

LANGLEY BYPASS

20670 LANGLEY BYPASS, LANGLEY, BC



DRAWING LIST:

ARCHITECTURAL

LOVICK SCOTT ARCHITECTS LTD.
3707 1st AVENUE,
BURNABY, B.C., V5C 3V6
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(fax) 604.298.6081
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A0 COVER SHEET
A0.1 NOTES
AS1 SITE PLAN
AS2 SITE PLAN
A1.0 FLOOR PLAN
A1.2 ROOF PLAN
A2.0 EXTERIOR ELEVATIONS
A2.1 EXTERIOR ELEVATIONS
A3.0 SECTIONS
A3.1 SECTIONS
A4.0 WALL SECTIONS
A4.1 WALL SECTIONS
A5.0 DETAILS
A5.1 DETAILS
A5.2 DETAILS
A6.0 WALL, ROOF & FLOOR ASSEMBLIES
A6.1 DOOR & WINDOW SCHEDULES

LANDSCAPING

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
21308 - 86 AVENUE,
LANGLEY, B.C., V1M 1Z7
(tel) 604-888-2363

L-1 LANDSCAPE PLAN

STRUCTURAL

LONDON MAH & ASSOCIATES LTD.
#103-1847 W.BROADWAY,
VANCOUVER, BC V6J 1Y6
(tel) 604-739-8544
(e-mail) LONDONMAH@TELUS.COM

S-1.0 GENERAL NOTES & KEY PLAN
S-2.0 FOUNDATION PLAN
S-2.0a LOWER CANOPY PLAN & DETAILS
S-3.0 ROOF FRAMING PLAN
S-4.0 SECTION
S-5.0 SECTION

MECHANICAL

ALBERTO BICOL CONSULTING INC.
7968 - WEDGEWOOD SREET,
BURNABY, B.C., V5E 2EB
(tel) 778-998-9651
(e-mail) albert.bicol@albertobconsulting.com

M-1 SITE PLAN
M-2 FOUNDATION PLAN
M-3 MECHANICAL PLAN
M-4 ROOF PLAN
M-5 DETAILS AND SCHEDULES
M-6 SPECIFICATION

ELECTRICAL

EDG ELECTRICAL CONSULTANTS CORP.
200-2764 BARNET HIGHWAY,
COQUITLAM, BC, V3B 1B9
(tel) 604-474-4080
(e-mail) EDG@EDGCRP.CA

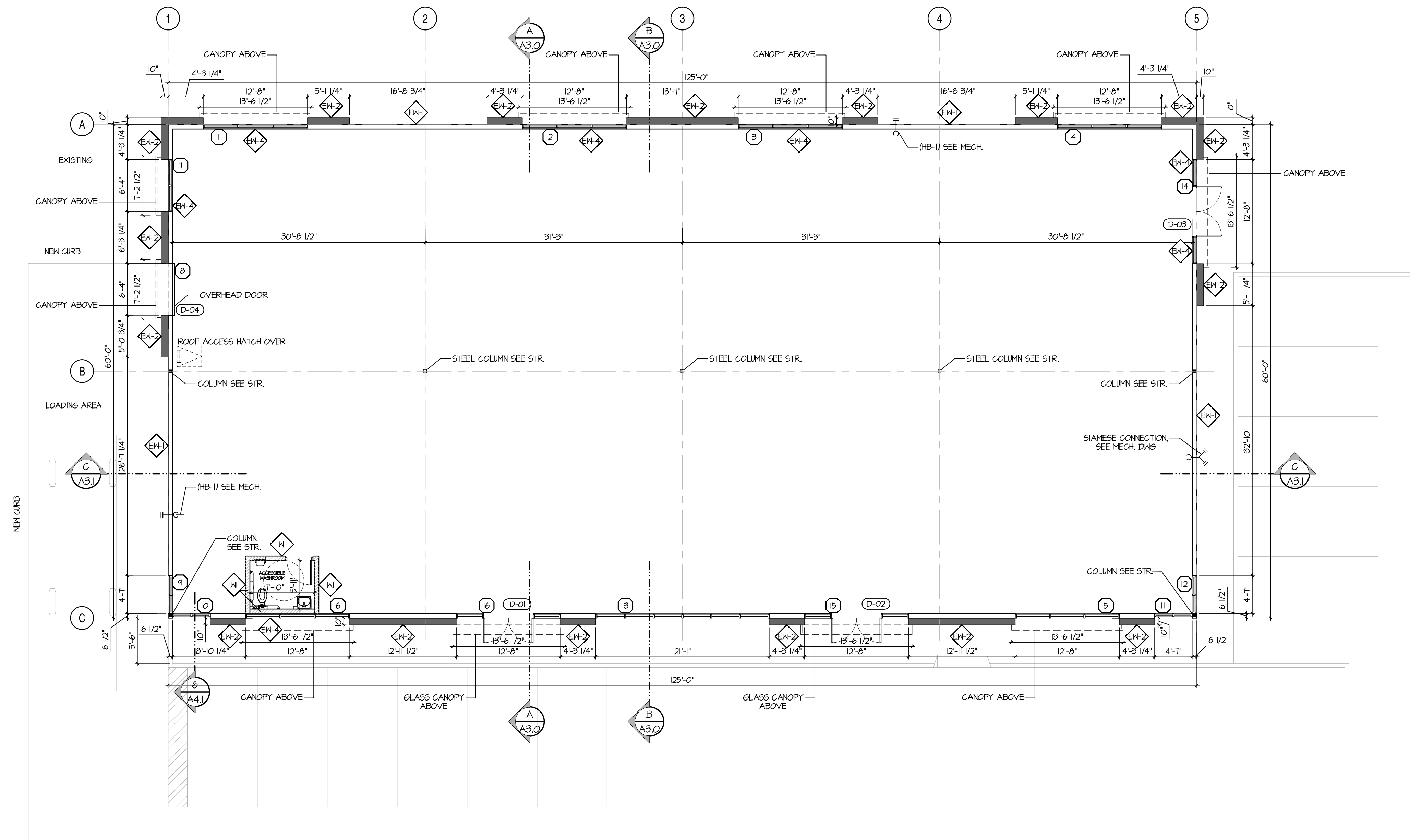
E1.0 SITE PLAN
E1.1 SITE SERVICING DETAILS
E2.0 FLOOR PLAN
E2.1 DETAILS AND NOTES
E3.0 SPECIFICATIONS

CIVIL

CORE GROUP CONSULTANTS
LAND DEVELOPMENT SERVICES
320-8988 FRASERTON COURT,
BURNABY, BC, 5J 5H8
(tel) 604-299-0605
(fax) 604-299-0629

C1 NOTES
C2 STORM & SANITARY
C3 GRADING AND WATER

ISSUED FOR BP - MARCH. 31. 2017



FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRAMING NOTES

1. REFER TO STRUCTURAL DWGS FOR INTERIOR BEARING AND SHEAR WALL INFORMATION.
2. WHERE NEW PLUMBING VENTS PENETRATE CEILING (WITHIN STUD PARTITIONS) G.C. TO PROVIDE POSITIVE SEAL BETWEEN VENT AND SIDES OF OPENING.
3. CONTRACTOR OR BUILDER TO VERIFY ALL DATINGS, DIMENSIONS, INCLUDING ROUGH OPENINGS OF ALL DOORS, WINDOWS, FITTINGS, APPLIANCES, AND BUILT-IN EQUIPMENT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO BEGINNING OF CONSTRUCTION.

PROPOSED FLOOR PLAN LEGEND

- WALL ASSEMBLY; REFER TO A5.1 DRAWINGS.
- DOOR NUMBER; REFER TO A5.0 DOOR SCHEDULE
- WINDOW NUMBER; REFER TO A5.0 WINDOW SCHEDULE

REV	DATE	DESCRIPTION
02	31/03/11	ISSUED FOR BP
01	07/02/11	ISSUED FOR DP

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DRAWN BY: A.T. APPROVED: LSA

PROJECT: **Langley Bypass Commercial**

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LANGLEY, BC

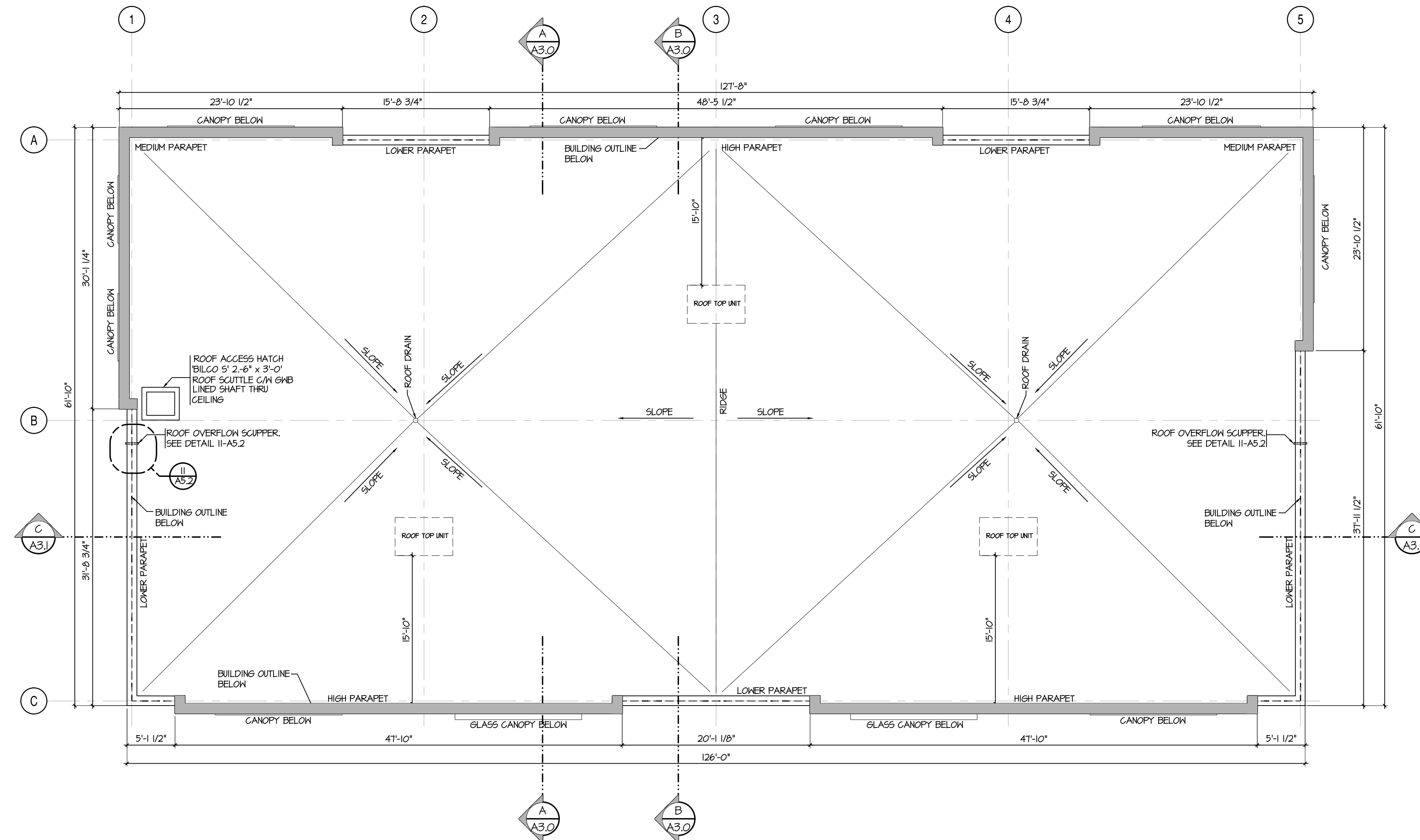
DRAWING

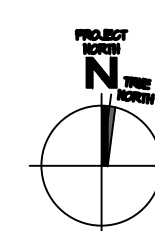
FLOOR PLAN

PROJECT NUMBER: 13-94 DRAWING NUMBER: A1.0

SCALE: 1/8" = 1'-0"
DATE: NOV 2013 REVISION: 31/03/11

Langley Bypass 13-94




ROOF PLAN
 SCALE: 1/8" = 1'-0"

- ROOF NOTES**
1. PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS TO ALLOW DRAINAGE. (NO PONDING ALLOWED)
 2. PROVIDE BUILT-UP SADDLES AS REQUIRED TO CREATE POSITIVE DRAINAGE AROUND ALL EQUIPMENT.
 3. REFER TO STRUCTURAL DRAWINGS FOR CONFIRMED LOCATIONS OF BEAMS, GIRDERS.
 4. CAULK, SEAL AND MAKE GOOD ALL ROOF PENETRATIONS.
 5. GC TO PROVIDE TRUSS SHOP DRAWINGS.
 6. GC TO VERIFY SIZE, TYPE AND LOCATION OF ALL ROOF TOP EQUIPMENT WITH MECH. DNG'S, INCLUDING ALL VENTS.

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PROJECT: Langley Bypass Commercial

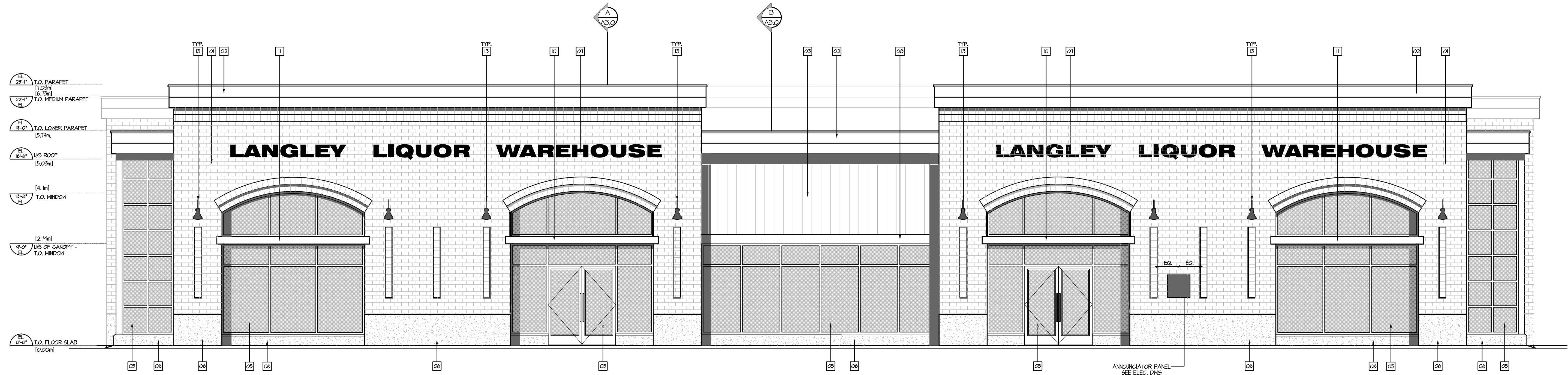
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DRAWING

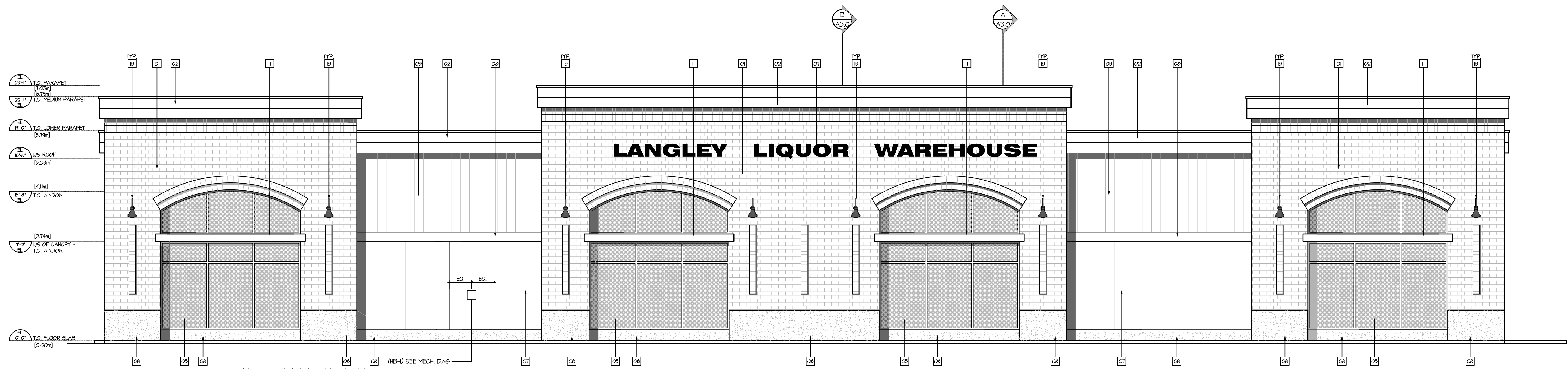
ROOF PLAN

PROJECT NUMBER	DRAWING NUMBER
13-94	A1.2
SCALE	
1/8" = 1'-0"	
DATE	REVISION
NOV 2013	31/03/11

Langley Bypass 13-94



SOUTH ELEVATION
SCALE: NT5



NORTH ELEVATION
SCALE: NT5

REV	DATE	DESCRIPTION
03	31/03/17	ISSUED FOR BP
02	09/03/17	RE-ISSUED FOR DP
01	07/02/17	ISSUED FOR DP

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EXTERIOR FINISHES		* ALL MATERIAL FLASHING TO BE 24 GA.
NO.	MATERIAL	COLOUR
1	CULTURED STONE BRICK	HIGH DESERT
2	METAL ROOF FLASHING	CHARCOAL
3	HARDIE PANEL VERTICAL SIDING	IRON GREY
5	STOREFRONT DOORS & WINDOW FRAMES	ANODIZED - BLACK
6	CONCRETE UPSTAND	STAINED TO MATCH BM HC-166 CHARCOAL
7	HARDIE PANEL SMOOTH (HZS)	ARCTIC WHITE
8	HARDI TRIM	IRON GREY
4	SCUPER	PAINT EXPOSED PORTION CHARCOAL
10	CANOPY WITH GLASS	CHARCOAL
11	CANOPY WITHOUT GLASS	CHARCOAL
12	ALUMINUM OVERHEAD DOOR	CHARCOAL
13	GOOSENECK LIGHTING - SEE ELECTRICAL	CHARCOAL

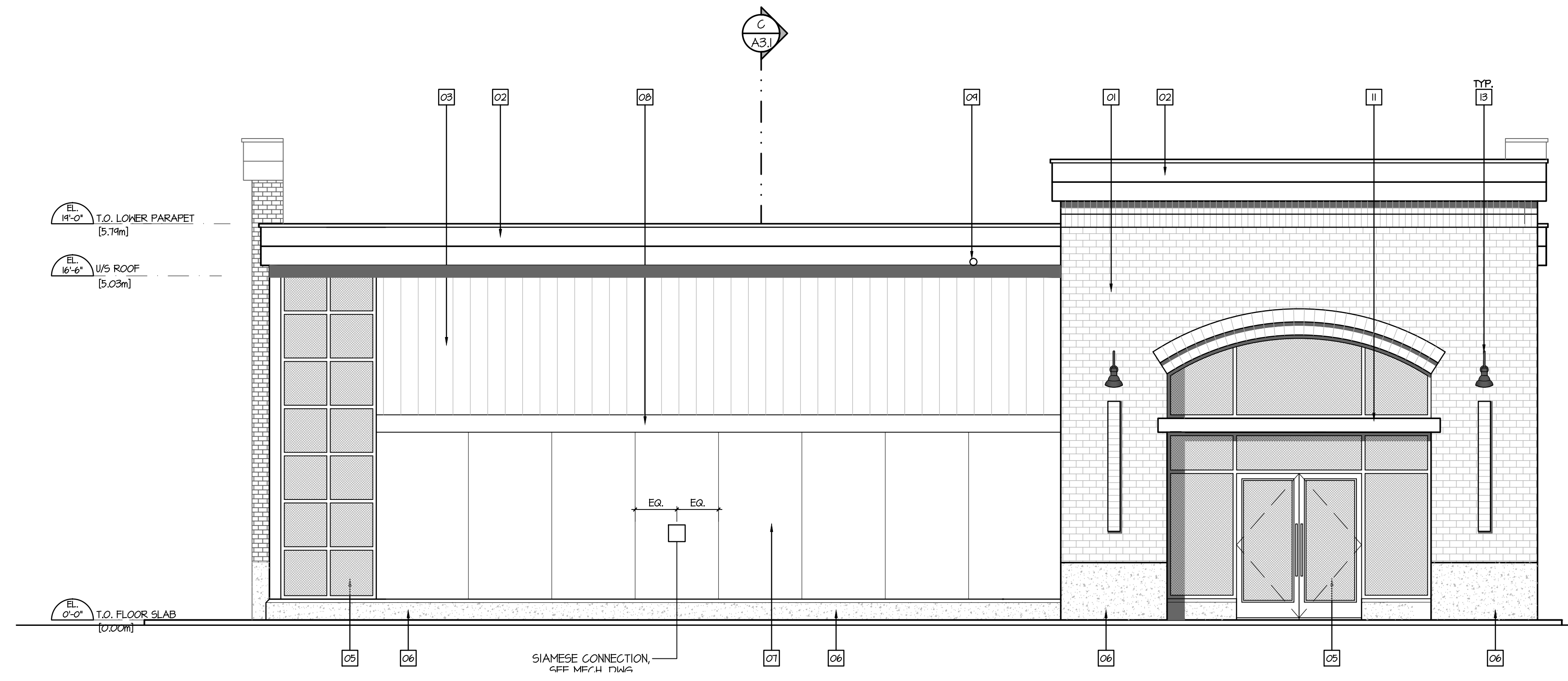
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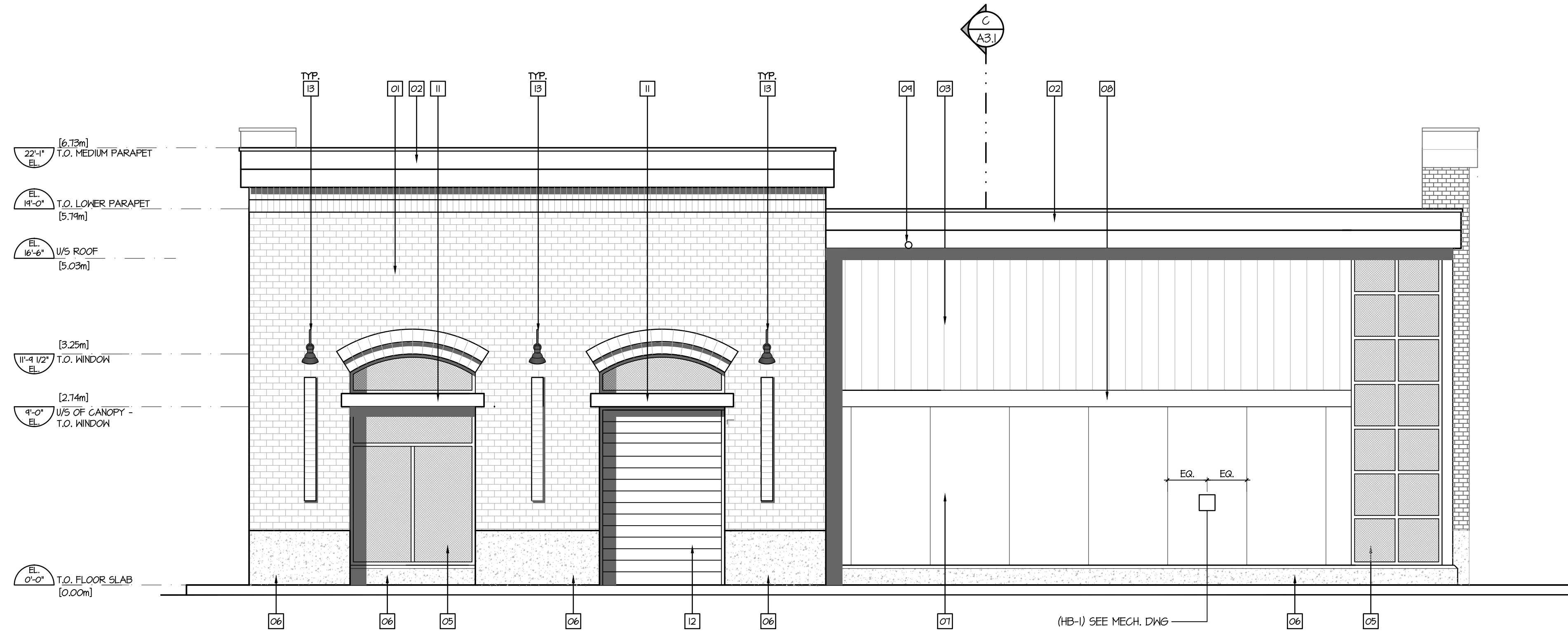
DRAWN BY: A.T.
PROJECT: LSA
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DRAWING: EXTERIOR ELEVATIONS
PROJECT NUMBER: 13-94
DRAWING NUMBER: A2.0
SCALE: NT5
DATE: NOV 2013
REVISION: 31/03/17

Langley Bypass 13-94



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES		
* ALL MATERIAL FLASHING TO BE 24 GA.		
- COLOURS TO BE CONFIRMED PRIOR TO PAINTING		
NO.	MATERIAL	COLOUR
1	CULTURED STONE BRICK	HIGH DESERT
2	METAL ROOF FLASHING	CHARCOAL
3	HARDIE PANEL VERTICAL SIDING	IRON GREY
5	STOREFRONT DOORS & WINDOW FRAMES	ANODIZED - BLACK
6	CONCRETE UPSTAND	STAINED TO MATCH BM HG-166 CHARCOAL
7	HARDIE PANEL SMOOTH (#125)	ARCTIC WHITE
8	HARDI TRIM	IRON GREY
4	SCUPER	PAINT EXPOSED PORTION CHARCOAL
10	CANOPY WITH GLASS	CHARCOAL
11	CANOPY WITHOUT GLASS	CHARCOAL
12	ALUMINUM OVERHEAD DOOR	CHARCOAL
13	GOOSENECK LIGHTING - SEE ELECTRICAL	CHARCOAL

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02	09/03/17	RE-ISSUED FOR DP
01	07/02/17	ISSUED FOR DP

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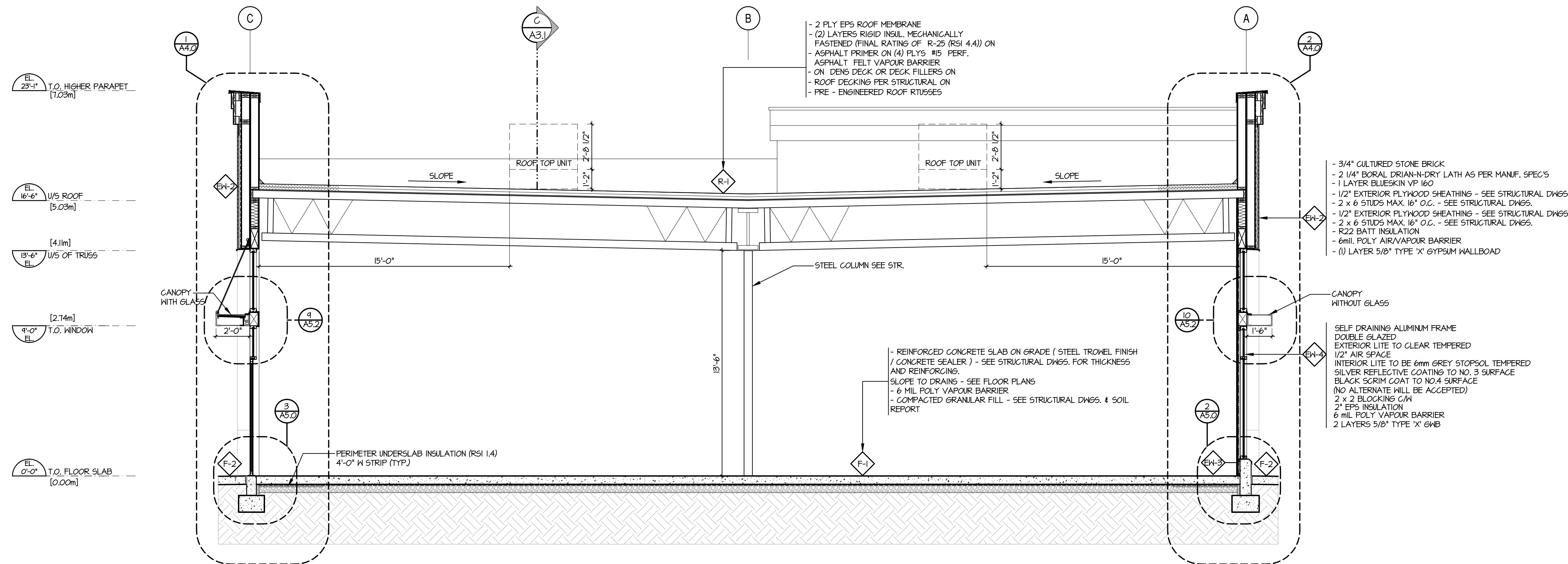
PROJECT: Langley Bypass Commercial

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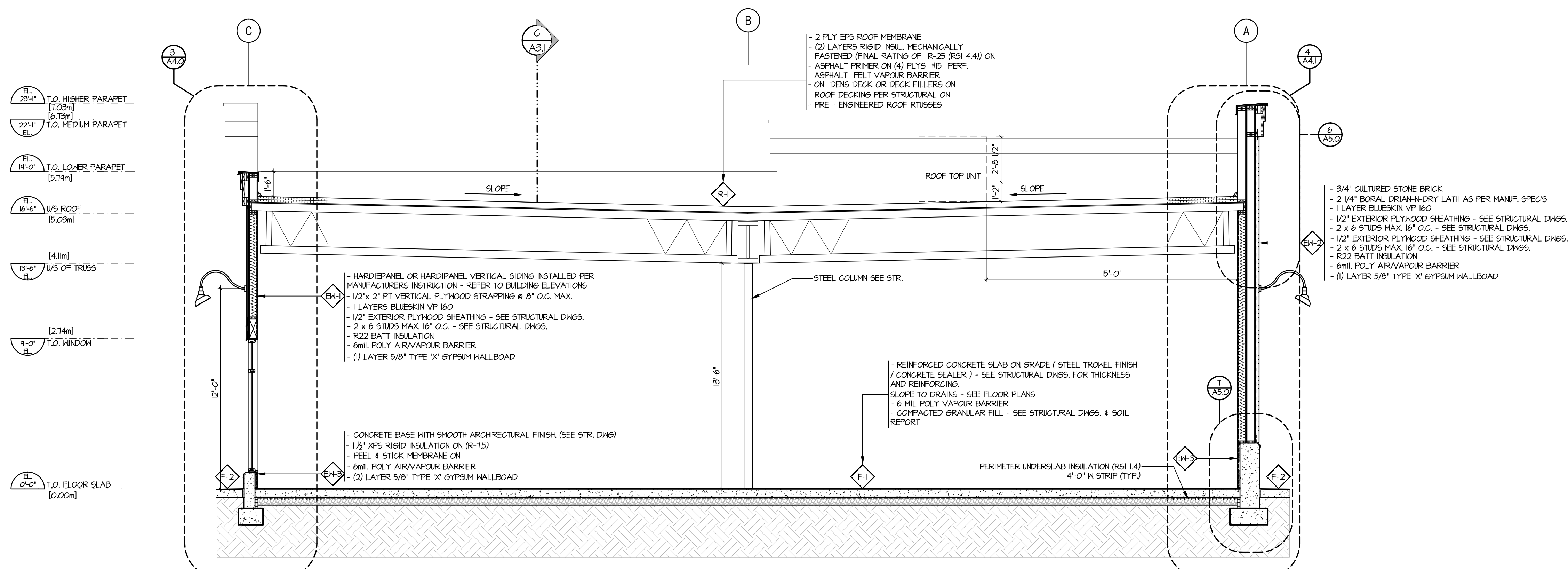
DRAWING: EXTERIOR ELEVATIONS

PROJECT NUMBER	DRAWING NUMBER
13-94	A2.1
SCALE	
1/4" = 1'-0"	
DATE	REVISION
NOV 2013	31/03/17

Langley Bypass 13-94



SECTION A-A
A.I.O. SCALE: 1/4" = 1'-0"



SECTION B-B
A.I.O. SCALE: 1/4" = 1'-0"

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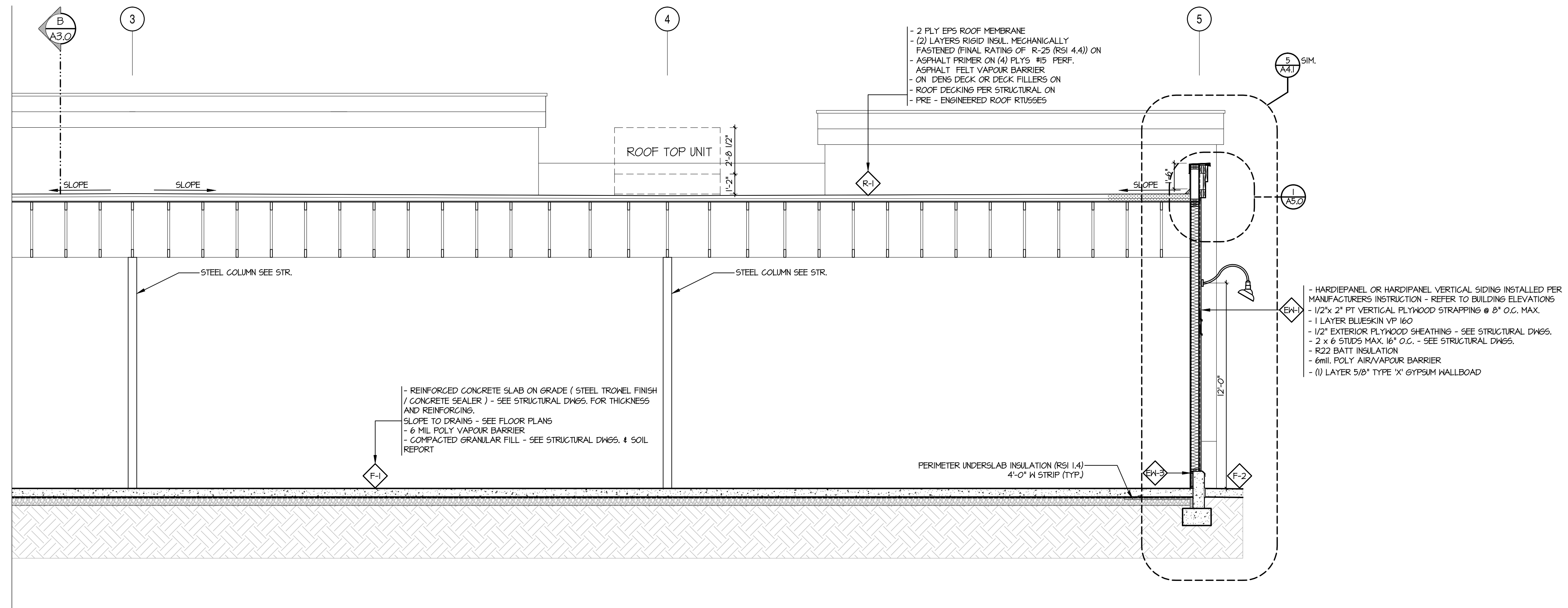
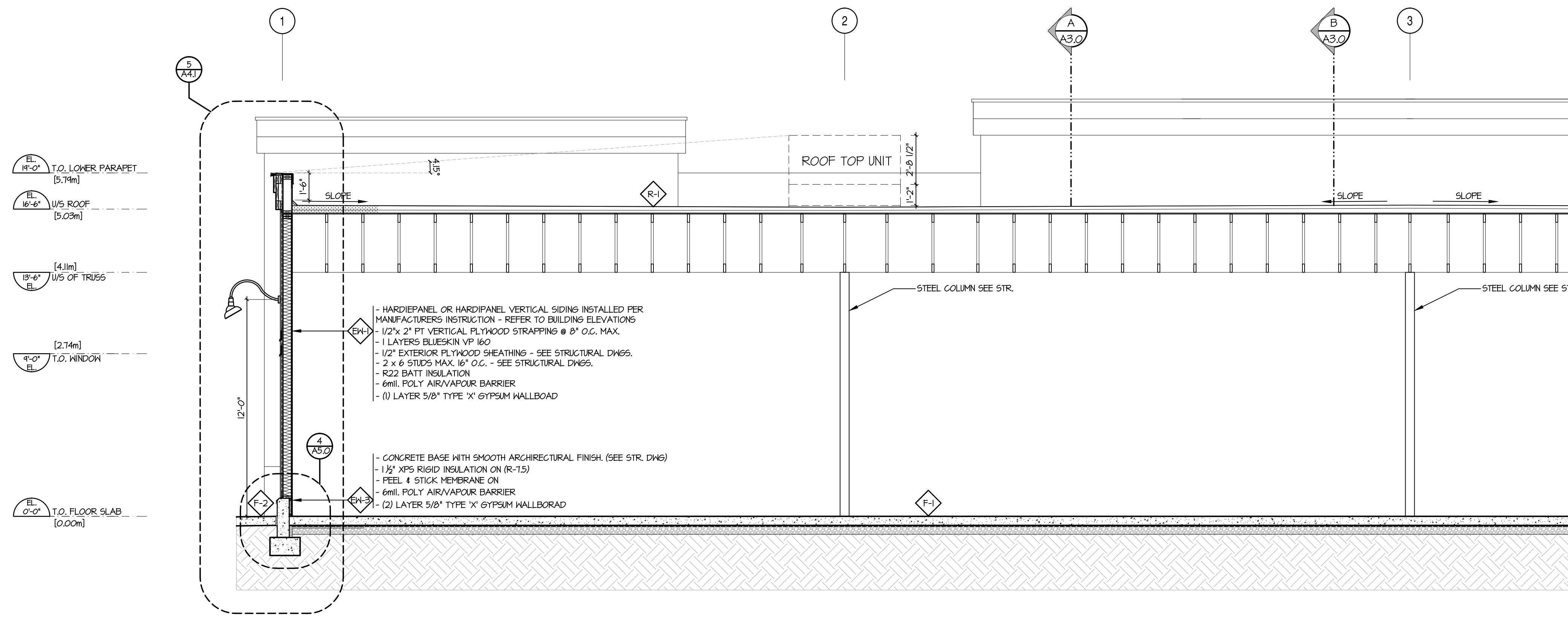
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LANGLEY, BC

DRAWING

SECTIONS

PROJECT NUMBER	DRAWING NUMBER
13-94	A3.0
SCALE: 1/4" = 1'-0"	
DATE: NOV 2013	REVISION: 31/03/11

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3 SECTION C-C
A1.0 SCALE: 1/4" = 1'-0"

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DRAWING

SECTIONS

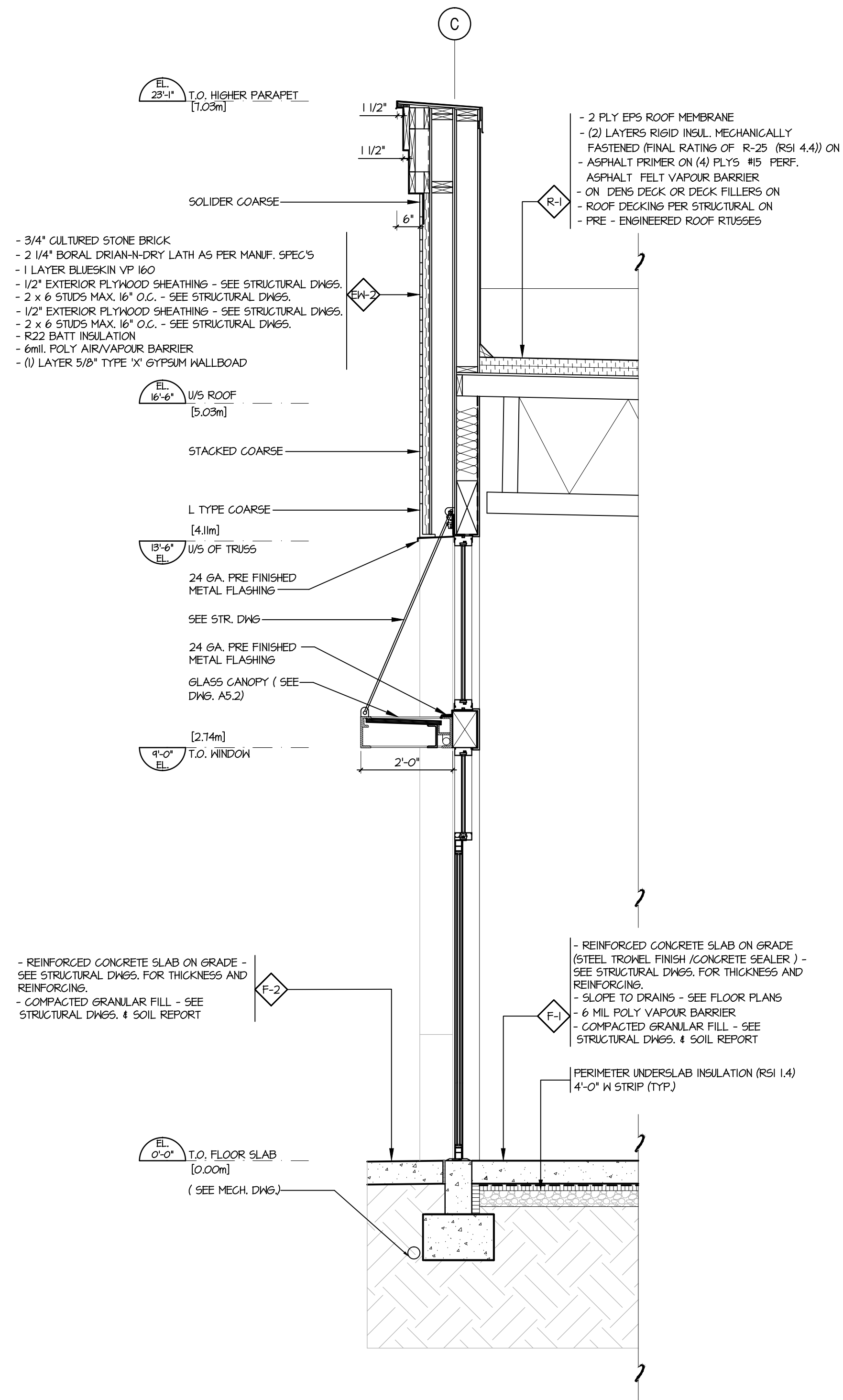
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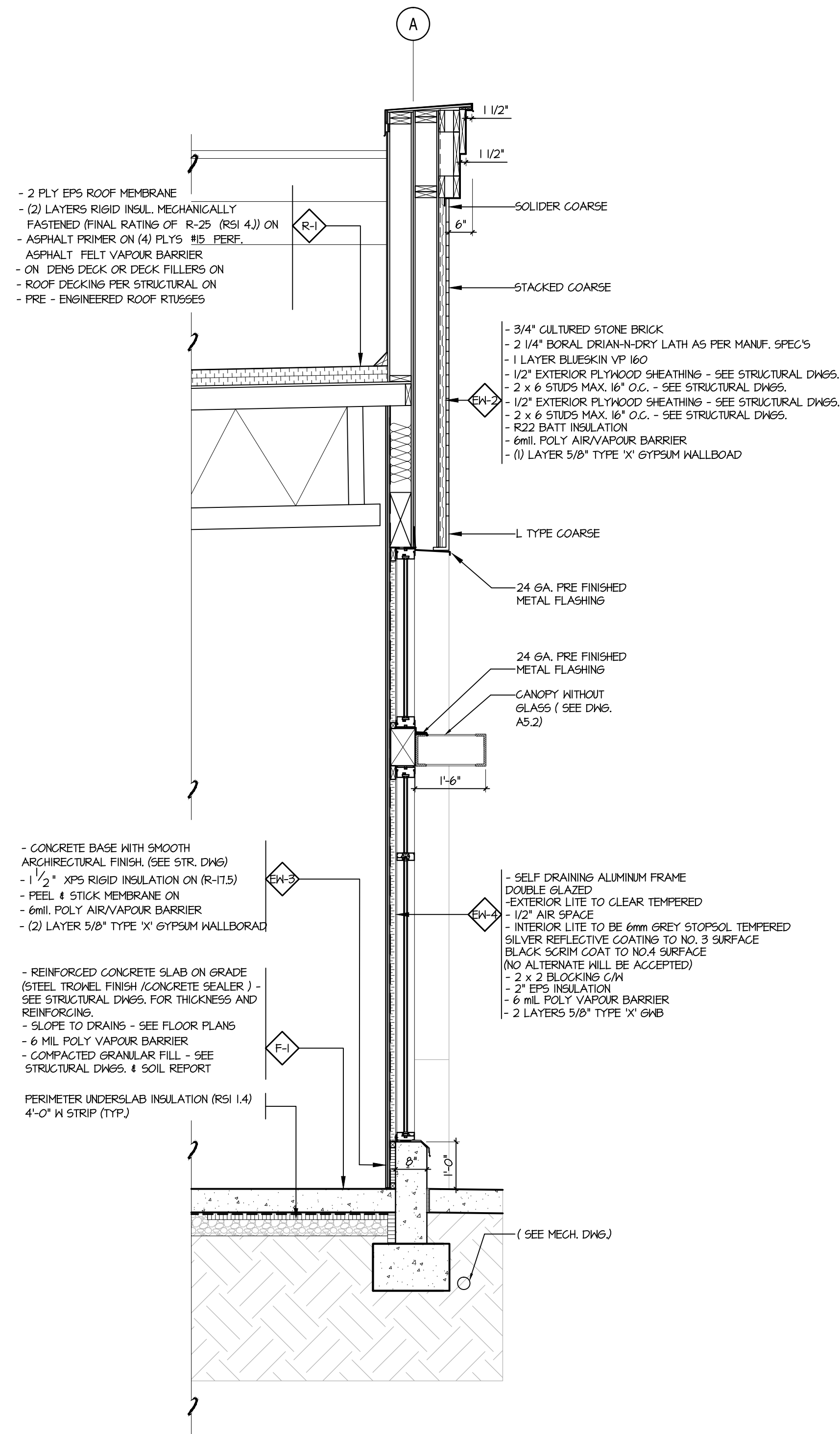
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REVISION: 31/03/11

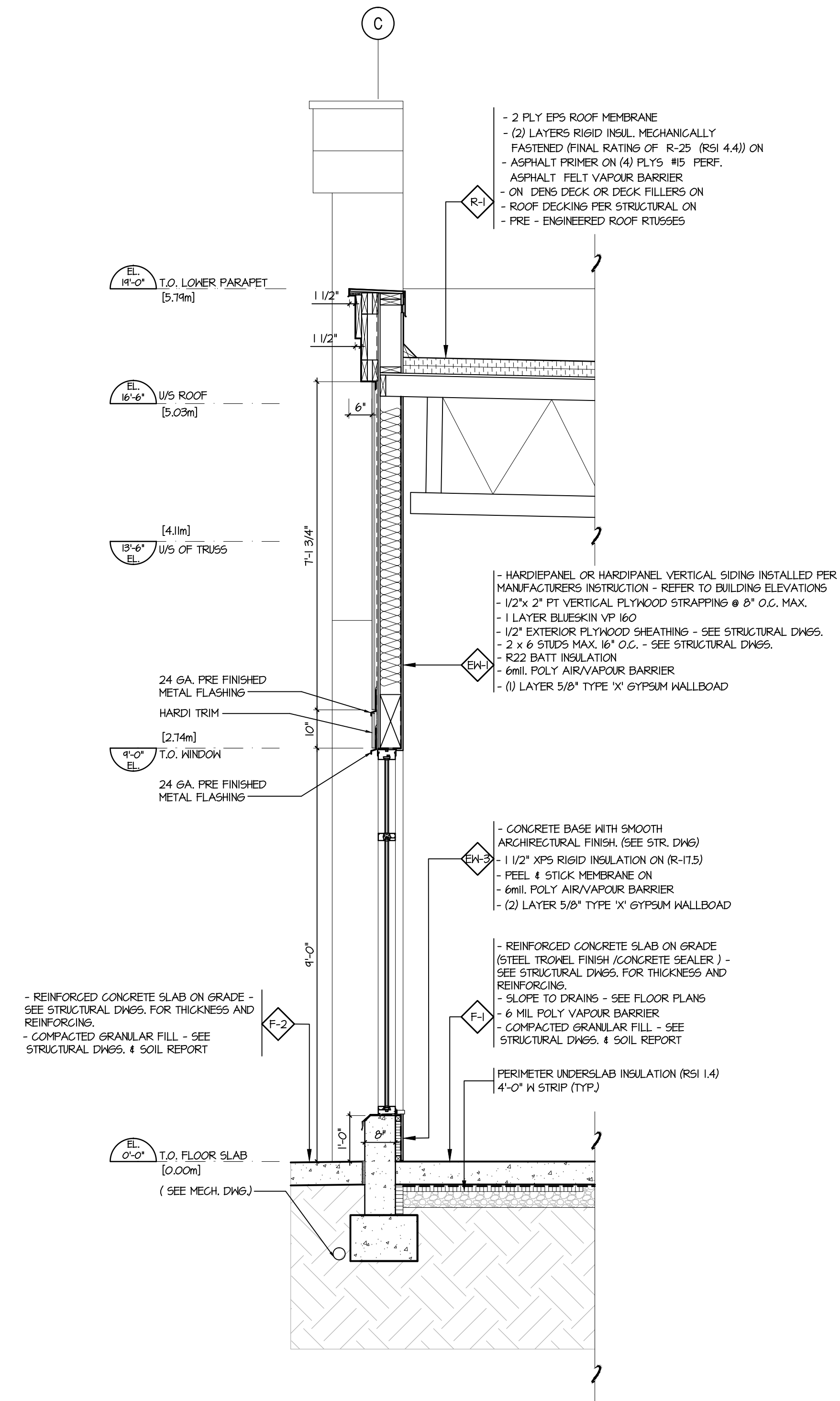
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1 WALL SECTION 1
A3.0 SCALE: 1/2" = 1'-0"



2 WALL SECTION 2
A3.0 SCALE: 1/2" = 1'-0"



3 WALL SECTION 3
A3.0 SCALE: 1/2" = 1'-0"

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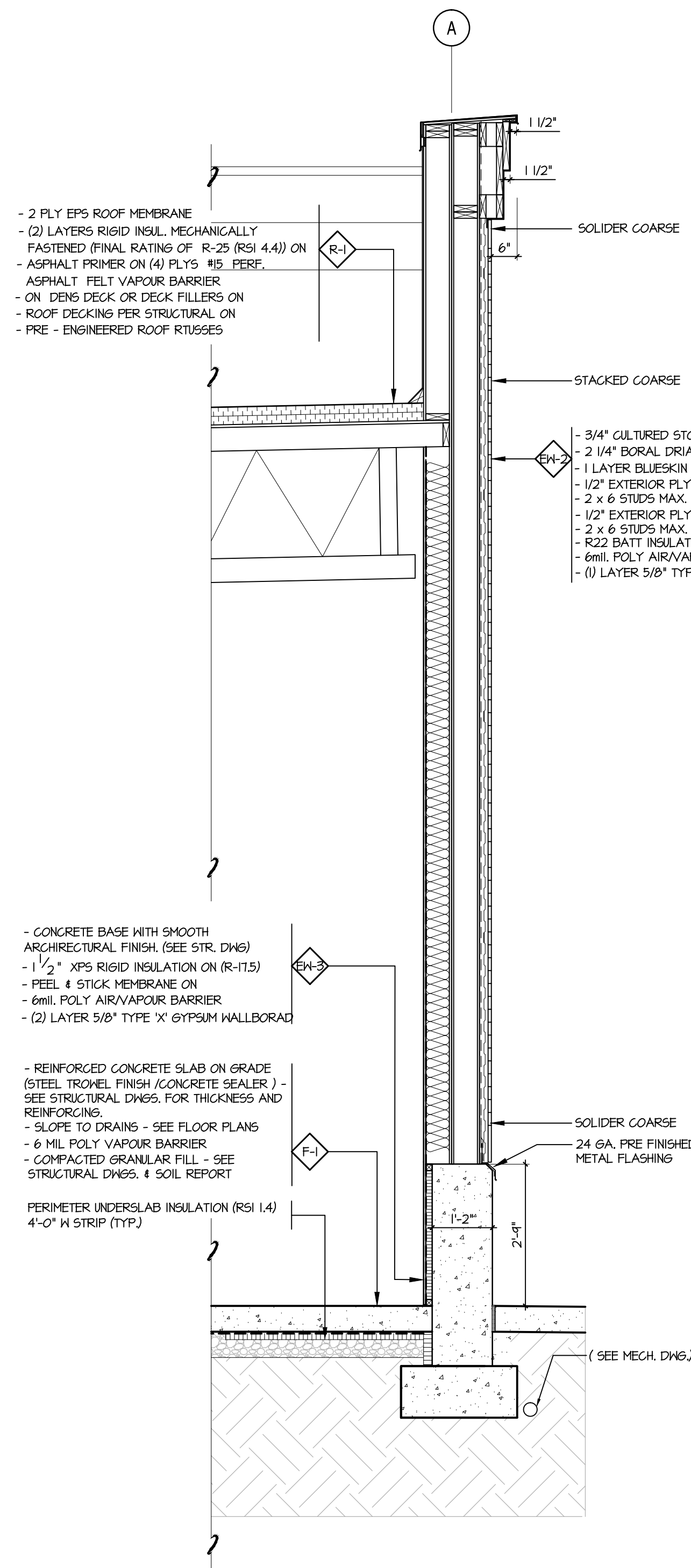
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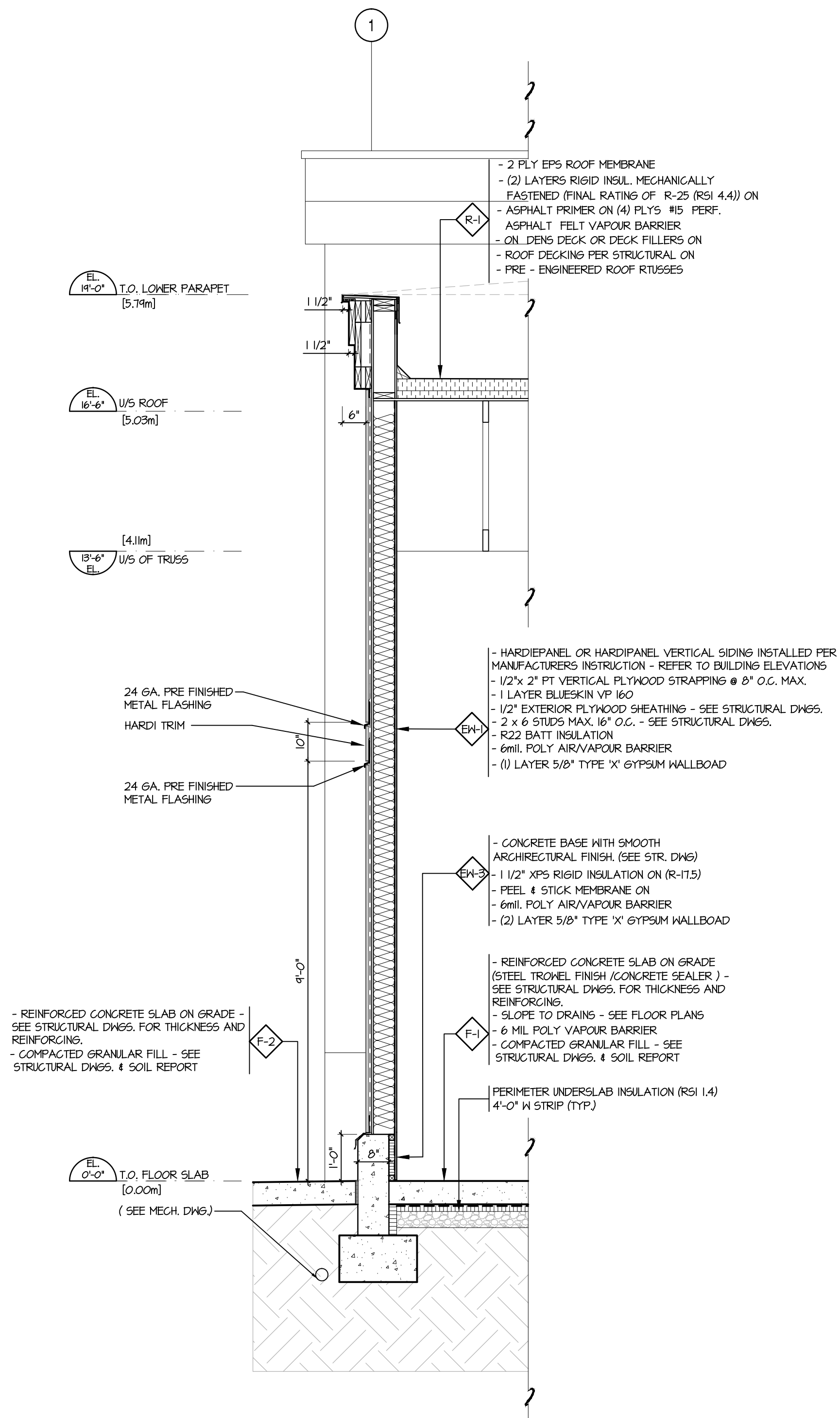
WALL SECTIONS

PROJECT NUMBER	DRAWING NUMBER
13-94	A4.0
SCALE: 1/4" = 1'-0"	
DATE: NOV 2013	REVISION: 3/03/11

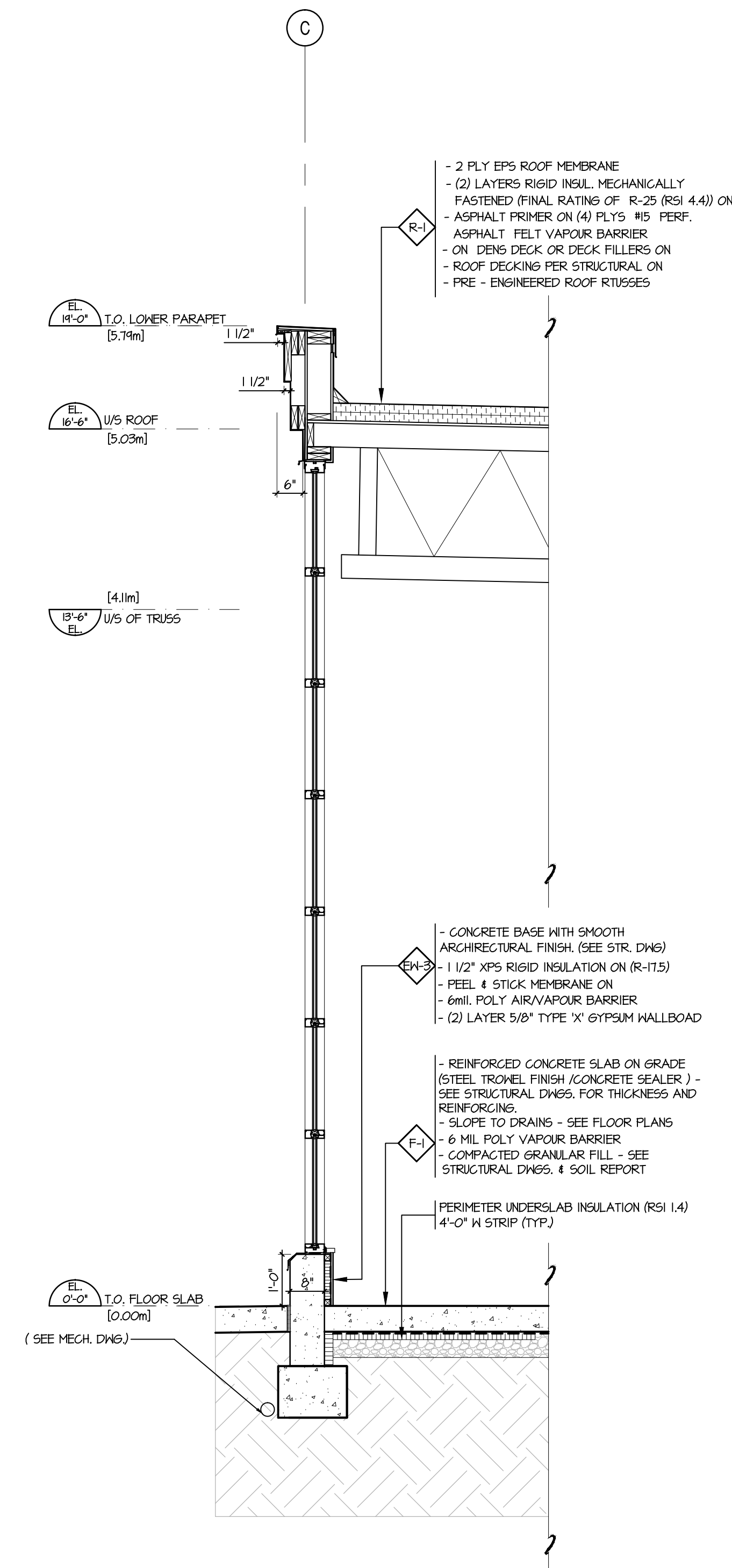
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4 WALL SECTION 04
A3.0 SCALE: 1/2" = 1'-0"



5 WALL SECTION 05
A3.1 SCALE: 1/2" = 1'-0"



6 WALL SECTION 07
A1.0 SCALE: 1/2" = 1'-0"

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WALL SECTIONS

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SCALE: 1/4" = 1'-0"	
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PROVIDE 2" BUTION LOUVERED VENT AT TOP OF PARAPET FRAMING 1 VENT PER STUD CAVITY OF NEW PARAPET EXTENSION. LAP CAP FLASHING (1" MIN) OVER TO PROTECT SCREEN (TYPICAL)

PROTECT TOP OF ROOF PARAPET WITH 24 GA. PREFINISHED METAL FLASHING C/M DRIP & HOLD DOWN GALV. METAL CLIPS OVER (5-JOINTS & NO EXPOSED FASTENERS) ON ROOF MEMBRANE (CONTINUE TO FRONT OF PARAPET FRAMING) ON SLOPED 1/2" PLY SHEATHING ON 2X6 WOOD FRAMING (SEE STRUCT.)

CONTINUE ROOF MEMBRANE TO FRONT OF PARAPET ON 1/2" PLY SHEATHING ON 2 X 6 WOOD FRAMING (SEE STRUCT. DWGS)

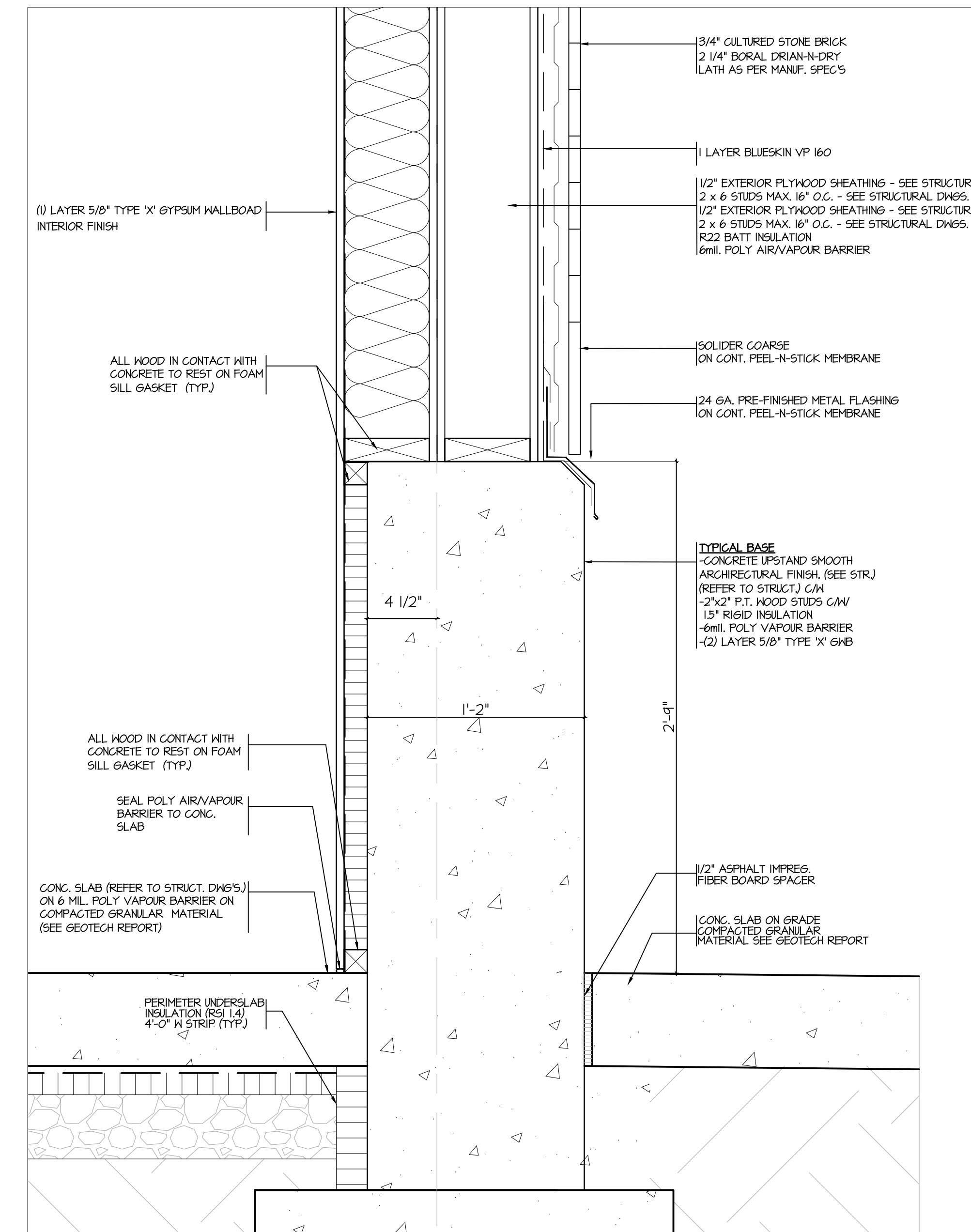
TYPICAL BUILD-UP FLAT ROOFING TO CRGA STANDARDS TO (2) LAYERS RIGID INSULATION (FINAL RATING OF R-25 (RSI 4.4)) ON ASPHALT PRIMER ON (4) PLYS #15 PERF. ASPHALT FELT MEMBRANE ON DENS DECK OR DECK FILLERS ON ROOF DECKING ON WOOD TRUSSES/BEAMS. ROOFING TO BE SLOPED TO DRAINS. WATER PONDING ON ROOF IS UNACCEPTABLE. PROVIDE A 5 YEAR CRGA GUARANTEE.

3/4" CULTURED STONE BRICK
2 1/4" BORAL DRIAN-N-DRY LATH AS PER MANUF. SPEC'S
1 LAYERS BLUESKIN VP 160

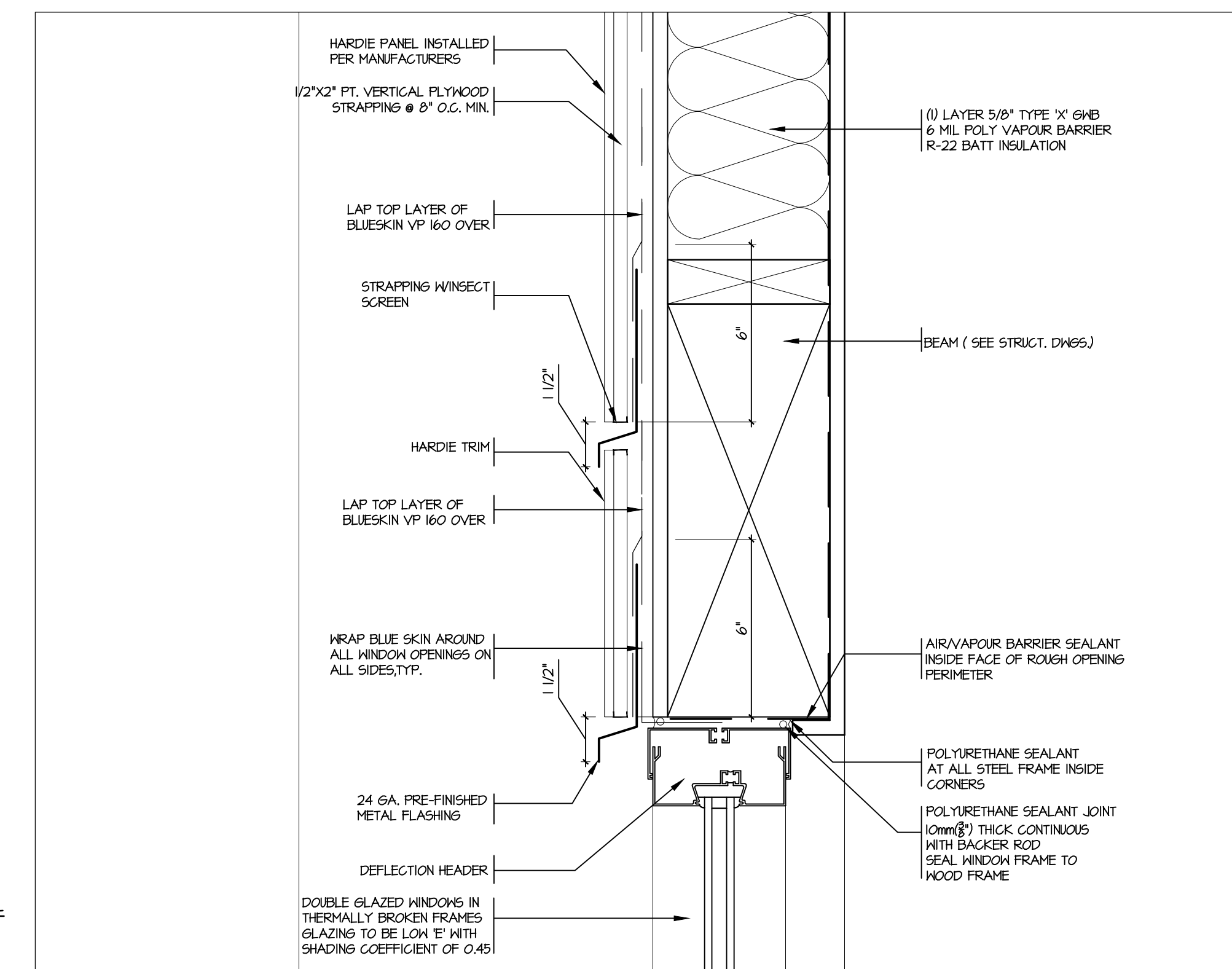
1/2" EXTERIOR GRADE PLY SHEATHING ON 2 X 6 WOOD FRAMING (SEE STRUCT. DWGS)

2 x 6 STUDS MAX. 16" O.C. - SEE STRUCTURAL DWGS.
R22 BATT INSULATION
6mil. POLY AIR/VAPOUR BARRIER
(1) LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD INTERIOR FINISH

6 SECTION DETAIL
A3.0 SCALE: 2" = 1'-0"



7 SECTION DETAIL
A3.0 SCALE: 2" = 1'-0"



8 SECTION DETAIL
A3.0 SCALE: 3" = 1'-0"

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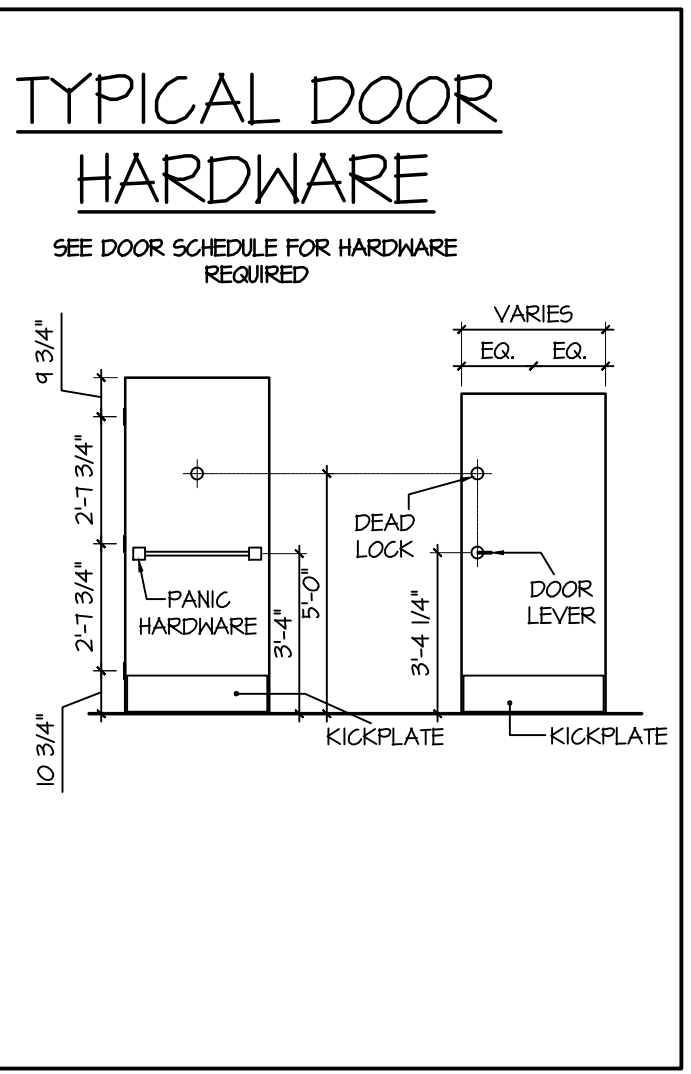
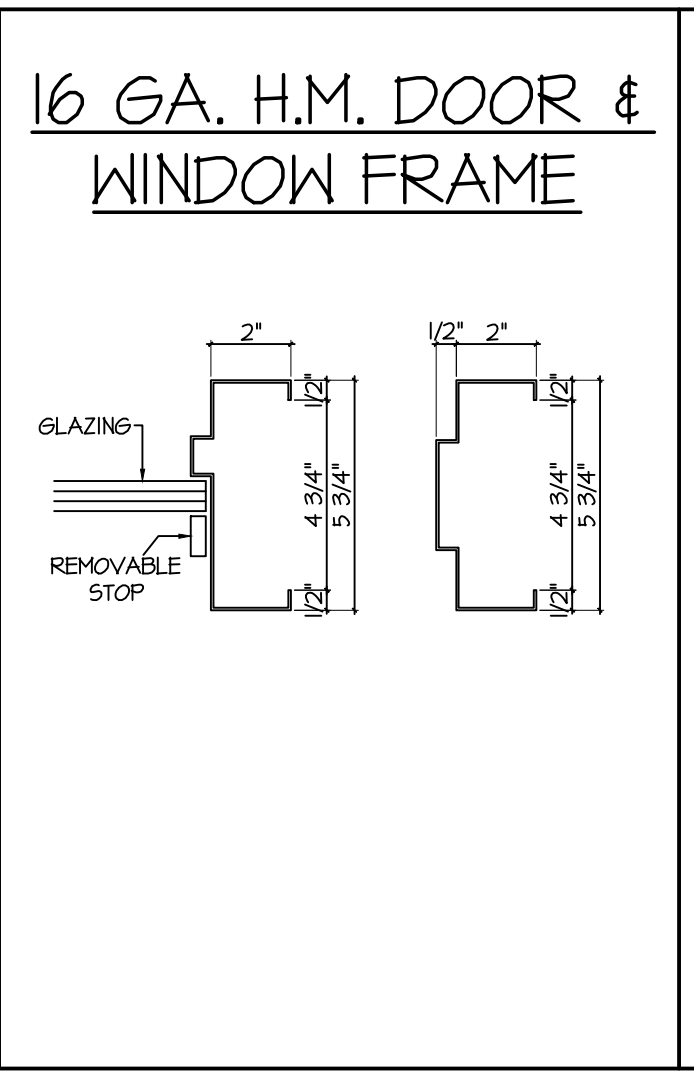
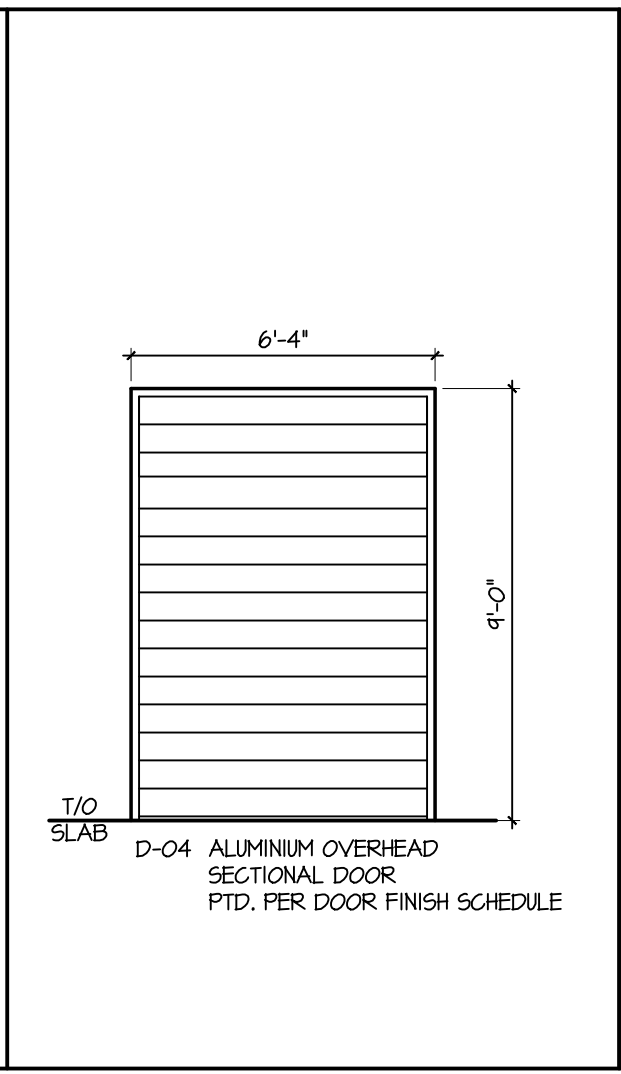
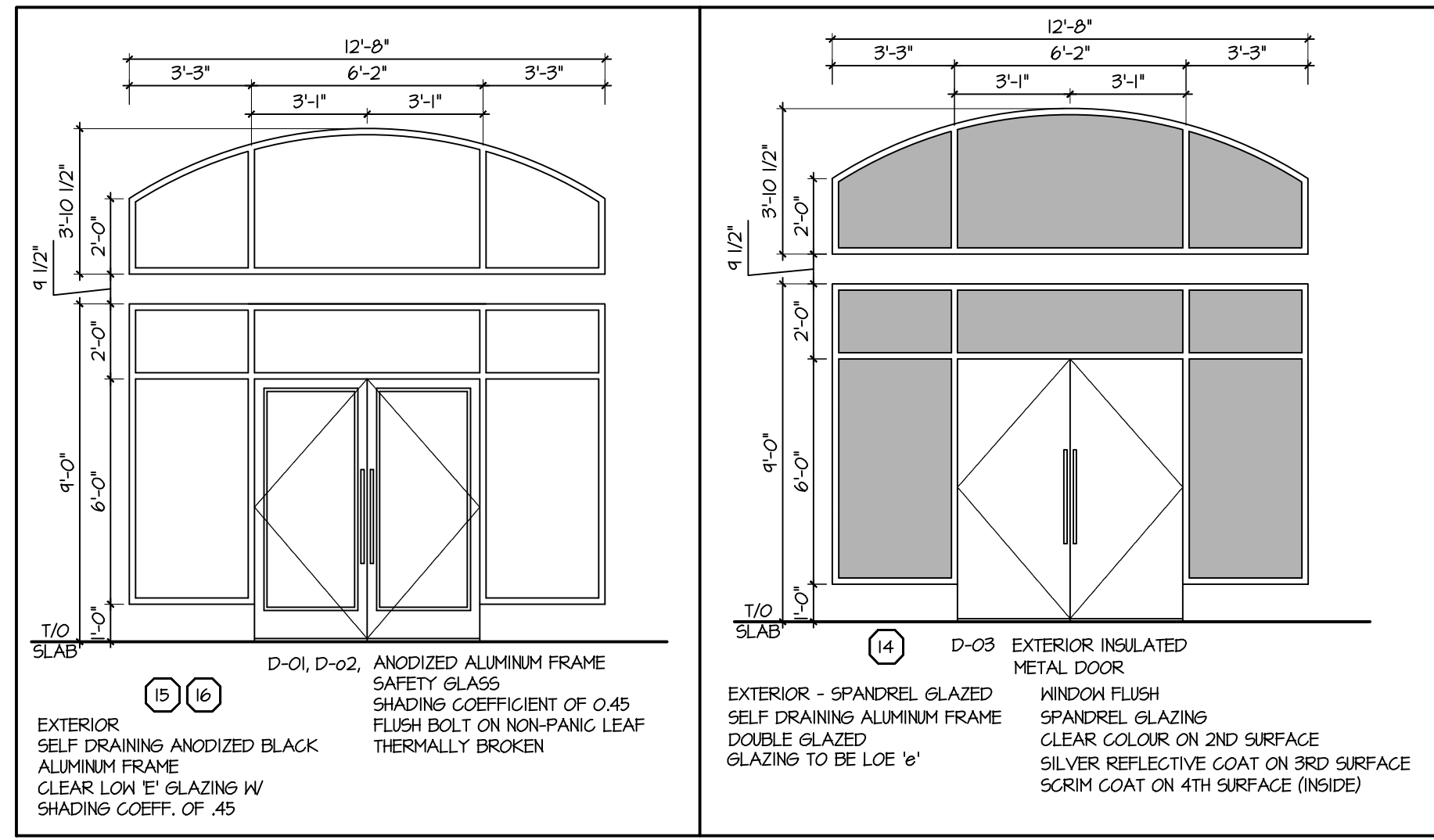
DRAWN BY: A.T.
PROJECT: Langley Bypass Commercial
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LANGLEY, BC

DRAWING: DETAILS
PROJECT NUMBER: 13-94
SCALE: 2" = 1'-0"
DATE: NOV 2013
DRAWING NUMBER: A5.1
REVISION: 3/03/11

Langley Bypass 13-94

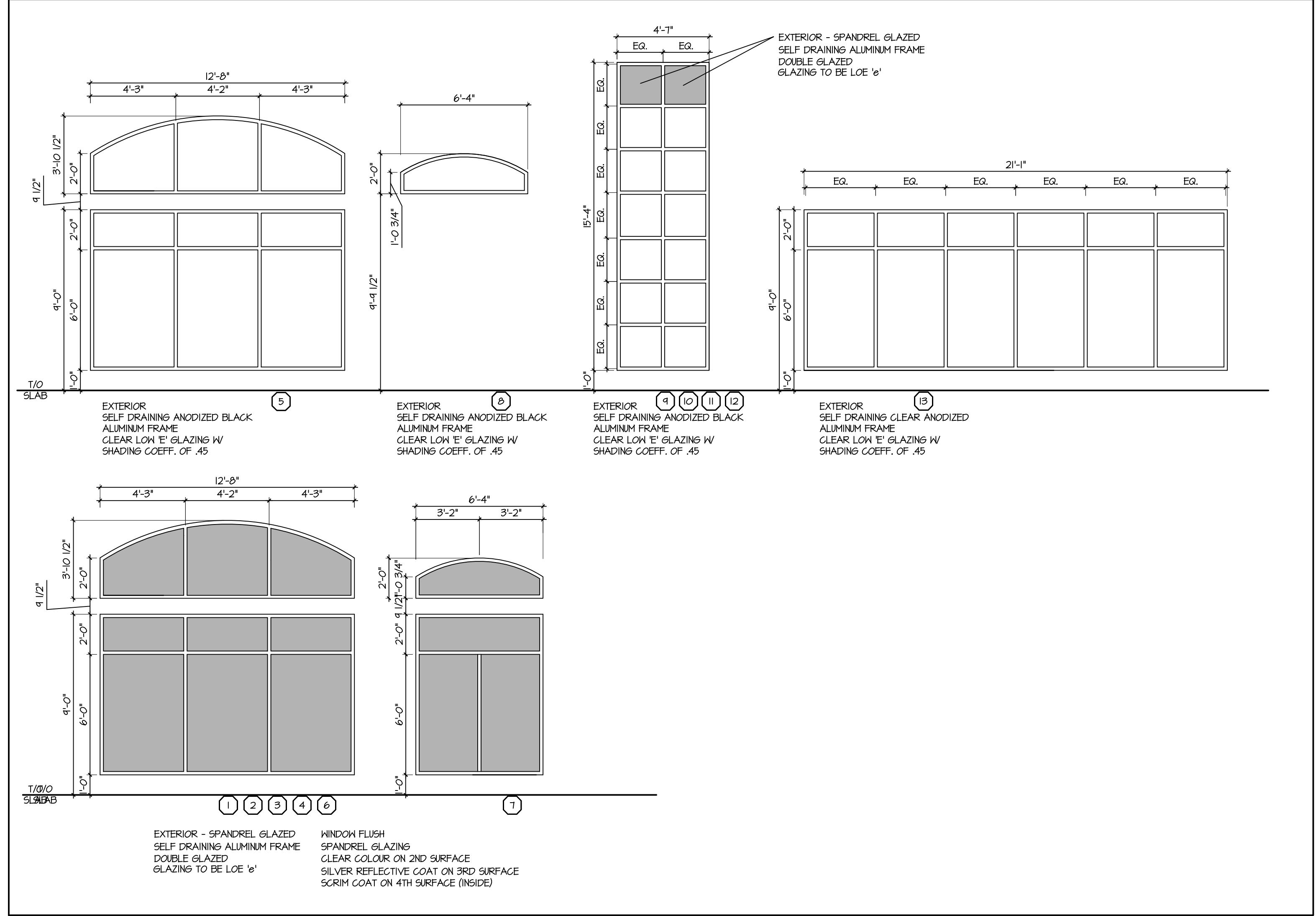
DOOR SCHEDULE

NO.	SIZE	LOCATION	MATERIAL		HARDWARE																TYPE	REMARKS										
			DOOR	FRAME	BUTTS	CLOSER	PANIC HARDWARE	PANIC HARDWARE TRIM	THRESHOLD	WEATHER STRIP	KICKPLATE	PUSH PLATES	PULL BARS	LOCK SET	PASSAGE SET	PRIVACY SET	CYLINDER LOCK	COMBINATION LOCK	LOCK GUARD	DOOR STOP			DOOR STOP & HOLDER	BACKCHECK CHAIN	DOOR ALARM	DOOR VIEWER	PIVOT HINGES	THUMB LATCH	DOOR HOLDER	DOOR MUTES	FLUSH BOLTS	
D01	2'-3"-0" x 7'-0"	TO EXTERIOR	GLAZING & ALUMINUM	CLEAR ANODIZED ALUMINUM	4				4	1	2	2																			1	GENERAL 1. INSTALL DOOR CLOSERS TO INTERIOR OF DOOR. ALL DOORS TO HAVE LEVER TYPE HANDLES UNO. 2. ALL DOORS TO BE ADJUSTED TO SUIT NEW FLOOR TILE LEVELS. 3. EXTERIOR STOREFRONT DOORS TO BE THERMALLY BROKEN & CLEAR TEMPERED LOW E' GLAZING WITH SHADING COEFFICIENT OF .45.
D02	2'-3"-0" x 7'-0"	TO EXTERIOR	GLAZING & ALUMINUM	CLEAR ANODIZED ALUMINUM	4				4	1	2	2																		1		
D03	2'-3"-0" x 7'-0"	TO EXTERIOR	SOLID CORE METAL INSULATED	HOLLOW METAL - BY MANF.	4				4	1	2	2																		2		
D04	6'-4" x 9'-0"	ON DOOR WEST SIDE	ALUMINUM OVERHEAD SECTIONAL DOOR	BLACK ALUMINUM C6262																									3			



DOOR HARDWARE SCHEDULE

TYPE	NO.	DESCRIPTION
BUTTS	1.	PROVIDE 1/2 PR. BALL BEARING BUTTS FOR ALL 6'-0" & 7'-0" DOORS
	2.	MCKINNEY TAZ314 4 1/2" x 4" x NRP x C32D (EXTERIOR)
	3.	MCKINNEY TAZ114 4 1/2" x 4" x C26D (INTERIOR)
CLOSER	1.	CRL VIENNA SERIES
	2.	SARGENT EN351 (REGULAR DOORS)
	3.	SARGENT EN351-HO (HOLD OPEN)
	4.	SARGENT EN351-DA (DELAYED ACTION)
PANIC HARDWARE	1.	SARGENT 8800 (SINGLE DOORS)
	2.	SARGENT 8800 (DOUBLE DOORS)
	3.	SARGENT 8400/8500 (ALUMINUM DOORS)
PANIC HARDWARE TRIM	* AS FUNCTION DICTATES, CAN USE EITHER LEVER HANDLE OR PULLS AS SUPPLIED BY SARGENT	
THRESHOLD	1.	PEMCO IT1AF
WEATHER STRIPING	1.	PEMCO T1A
	2.	PEMCO 2005AV
	3.	PEMCO 315CN (DOOR BOTTOMS)
KICK PLATES	1.	6SH 80A 10" HIGH x DOOR WIDTH LESS 2"
PUSH PLATES	1.	6SH 80A 6"x20"
PULL BARS	1.	6SH 4604 x C32D
	2.	6SH 166-F-C32D
LOCK SET	1.	SARGENT 10605-LL (OFFICE)
	2.	SARGENT 10604-LL (STORE ROOM)
	3.	SARGENT 10615-3-LL (EXIT)
	4.	CRL PTH31A
	5.	SARGENT 485 x C26D
PASSAGE SET	1.	SARGENT 10015-LL
PRIVACY SET	1.	SARGENT 10065-LL
CYLINDER LOCK	1.	SARGENT CYLINDER & CAM TO SUIT APPLICATION
	2.	ADAMS RITE M5-1850A DEADLOCK
COMBINATION LOCK	1.	SARGENT KP-10671-LL
	* SUGGEST USING ASTRAGAL STEEL OR ALUMINUM FASTENED SECURELY TO THE DOOR (WELDED OR	
DOOR STOP	1.	6SH 200 OR 218
	2.	6SH 240B OR 250B
DOOR STOP HOLDER	* SUGGEST USING OVERHEAD SURFACE MOUNTER OR CONCEALED STOP	
	1.	RUXSON #1 SERIES (CONCEALED)
BACKCHECK CHAIN	* DO NOT RECOMMEND USING. MANY ALTERNATIVES	
	1.	HARDWARE PRODUCTS PERFORM BETTER
DOOR ALARM	1.	#M1865 BY ANDERSON SAFES
DOOR VIEWER	1.	PEEKO DS1000
DOOR HOLDER	1.	SAME AS DOOR STOP/HOLDER



REV	DATE	DESCRIPTION
01	3/10/11	ISSUED FOR DP

CONSULTANT

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

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DRAWN BY: A.T. APPROVED: LSA

PROJECT: **Langley Bypass Commercial**

20610 LANGLEY BYPASS
 LANGLEY, BC

DRAWING: **DOOR & WINDOW SCHEDULE**

PROJECT NUMBER: 13-94 DRAWING NUMBER: A6.1

SCALE: 1/4" = 1'-0"

DATE: NOV 2013 REVISION: 3/10/11

Langley Bypass 13-94