UPTOWN VILLAGE

Re-issued for Development Permit

Contact Information	Other Key Contacts:		
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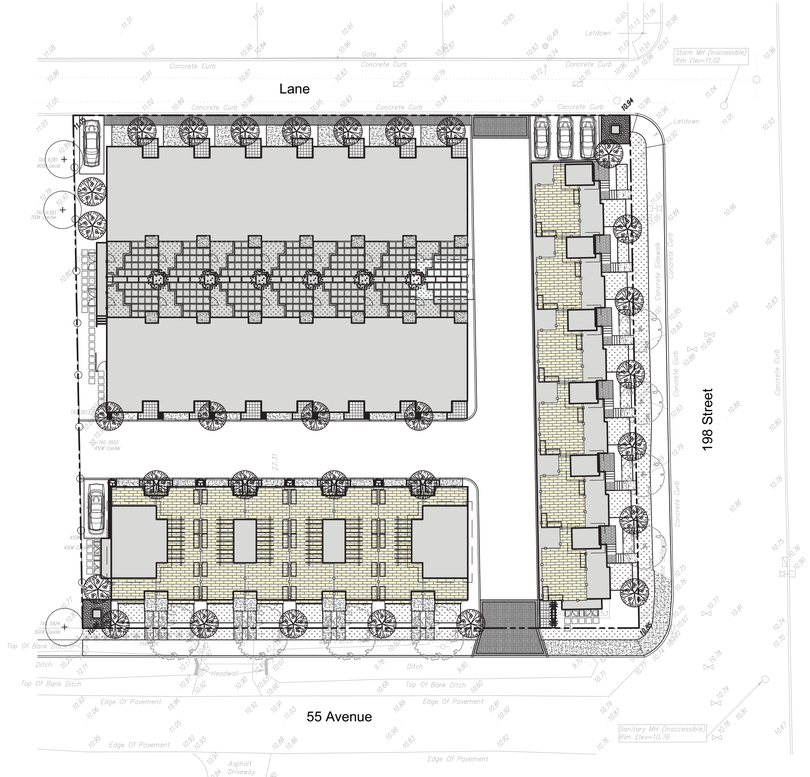
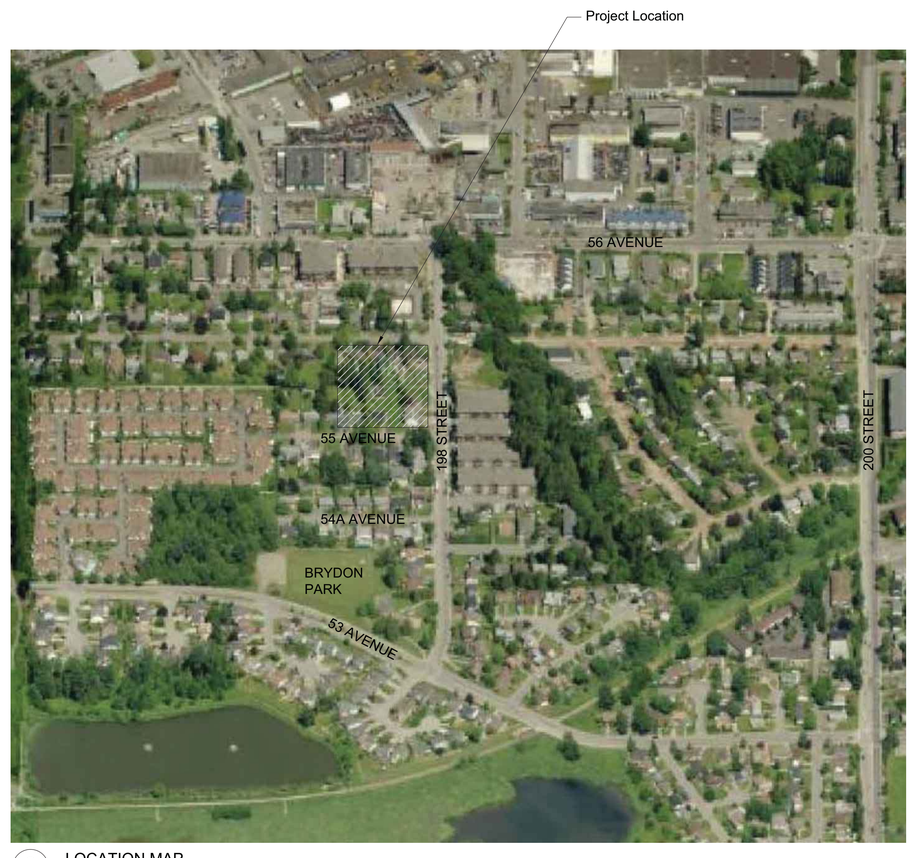
	Legal Address and Description:		
	Plan NWP16536 Lot A Plan NWP16536 Lot B Plan NWP12439 Lot 3		

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.

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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

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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

Checked: DJ

Approved: MVDZ

Scale: AS NOTED

Stamp:

Original Sheet Size: 24"x36"

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Drawing Title: COVER SHEET

NORTH

VDZ Project #: DP2016-49

Drawing #: L-01

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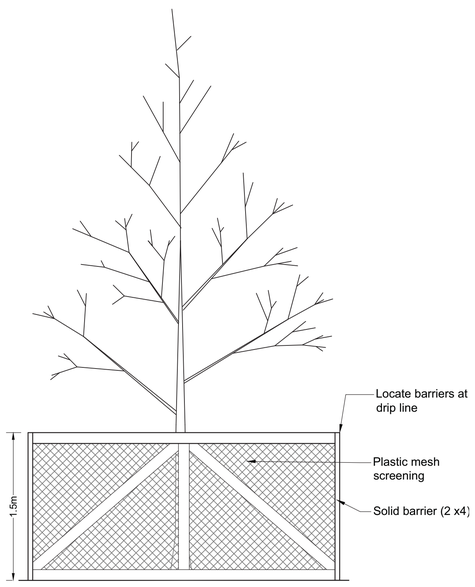
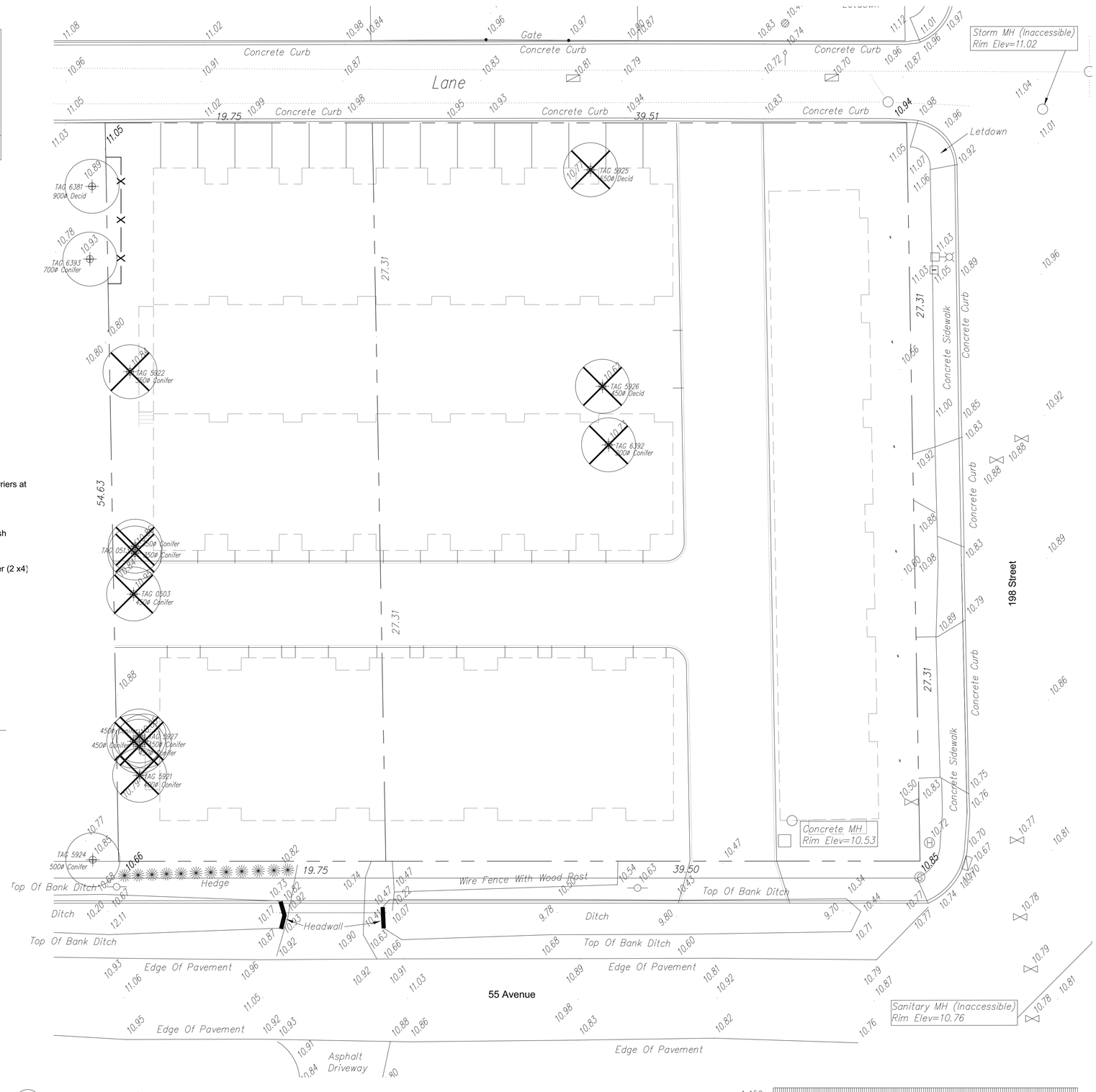
LEGEND

Existing Tree to Remain	Existing Tree to be Removed	Tree Protection Fencing



Note: no storage of building materials against protection barrier

1 TREE PROTECTION FENCING DETAIL
Scale 1:30



2 TREE RETENTION PLAN
Scale 1:150

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Drawing Title: TREE RETENTION PLAN

NORTH

VDZ Project #: DP2016-49

Drawing #: L-02

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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

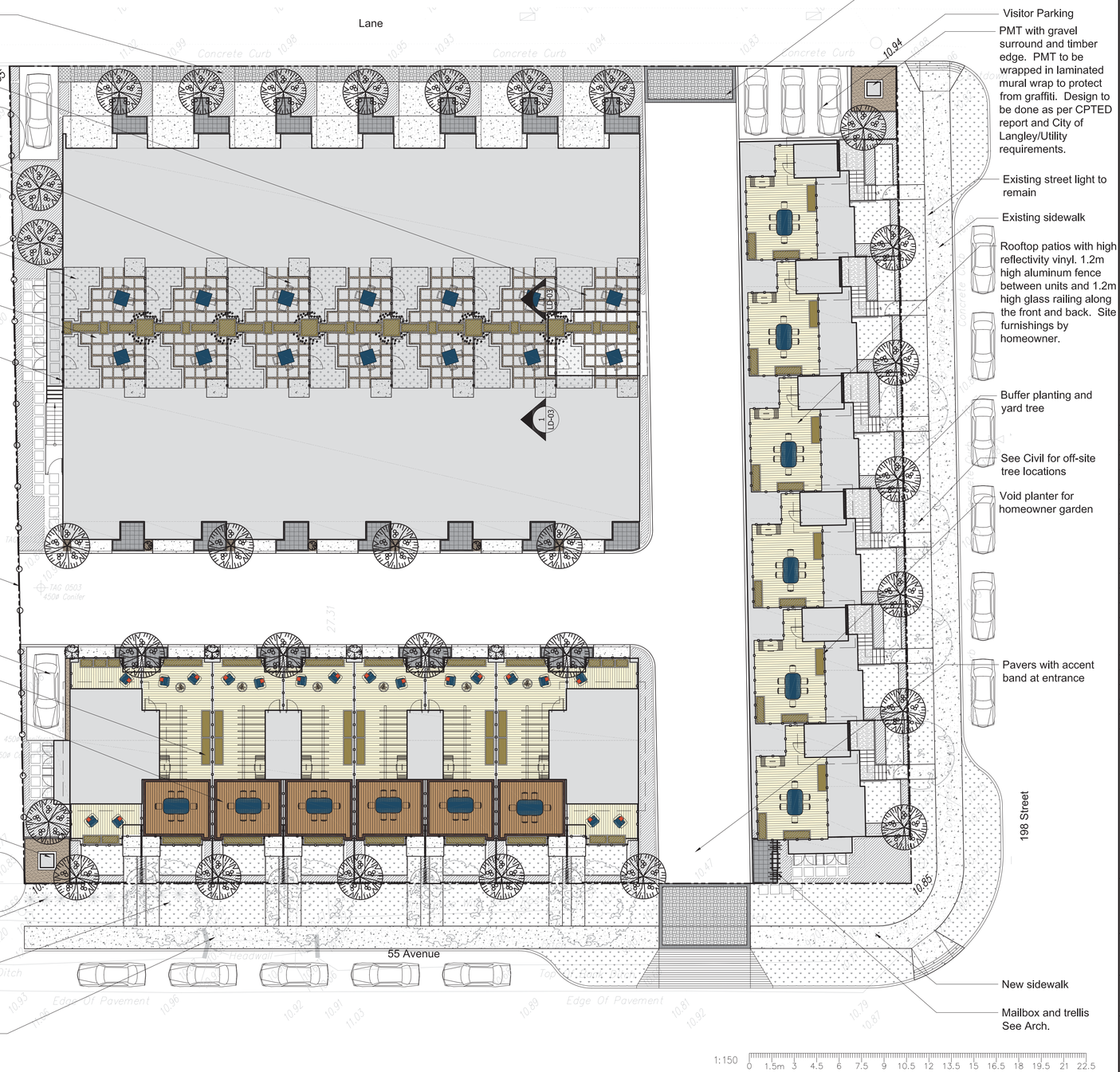
LEGEND

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: Solider 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 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 2667mm x 584mm Recycled Plastic Colour: Sand Frame Colour: Cold Textured Brown Manufacturer: Wishbone



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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

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Checked: DJ

Approved: MVDZ

Scale: 1:150

Stamp:

Original Sheet Size: 24"x36"

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Drawing Title: SITE PLAN

VDZ Project #: DP2016-49

Drawing #: L-03

NORTH

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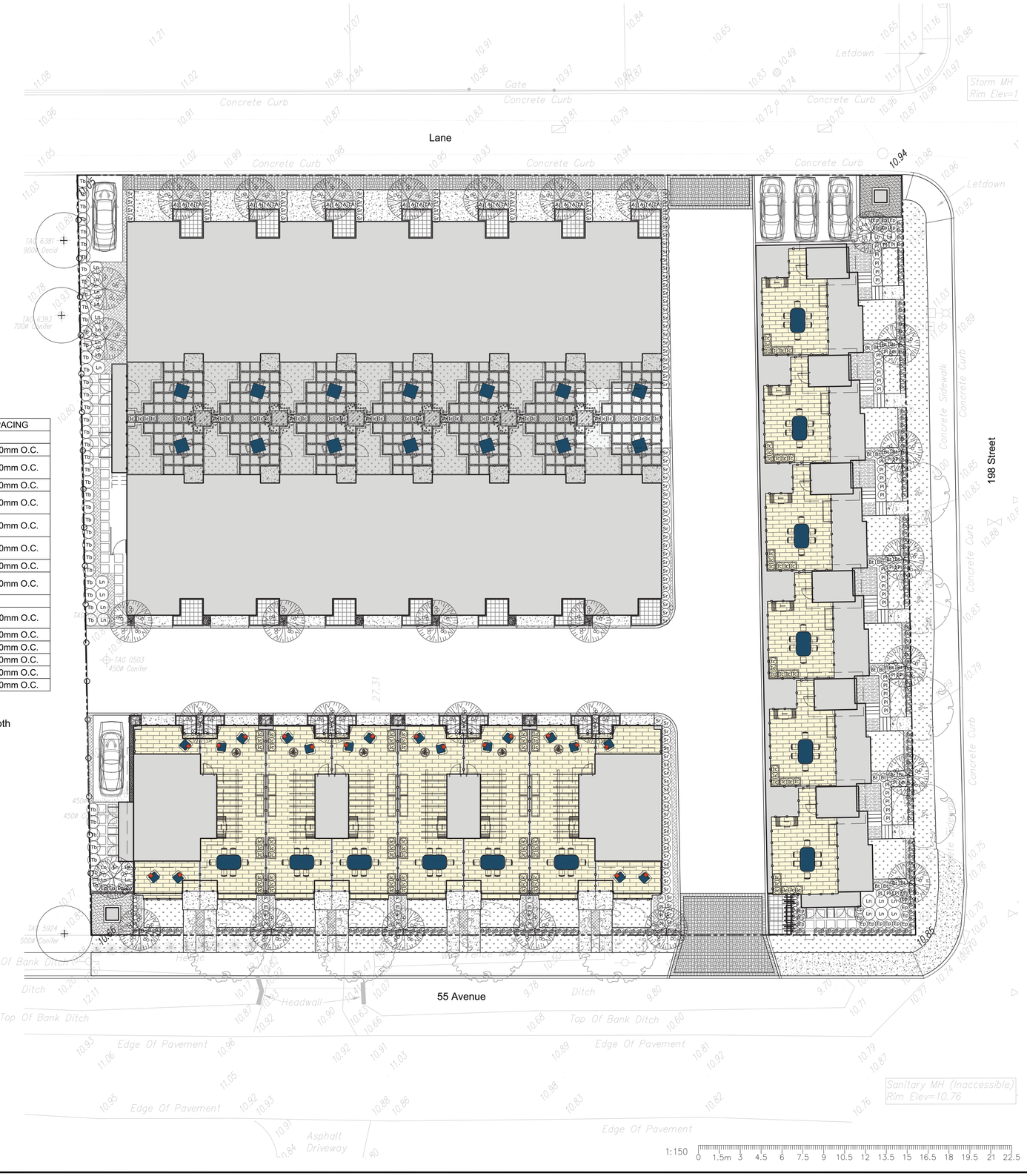

PLANT LIST SCHEDULE

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		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.

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

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Drawing Title: PLANTING PLAN

NORTH

VDZ Project #: DP2016-49

Drawing #: L-04

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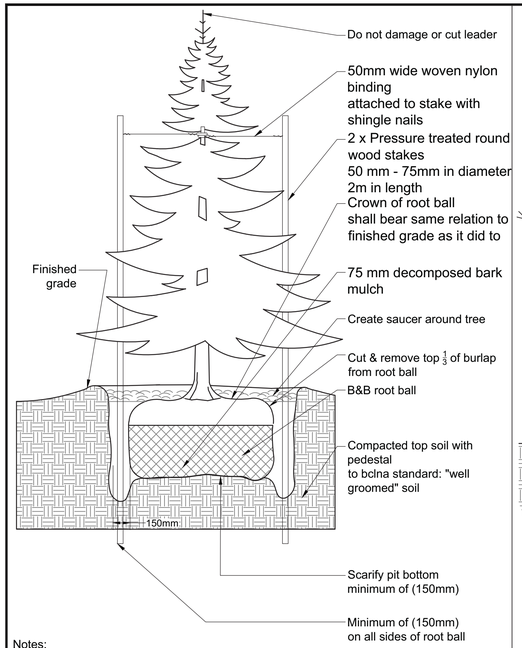
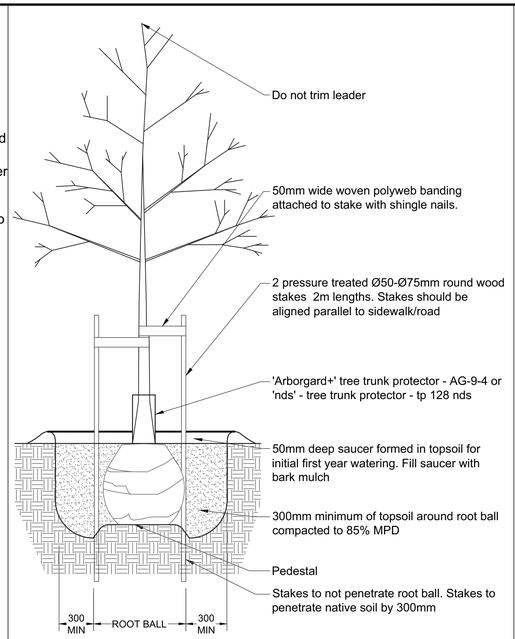


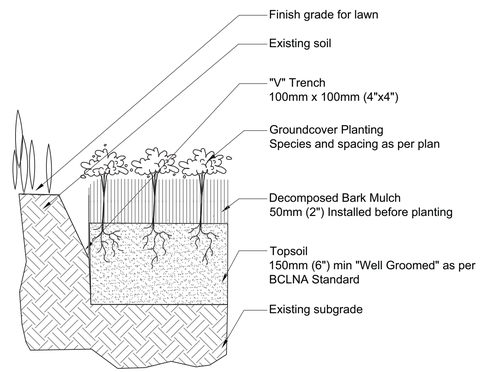
Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

1 CONIFEROUS TREE PLANTING DETAIL
Scale 1:25

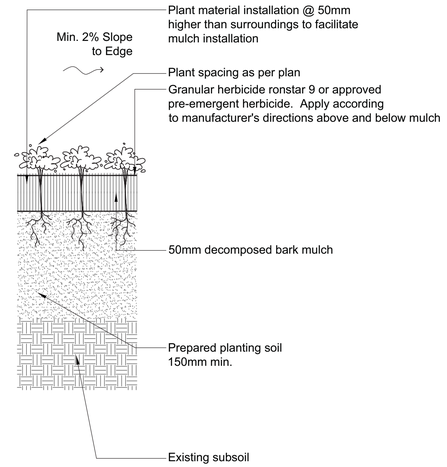


Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

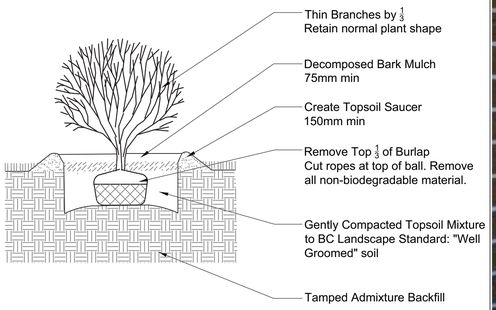
2 DECIDUOUS TREE PLANTING DETAIL
Scale 1:25



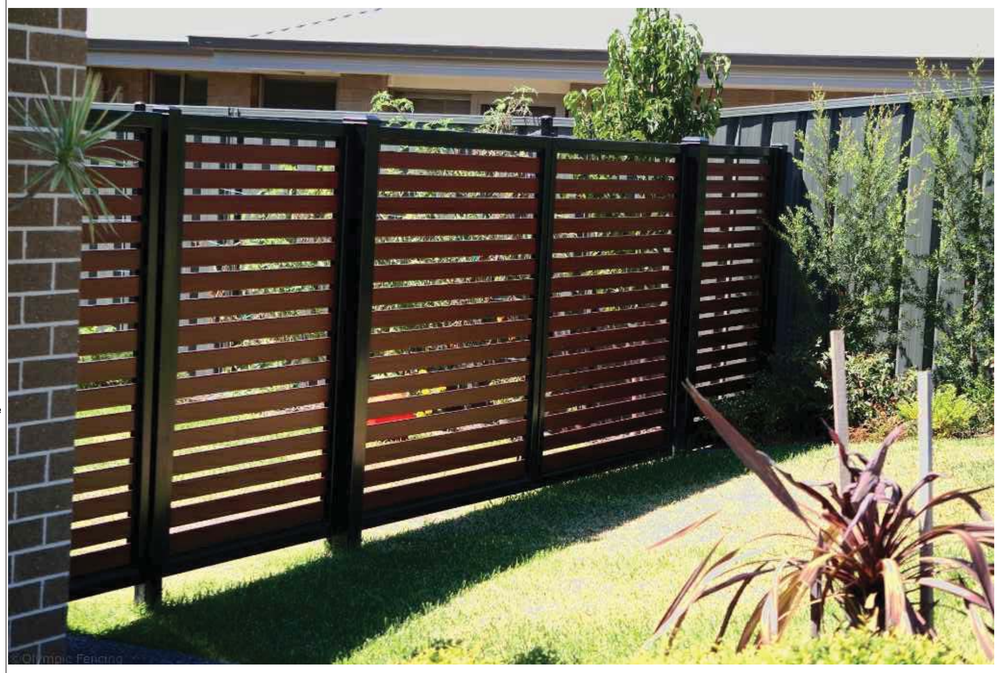
3 BED PREPARATION EDGE DETAIL
Scale 1:10



4 GROUNDCOVER PLANTING DETAIL
Scale 1:10



5 SHRUB PLANTING DETAIL
Scale 1:25



6 ALUMINUM PRIVACY FENCE PRECEDENT
Scale N.T.S.

SIZE: 45"X45"X36"
48"X24"X36"
60"X24"X36"
24"X24"X36"
COLOUR: Solid stain - Navajo Red by Sikkens

8 PLANTER PRECEDENT
Scale N.T.S.

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Drawing Title: DETAILS

VDZ Project #: DP2016-49

Drawing #: LD-01

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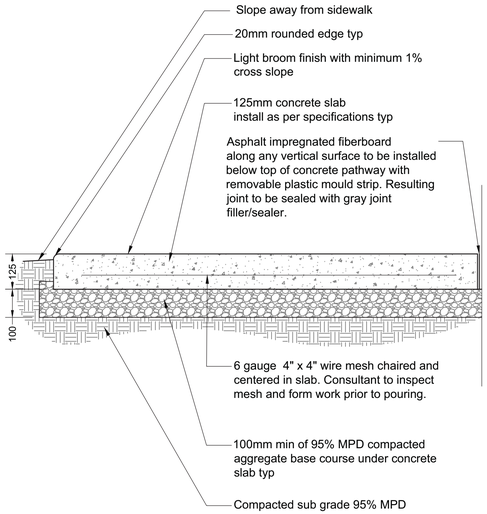
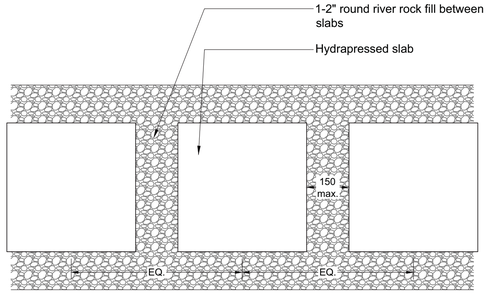


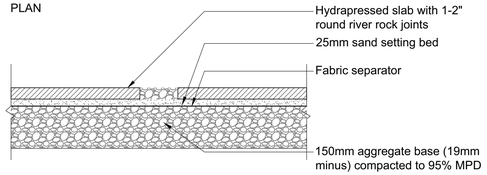
Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal scoreline 1500mm o.c. center scoreline on 150mm smooth finish or to match existing concrete pathway

1 CONCRETE SIDEWALK DETAIL
Scale 1:10

Notes:
1. Slabs to be spaced equally between adjacent surfaces.



PLAN

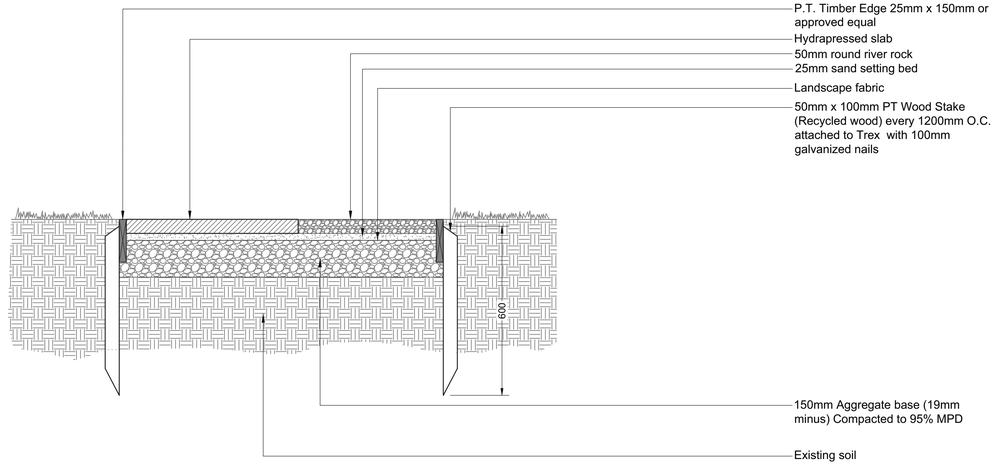


SECTION

Hydrapressed Slab Details:

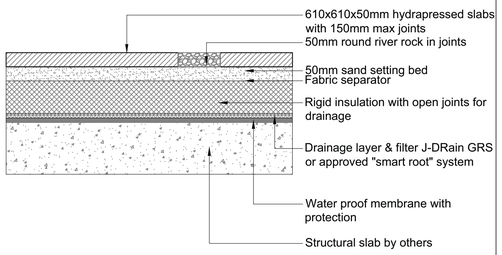
Model:	Cortez Series
Colour:	Colour: Sandalwood
Size:	610mm x 610mm x 50mm
Manufacturer	Abbotsford Concrete Products
TEL:	1-800-663-4091

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

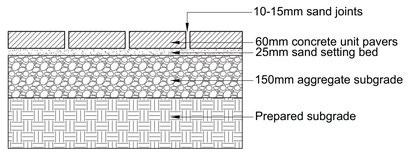


Hydrapressed Slab Details:

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)

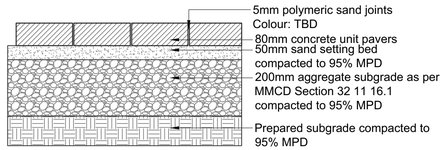
Model:	Classic Standard Series
Colour:	Colour: Charcoal
Size:	Nevada 301mm x 301mm x 60mm
Manufacturer	Abbotsford Concrete Products
TEL:	1-800-663-4091

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

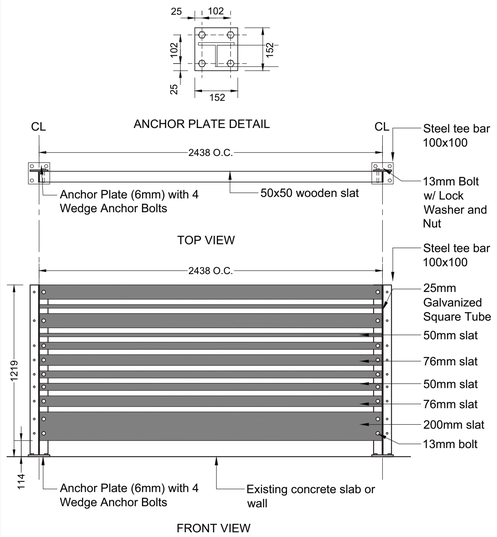
Notes:
1. Contractor to provide shop drawings and material samples
2. Install all components as per manufacturer's specifications

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. Galvinized bar to be welded to steel tee bar.
4. Wedge anchor bolts to be hot dipped galvinized.

7 1.2m HIGH WOOD FENCE DETAIL
Scale 1:20

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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

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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

Checked: DJ

Approved: MVDZ

Scale: AS NOTED

Stamp:

Original Sheet Size: 24"x36"

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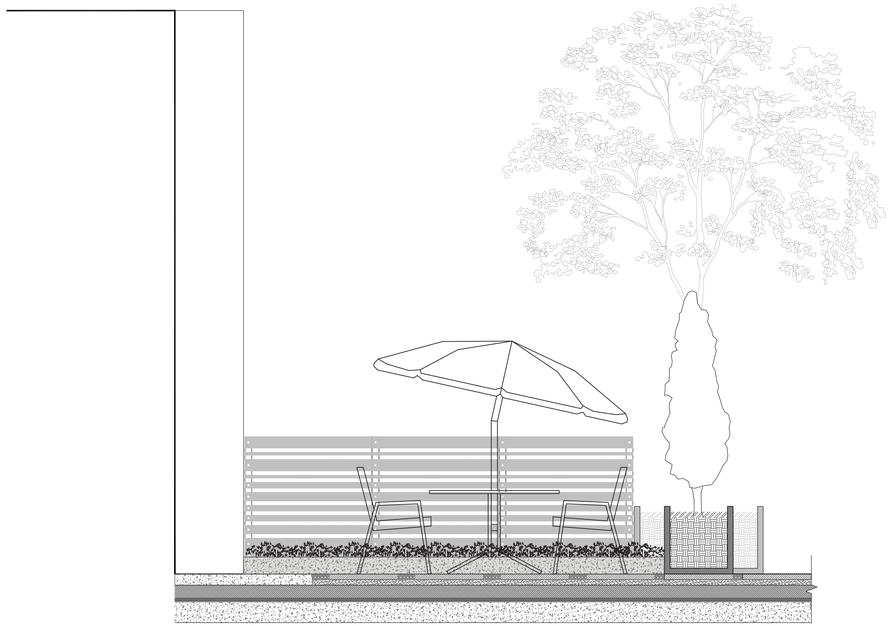
Drawing Title: DETAILS

VDZ Project #: DP2016-49

Drawing #: LD-02

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



1 PODIUM SECTION
Scale 1:25

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REVISIONS TABLE FOR SHEET

Project:

Uptown Village

Location:

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

Drawn: JW

Checked: DJ

Approved: MVDZ

Scale: AS SHOWN

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Drawing Title: SECTIONS

VDZ Project #: DP2016-49

Drawing #: LD-03

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