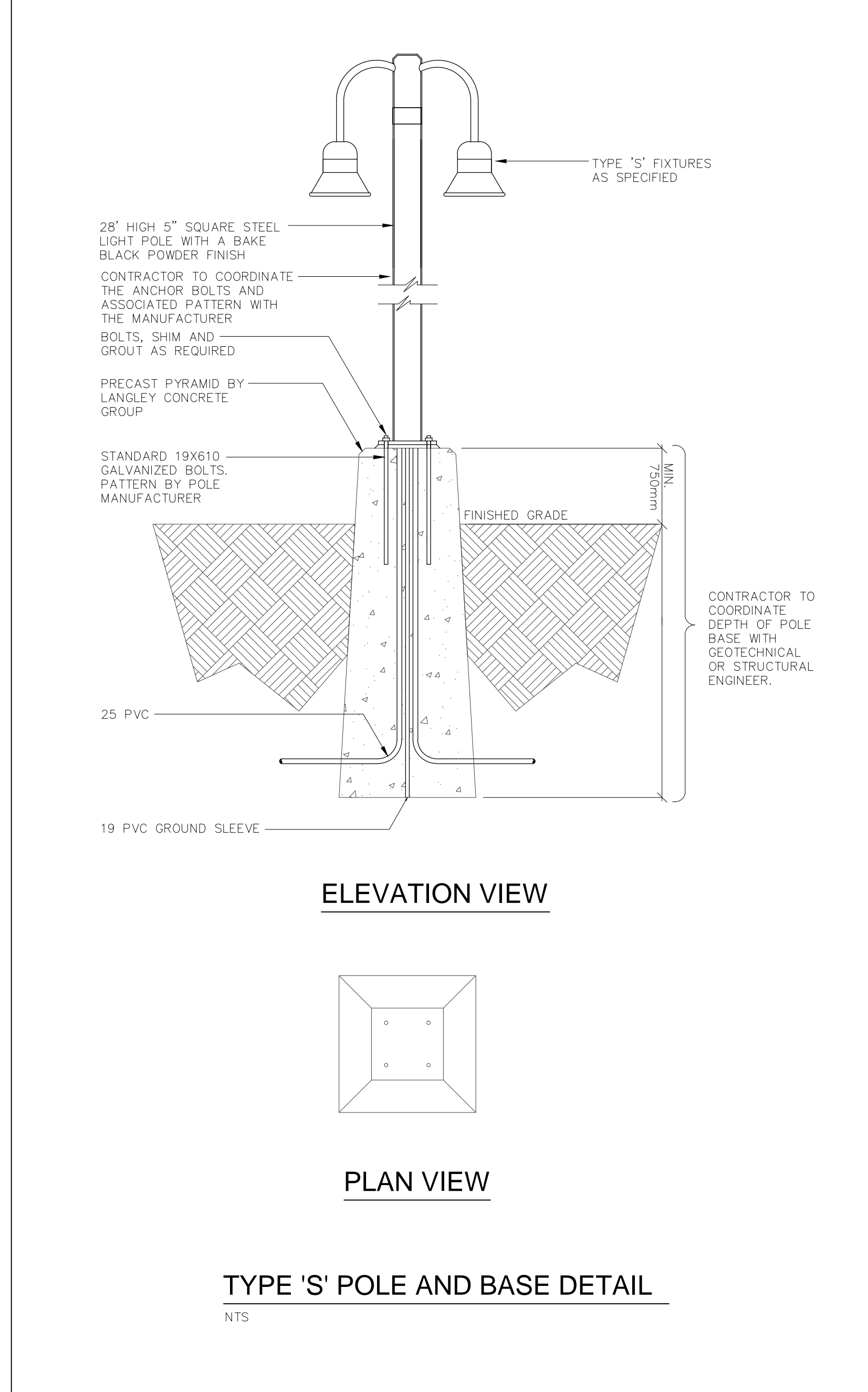
- KEY NOTES:**
- 1 EXISTING STREET LIGHT

EXTERIOR LIGHTING DESIGN METHODOLOGY

THE OUTSIDE LIGHTING WILL CONSIST OF WALL MOUNTED LED LIGHTING AND UNDER CANOPY RECESSED POTLIGHTS. THE LIGHTING DESIGN AND FIXTURE SELECTION WILL BE DARK SKY COMPLIANT WITH FULL CUT-OFF OPTICS. THE LIGHTING WILL BE DESIGNED TO MINIMIZE LIGHT TRESPASS BEYOND THE PROPERTY BOUNDARY AND INCLUDE NO UP-LIGHTING FEATURES.

Schedule 2

FIXTURE SCHEDULE				
TYPE	DESCRIPTION	VOLT	LAMPS	MOUNTING
A	LARGE LED WALLPACK, TYPE 4 OPTIC LITHONIA WDGE3-LED-P2-70CRI-R4-40K	120	59W LED 70 CR 4000K1	AS NOTED ON PLANS
B	SMALL LED WALLPACK, TYPE 2 MEDIUM OPTIC LITHONIA WDGE3-LED-P1-40K-80CRI-T2M	120	11.2W 80 CRI 4000K	AS NOTED ON PLANS
C	SMALL LED WALLPACK, TYPE 3 MEDIUM OPTIC LITHONIA WDGE2-LED-P1-40K-70CRI-T3M	120	11.2W 70 CRI 4000K	AS NOTED ON PLANS
D	6" LED POTLIGHT LITHONIA LDN6 40/15- LO6AR-LS	120	17.5W 4000K	CANOPY +13'-6" AFF
S	DUAL HEAD LED POLE LIGHT GLASWIKERS LUMINESCENT LED HALLBROOK, P50 PERFORMANCE PACKAGE, ASYMMETRIC DISTRIBUTION	347	190 WATTS	POLE MOUNTED. REFER TO DETAIL



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 800 - 1495 RYDER STREET WHITE ROCK, BC V6B 0E4
604 385 3600 | KUCHEB@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
d.Force Design Inc.
2526A ALLENWAY #2000, ANNEBORO, B.C. V2B 3J6
TEL: (604) 697-5655 email: darcy@dforce.ca

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2	NOV.18.24	RE-ISSUED FOR DP
1	OCT.28.24	ISSUED FOR DP
NO	DATE	DESCRIPTION

SMI Consultants Group Ltd.
Professional Electrical Consulting
Tel: (604) 946-7680
#109 - 7225 Dawn Street
Delta, BC V9C 1G6
www.smiconsultants.ca

THIS PROJECT HAS BEEN DESIGNED UNDER THE FOLLOWING APPLICABLE CODES:
BUILDING CODE: BCBC 2024
ELECTRICAL CODE: CEC 2021
ENERGY CODE: ASHRAE 90.1 (2019)
EGIS PERMIT TO PRACTICE: #1000739

PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT
ARBUTUS LANDING
COMMERCIAL BUILDINGS

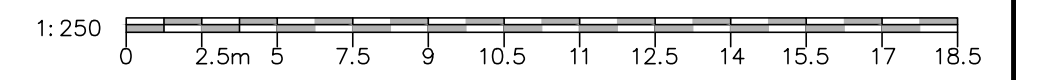
ADDRESS:
BUILDING A: 3605 RYDER HESJEDAL WAY
BUILDING B: 3601 RYDER HESJEDAL WAY
BUILDING C: 3611 RYDER HESJEDAL WAY
BUILDING D: 3615 RYDER HESJEDAL WAY

DRAWING
ELECTRICAL SITE PLAN

SEAL	JOB NO	DRAWN
	SML-2441	ELC
	DESIGNED	
	ECT	
	CHECKED	
	ECT	
	PLOT DATE	JULY 2024
PROJECT - DRAWING NUMBER	REV	
EDP-1	2	

Schedule 3

- LEGEND**
- SOD
 - PLANTING MEDIUM
 - CONCRETE SIDEWALK
 - STAMPED CONCRETE
 - GRAVEL
 - RETAINING WALL RE-CIVIL
 - BIKE RACK
 - BENCH
 - TABLE
 - PROPERTY LINE
 - ROOT BARRIER
DeepRoot UB 18-2
Install as per manufacturer instructions
 - EXISTING TREE TO REMAIN



Project: **ASTRIA ARBUTUS LANDING**

Location: **3615 RYDER HESJEDAL WAY
COLWOOD, BC**

Drawn: **MM**

Approved: **MM**

Scale: **1:250**

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No.	By	Description	Date: DD/MM/YY
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1	MM	Issued For Tender (PROGRESS)	13/12/2024

REVISIONS TABLE FOR DRAWINGS



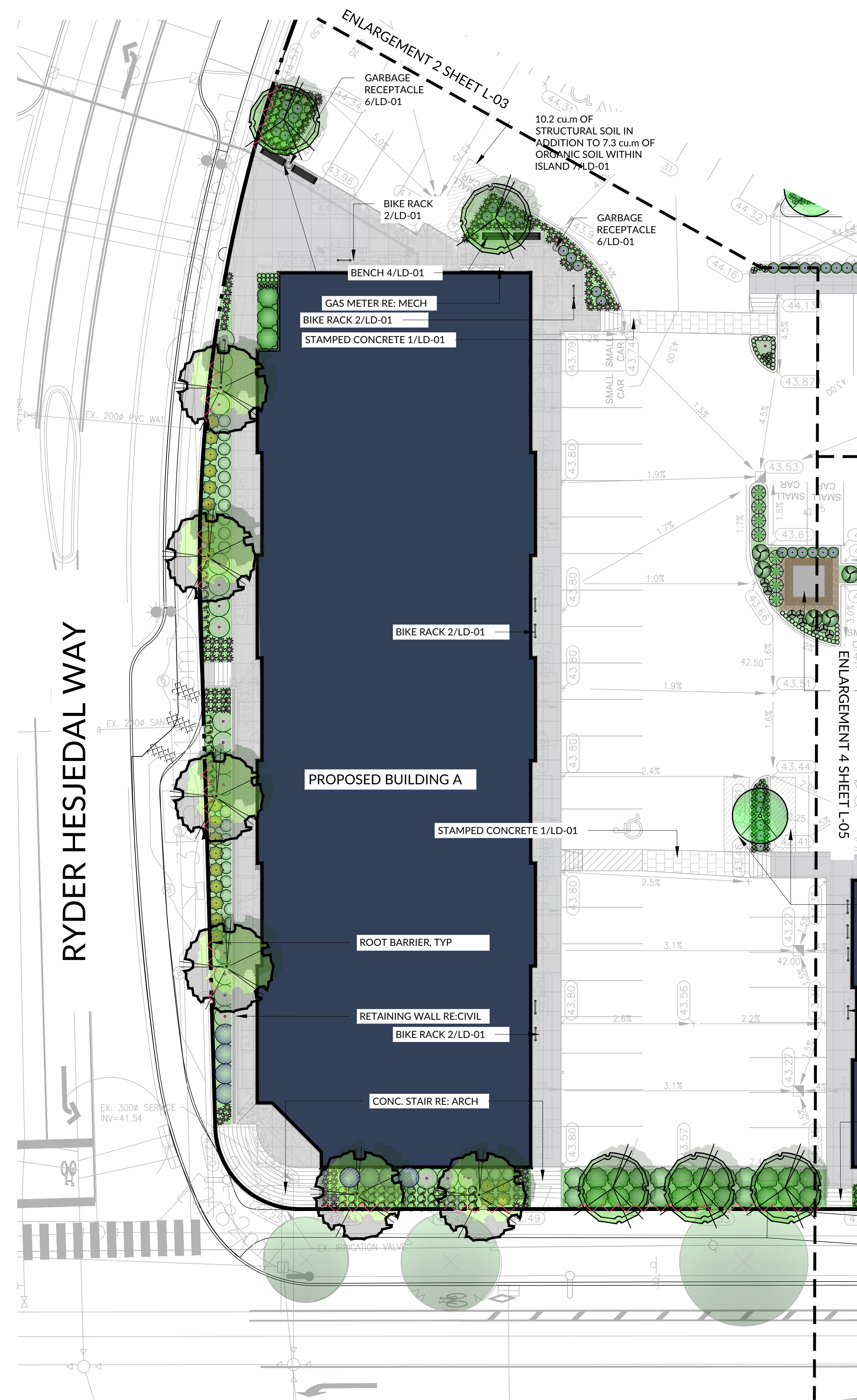
Drawing Title: **LANDSCAPE PLAN**

Project #: **C24-28**

Municipal #: _____

Drawing #: **L-01**

PROFESSIONAL STAMP/SEAL



PLANT LIST - ENTIRE SITE

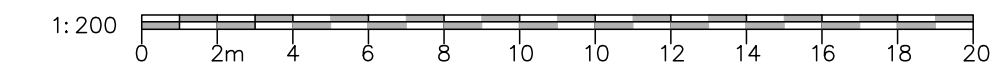
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
SHRUBS						
[Symbol]	29	<i>Thuja Occidentalis 'Smaragd'</i>	Emerald Green Cedar	#3 Pot	1m	
[Symbol]	113	<i>Royal Burgundy Japanese Barberry</i>	Royal Burgundy Japanese Barberry	#3 Pot	1m	
[Symbol]	18	<i>Forsythia x intermedia 'Courtaso'</i>	Gold Tide Forsythia	#3 Pot	0.75m	
[Symbol]	43	<i>Juniperus sabina 'Arcadia'</i>	Arcadia Juniper	#3 Pot	1m	
[Symbol]	16	<i>Cornus alba 'Ivory Halo'</i>	Ivory Halo Dogwood	#3 Pot	As Shown	
[Symbol]	13	<i>Sambucus nigra 'Gerda'</i>	Black Elderberry 'Gerda'	#2 Pot	As Shown	
[Symbol]	11	<i>Ceanothus thy. 'Victoria'</i>	Victoria California Lilac	#3 Pot	As Shown	
[Symbol]	53	<i>Hydrangea Arborescens 'Annabelle'</i>	Smooth Hydrangea	#5 Pot	1m	
[Symbol]	95	<i>Camellia</i>	Hybrid Camellia	#3 Pot	1m	
[Symbol]	43	<i>Rhododendron 'Blue Danube'</i>	Evergreen Azalea	#5 Pot	0.75m	
PERENNIALS, GROUND COVERS, AND GRASSES						
[Symbol]	64	<i>Hakonechloa macra 'Aureola'</i>	Golden Variegated Hakone Grass	#1 Pot	As Shown	
[Symbol]	223	<i>Aurinia saxatilis 'Basket Of Gold'</i>	Basket Of Gold Alyssum	#1 Pot	As Shown	
[Symbol]	38	<i>Carex Tumulicola</i>	Berkeley sedge	#1 Pot	As Shown	
[Symbol]	263	<i>Calluna Vulgaris 'Spring Torch'</i>	Spring Torch Heather	#1 Pot	As Shown	
[Symbol]	245	<i>Achillea 'Coronation Gold'</i>	Yarrow 'Coronation Gold'	#1 Pot	As Shown	
[Symbol]	192	<i>Lavandula Angustifolia 'Hidcote'</i>	Lavender	#2 Pot	As Shown	

TREE LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
[Symbol]	9	<i>Betula utilis 'var. Jacquemontii'</i>	Whitebark Himalayan Birch	7cm Cal.	As Shown	W.B.
[Symbol]	9	<i>Acer Pensylvanicum</i>	Moosewood	7cm Cal.	As Shown	W.B.
[Symbol]	8	<i>Fraxinus pennsylvanica 'Patmore'</i>	Patmore Green Ash	7cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
[Symbol]	5	<i>Chamaecyparis nootkatensis 'Glauca'</i>	Blue Nootka Cypress	3.0m ht.	As Shown	B&B

LEGEND

- [Green Box] SOD
- [Light Green Box] PLANTING MEDIUM
- [Grey Box] CONCRETE SIDEWALK
- [Grid Pattern Box] STAMPED CONCRETE
- [Brown Box] GRAVEL
- [Grey Line] RETAINING WALL RECIVIL
- [Bike Rack Symbol] BIKE RACK
- [Bench Symbol] BENCH
- [Table Symbol] TABLE
- [Dashed Line] PROPERTY LINE
- [Wavy Line] ROOT BARRIER DeepRoot UB 18-2 Install as per manufacturer instructions
- [Green Circle] EXISTING TREE TO REMAIN



Project: **ASTRIA ARBUTUS LANDING**

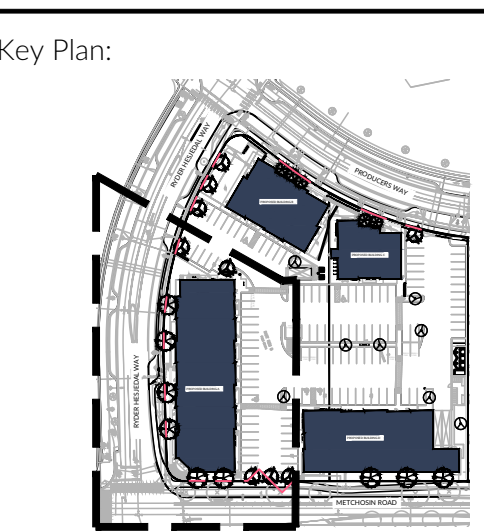
Location: **3615 RYDER HESJEDAL WAY COLWOOD, BC**

Drawn: **MM**

Approved: **MM**

Scale: **1:200**

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1	MM	Issued for Tender (PROGRESS)	13/12/2024

PROFESSIONAL STAMP/SEAL

Drawing Title: **ENLARGEMENT 1 BUILDING A**

Project #: **C24-28**

Municipal #: _____

Drawing #: **L-02**



PLANT LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
SHRUBS						
[Symbol]	29	Thuja Occidentalis 'Smaragd'	Emerald Green Cedar	#3 Pot	1m	
[Symbol]	113	Royal Burgundy Japanese Barberry	Royal Burgundy Japanese Barberry	#3 Pot	1m	
[Symbol]	18	Forsythia x intermedia 'Courtasol'	Gold Tide Forsythia	#3 Pot	0.75m	
[Symbol]	43	Juniperus sabinia 'Arcadia'	Arcadia Juniper	#3 Pot	1m	
[Symbol]	16	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	#3 Pot	As Shown	
[Symbol]	13	Sambucus nigra 'Gerda'	Black Elderberry 'Gerda'	#2 Pot	As Shown	
[Symbol]	11	Ceanothus thy. 'Victoria'	Victoria California Lilac	#3 Pot	As Shown	
[Symbol]	53	Hydrangea Arborescens 'Annabelle'	Smooth Hydrangea	#5 Pot	1m	
[Symbol]	95	Camellia	Hybrid Camellia	#3 Pot	1m	
[Symbol]	43	Rhododendron 'Blue Danube'	Evergreen Azalea	#5 Pot	0.75m	
PERENNIALS, GROUND COVERS, AND GRASSES						
[Symbol]	64	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass	#1 Pot	As Shown	
[Symbol]	223	Aurinia saxatilis 'Basket Of Gold'	Basket Of Gold Alyssum	#1 Pot	As Shown	
[Symbol]	38	Carex Tumulicola	Berkeley sedge	#1 Pot	As Shown	
[Symbol]	263	Calluna Vulgaris 'Spring Torch'	Spring Torch Heather	#1 Pot	As Shown	
[Symbol]	245	Achillea 'Coronation Gold'	Yarrow 'Coronation Gold'	#1 Pot	As Shown	
[Symbol]	192	Lavandula Angustifolia 'Hidcote'	Lavender	#2 Pot	As Shown	

TREE LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
[Symbol]	9	Betula utilis 'var. Jacquemontii'	Whitebark Himalayan Birch	7cm Cal.	As Shown	W.B.
[Symbol]	9	Acer Pensylvanicum	Moosewood	7cm Cal.	As Shown	W.B.
[Symbol]	8	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	7cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
[Symbol]	5	Chamaecyparis nootkatensis 'Glauca'	Blue Nootka Cypress	3.0m ht.	As Shown	B&B

- LEGEND**
- SOD
 - PLANTING MEDIUM
 - CONCRETE SIDEWALK
 - STAMPED CONCRETE
 - GRAVEL
 - RETAINING WALL RE: CIVIL
 - BIKE RACK
 - BENCH
 - TABLE
 - PROPERTY LINE
 - ROOT BARRIER DeepRoot UB 18-2 Install as per manufacturer instructions
 - EXISTING TREE TO REMAIN

Project:
ASTRIA ARBUTUS LANDING

Location:
**3615 RYDER HESJEDAL WAY
COLWOOD, BC**

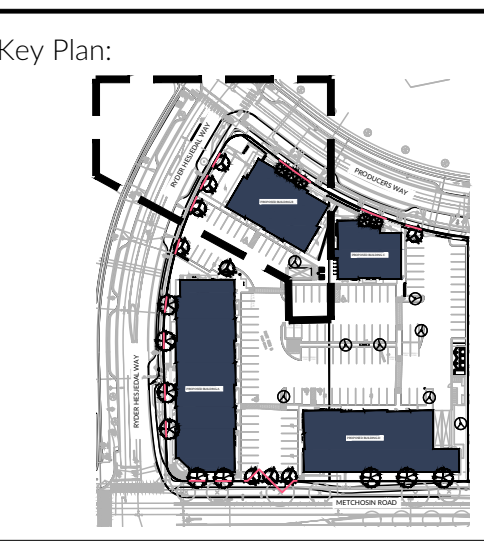
NOT FOR CONSTRUCTION

Drawn: **MM**

Approved: **MM**

Scale:
1:200

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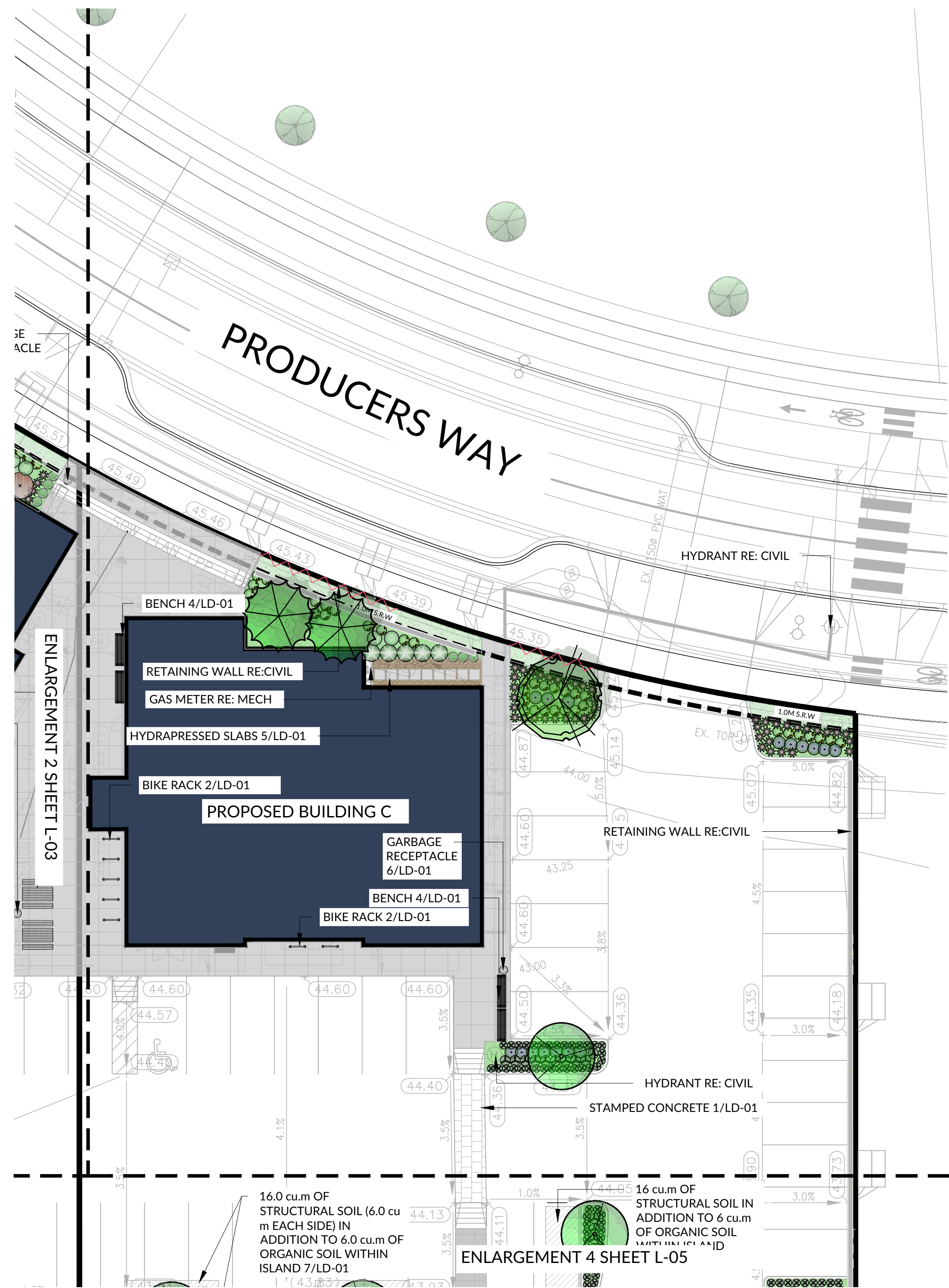
REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date: DD/MM/YY
2	MM	Issued for DP Resubmit	21/01/2025
1	MM	Issued for Tender (PROGRESS)	13/12/2024

PROFESSIONAL STAMP/SEAL

Drawing Title:
ENLARGEMENT 2 BUILDING B

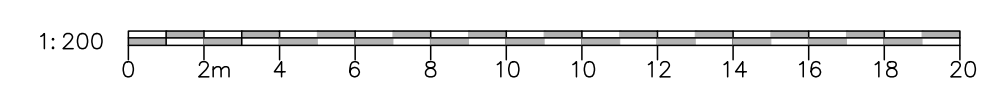
Project #: **C24-28** Municipal #: Drawing #: **L-03**



PLANT LIST - ENTIRE SITE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
SHRUBS						
	29	Thuja Occidentalis 'Smaragd'	Emerald Green Cedar	#3 Pot	1m	
	113	Royal Burgundy Japanese Barberry	Royal Burgundy Japanese Barberry	#3 Pot	1m	
	18	Forsythia x intermedia 'Courtsol'	Gold Tide Forsythia	#3 Pot	0.75m	
	43	Juniperus sabinna 'Arcadia'	Arcadia Juniper	#3 Pot	1m	
	16	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	#3 Pot	As Shown	
	13	Sambucus nigra 'Gerda'	Black Elderberry 'Gerda'	#2 Pot	As Shown	
	11	Ceanothus thy. 'Victoria'	Victoria California Lilac	#3 Pot	As Shown	
	53	Hydrangea Arborescens 'Annabelle'	Smooth Hydrangea	#5 Pot	1m	
	95	Camellia	Hybrid Camellia	#3 Pot	1m	
	43	Rhododendron 'Blue Danube'	Evergreen Azalea	#5 Pot	0.75m	
PERENNIALS, GROUND COVERS, AND GRASSES						
	64	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass	#1 Pot	As Shown	
	223	Aurinia saxatilis 'Basket Of Gold'	Basket Of Gold Alyssum	#1 Pot	As Shown	
	38	Carex Tumulicola	Berkeley sedge	#1 Pot	As Shown	
	263	Calluna Vulgaris 'Spring Torch'	Spring Torch Heather	#1 Pot	As Shown	
	245	Achillea 'Coronation Gold'	Yarrow 'Coronation Gold'	#1 Pot	As Shown	
	192	Lavandula Angustifolia 'Hidcote'	Lavender	#2 Pot	As Shown	

TREE LIST - ENTIRE SITE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	9	Betula utilis 'var. Jacquemontii'	Whitebark Himalayan Birch	7cm Cal.	As Shown	W.B.
	9	Acer Pensylvanicum	Moosewood	7cm Cal.	As Shown	W.B.
	8	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	7cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	5	Chamaecyparis nootkatensis 'Glauca'	Blue Nootka Cypress	3.0m ht.	As Shown	B&B

- LEGEND**
- SOD
 - PLANTING MEDIUM
 - CONCRETE SIDEWALK
 - STAMPED CONCRETE
 - GRAVEL
 - RETAINING WALL RE: CIVIL
 - BIKE RACK
 - BENCH
 - TABLE
 - PROPERTY LINE
 - ROOT BARRIER
DeepRoot UB 18-2
Install as per manufacturer instructions
 - EXISTING TREE TO REMAIN



Project:
ASTRIA ARBUTUS LANDING

Location:
**3615 RYDER HESJEDAL WAY
COLWOOD, BC**

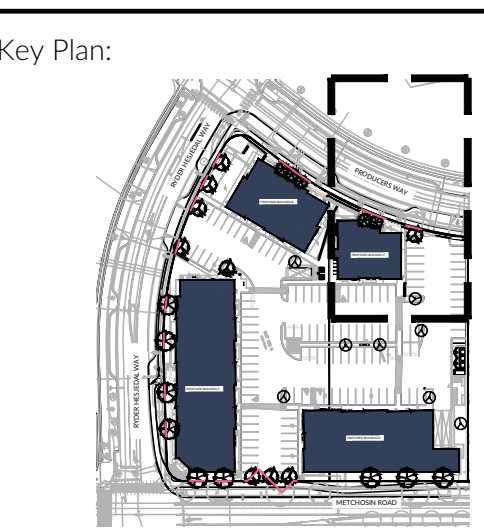
NOT FOR CONSTRUCTION

Drawn: **MM**

Approved: **MM**

Scale:
1:200

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No.	By	Description	Date: DD/MM/YY
2	MM	Issued for DP Resubmit	21/01/2025
1	MM	Issued for Tender (PROGRESS)	13/12/2024

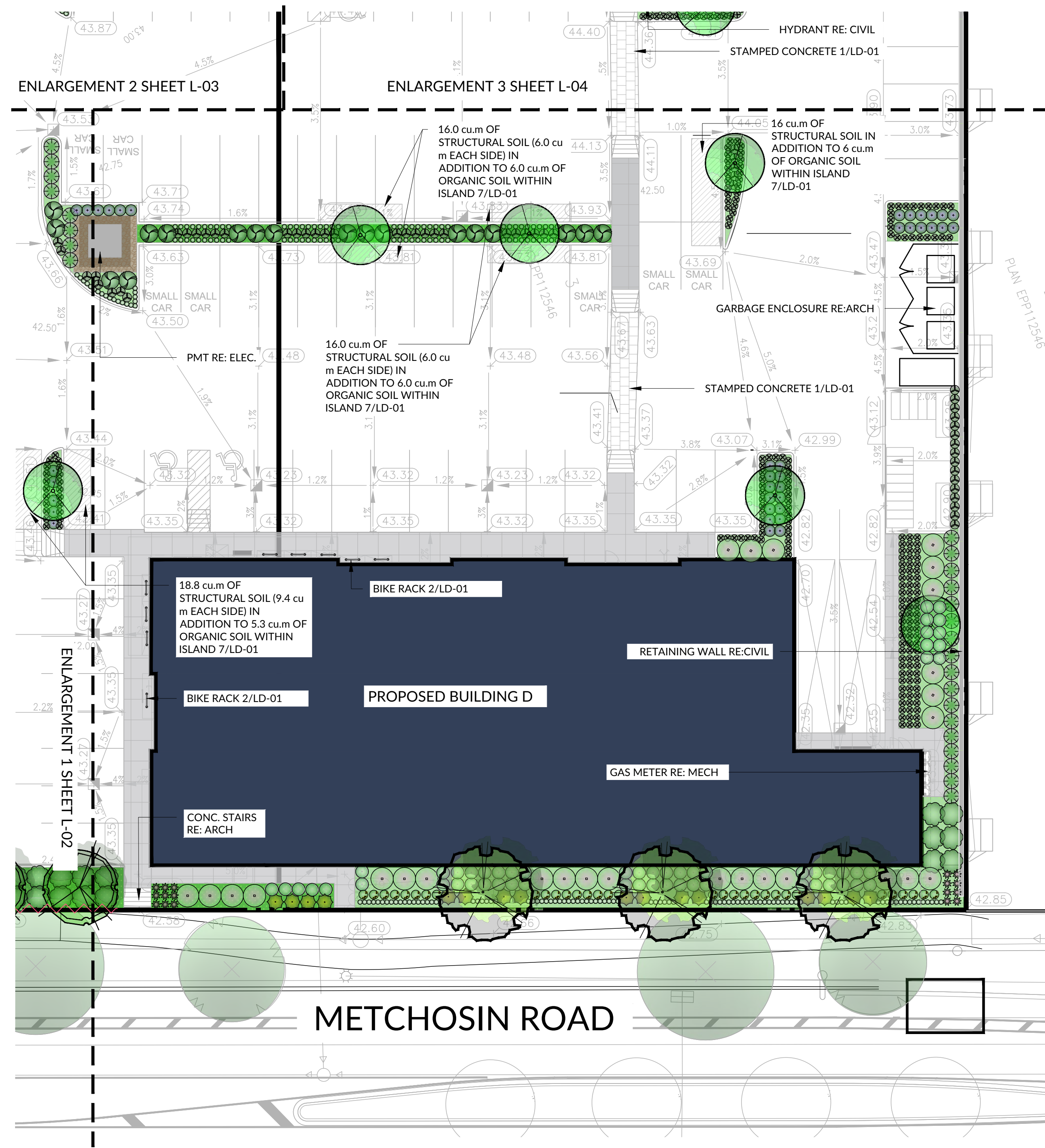
REVISIONS TABLE FOR DRAWINGS

PROFESSIONAL STAMP/SEAL



Drawing Title:
ENLARGEMENT 3 BUILDING C

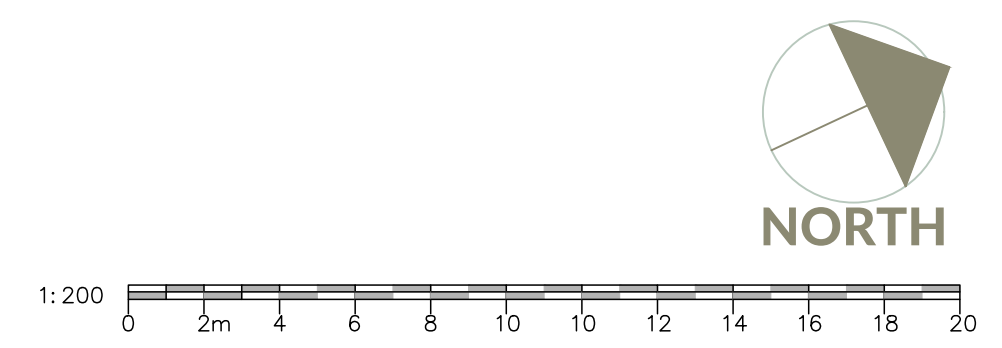
Project #: **C24-28** Municipal #: Drawing #: **L-04**



PLANT LIST - ENTIRE SITE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
SHRUBS						
[Symbol]	29	Thuja Occidentalis 'Smaragd'	Emerald Green Cedar	#3 Pot	1m	
[Symbol]	113	Royal Burgundy Japanese Barberry	Royal Burgundy Japanese Barberry	#3 Pot	1m	
[Symbol]	18	Forsythia x intermedia 'Courtasol'	Gold Tide Forsythia	#3 Pot	0.75m	
[Symbol]	43	Juniperus sabinna 'Arcadia'	Arcadia Juniper	#3 Pot	1m	
[Symbol]	16	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	#3 Pot	As Shown	
[Symbol]	13	Sambucus nigra 'Gerda'	Black Elderberry 'Gerda'	#2 Pot	As Shown	
[Symbol]	11	Ceanothus thy. 'Victoria'	Victoria California Lilac	#3 Pot	As Shown	
[Symbol]	53	Hydrangea Arborescens 'Annabelle'	Smooth Hydrangea	#5 Pot	1m	
[Symbol]	95	Camellia	Hybrid Camellia	#3 Pot	1m	
[Symbol]	43	Rhododendron 'Blue Danube'	Evergreen Azalea	#5 Pot	0.75m	
PERENNIALS, GROUND COVERS, AND GRASSES						
[Symbol]	64	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass	#1 Pot	As Shown	
[Symbol]	223	Aurinia saxatilis 'Basket Of Gold'	Basket Of Gold Alyssum	#1 Pot	As Shown	
[Symbol]	38	Carex Tumulicola	Berkeley sedge	#1 Pot	As Shown	
[Symbol]	263	Calluna Vulgaris 'Spring Torch'	Spring Torch Heather	#1 Pot	As Shown	
[Symbol]	245	Achillea 'Coronation Gold'	Yarrow 'Coronation Gold'	#1 Pot	As Shown	
[Symbol]	192	Lavandula Angustifolia 'Hidcote'	Lavender	#2 Pot	As Shown	

TREE LIST - ENTIRE SITE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
[Symbol]	9	Betula utilis 'var. Jacquemontii'	Whitebark Himalayan Birch	7cm Cal.	As Shown	W.B.
[Symbol]	9	Acer Pensylvanicum	Moosewood	7cm Cal.	As Shown	W.B.
[Symbol]	8	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	7cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
[Symbol]	5	Chamaecyparis nootkatensis 'Glauc'	Blue Nootka Cypress	3.0m ht.	As Shown	B&B

- LEGEND**
- [Green Box] SOD
 - [Light Green Box] PLANTING MEDIUM
 - [Grey Box] CONCRETE SIDEWALK
 - [Grid Pattern Box] STAMPED CONCRETE
 - [Brown Box] GRAVEL
 - [Grey Line] RETAINING WALL RE: CIVIL
 - [Bike Rack Symbol] BIKE RACK
 - [Bench Symbol] BENCH
 - [Table Symbol] TABLE
 - [Dashed Line] PROPERTY LINE
 - [Red Wavy Line] ROOT BARRIER DeepRoot UB 18-2 Install as per manufacturer instructions
 - [Green Circle] EXISTING TREE TO REMAIN



Project: **ASTRIA ARBUTUS LANDING**

Location: **3615 RYDER HESJEDAL WAY COLWOOD, BC**

Drawn: **MM**

Approved: **MM**

Scale: **1:200**

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF MK DESIGN GROUP. REPRODUCTION OF ANY DOCUMENTS OR DRAWINGS ARE NOT PERMITTED WITHOUT WRITTEN PERMISSION BY MK DESIGN GROUP. DO NOT SCALE DRAWINGS.

Key Plan:

No.	By	Description	Date: DD/MM/YY
2	MM	Issued for DP Resubmit	21/01/2025
1	MM	Issued for Tender (PROGRESS)	13/12/2024

REVISIONS TABLE FOR DRAWINGS

PROFESSIONAL STAMP/SEAL

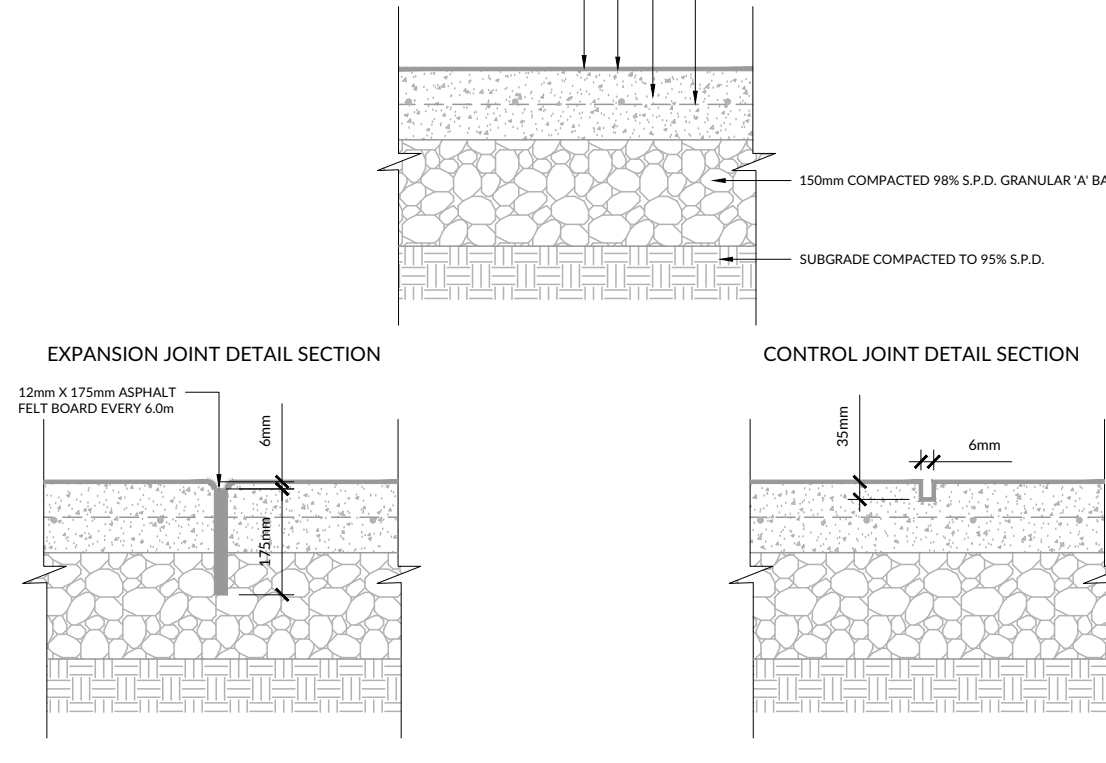
Drawing Title: **ENLARGEMENT 4 BUILDING D**

Project #: **C24-28** Municipal #: _____ Drawing #: **L-05**

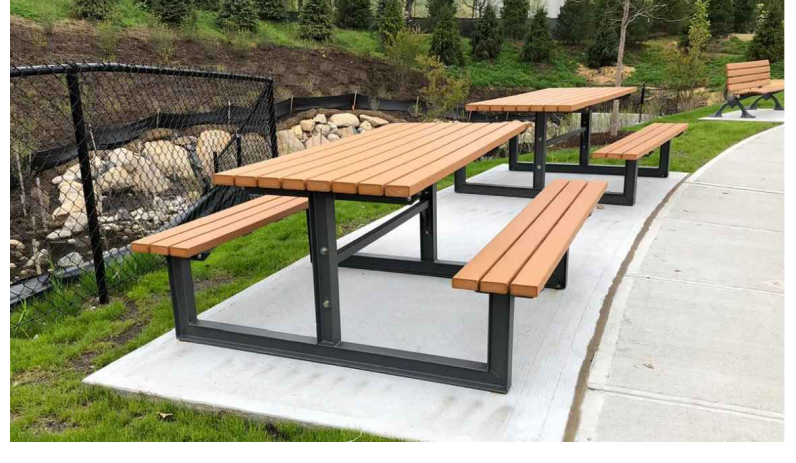
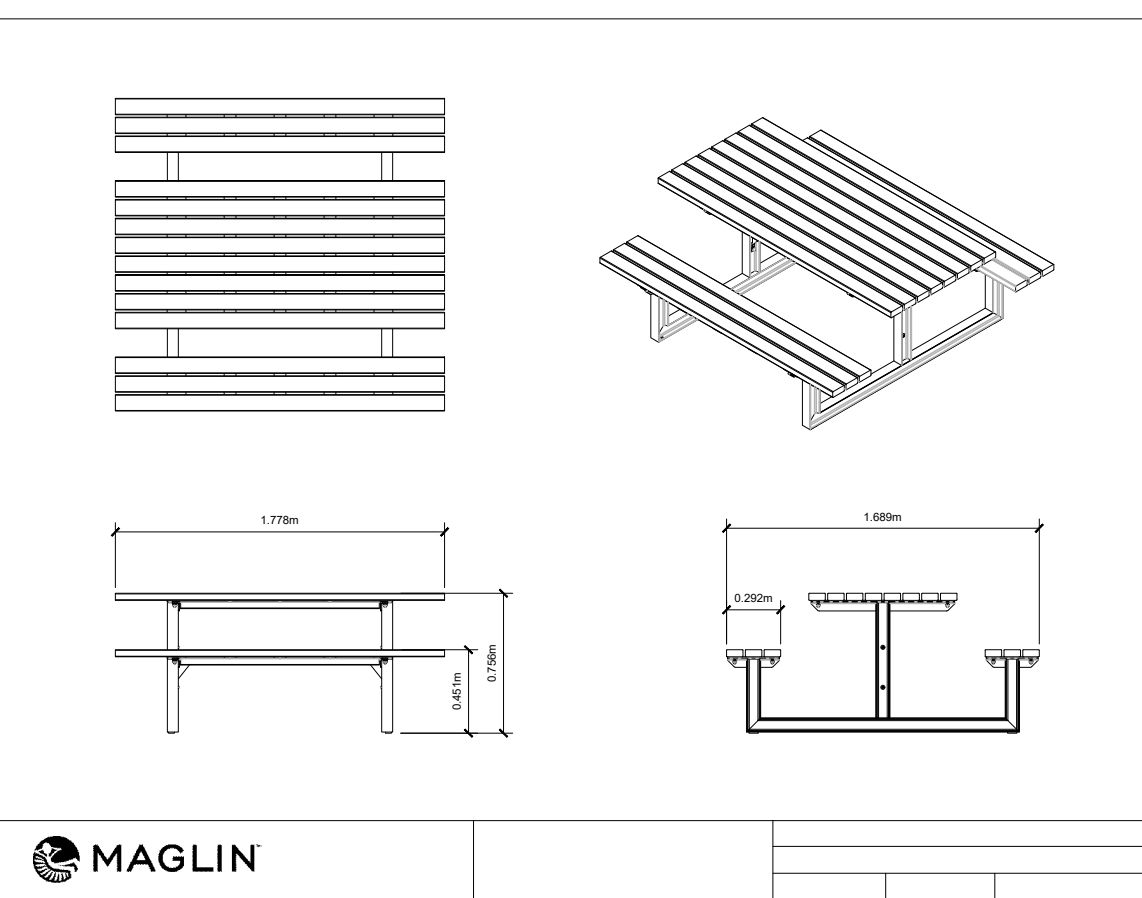
NOTES:

- CONCRETE TO BE 32MPa, CLASS C-2 AT 28 DAYS WITH 5-8% AIR ENTRAINED.
- CONCRETE TO HAVE BROOM FINISH PERPENDICULAR TO THE LENGTH OF THE SIDEWALK.
- EXPANSION JOINTS TO BE LOCATED AT EVERY 6.0m AND WHERE CONCRETE PAVING ABUTS OTHER STRUCTURES OR BUILDINGS.
- CONTROL JOINTS TO BE LOCATED AT INTERVALS OF 2.0m AND AT CENTRELINE OF 4.0m WIDTH WALKWAY.
- CONCRETE TO BE SPRAYED WITH WHITE PIGMENT CURING COMPOUND.
- ALL DIMENSIONS ARE IN MILLIMETRES.

STAMPED CONCRETE SPECIFICATIONS
 PATTERN: OFFSET RUNNING BOND
 INTEGRAL COLOUR: LIGHT GREY
 ANTIQUE RELEASE: SMOKEY BEIGE
 MANUFACTURER: BRICKFORM
 CONTACT: WWW.BRICKFORM.COM

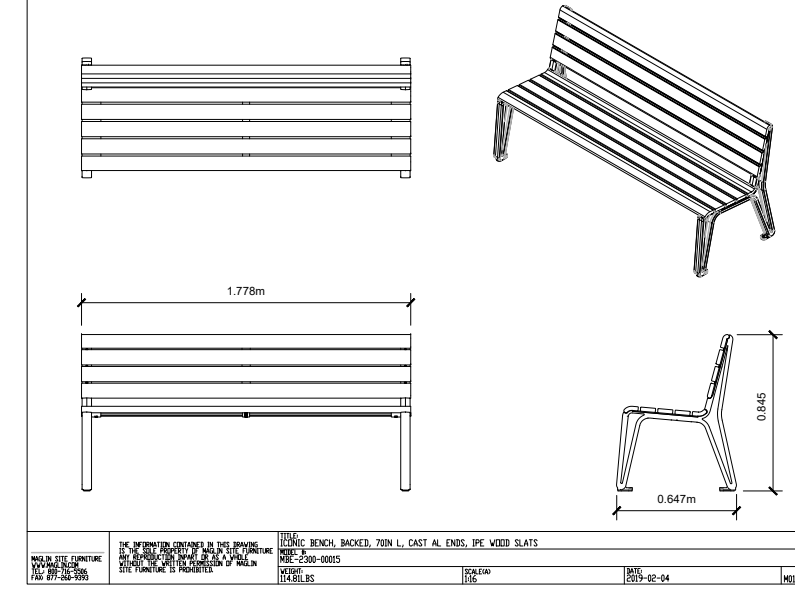


MANUFACTURER: ULINE
 MODEL NUMBER: H-6572
 COLOUR: ORION BLUE
 INSTALLATION: SURFACE MOUNT
 QUANTITY: 22



MANUFACTURER: MAGLIN
 MODEL NUMBER: 210 CLUSTER SEATING
 MATERIAL: IPE WOOD
 COLOUR: BLACK
 INSTALLATION: SURFACE MOUNT
 QUANTITY: 2

1-800-716-5506

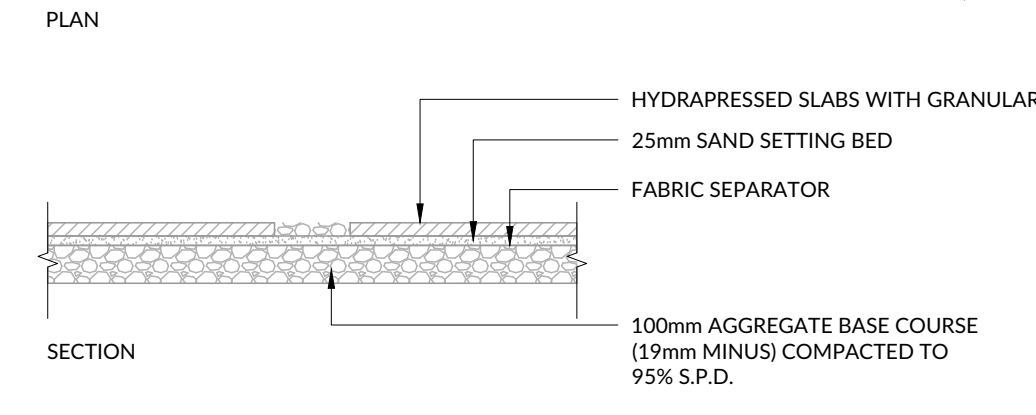
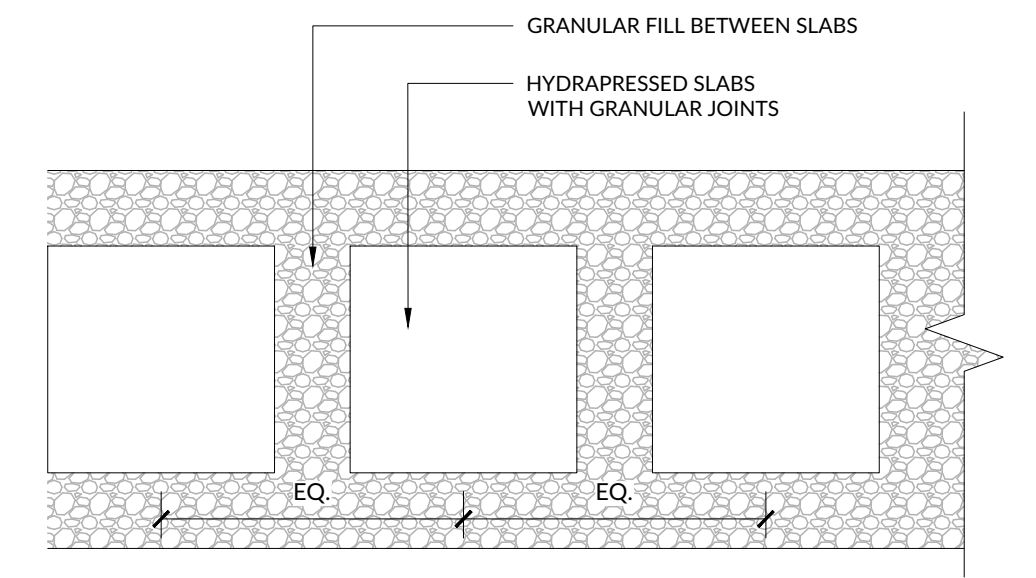


MANUFACTURER: MAGLIN
 MODEL NUMBER: 2300 BACKED BENCH
 MATERIAL: IPE WOOD
 COLOUR: BLACK
 INSTALLATION: SURFACE MOUNT
 QUANTITY: 2

1-800-716-5506

NOTES:

- SLABS TO BE EQUALLY SPACED BETWEEN ADJACENT SURFACES
- INSTALL ALL COMPONENTS AS PER MANUFACTURERS SPECIFICATIONS



UNIT PAVER SPECIFICATIONS
 MODEL: TEXADA
 SIZE: 610mm x 610mm
 COLOUR: CHARCOAL
 SUPPLIER: BELGARD
 WEBSITE: belgard.com

1 STAMPED CONCRETE N.T.S.

2 BIKE RACK N.T.S.

3 TABLE SEATING N.T.S.

4 BENCH N.T.S.

5 HYDRAPRESSED SLABS N.T.S.

600 SERIES
MRR-0600-00001
 Legacy # MTR-0600-00003

DESCRIPTION: 600 Series - 600 Recycle Receptacle: Steel Frame, Metal Hinged Lid, Bottle/Cans Lid Opening, 1 x 32 Gallon Polyethylene Liner, Vinyl Graphics

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

INSTALLATION: The recycle receptacle is delivered pre-assembled. There are 3 leveling feet and one 9/16" hole in the center of the base for anchoring.

TO SPECIFY: Select MRR-0600-00001
 Choose:
 - Powdercoat Color
 - Vinyl Graphics (Fill out approval form)

HEIGHT: 36 1/4" [923mm] DIAMETER: 22 3/8" [568mm] LINER CAPACITY: 32.0gal (121.0 L) WEIGHT: 118.40lbs (54kg)

TOP VIEW

36 1/4" [923mm]

Ø 22 3/8" [568mm]

Ø 6" [152mm]

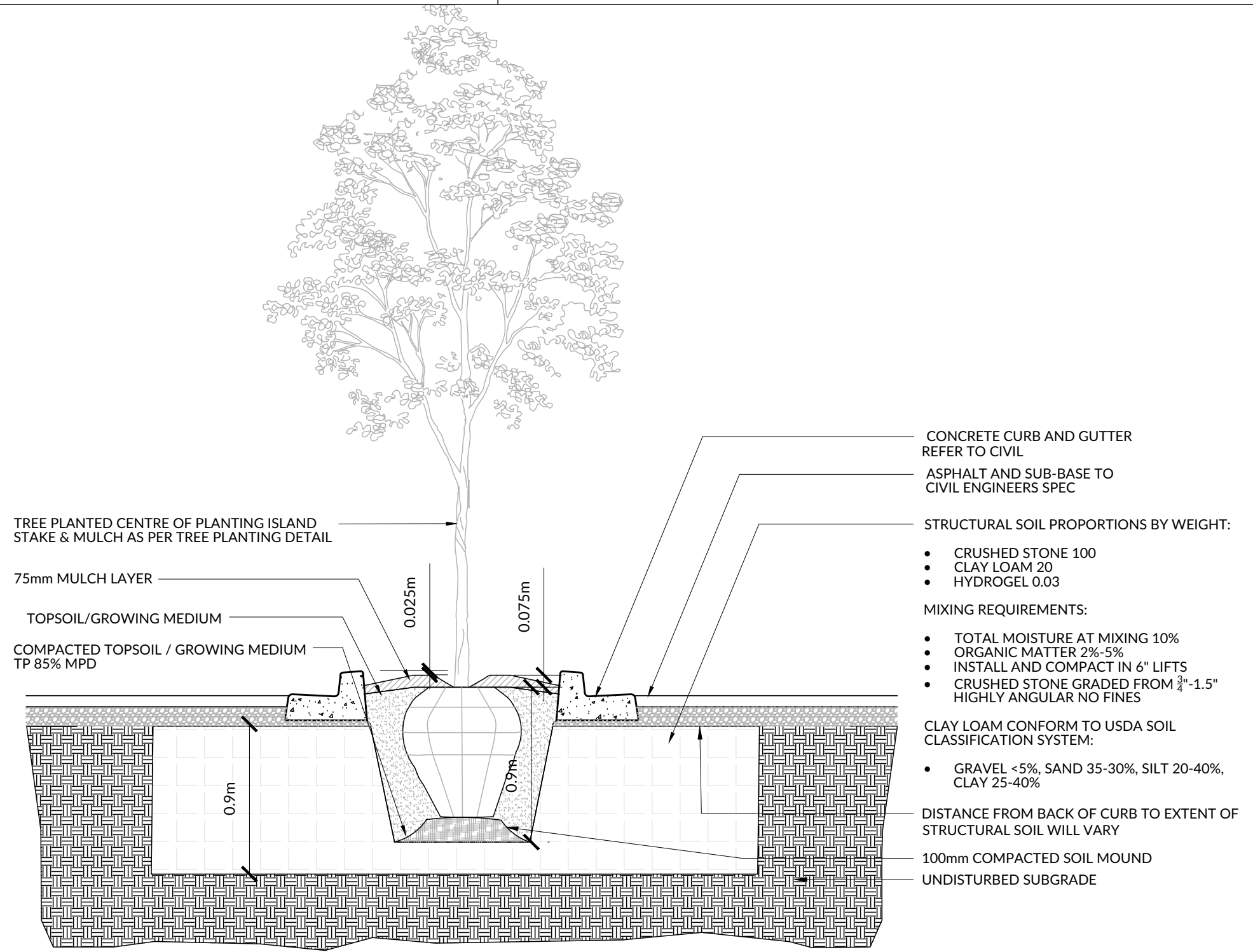
MAGLIN Site Furniture

1 800 716 5506
 2 877 262 8888
 www.maglin.com
 info@maglin.com

All drawings, specifications, design and details on this page remain the property of Maglin Site Furniture Inc. and may not be used without Maglin authorization. Details and specifications may vary due to continuing improvements of our products.

MANUFACTURER: MAGLIN
 MODEL NUMBER: MRR-0600-00001
 COLOUR: MATTE BLACK
 QUANTITY: 6

6 GARBAGE RECEPTACLE N.T.S.



7 STRUCTURAL SOIL N.T.S.

Project: **ASTRIA ARBUTUS LANDING**

Location: **3615 RYDER HESJEDAL WAY COLWOOD, BC**

Drawn: **MM**

Approved: **MM**

Scale: **AS SHOWN**

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF MK DESIGN GROUP. REPRODUCTION OF ANY DOCUMENTS OR DRAWINGS ARE NOT PERMITTED WITHOUT WRITTEN PERMISSION BY MK DESIGN GROUP. DO NOT SCALE DRAWINGS.

No.	By	Description	Date: DD/MM/YY
2	MM	Issued for DP Resubmit	21/01/2025
1	MM	Issued for Tender (PROGRESS)	13/12/2024

REVISIONS TABLE FOR DRAWINGS

Project: **ASTRIA ARBUTUS LANDING**

Location: **3615 RYDER HESJEDAL WAY COLWOOD, BC**

Drawn: **MM**

Approved: **MM**

Scale: **AS SHOWN**

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF MK DESIGN GROUP. REPRODUCTION OF ANY DOCUMENTS OR DRAWINGS ARE NOT PERMITTED WITHOUT WRITTEN PERMISSION BY MK DESIGN GROUP. DO NOT SCALE DRAWINGS.

Drawing Title: **DETAILS**

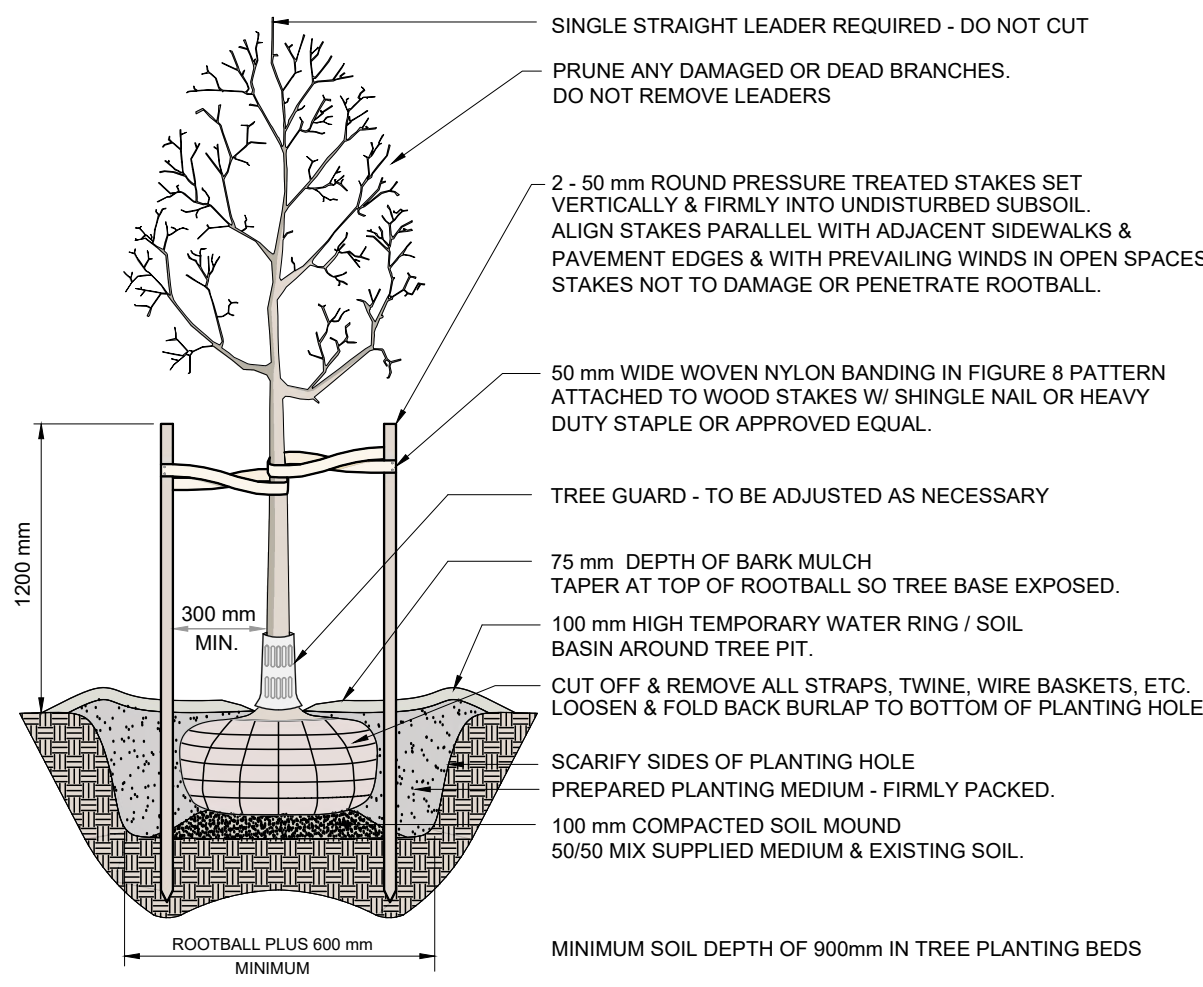
Project #: **C24-28**

Municipal #: _____

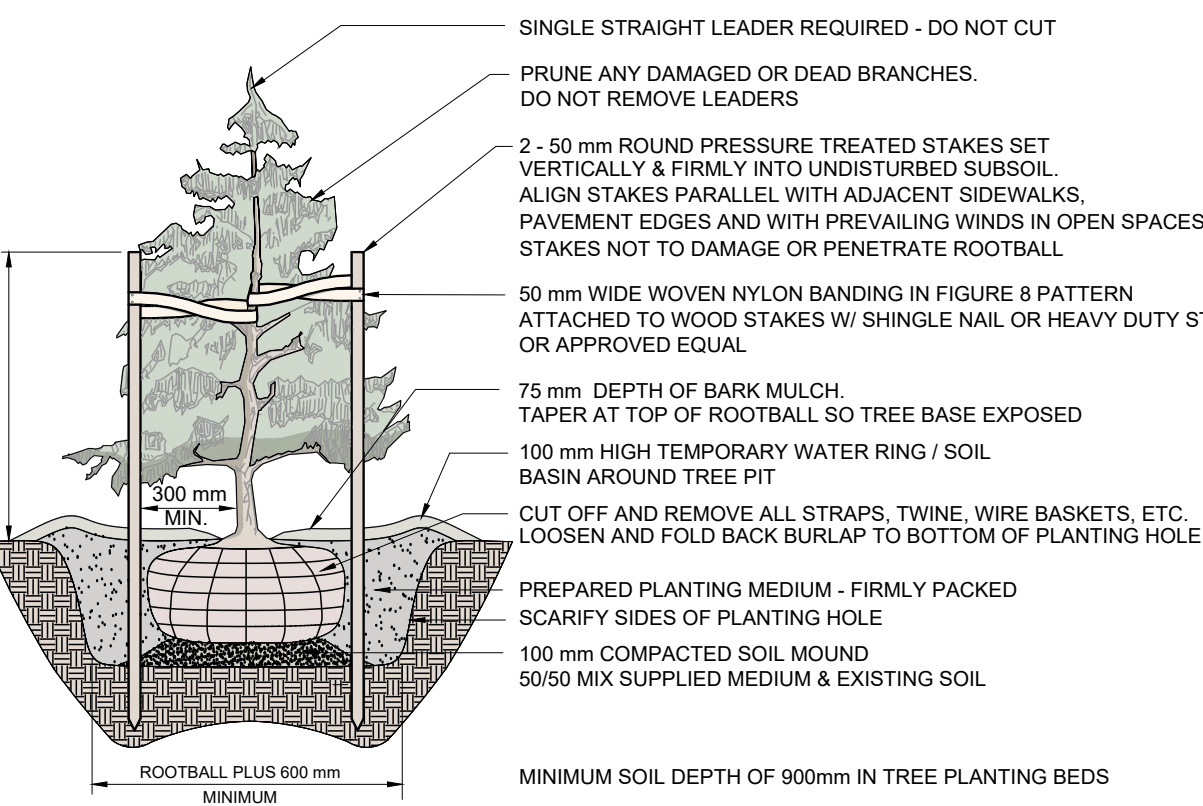
Drawing #: **LD-01**

PROFESSIONAL STAMP/SEAL

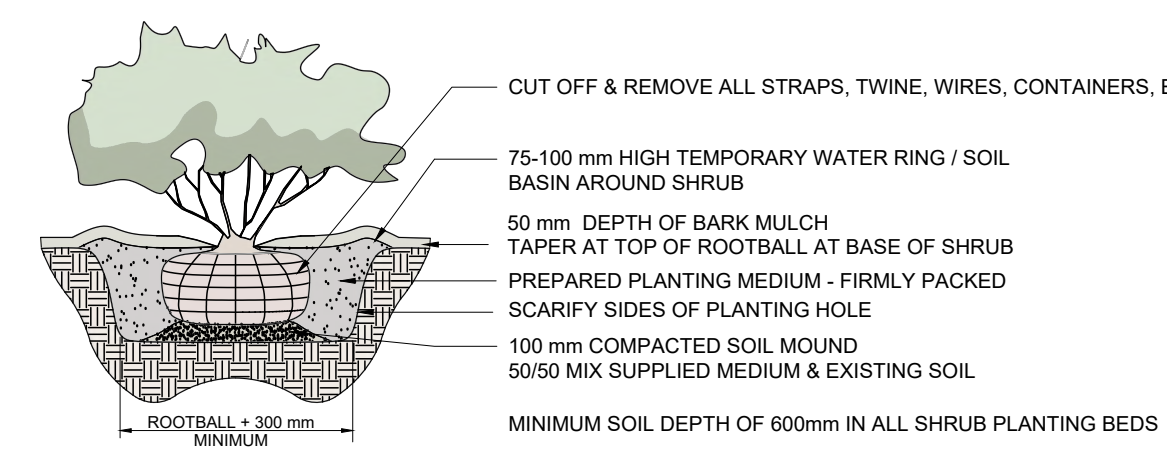
MK DESIGN GROUP



D1 DECIDUOUS TREE PLANTING N.T.S.



D2 CONIFEROUS TREE PLANTING N.T.S.



D3 SHRUB PLANTING N.T.S.

GENERAL NOTES

- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
- CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
- CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
- OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
- UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF-SITE AT LEGAL AND APPROVED LOCATIONS.
- SHOULD ANY DRAWING OR DETAIL CONFLICT WITH THE LANDSCAPE NOTES/MASTER SPECIFICATION FILE THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN TEAM FOR COORDINATION PRIOR TO ORDER, PREPARATION OR INSTALLATION OF SAID CONFLICTING WORKS (TYP).

PLANTING NOTES

- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS. ANY DISCREPANCY BETWEEN QUANTITIES LISTED IN THE PLANT LIST AND ON THE DRAWINGS, QUANTITIES FROM THE DRAWING SHALL PREVAIL.
- PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
- TREE PROTECTION:** PER THE MUNICIPAL DETAIL IF REQUIRED.
- ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- SOIL DEPTH IN ALL PLANTING AREAS TO BE A MINIMUM OF 600mm AND A MINIMUM OF 900mm IN PLANTING BEDS WITH TREES.
- THE LANDSCAPE CONTRACTOR MUST SUBMIT A SOIL REPORT/TEST REPORT TO THAT SHOWS THAT GROWING MEDIUMS COMPLY WITH THE STANDARDS IDENTIFIED IN THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION FOR "LEVEL 1, WELL GROOMED LANDSCAPES" AND ARE WITHIN 3.0 MONTHS OF GROWING MEDIUM PLACEMENT.
- THE GENERAL CONTRACTOR SHALL PAY FOR A MINIMUM TWO (2) RANDOM TESTS WILL BE PERFORMED DURING THE COURSE OF CONSTRUCTION TO CONFIRM THAT THE GROWING MEDIUM BEING INSTALLED ON SITE MATCHES THE TEST APPROVED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT WILL NOTIFY THE GENERAL CONTRACTOR OF WHEN SAID TESTS WILL OCCUR AND SOIL SAMPLES SHOULD BE MAILED OUT WITHIN 48 HOURS OF THIS NOTICE. FAILURE TO HAVE SOIL MATCH APPROVED MATERIAL COULD RESULT IN REMOVAL, AMENDMENT OR REINSTALLATION OF APPROPRIATE MATERIAL AT THE CONTRACTOR'S EXPENSE. SOIL TESTS SHOULD BE SENT TO PACIFIC SOIL ANALYSIS INCORPORATED OR APPROVED EQUAL TESTING CENTER.
PACIFIC SOIL ANALYSIS INC.
SUITE 5-11720 VOYAGEUR WAY, RICHMOND, BC V6X 3G9
TELEPHONE 604 273 8226
- ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL. MULCH TO BE NON-TOXIC AND COMPLY TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
- PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL DEFINED UNDER THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. THIS SHOULD BE COMPLIANT WITH "LEVEL 1, WELL GROOMED LANDSCAPES". THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - REGULAR SCHEDULE OF WATERING OF THE PLANTS AS REQUIRED AND/OR AS DIRECTED BY THE PROJECT MANAGER DURING CONSTRUCTION AND THE WARRANTY PERIOD. PLANTS SHALL BE WATERED WITHIN 48 HOURS OF WRITTEN REQUEST BY THE OWNER OR OWNER'S REPRESENTATIVE. FAILURE TO DO SO AFTER THE REQUEST SHALL RESULT IN THE WORK BEING UNDERTAKEN BY OTHERS. THE COST OF THIS WORK SHALL BE DEDUCTED FROM THE TOTAL CONTRACT PRICE OR HOLDBACK AND OTHERWISE RECOVERED FROM THE CONTRACTOR.
 - MAINTENANCE AND ADDITIONAL INSTALLATION OF MULCH
 - WEED REMOVAL
 - DISEASE CONTROL

MINIMUM TREE PLANTING CLEARANCES

- TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:
 - STREET LIGHT POLES - 6.0m
 - UTILITY POLES - 3.0m
 - EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY - 2.0m
 - SEWER AND DRAINAGE SERVICE CONNECTION/FIRE HYDRANTS - 1.5m
 - MANHOLES, VALVE BOXES, WATER SERVICES - 1.2m
 - BCH LPT/PMT/VISTA SWITCH VAULTS - 2.25m
- WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF THE CURB AND FRONT OF THE SIDEWALK, TREES SHALL BE PLANTED A MINIMUM OF 1.0m FROM BACK OF CURB AND 1.0m FROM BACK OF SIDEWALK
- IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0m FROM THE BACK OF THE SIDEWALK AND 2.5m FROM BACK OF CURB

SODDING NOTES

- SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE

STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:

- 40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
- 40% CREEPING RED FESCUE
- 20% PERENNIAL RYEGRASS
- USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE

- AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
- LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWES. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
- PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
- DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
- LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
- WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

IRRIGATION NOTES

- IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
- IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
- THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES, COMPLY WITH THE CANADIAN ELECTRICAL CODE AND CANADIAN PLUMBING CODE.
- ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
- USE POP-UP SPRINKLER HEADS.
- DO NOT SPRAY WATER ONTO TREE TRUNKS OR HARDSCAPED SURFACES

BIOSWALE SOIL SPECIFICATION

COARSE GRAVEL:	0-1%
ALL GRAVEL:	0-5%
SAND:	70-80%
Larger than 0.005mm	
Smaller than 2mm	
SILT:	5-15%
Larger than 0.002mm	
Smaller than 0.05mm	
CLAY:	10-20%
Smaller than 0.002mm	
CLAY AND SILT COMBINED:	MAX 25%
ORGANIC CONTENT (by weight):	15%
Organics not to be derived from food waste	
ACIDITY(pH):	6.0-6.5

BOULDER NOTES

BOULDERS bury average of 0.15-0.25m below surface, size at minimum:

- 00 L - LARGE AT 1m L x 1m w. x 1m ht., 0.75m showing above surface, 2 tonne each
- 00 M - MEDIUM AT 0.75m L x 0.75m w. x 0.75m ht., 0.6m showing above surface, 1.2 tonne each
- 00 S - SMALL AT 0.6m L x 0.6m w. x 0.6m ht., 0.40-0.45m above surface, 0.6 tonne each

CONTRACTOR TO PROVIDE SAMPLE FOR CLIENT/PROJECT MANAGER APPROVAL BEFORE PURCHASING AND INSTALLING

EXTERIOR FURNISHINGS

- IT IS EXPECTED THAT THE LANDSCAPE ARCHITECT SHALL SEE A SHOP DRAWING FOR EVERY PIECE OF LANDSCAPE SITE FURNISHING SPECIFIED IN LANDSCAPE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RECEIVE SHOP DRAWING ACCEPTANCE FROM THE LANDSCAPE ARCHITECT ON ALL COLOURS, INSTALLATION OPTIONS AND AFFILIATED FINISHES THROUGH SHOP DRAWING SUBMITTALS PRIOR TO THE PURCHASE OR INSTALLATION OF SITE FURNISHINGS.
- ALL SITE FURNISHINGS SHOULD BE INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT IF A CONFLICT OCCURS BETWEEN THE INSTALLATION REQUIREMENTS DEFINED BY MANUFACTURERS AND THE LANDSCAPE SITE PLAN, SPECIFICATIONS, OR DETAILS.

INSPECTIONS

- THE CONTRACTOR IS RESPONSIBLE TO HAVE THE LANDSCAPE ARCHITECT INSPECT THE SITE FOR FINE GRADING IN AREAS WHERE SOD OR SEED ARE SUED AS PART OF SOFT LANDSCAPING FEATURES PRIOR TO THE INSTALLATION OF SOD OR SEED. A MINIMUM 7 DAYS NOTICE IS REQUIRED FOR THIS REVIEW.
- THE CONTRACTOR IS RESPONSIBLE TO HAVE THE LANDSCAPE ARCHITECT INSPECT THE SITE FOR FINE GRADING IN AREAS WHERE SLOPES, BERMS OR MOUNDS ARE USED AS PART OF SOFT LANDSCAPING FEATURES PRIOR TO THE INSTALLATION OF PLANT MATERIAL. A MINIMUM OF 7 DAYS NOTICE IS REQUIRED FOR THIS REVIEW.
- THE LANDSCAPE CONTRACTOR SHOULD PROVIDE THE LANDSCAPE ARCHITECT WITH 5 DAYS NOTICE TO PERFORM A REVIEW AT LOCAL NURSERIES WHO ARE SUPPLYING MAJOR PLANT ORDERS TO THE SITE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL AT ANY POINT THAT DOES NOT MEET DRAWING SPECIFICATION OR CANADIAN LANDSCAPE STANDARDS AT ANY TIME, DESPITE ANY REVIEW OF SAID MATERIALS.
- THE LANDSCAPE CONTRACTOR SHOULD PROVIDE THE LANDSCAPE ARCHITECT WITH 5 DAYS NOTICE TO PERFORM ANY SITE REVIEWS TO INSPECT SOIL DEPTH, TREE AND SHRUB PLACEMENT OR REVIEW AN SUBSEQUENT LANDSCAPE ITEMS REQUIRED.

Project:	Drawn:	Approved:	Key Plan:
ASTRIA ARBUTUS LANDING	MM	MM	
Location:	Scale:		
3615 RYDER HESJEDAL WAY COLWOOD, BC	AS SHOWN		
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No.	By	Description	Date: DD/MM/YY
2	MM	Issued for DP Resubmit	21/01/2025
1	MM	Issued for Tender (PROGRESS)	13/12/2024

REVISIONS TABLE FOR DRAWINGS



Drawing Title:	
DETAILS	
Project #:	Municipal #:
C24-28	
Drawing #:	
LD-02	

Schedule 4



Date: 21-Jan-25
 Project No: C24-28

3615 Ryder Hesjedal Wy,
 Colwood BC

Project Address:
 Municipal Project No:

PROPOSED LANDSCAPE COSTS

SOFTSCAPE		Size	Unit	Qty	Unit Cost	Total Cost
<i>Supply & install with 1 year warranty</i>						
1.1	Coniferous Tree	3.0m ht	each	5	\$400.00	\$2,000.00
1.2	Deciduous Tree	7cm cal.	each	26	\$375.00	\$9,750.00
1.3	Shrubs (min 40cm ht)	#2 cont.	each	13	\$22.00	\$286.00
1.4	Shrubs (min 50cm ht)	#3 cont.	each	296	\$32.00	\$9,472.00
1.5	Shrubs (min 150cm ht)	#5 cont.	each	96	\$72.00	\$6,912.00
1.6	Hedging (Thuja)	1.5m ht	each	29	\$45.00	\$1,305.00
1.7	Perennials/Grasses/Ground Cover	#1 cont.	each	833	\$12.50	\$10,412.50
1.8	Perennials/Grasses/Ground Cover	#2 cont.	each	192	\$15.00	\$2,880.00
1.9	Sod + 150mm growing medium	area	m2	48	\$18.00	\$864.00
1.10	Growing Medium	volume	m3	648.045	\$30.00	\$19,441.35
1.11	Composted Bark Mulch	volume	m3	60.6075	\$30.00	\$1,818.23
1.12	Structural Soil	Volume	m3	101.4	\$95.00	\$9,633.00
1.13	Root Barrier	length	lm	95	\$32.00	\$3,040.00
Softscape Total						\$77,814.08

HARDSCAPE		Size	Unit	Qty	Unit Cost	Total Cost
2.0	Stamped Concrete	area	m2	60.3	\$125.00	\$7,537.50
2.1	Concrete Slab	area	m2	45	\$80.00	\$3,600.00
Hardscape Total						\$11,137.50



Date: 21-Jan-25
 Project No: C24-28

3615 Ryder Hesjedal Wy,
 Colwood BC

Project Address:
 Municipal Project No:

SITE FURNISHING		Size	Unit	Qty	Unit Cost	Total Cost
3.0	Benches		each	2	\$1,200.00	\$2,400.00
3.1	Picnic Table		each	2	\$2,000.00	\$4,000.00
3.2	Bike Racks		each	38	\$650.00	\$24,700.00
3.3	Litter Receptacle		each	6	\$800.00	\$4,800.00
3.4	Bike Storage Enclosure		LS	1	\$25,000.00	\$25,000.00
Site Furnishing Total						\$60,900.00

Subtotal \$149,851.58
 Contingency 15% \$22,477.74

PROPOSED LANDSCAPE TOTAL \$172,329.31
plus applicable taxes