

NEW WAREHOUSE DEVELOPMENT

CIVIC ADDRESS: 8576 196 STREET, TOWNSHIP OF LANGLEY



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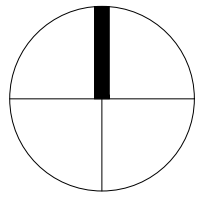
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8576 196 STREET TOWNSHIP OF LANGLEY, B.C.
DRAWING TITLE
COVER SHEET

DRAWING No.
A0.00



2 VIEW POINT 1
Scale: N.T.S.



3 VIEW POINT 2
Scale: N.T.S.



4 VIEW POINT 3
Scale: N.T.S.



5 VIEW POINT 4
Scale: N.T.S.



6 VIEW POINT 5
Scale: N.T.S.



7 VIEW POINT 6
Scale: N.T.S.



1 SITE CONTEXT
Scale: NTS

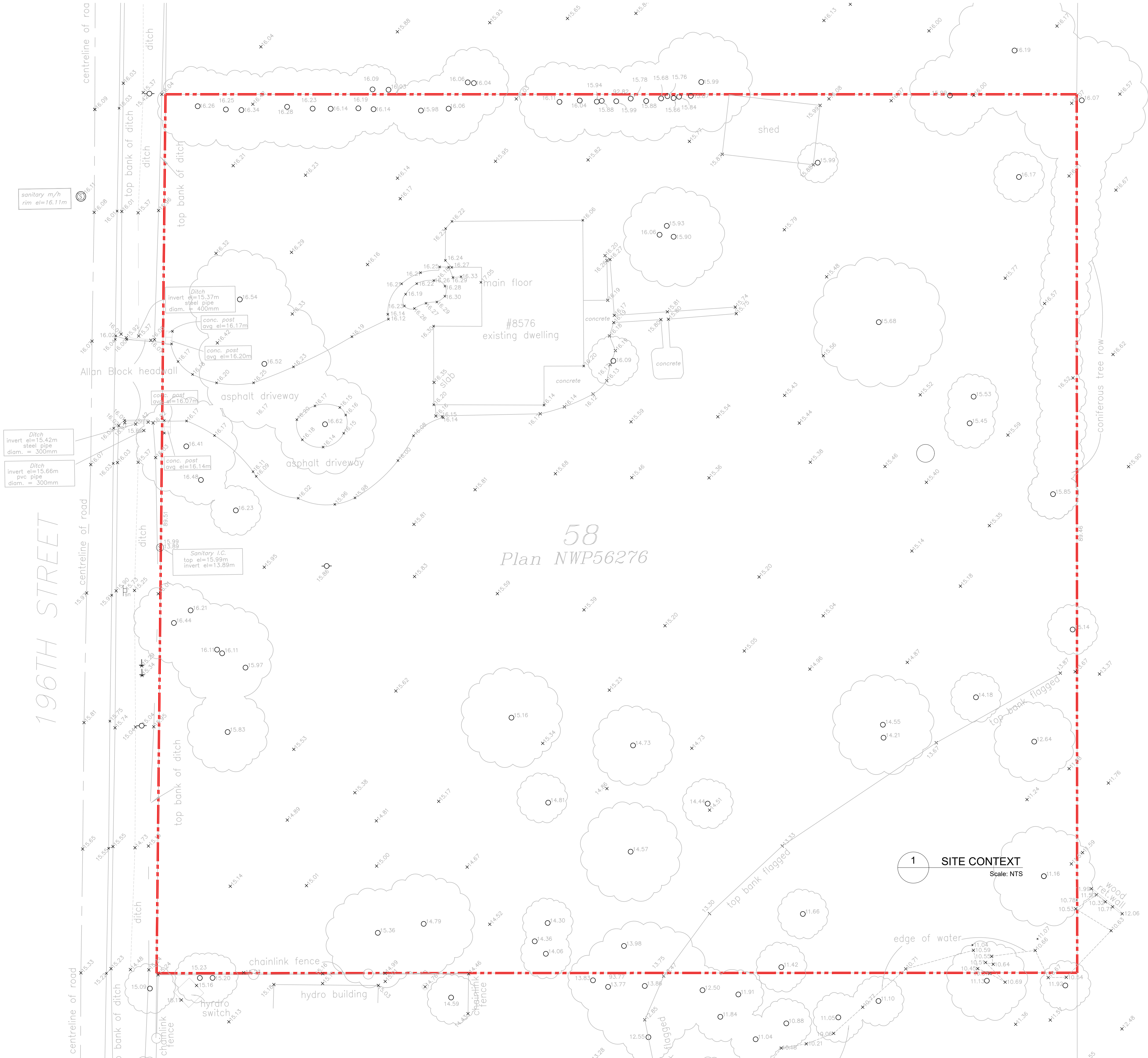
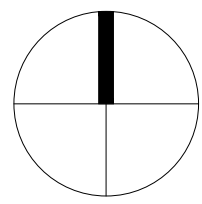
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DRAWING TITLE CONTEXT PLAN

DRAWING No. A0.01



58
Plan NWP56276

1 SITE CONTEXT
Scale: NTS



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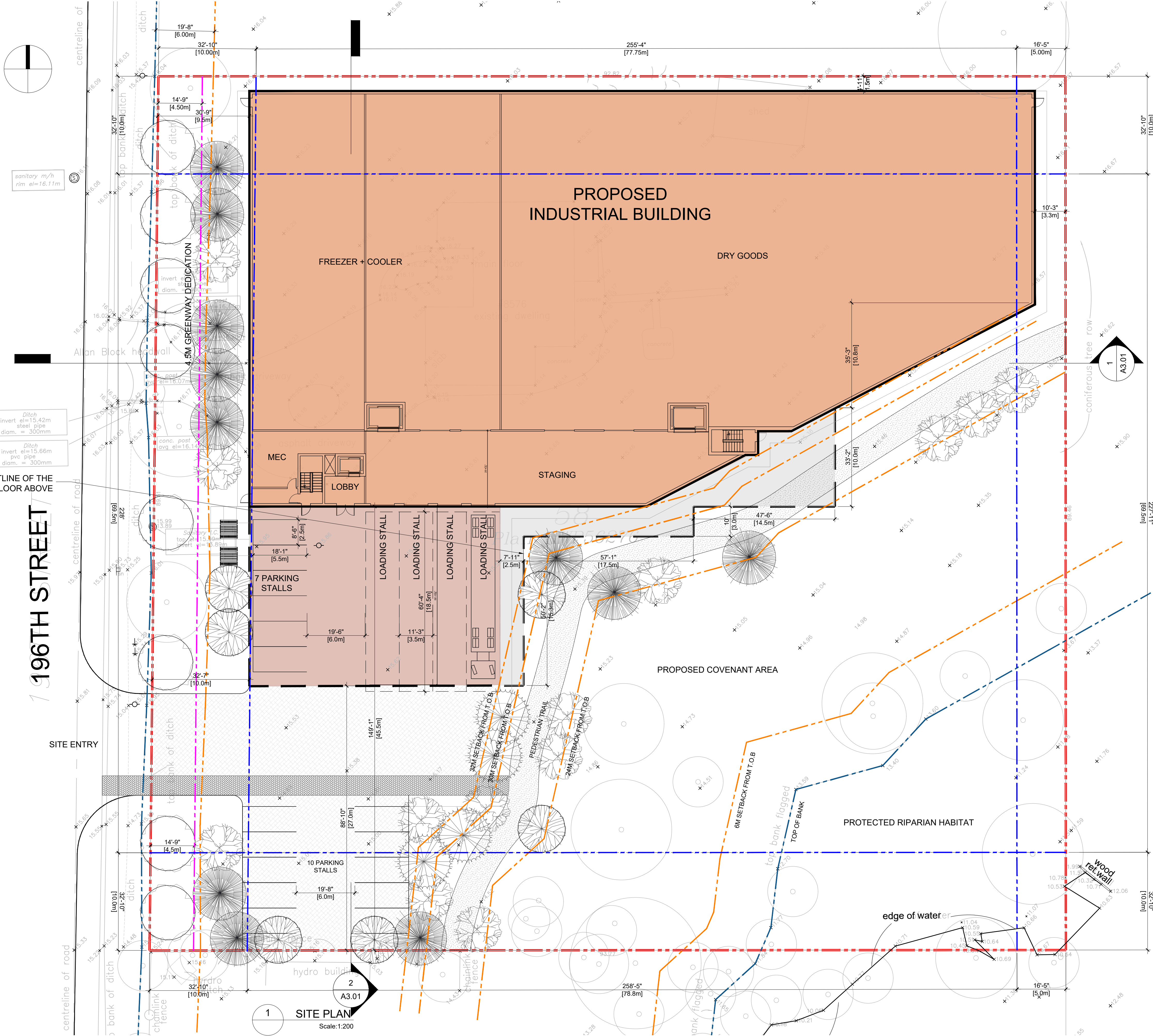
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PROJECT
8576 196 STREET
TOWNSHIP OF LANGLEY, B.C.

DRAWING TITLE
SURVEY PLAN

DRAWING No.

A0.02



Zoning Analysis Table			
Civic Address	8576 196th Street, Township of Langley		
Legal Description	LOT 58 SECTION 27 TOWNSHIP 8 NWD PLAN 56276		
Current Zoning	SR-2		
Site Area	8348.2m2 / 89859.3 sq.ft		
Development Permit Area	Yes		
Watercourse Classification	Class A		
Proposed Zoning	M-1A		
Neighbourhood	CARVOLTH		
CRITERIA	M ZONE REQUIREMENTS	PROPOSED	Variance
Minimum Lot Area	1858 m2	8348.2 m2 / 89859.3 sq.ft	n/a
Height	12m	22.5m / 73.8'	Variance Required
Front Yard (west)	10m	9.5m / 31.2'	Variance Required
Rear Yard (east)	5m; or no setback is required from an interior rear or interior side lot line abutting an M or C zone	3.3m/10.8'	Variance Required
Side Yard (north)	10.0 metres from a lot line abutting an SR, R, RM, RU, MH-1 or P zone	1.5m / 4.9'	Variance Required
Side Yard (south)	10.0 metres from a lot line abutting an SR, R, RM, RU, MH-1 or P zone	27.0m / 88.6'	n/a
Lot coverage	60% (building and structures together)	41%	n/a
FAR	no requirement	Freezer & Cooler: 9437 SQ.FT / 876.7 m2 Dry Good: 18600 SQ.FT / 1728.0 m2 Staging: 2780 SQ.FT / 258.3 m2 Circulation: 1434 SQ.FT / 133.2 m2 Lower Floor Total: 32260 SQ.FT / 2997.1 m2 Freezer & Cooler & Packaging 7376 SQ.FT / 685.3 m2 Office: 2780 SQ.FT / 258.3 m2 Circulation: 1300 SQ.FT / 120.8 m2 Upper Floor Total: 11450 SQ.FT / 1063.7 m2 Total: 43710 SQ.FT / 3940.0 m2	n/a
Minimum Parking Requirerments	service, general, heavy and other industrial uses 1.0 spaces per 186m2 (2002.09 sq.ft) Total Floor Area (except circulation):3940m2 / 42410 sq.ft Required: 3940/186=21.1 Stalls	16	Variance Required
Parking Stalls for Persons with Disabilities	1 stall required where between 10 and 50 stalls are required Required: 1	0	Variance Required
Parking Stall Dimension	Standard: 2.9m W x 5.8 m L Small: 2.44m W x 4.88m L Accessible: 3.7m W x 5.8m L	Standard: 2.9m W x 5.8 m L Small: 2.44m W x 4.88m L Accessible: 3.7m W x 5.8m L	n/a
Drive Aisle Width	6.0m	6.0m / 19.7'	n/a
Loading requiremnet	one loading space for every building having a gross floor area of 500 m2 or greater; provided adjacent to each overhead loading door, or adjacent to the shipping and receiving doors or main entry doors of the building Required: 1	4	n/a
Loading space size	9.25m L x 3m W x 4.25m H	9.25m L x 3m W x 4.25m H	n/a
Bicycle Parking	Industrial Use 1 bicycle space per 1,000 m2 of the gross floor area where the gross floor area is greater than or equal to 2,000 m2 Total Floor Area (except circulation):3940m2 / 42410 sq.ft Required: 3940/1000=3.9 Stalls	4	n/a

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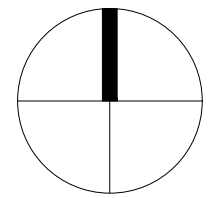
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PROJECT	8576 196 STREET TOWNSHIP OF LANGLEY, B.C.
DRAWING TITLE	SITE PLAN AND STATISTICS

DRAWING No.	A1.01
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6M SETBACK FROM
TOP OF BANK

4.5M DEDICATION LINE

PROPERTY LINE
TOP BANK
OF THE DITCH

OUTLINE OF THE
UPPER FLOOR ABOVE

196TH STREET

SITE ENTRY

4.5M DEDICATION LINE

TOP BANK
OF THE DITCH

6M SETBACK FROM
TOP OF BANK

PROPOSED
BUILDING FOOTPRINT

LANDSCAPE

PROPOSED COVENANT AREA

PROTECTED RIPARIAN HABITAT

LEGEND

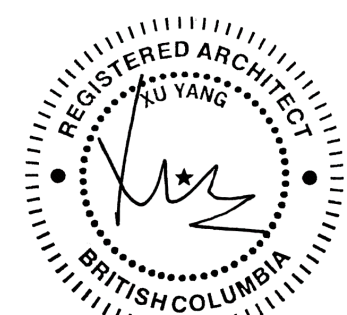
- PROPERTY LINE
- REQUIRED SETBACK LINES
AS PER M-1A ZONING
- COVENANT AREA
- TOP OF BANK OF THE DITCH
- RIPARIAN AREA
- SETBACKS FROM TOP OF BANK
- PEDESTRIAN TRAIL
- 4.5M DEDICATION LINE

1 SETBACK PLAN
Scale: 1:200



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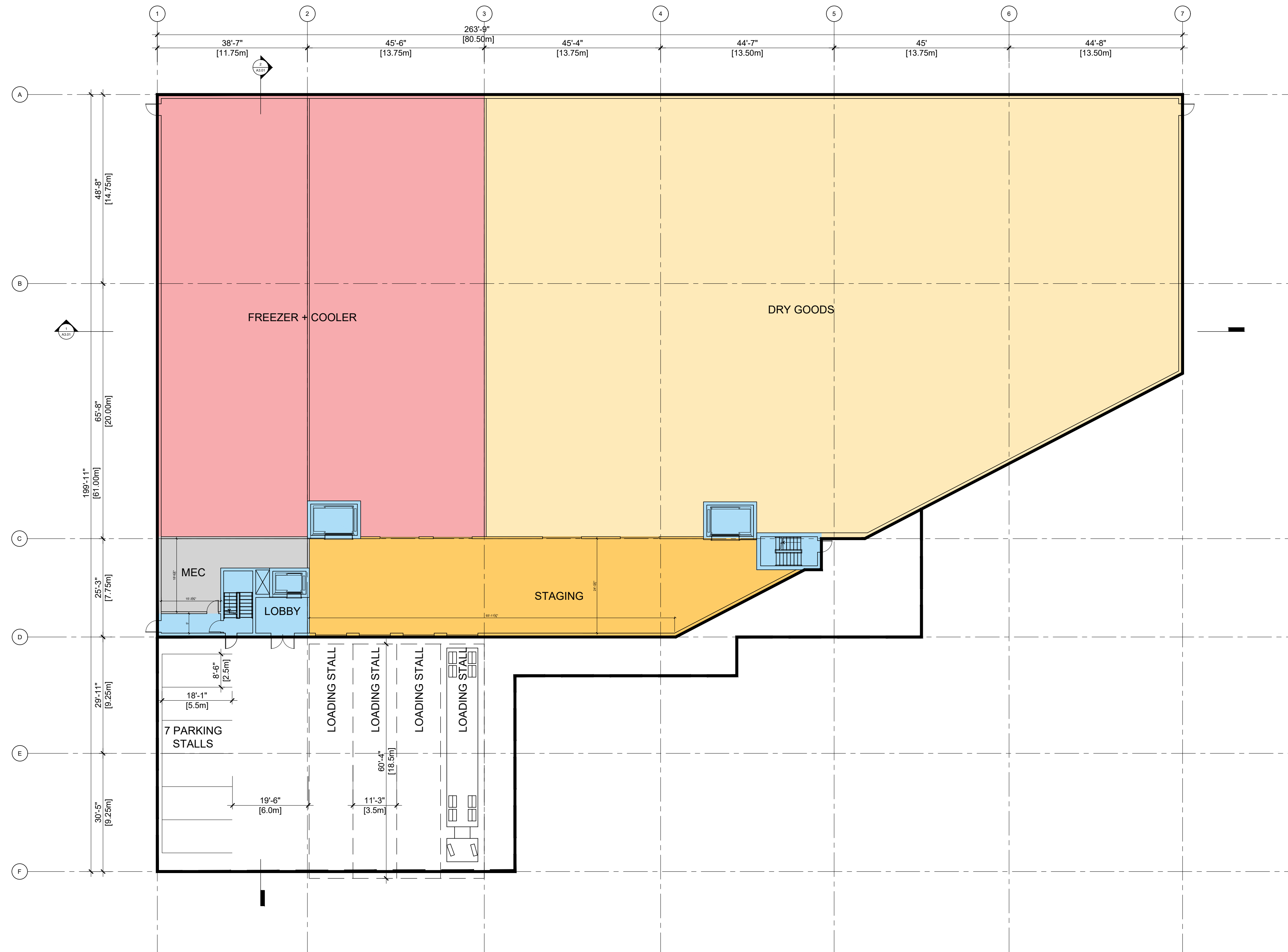
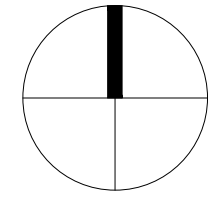
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8576 196 STREET
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DRAWING TITLE
SETBACK PLAN

DRAWING No.

A1.02



- NOTE:
- ROOF WILL USE HIGH REFLECTANCE MATERIALS TO REDUCE HEAT
 - ALL THE WINDOWS AND DOORS SHALL HAVE HIGH THERMAL PERFORMANCE

1 LOWER FLOOR PLAN
Scale: 1:200

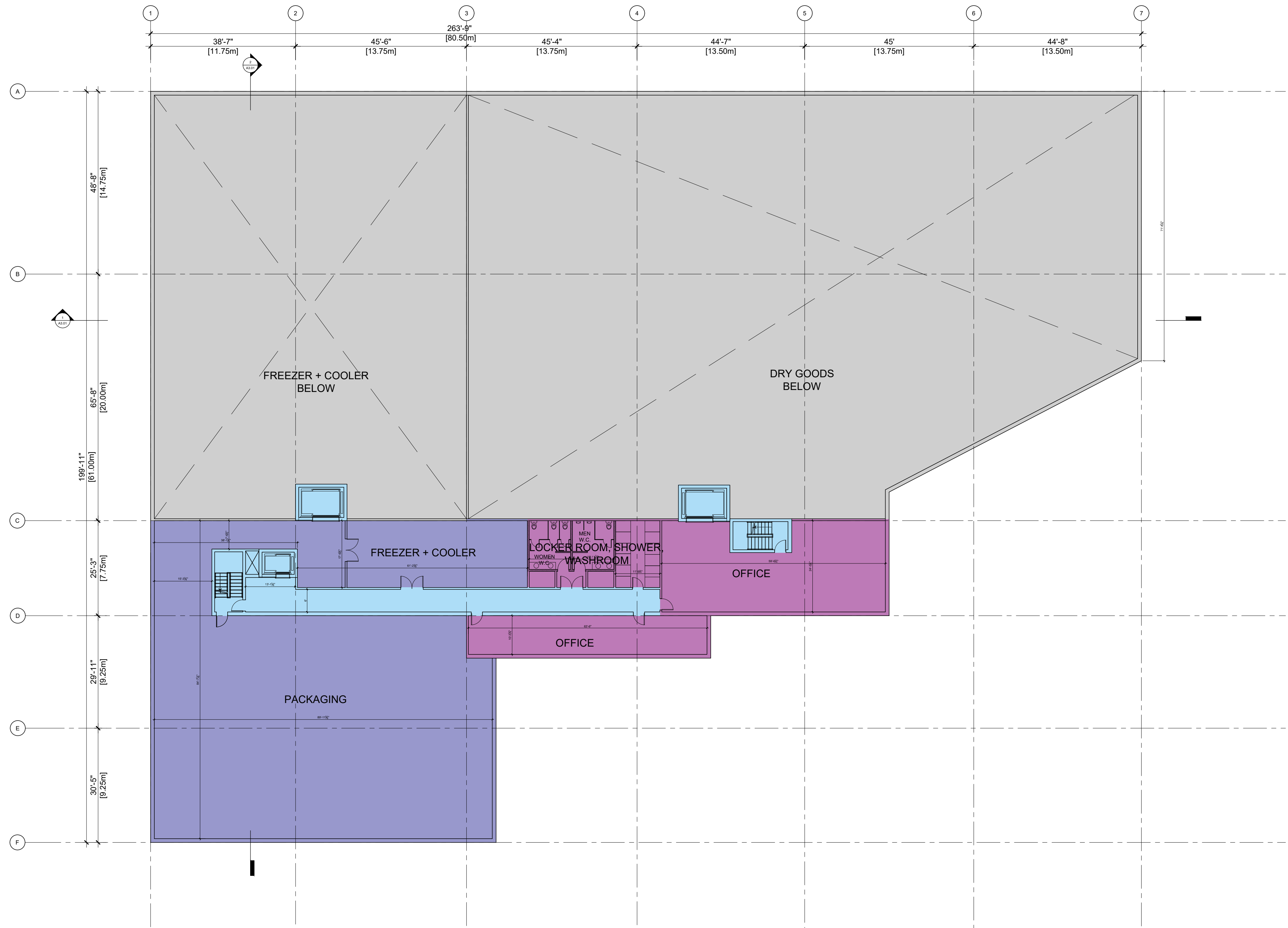
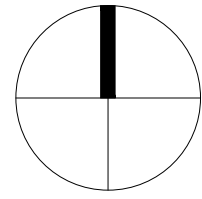
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DRAWING TITLE FLOOR PLANS

DRAWING No. A2.01



- NOTE:
- ROOF WILL USE HIGH REFLECTANCE MATERIALS TO REDUCE HEAT
 - ALL THE WINDOWS AND DOORS SHALL HAVE HIGH THERMAL PERFORMANCE

1 UPPER LEVEL FLOOR PLAN
Scale: 1:200



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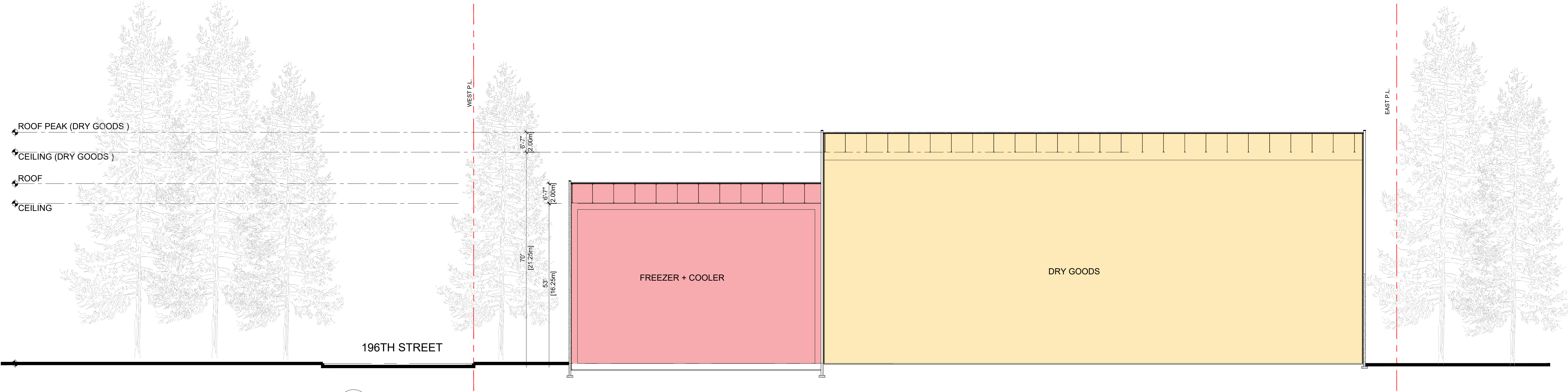
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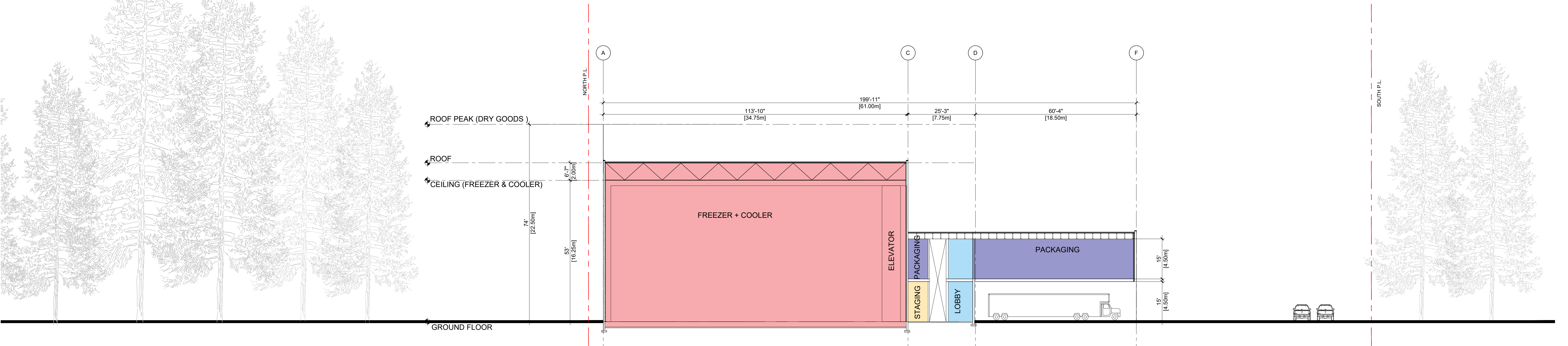
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DRAWING TITLE
FLOOR PLANS

DRAWING No.
A2.02



1 SECTION 1
Scale: 1:200

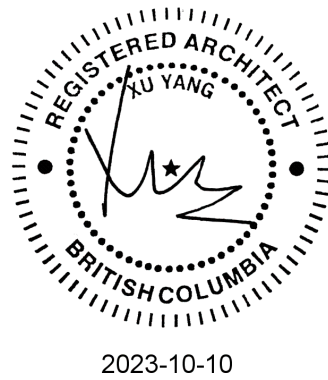


2 SECTION 2
Scale: 1:200



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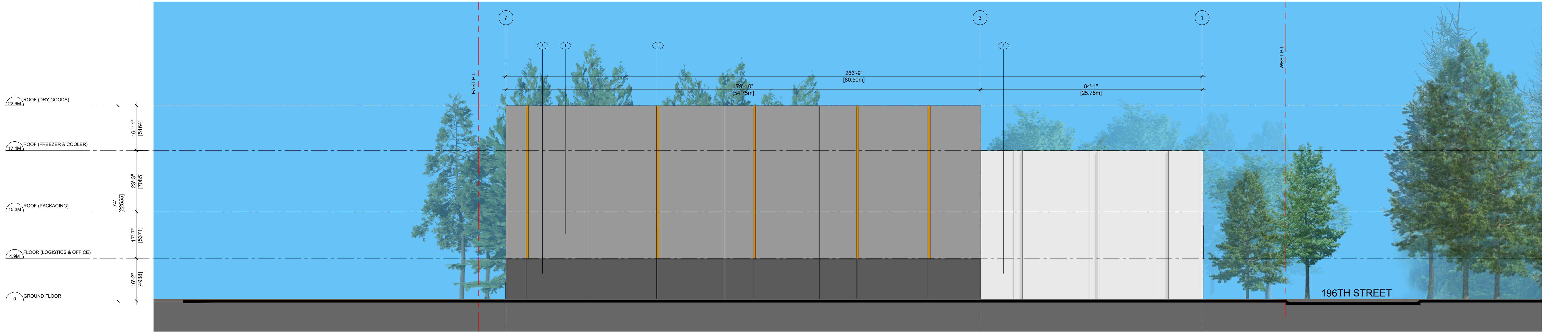
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DRAWING TITLE
CROSS SECTIONS

DRAWING No.
A3.01



1 SOUTH ELEVATION
Scale: 1:200



2 NORTH ELEVATION
Scale: 1:200

EXTERIOR MATERIAL LEGEND			
1	TILT-UP CONCRETE WALL PANEL COLOR: LIGHT GREY	4	FIBER CEMENT PANEL COLOR: YELLOW
2	TILT-UP CONCRETE WALL PANEL COLOR: WHITE	5	FIBER CEMENT PANEL COLOR: ORANGE
3	TILT-UP CONCRETE WALL PANEL COLOR: DARK GREY	6	METAL CLADDING COLOR: GREY
7	METAL CLADDING COLOR: ORANGE	9	EXTERIOR ENTRANCE DOOR COLOR: GREY
10	OVERHEAD DOOR COLOR: WHITE	11	DOUBLE GLAZED WINDOW PANEL COLOR: YELLOW
12	DOUBLE GLAZED WINDOW		

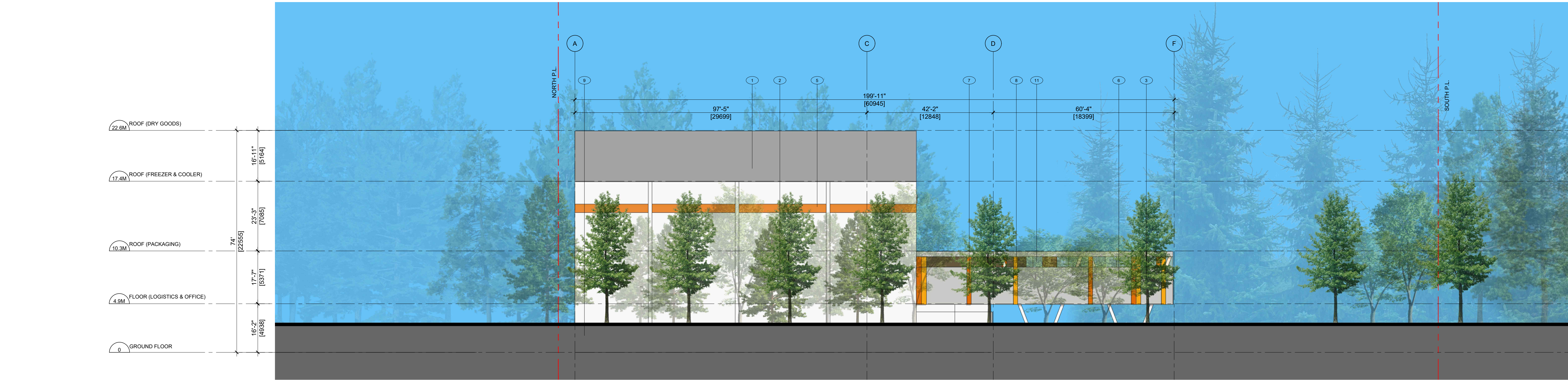
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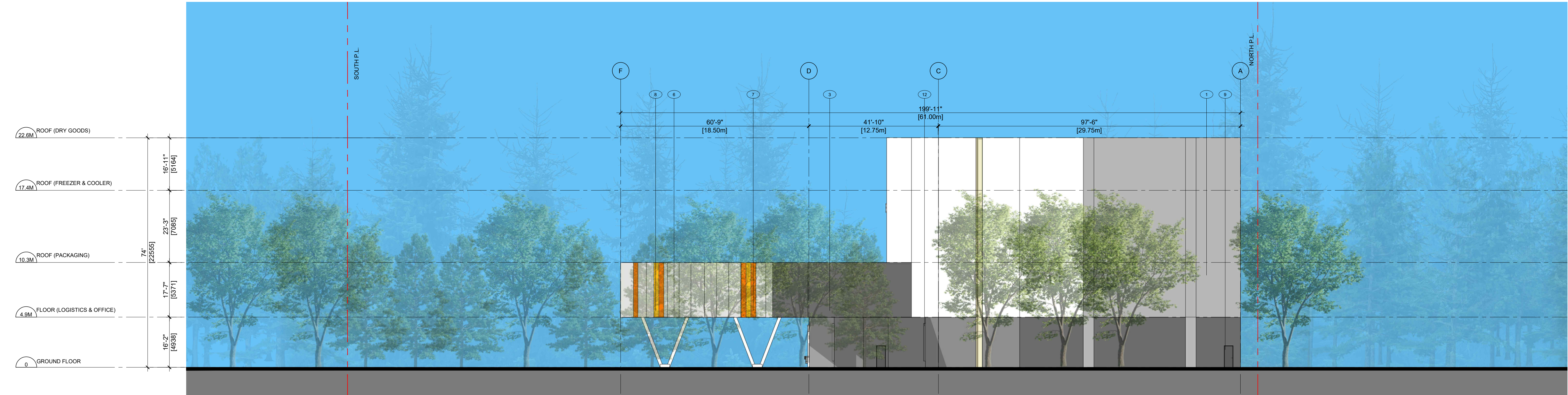
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8576 196 STREET TOWNSHIP OF LANGLEY, B.C.
DRAWING TITLE
ELEVATIONS

DRAWING No.
A3.02



1 WEST ELEVATION
Scale: 1:200



2 EAST ELEVATION
Scale: 1:200

EXTERIOR MATERIAL LEGEND

1	TILT-UP CONCRETE WALL PANEL COLOR: LIGHT GREY	4	FIBER CEMENT PANEL COLOR: YELLOW	7	METAL CLADDING COLOR: ORANGE	10	OVERHEAD DOOR COLOR: WHITE
2	TILT-UP CONCRETE WALL PANEL COLOR: WHITE	5	FIBER CEMENT PANEL COLOR: ORANGE	8	METAL CLADDING COLOR: YELLOW	11	DOUBLE GLAZED WINDOW PANEL COLOR: YELLOW
3	TILT-UP CONCRETE WALL PANEL COLOR: DARK GREY	6	METAL CLADDING COLOR: GREY	9	EXTERIOR ENTRANCE DOOR COLOR: GREY	12	DOUBLE GLAZED WINDOW



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ELEVATIONS

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A3.03



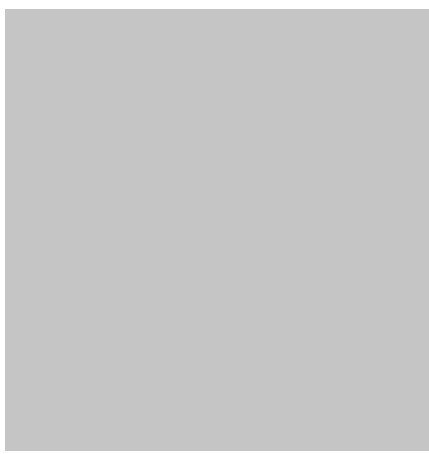
1 PERSPECTIVE
NTS



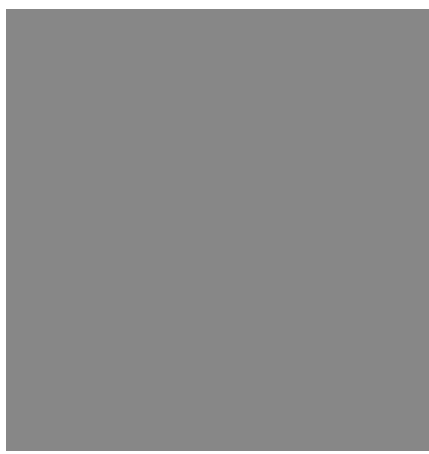
STEEL SIDING
COLOR: YELLOW



STEEL SIDING
COLOR: ORANGE



TILT-UP CONCRETE WALL
COLOR: GREY



TILT-UP CONCRETE WALL
COLOR: DARK GREY



DOUBLE GLAZED WINDOW
COLOR: ORANGE

2 MATERIAL LEGEND



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DRAWING TITLE
MATERIAL BOARD

DRAWING No.
A3.04



1 PERSPECTIVE
NTS



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PERSPECTIVE

DRAWING No.
A4.01