PROJECT STATISTICS

LEGAL DESCRIPTION: LOT 3, SECTION 23, TOWNSHIP 7, NEW WEST DISTRICT, PLAN NWP10919
LOT 4, SECTION 23, TOWNSHIP 7, NEW WEST DISTRICT, PLAN NWP10919 PART SW1/4.

CIVIC ADDRESS: 20156 & 20160 28TH AVENUE, LANGLEY, B.C.

EXISTING ZONING: SR-2

PROPOSED ZONING: R-1B & R-1C ZONES

SITE AREA: XXXX OR XXXX

	PERMITTED	PROPOSED
FLOOR AREA:	XXXX	XXXX
SITE COVERAGE:	XXXX	XXXX
BUILDING HEIGHT:	XXXX	XXXX
SETBACKS:		
FRONT:	XXXX	XXXX
REAR:	XXXX	XXXX
RIGHT:	XXXX	XXXX
LEFT:	XXXX	XXXX

FLOODPLAIN: YES OR NO

10 MINUTE FIRE RESPONSE TIME: YES OR NO

SPRINKLERED: YES OR NO

GENERAL NOTES

THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY THE OWNER.

ALL NEW WORK SHALL CONFORM TO THE 2024 BRITISH COLUMBIA BUILDING CODE AND ALL SUPPLEMENT AMENDMENTS AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION.

DO NOT SCALE DRAWING. DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ON SITE AND CO-ORDINATE WITH ALL TRADES AND SUPPLIERS, EQUIPMENT AND SITE CONDITIONS.

IF THE GENERAL CONTRACTOR OR ANY SUB-TRADE CONTRACTOR FAILS TO REPORT
A DISCREPANCY TO THE DESIGNER, OR FAIL TO ACT ON ANY CHANGE NOTICE ISSUED BY THE DESIGNER, ALL REPERCUSSIONS OF THIS DECISION WILL BE THE CONTRACTOR'S RESPONSIBILITY.

ALL MATERIAL AND FRAMING TO MEET THE REQUIREMENTS OF PART 9 (AND PART 4 AND PART 5 WHERE APPLICABLE) OF THE 2024 BRITISH COLUMBIA BUILDING CODE.

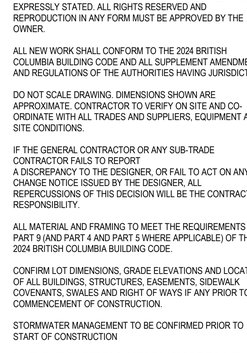
CONFIRM LOT DIMENSIONS, GRADE ELEVATIONS AND LOCATION OF ALL BUILDINGS, STRUCTURES, EASEMENTS, SIDEWALK COVENANTS, SWALES AND RIGHT OF WAYS IF ANY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

STORMWATER MANAGEMENT TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION

ALL FINISHED GRADES TO SLOPE DOWN FROM THE BUILDING AT A MINIMUM OF 1% TO ENSURE SUCCESSFUL RUN-OFF OF SURFACE WATER

DRAWING INDEX

A01 SITE PLAN & PROJECT INFO
A02 ADVANCED STREET PLAN





SITE PLAN

SCALE: 1/16" = 1'-0"

BAKERVIEW BUILDING DESIGN

No.	Description	Date
1	ISSUED FOR REVIEW/PERMIT	XX.XX.2025

20156 & 20160 28TH AVENUE SUBDIVISION

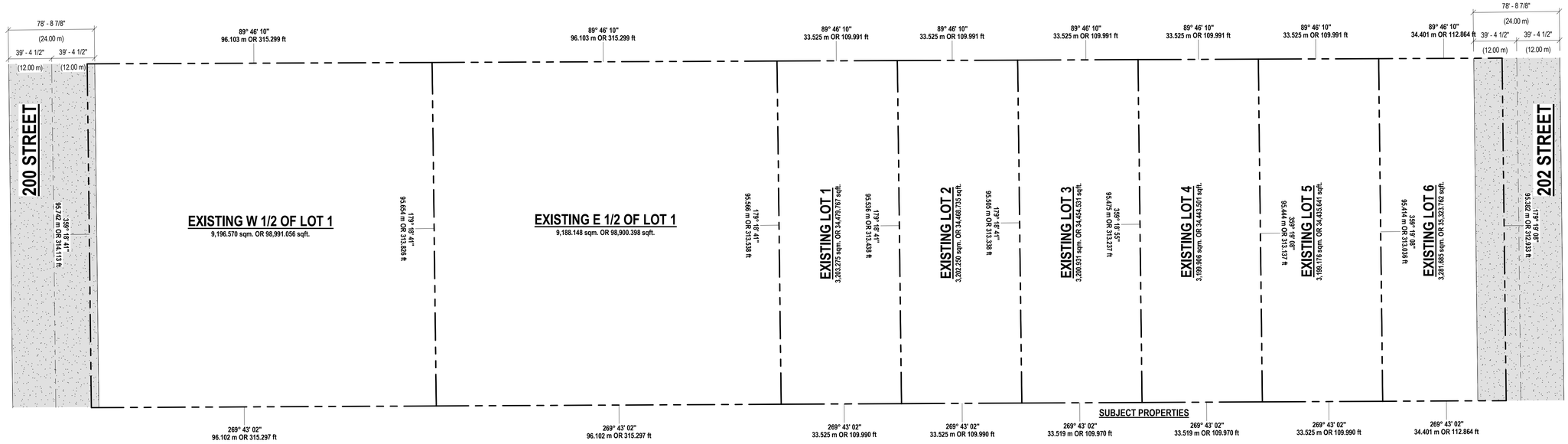
SITE PLAN & PROJECT INFO

Project Number: BV25-XXXX

Issue Date	-
Drawn By	-
Checked By	-
Scale	As indicated

A01

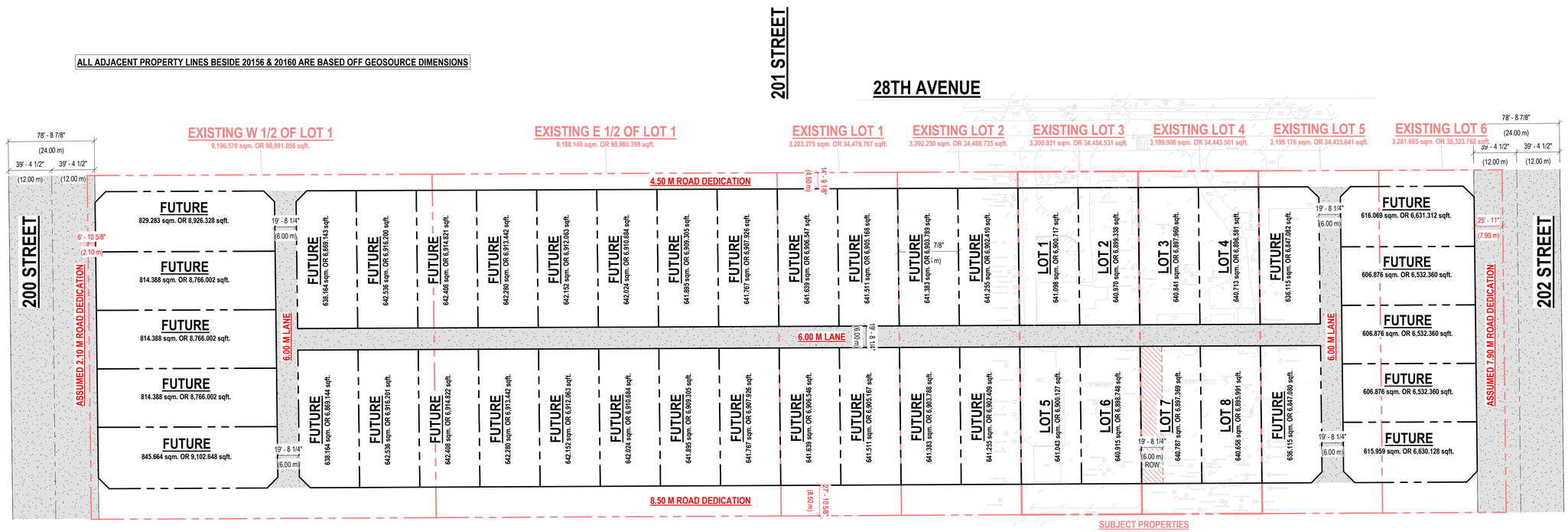
ALL ADJACENT PROPERTY LINES BESIDE 20156 & 20160 ARE BASED OFF GEOSOURCE DIMENSIONS



EXISTING STREET PLAN

SCALE: 1" = 50'-0"

ALL ADJACENT PROPERTY LINES BESIDE 20156 & 20160 ARE BASED OFF GEOSOURCE DIMENSIONS



PROPOSED ADVANCED STREET PLAN

SCALE: 1" = 50'-0"

BAKERVIEW BUILDING DESIGN

No.	Description	Date
1	ISSUED FOR REVIEW/PERMIT	XX-XX-2025

20156 & 20160 28TH AVENUE SUBDIVISION

ADVANCED STREET PLAN

BV25-XXXX

Project Number

Issue Date	-
Drawn By	
Checked By	-
Scale	1" = 50'-0"

A02