



ISSUED FOR REVIEW
ISSUE DATE: APRIL 24, 2024

SHEET LIST

ARCHITECTURE

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PROJECT No. 230001

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200th STREET

9494 200th STREET
TOWNSHIP OF LANGLEY, BC V1M 3A6

2024.04.24	ISSUED FOR DP
2024.04.18	ISSUED FOR CLIENT REVIEW
2024.04.04	ISSUED FOR CLIENT REVIEW

230001 A-DP 0.0



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ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS: 9494 200th STREET, TOWNSHIP OF LANGLEY, BC V1M 3A6
LEGAL ADDRESS: LT 2, SEC 35, TWP 8, NWD, PL EPP40556
BUILDING USE: LIGHT INDUSTRIAL
GROSS BUILDING AREA: 4,574.99 m² 49,244.8 ft²

ZONING BYLAW ANALYSIS (TOWNSHIP OF LANGLEY)

1. ZONING: M-1A
2. SITE AREA: 9,422.58 m² 0.94 hectare 101,423.83 ft² 2.33 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 M	SQ FT
9,422.58	101,423.8	48.55%	4,574.99	49,244.8	60.00%
				5,653.55	60,854.3
GROSS FLOOR AREA CALCULATIONS					
LEVEL	OCCUPANCY	FLOOR AREA			
SQ M		SQ FT			
SECOND FLOOR	D: BUSINESS + PERSONAL SERVICES OCCUPANCIES	468.21		5,039.8	
SECOND FLOOR	VERTICAL CIRCULATION	28.34		305.0	
MAIN FLOOR	F-2: MEDIUM-HAZARD INDUSTRIAL OCCUPANCIES	4,456.17		47,965.8	
MAIN FLOOR	HORIZONTAL CIRCULATION	78.62		846.2	
MAIN FLOOR	VERTICAL CIRCULATION	36.52		393.1	
TOTAL		5,067.86		54,550.0	

FLOOR SPACE RATIO CALCULATIONS

PROPOSED F.S.R.	ALLOWABLE F.S.R.
0.51	1.00

4. BUILDING HEIGHT: MAXIMUM HEIGHT: 12 M PROPOSED HEIGHT: 11.12

5. REQUIRED SETBACKS:

	REQUIRED	PROVIDED	
FRONT YARD (WEST):	10.0 m (32'-9 1/2")	18.0 m (59'-0")	
SIDE YARD (NORTH):	0.0 m (0")	47.3 m (155'-3")	
SIDE YARD (SOUTH):	0.0 m (0")	0.2 m (6")	
REAR YARD (EAST):	10.0 m (32'-9 1/2")	0.0 m (0")	VARIANCE REQUESTED

6. LANDSCAPING REQUIREMENTS: LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING SHALL COMPLY WITH SECTION 111. EXCEPT PROVISION FOR PARKING ISLANDS AT NORTH EDGE OVER FORTIS ROW, VARIANCE REQUESTED

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	BY-LAW DEFINITION USED	CALCULATION METHOD	LOCAL BYLAW REQUIREMENTS				SPACES REQUIRED
			GROSS AREA SQ M	GROSS AREA SQ FT	PERCENTAGE OF GROSS AREA (%)	SPACES	
BUILDING SERVICES	MECH / ELEC	GFA	26.04	280.2	0		0.0
INDUSTRIAL	INDUSTRIAL	GFA	4,545.27	48,924.8	100	1	186.00 m ² 24.4
OFFICE	OFFICES	GFA	10.34	111.3			0.0
			486.22	5,233.6	100	1	35.00 m ² 13.9
TOTAL VEHICLE PARKING SPACES REQUIRED:			5,067.86	54,550.0			38.3
VEHICLE PARKING PROVIDED:							
PARKING TYPE			No. of SPACES				
ACCESSIBLE PARKING			1				
SMALL CAR			4				
STANDARD PARKING			39				
TOTAL PARKING SPACES PROVIDED:			44				

STALL DIMENSIONS:

STANDARD STALL DIMENSIONS (TYPICAL):	2.8 m (9'-0 1/2") W, 5.8 m (19'-0 1/2") L
ACCESSIBLE STALL DIMENSIONS:	3.7 m (12'-1 1/2") W, 5.8 m (19'-0 1/2") L
SMALL CAR STALL DIMENSIONS:	2.4 m (8'-0") W, 4.9 m (16'-0") L

DRIVE AISLE WIDTH: 6.7 m (22'-0") at 90° (TWO WAY)

LOADING CALCULATION:

TOTAL LOADING SPACES REQUIRED	7
LOADING SPACES PROVIDED	7

LOADING DIMENSIONS: 3.0 m (9'-10") W, 9.3 m (30'-4") L

8. BICYCLE PARKING: WAREHOUSE: BICYCLE PARKING REQUIRED: FLOOR AREA OR OCCUPANT LOAD x 0.06% 1 STALLS REQUIRED

OFFICE: BICYCLE PARKING REQUIRED: 6 STALLS REQUIRED

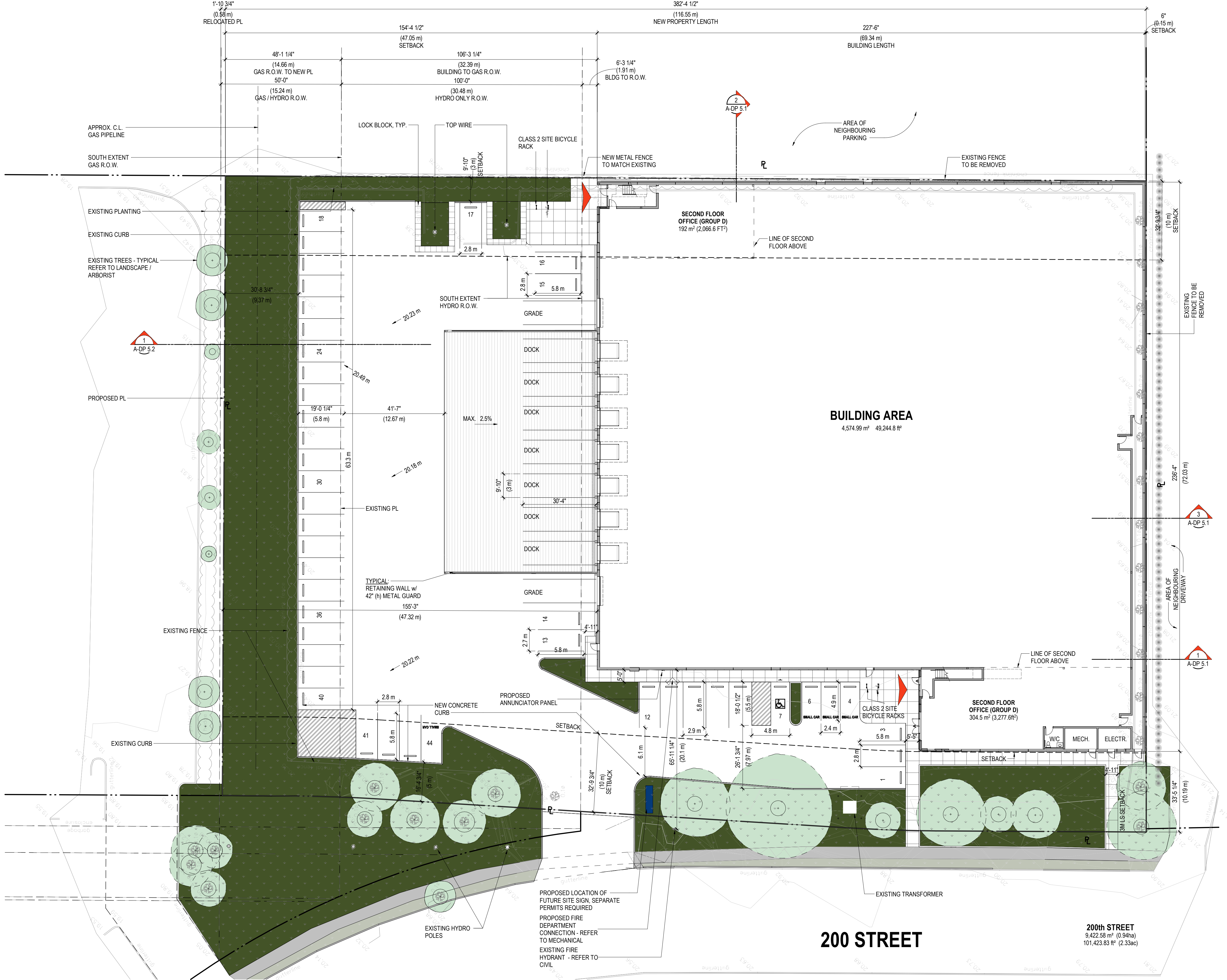
BICYCLE PARKING REQUIREMENT CALCULATIONS

AREA CLASSIFICATION	GROSS AREA		PERCENTAGE OF GROSS AREA	LOCAL BYLAW REQUIREMENTS		
	SQ M	SQ FT		BYLAW SPACES CLASS 2 (RACKS)	BYLAW AREA	CLASS 1 (LOCKER OR ROOM) SPACES REQUIRED
INDUSTRIAL	4,545.27	48,924.8	100	0.06	0 m ²	0.0
TOTAL BICYCLE SPACES REQUIRED:	4,545.27	48,924.8				0.0

BICYCLE PARKING PROVIDED

CLASS	BICYCLES
CLASS 2 SITE BICYCLE RACK	8
TOTAL	8

SITE PLAN + PROJECT DATA



200th STREET

9494 200th STREET
TOWNSHIP OF LANGLEY, BC V1M 3A6

1 | SITE PLAN
SCALE: 1" = 20'-0"

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2024.03.21 ISSUED FOR CLIENT REVIEW

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SITE LEGEND

PROPOSED BUILDING FOOTPRINT

EXISTING BUILDING FOOTPRINT

LANDSCAPE AREA

CONCRETE SIDEWALK

CONCRETE PAD

ASPHALT PAVING

PERMEABLE ASPHALT PAVING - REFER TO CIVIL

PEDESTRIAN WALKWAY

SITE GRAVEL

LANDSCAPE AREA

PMT c/w BOLLARDS - REFER TO ELECTRICAL

EXISTING TREE TO BE RETAINED (SIZE VARIES)

PROPERTY LINE

EASEMENT

RIGHT OF WAY (R.O.W.)

BUILDING SETBACK

CHAINLINK / MESH FENCE

CONCRETE SOUND BARRIER

OMEGA FENCE

RETAINING WALL - REFER TO CIVIL AND STRUCTURAL

CATCH BASIN AND LAWN DRAIN - REFER TO CIVIL AND MECHANICAL

TRENCH DRAIN - REFER TO CIVIL AND MECHANICAL

TRAVEL DIRECTION ARROWS

BUILDING FACADE LIGHTS - REFER TO ELECTRICAL

POST-MOUNTED LIGHTS - REFER TO ELECTRICAL

SITE FURNITURE - REFER TO LANDSCAPING

BUILDING ENTRY

EXISTING FIRE HYDRANT - REFER TO CIVIL

NO PARKING / LOADING ZONE

PROPOSED PROJECT LOCATION

CONTEXT PLAN

SU-9M
Width: 2440mm (96")
Track: 2440mm (96")
Lock to Lock Time: 6
Steering Angle: 31.8°

WB-20M
Width: 2440mm (96")
Track: 2440mm (96")
Lock to Lock Time: 6
Steering Angle: 28.4°

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TRUCK PROFILES

FIRE TRUCK ACCESS + CONTEXT PLAN

200th STREET

9494 200th STREET
TOWNSHIP OF LANGLEY, BC V1M 3A6

1 SITE PLAN - FIRE TRUCK ACCESS

SCALE: 1" = 20'-0"

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2024.04.04 ISSUED FOR CLIENT REVIEW

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2024.04.04	ISSUED FOR CLIENT REVIEW
2024.03.21	ISSUED FOR CLIENT REVIEW
2024.02.22	ISSUED FOR CLIENT REVIEW

NO. DATE Y/M/D DESCRIPTION

ISSUES AND REVISIONS

Written dimensions shall take precedence over scaled dimensions. The General Contractor shall verify all dimensions, datum and levels prior to commencement of work. All errors and omissions shall be reported immediately to CTA architecture + design ltd. Do not proceed with any work until in possession of "FOR CONSTRUCTION" drawings. Copyright reserved. This drawing shall at all times remain the exclusive property of CTA architecture + design ltd. and may not be reproduced or altered without written consent of CTA architecture + design ltd.

DO NOT SCALE DRAWINGS

SEAL

PROJECT NAME
200th STREET

9494 200th STREET
TOWNSHIP OF LANGLEY, BC V1M 3A6

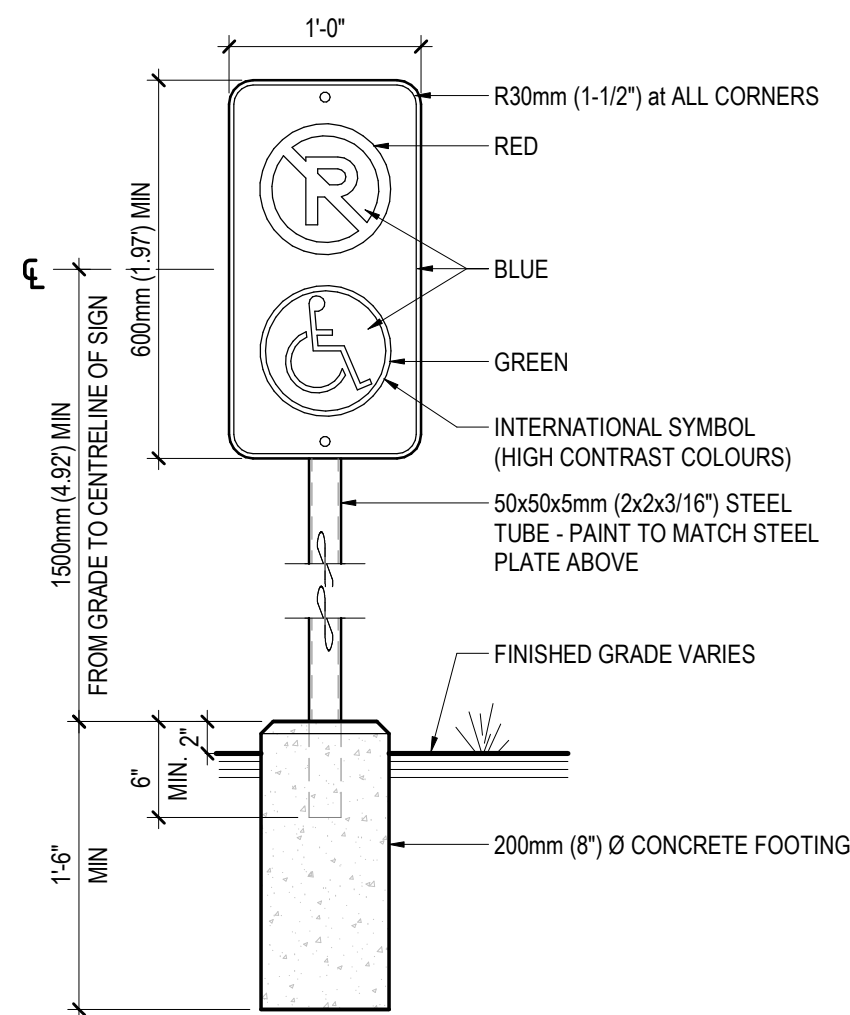
DRAWING TITLE
CONTEXT PLAN

1 ENLARGED CONTEXT PLAN
N.T.S.

SCALE As indicated
DRAWN Author
REVIEWED Checker
PROJECT NO. 230001
DRAWING NO.

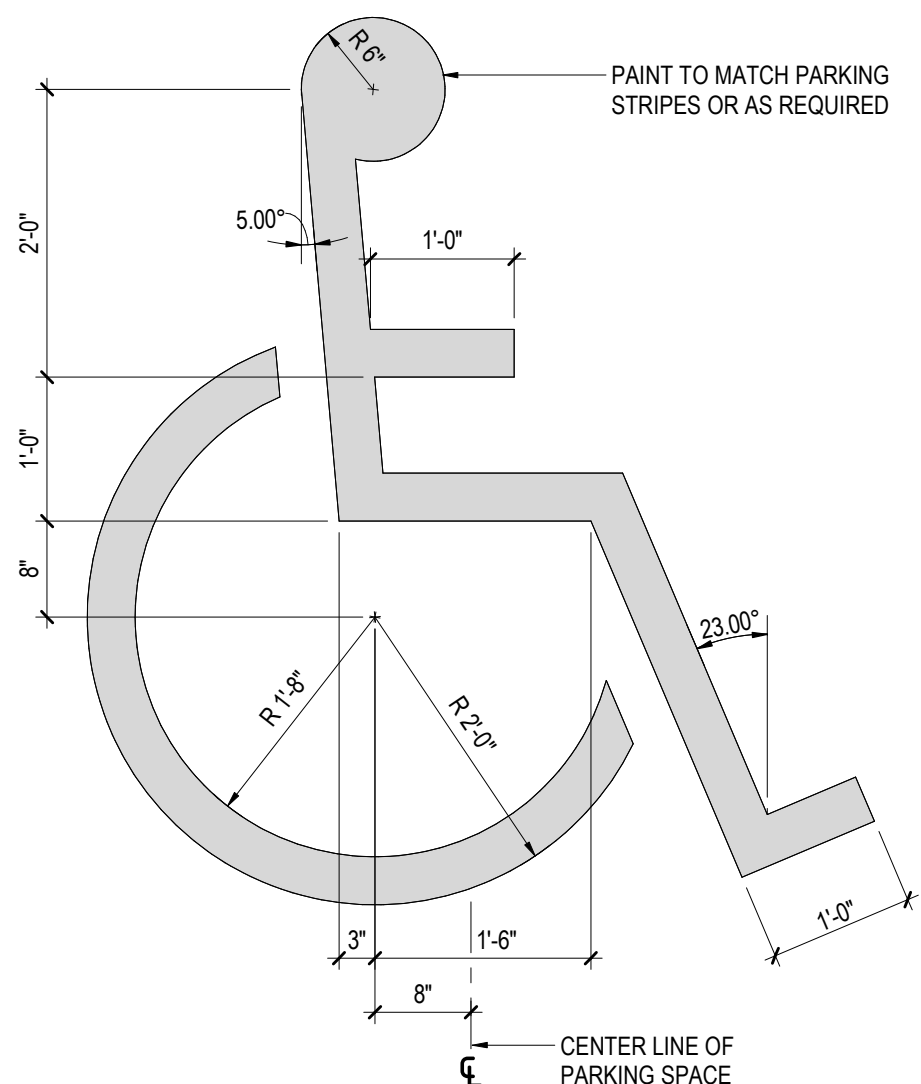
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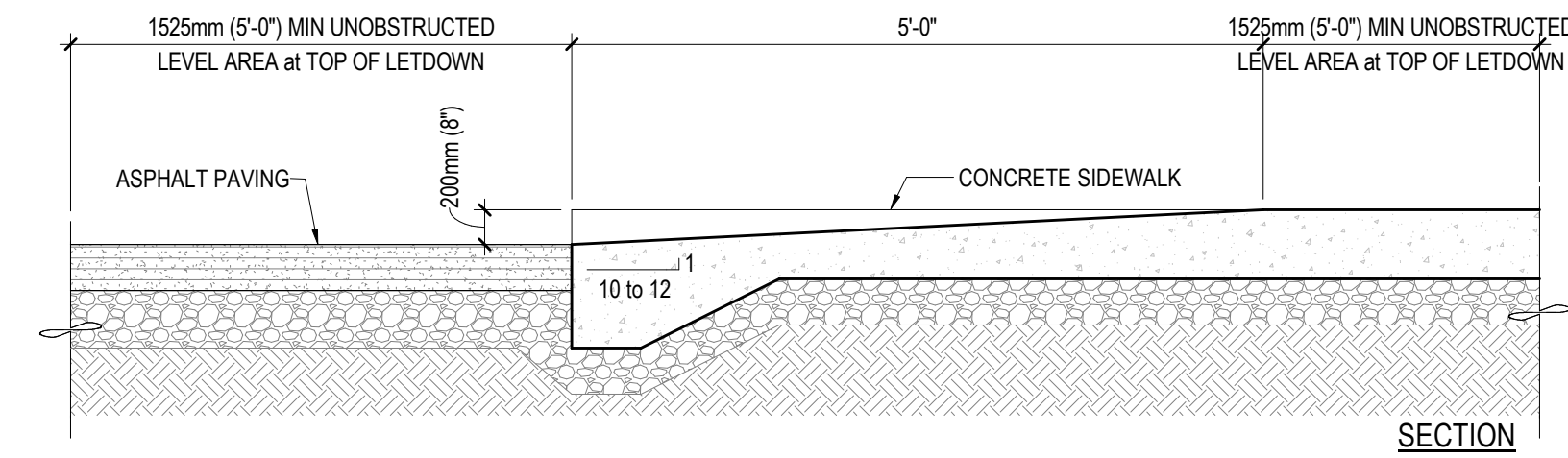
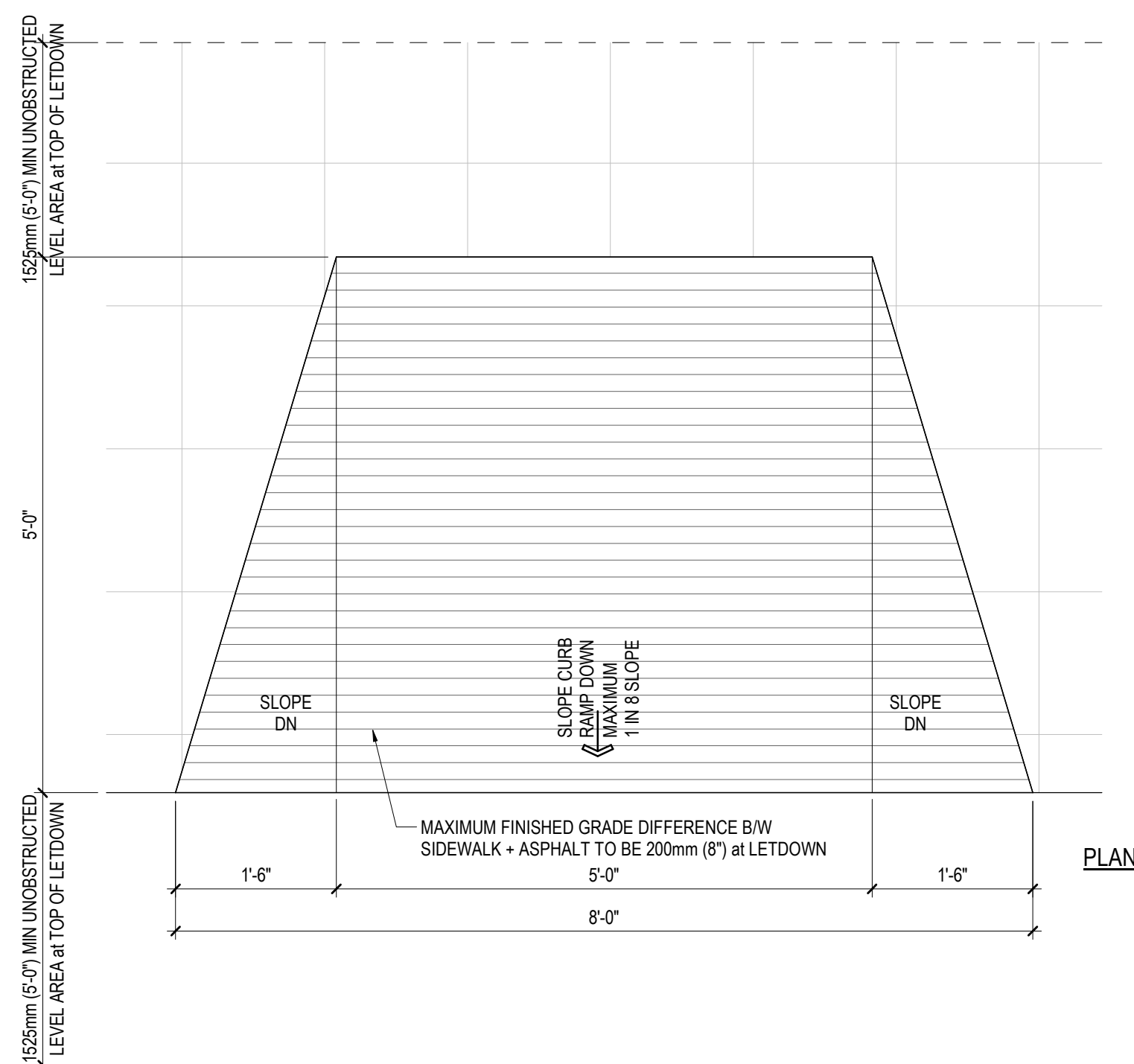


- NOTE:**
- SIGN SHOULD BE PROPERLY CENTERED AT FRONT OF PARKING SPACE.
 - SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 150mm (6") FROM THE FRONT OF EACH PARKING SPACE w/ A MINIMUM 915mm (3'-0") CLEAR.
 - MOUNT SIGN ON COLUMN OR WALL AT SIM. CONDITION
 - WHERE SIGN IS PLACED IN PAVED AREA AT PARKING STALLS, PROVIDE PRE-CAST BUMPERS

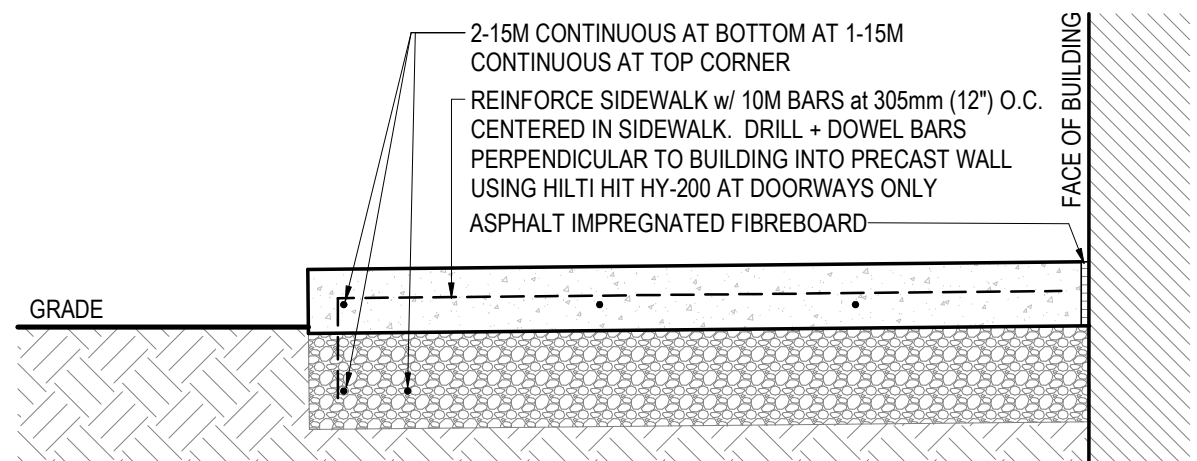
1 | ACCESSIBLE POST MOUNTED SIGN
SCALE: 1" = 1'-0"



2 | ACCESSIBLE PAINTED SYMBOL
SCALE: 3/4" = 1'-0"

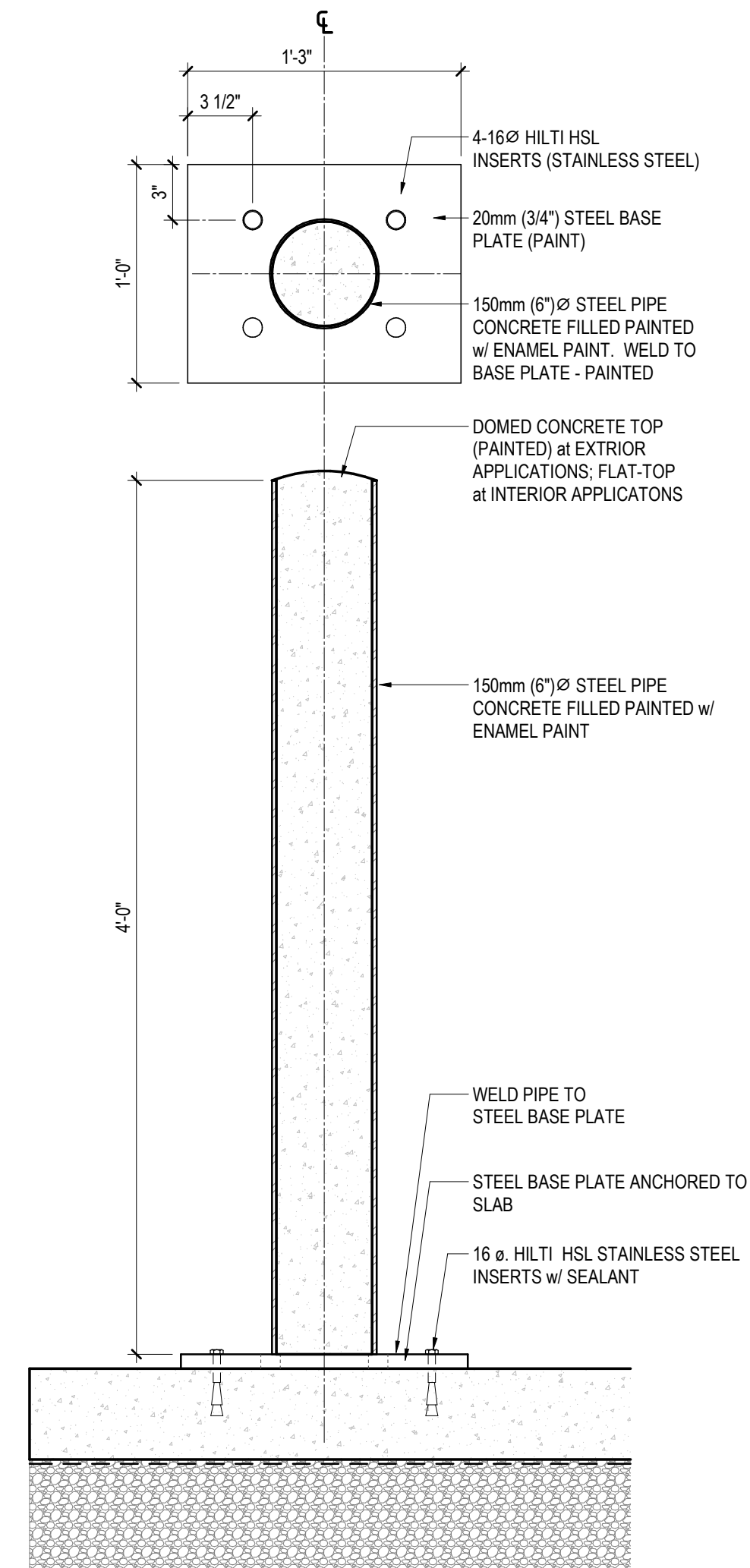


3 | ACCESSIBLE LETDOWN / CURB / RAMP
SCALE: 3/4" = 1'-0"

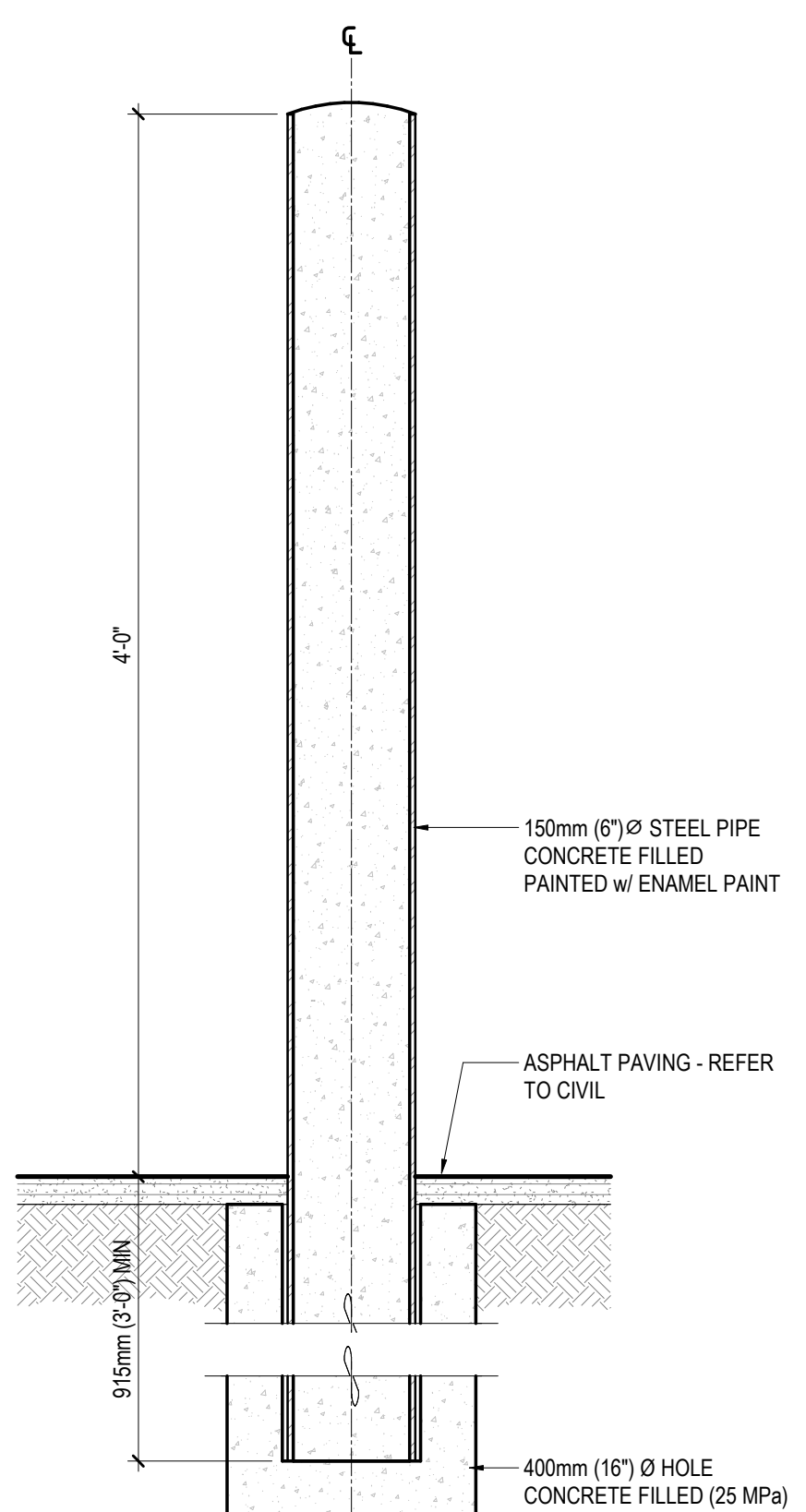


- NOTE:**
125mm (5") THICK SIDEWALK ON 6" COMPACTED CLEAN GRANULAR FILL. PROVIDE CONTROL JOINTS EVERY 1220mm (5'-0") - REFER TO SITE PLAN.

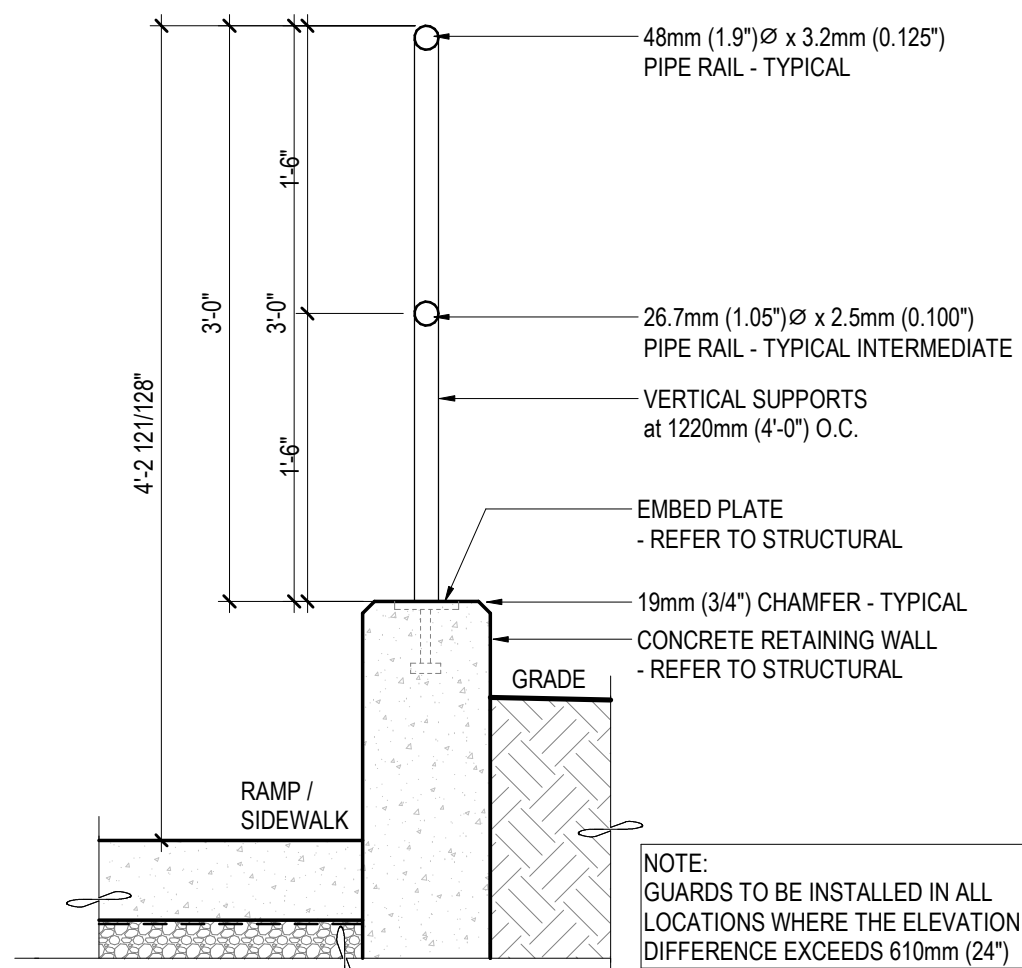
4 | SIDEWALK
SCALE: 1" = 1'-0"



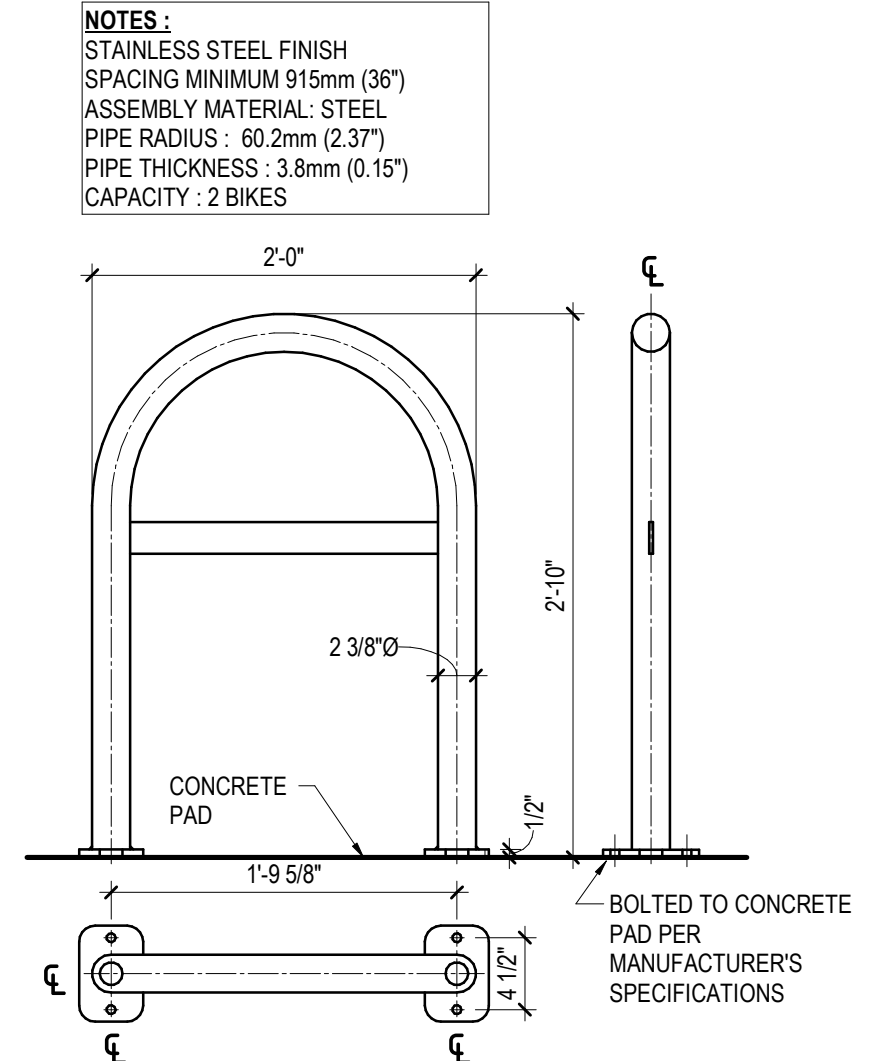
5 | SURFACE-MOUNTED METAL BOLLARD
SCALE: 1 1/2" = 1'-0"



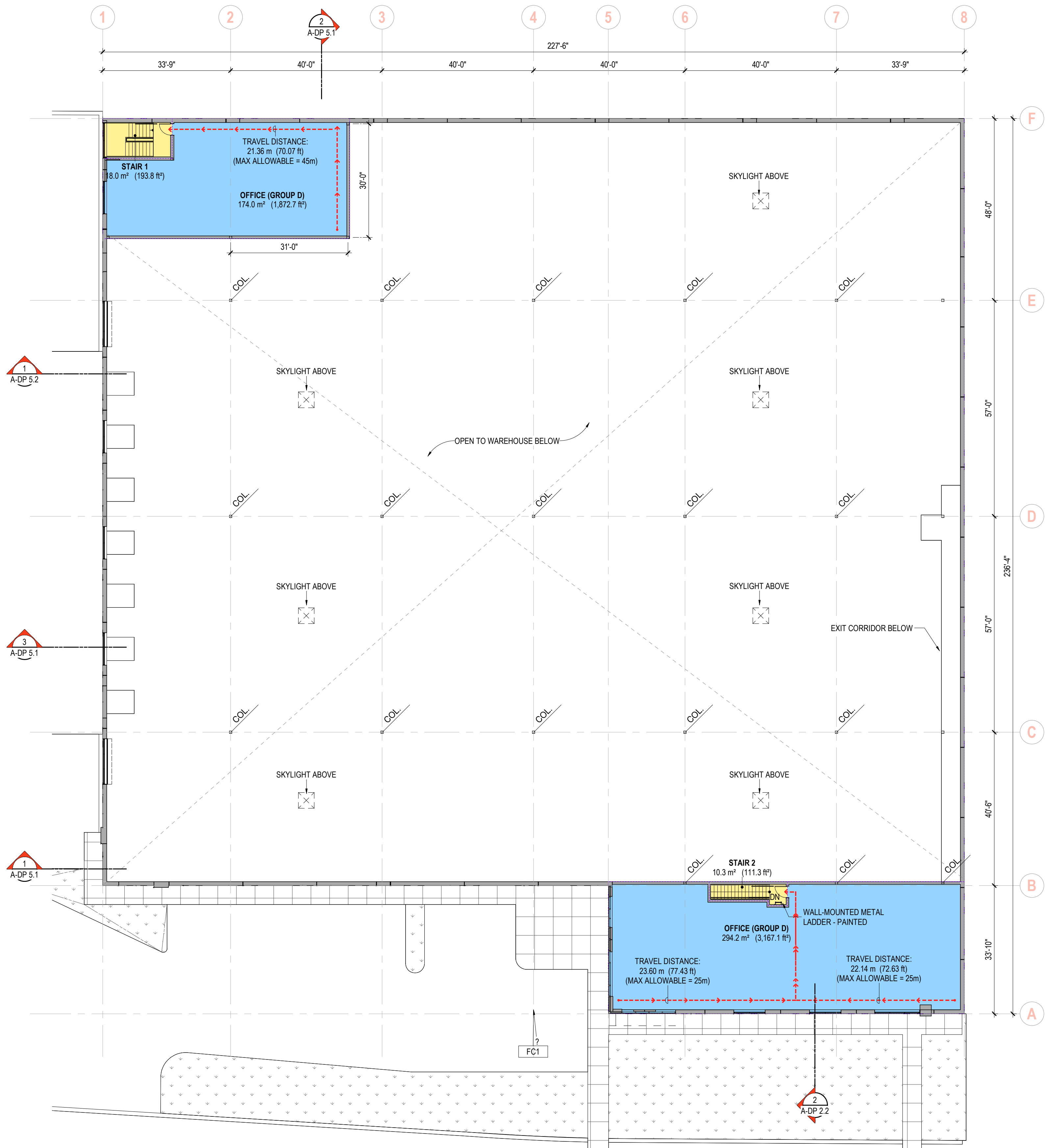
7 | IN-GROUND METAL BOLLARD
SCALE: 1 1/2" = 1'-0"



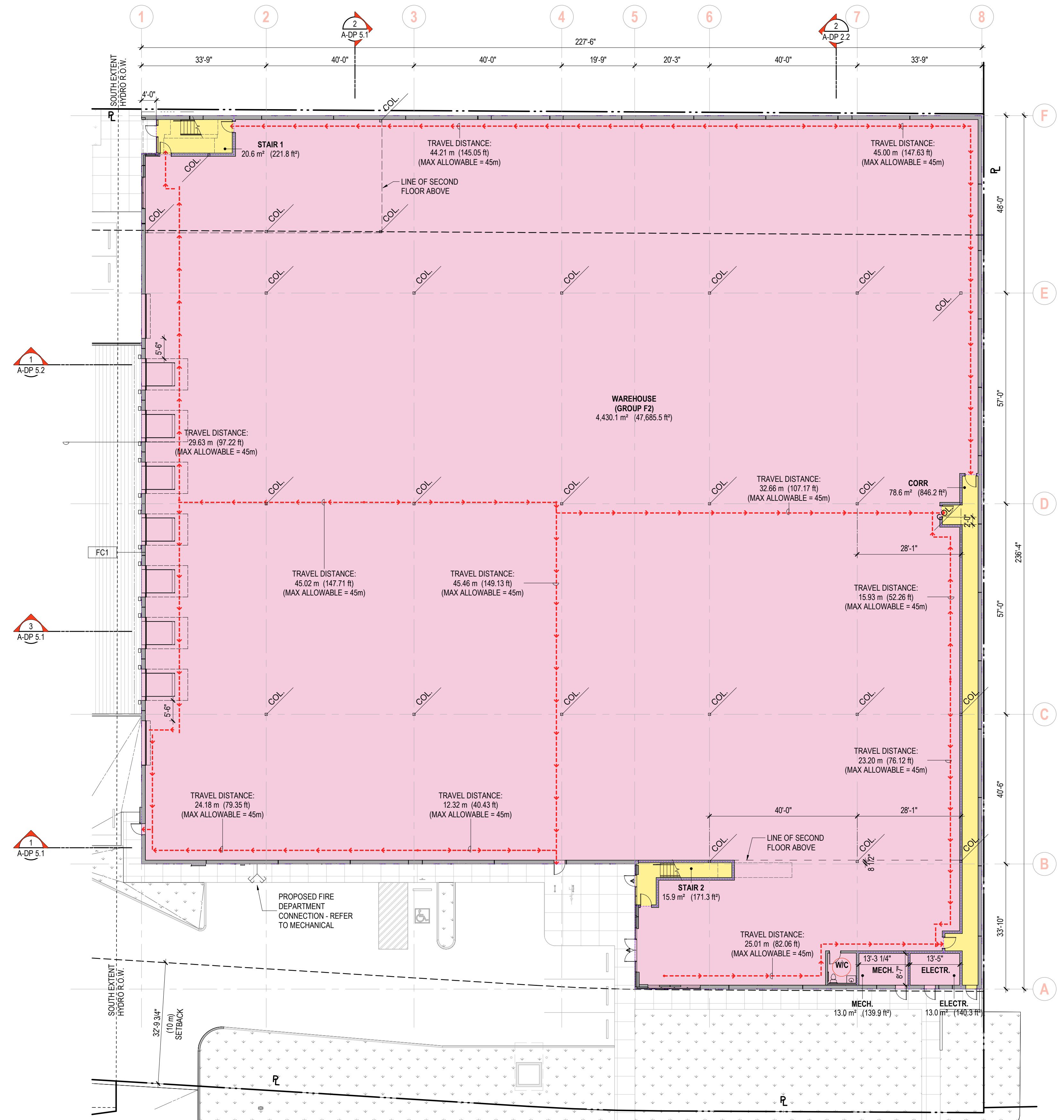
6 | RETAINING WALL GUARDRAIL
SCALE: 1" = 1'-0"



8 | INVERTED 'U' BIKE RACK
SCALE: 1" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1:200



1 MAIN FLOOR PLAN
SCALE: 1:200

CODE CLASSIFICATION

- D: BUSINESS + PERSONAL SERVICES OCCUPANCIES
- F-2: MEDIUM-HAZARD INDUSTRIAL OCCUPANCIES
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION

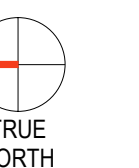
FLOOR PLANS

200th STREET

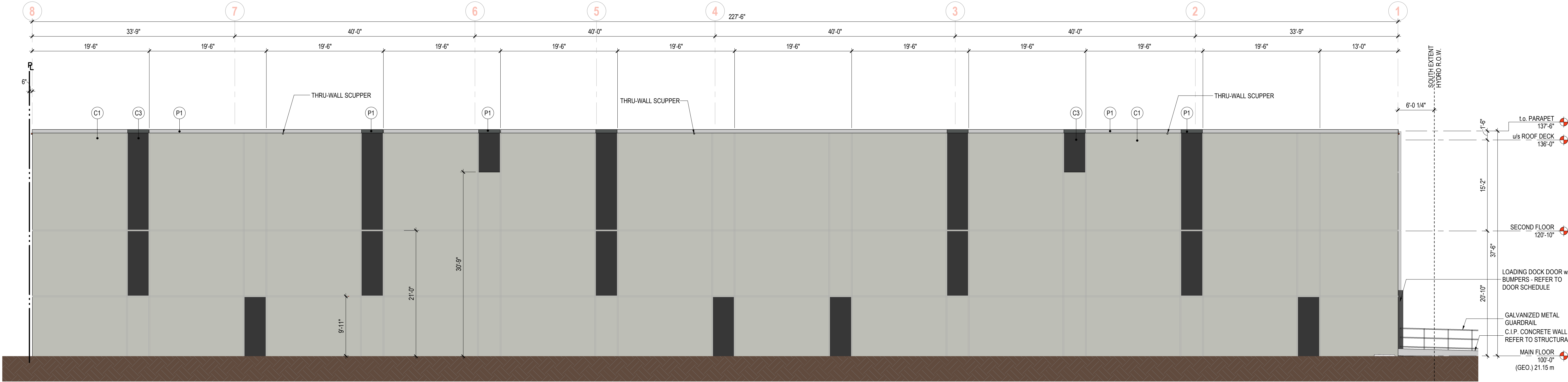
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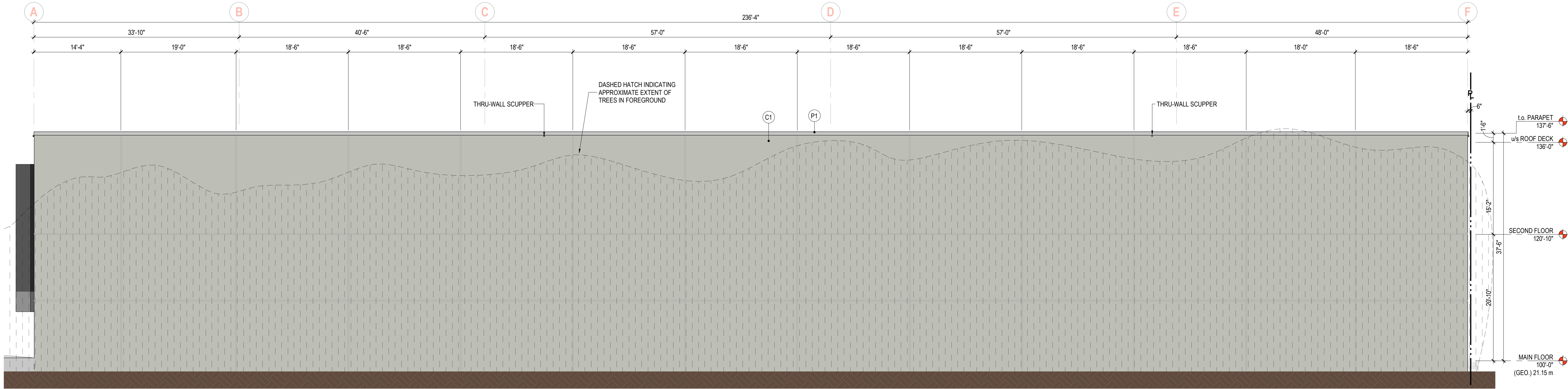


MATERIAL LEGEND	
TYPE	DESCRIPTION
C1	CONCRETE TILT-UP PANEL - PAINT COLOR C1 - LIGHT GRAY
C2	CONCRETE TILT-UP PANEL - PAINT COLOR C2 - MEDIUM GRAY
C3	CONCRETE TILT-UP PANEL - PAINT COLOR C3 - DARK GRAY
D1	INSULATED HOLLOW-METAL DOOR COLOUR TO MATCH C1
D2	STOREFRONT DOOR TO MATCH CURTAINWALL SYSTEM
D3	INSULATED HOLLOW-METAL OVERHEAD DOOR PANEL
D4	OVERHEAD DOOR GLAZING DUAL-PANE, LOW-E GLAZING PANEL
G1	ALUMINUM CURTAINWALL SYSTEM, VISION GLAZING, DUAL-PANE, LOW-E GLAZING PANEL COLOUR: GRAY TINTED
G2	SPANDREL GLAZING - COLOR HARMONEY BLUE
M1	CURTAINWALL MULLION - CLEAR ANODIZED
M2	PREFINISHED METAL CLADDING TO MATCH COLOR C3
M3	STRUCTURAL BUTT-JOINT SEALANT
P1	PARAPET CAP FLASHING, PRE-FINISHED COLOUR TO MATCH COLOR C1
P2	PARAPET CAP FLASHING, PRE-FINISHED COLOUR TO MATCH COLOR C3

1 EAST ELEVATION
SCALE: 1 : 100

PROJECT COLOURS

- C1
- C2
- C3
- G2



2 SOUTH ELEVATION
SCALE: 1 : 100



