PROPOSED INDUSTRIAL BUILDING:

# JPD

## ALDERGROVE

## 3350

ADDRESS: 3350 262 ST, LANGLEY

LEGAL ADDRESS: LOT 1, SECTION 25, TOWNSHIP 10, NWD PLAN LMP33753



**VIEW OF SOUTHWEST CORNER**



**VIEW OF NORTHWEST CORNER**



**AERIAL VIEW**



**VIEW OF LOADING AREA**

### ARCHITECTURAL DRAWING LIST


| | |
|---|---|
| COVER SHEET | A-0.0 |
| SITE PLAN | A-1.0 |
| SITE DETAILS | A-1.1 |
| CODE REVIEW AND CONSTRUCTION SCHEDULE | A-1.2 |
| MAIN FLOOR PLAN | A-2.0 |
| ENLARGED FLOOR PLANS | A-2.1 |
| TYPICAL STAIR PLANS & SECTIONS | A-2.2 |
| ROOF PLAN | A-3.0 |
| ELEVATIONS | A-4.0 |
| SECTIONS | A-6.0 |



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



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| NO. | DATE Y/M/D | DESCRIPTION |
|---|---|---|
| 2 | FEB.26.25 | ISSUED FOR DP |
| 1 | FEB.18.25 | ISSUED FOR CONSULTANT USE |

PROJECT MANAGERS / CONTRACTORS:

RAM CONSTRUCTION INC.
7881 128 ST, SURREY, BC V3W 4E7
PHONE: 604-501-5265

PROPOSED INDUSTRIAL BUILDING FOR:

JPD
ALDERGROVE
3350

ADDRESS: 3350 262 ST, LANGLEY

DRAWING

**COVER SHEET**

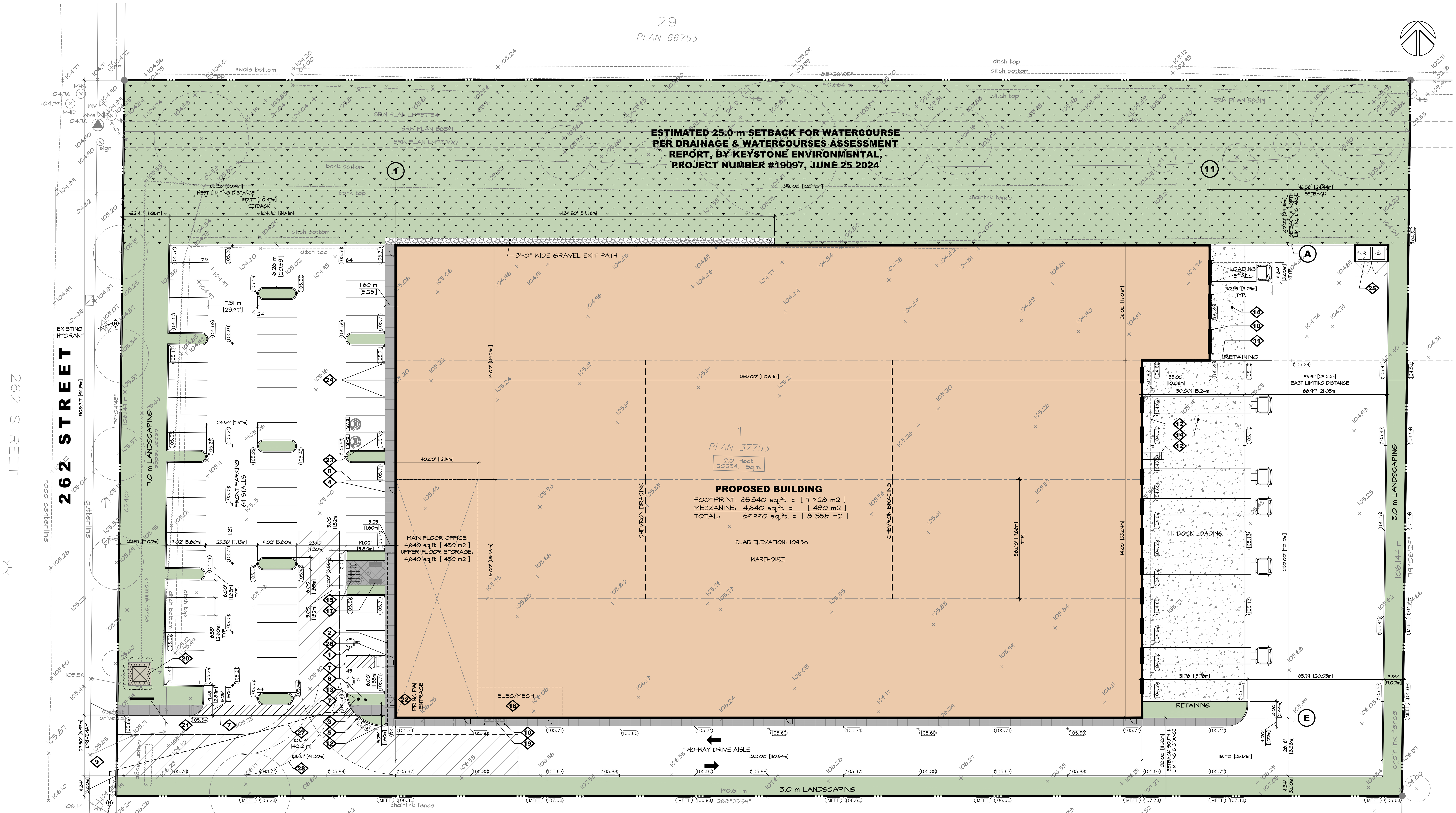
SEAL

JOB NO. 25-001 | DRAWN JH

CHECKED RD

PLOT DATE FEB.26.25

PROJECT - DRAWING NUMBER **A-0.0** | REV. **2**




## SITE PLAN

1 / A-1.0 — SCALE: 1" = 20'-0"

0 5' 10' 20' 50'

## 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 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.

## KEYED SITE PLAN NOTES

| | |
|---|---|
| 1 | INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT SEE DETAIL 4/A-1.1 |
| 2 | POST MOUNTED ACCESSIBLE PARKING SIGN SEE DETAIL 3/A-1.1 |
| 3 | SIDEWALK LETDOWN - PROVIDE MIN. 5'X5' CLEAR AT TOP OF LETDOWN, SEE PLANS FOR WIDTH SEE DETAIL 1/A-1.1 |
| 4 | CONCRETE SIDEWALK 6"± ABOVE ADJACENT ASPHALT, LIGHT BROOM FINISH |
| 5 | 6x6 EXTRUDED CONCRETE CURB TYP. AT EDGE OF LANDSCAPING, PER DETAIL 6/A-1.1 |
| 6 | LANDSCAPING PER LANDSCAPE ARCHITECTS DWGS |
| 7 | PAINT ON ASPHALT |
| 8 | 4" PAINT STRIPE, TYP. |
| 9 | ASPHALT CROSSING TO MUNICIPAL SPECS |
| 10 | 6"Φ X 1/4" THICK CONCRETE FILLED STEEL BOLLARD PAINTED "BRIGHT YELLOW" OR EQUIVALENT AT EA. SIDE OF GRADE LEVEL DOOR TYP. @ ALL GRADE DOORS, SEE DETAIL 7/A-1.1 |
| 11 | RETAINING WALL, UNPAINTED c/w 42" PIPE GUARDRAIL. GUARDRAIL REQ'D UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600mm) SEE DETAIL 11/A-1.1 |
| 12 | LINE OF CANOPY ABOVE, SEE PLANS & DETAILS FOR MORE INFORMATION |
| 13 | FIRE DEPARTMENT CONNECTION (FDC), SEE MECH. DWG'S. |
| 14 | CONCRETE DOLLY PAD, SEE STRUCT. DWG'S |
| 15 | BICYCLE PARKING - (2) SPACES PER RACK, (6) TOTAL, SEE DETAIL 8/A-1.1 |
| 16 | EXTERIOR CONCRETE STAIR, SEE DTL _/A-__ |
| 17 | BENCH, SEE LANDSCAPE DWG'S |
| 18 | ELEC. & MECH. ROOMS / EQUIP. |
| 19 | GAS METERS PER MECH. DWGS, SEE DETAIL 10/A-1.1 |
| 20 | ELEC. KIOSK, SEE ELEC. DWGS SEE DETAIL 12/A-1.1 |
| 21 | FREE STANDING SIGNAGE, SEE DETAIL 9/A-1.1 |
| 22 | ACCESSIBLE ENTRANCE |
| 23 | E.V. CHARGING STATION (LEVEL 2), SEE ELEC. DWG'S FOR DETAILS |
| 24 | E.V. CHARGING STATION ROUGH-IN (LEVEL 2), SEE ELEC. DWG'S FOR DETAILS |
| 25 | EXTERIOR GARBAGE & RECYCLING ENCLOSURE, SEE DETAIL 13/A-1.1 |
| 26 | ANNUNCIATOR PANEL, SEE ELEC. DWG'S |
| 27 | TRAVEL DISTANCE HYDRANT TO SIAMESE (147' [45m] MAX. CONFIRM ON SITE) |
| 28 | HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE DESIGN REQUIREMENTS PER BELOW:<br>-HAVE A CLEAR WIDTH NOT LESS THAN 6m<br>-HAVE A CENTER-LINE RADIUS NOT LESS THAN 12m<br>-HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m<br>-HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MIN. DISTANCE OF 15m<br>-ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF **14,000** LBS GVWR<br>-HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m LONG<br>-BE CONNECTED WITH A PUBLIC THOROUGHFARE |

## SITE DATA

CIVIC ADDRESS: 3350 262 ST, LANGLEY, B.C.
LEGAL ADDRESS: LOT 1, SECTION 25, TOWNSHIP 10, NEW WEST DISTRICT, PLAN LMP37753 PART SE1/4, EXCEPT PLAN 8

| | | |
|---|---|---|
| ZONING: | | M-2 |
| BUILDING AREA (FOOTPRINT): | | 85,340 sq.ft. [7 928 sq.m.] |
| SITE AREA (GROSS): | | 217,798 sq.ft. [ 20 232 m2 / 2.0 ha ] |
| SITE COVERAGE: 60% MAX. | | 85,340 / 217,798 = 39.2 % |
| F.A.R.: | | 85,340 + 4,640 / 217,798 = 0.41 |
| REQUIRED SETBACK: | (REQUIRED) | (PROPOSED) |
| FRONT (WEST): | 10.0 m | 132.77' [40.49 m] |
| REAR (EAST): | 5.0 m | 96.58' [29.44 m] |
| INTERIOR SIDE (NORTH): | 0.0 m | 80.22' [24.45 m] |
| INTERIOR SIDE (SOUTH): | 0.0 m | 38.00' [11.58 m] |
| HEIGHT: | 12.0 m | 45.00' [13.72 m] |
| PARKING REQUIRED: | | |
| 1ST FLR. INDUSTRIAL: | | 80,680 / 2,002 = 40.3 |
| 1ST FLR. OFFICE: | | 4,640 / 301 = 15.4 |
| MEZZANINE STORAGE: | | 4,640 / 2,002 = 2.3 |
| TOTAL REQUIRED: | | 58 (58.0) |
| PARKING PROVIDED: | | 64 |
| SMALL CAR STALLS ALLOWED: | | 20% OR 13 STALLS |
| SMALL CAR PARKING PROVIDED: | | 0 STALLS |
| H/C PARKING STALLS REQUIRED: | | 2 STALLS |
| H/C PARKING STALLS PROVIDED: | | 2 STALLS |
| BICYCLE PARKING REQUIRED: | | |
| INDUSTRIAL: 0.06 STALL PER 100 m2 | | 7 932/100 = 79.32 X 0.06 = 4.75 |
| OFFICE: 0.06 STALLS PER 100 m2 + 6 | | 452/100 = 4.52 X 0.06 = 0.27 + 6 |
| BICYCLE PARKING PROVIDED: | | 6 STALLS |

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| NO. | DATE | DESCRIPTION |
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| 6 | FEB.26.25 | ISSUED FOR DP |
| 5 | FEB.18.25 | ISSUED FOR CONSULTANT USE |
| 4 | FEB.11.25 | CONSULTANT USE |
| 3 | FEB.03.25 | CONSULTANT USE |
| 2 | JAN.28.25 | CLIENT REVIEW |
| 1 | JAN.09.25 | ISSUED FOR CONSULTANT USE |

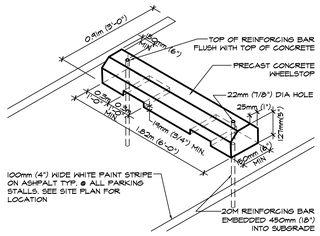
DESIGN/BUILD CONTRACTOR:
RAM CONSTRUCTION INC.
7881 128 St., Surrey, B.C. V3W 4E7
Phone: 604-501-5265

PROJECT:
PROPOSED INDUSTRIAL BUILDING FOR:
JPD ALDERGROVE 3350
ADDRESS: 3350 262 ST, LANGLEY BC

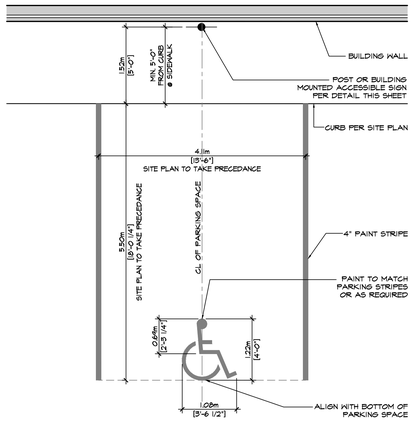
DRAWING
**SITE PLAN**

| SEAL | JOB NO. 25-001 | DRAWN DF/JB |
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| | CHECKED R.D. | |
| | PLOT DATE FEB.26.25 | |

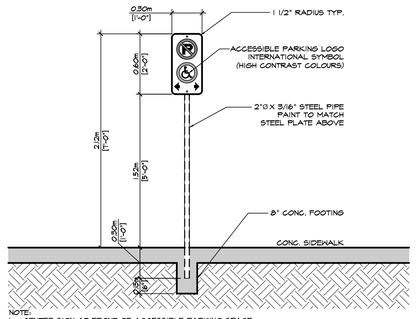
PROJECT - DRAWING NUMBER: **A-1.0** — REV. 6




5 A-1.1 **WHEEL STOP DETAIL**
SCALE: 1/4" = 1'-0"

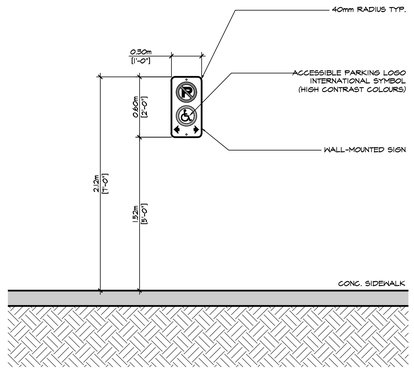



4 A-1.1 **HANDICAP PARKING STALL DETAIL**
SCALE: 1/4" = 1'-0"



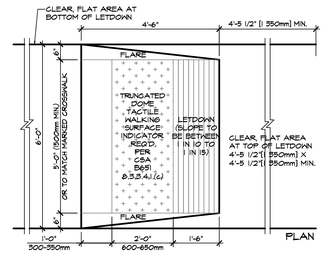

NOTE:
1. CENTRE SIGN AT FRONT OF ACCESSIBLE PARKING SPACE.
2. SIGN FACE LOCATED MIN. 5'-0" CLEAR FROM THE FRONT OF ACCESSIBLE PARKING SPACE FOR ACCESSIBILITY
3. COLOUR: WHITE BACKGROUND THROUGHOUT, RED TOP CIRCLE & CENTER SLASH, BLACK 'P', GREEN BOTTOM CIRCLE, BLACK CENTER SYMBOL, BLACK ARROWS & BLACK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

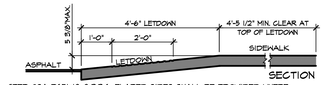
3 A-1.1 **ACCESSIBLE PARKING SIGN DETAIL**
SCALE: 1/2" = 1'-0"




NOTE:
1. MOUNT TO FACE OF WALL AT FRONT OF H.C. PARKING SPACE; CENTER UNLESS THERE IS GLAZING
2. 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 **ACCESSIBLE PARKING SIGN DETAIL**
SCALE: 1/2" = 1'-0"

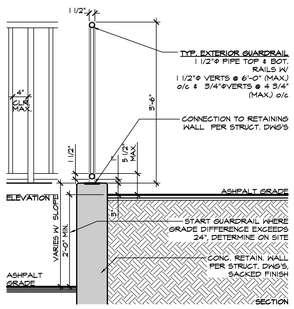


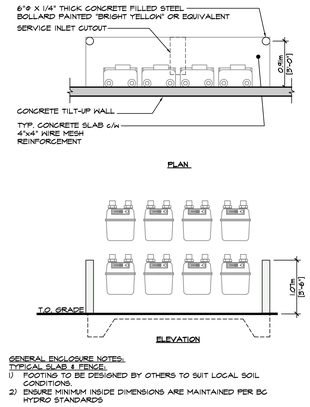

*PER CSA B651-18 8.3.3.6: FLARED SIDES SHALL BE PROVIDED WHERE PEDESTRIANS ARE LIKELY TO WALK ACROSS IT. FLARED SIDES SHALL HAVE A SLOPE MEASURED PARALLEL TO THE CURB LINE WITH A RATIO BETWEEN 1:10 (10%) AND 1:15 (6.66%).
*PER CSA B651 8.3.3.4.1.(a) & 8.3.3.6.(c) CURB RAMPS, INCLUDING FLARED SIDES SHALL HAVE A SURFACE THAT SHALL HAVE A SURFACE THAT IS STABLE, FIRM AND SLIP-RESISTANT, AND HAVE A LEVEL TRANSITION FROM THE CURB RAMP TO THE ADJACENT SURFACES
*SHOP DRAWINGS/CUT SHEETS FOR THE CURB RAMP AND TRUNCATED DOME TACTILE MARKING TO BE PROVIDED TO DESIGNER FOR REVIEW PRIOR TO INSTALLATION

1 **ACCESSIBLE LETDOWN DETAIL**

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

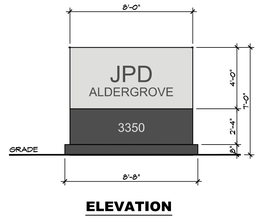



11 A-1.1 **LOAD. DOCK RETAINING WALL GUARDRAIL DETAIL**
SCALE: 1/4" = 1'-0"



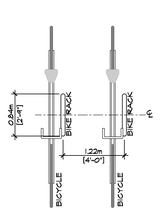

GENERAL ENCLOSURE NOTES:
TYPICAL SLAB & FENCE.
1) FOOTING TO BE DESIGNED BY OTHERS TO SUIT LOCAL SOIL CONDITIONS.
2) ENSURE MINIMUM INSIDE DIMENSIONS ARE MAINTAINED PER BC HYDRO STANDARDS

10 A-1.1 **GAS METERS**
SCALE: 1/4" = 1'-0"




**ELEVATION**

9 A-1.1 **FREE-STANDING SIGNAGE DETAIL**
SCALE: 1/4" = 1'-0"




**PLAN**

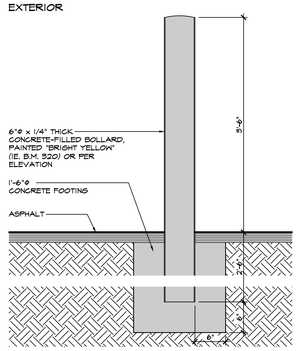



**SIDE VIEW** **FRONT VIEW**

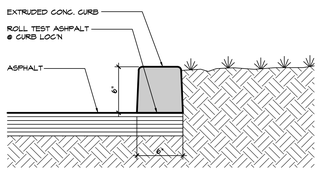


8 A-1.1 **BIKE RACK DETAIL**
SCALE: 1/4" = 1'-0"

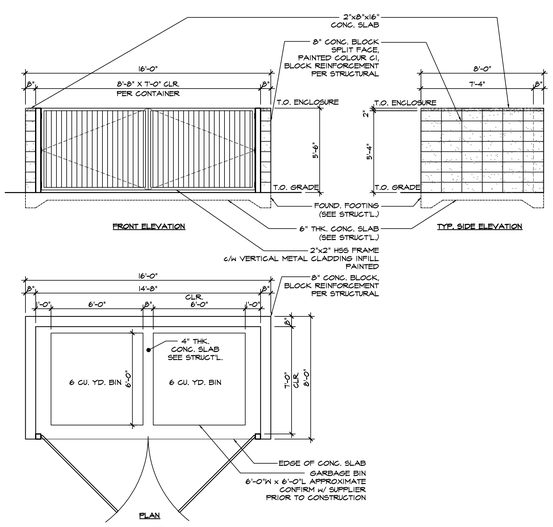
EXTERIOR



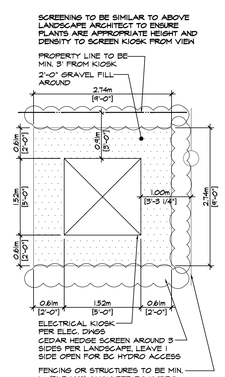

7 A-1.1 **TYP. BOLLARD DETAIL**
SCALE: 1" = 1'-0"




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




13 A-1.1 **EXTERIOR GARBAGE DETAIL**
SCALE: 1/4" = 1'-0"




12 A-1.1 **ELECTRICAL KIOSK DETAIL**
SCALE: 1/4" = 1'-0"


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| 1 | FEB.26.25 | ISSUED FOR DP |

DESIGN/BUILD CONTRACTOR:

RAM CONSTRUCTION INC.
7881 128 St., Surrey, B.C. V3W 4E7
Phone: 604-501-5265

PROJECT:
PROPOSED INDUSTRIAL BUILDING FOR:

# JPD ALDERGROVE 3350

ADDRESS: 3350 262 ST, LANGLEY BC

DRAWING

## SITE DETAILS

SEAL

| JOB NO. | DRAWN |
|---|---|
| 25-001 | JB |
| CHECKED | R.D. |
| PLOT DATE | FEB.26.25 |

PROJECT - DRAWING NUMBER **A-1.1** REV. **1**

## REQUIRED MEETINGS / REVIEWS

**NOTES:**
1. RESPONSIBILITY OF CONTRACTOR/SITE SUPER. TO CALL FOR FIELD REVIEWS AT APPROPRIATE TIME
2. 48 HOURS MINIMUM NOTICE REQUIRED, TYPICAL FOR ALL FIELD REVIEWS
3. ENVELOPE ENGINEEER TO REVIEW UNDER SLAB POLY VAPOUR BARRIER INSTALLATION

| NO | TITLE | DESCRIPTION | WHEN | APPLICABLE | NOT APPLICABLE |
|---|---|---|---|---|---|
| 1 | SITE MEETING | -MEET WITH SITE SUPER TO REVIEW IMPORTANT PARTS OF DESIGN & DISCUSS REQUIRED REVIEWS FOR REMAINDER OF CONSTRUCTION | BEGINNING OF CONSTRUCTION | ● | |
| 2 | FIRST FIELD REVIEW | -BUILDING ORIENTATION<br>-GRADING<br>-DOOR & WINDOW OPENINGS<br>-WALLS<br>-COLUMNS<br>-ROOF<br>-OPENINGS IN ROOF<br>-ROUGH-INS<br>-SLAB<br>-STAIRS | AFTER ROOF DECKING IS INSTALLED | ● | |
| 3 | STEEL STUD FRAMING 1 | -WALL & CEILING FRAMING: RATED & UNRATED<br>-DOOR & WINDOW LOCATIONS<br>-FIXTURE LOCATIONS<br>-ROOF HATCH LOCATION<br>-ROOM SIZES & LOCATIONS<br>-FRAMING AROUND COLUMNS<br>-WALLS ENDING @ WINDOWS<br>-TOP OF WALL DETAIL CONSTRUCTION<br>-PLUMBING WALLS | 50 % FRAMING INSTALLATION DONE | ● | |
| 4 | STEEL STUD FRAMING 2 | -GYPSUM WALL BOARDING INSTALLATION<br>-SCREW CONFIRMATION<br>-BOARD ORIENTATION | 90-100 % FRAMING INSTALLATION DONE | ● | |
| 5 | VAPOUR BARRIER | -INSTALLATION OF VAPOUR BARRIER PRIOR TO APPLYING GYPSUM WALL BOARD. | BEFORE APPLYING GYPSUM WALL BOARD ON INSULATED FURRING WALLS | | ● |
| 6 | CONFIRMATION OF FIRE STOPPING 1 | -CONFIRMATION OF FIRE STOPPING INCLUDING:<br>(I)TOP OF RATED WALLS<br>(II)EDGES WHERE RATED FRAME WALL OR CEILING BUTTS INTO A CONCRETE WALL<br>(III)STRUCTURAL PENETRATIONS THROUGH RATED WALLS<br>*ANY PENETRATIONS AS A RESULT OF MECHANICAL OR ELECTRICAL ITEMS TO BE REVIEWED BY THE ENGINEER OF RECORD RESPONSIBLE FOR THE PENETRATION | AFTER COMPLETION OF GYPSUM WALL BOARDING & FIRE STOPPING | ● | |
| 7 | CONFIRMATION OF FIRE STOPPING 2 | -REQ'D IF ANY ITEMS ARE NOT COMPLETE AT FIRE STOPPING 1 | CONFIRMATION OF FIRE STOPPING FOR ENTIRE BUILDING | ● | |
| 8 | FINISH FIELD REVIEW | INSTALLATION OF FINISHING INCLUDING:<br>-FIXTURES<br>-GUARDRAILS<br>-HANDRAILS<br>-FLOORING<br>-PAINTING<br>-ELEC. & MECH. COVERS | AT THE TIME OF INSTALLATION/NOT WHEN COMPLETED | ● | |
| 9 | PRE- FINAL FIELD REVIEW | -CHECKING THE WHOLE PROJECT AGAINST DESIGN DWG'S | WHEN BUILDING IS COMPLETE WITH MINOR COSMETIC ITEMS | ● | |
| 10 | LIFE SAFETY TEST PROTOCOL | -ATTENDING A DEMONSTRATION TO VERIFY THE OPERATION OF FIRE ALARM SYSTEM | AFTER FIRE ALARM & SPRINKLER SYSTEM VERIFIED | ● | |
| 11 | FINAL FIELD REVIEW | -INSPECT THE ITEMS THAT WERE NOT COMPLETED AT PRE- FINAL STAGE | AFTER PRE- FINAL FIELD REVIEW | ● | |
| 12 | WALK THROUGH WITH AUTHORITY HAVING JURISDICTION | -DESCRIPTION OF FIELD REVIEW TO BE PROVIDED BY AUTHORITY HAVING JURISDICTION | END OF THE CONSTRUCTION | ● | |

## REQUIRED SHOP DRAWINGS

**GENERAL SHOP DRAWING SUBMITTAL NOTES:**
1. ALL SHOP DRAWING SUBMITTALS TO BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN BRITISH COLUMBIA
2. SHOP DRAWING SUBMITTALS WILL BE REVIEWED & RETURNED WITHIN 8-10 BUSINESS DAYS FROM THE DAY THEY ARE RECEIVED
3. ANY CHANGES TO THE DESIGN PROPOSED BY THE SHOP DRAWING ENGINEER MUST BE SENT TO DESIGNER FOR APPROVAL PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS
4. ANY CHANGES TO THE DESIGN WITHOUT PRIOR APPROVAL IN WRITING FROM THE DESIGNER WILL NOT BE CONTEMPLATED DURING SHOP DRAWING REVIEW

**SHOP DRAWING REVIEW NOTES:**
1. SHOP DRAWINGS MARKED "REVIEWED" ARE CONSIDERED FINAL REVIEW
2. SHOP DRAWINGS MARKED "REVIEWED AS NOTED" ARE CONSIDERED FINAL REVIEW & THE SHOP DRAWING ENGINEER IS EXPECTED TO ACCOUNT FOR MARK-UPS
IN THEIR FINAL DESIGN, OR DISCUSS WITH DESIGNER IF COMMENTS ARE NOT ABLE TO BE INCORPORATED
3. SHOP DRAWINGS MARKED "REVISE & RESUBMIT" NEED TO BE REVISED PER REVIEW COMMENTS & RESUBMITTED FOR REVIEW
4. SHOP DRAWINGS MARKED "REJECTED" NEED TO BE REVISED PRIOR TO REVIEW

| NO | TITLE | DESCRIPTION | APPLICABLE | NOT APPLICABLE |
|---|---|---|---|---|
| 1 | STEEL | - STAIRS | ● | |
| | | - GUARDRAILS & HANDRAILS (*1) | ● | |
| | | - FENCES (INCLUDING FOUNDATIONS) | | ● |
| | | - GATES (INCLUDING FORKLIFT ACCESS) | | ● |
| | | - STEEL STUDS (LOADBEARING & NON LOADBEARING) (*1) | ● | |
| | | - ROOF ACCESS LADDER | ● | |
| | | - STRUCTURAL STEEL - GENERAL CONFORMANCE REVIEW ONLY | ● | |
| 2 | FENESTRATION | - EXTERIOR MAN DOORS & APPLICABLE HARDWARE | ● | |
| | | - OVERHEAD DOORS | ● | |
| | | - WINDOW FRAMING & GLAZING (*1)(*2) | ● | |
| | | - SKYLIGHTS (*2) | | ● |
| 3 | MISCELLANEOUS | - INTERIOR MAN DOORS & APPLICABLE HARDWARE | ● | |
| | | - CANOPIES | ● | |
| | | - EXPOSED DESIGN ELEMENTS (METAL CLADDING ETC.) | ● | |
| | | - INTERIOR WINDOW FRAMING & GLAZING (*1) | | ● |
| | | - LOCKERS | | ● |
| | | - MINI STORAGE UNIT PARTITIONS (*1) | | ● |
| | | - CONCRETE FORM LINERS | | ● |
| | | - CRANES | | ● |
| | | - CURB RAMPS | ● | |
| | | - TACTILE ATTENTION INDICATOR SURFACE (TOP OF OPEN STAIR OR CURB RAMP) | ● | |
| | | - SOLAR PANELS | | ● |
| 4 | MILLWORK, FIXTURES | - CABINETS & COUNTERTOPS | | ● |
| | | - PLUMBING FIXTURES (TOILETS, SINKS, ETC.) | ● | |
| 5 | FIRE RATING | - FIRE SHUTTERS (*3) | | ● |
| | | - FIRE SPRAY (FOR FLOORS AND COLUMNS) (*4) | | ● |
| 6 | WALLS | - PRECAST PANELS | | ● |
| | | - INSULATED METAL PANELS (*1) | | ● |
| | | - PRE-ENGINEERED METAL BUILDING STRUCTURE | | ● |
| 7 | ROOFING | - ROOF MEMBRANE | ● | |
| | | - ROOF INSULATION | ● | |
| | | - ROOF VAPOUR BARRIER | ● | |
| | | - BALLAST | ● | |
| | | - ROOF JOISTS - GENERAL CONFORMANCE REVIEW ONLY | ● | |
| | | - ROOF DECK - GENERAL CONFORMANCE REVIEW ONLY | ● | |
| | | - TRUSSES - GENERAL CONFORMANCE REVIEW ONLY | | ● |

*1 SCHEDULE SB/SC REQUIRED TO BE PROVIDED TO ARCHITECT OF RECORD CONFIRMING STRUCTURAL CAPACITY OF THE NOTED ITEMS, INCLUDING ANCHORAGE & SEISMIC RESTRAINT PRIOR TO BUILDING OCCUPANCY
*2 SUBMITTAL MUST CONFIRM CONFORMANCE TO ASHRAE 90.1 2019 & ENERGY MODEL REQUIREMENTS
*3 DROP TEST REQUIRED PRIOR TO BUILDING OCCUPANCY
*4 (I) SPEC SHEET FOR PRODUCT TO BE USED TO BE PROVIDED TO DESIGNER FOR APPROVAL
(II) UL LISTED DETAIL FOR PRODUCTS WHICH DIFFER FROM DESIGN DRAWINGS & SPECIFICATIONS TO BE SUBMITTED TO DESIGNER FOR APPROVAL
(III) 3RD PARTY INSTALLATION INSPECTION REPORT CONFIRMING CONFORMANCE TO APPROVED DETAIL TO BE SUBMITTED TO DESIGNER PRIOR TO BUILDING OCCUPANCY

## CONSTRUCTION SCHEDULE

### ROOF

R1 **TYPICAL UNRATED ROOF ASSEMBLY**
EPDM ROOF MEMBRANE
(5 YEAR SYSTEM/ 20 YEAR MEMBRANE GUARANTEE)
W/ LOOSE LAID GRAVEL BALLAST ON
4" (R-15 MIN) TYPE 2 EPS RIGID INSULATION
(PER ENERGY MODEL PROVIDED BY ) ON
POLY VAPOUR BARRIER ON
METAL DECK ON O.W.S. JOISTS,
PER STRUCT. DWG'S
(ROOF ASSEMBLY TO BE CLASS A, B OR C)

R2 **TYPICAL UNRATED ENTRANCE CANOPY ROOF ASSEMBLY**
ROOF MEMBRANE ON,
3/4" FIBREBOARD SHEATHING (EXTERIOR GRADE) ON,
1 1/2" METAL DECKING ON,
HSS STEEL FRAMING MEMBER,
PER STRUCT. DWG'S

R3 **TYPICAL UNRATED LOADING DOCK CANOPY ROOF ASSEMBLY**
36" WD. x 63" LG. PREFINISHED SEALTIGHT ULTRA VIC CLADDING ON
HAT TRACK @ TOP, BOTTOM, & 1 CENTERED BTWN ON
3-5/8" 20 ga. STEEL STUD FRAME @ 24" o/c W/ 3 SCREWS PER CAP
C/W 5/8" PERFORATED SOFFIT ON
4"x 45ϕ ANGLE STOCK FOR SOFFIT SUPPORT AT FRONT EDGE OF
STEEL STUDS & 2" FLAT STOCK SOFFIT SUPPORT ALONG BOTTOM OF
STEEL STUDS

### EXTERIOR WALLS

W1 **UNRATED SANDWICH CONC. TILT UP PANELS**
OVERALL ASSEMBLY R-11.69 C.I.
3" EXTERIOR CONC. WYTHE
2" XPS INSULATION
7 1/2" STRUCT. CONC. WYTHE OR AS NOTED ON STRUCT. DWGS,
C/W 3/4" CAULKED JOINTS BTWN PANELS
THICKNESS & REINFORCEMENT PER STRUCT. DWGS
SEE PLANS FOR RATING -
RATING PER 2024 BCBC APPENDIX D TABLE D-2.1.1

W1a **1 HR. RATED SANDWICH CONC. TILT UP PANELS**
OVERALL ASSEMBLY R-11.69 C.I.
3" EXTERIOR CONC. WYTHE,
2" XPS INSULATION,
STRUCT. CONC. WYTHE PER STRUCT. DWGS,
C/W 3/4" CAULKED JOINTS BTWN PANELS
THICKNESS & REINFORCEMENT PER STRUCT. DWGS
SEE PLANS FOR RATING -
RATING PER 2024 BCBC APPENDIX D TABLE D-2.1.1

W1b **RETAINING WALL**
8" THICK CAST-IN-PLACE CONC. RETAINING WALL
C/W 42" HIGH STEEL PIPE GUARDRAIL W/ VERT. PICKETS @ MAX. 4" O/C
REINFORCING & GUARDRAIL MOUNTING PER STRUCT. DWGS
SCHEDULE SB/SC FOR GUARDRAIL INSTALLATION TO BE PROVIDED TO
ARCHITECT PRIOR TO BUILDING FINAL

### INTERIOR WALLS

W2 **1 HR. RATED SEPARATION**
5/8" TYPE "X" GYPSUM WALLBOARD
EACH SIDE OF MIN. 3 5/8" WIDE STEEL STUDS
SEE STEEL STUD ENG. DWGS FOR S.S. GAUGE, SIZE & SPACING
ULC DETAIL W415 OR APPROVED EQUAL
SEE DETAIL 2/A-7.1

W4 **UNRATED PARTITION**
1/2" GYPSUM WALLBOARD EA SIDE OF
MIN. 3 5/8" STEEL STUDS @ 16" o/c
SEE STEEL STUD ENG. DWGS FOR S.S. GAUGE, SIZE & SPACING -
ENGINEERED SEALED SHOP DWGS REQ'D

W5 **UNINSULATED FURRING WALL**
STEEL STUDS @ 16" o/c
1/2" GYPSUM WALLBOARD

W6 **PLUMBING FURRING WALL**
6" STEEL STUDS @ 16" o/c SPACING,
1/2" GYPSUM WALLBOARD TO FINISHED SIDE

### EXTERIOR GLAZING

G1 **STOREFRONT GLASS - CLEAR**
STOREFRONT GLAZING IN
STOREFRONT FRAMES
SEALED SHOP DWGS REQ'D FOR ARCHITECT & ENVELOPE ENG. REVIEW
SCHEDULE SB & SC REQ'D FROM GLAZING CONTRACTOR PRIOR TO BUILDING FINAL
U-VALUE & SHGC TO BE VERIFIED BY ENVELOPE ENG./BUILDING ENERGY MODELER

## CEILINGS

C1 **UNRATED T-BAR CEILING**
2'X4' T-BAR CEILING GRID C/W
2'X4' CEILING TILES
MAX. FSR 150 TYPICAL, EXCEPT FOR EXIT STAIRS, CORRIDORS
& RATED VESTIBULES REQUIRE MAX. FSR OF 25
SCHEDULE SB/SC FOR SEISMIC REQ'D. TO BE SUBMITTED TO
ARCHITECT PRIOR TO BUILDING FINAL

C2 **1 HR. RATED GYPSUM BOARD CEILING (EXIT CORRIDOR)**
2 LAYERS 5/8" TYPE ULIX GYPSUM BOARD (ABOVE STEEL STUDS) ON
6" STEEL STUDS, PER STEEL STUD ENG.S DESIGN
3 LAYERS 5/8" TYPE ULIX GYPSUM BOARD (BELOW STEEL STUDS)
MAX. FSR OF 25
PER ULC 1506, SEE DETAIL 10/A-7.1
SCHEDULE SB/SC FOR SEISMIC REQ'D. TO BE SUBMITTED TO
ARCHITECT PRIOR TO BUILDING FINAL

C3 **1 HR. RATED GYPSUM BOARD CEILING (UNDERSIDE STAIR)**
1 LAYER TYPE "C" GYPSUM BOARD ON
RESILIANT CHANNELS OR FURRING CHANNELS PER DETAIL REFERENCED
BELOW ON
3 LAYERS TYPE "C" GYPSUM BOARD ON
6" STEEL STUDS C/W STEEL STRAP PER DETAIL REFERENCED BELOW
MAX. FSR OF 25
PER ULC 1506, SEE DETAIL 10/A-7.1
SCHEDULE SB/SC FOR SEISMIC REQ'D. TO BE SUBMITTED TO
ARCHITECT PRIOR TO BUILDING FINAL

**1 HR. RATED CEILING ASSEMBLY @ SERVICE ROOM**
SUSPENDED CONC. SLAB, PER STRUCT. DWGS,
UNPAINTED FINISH,
RATING PER BCBC 2024 APPENDIX D D-2.2.1

C5 **UNRATED OPEN CEILING**
OPEN TO ROOF, FLOOR, STAIR FRAMING &/OR DECKING OR CONC.
FINISH PER ID DWGS

C6 **OPEN CEILING**
OPEN TO ROOF, FLOOR, STAIR FRAMING &/OR DECKING OR CONC. C/W
FIRE SPRAY FOR 1 HR. RATING,
PER ULC DETAIL F816 SEE DETAIL 11/A-7.1

## SOFFITS

S1 **VENTED METAL CLAD SOFFIT**
AGWAY METALS HF-12 ON
1" SUBGIRT FRAMING ON
WATERPROOFING MEMBRANE
(MUST BE VAPOR PERMEABLE)
ON 5/8" DENSDECK PRIME
ON STEEL STUD FRAMING PER STEEL STUD ENG. DWGS
C/W BUG SCREENED 2" CLEAR OPENING ALONG BUILDING FACE
FOR VENTING
ALL TRIMS AND FLASHINGS TO BE DETAILED BY SUPPLIER ON
SHOP DRAWINGS

S2 **LOADING DOCK CANOPY SOFFIT**
5/8" PERFORATED SOFFIT ON
4"x 45ϕ ANGLE STOCK FOR SOFFIT SUPPORT AT FRONT EDGE
OF STEEL STUDS & 2" FLAT STOCK SOFFIT SUPPORT ALONG
BOTTOM OF STEEL STUDS

## FLOORS

F1 **TYPICAL UNRATED INTERIOR SLAB-ON-GRADE**
CONC. SLAB ON GRADE
THICKNESS & REINFORCING PER STRUCT. DWGS
C/W 6 MIL POLY VAPOUR BARRIER

F1a **TYPICAL UNRATED EXTERIOR SLAB-ON-GRADE (TYP. @ DOLLY PADS)**
CONC. SLAB ON GRADE
THICKNESS & REINFORCING PER STRUCT. DWGS

F2 **1 HR. RATED FLOOR ASSEMBLY**
2 1/2" CONC. TOPPING ON
1 1/2" METAL DECK ON
O.W.S. JOISTS PER STRUCT. DWGS,
FIRESPRAY ALL EXPOSED U.S. OF DECK & FRAMING,
RATED PER ULC F816
SEE DETAIL 11/A-7.1

## WALL NOTES

- RATINGS FROM 2018 B.C.B.C. APPENDIX D 2.1 & 2.3. WHERE NOTED, ENSURE COMPLIANCE W/ ALL ASPECTS OF APPLICABLE SECTIONS, INCLUDING BUT NOT LIMITED TO FRAMING MEMBERS, APPLICATION, FASTENING & FINISHES.
- ALL ASPECTS OF ULC DETAILS TO CONFORM TO CURRENT ULC DETAILS, CONFIRM AS REQ'D.
- CONFIRM ALL STEEL STUD GAUGE (MIN. 20 GA) & SPACING W/ STRUCT. DWGS OR STEEL STUD ENGINEERS DWGS, INCLUDING NON-LOADBEARING. STEEL STUD ENG. REQ'D TO PROVIDE SCHEDULE SB & SC PRIOR TO BUILDING FINAL
- ALL UNIT SEPARATION WALLS TO INCLUDE SECURITY MESH TO 8' AFF
- ALL UNIT SEPARATION WALLS TO INCLUDE FULL HEIGHT BATT INSULATION FOR SOUND

**NOTE** : ALL PENETRATIONS IN RATED SEPARATIONS TO BE FIRE STOPPED WITH ULC LISTED FIRE STOPPING SYSTEMS. FIRE STOPPING CONTRACTOR TO SUPPLY ULC DETAILS & PRODUCT CUT SHEETS TO PROJECT MANAGER PRIOR TO COMMENCING WORK.

## GENERAL LEGEND

DW = DISHWASHER (NIC)
F = FRIDGE (NIC)
FD = FLOOR DRAIN
GB = GRAB BAR
HC = HANDICAP TOILET
R = RANGE W/ HOOD
TP = METAL TOILET PARTITIONS
WD = WALL DRAIN
BATT INSULATION FOR SOUND PROOFING
* INDICATES EXTEND WALL (C/W DRYWALL EA. SIDE) TO UNDERSIDE OF DECKING.

## GENERAL NOTES

- SEE MECH. DWGS FOR FLOOR DRAINS, WALL DRAINS & HOSE BIBBS
- APPLIANCES, RECEPTION DESK - NOT INCLUDED
- SEE SPECS & STRUCT. DWGS FOR FLOOR SLOPES
- PROVIDE FIRE EXTINGUISHERS TO CODE

## ASHRAE COMPLIANCE NOTES (PART 10)

ALL BUILDING COMPONENTS TO CONFORM FULLY WITH THE REQUIREMENTS OF & ASHRAE 90.1 - 2019.

REFER TO EDGE CONSULTANTS ENERGY MODEL REPORT ISSUED JULY 10, 2024 FOR ADDITIONAL REQUIREMENTS.

INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

5.4 MANDATORY PROVISIONS of ASHRAE 90.1 - 2019

**5.4.1 INSULATION.** WHERE INSULATION IS REQUIRED IN SECTION 5.5 OR SECTION 5.6 IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 5.8.1.

**CONTRACTOR TO ENSURE THAT MATERIALS & INSTALLATION OF INSULATION COMPLY WITH THE RELEVANT SECTIONS, REFER TO 'SOURCE DOCUMENT'.**

**5.4.2 FENESTRATION & DOORS.** PROCEDURES FOR DETERMINING FENESTRATION & DOOR PERFORMANCE ARE DESCRIBED IN SECTION 5.8.2 PRODUCT SAMPLES USED FOR DETERMINING FENESTRATION PERFORMANCE SHALL BE PRODUCTION LINE UNITS OR REPRESENTATIVE OF UNITS PURCHASED BY THE CONSUMER OR CONTRACTOR.

**GLAZIER TO PROVIDE SAMPLES & SEALED SHOP DRAWINGS & DOCUMENTATION TO DEMONSTRATE CONFORMANCE. (NFRC 400)**

**5.4.3 AIR LEAKAGE**

**5.4.3.1 CONTINUOUS AIR BARRIER** THE ENTIRE BUILDING ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED WITH A CONTINUOUS AIR BARRIER. COMPLYING WITH SECTIONS 5.4.3.1.1. AND 5.4.3.1.2.

**EXCEPTIONS TO 5.4.3.1:**

1. SEMIHEATED SPACES IN CLIMATE ZONES 0 THROUGH 6, EXCEPT AS REQUIRED TO COMPLETE THE CONTINUOUS AIR BARRIER OF AN ADJACENT CONDITIONED SPACE
2. SINGLE WYTHE CONCRETE MASONRY BUILDINGS IN CLIMATE ZONE 2B.

**5.4.3.1.2 CONTINUOUS AIR BARRIER INSTALLATION** THE CONTINUOUS AIR BARRIER SHALL BE DESIGNED & INSTALLED IN THE FOLLOWING MANNER:

A. COMPONENTS DESIGNED TO PROVIDE THE CONTINUOUS AIR BARRIER, & THE COMPONENT'S POSITION WITHIN EACH OF THE BUILDING ENVELOPE ASSEMBLIES, SHALL BE CLEARLY IDENTIFIED ON CONSTRUCTION DOCUMENTS
B. THE JOINTS, INTERCONNECTIONS, & PENETRATIONS OF THE CONTINUOUS AIR BARRIER COMPONENTS SHALL BE DETAILED IN THE CONSTRUCTION DOCUMENTS.
C. THE CONTINUOUS AIR BARRIER SHALL EXTEND OVER ALL SURFACES OF THE BUILDING ENVELOPE AND BE IDENTIFIED IN THE CONSTRUCTION DOCUMENTS TO BE CONTINUOUS.
D. THE CONTINUOUS AIR BARRIER SHALL BE DESIGNED TO RESIST POSITIVE & NEGATIVE PRESSURES FROM WIND, STACK EFFECT, & MECHANICAL VENTILATION & ALLOW FOR ANTICIPATED MOVEMENTS.
E. THE FOLLOWING AREAS OF THE CONTINUOUS AIR BARRIER IN THE BUILDING ENVELOPE SHALL BE WRAPPED, SEALED, CAULKED, GASKETED, OR TAPED IN AN APPROVED MANNER TO MINIMIZE AIR LEAKAGE:
1. JOINTS AROUND FENESTRATION & DOOR FRAMES
2. JUNCTIONS BETWEEN WALLS & FLOORS, BETWEEN WALLS AT BUILDING CORNERS, & BETWEEN WALLS & ROOFS
3. PENETRATIONS THROUGH THE CONTINUOUS AIR BARRIER IN BUILDING ENVELOPE ROOFS, WALLS, AND FLOORS
4. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS
5. JOINTS, SEAMS, CONNECTIONS BETWEEN PLANES, & OTHER CHANGES IN CONTINUOUS AIR BARRIER MATERIALS

**CONTRACTOR TO ENSURE PROPER CAULKING & SEALING OF ALL JOINTS AND OPENINGS AS NOTED.**

**5.4.3.2 LOADING DOCK WEATHERSEALS** IN CLIMATE ZONES 0 & 4 THROUGH 8, CARGO DOORS & LOADING DOCK DOORS SHALL BE EQUIPPED WITH WEATHERSEALS TO RESTRICT INFILTRATION WHEN VEHICLES ARE PARKED IN THE DOORWAY.

**PROVIDED PER DOOR SCHEDULE**

**5.4.3.3 VESTIBULES & REVOLVING DOORS**
VESTIBULES & REVOLVING DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION.
**5.4.3.3.1. LOCATION**
BUILDING ENTRANCES THAT SEPARATE CONDITIONED SPACE FROM THE EXTERIOR SHALL HAVE ONE OF THE FOLLOWING:
A. AN ENCLOSED VESTIBULE, WITH ALL DOORS OPENING INTO & OUT OF THE VESTIBULE EQUIPPED WITH SELF CLOSING DEVICES
B. A REVOLVING DOOR OR DOORS OPENING INTO A VESTIBULE OR DIRECTLY INTO THE CONDITIONED SPACE
C. A COMBINATION OF (A) & (B)
**5.4.3.3.2. VESTIBULE SIZE**
VESTIBULES SHALL BE DESIGNED SO THT IN PASSING THROUGH THE VESTIBULE IT IS NOT NECESSARY FOR THE INTERIOR & EXTERIOR DOORS TO BE OPEN AT THE SAME TIME. INTERIOR & EXTERIOR DOORS SHALL HAVE A MINIMUM DISTANCE BETWEEN THEM OF NOT LESS THAN 7 FT WHEN IN THE CLOSED POSITION. THE FLOOR AREAS OF EACH VESTIBULE SHALL NOT EXCEED THE GREATER OF 50 FT2 OR 2% OF THE GROSS CONDITIONED FLOOR AREA FOR THAT LEVEL OF THE BUILDING.
**5.4.3.3.3. VESTIBULE ENVELOPE**
THE EXTERIOR SURFACES OF BOTH CONDITIONED VESTIBULES & UNCONDITIONED VESTIBULES SHALL COMPLY WITH THE CONTINUOUS AIR BARRIER REQUIREMENTS.

**EXCEPTIONS TO 5.4.3.3.**
1. DOORS NOT INTENDED TO BE USED AS A BUILDING ENTRANCE.
2. DOORS OPENING DIRECTLY FROM A DWELLING UNIT.
3. BUILDING ENTRANCES IN BUILDINGS LOCATED IN CLIMATE ZONE 1 OR 2.
4. DOORS OPENING INTO SEMIHEATED SPACES.
5. ENCLOSED ELEVATOR LOBBIES FOR BUILDING ENTRANCES DIRECTLY FROM PARKING GARAGES
6. BUILDING ENTRANCES IN BUILDINGS THAT ARE LOCATED IN CLIMATE ZONE 3, WHERE THE BUILDING IS LESS THAN FOUR STORIES ABOVE GRADE & LESS THAN 10,000 FT2 IN GROSS CONDITIONED FLOOR AREA.
7. BUILDING ENTRANCES IN BUILDINGS THAT ARE LOCATED IN CLIMATE ZONE 0, 4, 5, 6, 7, OR 8, WHERE THE BUILDING IS LESS THAN 1000 FT2 IN GROSS CONDITIONED FLOOR AREA.
8. DOORS THAT OPEN DIRECTLY FROM A SPACE THAT IS LESS THAN 3000 FT2 IN AREA & IS SEPARATE FROM THE BUILDING ENTRANCE.
9. SELF-CLOSING DOORS IN BUILDINGS IN CLIMATE ZONES 0, 3, & 4 THAT HAVE AN AIR CURTAIN COMPLYING WITH SECTION 10.4.5.
10. SELF-CLOSING DOORS IN BUILDINGS 15 STORIES OR LESS IN CLIMATE ZONES 5 THROUGH 8 THAT HAVE AN AIR CURTAIN COMPLYING WITH SECTION 10.4.5.

**VESTIBULES PROVIDED AT BUILDING ENTRANCE(S) AS REQUIRED PER PLANS**

**5.5 PRESCRIPTIVE BUILDING ENVELOPE OPTION**

**5.5.1. EXTERIOR BUILDING ENVELOPE** FOR A CONDITIONED SPACE, THE EXTERIOR BUILDING ENVELOPE SHALL COMPLY WITH EITHER THE "NONRESIDENTIAL", OR "RESIDENTIAL" REQUIREMENTS IN TABLES 5.5-0 THROUGH 5.5.-8 FOR THE APPROPRIATE CLIMATE. THE EXTERIOR SURFACES OF CONDITIONED VESTIBULES SHALL COMPLY WITH THE BUILDING ENVELOPE REQUIREMENTS FOR A CONDITIONED SPACE.

**5.5.2. SEMIEXTERIOR BUILDING ENVELOPE** IF A BUILDING CONTAINS ANY SEMIHEATED SPACE OR UNCONDITIONED SPACE, THEN THE SEMI-EXTERIOR BUILDING ENVELOPE SHALL COMPLY WITH THE REQUIREMENTS FOR SEMIHEATED SPACE IN TABLES 5.5-0 THROUGH 5.5-8 FOR THE APPROPRIATE CLIMATE. (SEE FIGURE 5.5.2.) THE INTERIOR SURFACES & EXTERIOR SURFACES OF UNCONDITIONED VESTIBULES SHALL COMPLY WITH THE BUILDING ENVELOPE REQUIREMENTS FOR A SEMIHEATED SPACE.

**5.5.3 OPAQUE AREAS** FOR ALL OPAQUE SURFACES EXCEPT DOORS, COMPLIANCE SHALL BE DEMONSTRATED BY ONE OF THE FOLLOWING TWO METHODS: A. MINIMUM RATED R-VALUE OF INSULATION FOR THE THERMAL RESISTANCE OF THE ADDED INSULATION IN FRAMING CAVITIES & CONTINUOUS INSULATION ONLY. SPECIFICATIONS LISTED IN NORMATIVE APPENDIX A FOR EACH CLASS OF CONSTRUCTION SHALL BE USED TO DETERMINE COMPLIANCE.

**CONDITIONED SPACES TO BE INSULATED TO A MIN R VALUES SPECIFIED IN TABLES 5.5-0 THROUGH 5.5-8.**

## CODE REVIEW

BASIS FOR DESIGN: 2024 BRITISH COLUMBIA BUILDING CODE, PART 3

3.1.2. MAJOR OCCUPANCY: F2 (MEDIUM HAZARD INDUSTRIAL) D (OFFICES)

3.1.3.1. SEPARATION OF MAJOR OCCUPANCIES - NO SEPARATION BTWN F2 & D

3.1.5. CONSTRUCTION TYPE: - NON-COMBUSTIBLE

3.1.8. FIRE SEPARATIONS - TO HAVE RATED CLOSURES & CLOSERS

3.1.9. PENETRATIONS OF FIRE SEPARATIONS - ALL PENETRATIONS TO BE FIRE STOPPED

3.1.11. FIRE BLOCKS IN CONCEALED SPACES - TO COMPLY W/ THIS SECTION

3.1.13.2.FLAME SPREAD RATING - MAX. 150 TYP. EXCEPT 25 FOR EXITS

3.1.15. ROOF COVERINGS - CAN/ULC-S107, CLASS A,B OR C REQ'D

3.1.17. OCCUPANT LOAD - WAREHOUSE = 28.00 M2 PER PERSON
- OFFICES = 9.30 M2 PER PERSON

CALCULATED OCCUPANT LOAD

| | |
|---|---|
| GROUND FLOOR WAREHOUSE | 7 495.4 m2 / 28 = 267.7 PERSONS |
| GROUND FLOOR OFFICE | 431.1 m2 / 9.3 = 46.4 PERSONS |
| 2ND FLOOR MEZZANINE (STORAGE) | 431.1 m2 / 28 = 15.4 PERSONS |
| TOTAL | 330 (329.5) PERSONS |

DESIGN OCCUPANT LOAD 10 PERSONS

3.2.2. BUILDING CLASSIFICATION:
CRITERIA TO DETERMINE CLASSIFICATION:
- BUILDING AREA: 85,340 sq.ft. [ 7 928 m2 ]
- NUMBER OF STORIES: TWO (2)
- FULLY MONITORED SPRINKLER SYSTEM
- NONCOMBUSTIBLE CONSTRUCTION

CLASSIFICATION - 3.2.2.63 GROUP D
MAX FLOOR AREA: ONE (1) STOREYS, 14 000 m2
- NONCOMBUSTIBLE CONSTRUCTION OR COMBUSTIBLE
A) FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN.
B) MEZZANINES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN., AND
C) LOADBEARING WALLS, COLUMNS & ARCHES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN. OR BE OF NONCOMBUSTIBLE CONSTRUCTION

**CLASSIFICATION - 3.2.2.79 GROUP F, DIVISION 2**
**MAX FLOOR AREA: ONE (1) STOREYS, 9 600 m2**
**- NONCOMBUSTIBLE CONSTRUCTION**
**A) FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN.,**
**B) MEZZANINES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN.,**
**C) LOADBEARING WALLS, COLUMNS & ARCHES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN.**

**MOST RESTRICTIVE - 3.2.2.79 GROUP F, DIVISION 2**

3.2.3. SPATIAL SEPARATIONS

| | WALL AREA | LIMITING DISTANCE | U.P.O'S ALLOWED | U.P.O'S | CONSTRUCTION REQUIREMENTS |
|---|---|---|---|---|---|
| NORTH | >200 m2 | >15 m | 100 % | <100 % | N/A |
| SOUTH | 1 445 m2 | 11.58 m | 58.9 % | 4.2 % | 1 HR., COMB. |
| EAST | >200 m2 | >15 m | 100 % | <100 % | N/A |
| WEST | >200 m2 | >15 m | 100 % | <100 % | N/A |

NO COMBUSTIBLE CLADDING IS BEING APPLIED U.N.O.
* NOTE: ALL EXTERIOR PANEL JOINTS UNRATED & CONSIDERED U.P.O'S U.N.O.

3.2.4. FIRE ALARM SYSTEM: REQUIRED (FOR SPRINKLERED BUILDING), SEE ELEC. ENG. DWG'S FOR DETAILS

3.2.5. PROVISIONS FOR FIRE FIGHTING - ACCESS ROUTE PER PLAN

3.2.7. LIGHTING & EMERGENCY POWER SYSTEMS - REQUIRED, SEE ELEC. ENG. DWG'S

3.2.8. MEZZANINES IF VISUALLY "OPEN": 40% OF FLOOR AREA
IF ENCLOSED: 10% OF FLOOR AREA

3.3.1. SAFETY WITHIN FLOOR AREAS

3.3.1.1. SEPARATION OF SUITES 1 HOUR REQUIRED (OPTIONAL UNIT SEPARATION)

3.3.1.5. EGRESS - MAX FLOOR AREA FOR 1 EGRESS DOOR = 200 M2 (F2) 300 M2 (D)
- MAX TRAVEL DISTANCE FOR 1 EGRESS DOOR = 25 M

3.4.2.1. EXITS - MAX FLOOR AREA FOR 1 EXIT = 200 M2 (F2) 300 M2 (D)
- MAX TRAVEL DISTANCE FOR 1 EGRESS DOOR = 25 M
- MAX TRAVEL DISTANCE (SPRINKLERED) = 45 M

3.7.2.2 WATER CLOSETS

| REQ'D | PROVIDED |
|---|---|
| | ONE (1) UNIVERSAL WASHROOMS PROVIDED |

3.8. REQUIREMENTS FOR THOSE WITH DISABILITIES
- ACCESS PROVIDED TO MAIN ENTRANCE PER 3.8.2.2.
- NOT APPLICABLE TO MEZZANINES OR STOREYS LESS THAN 600 M2


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



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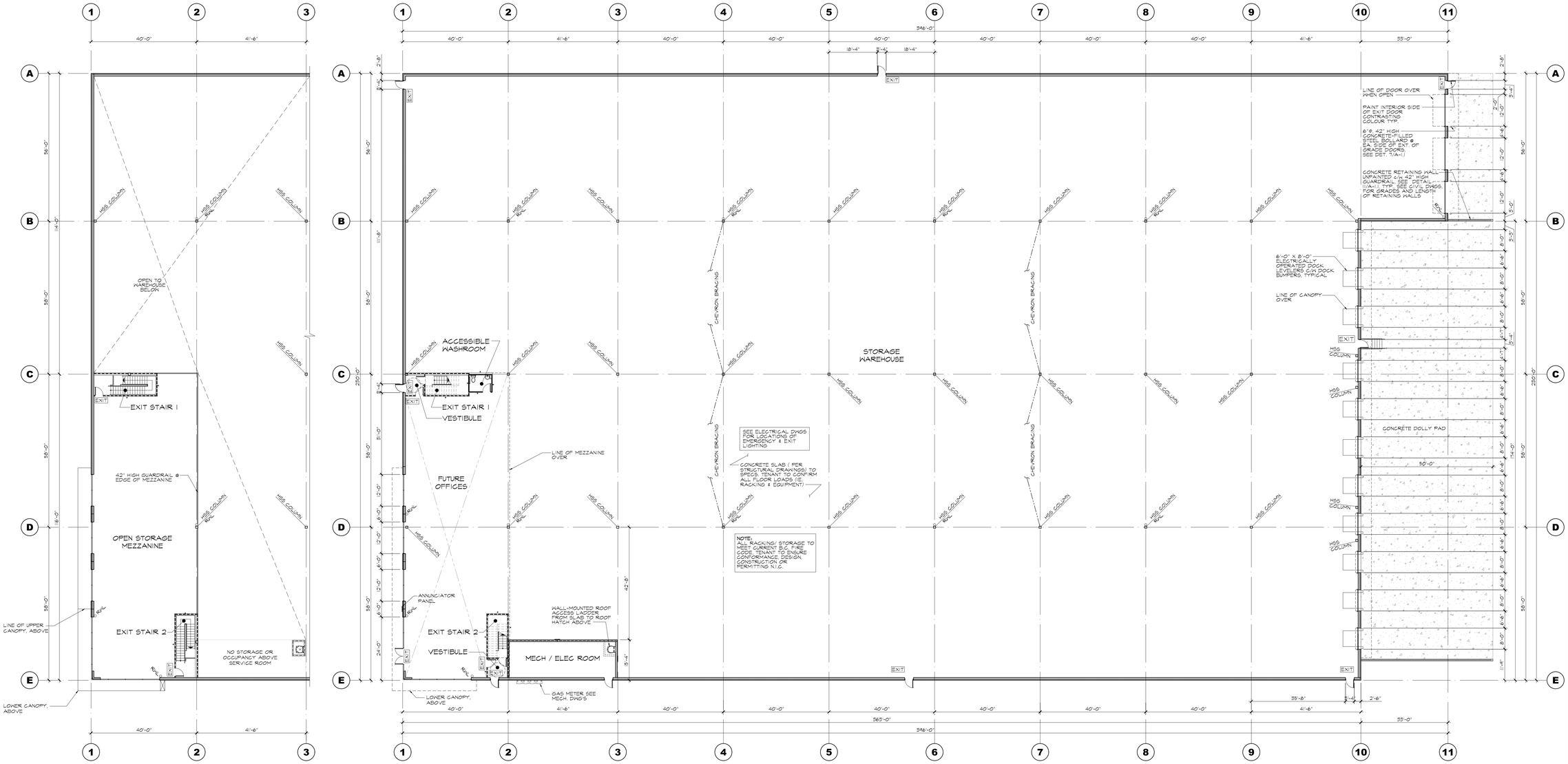
DESIGN/BUILD CONTRACTOR:
RAM CONSTRUCTION INC.
7881 128 St., Surrey, B.C. V3W 4E7
Phone: 604-501-5265

PROJECT:
PROPOSED INDUSTRIAL BUILDING FOR:
# JPD ALDERGROVE 3350
ADDRESS: 3350 262 ST, LANGLEY BC

DRAWING
**CODE REVIEW & CONSTRUCTION SCHEDULE**

SEAL
JOB NO. 25-001
DRAWN JB
CHECKED R.D.
PLOT DATE FEB.26.25

PROJECT - DRAWING NUMBER **A-1.2**
REV. 1




2 A-2.0 **MEZZANINE PLAN**
SCALE: 1/16"=1'-0"

1 A-2.0 **GROUND FLOOR PLAN**
SCALE: 1/16"=1'-0"


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| 3 | FEB.18,25 | ISSUED FOR CONSULTANT USE |
| 2 | FEB.11,25 | CONSULTANT USE |
| 1 | JAN.28,25 | CLIENT REVIEW |

DESIGN/BUILD CONTRACTOR:

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7881 129 St., Surrey, B.C. V3W 4E7
Phone: 604-501-5265

PROJECT:
PROPOSED INDUSTRIAL BUILDING FOR:

# JPD
## ALDERGROVE
## 3350

ADDRESS: 3350 262 ST, LANGLEY BC

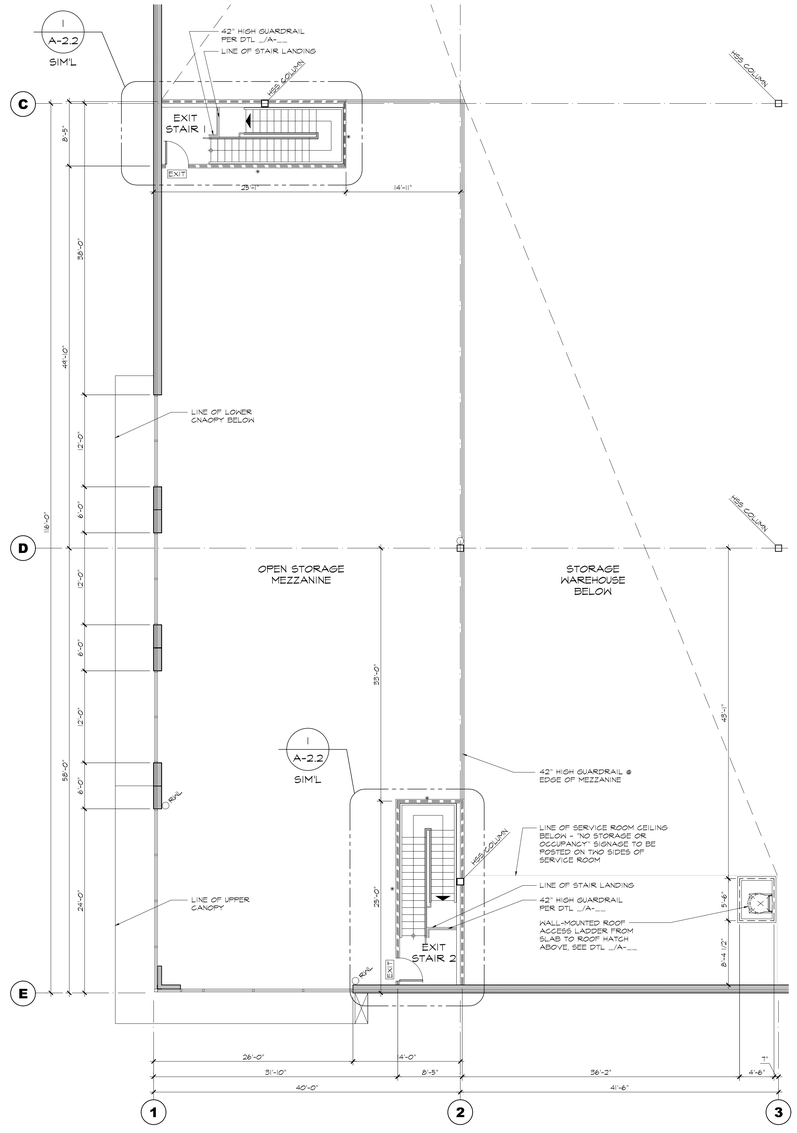
DRAWING

**GROUND FLOOR PLAN**

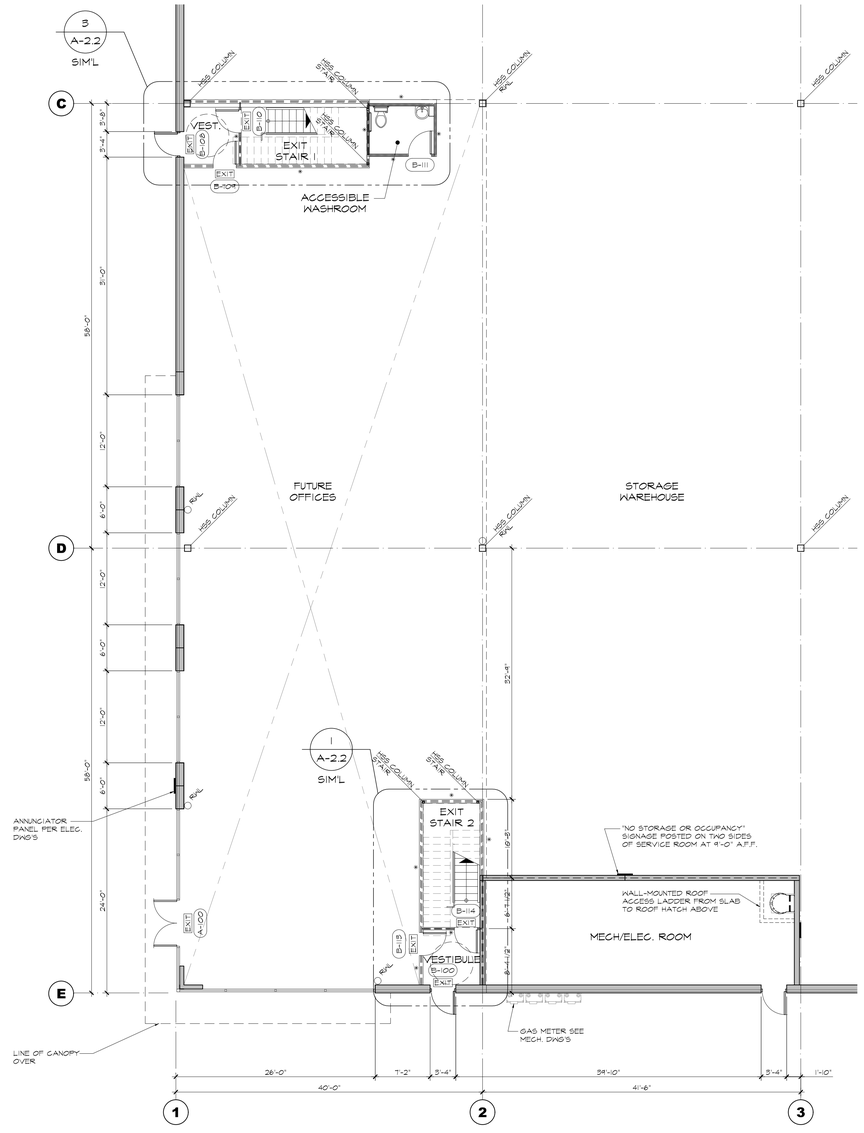
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JOB NO. 25-001 | DRAWN JB
CHECKED R.D.
PLOT DATE FEB.26,25

PROJECT - DRAWING NUMBER **A-2.0** | REV. **4**




## 2 ENLARGED MEZZANINE PLAN
A-2.1 SCALE: 1/8"=1'-0"




## 1 ENLARGED MAIN PLAN
A-2.1 SCALE: 1/8"=1'-0"


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| 1 | JAN.28,25 | CLIENT REVIEW |

DESIGN/BUILD CONTRACTOR:

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7881 128 St., Surrey, B.C. V3W 4E7
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PROJECT:
PROPOSED INDUSTRIAL BUILDING FOR:

# JPD
ALDERGROVE
3350

ADDRESS: 3350 262 ST, LANGLEY BC

DRAWING

**ENLARGED PLANS**

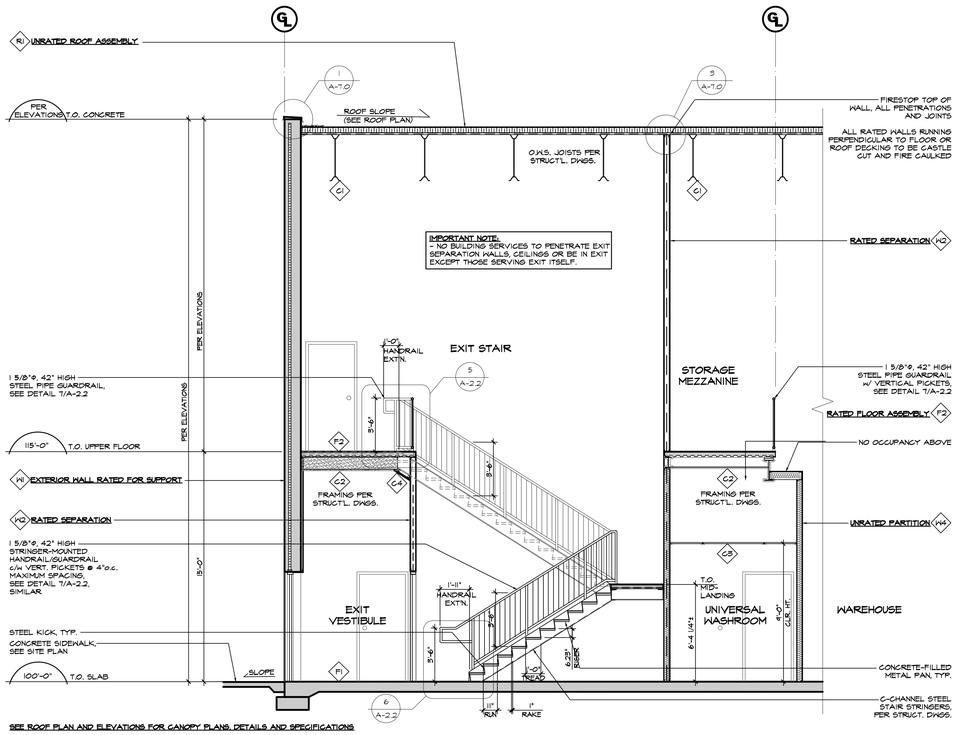
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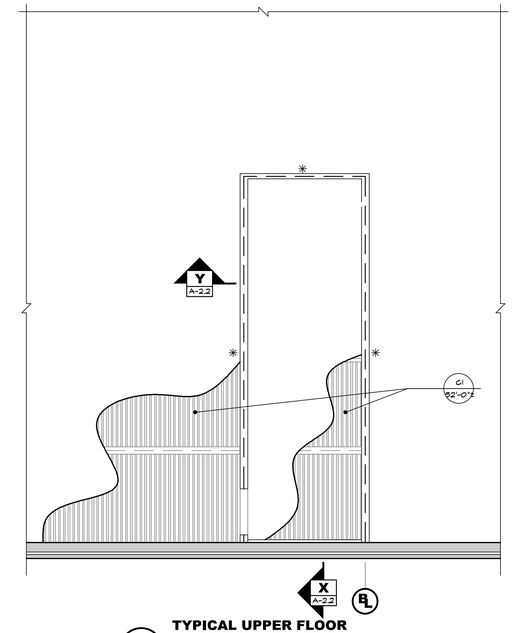
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PLOT DATE FEB.26,25

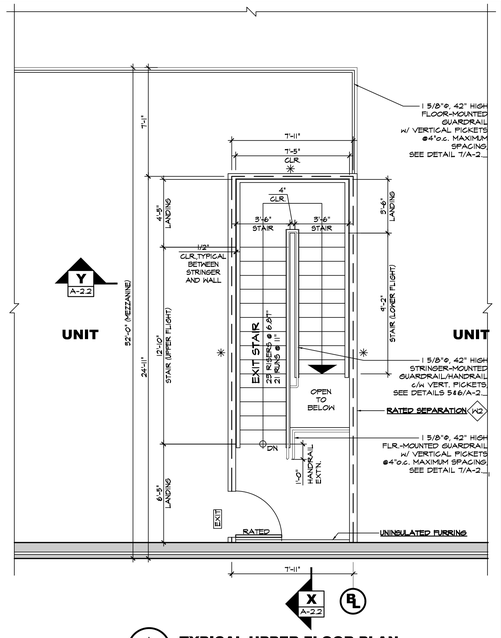
PROJECT - DRAWING NUMBER **A-2.1** | REV. **2**



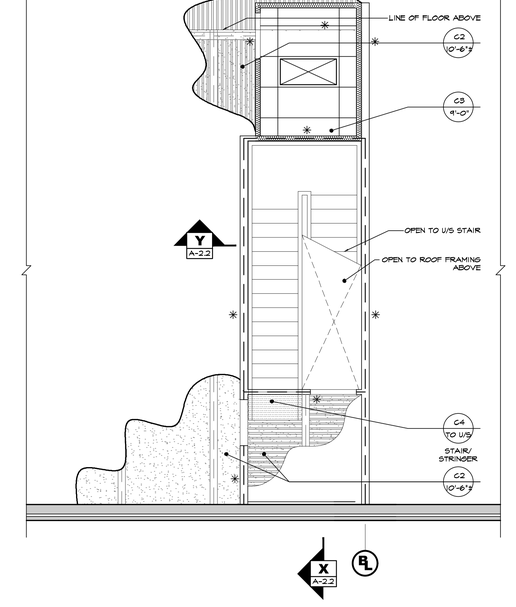

X A-2.2 **SECTION X**
SCALE: 1/4"=1'-0"



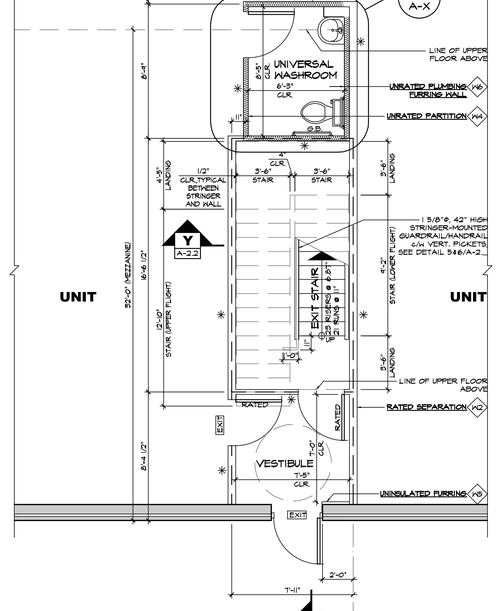

2 A-2.2 **TYPICAL UPPER FLOOR REFLECTED CEILING PLAN**
SCALE: 1/4"=1'-0"



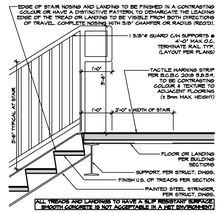

1 A-2.2 **TYPICAL UPPER FLOOR PLAN**
SCALE: 1/4"=1'-0"



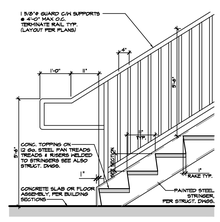

4 A-2.2 **TYPICAL GROUND FLOOR REFLECTED CEILING PLAN**
SCALE: 1/4"=1'-0"



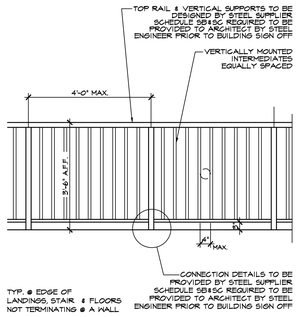

3 A-2.2 **TYPICAL GROUND FLOOR PLAN**
SCALE: 1/4"=1'-0"



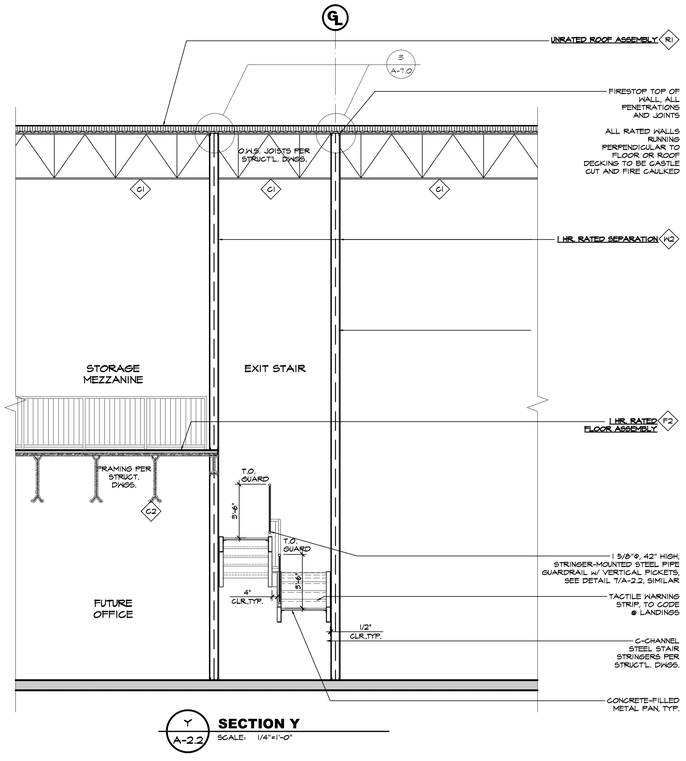

5 A-2.2 **TOP OF STAIR DETAIL**
SCALE: 3/4"=1'-0"




6 A-2.2 **BOTTOM OF STAIR DETAIL**
SCALE: 3/4"=1'-0"




7 A-2.2 **TYP. GUARDRAIL DETAIL**
SCALE: 1/2"=1'-0"




Y A-2.2 **SECTION Y**
SCALE: 1/4"=1'-0"

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DESIGN/BUILD CONTRACTOR:

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7881 128 St., Surrey, B.C., V3W 4E7
Phone: 604-501-5265

PROJECT:
PROPOSED INDUSTRIAL BUILDING FOR:

# JPD
ALDERGROVE
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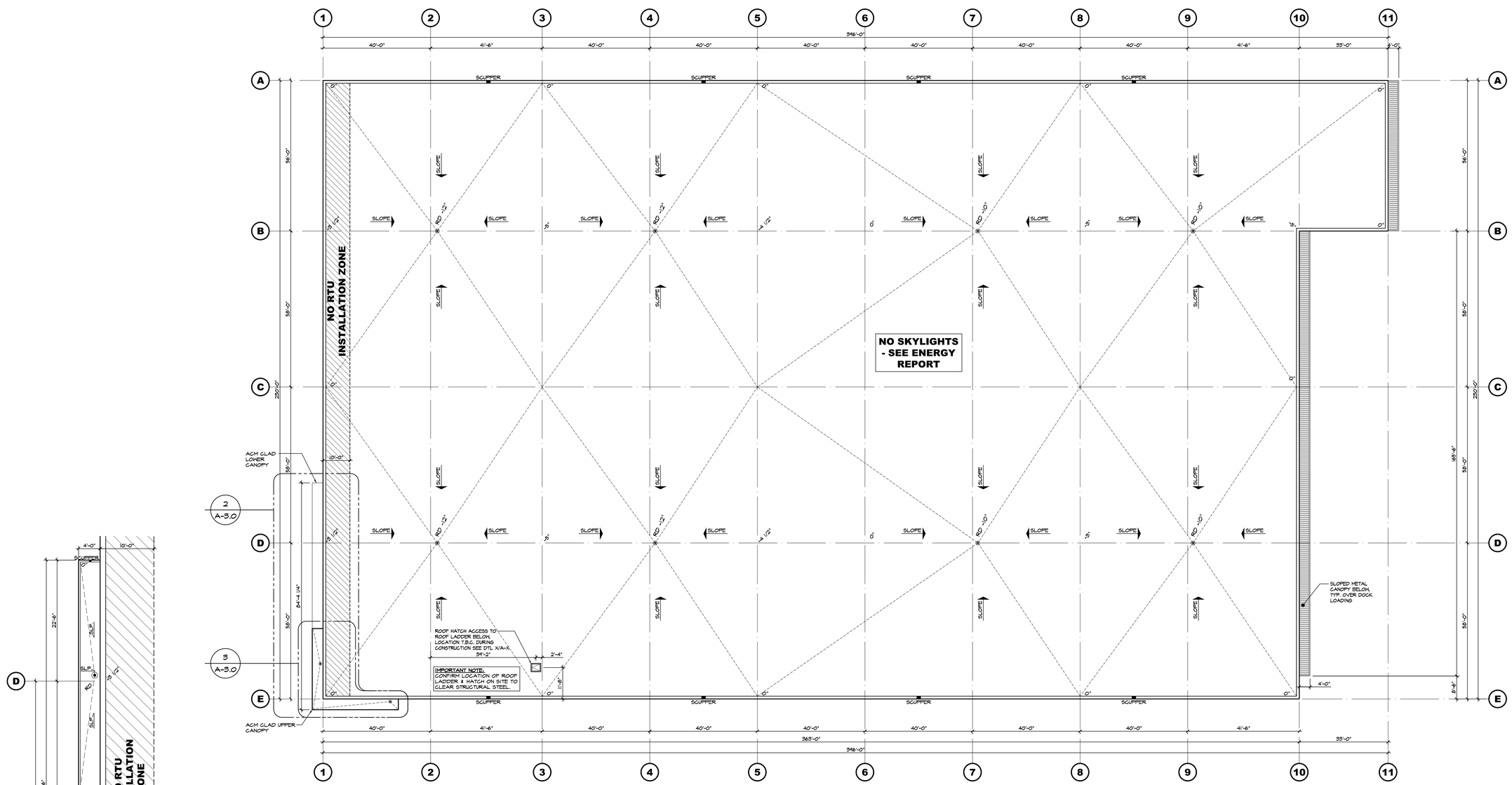
ADDRESS: 3350 262 ST, LANGLEY BC

DRAWING

## TYPICAL STAIR PLANS & SECTIONS

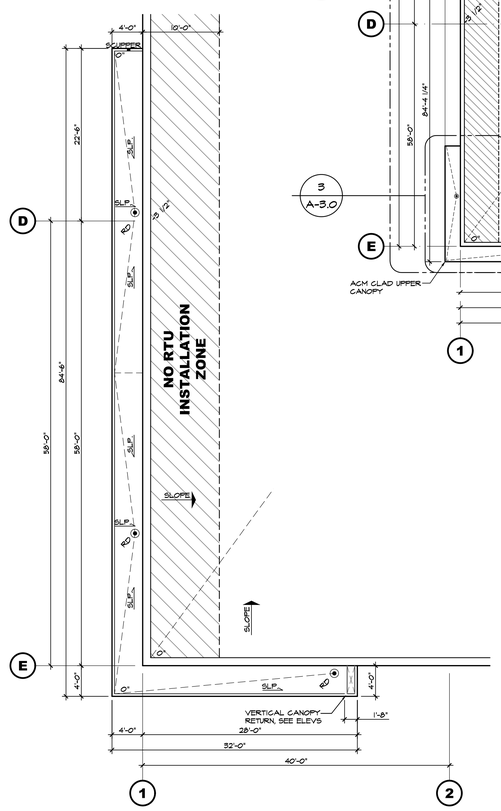
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PROJECT - DRAWING NUMBER: **A-2.2** REV.: **1**



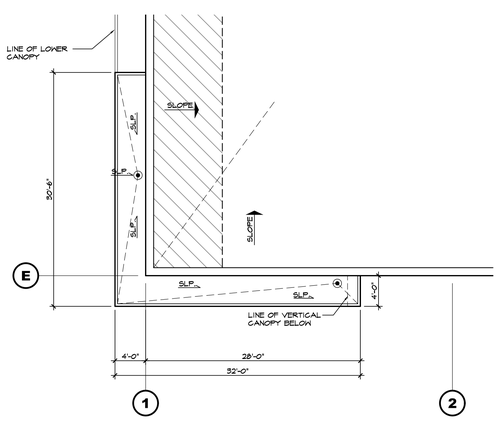

## 1 A-3.0 ROOF PLAN

SCALE: 1/16"=1'-0"




## 3 A-3.0 ENLARGED LOWER CANOPY PLAN

SCALE: 1/8"=1'-0"




## 2 A-3.0 ENLARGED UPPER CANOPY PLAN

SCALE: 1/8"=1'-0"

## ROOF NOTES

- SEE STRUCTURAL DWGS. 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 & 5 YEAR SYSTEMS GUARANTEE
- 7.5" TYPE 2 EPS RIGID INSULATION (R30)

IMPORTANT NOTE:
- ROOF INSULATION TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ASHRAE 90.1 2011 PRESCRIPTIVE METHOD, COMPLIANT FOR CONDITION SPACE.

- ROOF TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS FOR NON-COMBUSTIBLE CONSTRUCTION PER B.C.B.C. 2024

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| 1 | FEB.20,25 | CONSULTANT USE |

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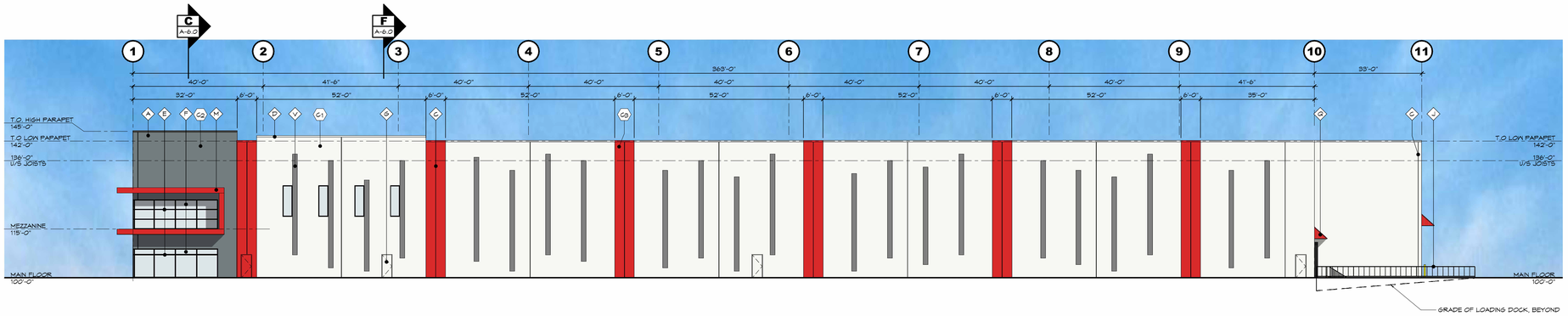
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**ROOF PLAN**

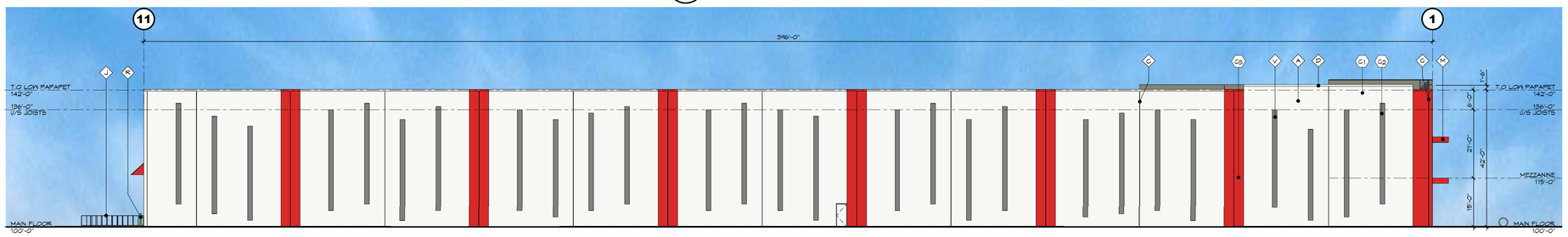
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PROJECT - DRAWING NUMBER: **A-3.0**

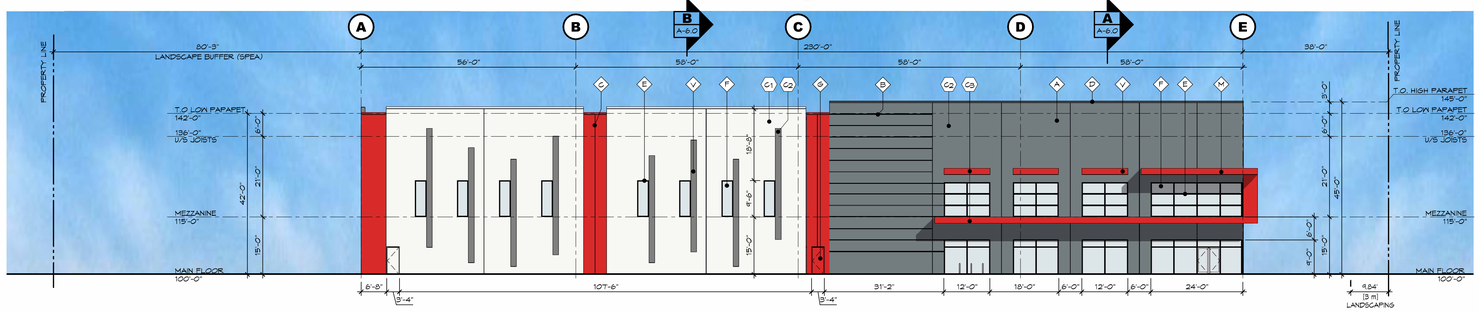
REV. 2



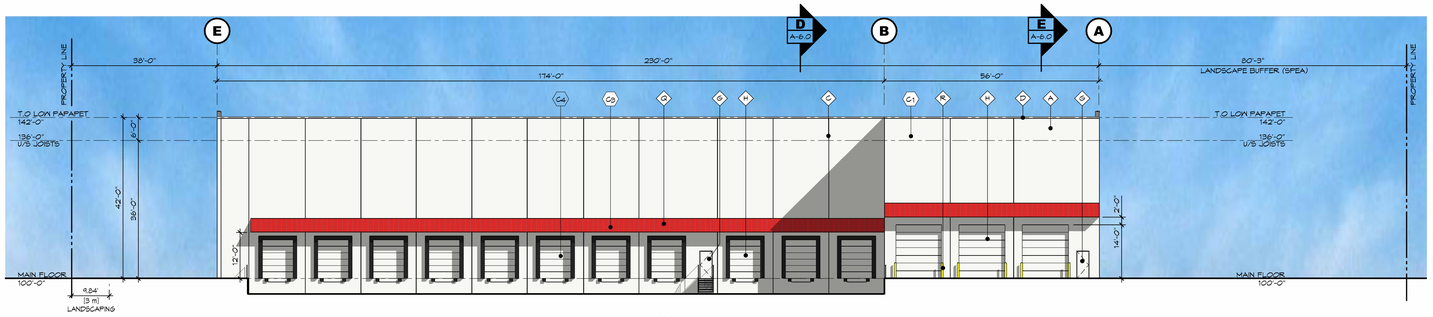

3 A-4.0 **SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"




2 A-4.0 **NORTH ELEVATION**
SCALE: 1/16" = 1'-0"




4 A-4.0 **WEST ELEVATION**
SCALE: 1/16" = 1'-0"




1 A-4.0 **EAST ELEVATION**
SCALE: 1/16" = 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 - BLACK ANODIZED ALUMINUM
- F — STOREFRONT GLASS - CLEAR
- G — STEEL MANDOORS - PAINTED
- H — STEEL SECTIONAL OVERHEAD DOORS
- J — STEEL GUARDRAILS - PAINTED
- K — CONCRETE RETAINING WALLS - UNPAINTED, TYP.
- L — LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- M — ACM CANOPY
- N — SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- P — SCUPPER
- Q — METAL CLAD CANOPY
- R — STEEL BOLLARD - PAINTED
- S — CONCRETE CURB UNDER, PAINTED
- T — CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- U — CURTAIN WALL GLASS - CLEAR
- V — PAINTED STRIPE

NOTED: NOT ALL MATERIALS INDICATED ARE APPLICABLE.

## PROJECT COLOURS

ALL PAINT COLOURS TO BE SHERWIN WILLIAMS U.N.O.

| | | |
|---|---|---|
| C1 | MAIN FIELD COLOUR 1: | HIGH REFLECTIVE WHITE (SW 7757) |
| C2 | FIELD ACCENT COLOUR 1: | FOGGY DAY (SW 6235) |
| C3 | FIELD ACCENT COLOUR 2: | REAL RED (SW 6868) |
| C4 | OH DOOR COLOURS: | PRE-FINISHED WHITE |
| | EXTERIOR GUARDRAILS: | PAINTED STEEL, BLACK |
| | ALUMINUM STOREFRONT MULLIONS; TYPICAL GLAZING: | BLACK ANODIZED CLEAR (LOW E AND / OR ASHRAE 90.1 2016 COMPLIANT) |
| | SPANDREL GLAZING COLOUR: | BOSCURE GREY |
| | TYPICAL METAL CAP FLASHING: | STOCK METAL - REGENT GREY STOCK METAL - BLACK |

## 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 PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPAINTING 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 ALKYD PRIMER, 2 COATS OF ALKYD 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 OR JOISTS AND DECK TO BE PAINTED.

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

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| NO. | DATE Y/M/D | DESCRIPTION |
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| 2 | FEB.26.25 | ISSUED FOR DP |
| 1 | FEB.18.25 | ISSUED FOR CONSULTANT USE |

PROJECT MANAGERS / CONTRACTORS:

RAM CONSTRUCTION INC.
7881 128 ST, SURREY, BC V3W 4E7
PHONE: 604-501-5265

PROPOSED INDUSTRIAL BUILDING FOR:

# JPD
ALDERGROVE
3350

ADDRESS: 3350 262 ST, LANGLEY

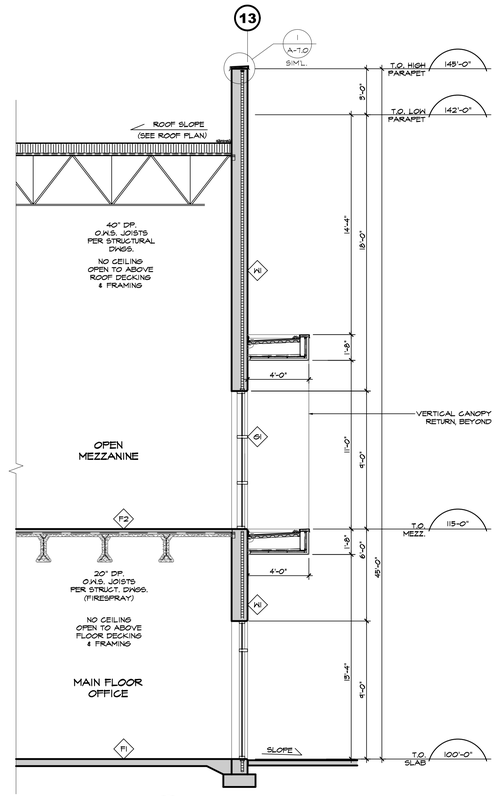
DRAWING

**ELEVATIONS**

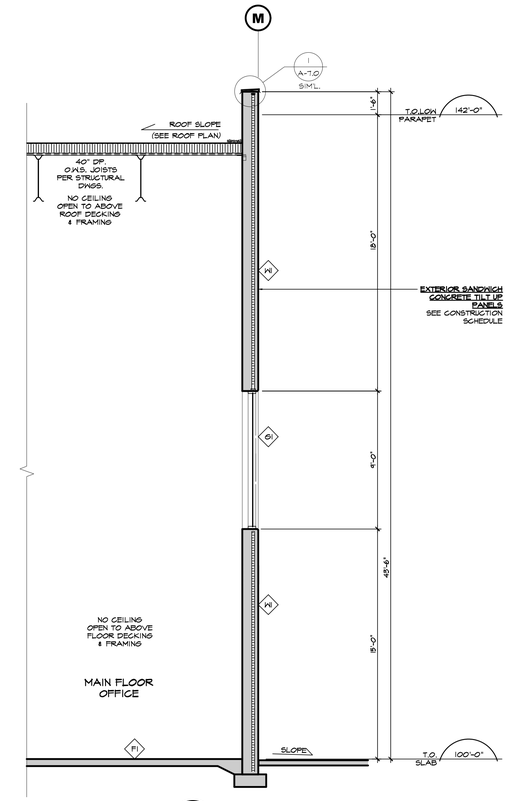
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JOB NO. 25-001 | DRAWN JB
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PLOT DATE FEB.26.25

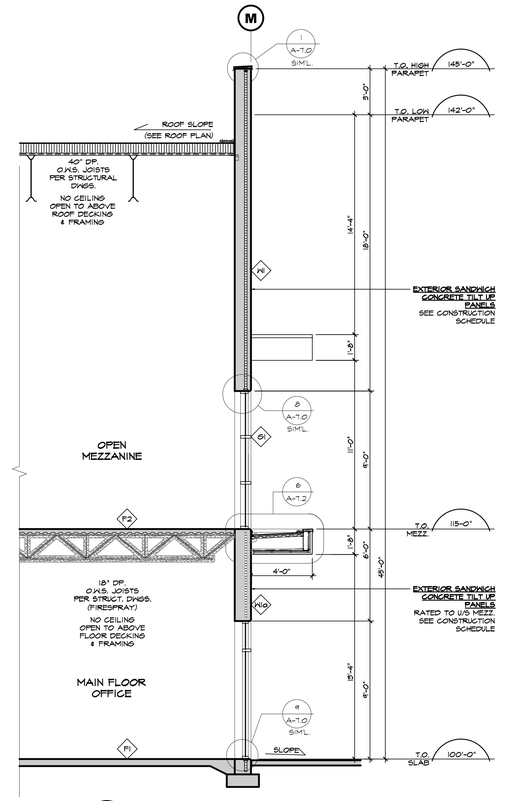
PROJECT - DRAWING NUMBER **A-4.0** | REV. **2**



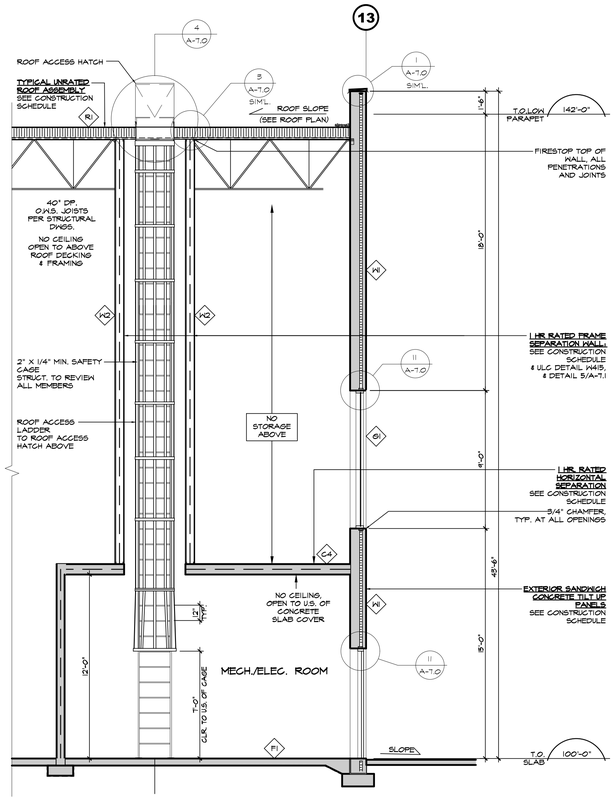

C A-6.0 **SECTION C**
SCALE: 1/4"=1'-0"



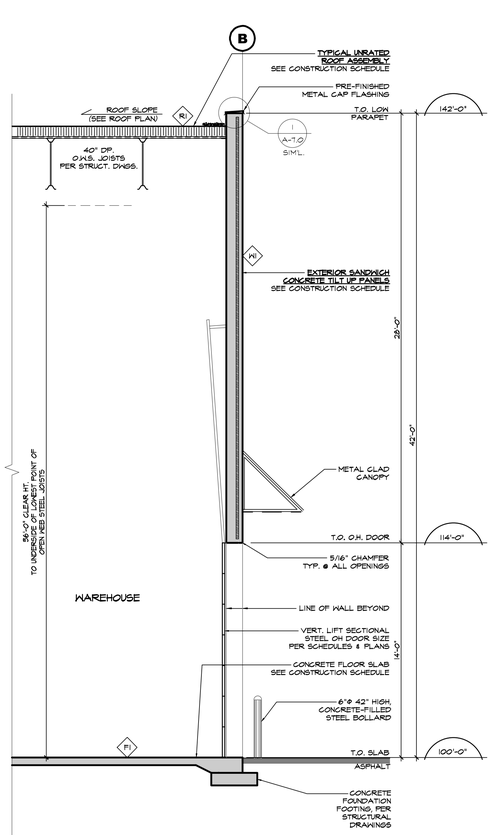

B A-6.0 **SECTION B**
SCALE: 1/4"=1'-0"



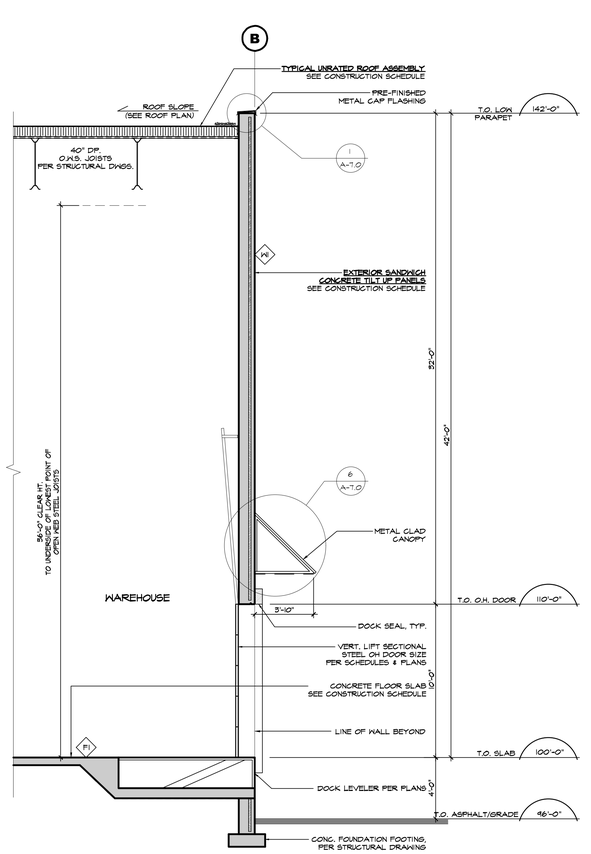

A A-6.0 **SECTION A**
SCALE: 1/4"=1'-0"




F A-6.0 **SECTION F**
SCALE: 1/4"=1'-0"




E A-6.0 **SECTION E**
SCALE: 1/4"=1'-0"




D A-6.0 **SECTION D**
SCALE: 1/4"=1'-0"

ARCHITECTURE **PANEL** INC.
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| 1 | FEB.26.25 | ISSUED FOR DP |

DESIGN/BUILD CONTRACTOR:

RAM CONSTRUCTION INC.
7881 128 St., Surrey, B.C. V3W 4E7
Phone: 604-501-5265

PROJECT:
PROPOSED INDUSTRIAL BUILDING FOR:

# JPD
## ALDERGROVE 3350

ADDRESS: 3350 262 ST, LANGLEY BC

DRAWING

# SECTIONS

SEAL

JOB NO. 25-001 | DRAWN JH
CHECKED R.D.
PLOT DATE FEB.26.25

PROJECT - DRAWING NUMBER **A-6.0** | REV. **1**