

Brydon Landing Townhouse Development

Re-issued for Development Permit

VDZ+A
 LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
 FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
 100-9181 Church St | 102-355 Kingsway
 Fort Langley, BC | Vancouver, BC
 V1M 2R8 | V5T 3J7
 www.vdz.ca | 604-882-0024

Contact Information	Other Key Contacts:	
<p>VDZ+A Project Landscape Architecture</p> <p>Fort Langley Studio 100 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8</p> <p>Mount Pleasant Studio 102-3535 Kingsway Vancouver, British Columbia, V5T 3J7</p> <p>Primary project contact: Jennifer Wall jennifer@vdz.ca d. 604 546 0928</p> <p>Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920</p>	<p>Quarry Rock Developments Project Owner</p> <p>5489 Byrne Rd Burnaby, BC V5J 3J1 (604) 699 8000</p>	<p>Atelier Pacific Architecture Project Building Architecture</p> <p>111-3823 Henning Dr Burnaby, BC V5C 6P3 (604) 662 8689</p>
<p>Legal Address and Description: 5324 198 ST LANGLEY BC V3A 1E9 PID: 001-664-468 Folio: 123510 Legal: Plan NWS1183 Lot 1</p>		

Sheet List Table	
Sheet Number	Sheet Title
L-00	COVER SHEET
L-01	TREE MANAGEMENT PLAN
L-02	SITE PLAN
L-03	GRADING PLAN
L-04	PLANTING PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS



1 SITE PLAN OVERVIEW
Scale 1:250



2 LOCATION MAP
Scale N.T.S

No.	By:	Description	Date
7	JW	Re-issued for DP	2021-Aug-30
6	JW	Re-issued for DP	2021-Aug-25
5	JW	Re-issued for DP	2021-July-12
4	JW	Re-issued for DP	2021-Jun-22
3	JW	Issued for DP	2021-Feb-19
2	JW	Issued for DP	2021-Jan-27
1	JW	Issued for Review	2020-Jan-08

REVISIONS TABLE FOR DRAWINGS
 © Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Brydon Landing
Townhouse Development

Location:
5336, 5334, 5326, 5300
198 Street
Langley, B.C.

Drawn: JW	Stamp:
Checked: JW	
Approved: MVDZ	Original Sheet Size 24"x36" 2021-09-08
Scale: As Shown	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:
COVER SHEET



VDZ Project #:
DP2020-65

Drawing #:
L-00

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2020-65 ORD 198 ST\STREET15.DWG\SHEETS\L-01 COVER SHEET.DWG

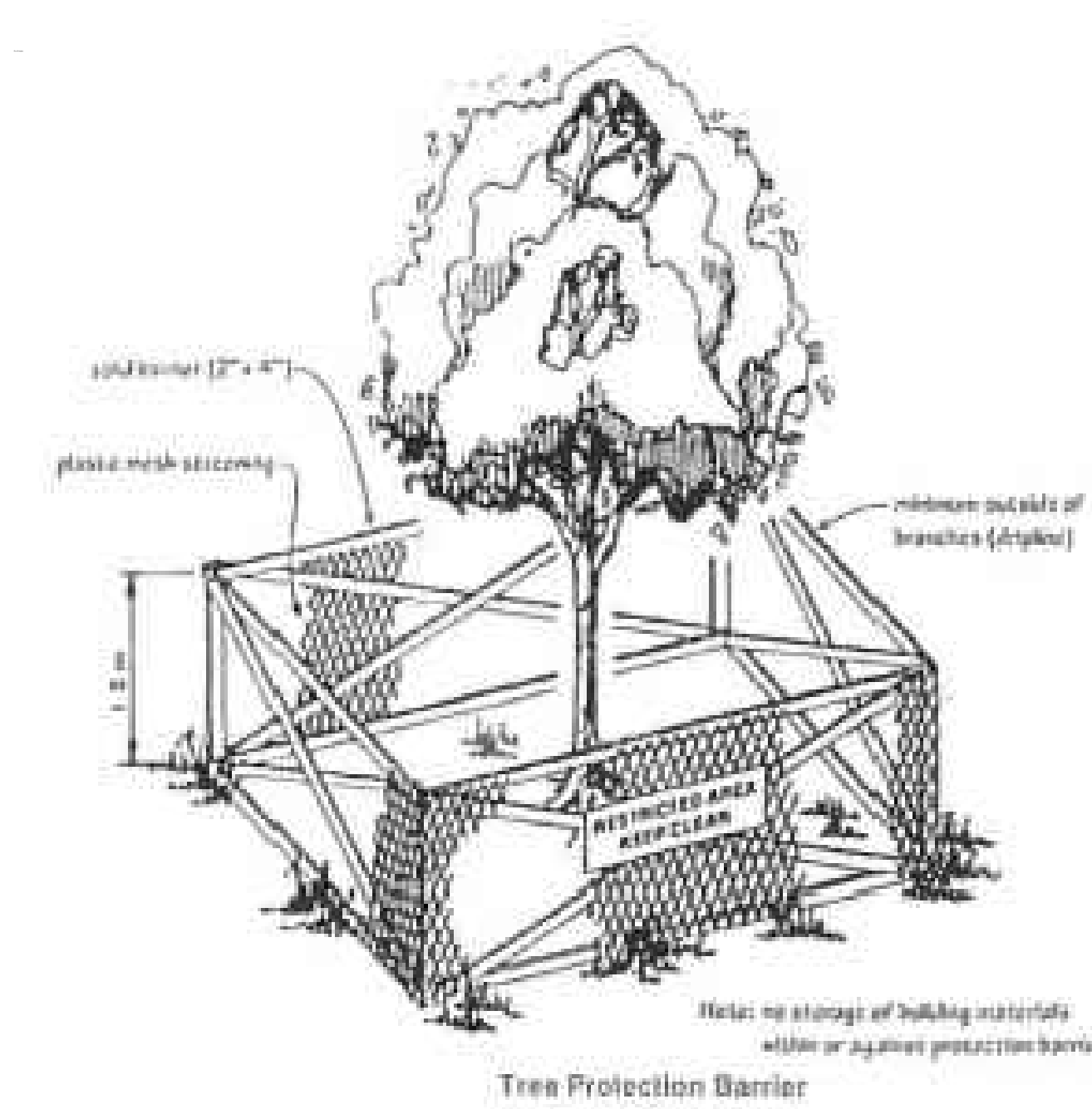
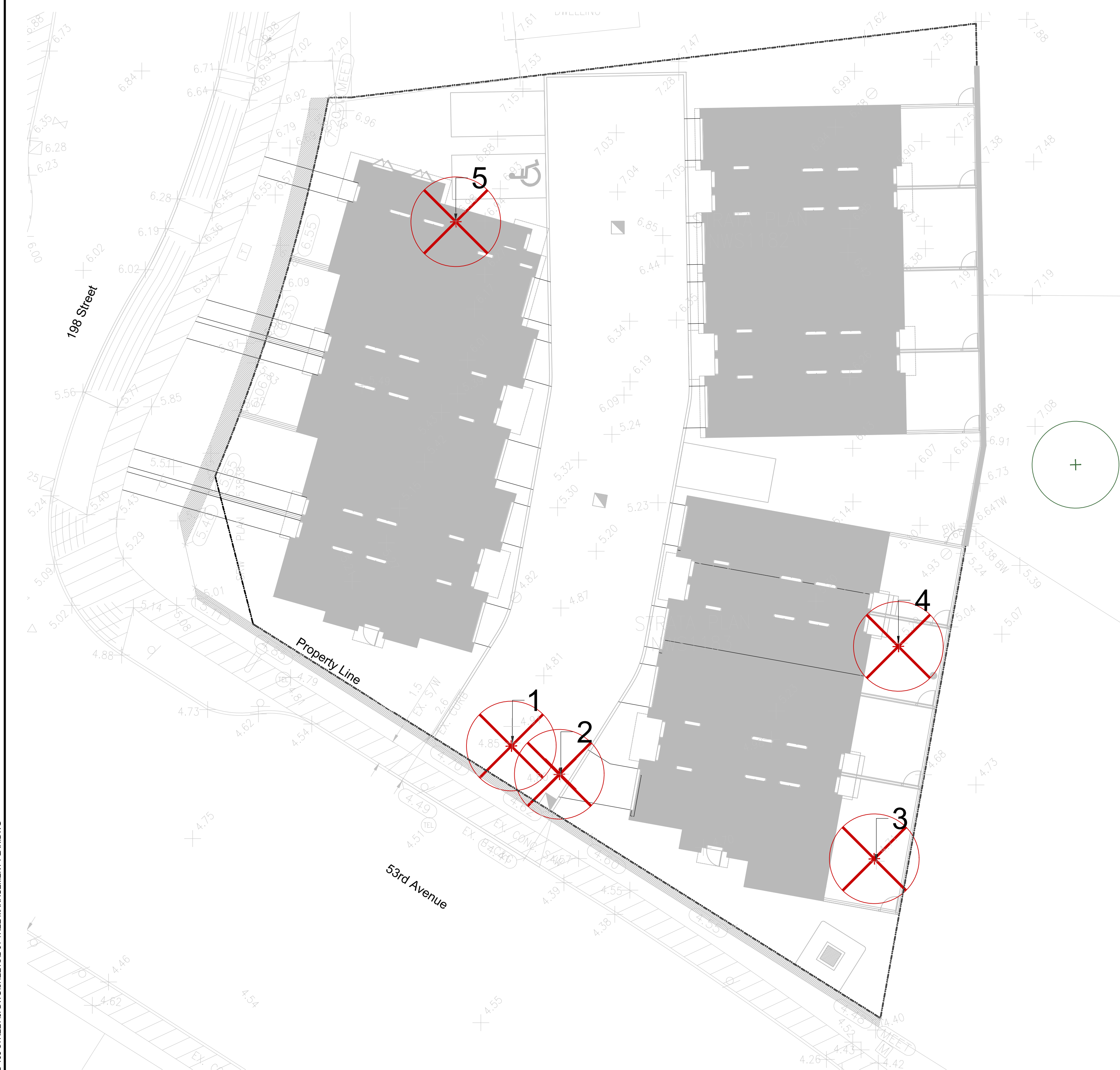
LEGEND

Existing Tree to be Retained	Existing Tree to be Removed	Undersize Tree	Tree Protection Fencing

Tree Tag Legend
 XX - Tag number
 C-XX - Munciple tree
 OS-XX - Off-site tree
 S-XX - Straddling tree. Written permission required from owner to remove trees.
 XX-NT - No Tag #
 WRC= Western Red Cedar
 BLM= Big Leaf Maple
 RA= Red Alder

Note:

- Contact Arborist (Sarah Bishop, 604 882 0024, sarah@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
- Read this plan together with the arborist report prepared by VDZ+A.
- An additional 1m setback is shown for all hand-plotted trees to be retained
- If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
- It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 *Locating TPZ Fencing
 *Locating Work Zone and Machine access corridors where required
 *Reviewing the Report with the project foreman or site supervisor.



Tree Protection Distance Table

Trunk Diameter (cm)	Minimum Protection Req'd Around Tree (distance from trunk in metres)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
80	5.4
100	6.0



No.	By:	Description	Date
7	JW	Re-issued for DP	2021-Aug-30
6	JW	Re-issued for DP	2021-Aug-25
5	JW	Re-issued for DP	2021-July-12
4	JW	Re-issued for DP	2021-Jun-22
3	JW	Issued for DP	2021-Feb-19
2	JW	Issued for DP	2021-Jan-27
1	JW	Issued for Review	2020-Jan-08

REVISIONS TABLE FOR DRAWINGS
 © Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
-----	-----	-------------	------

REVISIONS TABLE FOR SHEET
 Project:
 Brydon Landing
 Townhouse Development

Location:
 5336, 5334, 5326, 5300
 198 Street
 Langley, B.C.

Drawn: KM	Stamp:
Checked: KK	
Approved: DJ	Original Sheet Size 24"x36" 2021-09-08

Scale:
1:150
 CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS MUST BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2020-65 ORD 198 STREETS DWGS\SHEETS\L-01 TREE MANAGEMENT PLAN.DWG

Drawing Title:
TREE MANAGEMENT PLAN



VDZ Project #:
DP2020-65

Drawing #:
L-01

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	6-8 LD-01	CONCRETE PAVING with 0.6m or 1.2m scorelines
	1 LD-02	CONCRETE UNIT PAVING - UNIT ENTRANCES
	2,3 LD-02	HYDRAPRESSED SLABS - PATIO Size: 610mm x 610mm
	4 LD-02	HYDRAPRESSED SLABS - PATHWAY Size: 610mm x 305mm
		GRANULAR SURFACE
	7 LD-03	BIKE RACK
	2 LD-03	BENCH ON CONCRETE PAD
	4 LD-03	SITE ENTRY COLUMNS
		SOD
	3-5 LD-01	PLANT BEDS

FENCING LEGEND

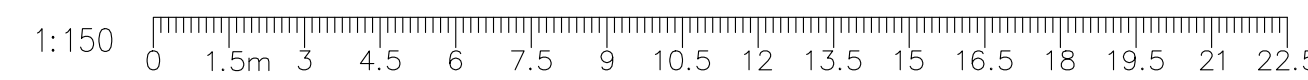
KEY	REF.	DESCRIPTION
	8 LD-02	ALUMINUM PRIVACY FENCE 2m ht. (Solid) Max. 2m wall & fence height combined
	7 LD-02	ALUMINUM PRIVACY FENCE 2m ht. (With Spacing) Max. 2m wall & fence height combined
	6 LD-02	1.2m ht. ALUMINUM FRONTAGE FENCE
	6 LD-02	DECORATIVE METAL PANELS 1.5m (H) x various lengths
		ALUMINUM PRIVACY FENCE 1.5m stepping down to 1.2m height

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer griseum / Paperbark Maple	B&B, 6cm cal	1
	Carpinus caroliniana 'Firespire' / Firespire American Hornbeam	B&B, 6cm cal	4
	Magnolia x soulangeana 'Susan' / Susan Magnolia	B&B, 6cm cal	4
	Picea abies 'Cupressina' / Columnar Norway Spruce	2.5m Height B&B	8



1 SITE PLAN
Scale 1:150



No.	By:	Description	Date
7	JW	Re-issued for DP	2021-Aug-30
6	JW	Re-issued for DP	2021-Aug-25
5	JW	Re-issued for DP	2021-July-12
4	JW	Re-issued for DP	2021-Jun-22
3	JW	Issued for DP	2021-Feb-19
2	JW	Issued for DP	2021-Jan-27
1	JW	Issued for Review	2020-Jan-08

REVISIONS TABLE FOR DRAWINGS
 © Copyright reserved. This drawing and design is the property of Vdz+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Brydon Landing
Townhouse Development

Location:
5336, 5334, 5326, 5300
198 Street
Langley, B.C.

Drawn: JW	Stamp:
Checked: JW	
Approved: MVDZ	Original Sheet Size: 24"x36" 2021-09-08
Scale: 1:150	<small>CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.</small>



GRADING LEGEND

KEY	DESCRIPTION
6.80 EG	EXISTING GRADE
6.80	PROPOSED GRADE
6.80 TW 6.20 BW	TOP / BOTTOM OF WALL
2@175mm	STAIR RISERS & ELEVATION
2.50%	SLOPE

No.	By:	Description	Date
7	JW	Re-issued for DP	2021-Aug-30
6	JW	Re-issued for DP	2021-Aug-25
5	JW	Re-issued for DP	2021-July-12
4	JW	Re-issued for DP	2021-Jun-22
3	JW	Issued for DP	2021-Feb-19
2	JW	Issued for DP	2021-Jan-27
1	JW	Issued for Review	2020-Jan-08

REVISIONS TABLE FOR DRAWINGS
 © Copyright reserved. This drawing and design is the property of Vdz+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
-----	-----	-------------	------

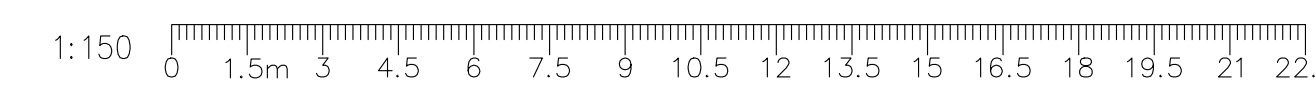
REVISIONS TABLE FOR SHEET
 Project:
 Brydon Landing
 Townhouse Development

Location:
 5336, 5334, 5326, 5300
 198 Street
 Langley, B.C.

Drawn: JW	Stamp:
Checked: JW	
Approved: MVDZ	Original Sheet Size 24"x36" 2021-09-08

Scale:
1:150
 CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

1 GRADING PLAN
 Scale 1:150



Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2020-65 ORD 198 STREETS.DWG\SHEETS\L-03 GRADING PLAN.DWG

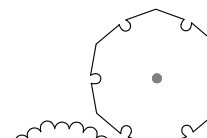
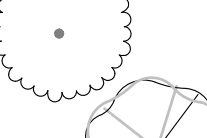


Drawing Title:
GRADING PLAN



VDZ Project #:
DP2020-65

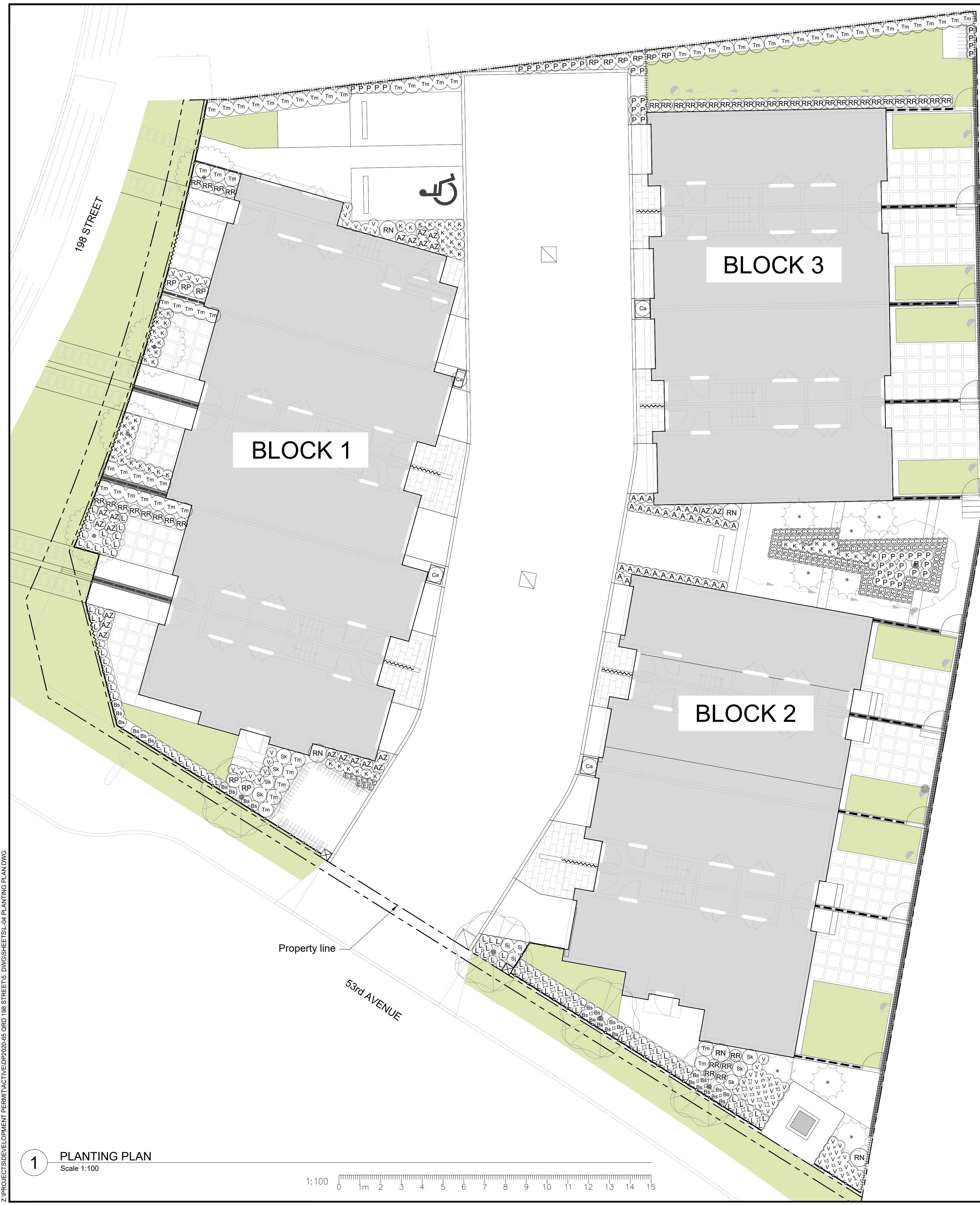
Drawing #:
L-03

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer griseum / Paperbark Maple	B&B, 6cm cal	1
	Carpinus caroliniana 'Firespire' / Firespire American Hornbeam	B&B, 6cm cal	4
	Magnolia x soulangeana 'Susan' / Susan Magnolia	B&B, 6cm cal	4
	Picea abies 'Cupressina' / Columnar Norway Spruce	2.5m Height B&B	8

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
(AZ)	Azalea japonica 'Hino Crimson' / Hino Crimson japanese Azalea	#3	0,6m	21
(Bs)	Buxus sempervirens 'Green Mountain' / Green Mountain Boxwood	#2	0,5m	28
(RN)	Rhododendron x 'Nova Zembla' / Rhododendron	#3	0,9m	5
(RP)	Rhododendron x 'P.J.M.' / P.J.M. Rhododendron	#3	0,75m	11
(RR)	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#3	0,6m	43
(Sk)	Skimmia japonica 'Rubella' / Skimmia	#2	0,75m	7
(Sp)	Spiraea japonica 'Goldmound' / Spirea	#2	0,65m	3
(Tm)	Taxus x media 'H.M. Eddie' / Eddie Yew	1.2m ht.	0,75m	63
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
(P)	Polystichum munitum / Western Sword Fern	#2	0,5m	45
VINES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
(Ca)	Clematis armandii / Evergreen Clematis	#1	0,75m	4
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
(C)	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	0,3m	148
(A)	Hakonechloa macra 'Aureola' / Golden Japanese Forest Grass	#1	0,45m	34
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
(V)	Calluna vulgaris 'Silver Knight' / Silver Knight Heather	#1	0,5m	57
(E)	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	#1	0,3m	9
(K)	Erica x darleyensis 'Kramer's Red' / Kramer's Red Heather	#1	0,5m	66
(L)	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1	0,45m	92



Planting Notes:

- Plants in this plant list are specified according to the Canadian Nursery Landscape Association Canadian standards for nursery stock and section 12, container grown plants of the BC landscape standard, current edition.
- All plant material shall meet or exceed standards required by BCLNA or BCSLA guidelines. Plant material to be approved by landscape architect prior to delivery to site.
- Topsoil supplied shall be from a reputable source. A full analysis of the topsoil will be required at the contractor's expense, submit to landscape consultant for approval.
- Amend topsoil per soil analysis recommendations prior to spreading on site. Rejected topsoil shall be removed from site immediately at the landscape contractors expense.
- Topsoil depths for planting as follows:
 - shrubs: 450mm
 - sod: 150mm
 - tree pits: 1000mm with 300mm (below root ball)
- 2" minus compost mulch to be installed in all shrub planting areas.
- Plantings to be offset 250mm from curb and other edges in proximity to parking spaces and pedestrian walkways measured from edge of foliage.

Irrigation Note:

- All areas to be irrigated. Irrigation system to meet or exceed IIABC standards. Landscape architect to review irrigation plans.


No.	By:	Description	Date
7	JW	Re-issued for DP	2021-Aug-30
6	JW	Re-issued for DP	2021-Aug-25
5	JW	Re-issued for DP	2021-July-12
4	JW	Re-issued for DP	2021-Jun-22
3	JW	Issued for DP	2021-Feb-19
2	JW	Issued for DP	2021-Jan-27
1	JW	Issued for Review	2020-Jan-08

REVISIONS TABLE FOR DRAWINGS
 © Copyright reserved. This drawing and design is the property of Vdz+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
Brydon Landing
Townhouse Development

Location:
5336, 5334, 5326, 5300
198 Street
Langley, B.C.

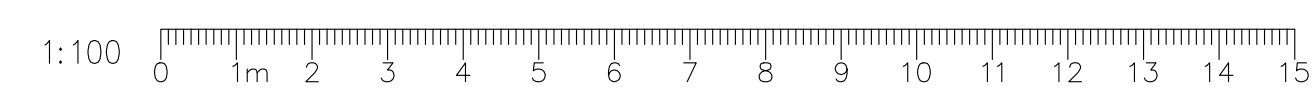
Drawn: AL	Stamp: 
Checked: JW	
Approved: MVDZ	Original Sheet Size: 24"x36" 2021-09-08
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO BE MADE ON DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

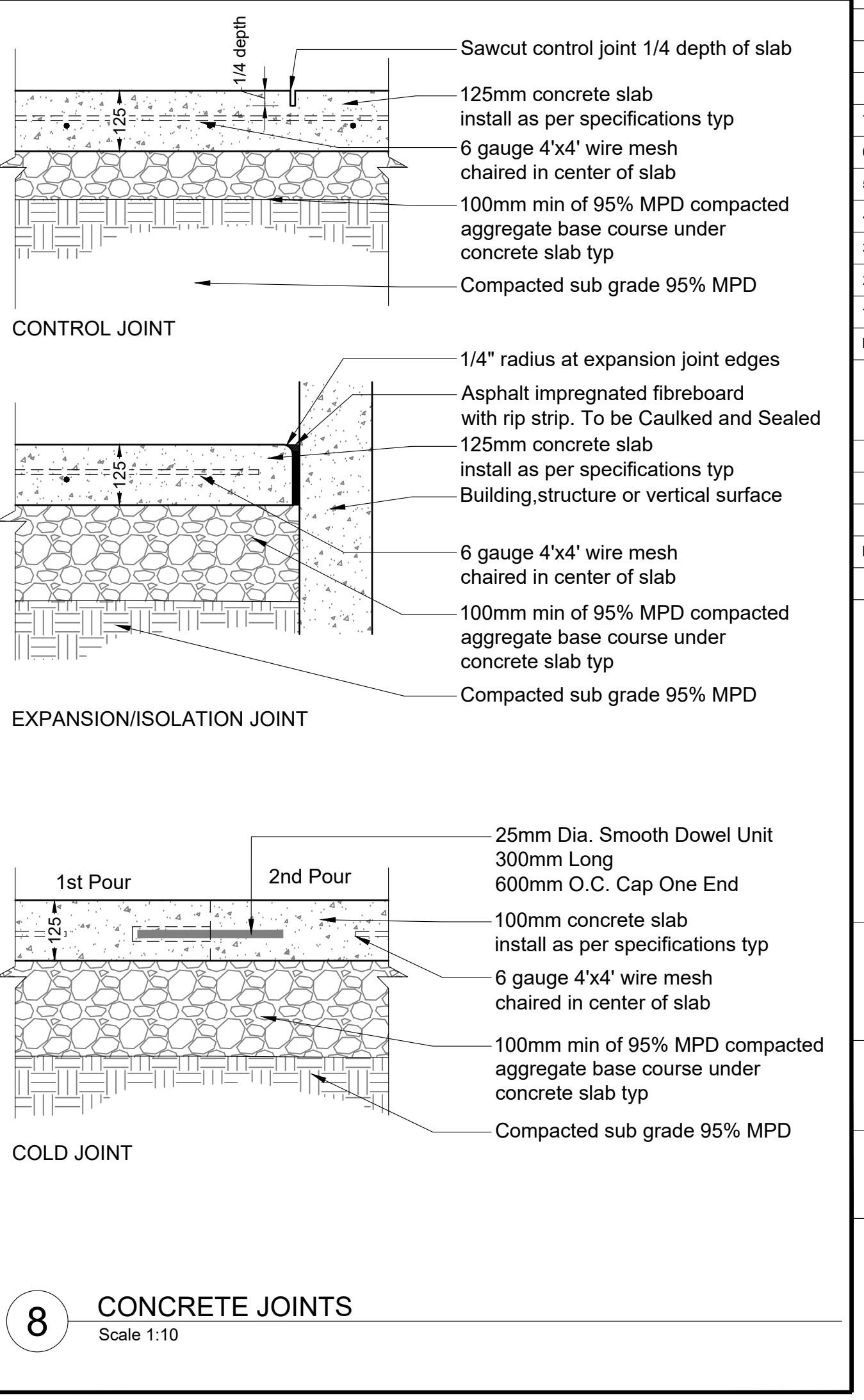
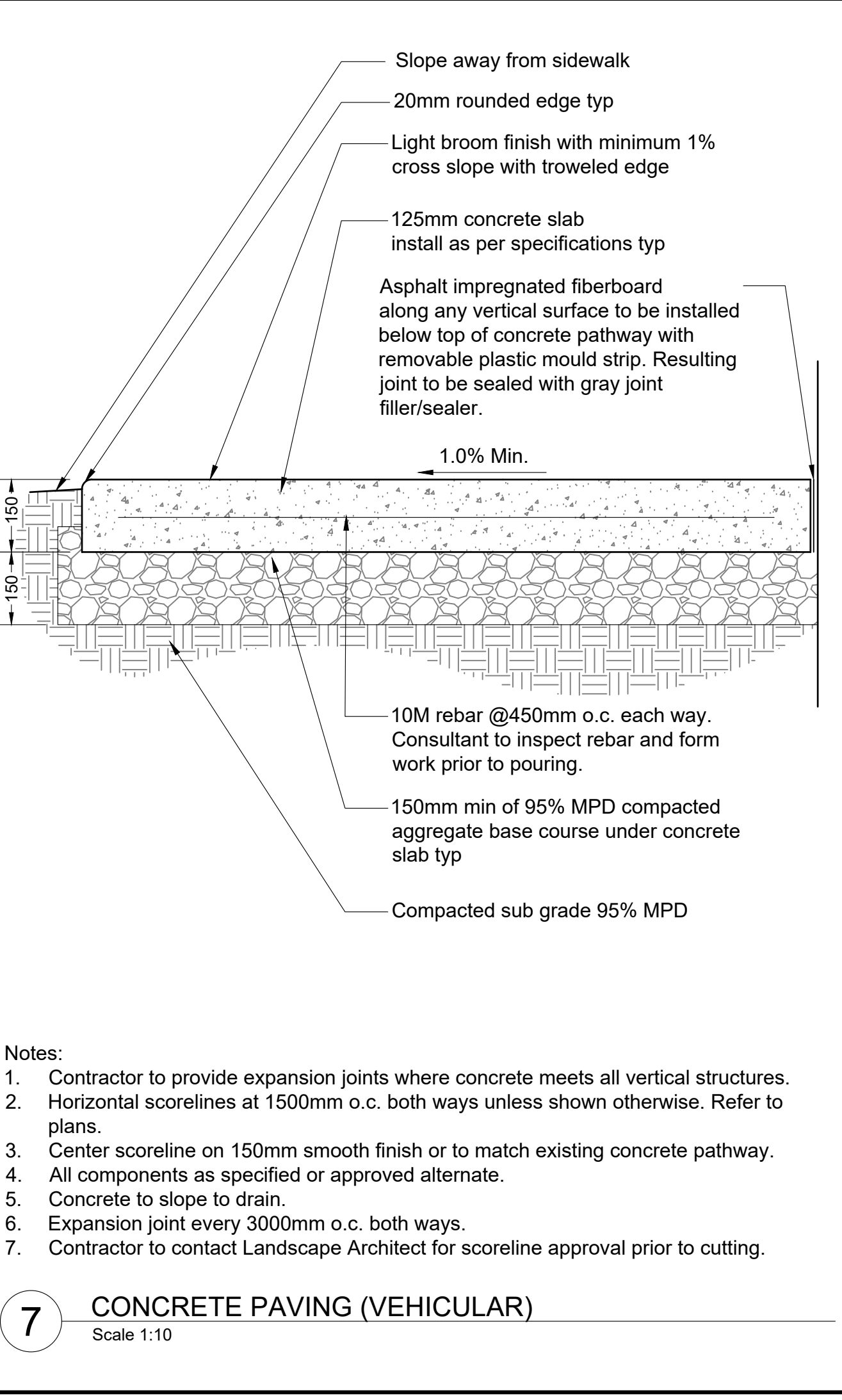
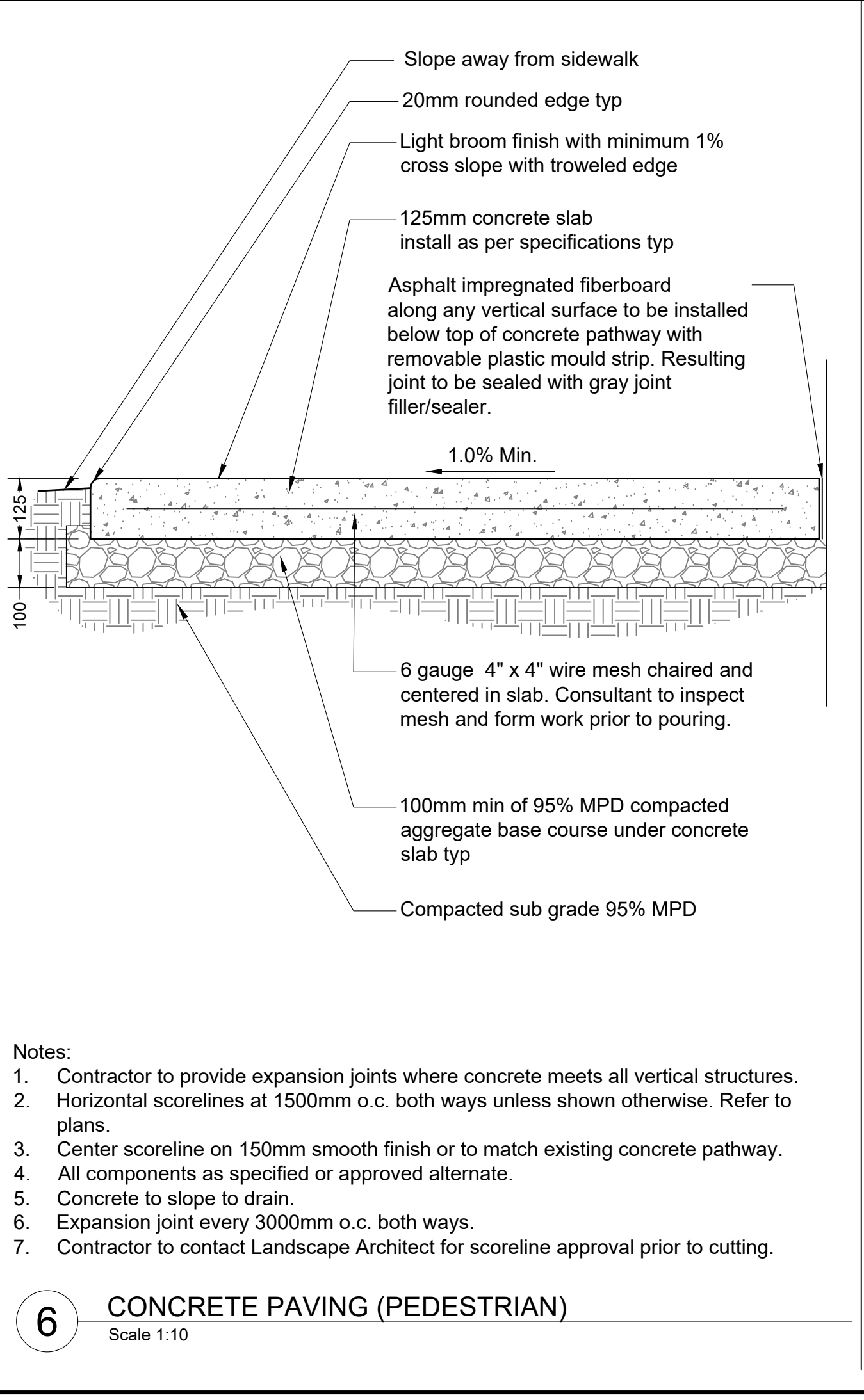
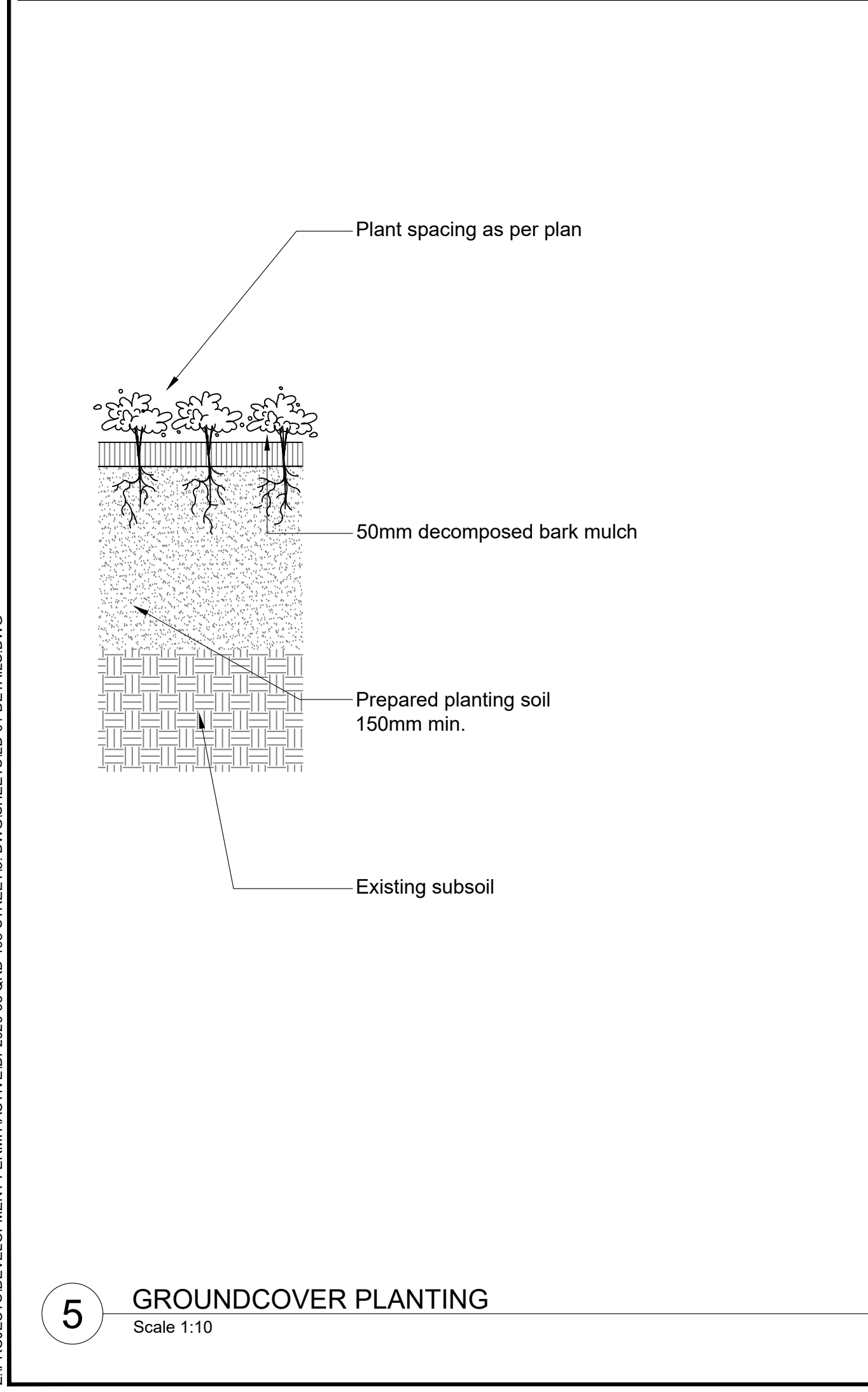
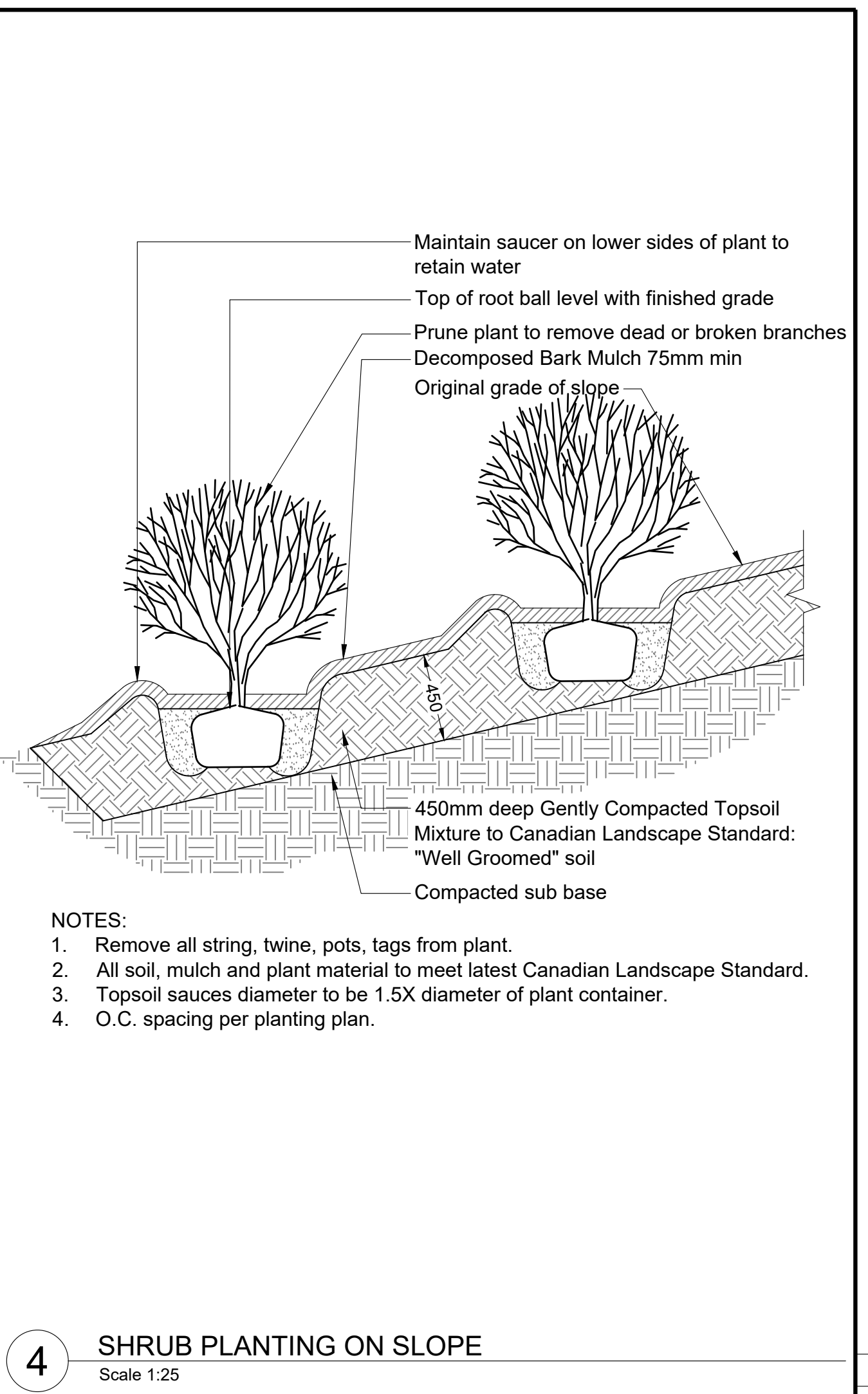
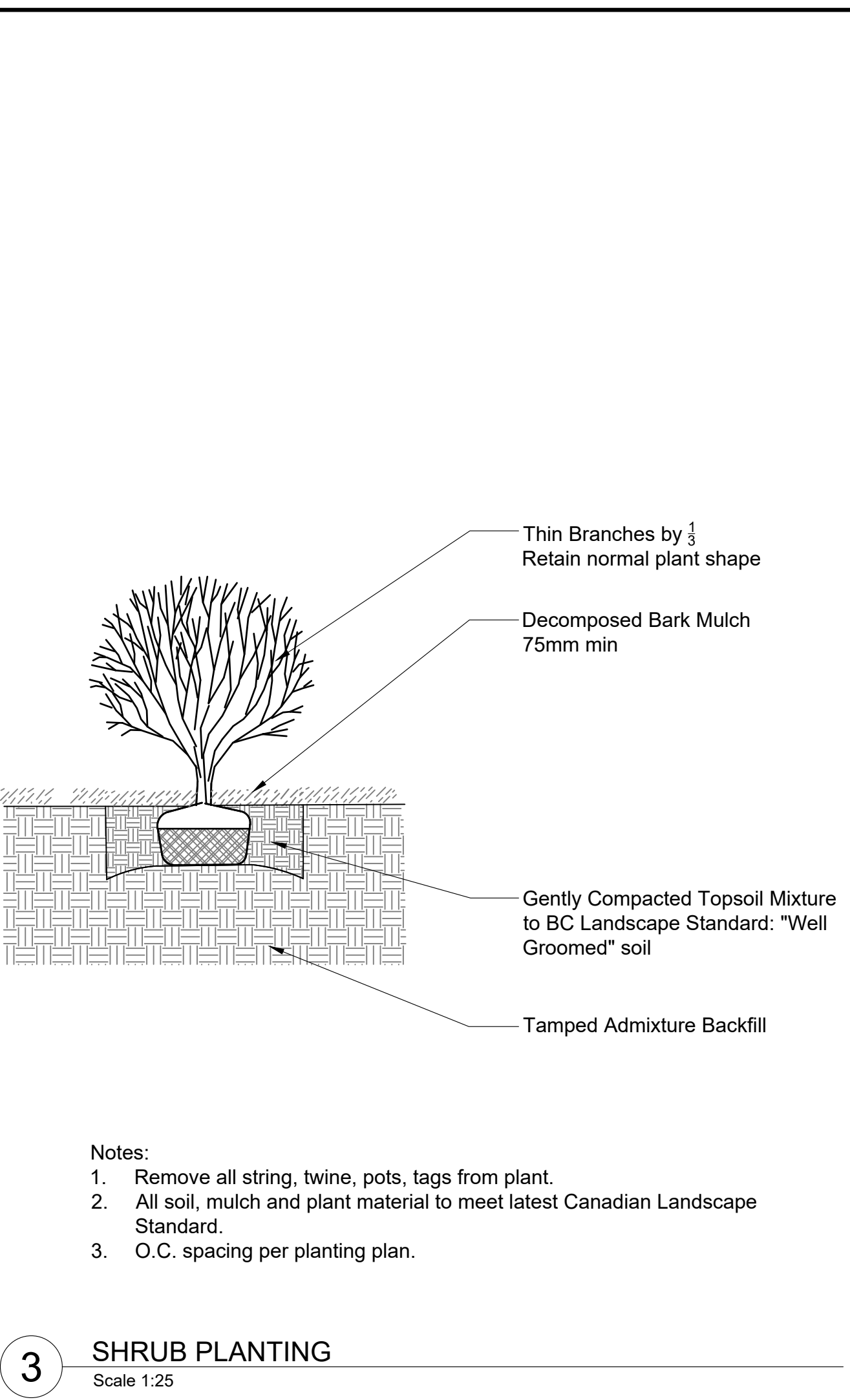
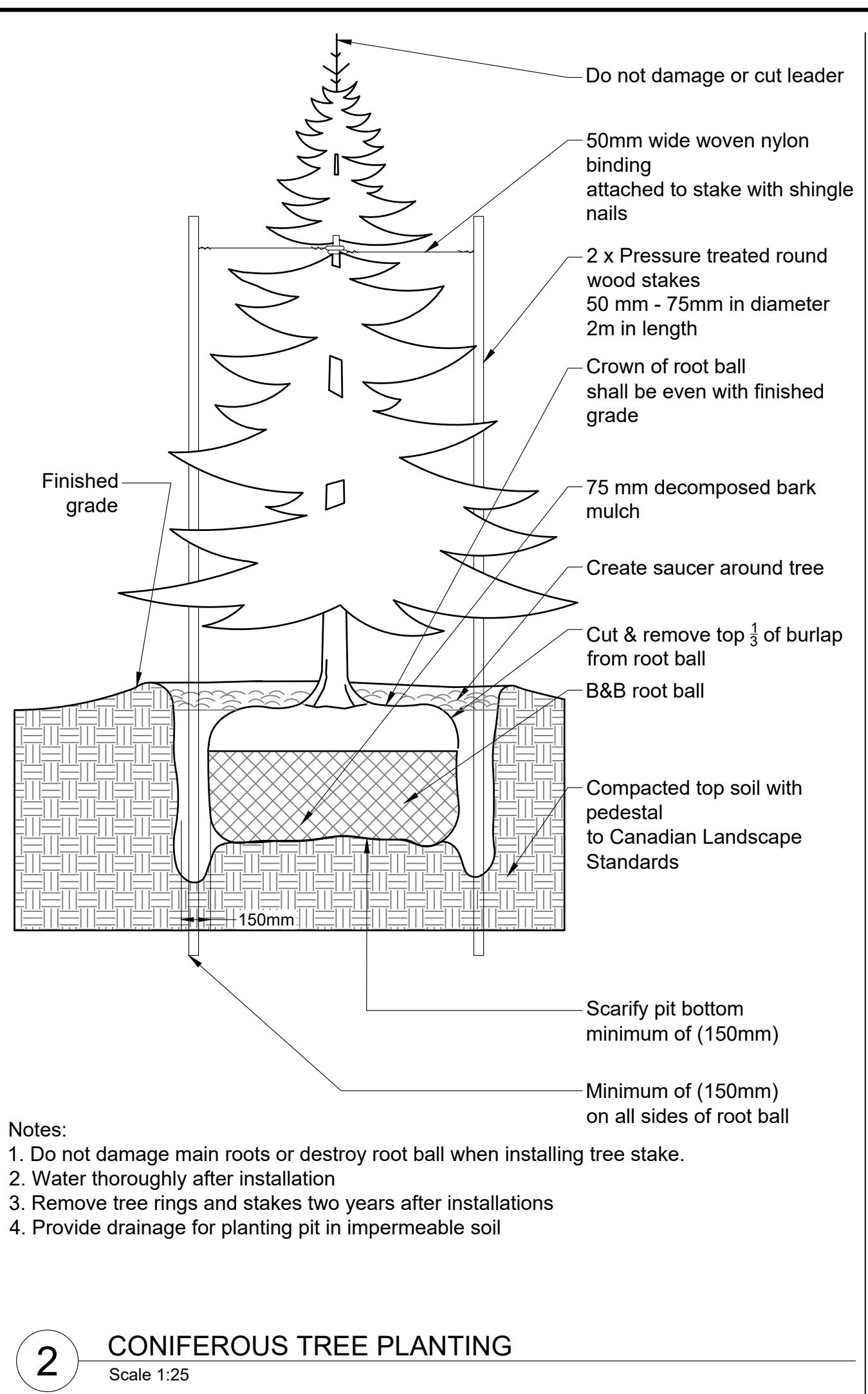
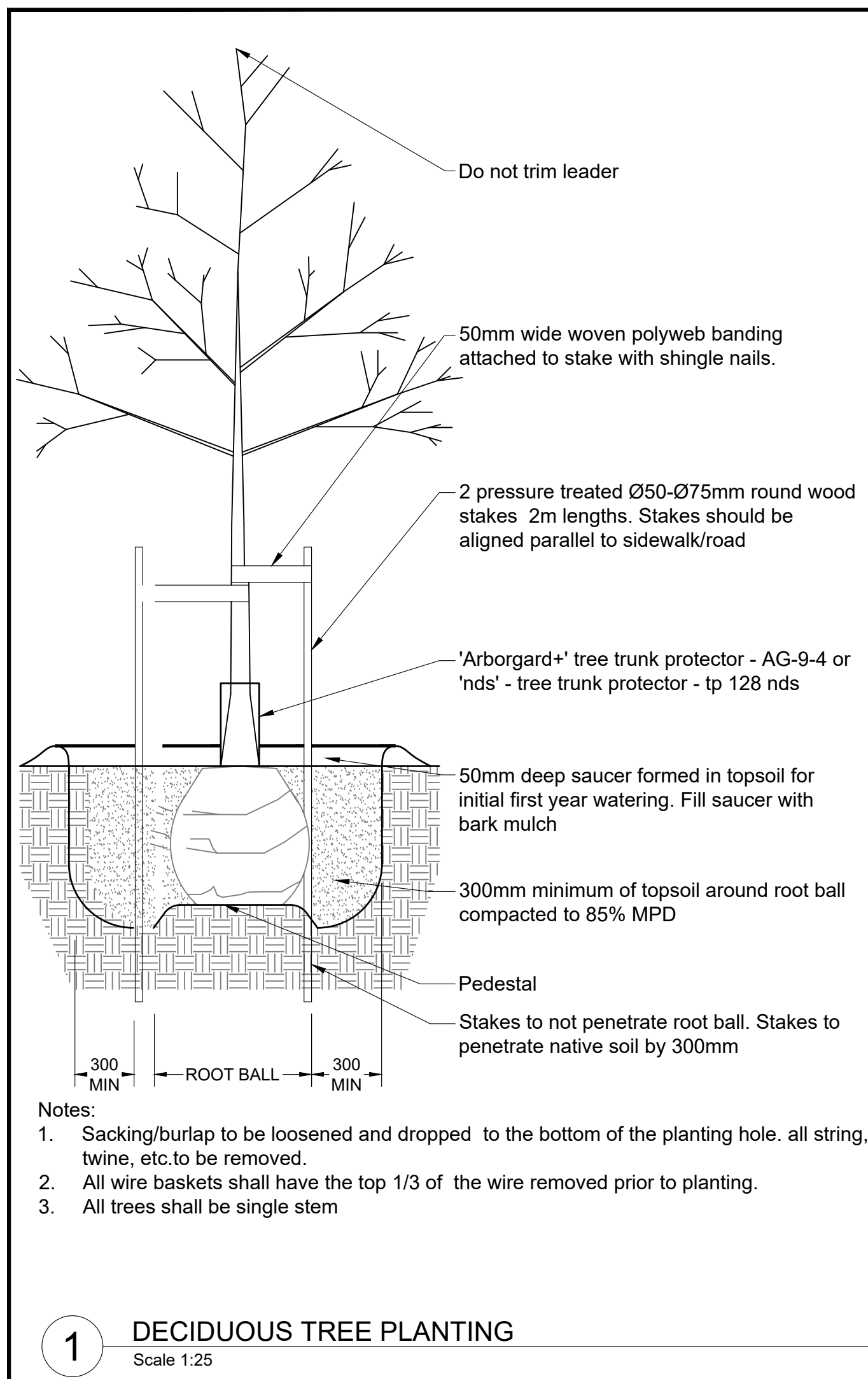
Drawing Title:
PLANTING PLAN



VDZ Project #:
DP2020-65

Drawing #:
L-04





No.	By:	Description	Date
7	JW	Re-issued for DP	2021-Aug-30
6	JW	Re-issued for DP	2021-Aug-25
5	JW	Re-issued for DP	2021-July-12
4	JW	Re-issued for DP	2021-Jun-22
3	JW	Issued for DP	2021-Feb-19
2	JW	Issued for DP	2021-Jan-27
1	JW	Issued for Review	2020-Jan-08

REVISIONS TABLE FOR DRAWINGS
© Copyright reserved. This drawing and design is the property of Vdz+A and may not be reproduced or used for other projects without permission.

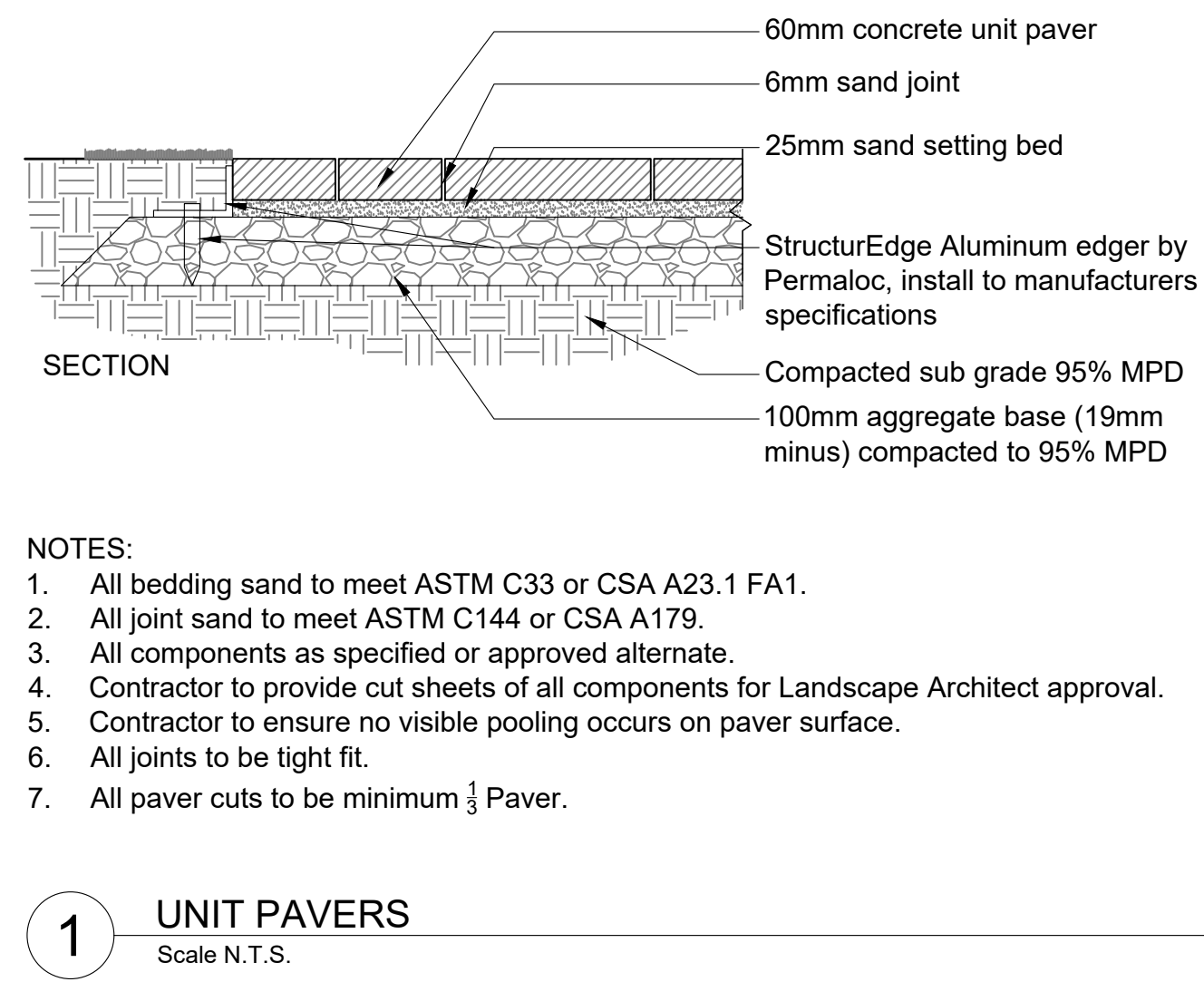
No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
Brydon Landing
Townhouse Development

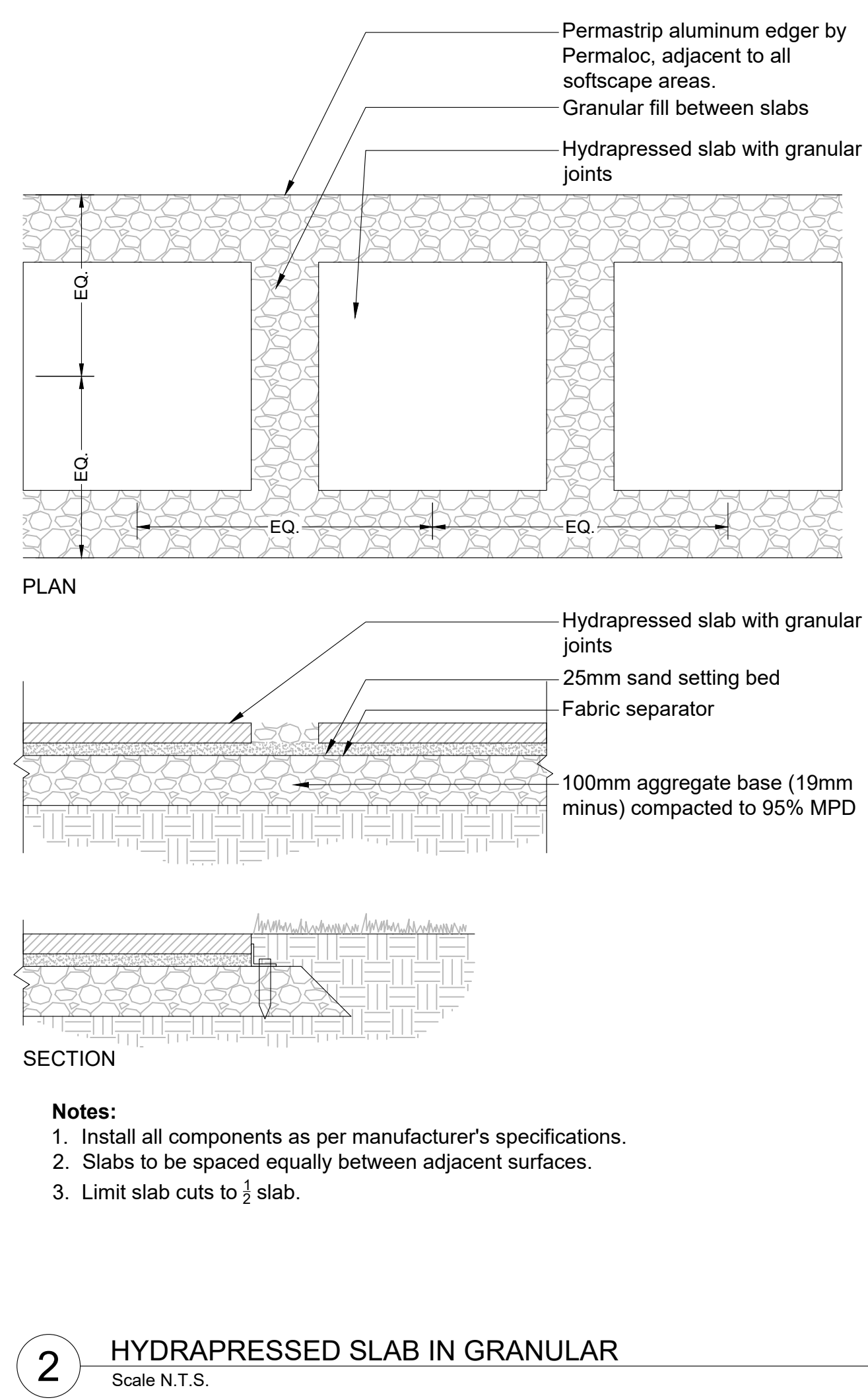
Location:
5336, 5334, 5326, 5300
198 Street
Langley, B.C.

Drawn: AL	Stamp:
Checked: JW	
Approved: MVDZ	Original Sheet Size: 24"x36" 2021-09-08
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

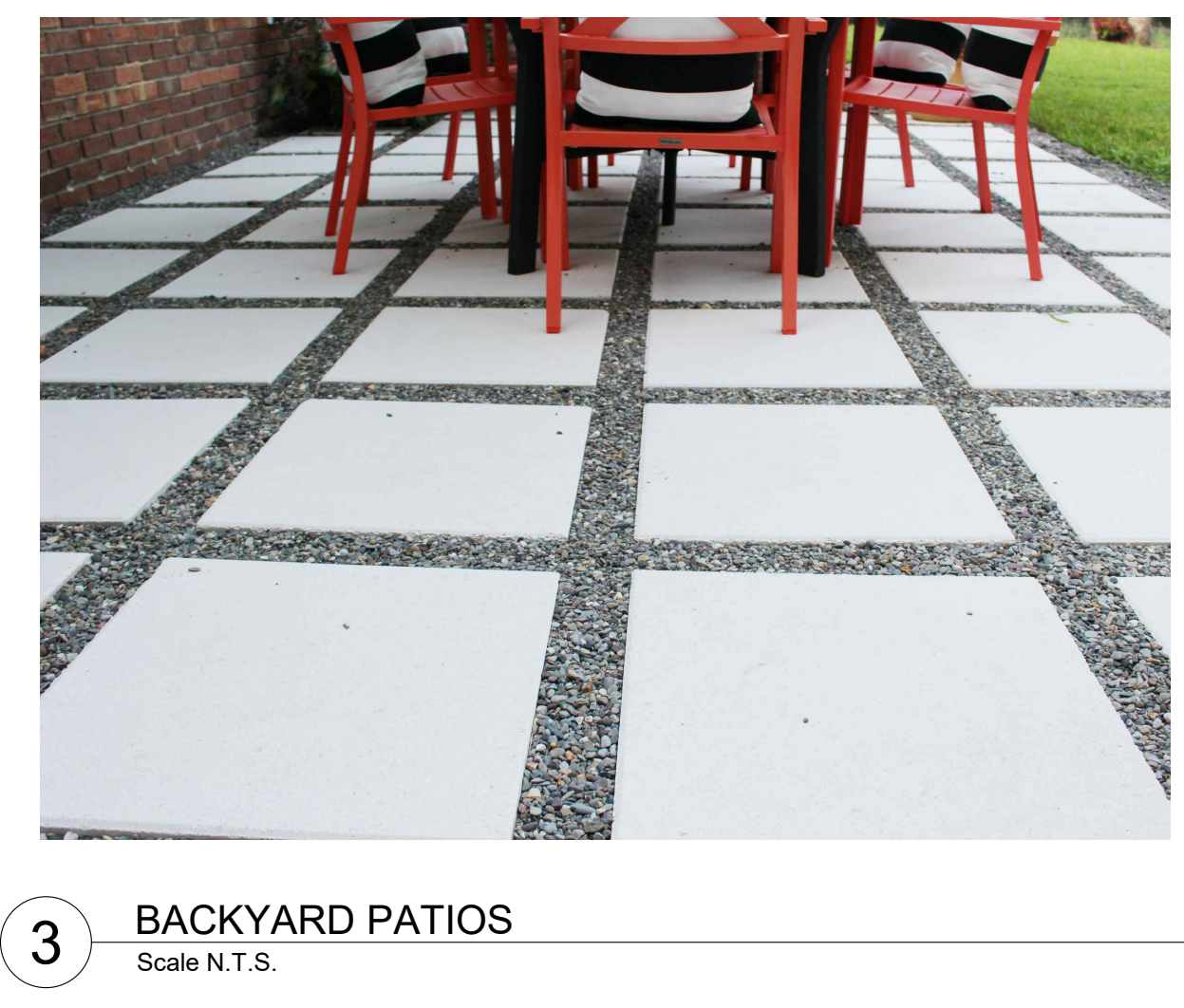
Z:\PROJECTS\DEVELOPMENT PERMITS\ACTIVEDP2020-65 CRD_198_STREET15_DWG\SHEETS\LD-01 DETAILS.DWG



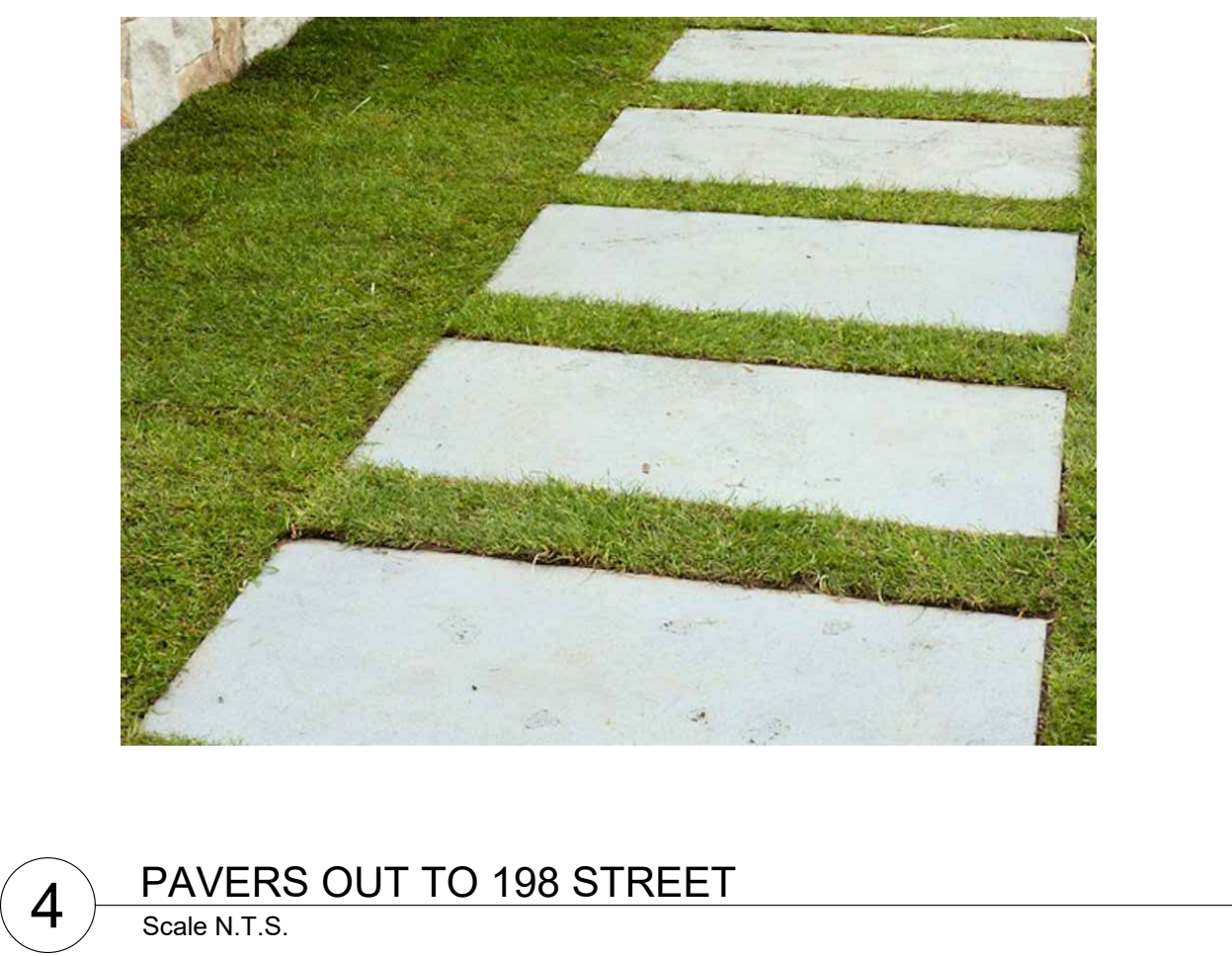
1 UNIT PAVERS
Scale N.T.S.



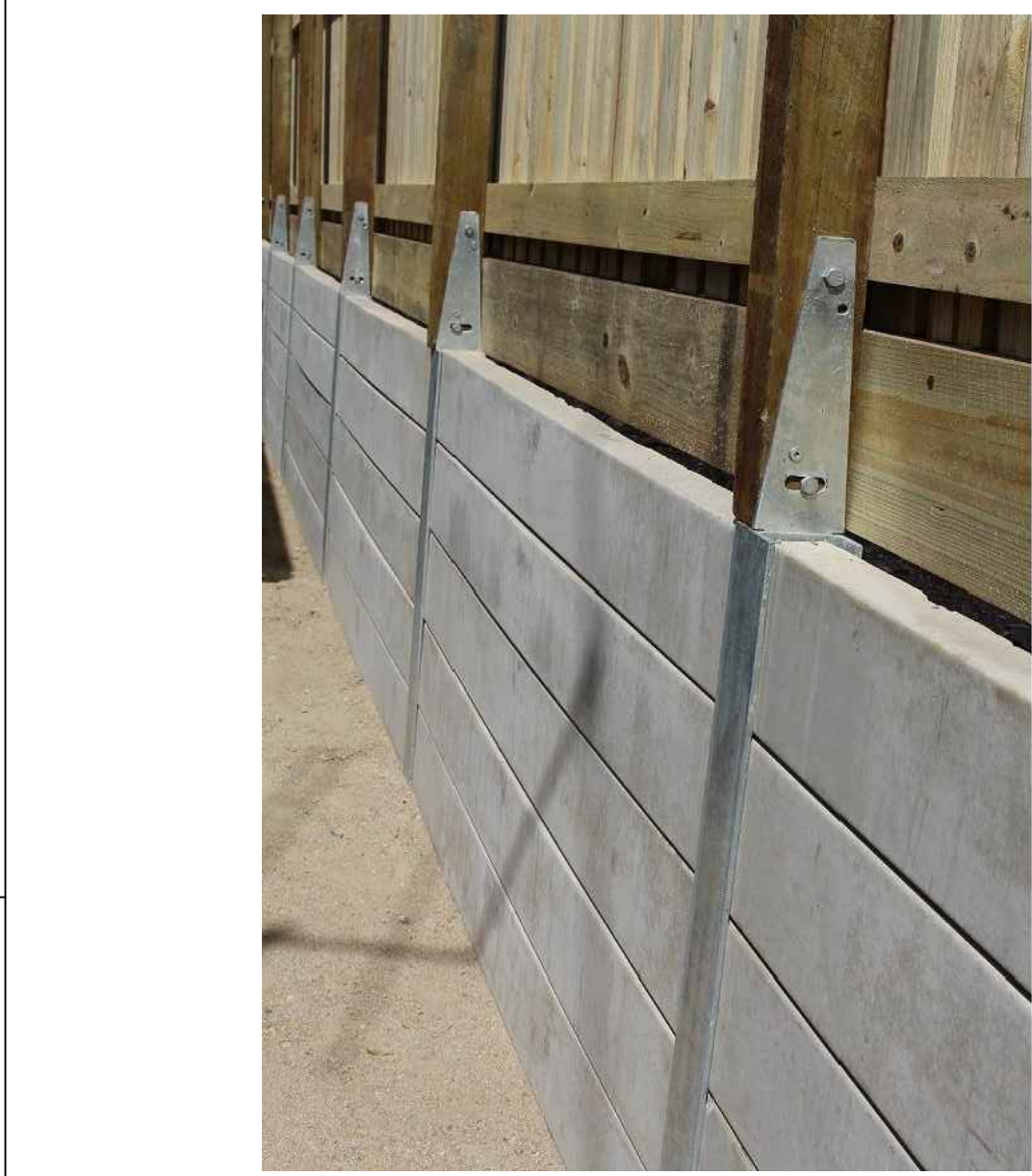
2 HYDRAPRESSED SLAB IN GRANULAR
Scale N.T.S.



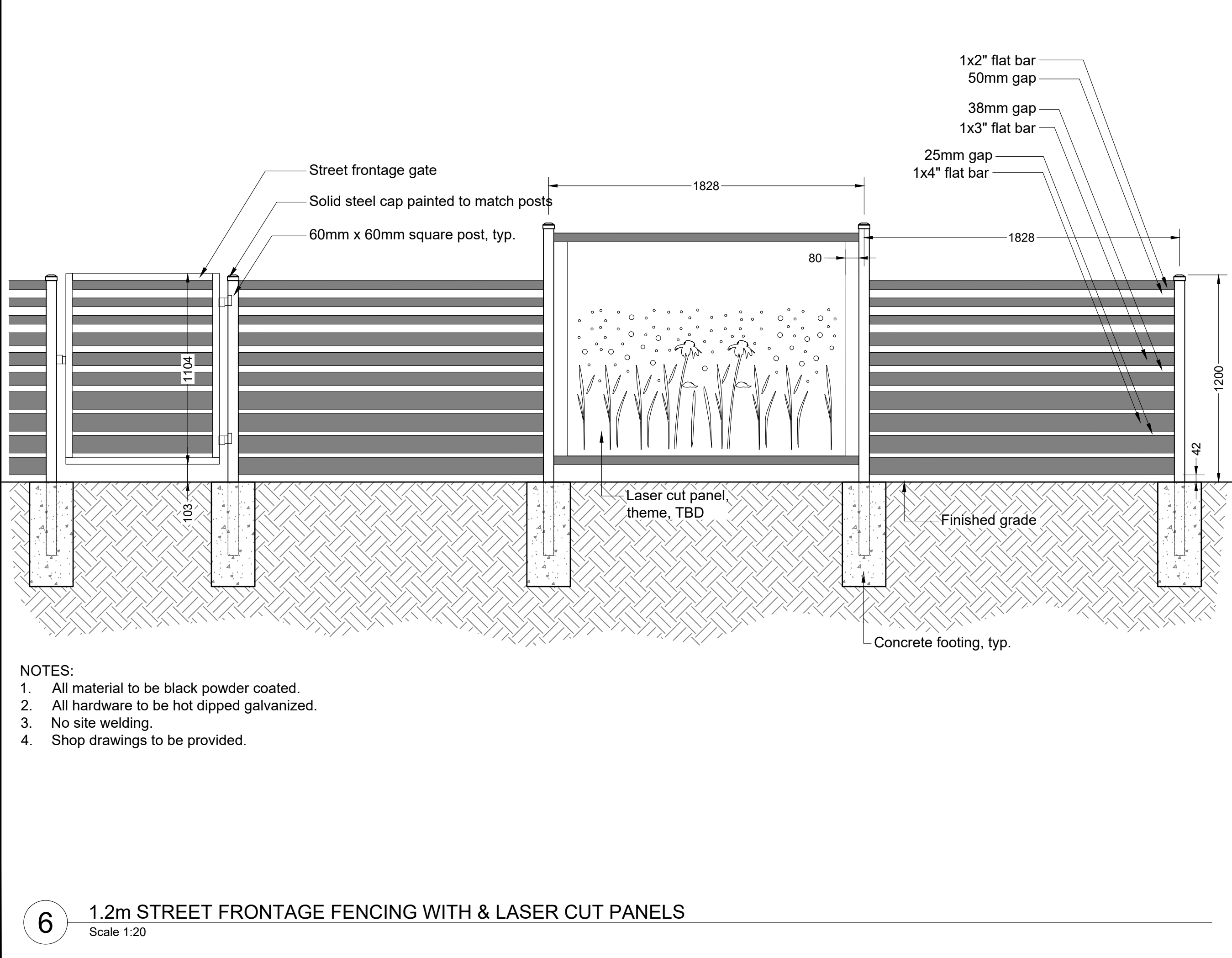
3 BACKYARD PATIOS
Scale N.T.S.



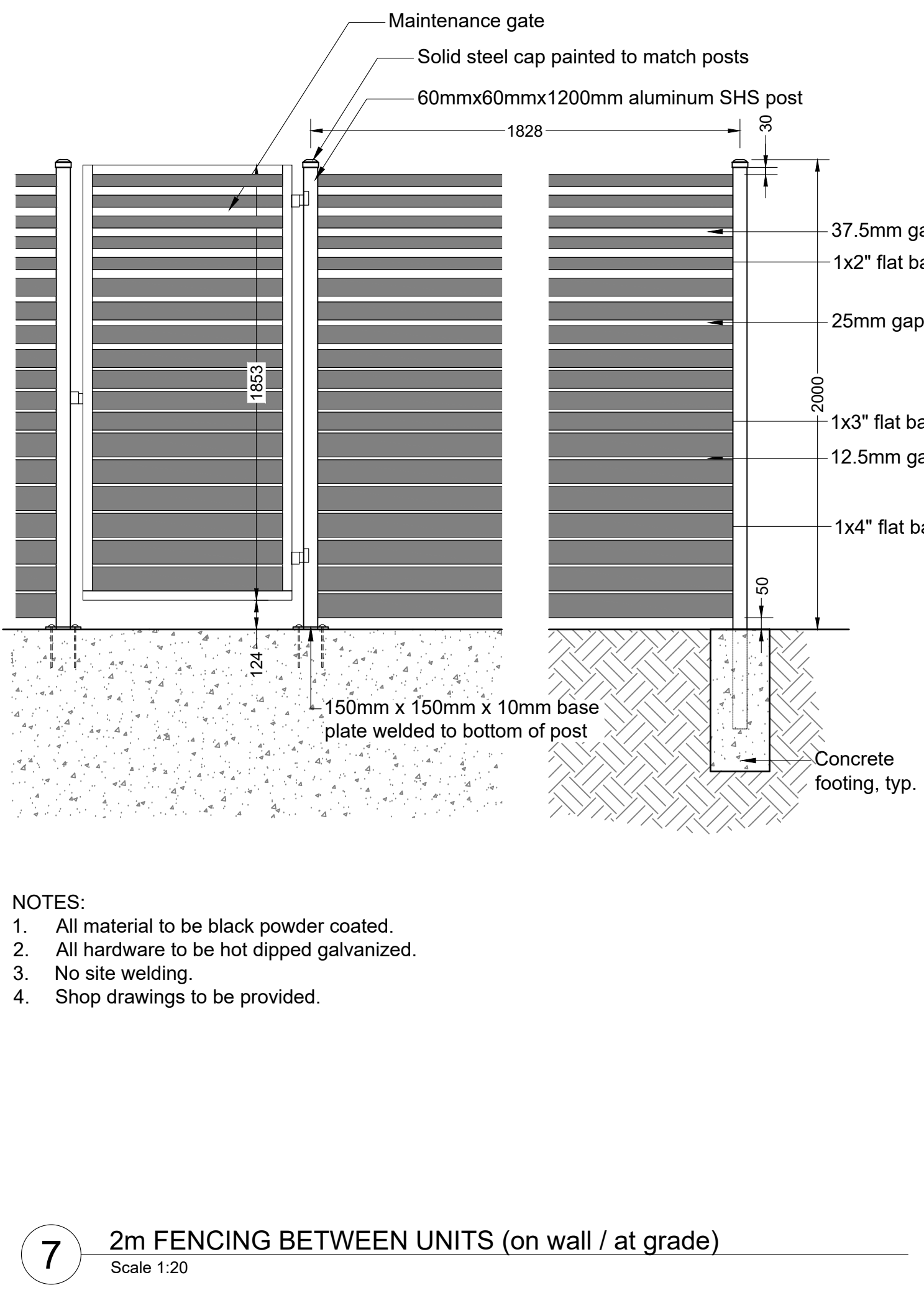
4 PAVERS OUT TO 198 STREET
Scale N.T.S.



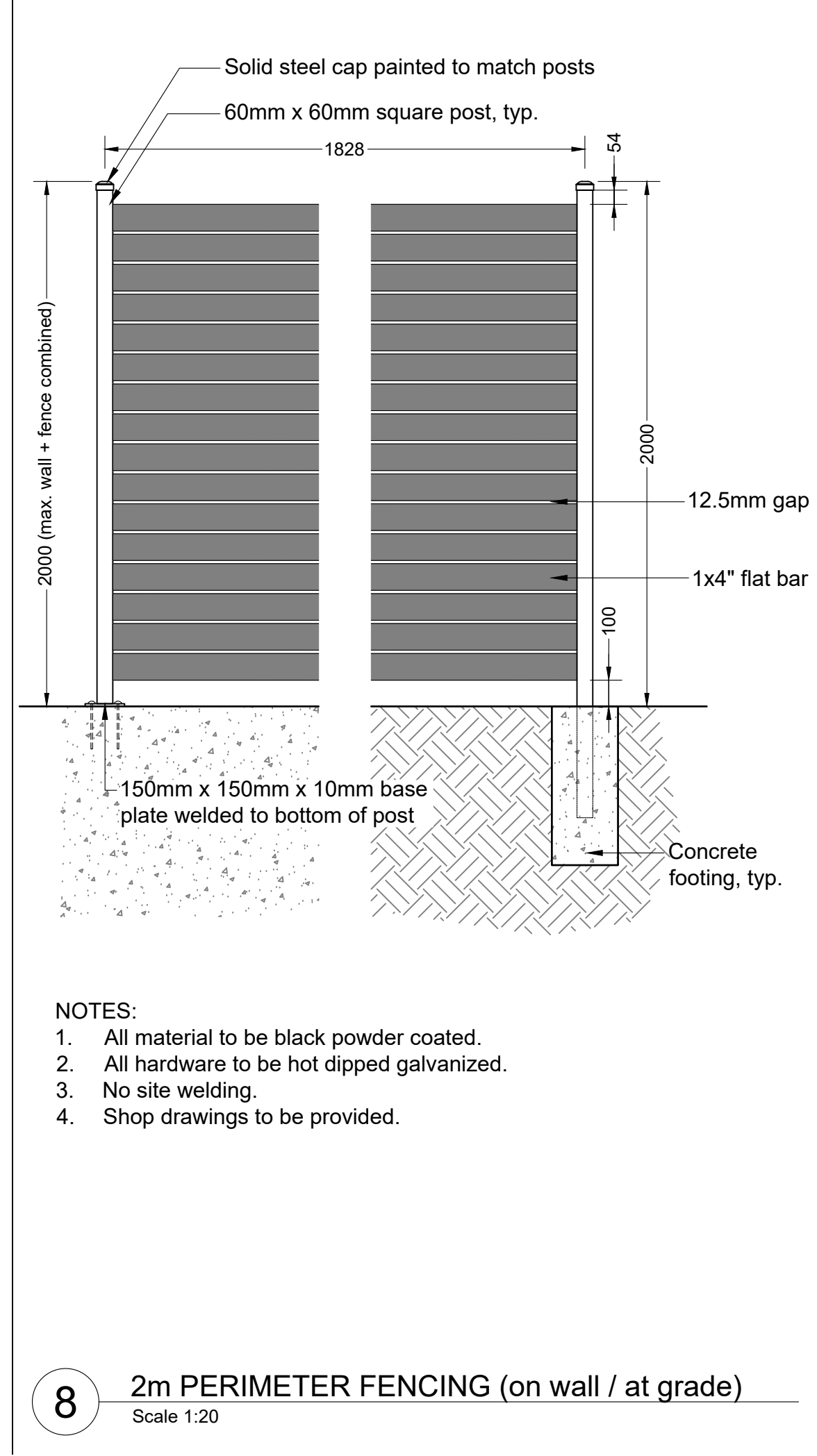
5 RETAINING WALL
Scale N.T.S.



6 1.2m STREET FRONTAGE FENCING WITH & LASER CUT PANELS
Scale 1:20



7 2m FENCING BETWEEN UNITS (on wall / at grade)
Scale 1:20



8 2m PERIMETER FENCING (on wall / at grade)
Scale 1:20

No.	By:	Description	Date
7	JW	Re-issued for DP	2021-Aug-30
6	JW	Re-issued for DP	2021-Aug-25
5	JW	Re-issued for DP	2021-July-12
4	JW	Re-issued for DP	2021-Jun-22
3	JW	Issued for DP	2021-Feb-19
2	JW	Issued for DP	2021-Jan-27
1	JW	Issued for Review	2020-Jan-08

REVISIONS TABLE FOR DRAWINGS
 Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
Brydon Landing
Townhouse Development

Location:
5336, 5334, 5326, 5300
198 Street
Langley, B.C.

Drawn: AL	Stamp:
Checked: JW	
Approved: MVDZ	Original Sheet Size 24"x36" 2021-09-08
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

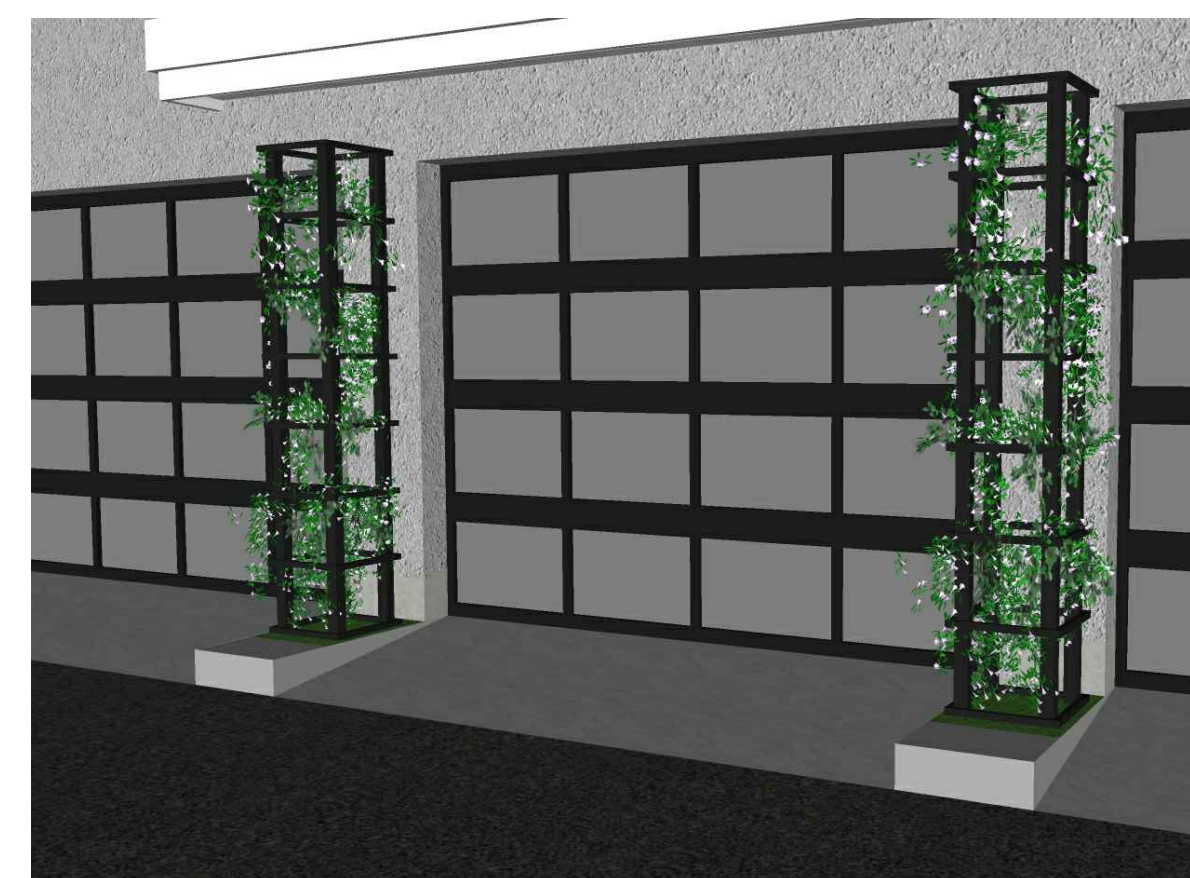
Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2020-65\CRD_198_STREET\15_DWG\SHEETS\LD-02_DETAILS.DWG



2 PRIVACY SCREEN
 Scale N.T.S.



2 BENCH
 Scale N.T.S.



3 METAL TRELLIS AT DRIVEWAYS
 Scale N.T.S.



4 ENTRY COLUMN
 Scale N.T.S.



5 ENTRY TRELLIS WITH SIGNAGE
 Scale N.T.S.



6 CANTILEVER TRELLIS
 Scale N.T.S.



7 BIKE RACK
 Scale N.T.S.

No.	By:	Description	Date
7	JW	Re-issued for DP	2021-Aug-30
6	JW	Re-issued for DP	2021-Aug-25
5	JW	Re-issued for DP	2021-July-12
4	JW	Re-issued for DP	2021-Jun-22
3	JW	Issued for DP	2021-Feb-19
2	JW	Issued for DP	2021-Jan-27
1	JW	Issued for Review	2020-Jan-08

REVISIONS TABLE FOR DRAWINGS
 © Copyright reserved. This drawing and design is the property of Vdz+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
 Brydon Landing
 Townhouse Development

Location:
 5336, 5334, 5326, 5300
 198 Street
 Langley, B.C.

Drawn: AL	Stamp:
Checked: JW	
Approved: MVDZ	Original Sheet Size: 24"x36" 2021-09-08
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:
DETAILS

VDZ Project #:
DP2020-65

Drawing #:
LD-03