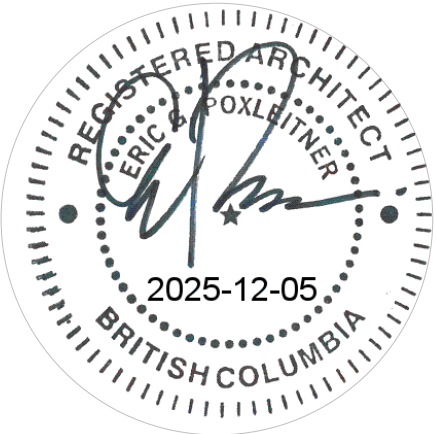


PROJECT DATA



25-11-18 ISSUED
FOR REZONING

NO. ISSUE/REVISION DATE

GRACE
COMMUNITY
CHURCH

22940 48 AVENUE, TOWNSHIP OF
LANGLEY, BC

PROJECT # 21217.1
CITY FILE #



PROJECT DATA

SCALE

SD-1.10

1.0.0 ZONING DATA		
PROJECT:	GRACE COMMUNITY CHURCH	
CIVIC ADDRESS:	22940 - 48TH AVENUE, LANGLEY B.C.	
LEGAL DESCRIPTION:	LOT 267, SECTION 32, TOWNSHIP 10, NEW WEST DISTRICT, PLAN NWP53715 PART NE1/4.	
COMMUNITY	SALMON RIVER UPLANDS (SRU)	
SITE AREA (GROSS):	41,156.53 SM	
SITE AREA (NET):	40,917.37 SM	
COORDINATING REGISTERED PROFESSIONAL:	ERIC POXLEITNER, ARCHITECT AIBC, AAA, MRAIC, LEED® AP BD+C, KEYSTONE ARCHITECTURE	
CERTIFIED PROFESSIONAL:	N/A	
	CURRENT/REQUIRED/PERMITTED (BASED ON RU-1 ZONE)	PROPOSED
ZONE:	RURAL (RU-1)	INSTITUTIONAL (P-1)
OCP DESIGNATION:	RURAL	URBAN
SETBACKS:	FRONT: 9.75 m	FRONT: 7.50 m
	REAR: 7.50 m	REAR: 7.50 m
	SIDE (EAST): 3.00 m	SIDE (EAST): 4.50 m
	SIDE (WEST): 3.00 m	SIDE (WEST): 4.50 m
DENSITY-GROSS FLOOR AREA (FSR):	N/A	71,159 SF/ 440,431 SF = 0.16
BUILDING HEIGHT:	9.00 m or 2 STOREYS	15.00 m ALLOWED, 12.50 m PROPOSED
LOT COVERAGE:	33%	50% ALLOWED, 13.8% PROPOSED
STEP CODE:	N/A	2
MINIMUM BUILDING ELEVATION:	TBD	TBD
ZONING AVERAGE GRADE:	TBD	TBD
NOTES:		
1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.		
2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.		

1.5.0 OFF-STREET VEHICLE PARKING DATA		
	REQUIRED	PROPOSED
VEHICLE PARKING STALL DATA		
STANDARD VEHICLE STALL	358	469
ACCESSIBLE VEHICLE STALL	7	9
TOTAL VEHICLE STALLS:	365	478
NOTES:		



LEGEND - ENVIRONMENTAL

- 30m TOP OF BANK SETBACK
- 25m TOP OF BANK SETBACK
- 20m TOP OF BANK SETBACK
- 15m TOP OF BANK SETBACK
- ENVIRONMENTAL AREA - AS PER 'DUE DILIGENCE MEMO'
5388.041 s.m. MEASURED
5388 s.m. REQUIRED
- 8TH AVE 2.5m ROAD DEDICATION;
AS PER CIVIL

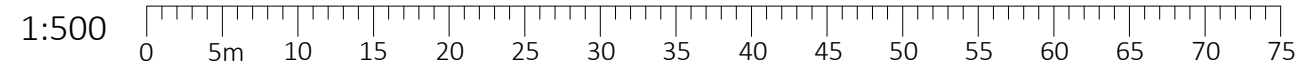
SITE DATA:

NET SITE AREA = 40,917.37 SM (4.09 ha)
BUILDING GROSS FLOOR AREA = 6,610.89 SM (71,159 SF)
LOT COVERAGE = 13.8%
ENVIRONMENTAL = 5,388 SM (0.54 ha)

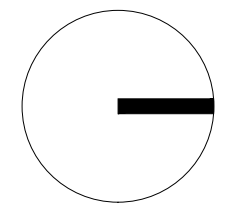
PARKING DATA:

STALLS REQUIRED = 365 STALLS
STALLS PROPOSED = 478 STALLS
(INCLUDING 9 ACCESSIBLE)

SITE PLAN



GRACE COMMUNITY CHURCH
22940 48 AVENUE, TOWNSHIP OF LANGLEY, BC



KEYSTONE
ARCHITECTURE