ALLIANCE CONCRETE PUMPS

26260 30a AVENUE
LANGLEY, BC

RE-ISSUED FOR DP
24-12-17

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M	2024-09-27	RE-ISSUED FOR DP

ISSUES AND REVISIONS

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PROJECT NO.
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ISSUE DATE: 24-12-17

KRAHN PROJECT No. 210222

SHEET LIST

ARCHITECTURE

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A34	SIGNAGE

CIVIL
C1 .....

LANDSCAPE
L1 .....

PROJECT TEAM

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EMAIL: JESSICAT@KRAHN.COM
PROJECT MANAGER: JESSICA THIESSEN

ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS: 26260 30a AVENUE, LANGLEY BC
LEGAL ADDRESS: LT 2, SEC 24, TWP 10, NWD, PL BCP5008

BUILDING USE: INDUSTRIAL (MEDIUM HAZARD INDUSTRIAL OCCUPANCY)

GROSS BUILDING AREA: 3,193.19 m² 34,371.25 ft²

ZONING BYLAW ANALYSIS (TOWNSHIP OF LANGLEY)

1. ZONING: GENERAL INDUSTRIAL (M-2)

2. SITE AREA: 16,494.44 m² | 1.65 hectare | 177,544.63 ft² | 4.08 acres

3. SITE COVERAGE + BUILDING AREAS:

BUILDING FOOTPRINT AREA CALCULATIONSs

SITE AREA		PROP. SITE COVERAGE	BUILDING AREA		MAXIMUM SITE COVERAGE		
SQ M	SQ FT		SQ M	SQ FT	%	SQ M	SQ FT
16,494.44	177,544.67	19.36%	3,193.19	34,371.25	60.00%	9,896.66	106,526.80

GROSS FLOOR AREA CALCULATIONS

LEVEL	OCCUPANCY	FLOOR AREA	
		SQ M	SQ FT
SECOND FLOOR	OFFICE	241.55	2,600.00
MAIN FLOOR	WAREHOUSE AND OFFICE	3,382.60	36,410.00
TOTAL		3,624.15	39,010.00

F.A.R. CALCULATIONS

PROPOSED F.A.R.	ALLOWABLE F.A.R.
0.17	

4. BUILDING HEIGHT:
MAXIMUM HEIGHT: 12.00m (39'-0")
PROPOSED HEIGHT: 10.44 m (34'-3")

5. REQUIRED SETBACKS:

	REQUIRED	PROVIDED
FRONT YARD (NORTH):	10.00 m (32'-9 3/4")	30.13 m (98'-10 1/4")
SIDE YARD (EAST):	0.00 m (0")	5.03 m (16'-6")
SIDE YARD (WEST):	5.00 m (16'-4 3/4")	13.50 m (44'-3 1/2")
REAR YARD (SOUTH):	5.00 m (16'-4 3/4")	124.49 m (408'-5 1/4")

6. LANDSCAPING REQUIREMENTS:
LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING SHALL COMPLY WITH SECTION 111

7. VEHICLE PARKING AND LOADING:
REFER TO LOCAL ZONING REQUIREMENTS FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.

VEHICLE PARKING REQUIREMENT CALCULATIONSs

PARKING CLASSIFICATION	LOCAL BYLAW REQUIREMENTS						
	CALCULATION METHOD	GROSS AREA		PERCENTAGE OF GROSS AREA (%)	SPACES	AREA (SM)	SPACES REQUIRED
		SQ M	SQ FT				
INDUSTRIAL	1 SPACE PER 186m²	3,141.05	33,810.0	100	1	186.00 m²	16.9
OFFICE	1 SPACE PER 35m²	241.55	2,600.0	100	1	35.00 m²	6.9
OFFICE	1 SPACE PER 35m²	241.55	2,600.0	100	1	35.00 m²	6.9
TOTAL VEHICLE PARKING SPACES REQUIRED:		3,624.15	39,010.0				30.7

VEHICLE PARKING PROVIDEDs

PARKING TYPE	No. of SPACES
ACCESSIBLE PARKING	1
STANDARD PARKING	34
TOTAL PARKING SPACES PROVIDED	35
LOADING SPACES PROVIDED	

8. BICYCLE PARKING:

OCCUPANCY #1: INDUSTRIAL OCCUPANCY
BICYCLE PARKING REQUIRED: 0.06 BICYCLE SPACES PER 100 M2 OF THE GROSS FLOOR AREA WHERE THE GROSS FLOOR AREA IS GREATER THAN OR EQUAL TO 2,000 M2
GROSS FLOOR AREA: 3624.15 S.M.

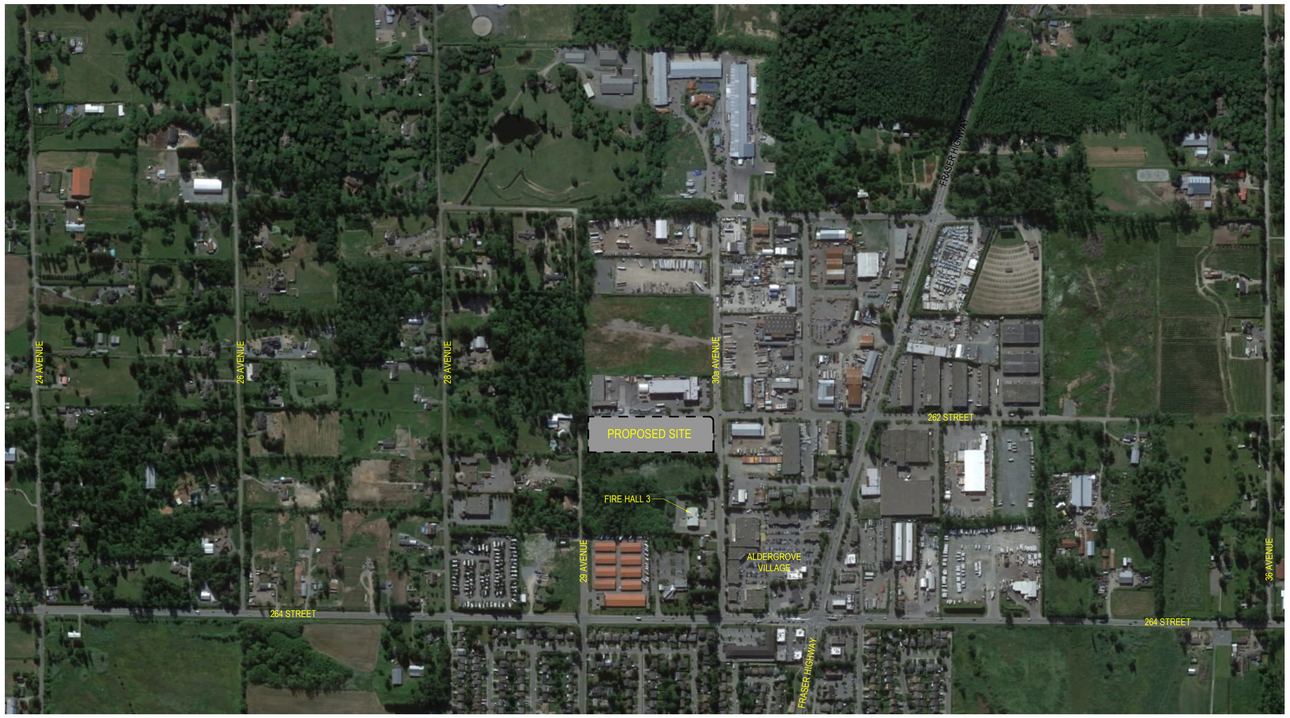
2.22 STALLS = 3 STALLS REQUIRED

STALL DIMENSIONS:
STANDARD STALL DIMENSIONS: 2.60 m (8'-6 1/4") W, 5.80 m (19'-0 1/4") L
ACCESSIBLE STALL DIMENSIONS: 3.70 m (12'-1 3/4") W, 5.80 m (19'-0 1/4") L
SMALL CAR STALL DIMENSIONS: 2.44 m (8'-0") W, 4.88 m (16'-0 1/4") L

DRIVE AISLE WIDTH: 7.30 m (23'-11 1/2") at 90° (TWO WAY)

LOADING CALCULATION:
TOTAL LOADING SPACES REQUIRED: 1 SPACE, OR 1 SPACE PER OVERHEAD LOADING DOOR

LOADING DIMENSIONS: 3.00 m (9'-10") W, 9.25 m (30'-4 1/4") L



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1 NW VIEW

SCALE:



2 SW VIEW

SCALE:

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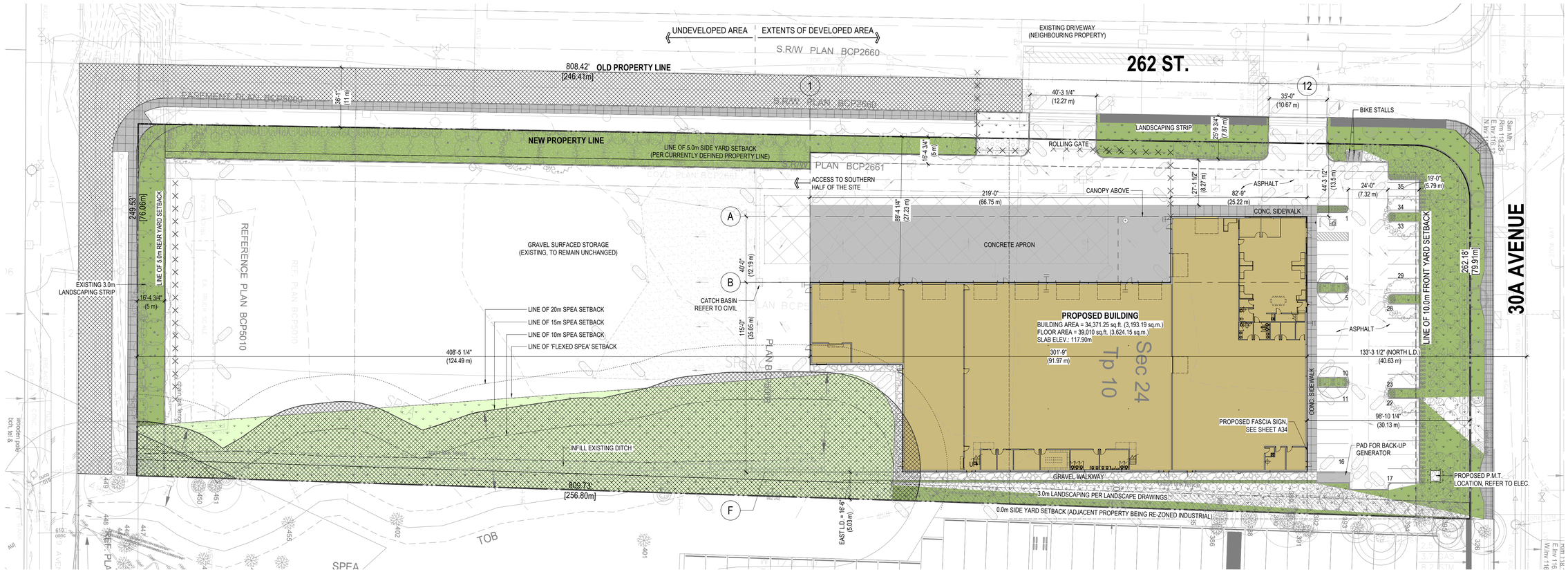
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1 SITE PLAN

SCALE: 1" = 30'-0"

SITE LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- LANDSCAPING SEE LANDSCAPING DWGS
- BUILDING SIDEWALK
- CONCRETE PAD
- ASPHALT PAVEMENT SEE CIVIL DWGS
- PERMEABLE ASPHALT PAVEMENT, SEE CIVIL DWGS
- MASONRY PAVEMENT SEE LANDSCAPING DWGS
- GRAVEL
- MULCH SEE LANDSCAPING DWGS
- PMT C/W BOLLARDS SEE ELEC. DWGS
- FIRE HYDRANT SEE MECH. DWGS
- PROPERTY LINE
- EASEMENT/ROW
- BUILDING SETBACK
- CHAINLINK/MESH FENCE
- CONCRETE SOUND BARRIER
- OMEGA FENCE
- RETAINING WALL SEE CIVIL & STRUCT. DWGS
- CATCH BASIN & LAWN DRAIN SEE CIVIL & MECH. DWGS
- STRIP DRAIN SEE CIVIL & MECH. DWGS
- VEHICLE PAINTED TRAFFIC DIRECTION ARROW
- BUILDING FACADE LIGHTS SEE ELEC. DWGS
- POST MOUNTED LIGHTS SEE ELEC. DWGS
- SITE FURNITURE SEE LANDSCAPING DWGS

SPEA

- LINE OF 15.0m SPEA SETBACK
- LINE OF 'FLEXED' SPEA SETBACK
- SPEA AREA : 2,306.46 S.M.
- 'FLEXED' SPEA AREA : 2,309.18 S.M.

NET GAIN = 2309.18 - 2306.46 = 2.72 S.M.

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SITE PLAN

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O	2024-11-14	RE-ISSUED FOR DP
O	2024-10-21	RE-ISSUED FOR DP

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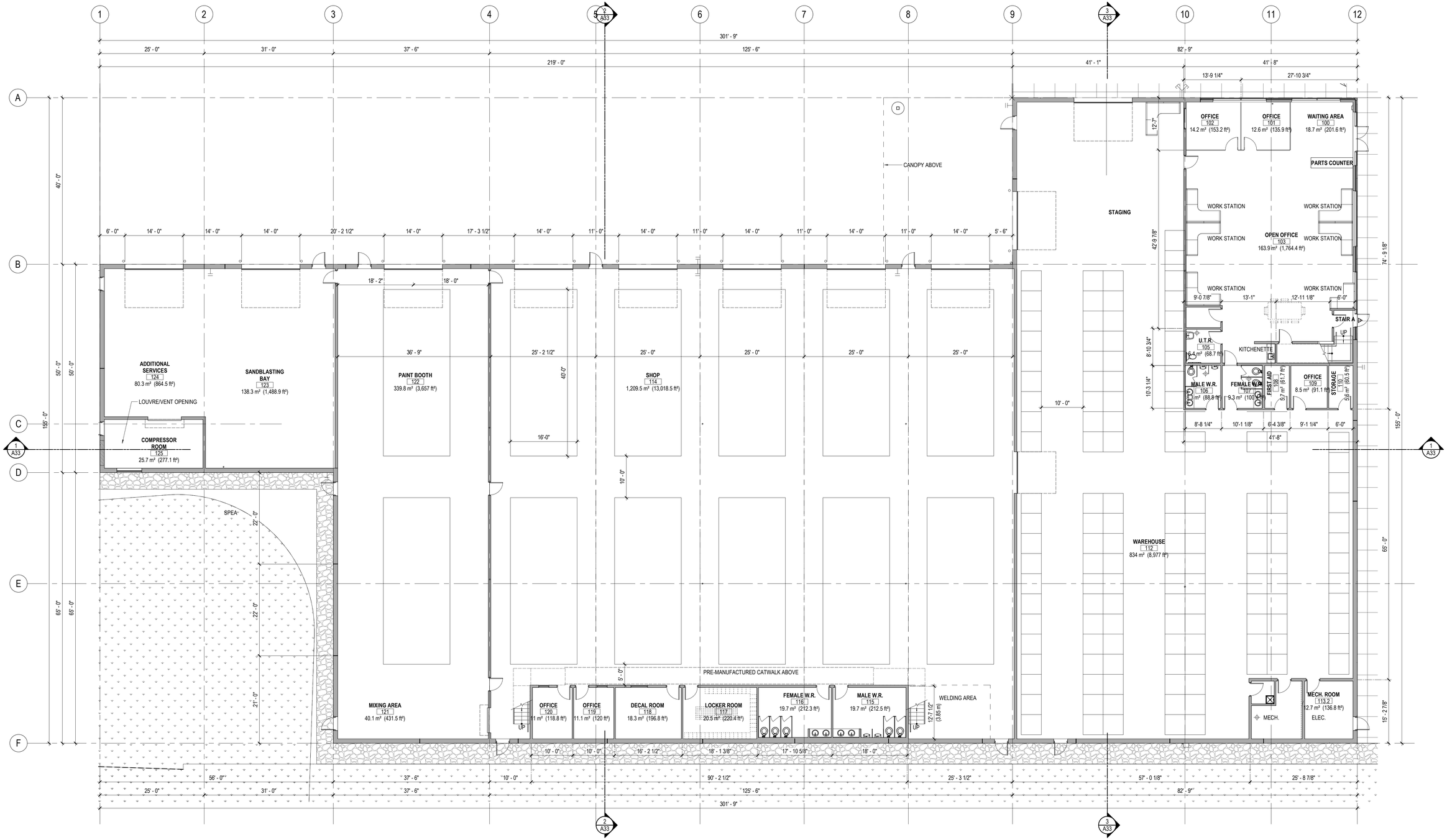
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PROJECT NORTH

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1 MAIN FLOOR PLAN

SCALE: 3/32" = 1'-0"

PROJECT NORTH

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O	2024-10-21	RE-ISSUED FOR DP

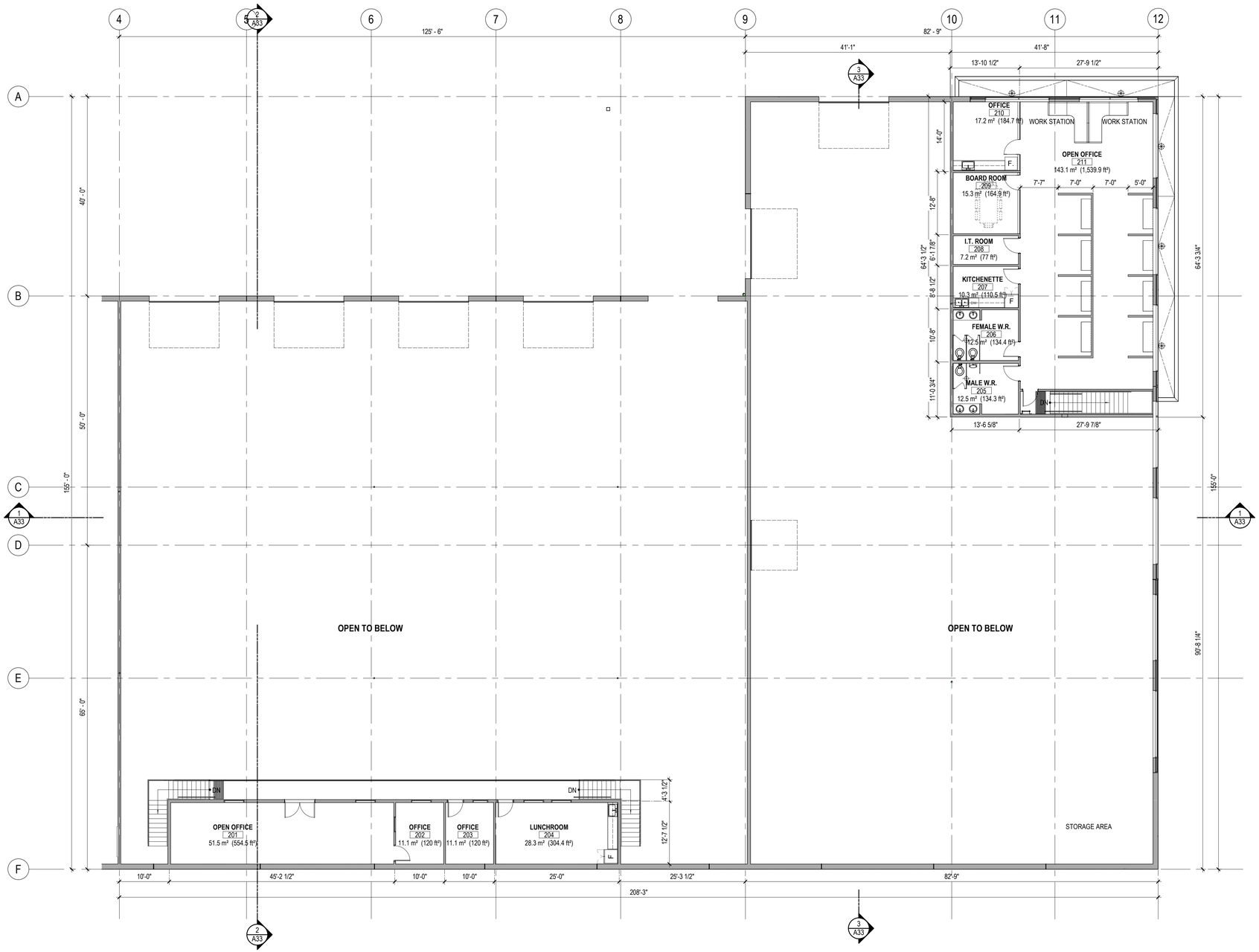
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1 SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

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SECOND FLOOR

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O	2024-11-14	RE-ISSUED FOR DP
O	2024-10-21	RE-ISSUED FOR DP

ISSUES AND REVISIONS

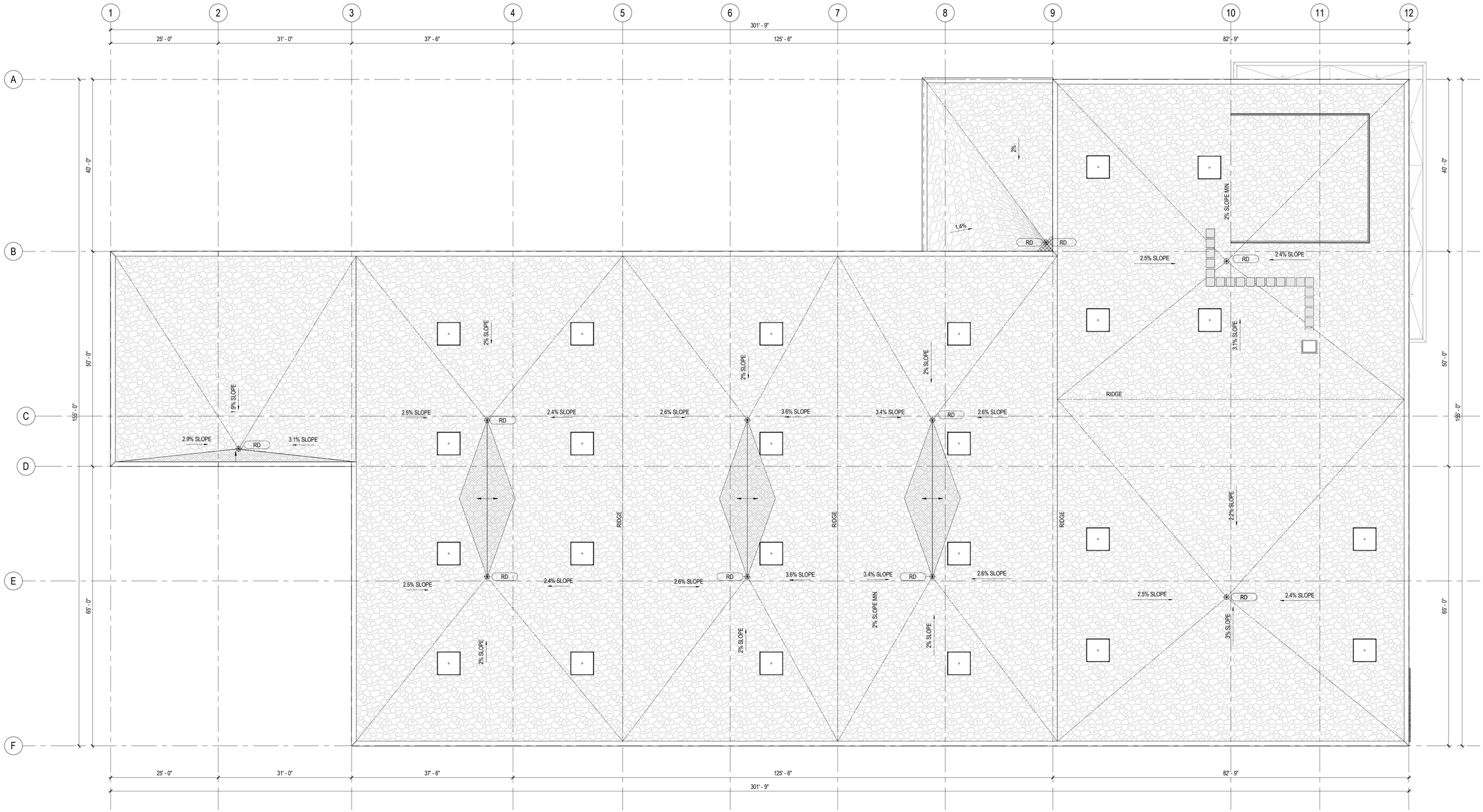
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1 ROOF PLAN

SCALE: 3/32" = 1'-0"

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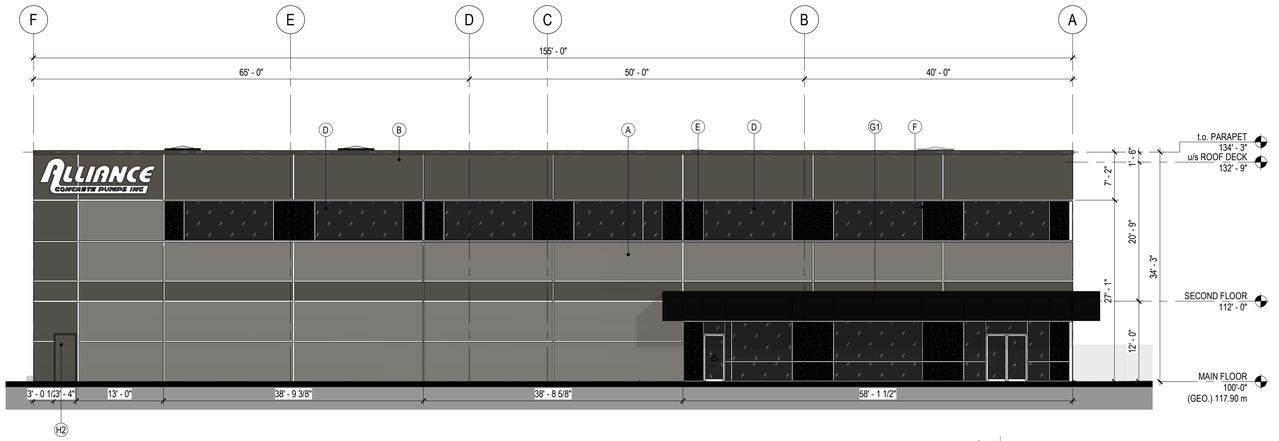
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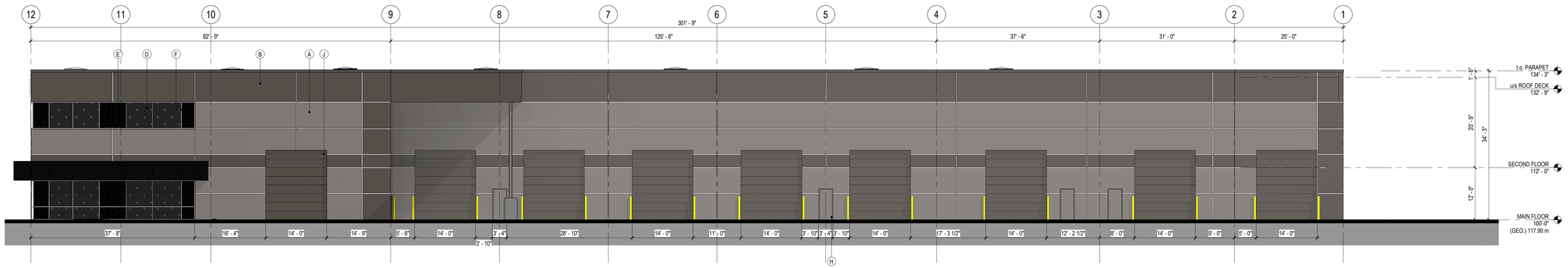
MATERIAL LEGEND

TYPE	DESCRIPTION
A	CONCRETE TILT-UP WALL PAINTED DULUX: MANSARD STONE 30YY 20/029
B	CONCRETE TILT-UP WALL PAINTED DULUX: FOREST BLACK 30YY 10/038
C1	PARAPET CAP FLASHING PREFINISHED CASCADIA METALS: METRO BROWN
D	GLAZING PREFINISHED BLACK TINTED VISION GLASS
E	SPANDREL GLAZING PREFINISHED VITRUM: SP-389 BLACK
F	ALUMINUM MULLIONS PREFINISHED CLEAR ANODIZED
G1	ALUMINUM COMPOSITE PANEL @ CANOPY PRE-FINISHED, COLOUR TO MATCH: DULUX: DEEP ONYX 00NN 07/000
G2	ALUMINUM COMPOSITE PANEL @ CANOPY PRE-FINISHED, COLOUR TO MATCH: DULUX: DEEP ONYX 00NN 07/000
H	STEEL MANDOOR PAINTED DULUX: MANSARD STONE 30YY 20/029
H2	STEEL MAN DOOR PAINTED DULUX: FOREST BLACK 30YY 10/038
J	STEEL OVERHEAD DOOR PAINTED DULUX: FOREST BLACK 30YY 10/038
K	STAINLESS STEEL INDUSTRIAL WALL LOUVER, PRE-FINISHED METAL



1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



2 WEST ELEVATION

SCALE: 3/32" = 1'-0"

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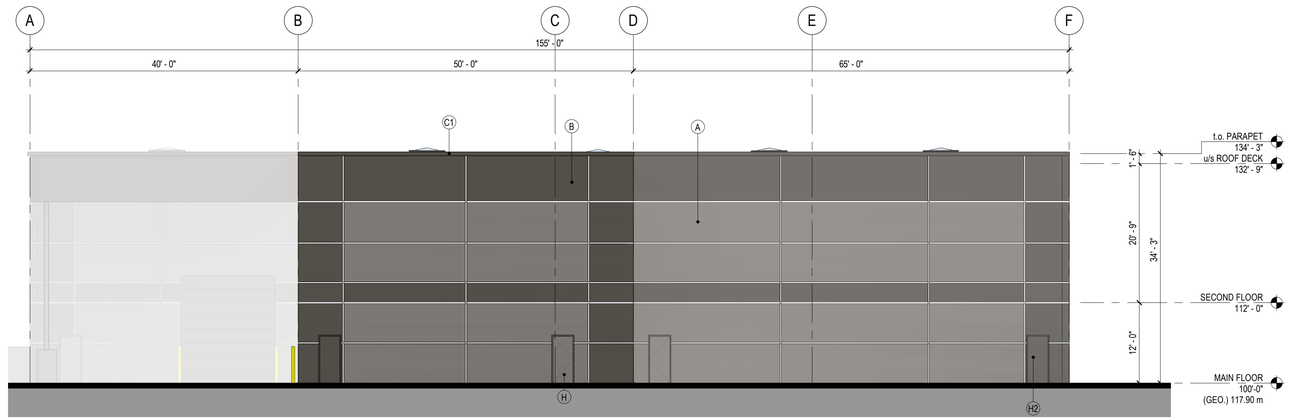
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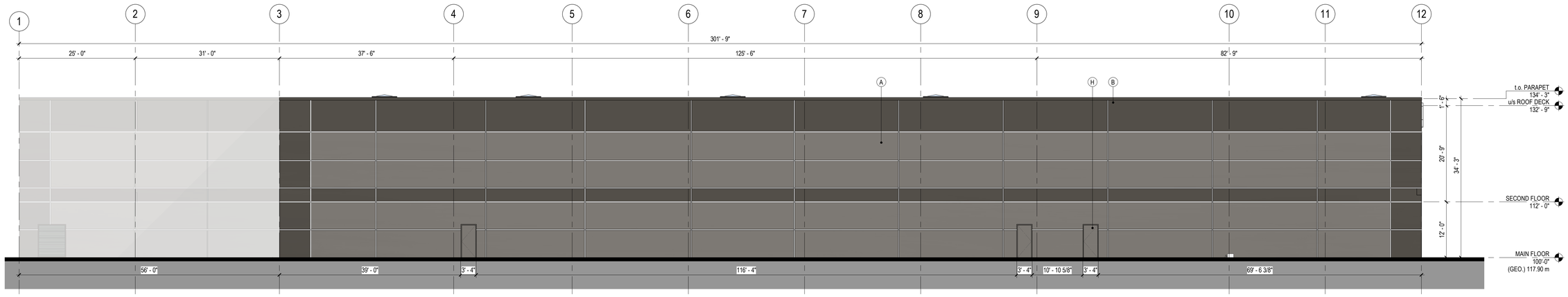
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H2	STEEL MAN DOOR PAINTED DULUX: FOREST BLACK 30YY 10/038
J	STEEL OVERHEAD DOOR PAINTED DULUX: FOREST BLACK 30YY 10/038
K	STAINLESS STEEL INDUSTRIAL WALL LOUVER, PRE-FINISHED METAL



1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



2 EAST ELEVATION

SCALE: 3/32" = 1'-0"

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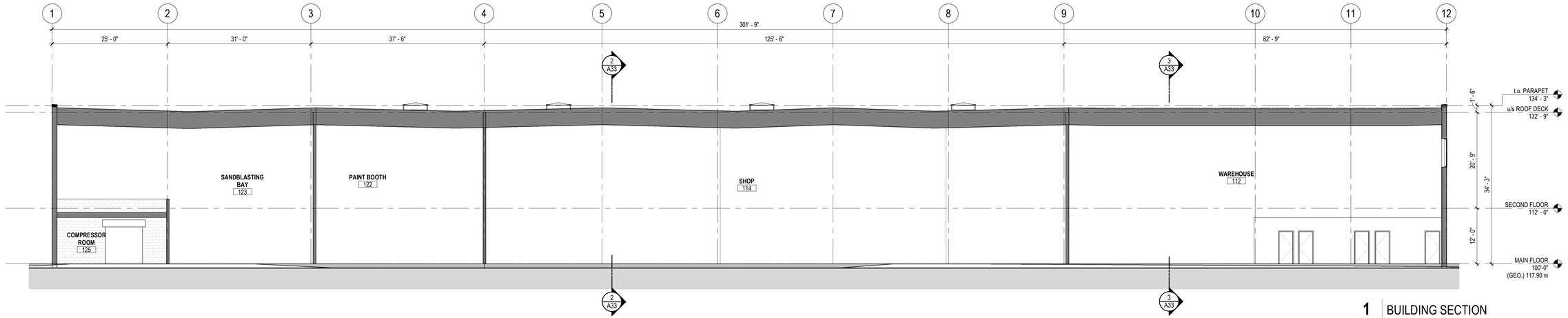
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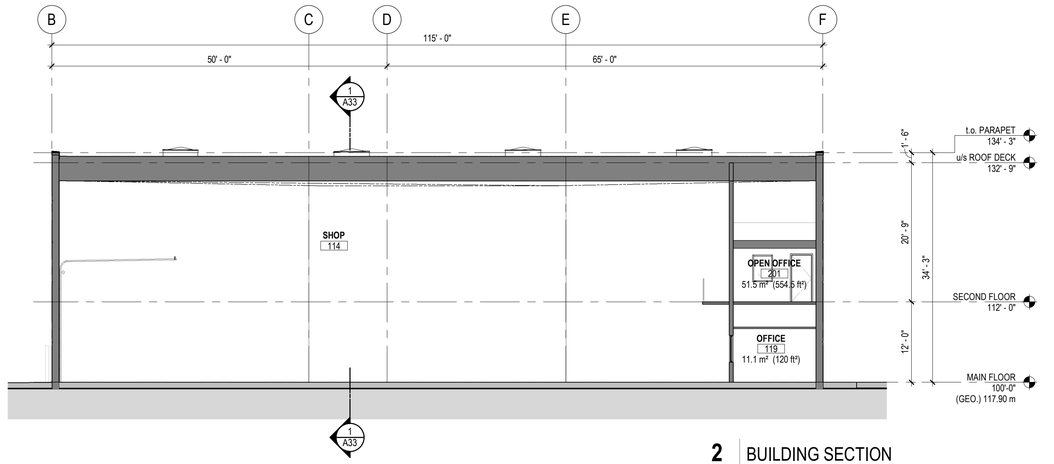
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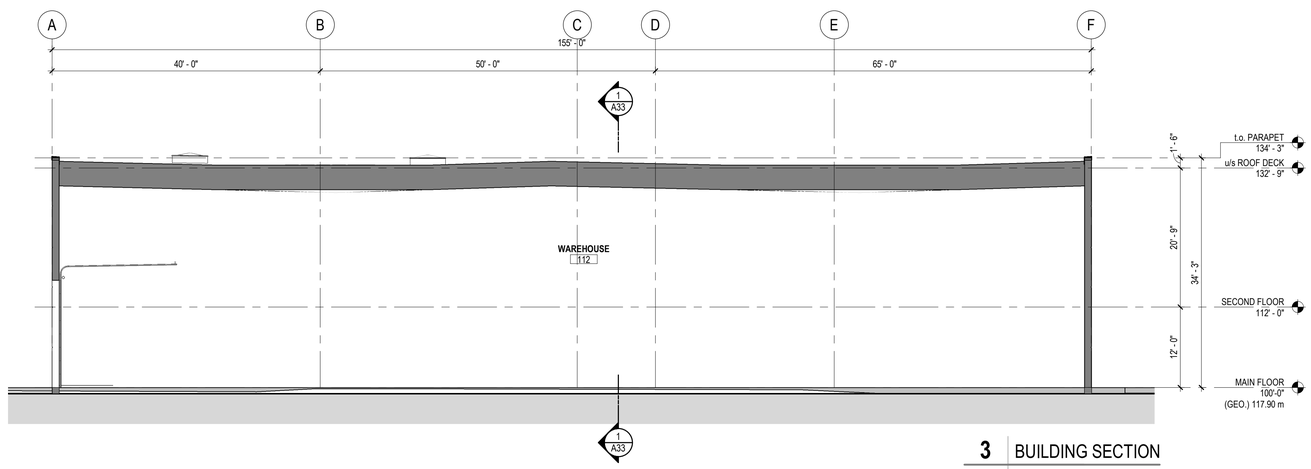
1 BUILDING SECTION

SCALE: 3/32" = 1'-0"



2 BUILDING SECTION

SCALE: 3/32" = 1'-0"



3 BUILDING SECTION

SCALE: 3/32" = 1'-0"

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