# PACIFIC NAZARENE HOUSING SOCIETY

LANGLEY, BC

AD	Area Drain	NIC	Not in Contract
ALT	Alternate	NO	Number
ALUM	Aluminum	NTS	Not to Scale
ARCH	Architect/ Architectural	OC	On Center
AVG	Average	OD	Outside Diameter/Dimension
В	Bottom	PC	Point of Curvature
BB	Bottom of Bench Elevation	PERP	Perpendicular
ВС	Bottom of Curb Elevation	PA	Planting Area
BLDG	Building	PI	Point of Intersection
BOL	Bollard	PL	Property Line
BP	Bottom of Pool	PLNT	Plant/ Planting
BS	Bottom of Step/ Stair Elevation	PO	Point of Origin
BTW	Between	PP	Pedestrian Pole
BW	Bottom of Wall Elevation	PIP	Pour-in-Place
СВ	Catch Basin	PSI	Pounds per Square Inch
CIV	Civil	PT	Point of Tangency
CJ	Control Joint	QTY	Quantity
COJ	Construction Joint	R	Riser
COMP	Compacted	RA	Radius
CONC	Concrete	REBAR	Reinforcing Bar
DEG	Degree	REQ	Required
DET	Detail	ROW	Right of Way
DIA	Diameter	SB	Setback
DIM	Dimension	SHT	Sheet
DN	Down	SPEC	Specifications
DWG	Drawing	SECT	Section
EJ	Expansion Joint	SQ	Square
ENG	Engineer/ Engineering	SS	Stainless Steel
EQ	Equal	STA PT	Station Point
EX	Existing	STD	Standard
FC	Flush Curb	STL	Steel
FDN	Foundation	STR/STRUC	Structure/ Structural
FG	Finish Grade	Т	Тор
FIN	Finish	ТВ	Top of Bench Elevation
FTG	Footing	T+B	Top and Bottom
FTN	Fountain	TAN	Tangency
GALV	Galvanized	TC	Top of Curb Elevation
HEF	Horizontal Each Face	TD	Trench Drain
HP	High Point	TEMP	Temporary
HT	Height	THK	Thick
HWL	High Water Level	TOS	Top of Slab
ID	Inside Diameter/Dimension	TPZ	Tree Protection Zone
INCL	Include/ Including	TS	Top of Step/ Stair Elevation
JT	Joint	TW	Top of Wall Elevation
LARCH	Landscape Architect	TYP	Typical
LOW	Limit of Work	VERT	Vertical
LT	Light	VEF	Vertical Each Face
M	Meters/ Metres	w/	with
MAX	Maximum	w/o	without
MIN	Minimum	WF	Water Feature
MISC	Miscellaneous	WJ	Water Jet
		WL	Water Level
		WP	Waterproofing

LANDSCAPE ARCHITECTURAL DRAWINGS  2. L-2.1 RENDERED PLAN & PRECEDENT IMAGES  3. L-3.1 MATERIALS PLAN - GROUND LEVEL & LEVEL 2  4. L-5.1 GRADING PLAN - GROUND LEVEL & LEVEL 2  5. L-6.1 PLANTING PLAN - GROUND LEVEL & LEVEL 2  6. L-6.2 PLANTING PLAN - GROUND LEVEL & LEVEL 2  7. L-8.1 SCHEMATIC LIGHTING PLAN - GROUND LEVEL & LEVEL 2  8. L-9.1 SECTIONS  9. L-10.1 LANDSCAPE DETAILS  10. L-10.2 LANDSCAPE DETAILS  11. L-10.3 LANDSCAPE DETAILS	GENERAL 1.	L0.0 COVER PAGE
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<ol> <li>L-5.1 GRADING PLAN - GROUND LEVEL &amp; LEVEL 2</li> <li>L-6.1 PLANTING PLAN - GROUND LEVEL &amp; LEVEL 2</li> <li>L-6.2 PLANTING PLAN - GROUND LEVEL &amp; LEVEL 2</li> <li>L-8.1 SCHEMATIC LIGHTING PLAN - GROUND LEVEL &amp; LEVEL 2</li> <li>L-9.1 SECTIONS</li> <li>L-10.1 LANDSCAPE DETAILS</li> <li>L-10.2 LANDSCAPE DETAILS</li> </ol>	2.	L-2.1 RENDERED PLAN & PRECEDENT IMAGES
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	9.	L-10.1 LANDSCAPE DETAILS
11. L-10.3 LANDSCAPE DETAILS	10.	L-10.2 LANDSCAPE DETAILS
	11.	L-10.3 LANDSCAPE DETAILS

RAL OLS	Section Detail Drawing No	
C T U	Plant Type Quantity	
T E	Detail No.  Drawing No.	
RCH	Detail No Drawing No.	DESCRIPTIO
P E A	Elevation marker (For plan view)	ELEV
J S C A	Existing Elevation/ Civil Elevation/ (For plan view)	− <del>♦</del> − (EX ELEV)
LAND	North Arrow	

1. DO NOT SCALE DRAWINGS. USE DIMENSIONAL INFORMATION AS NOTED IN DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF THERE IS ANY AMBIGUITY, LACK OF INFORMATION OR INCONSISTENCY. DISREGARD FOR THIS NOTE AND EXTRA COSTS INCURRED WILL NOT BE ACCEPTED.

- 2. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- 3. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED/ REFERENCED UNLESS NOTED OTHERWISE.
- 4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
- 5. REFER TO ENGINEERING DRAWINGS FOR SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
- PROVIDE IRRIGATION FOR ALL ON-SITE SOFT LANDSCAPING INCLUDING TREES, SHRUBS, PERENNIALS, GRASSES AND GREENROOF.
- 7. PROVIDE ADEQUATE SUB-SURFACE DRAINAGE IN ALL PLANTED AREAS.
- 8. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR BUILDING PERIMETER AND ROADWAY GRADING.
- 9. ALL PLANT MATERIAL AND LANDSCAPE CONSTRUCTION TO CONFORM TO CSLA
- 10. ENSURE POSITIVE DRAINAGE.
- 11. PERIMETER ROADWAY TO BE RECONSTRUCTED FULLY IF DAMAGE.



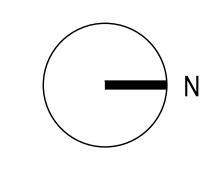


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2	NOV 08, 2024	ISSUED FOR RENDERING	YY
3	DEC 02, 2024	ISSUED FOR REZONING / DP	YY



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www.pfs.bc.ca

STAMP:

PROJECT NAME:
PACIFIC NAZARENE

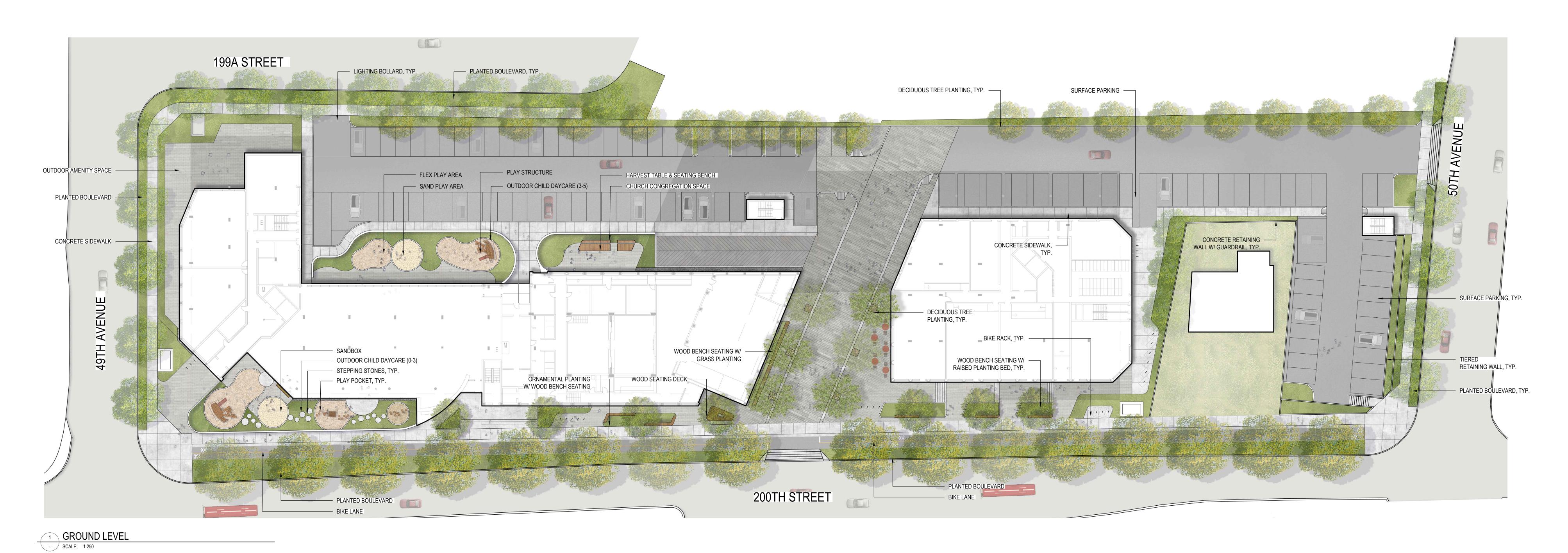
HOUSING SOCIETY

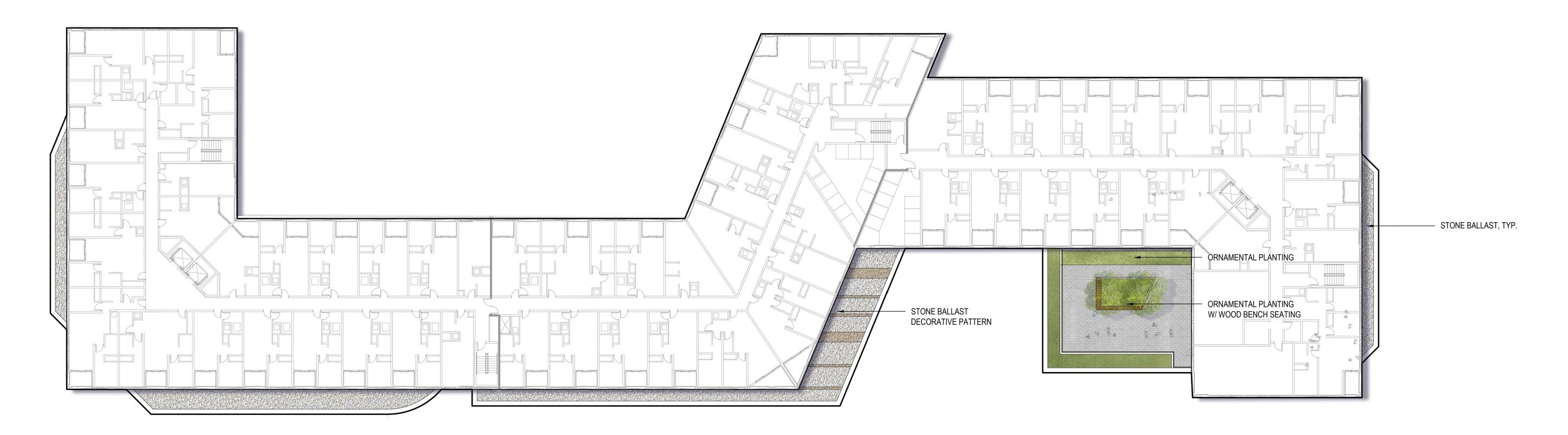
COVER PAGE

PFS PROJECT NUMBER: 24032	DATE: NOV/06/2024
DRAWN BY: YY	CHECKED BY: NM
COME	

N/A

DWG. NO.:





#### 2 LEVEL 2 - OUTDOOR AMENITY SPACE - SCALE: 1:250

## PRECEDENT IMAGES



THE RESERVE OF THE PARTY OF THE

DECORATIVE PAVERS







WOOD SEATING BENCHES



VEGETATED STREETSCAPE







LOG STEPPERS / STEPPING STONES



FLEX PLAY AREA





PLAY STRUCTURES





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3	DEC 02, 2024	ISSUED FOR REZONING / DP	



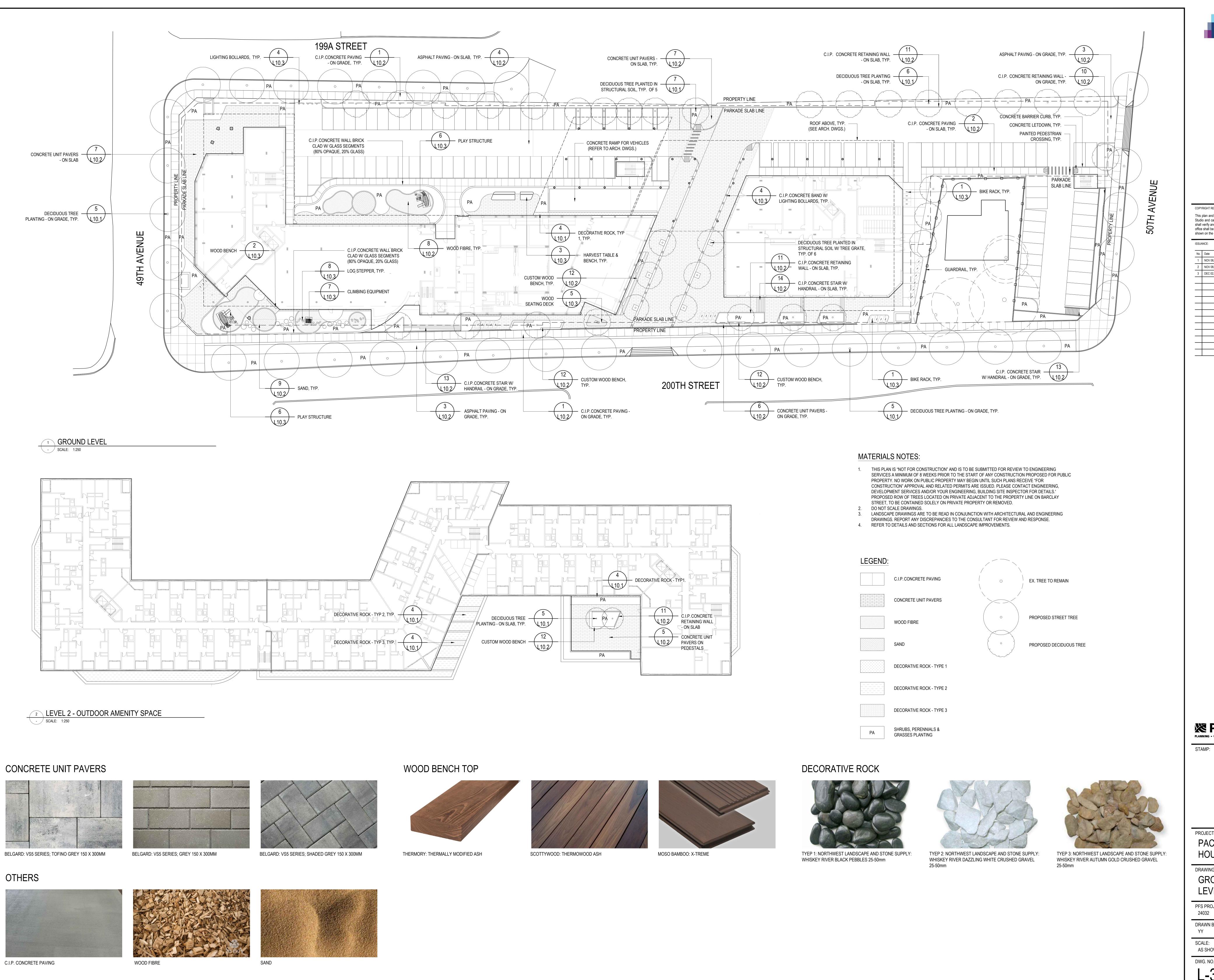
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DRAWING TITLE: RENDERED PLAN & PRECEDENT IMAGES

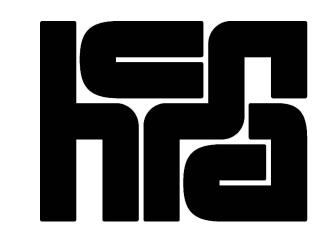
PFS PROJECT NUMBER: 24032	DATE: NOV/06/2024
DRAWN BY: YY	CHECKED BY: NM
SCALE:	

SCALE: AS SHOWN

DWG. NO.: L-2.





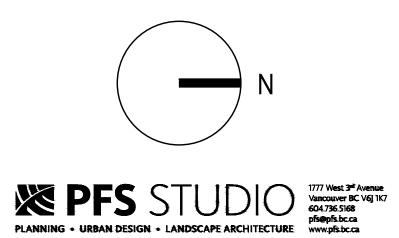


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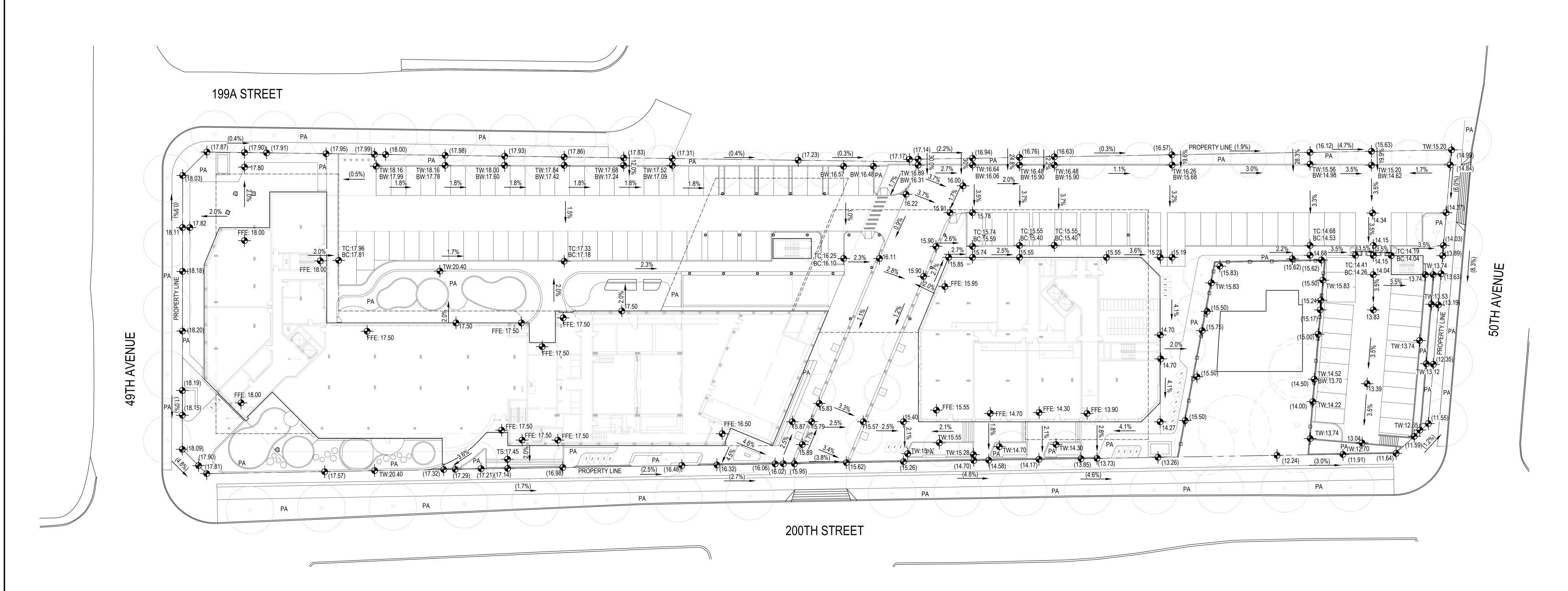
PROJECT NAME: PACIFIC NAZARENE HOUSING SOCIETY

DRAWING TITLE: **GROUND LEVEL &** LEVEL 2 MATERIALS PLAN

PFS PROJECT NUMBER: DATE: NOV/06/2024 CHECKED BY: DRAWN BY: SCALE:

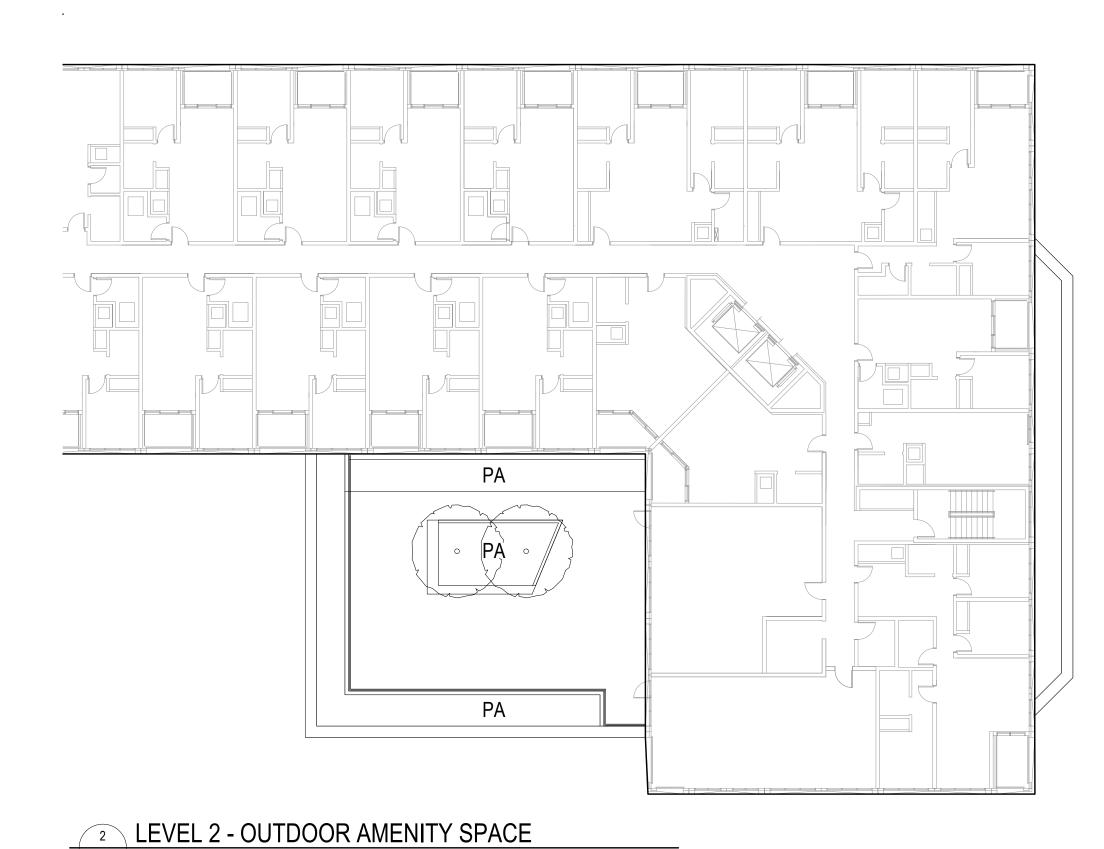
AS SHOWN DWG. NO.:

L-3.





- SCALE: 1:200



#### GRADING NOTES:

- CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND
- RESPONSE.
  2. PROVIDE POSITIVE DRAINAGE THROUGHOUT AWAY FROM BUILDINGS
- AND TO DRAINAGE STRUCTURES. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSACPE SURFACES.

  3. ALL GRADING INFORMATION TO BE COORDINATED WITH ARCHITECTURAL
- DRAWINGS TO ENSURE ADEQUATE SOIL DEPTHS AND POSITIVE DRAINAGE.

### LEGEND:

(XX.XX) EXISTING / CIVIL SPOT ELEVATION

XX.XX PROPOSED SPOT ELEVATION

TS:XX.XX
TOP OF STAIR SPOT ELEVATION;
BS:XX.XX
BOTTOM OF STAIR SPOT ELEVATION

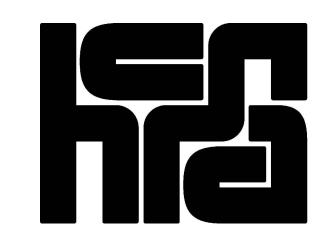
TW:XX.XX
TOP OF WALL SPOT ELEVATION;
BOTTOM OF WALL SPOT ELEVATION

TC:XX.XX TOP OF CURB SPOT ELEVATION;
BC:XX.XX BOTTOM OF CURB SPOT ELEVATION

(X.X%) SLOPE PERCENTAGE

TRENCH DRAIN

BC Builds homes for people

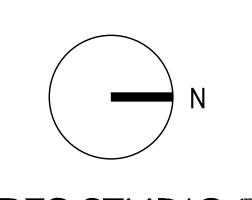


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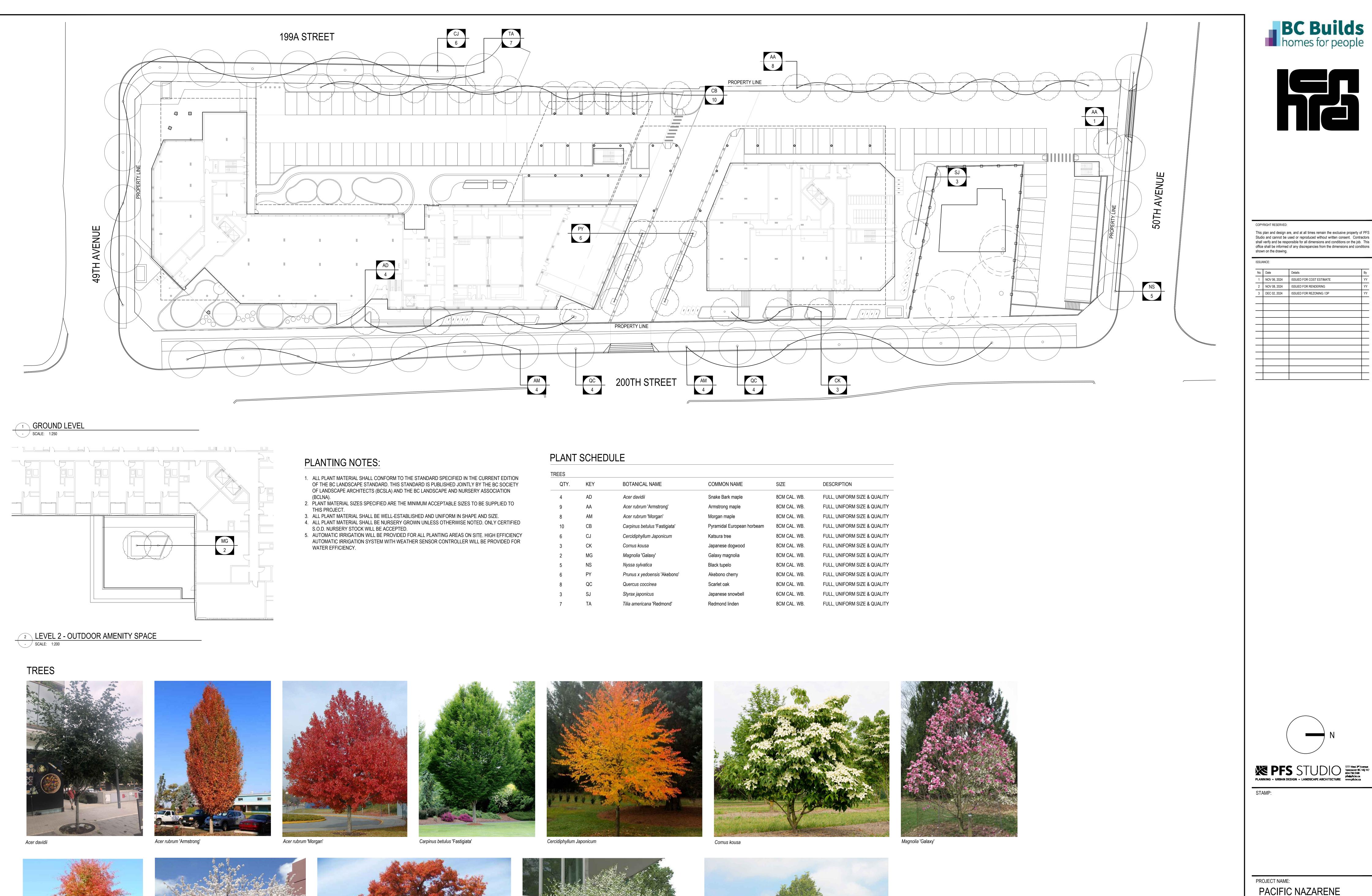
PROJECT NAME:
PACIFIC NAZARENE
HOUSING SOCIETY

GROUND LEVEL &
LEVEL 2 GRADING PLAN

PFS PROJECT NUMBER: 24032	DATE: NOV/06/2024
DRAWN BY: YY	CHECKED BY: NM
SCALE:	

AS SHOWN
DWG. NO.:

L-5.1



Styrax japonicus

Tilia americana 'Redmond'

Prunus x yedoensis 'Akebono'

Quercus coccinea

Nyssa sylvatica

PROJECT NAME: PACIFIC NAZARENE HOUSING SOCIETY DRAWING TITLE: **GROUND LEVEL &** 

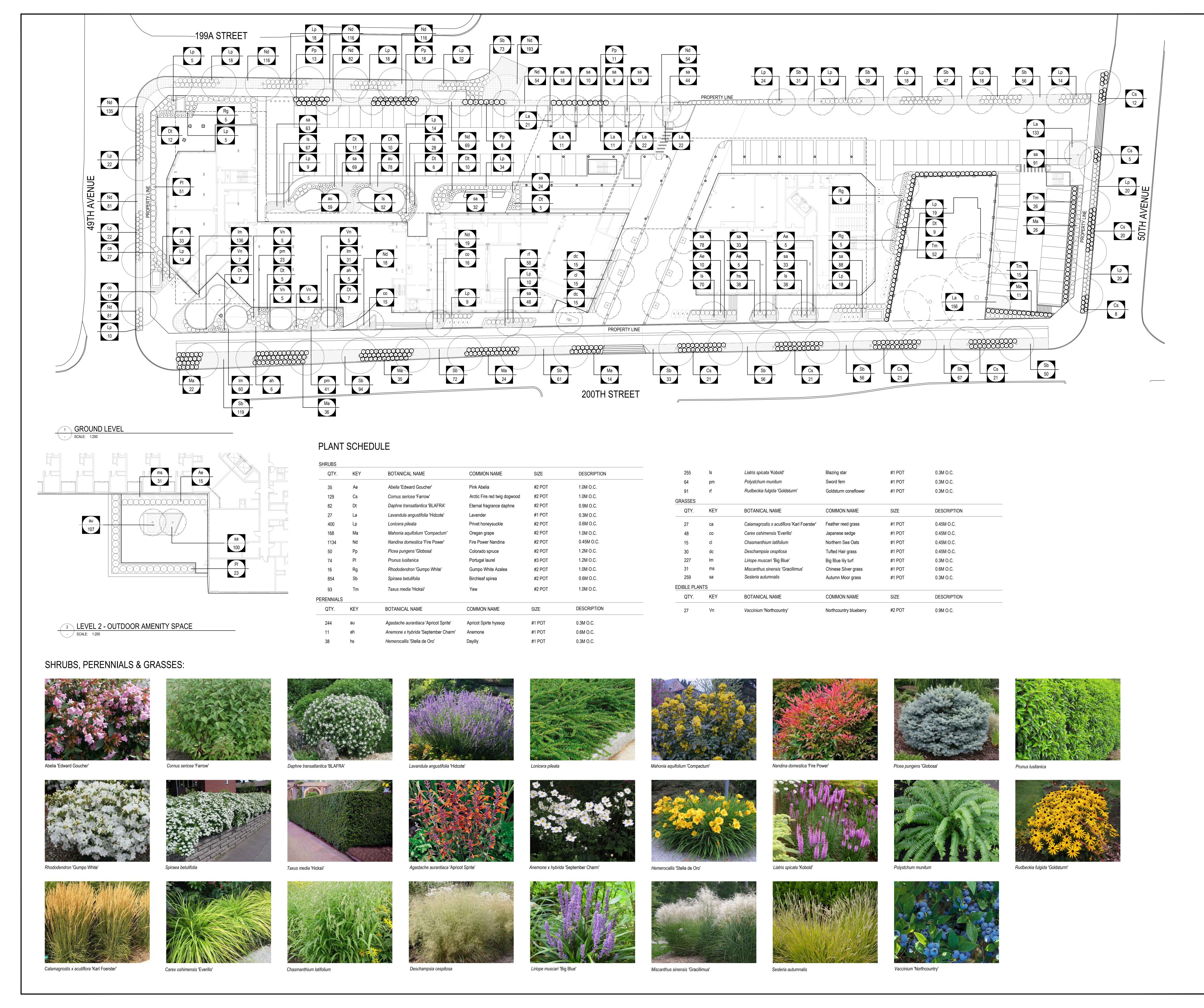
2 NOV 08, 2024 ISSUED FOR RENDERING

LEVEL 2 PLANTING PLAN DATE: NOV/06/2024 PFS PROJECT NUMBER:

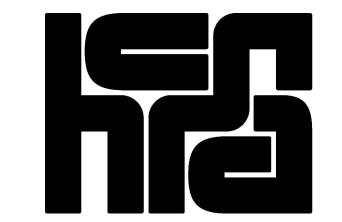
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PROJECT NAME:
PACIFIC NAZARENE
HOUSING SOCIETY

DRAWING TITLE:

GROUND LEVEL &

GROUND LEVEL &
LEVEL 2 PLANTING PLAN

PFS PROJECT NUMBER: DATE:

24032 NOV/06/2024

DRAWN BY: CHECKED BY: NM

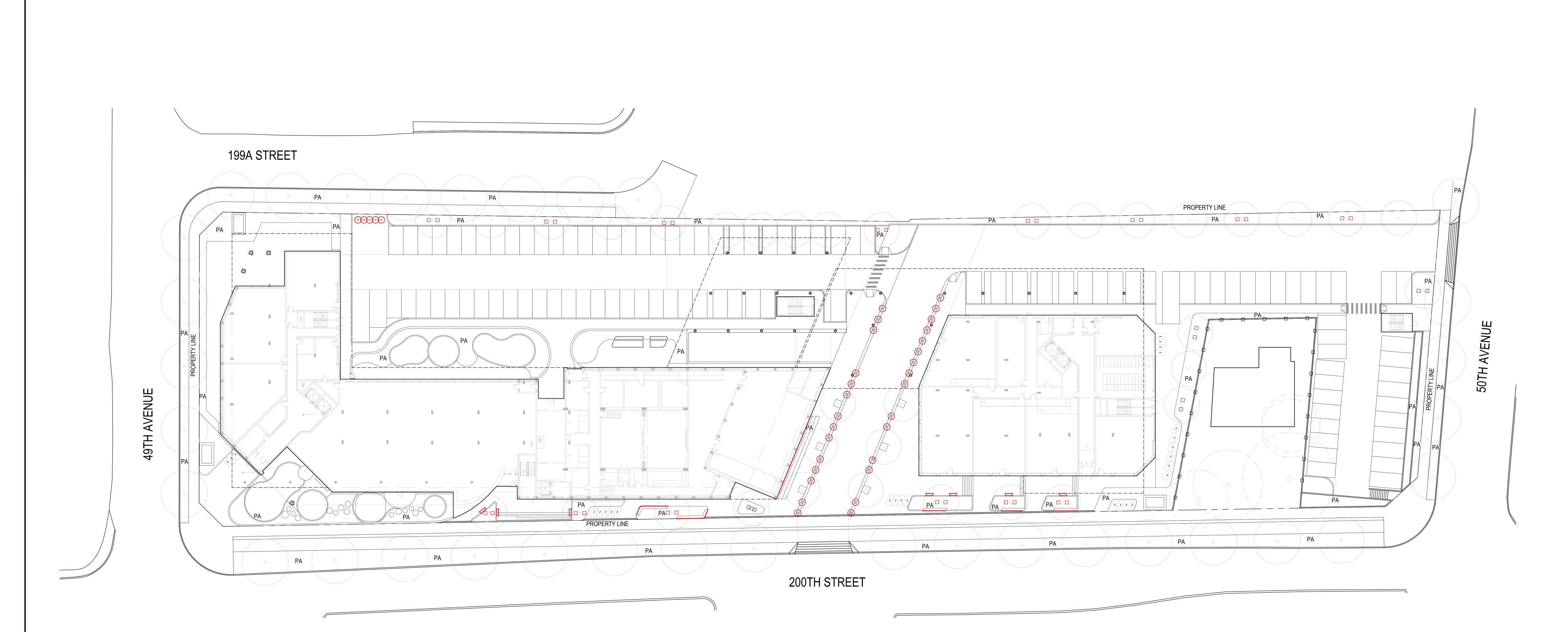
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DWG. NO.:

STAMP:

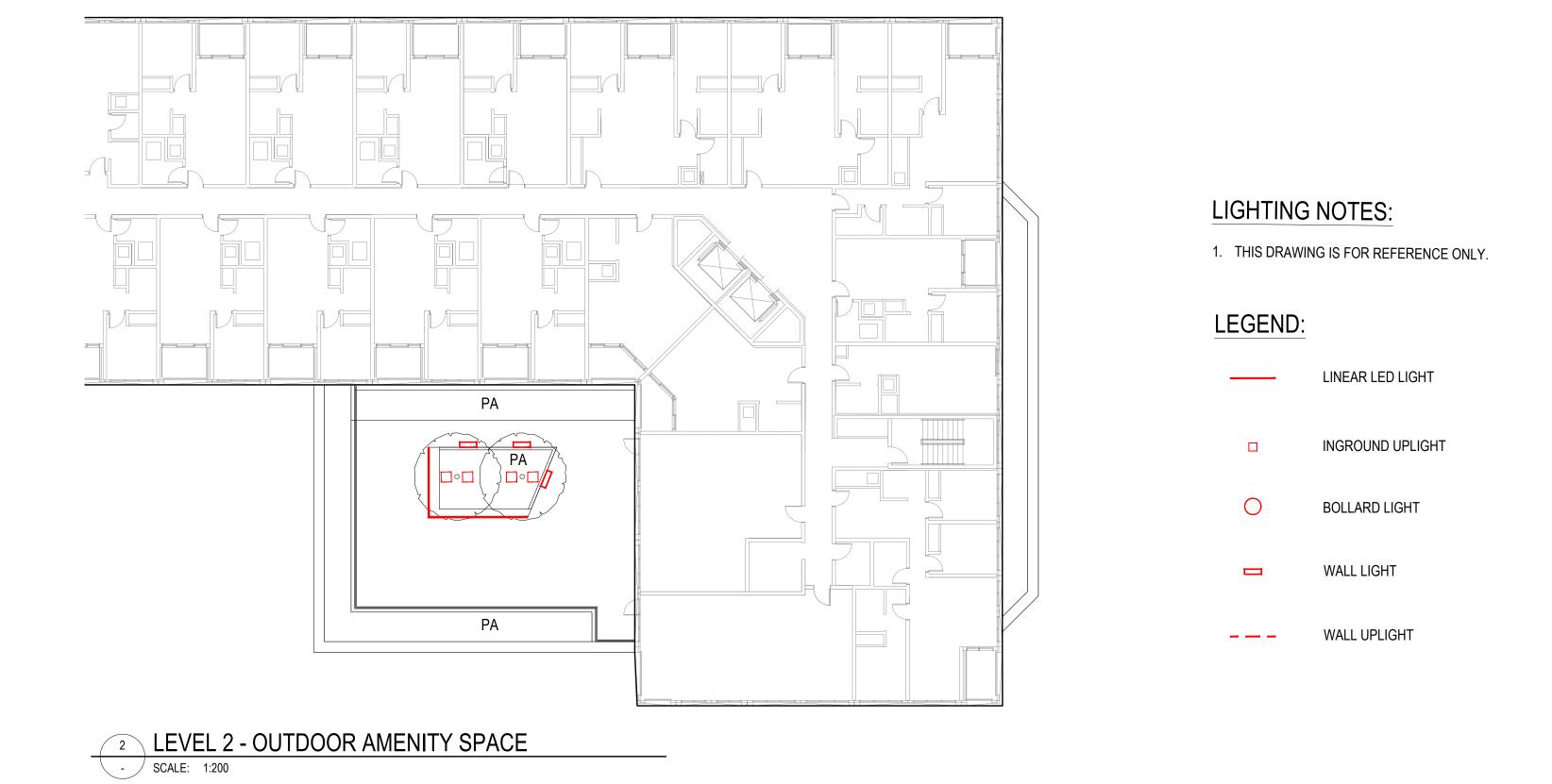
DWG. NO.:
L-6.2

2



GROUND LEVEL

SCALE: 1:250



BC Builds
homes for people



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3	DEC 02, 2024	ISSUED FOR REZONING / DP	YY

N

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PROJECT NAME:
PACIFIC NAZARENE

PACIFIC NAZARENE HOUSING SOCIETY

GROUND LEVEL & LEVEL 2
SCHEMATIC LIGHTING PLAN

PFS PROJECT NUMBER:
24032 DATE:
NOV/06/2024

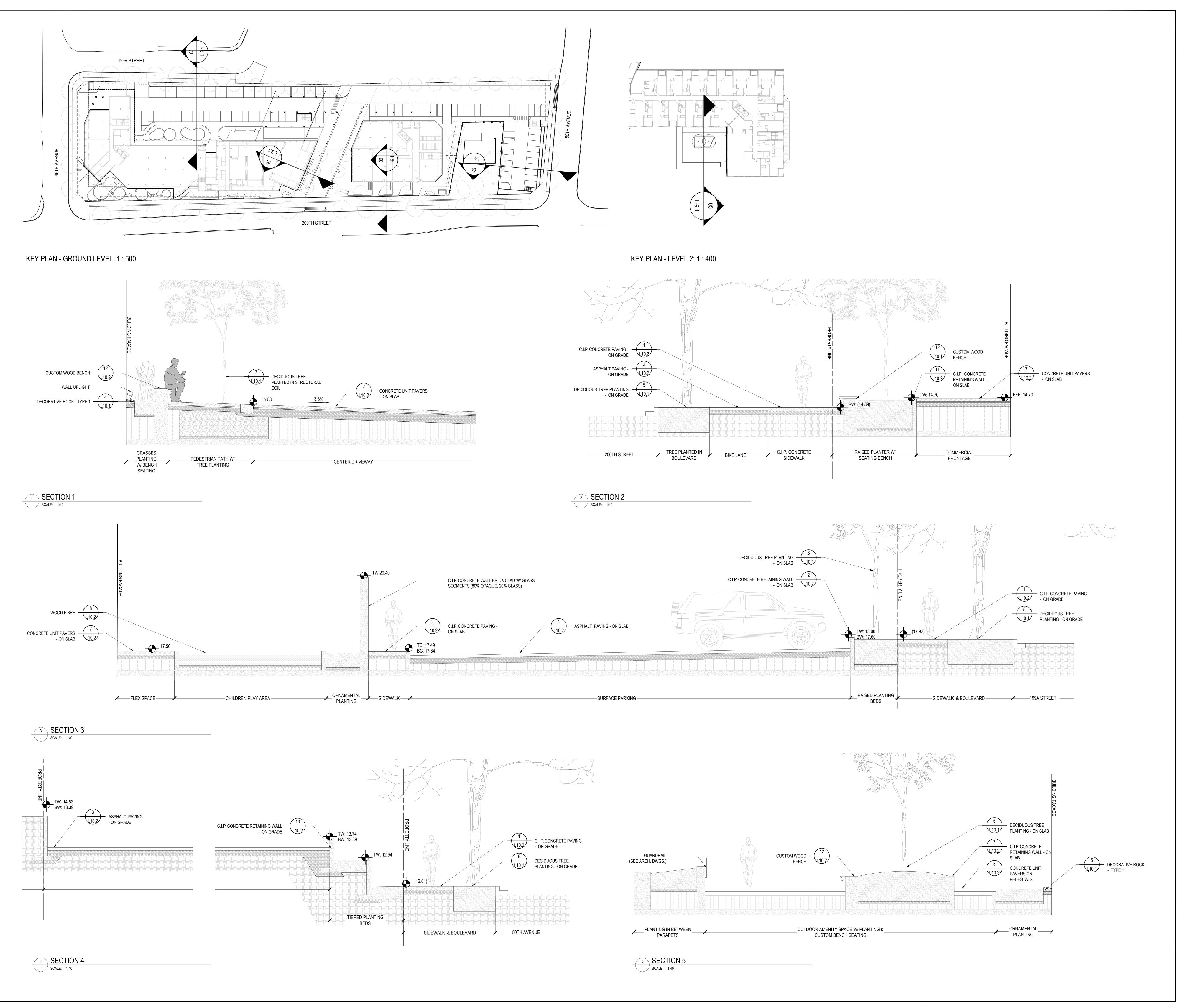
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YY NM

SCALE:

AS SHOWN
DWG. NO.:

STAMP:

L-8.1



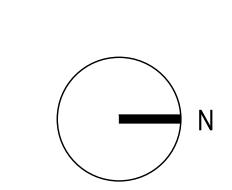




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133UA	NVCL.		
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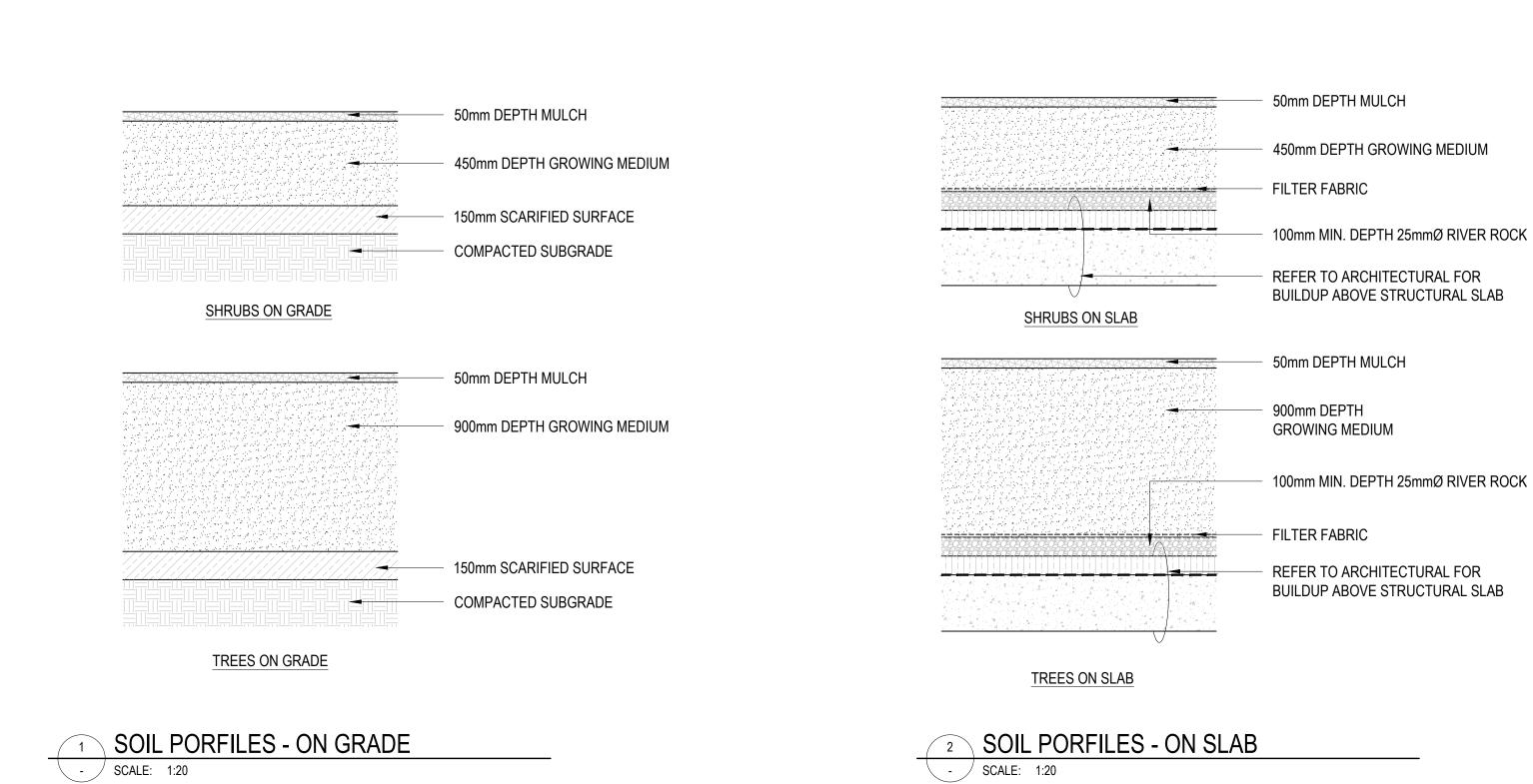
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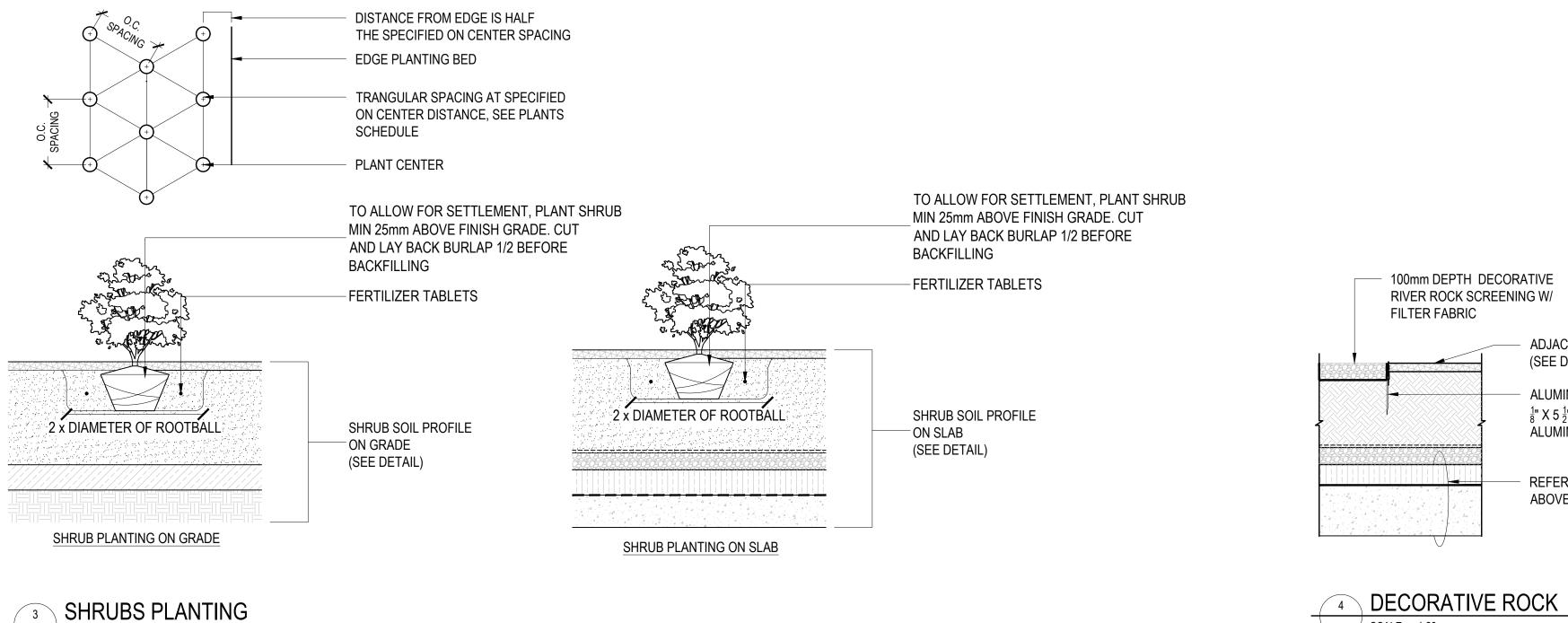
PROJECT NAME: PACIFIC NAZARENE HOUSING SOCIETY

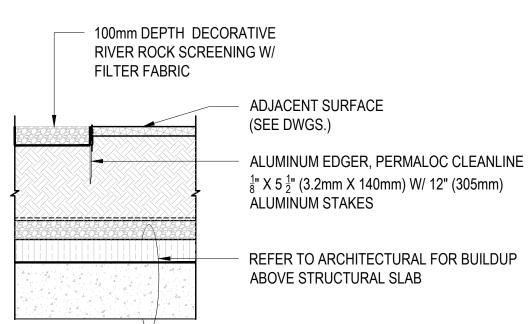
DRAWING TITLE: SECTIONS

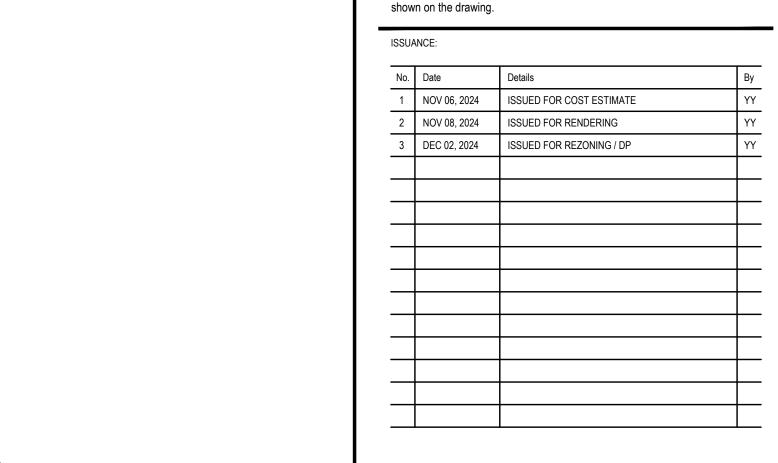
PFS PROJECT NUMBER: 24032	DATE: NOV/06/2024
DRAWN BY: YY	CHECKED BY: NM
SCALE: AS SHOWN	

DWG. NO.: L-9.









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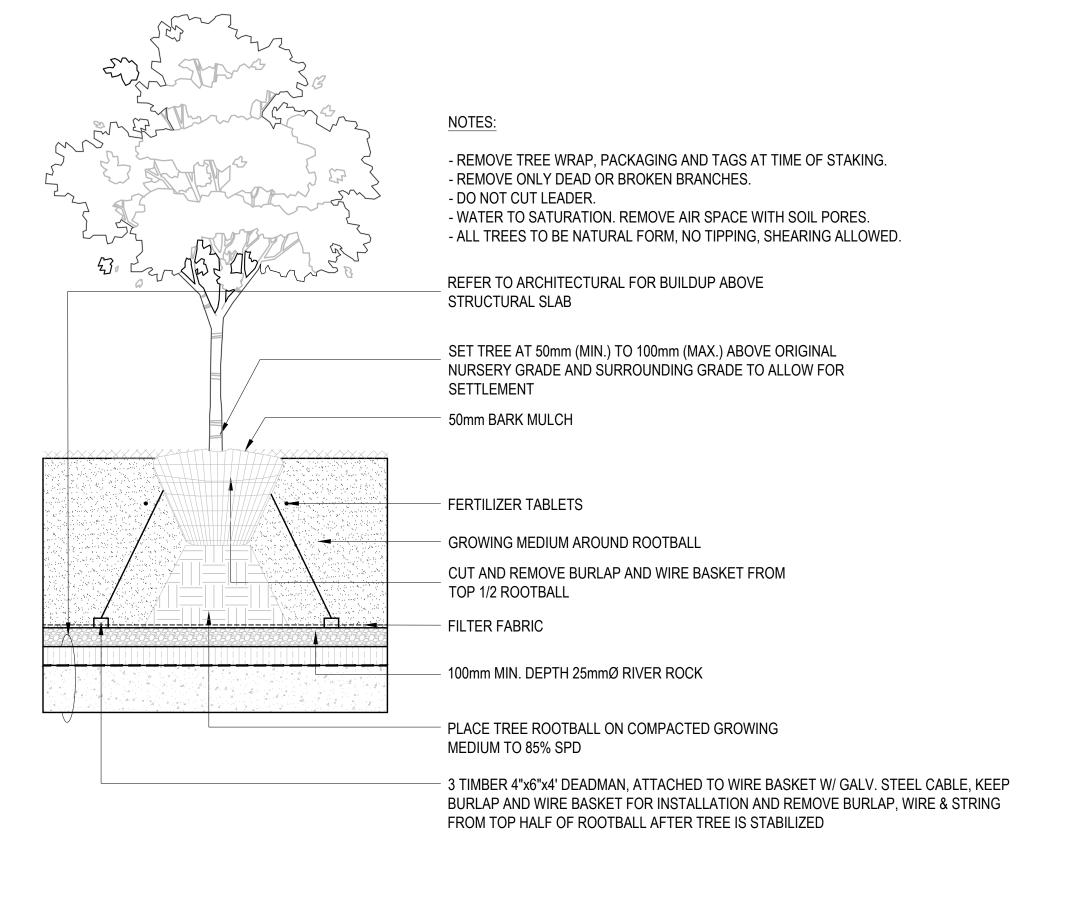
shall verify and be responsible for all dimensions and conditions on the job. This

office shall be informed of any discrepancies from the dimensions and conditions

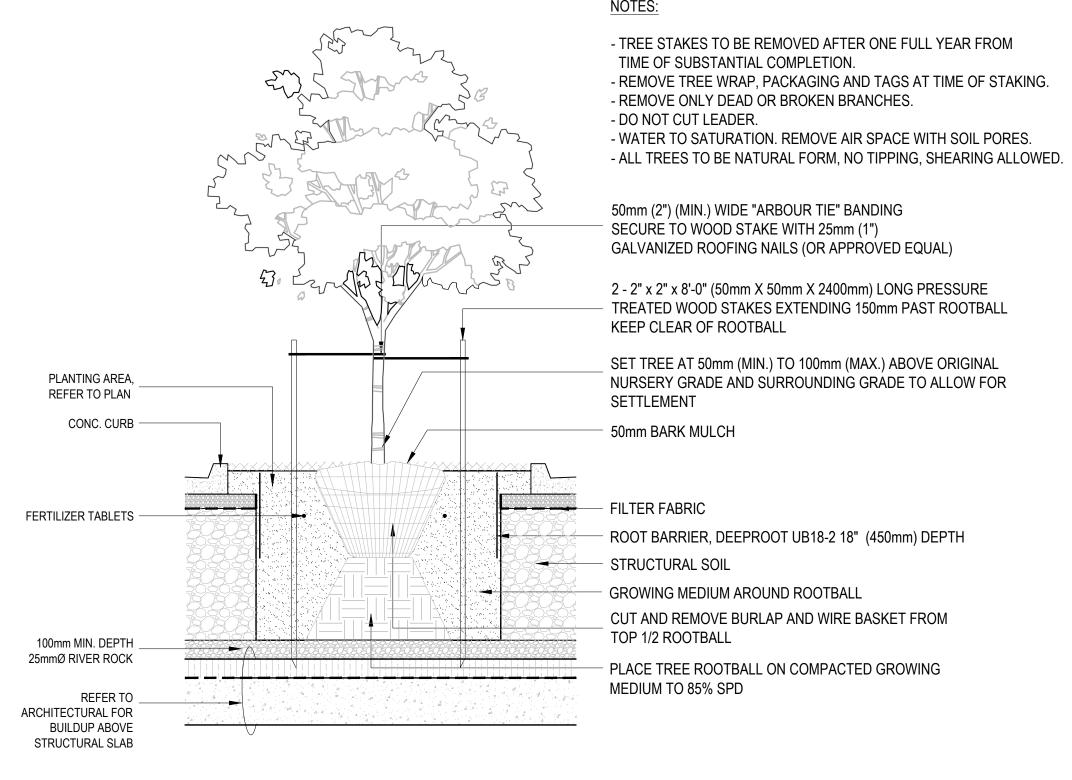
- TREE STAKES TO BE REMOVED AFTER ONE FULL YEAR FROM TIME OF SUBSTANTIAL COMPLETION. - REMOVE TREE WRAP, PACKAGING AND TAGS AT TIME OF STAKING. - REMOVE ONLY DEAD OR BROKEN BRANCHES. - DO NOT CUT LEADER. - WATER TO SATURATION. REMOVE AIR SPACE WITH SOIL PORES. - ALL TREES TO BE NATURAL FORM, NO TIPPING, SHEARING ALLOWED. 50mm (2") (MIN.) WIDE "ARBOUR TIE" BANDING SECURE TO WOOD STAKE WITH 25mm (1") GALVANIZED ROOFING NAILS (OR APPROVED EQUAL) 2 - 2" x 2" x 8'-0" (50mm X 50mm X 2400mm) LONG PRESSURE TREATED WOOD STAKES EXTENDING 150mm PAST ROOTBALL KEEP CLEAR OF ROOTBALL SET TREE AT 50mm (MIN.) TO 100mm (MAX.) ABOVE ORIGINAL PLANTING AREA, NURSERY GRADE AND SURROUNDING GRADE TO ALLOW FOR REFER TO PLAN SETTLEMENT CONC. CURB -50mm BARK MULCH C.I.P CONCRETE PAVING - ON GRADE (SEE DETAIL) ROOT BARRIER, DEEPROOT UB18-2 18" (450mm) DEPTH FERTILIZER TABLETS — - GROWING MEDIUM AROUND ROOTBALL CUT AND REMOVE BURLAP AND WIRE BASKET FROM COMPACTED \_ TOP 1/2 ROOTBALL SUBGRADE PLACE TREE ROOTBALL ON COMPACTED GROWING MEDIUM TO 85% SPD

DECIDUOUS TREE PLANTING - ON GRADE

- SCALE: 1:20



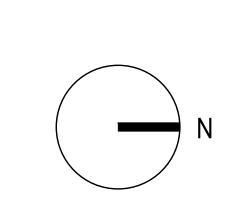
- SCALE: 1:20



- SCALE: 1:20

6 DECIDUOUS TREE PLANTING - ON SLAB - SCALE: 1:20

DECIDUOUS TREE PLANTING IN STRUCTURAL SOIL - SCALE: 1:20



PFS STUDIO

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pfs@pfs.bc.ca

PROJECT NAME: PACIFIC NAZARENE **HOUSING SOCIETY** 

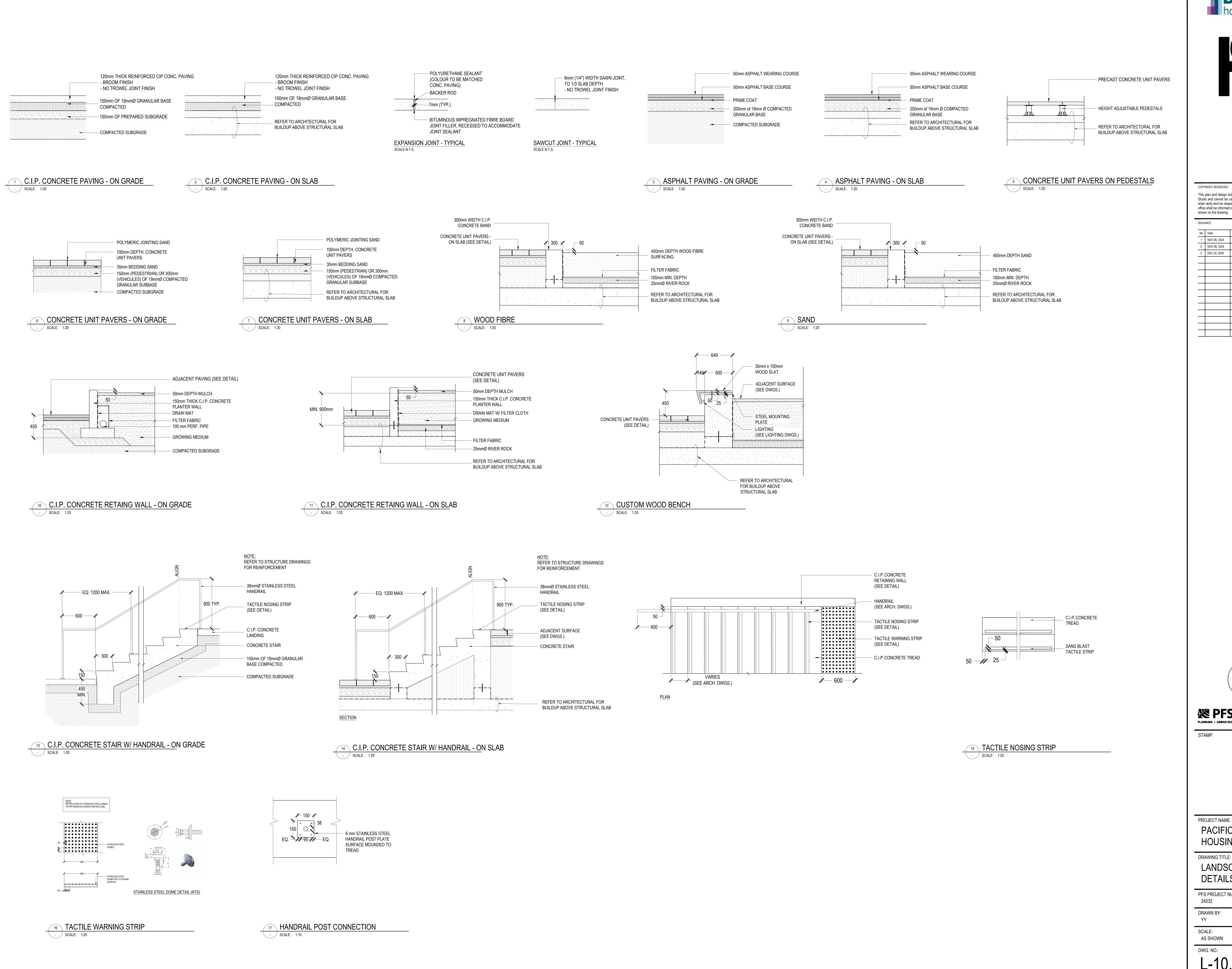
DRAWING TITLE: LANDSCAPE **DETAILS** 

PFS PROJECT NUMBER:	DATE:
24032	NOV/06/2024
DRAWN BY:	CHECKED BY:
YY	NM
SCALE:	

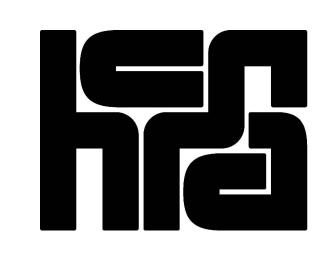
AS SHOWN

DWG. NO.:

L-10.



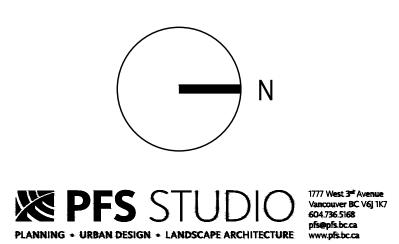




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PROJECT NAME: PACIFIC NAZARENE

**HOUSING SOCIETY** DRAWING TITLE:

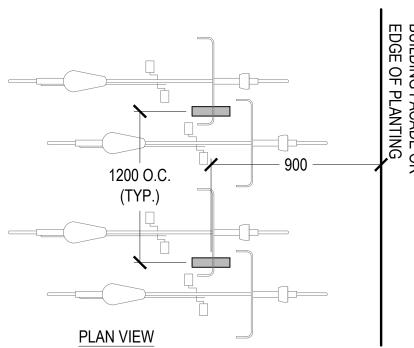
LANDSCAPE **DETAILS** 

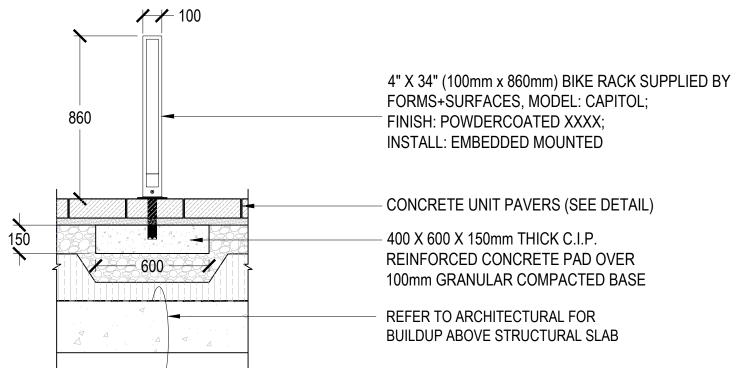
PFS PROJECT NUMBER: DATE: NOV/06/2024 CHECKED BY: DRAWN BY:

AS SHOWN

DWG. NO.:

L-10.2







NOTES:

- PROVIDE DEEPER ANCHOR AND BOLT TO ENSURE ANCHORS ARE EXTENDED INTO CONCRETE SUBSTRATE
- EXTENDED INTO CONCRETE SUBSTRATE

  2. PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- 3. REFER TO MATERIALS PLAN FOR LOCATIONS



2 WOOD BENCH - SCALE: N/A





SAMPLE PHOTO:

- SCALE: N/A

3 HARVEST TABLE & BENCH



SAMPLE PHOTO:





SAMPLE PHOTO:

1 BIKE RACK

- SCALE: 1:20



SAMPLE PHOTO:



SAMPLE PHOTO:



SAMPLE PHOTO:

	8		LOG	STEPPER
	_	J	SCALE:	N/A

5 WOOD SEATING DECK
- SCALE: N/A

6 PLAY STRUCTURE
- SCALE: N/A





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shown on the drawing.

No.DateDetails1NOV 06, 2024ISSUED FOR COST ESTIMATE2NOV 08, 2024ISSUED FOR RENDERING

3 DEC 02, 2024 ISSUED FOR REZONING / DP

ISSUANCE:

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PROJECT NAME:
PACIFIC NAZARENE

HOUSING SOCIETY

DRAWING TITLE:

LANDSCAPE

DETAILS

PFS PROJECT NUMBER:	DATE:
24032	NOV/06/2024
DRAWN BY:	CHECKED BY:
YY	NM
22415	

SCALE:
AS SHOWN

DWG. NO.:
L-10.3