

# 19890 56 AVENUE

LANGLEY, BC

## LANDSCAPE SET - RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION

February 02, 2026

### LANDSCAPE DRAWING INDEX

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

### 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

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 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 THE 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.

7	RE-ISSUED FOR DP APPLICATION	26-02-02
6	RE-ISSUED FOR DP APPLICATION	25-09-15
5	RE-ISSUED FOR DP APPLICATION	25-07-31
4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

### REVISIONS



### MULTI-FAMILY DEVELOPMENT

19890 56 Avenue  
City of Langley, British Columbia

Scale:

Drawn: MGC/EG

Reviewed: DS

Project No. 24-017

COVER PAGE

L0.0

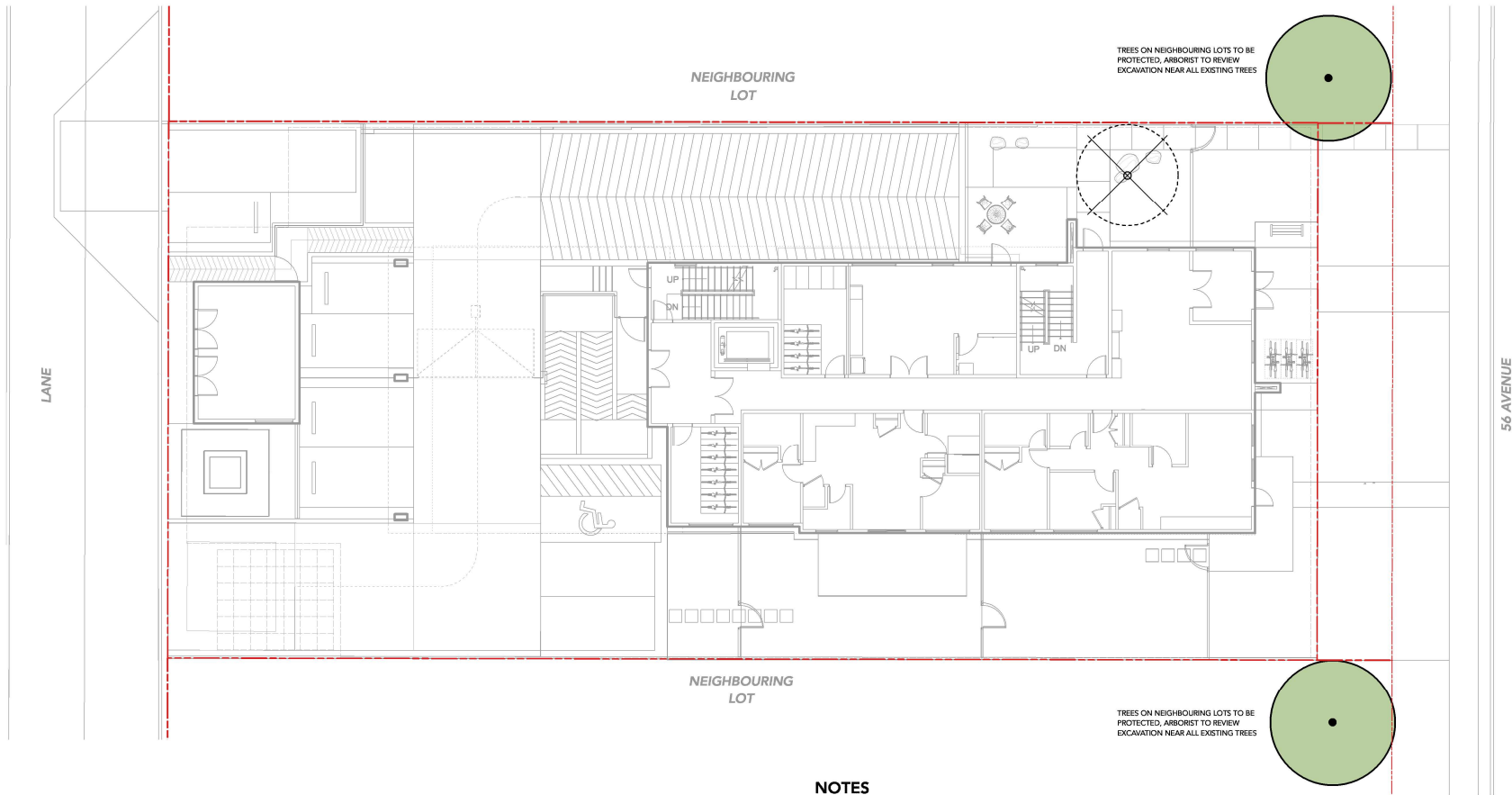
**David Stoyko  
Landscape Architect**

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 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.

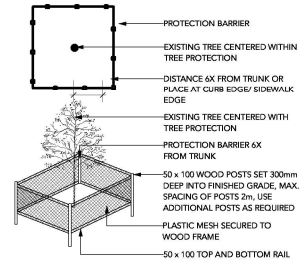
THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

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



**TREE PROTECTION LEGEND**

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



**NOTES**

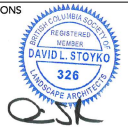
1. THIS PLAN HAS BEEN PREPARED WITH INFORMATION SUPPLIED BY THE PROJECT SURVEYOR, ARCHITECT, PLANNER, LANDSCAPE ARCHITECT, ARBORIST, AND CIVIL ENGINEER AND HAS BEEN REVIEWED AND SIGNED OFF BY EACH CONSULTANT AS BEING ACCURATE AND COMPLETE WITH RESPECT TO EXISTING AND ULTIMATE SITE CONDITIONS RELATED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

NO.	REVISIONS	DATE
7	RE-ISSUED FOR DP APPLICATION	26-02-02
6	RE-ISSUED FOR DP APPLICATION	25-09-15
5	RE-ISSUED FOR DP APPLICATION	25-07-31
4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31



**MULTI-FAMILY DEVELOPMENT**

18990 56 Avenue  
City of Langley, British Columbia

Scale: 1:100  
Drawn: MS  
Reviewed: DS  
Project No. 24-017

**TREE MANAGEMENT PLAN**

L0.1

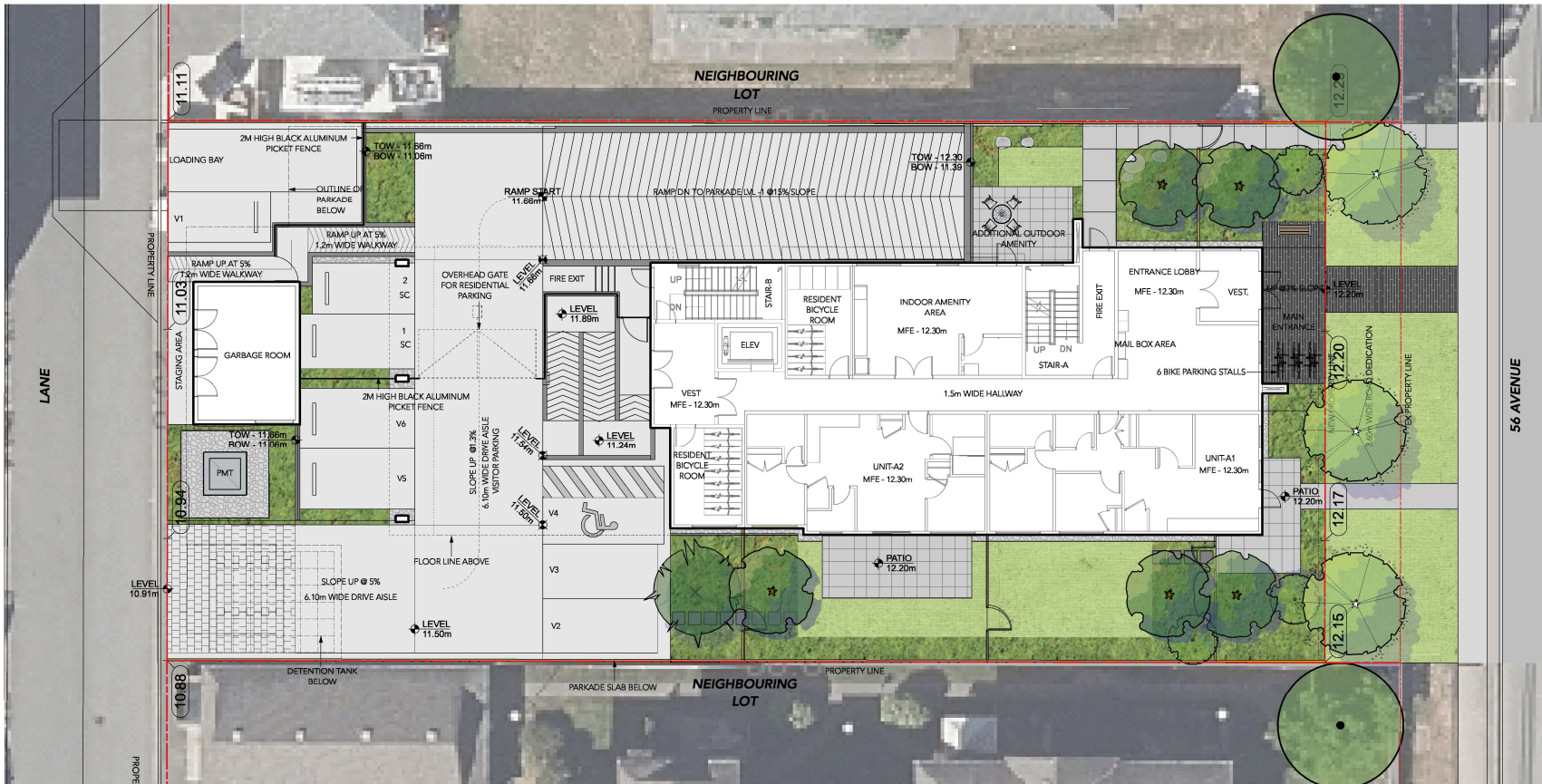
**David Stoyko**  
Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 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.



**LAYOUT & MATERIALS PLAN - LEVEL 1**

- PROPERTY LINE
- LAYERED PLANTING  
PER PLAN & DETAILS
- SOD LAWN  
PER PLAN & DETAILS
- CIP CONCRETE ON GRADE  
BROOM FINISH WITH CONTROL JOINTS
- PATIO PAVERS ON SLAB  
PER PLAN & DETAILS
- FEATURE PAVERS AT LOBBY ENTRY  
PER PLAN & DETAILS
- GRAVEL  
PER PLAN & DETAILS
- STAMPED CONCRETE  
PAVER PATTERN, NATURAL GREY
- BISTRO TABLE & CHAIRS  
PER PLAN & DETAILS
- BENCH  
PER PLAN & DETAILS
- BOULDERS  
PER PLAN & DETAILS
- BIKE RACKS  
PER PLAN & DETAILS

7	RE-ISSUED FOR DP APPLICATION	26-02-02
6	RE-ISSUED FOR DP APPLICATION	25-09-15
5	RE-ISSUED FOR DP APPLICATION	25-07-31
4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

REVISIONS



**MULTI-FAMILY DEVELOPMENT**

19890 56 Avenue  
City of Langley, British Columbia

Scale: 1:100  
Drawn: MS  
Reviewed: DS  
Project No. 24-017

LANDSCAPE  
CONCEPT -  
GROUND LEVEL



L1.1

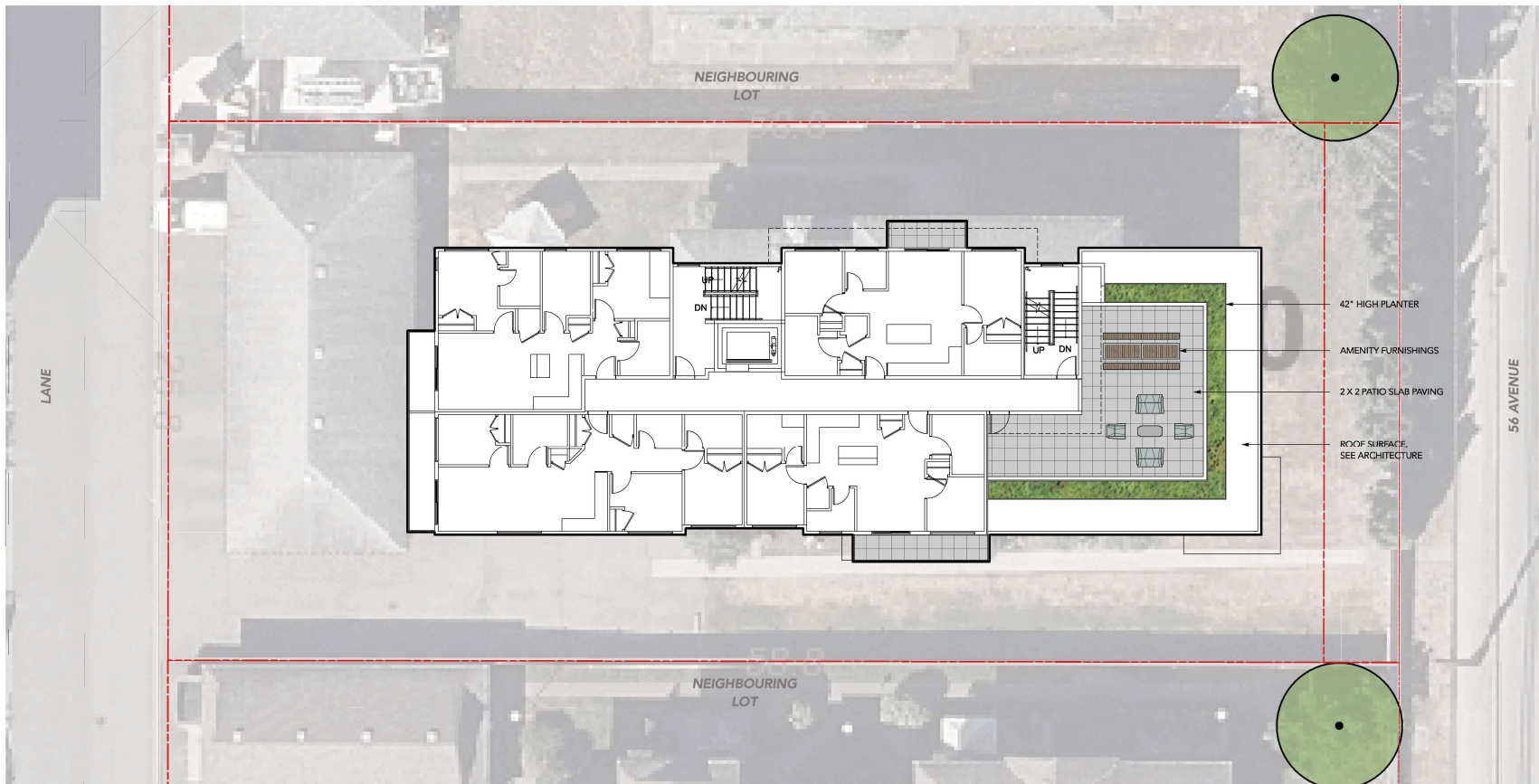
**David Stoyko**  
Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 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. ON 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.



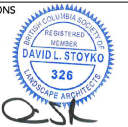
- 42" HIGH PLANTER
- AMENITY FURNISHINGS
- 2 X 2 PATIO SLAB PAVING
- ROOF SURFACE, SEE ARCHITECTURE

**LAYOUT & MATERIALS PLAN - LEVEL 6**

-  PROPERTY LINE
-  PATIO PAVERS ON STRUCTURE  
PER PLAN & DETAILS
-  HARVEST TABLE  
PER PLAN & DETAILS
-  LOUNGE CHAIRS & TABLES  
PER PLAN & DETAILS

7	RE-ISSUED FOR DP APPLICATION	26-02-02
6	RE-ISSUED FOR DP APPLICATION	25-09-15
5	RE-ISSUED FOR DP APPLICATION	25-07-31
4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

REVISIONS



**MULTI-FAMILY DEVELOPMENT**

19890 56 Avenue  
City of Langley, British Columbia

Scale: 1:100  
Drawn: MS  
Reviewed: DS  
Project No. 24-017

LANDSCAPE  
CONCEPT - LEVEL 6



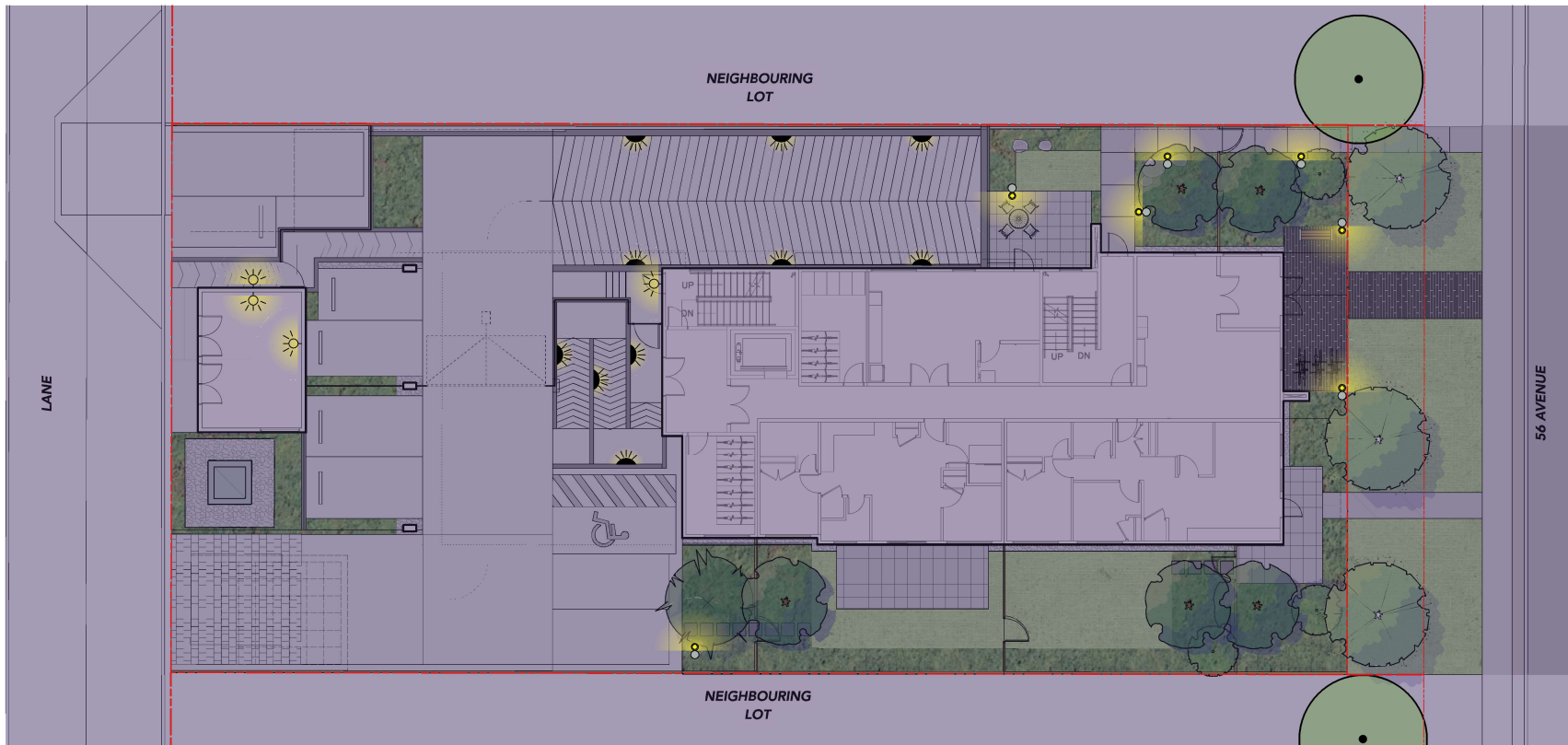
**David Stoyko**  
Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 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.



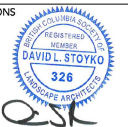
**LIGHTING LEGEND**

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

7	RE-ISSUED FOR DP APPLICATION	26-02-02
6	RE-ISSUED FOR DP APPLICATION	25-09-15
5	RE-ISSUED FOR DP APPLICATION	25-07-31
4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

REVISIONS



**MULTI-FAMILY DEVELOPMENT**

19890 56 Avenue  
City of Langley, British Columbia

Scale:	1:100
Drawn:	MS
Reviewed:	DS
Project No.	24-017

**LIGHTING PLAN -  
GROUND LEVEL**



L1.3

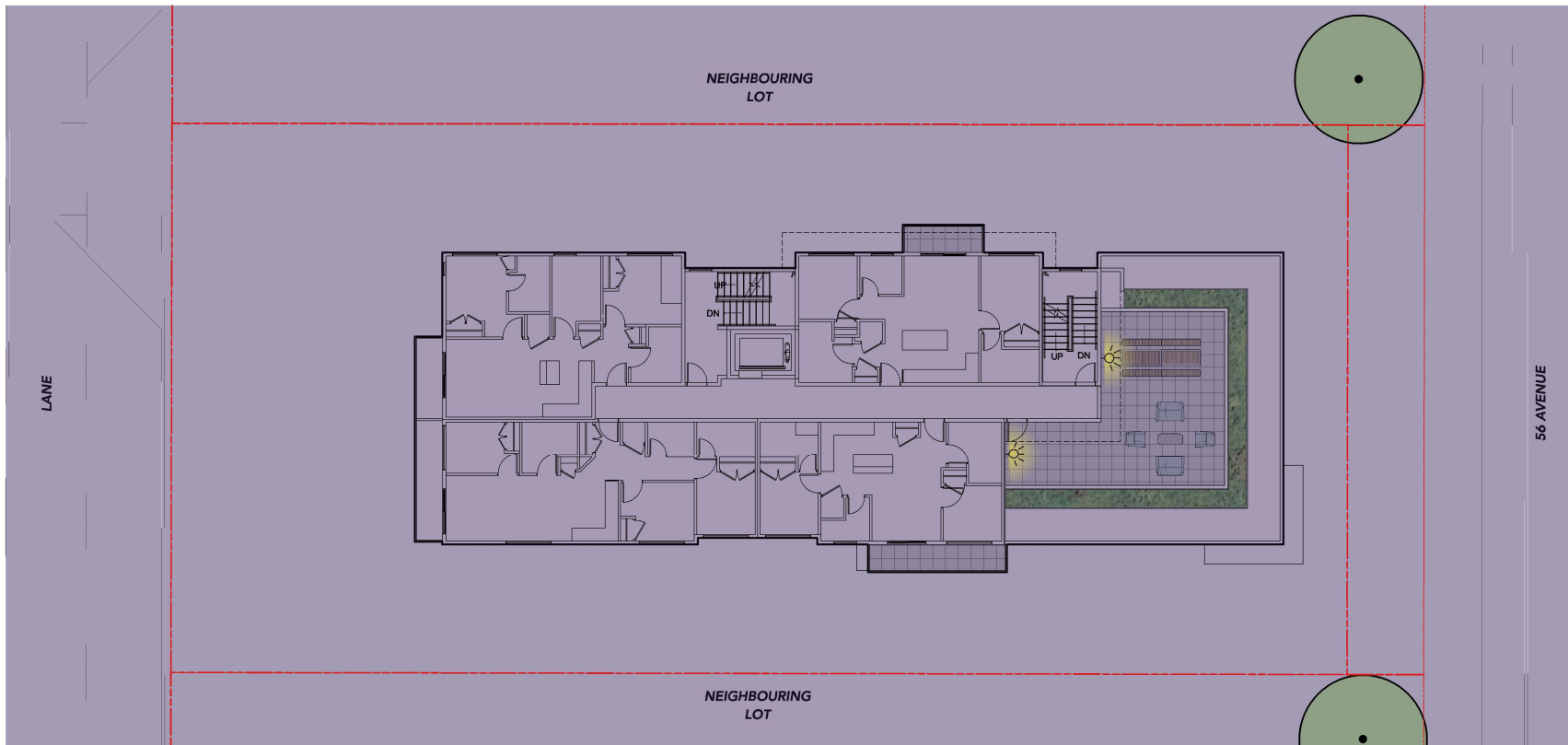
**David Stoyko**  
Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 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.



7	RE-ISSUED FOR DP APPLICATION	26-02-02
6	RE-ISSUED FOR DP APPLICATION	25-09-15
5	RE-ISSUED FOR DP APPLICATION	25-07-31
4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

REVISIONS



**MULTI-FAMILY DEVELOPMENT**

19890 56 Avenue  
City of Langley, British Columbia

Scale:	1:100
Drawn:	MS
Reviewed:	DS
Project No.	24-017

LIGHTING PLAN -  
LEVEL 6

**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



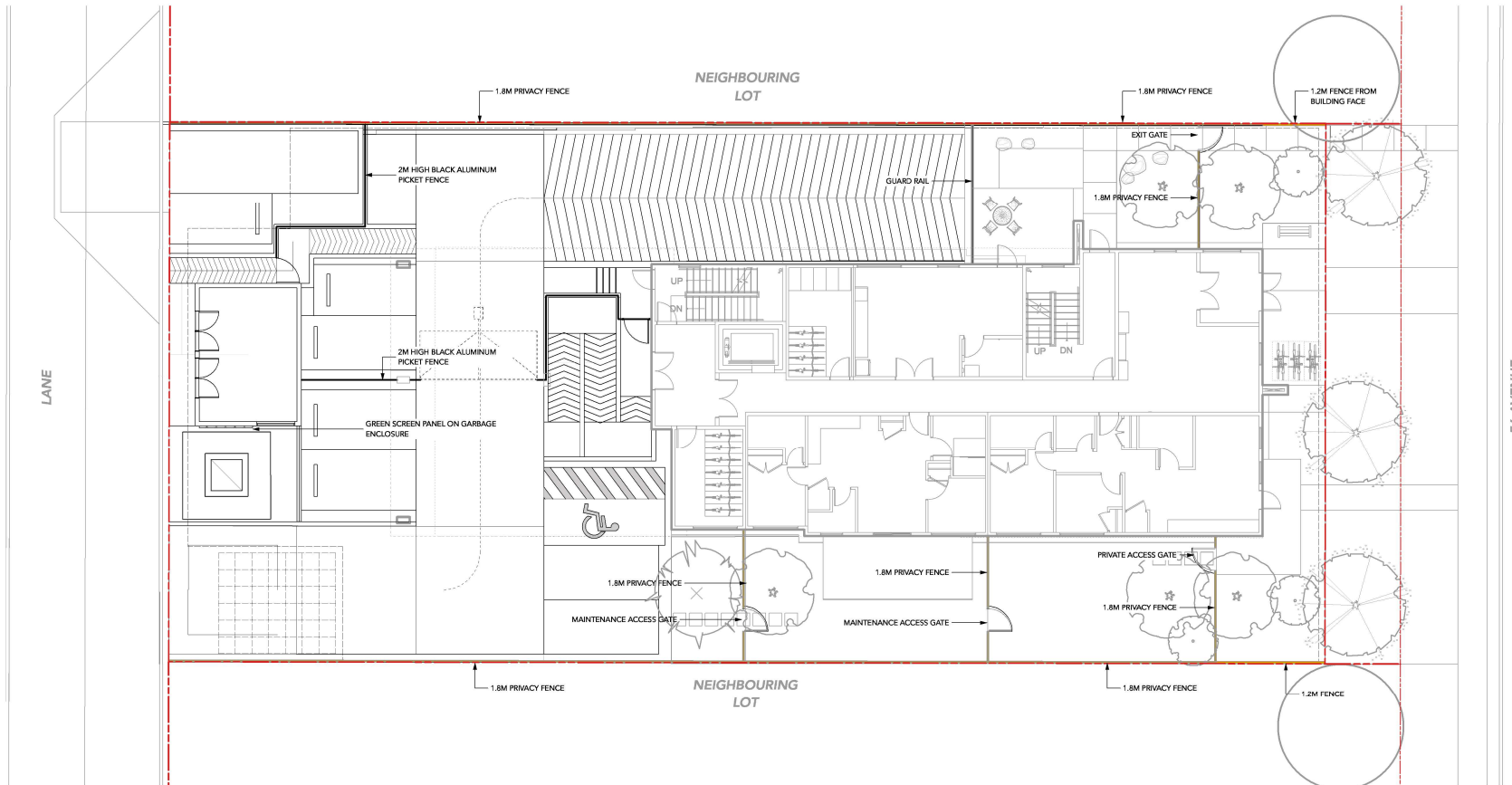
**David Stoyko**  
Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 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.



7	RE-ISSUED FOR DP APPLICATION	26-02-02
6	RE-ISSUED FOR DP APPLICATION	25-09-15
5	RE-ISSUED FOR DP APPLICATION	25-07-31
4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

REVISIONS



**MULTI-FAMILY DEVELOPMENT**

19890 56 Avenue  
City of Langley, British Columbia

Scale:	1:100
Drawn:	MS
Reviewed:	DS
Project No.	24-017

FENCING PLAN





















































































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.

## Plant List and Materials

### PLANT LIST

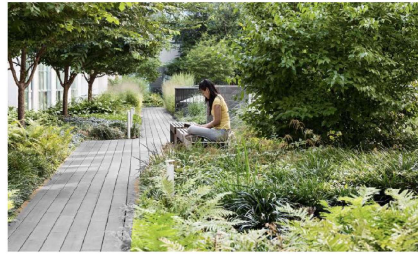
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
<b>TREES</b>					
3	Acer rubrum 'Bowhall' Street tree species, form, and quality to be to City of Langley standards	Bowhall Red Maple	7cm cal.	As shown	  
1	Pinus densiflora 'Umbraculifera'	Tanyosho Pine	2.5M, B&B	As shown	  
5	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	As shown	  
<b>SHRUBS</b>					
54	Gaultheria shallon	Salal	No. 1 Pot	24" o.c.	    
31	Hamamelis x Inermidia Diane	Diane Witch Hazel	No. 7 Pot	As shown	   
31	Ilex crenata Convexa	Japanese Holly	No. 5 Pot	24" o.c.	    
39	Mahonia nervosa	Dwarf Oregon Grape	No. 2 Pot	24" o.c.	 
27	Polystichum munium	Western Sword Fern	No. 1 Pot	24" o.c.	  
71	Rhododendron 'Ken Janeck'	Red Yaku Rhododendron	No. 2 Pot	24" o.c.	   
30	Spiraea bumalda 'Goldflame'	Goldflame spirea	No. 2 Pot	36" o.c.	  
29	Sarcococca hookeriana humilis	Sweetbox	No. 2 Pot	24" o.c.	   
18	Skimmia japonica 'Rubella'	Rubella Japanese Skimmia	No. 3 Pot	30" o.c.	  
7	Symphoricarpos albus	Snowberry	No. 3 Pot	30" o.c.	   
47	Taxus baccata repandens	Creeping Yew	No. 3 Pot	24" o.c.	    
<b>PERENNIALS AND VINES</b>					
46	Athyrium niponicum	Japanese Painted Fern	No. 1 Pot	18" o.c.	 
35	Blechnum spicant	Deer Fern	4" (10cm) Pot	18" o.c.	 
36	Dicentra formosa	Bleeding Heart	4" (10cm) Pot	18" o.c.	   
29	Eriophyllum lanatum	Woolly Sunflower	4" (10cm) Pot	18" o.c.	   
5	Parthenocissus quinquefolia	Virginia Creeper	No. 1 Pot	24" o.c.	  
<b>GROUND COVERS</b>					
125	Fragaria chiloensis	Native Coastal Strawberry	4" (10cm) Pot	15" o.c.	    
66	Oxalis oreganum (50%)	Wood Sorrel	4" (10cm) Pot	15" o.c.	   
66	Pachysandra terminalis (50%)	Japanese Spurge	4" (10cm) Pot	15" o.c.	   
28	Rubus calycinoideis	Emerald Carpet	4" (10cm) Pot	15" o.c.	  
65	Sq. Ft. Sodded Lawn				

 NATIVE PLANTS  DROUGHT TOLERANT PLANTS  POLLINATOR FRIENDLY PLANTS  SEASONAL INTEREST PLANTS  
 FOOD RESOURCE PLANTS  HABITAT VALUE PLANTS  EVERGREEN PLANTS



THEME PLANTS

EVERGREEN AND ALL-SEASON INTEREST



COLOUR HIGHLIGHTS

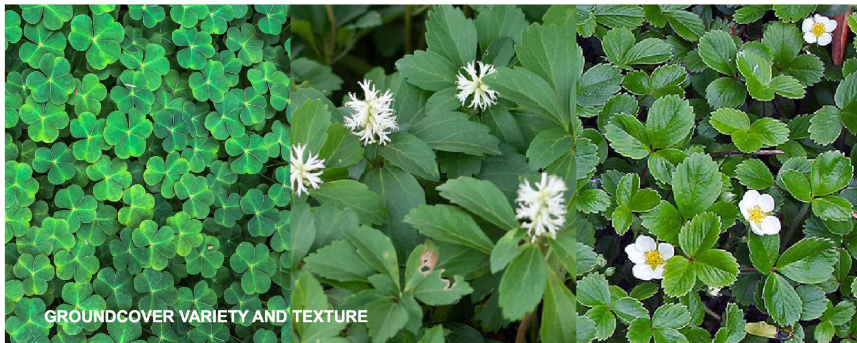


TEXTURES AND FORMS

INTERESTING FOLIAGE



NATIVE & EVERGREEN PLANTS



GROUND COVER VARIETY AND TEXTURE

7	RE-ISSUED FOR DP APPLICATION	26-02-02
6	RE-ISSUED FOR DP APPLICATION	25-09-15
5	RE-ISSUED FOR DP APPLICATION	25-07-31
4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

#### REVISIONS



### MULTI-FAMILY DEVELOPMENT

19890 56 Avenue  
City of Langley, British Columbia

Scale:	N/A
Drawn:	MS
Reviewed:	DS
Project No.	24-017

### PLAN LIST & MATERIALS

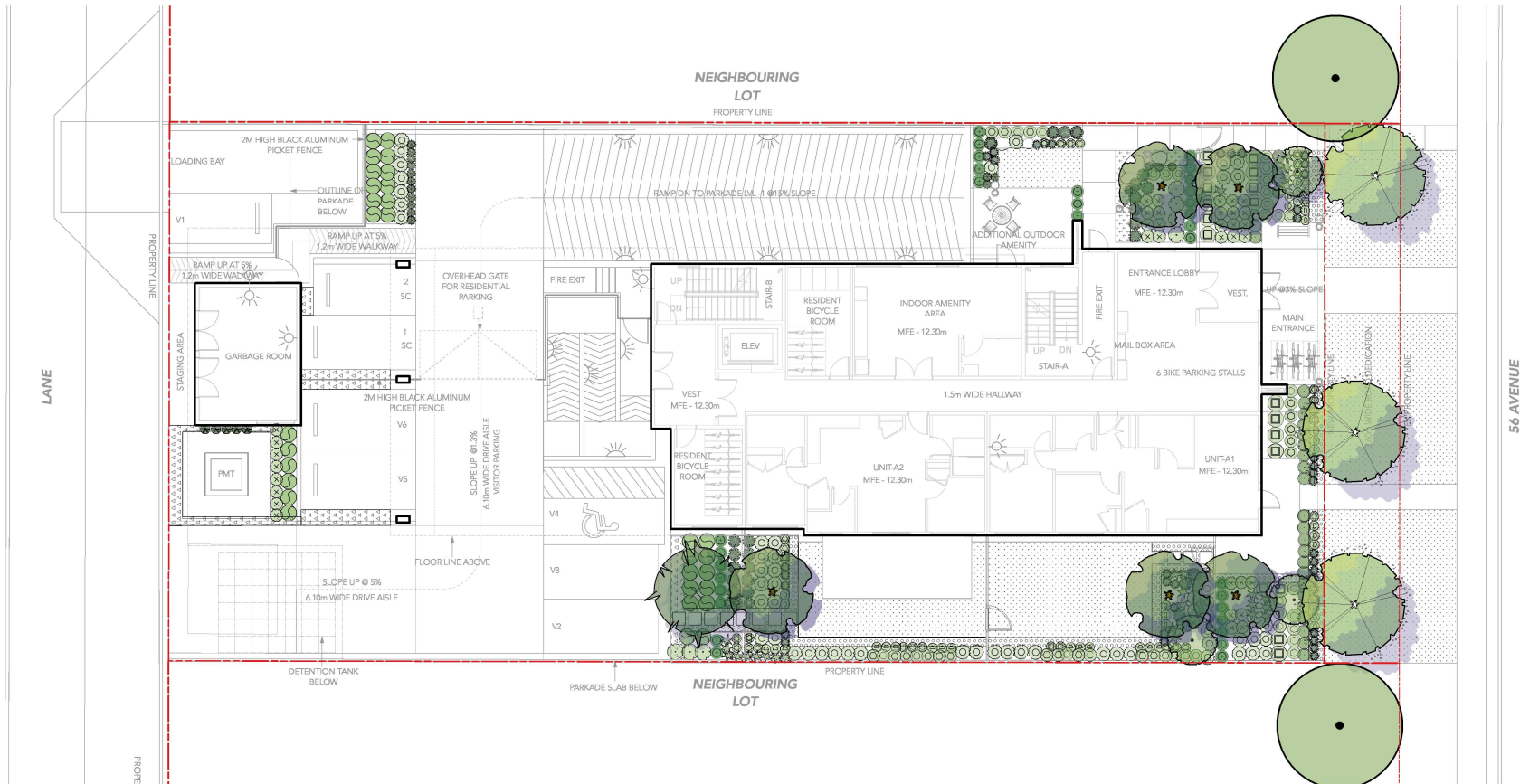
**David Stoyko**  
Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 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.

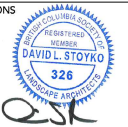
THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

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



7	RE-ISSUED FOR DP APPLICATION	26-02-02
6	RE-ISSUED FOR DP APPLICATION	25-09-15
5	RE-ISSUED FOR DP APPLICATION	25-07-31
4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

REVISIONS



**MULTI-FAMILY DEVELOPMENT**

19890 56 Avenue  
City of Langley, British Columbia

Scale:	1:100
Drawn:	MS
Reviewed:	DS
Project No.	24-017

**PLANTING PLAN - GROUND LEVEL**

PLANTING NOTES

1. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THE PLANT LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
2. ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
4. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS 'NUTRA MULCH' OR APPROVED ALTERNATE COMPOSTED BARK MULCH.
5. FINAL LANDSCAPE BERM / BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT PRIOR TO COMMENCEMENT OF FULL PLANTING INSTALLATION.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.
8. CONTACT THE CITY OF LANGLEY TO CONFIRM TREE PLANTING LOCATIONS. ALL NEW STREET TREES TO BE PLANTED TO CITY OF LANGLEY STANDARDS.



L2.1

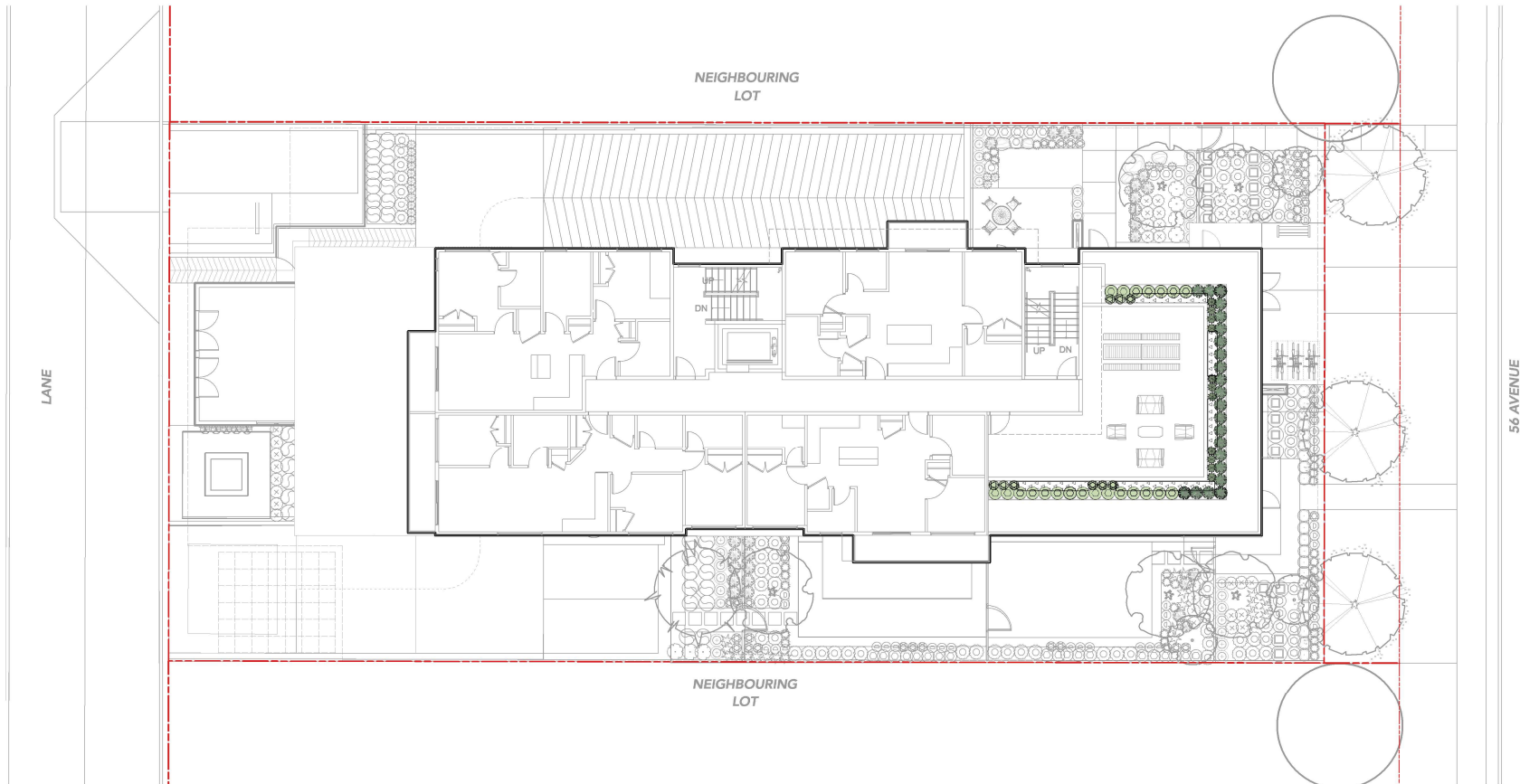
**David Stoyko  
Landscape Architect**

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 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.

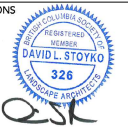
THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

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



7	RE-ISSUED FOR DP APPLICATION	26-02-02
6	RE-ISSUED FOR DP APPLICATION	25-09-15
5	RE-ISSUED FOR DP APPLICATION	25-07-31
4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

REVISIONS



**MULTI-FAMILY  
DEVELOPMENT**

19890 56 Avenue  
City of Langley, British Columbia

Scale:	1:100
Drawn:	MS
Reviewed:	DS
Project No.	24-017

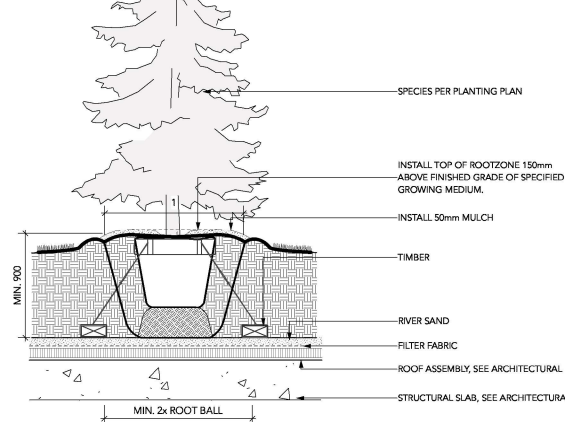
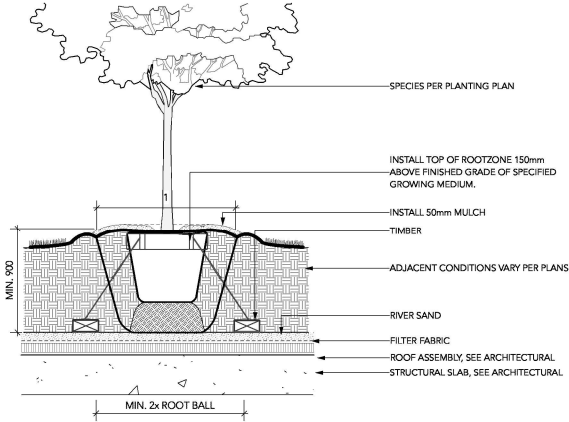
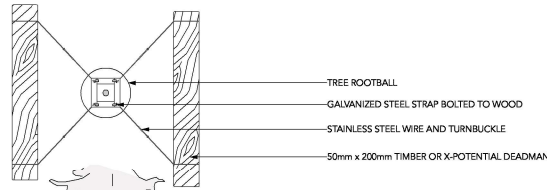
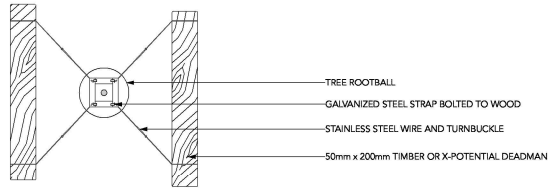
**PLANTING PLAN -  
LEVEL 6**

PLANTING NOTES

1. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THE PLANT LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
2. ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
4. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS 'NUTRA MULCH' OR APPROVED ALTERNATE COMPOSTED BARK MULCH.
5. FINAL LANDSCAPE BERM / BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT PRIOR TO COMMENCEMENT OF FULL PLANTING INSTALLATION.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.
8. CONTACT THE CITY OF LANGLEY TO CONFIRM TREE PLANTING LOCATIONS. ALL NEW STREET TREES TO BE PLANTED TO CITY OF LANGLEY STANDARDS.

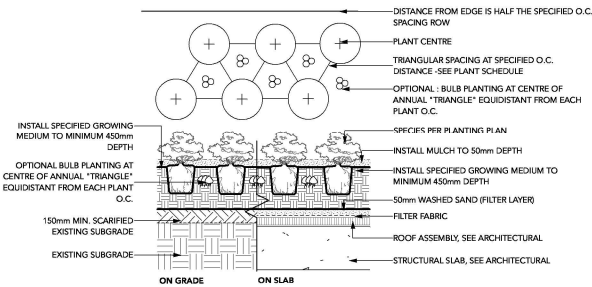


L2.2

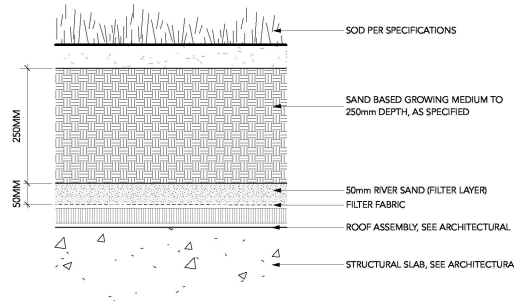


**1 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)**  
Scale: 1:20

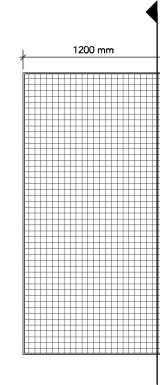
**3 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)**  
Scale: 1:20



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

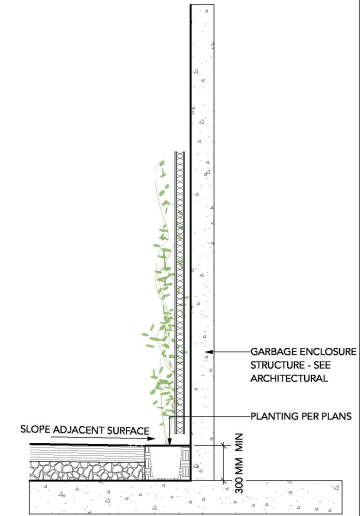


**4 SOD LAWN ON SLAB**  
Scale: 1:5

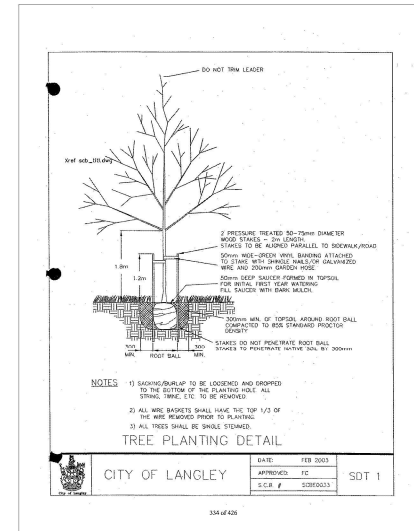


**GREEN SCREEN WALL-MOUNT**  
4'0" X 8'0" PANELS WITH FRAME  
BY: GREENSCREEN  
(1.800.450.3494)

**5 GREEN SCREEN**  
Scale: 1:20



**SECTION**



**6 CITY OF LANGLEY STANDARD STREET TREE PLANTING**  
Scale: NTS

**David Stoyko**  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 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.

7	RE-ISSUED FOR DP APPLICATION	26-02-02
6	RE-ISSUED FOR DP APPLICATION	25-09-15
5	RE-ISSUED FOR DP APPLICATION	25-07-31
4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

**REVISIONS**



**MULTI-FAMILY DEVELOPMENT**

18950 56 Avenue  
City of Langley, British Columbia

Scale: AS SHOWN

Drawn: DS/MS

Reviewed: DS

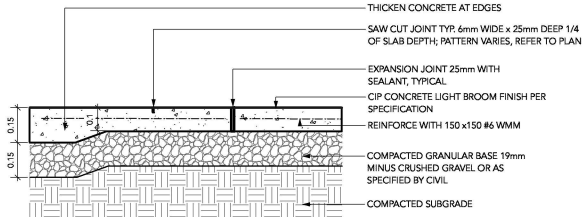
Project No. 24-017

**DETAILS - SOFTSCAPE**

PAVING TYPE: COLOURED CONCRETE (AT CORNER NODE)

COLOUR: LITE GRAY

SUPPLIER: 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

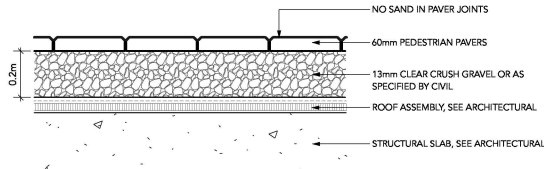
PAVER TYPE (FEATURE PAVING): DORADO SERIES

DIMENSIONS: 6" X 6" x 2 3/8" (151mm x 151mm 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

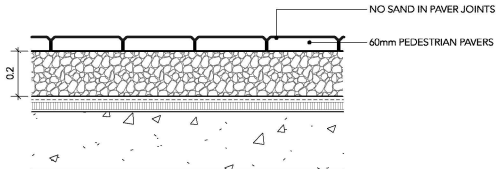
PAVER TYPE: MANHATTAN VIBRO-PRESSED SLABS

DIMENSIONS: 454 mm x 454 mm x 50.8 mm

COLOUR: NATURAL

PATTERN: GRID

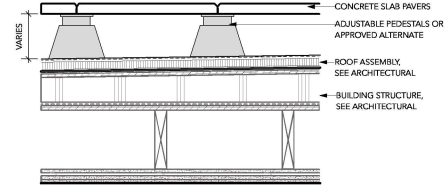
SUPPLIER: NEWSTONE GROUP



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

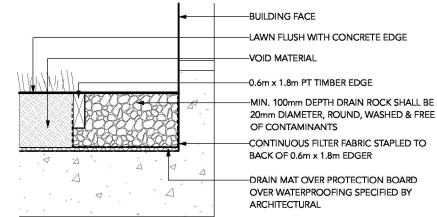
**3 PATIO UNIT PAVERS ON SLAB (TYPICAL)**

Scale: 1:10



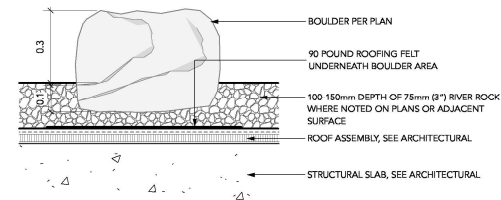
**4 AMENITY LEVEL PATIO PAVERS**

Scale: 1:10



**5 GRAVEL DRAIN STRIP - ON SLAB**

Scale: 1:10



**6 LANDSCAPE BOULDER ON SLAB**

Scale: 1:10

**David Stoyko**  
Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 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, ON 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.

7	RE-ISSUED FOR DP APPLICATION	26-02-02
6	RE-ISSUED FOR DP APPLICATION	25-09-15
5	RE-ISSUED FOR DP APPLICATION	25-07-31
4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

REVISIONS



**MULTI-FAMILY DEVELOPMENT**

19890 56 Avenue  
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	DS/MS
Reviewed:	DS
Project No.	24-017

DETAILS -  
HARDSCAPE

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.

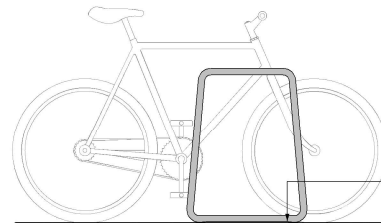
THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

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

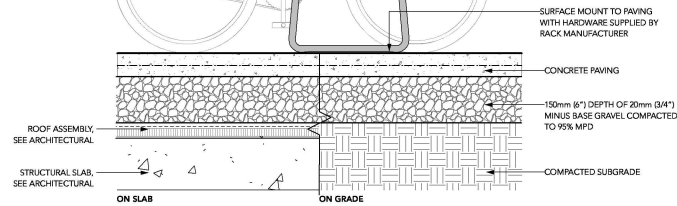


**RUTHERFORD BACKLESS BENCH**  
COLOUR : TEXTURED SILVER / SAND  
LENGTH: 5 FT  
SUPPLIER: WISHBONE (604-626-0476)

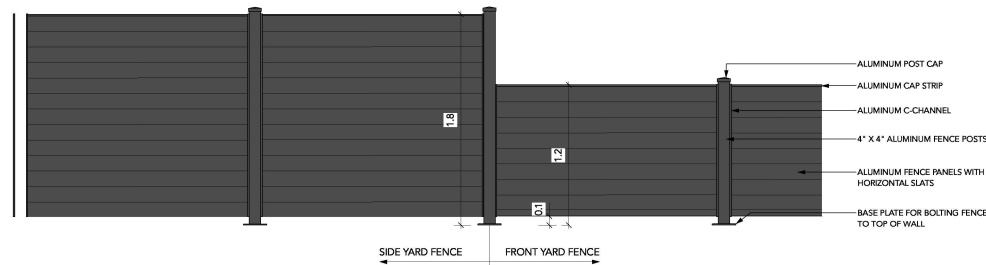
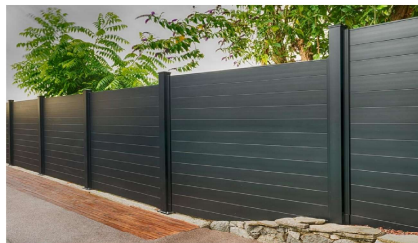
**1 RUTHERFORD BACKLESS BENCH BY WISHBONE**  
Scale: 1:20



**MODEL: ICONIC BIKE RACK**  
FINISH: TEXTURED SILVER GLOSS  
STANDARD COLOUR  
SUPPLIER: MAGLIN SITE FURNISHINGS



**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.

7	RE-ISSUED FOR DP APPLICATION	26-02-02
6	RE-ISSUED FOR DP APPLICATION	25-09-15
5	RE-ISSUED FOR DP APPLICATION	25-07-31
4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

**REVISIONS**

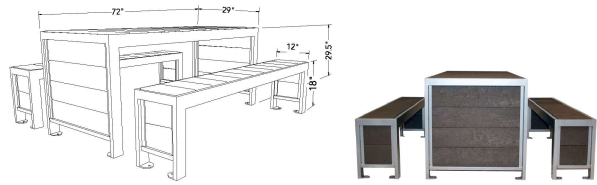


**MULTI-FAMILY DEVELOPMENT**

19890 56 Avenue  
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	DS/MS
Reviewed:	DS
Project No.	24-017

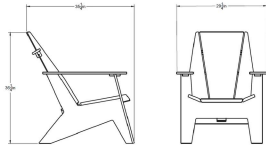
**DETAILS - FURNISHINGS**



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

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

**ORI MUSKOKA ADIRONDACK CHAIR HDPE SEATING**  
 COLOUR : CARBON GREY  
 SUPPLIER: ORI MUSKOKA



**material:** HDPE  
**dimensions:** width: 29.25in  
 depth: 35.25in  
 height: 36.25in  
**weight:** 55lbs



**2 COFFEE TABLE**  
 Scale: NTS

**ORI MUSKOKA LOVESEAT HDPE SEATING**  
 COLOUR : CARBON GREY  
 SUPPLIER: ORI MUSKOKA



**material:** HDPE  
**dimensions:** width: 50.75in  
 depth: 35in  
 height: 36.25in  
**weight:** 87lbs

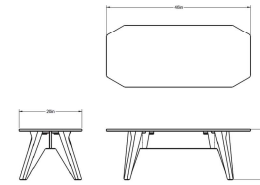


**3 COFFEE TABLE**  
 Scale: NTS

**ORI MUSKOKA COCKTAIL TABLE HDPE TABLE**  
 COLOUR : CARBON GREY  
 SUPPLIER: ORI MUSKOKA



**4 COFFEE TABLE**  
 Scale: NTS



**material:** HDPE  
**dimensions:** width: 46in  
 depth: 20in  
 height: 16in  
**weight:** 35lbs



**David Stoyko**  
 Landscape Architect

2686 6TH AVENUE EAST  
 VANCOUVER BC V6M 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.

7	RE-ISSUED FOR DP APPLICATION	26-02-02
6	RE-ISSUED FOR DP APPLICATION	25-09-15
5	RE-ISSUED FOR DP APPLICATION	25-07-31
4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

REVISIONS



**MULTI-FAMILY DEVELOPMENT**

19890 56 Avenue  
 City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	DS/MS
Reviewed:	DS
Project No.	24-017

DETAILS -  
 FURNISHINGS