



IN ASSOCIATION WITH

2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
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[illegible]

**LBS
BUILDING**
(ADJACENT SITE)

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1	MAR 29 23	ISSUED FOR DVP APPLICATION
NO.	DATE	DESCRIPTION

CLIENT:	

THE STUFFED ANIMAL HOUSE

STUFFED ANIMAL HOUSE
27527 51A AVENUE
LANGLEY, BC V4W 4A9
PHONE: (604) 857-5036

PROJECT:

STUFFED ANIMAL HOUSE ADDITION

ADDRESS

DRAWING

SITE PLAN

SEAL	JOB NO. 22-029	DRAWN D.F.
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	MAR 29 23

PROJECT - DRAWING NUMBER	
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SITE PLAN

SCALE: 1"=20'-0"

SCALE: 1" = 10'

A horizontal scale bar with a black line. Above the line, the word "SCALE:" is followed by "10'" and "50'". Below the line, the numbers "0", "5'", "20'", and "50'" are placed at the corresponding tick marks.

SITE DATA

CIVIC ADDRESS:	27521 - 51A AVENUE, LANGLEY, B.C.
SITE DESCRIPTION:	TO BE DETERMINED
LEGAL AREA:	86,400 sq.ft / 1.98 ± acres
BUILDING AREA:	40,314 ± sq.ft
ZONING: (TO BE CONFIRMED)	GENERAL INDUSTRIAL: M-2
SITE COVERAGE: (60% MAX.)	40,314 / 86,400 = 46.7 %
F.A.R.	41,442 / 86,400 = 55.0 %
SETBACKS:	
	FRONT LOT LINE: 52.8'
	REAR (ABUTTING INDUSTRIAL): 0'
	INTERIOR (ABUTTING INDUSTRIAL): 0'
	INTERIOR (FLANKING STREET): 16.4'
HEIGHT: 62.3' MAX.	
PARKING REQUIRED:	31'-0" ± (SEE SECTIONS/ELEVATIONS)

EXISTING BUILDING:	
OFFICE: 1 STALLS PER 301.4 sq.ft.	2,990 x 2 FLOOR / 301.4 = 19.84
INDUSTRIAL: 1 STALLS PER 2002.1 sq.ft.	25,420 x 4,128 / 2,002.1 = 14.75
TOTAL REQUIRED:	34.59
PROPOSED ADDITION	
OFFICE: 1 STALLS PER 301.4 sq.ft.	0 x 1 FLOOR / 301.4 = 0.00
INDUSTRIAL: 1 STALLS PER 2002.1 sq.ft.	11,964 / 2,002.1 = 5.97
TOTAL REQUIRED:	5.97
TOTAL PARKING REQUIRED:	41 (40.56)
TOTAL PARKING PROVIDED:	42

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