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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
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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

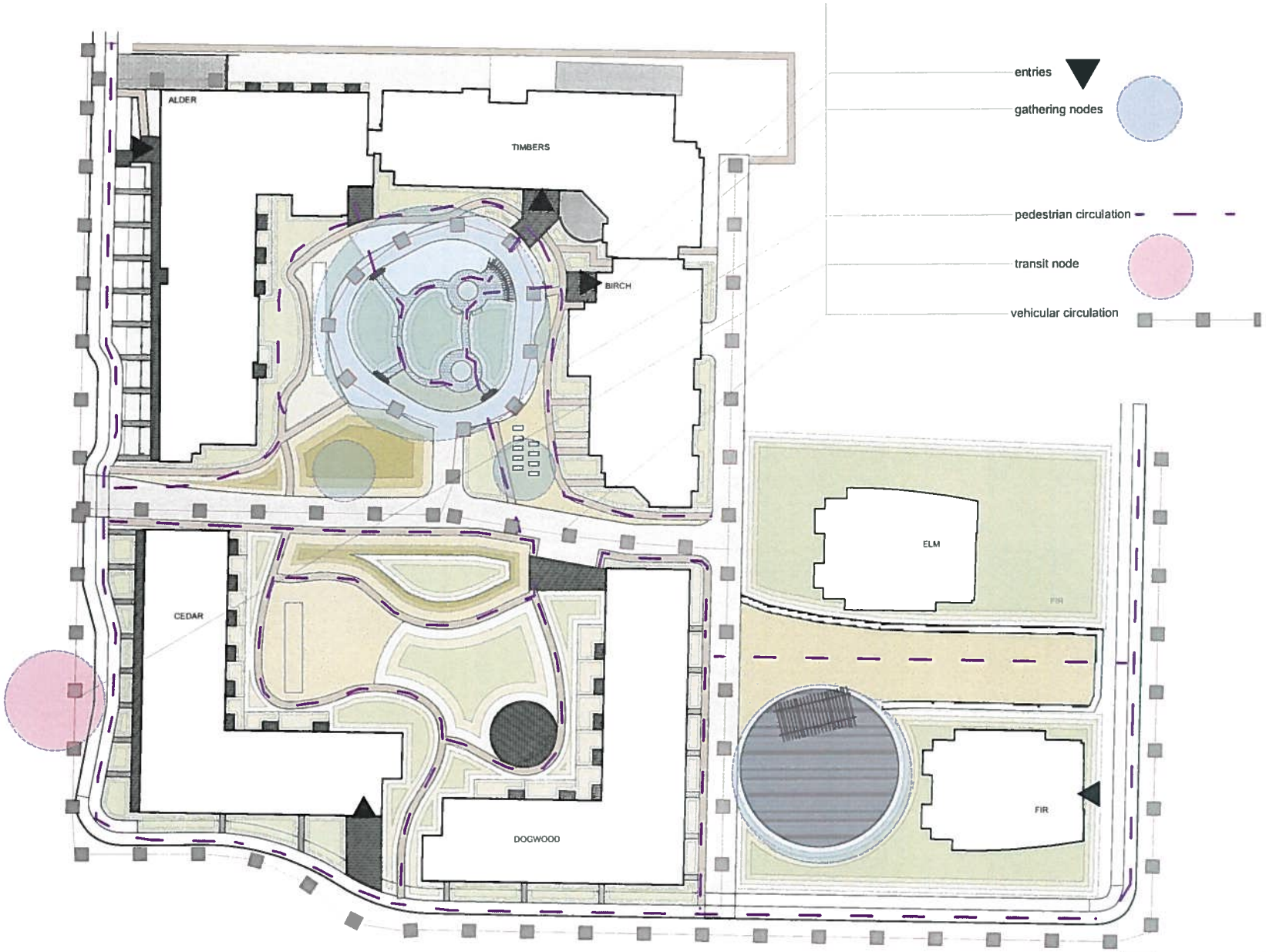
Drawing Title

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
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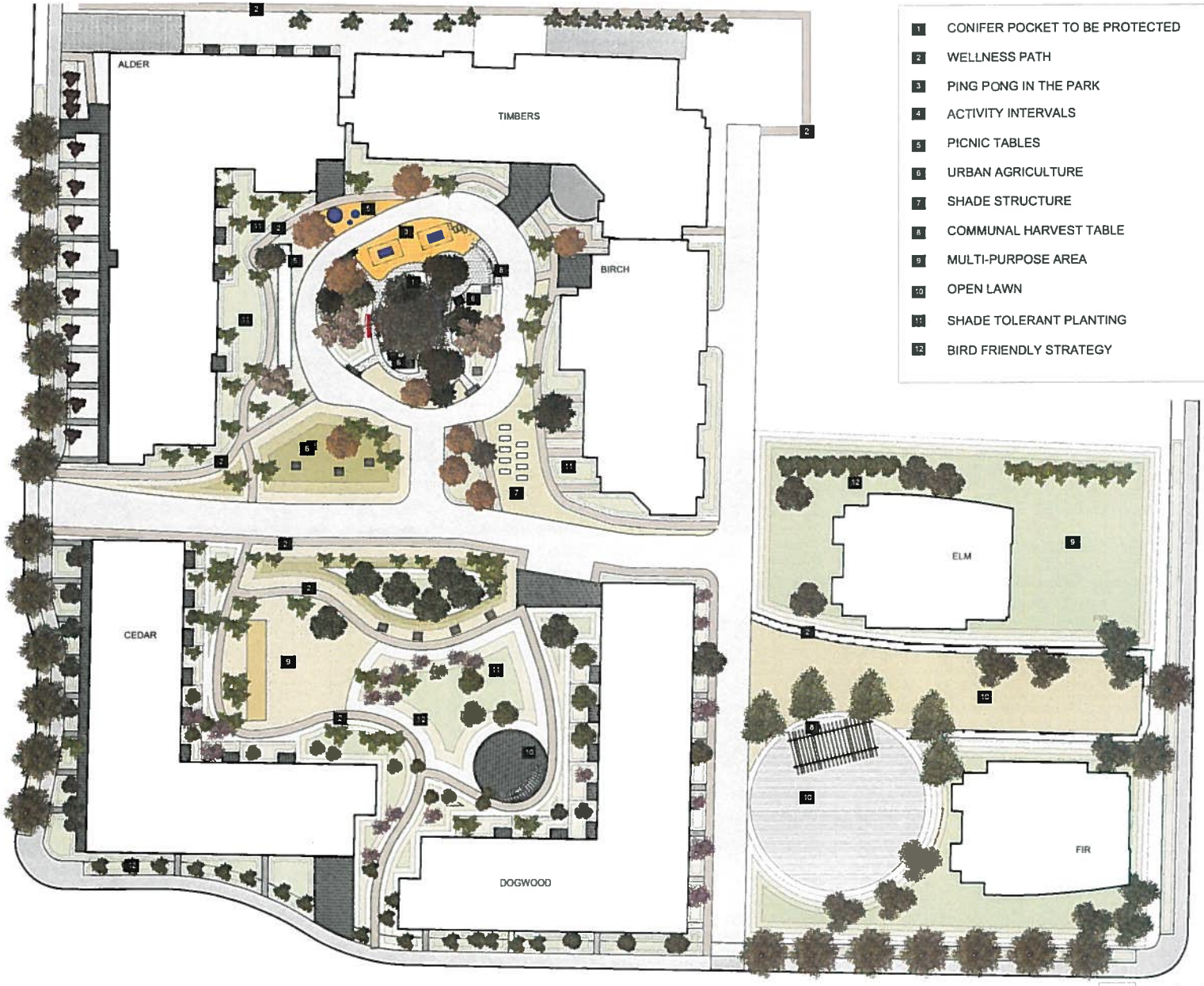

1 CONIFER POCKET TO BE PROTECTED
2 WELLNESS PATH
3 PING PONG IN THE PARK
4 ACTIVITY INTERVALS
5 PICNIC TABLES
6 URBAN AGRICULTURE
7 SHADE STRUCTURE
8 COMMUNAL HARVEST TABLE
9 MULTI-PURPOSE AREA
10 OPEN LAWN
11 SHADE TOLERANT PLANTING
12 BIRD FRIENDLY STRATEGY

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

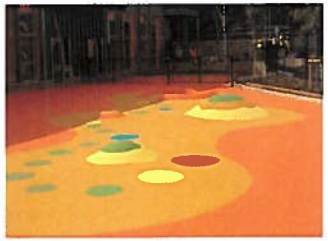
Bird Friendly Strategy

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

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

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

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

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
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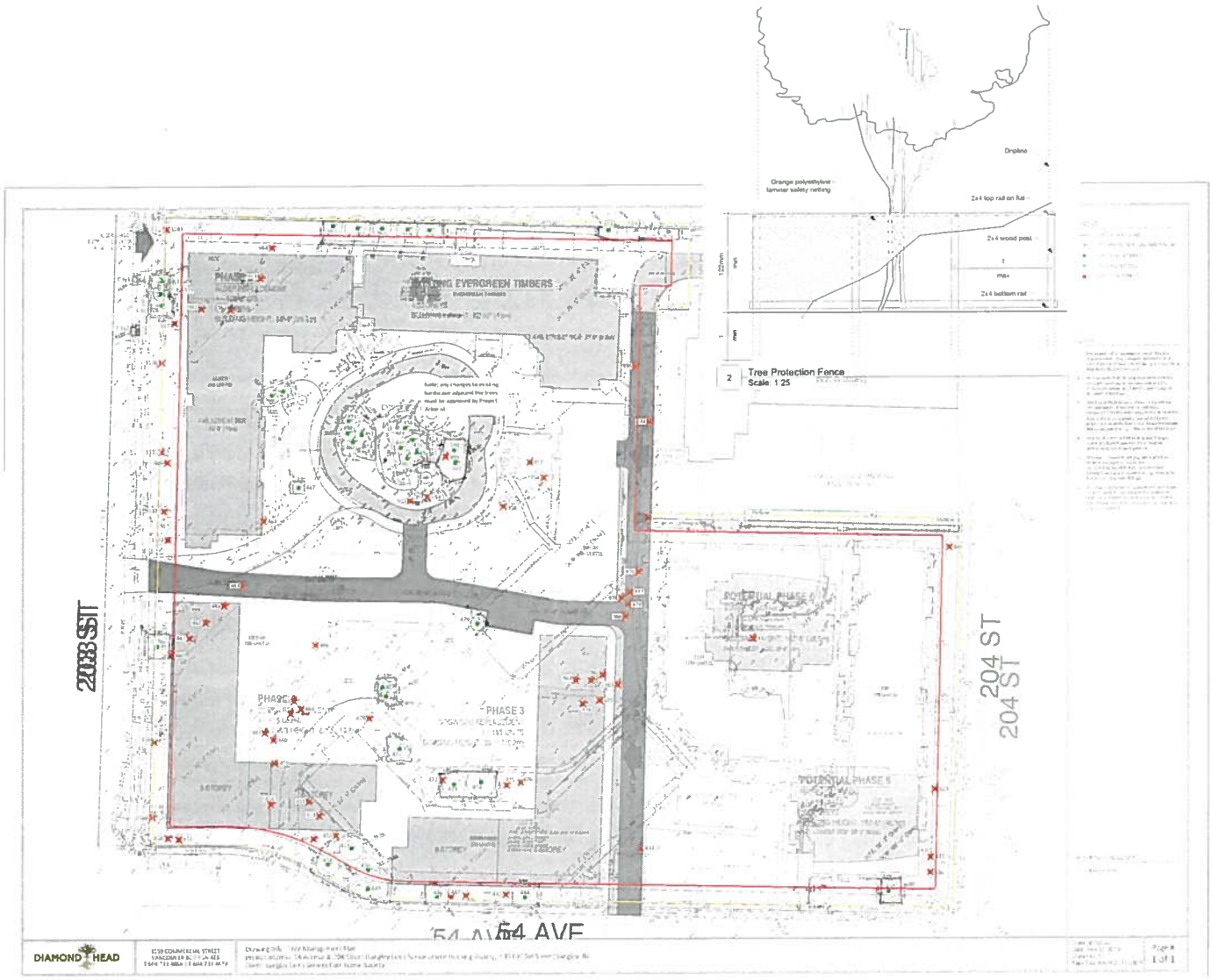

1 ARBORIST TREE MANAGEMENT PLAN
Scale: 1:500

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

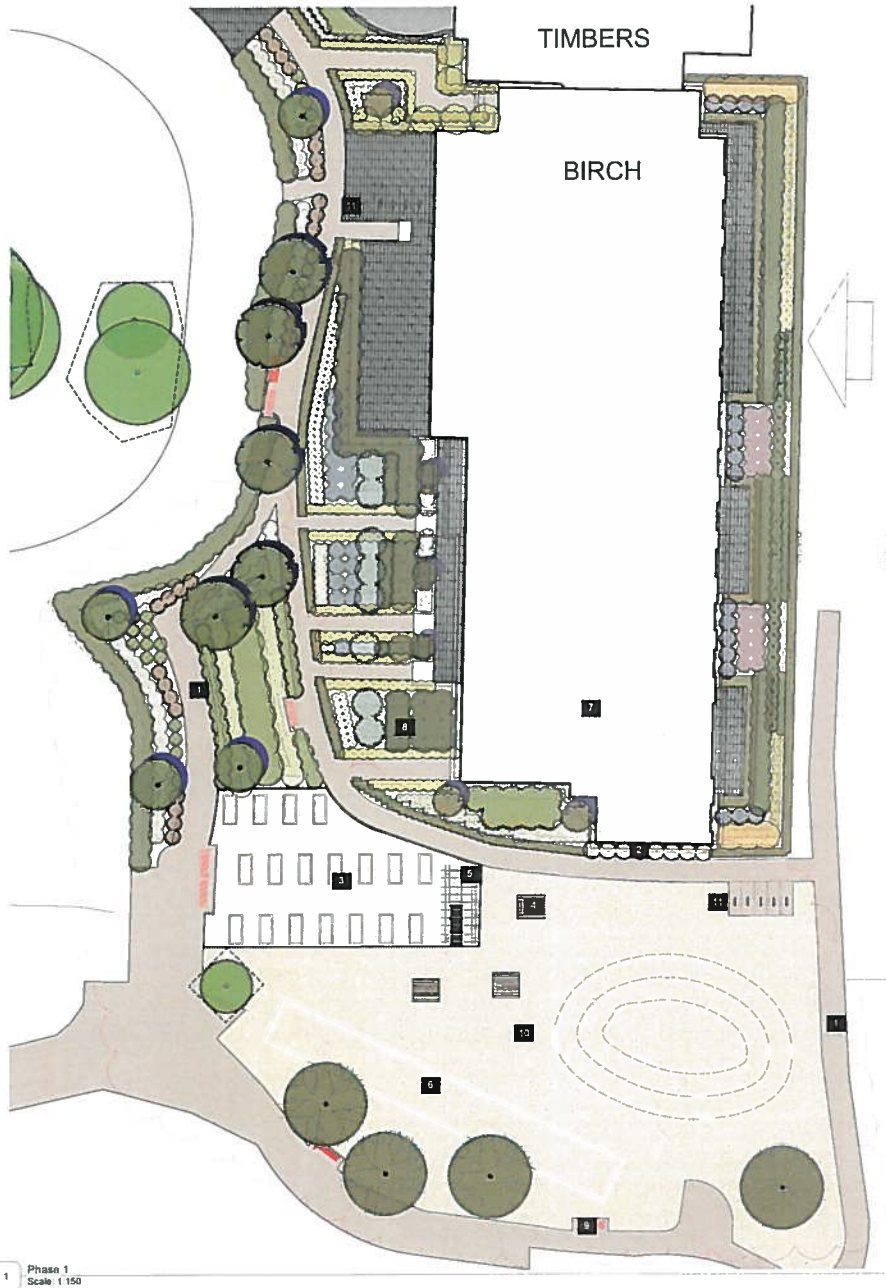
Drawing Title

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

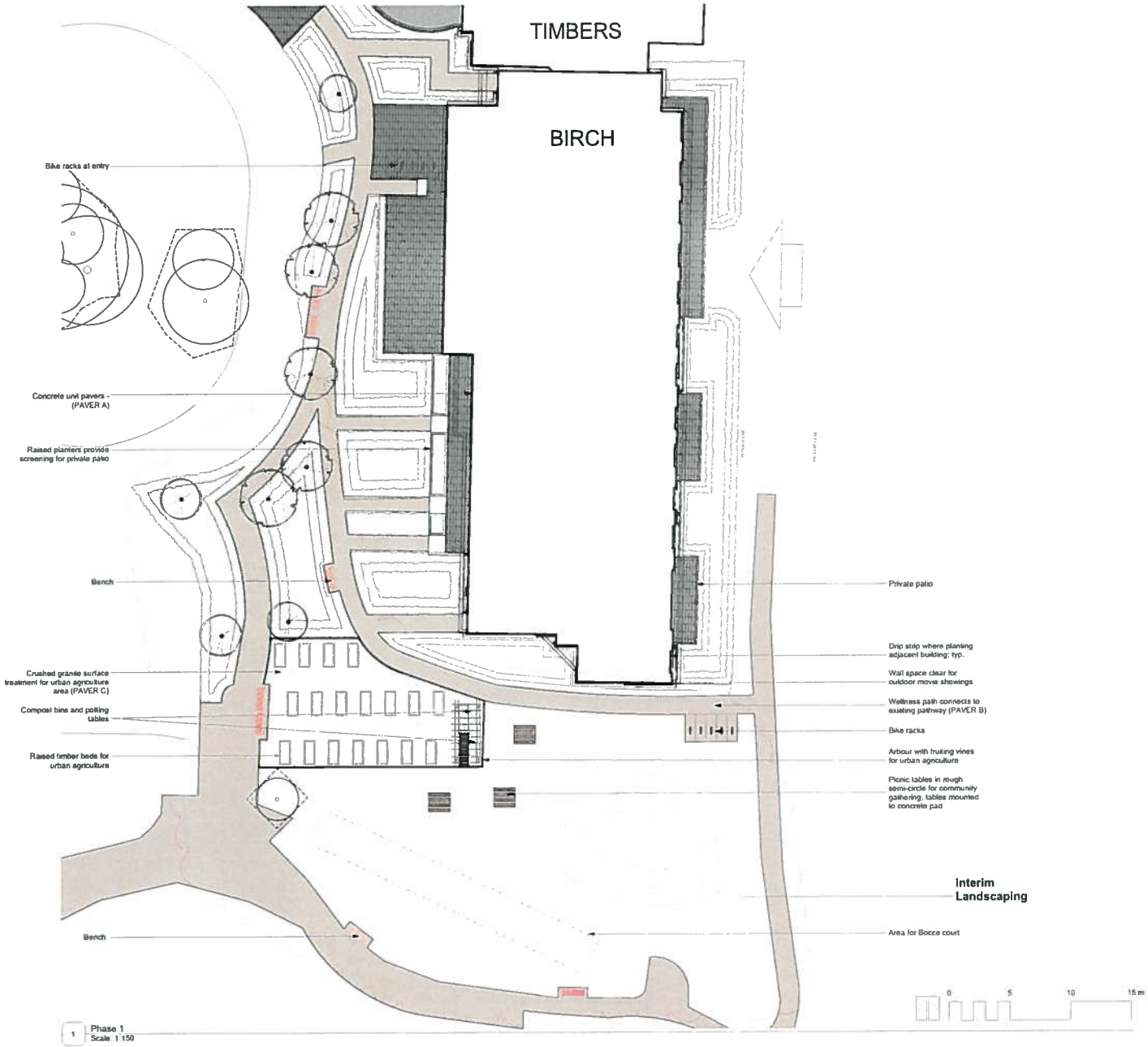
Drawing Title

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

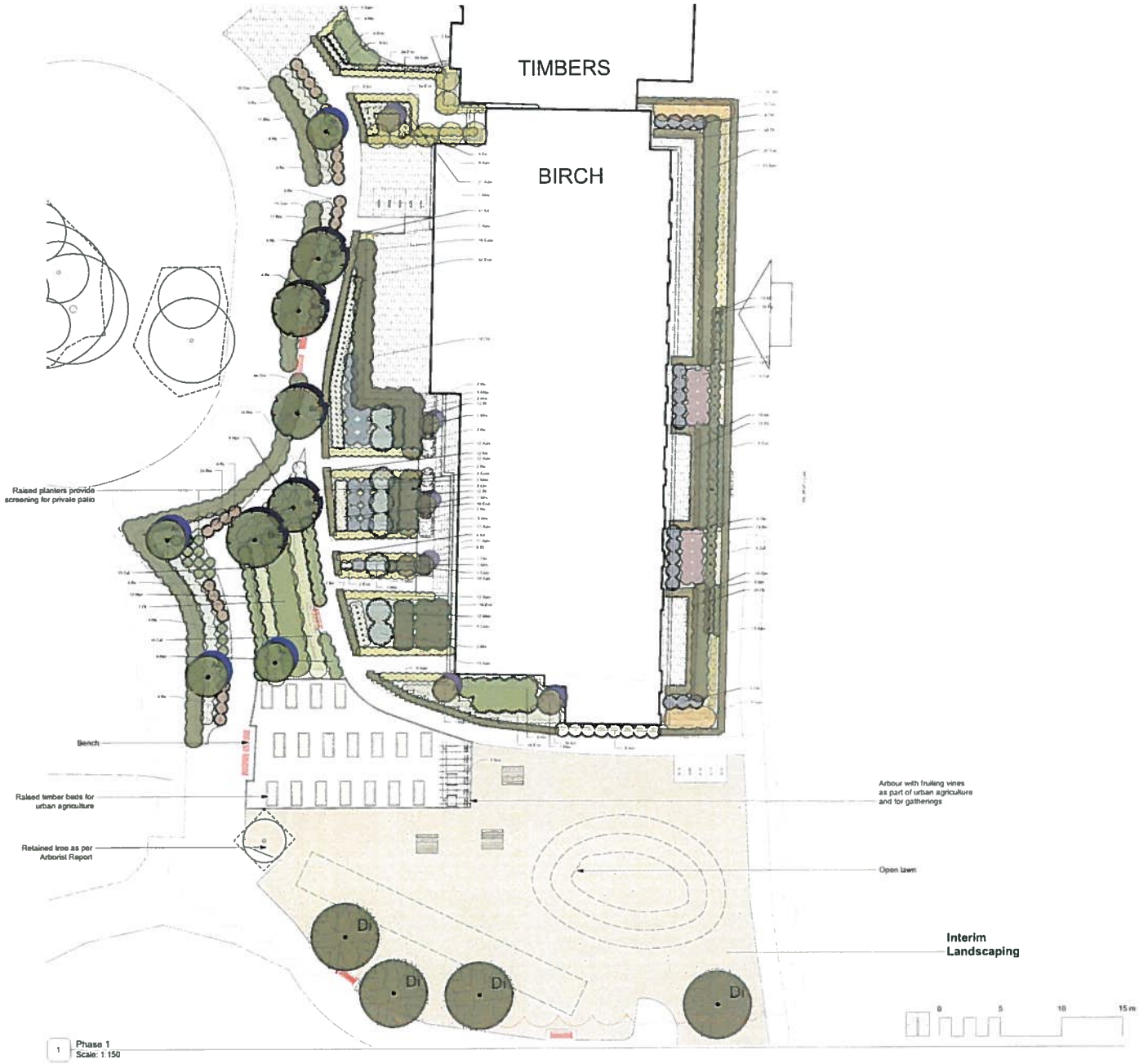
Drawing Title

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

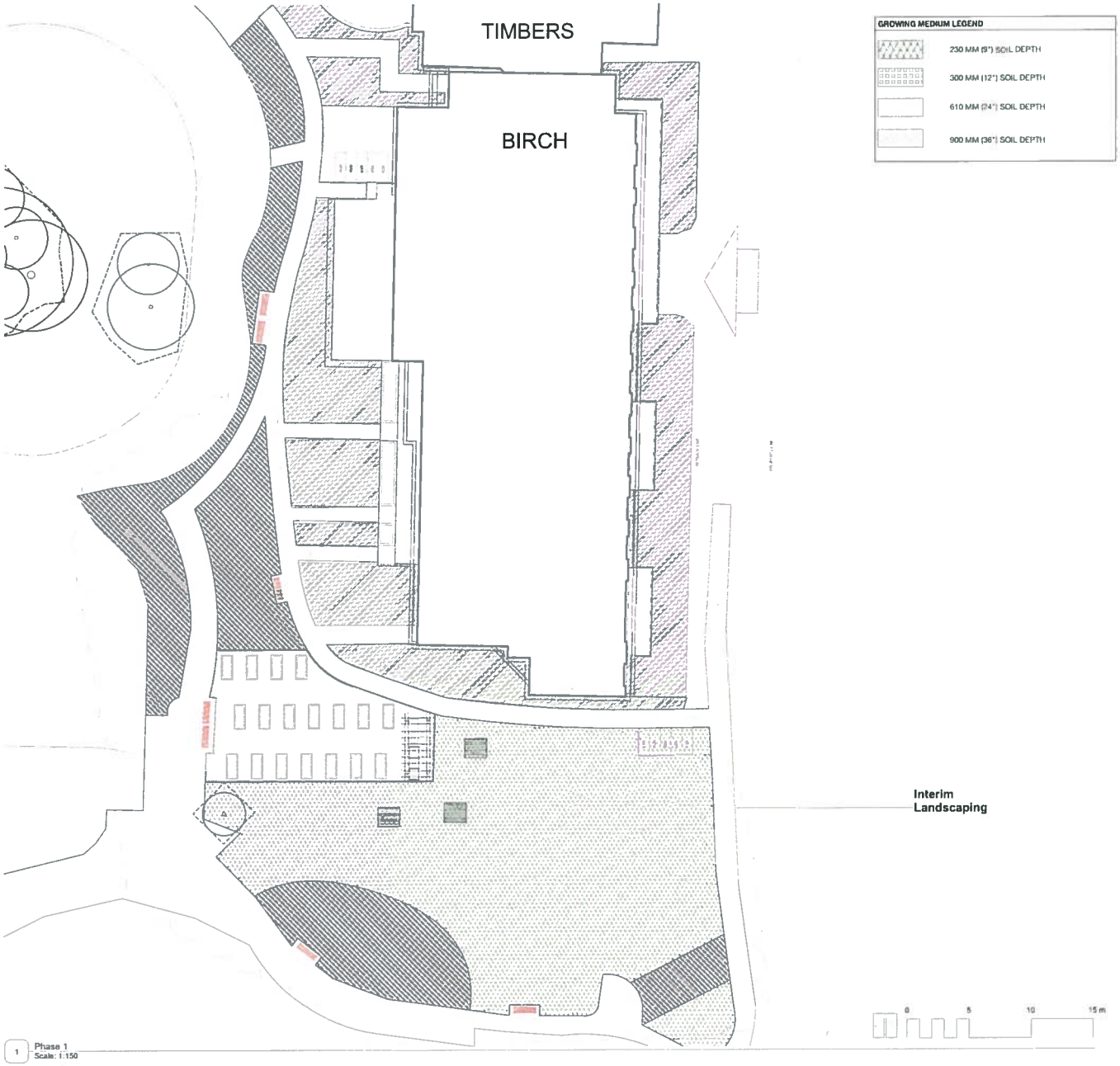
Drawing Title

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

Professional Seal

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Project

Langley Lions Manor

Rezoning for Master Plan/ DP Phase 1

5450-5470 203 St
Langley BC

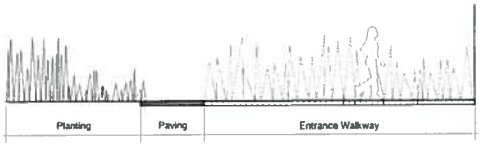
Drawing Title

Irrigated Areas Plan

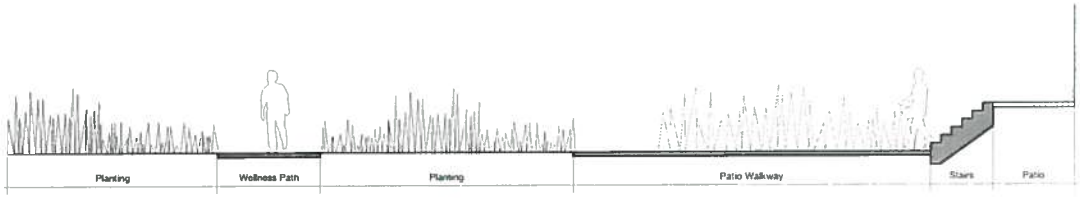
Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

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

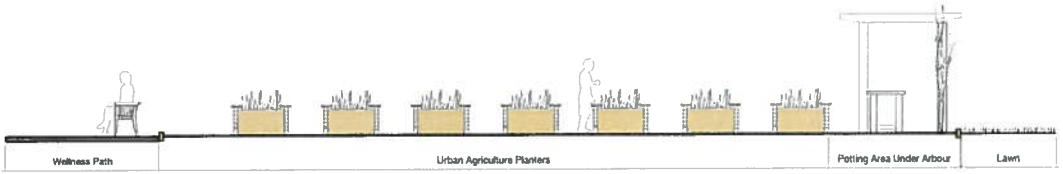
Plot Date
19 11 14
21824 Langley Lions Manor 18-PL2.dwg



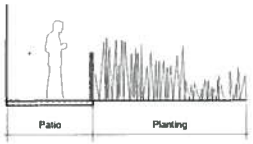
1 Western Building Entrance
Scale: 1:50



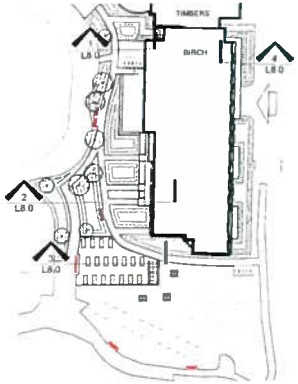
2 Wellness Path and Western Patio Entrance
Scale: 1:50



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

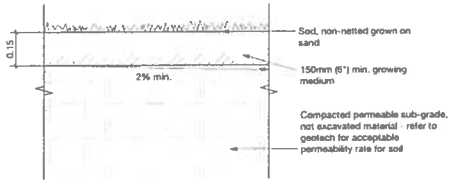
Drawing Title

Landscape Sections

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

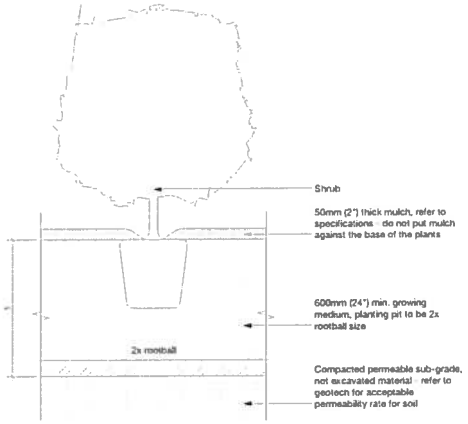
Project Manager: Project Manager	Project No.: 21624
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: L8.0
Date: 00/00/0000	of Total Sheets

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

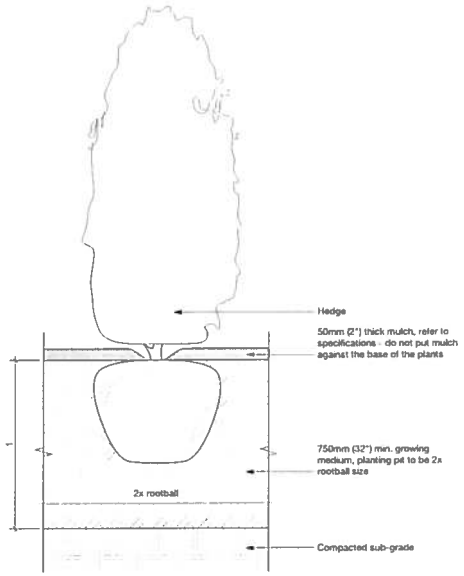


1 DETAIL: Sod at Grade
Scale: 1:10

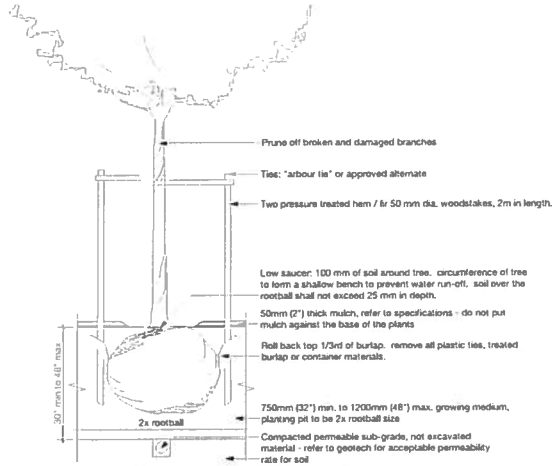
2 DETAIL: Groundcover at Grade
Scale: 1:10



3 DETAIL: Shrubs at Grade
Scale: 1:10

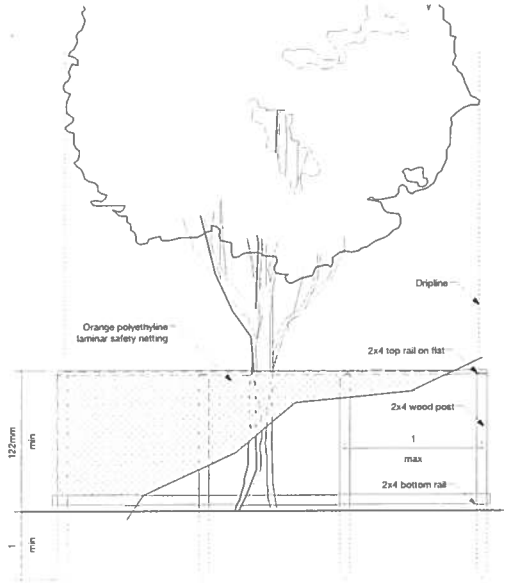


4 DETAIL: Hedge at Grade
Scale: 1:10



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

Professional Seal

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Project

Langley Lions Manor

Rezoning for Master Plan/ DP Phase 1

5450-5470 203 St
Langley BC

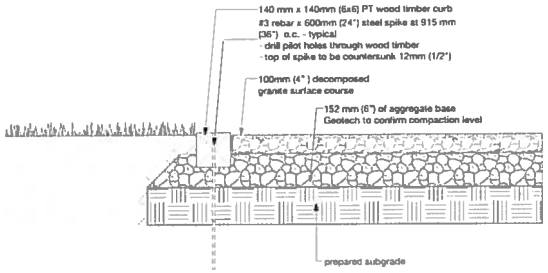
Drawing Title

Softscape Details

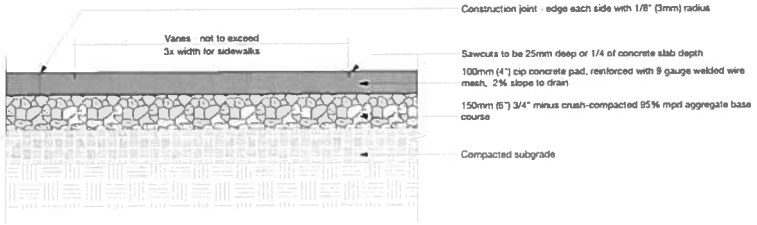
Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

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

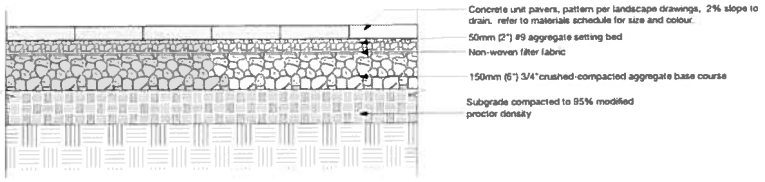
Plot Date
19 11 14
21824 Langley Lions Manor DP-N2.vwx



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

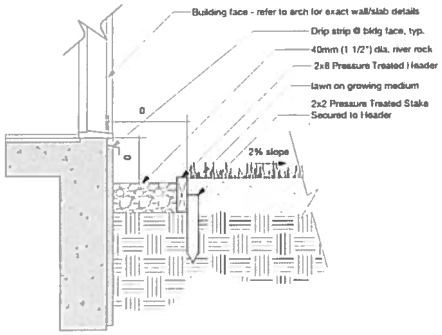
Standard & Standard II

Standard & Standard II

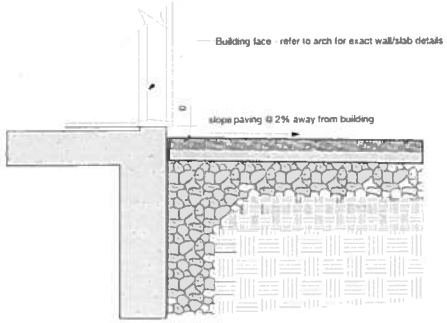
Length: 8-7/8" (225mm)
Width: 4-7/16" (112.5mm)
Area: 3.7 stones /ft2, 40 stones /m2
Thickness: 2-3/8" (60mm), 3-1/8" (80mm)

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

Professional Seal

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Project

Langley Lions Manor

Rezoning for Master Plan/ DP Phase 1

5450-5470 203 St
Langley BC

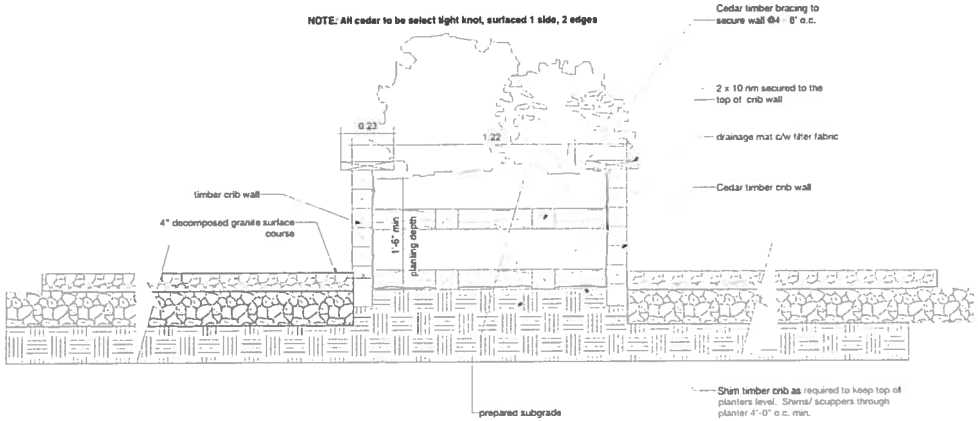
Drawing Title

Hardscape Details

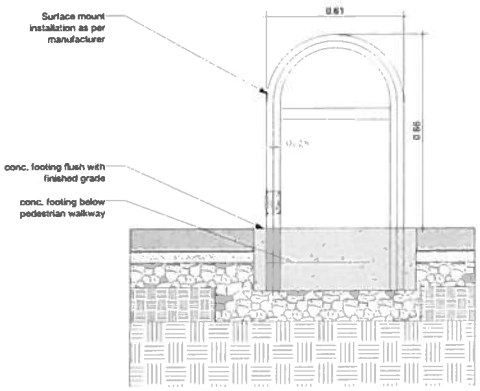
Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

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



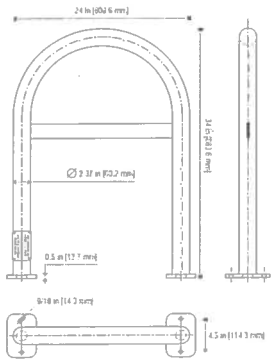
1 DETAIL: Timber Urban Argiculture Planter
Scale: 1:10



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	

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INNOVATIVE | BICYCLE PARKING
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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

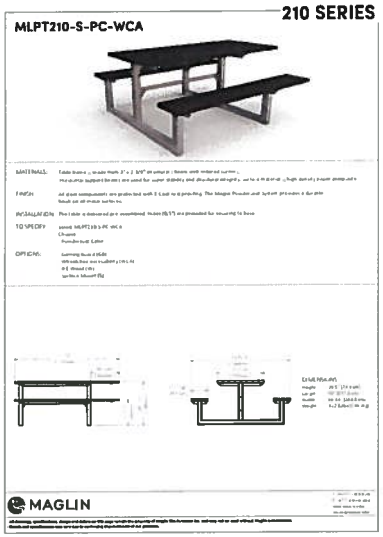
Drawing Title

Site Furnishings Details

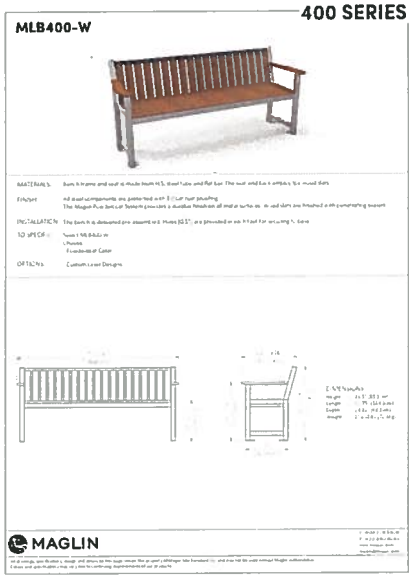
Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

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

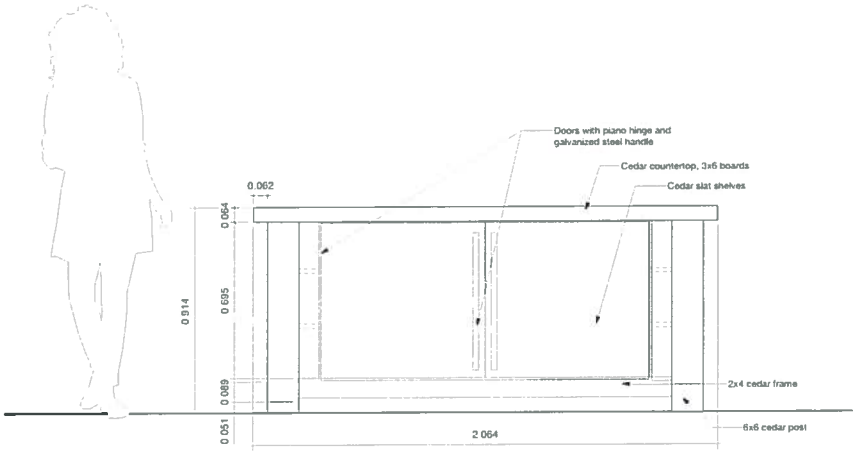


1 DETAIL: Picnic Bench
Scale: 1:10



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

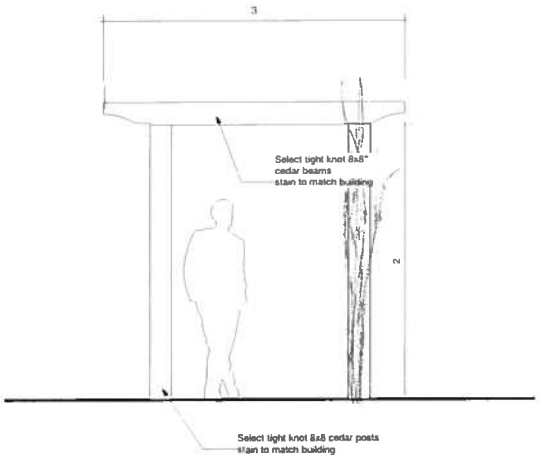
Drawing Title

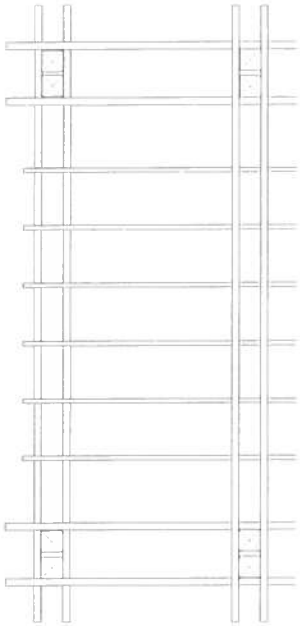
Site Furnishings Details

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

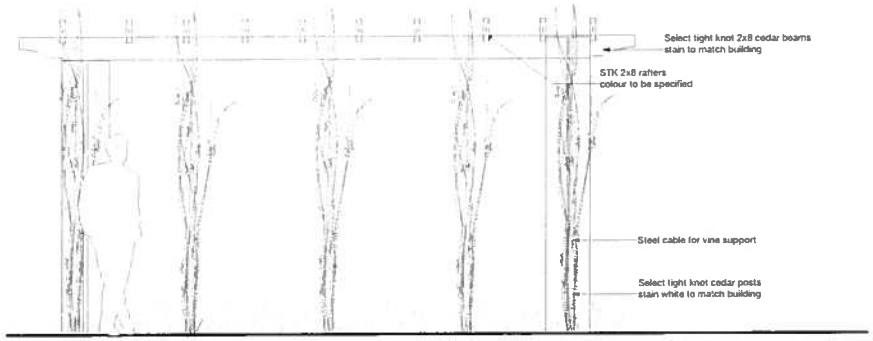
Project Manager: Project Manager	Project ID: 21824
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: L11.2 of Total Sheets
Date: 00/00/00	

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