

# PRODUCTION WAY STORAGE

5721 Production Way, Langley, BC

Landscape Set Issued for Development Permit Application  
January 28, 2026

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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.

David Stoyko  
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P. 604.720.0048

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NOT FOR  
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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

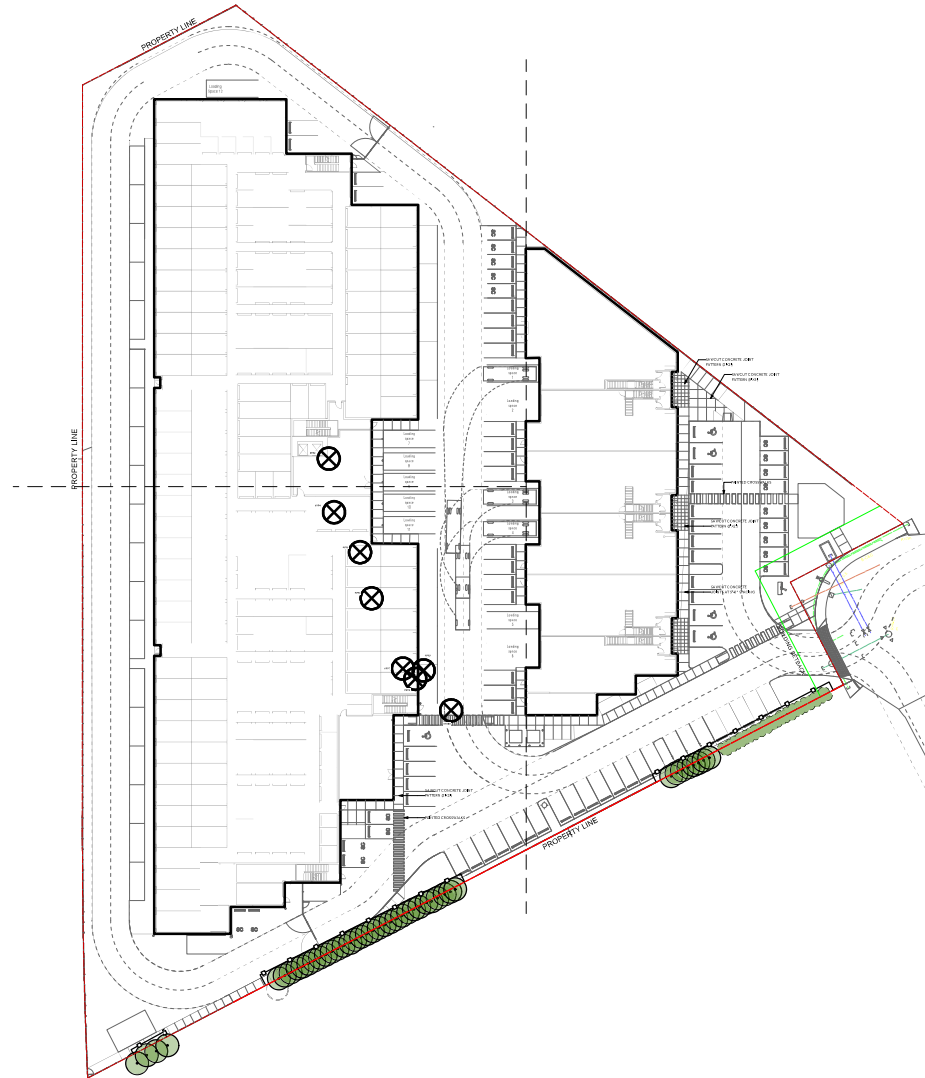
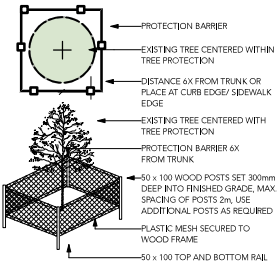
COVER PAGE

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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Langley, British Columbia

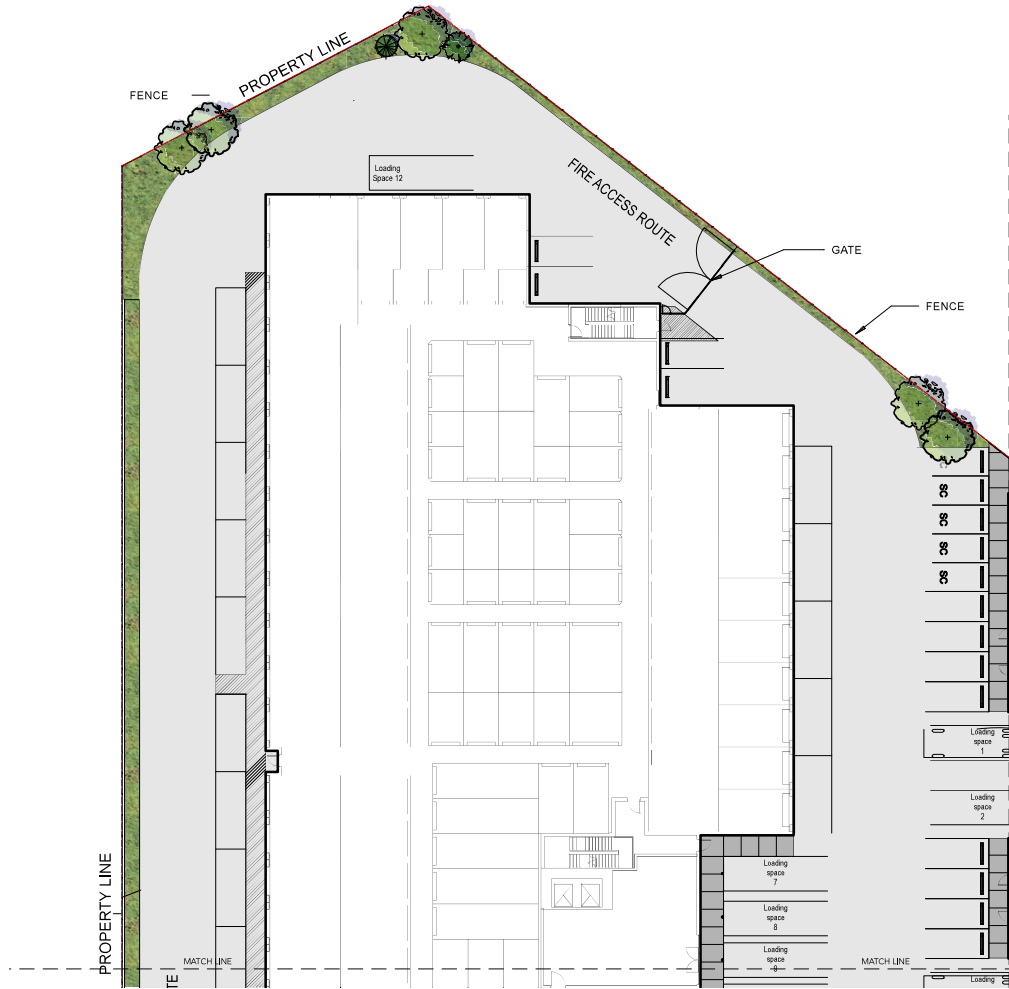
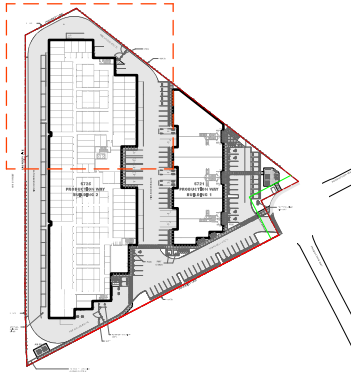
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LANDSCAPE SITE PLAN



L1.1

# LAYOUT PLAN - NORTH WEST



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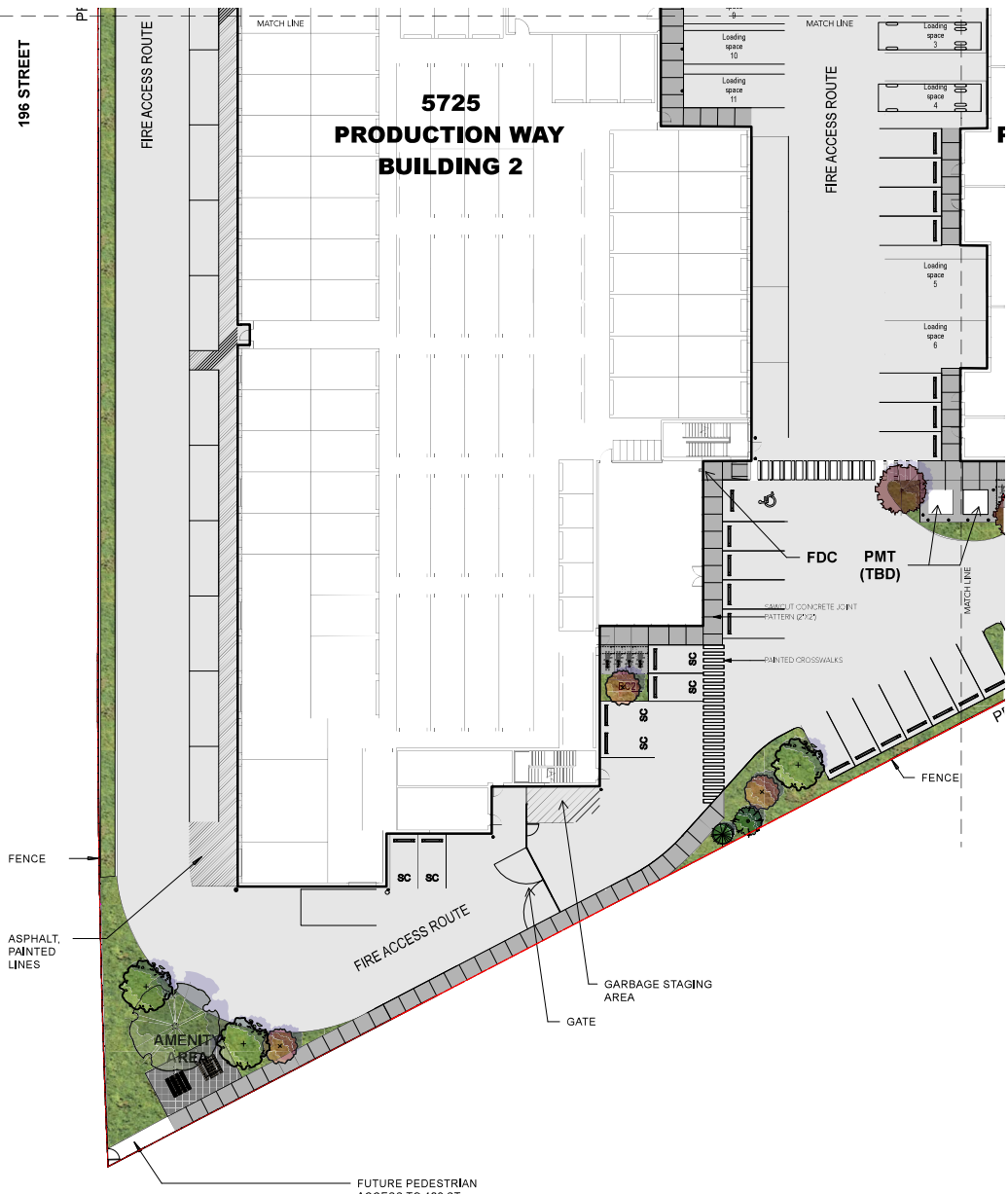
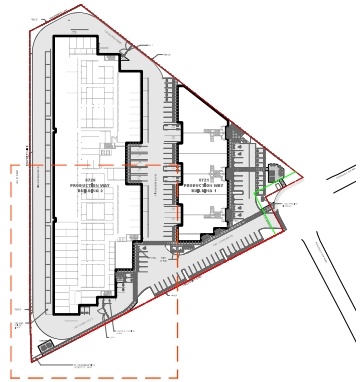
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Reviewed: DS  
Project No. 25-012

**LANDSCAPE SITE PLAN**



L1.2

# LAYOUT PLAN - SOUTH WEST



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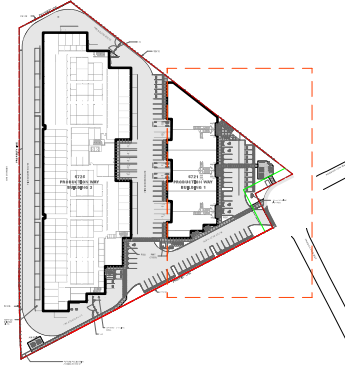
## Production Way Storage

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## LANDSCAPE LAYOUT PLAN - SOUTH WEST

# LAYOUT PLAN - EAST



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**Production Way  
Storage**

5721 Production Way  
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LANDSCAPE  
LAYOUT PLAN -  
EAST

L1.4



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Production Way  
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PLANT PALETTE

L2.0

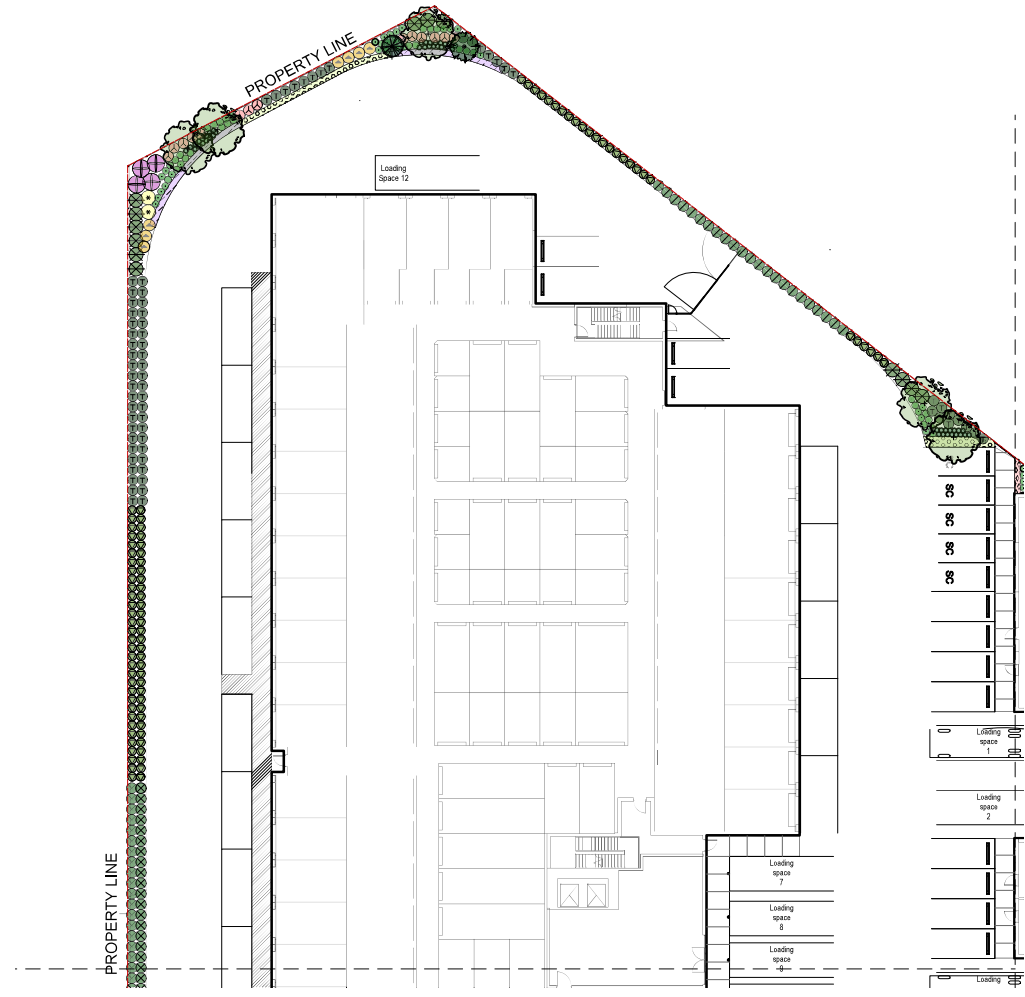
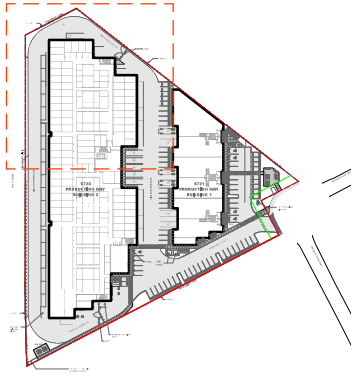
PLANT LIST

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>				
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
<b>SHRUBS</b>				
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	
28	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.
121	Sarcococca hookeriana	Sweetbox	#2 pot	@24' O.C.
61	Spiraea x bumulda 'Goldflame'	Goldflame Spirea	#2 pot	@36' O.C.
<b>PERENNIALS</b>				
24	Dicentra formosa	Bleeding Heart	#1 pot	@18" O.C.
118	Eriophyllum lanatum	Wooly Sunflower	4" pot	@18" O.C.
135	Echinacea purpurea	Purple Coneflower	#1 pot	@18" O.C.
76	Iris tenax	Tough-Leaf Iris	4" pot	@18" O.C.
122	Maianthemum stellatum	Star Flowered Solomon's Seal	4" pot	@18" O.C.
127	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	#1 pot	@18" O.C.
125	Stipa tenuissima	Mexican Feather Grass	#2 pot	@24" O.C.
<b>GROUND COVER</b>				
350	Rubus calycinioides 'Emerald Carpet'	Emerald Carpet	4" pot	@18" O.C.
420	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**

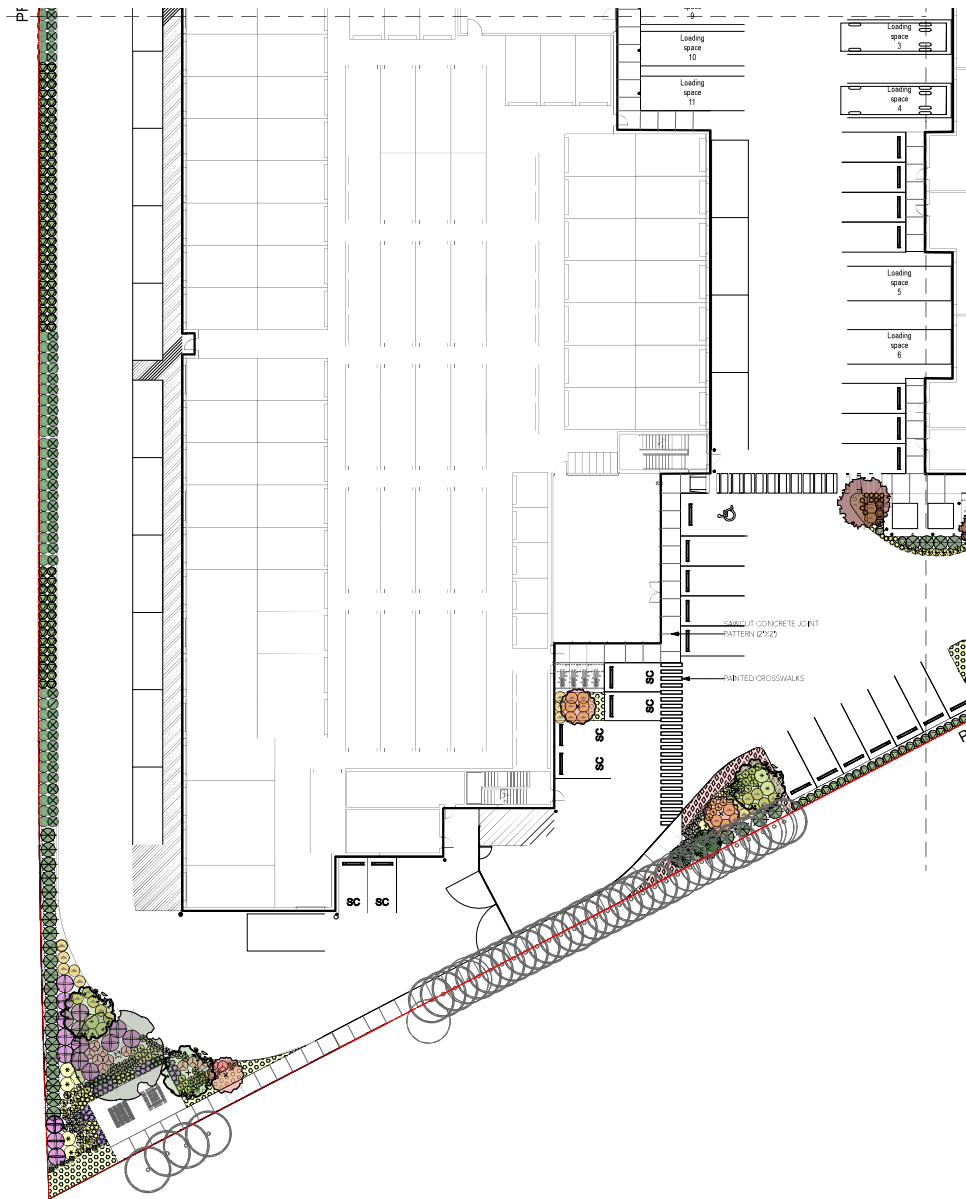
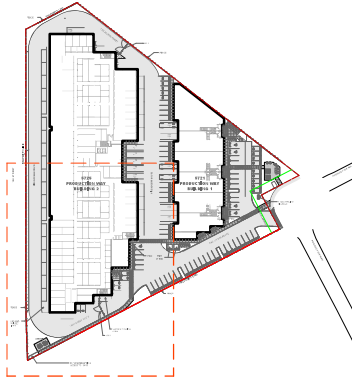
5721 Production Way  
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**LANDSCAPE SITE PLAN**



L2.1

# LAYOUT PLAN - SOUTH WEST



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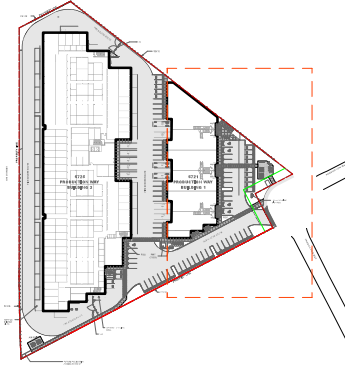
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**LANDSCAPE LAYOUT PLAN - SOUTH WEST**

# LAYOUT PLAN - EAST



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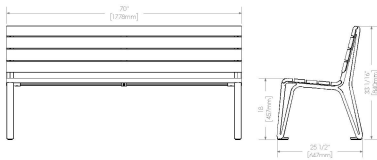


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LANDSCAPE  
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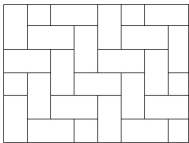
**1 BACKED BENCH**  
Scale: NTS

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

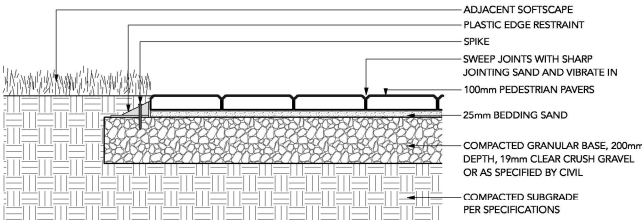


**2 CLUSTER SEATING**  
Scale: NTS

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

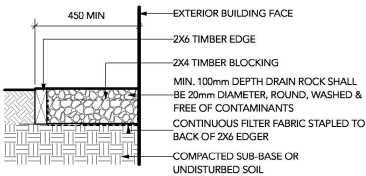


**HOLLAND PAVER**  
SIZE: 100mm x 200mm x 60mm (4" X 8" x 2.4")  
COLOUR : GREY  
PATTERN : HERRINGBONE  
SUPPLIED BY EXPOCRETE 1.780.962.4010



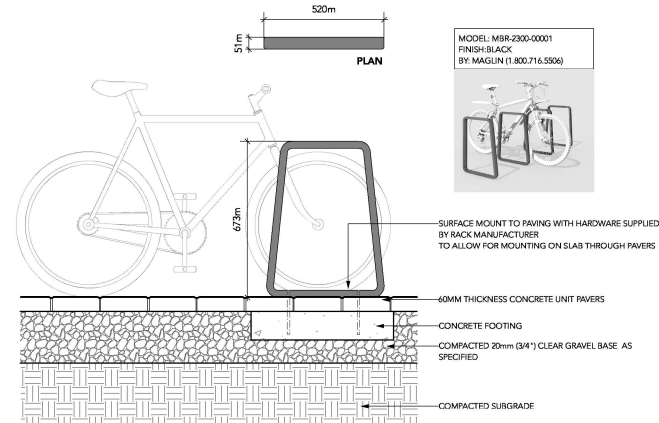
NOTE:  
USE PLASTIC HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

**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.

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**NOT FOR CONSTRUCTION**

12	
11	
10	
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8	
7	ISSUED FOR DP 26-01-28
6	RE-ISSUED FOR DP PER CITY COMMENTS 26-01-14
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



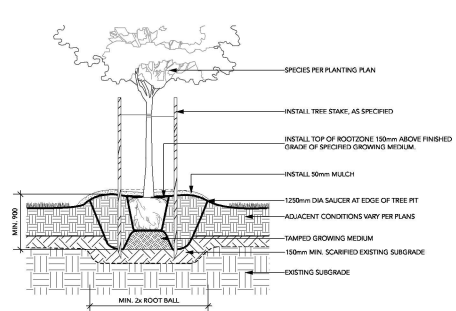
**Production Way Storage**

5721 Production Way  
Langley, British Columbia

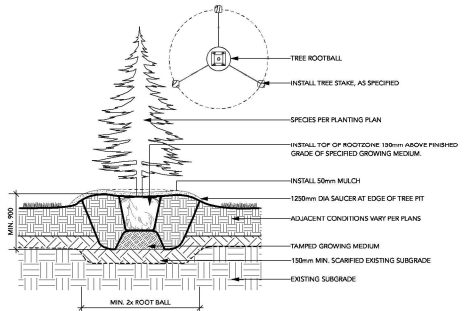
Scale:	N/A
Drawn:	EG/DS
Reviewed:	DS
Project No.	23-020

**DETAILS -  
HARDSCAPE AND  
FURNISHINGS**

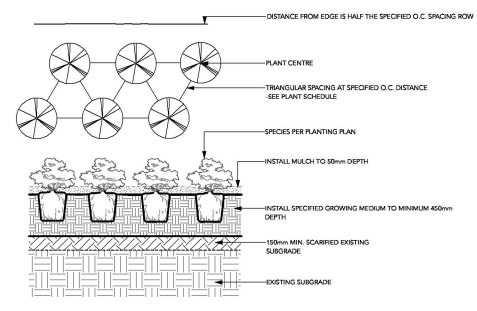
**L5-0**



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

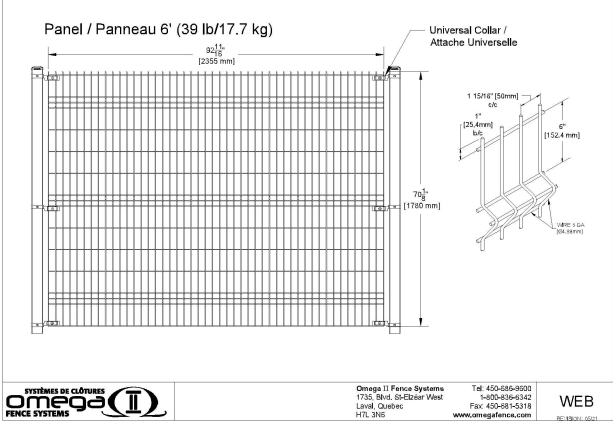


**2 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)**  
Scale: 1:25

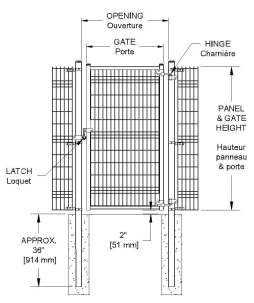


**3 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)**  
Scale: 1:25

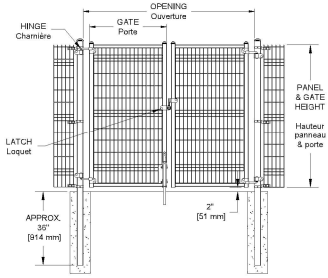
**OMEGA ARCHITECTURAL PANELS MOUNTED ON SQUARE POSTS (HEIGHT 6')**  
PANNEAUX OMEGA ARCHITECTURALE SUR POTEAUX CARRÉS (GRANDEUR 6')



**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

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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**