

NEW BUILDING FOR ACE TANK SERVICES

26129 31B AVE,
LANGLEY, BC V4W 2Z6

ISSUED FOR DEVELOPMENT PERMIT

2026-06-23



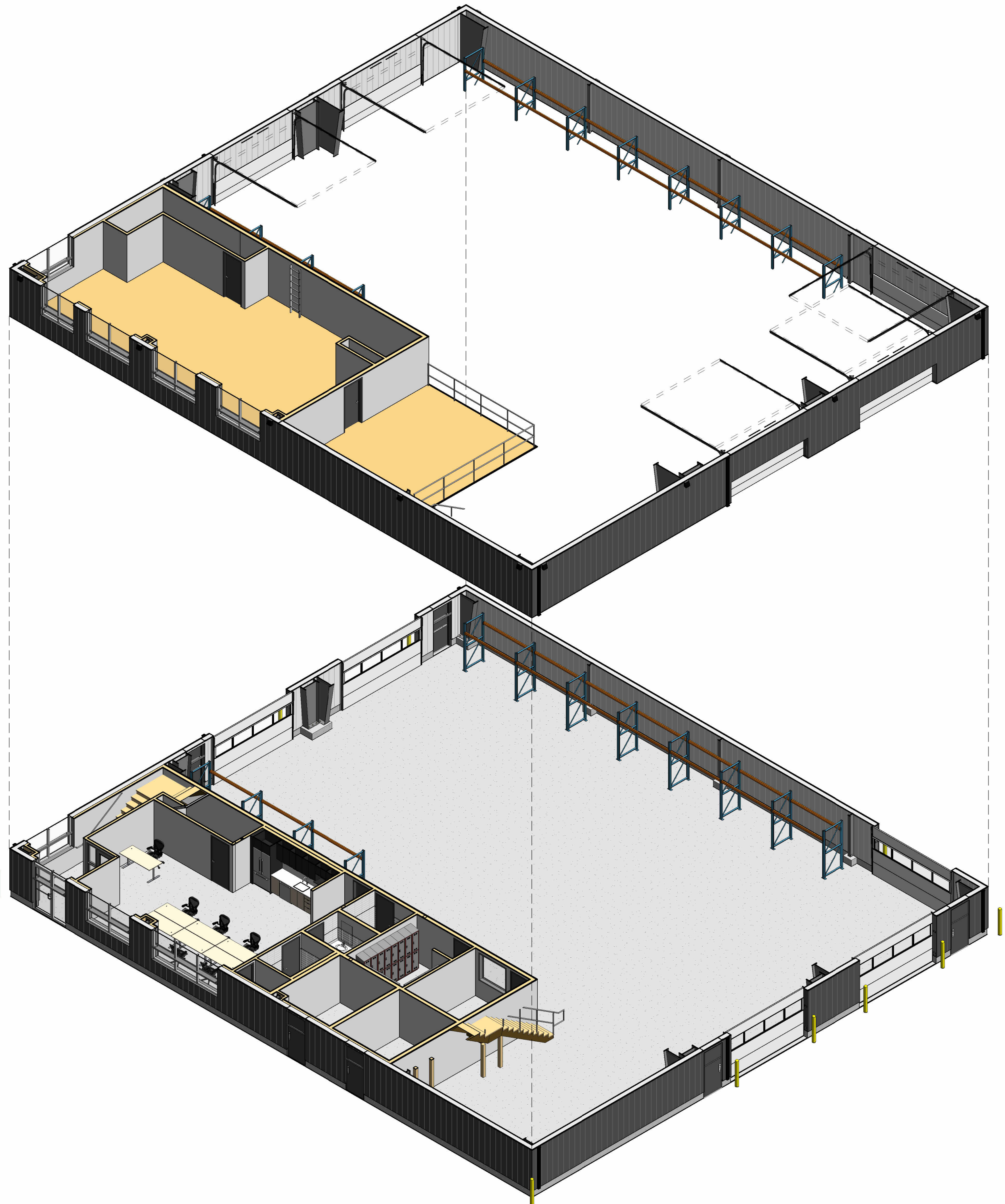
SHEET LIST - DP		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
A0.00	COVER SHEET	DP1
A0.01	SITE PLAN	DP1
A0.02	SITE DETAILS	DP1
A0.03	AREA PLANS	DP1
A3.01	ELEVATIONS	DP1
A9.01	RENDERINGS	DP1
Total: 6		

GENERAL NOTES

- THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE CONSULTANT. DRAWINGS ARE NOT TO BE SCALED.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IS FORBIDDEN UNLESS PERMITTED IN WRITING BY THE ARCHITECT. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS CLEAR LABELLED "ISSUED FOR CONSTRUCTION" IN THE REVISION COLUMN.
- READ DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL CONFINE ACTIVITIES AND STORAGE OF MATERIALS TO THE AREAS INDICATED ON THE DRAWINGS AND PROTECT ALL OTHER AREAS OF THE SITE FROM DAMAGE.
- THE CONTRACTOR SHALL ACCOMMODATE ACCESS AND SAFETY FOR THE PUBLIC DURING THE CONSTRUCTION PERIOD, AND SHALL PROVIDE TEMPORARY HOARDING OR FENCING AS REQUIRED.
- ALL WORK SHALL BE TO THE MOST RECENT BRITISH COLUMBIA BUILDING CODE / VANCOUVER BUILDING BY-LAW AND RELATED STANDARDS AND ALL OTHER JURISDICTIONAL BY-LAWS AND REGULATIONS APPLICABLE TO THE TRADES INVOLVED.
- PROPERTY LINES AND DIMENSIONS SHOWN ARE APPROXIMATE AND DERIVED FROM THE SURVEYS. REFER TO THE FINAL SURVEYS FOR RECORD DIMENSIONS.
- GRADES AND SITE SERVICES SHOWN ARE APPROXIMATE; REFER TO CIVIL DRAWINGS FOR DETAILED GRADING, CATCH BASINS, & SITE SERVICES.
- PROVIDE POSITIVE EXTERNAL GRADES SLOPING AWAY FROM THE BUILDING MINIMUM 2%.
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.

GRAPHIC & SYMBOL LEGEND

Existing construction; to be retained			Detail Reference
Existing construction; to be demolished			Building Section Reference
New stud wall; construction as indicated			Wall / Detail Section Reference
Fire Rated Wall - 1 HR			Exterior Elevation Reference
Fire Rated Wall - 2 HR			Interior Elevation Reference
Room Tag			Grid Reference
Door Tag			Level Reference
Window Tag			Spot Elevation
Wall / Floor / Roof Type Tag			
Material / Finish Keynote Tag			
Revision Tag			
Path of Travel Tag			
Center Line			
Property Line			





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PROJECT CONTACTS

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102 - 1661 W 2nd Ave, Vancouver, BC
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Alyssa Semczynszyn, B.LA, MBCSLA



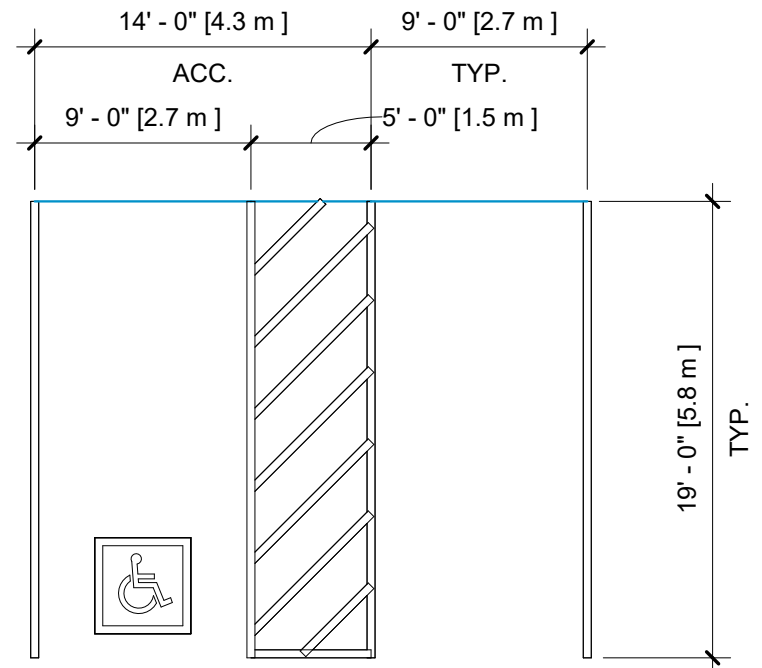
1 SITE PLAN
1" = 20'-0"



2 SITE CONTEXT PLAN
1/4" = 1'-0"

SITE DATA & ZONING SUMMARY

PROJECT ADDRESS:	26129 31B AVENUE LANGLEY, BC V4W 2Z6		
LEGAL DESCRIPTION:	LOT 47, SECTION 24, TOWNSHIP 10, NEW WEST DISTRICT, PLAN NWP56635 PART NE1/4		
ZONE:	M-2 - GENERAL INDUSTRIAL		
SITE AREA:	APPROXIMATELY	6,899.6 m ² / 74,267 ft ²	
BUILDING AREA:	NEW BUILDING	733.6 m ² / 7,896 ft ²	
SITE COVERAGE:	ALLOWED DESIGNED	60% APPROXIMATELY 10.6%	
GROSS FLOOR AREA:	MAIN FLOOR MEZZANINE SECOND FLOOR TOTAL	733.5 m ² / 7,895 ft ² 50.7 m ² / 546 ft ² 111.7 m ² / 1,203 ft ² 895.9 m ² / 9,644 ft ²	
F.A.R.:	0.13		
SETBACKS:	FRONT REAR SIDE	REQUIRED PROVIDED (SOUTH) REQUIRED PROVIDED (NORTH) REQUIRED PROVIDED (EAST) PROVIDED (WEST)	10.0 m / 32' - 9 11/16" 20.0 m / 65' - 6" NONE 31.9 m / 104' - 9 9/16" 5.0 m / 16' - 4 7/8" 42.9 m / 140' - 8 5/8" 18.4 m / 60' - 6"
BUILDING HEIGHT:	ALLOWED DESIGNED	12.0 m / 39' - 4 7/16" 9.4 m / 30' - 11 1/8"	
LANDSCAPING:	REQUIRED	FRONT LOT LINE FLANKING STREET REAR LOT LINE	5.0 m IN DEPTH 5.0 m IN DEPTH 3.0 m IN DEPTH AND 1.5 m IN HEIGHT
PARKING:	TOTAL REQUIRED VEHICULAR OFFICE (INCL. FUTURE) INDUSTRIAL TOTAL	214.1 m ² / 35 m ² = 6 SPACES 20.0 m ² / 65' - 6" 977.0 m ² / 186 m ² = 3 SPACES 9 SPACES	
EV CHARGING:	NOT REQUIRED		
BICYCLE:	OFFICE INDUSTRIAL	6 SPACES AT EACH PUBLIC ENTRANCE SECURE BICYCLE PARKING NOT REQUIRED; GROSS FLOOR AREA < 2000 m ² NOT REQUIRED, GROSS FLOOR AREA < 2000 m ²	
TOTAL PROVIDED:	VEHICULAR BICYCLE	12 SPACES 6 SPACES	
LOADING:	TOTAL REQUIRED: BUILDING LARGER THAN 500 m ² = 1 SPACE REQUIRED		
TOTAL PROVIDED:	1 SPACE		



PARKING SPACE DETAILS
1/8" = 1'-0"

GENERAL NOTES

- FOR SITE GRADING PLAN, REFER TO CIVIL DRAWINGS PREPARED BY CENTRAS ENGINEERING LTD.
- FOR SITE SERVICE PLAN, REFER TO CIVIL DRAWINGS PREPARED BY CENTRAS ENGINEERING LTD.
- FOR OFF-SITE SERVICE PLAN, REFER TO CIVIL DRAWINGS PREPARED BY CENTRAS ENGINEERING LTD.
- FOR LANDSCAPING PLANS, REFER TO DRAWINGS PREPARED BY PROSPECT & REFUGE LANDSCAPE ARCHITECTS.
- FOR GEOTECHNICAL INFORMATION, REFER TO GEOWEST ENGINEERING REPORT NO. 2507414 DATED DECEMBER 17, 2025.
- FOR TOPOGRAPHIC SURVEY REFER TO DRAWING FILE 41551TP1 PREPARED BY WATSON & BARNARD, B.C. LAND SURVEYORS.

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NORTH

SEAL

CLIENT

PROJECT

ACE TANK SERVICES

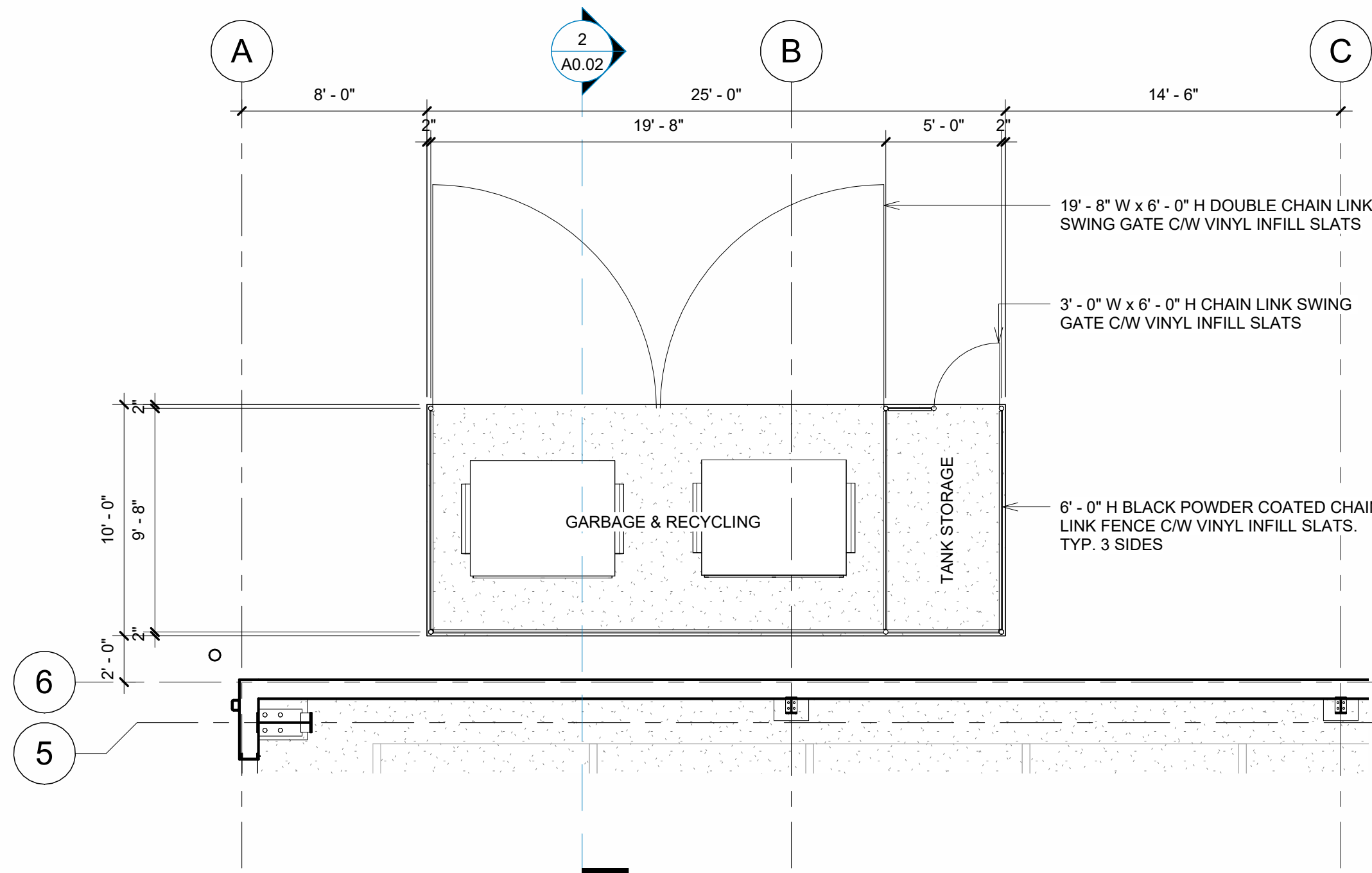
PROJECT ADDRESS

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LANGLEY, BC V4W 2Z6

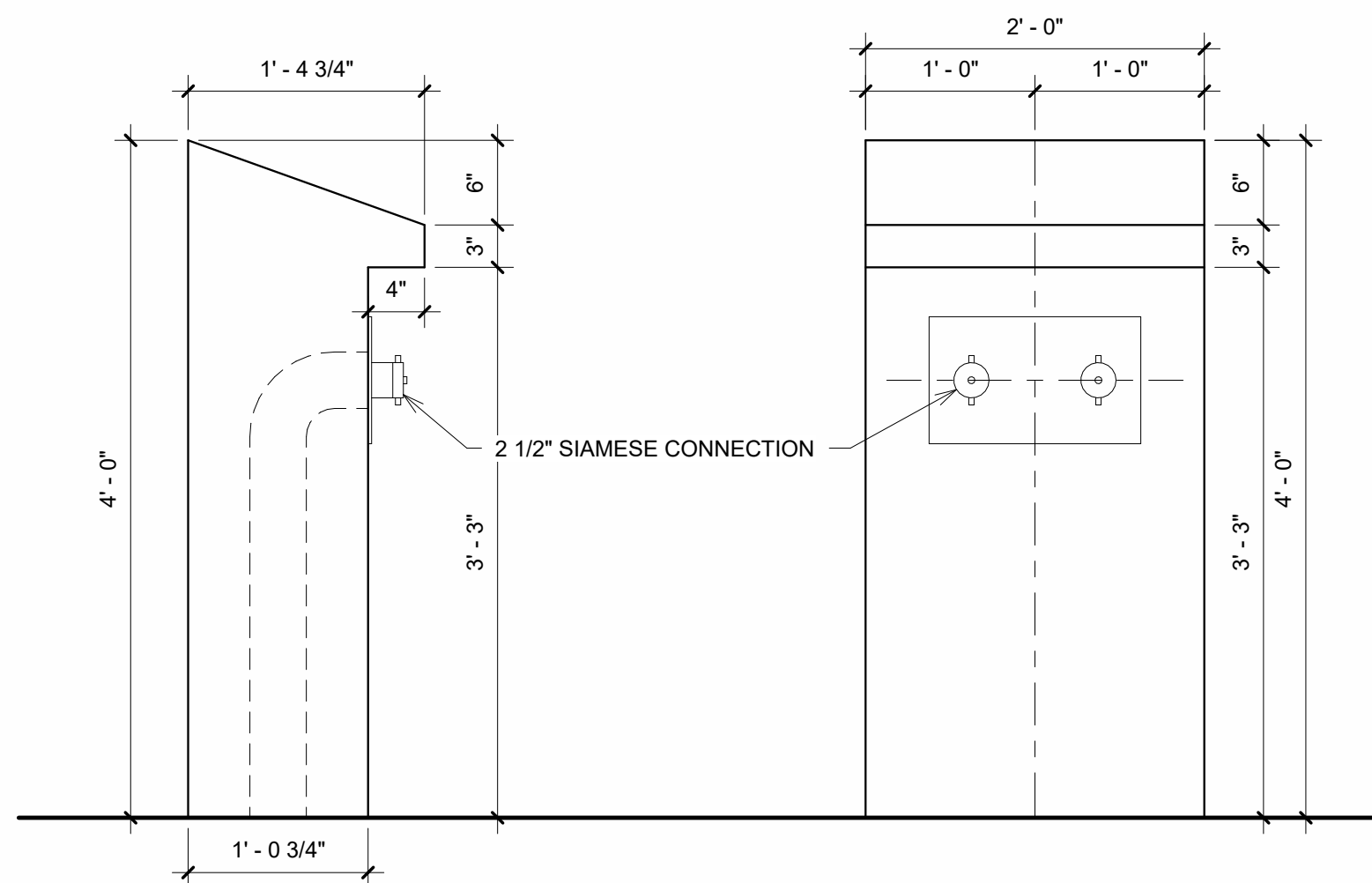
DRAWING TITLE

SITE PLAN

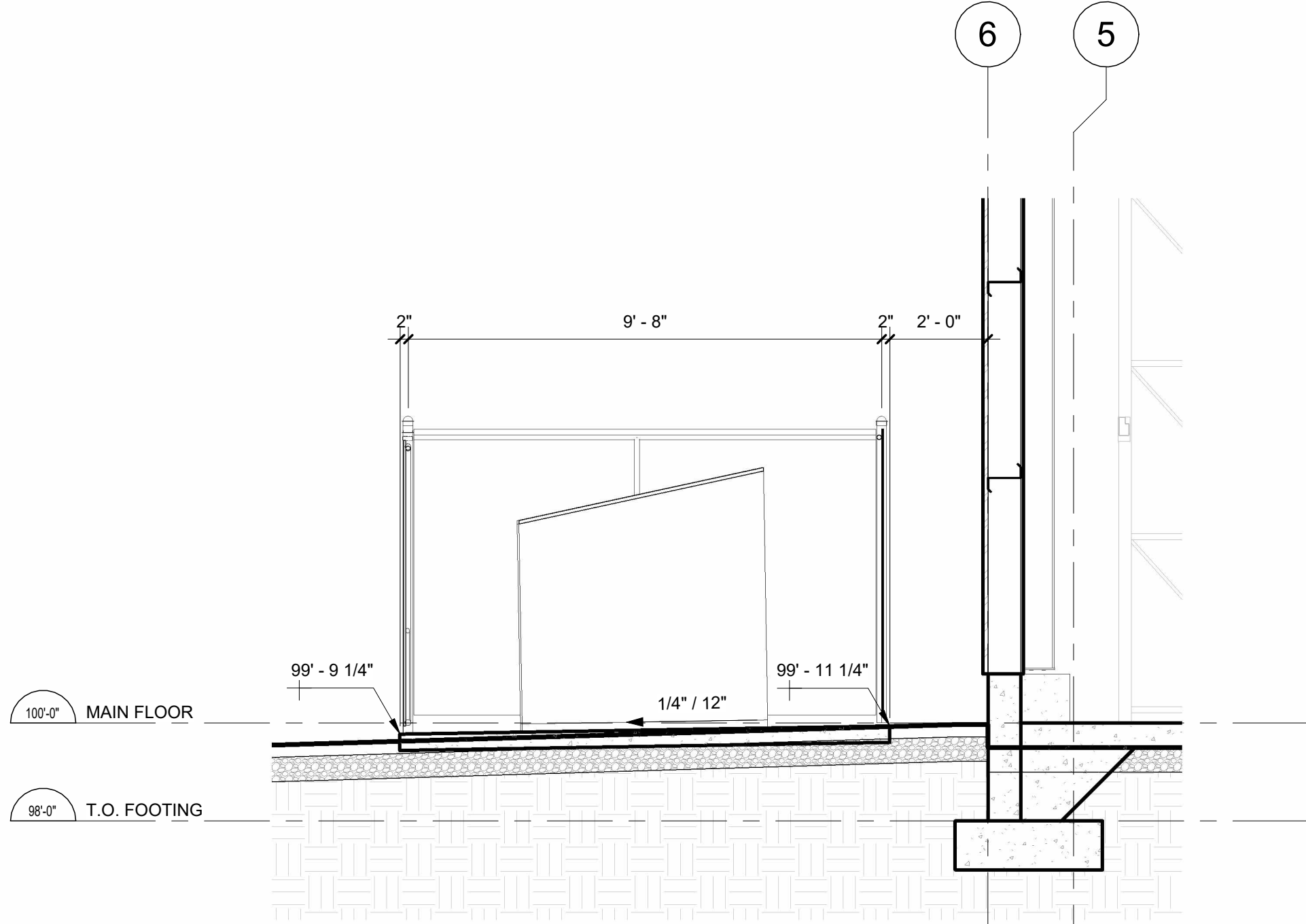
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DRAWN BY	BJ	DATE 2026-06-23
CHECKED BY	SC	JOB # 202527
DRAWING NUMBER	A0.01	VERSION DP1



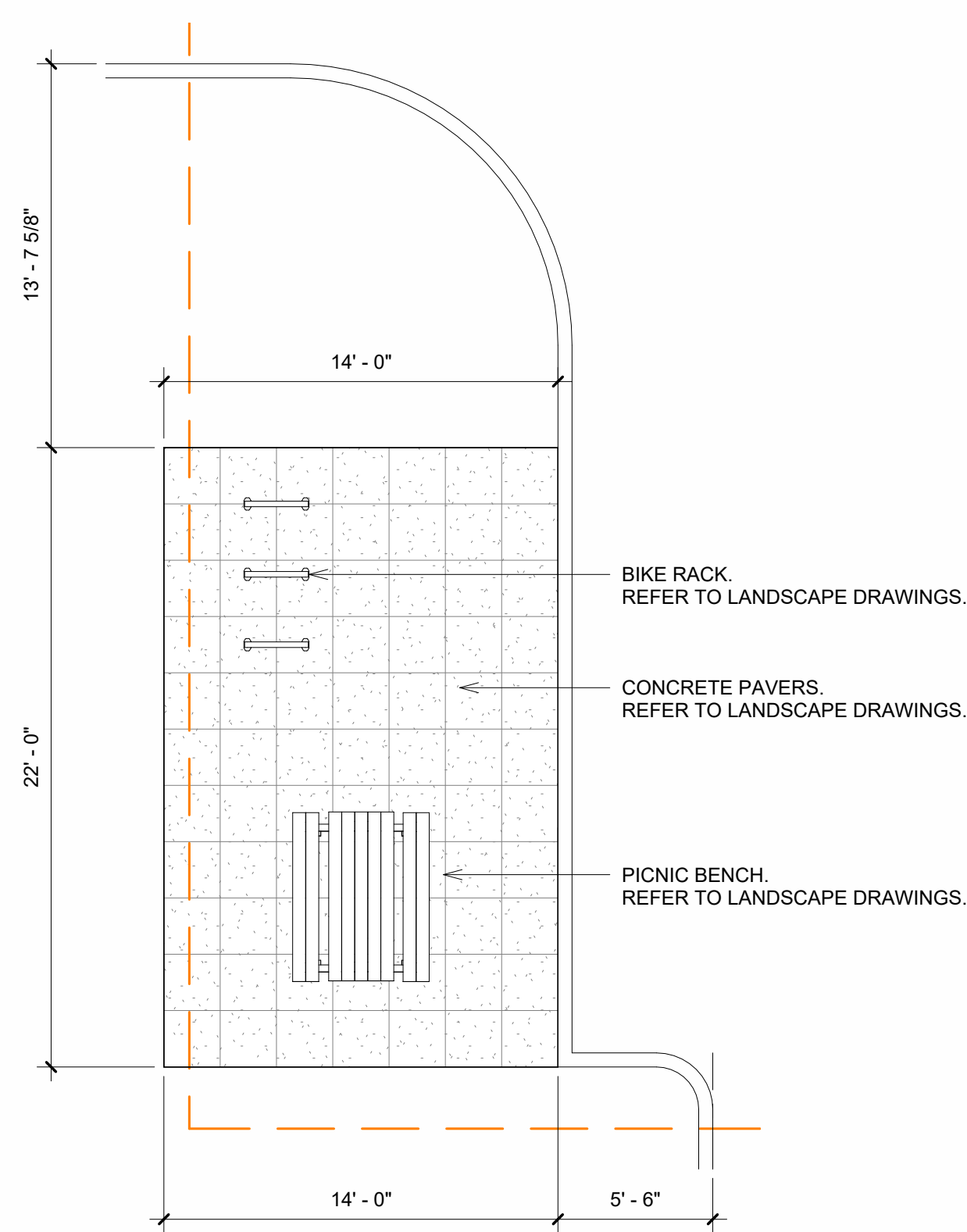
1 GARBAGE ENCLOSURE PLAN
3/16" = 1'-0"



4 FIRE DEPARTMENT CONNECTION PEDESTAL
1" = 1'-0"



2 GARBAGE ENCLOSURE SECTION
3/8" = 1'-0"



5 AMENITY AREA PLAN
3/16" = 1'-0"

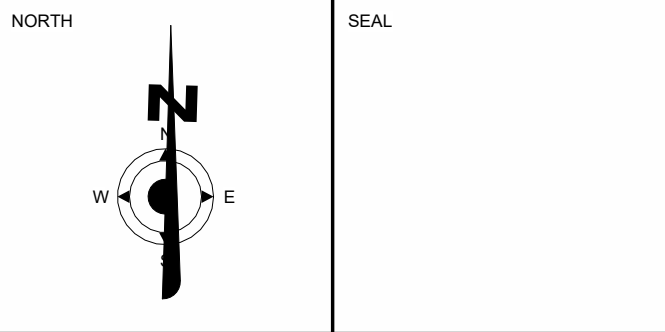


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PROJECT
ACE TANK SERVICES

PROJECT ADDRESS
**26129 31B AVE,
LANGLEY, BC V4W 2Z6**

DRAWING TITLE
SITE DETAILS

SCALE			
As indicated			
DRAWN BY	BJ	DATE	2026-06-23
CHECKED BY	SC	JOB #	202527
DRAWING NUMBER	A0.02		VERSION DP1

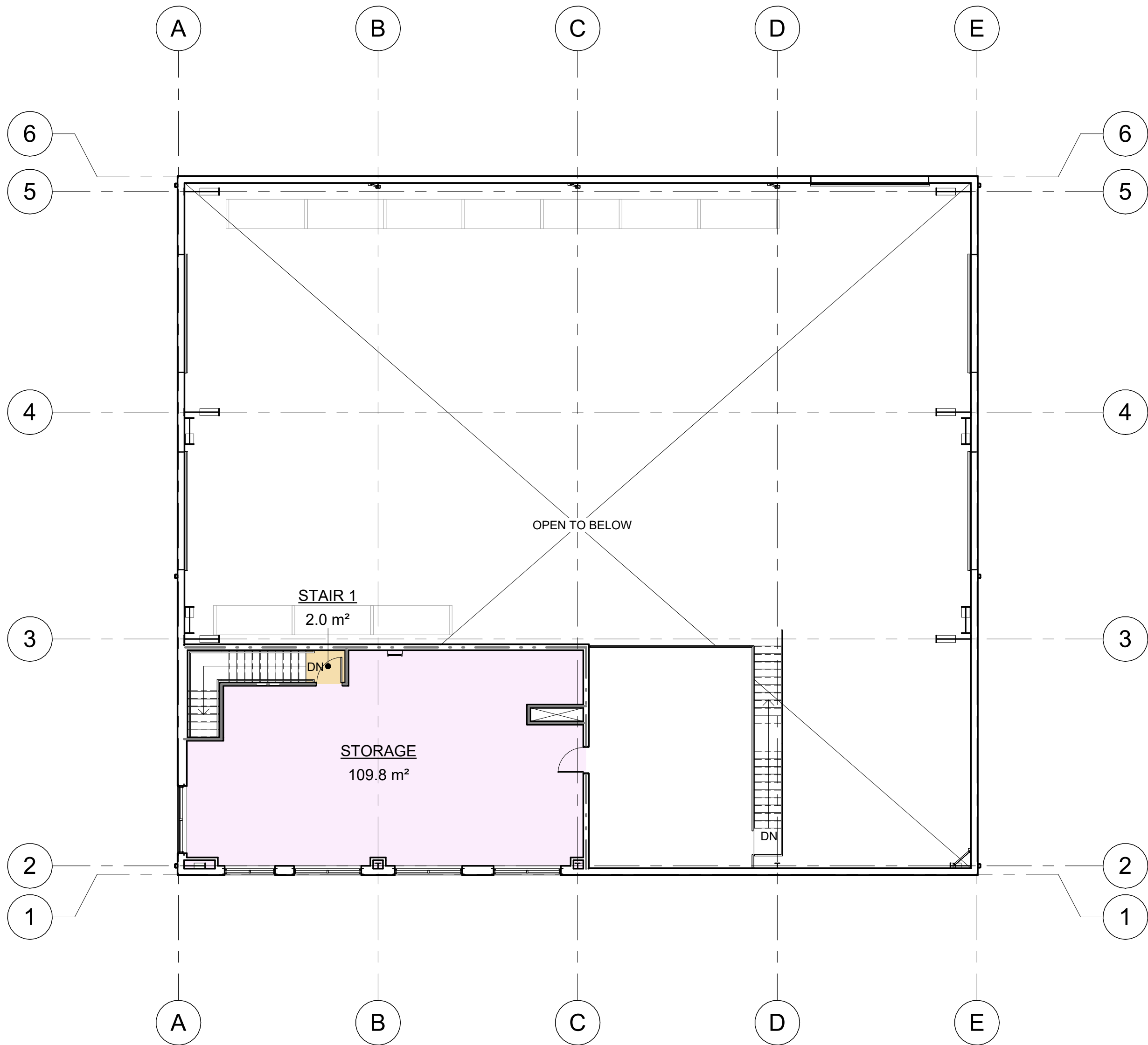


1 MAIN FLOOR GROSS AREA PLAN
3/32" = 1'-0"

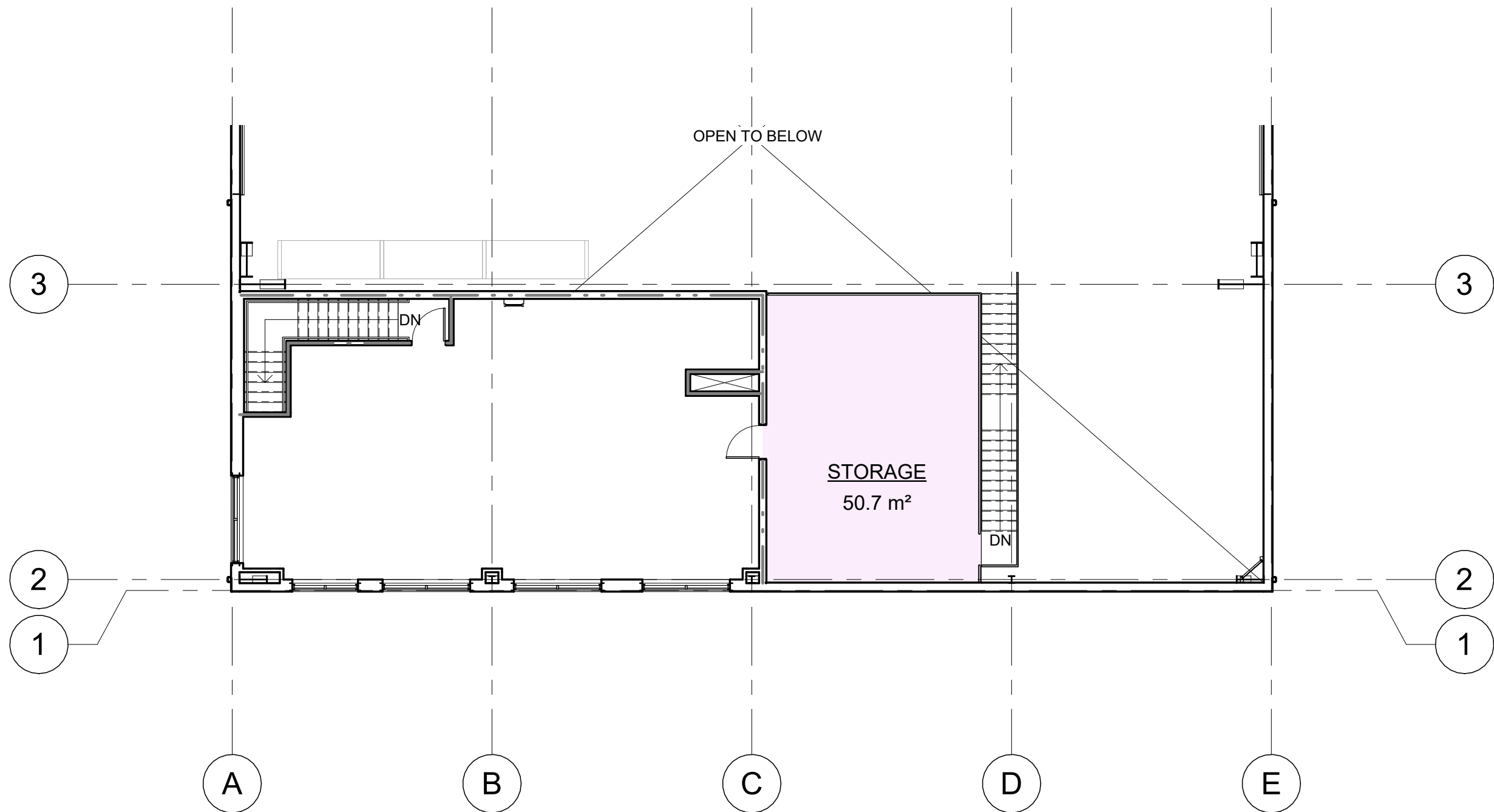
BUILDING AREA LEGEND

- BUILDING SERVICES
- EXIT
- INDUSTRIAL
- OFFICE
- STORAGE

AREA SCHEDULE (GROSS BUILDING)				
LEVEL	OCCUPANCY	NAME	AREA (m²)	AREA (ft²)
MAIN FLOOR	BUILDING SERVICES	I.T.	3.3 m²	36 ft²
MAIN FLOOR	BUILDING SERVICES	MECH. / ELEC.	27.5 m²	296 ft²
MAIN FLOOR	EXIT	STAIR 1	17.6 m²	189 ft²
MAIN FLOOR	INDUSTRIAL	SHOP	561.5 m²	6044 ft²
MAIN FLOOR	INDUSTRIAL	SHOP AMMENITIES	18.2 m²	195 ft²
MAIN FLOOR	OFFICE	OFFICE	84.2 m²	906 ft²
MAIN FLOOR	OFFICE	SHOP OFFICE	13.1 m²	141 ft²
MAIN FLOOR	STORAGE	STORAGE	8.1 m²	87 ft²
MAIN FLOOR	STORAGE	STORAGE	733.5 m²	7895 ft²
MEZZANINE	STORAGE	STORAGE	50.7 m²	546 ft²
MEZZANINE	STORAGE	STORAGE	50.7 m²	546 ft²
SECOND FLOOR	EXIT	STAIR 1	2.0 m²	21 ft²
SECOND FLOOR	STORAGE	STORAGE	109.8 m²	1182 ft²
SECOND FLOOR	STORAGE	STORAGE	111.8 m²	1203 ft²
TOTAL: 11			896.0 m²	9644 ft²



2 SECOND FLOOR GROSS AREA PLAN
3/32" = 1'-0"



3 MEZZANINE GROSS AREA PLAN
3/32" = 1'-0"

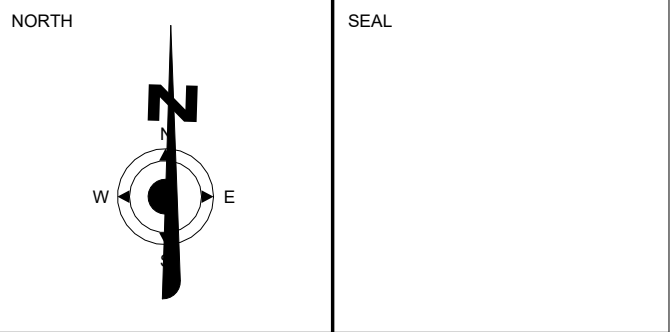


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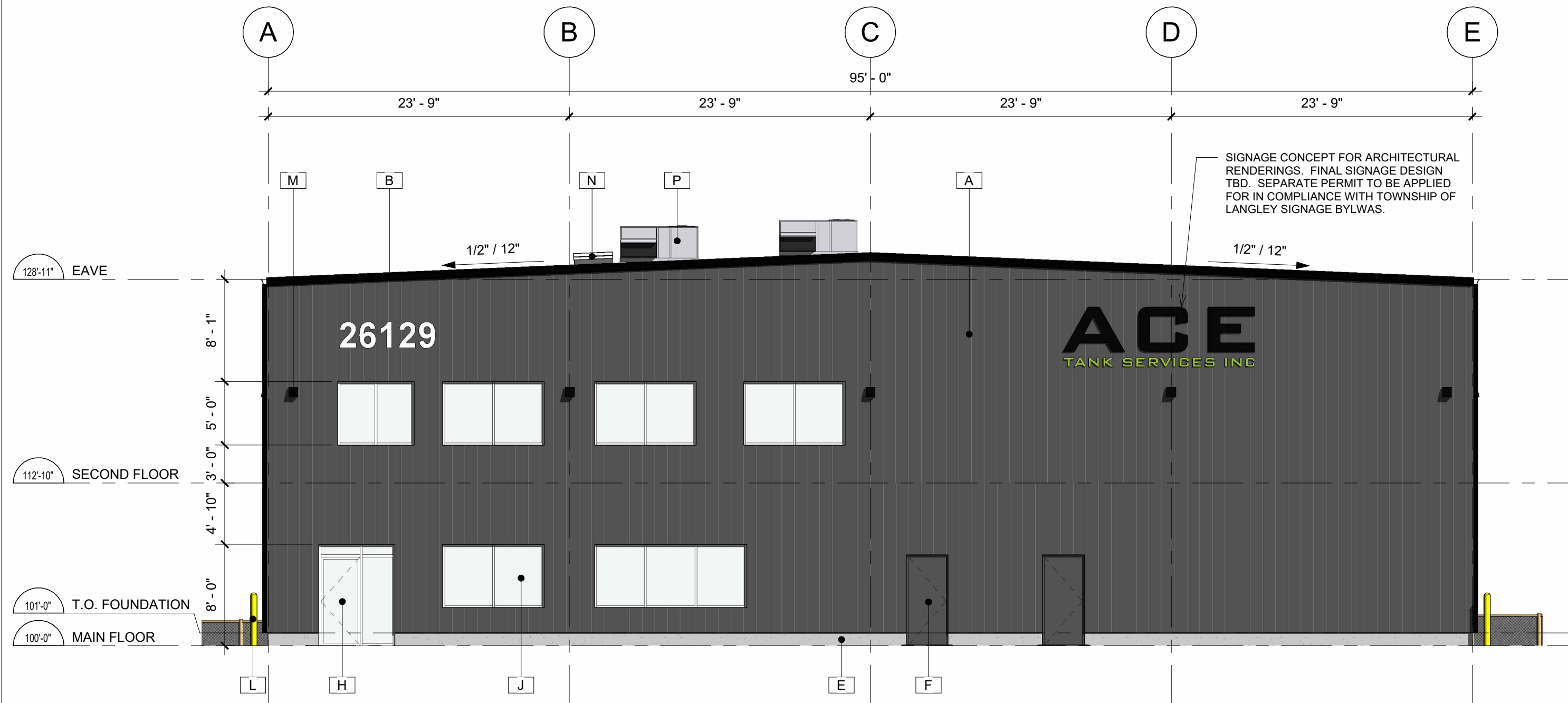


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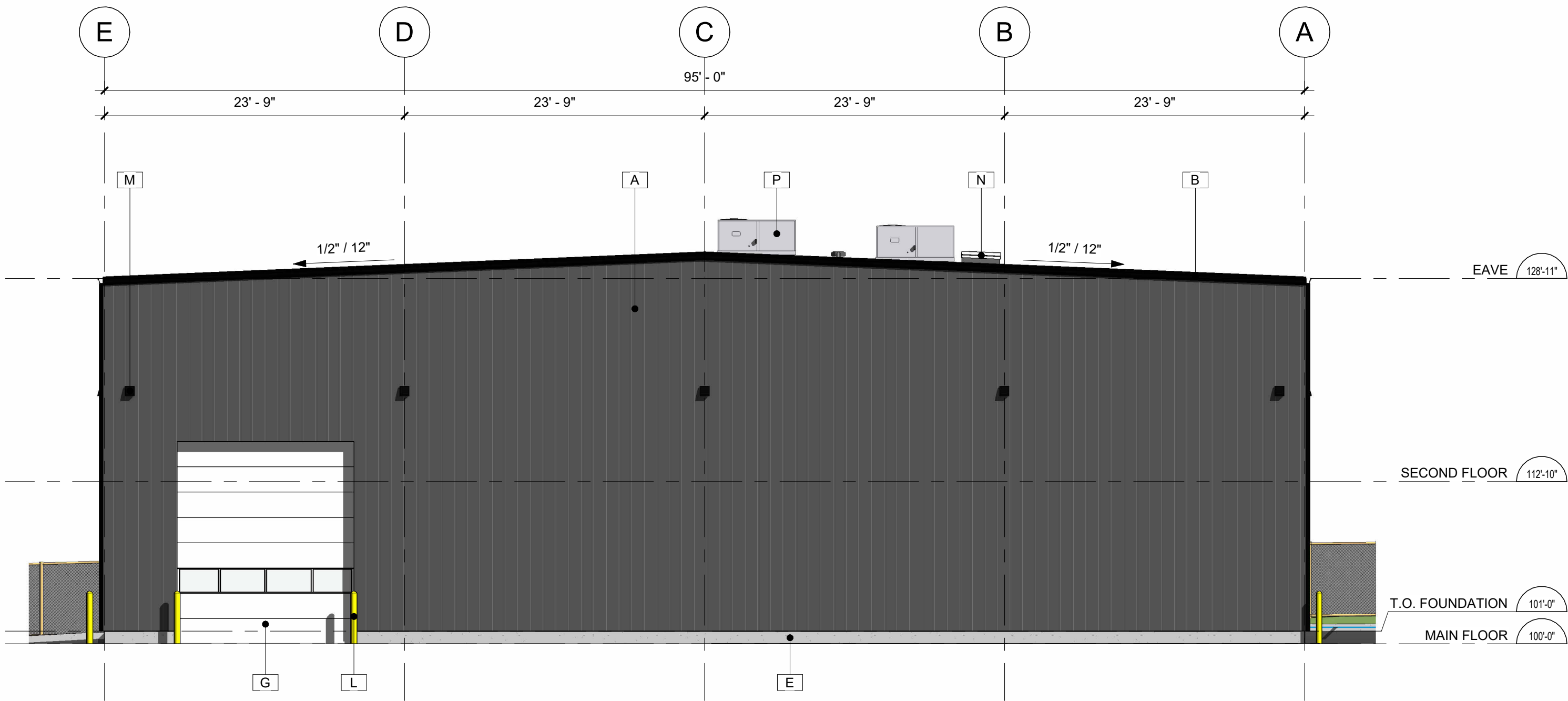
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DRAWING TITLE
AREA PLANS

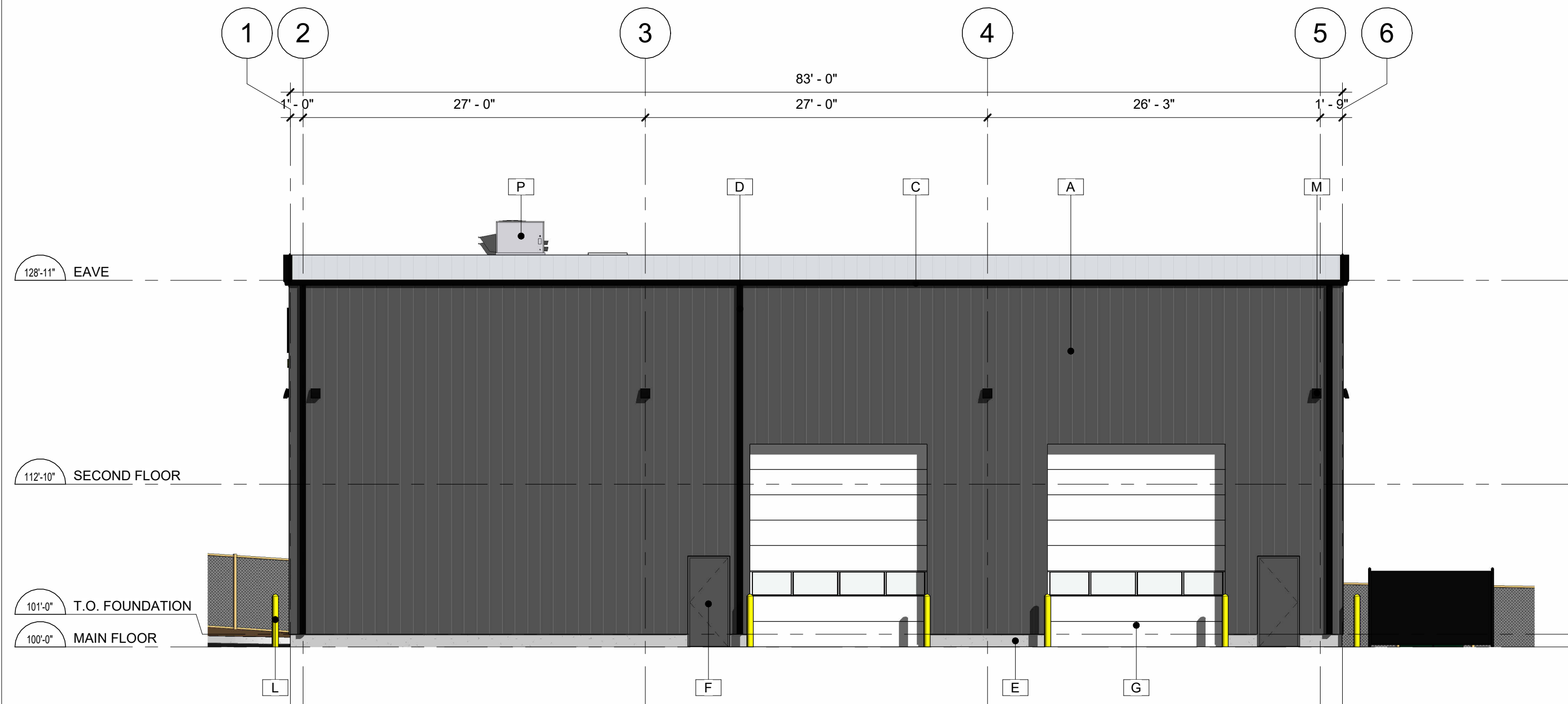
SCALE	3/32" = 1'-0"	
DRAWN BY	BJ	DATE 2026-06-23
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DRAWING NUMBER	A0.03	VERSION DP1



1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

ELEVATION MATERIAL LEGEND	
KEY	DESCRIPTION
A	PRE-FINISHED METAL CLADDING (BY PRE-ENG SUPPLIER)
B	PRE-FINISHED METAL TRIM (BY PRE-ENG SUPPLIER)
C	PRE-FINISHED METAL GUTTER (BY PRE-ENG SUPPLIER)
D	PRE-FINISHED RAIN WATER LEADER (BY PRE-ENG SUPPLIER)
E	CONCRETE FOUNDATION WALL
F	INSULATED HOLLOW METAL DOOR IN PRESSED STEEL FRAME, PAINTED TO MATCH CLADDING
G	PRE-FINISHED OVERHEAD SECTIONAL DOOR WITH GLAZING PANEL
H	ALUMINUM STOREFRONT ENTRANCE DOOR
J	STOREFRONT GLAZING
K	PRE-FINISHED ALUMINUM ADDRESS SIGN PIN MOUNTED
L	4" - 0" H x 6" DIA. STEEL BOLLARD PAINTED SAFETY YELLOW
M	LED WALL PACK EXTERIOR LIGHT (REFER TO ELECTRICAL)
N	ROOF HATCH
P	ROOF TOP UNIT (REFER TO MECHANICAL)



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LANGLEY, BC V4W 2Z6**

DRAWING TITLE

ELEVATIONS

SCALE		1/8" = 1'-0"
DRAWN BY	BJ	DATE 2026-06-23
CHECKED BY	SC	JOB # 202527
DRAWING NUMBER	VERSION	
A3.01	DP1	



1 | SOUTHWEST PERSPECTIVE FROM 31B AVE



2 | SOUTHEAST PERSPECTIVE FROM 31B AVE



3 | SOUTHWEST PERSPECTIVE



5 | NORTHEAST PERSPECTIVE



4 | SOUTHEAST PERSPECTIVE



9 | SITE AERIAL



6 | NORTHWEST PERSPECTIVE



7 | WEST ENTRANCE PERSPECTIVE



8 | EAST ENTRANCE PERSPECTIVE

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PROJECT ADDRESS
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DRAWING TITLE
RENDERINGS

SCALE	12" = 1'-0"	DATE	2026-06-23
DRAWN BY	BJ	CHECKED BY	SC
CHECKED BY	SC	JOB #	202527
DRAWING NUMBER	A9.01	VERSION	DP1