

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

	<u>PERMITTED</u>	<u>PROPOSED</u>
FLOOR AREA:	XXXX	XXXX
SITE COVERAGE:	XXXX	XXXX
BUILDING HEIGHT:	XXXX	XXXX
<u>SETBACKS:</u>		
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

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.

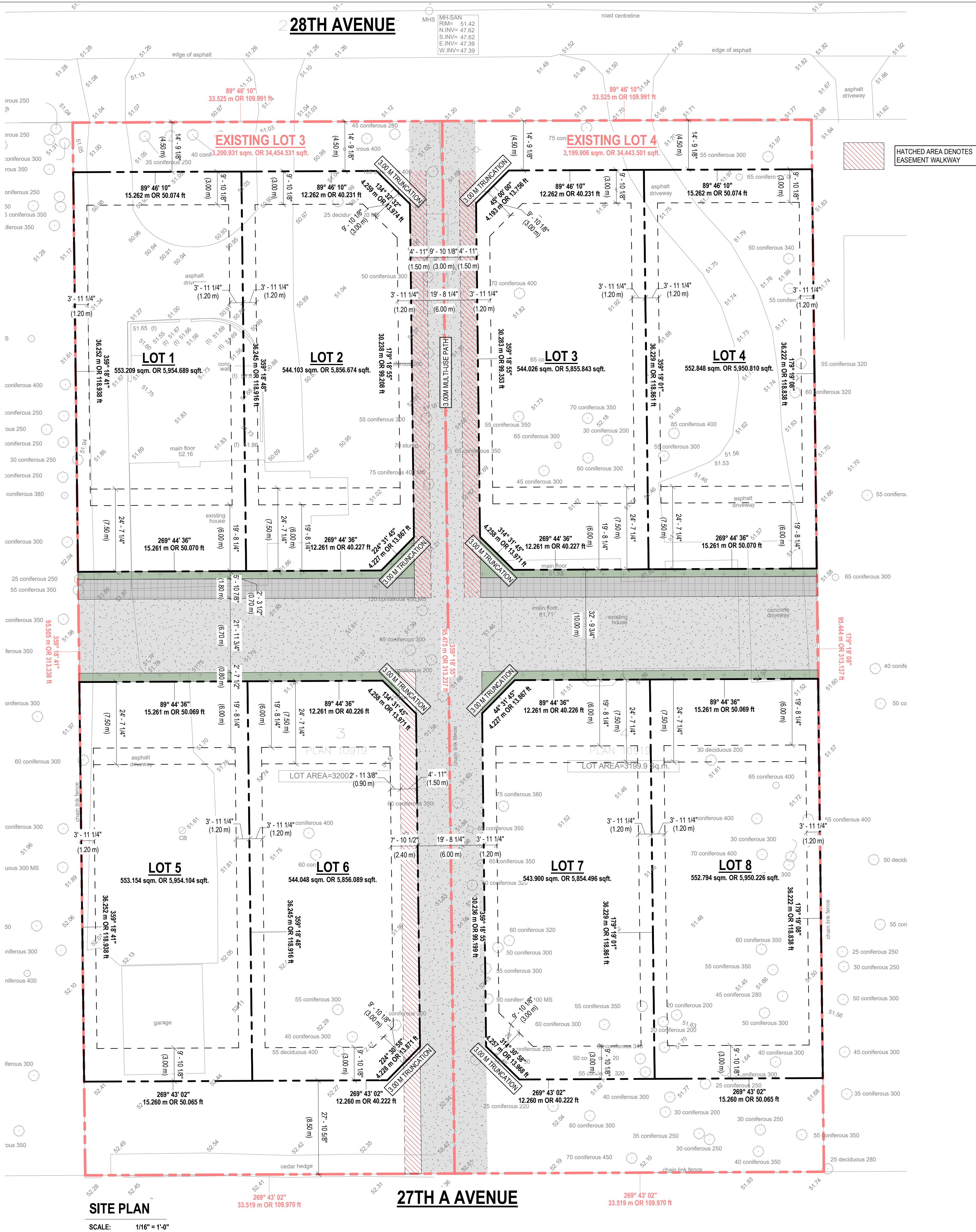
ALL MATERIAL AND FRAMING TO MEET THE REQUIREMENTS OF PART 9 (AND PART 4 AND PART 5 WHERE APPLICABLE) OF THE 2024 BRITISH COLUMBIA BUILDING CODE.

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

A01	SITE PLAN & PROJECT INFO
A02	ADVANCED STREET PLAN



BAKERVIEW
UILDING DESIGN

Date	Issue Date	20156 & 20160 28TH AVENUE SUBDIVISION SITE PLAN & PROJECT INFO Project Number BV25-XXXX	No.	Description	Date
Drawn By	-		1	ISSUED FOR REVIEW/PERMIT	XX-XX-2025
Checked By	-				
Scale	As indicated				

SCALE: 1" = 50'-0"

