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APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

1253522 B.C. Ltd.



SYMBOL LEGEND

CONSTRUCTION REFERENCE — 1	CONSTRUCTION TAG
FINISH REFERENCE — 1	EXTERIOR FINISH TAG
GRID NUMBER — 0	GRID BUBBLE
DOOR REFERENCE — 101A	DOOR TAG
ROOM NUMBER — ROOM NAME 101	ROOM TAG
DESCRIPTION — T/O FLOOR; ELEVATION — 100'-0"	ELEVATION DATUM
DRAWING NUMBER — 1; SHEET NUMBER — A4.1	WALL SECTION CALLOUT
DRAWING NUMBER — 1; SHEET NUMBER — A4.1	BUILDING SECTION CALLOUT
DRAWING NUMBER — 1; SHEET NUMBER — A3.1	ELEVATION CALLOUT
WINDOW REFERENCE — 3'-0"x6'-0"	WINDOW TAG
ELEVATION — 100'-0"	ELEVATION TAG
DRAWING TITLE; DRAWING NUMBER — 1; SHEET NUMBER — A2.0; Floor Plan; 1/8" = 1'-0"; SCALE	DRAWING TITLE

DRAWING INDEX

Sheet Number	Sheet Name	Current Revision
A000	Index	N
A001	Code Review	L
A002	Building Areas	L
A101	Site Plan Overall	M
A102	Parking Plans	L
A103	Truck Turning Plans	L
A104	Site Details	L
A105	Site Details	L
A201	Main Floor Plan Overall	N
A202	Mezzanine Plan Overall	L
A203	Enlarged Floor Plans	N
A204	Enlarged Floor Plans	L
A301	Elevations	L
A302	Elevations	N
A303	Elevations	N
A401	Building Sections	N
A601	Window Elevations	L
A701	Exterior Renders	M
A702	Exterior Renders	N
A703	Exterior Renders	N

Sheet Count: 20

Township of Langley, B.C. Gloucester Industrial

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Lot 11-13, New Westminster DP, Plan 2492

NO.	DESCRIPTION	DATE
D	ISSUED FOR PRELIMINARY REVIEW	2023-07-12
E	ISSUED FOR PRELIMINARY REVIEW	2023-08-04
F	ISSUED FOR PRELIMINARY REVIEW	2023-08-31
G	ISSUED FOR PRELIMINARY REVIEW	2023-09-14
H	ISSUED FOR PRELIMINARY REVIEW	2023-09-15
I	ISSUED FOR PRELIMINARY REVIEW	2023-10-24
J	ISSUED FOR PRELIMINARY REVIEW	2023-10-30
K	ISSUED FOR PRELIMINARY REVIEW	2023-11-13
L	ISSUED FOR REVIEW	2023-11-20
M	ISSUED FOR REVIEW	2023-11-22
N	ISSUED FOR REVIEW	2023-11-28

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Project No: B23064
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Checked by: HJ, AB
Sheet Name: Index
Sheet No: A000

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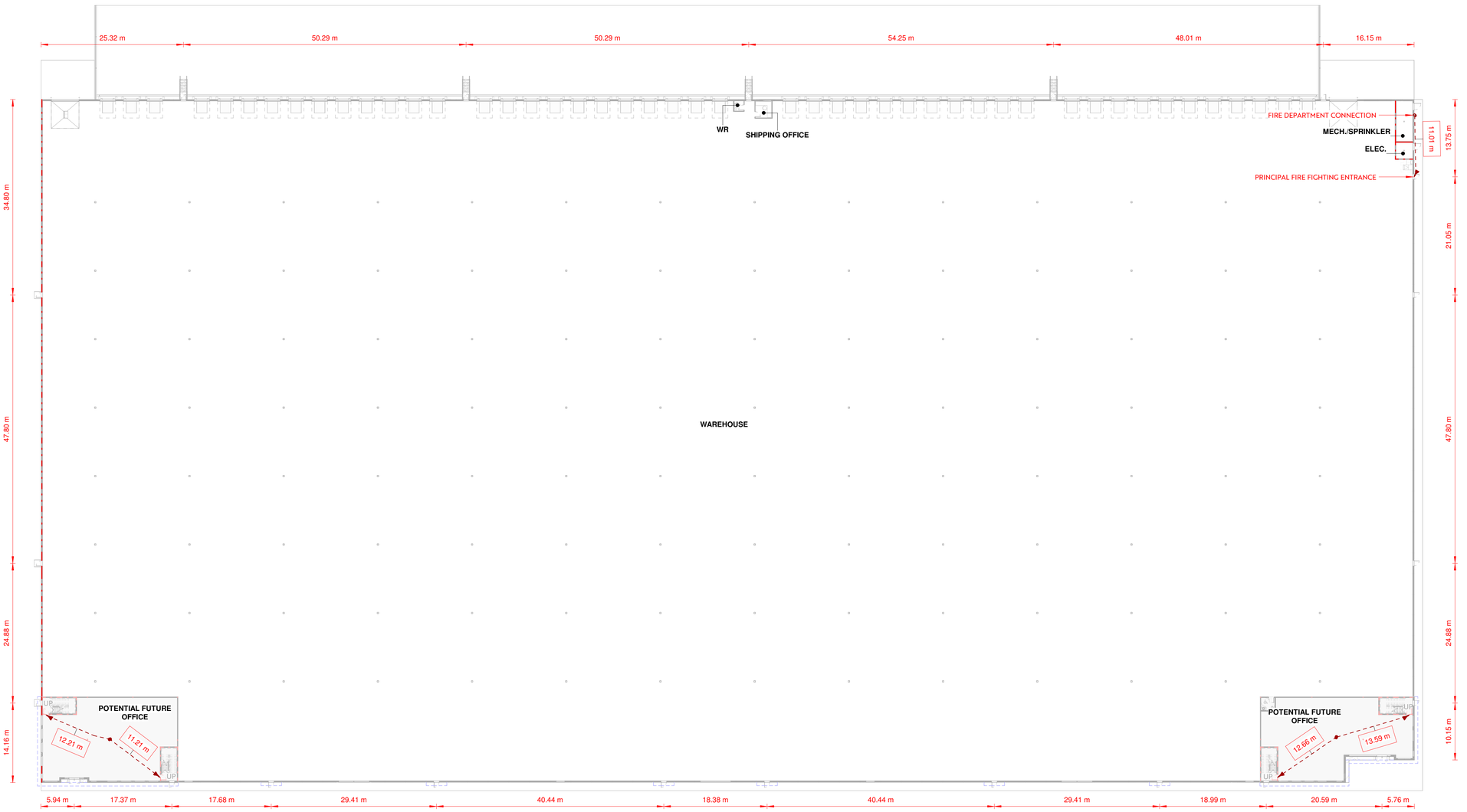
Occupant Load as per B.C.B.C. 3.1.17.1

Occupancy Type	Area	Area (m^2)	Area per Person (m^2)	Occupant Load
Office 101	7,875.5 ft^2	731.66 m^2	9.3	78
Office 102	7,981.89 ft^2	741.54 m^2	9.3	80
Warehouse	310,871.99 ft^2	28,880.95 m^2	28	1031
	326,729.38 ft^2	30,354.15 m^2		1189

* OCCUPANT LOAD T.B.C. AT TIME OF T.I.



2 A001 Mezzanine Life Safety Plan
1/32" = 1'-0"



1 A001 Overall Main Floor Life Safety Plan
1/32" = 1'-0"

Building Information & Building Code Analysis

BUILDING USE & CLASSIFICATION:
F-2 – MEDIUM HAZARD INDUSTRIAL
BUILDING DESIGN:
2018 BRITISH COLUMBIA BUILDING CODE - 3.2.2.74
(SPRINKLERED)
(NON-COMBUSTIBLE)
NO STANDPIPE SYSTEM REQUIRED AS PER 3.2.5.8
BUILDING AREA:
PROVIDED AREA: 29,654.07 m^2 - 319,193.77 ft^2
MAX: ANY AREA
BUILDING HEIGHT:
1 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)

MEZZANINE:
3.2.1.1.3) & 3.2.1.1.7)
MAX AREA:
ENCLOSED:
10% OF 28,881m^2 - (310,872ft^2) = 2,888m^2 - (31,086ft^2)
PROVIDED AREA:
ENCLOSED: 736.6m^2 - (7,928.7ft^2)

LIMITING DISTANCE REQUIREMENTS: 3.2.3

NORTH BUILDING FACE:
LIMITING DISTANCE = >15m
ALLOWABLE OPENINGS = 100%
PROVIDED OPENINGS = 14.4%
CONSTRUCTION: NON-COMBUSTIBLE
CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE
REQUIRED RATING: N/R
SOUTH BUILDING FACE:
LIMITING DISTANCE = >15m
ALLOWABLE OPENINGS = 100%
PROVIDED OPENINGS = 13.9%
CONSTRUCTION: NON-COMBUSTIBLE
CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE
REQUIRED RATING: N/R
EAST BUILDING FACE:
LIMITING DISTANCE = >15m
ALLOWABLE OPENINGS = 100%
PROVIDED OPENINGS = 2.8%
CONSTRUCTION: NON-COMBUSTIBLE
CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE
REQUIRED RATING: N/R
WEST BUILDING FACE:
LIMITING DISTANCE = 3.11m
ALLOWABLE OPENINGS = 10%
PROVIDED OPENINGS = 2.7%
CONSTRUCTION: NON-COMBUSTIBLE
CLADDING: NON-COMBUSTIBLE
REQUIRED RATING: 2HR

FIRE HYDRANT REQUIRED WITHIN 45m OF FIRE DEPARTMENT CONNECTION

MIN. AGGREGATE EXIT WIDTH CALCULATION (POTENTIAL FUTURE OFFICES):

3.4.3.2. (1)(b): 8mm PER PERSON MULTIPLIED BY OCCUPANT LOAD OF AREA SERVED:
POTENTIAL FUTURE OFFICE 101 (78)
0.008m x 78 = 0.62m (2' - 0 7/16")
POTENTIAL FUTURE OFFICE 102 (80)
0.008m x 80 = 0.64m (2' - 1 3/16")

PLUMBING FACILITIES (3.7.2.2.)
W/C REQUIREMENTS:

BUSINESS AND PERSONAL SERVICES - OFFICES (3.7.2.2.-B):
OCCUPANT LOAD: 158 PERSONS
REQUIRED W/C's: 6 MALE, 6 FEMALE

GENERAL INDUSTRIAL USES (3.7.2.2.-C):
OCCUPANT LOAD: 1031 PERSONS
REQUIRED W/C's: 37 MALE, 37 FEMALE

NOTE: REMAINDER OF W/C's NOT PROVIDED ARE PROPOSED AND DESIGN TO ROUGH-IN PLUMBING FOR FUTURE OCCUPANCY

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

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L	ISSUED FOR REVIEW	2023-11-20

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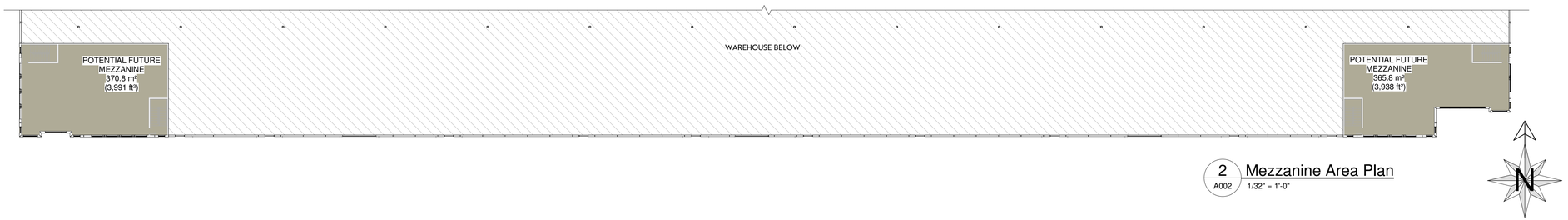
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Date:	2023-11-28 4:11:30 PM
Drawn by:	AS, KS
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Sheet Name:	Code Review

Sheet No: A001

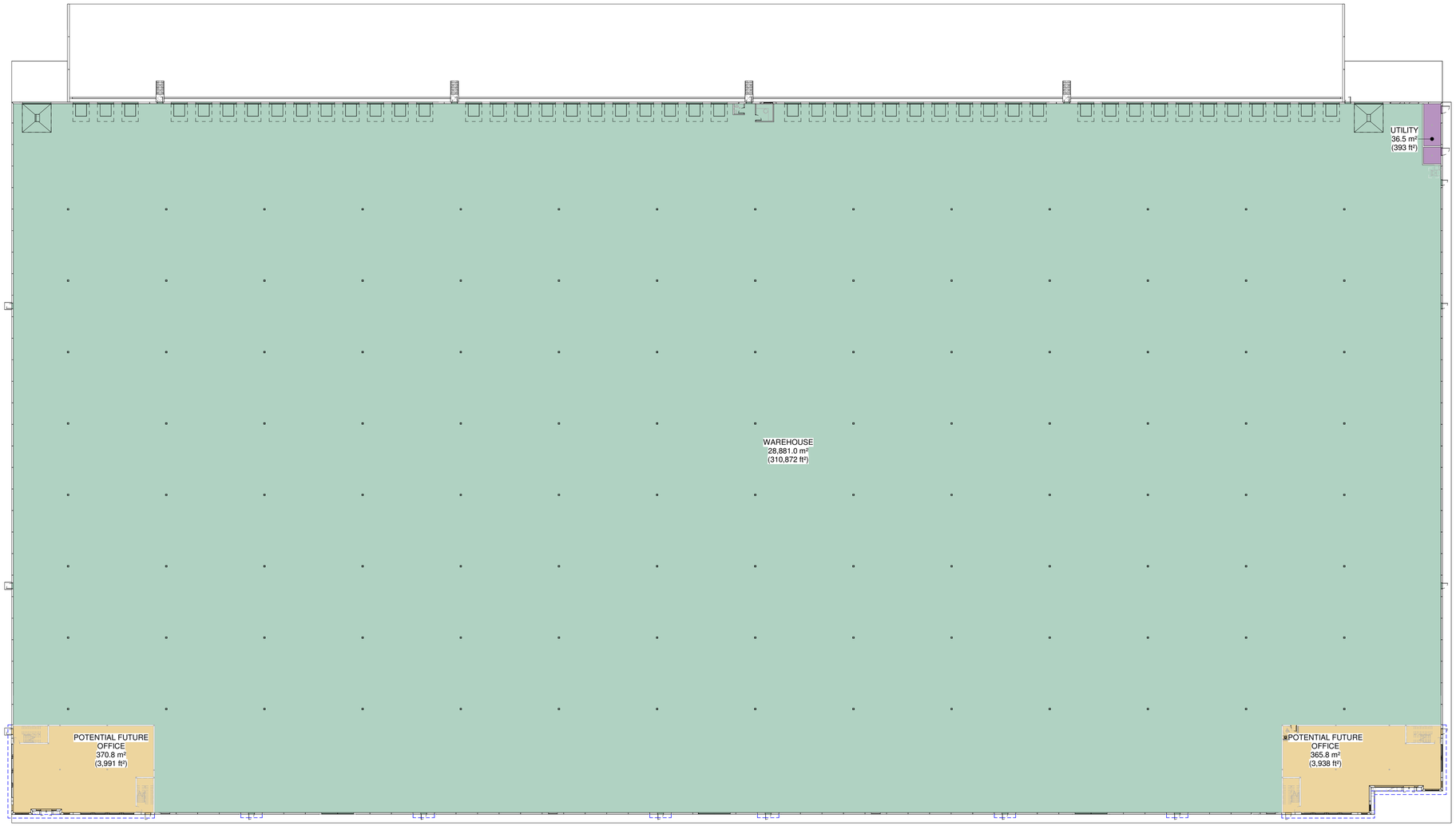
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FLOOR AREAS

POTENTIAL FUTURE OFFICE	736.6 m²	7,928.69 ft²
UTILITY	36.52 m²	393.08 ft²
WAREHOUSE	28,880.95 m²	310,871.99 ft²
	29,654.07 m²	319,193.77 ft²
POTENTIAL FUTURE MEZZANINE	736.6 m²	7,928.69 ft²
	736.6 m²	7,928.69 ft²
Grand total	30,390.67 m²	327,122.47 ft²



2 A002 Mezzanine Area Plan
1/32" = 1'-0"



1 A002 Overall Main Floor Area Plan
1/32" = 1'-0"

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L	ISSUED FOR REVIEW	2023-11-20

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Project No:	B23064
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Building Areas

Sheet No:

A002

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http://bit.ly/3JOKZhW

SITE PLAN LEGEND

PROPERTY LINE	
SETBACK LINE	
LANDSCAPE SETBACK	
ALR BUFFER	
RIGHT OF WAY LINE	
RIGHT OF WAY HATCH	
PROPOSED BUILDING	
FENCE	
MAN DOOR	
OVERHEAD DOOR	
BARRIER FREE ENTRANCE	
SERVICE ROOMS	

SITE MATERIAL LEGEND

APRON
SIDEWALK
LIGHT DUTY ASPHALT
HEAVY DUTY ASPHALT
LANDSCAPING
HARD LANDSCAPING
MULCH

SITE SCHEDULE

ON SITE		
APRON	41,214.09 ft²	3,828.9 m²
HARD LANDSCAPING	83.08 ft²	7.7 m²
HEAVY DUTY ASPHALT	85,837.95 ft²	7,974.6 m²
LANDSCAPING	61,581.33 ft²	5,721.1 m²
LIGHT DUTY ASPHALT	34,862.68 ft²	3,238.8 m²
MULCH	4,339.15 ft²	403.1 m²
SIDEWALK	10,679.17 ft²	992.1 m²
	238,597.46 ft²	22,166.4 m²
OFF SITE		
HEAVY DUTY ASPHALT - BOULEVARD	1,390.90 ft²	129.2 m²
LANDSCAPING - BOULEVARD	8,461.65 ft²	786.1 m²
SIDEWALK - BOULEVARD	6,496.71 ft²	603.6 m²
	16,349.26 ft²	1,518.9 m²
Grand total	254,946.72 ft²	23,685.3 m²

BUILDING FLOOR AREAS

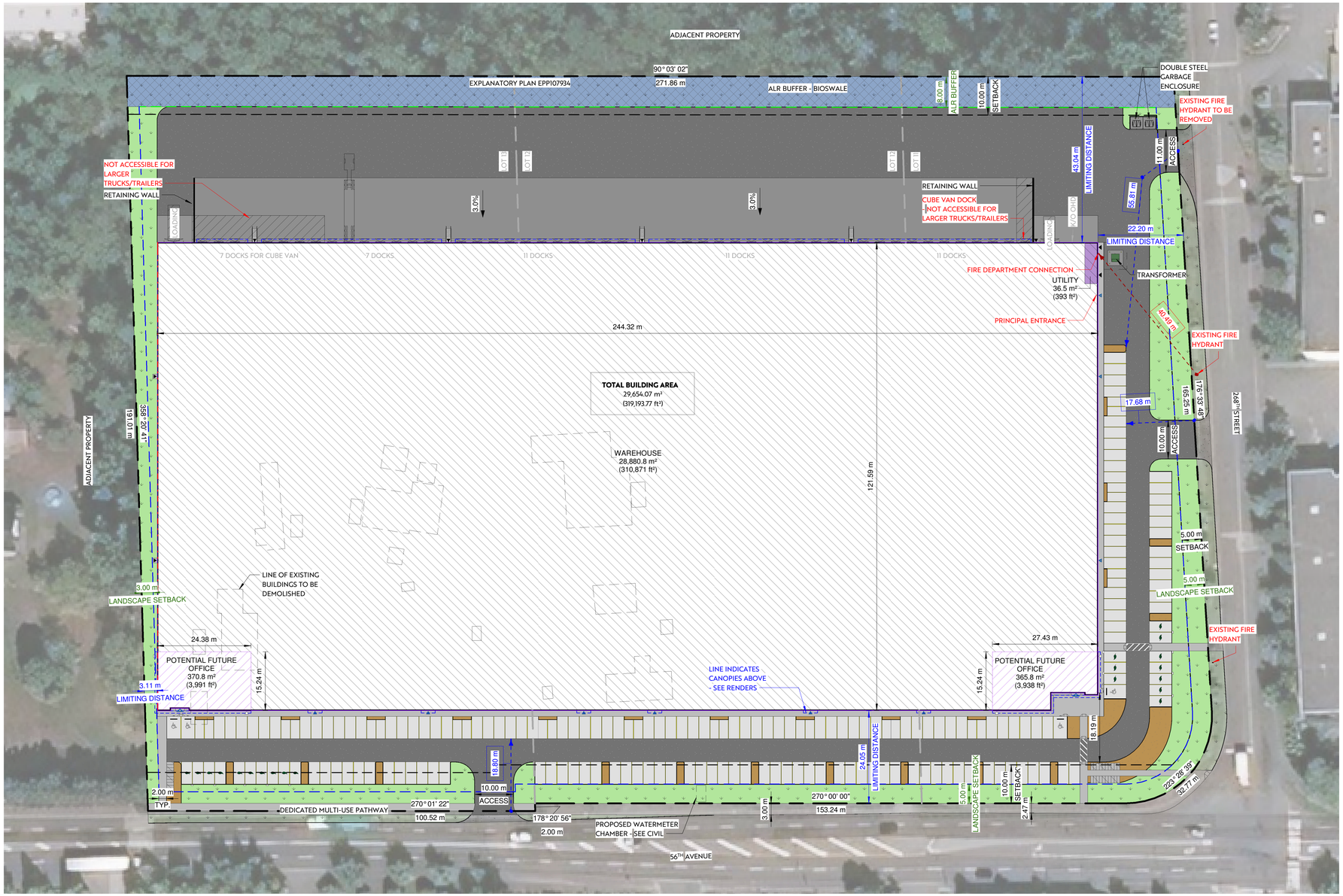
Office	736.6 m²	7,928.74 ft²
Utility	36.52 m²	393.08 ft²
Warehouse	28,880.94 m²	310,871.84 ft²
Mezzanine	736.6 m²	7,928.69 ft²
Grand total	30,390.66 m²	327,122.35 ft²

PARKING SCHEDULE

STALL TYPE	Required	Count
Barrier Free Parking Stall	4	4
EV Parking Stall	20	20
Small Car Parking Stall	26	26
Standard Parking Stall	149	149
Grand Total		199

NOTES CONCERNING BUILDING LOCATION

1. 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.
2. THE "NORTH" ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
3. 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.
4. LANDSCAPING IS SUBJECT TO CHANGE.



1 Site Plan
A101 1 : 550

0m 11m 22m 33m 44m 55m
VISUAL SCALE 1:550

BYLAW INFORMATION

PROPOSED RE-ZONING: 702 GENERAL INDUSTRIAL - M-2

702A.5 BUILDING SETBACKS

YARD	REQUIRED	PROVIDED
FRONT YARD (S)	10.00m	24.05m
BACK YARD (N)	10.00m	43.04m
SIDE YARD (E)	5.00m	22.20m
SIDE YARD (W)	0.00m	3.11m

111 - LANDSCAPING

YARD	REQUIRED	PROVIDED
FRONT YARD (S)	5.00m	5.00m
BACK YARD (N)	8.00m*	8.00m
SIDE YARD (E)	5.00m	6.53m
SIDE YARD (W)	3.00m	3.00m

* REQUIRED ALR LANDSCAPE BUFFER

702A.4 LOT COVERAGE

MAXIMUM	PROVIDED
60.0%	57.0%

702A.6 BUILDING HEIGHT

MAXIMUM	PROVIDED
12.00m	14.28m
SHOP CLEAR HEIGHT: 12.2m (40'-0")	

NET SITE AREA

BYLAW REQUIREMENT

M-2: MIN 0.46 ACRES (0.19HA) (1,858m²)

PROVIDED

12.84 ACRES (5.20HA) (51,968.41m²)

702A.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

	REQUIRED	PROVIDED
INDUSTRIAL (28,880.95m² / 186m²)	156	156
OFFICE (1,473.2m² / 35m²)	43	43
TOTAL	**199**	**199**

107.11 BARRIER FREE/DISABILITY STALLS: 1 STALL/50 STALLS
BARRIER FREE STALLS REQUIRED = 4
BARRIER FREE STALLS PROVIDED = 4

107.8 OFF-STREET LOADING

BYLAW REQUIREMENT	REQUIRED	PROVIDED
1 LOADING STALL/OHD	2	2

107.12 OFF-STREET BICYCLE PARKING & END OF TRIP FACILITIES

OFF-STREET OUTDOOR VISITOR BICYCLE SPACE

BYLAW REQUIREMENTS	REQUIRED	PROVIDED
OFFICE: 6 VISITOR STALLS/ OFFICE	12	12

OFF-STREET OUTDOOR BICYCLE SPACE

BYLAW REQUIREMENTS	REQUIRED	PROVIDED
INDUSTRIAL: 0.06 BICYCLE SPACE/100m² WHERE GFA >2,000m²	18	18

SECURE BICYCLE SPACES

BYLAW REQUIREMENTS	REQUIRED	PROVIDED
OFFICE: 0.06 BICYCLE SPACES/ 100m² WHERE GFA>2,000m²	N/R	-

END OF TRIP FACILITIES

LOCKERS

BYLAW REQUIREMENTS	REQUIRED	PROVIDED
14 LOCKER/SECURE BICYCLE PARKING SPACE REQUIRED	N/R	-

WATER CLOSETS

BYLAW REQUIREMENTS	REQUIRED	PROVIDED
1 WATER CLOSET/10 SECURE BICYCLE PARKING SPACE REQUIRED	N/R	-

WASH BASIN

BYLAW REQUIREMENTS	REQUIRED	PROVIDED
1 WASH BASIN FOR ANY DEVELOPMENT REQUIRING BETWEEN 5-10 SECURE BICYCLE PARKING SPACES	N/R	-

SHOWER

BYLAW REQUIREMENTS	REQUIRED	PROVIDED
1 SHOWER/10 SECURE BICYCLE PARKING SPACES REQUIRED	N/R	-

MAGAZINE QUEUING

BYLAW REQUIREMENT

MINIMUM 13.00m DISTANCE REQUIRED

ACCESS	PROVIDED DISTANCE
NORTHEAST	55.81m
EAST	17.68m
SOUTH	18.80m

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L	ISSUED FOR REVIEW	2023-11-20
M	ISSUED FOR REVIEW	2023-11-22

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Project No: B23064
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Drawn by: AS, KS
Checked by: HJ, AB

Sheet Name:
Site Plan Overall

Sheet No:
A101

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SITE PLAN LEGEND

PROPERTY LINE	
SETBACK LINE	
LANDSCAPE SETBACK	
ALR BUFFER	
RIGHT OF WAY LINE	
RIGHT OF WAY HATCH	
PROPOSED BUILDING	
FENCE	
MAN DOOR	
OVERHEAD DOOR	
BARRIER FREE ENTRANCE	
SERVICE ROOMS	

SITE MATERIAL LEGEND

APRON
SIDEWALK
LIGHT DUTY ASPHALT
HEAVY DUTY ASPHALT
LANDSCAPING
HARD LANDSCAPING
MULCH

702A.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

	REQUIRED	PROVIDED
INDUSTRIAL (28,880.95m² / 186m²)	156	156
OFFICE (1,473.2m² / 35m²)	43	43
TOTAL	**199**	**199**

107.11 BARRIER FREE/DISABILITY STALLS: 1 STALL/50 STALLS
BARRIER FREE STALLS REQUIRED = 4
BARRIER FREE STALLS PROVIDED = 4

107.8 OFF-STREET LOADING

BYLAW REQUIREMENT	REQUIRED	PROVIDED
1 LOADING STALL/OHD	2	2

107.12 OFF-STREET BICYCLE PARKING

OFF-STREET OUTDOOR VISITOR BICYCLE SPACE

BYLAW REQUIREMENTS	REQUIRED	PROVIDED
OFFICE: 6 VISITOR STALLS/ OFFICE	12	12

OFF-STREET OUTDOOR BICYCLE SPACE

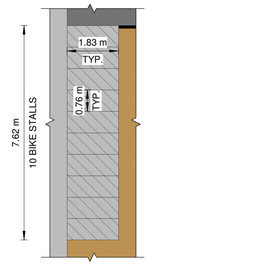
BYLAW REQUIREMENTS	REQUIRED	PROVIDED
INDUSTRIAL: 0.06 BICYCLE SPACE/100m² WHERE GFA >2,000m²	18	18

SECURE BICYCLE SPACES

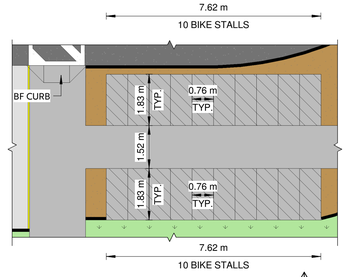
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OFFICE: 0.06 BICYCLE SPACES/ 100m² WHERE GFA>2,000m²	N/R	-

PARKING SCHEDULE

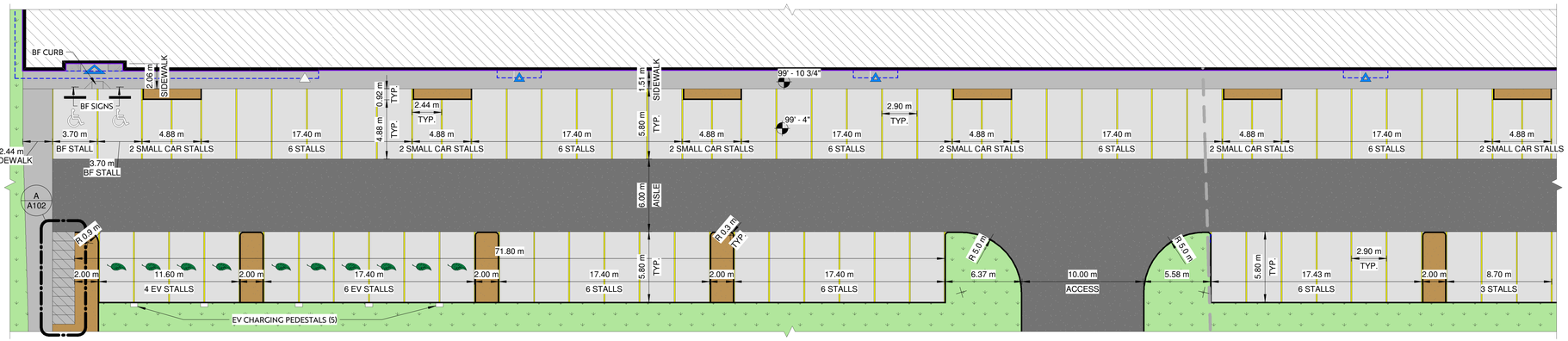
STALL TYPE	Required	Count
Barrier Free Parking Stall	4	4
EV Parking Stall	20	20
Small Car Parking Stall	26	26
Standard Parking Stall	149	149
Grand Total		199



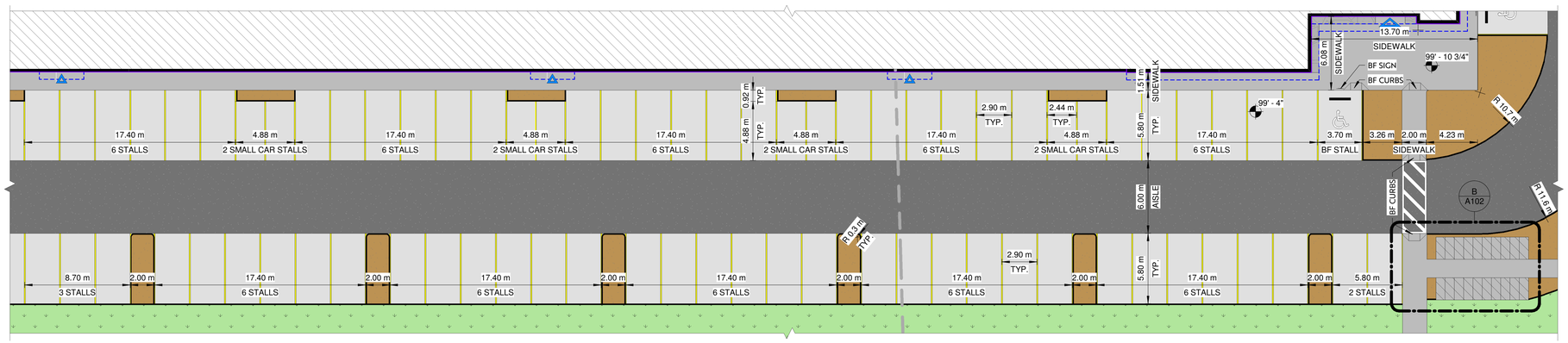
A102 A Bicycle Parking A
1 : 100
VISUAL SCALE 1:100



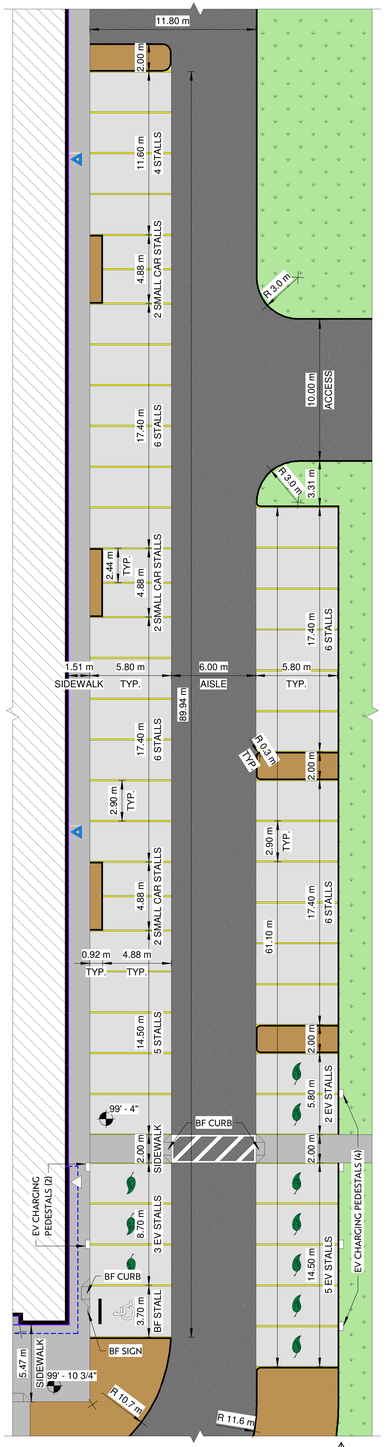
A102 B Bicycle Parking B
1 : 100
VISUAL SCALE 1:100



A102 1 Parking Plan - A
1 : 200
VISUAL SCALE 1:200



A102 2 Parking Plan - B
1 : 200
VISUAL SCALE 1:200



A102 3 Parking Plan C
1 : 200
VISUAL SCALE 1:200

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design studio ltd.
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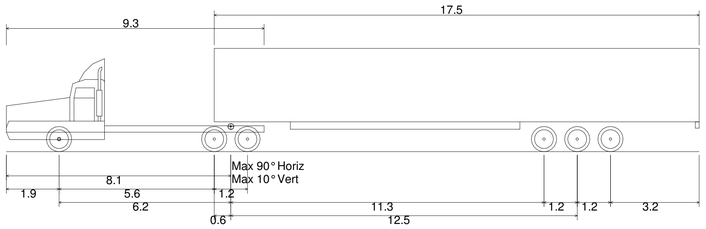
1253522 B.C. Ltd.
Gloucester Industrial

26713 56 Avenue
Township of Langley, B.C.
Lot 11-13, New Westminster DP, Plan 2492

NO.	DESCRIPTION	DATE
L	ISSUED FOR REVIEW	2023-11-20

W:\0-9\1253522 B.C. Ltd\2023 Gloucester Industrial (B23064)\Model\1253522 B.C. Ltd - Gloucester Industrial (B23064)_Site.rvt

Project No:	B23064
Date:	2023-11-28 4:10:55 PM
Drawn by:	AS, KS
Checked by:	HJ, AB
Sheet Name:	Parking Plans
Sheet No:	A102

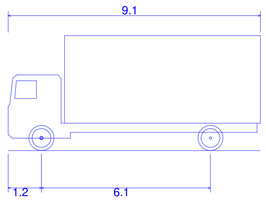


WB-21 - Semitrailer

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 Profile

3" = 1'-0"

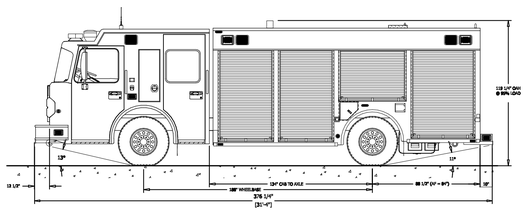


SU9 - Single Unit or Bus

Overall Length	9.100m
Overall Width	2.600m
Overall Body Height	4.150m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	12.800m

SU9 Profile

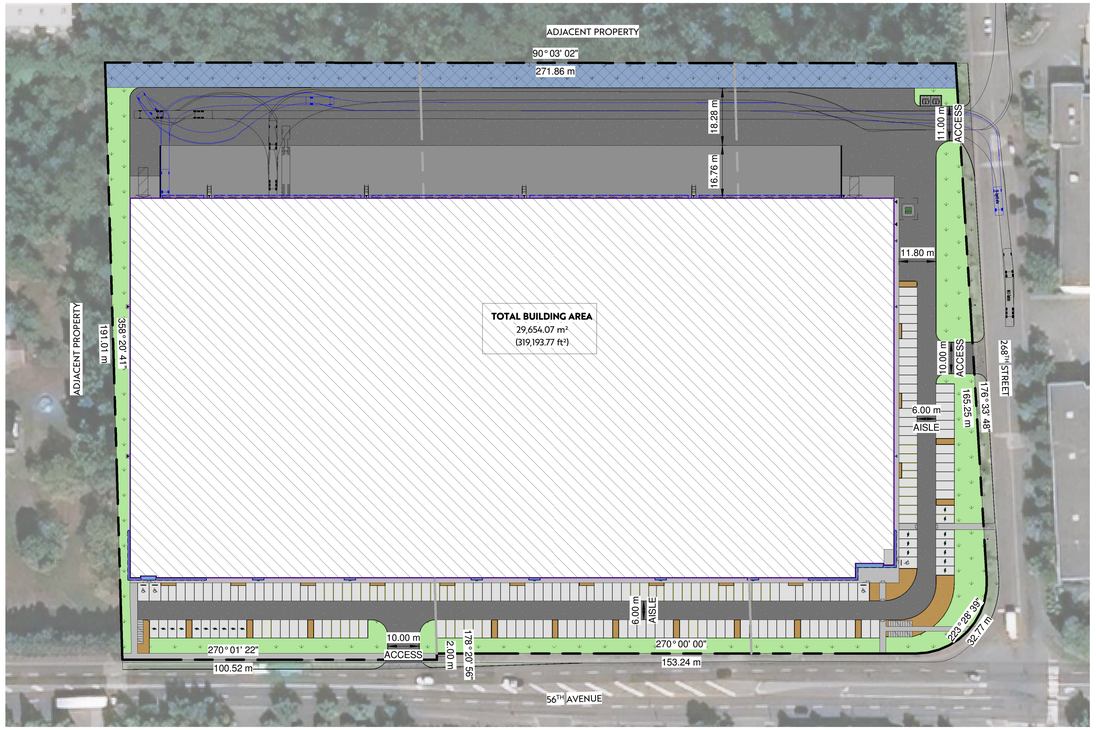
3" = 1'-0"



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

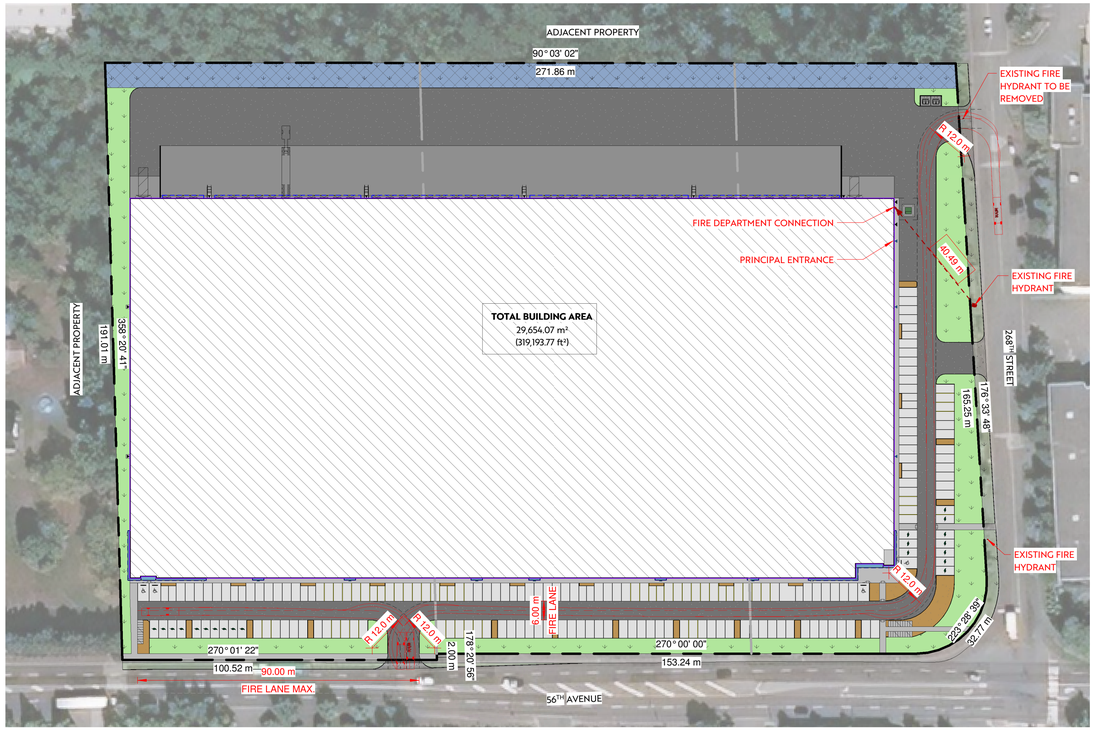


2 A103 Truck Turning Plan

1 : 900

0m 18m 36m 54m 72m 90m

VISUAL SCALE 1:900



1 A103 Fire Truck Turning Plan

1 : 900

0m 18m 36m 54m 72m 90m

VISUAL SCALE 1:900

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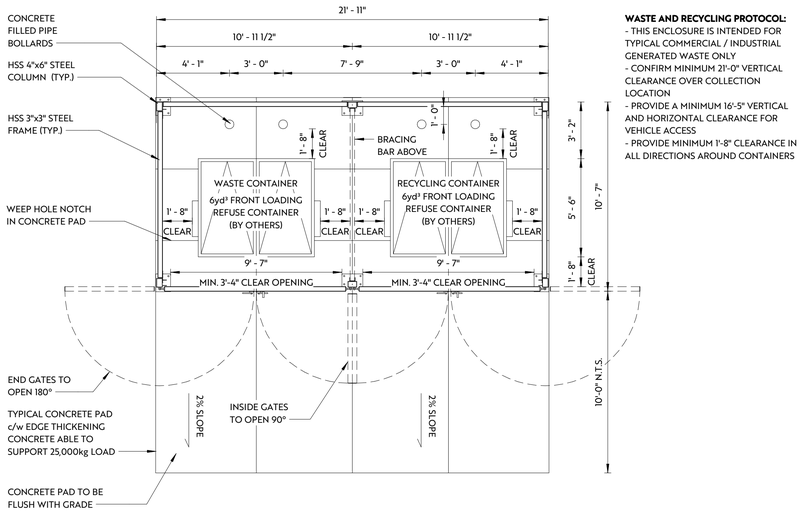
Sheet Name:

Truck Turning Plans

Sheet No:

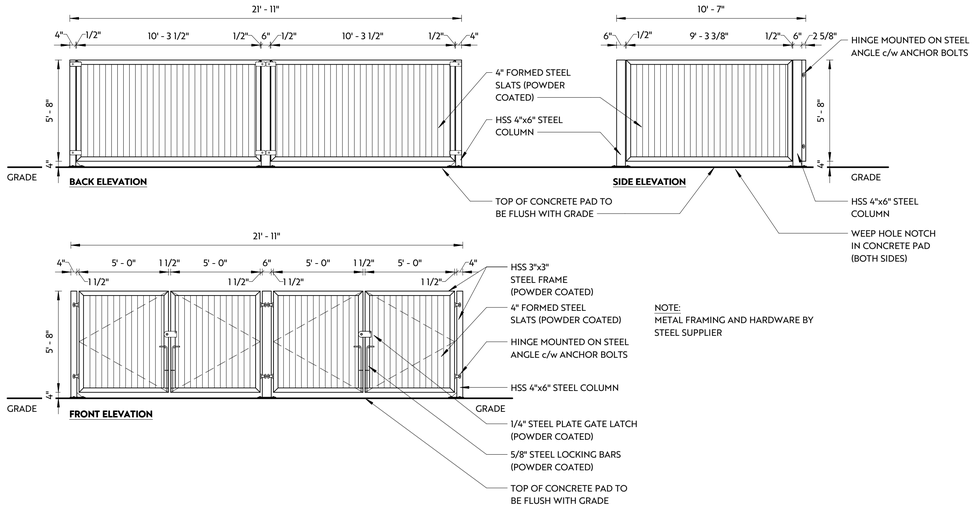
A103

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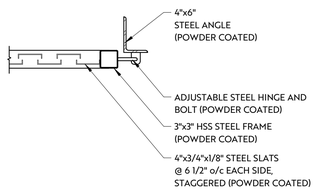
WASTE AND RECYCLING PROTOCOL:
- THIS ENCLOSURE IS INTENDED FOR TYPICAL COMMERCIAL / INDUSTRIAL GENERATED WASTE ONLY
- CONFIRM MINIMUM 21'-0" VERTICAL CLEARANCE OVER COLLECTION LOCATION
- PROVIDE A MINIMUM 16'-5" VERTICAL AND HORIZONTAL CLEARANCE FOR VEHICLE ACCESS
- PROVIDE MINIMUM 1'-8" CLEARANCE IN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

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

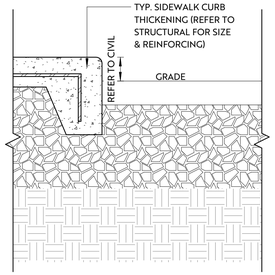


NOTE:
METAL FRAMING AND HARDWARE BY STEEL SUPPLIER

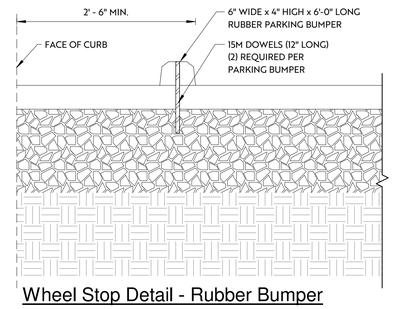
Garbage Enclosure Elevation - Steel (Double)
1/4" = 1'-0"



Enclosure Gate Construction
1" = 1'-0"



Curb Detail
1" = 1'-0"



Wheel Stop Detail - Rubber Bumper
1" = 1'-0"

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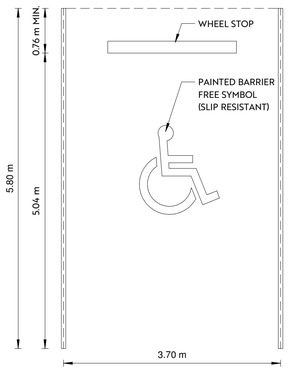
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Project No:	B23064
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Drawn by:	AS, KS
Checked by:	HJ, AB

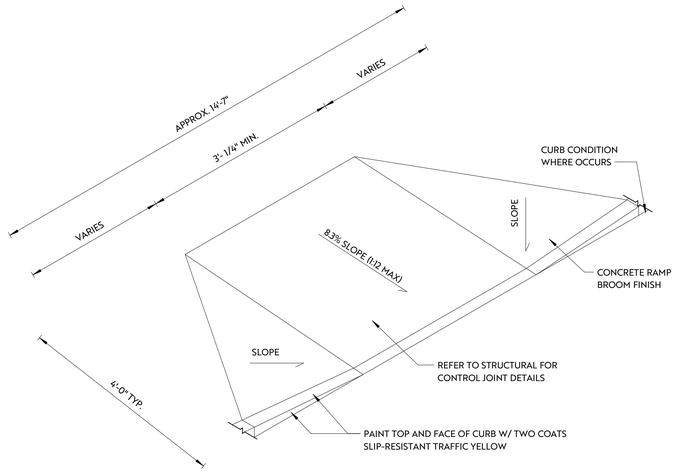
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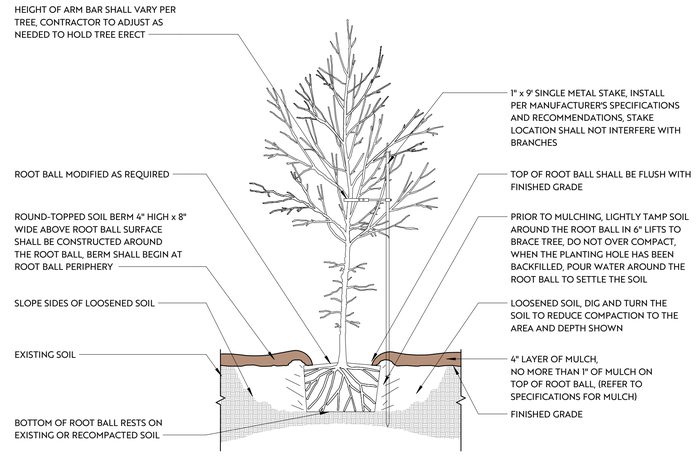
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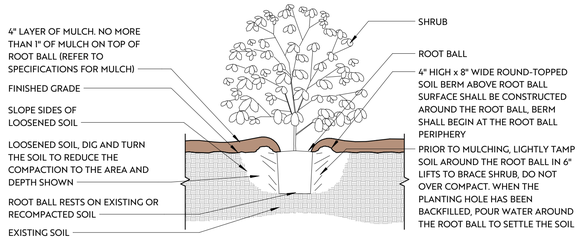
Barrier Free Parking Stall Detail
1/4" = 1'-0"



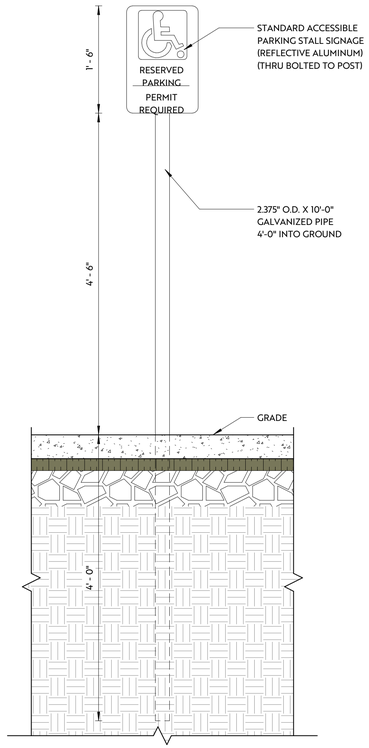
Sidewalk Ramp Detail
3/16" = 1'-0"



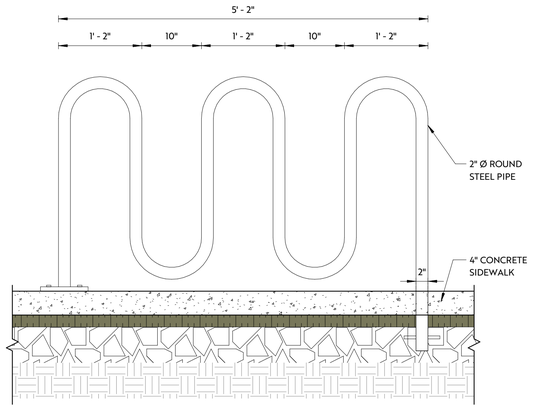
Tree Planting Detail
1/2" = 1'-0"



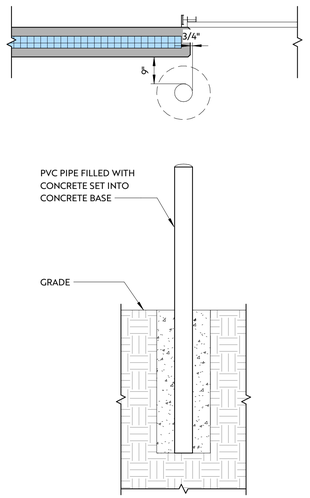
Shrub Planting Detail
1/2" = 1'-0"



Barrier Free Sign Detail
1" = 1'-0"



Bicycle Rack Detail
1" = 1'-0"



Bollard Detail
1/2" = 1'-0"

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Lot 11-13, New Westminster DP, Plan 2492

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023-11-20

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Project No:	B23064
Date:	2023-11-28 4:10:58 PM
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Checked by:	HJ, AB

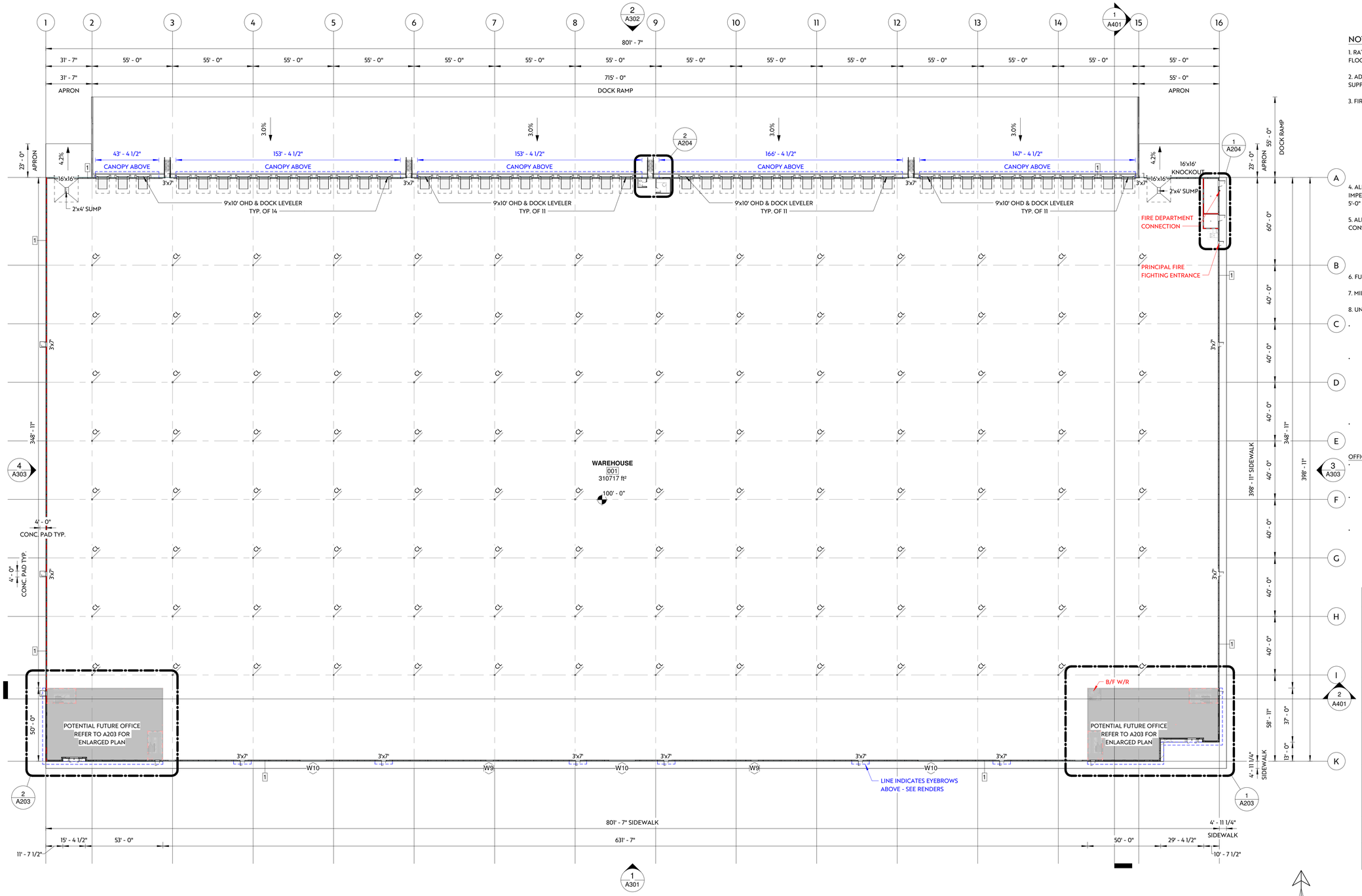
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1 A201 Overall Main Floor Plan
1/32" = 1'-0"

CONSTRUCTION LEGEND

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

NOTE:

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

4. ALL WASHROOMS AND JANITOR ROOMS TO RECEIVE IMPERVIOUS DURABLE FLOOR AND WALL FINISH UP TO 5'-0" A.F.F.

5. ALL TILED WALLS ADJACENT TO PRECAST WALLS TO BE CONSTRUCTED AS:

1" GAP
1 5/8" STEEL STUDS @ 24" O/C
1/2" GYPSUM BOARD

6. FURNITURE NOT INCLUDED

7. MILLWORK BY MILLWORK SUPPLIER

8. 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.

DESIGN WALL TYPES	
1	10" INSULATED PRECAST CONCRETE WALL PANEL C/W 4" XPS INSULATION (TYPE S CONCRETE: UP TO 2 HR F.R.R. AS PER TABLE D-2.1.1.)
2	12" INSULATED PRECAST CONCRETE WALL PANEL C/W 4" XPS INSULATION (TYPE S CONCRETE: UP TO 2 HR F.R.R. AS PER TABLE D-2.1.1.)
3	14" INSULATED PRECAST CONCRETE WALL PANEL C/W 4" XPS INSULATION (TYPE S CONCRETE: UP TO 2 HR F.R.R. AS PER TABLE D-2.1.1.)
4	2 LAYERS 5/8" TYPE "X" GYPSUM BOARD 6" STEEL STUDS @ 16" O/C 5 1/2" MINERAL FIBRE BATT INSULATION 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (UP TO 2HR FIRE RESISTANCE RATING) (DESIGN NO. ULC W453)
5	5/8" TYPE "X" GYPSUM BOARD 6" STEEL STUDS @ 16" O/C 5 1/2" MINERAL FIBRE BATT INSULATION 5/8" TYPE "X" GYPSUM BOARD (UP TO 1HR FIRE RESISTANCE RATING) (DESIGN NO. ULC W453)
6	1/2" GYPSUM BOARD 6" STEEL STUDS @ 16" O/C 1/2" GYPSUM BOARD
7	1/2" GYPSUM BOARD 3 5/8" STEEL STUDS @ 16" O/C 1/2" GYPSUM BOARD

Architect:
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Gloucester Industrial

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Lot 11-13, New Westminster DP, Plan 2492

NO.	DESCRIPTION	DATE
I	ISSUED FOR PRELIMINARY REVIEW	2023-10-24
J	ISSUED FOR PRELIMINARY REVIEW	2023-10-30
K	ISSUED FOR PRELIMINARY REVIEW	2023-11-13
L	ISSUED FOR REVIEW	2023-11-20
N	ISSUED FOR REVIEW	2023-11-28

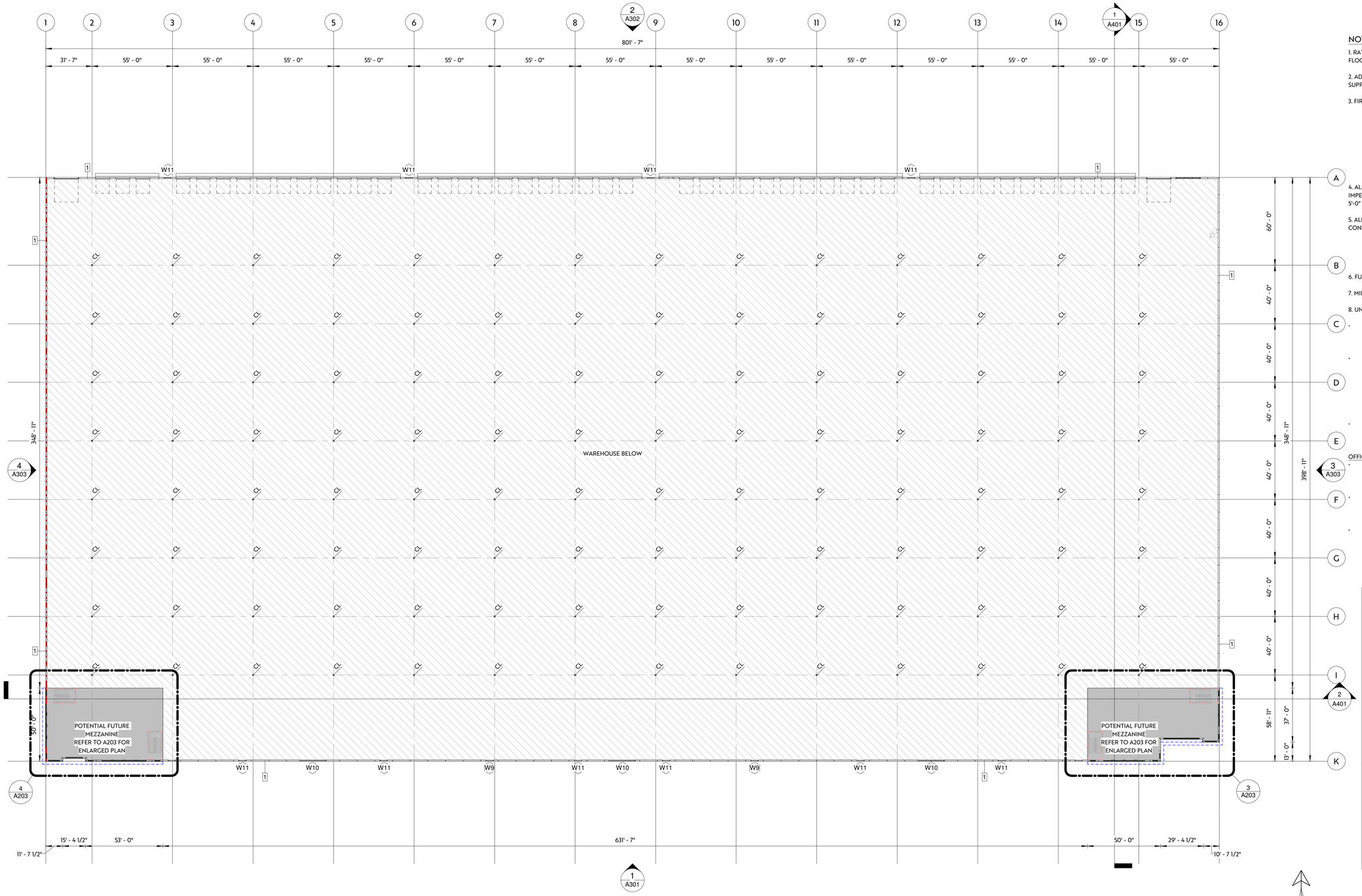
Project No: B23064
Date: 2023-11-28 4:11:32 PM
Drawn by: AS, KS
Checked by: HJ, AB
Sheet Name:

Main Floor Plan Overall

Sheet No:
A201

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1 A202 **Mezzanine/ Clerestory Plan**
1/32" = 1'-0"

CONSTRUCTION LEGEND

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

NOTE:

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

4. ALL WASHROOMS AND JANITOR ROOMS TO RECEIVE IMPERVIOUS DURABLE FLOOR AND WALL FINISH UP TO 5'-0" A.F.F.

5. ALL TILED WALLS ADJACENT TO PRECAST WALLS TO BE CONSTRUCTED AS:

1" GAP
1 5/8" STEEL STUDS @ 24" O/C
1/2" GYPSUM BOARD

6. FURNITURE NOT INCLUDED

7. MILLWORK BY MILLWORK SUPPLIER

8. 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.

DESIGN WALL TYPES	
1	10" INSULATED PRECAST CONCRETE WALL PANEL C/W 4" XPS INSULATION (TYPE S CONCRETE: UP TO 2 HR F.R.R. AS PER TABLE D-2.1.1.)
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3	14" INSULATED PRECAST CONCRETE WALL PANEL C/W 4" XPS INSULATION (TYPE S CONCRETE: UP TO 2 HR F.R.R. AS PER TABLE D-2.1.1.)
4	2 LAYERS 5/8" TYPE "X" GYPSUM BOARD 6" STEEL STUDS @ 16" O/C 5 1/2" MINERAL FIBRE BATT INSULATION 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (UP TO 2HR FIRE RESISTANCE RATING) (DESIGN NO. ULC W453)
5	5/8" TYPE "X" GYPSUM BOARD 6" STEEL STUDS @ 16" O/C 5 1/2" MINERAL FIBRE BATT INSULATION 5/8" TYPE "X" GYPSUM BOARD (UP TO 1HR FIRE RESISTANCE RATING) (DESIGN NO. ULC W453)
6	1/2" GYPSUM BOARD 6" STEEL STUDS @ 16" O/C 1/2" GYPSUM BOARD
7	1/2" GYPSUM BOARD 3 5/8" STEEL STUDS @ 16" O/C 1/2" GYPSUM BOARD

Architect:

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1253522 B.C. Ltd. Gloucester Industrial

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Township of Langley, B.C.
Lot 11-13, New Westminster DP, Plan 2492

NO.	DESCRIPTION	DATE
I	ISSUED FOR PRELIMINARY REVIEW	2023-10-24
J	ISSUED FOR PRELIMINARY REVIEW	2023-10-30
K	ISSUED FOR PRELIMINARY REVIEW	2023-11-13
L	ISSUED FOR REVIEW	2023-11-20

W:\0-P\1253522 B.C. Ltd\3303 Gloucester Industrial (B23064)\Model\1253522 B.C. Ltd - Gloucester Industrial (B23064)_Building.rvt

Project No:	B23064
Date:	2023-11-28 4:11:33 PM
Drawn by:	AS, KS
Checked by:	HJ, AB

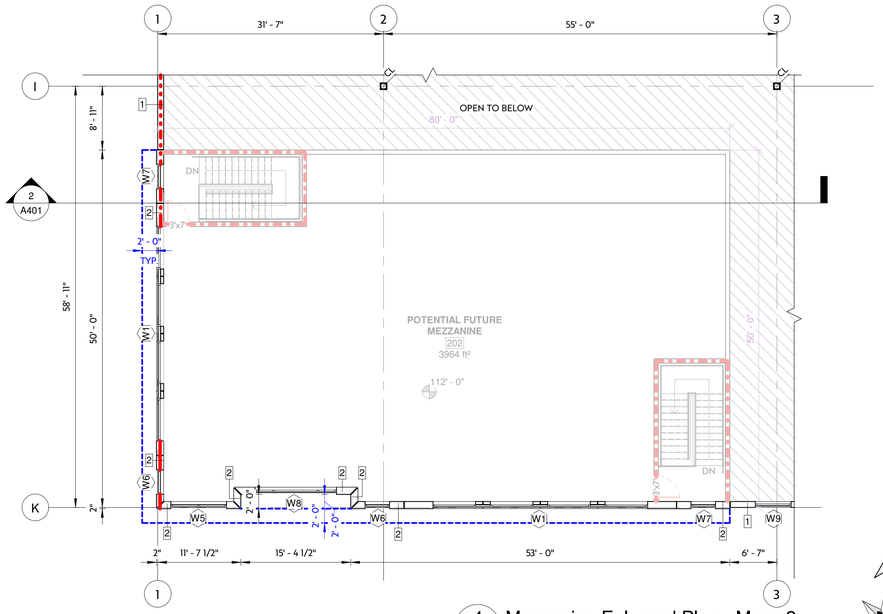
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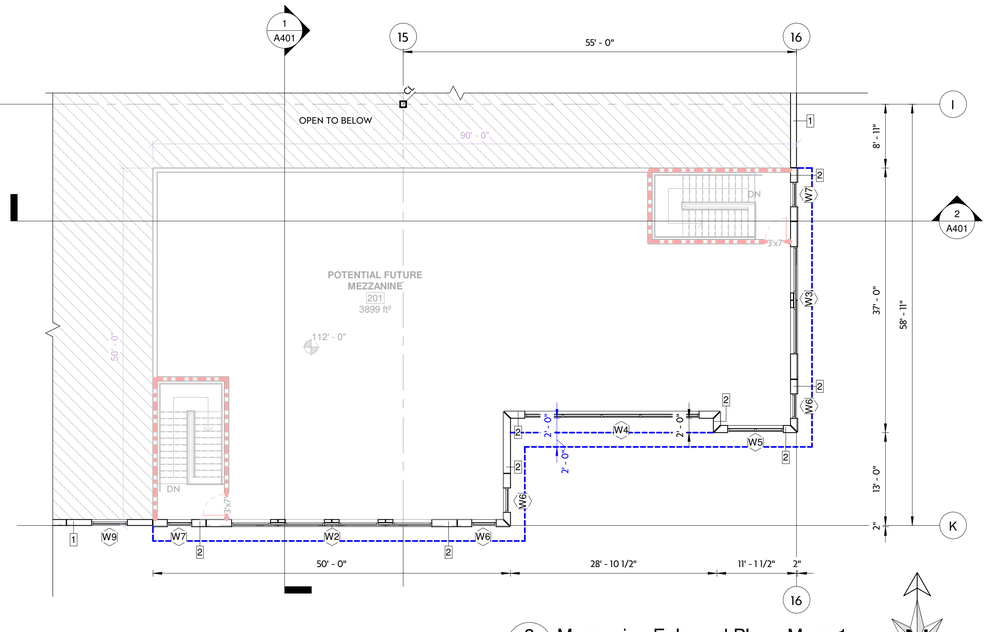
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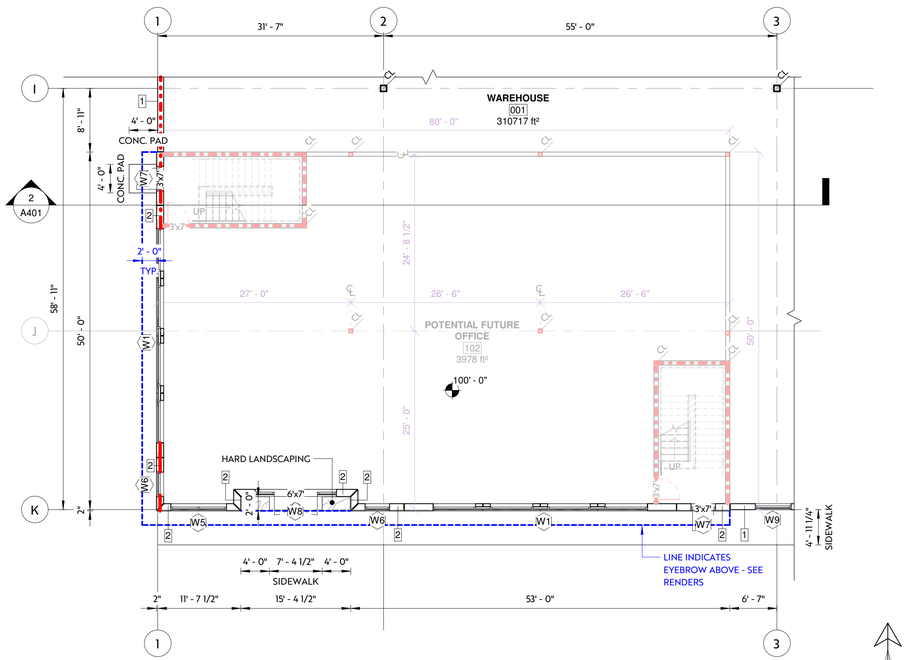
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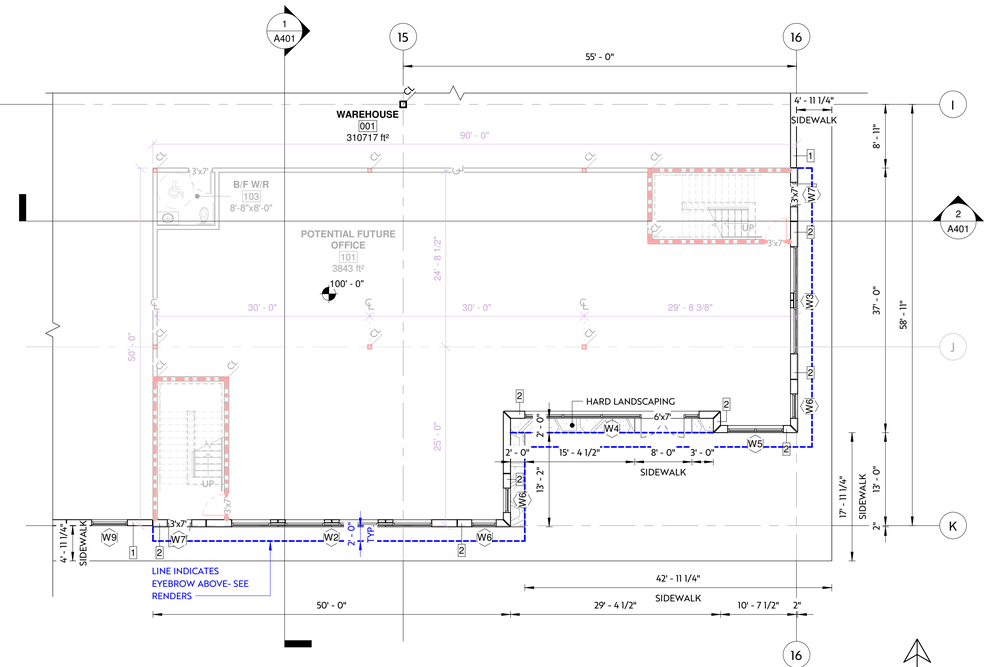
4 A202 Mezzanine Enlarged Plan - Mezz 2
1" = 10'-0"



3 A202 Mezzanine Enlarged Plan - Mezz 1
1" = 10'-0"



2 A201 Main Floor Enlarged Plan - Office 2
1" = 10'-0"



1 A201 Main Floor Enlarged Plan - Office 1
1" = 10'-0"

CONSTRUCTION LEGEND

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

NOTE:

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

4. ALL WASHROOMS AND JANITOR ROOMS TO RECEIVE IMPERVIOUS DURABLE FLOOR AND WALL FINISH UP TO 5'-0" A.F.F.

5. ALL TILED WALLS ADJACENT TO PRECAST WALLS TO BE CONSTRUCTED AS:

1" GAP
1 5/8" STEEL STUDS @ 24" O/C
1/2" GYPSUM BOARD

6. FURNITURE NOT INCLUDED

7. MILLWORK BY MILLWORK SUPPLIER

8. 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.

DESIGN WALL TYPES	
1	10" INSULATED PRECAST CONCRETE WALL PANEL C/W 4" XPS INSULATION (TYPE S CONCRETE: UP TO 2 HR F.R.R. AS PER TABLE D-2.1.1.)
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6	1/2" GYPSUM BOARD 6" STEEL STUDS @ 16" O/C 1/2" GYPSUM BOARD
7	1/2" GYPSUM BOARD 3 5/8" STEEL STUDS @ 16" O/C 1/2" GYPSUM BOARD

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Gloucester Industrial

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Lot 11-13, New Westminster DP, Plan 2492

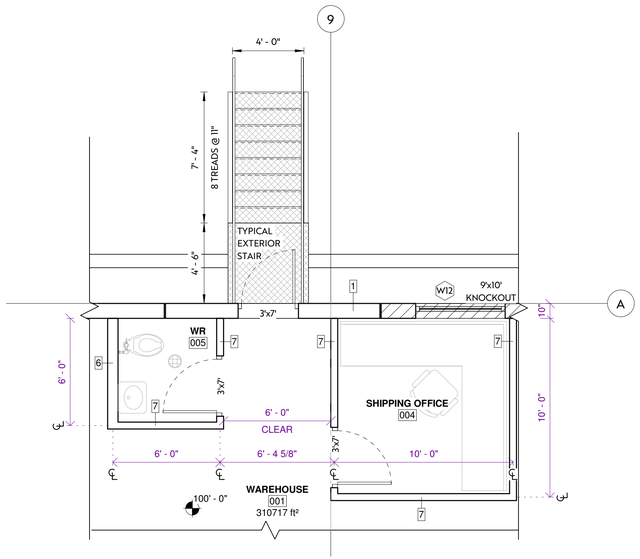
NO.	DESCRIPTION	DATE
K	ISSUED FOR PRELIMINARY REVIEW	2023-11-13
L	ISSUED FOR REVIEW	2023-11-20
N	ISSUED FOR REVIEW	2023-11-28

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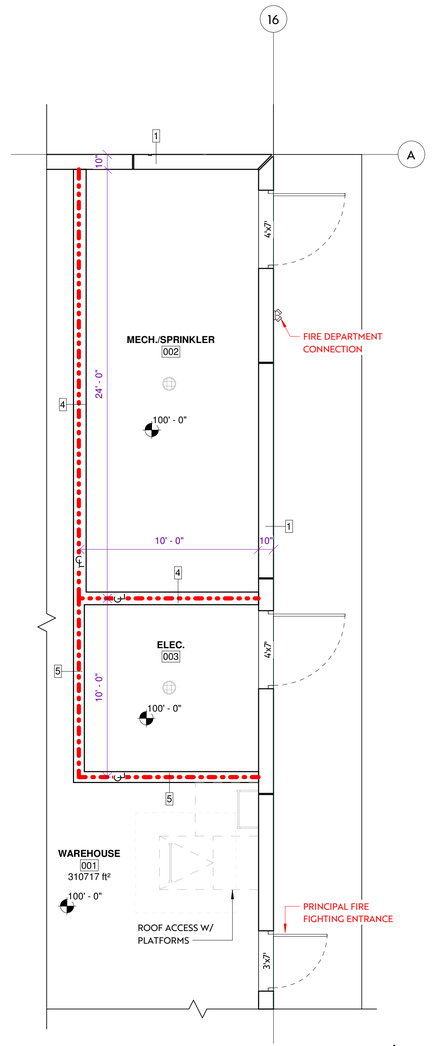
Project No: B23064
Date: 2023-11-28 4:11:35 PM
Drawn by: AS, KS
Checked by: HJ, AB

Sheet Name:
Enlarged Floor Plans

Sheet No:
A203



2 A201 Enlarged Shipping Office & W/R Plan
1/4" = 1'-0"



1 A201 Enlarged Main Floor Utility Plan
1/4" = 1'-0"

CONSTRUCTION LEGEND

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

NOTE:

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

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3. FIRE SEPARATION AS SHOWN:

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7. MILLWORK BY MILLWORK SUPPLIER

8. UNDERSLAB PREP:

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OFFICE SPACE (WITH RADON PROVISIONS)

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Gloucester Industrial

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Lot 11-13, New Westminster DP, Plan 2492

NO.	DESCRIPTION	DATE
K	ISSUED FOR PRELIMINARY REVIEW	2023-11-13
L	ISSUED FOR REVIEW	2023-11-20

Project No:	B23064
Date:	2023-11-28 4:11:36 PM
Drawn by:	AS, KS
Checked by:	HJ, AB

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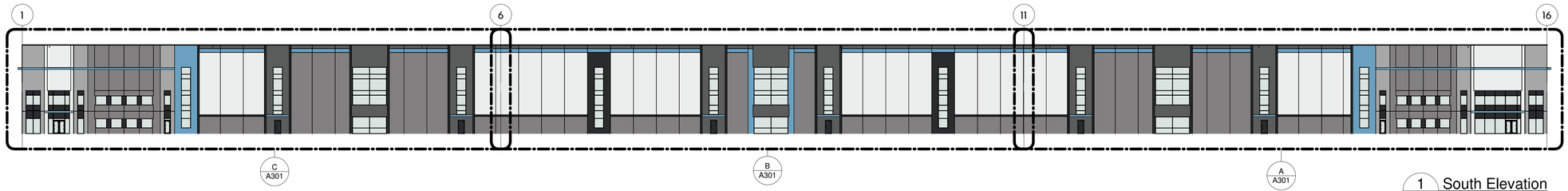
Enlarged Floor Plans

Sheet No:

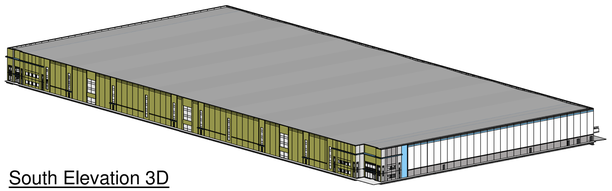
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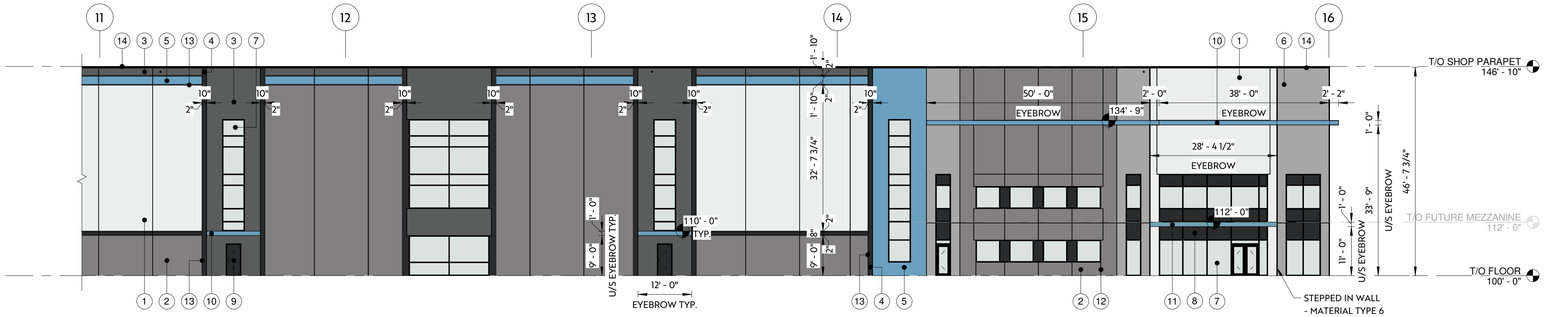
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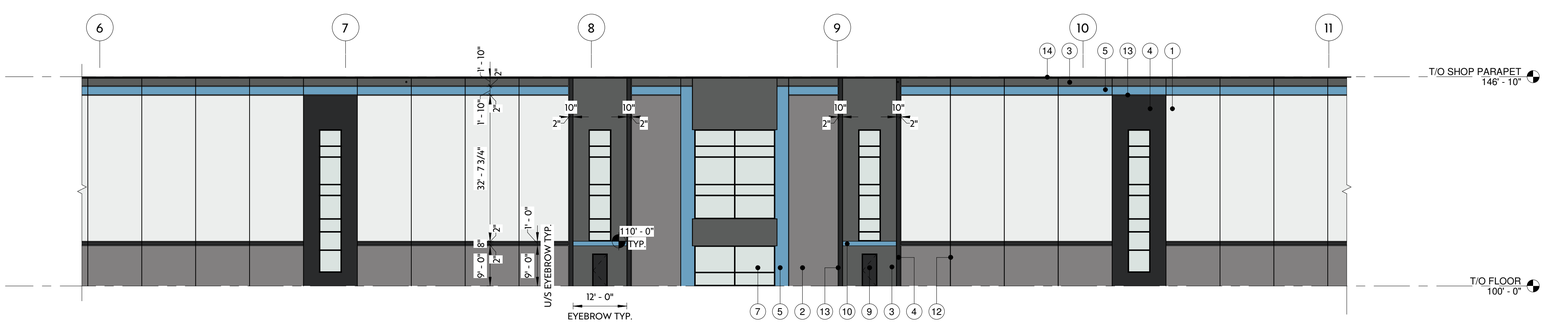
1 South Elevation
A201 1" = 30'-0"



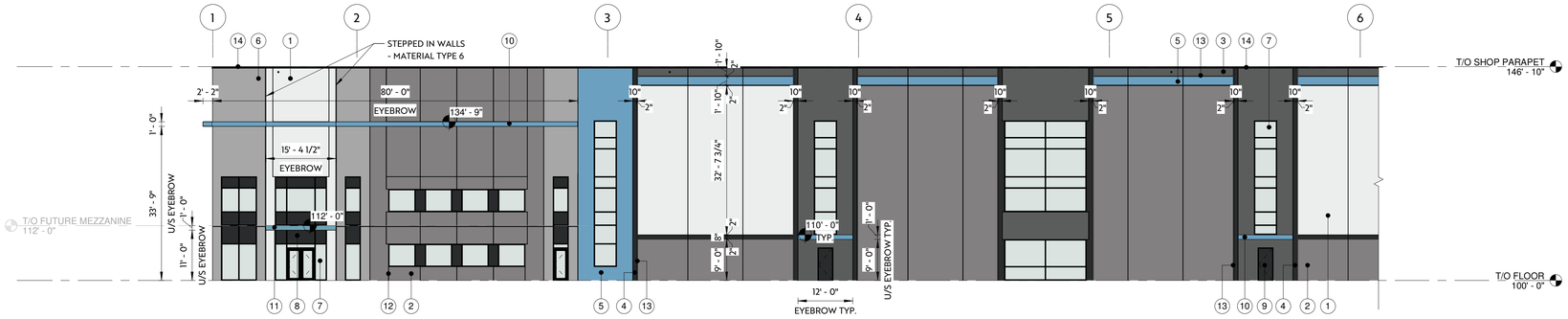
South Elevation 3D



A South Elevation - A
A301 1/16" = 1'-0"



B South Elevation - B
A301 1/16" = 1'-0"



C South Elevation - C
A301 1 : 180

PAINT COLOURS LEGEND

SMOOTH FINISH CONCRETE PANEL:

- CLOVERDALE 0600 MELTING GLACIER
- CLOVERDALE 0542 CAPTAIN NEMO
- CLOVERDALE 0535 ZEN RETREAT
- CLOVERDALE 0515 SILENT SEA
- CLOVERDALE 0653 SEA OF ATLANTIS

FORMLINER CONCRETE PANEL:

FORMLINER: RECKLI 2/98 MOLDAU
COLOUR: CLOVERDALE 0535 ZEN RETREAT

Formliner	
Formliner - Reckli 2/98 Moldau	
345.33 m²	3717 ft²

MATERIAL LEGEND

1. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0600 MELTING GLACIER - 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 0515 SILENT SEA - SMOOTH FINISH)
5. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0653 SEA OF ATLANTIS - SMOOTH FINISH)
6. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0535 ZEN RETREAT - FORMLINER - RECKLI 2/98 MOLDAU)
7. PRE-FINISHED ALUMINIUM WINDOW/DOOR (BLACK ANODIZED ALUMINIUM)
8. PRE-FINISHED SPANDREL PANEL (DARK GREY)
9. PRIMED & PAINTED INSULATED METAL DOOR & FRAME (COLOUR - CLOVERDALE 0515 SILENT SEA)
10. PRE-FINISHED STEEL EYEBROW (FINISH - WESTFORM - SAPPHIRE BLUE SMP)
11. PRE-FINISHED STEEL EYEBROW - OPEN (FINISH - WESTFORM - SAPPHIRE BLUE SMP)
12. PRECAST CONCRETE PANEL JOINT
13. PRECAST CONCRETE PANEL REVEAL
14. PRE-FINISHED METAL CAP FLASHING (COLOUR - WESTFORM BLACK)
15. PRE-FINISHED INSULATED METAL OVERHEAD DOOR (COLOUR - WHITE)
16. PRE-FINISHED INSULATED METAL DOCK DOOR (COLOUR - WHITE)
17. 6.5" DIAMETER CONCRETE FILLED BOLLARD (COLOUR - SAFETY YELLOW)
18. PRIMED AND PAINTED METAL GUARDRAIL (COLOUR - DARK GREY)
19. PRIMED AND PAINTED METAL STAIRS (COLOUR - BLACK)
20. WALL MOUNTED EXTERIOR LIGHT (REFER TO ELECTRICAL)
21. PRE-FINISHED STEEL CANOPY (COLOUR - BLACK)

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

Architect:
PLACE architect ltd.
heather j. johnston aibc, aaa
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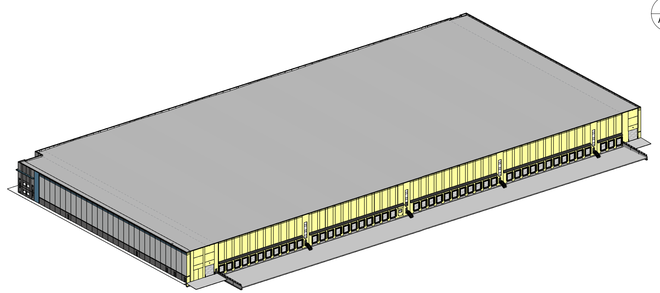
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Project No:	B23064
Date:	2023-11-28 4:11:39 PM
Drawn by:	AS, KS
Checked by:	HJ, AB
Sheet Name:	Elevations
Sheet No:	A301

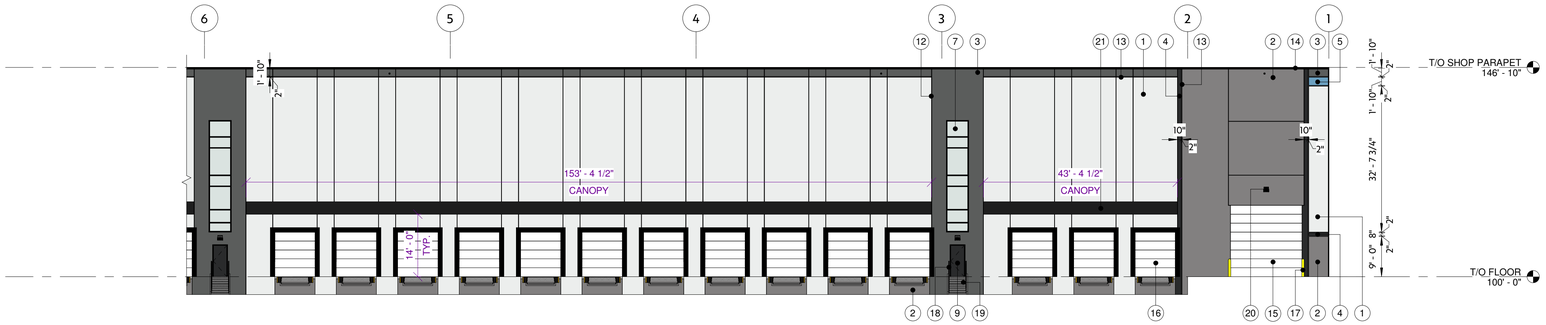
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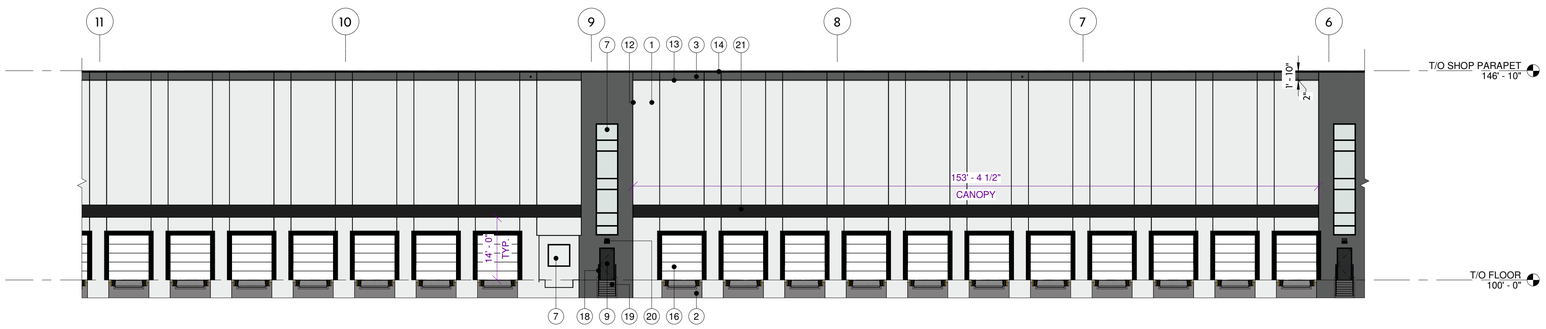
2 North Elevation
A201 1" = 30'-0"



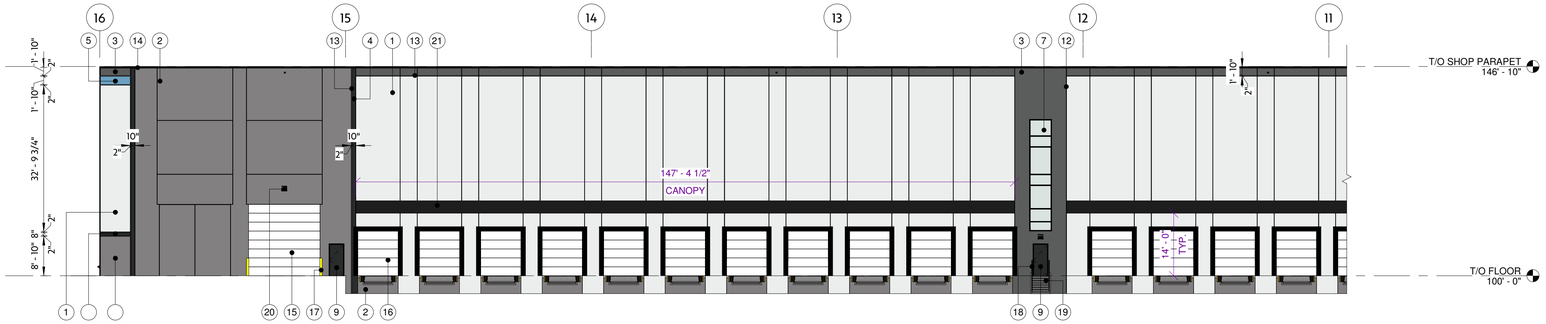
North Elevation 3D



A North Elevation - A
A302 1/16" = 1'-0"



B North Elevation - B
A302 1/16" = 1'-0"



C North Elevation - C
A302 1/16" = 1'-0"

PAINT COLOURS LEGEND

SMOOTH FINISH CONCRETE PANEL:

- CLOVERDALE 0600 MELTING GLACIER
- CLOVERDALE 0542 CAPTAIN NEMO
- CLOVERDALE 0535 ZEN RETREAT
- CLOVERDALE 0515 SILENT SEA
- CLOVERDALE 0653 SEA OF ATLANTIS

FORMLINER CONCRETE PANEL:

FORMLINER: RECKLI 2/98 MOLDAU
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Formliner	
Formliner - Reckli 2/98 Moldau	
345.33 m²	3717 ft²

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9. PRIMED & PAINTED INSULATED METAL DOOR & FRAME (COLOUR - CLOVERDALE 0515 SILENT SEA)
10. PRE-FINISHED STEEL EYEBROW (FINISH - WESTFORM - SAPPHIRE BLUE SMP)
11. PRE-FINISHED STEEL EYEBROW - OPEN (FINISH - WESTFORM - SAPPHIRE BLUE SMP)
12. PRECAST CONCRETE PANEL JOINT
13. PRECAST CONCRETE PANEL REVEAL
14. PRE-FINISHED METAL CAP FLASHING (COLOUR - WESTFORM BLACK)
15. PRE-FINISHED INSULATED METAL OVERHEAD DOOR (COLOUR - WHITE)
16. PRE-FINISHED INSULATED METAL DOCK DOOR (COLOUR - WHITE)
17. 6.5" DIAMETER CONCRETE FILLED BOLLARD (COLOUR - SAFETY YELLOW)
18. PRIMED AND PAINTED METAL GUARDRAIL (COLOUR - DARK GREY)
19. PRIMED AND PAINTED METAL STAIRS (COLOUR - BLACK)
20. WALL MOUNTED EXTERIOR LIGHT (REFER TO ELECTRICAL)
21. PRE-FINISHED STEEL CANOPY (COLOUR - BLACK)

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

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Gloucester Industrial

26713 56 Avenue
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Lot 11-13, New Westminster DP, Plan 2492

NO.	DESCRIPTION	DATE
L	ISSUED FOR REVIEW	2023-11-20
N	ISSUED FOR REVIEW	2023-11-28

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Project No:	B23064
Date:	2023-11-28 4:11:42 PM
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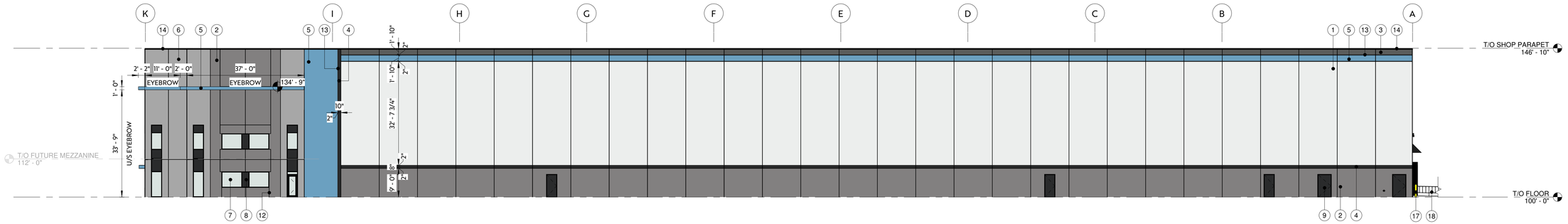
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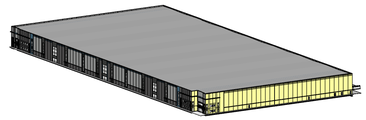
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A302

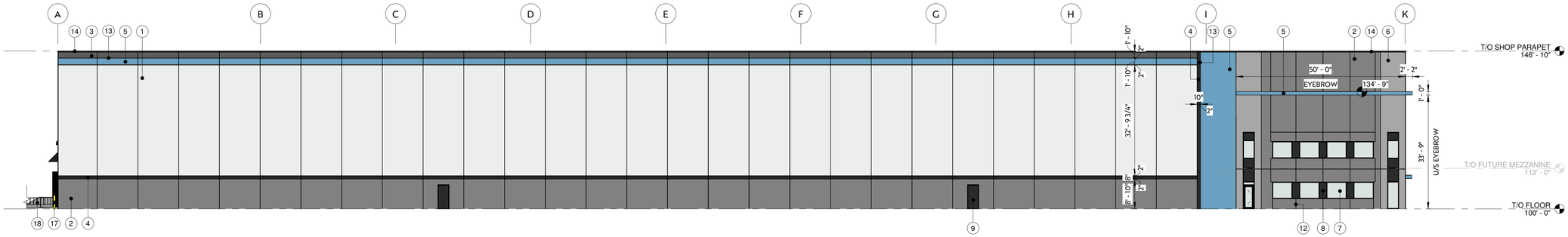
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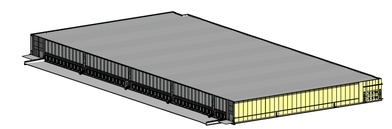
3 East Elevation
A201 1/16" = 1'-0"



East Elevation 3D



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



West Elevation 3D

MATERIAL LEGEND

1. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0600 MELTING GLACIER - 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 0515 SILENT SEA - SMOOTH FINISH)
5. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0653 SEA OF ATLANTIS - SMOOTH FINISH)
6. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0535 ZEN RETREAT - FORMLINER - RECKLI 2/98 MOLDAU)
7. PRE-FINISHED ALUMINIUM WINDOW/DOOR (BLACK ANODIZED ALUMINIUM)
8. PRE-FINISHED SPANDREL PANEL (DARK GREY)
9. PRIMED & PAINTED INSULATED METAL DOOR & FRAME (COLOUR - CLOVERDALE 0515 SILENT SEA)
10. PRE-FINISHED STEEL EYEBROW (FINISH - WESTFORM - SAPPHIRE BLUE SMP)
11. PRE-FINISHED STEEL EYEBROW - OPEN (FINISH - WESTFORM - SAPPHIRE BLUE SMP)
12. PRECAST CONCRETE PANEL JOINT
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18. PRIMED AND PAINTED METAL GUARDRAIL (COLOUR - DARK GREY)
19. PRIMED AND PAINTED METAL STAIRS (COLOUR - BLACK)
20. WALL MOUNTED EXTERIOR LIGHT (REFER TO ELECTRICAL)
21. PRE-FINISHED STEEL CANOPY (COLOUR - BLACK)

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

PAINT COLOURS LEGEND

SMOOTH FINISH CONCRETE PANEL:

- CLOVERDALE 0600 MELTING GLACIER
- CLOVERDALE 0542 CAPTAIN NEMO
- CLOVERDALE 0535 ZEN RETREAT
- CLOVERDALE 0515 SILENT SEA
- CLOVERDALE 0653 SEA OF ATLANTIS

FORMLINER CONCRETE PANEL:

- FORMLINER: RECKLI 2/98 MOLDAU
  COLOUR: CLOVERDALE 0535 ZEN RETREAT

Formliner	
Formliner - Reckli 2/98 Moldau	
345.33 m²	3717 ft²

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Project No:	B23064
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Checked by:	HJ, AB

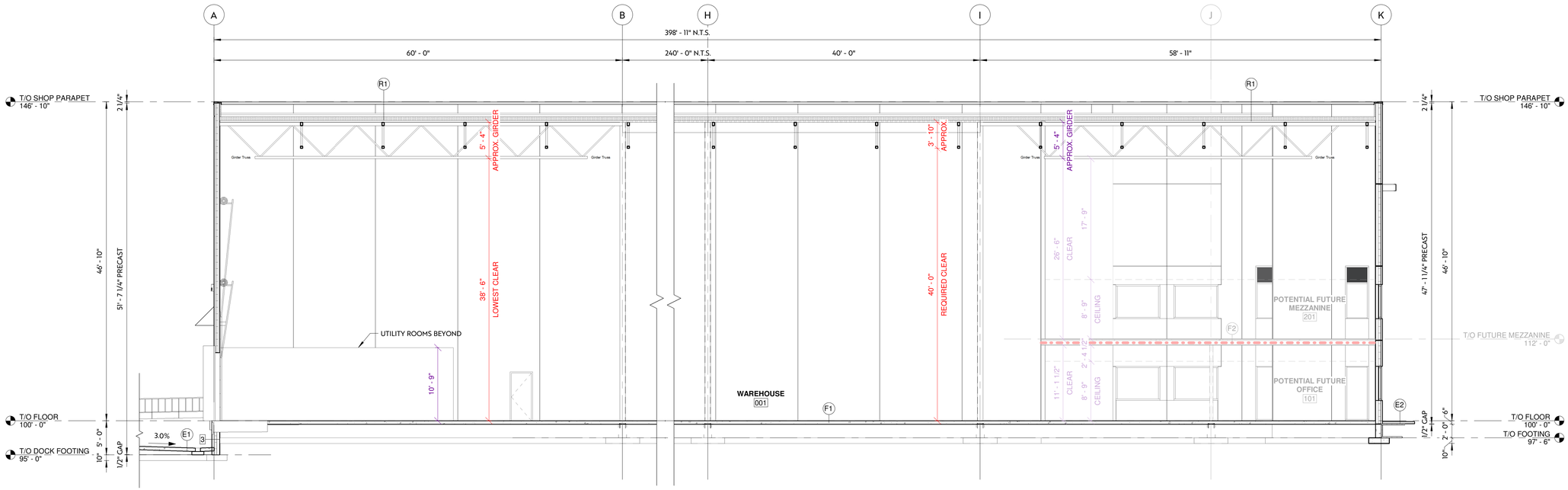
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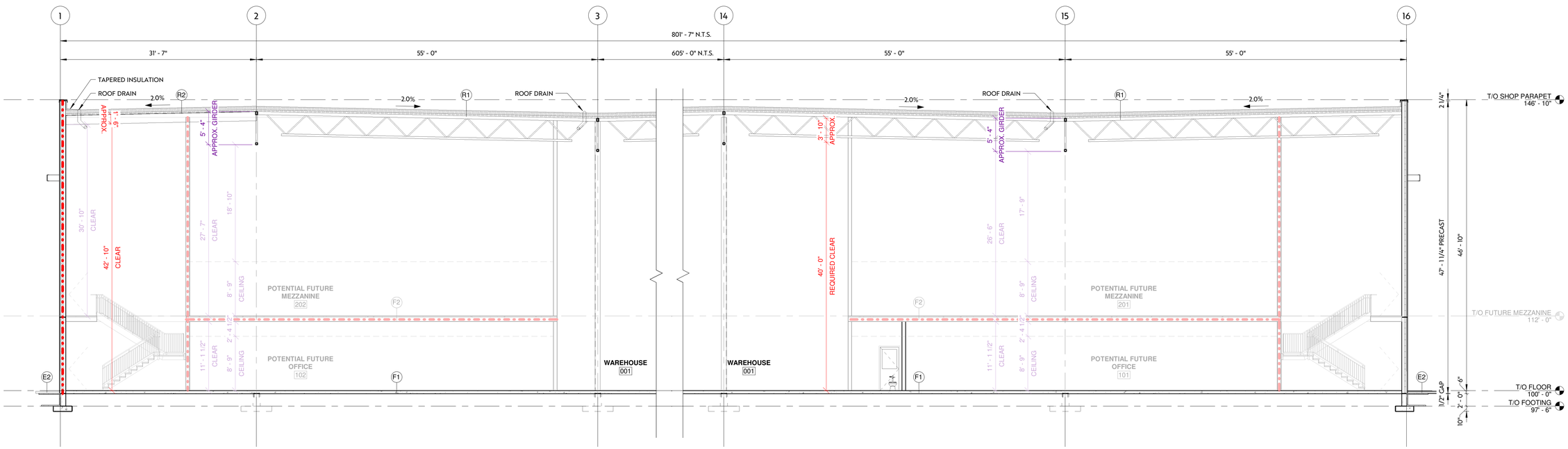
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1 A201 **Building Section 1**
1/8" = 1'-0"



2 A201 **Building Section 2**
1/8" = 1'-0"

ROOF SCHEDULE

R1	SINGLE PLY MECHNICALLY FASTENED ROOFING MEMBRANE (ROOF DESIGN TO ARCA SPECIFICATIONS) RIGID POLYISOCYANURATE INSULATION (R40) 6mil POLY VAPOUR BARRIER 3" STEEL ROOF DECK SLOPED ENGINEERED ROOF TRUSS (SEE STRUCTURAL)
R2	SINGLE PLY MECHNICALLY FASTENED ROOFING MEMBRANE (ROOF DESIGN TO ARCA SPECIFICATIONS) RIGID POLYISOCYANURATE INSULATION (R40) 6mil POLY VAPOUR BARRIER 3" STEEL ROOF DECK SLOPED ENGINEERED ROOF BEAM (SEE STRUCTURAL)

FLOOR SCHEDULE

Exterior Aprons & Sidewalks	
E1	TYPICAL APRON 6" CONCRETE SLAB C/W SLAB THICKENING ALL AROUND C/W BROOM FINISH (SEE STRUCTURAL FOR THICKNESS & REINFORCING) 2" RIGID INSULATION GRAVEL NATIVE SUB-GRADE PREPARED SUB-GRADE AS PER STRUCTURAL DRAWINGS & GEOTECHNICAL REPORT
E2	TYPICAL SIDEWALK 4" CONCRETE SLAB C/W BROOM FINISH (SEE STRUCTURAL FOR THICKNESS & REINFORCING) 2" RIGID INSULATION GRAVEL NATIVE SUB-GRADE PREPARED SUB-GRADE AS PER STRUCTURAL DRAWINGS & GEOTECHNICAL REPORT
Floor Types	
F1	TYP. SHOP FLOOR 6" CONCRETE SLAB C/W MACHINE TROWELED FINISHED W/ SEALER (SEE STRUCTURAL) 6mil POLY VAPOUR BARRIER PREPARED SUB-GRADE AS PER STRUCTURAL DRAWINGS & GEOTECHNICAL REPORT
F2	2.5" CONCRETE TOPPING 8" HOLLOWCORE

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K	ISSUED FOR PRELIMINARY REVIEW	2023-11-13
	ISSUED FOR REVIEW	2023-11-20
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N		

Project No:	B23064
Date:	2023-11-28 4:11:48 PM
Drawn by:	AS, KS
Checked by:	HJ, AB

Sheet Name:

Building Sections

Sheet No:

A401

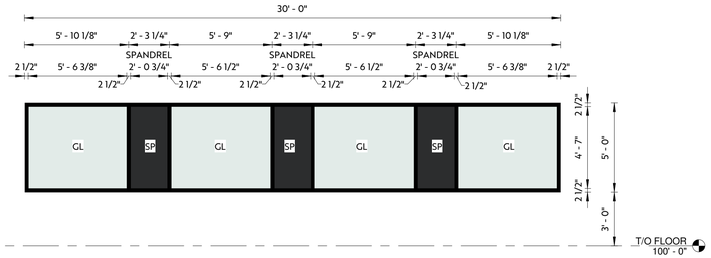
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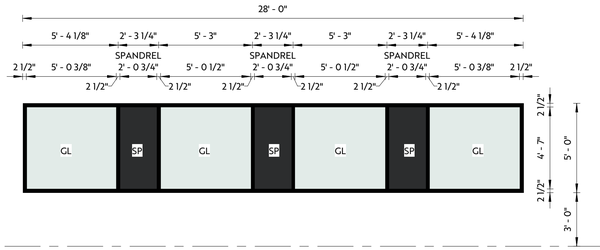
NOTE:

- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS
- MULLION THICKNESS AT DISCRETION OF WINDOW SUPPLIER
- ALL GLAZING TO BE TEMPERED

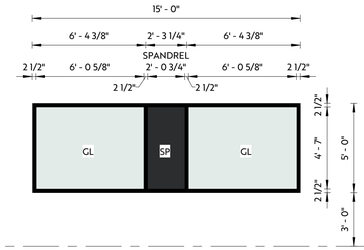
GL - GLAZING
SP - SPANDREL



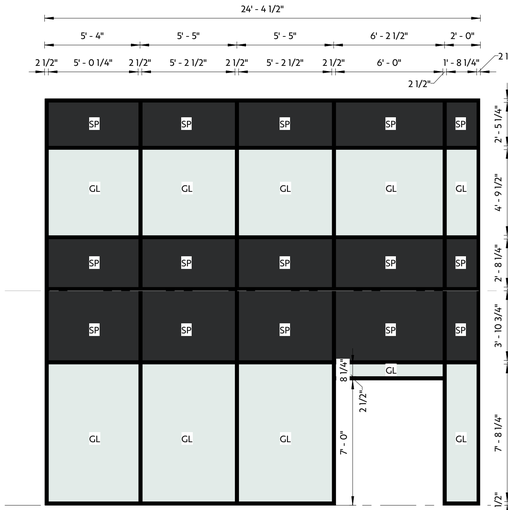
W1 1/4" = 1'-0"
- DOUBLE GLAZED
- CLEAR ANODIZED FRAME
- THERMALLY BROKEN FRAME
- COUNT: 4



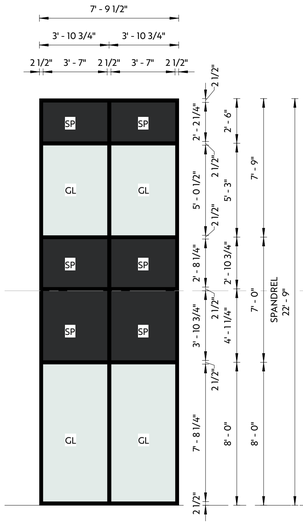
W2 1/4" = 1'-0"
- DOUBLE GLAZED
- CLEAR ANODIZED FRAME
- THERMALLY BROKEN FRAME
- COUNT: 2



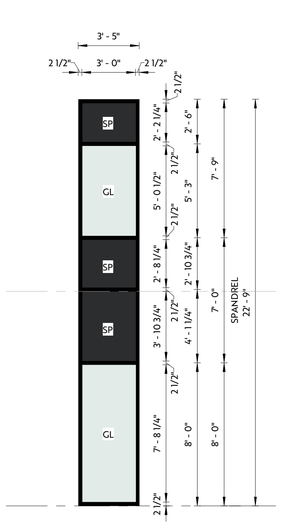
W3 1/4" = 1'-0"
- DOUBLE GLAZED
- CLEAR ANODIZED FRAME
- THERMALLY BROKEN FRAME
- COUNT: 2



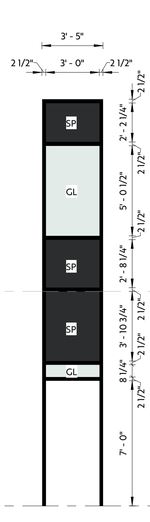
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- DOUBLE GLAZED
- CLEAR ANODIZED FRAME
- THERMALLY BROKEN FRAME
- COUNT: 1



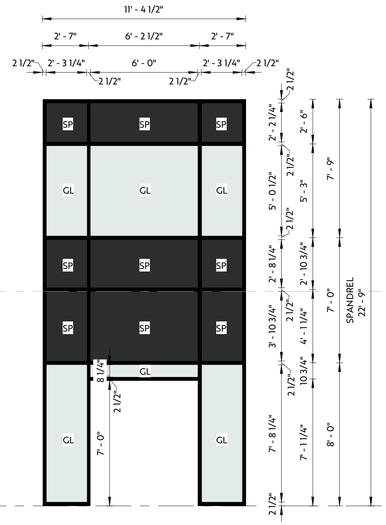
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- DOUBLE GLAZED
- CLEAR ANODIZED FRAME
- THERMALLY BROKEN FRAME
- COUNT: 2



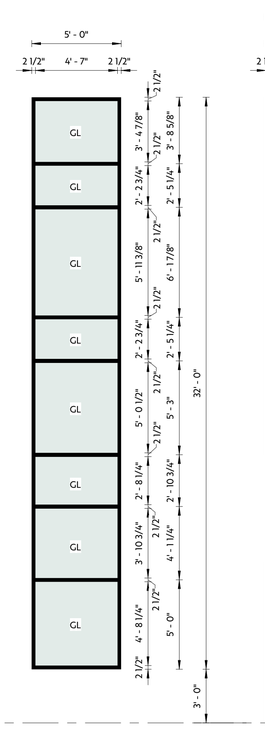
W6 1/4" = 1'-0"
- DOUBLE GLAZED
- CLEAR ANODIZED FRAME
- THERMALLY BROKEN FRAME
- COUNT: 5



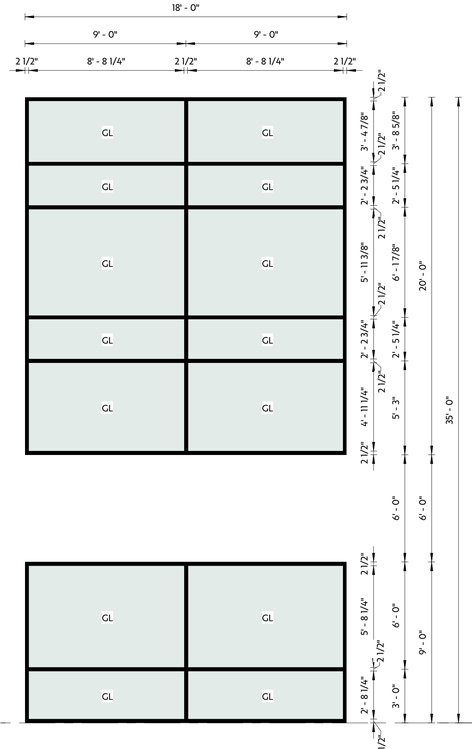
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- DOUBLE GLAZED
- CLEAR ANODIZED FRAME
- THERMALLY BROKEN FRAME
- COUNT: 4



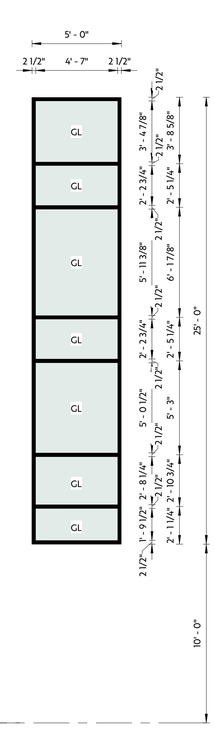
W8 1/4" = 1'-0"
- DOUBLE GLAZED
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- THERMALLY BROKEN FRAME
- COUNT: 1



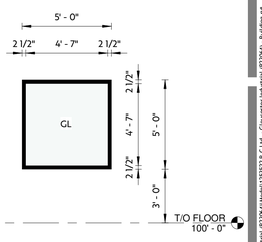
W9 1/4" = 1'-0"
- DOUBLE GLAZED
- CLEAR ANODIZED FRAME
- THERMALLY BROKEN FRAME
- COUNT: 4



W10 1/4" = 1'-0"
- DOUBLE GLAZED
- CLEAR ANODIZED FRAME
- THERMALLY BROKEN FRAME
- COUNT: 3



W11 1/4" = 1'-0"
- DOUBLE GLAZED
- CLEAR ANODIZED FRAME
- THERMALLY BROKEN FRAME
- COUNT: 10



W12 1/4" = 1'-0"
- DOUBLE GLAZED
- CLEAR ANODIZED FRAME
- THERMALLY BROKEN FRAME
- COUNT: 1

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K	ISSUED FOR PRELIMINARY REVIEW	2023-11-13
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Project No:	B23064
Date:	2023-11-28 4:11:49 PM
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Sheet Name:

Window Elevations

Sheet No:

A601

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SOUTH-EAST CORNER



SOUTH-EAST FACE



SOUTH-WEST CORNER



SOUTH-WEST FACE

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Township of Langley, B.C.

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NO.	DESCRIPTION	DATE
I	ISSUED FOR PRELIMINARY REVIEW	2023-10-24
J	ISSUED FOR PRELIMINARY REVIEW	2023-10-30
K	ISSUED FOR PRELIMINARY REVIEW	2023-11-13
L	ISSUED FOR REVIEW	2023-11-20
M	ISSUED FOR REVIEW	2023-11-22

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Project No: B23064
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Exterior Renders

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A701

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NORTH-WEST CORNER



NORTH-EAST CORNER



AERIAL VIEW

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M	ISSUED FOR REVIEW	2023-11-22
N	ISSUED FOR REVIEW	2023-11-28

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Checked by: HJ, AB

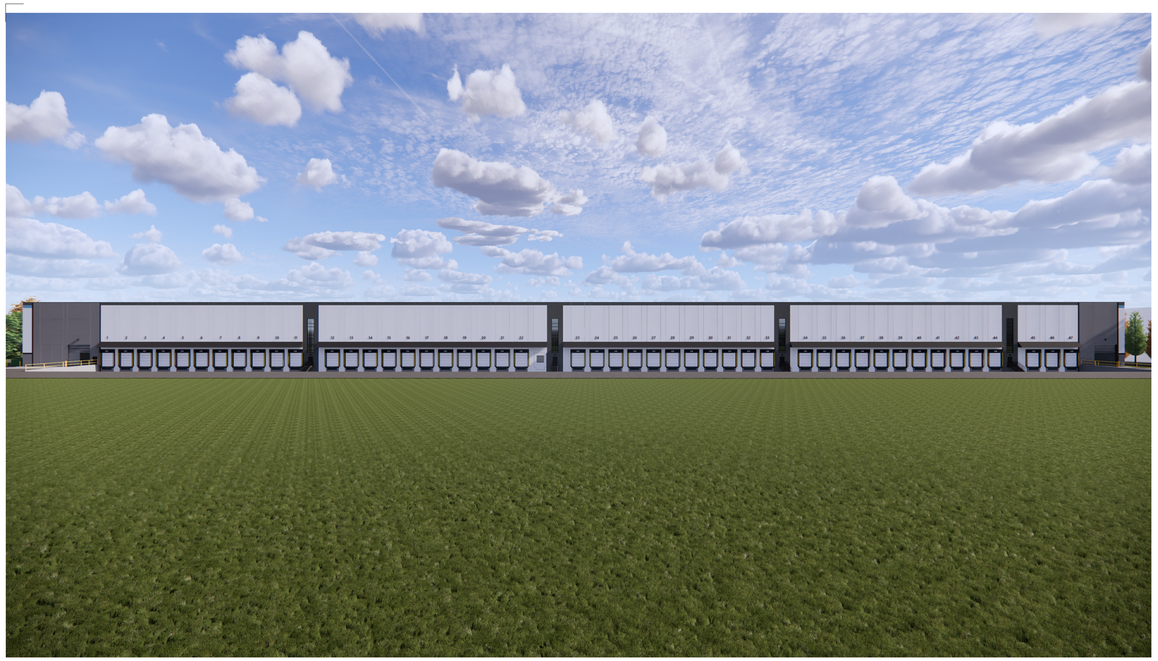
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Exterior Renders

Sheet No:

A702

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NORTH FACE



SOUTH FACE



EAST FACE



WEST FACE

Architect:

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L	ISSUED FOR REVIEW	2023-11-20
M	ISSUED FOR REVIEW	2023-11-22
N	ISSUED FOR REVIEW	2023-11-28

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Project No: B23064
Date: 2023-11-28 4:11:03 PM
Drawn by: AS, KS
Checked by: HJ, AB

Sheet Name:

Exterior Renders

Sheet No:

A703

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