

PRODUCTION WAY STORAGE

5721 Production Way, Langley, BC

Landscape Set Re-Issued for Development Permit Application Per City Comments
November 19, 2025

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GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DETAILS, SPECIFICATIONS, AND/OR OTHER CORRESPONDENCE 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.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

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.

ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

FINAL SELECTION AND LAYOUT OF ALL SITE WORKS (INCLUDING, BUT NOT LIMITED TO: HARDSCAPES, SITE FURNITURE, GROWING MEDIA, TREES, AND PLANTING) IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

FINAL OFFSITE DESIGN TO BE DETERMINED AND APPROVED BY THE CITY OF SURREY. THIS PLAN IS NOT FOR CONSTRUCTION OF ANY PUBLIC PROPERTY FACILITIES. PRIOR TO THE START OF ANY CONSTRUCTION ON PUBLIC PROPERTY OFFSITE DRAWINGS MUST BE APPROVED BY THE CITY OF SURREY.

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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.

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NOT FOR
CONSTRUCTION

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2 ISSUED FOR DP APPLICATION 25-08-01
1 ISSUED FOR REVIEW 23-08-16

REVISIONS



Production Way
Storage

5721 Production Way
Langley, British Columbia

Scale:	N/A
Drawn:	EG/DS
Reviewed:	DS
Project No.	25-012

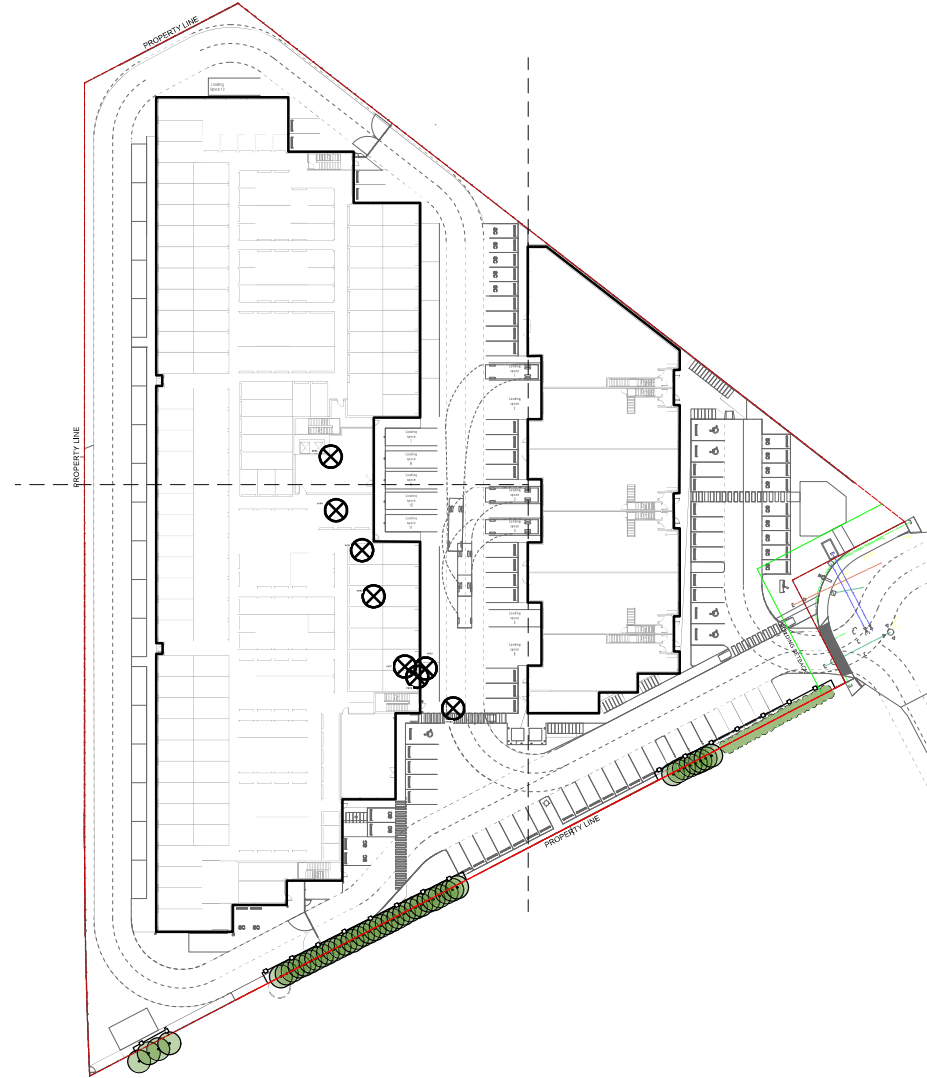
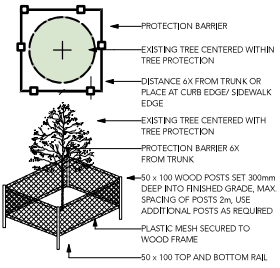
COVER PAGE

L0.0

TREE MANAGEMENT PLAN

TREE RETENTION / REMOVAL LEGEND

DESCRIPTION	SYMBOL
EXISTING TREE TO BE REMOVED TO BE CONFIRMED PER ARBORIST ON-SITE WITH CITY OF SURREY ARBORIST PRIOR TO REMOVAL.	
EXISTING TREE TO BE RETAINED	
TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF SURREY STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY.	



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LANDSCAPE SITE
PLAN

L1.0

LAYOUT PLAN



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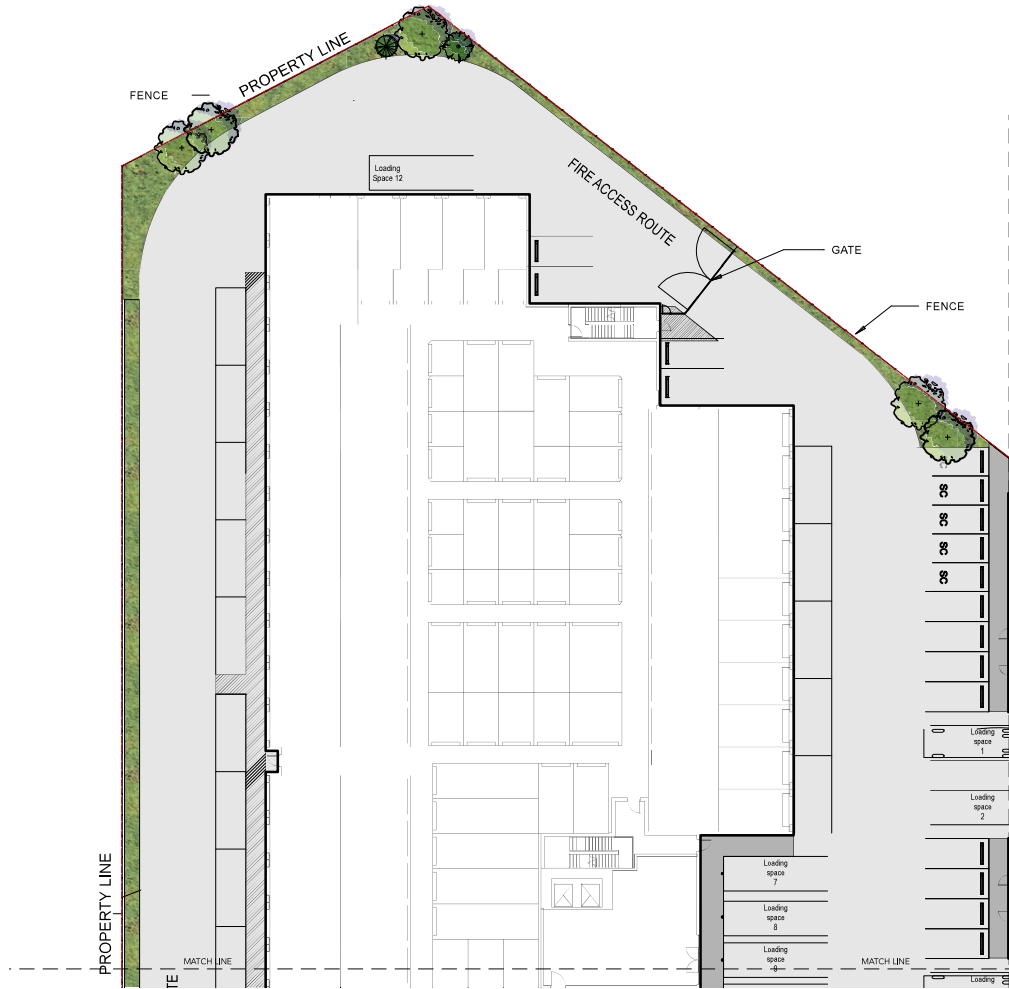
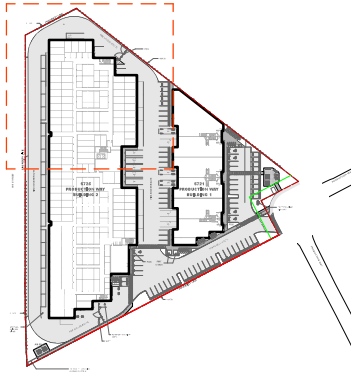
**Production Way
Storage**

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**LANDSCAPE SITE
PLAN**

LAYOUT PLAN - NORTH WEST



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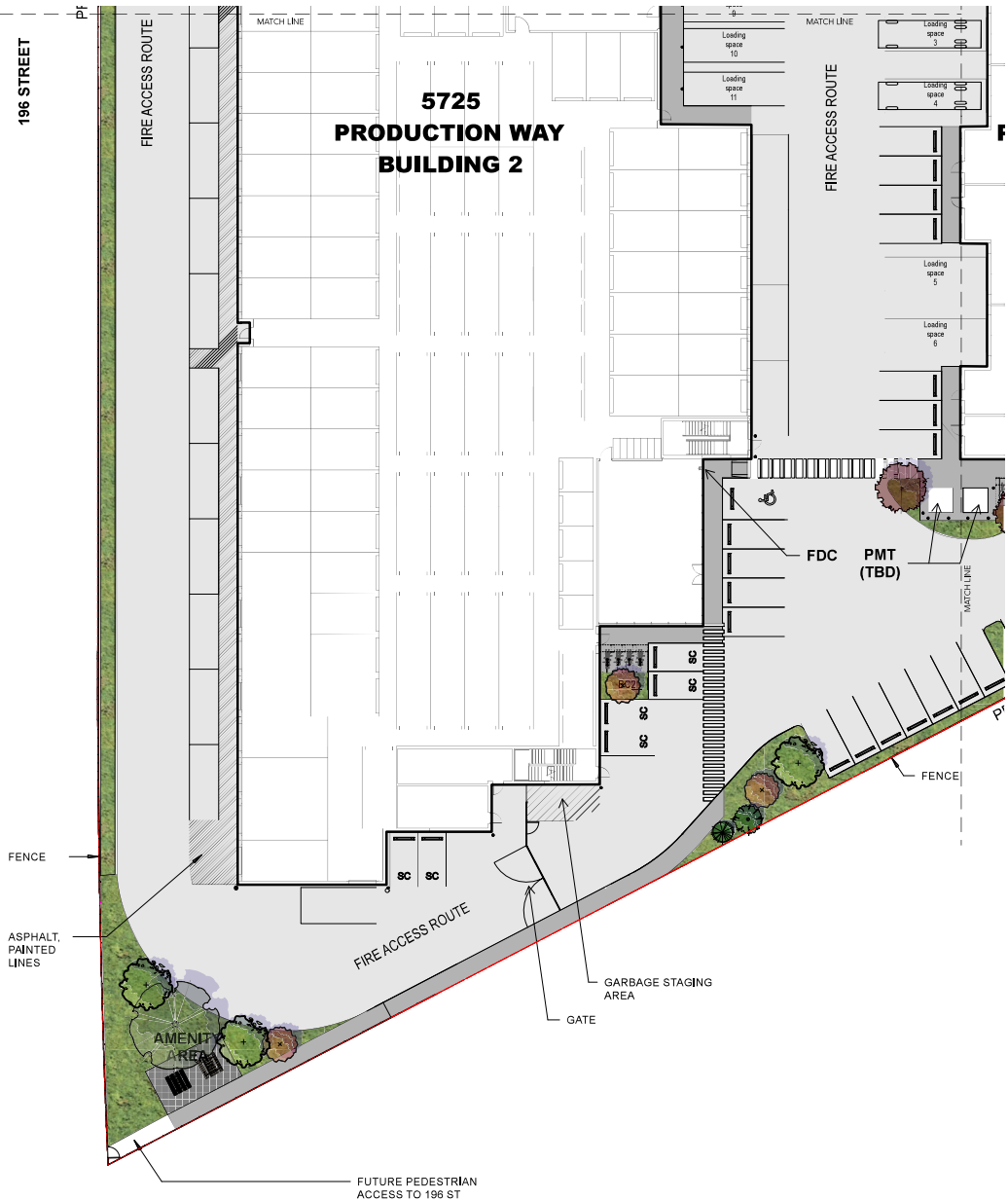
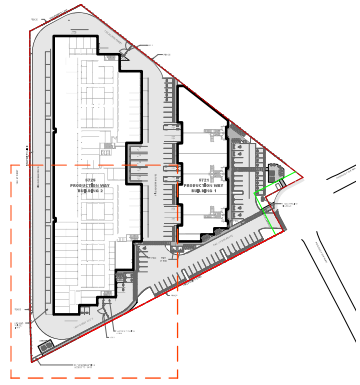


Production Way Storage

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LANDSCAPE SITE PLAN

LAYOUT PLAN - SOUTH WEST



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LANDSCAPE LAYOUT PLAN - SOUTH WEST

L1.3

LAYOUT PLAN



FENCING LEGEND

SYMBOL	DESCRIPTION
	SOLID FENCE (S18, S41)
	PERFORATED FENCE (S18, S41)
	VEGETATIVE FENCE (S18, S41) TO BE COORDINATED WITH PROJECT ARBORIST THROUGH TREE PROTECTION AREAS. PROJECT ARBORIST TO BE ON-SITE AT TIME OF INSTALLATION.
	VEGETATIVE FENCE (S18, S41) TO BE COORDINATED WITH PROJECT ARBORIST THROUGH TREE PROTECTION AREAS. PROJECT ARBORIST TO BE ON-SITE AT TIME OF INSTALLATION.

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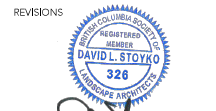
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LANDSCAPE FENCE PLAN

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PLANT PALETTE

L2.0

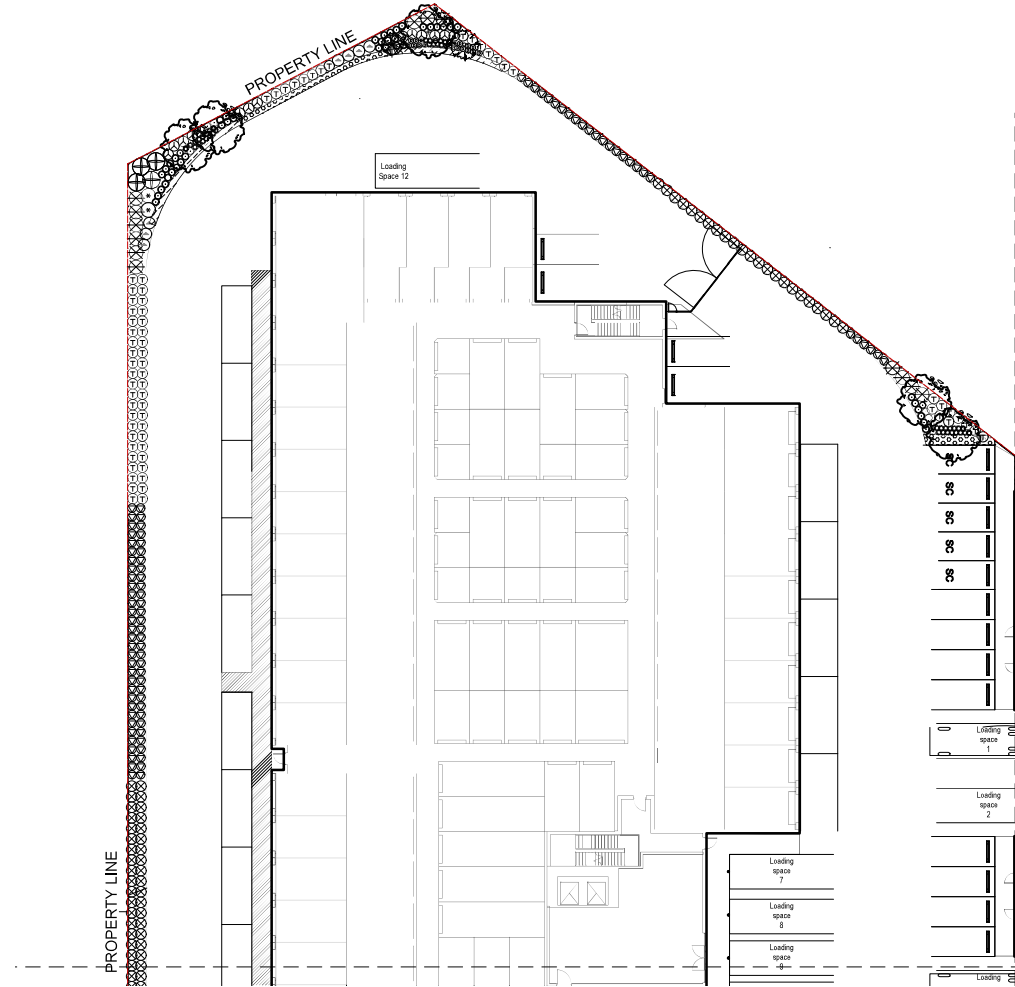
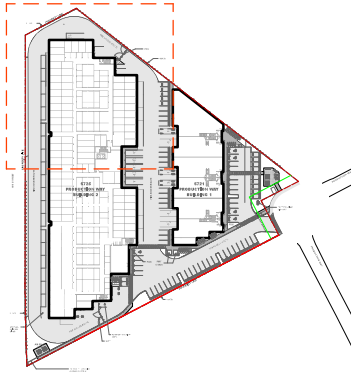
PLANT LIST

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	12 Acer palmatum 'Garnet'	Garnet Japanese Maple	6cm cal., B&B	as shown
	12 Acer circinatum	Vine Maple	6cm cal., B&B	as shown
	6 Cercis Canadensis	Forest Pansy Redbud	6cm cal., B&B	as shown
	5 Picea omorika	Serbian Spruce	3m ht., B&B	as shown
	4 Pinus densiflora umbraculifera	Tanyosho Pine	6cm cal., B&B	as shown
	4 Triacanthos var inermis 'Sunburst'	Sunburst Locust	6cm cal., B&B	as shown
SHRUBS				
	14 Buxus 'Green Mountain'	Green Mountain Boxwood	#3 pot	
	47 Cistus x hybridus	White Rockrose	#2 pot	
	185 Cornus sericea	Dwarf Red Osier Dogwood	#3 pot	
	29 Forsythia Ovata 'Northern Gold'	Northern Gold Forsythia	B&B	as shown
	81 Lonicera nitida 'Baggensen's Gold'	Golden Boxleaf Honeysuckle	#2 pot	@3' O.C.
	43 Pieris Japonica 'Bonfire'	Bonfire Japanese Pieris	#3 pot	@4' O.C.
	252 Prunus laurocerasus 'Mount Vernon'	Dwarf English laurel	#3 pot	
	81 Vaccinium ovatum	Evergreen Huckleberry	#3 pot	@4' O.C.
	117 Sarcococca hookeriana	Sweetbox	#2 pot	@24' O.C.
	54 Spiraea x bumulda 'Goldflame'	Goldflame Spirea	#2 pot	@36' O.C.
PERENNIALS				
	41 Dicentra formosa	Bleeding Heart	#1 pot	@18" O.C.
	125 Eriophyllum lanatum	Wooly Sunflower	4" pot	@18" O.C.
	163 Echinacea purpurea	Purple Coneflower	# 1 pot	@18" O.C.
	109 Maianthemum stellatum	Star Flowered Solomon's Seal	4" pot	@18" O.C.
	136 Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	# 1 pot	@18" O.C.
	127 Stipa tenuissima	Mexican Feather Grass	#2 pot	@24" O.C.
GROUNDCOVER				
	324 Rubus calycinoideis 'Emerald Carpet'	Emerald Carpet	4" pot	@18" O.C.
	417 Arctostaphylos urva-ursi	Kinnickinnick	4" pot	@18" O.C.
	131 Oxalis oregana	Redwood Sorrel	4" pot	@18" O.C.

PLANTING NOTES

1. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THIS 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 COMPOSTED BARK MULCH PER SPECIFICATIONS.
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 WORK.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.
8. IDENTIFY AND MARK OUT ALL BURIED UTILITIES PRIOR TO WORK. HAND-DIG AROUND ANY EXISTING UTILITIES.
9. ANY OFF-SITE WORK TO BE PERFORMED IN ACCORDANCE WITH THE OFF-SITE DRAWINGS, AND THE CITY OF LANGLEY STANDARDS.

LAYOUT PLAN - NORTH WEST



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REVISIONS



Production Way Storage

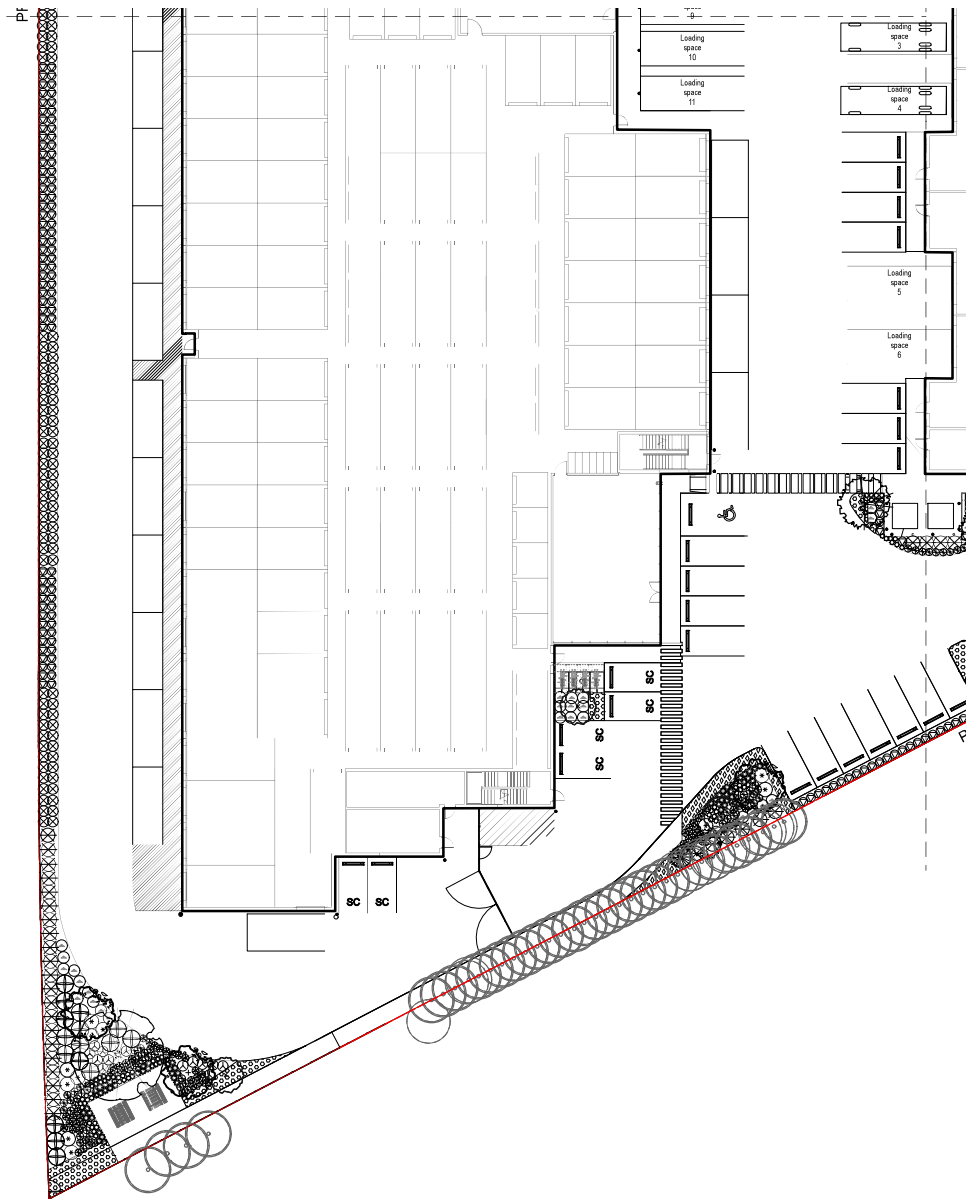
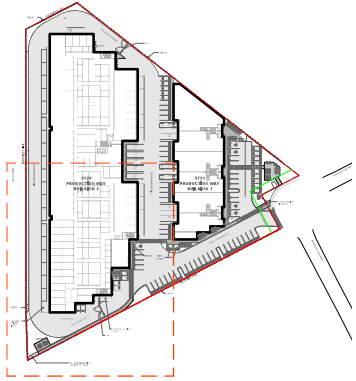
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LANDSCAPE SITE PLAN

L2.1

LAYOUT PLAN - SOUTH WEST



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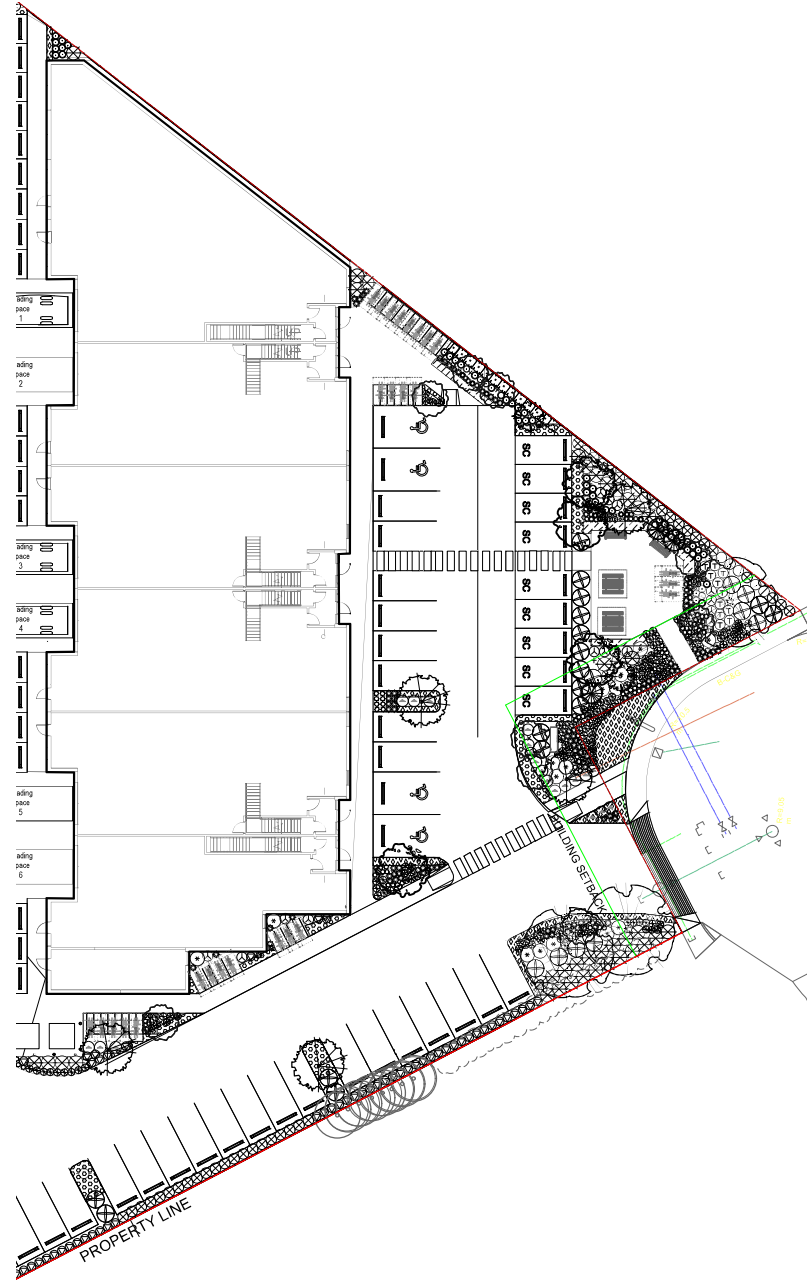
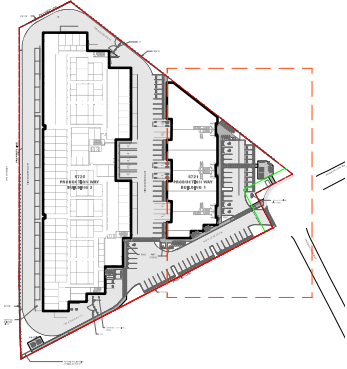
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LANDSCAPE LAYOUT PLAN - SOUTH WEST

L2.2

LAYOUT PLAN - EAST



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REVISIONS

326	REGISTERED MEMBER
DAVID L. STOYKO	LANDSCAPE ARCHITECT

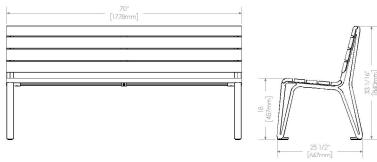
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LANDSCAPE
LAYOUT PLAN -
EAST

L2.3



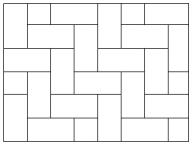
1 BACKED BENCH
Scale: NTS

ICONIC SERIES MBE-2300-00015 BACKED BENCH
FINISH : IPE WOOD, BLACK METAL
SUPPLIER: MAGLIN SITE FURNISHINGS

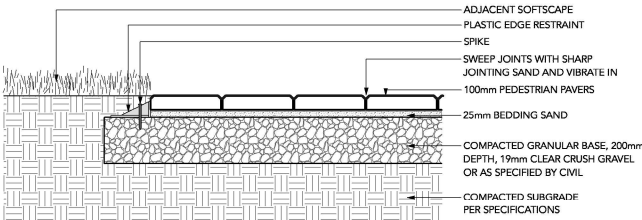


2 CLUSTER SEATING
Scale: NTS

ICONIC SERIES MBF-210-00040 CLUSTER SEATING
FINISH : IPE WOOD, BLACK METAL
SUPPLIER: MAGLIN SITE FURNISHINGS

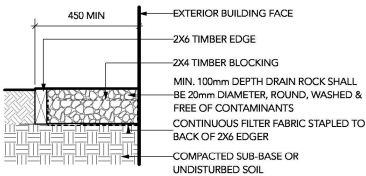


HOLLAND PAVER
SIZE: 100mm x 200mm x 60mm (4" X 8" x 2.4")
COLOUR : GREY
PATTERN : HERRINGBONE
SUPPLIED BY EXPOCRETE 1.780.962.4010



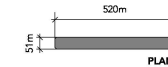
NOTE:
USE PLASTIC HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

3 PEDESTRIAN UNIT PAVERS
Scale: 1:10

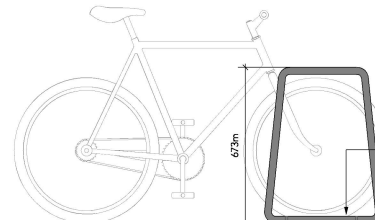


NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

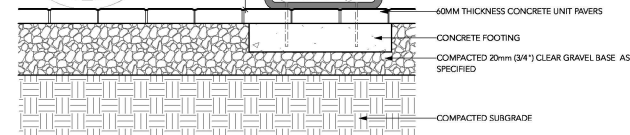
5 GRAVEL DRAIN STRIP - ON GRADE
Scale: 1:10



MODEL: MBR-2300-00001
FINISH: BLACK
BY: MAGLIN (1.800.716.5506)



SURFACE MOUNT TO PAVING WITH HARDWARE SUPPLIED BY RACK MANUFACTURER TO ALLOW FOR MOUNTING ON SLAB THROUGH PAVERS



4 BIKE RACK
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, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

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NOT FOR CONSTRUCTION

12	
11	
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5	RE-ISSUED FOR DP PER CITY COMMENTS 25-11-19
4	RE-ISSUED FOR DP PER CITY COMMENTS 25-10-16
3	RE-ISSUED FOR DP APPLICATION 25-09-09
2	ISSUED FOR DP APPLICATION 25-08-01
1	ISSUED FOR REVIEW 23-08-16

REVISIONS



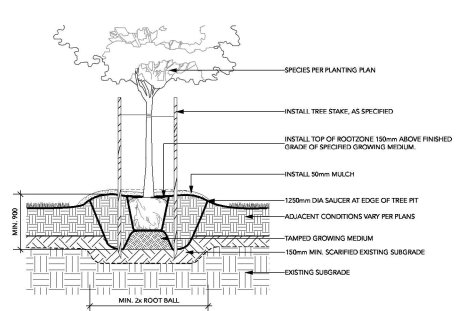
Production Way Storage

5721 Production Way
Langley, British Columbia

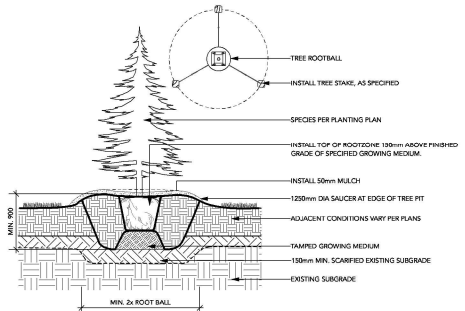
Scale:	N/A
Drawn:	EG/DS
Reviewed:	DS
Project No.	23-020

**DETAILS -
HARDSCAPE AND
FURNISHINGS**

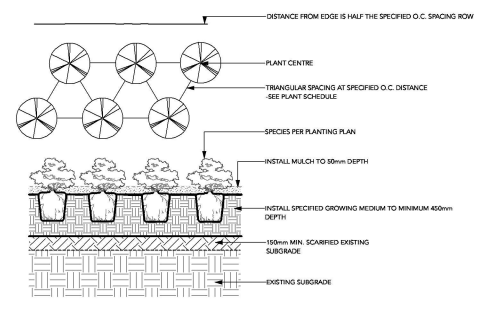
L5-0



1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:25

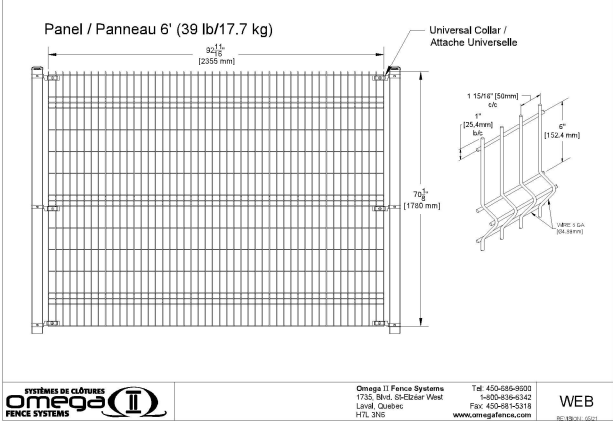


2 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:25

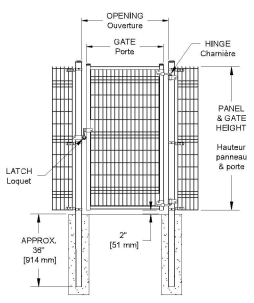


3 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:25

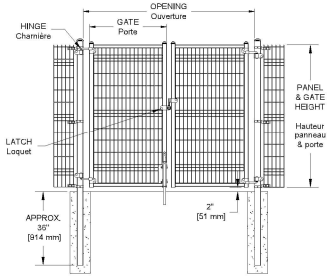
OMEGA ARCHITECTURAL PANELS MOUNTED ON SQUARE POSTS (HEIGHT 6')
PANNEAUX OMEGA ARCHITECTURALE SUR POTEAUX CARRÉS (GRANDEUR 6')



4 OMEGA ARCHITECTURAL FENCE
Scale: NTS



4A OMEGA FENCE SINGLE GATE
Scale: NTS
NOTES:
1) GATES PER MANUFACTURER STANDARD DETAILS
2) 3' WIDE SINGLE PERSON SWING GATE WITH STANDARD 3\"/>



4B OMEGA FENCE VEHICULAR DOUBLE GATE
Scale: NTS
NOTES:
1) GATES PER MANUFACTURER STANDARD DETAILS
2) 10' WIDE PER PANEL VEHICULAR SWING GATES WITH STANDARD 4\"/>



BARRETTE FREESTYLE PERGOLA
FINISH : PAINTED METAL
COLOUR: BLACK
SUPPLIER: BARRETTE OUTDOOR LIVING



5 AMENITY PERGOLA
Scale: NTS

David Stoyko
Landscape Architect

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VANCOUVER BC V6M 1R3
P 604.720.0048

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REVISIONS



Production Way Storage

5721 Production Way
Langley, British Columbia

Scale:	N/A
Drawn:	EG/DS
Reviewed:	DS
Project No.	23-020

**DETAILS -
SOFTSCAPE,
FENCE AND
TRELLIS**

L5-1