



53A AVENUE



302
PLAN 4298.5

53 AVENUE

200 STREET

NOTES:

- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BONVA OR BCCLA GUIDELINES.
- REFER TO ARBORIST REPORT AND DRAWINGS PREPARED BY ARBORTECH FOR ALL RELATED TREE REMOVAL AND TREE RETENTION REQUIREMENTS.
- 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 FOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - GRASSED AREAS: 150MM
 - GROUND COVERS: 300MM
 - SHRUBS: 450MM
 - TREE FITS: 1000MM
- LAWN AREAS SHALL BE SOEDED WITH #1 PREMIUM RESIDENTIAL SOE, NON NETTED.
- 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- IRRIGATION SYSTEM - (AUTOMATIC) DESIGN BUILT TO BE COORDINATED BY GENERAL CONTRACTOR. HOSE BIB PROVIDED ON ROOF LEVEL FOR GREEN ROOF ANNUAL IRRIGATION.
- PAVING TYPES AND MATERIALS AS FOLLOWS:
 - OFF SITE SIDEWALKS, CAST IN PLACE CONCRETE W/BROOM FINISH
 - ON SITE COURTYARD TO BE UNIT PAVERS, OLD COUNTRY STONE SERIES, TYPE 1, COLOR LA JOLLA BLEND, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, PH: 800-663-4091
 - ON SITE BUILDING ENTRANCE AND WALKWAYS, CAST IN PLACE CONC, COLORED, BROOM FINISH
- BENCHES: CITY S. MAGNUM 870 SERIES BACKED BENCH - LEGACY #16 6070 18.9" LONG, PE WOOD. ALL METAL COMPONENTS TO BE POWDER COATED WITH STANDARD COLOR GUN METAL C/W PERMANENT ANCHOR SYSTEM.
- PODS:
 - FRONT ENTRANCE QUANTITY-4
 - MODEL: A1 - GEO SQUARE VASE - GFRIC (GLASS FIBER REINFORCED CONCRETE)
 - COLOR: BLACK, SIZE: 22" K 42"H - 16"8
 - AVAILABLE FROM KATE HOLLAND LANDSCAPE ACCESSORIES LTD, PH: 604-531-8574
- ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.
- FINAL STREET TREE LOCATION AND TREE SPECIES SELECTION TO BE DETERMINED BY CITY OF LANGLEY AT TIME OF INSTALLATION. CITY BOLLARDS SHALL BE LAWN.
- FINAL SELECTION OF BOTH AVE. STREET TREES SHALL BE MADE BY THE CITY OF LANGLEY PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR TO CONTACT CITY ARBORIST TO COORDINATE FINAL LAYOUT OF STREET TREES. INSTALL TO CITY OF LANGLEY LANDSCAPE REQUIREMENTS.
- SITE GRADING: REFER TO CIVIL ENGINEERING DWGS FOR SITE GRADING OF ROADS, AND RETAINING WALLS. AREA DRAINS AND SUB-SURFACE PIPING TO BE COORDINATED WITH CIVIL GRADING FOR ALL LANDSCAPED AREAS TO ENSURE POSITIVE DRAINAGE. NO PONDING OF STORM WATER ALLOWED ON SITE.

LEGEND:

	PROPOSED DECIDUOUS TREE		RAISED CONC. PLANTER WALL
	PROPOSED CONIFEROUS TREE		CRUSHED GRANULAR PAVING
	EXISTING TREES TO BE RETAINED		BBQ STATION
	SHRUB PLANTING		BENCHES
	GROUND COVERS		DECORATIVE POTS
	LAWN		CONC. UNIT PAVERS
	6' HT. ALUMINUM PRIVACY FENCE		

1 OVERALL LANDSCAPE SITE PLAN
SCALE: 1/16"=1'-0"

REVISIONS/ISSUED
1. 04/11/2022 - 100% PER PLAN
2. 04/11/2022 - 100% PER PLAN
3. 04/11/2022 - 100% PER PLAN COMMENTS



2020-06-24

PROJECT
53 & 200 ST. APARTMENT DEVELOPMENT
53RD. AVE. & 200TH ST. CITY OF LANGLEY, B.C.
DEVELOPER: RED CARMINAL HOMES LTD.
DESIGNER: MARUYAMA LANDSCAPE ARCHITECTS



DATE: FEB 02, 2022
DESIGN: J.L. PANG
DRAWN: PANG
CHECKED: PANG
SCALE: AS SHOWN
JOB NO.: M205

SHEET TITLE
OVERALL LANDSCAPE
SITE PLAN
SHEET NO.
L-1

NOTES:

- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNIA OR BCRA GUIDELINES.
- REFER TO ARBORIST REPORT AND DRAWINGS PREPARED BY ARBORIST FOR ALL RELATED TREE REMOVAL AND TREE RETENTION REQUIREMENTS.
- 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.
- ANNUAL TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS FOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - GRASSES AREAS: 150MM
 - GROUND COVERS: 300MM
 - SHRUBS: 450MM
 - TREE PITS: 1000MM
- LAWN AREAS SHALL BE SODED WITH #1 PREMIUM RESIDENTIAL SOG, NON NETTED.
- DEPTH OF FYNIS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- IRRIGATION SYSTEM - AUTOMATIC DESIGN BUILT TO BE COORDINATED BY GENERAL CONTRACTOR. HOSE BIB PROVIDED ON ROOF LEVEL FOR GREEN ROOF (MANUAL IRRIGATION).
- PAVING TYPES AND MATERIALS AS FOLLOWS:
 - OFF-SITE SIDEWALKS, CAST IN PLACE CONCRETE W/ BROOM FINISH
 - ON-SITE COURTYARD TO BE UNF PAVERS, OLD COUNTRY STONE SERIES, TYPE 1, COLOR: LA JOLLA - BLEND, AVAILABLE FROM ARBORIST/CONCRETE PRODUCTS. PH: 800-863-4091
 - ON-SITE BUILDING ENTRANCE AND WALKWAYS, CAST IN PLACE CONC. COLORED BROOM FINISH.
- BENCHES, CITY S, MAGLN - 870 SERIES BACKED BENCH - LEGACY #M1 8870 69.5" LONG, IPE WOOD. ALL METAL COMPONENTS TO BE POWDER COATED WITH STANDARD COLOR GUN METAL - C/W PERMANENT ANCHOR SYSTEM.
- POTS:
 - FRONT ENTRANCE: QUANTUM™ 4
 - MODEL: #1 - 600 SQUARE VASE - GFRC (GLASS FIBER REINFORCED CONCRETE) COLOR: BLACK, SIZE: 22" X 42" X 16"
 - AVAILABLE FROM KATE HOLLAND LANDSCAPE ACCESSORIES LTD. PH: 604-931-8074
- ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING OR ARCHITECTURAL.
- FINAL STREET TREE LOCATION AND TREE SPECIES SELECTION TO BE DETERMINED BY CITY OF LANGLEY AT TIME OF INSTALLATION. CITY BOULEVARD SHALL BE LAWN.
- FINAL SELECTION OF BOTTLE TREE SPECIES SHALL BE MADE BY THE CITY OF LANGLEY PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR TO CONTACT CITY ARBORIST TO COORDINATE FINAL LAYOUT OF STREET TREES. INSTALL TO CITY OF LANGLEY LANDSCAPE REQUIREMENTS.
- SITE GRADING: REFER TO CIVIL ENGINEERING DIMS FOR SITE GRADING OF ROADS, AND RETAINING WALLS. AREA DRAINS AND SUB-SURFACE PIPING TO BE COORDINATED WITH CIVIL GRADING FOR ALL LANDSCAPED AREAS TO ENSURE POSITIVE DRAINAGE. NO FLOODING OF STORAGE WATER ALLOWED ON SITE.

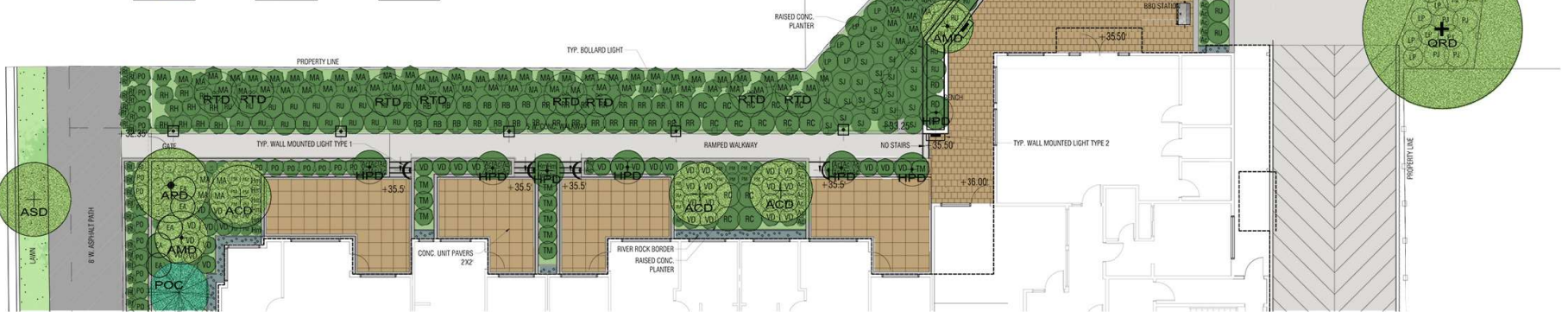
PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
ACD	3	ACER CERNATUM	WINE MAPLE	2.75M HT.	8 & B
APD	8	ACER PALMARIUM	JAPANESE MAPLE	2.75M HT.	8 & B
CCD	2	CERCIS CANADENSIS	RED BUD	6 CM CAL.	8 & B
SJD	4	STYLIX JAPONICA	JAPANESE SNOWBELL	5 CM CAL.	8 & B
POC	4	PIZZA D'ORONKA	SERRISKY SPRUCE	3.0 M HT.	8 & B
ORD	3	QUERCUS RUBRA	RED OAK	3.0 M HT.	8 & B
AMD	7	AMELANCHER CANADENSIS	SERRISBERY	1.5 M HT.	CONTAINER
HOD	6	HIBISCUS COELESTIS	SURIBBY ALTHEA	1.5 M HT.	CONTAINER
HPO	7	HIBRANGEA PANICULATA LIME LIGHT	LIME LIGHT HYDRANGEA	1.5 M HT.	CONTAINER
HTD	3	THUIS THYNSA DISSECTA	LACELEAF SUMAC	1.5 M HT.	CONTAINER
TOC	15	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	1.75 M HT.	CONTAINER
CT	26	CHOISYA TERNAIA	MEXICAN MOCK ORANGE	#3	CONTAINER
EA	5	EUPHORBIA PLATIS COMPACTUS	THREE BURRING BUSH	#3	CONTAINER
HP	12	HIBRANGEA PANICULATA LITTLE LIME	LITTLE LIME HYDRANGEA	#3	CONTAINER
JC	84	JUNIPERUS CHINENSIS MINT JULEP	SEAGREEN JUNIPER	#3	CONTAINER
LP	44	LONICERA PILEATA	PRIVET HONEYSUCKLE	#3	CONTAINER
MA	119	MANTONIA AQUIFOLIUM	GREGGA GRAPE	#3	CONTAINER
PF	10	POTENTIALIA FRUTICOSA	SURIBBY CHOUFRON	#3	CONTAINER
PJ	17	PIERS JAPONICA FOREST FLAME	JAPANESE PIERS	#3	CONTAINER
PD	84	PRUNUS LOTTO LINDRUS	OTTO LINDEN LABEL	#3	CONTAINER
PM	52	POLYSTICHUM MANITUM	WESTERN SWORD FERN	#3	CONTAINER
RB	14	RHOODOENDRON BOW BELLS	BOW BELL RHODO.	#3	CONTAINER
RC	16	RHOODOENDRON CHEER	CHEER RHODO.	#3	CONTAINER
RD	12	RHOODOENDRON DORA AMETES	DORA AMETES RHODO.	#3	CONTAINER
RR	24	RHOODO. ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
RH	17	RHOODOENDRON MACHMANN'S FANTASTICA	FANTASTIC RHOODOENDRON	#3	CONTAINER
RJ	39	RHOODOENDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SB	5	SPIRAEA BEUNDA DART'S REP	DART'S RED	#3	CONTAINER
SC	20	SANTOLINA CHAMAECOPARISUS	LAVENDER COTTON	#2	CONTAINER
SJ	38	SKONNIA JAPONICA REVERESIA	JAPANESE SKONNIA	#3	CONTAINER
SN	39	SPIRAEA DANICHI	DANIS VIBURNUM	#3	CONTAINER
TM	9	TAXUS MEDIA HILLI	HILLS YEW	#3	CONTAINER
AC	45	ASTILEA CHINENSIS VISIONS	ASTILEA	#1	CONTAINER
AL	6	ALCHEMILLA MOLLIS	LADY'S MANLIE	#1	CONTAINER
CM	25	COROSPUS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1	CONTAINER
CZ	24	COROSPUS VERTICILLATA ZAGRES	ZAGRES TICKSEED	#1	CONTAINER
EP	27	EDIMNACEA PIPPEREA MAGNUS	MAGNUS CONEFLOWER	#1	CONTAINER
HS	44	HEMORRHOIS STELLA D'ORO	DART LILY	#1	CONTAINER
HM	25	HEUCHERA MICR. VAR. DIVERS PALACE PURP	CORAL BELLS	#2	CONTAINER
LA	46	LAVANDULA ANGUSTRIFOLIA	ENGLISH LAVENDER	#2	CONTAINER
RF	27	RUBRICOCA FALLOUX W/ GOLDSTRUM	BLACK TWEED SUSAN	#1	CONTAINER
SD	55	SAPONARIA OCCYMOIDES	ROCK SOAPWORTH	10CM POT	CONTAINER

OFF-SITE:
 ASD 3 ACER RUBRUM SCARLET SENTINEL SCARLET SENTINEL MAPLE 8 CM CAL. 8 & B
 QPD 6 QUERCUS PALUSTRIS 6 CM CAL. 8 & B

LEGEND:

	PROPOSED DECIDUOUS TREE		GROUND COVERS		CRUSHED GRANULAR PAVING		CONC. UNIT PAVERS
	PROPOSED CONIFEROUS TREE		LAWN		BBO STATION		BENCHES
	EXISTING TREES TO BE RETAINED		6 HT. ALUMINUM PRIVACY FENCE		DECORATIVE POTS		RAISED CONC. PLANTER WALL
	SHRUB PLANTING		DECORATIVE POTS		DECORATIVE POTS		DECORATIVE POTS



1 LANDSCAPE PLAN - NORTH
 SCALE: 1/8"=1'-0"

REVISIONS ISSUED
 1. 04/11/2020 - 100% DESIGN SUBMISSION
 2. 04/11/2020 - 100% DESIGN SUBMISSION
 3. 04/11/2020 - 100% DESIGN SUBMISSION

2020-06-24

PROJECT
53 & 200 ST. APARTMENT DEVELOPMENT
 53RD. AVE. & 200TH ST. CITY OF LANGLEY, B.C.

DEVELOPER: RED CARMINAL HOMES LTD.
 100-10000 100TH STREET, SURREY, BC V4N 1C6
 PH: 604-844-9907 FX: 604-844-9907

DESIGNER: MARUYAMA LANDSCAPE ARCHITECTS
 100-10000 100TH STREET, SURREY, BC V4N 1C6
 PH: 604-844-9907 FX: 604-844-9907

DATE: FEB 02, 2020
DESIGN: J.E. PARK
DRAWN: PARK
CHECKED: PARK
SCALE: AS SHOWN
JOB NO.: M205

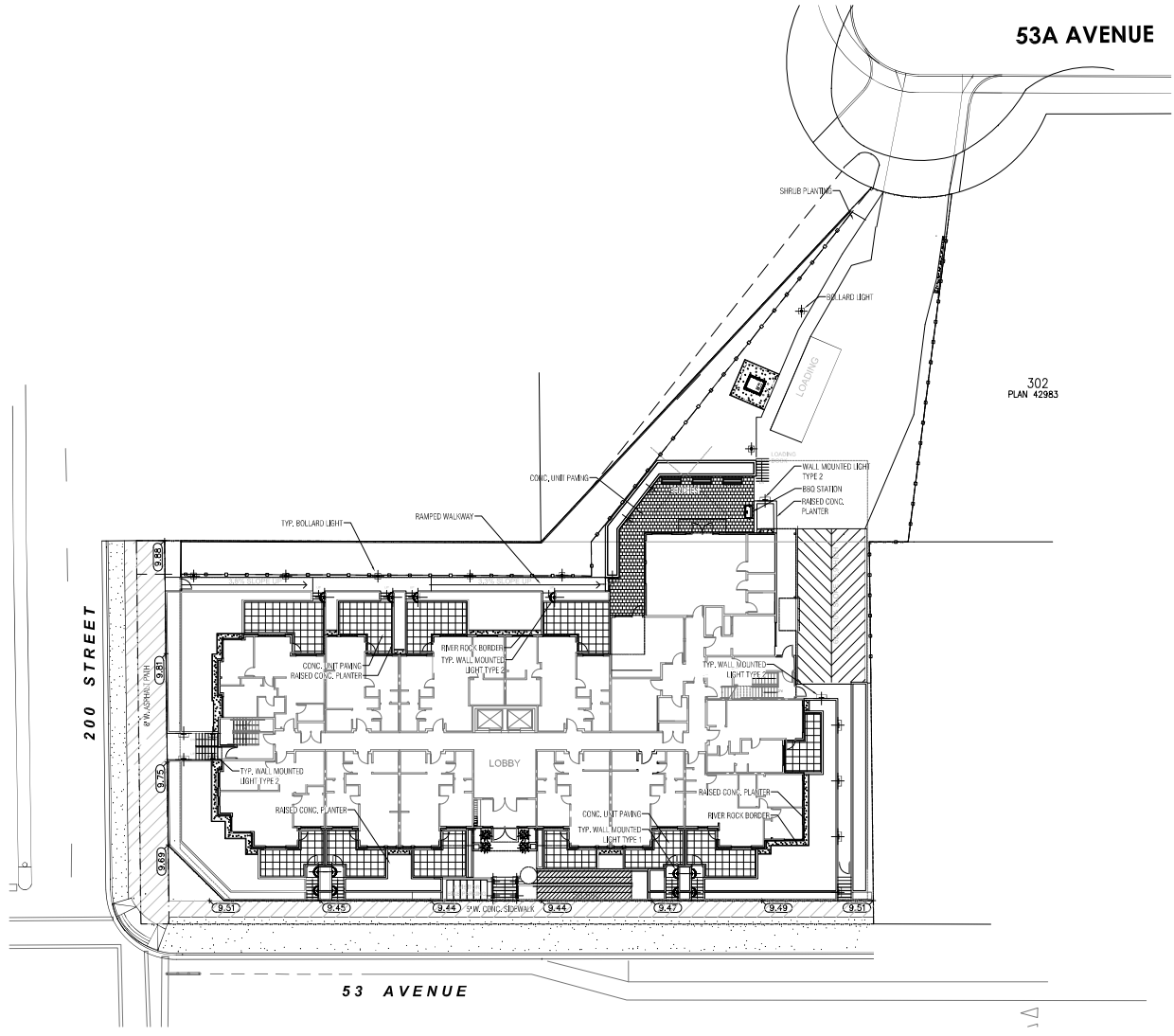
SHEET TITLE: LANDSCAPE PLAN NORTH
SHEET NO.: L-2

200 STREET

53A AVENUE



302
PLAN 42983



LIGHTING NOTES:

1. ALL COURT/PARKING LIGHTING TO BE CONTROLLED BY PHOTOCELL AND TIME-CLOCK LIGHTING ZONE CONFIGURATION TO BE COORDINATED WITH LANDSCAPE ARCHITECT/ELECTRICAL ENGINEER.
2. ELECTRICAL WIRE TO BE 18 AWG WATERPROOF WIRE, 1% RA, CONDUIT TO BE REQUIRED WITHIN THE PLANTER OR UNDERNEATH FINISH SURFACE.
3. REFER TO ELECTRICAL ENGINEER FOR THE TECHNICAL SPECIFICATION OF THE LIGHT FIXTURE, POWER SUPPLY, CONTROLLER AND UNDERGROUND WIRING. REFER TO LANDSCAPE PLAN FOR LOCATION AND TYPE OF THE LIGHT FIXTURE.

LANDSCAPE LIGHTING:

LIGHT TYPE	LEGEND	QTY.	MODEL NO.	GENERAL REQUIREMENTS
WALL LIGHT type 1		12	DELTA LIGHT LOGIC W S 630	COLOR: DARK GREY SIZE: 4-3/4" X 4-3/4" SEE ELECTRICAL ENG. DWGS FOR COMPLETE DETAILS
WALL LIGHT type 2		17	DELTA LIGHT LOGIC W LXRW1	COLOR: DARK GREY SIZE: 2-3/16" H. X 12-3/16" L. X 2-3/16" D. SEE ELECTRICAL ENG. DWGS FOR COMPLETE DETAILS
BOLLARD LIGHT		7	LUMBER SIS - 01 - LEDR1 EON LED	COLOR: FINISH BRONZE - 02 SIZE: 24" HT. SEE ELECTRICAL ENG. DWGS FOR COMPLETE DETAILS

1 OVERALL LANDSCAPE SITE PLAN
SCALE: 1/16"=1'-0"

REVISED/UNREVISED
1. MARK UP: 08/21/2023 BY: J. MARSHALL
2. MARK UP: 08/21/2023 BY: J. MARSHALL
3. MARK UP: 08/21/2023 BY: J. MARSHALL

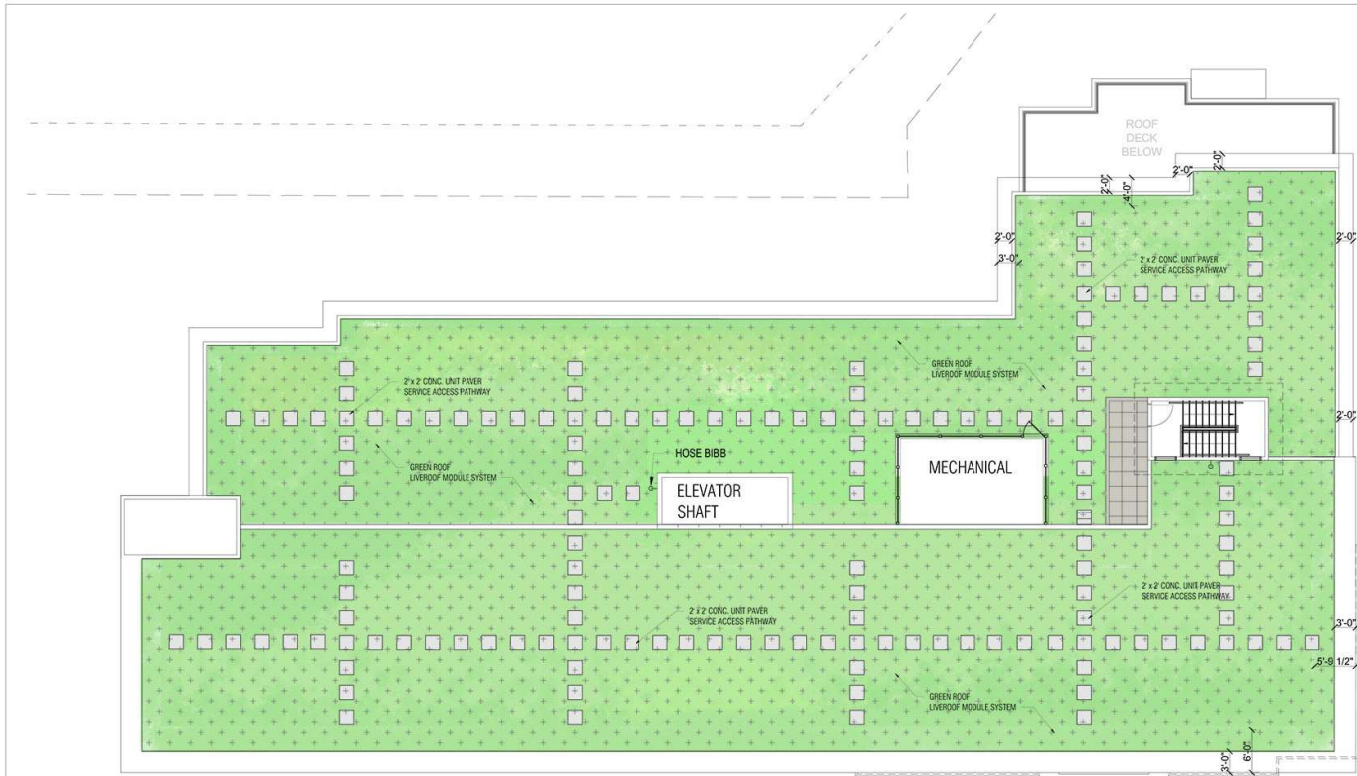


PROJECT
53 & 200 ST. APARTMENT DEVELOPMENT
53RD. AVE. & 200TH ST. CITY OF LANGLEY, B.C.
DEVELOPER: RED CARBON HOMES LTD.
ARCHITECT: J. ADAM ARCHITECTS INC.
LANDSCAPE ARCHITECT: MARYUMA LANDSCAPE ARCHITECTS



DATE: FEB. 20. 2022
DESIGN: JZ, PMB
DRAWN: PMB
CHECKED: PMB
SCALE: AS SHOWN
JOB NO.: M2215

SHEET TITLE
LANDSCAPE LIGHTING
SHEET NO.
L-4



1 LANDSCAPE PLAN - GREEN ROOF
SCALE: 1/8"=1'-0"

NOTES:

1. REFER TO THE GREENROOF PLANT LIST BELOW FOR THE SPECIES OF SEDUMS SELECTED FOR MODULAR PLANT TRAY PLANTS TO BE SOURCED FROM A CERTIFIED LIVEROOF NURSERY GROWER.
2. LIVEROOF MODULE: LIVEROOF DEEP, 6" SOIL DEPTH, MODULE SIZE (PLASTIC): 1' X 2' X 3'-0"
3. ALUMINUM EDGER: ROOFEDGE DEEP, 6.5" TALL
4. HOSE BIB PROVIDED FOR MANUAL IRRIGATION WHEN NECESSARY

GREENROOF PLANT LIST:

- SEDUM ALBUM GREEN ICE
- SEDUM ALBUM GREEN ICE
- SEDUM FLORIFERUM WINTER GREENFEST
- SEDUM FLORIFERUM WINTER MANDAGANY
- SEDUM HISPANICUM ROYAL PINK
- SEDUM PURPUREUM AUTUMN JOY
- SEDUM REFLEXUM BLUE MAGIC
- SEDUM REFLEXUM SEA MIST
- SEDUM SPATHULIFOLIUM CARNEA
- SEDUM SPURBUM DARK DRAGON
- SEDUM SPURBUM SOUR CHERRY

LEGEND:



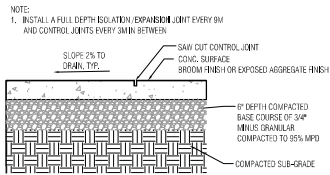
REVISIONS/ISSUED
 1. 04.11.2022 - 10:00 AM FOR PERM
 2. 05.11.2022 - 10:00 AM FOR PERM
 3. 07.2022 - 10:00 AM FOR PERM COMMENTS

2022-06-24

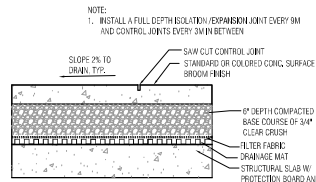
PROJECT
53 & 200 ST. APARTMENT DEVELOPMENT
 53RD. AVE. & 200TH ST. CITY OF LANGLEY, B.C.
 DEVELOPER: RED CARMINAL HOMES LTD.
 ARCHITECT: MARUYAMA LANDSCAPE ARCHITECTS

DATE FEB 02 2022
 DESIGN JAL, PMW
 DRAWN PMW
 CHECKED PMW
 SCALE AS SHOWN
 JOB NO. M205

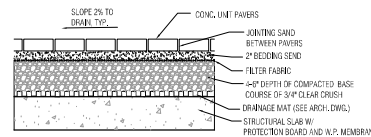
SHEET TITLE
**LANDSCAPE PLAN
 GREEN ROOF**
 SHEET NO.
L-5



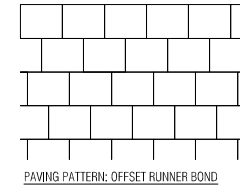
1 CONCRETE PAVING ON GRADE
SCALE: 1"=1'-0"



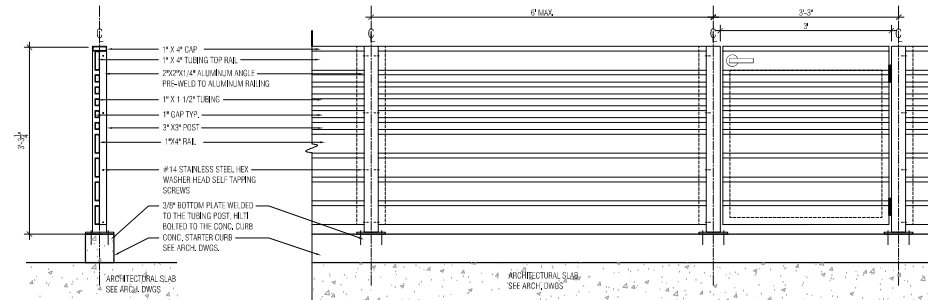
2 CONCRETE PAVING ON SLAB
SCALE: 1"=1'-0"



3 CONCRETE UNIT PAVER WITH BASE COURSE ON SLAB
SCALE: 1"=1'-0"

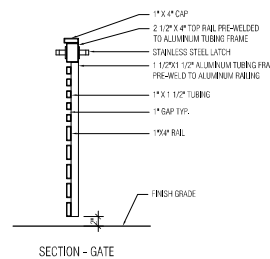


PAVING PATTERN: OFFSET RUNNER BOND

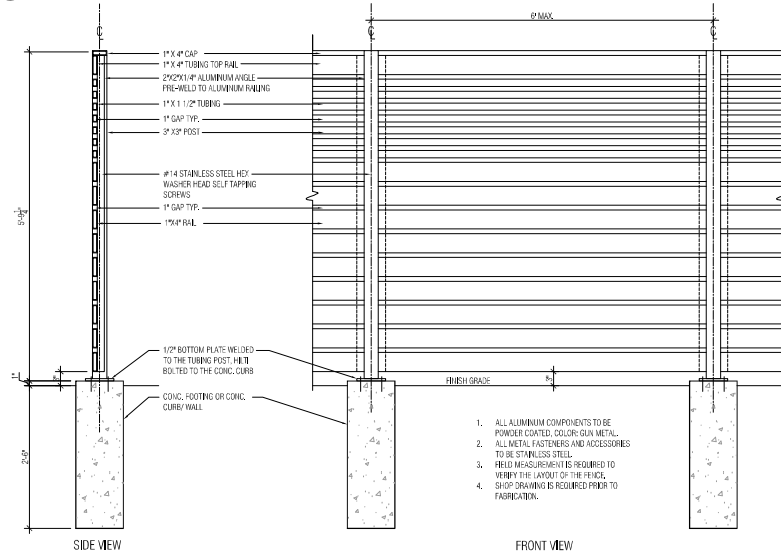


4 3' HT. ALUMINUM FENCE W/ GATE
SCALE: 1"=1'-0"

1. ALL ALUMINUM COMPONENTS TO BE POWDER COATED, COLOR: SILVER METAL.
2. ALL METAL FASTENERS AND ACCESSORIES TO BE STAINLESS STEEL.
3. FIELD MEASUREMENTS REQUIRED TO VERIFY THE LAYOUT OF THE FENCE.
4. SHOP DRAWING IS REQUIRED PRIOR TO FABRICATION.

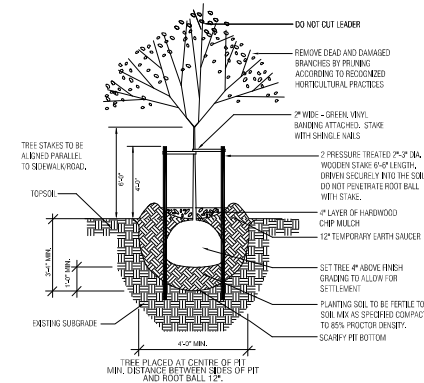


SECTION - GATE

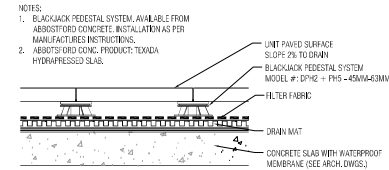


7 6' HT. ALUMINUM PRIVACY FENCE
SCALE: 1"=1'-0"

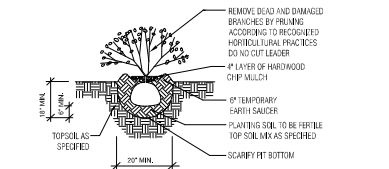
1. ALL ALUMINUM COMPONENTS TO BE POWDER COATED, COLOR: SILVER METAL.
2. ALL METAL FASTENERS AND ACCESSORIES TO BE STAINLESS STEEL.
3. FIELD MEASUREMENTS IS REQUIRED TO VERIFY THE LAYOUT OF THE FENCE.
4. SHOP DRAWING IS REQUIRED PRIOR TO FABRICATION.



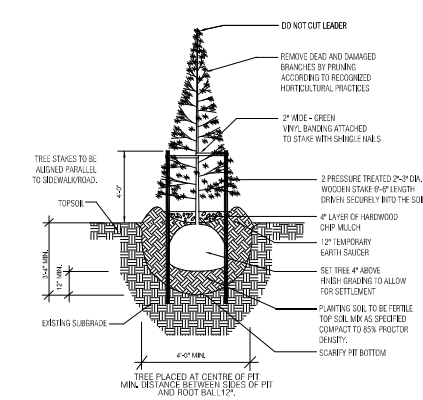
8 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



5 CONCRETE UNIT PAVER W/ PEDESTAL ON SLAB
SCALE: NTS



6 SHRUB PLANTING DETAIL
SCALE: NTS



9 CONIFEROUS TREE PLANTING DETAIL
SCALE: NTS

REVISED/ISSUED
1. MARK 11: 08/11/2024 FOR ALL AMENDMENTS.
2. MARK 12: 08/11/2024 FOR ALL AMENDMENTS.
3. MARK 13: 08/11/2024 FOR ALL AMENDMENTS.



2023-06-24

PROJECT
53 & 200 ST. APARTMENT DEVELOPMENT
53RD. AVE. & 200TH ST. CITY OF LANGLEY, B.C.
DESIGNED BY: RODNEY MILES MARSHALL
ARCHITECT: P. ADAM ARCHITECTS INC.
PROJECT ADDRESS: 5300 53RD AVE, LANGLEY, BC, CANADA V4A 1H6
ARCHITECT'S PHONE: 604.885.8888



DATE: MAR. 20. 2023
DESIGN: J.E. PARR
DRAWN: PARR
CHECKED: PARR
SCALE: AS SHOWN
JOB NO.: N2015

SHEET TITLE
LANDSCAPE DETAILS
SHEET NO.
L-6