

Aldergrove Industrial Park



Township of Langley, BC

South

PRELIMINARY
NOT FOR CONSTRUCTION

SYMBOL LEGEND	
CONSTRUCTION REFERENCE	CONSTRUCTION TAG
FINISH REFERENCE	EXTERIOR FINISH TAG
GRID NUMBER	GRID BUBBLE
DOOR REFERENCE	DOOR TAG
ROOM NUMBER	ROOM TAG
DESCRIPTION	ELEVATION DATUM
DRAWING NUMBER	WALL SECTION CALLOUT
SHEET NUMBER	BUILDING SECTION CALLOUT
DRAWING NUMBER	ELEVATION CALLOUT
WINDOW REFERENCE	WINDOW TAG
ELEVATION	ELEVATION TAG
DRAWING TITLE	DRAWING TITLE

DRAWING INDEX

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Sheet Count: 25

Aldergrove Industrial Park
South

Township of Langley, BC

Lots 76, 77, 78, 79, E15, W15 & 14, Plan 1590, Section 24, Township 10,
New Westminster District

DATE	DESCRIPTION
2025-10-17	ISSUED FOR REVIEW
2025-10-23	ISSUED FOR REVIEW
2025-10-30	ISSUED FOR REVIEW
2025-11-25	ISSUED FOR REVIEW
2025-05-21	ISSUED FOR REVIEW
2026-06-03	ISSUED FOR REVIEW
2026-06-12	ISSUED FOR REVIEW

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Checked by: LB, MB
Sheet Name:

Index

A000

Architect:



PWA Project Number- 2909
Stamp:

PRELIMINARY

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aggregate
design studio ltd.



Aldergrove Industrial Park
South

Township of Langley, BC

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New Westminster District

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F	ISSUED FOR REVIEW	2025-10-17
I	ISSUED FOR REVIEW	2025-11-25
K	ISSUED FOR RE-ZONING	2026-06-03

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Code Review -
Building 1

A001

Occupant Load as per B.C.B.C. 3.1.17.1.				
Occupancy Type	Area (m²)	Area (ft²)	Area per Person (m²)	Occupant Load
OFFICE	2,898.57 m²	31,200 ft²	9.3	312
WAREHOUSE	22,646.97 m²	243,770 ft²	28	809
	25,545.55 m²	274,970 ft²		1121

* OCCUPANT LOAD AND WATER CLOSET PROVISIONS TO
BE PROVIDED UPON FUTURE TENANT IMPROVEMENTS

BUILDING INFORMATION & BUILDING CODE ANALYSIS

BUILDING USE & CLASSIFICATION:

F-2 – MEDIUM HAZARD INDUSTRIAL

BUILDING DESIGN:

NATIONAL BUILDING CODE - 2024 B.C. EDITION - 3.2.2.76

(SPRINKLERED)

(NON-COMBUSTIBLE)

NO STANDPIPE SYSTEM REQUIRED AS PER 3.2.5.8

BUILDING AREA:

PROVIDED AREA: 24,124.13 m² 259,670 ft²

MAX: ANY AREA

BUILDING HEIGHT:

2 STOREY(S)

BUILDING ACCESS:

2 STREET(S)

FIRE SEPARATIONS AND RATINGS:

FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A

FIRE-RESISTANCE RATING NOT LESS THAN 2 H.

MEZZANINES SHALL HAVE A FIRE-RESISTANCE RATING NOT

LESS THAN 1 H, AND

LOADBEARING WALLS, COLUMNS AND ARCHES SHALL HAVE

A FIRE-RESISTANCE RATING NOT LESS THAN THAT REQUIRED

FOR THE SUPPORTED ASSEMBLY.

BUILDINGS EXITS:

3.4.2.5, MAX. TRAVEL DISTANCE FOR EXITS – 60 m AS PER 3.4.2.5.(2)

MAX TRAVEL DISTANCE FOR EXITS IN OFFICE PORTION = 45m

LIMITING DISTANCE REQUIREMENTS: 3.2.3.

NORTH BUILDING FACE:

LIMITING DISTANCE = 36.98m

ALLOWABLE OPENINGS = 100%

REQUIRED RATING: N/A

SOUTH BUILDING FACE:

LIMITING DISTANCE = 21.94m

ALLOWABLE OPENINGS = 100%

REQUIRED RATING: N/A

EAST BUILDING FACE:

LIMITING DISTANCE = 26.96m

ALLOWABLE OPENINGS = 100%

REQUIRED RATING: N/A

WEST BUILDING FACE:

LIMITING DISTANCE = 37.27m

ALLOWABLE OPENINGS = 100%

REQUIRED RATING: N/A

FIRE HYDRANT REQUIRED WITHIN 45m OF FIRE

DEPARTMENT CONNECTION

NOTES

1. RATED WALLS SHALL BE FRAMED TO UNDERSIDE
OF RATED FLOOR ASSEMBLY OR ROOF ASSEMBLY

2. ADD BLOCKING BETWEEN STUDS AS REQUIRED
TO SUPPORT ALL EDGES OF 1/2" TYPE 'X' GYPSUM
BOARD

3. FIRE SEPARATION AS SHOWN:

0 HR

3/4 HR

1 HR

2 HR

4 HR

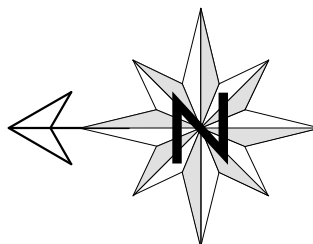
● REPRESENTS POWER DOOR
OPERATOR CONTROL

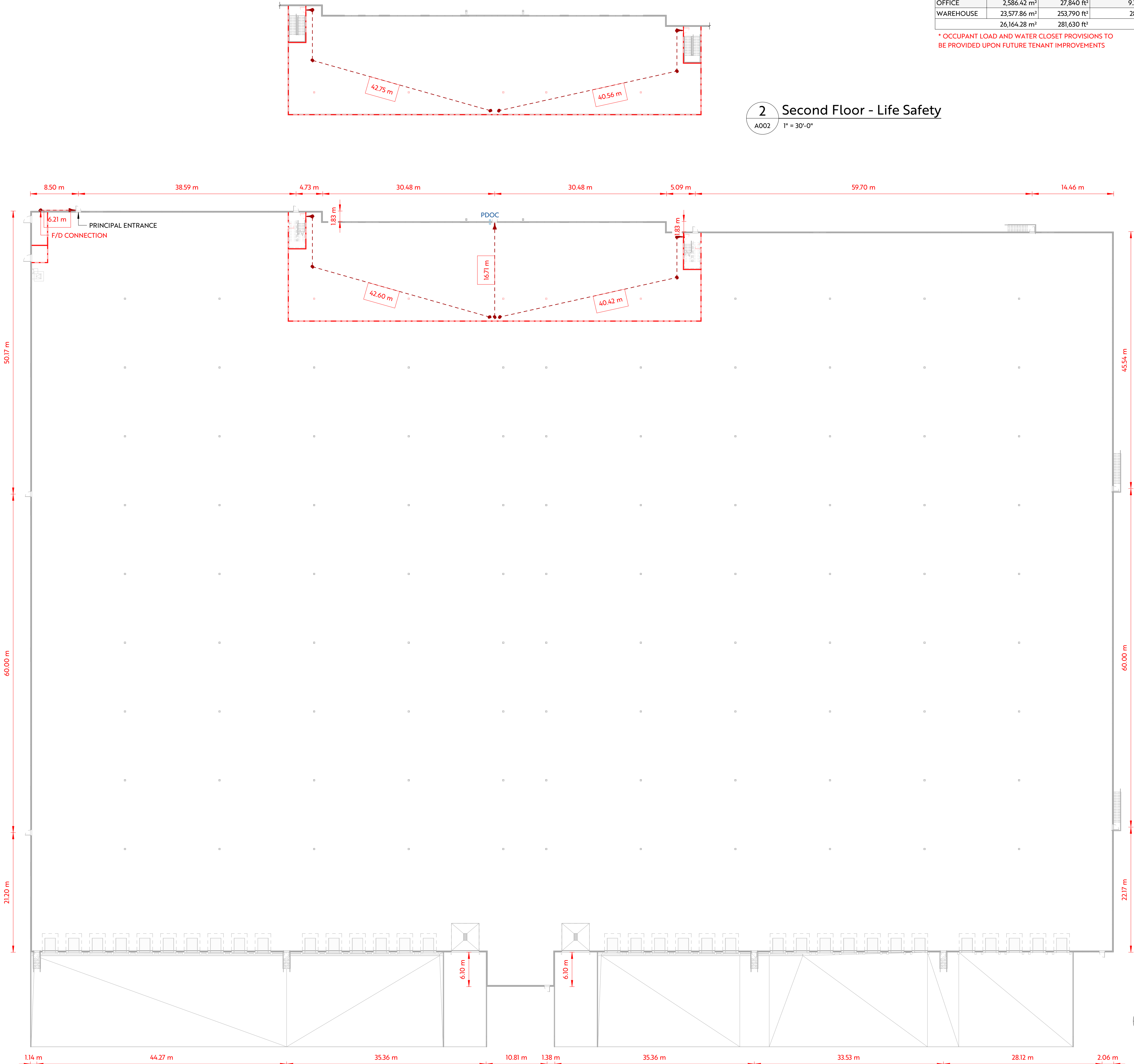
2 Second Floor - Life Safety

A001 1" = 30'-0"

1 Main Floor - Life Safety

A001 1" = 30'-0"





Occupant Load as per B.C.B.C. 3.1.17.1.				
Occupancy Type	Area (m²)	Area (ft²)	Area per Person (m²)	Occupant Load
OFFICE	2,586.42 m²	27,840 ft²	9.3	280
WAREHOUSE	23,577.86 m²	253,790 ft²	28	843
	26,164.28 m²	281,630 ft²		1123

* OCCUPANT LOAD AND WATER CLOSET PROVISIONS TO BE PROVIDED UPON FUTURE TENANT IMPROVEMENTS

BUILDING INFORMATION & BUILDING CODE ANALYSIS

BUILDING USE & CLASSIFICATION:
F-2 – MEDIUM HAZARD INDUSTRIAL
BUILDING DESIGN:
NATIONAL BUILDING CODE - 2024 B.C. EDITION - 3.2.2.76 (SPRINKLERED)
(NON-COMBUSTIBLE)
NO STANDPIPE SYSTEM REQUIRED AS PER 3.2.5.8
BUILDING AREA:
PROVIDED AREA: 24,898.94 m² 268,010 ft²
MAX: ANY AREA
BUILDING HEIGHT:
2 STOREY(S)
BUILDING ACCESS:
2 STREET(S)
FIRE SEPARATIONS AND RATINGS:
FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOT LESS THAN 2 H.
MEZZANINES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1 H, AND
LOADBEARING WALLS, COLUMNS AND ARCHES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY.
BUILDINGS EXITS:
3.4.2.5, MAX. TRAVEL DISTANCE FOR EXITS = 60 m AS PER 3.4.2.5.(2)
MAX TRAVEL DISTANCE FOR EXITS IN OFFICE PORTION = 45m
LIMITING DISTANCE REQUIREMENTS: 3.2.3.

NORTH BUILDING FACE:
LIMITING DISTANCE = 55.30m
ALLOWABLE OPENINGS = 100%
REQUIRED RATING: N/A
SOUTH BUILDING FACE:
LIMITING DISTANCE = 21.94m
ALLOWABLE OPENINGS = 100%
REQUIRED RATING: N/A
EAST BUILDING FACE:
LIMITING DISTANCE = 51.63m
ALLOWABLE OPENINGS = 100%
REQUIRED RATING: N/A
WEST BUILDING FACE:
LIMITING DISTANCE = 26.95m
ALLOWABLE OPENINGS = 100%
REQUIRED RATING: N/A

FIRE HYDRANT REQUIRED WITHIN 45m OF FIRE DEPARTMENT CONNECTION

NOTES

1. RATED WALLS SHALL BE FRAMED TO UNDERSIDE OF RATED FLOOR ASSEMBLY OR ROOF ASSEMBLY
2. ADD BLOCKING BETWEEN STUDS AS REQUIRED TO SUPPORT ALL EDGES OF 1/2" TYPE 'X' GYPSUM BOARD

3. FIRE SEPARATION AS SHOWN:

0 HR
3/4 HR
1 HR
2 HR
4 HR

REPRESENTS POWER DOOR OPERATOR CONTROL

Architect:



PWA Project Number- 2909
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Aldergrove Industrial Park

South

Township of Langley, BC

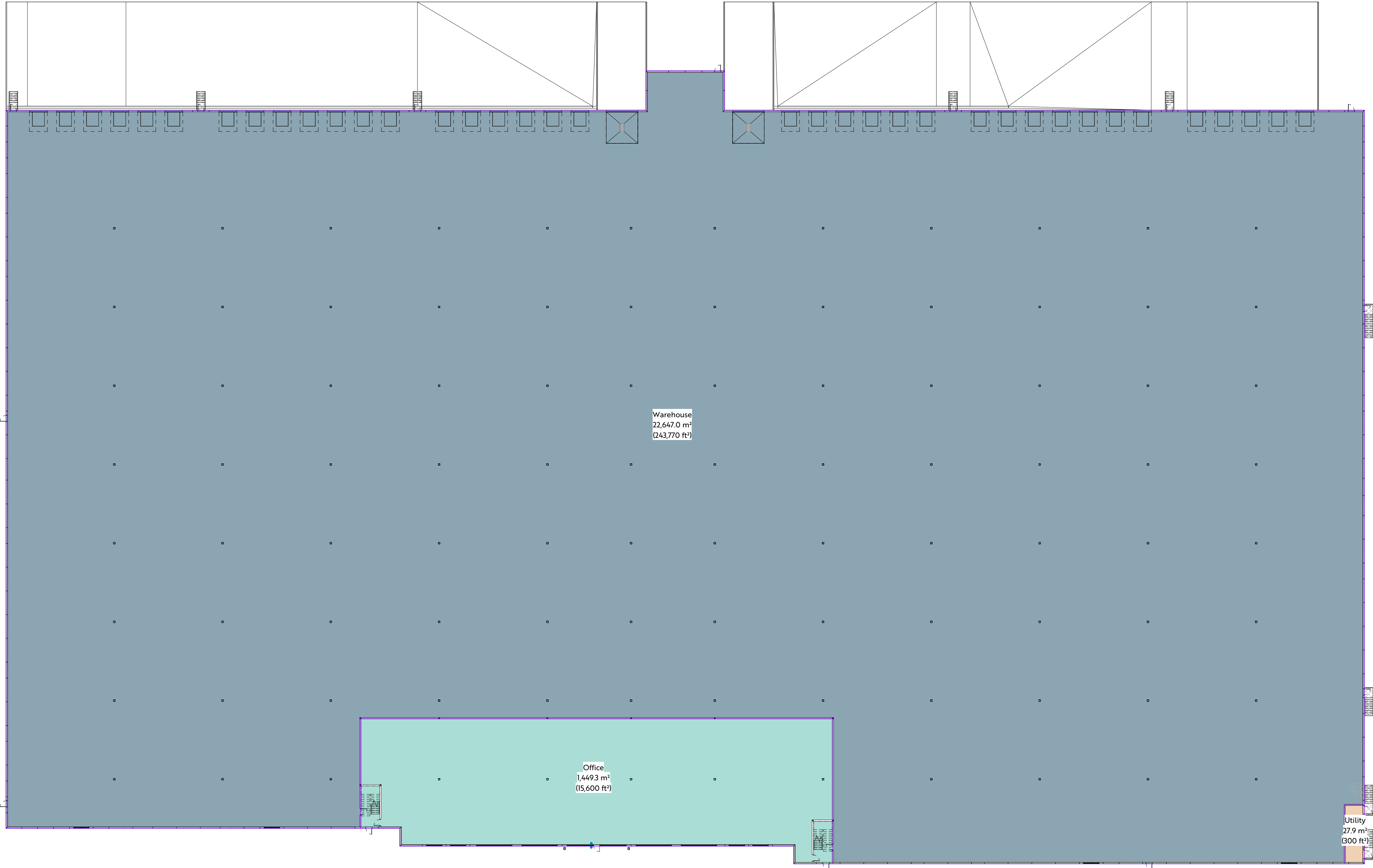
Lots 76, 77, 78, 79, E15, W15 & 14, Plan 1590, Section 24, Township 10, New Westminster District

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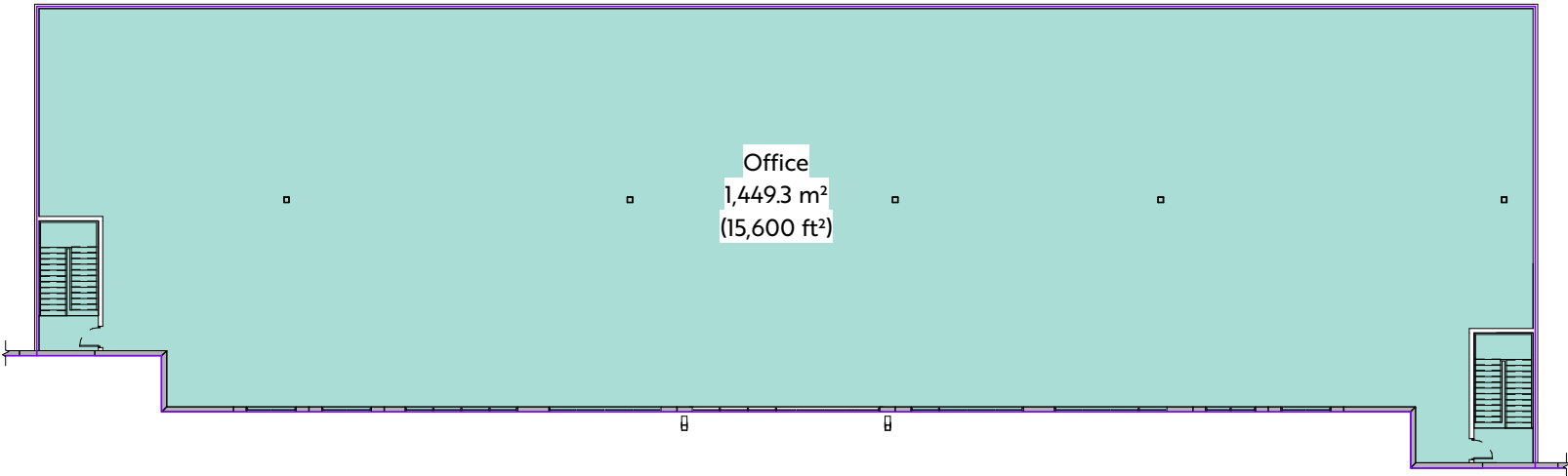
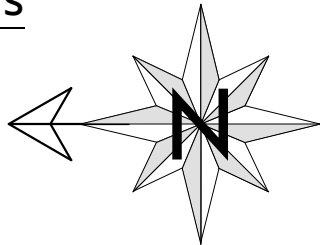
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Date: 2026-06-12 9:12:37 AM
Drawn by: VV
Checked by: LB, MB
Sheet Name:

Code Review -
Building 2

A002



1 Main Floor - Building Areas
A003 1" = 30'-0"



2 Second Floor - Building Areas
A003 1" = 30'-0"

Floor Areas		
Office	1,449.29 m²	15,600 ft²
Utility	27.87 m²	300 ft²
Warehouse	22,646.97 m²	243,770 ft²
	24,124.13 m²	259,670 ft²
Office	1,449.29 m²	15,600 ft²
	1,449.29 m²	15,600 ft²
Grand total	25,573.42 m²	275,270 ft²

Architect:



PWA Project Number- 2909
Stamp:

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Aldergrove Industrial Park South

Township of Langley, BC

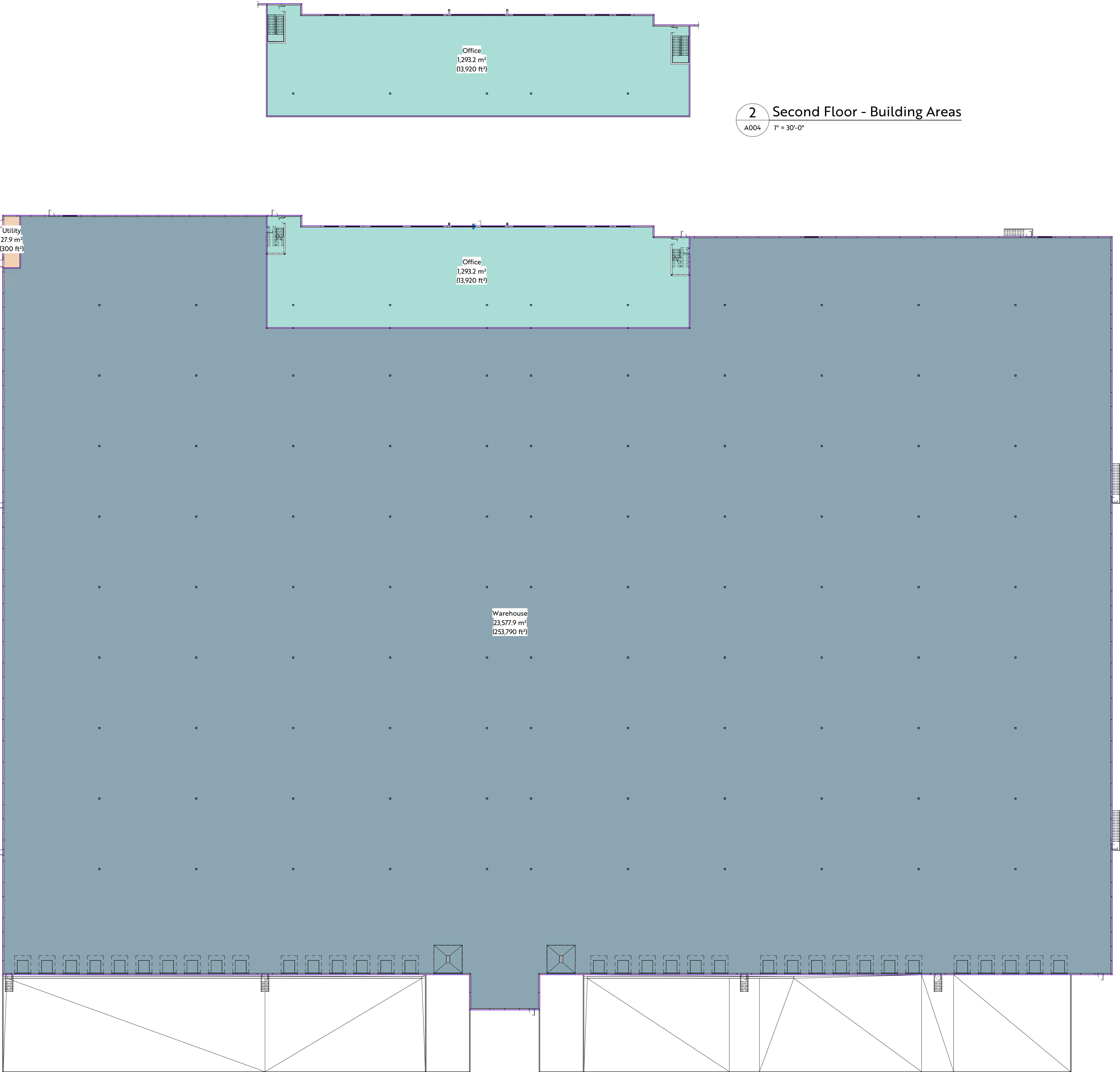
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New Westminster District

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Sheet Name:	

Building Areas
- Building 1

A003



Floor Areas		
Office	1,293.21 m²	13,920 ft²
Utility	27.87 m²	300 ft²
Warehouse	23,577.86 m²	253,790 ft²
	24,898.94 m²	268,010 ft²
Office	1,293.21 m²	13,920 ft²
	1,293.21 m²	13,920 ft²
Grand total	26,192.15 m²	281,930 ft²

Architect:



PLANWORKS

PWA Project Number- 2909

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EAGLE BUILDERS

Aldergrove Industrial Park
South
Township of Langley, BC
Lots 76, 77, 78, 79, E15, W15 & 14, Plan 1590, Section 24, Township 10,
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Project No:

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Drawn by:

VV

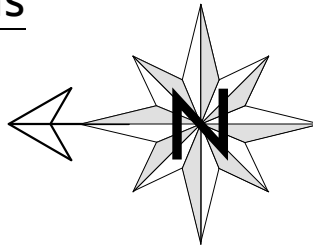
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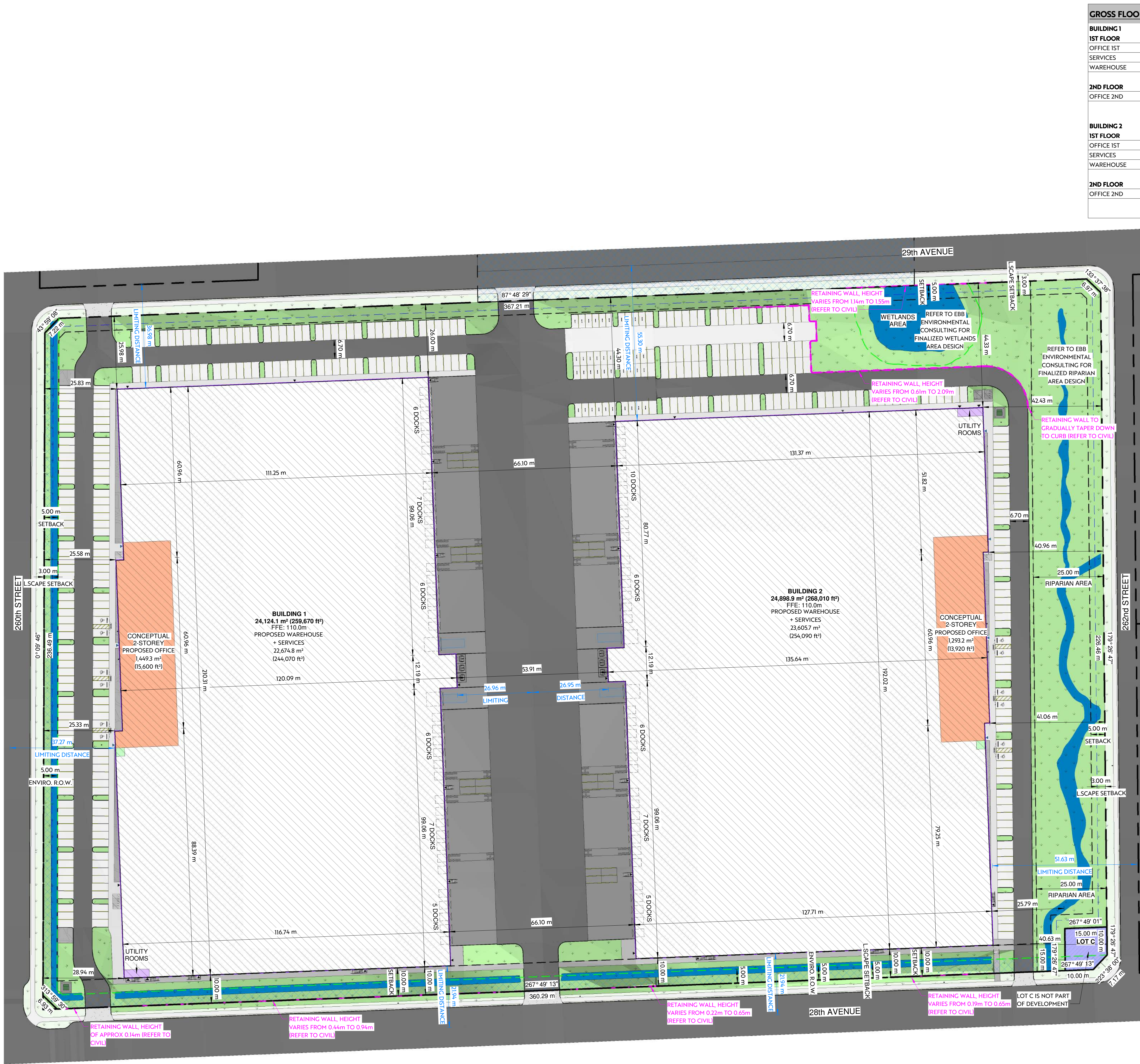
1 Main Floor - Building Areas

A004 1" = 30'-0"



Building Areas
- Building 2

A004



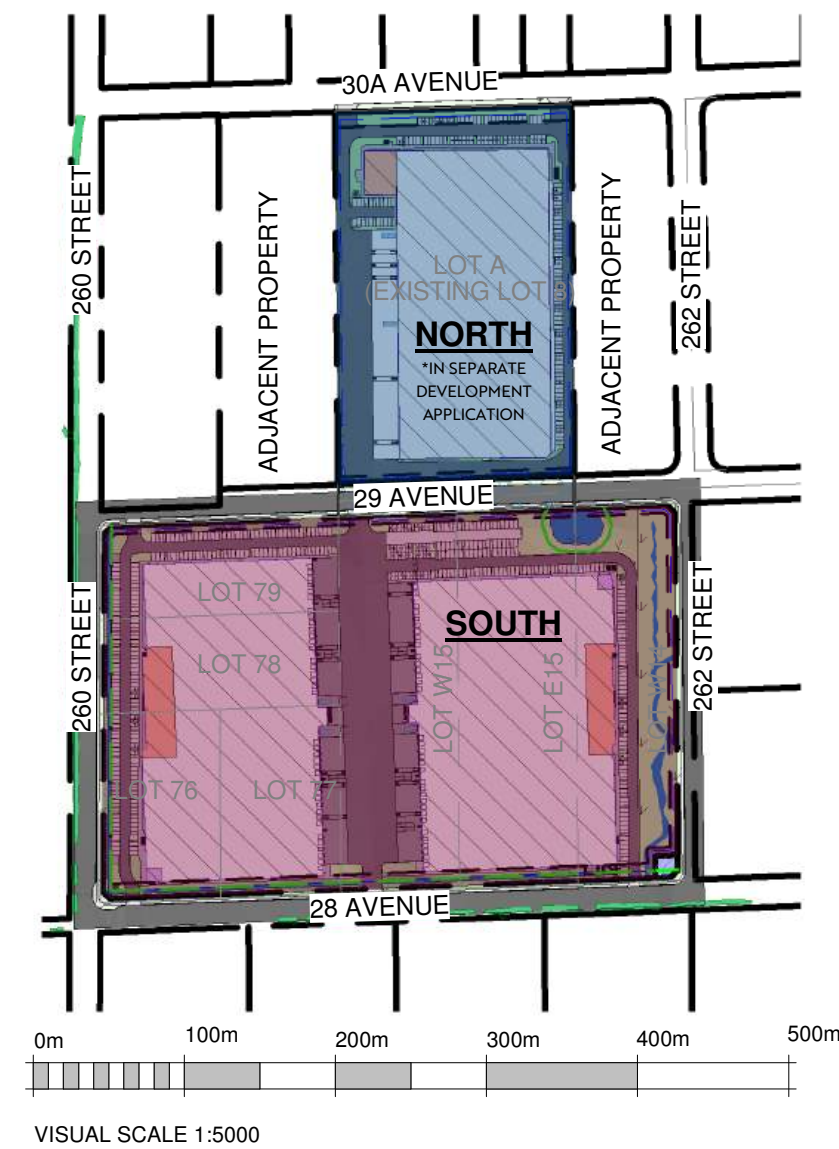
GROSS FLOOR SPACE AREAS		
BUILDING 1		
1ST FLOOR		
OFFICE 1ST	1,449.3 m ²	15,600 ft ²
SERVICES	27.9 m ²	300 ft ²
WAREHOUSE	22,647.0 m ²	243,770 ft ²
	24,124.1 m²	259,670 ft²
2ND FLOOR		
OFFICE 2ND	1,449.3 m ²	15,600 ft ²
	1,449.3 m²	15,600 ft²
	25,573.4 m²	275,270 ft²
BUILDING 2		
1ST FLOOR		
OFFICE 1ST	1,293.2 m ²	13,920 ft ²
SERVICES	27.9 m ²	300 ft ²
WAREHOUSE	23,577.9 m ²	253,790 ft ²
	24,898.9 m²	268,010 ft²
2ND FLOOR		
OFFICE 2ND	1,293.2 m ²	13,920 ft ²
	1,293.2 m²	13,920 ft²
	26,192.1 m²	281,930 ft²

SITE SCHEDULE		
ON SITE		
APRON	6,010.7 m ²	64,698.87 ft ²
HEAVY DUTY ASPHALT	30,292.9 m ²	326,069.92 ft ²
SERVICES	15,139.6 m ²	162,961.11 ft ²
LANDSCAPING - ENV RESERVE	5,967.5 m ²	64,233.29 ft ²
	57,410.7 m²	617,963.20 ft²
BOULEVARD		
H/D ASPHALT - BOULEVARD	129.0 m ²	1,388.25 ft ²
LANDSCAPING - BOULEVARD	6,014.0 m ²	64,734.37 ft ²
SIDEWALK - BOULEVARD	1,814.3 m ²	19,528.51 ft ²
	7,957.2 m²	85,651.13 ft²
GRAND TOTAL:	65,367.9 m²	703,614.32 ft²

PARKING SCHEDULE BREAKDOWN		
Stall Type	Provided	%
BUILDING 1		
BARRIER-FREE PARKING	6	1%
STANDARD PARKING STALL 2.75m	195	47%
TANDEM PARKING STALL	12	3%
	213	51%
BUILDING 2		
BARRIER-FREE PARKING	6	1%
SMALL CAR PARKING	40	10%
STANDARD PARKING STALL 2.75m	145	35%
TANDEM PARKING STALL	12	3%
	203	49%

- NOTES CONCERNING BUILDING LOCATION
- THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER, AND NOT A SURVEY OR ACTUAL SITE MEASUREMENTS. ENGINEER IS TO BE ADVISED BEFORE START OF CONSTRUCTION OF ANY UN-KNOWN FEATURES ON THIS OR THE ADJACENT SITES THAT MIGHT IMPACT ON THE PROJECT EITHER DURING CONSTRUCTION OR FUTURE USE.
 - THE "NORTH" ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
 - ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROXIMATE ONLY, AND ARE TO BE CONFIRMED BEFORE CONSTRUCTION START AS REQUIRED BY A CERTIFIED ALBERTA LAND SURVEYOR.

SITE MATERIAL LEGEND			
	APRON		LANDSCAPING
	SIDEWALK		HARD LANDSCAPING
	LIGHT DUTY ASPHALT		HEAVY DUTY ASPHALT



Architect:

PWA Project Number- 2909
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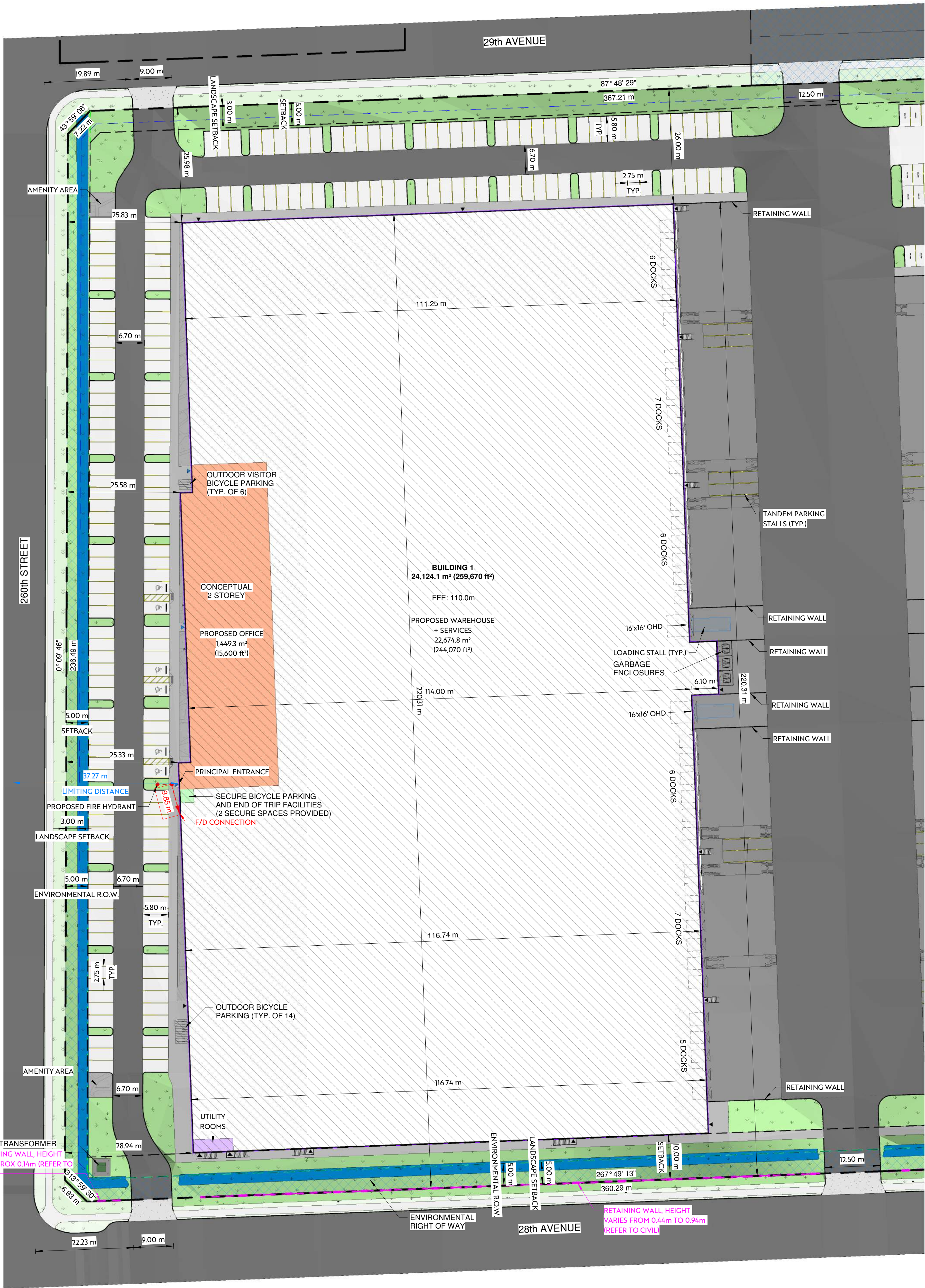
Aldergrove Industrial Park
South
Township of Langley, BC
Lots 76, 77, 78, 79, E15, W15 & 14, Plan 1590, Section 24, Township 10,
New Westminster District

NO.	DESCRIPTION	DATE
A	ISSUED FOR PRELIMINARY REVIEW	2024-06-26
B	ISSUED FOR PRELIMINARY REVIEW	2024-08-01
C	ISSUED FOR PRELIMINARY REVIEW	2024-11-27
D	ISSUED FOR PRELIMINARY REVIEW	2024-12-09
E	ISSUED FOR REVIEW	2025-10-17
F	ISSUED FOR REVIEW	2025-10-30
G	ISSUED FOR REVIEW	2025-11-25
H	ISSUED FOR REVIEW	2025-11-25
I	ISSUED FOR REVIEW	2025-11-25
J	ISSUED FOR REVIEW	2025-11-25
K	ISSUED FOR REVIEW	2025-11-25

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Sheet Name:

Site Plan
A101

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BYLAW INFORMATION

ZONING: 702 GENERAL INDUSTRIAL - M-2



NOTES CONCERNING BUILDING LOCATION

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GROSS FLOOR SPACE AREAS - 1

BUILDING 1		
1ST FLOOR		
OFFICE 1ST	1,449.3 m²	15,600 ft²
SERVICES	27.9 m²	300 ft²
WAREHOUSE	22,647.0 m²	243,770 ft²
	24,124.1 m²	259,670 ft²
2ND FLOOR		
OFFICE 2ND	1,449.3 m²	15,600 ft²
	1,449.3 m²	15,600 ft²

PARKING SCHEDULE BREAKDOWN - 1

Stall Type	Provided	%
BUILDING 1		
BARRIER-FREE PARKING	6	3%
STANDARD PARKING STALL 2.75m	195	92%
TANDEM PARKING STALL	12	6%
	213	100%

702.5 BUILDING SETBACKS

YARD	REQUIRED	PROVIDED
FRONT YARD (S)	10.0m	10.00m
BACK YARD (N)	5.0m	25.98m
SIDE YARD (E)	5.0m	40.63m
SIDE YARD (W)	5.0m	25.33m

111 - LANDSCAPING

LANDSCAPE AREA		
YARD	REQUIRED	PROVIDED
FRONT YARD (S)	5.0m	5.0m
BACK YARD (N)	3.0m	3.0m
SIDE YARD (E)	3.0m	3.0m
SIDE YARD (W)	3.0m	3.0m

NET SITE AREA

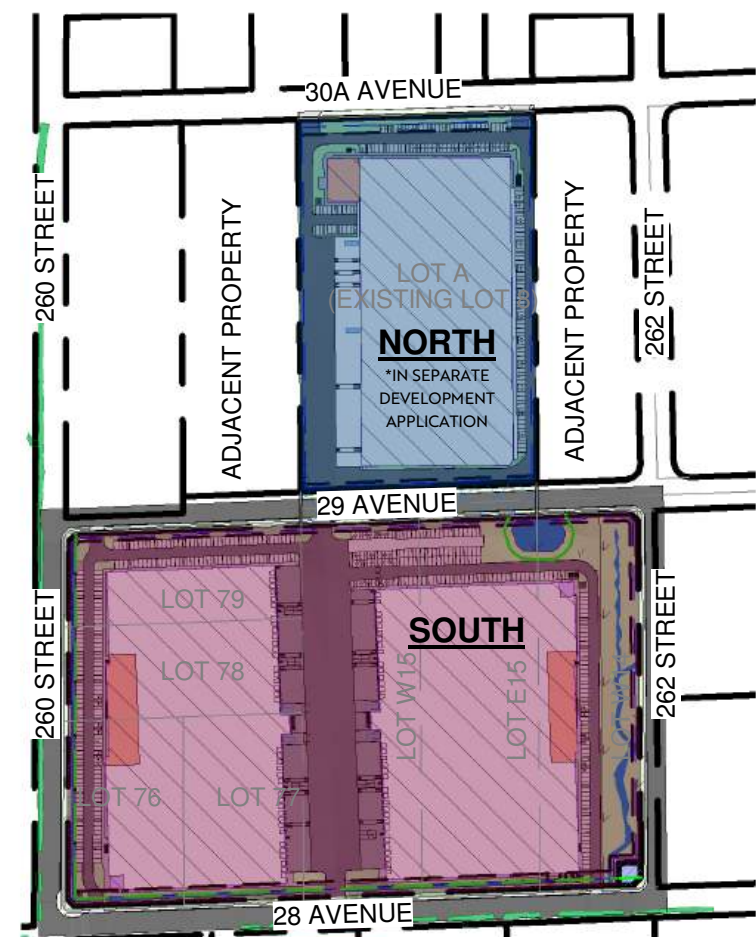
SITE	PROVIDED
SOUTH	23.0 ACRES (9.3HA) (93,032.34m²)

SITE SCHEDULE

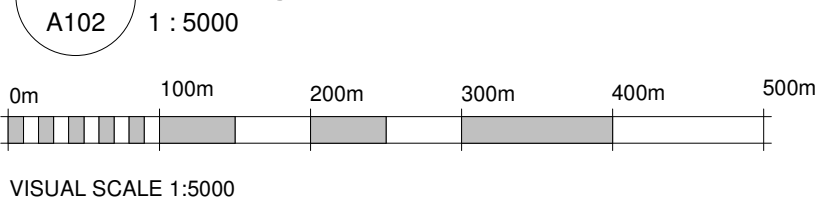
ON SITE		
APRON	6,010.7 m²	64,698.87 ft²
HEAVY DUTY ASPHALT	30,292.9 m²	326,069.92 ft²
LANDSCAPING	15,139.6 m²	162,961.11 ft²
LANDSCAPING - ENV RESERVE	5,967.5 m²	64,233.29 ft²
	57,410.7 m²	617,963.20 ft²
BOULEVARD		
H/D ASPHALT - BOULEVARD	129.0 m²	1,388.25 ft²
LANDSCAPING - BOULEVARD	6,014.0 m²	64,734.37 ft²
SIDEWALK - BOULEVARD	1,814.3 m²	19,528.51 ft²
	7,957.2 m²	85,651.13 ft²
GRAND TOTAL:	65,367.9 m²	703,614.32 ft²

702.6 BUILDING HEIGHT

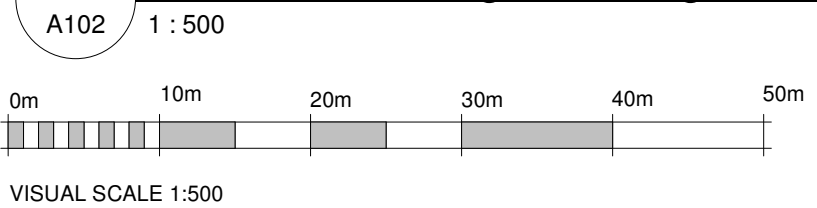
BYLAW REQUIREMENT		
HEIGHT OF BUILDINGS AND STRUCTURES SHALL NOT EXCEED 12m		
BUILDING	REQUIRED	PROVIDED
1	15.65m (51'-4")	VARIANCE REQUIRED



2 Aldergrove Industrial Park - Keyplan



1 South - Building 1 Enlarged Site



702.7 PARKING & LOADING

107.3 OFF-STREET PARKING

BYLAW REQUIREMENT
INDUSTRIAL: 1 STALL/186m²
OFFICE: 1 STALL/35m²
REFER TO PARKING SCHEDULES FOR DETAILED BREAKDOWN
107.11 BARRIER FREE STALLS: 1 STALL/50 STALLS
107.5.6 A MAXIMUM OF 20% OF THE REQUIRED PARKING MAY BE DESIGNATED FOR SMALL CAR PARKING

BUILDING	REQUIRED	PROVIDED
1	22,646.97 m² = INDUSTRIAL	121.8
	1,449.29 m² = OFFICE	41.4
	1,449.29 m² = FUTURE OFFICE	41.4
	TOTAL	205
	BARRIER FREE	5
	SMALL VEHICLE MAXIMUM	41

107.8 OFF-STREET LOADING

BYLAW REQUIREMENT

1 LOADING STALL/OHD

BUILDING	REQUIRED	PROVIDED
1	2	2

107.12 OFF-STREET BICYCLE PARKING & END OF TRIP FACILITIES

OFF-STREET OUTDOOR VISITOR BICYCLE SPACE

BYLAW REQUIREMENTS

OFFICE: 6 VISITOR STALLS/ OFFICE PUBLIC ENTRANCE

BUILDING	REQUIRED	PROVIDED
1	6	6

OFF-STREET OUTDOOR BICYCLE SPACE

BYLAW REQUIREMENTS

INDUSTRIAL: 0.06 BICYCLE SPACE/100m² WHERE GFA > 2,000m²

BUILDING	REQUIRED	PROVIDED
1	14	14

SECURE BICYCLE SPACES

BYLAW REQUIREMENTS

OFFICE: 0.06 BICYCLE SPACES/ 100m² WHERE GFA > 2,000m²

BUILDING	REQUIRED	PROVIDED
1	2	2

END OF TRIP FACILITIES

LOCKERS

BYLAW REQUIREMENTS

1 LOCKER PER SECURE BICYCLE PARKING SPACE REQUIRED

BUILDING	REQUIRED	PROVIDED
1	2	2

WATER CLOSETS

BYLAW REQUIREMENTS

NUMBER OF WATER CLOSETS AS PER TABLE OF 107.12.3-b

BUILDING	REQUIRED	PROVIDED
1	N/R	-

WASH BASIN

BYLAW REQUIREMENTS

NUMBER OF WASH BASINS AS PER TABLE OF 107.12.3-b

BUILDING	REQUIRED	PROVIDED
1	N/R	-

SHOWER

BYLAW REQUIREMENTS

NUMBER OF SHOWERS AS PER TABLE OF 107.12.3-b

BUILDING	REQUIRED	PROVIDED
1	N/R	-

SITE PLAN LEGEND

PROPOSED PROPERTY LINE	—
BUILDING SETBACK LINE	- - -
LANDSCAPE SETBACK LINE	- - -
RIGHT OF WAY LINE	—
ENV. & ALR RIGHT OF WAY LINE	—
RIGHT OF WAY HATCH	—
PROPOSED BUILDING	—
FENCE	—
MAN DOOR	—
OVERHEAD DOOR	—
BARRIER FREE ENTRANCE	—
SERVICE ROOMS	—
PROPOSED RETAINING WALL	—
END OF TRIP FACILITIES	—

SITE MATERIAL LEGEND

APRON	LANDSCAPING
SIDEWALK	HARD LANDSCAPING
LIGHT DUTY ASPHALT	HEAVY DUTY ASPHALT

Architect:



PWA Project Number- 2909
Stamp:

PRELIMINARY

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Aldergrove Industrial Park
South

Township of Langley, BC

Lots 76, 77, 78, 79, E15, W15 & 14, Plan 1590, Section 24, Township 10,

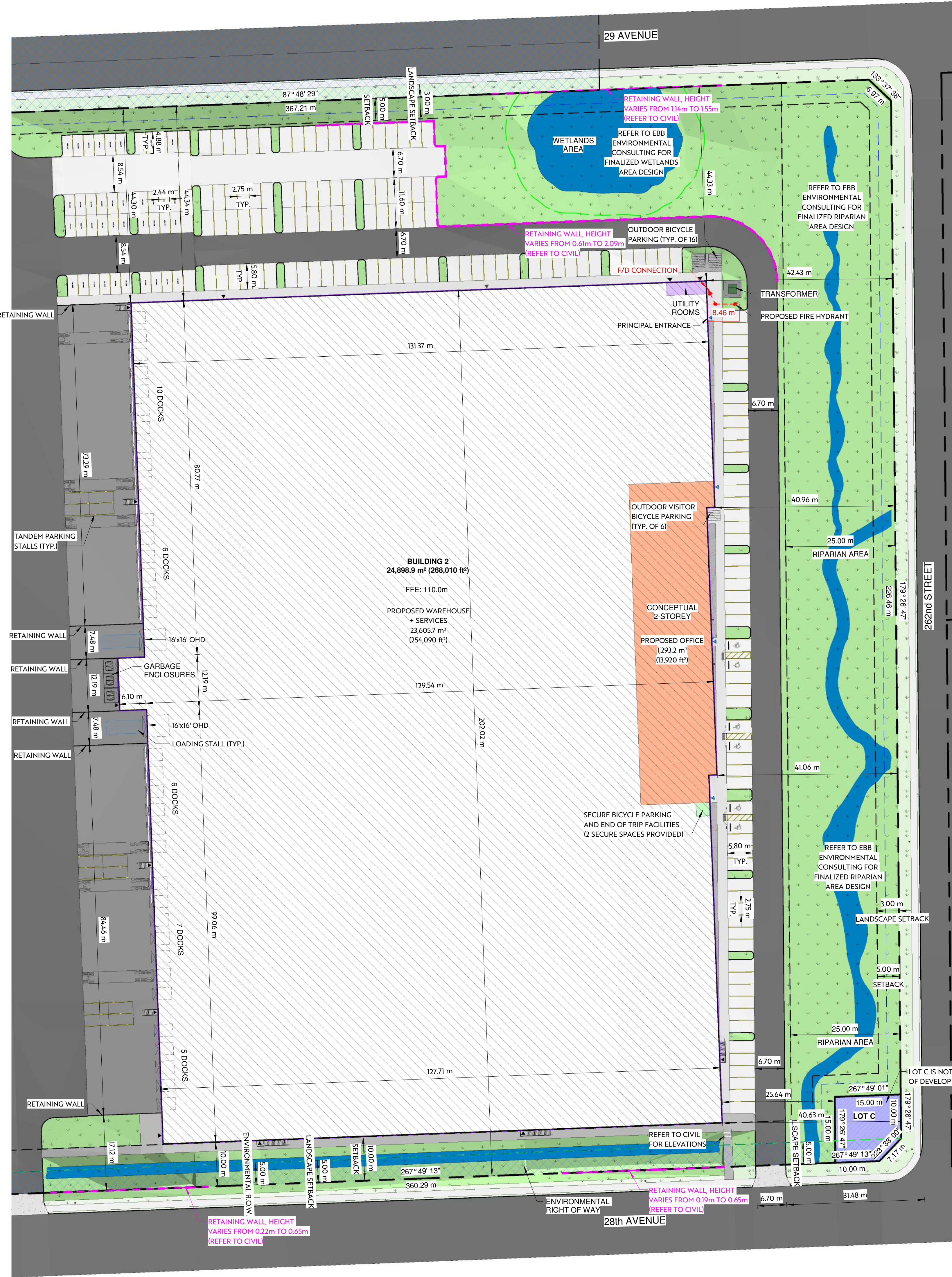
New Westminster District

NO.	DESCRIPTION	DATE
C	ISSUED FOR PRELIMINARY REVIEW	2024-08-01
D	ISSUED FOR PRELIMINARY REVIEW	2024-11-27
E	ISSUED FOR PRELIMINARY REVIEW	2024-12-09
F	ISSUED FOR REVIEW	2025-10-17
H	ISSUED FOR REVIEW	2025-10-30
I	ISSUED FOR REVIEW	2025-11-25
J	ISSUED FOR REVIEW	2025-05-31
K	ISSUED FOR REZONING	2026-06-03
L	ISSUED FOR REZONING	2026-06-12

Project No: B20390
Date: 2026-06-12 9:15:27 AM
Drawn by: VV
Checked by: LB, MB
Sheet Name:

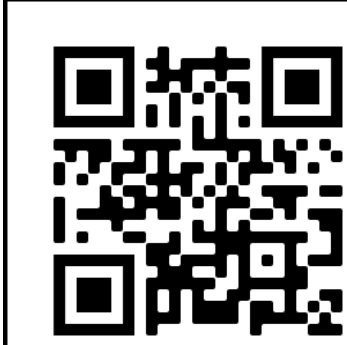
Enlarged Site
Plan

A102



BYLAW INFORMATION

ZONING: 702 GENERAL INDUSTRIAL - M-2



https://bit.ly/3sVSWry

NOTES CONCERNING BUILDING LOCATION

- THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER, AND NOT A SURVEY OR ACTUAL SITE MEASUREMENTS. ENGINEER IS TO BE ADVISED BEFORE START OF CONSTRUCTION OF ANY UN-KNOWN FEATURES ON THIS OR THE ADJACENT SITES THAT MIGHT IMPACT ON THE PROJECT EITHER DURING CONSTRUCTION OR FUTURE USE.
- THE "NORTH" ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
- ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROXIMATE ONLY, AND ARE TO BE CONFIRMED BEFORE CONSTRUCTION START AS REQUIRED BY A CERTIFIED ALBERTA LAND SURVEYOR.

GROSS FLOOR SPACE AREAS - 2

BUILDING 2			
1ST FLOOR			
OFFICE 1ST	1,293.2 m ²	13,920 ft ²	
SERVICES	27.9 m ²	300 ft ²	
WAREHOUSE	23,577.9 m ²	253,790 ft ²	
	24,898.9 m²	268,010 ft²	
2ND FLOOR			
OFFICE 2ND	1,293.2 m ²	13,920 ft ²	
	1,293.2 m²	13,920 ft²	
	26,192.1 m²	281,930 ft²	

PARKING SCHEDULE BREAKDOWN - 2

Stall Type	Provided	%
BUILDING 2		
BARRIER-FREE PARKING	6	3%
SMALL CAR PARKING	40	20%
STANDARD PARKING STALL 2.75m	145	71%
TANDEM PARKING STALL	12	6%
	203	100%

702.5 BUILDING SETBACKS

YARD	REQUIRED	PROVIDED
FRONT YARD (S)	10.0m	10.00m
BACK YARD (N)	5.0m	25.98m
SIDE YARD (E)	5.0m	40.63m
SIDE YARD (W)	5.0m	25.33m

111 - LANDSCAPING

LANDSCAPE AREA		
YARD	REQUIRED	PROVIDED
FRONT YARD (S)	5.0m	5.0m
BACK YARD (N)	3.0m	3.0m
SIDE YARD (E)	3.0m	3.0m
SIDE YARD (W)	3.0m	3.0m

NET SITE AREA

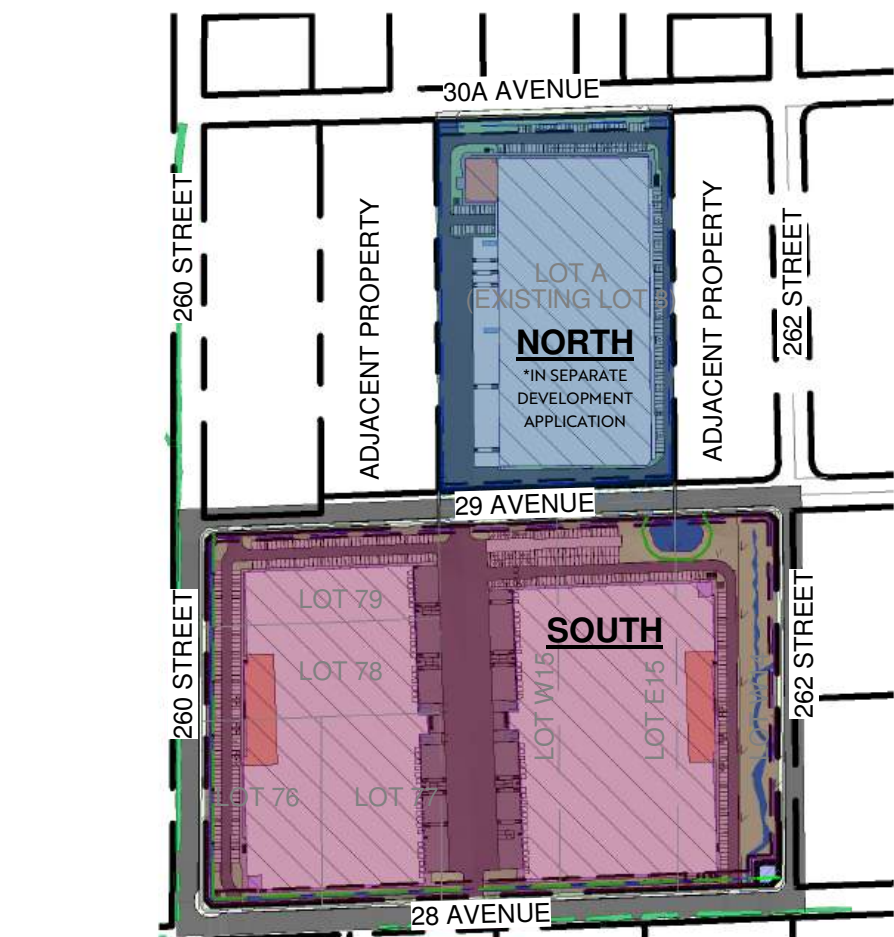
SITE	PROVIDED
SOUTH	23.0 ACRES (9.3HA) (93,032.34m ²)

SITE SCHEDULE

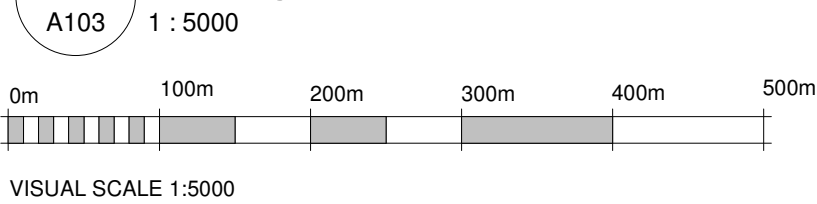
ON SITE		
APRON	6,010.7 m ²	64,698.87 ft ²
HEAVY DUTY ASPHALT	30,292.9 m ²	326,069.92 ft ²
LANDSCAPING	15,139.6 m ²	162,961.11 ft ²
LANDSCAPING - ENV RESERVE	5,967.5 m ²	64,233.29 ft ²
	57,410.7 m²	617,963.20 ft²
BOULEVARD		
H/D ASPHALT - BOULEVARD	129.0 m ²	1,388.25 ft ²
LANDSCAPING - BOULEVARD	6,014.0 m ²	64,734.37 ft ²
SIDEWALK - BOULEVARD	1,814.3 m ²	19,528.51 ft ²
	7,957.2 m²	85,651.13 ft²
GRAND TOTAL:	65,367.9 m²	703,614.32 ft²

702.6 BUILDING HEIGHT

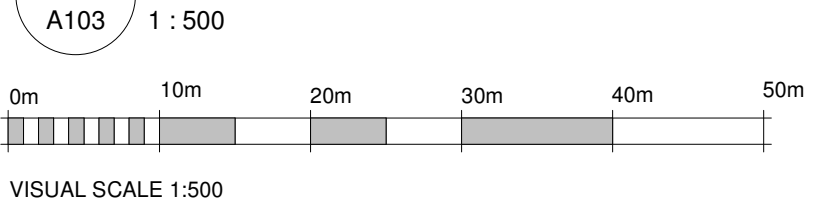
BYLAW REQUIREMENT		
HEIGHT OF BUILDINGS AND STRUCTURES SHALL NOT EXCEED 12m		
BUILDING	REQUIRED	PROVIDED
2	15.65m (51'-4")	VARIANCE REQUIRED



2 Aldergrove Industrial Park - Keyplan



1 South - Building 2 Enlarged Site



702.7 PARKING & LOADING

107.3 OFF-STREET PARKING

BYLAW REQUIREMENT
INDUSTRIAL: 1 STALL/186m²
OFFICE: 1 STALL/35m²
REFER TO PARKING SCHEDULES FOR DETAILED BREAKDOWN
107.11 BARRIER FREE STALLS: 1 STALL/50 STALLS
107.5.6 A MAXIMUM OF 20% OF THE REQUIRED PARKING MAY BE DESIGNATED FOR SMALL CAR PARKING

BUILDING	REQUIRED	PROVIDED
2	23,605.73 m ² = INDUSTRIAL	126.9
	1,293.21 m ² = OFFICE	36.9
	1,293.21 m ² = FUTURE OFFICE	36.9
	TOTAL	201
	BARRIER FREE	5
	SMALL VEHICLE MAXIMUM	41
		40

107.8 OFF-STREET LOADING

BYLAW REQUIREMENT

BUILDING	REQUIRED	PROVIDED
1 LOADING STALL/OHD		
2	2	2

107.12 OFF-STREET BICYCLE PARKING & END OF TRIP FACILITIES

OFF-STREET OUTDOOR VISITOR BICYCLE SPACE

BYLAW REQUIREMENTS		
OFFICE: 6 VISITOR STALLS/ OFFICE PUBLIC ENTRANCE		
BUILDING	REQUIRED	PROVIDED
2	6	6

OFF-STREET OUTDOOR BICYCLE SPACE

BYLAW REQUIREMENTS

INDUSTRIAL: 0.06 BICYCLE SPACE/100m ² WHERE GFA > 2,000m ²		
BUILDING	REQUIRED	PROVIDED
2	14	16

SECURE BICYCLE SPACES

BYLAW REQUIREMENTS

OFFICE: 0.06 BICYCLE SPACES/ 100m ² WHERE GFA > 2,000m ²		
BUILDING	REQUIRED	PROVIDED
2	2	2

END OF TRIP FACILITIES

LOCKERS

BYLAW REQUIREMENTS

1 LOCKER PER SECURE BICYCLE PARKING SPACE REQUIRED		
BUILDING	REQUIRED	PROVIDED
2	2	2

WATER CLOSETS

BYLAW REQUIREMENTS

NUMBER OF WATER CLOSETS AS PER TABLE OF 107.12.3-b		
BUILDING	REQUIRED	PROVIDED
2	N/R	-

WASH BASIN

BYLAW REQUIREMENTS

NUMBER OF WASH BASINS AS PER TABLE OF 107.12.3-b		
BUILDING	REQUIRED	PROVIDED
2	N/R	-

SHOWER

BYLAW REQUIREMENTS

NUMBER OF SHOWERS AS PER TABLE OF 107.12.3-b		
BUILDING	REQUIRED	PROVIDED
2	N/R	-

SITE PLAN LEGEND

PROPOSED PROPERTY LINE	---
BUILDING SETBACK LINE	---
LANDSCAPE SETBACK LINE	---
RIGHT OF WAY LINE	---
ENV. & ALR RIGHT OF WAY LINE	---
RIGHT OF WAY HATCH	---
PROPOSED BUILDING	---
FENCE	---
MAN DOOR	---
OVERHEAD DOOR	---
BARRIER FREE ENTRANCE	---
SERVICE ROOMS	---
PROPOSED RETAINING WALL	---
END OF TRIP FACILITIES	---

SITE MATERIAL LEGEND

APRON	LANDSCAPING
SIDEWALK	HARD LANDSCAPING
LIGHT DUTY ASPHALT	HEAVY DUTY ASPHALT

Architect:



PWA Project Number- 2909
Stamp:

PRELIMINARY

NOT FOR CONSTRUCTION

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design studio ltd.



Aldergrove Industrial Park
South

Township of Langley, BC

Lots 76, 77, 78, 79, E15, W15 & 14, Plan 1590, Section 24, Township 10,

New Westminster District

NO.	DESCRIPTION	DATE
A	ISSUED FOR PRELIMINARY REVIEW	2024-06-26
B	ISSUED FOR PRELIMINARY REVIEW	2024-08-01
C	ISSUED FOR PRELIMINARY REVIEW	2024-11-27
D	ISSUED FOR PRELIMINARY REVIEW	2024-12-09
E	ISSUED FOR REVIEW	2025-10-17
F	ISSUED FOR REVIEW	2025-10-30
G	ISSUED FOR REVIEW	2025-11-25
H	ISSUED FOR REVIEW	2025-11-25
I	ISSUED FOR REVIEW	2025-11-25
J	ISSUED FOR REVIEW	2025-11-25
K	ISSUED FOR REVIEW	2025-11-25
L	ISSUED FOR REVIEW	2025-11-25

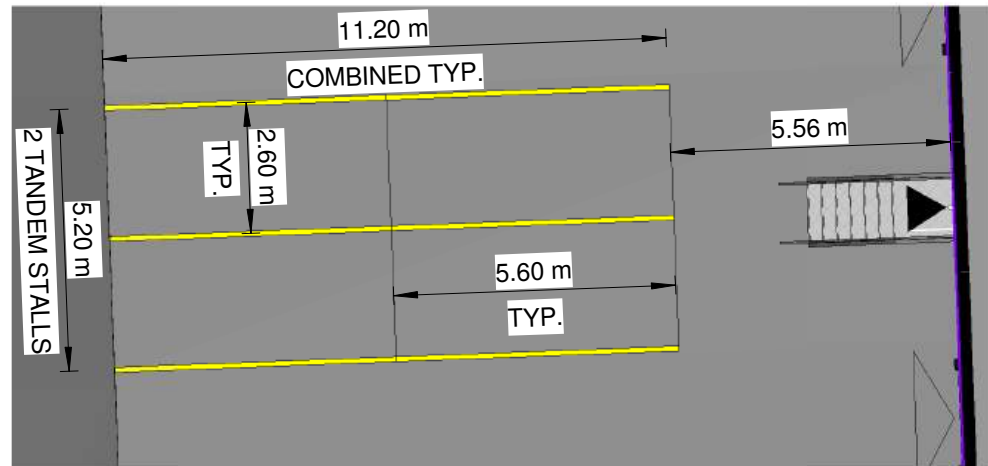
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Drawn by: VV
Checked by: LB, MB
Sheet Name:

Enlarged Site
Plan

A103



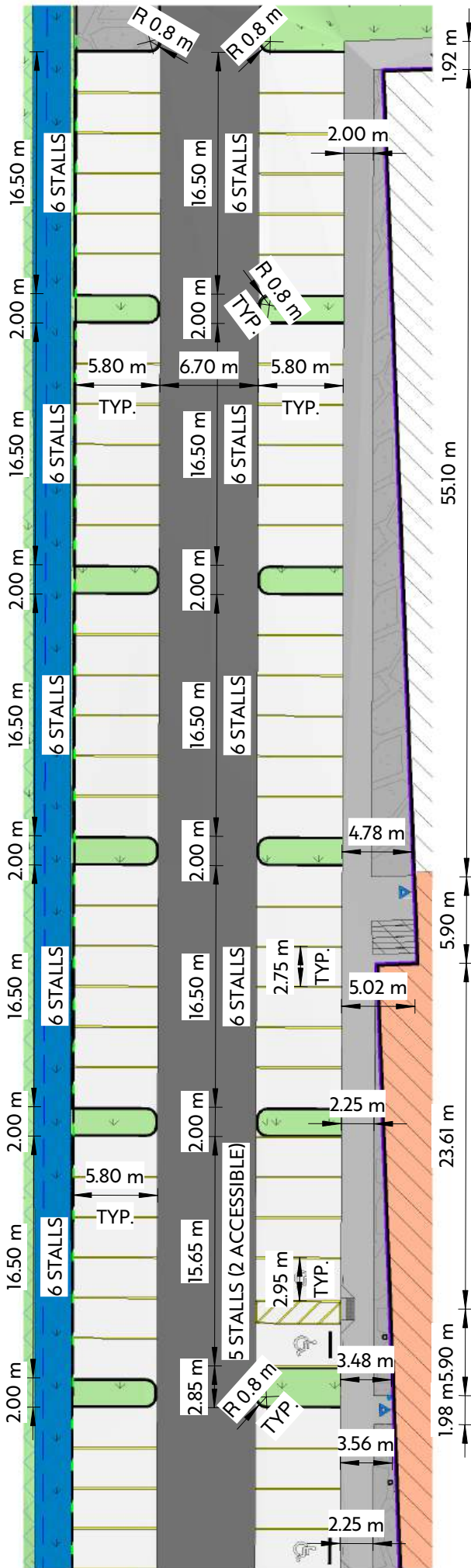
10 North West Access
A104 1:300



9 Typical Tandem Stall Layout
A104 1:150



8 North West Parking
A104 1:400



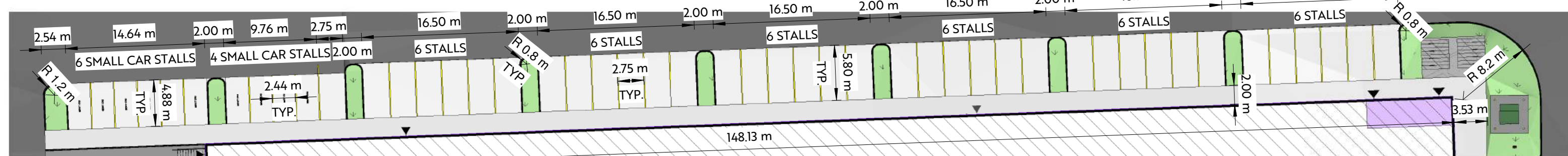
7 South West Parking
A104 1:400



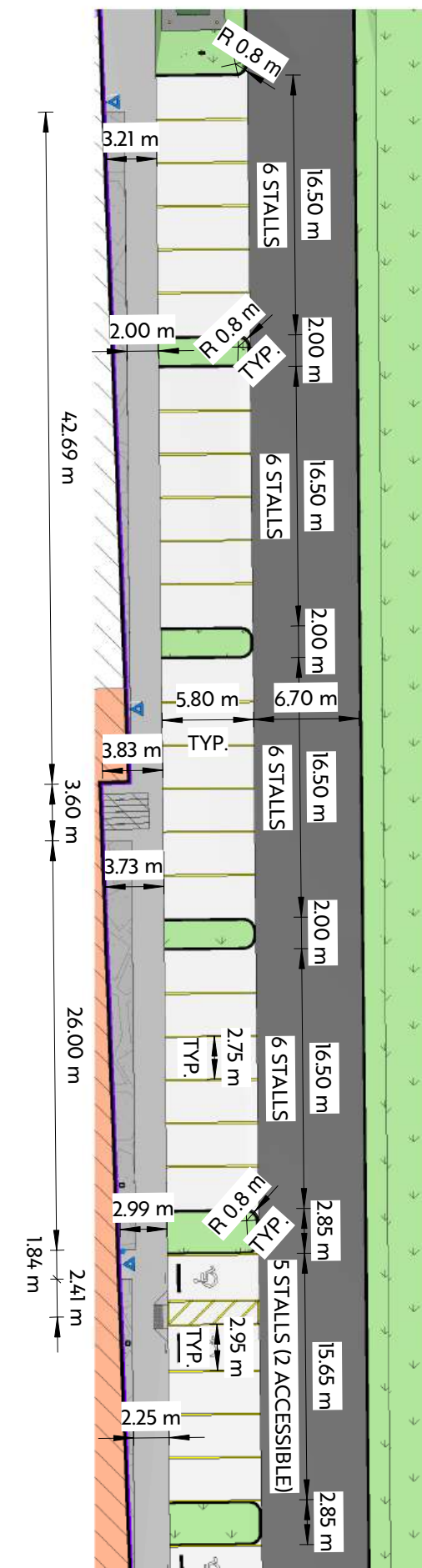
4 North Parking - 1
A104 1:400



5 North Parking - 2
A104 1:400



6 North Parking - 3
A104 1:400



3 North East Parking
A104 1:400



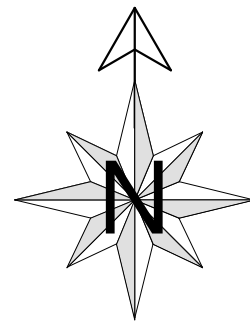
2 South East Parking
A104 1:400

SITE PLAN LEGEND	
PROPOSED PROPERTY LINE	
BUILDING SETBACK LINE	
LANDSCAPE SETBACK LINE	
RIGHT OF WAY LINE	
ENV. & ALR RIGHT OF WAY LINE	
RIGHT OF WAY HATCH	
PROPOSED BUILDING	
FENCE	
MAN DOOR	
OVERHEAD DOOR	
BARRIER FREE ENTRANCE	
SERVICE ROOMS	
PROPOSED RETAINING WALL	
END OF TRIP FACILITIES	

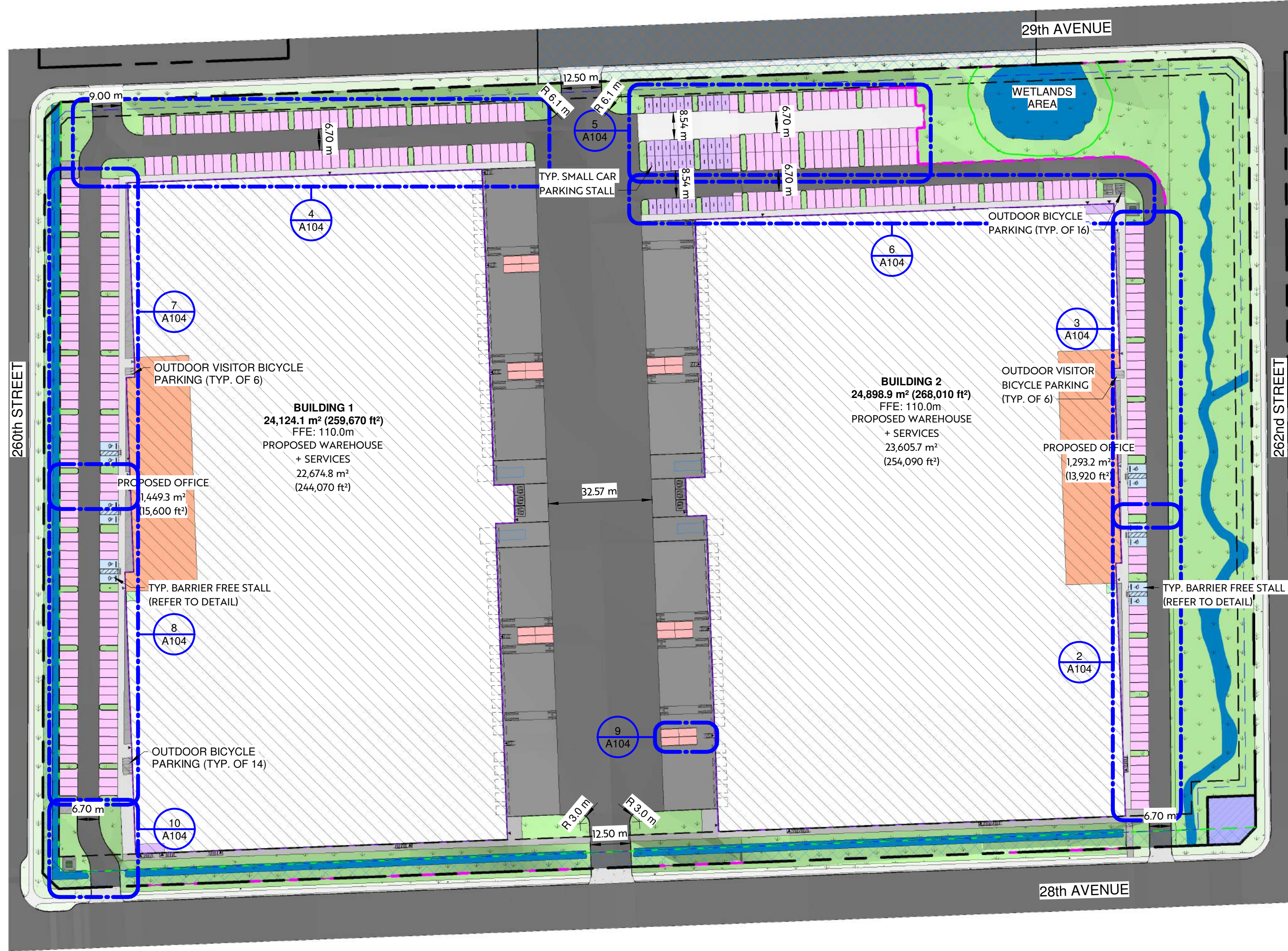
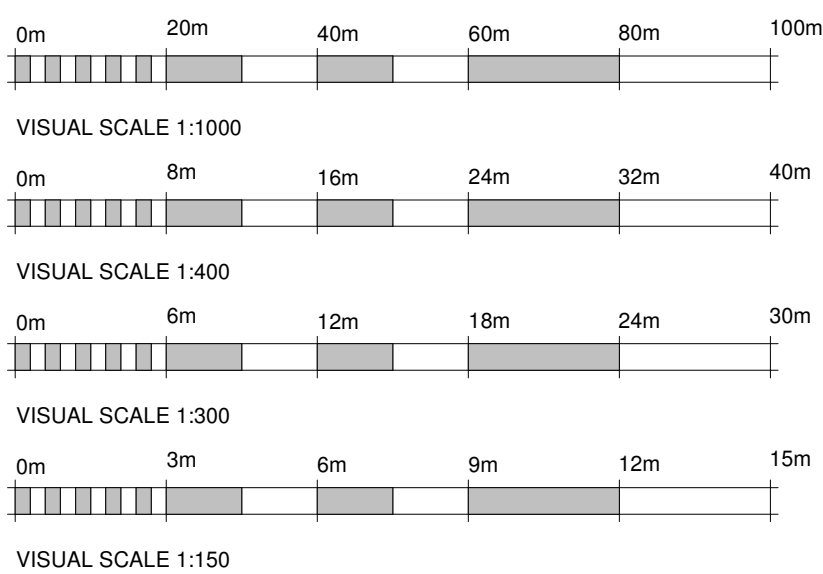
PARKING SCHEDULE/LEGEND			
Stall Type	Provided	Colour	
BARRIER-FREE PARKING	12		
SMALL CAR PARKING	40		
STANDARD PARKING STALL 2.75m	340		
TANDEM PARKING STALL	24		

PARKING SCHEDULE BREAKDOWN		
Stall Type	Provided	%
BUILDING 1		
BARRIER-FREE PARKING	6	1%
STANDARD PARKING STALL 2.75m	195	47%
TANDEM PARKING STALL	12	3%
	213	51%
BUILDING 2		
BARRIER-FREE PARKING	6	1%
SMALL CAR PARKING	40	10%
STANDARD PARKING STALL 2.75m	145	35%
TANDEM PARKING STALL	12	3%
	203	49%

SITE MATERIAL LEGEND			
	APRON		LANDSCAPING
	SIDEWALK		HARD LANDSCAPING
	LIGHT DUTY ASPHALT		HEAVY DUTY ASPHALT

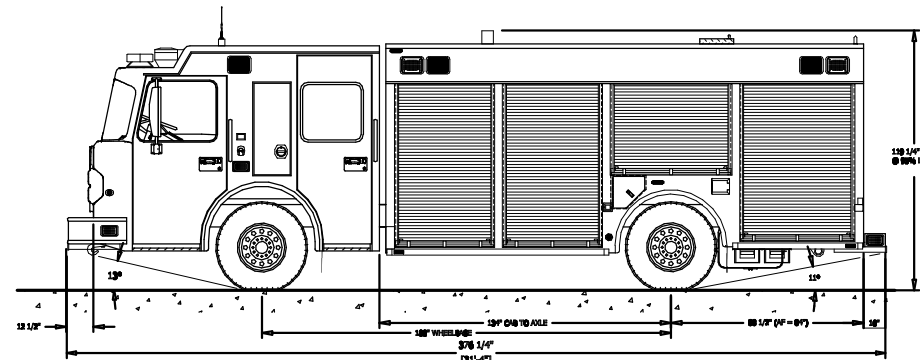


1 Parking Plan - Overall
A104 1:1000



NO.	DESCRIPTION	DATE
F	ISSUED FOR REVIEW	2025-10-17
H	ISSUED FOR REVIEW	2025-10-30
I	ISSUED FOR REVIEW	2025-11-25
J	ISSUED FOR REVIEW	2025-05-21
K	ISSUED FOR RE-ZONING	2026-06-03

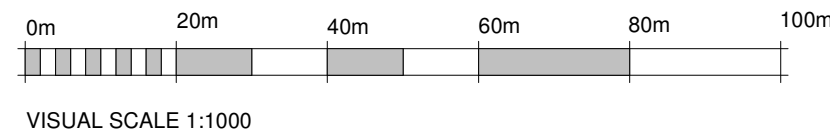
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Checked by: LB, MB
Sheet Name:



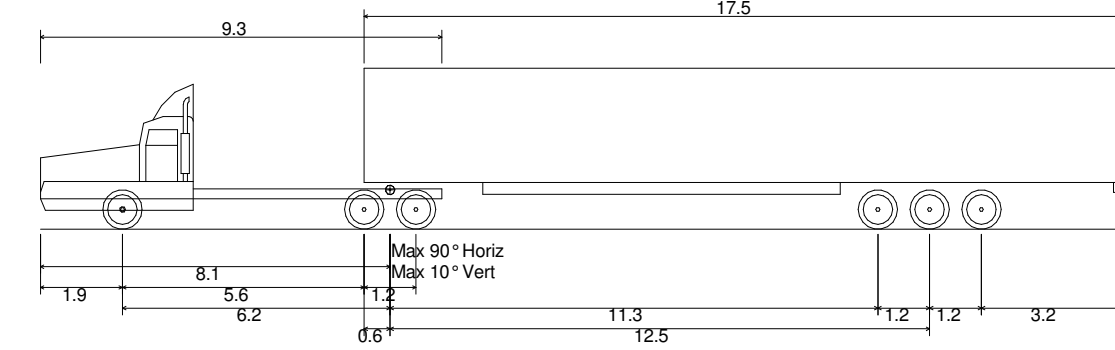
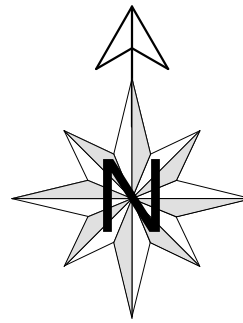
Overall Length 9.550m
Overall Width 2.540m
Overall Body Height 3.029m
Min Body Ground Clearance 0.445m
Track Width (Inside Clear) 1.073m

Township of Langley Fire Truck Profile
NOT TO SCALE

1 Fire Lane Plan
A105 1 : 1000



VISUAL SCALE 1:1000

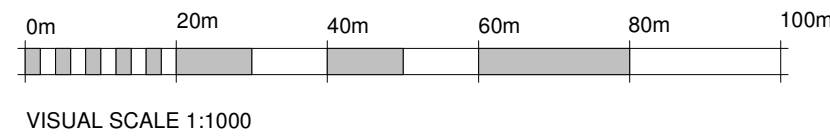


WB-21 - Semitrailer
Overall Length 25.000m
Overall Width 2.600m
Overall Body Height 3.730m
Min Body Ground Clearance 0.435m
Track Width 2.600m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 15.000m

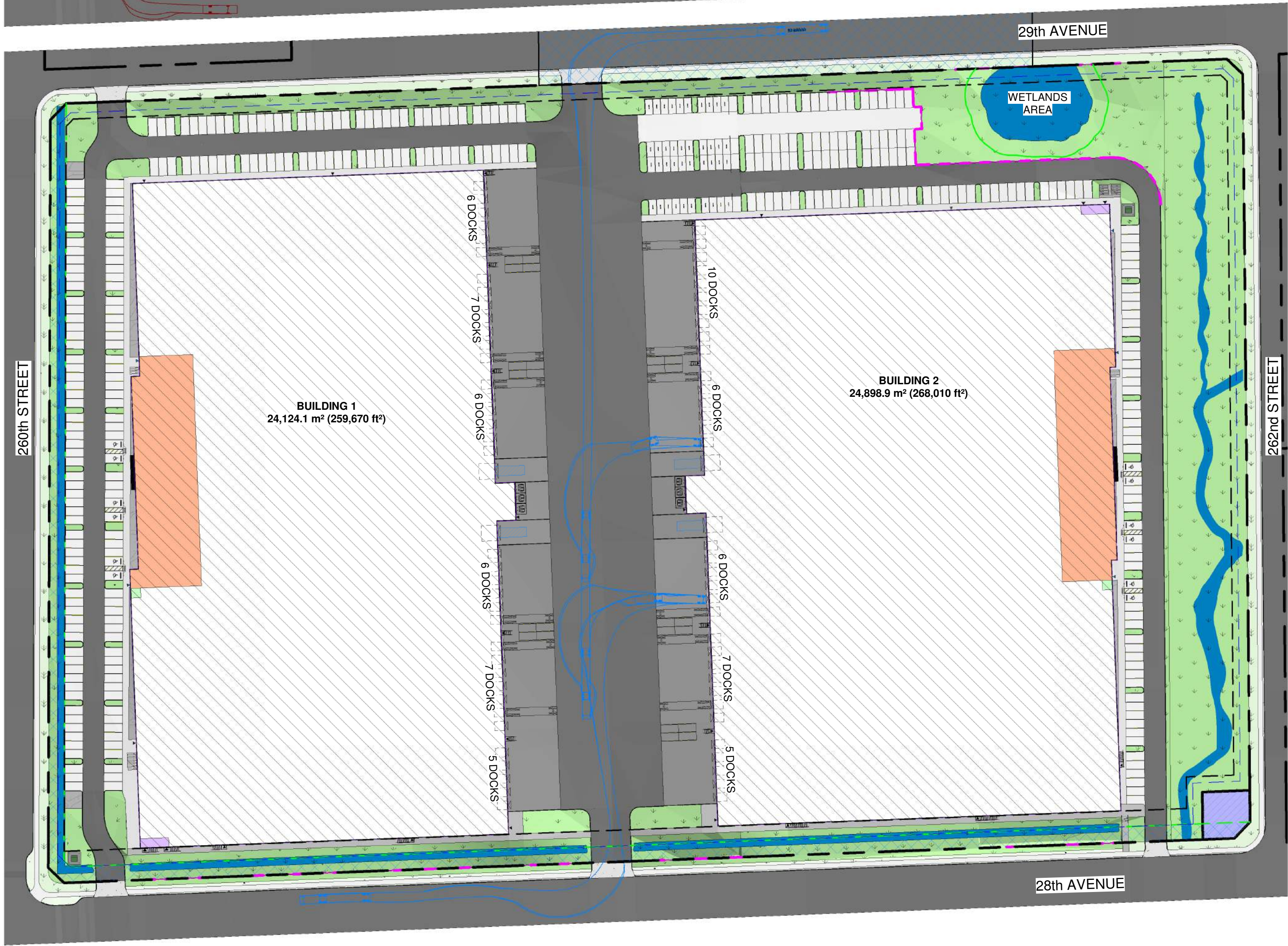
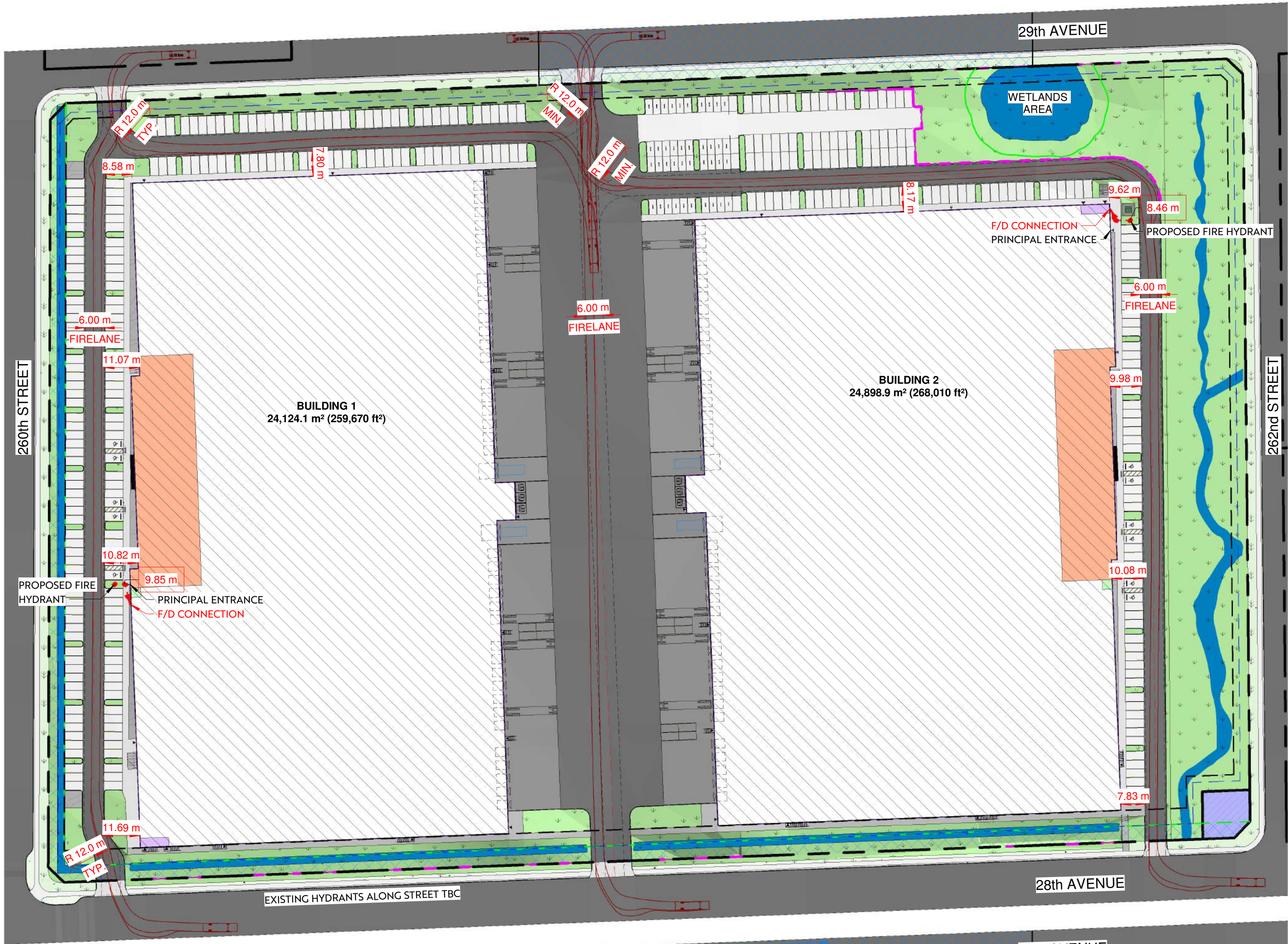
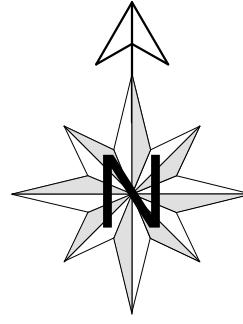
WB-21 Semi Truck

1 : 175

2 Semi Truck Turning Plan
A105 1 : 1000



VISUAL SCALE 1:1000



Architect:



PWA Project Number- 2909
Stamp:

PRELIMINARY

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Alder Grove Industrial Park
South

Township of Langley, BC

Lots 76, 77, 78, 79, E15, W15 & 14, Plan 1590, Section 24, Township 10,
New Westminster District

NO.	DESCRIPTION	DATE
F	ISSUED FOR REVIEW	2025-10-17
H	ISSUED FOR REVIEW	2025-10-30
I	ISSUED FOR REVIEW	2025-11-25
J	ISSUED FOR REVIEW	2025-05-21
K	ISSUED FOR RE-ZONING	2026-06-03

Project No: B20390
Date: 2026-06-12 9:16:28 AM
Drawn by: VV
Checked by: LB, MB
Sheet Name:

Vehicle
Turning Plans

A105

Aldergrove Industrial Park South

Township of Langley, BC

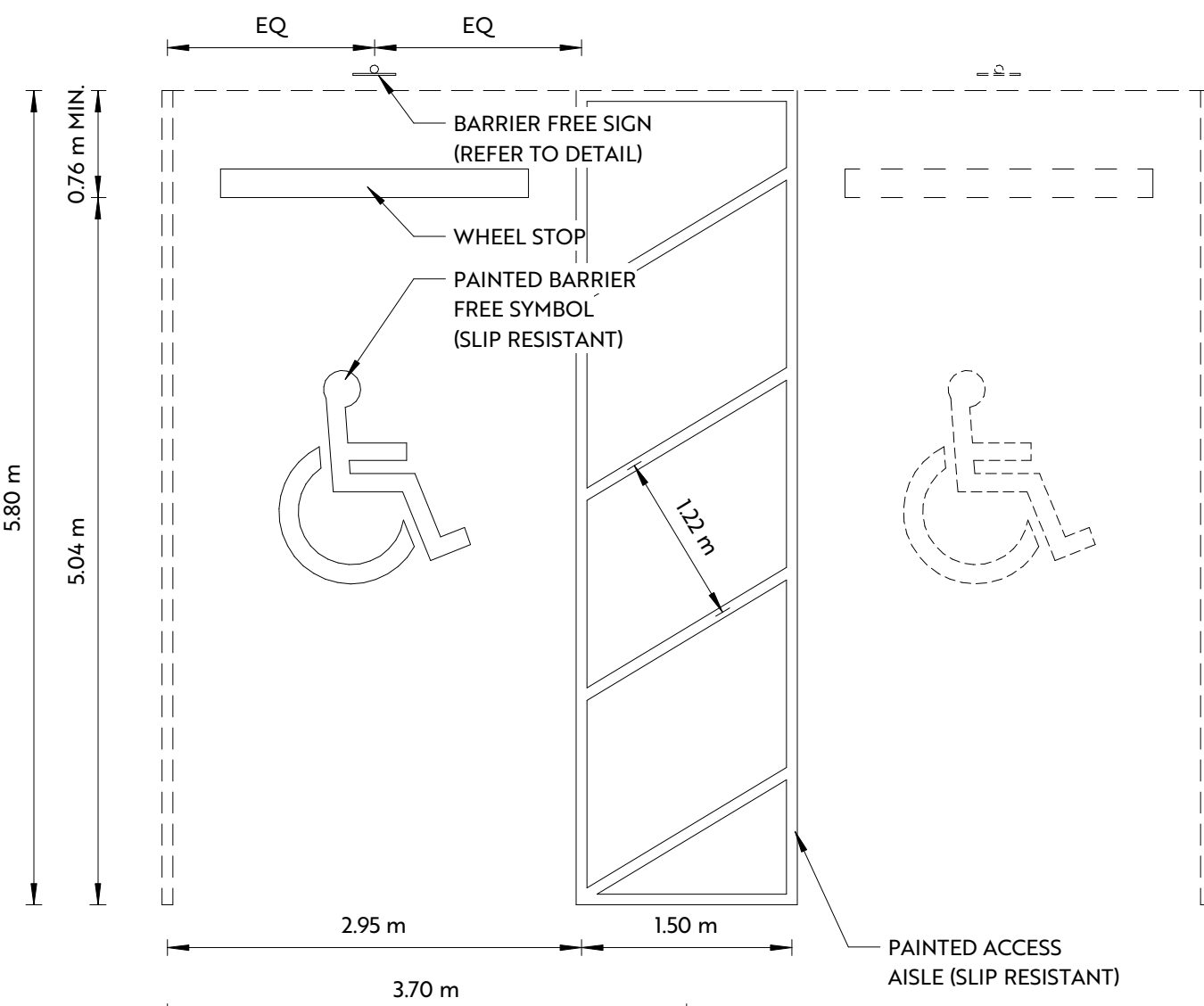
**Lots 76, 77, 78, 79, E15, W15 & 14, Plan 1590, Section 24, Township 10,
New Westminster District**

NO.	DESCRIPTION	DATE
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I	ISSUED FOR REVIEW	2025-11-25

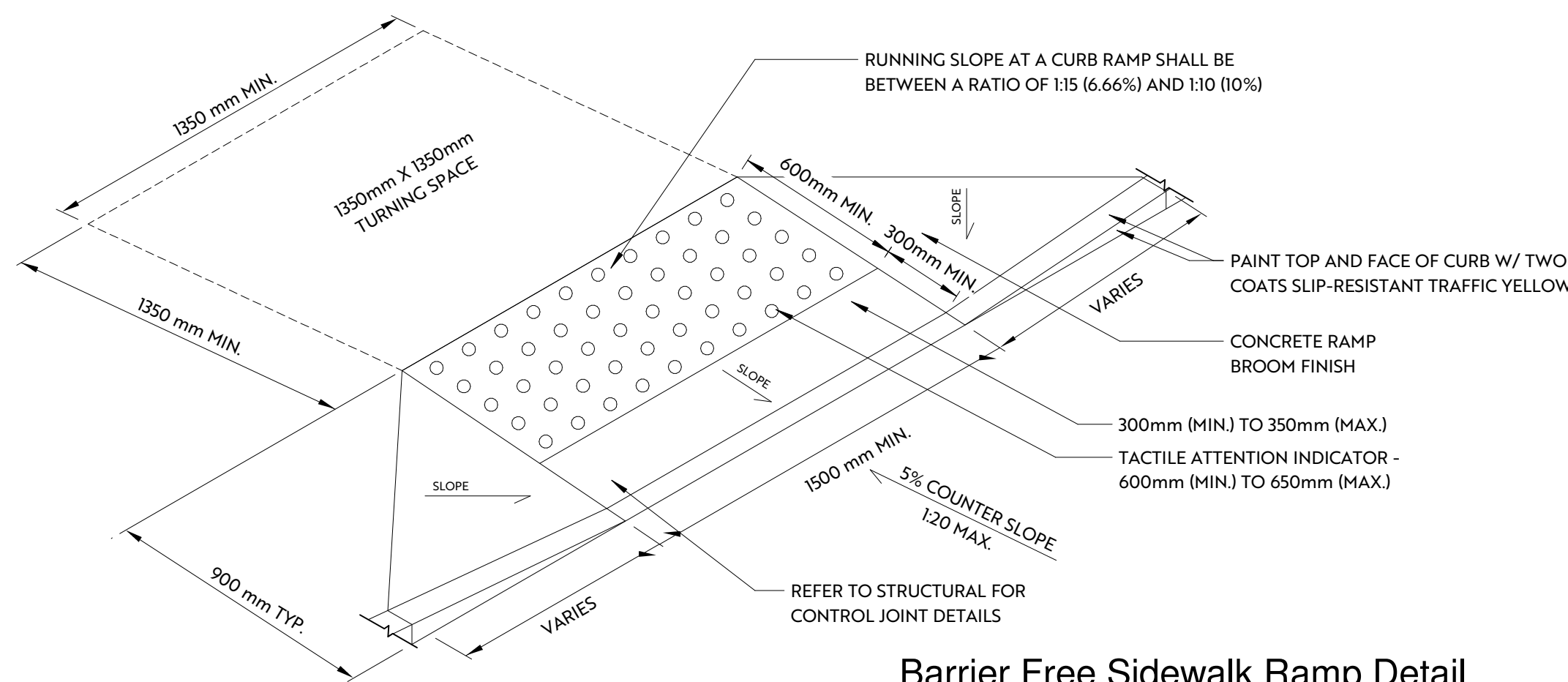
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Date:	2026-06-12 9:16:28 AM
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Checked by:	LB, ME
Sheet Name:	

Site Details

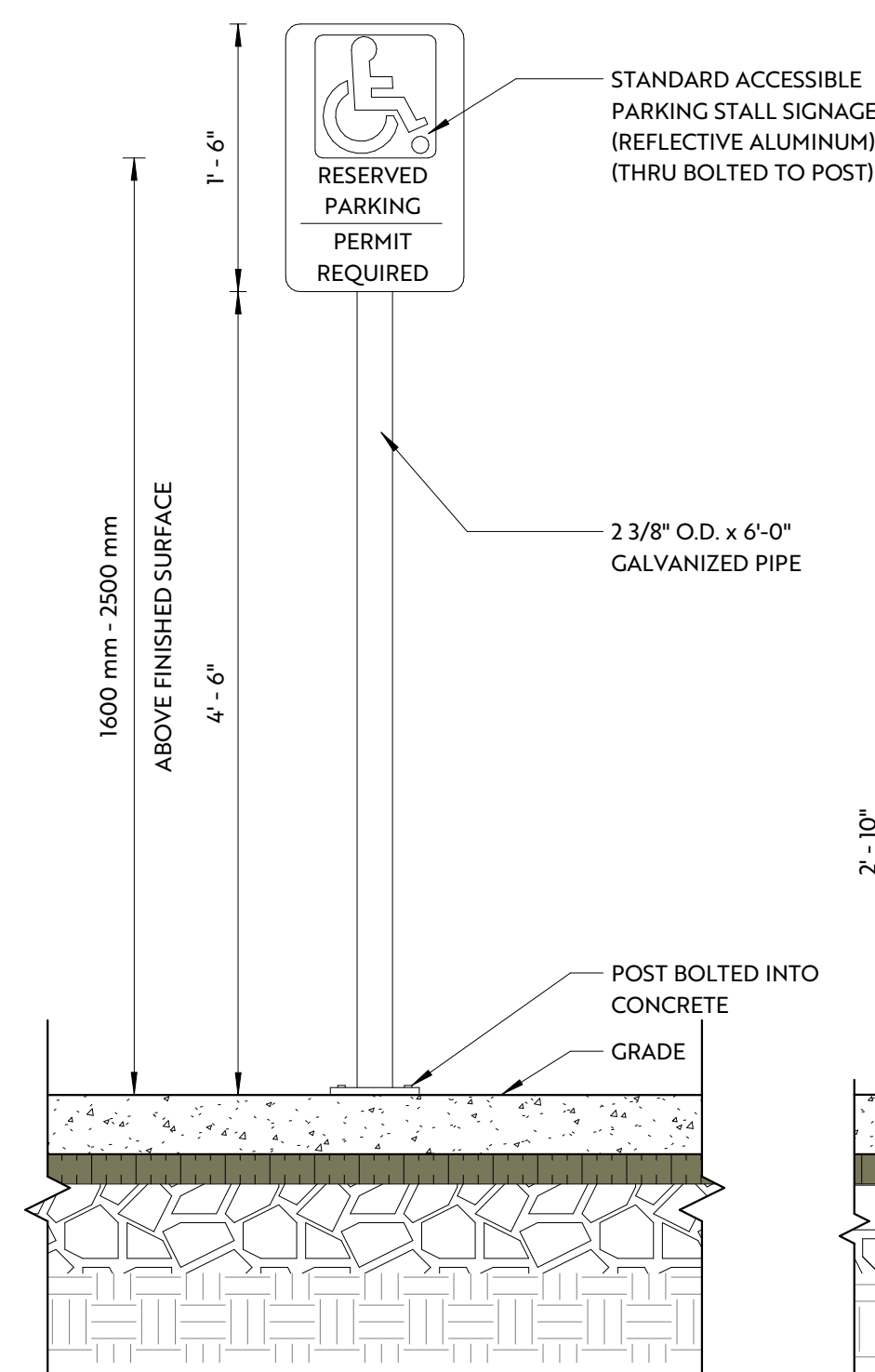
A106



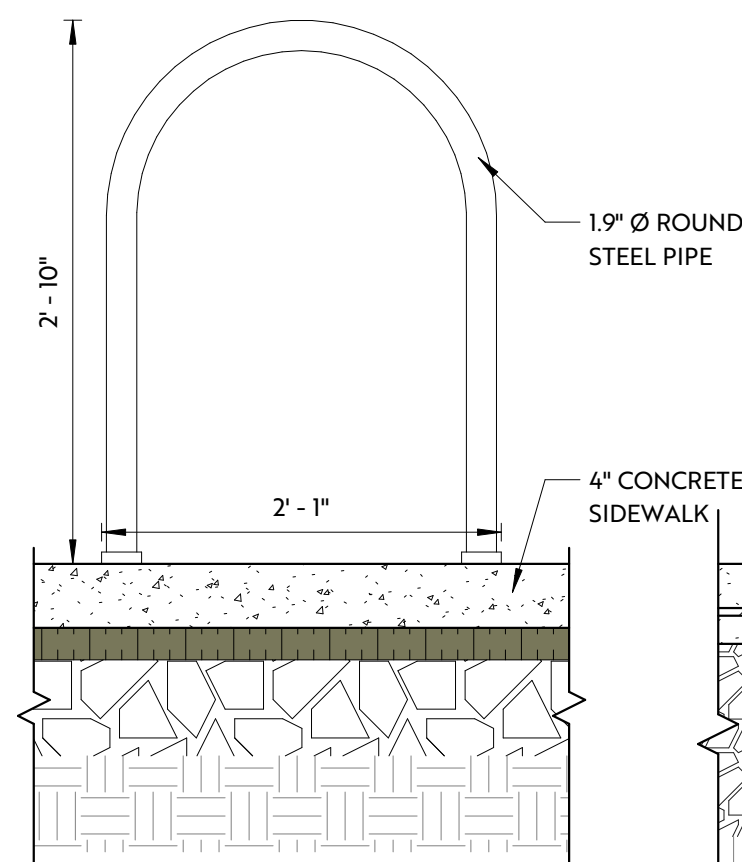
Barrier Free Parking Stall Detail



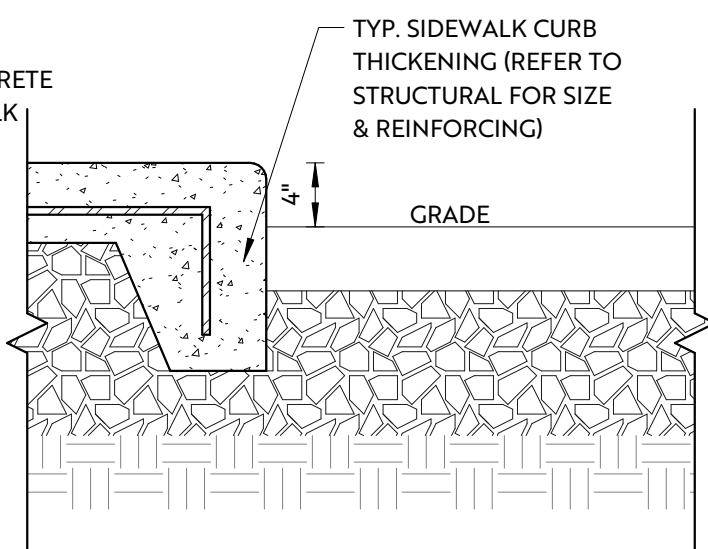
Barrier Free Sidewalk Ramp Detail



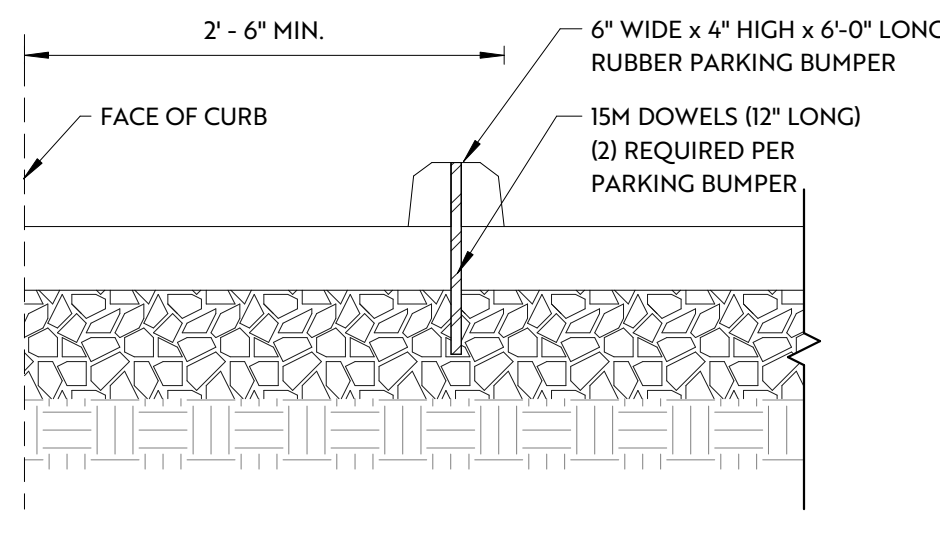
Barrier Free Sign Detail



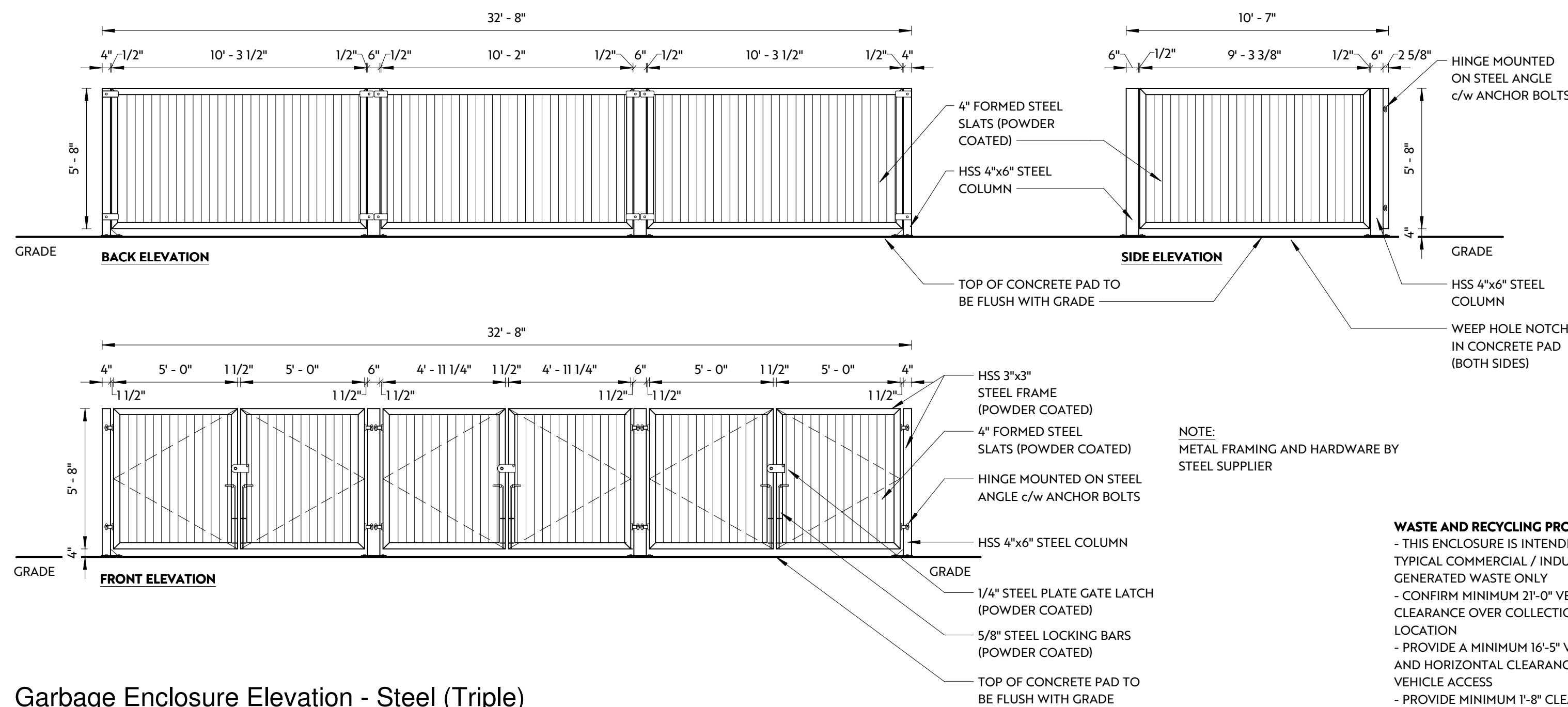
Bicycle Rack Detail



Curb Detail
1" = 1'-0"

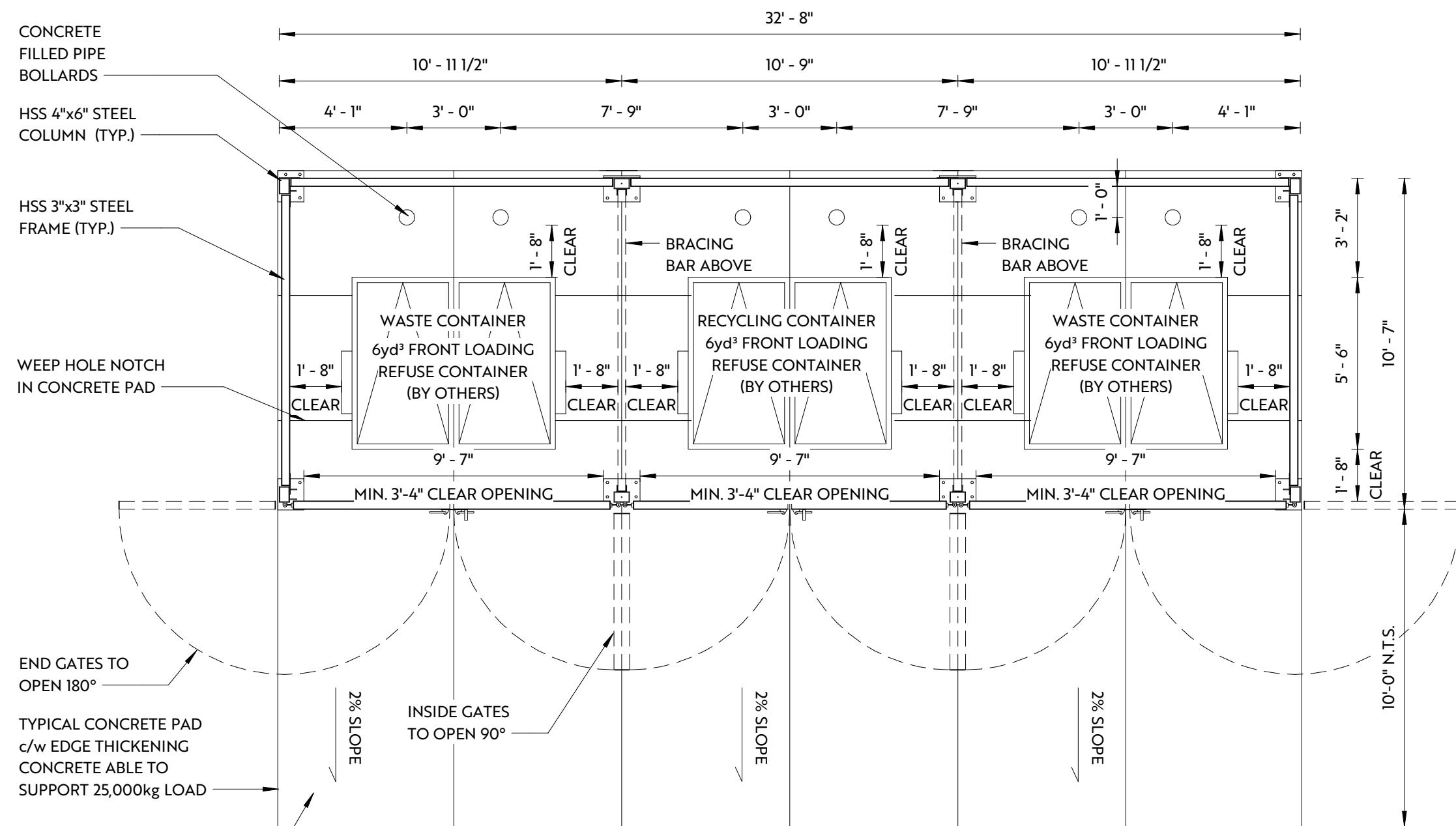


Wheel Stop Detail



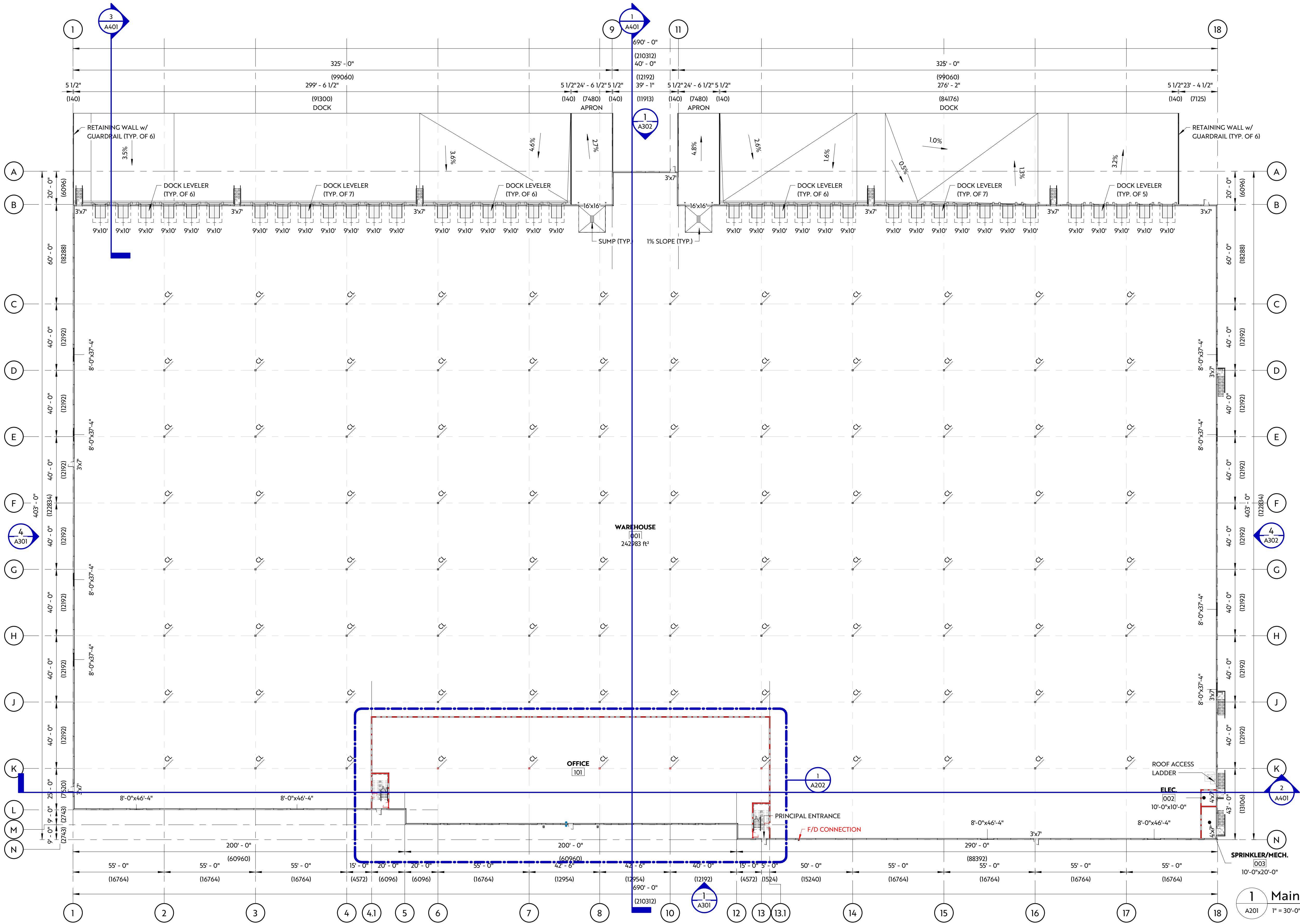
WASTE AND RECYCLING PROTOCOL:

- THIS ENCLOSURE IS INTENDED FOR
TYPICAL COMMERCIAL / INDUSTRIAL
GENERATED WASTE ONLY
- CONFIRM MINIMUM 21'-0" VERTICAL
CLEARANCE OVER COLLECTION
LOCATION
- PROVIDE A MINIMUM 16'-5" VERTICAL
AND HORIZONTAL CLEARANCE FOR
VEHICLE ACCESS
- PROVIDE MINIMUM 1'-8" CLEARANCE IN
ALL DIRECTIONS AROUND CONTAINERS



Garbage Enclosure Plan - Steel (Triple)
1/4" = 1'-0"

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.



CONSTRUCTION LEGEND

- NEW FRAMED WALL
- NEW PRECAST WALL
- EXISTING WALL
- DEMOLISHED WALL
- NEW DOOR
- EXISTING DOOR

NOTE:

- RATED WALLS SHALL BE FRAMED TO UNDERSIDE OF RATED FLOOR ASSEMBLY OR ROOF ASSEMBLY
- ADD BLOCKING BETWEEN STUDS AS REQUIRED TO SUPPORT ALL EDGES OF 1/2" TYPE 'X' GYPSUM BOARD
- FIRE SEPARATION AS SHOWN:
 - 0 HR
 - 3/4 HR
 - 1 HR
 - 2 HR
 - 4 HR
- ALL WASHROOMS AND JANITOR ROOMS TO RECEIVE IMPERVIOUS DURABLE FLOOR AND WALL FINISH UP TO 5'-0" A.F.F.
- ALL TILED WALLS ADJACENT TO PRECAST WALLS TO BE CONSTRUCTED AS:
 - 1" CAP
 - 1 5/8" STEEL STUDS @ 24" O/C
 - 1/2" GYPSUM BOARD
- FURNITURE NOT INCLUDED
- MILLWORK BY MILLWORK SUPPLIER
- UNDERSLAB PREP:
 - WAREHOUSE/SHOP AREAS
 - THE SEAM JOINTS OF THE POLY VAPOUR BARRIER DO NOT REQUIRE SEAL OR TAPING. PLACE THE LOOSE END AT A SEAM JOINT ON TOP OF THE ADJACENT MEMBRANE WITH A MINIMUM OVERLAP OF 1'-0".
 - FLOOR PENETRATIONS DO NOT REQUIRE SEAL OR TAPING. WHERE MEMBRANES HAVE BEEN CUT TO ACCOMMODATE PENETRATIONS, IT IS RECOMMENDED A MEMBRANE PATCH BE PLACED AROUND THE PENETRATION AREA AND ALONG THE CUT SEAM WITH A MINIMUM 1'-0" OVERLAP TO MINIMIZE ANY SUBGRADE MOISTURE STATIC PRESSURE EXPOSURE.
 - PLACE THE VAPOUR BARRIER TIGHT AROUND THE PERIMETER OF WALLS, TRENCH DRAINS, AND DOCK LEVELERS.
- OFFICE SPACE (WITH RADON PROVISIONS)
 - THE JOINTS BETWEEN ADJACENT POLY VAPOUR BARRIERS SHALL BE TAPED WITH AN APPROPRIATE TAPE PRODUCT TO ADEQUATELY SEAL THE MEMBRANE AT JOINTS.
 - SEAL/TAPE ALL MEMBRANE FLOOR PENETRATIONS WITH AN APPROPRIATE TAPE PRODUCT TO ADEQUATELY SEAL THE MEMBRANE AT PENETRATIONS.
 - THE VAPOUR BARRIER MEMBRANE IS REQUIRED TO BE BROUGHT UP TO THE EDGE OF FOUNDATION WALL AND LAP ONTO FACE OF FOUNDATION WALL, BUT NOT MORE THAN THE DEPTH OF CONCRETE SLAB SPECIFIED. SEAL THE MEMBRANE TO THE FOUNDATION WALL WITH ACOUSTIC SEALANT OR OTHER SIMILAR MEANS OF ADEQUATE ADHESION.
- END OF TRIP FACILITIES TO BE DETAILED IN FUTURE TENANT IMPROVEMENTS.

Architect:



PWA Project Number- 2909
Stamp:

PRELIMINARY

NOT FOR CONSTRUCTION

aggregate
design studio ltd.



Aldergrove Industrial Park
South

Township of Langley, BC

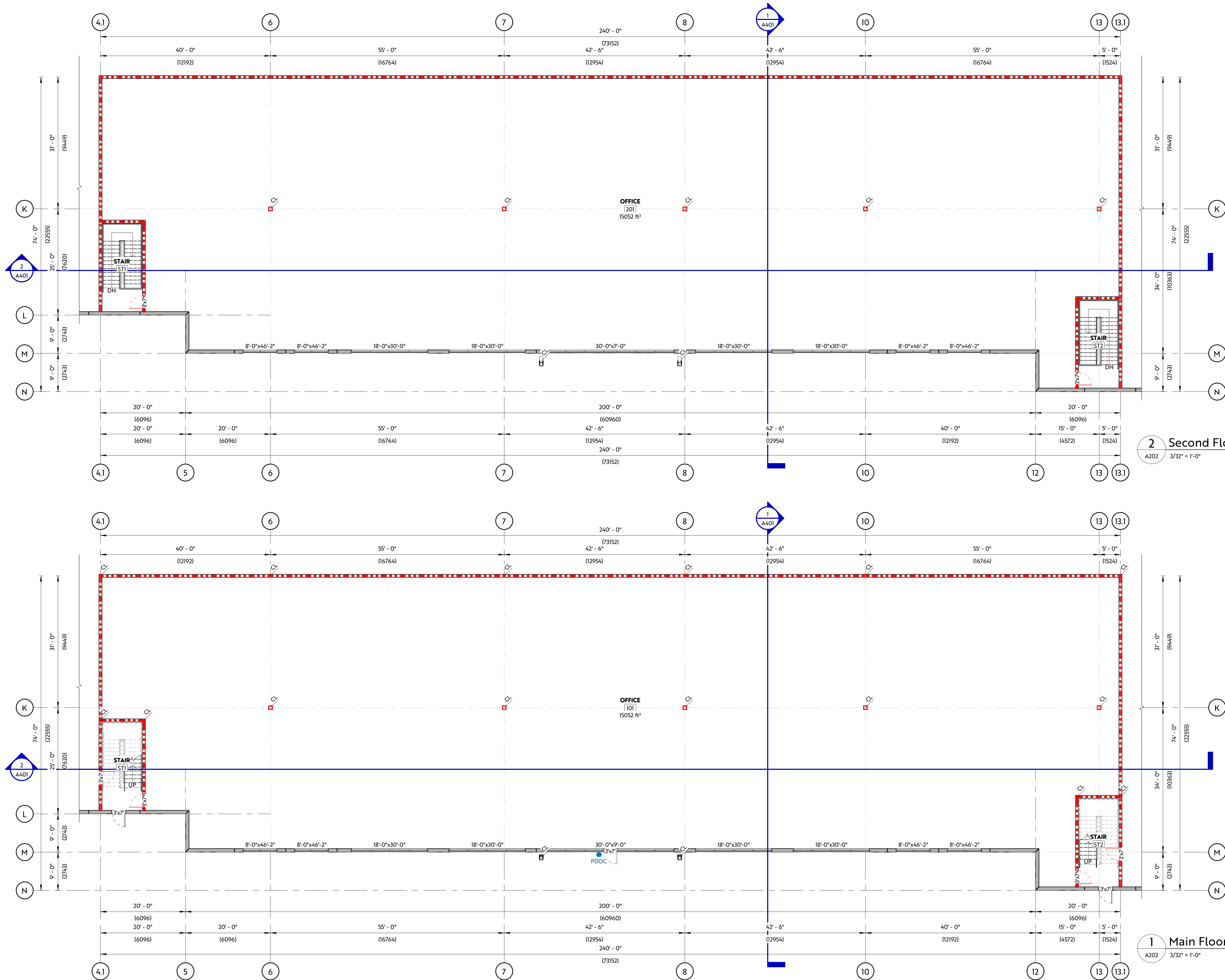
Lots 76, 77, 78, 79, E15, W15 & 14, Plan 1590, Section 24, Township 10,
New Westminster District

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2025-10-17
2	ISSUED FOR REVIEW	2025-11-25
3	ISSUED FOR RE-ZONING	2026-06-03
4	ISSUED FOR RE-ZONING	2026-06-12

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Date: 2026-06-12 9:11:58 AM
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Checked by: LB, MB
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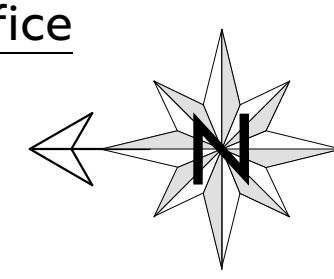
Floor Plan -
Building 1

A201



2 Second Floor - Enlarged Office
A202 3/32" = 1'-0"

1 Main Floor - Enlarged Office
A202 3/32" = 1'-0"



Architect:
PWA Project Number- 2909
Stamp:

PRELIMINARY
NOT FOR CONSTRUCTION



Aldergrove Industrial Park South

Township of Langley, BC

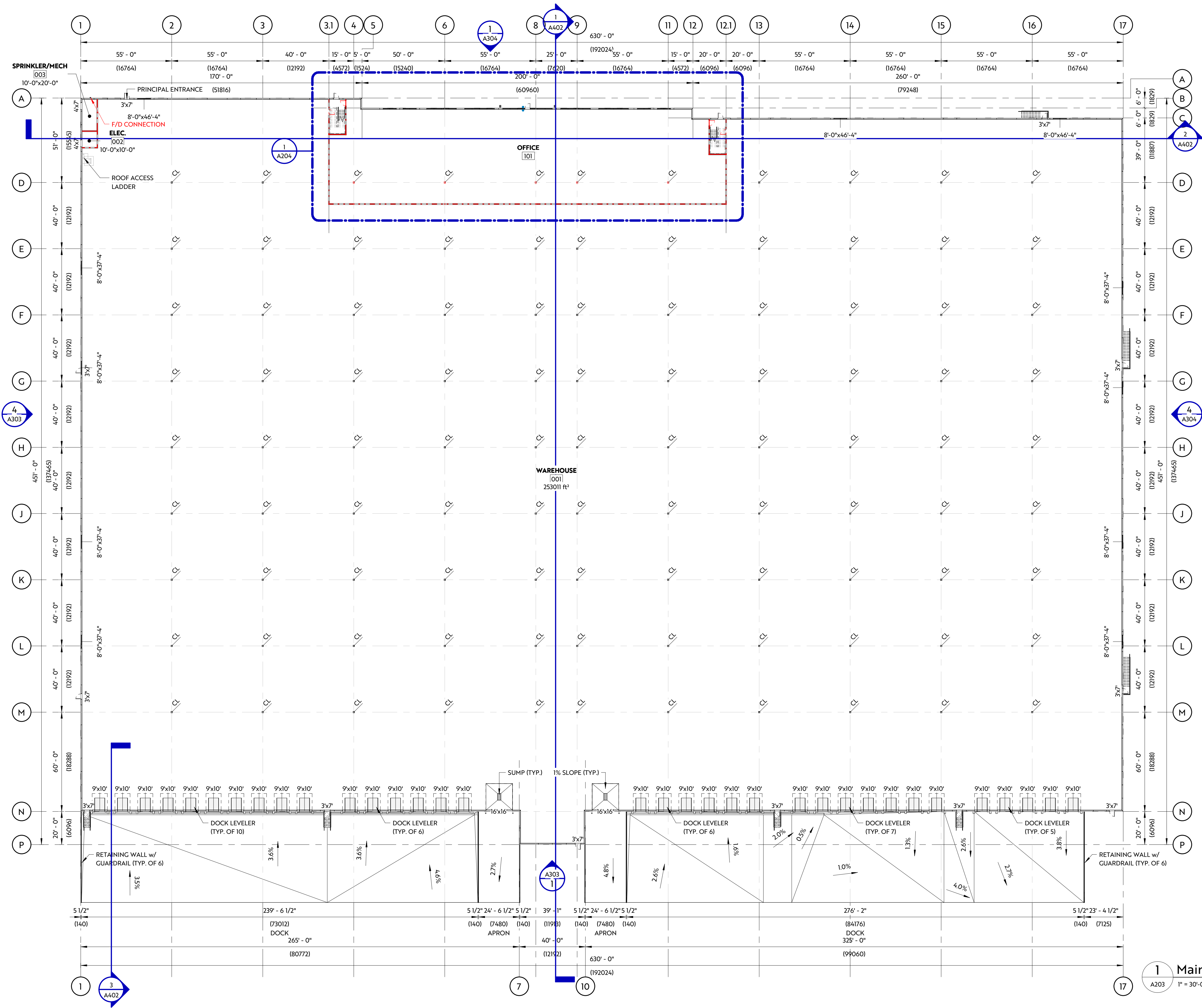
Lots 76, 77, 78, 79, E15, W15 & 14, Plan 1590, Section 24, Township 10,
New Westminster District

NO.	DESCRIPTION	DATE
F	ISSUED FOR REVIEW	2025-10-17
I	ISSUED FOR REVIEW	2025-11-25
K	ISSUED FOR RE-ZONING	2026-06-03
L	ISSUED FOR RE-ZONING	2026-06-12

Project No: B20390
Date: 2026-06-12 9:11:59 AM
Drawn by: VV
Checked by: LB, MB
Sheet Name:

Enlarged Floor
Plan - Building
1

A202



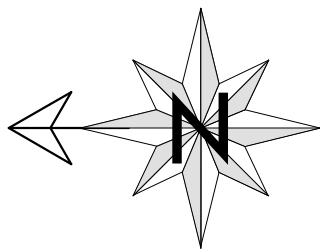
CONSTRUCTION LEGEND

- NEW FRAMED WALL
- NEW PRECAST WALL
- EXISTING WALL
- DEMOLISHED WALL
- NEW DOOR
- EXISTING DOOR

NOTE:

- RATED WALLS SHALL BE FRAMED TO UNDERSIDE OF RATED FLOOR ASSEMBLY OR ROOF ASSEMBLY
- ADD BLOCKING BETWEEN STUDS AS REQUIRED TO SUPPORT ALL EDGES OF 1/2" TYPE 'X' GYPSUM BOARD
- FIRE SEPARATION AS SHOWN:
 - 0 HR
 - 3/4 HR
 - 1 HR
 - 2 HR
 - 4 HR
- ALL WASHROOMS AND JANITOR ROOMS TO RECEIVE IMPERVIOUS DURABLE FLOOR AND WALL FINISH UP TO 5'-0" A.F.F.
- ALL TILED WALLS ADJACENT TO PRECAST WALLS TO BE CONSTRUCTED AS:
 - 1" CAP
 - 1 5/8" STEEL STUDS @ 24" O/C
 - 1/2" GYPSUM BOARD
- FURNITURE NOT INCLUDED
- MILLWORK BY MILLWORK SUPPLIER
- UNDERSLAB PREP:
 - WAREHOUSE/SHOP AREAS
 - THE SEAM JOINTS OF THE POLY VAPOUR BARRIER DO NOT REQUIRE SEAL OR TAPING. PLACE THE LOOSE END AT A SEAM JOINT ON TOP OF THE ADJACENT MEMBRANE WITH A MINIMUM OVERLAP OF 1'-0".
 - FLOOR PENETRATIONS DO NOT REQUIRE SEAL OR TAPING. WHERE MEMBRANES HAVE BEEN CUT TO ACCOMMODATE PENETRATIONS, IT IS RECOMMENDED A MEMBRANE PATCH BE PLACED AROUND THE PENETRATION AREA AND ALONG THE CUT SEAM WITH A MINIMUM 1'-0" OVERLAP TO MINIMIZE ANY SUBGRADE MOISTURE STATIC PRESSURE EXPOSURE.
 - PLACE THE VAPOUR BARRIER TIGHT AROUND THE PERIMETER OF WALLS, TRENCH DRAINS, AND DOCK LEVELERS.
- OFFICE SPACE (WITH RADON PROVISIONS)
 - THE JOINTS BETWEEN ADJACENT POLY VAPOUR BARRIERS SHALL BE TAPED WITH AN APPROPRIATE TAPE PRODUCT TO ADEQUATELY SEAL THE MEMBRANE AT JOINTS.
 - SEAL/TAPE ALL MEMBRANE FLOOR PENETRATIONS WITH AN APPROPRIATE TAPE PRODUCT TO ADEQUATELY SEAL THE MEMBRANE AT PENETRATIONS.
 - THE VAPOUR BARRIER MEMBRANE IS REQUIRED TO BE BROUGHT UP TO THE EDGE OF FOUNDATION WALL AND LAP ONTO FACE OF FOUNDATION WALL, BUT NOT MORE THAN THE DEPTH OF CONCRETE SLAB SPECIFIED. SEAL THE MEMBRANE TO THE FOUNDATION WALL WITH ACOUSTIC SEALANT OR OTHER SIMILAR MEANS OF ADEQUATE ADHESION.
- END OF TRIP FACILITIES TO BE DETAILED IN FUTURE TENANT IMPROVEMENTS.

1 Main Floor - Overall
A203 1" = 30'-0"



Architect:



PWA Project Number- 2909
Stamp:

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Aldergrove Industrial Park
South

Township of Langley, BC

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Project No: B20390
Date: 2026-06-12 9:12:38 AM
Drawn by: VV
Checked by: LB, MB
Sheet Name:

Floor Plan -
Building 2

A203

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Aldergrove Industrial Park

South

Township of Langley, BC

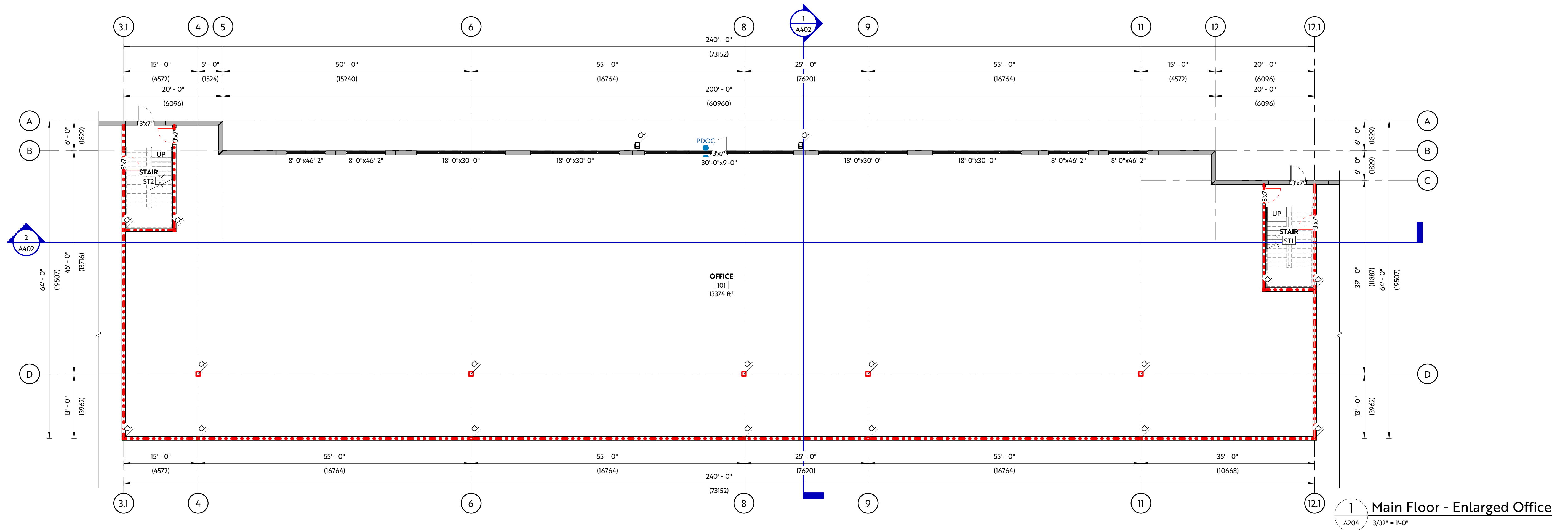
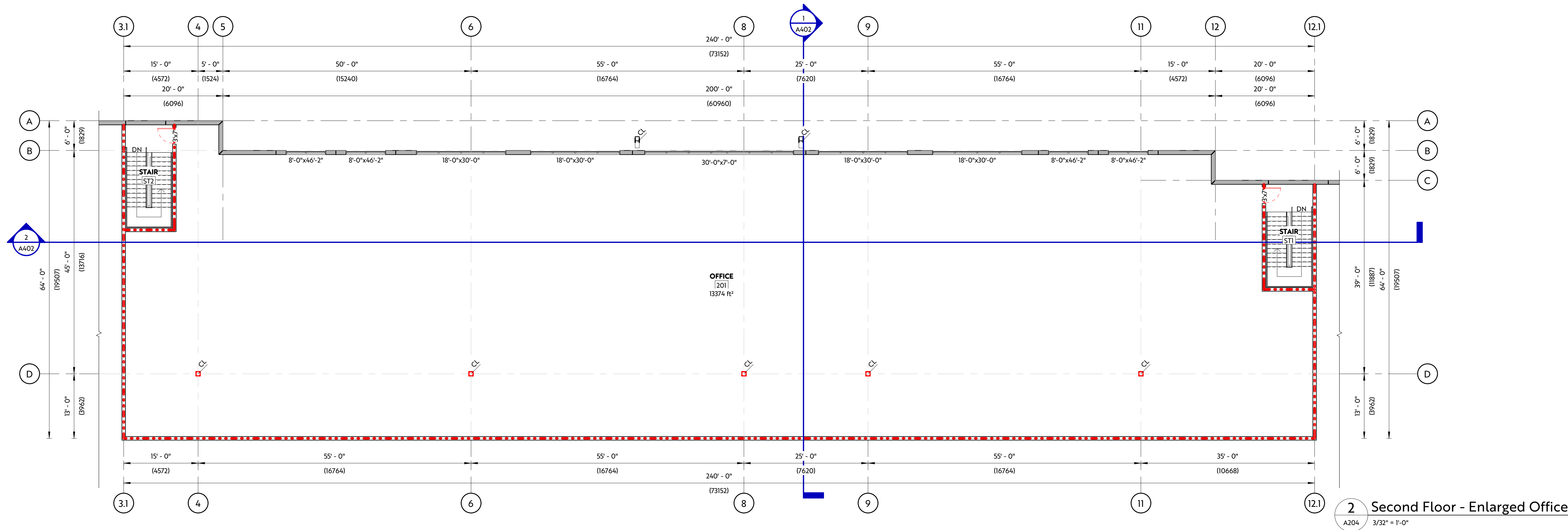
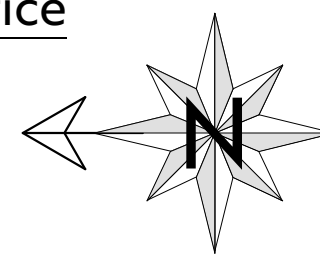
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L	ISSUED FOR RE-ZONING	2026-06-12

Project No: B20390
Date: 2026-06-12 9:12:39 AM
Drawn by: VV
Checked by: LB, MB
Sheet Name:

Enlarged Floor
Plan - Building
2

A204



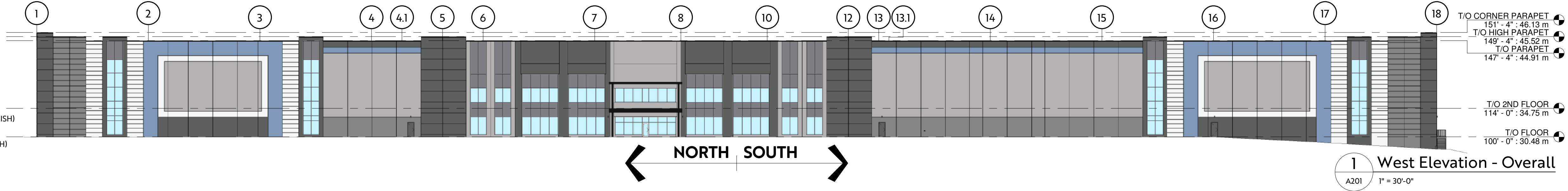
MATERIAL LEGEND

- 1 PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0533 TECHILE - SMOOTH FINISH)
- 2 PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0542 CAPTAIN NEMO - SMOOTH FINISH)
- 3 PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0535 ZEN RETREAT - SMOOTH FINISH)
- 4 PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0589 CELESTIAL HORIZON - SMOOTH FINISH)
- 5 PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0600 MELTING GLACIER - SMOOTH FINISH)
- 6 PRE-FINISHED ALUMINUM WINDOW/DOOR FRAME (CLEAR ANNODIZED ALUMINUM)
- 7 PRIMED AND PAINTED INSULATED METAL-FRAMED DOOR (COLOUR TO MATCH WALL)
- 8 PRE-FINISHED INSULATED METAL OVERHEAD DOOR (COLOUR - WHITE)
- 9 PRE-FINISHED INSULATED METAL DOCK DOOR (COLOUR - WHITE)
- 10 PRECAST CONCRETE PANEL JOINT
- 11 PRECAST CONCRETE REVEAL
- 12 CONCRETE FILLED BOLLARDS (COLOUR - SAFETY YELLOW)
- 13 PRIMED AND PAINTED METAL GUARDRAIL (COLOUR - GREY)
- 14 PRIMED AND PAINTED METAL STAIRS (COLOUR - BLACK)
- 15 WALL MOUNTED EXTERIOR LIGHTS (REFER TO ELECTRICAL)
- 16 METAL CANOPY (FINISH - BLACK - RAL 15 00)(BY SUPPLIER)
- 17 METAL CANOPY W/ LOUVERS (FINISH - BLACK - RAL 15 00)(BY SUPPLIER)
- 18 PRE-FINISHED METAL PARAPET FLASHING (COLOUR - BLACK)
- 19 METAL FEATURE - COLUMN (FINISH - BLACK - RAL 15 00)(BY SUPPLIER)

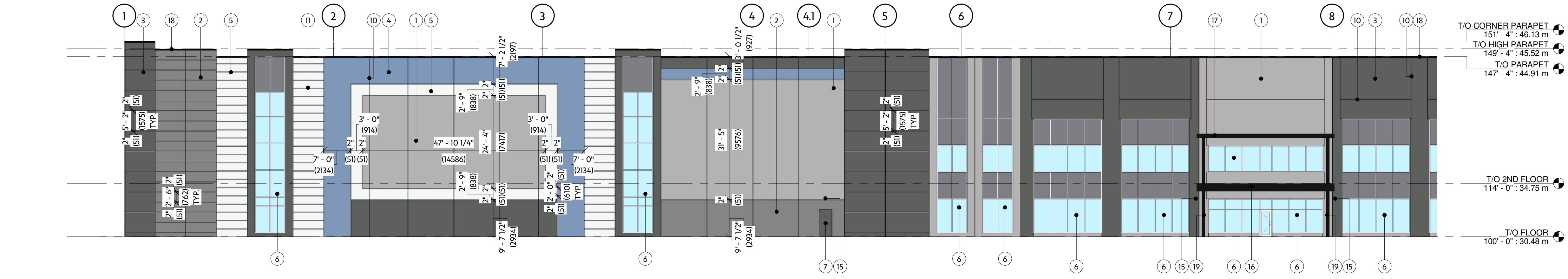
NOTE: ALL PAINT COLOURS TO BE APPROVED BY CLIENT ON SITE

MATERIAL LEGEND

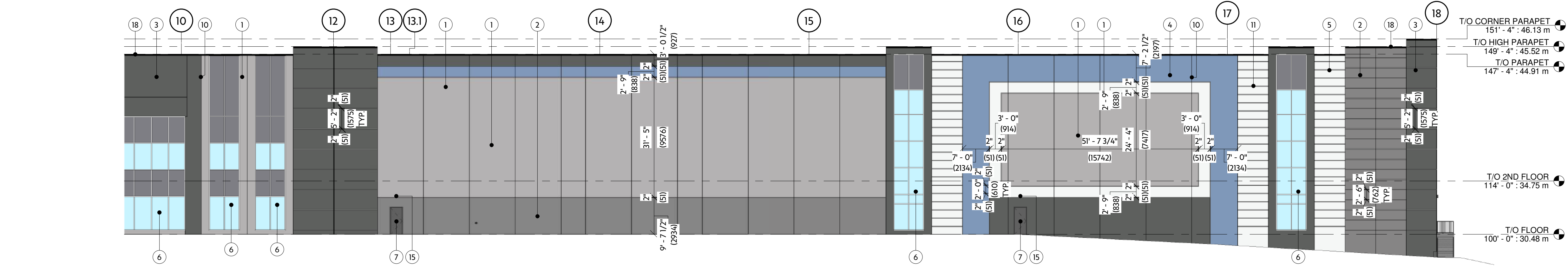
PRECAST PANELS		GLAZING	
	0533 TECHILE		CLEAR ANNODIZED ALUMINUM MULLION
	0542 CAPTAIN NEMO		GLASS
	0535 ZEN RETREAT		SPANDREL GLASS
	0589 CELESTIAL HORIZON	METAL	
	0600 MELTING GLACIER		RAL 15 00 BLACK METAL



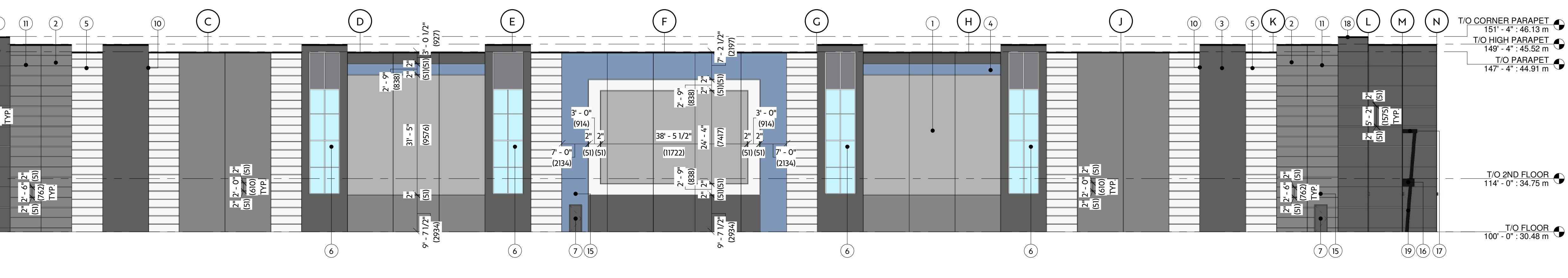
1 West Elevation - Overall
A201 1" = 30'-0"



2 West Elevation - North
1/16" = 1'-0"



3 West Elevation - South
1/16" = 1'-0"



4 North Elevation
A201 1/16" = 1'-0"

Architect:



PWA Project Number- 2909
Stamp:

PRELIMINARY

NOT FOR CONSTRUCTION

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Aldergrove Industrial Park

South

Township of Langley, BC

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Project No: B20390
Date: 2026-06-12 9:12:01 AM
Drawn by: VV
Checked by: LB, MB
Sheet Name:

Building
Elevations -
Building 1

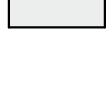
A301

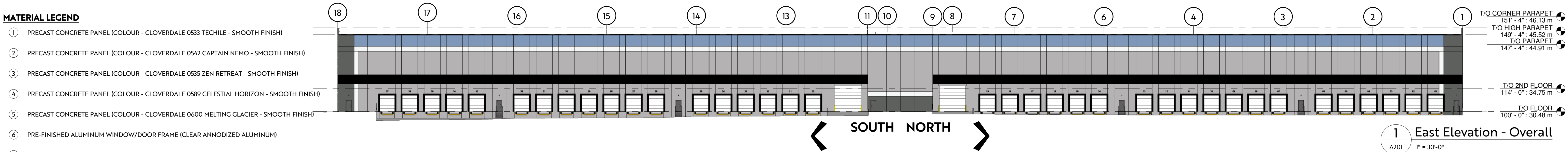
MATERIAL LEGEND

- 1 PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0533 TECHILE - SMOOTH FINISH)
- 2 PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0542 CAPTAIN NEMO - SMOOTH FINISH)
- 3 PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0535 ZEN RETREAT - SMOOTH FINISH)
- 4 PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0589 CELESTIAL HORIZON - SMOOTH FINISH)
- 5 PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0600 MELTING GLACIER - SMOOTH FINISH)
- 6 PRE-FINISHED ALUMINUM WINDOW/DOOR FRAME (CLEAR ANNODIZED ALUMINUM)
- 7 PRIMED AND PAINTED INSULATED METAL-FRAMED DOOR (COLOUR TO MATCH WALL)
- 8 PRE-FINISHED INSULATED METAL OVERHEAD DOOR (COLOUR - WHITE)
- 9 PRE-FINISHED INSULATED METAL DOCK DOOR (COLOUR - WHITE)
- 10 PRECAST CONCRETE PANEL JOINT
- 11 PRECAST CONCRETE REVEAL
- 12 CONCRETE FILLED BOLLARDS (COLOUR - SAFETY YELLOW)
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- 15 WALL MOUNTED EXTERIOR LIGHTS (REFER TO ELECTRICAL)
- 16 METAL CANOPY (FINISH - BLACK - RAL 15 00)(BY SUPPLIER)
- 17 METAL CANOPY W/ LOUVERS (FINISH - BLACK - RAL 15 00)(BY SUPPLIER)
- 18 PRE-FINISHED METAL PARAPET FLASHING (COLOUR - BLACK)
- 19 METAL FEATURE - COLUMN (FINISH - BLACK - RAL 15 00)(BY SUPPLIER)

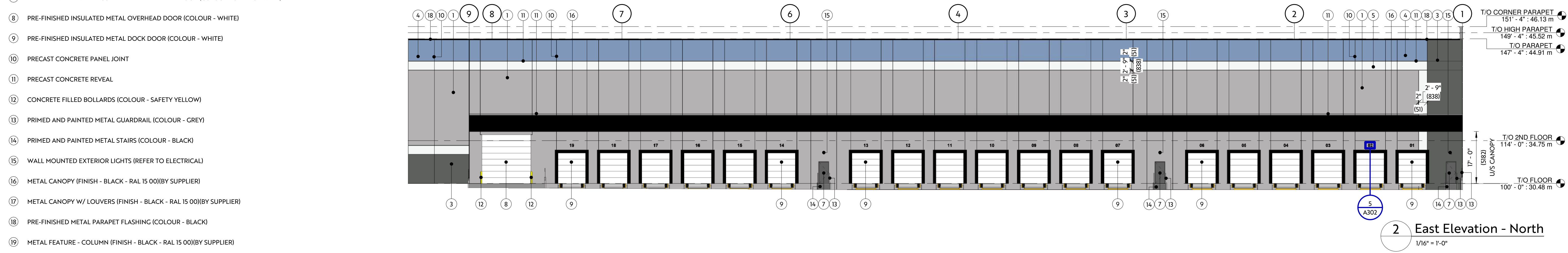
NOTE: ALL PAINT COLOURS TO BE APPROVED BY CLIENT ON SITE

MATERIAL LEGEND

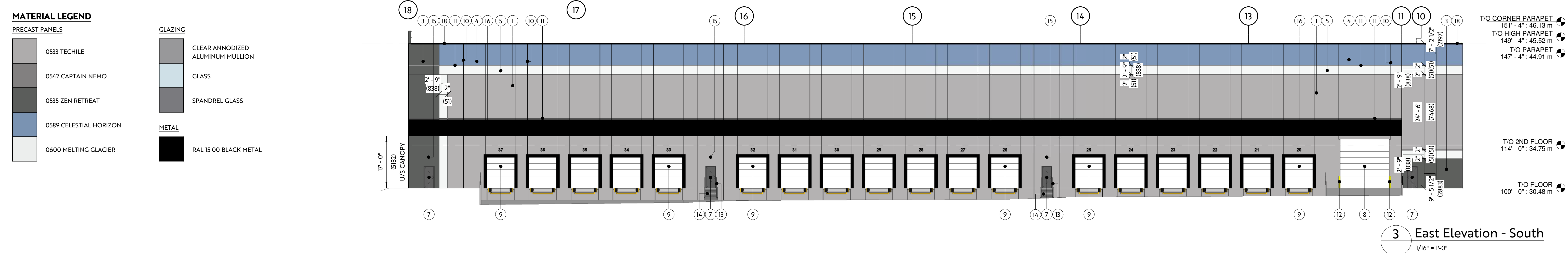
PRECAST PANELS		GLAZING	
	0533 TECHILE		CLEAR ANNODIZED ALUMINUM MULLION
	0542 CAPTAIN NEMO		GLASS
	0535 ZEN RETREAT		SPANDREL GLASS
	0589 CELESTIAL HORIZON	METAL	
	0600 MELTING GLACIER		
			RAL 15 00 BLACK METAL



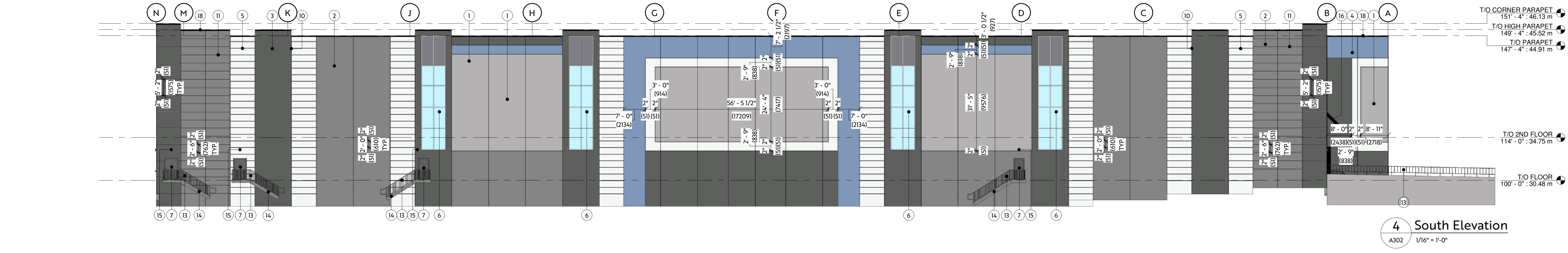
1 East Elevation - Overall
A201 1" = 30'-0"



2 East Elevation - North
1/16" = 1'-0"



3 East Elevation - South
1/16" = 1'-0"



4 South Elevation
A302 1/16" = 1'-0"



5 Typical Dock Numbering
A302 1 1/2" = 1'-0" SIZE: MAX. 1'-0" H
DESCRIPTION: NON-ILLUMINATED VINYL NUMBERS, IN COLOUR BLACK, TO MATCH ARCHITECTURAL FEATURES, APPLIED TO FASCIA WITH DOUBLE SIDED ADHESIVE ABOVE LOADING DOCK DOORS, TBC.

Architect:



PWA Project Number- 2909
Stamp:

PRELIMINARY

NOT FOR CONSTRUCTION

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Aldergrove Industrial Park

South

Township of Langley, BC

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Project No: B20390
Date: 2026-06-12 9:12:02 AM
Drawn by: VV
Checked by: LB, MB
Sheet Name:

Building
Elevations -
Building 1

A302

MATERIAL LEGEND

- 1

PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0533 TECHILE - SMOOTH FINISH)
- 2

PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0542 CAPTAIN NEMO - SMOOTH FINISH)
- 3

PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0535 ZEN RETREAT - SMOOTH FINISH)
- 4

PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0589 CELESTIAL HORIZON - SMOOTH FINISH)
- 5

PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0600 MELTING GLACIER - SMOOTH FINISH)
- 6

PRE-FINISHED ALUMINUM WINDOW/DOOR FRAME (CLEAR ANNODIZED ALUMINUM)
- 7

PRIMED AND PAINTED INSULATED METAL-FRAMED DOOR (COLOUR TO MATCH WALL)
- 8

PRE-FINISHED INSULATED METAL OVERHEAD DOOR (COLOUR - WHITE)
- 9

PRE-FINISHED INSULATED METAL DOCK DOOR (COLOUR - WHITE)
- 10

PRECAST CONCRETE PANEL JOINT
- 11

PRECAST CONCRETE REVEAL
- 12

CONCRETE FILLED BOLLARDS (COLOUR - SAFETY YELLOW)
- 13

PRIMED AND PAINTED METAL GUARDRAIL (COLOUR - GREY)
- 14

PRIMED AND PAINTED METAL STAIRS (COLOUR - BLACK)
- 15

WALL MOUNTED EXTERIOR LIGHTS (REFER TO ELECTRICAL)
- 16

METAL CANOPY (FINISH - BLACK - RAL 15 00)(BY SUPPLIER)
- 17

METAL CANOPY W/ LOUVERS (FINISH - BLACK - RAL 15 00)(BY SUPPLIER)
- 18

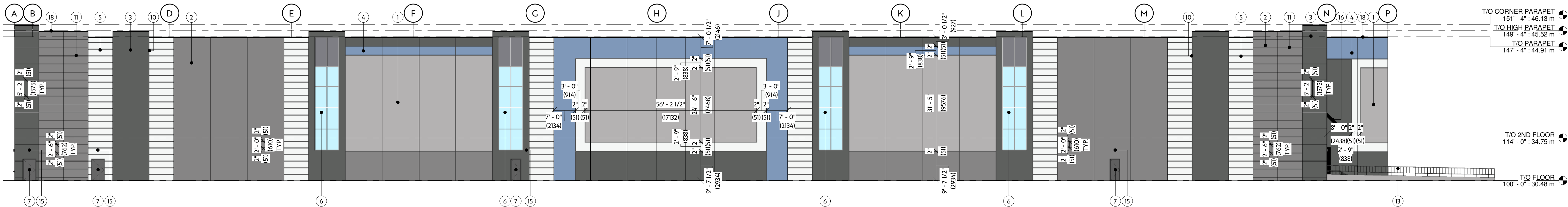
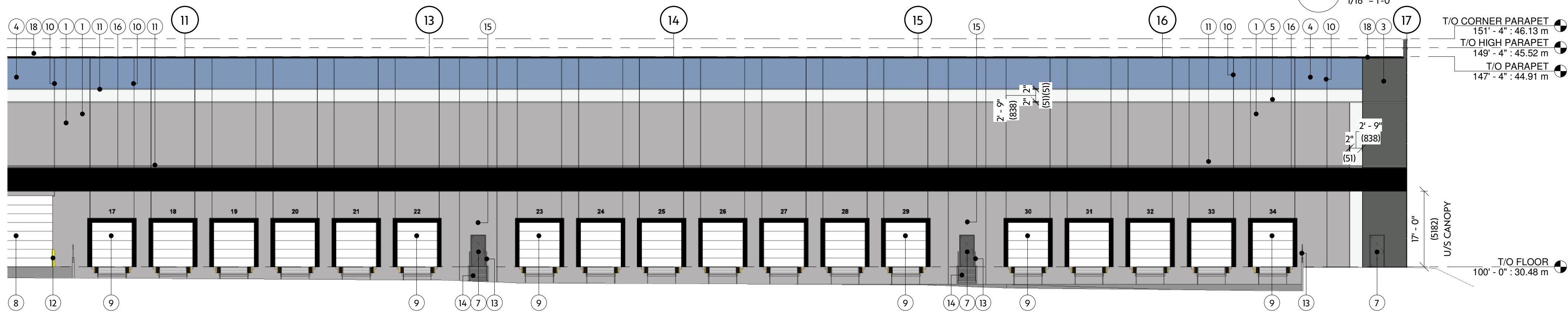
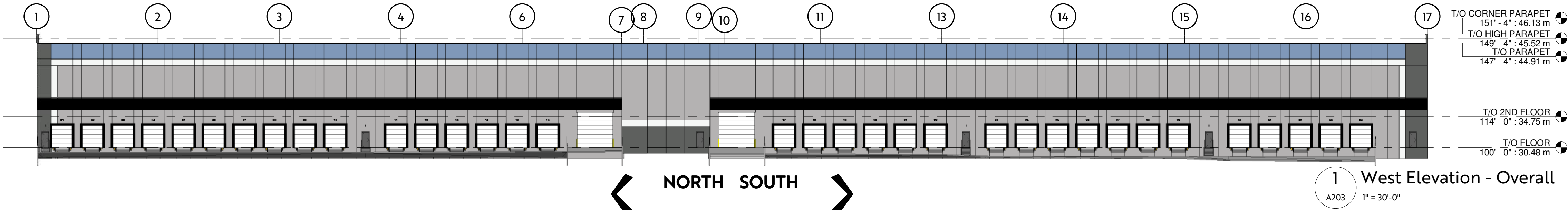
PRE-FINISHED METAL PARAPET FLASHING (COLOUR - BLACK)
- 19

METAL FEATURE - COLUMN (FINISH - BLACK - RAL 15 00)(BY SUPPLIER)

NOTE: ALL PAINT COLOURS TO BE APPROVED BY CLIENT ON SITE

MATERIAL LEGEND

PRECAST PANELS		GLAZING	
	0533 TECHILE		CLEAR ANNODIZED ALUMINUM MULLION
	0542 CAPTAIN NEMO		GLASS
	0535 ZEN RETREAT		SPANDREL GLASS
	0589 CELESTIAL HORIZON	METAL	
	0600 MELTING GLACIER		
			RAL 15 00 BLACK METAL



4 North Elevation
A203 1/16" = 1'-0"

5 Typical Dock Numbering
A303 1 1/2" = 1'-0"

1' - 5" (432)

1' - 0" (305)

02

SIZE: MAX. 1'-0" H
DESCRIPTION: NON-ILLUMINATED VINYL NUMBERS, IN COLOUR BLACK, TO MATCH ARCHITECTURAL FEATURES. APPLIED TO FASCIA WITH DOUBLE SIDED ADHESIVE ABOVE LOADING DOCK DOORS, TBC.

Architect:



PWA Project Number- 2909
Stamp:

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South

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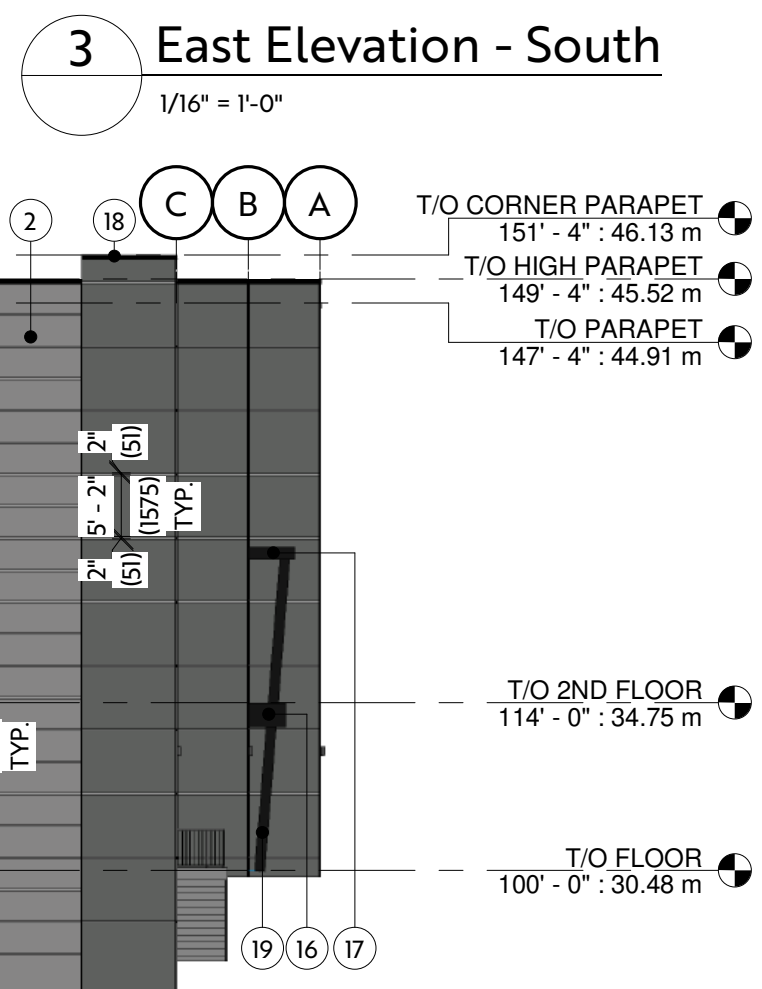
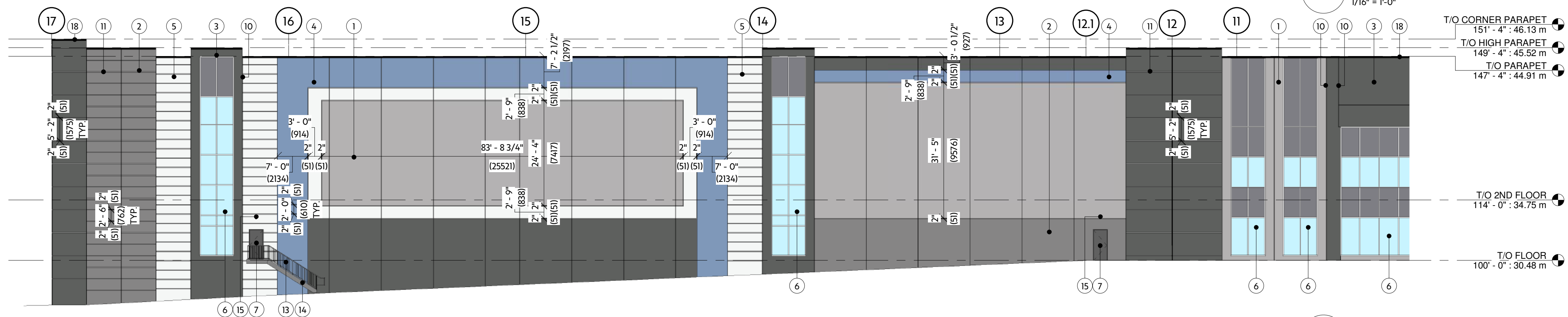
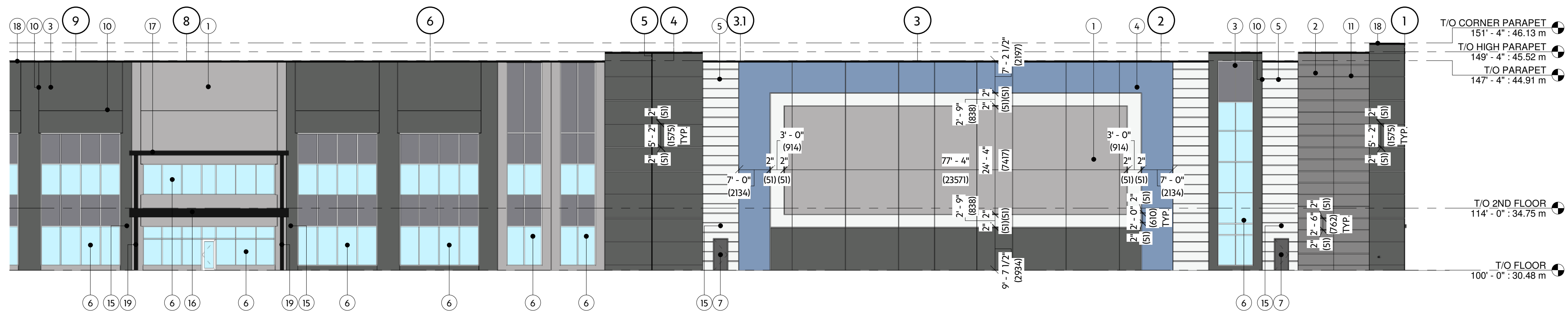
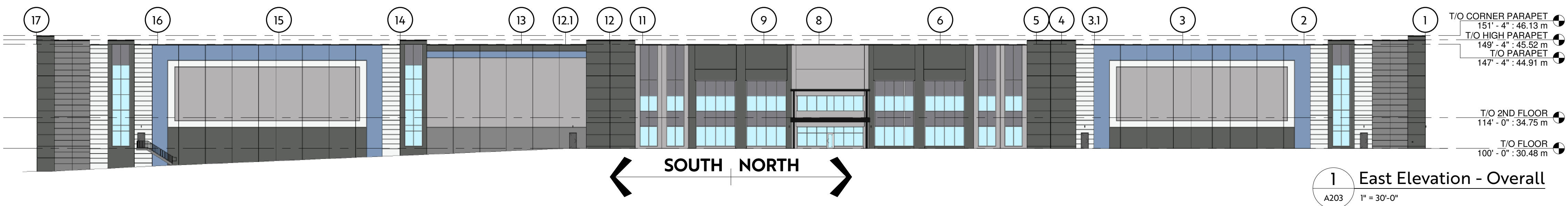
Project No: B20390
Date: 2026-06-12 9:12:41 AM
Drawn by: VV
Checked by: LB, MB
Sheet Name:

Building
Elevations -
Building 2

A303

- ① PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0533 TECHILE - SMOOTH FINISH)
- ② PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0542 CAPTAIN NEMO - SMOOTH FINISH)
- ③ PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0535 ZEN RETREAT - SMOOTH FINISH)
- ④ PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0589 CELESTIAL HORIZON - SMOOTH FINISH)
- ⑤ PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0600 MELTING GLACIER - SMOOTH FINISH)
- ⑥ PRE-FINISHED ALUMINUM WINDOW/DOOR FRAME (CLEAR ANNOXIDIZED ALUMINUM)
- ⑦ PRIMED AND PAINTED INSULATED METAL-FRAMED DOOR (COLOUR TO MATCH WALL)
- ⑧ PRE-FINISHED INSULATED METAL OVERHEAD DOOR (COLOUR - WHITE)
- ⑨ PRE-FINISHED INSULATED METAL DOCK DOOR (COLOUR - WHITE)
- ⑩ PRECAST CONCRETE PANEL JOINT
- ⑪ PRECAST CONCRETE REVEAL
- ⑫ CONCRETE FILLED BOLLARDS (COLOUR - SAFETY YELLOW)
- ⑬ PRIMED AND PAINTED METAL GUARDRAIL (COLOUR - GREY)
- ⑭ PRIMED AND PAINTED METAL STAIRS (COLOUR - BLACK)
- ⑮ WALL MOUNTED EXTERIOR LIGHTS (REFER TO ELECTRICAL)
- ⑯ METAL CANOPY (FINISH - BLACK - RAL 15 00)(BY SUPPLIER)
- ⑰ METAL CANOPY W/ LOUVERS (FINISH - BLACK - RAL 15 00)(BY SUPPLIER)
- ⑱ PRE-FINISHED METAL PARAPET FLASHING (COLOUR - BLACK)
- ⑲ METAL FEATURE - COLUMN (FINISH - BLACK - RAL 15 00)(BY SUPPLIER)

PRECAST PANELS	GLAZING
 0533 TECHILE	 CLEAR ANNOXIDIZED ALUMINUM MULLION
 0542 CAPTAIN NEMO	 GLASS
 0535 ZEN RETREAT	 SPANDREL GLASS
 0589 CELESTIAL HORIZON	
 0600 MELTING GLACIER	 METAL
	 RAL 15 00 BLACK METAL

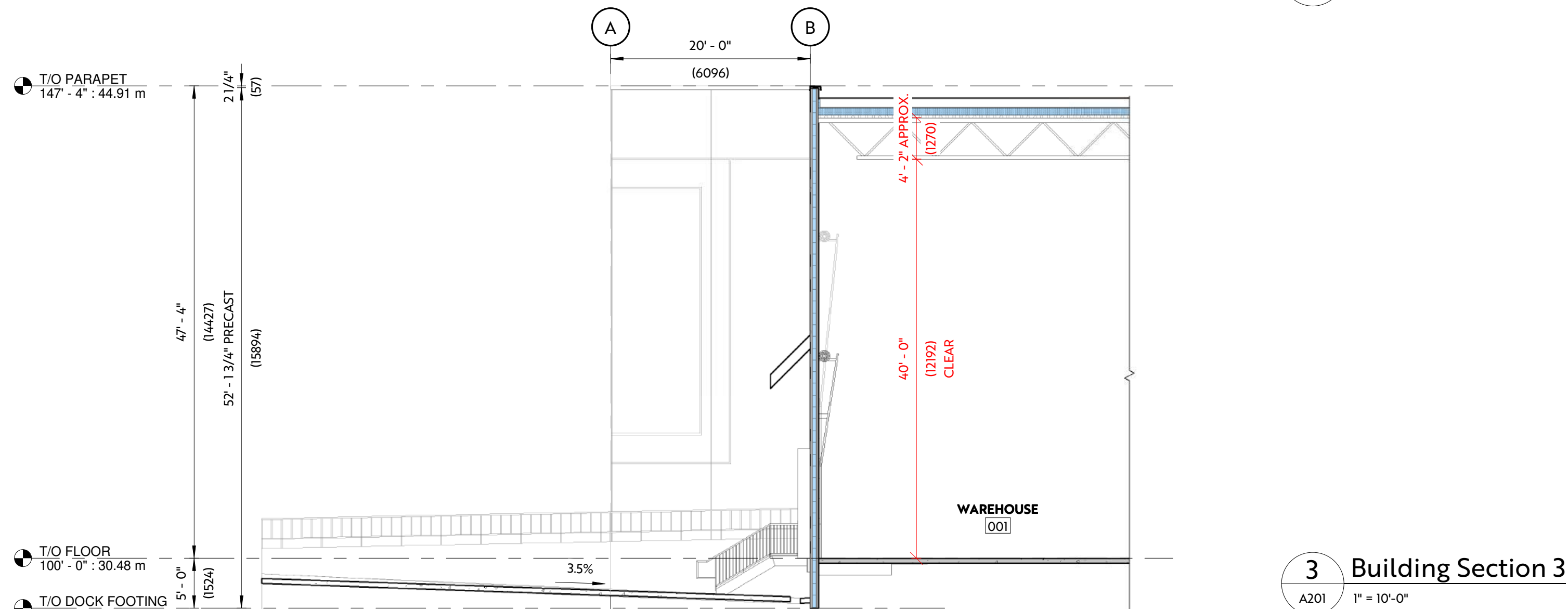
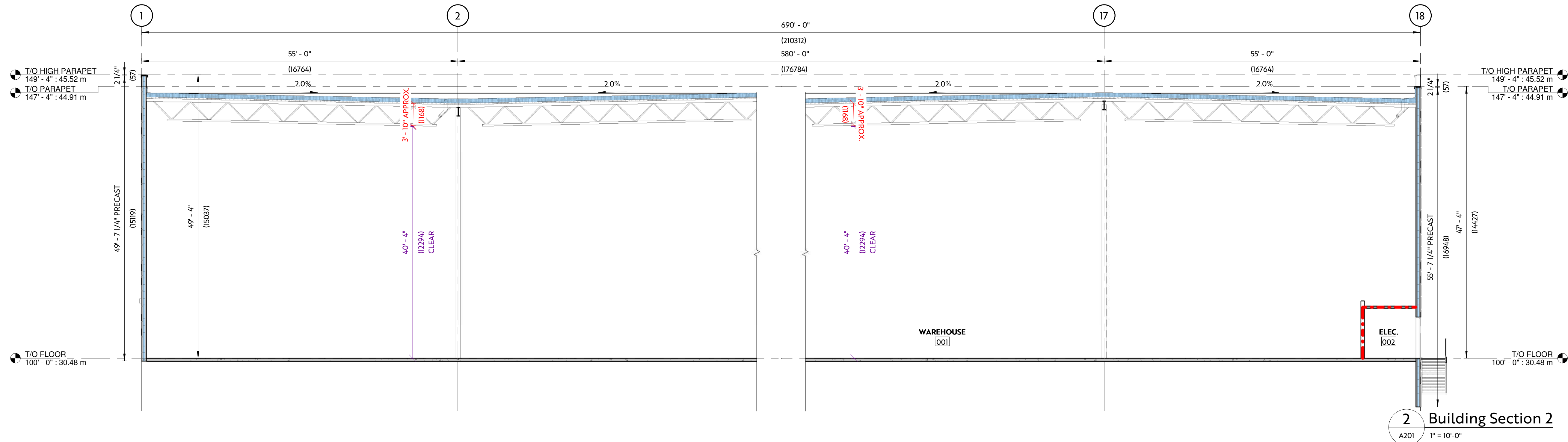
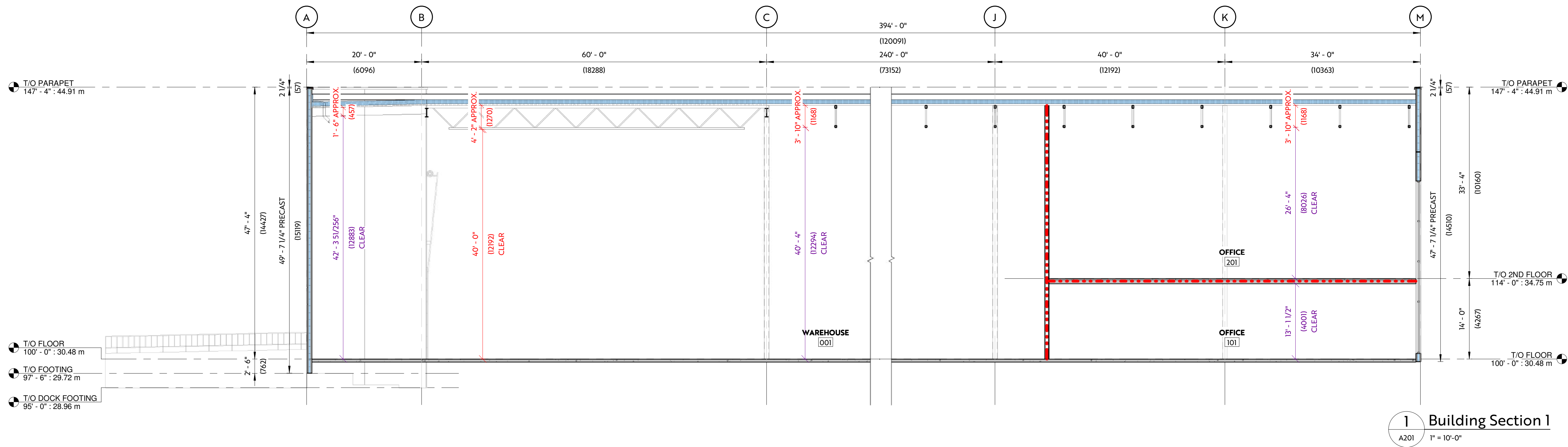


New Westminster District

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A304

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.



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Date: 2026-06-12 9:12:03 AM

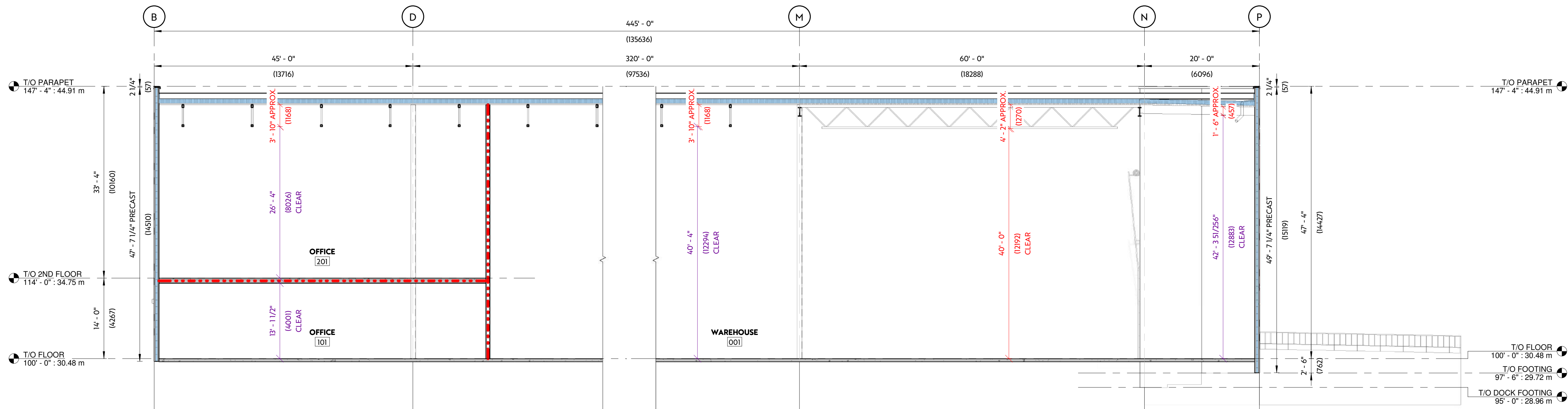
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Checked by: LB, MB

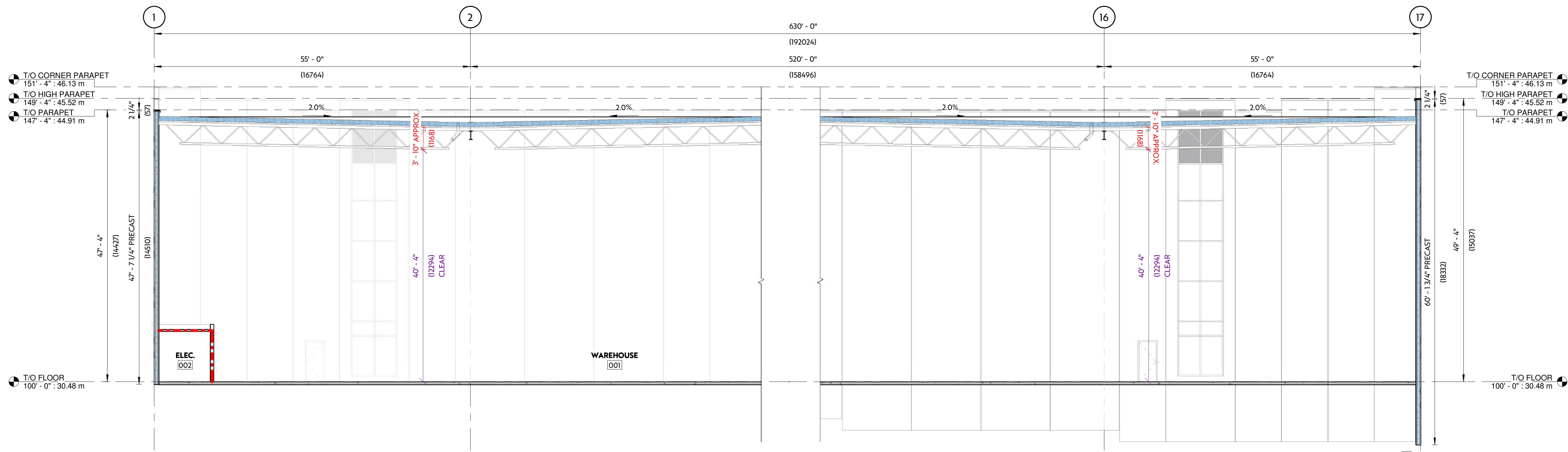
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Building
Sections -
Building 1

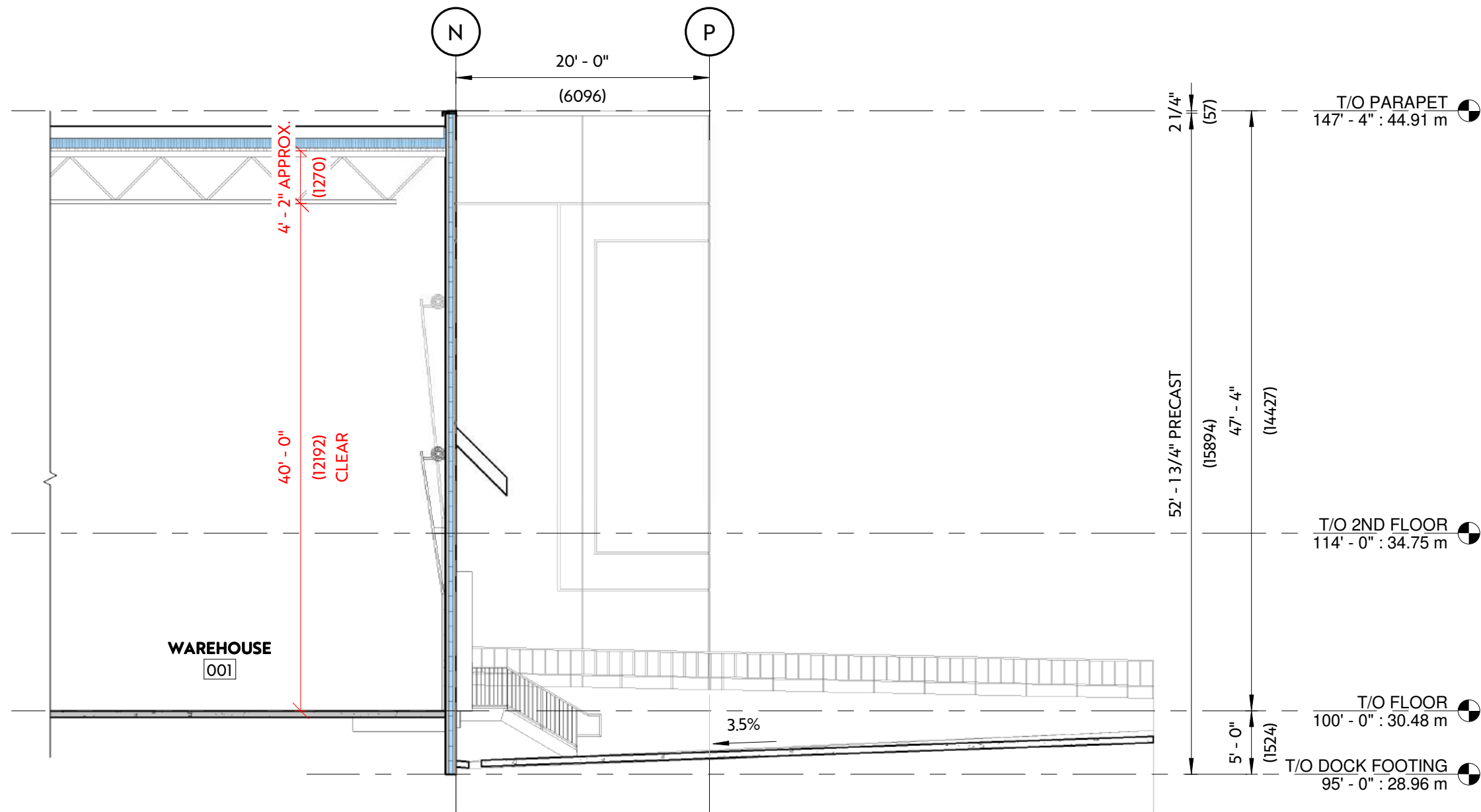
A401



1 Building Section 1
A203 1" = 10'-0"



2 Building Section 2
A203 1" = 10'-0"



3 Building Section 3
A203 1" = 10'-0"

Architect:



PWA Project Number- 2909
Stamp:

PRELIMINARY

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aggregate
design studio ltd.



Aldergrove Industrial Park South

Township of Langley, BC

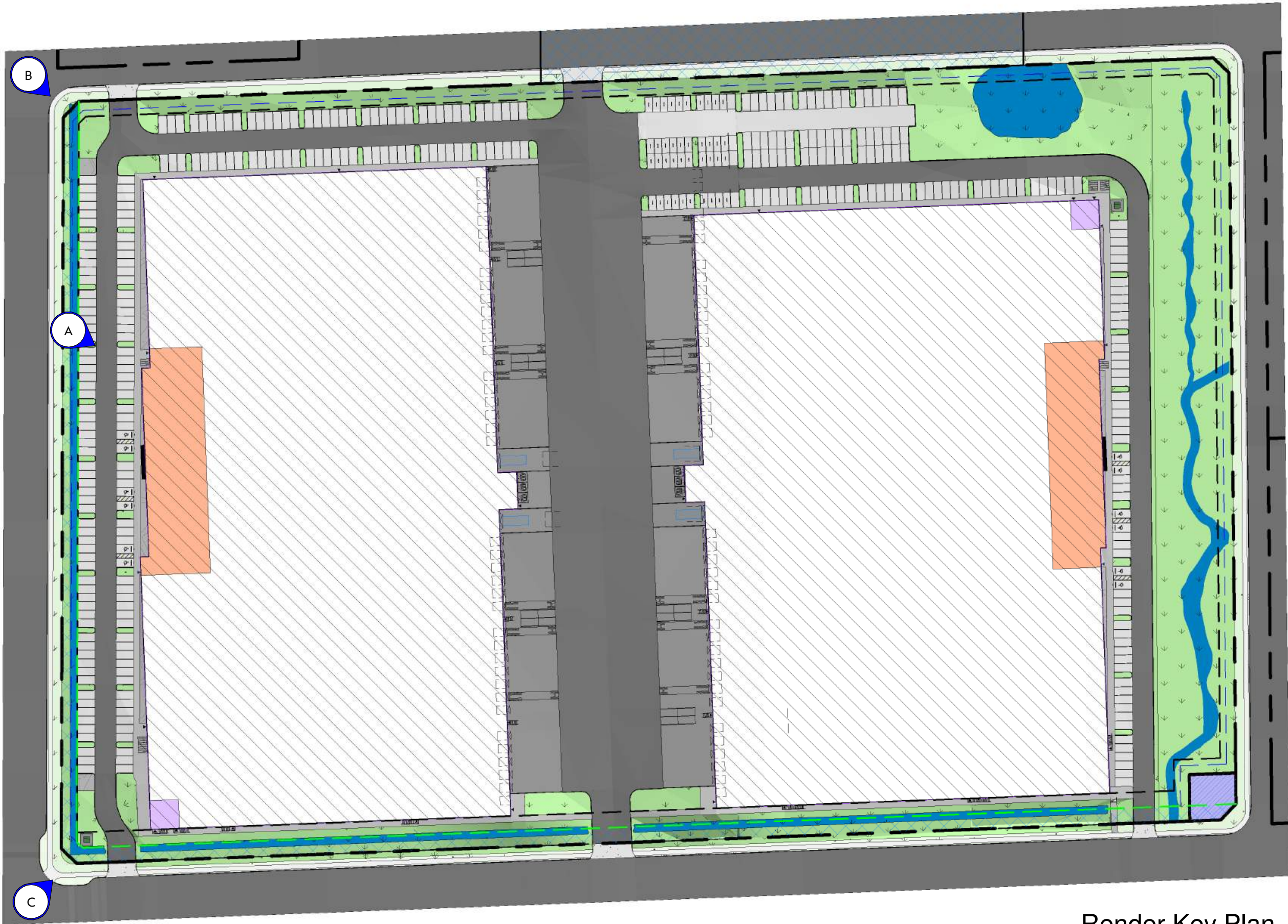
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New Westminster District

NO.	DESCRIPTION	DATE
F	ISSUED FOR REVIEW	2025-10-17
I	ISSUED FOR REVIEW	2025-11-25
K	ISSUED FOR RE-ZONING	2026-06-03
L	ISSUED FOR RE-ZONING	2026-06-12

Project No: B20390
Date: 2026-06-12 9:12:43 AM
Drawn by: VV
Checked by: LB, MB
Sheet Name:

Building
Sections -
Building 2

A402



Render Key Plan
1" = 1250'
PLANTING SHOWN IN RENDERS IS FOR CONCEPTUAL VISUALIZATION ONLY, REFER TO PROVIDED LANDSCAPING PLANS FOR ACTUAL PLANTING AND DISTRIBUTION



A - Building 1 - Office View



B - Building 1 - North-West View



C - Building 1 - South-West View

Architect:

PLANWORKS
PWA Project Number- 2909
Stamp:

PRELIMINARY
NOT FOR CONSTRUCTION

aggregate
design studio ltd.

EAGLE BUILDERS

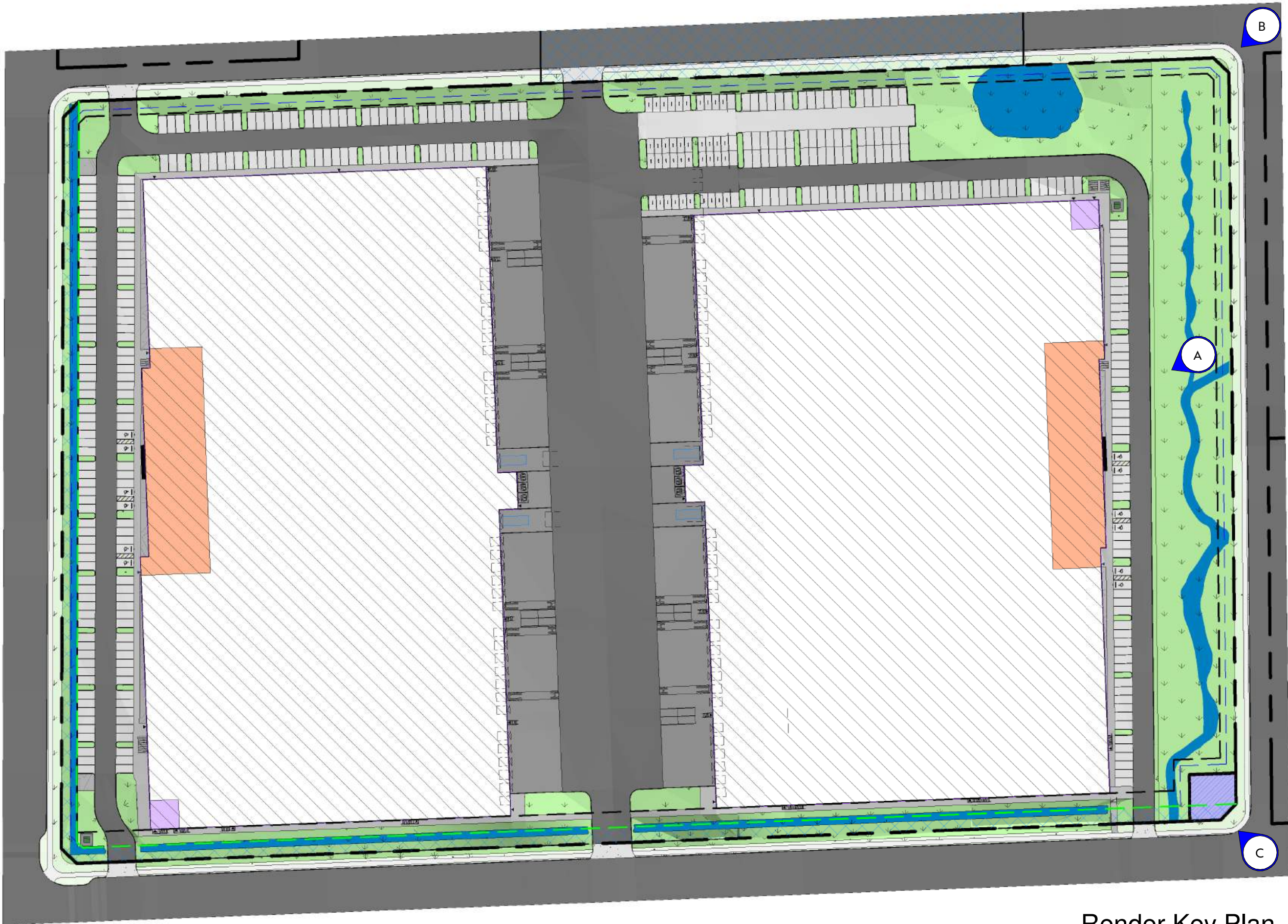
Aldergrove Industrial Park
South
Township of Langley, BC
Lots 76, 77, 78, 79, E15, W15 & 14, Plan 1590, Section 24, Township 10,
New Westminster District

NO.	DESCRIPTION	DATE
C	ISSUED FOR REVIEW	2025-10-23
H	ISSUED FOR REVIEW	2025-10-30
I	ISSUED FOR REVIEW	2025-11-25
J	ISSUED FOR REVIEW	2025-05-21
K	ISSUED FOR RE-ZONING	2026-06-03

Project No: B20390
Date: 2026-06-12 9:16:40 AM
Drawn by: VV
Checked by: LB, MB
Sheet Name:

Renders

A701



Render Key Plan
1 : 1250
PLANTING SHOWN IN RENDERS IS FOR CONCEPTUAL VISUALIZATION ONLY, REFER TO PROVIDED LANDSCAPING PLANS FOR ACTUAL PLANTING AND DISTRIBUTION



A - Building 2 - Office View



B - Building 2 - North-East View



C - Building 2 - South-East View

Architect:

PWA Project Number- 2909
Stamp:

PRELIMINARY
NOT FOR CONSTRUCTION

aggregate
design studio ltd.

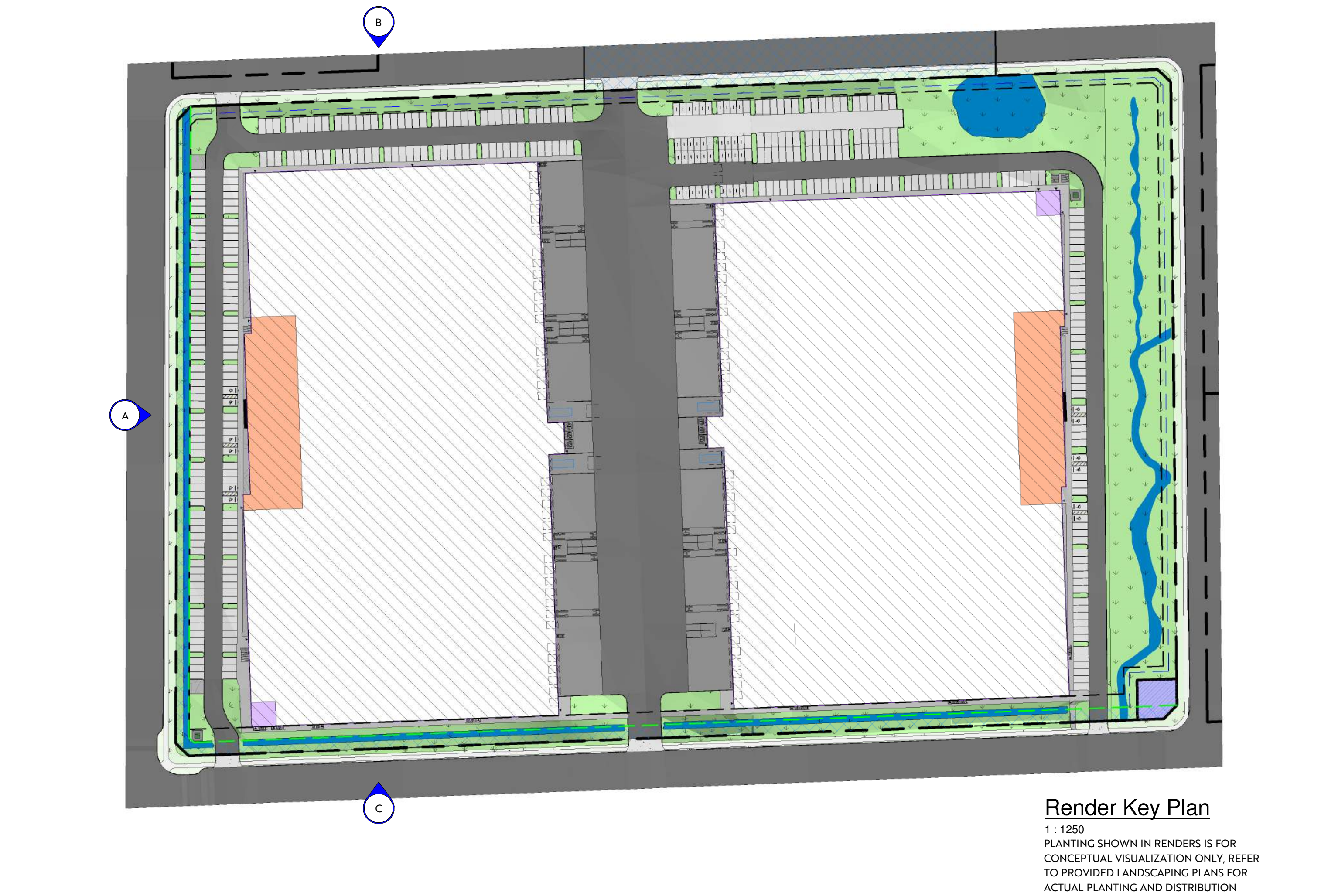

Aldergrove Industrial Park
South
Township of Langley, BC
Lots 76, 77, 78, 79, E15, W15 & 14, Plan 1590, Section 24, Township 10,
New Westminster District

NO	DESCRIPTION	DATE
C	ISSUED FOR REVIEW	2025-10-23
H	ISSUED FOR REVIEW	2025-10-30
I	ISSUED FOR REVIEW	2025-11-25
J	ISSUED FOR REVIEW	2025-05-21
K	ISSUED FOR RE-ZONING	2026-06-03

Project No: B20390
Date: 2026-06-12 9:16:52 AM
Drawn by: VV
Checked by: LB, MB
Sheet Name:

Renders

A702



A - Building 1 - West Elevation



B - Building 1 - North Elevation



C - Building 1 - South Elevation

Architect:

PWA Project Number- 2909
Stamp:

PRELIMINARY
NOT FOR CONSTRUCTION

aggregate
design studio ltd.

Aldergrove Industrial Park
South
Township of Langley, BC

Lots 76, 77, 78, 79, E15, W15 & 14, Plan 1590, Section 24, Township 10,
New Westminster District

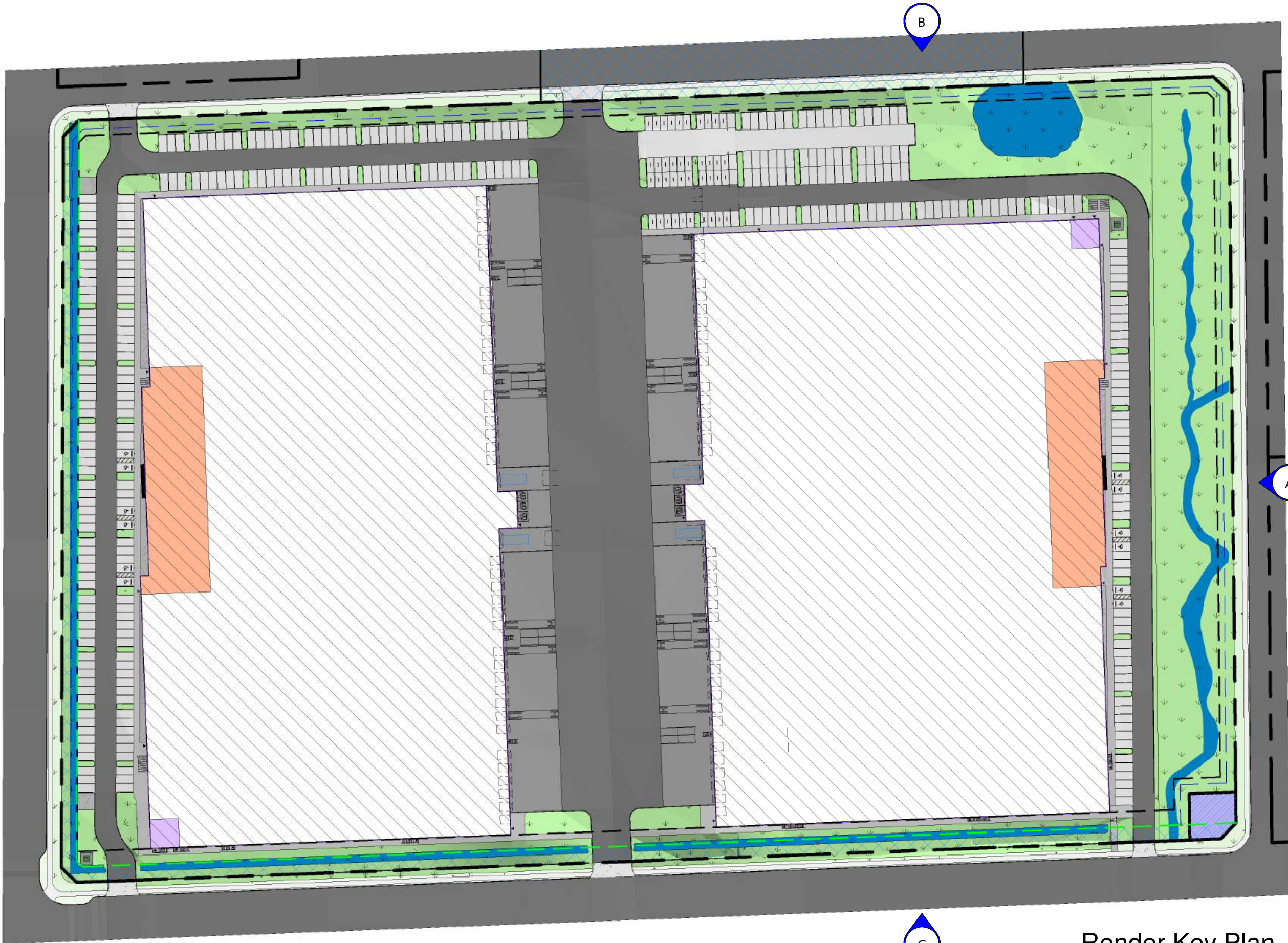
NO	DESCRIPTION	DATE
H	ISSUED FOR REVIEW	2025-10-30
I	ISSUED FOR REVIEW	2025-11-25
J	ISSUED FOR REVIEW	2025-05-21
K	ISSUED FOR RE-ZONING	2026-06-03

Project No: B20390
Date: 2026-06-12 9:17:04 AM
Drawn by: VV
Checked by: LB, MB
Sheet Name:

Render
Elevations -
Building 1

A703

W:\Projects\2020 Aldergrove Industrial Park (B20390)\South\Aldergrove Industrial Park (B20390) - Site Plan.rvt



Render Key Plan
1" = 1250'
PLANTING SHOWN IN RENDERS IS FOR CONCEPTUAL VISUALIZATION ONLY, REFER TO PROVIDED LANDSCAPING PLANS FOR ACTUAL PLANTING AND DISTRIBUTION



A - Building 2 - East Elevation



B - Building 2 - North Elevation



C - Building 2 - South Elevation

NO.	DESCRIPTION	DATE
H	ISSUED FOR REVIEW	2025-10-30
I	ISSUED FOR REVIEW	2025-11-25
J	ISSUED FOR REVIEW	2025-05-21
K	ISSUED FOR RE-ZONING	2026-06-03

Project No: B20390
Date: 2026-06-12 9:17:16 AM
Drawn by: VV
Checked by: LB, MB
Sheet Name:

Render
Elevations -
Building 2