

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 NEGLIGENCE 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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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

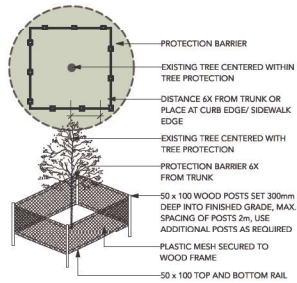
COVER PAGE

L0.0

TREE MANAGEMENT PLAN

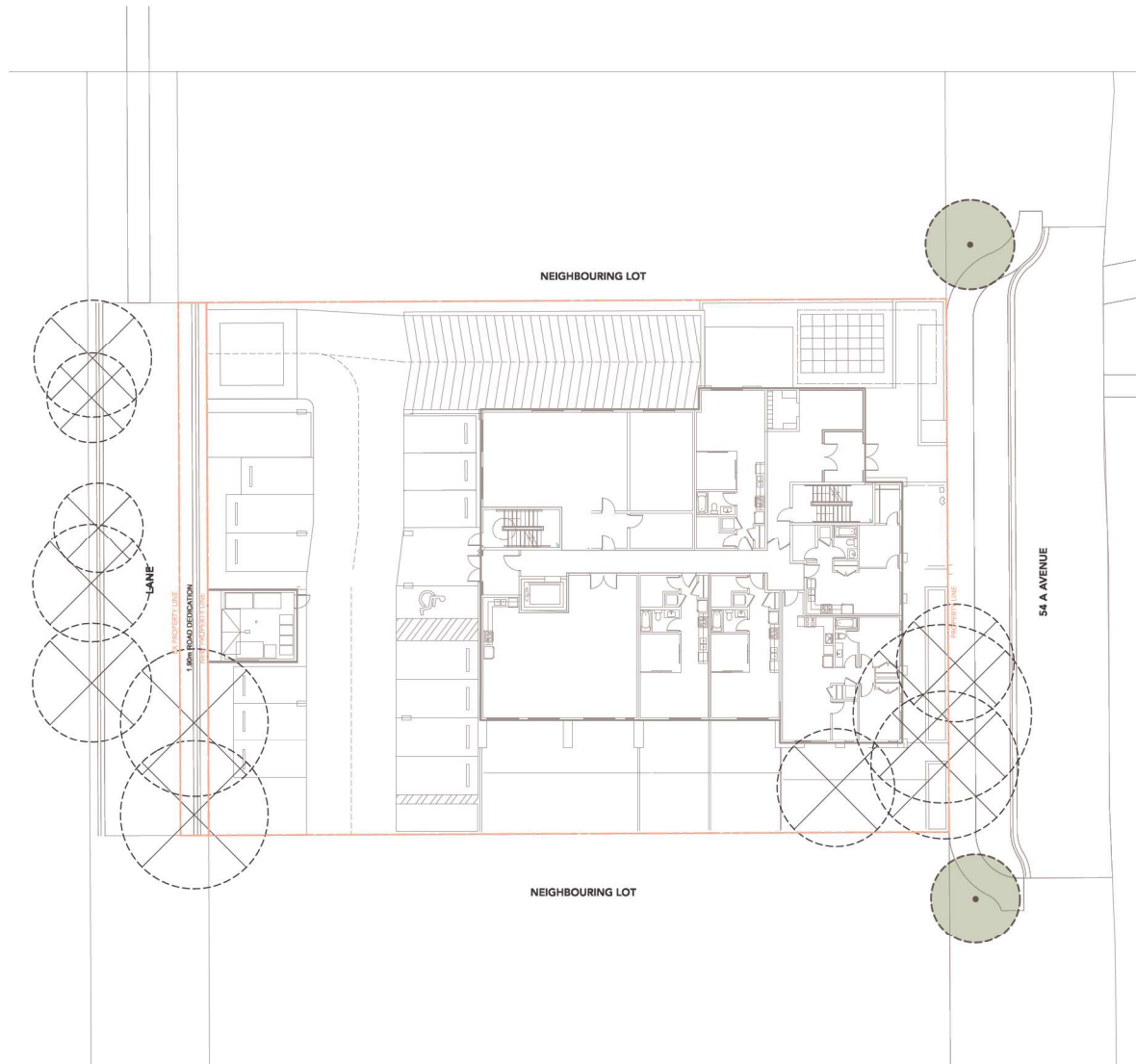
TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	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

- 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.
- 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.
- 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.
- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- 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.
- ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF LANGLEY TREE PROTECTION BY-LAWS.
- FOR CARE AND PROTECTION OF EXPOSED ROOTS AND ROOT CURTAIN SYSTEM CONSULT PROJECT ARBORIST.
- TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING. DO NOT CUT MAIN LATERAL ROOTS.
- 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.
- CONTRACTOR TO CONTACT PROJECT ARBORIST, CITY ARBORIST AND/OR LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
- 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.
- ALL SIDEWALKS BETWEEN THE CURB AND PROPERTY LINE ARE TO BE RECONSTRUCTED FULLY AT THE APPLICANT'S EXPENSE.



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REVIEWS



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TREE MANAGEMENT PLAN

L0.1

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**CONCEPT PLAN -
GROUND LEVEL**

L1.0

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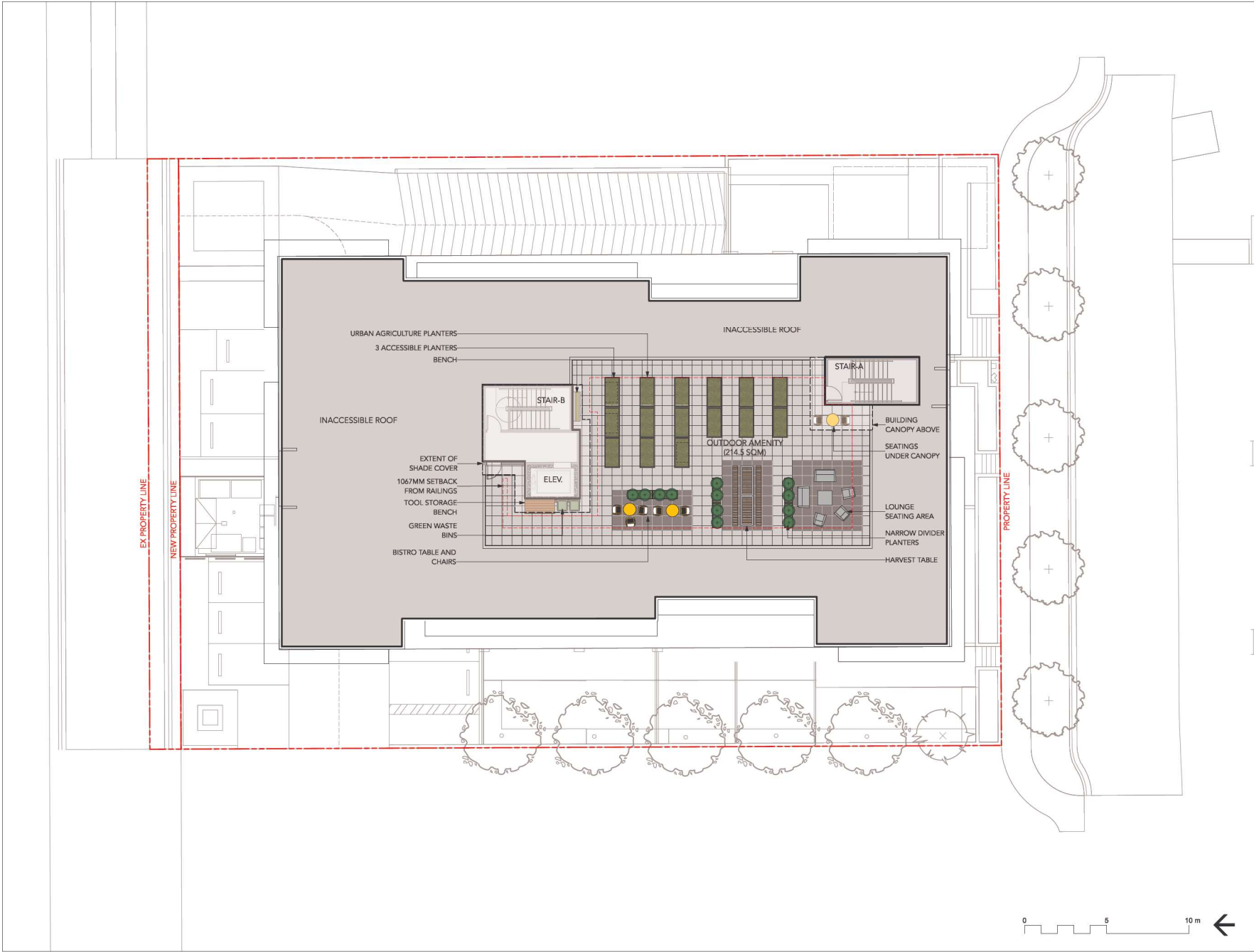
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CONCEPT PLAN -
ROOF LEVEL

L1.1



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LIGHTING LEGEND

SYMBOL	DESCRIPTION
	WALL/STEP
	WALL MOUNTED LIGHT



WALL DOWN LIGHT
MP LIGHTING MODEL L721
4" DIAMETER, 6W LED
MATTE ANODIZED ALUMINUM



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



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GROUND LEVEL

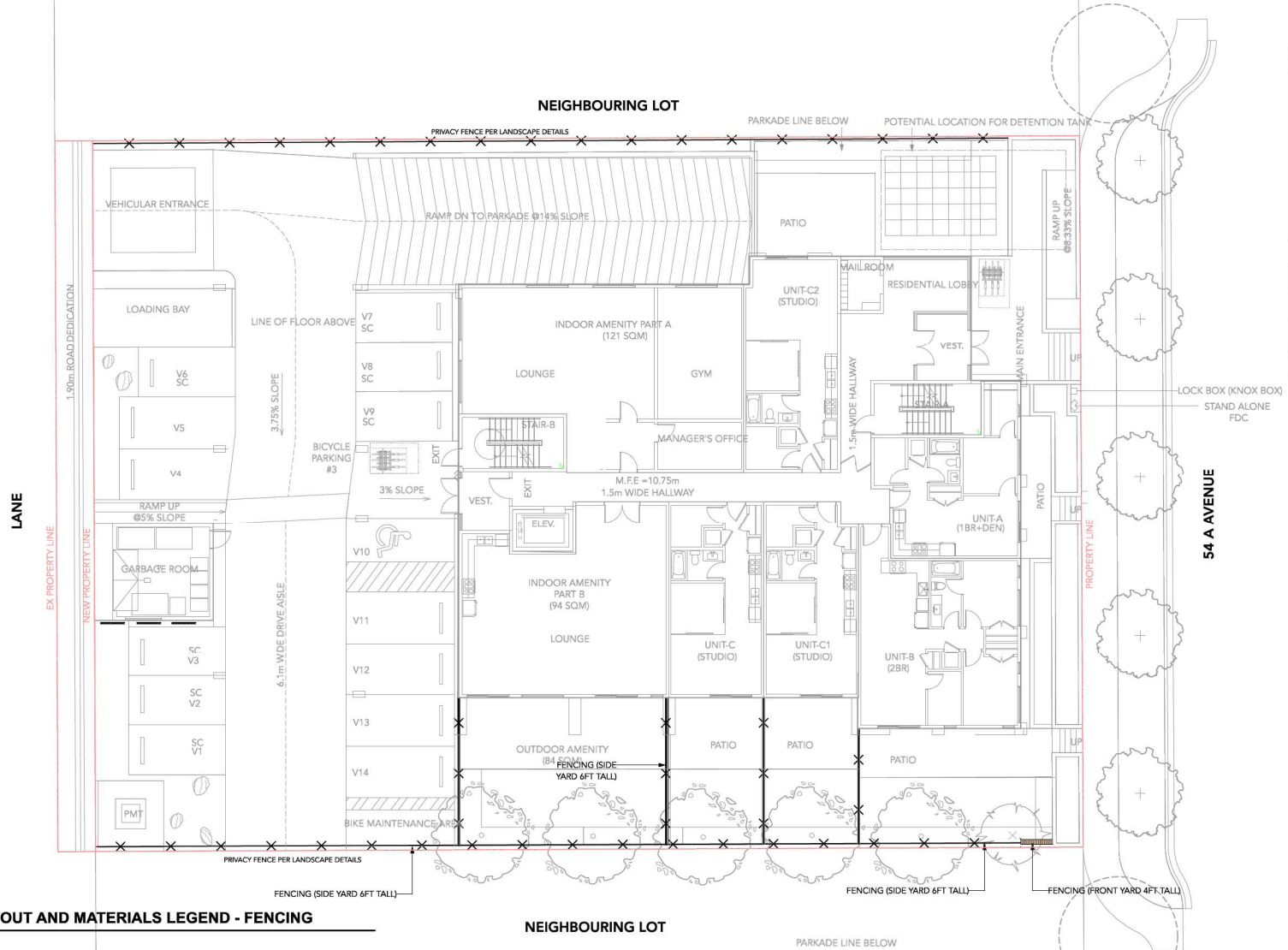


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FENCING DIAGRAM

LAYOUT AND MATERIALS LEGEND - FENCING

SYMBOL	DESCRIPTION
—x—x—	PROPOSED FENCING (SIDE YARD 6FT TALL)
▨	PROPOSED FENCING (FRONT YARD 4FT TALL)
▨	GREEN SCREENS SEE GARBAGE ROOM

NOTE: REFER TO ARCHITECTURAL FOR HANDRAIL & GUARDRAIL

THEME PLANTS



EVERGREEN AND ALL-SEASON INTEREST



COLOUR HIGHLIGHTS



TEXTURES AND FORMS

INTERESTING FOLIAGE











































































NATIVE & EVERGREEN PLANTS



GROUNDCOVER VARIETY AND TEXTURE

Plant List and Materials

PLANT LIST

QTY. TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
5	<i>Acer rubrum</i> 'Bowhall' Street tree species, form, and quality to be to City of Langley standards	Bowhall Red Maple	7cm cal.	As shown	  
1	<i>Pinus densiflora</i> 'Umbraculifera'	Tanyosho Pine	2.5M, B&B	As shown	  
5	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6cm cal.	As shown	  
SHRUBS					
44	<i>Gaultheria shallon</i>	Salal	No. 1 Pot	24" o.c.	   
108	<i>Ilex crenata</i> Convexa	Japanese Holly	No. 5 Pot	24" o.c.	   
14	<i>Mahonia nervosa</i>	Dwarf Oregon Grape	No. 2 Pot	24" o.c.	   
15	<i>Polystichum munitum</i>	Western Sword Fern	No. 1 Pot	24" o.c.	 
17	<i>Rhododendron</i> 'Ken Janeck'	Red Yaku Rhododendron	No. 2 Pot	24" o.c.	   
6	<i>Ribes sanguineum</i>	Red Currant	No. 5 Pot	36" o.c.	   
15	<i>Sarcococca hookeriana</i> humilis	Sweetbox	No. 2 Pot	24" o.c.	  
15	<i>Skimmia japonica</i> 'Rubella'	Rubella Japanese Skimmia	No. 3 Pot	30" o.c.	   
8	<i>Symphoricarpos</i> albus	Snowberry	No. 3 Pot	30" o.c.	  
49	<i>Taxus baccata</i> repandens	Creeping Yew	No. 3 Pot	24" o.c.	   
PERENNIALS AND VINES					
34	<i>Athyrium niponicum</i>	Japanese Painted Fern	No. 1 Pot	18" o.c.	 
81	<i>Blechnum spicant</i>	Deer Fern	4" (10cm) Pot	18" o.c.	 
14	<i>Dicentra formosa</i>	Bleeding Heart	4" (10cm) Pot	18" o.c.	  
20	<i>Eriophyllum lanatum</i>	Woolly Sunflower	4" (10cm) Pot	18" o.c.	  
6	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	No. 1 Pot	24" o.c.	  
GROUND COVERS					
31	<i>Fragaria chiloensis</i>	Native Coastal Strawberry	4" (10cm) Pot	15" o.c.	   
21	<i>Oxalis oreganum</i> (50%)	Wood Sorrel	4" (10cm) Pot	15" o.c.	   
21	<i>Pachysandra terminalis</i> (50%)	Japanese Spurge	4" (10cm) Pot	15" o.c.	   
50	<i>Rubus calycinoides</i>	Emerald Carpet	4" (10cm) Pot	15" o.c.	   
199	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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PLANT PALETTE

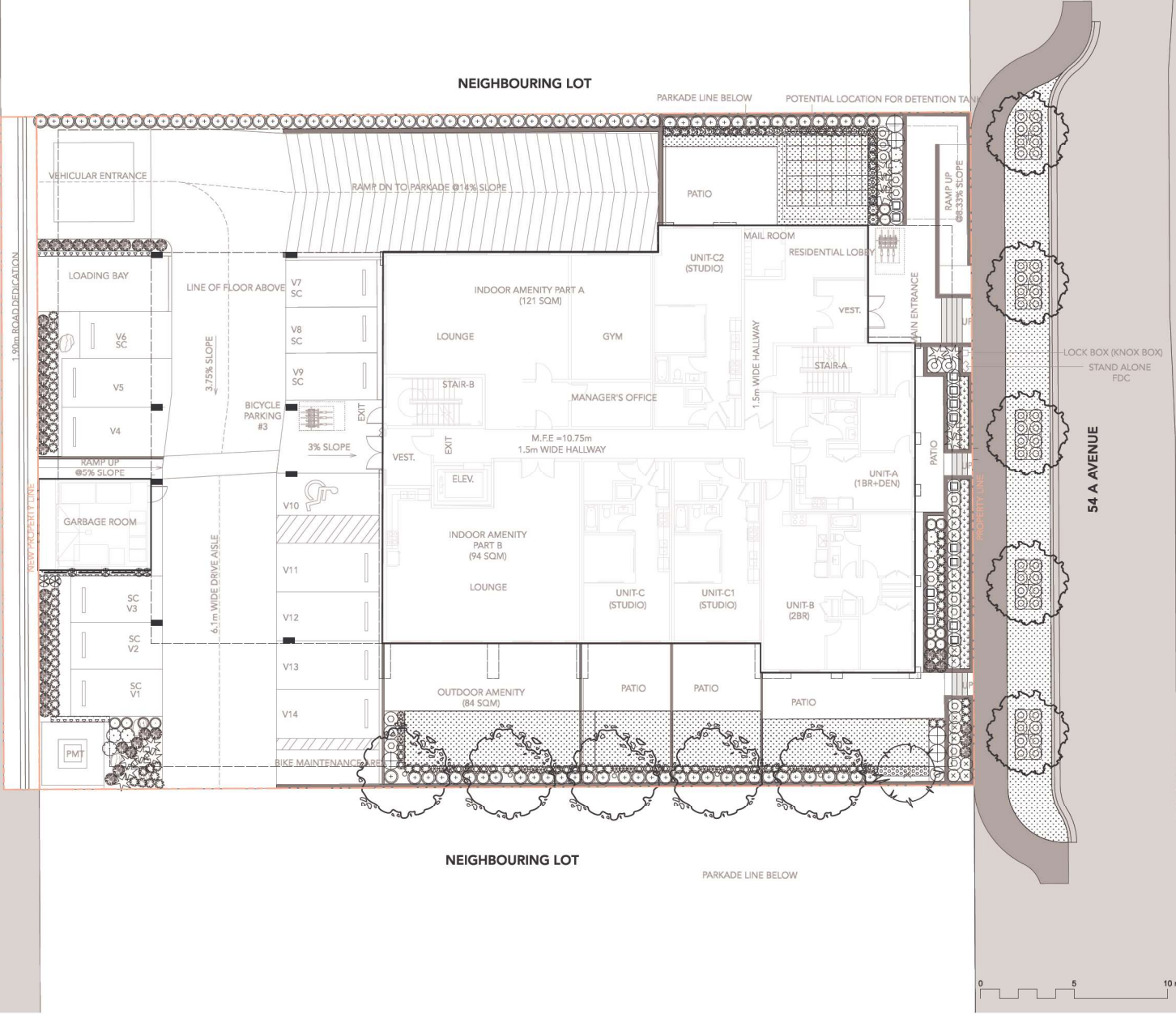
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**PLANTING PLAN -
GROUND LEVEL**

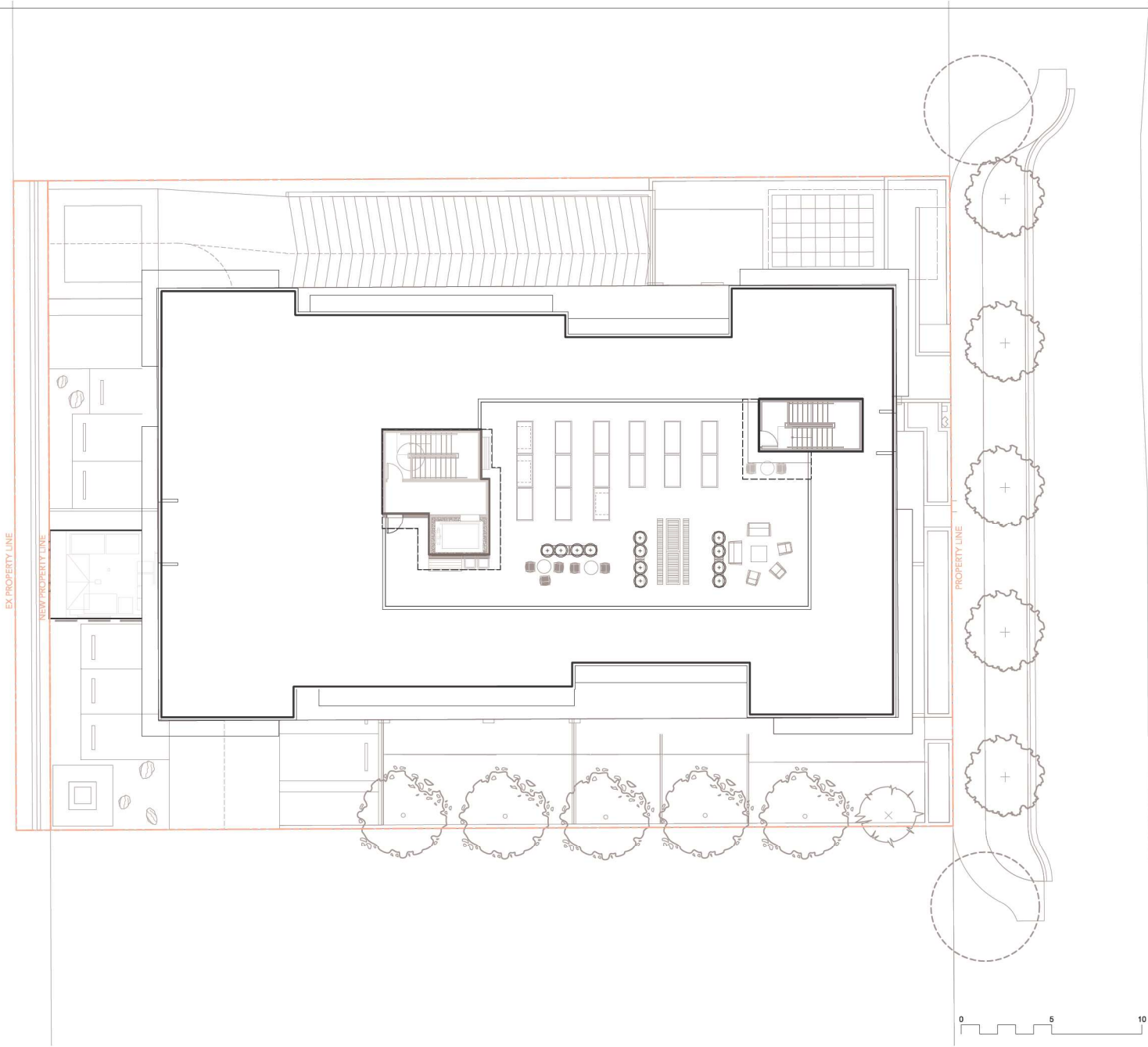
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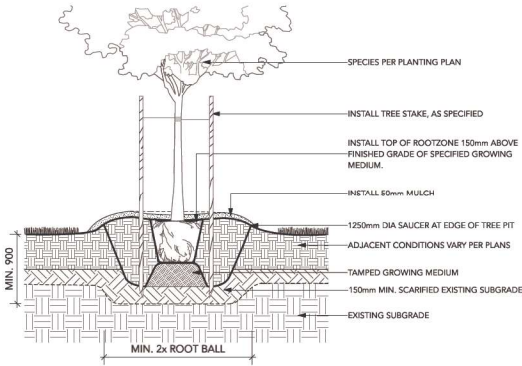
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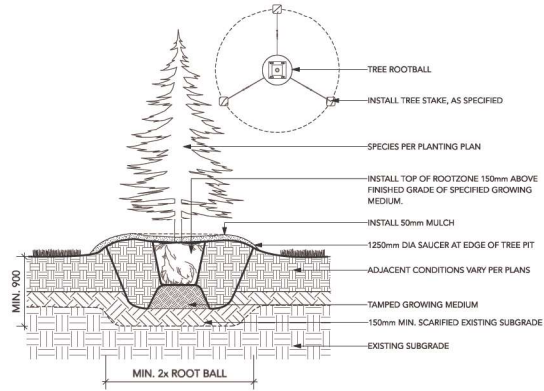
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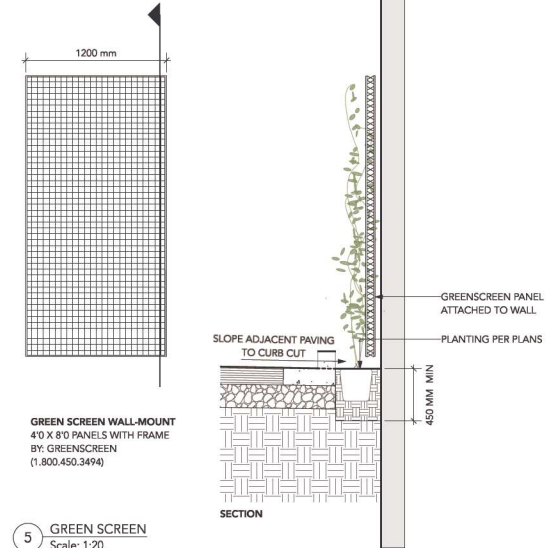
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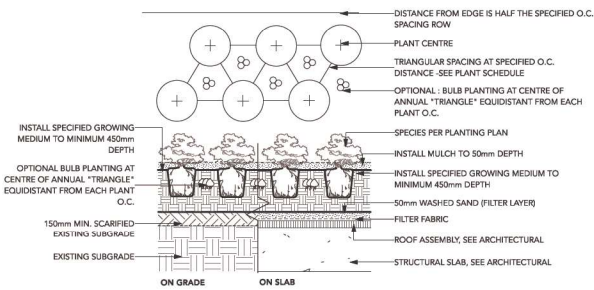
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



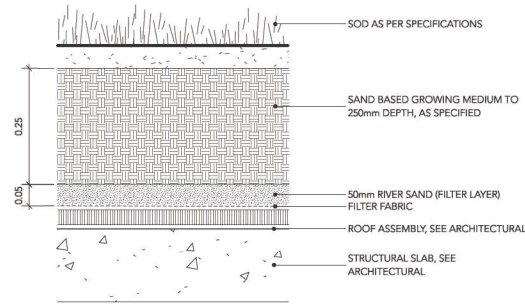
3 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



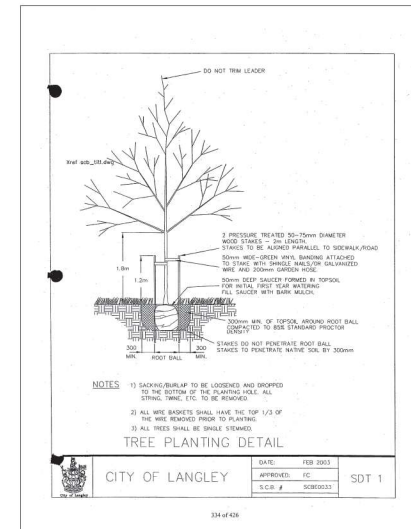
5 GREEN SCREEN
Scale: 1:20



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



4 SOD LAWN ON SLAB
Scale: 1:5



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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: AS SHOWN

Drawn: EG

Reviewed: DS

Project No. 23-024

DETAILS - SOFTSCAPE

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REVISIONS



20239, 20247 54A
MULTIFAMILY
DEVELOPMENT

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

Scale: AS SHOWN

Drawn: EG

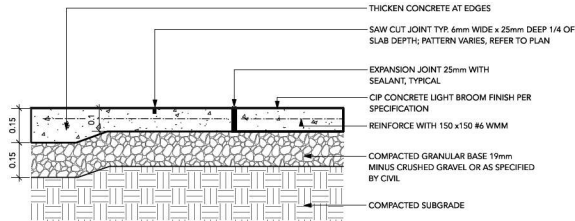
Reviewed: DS

Project No. 23-024

DETAILS -
HARDSCAPE

COLOURED CONCRETE (AT CORNER NODE)

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

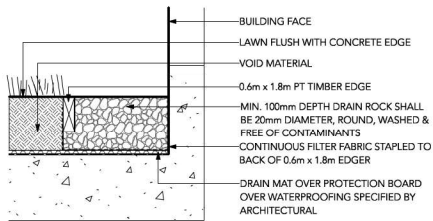


NOTES:

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

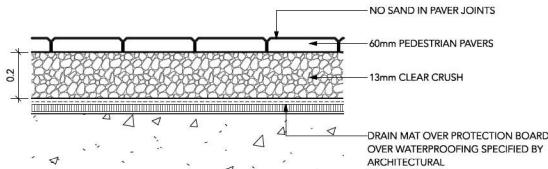


2 GRAVEL DRAIN STRIP - ON SLAB

Scale: 1:10

MANHATTAN VIBROPRESSED SLABS BY NEWSTONE GROUP

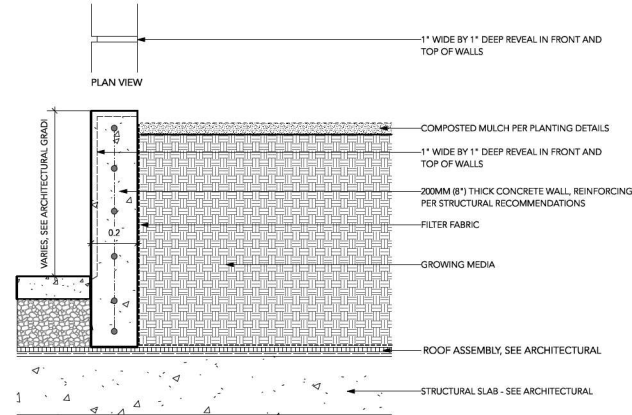
DIMENSIONS: 454 mm x 454 mm x 50.8 mm
COLOUR: NATURAL
PATTERN: GRID



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

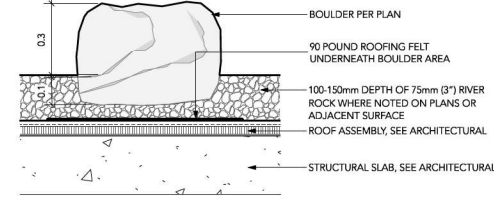
3 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)

Scale: 1:10



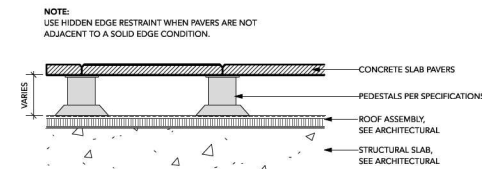
4 TYPICAL CIP CONCRETE WALL ON SLAB

Scale: 1:10



5 LANDSCAPE BOULDER ON SLAB

Scale: 1:10



6 PATIO PAVERS ON SLAB

Scale: 1:10

SLAB PAVERS: MANHATTAN VIBROPRESSED SLAB PAVER
SIZE: STANDARD (606MM X 606MM 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



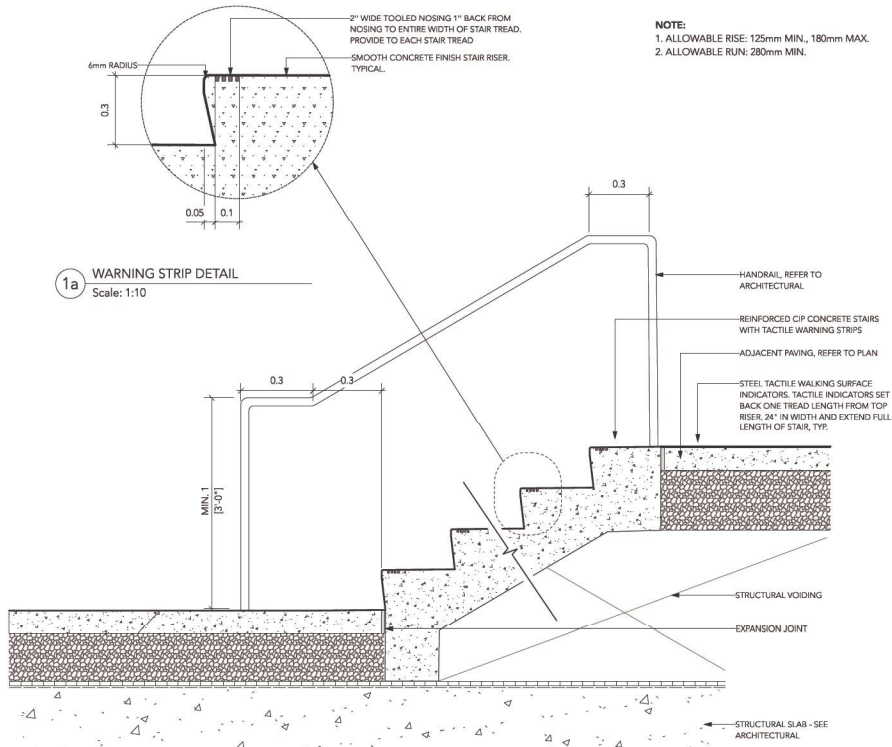
David Stoyko
Landscape Architect

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

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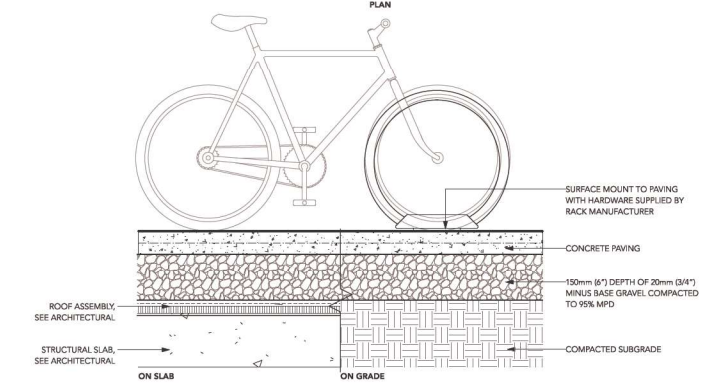


1a WARNING STRIP DETAIL
Scale: 1:10

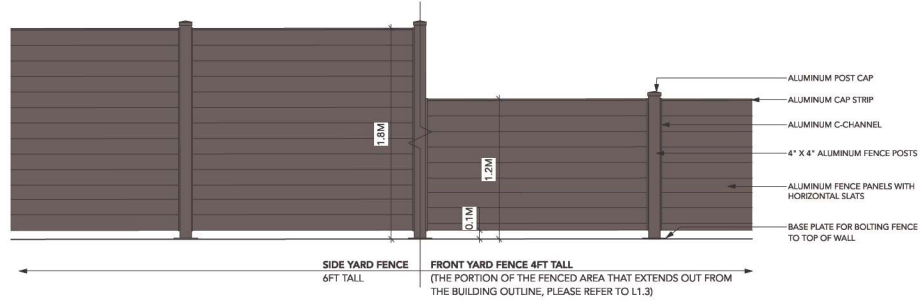
1 CIP STAIR ON SLAB
Scale: 1:10



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



3 BIKE RACK
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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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 -
FURNISHING

David Stoyko
Landscape Architect

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VANCOUVER, BC V6M 1R3
P 604.720.0048

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REVISIONS



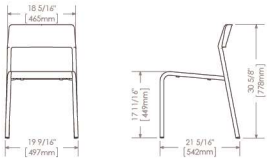
20239, 20247 54A
MULTIFAMILY
DEVELOPMENT

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

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DETAILS - ROOF LEVEL

L3.3



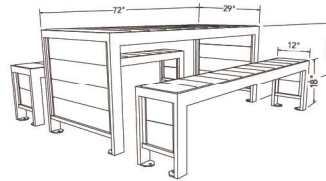
FORO SERIES MCH-1700-00001 CHAIRS
COLOUR : STANDARD SILVER
SUPPLIER: MAGLIN SITE FURNISHINGS

1 ROOF TOP BISTRO CHAIRS
Scale: NTS



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

4 SOFA
Scale: NTS

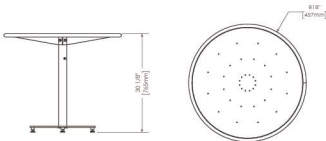


URBAN FARM HARVEST PICNIC TABLE
COLOUR : SILVER / GREY
SUPPLIER: WISHBONE (604-626-0476)

7 ROOF TOP HARVEST TABLE
Scale: NTS



MTB-1700-00746



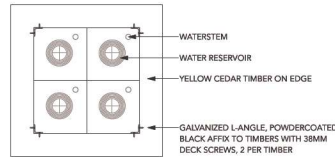
FORO SERIES MTB-1700-00746 36\"/>

2 ROOF TOP BISTRO TABLES
Scale: NTS

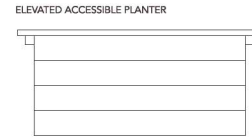
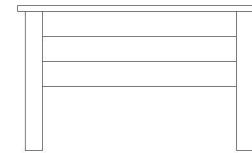


LOLLYGAGGER HDPE OUTDOOR LOUNGE CHAIR
COLOUR : DRIFTWOOD
SUPPLIER: LOLL DESIGNS (877.740.3387)

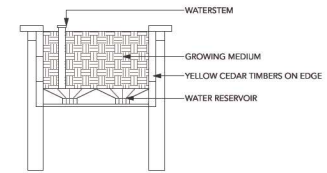
5 LOUNGE CHAIR
Scale: NTS



PLAN



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)

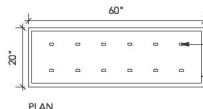
3 HUTCH BACKLESS BENCH BY WISHBONE
Scale: NTS



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

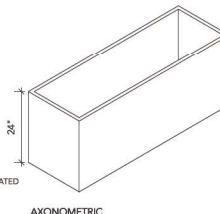
6 COFFEE TABLE
Scale: NTS

MODEL: WIDE RECTANGLE
SIZE : 60\"/>



PLAN

9 METAL SCREEN PLANTER
Scale: 1:20



AXONOMETRIC

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Landscape Architect

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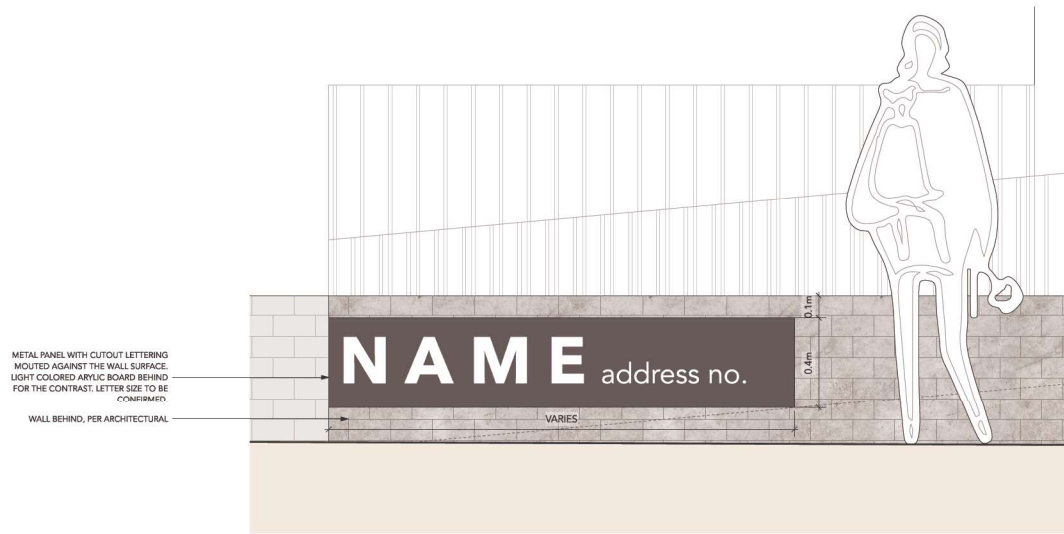
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1 ELEVATION FROM 54A AVE
Scale: 1:50



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



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

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DETAILS -
ELEVATIONS