

Proposed Residential Building

Re-Issued for Development Permit

VDZ+A

FORT LANGLEY STUDIO, MOUNT PLEASANT STUDIO
300-8331 Church St. 100-333 Kingsway
Fort Langley, BC, Vancouver, BC
V3M 2B6 V5T 3J1
www.vdz.ca 604-882-0024

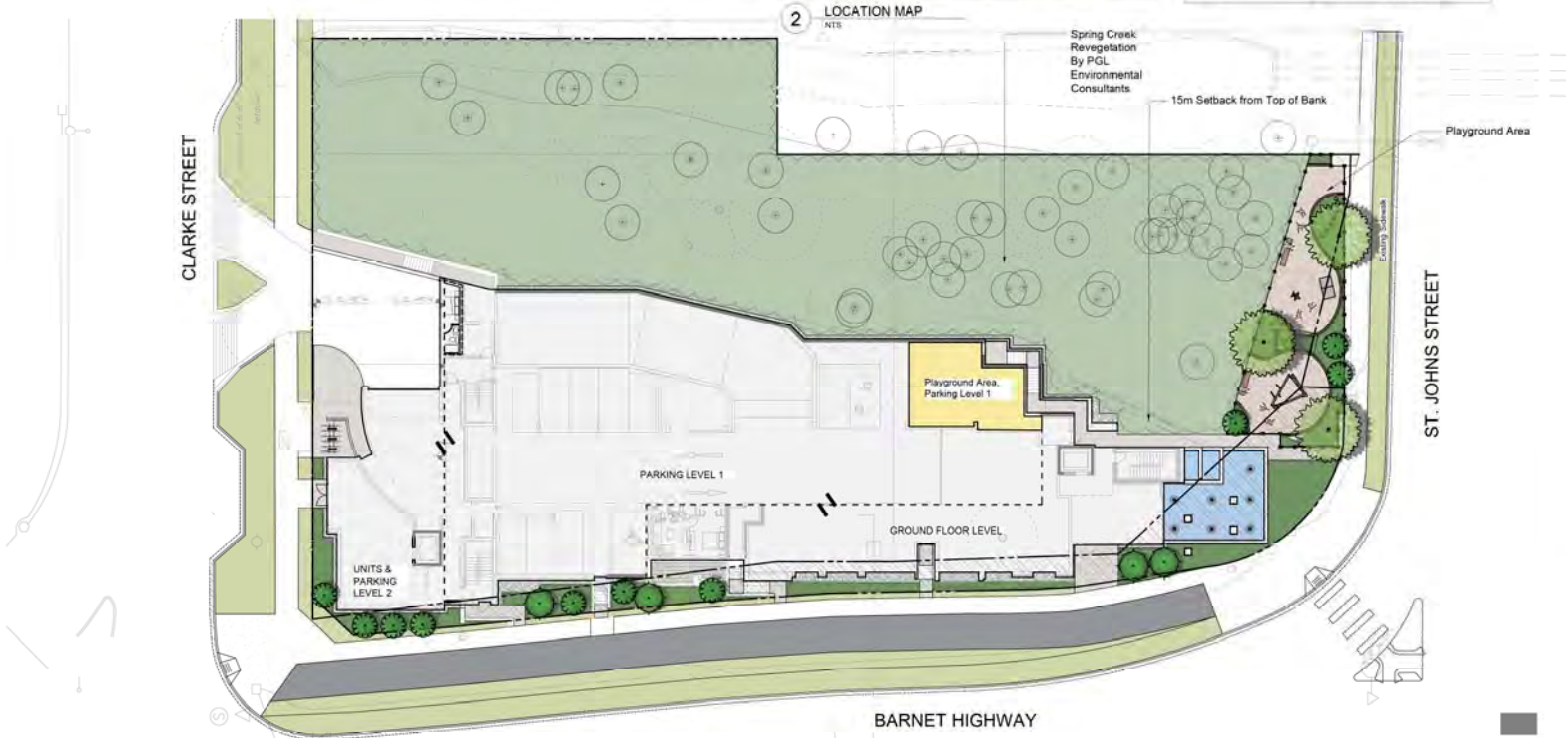


Contact Information	Other Key Contacts:	
van der Zalm + associates inc. landscape architecture	Marzara Venture Ltd. General Partner	Lo Studio Architecture Inc. Project Building Architecture
100 - 9181 Church Street Fort Langley, British Columbia, V3M 2B6 t 604-882-0024 f 604-882-0042		#205 - 3751 Jacobs Road Richmond, B.C. t 604-276-0114 f 604-886-0264
Primary Project Contact: Melody Simola melody@vdz.ca o 604-540-0925	Legal Address and Description:	
Alternate contacts (in case away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o 604-540-0925		



Sheet List Table

Sheet Number	Sheet Title
L-00	COVER PAGE
L-01	SITE PLAN
L-02	LEVEL 5 PLAN
L-03	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

2 LOCATION MAP
NTS

No.	By	Description	Date
5	MMS	Re-issued for DP	Oct 16, 2020
4	MMS	Re-issued for DP	July 31, 2018
3	MMS	Issued for DP	Nov 14, 2017
2	MMS	Issued for Client Review	Nov 1, 2017
1	MMS	Issued for Review	May 9, 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:	Blank
Checked:	
Approved:	Original Sheet Size: 24"x36"
Scale:	

CONTRACTOR SHALL CHECK ALL DIMENSIONS FOR THE WORK AND SIGNIFY APPROVAL TO THE CONSULTING ENGINEER PRIOR TO THE COMMENCEMENT OF THE WORK. ALL DIMENSIONS OF THE WORK SHALL BE AS SHOWN ON THE DRAWINGS. THE CONSULTING ENGINEER SHALL NOT BE RESPONSIBLE FOR THE WORK. ALL DIMENSIONS OF THE WORK SHALL BE AS SHOWN ON THE DRAWINGS. THE CONSULTING ENGINEER SHALL NOT BE RESPONSIBLE FOR THE WORK.

Drawing Title:

VDZ Project #
DP2017-21

Drawing #:

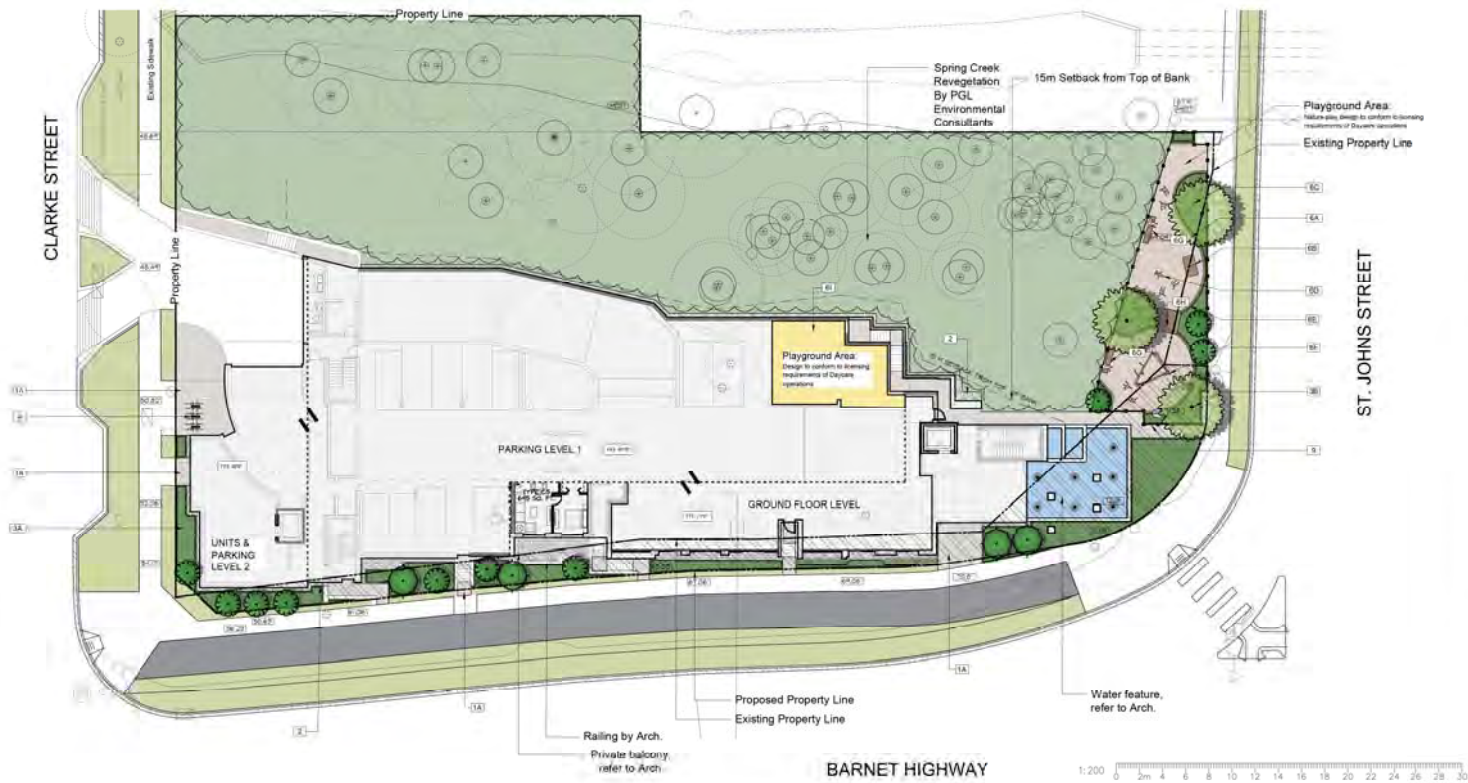
GROUND-LEVEL MATERIALS / FURNISHINGS

SYMBOL	DESCRIPTION	QTY	DESCRIPTION
1A	2" Concrete Light Brown Finish with sealant Detail 1-2, LD-01		
2	Drip Strip Detail 4, LD-01	64	Wood Play Bridge Detail 7, LD-03
3A	Shrub Planting On slab: Detail 8, LD-01 Off slab: Detail 5-7, LD-01	67	Rubber Safety Tree Detail 1, LD-04
3B	Proposed Tree On slab: Detail 8, LD-01 Off slab: Detail 1-2, LD-02	9	Daycare Fence
4	Bike Rack Detail 3, LD-02		
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	See 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 glabrum / Paperbark maple Uniform branching, nursery grown, dense tree, 1.5m (5') tall.	8 & 8	8cm cal.	3
	Chamaecyparis nootkanensis / Alaskan Yellow Cedar	8 & 8	3m tr.	4
	Thuja mertensiana / Mountain Hemlock	8 & 8	2m tr.	10
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	
Az	Azalea x 'Kiri' / Kiri Azalea	#2	0.65m	
Es	Escallonia x 'Pink Princess' / Pink Princess Escallonia Nursery grown, well established	#3	0.75m	
Lr	Lonicera nitida 'Red Tip' / Red Tip Box Honeysuckle Nursery grown, well established	#3	0.45m	
PH	Physocarpus opulifolius / Ninebark	#5	1m	
R	Rosa gymnocarpa / Baldhip rose	#3	1m	
Sp	Salix purpurea 'Nana' / Dwarf Arctic Willow Nursery grown, well established	#2	0.75m	
Sl2	Syringa latifolia 'Tox' / Bechtel's Spruce Nursery grown, well established	#2	0.75m	
Y	Taxus x media 'Hill' / Yew	1.2m tr.	0.60m	
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	
Ap	Asplenium scolopendrium / Hart's Tongue Fern Nursery grown, well established	#1	0.45m	
F	Polystichum munitum / Western Sword Fern	#2	0.75m	
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	
Ca	Calamagrostis x scutellaria 'Karl Foerster' / Feather Reed Grass Nursery grown, well established	#1	0.60m	
St	Stipa tenacissima / Mexican Feather Grass Nursery grown, well established	#1	0.45m	

PLANT IMAGES



VDZ+A
 LANDSCAPE ARCHITECTS
 FORT LANGLEY STUDIO, MIDVANT PLEASANT STUDIO
 330-8331 Church St. 222-333 Kingsway
 Port Langley, BC Vancouver, BC
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 www.vdz.ca 604-882-0024



No.	By	Description	Date
1	MAFS	Prepared for DFP	Oct 16, 2020
2	MAFS	Revised for DFP	Jan 31, 2021
3	MAFS	Revised for DFP	Feb 10, 2021
4	MAFS	Revised for Client Review	Feb 10, 2021
5	MAFS	Revised for Review	May 8, 2021

REVISIONS TABLE FOR DRAWINGS
 * Changes to the drawing are the property of the client and may not be reproduced or used for other projects without permission.

No.	By	Description	Date
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REVISIONS TABLE FOR SHEET

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

Drawn: MAFS
 Checked: MVDZ
 Approved: MVDZ
 Scale: 1:200
 Original Sheet Size: 24"x36"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS
 TO THE WORK SHOWN AND REPORT ANY
 DISCREPANCIES TO THE CONSULTANT PRIOR TO
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 THE WORK. ALL DIMENSIONS OF THE WORK
 SHOWN SHALL BE TO THE CENTERLINE
 UNLESS OTHERWISE SPECIFIED. THE
 CONSULTANT SHALL BE RESPONSIBLE FOR
 THE ACCURACY OF THE WORK.

Drawing Title
SITE PLAN

VDZ Project #
DP2017-21

Drawing #
L-01

LEVEL 5 MATERIALS / FURNISHING

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1B1	24 x 24" Hydrated Slab Colour: Grey Detail 3, LD-01	BA	Overhead Wood Trellis Detail 6, LD-04
2	Drip Stop Detail 4, LD-01	BB	Harvest Table Detail 9, LD-04
3A	Shrub Planting On slab: Detail 8, LD-01 Off slab: Detail 5-7, LD-01	BC	B&G Counter and Sink Detail 1, LD-05
3B	Proposed Tree On slab: Detail 8, LD-01 Off slab: Detail 1-2, LD-02	BD	Lounge Furniture Detail 1, LD-05
5	Raised Aluminum Planter Detail 4, LD-04	BE	Table and Chairs
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		
7C	Tool Shed Detail 7, LD-04		

LEVEL 5 PLANT SCHEDULE

UPPER LEVEL TREES	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance® Highberry Uniform branching, nursery grown, dense tree, 1.5m (5') tall	BA1	5 m cal.	8
	Carpinus betulus 'Fastigiata' / Fastigiata European Hornbeam Uniform branching, nursery grown, dense tree	BA5	5 m cal.	6
	Malus 'Jewelstar' / Dwarf crabapple tree	B & B	4m cal.	5
GROUND COVER	BOTANICAL / COMMON NAME	CONT.	SPACING	
Es	Escallonia x 'Pink Princess' / Pink Princess Escallonia Nursery grown, well established	#3	0.75m	
Fi	Ficus carica 'Brown Turkey' / Common Fig	#5	1.20m	
He	Hebe pinguifolia 'Sutherlandii' / Paele Hebe	#2	0.80m	
Ro	Reinmannia officinalis / Reinmannia Nursery grown, well established	#11	0.45m	
GRASSES	BOTANICAL / COMMON NAME	CONT.	SPACING	
Ca	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Nursery grown, well established	#1	0.60m	
St	Stipa tenacissima / Mexican Feather Grass Nursery grown, well established	#1	0.45m	
GROUND COVER	BOTANICAL / COMMON NAME	CONT.	SPACING	
Fr	Fragaria x ananassa 'Totem' / Totem Strawberry	#1	0.45m	
V	Vaccinium corymbosum 'Trio Half' / Dwarf Blueberry Nursery grown, well established	#1	0.45m	
PERENNIALS	BOTANICAL / COMMON NAME	CONT.	SPACING	
Al	Allium x 'Millenium' / Millenium Ornamental Onion Nursery grown, well established	#1	0.45m	
Ov	Origanum vulgare / Oregano Nursery grown, well established	#1	0.30m	
VINES	BOTANICAL / COMMON NAME	CONT.	SPACING	
Ak	Akebia quinata / Chocolate Vine	#1	0.55m	
Ci	Clematis armandi / Evergreen Clematis Stacked, well established	#1	0.50m	

PLANT IMAGES



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 LANDSCAPE ARCHITECTURE • 3000 AVENUE 100 • SUITE 1000
 FORT LAUDERDALE, FL 33304
 954.552.0000



No.	By	Description	Date
5	MMS	File issued for DP	Oct 16, 2020
4	MMS	File issued for DP	July 31, 2018
3	MMS	Issued for DP	Nov 14, 2017
2	MMS	Issued for DP	Nov 14, 2017
1	MMS	Issued for DP	May 8, 2017

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No.	By	Description	Date
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REVISIONS TABLE FOR SHEET

Project:
 Proposed Residential Building for
 M&Zara Venture Ltd.
 Location:
 2101 Clarke Street
 Fort Moody, B.C.

Drawn: MMS
 Checked: MVOZ
 Approved: MVOZ
 Scale: As noted

Original Sheet Size
 24"x36"

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
 CITY OF FORT LAUDERDALE, FLORIDA, AND THE
 FLORIDA DEPARTMENT OF TRANSPORTATION
 (FDOT) STANDARD SPECIFICATIONS FOR
 CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION
 FOR THE STATE OF FLORIDA.

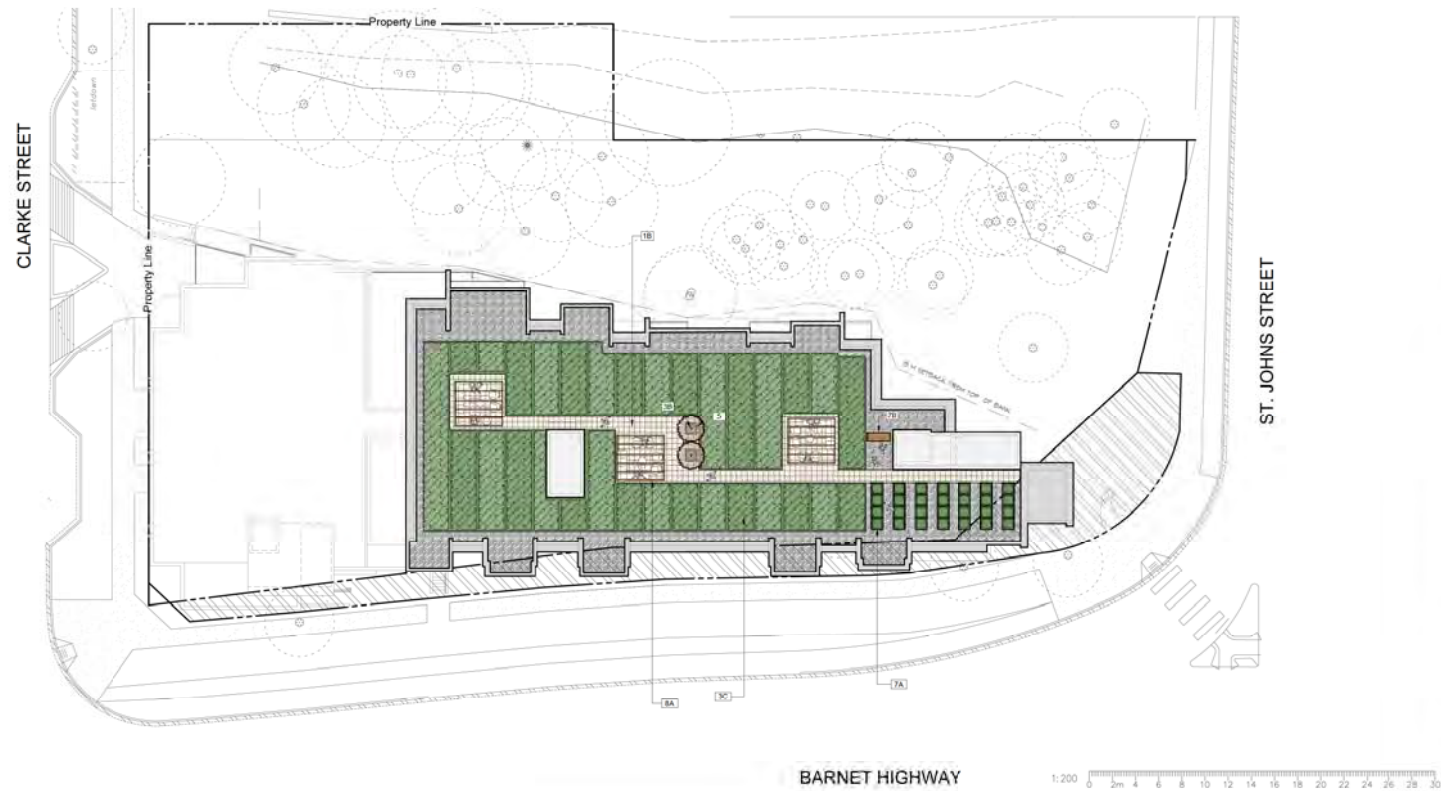
Drawing Title:
LEVEL 5 PLAN

VDZ Project #:
DP2017-21

Drawing #:
L-02

SYMBOL	DESCRIPTION
[2]	24 x 24" Hydroneered Slab: Colour: Grey Detail 3, LD-01
[5]	Proposed Tree On slab: Detail 8, LD-01 Off slab: Detail 1-2, LD-02
[9]	Raised Aluminium Planter Detail 4, LD-04
[10A]	Urban Agriculture 1m x 1m Cedar Planter Box Detail 5, LD-04
[10B]	Potting Table Detail 6, LD-04
[11A]	Overhead Wood Tralls Detail 8, LD-04
[12]	Extensive Green Roof Sedum Trays Detail 2, LD-05

UPPER LEVEL TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Malus 'Jewelred' / Dwarf crabapple tree	#10 pot	2



5	MSB	Re-Issued for OP	Oct 16, 2020
4	MSB	Re-Issued for OP	May 31, 2019
3	MSB	Issued for OP	Nov 14, 2017
2	MSB	Issued for Client Review	Nov 1, 2017
1	MSB	Issued for Review	May 8, 2017
No.	By	Description	Date

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
Proposed Residential Building for
Märzara Venture Ltd.

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

Drawn	Blank
MIS	

Checked: MVDZ	
------------------	--

Approved MVDZ	Original Sheet Size 24"x36"
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Scale	(CONTRACTOR SHALL ENTER ALL DIMENSIONS ON THIS DRAWING. LABEL DIMENSIONS TO MATCH TO THE CONTRACT BEFORE PROCEEDING.)
As noted	ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF

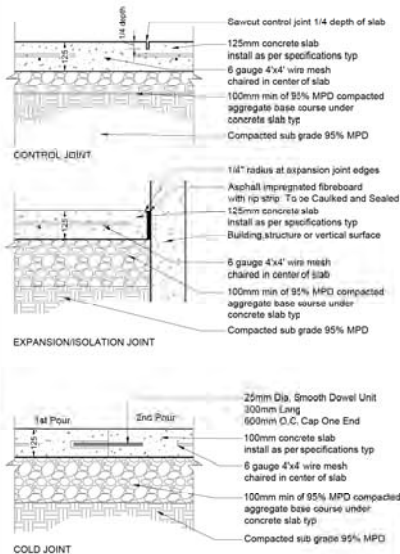
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ROOF PLAN

VDZ Project
DP2017-21

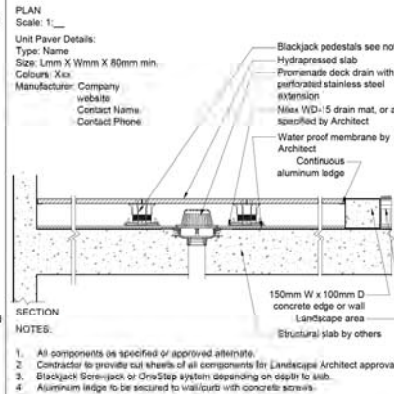
Drawing #:
L-03



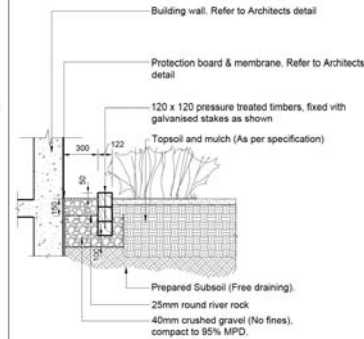
1 CONCRETE PATHWAY
Scale 1:10



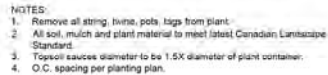
2 CONCRETE JOINTING



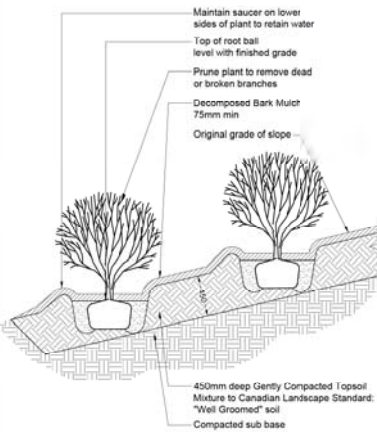
3 HYDRAPRESSED SLABS
Scale 1:10



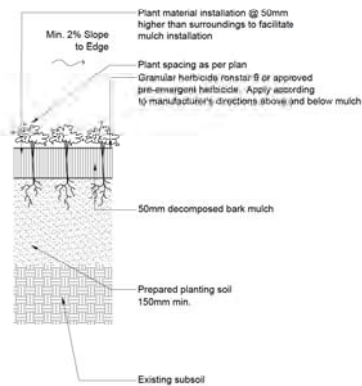
4 BUILDING DRIP STRIP OFF-SLAB
Scale 1/20



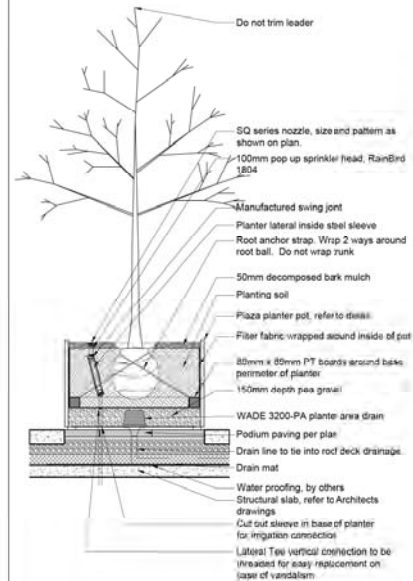
5 SHRUB PLANTING OFF-SLAB



6 SHRUB PLANTING ON SLOPE OFF-SLAB
Scale 1/25

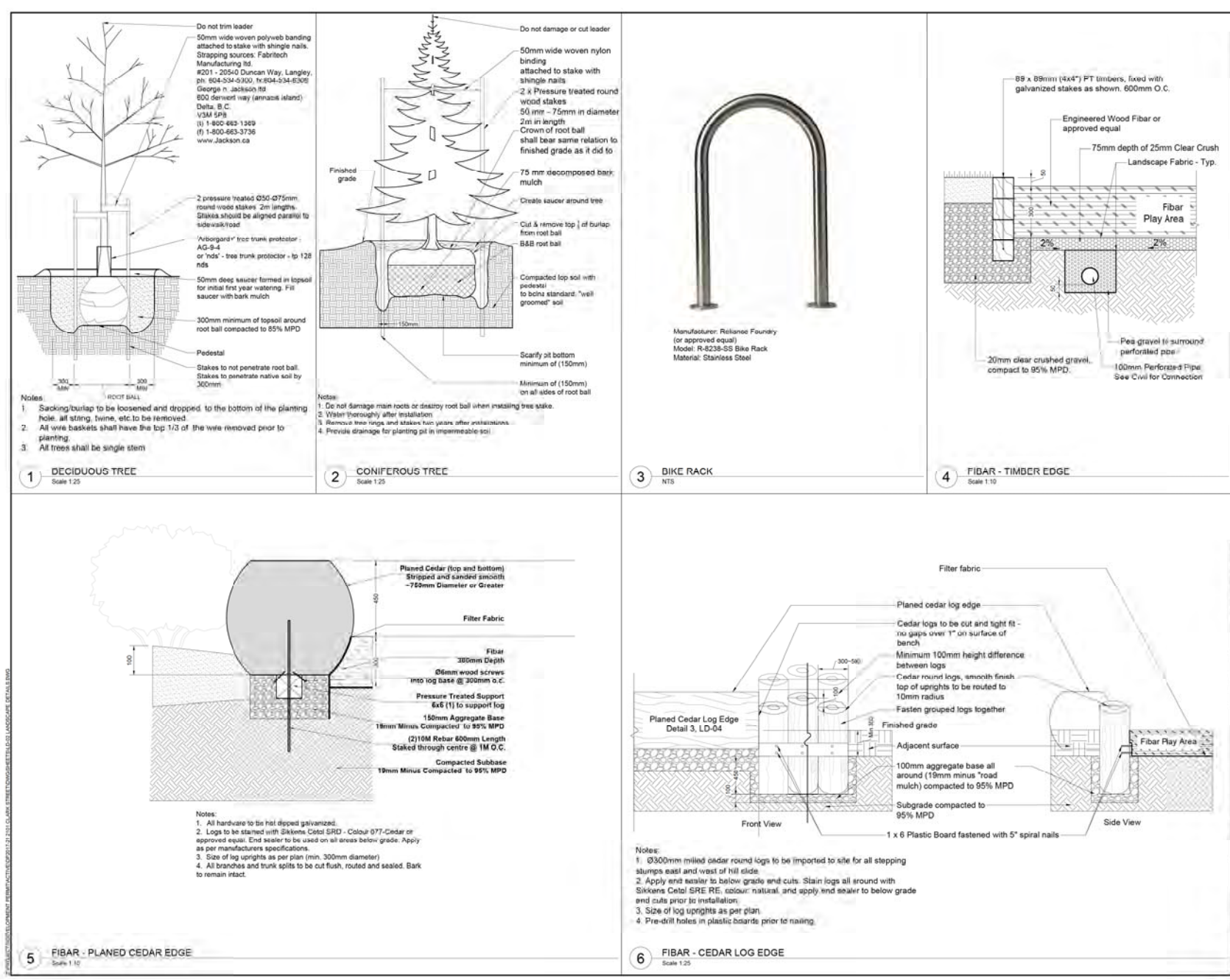


7 GROUND COVER PLANTING OFF-SLAB
Scale 1:10



8 TREE AND SHRUB PLANTING ON-SLAB
Scale: 1/20





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FORT LANGLEY STUDIO, MIDVINT PLEASANT STUDIO
300-833 Church St. 300-333 Kingsway
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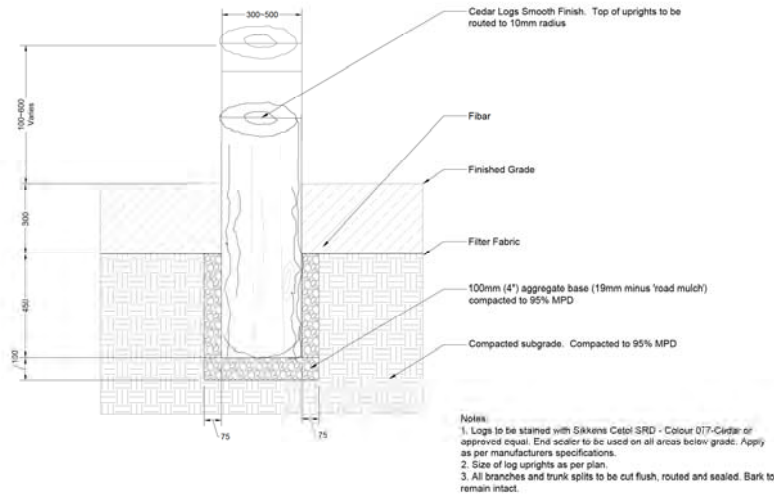


REVISIONS TABLE FOR DRAWINGS			
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No.	By	Description	Date
1	MSB	Released for DP	Oct 16, 2016
2	MSB	Released for DP	Jul 31, 2016
3	MSB	Released for DP	Nov 10, 2017
4	MSB	Released for DP	Nov 1, 2017
5	MSB	Released for DP	May 8, 2017
REVISIONS TABLE FOR SHEET			
Project: Proposed Residential Building for Marzara Venture Ltd.			
Location: 2101 Clarke Street Port Moody, B.C.			
Drawn by: AAR			
Checked: MVOZ			
Approved: MVOZ			
Scale: AS SHOWN			
Original Sheet Size: 24"x36"			



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

Or approved equal



WOOD STEPPING STUMP
Scale 1:10

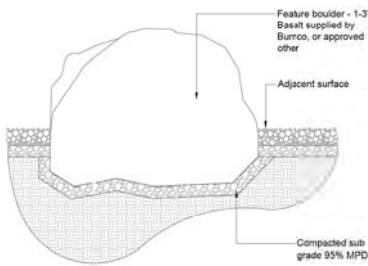


Bee Springer
Model: Kompan "Bee Springer"
Supplier: Rec Tec Industries

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

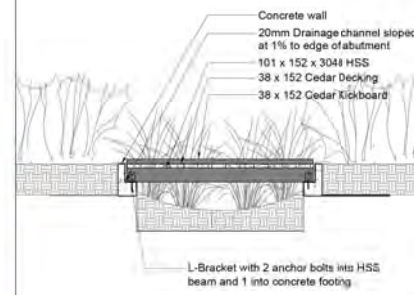
Or approved equal

5 FIBAR - PLANED CEDAR EDGE
NTS



Log Bench

6 CEDAR LOG BENCH
NTS



7 WOOD PLAY BRIDGE
NTS

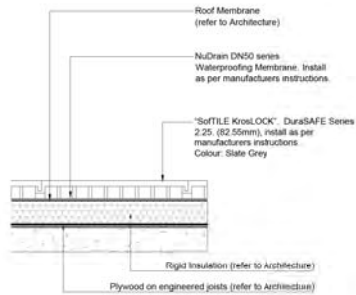


No.	By	Description	Date
1	AMS	Revised for 2D	Oct 16, 2016
2	AMS	Revised for 2D	Jul 31, 2016
3	AMS	Revised for 2D	Nov 15, 2017
4	AMS	Revised for 2D	Nov 15, 2017
5	AMS	Revised for 2D	May 8, 2017

No.	By	Description	Date
1	AMS	Revised for 2D	Oct 16, 2016
2	AMS	Revised for 2D	Jul 31, 2016
3	AMS	Revised for 2D	Nov 15, 2017
4	AMS	Revised for 2D	Nov 15, 2017
5	AMS	Revised for 2D	May 8, 2017

Project:	Proposed Residential Building for Marzara Venture Ltd.
Location:	2101 Clavie Street Port Moody, B.C.
Drawn:	AMS
Checked:	MVDZ
Approved:	MVDZ
Scale:	AS SHOWN

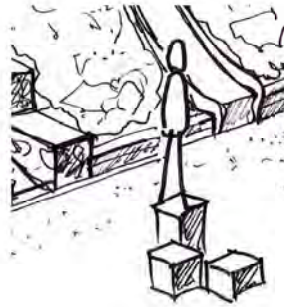
LANDSCAPE ARCHITECTURE FORT LANGLEY STUDIO, MOUNT PLEASANT STUDIO



1 RUBBER SAFETY SURFACING
Scale 1:10



2 LARGE WOOD PLAY HOUSE
Model: Kompan "Village Shop"
Supplier: Rec Tec Industries
Or approved equal



3 WOOD STEPPING CUBES
NTS

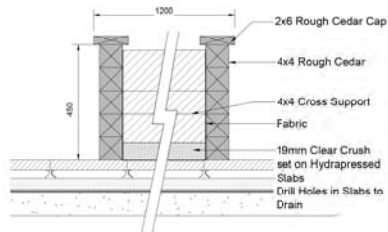


4 ALUMINIUM PLANTER
NTS

Manufacturer: C3 Commercial
Metal Planters (or approved equal)
Model: 72 x 20 x 42"H
Colour: Slate



6 POTTING TABLE
NTS



NOTES:
1. Cap to be sanded smooth.
2. Cap and exterior of planter to be treated with Sikksens Cetol WB SRD, Colour: #077 (Cedar)
3. All fasteners to be hot dipped galvanized.

5 URBAN AGRICULTURE PLANTER
Scale 1:10



7 TOOL SHED
NTS



8 OVERHEAD WOOD STRUCTURE
NTS



Harvest Table
Manufacturer: Landscape Forms
Model: Harpo Table
Or approved equal

9 HARVEST TABLE
NTS

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LANDSCAPE ARCHITECTURE
FORT LANGLEY STUDIO, MOUNT PLEASANT STUDIO
350-5551 Church St. 100-5551 Kingsway
Fort Langley, BC Vancouver, BC
V3M 2B6 V5T 3J7
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No.	By	Description	Date
1	MB	Prepared for DP	Oct 16, 2016
2	MB	Revised for DP	Jul 31, 2016
3	MB	Revised for DP	Nov 10, 2017
4	MB	Revised for DP	Nov 10, 2017
5	MB	Revised for DP	May 8, 2017

REVISIONS TABLE FOR DRAWINGS
If changes are required, the drawing and changes to the drawing or set of plans or documents etc. and they will be reproduced or used by the project without prejudice.

No.	By	Description	Date
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REVISIONS TABLE FOR SHEET

Project:
Proposed Residential Building for
Marzara Venture Ltd.

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

Drawn: MB	Stamp:
Checked: MVOZ	
Approved: MVOZ	Original Sheet Size 24"x36"
Scale: AS SHOWN	

Drawing Title:

LANDSCAPE DETAILS

VDZ Project #

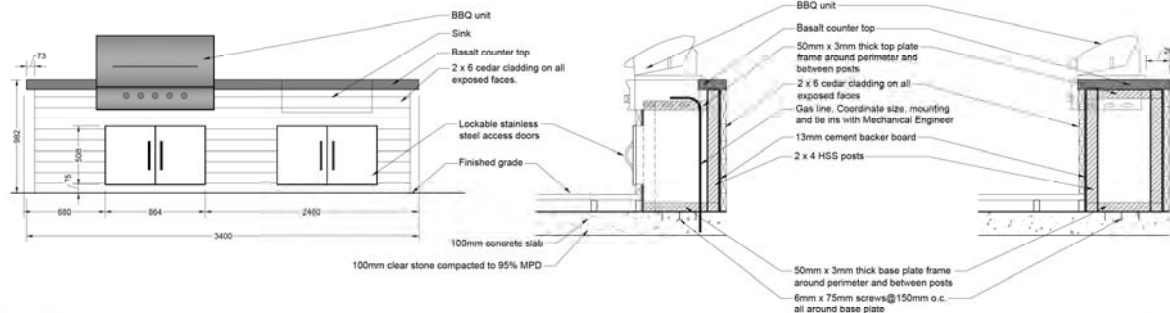
DP2017-21

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



Extensive Green Roof
Live Roof 4 Depth over Conventional Roof
Model: Harpo Table

2 EXTENSIVE GREEN ROOF
NTS

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CONSULTING ARCHITECTS • INTERIOR DESIGNERS • DESIGN COORDINATORS

FORT LANGLEY STUDIO
180-1812 Church St.
Fort Langley, B.C.
V3M 2M6

MOUNT PLEASANT STUDIO
102-535 Kingsway
Vancouver, B.C.
V5T 3T7

www.vdz.ca 604-893-0016



Drawing Title: LANDSCAPE DETAILS

VDZ Project #
DP2017-21

Drawing #: LD-05

1	M&S	Re-issued for DIP	Oct 18, 2016
6	M&S	Re-issued for DIP	July 27, 2016
3	M&S	Issued for DIP	Nov 14, 2015
2	M&S	Issued for Direct Review	Nov 1, 2015
1	M&S	Issued for Review	May 8, 2015
As.	By	Description	Date

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
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Project:
Proposed Residential Building for
Märzara Venture Ltd

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

Drawn:	Blank:
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Checked: 8/10/17	
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Approved	Original Sheet Size
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MVDZ	24"x36"
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Scale: 123456789101112131415161718192021222324252627282930313233343536373839404142434445464748495051525354555657585960616263646566676869707172737475767778798081828384858687888990919293949596979899100

AS SHOWN