

20214, 20224 54A AVENUE

LANGLEY, BC

LANDSCAPE SET - REVISED PER ADVISORY DESIGN PANEL COMMENTS

JUNE 29, 2023

LANDSCAPE DRAWING INDEX

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GENERAL NOTES

- ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
- IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.
- THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.
- ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
- LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
- DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.
- FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE CITY OF LANGLEY.
- ALL PUBLIC REALM DETAILS TO THE CITY OF LANGLEY STANDARDS.



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SCALE
PROJECTS

12		
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7	REVISED PER ADP COMMENTS	23-06-29
6	ISSUED FOR DESIGN PANEL	23-05-16
5	REVISED PER CITY COMMENTS	23-04-27
4	ISSUED FOR DEVELOPMENT PERMIT	23-02-08
3	RESPONSE TO CPTED COMMENTS	23-01-26
2	ISSUED FOR REVIEW	22-12-20
1	ISSUED FOR CONCEPT REVIEW	22-12-06
REVISIONS		



MULTI FAMILY
DEVELOPMENT

20214, 20224 54A Avenue
City of Langley, British Columbia

Scale:	1:200
Drawn:	MGC/DS
Reviewed:	DS
Project No.	22-018

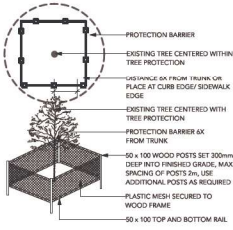
COVER PAGE

L0.0

TREE MANAGEMENT PLAN

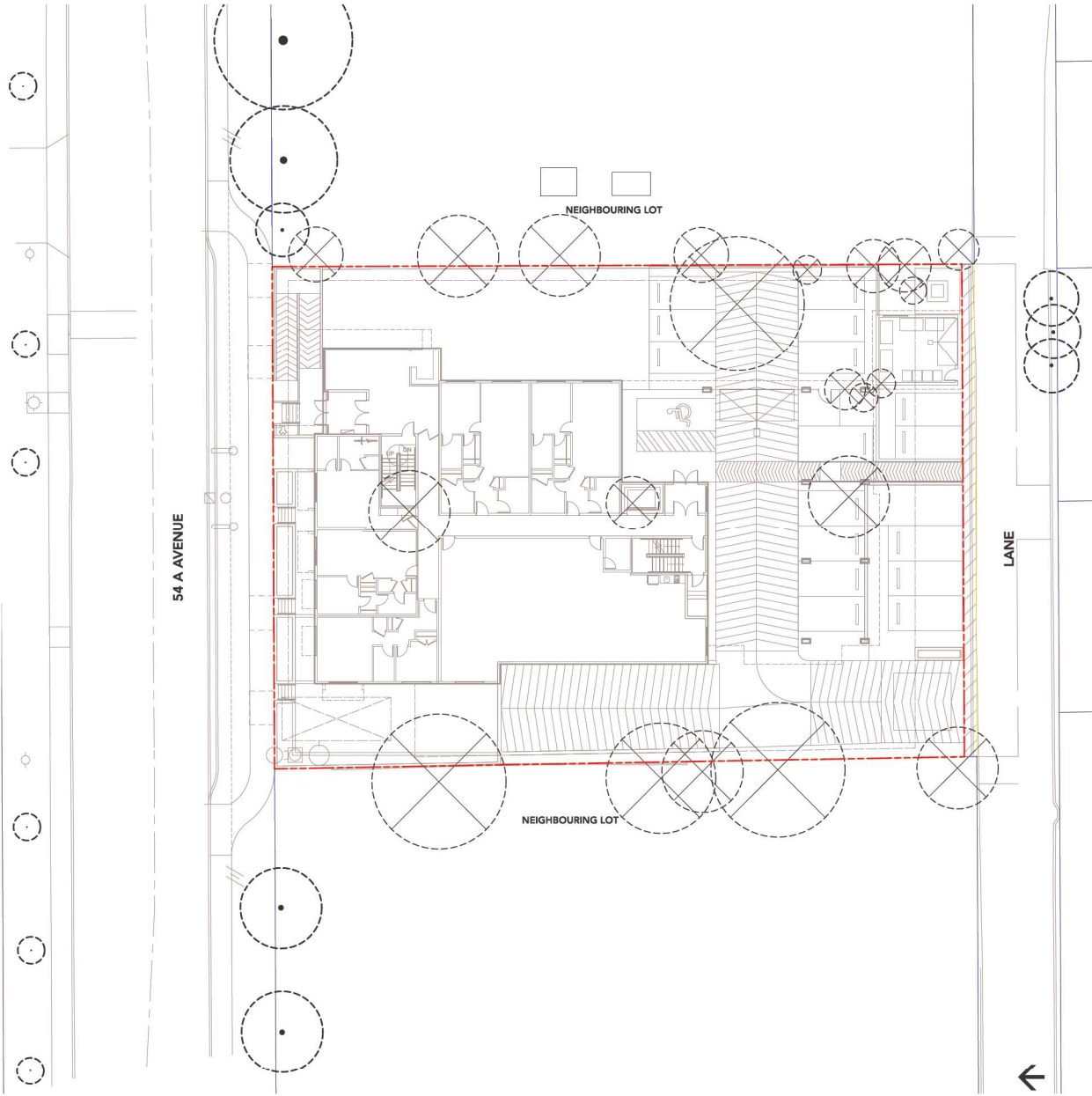
TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE RETAINED PER ARBORIST REPORT
	TREE TO BE REMOVED PER ARBORIST REPORT
	TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY
#12	TREE TAG PER ARBORIST REPORT



TREE PROTECTION NOTES

1. REFER TO CERTIFIED ARBORIST REPORT (DATED: SEPTEMBER 26, 2022 BY GLENN MURRAY, FROGGERS CREEK TREE CONSULTANTS LTD.) TO VERIFY INFORMATION REGARDING EXISTING TREES TO BE RETAINED/REMOVED AND TREE RETENTION VIABILITY
2. INSTALL TREE PROTECTION BARRIER AROUND ALL TREES TO BE PRESERVED TO CITY OF LANGLEY STANDARDS AND SPECIFICATIONS, SUBJECT TO REVIEW BY PROJECT ARBORIST.
3. INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF VANCOUVER STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.
4. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
5. DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.
6. ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF LANGLEY TREE PROTECTION BY-LAWS.
7. FOR CARE AND PROTECTION OF EXPOSED ROOTS AND ROOT CURTAIN SYSTEM CONSULT PROJECT ARBORIST.
8. TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING. DO NOT CUT MAIN LATERAL ROOTS.
9. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF LANGLEY.
10. CONTRACTOR TO CONTACT PROJECT ARBORIST, CITY ARBORIST AND/OR LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
11. PROTECTION OF CITY STREET TREES IS REQUIRED. NO WORK MAY BE DONE WITHIN 1.0 METER OF THE CRITICAL ROOT ZONE OF THIS TREE UNLESS AN ISA CERTIFIED ARBORIST IS IN ATTENDANCE TO SUPERVISE. WORK INCLUDES DEMOLITION, EXCAVATION, CONSTRUCTION AND FINAL LANDSCAPING. ALL SITE WORK SUPERVISED BY THE ARBORIST SHALL BE DOCUMENTED IN A POST-CONSTRUCTION ARBORIST REPORT. CALL THE CITY OF LANGLEY'S ARBORIST TO PRUNE, LIMB-UP AND OR COORDINATE SPECIAL TREE PROTECTION MEASURES AS REQUIRED BY THE ARBORIST.
12. ALL SIDEWALKS BETWEEN THE CURB AND PROPERTY LINE ARE TO BE RECONSTRUCTED FULLY AT THE APPLICANT'S EXPENSE.



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MULTI FAMILY
DEVELOPMENT

20214, 20224 54A Avenue
City of Langley, British Columbia

Scale:	1:150
Drawn:	DS
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TREE MANAGEMENT
PLAN

L0.1



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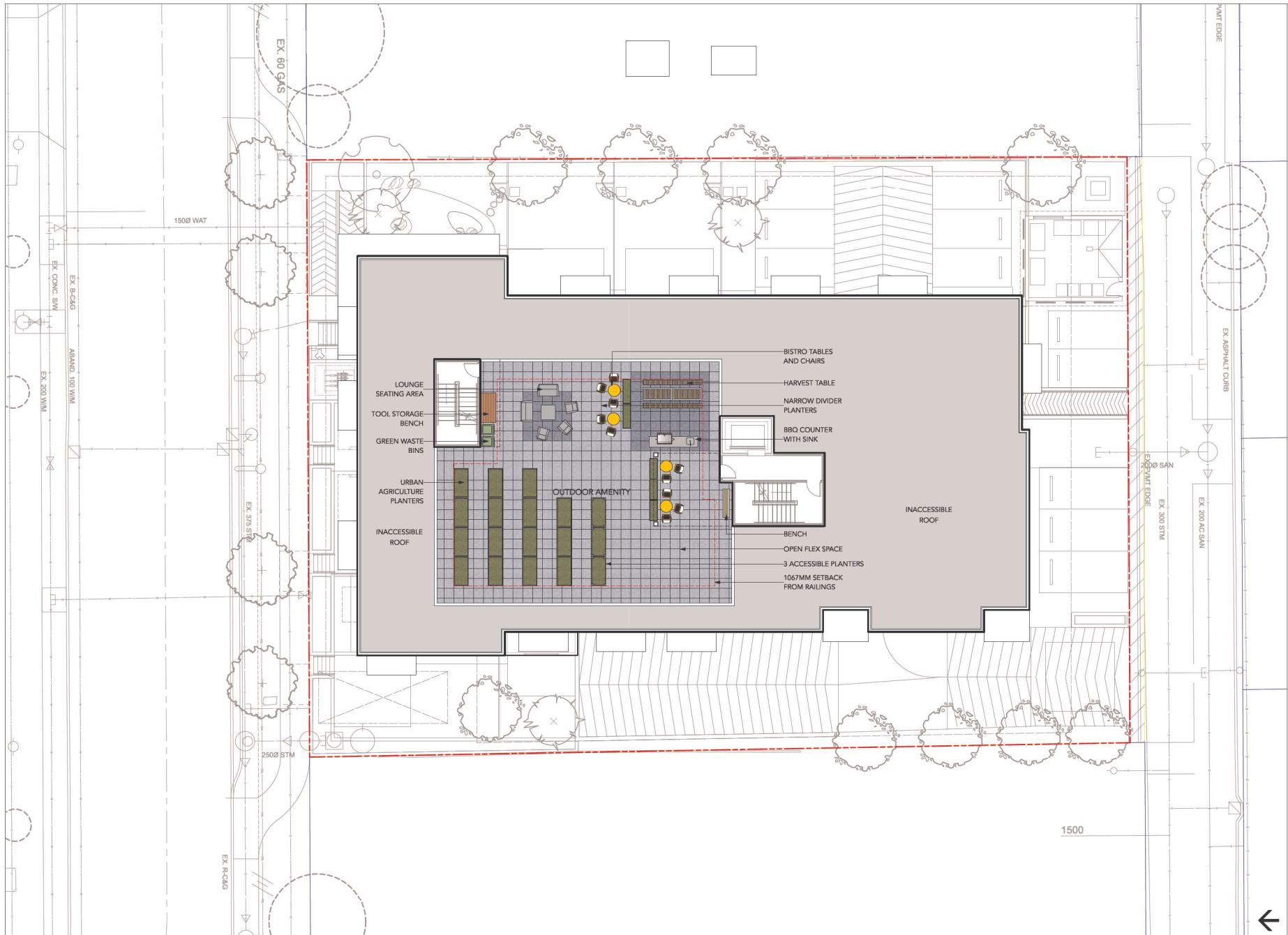
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20214, 20224 54A Avenue
City of Langley, British Columbia

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LANDSCAPE
CONCEPT -
GROUND LEVEL

L1.0



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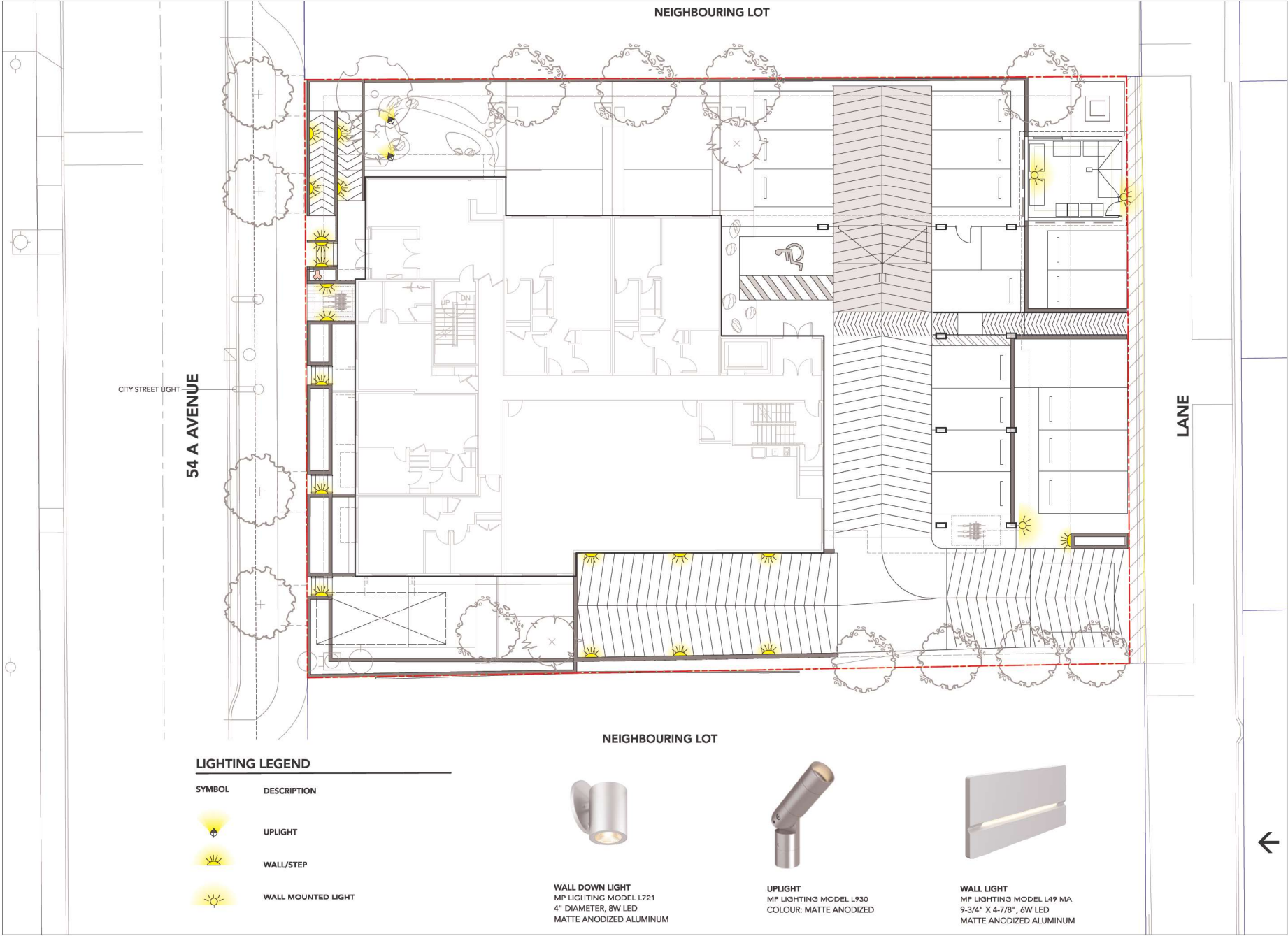
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**LANDSCAPE
CONCEPT - ROOF
LEVEL**

L1.1



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LANDSCAPE
LIGHTING -
GROUND LEVEL

L1.2

THEME PLANTS



EVERGREEN AND ALL-SEASON INTEREST



COLOUR HIGHLIGHTS



TEXTURES AND FORMS

INTERESTING FOLIAGE



GROUND COVER VARIETY AND TEXTURE

Plant List and Materials

	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES						
	4	Acer rubrum 'Bowhall'	Bowhall Red Maple	7cm cal.	As shown	  
	1	Betula nigra	River Birch	6cm cal.	As shown	 
	3	Pinus densiflora 'Umbraculifera'	Tanyosho Pine	2.5M, B&B	As shown	  
	9	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	As shown	  
SHRUBS						
	47	Gaultheria shallon	Salal	No. 1 Pot	24" o.c.	   
	187	Ilex crenata Convexa	Japanese Holly	No. 5 Pot	24" o.c.	   
	17	Mahonia nervosa	Dwarf Oregon Grape	No. 2 Pot	24" o.c.	   
	22	Polystichum munitum	Western Sword Fern	No. 1 Pot	24" o.c.	 
	7	Rhododendron 'Ken Janeck'	Red Yaku Rhododendron	No. 2 Pot	24" o.c.	   
	4	Ribes sanguineum	Red Currant	No. 5 Pot	36" o.c.	   
	14	Sarcococca hookeriana humilis	Sweetbox	No. 2 Pot	24" o.c.	   
	22	Skimmia japonica 'Rubella'	Rubella Japanese Skimmia	No. 3 Pot	30" o.c.	   
	30	Symphoricarpos albus	Snowberry	No. 3 Pot	30" o.c.	   
	60	Taxus baccata repandens	Creeping Yew	No. 3 Pot	24" o.c.	   
PERENNIALS AND VINES						
	38	Athyrium niponicum	Japanese Painted Fern	No. 1 Pot	18" o.c.	 
	94	Blechnum spicant	Deer Fern	4" (10cm) Pot	18" o.c.	 
	9	Dicentra formosa	Bleeding Heart	4" (10cm) Pot	18" o.c.	   
	14	Eriophyllum lanatum	Woolly Sunflower	4" (10cm) Pot	18" o.c.	   
	12	Parthenocissus quinquefolia	Virginia Creeper	No. 1 Pot	24" o.c.	  
GROUND COVERS						
	142	Fragaria chiloensis	Native Coastal Strawberry	4" (10cm) Pot	15" o.c.	   
	42	Oxalis oreganum (50%)	Wood Sorrel	4" (10cm) Pot	15" o.c.	   
	42	Pachysandra terminalis (50%)	Japanese Spurge	4" (10cm) Pot	15" o.c.	   
	586	Rubus calycinoides	Emerald Carpet	4" (10cm) Pot	15" o.c.	   
	73	Sq.Ft. Sodded Lawn				
	DROUGHT TOLERANT PLANTS					
	POLLINATOR FRIENDLY PLANTS					
	SEASONAL INTEREST PLANTS					
	EVERGREEN PLANTS					
	FOOD RESOURCE PLANTS					
	NATIVE PLANTS					
	HABITAT VALUE PLANTS					

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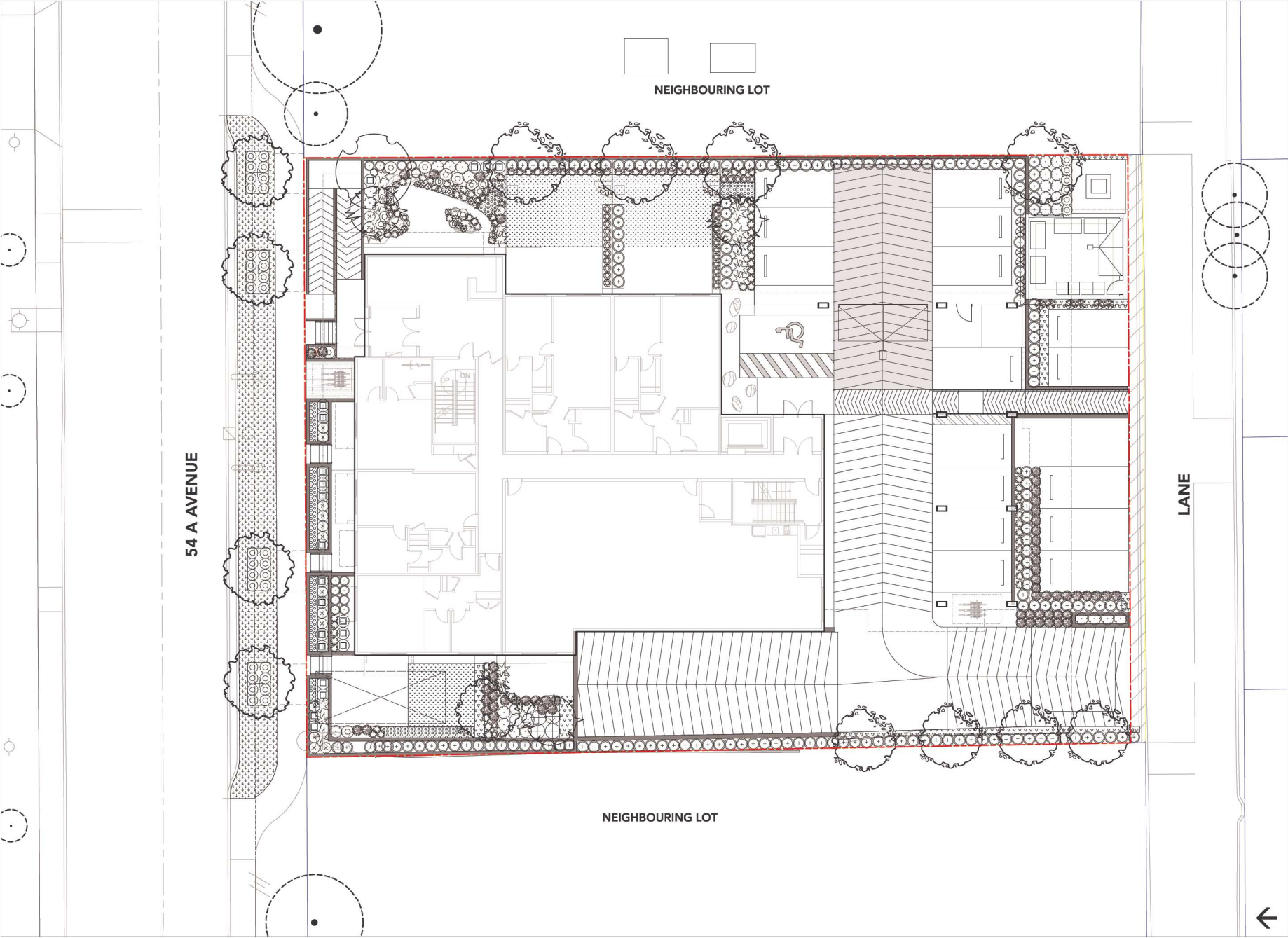
MULTI FAMILY
DEVELOPMENT

20214, 20224 54A Avenue
City of Langley, British Columbia

Scale: N/A
Drawn: MGC
Reviewed: DS
Project No. 22-018

LANDSCAPE
MATERIALS

L2.0



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PLANTING PLAN -
GROUND LEVEL

L2.1

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

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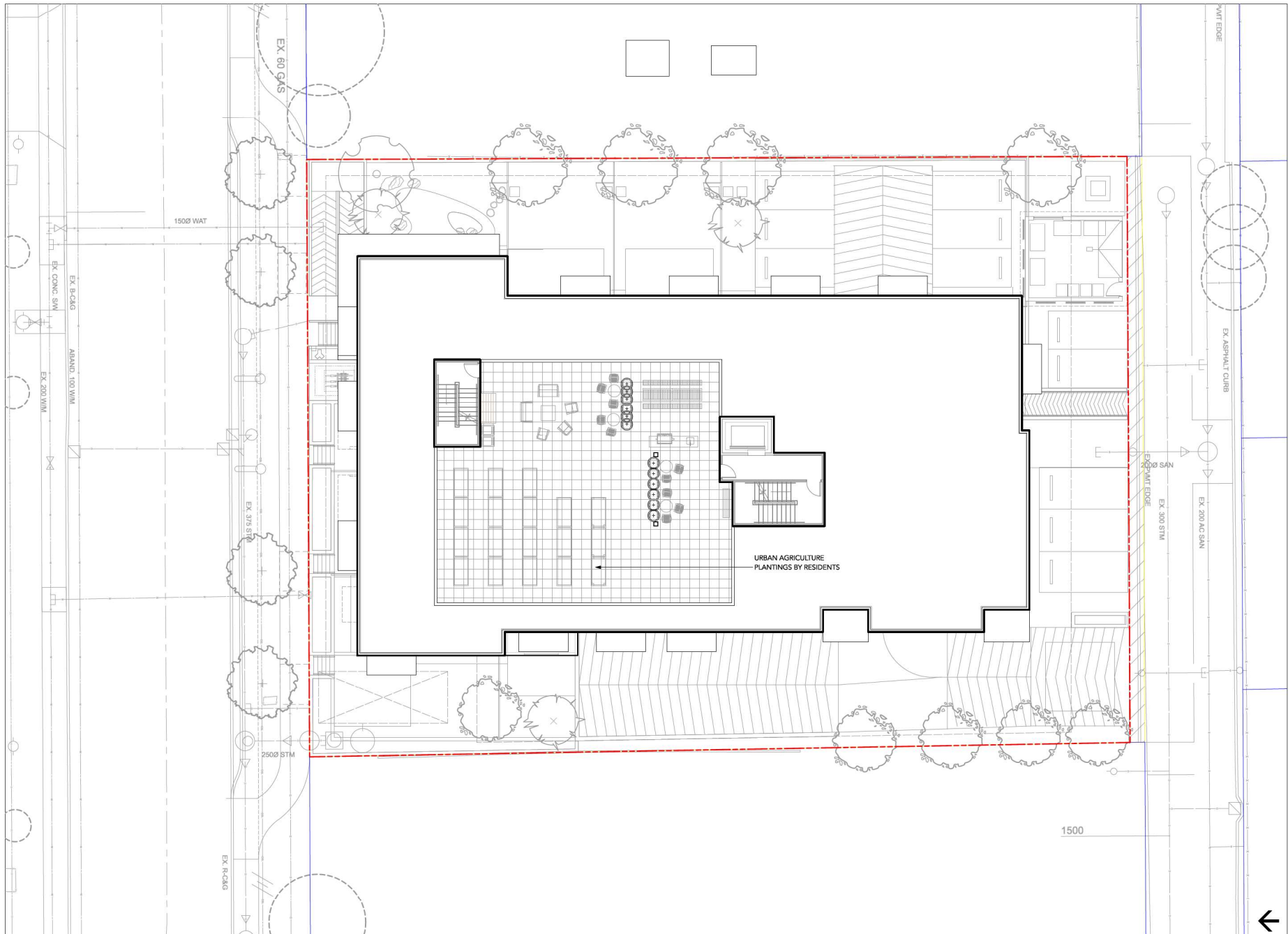
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PLANTING PLAN -
ROOF LEVEL

L2.2



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MULTI FAMILY DEVELOPMENT

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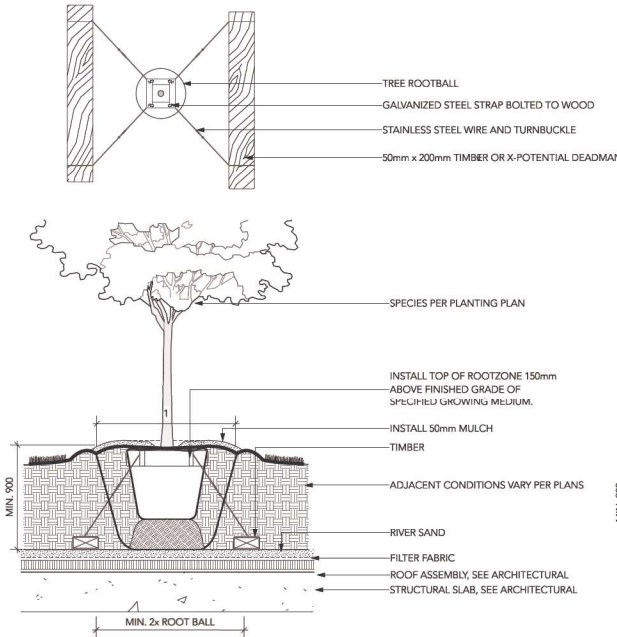
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Drawn: DS/MGC

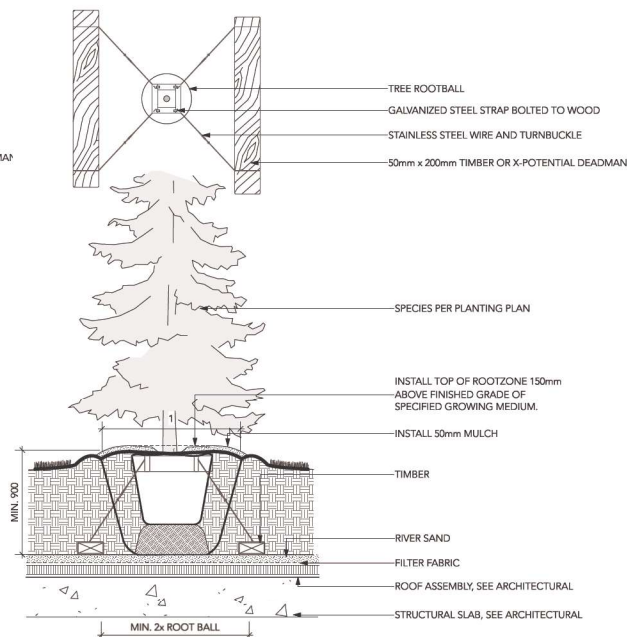
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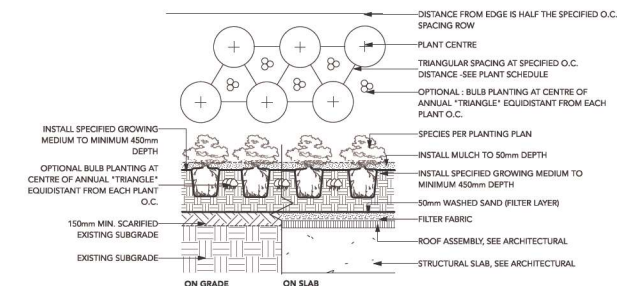
DETAILS - SOFTSCAPE



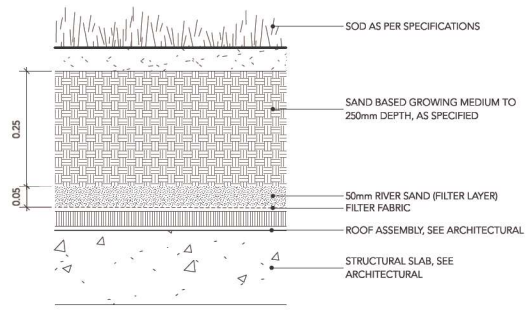
1 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20



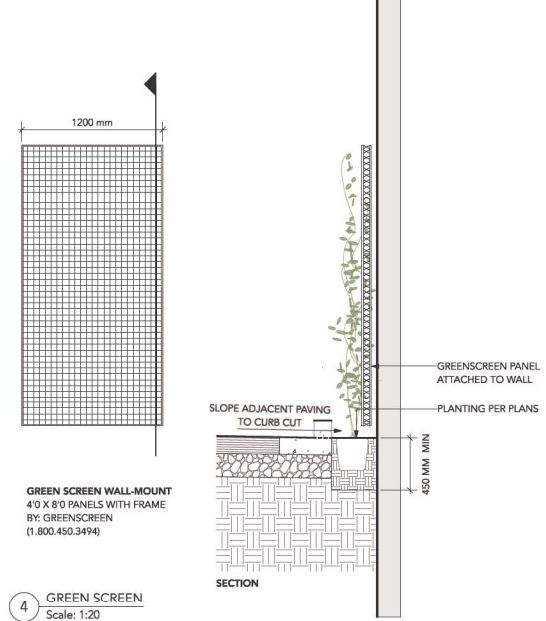
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Scale: 1:20



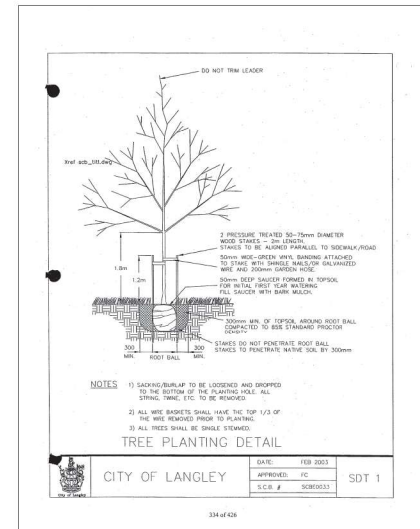
2 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:25



4 SOD LAWN ON SLAB
Scale: 1:5

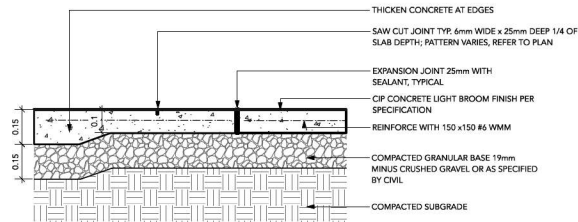


4 GREEN SCREEN
Scale: 1:20



COLOURED CONCRETE (AT CORNER NODE)

COLOUR: LITE GRAY
SUPPLIED BY DAVIS COLORS
323-265-8323

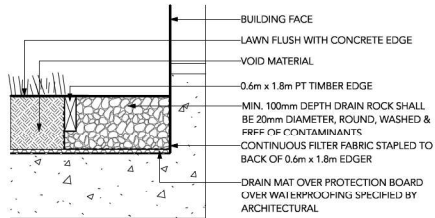


NOTES:

1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE PAVING

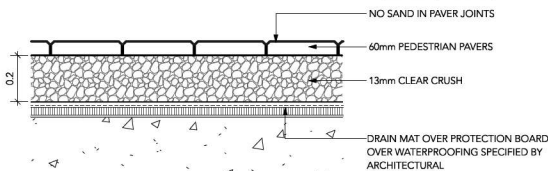
Scale: 1:10



2 GRAVEL DRAIN STRIP - ON SLAB

Scale: 1:10

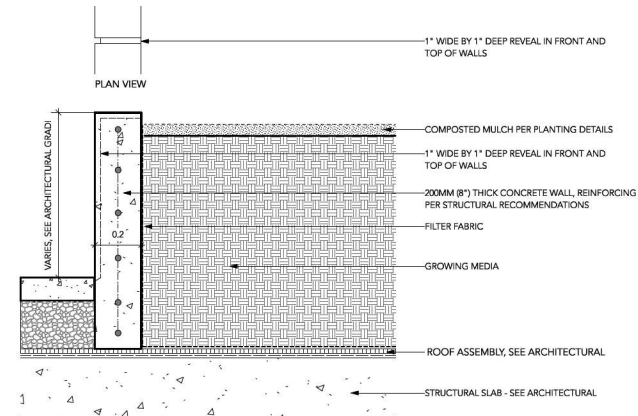
MANHATTAN VIBROPRESSED SLABS BY NEWSTONE GROUP
DIMENSIONS: 454 mm x 454 mm x 50.8 mm
COLOUR: NATURAL
PATTERN: GRID



NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

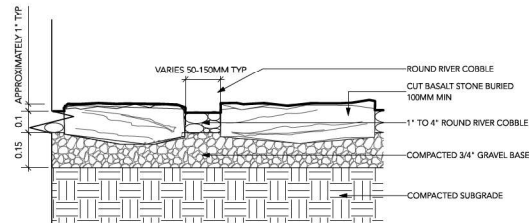
3 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)

Scale: 1:10



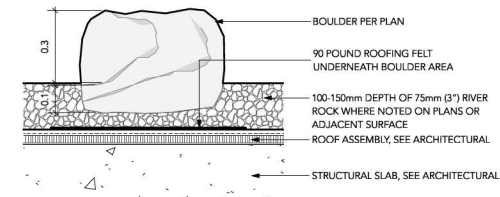
4 TYPICAL CIP CONCRETE WALL ON SLAB

Scale: 1:10



5 STEP STONES IN RIVER COBBLE

Scale: 1:10



6 LANDSCAPE BOULDER ON SLAB

Scale: 1:10

David Stoyko Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P.604.720.0048

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6	ISSUED FOR DESIGN PANEL 23-05-16
5	REVISED PER CITY COMMENTS 23-04-27
4	ISSUED FOR DEVELOPMENT PERMIT 23-02-08
3	RESPONSE TO CPTD COMMENTS 23-01-26
2	ISSUED FOR REVIEW 22-12-20
1	ISSUED FOR CONCEPT REVIEW 22-12-06
REVISIONS	



MULTI FAMILY DEVELOPMENT

20214, 20224 54A Avenue
City of Langley, British Columbia

Scale: AS SHOWN
Drawn: MGC/DS
Reviewed: DS
Project No. 22-018

DETAILS - HARDSCAPE

L3.1

David Stoyko
Landscape Architect

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REVISIONS



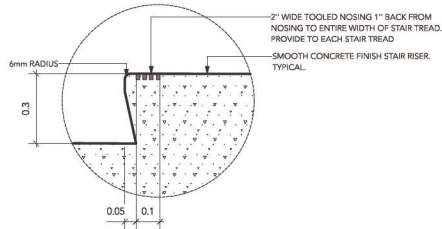
MULTI FAMILY
DEVELOPMENT

20214, 20224 54A Avenue
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DETAILS

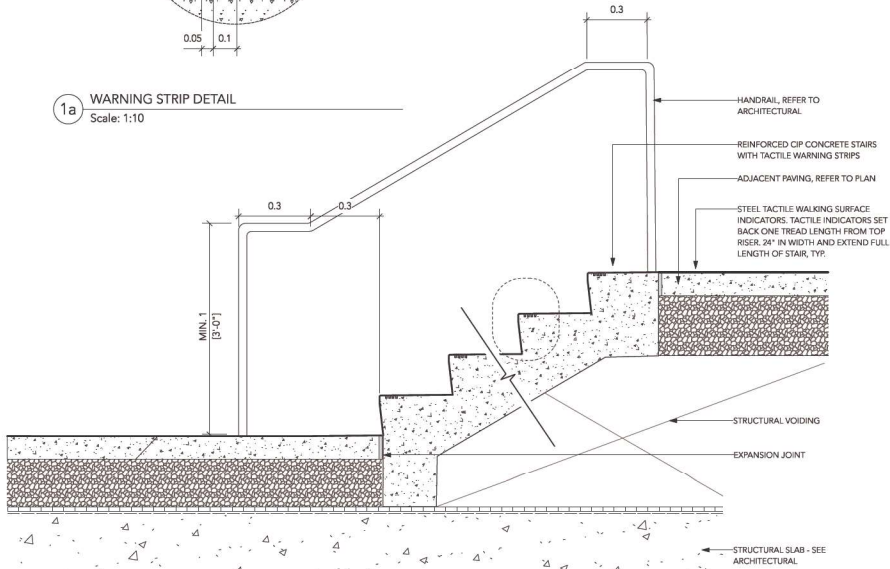
L3.2



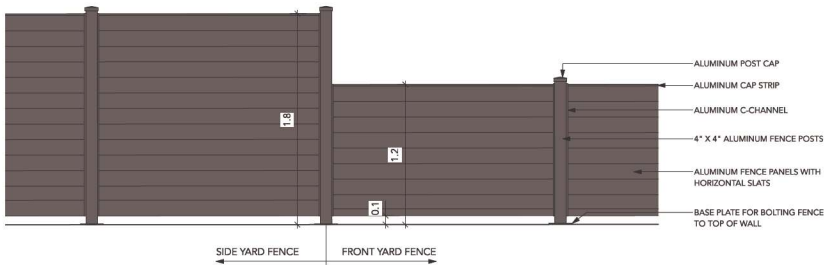
1a WARNING STRIP DETAIL
Scale: 1:10

NOTE:

1. ALLOWABLE RISE: 125mm MIN., 180mm MAX.
2. ALLOWABLE RUN: 280mm MIN.



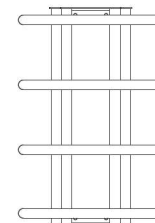
1 CIP STAIR ON SLAB
Scale: 1:10



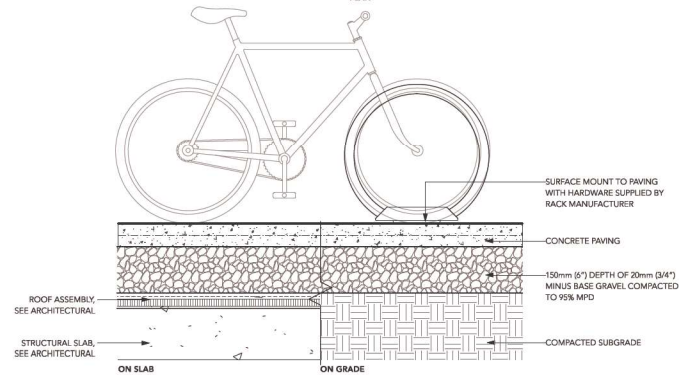
2 SIDE YARD / FRONT YARD FENCE
Scale: 1:20

TIMBER NOTES:

1. ALL FENCE ELEMENTS TO BE ALUMINUM, PAINTED.
2. ALL FASTENERS TO BE STAINLESS STEEL OR SUITABLE NON-REACTIVE METAL.
3. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
4. ALL HOLLOW OR SQUARE-SECTION ELEMENTS TO BE CAPPED IF END EXPOSED.
5. FINAL COLOUR TO BE DETERMINED.



MODEL: MBR350-4
FINISH: SILVER
BY: MAGLIN (1.800.716.5506)

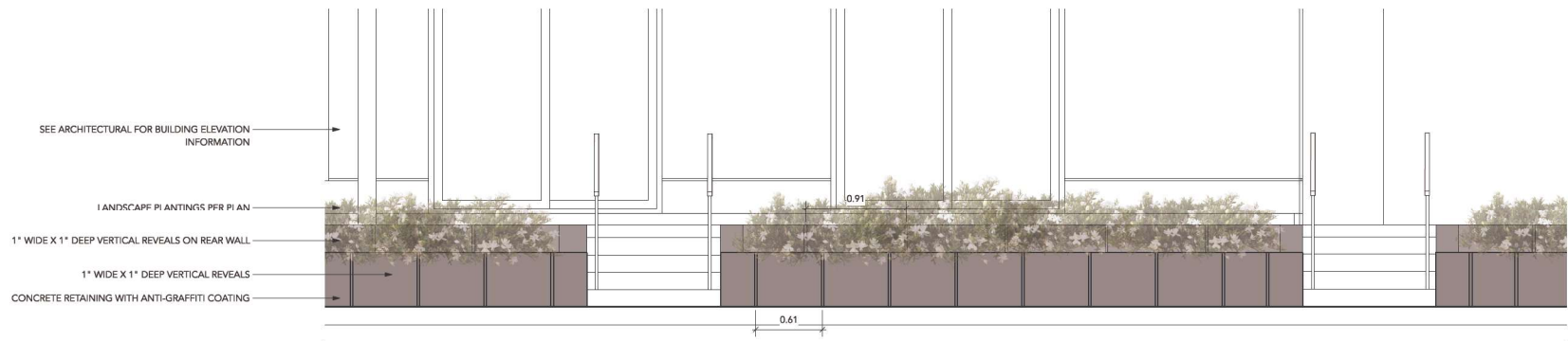


3 BIKE RACK
Scale: 1:10





1 CONCRETE WALLS ELEVATION
Scale: 1:50

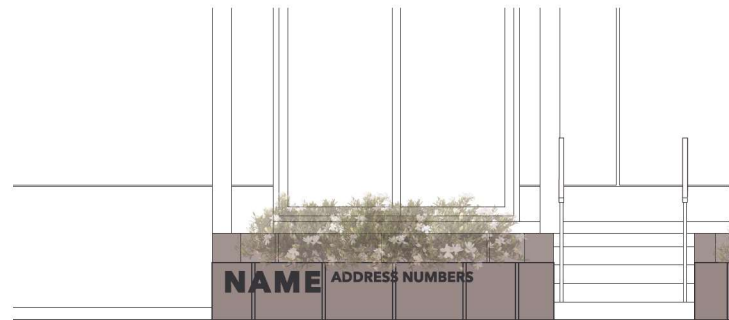


2 CONCRETE WALLS ELEVATION DETAIL
Scale: 1:20



NOTES:
1- PAINTED STEEL LETTERS PINNED TO CONCRETE
2- ADDRESS SIZE AND INFORMATION TO CONFORM TO BYLAWS
3- LETTERS FLAT AGAINST CONCRETE WALL

4 ADDRESS SIGN DETAIL
Scale: 1:10



3 ADDRESS SIGN ELEVATION
Scale: 1:20

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MULTI FAMILY DEVELOPMENT

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DETAILS - RETAINING WALLS

L3.3

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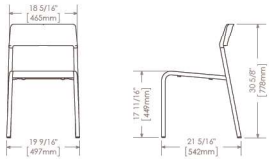
MULTI FAMILY
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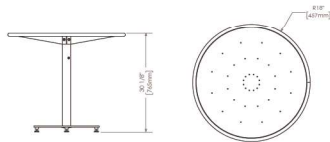
DETAILS - ROOF
LEVEL

L3.4



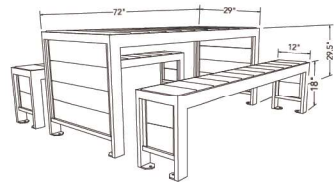
FORO SERIES MCH-1700-00001 CHAIRS
COLOUR : STANDARD SILVER
SUPPLIER: MAGLIN SITE FURNISHINGS

1 ROOF TOP BISTRO CHAIRS
Scale: NTS



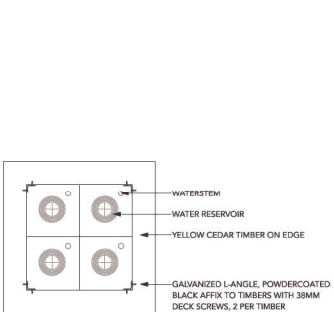
FORO SERIES MTB-1700-00746 36\"/>

2 ROOF TOP BISTRO TABLES
Scale: NTS

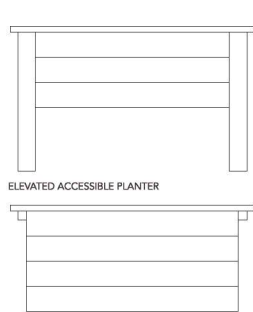


URBAN FARM HARVEST PICNIC TABLE
COLOUR : SILVER / GREY
SUPPLIER: WISHBONE (604-626-0476)

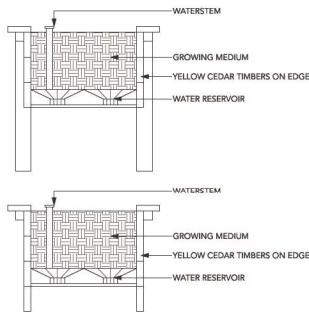
3 ROOF TOP HARVEST TABLE
Scale: NTS



PLAN



SIDE ELEVATION



CROSS SECTION

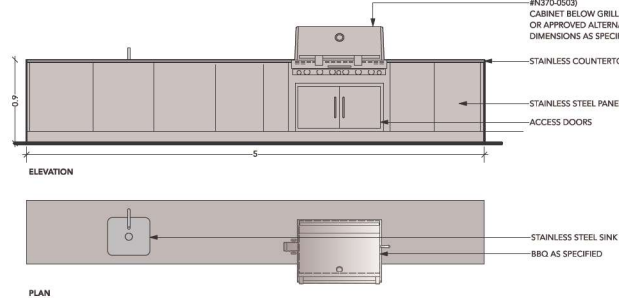
4 HEIRLOOM SELF-WATERING URBAN AGRICULTURE PLANTER BY LIFESPACE
Scale: 1:20



LOLLYGAGGER COCKTAIL TABLE
HDPE TABLE
COLOUR : DRIFTWOOD
SUPPLIER: LOLL DESIGNS

5 COFFEE TABLE
Scale: NTS

CUSTOM BBQ ISLAND PROVIDED AND INSTALLED BY SHERWOOD OUTDOOR
KITCHENS CONTACT: 778-855-4372
OR APPROVED ALTERNATE

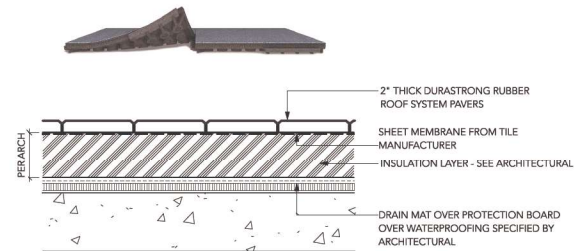


NOTE:
1. MANUAL SHUT OFF VALVE TO BE PROVIDED FOR GAS BARBEQUE CONNECTION.
2. BARBEQUE GRILL TO BE INSTALLED AS PER MANUFACTURES INSTRUCTION.
3. REFER TO MECHANICAL DRAWINGS FOR GAS CONNECTIONS.
4. CONTRACTOR AND STRUCTURAL TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE CONSULTANT REVIEW AND APPROVAL PRIOR TO FABRICATION OF CUSTOM COUNTER AND BARBEQUE ELEMENTS.

6 BBQ AND COUNTER
Scale: 1:25



PRECEDENT IMAGE



DURAstrong RUBBER PAVERS BY SOFSURFACES
DIMENSIONS: 24\"/>

7 RUBBER ROOF PAVERS
Scale: 1:10

