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# LANGLEY LIONS MANOR

for Terra Housing

Civic Address: #5450 - 5470 203 ST, LANGLEY
#20355-20385 54 AVE, LANGLEY
#5421 204 ST, LANGLEY

Legal Address: LOT 172 PLAN NWP50923 DISTRICT LOT 36 LAND DISTRICT 2 LAND DISTRICT 36 EXCEPT PLAN BCP21385 PID: 004-219-775

**CONSULTANT TEAM**

| | |
|---|---|
| OWNER: | Langley Lions Housing Society |
| ARCHITECT: | dys architecture |
| LANDSCAPE: | eta landscape architecture |

**DRAWING LIST**


| | |
|---|---|
| L0.0 | Cover Page |
| L0.1 | Landscape Notes and Schedules |
| L0.2 | Circulation Plan |
| L0.3 | Programming Plan |
| L0.4 | Plant Pallette |
| L0.5 | Bird-Friendly Strategy |
| L0.6 | Precedent Images |
| L0.7 | Precedent Images |
| L1.0 | Tree Management Plan |
| L3.1 | Site Plan Phase 1 |
| L3.2 | Materials Plan |
| L3.3 | Lighting Plan |
| L4.0 | Grading and Drainage Plan |
| L5.0 | Planting Plan |
| L6.0 | Soil Depth Plan |
| L7.0 | Irrigated Areas Plan |
| L8.0 | Landscape Sections |
| L9.0 | Softscape Details |
| L10.0 | Hardscape Details |
| L11.1 | Site Furnishings Details |
| L11.2 | Site Furnishings Details |
| L11.3 | Site Furnishings Details |


| No. | Date | Revision Notes |
|---|---|---|

| No. | Date | Issue Notes |
|---|---|---|
| A | 2013 11 15 | Rezoning for Development DP Phase 1 |

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Project
**Langley Lions Manor**
**Rezoning for Master Plan/ DP Phase 1**
5450-5470 203 St
Langley BC

Drawing Title
**Cover Sheet**

Project Manager | Project 21624
Drawn By | Scale
Reviewed By | Drawing No. L0
Date (DD/MM/YR) | of Total Sheets
Plot Date

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL BE FREE FROM SUBSOIL, WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION CANADIAN LANDSCAPE STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS. LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (IL IN TABLE T 6.3.5.1 OF THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARDS. IT SHALL POSSESS THE FOLLOWING QUALITIES.

TEXTURE-
*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm), 0-1%
*ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm), 0-5%
*SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm), 50-70%
*SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm), 18-25%
*CLAY (SMALLER THAN 0.002mm), 5-20%
*CLAY AND SILT COMBINED, MAXIMUM 25%

ORGANIC CONTENT 3-10%

Acidity (pH). 6.0-7.0

DRAINAGE. PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION CANADIAN LANDSCAPE STANDARDS.

| | Over prepared subgrade where the subsoil drains rapidly | Over structures or where the subsoil drains poorly |
|---|---|---|
| TREES (10m3 PER TREE) | 610 MM (24") | 750 MM (30") |
| LARGE SHRUBS | 610 MM (24") | 610 MM (24") |
| GROUNDCOVERS | 300 MM (12") | 225 MM (9") |
| LAWN-IRRIGATED | 150 MM (6") | 150 MM (6") |
| LAWN-NOT IRRIGATED | 150MM (6") | 225 MM (9") |

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 50MM (2") MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARDS CURRENT EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

BIRD FRIENDLY PLANTING
PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE BEEN SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS GROUPED IN NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND GROUNDCOVERS, MIMICKING THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS. THESE LAYERS WILL BE VARIED WITH A DIVERSITY OF TEXTURES AND DENSITIES THAT ATTRACTS AND PROTECTS MANY BIRD SPECIES. SPECIFIC LOCAL AND NON-INVASIVE PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR ABILITY TO PROVIDE YEAR-ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING OPPORTUNITIES.

**LIGHTING LEGEND**

| | |
|---|---|
| S/W | STEP LIGHT |
| | BOLLARD LIGHT |
| | DOWN LIGHT |

**GRADING LEGEND**

| | |
|---|---|
| TW 0.00m | TW - TOP OF WALL |
| BW 0.00m | BW - BOTTOM OF WALL |
| TS 0.00m | TS - TOP OF STEP |
| BS 0.00m | BS - BOTTOM OF STEP |
| FG 0.00m | FG - FINAL GRADE |
| IG 0.00m | IG - INTERPOLATED GRADE |
| BG 0.00m | BG - BUILDING GRADE |
| TSL 0.00m | TSL - TOP OF SLAB |

**IRRIGATION LEGEND**

| | |
|---|---|
| | AREA TO BE IRRIGATED |
| HB | HOSEBIB |
| IS | IRRIGATION STUB-OUT |

Note:
Refer to canadian landscape standards, typ.

**GROWING MEDIUM LEGEND**

| | |
|---|---|
| | 230 MM (9") SOIL DEPTH |
| | 300 MM (12") SOIL DEPTH |
| | 610 MM (24") SOIL DEPTH |
| | 900 MM (36") SOIL DEPTH |

**PLANT LIST**

| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES | ATTRIBUTES |
|---|---|---|---|---|---|---|---|
| **TREES** | | | | | | | |
| Ac | 4 | Acer circinatum | vine maple | as shown | 15' full height | full, bushy plants | |
| Bn | 5 | Betulus nigra 'Heritage' | river birch | as shown | 3- 4m specimen/ B&B | low branching/ vary heig | |
| Di | 4 | Davidia involucrata | dove tree | as shown | 7cm cal/ B&B | 2m standard/ full crown/ | |
| **SHRUBS / GROUNDCOVERS / PERENNIALS** | | | | | | | |
| Agw | 189 | Azalea Grant's Pleasant White | Grant's White Evergreen azal | 0.6096 | #2 cont. | full/ bushy plants | E, B |
| auc | 8 | Arbutus unedo compacta | strawberry madrone | 1.0668 | 1mx 1m B&B | full/ bushy plants | E, B, P, Ed, W |
| Cos | 110 | Cornus sericea | red osier dogwood | 0.9144 | #3 cont. | full/ bushy plants | |
| Caas | 29 | Camellia sasanqua | camellia | 1.2192 | #5 cont. | full/ bushy plants | E, W |
| Caf | 37 | Cornus sericea 'Flaviramea' | yellow twig dogwood | 0.9144 | #3 cont. | full, bushy plants | |
| Csp | 8 | Corylopsis spicata | winter hazel | 1.2192 | #7 cont. | full/ bushy plants | |
| Clh | 36 | Ceanothus thyrsiflorus | California lilac | 1.0668 | #5 cont. | full/ bushy plants | E |
| Do | 20 | Daphne odora | Fragrant Daphne | 0.9144 | #2 cont. | full/ bushy plants | E, W |
| Ee | 7 | Elaagnus x ebbingei 'Gift Edge' | variegated hybrid elaagnus | 2.5 | #5 cont. | full/ bushy plants | E, W |
| Ff | 32 | Euonymus fortunei | Wintercreeper | 0.35 | #7 cont. | bushy plants | |
| Ecd | 232 | Escallonia Newport compacta | dwarf Escallonia | 0.4572 | #2 cont. | full/ bushy plants | |
| Fg | 35 | Fothergilla gardenii | dwarf fothergilla | 0.762 | #2 cont. | full/ bushy plants | |
| Hm | 8 | Hydrangea macrophylla | big leaf hydrangea | 1.8288 | #3 cont. | full/ bushy plants | |
| Hp | 23 | Hydrangea paniculata 'Baby lace' | Baby Lace Hydrangea | 0.9144 | #3 cont. | full/ bushy plants | |
| Hpll | 24 | Hydrangea paniculata 'Little Lime' | Limelight Hardy Hydrangea | 0.9144 | #3 cont. | full/ bushy plants | Tree & Shrub Food |
| Hq | 13 | Hydrangea quercifolia | oakleaf Hydrangea | 1.2192 | #3 cont. | full/ bushy plants | |
| Hs | 8 | Hibiscus syriacus 'Sugar Tip' | rose of sharon | 0.9144 | #2 cont. | full/ bushy plants | |
| Ico | 263 | Ilex crenata compacta | Japanese Holly | 0.4572 | #5 cont. | full/ bushy plants | E, W |
| Maa | 25 | Mahonia aquifolium | tall Oregon grape | 0.6096 | #3 cont. | full/ bushy plants | |
| Mas | 3 | Magnolia stellata 'Summer Snow' | star magnolia | 1.8288 | 1.5m B&B | full, bushy plants | |
| Mn | 37 | Mahonia nervosa | longleaf mahonia | 0.4572 | #1 cont | full/ bushy plants | |
| Mrs | 3 | Magnolia stel. Royal Star | Royal Star Magnolia | 1.2192 | 1.5m | full/bushy | |
| Os | 79 | Osmanea burkwoodii | Fragrant Osmarea | 0.6096 | #5 cont. | full/ bushy plants | E |
| Ol | 7 | Osmanthus fragrans 'Conger Yellow' | conger yellow sweet olive | 1.6764 | #7 cont. | full/ bushy plants | |
| Rra | 65 | Rosa rugosa alba | white rose | 0.9144 | #2 cont. | full/ bushy plants | |
| Rs | 28 | Ribes sanguineum 'King Edward' | flowering currant | 0.9144 | #5 cont | full/ bushy plants | |
| Vva | 6 | Vitis vinifera atropurpurea | Purple Leaf Grape | 0.9144 | #2 cont/ staked | full/ bushy plants | |
| | 0 | | | 0 | | | |
| **LAWN** | | | | | | | |
| | | Non Netted, grown on sand | | | | | |

NOTES:

1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON
3. N - NATIVE ____ E - EVERGREEN ____ B - BIRD FRIENDLY ____ P - POLLINATOR ____ Ed - EDIBLE ____ W - WINTER INTEREST

**SITE FURNISHINGS - PHASE 1**

| ID | REFERENCE | DESCRIPTION | SIZE | MODEL | MANUFACTU | COMMENT | COLOUR | QTY |
|---|---|---|---|---|---|---|---|---|
| 1 | 1A.11.1 | URBAN AG. PLANTER | Varies | - | Custom | Cedar, STK grade | Natural | 18 |
| 2 | 1A.11.2 | PICNIC TABLE | 1778x1688mm | MLPT210-S-W-WCA | Maglin | IPE | Natural | 3 |
| 3 | L11.3 | WOOD ARBOUR | - | - | Custom | - | - | 1 |
| 4 | 2A.11.2 | BENCH | 1850x630mm | ML8400-W | Maglin | Wooden seat, surface mount | Natural | 7 |
| 5 | 2A.11.1 | BIKE RACK | 610x864mm | Urban Staple UB-1000-S | Urban Racks | | Stainless Steel | 10 |
| 6 | 3A.11.2 | COMPOST BIN | 2743x762mm | Kitsilano-Triple Bin | Cedar Creek E | Wood | Natural | 1 |
| 7 | 4A.11.2 | POTTING TABLE | - | - | Custom | - | - | 1 |

**MATERIALS**

| ID | REFERENCE | DESCRIPTION | SIZE | MODEL | MANUFACTU | HIGHLIGHT | COLOUR | QTY |
|---|---|---|---|---|---|---|---|---|
| PAVER A | 3A.10.0 | ABBOTSFORD PAVER | 225X112.5mm | STANDARD | Abbotsford Co | - | Charcoal | - |
| PAVER B | | ASPHALT | - | - | - | - | - | - |
| PAVER C | 1A.10.0 | DECOMPOSED GRANITE | - | - | - | - | - | - |

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.

Revisions

| No. | Date | Revision Notes |
|---|---|---|

Issued

| No. | Date | Issue Notes |
|---|---|---|
| 0 | 2019.11.15 | Rezoning for Masterplan DP Phase 1 |


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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450-5470 203 St
Langley BC

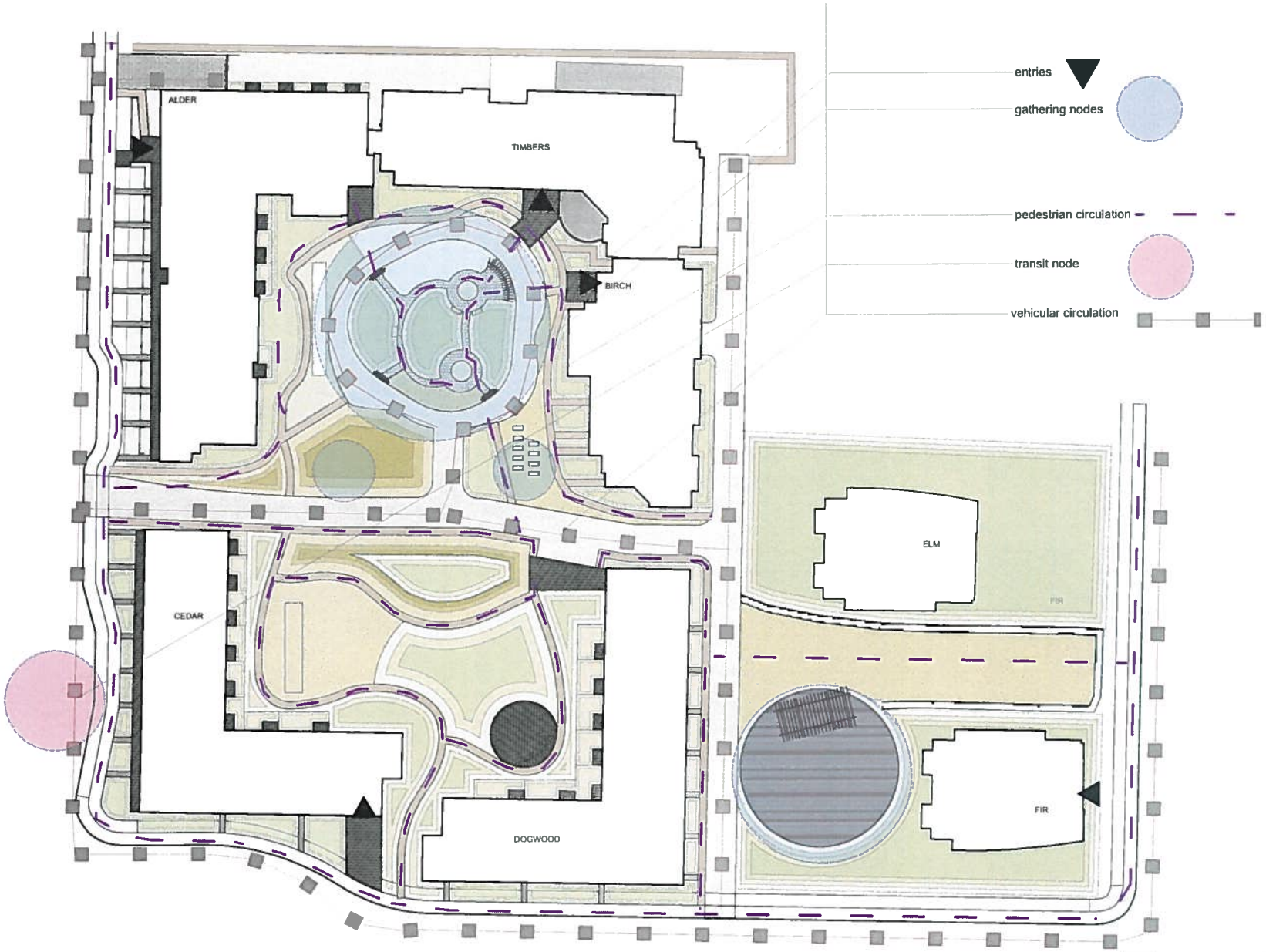
Drawing Title

**Notes and Schedules**

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager | Project ID: 21824 |
| Drawn By: Drawn By | Scale: |
| Reviewed By: Reviewed By | Drawing No. L0.1 |
| Date: 19.11.14 | of Total Sheets |

Plot Date:
19.11.14
21824 Langley Lions Manor DP-RZ.vwx




| No. | Date | Revision Notes |
|---|---|---|

| No. | Date | Issue Notes |
|---|---|---|
| A | 2013 11 15 | Issued for Masterplan DP Phase 1 |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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450 5470 203 St
Langley BC

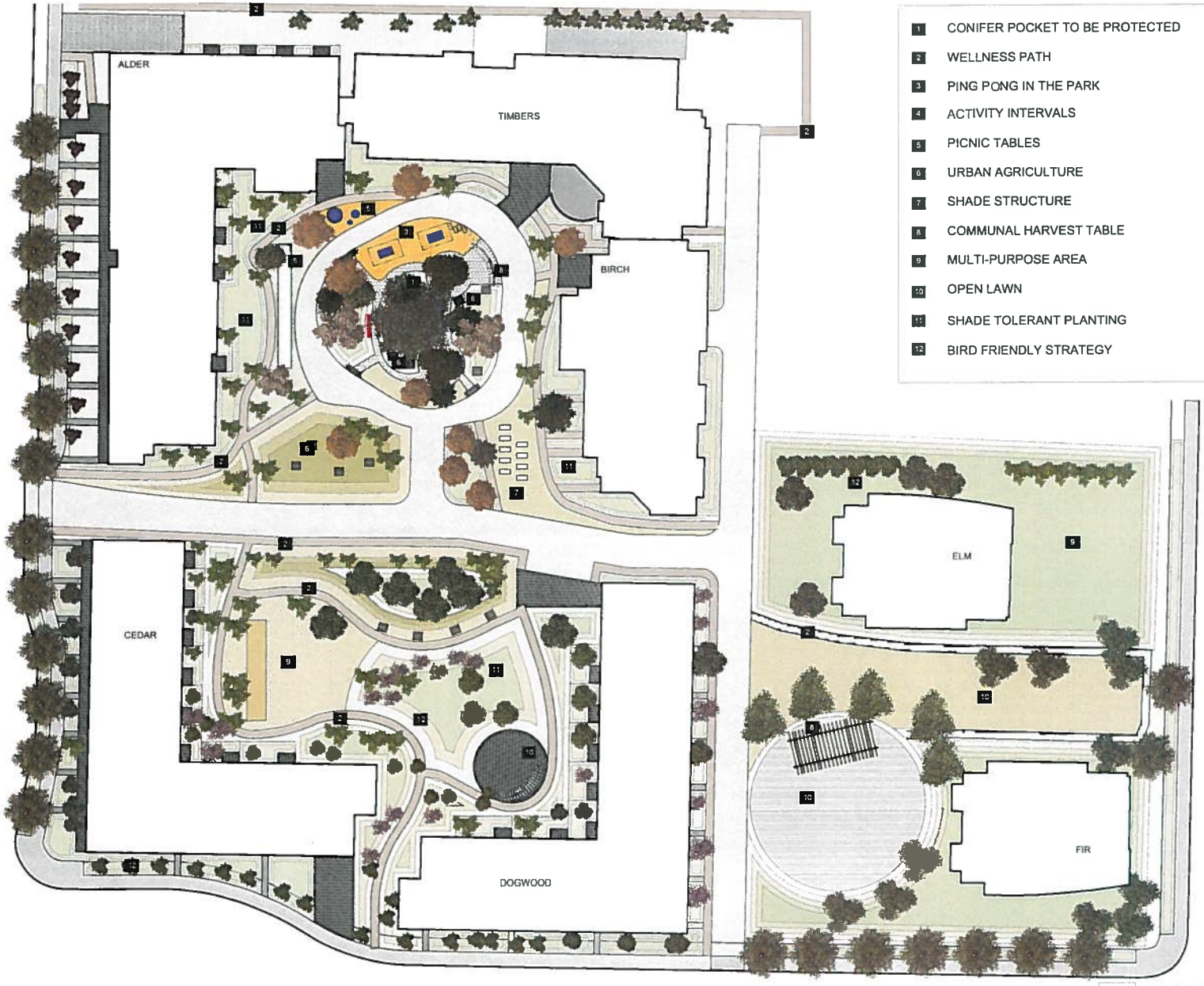
Drawing Title

**CIRCULATION Plan**

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager: Project Manager | Project ID: 11424 |
| Drawn By: Drawn By | Scale: As noted |
| Reviewed By: Reviewed By | Drawing No.: L0.2 |
| Date: DD/MM/YY | of Total Sheets |

Plot Date
12 11 14
J:\1424 Langley Lions Manor DP P2*.dwg




1 CONIFER POCKET TO BE PROTECTED
2 WELLNESS PATH
3 PING PONG IN THE PARK
4 ACTIVITY INTERVALS
5 PICNIC TABLES
6 URBAN AGRICULTURE
7 SHADE STRUCTURE
8 COMMUNAL HARVEST TABLE
9 MULTI-PURPOSE AREA
10 OPEN LAWN
11 SHADE TOLERANT PLANTING
12 BIRD FRIENDLY STRATEGY

| No. | Date | Revision Notes |
|---|---|---|

| No. | Date | Issue Notes |
|---|---|---|
| A | 2013 11 15 | Rezoning for Masterplan DP Phase 1 |

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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450-5470 203 St
Langley BC

Drawing Title

**PROGRAMMING Plan**

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager: Project Manager | Project No: 21624 |
| Drawn By: Drawn By | Scale: As noted |
| Reviewed By: Reviewed By | Drawing No.: L0.3 |
| Date: 00/00/00 | of Total Sheets |

Plot Date
19 11 14
21624 Langley Lions Manor DP R2 rev

## TREES

## SHRUBS AND PERENNIALS

| No. | Date | Revision Notes |
|---|---|---|
| A | 2013 11 15 | Rezoning for Master Plan/DP Phase 1 |

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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450 5470 203 St
Langley BC

Drawing Title

**Plant Pallette**

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager: Project Manager | Project ID: 21624 |
| Drawn By: Drawn By | Scale: as noted |
| Reviewed By: Reviewed By | Drawing No.: L0.4 |
| Date: 13/11/13 | Total Sheets: |

Print Date
13 11 14
21624 Langley Lions Manor DP P2.vwx

# BIRD FRIENDLY STRATEGY

## TREES

## SHRUBS AND PERENIALS

Revision

| No. | Date | Revision Notes |
|---|---|---|

Issue

| No. | Date | Issue Notes |
|---|---|---|
| A | 2019 11 15 | Featured at Re-Development DP Phase 1 |

Professional Seal

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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450-5470 203 St
Langley BC

Drawing Title

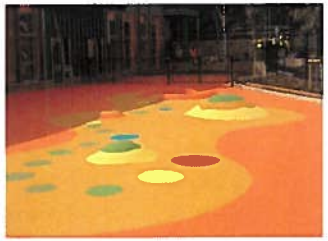
**Bird Friendly Strategy**

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager: Project Manager | Project ID: 219024 |
| Drawn By: Drawn By | Scale: as noted |
| Reviewed By: Reviewed By | Drawing No. L0.5 |
| Date: YYYY/MM/DD | of Total Sheets |

Plot Date
19 11 14
219024 Langley Lions Manor DP PL.vwx

## HARDSCAPE MATERIALS



## SITE FURNISHINGS

## URBAN AGRICULTURE

| No. | Date | Revision Notes |
|---|---|---|

| No. | Date | Issue Notes |
|---|---|---|
| A | 2019 11 15 | Rezoning for Master Plan DP Phase 1 |

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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450-5470 203 St
Langley BC

Drawing Title

**Precedent Images**

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager: Project Manager | Project No.: 21624 |
| Drawn By: Drawn By | Scale: as noted |
| Reviewed By: Reviewed By | Drawing No.: L0.6 of Total Sheets |
| Date: 00/00/0000 | |

Plot Date
19 11 14
21624 Langley Lions Manor DP 01 View

## ACTIVITIES/ GATHERING SPACES

Revisions

| No. | Date | Revisions Notes |
|---|---|---|

Issues

| No. | Date | Issues Notes |
|---|---|---|
| A | 2013 11 15 | Rezoning for Masterplan DP Phase 1 |

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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450-5470 203 St
Langley BC

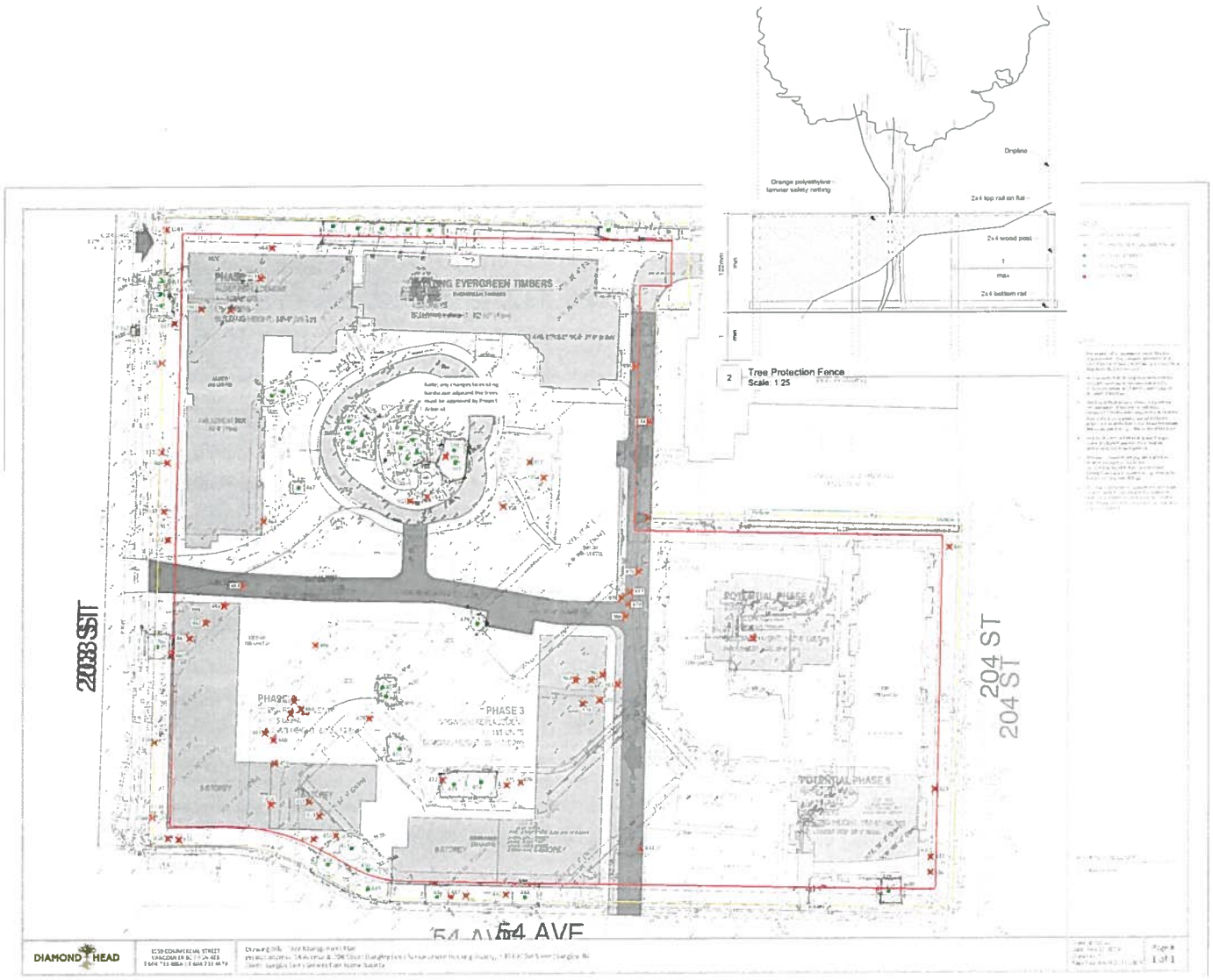
Drawing Title

**Precedent Images**

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager: Margaret Murnaghan | Project No.: 21824 |
| Drawn By: Drawn By | Scale: as noted |
| Reviewed By: Reviewed By | Sheet No.: L0.7 of Total Sheets |
| Date: 13/11/15 | |

Plot Date
13 11 15
21824 Langley Lions Manor DP-R2.vwx




1 ARBORIST TREE MANAGEMENT PLAN
Scale: 1:500




2 Tree Protection Fence
Scale: 1:25

| No. | Date | Revision Notes |
|---|---|---|
| A | 2015 11 15 | Rezoning for Masterplan DP Phase 1 |

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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450-5470 203 St
Langley BC

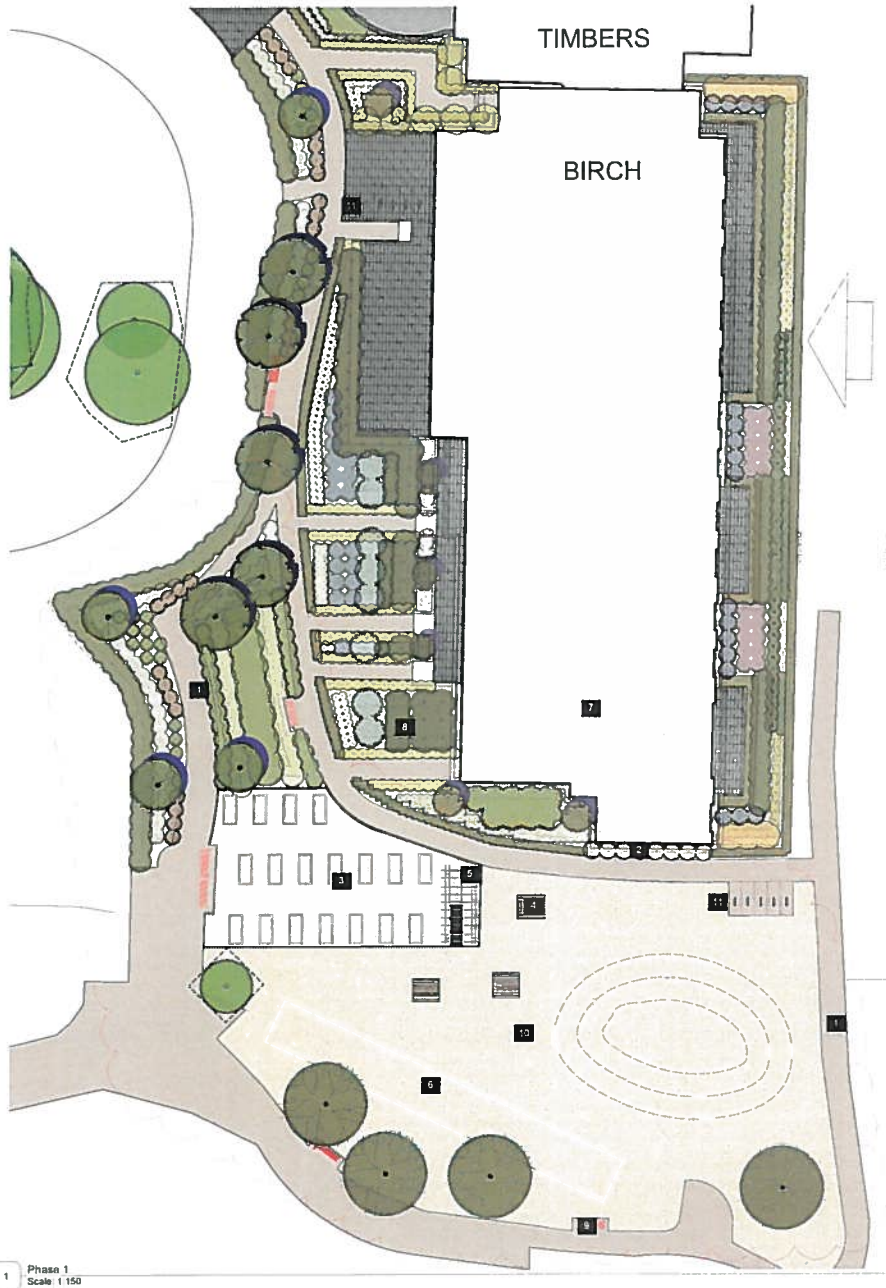
Drawing Title

**Tree Management Plan**

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager: Project Manager | Project ID: 21824 |
| Drawn By: Drawn By | Scale: as noted |
| Reviewed By: Reviewed By | Drawing No. L1.0 |
| Date: 00/00/00 | of Total Sheets |

Print Date
Sep 11 14
21824 Langley Lions Manor DP-R1.vwx




| | |
|---|---|
| 1 | WELLNESS PATH |
| 2 | MOVIE WALL |
| 3 | URBAN AGRICULTURE |
| 4 | PICNIC TABLES |
| 5 | SHADE STRUCTURE |
| 6 | BOCCE COURT |
| 7 | GREEN ROOF FOR STORMWATER MANAGEMENT |
| 8 | BIRD FRIENDLY STRATEGY PLANTING |
| 9 | BENCHES |
| 10 | OPEN LAWN |
| 11 | BIKE RACKS |

0 5 10 15 m

1 Phase 1
Scale: 1:150

| No. | Date | Revision Notes |
|---|---|---|

| No. | Date | Issue Notes |
|---|---|---|
| A | 2013 11 15 | Rezoning for Masterplan DP Phase 1 |

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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450-5470 203 St
Langley BC

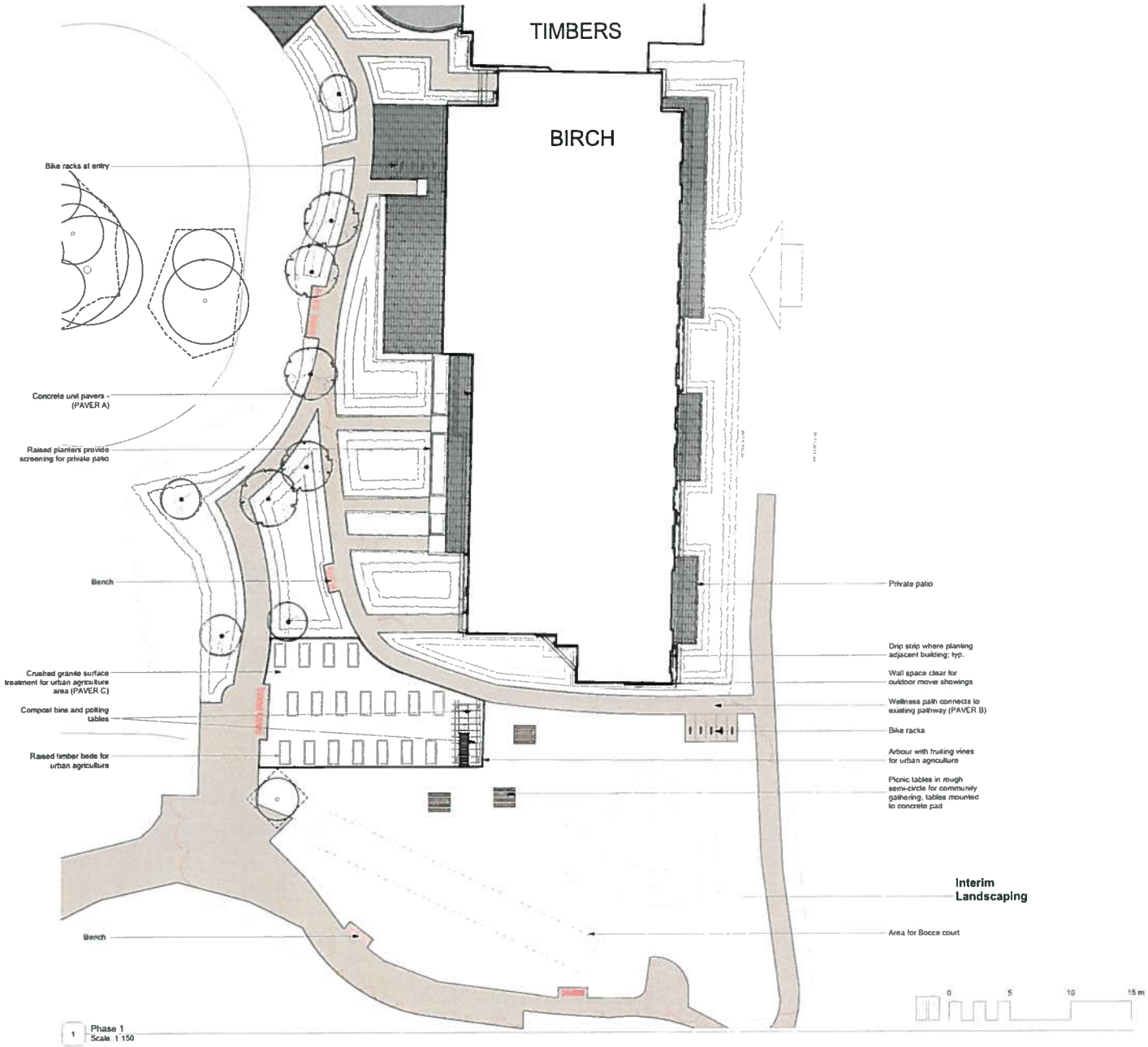
Drawing Title

**Site Plan - Phase 1**

Logo
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager: Project Manager | Project No.: 21824 |
| Drawn By: Drawn By | Scale: as noted |
| Reviewed By: Reviewed By | Drawing No.: L3.1 |
| Date: dd/mm/yyyy | of Total Sheets |

Plot Date:
12 11 14
21824 Langley Lions Manor DP Ph2.vwx




1 Phase 1
Scale: 1:150

| Revision | | |
|---|---|---|
| No. | Date | Revision Notes |

| Issue | | |
|---|---|---|
| No. | Date | Issue Notes |
| A | 2013 11 15 | Issued for Discussion DP 11-part 1 |

Preliminary Issue

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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450-5470 203 St
Langley BC

Drawing Title

**Materials Plan**

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager: Project Manager | Project ID: 21824 |
| Drawn By: Drawn By | Scale: As noted |
| Reviewed By: Reviewed By | Drawing No.: L3.2 |
| Date: 13/11/13 | of Total Sheets |

Plot Date:
13 11 14
21824 Langley Lions Manor DP-P1.vwx

1 Phase 1
Scale: 1:150

| No. | Date | Revisions Notes |
|---|---|---|

| No. | Date | Issue Notes |
|---|---|---|
| A | 2013.11.15 | Issuing to Municipal DP Phase 1 |

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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450-5470 203 St
Langley BC

Drawing Title

**Lighting Plan**

Client
Client Address line 1
Client Address line 2
Client Address line 3

| | |
|---|---|
| Project Manager: Project Manager | Project ID: 21824 |
| Drawn By: Drawn By | Scale: as noted |
| Reviewed By: Reviewed By | Drawing No. L3.3 |
| Date: 12.11.14 | of Total Sheets |

Plot Date
12.11.14
21824 Langley Lions Manor 18*36" vers

1 Phase 1
Scale 1:150

| Revision No. | Date | Revision Notes |
|---|---|---|

| Issue No. | Date | Issue Notes |
|---|---|---|
| A | 2013.11.15 | Rezoning for Master Plan (R) Phase 1 |

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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450-5470 203 St
Langley BC

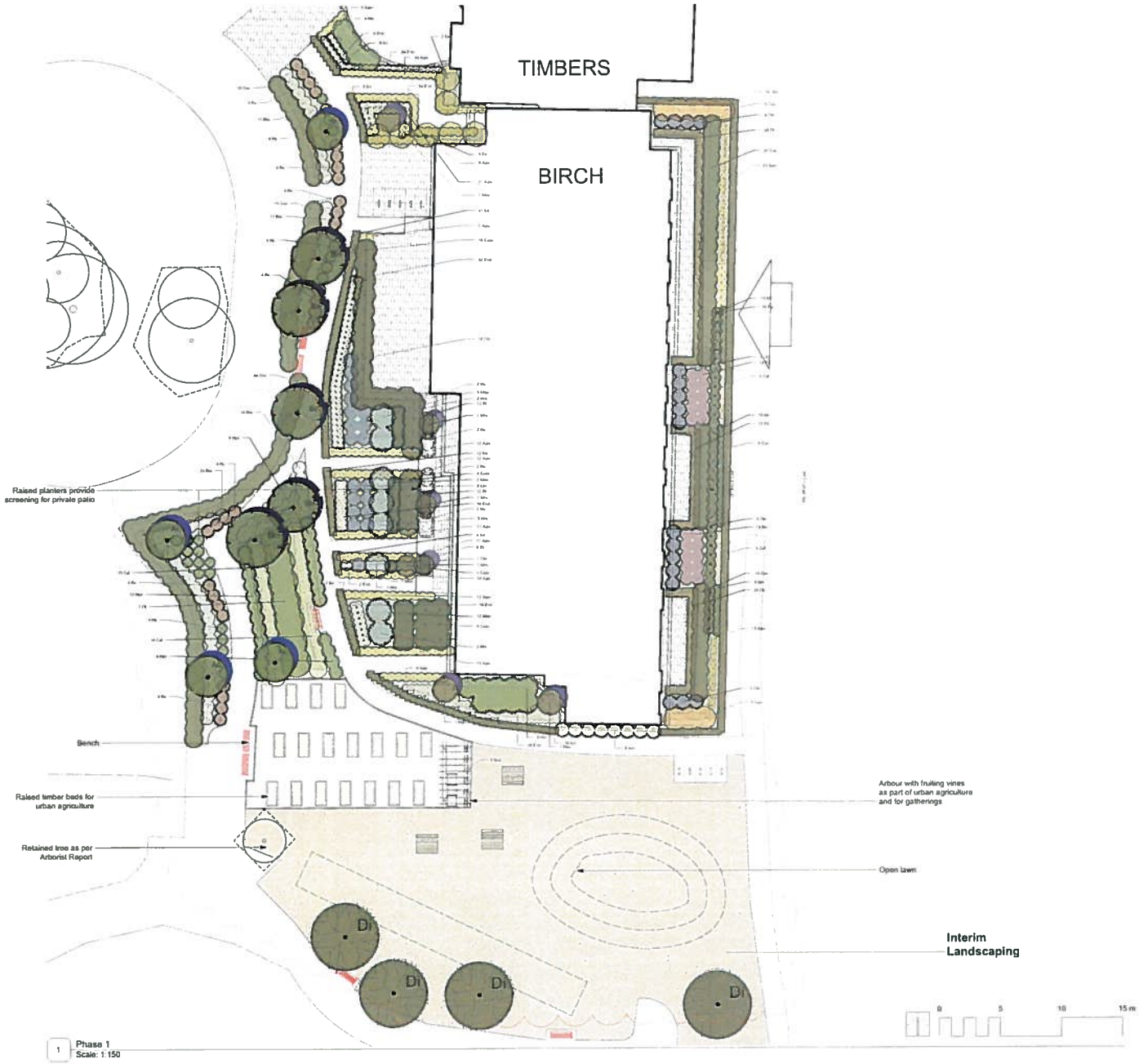
Drawing Title

**Grading and Drainage Plan**

Logo
Logo Address line 1
Logo Address line 2
Logo Address line 3

| | |
|---|---|
| Project Manager: Project Manager | Project ID: 21624 |
| Drawn By: Drawn By | Scale: as noted |
| Reviewed By: Reviewed By | Drawing No.: L4.0 |
| Date: 13/13/13/13 | Total Sheets: |

Plot Date
13 11 14
21624 Langley Lions Manor 18*12" rev




| No. | Date | Revision Notes |
|---|---|---|

| No. | Date | Issue Notes |
|---|---|---|
| A | 2013 11 15 | Rezoning for Master Plan DP Phase 1 |

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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450-5470 203 St
Langley BC

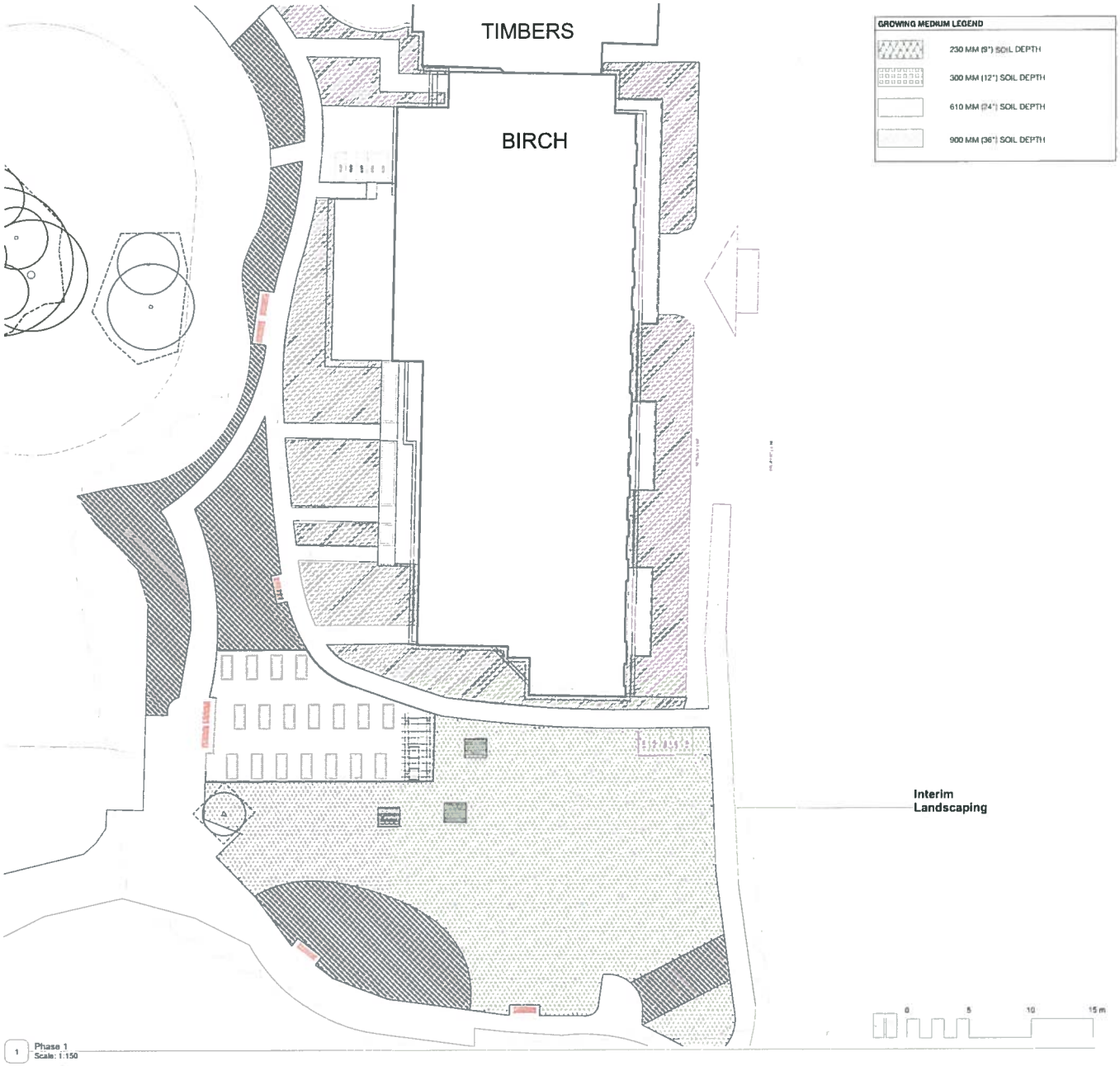
Drawing Title

**Planting Plan**

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager: Project Manager | Project No.: 21824 |
| Drawn By: Drawn By | Scale: as noted |
| Reviewed By: Reviewed By | Drawing No.: L5.0 |
| Date: DD/MM/YYYY | of Total Sheets |

Plot Date
12 11 14
21824 Langley Lions Manor DP PZ.vwx




**GROWING MEDIUM LEGEND**

- 230 MM (9") SOIL DEPTH
- 300 MM (12") SOIL DEPTH
- 610 MM (24") SOIL DEPTH
- 900 MM (36") SOIL DEPTH

| Revisions | | |
|---|---|---|
| No. | Date | Revision Notes |

| Issued | | |
|---|---|---|
| No. | Date | Issue Notes |
| A | 2012 11 15 | Rezoning for Master Plan DP Phase 1 |

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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450-5470 203 St
Langley BC

Drawing Title

**Soil Depth Plan**

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager: Project Manager | Project No.: 216074 |
| Drawn By: Drawn By | Scale: as noted |
| Reviewed By: Reviewed By | Drawing No.: L6.0 |
| Date: DD/MM/YYYY | of Total Sheets |

Plot Date
12 11 14
216074 Langley Lions Manor 12-11-14.vwx

1 Phase 1
Scale: 1:150

**IRRIGATION LEGEND**

| | |
|---|---|
| | AREA TO BE IRRIGATED |
| HB | HOSEBIB |
| IS | IRRIGATION STUB-OUT |

Note:
Refer to canadian landscape standards, typ.

Issued:

| No. | Date | Revision Notes |
|---|---|---|

Issue

| No. | Date | Issue Notes |
|---|---|---|
| A | 2019 11 15 | Rezoning for Master Plan DP Phase 1 |

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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450-5470 203 St
Langley BC

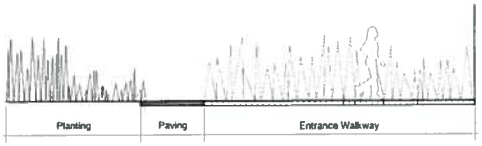
Drawing Title

**Irrigated Areas Plan**

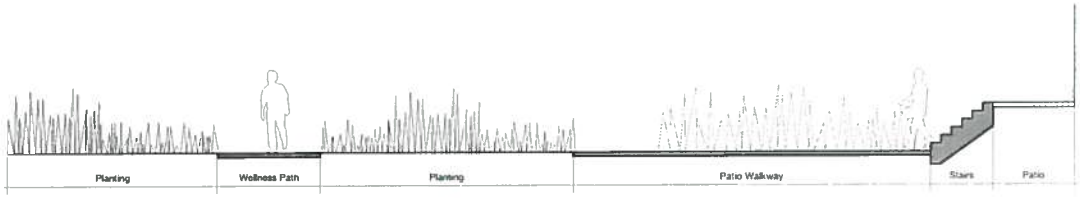
Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager: Project Manager | Project No: 21824 |
| Drawn By: Drawn by | Scale: as noted |
| Reviewed By: Reviewed By | Drawing No: L7.0 |
| Date: YYYY/MM/DD | of Total Sheets |

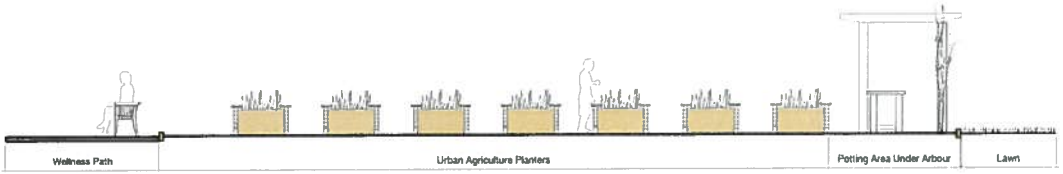
Plot Date
19 11 14
21824 Langley Lions Manor 18-PL2.dwg



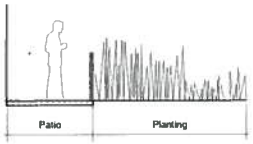

1 Western Building Entrance
Scale: 1:50



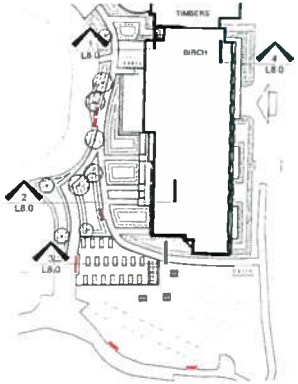

2 Wellness Path and Western Patio Entrance
Scale: 1:50




3 Urban Agriculture Area
Scale: 1:50




4 Eastern Patio
Scale: 1:50




| No. | Date | Revisions Notes |
|---|---|---|

| No. | Date | Issue Notes |
|---|---|---|
| A | 2019.11.15 | Issued at the Municipal DP Phase 1 |

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Project

# Langley Lions Manor

## Rezoning for Master Plan/ DP Phase 1

5450 5470 203 St
Langley BC

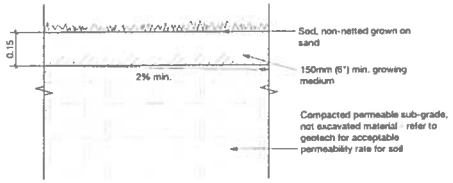
Drawing Title

## Landscape Sections

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

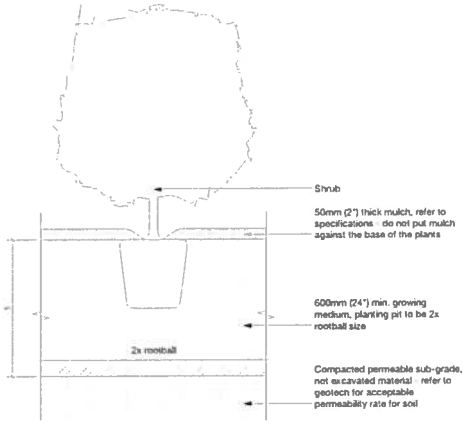
| | |
|---|---|
| Project Manager: Project Manager | Project No.: 21624 |
| Drawn By: Drawn By | Scale: as noted |
| Reviewed By: Reviewed By | Drawing No.: L8.0 |
| Date: 00/00/0000 | of Total Sheets |

Plot Date
19 11 14
21624 Langley Lions Manor DP1V2.vwx

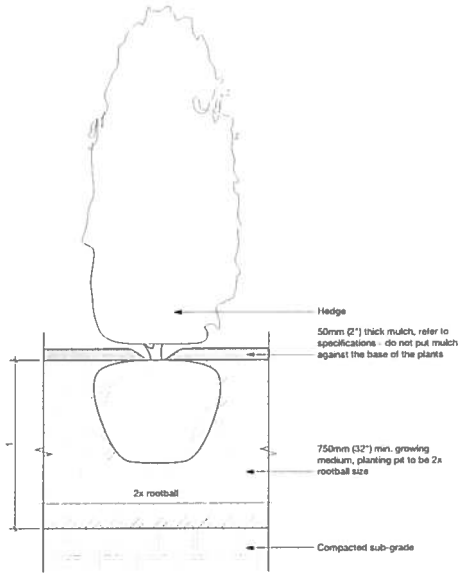



1 DETAIL: Sod at Grade
Scale: 1:10

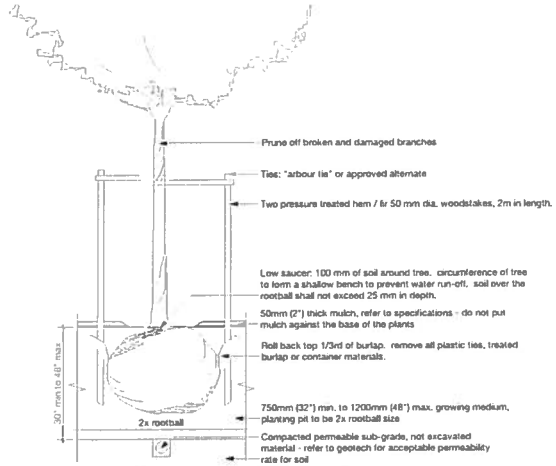
2 DETAIL: Groundcover at Grade
Scale: 1:10




3 DETAIL: Shrubs at Grade
Scale: 1:10

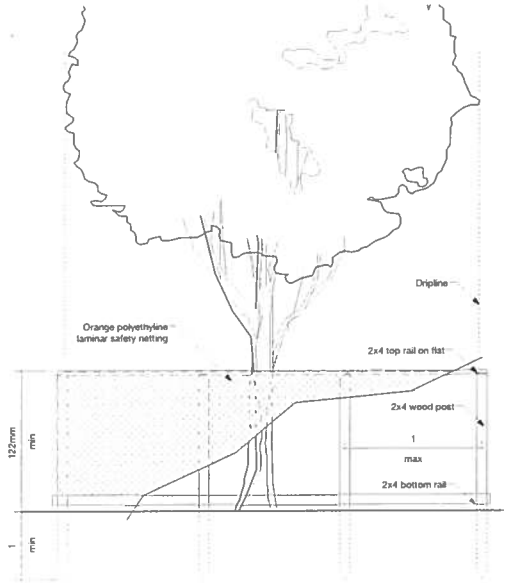



4 DETAIL: Hedge at Grade
Scale: 1:10




Minimum Width Of Tree Pit Shall Be The Rootball Diameter Plus 24"
Tree Wells Shall Be 36" In Depth
Tree Wells In Boulevards Shall Be Connected By A Continuous Soil Trench Of At Least 24"s In Depth

5 DETAIL: Trees at Grade
Scale: 1:20




6 DETAIL: Tree Protection Fence
Scale: 1:20

Issued

| No. | Date | Revision Notes |
|---|---|---|

Issued

| No. | Date | Issue Notes |
|---|---|---|
| A | 2019-11-15 | Rezoning for Modification (DP) Phase 1 |

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Project

## Langley Lions Manor

### Rezoning for Master Plan/ DP Phase 1

5450-5470 203 St
Langley BC

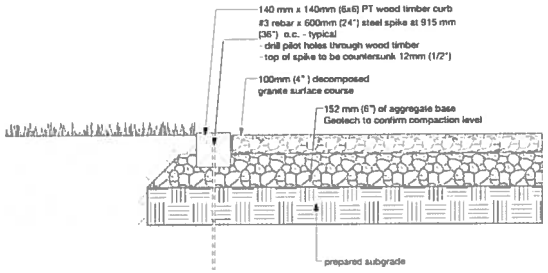
Drawing Title

## Softscape Details

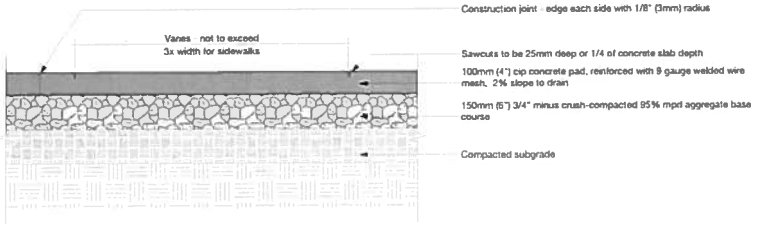
Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager: Project Manager | Project ID: 21824 |
| Drawn by: Drawn By | Scale: as noted |
| Reviewed by: Reviewed By | Drawing No. L9.0 |
| Date: DD/MM/YY | of Total Sheets |

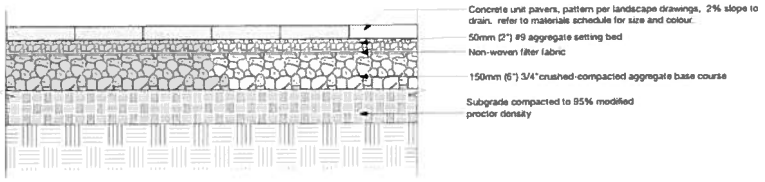
Plot Date
19 11 14
21824 Langley Lions Manor DP-N2.vwx




1 DETAIL: Decomposed Granite Pathway at Grade
Scale: 1:10




2 DETAIL: Pedestrian Concrete at Grade
Scale: 1:10




3 DETAIL: Pedestrian Concrete Unit Pavers at Grade
Scale: 1:10

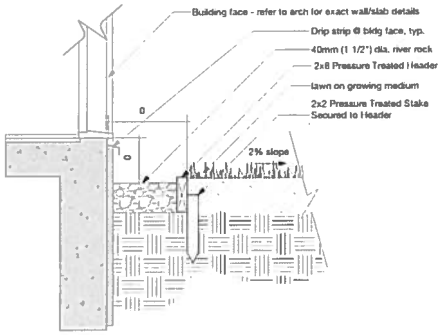
*Standard & Standard II*

**Standard & Standard II**

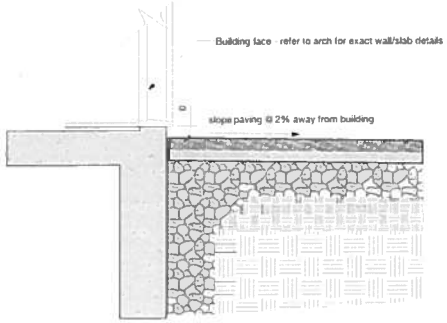
Length: 8-7/8" (225mm)
Width: 4-7/16" (112.5mm)
Area: 3.7 stones /ft2, 40 stones /m2
Thickness: 2-3/8" (60mm), 3-1/8" (80mm)

*Standard II is a special order*

3.1 SPEC: Abbotsford Concrete Pavers
Scale: 1:10




4 DETAIL: Drip Strip at Grade
Scale: 1:10




5 DETAIL: Threshold at Grade
Scale: 1:10

Issued

| No. | Date | Revision Notes |
|---|---|---|

Status

| No. | Date | Issue Notes |
|---|---|---|
| A | 2013 11 15 | Rezoning for Municipal DP Phase 1 |

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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450-5470 203 St
Langley BC

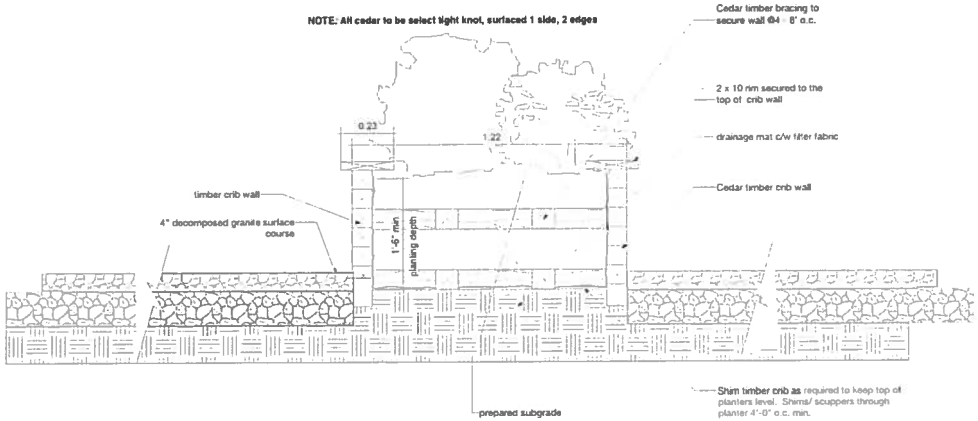
Drawing Title

**Hardscape Details**

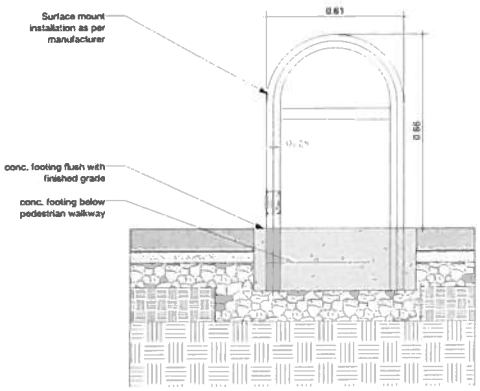
Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager: Project Manager | Project ID: 21824 |
| Drawn By: Drawn By | Scale: as noted |
| Reviewed By: Reviewed By | Drawing No.: L10.0 of Total Sheets |

Plot Date
13 11 14
21824 Langley Lions Manor DP1.vwx



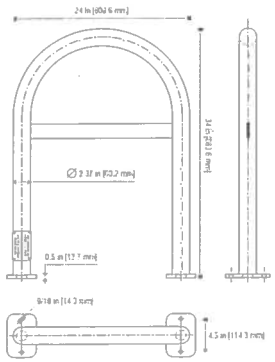

1 DETAIL: Timber Urban Argiculture Planter
Scale: 1:10




2 DETAIL: Bike Rack
Scale: 1:10

## Urban Staple

Model UB-1001-STD




### Specifications

| | |
|---|---|
| **Capacity** | |
| Number of bicycles | 2 |
| Recommended spacing | 48 in [1200 mm] |
| Minimum spacing | 36 in [900 mm] |
| **Weight** | |
| Total weight | 35.00 lbs [15.91 kg] |
| **Materials** | |
| Assembly material | Steel |
| Pipe radius | 2.37 in [60.20 mm] |
| Pipe thickness | 0.15 in [3.81 mm] |
| **Anti-theft feature** | |
| Optional tamper proof security bolts | |
| **Available finishes** | |
| Powder coated (basic and custom colors) | |
| Hot dipped galvanized | |
| Stainless steel | |

URBAN RACKS
INNOVATIVE | BICYCLE PARKING
1-888-717-8851 sales@urbanracks.com
For more product and company information, please visit us at www.urbanracks.com

Revisions

| No. | Date | Revision Notes |
|---|---|---|

Issued

| No. | Date | Issue Notes |
|---|---|---|
| A | 2015.11.19 | Rezoning for Master Plan/ DP Phase 1 |

Preliminary Issue

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Project

# Langley Lions Manor

## Rezoning for Master Plan/ DP Phase 1

5450-5470 203 St
Langley BC

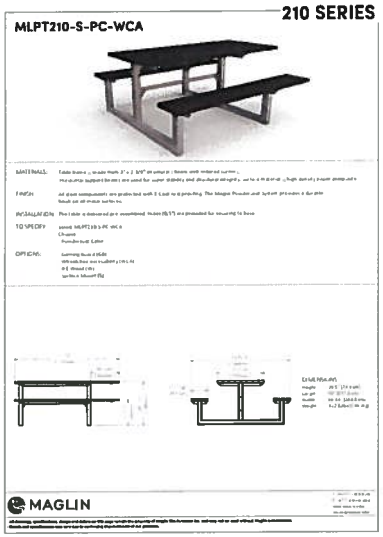
Drawing Title

## Site Furnishings Details

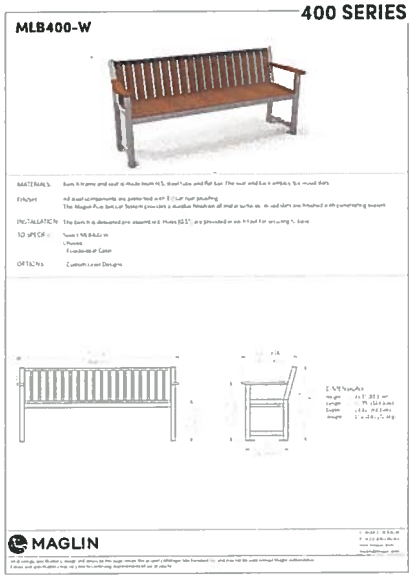
Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager: Project Manager | Project ID: 21824 |
| Drawn By: Drawn By | Scale: as noted |
| Reviewed By: Reviewed By | Drawing No: L11.1 |
| Date: DD/MM/YY | of Total Sheets |

Plot Date:
12.11.14
21824 Langley Lions Manor DP R2.vwx

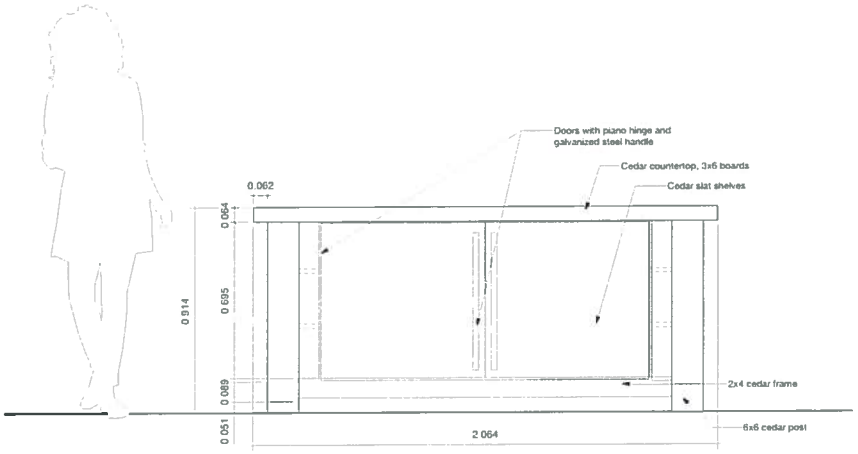



1 DETAIL: Picnic Bench
Scale: 1:10




2 DETAIL: Bench
Scale: 1:10

3 DETAIL: Compost Bins
Scale: 1:10




4 DETAIL: Potting Table and Tool Storage
Scale: 1:10

| No. | Date | Revision Notes |
|---|---|---|

| No. | Date | Issue Notes |
|---|---|---|
| A | 2013.11.15 | Rezoning to Masterplan DP Phase 1 |

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Project

**Langley Lions Manor**

**Rezoning for Master Plan/ DP Phase 1**

5450-5470 203 St
Langley BC

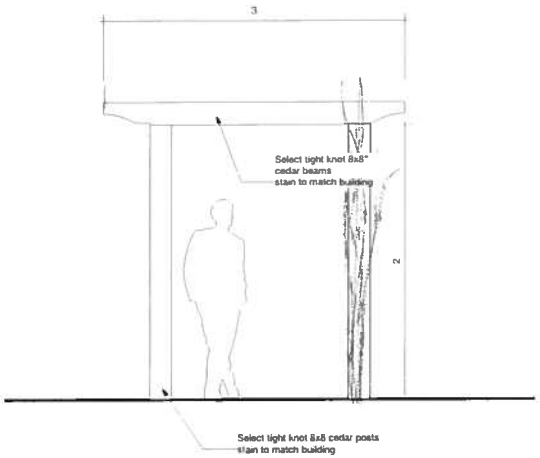
Drawing Title

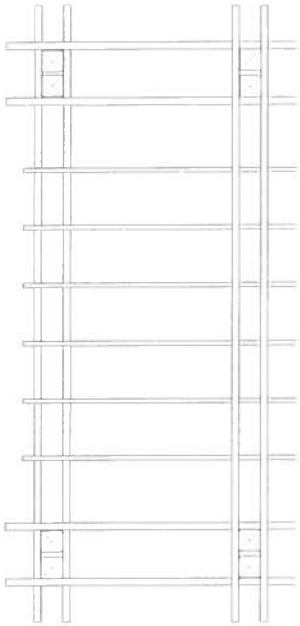
**Site Furnishings Details**

Layer
Layer Address line 1
Layer Address line 2
Layer Address line 3

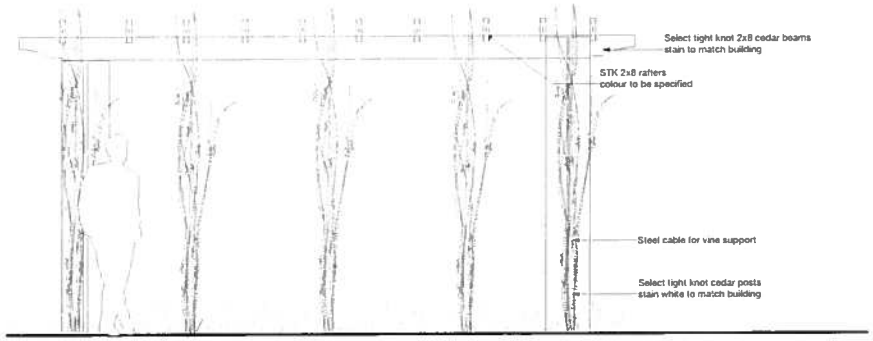
| | |
|---|---|
| Project Manager: Project Manager | Project ID: 21824 |
| Drawn By: Drawn By | Scale: as noted |
| Reviewed By: Reviewed By | Drawing No.: L11.2 of Total Sheets |
| Date: 00/00/00 | |

Plot Date
13.11.14
21824 Langley Lions Manor 18*36" new



1 DETAIL: Wood Arbour - Side View
Scale: 1:20






2 DETAIL: Wood Arbour - Elevation
Scale: 1:20

Revisions

| No. | Date | Revision Notes |
|---|---|---|

Issue

| No. | Date | Issue Notes |
|---|---|---|
| A | 2013 11 15 | Rezoning for Masterplan DP Phase 1 |

Professional Seal

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Project

## Langley Lions Manor

### Rezoning for Master Plan/ DP Phase 1

5450-5470 203 St
Langley BC

Drawing Title

## Site Furnishings Details

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

| | |
|---|---|
| Project Manager | Project No. 21824 |
| Drawn By LB,MeH,TY | Scale as noted |
| Reviewed By Reviewed By | Drawing No. L11.3 |
| Date 00/01/01 | of Total Sheets |

Plot Date
13 11 14
21824 Langley Lions Manor DP P1.pln