20239 & 20247 54A AVENUE MULTIFAMILY DEVELOPMENT

LANGLEY, BC

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

LANDSCAPE DRAWING INDEX

L0.0 **COVER SHEET** L0.1 TREE MANAGEMENT PLAN L1.0 LANDSCAPE LAYOUT - GROUND LEVEL L1.1 LANDSCAPE LAYOUT - ROOF LEVEL L1.2 LIGHTING PLAN - GROUND LEVEL L1.3 FENCING DIAGRAM L2.0 PLANTING PALETTE L2.1 PLANTING PLAN - GROUND LEVEL PLANTING PLAN - ROOF LEVEL L3.0 DETAILS - SOFTSCAPE L3.1 DETAILS - HARDSCAPE L3.2 DETAILS - FURNISHING L3.3 DETAILS - ROOF LEVEL L3.4 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 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
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 RESONSIBILITY

CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

DRAWINGS.

8	ISSUED FOR ADP RESPONSE	25-01-1
7	ISSUED FOR ADP	24-12-0
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-1
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-1
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-2
3	ISSUED FOR CPTED COORDINATION	23-12-2
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-1
1	ISSUED FOR CONCEPT REVIEW	23-11-2

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

TREE MANAGEMENT PLAN

TREE PROTECTION LEGEND

SYMBOL

DESCRIPTION

TREE TO BE RETAINED PER ARBORIST REPORT

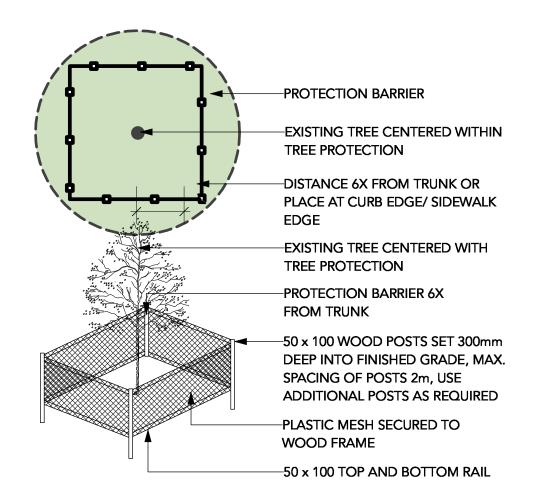
TREE TO BE REMOVED PER ARBORIST REPORT

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: 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 ARBORTIST 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.

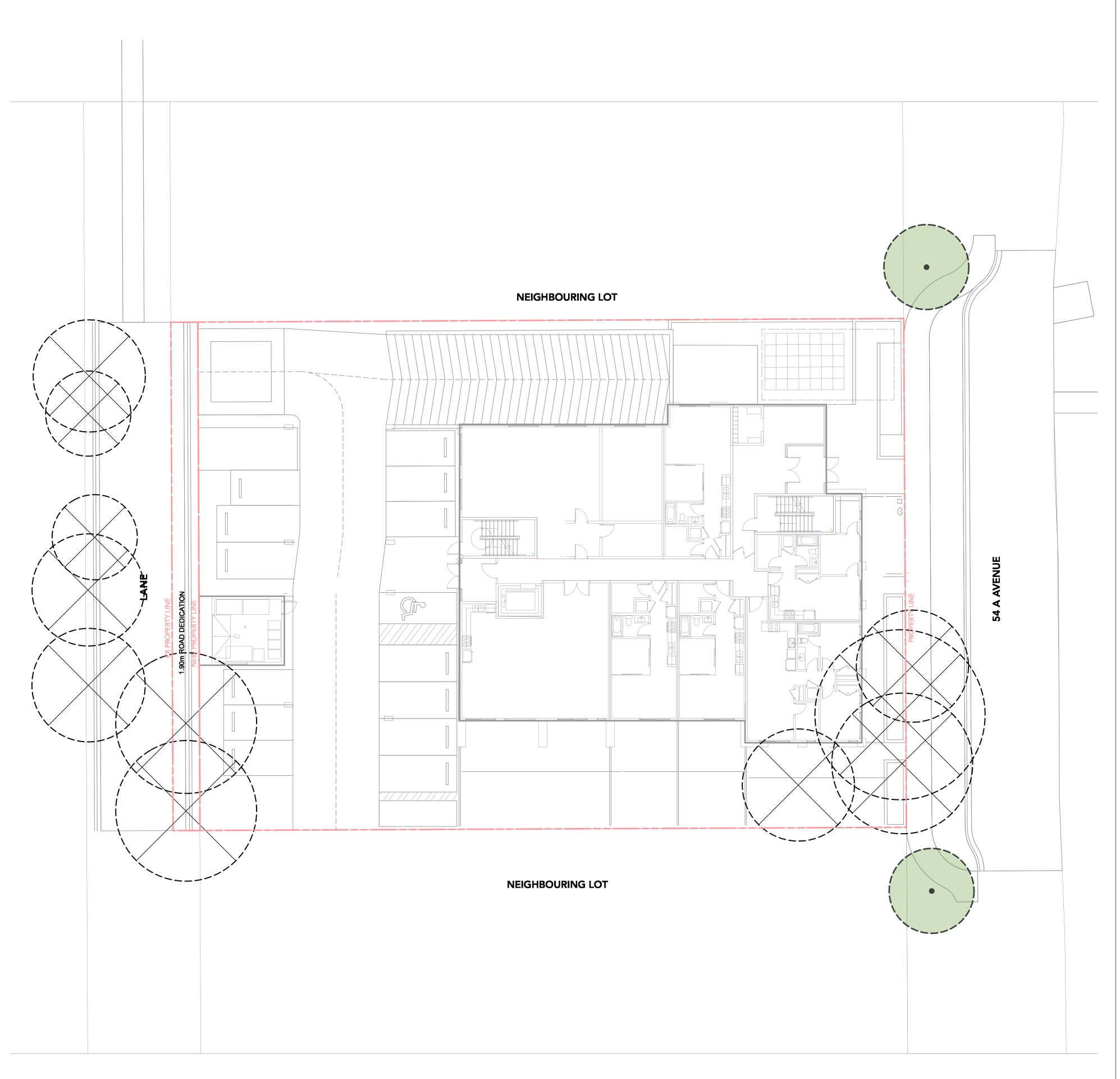
8. TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING. DO NOT CUT MAIN LATERAL ROOTS.

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.

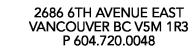
10. CONTRACTOR TO CONTACT PROJECT ARBORIST, CITY ARBORIST AND/OR LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.

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



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 RESONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

20239, 20247 54A **MULTIFAMILY DEVELOPMENT**

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

8 ISSUED FOR ADP RESPONSE

6 RE-ISSUED FOR DEVELOPMENT PERMIT 24-11-13

5 RE-ISSUED FOR DEVELOPMENT PERMIT 24-10-15

4 RE-ISSUED FOR DEVELOPMENT PERMIT 24-03-28

3 ISSUED FOR CPTED COORDINATION

2 ISSUED FOR DEVELOPMENT PERMIT

1 ISSUED FOR CONCEPT REVIEW

7 ISSUED FOR ADP

REVISIONS

25-01-10

24-12-04

23-12-20

23-07-12

23-11-21

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

TREE MANAGEMENT PLAN







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 RESONSIBILITY

CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

DRAWINGS.

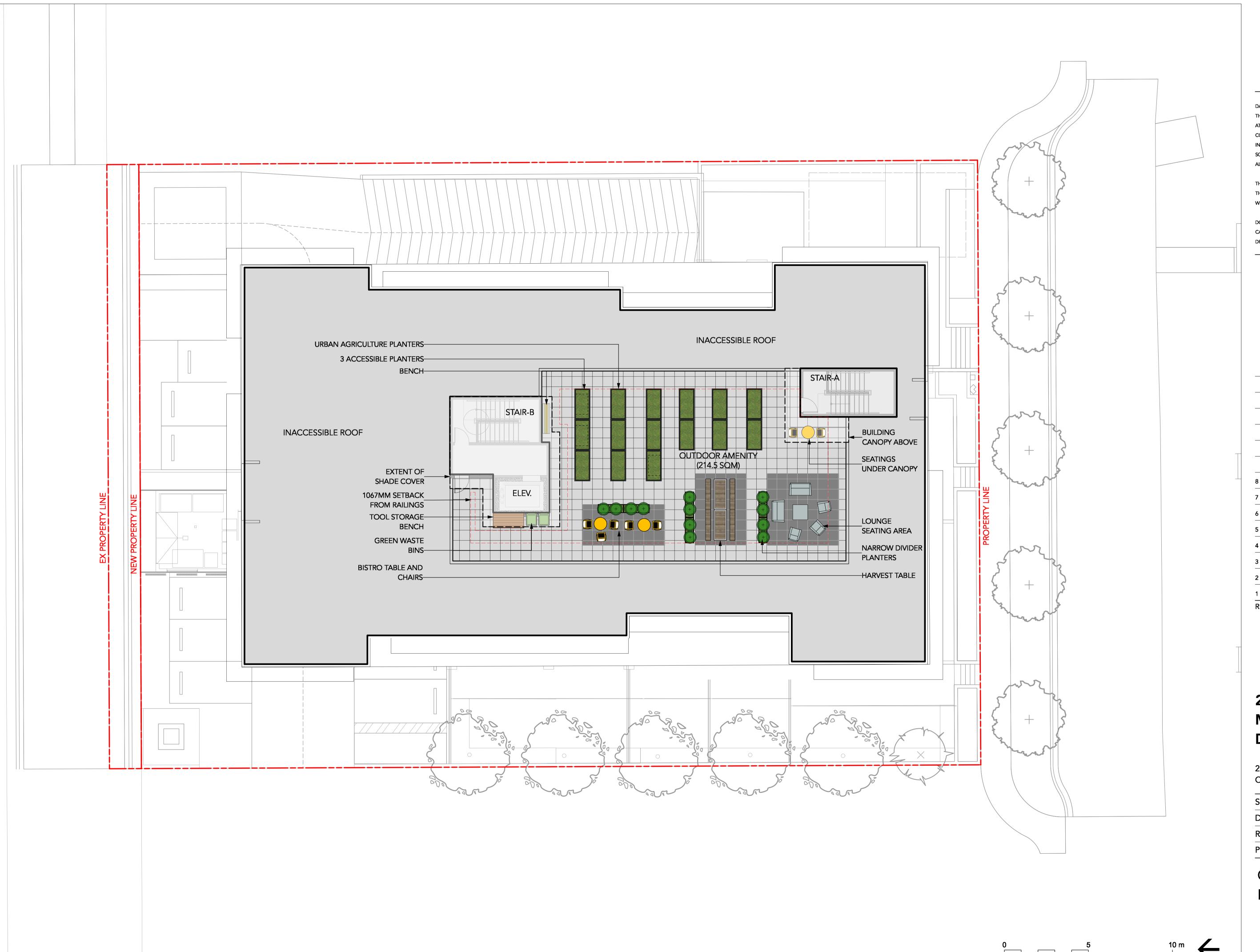
8	ISSUED FOR ADP RESPONSE	25-01-10
7	ISSUED FOR ADP	24-12-04
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
3	ISSUED FOR CPTED COORDINATION	23-12-20
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12
1	ISSUED FOR CONCEPT REVIEW	23-11-21

20239, 20247 54A MULTIFAMILY DEVELOPMENT

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

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

CONCEPT PLAN -GROUND LEVEL



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 RESONSIBILITY

CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

DRAWINGS.

8	ISSUED FOR ADP RESPONSE	25-01-10
7	ISSUED FOR ADP	24-12-04
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
3	ISSUED FOR CPTED COORDINATION	23-12-20
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:	1:10
Drawn:	EC
Reviewed:	D
Project No.	23-02

CONCEPT PLAN -ROOF LEVEL

L1.1

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



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 RESONSIBILITY

CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

DRAWINGS.

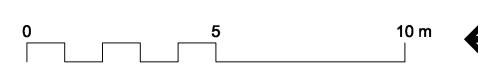
8	ISSUED FOR ADP RESPONSE	25-01-10
7	ISSUED FOR ADP	24-12-04
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
3	ISSUED FOR CPTED COORDINATION	23-12-20
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12
1	ISSUED FOR CONCEPT REVIEW	23-11-21

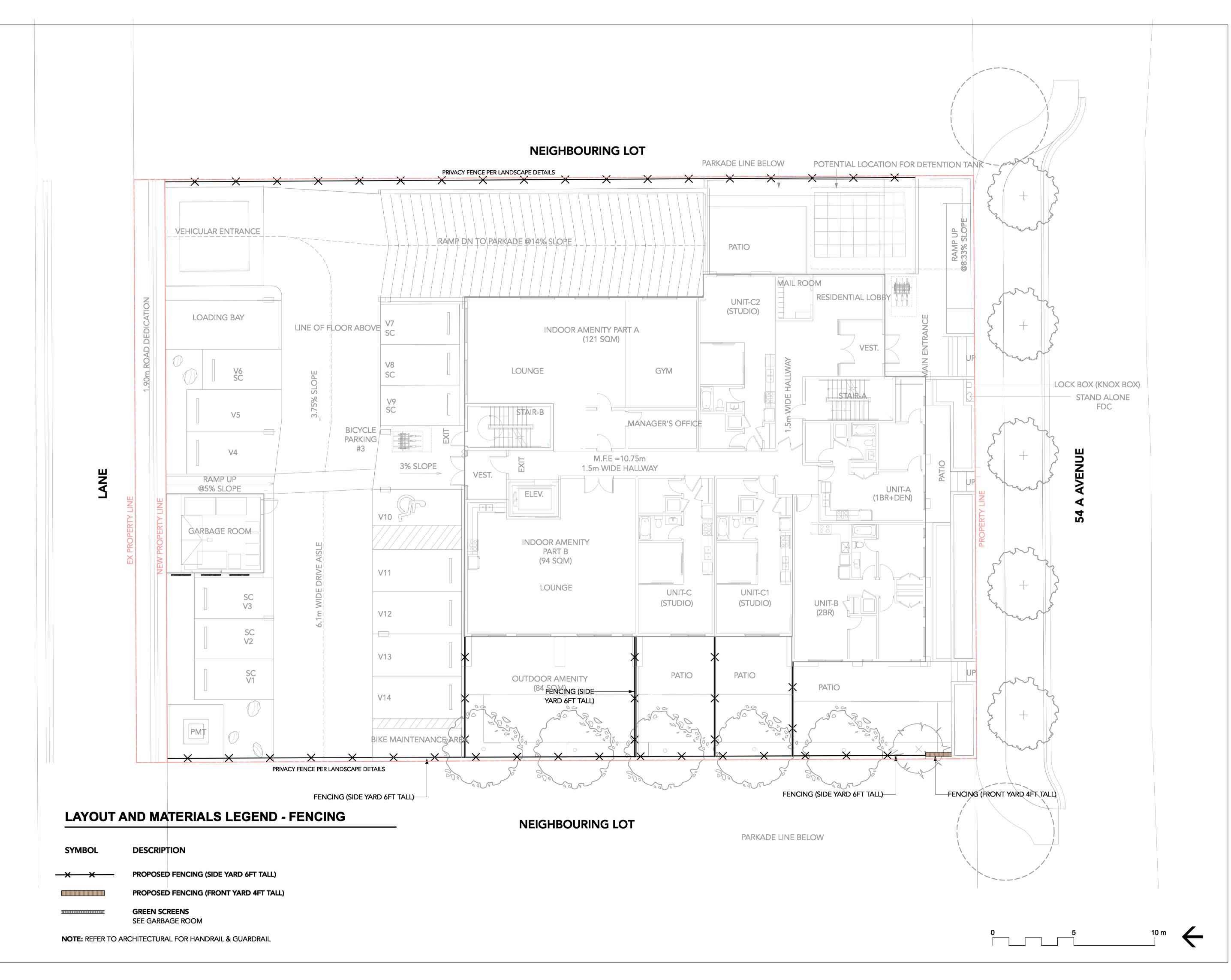
20239, 20247 54A MULTIFAMILY DEVELOPMENT

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

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

LIGHTING PLAN -GROUND LEVEL





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 RESONSIBILITY

CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

DRAWINGS.

8	ISSUED FOR ADP RESPONSE	25-01-10
7	ISSUED FOR ADP	24-12-04
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
3	ISSUED FOR CPTED COORDINATION	23-12-20
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12
1	ISSUED FOR CONCEPT REVIEW	23-11-21
RE	VISIONS	

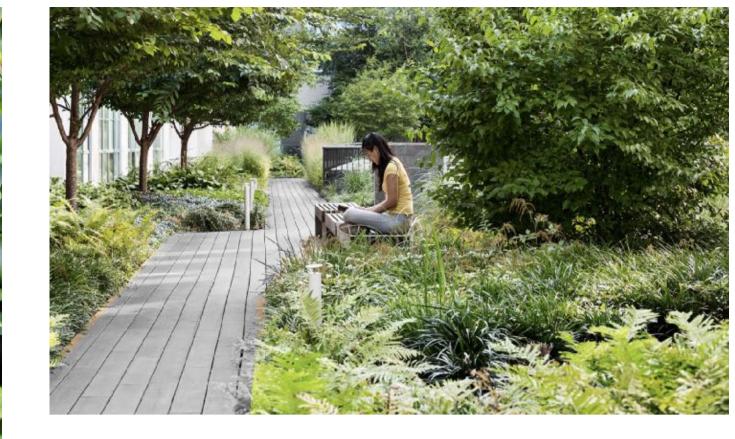
20239, 20247 54A MULTIFAMILY DEVELOPMENT

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

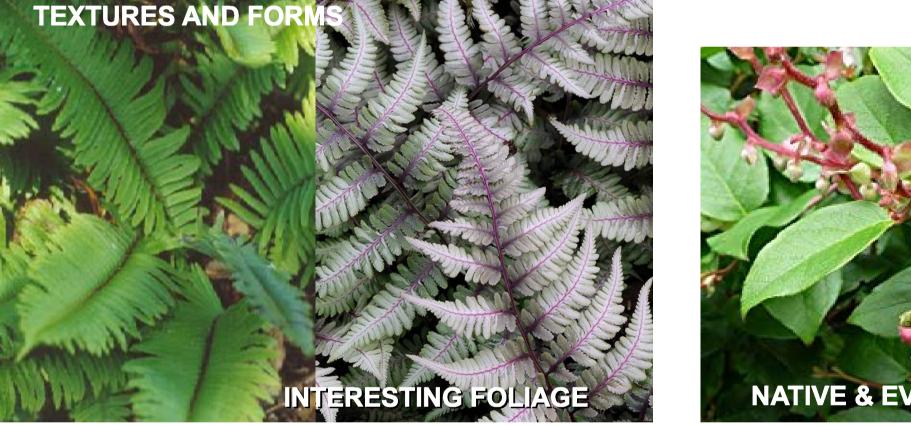
Scale:	1:100
Drawn:	EG
Reviewed:	DS
Project No.	23-024

FENCING DIAGRAM

THEME PLANTS EVERGREEN AND ALL-SEASON INTEREST





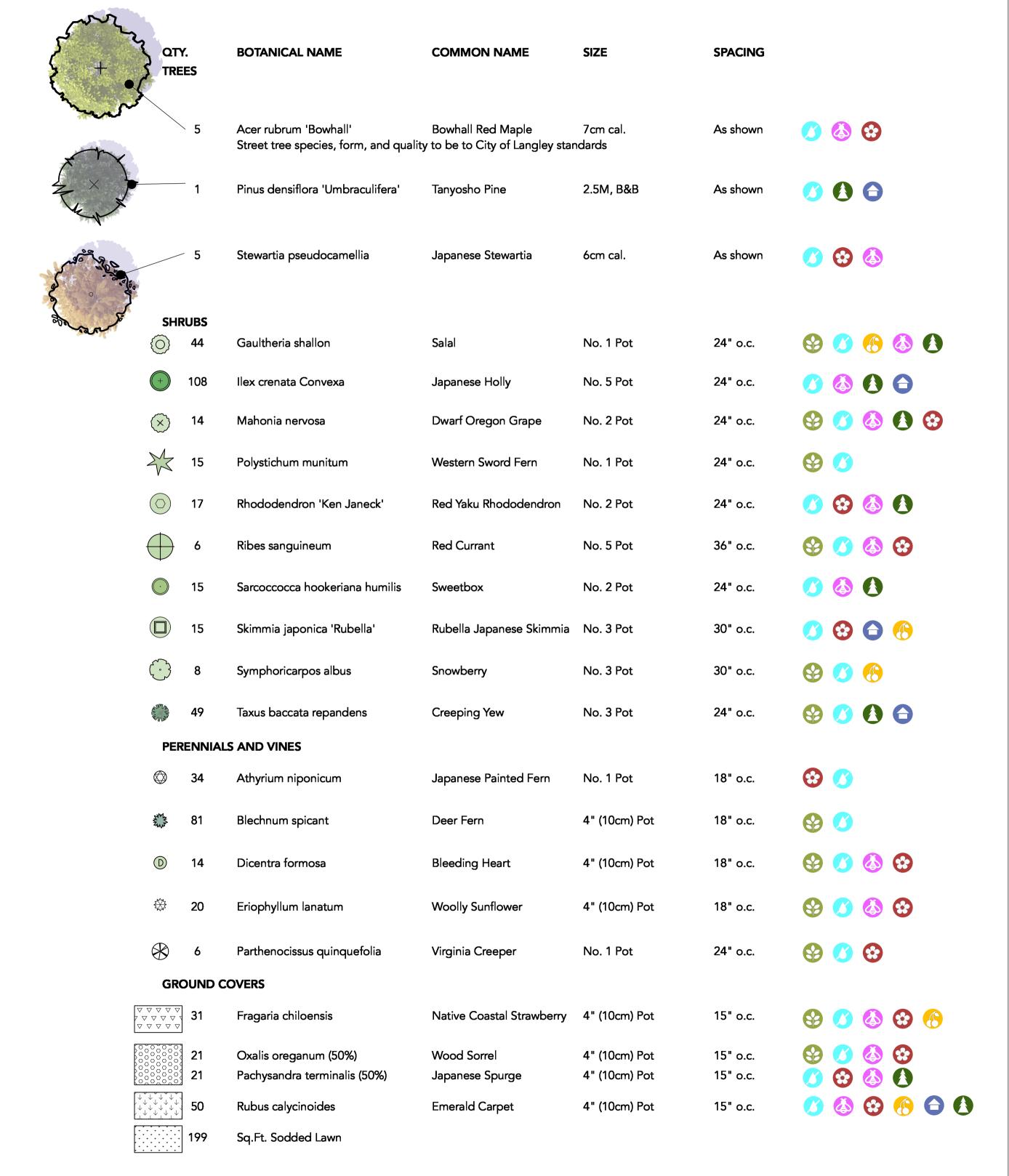






Plant List and Materials

PLANT LIST











Landscape Architect

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

David Stoyko

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 RESONSIBILITY

CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

DRAWINGS

20239, 20247 54A MULTIFAMILY DEVELOPMENT

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

8 ISSUED FOR ADP RESPONSE

6 RE-ISSUED FOR DEVELOPMENT PERMIT 24-11-13

5 RE-ISSUED FOR DEVELOPMENT PERMIT 24-10-15

4 RE-ISSUED FOR DEVELOPMENT PERMIT 24-03-28

3 ISSUED FOR CPTED COORDINATION

2 ISSUED FOR DEVELOPMENT PERMIT

1 ISSUED FOR CONCEPT REVIEW

7 ISSUED FOR ADP

REVISIONS

25-01-10

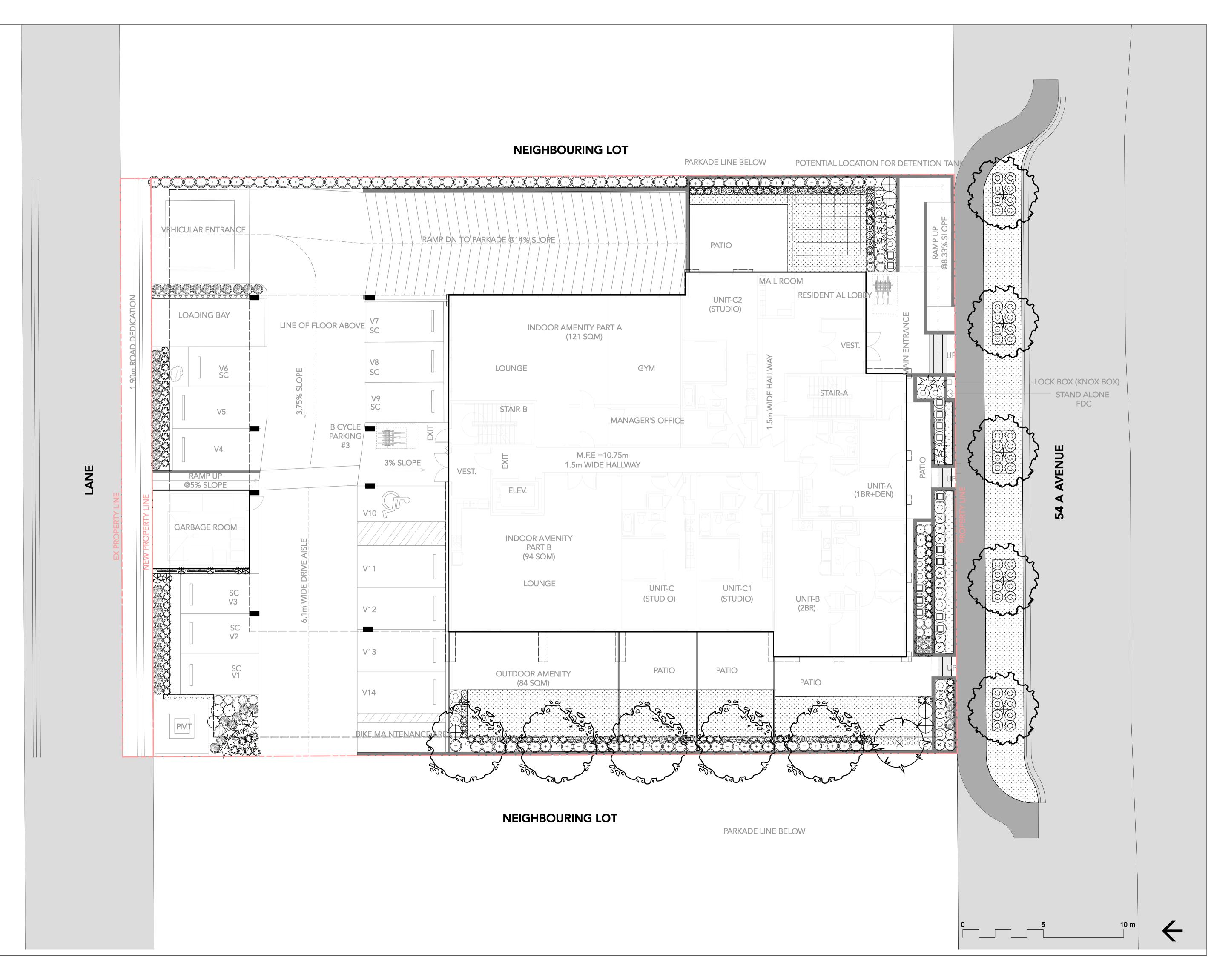
24-12-04

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

PLANT PALETTE







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 RESONSIBILITY

CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

DRAWINGS

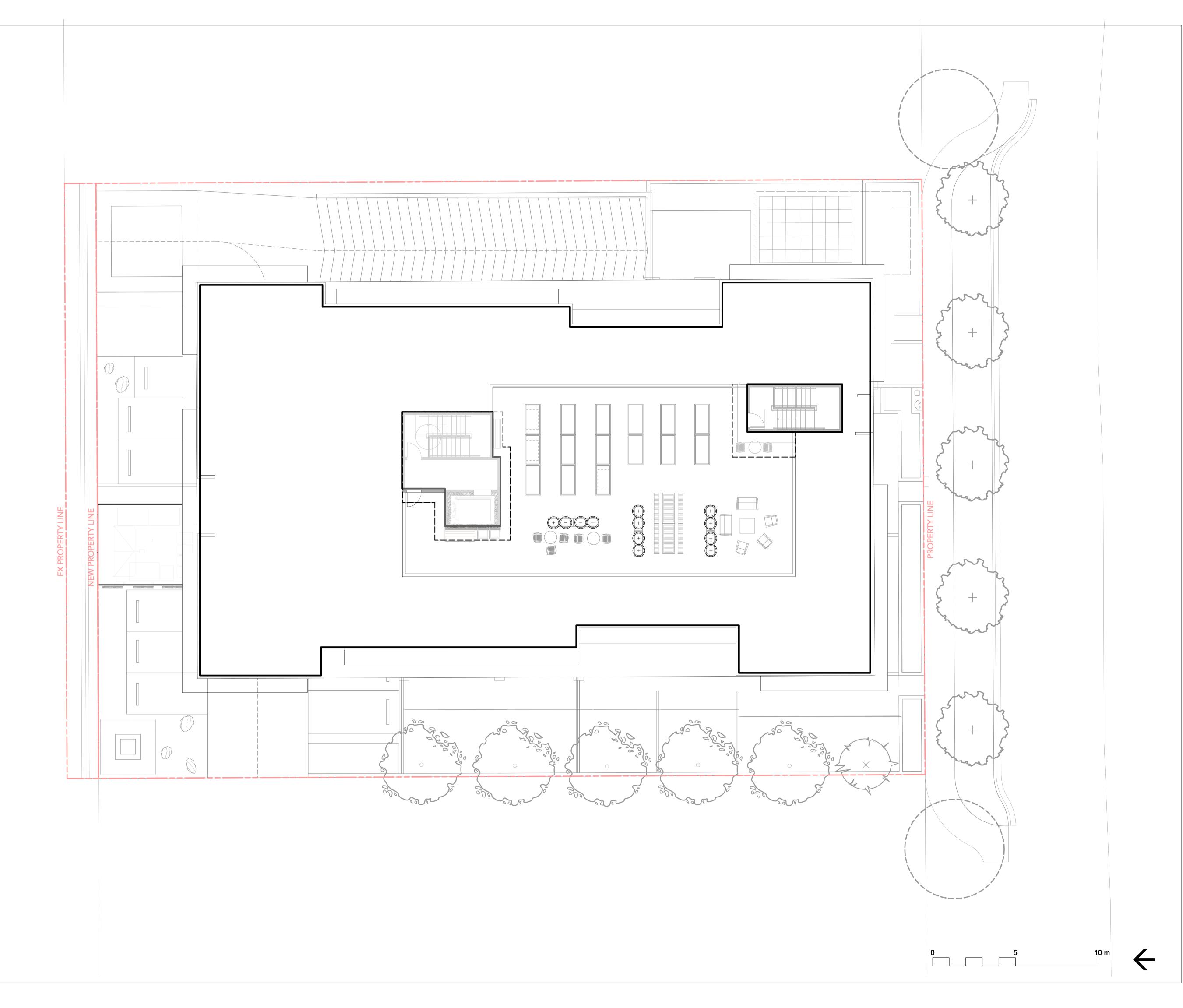
8 ISSUED FOR ADP RESPONSE 25-01-10
7 ISSUED FOR ADP 24-12-04
6 RE-ISSUED FOR DEVELOPMENT PERMIT 24-11-13
5 RE-ISSUED FOR DEVELOPMENT PERMIT 24-10-15
4 RE-ISSUED FOR DEVELOPMENT PERMIT 24-03-28
3 ISSUED FOR CPTED COORDINATION 23-12-20
2 ISSUED FOR DEVELOPMENT PERMIT 23-07-12
1 ISSUED FOR CONCEPT REVIEW 23-11-21
REVISIONS

20239, 20247 54A MULTIFAMILY DEVELOPMENT

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

Scale:	1:10
Drawn:	EC
Reviewed:	D
Project No.	23-02

PLANTING PLAN - GROUND LEVEL



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 RESONSIBILITY

CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

DRAWINGS.

8	ISSUED FOR ADP RESPONSE	25-01-10
7	ISSUED FOR ADP	24-12-04
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
3	ISSUED FOR CPTED COORDINATION	23-12-20
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12
1	ISSUED FOR CONCEPT REVIEW	23-11-21
REVISIONS		

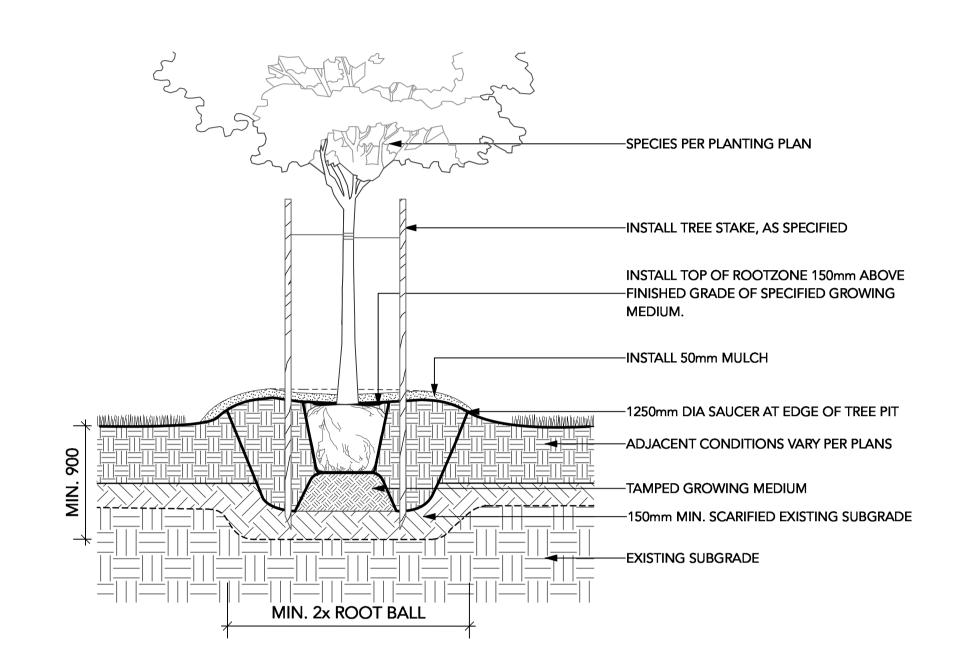
20239, 20247 54A MULTIFAMILY DEVELOPMENT

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

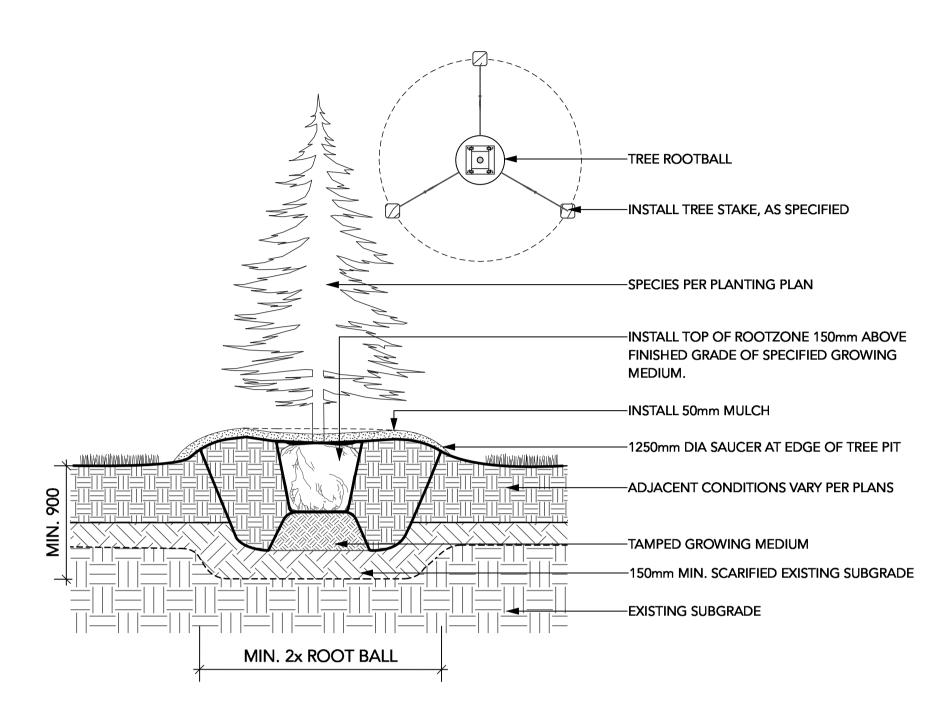
Scale:	1:10
Drawn:	EC
Reviewed:	D
Project No.	23-02

PLANTING PLAN - ROOF LEVEL

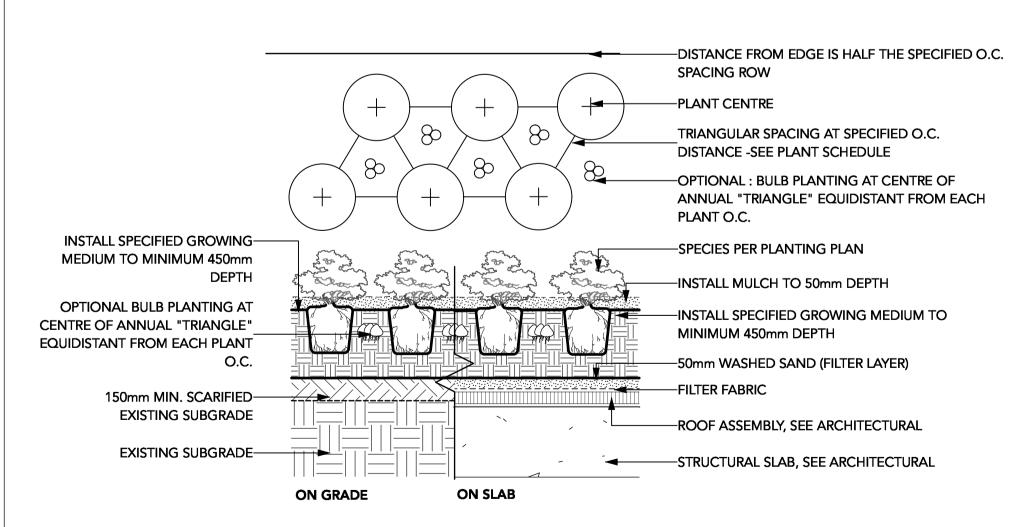
L2.2



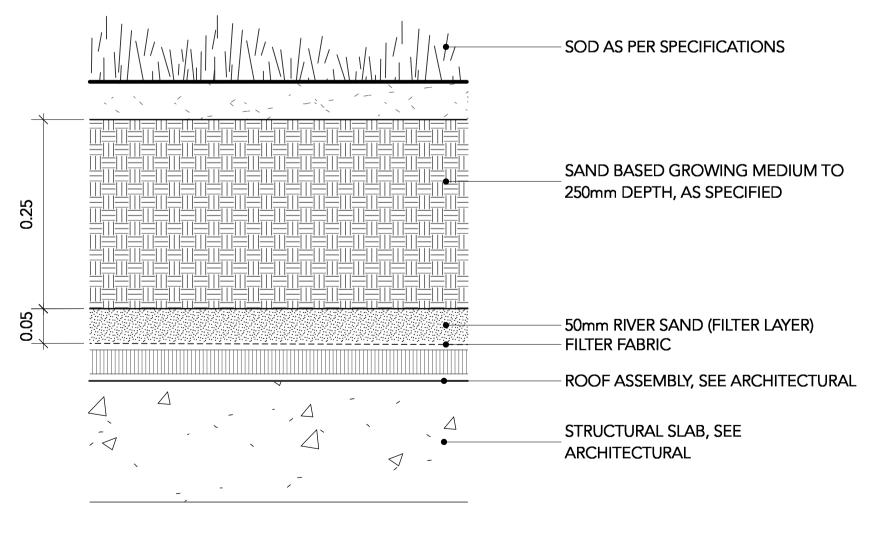
DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)



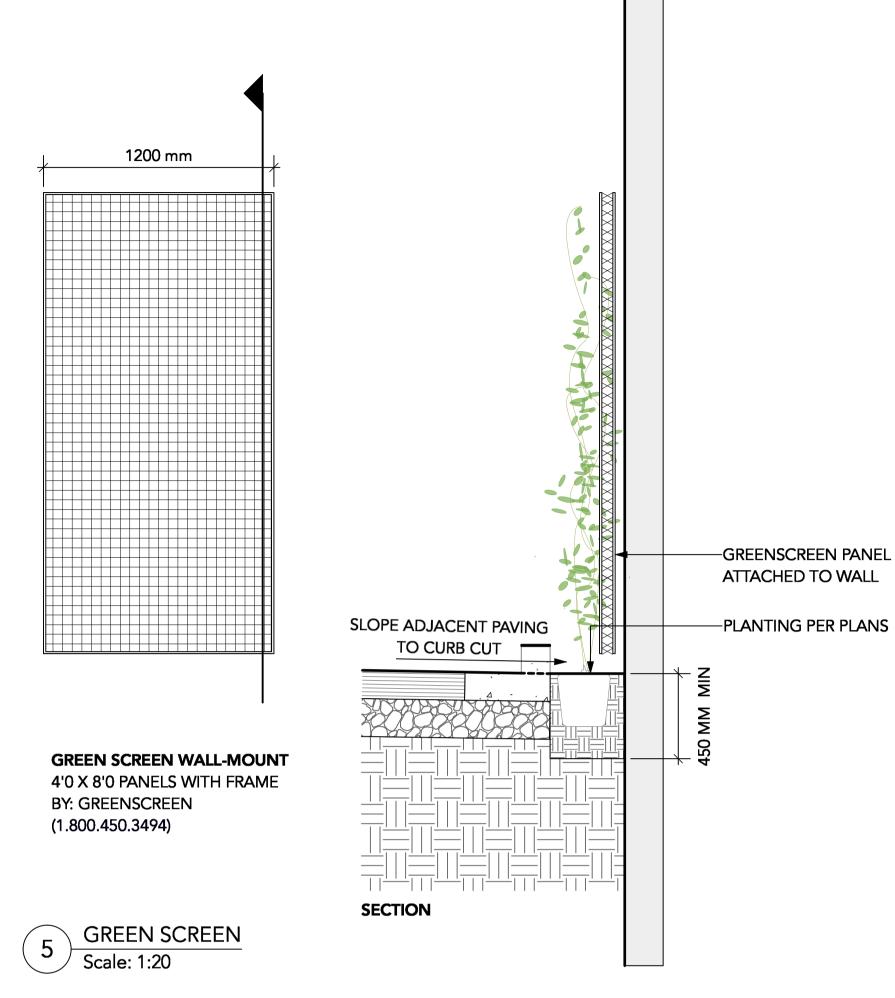


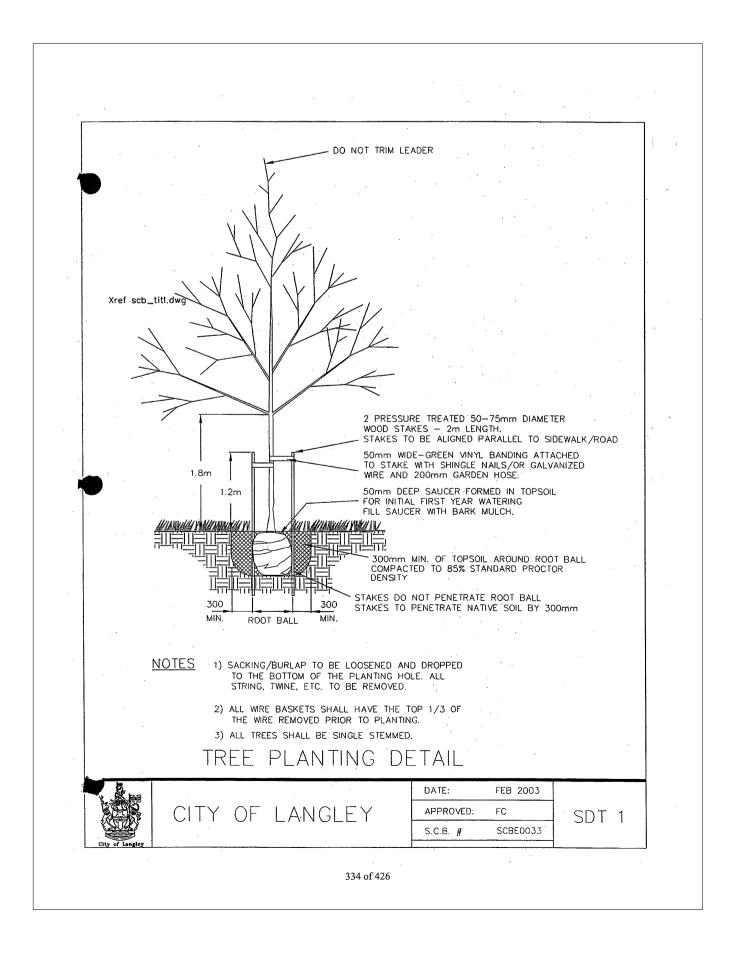


2 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:25



4 Scale: 1:5





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 RESONSIBILITY

CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

DRAWINGS.

8	ISSUED FOR ADP RESPONSE	25-01-1
7	ISSUED FOR ADP	24-12-0
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-1
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-1
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-2
3	ISSUED FOR CPTED COORDINATION	23-12-2
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-
1	ISSUED FOR CONCEPT REVIEW	23-11-2
RE	EVISIONS	

20239, 20247 54A MULTIFAMILY DEVELOPMENT

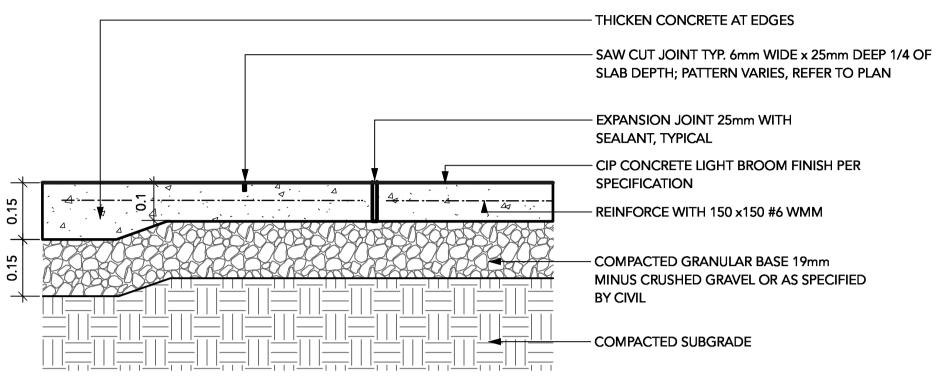
20239, 20247 54A Avenue City of Langley, British Columbia

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

DETAILS - SOFTSCAPE

COLOURED CONCRETE (AT CORNER NODE)

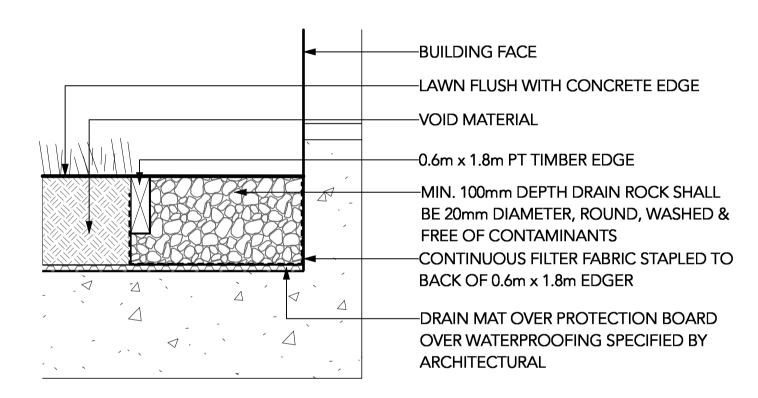
COLOUR: LITE GRAY
SUPPLIED BY DAVIS COLORS
323-265-8323



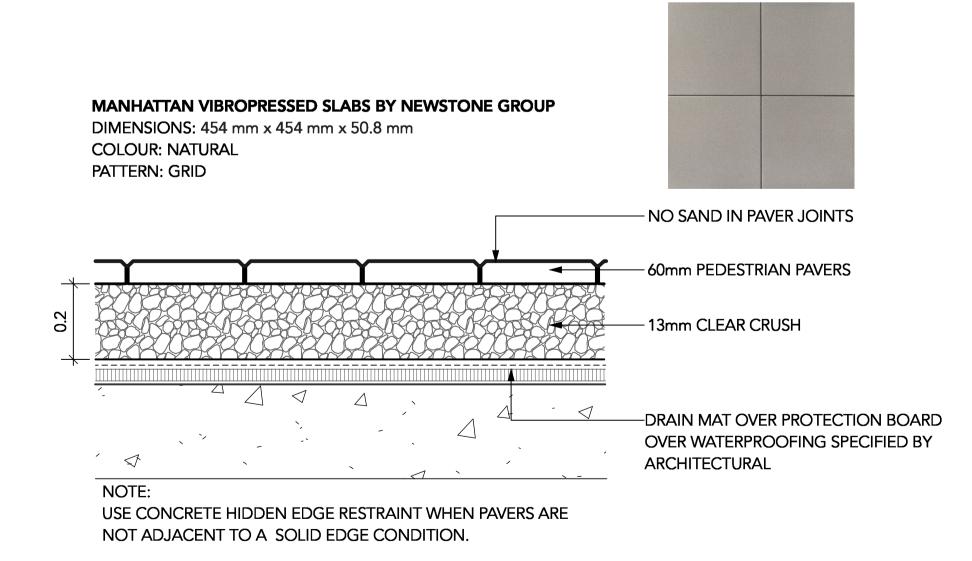
NOTES

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.

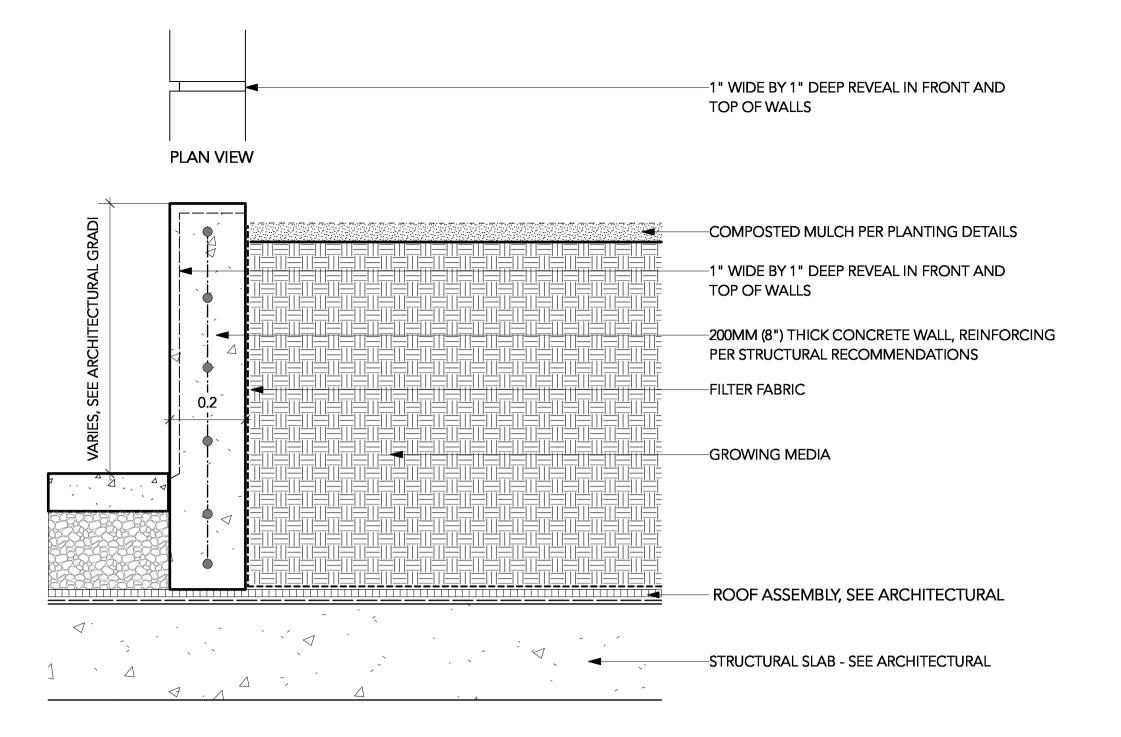




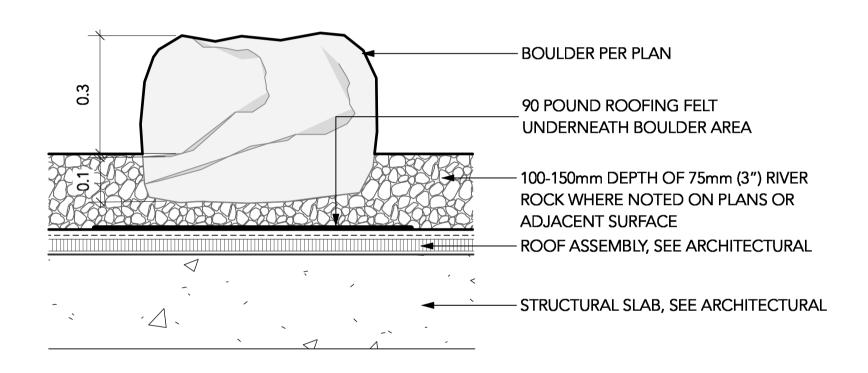








4 TYPICAL CIP CONCRETE WALL ON SLAB



5 LANDSCAPE BOULDER ON SLAB Scale: 1:10

NOTE: USE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION. CONCRETE SLAB PAVERS PEDESTALS PER SPECIFICATIONS ROOF ASSEMBLY, SEE ARCHITECTURAL STRUCTURAL SLAB, SEE ARCHITECTURAL

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

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 RESONSIBILITY

CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

DRAWINGS.

_			
_			
8	ISSUED FOR ADP RESPONSE	25-01-10	
7	ISSUED FOR ADP	24-12-04	
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13	
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15	
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28	
3	ISSUED FOR CPTED COORDINATION	23-12-20	
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12	
1	ISSUED FOR CONCEPT REVIEW	23-11-21	
RE	REVISIONS		

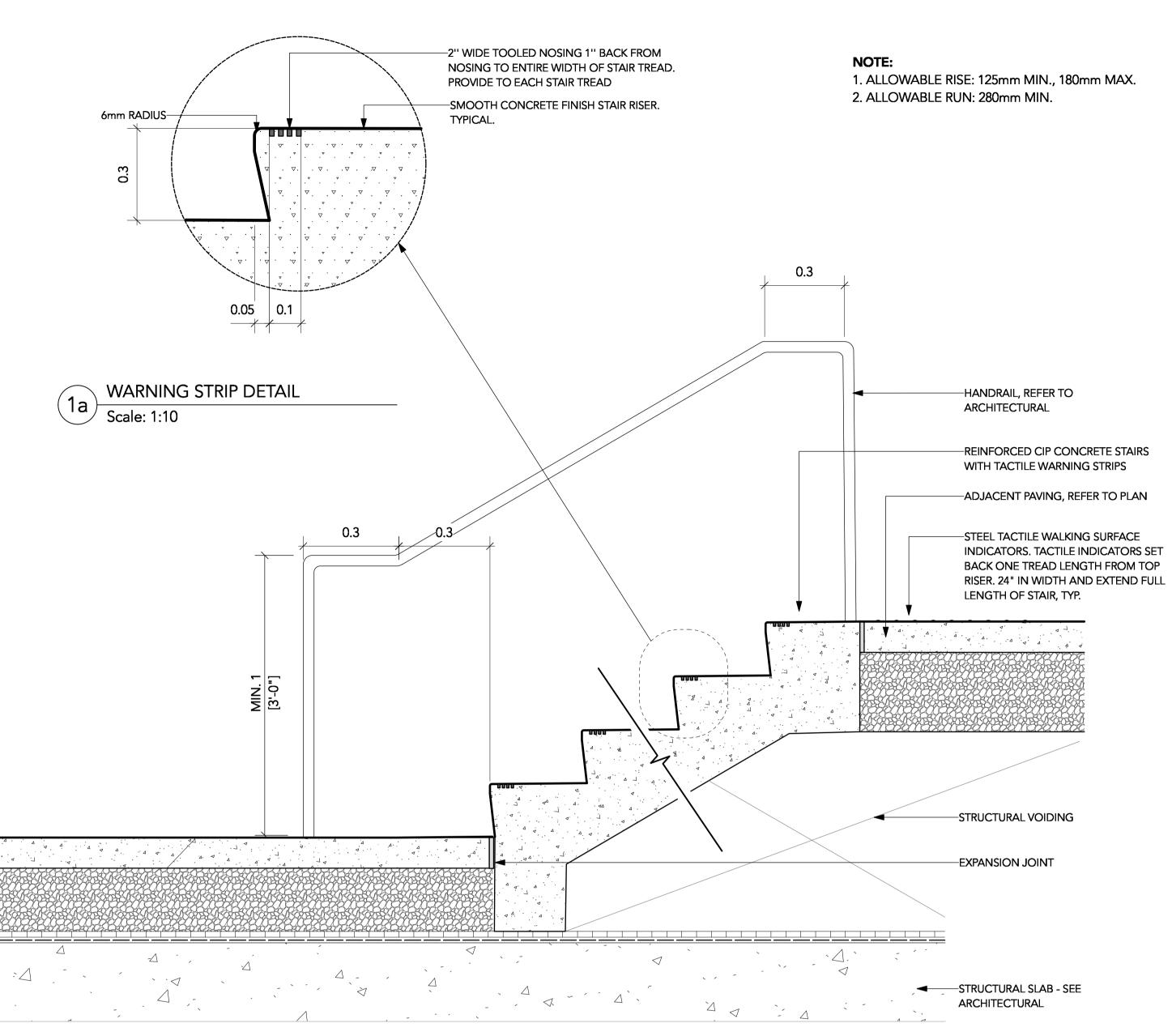
20239, 20247 54A MULTIFAMILY DEVELOPMENT

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

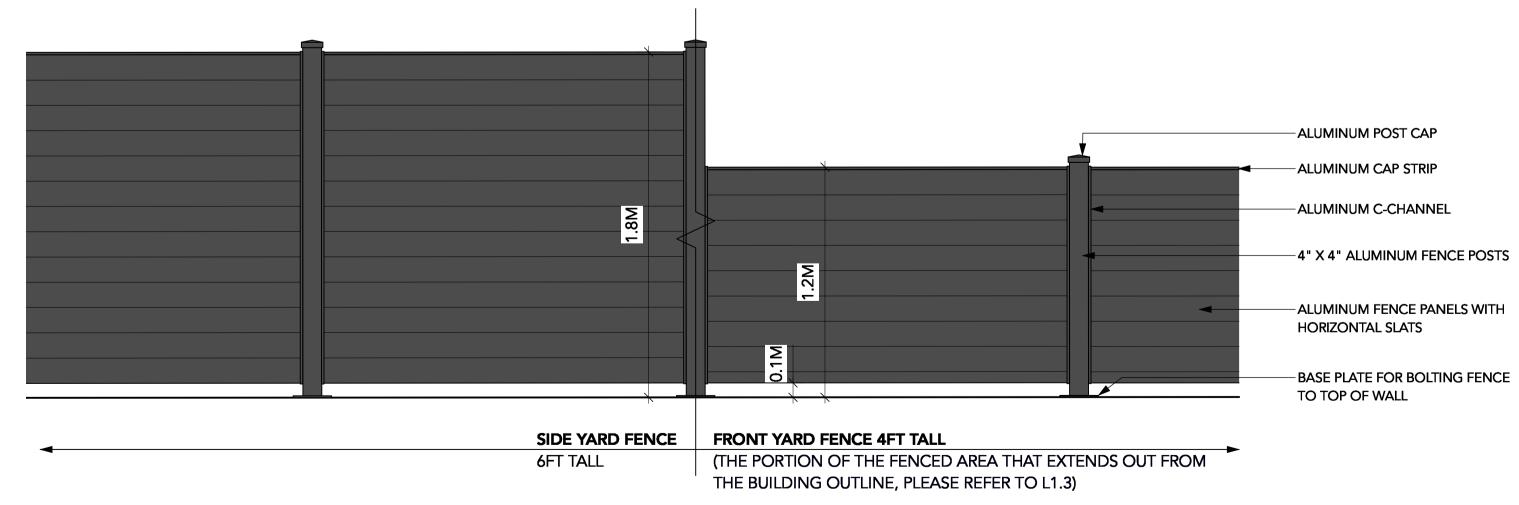
Scale:	AS SHOWN
Drawn:	EG
Reviewed:	DS
Project No.	23-024

DETAILS -HARDSCAPE

L3.1



CIP STAIR ON SLAB



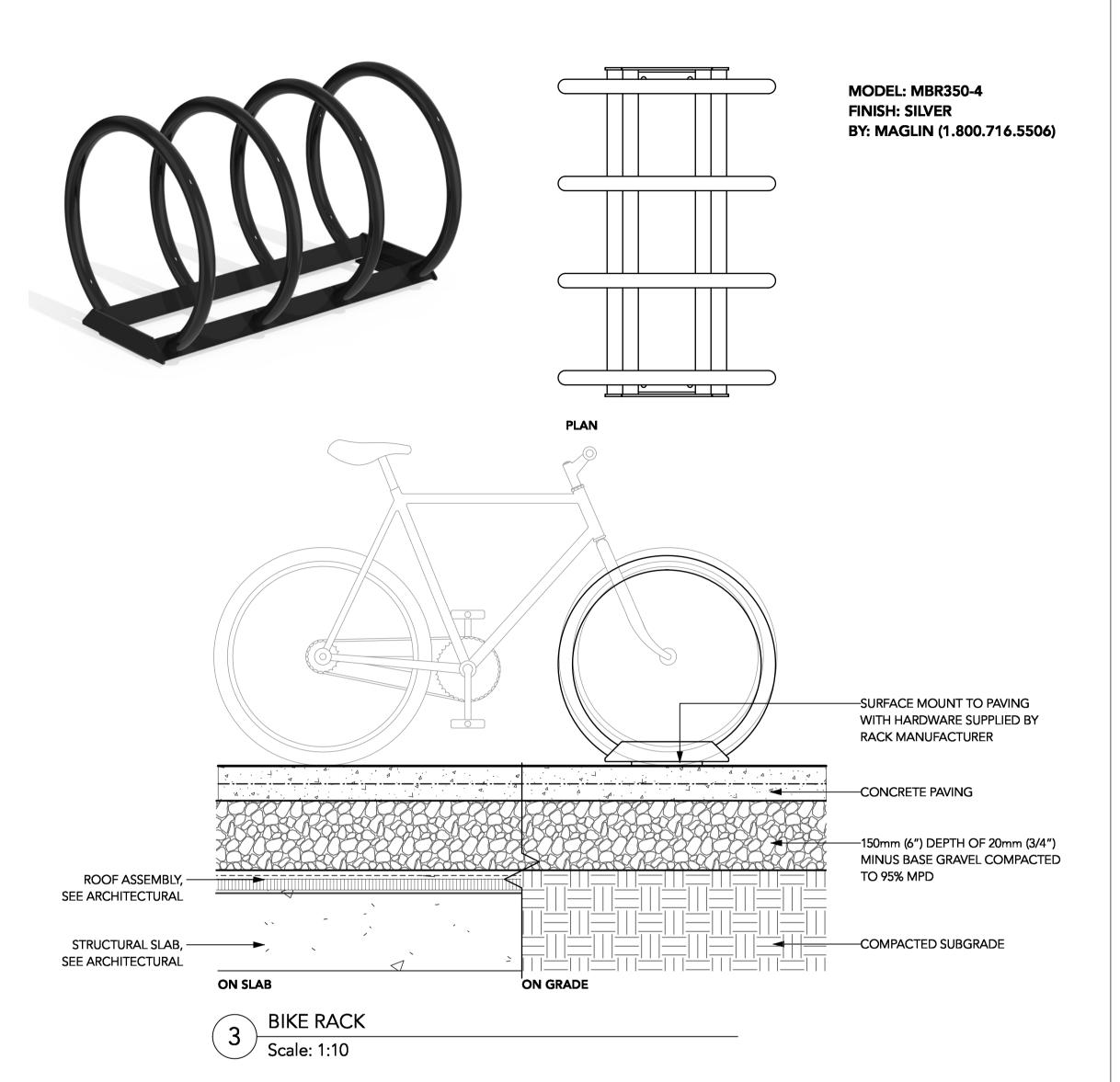
SIDE YARD / FRONT YARD FENCE Scale: 1:20

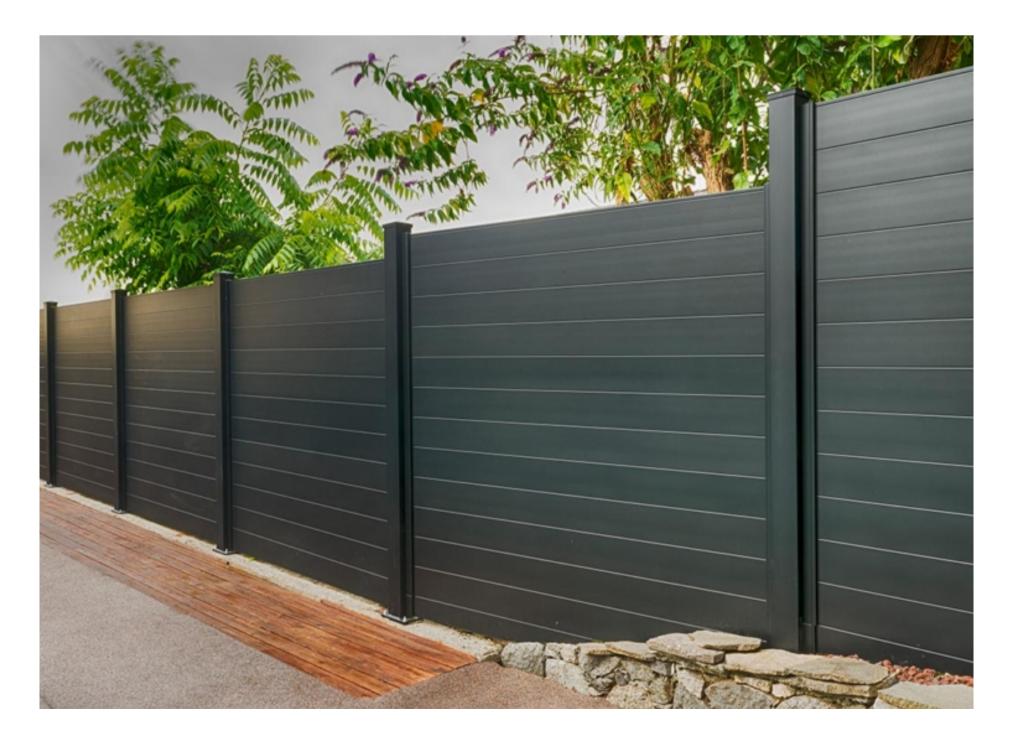
FENCE NOTES:

- 2. ALL FASTENERS TO BE STAINLESS STEEL OR SUITABLE NON-REACTIVE METAL.
- 4. ALL HOLLOW OR SQUARE-SECTION ELEMENTS TO BE CAPPED IF END EXPOSED.

5. FINAL COLOUR TO BE DETERMINED.

1. ALL FENCE ELEMENTS TO BE ALUMINUM, PAINTED. 3. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.





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 RESONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SUED FOR ADP E-ISSUED FOR DEVELOPMENT PERMIT E-ISSUED FOR DEVELOPMENT PERMIT	24-12-04 24-11-13 24-10-15
E-ISSUED FOR DEVELOPMENT PERMIT	
	24-10-15
E-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
SUED FOR CPTED COORDINATION	23-12-20
SUED FOR DEVELOPMENT PERMIT	23-07-12
SUED FOR CONCEPT REVIEW	23-11-21
	SUED FOR DEVELOPMENT PERMIT SUED FOR CONCEPT REVIEW

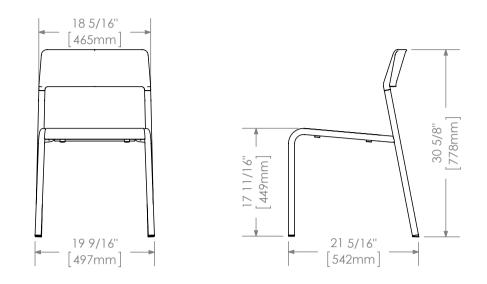
20239, 20247 54A **MULTIFAMILY DEVELOPMENT**

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

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

DETAILS -**FURNISHING**





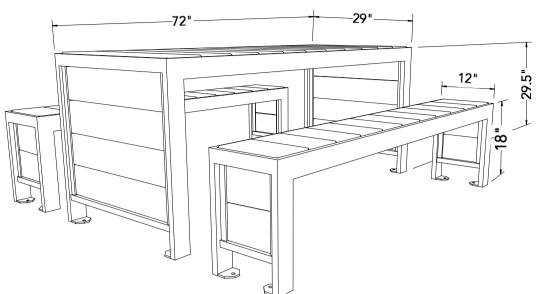
FORO SERIES MCH-1700-00001 CHAIRS COLOUR: STANDARD SILVER SUPPLIER: MAGLIN SITE FURNISHINGS

1 ROOF TOP BISTRO CHAIRS
Scale: NTS



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

SOFA Scale: NTS



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

7 ROOF TOP HARVEST TABLE
Scale: NTS

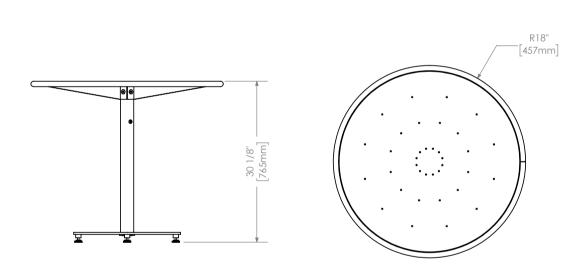


WATERSTEM

GROWING MEDIUM
YELLOW CEDAR TIMBERS ON EDGE
WATER RESERVOIR

8 ISSUED FOR ADP RESPONSE 25-01-10
7 ISSUED FOR ADP 24-12-04
6 RE-ISSUED FOR DEVELOPMENT PERMIT 24-11-13
5 RE-ISSUED FOR DEVELOPMENT PERMIT 24-10-15
4 RE-ISSUED FOR DEVELOPMENT PERMIT 24-03-28
3 ISSUED FOR CPTED COORDINATION 23-12-20

MTB-1700-00746



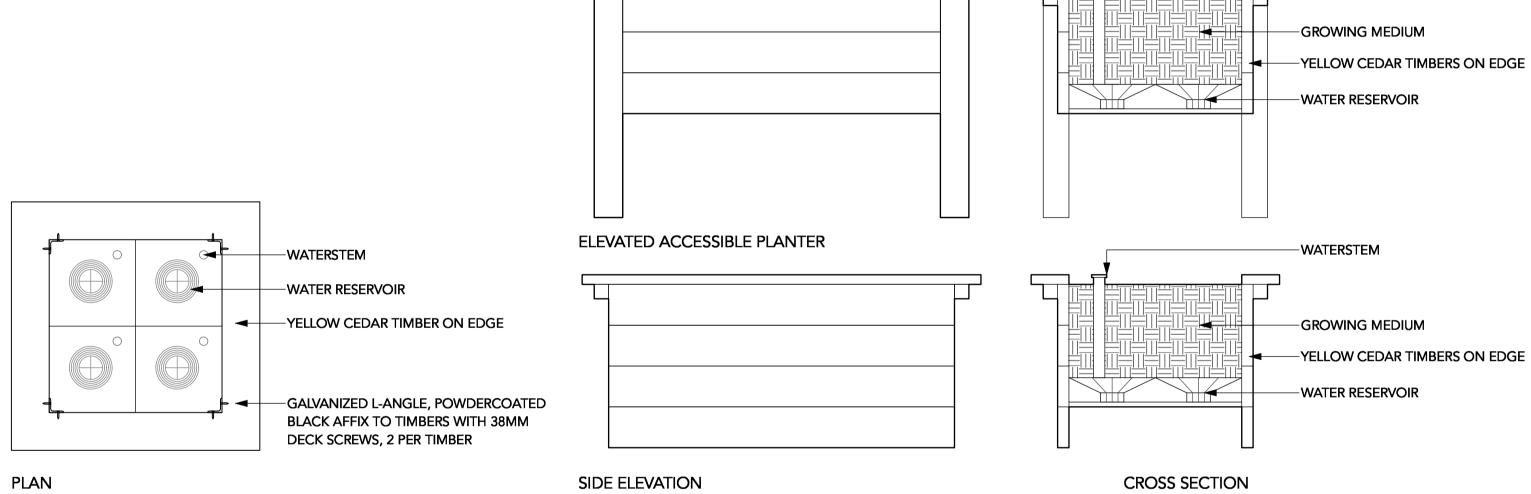
FORO SERIES MTB-1700-00746 36" TABLE COLOUR: STANDARD SILVER/GREY SUPPLIER: MAGLIN SITE FURNISHINGS

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



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



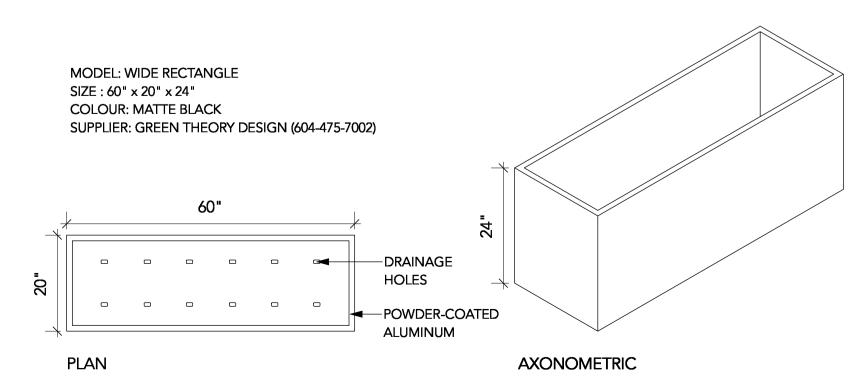
HUTCH BACKLESS BENCH
COLOUR: SAND / BROWN SLATE
LENGTH: 5 FT
SUPPLIER: WISHBONE (604-626-0476)

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



9 METAL SCREEN PLANTER
Scale: 1:20

20239, 20247 54A MULTIFAMILY DEVELOPMENT

2 ISSUED FOR DEVELOPMENT PERMIT

1 ISSUED FOR CONCEPT REVIEW

REVISIONS

23-07-12

23-11-21

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

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESONSIBILITY

CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE

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

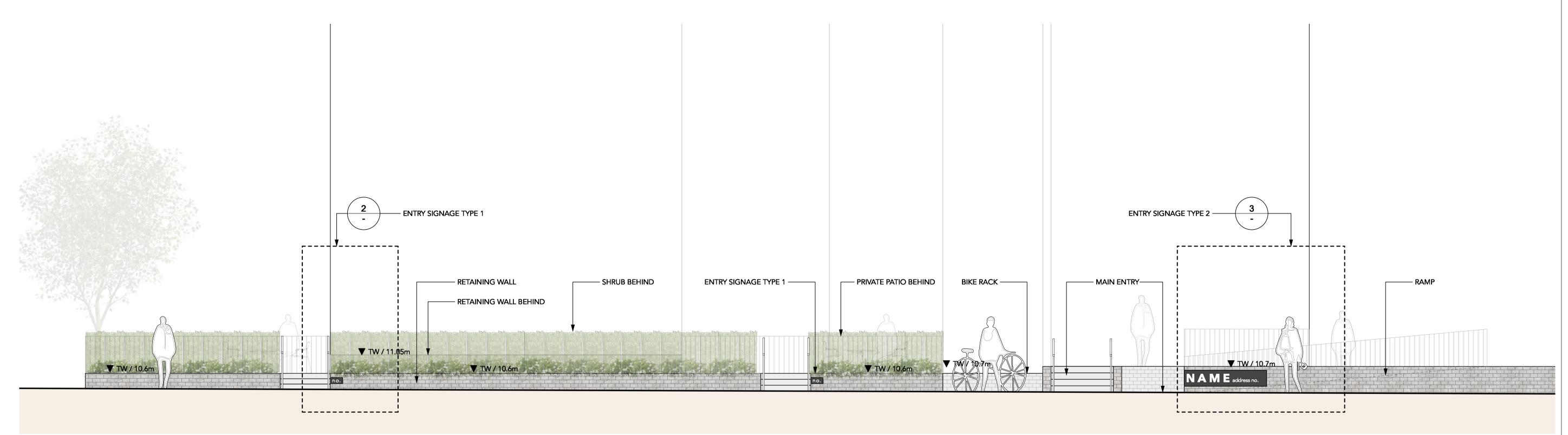
ALL SITE CONDITIONS.

WITHOUT PERMISSION.

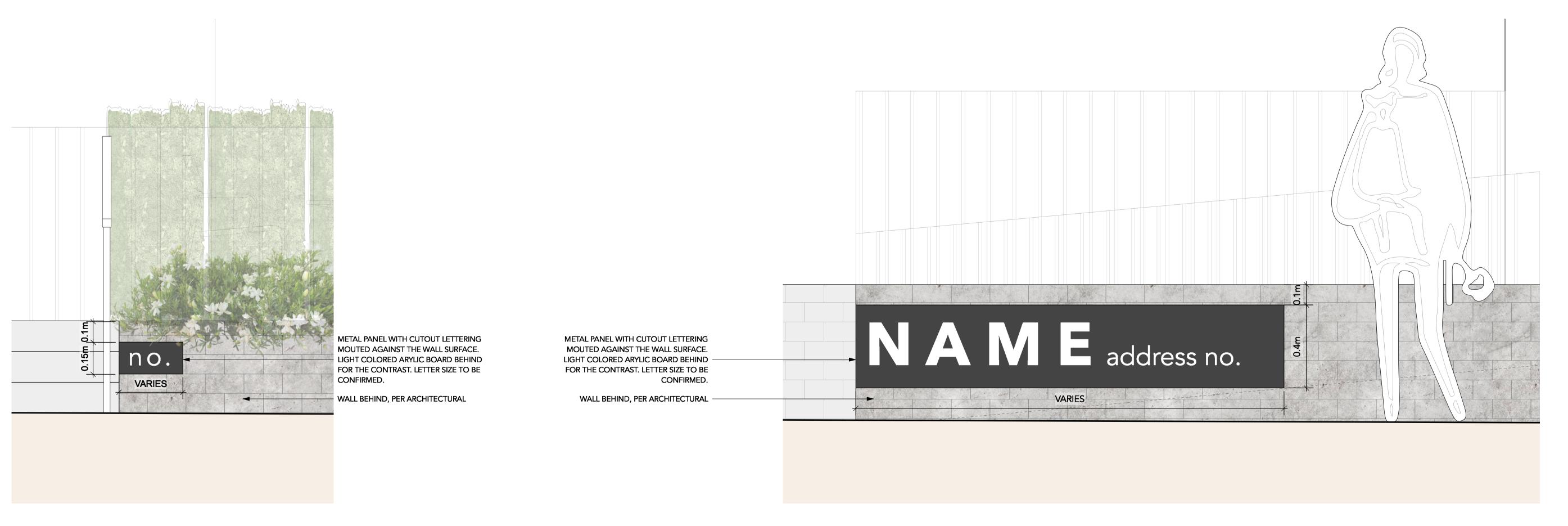
20239, 20247 54A Avenue City of Langley, British Columbia

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

DETAILS - ROOF LEVEL



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

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 RESONSIBILITY

CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE

DRAWINGS.

ISSUED FOR ADP RESPONSE	25-01-10
ISSUED FOR ADP	24-12-04
RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
ISSUED FOR CPTED COORDINATION	23-12-20
ISSUED FOR DEVELOPMENT PERMIT	23-07-12
ISSUED FOR CONCEPT REVIEW	23-11-21
	ISSUED FOR ADP RE-ISSUED FOR DEVELOPMENT PERMIT RE-ISSUED FOR DEVELOPMENT PERMIT RE-ISSUED FOR DEVELOPMENT PERMIT ISSUED FOR CPTED COORDINATION ISSUED FOR DEVELOPMENT PERMIT

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 -ELEVATIONS