



53A AVENUE



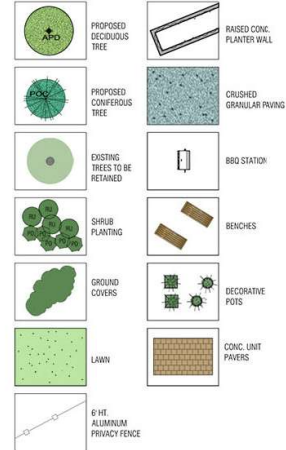
302
PLAN 4298.5

53 AVENUE

NOTES:

- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BONTA 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 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
- BENCHES: CITY S. MAGNUM - #70 SERIES BACKED BENCH - LEGACY #16, 60"X19" 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 - GFRG (GLASS FIBER REINFORCED CONCRETE)
 - COLOR: BEAKS, SIZE: 22" X 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 BOULEVARD 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:



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



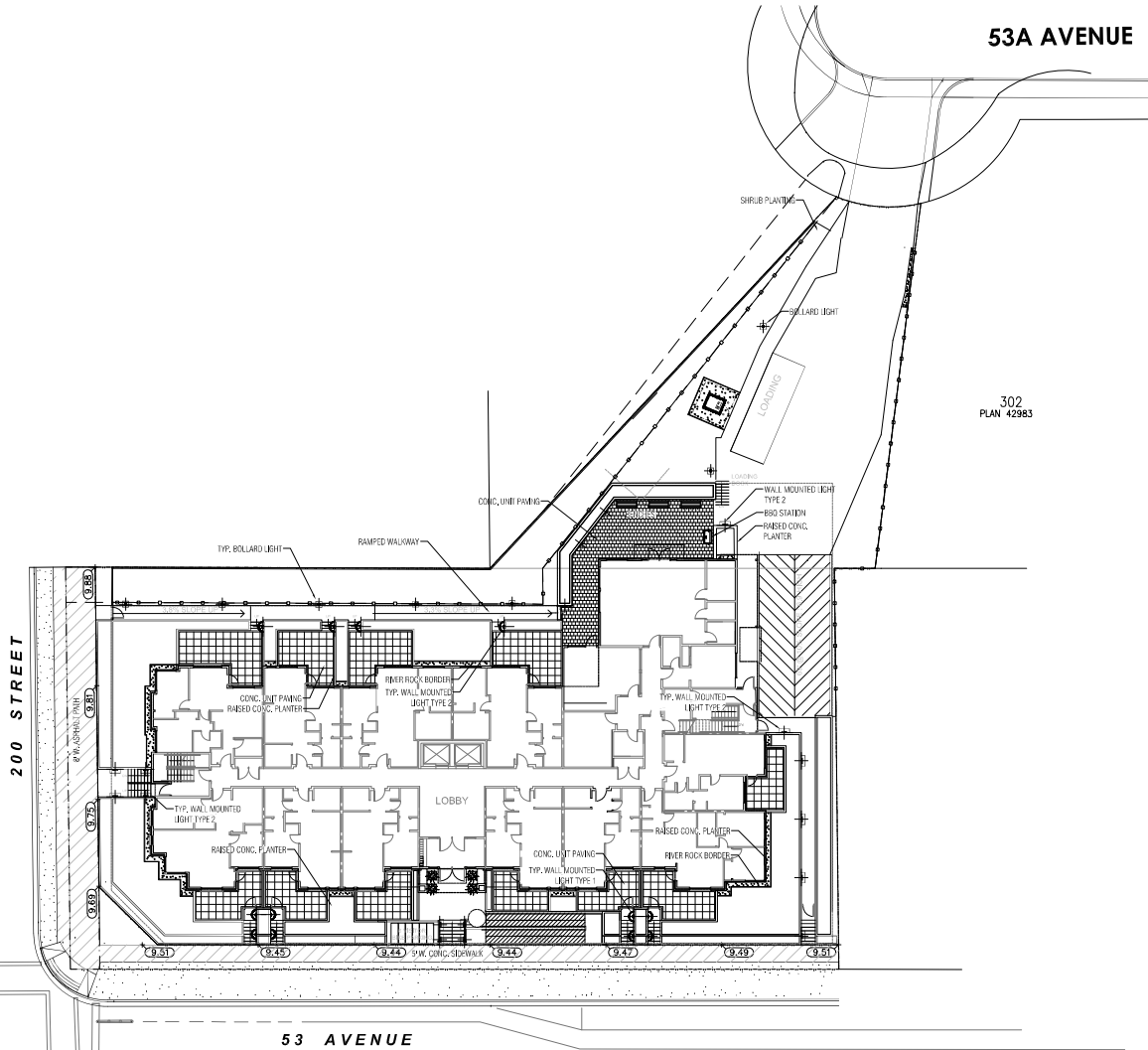
2022-06-24

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: JEL, PMM
DRAWN: PMM
CHECKED: PMM
SCALE: AS SHOWN
JOB NO.: M205

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



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 PAINTED SURFACES.
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 ALL CHANGES TO THE ORIGINAL DRAWING
2. MARK ALL CHANGES TO THE ORIGINAL DRAWING
3. MARK ALL CHANGES TO THE ORIGINAL DRAWING

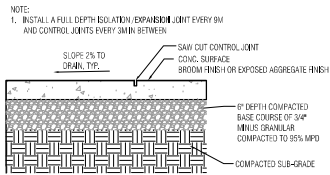


PROJECT
53 & 200 ST. APARTMENT DEVELOPMENT
53RD. AVE. & 200TH ST. CITY OF LANGLEY, B.C.
DEVELOPER: RED CARNEAL HOMES LTD.
ARCHITECT: P. JAM ARCHITECTS INC.
LANDSCAPE ARCHITECT: MARYUMA LANDSCAPE ARCHITECTS

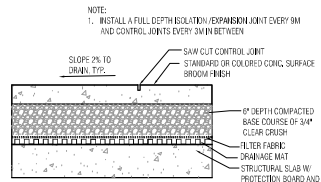


DATE: FEB. 20, 2022
DESIGN: JZ, PMB
DRAWN: PMB
CHECKED: PMB
SCALE: AS SHOWN
JOB NO.: M2215

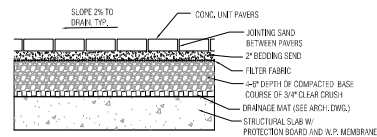
SHEET TITLE
LANDSCAPE LIGHTING
SHEET NO.
L-4



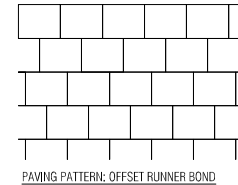
1 CONCRETE PAVING ON GRADE
SCALE: 1"=1'-0"



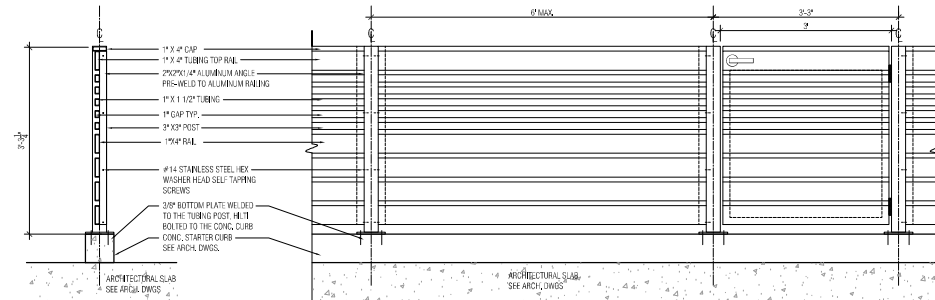
2 CONCRETE PAVING ON SLAB
SCALE: 1"=1'-0"



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

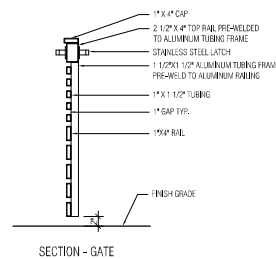


PAVING PATTERN: OFFSET RUNNER BOND

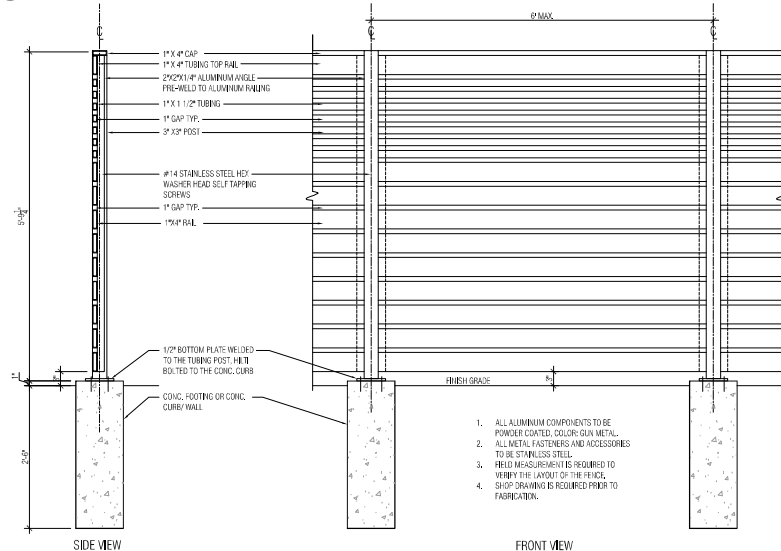


4 3' HT. ALUMINUM FENCE W/ GATE
SCALE: 1"=1'-0"

1. ALL ALUMINUM COMPONENTS TO BE POWDER COATED, COLOR: GUN 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.

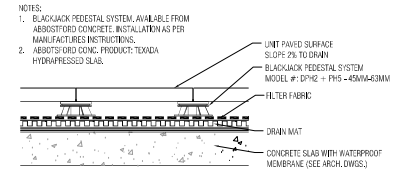


SECTION - GATE

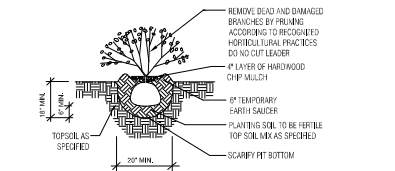


7 6' HT. ALUMINUM PRIVACY FENCE
SCALE: 1"=1'-0"

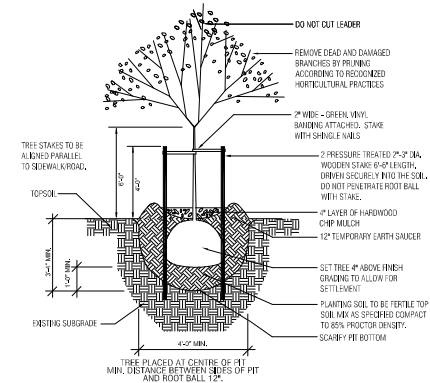
1. ALL ALUMINUM COMPONENTS TO BE POWDER COATED, COLOR: GUN METAL.
2. ALL METAL FASTENERS AND ACCESSORIES TO BE STAINLESS STEEL.
3. FIELD MEASUREMENTS IS REQUIRED TO VERIFY THE LAYOUT OF THE FENCE.
4. SHOP DRAWING IS REQUIRED PRIOR TO FABRICATION.



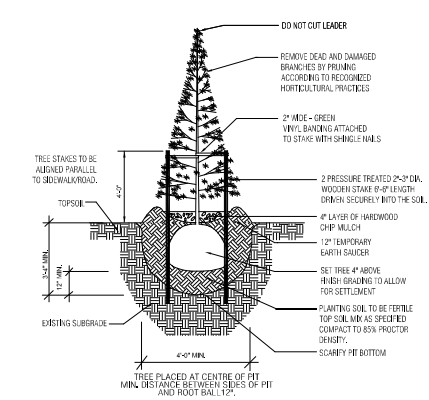
5 CONCRETE UNIT PAVER W/ PEDESTAL ON SLAB
SCALE: NTS



6 SHRUB PLANTING DETAIL
SCALE: NTS



8 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



9 CONIFEROUS TREE PLANTING DETAIL
SCALE: NTS

REVISED/ISSUED
1. 11/11/11: 100% PERMITS AND APPROVALS
2. 11/11/11: 100% PERMITS AND APPROVALS
3. 11/11/11: 100% PERMITS AND APPROVALS



2023-06-24

PROJECT
53 & 200 ST. APARTMENT DEVELOPMENT
53RD. AVE. & 200TH ST. CITY OF LANGLEY, B.C.
DESIGNED BY: RODNEY MILES MARIANI
ARCHITECT: P. ADAM ARCHITECTS INC.
PROJECT ADDRESS: 5300 53RD AVE, LANGLEY, BC, CANADA V4A 1H6
ARCHITECT: 7 ADAM ARCHITECTS INC.



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

SHEET TITLE
LANDSCAPE DETAILS
SHEET NO.
L-6