

LOWER MAINLAND CONTEXT PLAN



LOCATION CONTEXT PLAN



AERIAL CONTEXT / SITE PLAN

DESIGN RATIONALE

THE PROPOSED DEVELOPMENT SIRE IS LOCATED IN THE ALDERGROVE INDUSTRIAL AREA IS CURRENTLY ZONED GENERAL INDUSTRIAL M-2. THE SITE IS FRONTED BY 30A AVE TO THE NORTH AND PLANNED EXTENSION OF THE FUTURE 29TH AVE TO THE SOUTH. IT IS BORDERED BY EXISTING INDUSTRIAL USE TO THE WEST AND BY A VACANT 10 ACRES SUBURBAN RESIDENTIAL LOT SLATED FOR INDUSTRIAL USE TO THE EAST. THE SUBJECT SITE IS CURRENTLY USED AS A TRACTOR- TRAILER STORAGE YARD.

THE PROPOSED DEVELOPMENT SITE IS APPROXIMATELY 4.73 ACRES IN SIZE AND ROUGHLY 78 M WIDE BY 247M DEEP IN DIMENSIONS. THE SITE SLOPES DOWN APPROXIMATELY 10M IN ELEVATION FROM NORTH TO SOUTH. THE SITE IS CURRENTLY ZONED FOR THE PROPOSED USE. THE PROPOSED DEVELOPMENT IS FOR TWO INDUSTRIAL MULTI-TENANT WAREHOUSE BUILDINGS TOTALING APPROXIMATELY 8,983 SQ M. THERE ARE CURRENTLY NO SPECIFIC TENANTS BUT IT IS LIKELY TENANTS WILL BE SELECTED DURING THIS DEVELOPMENT AND BUILDING APPROVAL PERIOD. THE INTENT AT THIS TIME IS TO MAKE A BUILDING SHELL PERMIT APPLICATION WITH TENANT IMPROVEMENT BUILDING PERMIT APPLICATIONS TO FOLLOW.

THE SITE AND BUILDING DESIGN EMPHASIZE THE 30A AVE AND THE FUTURE 29TH AVE FRONTAGES WITH LANDSCAPING AND FOCUS ON ARCHITECTURAL SCALE AND DETAILS. THE DESIGN ALSO SCREENS THE LOADING ACTIVITIES FROM THE STREETS WITH BOTH THE BUILDING ELEVATIONS AND DENSE FRONTAGE LANDSCAPING. THE PROPOSED CONSTRUCTION METHOD IS CONCRETE TILT-UP CONSTRUCTION. THIS IS IN KEEPING WITH THE PROPOSED USE AS WELL AS THE CONTEXT OF THE REDEVELOPING INDUSTRIAL AREA. THE SUBJECT SITE AND THE SITE TO THE WEST ARE BEING USED AS TRAILER PARKING LOTS. THE SITE TO THE EAST IS UNDEVELOPED BUT SLATED FOR SIMILAR INDUSTRIAL USE. THIS DEVELOPMENT IS TO CONFIRM WITH THE TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN, ZONING BYLAWS AND ALL OTHER DEVELOPMENT REQUIREMENTS WITH NO PROPOSED VARIANCES.

PROJECT TEAM

OWNER

CHOHAN DEVELOPMENT GROUP LTD.

26020 30B AVENUE
Langley Township B.C. V4W 2Z6
Contact: Sunny Chohan, sunny@chohancarriers.com
Tel: 604-888-1849

BUILDER

WALES MCLELLAND CONSTRUCTION

6211 Fraserwood Place
Richmond B.C. V6W 1J2
Contact: Darren Sauer, dsauer@walesmclelland.com
Tel: 604-638-1212

ARCHITECT

INTERFACE ARCHITECTURE INC.

#230- 11590 Cambie Road
Richmond B.C. V6X 3Z5
Contact: John Lo, john@interfacearchitecture.com
Tel: 604-821-1162

LANDSCAPE

PROSPECT & REFUGE LANDSCAPE ARCHITECTS

102- 1661 West 2nd Ave
Vancouver B.C. V6J 1H3
Contact: Kristina Zallite, kristina@prospectrefuge.ca
Tel: 604-669-1003

CIVIL

H.Y ENGINEERING SURVEYING
200-9128 152 Street
Surrey B.C. V3R 4E7
Contact: Will Bodnar, will.bodnar@hyengineering.com
Tel: 604-583.1616

GEOTECHNICAL

GEOPACIFIC CONSULTANTS LTD.

1779 West 75th Ave
Vancouver B.C. V6P 6P2
Contact: Daniel Kokan, dkokan@geopacific.ca
Tel: 604-439-0922

ARBORIST

FROGGERS CREEK TREE CONSULTANTS LTD.

7763 McGregor Ave
Burnaby B.C. V5J 4H4
Contact: Laura Murray, laura@froggerscreek.ca
Tel: 604-721-6002

SURVEYOR

H.Y ENGINEERING SURVEYING

200-9128 152 Street
Surrey B.C. V3R 4E7
Contact: Curtis Vanhove curtis.vanhover@hyengineering.com
Tel: 604-583.1616

DRAWING LIST

ARCHITECTURAL

A100 PROJECT DATA
A105 SITE TOPOGRAPHIC SURVEY

A200 SITE PLAN
A201 VEHICLE TURNING PATH
A210 FIRE FIGHTING ACCESS ROUTE PLAN

A310 FLOOR PLANS - NORTH BUILDING (BLDG A)
A320 FLOOR PLANS - SOUTH BUILDING (BLDG B)

A410 ELEVATIONS - NORTH BUILDING (BLDG A)
A420 ELEVATIONS - SOUTH BUILDING (BLDG B)

A500 SITE & BUILDING SECTIONS

A600 RENDERED VIEWS
A610 RENDERED VIEWS
A620 RENDERED VIEWS

A900 MATERIAL BOARD

SURVEY

TOPOGRAPHIC SITE PLAN OF LOT 33 SECTION 24
TOWNHSIP 10 NEW WESTMINSTER DISTRICT PLAN 50170
EXCEPT PLAN EPP43982

LANDSCAPE

L-1 LANDSCAPE PLAN

GEOTECHINCAL

GEOTECHINCAL INVESTIGATION REPORT PROPOSED
INDUSTRIAL DEVELOPMENT
26074 30A AVENUE LANGLEY. BC
FEB. 23,2022 / FILE: 20623

ARBORIST

TREE PROTECTION DRAWING
JANUARY 2022

INTEGRATED SITE DESIGN CONCEPT

INTEGRATED SITE DESIGN CONCEPT PLAN
Design File No. 215639

CITY BYLAW SUMMARY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987
BYLAW No. 2500 & AMENDMENTS

CIVIC ADDRESS:	26074 30A AVENUE, ALDERGROVE, LANGLEY TOWNSHIP B.C.	
LEGAL DESCRIPTION:	LOT 33, SECTION 24 , TOWNSHIP 10, NWD PLAN NWP50170	
ZONING:	M-2 GENERAL INDUSTRIAL DISTRICT	
USES:	PER M-2 GENERAL INDUSTRIAL ZONING DISTRICT	
SITE AREA:	19,148 m² / 4.73 acres	
SITE DIMENSIONS:	Approx. 78.25 m x 247.35 m	
	REQUIRED / PERMITTED	**PROPOSED**
BUILDING HEIGHT:	12 m (average grade)	Building A: 10.08 m Building B: 11.54 m
LOT COVERAGE:	MAX. 60 %	9090 m² / 19,148 m² = 47.4 %
FRONT YARD SETBACK:	MIN. 10 m	25.4 m - North
SIDE YARDS SETBACK:	10.0 m abutting current SR Zone No Setback Req'd abutting M zone (Industrial) per Aldergrove Community plan In Development Permit Area 'C'	Building A / Building B West: 9.7 m / 12.3 m East: 0.3 m / 0.3 m
REAR YARD SETBACK	MIN. 5 m	26.3 m - South
LANDSCAPE SETBACK:	Front Lot line: 5 m Rear & Interior Side Lot line: 3 m	5 m Provided Rear Lot line: 5 m * Interior Side West: 1.2 m * Interior Side East: Min. 0.3 m * **Variance Required For Interior Side lot lines**
OFF-STREET PARKING: INDUSTRIAL: 1/186 m² OFFICE: 1/35 m²	50 Spaces 38 Spaces **88 STALLS REQUIRED**	88 STALLS PROVIDED 5 Small Cars = 5.6 %
OFF-STREET LOADING:	1 Per O/H Loading Door	18 Loading Dock Doors 6 Grade Doors
BICYCLE:	1 per 1000m² = 11 required	15 Provided

PRELIMINARY BUILDING CODE REVIEW BCBC 2018

NOTE THIS APPLICATION IS FOR "BUILDING SHELL" ONLY. TENANT IMPROVEMENT APPLICATION ARE REQUIRED FOR INDIVIDUAL OCCUPANICES.

	NORTH BUILDING (BUILDING A)	**SOUTH BUILDING (BUILDING B)**
APPLICATION:	BCBC 2018 PART 3, 4, 5, 6, 7, & 10	BCBC 2018 PART 3, 4, 5, 6, 7, & 10
OCCUPANCIES:	GROUP F-2 : MEDIUM HAZARD INDUSTRIAL GENERAL WAREHOUSE & DISTRIBUTION USE GROUP D: BUSINESS OFFICES	GROUP F-2 : MEDIUM HAZARD INDUSTRIAL GENERAL WAREHOUSE & DISTRIBUTION USE GROUP D: BUSINESS OFFICES
CLASSIFICATION:	3.2.2.77. GROUP F, DIV.2, UP TO 4 STOREYS, SPRINKLERED (MOST STRINGENT) 3.2.2.61. GROUP D, UP TO 3 STOREYS, SPRINKLERED	3.2.2.77. GROUP F, DIV.2, UP TO 4 STOREYS, SPRINKLERED (MOST STRINGENT) 3.2.2.61. GROUP D, UP TO 3 STOREYS, SPRINKLERED
FIRE WALL:	NONE PROPOSED / NOT REQUIRED	NONE PROPOSED / NOT REQUIRED
BUILDING AREA:	PERMITTED: 4,800 m² FOR 2 STOREYS PROPOSED: 4,554 m²	PERMITTED: 4,800 m² FOR 2 STOREYS PROPOSED: 4,409 m²
CONSTRUCTION TYPE:	COMBUSTIBLE AND NON-COMBUSTIBLE CONSTRUCTION USED IN COMBINATION	COMBUSTIBLE AND NON-COMBUSTIBLE CONSTRUCTION USED IN COMBINATION
No. STOREYS:	TWO STOREYS	TWO STOREYS
No. OF STREET:	2 STREET FACING	2 STREET FACING
SPRINKLERS:	YES NPPA 13 , ESFR SYSTEM MONITORED	YES NPPA 13 , ESFR SYSTEM MONITORED
OCCUPANT LOAD:	T.B.D. AT TENANT IMPROVEMENT PERMIT	T.B.D. AT TENANT IMPROVEMENT PERMIT
FLOOR RATING:	FIRE SEPARATION WITH F.R.R OF 45 min.	FIRE SEPARATION WITH F.R.R OF 45 min.
MEZZANINE RATING:	FIRE SEPARATION WITH F.R.R OF 45 min.	FIRE SEPARATION WITH F.R.R OF 45 min.
LOADBEARING ELEMENTS:	NOT APPLICABLE	NOT APPLICABLE
ROOF RATING:	NOT APPLICABLE	NOT APPLICABLE
SUITE SEPARATIONS:	FIRE SEPARATION WITH F.R.R OF 45 min.	FIRE SEPARATION WITH F.R.R OF 45 min.
EXIT REQUIREMENTS:	TO CONFORM, TO BE SHOWN AT INDIVIDUAL T.I. PERMIT	TO CONFORM, TO BE SHOWN AT INDIVIDUAL T.I. PERMIT
FIRE ALARM SYSTEM:	REQUIRED ANS SINGLE STAGE PROVIDED SIGNAL TO FIRE DEPT.	REQUIRED ANS SINGLE STAGE PROVIDED SIGNAL TO FIRE DEPT.
STANDPIPE:	NOT REQUIRED	NOT REQUIRED
HYDRANT REQUIREMENT:	45m to SIAMESE CONNECTION 45m form HYDRANTS TO POINTS OF RESPONSE	45m to SIAMESE CONNECTION 45m form HYDRANTS TO POINTS OF RESPONSE
WASHROOMS:	TBD at BUILDING / T.I. APPLICATION	TBD at BUILDING / T.I. APPLICATION
ACCESSIBILITY:	REQUIRED AS PER ARTICLE 3.8 TBD at BUILDING / T.I. APPLICATION	REQUIRED AS PER ARTICLE 3.8 TBD at BUILDING / T.I. APPLICATION

REVISIONS :

February 1, 2023
Issued for DVP Application

May 2, 2022
Issued for DP Application

PROJECT BY :

Chohan Group of Companies

BUILDER :

WALES McLELLAND CONSTRUCTION

SUBMITTED TO :

Township of Langley

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SEAL :

INTERFACE:

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT :

Chohan 30A Business Centre

26074 30A Avenue
Aldergrove, Langley Township

PROJECT NO. :
2203 CHOH

SCALE :

DATE :
JAN. 2021

DRAWN BY :
Author

CHECK BY :
Checker

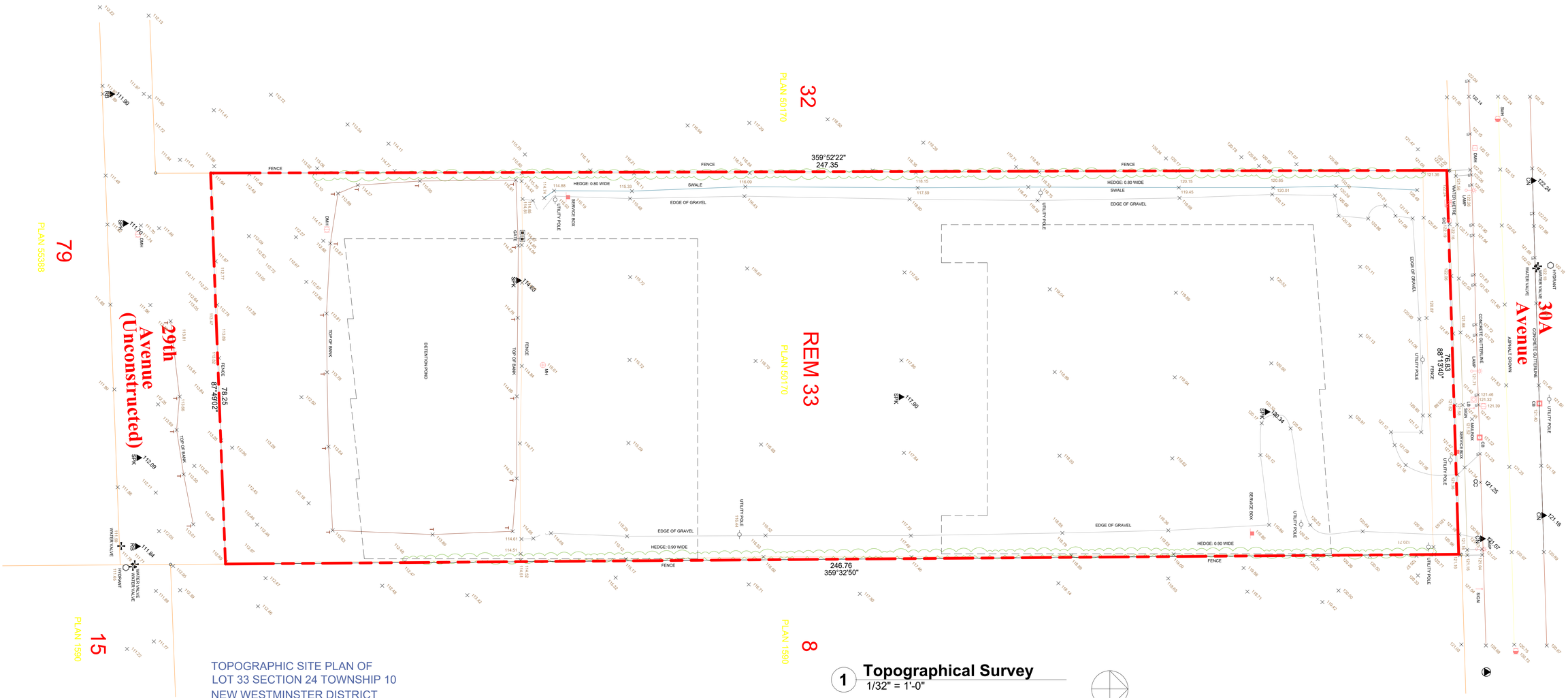
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PROJECT DATA

DRAWING SHEET :

A100

Chohan 30A Business Centre

26074 - 30A AVENUE, ALDERGROVE, LANGLEY B.C.
DEVELOPMENT VARIANCE PERMIT APPLICATION



TOPOGRAPHIC SITE PLAN OF
LOT 33 SECTION 24 TOWNSHIP 10
NEW WESTMINSTER DISTRICT
PLAN 50170
EXCEPT PLAN EPP43982

CURRENT CIVIC ADDRESS:
26074 30A AVENUE,
LANGLEY, BC

Legend

- B Bottom of Feature
- Building Line
- Catch Basin
- Drain
- Electrical Box/Service Box
- Fence Line
- GL Gutterline Elevation
- LD Gutterline Letdown
- Gas Valve
- Guy Wire
- Hedge Line
- Hydrant
- Inspection Chamber
- Lamp
- Lawn Basin
- Manhole
- Sanitary Manhole
- Sign
- Spot Elevation
- Storm Manhole
- Sump
- T Top of Feature
- TREE/DEC:0.20
- Utility Pole
- Utility Pole with Lamp
- Water Metre
- Water Valve

1 Topographical Survey
1/32" = 1'-0"

PROPERTY BOUNDARIES	DRAWING NOTES	ELEVATION DERIVATION
- DIMENSIONED PROPERTY BOUNDARIES SHOWN ARE DERIVED FROM FIELD SURVEY. - OFFSETS TO PROPERTY BOUNDARIES ARE NOT TO BE USED TO FOR BOUNDARY DETERMINATION - CHARGES WITHOUT ACCOMPANYING PLANS HAVE NOT BEEN SHOWN. REFER TO CURRENT CERTIFICATE OF TITLE FOR ADDITIONAL CHARGES. - NON DIMENSIONED PROPERTY BOUNDARIES HAVE NOT BEEN SURVEYED IN THE FIELD. THEY ARE ONLY APPROXIMATE.	- TREE DIMENSIONS AND SPECIES SHOULD BE CONFIRMED BY A CERTIFIED ARBORIST. - FEATURES SHOWN ARE VISIBLE AT GROUND LEVEL. NO SURVEY OR RESEARCH HAS BEEN CONDUCTED FOR BURIED SERVICES.	ELEVATIONS ARE DERIVED FROM TOWNSHIP OF LANGLEY MONUMENT 92H0606 ELEVATION = 120.767 (DATUM: 2005)

DATE OF FIELD SURVEY:
NOVEMBER 13, 2021
TREES UPDATED:
JANUARY 26, 2022

CURTIS VAN HOVE B.C.L.S.

H.Y. Associates Land Surveying Ltd.
British Columbia Land Surveyors
#200, 9128 - 152nd Street
Surrey, B.C. V3R 4E7
Tel: 604-583-1616
File: 2156395.S
Dwg: 215639_TO2.DWG

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26074 30A Avenue
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PROJECT NO. :
2203 CHOH

SCALE :
1/32" = 1'-0"

DATE :
JAN. 2021

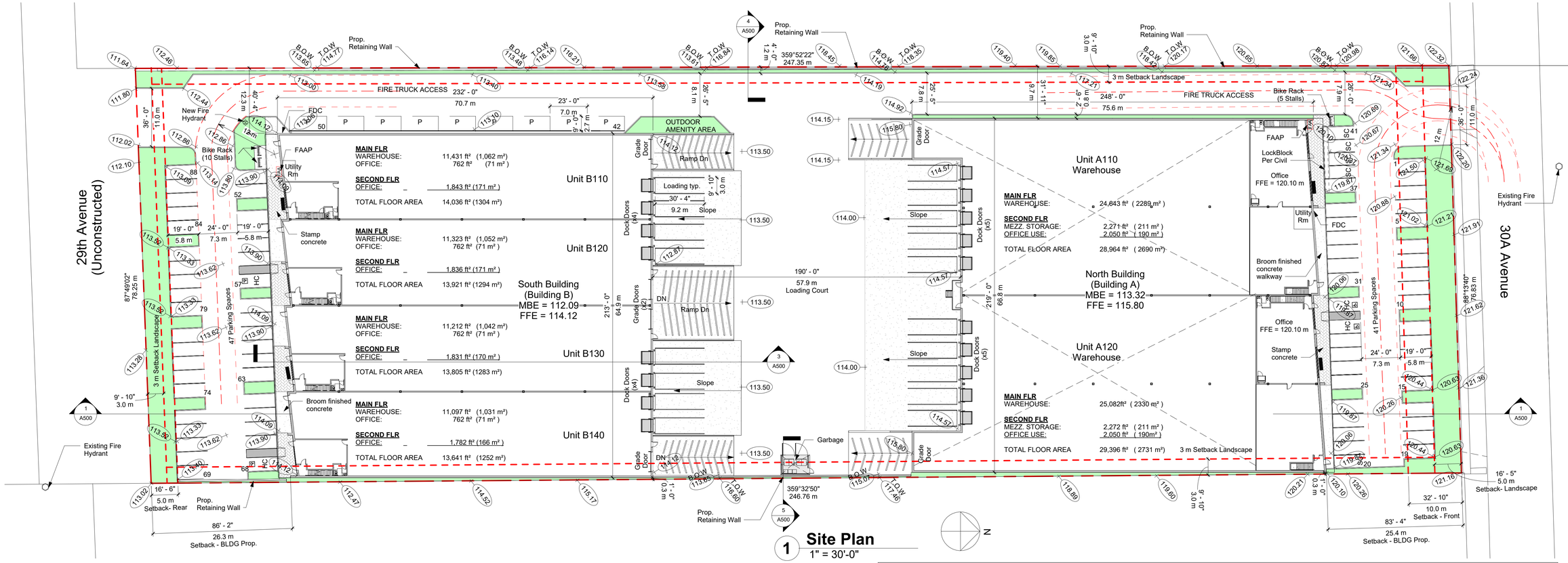
DRAWN BY :
Author

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Checker

SHEET TITLE :
TOPOGRAPHICAL SURVEY

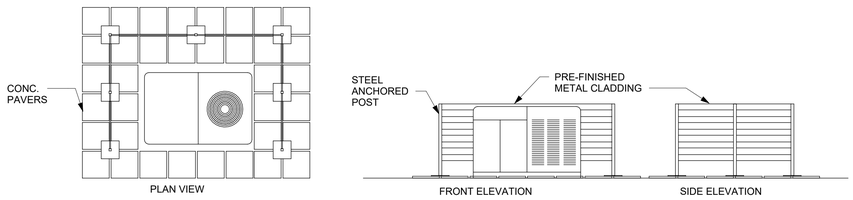
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A105

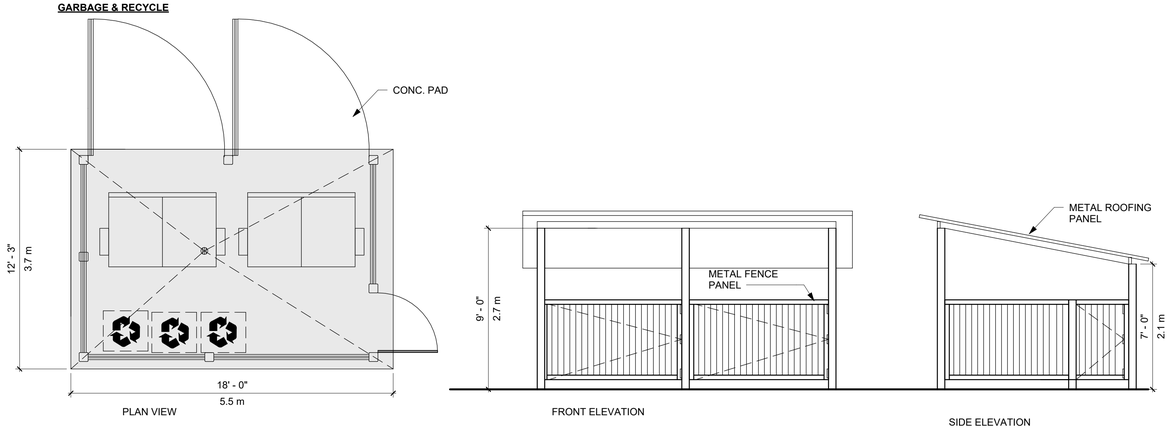


1 Site Plan
1" = 30'-0"

ROOFTOP SCREENING



GARBAGE & RECYCLE



OFF SITE PARKING

PARKING CALCULATION:
INDUSTRIAL USE: 1 PER 186 sq m
OFFICE USE: 1 PER 35 sq m

NORTH BLDG (BLDG A)			
MAIN FLR			
INDUSTRIAL USE:	49,725 sq ft	4620 sq m/186	= 24.8 stalls
SECOND FLR:			
INDUSTRIAL USE:	4,543 sq ft	422 sq m/186	= 2.3 stalls
OFFICE:	4,100 sq ft	380 sq m/ 35	= 10.8 stalls
TOTAL:	**58,368 sq ft**		**= 37.9 stalls Required**
SOUTH BLDG (BLDG B)			
MAIN FLR			
INDUSTRIAL USE:	45,069 sq ft	4187 sq m/186	= 22.5 stalls
OFFICE USE:	3,048 sq ft	283 sq m / 35	= 8.1 stalls
SECOND FLR			
OFFICE USES:	7,292 sq ft	678 sq m / 35	= 19.4 stalls
TOTAL:	**55,410 sq ft**		**50.0 stalls Required**

TOTAL PARKING REQUIRED 88 Stalls
TOTAL PARKING PROVIDED 88 Stalls

BICYCLE CALCULATION:
INDUSTRIAL USE: 1 BICYCLE SPACE PER 1000 sq m

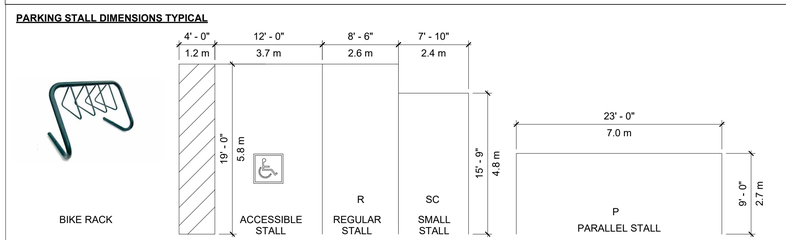
NORTH BLDG: 58,368 sq. ft. (5,423 sq. m.)
SOUTH BLDG: 55,410 sq. ft. (5,148 sq. m.)
TOTAL GROSS FLOOR AREA: 113,778 sq. ft. (10,570 sq. m.) = 11 Spaces

TOTAL BICYCLE SPACES REQUIRED: 11 SPACES
TOTAL BICYCLE SPACES PROVIDED : 15 SPACES

ZONING SUMMARY

CIVIC ADDRESS:	26074 30A AVENUE, ALDERGROVE, LANGLEY TOWNSHIP B.C.
LEGAL DESCRIPTION:	LOT 33, SECTION 24 , TOWNSHIP 10, NWD PLAN NWP50170
ZONING:	M-2 GENERAL INDUSTRIAL
USES:	INDUSTRIAL, WHOLESALE
SITE AREA:	19,148 m² / 4.73 acres
SITE DIMENSIONS:	Approx. 78.25 m x 247.35 m
BUILDING HEIGHT:	Required: 12 m (average grade) Proposed: Building A: 10.08 m Building B: 11.54 m
LOT COVERAGE:	MAX. 60 % 9090 m² / 19,148 m² = 47.4 %
FRONT YARD SETBACK:	Required: MIN. 10 m Proposed: 25.4 m - North
SIDE YARDS SETBACK:	Required : 10.0 m abutting current SR Zone No Setback Req'd abutting M zone (Industrial) per Aldergrove Community plan In Development Permit Area 'C' Proposed: Building A / Building B West: 9.7 m / 12.3 m East: 0.3 m / 0.3 m
REAR YARD SETBACK:	Required: MIN. 5 m Proposed: 26.3 m - South
OFF-STREET PARKING:	
INDUSTRIAL: 1/186 m²	50 Spaces
OFFICE: 1/35 m²	38 Spaces
	88 Spaces Required
	Provided: 88 Spaces 5 Small Cars = 5.6 %
OFF-STREET LOADING:	18 Loading Dock Doors 6 Grade Doors
BICYCLE:	1 per 1000m² = 11 required

PARKING STALL DIMENSIONS TYPICAL



REVISIONS :

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PROJECT BY :

Chohan Group of Companies

BUILDER :

WALES McLELLAND CONSTRUCTION

SUBMITTED TO :

Township of Langley

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PROJECT NO. :
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SCALE :
As indicated

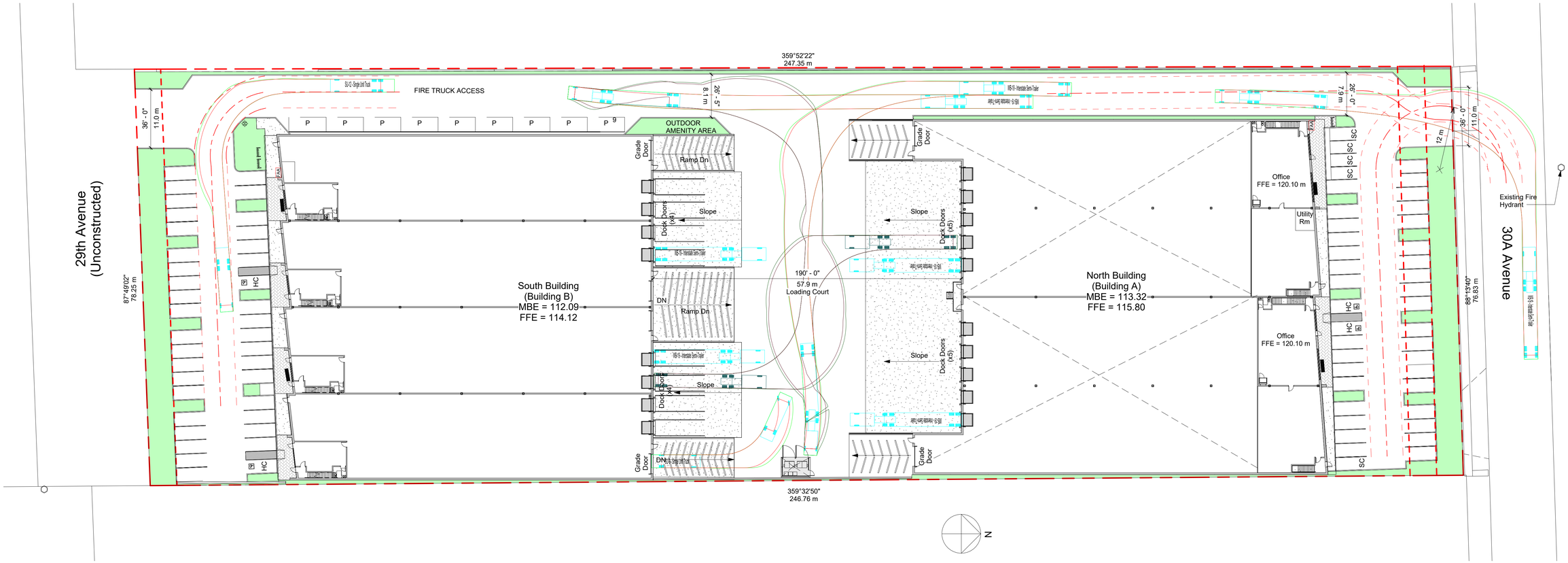
DATE :
JAN. 2021

DRAWN BY :
SP

CHECK BY :
JHSL

SHEET TITLE :
SITE PLAN

DRAWING SHEET :
A200



1 Vehicle Turning Analysis

1" = 30'-0"

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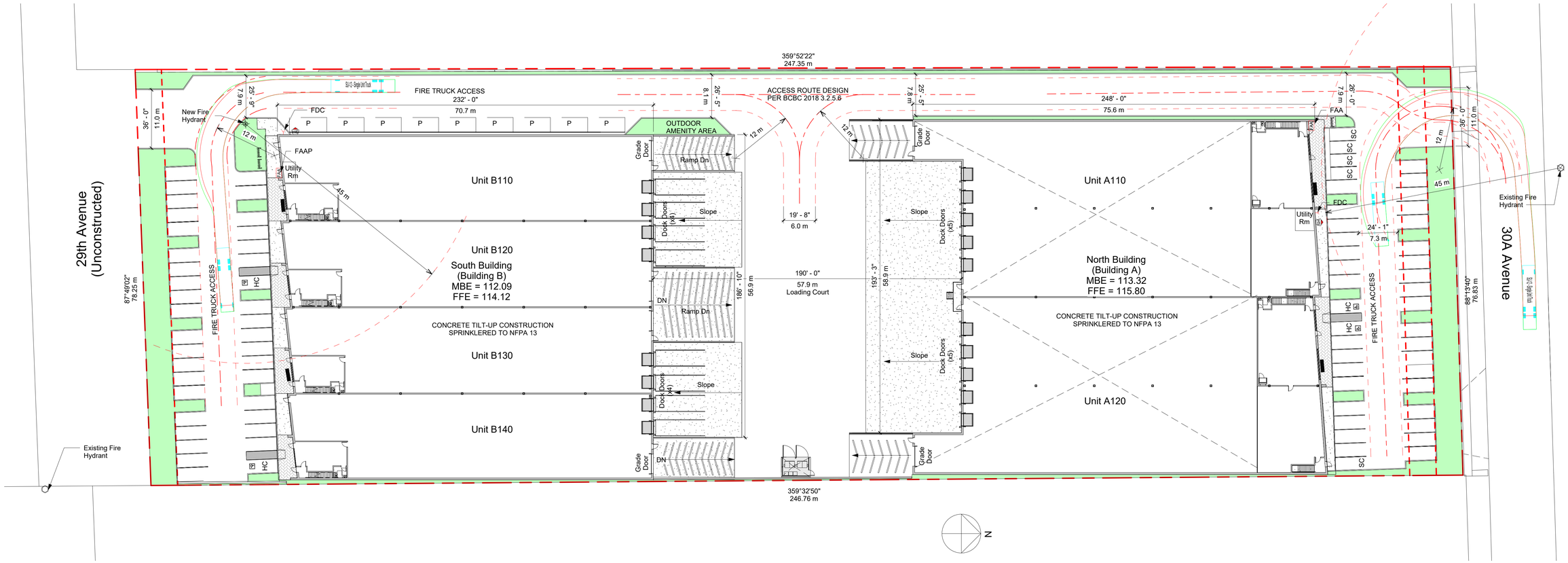
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SHEET TITLE :
VEHICLE TURNING PATH

DRAWING SHEET :

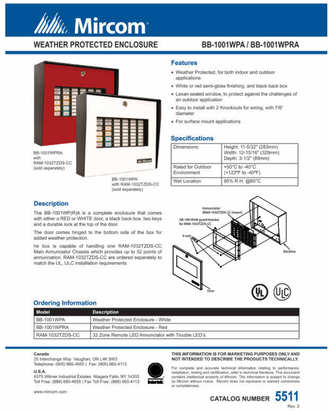
A201



1 Fire Department Access Plan
1" = 30'-0"

LEGEND

- HS — FIRE ALARM HORN STROBE
- FAA — FIRE ALARM ANNUNCIATOR PANEL
- FAC — FIRE ALARM CONTROL PANEL
- FIRE DEPARTMENT CONNECTION



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DATE :
JAN. 2021

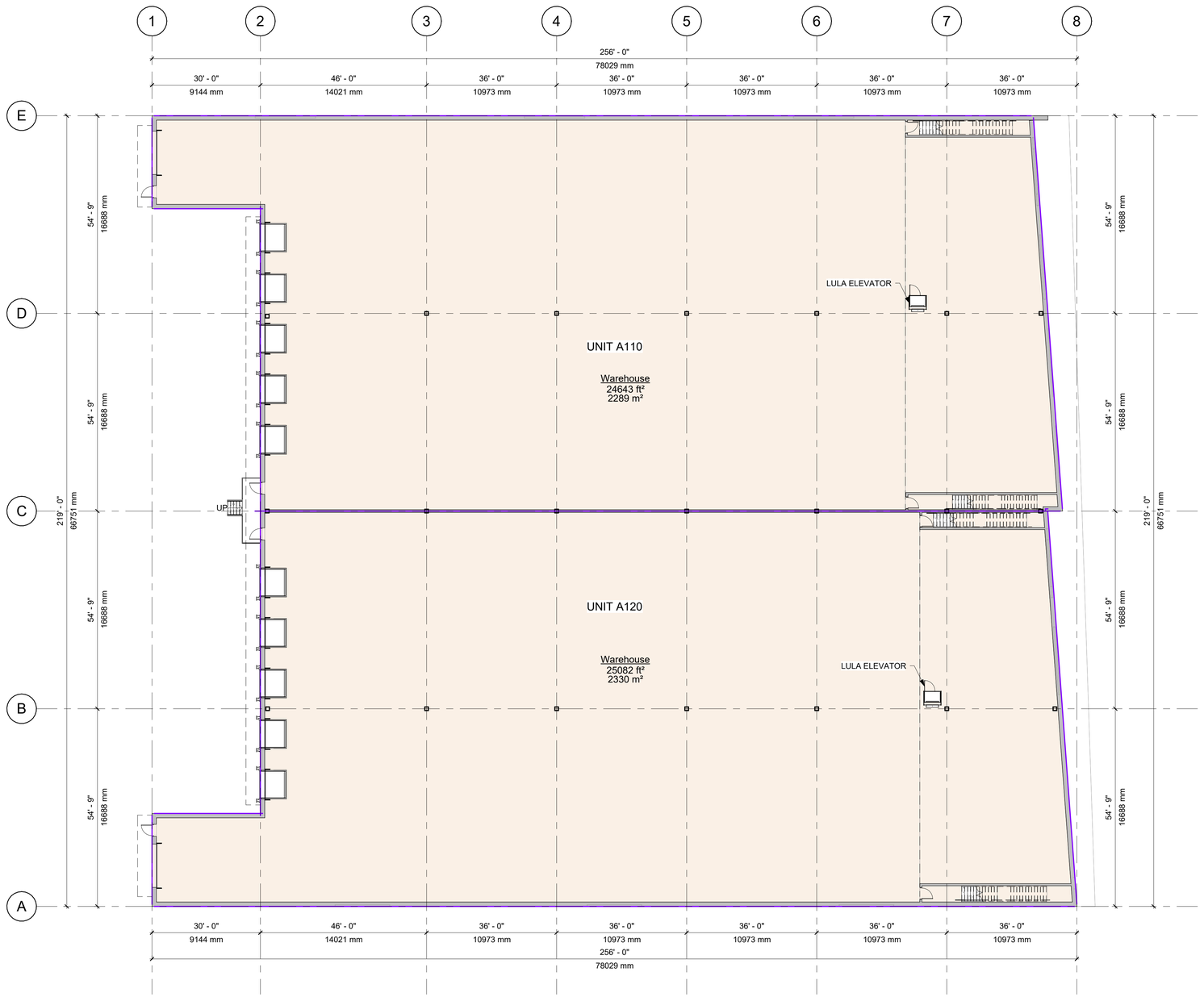
DRAWN BY :
SP

CHECK BY :
JHSL

SHEET TITLE :
FIRE DEPARTMENT ACCESS PLAN

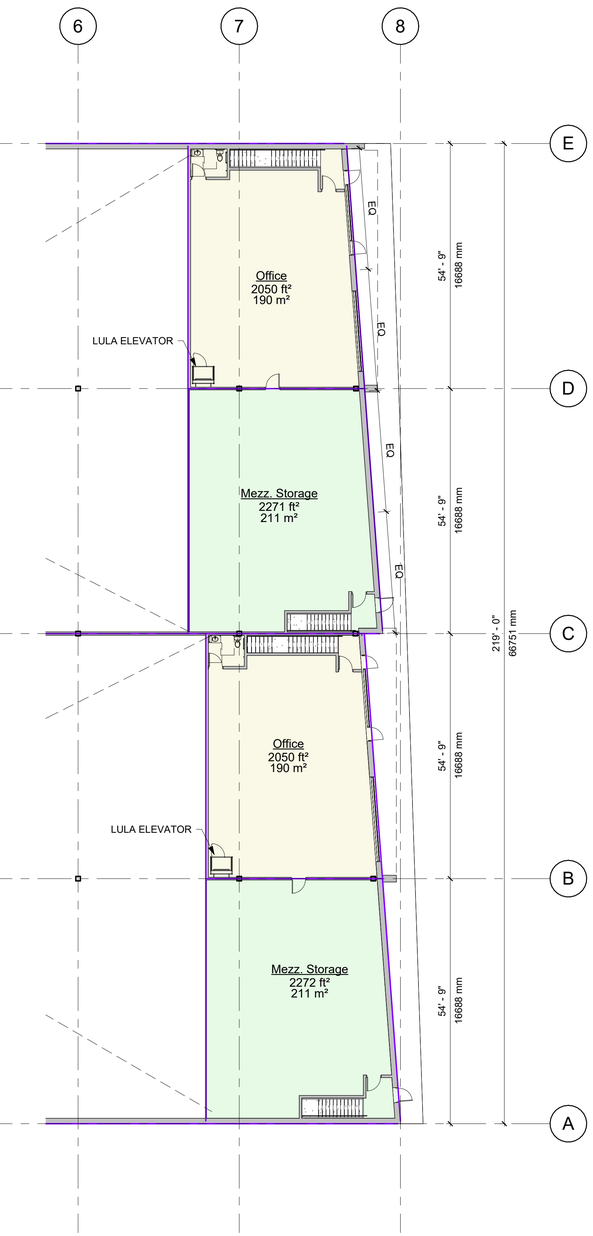
DRAWING SHEET :

A210



1 Main Floor Plan

1/16" = 1'-0"



2 Second Floor Plan

1/16" = 1'-0"

Use Legend

- Warehouse

Use Legend

- Office
- Mezz. Storage

Total Building Gross			
Main floor			
Unit A110	Warehouse	24643 ft²	2289 m²
Unit A120	Warehouse	25082 ft²	2330 m²
		49725 ft²	4620 m²
Second Floor			
Unit A110	Office	2050 ft²	190 m²
Unit A110	Mezz. Storage	2271 ft²	211 m²
Unit A120	Office	2050 ft²	190 m²
Unit A120	Mezz. Storage	2272 ft²	211 m²
		8643 ft²	803 m²
Total Floor Area		58368 ft²	5423 m²

Delta 9000 LULA standard features

- Raised Cab Wall Panels with Black Enamel Reveals
- White Enamel Ceiling with Fluorescent Down Lights
- Car Position Indicator
- Stainless Steel Header, Front Return and Strike Post
- 24 hour autodial telephone
- Elevator-style cab fixtures and call stations
- Automatic Operation
- Two-speed sliding doors providing quick and easy access in and out of the elevator
- Infrared Light Curtains providing immediate sliding door reversal when obstructions are present
- Submersible Motor for quiet operation

LULA (Limited Use, Limited Application) elevators cost-effectively increase the accessibility of a building. While LULAs are intended for limited use, they are engineered and manufactured with the same quality Delta uses for our standard elevator products.

LULAs are small commercial elevators with a maximum:

capacity of 635 kilograms
cab size of 1.67 square metres
speed of 0.15 metres per second
The Delta 9000 LULA elevator is designed to use less shaft and machine room space, less pit depth, and less overhead clearances than conventional commercial elevators. A Delta LULA elevator will fit within 3,400 mm of overhead. However, the B44 Elevator Code Clause 5.2.1.4.4 permits a reduced overhead where 3,400 mm is not available. With the addition of an "Overhead Restrictor Mechanism" at extra cost, Delta can fit a LULA into an existing building with as little as 3,048 mm of overhead.

REVISIONS :

February 1, 2023
Issued for DVP Application

May 2, 2022
Issued for DP Application

PROJECT BY :

Chohan Group of Companies

BUILDER :

WALES McLELLAND CONSTRUCTION

SUBMITTED TO :

Township of Langley

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SEAL :

INTERFACE:

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT :

Chohan 30A Business Centre

26074 30A Avenue
Aldergrove, Langley Township

PROJECT NO. :
2203 CHOH

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

DATE :
JAN. 2021

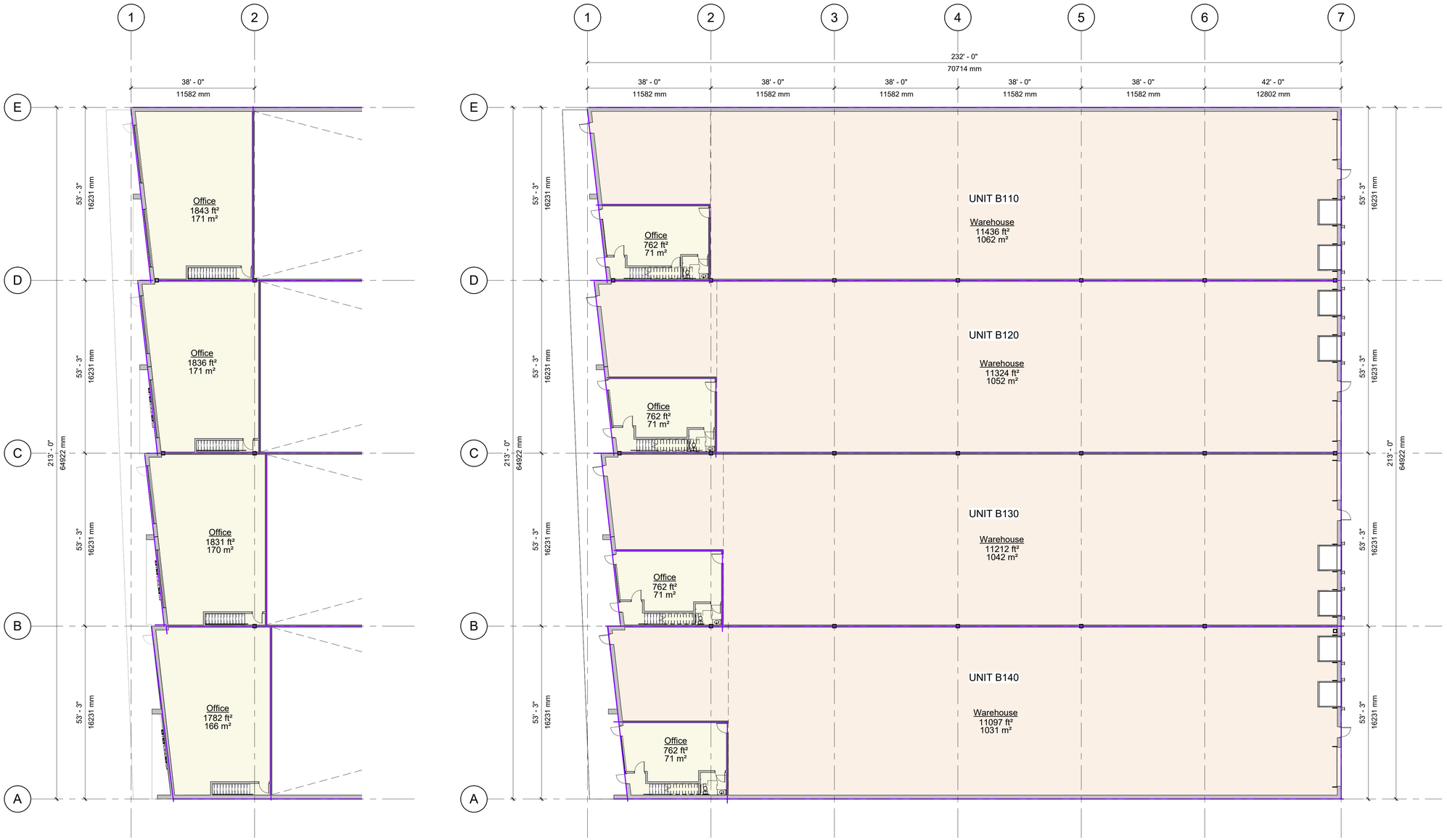
DRAWN BY :
SP

CHECK BY :
JHSL

SHEET TITLE :
NORTH BUILDING FLOOR PLAN

DRAWING SHEET :

A310



2 Second Floor Plan

1/16" = 1'-0"

1 Main Floor Plan

1/16" = 1'-0"

Total Building Gross

Main Floor

Unit B110	Warehouse	11436 ft²	1062 m²
Unit B110	Office	762 ft²	71 m²
Unit B120	Warehouse	11324 ft²	1052 m²
Unit B120	Office	762 ft²	71 m²
Unit B130	Warehouse	11212 ft²	1042 m²
Unit B130	Office	762 ft²	71 m²
Unit B140	Office	762 ft²	71 m²
Unit B140	Warehouse	11097 ft²	1031 m²
		48117 ft²	4470 m²

Second Floor

Unit B110	Office	1843 ft²	171 m²
Unit B120	Office	1836 ft²	171 m²
Unit B130	Office	1831 ft²	170 m²
Unit B140	Office	1782 ft²	166 m²
		7293 ft²	678 m²
Total Area		55410 ft²	5148 m²

Use Legend

- Area
- Office
- Warehouse

REVISIONS :

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May 2, 2022
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PROJECT BY :

Chohan Group of Companies

BUILDER :

WALES McLELLAND CONSTRUCTION

SUBMITTED TO :

Township of Langley

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www.interfacearchitecture.com

PROJECT :

Chohan 30A Business Centre

26074 30A Avenue
Aldergrove, Langley Township

PROJECT NO. :
2103 CHOH

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

DATE :
JAN 2021

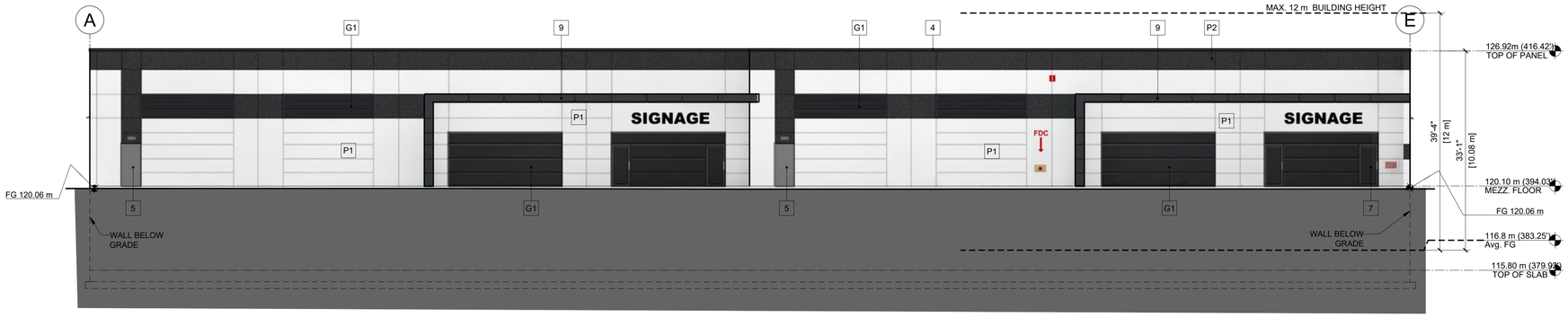
DRAWN BY :
SP

CHECK BY :
JHSL

SHEET TITLE :
SOUTH BUILDING FLOOR PLAN

DRAWING SHEET :

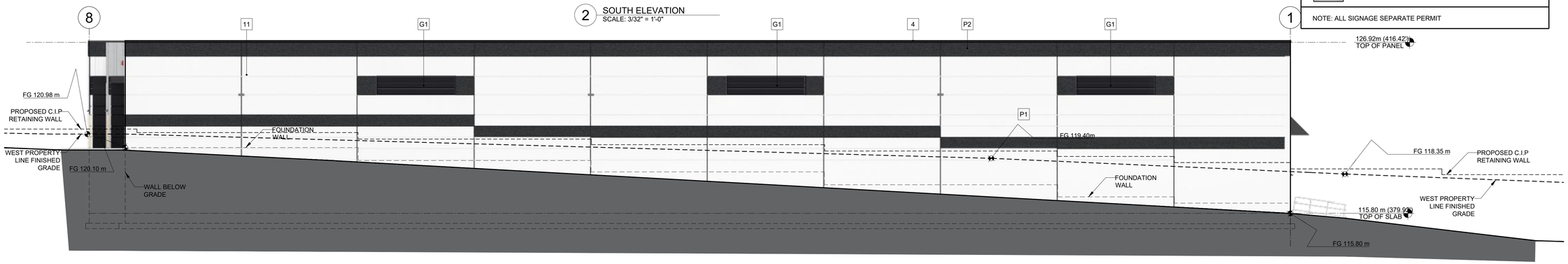
A320



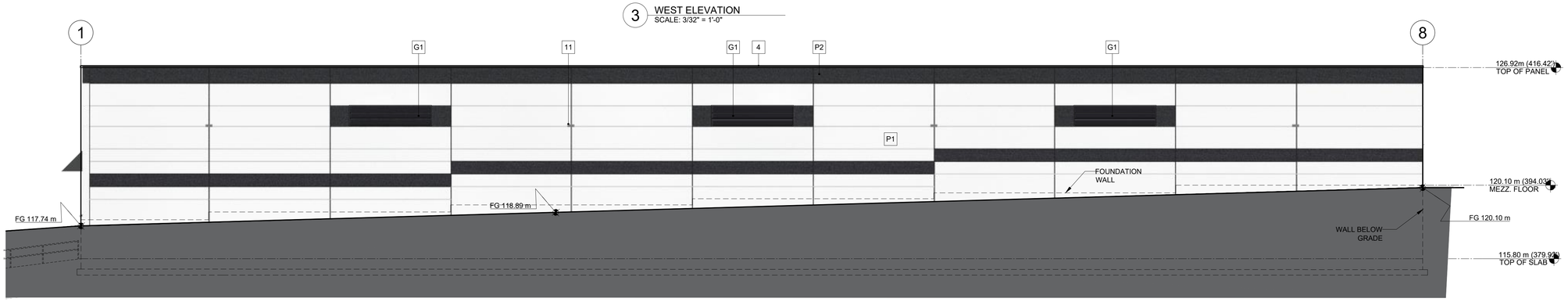
1 NORTH ELEVATION - 30a Avenue Street
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



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

MATERIALS LEGEND

1	CONCRETE TILT-UP WALL PANEL COLOUR : SEE PAINT SCHEDULE
2	CONCRETE FOUNDATION WALL COLOUR : SEE PAINT SCHEDULE
3	REVEAL IN CONCRETE TYP. PAINTED
4	PRE-FINISHED METAL CAP FLASHING COLOUR : CASCADIA METALS - CHARCOAL
5	STEEL FRAME INSULATED METAL DOOR COLOUR : TBD
6	OVERHEAD STEEL DOOR W/ VISION PANEL C/W DOCK LEVELER & SEAL WHERE APPLICABLE COLOUR : WHITE
7	NARROW STILE DOOR DARK ALUMINUM FRAME
8	METAL CANOPY (LOADING DOCK) COLOUR : CASCADIA METALS - CHARCOAL
9	ALUMINUM COMPOSITE PANEL - AL13 COLOUR : GALAXY BLACK
10	ALUMINUM COMPOSITE PANEL (SOFFIT) - AL13 COLOUR : WHITE
11	EXTERIOR WALL PACK LIGHT
12	METAL & GLASS CANOPY (ENTRANCE) COLOUR : BM-2126-10 BLACK TAR

PAINT COLOURS SCHEDULE

CONCRETE PANELS

P1 BM-2123-70 ICE MIST

P2 BM-2126-10 BLACK TAR

GLAZING

G1 VISION -VERSALUX GREY TINT
DARK ALUMINUM FRAME

NOTE: ALL SIGNAGE SEPARATE PERMIT

REVISIONS :

February 1, 2023
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May 2, 2022
Issued for DP Application

PROJECT BY:

Chohan Group of Companies

BUILDER:

WALES McLELLAND CONSTRUCTION

SUBMITTED TO:

Township of Langley

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www.interfacearchitecture.com

PROJECT :

Chohan 30A Business Centre

26074 30A Avenue
Aldergrove, Langley Township

PROJECT No. :
2203 CHOH

SCALE :
AS SHOWN

DATE :
JAN. 2021

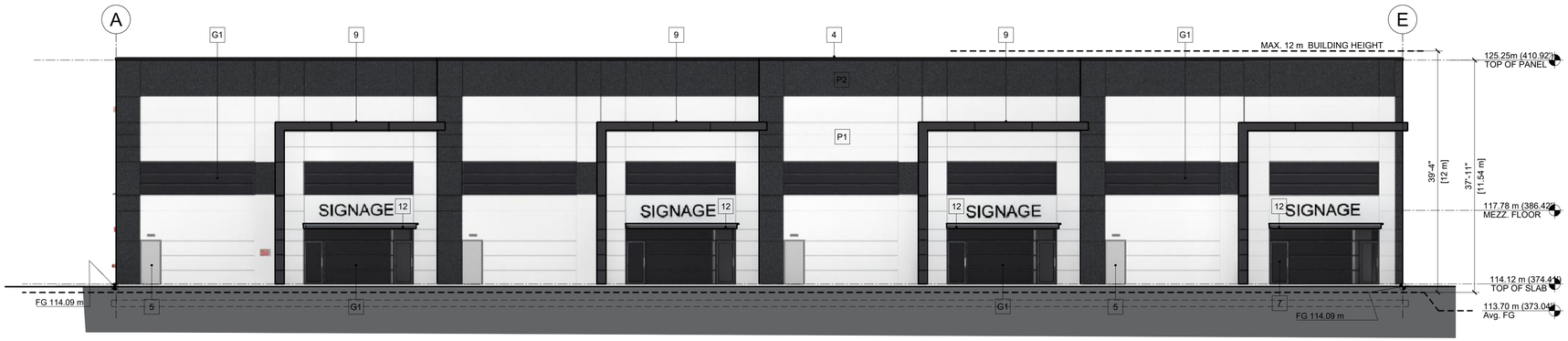
DRAWN BY :
SP

CHECK BY :
JHSL

SHEET TITLE :
ELEVATIONS
NORTH BUILDING
(BUILDING A)

DRAWING SHEET :

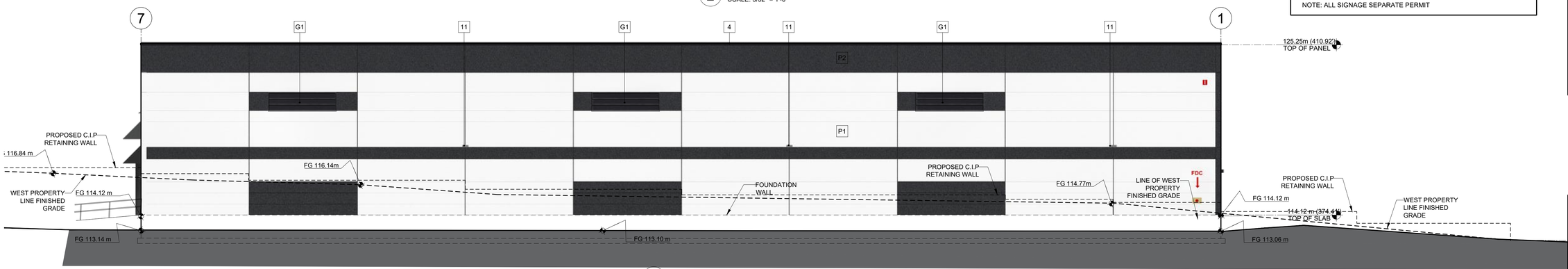
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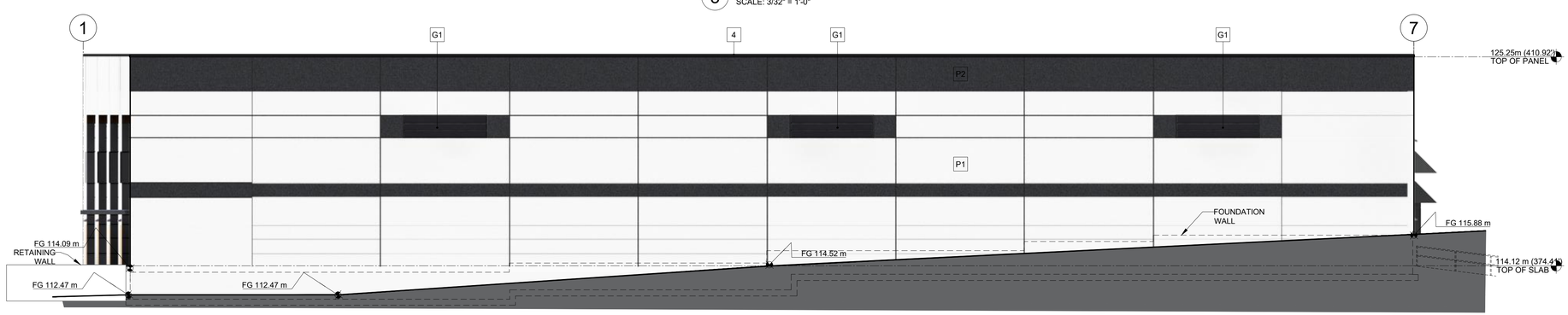
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



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

MATERIALS LEGEND

1	CONCRETE TILT-UP WALL PANEL COLOUR : SEE PAINT SCHEDULE
2	CONCRETE FOUNDATION WALL COLOUR : SEE PAINT SCHEDULE
3	REVEAL IN CONCRETE TYP. PAINTED
4	PRE-FINISHED METAL CAP FLASHING COLOUR : CASCADIA METALS - CHARCOAL
5	STEEL FRAME INSULATED METAL DOOR COLOUR : TBD
6	OVERHEAD STEEL DOOR W/ VISION PANEL C/W DOCK LEVELER & SEAL WHERE APPLICABLE COLOUR : WHITE
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PAINT COLOURS SCHEDULE

CONCRETE PANELS

P1 BM-2123-70 ICE MIST

P2 BM-2126-10 BLACK TAR

GLAZING

G1 VISION -VERSALUX GREY TINT
DARK ALUMINUM FRAME

NOTE: ALL SIGNAGE SEPARATE PERMIT

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PROJECT BY:

Chohan Group of Companies

BUILDER:

WALES McLELLAND CONSTRUCTION

SUBMITTED TO:

Township of Langley

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Canada V6X 3Z5

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F 604 821 1146
www.interfacearchitecture.com

PROJECT :

Chohan 30A Business Centre

26074 30A Avenue
Aldergrove, Langley Township

PROJECT No. :
2203 CHOH

SCALE :
AS SHOWN

DATE :
JAN. 2021

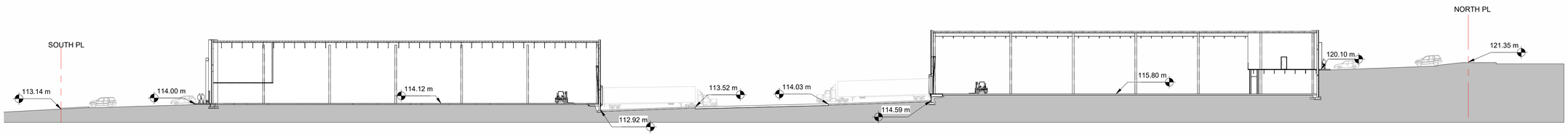
DRAWN BY :
SP

CHECK BY :
JHSL

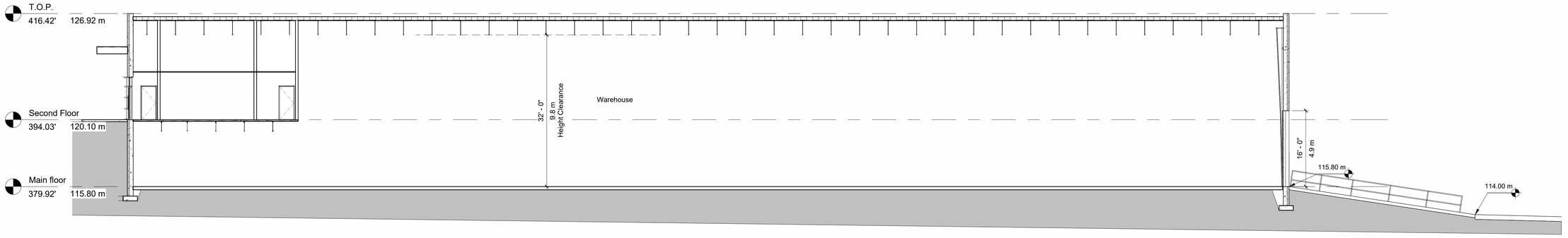
SHEET TITLE :
ELEVATIONS
SOUTH BUILDING
(BUILDING B)

DRAWING SHEET :

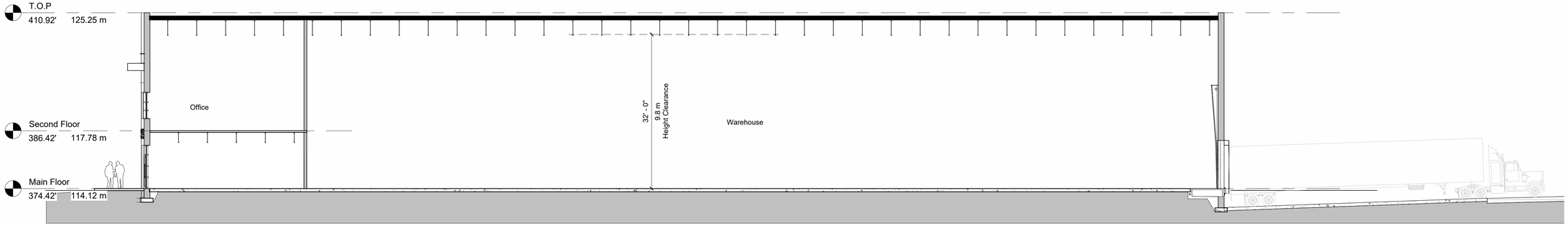
A420



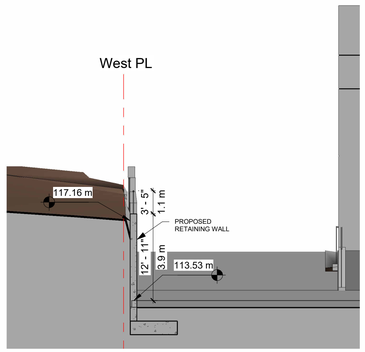
1 Site Section
1" = 30'-0"



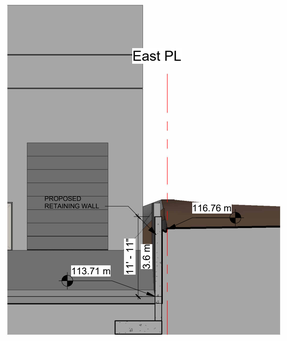
2 North Building Section
3/32" = 1'-0"



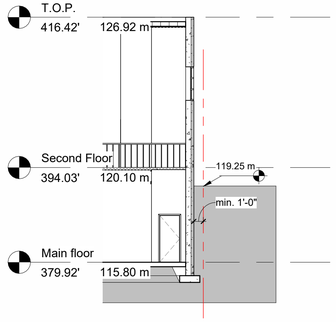
3 South Building Section
3/32" = 1'-0"



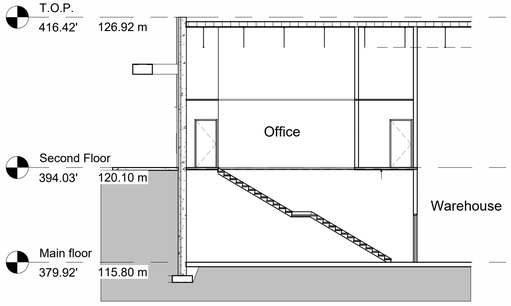
4 Section- West PL
3/32" = 1'-0"



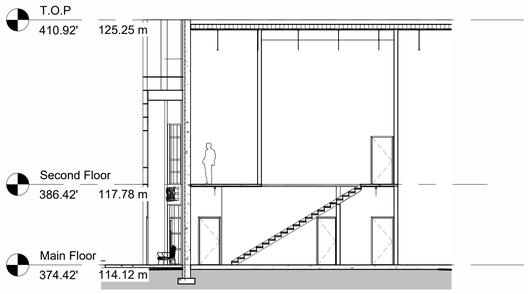
5 Section - East PL
3/32" = 1'-0"



6 North Building - East PL
3/32" = 1'-0"



7 North Building Stairs 1
3/32" = 1'-0"



8 South Building Stairs
3/32" = 1'-0"

REVISIONS :

February 1, 2023
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May 2, 2022
Issued for DP Application

PROJECT BY :

Chohan Group of Companies

BUILDER :

WALES McLELLAND CONSTRUCTION

SUBMITTED TO :

Township of Langley

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INTERFACE:

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www.interfacearchitecture.com

PROJECT :

Chohan 30A Business Centre

26074 30A Avenue
Aldergrove, Langley Township

PROJECT NO. :
2203 CHOH

SCALE :
As indicated

DATE :
JAN. 2021

DRAWN BY :
Author

CHECK BY :
Checker

SHEET TITLE :
SITE AND BUILDING SECTIONS

DRAWING SHEET :

A500



1 NORTH ELEVATION - 30A AVENUE



2 SOUTH ELEVATION - 29TH AVENUE

REVISIONS :

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PROJECT BY:

Chohan
Group of Companies

BUILDER:

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Business Centre

26074 30A Avenue
Aldergrove, Langley Township

PROJECT No. :
2203 CHOH

SCALE :
AS SHOWN

DATE :
JAN. 2021

DRAWN BY :
SP

CHECK BY :
JHSL

SHEET TITLE :
RENDERED VIEWS

DRAWING SHEET :

A600



1 SITE ACCESS FROM 30A AVENUE



2 30A AVENUE SIDEWALK VIEWING SW



3 SITE ACCESS FROM 29TH AVENUE



4 NORTH BUILDING PERSPECTIVE VIEW



5 SOUTH BUILDING - VIEWING NW



6 SOUTH BUILDING PERSPECTIVE VIEW

REVISIONS :

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Chohan Group of Companies

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26074 30A Avenue
Aldergrove, Langley Township

PROJECT No. :
2203 CHOH

SCALE :
AS SHOWN

DATE :
JAN. 2021

DRAWN BY :
SP

CHECK BY :
JHSL

SHEET TITLE :
RENDERED VIEWS

DRAWING SHEET :

A610



1 AERIAL VIEW - VIEWING SE



2 AERIAL VIEW - VIEWING NE

REVISIONS :

February 1, 2023
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May 2, 2022
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2203 CHOH

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DRAWN BY :
SP

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JHSL

SHEET TITLE :
RENDERED VIEWS

DRAWING SHEET :

A620



1 NORTH BLDG -NORTH ELEVATION - 30A AVENUE



2 NORTH BLDG - SOUTH ELEVATION LOADING DOCK AREA



3 SOUTH BLDG - SOUTH ELEVATION 29TH AVENUE



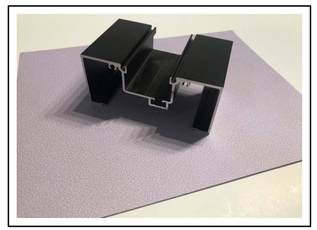
4 SOUTH BLDG - NORTH ELEVATION - LOADING DOCK AREA

MATERIAL LISTINGS

GLAZING MATERIAL



G1 VISION GLAZING
COLOUR: SOLAR GREY



STOREFRONT FRAME
COLOUR: DARK ALUMINUM

WEATHER PROTECTION



C1 SAMPLE OF CANOPY
COLOUR: CHARCOAL
CASCADIA METAL LTD.



C2 SAMPLE OF CANOPY
COLOUR: BLACK

ALUMINUM COMPOSITE PANEL



A1 PANEL
COLOUR:GALAXY BLACK
AL13 ARCHITECTURAL SYSTEM

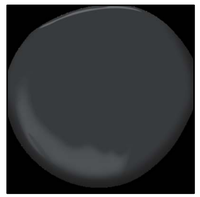


A2 SOFFIT PANEL
COLOUR: AL13-SD323 (WHITE)
AL 13 ARCHITECTURAL SYSTEM

PAINT



P1 CONCRETE PANEL
BENJAMIN MOORE
COLOUR: ICE MIST (2123-700)



P2 CONCRETE PANEL
BENJAMIN MOORE
COLOUR: BLACK TAR (2126-10)

MISCELLANEOUS



F1 CAP FLASHING
COLOUR: CHARCOAL
CASCADIA METALS LTD.

REVISIONS :

February 1, 2023
Issued for DVP Application

May 2, 2022
Issued for DP Application

PROJECT BY:

Chohan Group of Companies

BUILDER:

WALES McLELLAND CONSTRUCTION

SUBMITTED TO:

Township of Langley

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THE ARCHITECT IS NOT RESPONSIBLE FOR THE METHOD AND QUALITY OF CONSTRUCTION OF THE CONTRACTOR AND THE SUBCONTRACTORS

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PROJECT No. :
2203 CHOH

SCALE :
AS SHOWN

DATE :
JAN. 2021

DRAWN BY :
SP/SC

CHECK BY :
JHSL

SHEET TITLE :
MATERIAL BOARD PRESENTATION

DRAWING SHEET :

A900