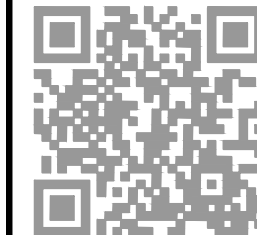


UPTOWN VILLAGE

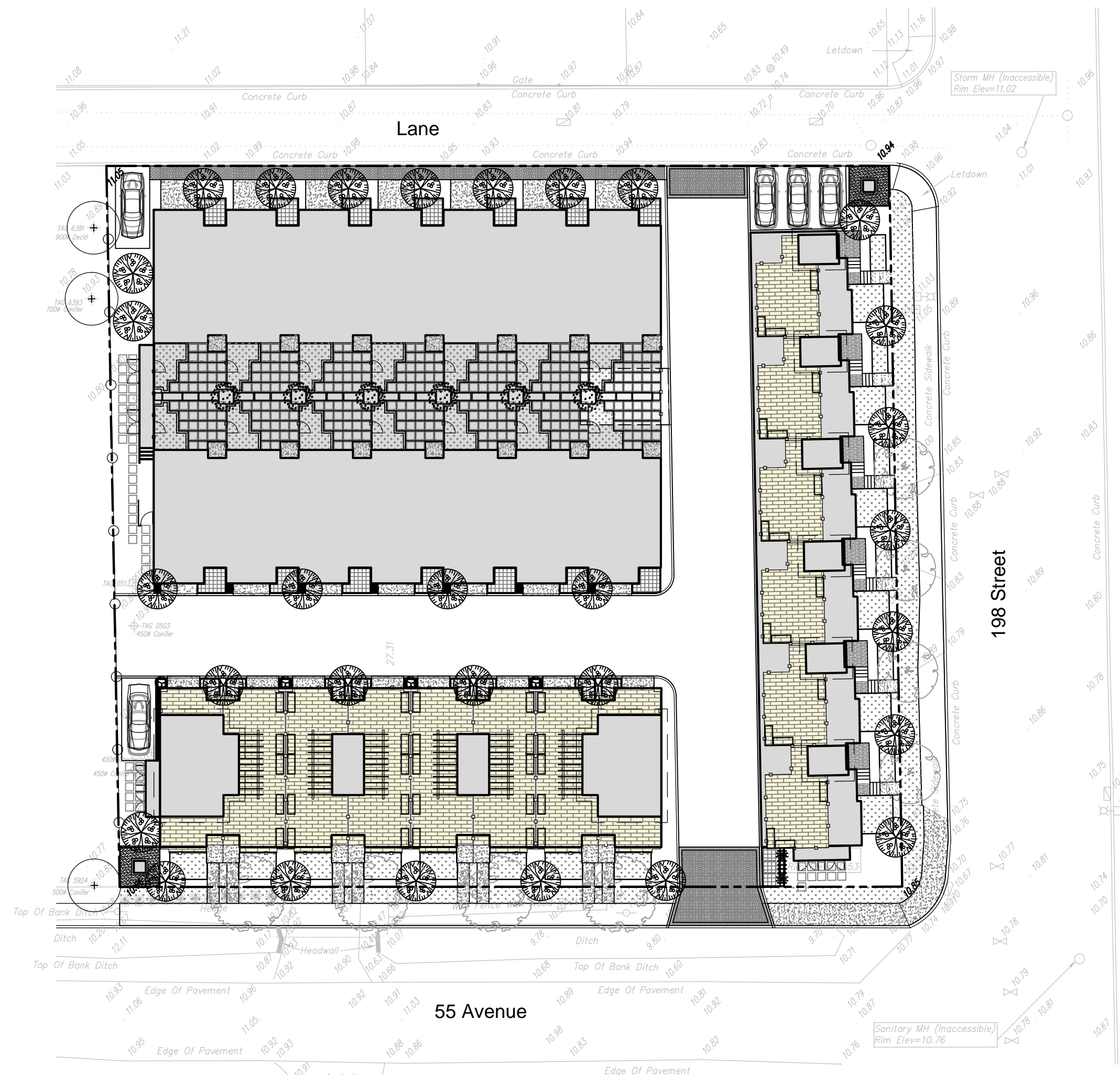
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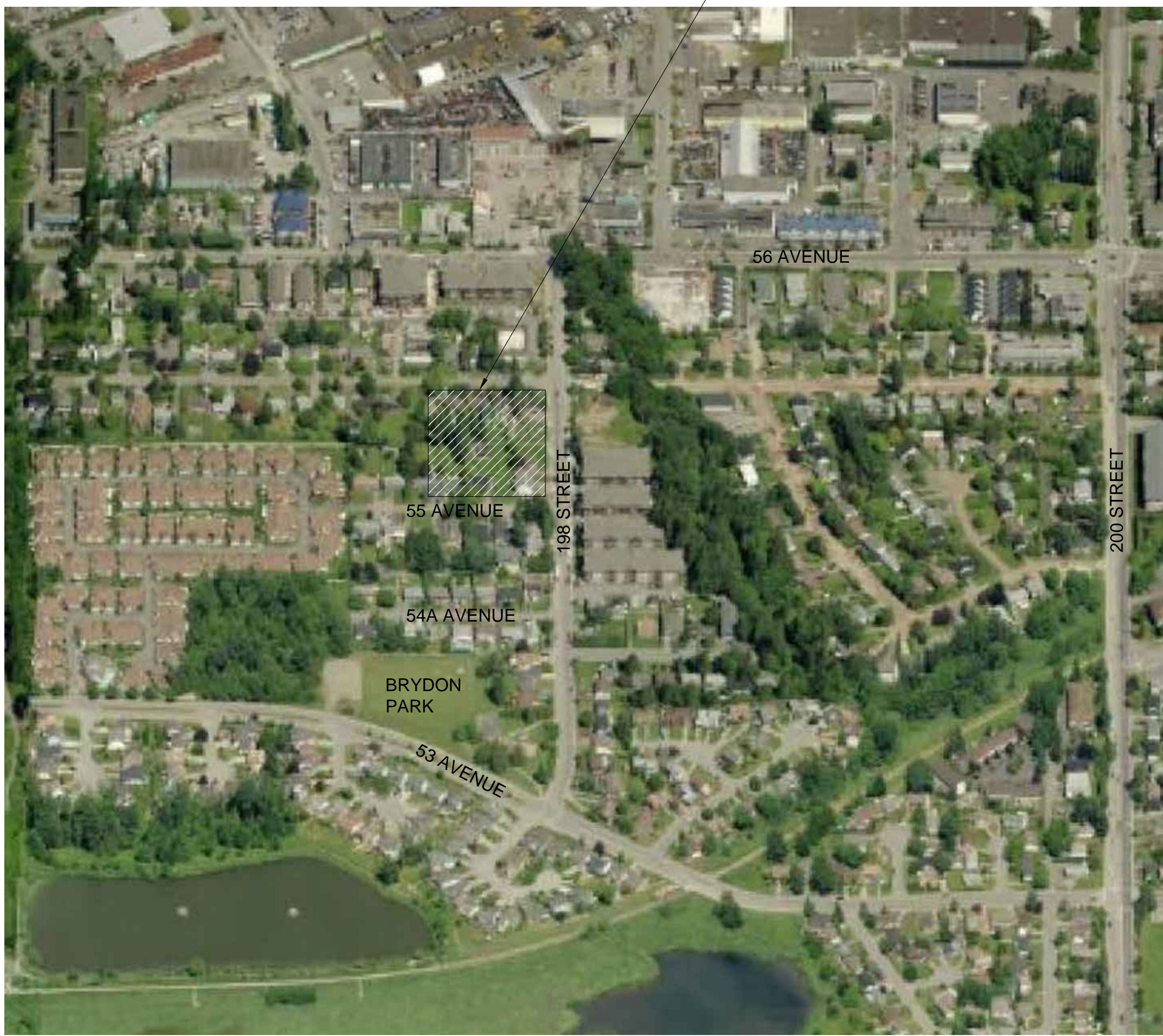
Contact Information	Other Key Contacts:		
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042 Primary project contact: Dave Jerke davidj@vdz.ca 604 882 0024 x 38 Alternate contacts (incase away):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

Sheet List Table

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
Scale 1:300

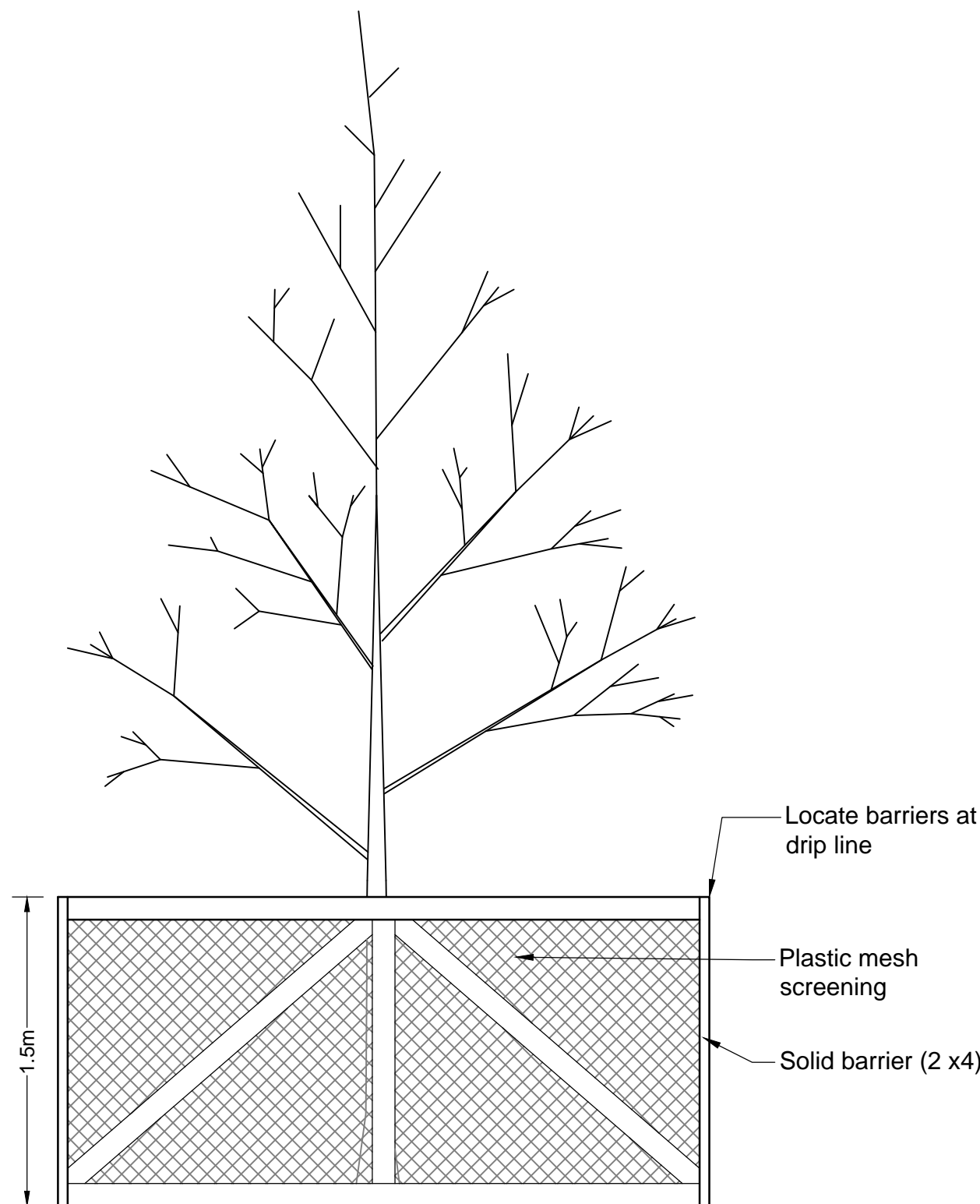
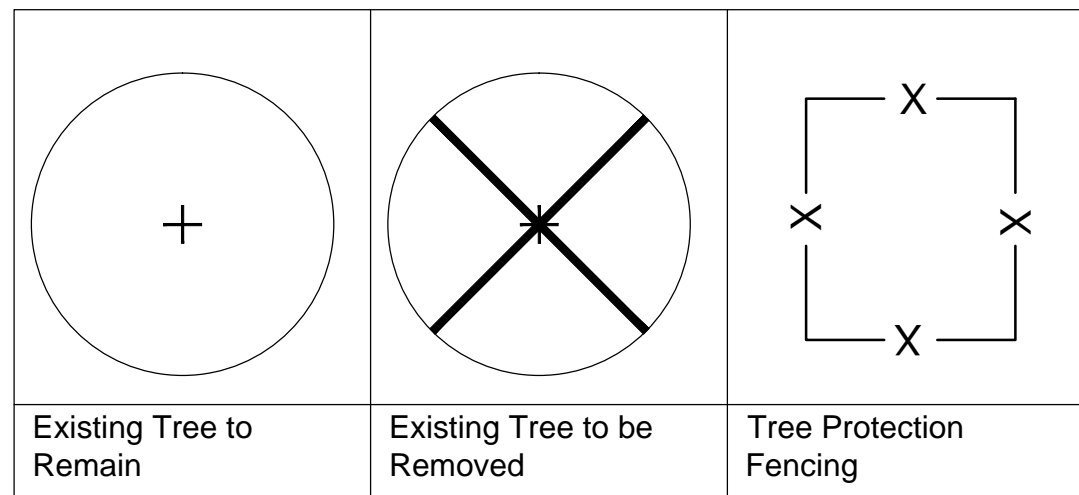


2 LOCATION MAP
Scale N.T.S.

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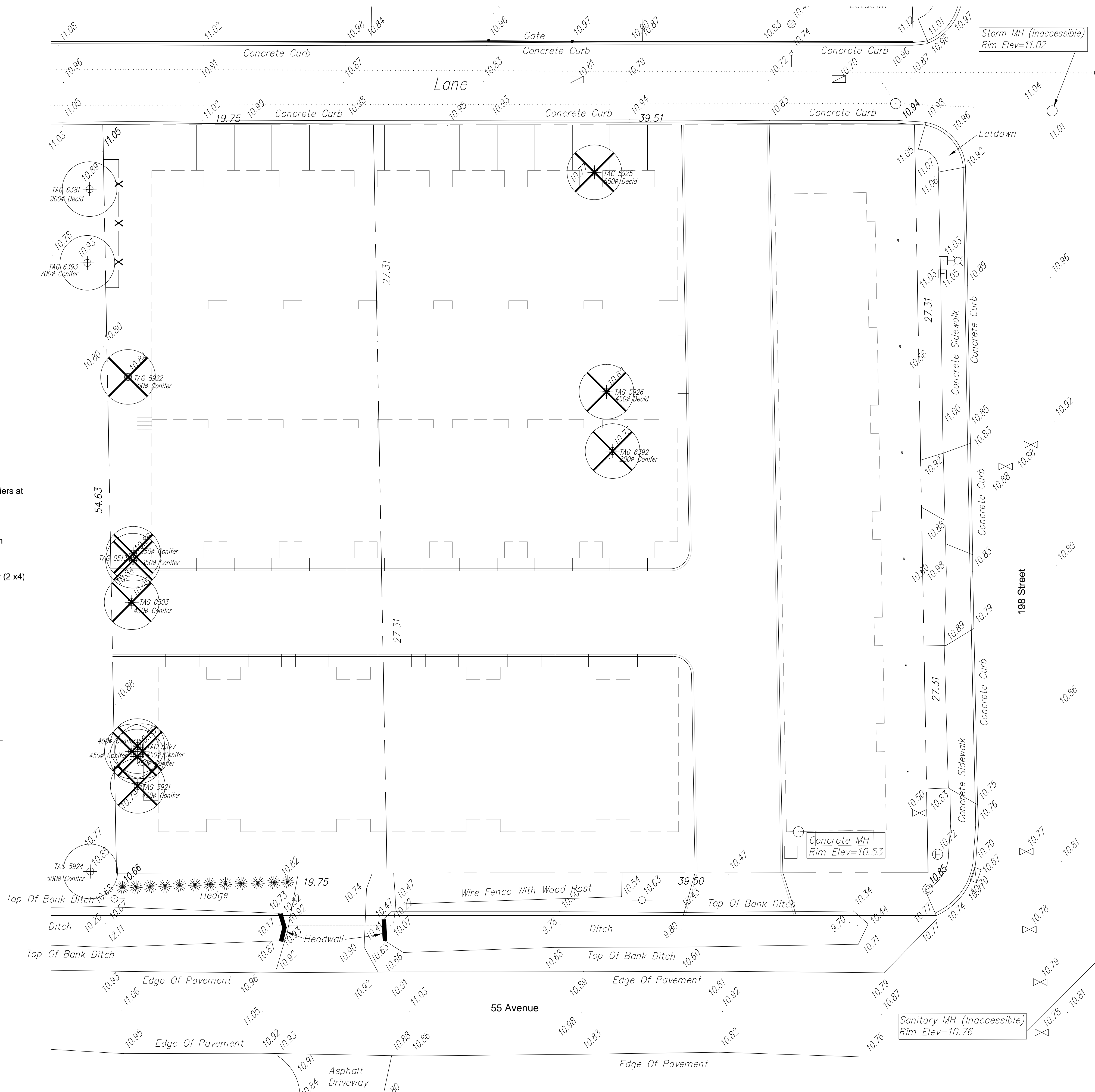
LEGEND



Note: no storage of building materials against protection barrier

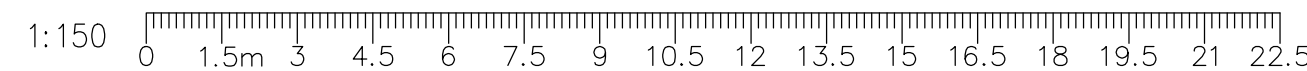
1 TREE PROTECTION FENCING DETAIL

Scale 1:30

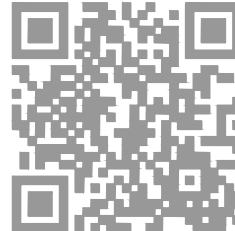


2 TREE RETENTION PLAN

Scale 1:150



van der Zalm + associates inc.
Parks & Recreation + Civil Engineering
Urban Design + Landscape Architecture
Suite 1, 20177 97th Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0024
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info@vzd.ca



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Project:

Uptown Village

Location:

5501, 5503, 5509 - 198 Street
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Langley, British Columbia

Drawn:
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Drawing Title:

TREE RETENTION PLAN



DP2016-49

VDZ Project #:

Drawing #:

L-02

\\02-SERVER\PROJECTS\DEVELOPMENT\PERMITS\ACTIVE\DP2016-49-BRYDON MEADOWS\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

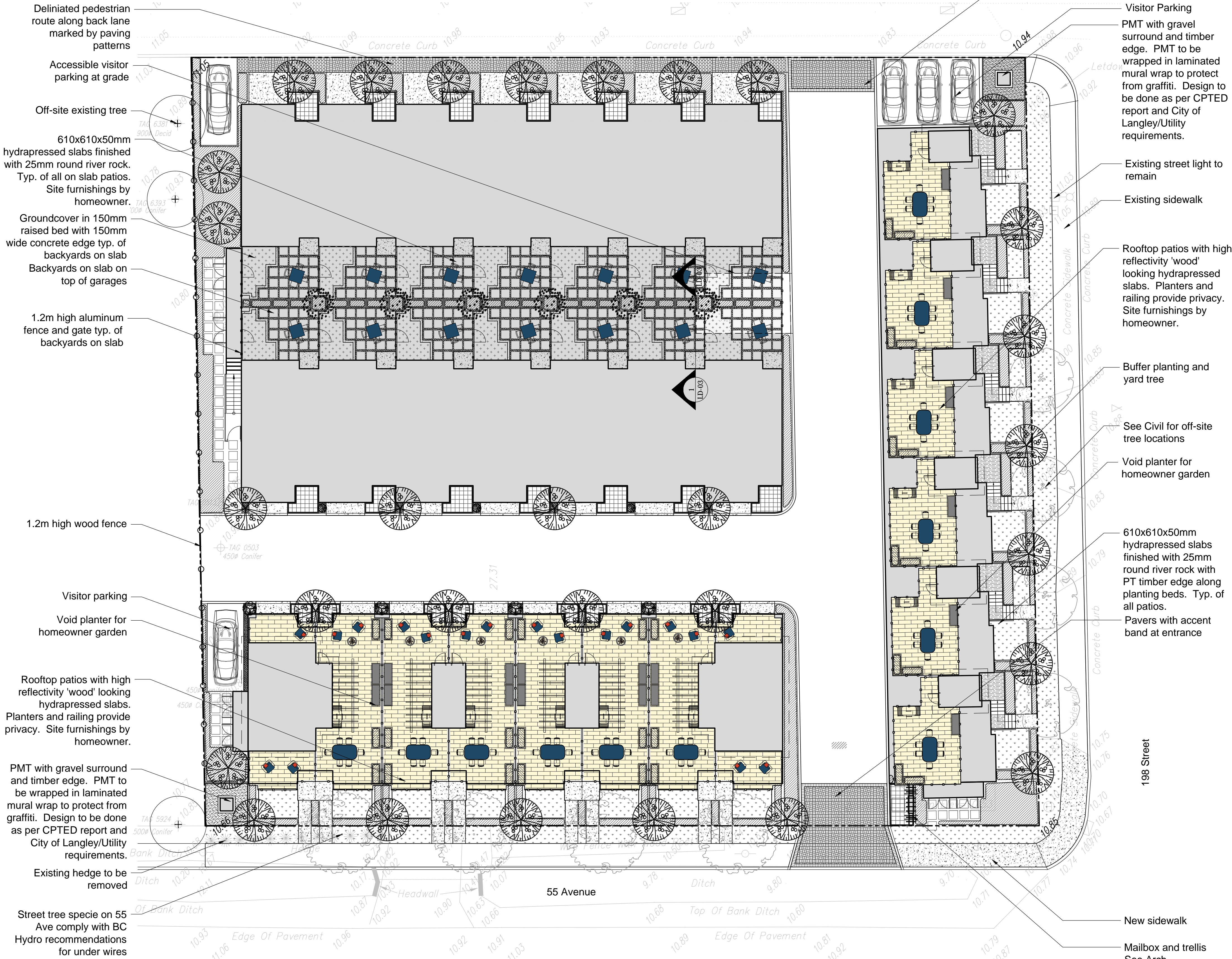
LEGEND

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: Solidier Colour: Charcoal
		25mm ROUND RIVER ROCK Depth: 50mm
	2-4 LD-02	HYDRAPRESSED SLABS Model: Cortez Series Size: 610mmx610mmx50mm Colour: Sandalwood Manufacturer: Abbotsford Concrete Products Finish joint material to be 50mm depth 25mm round river rock
		ROOFTOP HYDRAPRESSED SLABS Model: Aristokrat Series Size: 225mmx90mmx20mm Colour: Tamarack Manufacturer: Abbotsford Concrete Products Mount: Pedestal

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	CUSTOM PRESSURE-TREATED WOOD PLANTER Size: 45"x24"x36" Colour: Solid Navajo Red Stain by Sikks
	8 LD-01	CUSTOM PRESSURE-TREATED WOOD PLANTER Size: 45"x24"x36" Colour: Solid Navajo Red Stain by Sikks
	8 LD-01	CUSTOM PRESSURE-TREATED WOOD PLANTER Size: 60"x24"x36" Colour: Solid Navajo Red Stain by Sikks
	8 LD-01	CUSTOM PRESSURE-TREATED WOOD PLANTER Size: 24"x24"x36" Colour: Solid Navajo Red Stain by Sikks
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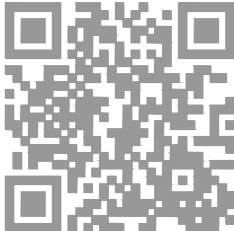
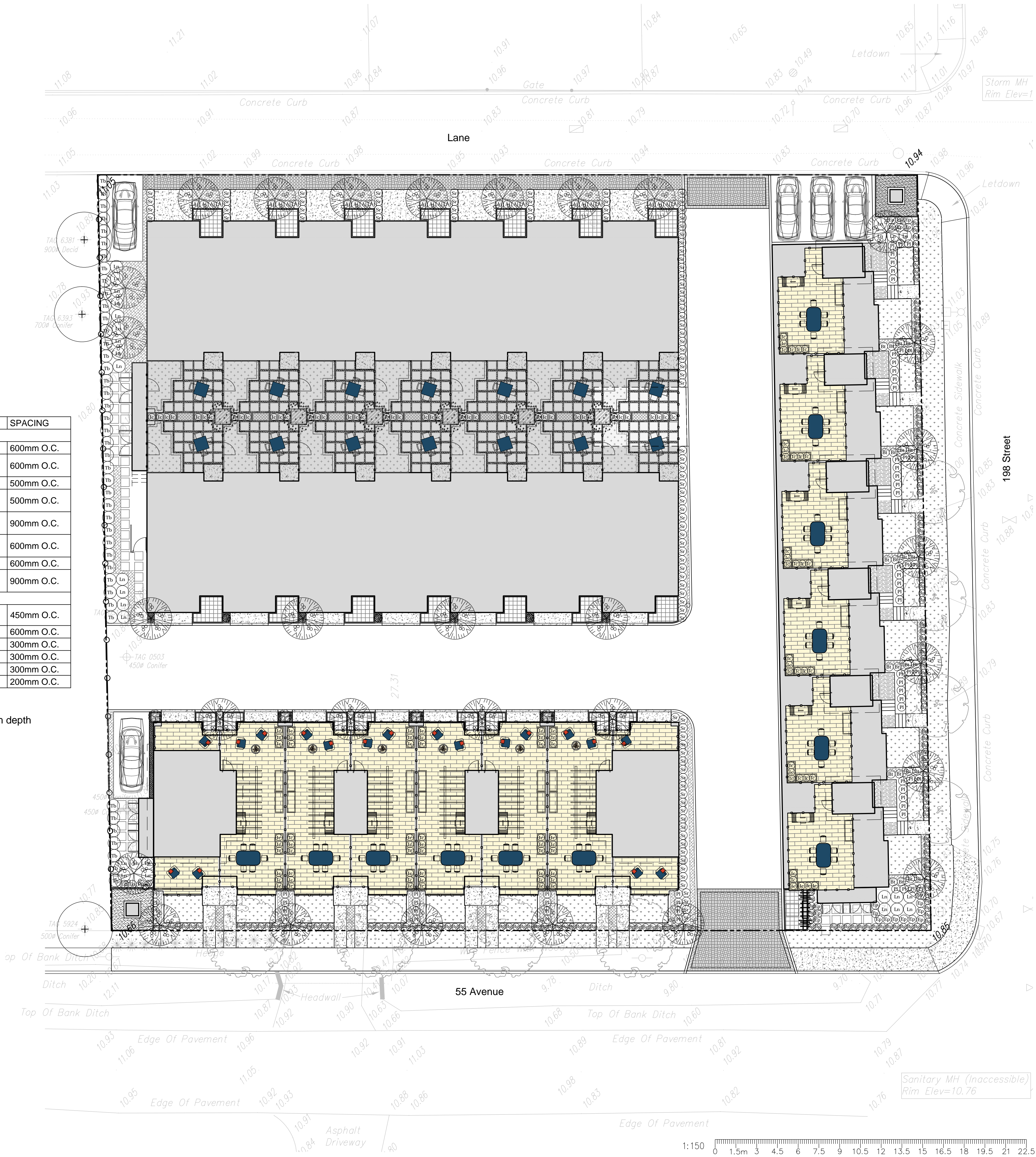
\\02-SERVER\PROJECTS\DEVELOPMENT\PERMITS\ACTIVE\DP2016-49-BRYDON MEADOWS\SHEETS\L-04 PLANTING PLAN.DWG

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

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Project:

Uptown Village

Location:

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

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Approved:

MVDZ

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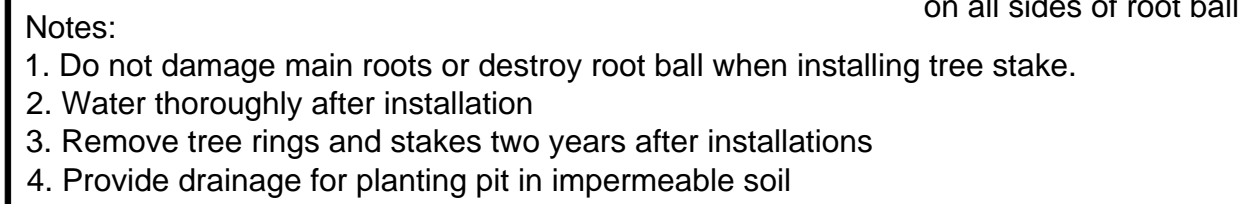
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Drawing Title:
PLANTING PLAN

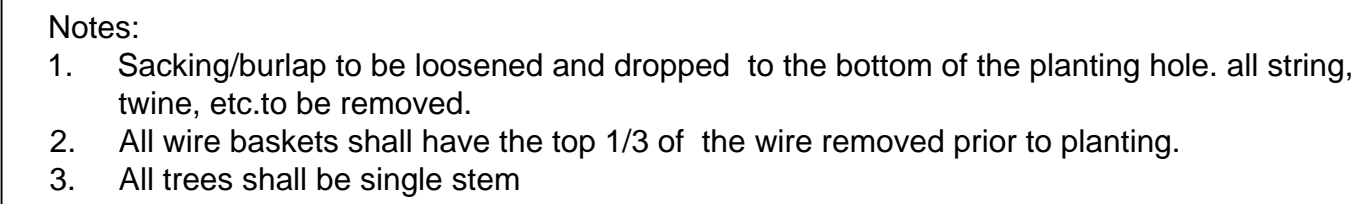


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Drawing #:
L-04



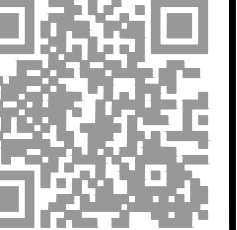
1 CONIFEROUS TREE PLANTING DETAIL



2 DECIDUOUS TREE PLANTING DETAIL

3 BED PREPARATION EDGE DETAIL

4 GROUNDCOVER PLANTING DETAIL

[illegible]

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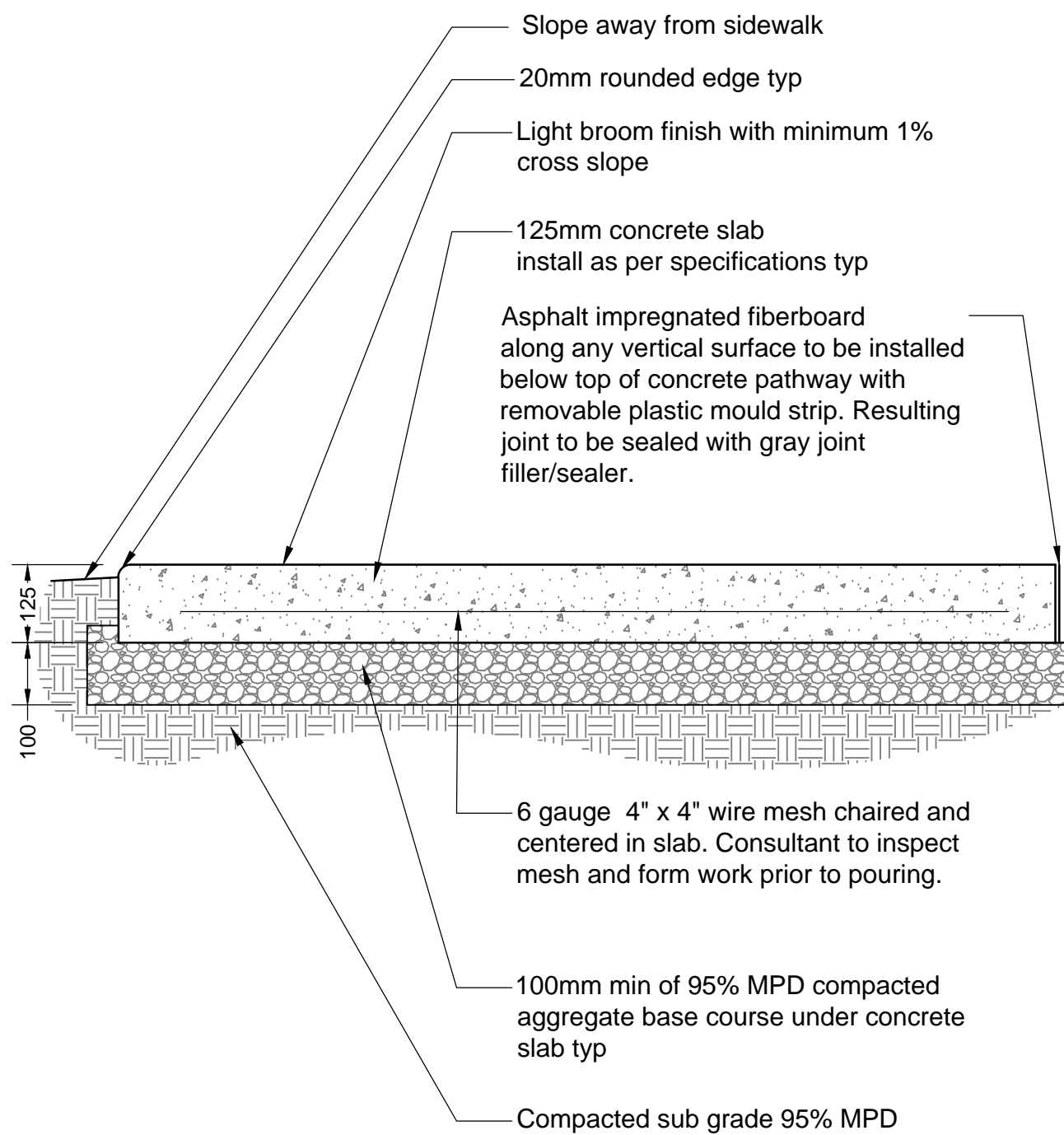
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Langley, British Columbia

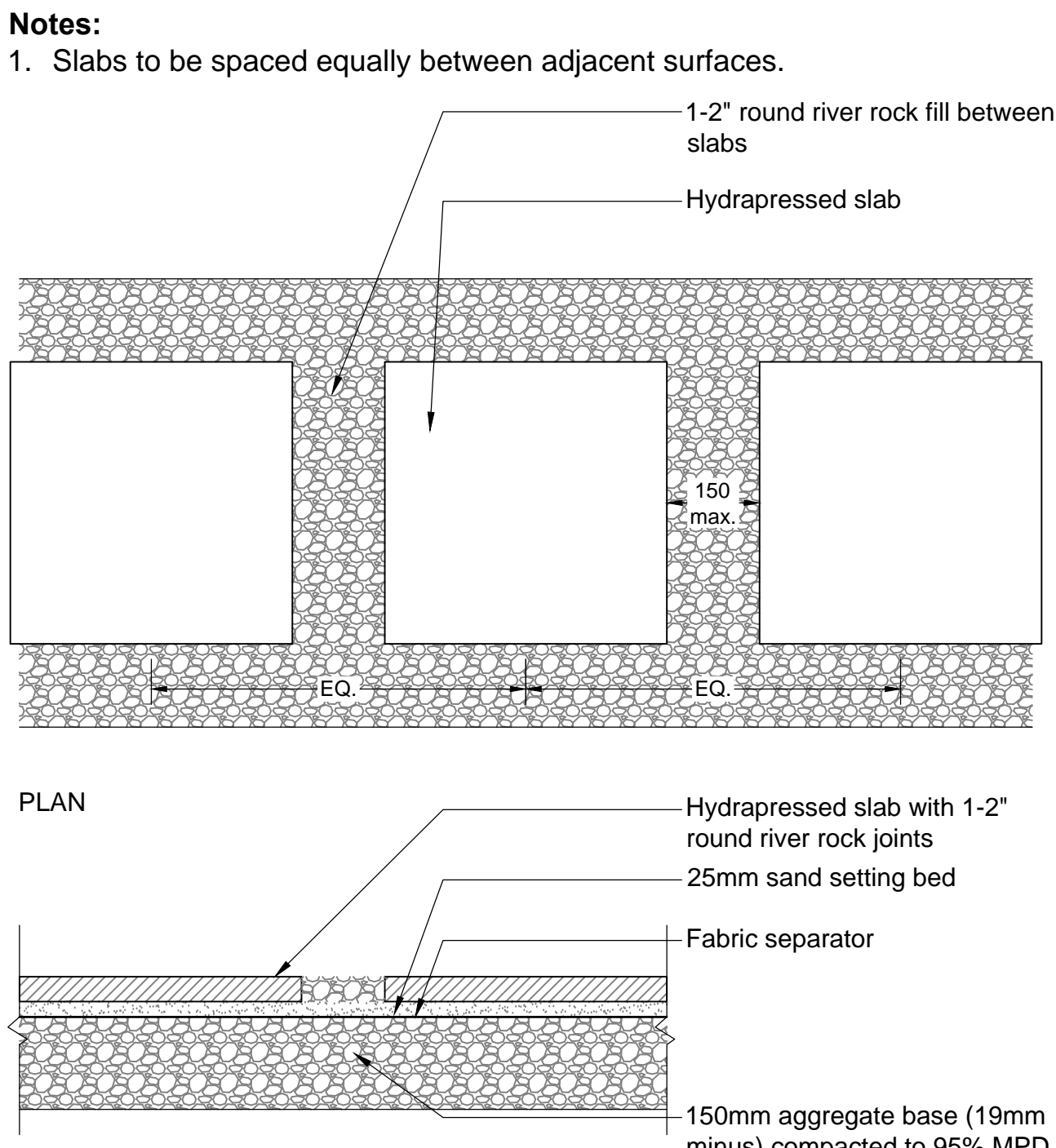
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Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal scoreline 1500mm o.c. center scoreline on 150mm smooth finish or to match existing concrete pathway

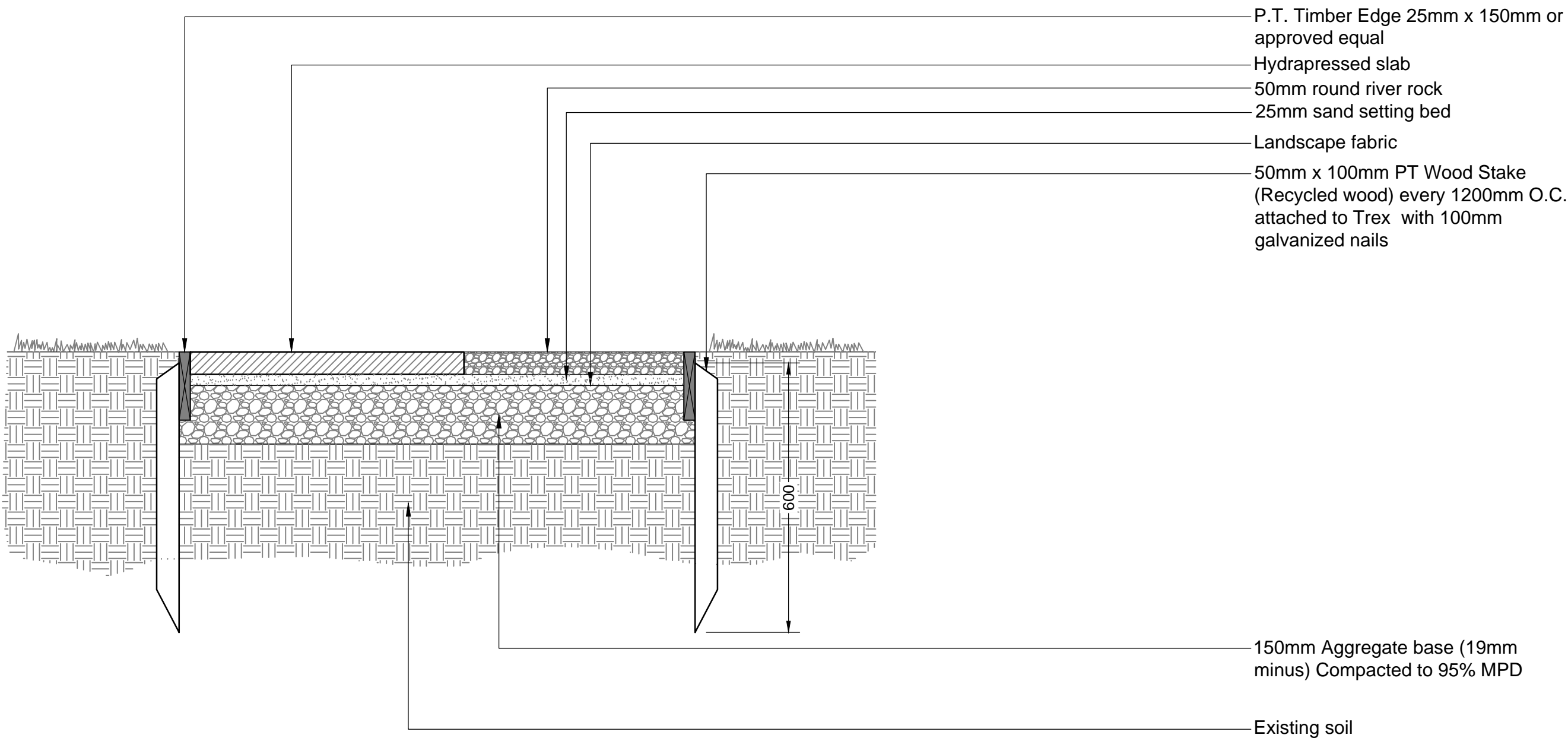
1 CONCRETE SIDEWALK DETAIL
Scale 1:10



Hydrapressed Slab Details:

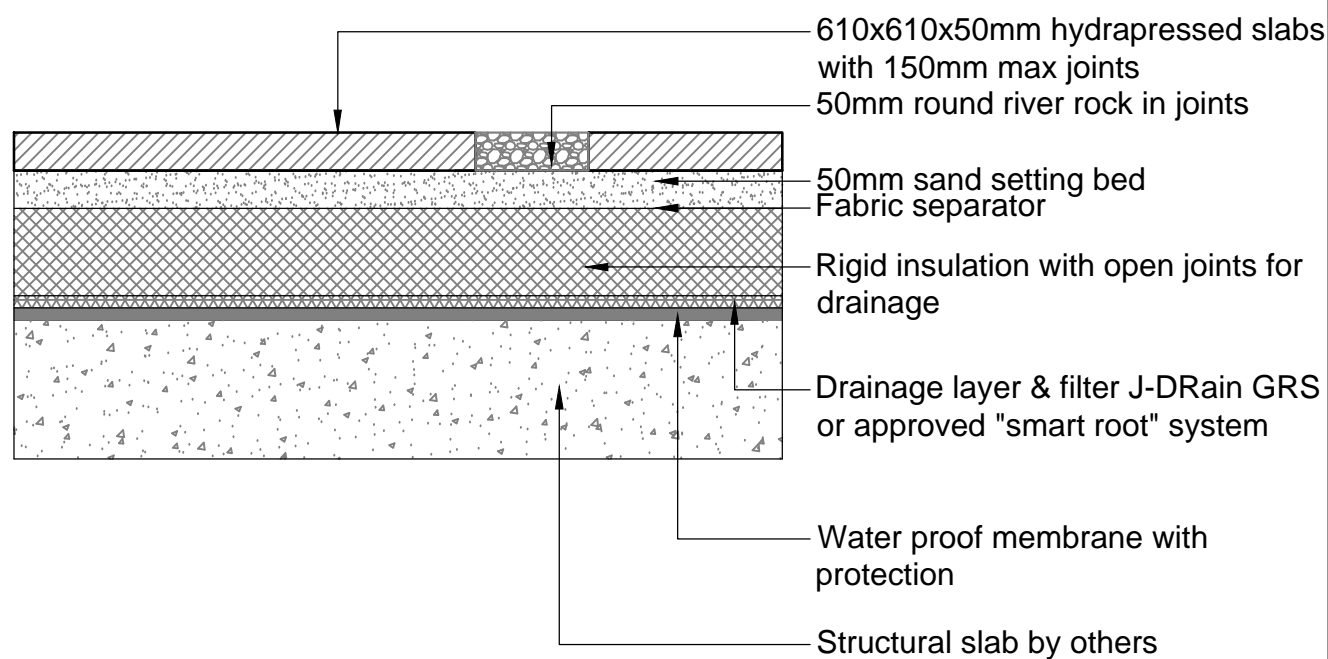
Model:	Cortez Series
Colour:	Colour: Sandalwood
Size:	610mm x 610mm x 50mm
Manufacturer	Abbotsford Concrete Products
TEL:	1-800-663-4091

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

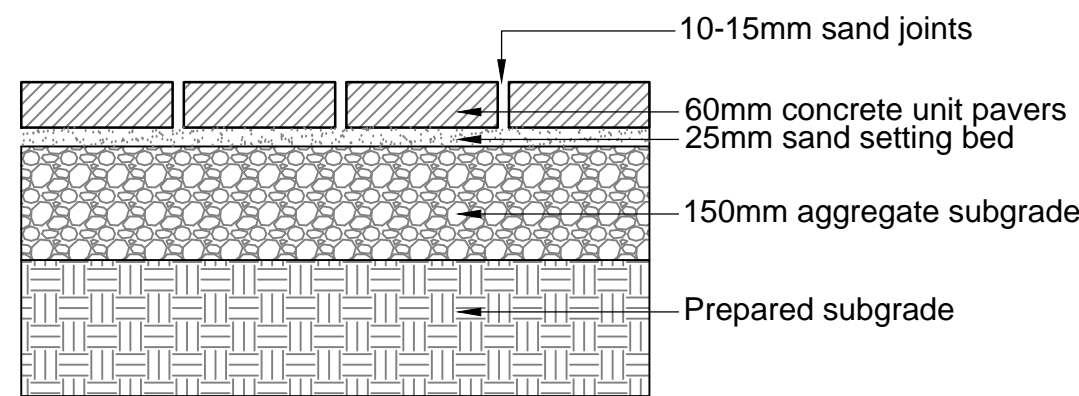


Hydrapressed Slab Details:

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)

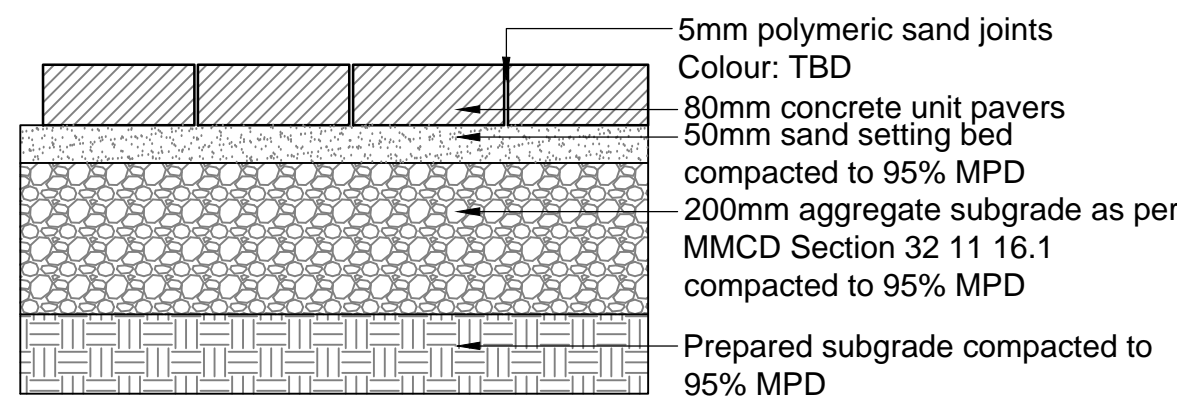
Model:	Classic Standard Series
Colour:	Colour: Charcoal
Size:	Nevada 301mm x 301mm x 60mm
Manufacturer	Abbotsford Concrete Products
TEL:	1-800-663-4091

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

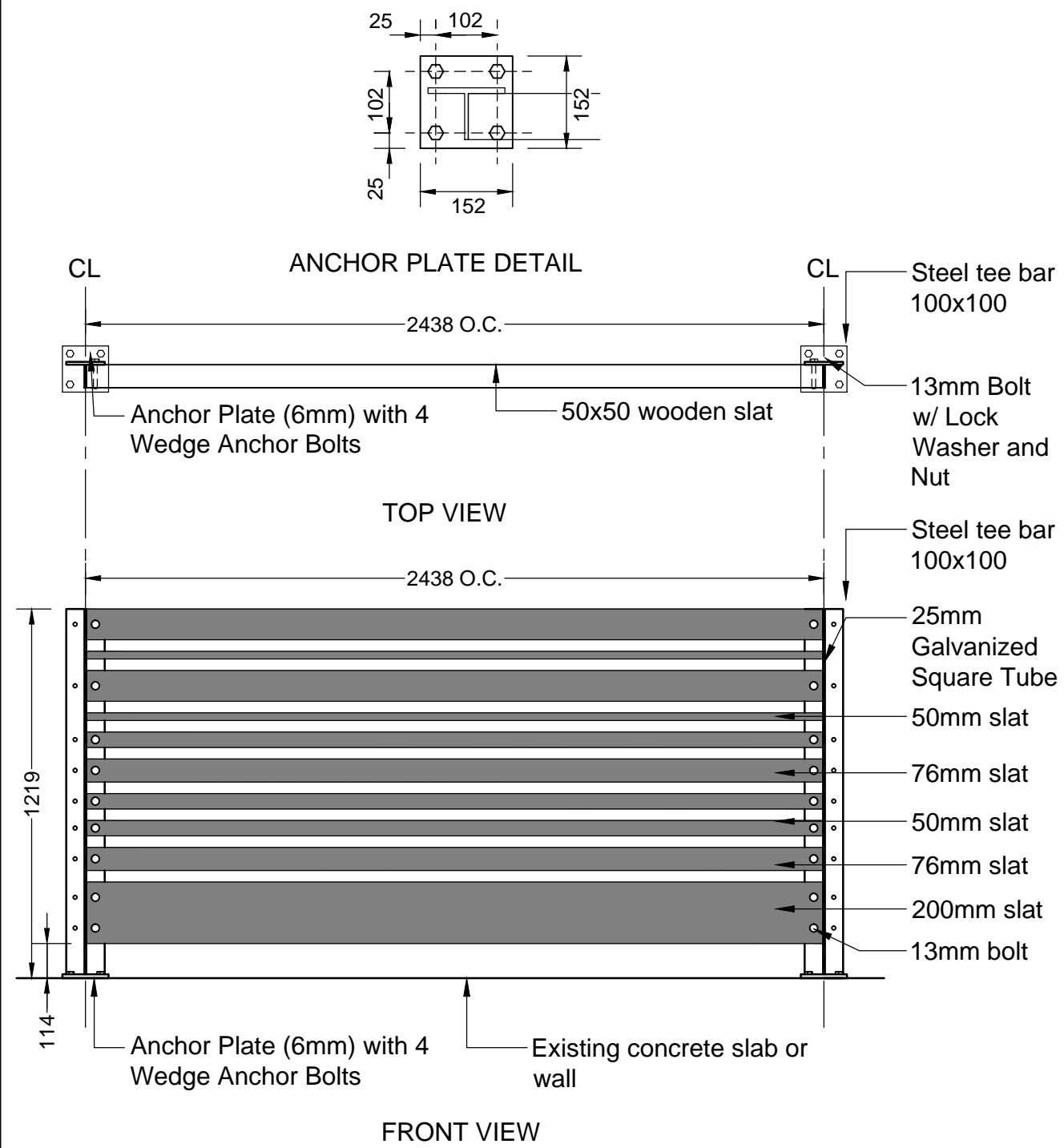
Notes:
1. Contractor to provide shop drawings and material samples
2. Install all components as per manufacturer's specifications

5 UNIT PAVER DETAIL
Scale 1:10



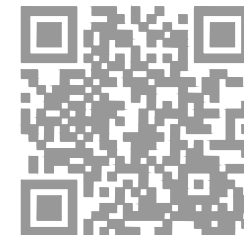
Notes:
1. Contractor to provide shop drawings and material samples
2. Install all components as per manufacturer's specifications

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
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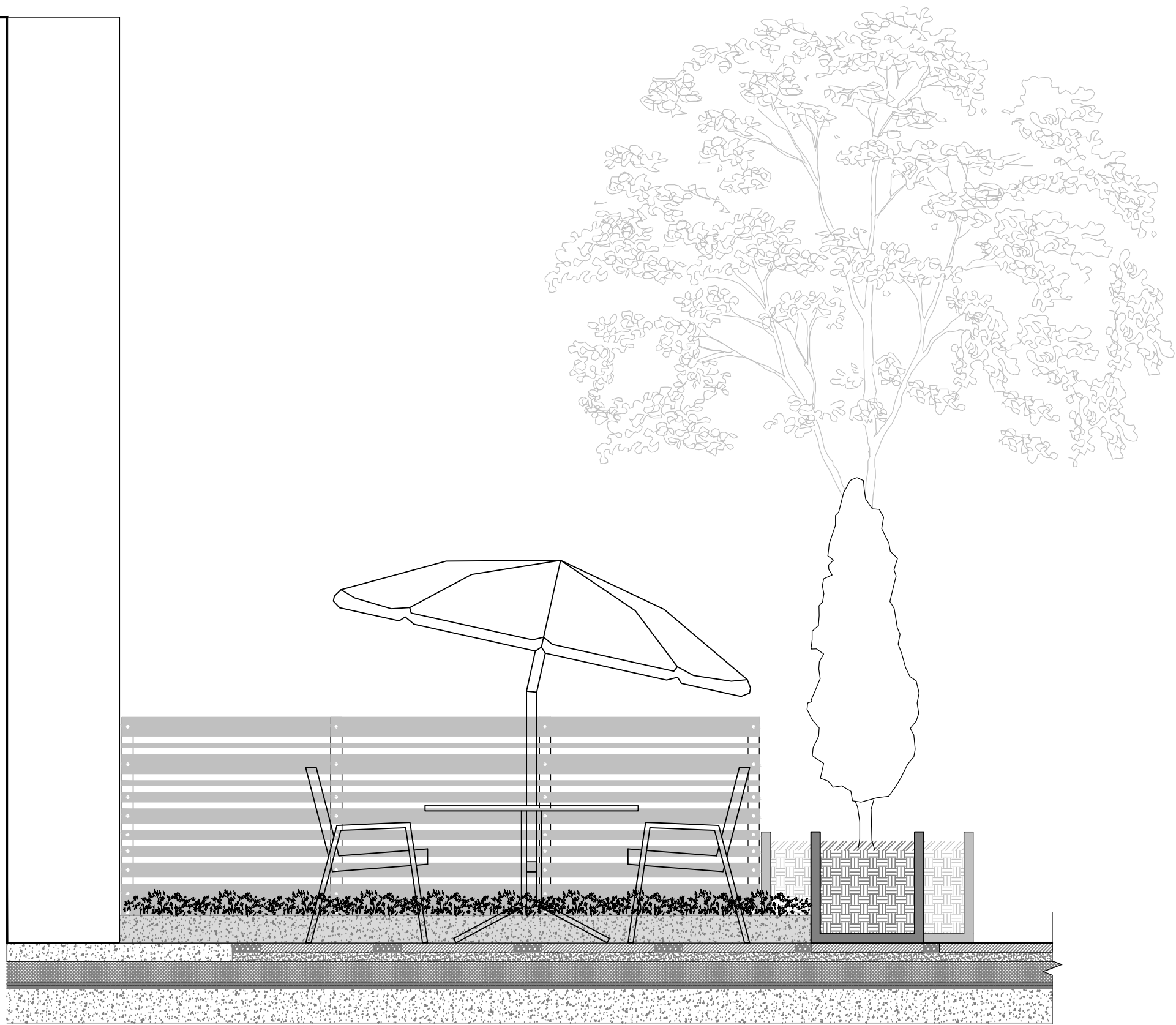
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Project:
Uptown Village

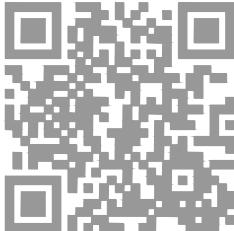
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1 PODIUM SECTION
Scale 1:25



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Checked:			
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AS SHOWN			

Drawing Title:
SECTIONS

VDZ Project #:
DP2016-49

Drawing #:
LD-03