PROPOSED INDUSTRIAL BUILDING:

LANGLEY 88 SPEC BUILDING

ADDRESS: 8870 196A ST, TOWNSHIP OF LANGLEY, B.C.

LEGAL DESCRIPTION: LT 2, SEC 34, TWP 8, NWD, PL NWP77885



1 A-0.0 **NORTH-WEST CORNER RENDERING**
SCALE: N.T.S.



2 A-0.0 **WEST WALL RENDERING**
SCALE: N.T.S.

ARCHITECTURAL DRAWING LIST

COVER SHEET	A-0.0
MASTER PLANS	A-0.1
SITE PLAN	A-1.0
SITE DETAILS	A-1.1
SHADOW STUDIES	A-1.2
MAIN FLOOR PLAN	A-2.0
UPPER FLOOR PLAN	A-2.1
ROOF PLAN	A-3.0
COLOURED ELEVATIONS	A-4.0
SECTIONS	A-5.0



3 A-0.0 **CONTEXT PLAN**
SCALE: N.T.S.

CHIP BARRETT ARCHITECT
#40-15055 24 AVENUE, SURREY, B.C., V4A 9X6
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

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4	DEC.08.22	RE-ISSUED FOR DP
3	JUN.29.22	RESPONSE TO CITY COMMENTS
2	OCT.29.21	ISSUED FOR DP
1	OCT.22.21	ISSUED FOR CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88
SPEC BUILDING

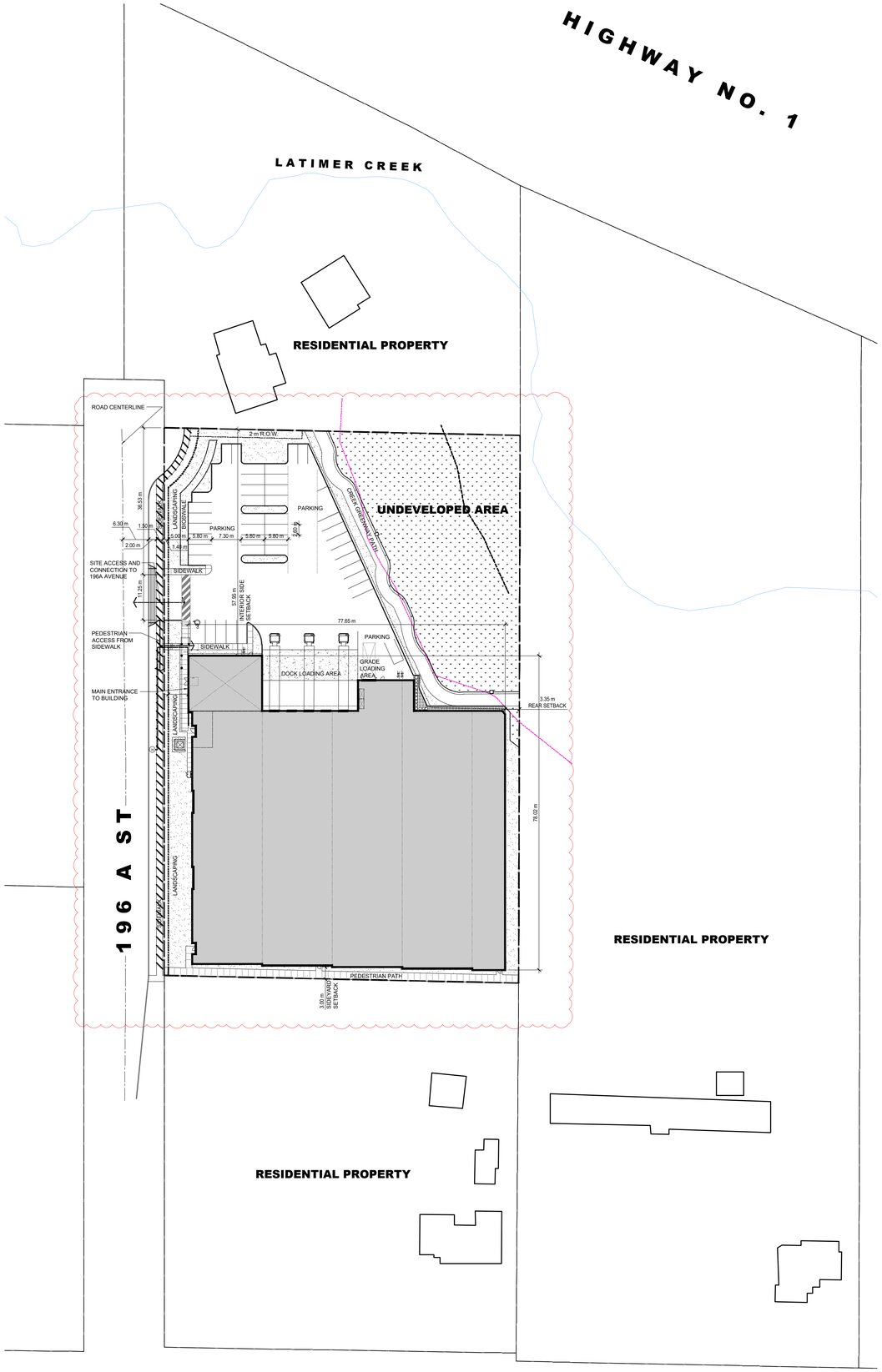
ADDRESS: 8870 196A ST, LANGLEY, B.C.

DRAWING

COVER SHEET

SEAL	JOB NO. 21-045	DRAWN VCF
	DESIGNED	
	CHECKED	C.B.
	PLOT DATE	DEC.08.22

PROJECT - DRAWING NUMBER **A-0.0** REV. **4**



1 A-0.1 **MASTER PLAN - SITE**
SCALE: 1:500



2 A-0.1 **MASTER PLAN - NEIGHBOURHOOD**
SCALE: NTS

CHIP BARRETT ARCHITECT
#40-10055 204 ST, LANGLEY, B.C., V1M 3E2
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
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2	DEC.08.22	RE-ISSUED FOR DP
1	JUN.29.22	RESPONSE TO CITY COMMENTS

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88 SPEC BUILDING

ADDRESS: 8870 196A ST, LANGLEY, B.C.

DRAWING

MASTER PLANS

SEAL	JOB NO. 21-045	DRAWN VCF
	DESIGNED	
	CHECKED C.B.	
	PLOT DATE DEC.08.22	

PROJECT - DRAWING NUMBER **A-0.1** REV. **2**

GENERAL NOTES

1. SERVICES SHOWN ARE APPROXIMATE ONLY, SEE CIVIL DRAWINGS FOR FINAL LOCATIONS

2. ASPHALT & SUBBASE DESIGN PER SOILS REPORT

3. CONTRACTOR TO PROVIDE FOOTING & WALL SURVEYS (BY REGISTERED A.L.S.) DURING CONSTRUCTION, SUBMIT COPIES TO CITY BUILDING DEPT.

4. SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBBS

5. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL

6. ALL CONSTRUCTION, PRODUCTS, AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE, ALL OTHER APPLICABLE CODES, REGULATIONS, TESTS, LISTINGS, AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.

7. SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE, DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTING.

8. THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ADEQUACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE ARCHITECT.

9. ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/ MANUFACTURER.

10. ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT AND FITTINGS MUST BE CSA (CANADIAN STANDARDS ASSOCIATION) APPROVED.

11. VAPOUR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED 100 MM AND OCCUR AT FRAMING MEMBERS, FURRING OR BLOCKING. ALL HOLES THROUGH VAPOUR BARRIERS SUCH AS THOSE CUT FOR THE INSTALLATION OF ELECTRICAL BOXES OR DUCTWORK SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOUR BARRIER OVER THE ENTIRE SURFACE.

12. THE DESIGNER /ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.

13. THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.

14. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.

15. THERE SHALL BE SHOP DRAWINGS PRODUCED FOR ALL MAJOR BUILDING COMPONENTS. THEY SHALL BE ISSUED IN TIME FOR ADEQUATE CHECKING BY THE COORDINATING ARCHITECT/ENGINEER AND OTHER CONSULTANTS RESPONSIBLE.

16. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING

17. SAMPLES OF ALL INTENDED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW.

18. ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH R.C.A.B.C. OR EQUAL METHODS AND PRACTICES. PROVIDE ROOF WARRANTY TO COORDINATING ARCHITECT/ENGINEER.

19. PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS/GLAZING, GUARDRAILS, HANDRAILS, STAIRS, RATED ASSEMBLIES (IE JOINTS), FIRE SHUTTERS (IF APPLICABLE).

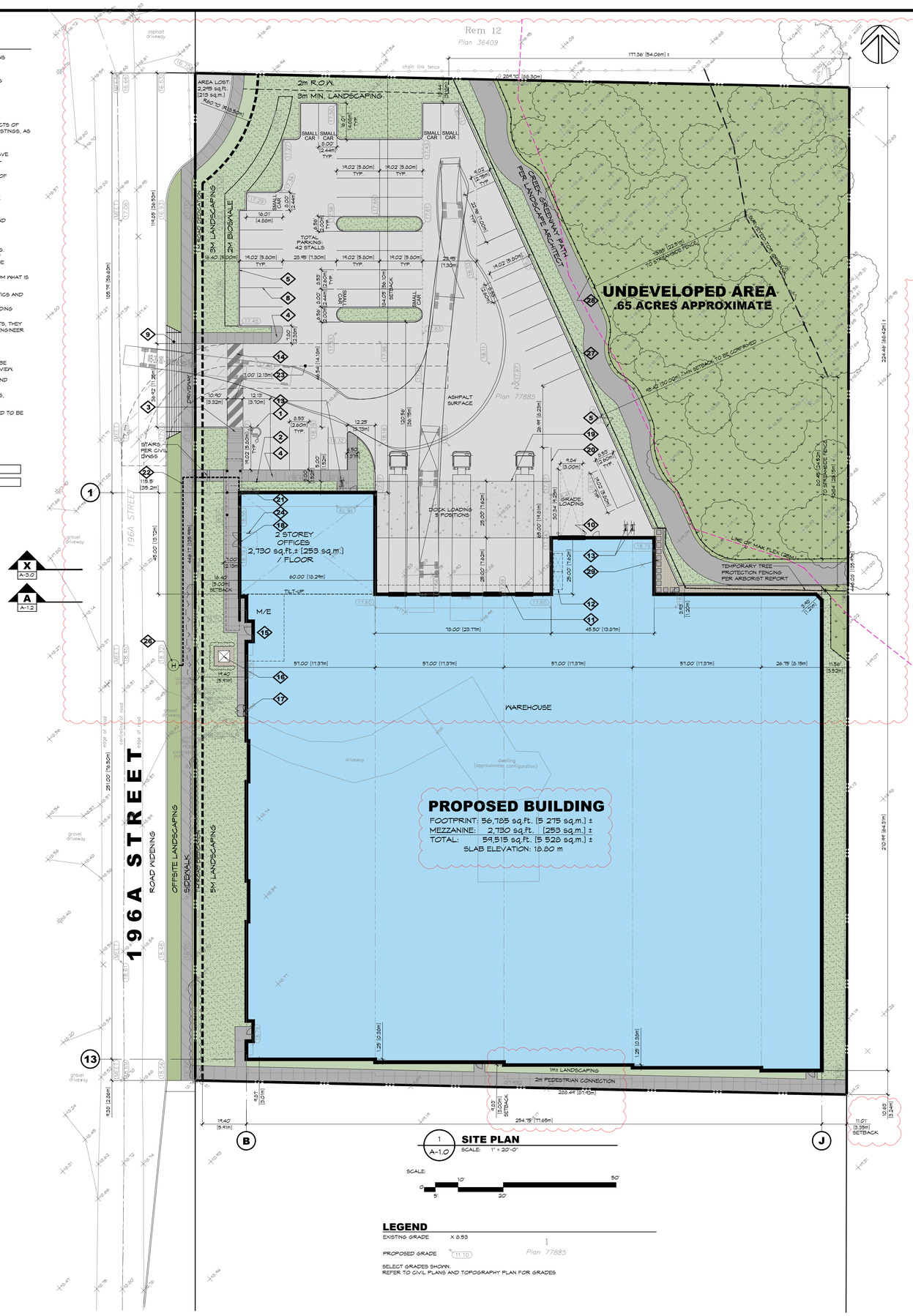
20. ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY

21. ROOF SYSTEM TO BE INSPECTED BY 3RD PARTY INSPECTOR DURING CONSTRUCTION. PROVIDE DOCUMENTATION TO ARCHITECT.

22. CONTRACTOR IS RESPONSIBLE FOR 3RD PARTY INSPECTION OF LIFTING, BRACING AND THERMAL CONNECTION. PROVIDE DOCUMENTATION TO ARCHITECT.

NOTE: ALL ONSITE AND OFFSITE GRADING TO BE CONFIRMED WITH CIVIL ENGINEER.

NOTE: ALL GARBAGE STORED INSIDE BUILDING.



SITE DATA

CIVIC ADDRESS:	8870 196A ST, TOWNSHIP OF LANGLEY, B.C.	
LEGAL DESCRIPTION:	LT 2, SEC 34, TWP 8, NWD, PL NWP71805	
ZONING:	CURRENT: SR-2	PROPOSED: CD (TBD)
BUILDING AREA (FOOTPRINT):	56,785 sq.ft. [5 275 m2]	
SITE AREA (GROSS):	128,946 sq.ft. [11 979 m2 / 1.2 ha]	
SITE AREA (NET - UNDEVELOPED AREA INCLUDED):	126,651 sq.ft. [11 766 m2 / 1.18 ha]	
SITE COVERAGE: (NET):	5 275 m2 / 11 766 m2 = 44.8 %	
REQUIRED SETBACK:	(REQUIRED)	(PROPOSED)
FRONT (WEST):	N/A	16.40' [5.00 m]
REAR (EAST):	N/A	11.01' [3.35 m]
INTERIOR SIDE (SOUTH):	N/A	9.83' [3.00 m]
INTERIOR SIDE (NORTH):	N/A	184.05' [56.10 m]
HEIGHT:	49.21' [15m] MAX.	36.67' [11.18 m]
PARKING REQUIRED:		
1ST FLR. INDUSTRIAL: 1 STALL PER 186 m2		5 022 / 186 = 27
1ST FLR OFFICE: 1 STALL PER 35 m2		253 / 35 = 7.2
2ND FLR. OFFICE: 1 STALL PER 35 m2		253 / 35 = 7.2
TOTAL REQUIRED:		41 (41.4)
PARKING PROVIDED:		42
SMALL CAR STALLS ALLOWED		20% OR 8.2 STALLS
SMALL CAR PARKING PROVIDED:		7
BICYCLE PARKING REQUIRED: 1 STALL PER 1 000 m2		5 528 / 1 000 = 5.5
BICYCLE PARKING PROVIDED:		6

KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT PER DETAIL 3/A-1.1
2	POST MOUNTED H.C. SIGN PER DETAIL 2/A-1.1
3	5'X5' SIDEWALK LETDOWN PROVIDE MINIMUM 5'X5' CLEAR AT TOP OF LETDOWN, SEE DETAIL 1/A-1.1
4	CONCRETE SIDEWALK 6" ± ABOVE ADJACENT ASPHALT LIGHT BROOM FINISH
5	6X6 EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING, PER DETAIL 4/A-1.1
6	LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS
7	PAINT ON ASPHALT
8	4" PAINT STRIPE, TYPICAL
9	ASPHALT CROSSING TO MUNICIPAL SPECS
10	6"Ø X 1/4" THICK CONCRETE FILLED STEEL BOLLARD PAINTED "BRIGHT YELLOW" OR EQUIVALENT, AT EACH SIDE OF GRADE LEVEL DOOR TYPICAL AT ALL GRADE DOORS,
11	LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION
12	GARBAGE LOCATION INSIDE BUILDING, TYPICAL SEE DETAIL 8/A-1.1
13	BICYCLE PARKING (2, U.N.O.) PER DETAIL 5/A-1.1
14	PAINT STRIPED PEDESTRIAN CROSSING
15	ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
16	GAS METERS PER MECHANICAL DRAWINGS WITH DECORATIVE FENCE AND PROTECTION AS REQUIRED BY BC HYDRO AND MUNICIPALITY, SEE DETAIL 6/A-1.1
17	ELECTRICAL KIOSK, SEE ELECTRICAL DRAWINGS, SEE DETAIL 7/A-1.1
18	MAIN ACCESSIBLE ENTRANCE
19	CONCRETE DOLLY PAD, SEE STRUCT FOR THICKNESS & REINFORCING
20	CONCRETE RETAINING WALL w/ 42" HIGH GUARDRAIL ON TOP
21	SIAMESE CONNECTION, SEE MECHANICAL DRAWINGS
22	TRAVEL DISTANCE HYDRANT TO SIAMESE (147' (45m) MAX CONFIRM ON SITE)
23	HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE DESIGN REQUIREMENTS PER BELOW: -HAVE A CLEAR WIDTH NOT LESS THAN 6m -HAVE A CENTER-LINE RADIUS NOT LESS THAN 12m -HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m -HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m -ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF 74,000 LBS GVWR -HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m LONG -BE CONNECTED WITH A PUBLIC THOROUGHFARE
24	ANNUCIATOR PANEL, SEE ELECTRICAL DRAWINGS
25	BIOSWALE, SEE LANDSCAPE AND CIVIL DWGS FOR DETAILS
26	PROPOSED HYDRANT, SEE CIVIL DWGS FOR DETAILS
27	TEMPORARY TREE PROTECTION FENCE PER LANDSCAPE ARCHITECTS DWGS
28	TRAIL FENCE PER LANDSCAPE ARCHITECT'S DWGS
29	2' x 2' CONCRETE PAVERS

1 / A-1.0 **SITE PLAN** SCALE: 1" = 20'-0"

LEGEND

EXISTING GRADE x 8.93

PROPOSED GRADE (11.10)

SELECT GRADES SHOWN.
REFER TO CIVIL PLANS AND TOPOGRAPHY PLAN FOR GRADES

CHIP BARRETT ARCHITECT
#40 – 15055 20 AVENUE, SURREY, B.C., V4A 9X8
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12	DEC.08.22	RE-ISSUED FOR DP
11	DEC.06.22	ISSUED FOR CONSULTANT USE
10	NOV.15.22	ISSUED FOR CONSULTANT USE
9	JUN.29.22	RESPONSE TO CITY COMMENTS
8	JUN.10.22	ISSUED FOR CONSULTANT USE
7	MAR.29.22	REV TO ENVIRONMENTAL SETBACK
6	OCT.29.21	ISSUED FOR DP
5	OCT.22.21	ISSUED FOR CLIENT REVIEW
4	OCT.21.21	ISSUED FOR CONSULTANT USE
3	SEPT.15.21	ISSUED FOR CONSULTANT USE
2	SEPT.01.21	CONSULTANT USE
1	AUG.11.21	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION

ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88 SPEC BUILDING

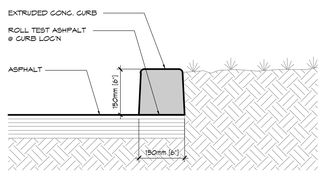
ADDRESS: 8870 196A ST, LANGLEY, B.C.

DRAWING

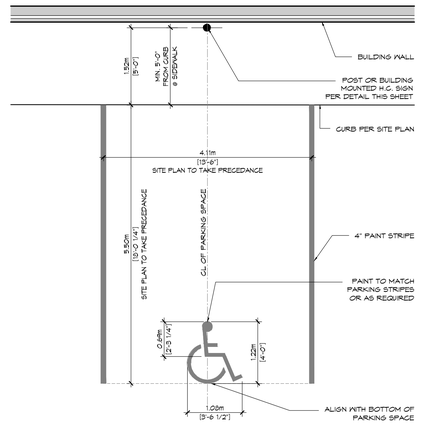
SITE PLAN

SEAL	JOB NO. 21-045	DRAWN DF/VCF
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	CHECKED	C.B.
	PLOT DATE	DEC.08.22

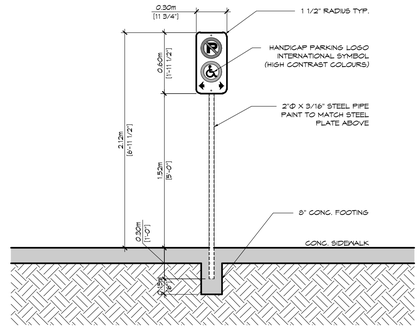
PROJECT - DRAWING NUMBER **A-1.0** REV. **12**



4 A-1.1 **CURB DETAIL**
SCALE: 1-1/2" = 1'-0"

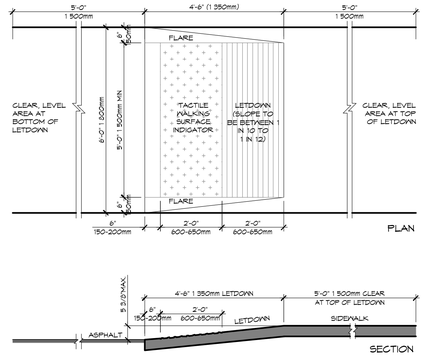


3 A-1.1 **HANDICAP PARKING STALL DETAIL**
SCALE: 1/4" = 1'-0"



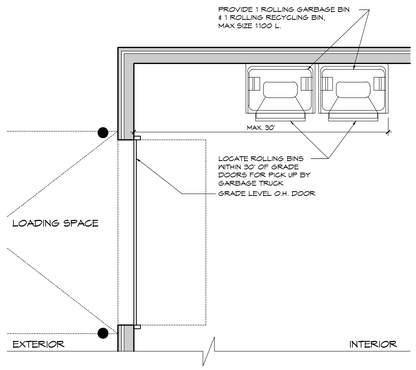
NOTE:
1. CENTRE SIGN AT FRONT OF H.C. PARKING SPACE.
2. SIGN FACE LOCATED MIN. 5'-0" CLEAR FROM THE FRONT OF H.C. PARKING SPACE FOR ACCESSIBILITY.
3. COLOUR: WHITE BACKGROUND THROUGHOUT, RED TOP CIRCLE & CENTER SLASH, BLACK 'P', GREEN BOTTOM CIRCLE, BLACK CENTER SYMBOL, BLACK ARROWS & BLACK BORDER.

2 A-1.1 **HANDICAP PARKING SIGN DETAIL**
SCALE: 1/2" = 1'-0"

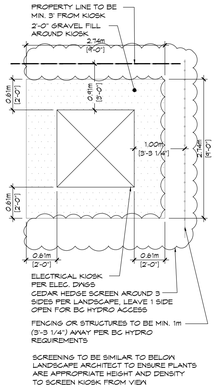


FLARED SIDES HAVE TO HAVE A SLOPE OF NOT MORE THAN 1 IN 12 WHERE PEDESTRIANS ARE LIKELY TO WALK ACROSS THEM.
*CURB RAMPS SHALL HAVE A SURFACE INCLUDING FLARED SIDES THAT SHALL BE SLIP-RESISTANT, AND HAVE A SMOOTH TRANSITION FROM THE CURB RAMP TO THE ADJACENT SURFACES

1 A-1.1 **LETDOWN DETAIL**
SCALE: 1/2" = 1'-0"

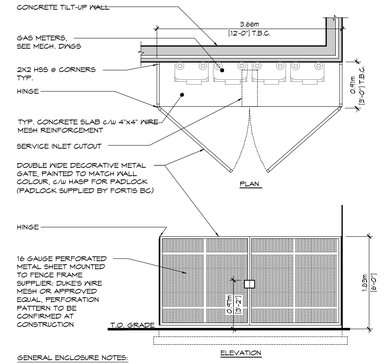


8 A-1.1 **INTERIOR GARBAGE STORAGE DETAIL**
SCALE: 1/4" = 1'-0"



7 A-1.1 **ELEC. KIOSK DETAIL**
SCALE: 1/4" = 1'-0"

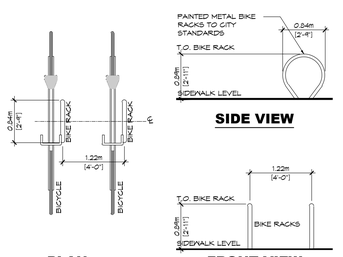




GENERAL ENCLOSURE NOTES:

TYPICAL SLAB & FENCE:
1) FOOTING TO BE DESIGNED BY OTHERS TO SUIT LOCAL SOIL CONDITIONS.
2) ENCLOSURE TO BE MADE OF STEEL, ENSURE:
a) MINIMUM INSIDE DIMENSIONS ARE MAINTAINED.
b) ENCLOSURE MUST BE SECURE FROM VANDALISM.

6 A-1.1 **GAS METER DETAIL**
SCALE: 1/4" = 1'-0"





5 A-1.1 **BIKE RACK DETAIL**
SCALE: 1/4" = 1'-0"

CHIP BARRETT ARCHITECT
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3	JUN.29.22	RESPONSE TO CITY COMMENTS
2	OCT.29.21	ISSUED FOR DP
1	OCT.22.21	ISSUED FOR CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
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LANGLEY88
SPEC BUILDING

ADDRESS: 8870 196A ST, LANGLEY, B.C.

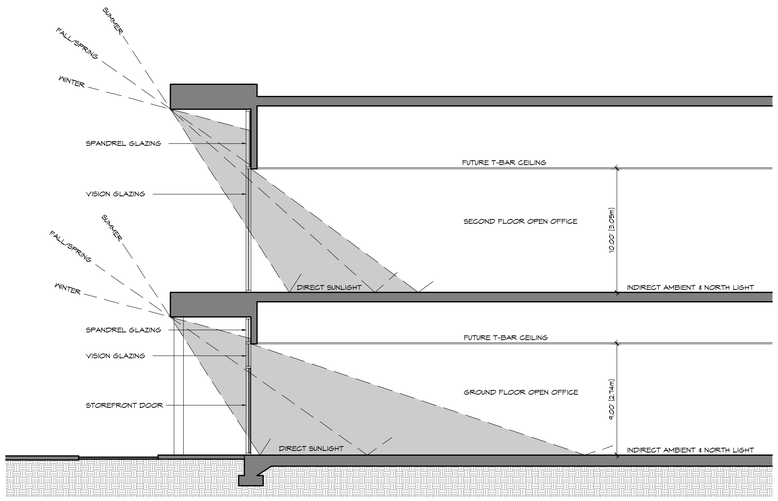
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SITE DETAILS

SEAL

JOB NO. 21-045 | DRAWN DF/VCF
DESIGNED
CHECKED C.B.
PLOT DATE DEC.08.22

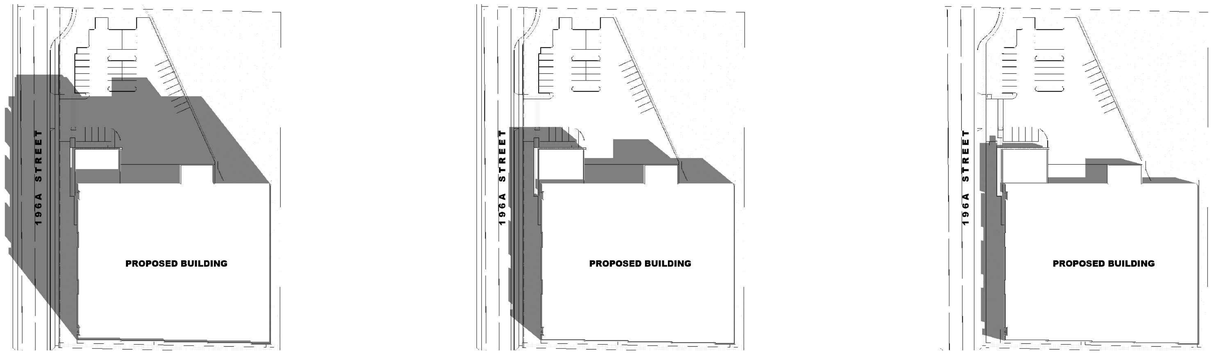
PROJECT - DRAWING NUMBER **A-1.1** | REV. 4



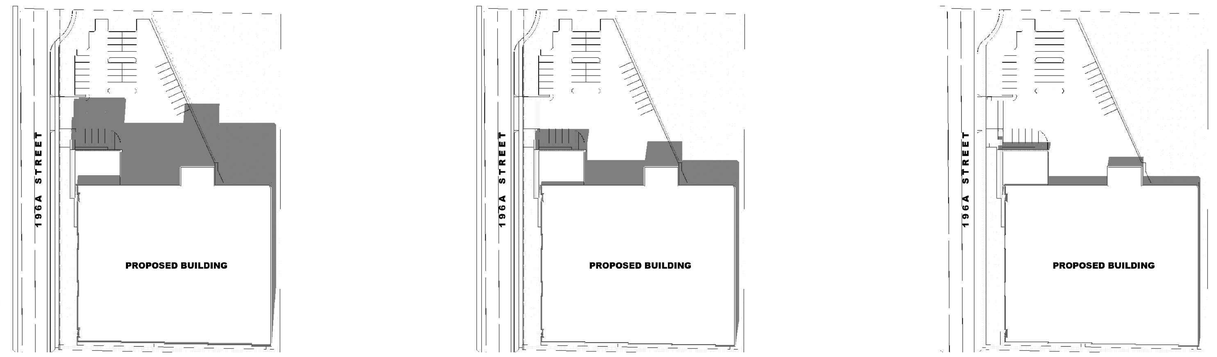
A / A-1.2 **SECTION A**
SCALE: 1" = 5'-0"

WINTER SOLSTICE | **FALL/SPRING EQUINOX** | **SUMMER SOLSTICE**

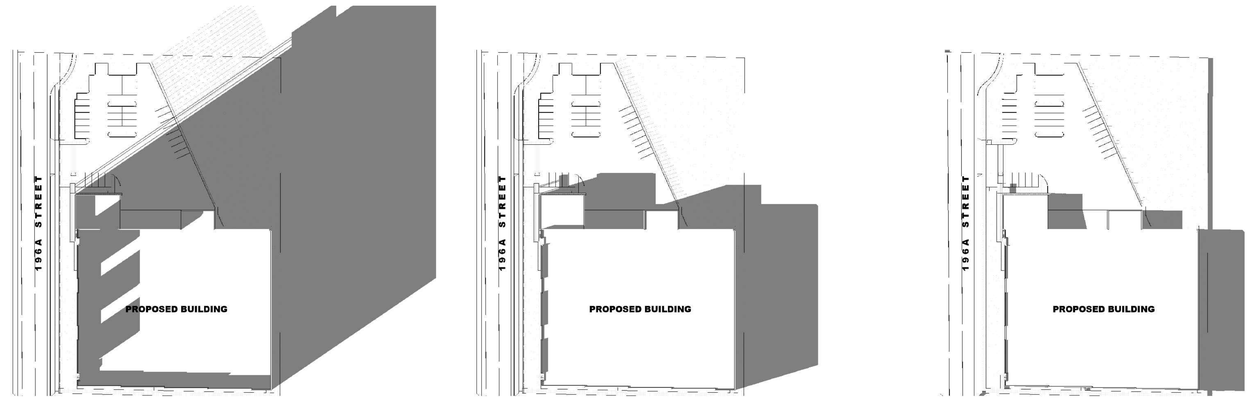
9:00 am



12:00 noon



4:00 pm



1 / A-1.2 **SHADOW STUDY**
SCALE: N.T.S.

CHIP BARRETT ARCHITECT
#40 – 15055 20 AVENUE, SURREY, B.C., V4A 9X8
PHONE: (604) 542-4331
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2	JUN.29.22	RESPONSE TO CITY COMMENTS
1	DEC.16.21	ISSUED FOR CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:

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104 - 3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88 SPEC BUILDING

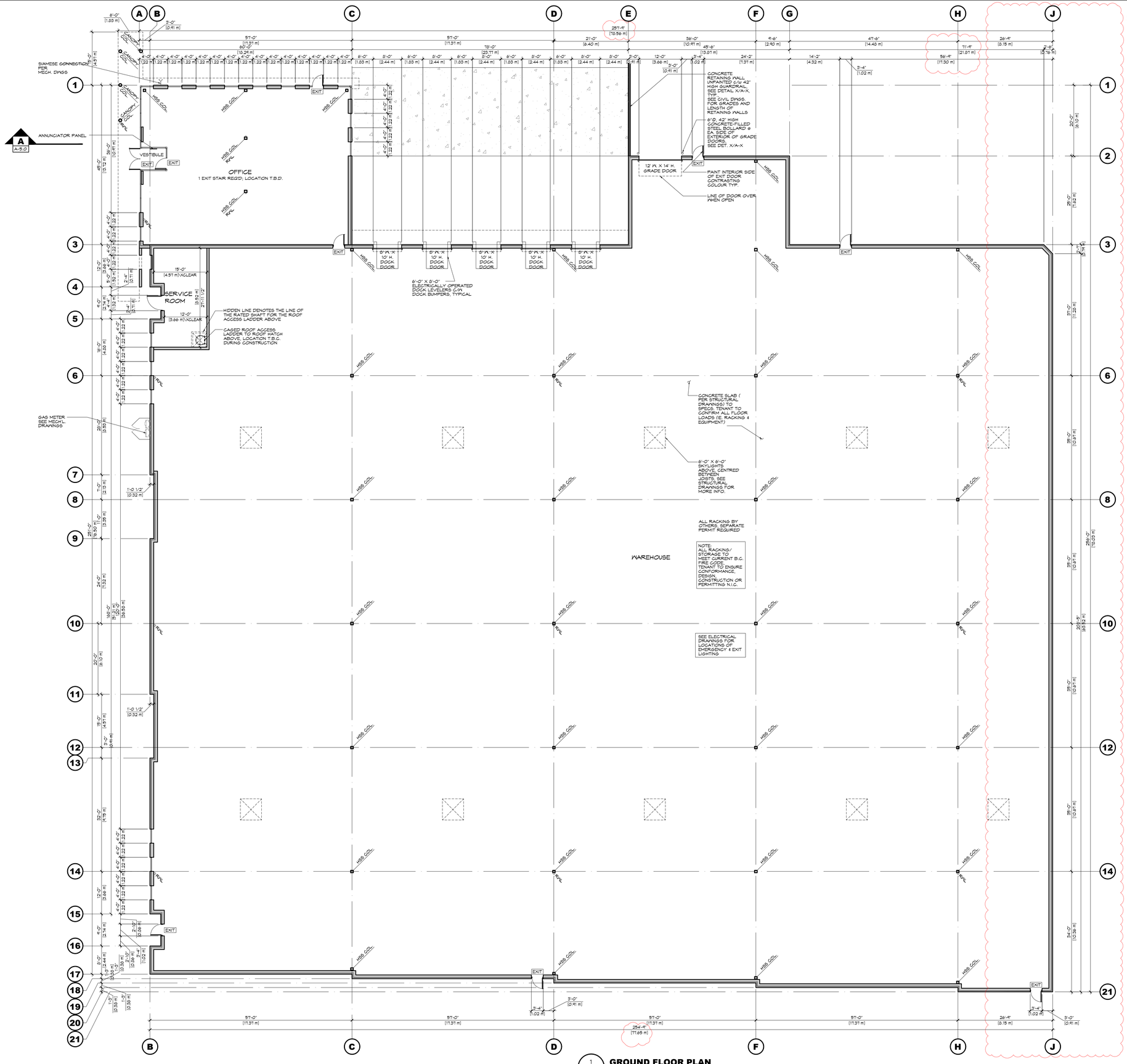
ADDRESS: 8870 196A ST, LANGLEY, B.C.

DRAWING

EXTERIOR SHADOW STUDY & SECTION

SEAL	JOB NO. 21-045	DRAWN DF/VCF
	DESIGNED	
	CHECKED C.B.	
	PLOT DATE DEC.08.22	

PROJECT - DRAWING NUMBER **A-1.2** REV. **3**



1 A-2.0 **GROUND FLOOR PLAN**
SCALE: 3/32"=1'-0"

CHIP BARRETT ARCHITECT
#10 - 19055 2ND AVENUE, SURREY, B.C., V4A 9X8
PH: 604-536-1272
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-2625 EMAIL: DAVE@DFORCE.CA

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5	DEC.08.22	RE-ISSUED FOR DP
4	JUN.29.22	RESPONSE TO CITY COMMENTS
3	OCT.29.21	ISSUED FOR DP
2	OCT.22.21	ISSUED FOR CLIENT REVIEW
1	SEP.15.21	ISSUED FOR CONSULTANT USE

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88 SPEC BUILDING

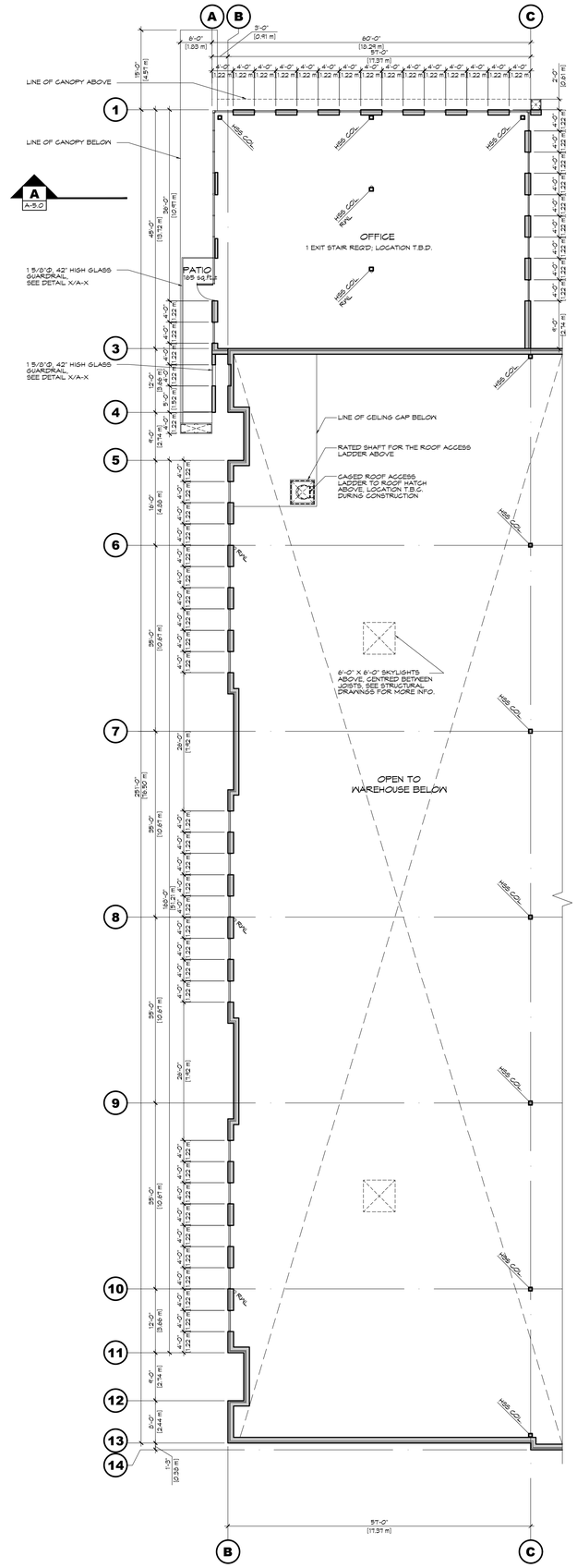
ADDRESS: 8870 196A ST, LANGLEY, B.C.

DRAWING

GROUND FLOOR PLAN

SEAL	JOB NO. 21-045	DRAWN VCF
	DESIGNED	
	CHECKED	C.B.
	PLOT DATE	DEC.08.22

PROJECT - DRAWING NUMBER **A-2.0** REV. **5**



1 A-2.1 **UPPER FLOOR PLAN**
SCALE: 3/32"=1'-0"

CHIP BARRETT ARCHITECT
#40 - 19551 20 AVENUE, SURREY, B.C., V3Z 0Y8
PH: 604-536-1272
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A Alliance Street, Abbotsford, B.C., V2S 3J9
TEL: (604) 807-2655 EMAIL: DAVE@DFORCE.CA

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PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
104 - 3950 191 STREET,
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PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88 SPEC BUILDING

ADDRESS: 8870 196A ST, LANGLEY, B.C.

DRAWING

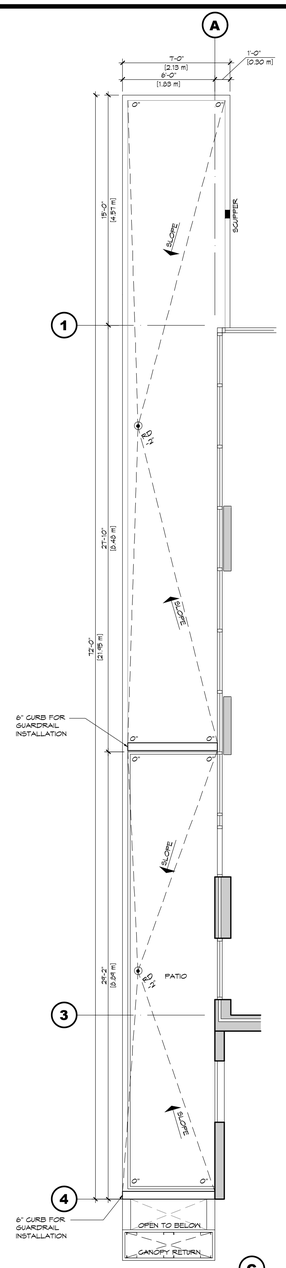
UPPER FLOOR PLAN

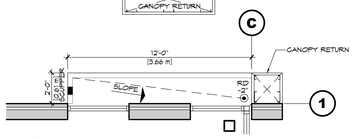
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JOB NO.	DRAWN
21-045	VCF
DESIGNED	
CHECKED	C.B.
PLOT DATE	DEC.08.22

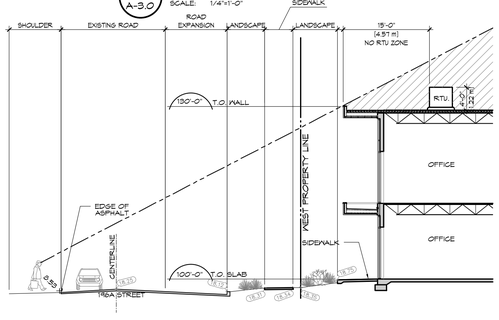
PROJECT - DRAWING NUMBER **A-2.1**

REV. **5**

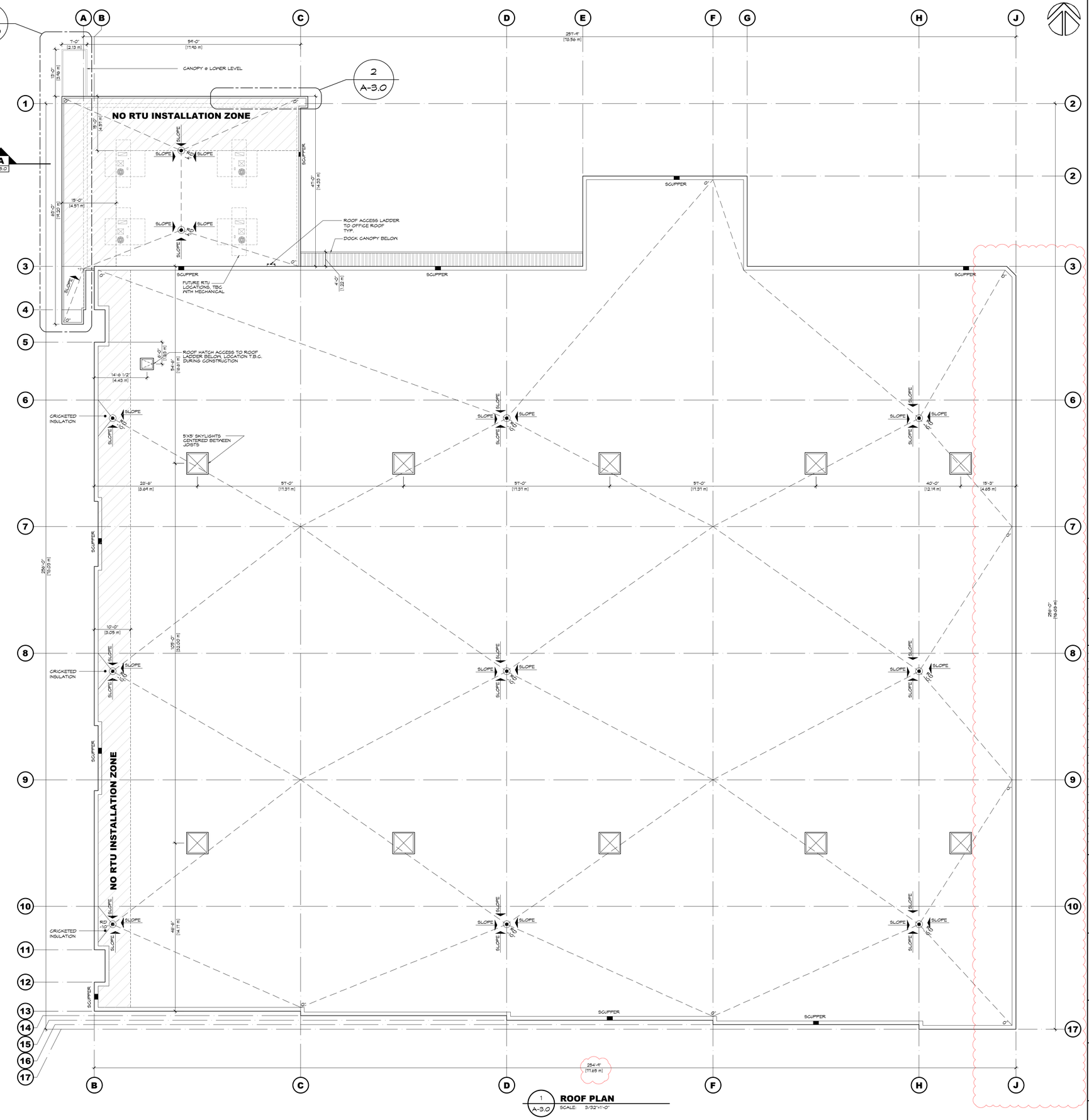




2 / A-3.0 **ENLARGED LOWER LEVEL CANOPY**
SCALE: 1/4"=1'-0"



3 / A-3.0 **SITE SECTION X**
SCALE: 3/32"=1'-0"



1 / A-3.0 **ROOF PLAN**
SCALE: 3/32"=1'-0"

CHIP BARRETT ARCHITECT
#10 - 19552 20 AVENUE, SURREY, B.C., V3A 0X8
PH: 604-536-1272
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D.FORCE DESIGN INC.
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TEL: (604) 607-2625 EMAIL: DAVE@DFORCE.CA

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PROJECT MANAGERS / CONTRACTORS:

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104 - 3950 191 STREET,
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PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88 SPEC BUILDING

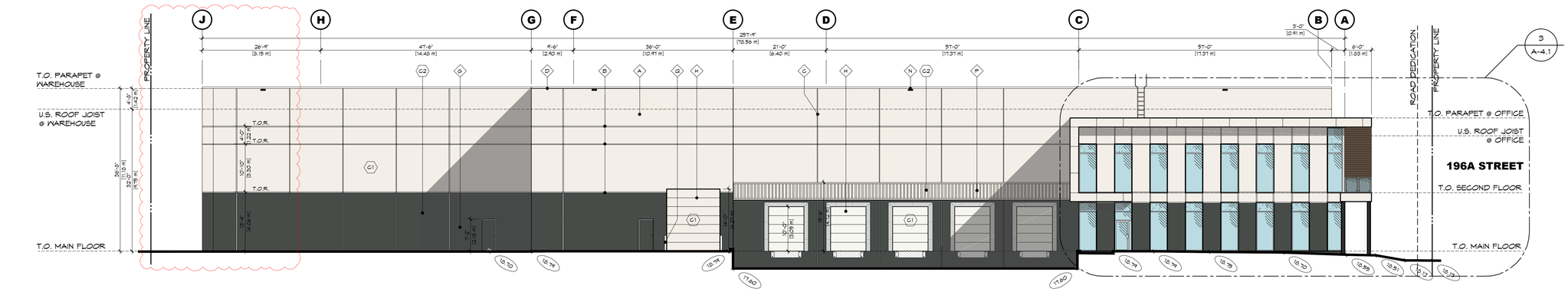
ADDRESS: 8870 196A ST, LANGLEY, B.C.

DRAWING

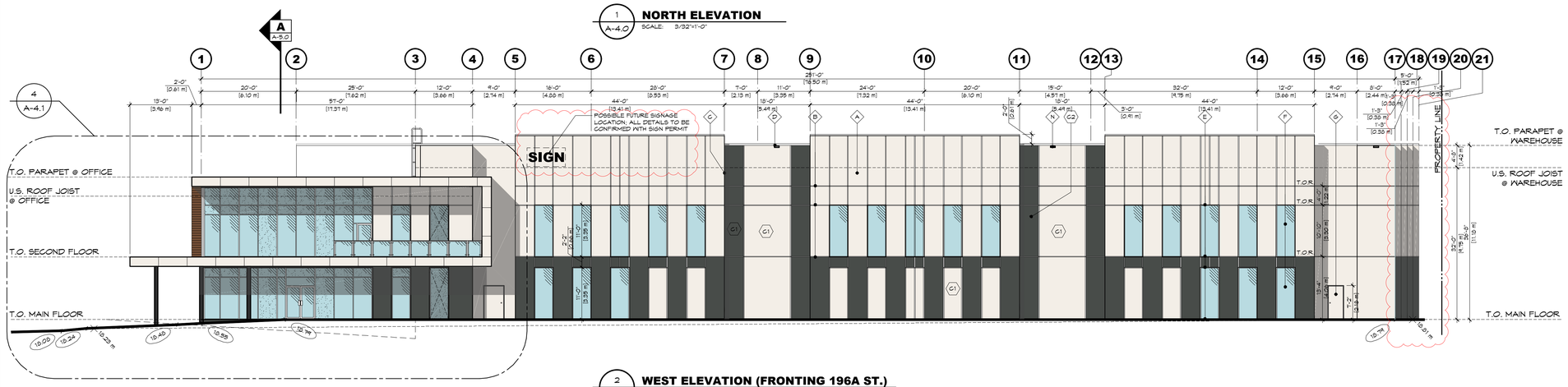
GROUND FLOOR PLAN

SEAL	JOB NO. 21-045	DRAWN SE
	DESIGNED	
	CHECKED C.B.	
	PLOT DATE DEC.08.22	

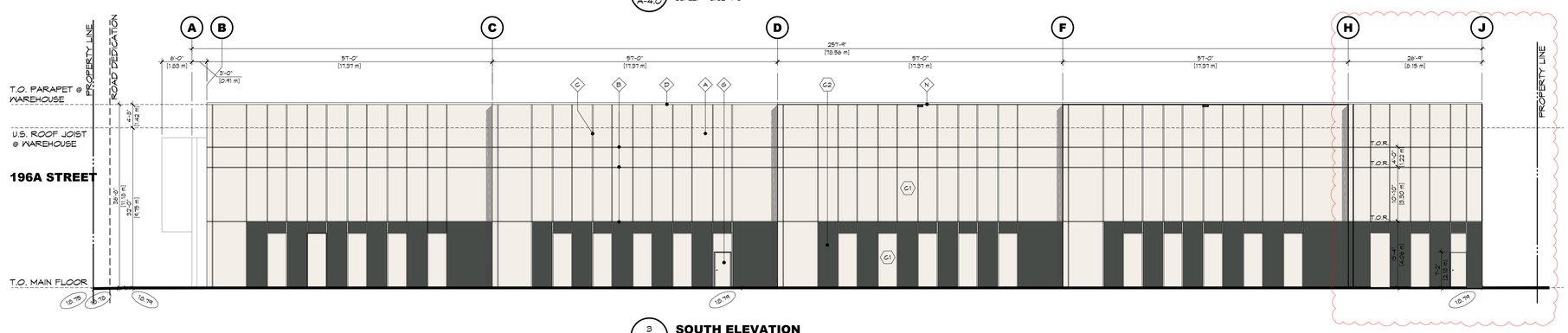
PROJECT - DRAWING NUMBER **A-3.0** REV. **4**



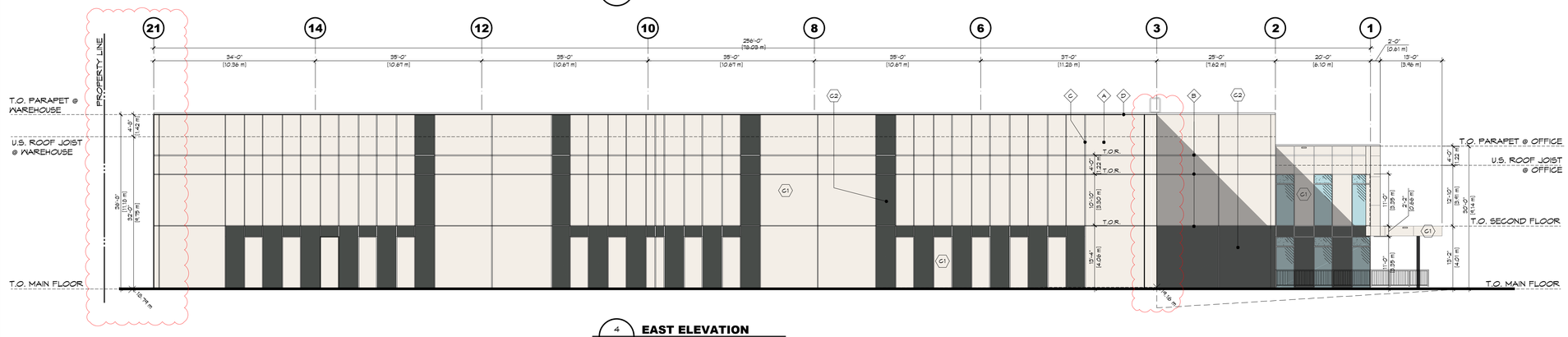
1 A-4.0 **NORTH ELEVATION**
SCALE: 3/32"=1'-0"



2 A-4.0 **WEST ELEVATION (FRONTING 196A ST.)**
SCALE: 3/32"=1'-0"



3 A-4.0 **SOUTH ELEVATION**
SCALE: 3/32"=1'-0"



4 A-4.0 **EAST ELEVATION**
SCALE: 3/32"=1'-0"

MATERIAL LEGEND

- A — CONCRETE TILT-UP WALL TYP. - PAINTED
- B — REVEAL IN CONCRETE - PAINTED
- C — PANEL JOINT
- D — PRE-FINISHED METAL CAP FLASHING
- E — STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- F — STOREFRONT GLASS - CLEAR
- G — STEEL MANDOORS - PAINTED
- H — STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- J — STEEL GUARDRAILS - PAINTED
- K — CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- L — LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- M — SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- N — SCUPPER
- P — METAL CLAD CANOPY
- Q — STEEL BOLLARD - PAINTED
- R — CONCRETE CURB UNDER, PAINTED
- S — CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- T — CURTAIN WALL GLASS - CLEAR
- U — ROUND STEEL COLUMN - PAINTED
- V — ACM CANOPY
- W — ALUMINUM T&G SOFFIT
- X — GLASS GUARDRAIL

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE

= SPANDREL GLAZING = ALUMINUM T&G SOFFIT

PROJECT COLOURS

ALL COLOURS TO BE SHERWIN WILLIAMS:

* (C)	MAIN FIELD COLOUR 1:	ARCADE WHITE (SW 7100)
* (C2)	FIELD ACCENT COLOUR 1:	ROCK BOTTOM (SW 7062)
* (C3)	ROUND STEEL COLUMNS:	TRIGORN BLACK (SW 6258)
	EXTERIOR GUARDRAILS:	PAINTED STEEL - TRIGORN BLACK (SW 6258)
	ALUMINUM STOREFRONT MULLIONS:	CLEAR ANODIZED ALUMINUM
	TYPICAL GLAZING:	CLEAR (LOW E AND / OR ASHRAE 90.1 2016 COMPLIANT)
	SPANDREL GLAZING COLOUR:	WHITE-GREY
	TYPICAL METAL CAP FLASHING:	WHITE
	ALUMINUM T&G SOFFIT:	LONGBOARD 6" V-GROOVE PROFILE OR EQUAL LIGHT NATIONAL WALNUT

* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING

*IMPORTANT NOTE: U FACTORS OF WINDOWS/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NFRC 100 AND NFRC 200. SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.

GLAZING NOTES:
- ALL GLAZING TO BE ASHRAE 90.1 2016 COMPLIANT. PROVIDE ALL REQUIRED DOCUMENTATION.

LEGEND

- PROPOSED GRADE
- EXISTING GRADE

CHIP BARRETT ARCHITECT
#40 – 15055 20 AVENUE, SURREY, B.C., V4A 9X8
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
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TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

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PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88 SPEC BUILDING

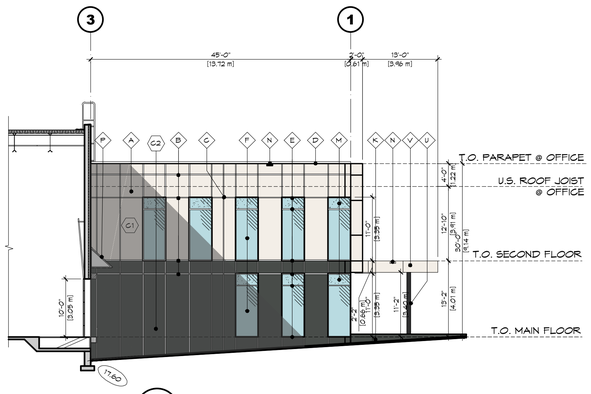
ADDRESS: 8870 196A ST, LANGLEY, B.C.

DRAWING

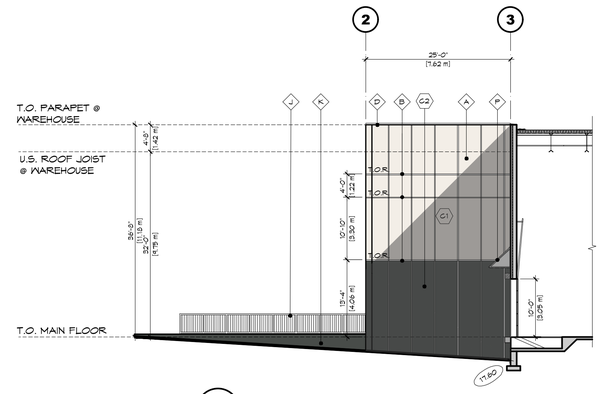
ELEVATIONS

SEAL	JOB NO. 21-045	DRAWN VCF
	DESIGNED	
	CHECKED	C.B.
	PLOT DATE	DEC.08.22

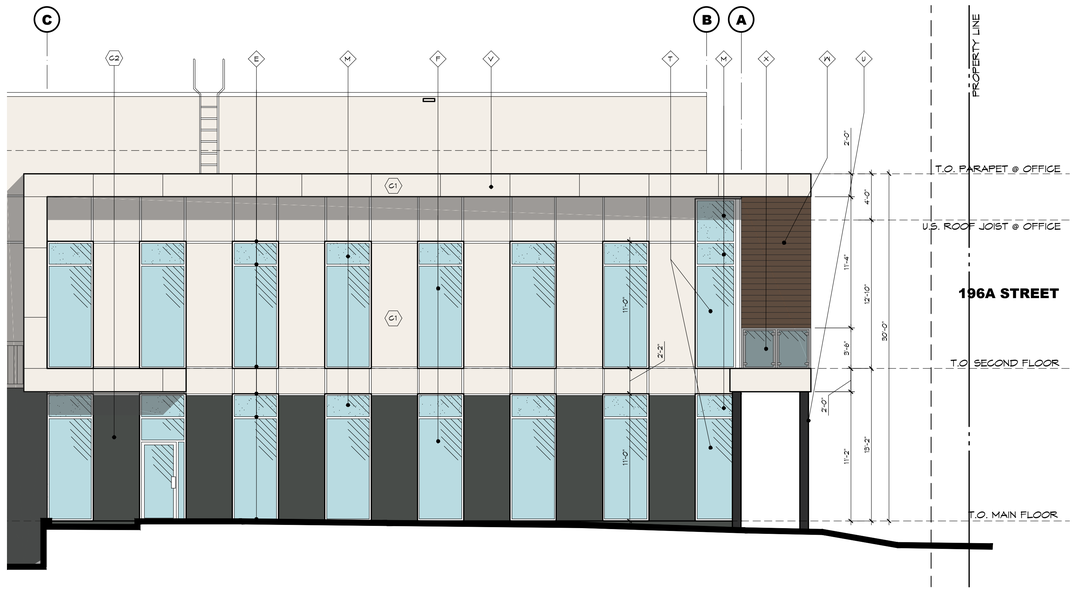
PROJECT - DRAWING NUMBER: **A-4.0** REV. 6



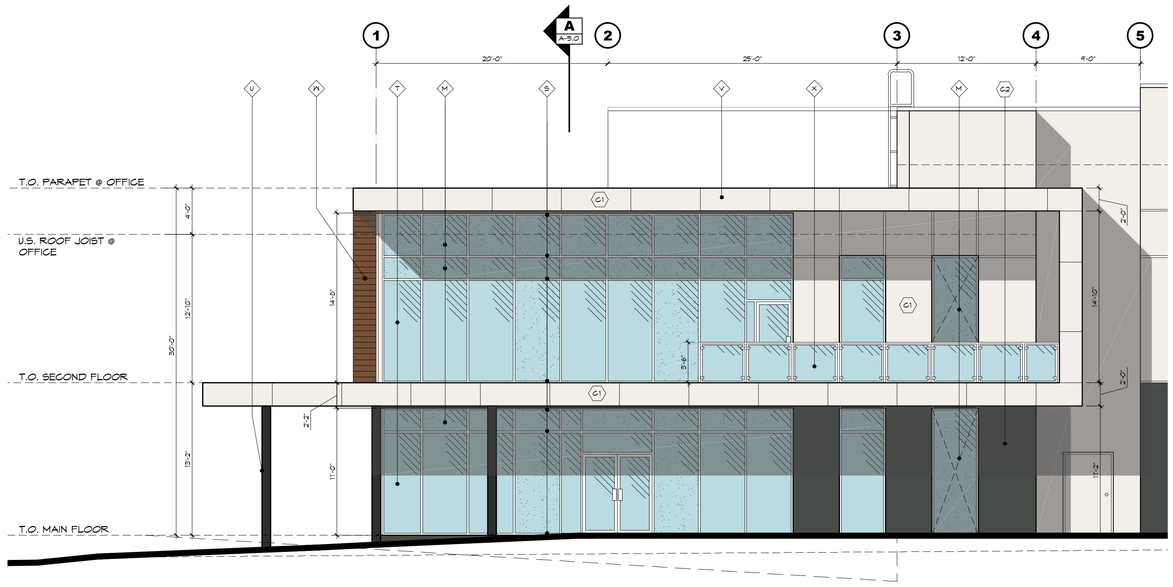
1 A-4.1 **ELEVATION @ GRID C**
SCALE: 3/32"=1'-0"



2 A-4.1 **ELEVATION @ GRID E**
SCALE: 3/32"=1'-0"



3 A-4.1 **ENLARGED NORTH ELEVATION**
SCALE: 3/16"=1'-0"



4 A-4.1 **ENLARGED WEST ELEVATION**
SCALE: 3/16"=1'-0"

CHIP BARRETT ARCHITECT
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104 - 3950 191 STREET,
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PHONE: (604) 362-2994

PROJECT:
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LANGLEY88 SPEC BUILDING

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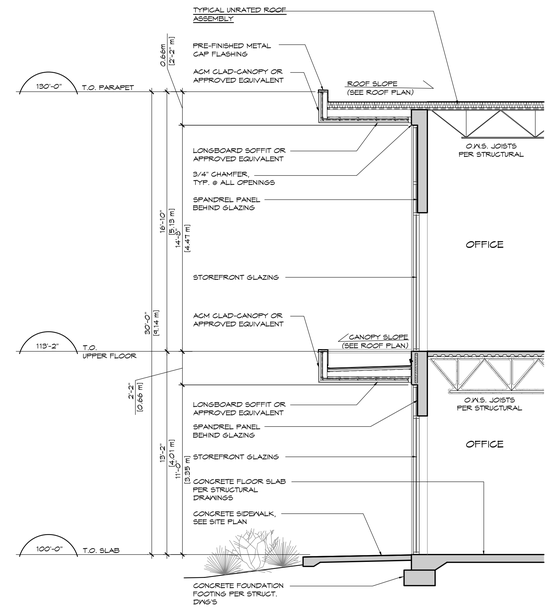
DRAWING

ELEVATIONS

SEAL

JOB NO. 21-045 | DRAWN VCF
DESIGNED
CHECKED C.B.
PLOT DATE DEC.08.22

PROJECT - DRAWING NUMBER **A-4.1** | REV. 4



A / A-5.0 **SECTION A**
SCALE: 1/4"=1'-0"

CHIP BARRETT ARCHITECT
#40 – 15055 26 AVENUE, SURREY, B.C., V4A 9X8
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ORION CONSTRUCTION
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104 - 3950 191 STREET,
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PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88 SPEC BUILDING

ADDRESS: 8870 196A ST, LANGLEY, B.C.

DRAWING

SECTIONS

SEAL

JOB NO.	DRAWN
21-045	VCF
DESIGNED	
CHECKED	C.B.
PLOT DATE	DEC.08.22

PROJECT - DRAWING NUMBER **A-5.0** REV. **4**