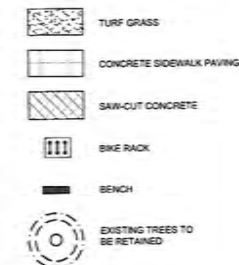


LEGEND



28/09/2021 RE-ISSUED FOR DP
23/09/2021 RE-ISSUED FOR DP
01/09/2021 RE-ISSUED FOR DP
23/07/2021 RE-ISSUED FOR DP
20/04/2021 ISSUED FOR DP



ASTRIA LANGLEY CITY

200TH STREET,
LANGLEY CITY, BC

LANDSCAPE PLAN,
AND NOTES

1:250
RM
JT
210242

L1

PLANT LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
4	4	<i>Quercus palustris</i>	Pin Oak	6cm Cal.	As Shown	W.B.
5	5	<i>Cercidiphyllum japonicum</i>	Katsuo Tree	6cm Cal.	As Shown	W.B.
4	4	<i>Prunus yedoensis 'Akebono'</i>	Yoshino Cherry	6cm Cal.	As Shown	W.B.
3	3	<i>Gleditsia triacanthos</i>	Honey Locust	6cm Cal.	As Shown	W.B.
SHRUBS						
167	167	<i>Lonicera nitida</i>	Boston Honeysuckle	30cm Ht.	0.75m	#2 Pot
18	18	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Cedar	1.5m Ht.	1m	B & B
118	118	<i>Viburnum dohdi</i>	Dohdi Viburnum	30cm Ht.	0.8m	#2 pot
85	85	<i>Rex glabra 'Compacta'</i>	Compact Highberry	30cm Ht.	0.75m	#2 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
207	207	<i>Penstemon filipendula var. suffrutosus 'Goldblume'</i>	Black Eyed Susan	1 Gallon		Potted
396	396	<i>Fraxinus glauca 'Elgin Blue'</i>	Elgin Blue Fraxinus	1 Gallon		Potted
80	80	<i>Polydichum maritimum</i>	Sword Fern	1 Gallon		Potted
38	38	<i>Liriodendron tulipifera</i>	Big Blue Lilyturf	1 Gallon		Potted

PLANTING NOTES

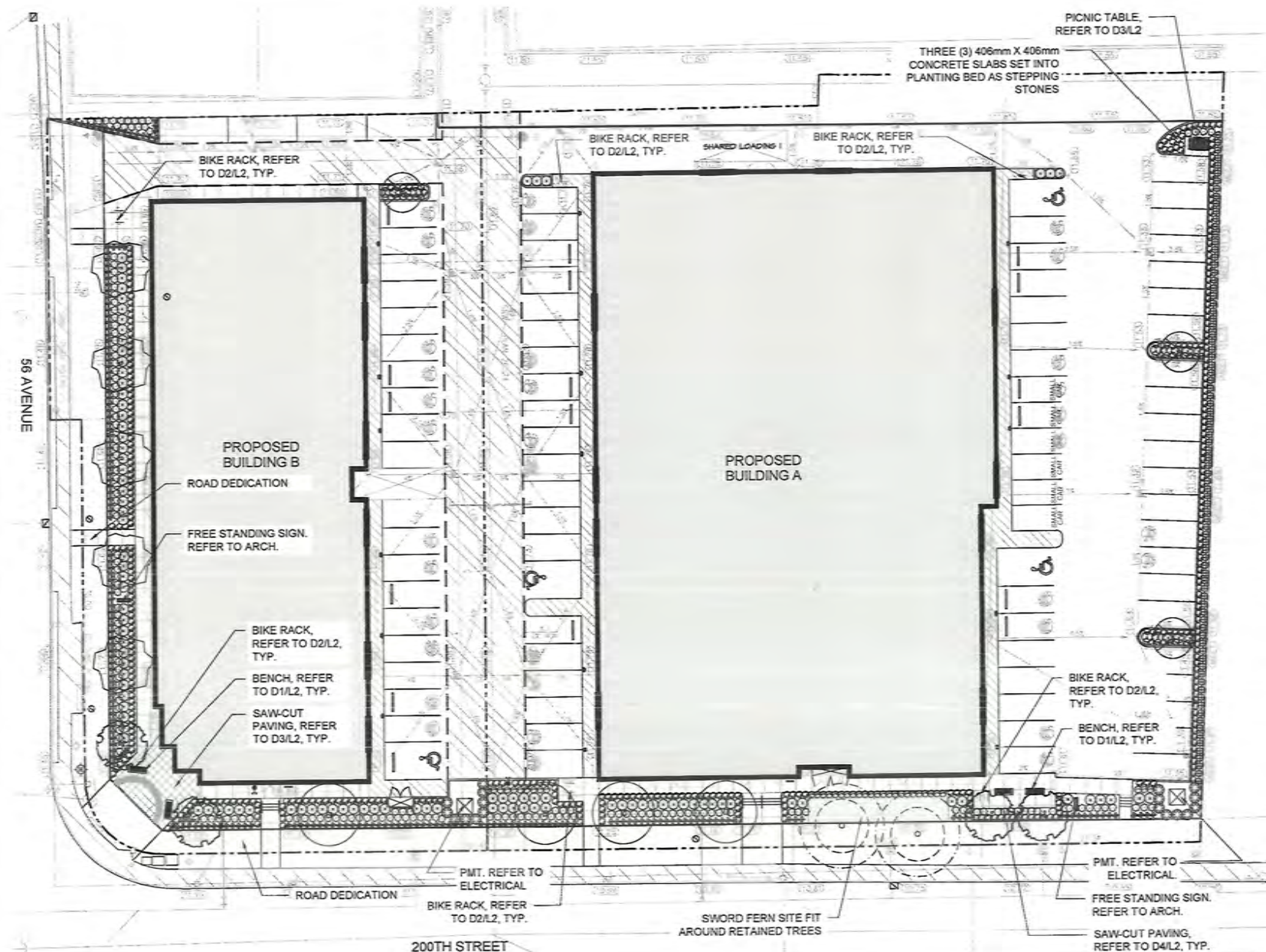
1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
4. **TREE PROTECTION:** PER THE MUNICIPAL DETAIL, IF REQUIRED.
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
6. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
8. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
9. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
10. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - 10.1 Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
 - 10.2 Maintenance and additional installation of mulch.
 - 10.3 Weed removal.
 - 10.4 Disease control.

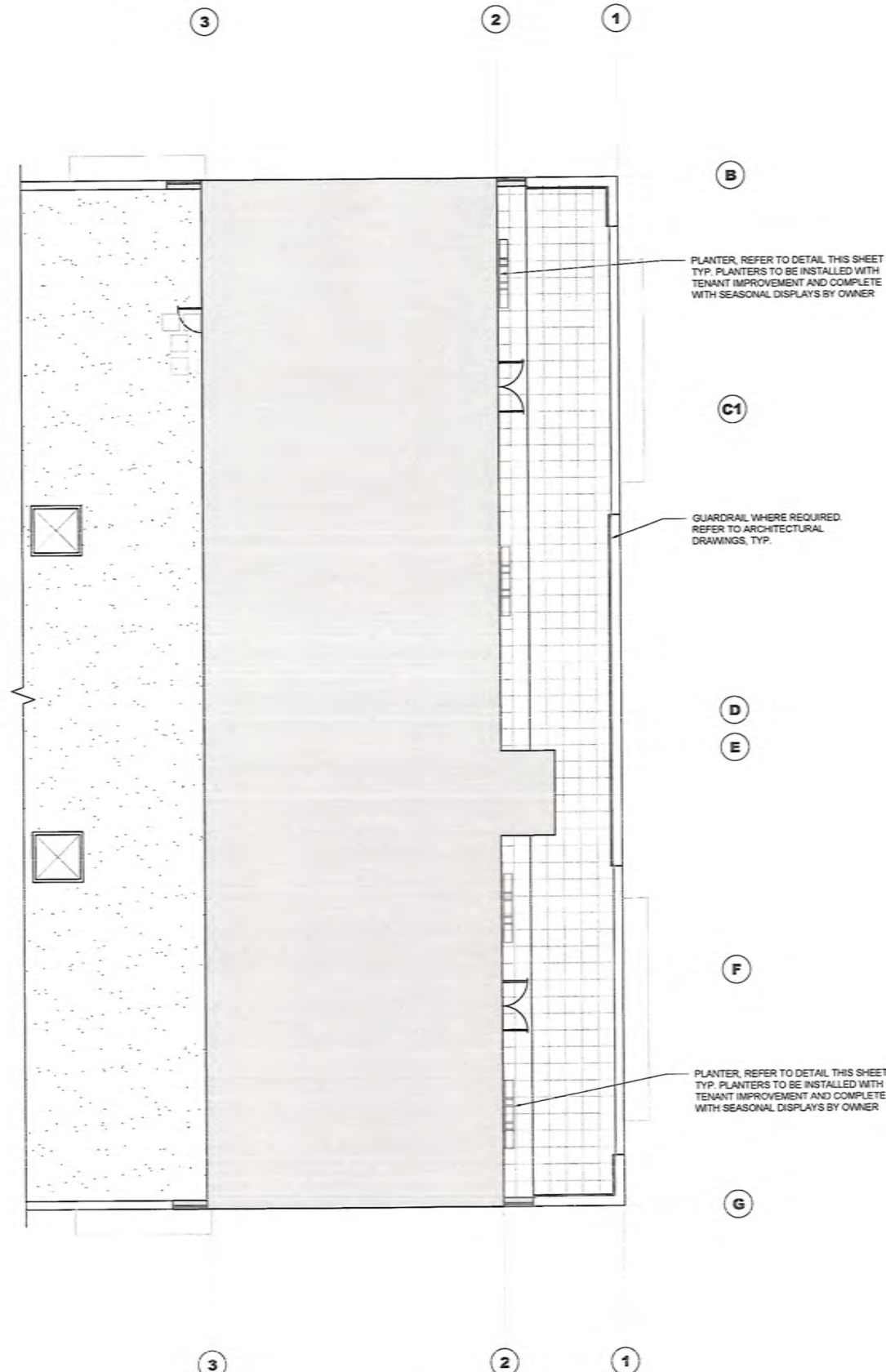
GENERAL NOTES

1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE KEPT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

IRRIGATION NOTES:

1. IRRIGATION TO BE PROVIDED FOR ALL "SOFT LANDSCAPE AREAS" SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE SUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
5. USE POP-UP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ONTO TREE TRUNKS.





pot
incorporated

GEO 3 PLANTER

COLOUR: LAVA
QUANTITY: 4 SETS OF 3

specifications

- 1" rim for structural integrity and protection
- 4" drain holes - water tight plug available for interior use
- 1" dividers for surface elevation

MATERIALS AVAILABLE

- 1/2" 112 gauge (1/2" dependent) 1012 marine grade powder-coated aluminum
- 20 - 11 gauge (1012 dependent) 4016 Corten weathering steel
- 14 - 16 gauge 304 brushed stainless steel

CUSTOM SIZING AVAILABLE
8 PREMIUM FINISHES OR REQUEST A CUSTOM COLOUR

BRUSHED SLATE GUN POLAR COFFEE LAVA CORTEN BRUSHED

604 962 4273 | info@potinc.ca

D1 PLANTERS N.T.S.

LEGEND

	TURF GRASS
	CONCRETE SIDEWALK PAVING
	SAW-CUT CONCRETE
	BIKE RACK
	BENCH
	EXISTING TREES TO BE RETAINED

28/09/2021	RE-ISSUED FOR DP
23/09/2021	RE-ISSUED FOR DP
01/09/2021	RE-ISSUED FOR DP
23/07/2021	RE-ISSUED FOR DP
20/04/2021	ISSUED FOR DP



ASTRIA LANGLEY CITY

200TH STREET,
LANGLEY CITY, BC

**BUILDING A
ROOFTOP PLAN**

DATE	1-250
DESIGNER	RM
CHECKER	JT
PROJECT NO.	210242

L1.1

MLB870-W

870 SERIES



MANUFACTURER: ULINE
MODEL NUMBER: H-6572
COLOUR: ORION BLUE

MANUFACTURER: ULINE
MODEL NUMBER: H-6572
COLOUR: ORION BLUE

QUANTITY: 6



COLOUR: BLACK
POWDER COAT.

QUANTITY: 4

MAGLIN

D1 BENCH

N.T.S.

D2 BIKE RACK

N.T.S.

D3 SAW-CUT CONCRETE

N.T.S.

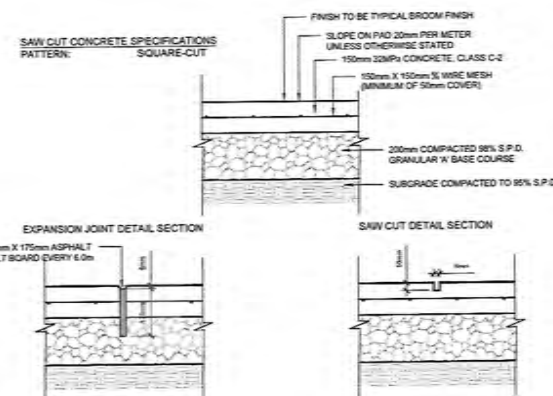
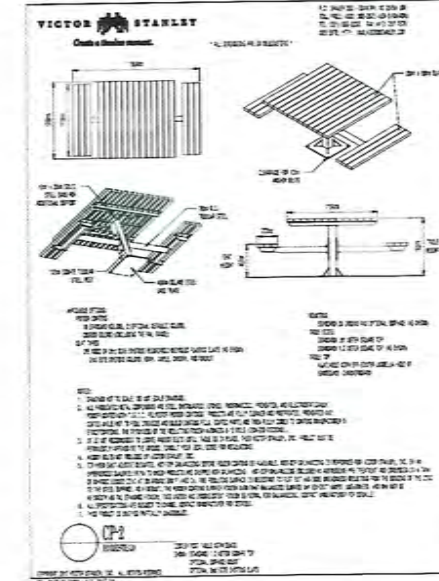
D4 TABLE

N.T.S.

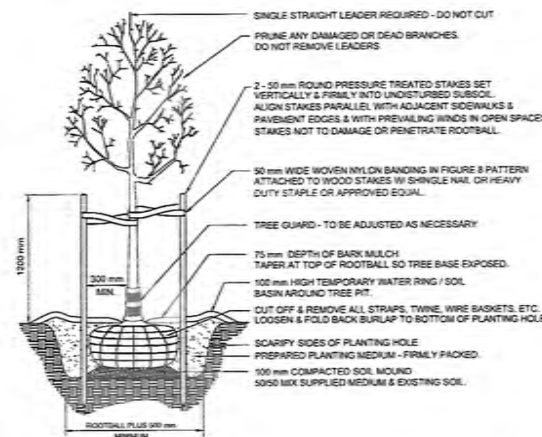
COLOUR: BLACK
POWDER COAT.

SLATS: IPE

QUANTITY: 1

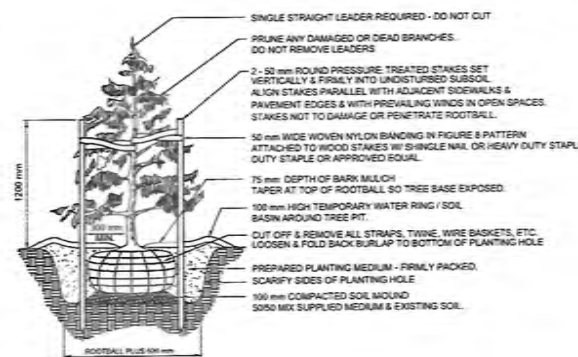


- NOTES:
1. CONCRETE TO BE 30MPa, CLASS C-2 AT 28 DAYS WITH 5-8% AIR ENTRAINMENT.
 2. CONCRETE TO HAVE BROOM FINISH PERPENDICULAR TO THE LENGTH OF THE SIDEWALK.
 3. EXPANSION JOINTS TO BE LOCATED AT EVERY 6.0m AND WHERE CONCRETE PAVING ABUTS OTHER STRUCTURES OR BUILDINGS.
 4. SAW-CUT JOINTS TO BE LOCATED AT INTERVALS OF 0.6m.
 5. CONCRETE TO BE SPRAYED WITH WHITE PIGMENT CURING COMPOUND.
 6. ALL DIMENSIONS ARE IN MILLIMETRES.



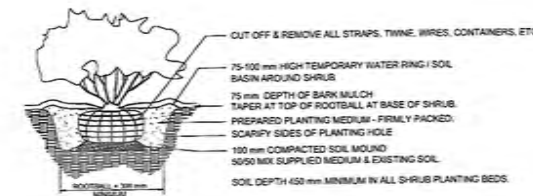
DECIDUOUS TREE

N.T.S.



CONIFEROUS TREE

N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL

N.T.S.

Krahn
GROUP OF COMPANIES

KD Planning
A DESIGN LTD



ASTRIA LANGLEY CITY

200TH STREET,
LANGLEY CITY, BC

DETAILS

AS NOTED
RM
JT
210342

L2