

3 / A101 ELEVATION: B.F. PARKING SIGNAGE
1" = 1'-0"

SITE DATA

ADDRESS:	19971 64 AVENUE, LANGLEY, BC
LEGAL DESCRIPTION:	LOT 2, SECTION 15, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP6073 EXC: PT DEDICATED RD PL 79938 AND PL LMP715
ZONING:	C-2 - COMMUNITY COMMERCIAL ZONE
APPLICABLE BYLAW:	Township of Langley Zoning Bylaw 1987 No.2500
BUILDING AREA:	252.3m² (2715.8 ft²)

SITE LEGEND

PROPERTY LINE

ADJACENT PROPERTY LINE

PARKING DATA

REQUIRED: 8 STALLS INCLUDING 1 BARRIER FREE STALL

PROVIDED: 20 EXISTING INCLUDING 1 BARRIER FREE STALL

BICYCLE DATA

REQUIRED: 6 SPACES AT EACH PUBLIC ENTRANCE

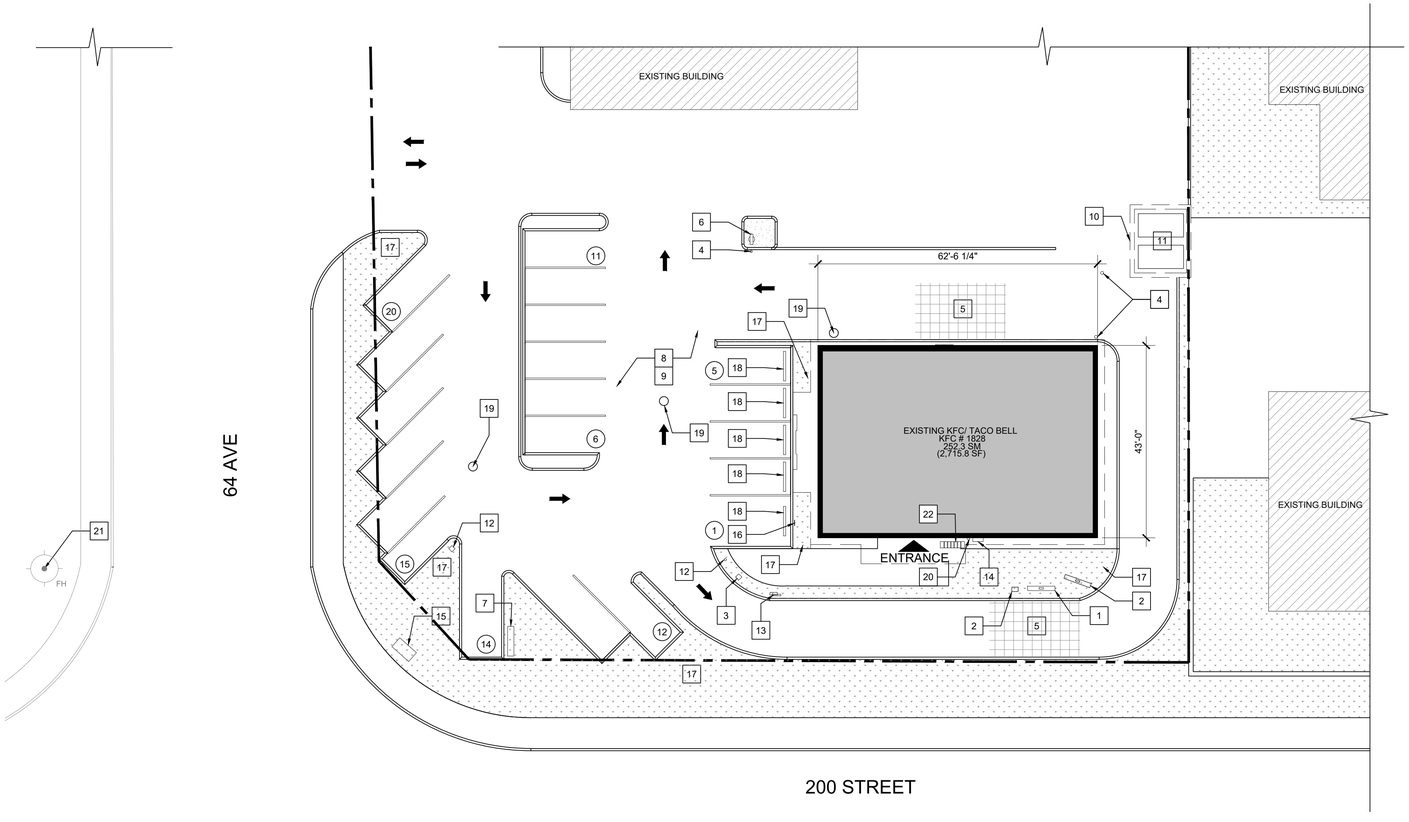
PROVIDED: 6 SPACES AT EACH PUBLIC ENTRANCE

SITE PLAN GENERAL NOTES

1. CONTRACTOR TO CONFIRM ALL EXISTING DIMENSIONS ON SITE; MAJOR DISCREPANCIES TO BE REPORTED TO ARCHITECT FOR FURTHER REVIEW
2. CONTRACTOR TO INSPECT AND ENSURE BASES AND CONDUITS FOR ALL DRIVE-THRU AND SITE SIGNAGE ARE ADEQUATE FOR REUSE. NOTIFY ARCHITECT AND FRANCHISEE IF REPAIRS ARE REQUIRED
3. ALL KFC AND TACO BELL PROTOTYPE GRAPHICS & SIGNAGE TO BE SUPPLIED BY OWNER THROUGH SIGNAGE SUPPLIER AND INSTALLED BY SIGNAGE SUPPLIER. CONTRACTOR TO COORDINATE ALL POWER REQUIREMENTS.
4. ALL EXISTING SITE AND DRIVE -THRU SIGNAGE TO REMAIN TO BE CLEANED AND REPAIRED AS REQUIRED. PAINT TO MATCH RICH BLACK.
5. EXISTING SITE FOR REFERENCE PURPOSES ONLY

SITE PLAN KEYNOTES

1. EXISTING MENU BOAR TO BE REPLACED; SEE SITE SIGNAGE DETAIL FOR REFERENCE 3/A102- FOR OWNER SUPPLY MENU BOARD; SEE STRUCTURAL FOR NEW PILE
2. REMOVE EXISTING MENU BOARD AND SPEAKER. CAP EXISTING SERVICES AS REQUIRED TO MEET CODE
3. EXISTING HEIGHT RESTRICTION BAR PAINT TO MATCH RICH BLACK
4. EXISTING BOLLARDS; MATCH EXISTING COLOUR FOR TOUCH UP PAINT.
5. CONTRACTOR TO CONFIRM EXISTING POS SYSTEM IS THE SUMMIT BRAND AND FUNCTIONING. ALSO, VERIFY IF EXISTING LOOP DETECTORS ARE INTACT AND FUNCTIONAL; IF NOT , CONTRACTOR TO REMOVE EXISTING LOOP DETECTORS AND REPLACE WITH NEW, WITH NEW CONCRETE PAD PER MANUFACTURER'S INSTRUCTIONS
6. EXISTING DIRECTIONAL SIGNAGE; REPLACE GRAPHICS PER KFC/TACO BELL PROTOTYPE. PAINT TO MATCH RICH BLACK. SEE REFERENCE DETAIL 2/A103.
7. EXISTING PYLON SIGN; REPLACE GRAPHICS PER KFC/TACO BELL PROTOTYPE.
8. RE-PAINT ALL PARKING LINES, PEDESTRIAN CROSSING LINES, SITE ARROWS, STOP LINES AND LOADING ZONE. CONFIRM EXTENT OF WORK ON SITE
9. REPAIR AND REPAINT ALL CURBS AS REQUIRED TO MATCH EXISTING
10. EXISTING GARBAGE ENCLOSURE; CLEAN FENCING AND PAD. REPAIR OR REPLACE AS REQUIRED.
11. EXISTING GARBAGE BINS; CLEAN OR REPLACE AS REQUIRED
12. EXISTING LIGHT POLE TO REMAIN, PAINT TO MATCH RICH BLACK
13. NEW PREVIEW BOARD, SEE SITE SIGNAGE DETAIL FOR REFERENCE 2/A103, SEE STRUCTURAL
14. EXISTING GAS METER TO REMAIN
15. EXISTING ELECTRICAL UNIT TO REMAIN
16. NEW BARRIER FREE SIGN, REFER TO 3/A101
17. EXISTING LANDSCAPING TO REMAIN
18. EXISTING WHEEL STOPS TO REMAIN, TOUCH UP PAINT
19. EXISTING MANHOLE TO REMAIN
20. EXISTING DOWNSPOUT AND GROUND CONNECTION TO SEWER. GC TO REPLACE DOWNSPOUT, PAINT TO MATCH NEW FINISH COLOUR
21. EXISTING FIRE HYDRANT LOCATED ACROSS THE STREET ON THE CORNER
22. BICYCLE STORAGE RACK TO HOLD 6 BIKES, GC TO SECURELY MOUNT TO CONCRETE SIDEWALK



NORTH

1 / A101 SITE / DEMOLITION ROOF PLAN
1/16"=1'-0"

EXISTING SITE PLAN SHOWN FOR REFERENCE ONLY. CONFIRM ALL CONDITIONS ON SITE.



NORTH

2 / A101 KEY PLAN
1/64"=1'-0"

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REV #	YY-MM-DD	DRAWING ISSUE	DRAWN	REVIEW
2	24-04-23	ISSUED FOR DPREVIEW	SS	MI
1	23-03-03	ISSUED FOR DP REVIEW	KC	MI

ISSUE#	YY-MM-DD	PROJECT ISSUE	DRAWN	REVIEW
2	24-03-21	ISSUED FOR BUILDING PERMIT	MI	SS
1	24-02-26	ISSUED FOR CLIENT & YUM RVW	MI	MI

CONSULTANT

PERMIT STAMP

SEAL

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PROJECT

KFC / TACO BELL
LANGLEY, BC

19971 64 Ave, Langley, BC V2Y 1H1

DRAWING TITLE

SITE / DEMOLITION
ROOF PLAN

PROJECT NO.	PLOT DATE	2024-04-23
3302	SCALE	AS NOTED

DRAWING NO. A101

3302-A101-SITE - Mirweiss - 2024/04/23 1:43 PM