

Terraces Phase 2

Issued for Development Permit

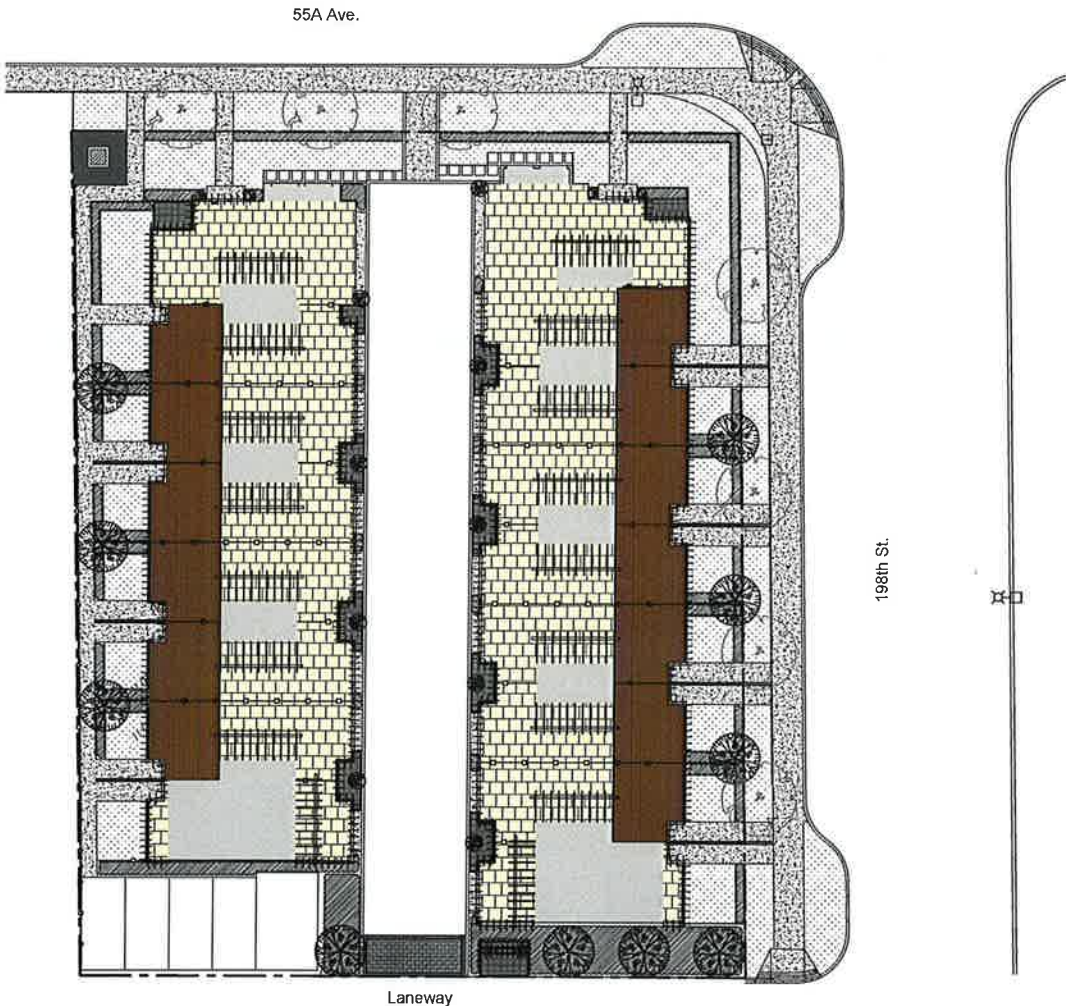
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	Legal Address and Description: Lot 9 & 10 Section 3, Township 8, NWD Plan 9887		

Sheet List Table

Sheet Number	Sheet Title
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L-03	SITE PLAN
L-04	FENCING PLAN
L-05	PLANTING PLAN
LD-01	DETAILS
LD-02	DETAILS



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1 LOCATION MAP
NTS

2 SITE PLAN OVERVIEW
Scale 1:200

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

Drawing Title:
COVER SHEET

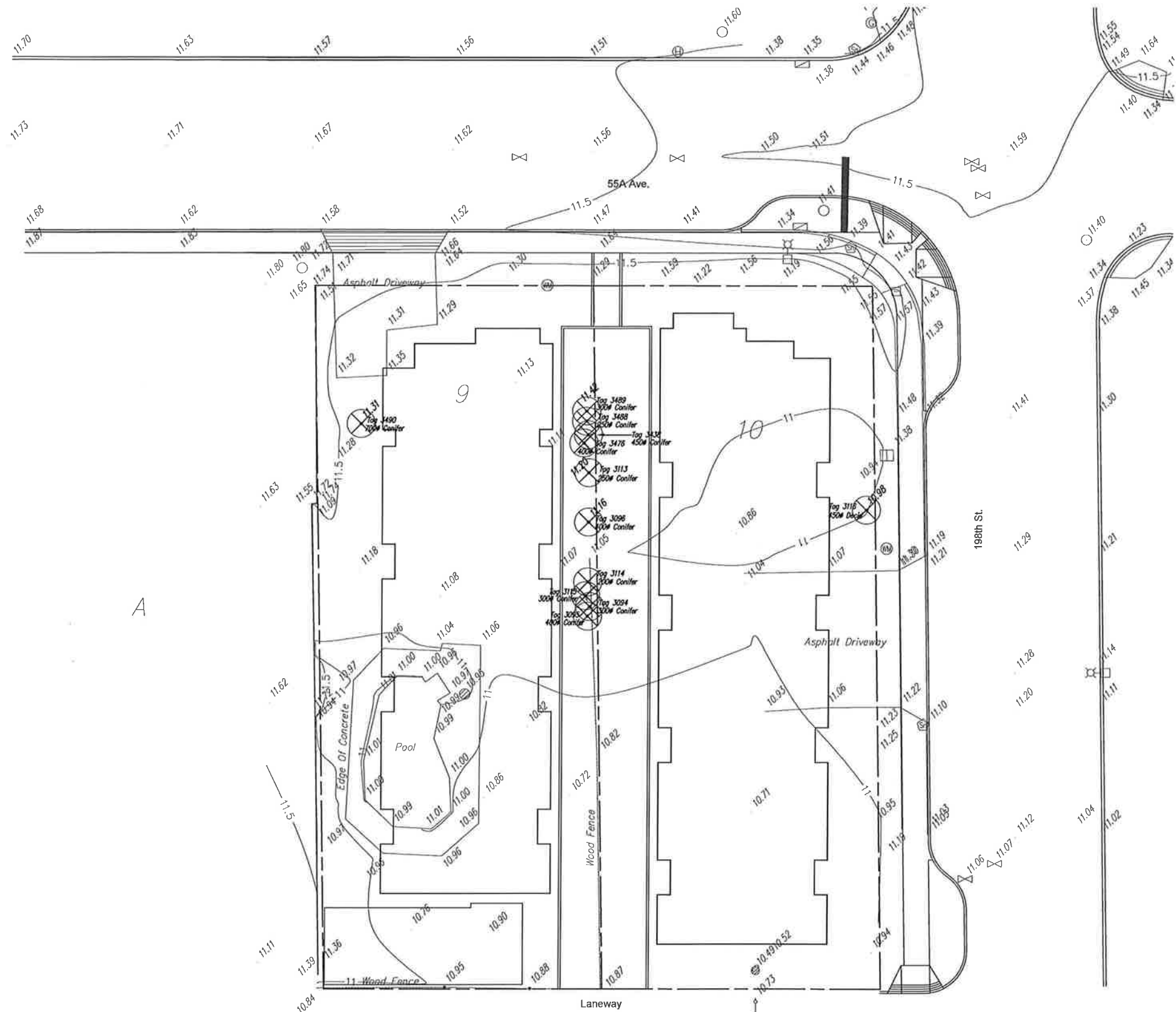


VDZ Project #:
DP2017-18

Drawing #:
L-01

\\VZ-SERVER\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2017-18\TERRACES PHASE 2\03SHEET-01 TREE REMOVAL PLAN.DWG

1 TREE REMOVAL PLAN
Scale 1:150



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

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Key Map (NTS)



No.	By:	Description	Date
2	MM	FOR DP	May 9th, 2017
1	MM	FOR REVIEW	May 4th, 2017

REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date
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Project:
The Terraces: Phase 2

Location:
5519 - 198th St & 19782 - 55A Ave
Langley, BC

Drawn: MM	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"

Scale:
1:150
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Drawing Title:

TREE REMOVAL PLAN



VDZ Project #:
DP2017-18

Drawing #:
L-02

\\002\SERVICES\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2017-18 TERRACES PHASE 2\03 SHEET L-03 SITE PLAN DWG

Mailbox and Trellis.
Refer to Architecture.

PMT with gravel surround and
timber edge. PMT to be
wrapped in laminated mural
wrap to protect from graffiti.
Design to be done as per
CPTED report and City of
Langley/Utility Requirements

Rooftop patios with
225x90x20mm hydropressed
slabs, 1.2m high aluminum
fence between units and
guardrail along the front and
back. Guardrail by
Architecture, site furnishings by
homewoner

New Concrete Path
Refer to Architecture.

Buffer Planting and
Yard Tree
Trellis
Refer to Architecture.

1.2m Ht Wood Privacy
Fence

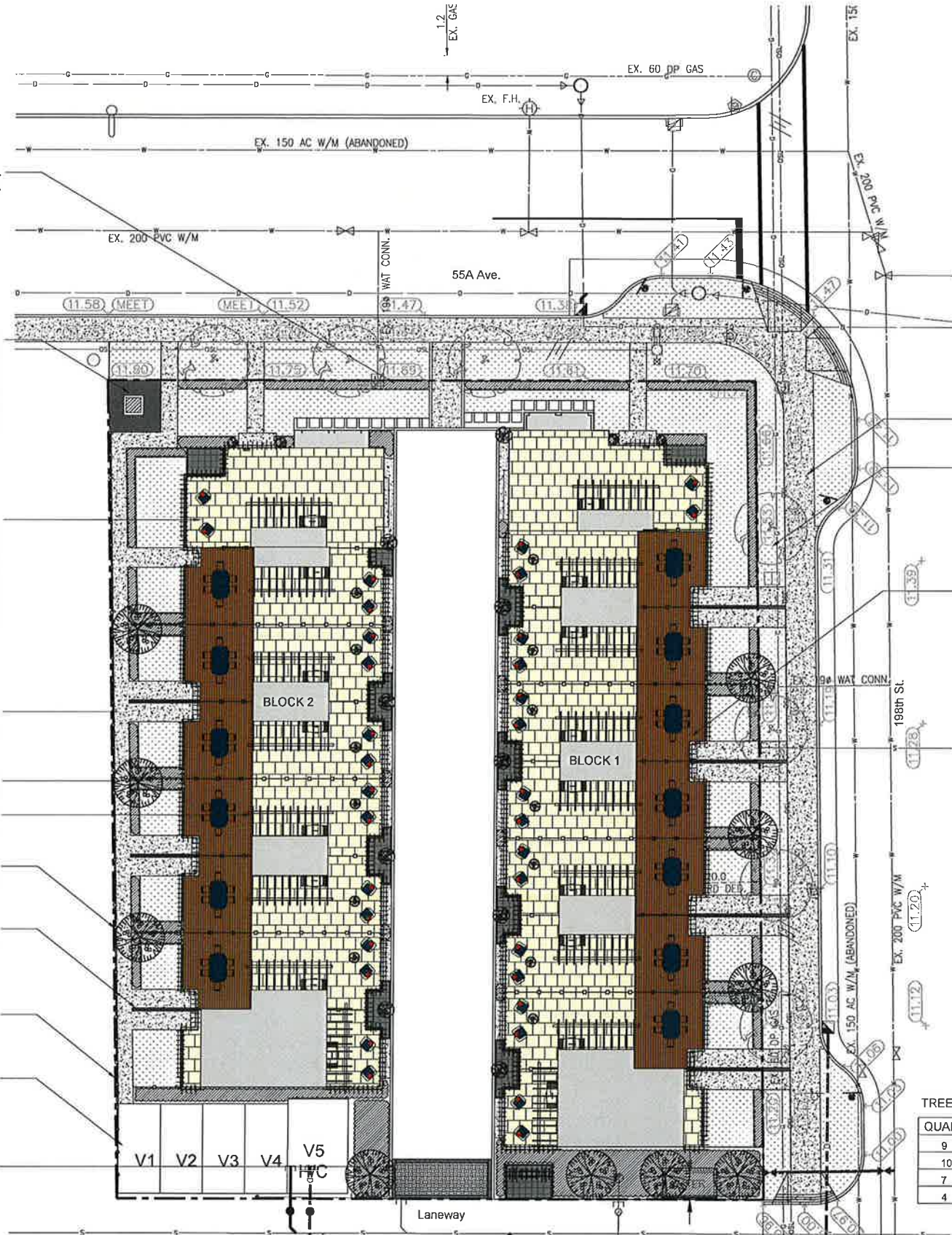
Privacy Fence Screen
Refer to Architecture.

Property Line

Visitor Parking

Pavers with accent
band at entrance.

1 SITE PLAN
Scale 1:150



TREES

QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
9	APS	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	B&B; 4cm caliper	As shown
10	APD	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	B&B; 6cm caliper; 1.8m std	As shown
7	HC	Halesia carolina	Carolina Silverbell	B&B; 6cm caliper; 1.8m std	As shown
4	PG	Picea glauca 'Pendula'	Weeping White Spruce	B+B; 3.0m Height; Single Leader	As shown

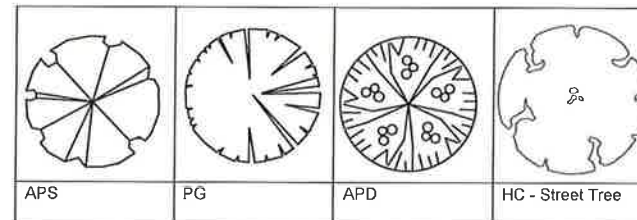
LEGEND

KEY	REF.	DESCRIPTION
	1 LD-02	CONCRETE WALK
	8 LD-01	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
	7 LD-01	VEHICULAR PAVERS Model: Classic Standard Series Size: Standard 225mm x 112.5mm x 80mm Manufacturer: Abbotsford Concrete Products Inset Pavers: Pattern: Paquet Colour: Indian Summer Border Pavers: Pattern: Soldier Colour: Charcoal
	2,3 LD-02	HYDRAPRESSED SLABS Model: Covet Series Size: 610mmx610mmx50mm Colour: Sandalwood Manufacturer: Abbotsford Concrete Products Finish joint material to be 50mm depth 25mm round river rock
	6 LD-01	ROOFTOP HYDRAPRESSED SLABS Model: Aridokral Series Size: 600mmx600mmx20mm Colour: Coffee Cream Manufacturer: Abbotsford Concrete Products Mount: Pedestal
	8 LD-02	WOOD DECK Style: DFT Water Resistant Heritage Wakul by Silkkens or approved equal

KEY	REF.	DESCRIPTION
	6,7 LD-01	1.2m HIGH ALUMINUM FENCE AND GATE
	5-6 LD-02	1.2m HIGH WOOD FENCE
		GUARDRAIL AS PER ARCH.

KEY	REF.	DESCRIPTION
	7 LD-02	DRIP STRIP
		SOD
	3-5 LD-01	SHRUB PLANTING

TREE LEGEND



Key Map (NTS)



2	MM	FOR DP	May 9th, 2017
1	MM	FOR REVIEW	May 4th, 2017

No. By: Description Date

REVISIONS TABLE FOR DRAWINGS
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No. By: Description Date

REVISIONS TABLE FOR SHEET

Project:

The Terraces: Phase 2

Location:

5519 - 198th St & 19782 - 55A Ave

Langley, BC

Drawn: MM

Checked: DJ

Approved: DJ

Scale:

1:1

Original Sheet Size: 24"x36"

CONTRACTOR SHALL VERIFY 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/CORRECTIONS/CHANGES MUST NOT BE REPRODUCED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

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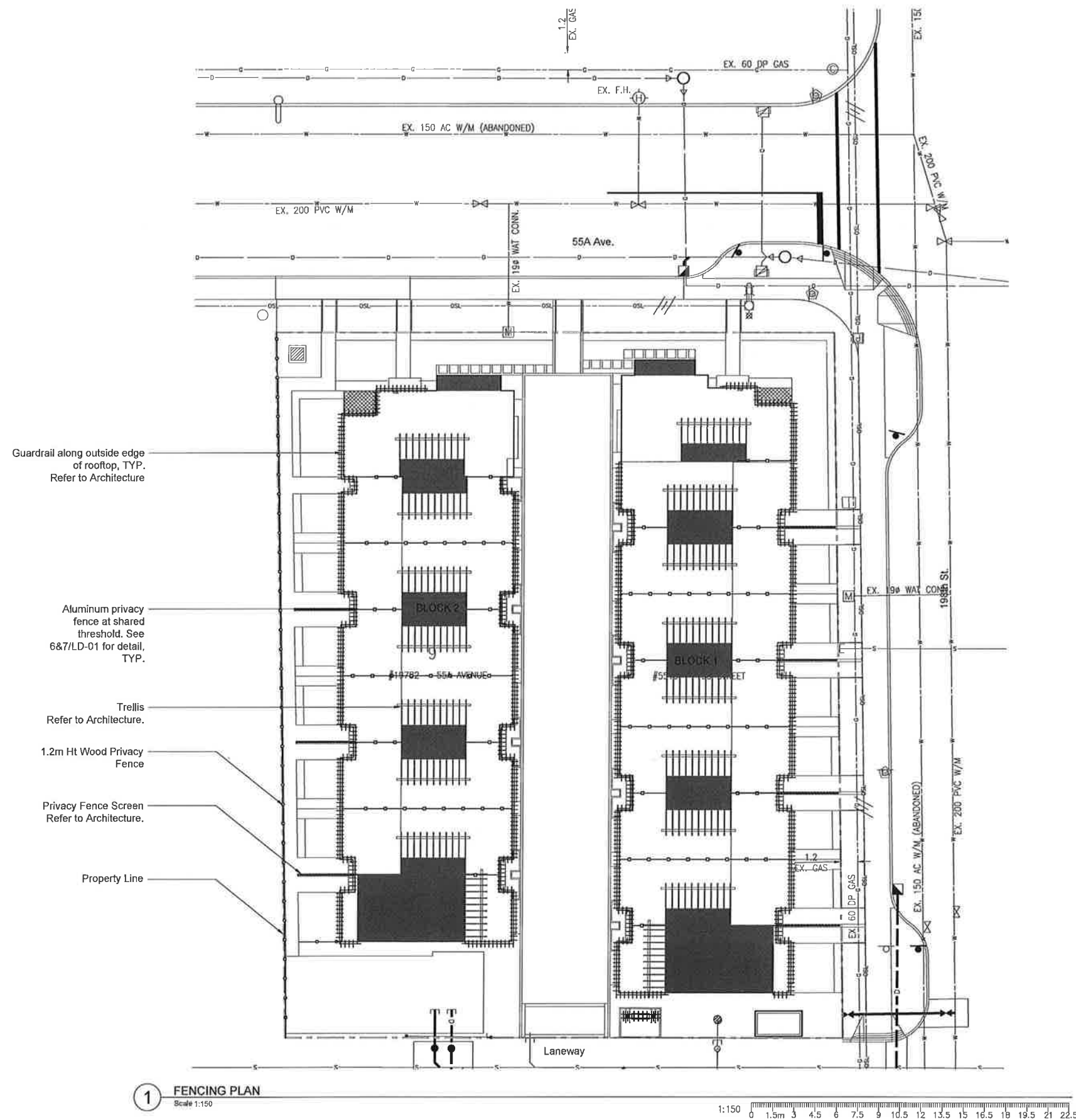
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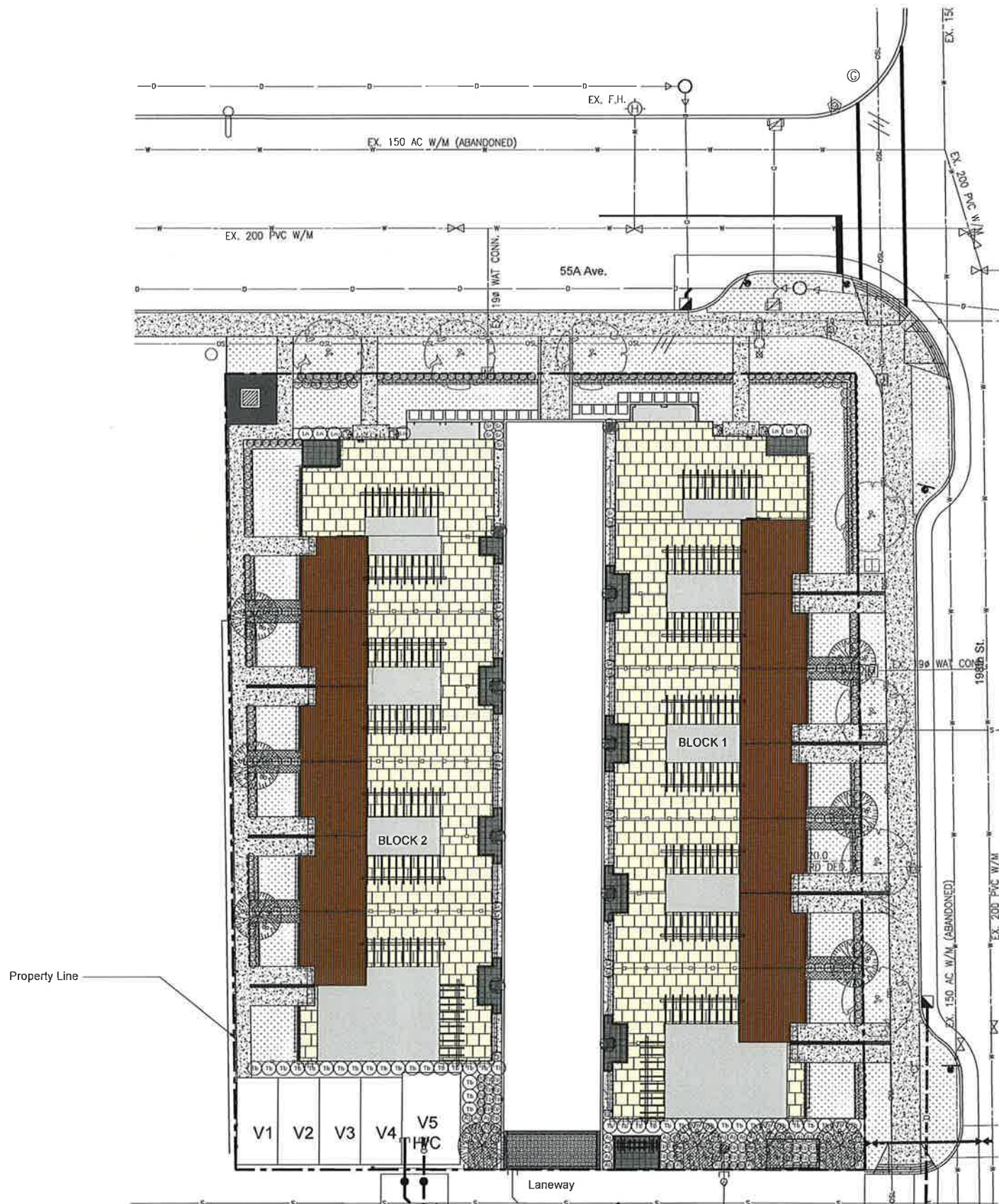
DP2017-18

VDZ Project #:

Drawing #:
L-03



Drawing #:
L-04



PLANT LIST SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Aj	53	Azalea japonica 'Girard's Hot Shot'	Girard's Hot Shot Azalea	No 3 Pot	600mm O.C.
Bg	176	Buxus x 'Green Velvet'	Green Velvet Boxwood	No 3 Pot	500mm O.C.
Ln	7	Lonicera nitida 'Lemon Beauty'	Boxleaf Honeysuckle	No 3 Pot	900mm O.C.
Pl	35	Prunus laurocerasus 'Genolia'	Genolia English Laurel	1200mm high	600mm O.C.
Sr	19	Skimmia reevesiana	Reeves Skimmia	No 3 Pot	600mm O.C.
Tb	39	Taxus baccata 'Fastigiata'	Columnar Irish Yew	1200mm high	900mm O.C.
PERENNIALS/GROUNDCOVERS					
	93		Karl Foerster Feather Reed Grass	No 2 Pot	450mm O.C.
Ep	41	Echinacea purpurea 'Guava Ice'	Cone-Feclions Coneflower	No 1 Pot	600mm O.C.
	317	Hakonechloa macra 'Aureola'	Japanese Forest Grass	No 1 Pot	300mm O.C.
	29	Heuchera 'Lime Marmalade'	Lime Coral Bells	No 1 Pot	300mm O.C.

- Notes:
1. Assume 150mm growing medium depth (import) for sod areas, and 450mm growing medium depth (import) for new planting beds (lyp)
 2. Plant schedule lists plant quantity totals.
 3. All landscape plant and turf areas to be irrigated to IIABC Standards. Refer to Design Build Notes for further direction.

Key Map (NTS)



2	MM	FOR DP	May 9th, 2017
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No.	By:	Description	Date

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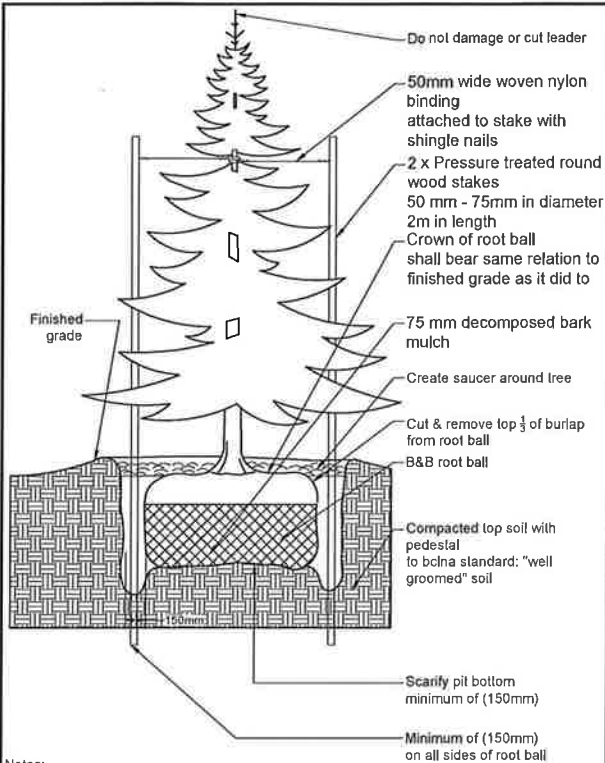
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Drawing Title:
PLANTING PLAN



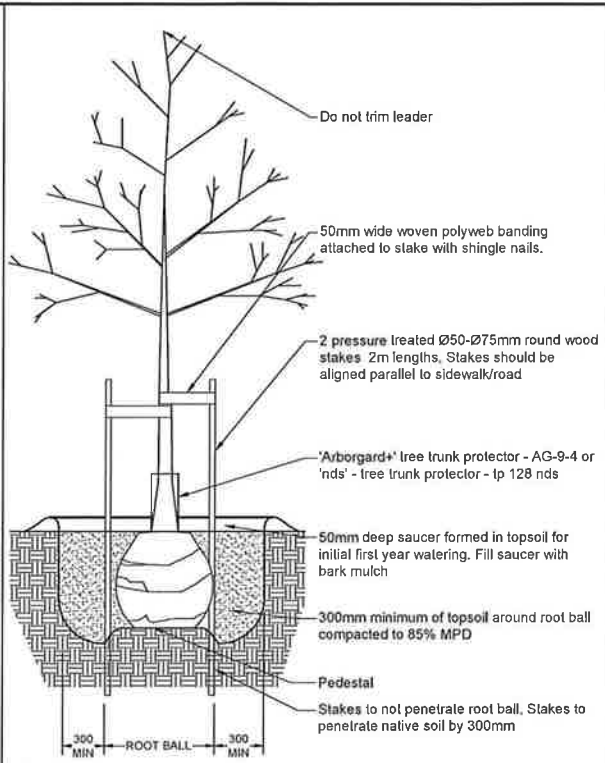
VDZ Project #:
DP2017-18

Drawing #:
L-05



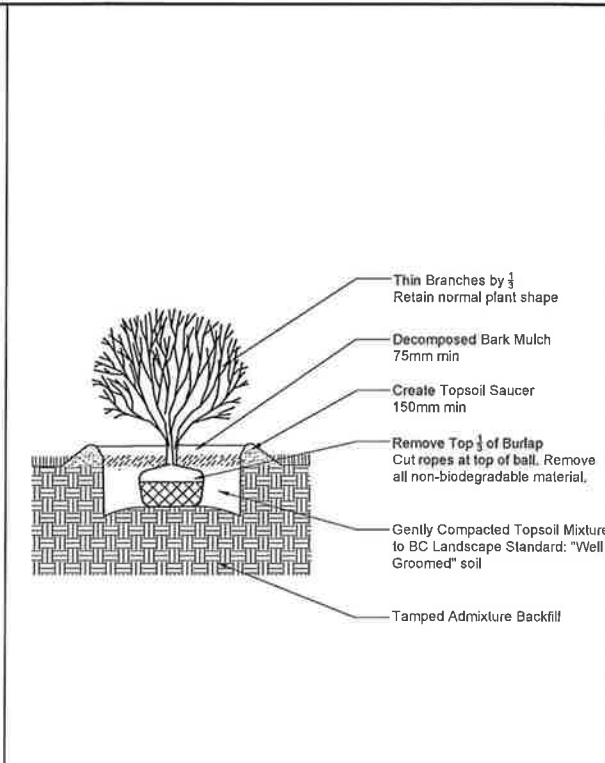
Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

1 CONIFEROUS TREE DETAIL
Scale 1:25



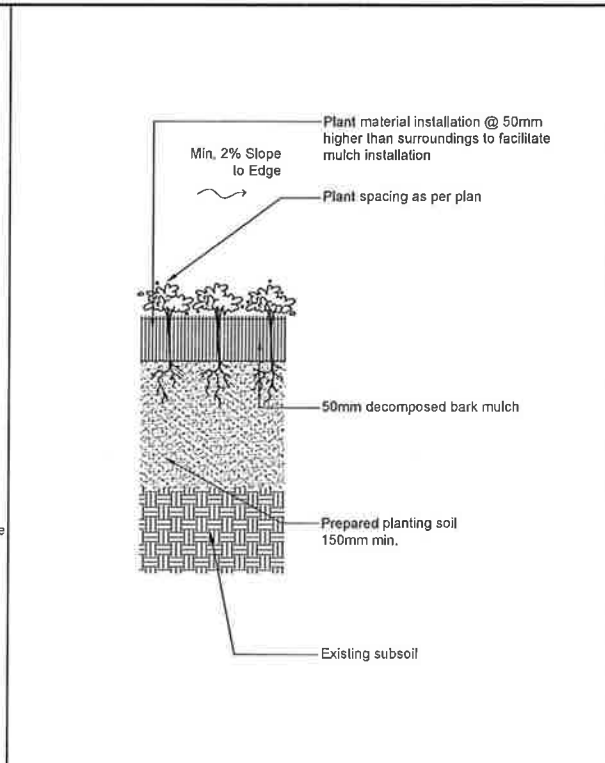
Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc. to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

2 DECIDUOUS TREE DETAIL
Scale 1:25



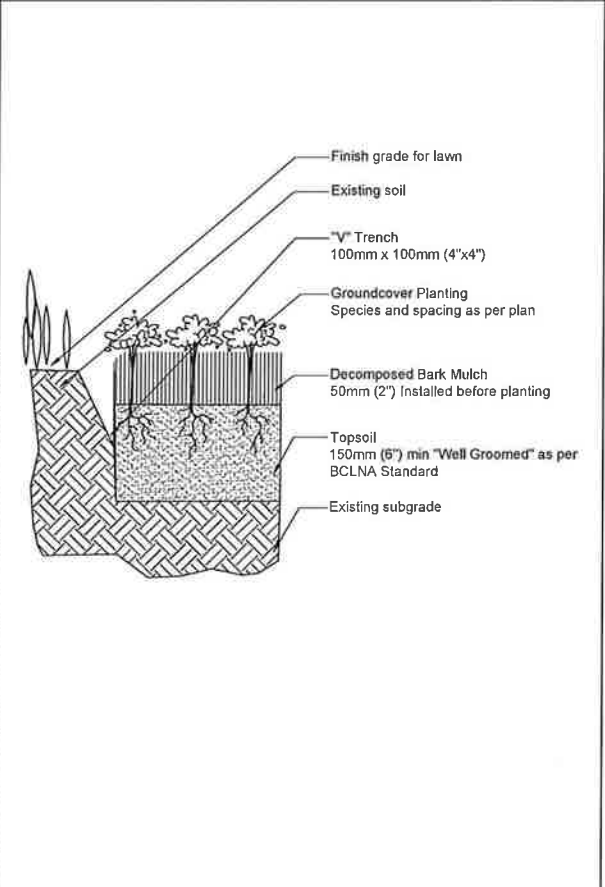
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3 SHRUB PLANTING DETAIL
Scale 1:25

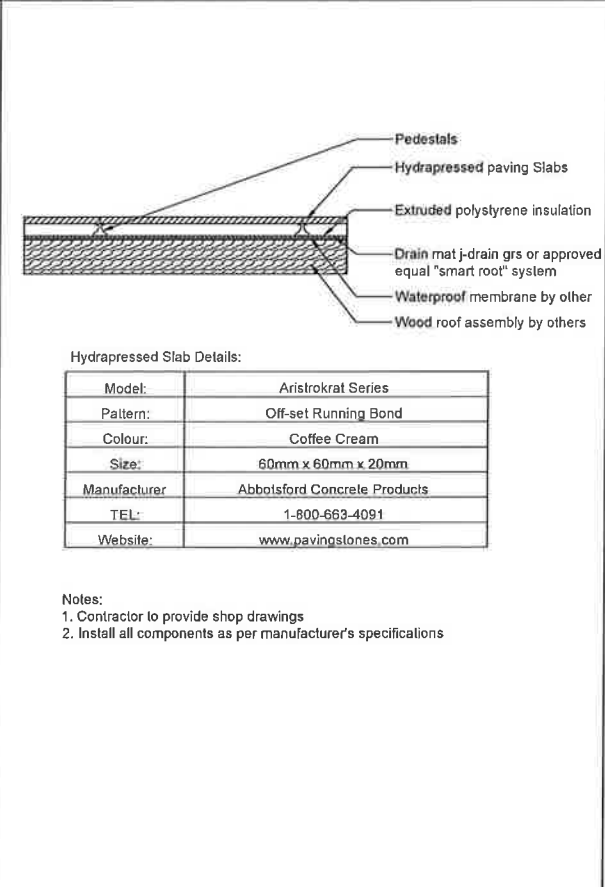


Notes:
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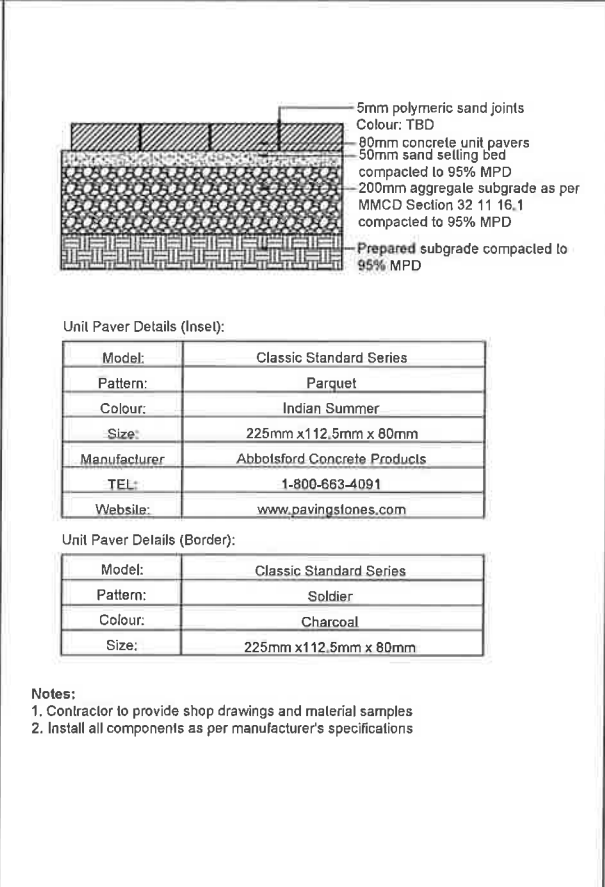
4 GROUNDCOVER PLANTING DETAIL
Scale 1:10



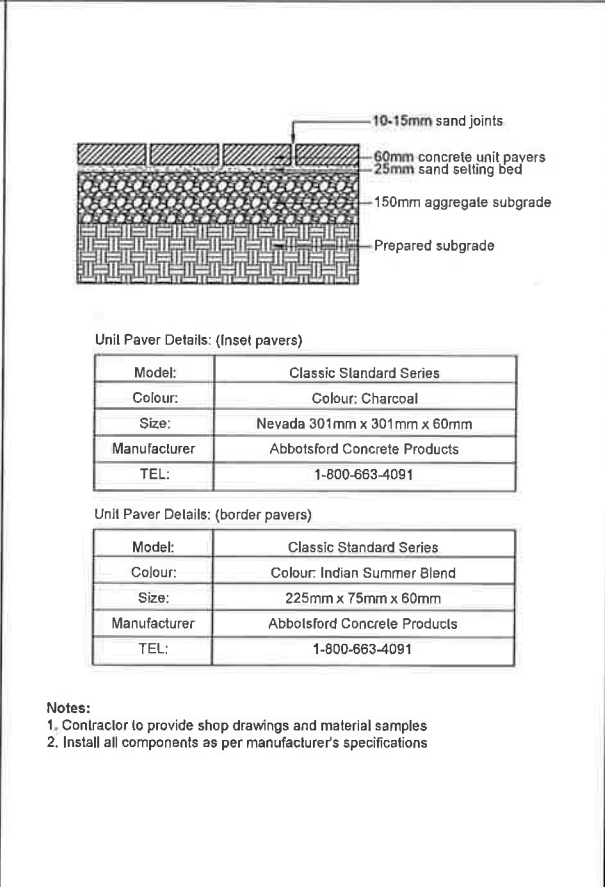
5 BED PREPARATION DETAIL
Scale 1:10



6 HYDRAPRESSED SLAB ON ROOF DETAIL
Scale 1:10



7 VEHICULAR UNIT PAVER DETAIL
Scale 1:10



8 UNIT PAVERS ON GRADE DETAIL
Scale 1:10



2	MM	FOR DP	May 9th, 2017
1	MM	FOR REVIEW	May 4th, 2017
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

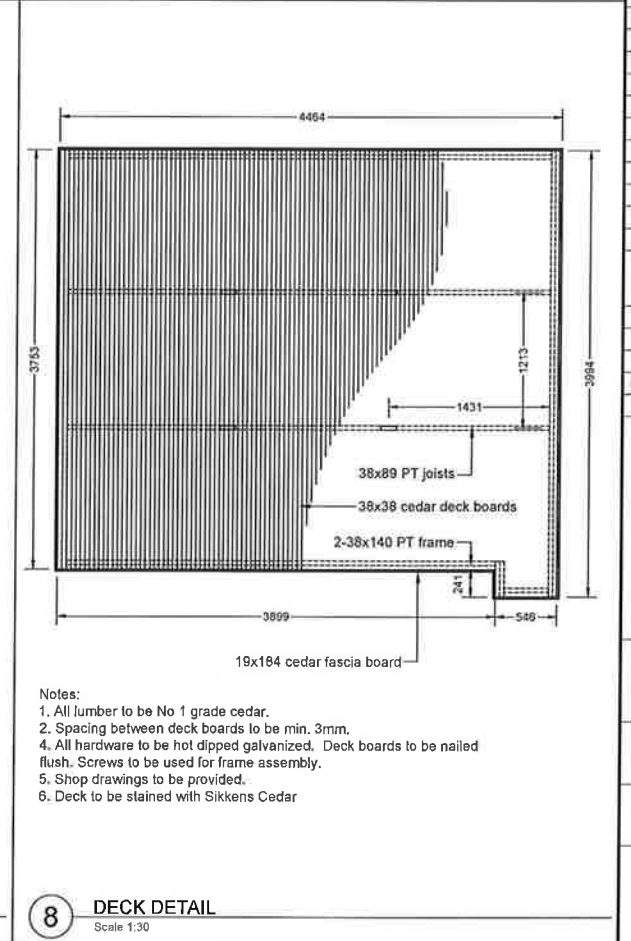
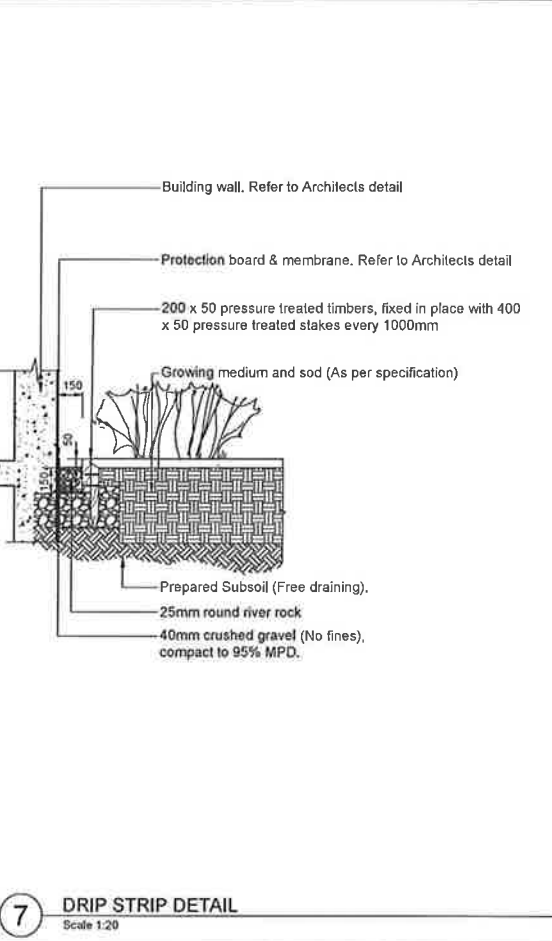
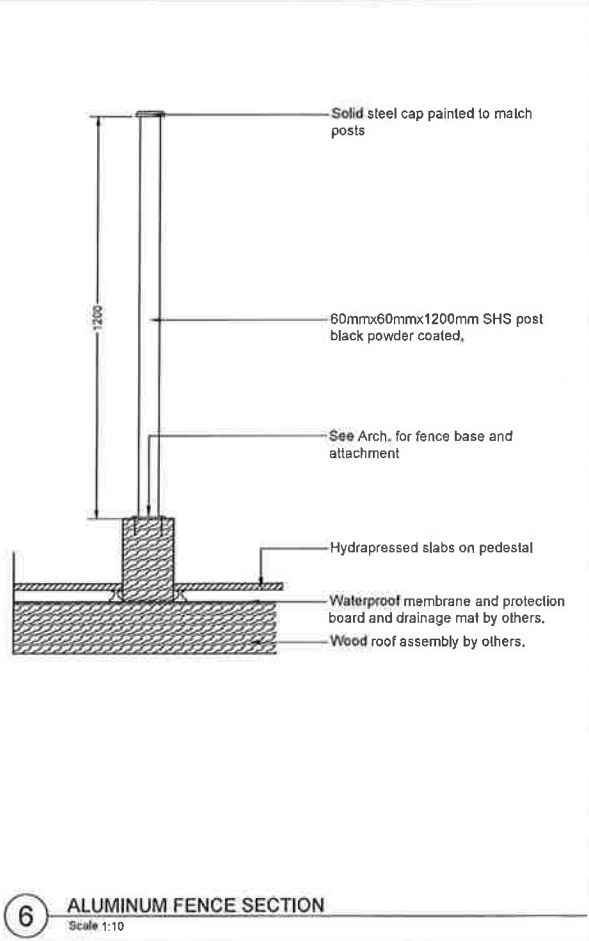
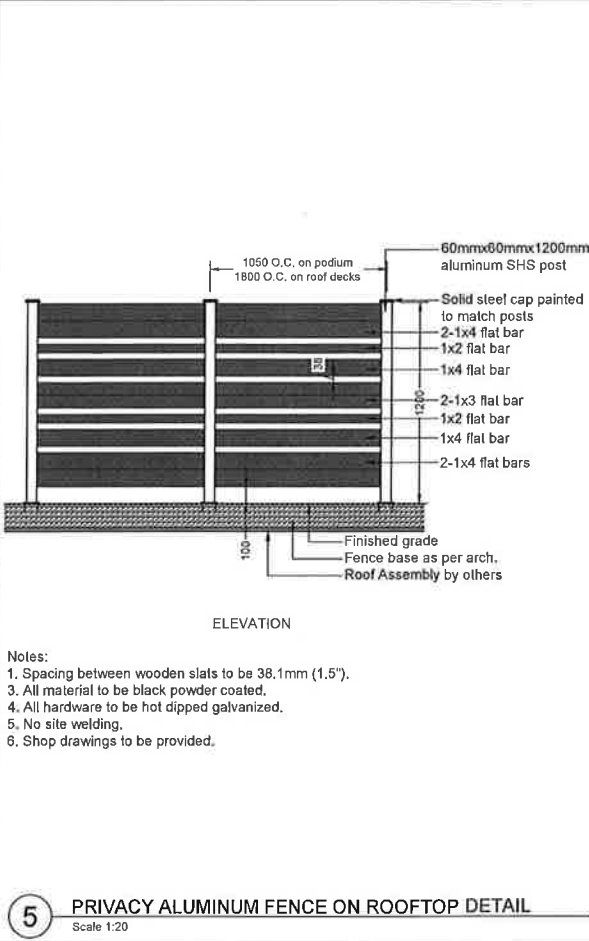
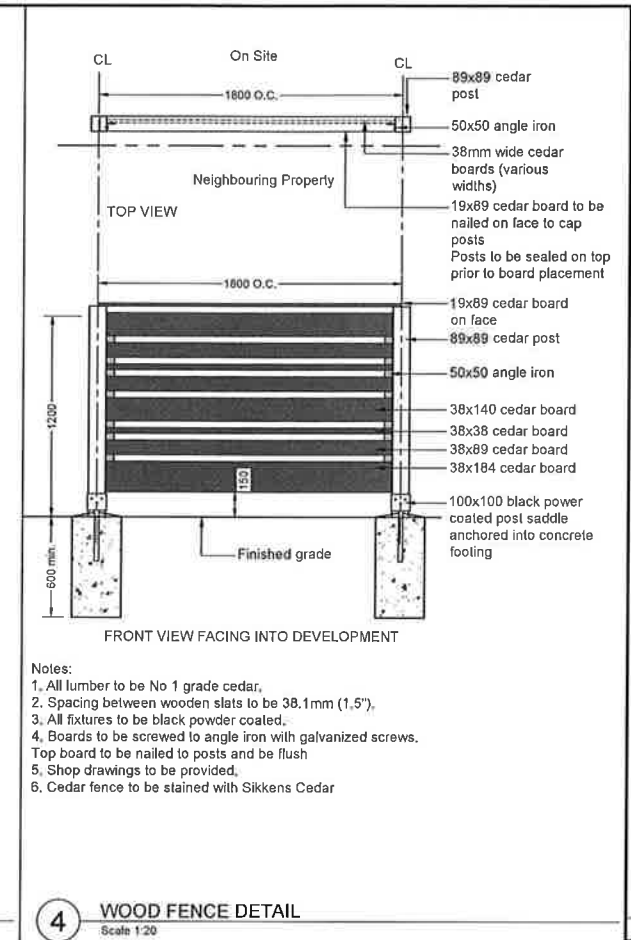
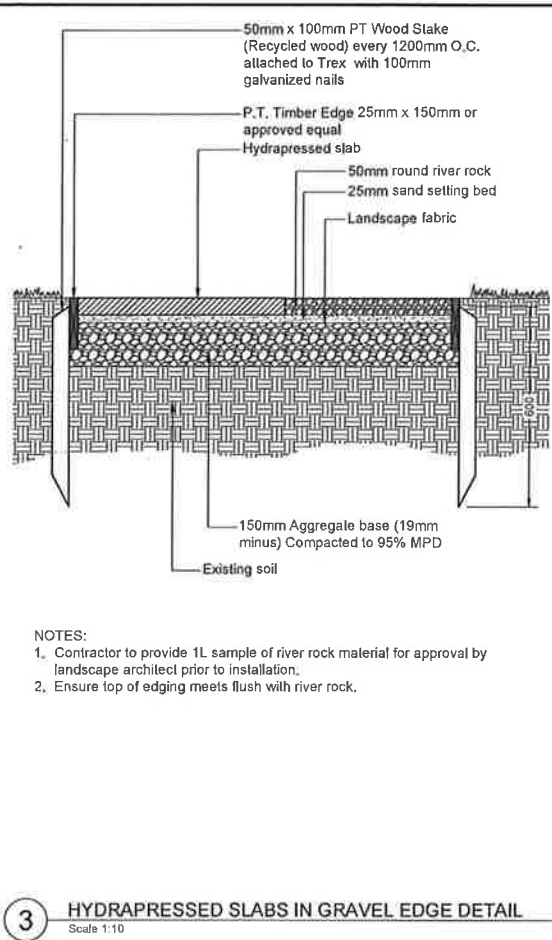
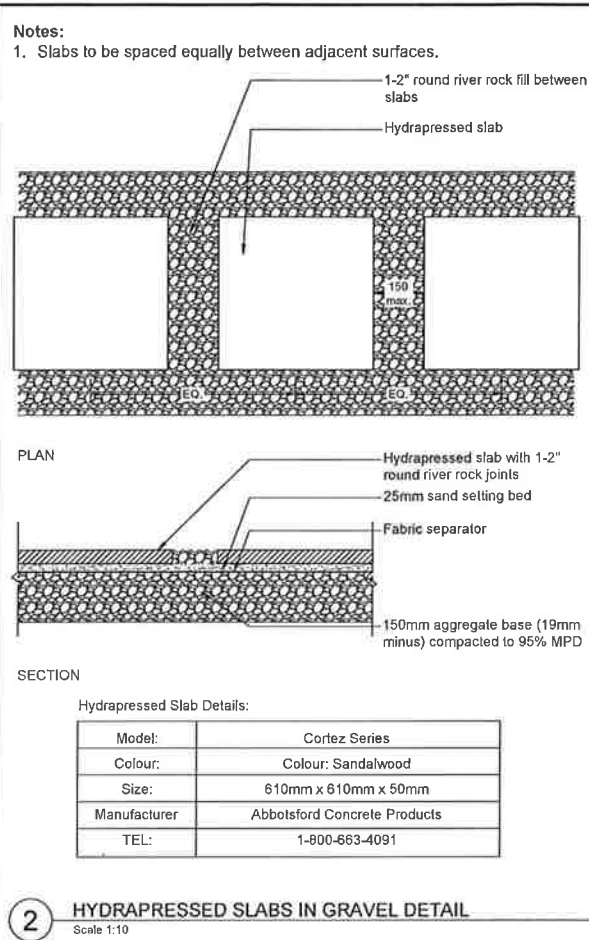
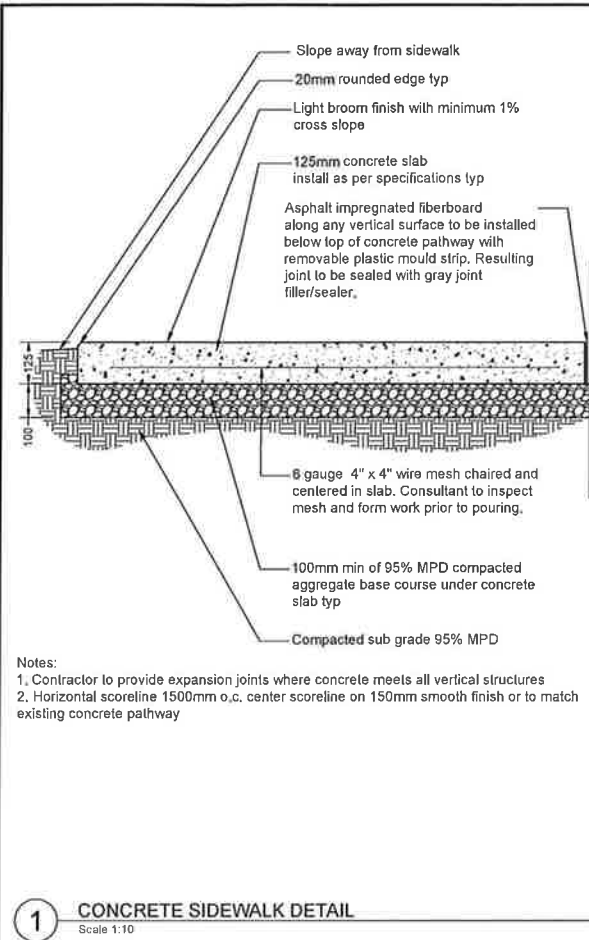
Project:

The Terraces: Phase 2

Location:

5519 - 198th St & 19782 - 55A Ave
Langley, BC

Drawn:	Stamp:
JW	
Checked:	
DJ	
Approved:	Original Sheet Size:
DJ	24"x36"
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 REVISIONS/CHANGES/ADDENDUMS MUST NOT BE PLACED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.
AS SHOWN	



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REVISIONS TABLE FOR SHEET

Project:
The Terraces: Phase 2

Location:
5519 - 198th St & 19782 - 55A Ave
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JW

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DJ

Scale:
AS SHOWN

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CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY VARIANCE 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/CORRECTIONS TO DRAWINGS MUST NOT BE MADE FOR CONSTRUCTION UNLESS LABELED 'ISSUED FOR TENDER/CONSTRUCTION'.

Drawing Title:
DETAILS

VDZ Project #:
DP2017-18

Drawing #:
LD-02