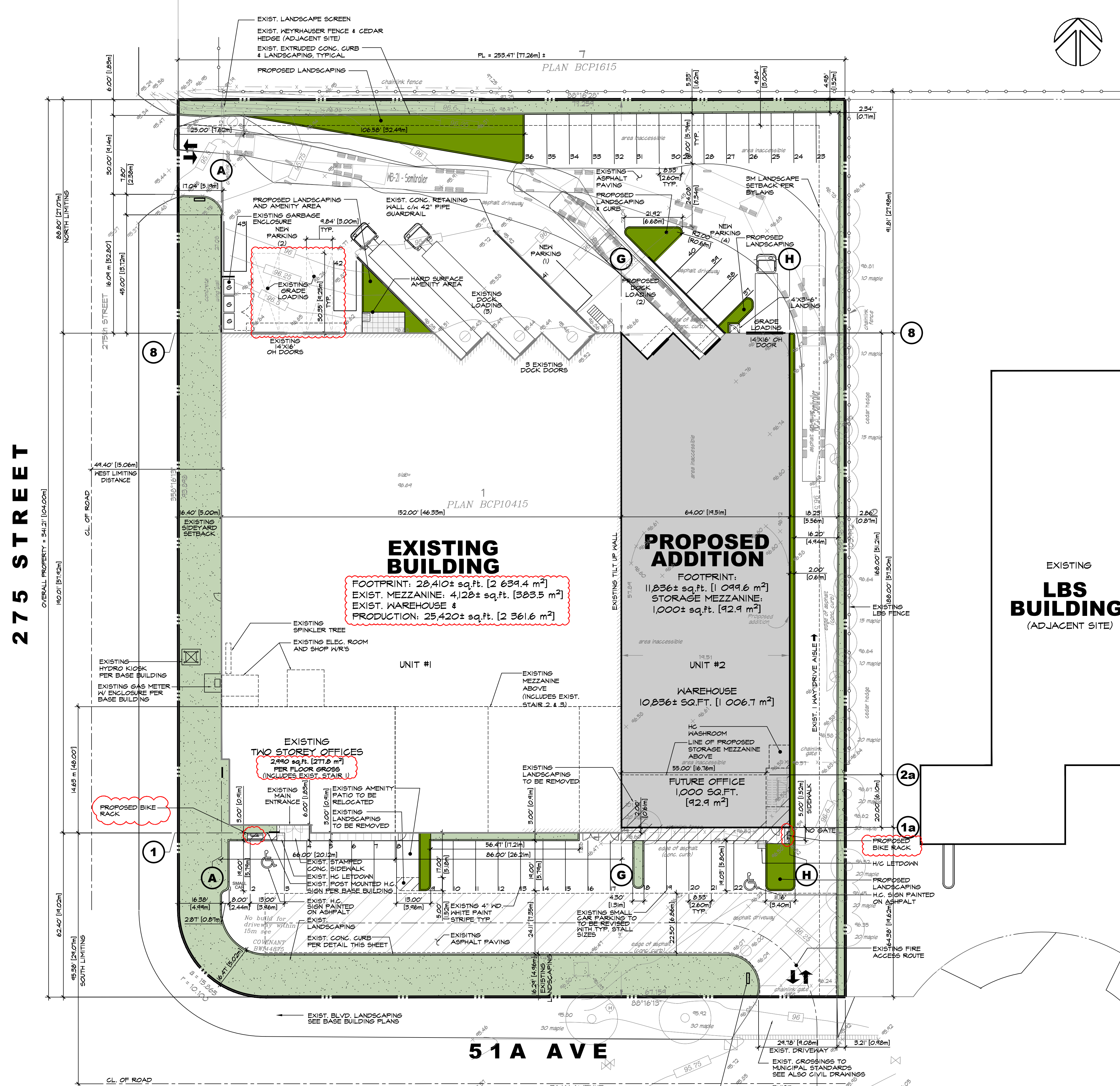


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275 STREET

SITE PLAN

A-1 SCALE: 1"=20'-0"



LEGEND:

- PROPOSED LANDSCAPING
2,189 SQ. FT. [202.8 M²]
- EXISTING LANDSCAPING TO REMAIN
11,021 SQ. FT. [1,025.4 M²]
- EXISTING LANDSCAPING TO BE REMOVED
694 SQ. FT. [64.4 M²]

SITE DATA

CIVIC ADDRESS: 27527 - 51A AVENUE, LANGLEY, B.C.
LEGAL DESCRIPTION: LOT 1, SECTION 9, TOWNSHIP 14, NEW WEST DISTRICT, PLAN BCPI615 PART NE1/4.

SITE AREA: 86,400 sq.ft. / 1.98 acres
EXISTING BUILDING AREA: 29,410 ± sq.ft. [2,694.4 m²]
PROPOSED BUILDING AREA: 11,836 ± sq.ft. [1,094.6 m²]
TOTAL BUILDING AREA: 40,246 ± sq.ft. [3,789.0 m²]
ZONING: GENERAL INDUSTRIAL, M-2A
SITE COVERAGE: (60% MAX.) 40,246 / 86,400 = 46.6 %
F.A.R. 48,364 / 86,400 = 0.56

SETBACKS: FRONT LOT LINE: 32.8' [10 m]
REAR (ABUTTING INDUSTRIAL): 0'
INTERIOR (ABUTTING INDUSTRIAL): 0'
INTERIOR (PLANKING STREET): 16.4' [5 m]
HEIGHT: 34.3' [12 m] MAX.
31'-0" ± [9.4 m] (SEE SECTIONS/ELEVATIONS)

PARKING REQUIRED:
TYP. STALL SIZE: 8.88' X 18.05' [2.6m X 5.5m]
HC STALL SIZE: 12.14' X 18.05' [3.7m X 5.5m]
OFFICE: 1 STALL PER 376.7 sq.ft. [35 m²]
INDUSTRIAL: 1 STALL PER 2,002 sq.ft. [186 m²]

EXISTING BUILDING:
OFFICE: 2,990 sq.ft. / 277.9 m²
INDUSTRIAL: 25,420 ± sq.ft. / 2,361.6 m²
TOTAL EXISTING REQUIRED: 50.7

PROPOSED ADDITION:
FUTURE OFFICE: 1,000 sq.ft. / 92.9 m²
WAREHOUSE (INDUSTRIAL): 10,836 sq.ft. / 1,006.7 m²
STORAGE MEZZANINE (INDUSTRIAL): 1,000 sq.ft. / 92.9 m²
TOTAL PROPOSED REQUIRED: 0.6

TOTAL PARKING REQUIRED: 40 (34.3)
TOTAL PARKING PROVIDED: 49

UNIT #2 OFFICE USES TO BE CONFIRMED UNDER FUTURE T1 PERMITS

BIKE PARKING REQUIRED:
INDUSTRIAL: 0.06 SPACES PER 100 M² [1 PER 1,940 sq.ft.]
48,364 / 11,840 = 2.1
2 RACKS (4 SPACES)

BIKE PARKING PROVIDED:

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8	JUN 19 25	DEVELOPMENT PERMIT
7	NOV 20 24	CONSULTANT COORDINATION
6	MAY 02 24	ISSUED FOR DP
5	JAN 31 24	ISSUED FOR CLIENT REVIEW
4	DEC 12 23	ISSUED FOR CLIENT REVIEW
3	NOV 24 23	ISSUED FOR CLIENT REVIEW
2	APR 19 23	ISSUED FOR CLIENT REVIEW
1	MAR 29 23	ISSUED FOR DUP APPLICATION

NO. DATE DESCRIPTION

CLIENT:

STUFFED ANIMAL HOUSE

STUFFED ANIMAL HOUSE
27527 51A AVENUE
LANGLEY, BC V4W 4A9
PHONE: (604) 857-5036

PROJECT:

STUFFED ANIMAL HOUSE ADDITION

ADDRESS: 27527 - 51A AVENUE, LANGLEY, B.C.

DRAWING

SITE PLAN

SEAL

JOB NO. 22-028

DRAWN D.F.

REVIEWED D.C.

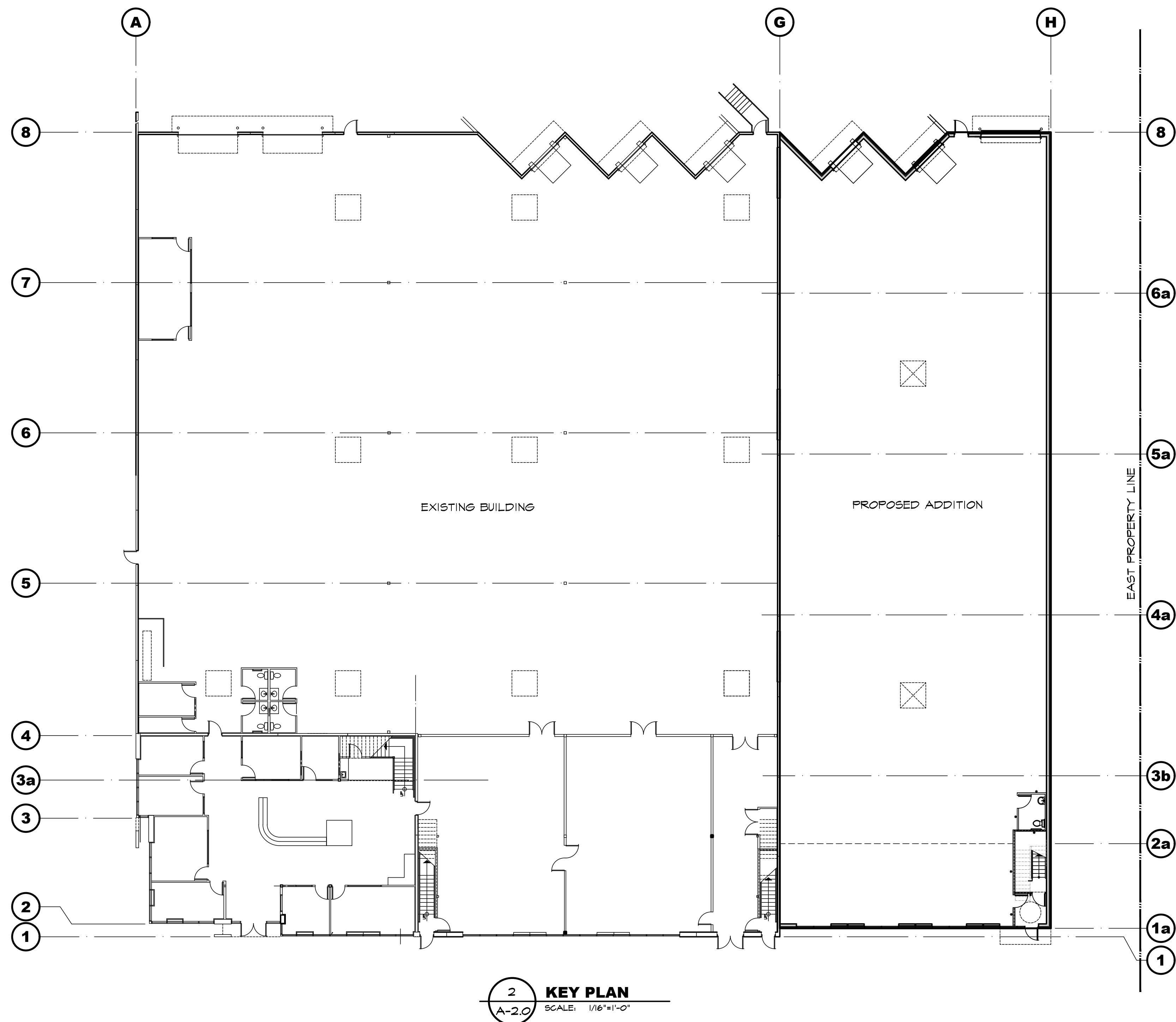
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PLOT DATE JUN 19 25

PROJECT - DRAWING NUMBER

A-1.0

8



WALL SCHEDULE

- EXISTING EXTERIOR CONCRETE WALL,
EXISTING CONCRETE TILT-UP WALL PANELS
BUILT UNDER PREVIOUS PERMIT
- EXTERIOR SANDWICH CONCRETE TILT-UP PANELS
OVERALL ASSEMBLY R-11.6@ 0.1,
3" EXTERIOR CONCRETE W/TYPE
2" EPS INSULATION
7 1/2" STRUCTURAL CONCRETE W/TYPE OR AS NOTED ON
STRUCTURAL DRAWINGS, COMPLETE WITH 3/4" CAULKED
JOINTS BETWEEN PANELS
THICKNESS AND REINFORCEMENT PER STRUCTURAL DRAWINGS
- INTERIOR UNRATED PARTITION WALL:
1/2" GYPSUM WALLBOARD EACH SIDE OF
3 5/8" OR 6" STEEL STUDS @ 16" O.C.
SEE STRUCTURAL DRAWINGS FOR S.S. GAUGE, SIZE AND SPACING
- 4" BATT INSULATION
- INDICATES EXTEND WALL (COMPLETE W/ DRYHALL BOTH
SIDES) TO UNDERSIDE OF DECKING.

WALL NOTES:

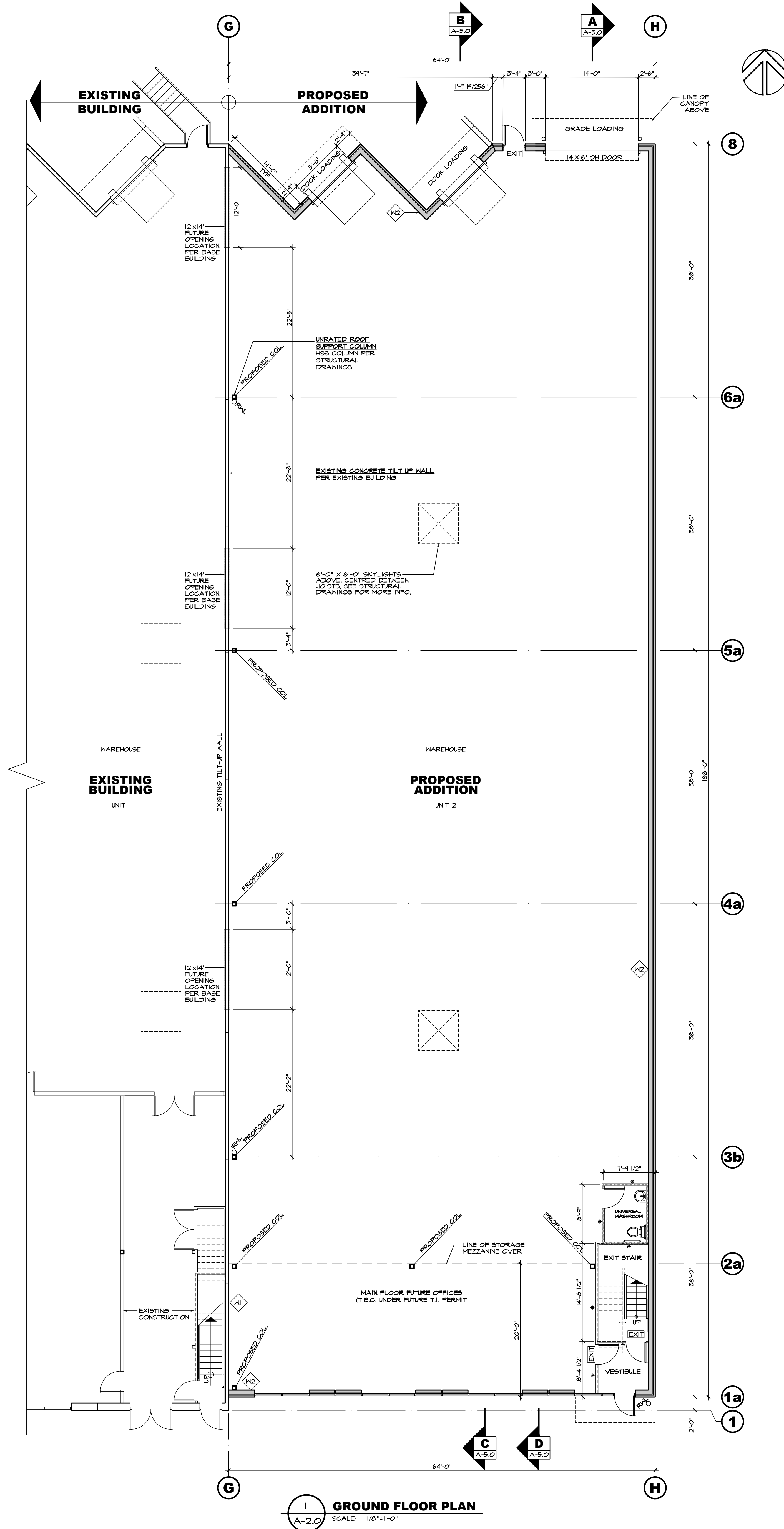
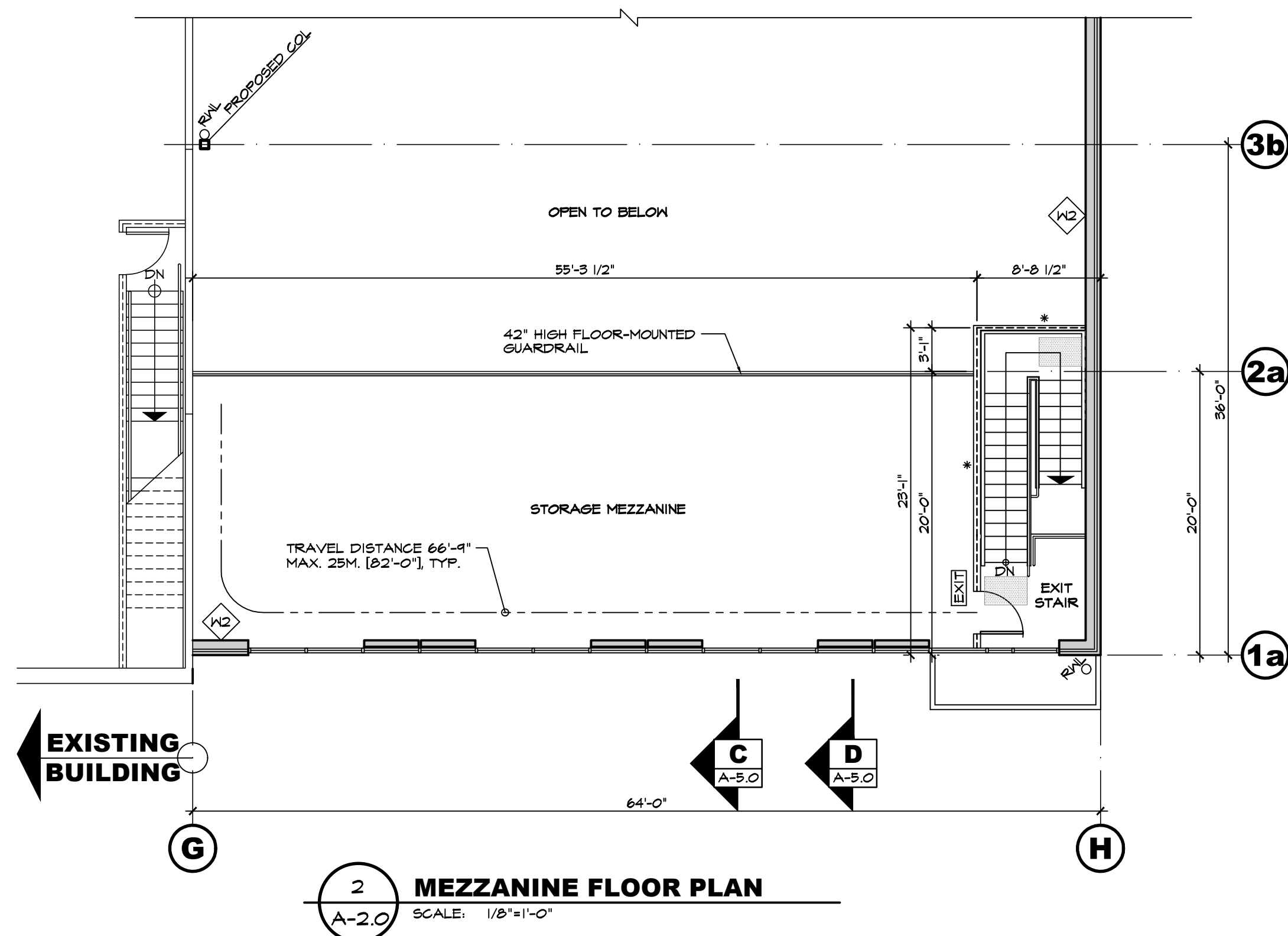
- RATINGS FROM B.C.B.C. 2018 APPENDIX D SECTION 2.1 & 2.3.
WHERE NOTED, ENSURE COMPLIANCE W/ ALL ASPECTS OF
APPLICABLE SECTIONS, INCLUDING BUT NOT LIMITED TO FRAMING
MEMBERS, APPLICATION, FASTENING AND FINISHES
- ALL ASPECTS OF U.L.C. DETAILS TO CONFORM TO CURRENT U.L.C. DETAILS,
CONFIRM AS REQUIRED.
- CONFIRM ALL STEEL STUD GAUGE AND SPACING WITH STRUCTURAL
DRAWINGS, INCLUDING NON-LOADBEARING, MIN. 20 GA.
- FIRE STOPPING NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENGAGE THE
APPROPRIATE ENGINEER, LICENSED TO PRACTICE IN BRITISH
COLUMBIA, TO DESIGN REVIEW AND APPROVE THE FIRE STOPPING
OF ALL PENETRATIONS IN RATED SEPARATIONS.

GENERAL NOTES

- SEE MECHANICAL DRAWINGS FOR FLOOR DRAINS, WALL DRAINS &
HOSE BIBBS (IF APPLICABLE)
- APPLIANCES, WORK STATIONS, RECEPTION DESK ETC. NOT INCLUDED
- PROVIDE FIRE EXTINGUISHERS TO CODE, LOCATION T.B.C. BY FIRE
SUPPRESSION CONSULTANT

GENERAL LEGEND

- DW = DISHWASHER (N/C)
F = FRIDGE (N/C)
FD = FLOOR DRAIN (IF APPLICABLE)
GB = GRAB BAR
HC = HANDICAP TOILET
R = RANGE W/ HOOD
TP = METAL TOILET PARTITIONS



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

UNIT 200 - 1493 FOSTER STREET, WHITE ROCK, BC V4B 0C4

604 385 3600 | RUCHR@ARCHITECTUREPANEL.COM

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LANGLEY, BC V4W 4A9
PHONE: (604) 857-5036

PROJECT:

STUFFED ANIMAL HOUSE ADDITION

ADDRESS: 27527 - 51A AVENUE, LANGLEY, B.C.

DRAWING

FLOOR PLANS

SEAL

JOB NO. 22-029
REVIEWED
CHECKED
PLOT DATE JUN 19 25

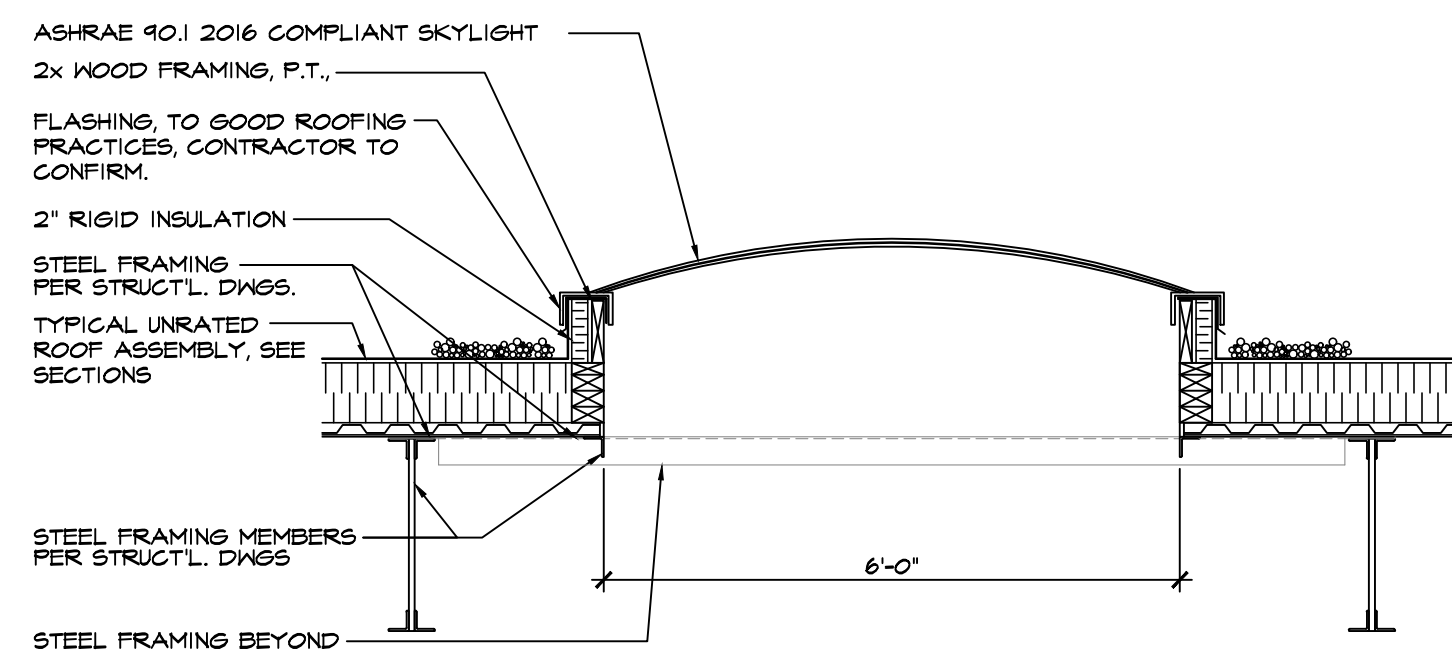
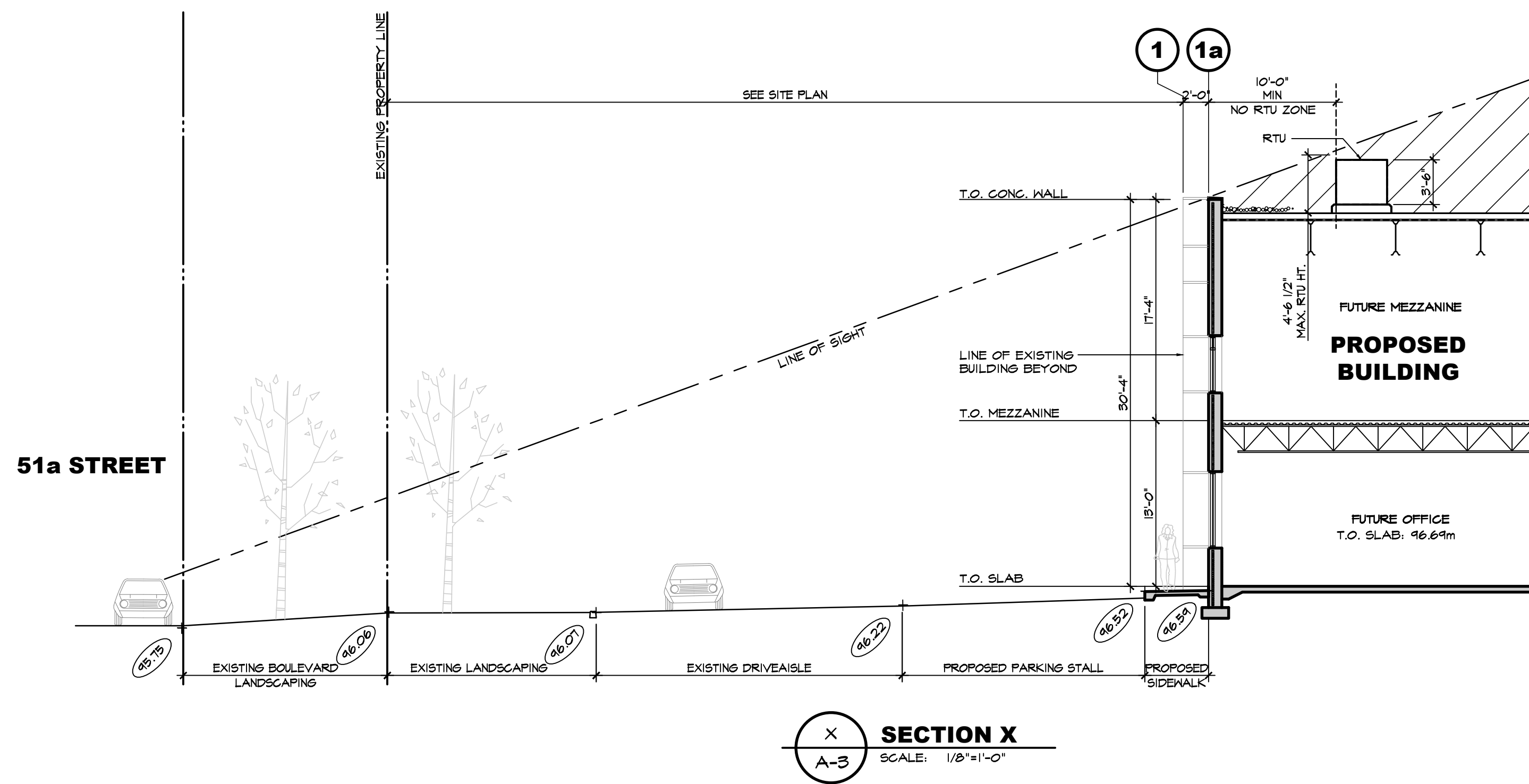
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JUN 19 25

PROJECT - DRAWING NUMBER

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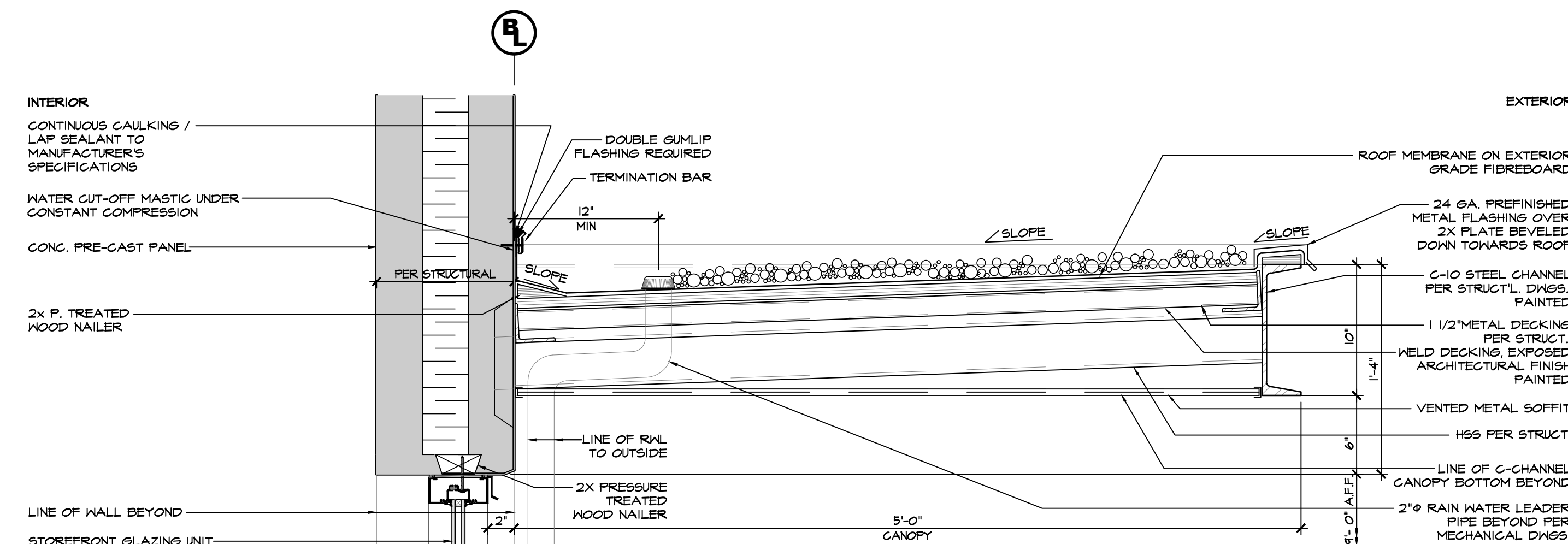
A-2.0

5



NOTE: SKYLIGHT TO COMPLY FULLY WITH BCBC 2018 5.13.4. FOR COMBUSTIBLE SKYLIGHTS IN NON-COMBUSTIBLE BUILDINGS.
- SUPPLIER TO PROVIDE DOCUMENTATION WITH TENDER PACKAGE (NO EXCEPTIONS)

2 SKYLIGHT DETAIL
A-3.0 SCALE: 1/2"=1'-0"

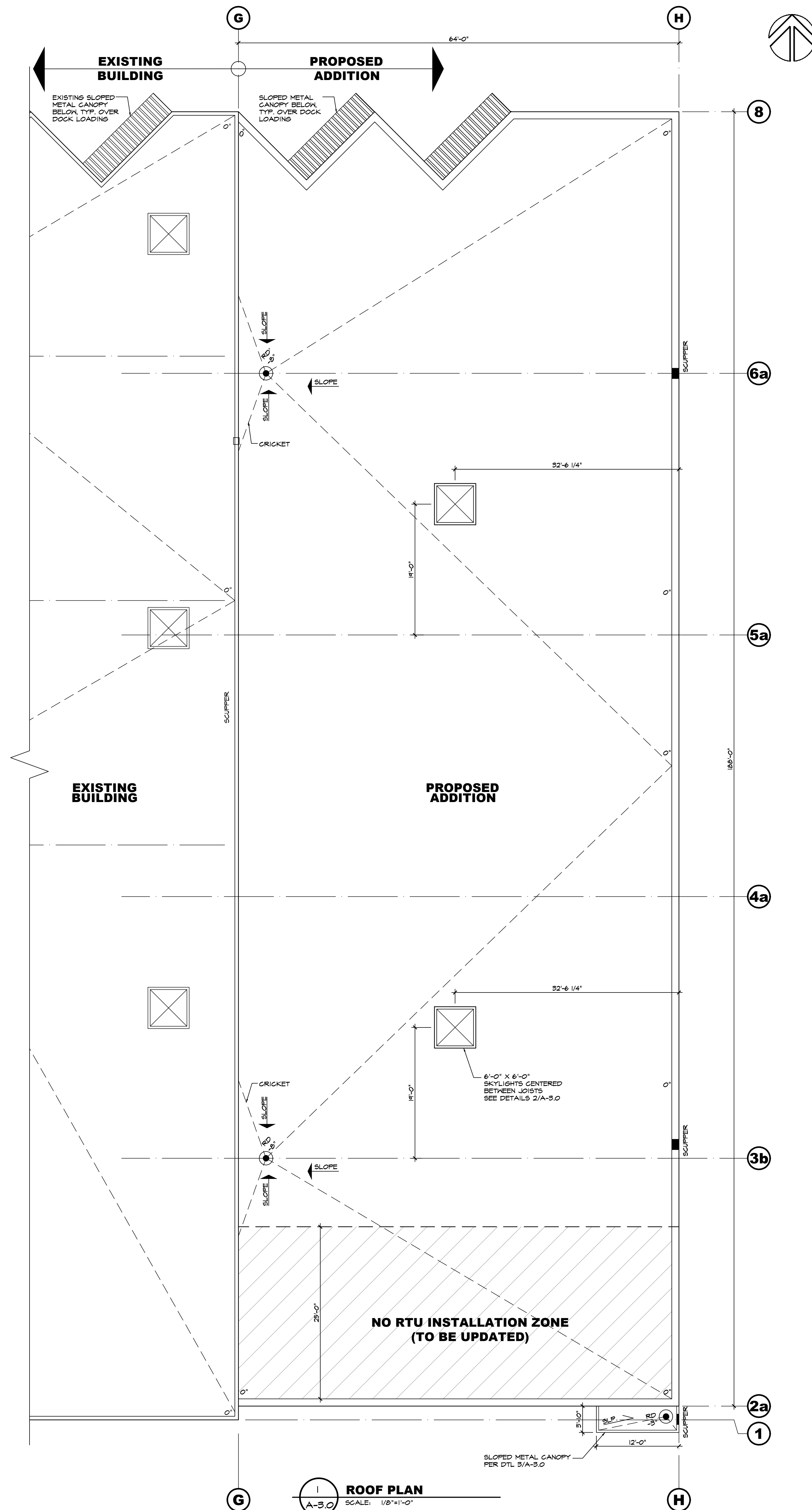


3 STEEL C CHANNEL CANOPY DETAIL
A-3.0 SCALE: 1/2"=1'-0"

ROOF NOTES

- SEE STRUCTURAL DNGS. FOR FINAL STEEL ELEVATIONS
- ALL ASPECTS OF ROOF DESIGN INCLUDING DETAILS TO BE REVIEWED BY QUALIFIED ROOFING INSPECTOR TO ENSURE COMPLIANCE W/ MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION
- PROVIDE 20 YEAR MEMBRANE GUARANTEE 4 5 YEAR SYSTEMS GUARANTEE
- 1.5" TYPE I EPS RIGID INSULATION (RSI)

IMPORTANT NOTE:
- ROOF INSULATION TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ASHRAE 90.1 2016 PRESCRIPTIVE METHOD, COMPLIANT FOR CONDITION SPACE.
- ROOF TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS FOR NON-COMBUSTIBLE CONSTRUCTION PER B.C.B.C. 2018



1 ROOF PLAN
A-3.0 SCALE: 1/8"=1'-0"

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STUFFED ANIMAL HOUSE
27527 51A AVENUE
LANGLEY, BC V4W 4A9
PHONE: (604) 857-5036

PROJECT:
STUFFED ANIMAL HOUSE ADDITION
ADDRESS: 27527 - 51A AVENUE, LANGLEY, B.C.

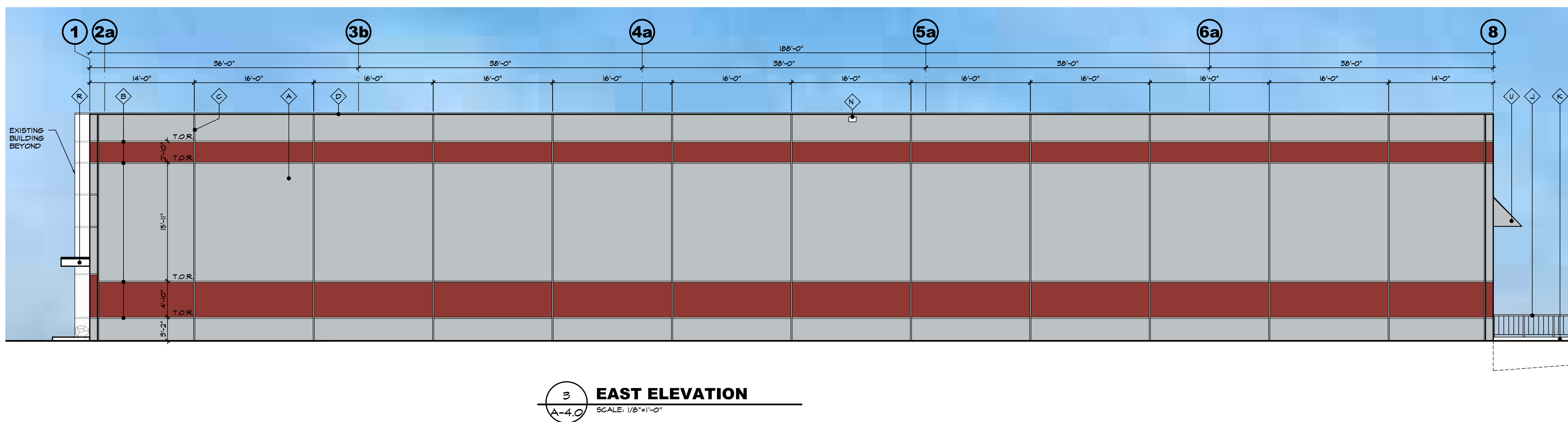
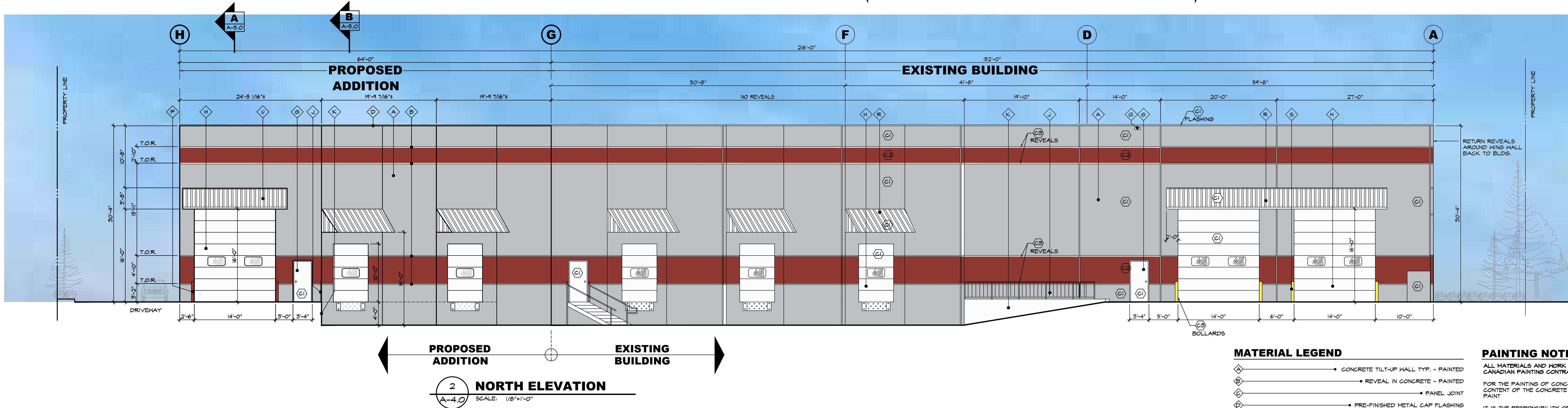
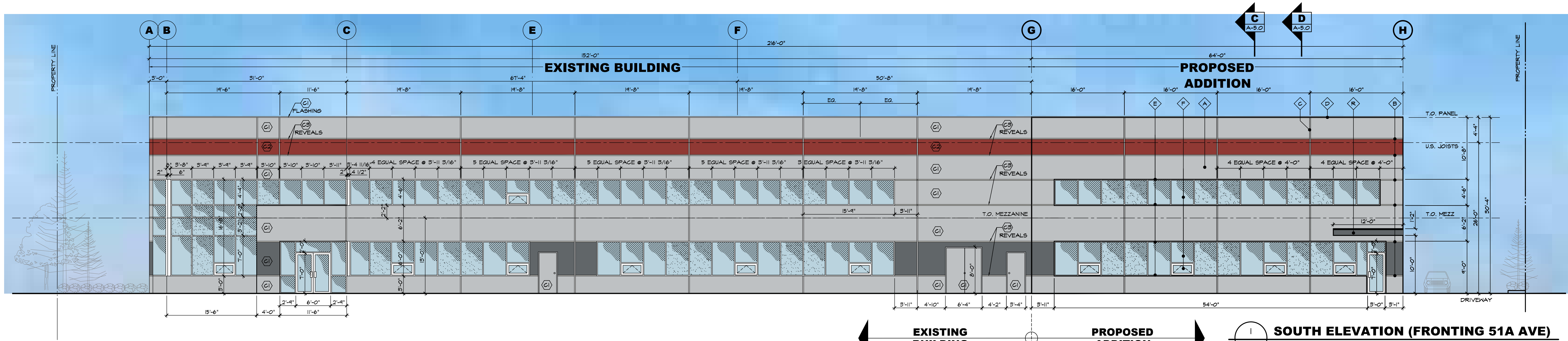
DRAWING

ROOF PLAN

SEAL	JOB NO. 22-029	DRAWN S.B.
	REVIEWED	D.C.
	CHECKED	R.D.
	PLOT DATE	JUN 19 25

PROJECT - DRAWING NUMBER
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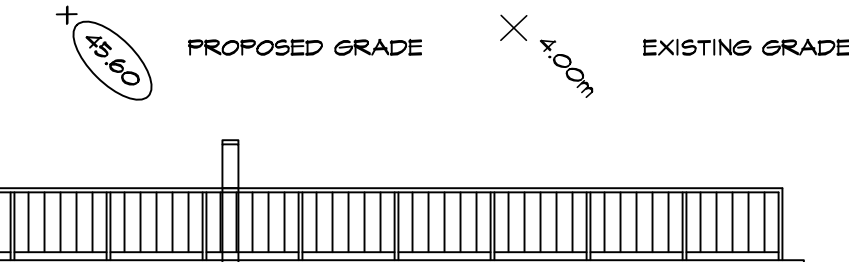


MATERIAL LEGEND

- CONCRETE TILT-UP WALL TYP. - PAINTED
- REVEAL IN CONCRETE - PAINTED
- PANEL JOINT
- PRE-FINISHED METAL CAP FLASHING
- STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- STOREFRONT GLASS - CLEAR
- STEEL MANDOORS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWGS
- SPANDREL GLAZING (OBSCURE TO MATCH VISION GLASS)
- SCUFFER
- STEEL BOLLARD - PAINTED
- CONCRETE CURB UNDER - PAINTED
- STEEL CHANNEL CANOPY - PAINTED
- CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR
- METAL CLAD CANOPY

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE
- SPANDREL GLAZING

LEGEND



PAINTING NOTES

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE BOND BREAKER AND PAINT OR PRIMER. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPAINING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.

PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER, PAINTING SUBCONTRACTOR TO PAINT A 20"x20" TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY), PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:

- 1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- 2) DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
- 3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYL PRIMER, 2 COATS OF ALKYL ENAMEL.
- 4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.

ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.

ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED, CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND JOISTS AND DECK TO BE PAINTED.

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 2014 COMPLIANT
- METAL FRAMED FIXED GLAZING MUST HAVE A MAXIMUM U VALUE OF 0.36 FOR CLIMATE ZONES 4 OR 5
- METAL FRAMED FIXED GLAZING MUST HAVE A MAXIMUM SHGC VALUE OF 0.36 FOR CLIMATE ZONE 4 OR 0.36 FOR CLIMATE ZONE 5
- GLAZING SUPPLIER MUST PROVIDE DOCUMENTATION TO CONFIRM COMPLIANCE

PROJECT COLOURS

- MAIN FIELD COLOUR 1: LAZY GRAY (SW 6254)
- FIELD ACCENT COLOUR: BOLERO (SW 7600)
- ACCENT COLOUR 1: HIGH REFLECTIVE WHITE (SW 7791)
- ACCENT COLOUR 2: NEB GRAY (SW 7075)

IMPORTANT NOTES:
- EXISTING BUILDING TO BE PAINTED TO MATCH NEW ADDITION. SEE ELEVATIONS FOR PAINT COLOURS.

- COLOURS MAY APPEAR LIGHTER ON DRAWINGS THAN IN THE FIELD. COLOURS TO BE VERIFIED THROUGH SAMPLES PROVIDED BY PAINT COMPANY.

ALUMINUM STOREFRONT MULLIONS: CLEAR ANODIZED ALUMINUM
TYPICAL GLAZING: DARK GREY REFLECTIVE

SP. = TYP SPANDREL GLAZING COLOUR: MATCH EXISTING BUILDING
OR SP. = ACCENT SPANDREL GLAZING COLOUR: MATCH EXISTING BUILDING

TYP METAL CAP FLASHING: MATCH EXISTING BUILDING
METAL CAP FLASHING # C2 PANELS: MATCH EXISTING BUILDING

4 TYPICAL REVEAL

A-4.0 FULL SCALE

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NO	DATE DESCRIPTION

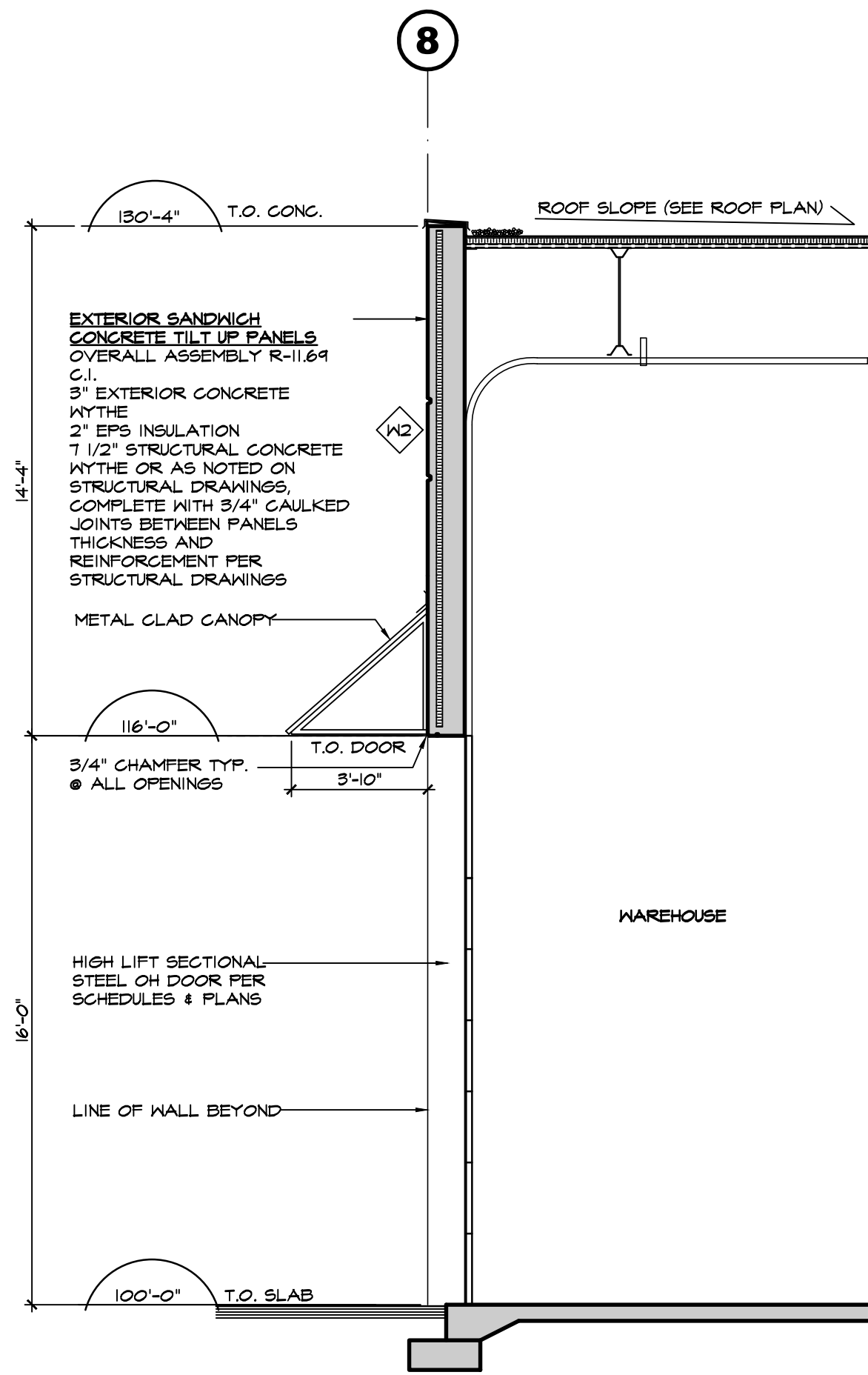
CLIENT:
STUFFED ANIMAL HOUSE
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27527 51A AVENUE
LANGLEY, BC V4W 4A9
PHONE: (604) 857-5036

PROJECT:
STUFFED ANIMAL HOUSE ADDITION
ADDRESS: 27527 - 51A AVENUE, LANGLEY, B.C.
DRAWING

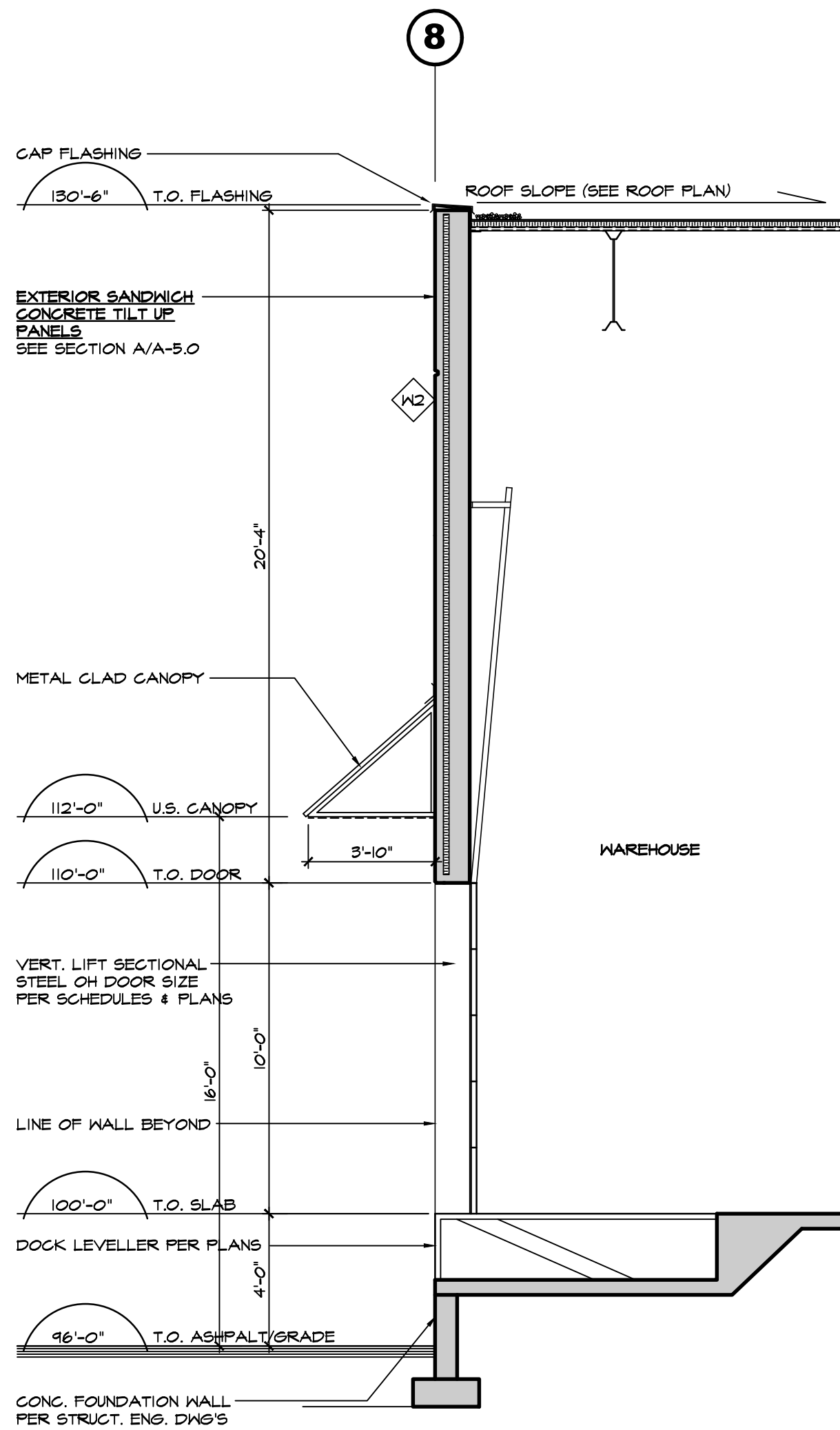
COLOURED ELEVATIONS

SEAL	JOB NO. 22-028	DRAWN S.B.
	REVIEWED	
	CHECKED	R.D.
	PLOT DATE	JUN 19 25

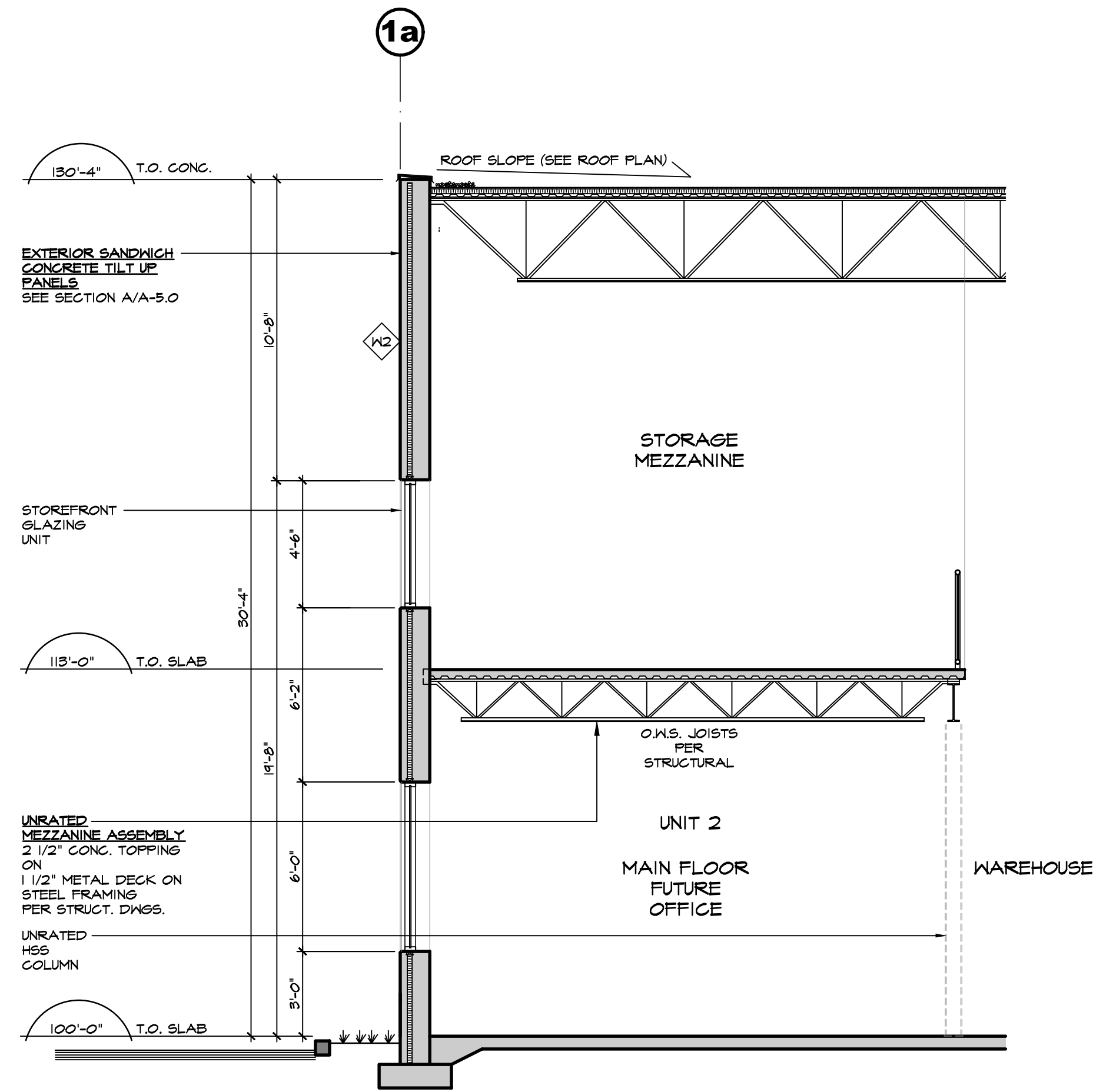
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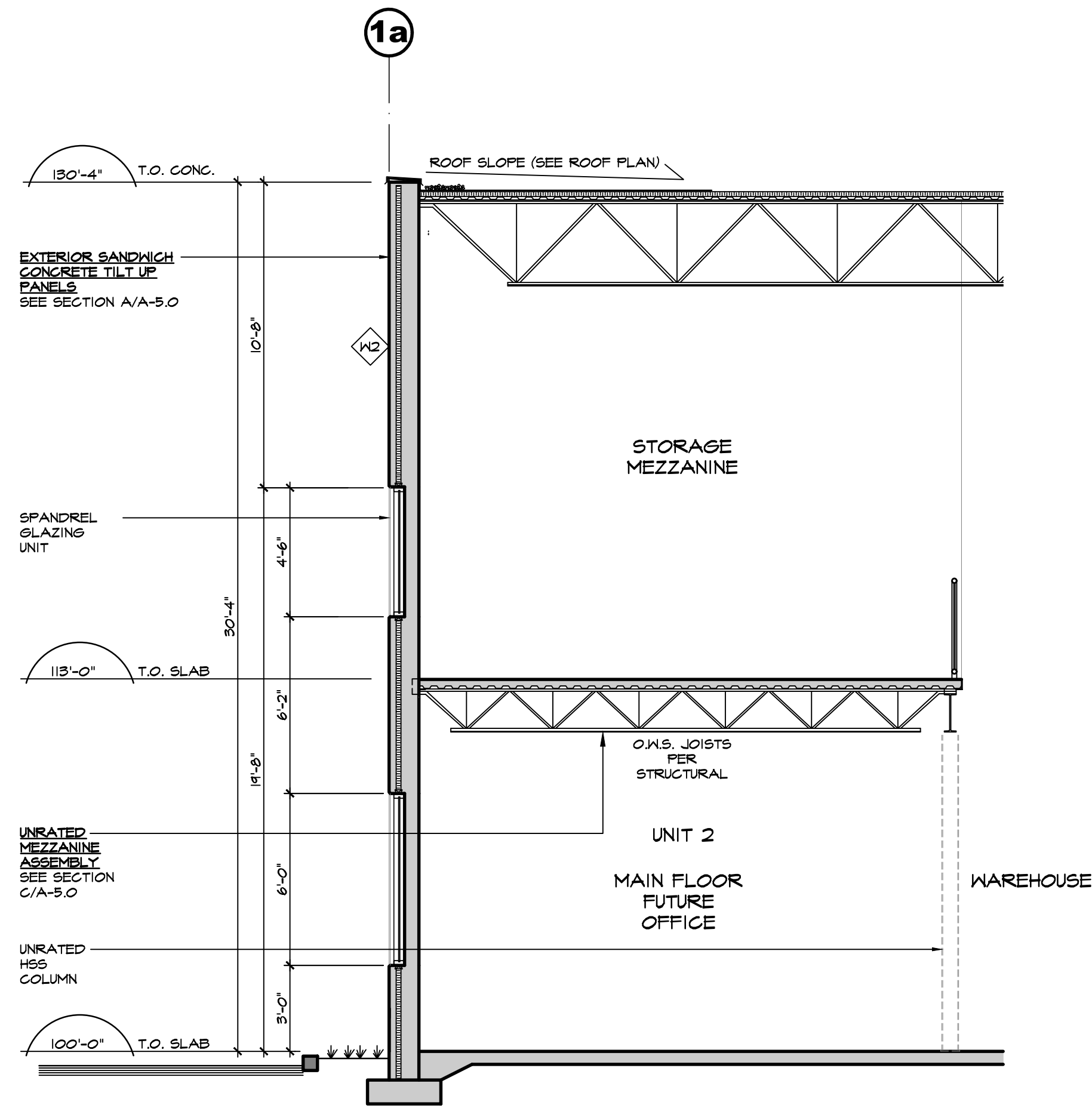
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SECTION A
A-5.0 SCALE: 1/4"=1'-0"



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



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



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

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DRAWING

SECTIONS

SEAL	JOB NO. 22-029	DRAWN S.B.
	REVIEWED	D.C.
	CHECKED	R.D.
	PLOT DATE	JUN 19 25

PROJECT - DRAWING NUMBER
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