

LEGAL DESCRIPTION: 20156 28 AVE, LANGLEY, BC
20160 28 AVE, LANGLEY, BC

CIVIC ADDRESS: 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

ZONING: [EXISTING] SR-2
[PROPOSED] R-1

LOT 1 SITE AREA REQUIRED: 6 996 SQ.FT. (650 SQ.M.)
LOT 1 SITE AREA PROPOSED: 11 662 SQ.FT. (1089 SQ.M.)

LOT 2 SITE AREA REQUIRED: 6 996 SQ.FT. (650 SQ.M.)
LOT 2 SITE AREA PROPOSED: 8 897 SQ.FT. (826 SQ.M.)

LOT 3 SITE AREA REQUIRED: 6 996 SQ.FT. (650 SQ.M.)
LOT 3 SITE AREA PROPOSED: 11 662 SQ.FT. (1089 SQ.M.)

LOT 4 SITE AREA REQUIRED: 6 996 SQ.FT. (650 SQ.M.)
LOT 4 SITE AREA PROPOSED: 13 303 SQ.FT. (1235 SQ.M.)

LOT 5 SITE AREA REQUIRED: 6 996 SQ.FT. (650 SQ.M.)
LOT 5 SITE AREA PROPOSED: 10 115 SQ.FT. (940 SQ.M.)

LOT 6 SITE AREA REQUIRED: 6 996 SQ.FT. (650 SQ.M.)
LOT 6 SITE AREA PROPOSED: 13 303 SQ.FT. (1235 SQ.M.)

FLOOR AREA	N/A	N/A
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FRONT SETBACK	6.00 METERS	6.00 METERS
INTERIOR SIDE SETBACKS	1.20 METERS	1.20 METERS
EXTERIOR SIDE SETBACK	3.00 METERS	3.00 METERS
REAR SETBACKS	6.00 METERS	6.00 METERS

	<u>PERMITTED</u>	<u>PROPOSED</u>
LOT COVERAGE:	25% = 1 685 SQ.FT.	N/A
FLOOR AREA:	N/A	N/A
LOT WIDTH:	18.25M	18.50M
LOT DEPTH:	25.00M	44.66M
BUILDING HEIGHT:	9M	N/A
<u>SETBACKS:</u>		
FRONT:	7.5M	7.5M
REAR:	7.5M	7.5M
RIGHT:	1.5M	1.5M
LEFT:	1.5M	1.5M

FLOODPLAIN: NO

10 MINUTE FIRE RESPONSE TIME: YES

SPRINKLERED: 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 2018 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.

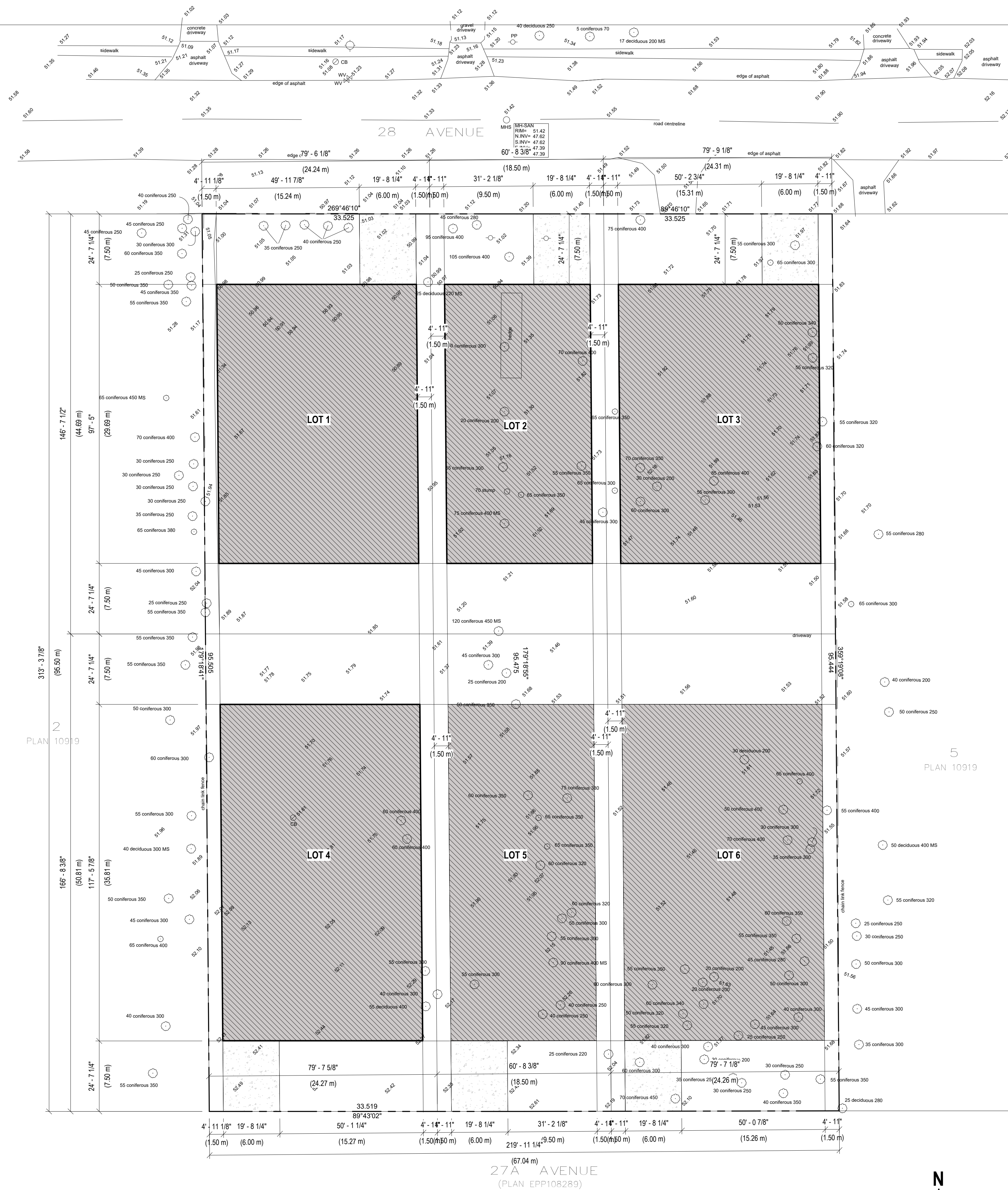
IF THE GENERAL CONTRACTOR OR ANY SUB-TRADE CONTRACTOR FAILS TO REPORT A DISCREPANCY TO THE DESIGNER, OR FAIL TO ACT ON ANY CHANGE NOTICE ISSUED BY THE DESIGNER, ALL REPERCUSSIONS OF THIS DECISION WILL BE THE CONTRACTOR'S RESPONSIBILITY.

ALL MATERIAL AND FRAMING TO MEET THE REQUIREMENTS OF
PART 9 (AND PART 4 AND PART 5 WHERE APPLICABLE) OF THE
2018 BRITISH COLUMBIA BUILDING CODE.

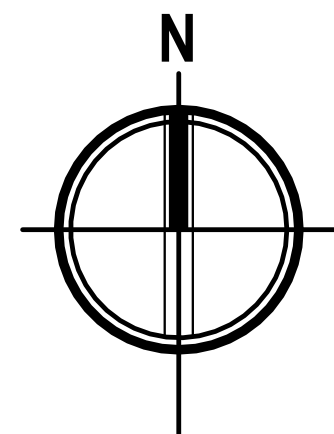
CONFIRM LOT DIMENSIONS, GRADE ELEVATIONS AND LOCATION OF ALL BUILDINGS, STRUCTURES, EASEMENTS, SIDEWALK COVENANTS, SWALES AND RIGHT OF WAYS IF ANY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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



SCALE: 1" = 20'-0"

[illegible]

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SITE PLAN & PROJECT INFO

Project Number	21xxx
Date	22-06-2022
Drawn By	BAKERVIER
Checked By	BAKERVIER
A01	
Scale	As indicated