

Proposed Residential Building

Re-Issued for Development Permit

VDZ+A
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 100-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2K6 | V1M 3J7
www.vdz.ca | 604-882-0024



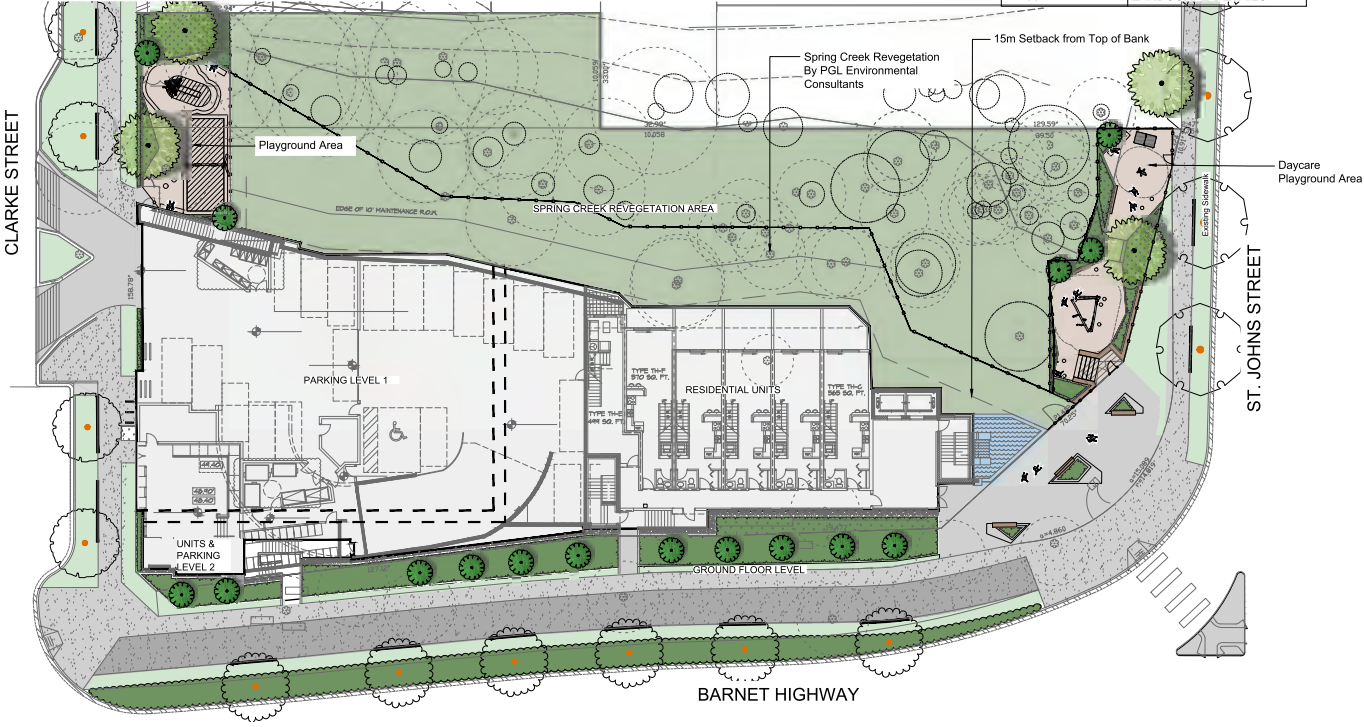
Contact Information	Other Key Contacts:	
van der Zalm + associates Inc. Project Landscape Architecture 100 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8 t. 604 882 0024 f. 604 882 0042 Primary project contact: Melody Simile melody@vdz.ca o. 604 546 0935 Alternate contacts (in case away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920	Marzara Venture Ltd. Project Owner	Lo Studio Architecture Inc. Project Building Architecture #205 - 3751 Jacobs Road Richmond, B.C. o. 604 278 0114 o. 778 886 0264
Legal Address and Description: DISTRICT LOT 202, GROUP 1, NEW WESTMINSTER DISTRICT		



2 LOCATION MAP
NTS

Sheet List Table

Sheet Number	Sheet Title
L-00	COVER PAGE
L-01	SITE PLAN
L-01A	PLANTING PLAN
L-02	LEVEL 3 PLAN
L-03	LEVEL 5 ROOF PLAN
L-04	LEVEL 6 PLAN
L-05	ROOF PLAN
LD-01	LANDSCAPE DETAILS
LD-02	LANDSCAPE DETAILS
LD-03	LANDSCAPE DETAILS
LD-04	LANDSCAPE DETAILS
LD-05	LANDSCAPE DETAILS



1 SITE PLAN OVERVIEW
Scale: 1:200

No.	By:	Description	Date
9	DY	Re-issued for DP	March 21, 2022
8	DY	Re-issued for DP	Dec 10, 2021
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1	MSS	Issued for Review	May 8, 2017

REVISIONS TABLE FOR DRAWINGS			
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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET			
Project: Proposed Residential Building for Marzara Venture Ltd.			
Location: 2101 Clarke Street Port Moody, B.C.			

Drawn: MMS	Stamp:
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Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:300	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. THE CONSULTANT TAKES NO RESPONSIBILITY FOR THE WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. THE CONSULTANT TAKES NO RESPONSIBILITY FOR THE WORK.

Drawing Title:
COVER PAGE



VDZ Project #:
DP2017-21

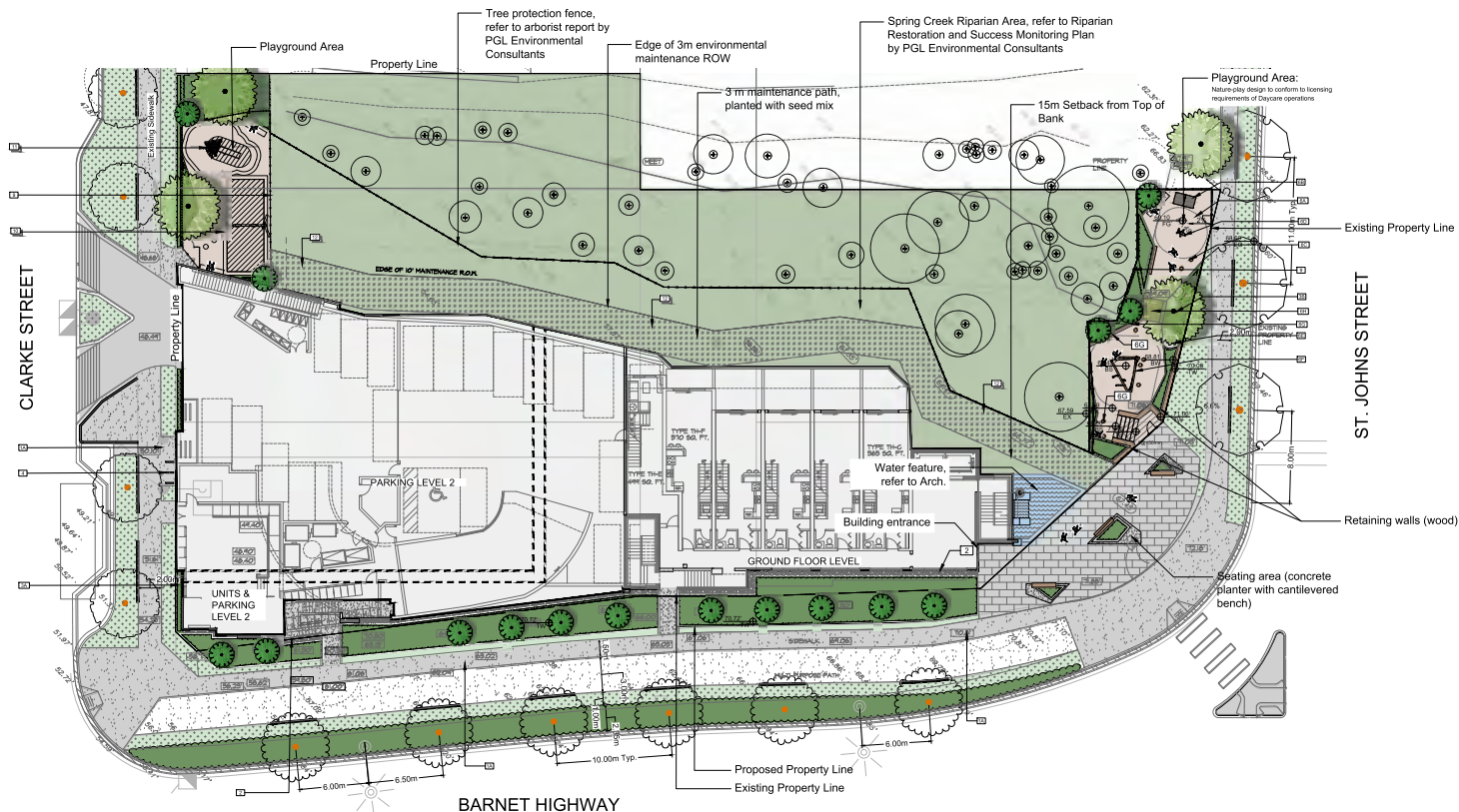
Drawing #:
L-00

GROUND-LEVEL MATERIALS / FURNISHINGS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1A	CIP Concrete Light Brown Finish with sawcuts Detail 1-2, LD-01	5H1	Wood Play Bridge Detail 7, LD-03
2	Drip Strip Detail 4, LD-01	9	Playground Fence Detail 4, LD-05
3A	Shrub Planting On slab: Detail 8, LD-01 Off slab: Detail 5-7, LD-01	10	Two-seat swing NR0904 Robinia Swings by Kompan
5B	Proposed Tree On slab: Detail 8, LD-01 Off slab: Detail 1-2, LD-02	11	Tower with slide NR01003 Robinia Play Systems by Kompan
4	Bike Rack Detail 3, LD-02	12	Seed Mix for Maintenance ROW: Perennial ryegrass: 20% Crested red fescue: 24% Alsike clover: 14% Hard fescue: 13% White clover: 9% Timothy: 8% Canada bluegrass: 4% Red top: 2%
6A	Fiber Safety Surfacing Detail 4-6, LD-02		
6B	Small Wood Play House Detail 1, LD-03		
6C	Wood Stepping Stump Detail 2, LD-03		
6D	Bee Springer Detail 3, LD-03		
6E	Boulder Detail 4, LD-03		
6F	Wood Climbing Structure Detail 5, LD-03		
6G	Log Bench Detail 6, LD-03		

GROUND-LEVEL PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer griseum / Paperbark maple Uniform branching, nursery grown, dense tree, 1.5m (5') std.	B & B	6m cal.	4
	Tsuga mertensiana / Mountain Hemlock	B & B	2m ht	16



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Scale:
1:200

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Drawing Title:
SITE PLAN

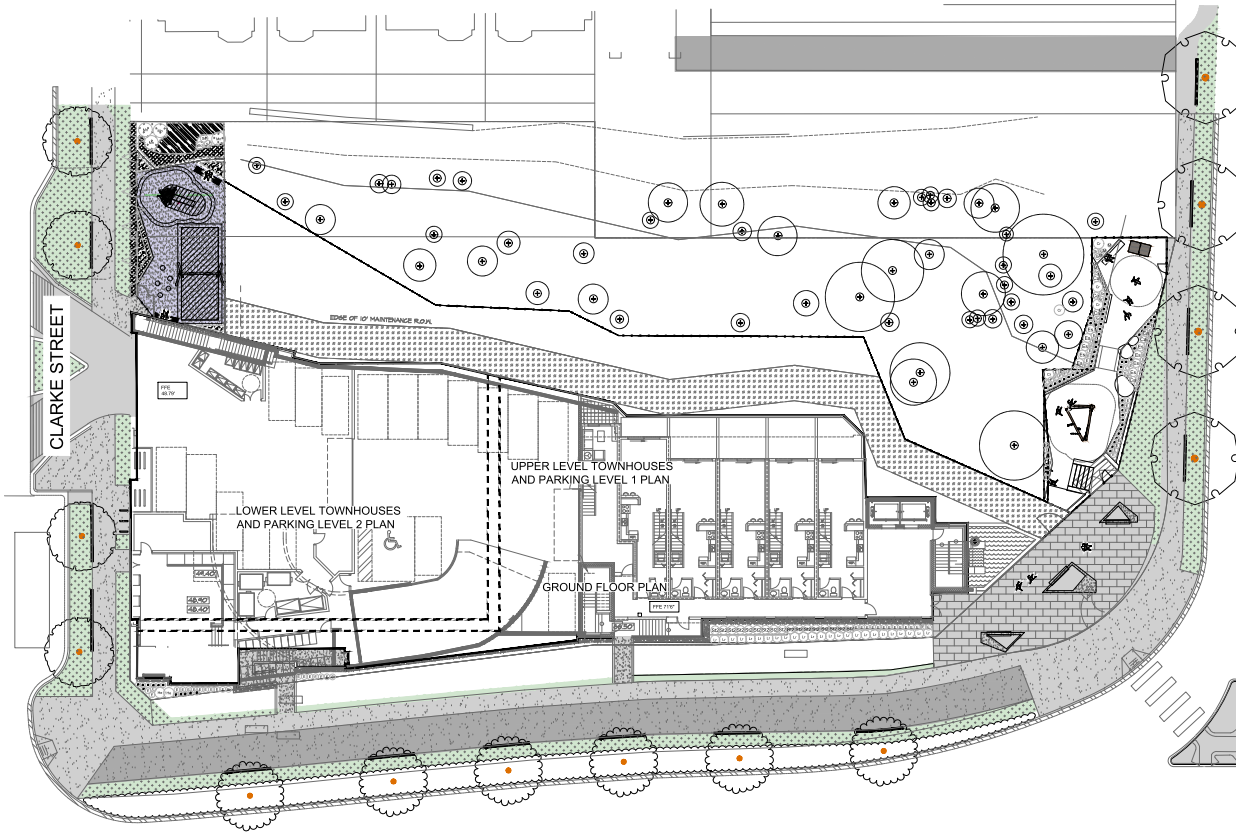
VDZ Project #:
DP2017-21

Drawing #:
L-01

PLANT SCHEDULE

SHRUBS		BOTANICAL / COMMON NAME	CONT	QTY
(C)		Cornus sericea / Red Twig Dogwood	#2	5
(E)		Erica carnea Springwood Pink / Winter Heather, Pink	#1	81
(Ea)		Escallonia x Pink Prince / Pink Princess Escallonia	#3	8
(H)		Hede pinnatifida / Sutherland / Page Hede	#2	2
(L)		Lonicera nitida 'Red Tip' / Red Tip Box Honeysuckle	#3	25
(M)		Mahonia nervosa / Oregon Grape	#2	4
(S)		Sarcococca hookeriana humilis / Sweet Box	#2	7
(Sb)		Spiraea betulifolia 'Tor' / Birchleaf Spiraea	#2	17
(Sd)		Spiraea douglasii / Western Spiraea	#2	3
GRASSES		BOTANICAL / COMMON NAME	CONT	QTY
(Cg)		Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#1	7
(D)		Stipa tenuissima / Mexican Feather Grass	#1	84
PERENNIALS		BOTANICAL / COMMON NAME	CONT	QTY
(M)		Mandarin rose / Crimson Fairy / Crimson Fairy Mandarin	#1	12
SHRUB AREAS		BOTANICAL / COMMON NAME	CONT	SPACING

SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
(H)	Hosta x 'Albaque Moorbeam' / Plantain Lily	#1	500mm	21
(P)	Polystichum munifolium / Western Sword Fern	#2	600mm	43
(R)	Rubus spectabilis / Salmonberry	#2	1200mm	8



BARNET HIGHWAY

ST. JOHNS STREET

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

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Drawing Title:
PLANTING PLAN

VDZ Project #:
DP2017-21

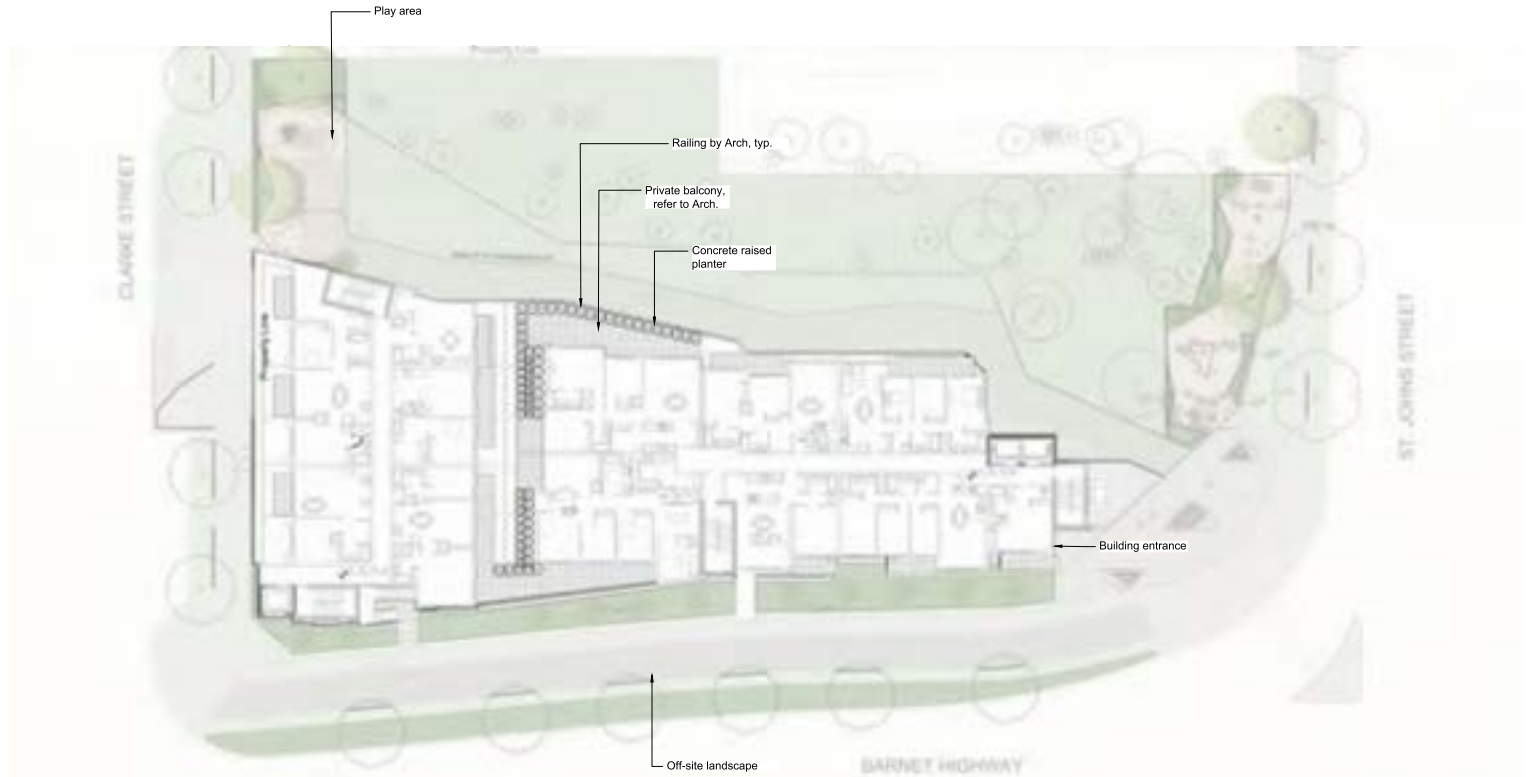
Drawing #:
L-01A



VDZ+A STUDIO CLARKE STREET RESIDENTIAL BUILDING 2017-21 CLARKE STREET FORT LANGLEY BC LEVEL 3 PLAN 2017

LEVEL 3 PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
SR	Sarcococca hookeriana humilis / Sweet Box	#2	44
SD	Spiraea douglasii / Western Spiraea	#2	8
FERNS	BOTANICAL / COMMON NAME	CONT	QTY
F	Polystichum munitum / Western Sword Fern	#2	17



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Scale:	As noted

Stamp:	Original Sheet Size: 24"x36"

Drawing Title:
LEVEL 3 PLAN

VDZ Project #:
DP2017-21

Drawing #:
L-02

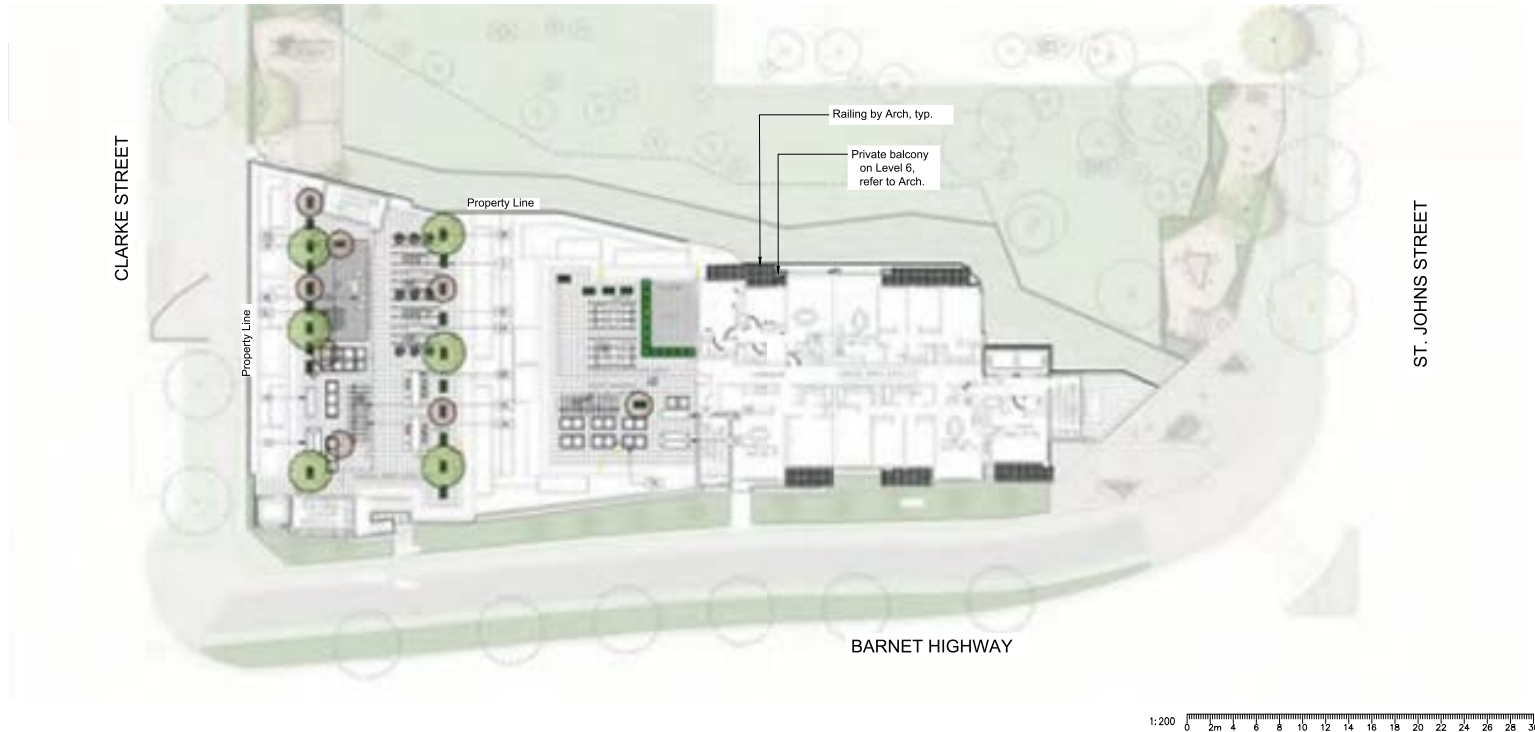
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1B	24 x 24" Hydrated Slabs Colour: Grey Detail 3, LD-01		
2	Drip Strip Detail 4, LD-01		
3A	Shrub Planting On slab: Detail 8, LD-01 Off slab: Detail 5-7, LD-02		
3B	Proposed Tree On slab: Detail 8, LD-01 Off slab: Detail 1-2, LD-02		
5	Raised Aluminium Planter Detail 4, LD-04		
6	Rubber Safety Tiles Detail 1, LD-04		
6J	Large Wood Play House Detail 2, LD-04		
6K	Wood Play Cubes Detail 3, LD-04		
7A	Urban Agriculture 1m x 1m Cedar Planter Box Detail 5, LD-04		

7B	Potting Table Detail 6, LD-04
7D	Tool Shed Detail 7, LD-04
8A	Overhead Wood Trellis Detail 8, LD-04
8B	Harvest Table Detail 9, LD-04
8C	BBQ Counter and Sink Detail 1, LD-05
8D	Lounge Furniture
8E	Table and Chairs

LEVEL 5 PLANT SCHEDULE

UPPER LEVEL TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Carpinus betulus 'Fastigiata' / 'Fastigiata' European Hornbeam	B&B	5 cm cal.	6
	Malus 'Jewelcole' / Dwarf crabapple tree	B & B	4cm cal.	8
SHRUBS	BOTANICAL / COMMON NAME	CONT		
	Sarcococca hookeriana humilis / Sweet Box	#2		13
GRASSES	BOTANICAL / COMMON NAME	CONT		
	Stipa tenacissima / Mexican Feather Grass	#1		28
GROUNDCOVER	BOTANICAL / COMMON NAME	CONT		
	Fragaria x ananassa 'Totem' / Totem Strawberry	#1		11
	Vaccinium corymbosum 'Top Hat' / Dwarf Blueberry	#1		22
VINES	BOTANICAL / COMMON NAME	CONT		
	Clematis armandi / Evergreen Clematis	#1		10



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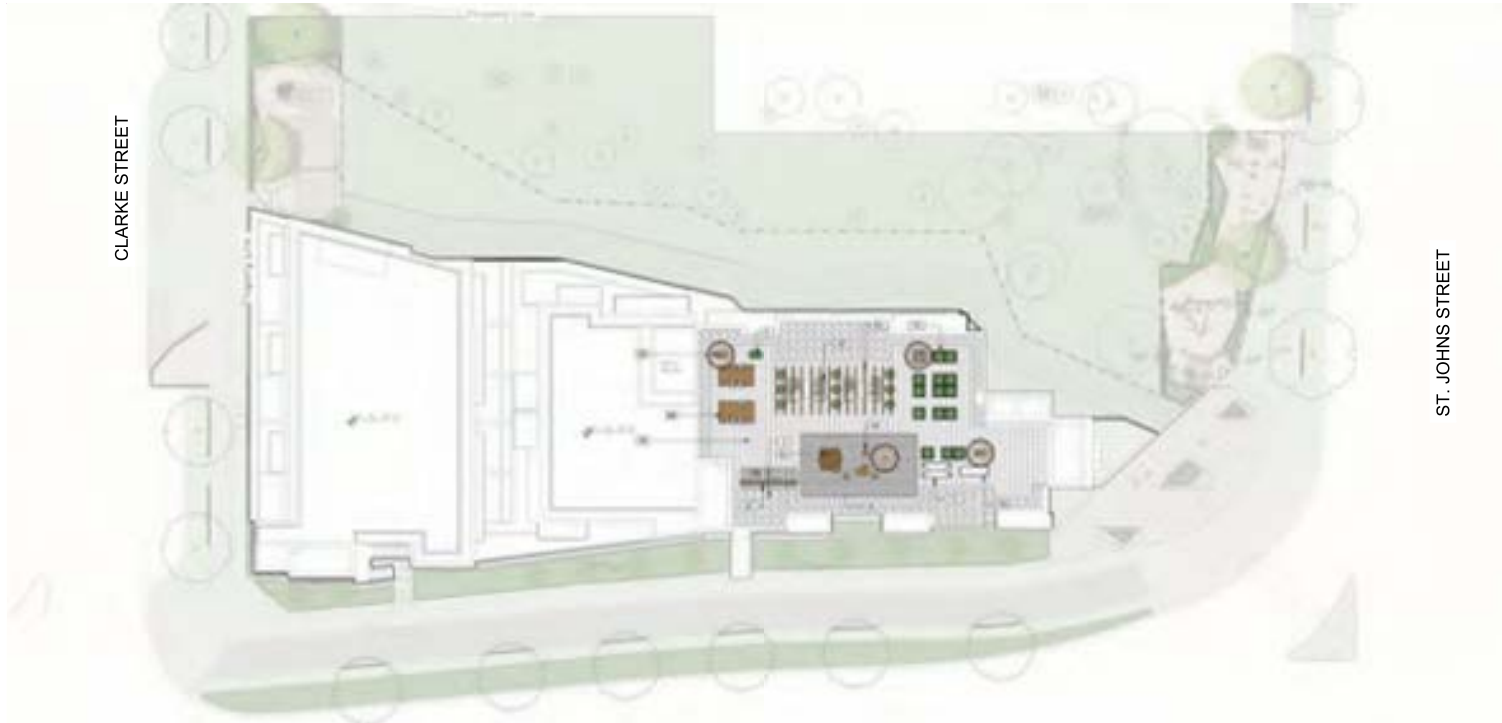
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ROOF-LEVEL MATERIALS / FURNISHINGS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1B	24 x 24" Hydrapressed Slabs Colour: Grey Detail 3, LD-01	6A	Overhead Wood Treils Detail 8, LD-04
2	Drip Strip Detail 4, LD-01	6B	Harvest Table Detail 9, LD-04
5B	Proposed Tree On slab: Detail 8, LD-01 Off slab: Detail 1-2, LD-02	6C	BBQ Counter and Sink Detail 1, LD-05
5	Raised Aluminium Planter Detail 4, LD-04	6D	Lounge Furniture
6	Rubber Safety Tiles Detail 1, LD-04		
6A	Large Wood Play House Detail 2, LD-04		
6K	Wood Play Cubes Detail 3, LD-04		
7A	Urban Agriculture 1m x 1m Cedar Planter Box Detail 5, LD-04		
7B	Potting Table Detail 6, LD-04		
7C	Tool Shed Detail 7, LD-04		

ROOF LEVEL PLANT SCHEDULE

UPPER LEVEL TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Malus 'Jewelcole' / Dwarf crabapple tree	B & B	4cm cal.	4
GRASSES	BOTANICAL / COMMON NAME	CONT		
	Stipa tenacissima / Mexican Feather Grass	#1		4
PERENNIALS, FERNS	BOTANICAL / COMMON NAME	CONT		
	Geranium macrorrhizum / Bigroot geranium	#1		2



BARNET HIGHWAY

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

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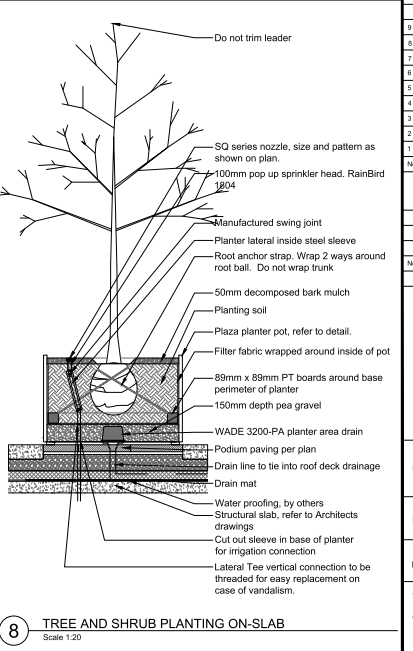
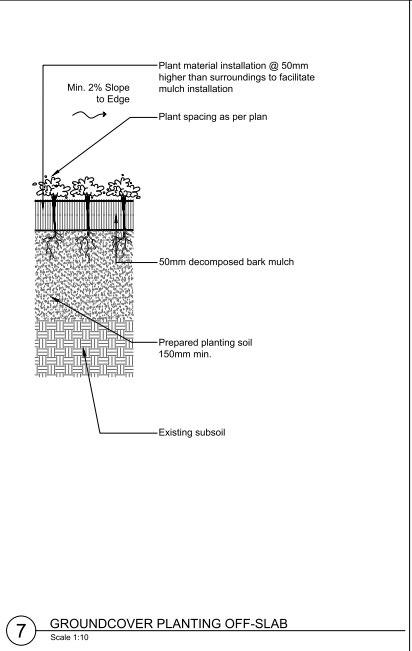
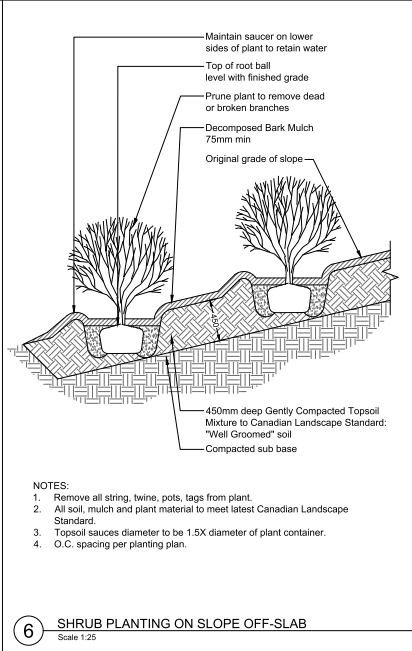
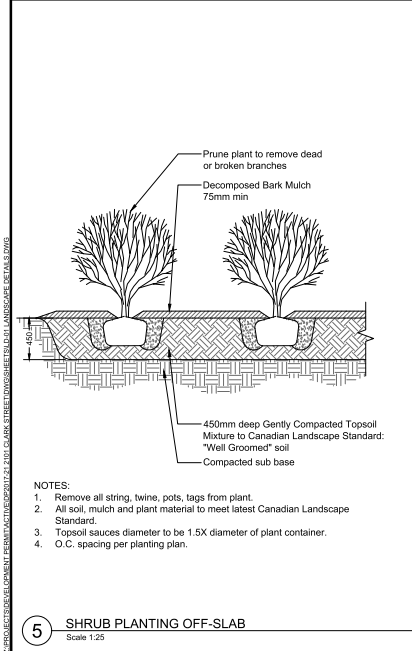
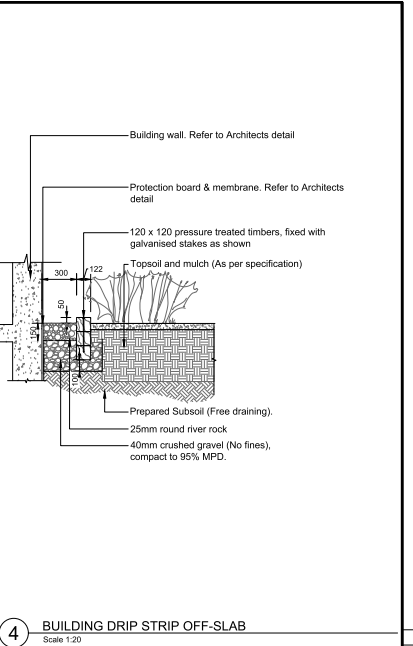
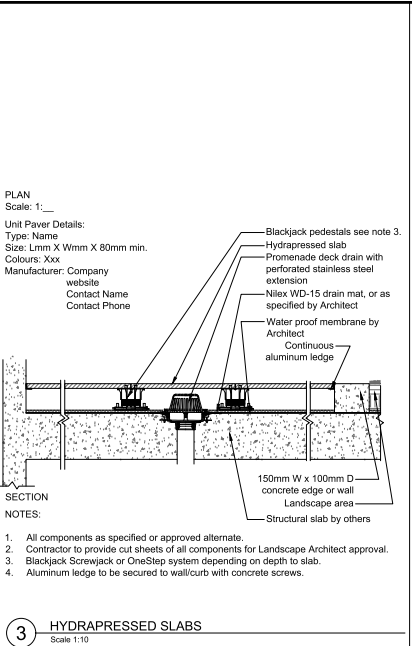
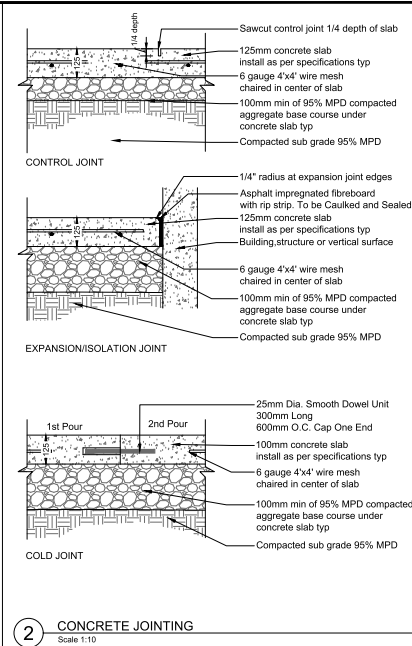
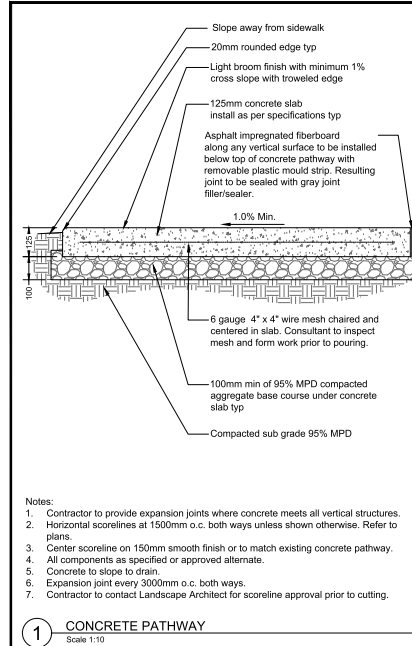
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Drawing Title:
ROOF PLAN

VDZ Project #:
DP2017-21

Drawing #:
L-05





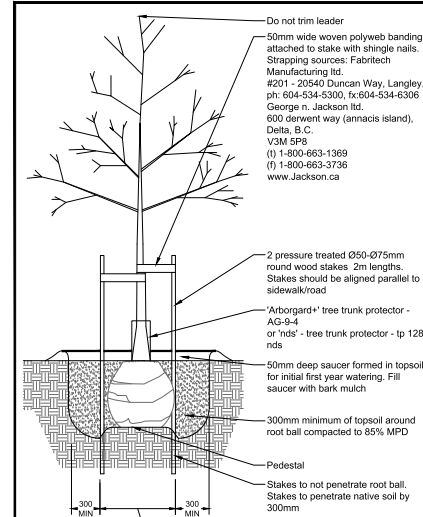
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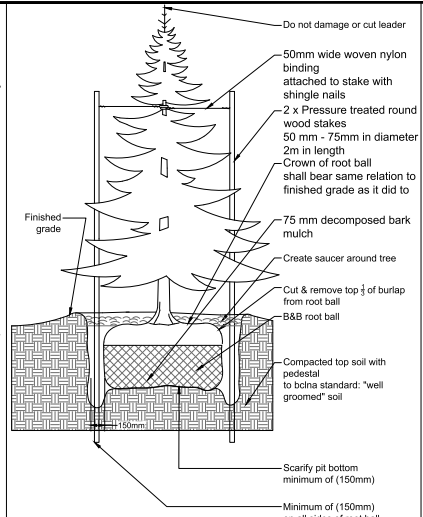
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- Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc. to be removed.
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 3. All trees shall be single stem

① DECIDUOUS TREE
Scale 1:25

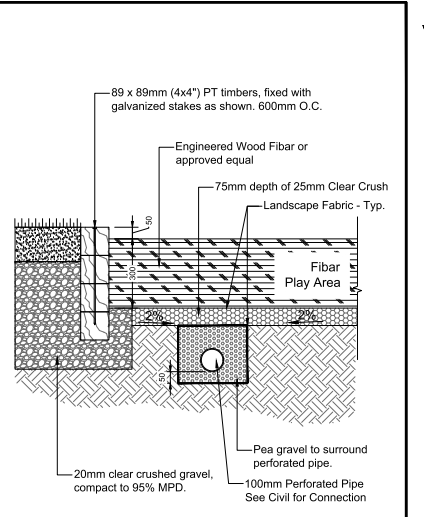


- Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
 2. Water thoroughly after installation
 3. Remove tree rings and stakes two years after installations
 4. Provide drainage for planting pit in impermeable soil

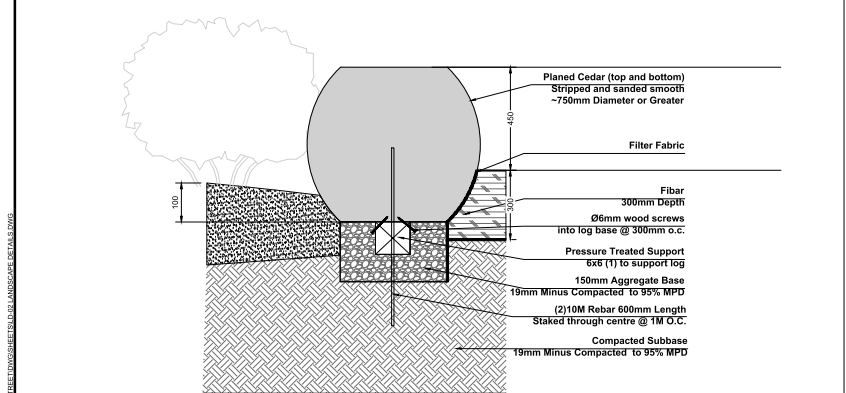
② CONIFEROUS TREE
Scale 1:25



③ BIKE RACK
NTS

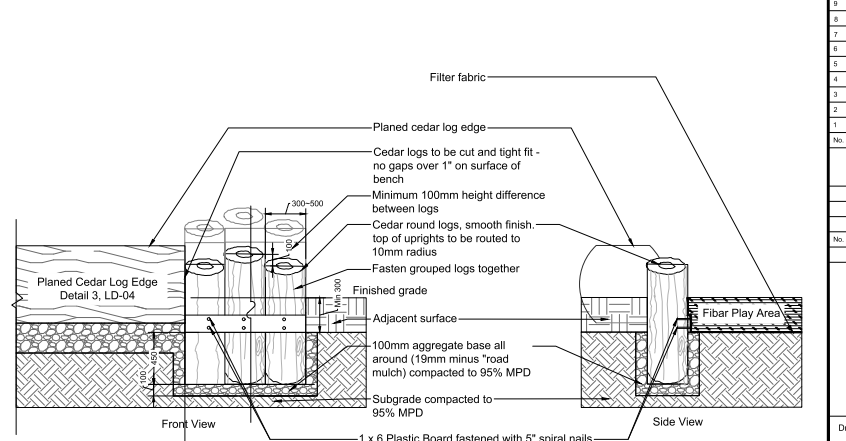


④ FIBAR - TIMBER EDGE
Scale 1:10



- Notes:
1. All hardware to be hot dipped galvanized.
 2. Logs to be stained with Sikkens Cetol SRD - Colour 077-Cedar or approved equal. End sealer to be used on all areas below grade. Apply as per manufacturers specifications.
 3. Size of log uprights as per plan (min. 300mm diameter)
 4. All branches and trunk splits to be cut flush, routed and sealed. Bark to remain intact.

⑤ FIBAR - PLANED CEDAR EDGE
Scale 1:10



- Notes:
1. Ø300mm milled cedar round logs to be imported to site for all stepping slumps east and west of hill side.
 2. Apply end sealer to below grade end cuts. Stain logs all around with Sikkens Cetol SRE RE, colour: natural, and apply end sealer to below grade end cuts prior to installation.
 3. Size of log uprights as per plan.
 4. Pre-drill holes in plastic boards prior to nailing.

⑥ FIBAR - CEDAR LOG EDGE
Scale 1:25



No.	By:	Description	Date
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1	MSS	Issued for Review	May 8, 2017

No.	By:	Description	Date

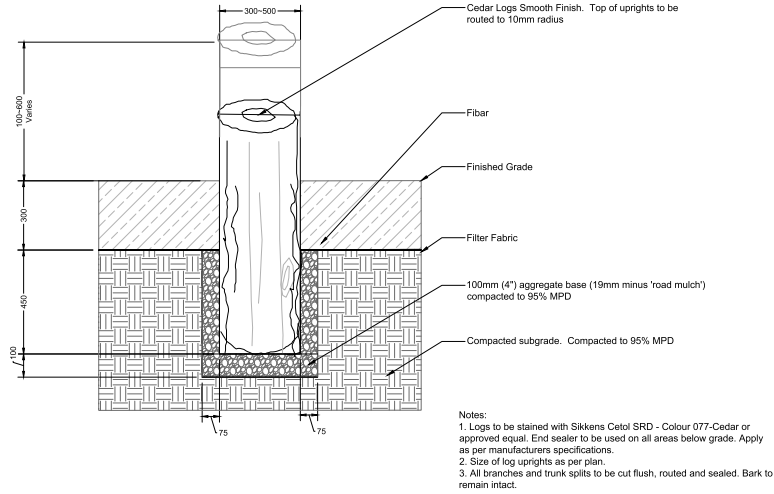
No.	By:	Description	Date

Project:	Proposed Residential Building for Marzara Venture Ltd.
Location:	2101 Clarke Street Port Moody, B.C.
Drawn:	MDS
Stamp:	
Checked:	MVDZ
Approved:	MVDZ
Scale:	Original Sheet Size: 24"x36"
AS SHOWN	



Small Wood Play House
Model: Kompan "Playhut with two sides"
Supplier: Rec Tec Industries

Or approved equal



WOOD STEPPING STUMP
Scale 1:10

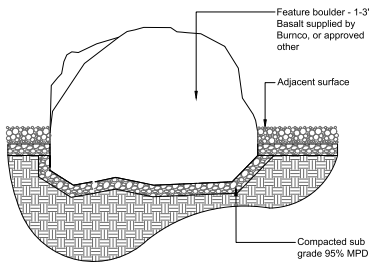


Bee Springer
Model: Kompan "Bee Springer"
Supplier: Rec Tec Industries

Or approved equal

1 SMALL WOOD PLAY HOUSE
NTS

3 BEE SPRINGER
NTS



4 BOULDER
Scale 1:20



Wood Climbing Structure
Model: Kompan "Parkour 002"
Supplier: Rec Tec Industries

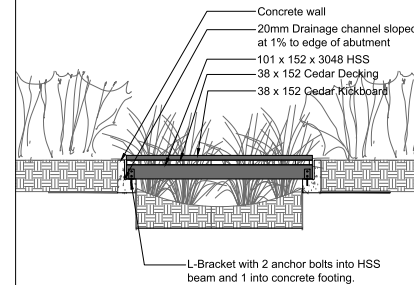
Or approved equal

5 FIBAR - PLANED CEDAR EDGE
NTS



Log Bench

6 CEDAR LOG BENCH
NTS



7 WOOD PLAY BRIDGE
NTS



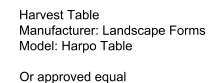
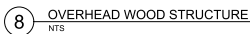
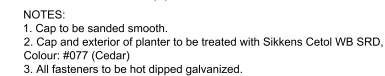
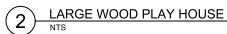
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Project:	Proposed Residential Building for Marzara Venture Ltd.
Location:	2101 Clarke Street Port Moody, B.C.
Drawn:	MSS
Checked:	MVDZ
Approved:	MVDZ
Scale:	Original Sheet Size: 24"x36"

AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED AND THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RE-VERIFIED AT THE COMPLETION OF THE WORK. ALL REVISIONS AND CHANGES MUST NOT BE REPRODUCED OR COPIED FOR ANY OTHER PROJECTS WITHOUT THE CONSULTANT'S WRITTEN PERMISSION.
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No.	Rev.	Description	Date

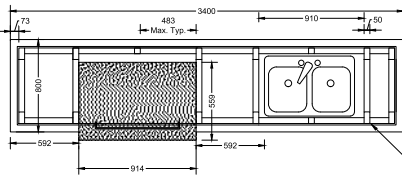
REVISIONS TABLE FOR SHEET			
Project:	Proposed Residential Building for Marzara Venture Ltd.		
Location:	2101 Clarke Street Port Moody, B.C.		

Drawn: Mds	Stamp:
Checked: MVZD	
Approved: MVZD	Original Sheet Size: 24"x36"
Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS OF THE WORK AGREEMENT FOR CONFORMANCE TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS ARE TO BE SHOWN AND TO BE EXCLUSIVE PROPERTY OF THE OWNER AND BE BOUND TO THE CONTRACT. NO USE OF THE WORK OR ALL INFORMATION THEREIN FOR ANY PURPOSES EXCEPT FOR THE PROJECT FOR WHICH ISSUED. CONTRACTOR UNLESS LABELLED ISSUED FOR FURTHER CONSTRUCTION.
AS SHOWN	

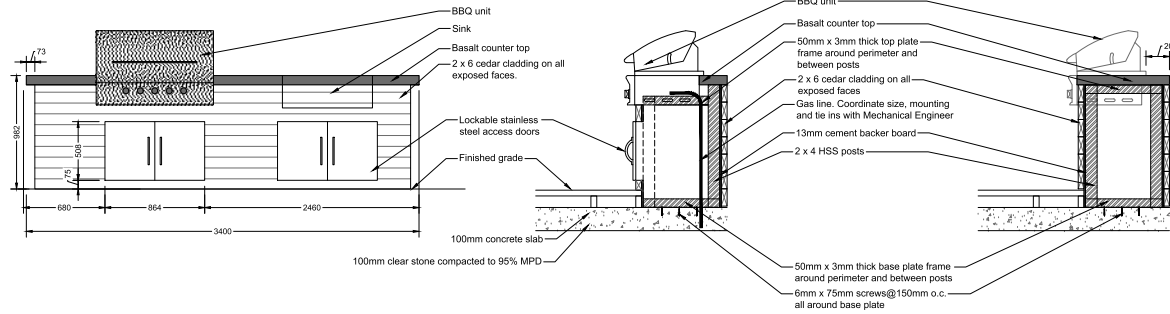
Drawing Title:
LANDSCAPE DETAILS

VDZ Project #:
DP2017-21

Drawing #:
LD-04



- Notes:
1. Contractor to verify BBQ dimensions prior to construction of BBQ enclosure.
 2. Contractor to submit shop drawings for approval.
 3. BBQ grill to be installed per manufacturers specifications.
 4. Gas line to be coordinated with Mechanical Engineer and to meet BBQ manufacturers specifications.
 5. BBQ Unit model Fire Magic Aurora A790i, or approved equal.



1 BBQ COUNTER
Scale: 1:20

4. Pre-drill holes in plastic boards prior to nailing



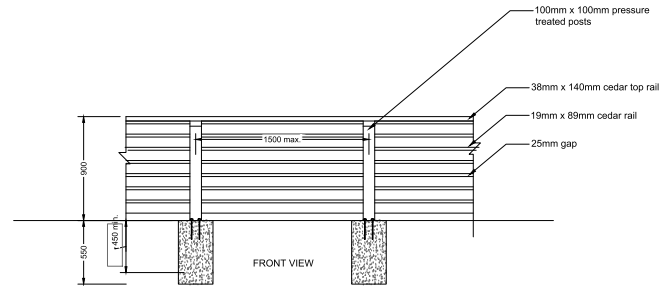
Tower with slide
Model: NRO1003 Kompan Robinia Play Systems
Supplier: Rec Tec Industries
Or approved equal



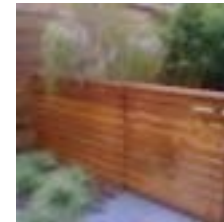
Two-seat swing
Model: NR0904 Kompan Robinia Swings
Supplier: Rec Tec Industries
Or approved equal

2 TOWER SLIDE
NTS

3 TWO-SEAT SWING
NTS



- Notes:
1. Stain fence with Sikken's Cetol SRD RE, Colour: Natural
 2. Contractor to submit shop drawings for fences. For review and approval of landscape architect.
 3. Offset horizontal slats for privacy



4 PICKET FENCE
NTS



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Issued for Development Permit



Sheet Number	Sheet Title
L-00	COVER PAGE
L-01	LANDSCAPE PLAN
LD-01	LANDSCAPE DETAIL S

[illegible]


4	DY	Issued for Development Permit	March 21, 2020
3	DY	Issued for Development Permit	Dec 21, 2019
2	MdS	Issued for Development Permit	Oct 31, 2020
1	MdS	Issued for Review	Oct 30, 2020
No.	By:	Description	Date

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
OFFSITE
Proposed Residential Building for
Marzara Venture Ltd.
Location:
2101 Clarke Street
Port Moody, B.C.

Drawn: MdS	Stamp: 
Checked: MVDZ	
Approved: MVDZ	
Scale: 1:300	Original Sheet Size: 24"x36"

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Drawing Title:

COVER PAGE

VDZ Project #:
DP2017-21

Drawing #: L-00

PROPOSED OFFSITE TREE SCHEDULE

STREET TREES	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	Acer cappadocium 'Rubrum' / Cappadocian Maple Uniform branching, nursery grown, dense tree, 1.5m (5') std. Location, species, and planting requirements to be confirmed with City of Port Moody.	B&B	60m cal.	6
	Carpinus betulus 'Emerald Avenue' / European Hornbeam Uniform branching, nursery grown, dense tree, 1.5m (5') std. Location, species, and planting requirements to be confirmed with City of Port Moody.	B&B	60m cal.	4
	Zelkova serrata 'Green Vase' / Sawleaf Zelkova Uniform branching, nursery grown, dense tree, 1.5m (5') std. Location, species, and planting requirements to be confirmed with City of Port Moody.	B&B	60m cal.	4





OFF-SITE PLANT SCHEDULE

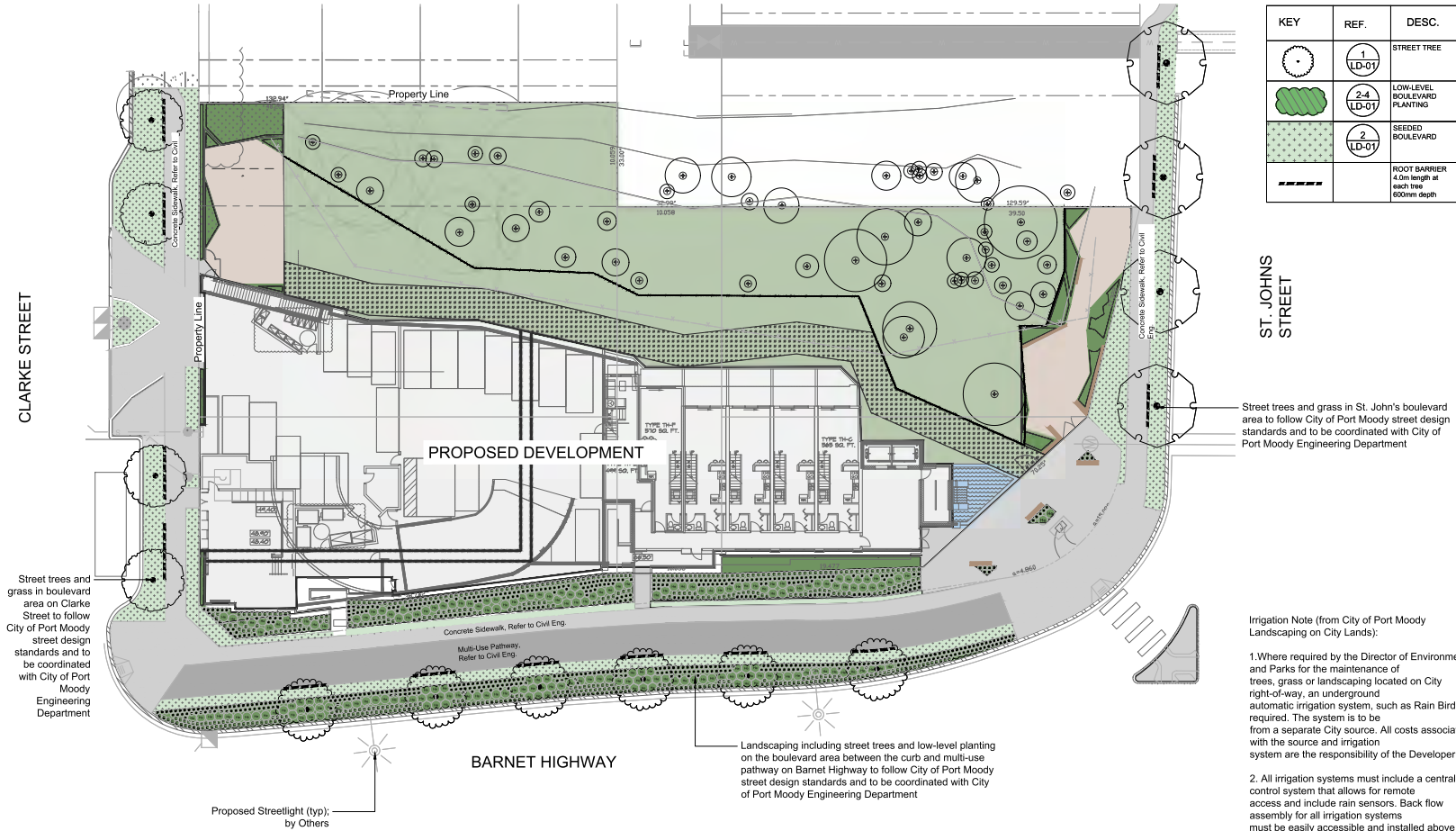
SHRUBS	BOTANICAL / COMMON NAME	CONT.	QTY
	Erica carnea 'Springwood Pink' / Winter Heather, Pink	#1	464
	Hebe pinguifolia 'Sutherlandii' / Paget Hebe	#2	196
GRASSES	BOTANICAL / COMMON NAME	CONT.	QTY
	Stipa tenacissima / Mexican Feather Grass	#1	556

PLANTING NOTES:

1. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS OF THE BC LANDSCAPE STANDARD, CURRENT EDITION.
2. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNA OR BCCLA GUIDELINES. PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
3. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
4. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
5. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
A. SHRUBS: 600MM
B. SOO: 300MM
C. TREES: 25 CUBIC METERS PER MEDIUM TREE (UP TO 15 M TALL)
6. 2" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

SOFT LANDSCAPE

KEY	REF.	DESC.
	1 LD-01	STREET TREE
	2-4 LD-01	LOW-LEVEL BOULEVARD PLANTING
	2 LD-01	SEEDED BOULEVARD
		ROOT BARRIER 4.0m length at each tree 600mm depth



ST. JOHNS STREET

Street trees and grass in St. John's boulevard area to follow City of Port Moody street design standards and to be coordinated with City of Port Moody Engineering Department

Irrigation Note (from City of Port Moody Landscaping on City Lands):

1. Where required by the Director of Environment and Parks for the maintenance of trees, grass or landscaping located on City right-of-way, an underground automatic irrigation system, such as Rain Bird, is required. The system is to be from a separate City source. All costs associated with the source and irrigation system are the responsibility of the Developer.
2. All irrigation systems must include a central control system that allows for remote access and include rain sensors. Back flow assembly for all irrigation systems must be easily accessible and installed above ground.



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Marzara Venture Ltd.

Location:
2101 Clarke Street
Port Moody, B.C.

Drawn:
MSS

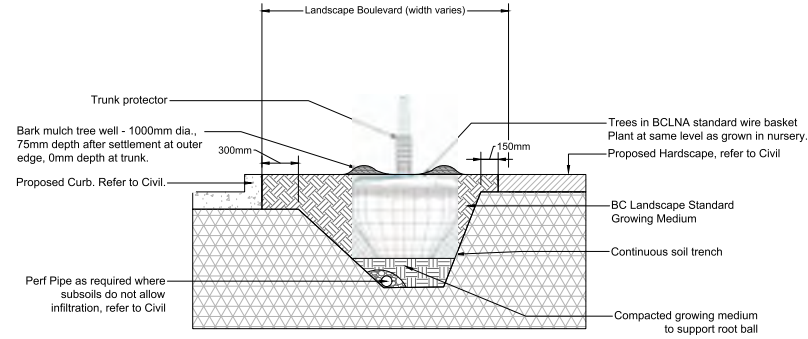
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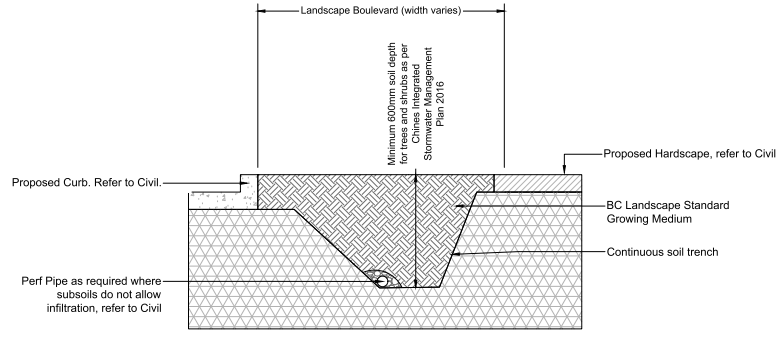
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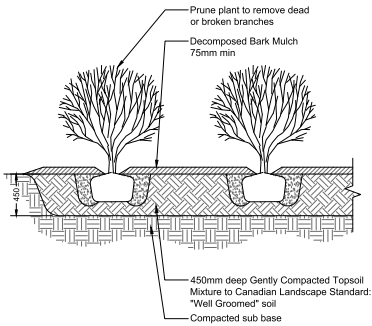
- Notes:
1. Off-site design to follow City of Port Moody street design standard; to be coordinated with City of Port Moody Engineering Department
 2. Tree stakes to be 2400 x 100 diameter PT timber with 20mm Arborite (20mm) loops installed as per manufacturer's recommendations. Stakes to be removed at the end of warranty period.
 3. Provide Treegator Slow Release Watering Bag for each Street Tree

1 BOULEVARD TREE PLANTING
Scale 1:20



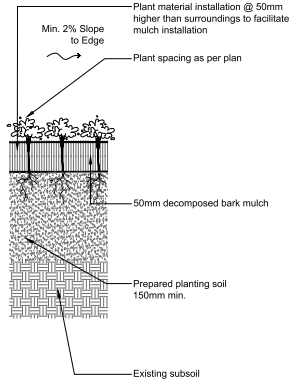
- Notes:
1. Off-site design to follow City of Port Moody street design standard; to be coordinated with City of Port Moody Engineering Department

2 BOULEVARD SOIL TRENCH
Scale 1:20



- NOTES:
1. Remove all string, twine, pots, tags from plant.
 2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
 3. Topsoil saucers diameter to be 1.5X diameter of plant container.
 4. O.C. spacing per planting plan.

3 BOULEVARD SHRUB PLANTING
Scale 1:25



4 BOULEVARD GROUNDCOVER PLANTING
Scale 1:10

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