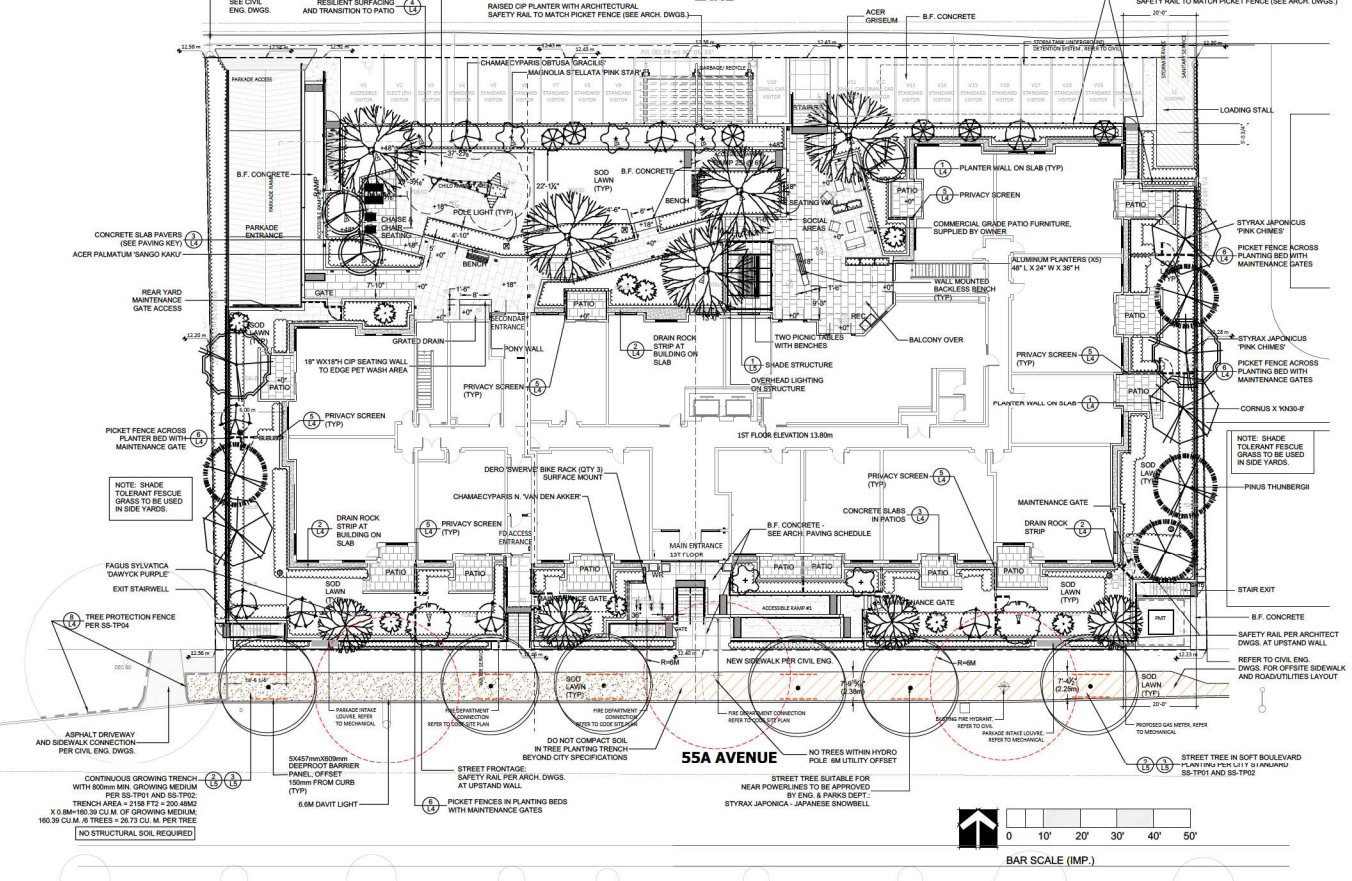


SITE PLAN
SCALE 1/16"=1'-0"



PLANT SCHEDULE PMG PROJECT NUMBER: 21-056

TREE KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
5	5	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL: 1.8M STD, B&B
3	3	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	2.0M HT, B&B
2	2	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE EUROPEAN HORNBEEAM	5CM CAL: 1.5M MIN STD, B&B
9	9	CHAMAECYPARIS N. 'VAN DEN AKKER'	VAN DEN AKKER FALSESPYRESS	2.8M HT, B&B
6	6	CHAMAECYPARIS OBTUSA 'GRACILIS'	HINKO FALSE CYPRESS	#15 POT, UPRIGHT FORM
3	3	CORNUS X KUSO'DO 'PP #16-209'	CORNUS OVERBERG DOGWOOD	6CM CAL: 1.5M MIN STD, B&B
4	4	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE BEECH	6CM CAL: 1.8M STD, B&B
6	6	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA	#15 POT, TREE FORM
8	8	PICEA GLAUCA 'BRUNTS'	BRUNTS WHITE SPRUCE	2.8M HT, B&B
4	4	PINUS THUNBERGII	JAPANESE BLACK PINE	2.8M HT, B&B
2	2	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	6CM CAL: 1.8M STD, B&B
30	30	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	#3 POT, 50CM
23	23	ABELIA X 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	#3 POT, 50CM
42	42	AUCUBA JAPONICA 'ROZANNE'	ROZANNE JAPANESE AUCUBA	#3 POT, 40CM
197	197	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT
COM 10	10	CAMELLIA SASANQUA 'GREEN B&O-03F'	OCTOBER MAGIC CAMELLIA	#3 POT, 60CM
6	6	CAMELLIA SASANQUA 'SHI SHI GASHIRU'	SHI SHI GASHIRU CAMELLIA	#3 POT, 60CM
5	5	CORNUS 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	#3 POT, 80CM
E	5	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT, 50CM
HM 16	16	HYDRANGEA MACROPHYLLA 'NOTSCHWANZ'	ROTSCHWANZ HYDRANGEA	#3 POT
9	9	KALMA LATIFOLIA 'OSTRO RED'	OSTRO RED MOUNTAIN LAUREL	#3 POT, 50CM
MA 58	58	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT, 40CM
ND 3	3	MICROBOTA DECUSSATA	RUSSIAN CYPRESS	#3 POT, 50CM
3	3	NANDINA DOMESTICA 'MOON BAY'	MOON BAY MANDINA	#3 POT
PR 48	48	PRUNUS LAUROCERASUS 'REINVAANI'	RUSSIAN LAUREL	#5 POT, FULL
Z	1	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABELS LAUREL	#3 POT, 30CM
R 14	14	RHOODENDRON 'ELIZABETH HORRIB'	ELIZABETH HORRIB RHOODENDRON	#3 POT, 50CM
RO	18	ROSA 'SCARLET MIDLAND ROSE'	SCARLET MIDLAND ROSE	#3 POT, 60CM
SP 8	8	SPIRAEA X 'BIRMALDA 'GOLDFLAME'	GOLDFLAME SPIRAEA	#2 POT, 45CM
SDP 32	32	SPIRAEA X 'NICKSY'	DOUBLE PLUM DOODLE SPIRAEA	#2 POT
Y 85	85	TAXUS X MEDIA 'HICKSIF'	HICKS VIEW	1.0M HT, B&B
SHY 69	69	TAXUS X MEDIA 'STONEHENGE SKINNY'	STONEHENGE SKINNY YEW	#3 POT
TH 64	64	THALIA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.75M HT, B&B
D 30	30	VIOLARIA DAVIDII	DAVID'S VIOLARIA	#2 POT, 30CM
GRASS	76	CALAMAGROSTIS A. 'KARL FOERSTER'	KARL FOERSTER FEATHERED GRASS	#2 POT, FULL
KF	12	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT SILVER GRASS	#2 POT
PERENNIAL	AS	ASTILE 'MONTGOMERY'	MONTGOMERY ASTILE	#1 POT, 30CM
HE	43	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#1 POT, 1-2 FAN
LI	29	LIRIOPE MUSCARI	BLUE LILY-TURTLE	#1 POT
GC	CA	CAREX X 'ICE DANCE'	ICE DANCE SEDGE	#1 POT
DK	32	DRYOPTERIS AFFINIS 'THE KING'	THE KING MALE FERN	#2 POT
DAB	44	DRYOPTERIS ER 'RHODOSORA 'BRILLIANCE'	AUTUMN BRILLIANCE FERN	#2 POT
EG	118	EUONYMUS FORTUNEI 'EMERALD AND GOLD'	EMERALD AND GOLD WINTERCREPER	#1 POT
sw	43	POLYSTICHUM MUNITUM	SWORD FERN	#2 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIMAL 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

PLANT SCHEDULE: OFF-SITE STREET TREE PMG PROJECT NUMBER: 21-05605

TREE KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
6	6	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL: 1.8M STD, B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIMAL 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

PROPOSED TREES



<p>CLIENT:</p> <p>KEYSTONE ARCHITECTURE</p>	<p>PROJECT:</p> <p>SAIYA APARTMENTS</p> <p>19701 19709 19721 19729 55A AVENUE LANGLEY, BC</p>	<p>DATE: 23 MAR 25</p> <p>SCALE: VARIOUS</p> <p>DRAWN BY: BU</p> <p>DESIGN:</p> <p>CHKD: PCM</p> <p>DRAWING NUMBER:</p>	<p>DRAWING TITLE:</p> <p>LANDSCAPE PLAN</p>
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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
P: 604-294-0011 | F: 604-294-0022

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NO.	DATE	REVISION DESCRIPTION	DR.
8	25.02.23	95% COORDINATION FOR SP	BU
7	22.09.20	90% COORDINATION	BU
4	22.09.20	90% COORDINATION	BU
5	22.06.20	WALKWAY ADDED, ARCH COORD.	BU
2	21.02.20	REV. PER ARCH COMMENTS	BU
3	21.02.20	BENCH REMOVED	BU
2	21.AUG.14	REV. SITE PLAN	BU
1	21.APR.20	REV. TO AMENITY AREA	BU

PROPOSED FURNITURE AND SITE AMENITIES



KOMPAN GALAXY 902 'ENIP'
ON RESILIENT SAFETY TILES



MAGLIN BENCH
870 SERIES, CHARCOAL HDPE



MAGLIN WALL MOUNTED BENCH
870 SERIES, CHARCOAL HDPE



MAGLIN PICNIC TABLE AND BENCHES
1050 SERIES, CHARCOAL HDPE



MAGLIN LOUNGE CHAIRS AND CHAISE
7200 SERIES, COLOURED METAL, COLOUR TBD



DERO 'SVERVE' BIKE RACK
RACK POWDER COAT, SURFACE MOUNT



MAGLIN WASTE RECEPTACLE
1050 SERIES, CHARCOAL HDPE



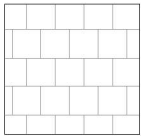
MAGLIN RECYCLING UNIT
1500 SERIES, MFTAI



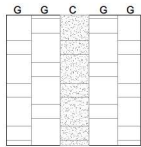
GREEN THEORY PLANTER
POWDERCOAT ALUMINIUM
48" L X 24" W X 36" H. POWDERCOAT COLOUR TBD
SURFACE MOUNTED, WITH OLLY WATERING INSERT
COORDINATED WITH ARCHITECT, STRUCTURAL ENG.

NOTE: ALL FURNISHINGS TO BE SURFACE MOUNTED TO CONCRETE HOUSEKEEPING SLAB, LOCATION AND SIZE TO BE COORDINATED WITH ARCHITECT, STRUCTURAL ENG.

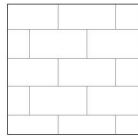
PROPOSED PAVING



PATIOS:
MUTUAL MATERIALS
VANCOUVER BAY CONCRETE SLAB
RUNNING BOND
24X24, CHARCOAL COLOUR
ALIGN AS SHOWN



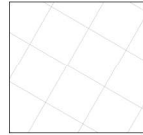
SOCIAL SPACES:
MUTUAL MATERIALS
VANCOUVER BAY CONCRETE SLAB
MODIFIED RUNNING BOND
24X24, 12X24 ALTERNATING,
PATTERN OF COLOUR BANDS:
3 GRAY, 1 CHARCOAL
ALIGN AS SHOWN



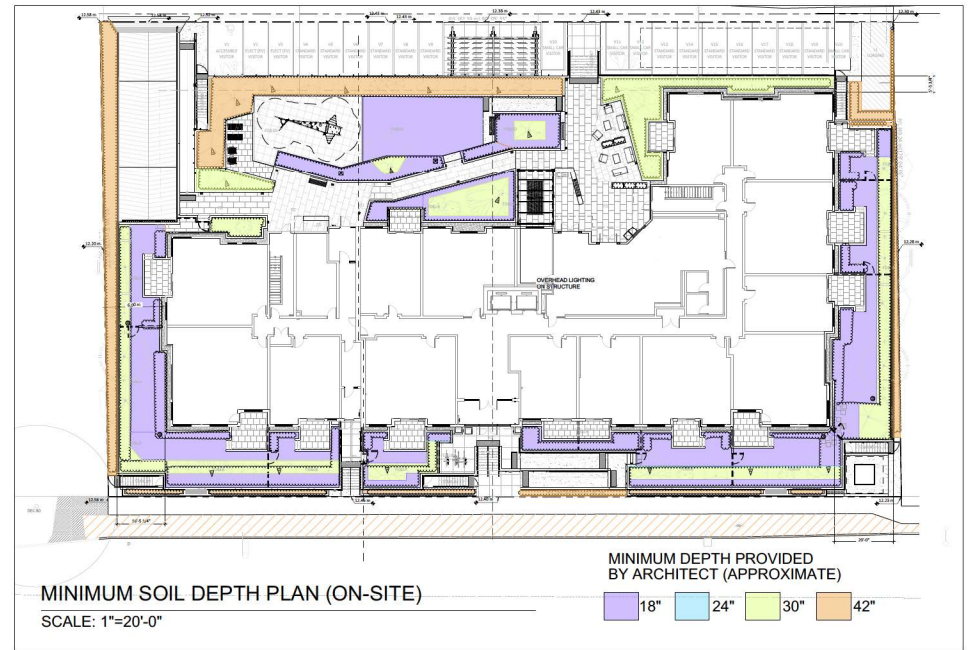
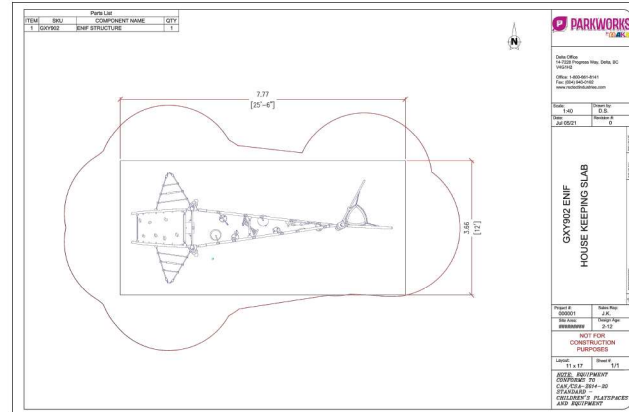
WALKWAYS:
MUTUAL MATERIALS
VANCOUVER BAY CONCRETE SLAB
RUNNING BOND
12X24, GREY COLOUR
ALIGN AS SHOWN

NOTE:
PAVERS TO BE INSTALLED ON PEDESTALS, OVER WATERPROOFED, PREPARED SLAB.
(TO BE CONFIRMED BY ARCHITECT.)

RESILIENT SURFACING PLAY TILES



RESILIENT SURFACING PLAY TILES
PLAYFALL PLAY TILES
24X24X1.75" THICKNESS FOR 10' FALL HEIGHT
TWO PLAY PADS: 1' x 2'
COLOURS: 50% LEMON YELLOW 07
50% BLUE 04
ALTERNATING CHECKERBOARD PATTERN
ALIGN AS SHOWN



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CLIENT:

KEYSTONE ARCHITECTURE

NO.	DATE	REVISION DESCRIPTION	DR.
8	25.02.13	95% COORDINATION FOR SP	BJ
7	22.09.28	90% COORDINATION	BJ
6	22.09.28	80% COORDINATION	BJ
5	22.06.20	WALKWAY ADDED, ARCH COORD.	BJ
4	21.02.02	REV: PRELIM COMMENTS	BJ
3	21.02.25	DESIGN REMOVED	BJ
2	21.AUG.11	REV: SITE PLAN	BJ
1	21.APR.28	REV: TO AMENITY AREA	BJ

PROJECT:

SAIYA APARTMENTS

19701 19709 19721 19729 55A AVENUE
LANGLEY, BC

SEAL:



DRAWING TITLE:

LANDSCAPE IMAGES
AND DETAILS

DATE: 21 APR 01

SCALE: VARIES

DRAWN: BJ

DESIGN: BJ

CHKD: PCM/BA

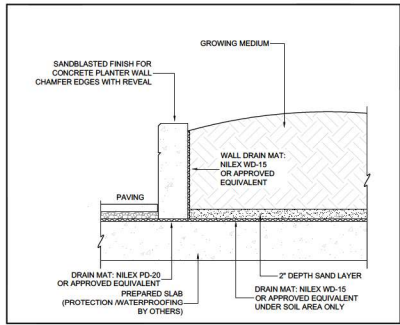
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L3

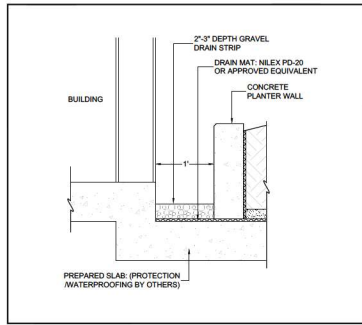
OF 7

PMG PROJECT NUMBER:

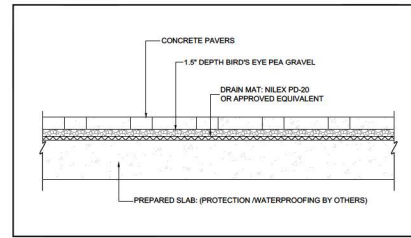
21-056



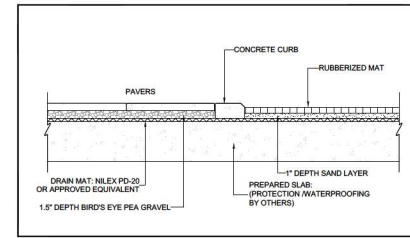
1
L4
PLANTER WALL ON SLAB
1"=1'-0"



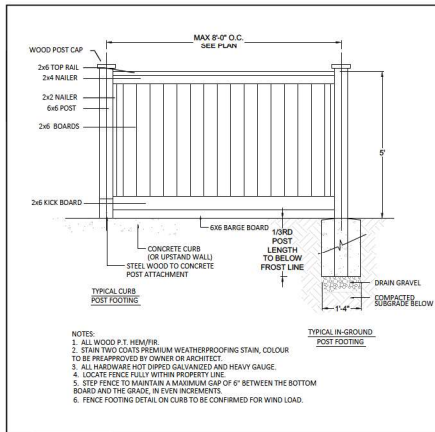
2
L4
DRAIN ROCK STRIP AT BUILDING ON SLAB
1"=1'-0"



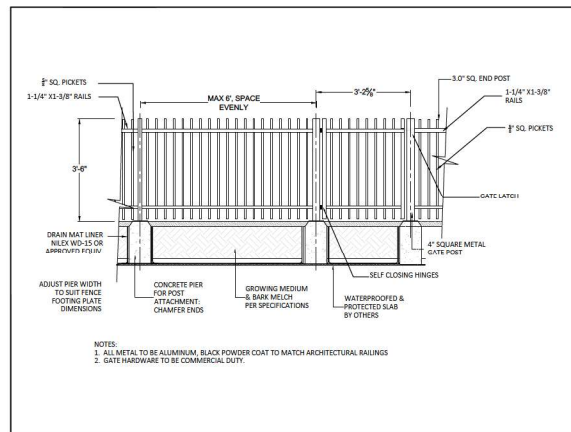
3
L4
PAVERS ON SLAB
1"=1'-0"



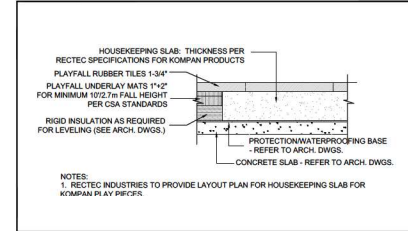
4
L4
PLAY SURFACE AND TRANSITION ON SLAB
1"=1'-0"



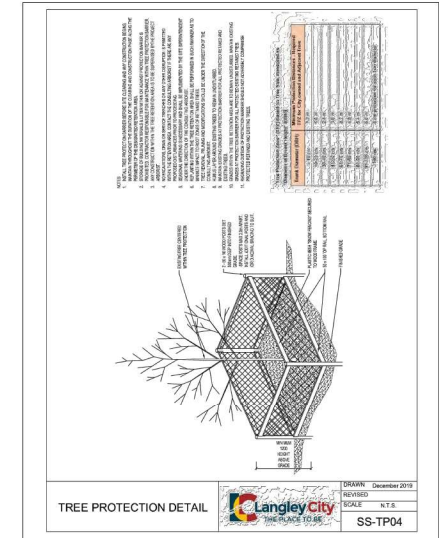
5
L4
PERIMETER FENCE & PRIVACY SCREEN
1/2"=1'-0"



6
L4
42\"/>

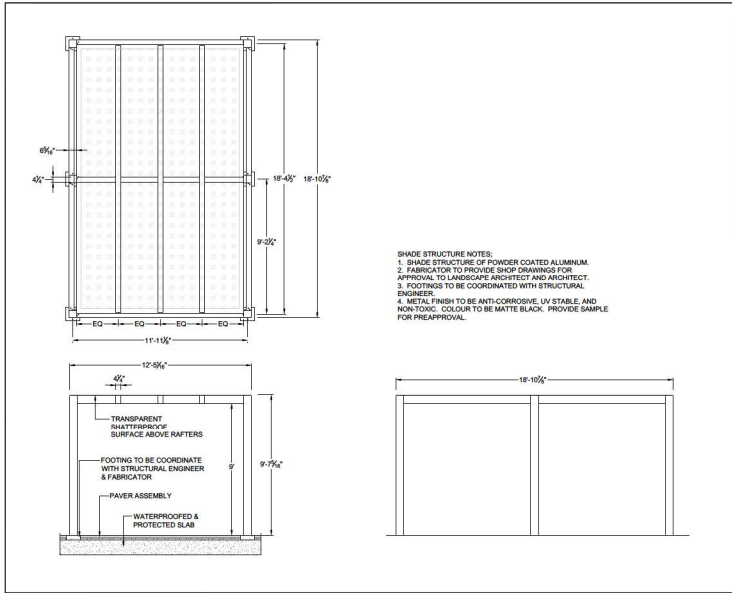


7
L4
HOUSEKEEPING SLAB AT PLAY STRUCTURE
1"=1'-0"

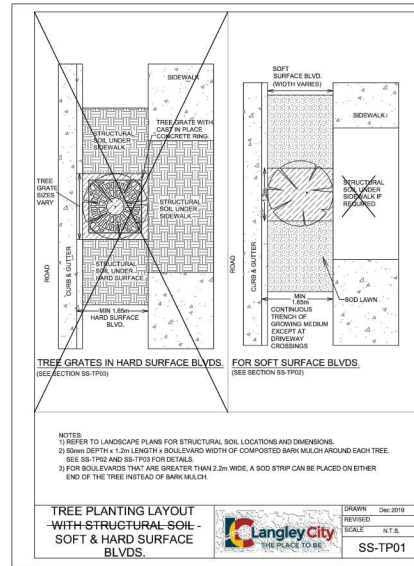


8
L4
LANGLEY CITY DETAIL SS-TP04
NTS

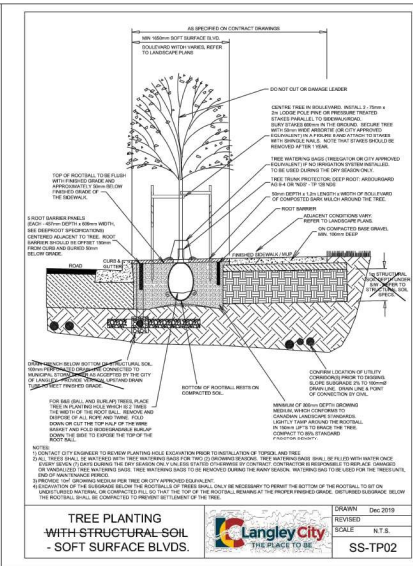
NO.	DATE	REVISION DESCRIPTION	DR.
8	23.02.13	95% COORDINATION FOR SP	BJ
7	22.09.24	90% COORDINATION	BJ
4	22.09.24	90% COORDINATION	BJ
5	22.06.20	WALKWAY ADDED, ARCH COORD.	BJ
4	21.12.01	REV. PER ARCH COMMENTS	BJ
3	21.06.25	BENCH REMOVED	BJ
2	21.06.11	REV. SITE PLAN	BJ
1	21.06.28	REV. TO AMENITY AREA	BJ



1 SHADE SHELTER: CONCEPT
 L5 1/4"=1'-0"



2 LANGLEY CITY DETAIL SS-TP01
 L5 NTS



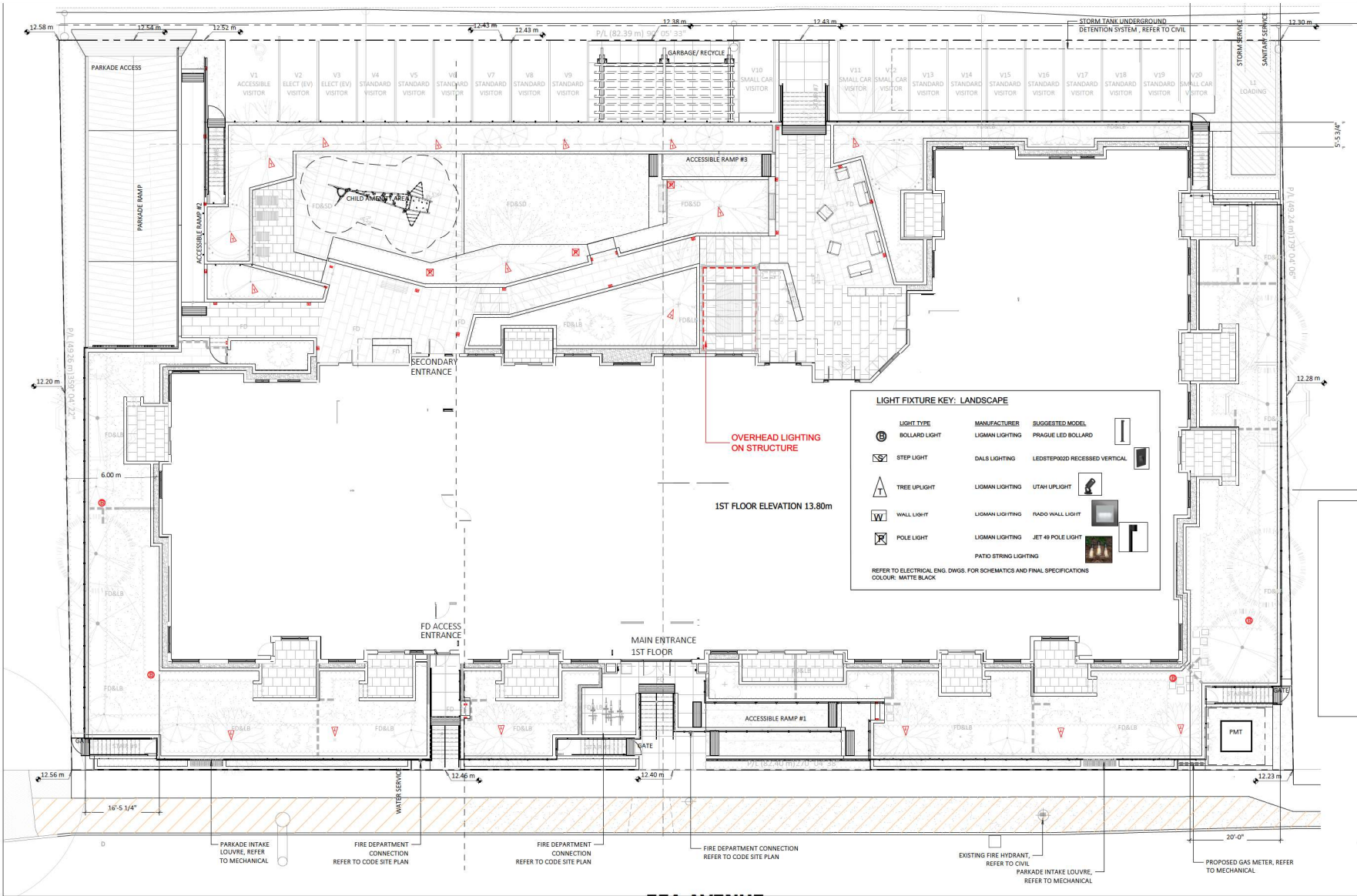
3 LANGLEY CITY DETAIL SS-TP02
 L5 NTS

CLIENT: _____

KEYSTONE ARCHITECTURE

NO.	DATE	REVISION DESCRIPTION	DR.
8	23.02.13	95% COORDINATION FOR SP	BJ
7	22.08.13	90% COORDINATION	BJ
6	22.08.13	90% COORDINATION	BJ
5	22.08.20	WALKWAY ADDED, ARCH COORD.	BJ
4	21.12.07	REV. PER ARCH COMMENTS	BJ
3	21.02.05	BENCH REMOVED	BJ
2	21.AUG.11	REV. SITE PLAN	BJ
1	21.APR.08	REV. TO AMENITY AREA	DR.





CLIENT:

KEYSTONE ARCHITECTURE

NO.	DATE	REVISION DESCRIPTION	DR.
8	25.02.23	95% COORDINATION FOR RP	BJ
7	22.09.23	90% COORDINATION	BJ
6	22.09.23	80% COORDINATION	BJ
5	22.06.20	WALKWAY ADDED, ARCH COORD.	BJ
4	21.12.02	REV. PER ARCH COMMENTS	BJ
3	21.06.20	BENCH REMOVED	BJ
2	21.AUG.14	REV. SITE PLAN	BJ
1	21.APR.20	REV. TO AMENITY AREA	BJ

PROJECT:

SAIYA APARTMENTS

19701 19709 19721 19729 55A AVENUE
LANGLEY, BC

SEAL:



DRAWING TITLE:

LIGHTING PLAN

DATE: 23.MAR.25
SCALE: 1"=10'-0"
DRAWN: BJ
DESIGN: BJ
CHKD: PCM/BJ

DRAWING NUMBER:

L6

OF 7

PMG PROJECT NUMBER:

21-056

