

**1 SITE PLAN**  
SCALE: 1/16" = 1'-0"

**ZONING BY-LAW ANALYSIS**

**PROJECT DATA**

CIVIC ADDRESS: 20359 LANGLEY BYPASS, LANGLEY CITY  
 LEGAL ADDRESS: LOT 2, LMP06366, PID 017-919-061  
 BUILDING USE: RETAIL WAREHOUSE

NAME	AREA (SQ M)	AREA (SQ FT)
EXISTING	1,275.90 m <sup>2</sup>	13,733.7 ft <sup>2</sup>
ADDITION (NORTH)	1,499.11 m <sup>2</sup>	16,136.3 ft <sup>2</sup>
<b>TOTAL GROSS BUILDING AREA:</b>	<b>2,775.01 m<sup>2</sup></b>	<b>29,869.9 ft<sup>2</sup></b>

**ZONING BYLAW ANALYSIS (CITY OF LANGLEY)**

- 1. ZONING: C2 SERVICE COMMERCIAL
- 2. SITE AREA: 6,564.99 m<sup>2</sup> | 0.66 hectare | 70,664.96 ft<sup>2</sup> | 1.62 acres

BUILDING FOOTPRINT AREA CALCULATIONS		MAXIMUM SITE COVERAGE	
SITE AREA	PROP. SITE COVERAGE	BUILDING AREA	%
SQ M	SQ FT	SQ M	SQ FT
6,564.99	70,665.0	2,775.01	29,869.9
	42.3%		90.0%
		5,908.49	63,598.5

GROSS FLOOR AREA CALCULATIONS			
LEVEL	NAME	OCCUPANCY	FLOOR AREA
			SQ M
EXIST. BLDG MAIN FLOOR	EXIST. RETAIL WAREHOUSE	GROUP F2	1,275.90
PROPOSED BLDG MAIN FLOOR	NEW RETAIL WAREHOUSE	GROUP F2	1,499.11
SECOND FLOOR	EXIST. OFFICE	GROUP D	173.97
SECOND FLOOR	ENCLOSED EXIST. PATIO	GROUP D	4.10
<b>TOTAL</b>			<b>2,953.07</b>

F.A.R. CALCULATIONS	
PROPOSED F.A.R.	ALLOWABLE F.A.R.
0.45	1.00

- 4. BUILDING HEIGHT: MAXIMUM HEIGHT ALLOWED: 15.00 m (49'-2 1/2")  
PROPOSED HEIGHT: 6.71 m (22'-0 1/4")
- 5. REQUIRED SETBACKS: FRONT YARD: 4.50 m (14'-9 1/4")  
REAR YARD (DIRECTION): 0.00 m (0")  
INT. SIDE YARD (DIRECTION): 0.00 m (0")  
INT. SIDE YARD (DIRECTION): 0.00 m (0")  
EXT. SIDE YARD: 0.00 m (0")

REQUIRED	PROVIDED
4.50 m (14'-9 1/4")	20.10 m (65'-11 1/4")
0.00 m (0")	0.39 m (1'-3 1/4")
0.00 m (0")	18.80 m (61'-8 1/4")
0.00 m (0")	0.31 m (1'-0 1/4")
0.00 m (0")	N/A

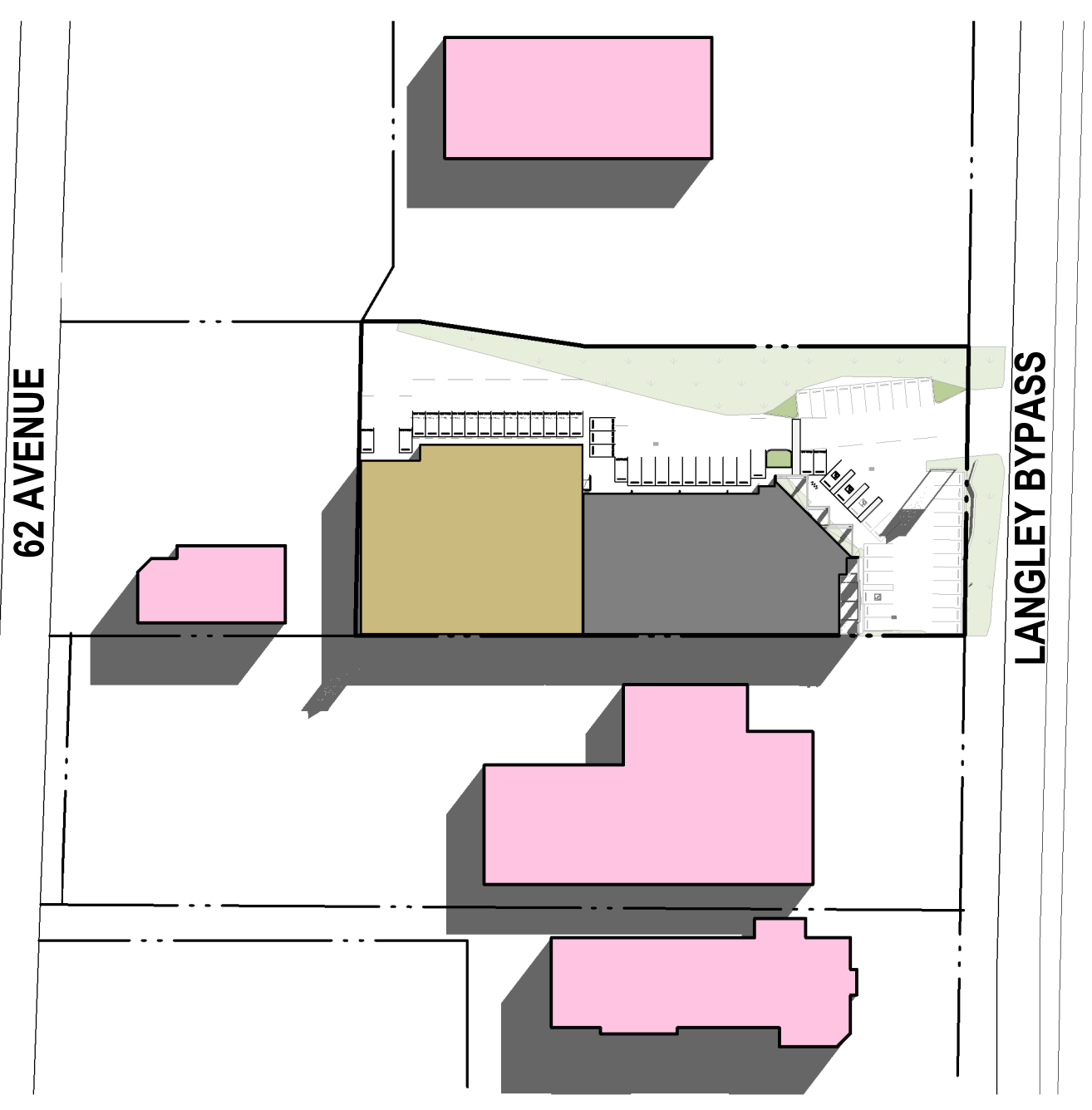
**6. LANDSCAPING REQUIREMENTS:**  
LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING AS PER CITY OF LANGLEY ZONING BYLAW

**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.

PARKING CLASSIFICATION	BY-LAW DEFINITION USED	CALCULATION METHOD	LOCAL BYLAW REQUIREMENTS			
			GROSS AREA SQ M	SQ FT	PERCENTAGE OF SPACES GROSS AREA (%)	SPACES REQUIRED
EXIST. WAREHOUSE	INDUSTRIAL	GROSS FLOOR AREA	1,275.90	13,733.7	100	2
NEW WAREHOUSE	INDUSTRIAL	GROSS FLOOR AREA	1,499.11	16,136.3	100	2
ADDED PATIO	ANCILARY OFFICE	GROSS FLOOR AREA	4.10	44.1	100	2
EXIST OFFICE	ANCILARY OFFICE	GROSS FLOOR AREA	173.97	1,872.6	100	2
<b>TOTAL VEHICLE PARKING SPACES REQUIRED:</b>			<b>2,953.07</b>	<b>31,786.6</b>		<b>63.5</b>

VEHICLE PARKING PROVIDED	
PARKING TYPE	No. of SPACES
ACCESSIBLE PARKING	4
SMALL CAR	21
STANDARD PARKING	39
<b>TOTAL PARKING SPACES PROVIDED:</b>	<b>64</b>

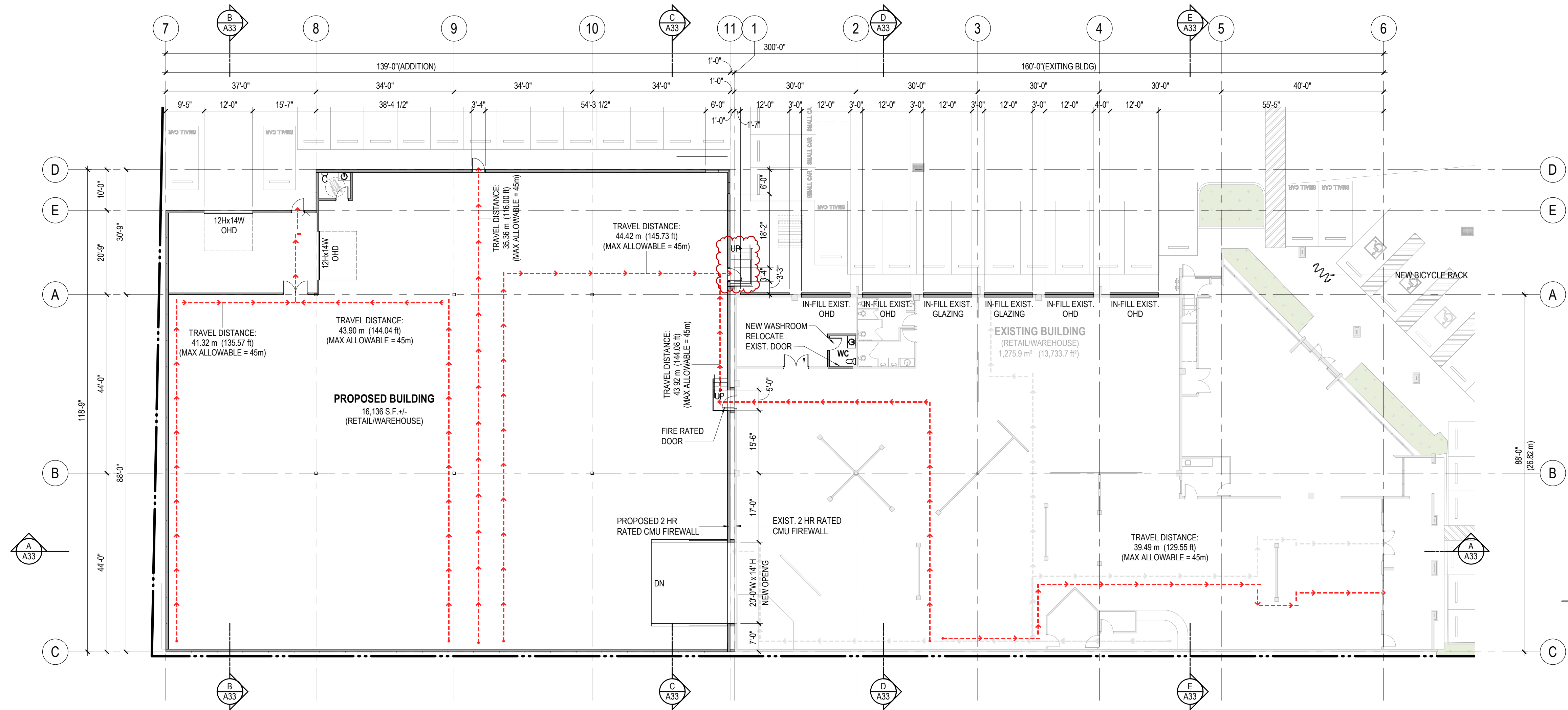
- STALL DIMENSIONS: STANDARD STALL DIMENSIONS: 2.60 m (8'-6 1/4") W, 5.50 m (18'-0 1/2") L  
ACCESSIBLE STALL DIMENSIONS: 3.70 m (12'-1 3/4") W, 5.80 m (19'-0 1/4") L  
SMALL CAR STALL DIMENSIONS: 2.50 m (8'-2 1/2") W, 4.90 m (16'-1 1/4") L  
DRIVE AISLE WIDTH: 6.00 m (19'-8 1/4") at 90° (TWO WAY)
- LOADING DIMENSIONS: 3.00 m (9'-10") W, 9.00 m (29'-6 1/4") L  
DRIVE AISLE WIDTH FOR LOADING: 7.50 m (24'-1 1/4")



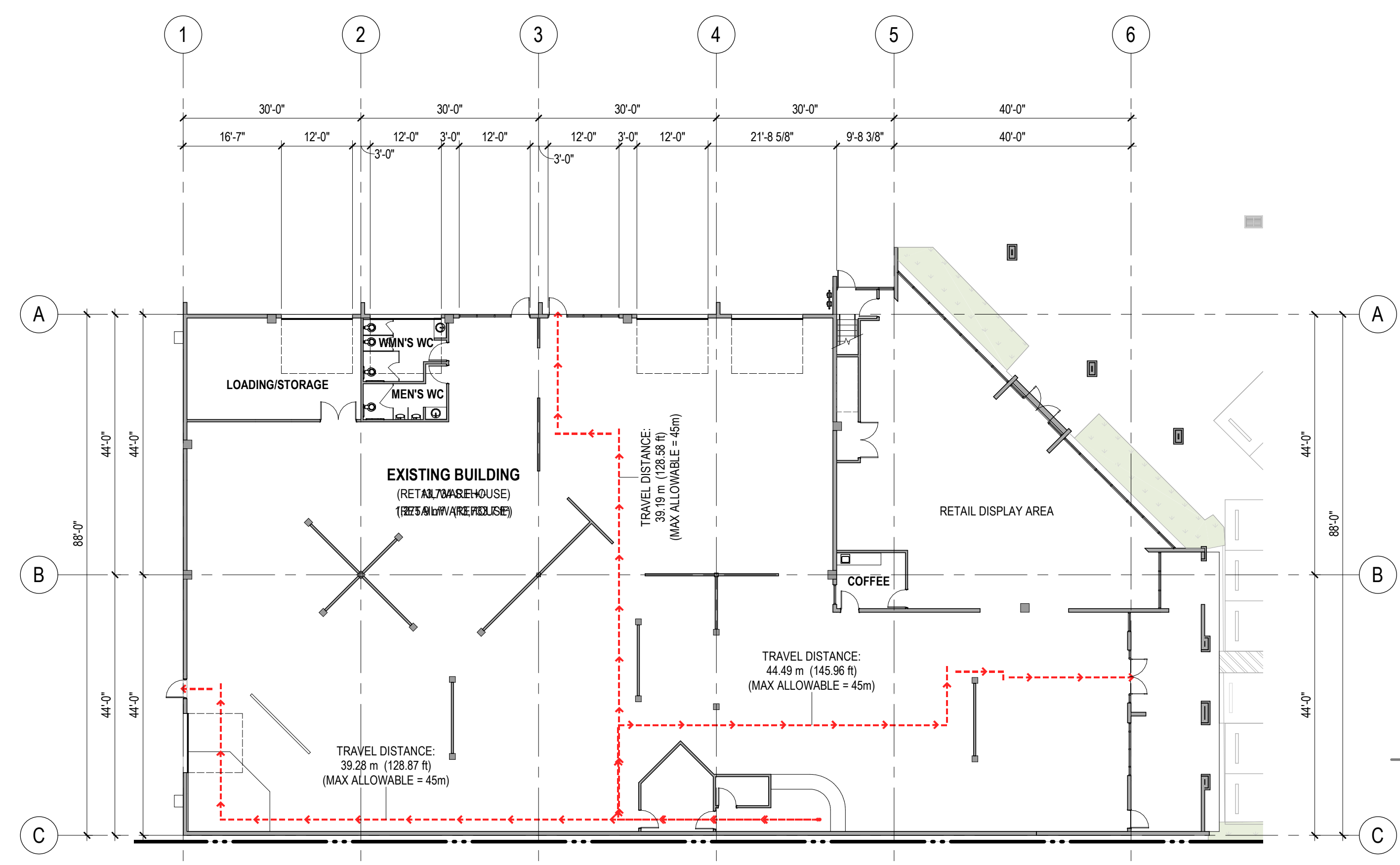
**2 AERIAL VIEW**  
SCALE: 1" = 100'-0"

NO.	DATE	YMD	DESCRIPTION
5	2021/08/16		RE-ISSUED FOR DP
4	2021/07/29		RE-ISSUED FOR DP
3	2021/07/06		RE-ISSUED FOR DP
2	2021/05/21		ISSUED FOR DP
1	2021/05/05		ISSUED FOR CLIENT REVIEW

19 Documents/2021/24-58/Jag's Furn. - R19 Rev. - New FSI Copyright © 2019  
 C:\Users\m.dunn\Documents\Temp\Fac00502-4.Jag's Furniture - R0702021 - 1.mxd

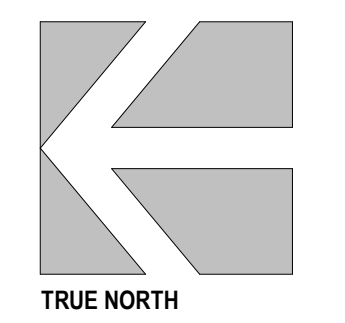


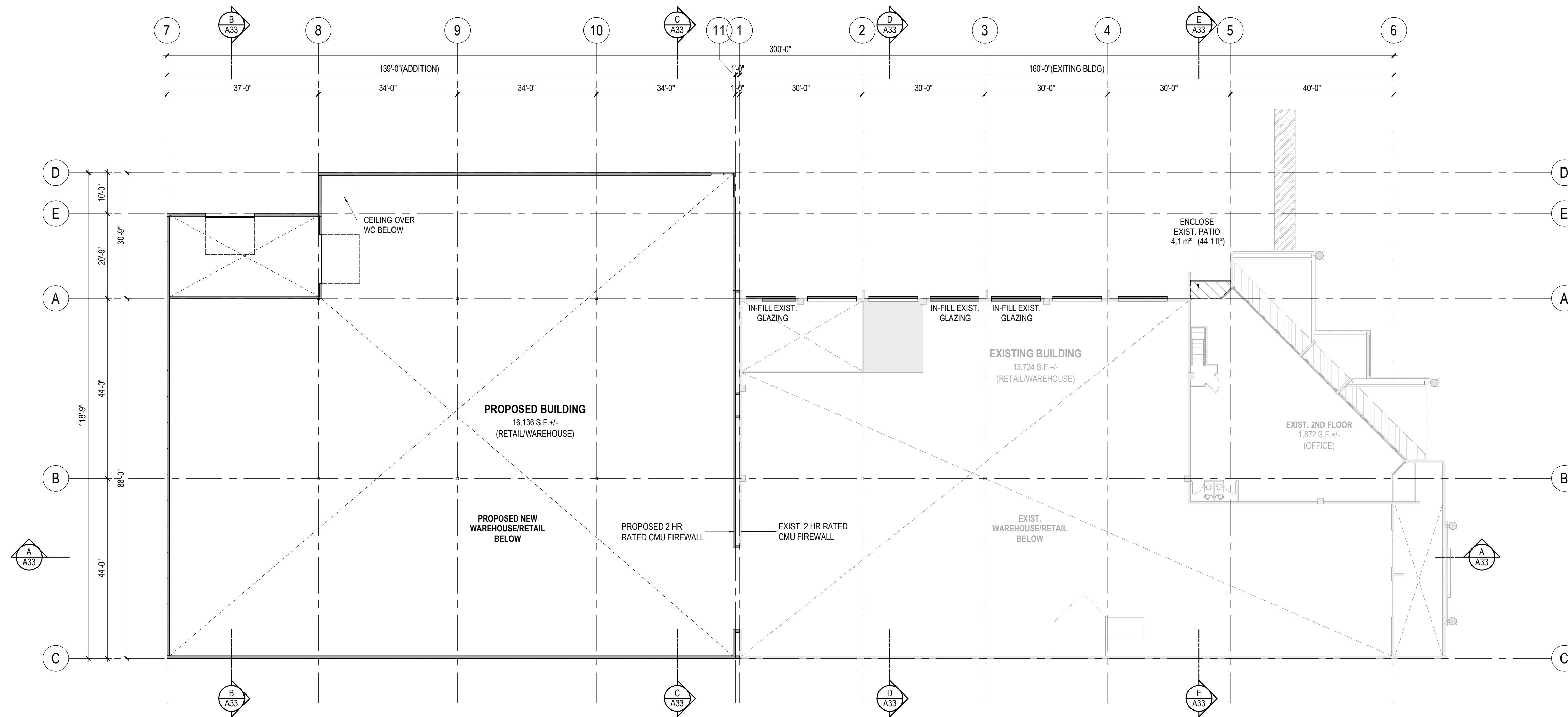
**1 MAIN FLOOR PLAN - PROPOSED**  
SCALE: 1/16" = 1'-0"



**2 MAIN FLOOR PLAN - EXISTING**  
SCALE: 1/16" = 1'-0"

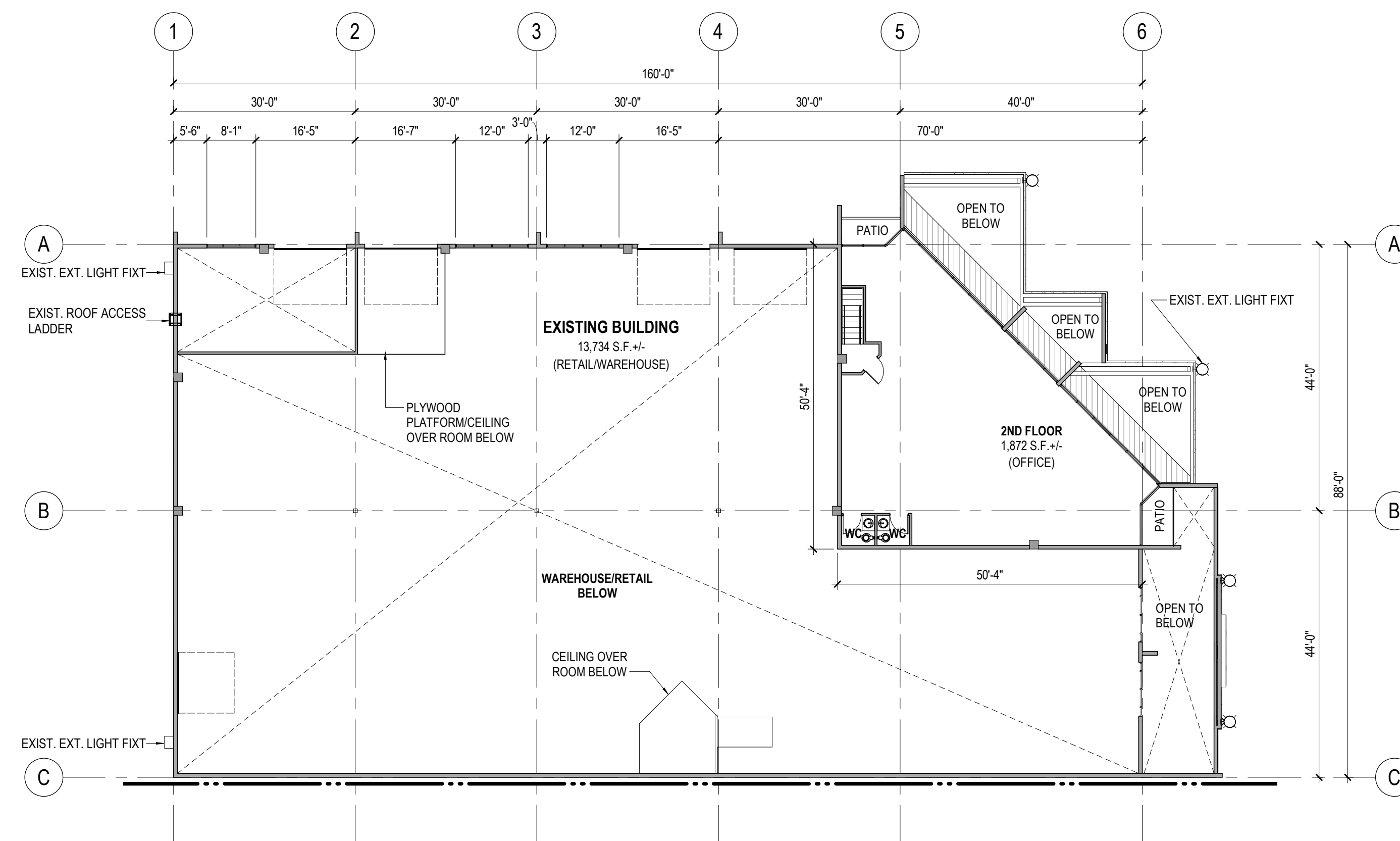
NO.	DATE	YMD	DESCRIPTION
5	2021/08/16		RE-ISSUED FOR DP
3	2021/07/06		RE-ISSUED FOR DP
2	2021/05/21		ISSUED FOR DP
1	2021/05/05		ISSUED FOR CLIENT REVIEW





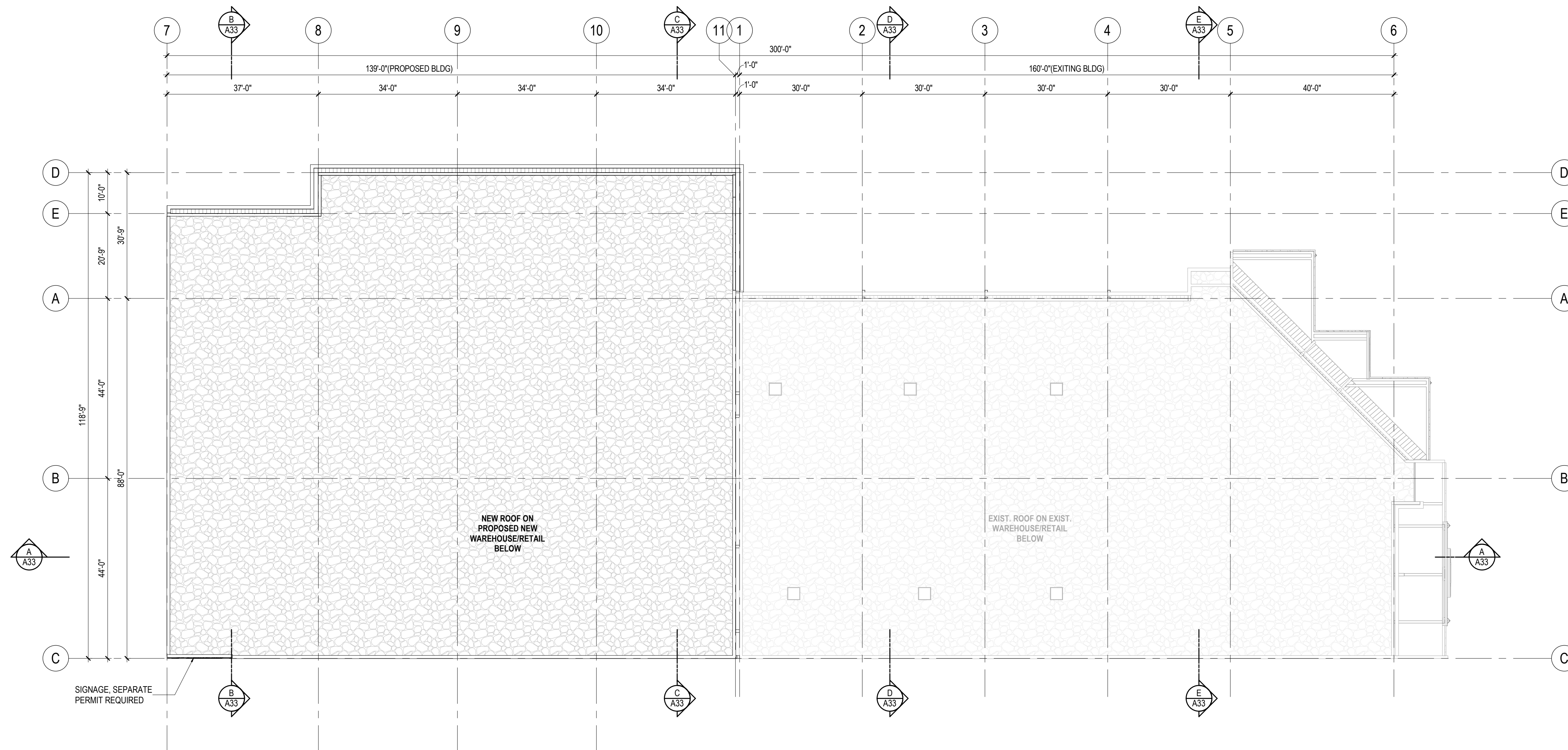
**1** SECOND FLOOR PLAN - PROPOSED

SCALE: 1/16" = 1'-0"

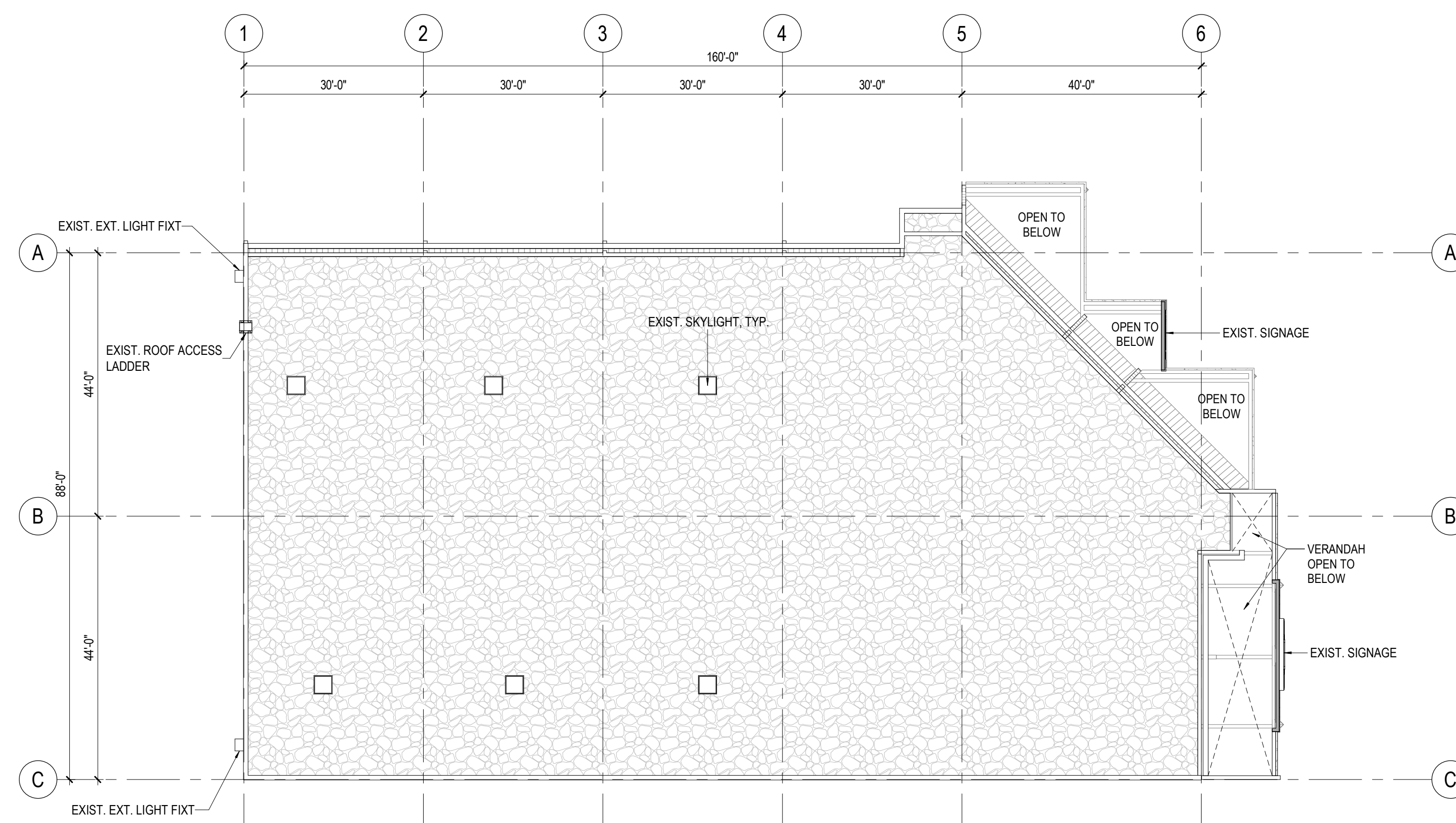


**2** SECOND FLOOR PLAN - EXISTING

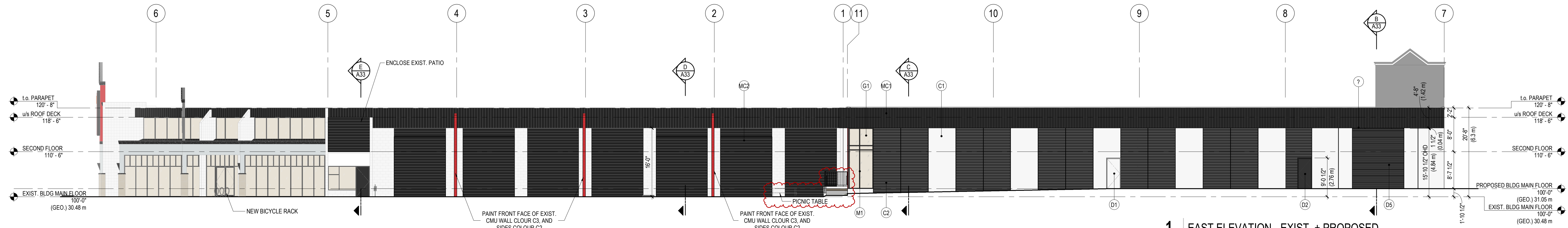
SCALE: 1/16" = 1'-0"



**1** ROOF PLAN - EXIST. + PROPOSED BUILDING  
SCALE: 1/16" = 1'-0"



**2** ROOF PLAN - EXISTING  
SCALE: 1/16" = 1'-0"



**1 EAST ELEVATION - EXIST. + PROPOSED**

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



**2 EAST ELEVATION - EXISTING**

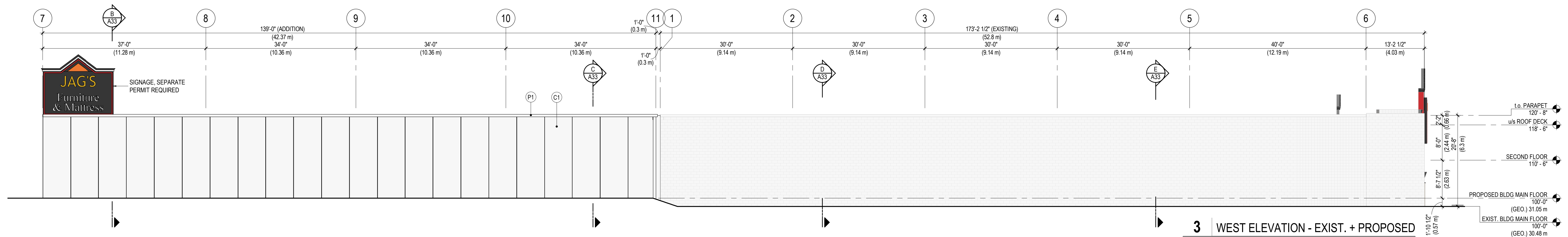
SCALE: 3/32" = 1'-0"

**COLOR LEGEND**

	COLOUR 01 - MATCH THE BASE LIGHT COLOR ON EXIST. BLDG
	COLOUR 02 - MATCH THE DARK GRAY ON EXIST. BLDG
	COLOUR 03 - MATCH THE RED ON EXIST. BLDG

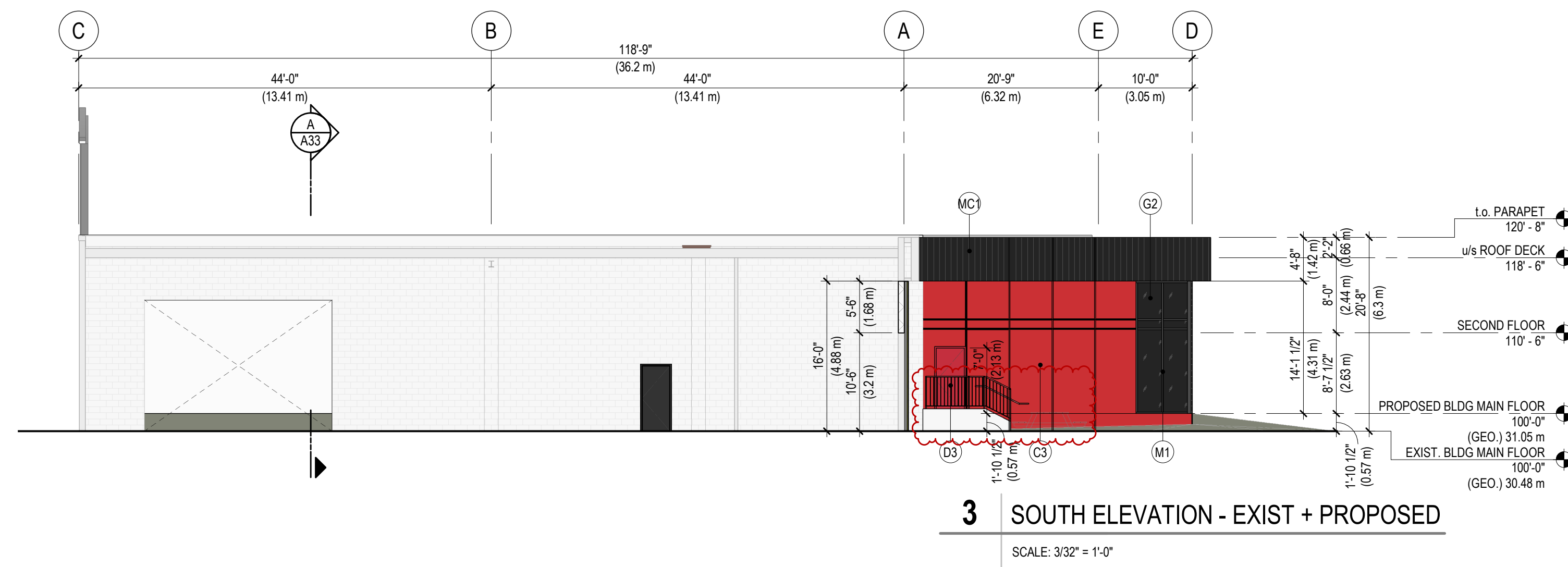
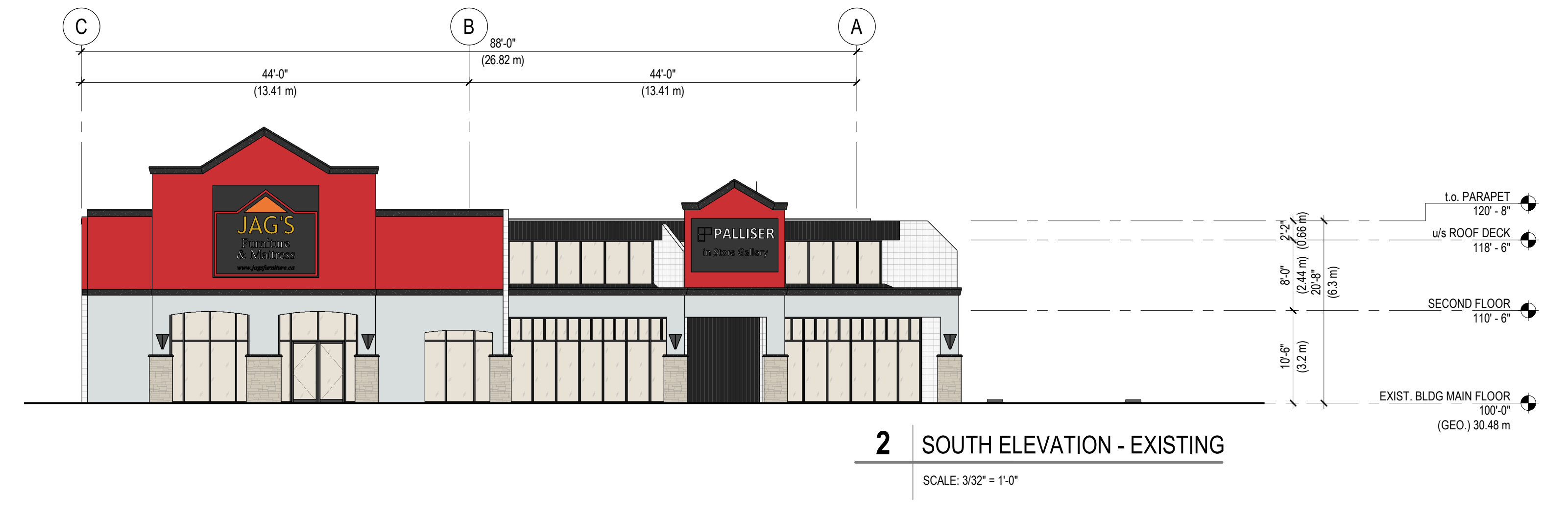
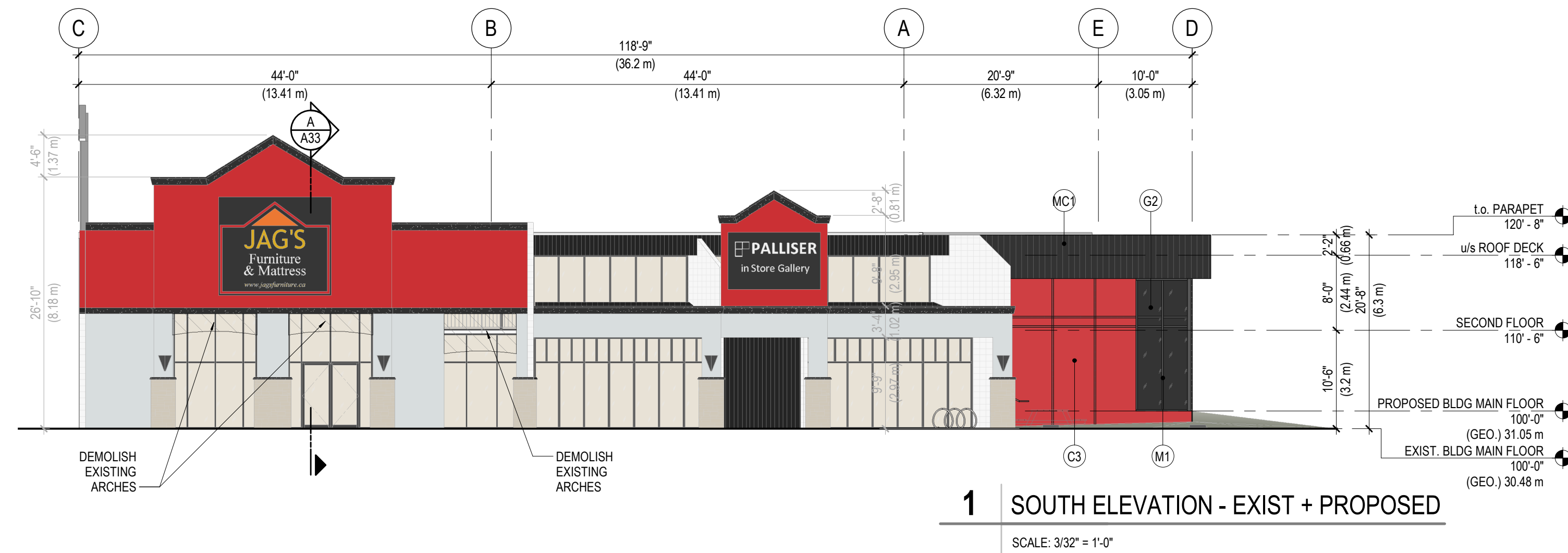
**MATERIAL LEGEND**

TYPE	DESCRIPTION
C1	PRE-CAST CONCRETE - PAINTED COLOUR 01
C2	PRE-CAST CONCRETE - HORIZONTAL FORMLINERS - PAINTED COLOUR 02
C3	PRE-CAST CONCRETE - PAINTED COLOUR: 03
D1	METAL MAN DOOR - PAINTED COLOUR: 01
D2	METAL MAN DOOR - PAINTED COLOUR: 02
D3	METAL MAN DOOR - PAINTED COLOUR: 03
D5	OVERHEAD DOOR, COLOUR 02
G1	CLEAR VISION GLASS
G2	SPANDREL GLAZING, COLOUR TO MATCH 03
M1	CURTAINWALL MULLION: PRE-FINISHED ALUMINUM COLOUR: MATCH THE DARK MULLION COLOR ON EXISTING BUILDING
MC1	CORRUGATED METAL CLADDING - VERTICAL ORIENTATION - COLOUR: 02
MC2	METAL CLADDING - HORIZONTAL JOINTS - COLOUR: 02
P1	PARAPET CAP FLASHING COLOUR: MATCH THE WALL BELOW



**3 WEST ELEVATION - EXIST. + PROPOSED**

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

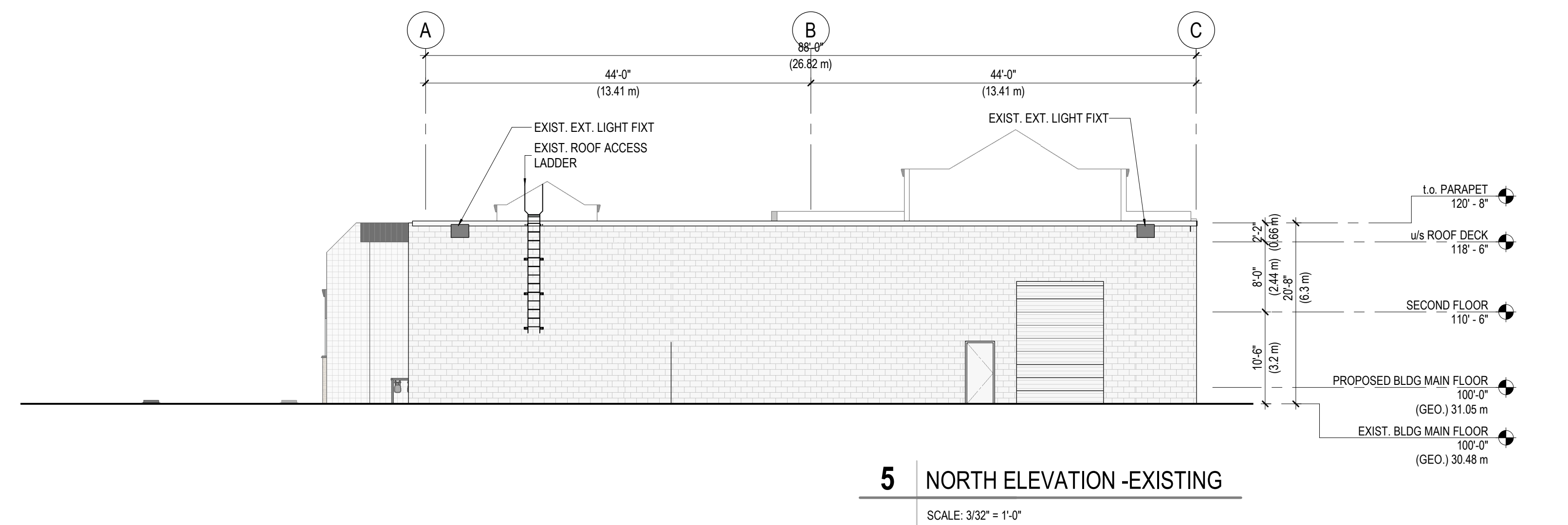
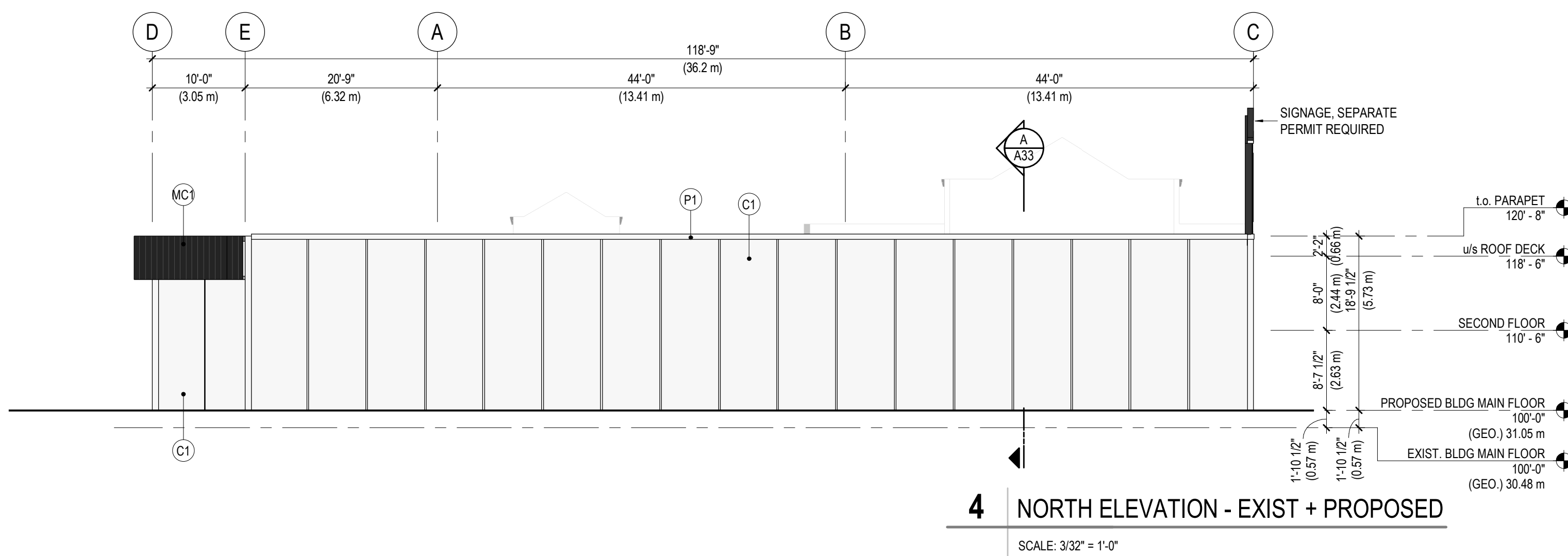


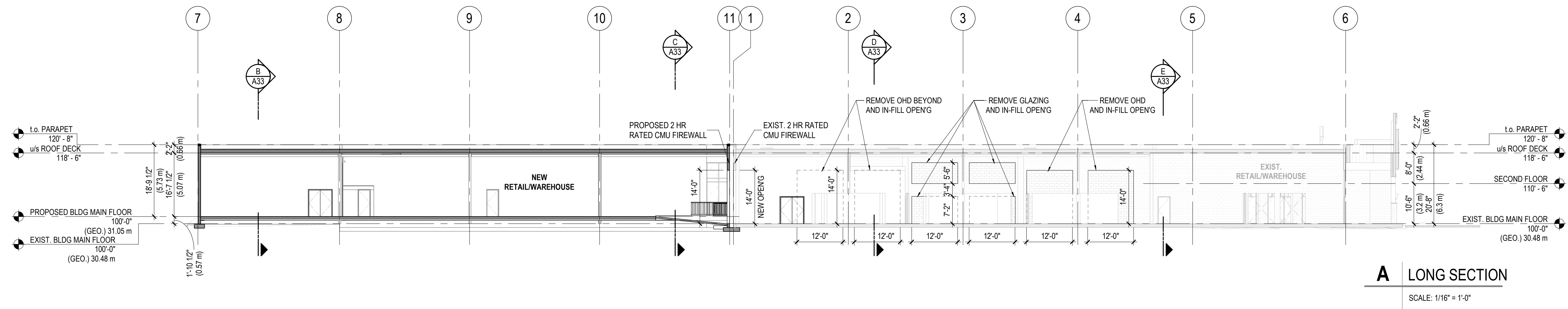
**COLOR LEGEND**

	COLOUR 01 - MATCH THE BASE LIGHT COLOR ON EXIST. BLDG
	COLOUR 02 - MATCH THE DARK GRAY ON EXIST. BLDG
	COLOUR 03 - MATCH THE RED ON EXIST. BLDG

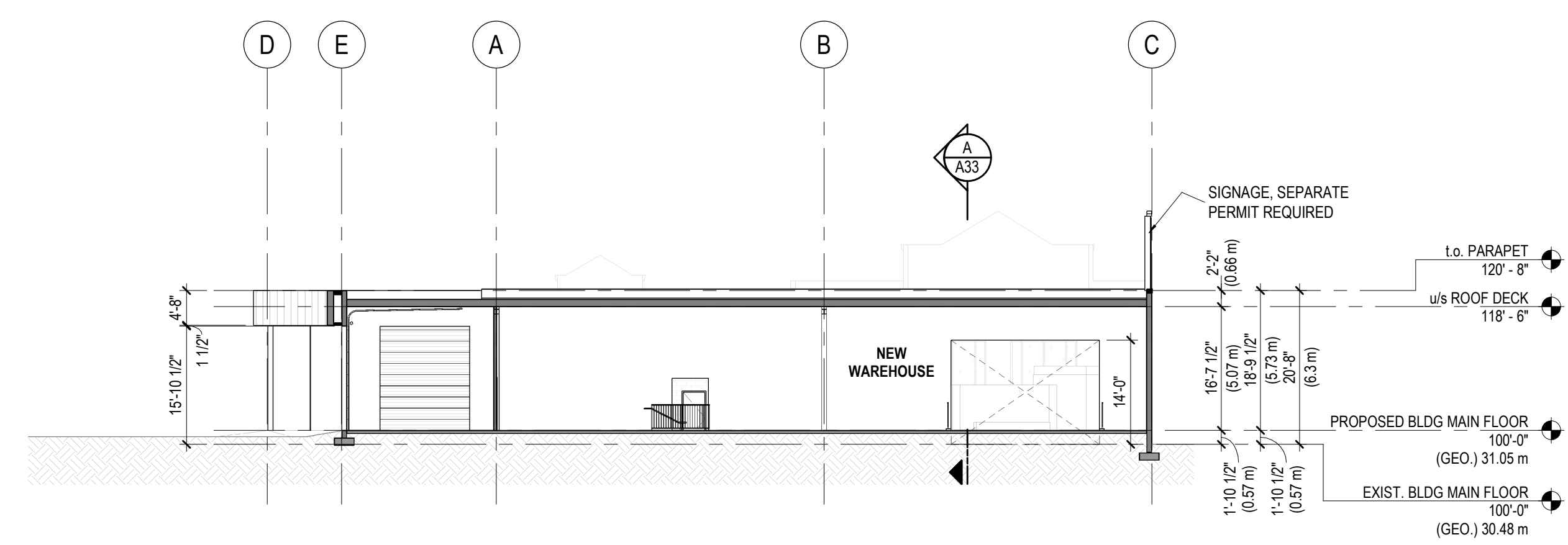
**MATERIAL LEGEND**

TYPE	DESCRIPTION
C1	PRE-CAST CONCRETE - PAINTED COLOUR 01
C2	PRE-CAST CONCRETE - HORIZONTAL FORMLINERS - PAINTED COLOUR 02
C3	PRE-CAST CONCRETE - PAINTED COLOUR: 03
D1	METAL MAN DOOR - PAINTED COLOUR: 01
D2	METAL MAN DOOR - PAINTED COLOUR: 02
D3	METAL MAN DOOR - PAINTED COLOUR: 03
D5	OVERHEAD DOOR, COLOUR: 02
G1	CLEAR VISION GLASS
G2	SPANDREL GLAZING, COLOUR TO MATCH 03
M1	CURTAINWALL MULLION: PRE-FINISHED ALUMINUM COLOUR: MATCH THE DARK MULLION COLOR ON EXISTING BUILDING
MC1	CORRUGATED METAL CLADDING - VERTICAL ORIENTATION - COLOUR: 02
MC2	METAL CLADDING - HORIZONTAL JOINTS - COLOUR: 02
P1	PARAPET CAP FLASHING COLOUR: MATCH THE WALL BELOW

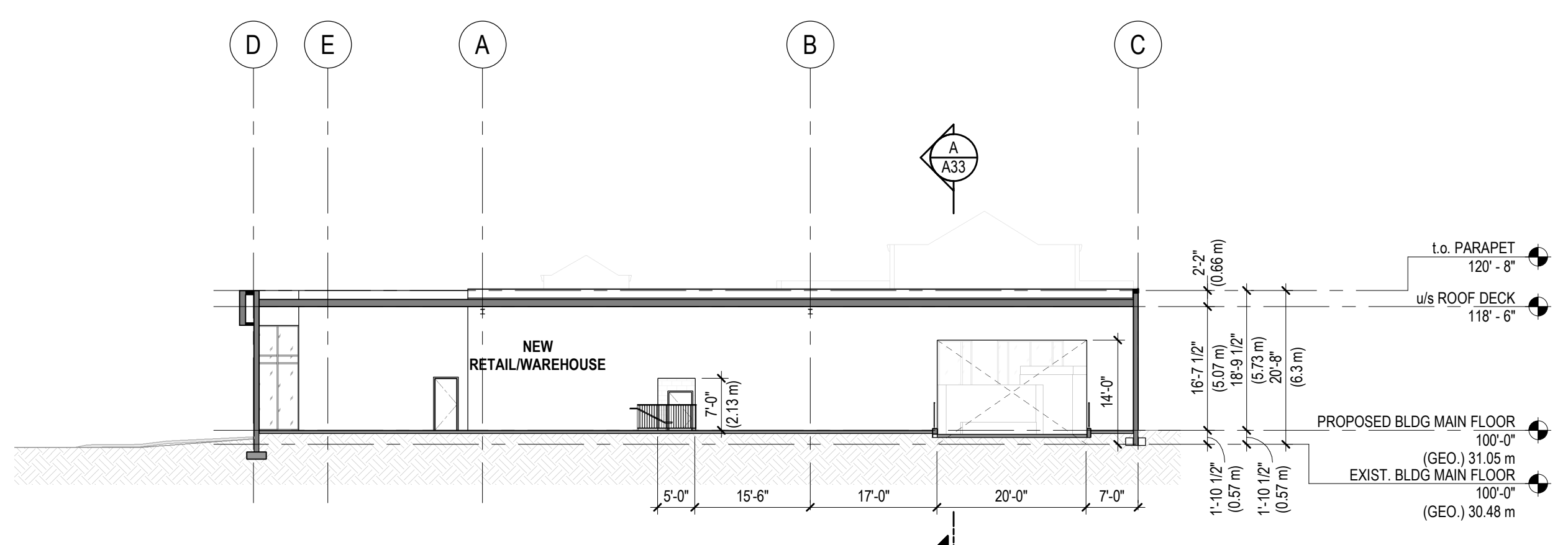




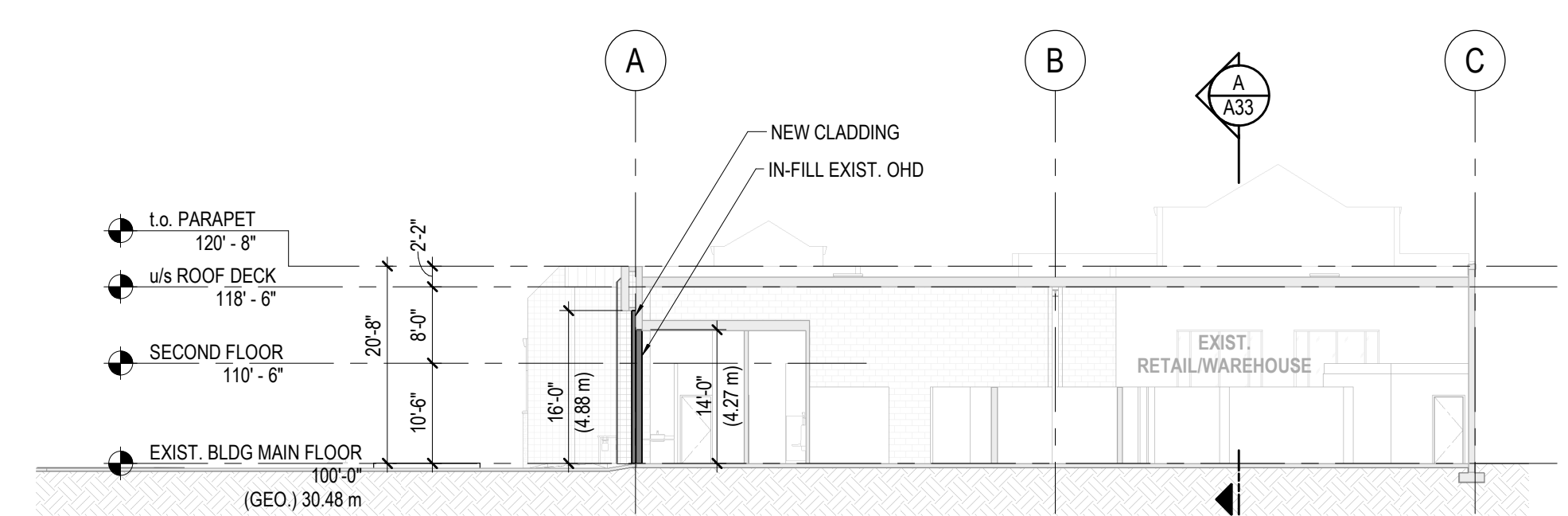
**A LONG SECTION**  
SCALE: 1/16" = 1'-0"



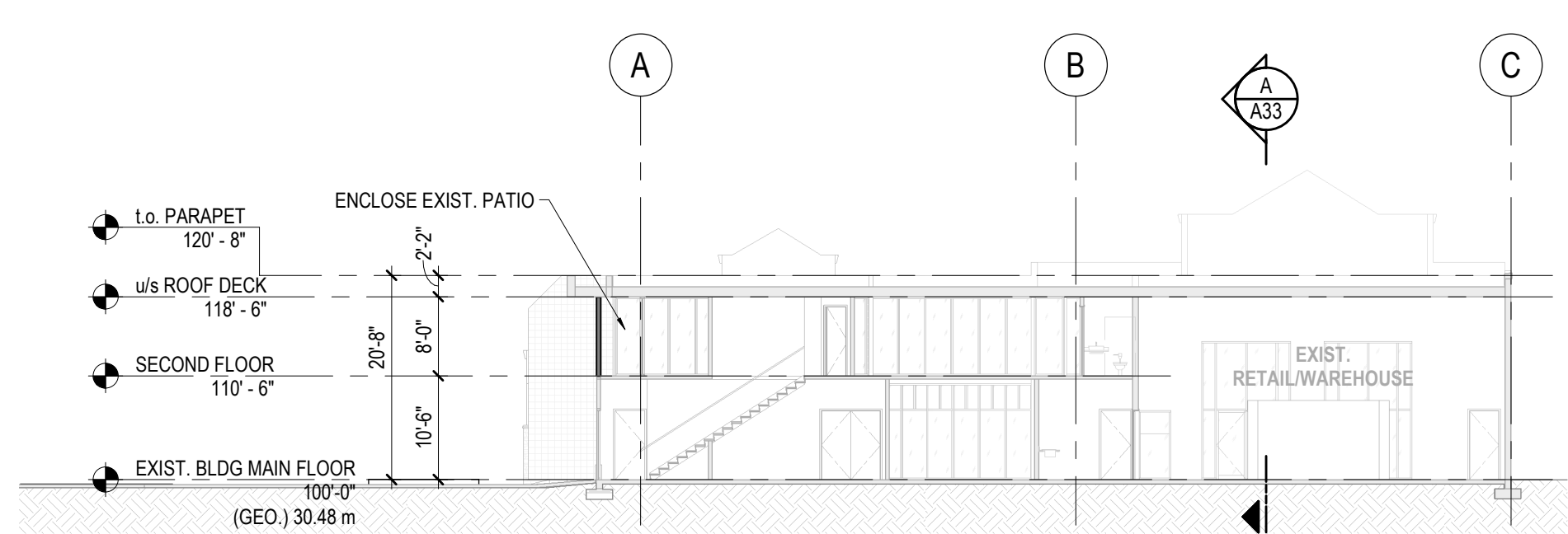
**B SECTION THROUGH NEW PROPOSED BUILDING**  
SCALE: 1/16" = 1'-0"



**C SECTION THROUGH PROPOSED BUILDING**  
SCALE: 1/16" = 1'-0"



**D SECTION THROUGH EXISTING**  
SCALE: 1/16" = 1'-0"



**E SECTION THROUGH EXISTING**  
SCALE: 1/16" = 1'-0"