

Tree Replacement Summary:

Total trees to be Replaced	572
Trees to be planted within project site	390
Trees Proposed within neighbouring property	31
Trees to be paid with Cash in Lieu	572 - 390 = 182
Cash in Lieu amount	\$500 x 182 = \$91,000

HARDSCAPE AND FENCING

KEY	REF.	DESCRIPTION
	1 LD-02	COLOURED CONCRETE Color: Natural and range Concrete Finish: Polished and Sealed
	2 LD-03	COLOURED CONCRETE Color: Natural and range Concrete Finish: Polished and Sealed
	3 LD-04	PERMEABLE PAVERS Type: Concrete Interlock Pavers Color: Natural and range Concrete Finish: Polished and Sealed
	3.6 LD-05	MAIN SIDEWALK Type: Concrete Interlock Pavers Color: Natural and range Concrete Finish: Polished and Sealed
	1 LD-03	ALF FENCE
	Refer to Call for details and location	PERMEABLE PAVERS Type: Concrete Interlock Pavers Color: Natural and range Concrete Finish: Polished and Sealed
	6 LD-01	BOLLARD Material: Steel Color: Manufacturer's Standard Finish Height: 1.2m
	7 LD-03	PLANTER Material: Concrete Color: Light Grey Height: 1.2m

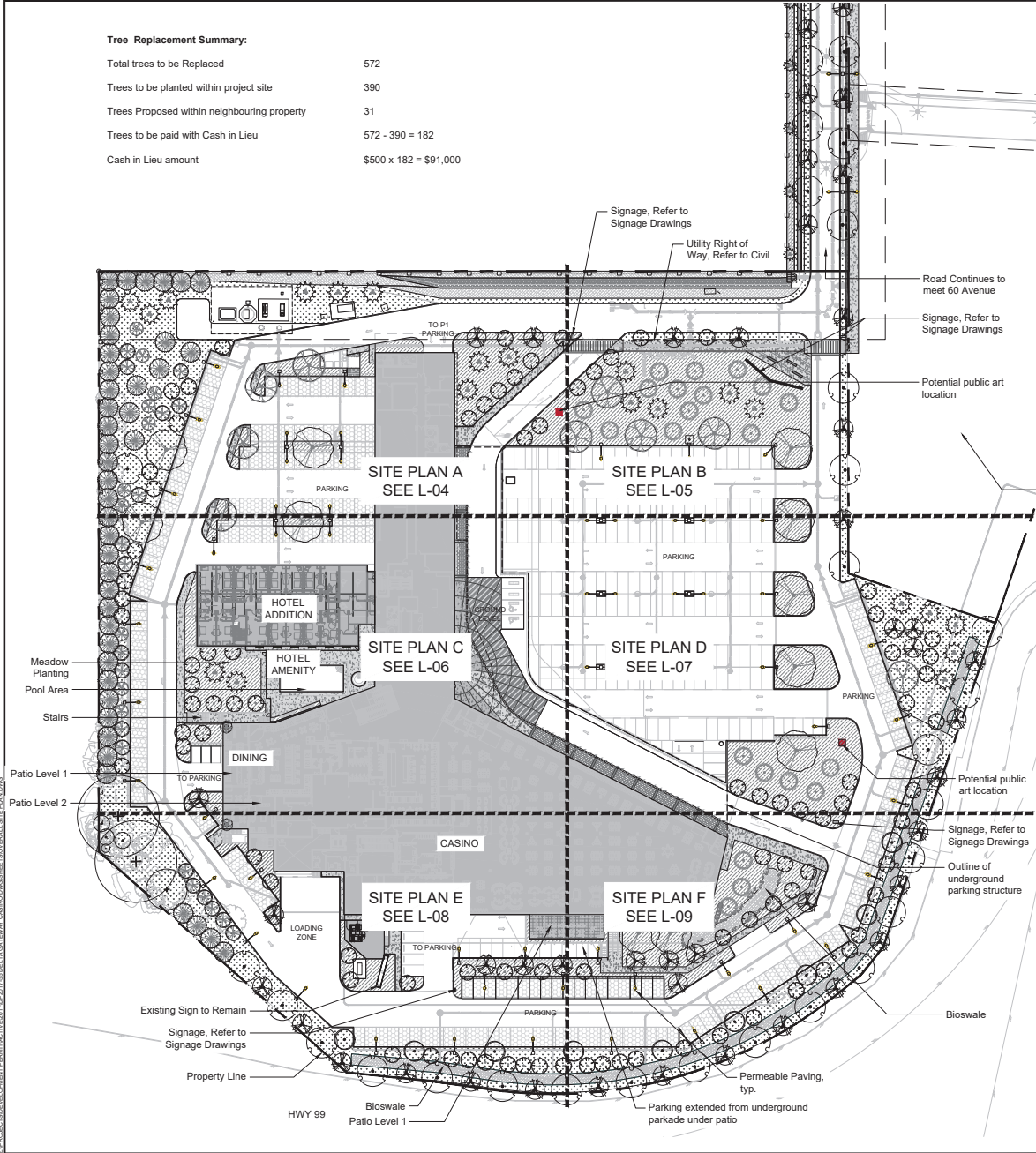
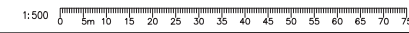
SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		EXISTING TREE
	1-3 LD-01	PROPOSED TREE
		PLANTING AREA
		LAWN SEED Mix: Quick Grass Reclamation Supplier: Provenor Pacific Seeds
	3 LD-01	BIOSWALE
	2 LD-03	ROOT BARRIER
		GRAVEL STRIP Material: 20mm Clean Gravel

PLANT SCHEDULE FULL SITE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	<i>Acer palmatum</i> 'Jessica' / Jessica Japanese Maple (On Patio Level 1)	B&B	7cm cal	2
	<i>Acer rubrum</i> 'Scarlet Sentinel' / Scarlet Sentinel Maple (9 Along south parking to be 1.8m std)	B&B	7cm cal	41
	<i>Amelanchier alnifolia</i> / Serviceberry	B&B	7cm cal	18
	<i>Betula nigra</i> 'BNMTF' TM / Dura Heat River Birch	B&B	7cm cal	46
	<i>Cercidiphyllum japonicum</i> / Katsura Tree	B&B	7cm, 1.8m std	9
	<i>Cornus kousa</i> 'Satomi' / Red Kousa Dogwood	B&B	7cm cal	91
	<i>Crataegus x laevifolia</i> / Hawthorn	B&B	7cm cal	10
	<i>Fraxinus americana</i> 'Autumn Purple' / Autumn Purple Ash	B&B	7cm, 1.8m std	11
	<i>Picea orientalis</i> / Oriental Spruce	B&B	3.0m ht.	21
	<i>Picea sitchensis</i> / Sitka Spruce	B&B	3.0m ht.	43
	<i>Pinus contorta</i> 'Contorta' / Shore Pine	B&B	3.0m ht.	37
	<i>Quercus palustris</i> 'Green Pillar' / Green Pillar Oak (6 Along south parking to be 1.8m std)	B&B	7cm cal	61
	Existing Tree			
		Total Trees (Not include the 31 trees in neighbouring property)		390

Note:
Confirm locations of 1.8m std trees in parking lots with Landscape Architect prior to installation.



No.	By	Description	Date
20	MW	Issued for Design Covenant	Nov. 3, 2025
19	MW	Issued for Final Design Drawing	Nov. 04, 2022
18	MW	Issued for Final Design Drawing	Aug. 26, 2022
17	MW	Issued for Construction	May. 01, 2020
16	MW	Issued for Construction	April. 03, 2020
15	MW	Tender 2 Addendum - 2	Feb. 14, 2020
14	MW	Re-issued for Tender	Jan. 21, 2020
13	MW	Issued for BP Reauthorization	Jan. 15, 2020
12	MW	Re-issued for 50% Drawing	Dec. 13, 2019
11	MW	Issued for VE	Dec. 05, 2019
10	MW	Re-issued for BP	Aug. 29, 2019
9	MW	Issued for Tender Addendum - 1	Aug. 08, 2019

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date
11	MW	LS-10	Jun 10, 2022
10	MW	LS-09	Apr 22, 2022
9	MW	LS-03	May 27, 2021
8	MW	For Tree Replacement & Call for L&S	Apr 27, 2021
7	MW	For WISA permit	March 1, 2021
6	MW	For WISA permit	Feb 04, 2021
5	MW	LS-02 R1	Jan 05, 2021
4	MW	LS-02	Dec 16, 2020
3	MW	For Tree Permit	Jan 08, 2020
2	FW	Issued for BP	Nov 07, 2019

REVISIONS TABLE FOR SHEET

Project:
Gateway Cascade Delta

BP# 015763

Location:
6005 Hwy 17A @ Hwy 99
Delta, BC

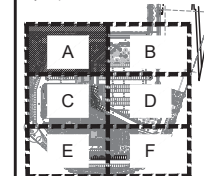
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Checked: TM	
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Drawing Title: **OVERALL SITE PLAN**
 Drawing #: **L-03**
 Vdz Project #: **DP2017-55**



VDZ+A
 VENTURA DESIGN ZONING ARCHITECTS
 FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
 101-9181 Church St. 101-355 Kingsway
 Fort Langley, BC 101-355 Kingsway
 V5M 1A2 V5T 3J7
 www.vdz.ca 604-882-0024

Key Map (NTS)



20	MW	Issued for Design Covenant	Nov. 3, 2022
19	MW	Issued for Final Design Drawing	Nov. 04, 2022
18	MW	Issued for Final Design Drawing	Aug. 26, 2022
17	MW	Issued for Construction	May. 01, 2020
16	MW	Issued for Construction	April 03, 2020
15	MW	Tender Addendum - 2	Feb. 14, 2020
14	MW	Re-issued for Tender	Jan. 21, 2020
13	MW	Issued for SP Re-submission	Jan. 15, 2020
12	MW	Revised for 50% Drawing	Dec. 13, 2019
11	MW	Issued for VE	Dec. 05, 2019
10	MW	Revised for SP	Aug. 29, 2019
9	MW	Issued for Tender Addendum - 4	Aug. 08, 2019

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
7	MW	SI-69	Apr. 22, 2022
6	MW	SI-63	May 27, 2021
5	MW	For WSA permit	March 01, 2021
4	MW	For WSA permit	Feb. 04, 2021
3	MW	SI-62 R1	Jan. 05, 2021
2	MW	SI-62	Dec. 16, 2020
1	FW	Issued for Tender Addendum - 4	Sep. 23, 2019

REVISIONS TABLE FOR SHEET

Project:
Gateway Cascade Delta
 B#P# 015763
 Location:
 6005 Hwy 17A @ Hwy 99
 Delta, BC

Drawn: Stamp:
 HP
 FW

Checked:
 MW

Approved:
 MV/DZ
 Original Sheet Size:
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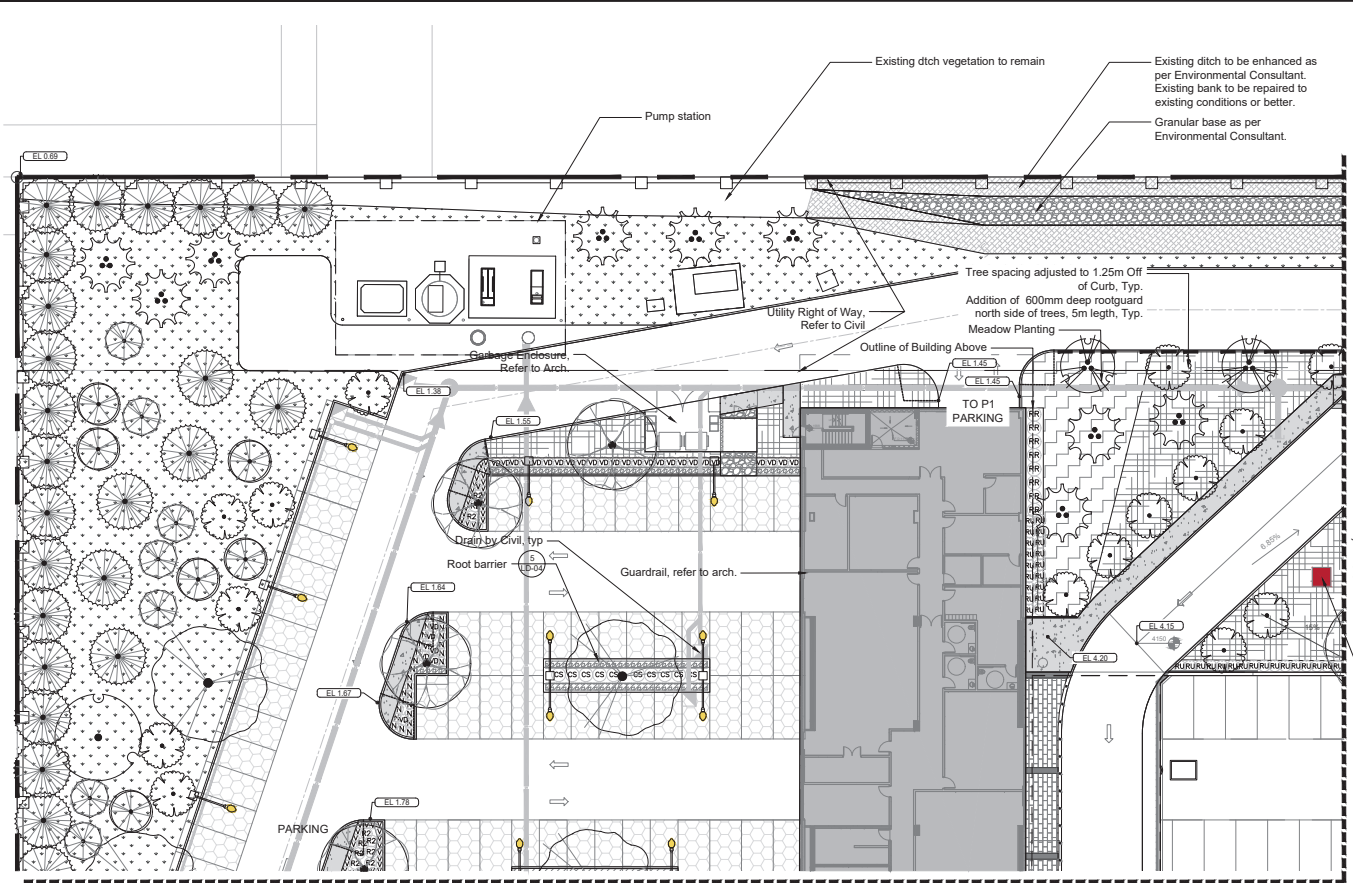
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 CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. EXCLUSIVE PROPERTY OF THE OWNER AND MADE BY REFERENCE AT THE CONSULTANT'S OFFICE. CONSULTANT SHALL BE RESPONSIBLE FOR THE WORK. ALL DIMENSIONS OF MATERIALS AND COMPONENTS SHALL BE LABELED BASED ON TENDER/CONSTRUCTION.

HARDSCAPE AND FENCING

KEY	REF.	DESCRIPTION
	1 (LD-02)	COLOURED CONCRETE Colour: Hebe and Orange Concrete Draw: Koller - all Black
	2 (LD-03)	COLOURED CONCRETE Colour: Hebe and Orange Concrete Draw: Koller - all Black
	3 (LD-03)	PEDESTRIAN CROSSWALK
	3.6 (LD-02)	MAIN SIDEWALK Type: Glass, Stained Glass Pattern: Other: Stained Glass Colour: Natural and Orange Material: Glass, Stained Glass
	4 (LD-03)	ALB FENCE
	5 (LD-03)	PERMEABLE PAVEDS Type: Stained Glass Colour: Orange Material: Stained Glass Concrete
	6 (LD-01)	ROLLARD Type: Stained Glass Colour: Orange Material: Stained Glass Concrete
	7 (LD-03)	PLANTER Type: Stained Glass Colour: Orange Material: Stained Glass Concrete

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		EXISTING TREE
	1.3 (LD-01)	PROPOSED TREE
		PLANTING AREA
	3 (LD-01)	LAWN SEED Mix: Quik Grass Restoration Supplier: Premier Pacific Seeds
	4 (LD-03)	BIOSWALE
		ROOT BARRIER
		GRAVEL STRIP Mix: Quik Grass Restoration



1 SITE PLAN A
 Scale 1:200

Matchline - See Site C, L-06



PLANT SCHEDULE A				
SYMBOL	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
SHRUBS				
(CS)	Cornus sericea / Red Twig Dogwood	#2	1.2 m	10
(N)	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.8 m	26
(RR)	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#2	1.2 m	8
(RU)	Rhododendron x 'Unique' / Unique Rhododendron	#3	1 m	34
(R2)	Rosa x 'Noaschnee' / Carpet Rose: white	#2	1 m	10
(V)	Vaccinium ovatum / Evergreen Huckleberry	#1	0.8 m	40
(VD)	Viburnum davidii / David Viburnum	#3	1 m	32
GROUND COVERS				
	Helianthemum nummularium 'Yellow' / Yellow Sunrose	#1	300 mm	382

SEED MIX A FULL SITE - 1370 m ²		
Botanical Name	Common Name	% of Mix
Festuca ovina L.	sheep fescue	75 %
Coastal Low Grow Wildflower Mix		25 %
Supplier: Premier Pacific Seeds		

SEED MIX B FULL SITE - 2079 m ²		
Botanical Name	Common Name	% of Mix
Festuca ovina L.	sheep fescue	75 %
Coastal Wildflower Mix		25 %
Supplier: Premier Pacific Seeds		

Note:
 No seed mix but only 3" mulch under coniferous trees.

DITCH PLANT SCHEDULE - EXISTING IMPROVEMENTS

BIOSWALE PLANTING			415.2 m ²		
	Cornus Stolonifera / Red Twig Dogwood	54	#1	10%	
	Gaultheria Shanon / Salal	180	#1	15%	
	Juncus effusus spiralis / Corkscrew Rush	959	#1	20%	
	Lonicera involucrata / Twinberry	77	#1	10%	
	Mahonia aquifolium / Common Barberry	54	#1	10%	
	Myrica gale / Sweetgale	120	#1	10%	
	Rosa Placarpa / Swamp Rose	30	#1	10%	
	Salix Sitchensis / Sitka Willow	116	#1	10%	

PLANTING MATERIALS TO BE PROVIDED BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

Drawing Title: SITE PLAN A

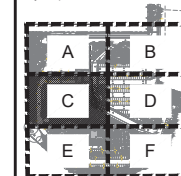
Drawing #: DP2017-55

Drawing #: L-04



VDZ+A
 FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
 101-9181 Church St. 101-355 Kingsway
 Fort Langley, BC V4M 1A6 VST 317
 www.vdz.ca 604-882-0024

Key Map (NTS)



20	MW	Issued for Design Covenant	Nov. 3, 2022
19	MW	Issued for Final Design Drawing	Nov. 04, 2022
18	MW	Issued for Final Design Drawing	Aug. 26, 2022
17	MW	Issued for Construction	May. 01, 2020
16	MW	Issued for Construction	April. 03, 2020
15	MW	Tender 2 Addendum - 2	Feb. 14, 2020
14	MW	Re-issued for Tender	Jan. 21, 2020
13	MW	Issued for SP Re-submission	Jan. 15, 2020
12	MW	Re-issued for 50% Drawing	Dec. 13, 2019
11	MW	Issued for VE	Dec. 05, 2019
10	MW	Revised for SP	Aug. 29, 2019
9	MW	Issued for Tender Addendum - 4	Aug. 08, 2019

REVISIONS TABLE FOR DRAWINGS

No.	By:	Description	Date
5	MW	LS-10	Jan. 10, 2022
4	MW	LS-03	May. 27, 2021
3	MW	LS-02 R1	Jan. 05, 2021
2	MW	LS-02	Jan. 16, 2020
1	FW	Issued for Tender Addendum - 4	Sep. 23, 2019

REVISIONS TABLE FOR SHEET

Project:
Gateway Cascade Delta
 BPF # 015763
 Location:
 6005 Hwy 17A @ Hwy 99
 Delta, BC

Drawn: Stamp:
 HP
 FW

Checked:
 MW

Approved: Original Sheet Size:
 MVDZ 24"x36"

Scale:
 1:200

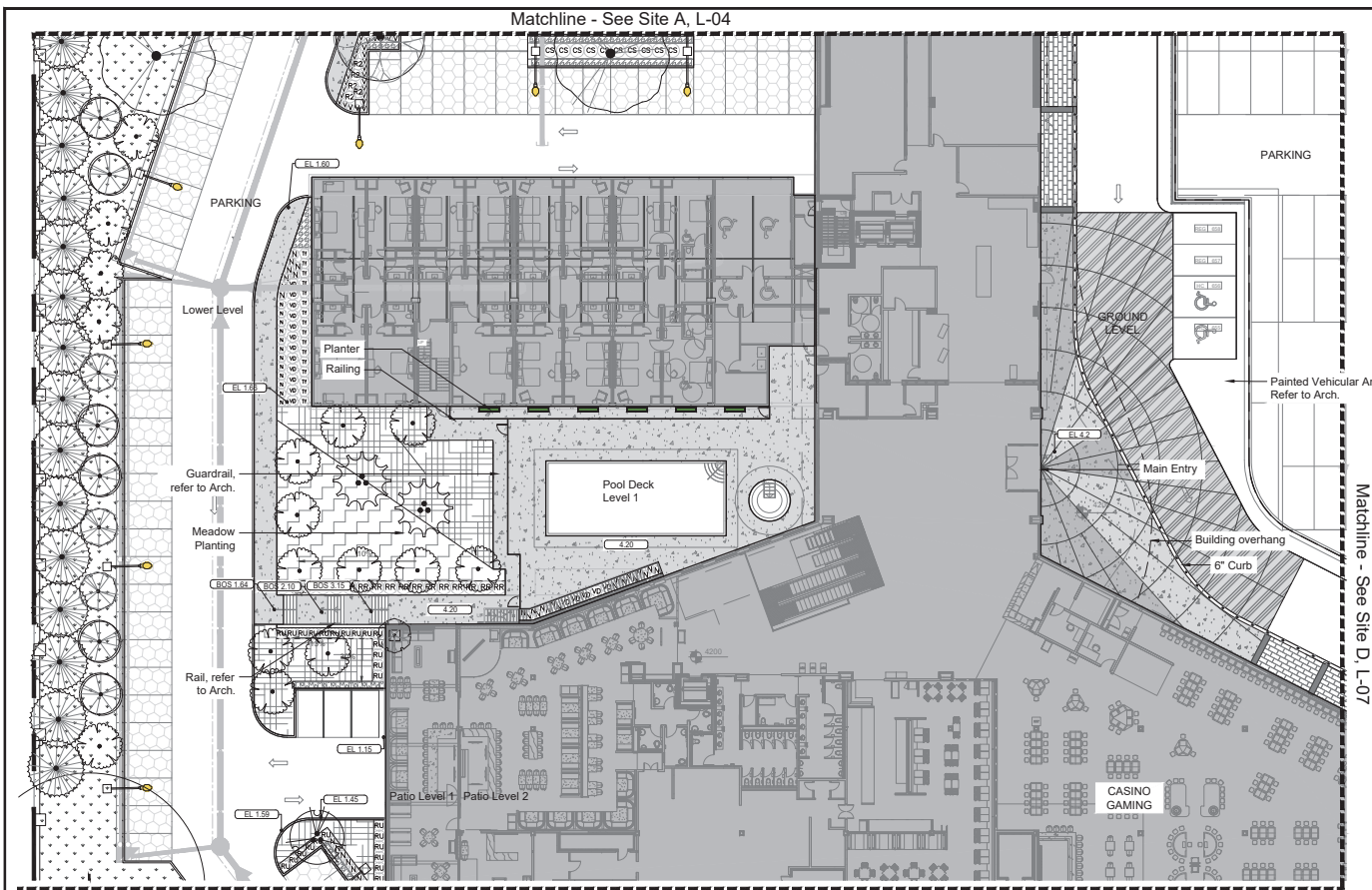
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. EXCLUSIVE PROPERTY OF THE OWNER AND MADE AS REFERENCED AT THE CONSULTANT'S OFFICE. ALL RECORDING OF FIELDWORK DRAWINGS MUST NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT.

HARDSCAPE AND FENCING

KEY	REF.	DESCRIPTION
	1 LD-02	COLOURED CONCRETE Color: Heave and Stage Concrete Grid: Yellow - 60x60
	2 LD-02	COLOURED CONCRETE Color: Heave and Stage Concrete Grid: Yellow - 60x60
	3 LD-03	PEDESTRIAN CROSSWALK Color: Heave and Stage Concrete Grid: Yellow - 60x60
	3.6 LD-02	MAIN SIDEWALK Type: Glass, Stained Glass Pattern: Glass, Stained Glass Color: Heave and Stage Concrete Grid: Yellow - 60x60
	4 LD-03	ALR FENCE
	5 LD-03	PERMEABLE PAVING Type: Interlocking Color: Concrete Grid: Yellow - 60x60
	6 LD-01	ROLLBAR Material: Steel Color: Black Manufacturer: Robson Facility Model: 1000
	7 LD-03	PLANTER Material: Concrete Color: Light Grey Grid: 12" x 12" @ 1" x 1" RT Manufacturer: MTD

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		EXISTING TREE
	1-3 LD-01	PROPOSED TREE
		PLANTING AREA
		MAIN SEED Mix: Quik Grass Reclamation Supplier: Premier Pacific Seeds
	3 LD-01	BIOGRAVEL
	2 LD-03	ROOT BARRIER
		GRAVEL STRIP Color: Concrete



1 SITE PLAN C
 Scale 1:200

Matchline - See Site E, L-08



PLANT SCHEDULE C				
SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
SHRUBS				
(CS)	Corvus sericea / Red Twig Dogwood	#2	1.2 m	22
(N)	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.8 m	42
(RR)	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#2	1.2 m	17
(RU)	Rhododendron x 'Unique' / Unique Rhododendron	#3	1 m	25
(R2)	Rosa x 'Noaschnee' / Carpet Rose, white	#2	1 m	5
(TY)	Taxus baccata 'Fastigata' / Irish Yew	1.5m ht.	0.9 m	16
(V)	Vaccinium ovatum / Evergreen Huckleberry	#1	0.6 m	29
(VD)	Viburnum davidii / David Viburnum	#3	1 m	17
GROUND COVERS				
(H)	Helianthemum nummularium 'Yellow' / Yellow Sunrose	#1	300 mm	544

SEED MIX A FULL SITE - 1370 m2

Botanical Name	Common Name	% of Mix
Festuca ovina L.	sheep fescue	75 %
Coastal Low Grow Wildflower Mix		25 %
Supplier: Premier Pacific Seeds		

Note:
 No seed mix but only 3" mulch under coniferous trees.

SEED MIX B FULL SITE - 2079 m2

Botanical Name	Common Name	% of Mix
Festuca ovina L.	sheep fescue	75 %
Coastal Wildflower Mix		25 %
Supplier: Premier Pacific Seeds		

Drawing Title: SITE PLAN C

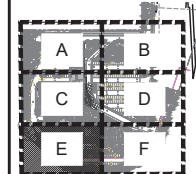
VDZ PROJECT # DP2017-55

Drawing #: L-06



FOR TANGLEY STUDIO MOUNT PLEASANT STUDIO
101-9181 Church St | 101-355 Kingsway
Fort Langley, BC | VML 1A0 | VST 3J
www.vdz.ca 604-882-0024

Key Map (NTS)



20 MW Issued for Design Covenant Nov. 3, 2020

19 MW Issued for Final Design Drawing Nov. 04, 2022

18 MW Issued for Final Design Drawing Aug. 26, 2022

17 MW Issued for Construction May. 01, 2020

16 MW Issued for Construction April. 03, 2020

15 MW Tender 2 Addendum - 2 Feb. 14, 2020

14 MW Re-issued for Tender Jan. 21, 2020

13 MW Issued for SP Re-submission Jan. 15, 2020

12 MW Re-issued for 60% Drawing Dec. 13, 2019

11 MW Issued for VE Dec. 05, 2019

10 MW Re-issued for SP Aug. 29, 2019

9 MW Issued for Tender Addendum - 4 Aug. 08, 2019

No. By: Description Date

REVISIONS TABLE FOR DRAWINGS

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No. By: Description Date

REVISIONS TABLE FOR SHEET

No. By: Description Date

Project:

Gateway Cascade Delta

B#P# 015763

Location:

6005 Hwy 17A @ Hwy 99

Delta, BC

Drawn: Stamp:

HP

FW

Checked:

MW

Approved:

MVDZ

Original Sheet Size:

24"x36"

Scale:

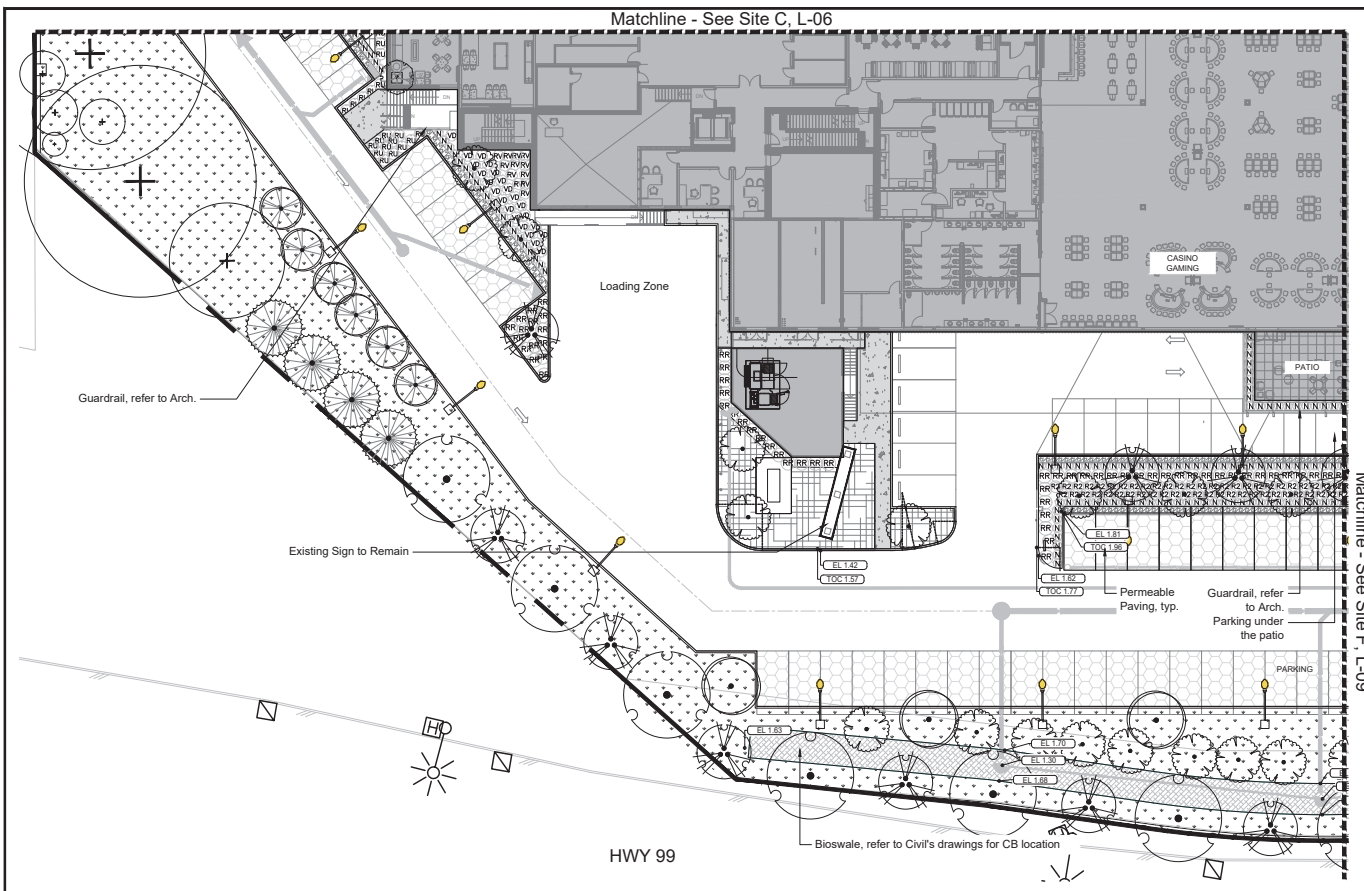
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CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING TO THE CONSTRUCTION PHASE. EXCLUSIVE PROPERTY OF THE OWNER AND MADE BE BELIEVED AT THE CONTRACTOR'S RISK. ALL DIMENSIONS OF MATERIALS AND COMPONENTS SHALL BE LABELED BASED ON TENDER/CONSTRUCTION.

Drawing Title: SITE PLAN E

VDZ Project #: DP2017-55

Drawing #: L-08



HARDSCAPE AND FENCING

KEY	REF.	DESCRIPTION
	1 LD-02	COLOURED CONCRETE Color: Heave and Stage Concrete Color: Heave and Stage Concrete
	2 LD-03	COLOURED CONCRETE Color: Heave and Stage Concrete Color: Heave and Stage Concrete
	3 LD-03	PEDESTRIAN CROSSWALK
	3.6 LD-02	MAIN SIDEWALK Type: Glass, Stained Glass Color: Heave and Stage Concrete Color: Heave and Stage Concrete
	4 LD-03	ALR FENCE
	5 LD-03	PERMEABLE PAVING Type: Signet, Signet Color: Concrete Manufacturer: Premier Pacific Seeds
	6 LD-01	BOLLARD Material: Steel Color: White Manufacturer: Rubicon Foundry Model: 6000
	7 LD-03	PLANTER Material: Concrete Color: Light Grey Manufacturer: G.D. Systems

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		EXISTING TREE
	1.3 LD-01	PROPOSED TREE
		PLANTING AREA
	3 LD-01	LAWN SEED Mix: Grass Reclamation Supplier: Premier Pacific Seeds
	4 LD-01	BIO-SWALE
	5 LD-03	ROOT BARRIER
		GRAVEL STRIP Mix: G.D. Systems

1 SITE PLAN E
Scale 1:200

PLANT SCHEDULE E				
SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
SHRUBS				
(N)	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.8 m	121
(RR)	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#2	1.2 m	80
(RU)	Rhododendron x 'Unique' / Unique Rhododendron	#3	1 m	19
(RV)	Rhododendron x 'Vulcan Flame' / Vulcan Flame Rhododendron	#5	1 m	12
(R2)	Rosa x 'Nooschnee' / Carpet Rose, white	#2	1 m	54
(VD)	Viburnum davidii / David Viburnum	#3	1 m	23
GROUND COVERS				
	Helianthemum nummularium 'Yellow' / Yellow Sunrose	#1	300 mm	752

SEED MIX A FULL SITE - 1370 m2		
Botanical Name	Common Name	% of Mix
Festuca ovina L.	sheep fescue	75 %
Coastal Low Grow Wildflower Mix		25 %
Supplier: Premier Pacific Seeds		

Note:
No seed mix but only 3" mulch under coniferous trees.

SEED MIX B FULL SITE - 2079 m2		
Botanical Name	Common Name	% of Mix
Festuca ovina L.	sheep fescue	75 %
Coastal Wildflower Mix		25 %
Supplier: Premier Pacific Seeds		

BIO-SWALE PLANT SCHEDULE - PARKING LOT			
Botanical Name	Common Name	% of Mix	QTY
Cornus Stolonifera / Red Twig Dogwood		10%	90
Gaultheria Shanon / Sable		15%	302
Juncus effusus spiralis / Corkscrew Rush		20%	1,609
Lonicera involucrata / Twinberry		10%	129
Mahonia aquifolium / Common Barberry		10%	90
Myrica gale / Sweetgale		10%	202
Rosa pisocarpa / Swamp Rose		10%	51
Salix Sitchensis / Sitka Willow		15%	193



DRAWING: C:\WORK\PROJECTS\2017\DP2017-55\SITE PLAN E\VDZ\VDZ-2017-55-SITE PLAN E.DWG