# 20239 & 20247 54A AVENUE

LANGLEY, BC

# LANDSCAPE SET December 7th, 2023

### LANDSCAPE DRAWING INDEX

L0.0 COVER SHEET

L1.0 LANDSCAPE LAYOUT - GROUND LEVEL

L1.1 LANDSCAPE LAYOUT - ROOF LEVEL

L2.0 PLANTING PALETTE

PLANTING PLAN - GROUND LEVEL

### **GENERAL NOTES**

L2.1

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 V5M 1R3 P 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE
THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT
AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR
CONCEALED STRUCTURES, OR THE ACCURACY OF ANY
INFORMATION PROVIDED FROM OTHER CONSULTANTS OR
SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING

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

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY

CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

DRAWINGS.

12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
1	ISSUED FOR CONCEPT REVIEW	23-21-11

# MULTI FAMILY DEVELOPMENT

**REVISIONS** 

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

	Scale:	N/A
	Drawn:	EC
	Reviewed:	D:
	Project No.	23-024
- 1		

**COVER PAGE** 



# David Stoyko Landscape Architect

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

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE
THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT
AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR
CONCEALED STRUCTURES, OR THE ACCURACY OF ANY
INFORMATION PROVIDED FROM OTHER CONSULTANTS OR
SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING
ALL SITE CONDITIONS.

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

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY

CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

DRAWINGS.

12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1 ISSUED FOR CONCEPT REVIEW	23-21-1
REVISIONS	

# MULTI FAMILY DEVELOPMENT

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

Scale:	1:100
Drawn:	EC
Reviewed:	D:
Project No.	23-024

LANDSCAPE
CONCEPT GROUND LEVEL

11.0



# David Stoyko Landscape Architect

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

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE
THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT
AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR
CONCEALED STRUCTURES, OR THE ACCURACY OF ANY
INFORMATION PROVIDED FROM OTHER CONSULTANTS OR
SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING

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

ALL SITE CONDITIONS.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY

CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

DRAWINGS.

12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1 ISSUED FOR CONCEPT REVIEW	23-21-11

# MULTI FAMILY DEVELOPMENT

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

1:100
EC
D:
3-024

LANDSCAPE
CONCEPT - ROOF
LEVEL

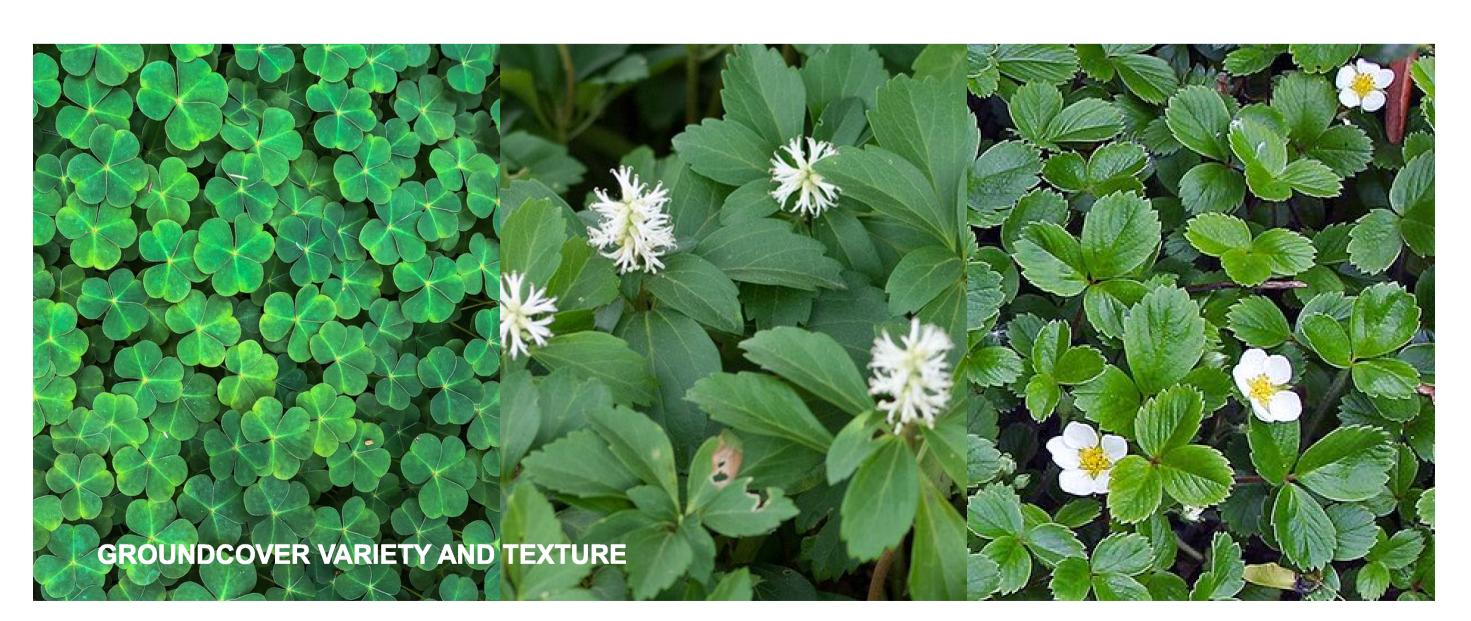
# **EVERGREEN AND ALL-SEASON INTEREST**





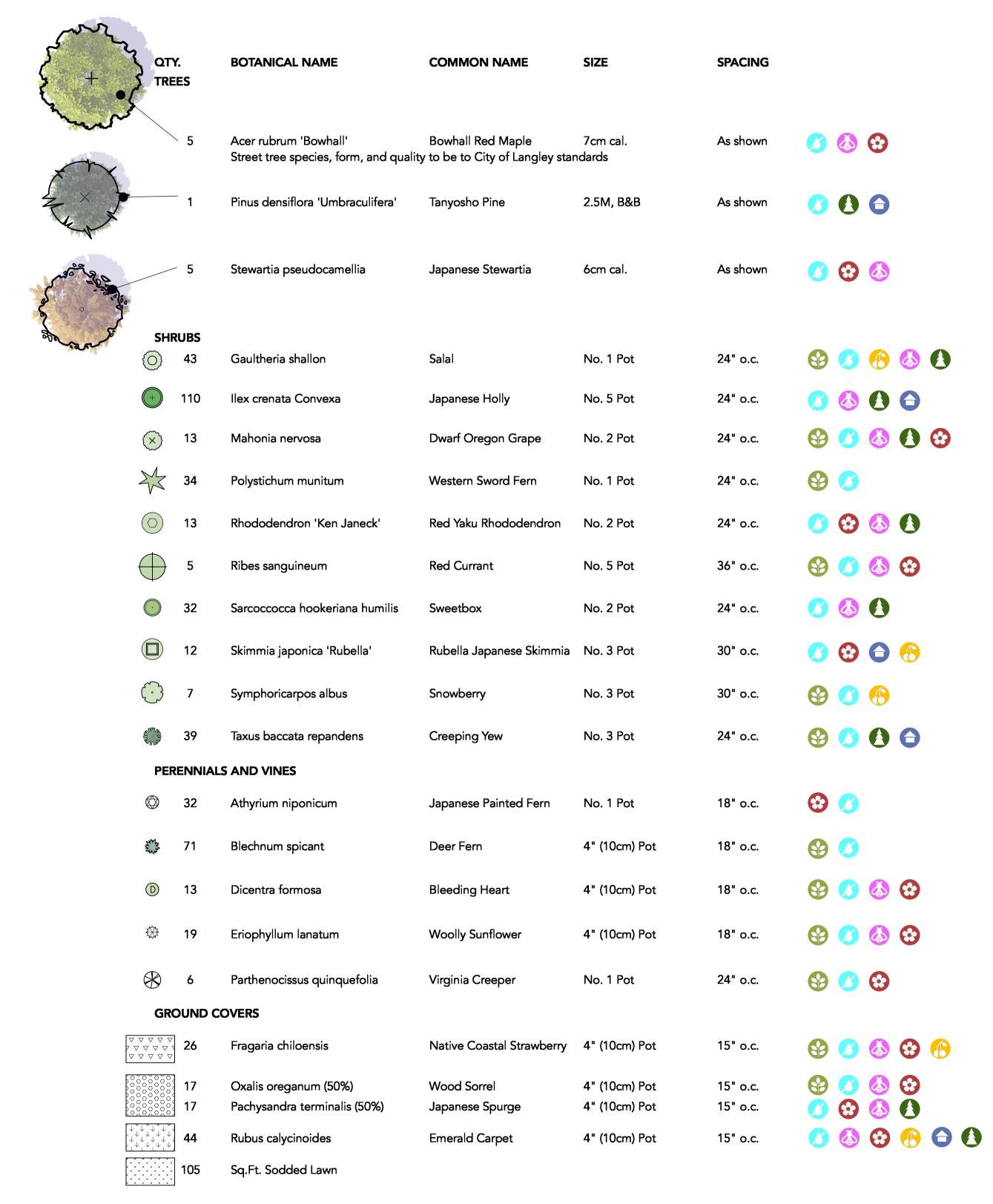






### **Plant List and Materials**

### **PLANT LIST**





FOOD RESOURCE PLANTS







EVERGREEN PLANTS

### David Stoyko Landscape Architect

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

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM 0THER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

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

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

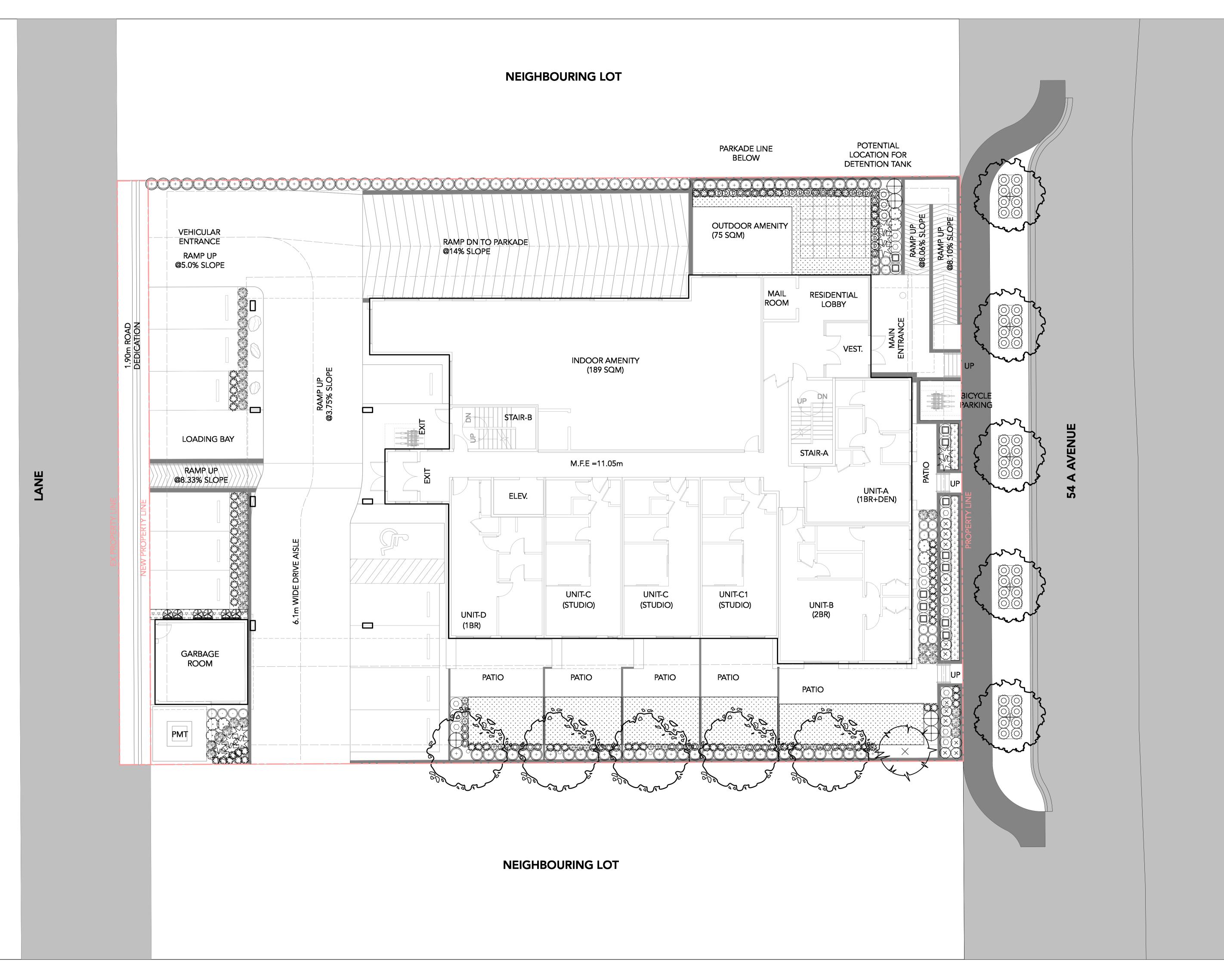
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1 ISSUED FOR CONCEPT REVIEW	23-21-
REVISIONS	

### **MULTI FAMILY DEVELOPMENT**

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

Scale:	N/A
Drawn:	EC
Reviewed:	D
Project No.	23-02

PLANTING PALETTE



### David Stoyko Landscape Architect

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

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE
THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT
AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR
CONCEALED STRUCTURES, OR THE ACCURACY OF ANY
INFORMATION PROVIDED FROM OTHER CONSULTANTS OR
SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING
ALL SITE CONDITIONS.

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

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY

CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

DRAWINGS.

REVISIONS	
1 ISSUED FOR CONCEPT REVIEW	23-21-
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

# MULTI FAMILY DEVELOPMENT

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

Scale:	1:100
Drawn:	EC
Reviewed:	DS
Project No.	23-024

PLANTING PLAN -GROUND LEVEL