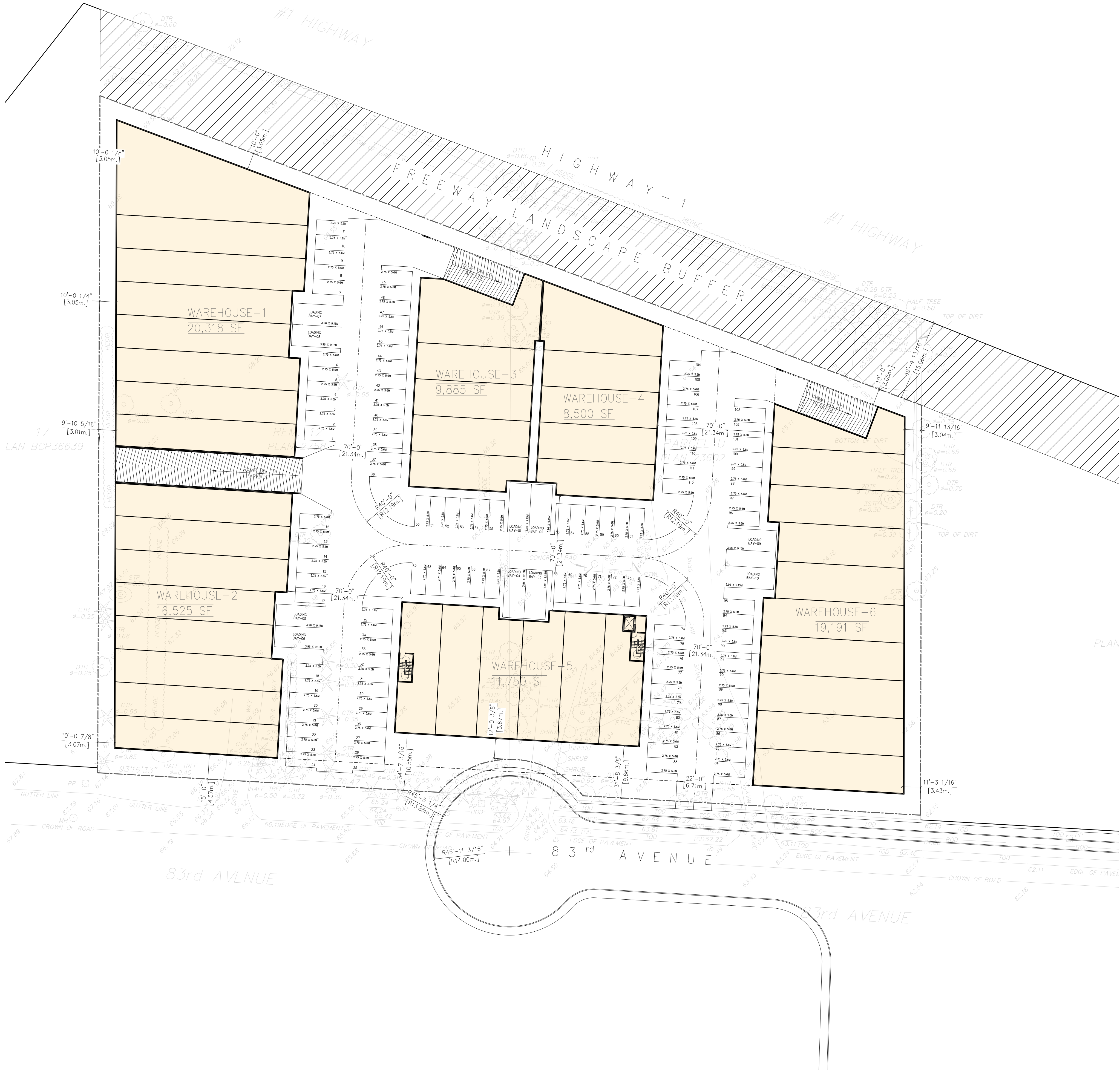




1 SITE PLAN
Scale: 1/32"=1'-0"

SITE RECONCILIATION

CIVIC ADDRESS :

21341-21373 83RD AVE.
LANGLEY, BRITISH COLUMBIA

ZONING SYNOPSIS:

EXISTING ZONING: SR2
PROPOSED ZONE : CD BASED ON WILLIAMS NCP
COMMUNITY PLAN: WILLOUGHBY
NEIGHBORHOODS PLAN: WILLIAMS

SITE:

EXISTING 156,381.63 SQ. FT. / 3.59 AC / 1.45 Ha
GREENWAY DEDICATION 34,348.00 SQ. FT.
(ALONG WEST & NORTH P/L)

NET: 158,500 SQ.FT. / 14,716.65 SQ.M.
/ 3.63 AC / 1.47 Ha.

ALLOWED:

BUSINESS PARK

PROPOSED COMMERCIAL

SITE COVERAGE:

PERMITTED = 52%
PROVIDED = 88,112 SQ.FT / 158,410 SQ.FT = 55.60%

FSR PROPOSED:

WAREHOUSE -1

MAIN FLOOR: 20318.00 SQ.FT.
SECOND FLOOR: 21000.00 SQ.FT.
THIRD FLOOR: 21000.00 SQ.FT.
FOURTH FLOOR: 21000.00 SQ.FT.
FIFTH FLOOR: 21000.00 SQ.FT.
TOTAL 104318.00 SQ.FT.

WAREHOUSE -2

MAIN FLOOR: 16525.00 SQ.FT.
SECOND FLOOR: 17000.74 SQ.FT.
THIRD FLOOR: 17000.74 SQ.FT.
FOURTH FLOOR: 17000.74 SQ.FT.
FIFTH FLOOR: 17000.74 SQ.FT.
TOTAL 84527.96 SQ.FT.

WAREHOUSE -3

MAIN FLOOR: 9885.00 SQ.FT.
SECOND FLOOR: 10000.00 SQ.FT.
THIRD FLOOR: 10000.00 SQ.FT.
FOURTH FLOOR: 10000.00 SQ.FT.
FIFTH FLOOR: 10000.00 SQ.FT.
TOTAL 49885.00 SQ.FT.

WAREHOUSE -4

MAIN FLOOR: 8500.00 SQ.FT.
SECOND FLOOR: 8970.00 SQ.FT.
THIRD FLOOR: 8970.00 SQ.FT.
FOURTH FLOOR: 8970.00 SQ.FT.
FIFTH FLOOR: 8970.00 SQ.FT.
TOTAL 44380.00 SQ.FT.

WAREHOUSE -5

MAIN FLOOR: 11750.00 SQ.FT.
SECOND FLOOR: 11942.00 SQ.FT.
THIRD FLOOR: 11942.00 SQ.FT.
FOURTH FLOOR: 11942.00 SQ.FT.
FIFTH FLOOR: 11942.00 SQ.FT.
TOTAL 59518.00SQ.FT.

WAREHOUSE -6

MAIN FLOOR: 19191.00 SQ.FT.
SECOND FLOOR: 19200.00 SQ.FT.
THIRD FLOOR: 19200.00 SQ.FT.
FOURTH FLOOR: 19200.00 SQ.FT.
FIFTH FLOOR: 19200.00 SQ.FT.
TOTAL 95991.00SQ.FT.

ON-SURFACE PARKING STALLS :

PARKING PROVIDED :

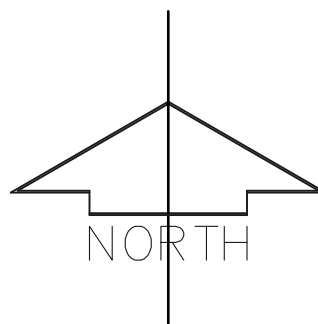
ON-SURFACE PARKING STALLS PROVIDED: = 112 STALLS
ON-SURFACE LOADING BAYS: = 10 STALLS



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Surrey, BC V3X 0C4

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Tel: (778) 891-0167



Project:

2023-217

MR. PAUL SAHOTA

Project Name

COMMERCIAL DEVELOPMENT
21341-21373 83RD AVE. & 21443 83RD AVE.
LANGLEY, BC

Sheet Name

SITE PLAN (21341-21373 83RD AVE.)
AND PROJECT RECONCILIATION
Project Status:

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority. © Copyright Cre 8 Architecture Ltd.. All rights reserved.

Scale:
1/32" = 1'-0"

DWG. NO:

A-1.0(A)