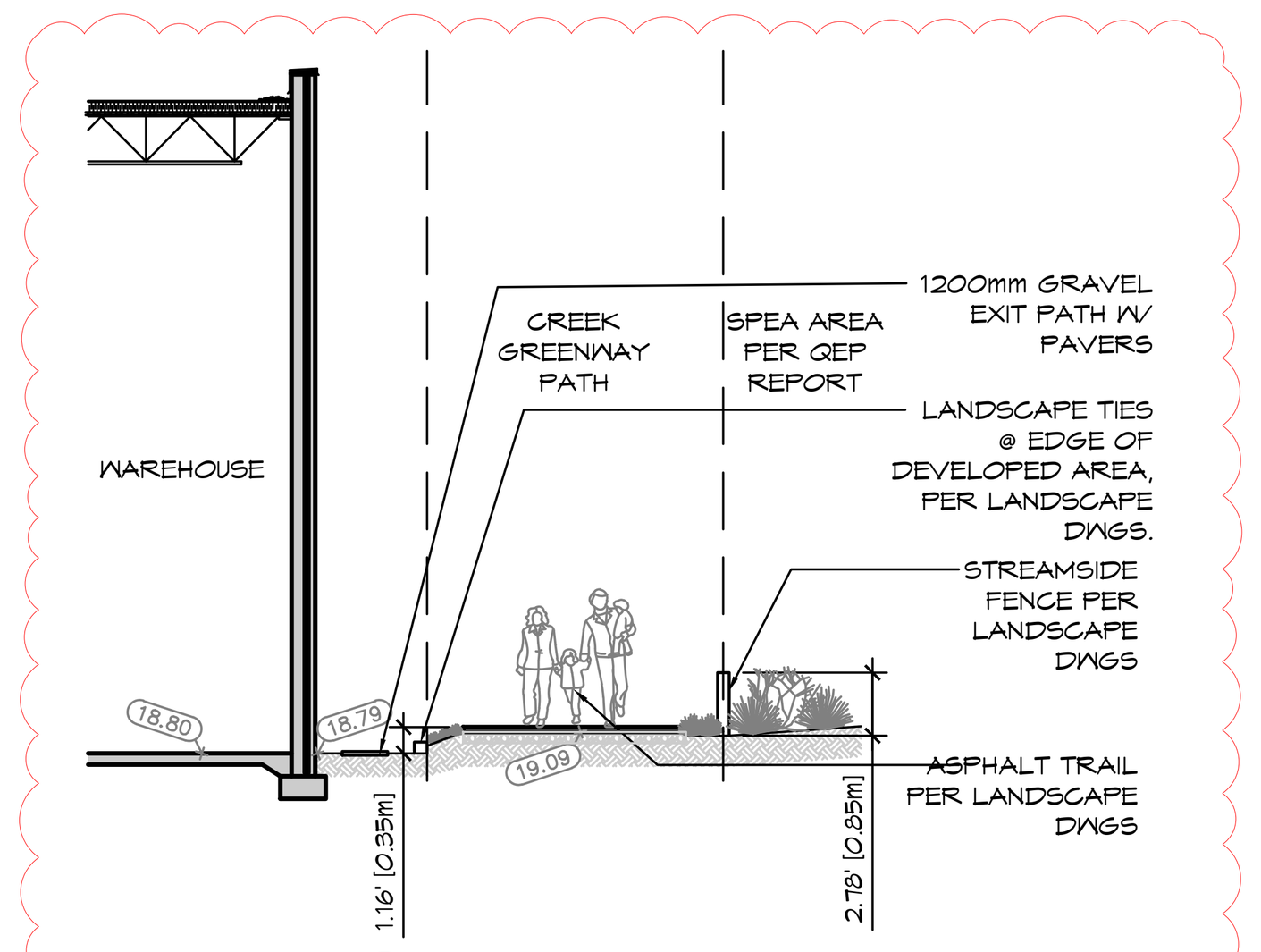
GENERAL NOTES

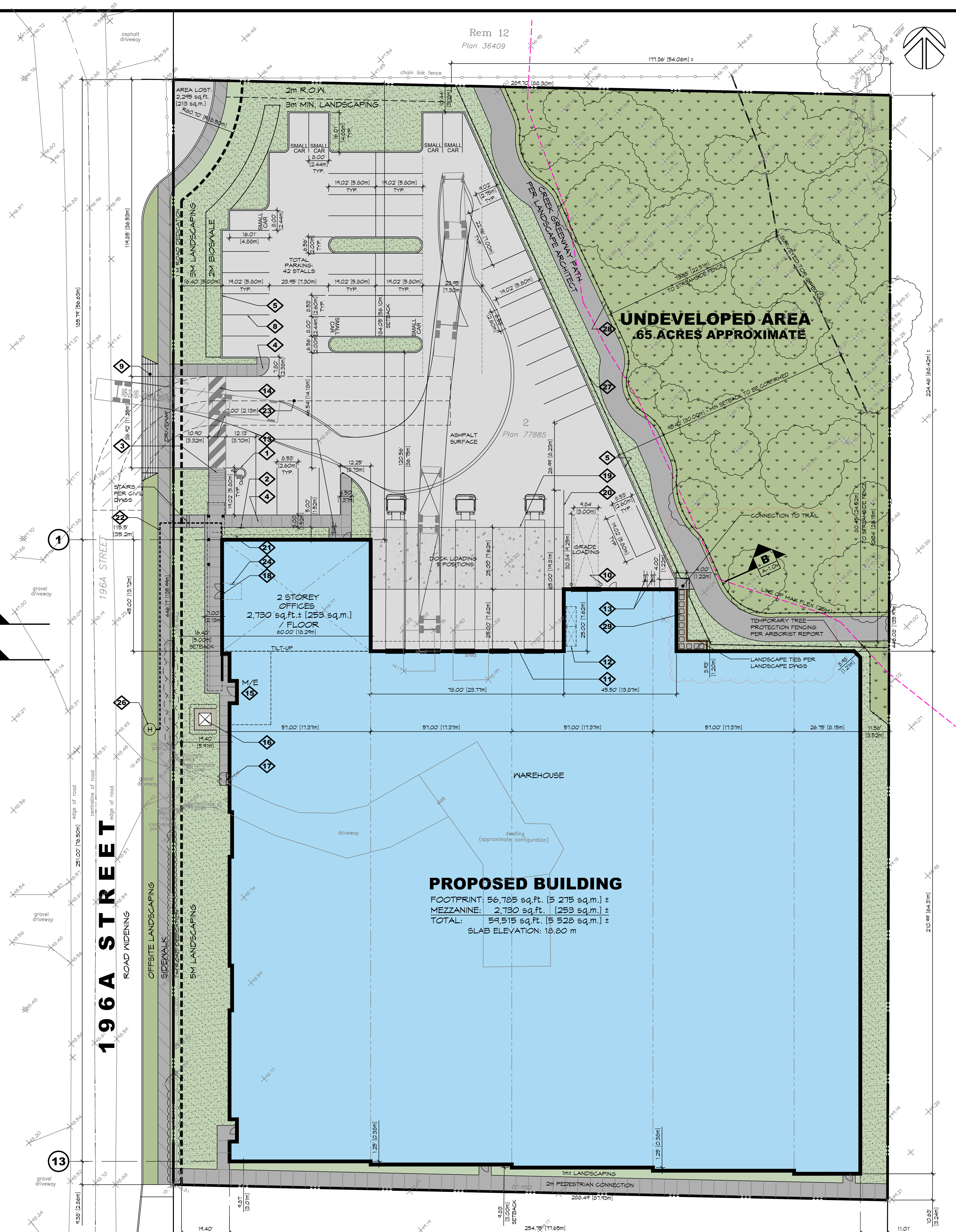
1. SERVICES SHOWN ARE APPROXIMATE ONLY, SEE CIVIL DRAWINGS FOR FINAL LOCATIONS
2. ASPHALT & SUBBASE DESIGN PER SOILS REPORT
3. CONTRACTOR TO PROVIDE FOOTING & WALL SURVEYS (BY REGISTERED A.L.S.) DURING CONSTRUCTION, SUBMIT COPIES TO CITY BUILDING DEPT. .
4. SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL 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.



B / A-1.0 **SITE SECTION**
SCALE: 1" = 10'-0"



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

SCALE: 0 5' 10' 20' 50'

LEGEND

EXISTING GRADE X 8.53

PROPOSED GRADE 11.10

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

1
Plan 77885

SITE DATA

CIVIC ADDRESS:		8870 196A ST, TOWNSHIP OF LANGLEY, B.C.
LEGAL DESCRIPTION:		LT 2, SEC 34, TWP 8, NWD, PL NWP77885
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 ARCHITECT'S DWGS
28	TRAIL FENCE PER LANDSCAPE ARCHITECT'S DWGS
29	2' x 2' CONCRETE PAVERS

ARCHITECTURE PANEL INC.
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206 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604 385 3600 | RUCHIR@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATUM ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECTS WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

NO.	DATE	DESCRIPTION
25		
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17		
16		
15		
14		
13	FEB.01.23	RESPONSE TO CITY COMMENTS
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
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
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE FEB.01.23	

PROJECT - DRAWING NUMBER **A-1.0** REV. **13**