ALLIANCE CONCRETE PUMPS

26260 30a AVENUE I TOWNSHIP OF LANGLEY I BRITISH COLUMBIA

PLANING REVIEW

SUBMISSION: SEPTEMBER 9, 2021

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26260 30a AVENUE
LANGLEY, BC

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ISSUE DATE: APRIL 23, 2021

KRAHN PROJECT No. 210222

SHEET LIST

ARCHITECTURE

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CIVIL
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LANDSCAPE
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PROJECT MANAGER: PROJECT MANAGER
TECH LEAD: TECH LEAD

ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS: 26260 30a AVENUE, LANGLEY BC
LEGAL ADDRESS: LT 2, SEC 24, TWP 10, NWD, PL BCP5008

BUILDING USE: INDUSTRIAL (F2)

GROSS BUILDING AREA: 3,382.60 m² 36,410.00 ft²

ZONING BYLAW ANALYSIS (TOWNSHIP OF LANGLEY)

1. ZONING: GENERAL INDUSTRIAL (M-2)

2. SITE AREA: 19,225.72 m² | 1.92 hectare | 206,943.89 ft² | 4.75 acres

3. SITE COVERAGE + BUILDING AREAS:

BUILDING FOOTPRINT AREA CALCULATIONS

SITE AREA		PROP. SITE COVERAGE	BUILDING AREA		MAXIMUM SITE COVERAGE		
SQ M	SQ FT		SQ M	SQ FT	%	SQ M	SQ FT
19,225.72	206,943.90	17.59%	3,382.60	36,410.00	60.00%	11,535.43	124,166.34

GROSS FLOOR AREA CALCULATIONS

LEVEL	OCCUPANCY	FLOOR AREA	
		SQ M	SQ FT
SECOND FLOOR		241.55	2,600.00
MAIN FLOOR		3,382.60	36,410.00
Not Placed		0.00	0.00
TOTAL		3,624.15	39,010.00

F.A.R. CALCULATIONS

PROPOSED F.A.R.	ALLOWABLE F.A.R.
0.19	

4. BUILDING HEIGHT:
MAXIMUM HEIGHT: 12.00m (39'-0")
PROPOSED HEIGHT:

5. REQUIRED SETBACKS:

	REQUIRED	PROVIDED
FRONT YARD (NORTH):	10.00 m (32'-9 3/4")	30.13 m (98'-10 1/4")
SIDE YARD (EAST):	0.00 m (0")	1.52 m (5'-0")
SIDE YARD (WEST):	5.00 m (16'-4 3/4")	28.00 m (91'-10 1/2")
REAR YARD (SOUTH):	5.00 m (16'-4 3/4")	121.98 m (400'-2 1/4")

6. LANDSCAPING REQUIREMENTS:
LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING SHALL COMPLY WITH SECTION 111

7. VEHICLE PARKING AND LOADING:
REFER TO LOCAL ZONING REQUIREMENTS FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.

VEHICLE PARKING REQUIREMENT CALCULATIONS

PARKING CLASSIFICATION	LOCAL BYLAW REQUIREMENTS						
	CALCULATION METHOD	GROSS AREA		PERCENTAGE OF GROSS AREA (%)	SPACES	AREA (SM)	SPACES REQUIRED
		SQ M	SQ FT				
INDUSTRIAL	1 SPACE PER 186m²	3,141.05	33,810.0	100	1	186.00 m²	16.9
OFFICE	1 SPACE PER 28m²	241.55	2,600.0	100	1	28.00 m²	8.6
OFFICE	1 SPACE PER 28m²	241.55	2,600.0	100	1	28.00 m²	8.6
TOTAL VEHICLE PARKING SPACES REQUIRED:		3,624.15	39,010.0				34.1

VEHICLE PARKING PROVIDED

PARKING TYPE	No. of SPACES
ACCESSIBLE PARKING	1
STANDARD PARKING	46
TOTAL PARKING SPACES PROVIDED	47

STALL DIMENSIONS:
STANDARD STALL DIMENSIONS: 2.60 m (8'-6 1/4") W, 5.80 m (19'-0 1/4") L
ACCESSIBLE STALL DIMENSIONS: 3.70 m (12'-1 3/4") W, 5.80 m (19'-0 1/4") L
SMALL CAR STALL DIMENSIONS: 2.44 m (8'-0") W, 4.88 m (16'-0 1/4") L

DRIVE AISLE WIDTH: 7.30 m (23'-11 1/2") at 90° (TWO WAY)

LOADING CALCULATION:
TOTAL LOADING SPACES REQUIRED 1 SPACE, OR 1 SPACE PER OVERHEAD LOADING DOOR
LOADING SPACES PROVIDED

LOADING DIMENSIONS: 3.00 m (9'-10") W, 9.25 m (30'-4 1/4") L



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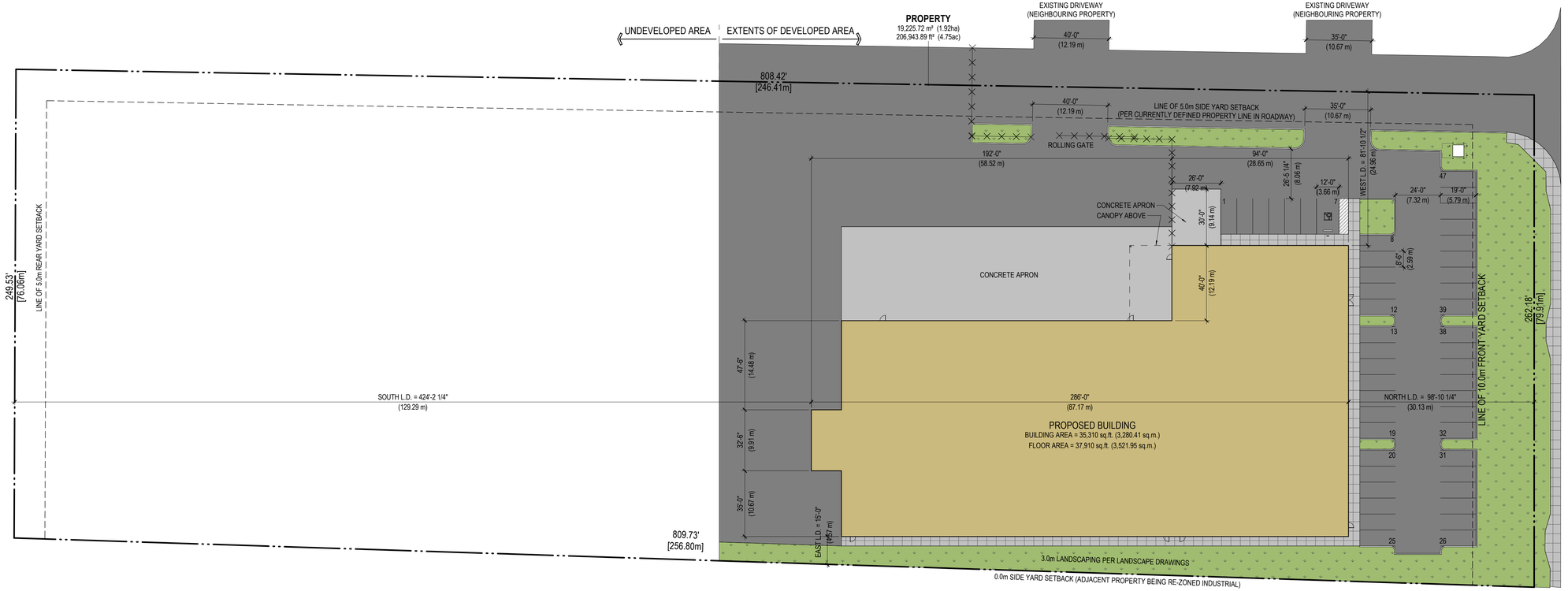
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SITE LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- LANDSCAPING — SEE LANDSCAPING DWGS
- BUILDING SIDEWALK
- CONCRETE PAD
- ASPHALT PAVEMENT — SEE CIVIL DWGS
- PERMEABLE ASPHALT PAVEMENT, SEE CIVIL DWGS
- MASONRY PAVEMENT — SEE LANDSCAPING DWGS
- GRAVEL
- MULCH — SEE LANDSCAPING DWGS
- PMT C/W BOLLARDS — SEE ELEC. DWGS
- FIRE HYDRANT — SEE MECH. DWGS
- PROPERTY LINE
- EASEMENT/ROW
- BUILDING SETBACK
- CHAINLINK/MESH FENCE
- CONCRETE SOUND BARRIER
- OMEGA FENCE
- RETAINING WALL — SEE CIVIL & STRUCT. DWGS
- CATCH BASIN & LAWN DRAIN — SEE CIVIL & MECH. DWGS
- STRIP DRAIN — SEE CIVIL & MECH. DWGS
- VEHICLE PAINTED TRAFFIC DIRECTION ARROW
- BUILDING FACADE LIGHTS — SEE ELEC. DWGS
- POST MOUNTED LIGHTS — SEE ELEC. DWGS
- SITE FURNITURE — SEE LANDSCAPING DWGS

1 SITE PLAN

SCALE: 1" = 30'-0"

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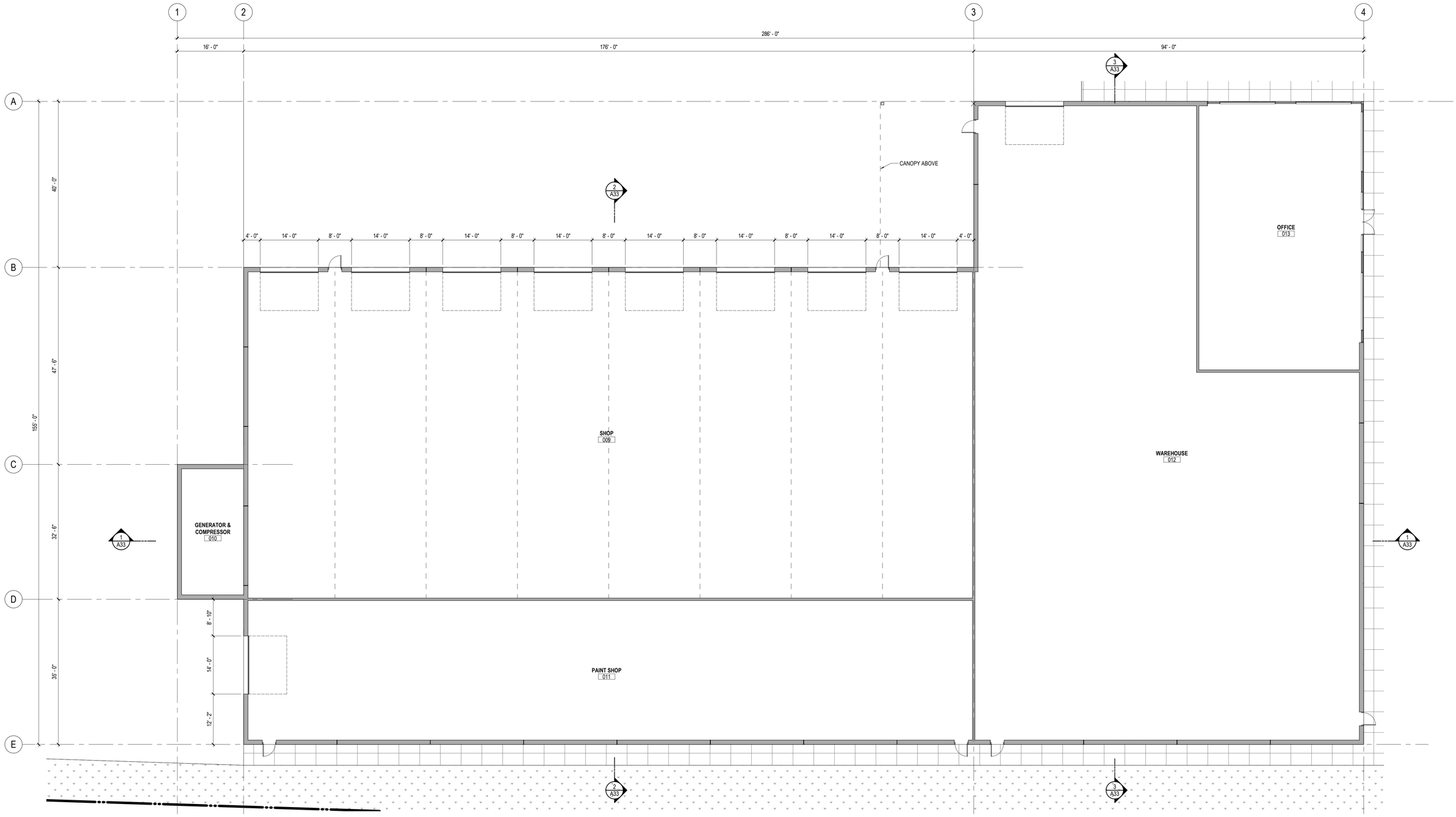
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PROJECT NORTH

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1 MAIN FLOOR PLAN

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

PROJECT NORTH

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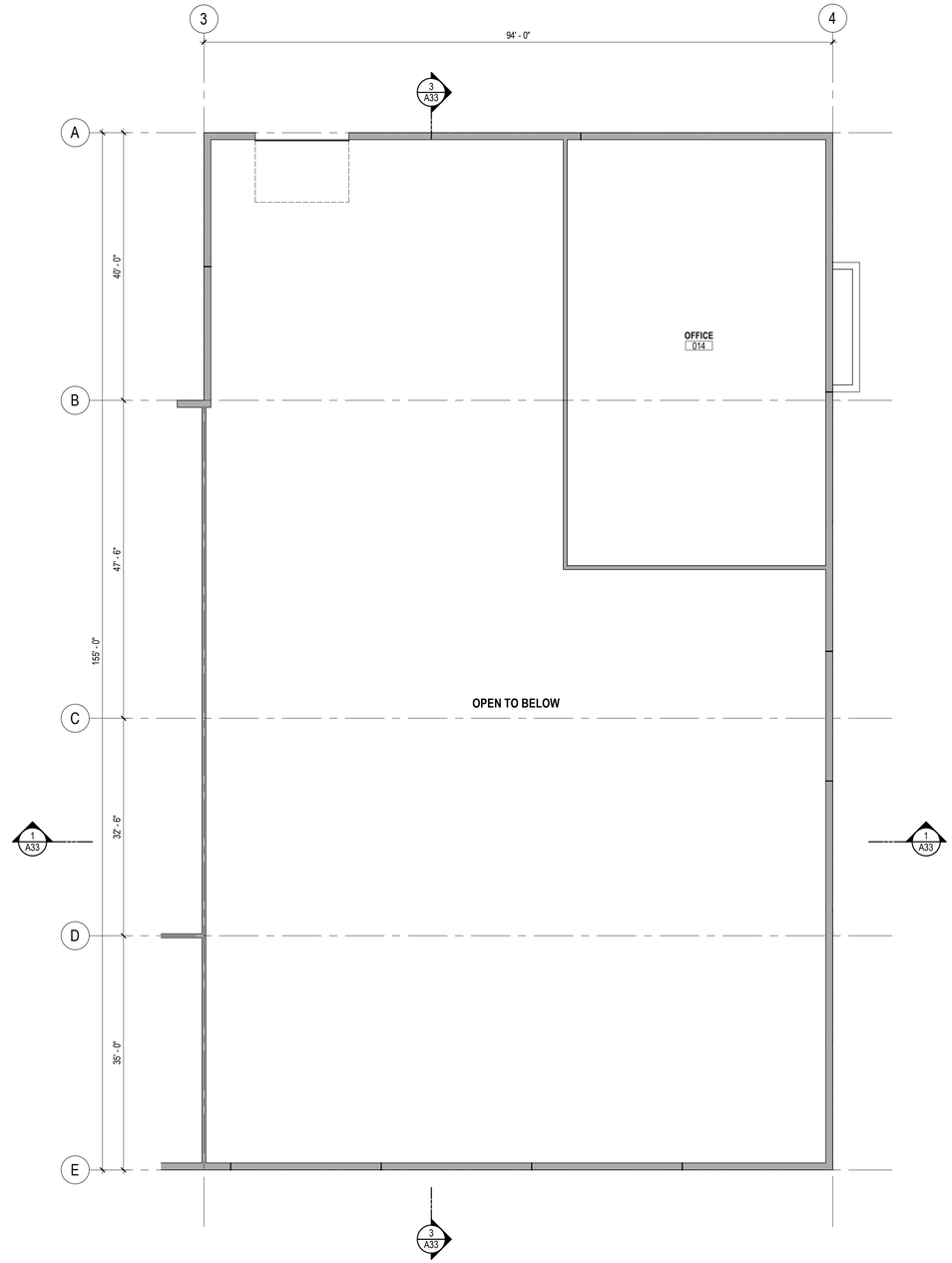
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1 SECOND FLOOR PLAN

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

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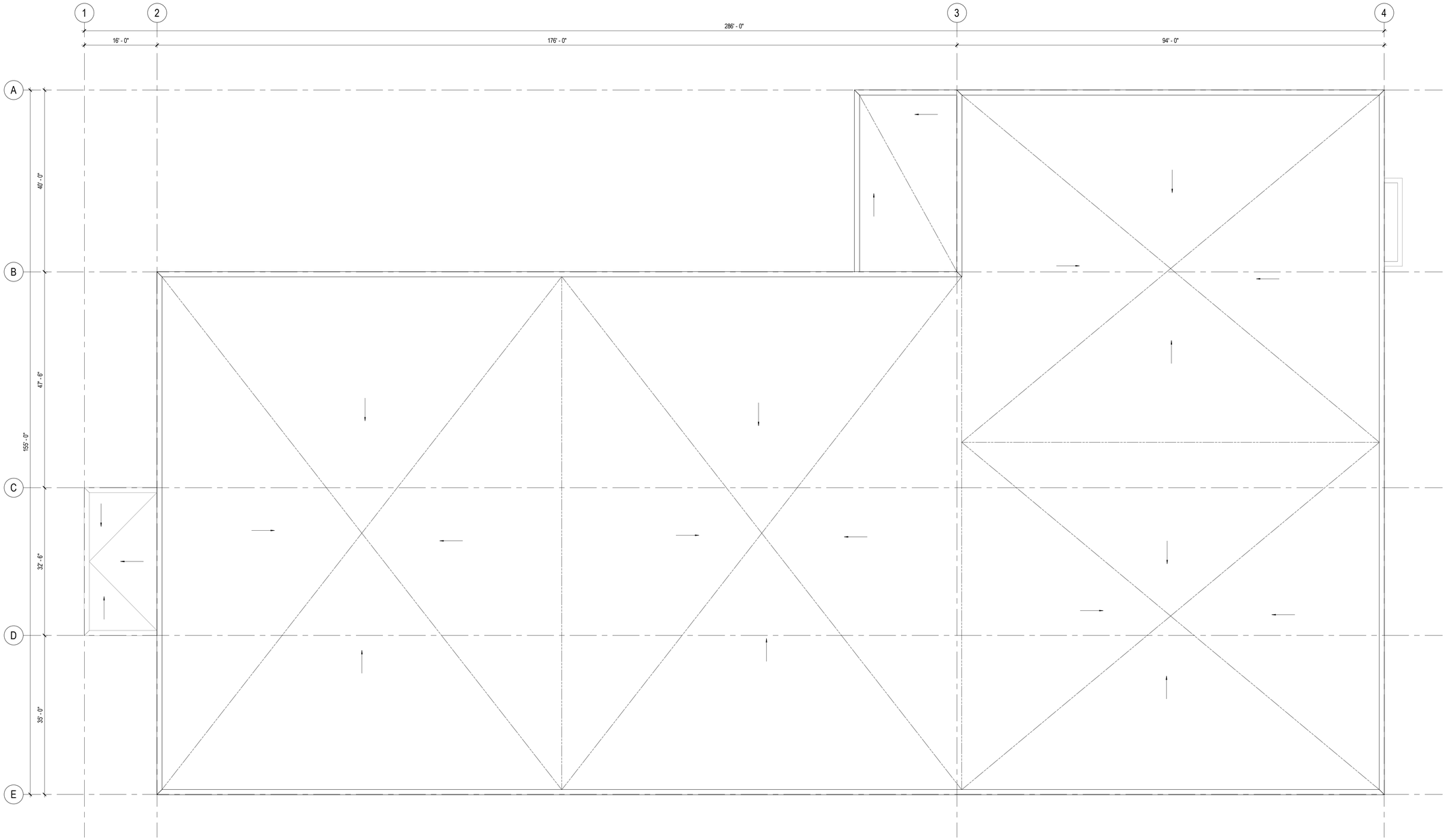
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1 ROOF PLAN

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

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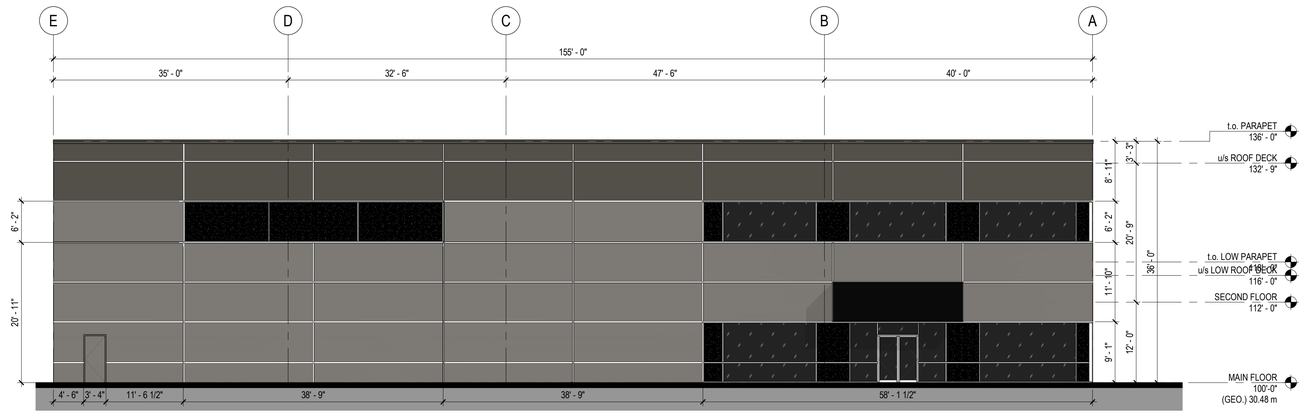
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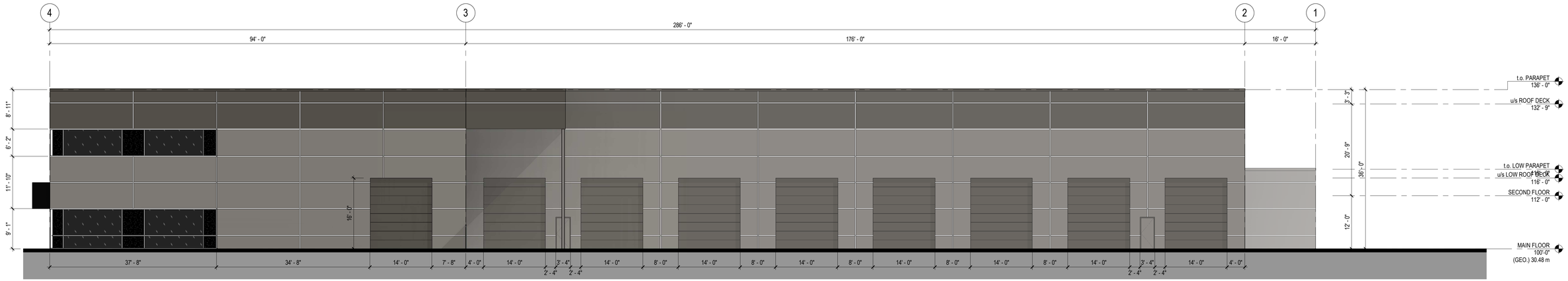
MATERIAL LEGEND

TYPE	DESCRIPTION
C1	
G1	
G2	
M2	CURTAINWALL MULLION: PRE-FINISHED ALUMINUM COLOUR: _____
M6	METAL-CLAD INSULATED SPANDREL PANEL COLOUR: TO MATCH ALUM MULLIONS (M1)
P1	PARAPET CAP FLASHING COLOUR: _____



1 NORTH ELEVATION

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



2 WEST ELEVATION

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

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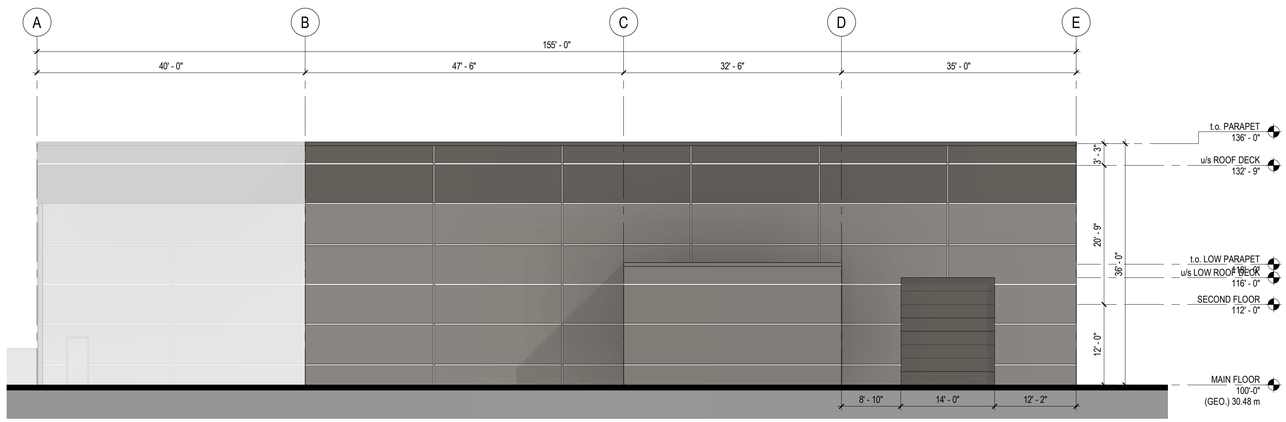
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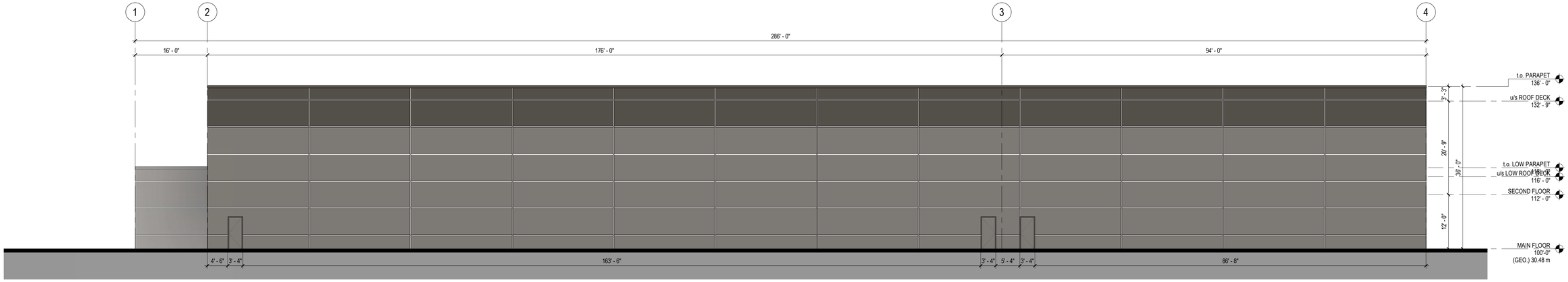
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1 SOUTH ELEVATION

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



2 EAST ELEVATION

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

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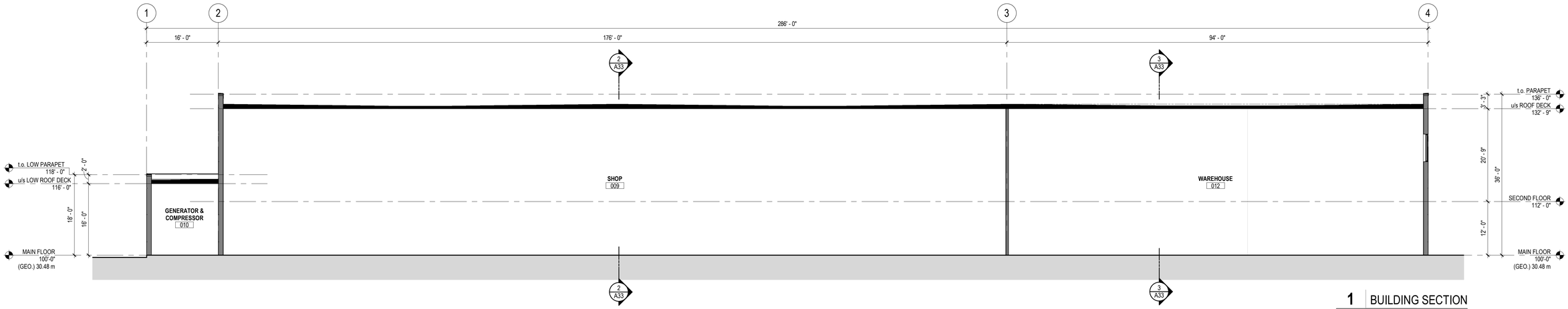
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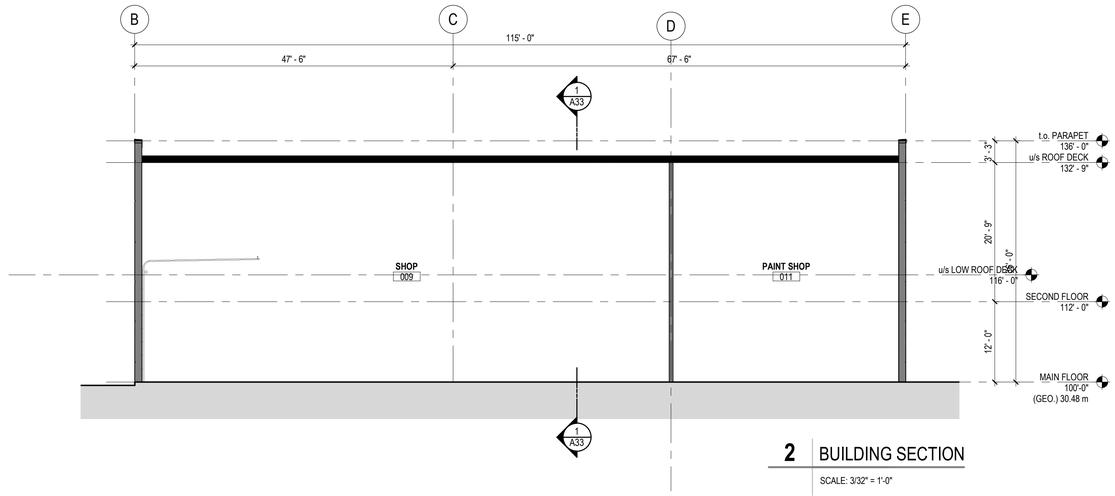
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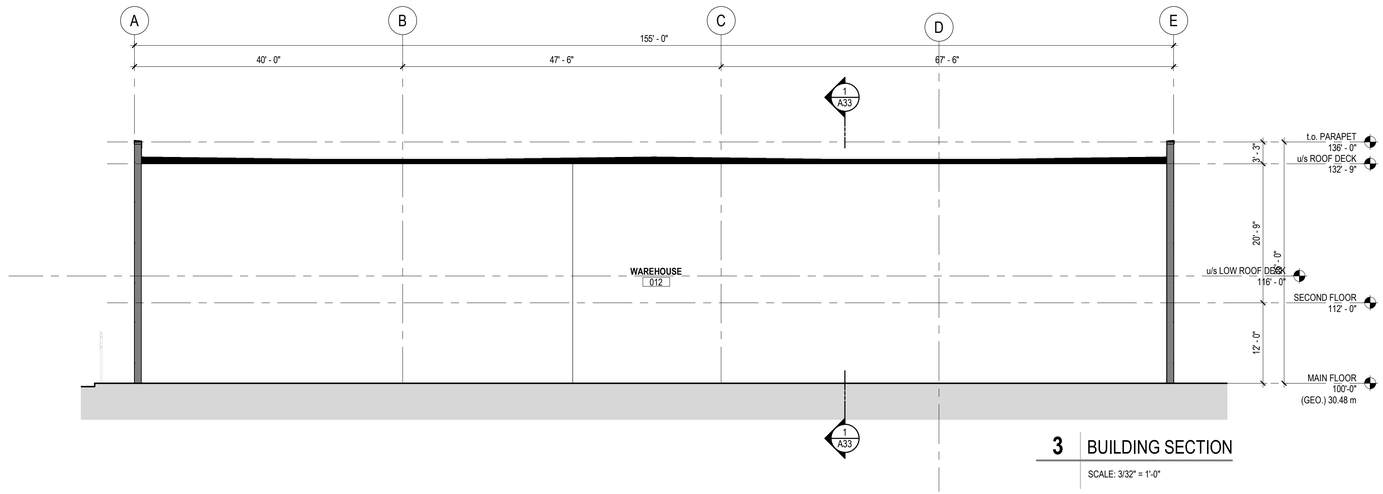
1 BUILDING SECTION

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



2 BUILDING SECTION

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



3 BUILDING SECTION

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

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