

Brydon Landing Townhouse Development

Re-issued for Development Permit

VDZ+A
 LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | PLANNING MANAGEMENT
 FORT LANGLEY STUDIO, MOUNT PLEASANT STUDIO
 120-1555 Church St | 100-1115 Kuperway
 Fort Langley, BC | Vancouver, BC
 V1M 2E6 | V5T 1K7
 www.vdz.ca 604 882 0024

Contact Information	Other Key Contacts:	
VDZ+A Fort Langley Studio 100-1181 Church Street Fort Langley, British Columbia, V1M 2R8 Mount Pleasant Studio 102-3535 Kuperway Vancouver, British Columbia, V5T 3J7 Primary project contact Jennifer West jennifer@vdz.ca 604 546 0928 Alternate contacts (excuse away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca 604 546 0920	Quarry Rock Developments 5489 Byrna Rd Burnaby, BC V5J 3J1 (604) 699-8000	Atelier Pacific Architecture 111-2823 Henning Dr Burnaby, BC V5C 6P3 (604) 662-9680
Legal Address and Description: 5324 198 ST LANGLEY BC V3A 1E9 PUD D01-864-488 Falso 125510 Legal Plan HWB1183 LK 1		

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 1:15

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-Jul-12
4	JW	Re-issued for DP	2021-Jul-22
3	JW	Issued for DP	2021-Feb-18
2	JW	Issued for DP	2021-Jan-27
1	JW	Issued for Review	2020-Jan-08

REVISIONS TABLE FOR DRAWINGS
 A changed revision has changed design as the property
 VIZ and may not be maintained in similar other project
 without permission.

No	By	Description	Date
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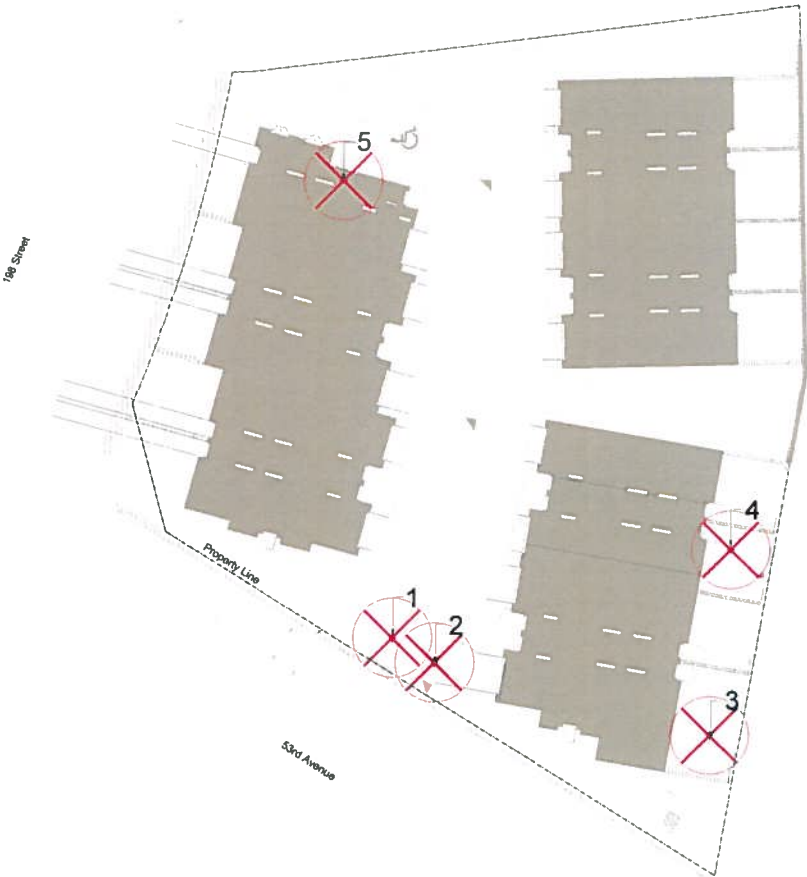
REVISIONS TABLE FOR SHEET
 Project:
 Brydon Landing
 Townhouse Development
 Location:
 5324, 5334, 5326, 5300
 198 Street
 Langley, B.C.

Drawn JW	Stamp 303
Checked JW	
Approved MVDZ	Original Sheet Size 24" x 36"

Scale
 As Shown
DATE: 2021-08-30 10:00:00 AM
 USER: mark.vdz
 PROJECT: DP2020-65
 SHEET: L-00
 DRAWING: COVER SHEET

Drawing Title: COVER SHEET
 Drawing #: L-00
 Project #: DP2020-65

PROJECT DEVELOPMENT REVISIONS FOR SHEETS AND STREETS DRAWING TITLE: COVER SHEET AND



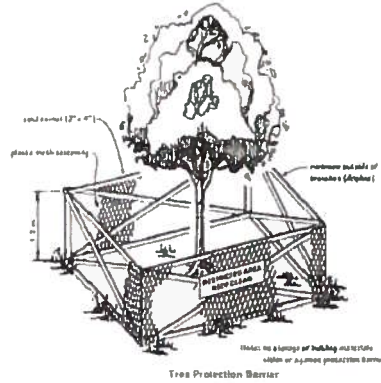
LEGEND

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

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

Note:

- 1 Contact Arborist (Sarah Bishop, 604 862 0024, sarah@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone (TPZ) 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
- 2 Read the plan together with the arborist report prepared by VDZ+A
- 3 An additional 1m setback is shown for all hand-plotted trees to be retained
- 4 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.
- 5 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 Height (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
90	5.4
100	6.0

No.	By	Description	Date
1	JW	Revised for DP	2021-Aug-30
2	JW	Revised for DP	2021-Aug-29
3	JW	Revised for DP	2021-Apr-12
4	JW	Revised for DP	2021-Jun-22
5	JW	Issued for DP	2021-Feb-19
6	JW	Issued for DP	2021-Jan-27
7	JW	Issued for Review	2020-Jun-09

REVISIONS TABLE FOR DRAWINGS

A Change Request. For drawing and design in the process of VDC and may not be represented or used for other projects without permission.

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" x 36"

Scale:
 1:150

GRADING LEGEND

KEY	DESCRIPTION
EXISTING GRADE	
8 80 EG	
PROPOSED GRADE	
6 80	
TOP / BOTTOM OF WALL	
6 80 TW	
6 20 BW	
STAIR RISERS & ELEVATION	
7@ 175mm	
SLOPE	
1:5'	



1 GRADING PLAN
 Scale 1:150

No.	By	Description	Date
7	JW	Revised for DP	2021-Aug-20
6	JW	Revised for DP	2021-Aug-25
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1	JW	Revised for Review	2020-Jan-08

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REVISIONS TABLE FOR SHEET

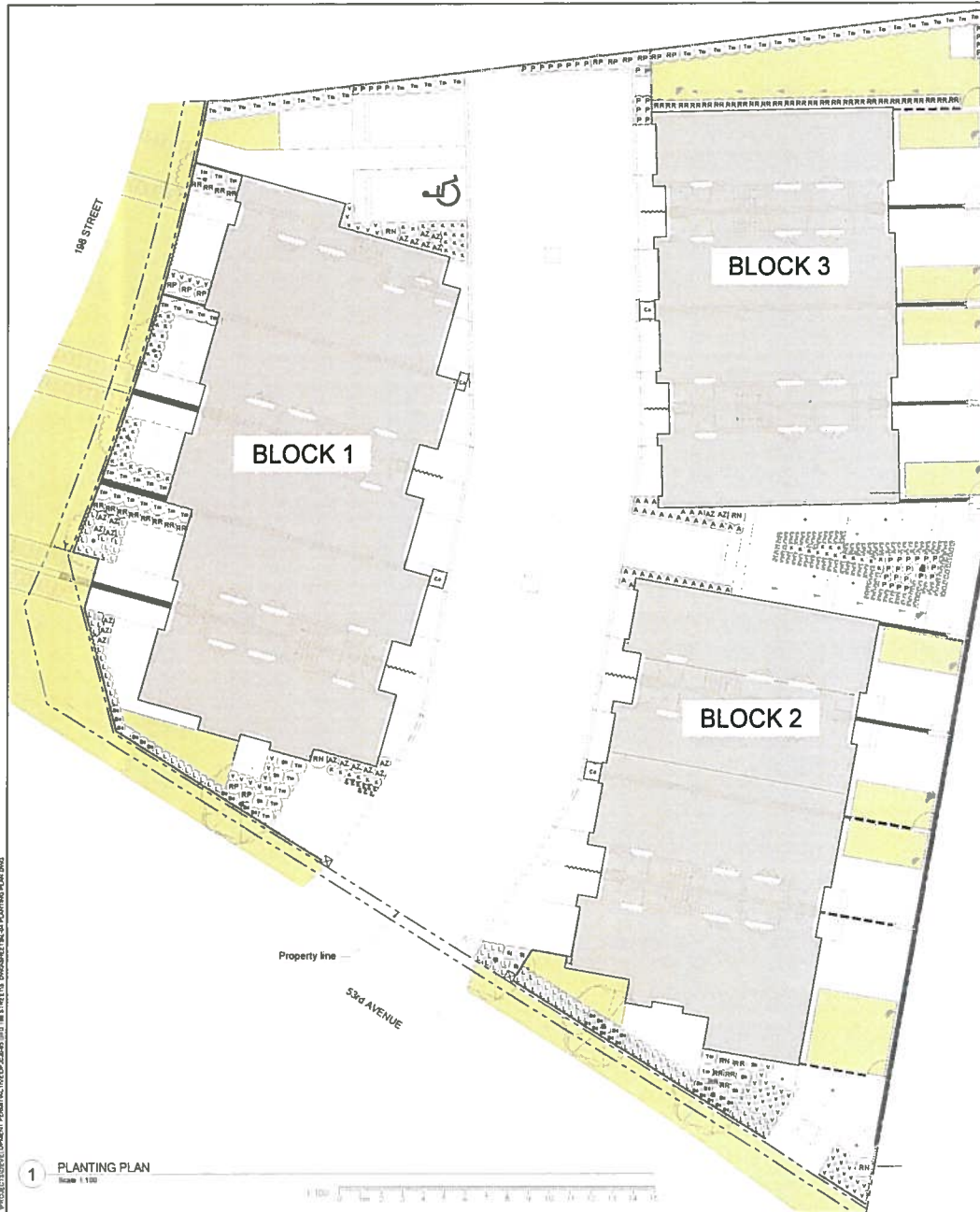
Project:
 Brydon Landing
 Townhouse Development

Location:
 5330, 5334, 5328, 5300
 198 Street
 Langley, B.C.

Drawn	Stamp
JW	
Checked	JW
Approved	Original Sheet 2021-08-08
Scale	24" x 36"

1:150

C:\PROJECTS\BRYDON LANDING\TOWNHOUSE DEVELOPMENT\DP2020-65\0301-198 STREET GRADING PLAN.DWG



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer gresum / Paperbark Maple	B&B, 6cm cal	1
	Carpinus caroliniana / Fiespire / Fiespire 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
Ba	Bauus sempervirens / Green Mountain / Green Mountain Boxwood	#2	0.5m	28
Rh	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
Sl	Skimmia japonica / Rubella / Skimmia	#2	0.75m	7
Sp	Spiraea japonica / Goldmound / Spirea	#2	0.65m	3
Ta	Taxus x media / H.M. Eddie / Eddie Yew	1.2m ht	0.75m	63
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
P	Polystichum munatum / Western Sword Fern	#2	0.5m	45
VINES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ca	Clematis armandi / Evergreen Clematis	#1	0.75m	4
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
C	Carex morrowe / Ice Dance / Ice Dance Japanese Sedge	#1	0.3m	148
A	Hakonechloa macro / 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 / Magna / Magna Purple Coneflower	#1	0.3m	9
K	Erica x distyrensis / Kramer / Red / Kramer / 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 contractor's 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.



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A change is required. The drawing was changed by the drawing of V&Z and may not be reproduced or used by other projects without permission.

No.	By	Description	Date
7	JW	Revised for DP	2021-Aug-30
6	JW	Revised for DP	2021-Aug-29
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1	JW	Issued for Review	2020-Jan-09

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
Project: Brydon Landing Townhouse Development			
Location: 5330 533A, 5326, 5300 198 Street Langley, B.C.			
Drawn	Stamp		
AL			
CHECKED			
JW			
Approved	Original Sheet Size		
MVDZ	24" x 36"		
Scale			
1:100			

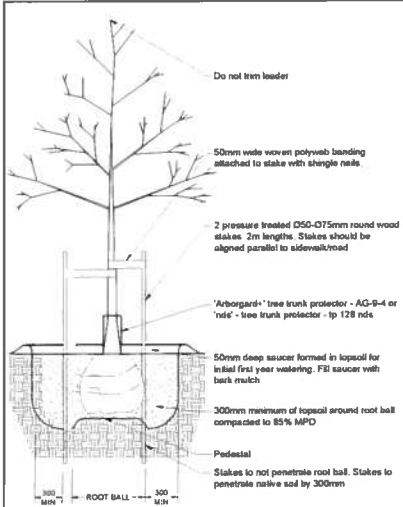
Drawing Title
PLANTING PLAN

VDZ Project #
DP2020-65

Drawing #
L-04

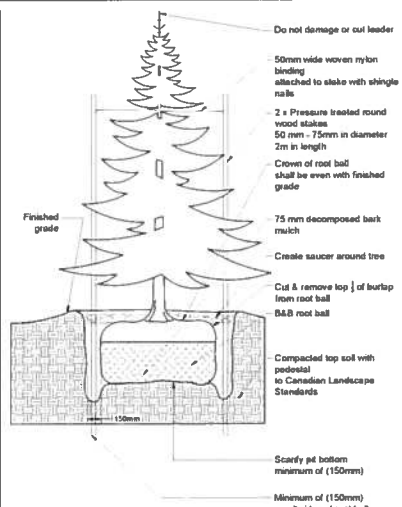
PROJECT DEVELOPMENT CONSULTANTS INC. 100-10000 100th Street, Delta, BC V4C 1A1

1 PLANTING PLAN
Scale: 1:100



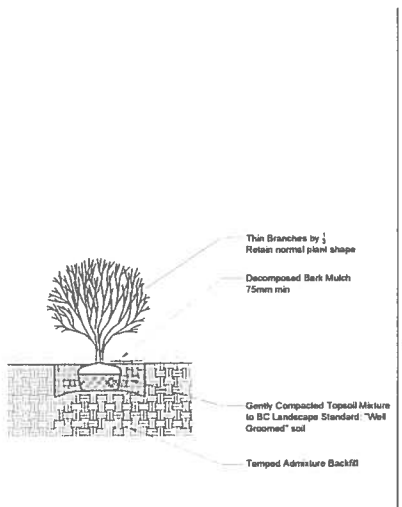
- Notes:**
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. All string, twine, etc to be removed.
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting
 3. All trees shall be single stem

1 DECIDUOUS TREE PLANTING
 Scale 1:25



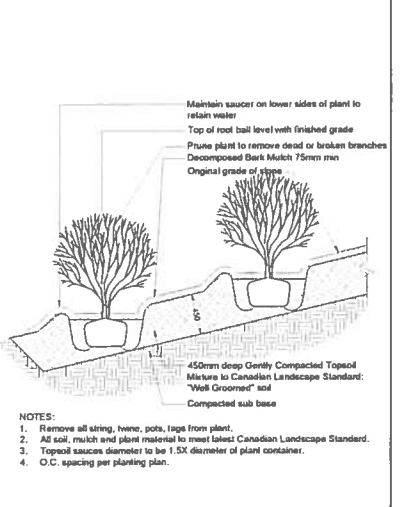
- Notes:**
1. Do not damage main roots or destroy root ball when installing tree stakes
 2. Water thoroughly after installation
 3. Remove tree rings and stakes two years after installations
 4. Provide drainage for planting pit in impermeable soil

2 CONIFEROUS TREE PLANTING
 Scale 1:25



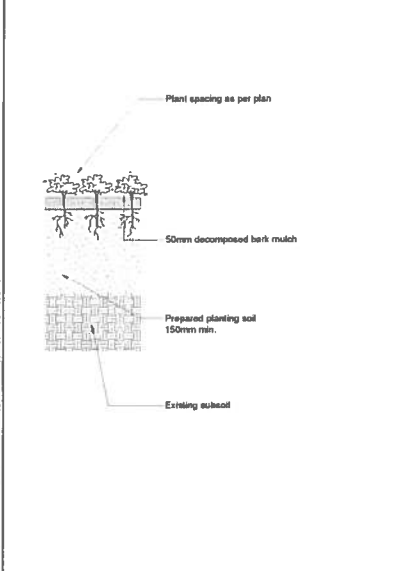
- Notes:**
1. Remove all string, twine, pots, tags from plant.
 2. All soil, mulch and plant material to meet latest Canadian Landscape Standard
 3. O.C. spacing per planting plan.

3 SHRUB PLANTING
 Scale 1:25

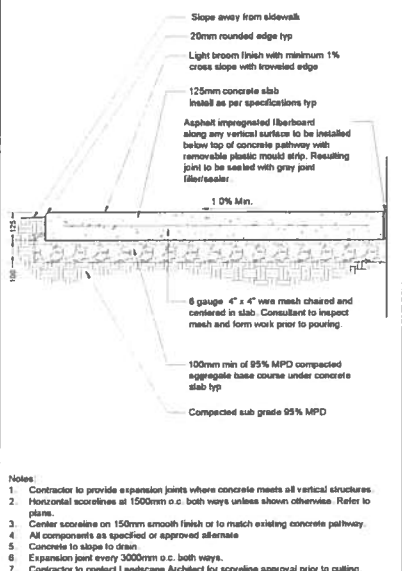


- Notes:**
1. Remove all string, twine, pots, tags from plant.
 2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
 3. Topsoil saucer diameter to be 1.5X diameter of plant containers.
 4. O.C. spacing per planting plan.

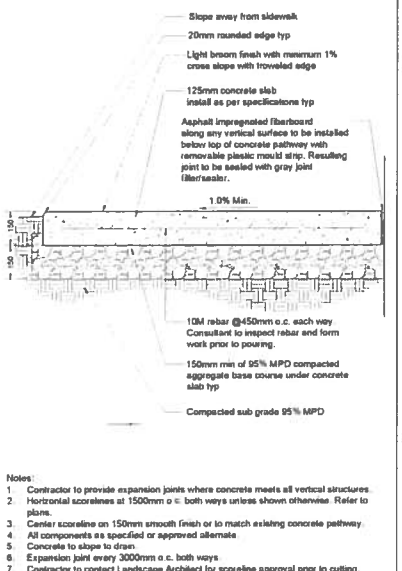
4 SHRUB PLANTING ON SLOPE
 Scale 1:25



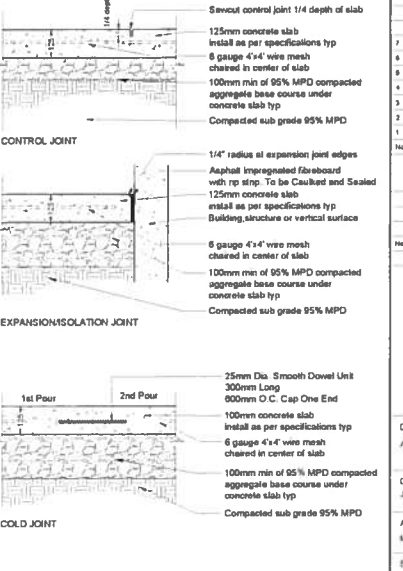
5 GROUNDCOVER PLANTING
 Scale 1:15



6 CONCRETE PAVING (PEDESTRIAN)
 Scale 1:10



7 CONCRETE PAVING (VEHICULAR)
 Scale 1:10



8 CONCRETE JOINTS
 Scale 1:10

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Project: Brydon Landing Townhouse Development

Location: 5330, 5334, 5326, 5300 190 Street Langley, B.C.

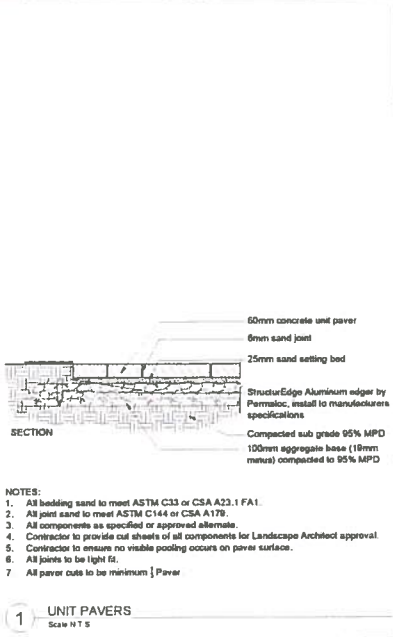
Drawn	Stamp
AL	

Checked: JW

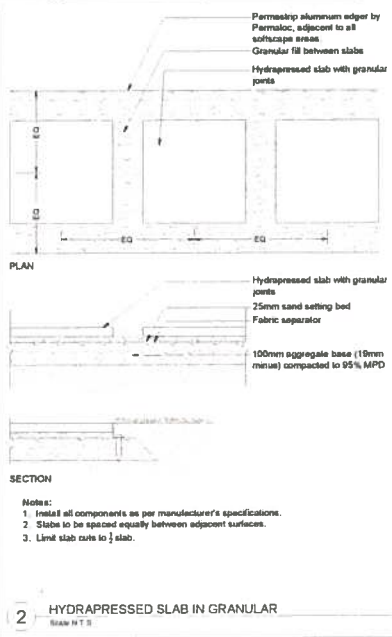
Approved: MVSZ Original Street Size 24x36" 2021-08-08

Scale: AS SHOWN

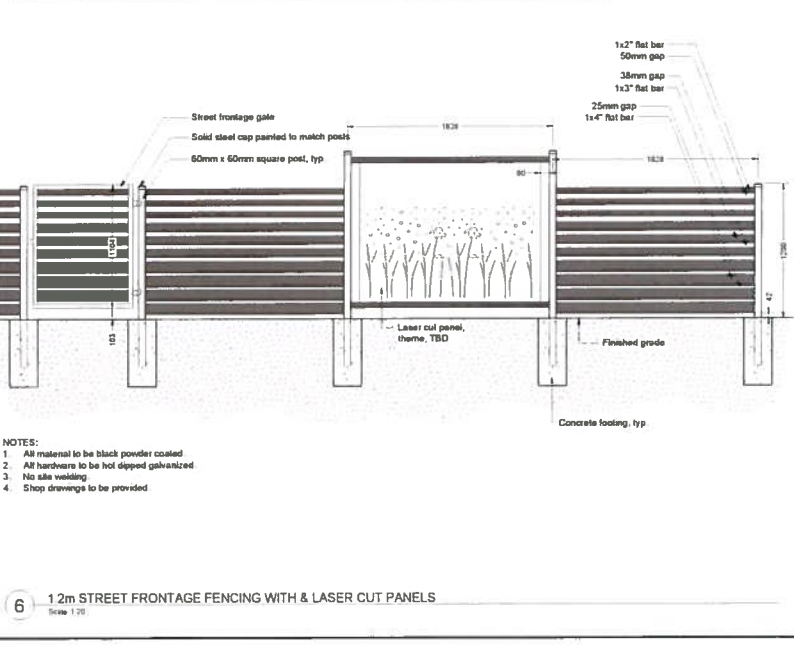
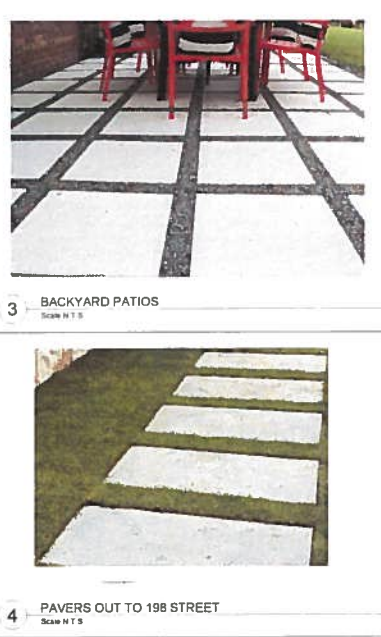
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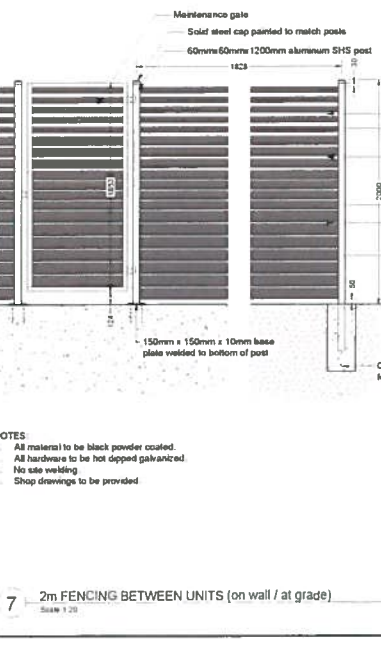
- NOTES:**
- All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
 - All joint sand to meet ASTM C144 or CSA A178.
 - All components as specified or approved alternate.
 - Contractor to provide cut sheets of all components for Landscape Architect approval.
 - Contractor to ensure no visible pooling occurs on paver surface.
 - All joints to be tight fit.
 - All paver cuts to be minimum | Paver



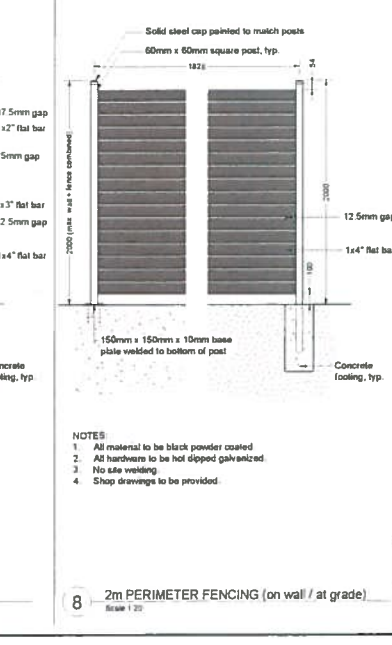
- Notes:**
- Install all components as per manufacturer's specifications.
 - Slabs to be spaced equally between adjacent surfaces.
 - Limit slab cuts to | slab.



- NOTES:**
- All material to be black powder coated
 - All hardware to be hot dipped galvanized
 - No site welding
 - Shop drawings to be provided



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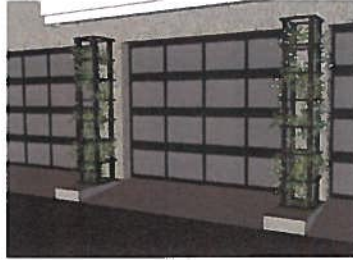
Drawn AL	Stamp 303
Checked JW	
Approved MVSZ	Original Sheet Size 24" x 36"
Scale AS SHOWN	



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

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Drawn AL	Stamp
Checked JW	
Approved MYDZ	Original Sheet 564 (0-05) 24" x 36"

Scale
AS SHOWN

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

PROJECT DEVELOPMENT IN MANUFACTURING POSSIBLE OR NOT YET DETERMINED. DRAWING IS FOR REFERENCE ONLY.