

SITE PLAN
SCALE: 1" = 20'-0"

EMERGENCY FIRE TRUCK ACCESS - SUBJECT TO FURTHER DESIGN ANALYSIS

LEGEND

EXISTING GRADE ± 8.43
PROPOSED GRADE ± 11.10
SELECT GRADES SHOWN REFER TO CIVIL PLANS AND TOPOGRAPHY PLAN FOR GRADES

SITE DATA - BUILDING A

CIVIC ADDRESS: 1495A, 1497, 1495B 56 AVE + 5643, 5647 200 ST, CITY OF LANSLEY, B.C.
LEGAL DESCRIPTION: T.B.C.
ZONING: PROPOSED: I-1 LIGHT INDUSTRIAL
CURRENT: RSI SINGLE FAMILY RESIDENTIAL
BUILDING AREA (FOOTPRINT): BLDG A - 24,241 sq.ft. (2,261 sq.m.)
SITE AREA (GROSS): 56,275 sq.ft. (5,226 sq.m.)
SITE AREA (NET): 51,454 sq.ft. (4,767 sq.m.)
SITE COVERAGE (NET): 124,545/194,400 = 63.58%
F.A.R. (NET): (24,241 + 10,280) ÷ 6,553/3,954 = 2.82

	REQUIRED	PROPOSED
FRONT (EAST):	14.76' [4.5m]	14.57' [4.44m]
REAR (WEST):	0' [0m]	35.12' [10.69m]
SIDE (SOUTH):	0' [0m]	0' [0m]
SIDE (NORTH):	0' [0m]	64.36' [19.61m]
HEIGHT:	44.2' [13m] MAX.	46.25' [14.12m]
PARKING REQUIRED:	1531 / 835 = 16.2	
BLDG A - 1st FLR. INDUSTRIAL:	10,830 / 835 = 13.0	
BLDG A - 1st FLR. OFFICE:	10,830 / 835 = 13.0	
BLDG A - 2ND FLR. OFFICE:	4,629 / 835 = 5.5	
TOTAL REQUIRED:	48 (47.7)	
SMALL CAR STALLS ALLOWED:	40% OR 191 STALLS	
SMALL CAR PARKING PROVIDED:	6 STALLS	
PARKING PROVIDED:	64 STALLS	
PROPOSED SLAB ELEVATION:	11.71 m	
AVERAGE PROPOSED GRADE ± BUILDING EDGE:	11.76 m	
BIKE PARKING PROVIDED:	12	
EV CHARGING STALLS PROVIDED:	6	

SITE DATA - BUILDING B

CIVIC ADDRESS: 1495A, 1497, 1495B 56 AVE + 5643, 5647 200 ST, CITY OF LANSLEY, B.C.
LEGAL DESCRIPTION: T.B.C.
ZONING: PROPOSED: I-1 LIGHT INDUSTRIAL
CURRENT: RSI SINGLE FAMILY RESIDENTIAL
BUILDING AREA (FOOTPRINT): BLDG B - 12,280 sq.ft. (1,150 sq.m.)
SITE AREA (GROSS): 31,012 sq.ft. (2,881 sq.m.)
SITE AREA (NET): 27,143 sq.ft. (2,526 sq.m.)
SITE COVERAGE (NET): 123,807/194,400 = 63.74%
F.A.R. (NET): (12,280 + 11,000)/21,453 = 0.74

	REQUIRED	PROPOSED
FRONT (SOUTH):	14.76' [4.5m]	14.75' [4.5m]
REAR (NORTH):	0' [0m]	37.17' [11.43m]
SIDE (EAST):	14.76' [4.5m]	14.76' [4.5m]
SIDE (WEST):	0' [0m]	26.85' [8.18m]
HEIGHT:	44.2' [13m] MAX.	54.0' [16.46m]
PARKING REQUIRED:	4680 / 835 = 5.6	
BLDG B - 1st FLR. INDUSTRIAL:	7,100 / 835 = 8.5	
BLDG B - 1st FLR. OFFICE:	7,100 / 835 = 8.5	
BLDG B - 2ND FLR. OFFICE:	7,100 / 835 = 8.5	
TOTAL REQUIRED:	24	
SMALL CAR STALLS ALLOWED:	40% OR 9.6 STALLS	
SMALL CAR PARKING PROVIDED:	0 STALLS	
PARKING PROVIDED:	24 STALLS	
PROPOSED SLAB ELEVATION:	11.90 m	
AVERAGE PROPOSED GRADE ± BUILDING EDGE:	11.84 m	
BIKE PARKING PROVIDED:	12	
EV CHARGING STALLS PROVIDED:	24	

- GENERAL NOTES**
- SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS.
 - ASPHALT & SUBBASE DESIGN PER SOILS REPORT.
 - CONTRACTOR TO PROVIDE FOOTING & WALL SURVEYS (BY REGISTERED A.L.S.) DURING CONSTRUCTION. SUBMIT COPIES TO CITY BUILDING DEPT.
 - SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBBS.
 - SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL.
 - ALL CONSTRUCTION PRODUCTS AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE, ALL OTHER APPLICABLE CODES, REGULATIONS, TESTS, LISTINGS, AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
 - SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE, DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTS.
 - THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ADEQUACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE ARCHITECT.
 - ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/MANUFACTURER.
 - ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT AND FITTINGS MUST BE CSA (CANADIAN STANDARDS ASSOCIATION) APPROVED.
 - VAPOUR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED (100 MM) AND OCCUR AT FRAMING MEMBERS, FURRING OR BLOCKING. ALL JOINTS THROUGH VAPOUR BARRIERS SUCH AS THOSE FOR THE INSTALLATION OF ELECTRICAL BOXES OR DUCTWORK SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOUR BARRIER OVER THE ENTIRE SURFACE.
 - THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM THAT SHOWN BY ANY PARTY.
 - THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
 - ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
 - THERE SHALL BE SHOP DRAWINGS PROVIDED FOR ALL MAJOR BUILDING COMPONENTS. THEY SHALL BE ISSUED IN TIME FOR ADEQUATE CHECKING BY THE COORDINATING ARCHITECT/ENGINEER AND OTHER CONSULTANTS RESPONSIBLE.
 - ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING.
 - SAMPLES OF ALL INTENDED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW.
 - ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH R.C.A.B.C. OR EQUAL METHODS AND PRACTICES. PROVIDE ROOF WARRANTY TO COORDINATING ARCHITECT/ENGINEER.
 - PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS/GLAZING, GAIRDRAILS, HANDRAILS, STAIRS, RATED ASSEMBLIES (IE JOINTS), FIRE SHUTTERS (IF APPLICABLE).
 - ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY.
 - ROOF SYSTEM TO BE INSPECTED BY 3RD PARTY INSPECTOR DURING CONSTRUCTION. PROVIDE DOCUMENTATION TO ARCHITECT.
 - CONTRACTOR IS RESPONSIBLE FOR 3RD PARTY INSPECTION OF LIFTING, BRACING AND THERMAL CONNECTION. PROVIDE DOCUMENTATION TO ARCHITECT.
- NOTE: ALL ONSITE AND OFFSITE GRADING TO BE CONFIRMED WITH CIVIL ENGINEER.
NOTE: ALL GARBAGE STORED INSIDE BUILDING.

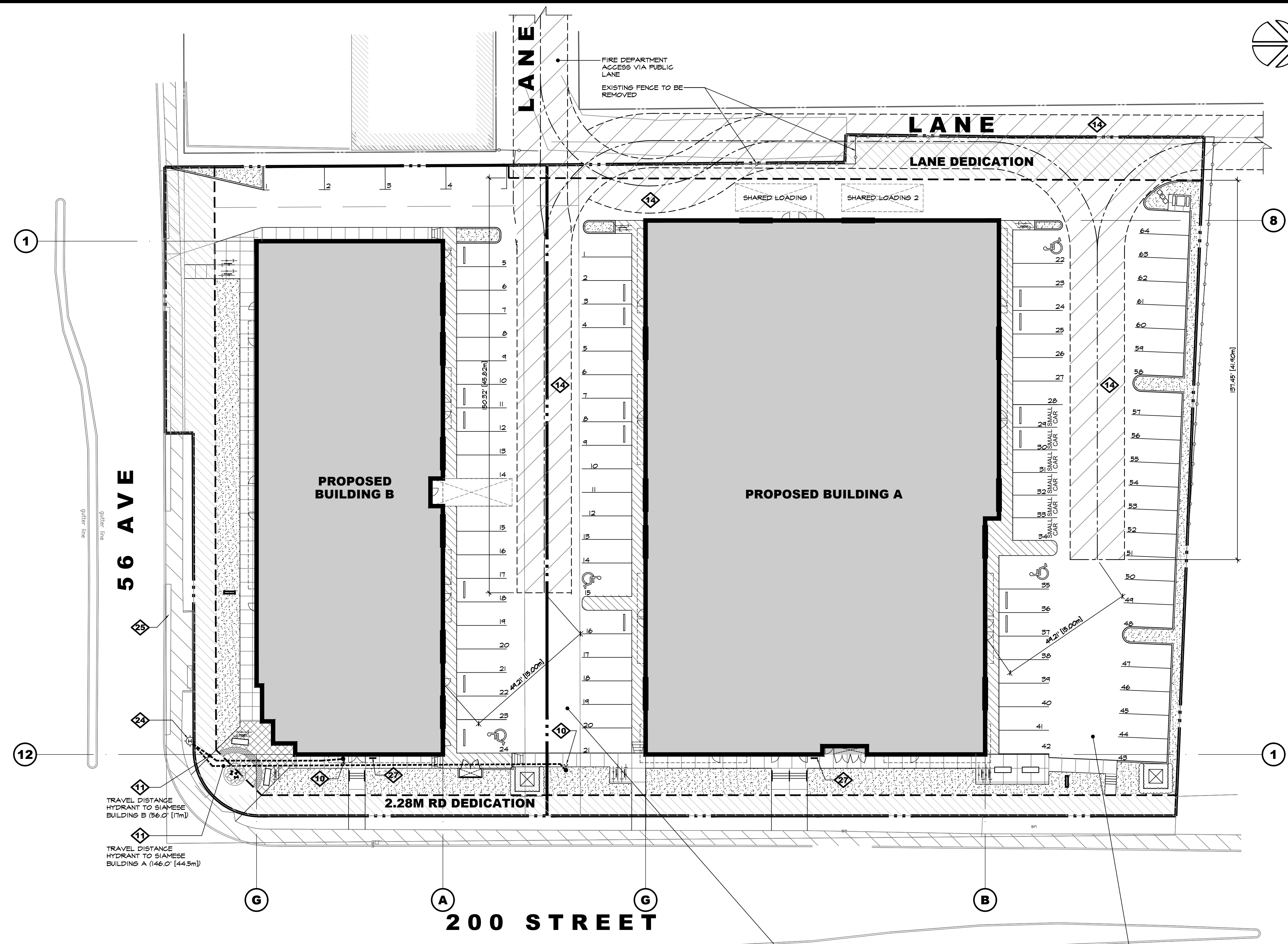
KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT PER DETAIL 5/A-1.2
2	HALL MOUNTED H.C. SIGN PER DETAIL 4/A-1.2
3	5'x8' SIDEWALK LETDOWN PROVIDE MINIMUM 5'x5' CLEAR AT TOP OF LETDOWN. SEE DETAIL 2/A-1.2
4	CONCRETE SIDEWALK 6"± ABOVE ADJACENT ASPHALT LIGHT BROOM FINISH
5	6x6 EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING PER DETAIL 3/A-1.2
6	LANDSCAPING PER LANDSCAPE ARCHITECT'S DRAWINGS
7	PAINT ON ASPHALT
8	4" PAINT STRIPE, TYPICAL
9	ASPHALT CROSSING TO MUNICIPAL SPECS
10	SIAMESE CONNECTION SEE MUNICIPAL DRAWINGS
11	TRAVEL DISTANCE HYDRANT TO SIAMESE (47.56' [14.5m] MAX. CONFIRM ON SITE)
12	LINE OF GANTRY ABOVE SEE PLANS AND DETAILS FOR MORE INFORMATION
13	GARBAGE LOCATION INSIDE BUILDING, TYPICAL PER DETAIL 4/A-1.2
14	HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE DESIGN REQUIREMENTS PER BELOW: - HAVE A CLEAR WIDTH NOT LESS THAN 6m. - HAVE A CENTER-LINE RADIUS NOT LESS THAN 10m. - HAVE AN OVERHANG CLEARANCE NOT LESS THAN 5m. - HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MIN. DISTANCE OF 5m. - ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF 14,000 LBS (6,350 kg). - HAVE TURNAROUND FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE. - BE CONNECTED WITH A PUBLIC THOROUGHFARE
15	BICYCLE PARKING (2, UNO.) PER DETAIL 7/A-1.2
16	SAWCUT CONCRETE
17	BENCH PER DETAIL 13/A-1.2
18	ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
19	6AS METERS PER MECHANICAL DRAWINGS WITH DECORATIVE FENCE AND PROTECTION AS REQUIRED BY BC HYDRO AND MUNICIPALITY. SEE DETAIL 6/A-1.2
20	ELECTRICAL WIRING SEE ELECTRICAL DRAWINGS. SEE DETAIL 8/A-1.2
21	FREE STANDING SIGNAGE. SEE DETAIL 1/A-1.2
22	TYPICAL ACCESSIBLE ENTRANCE
23	CONCRETE WHEELSTOP PER DETAIL 12/A-1.2
24	EXISTING FIRE HYDRANT
25	EXISTING BUS STOP
26	EV CHARGER
27	FIRE ANNUNCIATOR PANEL
28	STEEL PILLAR FEATURE WITH ROCK BASE (SEE RENDERING)

CHIP BARRETT ARCHITECT
740 - 15055 156th Street, Surrey, BC V4A 9A8
PH: 604-596-1278, C: 414 9A8
IN ASSOCIATION WITH
D.FORGE DESIGN INC.
2625A ALLIANCE STREET, ABOTSFORD, B.C. V2E 3J9
TEL: 604-760-5655 EMAIL: DARC@DFORGECA

This drawing is an instrument of service in the property of Chip Barrett Architect and may not be reproduced without written permission and unless the reproduction carries the name of the designer and other information shown on this drawing, shall not be used in connection with the project by others, without written permission of Chip Barrett Architect.

25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15	SEPT.28.21	UPDATED PER CITY COMMENTS
14	SEPT.23.21	UPDATED PER CITY COMMENTS
13	SEPT.21.21	CONSULTANT USE
12	AUG.27.21	UPDATED PER CITY COMMENTS
11	AUG.13.21	UPDATED PER CITY COMMENTS
10	AUG.06.21	RE-ISSUED FOR DP
9	JUL.23.21	RE-ISSUED FOR DP
8	MAY.20.21	CLIENT REVIEW
7	MAY.18.21	CLIENT REVIEW
6	APR.23.21	ISSUED FOR DP
5	APR.20.21	CLIENT REVIEW
4	APR.15.21	CONSULTANT USE
3	MAR.31.21	CONSULTANT USE
2	MAR.30.21	CLIENT REVIEW
1	MAR.29.21	CLIENT REVIEW
NO.	DATE	DESCRIPTION
PROJECT MANAGERS / CONTRACTORS:		
ORION CONSTRUCTION		
104 - 3950 191 STREET, SURREY BC, V3Z 0Y6 PHONE: (604) 362-2994		
ASTRIA PROPERTIES		
ASTRIA LANGLEY CITY		
ADDRESS: 1990A - 19971, 19955 56 AVE & 5643, 5647 200 ST, CITY OF LANSLEY, B.C.		
DRAWING		
SITE PLAN		
SEAL	JOB NO. 21-010	DRAWN VCF
	DESIGNED	
	CHECKED	C.B.
	PLOT DATE	SEPT.28.21
PROJECT - DRAWING NUMBER	REV.	
A-1.0	15	



1 FIRE ACCESS PLAN
 SCALE: 1" = 20'-0"
 SCALE: 0' 10' 20' 30'

KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT PER DETAIL 5/A-1.2
2	HALL MOUNTED H.C. SIGN PER DETAIL 4/A-1.2
3	5'x8' SIDEWALK LETDOWN PROVIDE MINIMUM 5'x5' CLEAR AT TOP OF LETDOWN. SEE DETAIL 2/A-1.2
4	CONCRETE SIDEWALK 6" ABOVE ADJACENT ASPHALT LIGHT BROOKY FINISH
5	6x6 EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING. PER DETAIL 3/A-1.2
6	LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS
7	PAINT ON ASPHALT
8	4" PAINT STRIPE TYPICAL
9	ASPHALT CROSSING TO MUNICIPAL SPECS
10	SIAMESE CONNECTION. SEE MUNICIPAL DRAWINGS
11	TRAVEL DISTANCE HYDRANT TO SIAMESE (141.56' [43m] MAX. CONFIRM ON SITE)
12	LINE OF CANOPY ABOVE. SEE PLANS AND DETAILS FOR MORE INFORMATION
13	SHARBASE LOCATION INSIDE BUILDING. TYPICAL PER DETAIL 9/A-1.2
14	HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE DESIGN REQUIREMENTS PER BELOW: -HAVE A CLEAR WIDTH NOT LESS THAN 8'6" -HAVE A CENTERLINE RADIUS NOT LESS THAN 12m -HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 8'6" -HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MIN. DISTANCE OF 5' -ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF 14000 LBS GVWR -HAVE TURNAROUND FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE 7' HIGH LG -BE CONNECTED WITH A PUBLIC THOROUGHFARE
15	BICYCLE PARKING (2 U.N.O.) PER DETAIL 7/A-1.2
16	SANGUT CONCRETE
17	BENCH PER DETAIL 13/A-1.2
18	ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
19	GAS METERS PER MECHANICAL DRAWINGS WITH DECORATIVE FENCE AND PROTECTION AS REQUIRED BY BC HYDRO AND MUNICIPALITY. SEE DETAIL 6/A-1.2
20	ELECTRICAL KIOSK. SEE ELECTRICAL DRAWINGS. SEE DETAIL 8/A-1.2
21	FREE STANDING SIGNAGE. SEE DETAIL 1/A-1.2
22	TYPICAL ACCESSIBLE ENTRANCE
23	CONCRETE WHEELSTOP PER DETAIL 12/A-1.2
24	EXISTING FIRE HYDRANT
25	EXISTING BUS STOP
26	EV CHARGER
27	FIRE ANNUNCIATOR PANEL
28	STEEL PILLAR FEATURE WITH ROCK BASE (SEE RENDERING)

CHIP BARRETT ARCHITECT
 140-15055 PH: 604-336-1272 V: 484 9x8
 IN ASSOCIATION WITH
D.FORCE DESIGN INC.
 2625A ALLIANCE STREET, ABBOTSFORD, B.C. V2S 3J9
 TEL: (604) 607-5655 EMAIL: DARB@DFORCE.CA

This drawing is an instrument of service in the property of Chip Barrett Architect and may not be reproduced without written permission and unless the reproduction carries the name, address and other information shown on this drawing. It shall not be used for other projects or purposes without the written consent of the project manager. It is the property of Chip Barrett Architect.

25	
24	
23	
22	
21	
20	
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	

4	SEP.28.21	UPDATED PER CITY COMMENTS
3	SEP.23.21	UPDATED PER CITY COMMENTS
2	AUG.27.21	UPDATED PER CITY COMMENTS
1	AUG.26.21	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
 ORION CONSTRUCTION
 104-3950 191 STREET,
 SURREY BC, V3Z 0Y6
 PHONE: (604) 362-2994

PROJECT:
 PROPOSED INDUSTRIAL BUILDINGS FOR
ASTRIA PROPERTIES
ASTRIA LANGLEY CITY
 ADDRESS: 19600, 19071, 19065 56 AVE & 5643, 5647, 200 ST. CITY OF LANGLEY, B.C.

FIRE ACCESS PLAN

SEAL	JOB NO. 21-010	DRAWN VCF
DESIGNED		
CHECKED	C.B.	
PLOT DATE	SEP.28.21	