site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
2	2020.09.03	Pre-App Client Review
3	2020.09.09	HAP
4	2021.01.08	Re-issued for HAP

Glover Road North Development

PROJECT SYNOPSIS

CIVIC ADDRESS: 9213 - 9217 GLOVER ROAD

LEGAL DESCRIPTION: LOT 3 BLOCK 1 PLAN NWP1976
DISTRICT FORT LANGLEY, V1M 2S5 - B.C.
LOT 79 LAND DISTRICT 2 LAND DISTRICT 36

ZONING: C-2

LOT SIZE: 19614 SF (1822 SM)
0.45 ACRES

BUILDING CLASSIFICATION: A2
GROUP A, 1 STOREY FACING 1 STREET
MAX. BUILDING AREA= 3540 SF (328.88 SM)
BUILDING TO BE SPRINKLERED

LOT COVERAGE: 40% COVERAGE ALLOWED
24% COVERAGE PROPOSED
BUILDING [328.88 SM] + COVERED CANOPY [108.60 SM] = 437.40 SM
(437.40 SM / 1822.20 SM = 0.24)

BUILDING HEIGHT: AVG. GRADE= (10.18+10.40+10.59+10.72)/4 = 10.47M
6.1 m PROPOSED
9 m ALLOWED

PARKING REQUIRED: COMMERCIAL - 339.47 SM/20 SM = 16.97
TOTAL / 2 = 16.97/2 = 8.49
TOTAL PARKING= 8
SMALL CAR= 8 X .2 = 1.6
PARKING PROVIDED: 8 SPACES

SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT:	0M	10.83 M
REAR:	7.5 M	7.72 M
INTERIOR SIDE:	0M	25.43 M
EXTERIOR SIDE:	0M	2 M

SIGNAGE: ALL SIGNAGE IS TO COMPLY WITH SECTION 4 OF THE FORT LANGLEY BUILDING FACADE GUIDELINES FOR FORT LANGLEY
SIZE REQUIREMENT : TOTAL SIZE SHOULD NOT EXCEED 0.09 SQ.M (1 SQFT) FOR EACH 30 LINEAL CM (1 FT)
OF PRINCIPAL STREET LINE BUILDING FRONTAGE; PRINCIPAL BUILDING FRONTAGE=13.1M (42.97 FT)
ALLOWABLE SIGNAGE SIZE = (13.1SQM) 42.97 SQFT
HEIGHT < 60CM (2FT)
LENGHT <90% OF WIDTH OF THE BUILDING
PROVIDED: 20.13 SF X 2(SIGNAGES) = 40.26 SFT
HEIGHT = 1'11"
LENGHT = 10'6"

GLOVER ROAD NORTH DEVELOPMENT

9213 GLOVER ROAD &
9217 GLOVER ROAD
FORT LANGLEY

title
COVER PAGE

scale 1" = 30'-0"
@ 24"x 36"
date JAN. 06. 2021
drawn KAB checked GK

job no. 2018
sheet no. A0.00

seal

2021-01-08 4:06:23 PM

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

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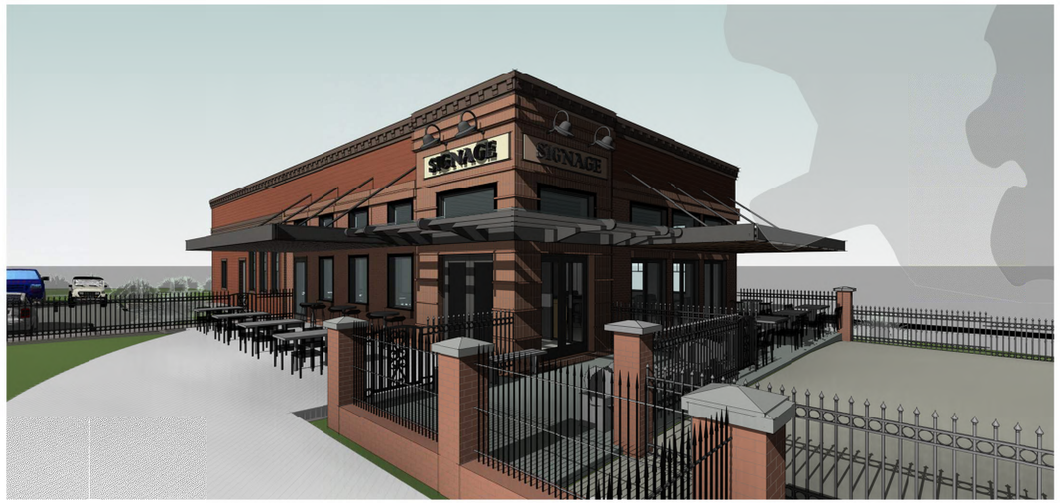
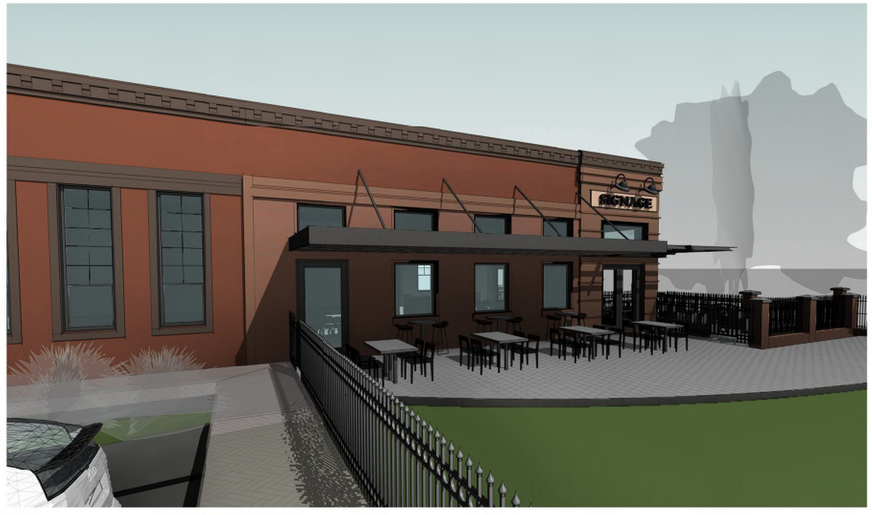


1 VIEW FROM PICNIC AREA

2 VIEW FROM GLOVER SIDE PATIO



3 CLOSE UP FROM PARKING

4 LONG VIEW FROM GLOVER

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9213 GLOVER ROAD &
9217 GLOVER ROAD
FORT LANGLEY

title
EXTERIOR PERSPECTIVES

scale
@ 24"x 36"
date JAN. 06. 2021
drawn KAB checked GK

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sheet no. A0.03

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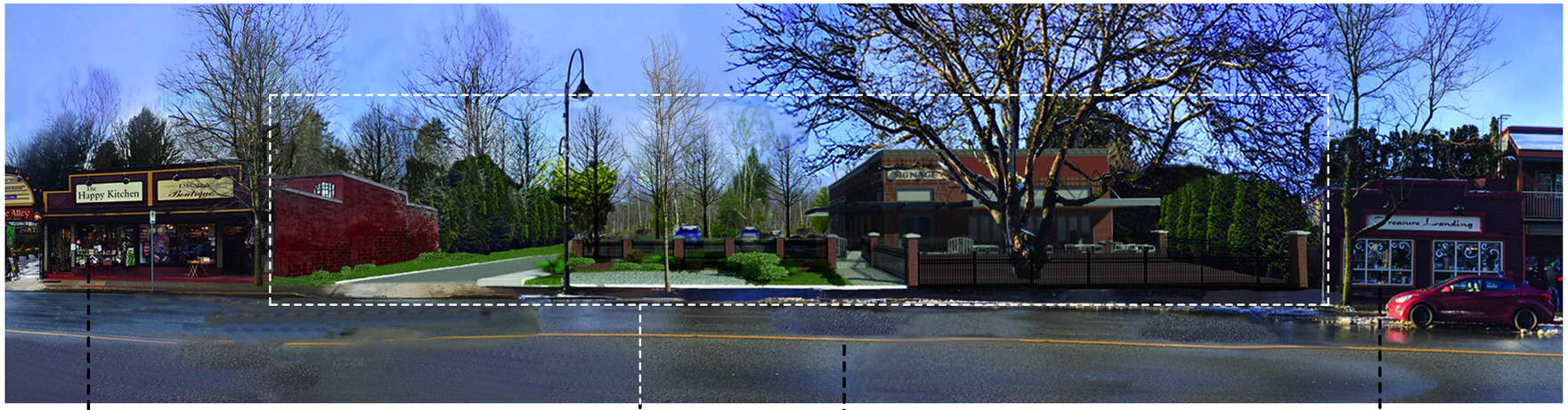

ADJACENT BUILDING

SITE IN CONTEXT

GLOVER ROAD

ADJACENT BUILDING

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GLOVER ROAD NORTH DEVELOPMENT

9213 GLOVER ROAD &
9217 GLOVER ROAD
FORT LANGLEY

title
SITE CONTEXT_
STREET VIEW

scale
@ 24"x 36"

date JAN. 06. 2021

drawn KB checked GK

job no. 2018

sheet no. A0. 05

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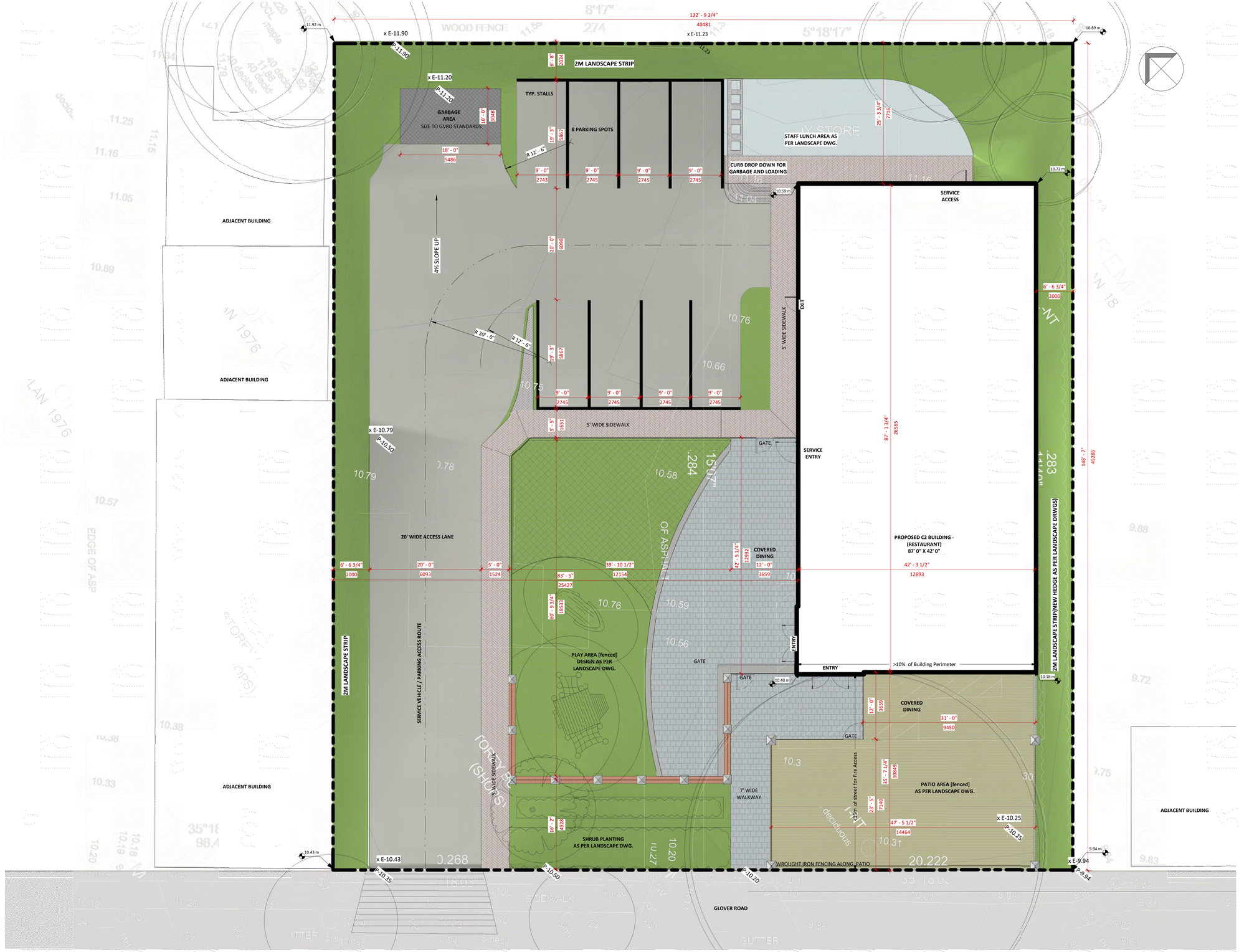

1 A3.01 SITE PLAN-GENERAL
1/8" = 1'-0"

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1	2020.07.22	Issued for Client Review
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GLOVER ROAD NORTH DEVELOPMENT

9213 GLOVER ROAD &
9217 GLOVER ROAD
FORT LANGLEY

title
SITE PLAN

scale 1/8" = 1'-0" @ 24"x 36"
date JAN. 06. 2021
drawn KAB checked GK

job no. 2018
sheet no. A1.00
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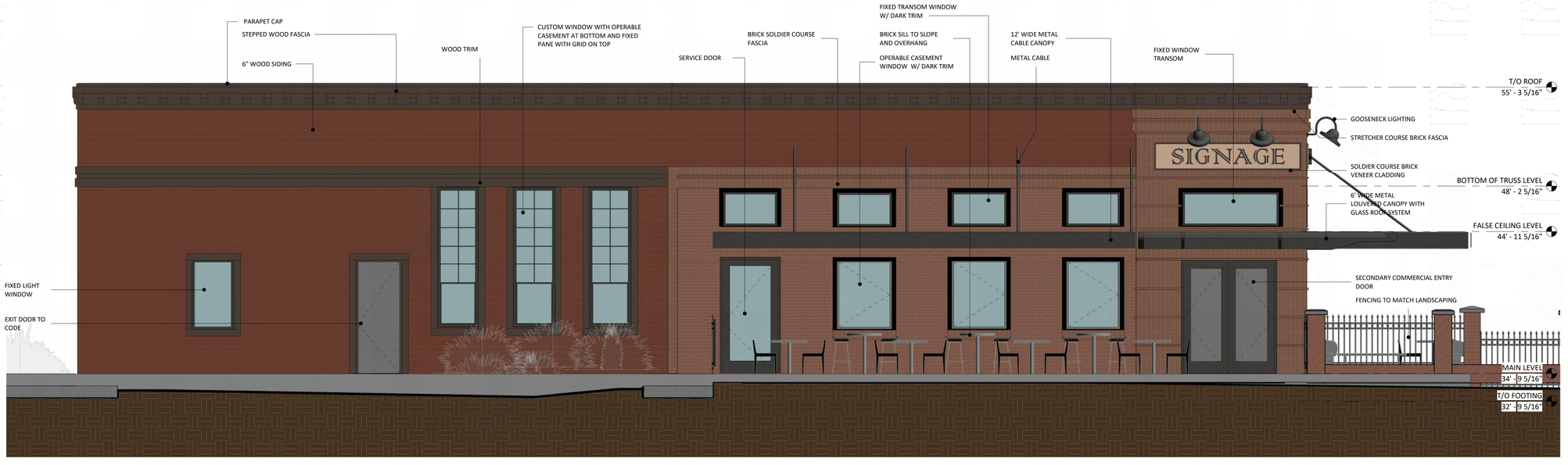
1 / A1.02 EAST (FRONT)
1/4" = 1'-0"



2 / A1.02 SOUTH
1/4" = 1'-0"

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GLOVER ROAD NORTH DEVELOPMENT

9213 GLOVER ROAD &
9217 GLOVER ROAD
FORT LANGLEY

title
BUILDING ELEVATIONS

scale 1/4" = 1'-0"
@ 24"x 36"
date JAN. 06. 2021
drawn KAB checked GK

job no. 2018
sheet no. A3.01

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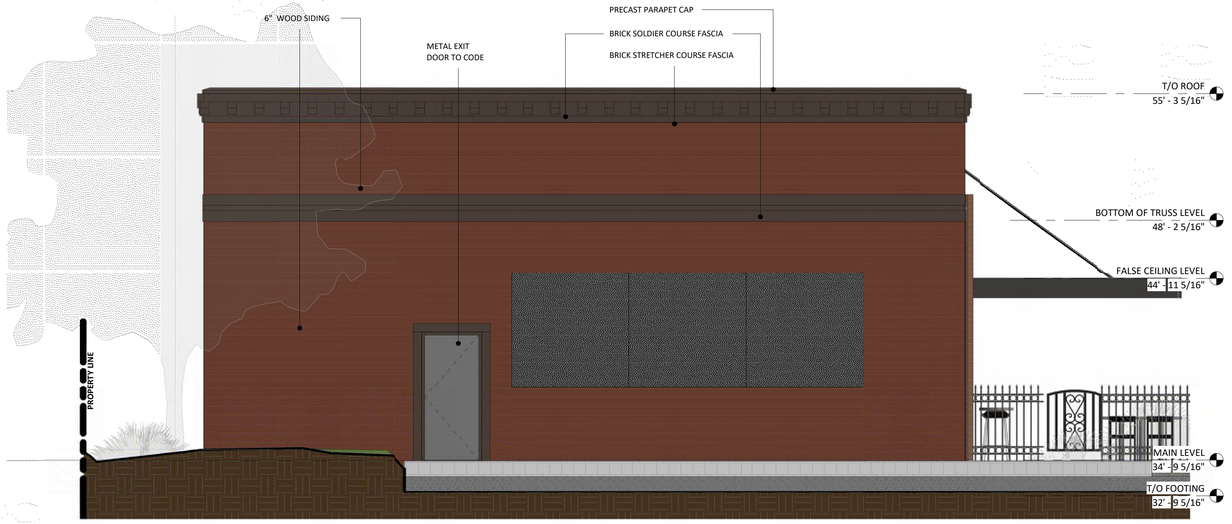
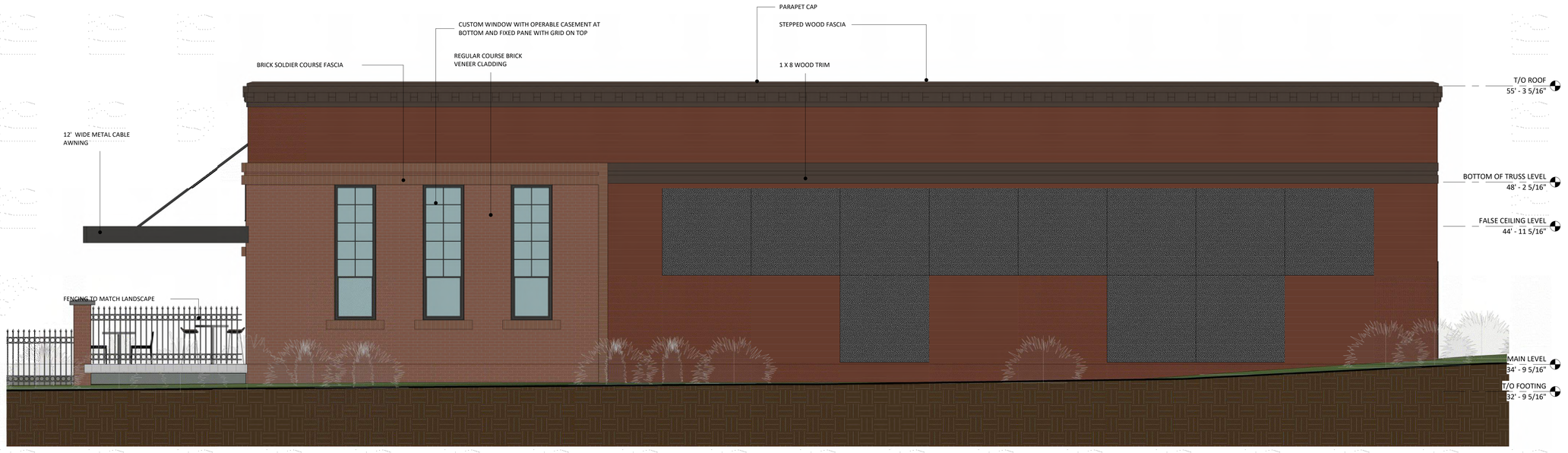


2 A1.02 WEST
1/4" = 1'-0"



1 A1.02 NORTH
1/4" = 1'-0"

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job no. 2018
sheet no. A3.02

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2 3D EAST ELEVATION

1 3D SOUTH ELEVATION

4 3D WEST ELEVATION

3 3D NORTH ELEVATION

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FORT LANGLEY

title
3D ELEVATIONS

scale
@ 24"x 36"

date JAN. 06. 2021

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sheet no. A3.03

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