

53 AVE. LANGLEY CITY

LANDSCAPE SET - RESPONSE TO ADP RECOMMENDATIONS

JUNE 28th, 2024

LANDSCAPE DRAWING INDEX

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| REVISIONS | |



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COVER SHEET

L0.0

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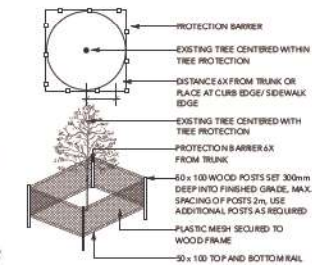
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TREE RETENTION / REMOVAL LEGEND

| 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 VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY |
| #12 | TREE TAG PER ARBORIST REPORT |

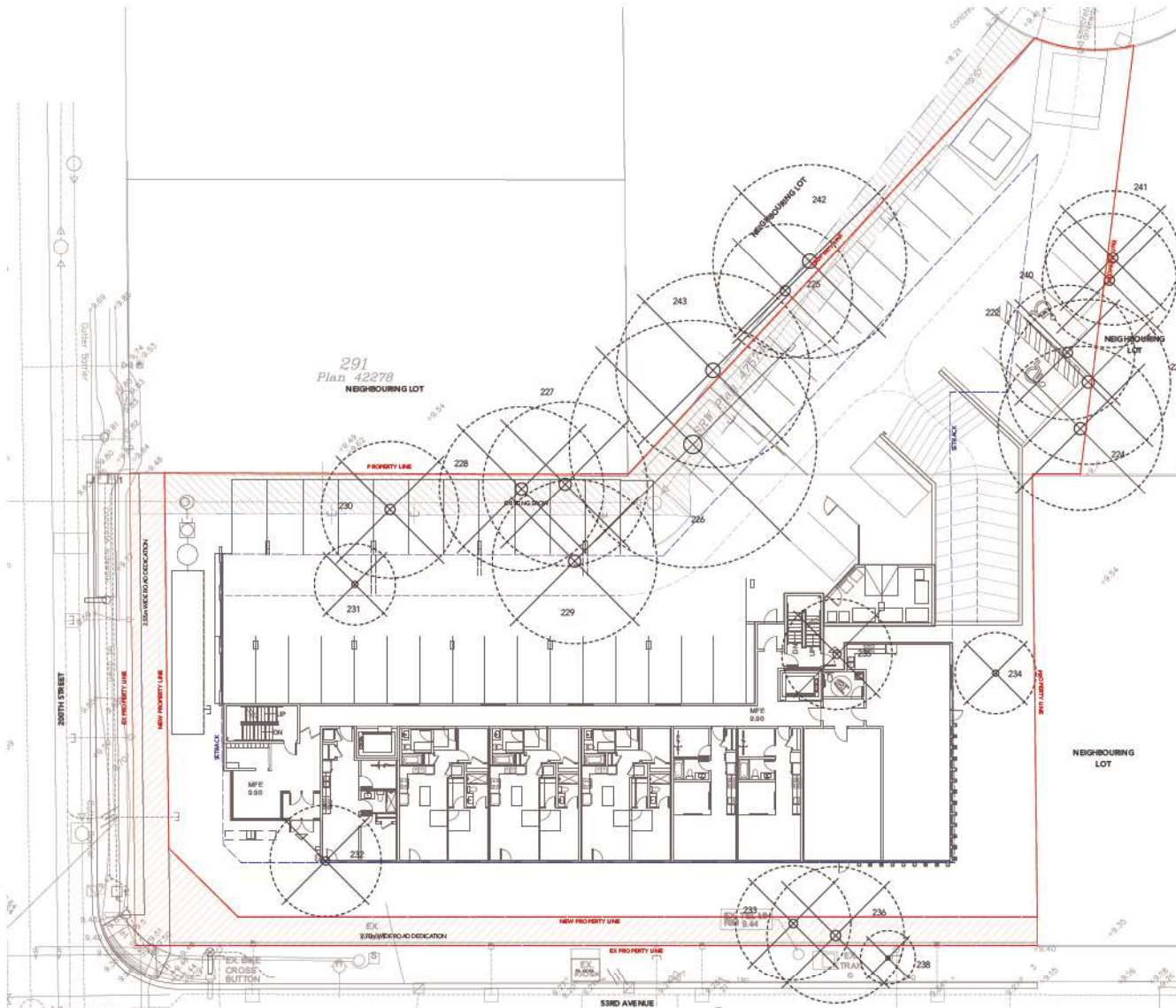


NOTES:

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 OF THE CONSULTANT AT CONTRACTOR EXPENSE.



1 Tree Management Plan
Scale: 1:150

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TREE MANAGEMENT PLAN

L0.1

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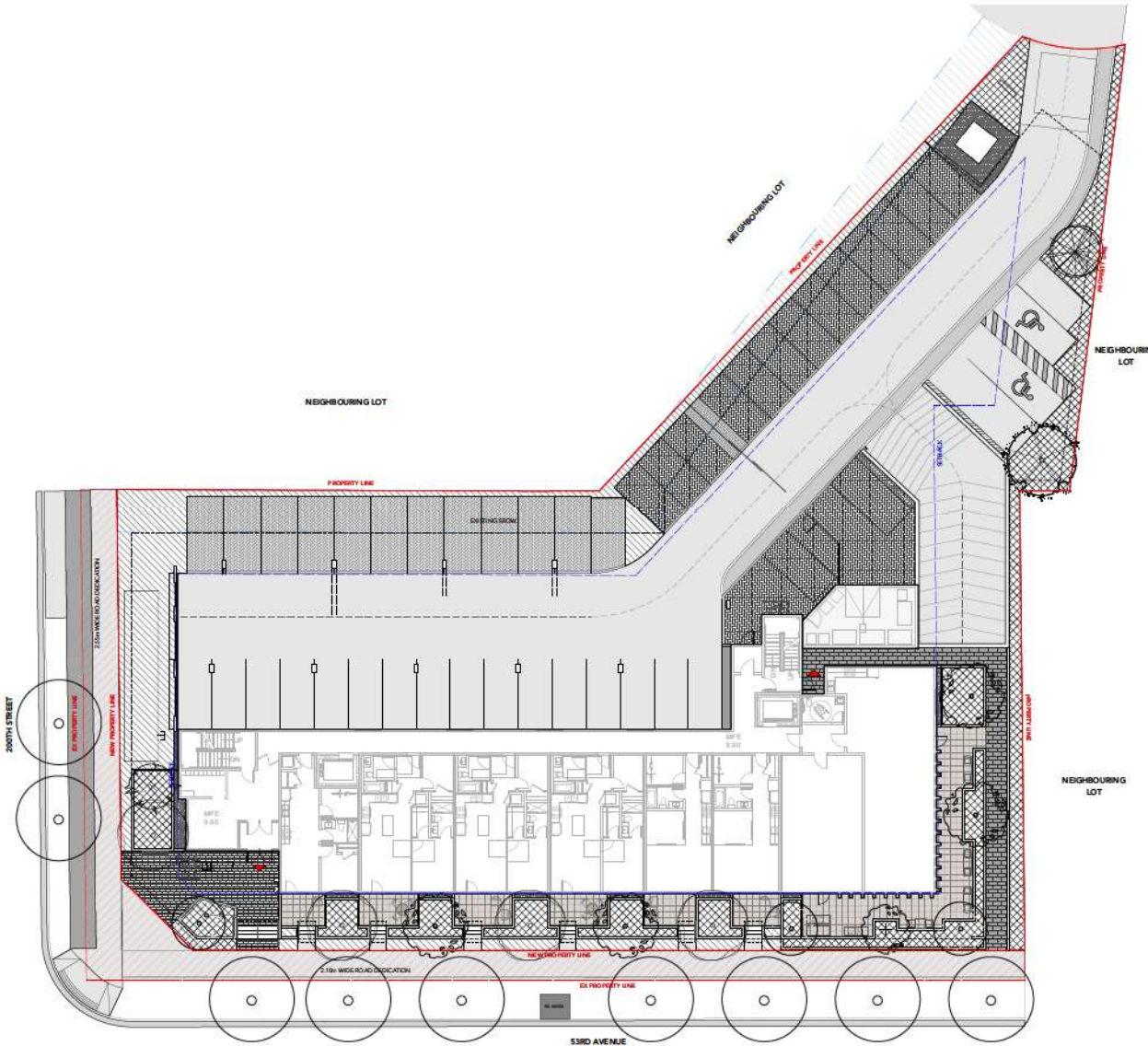
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SOIL DEPTH DIAGRAM

SOIL DEPTH LEGEND

| SYMBOL | DESCRIPTION |
|--------|--|
| | 915MM (3'0") TREE PLANTING MINIMUM DEPTH |
| | 610MM (1'6"-2'0") SHRUB PLANTING MINIMUM DEPTH |
| | 450MM (1'6") GROUND COVER PLANTING MINIMUM DEPTH |

NOTES:
1. ALL SOIL DEPTHS TO MEET OR EXCEED THE BC LANDSCAPE STANDARD, LATEST EDITION.



1 Landscape Plan - Ground
Scale: 1:150

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LANDSCAPE PLAN - LEVEL 1

L1.0

LAYOUT AND MATERIALS LEGEND - GROUND

| KEY | SYMBOL | DETAIL | DESCRIPTION |
|-----|--------|-------------|--|
| 1 | | 3.4 LA.1 | LINEAR UNIT PAVERS TECHO-BLOC LINNEA (CHAMPLAIN GREY) |
| 2 | | 3.4 LA.1 | FEATURE PAVERS BARKMAN BROADWAY PLANK (STERLING, NATURAL) |
| 3 | | 7 LA.1 | VEHICULAR CONCRETE PAVERS BARKMAN HOLLAND PAVERS (NATURAL, SIERRA GREY) |
| 4 | | 1.2 LA.1 | CIP CONCRETE PAVING PER PLANS AND DETAILS |
| 5 | | 5 LA.1 | 2'x2' SLAB PAVERS (TYPE 1) BELGARD TEXADA HYDRAPRESSED SLABS (NATURAL) |
| 6 | | 8 LA.1 | GRAVEL PER PLANS AND DETAILS |
| 7 | | 1.7 LA.0 | PROPOSED PLANTING REFER TO PLANT LIST |
| 8 | | | PROPOSED SODDED LAWN PER PLANS AND DETAILS |
| 9 | | 9 LA.2 | BIKE RACK 2 CLASS B SPACES EACH |
| 10 | | | SMALL BOULDERS AND LOGS PER PLANS AND DETAILS |
| 11 | | 9 LA.1 | CONCRETE PLANTER WALL PER PLANS AND DETAILS |
| 12 | | 1 LA.3 | LOBBY ENTRY SEATING PLATFORM PER PLANS AND DETAILS |



1 Landscape Plan - Ground
Scale: 1:150



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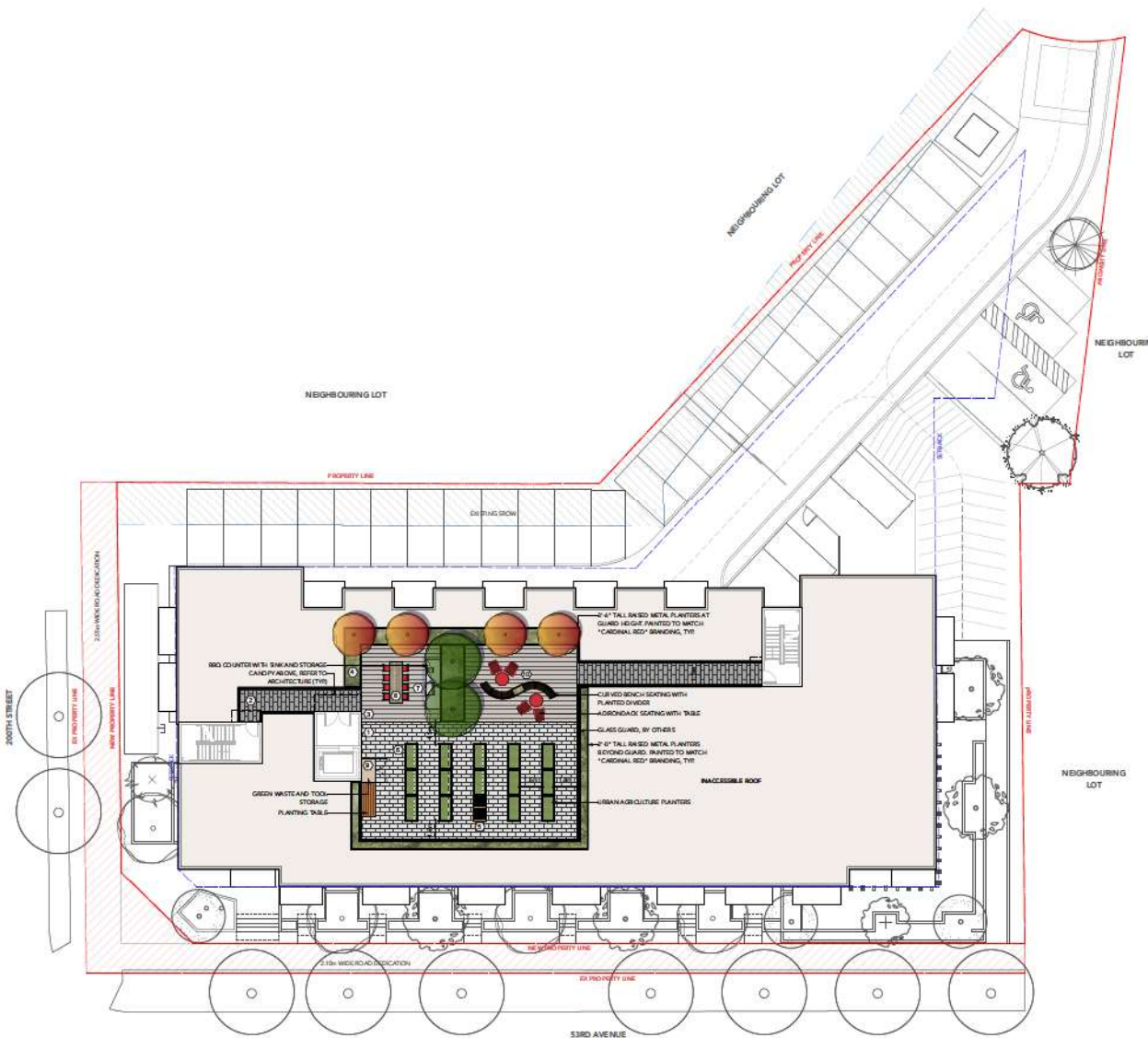
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LANDSCAPE PLAN -
ROOF LEVEL

L1.1

LAYOUT AND MATERIALS LEGEND - ROOF

| KEY | SYMBOL | DETAIL | DESCRIPTION |
|-----|--------|-------------|--|
| 1 | | 6 16.1 | 12"x24" SLAB PAVERS (TYPE 2) BELGARD: TEXADA SLAB (NATURAL) |
| 2 | | 6 16.1 | 12"x24" SLAB PAVERS (TYPE 3) BELGARD: TEXADA SLAB (CHARCOAL) |
| 3 | | 10 16.1 | WOOD-LIKE PORCELAIN PAVERS DALTILE: COMMISSARY SERIES (COMMANDER BEIGE) |
| 4 | | 1 16.2 | RAISED METAL PLANTERS PER PLANS AND DETAILS |
| 5 | | 3 16.3 | BENCH SEATING PER PLANS AND DETAILS |
| 6 | | 4 16.2 | URBAN AGRICULTURE PLANTERS PER PLANS AND DETAILS |
| 7 | | 8 16.2 | BBQ AND COUNTER PER PLANS AND DETAILS |
| 8 | | 7 16.2 | HARVEST TABLE AND SEATING PER PLANS AND DETAILS |
| 9 | | 2 16.5 | TOOL STORAGE PER PLANS AND DETAILS |
| 10 | | 5-6 16.2 | CURVED BENCH SEATING PER PLANS AND DETAILS |
| 11 | | 4 16.3 | ADIRONDACK CHAIRS PER PLANS AND DETAILS |



1 Landscape Plan - Roof
Scale: 1:150



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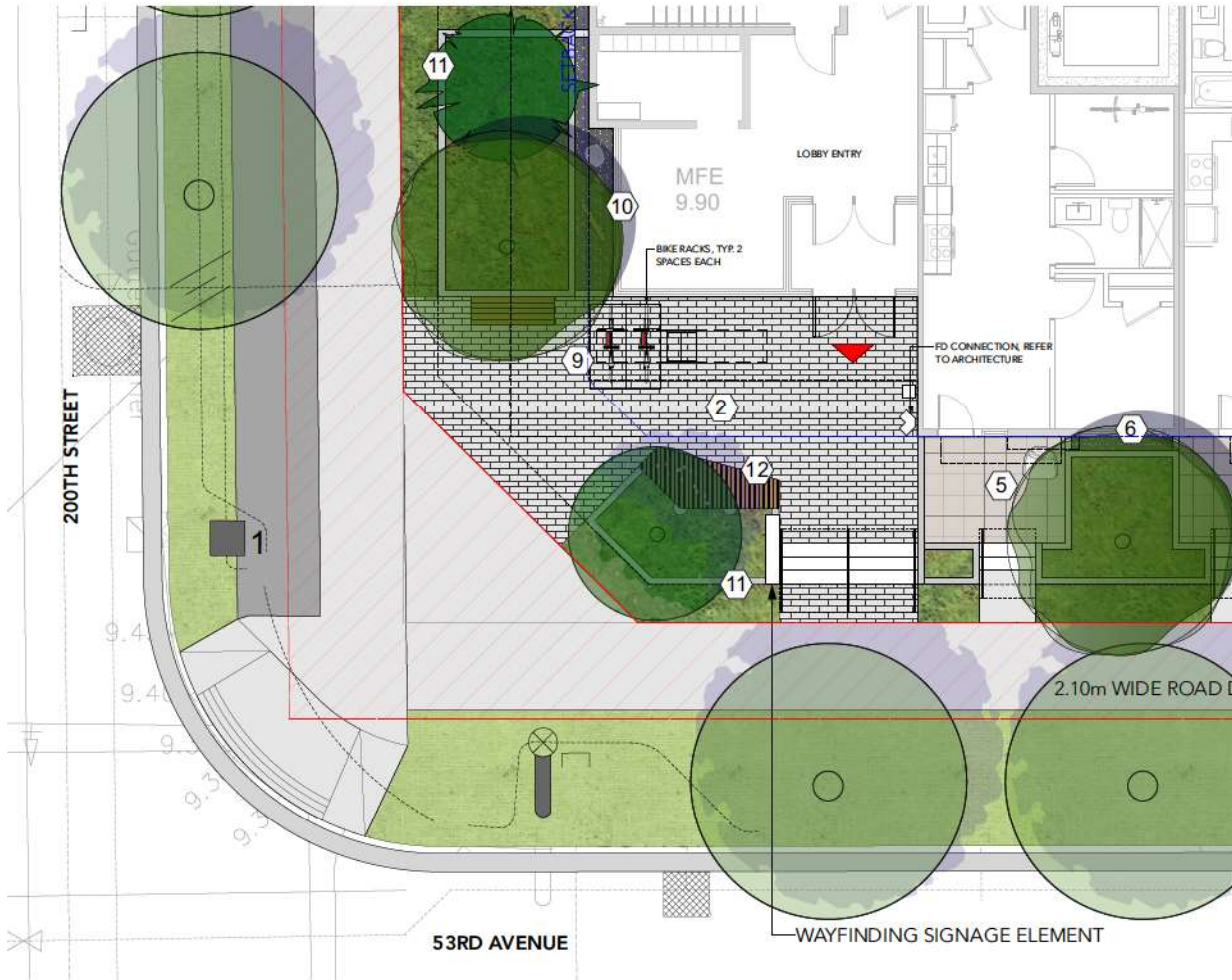
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DETAILED PLANS

LAYOUT AND MATERIALS LEGEND - GROUND

| KEY | SYMBOL | DETAIL | DESCRIPTION |
|-----|--------|-------------|---|
| 1 | | 3.4 LA.1 | LINEAR UNIT PAVERS TECHO-BLOC LINNEA (CHAMPLAIN GREY) |
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| 6 | | 8 LA.1 | GRAVEL PER PLANS AND DETAILS |
| 7 | | 1.7 LA.0 | PROPOSED PLANTING REFER TO PLANT LIST |
| 8 | | | PROPOSED SODDED LAWN PER PLANS AND DETAILS |
| 9 | | 9 LA.2 | BIKE RACK 2 CLASS B SPACES EACH |
| 10 | | | SMALL BOULDERS AND LOGS PER PLANS AND DETAILS |
| 11 | | 9 LA.1 | CONCRETE PLANTER WALL PER PLANS AND DETAILS |
| 12 | | 1 LA.3 | LOBBY ENTRY SEATING PLATFORM PER PLANS AND DETAILS |



1 Detailed Plan - Lobby Entry
Scale: 1:50



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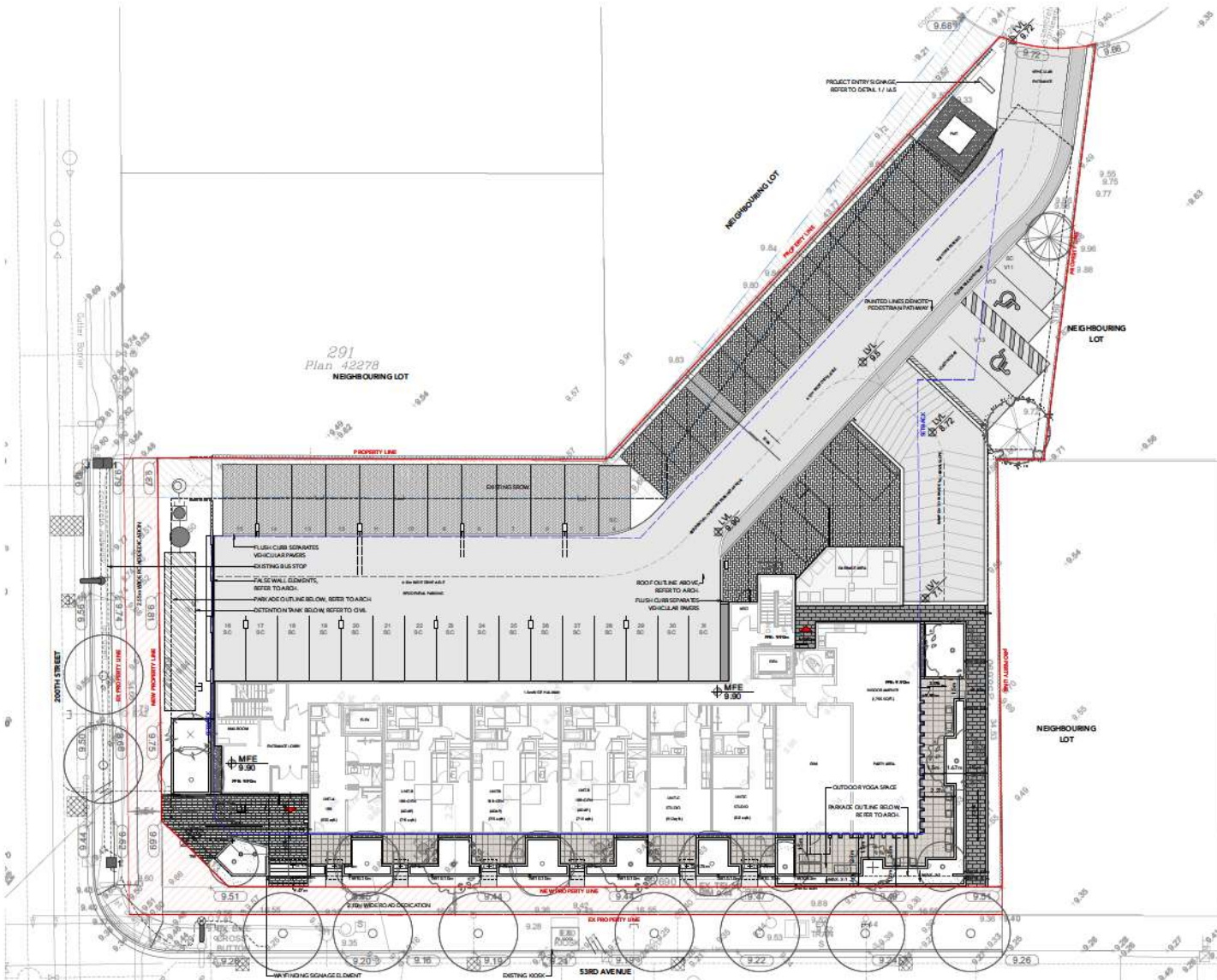
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GRADING PLAN - LEVEL 1

GRADING LEGEND

| SYMBOL | DESCRIPTION |
|-----------|----------------------|
| +TW10.82m | LANDSCAPE GRADES |
| MFE 9.90 | ARCHITECTURAL GRADES |
| 9.26 | CIVIL GRADES |



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 | |
| 1 | Pinus heldreichii 'Compact Gem' | Compact Gem Bosnian Pine | 5cm cal. Wire Basket | As shown | |
| 4 | Acer shirasawanum 'Moonrise' | Full Moon Maple | 5cm cal. Wire Basket | As shown | |
| 6 | Zelkova serrata | Japanese Zelkova | 7cm cal. Wire Basket | As shown | |
| 1 | Cercis canadensis | Eastern Redbud | 5cm cal. Wire Basket | As shown | |
| 1 | Pinus contorta var. contorta | Show Pine | 5cm cal. Wire Basket | As shown | |
| 1 | Liquidambar tulipifera | Tulip Tree | 7cm cal. Wire Basket | As shown | |
| 3 | Arbutus unedo | Strawberry Tree | 5cm cal. Wire Basket | As shown | |
| 4 | Acer glabrum | Paperbark Maple | 5cm cal. Wire Basket | As shown | |
| 21 | TOTAL TREES (excluding street trees) | | | | |
| TALL SHRUBS | | | | | |
| 14 | Hamamelis x intermedia | Witch Hazel | #5 Pot | 24" o.c. | |
| 26 | Ceanothus 'Victoria' | California Lilac | #2 pot | 24" o.c. | |
| 20 | Rubus spectabilis | Salmonberry | #5 Pot | 36" o.c. | |
| 14 | Fatsia japonica | Japanese Aralia | #2 pot | 24" o.c. | |
| 61 | Lonicera pileata | Box-Leaved Honeysuckle | #2 pot | 24" o.c. | |
| 15 | Symphoricarpos albus | Snowberry | #2 Pot | 36" o.c. | |
| LOW SHRUBS | | | | | |
| 14 | Gaultheria shallon | Salal | #2 pot | 24" o.c. | |
| 34 | Cornus sericea 'Yalesey' | Dwarf Red Osier Dogwood | #2 pot | 24" o.c. | |
| 58 | Mahonia nervosa | Dwarf Oregon Grape | #2 pot | 24" o.c. | |
| 71 | Fothergilla gardenii | Dwarf Fothergilla | #1 pot | 18" o.c. | |
| 51 | Sarcococca hookeriana 'Humilis' | Himalayan Sweet Box | #2 pot | 18" o.c. | |
| 60 | Spiraea betulifolia var. lucida | White Spirea | #2 pot | 36" o.c. | |
| 48 | Rhododendron 'Ken Janek' | Ken Janek Rhododendron | #5 pot | 24" o.c. | |
| 23 | Blechnum spicant | Deer Fern | #1 Pot | 18" o.c. | |
| 26 | Polystichum munifolium | Western Sword Fern | #1 pot | 24" o.c. | |
| GROUNDCOVERS | | | | | |
| 157 | Arctostaphylos uva-ursi | Kinnikinnick | 4" (10cm) pot | 18" o.c. | |
| 201 | Fragaria chiloensis | Beach Strawberry | 4" (10cm) Pot | 15" o.c. | |
| 228 | Pachysandra terminalis | Japanese Spurge | 4" (10cm) Pot | 15" o.c. | |
| PERENNIALS | | | | | |
| 56 | Carex obovata | Slough Sedge | #1 Pot | 18" o.c. | |
| 97 | Stipa tenuissima | Mexican Feather Grass | #1 Pot | 18" o.c. | |
| SOD LAWN | | | | | |
| | | sq. m. sod | | | |

NATIVE PLANTS
 DROUGHT TOLERANT PLANTS
 POLLINATOR FRIENDLY PLANTS
 SEASONAL INTEREST PLANTS
 FOOD RESOURCE PLANTS
 HABITAT VALUE PLANTS
 EVERGREEN PLANTS

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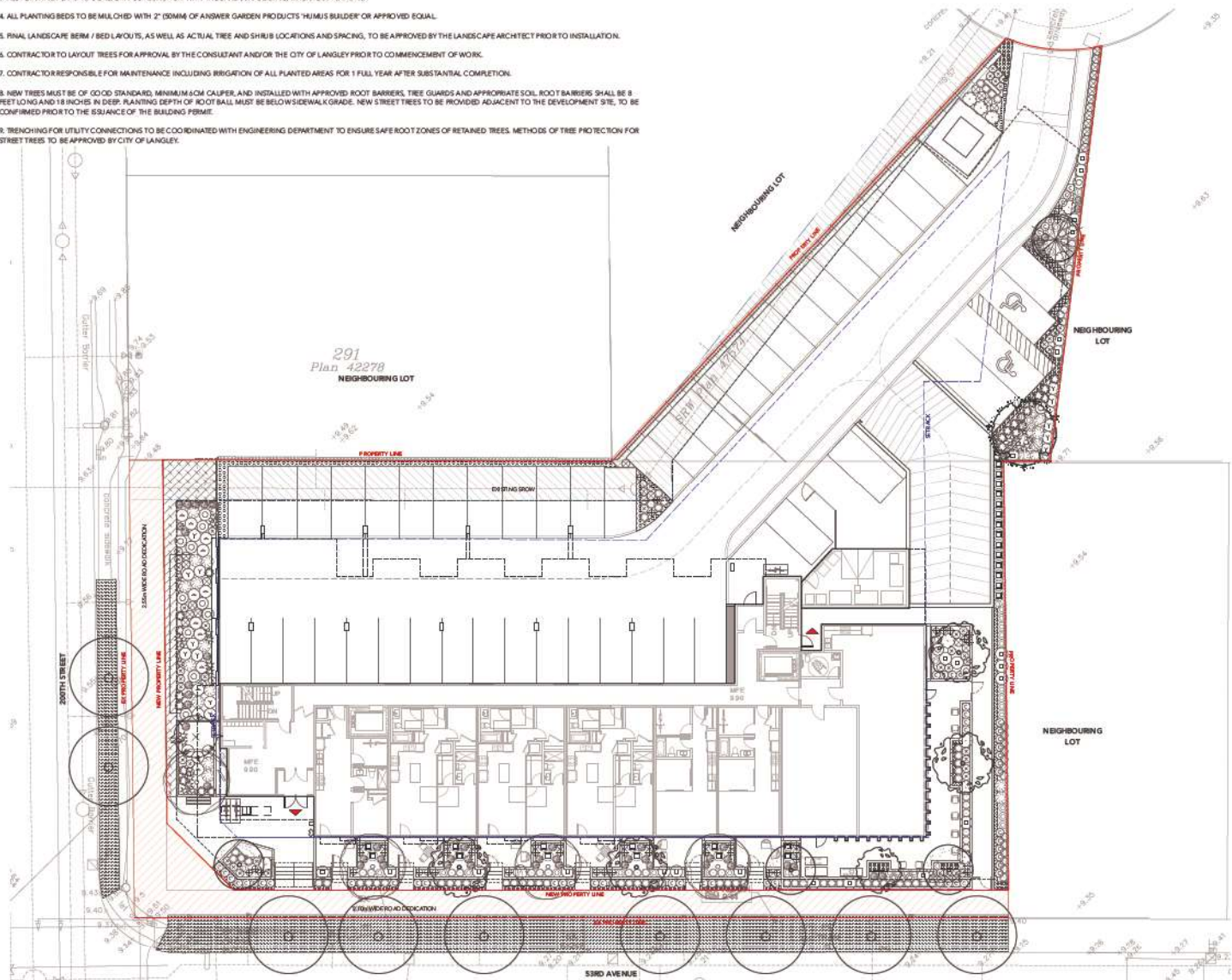
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| Project No. 22-017 |

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' OR APPROVED EQUAL.
5. RINAL 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

David Stoyko
Landscape Architect

2886 6TH AVENUE EAST
VANCOUVER, BC V6M 1B3
Phone: 723-8948

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NOT FOR CONSTRUCTION

| | |
|-----------|---|
| 12 | |
| 11 | |
| 10 | RESPONSE TO AIP RECOMMENDATIONS 2405-28 |
| 9 | ISSUED FOR RESPONSE TO ADP 2406-13 |
| 8 | ISSUED FOR ADP 2405-07 |
| 7 | ISSUED FOR ADP 2404-24 |
| 6 | ISSUED FOR DP 2403-04 |
| 5 | ISSUED FOR COORDINATION 2403-01 |
| 4 | ISSUED FOR REVIEW 2402-16 |
| 3 | ISSUED FOR CP'ED REVIEW 2402-02 |
| 2 | ISSUED FOR REVIEW 2402-01 |
| 1 | ISSUED FOR PRELIMINARY REVIEW 23-12-22 |
| REVISIONS | |



200TH STREET & 53RD AVENUE

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

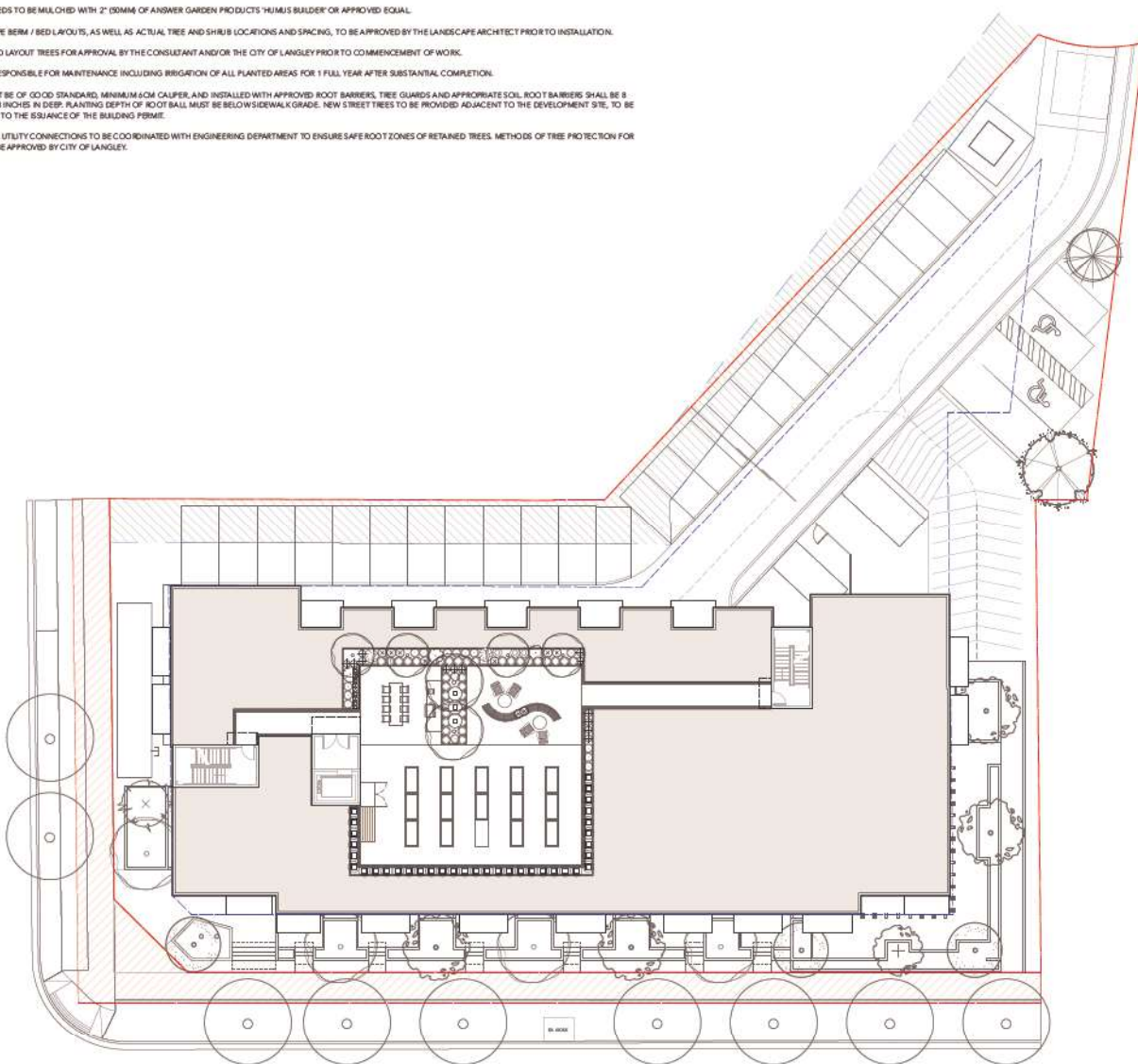
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|--------------|--------|
| Scale: | 1:150 |
| Drawn: | MGC |
| Reviewed: | DS |
| Project No.: | 22-017 |

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.
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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.
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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

2886 6TH AVENUE EAST
VANCOUVER, BC V6M 1R3
F:604.720.0448

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NOT FOR CONSTRUCTION

| | |
|----|--|
| 12 | |
| 11 | |
| 10 | RESPONSE TO A DP RECOMMENDATIONS 2406-28 |
| 9 | ISSUED FOR RESPONSE TO ADP 2406-13 |
| 8 | ISSUED FOR ADP 2405-07 |
| 7 | ISSUED FOR ADP 2404-24 |
| 6 | ISSUED FOR DP 2403-04 |
| 5 | ISSUED FOR COORDINATION 2403-01 |
| 4 | ISSUED FOR REVIEW 2402-16 |
| 3 | ISSUED FOR CP'ED REVIEW 2402-02 |
| 2 | ISSUED FOR REVIEW 2402-01 |
| 1 | ISSUED FOR PRELIMINARY REVIEW 23-12-22 |

REVISIONS



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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 |
| | WALLLIGHT |
| | 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 | |
| 11 | |
| 10 | RESPONSE TO AIP RECOMMENDATIONS 2405-28 |
| 9 | ISSUED FOR RESPONSE TO AIP 2406-13 |
| 8 | ISSUED FOR ADP 2405-07 |
| 7 | ISSUED FOR ADP 2404-24 |
| 6 | ISSUED FOR DP 2403-04 |
| 5 | ISSUED FOR COORDINATION 2403-01 |
| 4 | ISSUED FOR REVIEW 2402-16 |
| 3 | ISSUED FOR CP'D REVIEW 2402-02 |
| 2 | ISSUED FOR REVIEW 2402-01 |
| 1 | ISSUED FOR PRELIMINARY REVIEW 23-12-22 |
| REVISIONS | |



200TH STREET & 53RD
AVENUE

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Langley, British Columbia

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

LIGHTING PLAN -
LEVEL 1



DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

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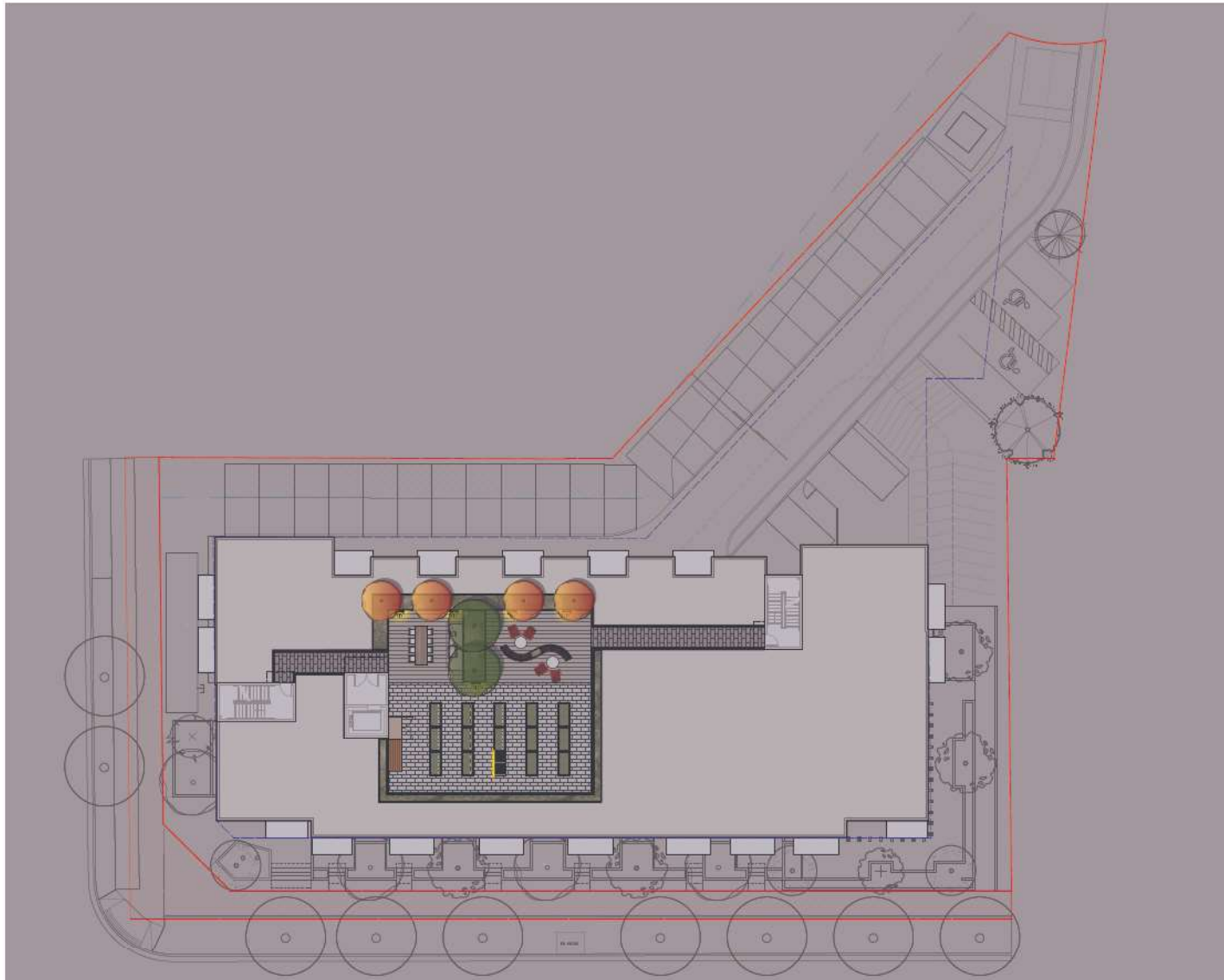
DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

NOT FOR CONSTRUCTION

LIGHTING LEGEND

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

NOTE:
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1 Lighting Plan - Roof
Scale: 1:150



| | |
|----|--|
| 12 | |
| 11 | |
| 10 | RESPONSE TO A DP RECOMMENDATIONS 2405-28 |
| 9 | ISSUED FOR RESPONSE TO ADP 2406-13 |
| 8 | ISSUED FOR ADP 2405-07 |
| 7 | ISSUED FOR ADP 2404-24 |
| 6 | ISSUED FOR DP 2403-04 |
| 5 | ISSUED FOR COORDINATION 2403-01 |
| 4 | ISSUED FOR REVIEW 2402-16 |
| 3 | ISSUED FOR CP/ED REVIEW 2402-02 |
| 2 | ISSUED FOR REVIEW 2402-01 |
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REVISIONS



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AVENUE

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|-------------|--------|
| Scale: | 1:150 |
| Drawn: | MGC |
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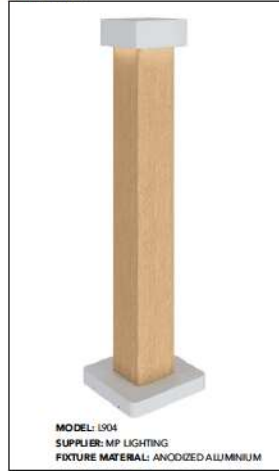
LIGHTING PLAN -
ROOF LEVEL

LIGHTING MATERIALITY

WALL LIGHT



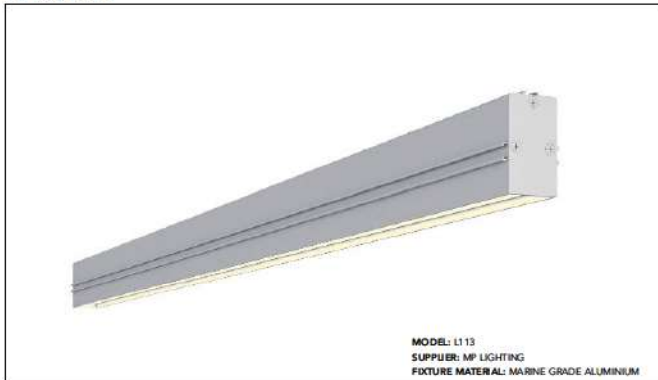
BOLLARD



PLANTER LIGHT



LINEAR LIGHT



UP LIGHT



David Stoyko
 Landscape Architect

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 VANCOUVER, BC V6M 1R3
 P.604.200.0488

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NOT FOR CONSTRUCTION

| | |
|-----------|---|
| 12 | |
| 11 | |
| 10 | RESPONSE TO AIP RECOMMENDATIONS 2406-28 |
| 9 | ISSUED FOR RESPONSE TO ADP 2406-13 |
| 8 | ISSUED FOR ADP 21 05 07 |
| 7 | ISSUED FOR ADP 2404-34 |
| 6 | ISSUED FOR DP 2403-04 |
| 5 | ISSUED FOR COORDINATION 2403-01 |
| 4 | ISSUED FOR REVIEW 2402-16 |
| 3 | ISSUED FOR CP/ED REVIEW 2402-02 |
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| | |
|-------------|--------|
| Scale: | NTS |
| Drawn: | MGC |
| Reviewed: | DS |
| Project No. | 22-017 |

LIGHTING
 MATERIALITY

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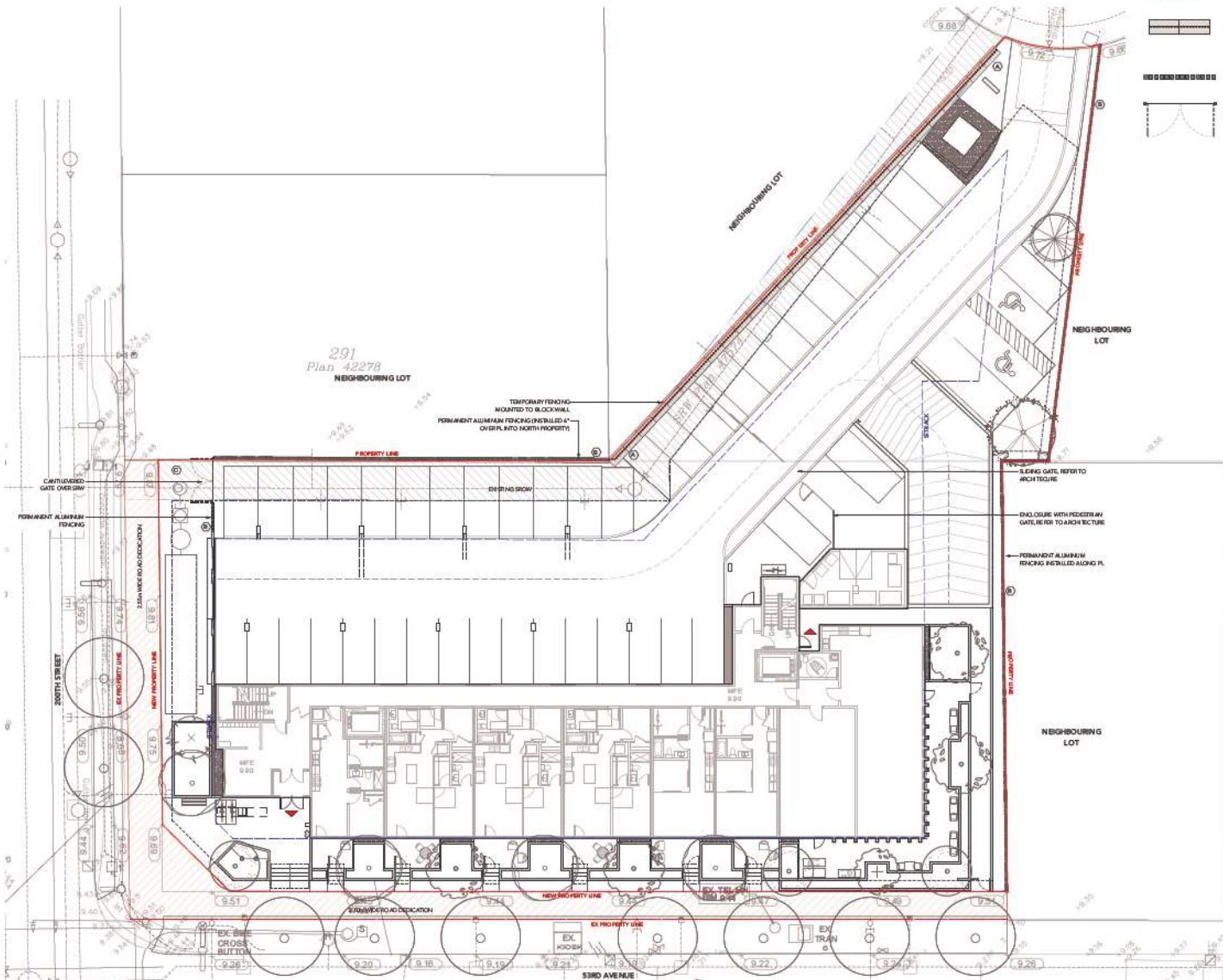
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NOT FOR CONSTRUCTION

FENCING LEGEND

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



1 Landscape Plan - Ground
Scale: 1:150

| | |
|-----------|--|
| 12 | |
| 11 | |
| 10 | RESPONSE TO DP RECOMMENDATIONS 2406-28 |
| 9 | ISSUED FOR RESPONSE TO ADP 2406-13 |
| 8 | ISSUED FOR ADP 2405-07 |
| 7 | ISSUED FOR ADP 2404-24 |
| 6 | ISSUED FOR DP 2403-04 |
| 5 | ISSUED FOR COORDINATION 2403-01 |
| 4 | ISSUED FOR REVIEW 2402-16 |
| 3 | ISSUED FOR CP'ED REVIEW 2402-02 |
| 2 | ISSUED FOR REVIEW 2402-01 |
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200TH STREET & 53RD
AVENUE

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Avenue
Langley, British Columbia

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

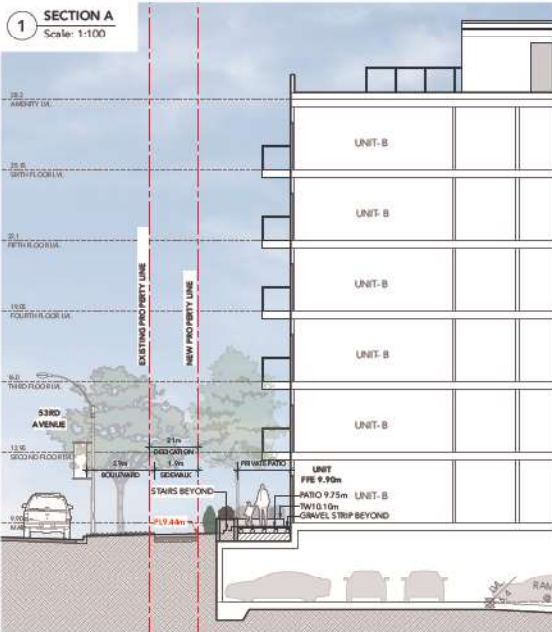
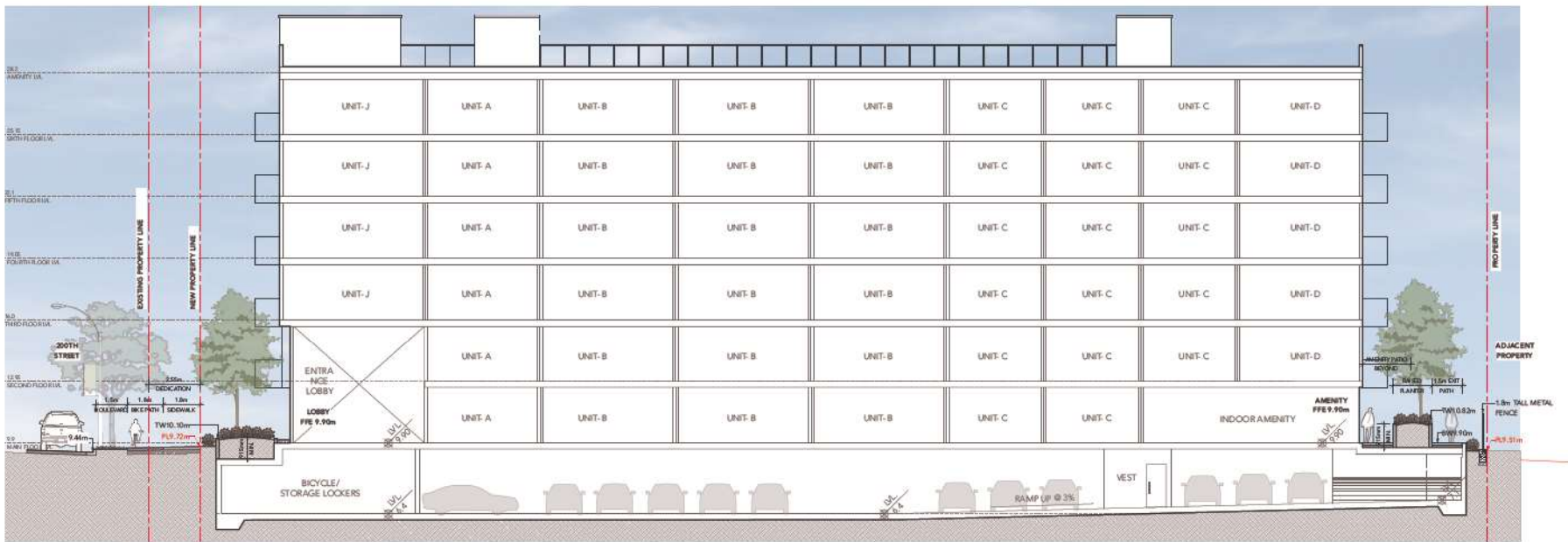
FENCING PLAN -
LEVEL 1

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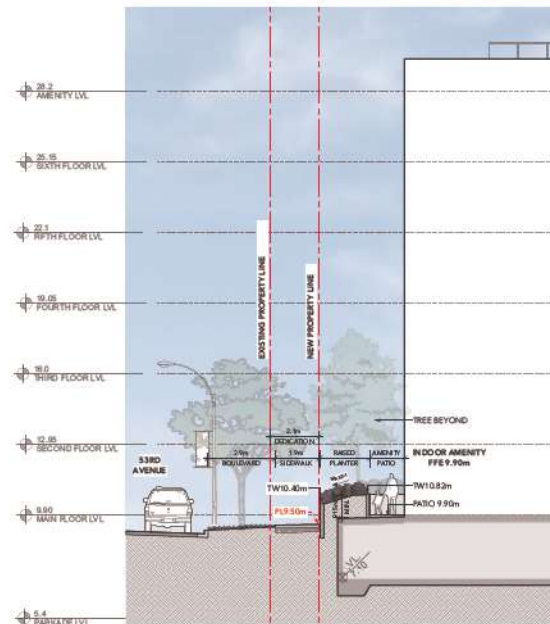
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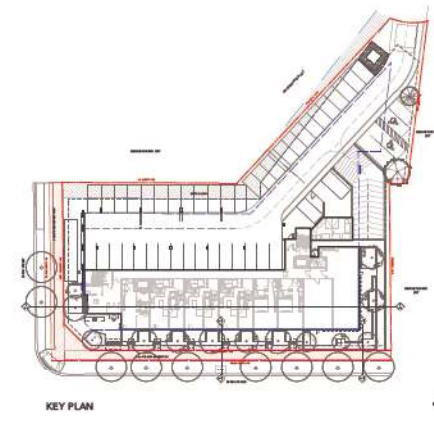
NOT FOR CONSTRUCTION



2 SECTION B
Scale: 1:100



3 SECTION C
Scale: 1:100



| | |
|-----------|---|
| 12 | |
| 11 | |
| 10 | RESPONSE TO A/P RECOMMENDATIONS 2405-28 |
| 9 | ISSUED FOR RESPONSE TO ADP 2406-13 |
| 8 | ISSUED FOR ADP 2405-07 |
| 7 | ISSUED FOR ADP 2404-24 |
| 6 | ISSUED FOR DP 2403-04 |
| 5 | ISSUED FOR COORDINATION 2403-01 |
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| 2 | ISSUED FOR REVIEW 2402-01 |
| 1 | ISSUED FOR PRELIMINARY REVIEW 23-12-22 |
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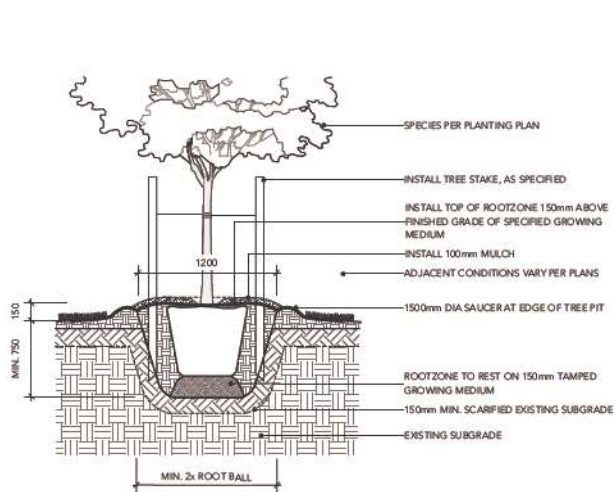


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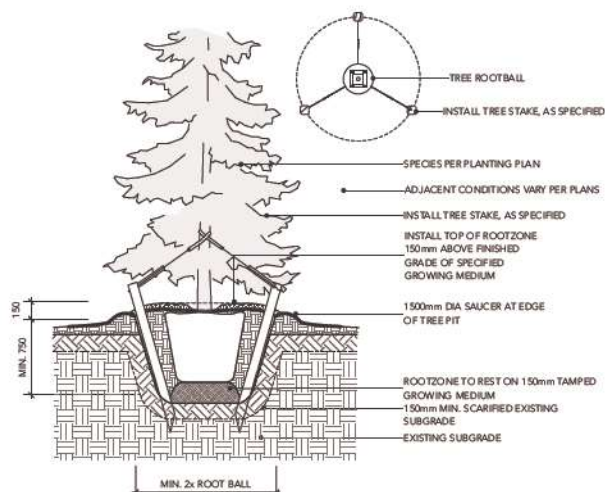
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Langley, British Columbia

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

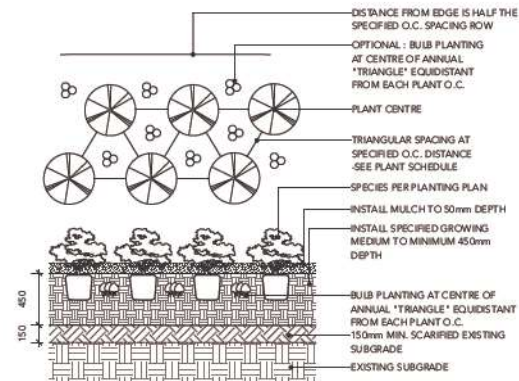
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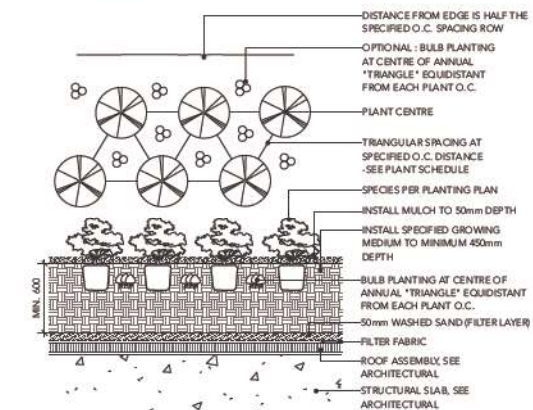
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



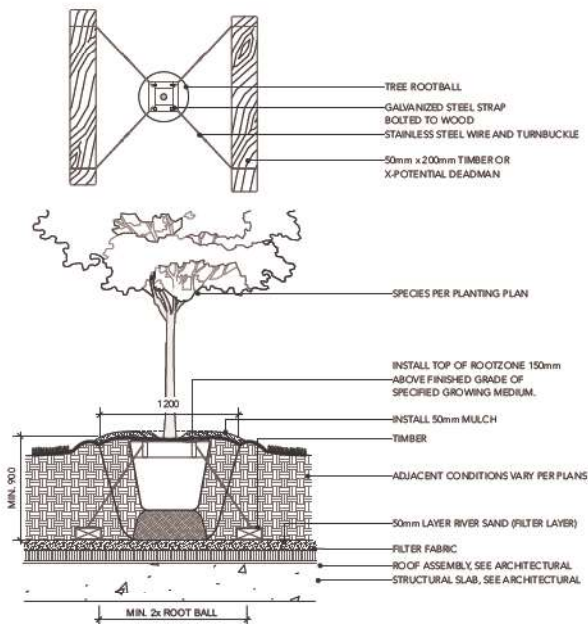
3 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



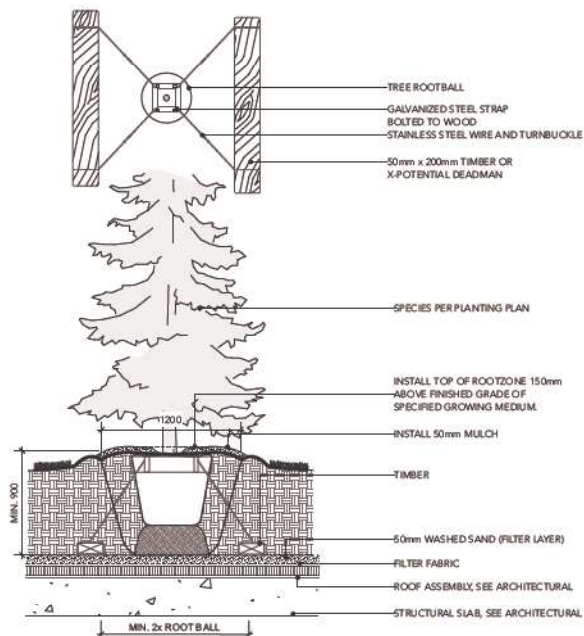
5 PLANTING ON GRADE (TYPICAL)
Scale: 1:20



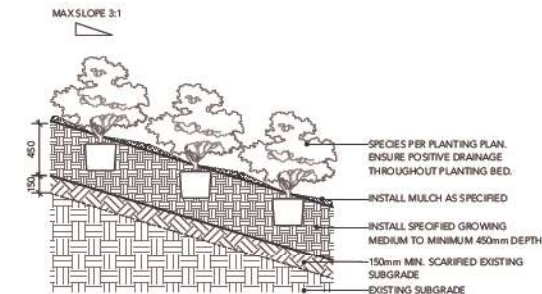
6 PLANTING ON SLAB (TYPICAL)
Scale: 1:20



2 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20



4 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20



7 PLANTING ON SLOPE (TYPICAL)
Scale: 1:20

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NOT FOR CONSTRUCTION

| | |
|-----------|--|
| 12 | |
| 11 | |
| 10 | RESPONSE TO ADP RECOMMENDATIONS 24-05-28 |
| 9 | ISSUED FOR RESPONSE TO ADP 24-05-13 |
| 8 | ISSUED FOR ADP 24-05-07 |
| 7 | ISSUED FOR ADP 24-04-24 |
| 6 | ISSUED FOR DP 24-03-04 |
| 5 | ISSUED FOR COORDINATION 24-03-01 |
| 4 | ISSUED FOR REVIEW 24-02-16 |
| 3 | ISSUED FOR OPTED REVIEW 24-02-02 |
| 2 | ISSUED FOR REVIEW 24-02-01 |
| 1 | ISSUED FOR PRELIMINARY REVIEW 23-12-22 |
| REVISIONS | |

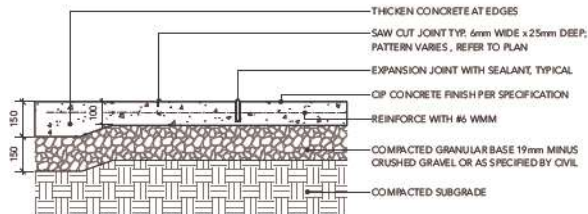


200TH STREET & 53RD AVENUE

5302 200th Street & 2011-31 53rd Avenue
Langley, British Columbia

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

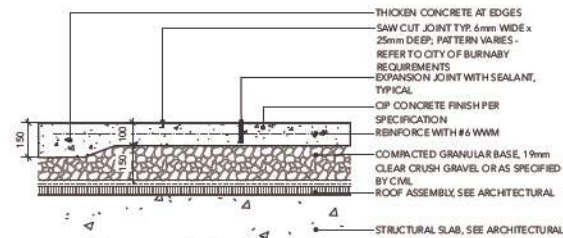
DETAILS - PLANTING



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)

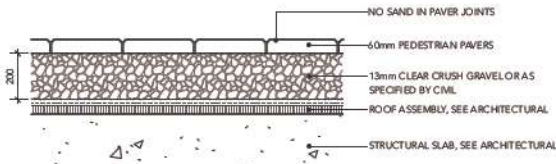
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NOTES:
 1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
 2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

2 CIP CONCRETE ON SLAB (TYPICAL)

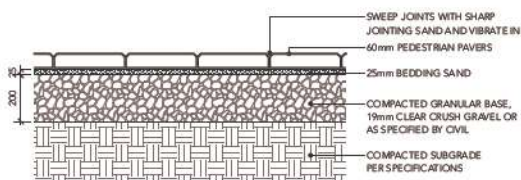
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NOTE:
 USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

3 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)

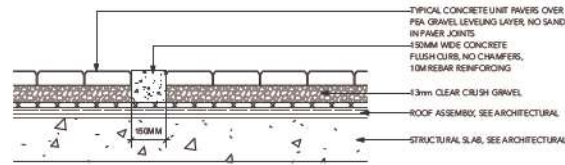
Scale: 1:10



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

4 PEDESTRIAN UNIT PAVERS ON GRADE (TYPICAL)

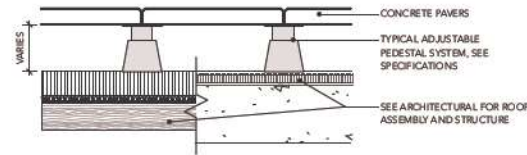
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5 CIP PAVER EDGE BAND

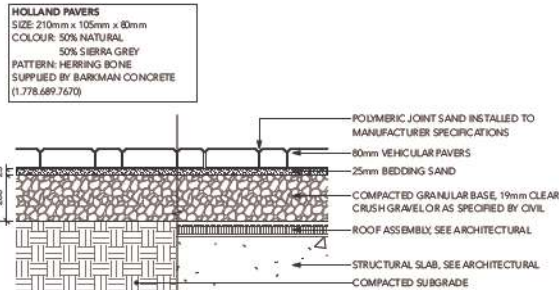
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|---|--|
| SLAB PAVERS (TYPE 1) TYPE: TEXADA SLAB PAVERS SIZE: 24"x24" (610MM X 610MM X 50MM) PATTERN: GRID COLOUR: NATURAL MANUFACTURER: BELGARD (1.800.663.4091). | SLAB PAVERS (TYPE 2) TYPE: TEXADA SLAB PAVERS SIZE: 12"x24" (305MM X 610MM X 50MM) PATTERN: RUNNING BOND COLOUR: NATURAL MANUFACTURER: BELGARD (1.800.663.4091). |
| SLAB PAVERS (TYPE 3) TYPE: TEXADA SLAB PAVERS SIZE: 12"x24" (305MM X 610MM X 50MM) PATTERN: RUNNING BOND COLOUR: CHARCOAL MANUFACTURER: BELGARD (1.800.663.4091). | |



6 HYDRAPRESSED CONCRETE PAVERS ON PEDESTALS

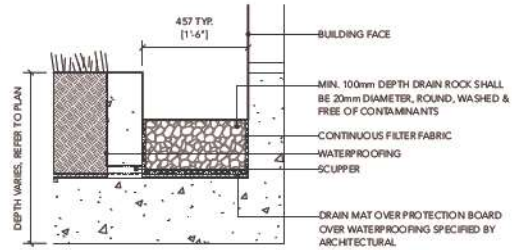
Scale: 1:10



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

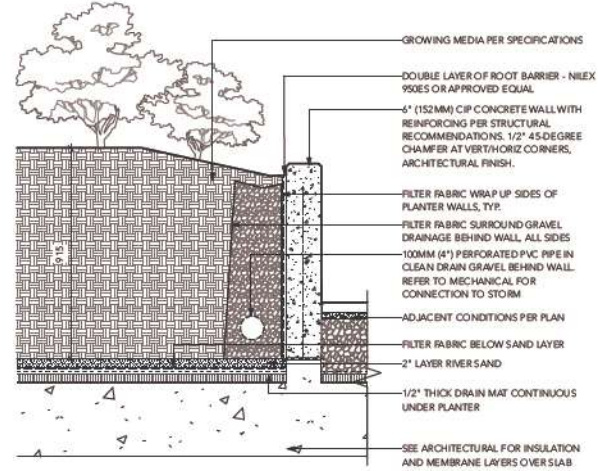
7 VEHICULAR CONCRETE UNIT PAVERS (TYPICAL)

Scale: 1:10



8 GRAVEL DRAIN STRIP - ON SLAB

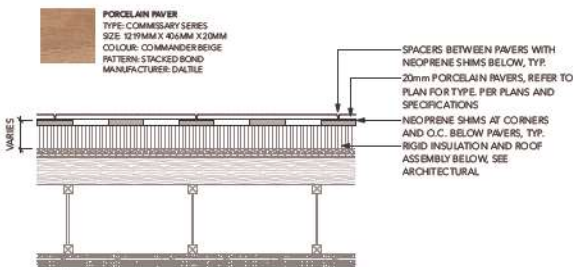
Scale: 1:10



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

9 TYPICAL RETAINING WALL ON SLAB

Scale: 1:10



NOTE:
 1. TYPICAL ADJUSTABLE PEDESTAL SYSTEM TO BE USED WHERE DEPTH EXCEEDS HIGHT FOR SHIMS. SEE SPECIFICATIONS.

10 PORCELAIN PAVERS

Scale: 1:10

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| REVISIONS | |

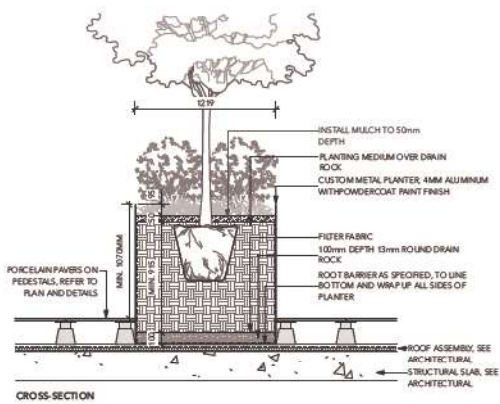


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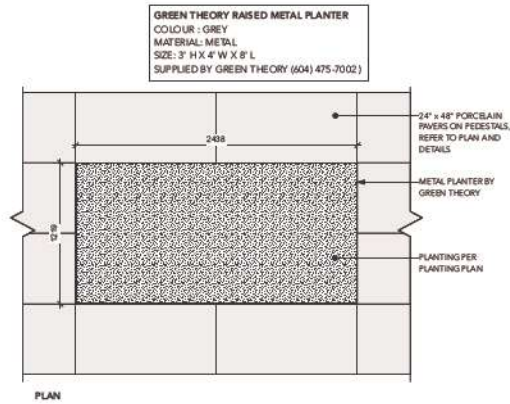
5302 200th Street & 2001-1-31 53rd Avenue
 Langley, British Columbia

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

DETAILS -
 HARDSCAPE



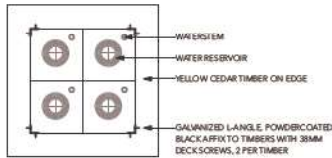
CROSS-SECTION



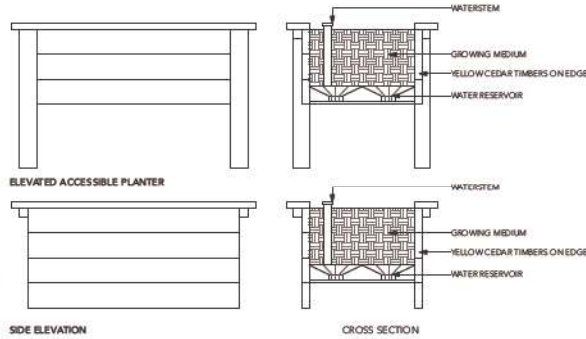
PLAN

1 GREEN THEORY METAL PLANTER Scale: 1:20

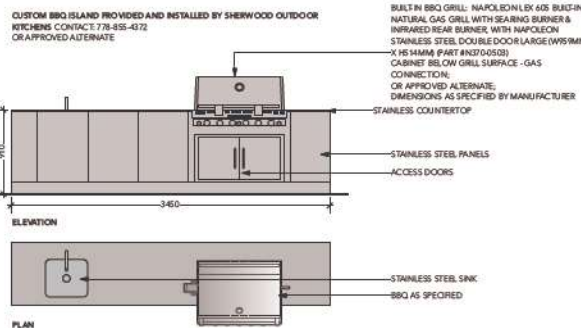
HERB ROOM SELF-WATERING PLANTER COLOUR: TBD SUPPLIER: LIFESPACE GARDENS



PLAN



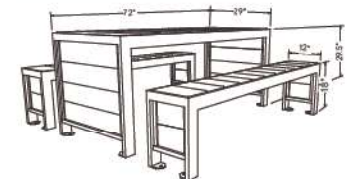
4 URBAN AGRICULTURE PLANTER BY LIFESPACE Scale: 1:20



NOTE:
 1. MANUAL SHUT OFF VALVE TO BE PROVIDED FOR GAS BARBECUE CONNECTION.
 2. BARBECUE GRILL TO BE INSTALLED AS PER MANUFACTURER'S 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.

8 BBQ AND COUNTER Scale: 1:25

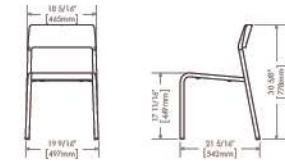
URBAN FARM HARVEST PICNIC TABLE COLOUR: SILVER / GREY SUPPLIER: WISHBONE (604-626-0476)



7 HARVEST TABLE AND SEATING Scale: 1:20



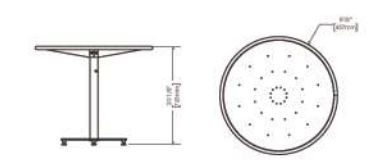
FORO SERIES MCH-1700-00001 CHAIRS COLOUR: STANDARD SILVER SUPPLIER: MAGLIN SITE FURNISHINGS



2 BISTRO CHAIR Scale: 1:20



FORO SERIES MTB-1700-00746 36\"/>



3 BISTRO TABLE Scale: 1:20



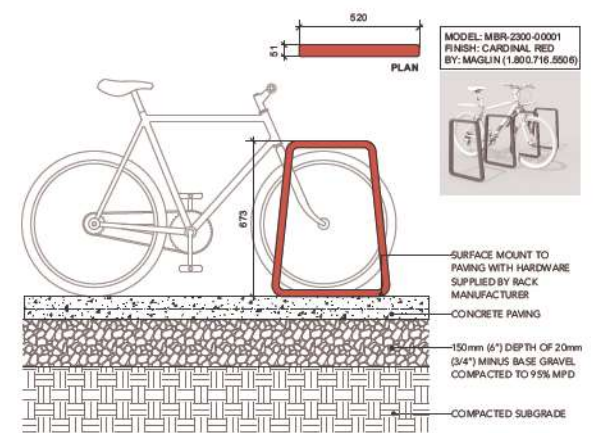
MODEL: LILLY GAGGER COCKTAIL TABLE (ROUND) COLOUR: APPLE RED MANUFACTURER: LULL DESIGNS (877-740-3387) SUPPLIER: VANCOUVER SPECIAL (604-568-3678)

5 OUTDOOR COFFEE TABLE Scale: 1:20



MODEL: OCEAN MODULAR SEATING (60 DEGREE) COLOURS: POWDER COAT METAL 'CARDINAL RED', THERMALLY MODIFIED ASH WOOD SLATS MANUFACTURER: MAGLIN (1-800-716-5506)

6 LOUNGE FURNITURE Scale: 1:20



9 BIKE RACK Scale: 1:10

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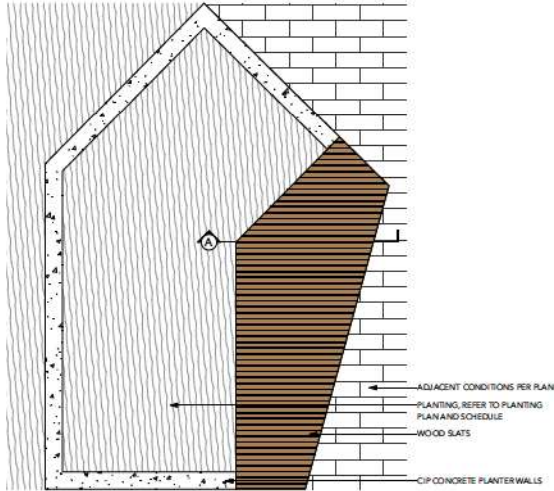
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DETAILS - FURNISHINGS



2 URBAN AGRICULTURE STORAGE SHED
Scale: NTS

MODEL: WESTERN RED CEDAR GRAND GARDEN CHALET
MANUFACTURER: OUTDOOR LIVING TODAY (888-658-1658)
SIZE: 3'X6'
MATERIAL: WESTERN RED CEDAR; PAINTED (COLOUR TBD)
SUPPLIER: THE HOME DEPOT (1-804-608-1423) OR APPROVED ALTERNATE



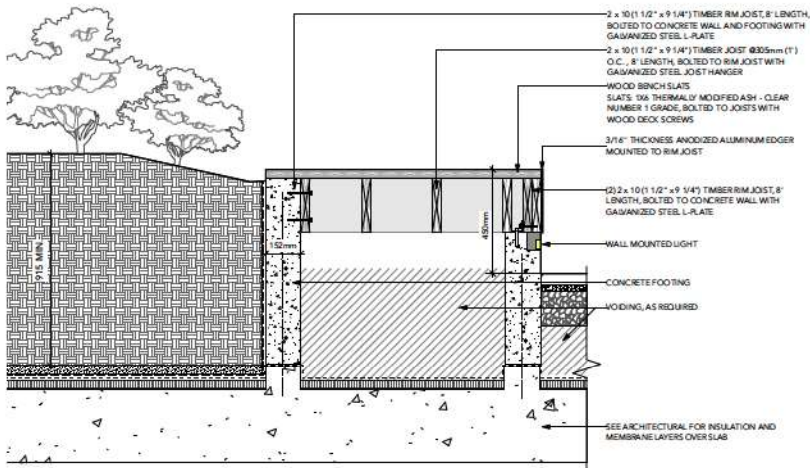
3 BACKLESS BENCH
Scale: NTS

HUTCH BACKLESS BENCH
COLOUR: SAND / BROWN SLATE
LENGTH: 5 FT
WOOD: MODIFIED PINE (NATURAL)
SUPPLIER: WISHBONE (604-626-0476)



4 ADIRONDACK CHAIRS
Scale: NTS

MODEL: ADIRONDACK CHAIR (CURVED)
SUPPLIER: LOLL DESIGNS
COLOUR: APPLE RED
SUPPLIER: VANCOUVER SPECIAL (604-568-3673)



NOTES:
1. DECKING TO BE 1x6 THERMALLY MODIFIED ASH - CLEAR NUMBER 1 GRADE
2. PRE-DRILL HOLES FOR ALL SCREWS

1 LOBBY ENTRY SEATING PLATFORM (SECTION A)
Scale: 1:10

David Stoyko
Landscape Architect

2686 67th AVENUE EAST
VANCOUVER BC V6M 1E3
P. 604.720.0688

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REVISIONS



200TH STREET & 53RD AVENUE

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DETAILS -
FURNISHINGS

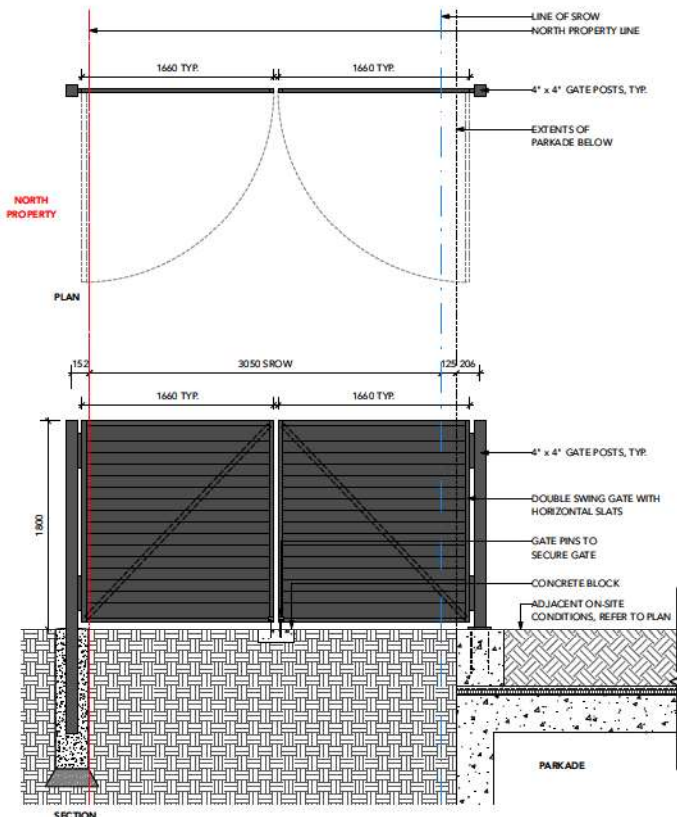
L6.3

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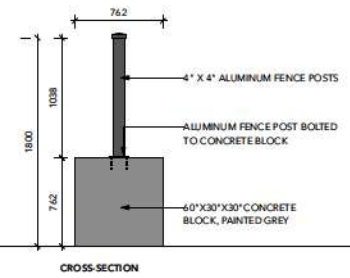
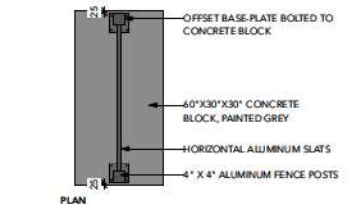
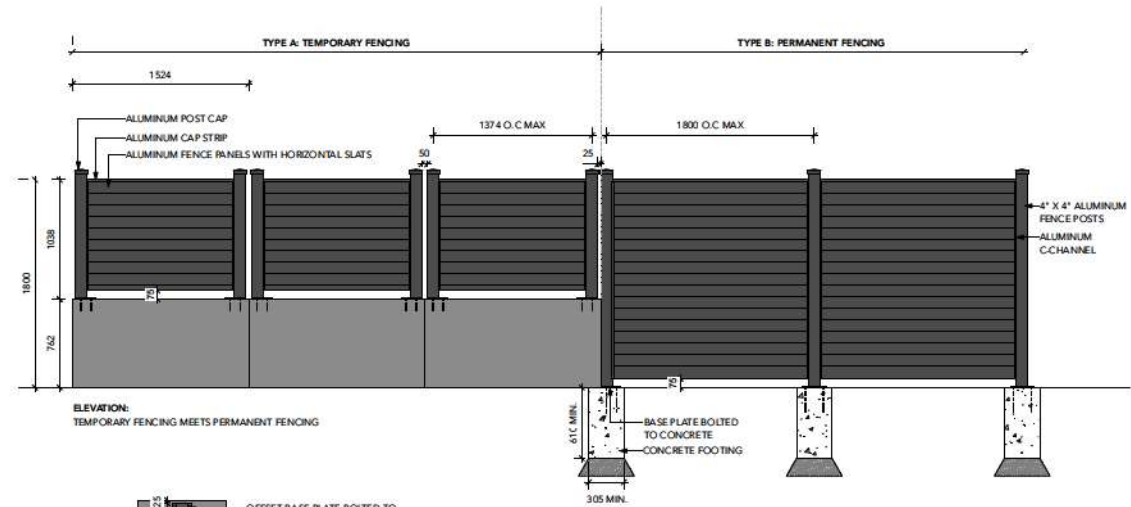
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- NOTE:**
1. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
 2. ALL METAL COMPONENTS TO BE ALUMINUM WITH POWDER COAT FINISH, COLOUR TBD.
 3. PROVIDE ISOLATION MATERIAL FOR FASTENERS TO AVOID ELECTROLYSIS.

1 CANTILEVERED GATE OVER SROW
Scale: 1:20



- 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



FENCING PRECEDENT - HORIZONTAL SLATS

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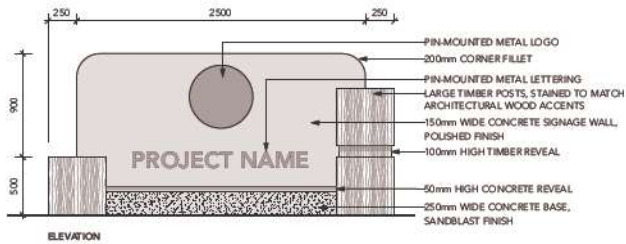
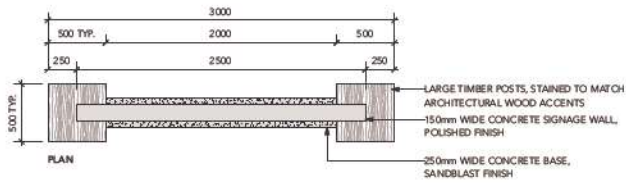
DETAILS - FENCING

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NOTES:

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2. METAL LOGO AND LETTERING DESIGN TBC.
3. SIGN REINFORCING AND FOOTINGS TO BE REVIEWED AND DESIGNED BY STRUCTURAL.

1 PROJECT ENTRY SIGNAGE

Scale: 1:20

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