

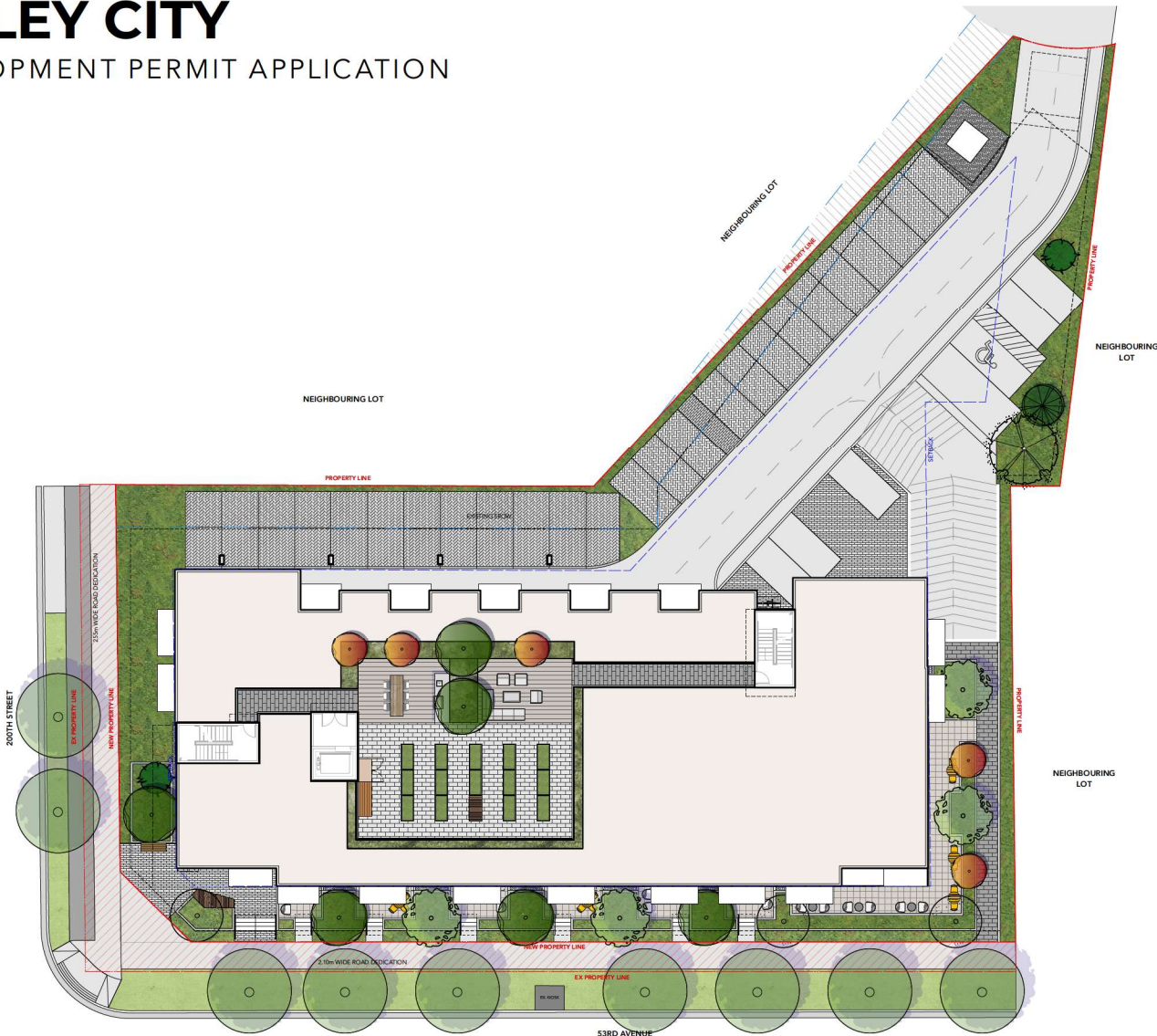
53 AVE. LANGLEY CITY

LANDSCAPE SET - DEVELOPMENT PERMIT APPLICATION

MARCH 4th, 2024

LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L1.0	LANDSCAPE PLAN - GROUND
L1.1	LANDSCAPE PLAN - ROOFTOP
L1.2	DETAILED PLANS
L2.0	GRADING PLAN - GROUND
L3.0	PLANTING PALETTE
L3.1	PLANTING PLAN - GROUND
L3.2	PLANTING PLAN - ROOFTOP
L4.0	LIGHTING PLAN - GROUND
L4.1	LIGHTING PLAN - ROOFTOP
L4.2	LIGHTING MATERIALITY
L4.3	FENCING PLAN
L5.0	SECTIONS
L6.0	DETAILS
L6.1	DETAILS
L6.2	DETAILS
L6.3	DETAILS



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1	ISSUED FOR PRELIMINARY REVIEW 23-12-22
	REVISIONS



200TH STREET & 53RD
AVENUE

5302 200th Street & 20011-31 53rd
Avenue
Langley, British Columbia

Scale: _____
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Reviewed: _____ DS
Project No. 22-017

COVER SHEET

L0.0

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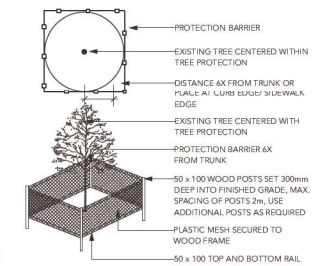
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TREE RETENTION / REMOVAL LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE RETAINED PER ARBORIST REPORT
	TREE TO BE REMOVED PER ARBORIST REPORT
	TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF LANGLEY STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY
#12	TREE TAG PER ARBORIST REPORT



NOTES:

1. THIS PLAN HAS BEEN PREPARED WITH INFORMATION SUPPLIED BY THE PROJECT SURVEYOR, ARCHITECT, PLANNER, LANDSCAPE ARCHITECT, ARBORIST, AND CIVIL ENGINEER AND HAS BEEN REVIEWED AND SIGNED OFF BY EACH CONSULTANT AS BEING ACCURATE AND COMPLETE WITH RESPECT TO EXISTING AND ULTIMATE SITE CONDITIONS RELATED TO TREE RETENTION AND PROTECTION MATTERS.
2. ELEVATIONS SHOWN ARE IN METRIC

TREE PROTECTION NOTES:

1. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
2. INSTALL TREE PROTECTION BARRIERS AROUND ALL TREES TO BE PRESERVED. REMOVE ALL TREE PROTECTION BARRIERS AFTER CONSTRUCTION.
3. CONSULTANT TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.
4. LANDSCAPE ARCHITECT TO BE ON-SITE FOR WORK WITHIN TREE PROTECTION ZONES OR EXISTING TREE ROOTS.
5. ALL TREE PROTECTION FENCING MUST REMAIN IN PLACE AND IN GOOD ORDER THROUGHOUT THE CONSTRUCTION PROCESS. ANY ALTERATION OF THE FENCES MUST BE PRE APPROVED BY THE ARBORIST.
6. ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED TO THE SATISFACTION ON THE CONSULTANT AT CONTRACTOR EXPENSE.

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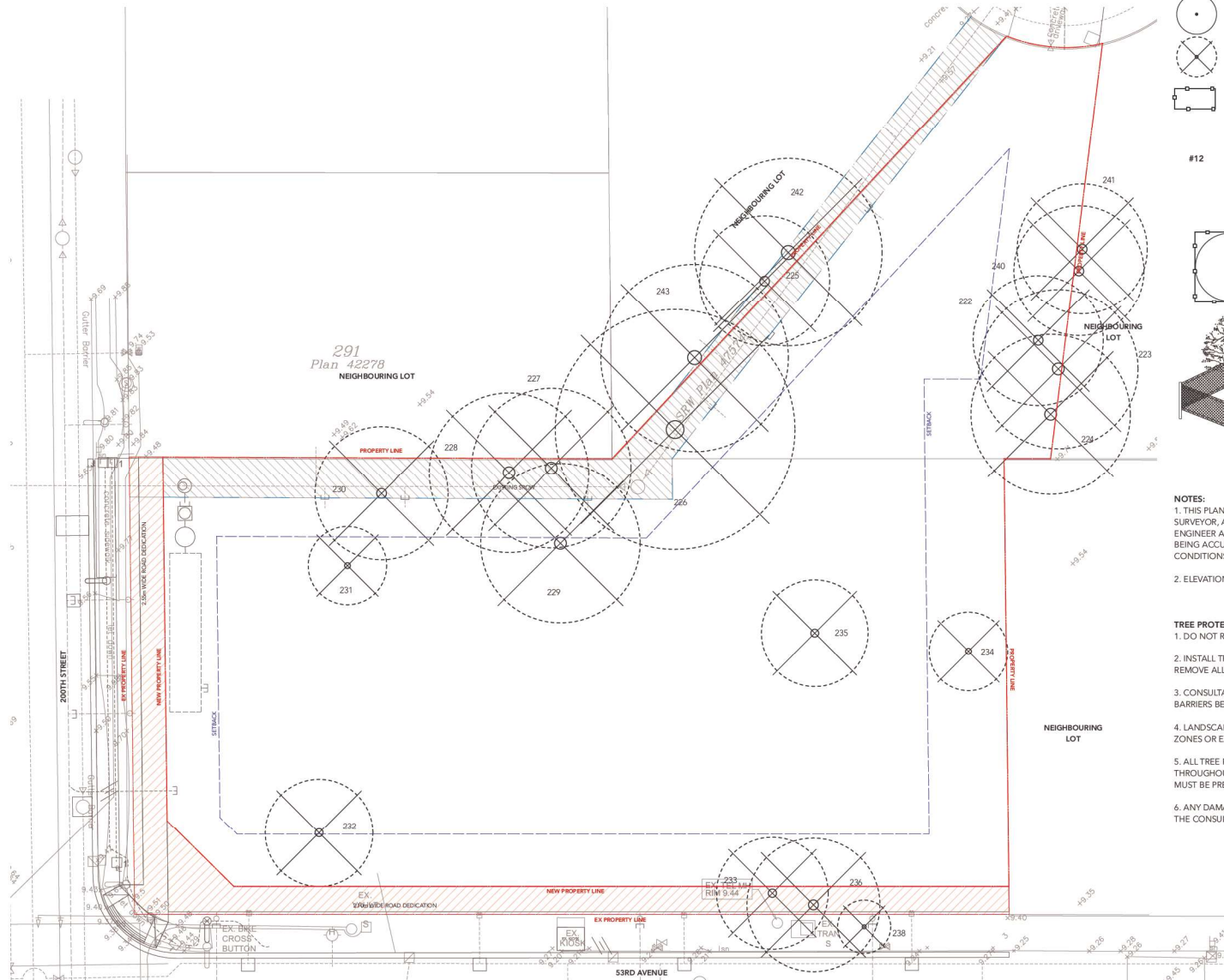
200TH STREET & 53RD AVENUE

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TREE MANAGEMENT PLAN

L0.1



1 Tree Management Plan
Scale: 1:150



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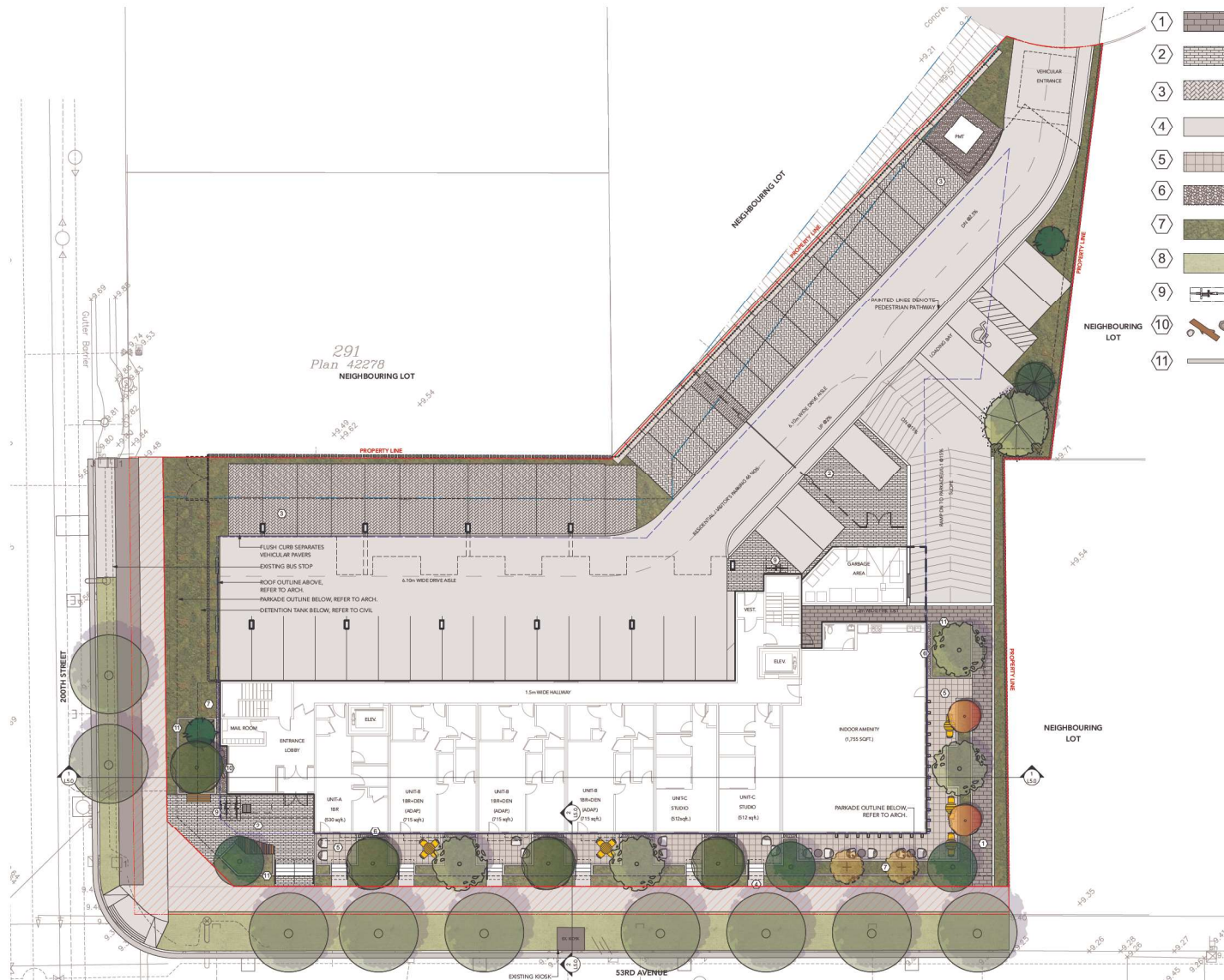
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LANDSCAPE PLAN - LEVEL 1

L1.0

LAYOUT AND MATERIALS LEGEND

KEY	SYMBOL	DETAIL	DESCRIPTION
1		3.4 L6.1	LINEAR UNIT PAVERS TECHO-BLOC LINNEA (CHAMPLAIN GREY)
2		3.4 L6.1	FEATURE PAVERS BARKMAN BROADWAY PLANK (STERLING, NATURAL)
3		7 L6.1	VEHICULAR CONCRETE PAVERS BARKMAN: HOLLAND PAVERS (NATURAL)
4		1.2 L6.1	CIP CONCRETE PAVING PER PLANS AND DETAILS
5		6 L6.1	2'x2' SLAB PAVERS BELGARD: TEXADA HYDRAPRESSED SLABS (NATURAL)
6		8 L6.1	GRAVEL PER PLANS AND DETAILS
7		1-6 L6.0	PROPOSED PLANTING REFER TO PLANT LIST
8			PROPOSED SODDED LAWN PER PLANS AND DETAILS
9		9 L6.2	BIKE RACK 2 CLAS; B EACH
10			SMALL BOULDERS AND LOGS PER PLANS AND DETAILS
11		9 L6.1	CONCRETE PLANTER WALL PER PLANS AND DETAILS



1 Landscape Plan - Ground
Scale: 1:150

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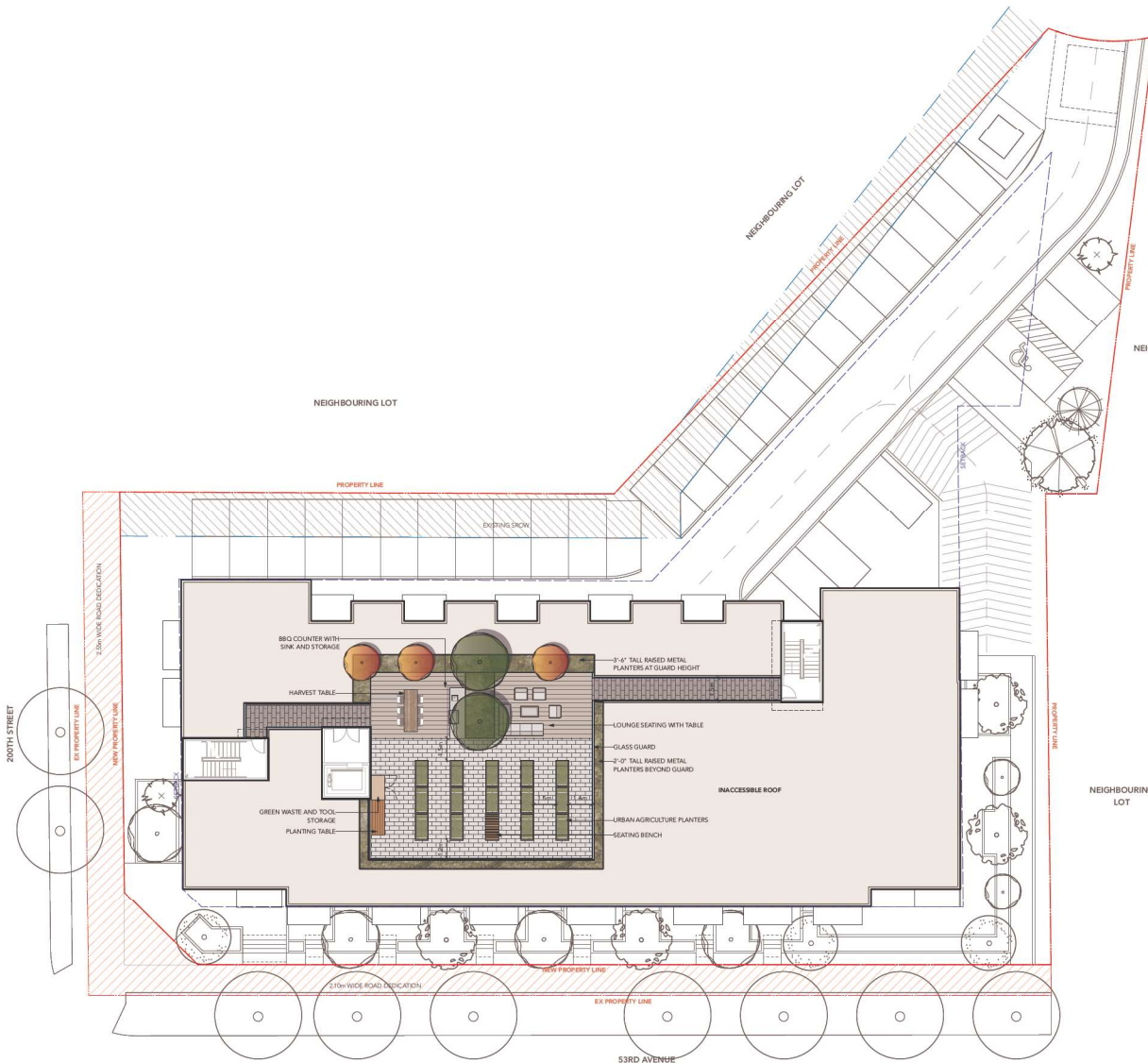
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LANDSCAPE PLAN - ROOF LEVEL

LAYOUT AND MATERIALS LEGEND

KEY	SYMBOL	DETAIL	DESCRIPTION
1		3.4 L6.1	LINEAR UNIT PAVERS TECHO-BLOC LINNEA (CHAMPLAIN GREY)
2		3.4 L6.1	FEATURE PAVERS BARKMAN BROADWAY PLANK (STERLING, NATURAL)
3		7 L6.1	VEHICULAR CONCRETE PAVERS BARKMAN: HOLLAND PAVERS (NATURAL)
4		1.2 L6.1	CIP CONCRETE PAVING PER PLANS AND DETAILS
5		6 L6.1	2'x2' SLAB PAVERS BELGARD: TEXADA HYDRAPRESSED SLABS (NATURAL)
6		8 L6.1	GRAVEL PER PLANS AND DETAILS
7		1-6 L6.0	PROPOSED PLANTING REFER TO PLANT LIST
8			PROPOSED SODDED LAWN PER PLANS AND DETAILS
9		9 L6.2	BIKE RACK 2 CLAS; B EACH
10			SMALL BOULDERS AND LOGS PER PLANS AND DETAILS
11		9 L6.1	CONCRETE PLANTER WALL PER PLANS AND DETAILS



1 Landscape Plan - Roof
Scale: 1:150



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DETAILED PLANS

L1.2

LAYOUT AND MATERIALS LEGEND

KEY	SYMBOL	DETAIL	DESCRIPTION
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5		6 L6.1	2'x2' SLAB PAVERS BELGARD- TEXADA HYDRAPRESSED SLABS (NA)
6		8 L6.1	GRAVEL PER PLANS AND DETAILS
7		1-6 L6.0	PROPOSED SODDED LAWN PER PLANS AND DETAILS
8		1-6 L6.0	PROPOSED SODDED LAWN PER PLANS AND DETAILS
9		9 L6.2	BIKE RACK 2 CLASS B EACH
10			SMALL BOULDERS AND LOGS PER PLANS AND DETAILS
11		9 L6.1	CONCRETE PLANTER WALL PER PLANS AND DETAILS



1 Detailed Plan - Lobby Entry
Scale: 1:50

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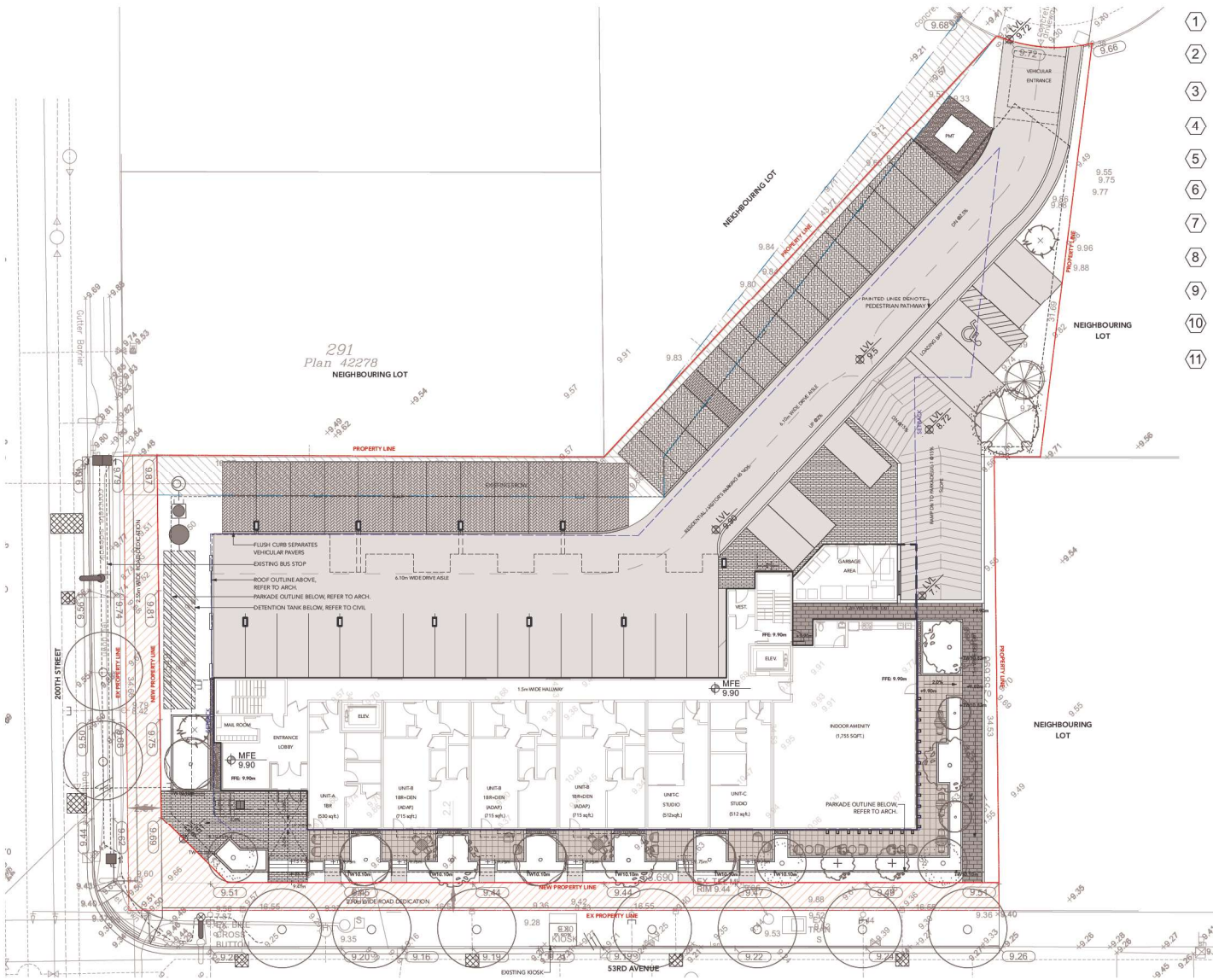
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GRADING PLAN - LEVEL 1

L2.0

LAYOUT AND MATERIALS LEGEND

KEY	SYMBOL	DETAIL	DESCRIPTION
1		3.4 L6.1	LINEAR UNIT PAVERS TECHO-BLOC LINNEA (CHAMPLAIN GREY)
2		3.4 L6.1	FEATURE PAVERS BARKMAN BROADWAY PLANK (STERLING, NAT)
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6		8 L6.1	GRAVEL PER PLANS AND DETAILS
7		1-6 L6.0	PROPOSED SODDED LAWN REFER TO PLANT LIST
8			PROPOSED SODDED LAWN PER PLANS AND DETAILS
9		9 L6.2	BIKE RACK 2 CLASS B EACH
10			SMALL BOULDERS AND LOGS PER PLANS AND DETAILS
11		9 L6.1	CONCRETE PLANTER WALL PER PLANS AND DETAILS



1 Grading Plan - Ground
Scale: 1:150

OVERALL CONCEPT



LAYERED & TEXTURED PLANTING SCHEME THAT PROVIDES ALL-SEASON INTEREST USING PREDOMINANTLY NATIVE PLANTS

TREES



TALL SHRUBS



LOW SHRUBS



PERENNIALS & GROUND COVER



PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
9	Acer x freemanii	Freeman's Maple	7cm cal.	As shown	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
1	Pinus heldreichii 'Compact Gem'	Compact Gem Bosnian Pine	5cm cal. Wire Basket	As shown	[Icons: Drought Tolerant, Evergreen]
5	Acer shirasawanum 'Moonrise'	Full Moon Maple	5cm cal. Wire Basket	As shown	[Icons: Native, Drought Tolerant, Pollinator Friendly]
6	Zelkova serrata	Japanese Zelkova	7cm cal. Wire Basket	As shown	[Icons: Native, Drought Tolerant, Pollinator Friendly]
2	Cercis canadensis	Eastern Redbud	5cm cal. Wire Basket	As shown	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
2	Pinus contorta var. contorta	Shore Pine	5cm cal. Wire Basket	As shown	[Icons: Drought Tolerant, Evergreen]
1	Liriodendron tulipifera	Tulip Tree	7cm cal. Wire Basket	As shown	[Icons: Native, Drought Tolerant, Pollinator Friendly]
3	Arbutus unedo	Strawberry Tree	5cm cal. Wire Basket	As shown	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
4	Acer griseum	Paperbark Maple	5cm cal. Wire Basket	As shown	[Icons: Native, Drought Tolerant, Pollinator Friendly]
24 TOTAL TREES (excluding street trees)					

TALL SHRUBS

14	Hamamelis x intermedia	Witch Hazel	#5 Pot	24" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
20	Ceanothus 'Victoria'	California Lilac	#2 pot	24" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
23	Rubus spectabilis	Salmonberry	#5 Pot	36" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
14	Fatsia japonica	Japanese Aralia	#2 pot	24" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly]
61	Lonicera pileata	Box-Leaved Honeysuckle	#2 pot	24" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
21	Symphoricarpos albus	Snowberry	#2 Pot	36" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]

LOW SHRUBS

20	Gaultheria shallon	Salal	#2 pot	24" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
36	Cornus sericea 'Kelsey'	Dwarf Red Osier Dogwood	#2 pot	24" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
56	Mahonia nervosa	Dwarf Oregon Grape	#2 pot	24" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
83	Fothergilla gardenii	Dwarf Fothergilla	#1 pot	18" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
57	Sarcococca hookeriana 'Humilis'	Himalayan Sweet Box	#2 pot	18" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
58	Spiraea betulifolia var. lucida	White Spiraea	#2 pot	36" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
50	Rhododendron 'Ken Janek'	Ken Janek Rhododendron	#5 pot	24" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
18	Blechnum spicant	Deer Fern	#1 Pot	18" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly]
30	Polystichum munitum	Western Sword Fern	#1 pot	24" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly]

GROUNDCOVERS

333	Arctostaphylos uva-ursi	Kinnikinnick	4" (10cm) pot	18" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
707	Fragaria chiloensis	Beach Strawberry	4" (10cm) Pot	15" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
228	Pachysandra terminalis	Japanese Spurge	4" (10cm) Pot	15" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly]

PERENNIALS

54	Carex obnupta	Slough Sledge	#1 Pot	18" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly]
94	Stipa tenuissima	Mexican Feather Grass	#1 Pot	18" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly]

SOD LAWN

sq. m. sod					
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[Icon: Native Plants] NATIVE PLANTS
 [Icon: Drought Tolerant Plants] DROUGHT TOLERANT PLANTS
 [Icon: Pollinator Friendly Plants] POLLINATOR FRIENDLY PLANTS
 [Icon: Seasonal Interest Plants] SEASONAL INTEREST PLANTS
[Icon: Food Resource Plants] FOOD RESOURCE PLANTS
 [Icon: Habitat Value Plants] HABITAT VALUE PLANTS
 [Icon: Evergreen Plants] EVERGREEN PLANTS

David Stoyko
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REVISIONS



200TH STREET & 53RD AVENUE

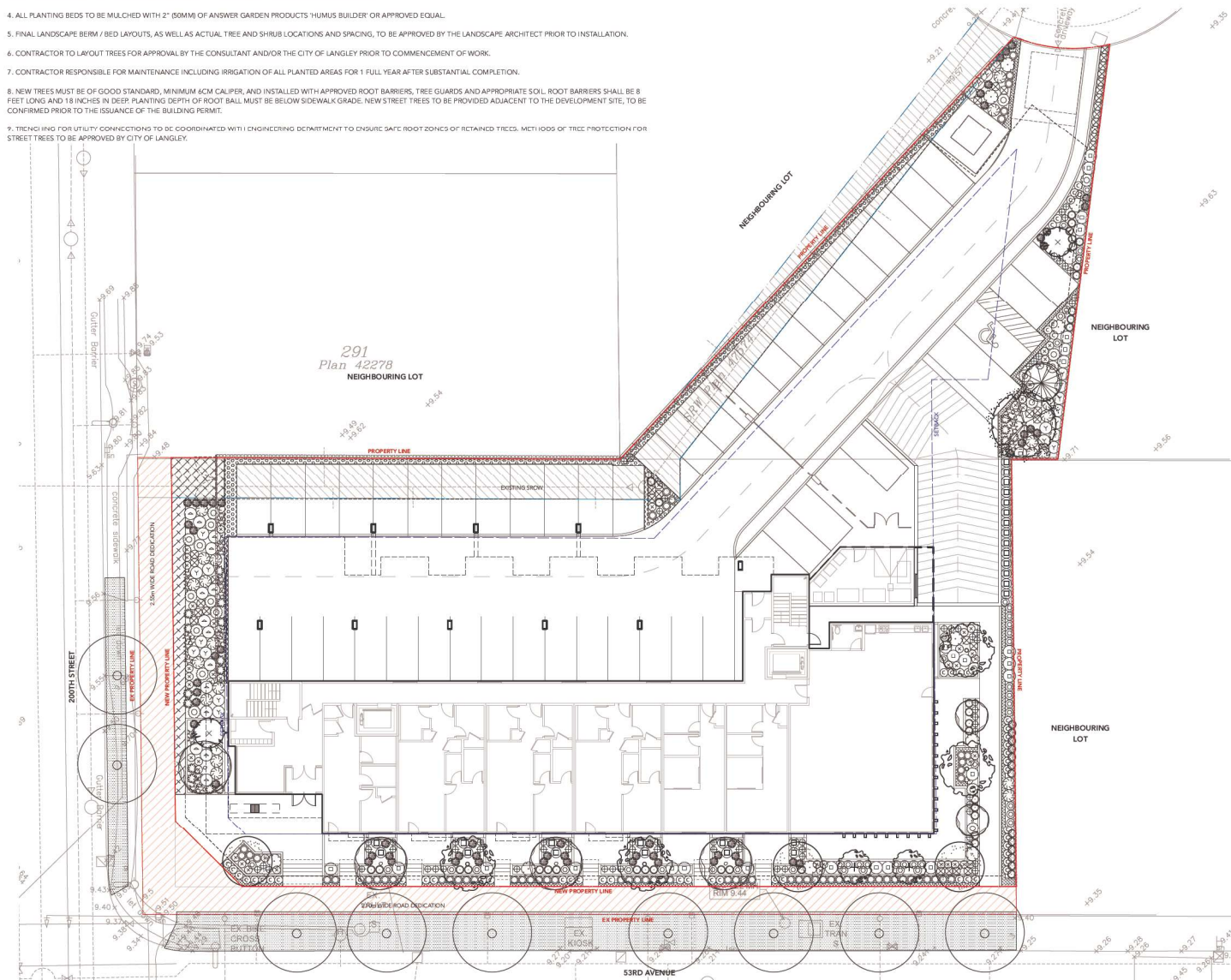
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PLANTING CONCEPT

PLANTING NOTES

1. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
2. ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION.
3. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
4. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS 'HUMUS BUILDER' OR APPROVED EQUAL.
5. FINAL LANDSCAPE BERM / BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF LANGLEY PRIOR TO COMMENCEMENT OF WORK.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.
8. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 4CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8 FEET LONG AND 18 INCHES IN DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE PROVIDED ADJACENT TO THE DEVELOPMENT SITE, TO BE CONFIRMED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
9. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF LANGLEY.



1 Planting Plan - Ground
Scale: 1:150

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2	ISSUED FOR REVIEW	24-02-01
1	ISSUED FOR PRELIMINARY REVIEW	23-12-22
REVISIONS		



200TH STREET & 53RD AVENUE

5302 200th Street & 20011-31 53rd
Avenue
Langley, British Columbia

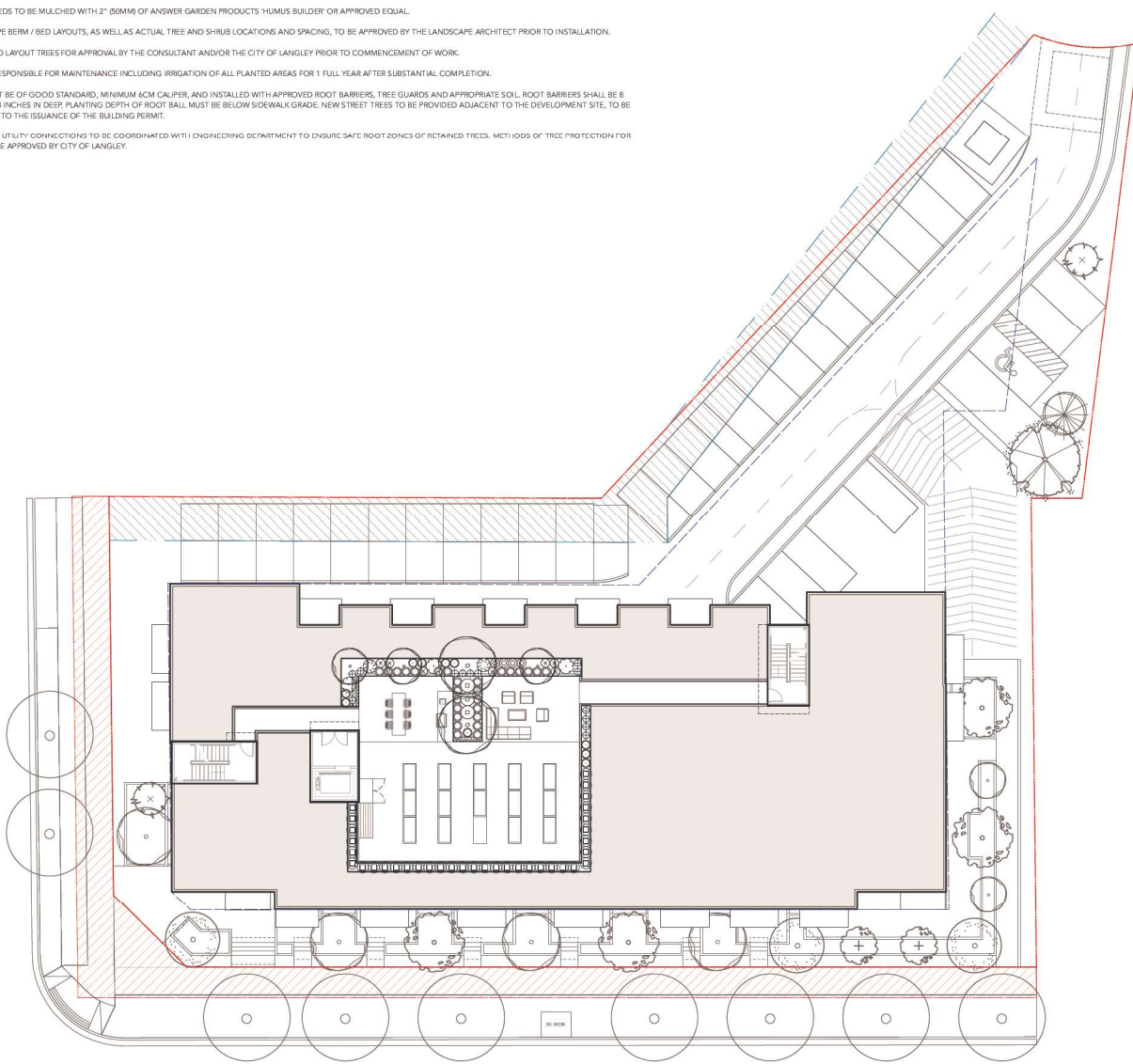
Scale:	1:150
Drawn:	MGC
Reviewed:	DS
Project No.	22-017

PLANTING PLAN -
LEVEL 1

L3.1

PLANTING NOTES

1. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
2. ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION.
3. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
4. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS 'HUMUS BUILDER' OR APPROVED EQUAL.
5. FINAL LANDSCAPE BERM / BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF LANGLEY PRIOR TO COMMENCEMENT OF WORK.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.
8. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8 FEET LONG AND 18 INCHES IN DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE PROVIDED ADJACENT TO THE DEVELOPMENT SITE, TO BE CONFIRMED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
9. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF LANGLEY.



1 Planting Plan - Roof
Scale: 1:150

David Stoyko Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER, BC V6M 1R3
P: 604.720.0848

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REVISIONS



200TH STREET & 53RD AVENUE

5302 200th Street & 20011-31 53rd
Avenue
Langley, British Columbia

Scale:	1:150
Drawn:	MGC
Reviewed:	DS
Project No.	22-017

PLANTING PLAN - ROOF LEVEL

L3.2

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NOT FOR CONSTRUCTION

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	UPLIGHT
	WALL LIGHT
	BOLLARD LIGHT
	LED STRIP LIGHT
	METAL PLANTER-MOUNTED LIGHT

NOTE:
LIGHTING PLAN PROVIDED FOR INFORMATION ONLY. ELECTRICAL ENGINEER TO DESIGN SITE LIGHTING AND PROVIDE SPECS AND QUANTITIES DURING BUILDING PERMIT APPLICATION.



1 Lighting Plan - Ground
Scale: 1:150

12		
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REVISIONS



200TH STREET & 53RD
AVENUE

5302 200th Street & 20011-31 53rd
Avenue
Langley, British Columbia

Scale:	1:150
Drawn:	MGC
Reviewed:	DS
Project No.	22-017

LIGHTING PLAN -
LEVEL 1

**David Stoyko
Landscape Architect**

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P: 604.720.0848






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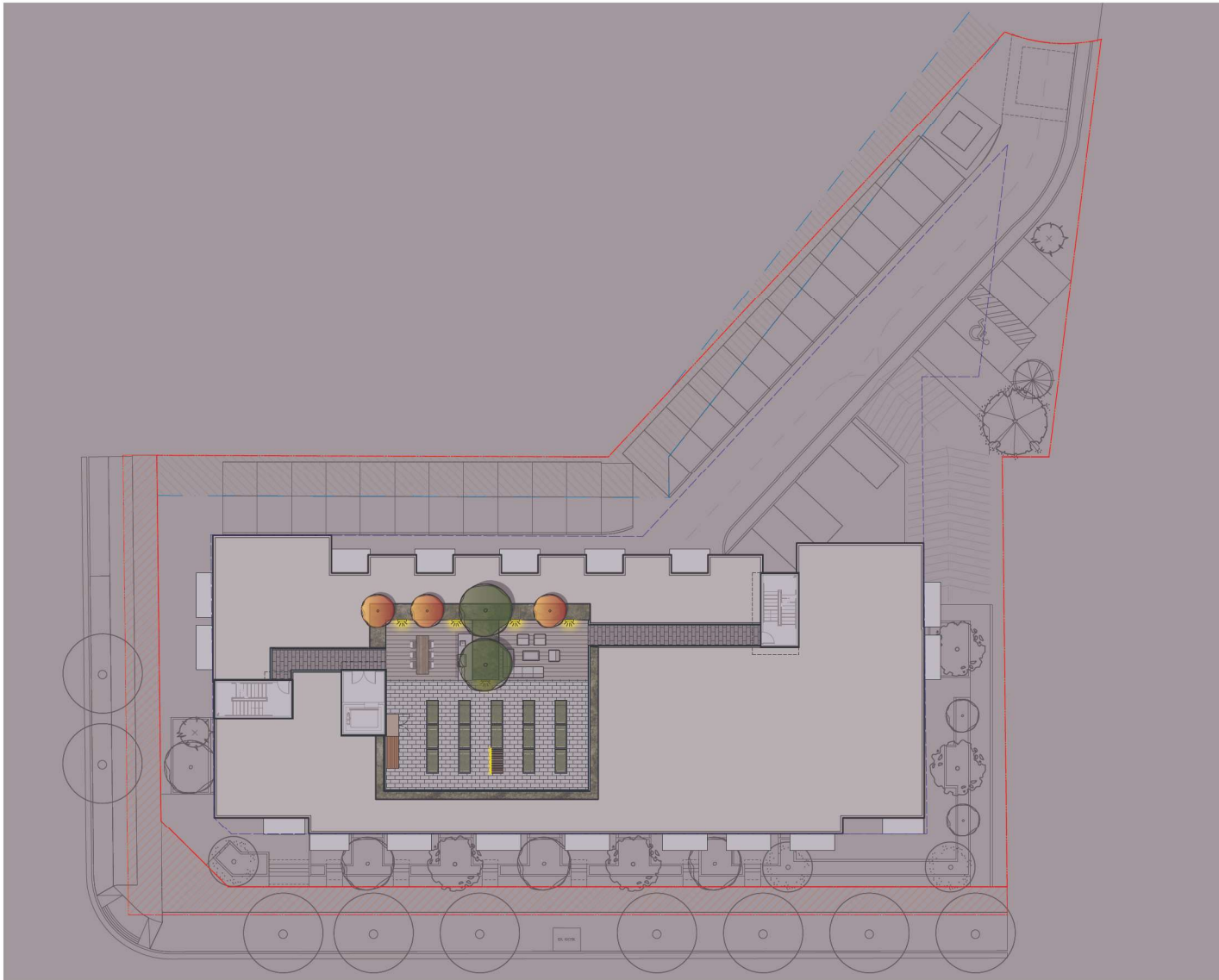
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LIGHTING LEGEND

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	UPLIGHT
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	BOLLARD LIGHT
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1 Lighting Plan - Roof
Scale: 1:150



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REVISIONS



**200TH STREET & 53RD
AVENUE**

5302 200th Street & 20011-31 53rd
Avenue
Langley, British Columbia

Scale:	1:150
Drawn:	MGC
Reviewed:	DS
Project No.	22-017

**LIGHTING PLAN -
ROOF LEVEL**

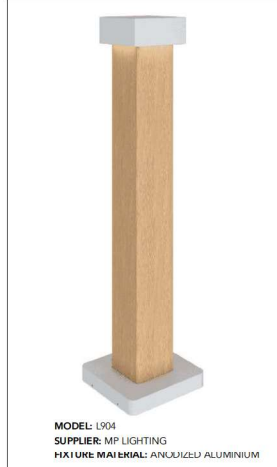
L4.1

LIGHTING MATERIALITY

WALL LIGHT



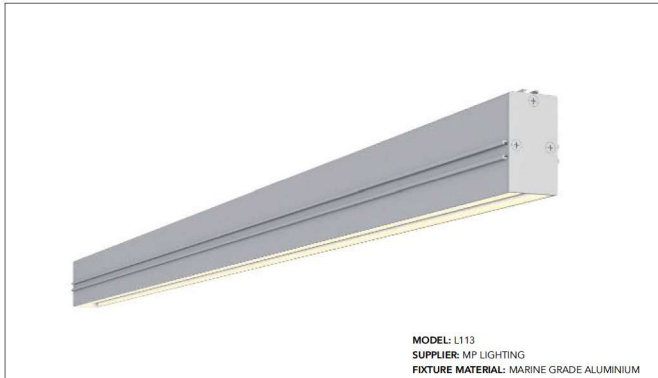
BOLLARD



PLANTER LIGHT



LINEAR LIGHT



UP LIGHT



David Stoyko
 Landscape Architect

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 VANCOUVER BC V6M 1R3
 P.604.720048

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5302 200th Street & 20011-31 53rd Avenue
 Langley, British Columbia

Scale:	NTS
Drawn:	MGC
Reviewed:	DS
Project No.:	22-017

LIGHTING MATERIALITY

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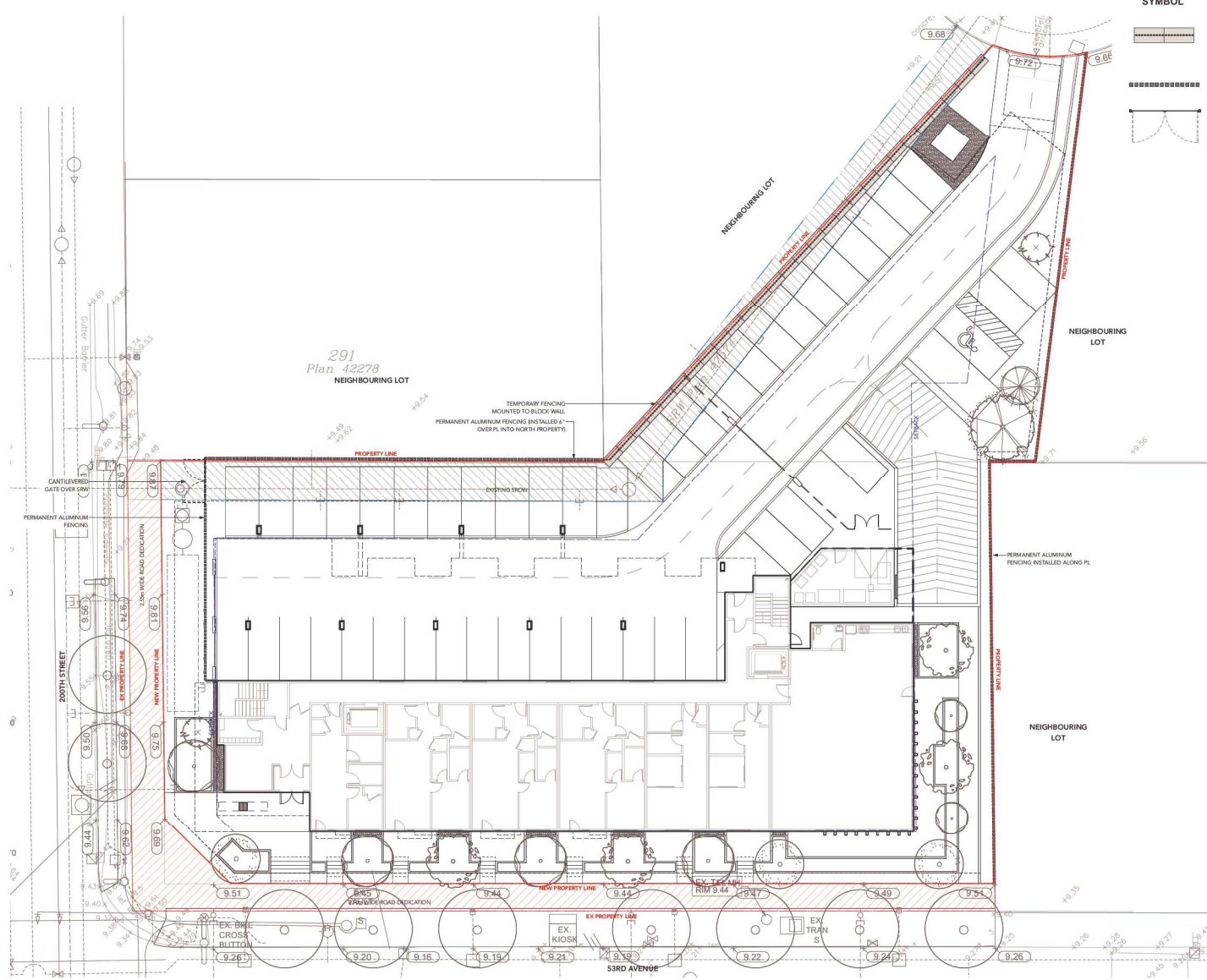
Scale:	
Drawn:	PP
Reviewed:	DS
Project No.:	22-017

FENCING PLAN - LEVEL 1

L4.3

FENCING LEGEND

SYMBOL	KEY	DETAIL	DESCRIPTION
	A		ALUMINUM PICKET FENCE MOUNTED TO NO-POST BARRIERS PER PLANS AND DETAILS
	B		ALUMINUM PICKET FENCE ON GRADE PER PLANS AND DETAILS
	C		GATE PER PLANS AND DETAILS



1 Landscape Plan - Ground
Scale: 1:150



David Stoyko
Landscape Architect

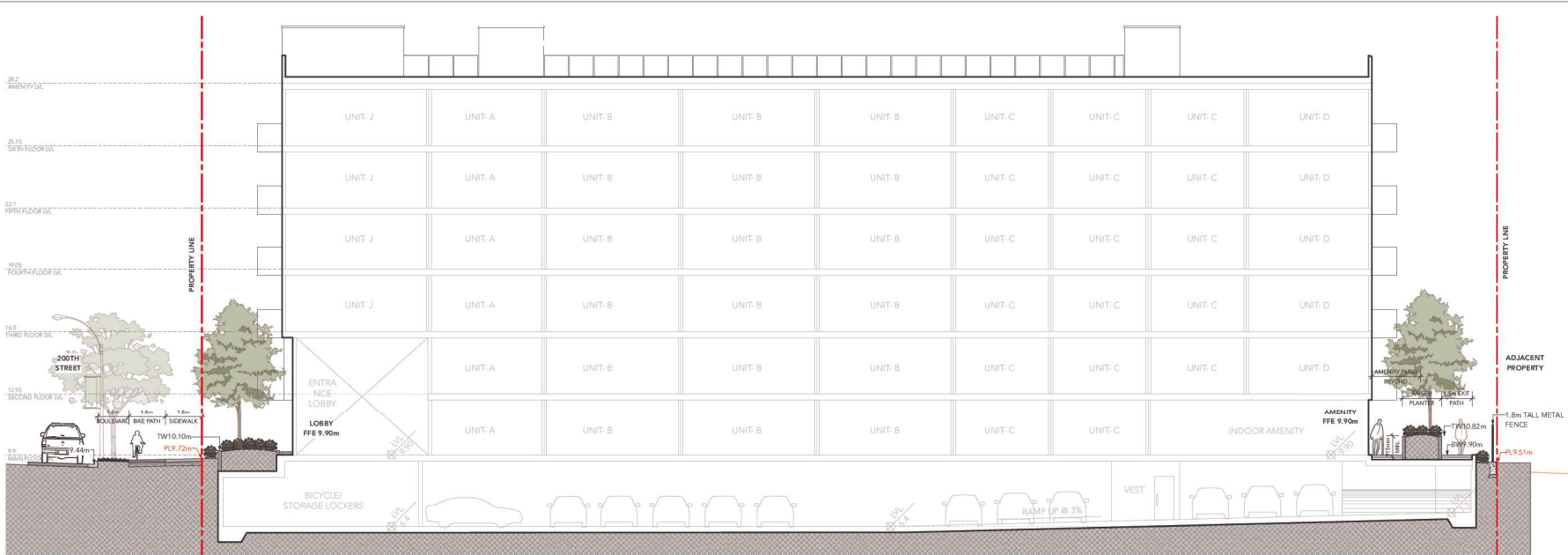
2686 6TH AVENUE EAST
VANCOUVER, BC V6M 1R3
P: 604.720.0848

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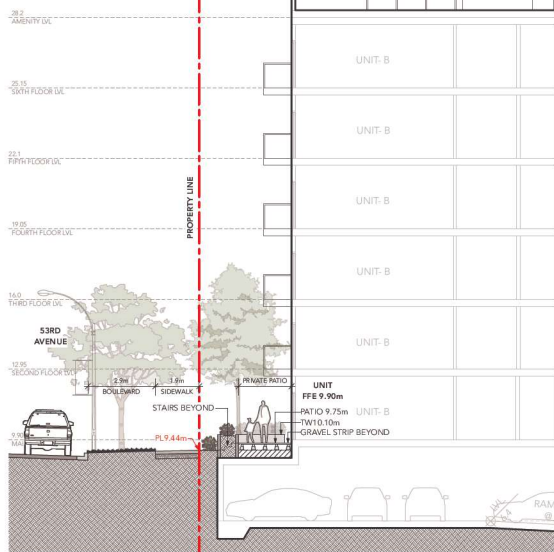
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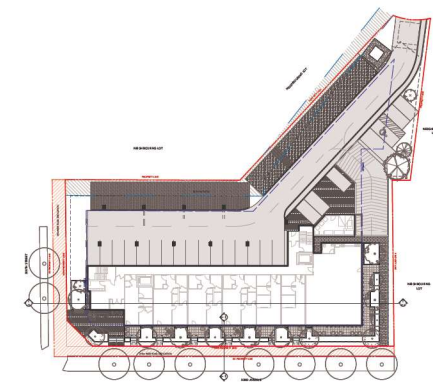
NOT FOR CONSTRUCTION



1 SECTION A
Scale: 1:100



2 SECTION B
Scale: 1:100



KEY PLAN

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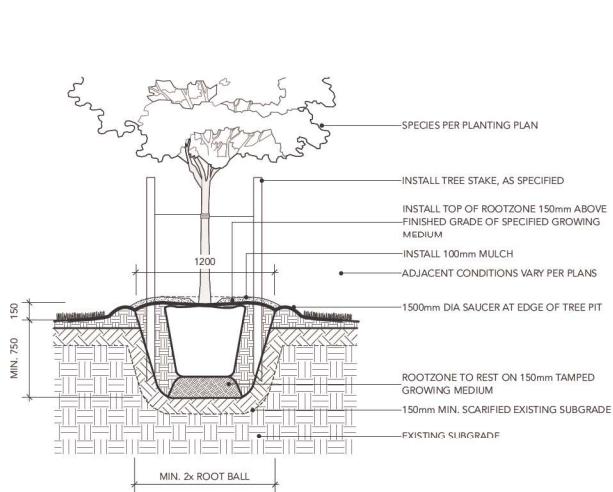


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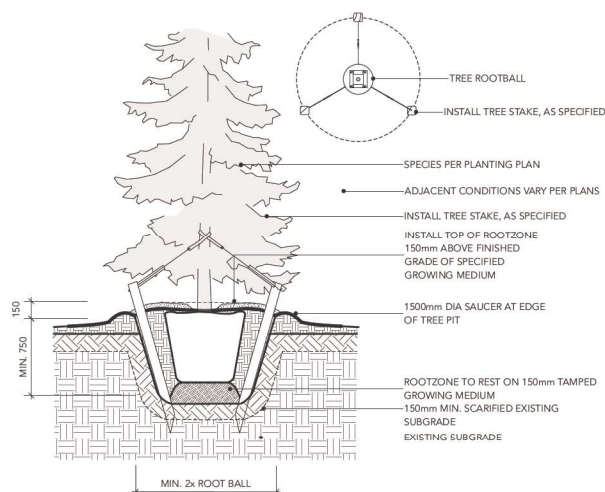
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Drawn:	PP
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SECTIONS



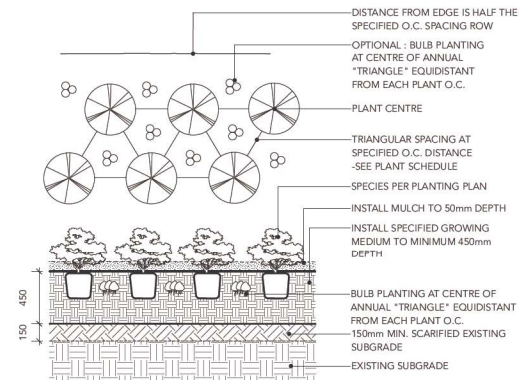
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)

Scale: 1:20



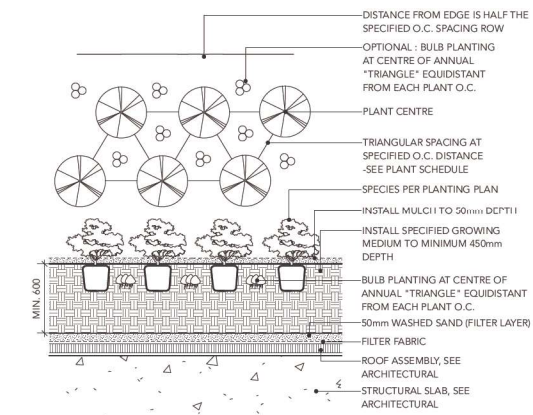
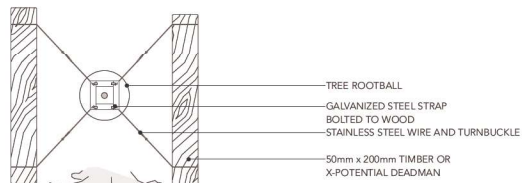
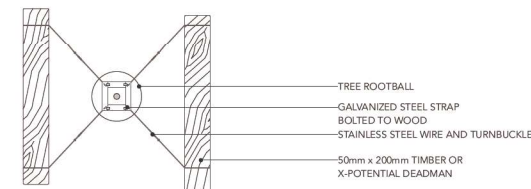
3 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)

Scale: 1:20



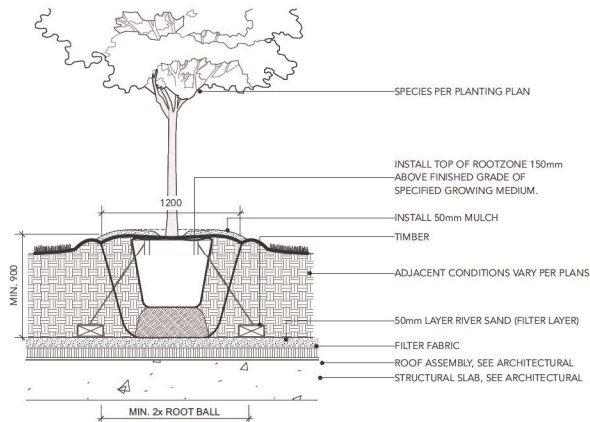
5 PLANTING ON GRADE (TYPICAL)

Scale: 1:20



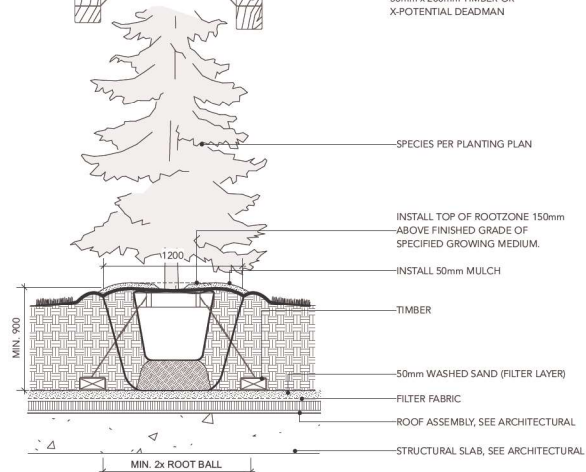
6 PLANTING ON SLAB (TYPICAL)

Scale: 1:20



2 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)

Scale: 1:20



4 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)

Scale: 1:20

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2686 6TH AVENUE EAST
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P.604.720.0248

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200TH STREET & 53RD AVENUE

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Scale: _____
Drawn: _____
Reviewed: _____ DS
Project No. 22-017

DETAILS - PLANTING

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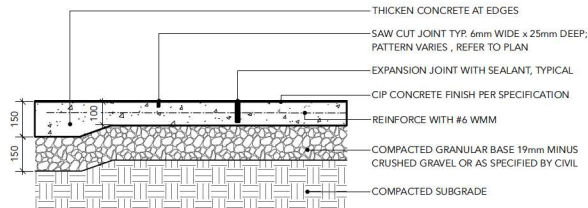


200TH STREET & 53RD AVENUE

5302 200th Street & 20011-31 53rd Avenue
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Scale:
Drawn:
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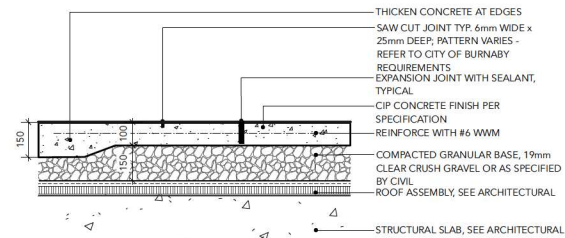
DETAILS -
HARDSCAPE



NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE ON GRADE (TYPICAL)

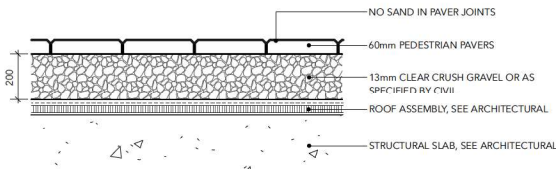
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NOTES:
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2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

2 CIP CONCRETE ON SLAB (TYPICAL)

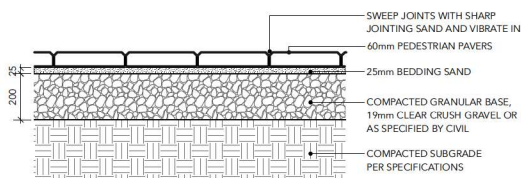
Scale: 1:10



NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

3 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)

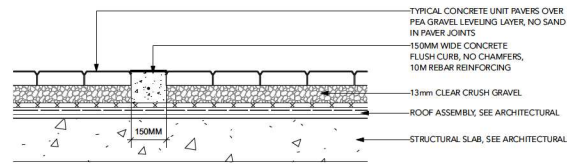
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NOTE:
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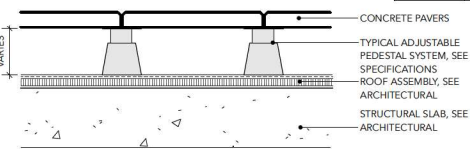
4 PEDESTRIAN UNIT PAVERS ON GRADE (TYPICAL)

Scale: 1:10



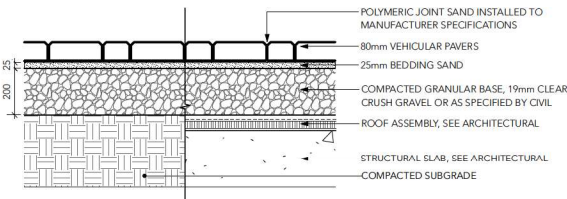
5 CIP PAVER EDGE BAND

Scale: 1:10



6 PATIO HYDRAPRESSED CONCRETE PAVERS ON PEDESTALS

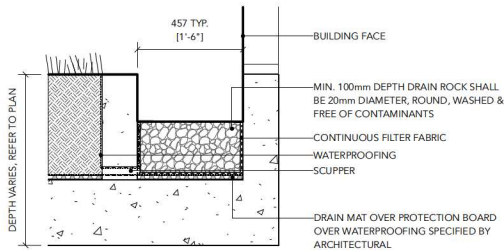
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NOTE:
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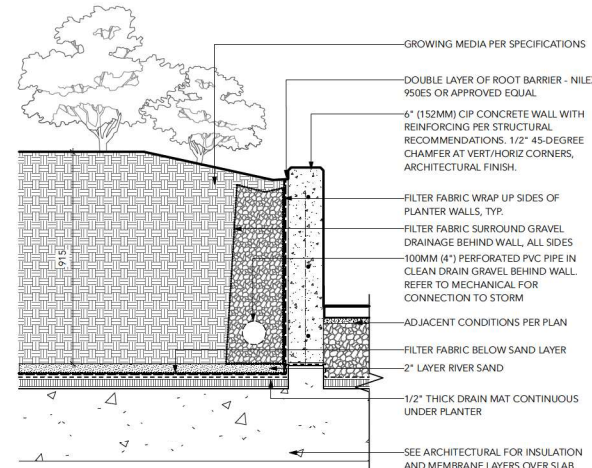
7 VEHICULAR CONCRETE UNIT PAVERS (TYPICAL)

Scale: 1:10



8 GRAVEL DRAIN STRIP - ON SLAB

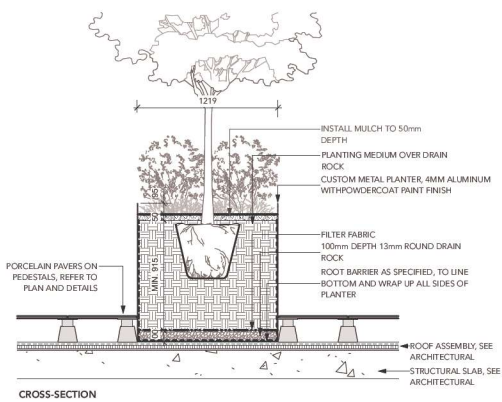
Scale: 1:10



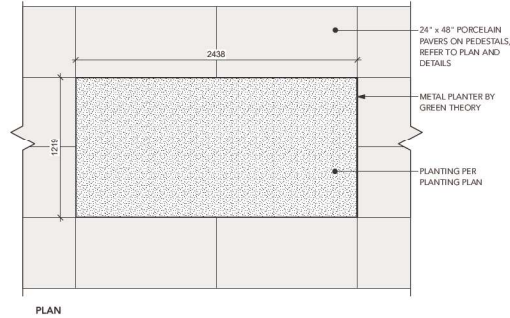
NOTE:
1. WALLS MAX 600MM HEIGHT. GUARDRAIL REQUIRED WHERE WALL HEIGHTS EXCEED 600mm.

9 TYPICAL RETAINING WALL ON SLAB

Scale: 1:10

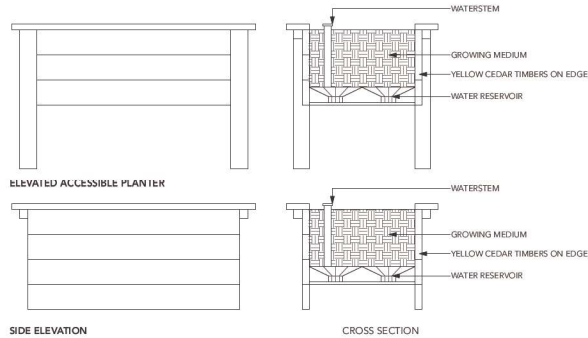
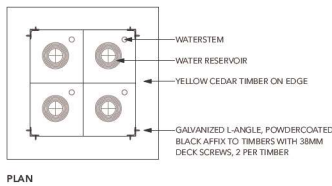


GREEN THEORY RAISED METAL PLANTER
 COLOUR: GREY
 MATERIAL: METAL
 SIZE: 3' H X 4' W X 8' L
 SUPPLIED BY GREEN THEORY (604) 475-7002



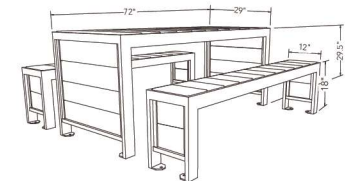
1 GREEN THEORY METAL PLANTER
 Scale: 1:20

HERILOOM SELF-WATERING PLANTER
 COLOUR: TBD
 SUPPLIER: LIFESPACE GARDENS



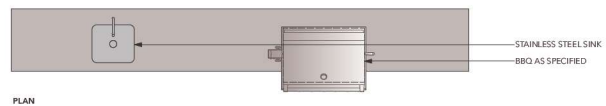
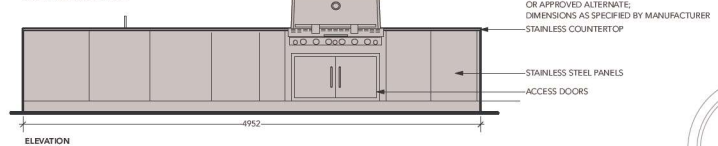
2 URBAN AGRICULTURE PLANTER BY LIFESAPCE
 Scale: 1:20

URBAN FARM HARVEST PICNIC TABLE
 COLOUR: SILVER / GREY
 SUPPLIER: WISHBONE (604-626-0476)



3 URBAN AGRICULTURE PLANTER BY LIFESAPCE
 Scale: 1:20

CUSTOM BBQ ISLAND PROVIDED AND INSTALLED BY SHERWOOD OUTDOOR KITCHENS CONTACT: 778-855-4372 OR APPROVED ALTERNATE

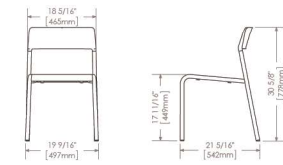


NOTE:
 1. MANUAL SHUT OFF VALVE TO BE PROVIDED FOR GAS BARBECUE CONNECTION.
 2. BARBECUE GRILL TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTION.
 3. REFER TO MECHANICAL DRAWINGS FOR GAS CONNECTIONS.
 4. CONTRACTOR AND STRUCTURAL TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE CONSULTANT REVIEW AND APPROVAL PRIOR TO FABRICATION OF CUSTOM COUNTER AND BARBECUE ELEMENTS.

4 BBQ AND COUNTER
 Scale: 1:25



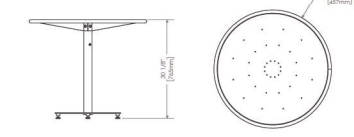
FORO SERIES MCH-1700-00001 CHAIRS
 COLOUR: STANDARD SILVER
 SUPPLIER: MAGLIN SITE FURNISHINGS



5 BISTRO CHAIR
 Scale: 1:20



FORO SERIES MTB-1700-00746 36" TABLE
 COLOUR: STANDARD SILVER/GREY
 SUPPLIER: MAGLIN SITE FURNISHINGS



6 BISTRO TABLE
 Scale: 1:20



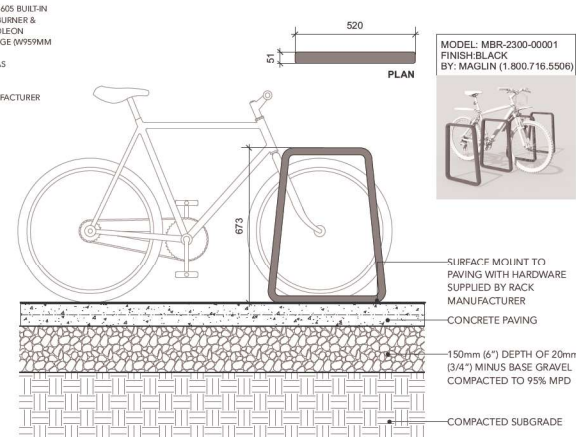
MODEL: PLATFORM ONE COFFEE TABLE
 COLOUR: TBD
 MANUFACTURER: LOLL DESIGNS (877-740-3387)
 SUPPLIER: VANCOUVER SPECIAL (604-568-3673)

7 OUTDOOR COFFEE TABLE
 Scale: 1:20



MODEL: PLATFORM ONE MODULAR SOFA, KIT OR APPROVED ALTERNATE
 COLOURS: TBD
 MANUFACTURER: LOLL DESIGNS (877-740-3387)
 SUPPLIER: VANCOUVER SPECIAL (604-568-3673)

8 LOUNGE FURNITURE
 Scale: 1:20



9 BIKE RACK
 Scale: 1:10

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THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

NOT FOR CONSTRUCTION

12		
11		
10		
9		
8		
7		
6	ISSUED FOR DP	24-03-04
5	ISSUED FOR COORDINATION	24-03-01
4	ISSUED FOR REVIEW	24-02-16
3	ISSUED FOR CPTED REVIEW	24-02-02
2	ISSUED FOR REVIEW	24-02-01
1	ISSUED FOR PRELIMINARY REVIEW	23-12-22
REVISIONS		

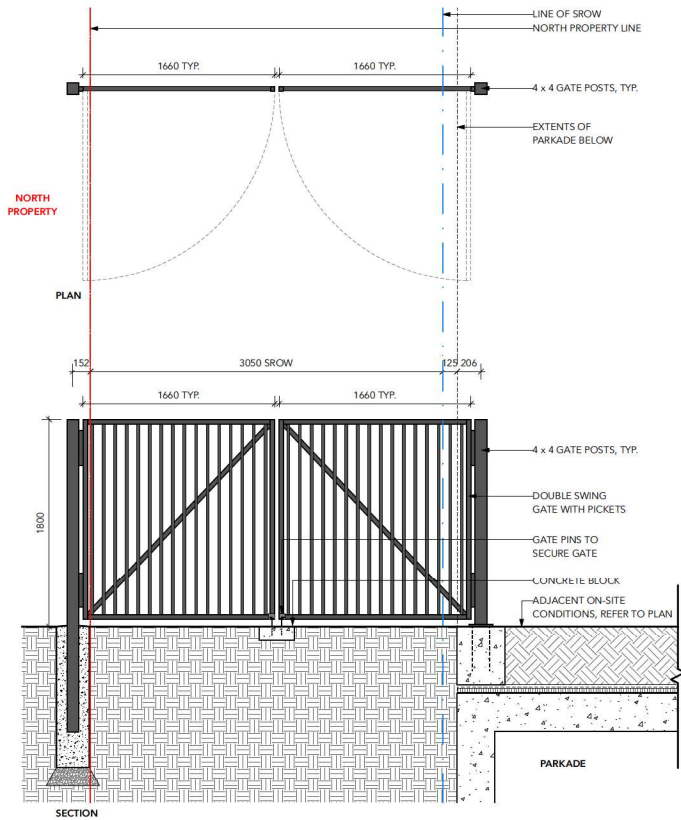


200TH STREET & 53RD AVENUE

5302 200th Street & 20011-31 53rd Avenue
 Langley, British Columbia

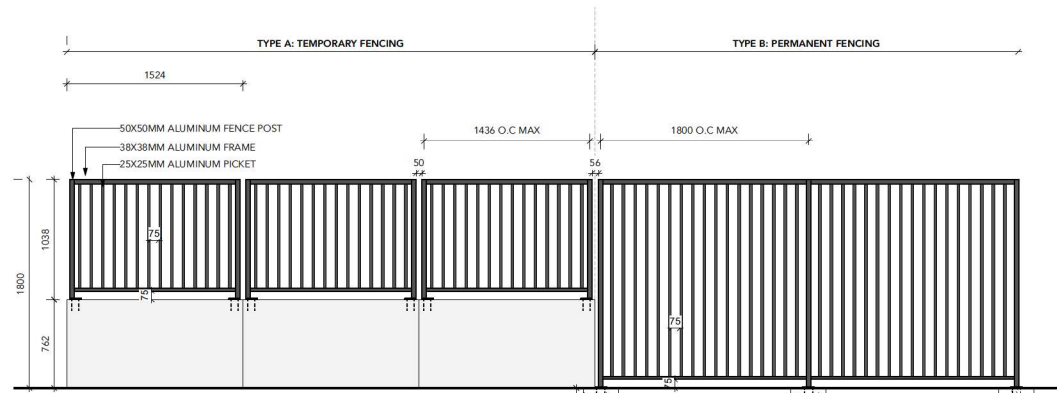
Scale: _____
 Drawn: _____
 Reviewed: _____ DS
 Project No. 22-017

DETAILS -
 FURNISHINGS

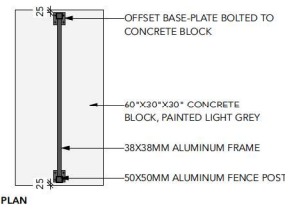


- NOTE:**
1. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
 2. ALL METAL COMPONENTS TO BE ALUMINUM WITH POWDER COAT FINISH, COLOUR TBD.
 3. PROVIDE ISOLATION MATERIAL FOR FASTENERS TO AVOID ELECTROLYSIS.

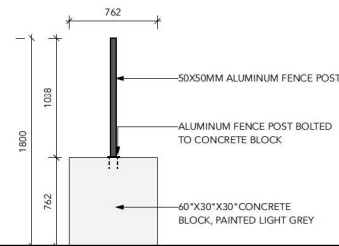
1 CANTILEVERED GATE OVER SROW
Scale: 1:20



ELEVATION:
TEMPORARY FENCING MEETS PERMANENT FENCING



PLAN



CROSS-SECTION

- NOTE:**
1. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
 2. ALL METAL COMPONENTS TO BE ALUMINUM.
 3. PROVIDE ISOLATION MATERIAL FOR FASTENERS TO AVOID ELECTROLYSIS.
 4. COLOUR OF ALUMINUM FENCING TBD.
 5. APPLY A MINIMUM OF TWO COATS OF ANTI-GRAFFITI PAINT TO CONCRETE BLOCKS.
 6. REFER TO PLANS FOR FENCING TYPE LOCATIONS.

2 ALUMINUM FENCE
Scale: 1:20

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REVISIONS



200TH STREET & 53RD AVENUE

5302 200th Street & 20011-31 53rd Avenue
Langley, British Columbia

Scale: _____
Drawn: _____
Reviewed: _____ DS
Project No. 22-017

DETAILS - FENCING