



NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BONTA OR BCCLA GUIDELINES.
2. REFER TO ARBORIST REPORT AND DRAWINGS PREPARED BY ARBORTECH FOR ALL RELATED TREE REMOVAL AND TREE RETENTION REQUIREMENTS.
3. 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.
4. AMEND TOPSOIL PER SOL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
5. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSED AREAS: 150MM
 - B. GROUND COVERS: 300MM
 - C. SHRUBS: 450MM
 - D. TREE FITS: 1000MM
6. LAWN AREAS SHALL BE SOODED WITH #1 PREMIUM RESIDENTIAL SOO, NON NETTED.
7. 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
8. IRRIGATION SYSTEM - (AUTOMATIC) DESIGN BUILD TO BE COORDINATED BY GENERAL CONTRACTOR. HOSE BIB PROVIDED ON ROOF LEVEL FOR GREEN ROOF MANUAL IRRIGATION.
9. PAVING TYPES AND MATERIALS AS FOLLOWS:
 - OFF SITE SIDEWALKS, CAST IN PLACE CONCRETE W/BROOM FINISH
 - ON SITE, COURTYARD TO BE UNIT PAVES, 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
10. BENCHES: QTY: 5, MAGNUM, #10 SERIES BACKED BENCH - LEGACY #10, 60" D, 18" D, LONG, WE WOOD, ALL METAL COMPONENTS TO BE POWDER COATED WITH STANDARD COLOR GUN METAL, C/W PERMANENT ANCHOR SYSTEM.
11. POIS:
 - FRONT ENTRANCE: QUANTITY: 4
 - MODEL: A1 - GEO SQUARE VASE - GFRC (GLASS FIBER REINFORCED CONCRETE)
 - COLOR: BLACK, SIZE: 22" X 42" H - 18" W
 - AVAILABLE FROM KATE HOLLAND LANDSCAPE ACCESSORIES LTD, PH: 604-531-8574
12. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING OR ARCHITECTURAL.
13. FINAL STREET TREE LOCATION AND TREE SPECIES SELECTION TO BE DETERMINED BY CITY OF LANGLEY AT TIME OF INSTALLATION. CITY BOULEVARD SHALL BE LAWN.
14. 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.
15. 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 PITS
	LAWN		CONC. UNIT PAVERS
	6' HT. ALUMINUM PRIVACY FENCE		

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

REVISIONS/ISSUED
1. 10/11/2022 - 10/11/2022 - 10/11/2022
2. 10/11/2022 - 10/11/2022 - 10/11/2022
3. 10/11/2022 - 10/11/2022 - 10/11/2022



2022-06-24

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



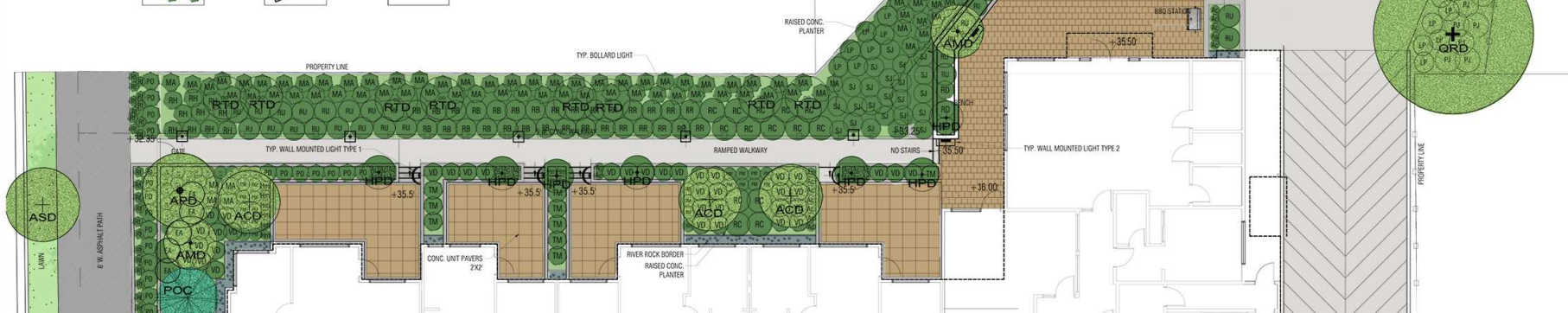
DATE: FEB. 02, 2022
DESIGN: J.L. MARUYAMA
DRAWN: J.L. MARUYAMA
CHECKED: J.L. MARUYAMA
SCALE: AS SHOWN
JOB NO.: M2025

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

2. ALL PLANT MATERIAL, SHALL MEET OR EXCEED STANDARDS REQUIRED BY IBCA OR ILCS AGRICULTURES.
3. TREE TO BE REMOVED REPORT AND DRAWINGS PREPARED BY ARBORIST FOR EACH TREE RELATED TREE REMOVAL AND TREE REPLACEMENT.
4. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUESTED AT THE CONTRACTOR'S EXPENSE, SUBMITTING LANDSCAPE CONSULTANT FOR APPROVAL.
5. ANYTIME TOPSOIL IS USED ON SITE IT MUST BE COVERED WITH GEOTEXTILE OR SODDING; ONCE SITE SELECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPERS CONSTRUCTION EXPENSE.
6. TOPSOIL DEPTHS FOR PLANTINGS AS FOLLOWS:
 - A. GRASSED AREAS: 150MM
 - B. GROUND COVERS: 300MM
 - C. SHRUBS: 400MM
 - D. TREE PITS: 1000MM
7. LAWN AREAS SHALL BE SOEDED WITH #1 PREMIUM RESIDENTIAL SOG, SOG NOT NEEDED.
8. 2" DEPTH OF 3/4" INCHES CORNFORTER TO BE INSTALLED IN ALL SHRUB PLANTINGS.
9. DRAINAGE SYSTEMS SHALL BE "AUTOMATIC" DESIGNED TO BE COORDINATED BY GENERAL CONTRACTOR. HOSE BID PROVIDED ON ROOF LEVELS FOR GREEN ROOF MANUL (IRIGATION).
10. PAINTING TYPES AND MATERIALS:
 - A. -OFF SITE SIDEWALKS, CAST IN PLACE CONCRETE TO BE CONFORMED BY CITY.
 - B. -ON SITE, COURTYARD TO BE UNIFORM PAVES, OLD COUNTRY STONE TYPE, COLOR 1, COLOR LA ZULIA BLEND, AVAILABLE FROM ARBORIS CONTRACTORS' PRODUCTS, PH 404-480-4001
 - C. -ON SITE, BUILDING ENTRANCE AND WALKWAYS, CAST IN PLACE CONC, COLORED BROWN DRIP.
11. BENCHES, CHAIR 5, MASHBURN BRICK BACKS BACKLASH - LEGACY MAT. BB89 / 680, USE PEWOOD, ALL WEED MAT, ALL WEED MAT, ALL WEED MAT TO BE POWERWASHED WITH STEAM/COLD WATER CLEAN, COMFORTABLE ANCHOR DESIGN.
12. POTS:
 - A. FRONT ENTRANCE, QUANTITY: _____
 - B. AREA: 1ST - GEO SQUARE SIZE - GLASS FRENCH GREEN RECTANGULAR CORNER(C)
 - C. COLOR: BLACK, SIZE: 42X42X42 - 16"
 - D. MODEL: FIRE ESTATE LITONITE GLASS FRENCH CORNERS ACCESSORIES LTD. PO# 664-531-04
13. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING OR ARCHITECTURAL.
14. FINAL STREET LIGHT LOCATION AND SITE SPECIES SELECTION TO BE DETERMINED BY CITY OF LANGLY AT TIME OF INSTALLATION. CITY OF LANGLY WILL PROVIDE THE LIGHT FIXTURES.
15. FINAL SELECTION OF 80TH AVE. STREET TREES SHALL BE MADE BY THE CITY OF LANGLY PRIOR TO INSTALLATION, LANDSCAPE CONTRACTOR TO CONTACT CITY ARBORIST TO COORDINATE FINAL VARIETY OF STREET TREES. INSTILL TO CITY OF LANGLY.
16. SITE GRADING, TO BE CIVIL ENGINEERING DONE FOR SITE GRADING OF ROADS, ADJACENT WALKWAYS, AREA PRANS AND SUB-SURFACE PIPING TO BE COORDINATING WITH CIVIL GRADING FOR ALL LANDSCAPED AREAS TO INSURE PROPER DRAINAGE.

[illegible]

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



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



REVISIONS/ISSUED
1. MAR. 11/ 2002 - ISSUE FOR DP SUBMISSION
2. JUNE 17/ 2002 - ISSUED FOR ADP
3. J. 30/ 2002 - ISSUED AFTER ADP COMMENTS



2022-08-2

PROJECT
553 & 200 ST. APARTMENT DEVELOPMENT
33RD. AVE. & 200TH ST. CITY OF LANGLEY, B.C.



DATE	FEB. 22, 2022
DESIGN	JZ, RMR
DRAWN	RMR
CHECKED	RMR
SCALE	AS SHOWN
JOB NO.	M2205

SHEET TITLE
LANDSCAPE PLAN
NORTH

SHEET NO.
1-2

