

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. ARCHITECTURE PANEL INC. ACCEPTS RESPONSIBILITY FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATA ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

**ESTIMATED 25.0 m SETBACK FOR WATERCOURSE
PER DRAINAGE & WATERCOURSES ASSESSMENT
REPORT, BY KEYSTONE ENVIRONMENTAL,
PROJECT NUMBER #19097, JUNE 25 2024**

PLAN 37753

2.0 Hect.
20234.1 Sq.m.**PROPOSED BUILDING**

FOOTPRINT: 85340 sq.ft. ± [7 928 m²]
MEZZANINE: 4640 sq.ft. ± [430 m²]
TOTAL: 89980 sq.ft. ± [8 358 m²]

SLAB ELEVATION: 105.9m

MAIN FLOOR OFFICE:
4640 sq.ft. [430 m²]
MEZZANINE STORAGE:
4640 sq.ft. [430 m²]

WAREHOUSE

SITE PLAN

SCALE: 1" = 20'-0"

KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT SEE DETAIL 4/A-1/J
2	BUILDING MOUNTED ACCESSIBLE PARKING SIGN SEE DETAIL 3/A-1/J
3	SIDEWALK LETDOWN - PROVIDE MIN. 5'x5' CLEAR AT TOP OF LETDOWN. SEE PLANS FOR WIDTH SEE DETAIL 1/A-1/J
4	CONCRETE SIDEWALK 6"± ABOVE ADJACENT ASPHALT, LIGHT BROOM FINISH
5	6"x6" EXTRUDED CONCRETE CURB TYP. AT EDGE OF LANDSCAPING. PER DETAIL 6/A-1/J
6	LANDSCAPING PER LANDSCAPE ARCHITECTS DWG'S
7	PAINT ON ASPHALT
8	4" PAINT STRIPE, TYP.
9	ASPHALT CROSSINGS TO MUNICIPAL SPACES
10	6"± X 1/4" THICK CONCRETE FILLED STEEL BOLLARD PAINTED 'BRIGHT YELLOW' OR EQUIVALENT IN EA. SIDE OF GRADE LEVEL DOOR TYP. @ ALL GARAGE DOORS. SEE DETAIL 7/A-1/J
11	RETAINING WALL UNPAINTED 2"X 42" PIPE GUARDRAIL GUARDRAIL REQ'D UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600mm) SEE DETAIL 11/A-1/J
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/J

16	EXTERIOR STEEL STAIR, SEE DTL 3/A-1/J
17	BENCH, SEE LANDSCAPE DWG'S
18	ELEC. & MECH. ROOMS / EQUIP.
19	GAS METERS PER MECH. DWG'S, SEE DETAIL 10/A-1/J
20	ELEC. KIOSK, SEE ELEC. DWG'S SEE DETAIL 12/A-1/J
21	FREE STANDING SIGNAGE, PROVIDED BY OTHERS
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/J
26	ANNUNCIATOR PANEL, SEE ELEC. DWG'S
27	TRAVEL DISTANCE HYDRANT TO SIAMENSE (147' [45m] MAX. CONFIRM ON SITE)
28	HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE DESIGN REQUIREMENTS PER BELOW: - HAVE A CLEAR WIDTH NOT LESS THAN 6m - HAVE A CENTERLINE RADIUS NOT LESS THAN 12m - HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 8m - ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF 14000 LBS GVWR - HAVE OVERHEAD FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 40m LONG - BE CONNECTED WITH A PUBLIC THOROUGHFARE
29	CANE-DETECTABLE GUARD

SITE DATA

CIVIC ADDRESS: 3350 262 ST, LANSLEY, B.C.
LEGAL ADDRESS: LOT 1, SECTION 25, TOWNSHIP 10, NEW WEST DISTRICT, PLAN LWP01155 PART 56/4, EXCEPT PLAN 8

ZONING:	85340 sq.ft. [7 928 sq.m.]	M-2
BUILDING AREA (FOOTPRINT):	217,740 sq.ft. [20 232 m ² / 2.0 ha]	
SITE AREA (GROSS):	85340 / 217,740 ± 34.2 %	
SITE COVERAGE: 60% MAX.	85340 ± 0.41	
F.A.R.:	85340 ± 0.41	
REQUIRED SETBACK:	(REQUIRED)	(PROPOSED)
FRONT (WEST):	10.0 m	132.77' [40.44 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	59.00' [18.00 m]
HEIGHT:	12.0 m	42.50' [12.95 m] HEIGHT VARIANCE REQUIRED
PARKING REQUIRED:		
1ST FLR. INDUSTRIAL:	80880 / 2,002 = 40.5	
1ST FLR. OFFICE:	4840 / 301 = 15.4	
MEZZANINE STORAGE:	4640 / 2,002 = 2.3	
TOTAL REQUIRED:	50 (58.0)	64
PARKING PROVIDED:		
SMALL CAR STALLS ALLOWED:	20% OR 15 STALLS	0 STALLS
SMALL CAR PARKING PROVIDED:		
H/C PARKING STALLS REQUIRED:		2 STALLS
H/C PARKING STALLS PROVIDED:		2 STALLS
BICYCLE PARKING REQUIRED:		
INDUSTRIAL: 0.06 STALL PER 100 m ²	1 432/100 = 79.32 X 0.06 = 4.75	
OFFICE: 0.06 STALLS PER 100 m ² ± 6	452/100 = 4.52 X 0.06 = 0.27 ± 6	6 STALLS
BICYCLE PARKING PROVIDED:		

262 STREET

GENERAL NOTES:

- SERVICES SHOWN ARE APPROXIMATE ONLY; SEE CIVIL DRAWINGS FOR FINAL LOCATIONS
- ASPHALT & SUBBASE DESIGN PER SOILS REPORT
- CONTRACTOR TO PROVIDE FOOTING & WALL SURVEYS (BY REGISTERED A.L.S.) DURING CONSTRUCTION, SUBMIT COPIES TO CITY BUILDING DEPT.
- SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBLES
- SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL
- 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.
- 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 TESTS.
- THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE ARCHITECT.
- ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/ MANUFACTURER.
- 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.
- VAPOUR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED 100 MM AND OCCUR AT FRAMING MEMBERS, FLOORING 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.
- THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
- THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
- ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.

- IF 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.
- ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING.
- SAMPLES OF ALL INTENDED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW.
- ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH R.C.A.B.C. OR EQUAL METHODS AND PRACTICES. PROVIDE ROOF WARRANTY TO COORDINATING ARCHITECT/ENGINEER.
- PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS/GLAZING, GUARDRAILS, HANDRAILS, STAIRS, RATED ASSEMBLIES (IE JOINTS), FIRE SHUTTERS (IF APPLICABLE).
- ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY.
- ROOF SYSTEM TO BE INSPECTED BY 3RD PARTY INSPECTOR DURING CONSTRUCTION. PROVIDE DOCUMENTATION TO ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR 3RD PARTY INSPECTION OF LIFTING, BRACING AND THERMAL CONNECTION. PROVIDE DOCUMENTATION TO ARCHITECT.

ENERGY STATEMENT

Architectural Energy statement	
Langley Building Bylaw 2008 NO. 4642	
Envelope Design:	BC Building Code 2024
Energy Standard/Code	NECB 2020
Energy Compliance path	Performance Path
In accordance with:	Part 8
Climate Zone (Env Table):	Climate Zone 4

PROVIDED BY:



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12	JUL.14.25	DP VARIANCE PERMIT
11	JUL.11.25	CONSULTANT COORDINATION
10	JUN.11.25	CLIENT REVIEW
9	MAY.15.25	CONSULTANT COORDINATION
8	MAR.05.25	ISSUED FOR BUILDING PERMIT
7	FEB.28.25	INTERNAL REVIEW
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
NO.	DATE	DESCRIPTION

DESIGN/BUILD CONTRACTOR:



RAM CONSTRUCTION INC.
8360 River Way, Delta BC, V4G 1G2
Phone: 604-940-5265

PROJECT: PROPOSED INDUSTRIAL BUILDING FOR:

**JPD
ALDERGROVE
3350**

ADDRESS: 3350 262 ST, LANSLEY BC

DRAWING

SITE PLAN

SEAL	JOB NO. 25-001	DRAWN DF/JS
CHECKED	R.D.	
PLOT DATE	JUL.14.25	

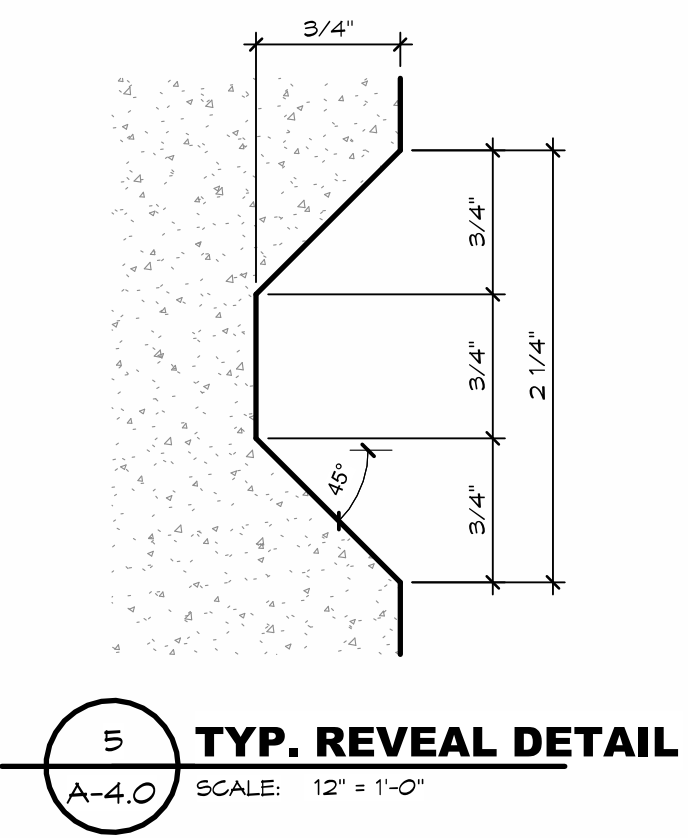
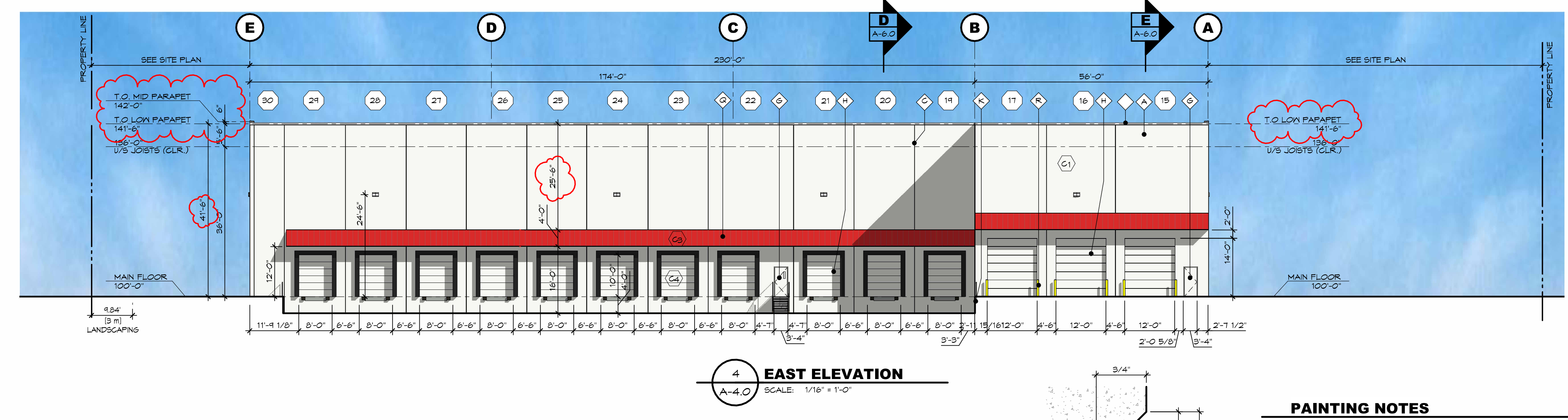
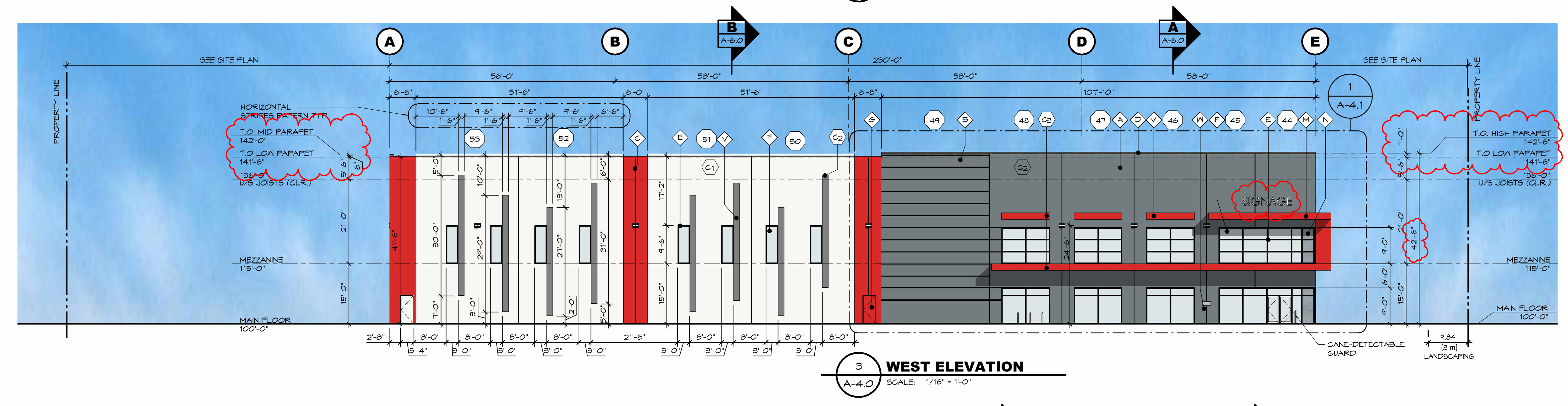
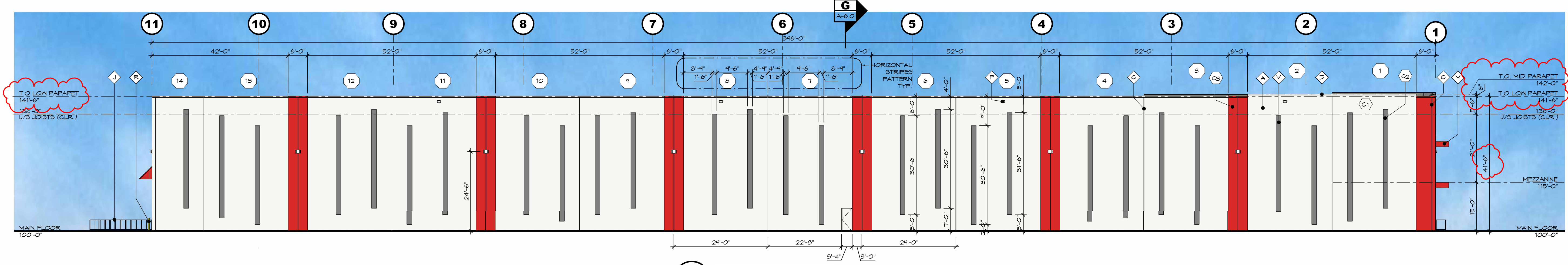
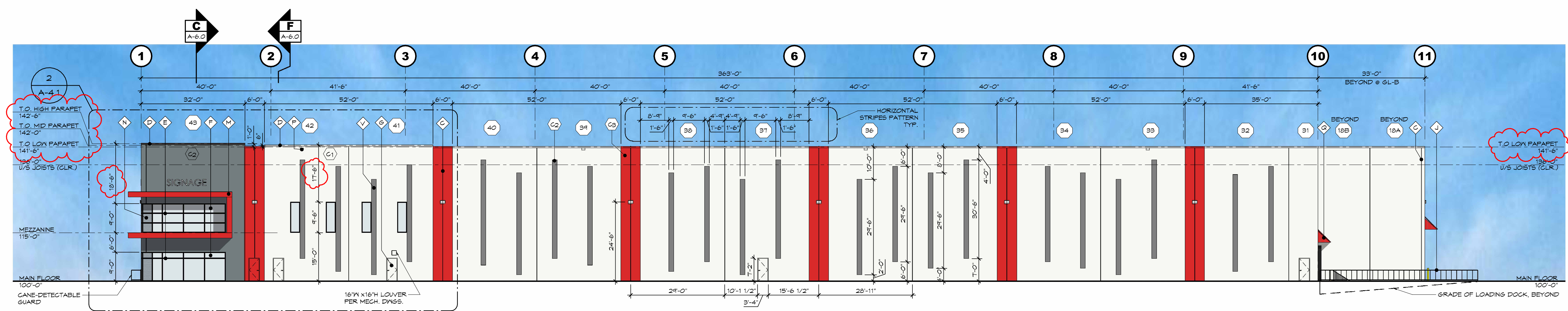
PROJECT - DRAWING NUMBER

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REV.

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MATERIAL LEGEND

- CONCRETE TILT-UP WALL TYP. - PAINTED
- REVEAL IN CONCRETE - PAINTED TO MATCH WALL
- PANEL JOINT
- PRE-FINISHED METAL CAP FLASHING
- CURTAIN WALL FRAMES - BLACK ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR
- STEEL MANDOOKS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS
- STEEL GUARDRAILS - GALVANIZED
- CONCRETE RETAINING WALLS - UNPAINTED, TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWS
- ACM CANOPY
- SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- SCUPPER
- METAL GLAD CANOPY
- STEEL BOLLARD - PAINTED
- CONCRETE CURB UNDER, PAINTED
- NOT USED
- NOT USED
- PAINTED STRIPE
- ANNUNCIATOR PANEL

NOTE: NOT ALL MATERIALS INDICATED ARE APPLICABLE.

PROJECT COLOURS

- ALL PAINT COLOURS TO BE SHERWIN WILLIAMS UNO.
- MAIN FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SW 7051)
 - FIELD ACCENT COLOUR 1: FOGGY DAY (SW 6235)
 - FIELD ACCENT COLOUR 2: REAL RED (SW 6666)
 - CH DOOR COLOURS: PRE-FINISHED WHITE
 - EXTERIOR GUARDRAILS: GALVANIZED
 - ALUMINUM STOREFRONT MULLIONS: BLACK ANODIZED
 - TYPICAL GLAZING: CLEAR (LOW E AND / OR NEG3 2020 AND PER PALE BLUE CONSULTING ENERGY MODEL)
 - SPANDREL GLAZING COLOUR: GREY OBSCURE
 - TYPICAL METAL CAP FLASHING: FLASHING = BRIGHT RED TO MATCH - C3
FLASHING = CHARCOAL TO MATCH - C2
FLASHING = POLAR WHITE TO MATCH - C1

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 PRIMER. IT IS ALSO THE PAINTING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICATION & PREPARING 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 20X20 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:

- CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX AFFLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
- METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYL PRIMER, 2 COATS OF ALKYL ENAMEL.
- 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.

6 JUL 14/25	DP VARIANCE PERMIT
5 JUN 17/25	CLIENT REVIEW
4 MAY 15/25	CONSULTANT COORDINATION
3 MAR 05/25	ISSUED FOR BUILDING PERMIT
2 FEB 26/25	ISSUED FOR DP
1 FEB 18/25	ISSUED FOR CONSULTANT USE
NO DATE YMD	DESCRIPTION

PROJECT MANAGERS / CONTRACTORS:

RAM

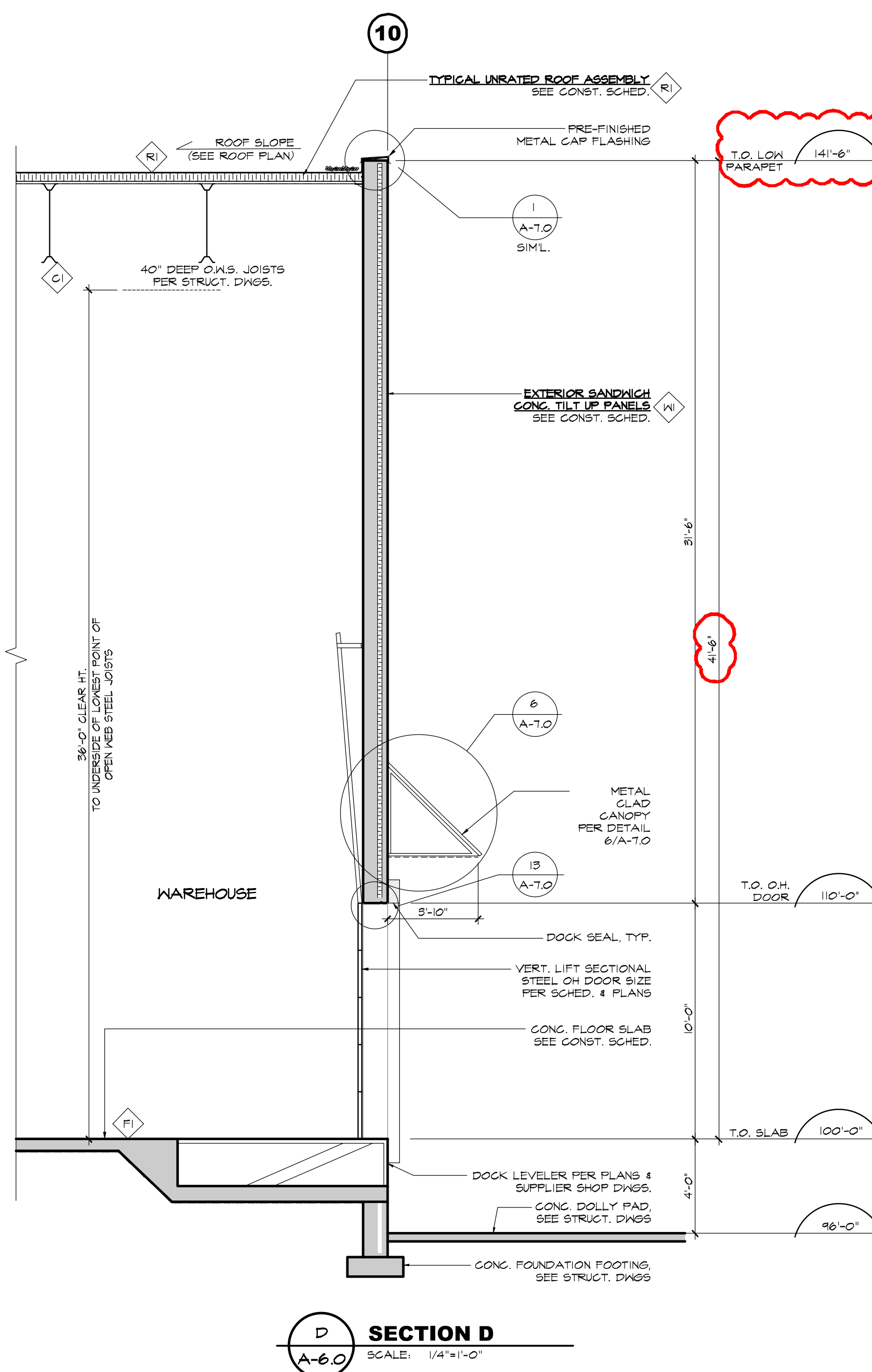
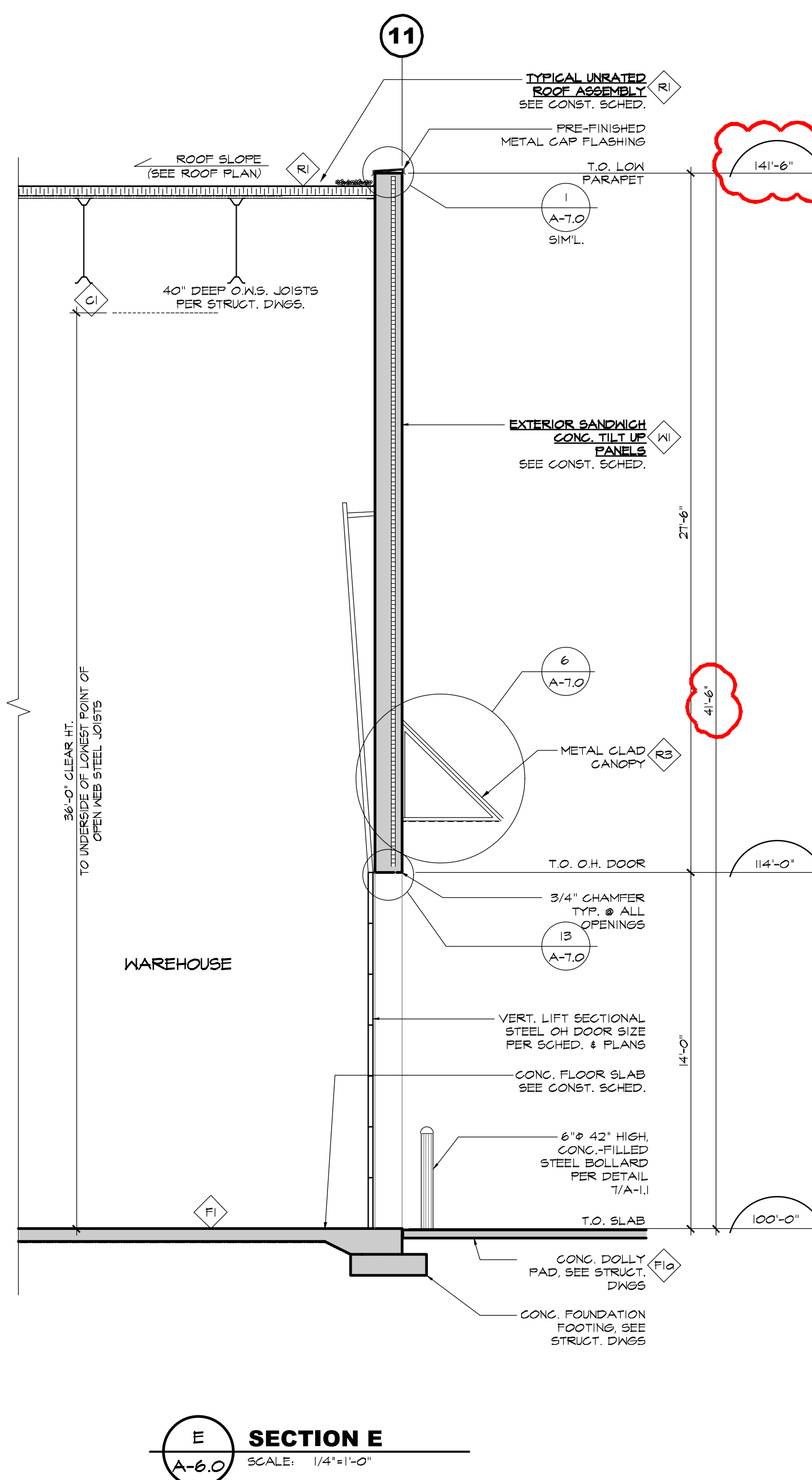
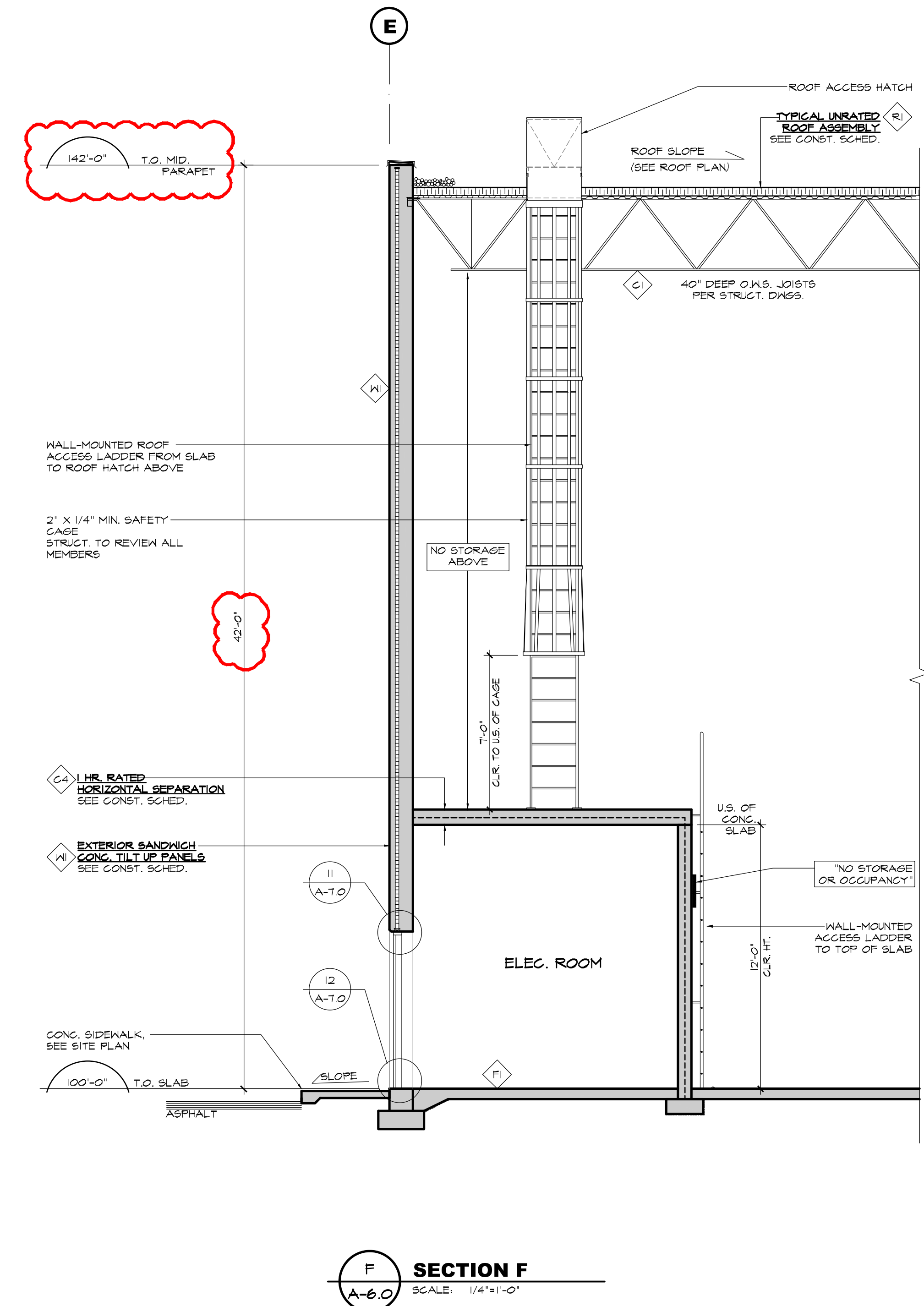
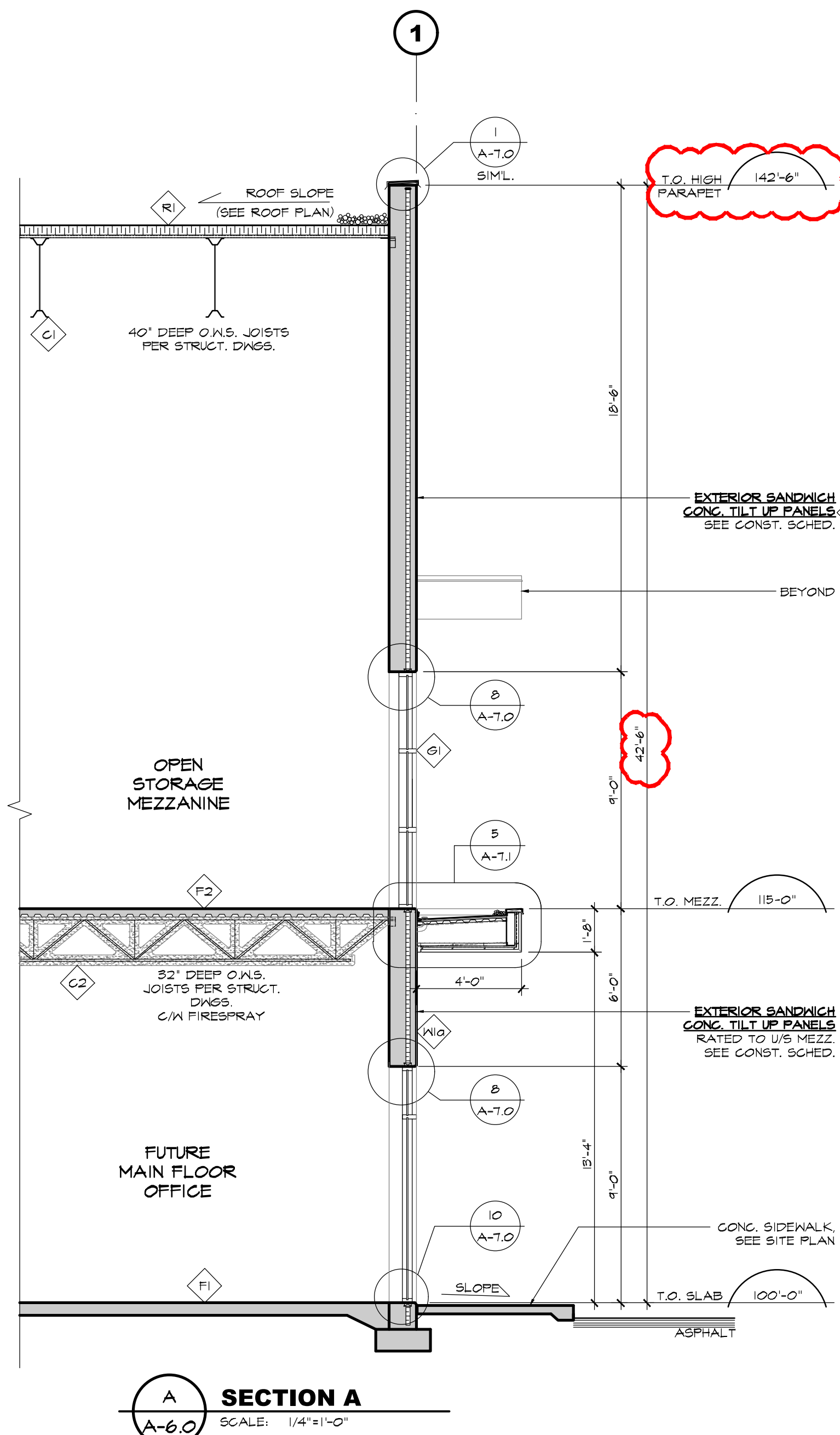
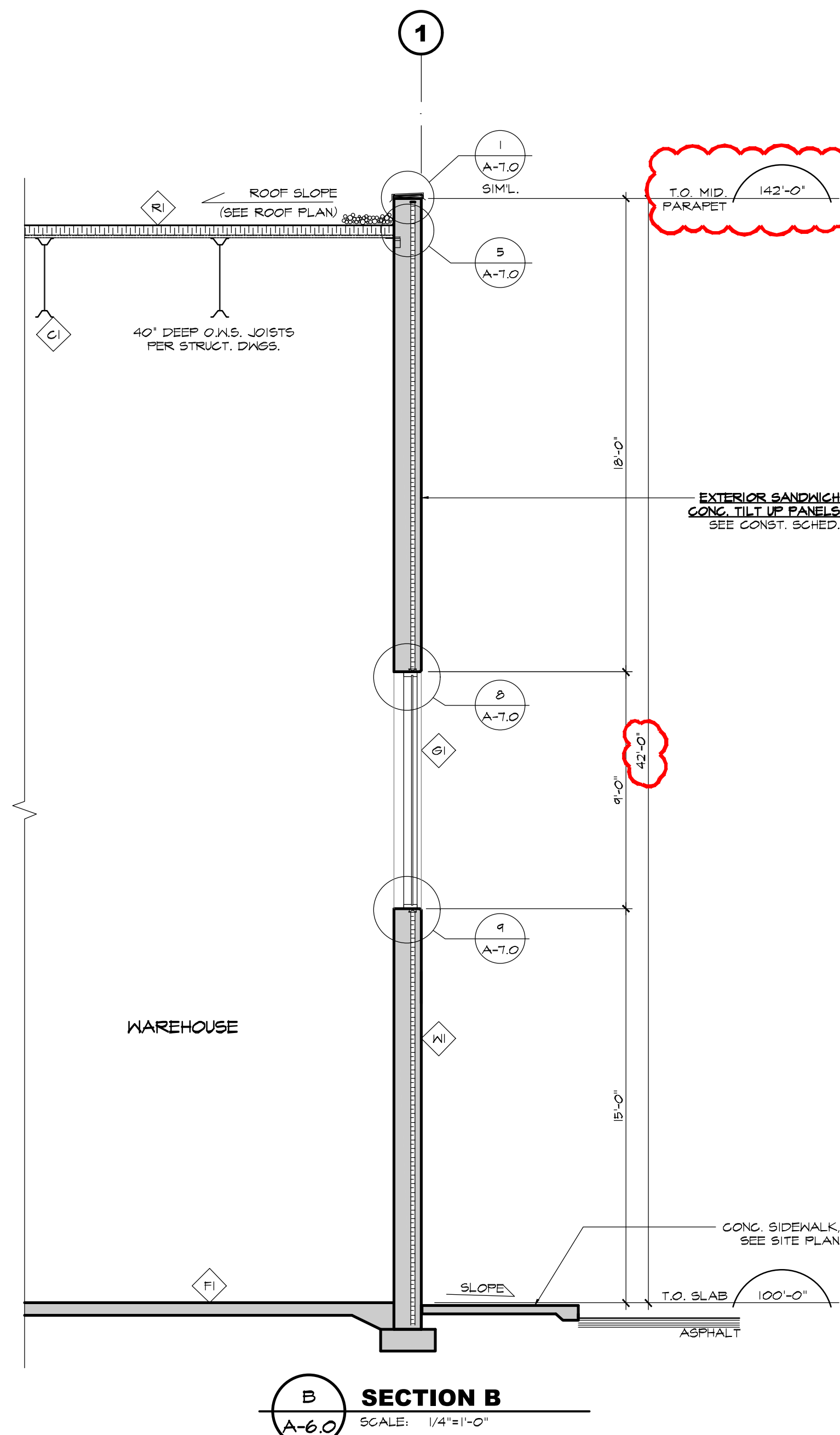
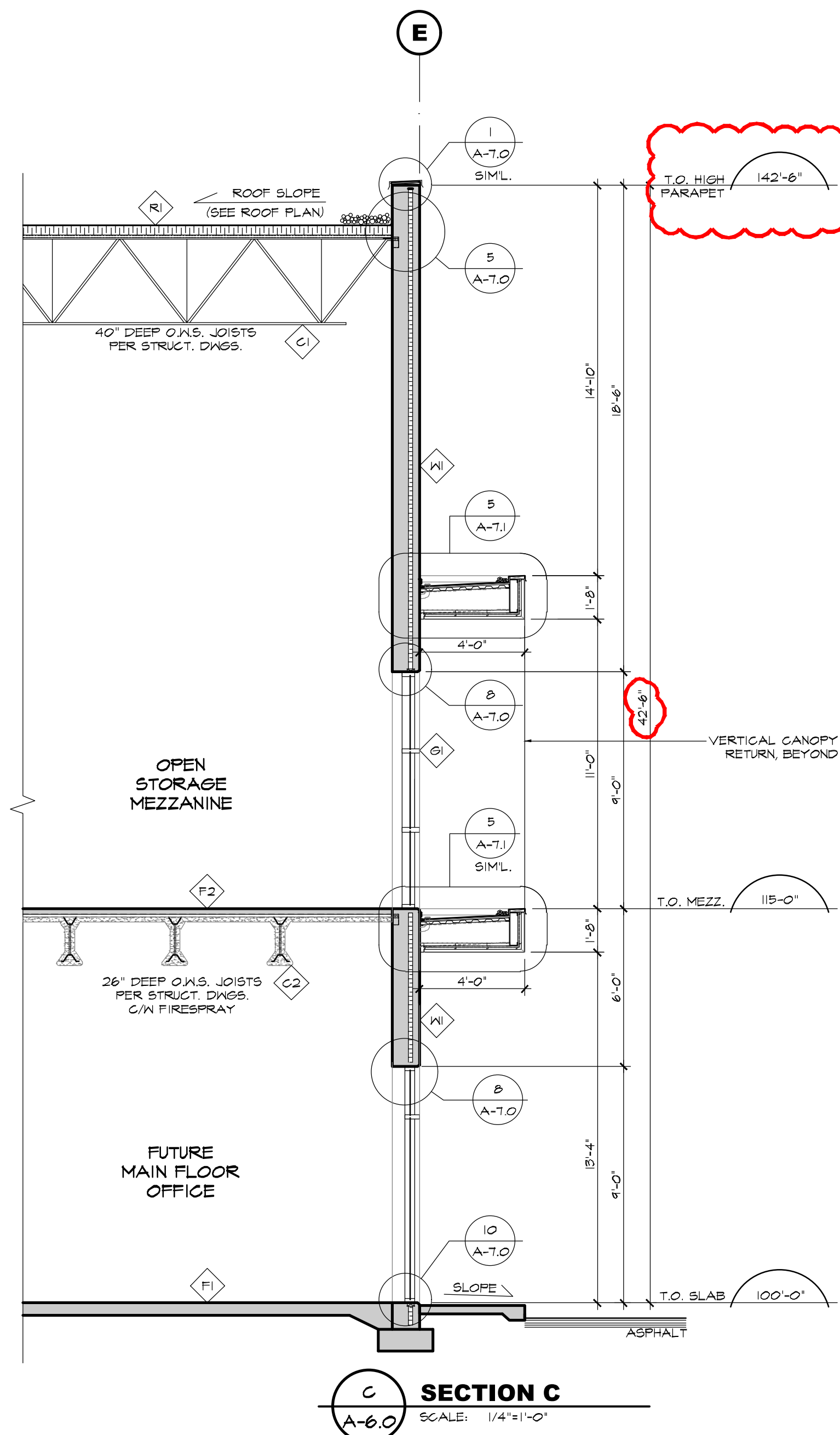
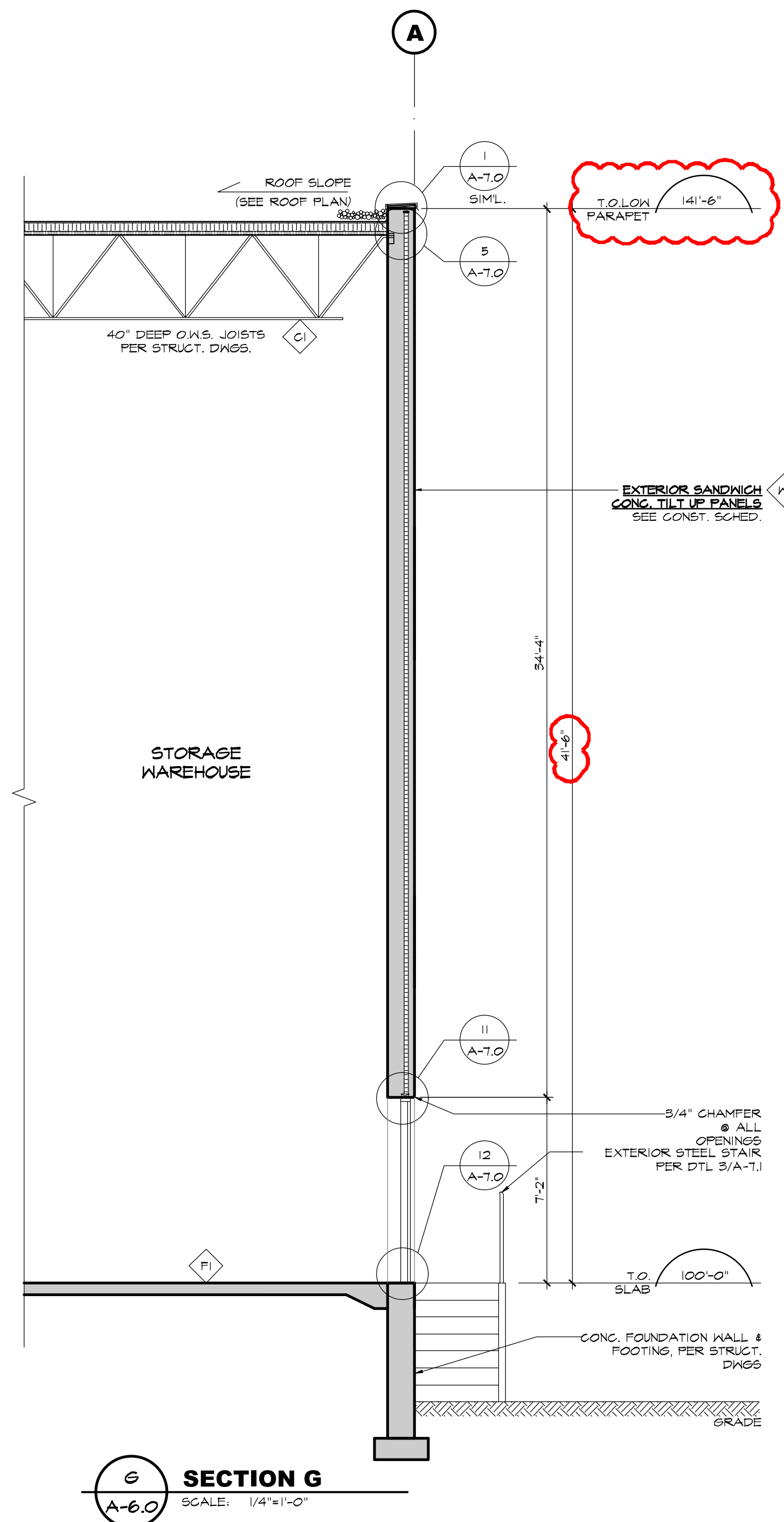
RAM CONSTRUCTION INC.
8369 RIVERWAY, DELTA, BC V4G 1G2
PHONE: 604-940-5265

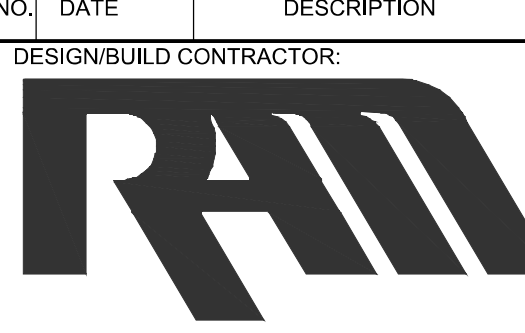
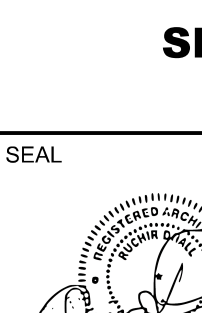
PROPOSED INDUSTRIAL BUILDING FOR:

JPD
ALDERGROVE
3350

ADDRESS: 3350 262 ST, LANGLEY, BC

DRAWING		
ELEVATIONS		
SEAL	JOB NO. 25-001	DRAWN JB
CHECKED RD	PLOT DATE JUL 14/25	REV.
PROJECT - DRAWING NUMBER		A-4.0
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6	JUL.14.25	DP VARIANCE PERMIT
5	JUL.11.25	CONSULTANT COORDINATION
4	JUN.17.25	CLIENT REVIEW
3	MAY.15.25	CONSULTANT COORDINATION
2	MAR.05.25	ISSUES FOR BUILDING PERMIT
1	FEB.28.25	INTERNAL REVIEW
NO.	DATE	DESCRIPTION
DESIGN/BUILD CONTRACTOR:		
		
RAM CONSTRUCTION INC. 8369 River Way, Delta BC, V4G 1G2 Phone: 604-940-5265		
PROJECT: PROPOSED INDUSTRIAL BUILDING FOR:		
JPD		
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ADDRESS: 3350 262 ST, LANGLEY BC		
DRAWING		
SECTIONS		
SEAL	JOB NO. 25-001	DRAWN JH
	CHECKED	R.D.
	PLOT DATE	JUL.14.25
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