

REVISIONS	
DATE	DESCRIPTION
8 2026.07.10	For ID Meeting
9 2026.08.28	For DP



CALIBER OFFICE

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OFFICE

8112 199 STREET,
LANGLEY, BC

title
COVER PAGE

scale 1/4" = 1'-0"

date 2026 FEBRUARY

drawn EB checked GK

job no. 2602

sheet no. **A0.00**

seal



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DRAWING LIST

A0.00 COVER PAGE
A0.02 ZONING SUMMARY
A1.00 SITE PLAN
A1.01 FLOOR PLAN - P1
A1.02 FLOOR PLAN - LEVEL 1
A1.03 FLOOR PLAN - LEVEL 2-3

DRAWING LIST

- A1.04 FLOOR PLAN - LEVEL 4
- A1.05 FLOOR PLAN - ROOF
- A3.00 BUILDING ELEVATIONS
- A3.01 BUILDING ELEVATIONS
- A4.00 BUILDING SECTIONS
- A4.01 BUILDING SECTIONS
- A8.00 3D VIEWS
- A8.01 RENDERED VIEWS

2026-08-28 10:11:18 AM

ZONING SUMMARY			
Project Address:			
8112 199 Street Township of Langley, BC			
Legal Description:			
LOT 6, SECTION 27, TOWNSHIP 8, NEW WEST DISTRICT, PLAN BCP13466			
Authority	Township of Langley		
Zoning:	CD-57 (Sub-zone 4.1)		
Use:	Office (D)		
Site Area:		46,280 SF	43,00 SM
Lot Coverage:		Maximum:	48%
		Provided:	24%
Setbacks:			
		Required	Provided
	Front	-	2.0m
	Rear	-	2.0m
	Exterior side	-	76.53m
	Interior Side	-	2.0m
Building Height:		Maximum	Provided
		Lesser of 18m or 4 storeys	4 storeys (18m)

AREA SUMMARY			
Area Summary - By Level			
Level		Area (SF)	Area (SM)
L1		4,452 sf	414 sm
L2		10,759 sf	1,000 sm
L3		10,759 sf	1,000 sm
L4		10,759 sf	1,000 sm
		36,729 sf	3,414 sm
Area Summary - Occupancy or Use			
Use	%	Area (SF)	Area (SM)
Office	88	32,277 sf	3,000 sm
Commercial	12	4,452 sf	414 sm

MAX GROSS FLOOR AREA ALLOWED AS PER ZONING BYLAW: 4,750 SM

PARKING SUMMARY			
Required Parking			
Use	Area (sm)	Rate	Stalls
Office	3,000 sm	1 space per 35 sm	86
Commercial Retail	414 sm	1 space per 35 sm	3
Total			89
Accessible Parking Required		Required	Provided
1 per 50 stall or part thereof (116 provided / 50 = 2)		2	2
Parking Provided			
Level	Description	Count	
P1	Township of Langley Regular: 2.9m x 5.8m	44	
P1	Township of Langley Small Car: 2.44m x 4.88m	6	
P1	Township of Langley Accessible Stall: 3.7m x 5.8m	1	
L1	Township of Langley Regular: 2.9m x 5.8m	47	
L1	Township of Langley Small Car: 2.44m x 4.88m	17	
L1	Township of Langley Accessible Stall: 3.7m x 5.8m	1	
Total		116	
Covered Parking (% of Total)			
Stall Type			
Covered		Count	%
Township of Langley Regular: 2.9m x 5.8m		49	42%
Township of Langley Small Car: 2.44m x 4.88m		13	11%
Township of Langley Accessible Stall: 3.7m x...		2	2%
Total		64	55%
Exposed			
		Count	%
Township of Langley Regular: 2.9m x 5.8m		42	36%
Township of Langley Small Car: 2.44m x 4.88m		10	9%
Township of Langley Accessible Stall: 3.7m x...		0	0%
Total		52	45%
Grand Total		116	100%
Note: Minimum 50% of all parking stalls provided are required to be underground or wholly enclosed within the...			

LOADING SUMMARY		
Loading Provided		
L1	Langley Loading: 3m x 9.25m x 4.25m	1

BICYCLE SUMMARY		
Office Bicycles Spaces		
Class A		Required
0.06 bicycle spaces per 100 sm gross floor area (where gross floor area >2,000 sm)		2
Class B		
6 bicycle spaces at each public entrance		6
	Total	8
Total Bikes Provided		
Class A		2
Class B		6
	Total	8

END OF TRIP FACILITIES SUMMARY		
Clothing Lockers		
1 times the required secured bicycle parking space (45cm deep x 30cm wide x 180cm high, 90cm high for 50%)		2

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ZONING SUMMARY

scale
@ 24"x36"

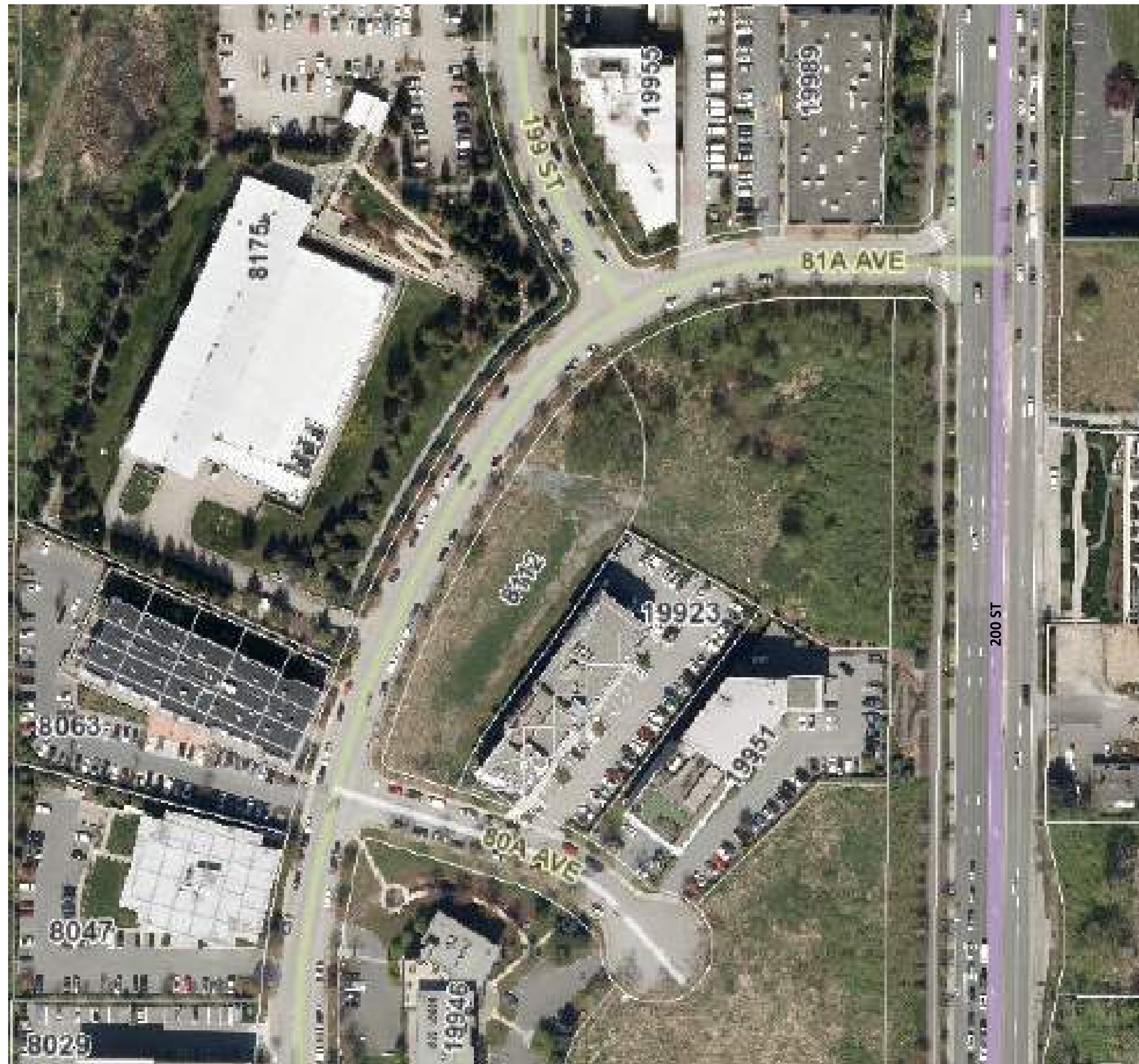
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FLOOR PLAN - P1

scale 1/8" = 1'-0"

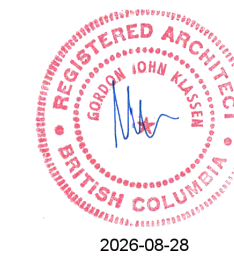
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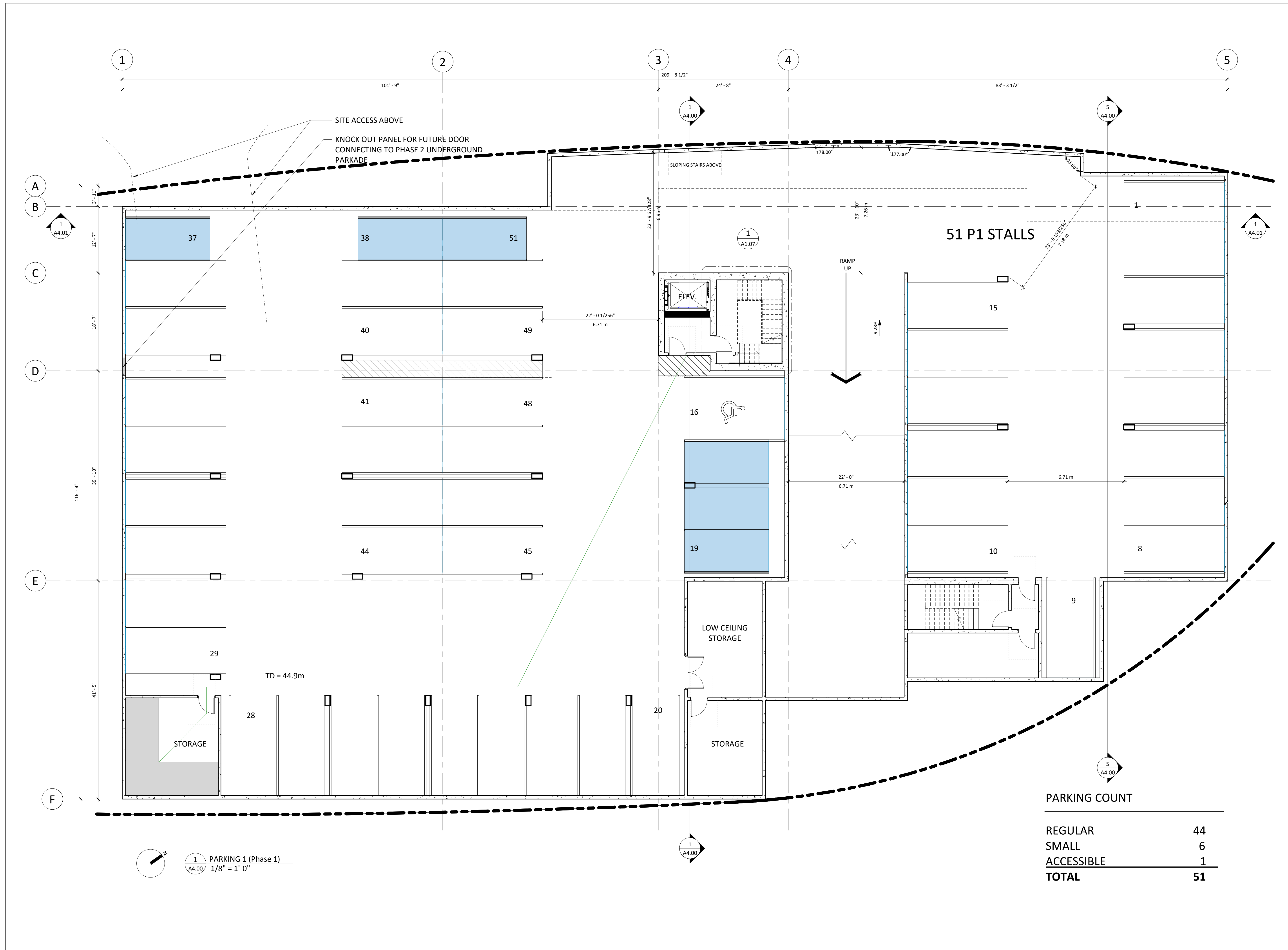
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3 2026.02.16	For Client Review
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6 2026.06.12	For Client Review
7 2026.06.30	For Client Review
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title
FLOOR PLAN - LEVEL 1

scale 1/8" = 1'-0"

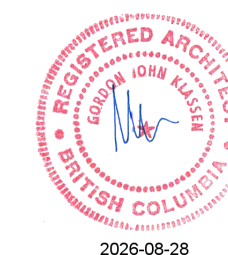
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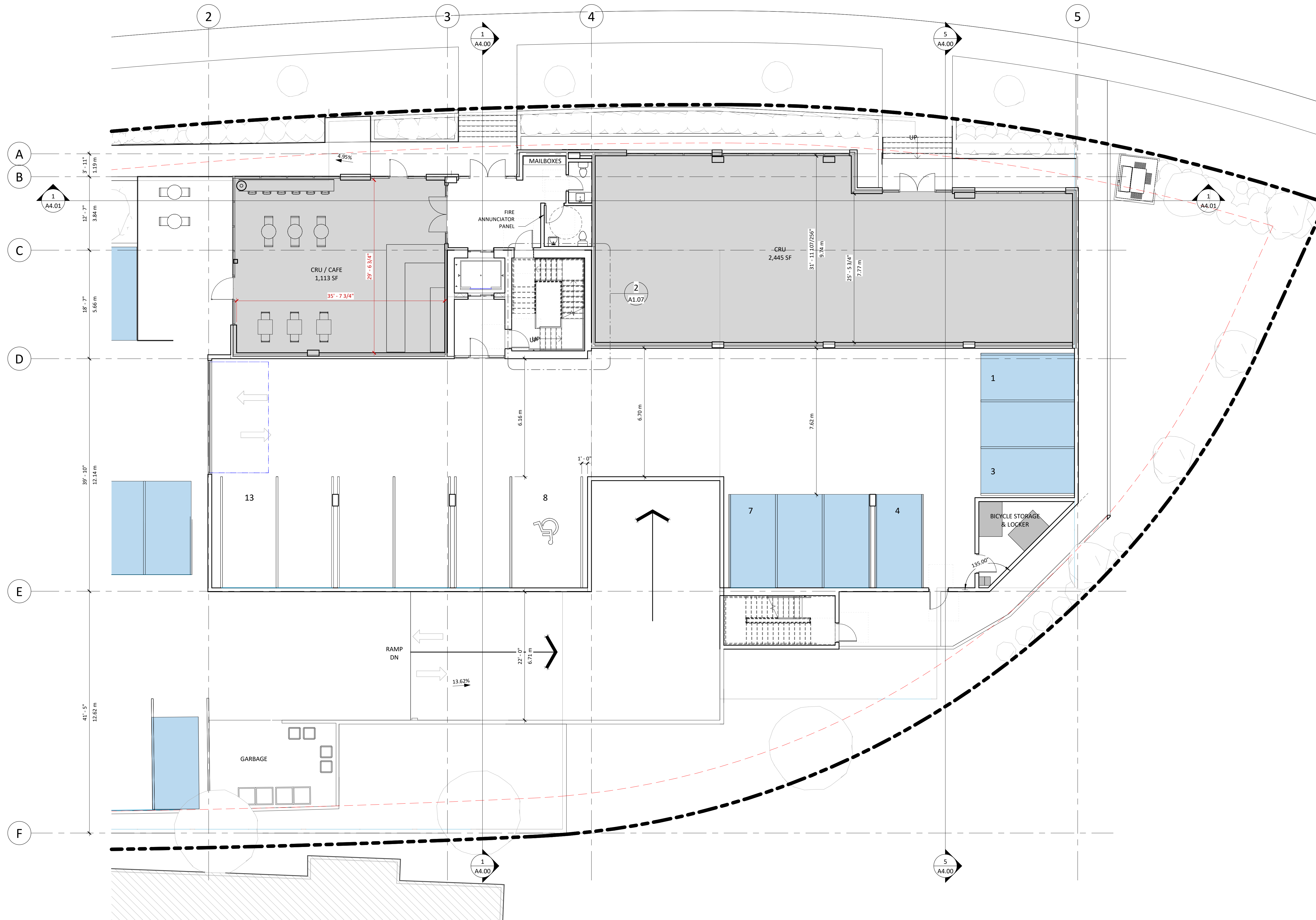
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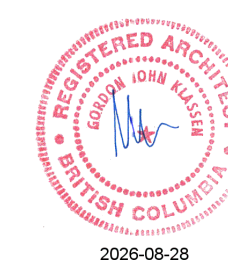
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title
FLOOR PLAN - LEVEL
2-3

scale 1/8" = 1'-0"
 @ 24"x 36"
 date 2026 FEBRUARY
 drawn EB checked GK

job no. 2602
sheet no. A1.03

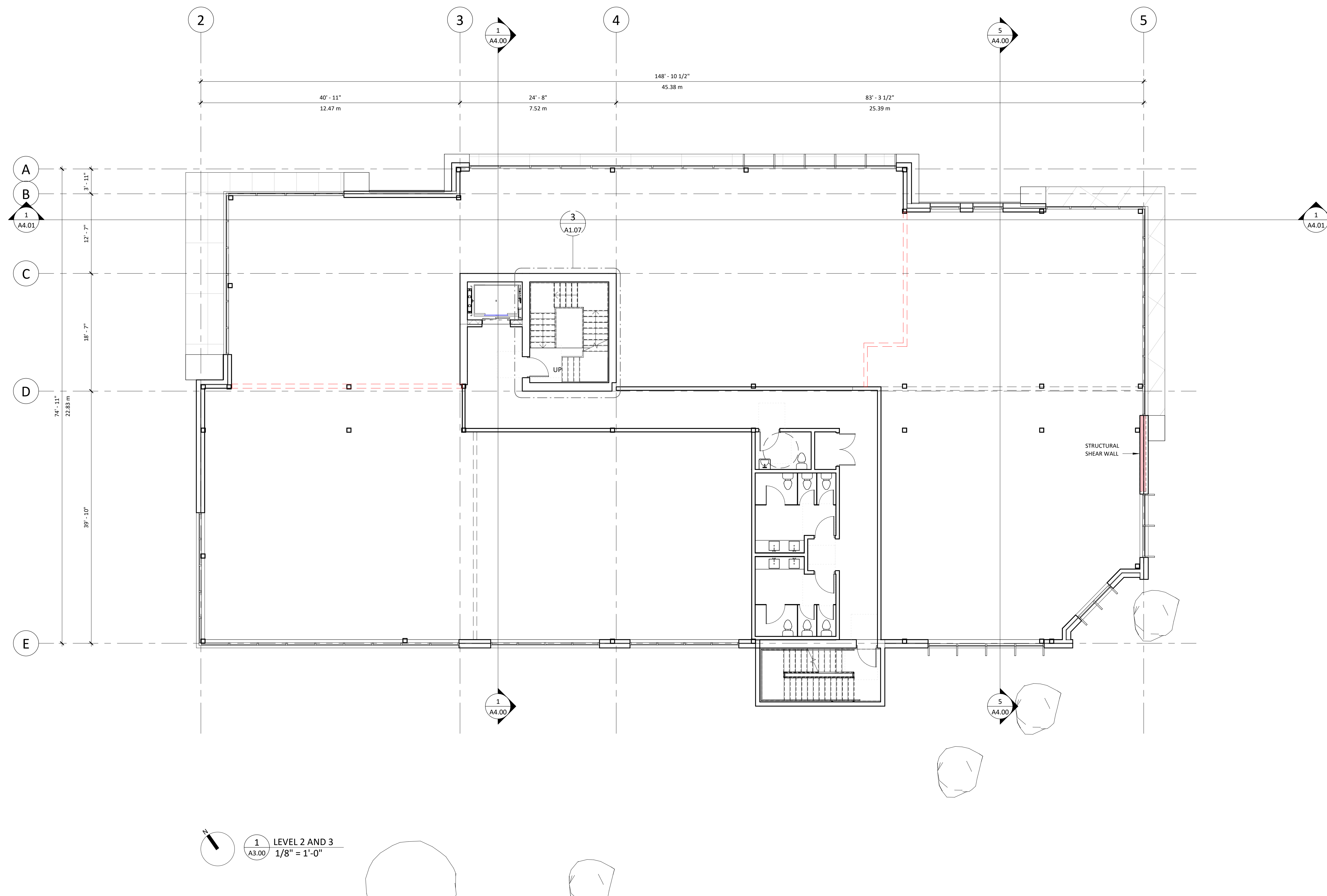
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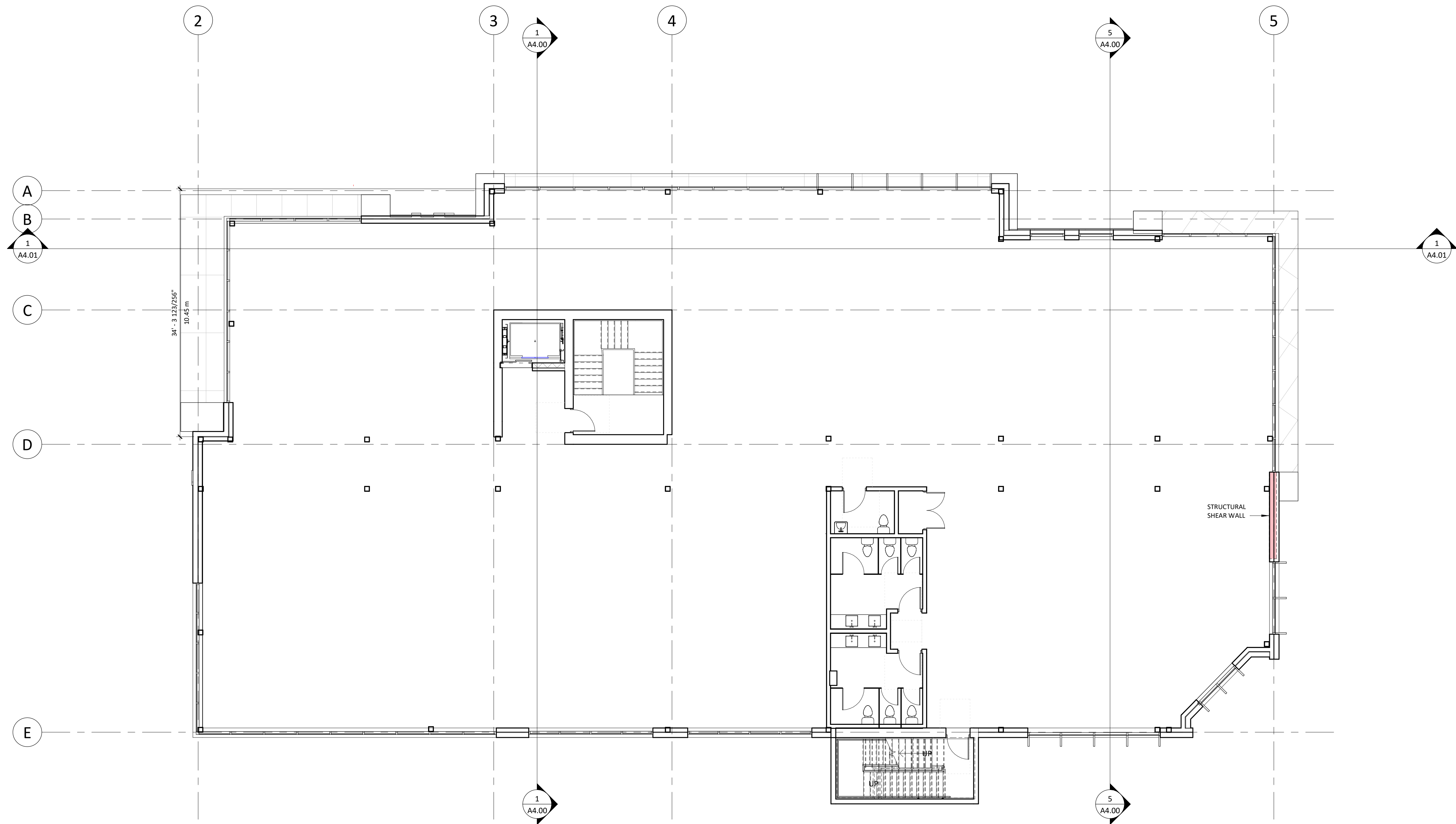
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N
1 LEVEL 4
A3.00 1/8" = 1'-0"

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FLOOR PLAN - LEVEL 4

scale 1/8" = 1'-0"

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drawn Author checked Checker

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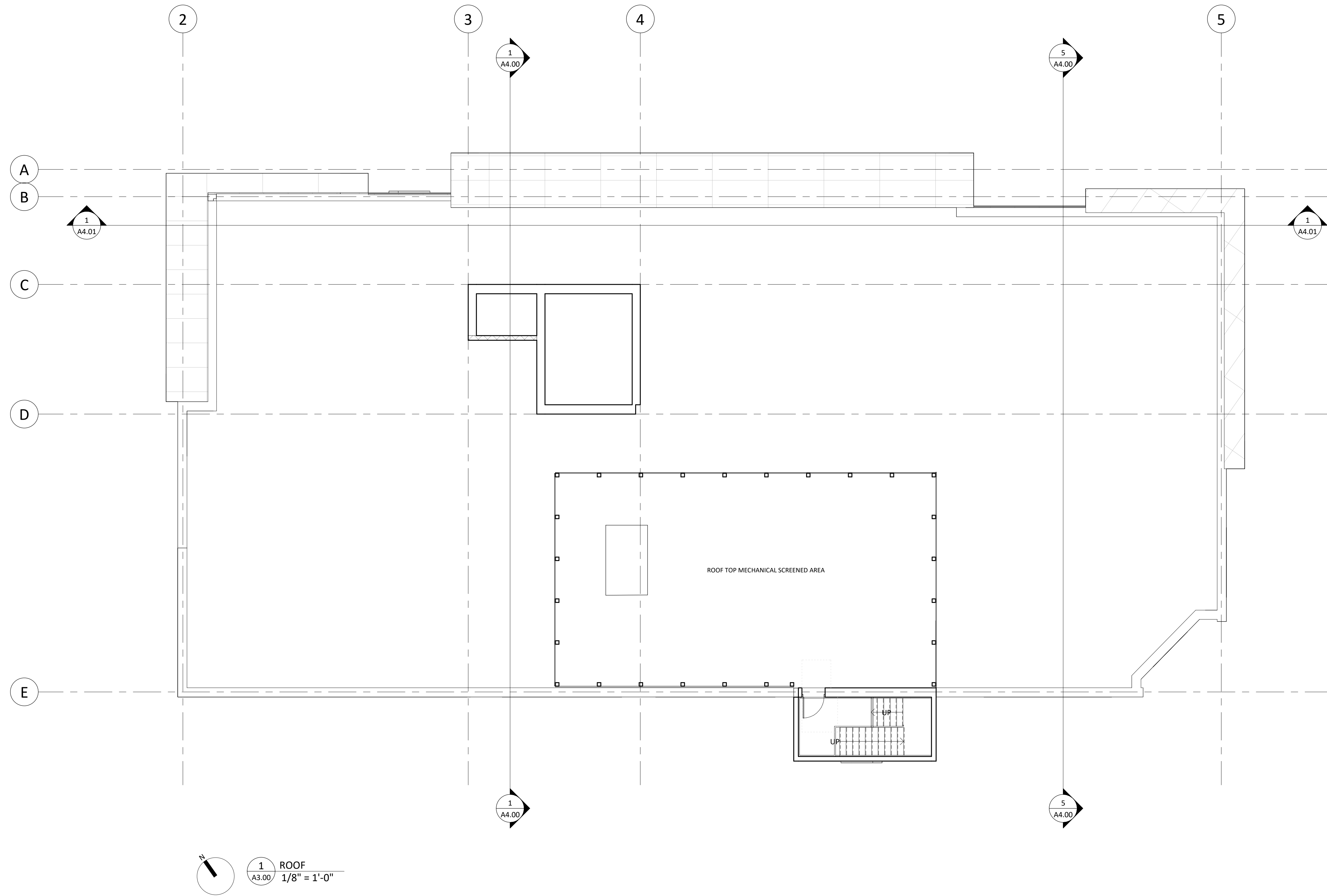
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FLOOR PLAN - ROOF

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FINISH SCHEDULE	
MAT'L	DESCRIPTION
1	SILVER METAL PANEL
2	DARK GREY METAL PANEL WITH BLUE HUE
3	CONCRETE
4	DARK GREY METAL PANEL
5	LIGHT GREY METAL PANEL
6	GLASS
7	SPANDREL GLASS
8	BLACK METAL
9	BLUE METAL (CALIBER BLUE)
10	PERFORATED METAL CLADDING (COLOR TO MATCH MATERIAL 2)

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

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

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BUILDING ELEVATIONS

scale 1/8" = 1'-0"

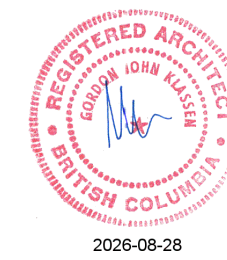
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BUILDING ELEVATIONS

scale 1/8" = 1'-0"

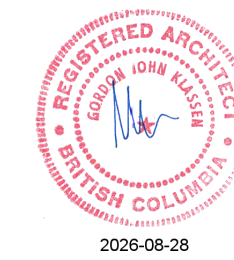
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1 NORTH EAST ELEVATION 1
1/8" = 1'-0"

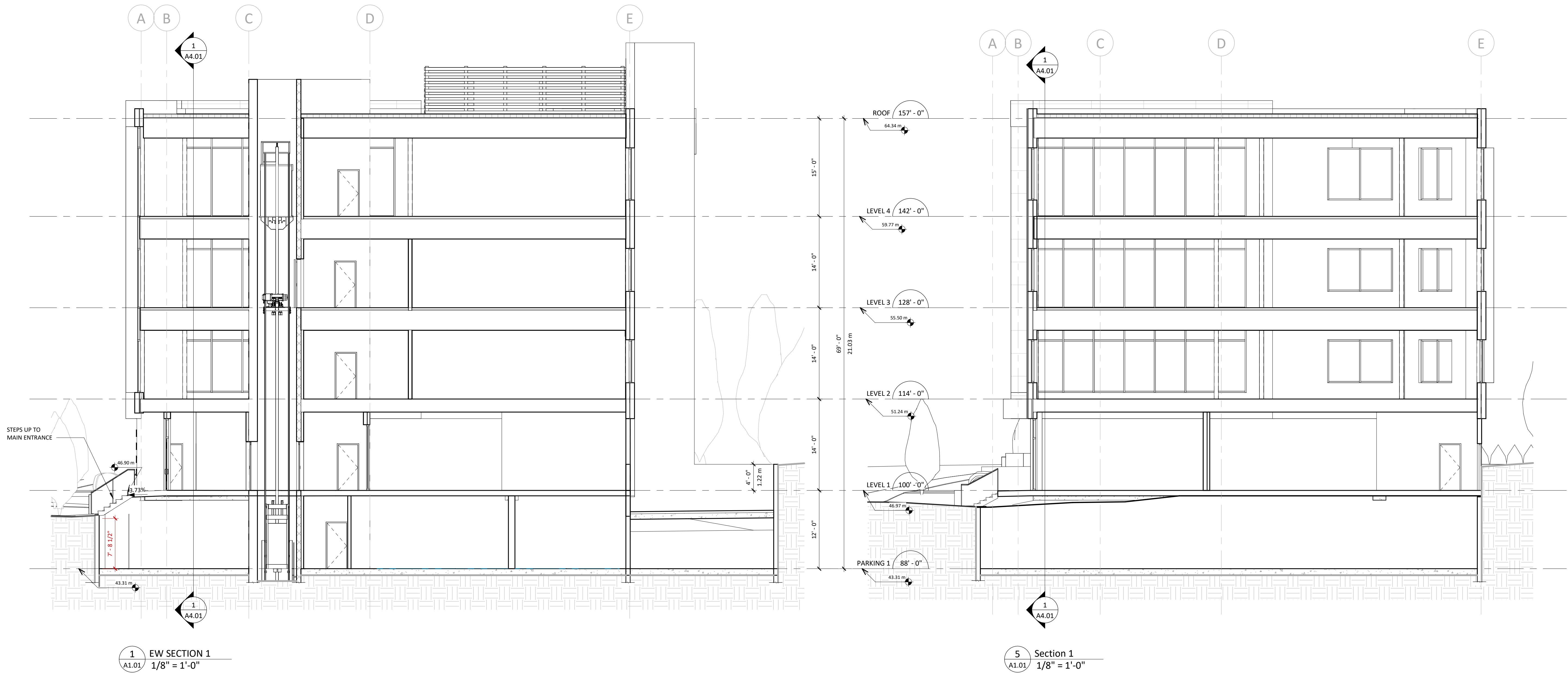
2 NORTH EAST ELEVATION 2
1/8" = 1'-0"

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

FINISH SCHEDULE	
MAT'L	DESCRIPTION
1	SILVER METAL PANEL
2	DARK GREY METAL PANEL WITH BLUE HUE
3	CONCRETE
4	DARK GREY METAL PANEL
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BUILDING SECTIONS

scale 1/8" = 1'-0"
@ 24"x36"

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BUILDING SECTIONS

scale 1/8" = 1'-0"
@ 24"x36"

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sheet no. **A4.01**

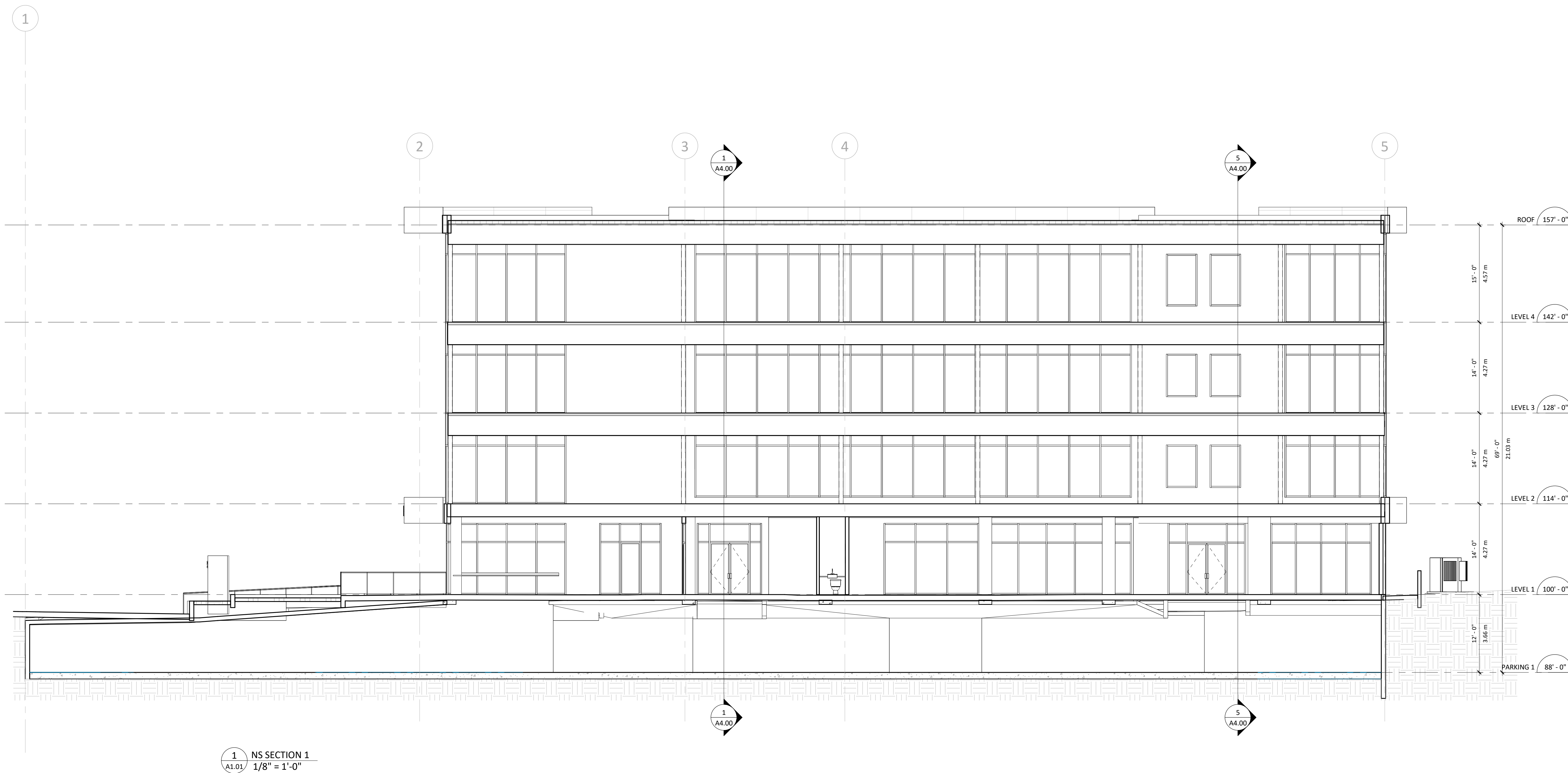
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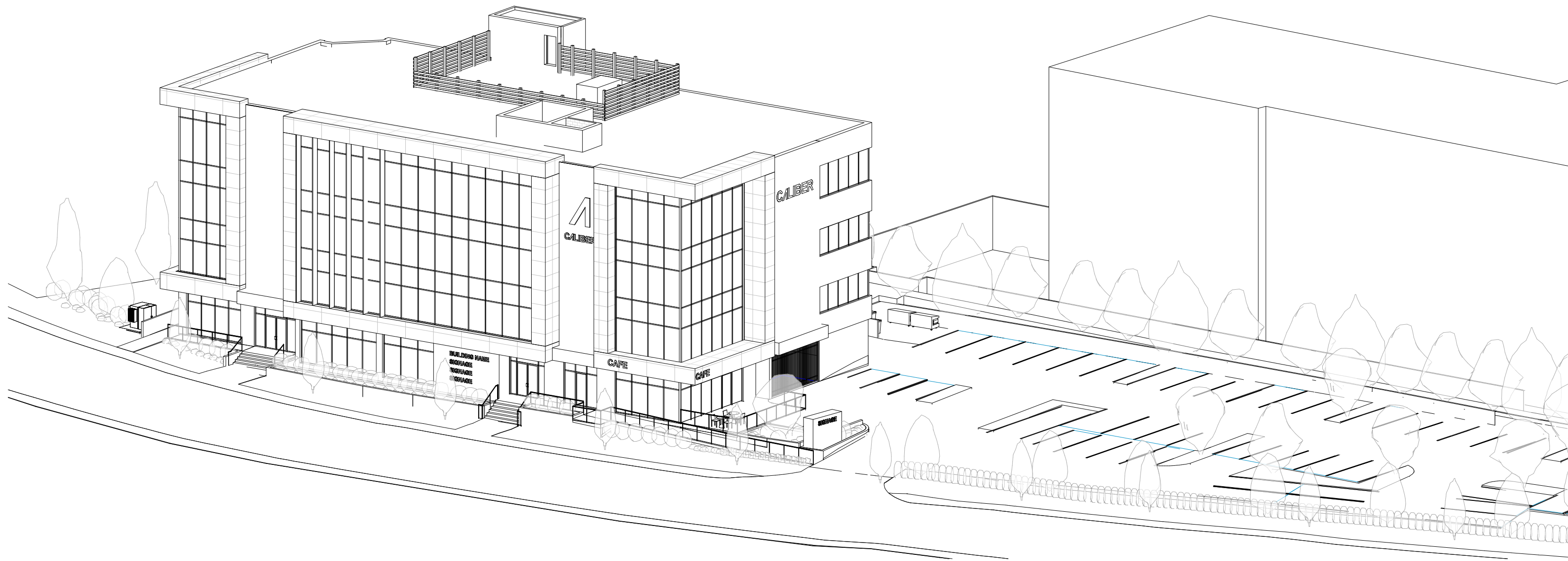
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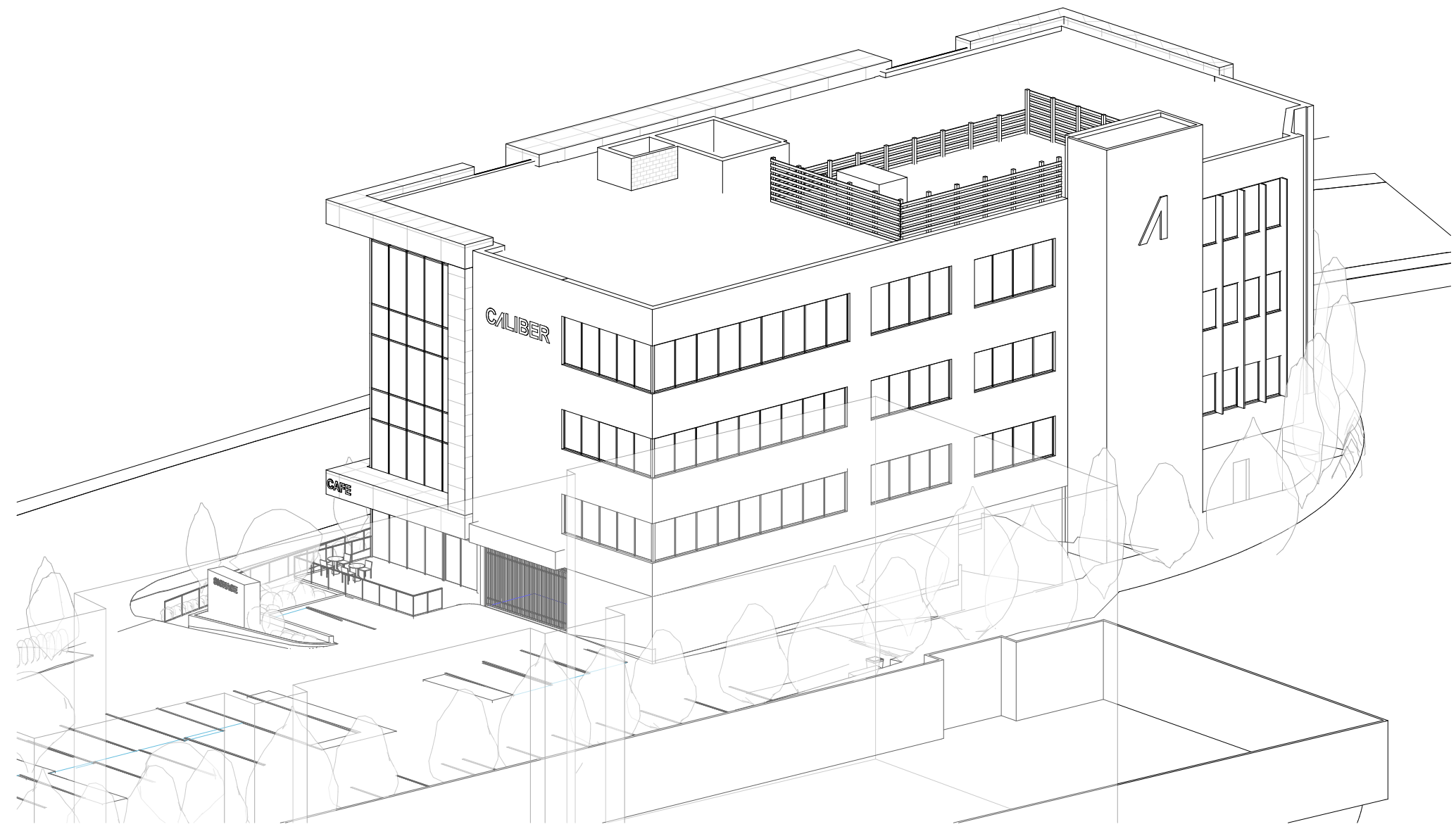


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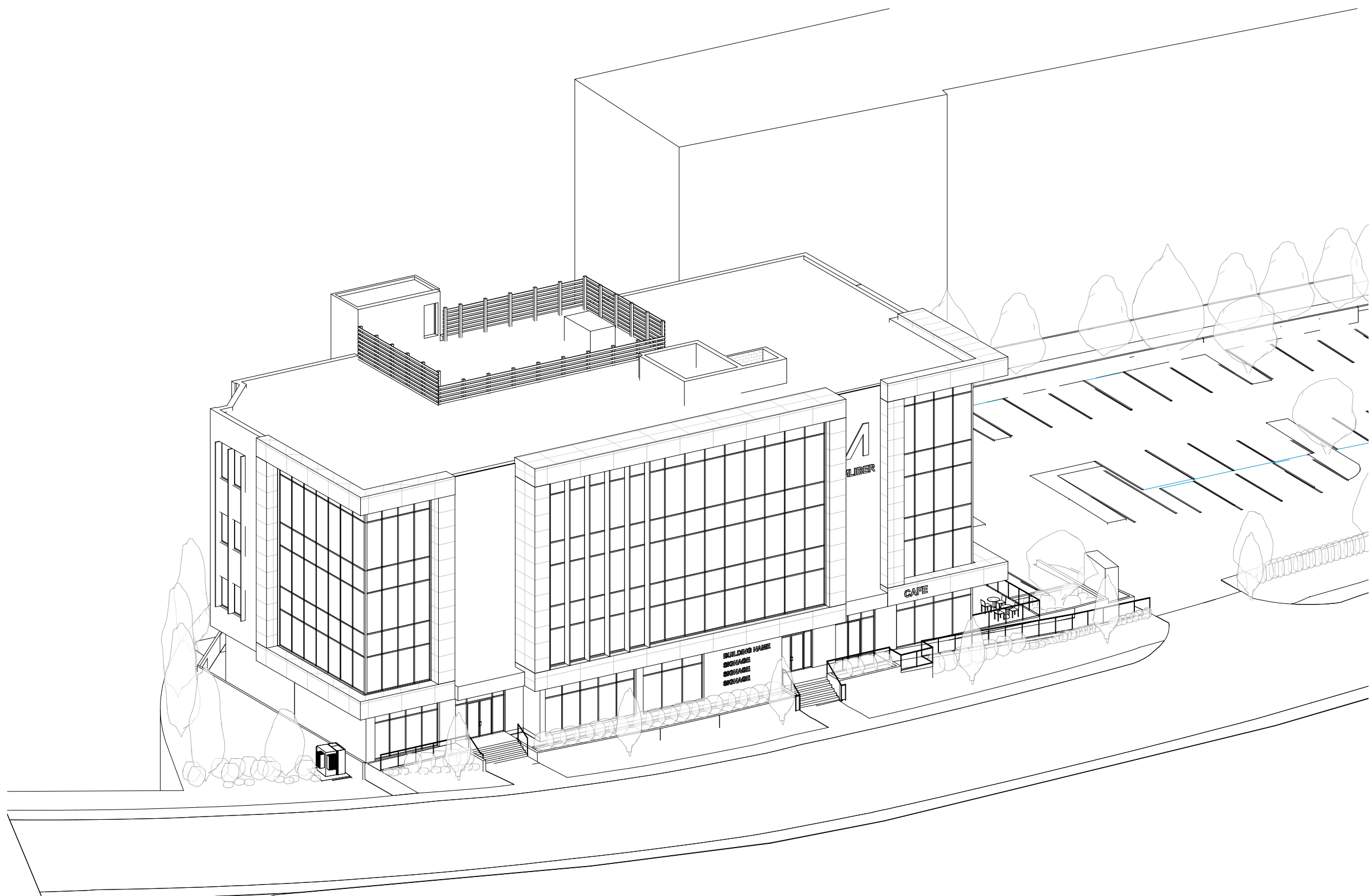
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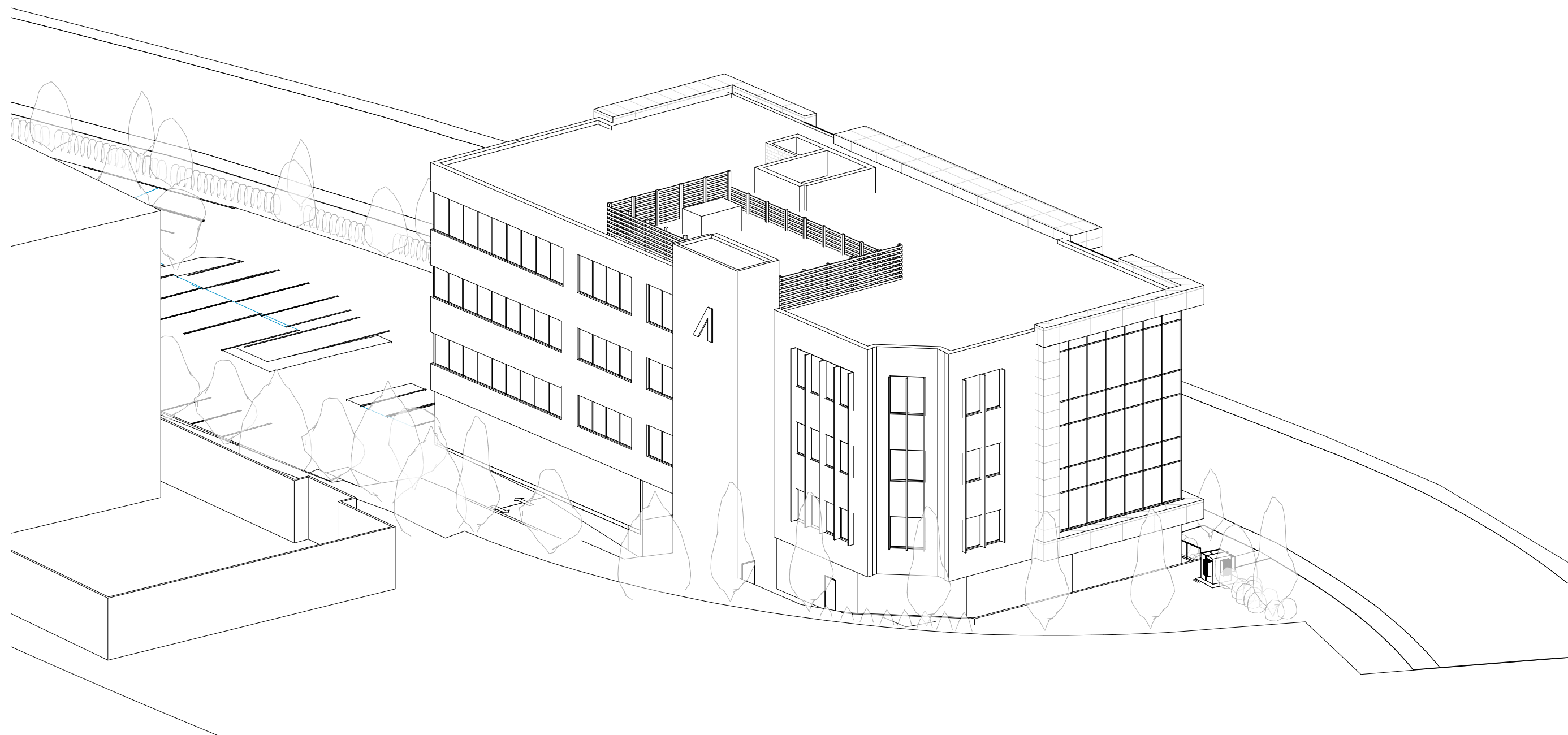
1 3D VIEW 1



4 3D VIEW 2



2 3D VIEW 3



3 3D VIEW 4

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3D VIEWS

scale
@ 3/4" = 1'

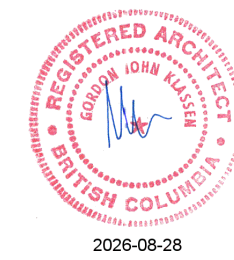
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NORTH WEST VIEW (199 STREET)



NORTH EAST VIEW (200 STREET)



SOUTH WEST VIEW (199 STREET)



WEST VIEW - PHOTOREALISTIC RENDER

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title
RENDERED VIEWS

scale
@ 1/8" = 1'-0"

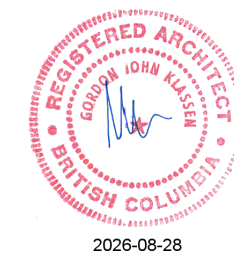
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