PROPOSED

PANNU NORTH

INDUSTRIAL BUILDING

ADDRESS: 26477 56 AVE., TOWNSHIP OF LANGLEY BC



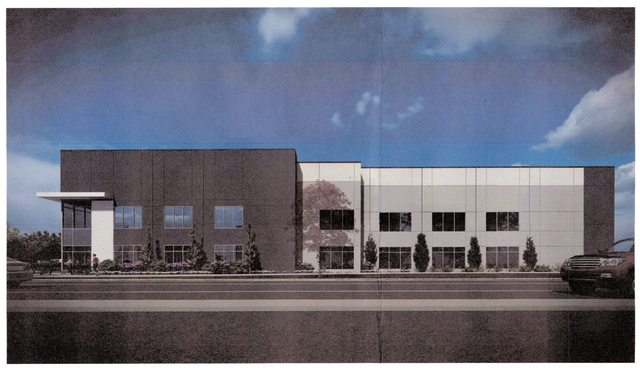
VIEW OF SOUTHWEST CORNER FROM 264TH

ARCHITECTURAL DRAWING LIST

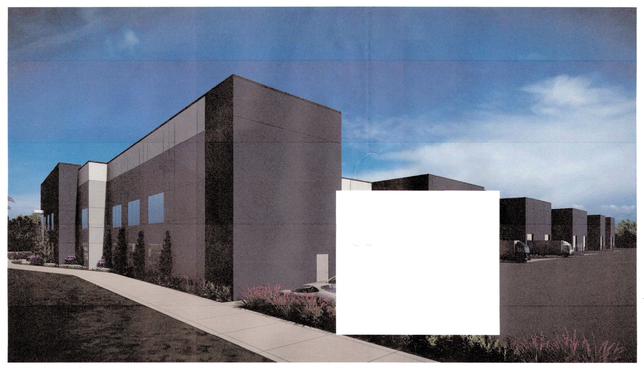
COVER SHEET	A-0.0
SITE PLAN	A-1.0
SITE DETAILS	A-1.1
SITE SECTIONS	A-1.2
MAIN FLOOR PLAN	A-2.0
ENLARGED FLOOR PLANS	A-2.1
ROOF PLAN	A-3.0
ELEVATIONS	A-4.0



VIEW OF NORTHWEST CORNER



SOUTH OF BUILDING FROM 264TH



VIEW OF LOADING AREA FROM SOUTHEAST CORNER

RECEIVED
AUG 20 2025
PLANNING & DEVELOPMENT
TOWNSHIP OF LANGLEY

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 206 - 1453 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604 385 3600 | RUCHIR@ARCHITECTUREPANEL.COM

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. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATUM PRIOR TO COMMENCEMENT OF WORK. REPORTED ERRORS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECTS WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

NO.	DATE: Y/M/D	DESCRIPTION
4	JUN 09.25	DEVELOPMENT PERMIT
3	MAR.19.25	DEVELOPMENT PERMIT
2	FEB.20.25	ISSUED FOR DP
1	FEB.07.25	PROGRESS REVIEW

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION

ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

PROJECT:
PROPOSED INDUSTRIAL BUILDING FOR:

PANNU NORTH

ADDRESS: 26477 56 AVE., TOWNSHIP OF LANGLEY BC

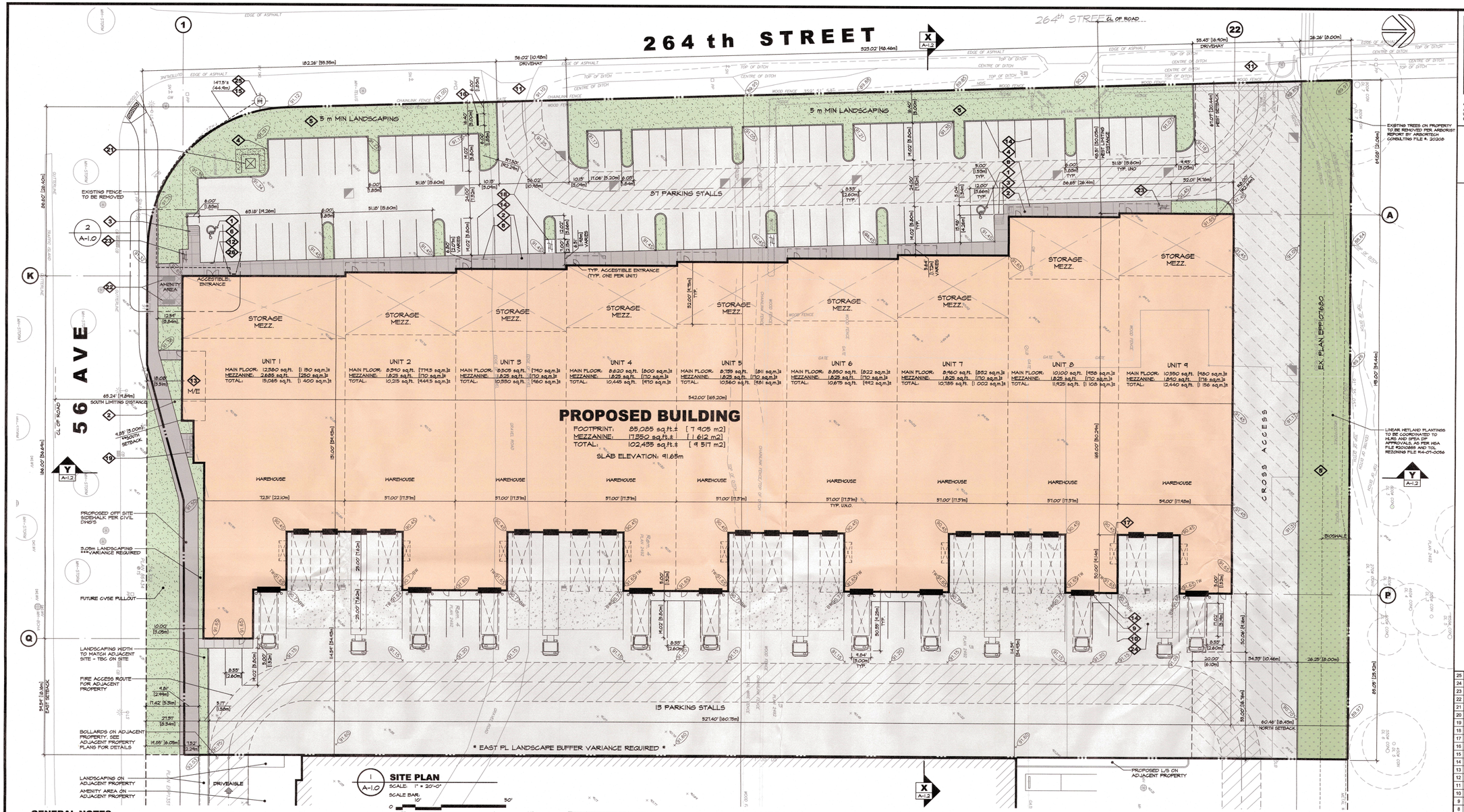
DRAWING

COVER SHEET

SEAL	JOB NO. 21-011	DRAWN JB
	DESIGNED	
	CHECKED RD	
	PLOT DATE JUN 09.25	

PROJECT - DRAWING NUMBER: **A-0.0**

REV.: **4**



1 A-1.0 **SITE PLAN**
SCALE: 1" = 20'-0"
SCALE BAR: 0, 5', 10', 20', 50'

2 A-1.0 **ENLARGED AMENITY PLAN**
SCALE: 1" = 20'-0"

GENERAL NOTES

1. SERVICES SHOWN ARE APPROXIMATE ONLY, SEE CIVIL DWGS FOR FINAL LOCATIONS
2. ASPHALT & SUBBASE DESIGN PER SOILS REPORT
3. CONTRACTOR TO PROVIDE ROOTING & WALL SURVEYS (BY REGISTERED A.L.S.) DURING CONSTRUCTION, SUBMIT COPIES TO CITY BUILDING DEPT. .
4. SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBBS
5. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL
6. 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.
7. 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 TESTING.
8. THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ACCEPTANCY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE ARCHITECT.
9. ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/MANUFACTURER.
10. 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.
11. VAPOUR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED 100 MM AND OCCUR AT FRAMING MEMBERS, FURRING 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 VAPOR BARRIER OVER THE ENTIRE SURFACE.
12. THE DESIGNER /ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
13. THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
14. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
15. 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.
16. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING
17. SAMPLES OF ALL INTENDED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW.
18. ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH R.C.A.B.C. OR EQUAL METHODS AND PRACTICES. PROVIDE ROOF WARRANTY TO COORDINATING ARCHITECT/ENGINEER.
19. PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS/GLAZING, GUARDRAILS, HANDRAILS, STAIRS, RATED ASSEMBLIES (IE JOINTS), FIRE SHUTTERS (IF APPLICABLE).
20. ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY
21. ROOF SYSTEM TO BE INSPECTED BY 3RD PARTY INSPECTOR DURING CONSTRUCTION. PROVIDE DOCUMENTATION TO ARCHITECT.
22. CONTRACTOR IS RESPONSIBLE FOR 3RD PARTY INSPECTION OF LIFTING, BRACING AND THERMAL CONNECTION. PROVIDE DOCUMENTATION TO ARCHITECT.

NOTE: ALL ONSITE AND OFFSITE GRADING TO BE CONFIRMED WITH CIVIL ENGINEER.

NOTE: ALL GARBAGE STORED INSIDE BUILDING.

SITE DATA

CIVIC ADDRESS: 26477 56 AVE, TOWNSHIP OF LANGLEY, B.C.
LEGAL DESCRIPTION: LOT 4, PLAN NWP2442, PART SW 1/4, SECTION 7, TOWNSHIP 14, NEW WEST DISTRICT, EXCEPT PLAN EPP35188; LOT 4 SECTION 7 TOWNSHIP 14 NEW WESTMINSTER DISTRICT PLAN 2442 EXCEPT PLAN BCP6434

EXISTING ZONING: RU-H
PROPOSED ZONING: M-2
GROSS LOT AREA: H: 16.4 m2 / 1.92 ha. [206,274 sq.ft. / 4.74 Ac.]
PROPOSED BUILDING AREA (FOOTPRINT): 7 905 m2 [85,085 sq.ft.]
SITE COVERAGE: 60% MAX. 85,085 / 206,274 = 41.2 %
F.A.R.: 102,435 / 206,274 = 0.50

SETBACKS:	MIN.	PROPOSED
FRONT (SOUTH):	10m [32.8']	4.85' [1.50m]
SIDE (EAST):	0m [0']	54.94' [16.16m]
SIDE (WEST):	0m [0']	67.07' [20.44m]
REAR (NORTH):	10m [32.8']	60.46' [18.43m]

VARIANCES REQUIRED:
*EAST LANDSCAPE SETBACK TO 0m FROM 3m
**SOUTH SETBACK TO 3.2m FROM 10m
***SOUTH LANDSCAPE SETBACK TO 3.05m FROM 5m

HEIGHT:	12.0M [39'-4"] MAX.	11.9 m [39'-0"]
PARKING REQUIRED:		
INDUSTRIAL:	1 STALLS PER 2,002 sq.ft. [186 sq.m.]	
OFFICE:	1 STALLS PER 516 sq.ft. [48 sq.m.]	
1st FLOOR INDUSTRIAL:		67,735 / 2,002 = 33.8
1st FLOOR OFFICE:		17,350 / 376 = 46.1
MEZZANINE:		17,350 / 2,002 = 8.7
TOTAL REQUIRED:		89 (88.6)
PARKING PROVIDED:		100
HANDICAP PARKING REQUIRED:		2
HANDICAP PARKING PROVIDED:		2
SMALL CAR STALLS ALLOWED		20% OR 20 STALLS
SMALL CAR PARKING PROVIDED:		20% OR 0 STALLS
LOADING STALLS REQUIRED:	500 sq.m. / 7 905 sq.m. = 16 (15.8)	
LOADING STALLS PROPOSED:		27

INDUSTRIAL BICYCLE PARKING 102,435 sq.ft. / 10,674 = 9.54 x 0.06 = 0.57
1 BICYCLE SPACE PER 10,764 sq.ft. [000 sq.m.] 5 SPACES PROVIDED

KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT PER DETAIL 2/A-1.1	15	TRAVEL DISTANCE HYDRANT TO SIAMESE (147' [45m] MAX CONFIRM ON SITE)
2	CONCRETE SIDEWALK 6"± ABOVE ADJACENT ASPHALT - LIGHT BROOM FINISH	16	FREE STANDING SIGN PER DETAIL 9/A-1.1
3	5'X5' SIDEWALK LETDOWN PROVIDE MINIMUM 5'X5' CLEAR AT TOP OF LETDOWN SEE PLANS FOR WIDTH, SEE DETAIL 1/A-1.1	17	GARBAGE LOCATION INSIDE BUILDING, PER DETAIL 8/A-1.1
4	6x6 EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING, PER DETAIL 10/A-1.1	18	HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE -HIGHER REQUIREMENTS FOR SEC. 9.10 -HAVE A CENTRE-LINE TURNING RADIUS THAN 6m -HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m -HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m -ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF 74,000 LBS GVWR -HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 60m LONG -BE CONNECTED WITH A PUBLIC THOROUGHFARE
5	LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS	19	GAS METERS PER MECHANICAL DRAWINGS WITH FENCE AND PROTECTION AS REQUIRED BY BC HYDRO & MUNICIPALITY SEE DETAIL 5/A-1.1
6	POST MOUNTED H.C. SIGN PER DETAIL 4/A-1.1	20	PAINT ON ASPHALT
7	BUILDING MOUNTED H.C. SIGN	21	ELECTRICAL KIOSK PER DETAIL 6/A-1.1, SEE ELECTRICAL DRAWINGS
8	LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION	22	SEATING BENCH OR WALL
9	6"ø X 1/4" THICK CONCRETE FILLED STEEL BOLLARD PAINTED "BRIGHT YELLOW" OR EQUIVALENT AT EACH SIDE OF GRADE LEVEL DOOR TYPICAL AT ALL GRADE DOORS, SEE DETAIL 8/A-1.1	23	BICYCLE PARKING PER DETAIL 7/A-1.1
10	RETAINING WALL, UNPAINTED c/w 42" PIPE GUARDRAIL PER DETAIL (2/A-1.1). GUARDRAIL REQUIRED UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600mm)	24	CONCRETE DOLLY PAD
11	ASPHALT CROSSING TO MUNICIPAL SPECS	25	EXISTING FIRE HYDRANT
12	SIAMESE CONNECTION, SEE MECHANICAL DRAWINGS	26	WEATHERPROOF ANNUNCIATOR PANEL
13	ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT		
14	4" PAINT STRIPE, TYPICAL		

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4	JUN.09.25	DEVELOPMENT PERMIT
3	MAR.18.25	CONSULTANT COORDINATION
2	FEB.20.25	ISSUED FOR DP
1	FEB.07.25	PROGRESS REVIEW

PROJECT MANAGERS / CONTRACTORS:

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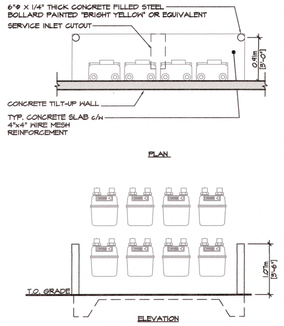
ADDRESS: 26477 56 AVE., TOWNSHIP OF LANGLEY BC

DRAWING

SITE PLAN

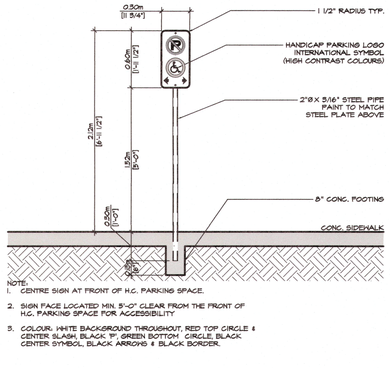
SEAL	JOB NO. 21-011	DRAWN AS/DF
	REVIEWED	
	CHECKED	R.D.
	PLOT DATE	JUN.09.25

PROJECT - DRAWING NUMBER **A-1.0** REV. **4**

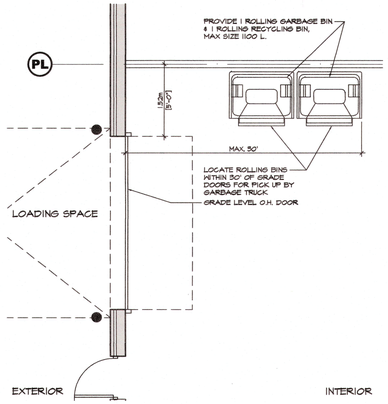


GENERAL ENCLOSURE NOTES:
TYPICAL SLAB & FENCE:
1) FOOTING TO BE DESIGNED BY OTHERS TO SUIT LOCAL SOIL CONDITIONS.
2) ENSURE MINIMUM INSIDE DIMENSIONS ARE MAINTAINED PER BC HYDRO STANDARDS

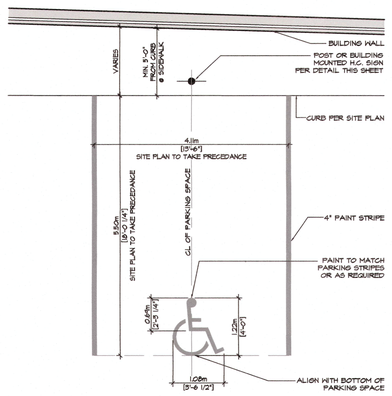
5 A-1.1 **GAS METER DETAIL**
SCALE: 1/4" = 1'-0"



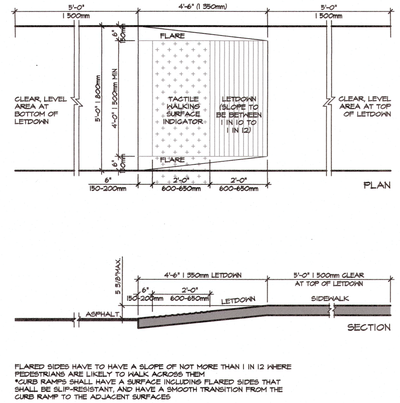
4 A-1.1 **POST-MOUNTED HANDICAP PARKING SIGN DETAIL**
SCALE: 3/4"=1'-0"



3 A-1.1 **INTERIOR GARBAGE DETAIL**
SCALE: 1/4" = 1'-0"

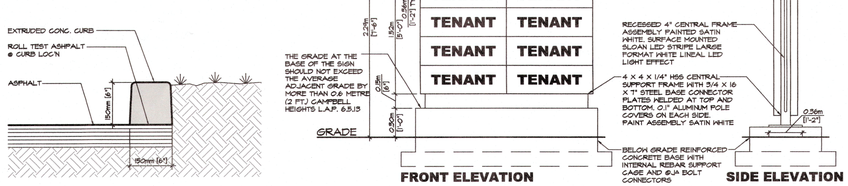


2 A-1.1 **HANDICAP PARKING STALL DETAIL**
SCALE: 1/4" = 1'-0"

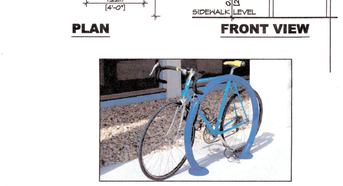


FLARED SIDES HAVE TO HAVE A SLOPE OF NOT MORE THAN 1 IN 12 WHERE PEDESTRIANS ARE LIKELY TO WALK ACROSS THEM
*CURB RAMPS SHALL HAVE A SURFACE INCLUDING FLARED SIDES THAT SHALL BE SLIP-RESISTANT, AND HAVE A SMOOTH TRANSITION FROM THE CURB RAMP TO THE ADJACENT SURFACES.

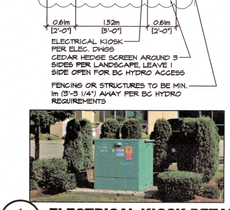
1 A-1.1 **LETDOWN DETAIL**
SCALE: 1/2" = 1'-0"



9 A-1.1 **FREESTANDING SIGN**
SCALE: 1/2"=1'-0"

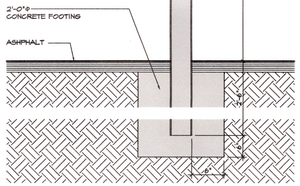


7 A-1.1 **BIKE RACK DETAIL**
SCALE: 1/4" = 1'-0"

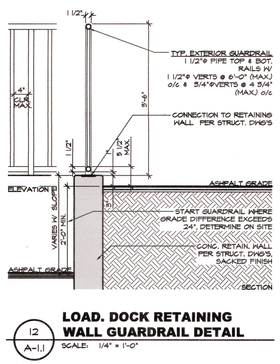


6 A-1.1 **ELECTRICAL KIOSK DETAIL**
SCALE: 1/4" = 1'-0"

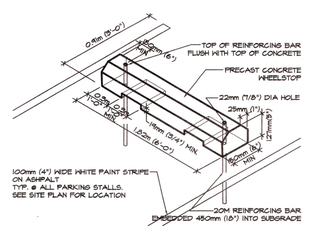
10 A-1.1 **CURB DETAIL**
SCALE: 1 1/2" = 1'-0"



8 A-1.1 **BOLLARD DETAIL**
SCALE: 1 1/2"=1'-0"



12 A-1.1 **LOAD. DOCK RETAINING WALL GUARDRAIL DETAIL**
SCALE: 1/4" = 1'-0"



11 A-1.1 **WHEELSTOP DETAIL**
SCALE: 1/4"=1'-0"

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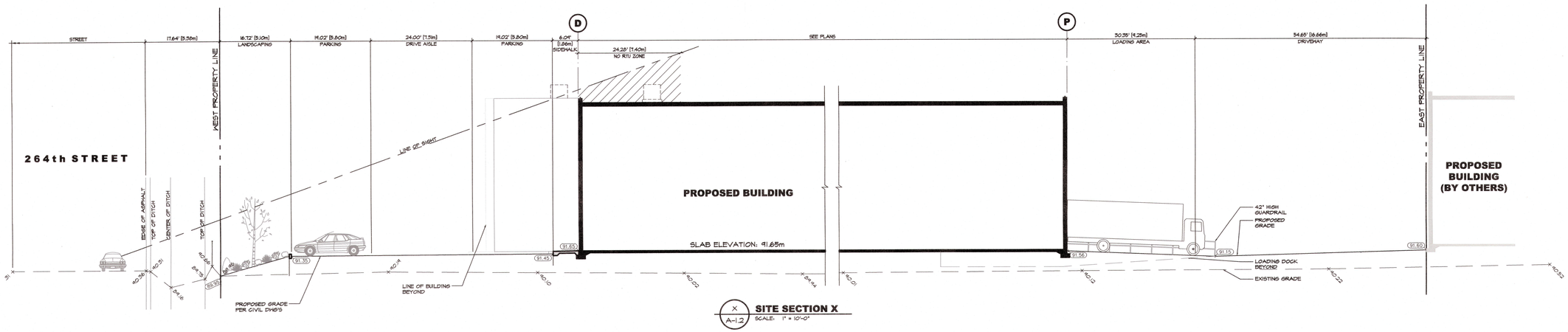
DRAWING

SITE DETAILS

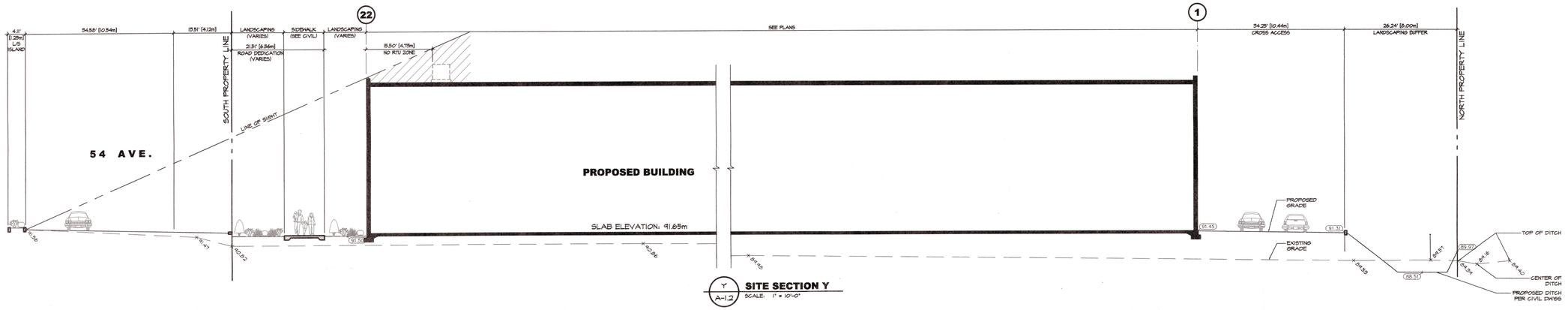
SEAL

JOB NO.	DRAWN
21-011	AS/DF
REVIEWED	
CHECKED	R.D.
PLOT DATE	JUN.09.25

PROJECT - DRAWING NUMBER: **A-1.1**
REV.: **3**



X / A-1.2 **SITE SECTION X**
SCALE: 1" = 10'-0"



Y / A-1.2 **SITE SECTION Y**
SCALE: 1" = 10'-0"

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10. 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.
11. VAPOUR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED (50 MM AND OCCUR AT FRAMING MEMBERS), FURRING 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.
12. THE DESIGNER /ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
13. THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
14. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
15. 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.
16. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING
17. SAMPLES OF ALL INTENDED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW.
18. ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH R.C.A.B.C. OR EQUAL METHODS AND PRACTICES. PROVIDE ROOF WARRANTY TO COORDINATING ARCHITECT/ENGINEER.
19. PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS/GLAZING, GUARDRAILS, HANDRAILS, STAIRS, RATED ASSEMBLIES (IE JOINTS), FIRE SHUTTERS (IF APPLICABLE).
20. ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY
21. ROOF SYSTEM TO BE INSPECTED BY 3RD PARTY INSPECTOR DURING CONSTRUCTION, PROVIDE DOCUMENTATION TO ARCHITECT.
22. CONTRACTOR IS RESPONSIBLE FOR 3RD PARTY INSPECTION OF LIFTING, BRACING AND THERMAL CONNECTION. PROVIDE DOCUMENTATION TO ARCHITECT.

NOTE: ALL ONSITE AND OFFSITE GRADING TO BE CONFIRMED WITH CIVIL ENGINEER.

NOTE: ALL GARBAGE STORED INSIDE BUILDING.

ASHRAE COMPLIANCE NOTES (PART 10)

ALL BUILDING COMPONENTS TO CONFORM FULLY WITH THE REQUIREMENTS OF 4 ASHRAE 90.1 - 2019, INCLUDING BUT NOT LIMITED TO THE FOLLOWING;

9.4 MANDATORY PROVISIONS of ASHRAE 90.1 - 2019

9.4.1 INSULATION WHERE INSULATION IS REQUIRED IN SECTION 5.5 OR SECTION 5.6 IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 5.8.1.

CONTRACTOR TO ENSURE THAT MATERIALS AND INSTALLATION OF INSULATION COMPLY WITH THE RELEVANT SECTIONS, REFER TO 'SOURCE DOCUMENT'.

5.4.2 FENESTRATION AND DOORS. PROCEDURES FOR DETERMINING FENESTRATION AND DOOR PERFORMANCE ARE DESCRIBED IN SECTION 5.8.2 PRODUCT SAMPLES USED FOR DETERMINING FENESTRATION PERFORMANCE SHALL BE PRODUCTION LINE UNITS OR REPRESENTATIVE OF UNITS PURCHASED BY THE CONSUMER OR CONTRACTOR.

GLAZIER TO PROVIDE SAMPLES AND SEALED SHOP DRAWINGS AND DOCUMENTATION TO DEMONSTRATE CONFORMANCE. (NFRC 400)

5.4.5 AIR LEAKAGE

5.4.5.1 CONTINUOUS AIR BARRIER. THE ENTIRE BUILDING ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED WITH A CONTINUOUS AIR BARRIER, COMPLYING WITH SECTIONS 5.4.5.1.1. AND 5.4.5.1.2.

EXCEPTIONS TO 5.4.5.1:

1. SEMIHEATED SPACES IN CLIMATE ZONES 0 THROUGH 8, EXCEPT AS REQUIRED TO COMPLETE THE CONTINUOUS AIR BARRIER OF AN ADJACENT CONDITIONED SPACE.
2. SINGLE MYTHE CONCRETE MASONRY BUILDINGS IN CLIMATE ZONE 2B.

5.4.5.1.2 CONTINUOUS AIR BARRIER INSTALLATION THE CONTINUOUS AIR BARRIER SHALL BE DESIGNED AND INSTALLED IN THE FOLLOWING MANNER:

A. COMPONENTS DESIGNED TO PROVIDE THE CONTINUOUS AIR BARRIER, AND THE COMPONENTS POSITION WITHIN EACH OF THE BUILDING ENVELOPE ASSEMBLIES, SHALL BE CLEARLY IDENTIFIED ON CONSTRUCTION DOCUMENTS
B. THE JOINTS, INTERCONNECTIONS, AND PENETRATIONS OF THE CONTINUOUS AIR BARRIER COMPONENTS SHALL BE DETAILED IN THE CONSTRUCTION DOCUMENTS.
C. THE CONTINUOUS AIR BARRIER SHALL EXTEND OVER ALL SURFACES OF THE BUILDING ENVELOPE AND BE IDENTIFIED IN THE CONSTRUCTION DOCUMENTS TO BE CONTINUOUS.
D. THE CONTINUOUS AIR BARRIER SHALL BE DESIGNED TO RESIST POSITIVE AND NEGATIVE PRESSURES FROM WIND, STACK EFFECT, AND MECHANICAL VENTILATION AND ALLOW FOR ANTICIPATED MOVEMENTS.
E. THE FOLLOWING AREAS OF THE CONTINUOUS AIR BARRIER IN THE BUILDING ENVELOPE SHALL BE WRAPPED, SEALED, CAULKED, GASKETED, OR TAPED IN AN APPROVED MANNER TO MINIMIZE AIR LEAKAGE:
1. JOINTS AROUND FENESTRATION AND DOOR FRAMES
2. JUNCTIONS BETWEEN WALLS AND FLOORS, BETWEEN WALLS AT BUILDING CORNERS, AND BETWEEN WALLS AND ROOFS
3. PENETRATIONS THROUGH THE CONTINUOUS AIR BARRIER IN BUILDING ENVELOPE ROOFS, WALLS, AND FLOORS
4. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
5. JOINTS, SEAMS, CONNECTIONS BETWEEN PLANES, AND OTHER CHANGES IN CONTINUOUS AIR BARRIER MATERIALS

CONTRACTOR TO ENSURE PROPER CAULKING AND SEALING OF ALL JOINTS AND OPENINGS AS NOTED.

5.4.3.2 LOADING DOCK WEATHERSEALS IN CLIMATE ZONES 0 AND 4 THROUGH 8, CARGO DOORS AND LOADING DOOR DOORS SHALL BE EQUIPPED WITH WEATHERSEALS TO RESTRICT INFILTRATION WHEN VEHICLES ARE PARKED IN THE DOORWAY.

PROVIDED PER DOOR SCHEDULE

5.4.3.3 VESTIBULES AND REVOLVING DOORS. VESTIBULES AND REVOLVING DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION.
5.4.3.3.1. LOCATION
BUILDING ENTRANCES THAT SEPARATE CONDITIONED SPACE FROM THE EXTERIOR SHALL HAVE ONE OF THE FOLLOWING.
A. AN ENCLOSED VESTIBULE, WITH ALL DOORS OPENING INTO AND OUT OF THE VESTIBULE EQUIPPED WITH SELF CLOSING DEVICES
B. A REVOLVING DOOR OR DOORS OPENING INTO A VESTIBULE OR DIRECTLY INTO THE CONDITIONED SPACE
C. A COMBINATION OF (A) AND (B)
5.4.3.3.2. VESTIBULE SIZE
VESTIBULES SHALL BE DESIGNED SO THT IN PASSING THROUGH THE VESTIBULE IT IS NOT NECESSARY FOR THE INTERIOR AND EXTERIOR DOORS TO BE OPEN AT THE SAME TIME. INTERIOR AND EXTERIOR DOORS SHALL HAVE A MINIMUM DISTANCE BETWEEN THEM OF NOT LESS THAN 7 FT MMEN IN THE CLOSED POSITION. THE FLOOR AREAS OF EACH VESTIBULE SHALL NOT EXCEED THE GREATER OF 50 FT2 OR 2% OF THE GROSS CONDITIONED FLOOR AREA FOR THAT LEVEL OF THE BUILDING.
5.4.3.3.3. VESTIBULE ENVELOPE
THE EXTERIOR SURFACES OFT BOTH CONDITIONED VESTIBULES AND UNCONDITIONED VESTIBULES SHALL COMPLY WITH THE CONTINUOUS AIR BARRIER REQUIREMENTS.

EXCEPTIONS TO 5.4.3.3.
1. DOORS NOT INTENDED TO BE USED AS A BUILDING ENTRANCE.
2. DOORS OPENING DIRECTLY FROM A DWELLING UNIT.
3. BUILDING ENTRANCES IN BUILDINGS LOCATED IN CLIMATE ZONE 1 OR 2.
4. DOORS OPENING INTO SEMIHEATED SPACES.
5. ENCLOSED ELEVATOR LOBBIES FOR BUILDING ENTRANCES DIRECTLY FROM PARKING GARAGES
6. BUILDING ENTRANCES IN BUILDINGS THAT ARE LOCATED IN CLIMATE ZONE 3, WHERE THE BUILDING IS LESS THAN FOUR STORIES ABOVE GRADE AND LESS THAN 10,000 FT2 IN GROSS CONDITIONED FLOOR AREA.
7. BUILDING ENTRANCES IN BUILDINGS THAT ARE LOCATED IN CLIMATE ZONE 0, 4, 5, 6, 7, OR 8, WHERE THE BUILDING IS LESS THAN 1000 FT2 IN GROSS CONDITIONED FLOOR AREA.
8. DOORS THAT OPEN DIRECTLY FROM A SPACE THAT IS LESS THAN 3000 FT2 IN AREA AND IS SEPARATE FROM THE BUILDING ENTRANCE.
9. SELF-CLOSING DOORS IN BUILDINGS IN CLIMATE ZONES 0, 5, AND 4 THAT HAVE AN AIR CURTAIN COMPLYING WITH SECTION 10.4.5.
10. SELF-CLOSING DOORS IN BUILDINGS IS STORIES OR LESS IN CLIMATE ZONES 5 THROUGH 8 THAT HAVE AN AIR CURTAIN COMPLYING WITH SECTION 10.4.5.

VESTIBULES PROVIDED AT BUILDING ENTRANCE(S) AS REQUIRED PER PLANS

5.5 PRESCRIPTIVE BUILDING ENVELOPE OPTION
ENVELOPE SHALL COMPLY WITH EITHER THE "NONRESIDENTIAL", OR "RESIDENTIAL" REQUIREMENTS IN

5.5.1. EXTERIOR BUILDING ENVELOPE FOR A CONDITIONED SPACE, THE EXTERIOR BUILDING

TABLES 5.5-0 THROUGH 5.5-8 FOR THE APPROPRIATE CLIMATE. THE EXTERIOR SURFACES OF CONDITIONED VESTIBULES SHALL COMPLY WITH THE BUILDING ENVELOPE REQUIREMENTS FOR A CONDITIONED SPACE.

5.5.2. SEMI-EXTERIOR BUILDING ENVELOPE. IF A BUILDING CONTAINS ANY SEMHEATED SPACE OR UNCONDITIONED SPACE, THEN THE SEMI-EXTERIOR BUILDING ENVELOPE SHALL COMPLY WITH THE REQUIREMENTS FOR SEMHEATED SPACE IN TABLES 5.5-0 THROUGH 5.5-8 FOR THE APPROPRIATE CLIMATE. (SEE FIGURE 5.5.2.) THE INTERIOR SURFACES AND EXTERIOR SURFACES OF UNCONDITIONED VESTIBULES SHALL COMPLY WITH THE BUILDING ENVELOPE REQUIREMENTS FOR A SEMHEATED SPACE.

5.5.3 OPAQUE AREAS FOR ALL OPAQUE SURFACES EXCEPT DOORS, COMPLIANCE SHALL BE DEMONSTRATED BY ONE OF THE FOLLOWING TWO METHODS: A. MINIMUM RATED R-VALUE OF INSULATION FOR THE THERMAL RESISTANCE OF THE ADDED INSULATION IN FRAMING CAVITIES AND CONTINUOUS INSULATION ONLY. SPECIFICATIONS LISTED IN NORMATIVE APPENDIX A FOR EACH CLASS OF CONSTRUCTION SHALL BE USED TO DETERMINE COMPLIANCE.

CONDITIONED SPACES TO BE INSULATED TO A MIN R VALUES SPECIFIED IN TABLES 5.5-0 THROUGH 5.5-8.

CODE REVIEW

BASIS FOR DESIGN: 2024 BRITISH COLUMBIA BUILDING CODE, PART 3
3.1.2. MAJOR OCCUPANCY: F2 (MEDIUM HAZARD INDUSTRIAL) D (OFFICES)
3.1.3.1. SEPARATION OF MAJOR OCCUPANCIES - NO SEPARATION BETWEEN F2 & D
3.1.4. CONSTRUCTION TYPE. - COMBUSTIBLE CONSTRUCTION PERMITTED
3.1.5. FIRE SEPARATIONS - TO HAVE RATED CLOSURES & CLOSERS
3.1.9. PENETRATIONS OF FIRE SEPARATIONS - ALL PENETRATIONS TO BE FIRE STOPPED
3.1.11. FIRE BLOCKS IN CONCEALED SPACES - TO COMPLY W/ THIS SECTION
3.1.13.2. FLAME SPREAD RATING - MAX. 150 TYP. EXCEPT 25 FOR EXITS.
3.1.15. ROOF COVERINGS - CAN/ULC-S107 CLASS A, B OR C REQ'D
3.1.17. OCCUPANT LOAD - WAREHOUSE = 28.00 M2 PER PERSON - OFFICES = 9.30 M2 PER PERSON

CALCULATED DESIGN OCCUPANT LOAD (WHOLE BUILDING)
ESTIMATE FOR BUILDING SHELL ONLY.
BUILDING AREA: 24,000 sq.ft. [1,858.5 m2]

USE	FLOOR AREA		PERSONS
WAREHOUSE:*	6 224.5 m2	/ 28 =	222
MAIN FLOOR FUTURE OFFICES:*	1 541.4 m2	/ 9.3 =	172
2ND FLOOR INDUSTRIAL:	1 541.4 m2	/ 9.3 =	172
TOTAL			566

*INCLUDES 2ND FLOOR & MAIN FLOOR ASSUMED FUTURE OFFICES (ACTUAL OCCUPANT LOAD BE BE CALCULATED WITH TENANT IMPROVEMENT PERMITS)

PER ONE (1) PROVIDED UNIVERSAL WASHROOM PER UNIT SEE 3.7.2.2 BELOW

3.2.2. BUILDING CLASSIFICATION. CRITERIA TO DETERMINE CLASSIFICATION.
- BUILDING AREA: 10,200 sq.ft. [80 846 m2]
- NUMBER OF STORIES: TWO (2)
- FULLY MONITORED SPRINKLER SYSTEM
- COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION

CLASSIFICATION - 3.2.2.50 GROUP D
MAX FLOOR AREA: TWO (2) STOREYS, UP TO 9 000 m2
- COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION

A) FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS AND, IF OF COMBUSTIBLE CONSTRUCTION, SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1 HR.
B) ROOF ASSEMBLIES SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN 1 HR.
D) MEZZANINES SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN 1 HR.
E) LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1 HR, OR
I) HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1 HR, OR
II) BE OF NONCOMBUSTIBLE CONSTRUCTION.

CLASSIFICATION - 3.2.2.77. GROUP F, DIVISION 2
MAX FLOOR AREA: TWO (2) STOREY, UP TO 9 000 m2
-NONCOMBUSTIBLE CONSTRUCTION
A) FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS AND, IF OF COMBUSTIBLE CONSTRUCTION, SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1 HR, AND
B) MEZZANINES SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN 1 HR.
C) LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE SUPPORTED ASSEMBLY

MOST RESTRICTIVE - 3.2.2.77. GROUP F, DIVISION 2

3.2.3. SPATIAL SEPARATIONS

	WALL AREA	LIMITING DISTANCE	U.P.O% ALLOWED	ACTUAL U.P.O%	CONSTRUCTION REQUIREMENTS
NORTH	>200 m2	18.5 m	100 %	<100 %	NONE
SOUTH	>200 m2	19.9 m	100 %	<100 %	NONE
EAST	>200 m2	20.4 m	100 %	<100 %	NONE
WEST	>200 m2	50 m	100 %	<100 %	NONE

NO COMBUSTIBLE CLADDING IS BEING APPLIED U.N.O.
* NOTE: ALL EXTERIOR PANEL JOINTS UNRATED AND CONSIDERED U.P.O% U.N.O.
** NOTE: 2 HOUR RATED PANEL JOINTS REQUIRED FOR WEST EXTERIOR WALL.

3.2.4. FIRE ALARM SYSTEM. REQUIRED (FOR SPRINKLERED BUILDING), SEE ELECTRICAL ENGINEERS DWG'S FOR DETAILS
3.2.5. PROVISIONS FOR FIRE FIGHTING - ACCESS ROUTE PER PLAN
3.2.7. LIGHTING AND EMERGENCY POWER SYSTEMS - REQUIRED, SEE ELECTRICAL ENGINEERS DWG'S
3.3.1. SAFETY WITHIN FLOOR AREAS
3.3.1.1. SEPARATION OF SUITES 45 MIN F.R.R. FIRE SEPARATION MIN.
3.3.1.5. EGRESS - MAX FLOOR AREA FOR 1 EGRESS DOOR = 200 M2 (A2.4.E)
- MAX TRAVEL DISTANCE FOR 1 EGRESS DOOR = 25 M
3.3.2.11. SAFETY GLAZING GLAZING AT 2ND FLOOR TO CONFORM TO CLASS A OF CAN/CGSB-12.1, "SAFETY GLAZING"
3.4.2.1. EXITS - MAX FLOOR AREA FOR 1 EXIT = 200 M2 (F2)
- MAX TRAVEL DISTANCE FOR 1 EGRESS DOOR = 25 M
- MAX TRAVEL DISTANCE (SPRINKLERED) = 45 M
3.7.2.2 WATER CLOSETS

REQ'D	PROVIDED
TO BE DETERMINED AT TIME OF TENANT IMPROVEMENTS	

PERMANENT OCCUPANT LOAD SIGNAGE INDICATING AN OCCUPANT LOAD OF 10 PERSONS TO BE PROVIDED IN A CONSPICUOUS LOCATION IN EACH UNIT PER 3.1.17.1.(2)

3.8. REQUIREMENTS FOR THOSE WITH DISABILITIES
- ACCESS PROVIDED TO MAIN ENTRANCE PER 3.8.2.2.
- NOT APPLICABLE TO MEZZANINES OR STOREYS LESS THAN 600 M2

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2	JUN.09.25	DEVELOPMENT PERMIT
1	FEB.07.25	PROGRESS REVIEW

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

PROJECT:
PROPOSED INDUSTRIAL BUILDING FOR:

PANNU NORTH

ADDRESS: 26477 56 AVE., TOWNSHIP OF LANGLEY BC

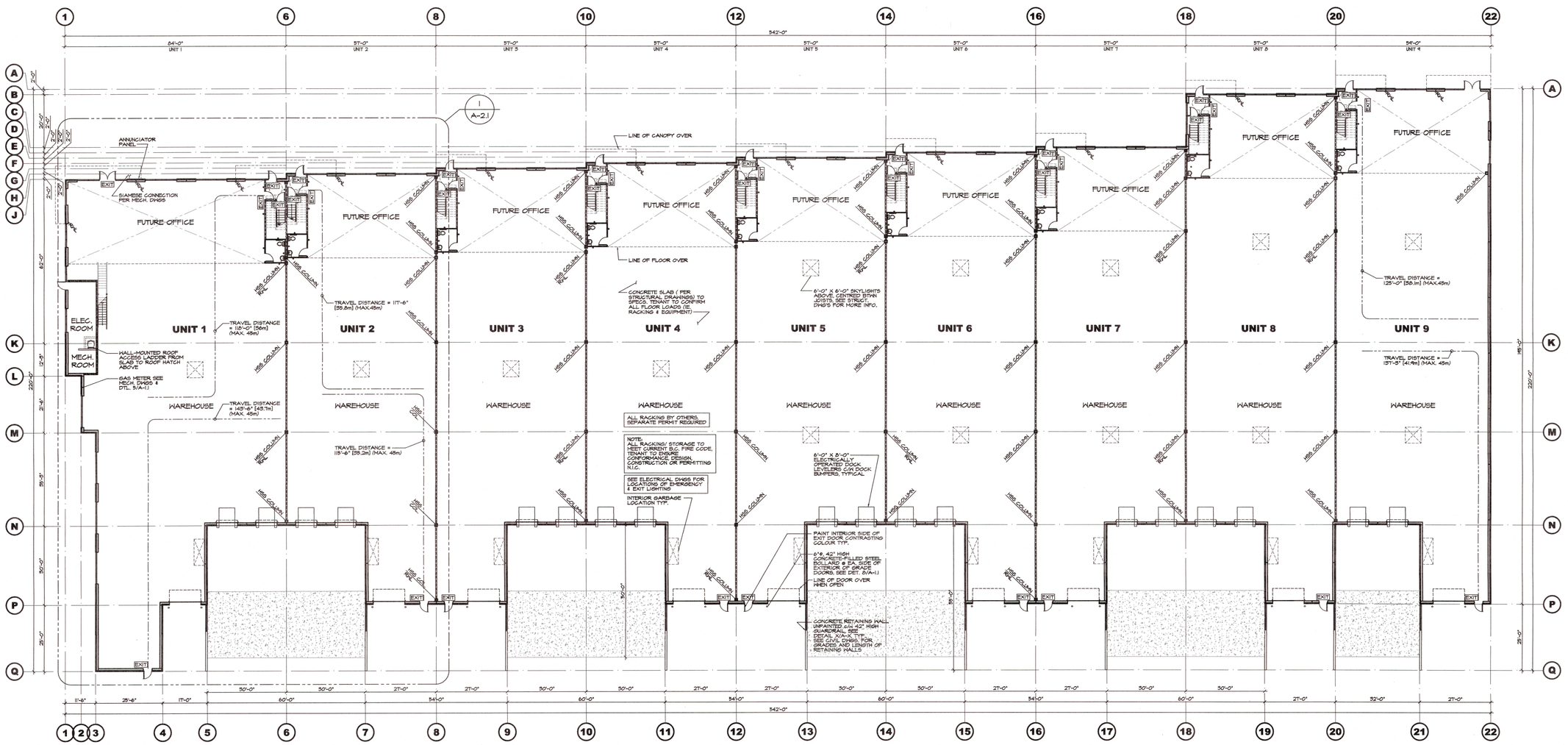
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SITE DETAILS

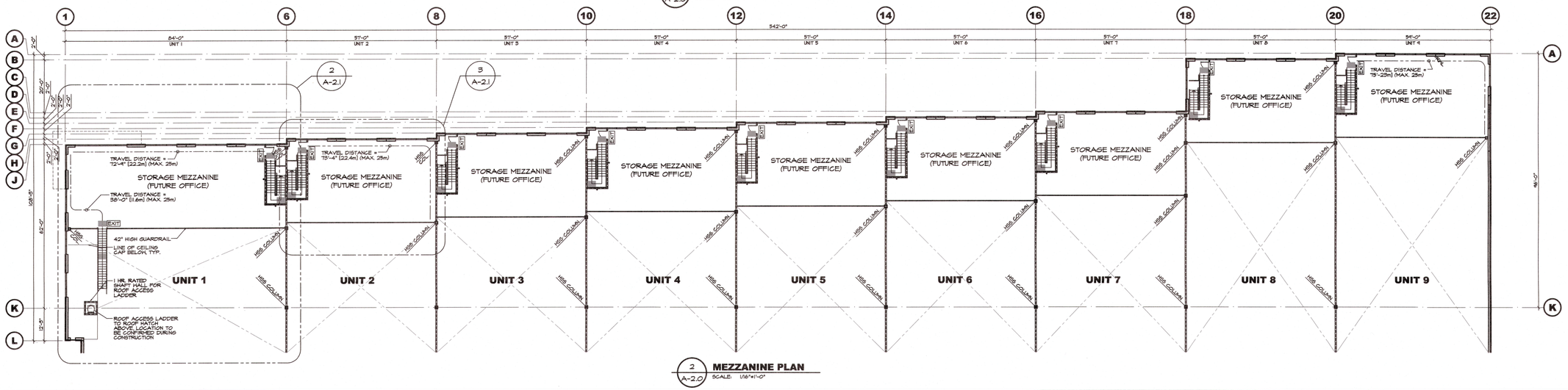
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JOB NO.	DRAWN
21-011	AS/DF
REVIEWED	
CHECKED	R.D.
PLOT DATE	JUN.09.25

PROJECT - DRAWING NUMBER: A-1.2
REV.: 2



1 A-2.0 **GROUND FLOOR PLAN**
SCALE: 1/16"=1'-0"



2 A-2.0 **MEZZANINE PLAN**
SCALE: 1/16"=1'-0"

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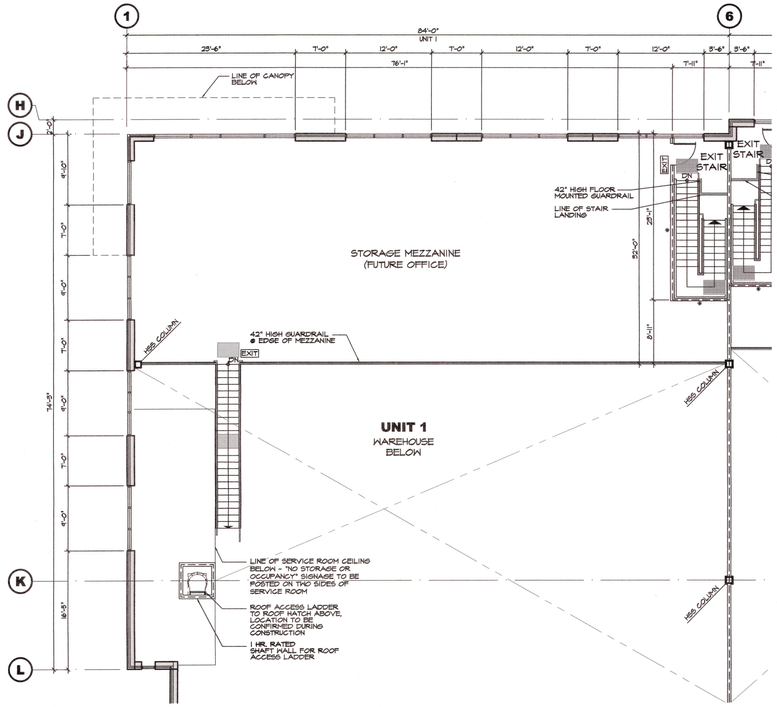
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FLOOR PLANS

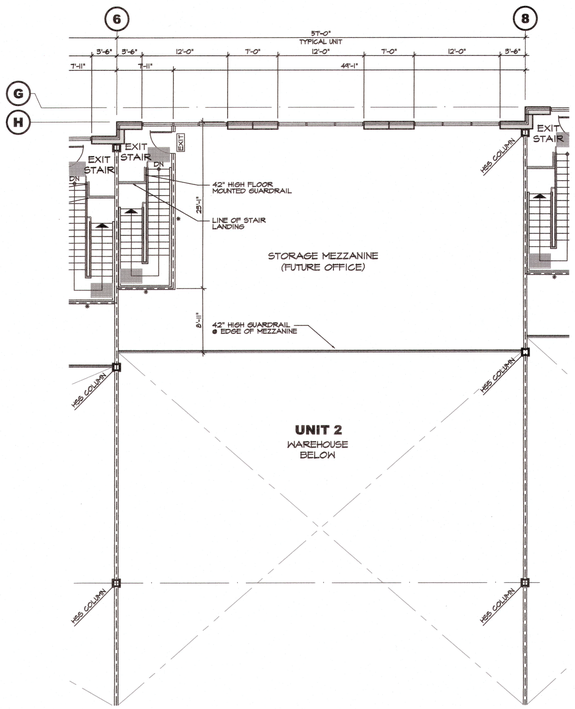
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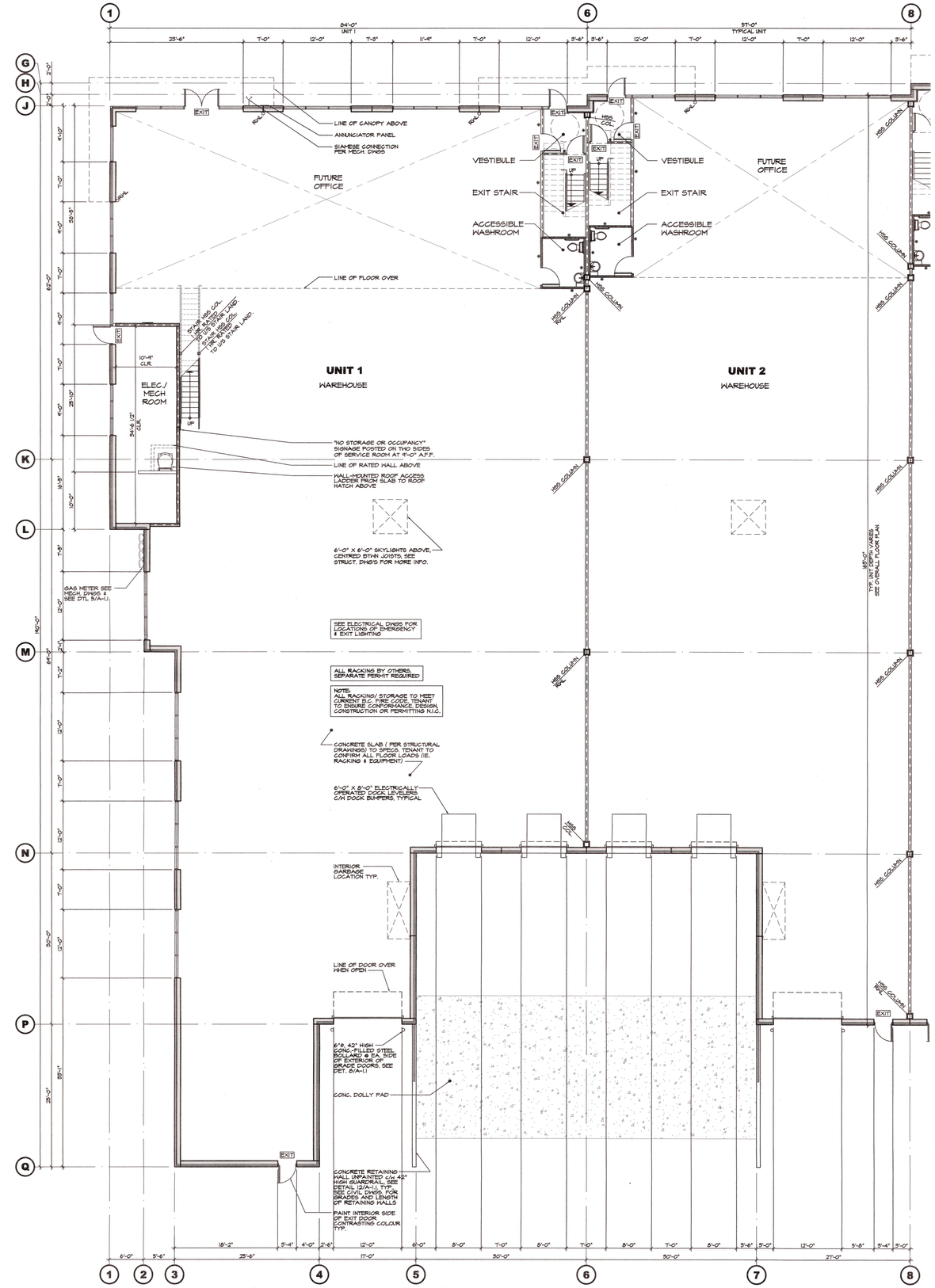
PROJECT - DRAWING NUMBER: **A-2.0**
REV.: **3**



2 A-2.1 **ENLARGED MEZZANINE FLOOR PLAN - UNIT 1**
SCALE: 1/8"=1'-0"



3 A-2.1 **ENLARGED MEZZANINE FLOOR PLAN - UNIT 2-9**
SCALE: 1/8"=1'-0"



1 A-2.1 **ENLARGED GROUND FLOOR PLAN**
SCALE: 1/8"=1'-0"

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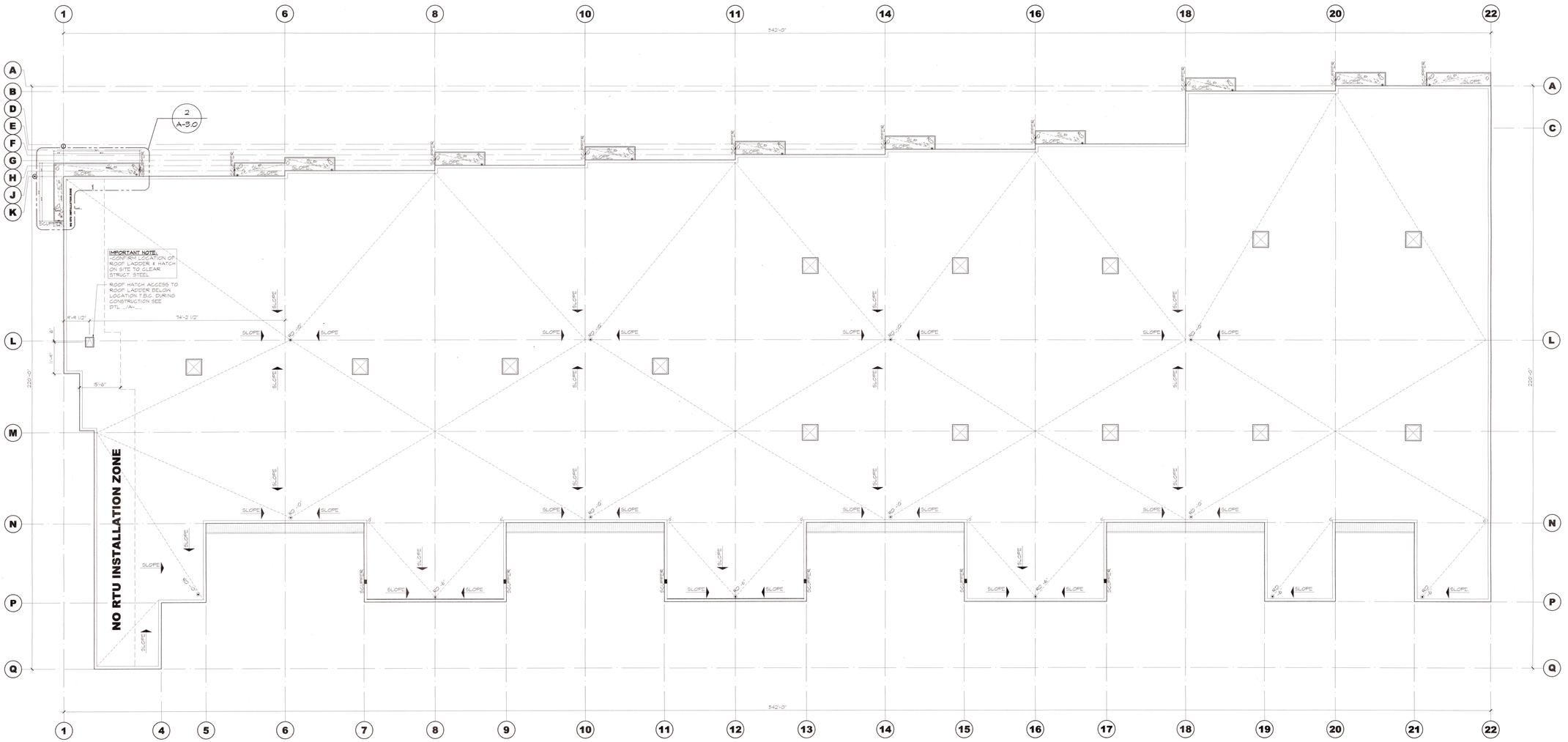
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FLOOR PLANS

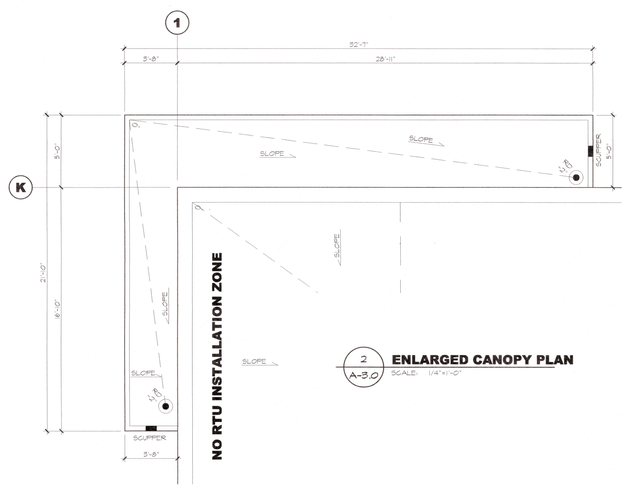
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PLOT DATE	JUN.09.25

PROJECT - DRAWING NUMBER **A-2.1** REV. **1**



1 A-3.0 **ROOF PLAN**
SCALE: 1/16"=1'-0"



2 A-3.0 **ENLARGED CANOPY PLAN**
SCALE: 1/4"=1'-0"

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1	JUN.09.25	DEVELOPMENT PERMIT

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

PROJECT:
PROPOSED INDUSTRIAL BUILDING FOR:

PANNU NORTH

ADDRESS: 26477 56 AVE., TOWNSHIP OF LANGLEY BC

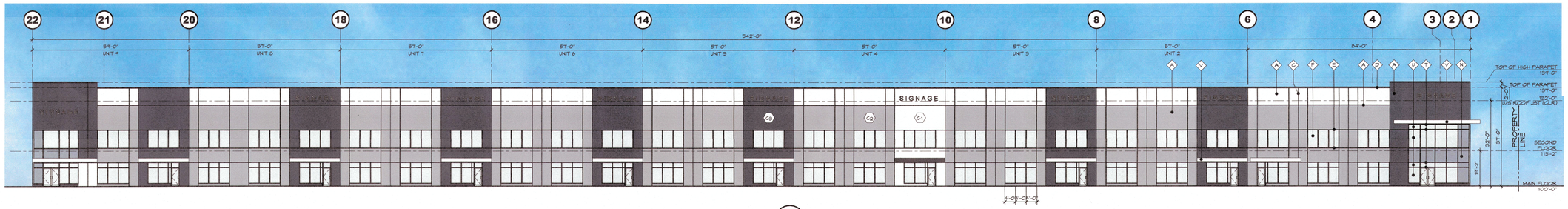
DRAWING

ROOF PLAN

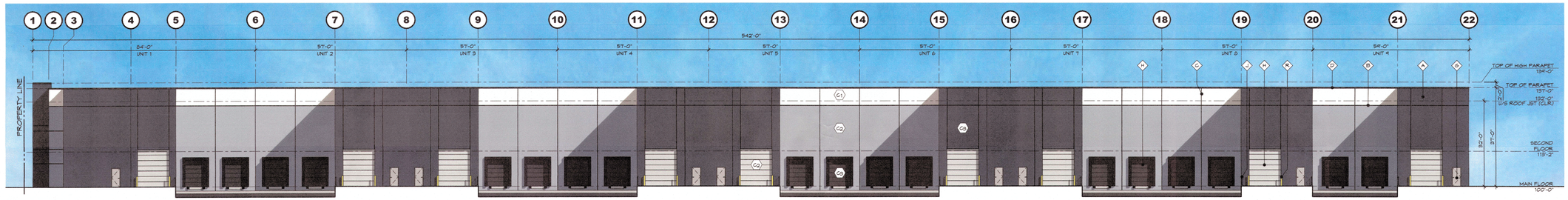
SEAL

JOB NO.	DRAWN
21-011	AS/DF
REVIEWED	
CHECKED	R.D.
PLOT DATE	JUN.09.25

PROJECT - DRAWING NUMBER: **A-3.0**
REV.: **1**



1 A-4.0 **WEST ELEVATION**
SCALE: 1/16" = 1'-0"



2 A-4.0 **EAST ELEVATION**
SCALE: 1/16" = 1'-0"

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 PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPAINTING 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 20'x20' 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:
1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

2)DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.

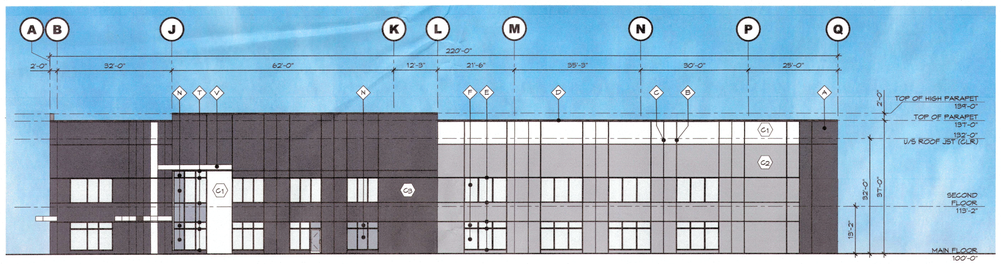
3)METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYD PRIMER, 2 COATS OF ALKYD ENAMEL.

4)WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.

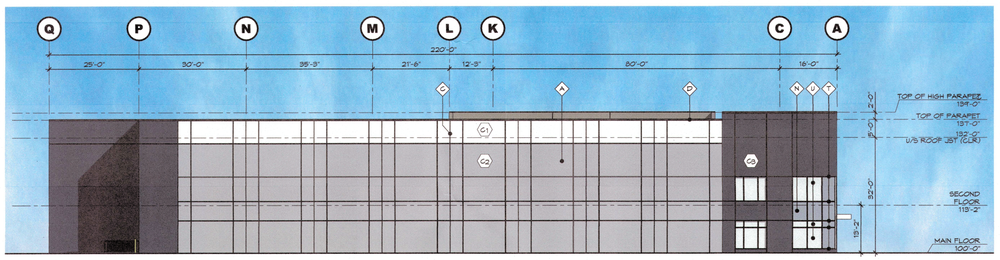
ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.

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.



3 A-4.0 **SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"



4 A-4.0 **NORTH ELEVATION**
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

- A — CONCRETE TILT-UP WALL TYP. - PAINTED
- B — REVEAL IN CONCRETE - PAINTED
- C — PANEL JOINT
- D — PRE-FINISHED METAL CAP FLASHING
- E — STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- F — STOREFRONT GLASS - CLEAR
- G — STEEL MANDOORS - PAINTED
- H — STEEL SECTIONAL OVERHEAD DOORS
- J — STEEL GUARDRAILS - PAINTED
- K — CONCRETE RETAINING WALLS - PAINTED, TYP.
- L — LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- M — ACM CANOPY
- N — SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- P — SCUPPER
- Q — METAL CLAD CANOPY
- R — STEEL BOLLARD - PAINTED
- S — CONCRETE CURB UNDER, PAINTED
- T — CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- U — CURTAIN WALL GLASS - CLEAR
- V — C-CHANNEL STEEL FRAMED CANOPY - PAINTED

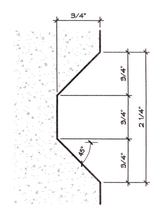
NOTED: NOT ALL MATERIALS INDICATED ARE APPLICABLE.

PROJECT COLOURS

ALL PAINT COLOURS TO BE SHERWIN WILLIAMS U.N.O.

C1	MAIN FIELD COLOUR 1:	HIGH REFLECTIVE WHITE (SW 7757)
C2	FIELD ACCENT COLOUR 1:	MORNING FOG (SW 6259)
C3	FIELD ACCENT COLOUR 2:	CYBERSPACE (SW 7076)

STEEL MANDOOR COLOUR:	BLACK
EXTERIOR GUARDRAILS:	BLACK
ALUMINUM STOREFRONT MULLIONS: TYPICAL GLAZING:	CLEAR ANODIZED GLEAR (LOW E AND / OR ASHRAE 90.1 2019 COMPLIANT)
SPANDREL GLAZING COLOUR:	3-820 GRAY OPAQ-COAT
TYPICAL METAL CAP FLASHING:	CHARCOAL GRAY



5 A-4.0 **TYP. REVEAL DETAIL**
SCALE: 12" = 1'-0"

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 206 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604 385 3600 | RUCHIR@ARCHITECTUREPANEL.COM

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NO.	DATE Y/M/D	DESCRIPTION
4	JUN.09.25	DEVELOPMENT PERMIT
3	MAR.19.25	DEVELOPMENT PERMIT
2	FEB.20.25	ISSUED FOR DP
1	FEB.07.25	PROGRESS REVIEW

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION

ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

PROJECT:
PROPOSED INDUSTRIAL BUILDING FOR:

PANNU NORTH

ADDRESS: 26477 56 AVE., TOWNSHIP OF LANGLEY BC

DRAWING

ELEVATIONS

SEAL

JOB NO. 21-011 | DRAWN JB,SB
DESIGNED
CHECKED RD
PLOT DATE JUN.09.25

PROJECT - DRAWING NUMBER **A-4.0** | REV. **4**