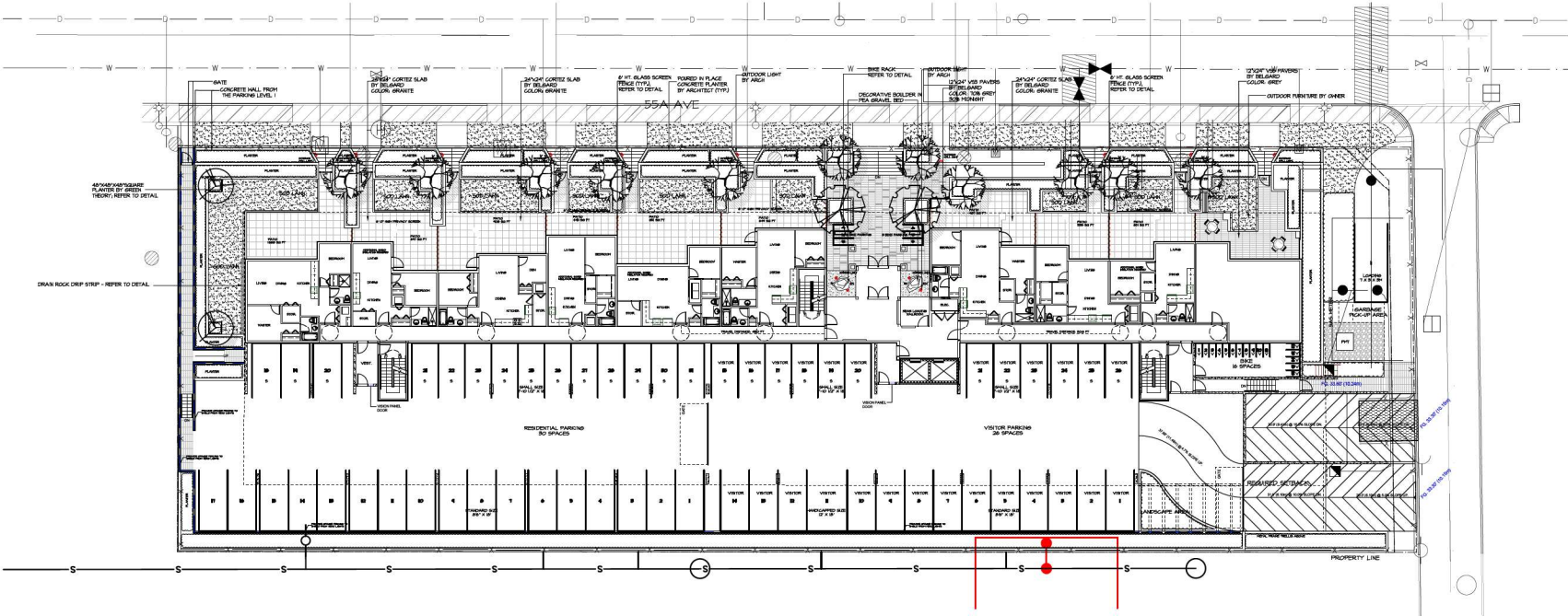




#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



FENCE LEGEND	
	30" H. FENCE
	36" H. SCREEN



NO.	DATE	REVISION DESCRIPTION	DR.
13	28.AUG.22	REV. PER ACP COMMENTS	GBL/G
12	25.JUL.22	REV. AS PER NEW SITE PLAN	GBD
11	22.JUL.22	REV. AS PER CITY COMMENTS	GBD
10	22.JUL.22	ISSUE FOR DP	GBD
9	22.JUL.22	ISSUE FOR DP	GBD
8	22.JUL.22	ISSUE FOR DP	GBD
7	22.JUL.22	ISSUE FOR DP	GBD
6	19.AUG.21	REV. AS PER CITY COMMENTS	DY
5	19.AUG.21	REV. AS PER NEW SITE PLAN	DY
4	19.AUG.21	REV. AS PER ANEA COMMENTS	JD
3	19.AUG.21	REVISION AS PER NEW SITE PLAN	DY
2	18.AUG.21	ISSUED FOR DP	DY
1	18.AUG.21	PRELIMINARY DESIGN	DY



PROJECT:
MULTI-RESIDENTIAL DEVELOPMENT
 19920 & 19970 55A Avenue
 Langley, BC

DRAWING TITLE:
GROUND FLOOR LAYOUT PLAN

DATE: 18.NOV.21	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L1
DRAWN: DY	
DESIGN: DY	
CHK'D: MTLM	

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	ACER GRISEUM	PAPERBARK MAPLE	60" CAL, B4B
TREE	11	CORNUS FLORIDA	FLOWERING DOGWOOD	50" CAL, B4B
TREE	2	FRAXUS SERRULATA 'ANANASANA'	ANANASANA CHERRY	50" CAL, B4B
SHRUB	215	BUXUS SEP-PRUVENS AUREO-VAREGATA	VAREGATED ENGLISH BOXWOOD	12" POT
SHRUB	41	LONGICHA PILSATA	SHRUB HONEYSUCKLE	12" POT
SHRUB	40	LONGICHA NITIDA SILVER BEAUTY	SILVER BEAUTY HONEYSUCKLE	12" POT, 30CM
SHRUB	301	TAKS X MEDIA 'HICKSI'	HICKS YEW	18" POT, 30CM
GRASS	143	ELYMUS HAEUILLANGIS BLUE TANGO	BLUE TANGO HEAT GRASS	11" POT
GRASS	14	MAKINOESOLA MAGRA 'ALL GOLD'	JAPANESE FOREST GRASS	11" POT
GRASS	6	OPILOPOSON PLANISCAEPS 'NIGRESCENS'	HONDO GRASS	11" POT
GRASS	50	PENNISETUM ALOPECUROIDES 'HAELIN'	DWARF FOUNTAIN GRASS	12" POT
PERENNIAL	14	GERANIUM 'PATRICIA' CRANE BILLS	CRANE BILLS	11" POT
PERENNIAL	28	HECUBA 'CARNIVAL WATERMELON'	CORAL BELLS	11" POT
PERENNIAL	25	LAVENDULA ANGSTIFOLIA	ENGLISH LAVENDER	11" POT
PERENNIAL	53	HEPETA X VERANCA 'DROPHORE'	CATPANT	11" POT
PERENNIAL	151	ROSEOGIA FLORIDA VAR. BELLIVANTII 'SOLDILOGOS'	ROSEOGIA	11" POT

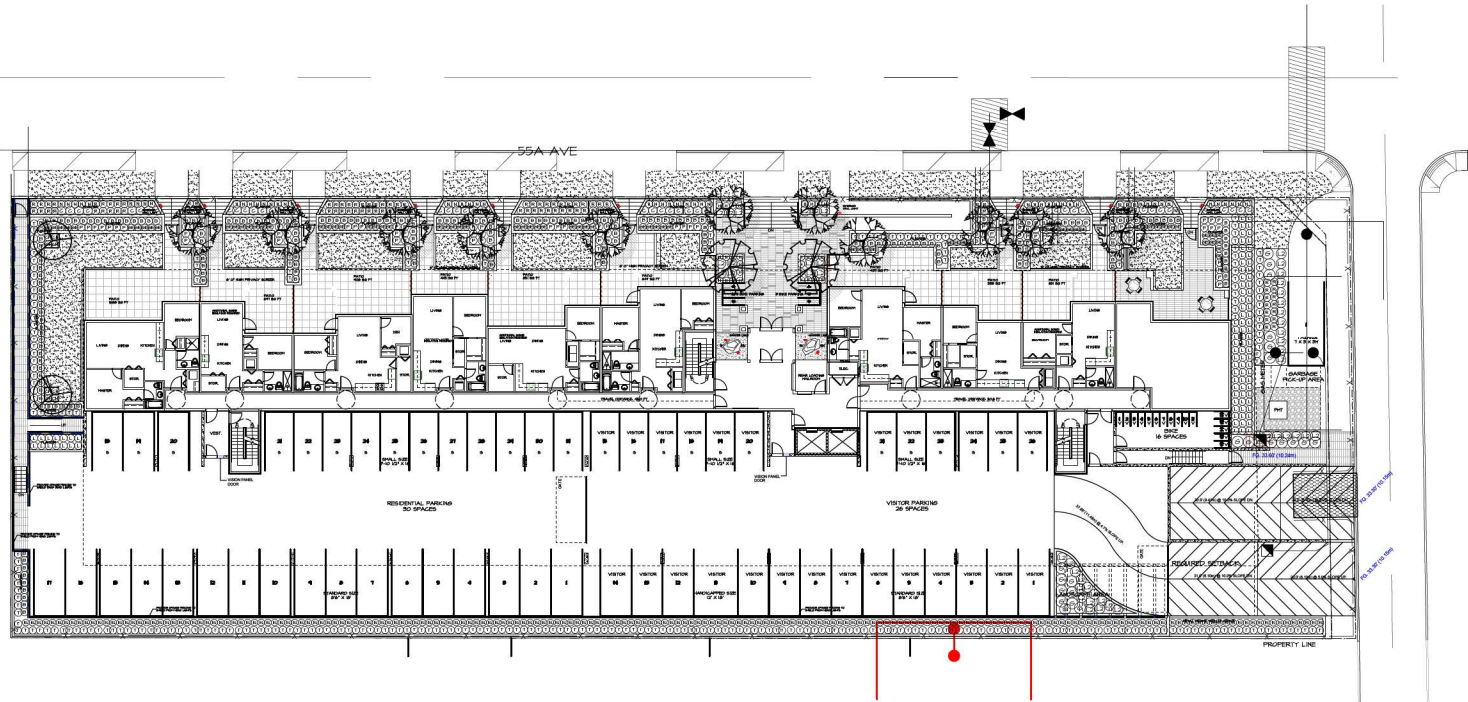
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVISE MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
13	28.AUG.25	REV. PER ACP COMMENTS	GEV/LC
12	25.JUL.25	REV. AS PER NEW SITE PLAN	GB
11	25.JUL.25	REV. AS PER CITY COMMENTS	GB
10	22.JUL.25	ISSUE FOR DP	GB
9	22.JUL.25	ISSUE FOR DP	GB
8	20.JUL.25	ISSUE OFF-SITE PLAN	GB
7	21.JUL.25	ISSUE FOR DP	JC
6	19.MAR.25	REV. AS PER CITY COMMENTS	DY
5	19.FEB.25	REV. AS PER NEW SITE PLAN	DY
4	18.FEB.25	REV. AS PER ACP COMMENTS	JD
3	18.FEB.25	REVISION AS PER NEW SITE PLAN	JD
2	18.NOV.25	ISSUED FOR DP	DY
1	18.NOV.25	PRELIMINARY DESIGN	DY



PROJECT:
MULTI-RESIDENTIAL DEVELOPMENT
19920 & 19970 55A Avenue
Langley, BC

DRAWING TITLE:
GROUND FLOOR PLANTING PLAN

DATE: 18.NOV.25	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L2
DRAWN: DY	OF 7
DESIGN: DY	
CHK'D: MTLM	

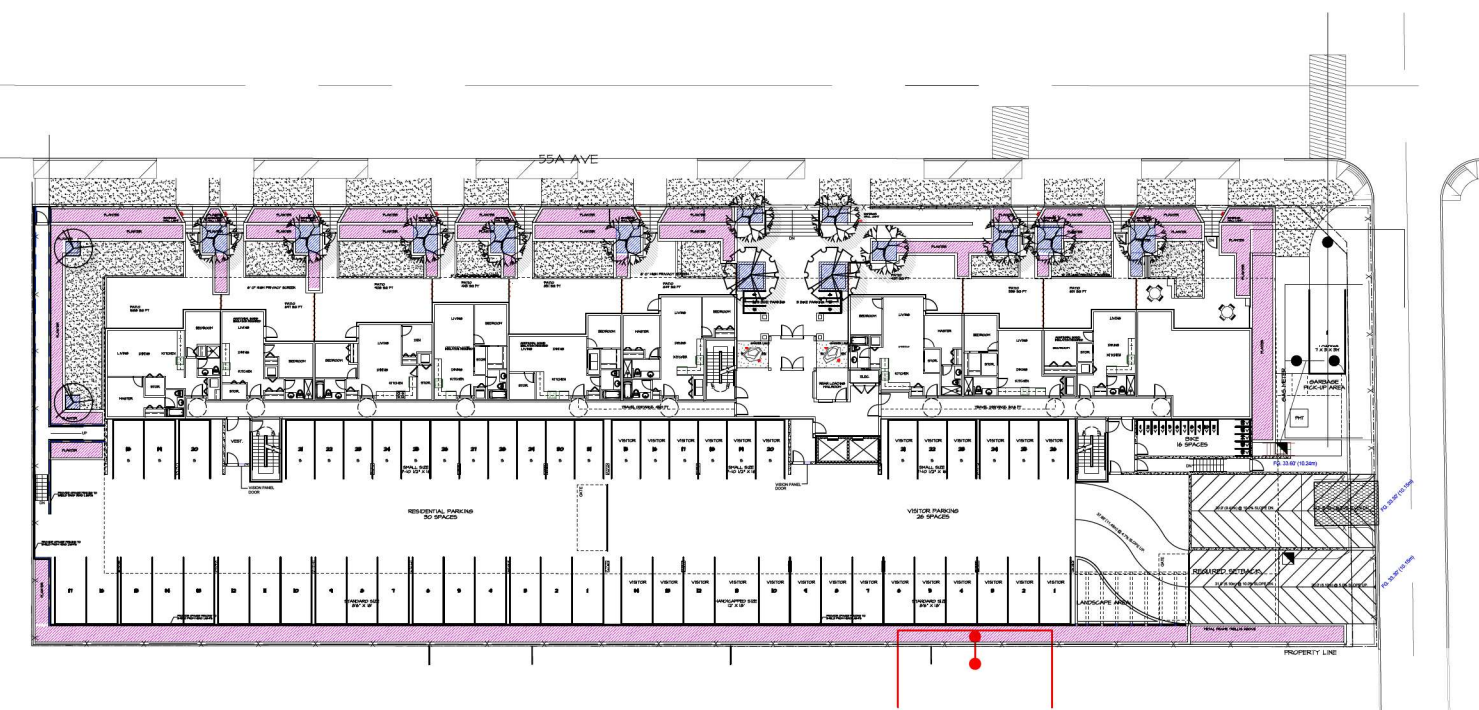
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 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
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SOIL DEPTH LEGEND	
	SOIL DEPTH MORE THAN 3'
	SOIL DEPTH MORE THAN 2'



NO.	DATE	REVISION DESCRIPTION	DR.
13	28.AUG.25	REV. PER ACP COMMENTS	GB/LC
12	25.JUL.25	REV. AS PER NEW SITE PLAN	GB
11	22.JUL.25	REV. AS PER CITY COMMENTS	GB
10	22.JUL.25	ISSUE FOR DP	GB
9	22.JUL.25	ISSUE FOR DP	GB
8	22.JUL.25	ISSUE FOR DP	GB
7	22.JUL.25	ISSUE FOR DP	GB
6	19.AUG.24	REV. AS PER CITY COMMENTS	DY
5	19.AUG.24	REV. AS PER NEW SITE PLAN	DY
4	08.AUG.24	REV. AS PER ACP COMMENTS	JD
3	08.AUG.24	REVISION AS PER NEW SITE PLAN	JD
2	18.AUG.24	ISSUED FOR DP	DY
1	18.AUG.24	PRELIMINARY DESIGN	DY



PROJECT:
MULTI-RESIDENTIAL DEVELOPMENT
 19920 & 19970 55A Avenue
 Langley, BC

DRAWING TITLE:
SOIL DEPTHS PLAN

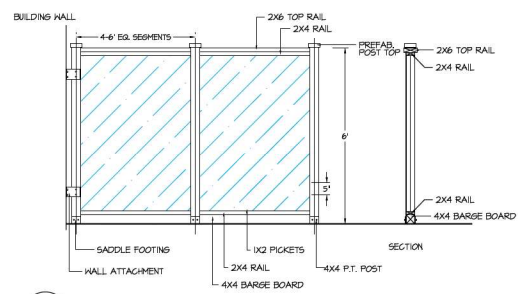
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SCALE: 1/8"=1'-0"	L4
DRAWN: DY	
DESIGN: DY	
CHK'D: MTLM	

M2LA PROJECT NUMBER: **JOB NO. 18-064**

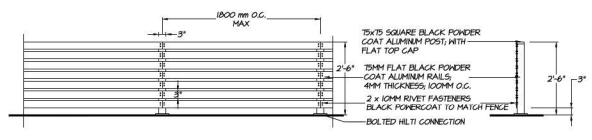


#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

- NOTES:
1. ALUMINUM AND FROSTED GLASS
2. STAIN TO MATCH ARCH. THO COATS PREMIUM HEATHER PROOFING STAIN
3. ALL FASTENERS HOT-DIPPED GALVANIZED
4. MULTI MOUNT FENCE TO CONCRETE WALL (SIDE MOUNT OR TOP MOUNT)

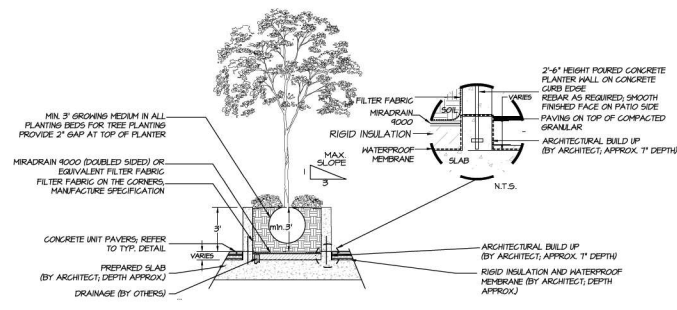


1 6' HT. FROSTED GLASS SCREEN
SCALE: 1/2" = 1'-0"

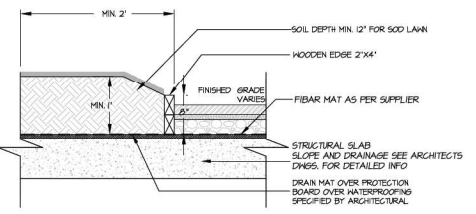


- NOTES:
1. ALL FASTENERS TO MATCH BLACK POWDER COAT COLOUR TO FENCE
2. INSTALL AS PER MANUFACTURERS SPECIFICATIONS

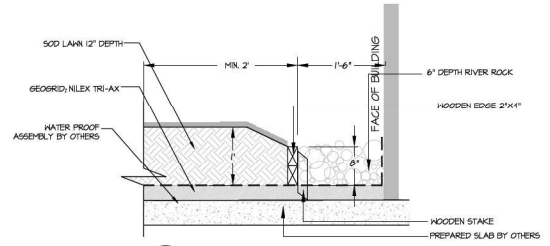
2 5' HT. ALUMINUM FENCE
SCALE: 1/2" = 1'-0"



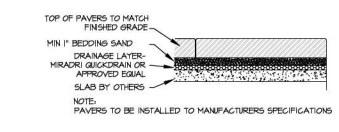
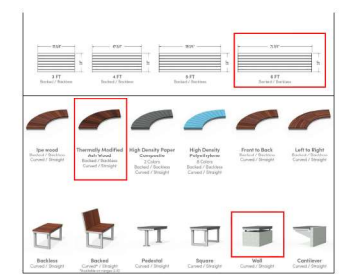
3 PLANTER ON SLAB
SCALE: 1/4" = 1'-0"



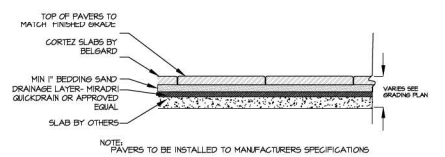
4 SOD LAWN ON SLAB
SCALE: 1" = 1'-0"



5 DRIP STRIP AND SOD LAWN
SCALE: 1" = 1'-0"



6 PAVERS ON SLAB
SCALE: 1" = 1'-0"



7 CORTEZ SLAB
SCALE: 1" = 1'-0"



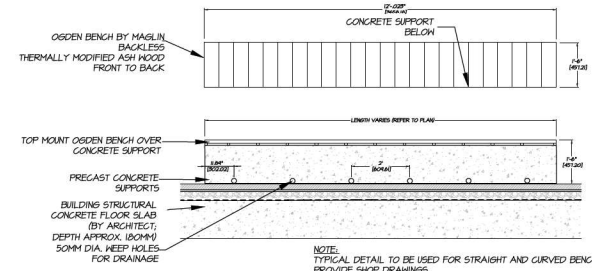
CORTEZ SLAB- GRANITE



V55 PAVERS- GREY



V55 PAVERS- MIDNIGHT



8 OGDEN BENCH W/ WOOD TOP BY MAGLIN
SCALE: 1/2" = 1'-0"

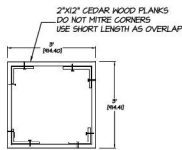
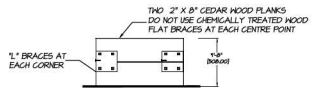
NO.	DATE	REVISION DESCRIPTION	DR.
10	28.AUG.25	REV. PER ACP COMMENTS	GB/LC
11	25.JUL.21	REV. AS PER NEW SITE PLAN	GB
12	25.JUL.20	REV. AS PER CITY COMMENTS	GB
13	25.JUL.20	ISSUE FOR DP	GB
14	22.JAN.19	ISSUE FOR DP	GB
15	25.OCT.18	ISSUE FOR DP	GB
16	25.OCT.18	ISSUE FOR DP	GB
17	25.JUL.17	ISSUE FOR DP	JC
18	25.OCT.17	ISSUE FOR DP	JC
19	19.OCT.17	REV. AS PER NEW SITE PLAN	DY
20	19.OCT.17	REV. AS PER ACP COMMENTS	JB
21	19.OCT.17	REVISION AS PER NEW SITE PLAN	JB
22	19.OCT.17	ISSUE FOR DP	DY
23	19.OCT.17	PRELIMINARY DESIGN	DY



PROJECT:
MULTI-RESIDENTIAL DEVELOPMENT
19920 & 19970 55A Avenue
Langley, BC

DRAWING TITLE:
LANDSCAPE DETAILS 1

DATE: 18.NOV.11	DRAWING NUMBER:
SCALE: AS SHOWN	
DRAWN: DY	L5
DESIGN: DY	
CHK'D: MTLM	



200 SERIES
MTB-0210-00024
Legacy #M1PT7210-S-RB



MATERIALS: Table frame is made from 3"x 2-3/8" structural I-Beam with mitered corners. Horizontal support beams are used for superior stability and structural integrity. Surface material is plastic - Brown color.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The table is delivered pre-assembled. Holes (0.5") are provided for securing to base.

TO SPECIFY: Select MBE-0210-00024
Choose:
- Powdercoat Color

HEIGHT: 29.75" (75.6cm) LENGTH: 70" (177.8cm) WIDTH: 66.5" (168.9cm) WEIGHT: 385.39lbs (174.8kg)



1 800 716 5506
4 971 280 8888
www.maglin.com
sales@maglin.com

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New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
18	2018.08.28	REV. PER ACP COMMENTS	GB/LC
17	25.11.20	REV. AS PER NEW SITE PLAN	GB
16	25.11.20	REV. AS PER CITY COMMENTS	GB
15	25.11.20	ISSUE FOR DP	GB
14	22.11.20	ISSUE FOR DP	GB
13	25.08.21	ISSUE OFF-SITE PLAN	GB
12	21.11.21	ISSUE FOR DP	JC
11	19.04.20	REV. AS PER CITY COMMENTS	DY
10	19.04.20	REV. AS PER NEW SITE PLAN	DY
9	10.06.20	REV. AS PER ANGA COMMENTS	JD
8	18.05.21	REVISION AS PER NEW SITE PLAN	JB
7	18.05.21	ISSUE FOR DP	DY
1	18.05.21	PRELIMINARY DESIGN	DY



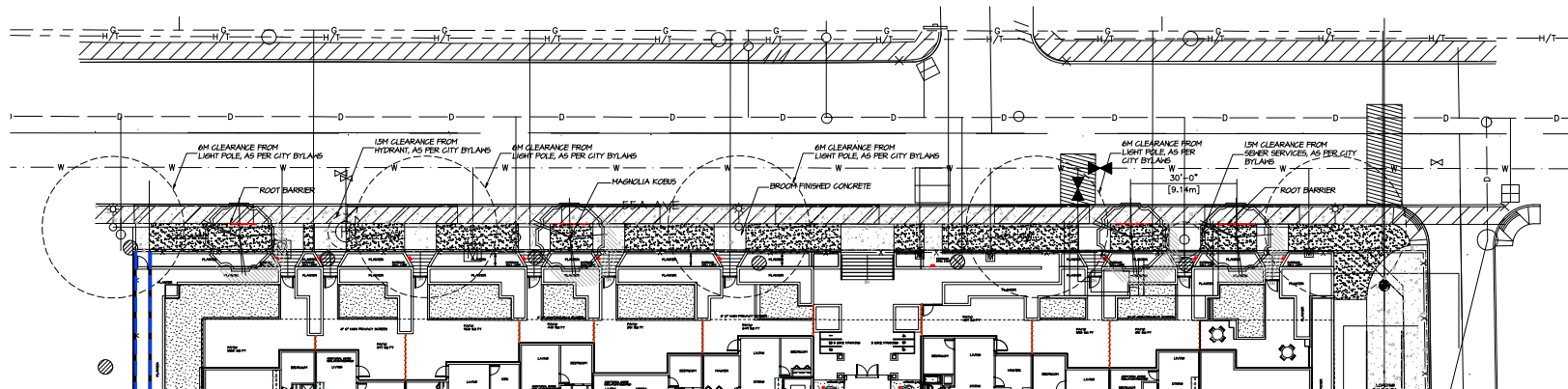
PROJECT:
MULTI-RESIDENTIAL DEVELOPMENT
19920 & 19970 55A Avenue
Langley, BC

DRAWING TITLE:
LANDSCAPE DETAILS 2

DATE: 18.NOV.21	DRAWING NUMBER:
SCALE: AS SHOWN	L6
DRAWN: DY	
DESIGN: DY	
CHECK: MTLM	

M2LA PROJECT NUMBER: **JOB NO. 18-064**

18-064-17.rvt



PLANT SCHEDULE -OFF-SITE			M2 JOB NUMBER: 18-084
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
5	MAGNOLIA KOBUS	KOBUS MAGNOLIA	6CM CAL; 2M H; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DERIVED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

MINIMUM TREE PLANTING CLEARANCES

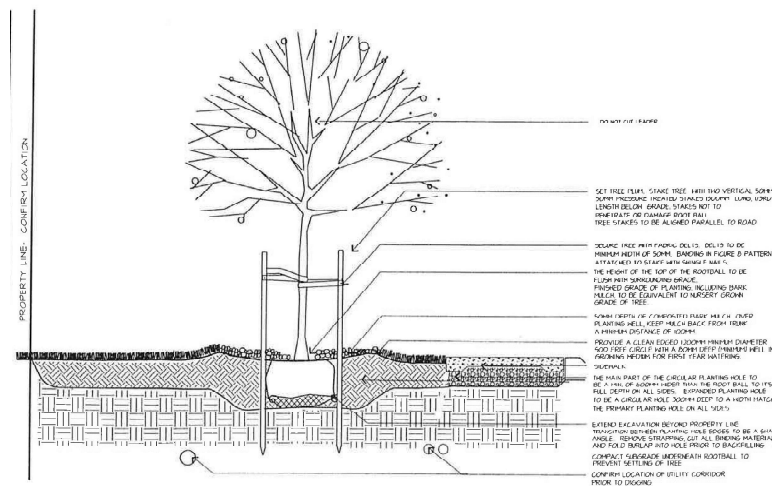
Poles			
Minimum offset to:			
- Lamp standards	6m	(20)	
- Stoolwood hydro poles	3m	(10)	
- Regulatory Street Signage (oncoming traffic)	6m	(20)	
- Parking meters	0.9m	(3)	

Underground Utilities			
Minimum Offset to:			
- Service connections/manholes and valves	1.2m	(4)	
- Catch Basins	2.0m	(6.5)	
- Sewer Services	1.5m	(5)	
- Utility Mains	0.9m	(3)	
- Hydrants	1.5m	(5)	

ROAD ELEMENTS			
Minimum offset to:			
- Curb face	0.75m	(2.5)	
- Sidewalk	0.6m	(2.0)	
- Driveway Crossings	1.8m	(6.0)	
- Corner 8.0m	(26.0)		
- Buildings - (may vary according to species)	3.0m	(10.0)	
- Bus Stops - clearance is from curb face	2.0m	(6.6)	

- DO NOT PLANT TREES
- Under high voltage transmission lines
 - Under existing canopies or overhead signs
 - In loading zones, taxi pick up zones, police/emergency access zones.

- LANDSCAPE DRAWINGS AND CIVIL DRAWINGS SHALL BE COORDINATED.
 - REFER TO CITY OF LANGLEY'S STREET TREE PROGRAM FOR MATERIALS, INSTALLATION, PLANTING PROCEDURE AND MAINTENANCE



D-03 SECTION D-03 STANDARD TREE PLANTING DETAIL

NOTES:

FOR USE IN OPEN SPACE AREAS WHERE SOILS HAVE BEEN COMPACTED PRIOR TO PLANTING.

PROTECT TREES FROM DAMAGE DURING TRANSPORT AND PLANTING. TREE ROOTS NOT TO BE EXPOSED TO SUN OR FROST.

CONFIRM TREE LOCATION AGAINST ALL REQUIRED OFFSETS.

ALL STREET TREE PLANTING MUST BE LAD BY HAND AS UNDERGROUND SERVICES MAY EXIST.

CONFIRM EXISTING TOPSOIL IS SUITABLE FOR REUSE. AN ORGANIC MEDIUM, COMPOST OR ANCHOR LIME IS NOT. AVOID BACKFILL TOPSOIL WITH ORGANIC GROWING MEDIUM TO BE CONTRACTED WITH BACKFILL TO ELIMINATE AIR POCKETS.

CONFIRM TREE DRAINAGE METHOD.

CONTACT PARKS DEPT IF PROBLEM NOTED.

REVISION NUMBER	REVISION DATE	DATE LOG/REV	DRAWING NUMBER
D-03		PCM	D-03

TITLE: STANDARD TREE PLANTING DETAIL

THE CITY OF LANGLEY STREET TREE PROGRAM

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 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	2018/01/01	REV. AS PER NEW SITE PLAN	DB
2	2018/01/01	REV. AS PER CITY COMMENTS	DB
3	2018/01/01	ISSUE FOR DP	DB
4	2018/01/01	ISSUE FOR DP	DB
5	2018/01/01	ISSUE FOR DP	DB
6	2018/01/01	REV. AS PER CITY COMMENTS	DB
7	2018/01/01	REV. AS PER NEW SITE PLAN	DB
8	2018/01/01	REV. AS PER ARCAD COMMENTS	DB
9	2018/01/01	ISSUE FOR DP	DB
10	2018/01/01	PRELIMINARY DESIGN	DB



PROJECT:

MULTI-RESIDENTIAL DEVELOPMENT

19920 & 19970 55A Avenue
 Langley, BC

DRAWING TITLE:

OFF-SITE PLAN

DATE: 18/NOV/18	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L1
DRAWN: DY	
DESIGN: DY	
CHKD: MTLM	