

# 20239 & 20247 54A AVENUE MULTIFAMILY DEVELOPMENT

LANGLEY, BC

LANDSCAPE SET:ISSUED FOR ADP RESPONSE  
JANUARY 10TH,2025

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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.

David Stoyko  
Landscape Architect

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

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1	ISSUED FOR CONCEPT REVIEW	23-11-21

REVISIONS



**20239, 20247 54A  
MULTIFAMILY  
DEVELOPMENT**

20239, 20247 54A Avenue  
City of Langley, British Columbia

Scale:	NTS
Drawn:	EG
Reviewed:	DS
Project No.	23-024

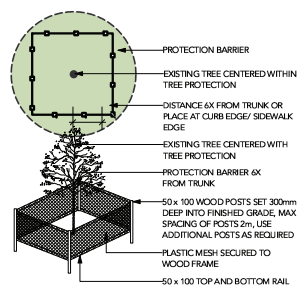
COVER PAGE

L0.0

# TREE MANAGEMENT PLAN

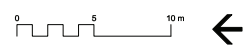
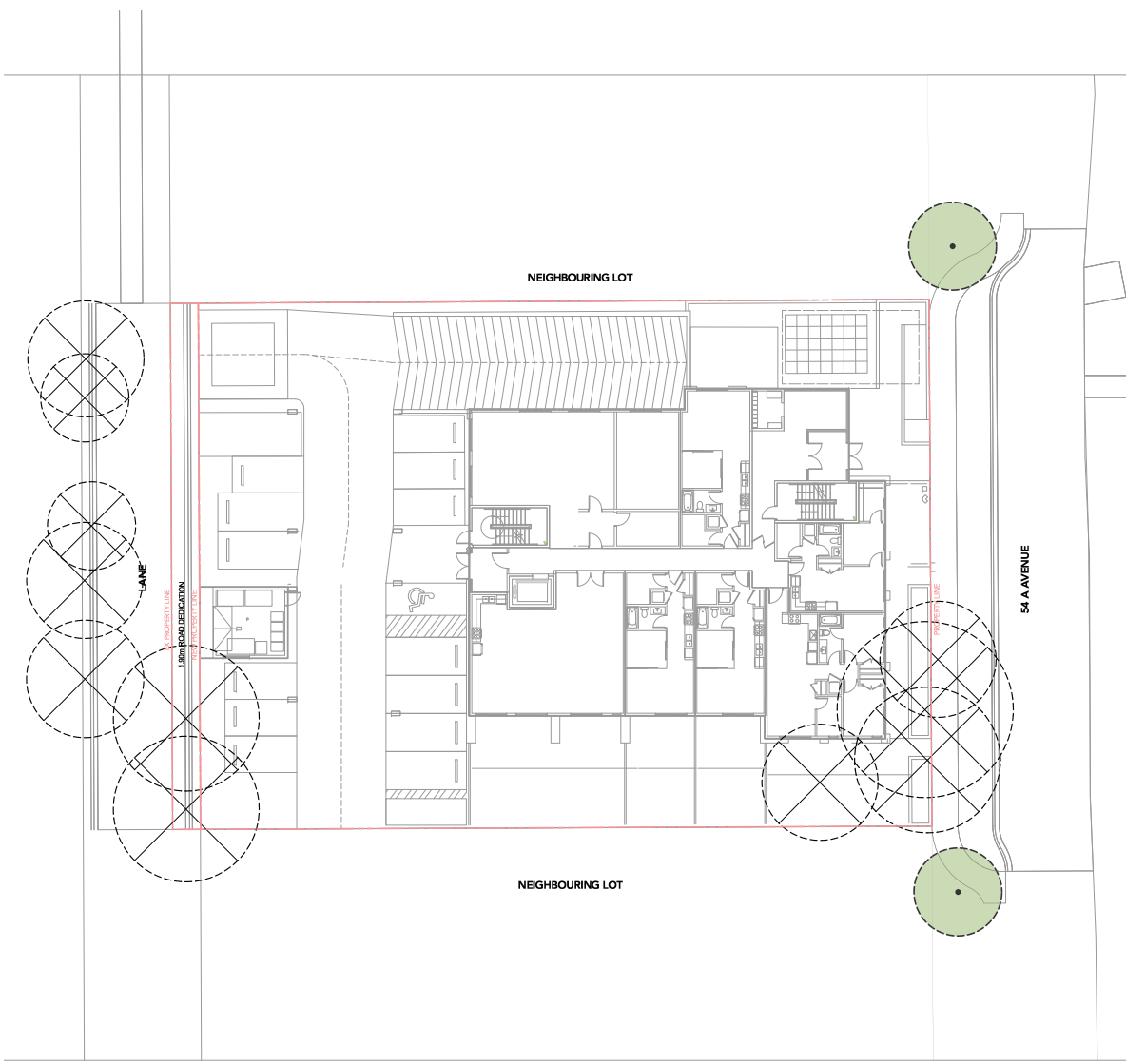
## TREE PROTECTION LEGEND

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



### TREE PROTECTION NOTES

1. REFER TO CERTIFIED ARBORIST REPORT (DATED: DECEMBER 1, 2023 BY GLENN MURRAY, FROGGERS CREEK TREE CONSULTANTS LTD.) TO VERIFY INFORMATION REGARDING EXISTING TREES TO BE RETAINED/REMOVED AND TREE RETENTION VIABILITY.
2. NO WORK TO BE DONE WITHIN THE MPZ OF RETAINED TREES. REFER TO ARBORIST REPORT FOR TREE PROTECTION MEASURES. 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 LANGLEY 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.



David Stoyko  
Landscape Architect

2286 5TH AVENUE EAST  
VANCOUVER, BC V6M 1R3  
P 604.720.0048

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20239, 20247 54A Avenue  
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## TREE MANAGEMENT PLAN

L0.1



David Stoyko  
Landscape Architect

20239, 20247, 54A AVENUE  
VANCOUVER, BC V6M 1H3  
P 604.720.0048

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CONCEPT PLAN -  
GROUND LEVEL

L1.0

David Stoyko  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER, BC V6M 1R3  
P 604.720.0048

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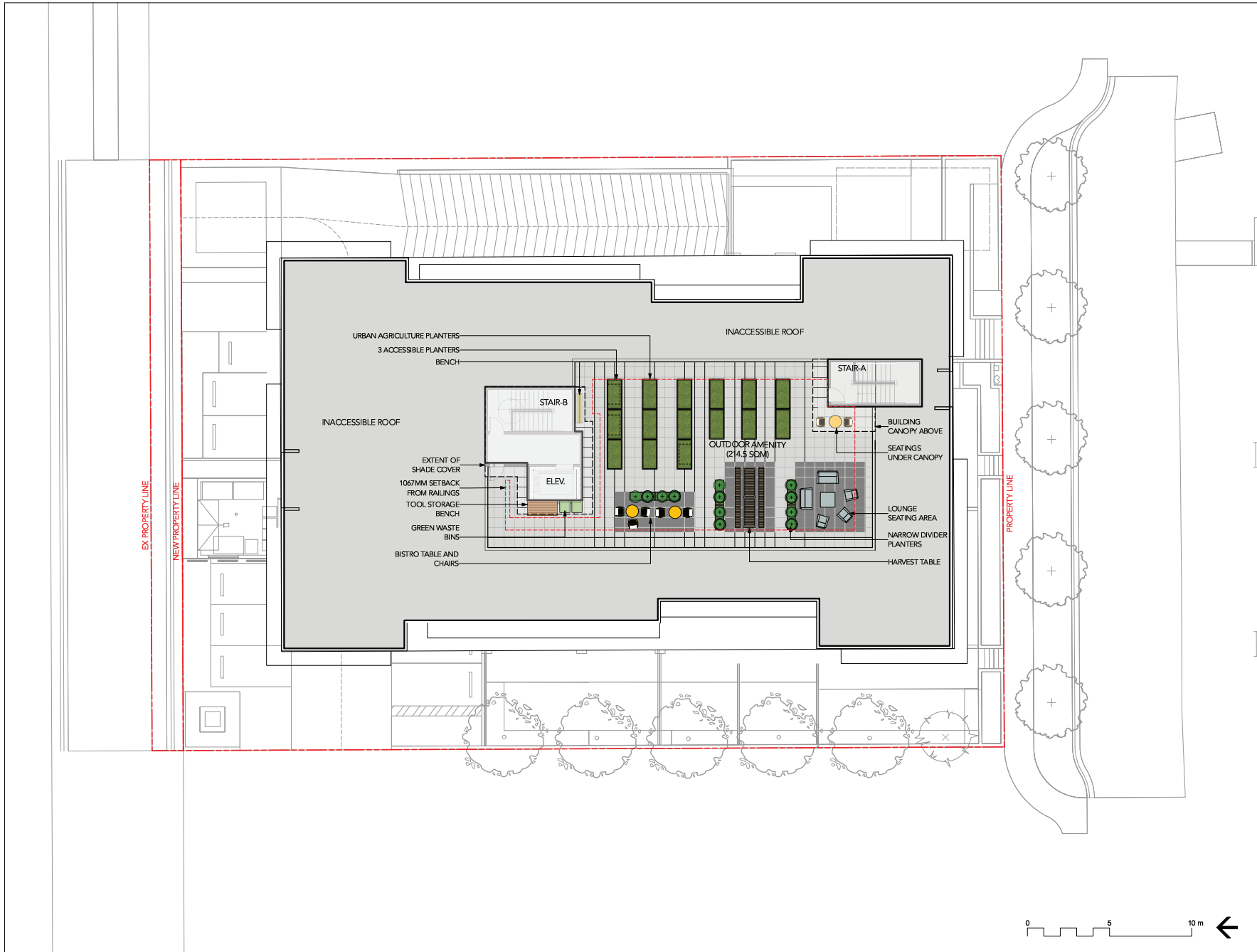
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CONCEPT PLAN -  
ROOF LEVEL

L1.1





David Stoyko  
Landscape Architect

2486 6TH AVENUE EAST  
VANCOUVER, BC V6M 1R3  
P 604.720.0048

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LIGHTING PLAN -  
GROUND LEVEL

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	WALL/STEP
	WALL MOUNTED LIGHT



WALL DOWN LIGHT  
MP LIGHTING MODEL L721  
4" DIAMETER, 8W LED  
MATTE ANODIZED ALUMINUM



WALL LIGHT  
MP LIGHTING MODEL L49 MA  
9-3/4" X 4-7/8", 6W LED  
MATTE ANODIZED ALUMINUM



0 5 10m

L1.2

David Stoyko  
Landscape Architect

2486 6TH AVENUE EAST  
VANCOUVER, BC V6M 1R3  
P 604.720.0048

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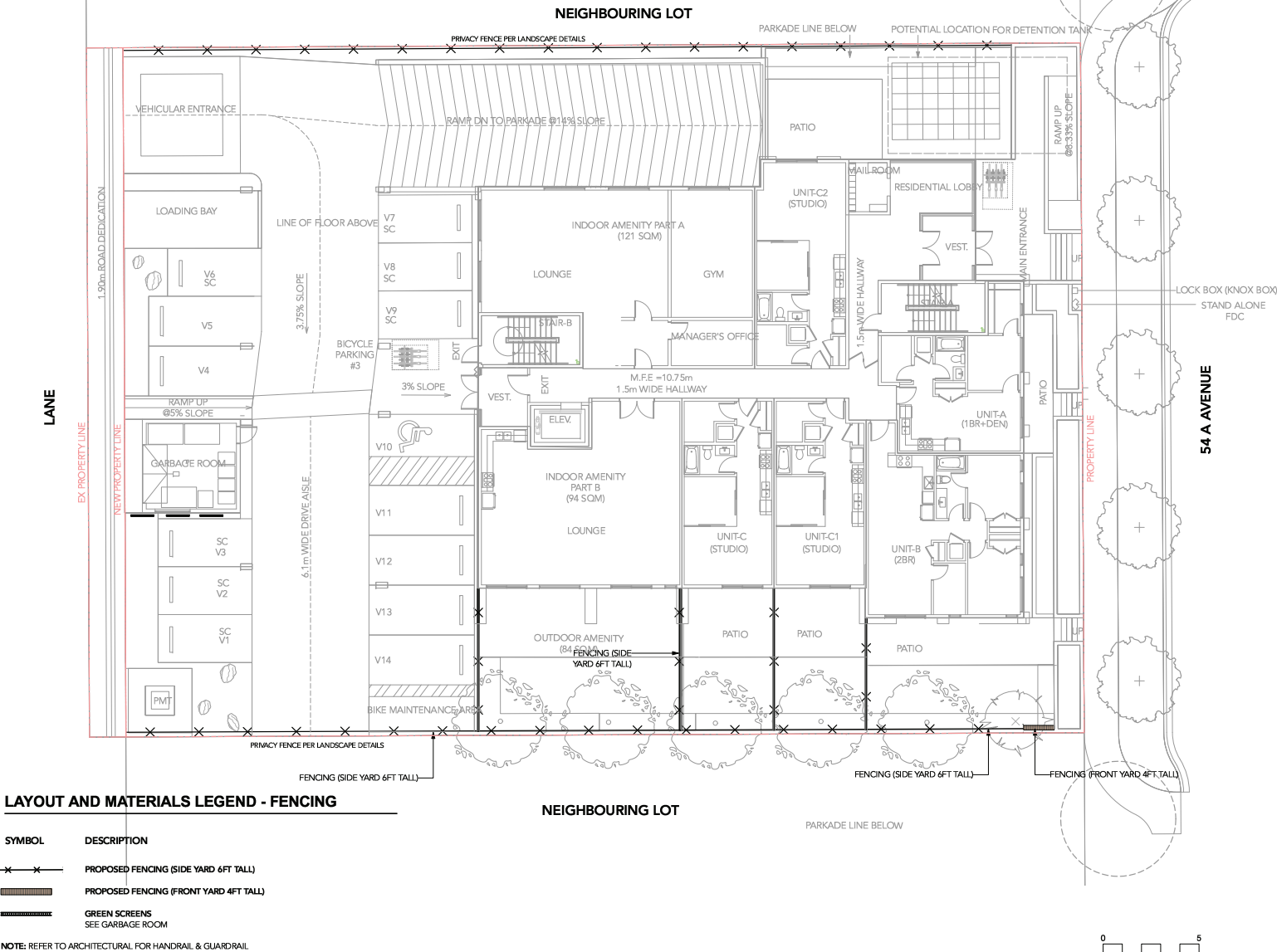


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FENCING DIAGRAM







David Stoyko  
Landscape Architect

2486 6TH AVENUE EAST  
VANCOUVER, BC V6M 1R3  
P 604.720.0048

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PLANTING PLAN -  
GROUND LEVEL

L2.1

LANE

EX PROPERTY LINE

RE-ENTRY POINT

1.90m ROAD DEDICATION

VEHICULAR ENTRANCE

LOADING BAY

V6 SC

V5

V4

GARBAGE ROOM

SC V3

SC V2

SC V1

PMT

LINE OF FLOOR ABOVE

3.75% SLOPE

BICYCLE PARKING #3

6.1m WIDE DRIVE AISLE

3% SLOPE

EXIT

V10

V11

V12

V13

V14

BIKE MAINTENANCE

NEIGHBOURING LOT

RAMP DN TO PARKADE @14% SLOPE

LOUNGE

GYM

STAIR-B

EXIT

ELEV.

VEST.

M.F.E. ~10.75m  
1.5m WIDE HALLWAY

INDOOR AMENITY PART B (94 SQM)

LOUNGE

UNIT-C (STUDIO)

UNIT-C1 (STUDIO)

UNIT-B (2BR)

OUTDOOR AMENITY (84 SQM)

PATIO

PATIO

PATIO

PARKADE LINE BELOW

PARKADE LINE BELOW

POTENTIAL LOCATION FOR DETENTION TANK

PATIO

MAIL ROOM

RESIDENTIAL LOBBY

VEST.

STAIR-A

MAIN ENTRANCE

PATIO

RAMP UP @8.33% SLOPE

LOCK BOX (KNOX BOX)

STAND ALONE FDC

54 A AVENUE

0 5 10m



David Stoyko  
Landscape Architect

2886 6TH AVENUE EAST  
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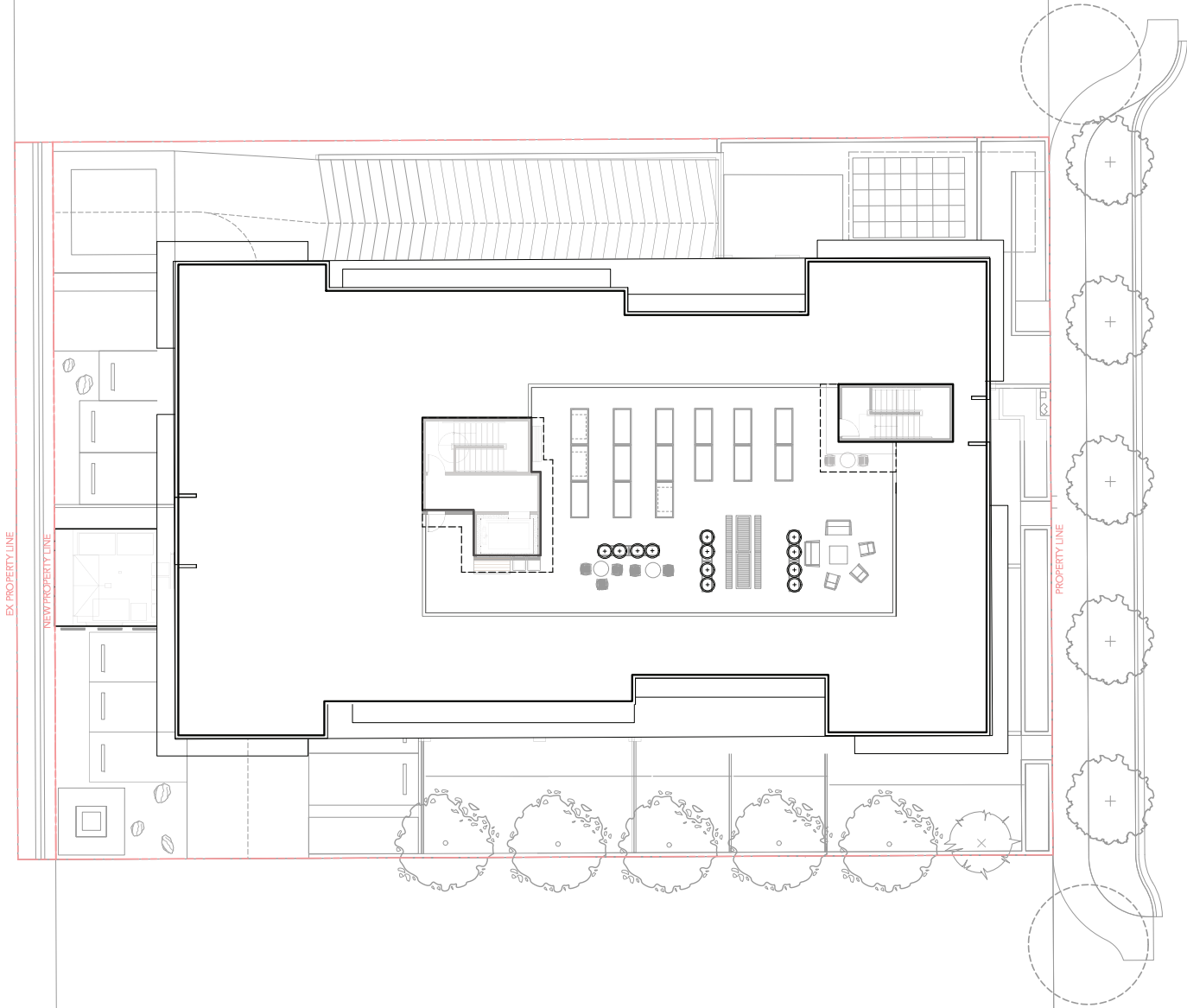


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PLANTING PLAN -  
ROOF LEVEL





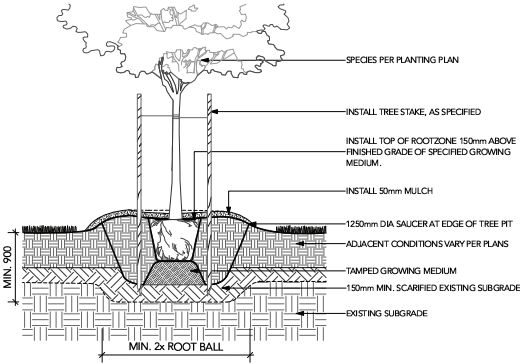
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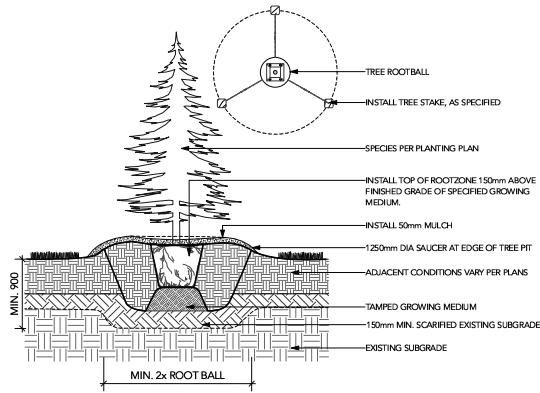
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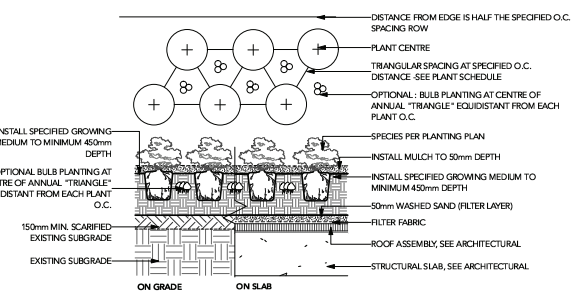
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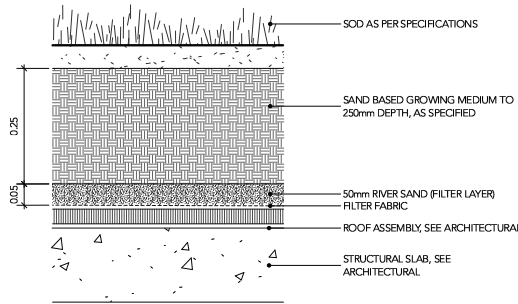
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)  
Scale: 1:20



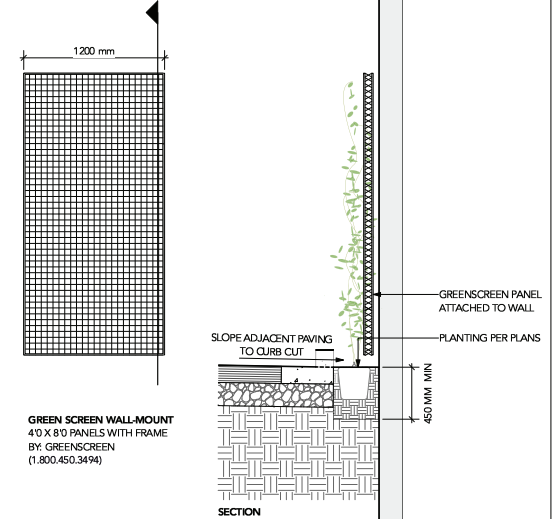
3 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)  
Scale: 1:20



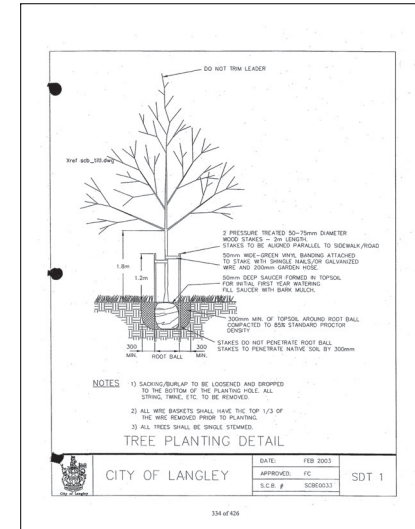
2 SHRUB AND GROUND COVER PLANTING (TYPICAL)  
Scale: 1:25



4 SOD LAWN ON SLAB  
Scale: 1:5



5 GREEN SCREEN  
Scale: 1:20



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DETAILS - SOFTSCAPE

L3.0

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Landscape Architect

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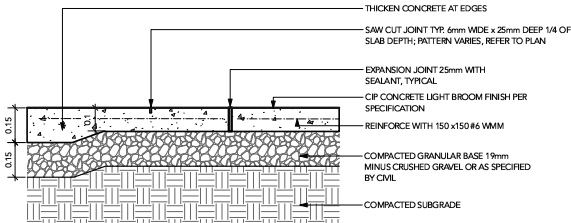
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COLOURED CONCRETE (AT CORNER NODE)

COLOUR: LITE GRAY  
SUPPLIED BY DAVIS COLORS  
323-265-8923

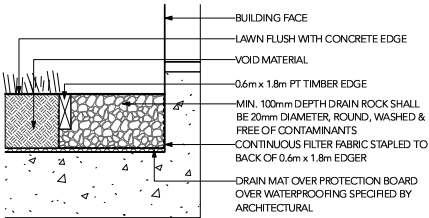


NOTES:

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

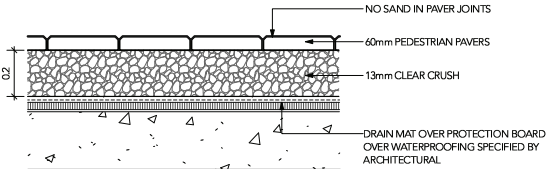


2 GRAVEL DRAIN STRIP - ON SLAB

Scale: 1:10

MANHATTAN VIBROPRESSED SLABS BY NEWSTONE GROUP

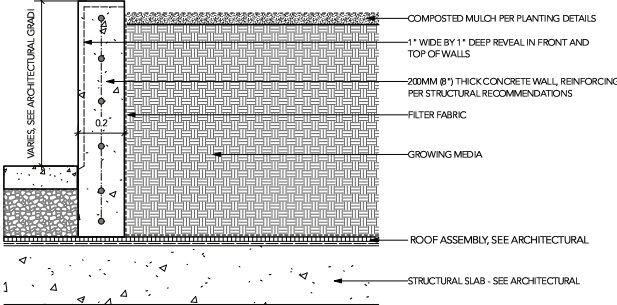
DIMENSIONS: 454 mm x 454 mm x 50.8 mm  
COLOUR: NATURAL  
PATTERN: GRID



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

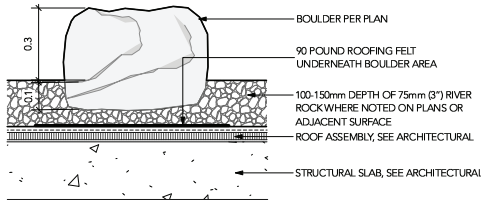
3 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)

Scale: 1:10



4 TYPICAL CIP CONCRETE WALL ON SLAB

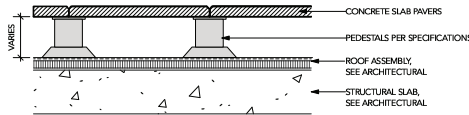
Scale: 1:10



5 LANDSCAPE BOULDER ON SLAB

Scale: 1:10

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



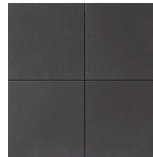
6 PATIO PAVERS ON SLAB

Scale: 1:10

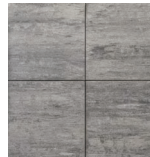
SLAB PAVERS: MANHATTAN VIBROPRESSED SLAB PAVER

SIZE: STANDARD (604MM X 604MM X 50MM)  
SUPPLIED BY NEWSTONE GROUP  
604.332.4030

TYPE 2 - DARK ROOF  
COLOUR: CHARCOAL  
PATTERN: GRID



TYPE 1 - LIGHT ROOF AND GROUND  
COLOUR: NORTHERN SHADOW  
PATTERN: GRID



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2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12
1	ISSUED FOR CONCEPT REVIEW	23-11-21

REVISIONS



20239, 20247 54A  
MULTIFAMILY  
DEVELOPMENT

20239, 20247 54A Avenue  
City of Langley, British Columbia

Scale: AS SHOWN

Drawn: EG

Reviewed: DS

Project No. 23-024

DETAILS -  
HARDSCAPE

L3.1

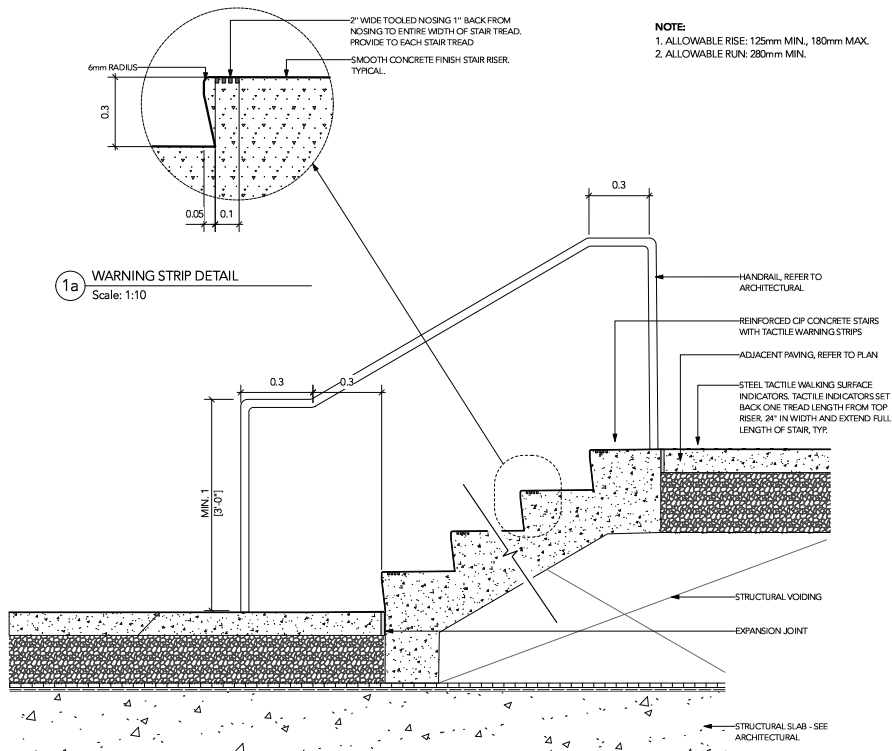
David Stoyko  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER, BC V6M 1H3  
P 604.720.0048

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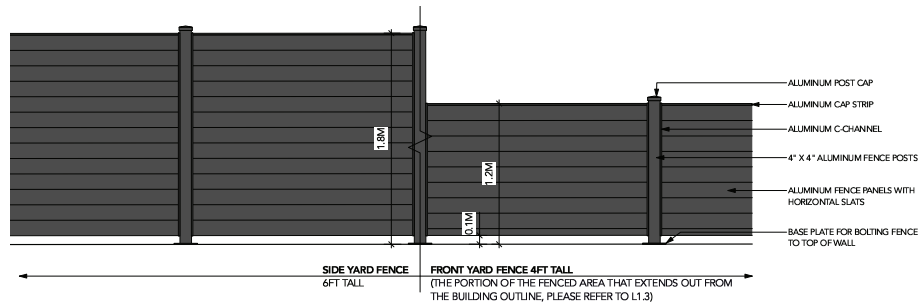
THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

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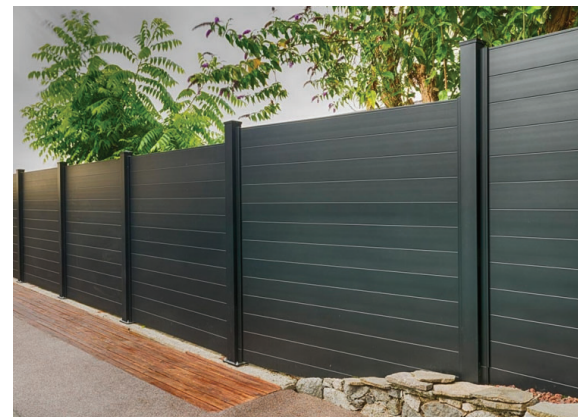
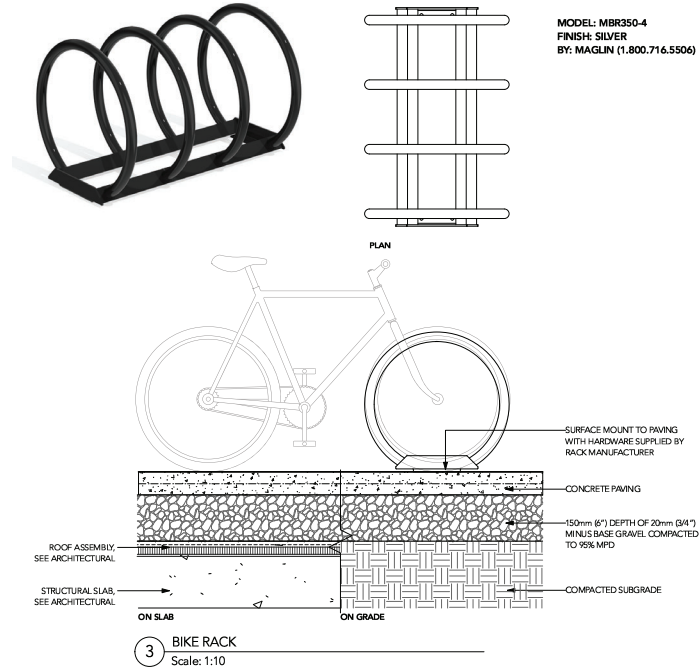
1a WARNING STRIP DETAIL  
Scale: 1:10

1 CIP STAIR ON SLAB  
Scale: 1:10



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

- FENCE 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.



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REVISIONS



20239, 20247 54A  
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20239, 20247 54A Avenue  
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	EG
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Project No.	23-024

DETAILS -  
FURNISHING

L3.2

David Stoyko  
Landscape Architect

2486 6TH AVENUE EAST  
VANCOUVER, BC V6M 1H3  
P 604.720.0048

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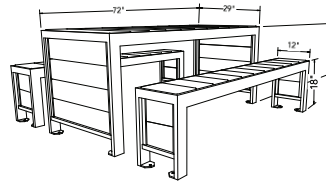
**FORO SERIES MCH-1700-00001 CHAIRS**  
COLOUR : STANDARD SILVER  
SUPPLIER: MAGLIN SITE FURNISHINGS

**1 ROOF TOP BISTRO CHAIRS**  
Scale: NTS



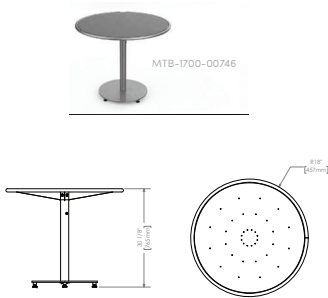
**LOLLYGAGGER HDPE OUTDOOR SOFA**  
COLOUR : DRIFTWOOD  
SUPPLIER: LOLL DESIGNS (877.740.3387)

**4 SOFA**  
Scale: NTS



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

**7 ROOF TOP HARVEST TABLE**  
Scale: NTS



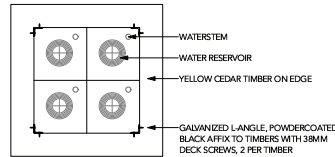
**FORO SERIES MTB-1700-00746 36\"**

**2 ROOF TOP BISTRO TABLES**  
Scale: NTS

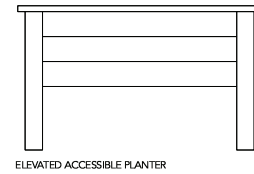


**LOLLYGAGGER HDPE OUTDOOR LOUNGE CHAIR**  
COLOUR : DRIFTWOOD  
SUPPLIER: LOLL DESIGNS (877.740.3387)

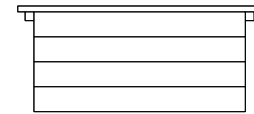
**5 LOUNGE CHAIR**  
Scale: NTS



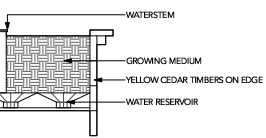
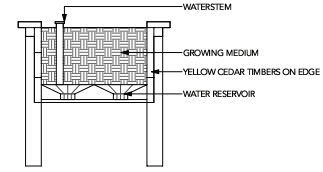
PLAN



ELEVATED ACCESSIBLE PLANTER



SIDE ELEVATION



CROSS SECTION

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



**HUTCH BACKLESS BENCH**  
COLOUR : SAND / BROWN SLATE  
LENGTH: 5 FT  
SUPPLIER: WISHBONE (604-626-0476)

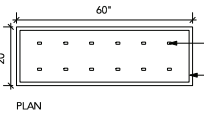
**3 HUTCH BACKLESS BENCH BY WISHBONE**  
Scale: NTS



**LOLLYGAGGER HDPE RECTANGLE OUTDOOR COCKTAIL TABLE**  
COLOUR : DRIFTWOOD  
SUPPLIER: LOLL DESIGNS (877.740.3387)

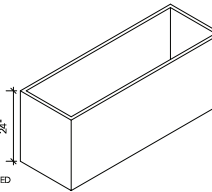
**6 COFFEE TABLE**  
Scale: NTS

MODEL: WIDE RECTANGLE  
SIZE : 60\"



PLAN

**9 METAL SCREEN PLANTER**  
Scale: 1:20



AXONOMETRIC

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REVISIONS



**20239, 20247 54A  
MULTIFAMILY  
DEVELOPMENT**

20239, 20247 54A Avenue  
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	EG
Reviewed:	DS
Project No.	23-024

**DETAILS - ROOF  
LEVEL**

David Stoyko  
Landscape Architect

2486 6TH AVENUE EAST  
VANCOUVER, BC V6M 1R3  
P 604.720.0048

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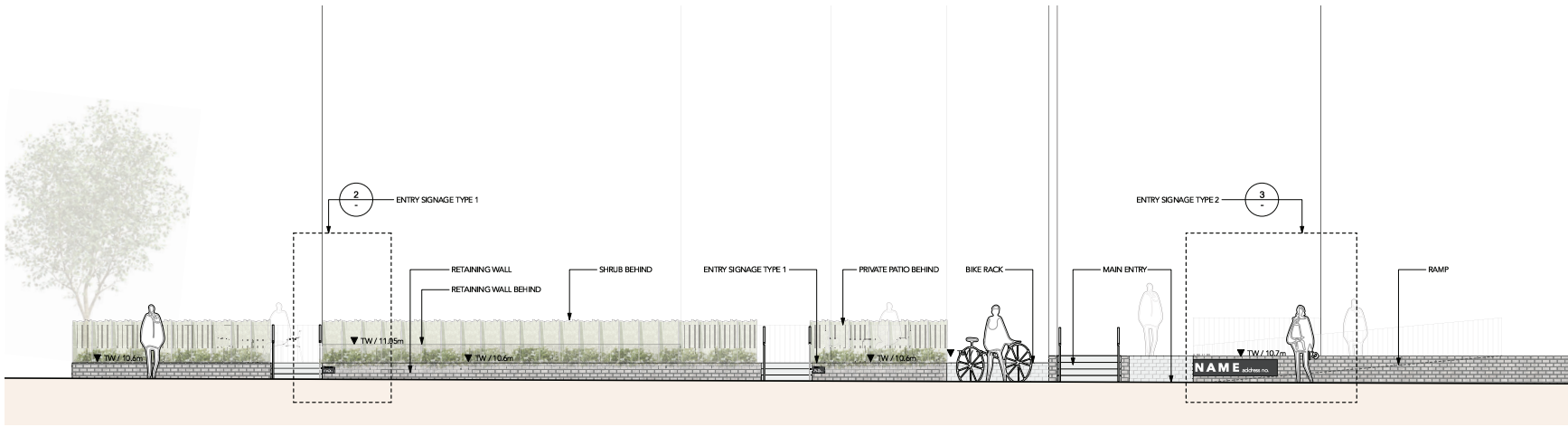
Drawn: EG

Reviewed: DS

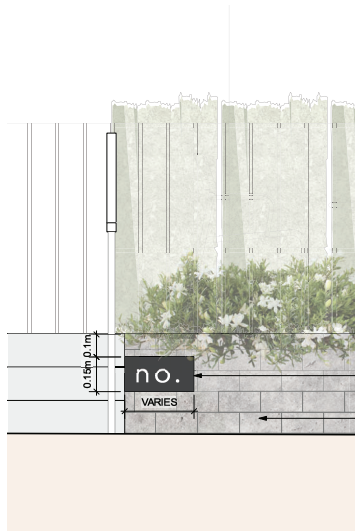
Project No. 23-024

DETAILS -  
ELEVATIONS

L3.4



1 ELEVATION FROM 54A AVE  
Scale: 1:50

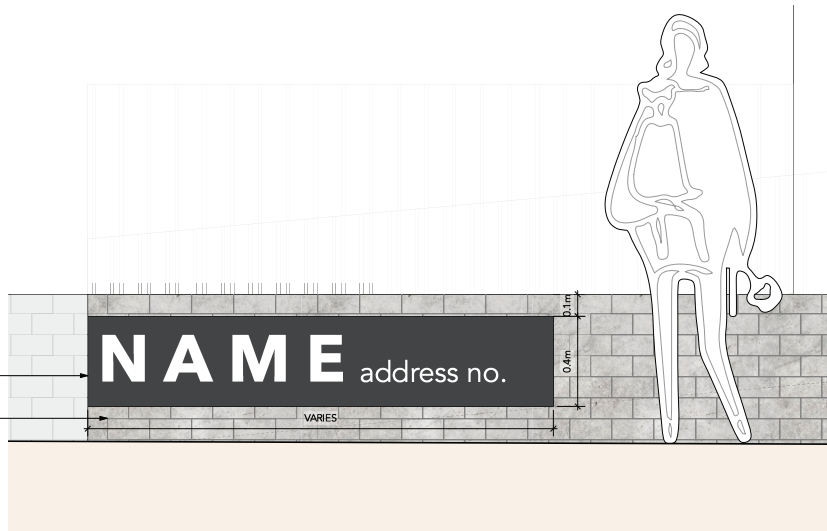


METAL PANEL WITH CUTOUT LETTERING  
MOUNTED AGAINST THE WALL SURFACE.  
LIGHT COLORED ARYLIC BOARD BEHIND  
FOR THE CONTRAST. LETTER SIZE TO BE  
CONFIRMED.

WALL BEHIND, PER ARCHITECTURAL

METAL PANEL WITH CUTOUT LETTERING  
MOUNTED AGAINST THE WALL SURFACE.  
LIGHT COLORED ARYLIC BOARD BEHIND  
FOR THE CONTRAST. LETTER SIZE TO BE  
CONFIRMED.

WALL BEHIND, PER ARCHITECTURAL



3 ENLARGEMENT: SIGNAGE TYPE 2 - COMMON ENTRY  
Scale: 1:10

2 ENLARGEMENT: SIGNAGE TYPE 1 - PRIVATE ENTRY  
Scale: 1:10