

# Timbermart Tenant Improvement

26680 Gloucester Way, Langley Township, BC

## ZONING SYNOPSIS:

CIVIC ADDRESS: 26680 GLOUCESTER WAY, GLOUCESTER ESTATES, TOWNSHIP OF LANGLEY, BC  
 LEGAL DESCRIPTION: LOT A, SECTION 6, TOWNSHIP 14, NEW WEST DISTRICT, PLAN BCP14460 PART NW1/4

ZONING: M-2A  
 GROSS SUITE FLOOR AREA: OFFICE (GROUP D) = 3,680 SF (342 SM)  
 WAREHOUSE (GROUP F, DIV 2) = 39,080 SF (3,631 SM)  
**TOTAL = 42,760 SF (3,973 SM)**  
 PARKING REQUIREMENTS: AS PER TOWNSHIP OF LANGLEY ZONING BYLAW,  
 OFFICE: 1 SPACE PER 35 SM OF GROSS FLOOR AREA  
 342 SM / 35 SM = 9 STALLS REQUIRED  
 INDUSTRIAL: 1 SPACE FOR EVERY 186 M<sup>2</sup> OF GROSS FLOOR AREA  
 3,631 SM / 186 SM = 19 STALLS REQUIRED  
**PROVIDED = 35 (19 INDUSTRIAL & 9 OFFICE)**

## BUILDING CODE ANALYSIS:

AS PER BCBC 2024  
 BUILDING AREA: 39,440.6 SF (3,664.15 SM)  
 NUMBER OF STOREYS: 1  
 SPRINKLERED: YES  
 MAJOR OCCUPANCIES: GROUP F DIV 2 - MEDIUM HAZARD (WAREHOUSE)  
 GROUP D - BUSINESS & PERSONAL SERVICES (OFFICE)

### 3.1.17.1 - OCCUPANT LOAD:

OFFICES: 9.30 SM / PERSON  
 342 / 9.30 = 36.77  
 MAX. PERMITTED = 36 PERSONS

STORAGE SPACES (WAREHOUSE): 28.0 SM / PERSON  
 3,631 / 28.0 = 129.60  
 MAX. PERMITTED = 129 PERSONS

ACTUAL OCCUPANT LOAD: 135

### 3.2.2 - BUILDING SIZE & CONSTRUCTION:

AS PER BASE BUILDING DESIGN:

- 3.2.2.63 GROUP D UP TO 3 STOREYS, SPRINKLERED  
 -IT HAS A BUILDING AREA NOT MORE THAN 14 400 M<sup>2</sup> IF 1 STOREY IN BUILDING HEIGHT  
 -BUILDING PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION, AND FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS AND, IF OF COMBUSTIBLE CONSTRUCTION, SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN  
 -MEZZANINES SHALL HAVE, IF OF COMBUSTIBLE CONSTRUCTION, A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN, AND  
 -LOADBEARING WALLS, COLUMNS, ARCHES SUPPORTING AN ASSEMBLY TO HAVE A F.R.R. NOT LESS THAN 45 MIN, OR BE OF NONCOMBUSTIBLE CONSTRUCTION.
- 3.2.2.81 GROUP F DIV 2 UP TO 2 STOREYS, SPRINKLERED  
 -HAS A BUILDING AREA NOT MORE THAN 4,500 M<sup>2</sup> IF 1 STOREY IN BUILDING HEIGHT  
 -BUILDING PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION, AND FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS AND, IF OF COMBUSTIBLE CONSTRUCTION, SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN, AND  
 -LOADBEARING WALLS, COLUMNS AND ARCHES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN OR BE OF NONCOMBUSTIBLE CONSTRUCTION.

### 3.3.1.1 - SEPARATION OF MAJOR OCCUPANCIES:

(EXISTING)  
 FIRE-RESISTANCE RATING NOT REQUIRED BETWEEN F-2 & D OCCUPANCIES  
 PROVIDED = 3H

### 3.4.2.1 - MINIMUM NUMBER OF EXITS:

12 EXISTING EXITS PROVIDED  
 (REFER TO KEY PLAN FOR MORE DETAILS)

### 3.4.2.5 - LOCATION OF EXITS:

IF MORE THAN ONE EXIT IS REQUIRED FROM A FLOOR AREA, THE EXITS SHALL BE LOCATED SO THAT THE TRAVEL DISTANCE TO AT LEAST ONE EXIT SHALL BE NOT MORE THAN:  
 45 M IN A FLOOR AREA THAT CONTAINS AN OCCUPANCY OTHER THAN A HIGH-HAZARD INDUSTRIAL OCCUPANCY, PROVIDED IT IS SPRINKLERED THROUGHOUT,  
 40 M IN A BUSINESS AND PERSONAL SERVICE OCCUPANCY

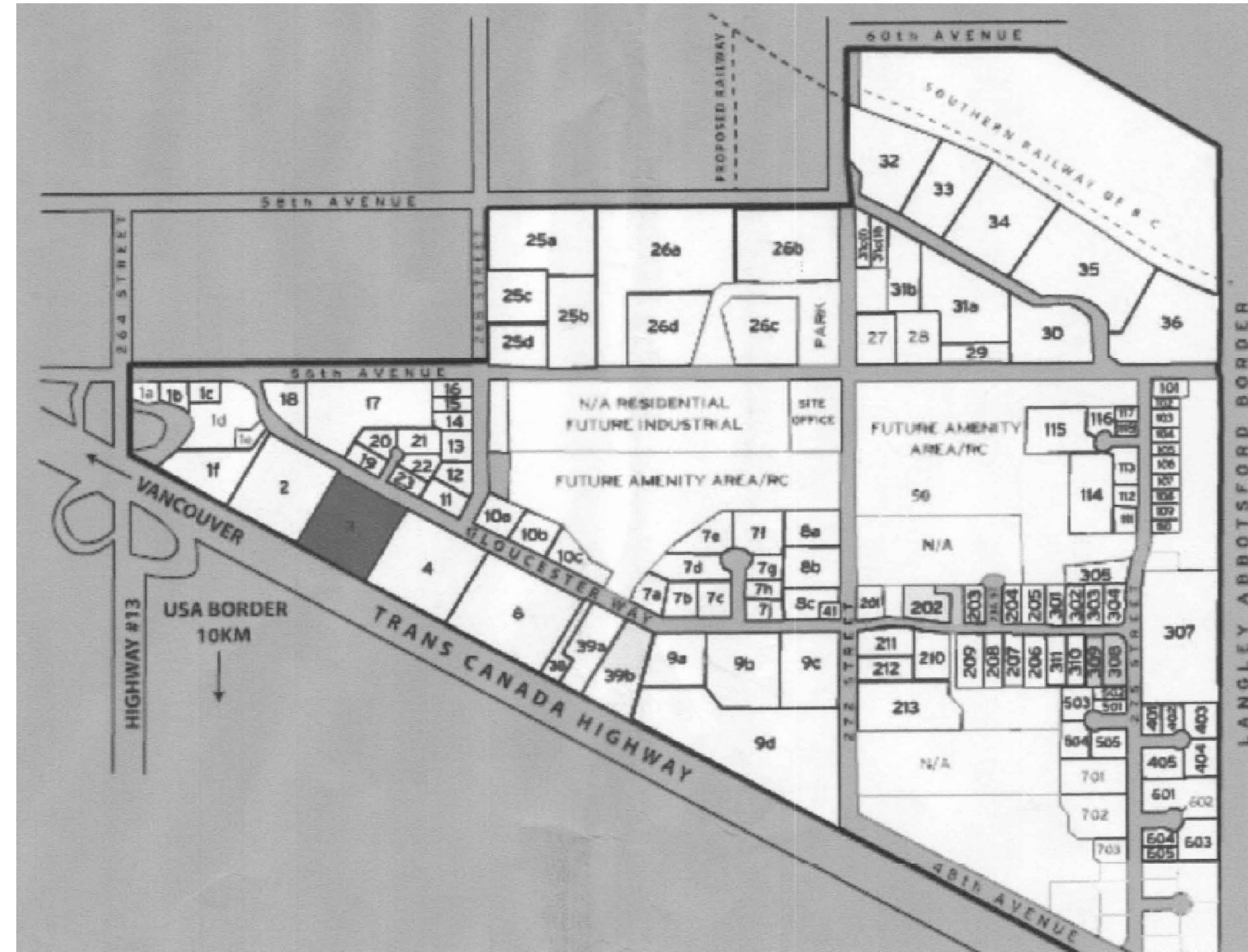
### 3.7.2.2 - WATER CLOSETS:

AS PER TABLE 3.7.2.2-C WATER CLOSETS FOR AN INDUSTRIAL OCCUPANCY:  
 1 WATER CLOSET REQUIRED FOR 1-25 PERSONS OF EACH SEX  
 135 EMPLOYEES / 2 = 67.5 MALE, 67.5 FEMALE

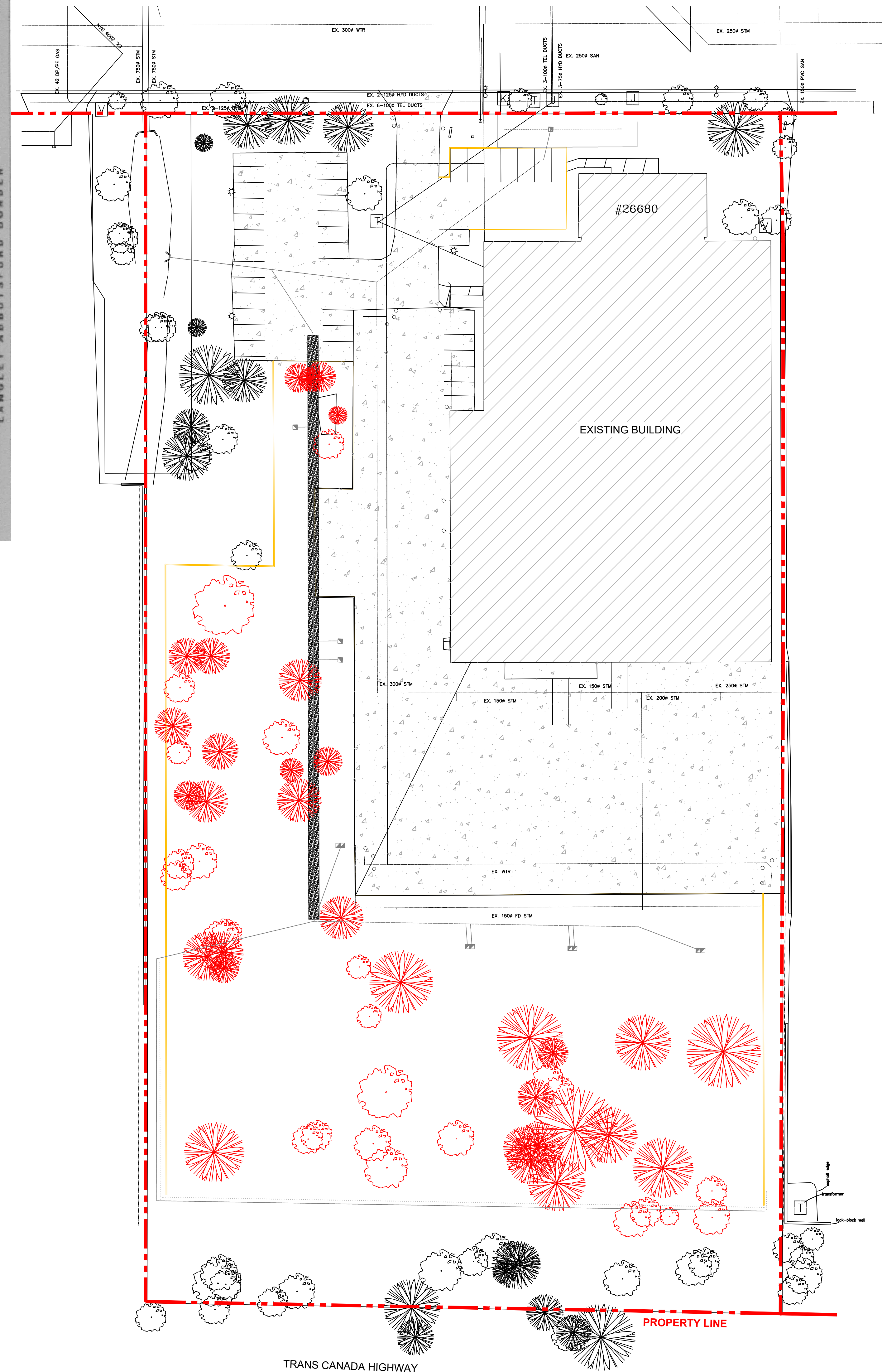
EXISTING  
 1 ACCESSIBLE WASHROOM  
 FEMALE = 1 H/C WATER CLOSET, 2 REGULAR WC, 2 LAVS  
 MALE = 2 H/C WATER CLOSETS, 4 URINALS, 4 LAVS

## PROJECT TEAM:

DESIGNER / CONTRACTOR: CIVIL ENGINEER & COORDINATION PROFESSION:  
 MARTINI CONSTRUCTION LTD. ISL ENGINEERING AND LAND SERVICE LTD.  
 UNIT A, 5740 PRODUCTION WAY 201, 8508 200TH ST  
 LANGLEY, BC V3A 4N4 LANGLEY, BC V2Y 0M1  
 PH: 604-534-6225 PH: 604-371-0091  
 FX: 604-534-6215



1 Area Plan  
 NTS



2 Site Plan  
 1/32" = 1'-0"

DESIGNER & GENERAL CONTRACTOR:



UNIT A, 5740 PRODUCTION WAY  
 LANGLEY, BC V3A 4N4  
 T: 604-534-6225 F: 604-534-6215  
 www.martiniconstruction.com

ARCHITECT/CRP SEAL:

DRAWING LIST:  
 A0.0 SITE PLAN, BUILDING CODE ANALYSIS & ZONING  
 A1.0 KEY PLAN  
 A2.0 DEMOLITION & CONSTRUCTION PLAN

1 02/23/26 FOR DP

REV DATE DESCRIPTION DR RV

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PROJECT:

Timbermart  
 Tenant Improvement

26680 - Gloucester Way, Langley  
 Township, BC

SHEET TITLE:

Site Plan, Zoning, &  
 Building Code Analysis

PLOT DATE: 02/23/2026 PROJECT NO:

SCALE: -

DRAWING NO. REVISION

A0.0 1