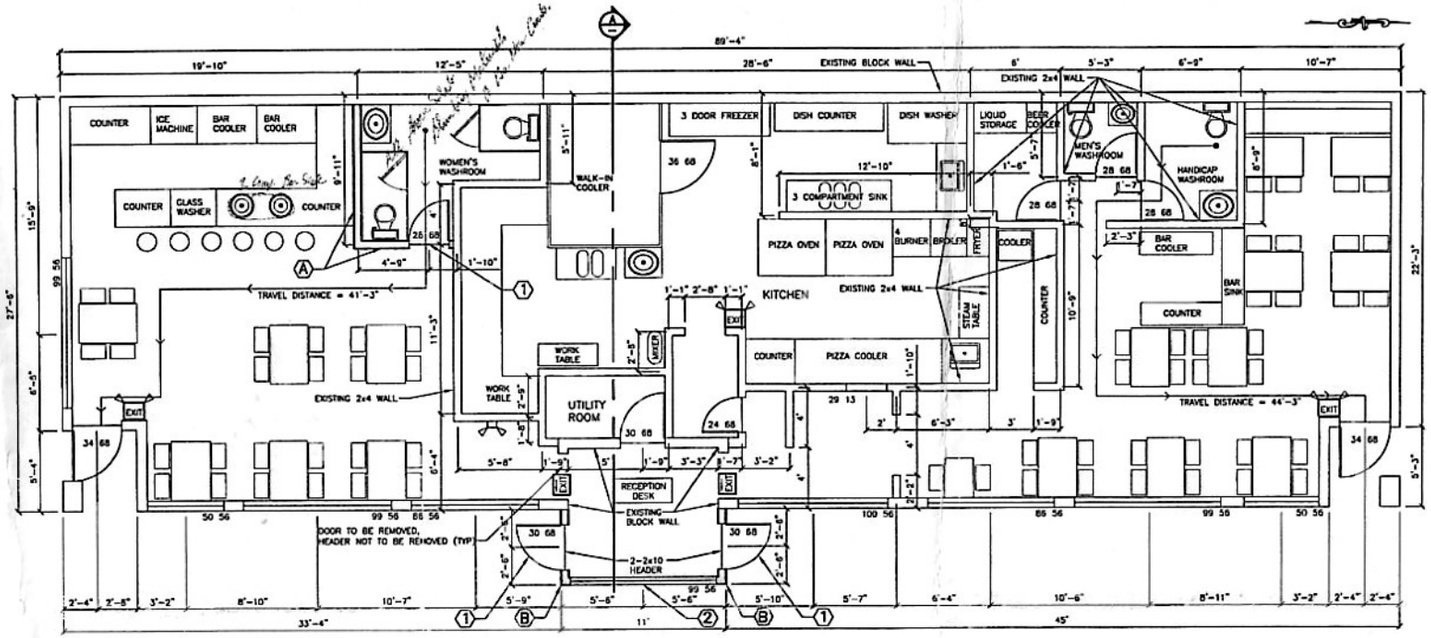


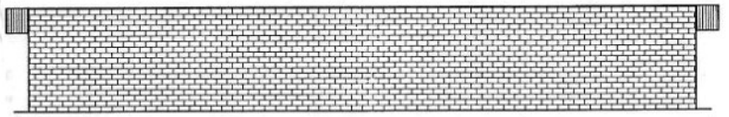
FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: ALL WALLS, DOORS, & WINDOWS ARE EXISTING U.N.O.

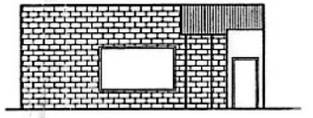
	WALL SCHEDULE
(A)	PARTITION WALLS 1/2" DRYWALL BOTH SIDES 2x6 STUDS C/W 3 1/2" BATT SOUND INSULATION OR TO OWNERS SPECS.
(B)	NEW ENTRANCE WALLS 1/2" PLYWOOD EXTERIOR SIDE & 1/2" DRYWALL INTERIOR SIDE 2x6 STUDS C/W 3 1/2" BATT SOUND INSULATION OR 5½" Insulation 2 LAYERS OF 30MIN. BUILDING PAPER CULTURED STONE FINISH BY OTHERS
	DOOR SCHEDULE
(1)	3'-0"x6'-8" DOOR C/W 2-2x10 HEADER
	WINDOW SCHEDULE
(2)	9'-9"x5'-6" WINDOW C/W 3-2x10 HEADER

BUILDING ANALYSIS

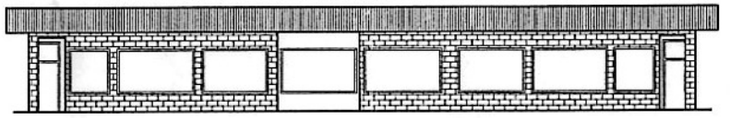
1. BUILDING AREA: TOTAL = 2460 SQ. FT (229 SQ. M)
   MAX TOTAL AREA ALLOWED = 4295 SQ. FT (400 SQ. M)
2. OCCUPANCY GROUP: A DIVISION 2 (CL.3.1.2.1)
3. FLOOR AREA + ADDITION: 1546 SQ. FT (144 SQ. M) + 814 SQ. FT (85 SQ. M)
4. UNIT ACCESSIBILITY: 1 STREETS
5. UNIT HEIGHT: 1 STORY (GROUP A, DIVISION 2, CL.3.2.2.28)
6. CONSTRUCTION TYPE:
   - ROOF ASSEMBLIES (45 FRR MIN.) (EXISTING)
   - LOAD BEARING WALLS (45 FRR MIN.) (EXISTING)
   - BEAMS/COLUMNS (45 FRR MIN.) (EXISTING)
7. FIRE WALL: N/A
8. SPRINKLER SYSTEM: NOT SPRINKLERED
9. FIRE ALARM SYSTEM: NOT REQUIRED (CL.3.2.4.1.2)
10. OCCUPANCY LOADS: TOTAL 78 PERSONS
11. EXITS:
    - 4 EXISTING EXITS PROVIDED
    - MAX TRAVEL DISTANCE IS 44'-3" FT (13.5M) WHICH IS LESS THAN THE MAX ALLOWED 98'-6" (30.0M)
12. LIGHTING & EMERGENCY POWER:
    - LIGHTING FOR EXITS - PROVIDED
    - EMERGENCY LIGHTING - PROVIDED
    - EMERGENCY POWER - N/A
13. PARKING: (TOWNSHIP OF LANGLEY BYLAW 2500, 107.3C)M))
    - 68 SEATS / 5 = 14 STALLS
    - 10 EMPLOYEES / 2 = 5 STALLS
    - TOTAL = 19 STALLS + 1 HANDICAP STALL NEAR ENTRANCE
14. WATER CLOSETS: (CL.3.7.4.2)
    - 1 MALE W.C. REQUIRED, 1 MALE W.C. PROVIDED
    - 2 FEMALE W.C. REQUIRED, 2 FEMALE W.C. PROVIDED
    - 1 HANDICAP W.C. REQUIRED, 1 HANDICAP W.C. PROVIDED



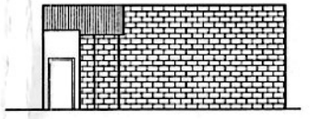
WEST ELEVATION
SCALE: 1/8" = 1'-0"



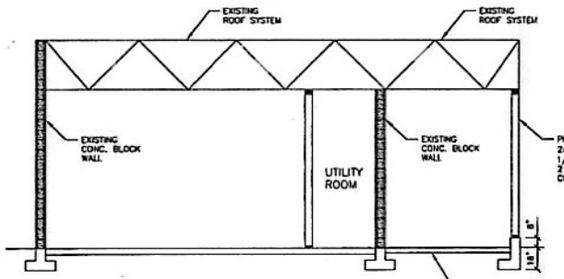
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A/12 CROSS SECTION
SCALE: 1/4" = 1'-0"

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APR 13 2011

Township of Langley

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NO.	DATE	DESCRIPTION
1	APRIL 14/11	ISSUED FOR PERMIT

NEALE ENGINEERING LTD.
#202, 19945 - 56th Avenue, Langley, B.C. V3A-3Y2
Tel: (604) 534-2118
Fax: (604) 530-3673

PROJECT: PROPOSED TENANCY IMPROVEMENT
OCEAN PARK PIZZA
20097 - 40 AVENUE, LANGLEY

DRAWN:	PV
DESIGN BY:	ML
CHECKED BY:	RNB
SCALE:	AS NOTED
DATE:	APRIL 14/11

TITLE: FLOOR PLAN, SECTION & ELEVATIONS

PLAN: 11-168 SHEET: 2 OF 3 REV.