

20256-58, 20264, 20272 54A AVENUE

LANGLEY, BC

LANDSCAPE SET - ISSUED FOR ADP

April 18th, 2024

LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L1.0	CONCEPT PLAN - OVERALL
L1.1	CONCEPT PLAN - GROUND LEVEL
L1.2	CONCEPT PLAN - ROOF
L1.3	LIGHTING PLAN - GROUND LEVEL
L1.4	LIGHTING PLAN - ROOF
L1.5	LIGHTING MATERIALITY
L1.6	FENCING PLAN
L2.0	PLANTING PALETTE
L2.1	PLANTING PALETTE - GROUND LEVEL
L2.2	PLANTING PLAN - ROOF
L3.0	DETAILS - SOFTSCAPE
L3.1	DETAILS - HARDSCAPE
L3.2	DETAILS - FURNISHINGS
L3.3	DETAILS - FURNISHINGS
L3.4	DETAILS - FURNISHINGS
L3.5	DETAILS - ROOF
L3.6	DETAILS - ELEVATIONS

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.

David Stoyko
Landscape Architect

2886 6TH AVENUE EAST
VANCOUVER BC V6M 1R5
P. 604.730.0248

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.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-24
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-06-21

REVISIONS



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:
Drawn: MGC
Reviewed: DS
Project No. 23-019

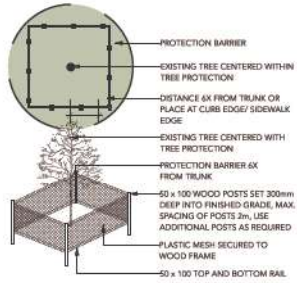
COVER PAGE

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



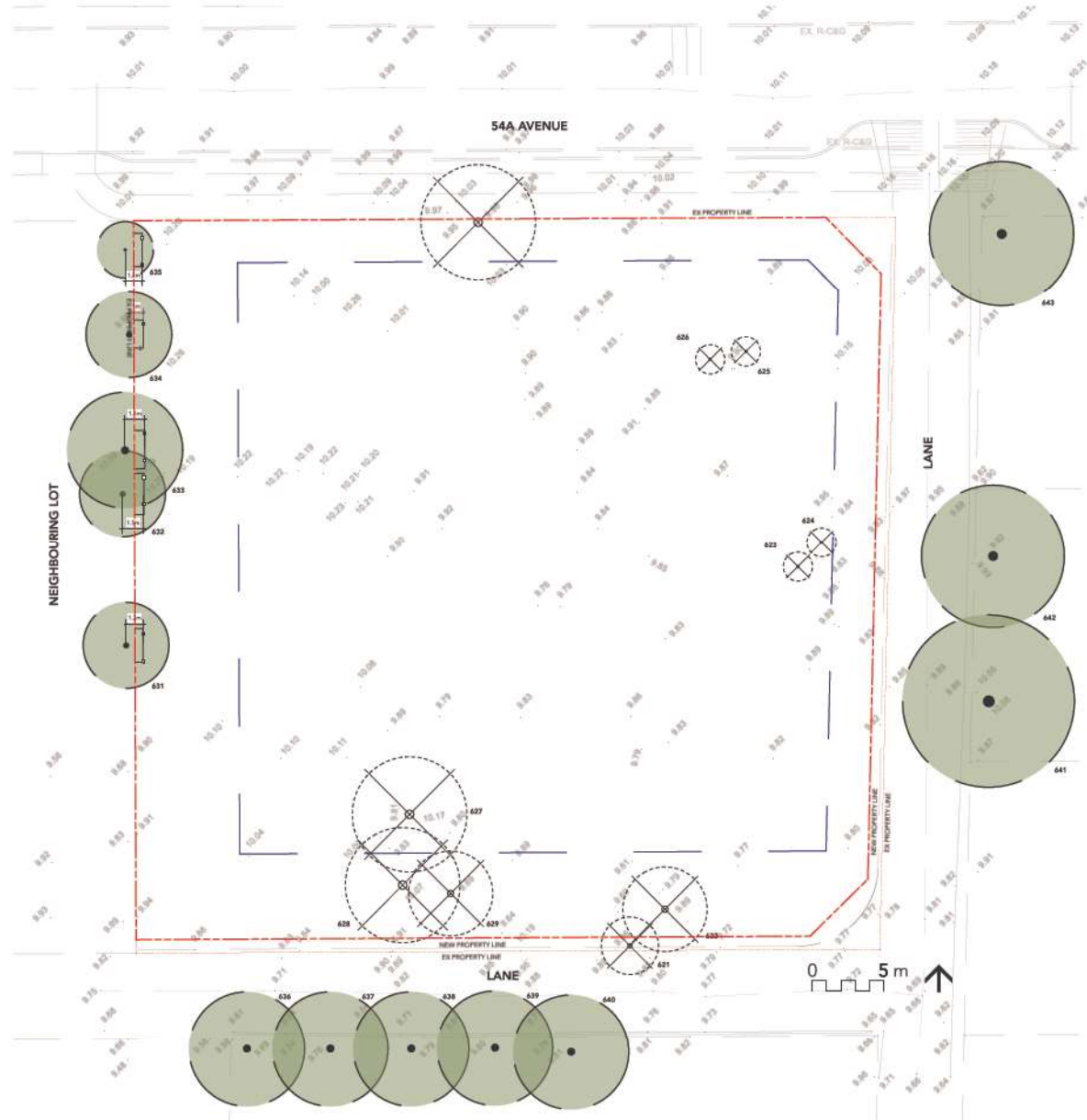
NOTES

1. THIS PLAN HAS BEEN PREPARED WITH INFORMATION SUPPLIED BY THE PROJECT SURVEYOR, ARCHITECT, PLANNER, LANDSCAPE ARCHITECT, ARBORIST, AND CIVIL ENGINEER AND HAS BEEN REVIEWED AND SIGNED OFF BY EACH CONSULTANT AS BEING ACCURATE AND COMPLETE WITH RESPECT TO EXISTING AND ULTIMATE SITE CONDITIONS RELATED TO TREE RETENTION AND PROTECTION MATTERS.

2. ELEVATIONS SHOWN ARE IN METRIC

TREE PROTECTION NOTES

- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- INSTALL TREE PROTECTION BARRIERS AROUND ALL TREES TO BE PRESERVED. REMOVE ALL TREE PROTECTION BARRIERS AFTER CONSTRUCTION.
- CONSULTANT TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.
- LANDSCAPE ARCHITECT TO BE ON-SITE FOR WORK WITHIN TREE PROTECTION ZONES OR EXISTING TREE ROOTS.
- ALL TREE PROTECTION FENCING MUST REMAIN IN PLACE AND IN GOOD ORDER THROUGHOUT THE CONSTRUCTION PROCESS. ANY ALTERATION OF THE FENCES MUST BE PRE APPROVED BY THE ARBORIST.
- ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED TO THE SATISFACTION OF THE CONSULTANT AT CONTRACTOR EXPENSE.



David Stoyko
Landscape Architect

2885 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P: 604.750.0548

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 THE PROJECT AND SHOULD NOT BE REUSED OTHERWISE WITHOUT PERMISSION.

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

SCALE
PROJECTS

NO.	DESCRIPTION	DATE
12		
11		
10	ISSUED FOR ADP	24-04-18
9	ISSUED FOR ADP	24-04-08
8	ISSUED FOR ADP	24-03-26
7	ISSUED FOR ADP	24-03-05
6	ISSUED FOR ADP	24-02-28
5	ISSUED FOR ADP	24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT	23-11-16
3	ISSUED FOR REVIEW	23-10-27
2	ISSUED FOR CPTED REVIEW	23-10-05
1	ISSUED FOR CONCEPT REVIEW	23-09-21



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale: 1:150
Drawn: MGC
Reviewed: DS
Project No. 23-019

TREE MANAGEMENT PLAN

L0.1

CONCEPT PLAN - OVERALL



David Stoyko
Landscape Architect

2885 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P: 604.750.0548

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.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21

REVISIONS



**MULTI-FAMILY
DEVELOPMENT**

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:	1:125
Drawn:	MGC
Reviewed:	DS
Project No.:	23-019

**LANDSCAPE
CONCEPT -
OVERALL**

L1.0

CONCEPT PLAN - GROUND LEVEL

LAYOUT & MATERIALS PLAN - LEVEL 1

-  PROPERTY LINE
-  LAYERED PLANTING
PER PLAN & DETAILS
-  SOD LAWN
PER PLAN & DETAILS
-  CIP CONCRETE ON GRADE
PER PLAN & DETAILS
-  ENTRY PAVERS ON GRADE
PER PLAN & DETAILS
-  PATIO PAVERS ON SLAB
PER PLAN & DETAILS
-  PERMEABLE PAVERS
PER PLAN & DETAILS
-  GRAVEL
PER PLAN & DETAILS
-  PEA GRAVEL & LONG PAVER PATHWAY
PER PLAN & DETAILS
-  DECKING
PER PLAN & DETAILS
-  ADIRONDACK CHAIRS
PER PLAN & DETAILS
-  FIRE PIT
PER PLAN & DETAILS
-  BISTRO TABLE & CHAIRS
PER PLAN & DETAILS
-  BENCH
PER PLAN & DETAILS
-  PET WASTE STATION
PER PLAN & DETAILS
-  BOULDERS
PER PLAN & DETAILS
-  STRING LIGHTING
PER PLAN & DETAILS
-  BIKE RACKS
PER PLAN & DETAILS
-  CUSTOM LOUNGE SEATING
PER PLAN & DETAILS



David Stoyko
 Landscape Architect
 2885 6TH AVENUE EAST
 VANCOUVER BC V6M 1K3
 P. 604.700.0648

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCRETE 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.

SCALE PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-02-13
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
 City of Langley, British Columbia

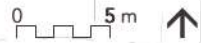
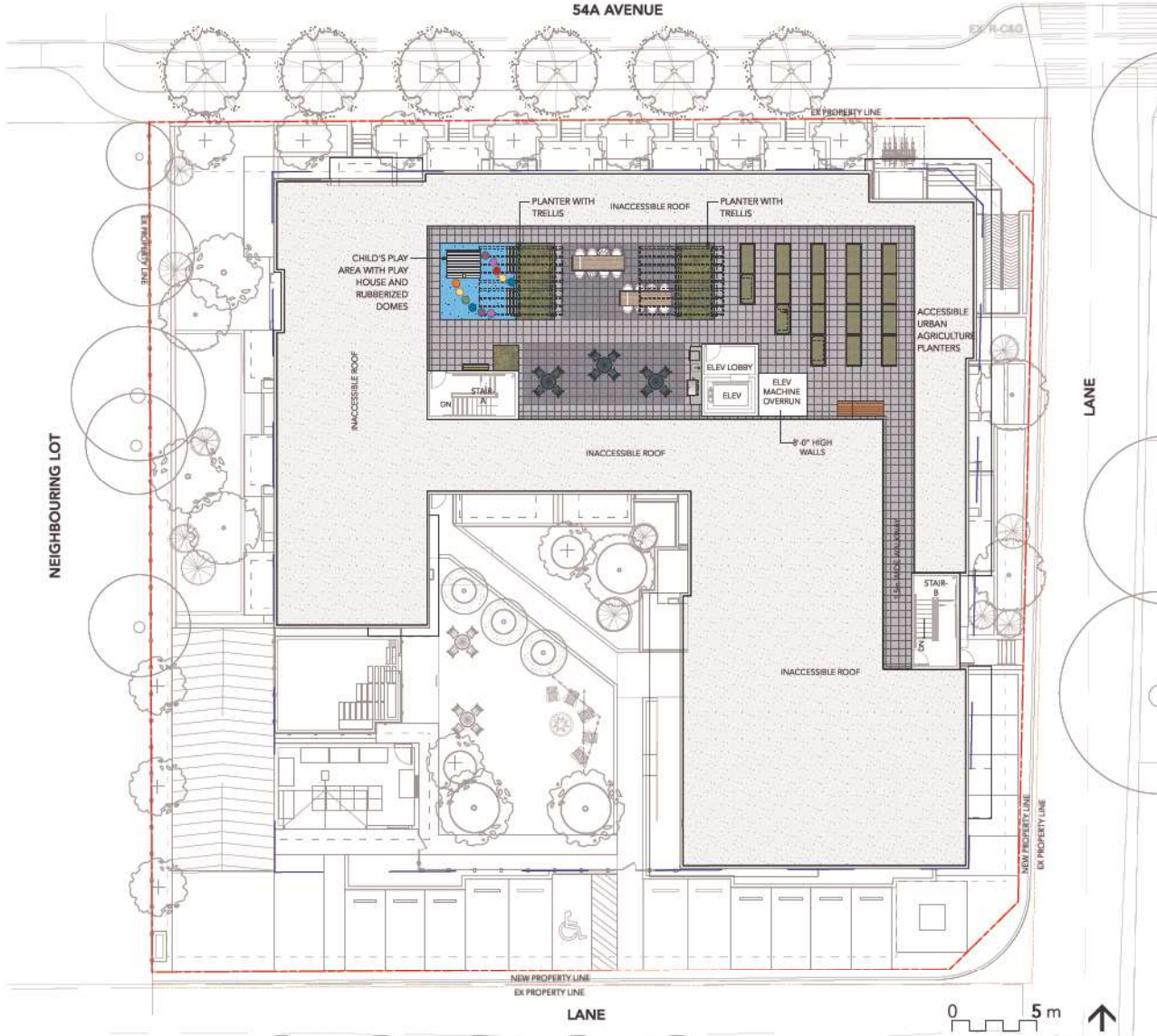
Scale:	1:125
Drawn:	MGC
Reviewed:	DS
Project No.:	23-019

LANDSCAPE CONCEPT - GROUND LEVEL

CONCEPT PLAN - ROOF

LAYOUT & MATERIALS PLAN - ROOF

-  PROPERTY LINE
-  LAYERED PLANTING
PER PLAN & DETAILS
-  PATIO PAVERS ON SLAB
PER PLAN & DETAILS
-  RUBBERIZED PLAY SURFACING
PER PLAN & DETAILS
-  HARVEST TABLE
PER PLAN & DETAILS
-  BISTRO TABLE & CHAIRS
PER PLAN & DETAILS
-  BBQ
PER PLAN & DETAILS
-  URBAN AGRICULTURE PLANTER
PER PLAN & DETAILS
-  STORAGE SHED & TABLE
PER PLAN & DETAILS
-  PLAY HOUSE
PER PLAN & DETAILS
-  BENCH
PER PLAN & DETAILS
-  TRELLIS
PER PLAN & DETAILS



David Stoyko
Landscape Architect
2886 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P. 604.700.0648

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 REUSED OTHERWISE WITHOUT PERMISSION.

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

SCALE PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:	1:125
Drawn:	MGC
Reviewed:	DS
Project No.:	23-019

LANDSCAPE CONCEPT - ROOF

LIGHTING PLAN - GROUND LEVEL

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	UPLIGHT
	WALL LIGHT SEE ARCH / ELECTRICAL
	BOLLARD LIGHT
	LED STRIP LIGHT
	PLANTER-MOUNTED LIGHT
	BUILDING-MOUNTED WALL LIGHT SEE ARCH / ELECTRICAL

NOTE:
LIGHTING PLAN PROVIDED FOR INFORMATION ONLY. ELECTRICAL
ENGINEER TO DESIGN SITE LIGHTING AND PROVIDE SPECS AND



David Stoyko
Landscape Architect

2885 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P: 604.730.0548

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 REUSED OTHERWISE,
WITHOUT PERMISSION.

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

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21

REVISIONS



**MULTI-FAMILY
DEVELOPMENT**

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale: 1:125

Drawn: MGC

Reviewed: DS

Project No. 23-019

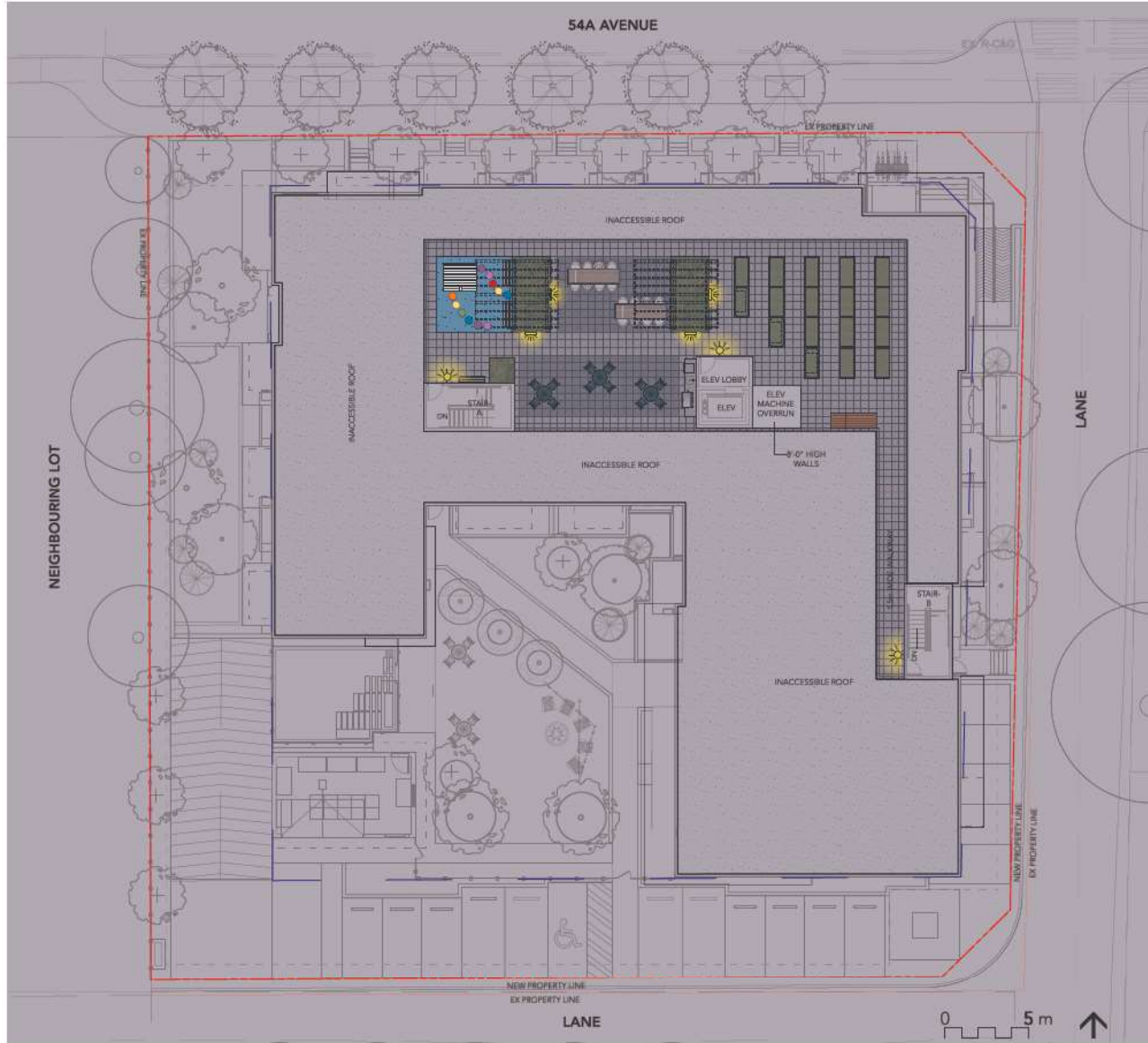
LIGHTING PLAN -
GROUND LEVEL

L1.3

LIGHTING PLAN - ROOF

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	UPLIGHT
	WALL LIGHT SEE ARCH / ELECTRICAL
	BOLLARD LIGHT
	LED STRIP LIGHT
	PLANTER-MOUNTED LIGHT
	BUILDING-MOUNTED WALL LIGHT SEE ARCH / ELECTRICAL



David Stoyko
Landscape Architect
2886 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P. 604.700.0648

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.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:	1:125
Drawn:	MGC
Reviewed:	DS
Project No.:	23-019

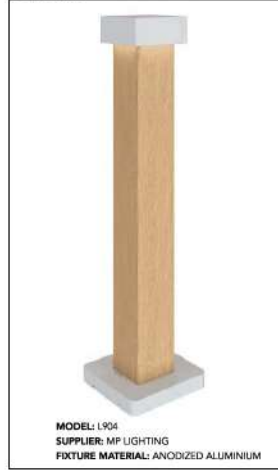
LIGHTING PLAN - ROOF

LIGHTING MATERIALITY

WALL LIGHT



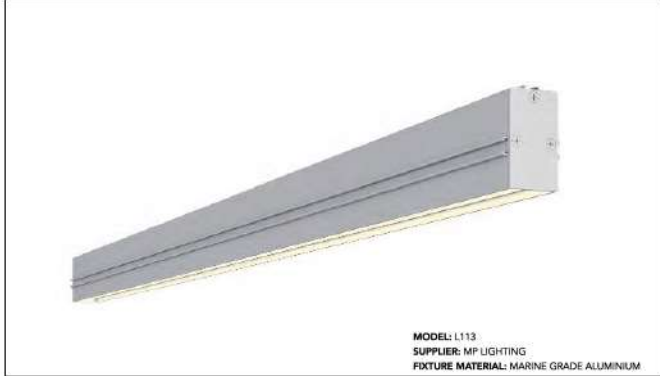
BOLLARD



PLANTER LIGHT



LINEAR LIGHT



UP LIGHT



BISTRO LIGHTS



David Stoyko
 Landscape Architect

2886 6TH AVENUE EAST
 VANCOUVER BC V6M 1R3
 P: 604.700.0548

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.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



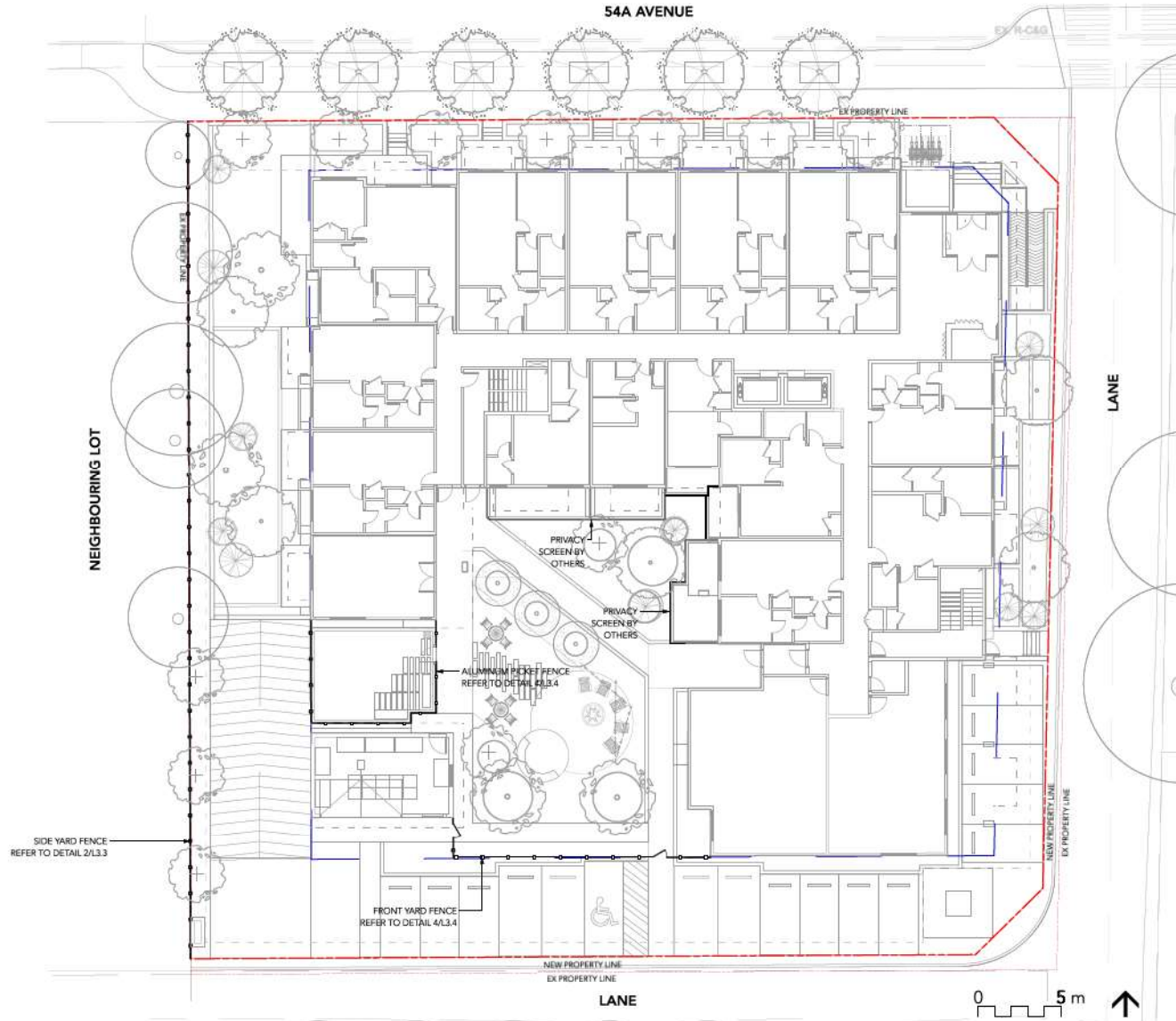
MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
 City of Langley, British Columbia

Scale:	NTS
Drawn:	MGC
Reviewed:	DS
Project No.:	23-019

LIGHTING
 MATERIALITY

FENCING PLAN



David Stoyko
Landscape Architect

2886 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P. 604.700.0488

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.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale: 1:125
Drawn: MGC
Reviewed: DS
Project No. 23-019

FENCING PLAN

L1.6



THEME PLANTS

EVERGREEN AND ALL-SEASON INTEREST



COLOUR HIGHLIGHTS



TEXTURES AND FORMS

INTERESTING FOLIAGE



NATIVE & EVERGREEN PLANTS



GROUND COVER VARIETY AND TEXTURE

Plant List and Materials

QTY. TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
6	Acer rubrum 'Bowhall'	Bowhall Red Maple	7cm cal.	As shown	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
5	Betula nigra	River Birch	6cm cal.	As shown	[Icons: Drought Tolerant, Pollinator Friendly]
12	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	As shown	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
11	Pinus densiflora 'Umbraculifera'	Tanyosho Pine	2.5M, BBB	As shown	[Icons: Native, Drought Tolerant, Evergreen]
3	Magnolia grandiflora	Southern magnolia	6cm cal.	As shown	[Icons: Native, Drought Tolerant, Evergreen]
8	Acer tegmentosum	Manchurian Snakebark Maple	6cm cal.	As shown	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
SHRUBS					
121	Gaultheria shallon	Salal	No. 1 Pot	24" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
118	Ilex crenata Convexa	Japanese Holly	No. 5 Pot	24" o.c.	[Icons: Native, Drought Tolerant, Evergreen]
140	Mahonia nervosa	Dwarf Oregon Grape	No. 2 Pot	24" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
209	Polystichum munitum	Western Sword Fern	No. 1 Pot	24" o.c.	[Icons: Native, Drought Tolerant, Evergreen]
31	Rhododendron 'Ken Jarek'	Red Yaku Rhododendron	No. 2 Pot	24" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
21	Ribes sanguineum	Red Currant	No. 5 Pot	36" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
42	Sarcococca hookeriana humilis	Sweetbox	No. 2 Pot	24" o.c.	[Icons: Native, Drought Tolerant, Evergreen]
36	Skimmia japonica 'Rubella'	Rubella Japanese Skimmia	No. 3 Pot	30" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
41	Symphoricarpos albus	Snowberry	No. 3 Pot	30" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
71	Taxus baccata repandens	Creeping Yew	No. 3 Pot	24" o.c.	[Icons: Native, Drought Tolerant, Evergreen]
PERENNIALS AND VINES					
57	Athyrium niponicum	Japanese Painted Fern	No. 1 Pot	18" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
196	Blechnum spicant	Deer Fern	4" (10cm) Pot	18" o.c.	[Icons: Native, Drought Tolerant, Evergreen]
54	Dicentra formosa	Bleeding Heart	4" (10cm) Pot	18" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
70	Eriophyllum lanatum	Woolly Sunflower	4" (10cm) Pot	18" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
29	Panthenocissus quinquefolia	Virginia Creeper	No. 1 Pot	24" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
13	Clematis armandi	Armand clematis	No. 1 Pot	24" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
GROUND COVERS					
276	Fragaria chiloensis	Native Coastal Strawberry	4" (10cm) Pot	15" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
98	Oxalis oreganus (50%)	Wood Sorrel	4" (10cm) Pot	15" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
98	Pachysandra terminalis (50%)	Japanese Spurge	4" (10cm) Pot	15" o.c.	[Icons: Native, Drought Tolerant, Evergreen]
168	Rubus calycinoides	Emerald Carpet	4" (10cm) Pot	15" o.c.	[Icons: Native, Drought Tolerant, Pollinator Friendly, Seasonal Interest]
27	S ₄ F ₄ S ₄ J ₄ L ₄ L ₄ L ₄ m				

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 REUSED OR REPRODUCED WITHOUT PERMISSION.

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

SCALE
PROJECTS

12		
11		
10	ISSUED FOR ADP	24-04-18
9	ISSUED FOR ADP	24-04-08
8	ISSUED FOR ADP	24-03-26
7	ISSUED FOR ADP	24-03-05
6	ISSUED FOR ADP	24-02-28
5	ISSUED FOR ADP	24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT	23-11-16
3	ISSUED FOR REVIEW	23-10-27
2	ISSUED FOR CPED REVIEW	23-10-05
1	ISSUED FOR CONCEPT REVIEW	23-09-21



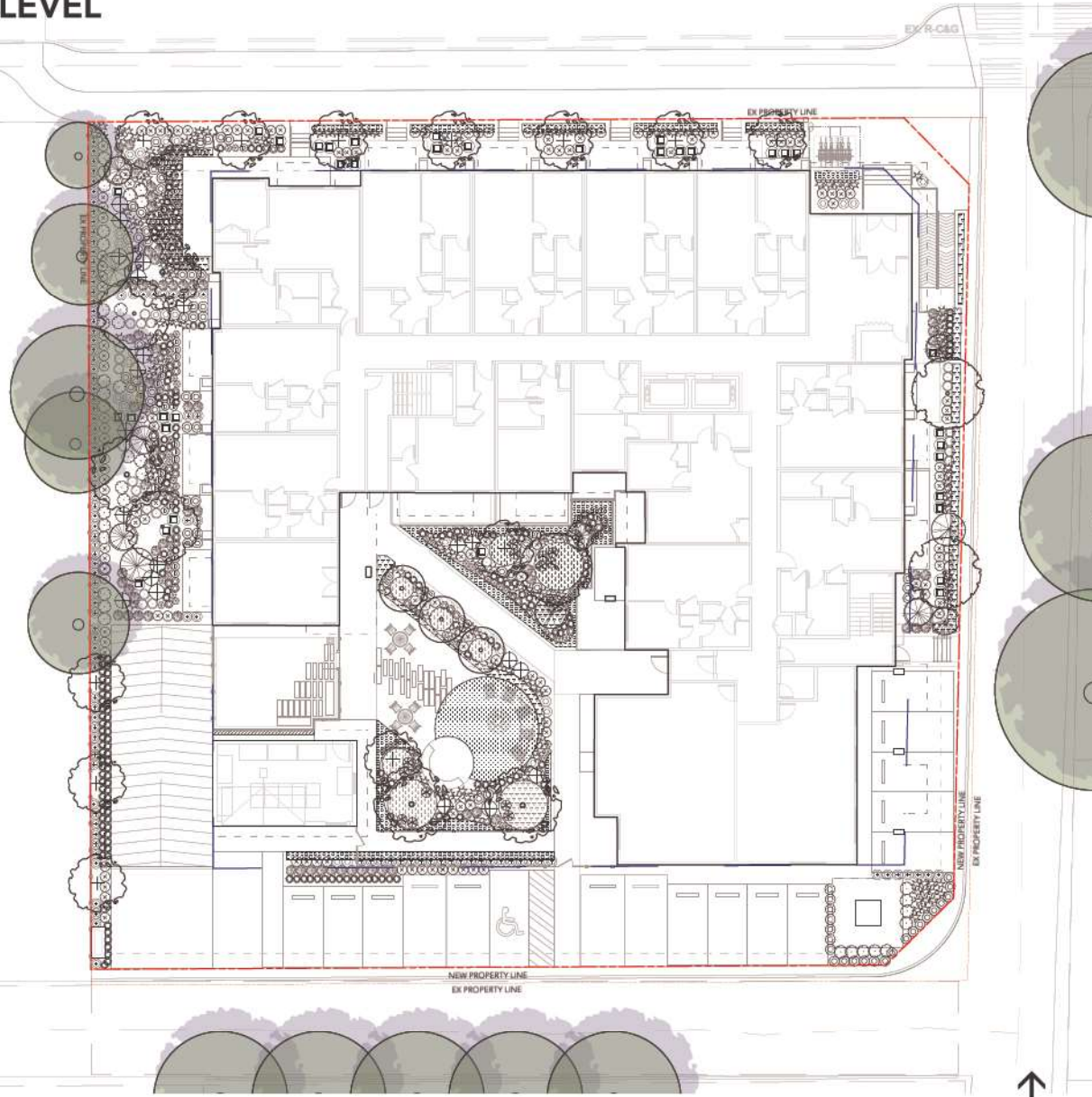
MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:	N/A
Drawn:	MGC
Reviewed:	DS
Project No.	23-019

PLAN LIST & MATERIALS

PLANTING PLAN - GROUND LEVEL



David Stoyko
Landscape Architect

2886 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P. 604.703.0548

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 REPRODUCED OR USED WITHOUT PERMISSION.

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

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



**MULTI-FAMILY
DEVELOPMENT**

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale: 1:100

Drawn: MGC/DS/EG

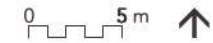
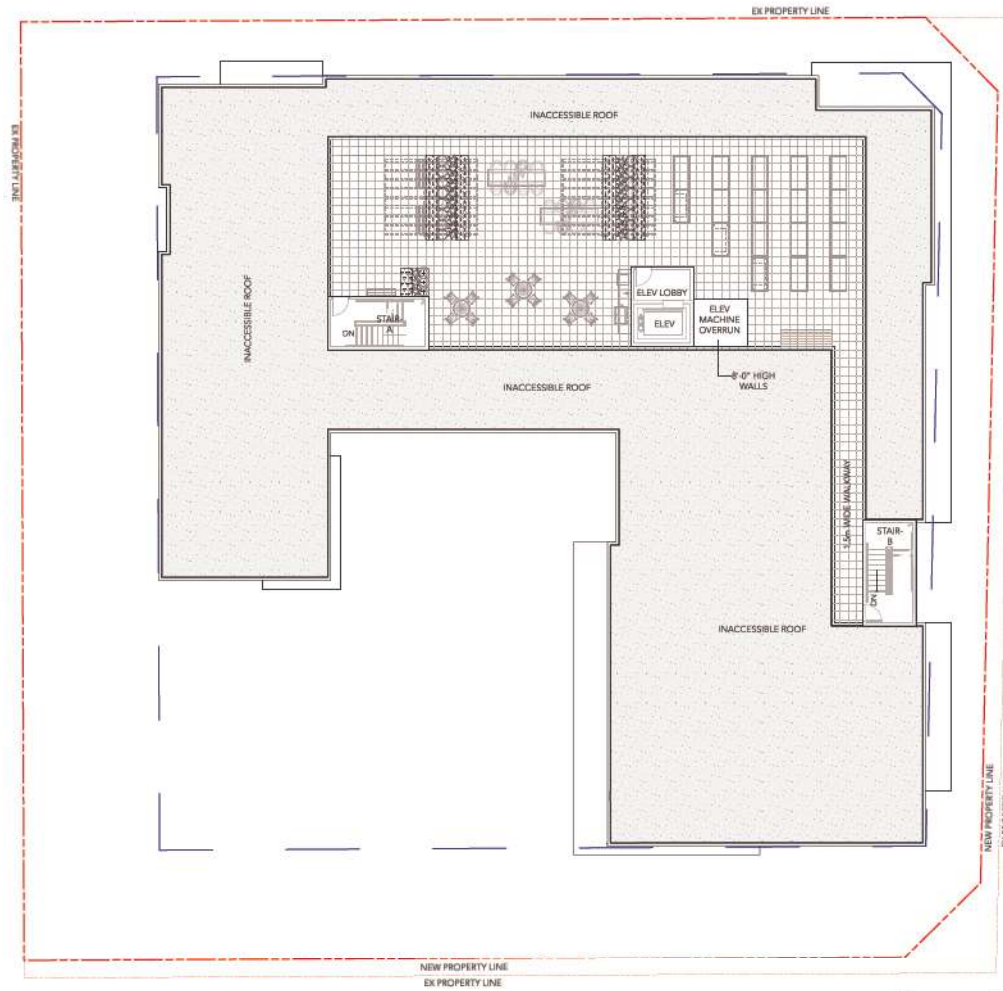
Reviewed: DS

Project No. 23-019

PLANTING PLAN -
GROUND LEVEL

L2.1

PLANTING PLAN - ROOF



David Stoyko
Landscape Architect
2886 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P. 604.730.0548

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONDUITS 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.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21

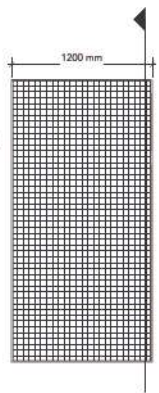
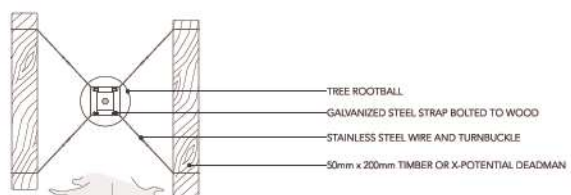
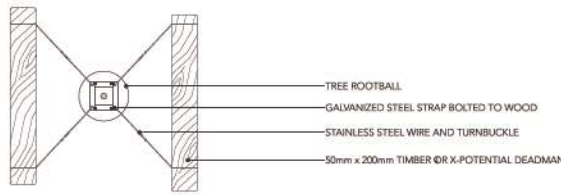


MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

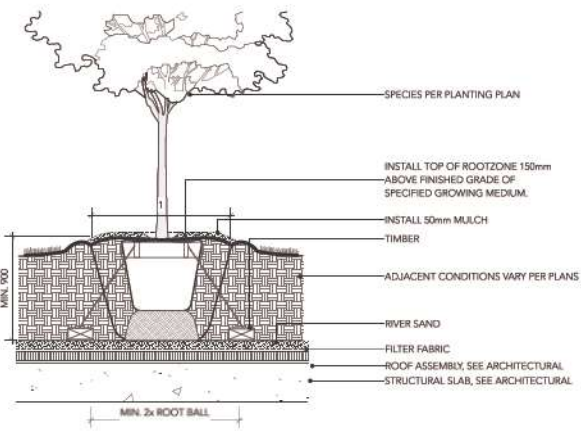
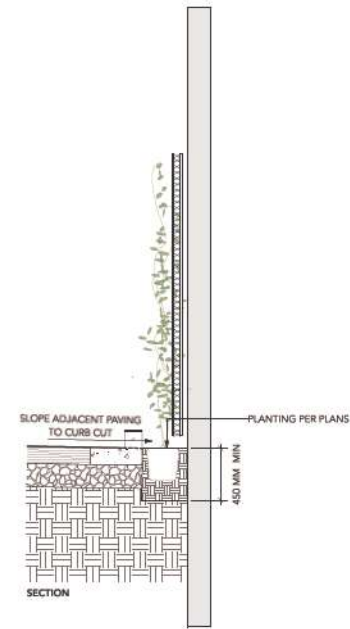
Scale:	1:100
Drawn:	MGC/DS
Reviewed:	DS
Project No.:	23-019

PLANTING PLAN - ROOF

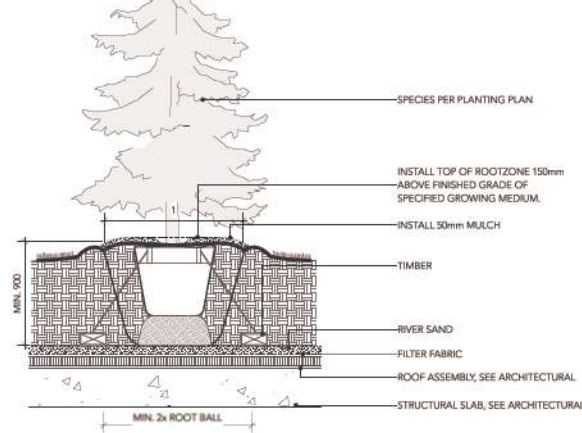


GREEN SCREEN WALL-MOUNT
4'0" X 8'0" PANELS WITH FRAME
BY: GREENSCREEN
(1.800.450.3494)

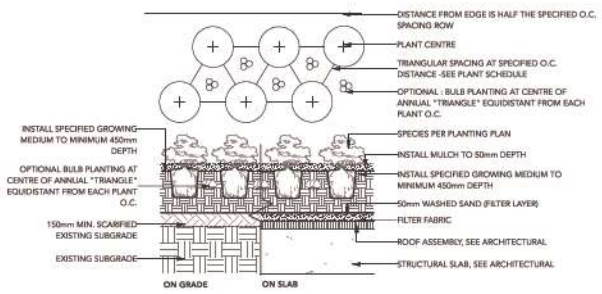
5 GREEN SCREEN
Scale: 1:20



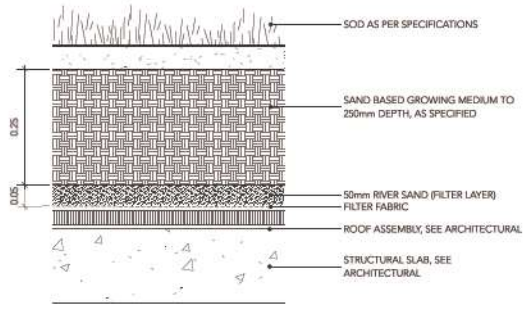
1 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20



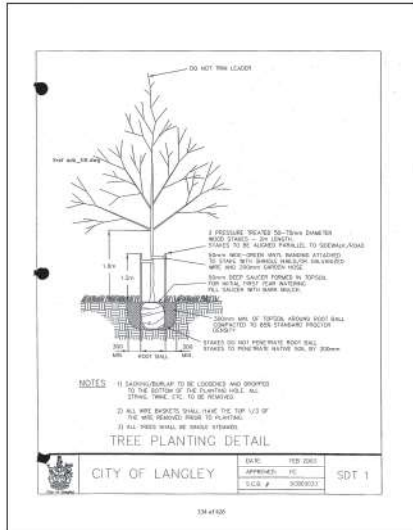
3 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20



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



4 SOD LAWN ON SLAB
Scale: 1:5



David Stoyko
Landscape Architect
2885 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P. 604.700.0548

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.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY DEVELOPMENT

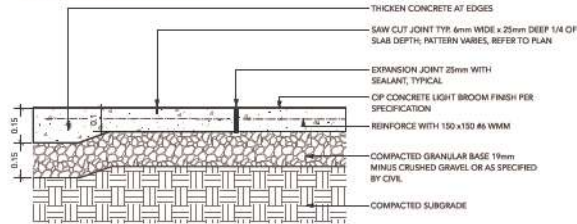
20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	DS/MGC
Reviewed:	DS
Project No.:	23-019

DETAILS - SOFTSCAPE

L3.0

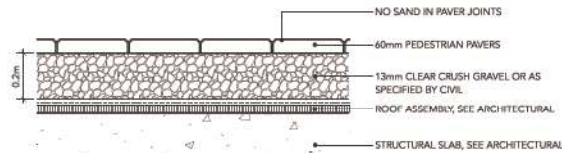
PAVING TYPE: COLOURED CONCRETE (AT CORNER NODE)
COLOUR: LITE GRAY
SUPPLIER: DAVIS COLORS (223-265-8322)



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

1 CIP CONCRETE PAVING
 Scale: 1:10

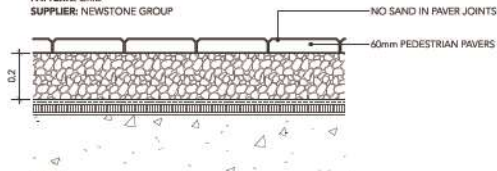
PAVER TYPE (FEATURE PAVING): DORADO SERIES
DIMENSIONS: 6" X 6" x 2.3/8" (151mm x 151mm x 60mm), 6" X 12" x 2.3/8" (151mm x 304mm x 60mm)
COLOUR: CHARCOAL
PATTERN: 1/3 OFFSET RUNNER BOND
SUPPLIER: NEWSTONE GROUP (1.604.332.4030)



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

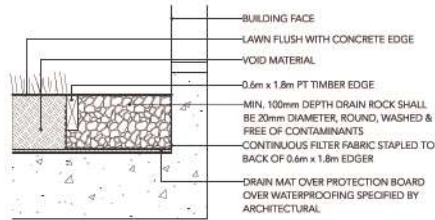
2 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)
 Scale: 1:10

PAVER TYPE: MANHATTAN VIBRO-PRESSED SLABS
DIMENSIONS: 454 mm x 454 mm x 50.8 mm
COLOUR: NATURAL
PATTERN: GRID
SUPPLIER: NEWSTONE GROUP



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

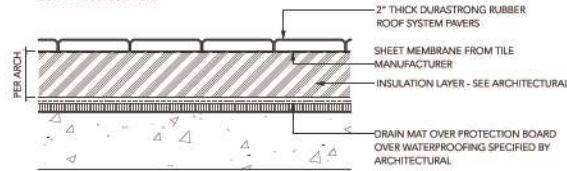
3 PATIO UNIT PAVERS ON SLAB (TYPICAL)
 Scale: 1:10



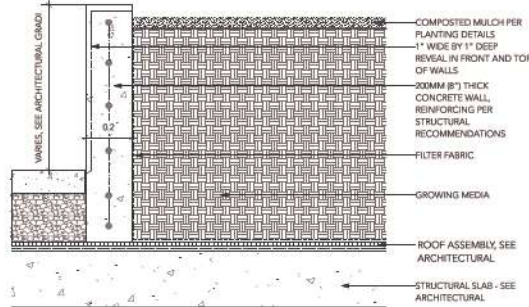
4 GRAVEL DRAIN STRIP - ON SLAB
 Scale: 1:10



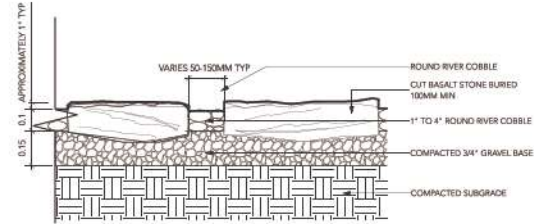
PAVER TYPE: DURASTRONG RUBBER PAVERS
DIMENSIONS: 24" x 24" x 2.0" THICK
COLOUR: SLATE GREY (STANDARD) AND CUSTOM LIGHT GREY BLEND
PATTERN: GRID
SUPPLIER: SOFSURFACES



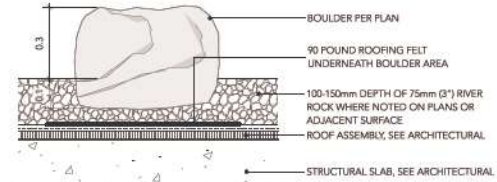
5 RUBBER ROOF PAVERS
 Scale: 1:10



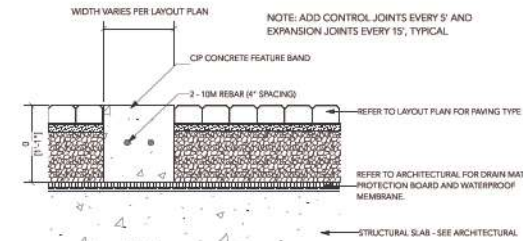
6 TYPICAL CIP CONCRETE WALL ON SLAB
 Scale: 1:10



7 STEP STONES IN RIVER COBBLE
 Scale: 1:10

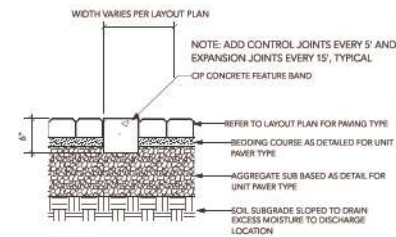


8 LANDSCAPE BOULDER ON SLAB
 Scale: 1:10



NOTE:
 NO CHAMFERS ON CONCRETE BAND

9 CONCRETE BAND (SLAB)
 Scale: 1:10



NOTE:
 NO CHAMFERS ON CONCRETE BAND

10 CONCRETE BAND (GRADE)
 Scale: 1:10

David Stoyko
 Landscape Architect

2886 6TH AVENUE EAST
 VANCOUVER BC V6M 1R3
 P. 604.700.0548

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 REUSED OTHERWISE WITHOUT PERMISSION.

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

SCALE PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21

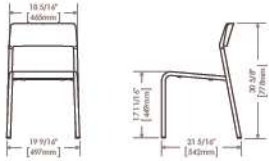


MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
 City of Langley, British Columbia

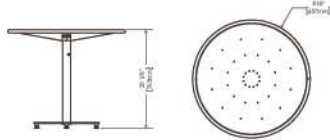
Scale:	AS SHOWN
Drawn:	MGC/DS/EG
Reviewed:	DS
Project No.:	23-019

DETAILS - HARDSCAPE



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

1 ROOF TOP BISTRO CHAIRS
 Scale: NTS



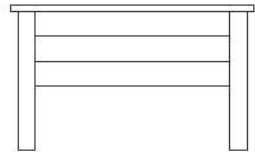
FORO SERIES MTB-1700-00746 36\"/>

2 ROOF TOP BISTRO TABLES
 Scale: NTS

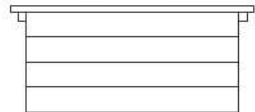


URBAN FARM HARVEST PICNIC TABLE
 COLOUR: SILVER / GREY
 SUPPLIER: WISHBONE (604-626-0476)

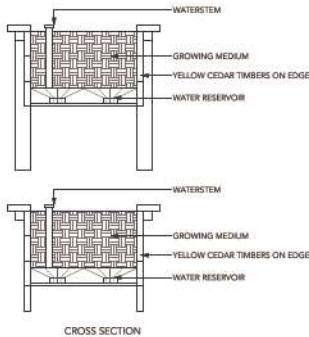
3 ROOF TOP HARVEST TABLE
 Scale: NTS



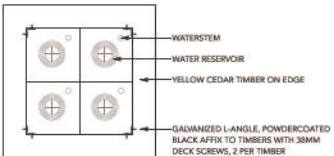
ELEVATED ACCESSIBLE PLANTER



SIDE ELEVATION

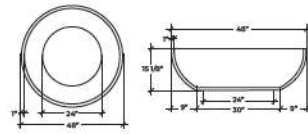


CROSS SECTION



PLAN

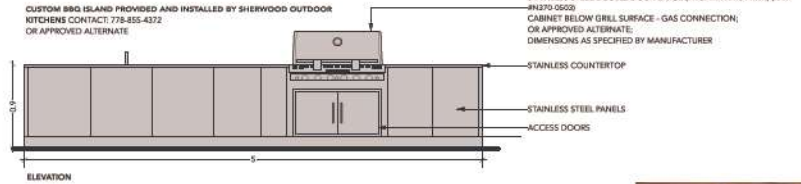
4 HEIRLOOM SELF-WATERING URBAN AGRICULTURE PLANTER BY LIFESPACE
 Scale: 1:20



MODEL: QUADRA 48 GAS WITH 50K HPC BURNER W/ PUSH BUTTON IGNITOR AND AUTO-SHUT OFF
COLOUR: MOONLIGHT WITH CERAMIC RIVER ROCK
BY: DREAM CAST, (1-604-278-4939)

NOTE: REFER TO MECHANICAL AND ELECTRICAL FOR CONNECTIONS

5 FIRE PIT
 Scale: NTS



ELEVATION



PLAN

NOTE:
 1. MANUAL SHUT OFF VALVE TO BE PROVIDED FOR GAS BARBECUE CONNECTION.
 2. BARBECUE GRILL TO BE INSTALLED AS PER MANUFACTURER'S 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 BARBECUE ELEMENTS.

6 BBQ AND COUNTER
 Scale: 1:25



MODEL: ADIRONDACK CHAIR (CURVED)
SUPPLIER: LOLL DESIGNS
COLOUR: TBD
SUPPLIER: VANCOUVER SPECIAL (604-548-3673)

7 ADIRONDACK CHAIRS
 Scale: N.T.S.

David Stoyko
 Landscape Architect

2886 6TH AVENUE EAST
 VANCOUVER BC V6M 1R3
 P: 604.703.0548

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 REUSED OTHERWISE, WITHOUT PERMISSION.

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

SCALE PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21

REVISIONS



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
 City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	MGC/DS/EG
Reviewed:	DS
Project No.:	23-019

DETAILS - FURNISHINGS

David Stoyko
Landscape Architect

2885 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P: 604.720.0548

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.

SCALE PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPFT REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



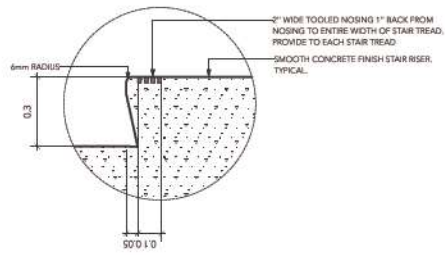
MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	MGC/DS
Reviewed:	DS
Project No.:	23-019

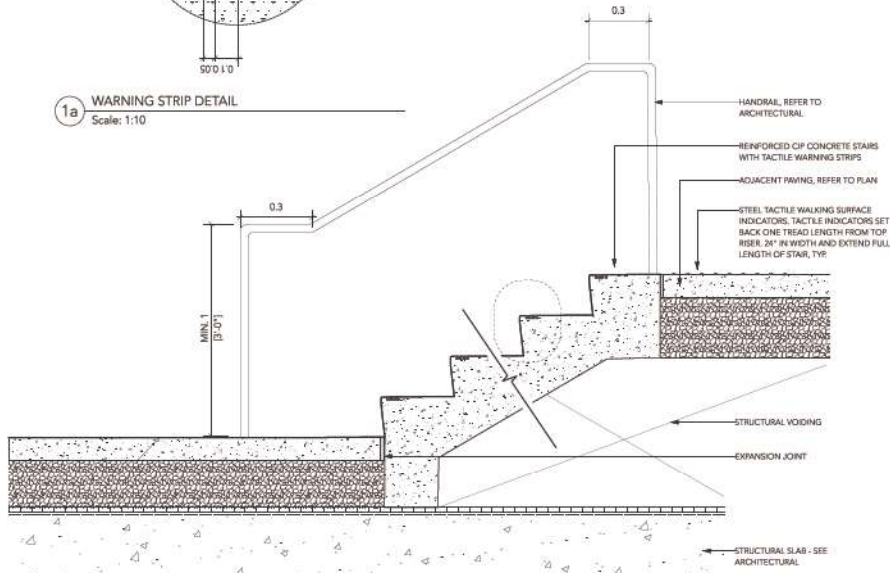
DETAILS - FURNISHINGS

L3.3

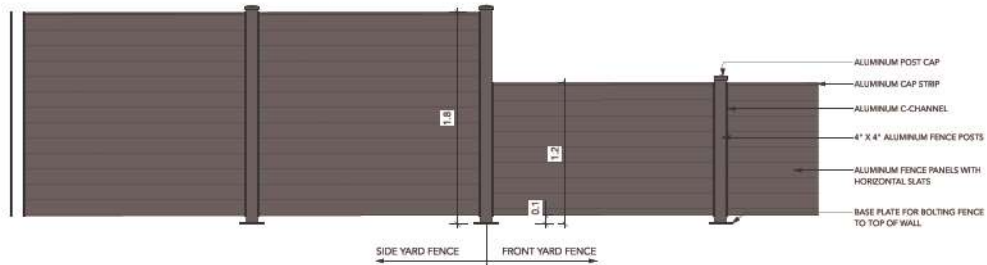


1a WARNING STRIP DETAIL
Scale: 1:10

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



1 CIP STAIR ON SLAB
Scale: 1:10

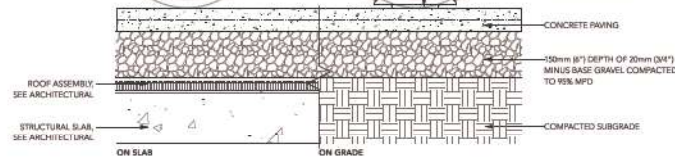
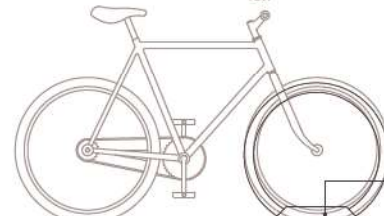
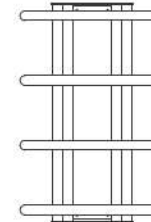


2 SIDE YARD / FRONT YARD FENCE
Scale: 1:20

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.



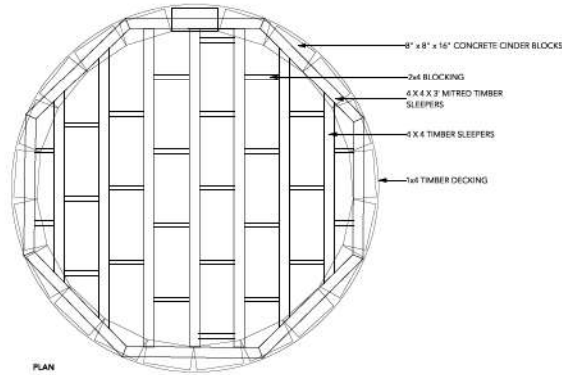
MODEL: MBR350-4
FINISH: SILVER
BY: MAGLIN (1.800.716.5506)



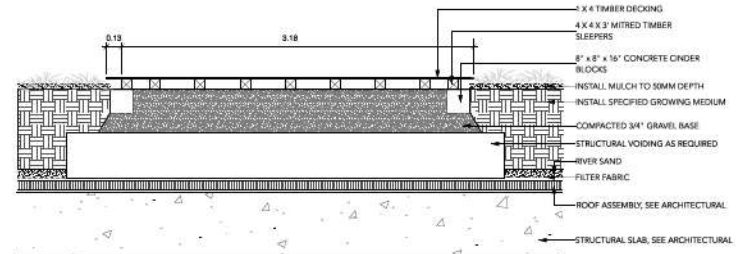
3 BIKE RACK
Scale: 1:10



1a TIMBER DECKING - PLAN
Scale: 1:20



1b TIMBER DECKING - FRAMING PLAN
Scale: 1:20



SECTION

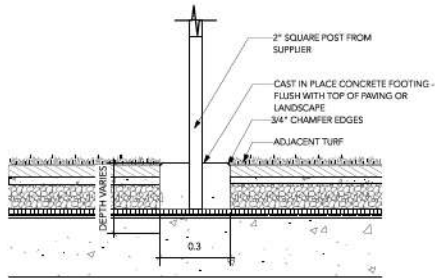
TIMBER NOTES:

1. ALL WOOD TO BE PREMIUM GRADE CEDAR, MINIMUM KNOTS, NO HOLES
2. ALL CUT ENDS TO BE TREATED WITH WATERPROOF SEALER.
3. ALL EXPOSED WOOD TO BE SMOOTH AND SPLINTER FREE.
4. ALL CUTS TO BE SQUARE AND CLEAN.
5. ALL EXPOSED WOOD TO BE STAINED (SOLID) WITH 2 COATS OF STAIN. COLOUR TO BE DETERMINED.
6. WOOD DIMENSION ARE NOMINAL UNLESS NOTED ON DRAWINGS.

1c TIMBER DECKING
Scale: 1:20



PET WASTE BAGS & STATIONS
Sudden Fun Recreation Equipment Ltd.
Accessories & Specifications:
100% Oxo-biodegradable bags
Bag Dispenser
7R. Post
11 Gallon Locking Can (Gladiator) OR
10 Gallon Can with Lid (Gentry)
Hardware
Sign
Sign Bracket
50 Can Liners
400 Waste Bags
Colour: Green

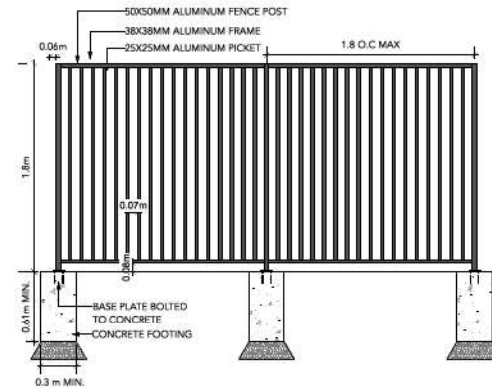


2 PET WASTE STATION AND ANCHORING DETAILS
Scale: 1:10



MODEL: WESTERN RED CEDAR GRAND GARDEN CHALET
MANUFACTURER: OUTDOOR LIVING TODAY (888-658-1658)
SIZE: 3'X6'
MATERIAL: WESTERN RED CEDAR, PAINTED (COLOUR TBD)
SUPPLIER: THE HOME DEPOT (1-604-608-1423) OR APPROVED ALTERNATE

3 COMMUNITY GARDEN STORAGE SHED
Scale: NTS



NOTE:

1. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
2. ALL METAL COMPONENTS TO BE ALUMINUM.
3. PROVIDE ISOLATION MATERIAL FOR FASTENERS TO AVOID ELECTROLYSIS.
4. COLOUR OF ALUMINUM FENCING TBD.
5. REFER TO PLANS FOR FENCING TYPE LOCATIONS.

4 ALUMINUM FENCE
Scale: 1:20

David Stoyko
Landscape Architect

2886 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P: 604.702.0348

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.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21

REVISIONS



MULTI-FAMILY
DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	EG
Reviewed:	DS
Project No.	23-019

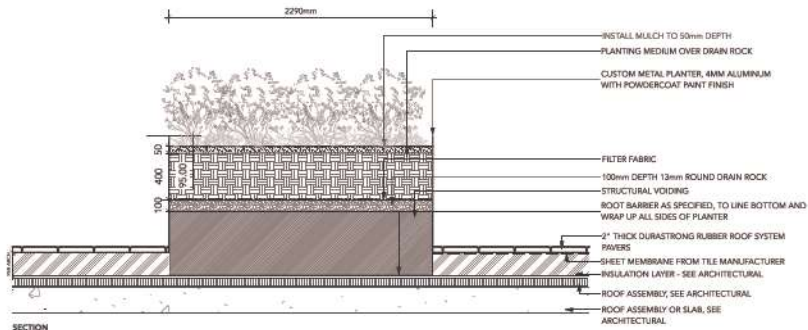
DETAILS -
FURNISHINGS

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.

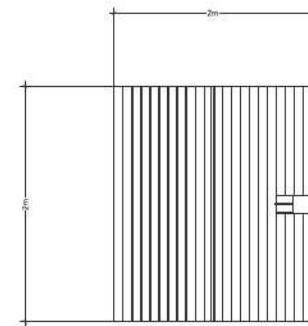
THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE REUSED OTHERWISE, WITHOUT PERMISSION.

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

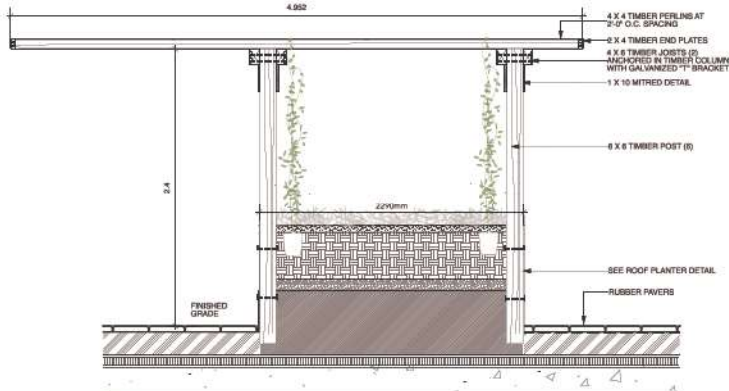
SCALE
PROJECTS



1 ROOF PLANTER AT RUBBER PAVING
Scale: 1:20



5 ALPINE HUT BY EARTHSCAPE
Scale: 1:20



2 ROOF PLANTER/TRELLIS
Scale: 1:20

TIMBER NOTES:
1. ALL WOOD TO BE PREMIUM GRADE CEDAR, MINIMUM KNOTS, NO HOLES
2. ALL CUT ENDS TO BE TREATED WITH WATERPROOF SEALER
3. ALL EXPOSED WOOD TO BE SMOOTH AND SPLINTER FREE
4. ALL CUTS TO BE SQUARE AND CLEAN
5. ALL EXPOSED WOOD TO BE STAINED (SOLID) WITH 2 COATS OF STAIN. COLOUR TO BE DETERMINED
6. WOOD DIMENSIONS ARE NOMINAL UNLESS NOTED ON DRAWINGS



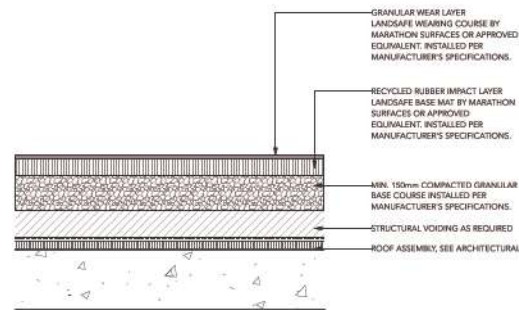
LOLLYGAGGER HDPE RECTANGLE
OUTDOOR COCKTAIL TABLE
COLOUR: DRIFTWOOD
SUPPLIER: LOLL DESIGNS (877.740.3387)



HUTCH BACKLESS BENCH
COLOUR: SAND / BROWN SLATE
LENGTH: 5 FT
SUPPLIER: WISHBONE (604-020-0470)

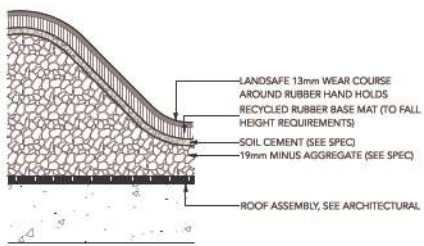
4 HUTCH BACKLESS BENCH BY WISHBONE
Scale: 1:10

3 COFFEE TABLE
Scale: NTS



NOTES:
1. FALL SURFACING TO CONFORM TO REQUIRED CSA SAFETY STANDARDS.
2. THICKNESS OF SURFACING LAYERS TO BE DETERMINED BY CRITICAL FALL HEIGHT.

6 RUBBERIZED PLAY FALL SURFACING
Scale: 1:10



NOTES:
1. FALL SURFACING TO CONFORM TO REQUIRED CSA SAFETY STANDARDS.
2. THICKNESS OF SURFACING LAYERS TO BE DETERMINED BY CRITICAL FALL HEIGHT.

7 RUBBER PLAY MOUND ON SLAB
Scale: 1:10

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY
DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	EG
Reviewed:	DS
Project No.:	23-019

DETAILS -
FURNISHINGS

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P: 604.730.0548

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.

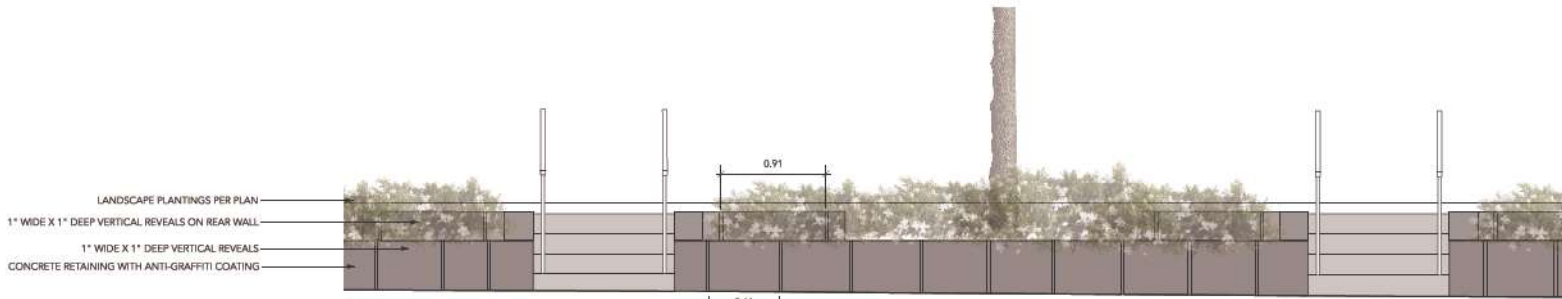
THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE, WITHOUT PERMISSION.

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

SCALE
PROJECTS



1 CONCRETE WALLS ELEVATION
Scale: 1:75



2 CONCRETE WALLS ELEVATION DETAIL
Scale: 1:20



3 ADDRESS SIGN DETAIL
Scale: 1:10

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

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21

REVISIONS



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale: AS SHOWN
Drawn: MGC/DS/EG
Reviewed: DS
Project No. 23-019

DETAILS - RETAINING WALLS