



ADVISORY DESIGN PANEL

WEDNESDAY, December 3, 2025 AT 7:00 PM

**Council Chambers
Langley City Hall
(In-Person Meeting)**

A G E N D A

1) AGENDA

Adoption of the December 3, 2025 agenda.

2) MINUTES

Adoption of minutes from the November 5, 2025 meeting.

3) PANEL MEMBERSHIP PHOTO

Photo of the ADP membership for inclusion in the 2026 Volunteer Appreciation Banquet slideshow. Consent forms will be provided at the meeting.

**4) DESIGN UPDATE:
DEVELOPMENT APPLICATION DP 13-24/ RZ 09-24/ OCP 01-24**

19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street.

5) DEVELOPMENT PERMIT APPLICATION DP 05-25

5721 Production Way.

6) NEXT MEETING

January/February – date to be confirmed.

7) ADJOURNMENT



MINUTES OF THE ADVISORY DESIGN PANEL

HELD IN THE COUNCIL CHAMBERS
LANGLEY CITY HALL
20399 DOUGLAS CRESCENT

NOVEMBER 5, 2025
AT 7:00 P.M.

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Pachal (Ex Officio Member)
Himanshu Chopra (7:02 pm)
Melissa Coderre
Jaswinder Gabri
Matt Hassett
Leslie Koole
Tana McNicol
Samantha Stroman
Ritti Suvilai

Staff Present: C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
A. Metalnikov, Senior Planner

Chair Albrecht began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1. **AGENDA**

Adoption of the November 5, 2025 agenda

It was MOVED and SECONDED

THAT the November 5, 2025 agenda be adopted as circulated.

CARRIED

2. **MINUTES**

Adoption of minutes from the September 10, 2025 meeting

It was MOVED and SECONDED

THAT the minutes of the September 10, 2025 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. **DEVELOPMENT PERMIT APPLICATION DP 04-25**

5975 Collection Drive (Automotive Dealership)

Himanshu Chopra entered the meeting.

Mr. Metalnikov introduced the application and spoke to the staff report dated October 22, 2025.

The applicant team was in attendance as follows:

Christopher Bozyk Architects – Jana Wissmann, Architects Representative
PMG Landscape Architects – Yiwen Ruan, Principal

Ms. Wissmann made a PowerPoint presentation to the Panel providing details of the form and character of the three proposed buildings.

Mr. Bozyk provided details on landscaping features.

The applicant team responded to questions from Panel members and received feedback from Panel members regarding the form and character of the buildings, from which a list of recommendations was compiled by staff for the Panel's consideration.

It was MOVED and SECONDED

THAT:

The ADP receive the staff report dated October 22, 2025 for information; and

The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:

- a. Provide a clearer representation of relationship between existing property line, new landscaping, and buildings;
- b. Ensure renderings and elevations are consistent with each other (e.g. sloping roof cornice at front of dealership, main entrance gateway feature);
- c. Consider incorporating colours on the exterior, including the glass;
- d. Provide outdoor amenity areas (e.g. customer seating, employee break spaces, etc.);

- e. Provide additional counter space in the women's locker room;
- f. Explore opportunities for on-site natural stormwater management features (e.g. dry creek bed, additional permeable spaces, etc.);
- g. Consider alternative roof lines for the service bay accessory building for greater visual interest;
- h. Replace chain link fencing with more attractive material and design;
- i. Review all three buildings to create an identifiable character for the entire development and for overall design consistency (e.g. consider alternative exterior materials for car wash building to better relate to main dealership building);
- j. Make the entrance door on northwest elevation more prominent;
- k. Use a reflective roofing colour/material to reduce the heat island effect
- l. Confirm landscape design's compliance with DPA guidelines on parking lots and trees;
- m. Replace the front boulevard grass with alternative plantings;
- n. Provide more information on building and site ground elevations, including in relation to the rest of the site and surrounding lands.

CARRIED

The applicant team left the meeting.

4. NEXT MEETING

December 3, 2025

5. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 7:52 pm.

CARRIED



Signed:

ADVISORY DESIGN PANEL CHAIR



Certified Correct:

CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 05-25
(5721 Production Way)**

From: Ji Woo Lee, BSc., MCRP
Planning Assistant

File #: 6620.00

Bylaw #:

Doc #:

Date: November 25, 2025

RECOMMENDATION:

THAT this report be received for information.

1. PROPOSAL:

Development Permit for 19,717m² light industrial and self-storage development.

2. CITY BYLAWS & POLICIES:

Applying to the subject properties:

- a. **Official Community Plan (OCP):** Industrial; and
- b. **Zoning:** I1 Light Industrial.

The proposed development:

- a. Is consistent with the OCP (industrial development); and
- b. Is consistent with the Zoning Bylaw

3. DETAILED BACKGROUND INFORMATION

Applicant:	Jeremy Bergmann
Owner:	5721B Production Ltd.
Civic Address:	5721 Production Way
Legal Description:	Lot 93, District Lot 310, Group 2, New Westminster District, Plan 45918 Except Plan BCP49150
Site Area:	15,495 m ² (3.83 acres)
Gross Floor Area:	19,717 m ² (212,228 ft ²)

Floor Area Ratio:	1.27
Lot Coverage:	43.8%
Total Parking Required:	197 spaces (including 10 h/c spaces)
Parking Provided:	111 spaces (including 6 h/c spaces)
OCP Designation:	Industrial
Zoning:	I1 Light Industrial
Variances Requested	111 parking spaces provided (197 min.)
Development Cost Charges:	\$3,626,976.52 (City - \$1,233,044.68, GVS&DD - \$1,148,153.48, GVWD - \$1,124,808.40, MVRD - \$50,934.72, TransLink - \$70,035.24)

4. SITE CONTEXT (5721 Production Way)

The applicant proposes to develop two industrial buildings, with a 2,409 m² small-bay industrial building and a 17,308m² self-storage building (19,717 m² total) on a currently unimproved vacant lot.

The applicant has previously submitted a Development Permit Application for the site in 2023 for a 2-building 9,679 m² industrial development which was approved in 2024. Due to changes in market conditions, the applicant has submitted this application. The new application shares a similar layout as the previous application, with the main difference being the addition of a larger self-storage building in place of a smaller industrial building on the west of the site. The new concept is consistent with the site's OCP designation and zoning. This application is received for a development permit for form and character review.

The subject property is designated as Industrial in the City's Official Community Plan, which aligns with the property's existing I1 Light Industrial zoning, both of which allow for various industrial and industrial-supportive uses, including the proposed development.

Situated in an established industrial area, the subject site is surrounded by various buildings for manufacturing and warehousing. The triangular property has a single frontage on its east, from which access is provided, along the bend of Production Way, a local road that connects the area to the arterial roads of 56 Avenue, Fraser Highway, and 200 Street. To the west, the property is bounded by the 196 Street overpass, which acts as a physical barrier restricting site access from the west. A short section along its north property line is shared with a railway on its north.



Context Map

5. PROPOSED SITE AND BUILDING DESIGN

A. Site Layout and Building Massing

The applicant is proposing a two-building industrial development on the I1 Light Industrial-zoned lot. Vehicular and pedestrian access to both buildings are provided from Production Way. The proposed buildings are positioned north-south, parallel to 196 Street. Internal circulation drive aisles are planned throughout the site to connect parking stalls and allow fire truck access. In anticipation of the future Willowbrook Skytrain station north of the site, a pedestrian path along the south property line is provided to allow future access to 196 Street.

B. Building Elevations and Materials

Building 1 is a two-storey tilt-up concrete building with its primary frontage facing east. The building elevations employ a range of construction materials in white and grey. The street facing east elevation features glazing and spandrel. Loading bays and doors to individual units are provided from the rear, west elevation.

Building 2 is a three-storey tilt-up concrete construction with slate-coloured panels. The east elevation includes a glazed storage office main entrance on the ground floor, acting as a lobby to the building. Blue and orange sections, along with grey vertical stripes, are used at intervals on the building elevations to articulate rhythms and reduce the sense of overall width.

C. Landscaping

A total of 43 new trees in a mix of deciduous and evergreen species are planned throughout the site. Primary tree species include Garnet Japanese Maple and Serbian spruce. Additionally, shrubs, perennials, and groundcover species are introduced notably Kinnickinnick and Dwarf Red Osier Dogwood. Existing tree groups along the south property line are preserved.

Two outdoor amenity spaces are proposed: a larger area along the frontage and a smaller one in the southwest corner of the property. Both areas will be furnished with picnic tables and benches, with the larger space also featuring a pergola and bike racks. Pavers will be used as the surface finish for both amenity areas.

6. SUSTAINABILITY FEATURES

- Using construction techniques that minimize site disturbance and protect air quality;
- Using exterior lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating a construction recycling plan and the use of recycled building materials;
- Using drought-tolerant plants and incorporating an irrigation system with central control and rain sensors; and
- Incorporating an irrigation system with central control and rain sensors

7. CPTED

The applicant's proposal benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

8. VARIANCES

The applicant has requested a variance from the Zoning Bylaw to reduce the required number of parking spaces for the development from 197 to 111. This request reflects the operational characteristics of Building 2 and the lower parking demand associated with its self-storage use. If parking for the two buildings was considered separately, 24 parking spaces would be required for

Building 1 to achieve the required parking rate of 1.0 space/100 m² of gross floor area (GFA), which would leave 87 spaces for Building 2, or equivalent to 0.5 spaces/100 m² GFA. This reduced rate for Building 2 is supported by staff in recognition of self-storage buildings' lower parking demand and the additional analysis below.

A parking rate of 0.5 spaces/100 m² GFA for Building 2 would be well aligned with the lower rates required by surrounding municipalities for self-storage buildings, as outlined in Table 1 below. These rates range from approximately 0.125 spaces/100m² to 0.54 spaces/100 m².

Additionally, a parking study prepared by a Professional Engineer confirms that the proposed parking level is acceptable for Building 2. The study identified a total peak need for 99 parking stalls for both buildings together, compared to the 111 stalls proposed. The study also notes that peak demand periods for self-storage and industrial buildings are offset (5PM vs 2PM respectively) which further supports the proposed parking approach as the total parking supply will be more resilient and efficient in accommodating parking needs for both uses.

Based on the rationale above, staff support the requested variance.

Table 1. Self-Storage Parking Comparisons

Jurisdiction	Rate
Township of Langley <i>Industrial</i>	1 space/186 m ² (0.54 spaces/100 m ²)
Surrey	0.5 spaces/100 m ²
Abbotsford	1 space/800 m ² (0.125 spaces/100 m ²)
Chilliwack	1 space/550 m ² (0.18 spaces/100 m ²)
Mission	1 space/200 m ² (0.5 spaces/100 m ²)
New Westminster	1 space/325.15 m ² (0.31 spaces/100 m ²)

Table 2. Parking Summary

	Required	Provided	Parking variance
<i>Building 1</i>	24	24	No Variance
Building 2	173	87	0.5 spaces/100m ²
Total	197	111	

9. ENGINEERING

The Developer will be required to upgrade the Production Way frontage including curb and gutter, sidewalk and street lights. The existing service connections will need to be replaced to reflect the development flows and a portion of the existing sanitary sewer main on Production Way shall be upgraded. A water meter and backflow preventor shall be installed in a water meter chamber at the property line at the building permitting stage.

10. FIRE DEPARTMENT COMMENTS

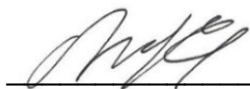
Fire department access for the entire project was reviewed to ensure adequate access was in place for fire apparatus and firefighters. A construction fire safety plan shall be completed. A 4" storz, fire department connection will need to be located on a remote pedestal at the front property line. A fire hydrant within 45 meters of the FDC is to be provided. A FD lock box will be required to be installed on buildings and near gates before occupancy. A radio amplification system will be required.

11. BUDGET IMPLICATIONS

In accordance with Development Cost Charges Bylaw, 2024, No. 3256 and the City's Amenity Contributions Policy, the proposed development is estimated to contribute the following to the City:

- **Development Cost Charges (DCCs):** \$1,233,044.68

Prepared by:



Ji Woo Lee, BSc., MCRP
Planning Assistant

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



David Pollock, P.Eng.
Director of Engineering, Parks,
& Environment

Concurrence:



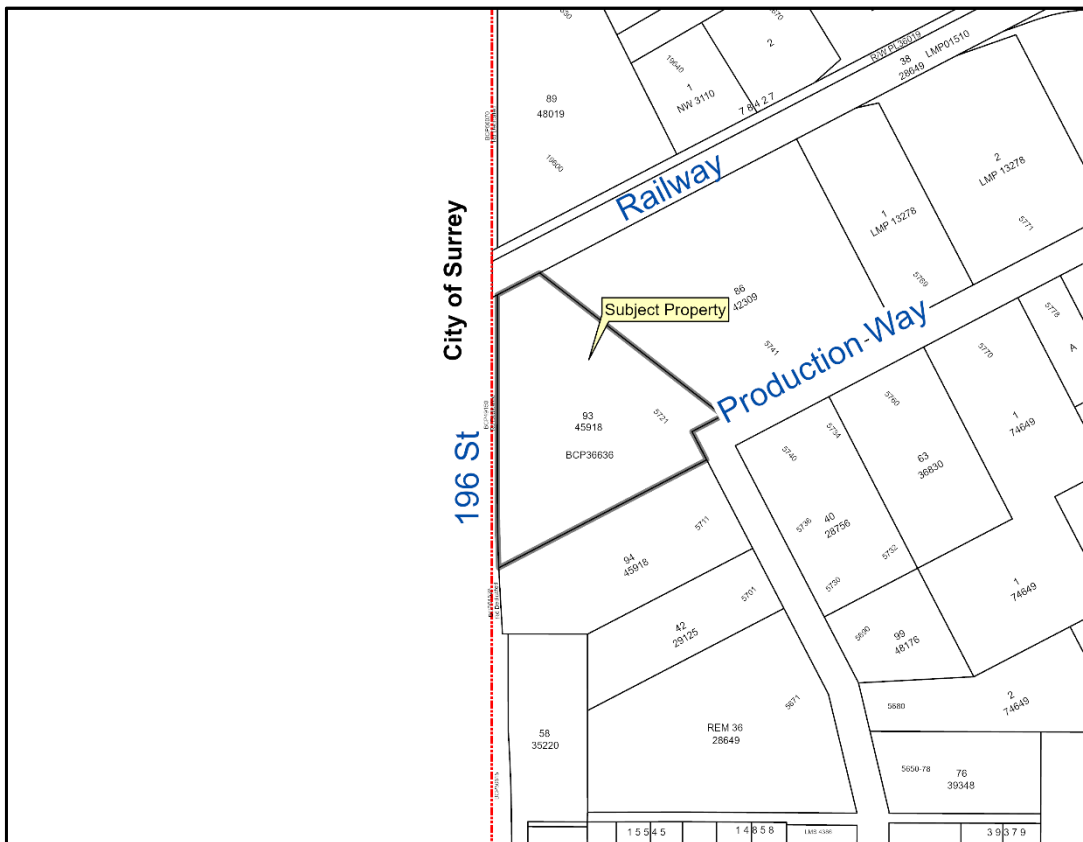
Scott Kennedy
Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 05-25

Civic Addresses: 5721 Production Way
Legal Description: Lot "F", District Lot 37, Group 2, New Westminster District, Plan 8633
Applicant: Jeremy Bergmann
Owners: 5721B Production Ltd.





5721+5725 PRODUCTION WAY

RE-ISSUED FOR DEVELOPMENT PERMIT

NOVEMBER 19th, 2025

DRAWING INDEX:

A00	Cover
A01	Project Data
A02	Context Views
A03	Streetscape
A04	3D Views
A05	Shadow Study
A10	Site Plan
A11	Floor Plan L1 & L2
A12	Floor Plan L3 & Roof
A30	Elevations - Building 1
A31	Elevations - Building 2 (West Elev)
A32	Elevations - Building 2 (East Elev)
A33	Elevations - Building 2 (North & South Elev)
A40	Section
A75	Exterior Details
A90	Materials Board



2	25.11.20	Released for DP
1	25.11.20	Issued for DP
REV	DATE	DESCRIPTION
SCALE	DATE	REVISION
PROJECT NUMBER		25002



TKA+D ARCHITECTURE + DESIGN LTD.
25002 PRODUCTION WAY, LANGLEY BC

**Production Way
Storage**
5721 Production Way, Langley BC

Cover

PLOT DATE: 2025-11-20 12:45:43 PM

A00

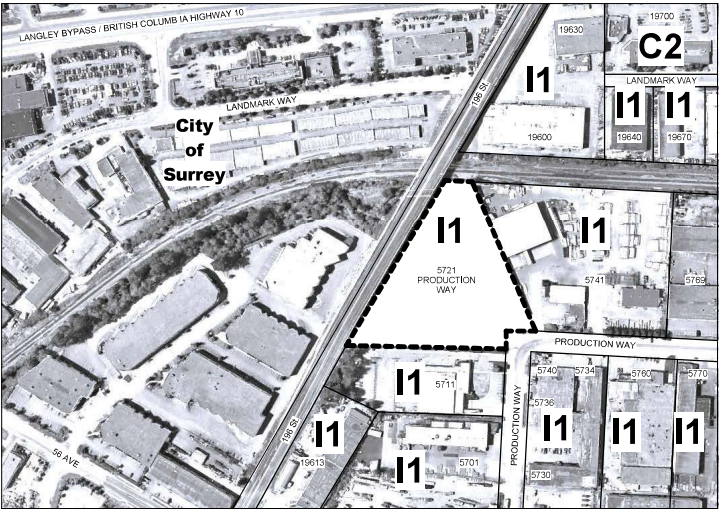
PROJECT TEAM:

ARCHITECT	TKA+D
	#305 - 1930 Pandora Street, Vancouver BC 604.569.3499
DEVELOPMENT MANAGER	Craig Taylor Stefan Walsh Mike Krauer
	Hungerford Properties #1088 - 550 Burrard Street Vancouver BC 604.736.8500
CIVIL ENGINEER	Jeremy Bergmann Joshua McElon
	Centras Engineering Ltd 306-2630 Croydon Drive Surrey, BC 604.417.3115
LANDSCAPE ARCHITECT	Tommy Buchmann Gurpreet Parmar
	David Stoyko 604-720-0048 David Stoyko
BUILDING CODE	GHL Consultants Ltd
	800—700 West Pender St Vancouver, BC 604.689.4449
	Taishi Ito Jeff Mitchell

GRAPHICS & SYMBOLS:

Existing construction, to be retained			Circle Reference
Existing construction, to be demolished			Wall / Circle Section Reference
New stud wall construction as indicated			Building Section Reference
New insulated stud wall construction as indicated			Interior Elevation Reference
Demolition Tag			Matchline View Reference
Room Tag			
Door / Window Tag			
Wall / Floor / Roof Type Tag			
Material / Finish Keynote Tag			
Millwork Tag			
Specialty Equipment Tag			
Centre Line			
Property Line			
Fire Hydrant			
Manhole Cover			
Catch Basin			

LOCATION PLAN



ZONING SUMMARY:

CHUCK ADDRESS:	5721 Production Way, City of Langley, BC
LEGAL DESCRIPTION:	Plan NWP45918 Lot 93
AUTHORITY:	City of Langley
ZONE:	I1
USES:	Light Industrial, Offices and Self-Storage
SITE AREA:	166,791 SF (15,495 SM)
EASEMENTS:	ROWS AS INDICATED ON A10 (BCP49151)
LOT COVERAGE:	
Building Footprint:	
Permitted:	N/A
Proposed:	73,172 SF (43.68%)
DENSITY (FAR):	
Permitted:	N/A
Proposed:	1.27 FAR
SETBACKS:	
In the following table, "Proposed" setback refers to the closest point of the building to the property line along each yard.	

Front Yard (Production Way):	4.5 m (14.76 ft)
Required:	4.5 m (14.76 ft)
Proposed:	4.5 m (14.76 ft)
Interior (North):	
Required:	0 m (0 ft)
Proposed B1:	0.5 m (1.66 ft)
Proposed B2:	7.5 m (24.66 ft)
Interior (South):	
Required:	0 m (0 ft)
Proposed B1:	14.7 m (48.16 ft)
Proposed B2:	10.7 m (35.08 ft)
Rear (196th Avenue):	
Required:	0 m (0 ft)
Proposed:	12.4 m (40.1 ft)
SRW Plan BCP49151 (Rear):	
Required:	4.0 m (13.12 ft)
Proposed:	12.4 m (40.1 ft)
BUILDING HEIGHT:	
Height Permitted:	30.0 m (98.40 ft)
Height Proposed:	16 m (52.5 ft)
Storeys Proposed B1:	2 Storeys
Storeys Proposed B2:	3 Storeys
*According to Map 16 - Airport Zoning Regulation (AZR) Guidelines: Approximate Height Limits Above Runway Extension of the City of Langley Official Community Plan (P 132), 5721 Production Way falls in the "Outer Surface" area which restricts building height to 45m, with any building over 25m requiring confirmation from Transport Canada.	
OUTDOOR AMENITY AREA:	
Not forming part of the building area	
Amenity Area:	221.3 m ² (2,382 sf.)

AREA SUMMARY

Area Summary by Occupancy			
Occupancy	%	Area (SF)	Area (SM)
Light Industrial	7.9%	14,853	1,380
Light Industrial (Offices)	5.7%	12,082	1,122
Light Industrial (Self Storage)	86.7%	184,940	17,288
Services	0.6%	1,253	116
	100.0%	212,228	19,717
Area Detail by Building			
Level	Occupancy	Area (SF)	Area (SM)
Building 1			
L1	Light Industrial (Offices)	3,398	316
L1	Services	803	47
L1	Light Industrial	1,813	178
L1	Light Industrial	2,254	209
L1	Light Industrial	2,254	209
L1	Light Industrial	2,254	209
L1	Light Industrial	3,023	284
L2	Light Industrial (Offices)	1,283	117
L2	Light Industrial (Offices)	1,029	96
L2	Light Industrial (Offices)	1,029	96
L2	Light Industrial (Offices)	1,029	96
L2	Light Industrial (Offices)	1,798	167
Building 1		25,029	2,409
Building 2			
L1	Services	383	36
L1	Services	368	34
L1	Light Industrial (Self Storage)	58,160	5,403
L1	Light Industrial (Offices)	1,509	140
L2	Light Industrial (Self Storage)	62,905	5,844
L3	Light Industrial (Self Storage)	62,978	5,851
Building 2		186,268	17,308
Green Building Area		212,228	19,717

PARKING SUMMARY

Parking Required by Building			
Use	Area (SF)	Required Per SF	Total Spaces
Building 1			
Light Industrial	14,853	1,076	15.8
Light Industrial (Offices)	12,074	1,076	9.8
Services	503	1,076	0.5
Building 1	19	25,629	24.1
Building 2			
Light Industrial (Offices)	1,509	1,076	1.4
Light Industrial (Self Storage)	184,940	1,076	171
Services	750	1,076	0.7
Building 2	6	188,269	173.1
Total Parking Required			212,228
Parking Provided by Building			
Building 1			
Langley Acc. Stall, Accessible Stall 3.7m x 5.8m			4
Langley Reg. 2.5m x 5.0m			8
Parking Langley Small Stall 2.5m x 4.0m			12
Building 1			24
Building 2			
Langley Acc. Stall, Accessible Stall 3.7m x 5.8m			2
Langley Parallel 2.0m x 5.0m			21
Langley Parallel 3.2m x 6.7m next to wall			9
Langley Reg. 2.5m x 5.0m			45
Langley Reg. 3.2m x 5.0m next to wall			2
Parking Langley Small Stall 2.5m x 4.0m			6
Building 2			87
Total Parking Provided			111

Accessible Parking	Required	Provided
Min. 5% of total	6	6

PARKING VARIANCE REQUESTED:
A variance is requested on the rate for the provision of the Light Industrial occupancy within Building B due to the reduced actual parking demand associated with the Self-Storage business use. The reduced demand for this occupancy is illustrated in the provided Traffic Demand Study. The variance for Building B parking is requested to be reduced from 1 stall per 100m² to 0.5 stalls per 100m².

LOADING SUMMARY

Loading Spaces Required			
Use	Area	ZBL Requirement	Total
Light Industrial (Total)	18,800 m ² (210,973 sq ft)	Each additional 2,323 m ² (25,005.38 sq ft) or fraction thereof	9
Total Required			9

Loading Provided	
L1	Langley Loading: 3m x 6m
	11

BICYCLE SUMMARY

Class 1 Bicycle Spaces - Office	
Rate	Required
1 Space / 750 SM / 8,072.93 SF of GFA	2
Class 2 Bicycle Spaces - Light Industrial	
Rate	Required
1 Space per 10 employees	7
Class 2 Bicycle Spaces - Overall	
Rate	Required
6 spaces per unit	42
TOTAL BICYCLE STALLS REQUIRED: 51	
Total Bicycle Stalls Provided	
Stall Type	Provided
Bicycle: Class B Horizontal	13
Bicycle: Class B Horizontal	51
TOTAL BICYCLE SPACES PROVIDED: 64	

RECYCLE AND GARBAGE SUMMARY

Garbage and recycling pickup to be provided by private agreement.



2	25.11.20	Released for DP
1	20.10.20	Prepared by
REV	DATE	DESCRIPTION
SCALE	As Indicated	DATE
PROJECT NUMBER		25072



TKA+D ARCHITECTURE + DESIGN LTD.

Production Way Storage
5721 Production Way, Langley BC

Project Data

PLOT DATE: 2025-11-20 12:48:49 PM

A01



1 - 25.05.22 - Initial OP
 REV DATE Description
 SCALE DATE 25.05.22 DRAWN BY
 PROJECT NUMBER 25002

HUNGERFORD
 PROPERTIES

TKA+D ARCHITECTURE + DESIGN INC.

**Production Way
 Storage**
 5721 Production Way, Langley BC

Context Views

PLOT DATE 2025-11-20 12:48:55 PM

A02

CANADA POST
(5711 PRODUCTION WAY)



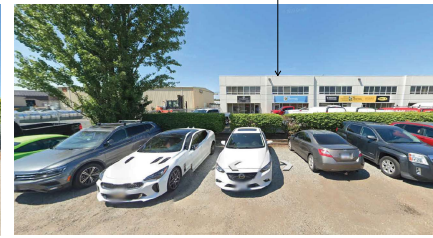
HUNGERFORD PROJECT
5721 - 5725 PRODUCTION WAY



WESTMAN STEEL INDUSTRIES
(5741 PRODUCTION WAY)

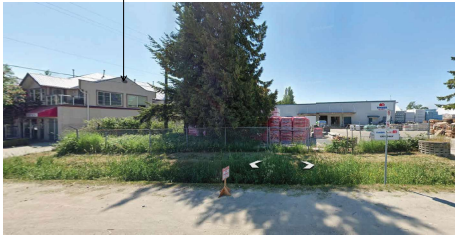


(5769 PRODUCTION WAY)



STREETSCAPE ALONG PRODUCTION WAY (WEST TO EAST)→

19705 56 TH STREET



5671 PRODUCTION WAY



5701 PRODUCTION WAY



CANADA POST
(5711 PRODUCTION WAY)



STREETSCAPE ALONG PRODUCTION WAY (SOUTH TO NORTH)→

19600 LANGLEY BYPASS



5741 PRODUCTION WAY



19613 56 AV



STREETSCAPE ALONG 196 ST (NORTH TO SOUTH)→



1. 25.05.22. 19613 56 AV
REV. DATE. DESCRIPTION
SCALE. DATE. 25.05.22. 19613 56 AV
PROJECT NUMBER. 25072

HUNGERFORD
PROPERTIES

TKA+D ARCHITECTURE + DESIGN INC.
25072 19613 56 AV

**Production Way
Storage**
5721 Production Way, Langley BC

Streetscape

PLOT DATE: 2025-11-20 12:48:55 PM

A03



① B1 - Southeast Corner View



② B1 - East View



③ B1 - East (Looking South)



④ 3D View 5



⑤ B2 - West View (from 196 St)

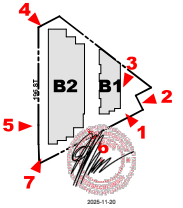


⑥ B2 - Southeast Corner View



⑦ B2 - Southwest Corner View

KEYPLAN



1. 20.05.21. 10:00 AM
 2. 20.05.21. 10:00 AM
 3. 20.05.21. 10:00 AM
 4. 20.05.21. 10:00 AM
 5. 20.05.21. 10:00 AM
 6. 20.05.21. 10:00 AM
 7. 20.05.21. 10:00 AM

HUNGERFORD
 PROPERTIES

TKA+D ARCHITECTURE + DESIGN LTD.

**Production Way
 Storage**
 5721 Production Way, Langley BC

3D Views

PLOT DATE: 2024-11-20 12:50:47 PM

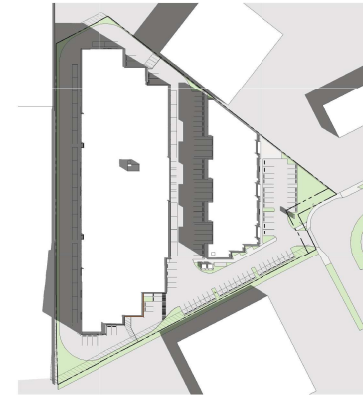
A04



① **Spring Equinox - 9 am**
1 : 1000



② **Summer Solstice - 9 am**
1 : 1000



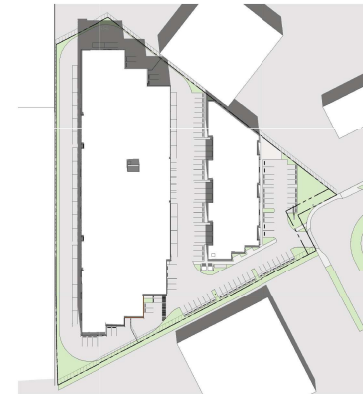
③ **Fall Equinox - 9 am**
1 : 1000



⑤ **Spring Equinox - Noon**
1 : 1000



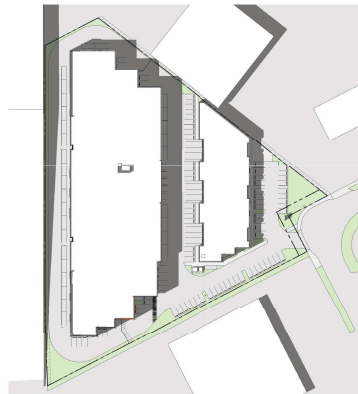
⑦ **Summer Solstice - Noon**
1 : 1000



⑨ **Fall Equinox - Noon**
1 : 1000



⑥ **Spring Equinox - 3 pm**
1 : 1000



⑧ **Summer Solstice - 3 pm**
1 : 1000



⑩ **Fall Equinox - 3 pm**
1 : 1000



1 - 2025.11.20 - 11/20/25
REV DATE DESCRIPTION
SCALE 1:1000 DATE 2025.11.20 DRAWN BY
PROJECT NUMBER 25002

HUNGERFORD
PROPERTIES

TKA+D ARCHITECTURE + DESIGN LTD.
2571 1/2 STREET, VANCOUVER, BC V6K 1A1

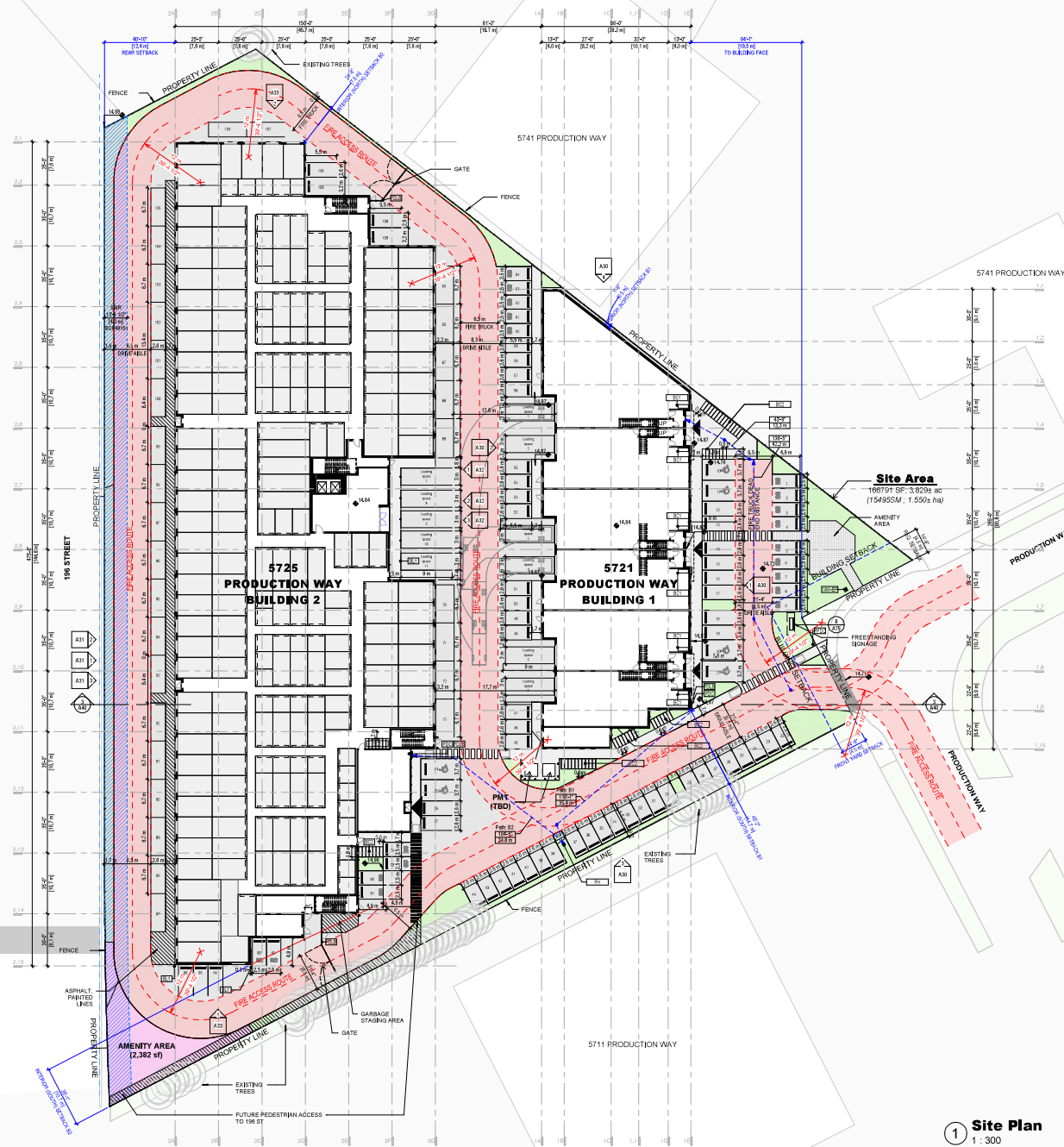
**Production Way
Storage**
5721 Production Way, Langley BC

Shadow Study

PLOT DATE: 2025-11-20 12:51:08 PM

A05

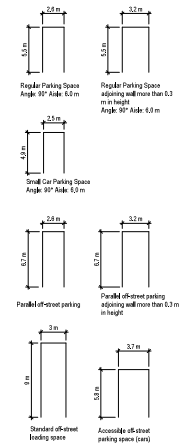




1 Site Plan
1 : 300

PARKING DIMENSIONS

Off-street parking and loading stalls are typical as shown. Refer to C.O.L. Zoning Bylaw 2100, Part I, Section E



KEYNOTE LEGEND

TAG	DESCRIPTION
BC1	BICYCLE CLASS I
BC2	BICYCLE CLASS II
BL1	FIRE DEPARTMENT CONNECTION
FDC	FIRE DEPARTMENT CONNECTION
FDLB	FIRE DEPARTMENT LOCK BOX
PH	FIRE HYDRANT
RFDC	REMOTE FIRE DEPARTMENT CONNECTION
WM+BP	WATER METER + BACKFLOW PREVENTER

1. 20.05.20. 10:00 AM
REV. DATE. Description
SCALE. As indicated. DATE. 20.05.20. DRAWN BY. JMW
PROJECT NUMBER. 20002

HUNGERFORD PROPERTIES

TKA+D ARCHITECTURE + DESIGN LTD.

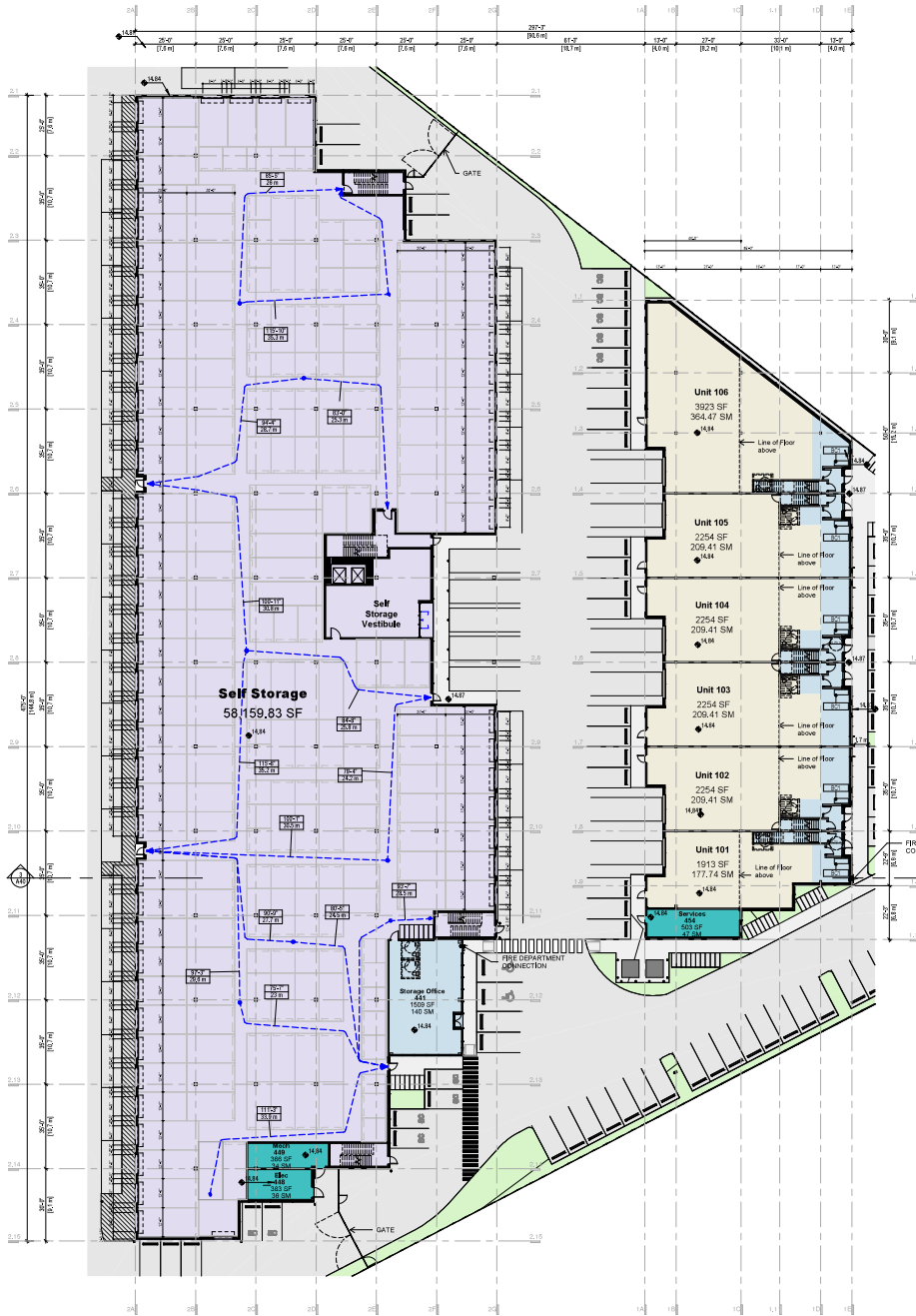
Production Way Storage
5721 Production Way, Langley BC

Site Plan

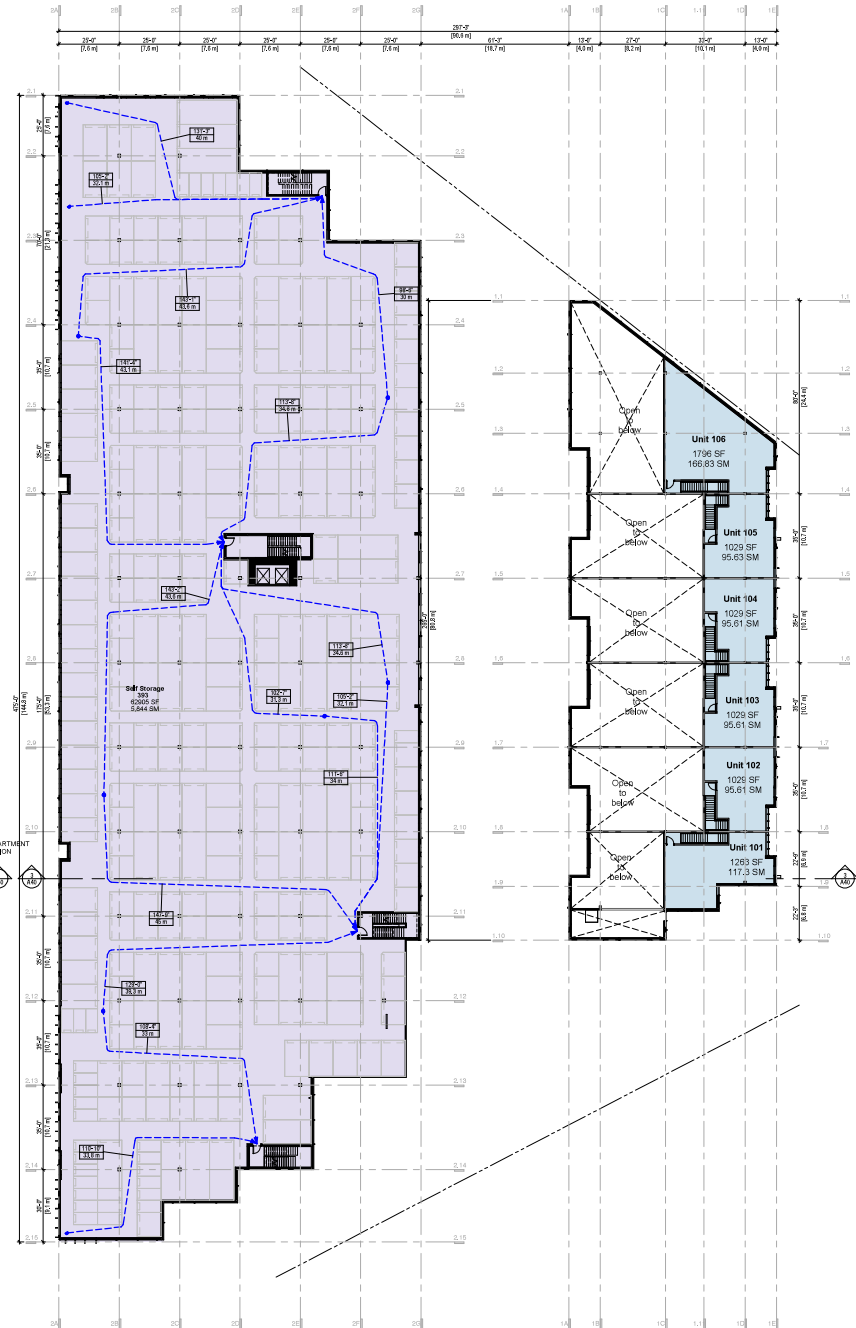
PLOT DATE. 2024-10-20 12:51:10 PM

A10





1 L1
1:250



3 L2
1:250



2 25.11.20 Released for DP
1 25.11.20 Drafting DP
REV DATE Description
SCALE 1:250 DATE 25.11.20 DRAWN Author
PROJECT NUMBER 25002

HUNGERFORD
PROPERTIES

TKA+D ARCHITECTURE + DESIGN LTD.
2571 PRODUCTION WAY, LANGLEY BC

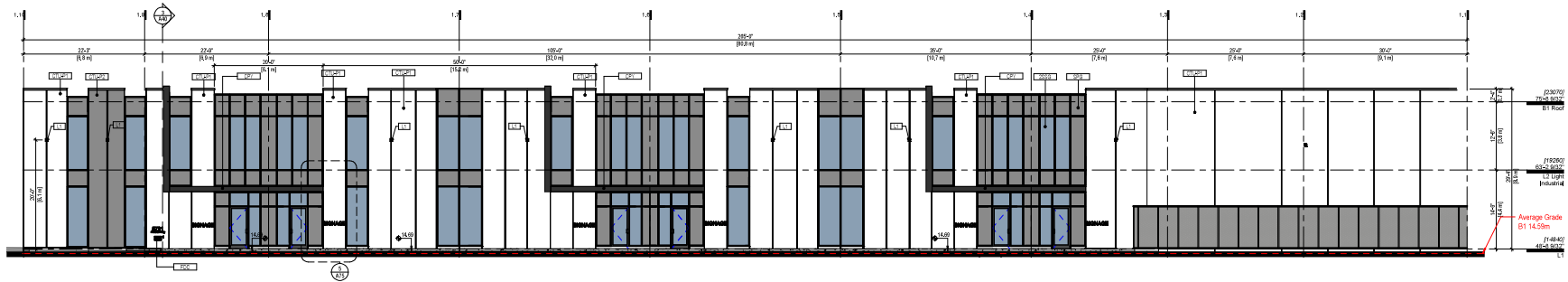
**Production Way
Storage**
5721 Production Way, Langley BC

Floor Plan L1 & L2

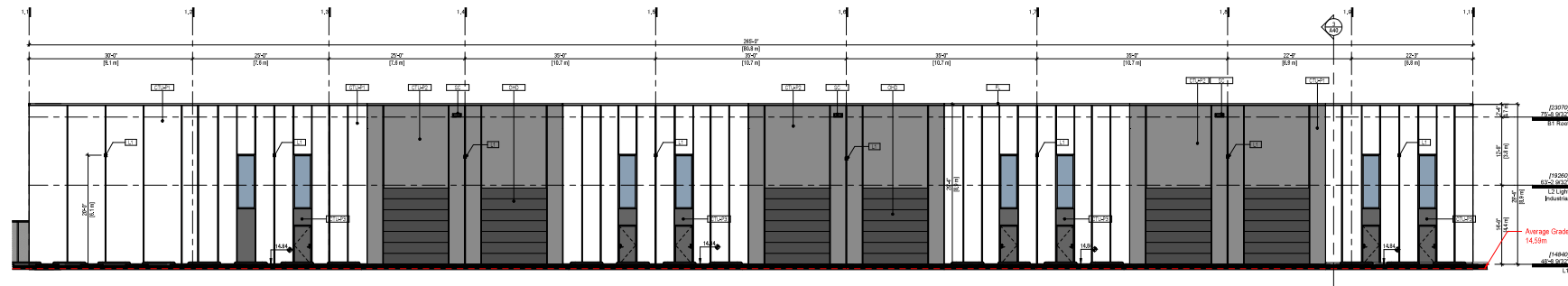
PLOT DATE 2025/11/20 12:51:12 PM

A11

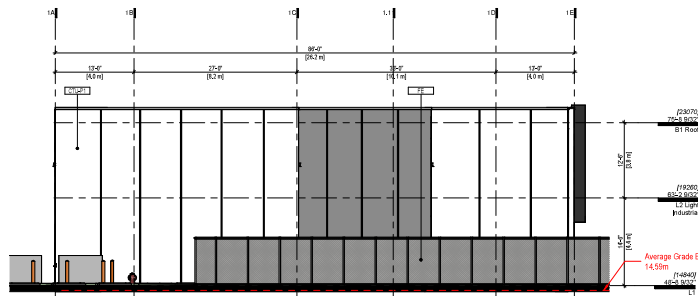




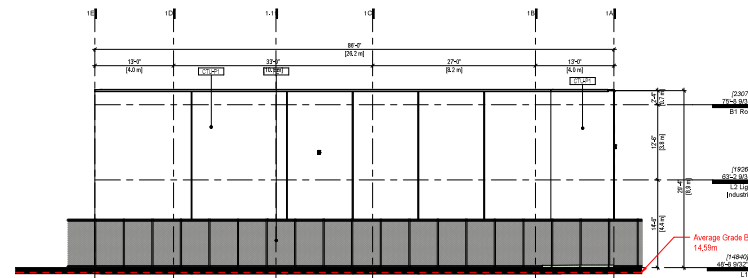
1 B1 - East
1 : 100



2 B1 - West
1 : 100



3 B1 - South
1 : 100



4 B1 - North
1 : 100

MATERIAL KEYNOTES

2SSO	2 SIDED STRUCTURAL GLAZING
BL1	ENTRY CANOPY: METAL CLADDING AND SOFFIT OVER STEEL FRAME
CPY	
CTU-P1	CONCRETE - TILT UP - PAINTED F1 (White)
CTU-P2	CONCRETE - TILT UP - PAINTED F2 (Medium Gray)
CTU-P3	CONCRETE - TILT UP - PAINTED P3 (Dark Gray)
CTU-P4	CONCRETE - TILT UP - PAINTED F4 (Orange)
FE	FENCE
FL	FLASHING
IMP-1	INSULATED METAL PANEL 1
IMP-2	INSULATED METAL PANEL 2
L1	LIGHT FIXTURE - TYPE 1
OHD	OVERHEAD DOOR
SC	SCUPPER DRAIN
SGN	SIGNAGE: BY OWNER
SPG	SPANDREL GLASS



2	25.11.25	Released for DP
1	25.11.25	Issued for DP
REV	DATE	DESCRIPTION
SCALE	1:100	DATE: 25.11.25 DRAWN: Author



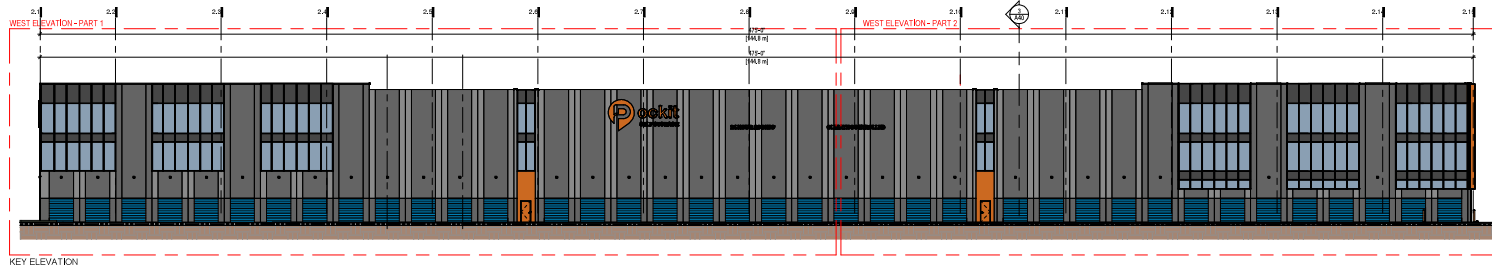
TKA+D ARCHITECTURE + DESIGN LTD.
25721 PRODUCTION WAY, LANGLEY BC V3A 9K7

Production Way Storage
3721 Production Way, Langley BC

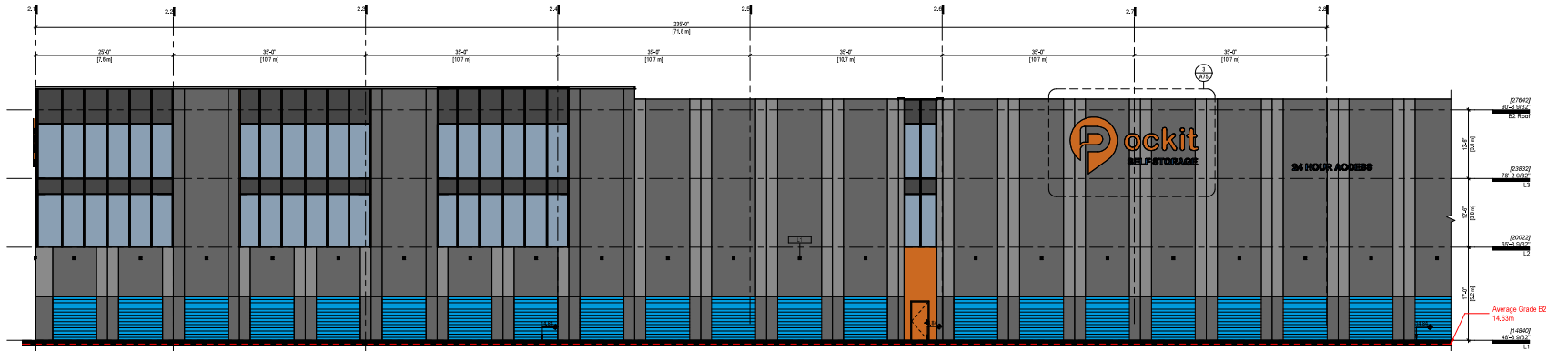
Elevations - Building 1

PLOT DATE: 2025-11-20 12:51:15 PM

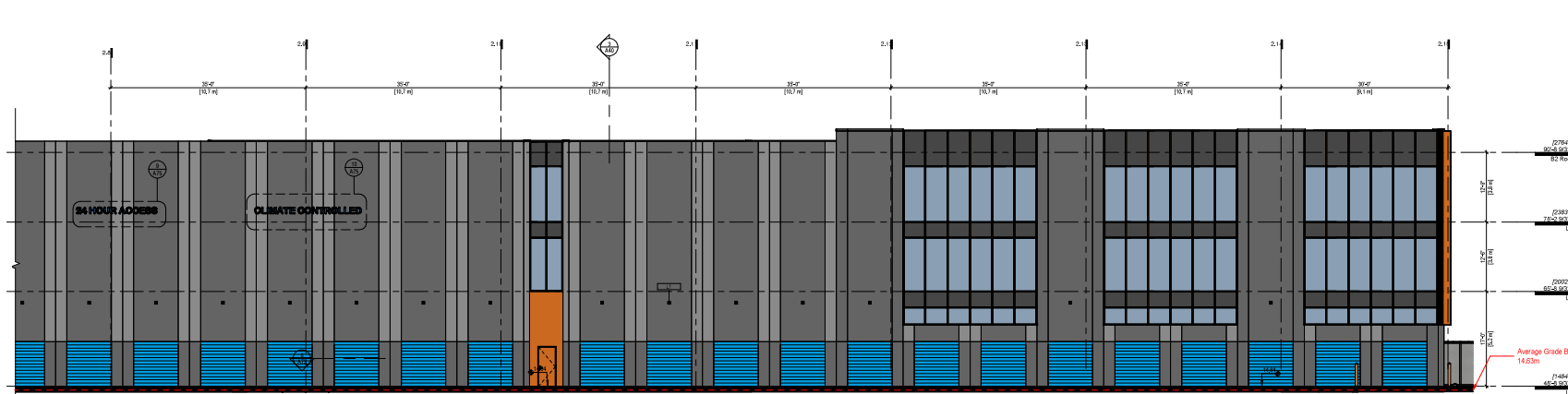
A30



1 B2 - West Key Elev.
1 : 200



2 B2 - West (Part 1)
1 : 100



3 B2 - West (Part 2)
1 : 100

- MATERIAL KEYNOTES**
- 2SSO 2 SIDED STRUCTURAL GLAZING
 - BL1 ENTRY CANOPY: METAL CLADDING AND SOFFIT OVER STEEL FRAME
 - CPY ENTRY CANOPY: METAL CLADDING AND SOFFIT OVER STEEL FRAME
 - CTU-P1 CONCRETE - TILT UP - PAINTED F1 (White)
 - CTU-P2 CONCRETE - TILT UP - PAINTED P2 (Medium Gray)
 - CTU-P3 CONCRETE - TILT UP - PAINTED P3 (Dark Gray)
 - CTU-P4 CONCRETE - TILT UP - PAINTED P4 (Orange)
 - FE FENCE
 - FL FLASHING
 - IMP-1 INSULATED METAL PANEL 1
 - IMP-2 INSULATED METAL PANEL 2
 - L1 LIGHT FIXTURE - TYPE 1
 - OHD OVERHEAD DOOR
 - SC SCUPPER DRAIN
 - SGN SIGNAGE BY OWNER
 - SPG SPANDREL GLASS



2 25.11.25 Released for CP
1 25.11.25 Issued for CP
SPY DATE: 25.11.25
SCALE: As indicated DATE: 25.11.25 DRAWN: Author
PROJECT NUMBER: 25002

HUNGERFORD PROPERTIES

TKA+D ARCHITECTURE + DESIGN LTD.
A COMPANY LIMITED BY GUARANTEE IN THE UNITED KINGDOM OF GREAT BRITAIN AND IRELAND

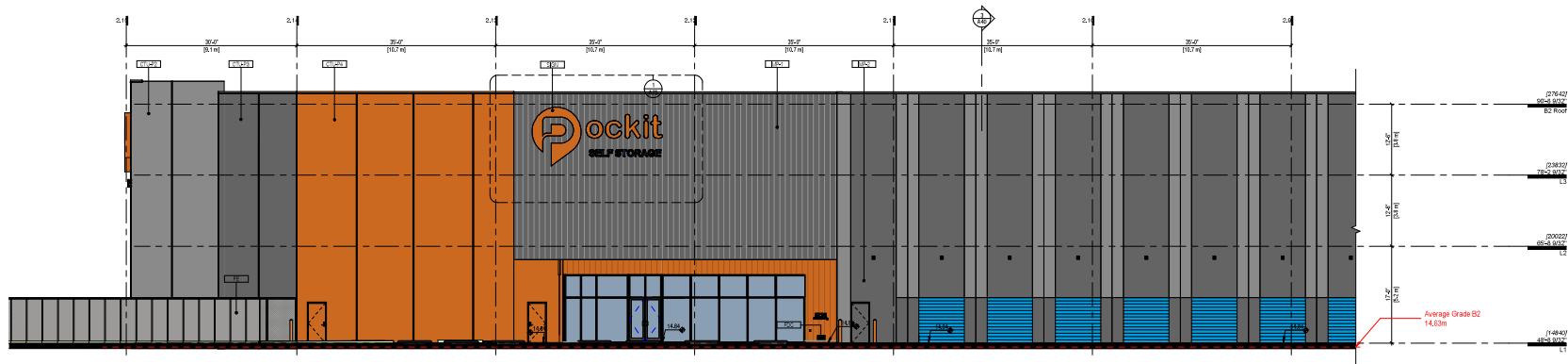
Production Way Storage
3721 Production Way, Langley BC

Elevations - Building 2 (West Elev)
PLOT DATE: 2025-11-20 12:51:17 PM

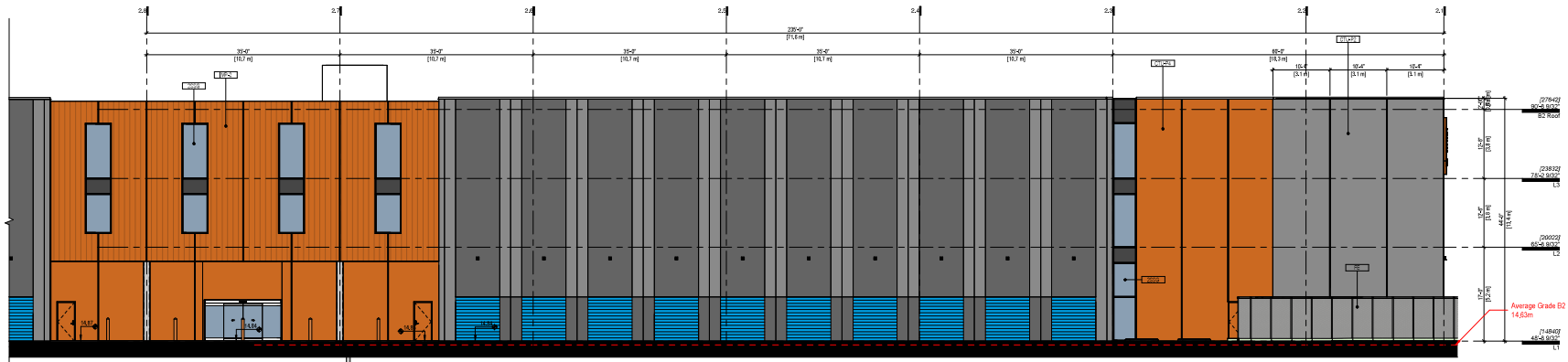
A31



① B2 - East Key Elev
1 : 200



② B2 - East (Part 1)
1 : 100



③ B2 - East (Part 2)
1 : 100

MATERIAL KEYNOTES

2SSO 2 SIDED STRUCTURAL GLAZING

BL1 ENTRY CANOPY: METAL CLADDING AND SOFFIT OVER STEEL FRAME

CPY

CTU-P1 CONCRETE - TILT UP - PAINTED F1 (White)

CTU-P2 CONCRETE - TILT UP - PAINTED F2 (Medium Gray)

CTU-P3 CONCRETE - TILT UP - PAINTED P3 (Dark Gray)

CTU-P4 CONCRETE - TILT UP - PAINTED F4 (Orange)

FE FENCE

FL FLASHING

IMP-1 INSULATED METAL PANEL 1

IMP-2 INSULATED METAL PANEL 2

L1 LIGHT FIXTURE - TYPE 1

OHD OVERHEAD DOOR

SC SCUPPER DRAIN

SGN SIGNAGE: BY OWNER

SPG SPANDREL GLASS



2 25.11.25 Released for CP
1 25.11.25 Issued for CP
SPY DATE Description
SCALE Author Date
PROJECT NUMBER 25002

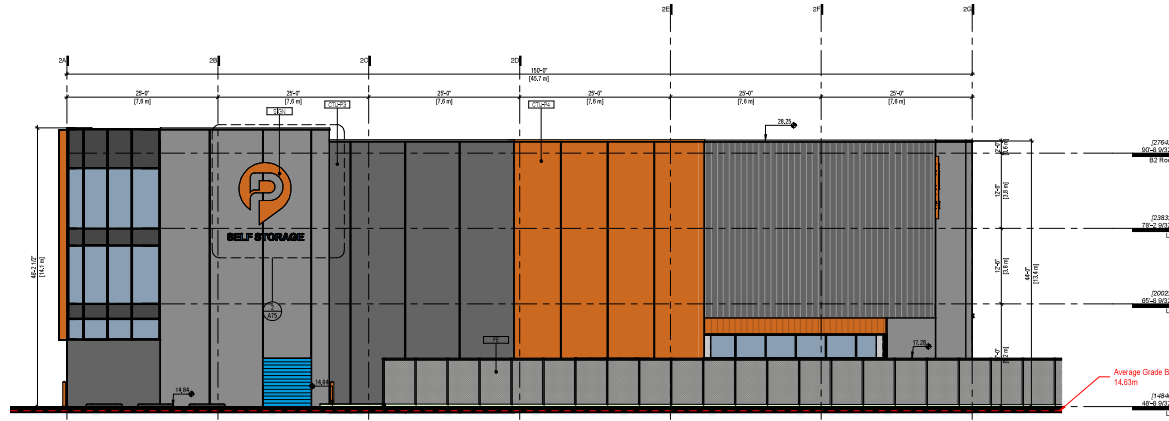
HUNGERFORD PROPERTIES

TKA+D ARCHITECTURE + DESIGN LTD.
A PROFESSIONAL FIRM INCORPORATED IN BRITAIN LTD.

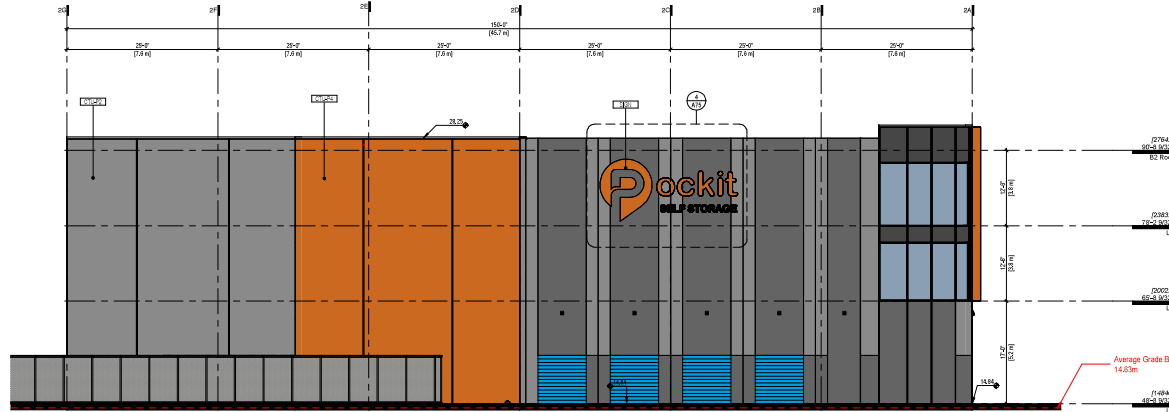
Production Way Storage
3721 Production Way, Langley BC

Elevations - Building 2 (East Elev)
PLOT DATE 2025-11-20 12:51:18 PM

A32



1 **B2 - South**
1 : 100



2 **B2 - North**
1 : 100

MATERIAL KEYNOTES

- 2SSG 2 SIDED STRUCTURAL GLAZING
- BL1 ENTRY CANOPY: METAL CLADDING AND SOFFIT OVER STEEL FRAME
- CPY
- CTU-P1 CONCRETE - TILT UP - PAINTED F1 (White)
- CTU-P2 CONCRETE - TILT UP - PAINTED P2 (Medium Gray)
- CTU-P3 CONCRETE - TILT UP - PAINTED P3 (Dark Gray)
- CTU-P4 CONCRETE - TILT UP - PAINTED P4 (Orange)
- FE FENCE
- FL FLASHING
- IMP-1 INSULATED METAL PANEL 1
- IMP-2 INSULATED METAL PANEL 2
- L1 LIGHT FIXTURE - TYPE 1
- OHD OVERHEAD DOOR
- SC SCUPPER DRAIN
- SIGN SIGNAGE BY OWNER
- SPG SPANDREL GLASS



2	25.11.19	Released for DP
1	25.11.19	Issued for DP
REV	DATE	DESCRIPTION
SCALE	1:100	DATE: 25.11.19
PROJECT NUMBER	25002	

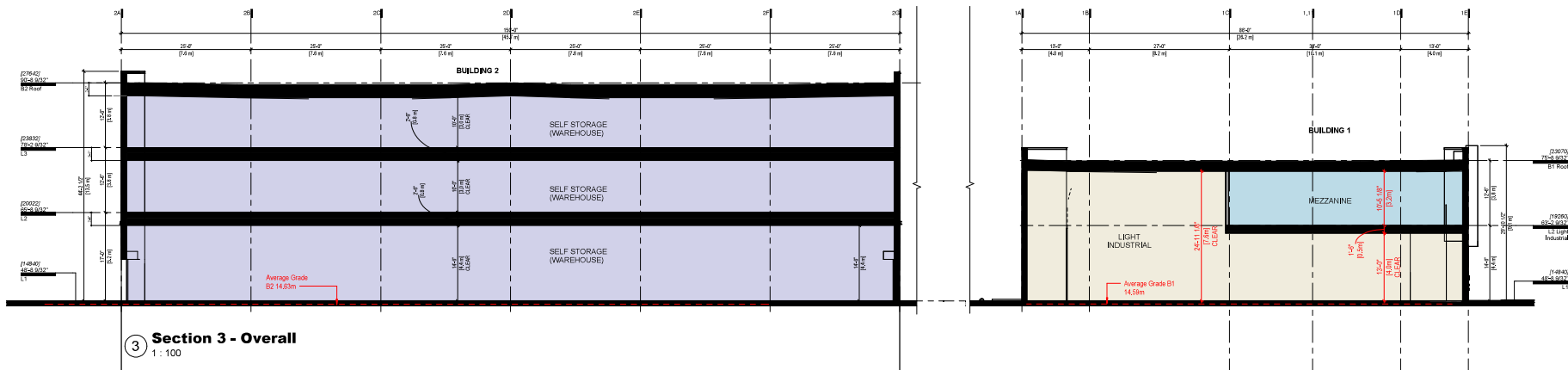


TKA+D ARCHITECTURE + DESIGN LTD.
25002 PRODUCTION WAY, LANGLEY BC

Production Way Storage
3721 Production Way, Langley BC

Elevations - Building 2 (North & South Elev)
PLOT DATE: 2025-11-20 12:51:13 PM

A33



2 25.11.19 Released for DP
1 25.11.19 Issued for DP
REV DATE Description
SCALE 1:100 DATE 25.11.19 DRAWN BY
PROJECT NUMBER 25002

HUNGERFORD
PROPERTIES

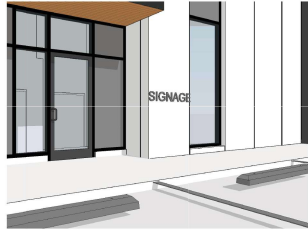
TKA+D ARCHITECTURE + DESIGN LTD.
REGISTERED ARCHITECTS (B.C.) 10-60-0000000-1

Production Way Storage
3721 Production Way, Langley BC

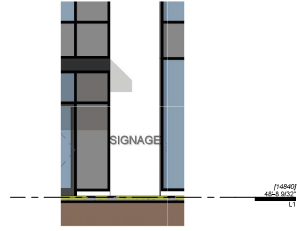
Section

PLOT DATE 2025-11-20 12:51:20 PM

A40



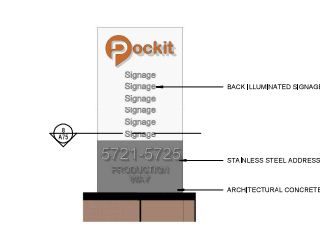
5.1 B1 - Unit Entrance



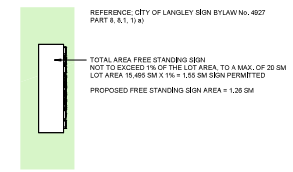
5 B1 - Unit Entrance -Typ.



6.1 3D View Project Sign



6 Elevation - Project Sign



8 Free Standing Sign Plan



4.1 3D View B2 - Sign 6



7 3D View B2 - Sign 3

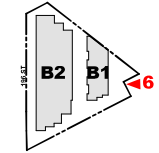


2.1 3D View B2 - Sign 2

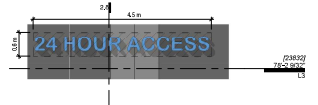
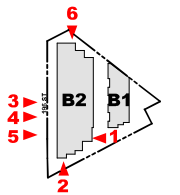


1.1 3D View B2 - Sign 1

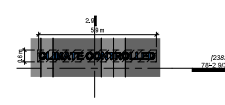
B1 KEYPLAN



B2 KEYPLAN



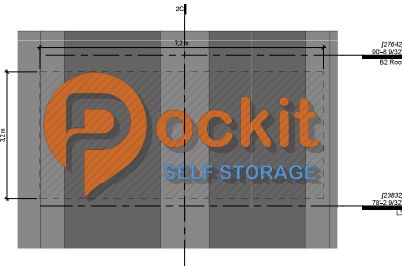
9 B2 - West Sign 4



10 B2 - West Sign 5

ALLOWABLE SIGNAGE AREA
REFERENCE: CITY OF LANGLEY SIGN BYLAW 4927, PART 6, 6.1, 2)
THE TOTAL AREA OF FASCIA SIGNS SHALL NOT EXCEED 0.8 SM OF EACH LINEAL METRE OF BUILDING FACE ON WHICH THEY ARE ERRECTED

PROPOSED SIGN AREA NORTH ELEVATION
NORTH ELEVATION BUILDING FACE: 45.7 m
ALLOWED SIGN SIZE: 0.8 m x 4.0 m = 3.2 SM
PROPOSED SIGN SIZE: 7.2 m x 3.2 m = 23.04 SM
FASCIA SIGN MAXIMUM DEPTH 0.3 m



4 B2 - North - Sign 6

ALLOWABLE SIGNAGE AREA
REFERENCE: CITY OF LANGLEY SIGN BYLAW 4927, PART 6, 6.1, 2)
THE TOTAL AREA OF FASCIA SIGNS SHALL NOT EXCEED 0.8 SM OF EACH LINEAL METRE OF BUILDING FACE ON WHICH THEY ARE ERRECTED

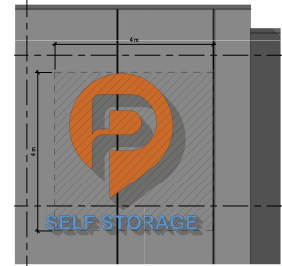
PROPOSED SIGN AREA WEST ELEVATION
WEST ELEVATION BUILDING FACE: 14.0 m
ALLOWED SIGN SIZE: 0.8 m x 14.0 m = 11.2 SM
PROPOSED SIGN SIZE: 4.0 m x 4.0 m = 16.0 SM
FASCIA SIGN MAXIMUM DEPTH 0.3 m



3 B2 - West - Sign 3

ALLOWABLE SIGNAGE AREA
REFERENCE: CITY OF LANGLEY SIGN BYLAW 4927, PART 6, 6.1, 2)
THE TOTAL AREA OF FASCIA SIGNS SHALL NOT EXCEED 0.8 SM OF EACH LINEAL METRE OF BUILDING FACE ON WHICH THEY ARE ERRECTED

PROPOSED SIGN AREA SOUTH ELEVATION
SOUTH ELEVATION BUILDING FACE: 45.7 m
ALLOWED SIGN SIZE: 0.8 m x 4.0 m = 3.2 SM
PROPOSED SIGN SIZE: 4.0 m x 4.0 m = 16.0 SM
FASCIA SIGN MAXIMUM DEPTH 0.3 m



2 B2 - South - Sign 2

ALLOWABLE SIGNAGE AREA
REFERENCE: CITY OF LANGLEY SIGN BYLAW 4927, PART 6, 6.1, 2)
THE TOTAL AREA OF FASCIA SIGNS SHALL NOT EXCEED 0.8 SM OF EACH LINEAL METRE OF BUILDING FACE ON WHICH THEY ARE ERRECTED

PROPOSED SIGN AREA EAST ELEVATION
EAST ELEVATION BUILDING FACE: 14.0 m
ALLOWED SIGN SIZE: 0.8 m x 14.0 m = 11.2 SM
PROPOSED SIGN SIZE: 0.8 m x 3.2 m = 2.56 SM
FASCIA SIGN MAXIMUM DEPTH 0.3 m



1 B2 - East - Sign 1



2 25.11.19 Released for DP
1 25.11.19 Draft for DP
REV DATE Description
SCALE As indicated DATE 25.11.19 DRAWN BY
PROJECT NUMBER 25002

HUNGERFORD PROPERTIES

TKA+D ARCHITECTURE + DESIGN LTD.

Production Way
Storage
3721 Production Way, Langley BC

Exterior Details

PLOT DATE 2025-11-20 12:51:34 PM

A75

MATERIAL

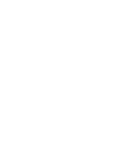
CONCRETE - TILT UP - PAINTED
P1 (White)



IMP-3 Metal Cladding
Insulated Metal Panel
Meit Span CF Mesa PIR
Slate Gray
or Approved Equivalent



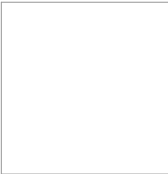
IMP-4 Metal Cladding
Insulated Metal Panel
Meit Span CF Mesa PIR
Orange to match P-4
or Approved Equivalent



IMP-5 Metal Cladding
Insulated Metal Panel
Meit Span CF Mesa PIR
Blue to match P-5
or Approved Equivalent



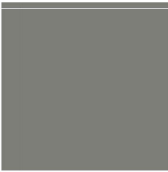
PAINT



P2 White
Name (TBC)
Code (TBC)



P2 Medium Gray
Name (TBC)
Code (TBC)



P3 Dark Gray
Name (TBC)
Code (TBC)
To match CTU-P3



P4 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4



P5 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors



P6 Dark Gray
Name (TBC)
Code (TBC)

P7 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

P8 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

P9 Dark Gray
Name (TBC)
Code (TBC)

P10 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

P11 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

P12 Dark Gray
Name (TBC)
Code (TBC)

P13 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

P14 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

P15 Dark Gray
Name (TBC)
Code (TBC)

P16 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

P17 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

P18 Dark Gray
Name (TBC)
Code (TBC)

P19 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

P20 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

P21 Dark Gray
Name (TBC)
Code (TBC)

P22 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

P23 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

P24 Dark Gray
Name (TBC)
Code (TBC)

P25 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

P26 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

P27 Dark Gray
Name (TBC)
Code (TBC)

P28 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

P29 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

P30 Dark Gray
Name (TBC)
Code (TBC)

P31 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

P32 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

P33 Dark Gray
Name (TBC)
Code (TBC)

P34 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

P35 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

P36 Dark Gray
Name (TBC)
Code (TBC)

P37 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

P38 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

P39 Dark Gray
Name (TBC)
Code (TBC)

P40 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

P41 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

P42 Dark Gray
Name (TBC)
Code (TBC)

P43 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

P44 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

P45 Dark Gray
Name (TBC)
Code (TBC)

P46 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

P47 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

P48 Dark Gray
Name (TBC)
Code (TBC)

P49 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

P50 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

P51 Dark Gray
Name (TBC)
Code (TBC)

P52 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

P53 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

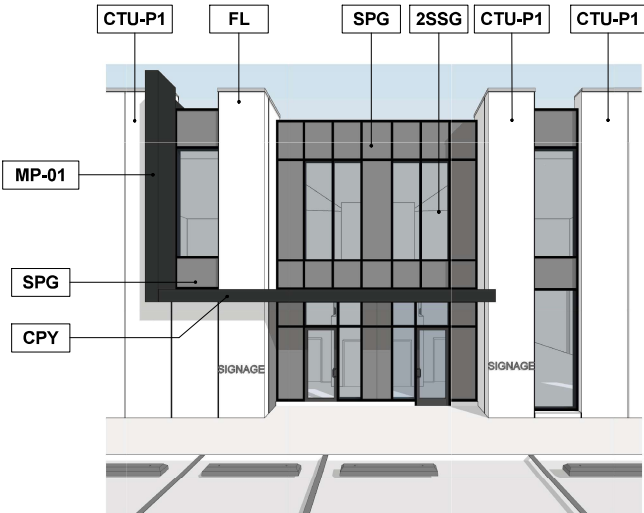
P54 Dark Gray
Name (TBC)
Code (TBC)

P55 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4

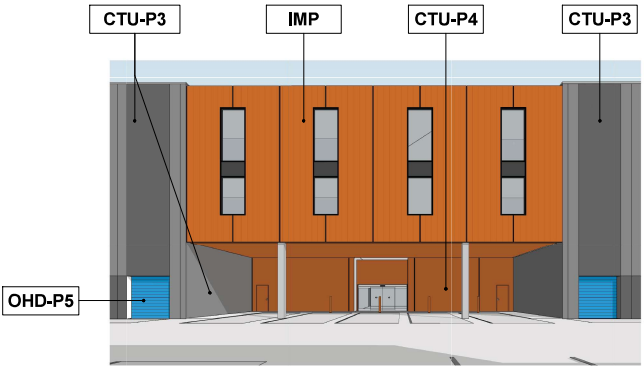
P56 Blue
Paint Benjamin Moore
Name (TBC)
Code (TBC)
Roll Up Doors

P57 Dark Gray
Name (TBC)
Code (TBC)

P58 Orange
Paint Benjamin Moore
Electric Orange
CTU-P4



1 B1 - Typ. Entry



2 B2 - Storage Access

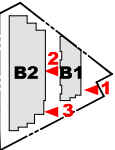


3 B2 - Storage Office

MATERIAL KEYNOTES

- 2SSG 2 SIDED STRUCTURAL GLAZING
- BL1 ENTRY CANOPY, METAL CLADDING AND SOFFIT OVER STEEL FRAME
- CPY ENTRY CANOPY, METAL CLADDING AND SOFFIT OVER STEEL FRAME
- CTU-P1 CONCRETE - TILT UP - PAINTED P1 (White)
- CTU-P2 CONCRETE - TILT UP - PAINTED P2 (Medium Gray)
- CTU-P3 CONCRETE - TILT UP - PAINTED P3 (Dark Gray)
- CTU-P4 CONCRETE - TILT UP - PAINTED P4 (Orange)
- FE FENCE
- FL FLASHING
- IMP-1 INSULATED METAL PANEL 1
- IMP-2 INSULATED METAL PANEL 2
- L1 LIGHT FIXTURE - TYPE 1
- OHD OVERHEAD DOOR
- SC SCUPPER DRAIN
- SIGN SIGNAGE, BY OWNER
- SPG SPANDREL GLASS

KEYPLAN



2 25.11.19 Released for DP
1 25.11.19 Issued for DP
SPG DATE: Issued for DP
SCALE: 1"=10' DATE: 25.11.19 DRAWN: Author
PROJECT NUMBER: 25072

HUNGERFORD PROPERTIES

TKA+D ARCHITECTURE + DESIGN LTD.

Production Way
Storage
3721 Production Way, Langley BC

Materials Board

PLOT DATE: 2024-11-20 12:51:43 PM

A90

PRODUCTION WAY STORAGE

5721 Production Way, Langley, BC

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

LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L1.0	TREE MANAGEMENT PLAN
L1.1	LANDSCAPE LAYOUT PLAN - OVERALL
L1.2	LANDSCAPE LAYOUT PLAN - NORTH WEST
L1.3	LANDSCAPE LAYOUT PLAN - SOUTH WEST
L1.4	LANDSCAPE LAYOUT PLAN - EAST
L1.5	LANDSCAPE LAYOUT PLAN - OVERALL
L2.0	PLANTING PALETTE
L2.1	PLANTING PLAN- NORTH WEST
L2.2	PLANTING PLAN - SOUTH WEST
L2.3	PLANTING PLAN - EAST
L5.0	LANDSCAPE DETAILS
L5.1	LANDSCAPE DETAILS

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.

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 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.



NOT FOR
CONSTRUCTION

12	
11	
10	
9	
8	
7	
6	
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.	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

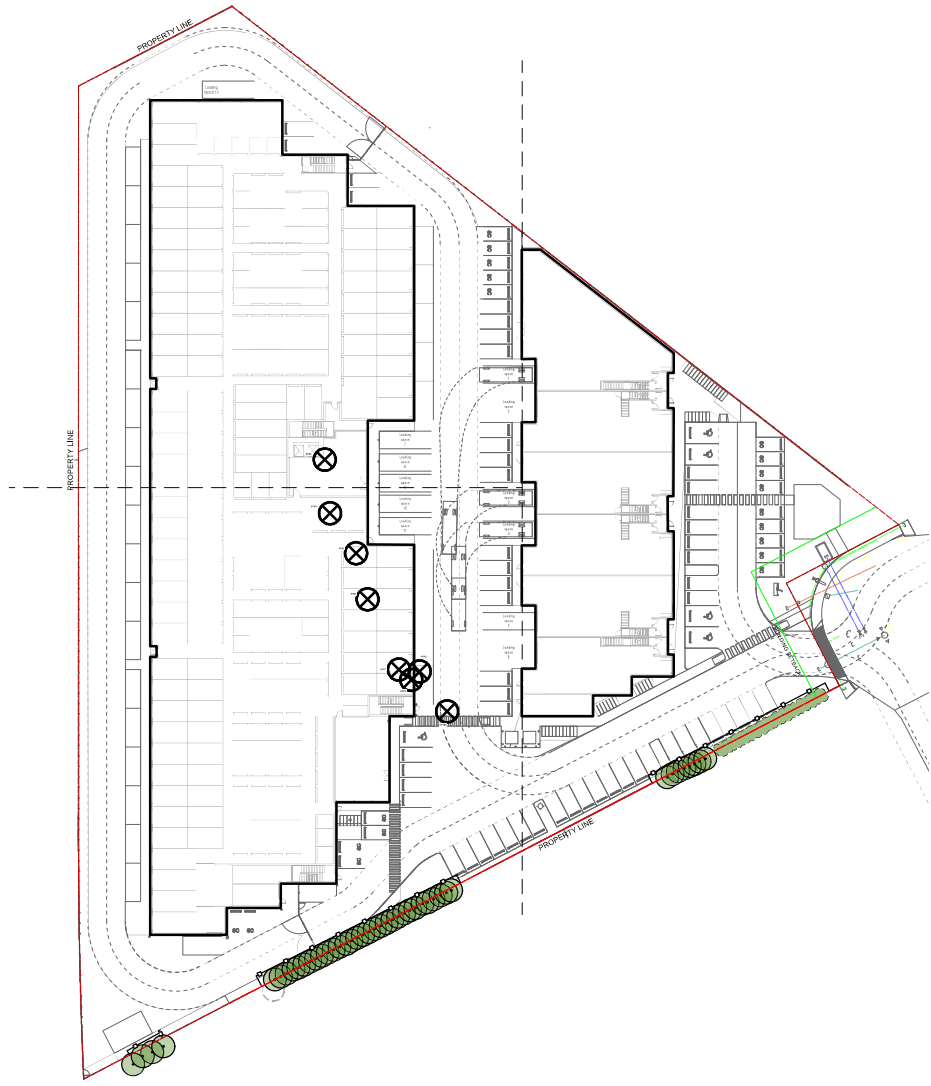
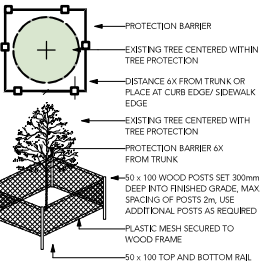


EXISTING TREE TO BE RETAINED



TREE PROTECTION FENCING

TREE PROTECTION FENCING TO BE
INSTALLED PER CITY OF SURREY STANDARDS
AND INSPECTED BY ARBORIST PRIOR TO
CONSTRUCTION ACTIVITY



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
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.



NOT FOR
CONSTRUCTION

12	
11	
10	
9	
8	
7	
6	
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:	1:400
Drawn:	EG
Reviewed:	DS
Project No.	25-012

LANDSCAPE SITE
PLAN

L1.0

LAYOUT PLAN



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 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.



NOT FOR
CONSTRUCTION

12	
11	
10	
9	
8	
7	
6	
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

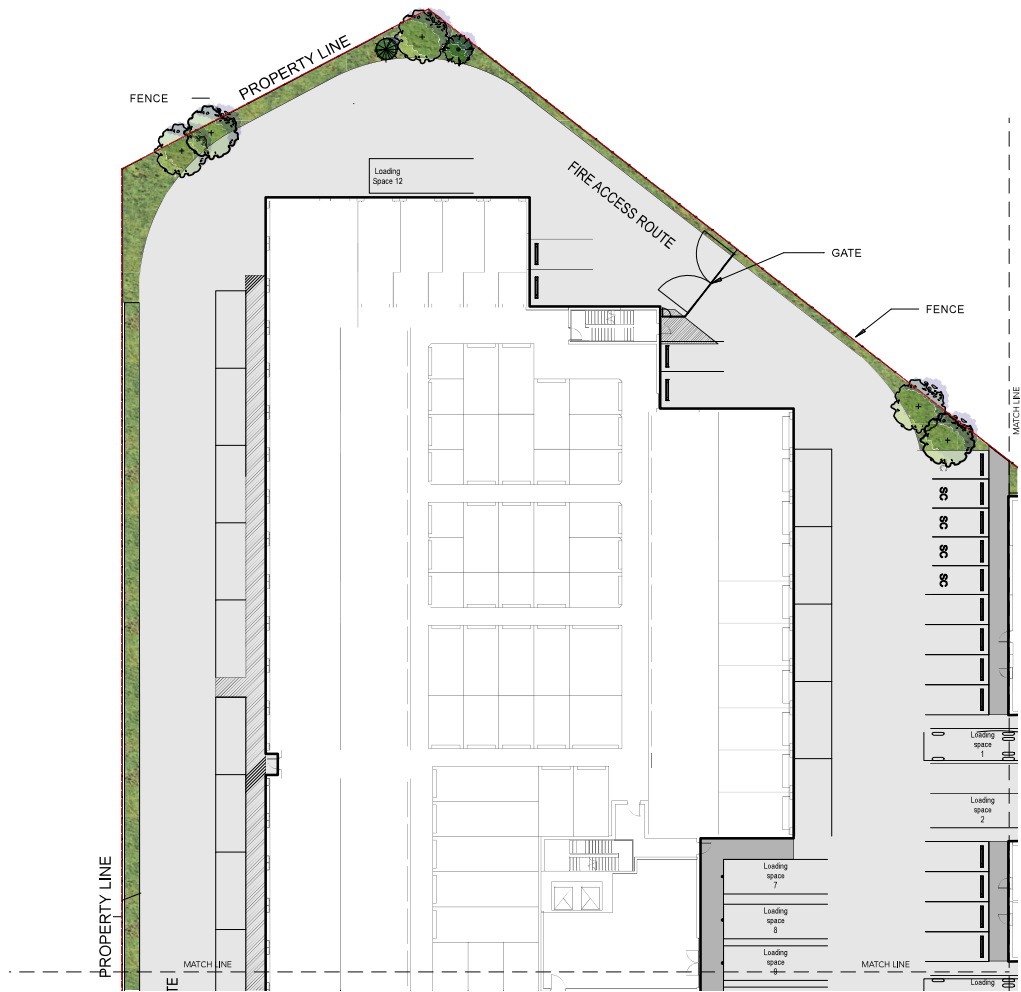
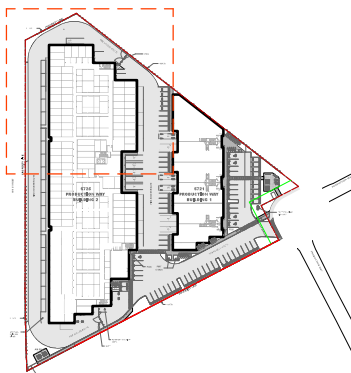
5721 Production Way
Langley, British Columbia

Scale:	1:400
Drawn:	EG
Reviewed:	DS
Project No.	25-012

LANDSCAPE SITE
PLAN

L1.1

LAYOUT PLAN - NORTH WEST



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 BY THE PROJECT AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

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



NOT FOR
CONSTRUCTION

12	
11	
10	
9	
8	
7	
6	
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

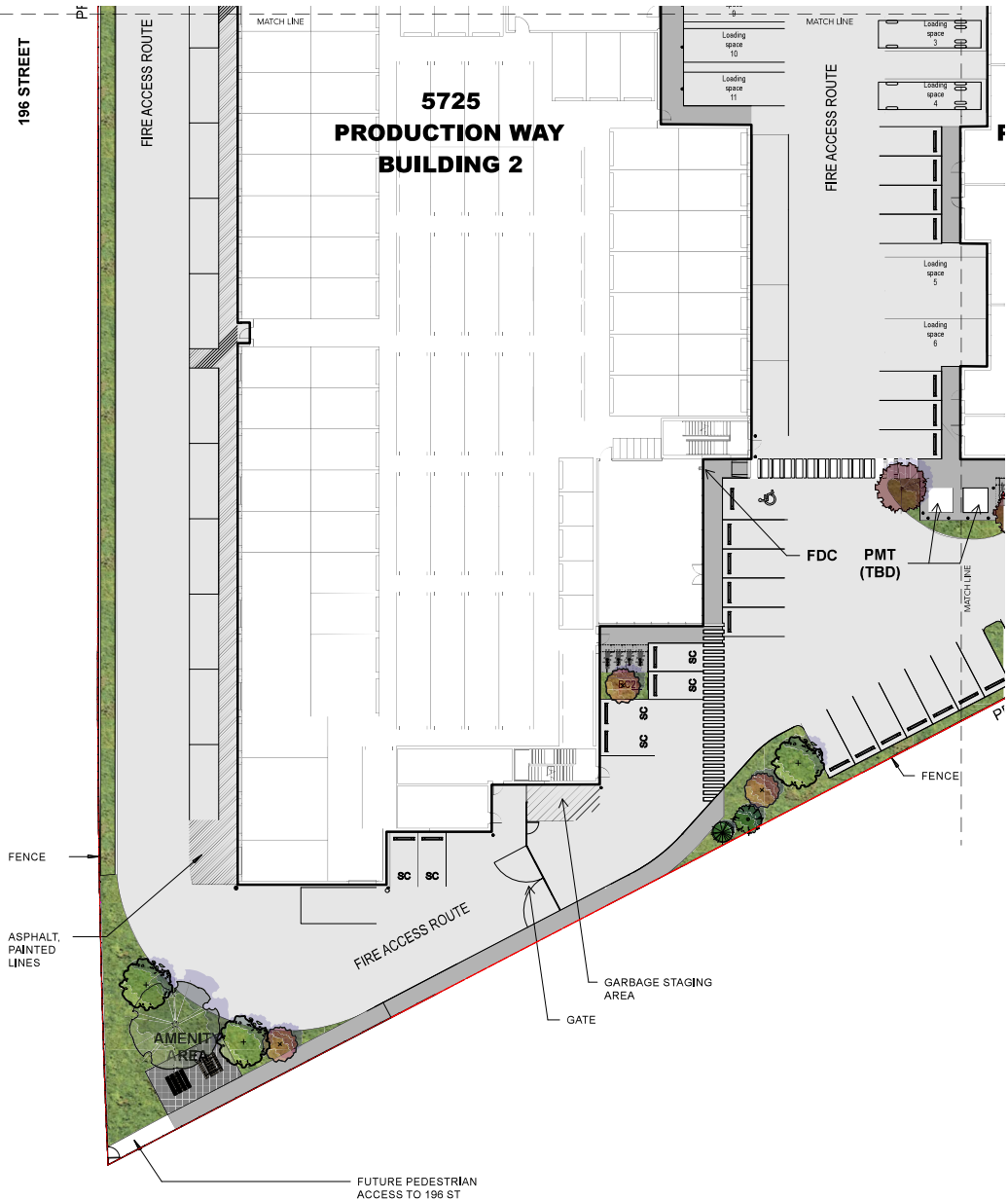
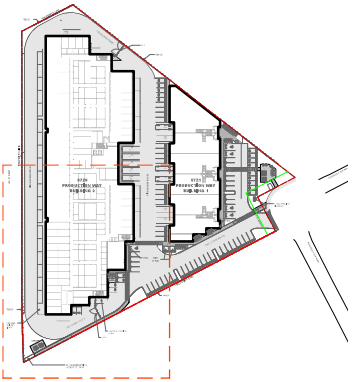
5721 Production Way
Langley, British Columbia

Scale: 1:200
Drawn: MS
Reviewed: DS
Project No. 25-012

LANDSCAPE SITE
PLAN

L1.2

LAYOUT PLAN - SOUTH WEST



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 BY 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.



NOT FOR CONSTRUCTION

12	
11	
10	
9	
8	
7	
6	
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

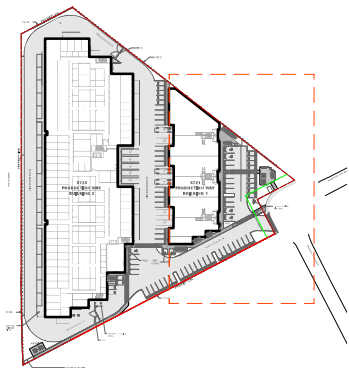
5721 Production Way
Langley, British Columbia

Scale:	1:200
Drawn:	MS
Reviewed:	DS
Project No.	25-012

LANDSCAPE
LAYOUT PLAN -
SOUTH WEST

L1.3

LAYOUT PLAN - EAST



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 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.



NOT FOR
CONSTRUCTION

12	
11	
10	
9	
8	
7	
6	
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:	1:200
Drawn:	MS
Reviewed:	DS
Project No.	25-012

LANDSCAPE
LAYOUT PLAN -
EAST

L1.4

LAYOUT PLAN



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.



NOT FOR
CONSTRUCTION

12	
11	
10	
9	
8	
7	
6	
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:	1:400
Drawn:	EG
Reviewed:	DS
Project No.	25-012

LANDSCAPE
FENCE PLAN

L1.5

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 BY THE PROJECT ARCHITECT 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.



NOT FOR
CONSTRUCTION

12	
11	
10	
9	
8	
7	
6	
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.	25-012

PLANT PALETTE

L2.0

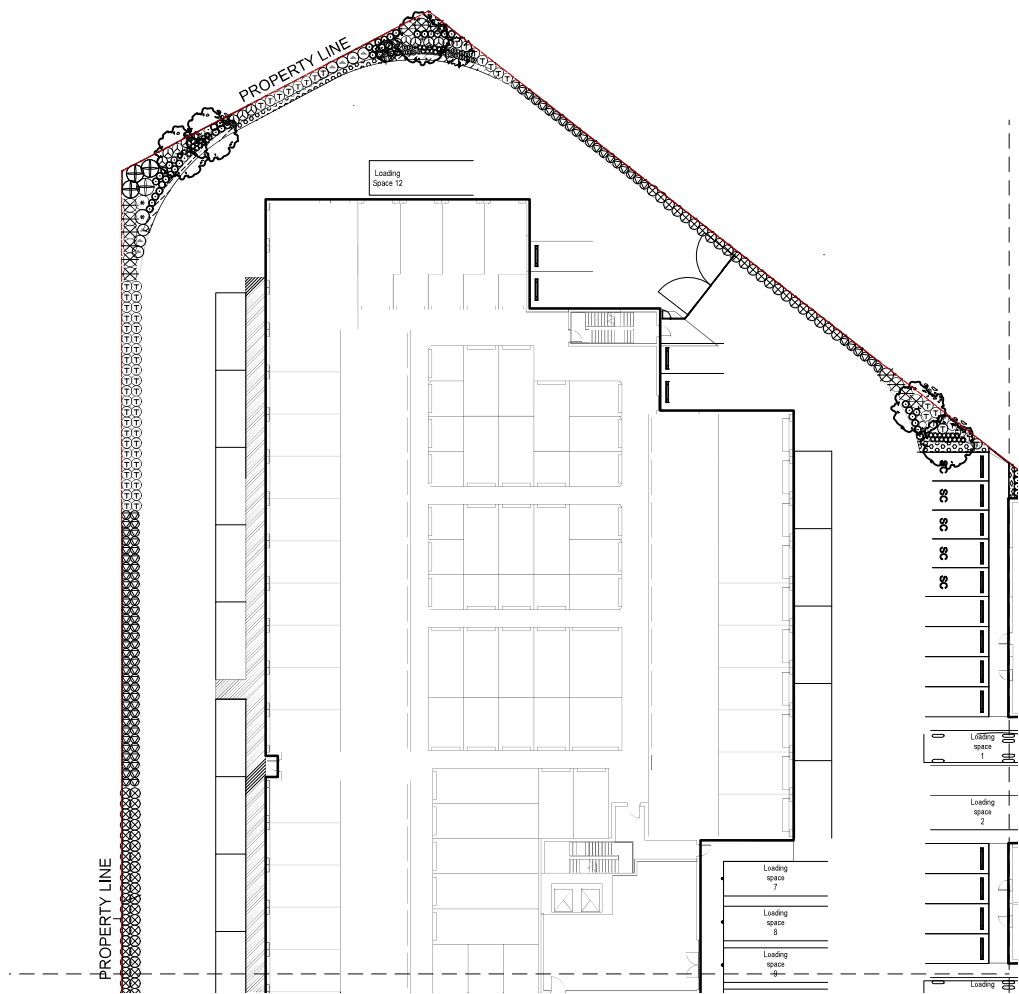
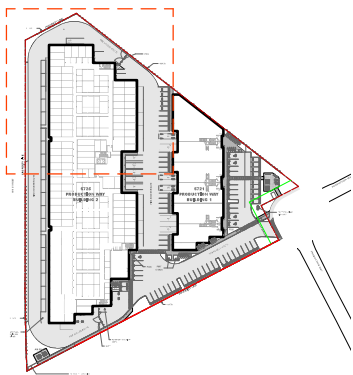
PLANT LIST

		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 calycinoides '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-LOGS 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



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 BY 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.



NOT FOR
CONSTRUCTION

12	
11	
10	
9	
8	
7	
6	
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



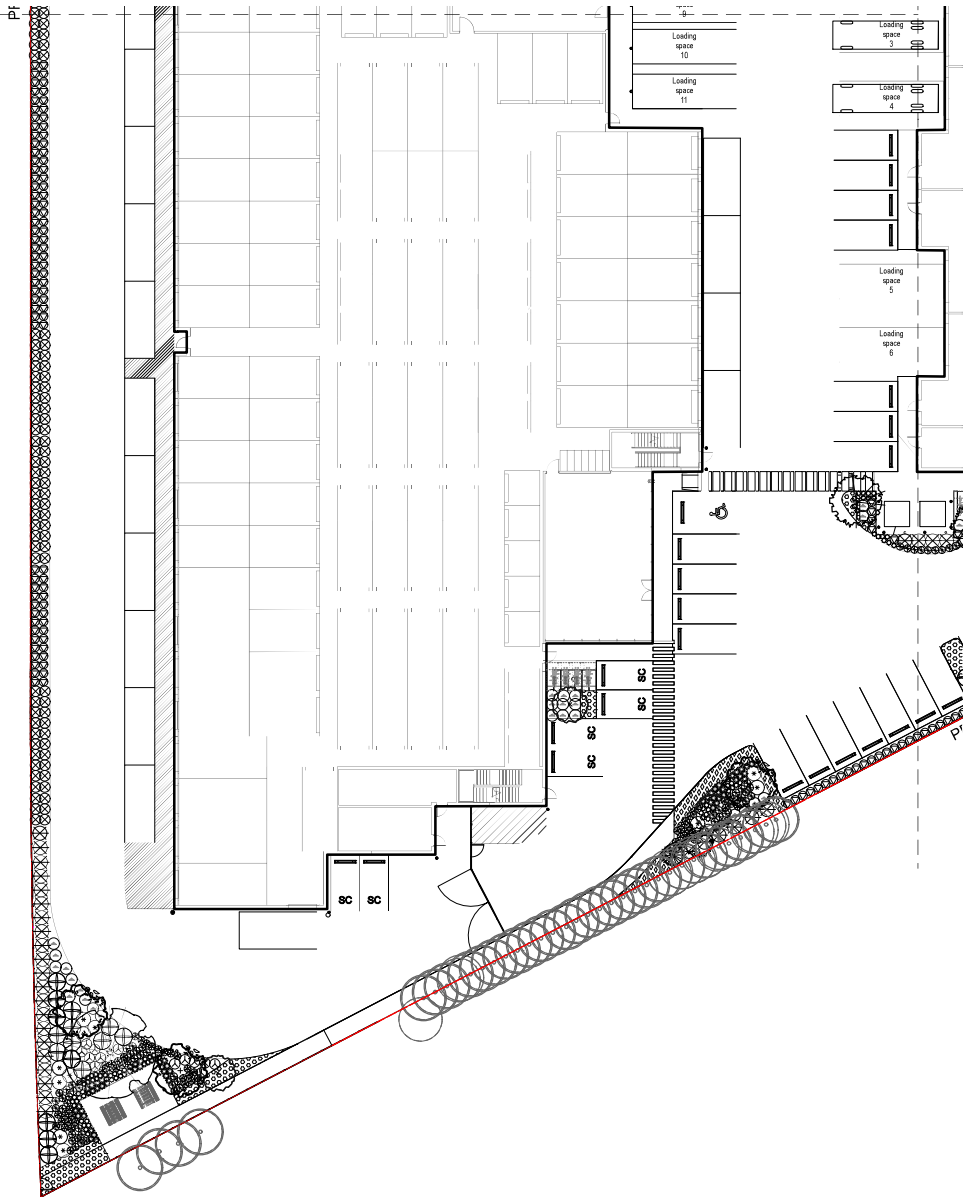
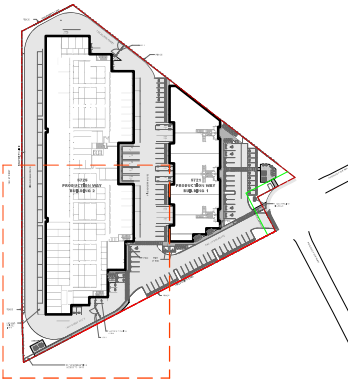
Production Way
Storage

5721 Production Way
Langley, British Columbia

Scale:	1:200
Drawn:	MS
Reviewed:	DS
Project No.	25-012

LANDSCAPE SITE
PLAN

LAYOUT PLAN - SOUTH WEST



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 BY 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.



NOT FOR
CONSTRUCTION

12	
11	
10	
9	
8	
7	
6	
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

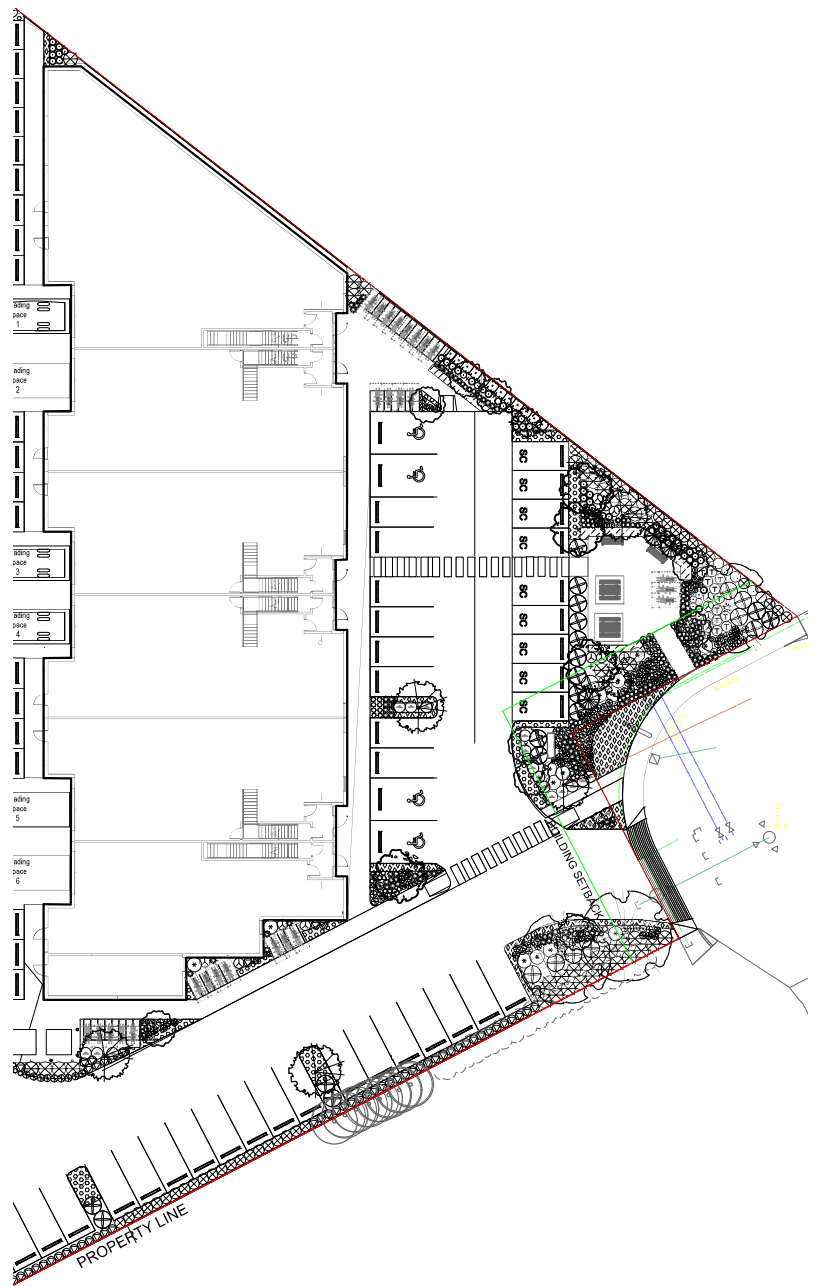
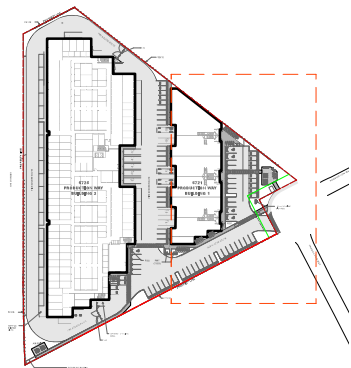
5721 Production Way
Langley, British Columbia

Scale:	1:200
Drawn:	MS
Reviewed:	DS
Project No.	25-012

LANDSCAPE
LAYOUT PLAN -
SOUTH WEST

L2.2

LAYOUT PLAN - EAST



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 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.



NOT FOR
CONSTRUCTION

12	
11	
10	
9	
8	
7	
6	
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



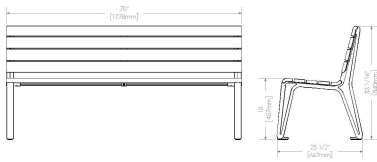
Production Way
Storage

5721 Production Way
Langley, British Columbia

Scale:	1:200
Drawn:	MS
Reviewed:	DS
Project No.	25-012

LANDSCAPE
LAYOUT PLAN -
EAST

L2.3



1

BACKED BENCH

Scale: NTS

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

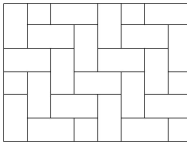


2

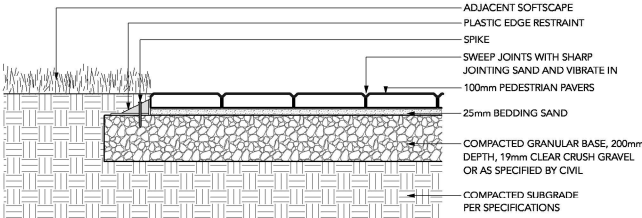
CLUSTER SEATING

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

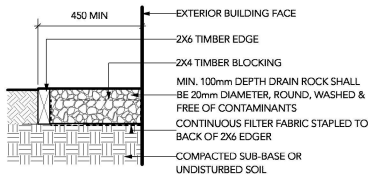


NOTE:
USE PLASTIC HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

3

PEDESTRIAN UNIT PAVERS

Scale: 1:10

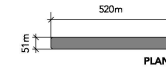


NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

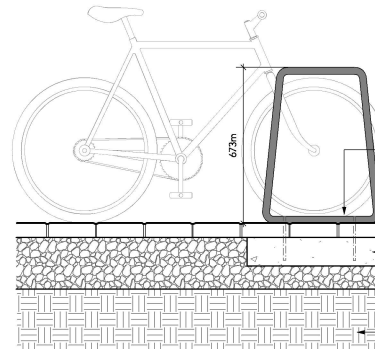
5

GRAVEL DRAIN STRIP - ON GRADE

Scale: 1:10



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



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.

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.



NOT FOR CONSTRUCTION

12	
11	
10	
9	
8	
7	
6	
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



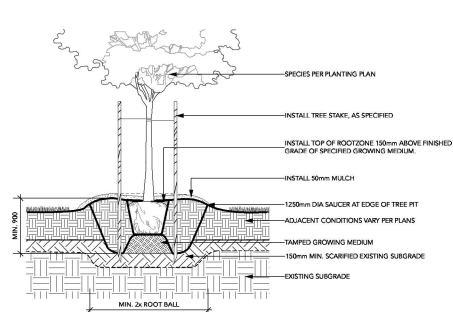
Production Way Storage

5721 Production Way
Langley, British Columbia

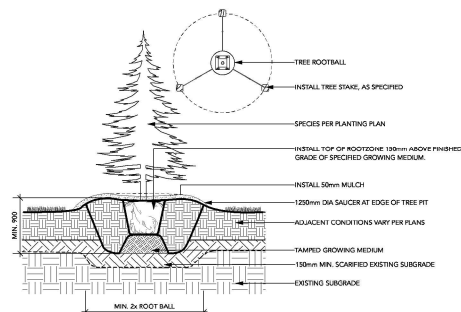
Scale:	N/A
Drawn:	EG/DS
Reviewed:	DS
Project No.	23-020

DETAILS - HARDSCAPE AND FURNISHINGS

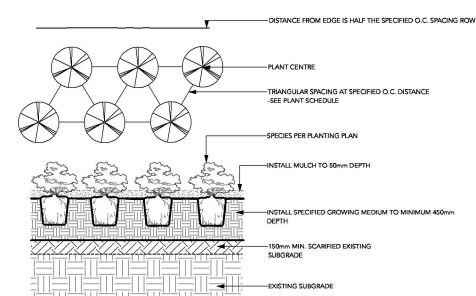
L5-0



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

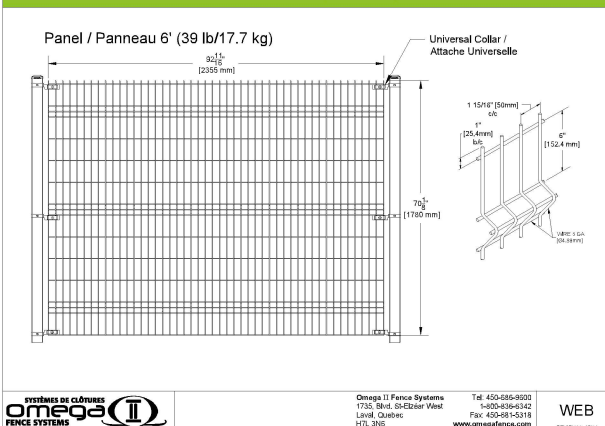


2 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:25

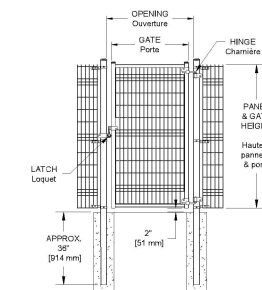


3 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:25

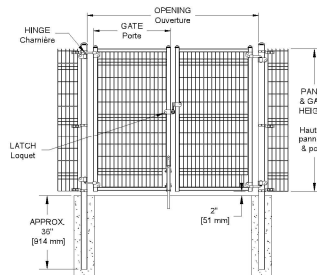
**OMEGA ARCHITECTURAL PANELS MOUNTED ON SQUARE POSTS (HEIGHT 6')
PANNEAUX OMEGA ARCHITECTURALE SUR POTEAUX CARRÉS (GRANDEUR 6')**



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" X 3" 11 GAUGE POSTS



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" X 4" 11 GAUGE POSTS



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



5 AMENITY PERGOLA
Scale: NTS

**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.

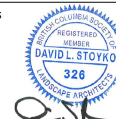
DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**HUNGERFORD
PROPERTIES**

**NOT FOR
CONSTRUCTION**

12	
11	
10	
9	
8	
7	
6	
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 25-06-16

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