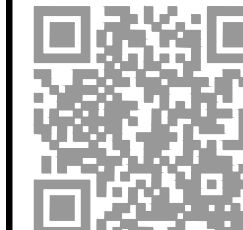
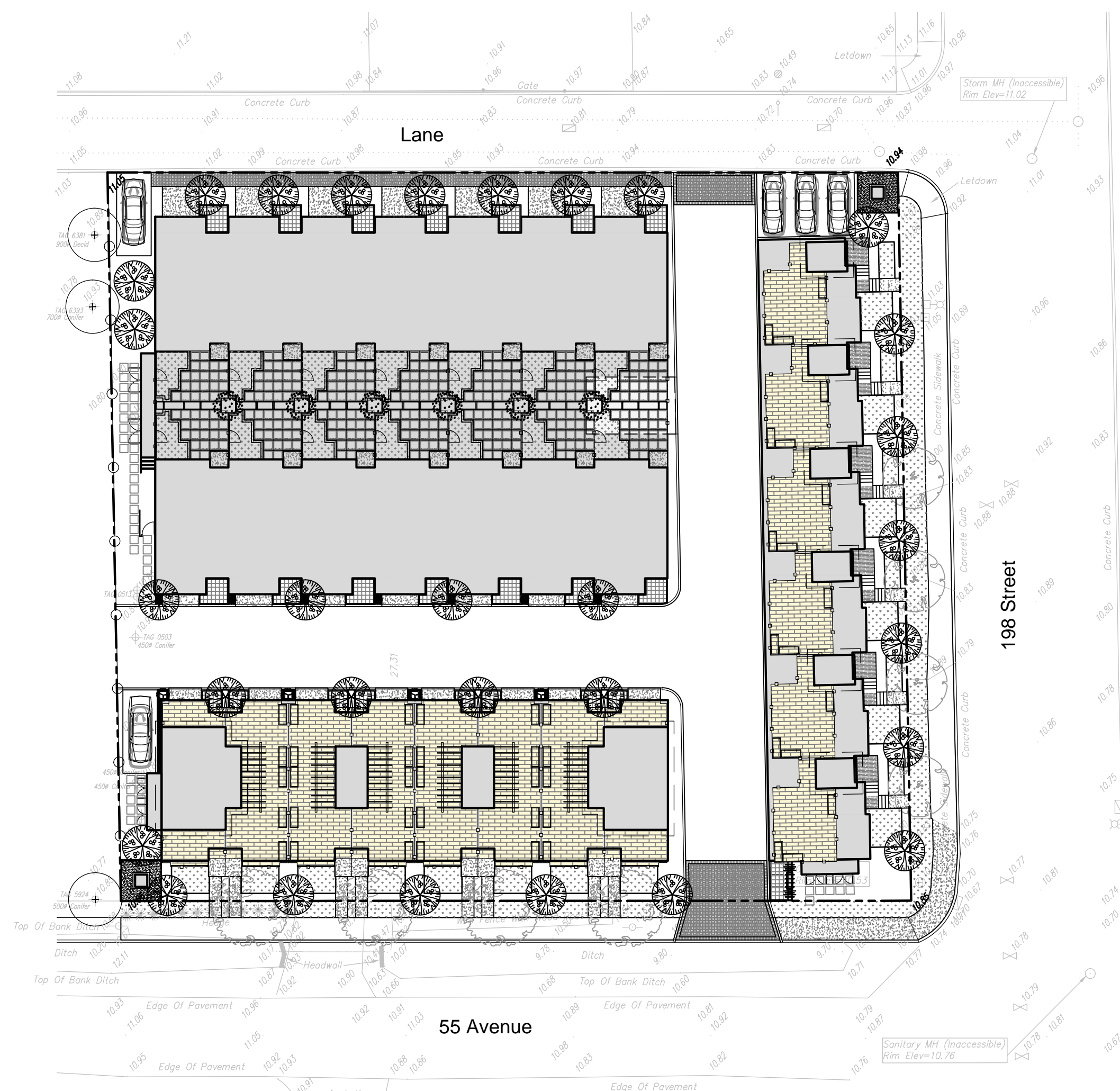


Re-issued for Development Permit

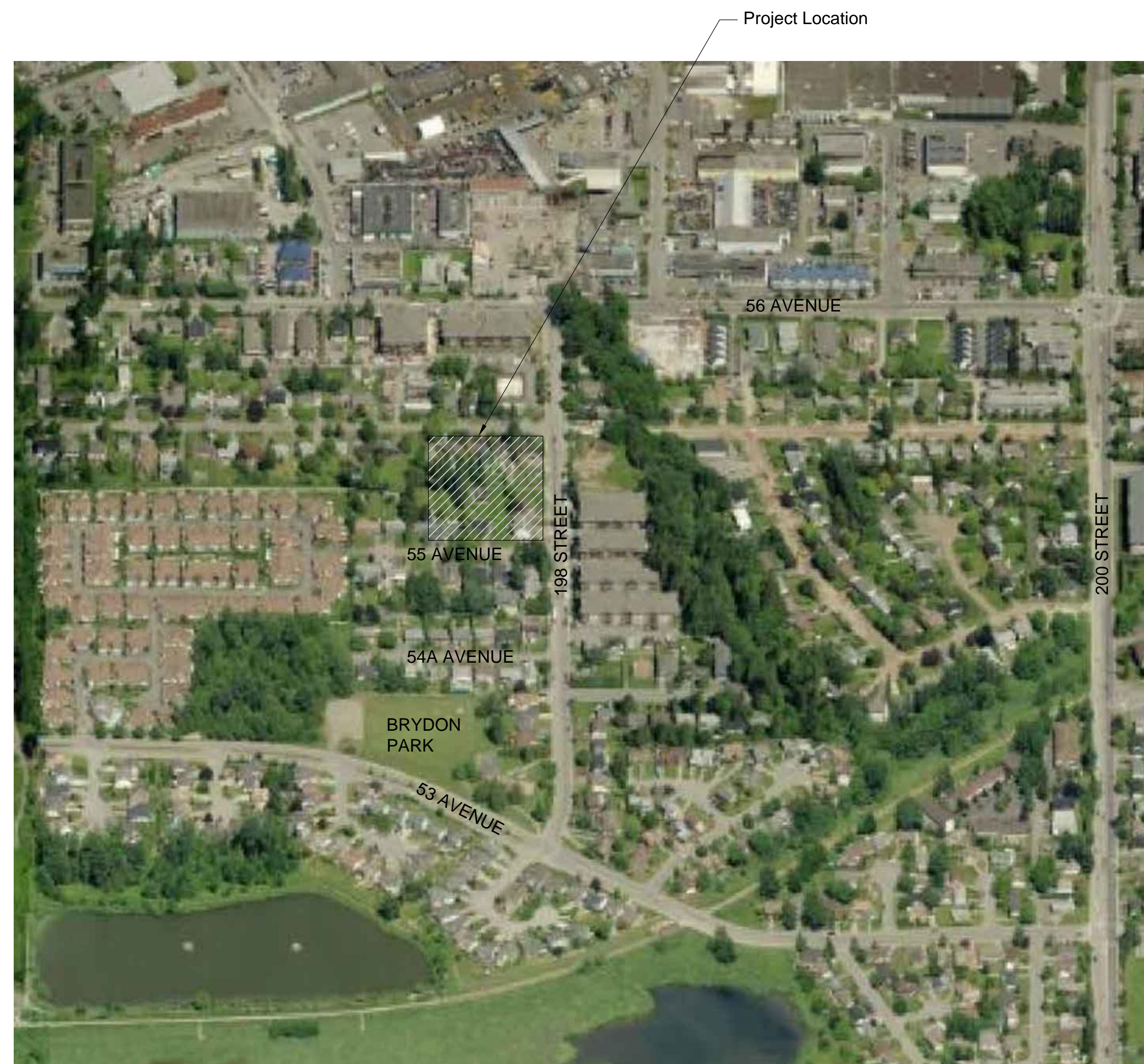


Contact Information	Other Key Contacts:		
<p>van der Zalm + associates Inc. Project Landscape Architecture</p> <p>Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042</p> <p>Primary project contact: Dave Jerke davidj@vdz.ca 604 882 0024 x 38</p> <p>Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 882 0024 x22</p>	<p>Raghibir Gurm Project Owner</p> <p>raghibirgurm@gmail.com</p>	<p>Atelier Pacific Project Building Architecture</p> <p>#109 - 131 Water Street Vancouver, British Columbia, V6B 4M3 604 662 8689</p>	<p>Concost Management Inc. Project Management</p> <p>#202 - 5489 Byme Road Burnaby, British Columbia, V5J 3J1 604 558 8622</p>
Legal Address and Description:			
<p>Plan NWP16536 Lot A Plan NWP16536 Lot B Plan NWP12439 Lot 3</p>			

Sheet Number	Sheet Title
L-01	Cover Sheet
L-02	Tree Retention Plan
L-03	Site Plan
L-04	Planting Plan
LD-01	Details
LD-02	Details
LD-03	Sections



1 SITE PLAN OVERVIEW



2 LOCATION MAP
Scale N.T.S.

[illegible]

2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:Uptown Village

Location:

5501, 5503, 5509 - 198 Street
19771 - 55 Avenue
Langley, British Columbia

Drawn:	Stamp:
--------	--------

JW

Checked:	
By:	

D3	
Approved:	Original Sheet Size:

Approved:	Original Sheet Size:
MVDZ	24"x36"

Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING.
AS NOTED	ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONSULTANT AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.

Drawing Title:
COVER SHEET



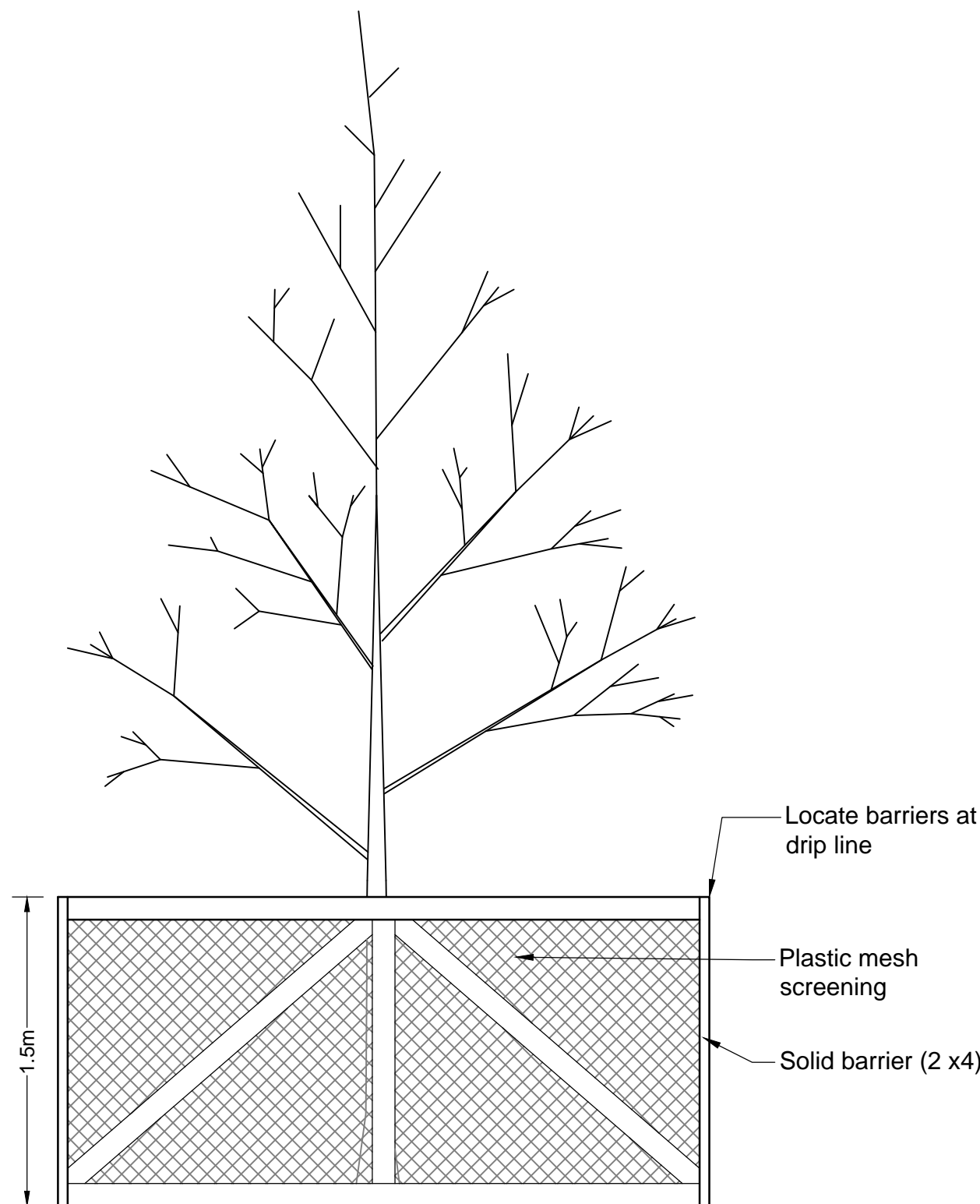
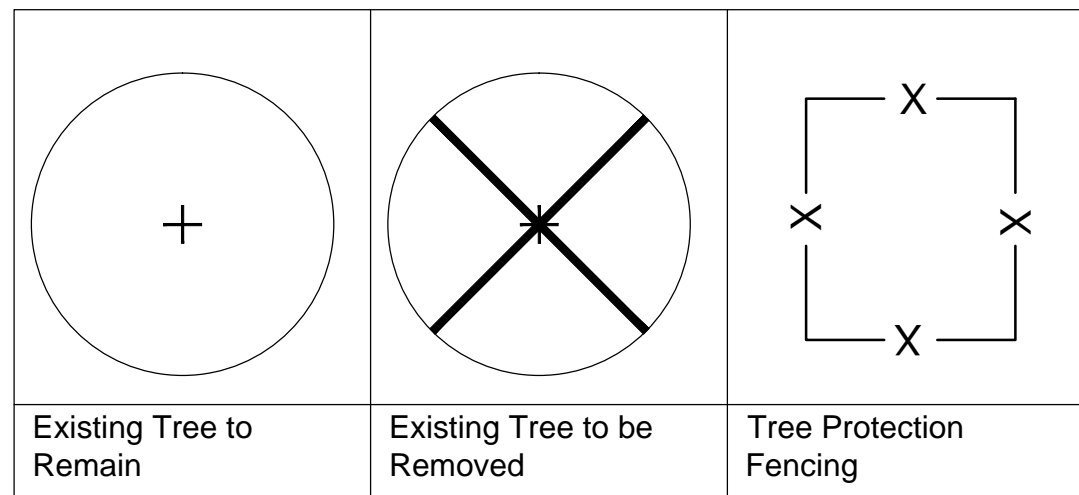
VDZ Project #:
DP2016-49

Drawing #: **L-01**

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2016-49 BRYDON MEWS\DWG\SHEETS\L-01 COVER SHEET.DWG

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2016-49 BRYDON MEADOWS\SHEETS\L-02 TREE RETENTION PLAN.DWG

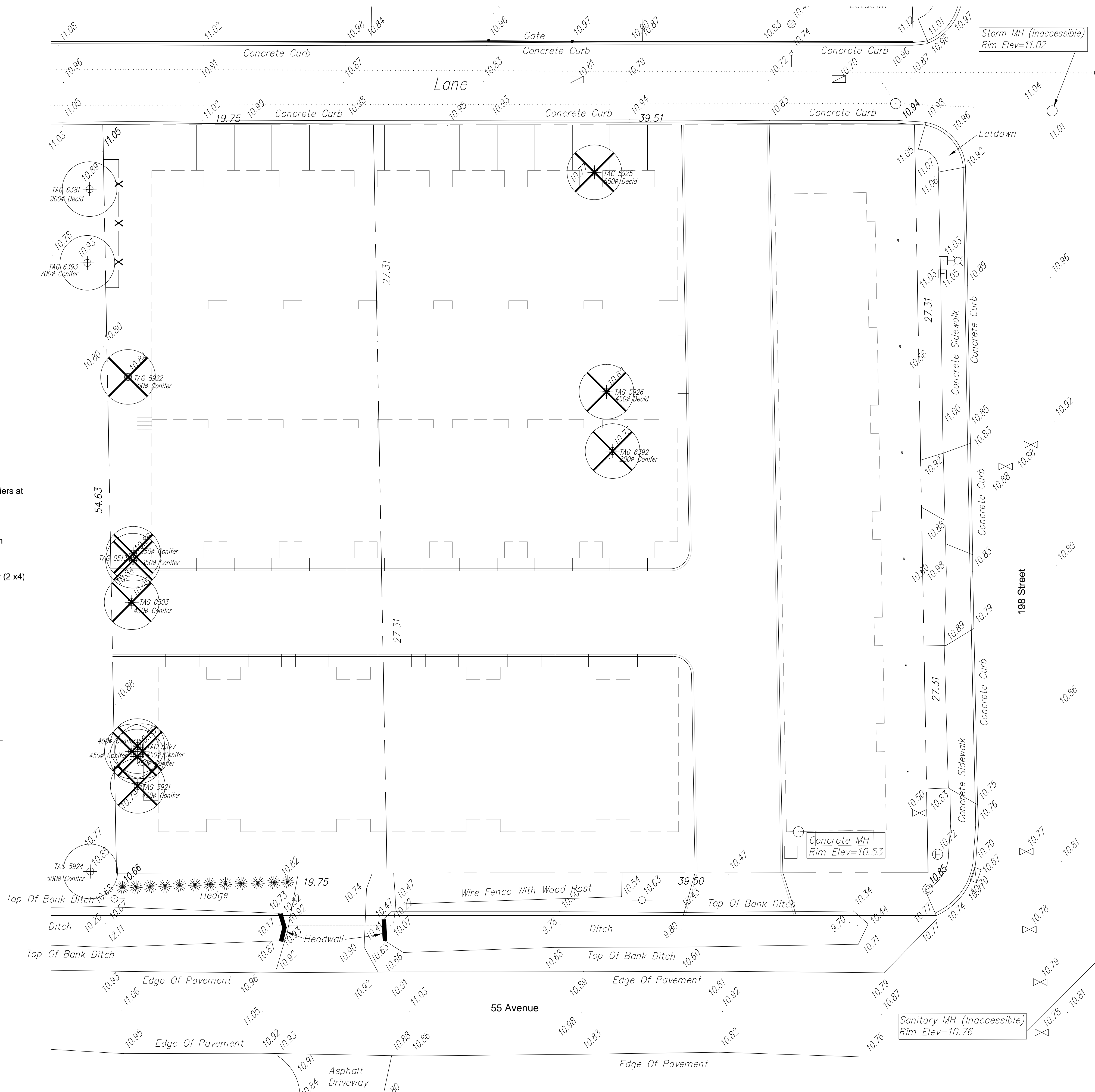
LEGEND



Note: no storage of building materials against protection barrier

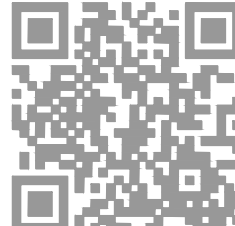
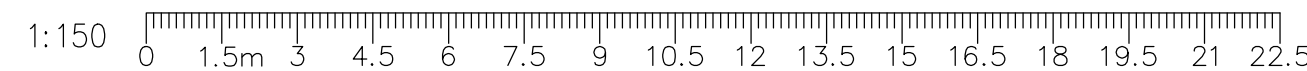
1 TREE PROTECTION FENCING DETAIL

Scale 1:30



2 TREE RETENTION PLAN

Scale 1:150



No.	By:	Description	Date
2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016

REVISIONS TABLE FOR DRAWINGS

Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Uptown Village

Location:
5501, 5503, 5509 - 198 Street
19771 - 55 Avenue
Langley, British Columbia

Drawn: JW	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS NOTED	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/BBP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

TREE RETENTION PLAN



DP2016-49

L-02

\\02-SERVER\PROJECTS\DEVELOPMENT\PERMITS\ACTIVE\DP2016-49 BRYDON NEWSWICH\SHEETS\L-03 SITE PLAN.DWG

TREE LEGEND

AG	APS	APD	CB	HC	PG	EXISTING TREE

TREES

QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
4	AG	Acer ginnala 'Red November'	Red November Amur Maple	B&B; 6cm caliper; 1.8m std	As shown
4	APS	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	No. 10 Pot	As shown
30	APD	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	B&B; 6cm caliper; 1.8m std	As shown
6	CB	Catalpa bignonioides 'Aurea'	Golden Catalpa	No. 10 Pot	As shown
4	HC	Halesia carolina	Carolina Silverbell	B&B; 6cm caliper; 1.8m std	As shown
3	PG	Picea glauca 'Pendula'	Weeping White Spruce	B+B; 3.0m Height; Single Leader	As shown

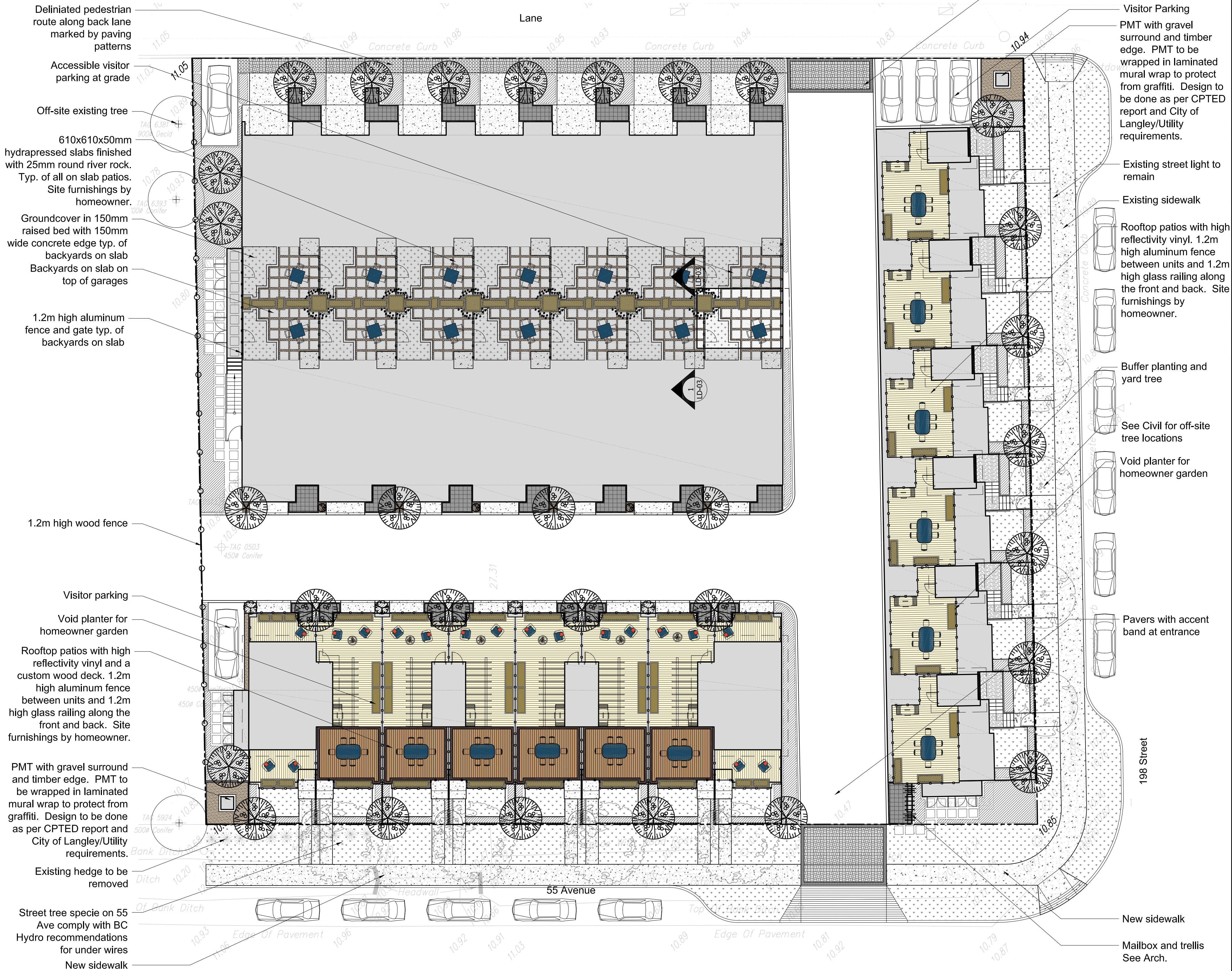
LEGEND

KEY	REF.	DESCRIPTION
	1 LD-02	CONCRETE SLAB
	5 LD-02	PAVER WALKWAYS Inset Pavers: Model: Classic Standard Series Size: Nevada 301mmx301mmx60mm Colour: Charcoal Border Pavers: Model: Classic Standard Series Size: 3:1 Standard 225mmx75mmx60mm Colour: Indian Summer Blend Manufacturer: Abbotsford Concrete Products
	6 LD-02	VEHICULAR PAVERS Model: Classic Standard Series Size: Standard 225mm x 112.5mm x 80mm Manufacturer: Abbotsford Concrete Products Inset Pavers: Pattern: Parquet Colour: Indian Summer Border Pavers: Pattern: Soldier Colour: Charcoal
		25mm ROUND RIVER ROCK Depth: 50mm
	2-4 LD-02	HYDRAPRESSED SLABS Model: Cortex Series Size: 610mmx610mmx50mm Colour: Sandalwood Manufacturer: Abbotsford Concrete Products Finish joint material to be 50mm depth 25mm round river rock
		ROOFTOP VINYL MEMBRANE Colour: Beechwood Plank Supplier: All Seasons Waterproofing 1-800-400-6155 or approved equal
		WOOD DECK Stain: DEFY Water Repellent Heritage Walnut by Sikkens or approved equal

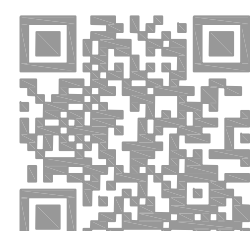
KEY	REF.	DESCRIPTION
	6 LD-01	1.2m HIGH ALUMINUM FENCE AND GATE
	7 LD-02	1.2m HIGH WOOD FENCE

KEY	REF.	DESCRIPTION
		GROUNDCOVER PLANTING See Planting Plan
		SOD See Critical Landscape Notes for Specifications
	3-5 LD-01	SHRUB PLANTING

KEY	REF.	DESCRIPTION
	8 LD-01	PLANTER Model: Rutherford Planter Box PLTR-26 Size: 610mm x 1829mm x 584mm 610mm x 1219mm x 584mm 610mm x 915mm x 584mm 1219mm x 1219mm x 584mm Custom: 546mm x 2607mm x 584mm Recycled Plastic Colour: Sand Frame Colour: Cold Textured Brown Manufacturer: Washbone



1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5



No.	By:	Description	Date
3	JW	Revised Site Plan	Nov. 17, 2016
2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016

No.	By:	Description	Date

Project:
Uptown Village
Location:
5501, 5503, 5509 - 198 Street
19771 - 55 Avenue
Langley, British Columbia

Drawn: JW	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/DP/PPA/H/ABP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

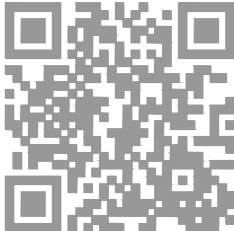
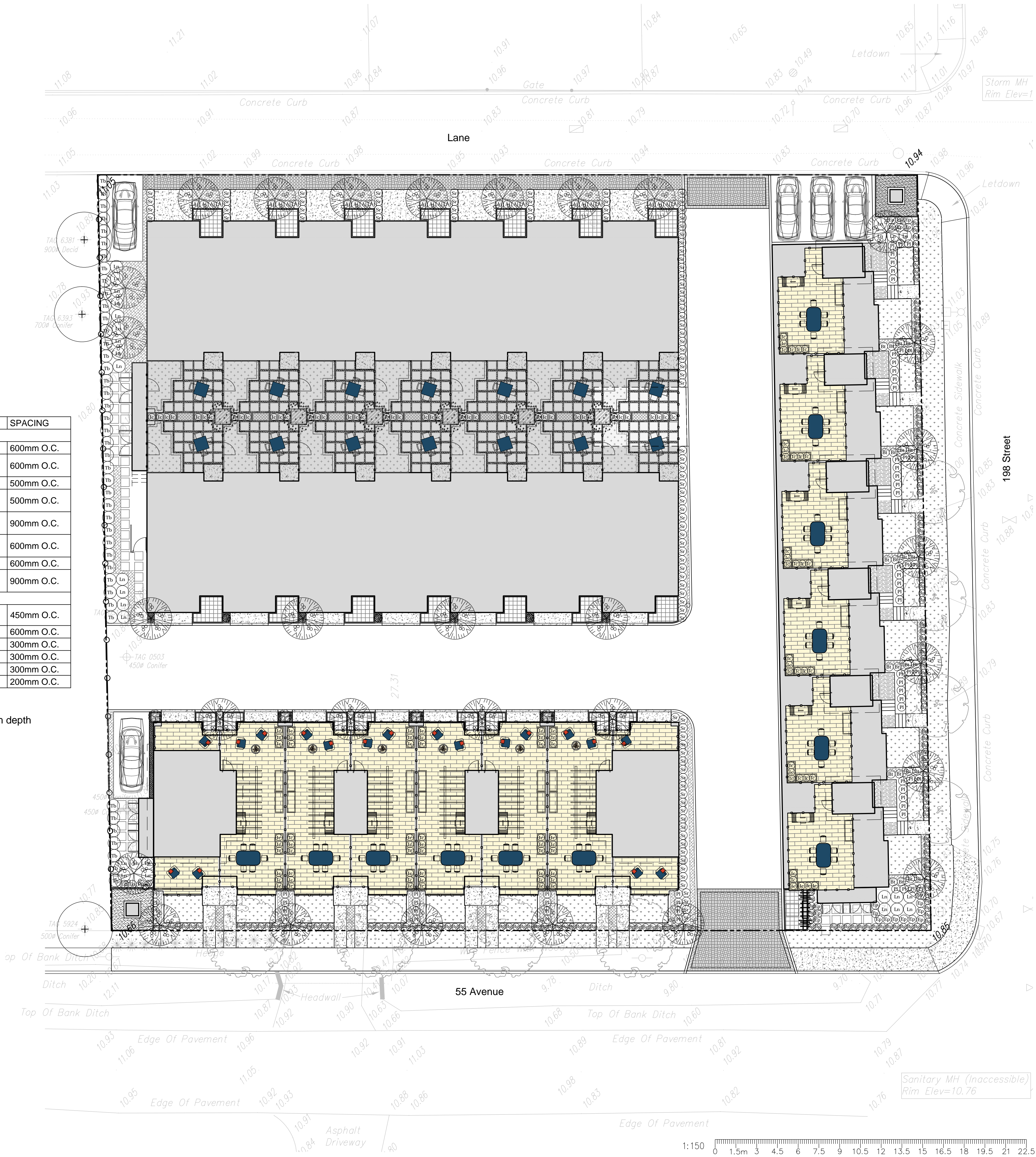
\\02-SERVER\PROJECTS\DEVELOPMENT\PERMITS\ACTIVE\DP2016-49-BRYDON MEADOWS\SHEETS\L-04 PLANTING PLAN.DWG

PLANT LIST SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Aj	28	Azalea japonica 'Girard's Hot Shot'	Girard's Hot Shot Azalea	No 3 Pot	600mm O.C.
Bt	24	Berberis thunbergii 'Royal Cloak'	Royal Cloak Japanese Barberry	No 3 Pot	600mm O.C.
Bg	167	Buxus x 'Green Velvet'	Green Velvet Boxwood	No 3 Pot	500mm O.C.
Ic	134	Ilex crenata fastigiata 'Sky Sentry'	Sky Sentry Japanese Holly	1200mm high	500mm O.C.
Ln	28	Lonicera nitida 'Lemon Beauty'	Boxleaf Honeysuckle	No 3 Pot	900mm O.C.
Pl	66	Prunus laurocerasus 'Genolia'	Genolia English Laurel	1200mm high	600mm O.C.
Sr	111	Skimmia reevesiana	Reeves Skimmia	No 3 Pot	600mm O.C.
Tb	43	Taxus baccata 'Fastigiata'	Columnar Irish Yew	1200mm high	900mm O.C.
PERENNIALS/GROUNDCOVERS					
	37	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	No 2 Pot	450mm O.C.
Ep	24	Echinacea purpurea 'Guava Ice'	Cone-Fections Coneflower	No 1 Pot	600mm O.C.
	607	Hakonechloa macra 'Aureola'	Japanese Forest Grass	No 1 Pot	300mm O.C.
	12	Heuchera 'Lime Marmalade'	Lime Coral Bells	No 1 Pot	300mm O.C.
	72	Imperata cylindrica 'Red Baron'	Japanese Blood Grass	No 1 Pot	300mm O.C.
	2068	Veronica repens 'Sunshine'	Yellow Creeping Speedwell	10cm Pot	200mm O.C.

Notes:

1. Assume 150mm growing medium depth (import) for sod areas, and 450mm growing medium depth (import) for new planting beds (typ)
2. Plant schedule lists plant quantity totals.



2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
-----	-----	-------------	------

REVISIONS TABLE FOR SHEET

Project:

Uptown Village

Location:

5501, 5503, 5509 - 198 Street
19771 - 55 Avenue
Langley, British Columbia

Drawn:
JW

Stamp:

Checked:
DJ

Approved:
MVDZ

Original Sheet Size:
24"x36"

Scale:

1:150

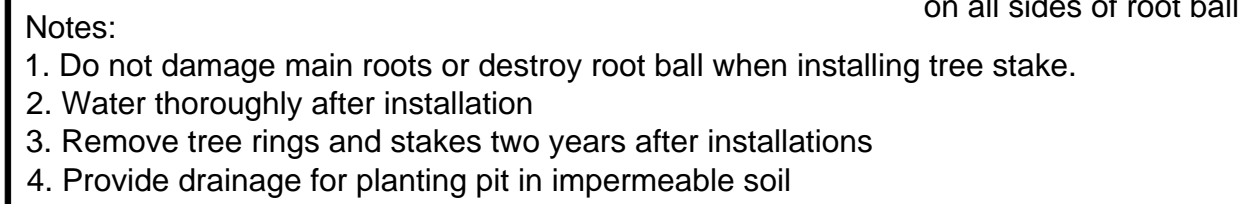
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/BBP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:
PLANTING PLAN

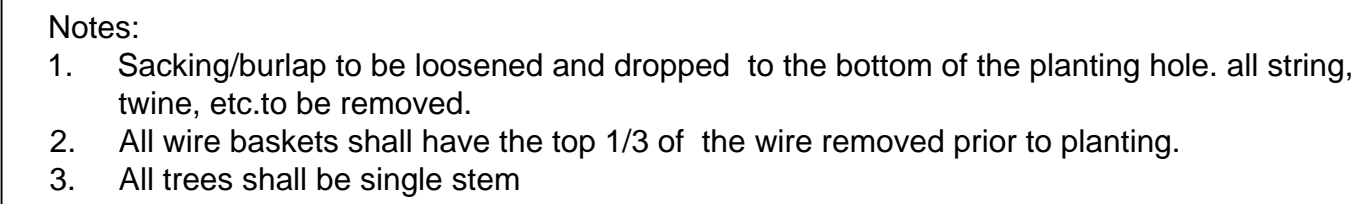


VDZ Project #:
DP2016-49

Drawing #:
L-04



1 CONIFEROUS TREE PLANTING DETAIL




2 DECIDUOUS TREE PLANTING DETAIL

Scale 1:25

3 BED PREPARATION EDGE DETAIL

4 GROUNDCOVER PLANTING DETAIL

[illegible]

2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:

Uptown Village

Location:

5501, 5503, 5509 - 198 Street
19771 - 55 Avenue
Langley, British Columbia

Drawn: JW	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS NOTED	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/PHABP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER/CONSTRUCTION.

H L

DETAILS

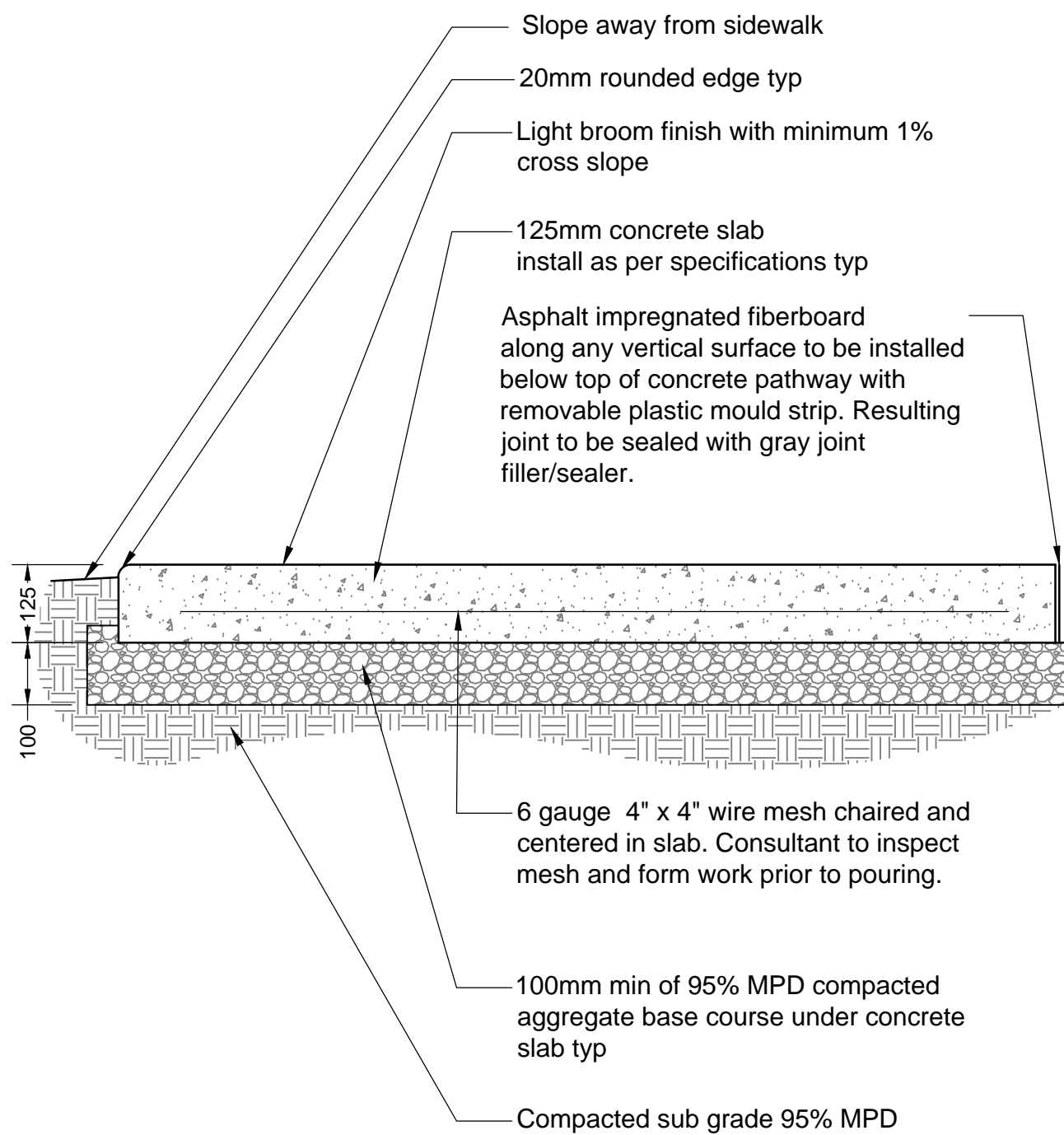
[illegible]

DP2016-49

—

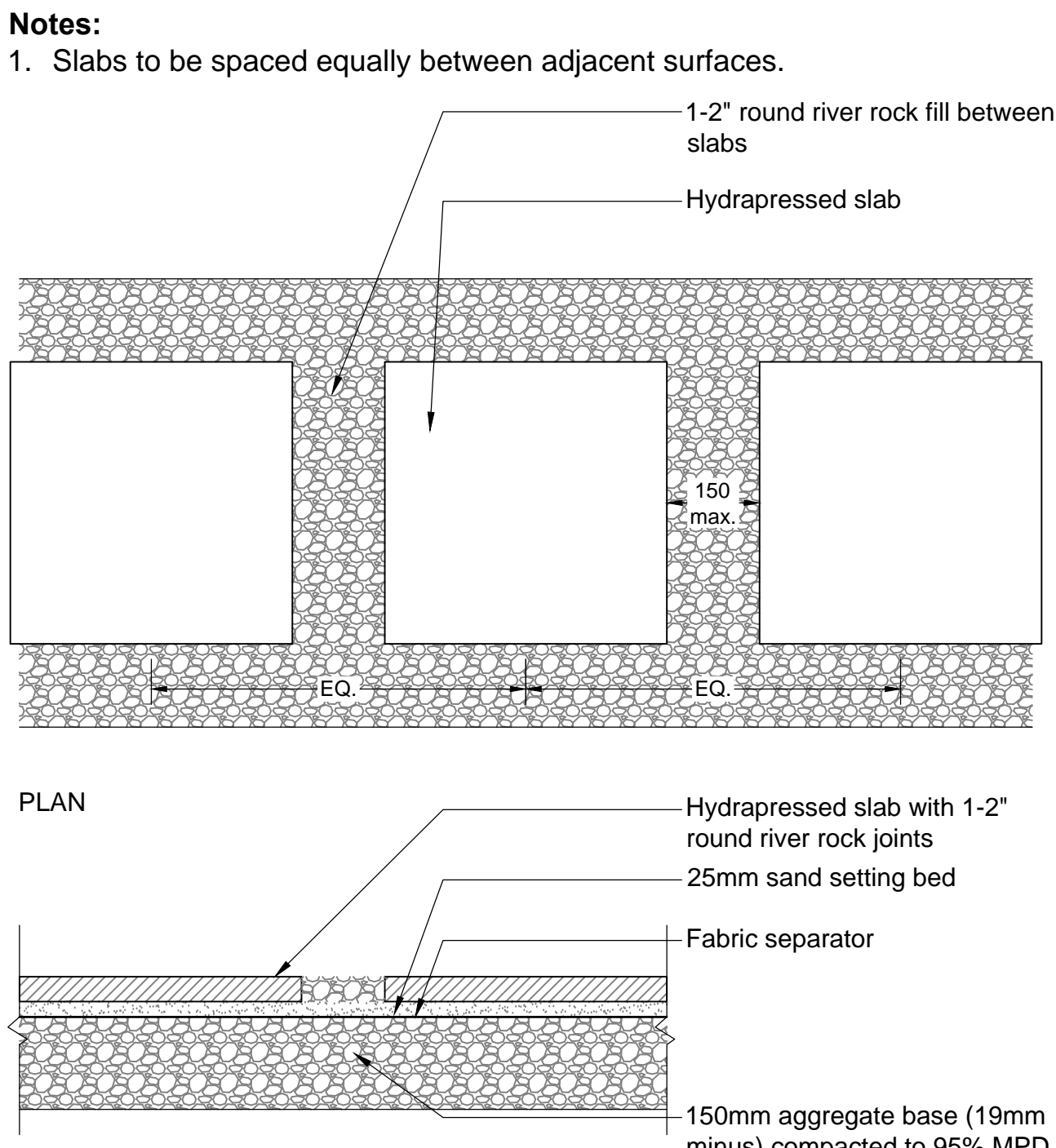
LD-01

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2016-49 BRYDON NEWS\DWG\SHEETS\LD-02 DETAILS.DWG



- Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
 2. Horizontal scoreline 1500mm o.c. center scoreline on 150mm smooth finish or to match existing concrete pathway

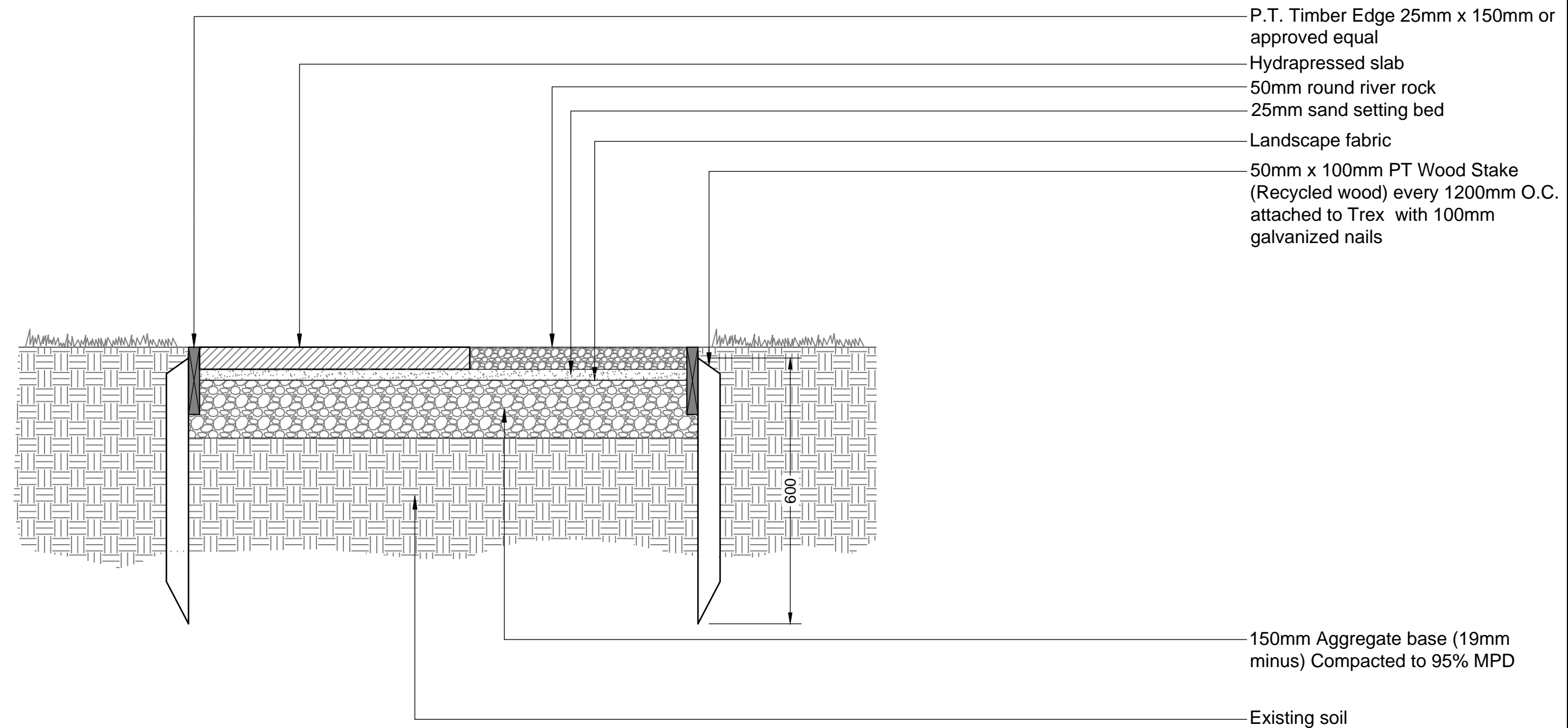
1 CONCRETE SIDEWALK DETAIL
Scale 1:10



Hydrapressed Slab Details:

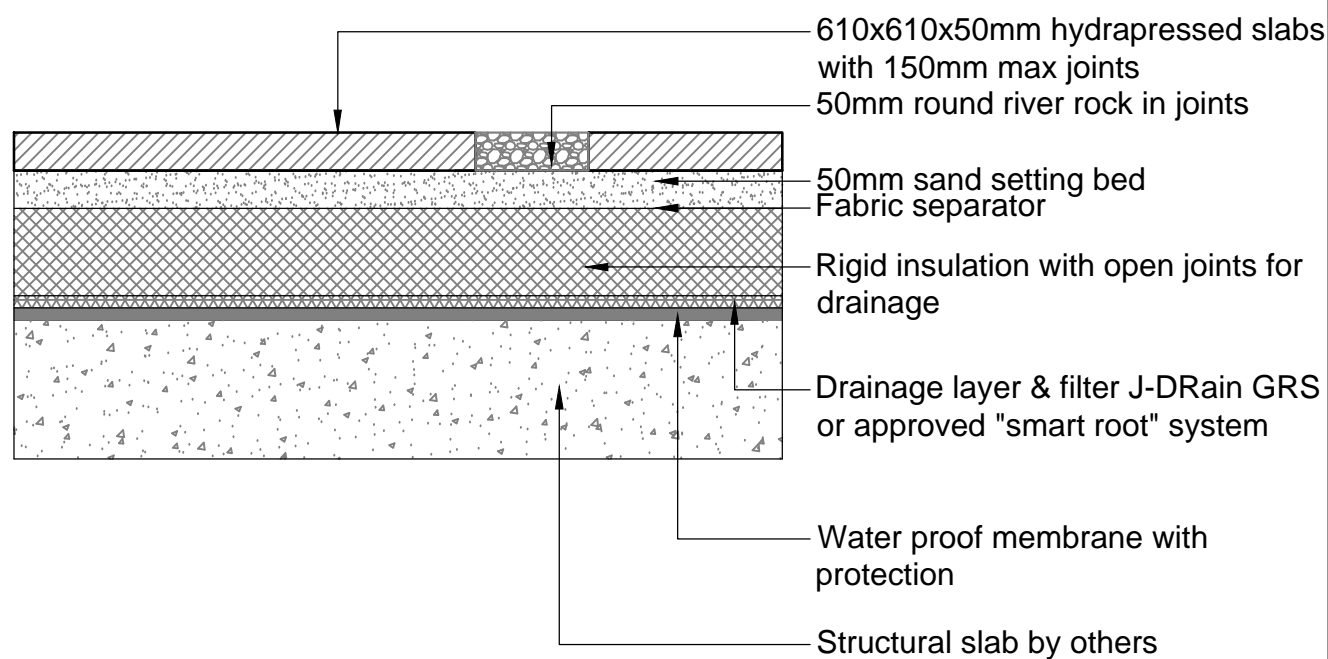
Model:	Cortez Series
Colour:	Colour: Sandalwood
Size:	610mm x 610mm x 50mm
Manufacturer	Abbotsford Concrete Products
TEL:	1-800-663-4091

2 HYDRAPRESSED SLABS IN GRAVEL DETAIL
Scale 1:10



- NOTES:
1. Contractor to provide 1L sample of river rock material for approval by landscape architect prior to installation.
 2. Ensure top of edging meets flush with river rock.

3 TREX EDGER DETAIL
Scale 1:10

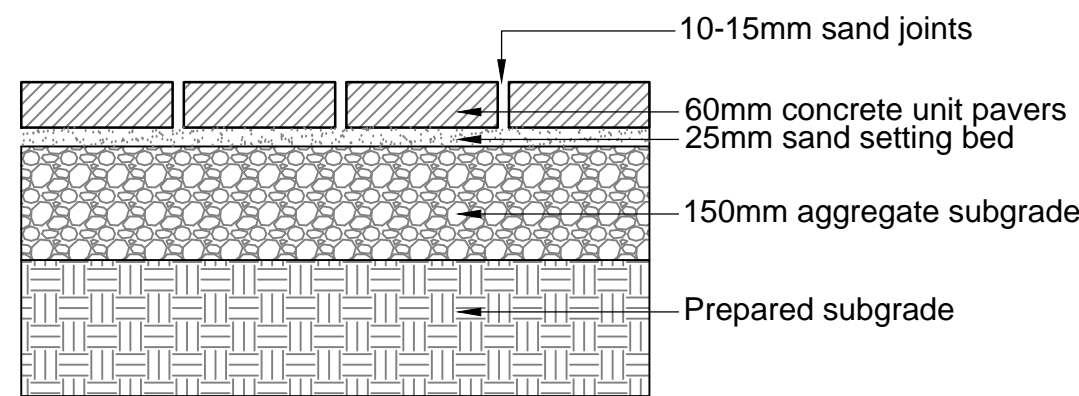


Hydrapressed Slab Details:

Model:	Cortez Series
Colour:	Colour: Sandalwood
Size:	610mm x 610mm x 50mm
Manufacturer	Abbotsford Concrete Products
TEL:	1-800-663-4091

- Notes:
1. Contractor to provide shop drawings and material samples
 2. Install all components as per manufacturer's specifications

4 HYDRAPRESSED SLABS ON SLAB
Scale 1:10



Unit Paver Details: (Inset pavers)

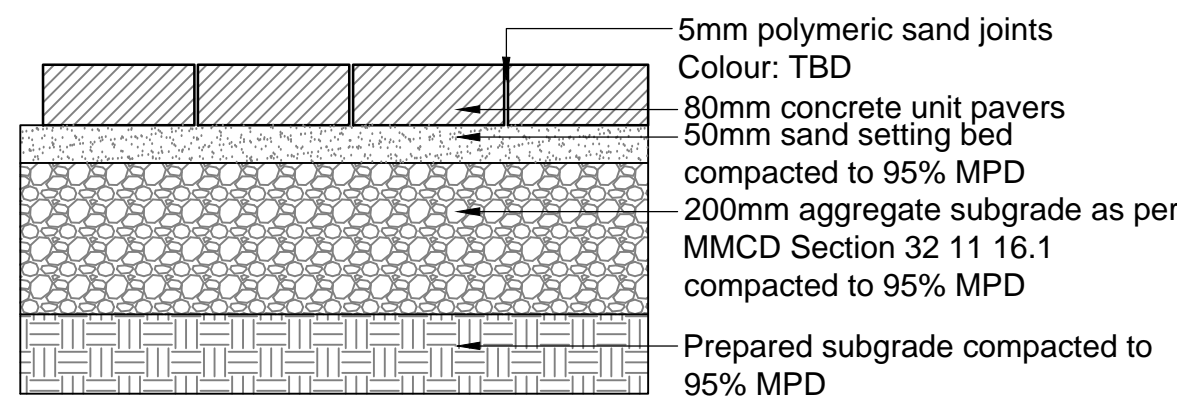
Model:	Classic Standard Series
Colour:	Colour: Charcoal
Size:	Nevada 301mm x 301mm x 60mm
Manufacturer	Abbotsford Concrete Products
TEL:	1-800-663-4091

Unit Paver Details: (border pavers)

Model:	Classic Standard Series
Colour:	Colour: Indian Summer Blend
Size:	225mm x 75mm x 60mm
Manufacturer	Abbotsford Concrete Products
TEL:	1-800-663-4091

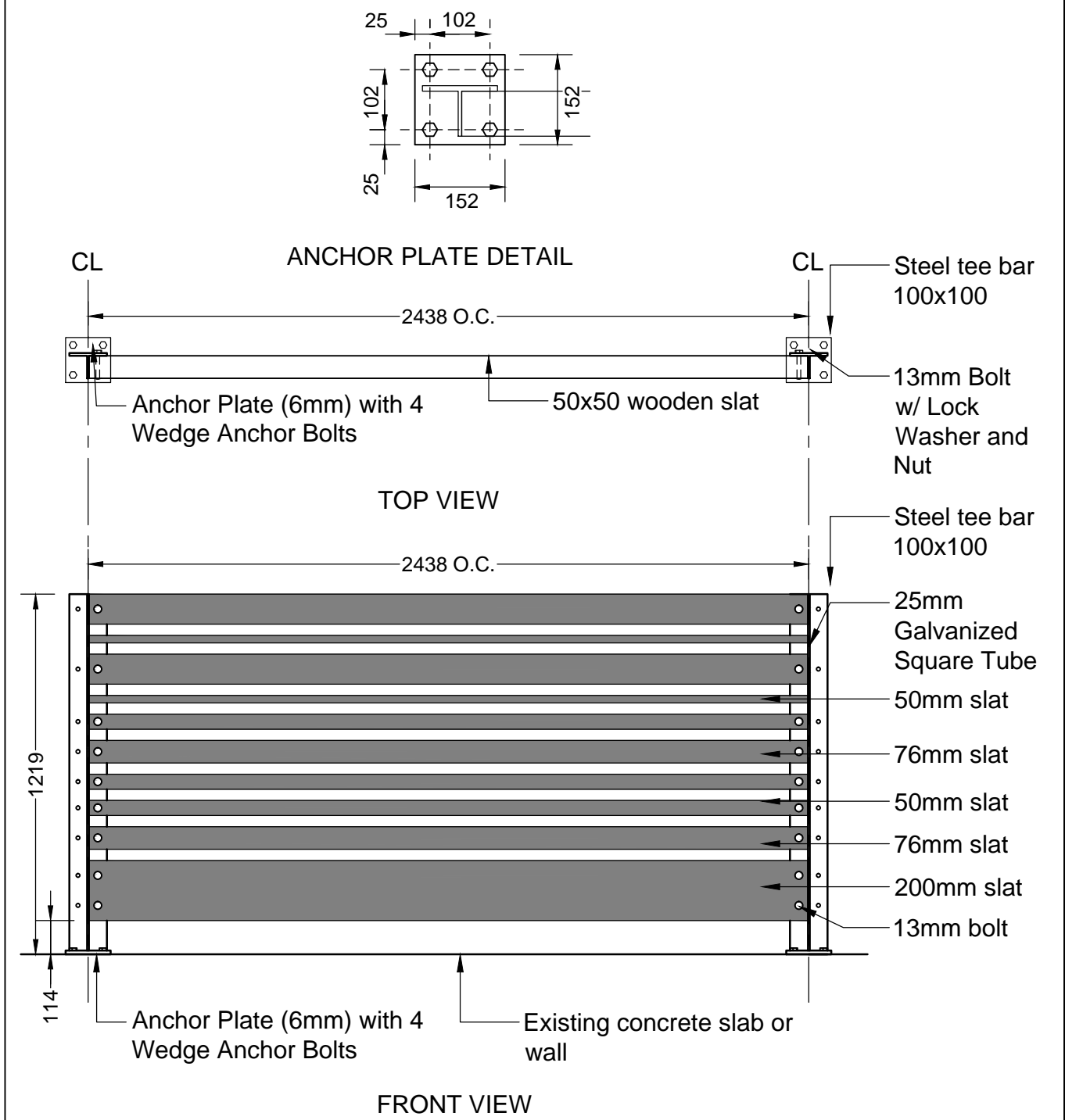
- Notes:
1. Contractor to provide shop drawings and material samples
 2. Install all components as per manufacturer's specifications

5 UNIT PAVER DETAIL
Scale 1:10



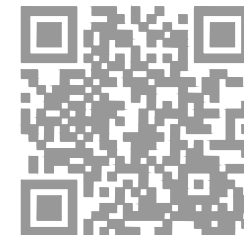
- Notes:
1. Contractor to provide shop drawings and material samples
 2. Install all components as per manufacturer's specifications

6 DRIVEWAY ENTRANCE UNIT PAVER DETAIL
Scale 1:10



- Notes:
1. All lumber to be clear cedar (s4s) or ipe.
 2. Spacing between wooden slats to be 38.1mm (1-1/2").
 3. Galvanized bar to be welded to steel tee bar.
 4. Wedge anchor bolts to be hot dipped galvanized.

7 1.2m HIGH WOOD FENCE DETAIL
Scale 1:20



2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016

REVISIONS TABLE FOR DRAWINGS

No.	By:	Description	Date
© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.			

REVISIONS TABLE FOR SHEET

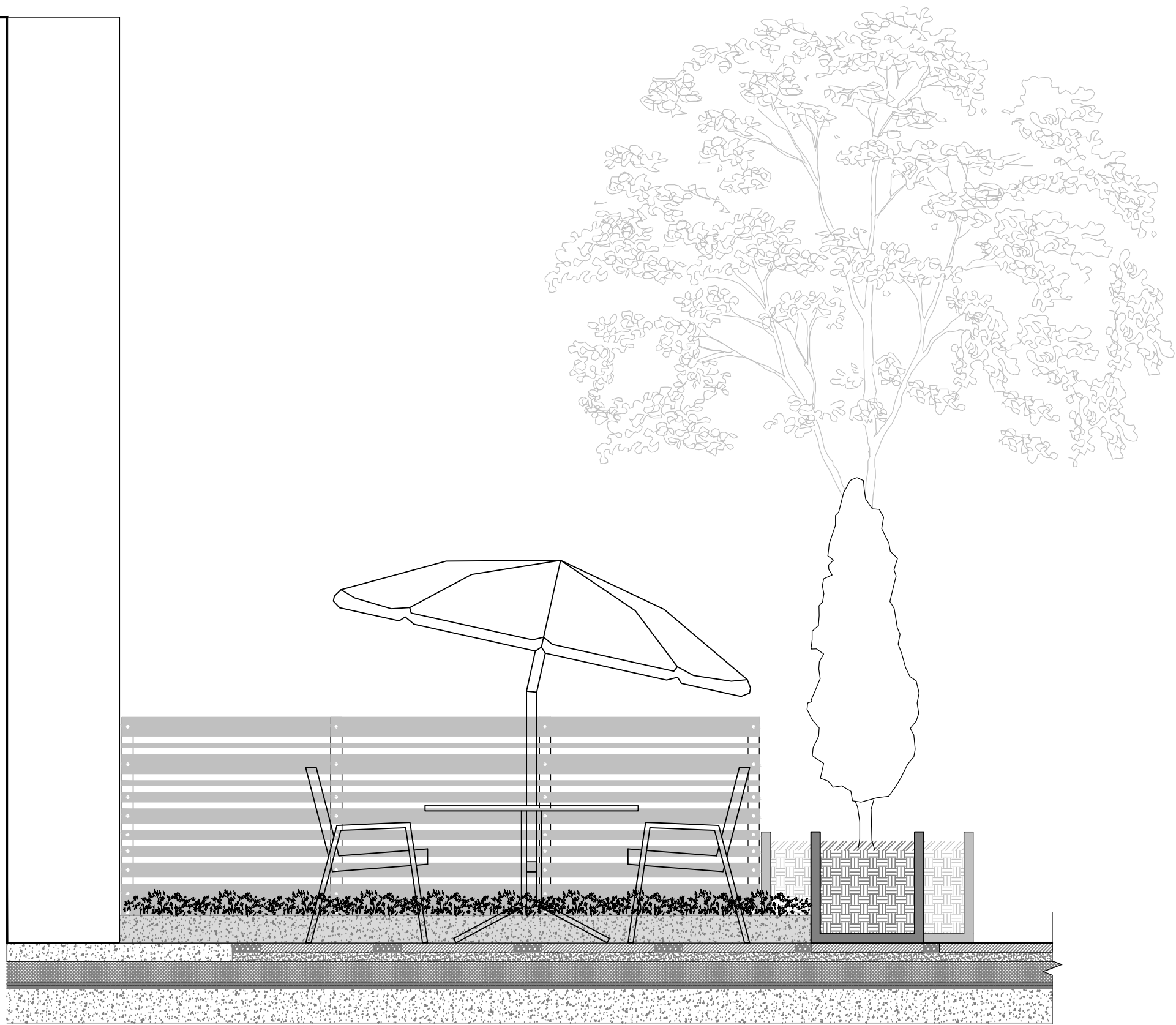
No.	By:	Description	Date
-----	-----	-------------	------

Project:
Uptown Village

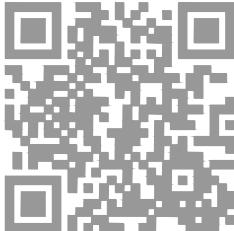
Location:
5501, 5503, 5509 - 198 Street
19771 - 55 Avenue
Langley, British Columbia

Drawn: JW	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS NOTED	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/BB DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2016-49 BRYDON NEWS\DWGS\SHEETS\LD-03 SECTIONS.DWG



1 PODIUM SECTION
Scale 1:25



2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016
No.	By:	Description	Date
REVISIONS TABLE FOR DRAWINGS			
© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.			
No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
Project:			
Uptown Village			
Location:			
5501, 5503, 5509 - 198 Street 19771 - 55 Avenue Langley, British Columbia			
Drawn:	Stamp:		
JW			
Checked:	Original Sheet Size:		
DJ			
Approved:	24"x36"		
MVDZ			
Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.		
AS SHOWN			

Drawing Title:
SECTIONS

VDZ Project #:
DP2016-49

Drawing #:
LD-03