

19890 56 AVENUE

LANGLEY, BC

LANDSCAPE SET - RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION SEPTEMBER 15th, 2025

LANDSCAPE DRAWING INDEX

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GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION.
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE CITY OF LANGLEY.

ALL PUBLIC REALM DETAILS TO THE CITY OF LANGLEY STANDARDS.

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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

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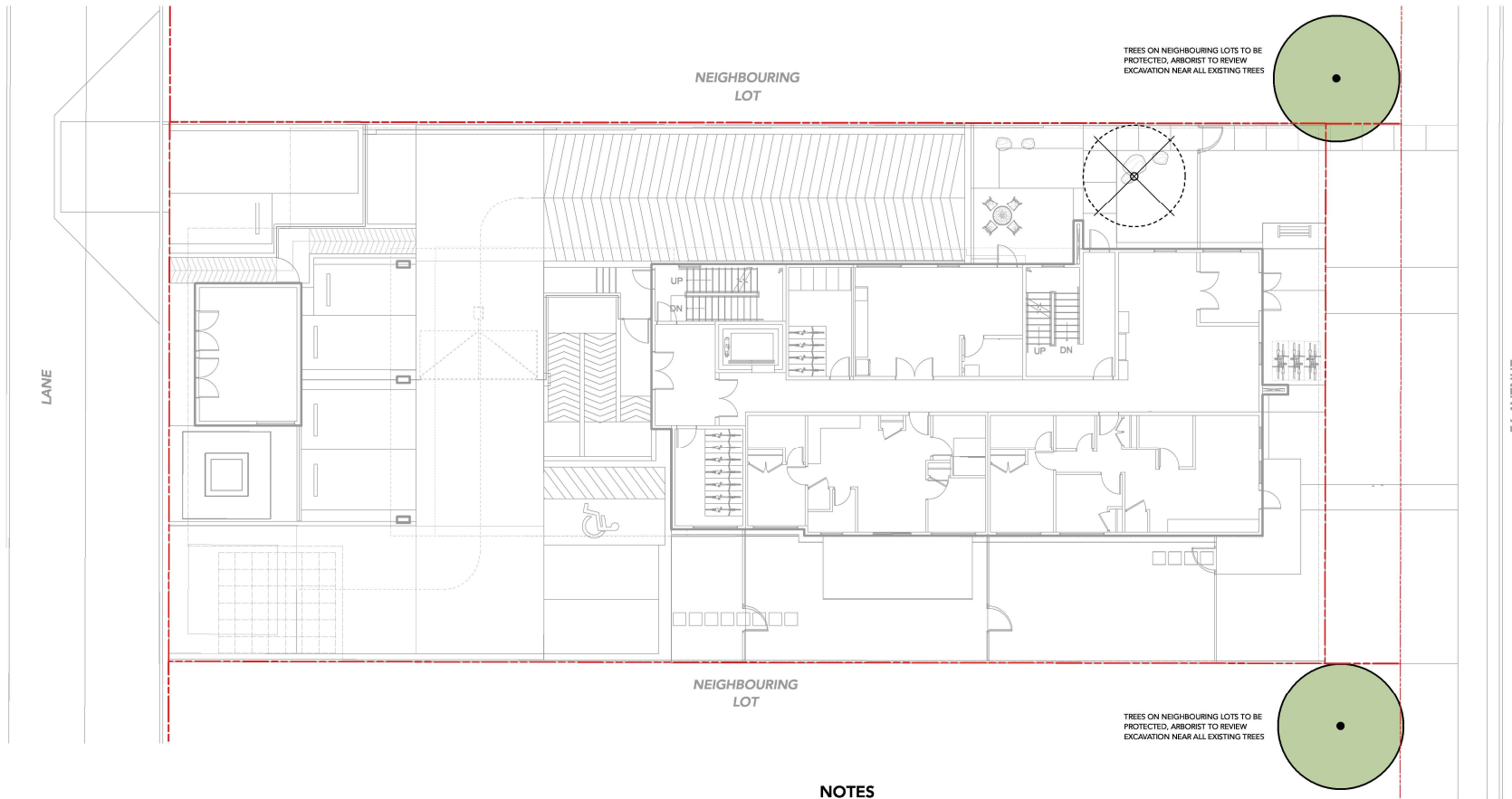
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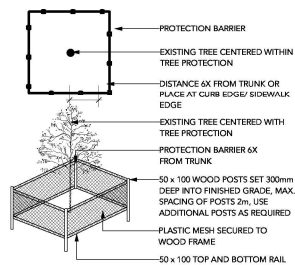
TREE MANAGEMENT PLAN

L0.1



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 ON THE CONSULTANT AT CONTRACTOR EXPENSE.

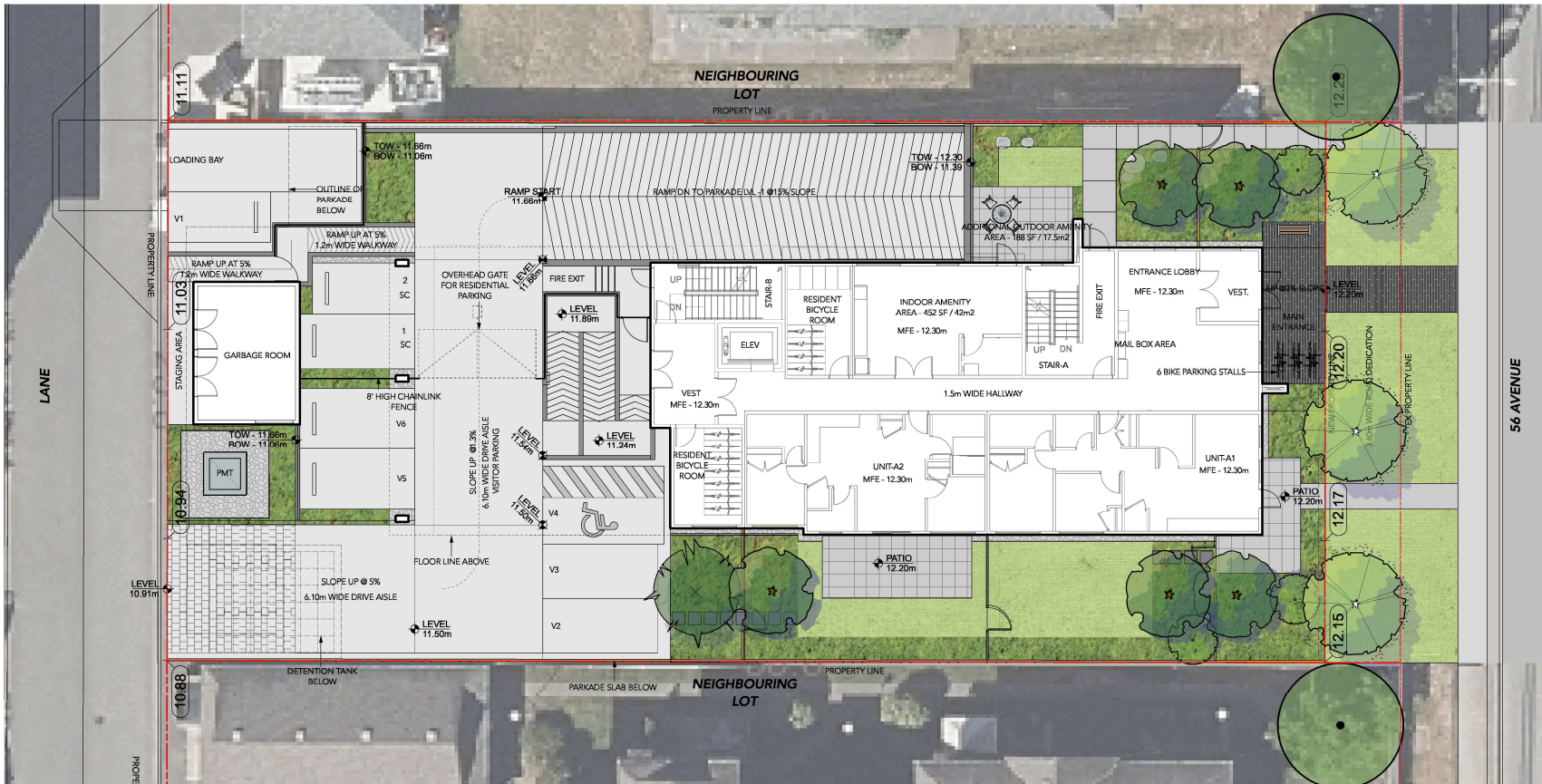
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LAYOUT & MATERIALS PLAN - LEVEL 1

- 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

**MULTI-FAMILY
DEVELOPMENT**

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LANDSCAPE
CONCEPT -
GROUND LEVEL



L1.1

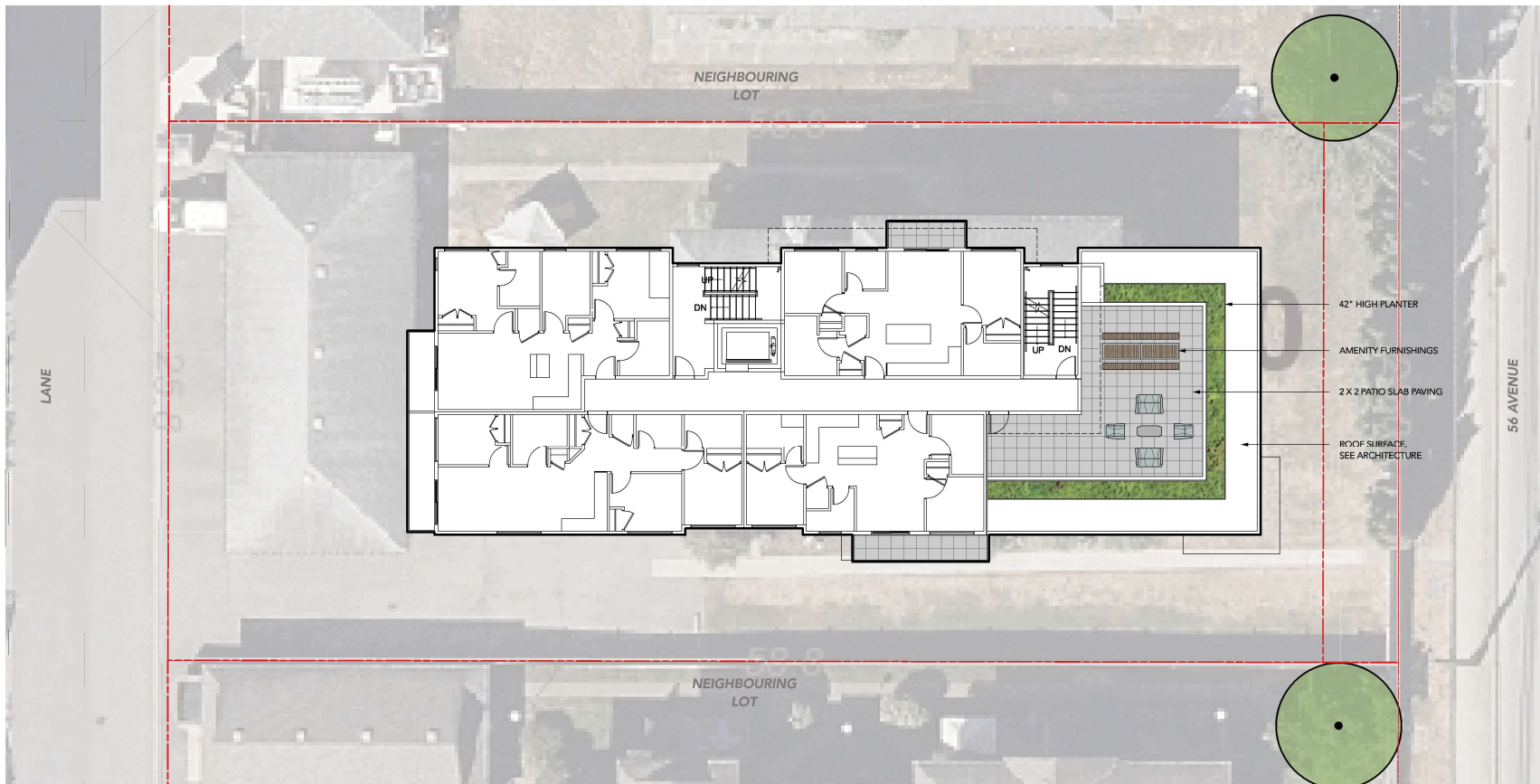
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- 42" HIGH PLANTER
- AMENITY FURNISHINGS
- 2 X 2 PATIO SLAB PAVING
- ROOF SURFACE, SEE ARCHITECTURE

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

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LANDSCAPE
CONCEPT - LEVEL 6



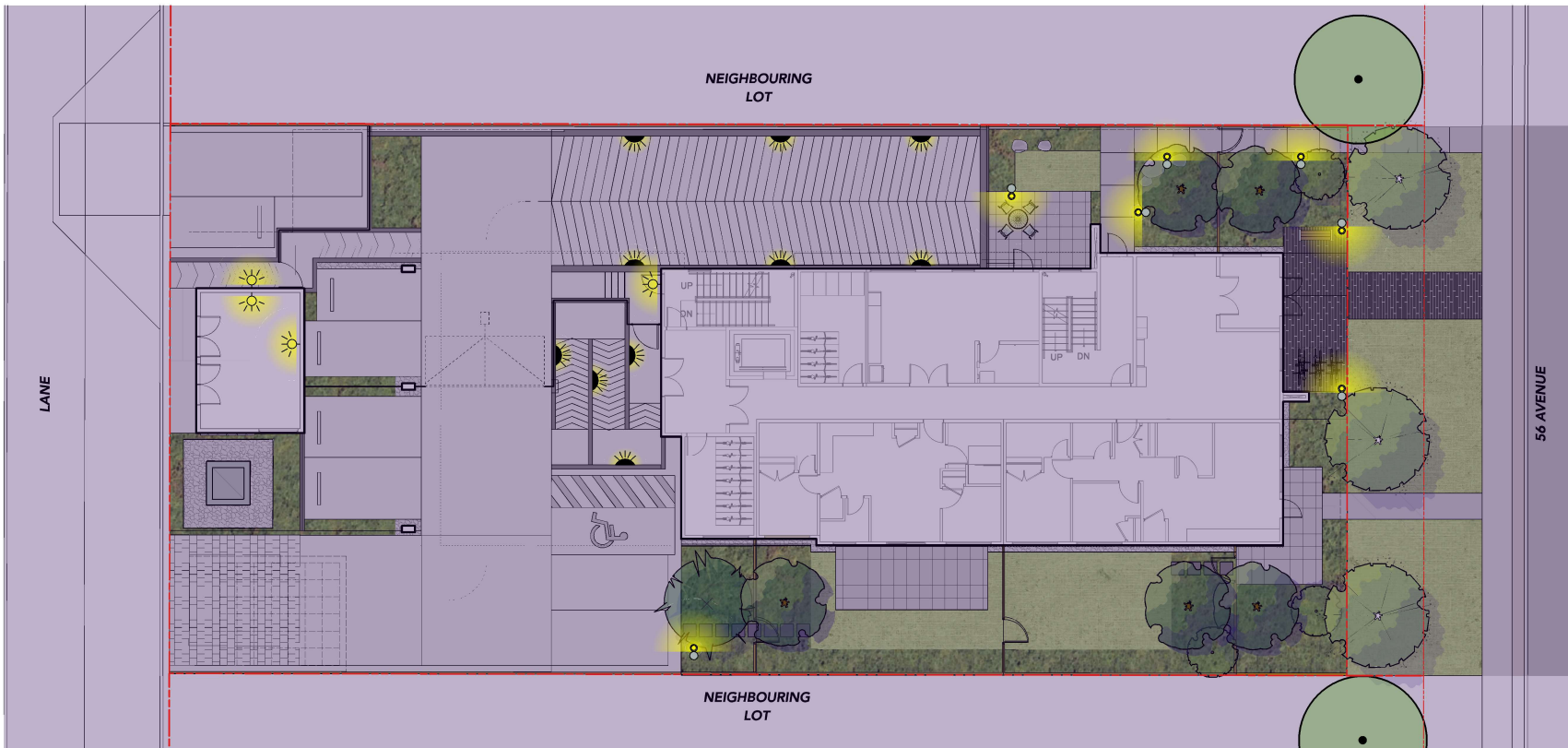
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LIGHTING LEGEND

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

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LIGHTING PLAN -
GROUND LEVEL



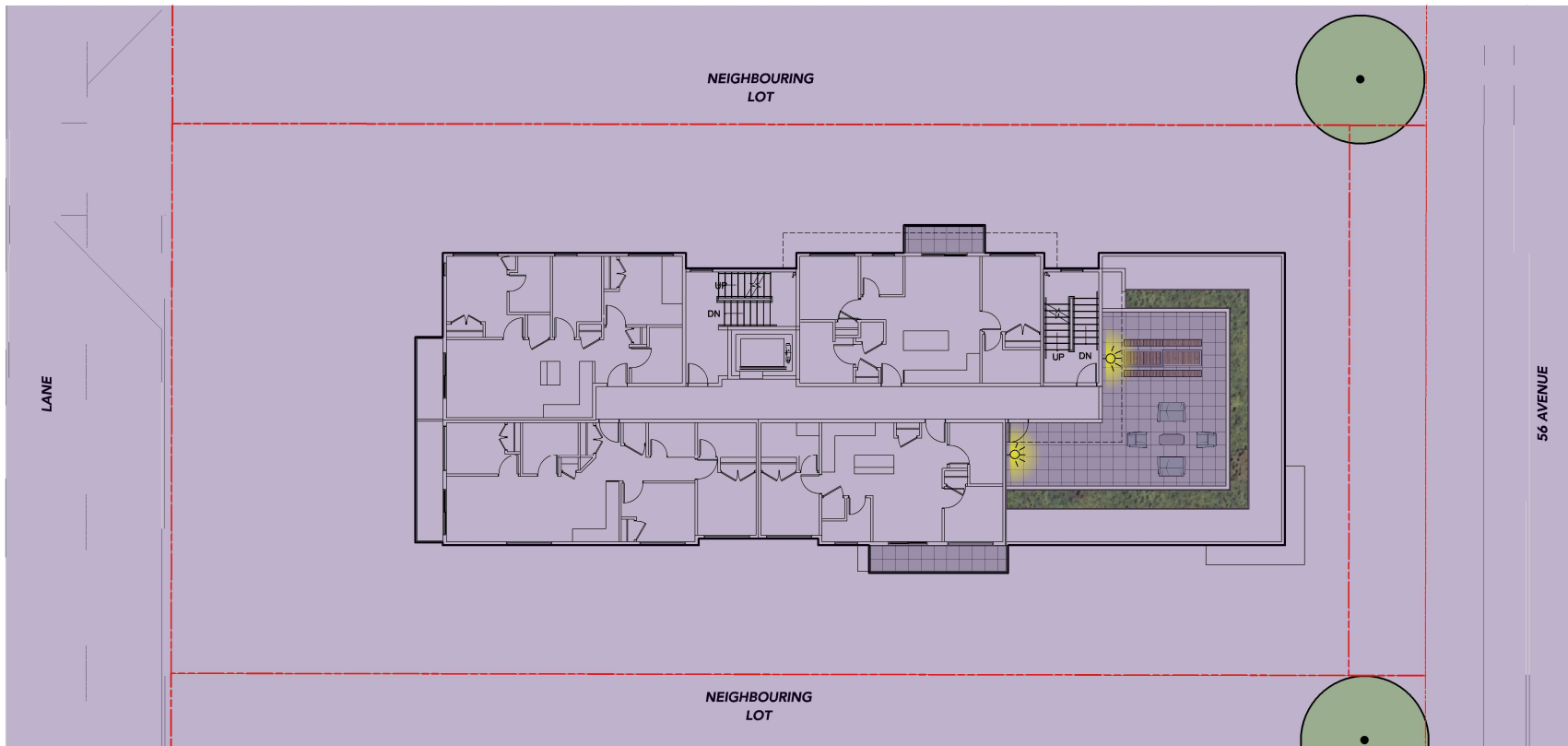
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LIGHTING PLAN -
LEVEL 6



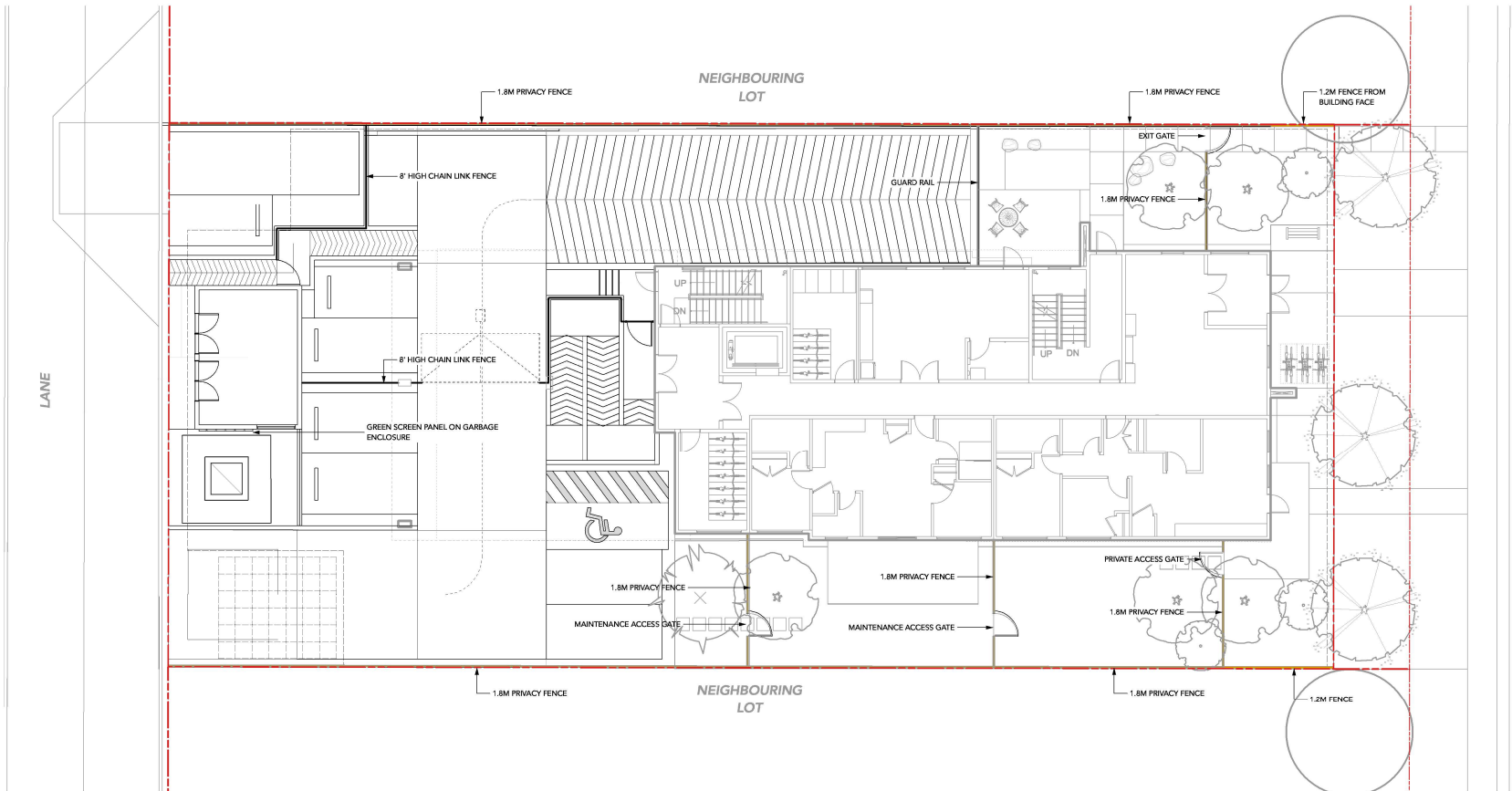
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FENCING PLAN





THEME PLANTS

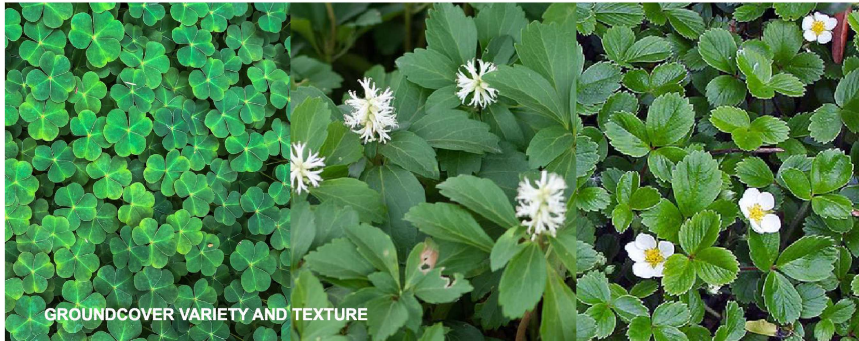


EVERGREEN AND ALL-SEASON INTEREST

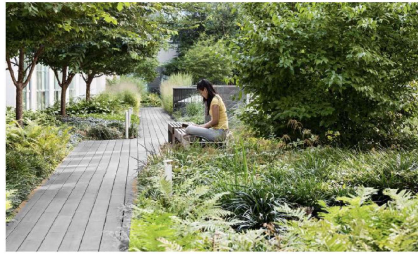


TEXTURES AND FORMS

INTERESTING FOLIAGE



GROUND COVER VARIETY AND TEXTURE



COLOUR HIGHLIGHTS



NATIVE & EVERGREEN PLANTS

Plant List and Materials

PLANT LIST

	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES						
	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	
SHRUBS						
	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 munitum	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.	
PERENNIALS AND VINES						
	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.	
GROUND COVERS						
	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 calycioides	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

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PLAN LIST & MATERIALS

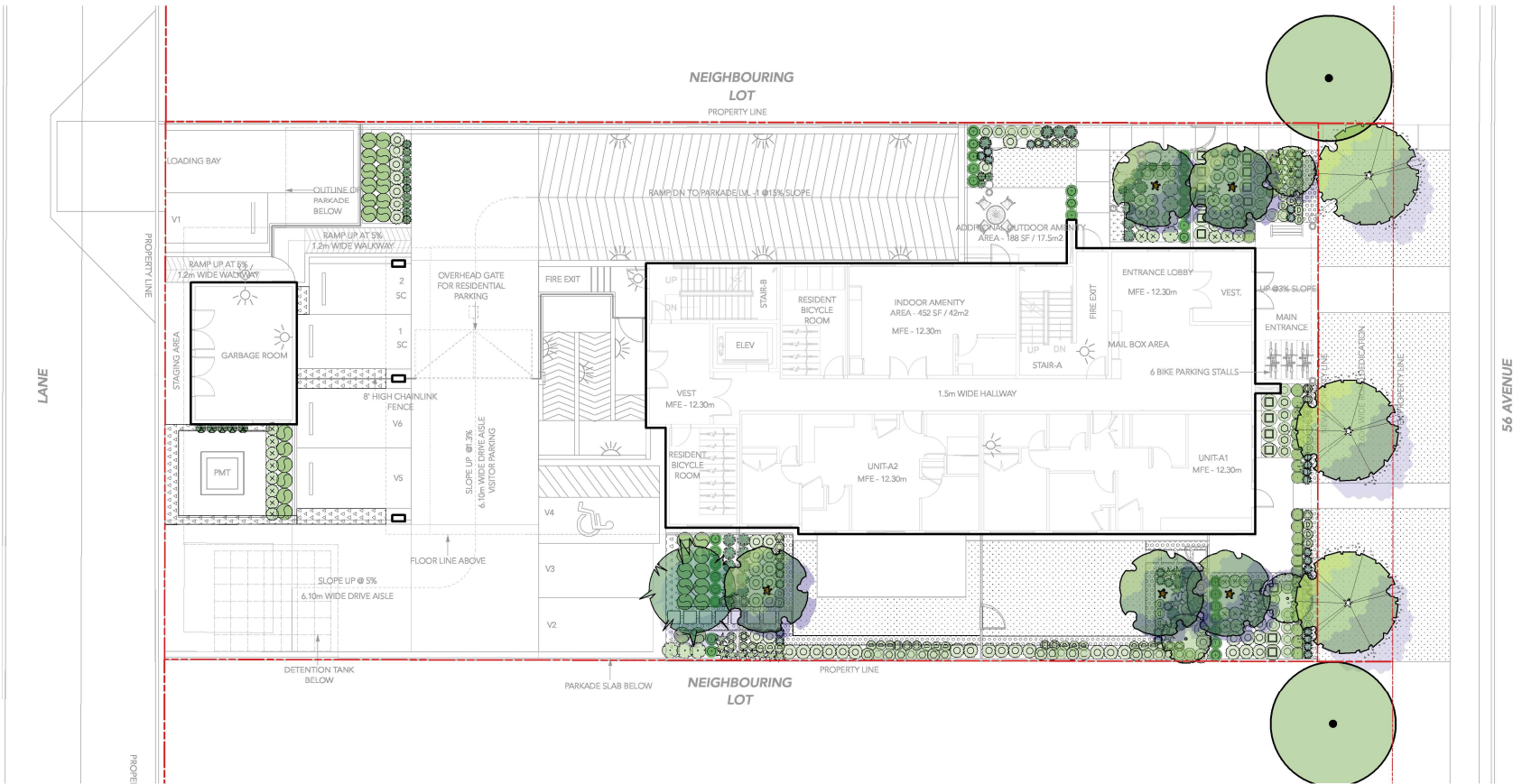
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PLANTING PLAN - GROUND LEVEL

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

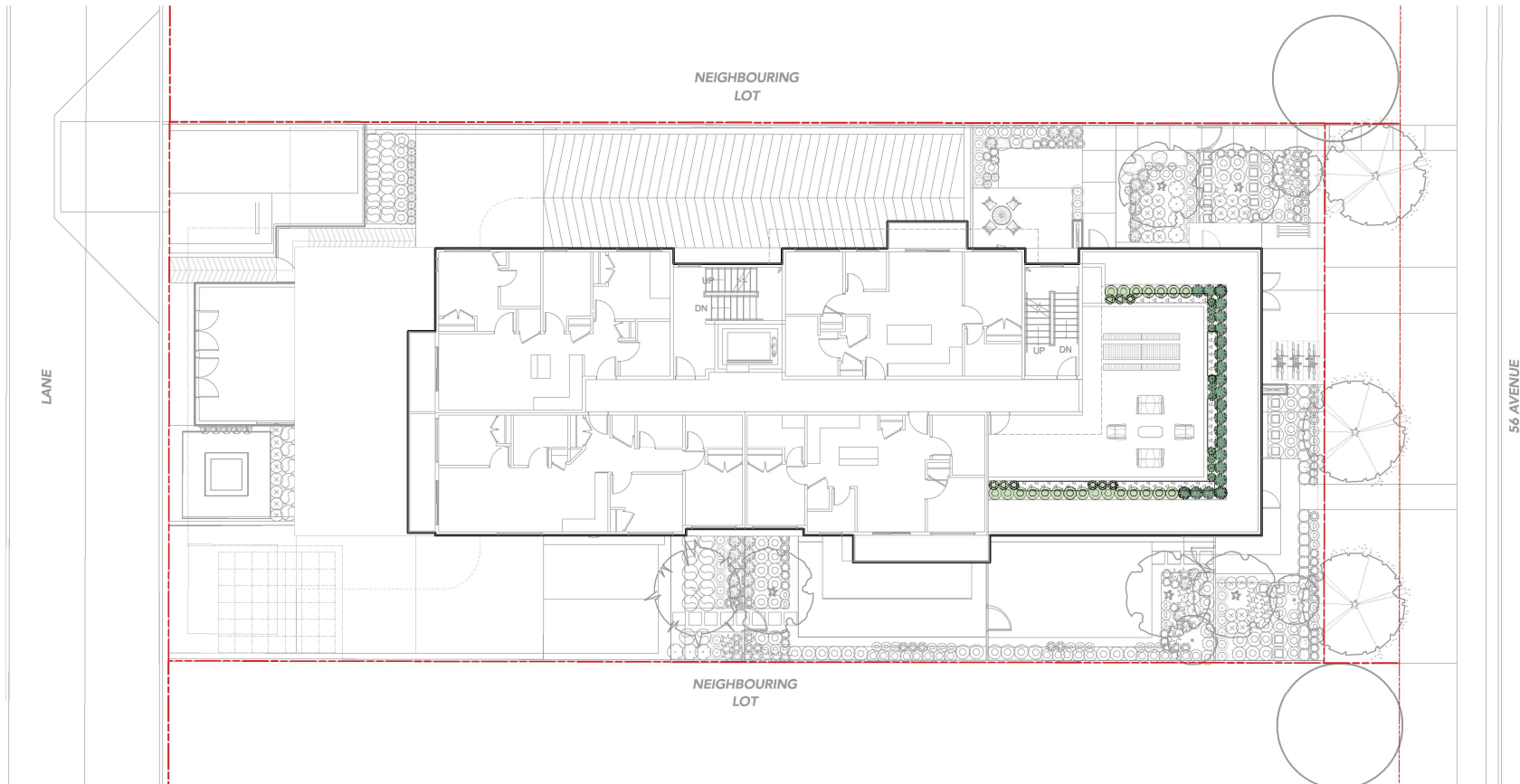
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2	ISSUED FOR REVIEW	24-11-25
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REVISIONS

**MULTI-FAMILY
DEVELOPMENT**

19890 56 Avenue
City of Langley, British Columbia

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

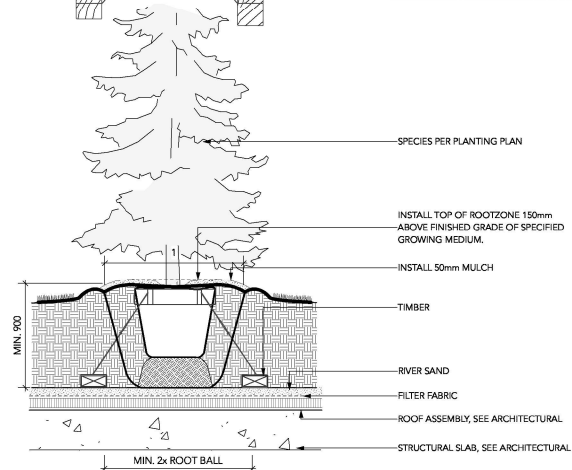
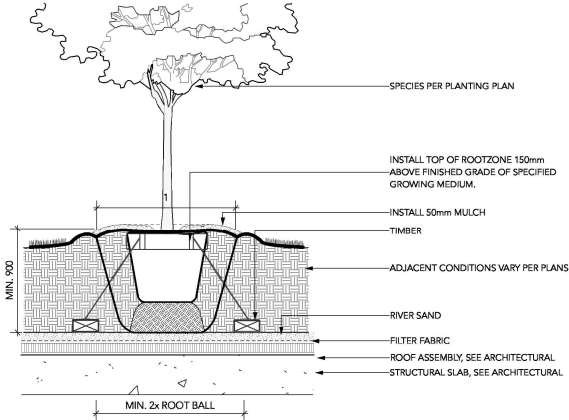
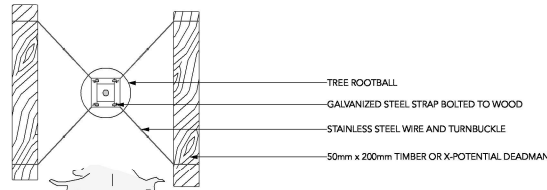
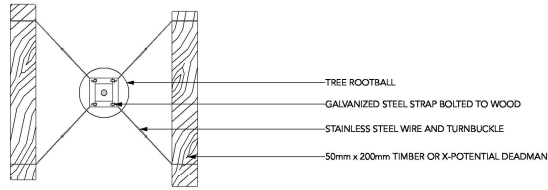
**PLANTING PLAN -
LEVEL 6**

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.

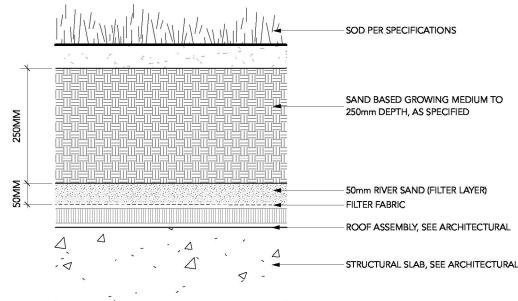
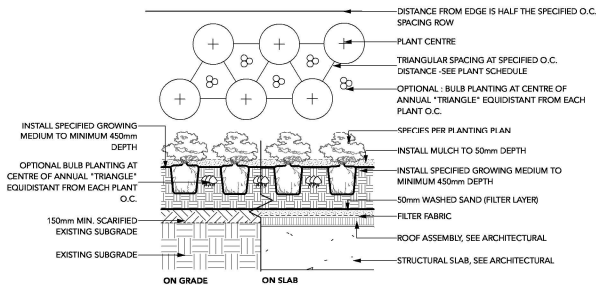


L2.2



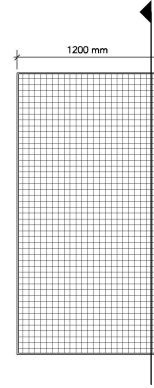
1 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20

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



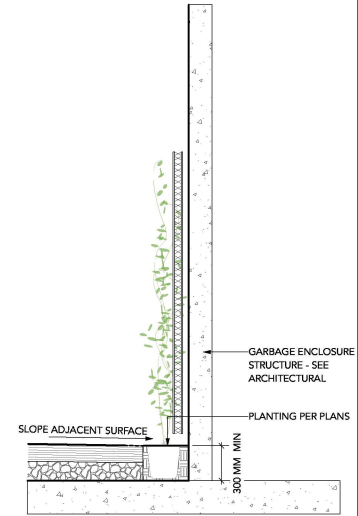
2 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:25

4 SOD LAWN ON SLAB
Scale: 1:5

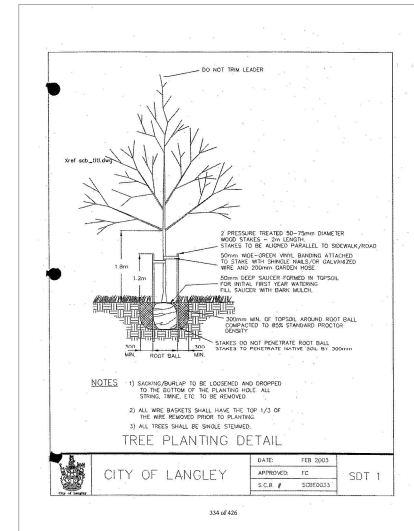


GREEN SCREEN WALL-MOUNT
4'0" X 8'0" PANELS WITH FRAME
BY: GREENSCREEN
(1.800.450.3494)

5 GREEN SCREEN
Scale: 1:20



SECTION



6 CITY OF LANGLEY STANDARD STREET TREE PLANTING
Scale: NTS

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P:604.720.0048

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REVISIONS

MULTI-FAMILY DEVELOPMENT

1890 56 Avenue
City of Langley, British Columbia

Scale: AS SHOWN

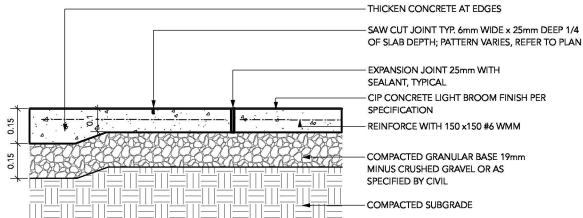
Drawn: DS/MS

Reviewed: DS

Project No. 24-017

DETAILS - SOFTSCAPE

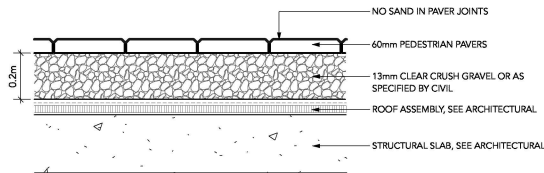
PAVING TYPE: COLOURED CONCRETE (AT CORNER NODE)
COLOUR: LITE GRAY
SUPPLIER: DAVIS COLORS (323-265-8323)



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.

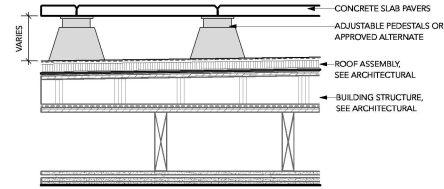
1 CIP CONCRETE PAVING
 Scale: 1:10

PAVER TYPE (FEATURE PAVING): DORADO SERIES
DIMENSIONS: 6" X 6" x 2 3/8" (151mm x 151mm x 60mm), 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)

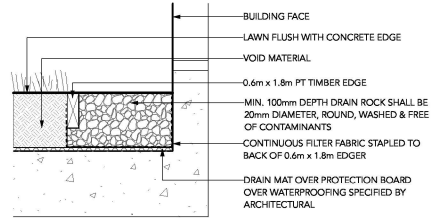


NOTE:
 USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

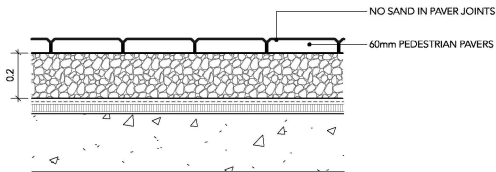
2 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)
 Scale: 1:10



4 AMENITY LEVEL PATIO PAVERS
 Scale: 1:10



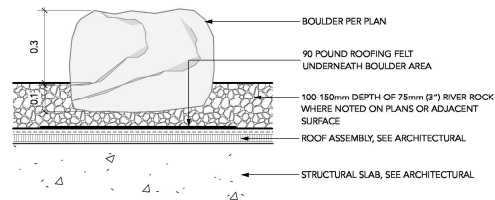
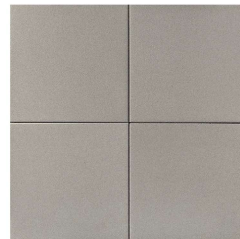
5 GRAVEL DRAIN STRIP - ON SLAB
 Scale: 1:10



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

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



6 LANDSCAPE BOULDER ON SLAB
 Scale: 1:10

David Stoyko
 Landscape Architect

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REVISIONS

MULTI-FAMILY DEVELOPMENT

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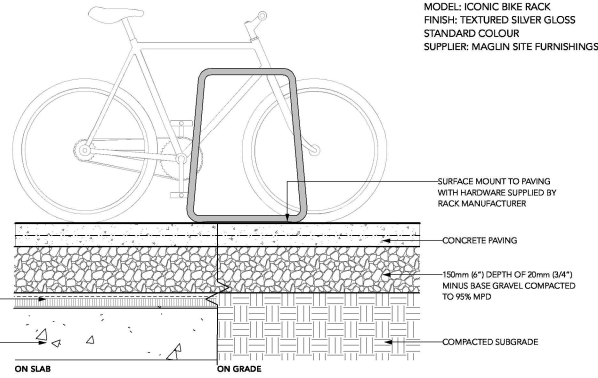
Scale:	AS SHOWN
Drawn:	DS/MS
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Project No.	24-017

DETAILS -
 HARDSCAPE

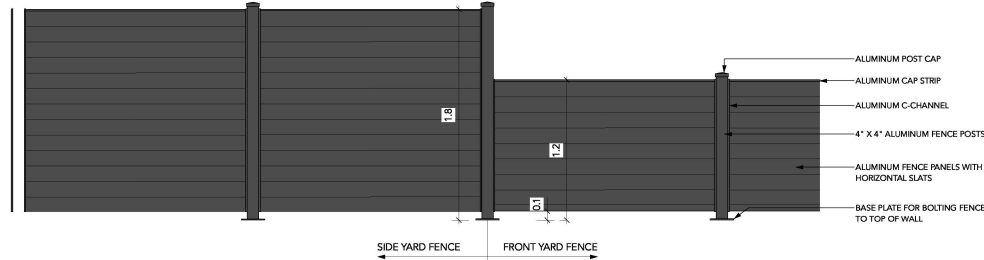
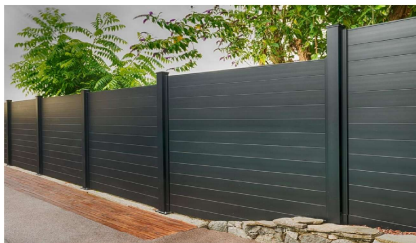


RUTHERFORD BACKLESS BENCH
COLOUR : TEXTURED SILVER / SAND
LENGTH: 5 FT
SUPPLIER: WISHBONE (604-626-0476)

1 RUTHERFORD BACKLESS BENCH BY WISHBONE
 Scale: 1:20



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.

David Stoyko
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 P:604.720.0048

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DETAILS - FURNISHINGS

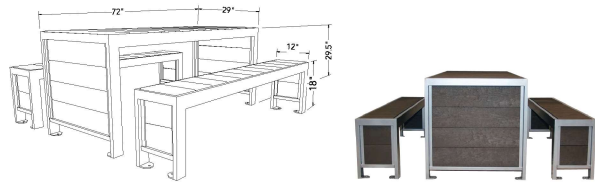
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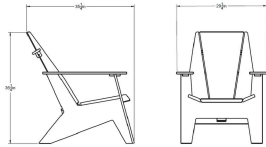
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URBAN FARM HARVEST PICNIC TABLE
COLOUR : SILVER / GREY
SUPPLIER: WISHBONE (604-626-0476)

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

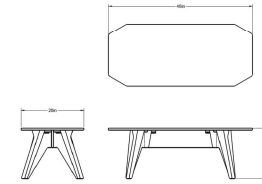


material: HDPE
dimensions: width: 50.75in
depth: 35in
height: 36.25in
weight: 87lbs



3 COFFEE TABLE
Scale: NTS

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



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



4 COFFEE TABLE
Scale: NTS

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