PRELIMINARY APPLICATION

TOWNHOUSE DEVELOPMENT

3334 202 STREET,
LANGLEY CITY, BC

DAVID EATON
ARCHITECT INC

DRAWING LIST

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PROJECT TEAM

ARCHITECT - DAVID EATON ARCHITECT INC.
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Surrey, BC V3S 3M2
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kuljinder@southfrasersurvey.ca

LANDSCAPE - PMG LANDSCAPE ARCHITECTS.
Suite C100 - 1485 Still Creek Drive
Burnaby, BC V5C 6G9
(604) 294-0011
pat@pmglandscape.com

CIVIL - HUB ENGINEERING INC.
#212 12992 76 AVENUE
Surrey, BC V3W 2V6
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mgk@hub-inc.com

ARBORIST - MIKE FADUM & ASSOCIATES LTD.
Unit 105, 8277-129 Street
Surrey, BC V3W 0A6
(778) 593-0300
office@fadum.ca

PROGRAM SUMMARY

LOT INFO

ADDRESS	3334 202 STREET, LANGLEY CITY, BRITISH COLUMBIA
LEGAL DESCRIPTION	LOT 26 SECTION 26 TOWNSHIP 7 NWD PLAN NWP61377

SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
GROSS AREA	96,718	8,985	2.22	0.90
DEDICATION	0	0	0.00	0.00
NET AREA (AFTER DEDICATION)	96,718	8,985	2.22	0.90

ZONING

ZONING	CURRENT	PROPOSED
	SR-2	CD

SETBACKS	PERMITTED	PROPOSED
NORTH (ALONG 34 AVENUE) - BUILDING # 9		4.5m
NORTH (ALONG 34 AVENUE) - BUILDING # 5		2.2m
SOUTH (ALONG NEIGHBORING LOT)		6.0m
EAST (ALONG NEIGHBORING LOT)		3.0m
WEST (ALONG 202 STREET)		4.5m

BLDG HEIGHT	PERMITTED	PROPOSED
UNIT-A & A1		2 STOREY
UNIT-B & B1		3 STOREY

DENSITY	PERMITTED	PROPOSED
UPA (UNITS PER ACRE)		22
TOWNHOUSE DWELLING UNITS		49

SITE COVERAGE (NET)	(Sqft)	(Sqm)	(%age)	REMARKS
PROPOSED	37624	3,495	38.90%	(37,624 Sqft / 96,718 Sqft)

PROPOSED FLOOR AREA SUMMARY

FAR CALCULATION GROSS AREA (EXCLUDING GARAGE & AMENITY)	GARAGE (Sqft)	LVL-1 (Sqft)	TOTAL LVL-1 (Sqft)	LVL-2 (Sqft)	LVL-3 (Sqft)	TOTAL (Sqft)	NO. OF UNITS	TOTAL FLOOR AREA (Sqft)
UNIT-A	266	783	1,049	783	0	1,566	14	21,924
UNIT-A1	266	808	1,074	808	0	1,616	2	3,232
UNIT-B	413	217	630	600	675	1,492	21	31,332
UNIT-B1	413	217	630	600	675	1,492	12	17,904
							49	74,392
							TOTAL FAR (NET)	0.77

OFF STREET PARKING

PARKING REQUIREMENTS BREAKDOWN				
RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
TOWHHOUSE	49	2 CAR / UNIT	98	98
VISITORS	49	0.2 CAR / UNIT	9.8 (SAY 10)	10
TOTAL			108	108

AMENITY CALCULATIONS

AMENITY		
OUTDOOR AMENITY		REMARKS
REQUIRED (Sqft)	4,214	86 Sqft / UNIT AT GRADE
PROPOSED (Sqft)	4,342	



LOCATION PLAN

N

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Issues / Revisions

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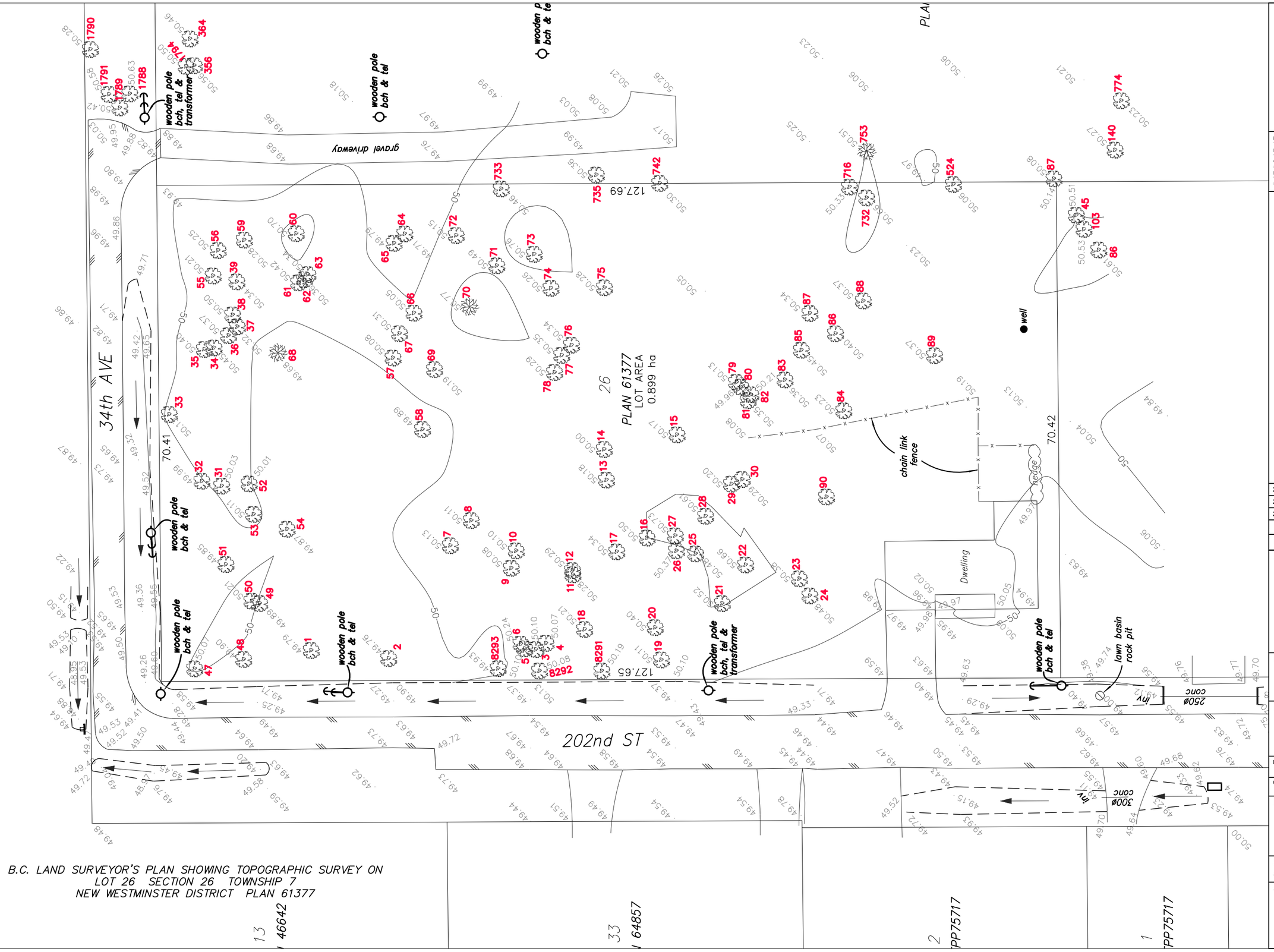
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Sheet Title
PROJECT SUMMARY

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As Noted

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A-0.2

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B.C. LAND SURVEYOR'S PLAN SHOWING TOPOGRAPHIC SURVEY ON
LOT 26 SECTION 26 TOWNSHIP 7
NEW WESTMINSTER DISTRICT PLAN 61377

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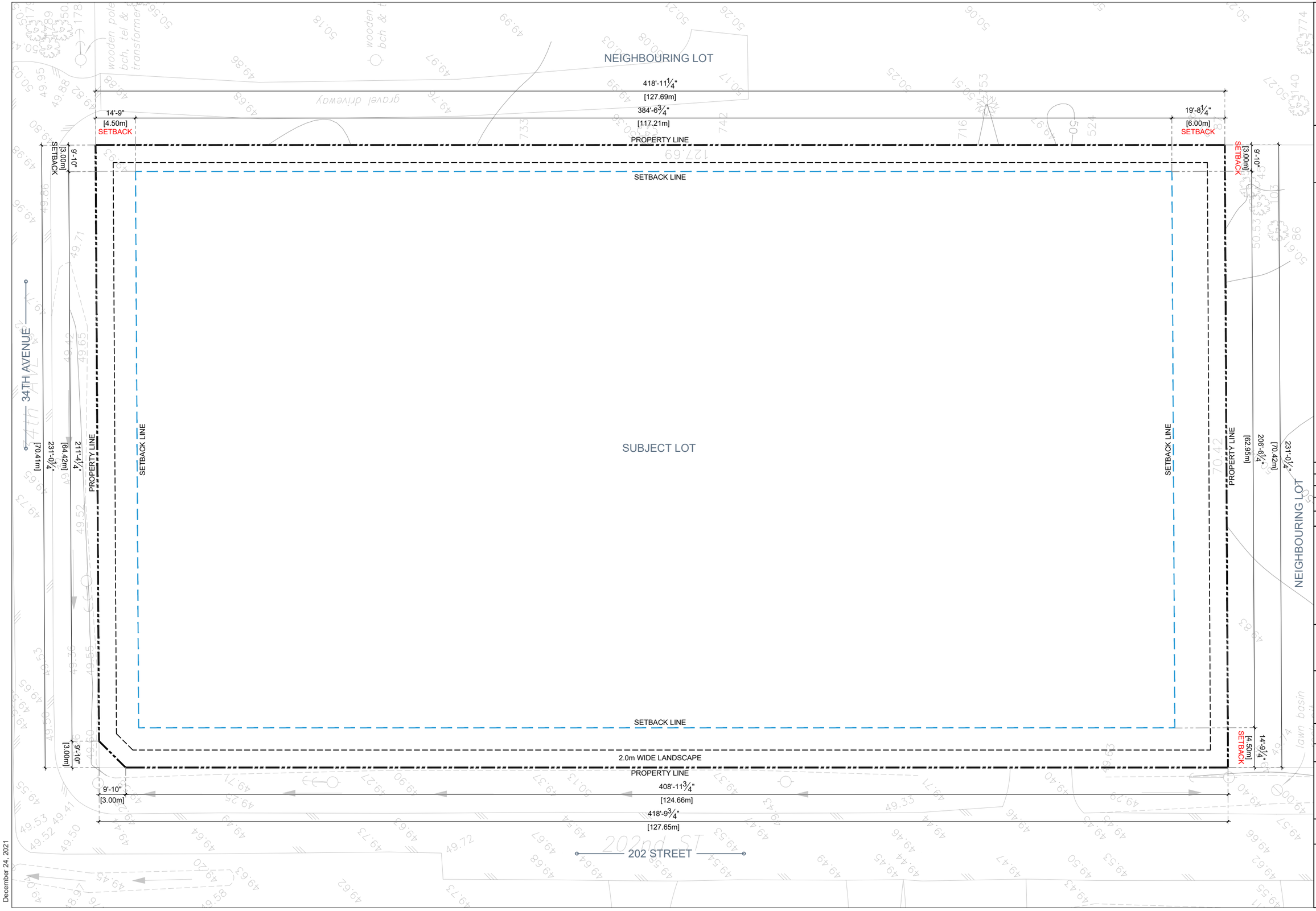
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TOPOG SURVEY

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BASE PLAN

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A-0.4

NEIGHBOURING LOT

B A-4.0

14'-9" [4.50m] SETBACK | 31'-6" [9.60m] | 28'-0" [8.53m] | 31'-6" [9.60m] | 28'-0" [8.53m] | 31'-6" [9.60m] | 28'-0" [8.53m] | 31'-6" [9.60m] | 15'-0" [4.57m] | 31'-4" [9.55m] | 10'-0" [3.05m] | 58'-0" [17.68m] | 28'-0" [8.53m] | 31'-6" [9.60m] | 19'-8¼" [6.00m] SETBACK

PROPERTY LINE

9'-10" [3.00m] SETBACK

A A-4.0

119'-10¼" [36.53m]

34TH AVENUE

PROPERTY LINE

#44 UNIT-B1 MF.E.-50.11
#45 UNIT-B MF.E.-50.11
#46 UNIT-B MF.E.-50.11
BLDG # 9
#47 UNIT-B MF.E.-50.11
#48 UNIT-B MF.E.-50.11
2%
#49 UNIT-B2 MF.E.-50.11

20'-0" WIDE DRIVEWAY

#43 UNIT-B2 MF.E.-50.00
#42 UNIT-B MF.E.-50.00
#41 UNIT-B MF.E.-50.00
BLDG # 8
#40 UNIT-B MF.E.-50.00
#39 UNIT-B MF.E.-50.00
#38 UNIT-B1 MF.E.-50.00

1.5m WIDE FIRE ACCESS

#32 UNIT-B1 MF.E.-50.00
#33 UNIT-B MF.E.-50.00
#34 UNIT-B MF.E.-50.00
BLDG # 7
#35 UNIT-B MF.E.-50.00
#36 UNIT-B MF.E.-50.00
#37 UNIT-B2 MF.E.-50.00

20'-0" WIDE DRIVEWAY

#31 UNIT-B2 MF.E.-50.00
#30 UNIT-B MF.E.-50.00
#29 UNIT-B MF.E.-50.00
BLDG # 6
#28 UNIT-B MF.E.-50.00
#27 UNIT-B MF.E.-50.00
#26 UNIT-B1 MF.E.-50.00

1.5m WIDE FIRE ACCESS

OUTDOOR AMENITY (4342 Sft)

#10 UNIT-A1 MF.E.-50.01
#11 UNIT-A MF.E.-50.01
BLDG # 3
#12 UNIT-A MF.E.-50.01
#13 UNIT-A3 MF.E.-50.01

V8 V7 V6 V5 V4 V3 (SC) V2(SC)

20'-0" WIDE DRIVEWAY

1.5m WIDE FIRE ACCESS

#9 UNIT-B2 MF.E.-50.00
#8 UNIT-B MF.E.-50.00
#7 UNIT-B MF.E.-50.00
BLDG # 5
#6 UNIT-B MF.E.-50.00
#5 UNIT-B MF.E.-50.00
#4 UNIT-B1 MF.E.-50.00

FIRE ACCESS PATHWAY

9'-10" [3.00m] SETBACK

5'-0" [1.52m]

A A-4.0

119'-11¾" [36.57m]

PROPERTY LINE

NEIGHBOURING LOT

28'-5½" [8.67m]

20'-0" WIDE DRIVEWAY

20'-0" WIDE DRIVEWAY

FIRE TRUCK TURN

V1

#3 UNIT-B2 MF.E.-50.00
BLDG # 4
#2 UNIT-B MF.E.-50.00
#1 UNIT-B1 MF.E.-50.00

16'-2½" [4.94m]

60'-0" [18.29m]

19'-8¼" [6.00m] SETBACK

58'-1" [17.71m]

V10

#25 UNIT-A1 MF.E.-50.01
#24 UNIT-A MF.E.-50.01
#23 UNIT-A MF.E.-50.01
BLDG # 1
#22 UNIT-A MF.E.-50.01
#21 UNIT-A MF.E.-50.01
#20 UNIT-A2 MF.E.-50.01

#19 UNIT-A1 MF.E.-50.01
#18 UNIT-A MF.E.-50.01
#17 UNIT-A MF.E.-50.01
BLDG # 2
#16 UNIT-A MF.E.-50.01
#15 UNIT-A MF.E.-50.01
#14 UNIT-A2 MF.E.-50.01

V9

20'-0" WIDE DRIVEWAY

PMT

14'-9" [4.50m] SETBACK

PROPERTY LINE

MAIN ENTRANCE

7'-0¾" [2.15m] | 157'-0" [47.85m] | 10'-6" [3.20m] | 157'-0" [47.85m] | 35'-0" [10.67m] | 31'-6" [9.60m] | 19'-8¼" [6.00m] SETBACK

A-4.0 B

202 STREET

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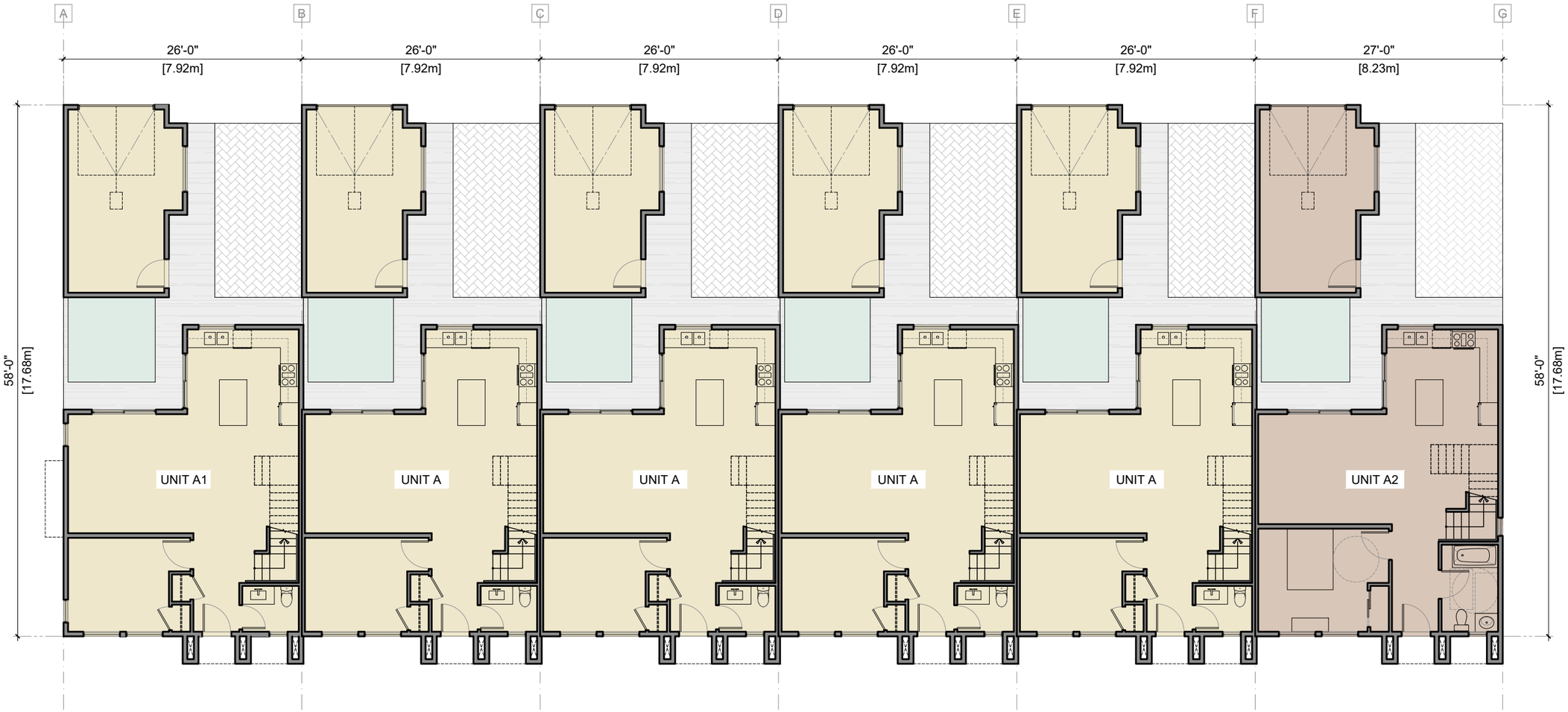
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Sheet Title
SITE PLAN

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A-1.0



1 BUILDING 1 & 2
MAIN FLOOR PLAN

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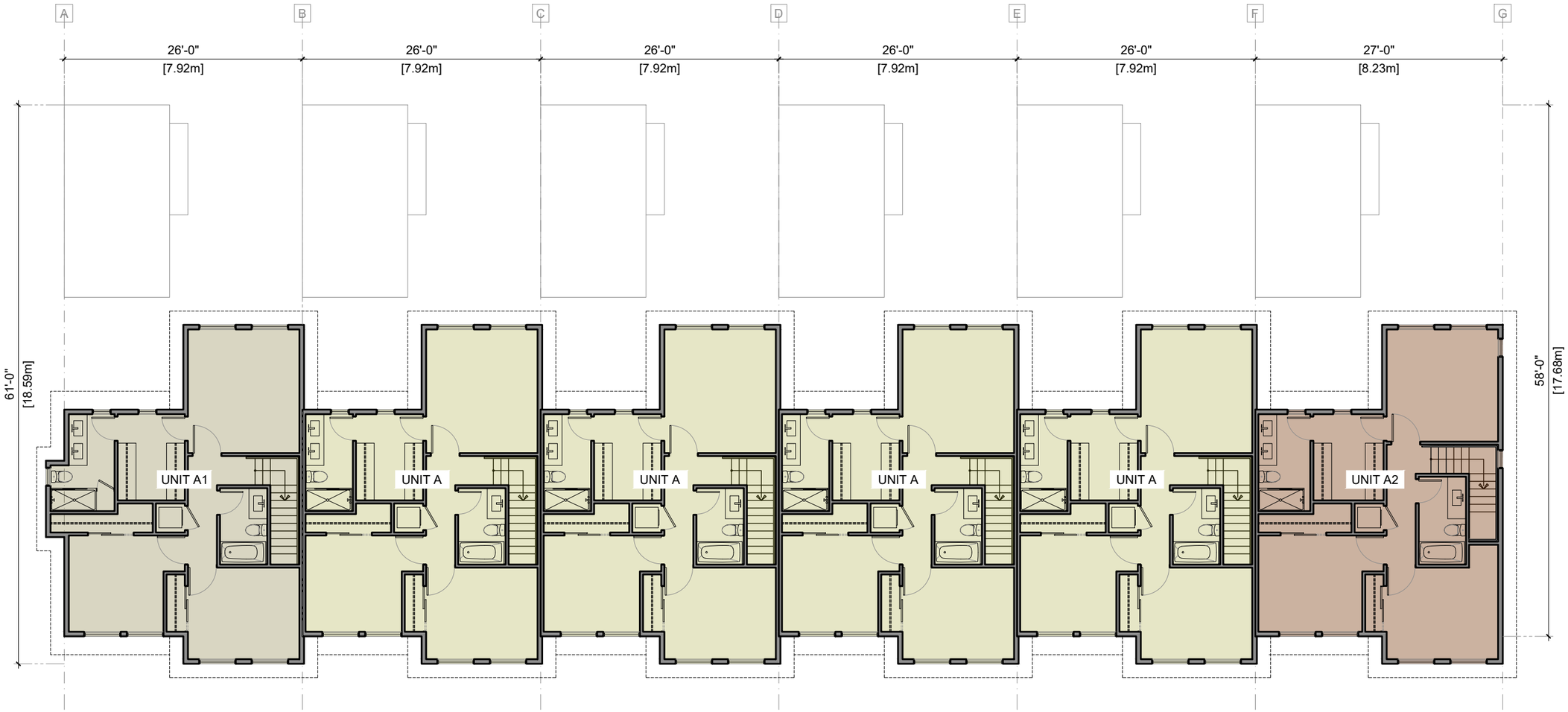
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FLOOR PLANS

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A-2.0



1 BUILDING 1 & 2
SECOND FLOOR PLAN

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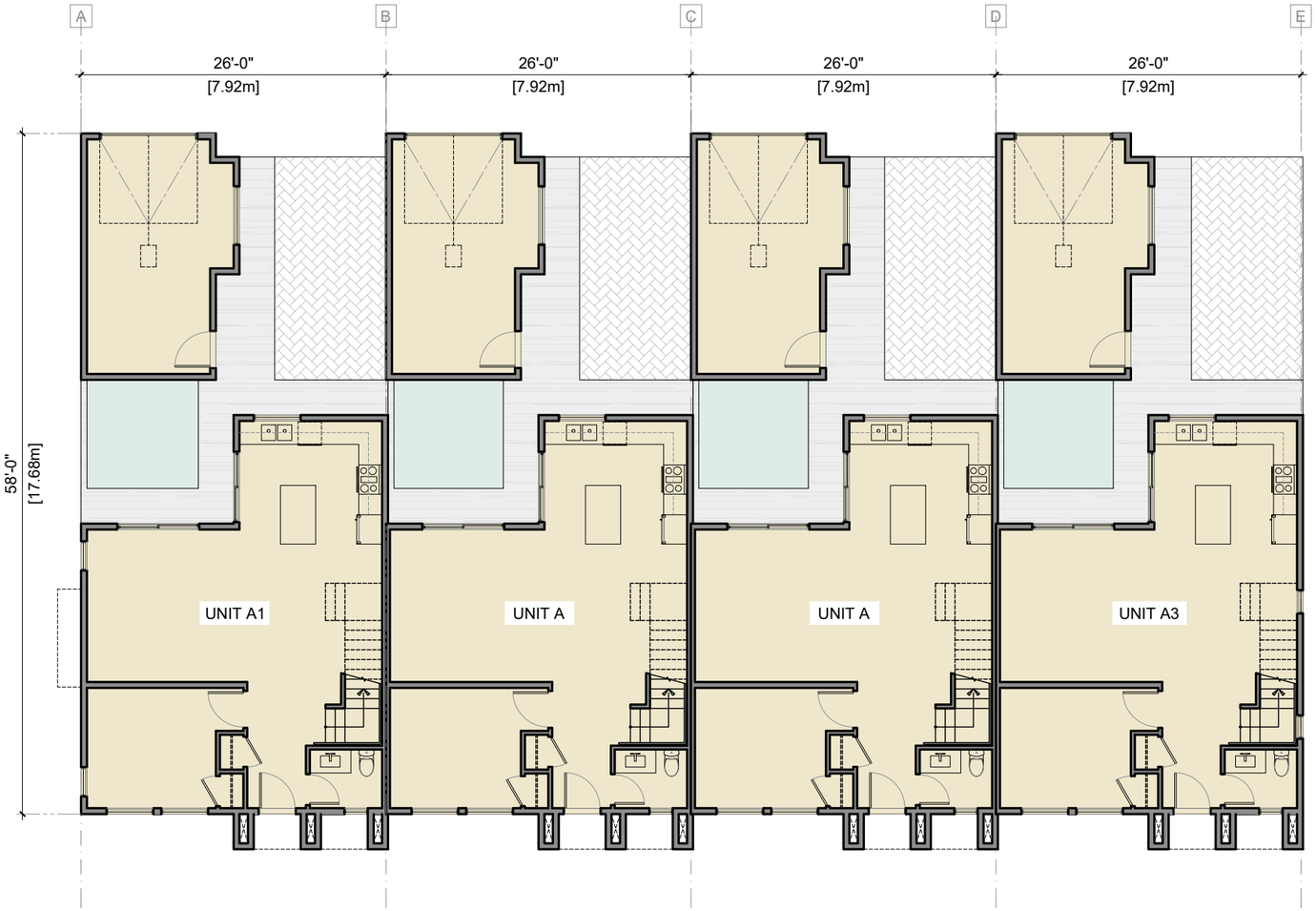
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A-2.1

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1 BUILDING 3
MAIN FLOOR PLAN

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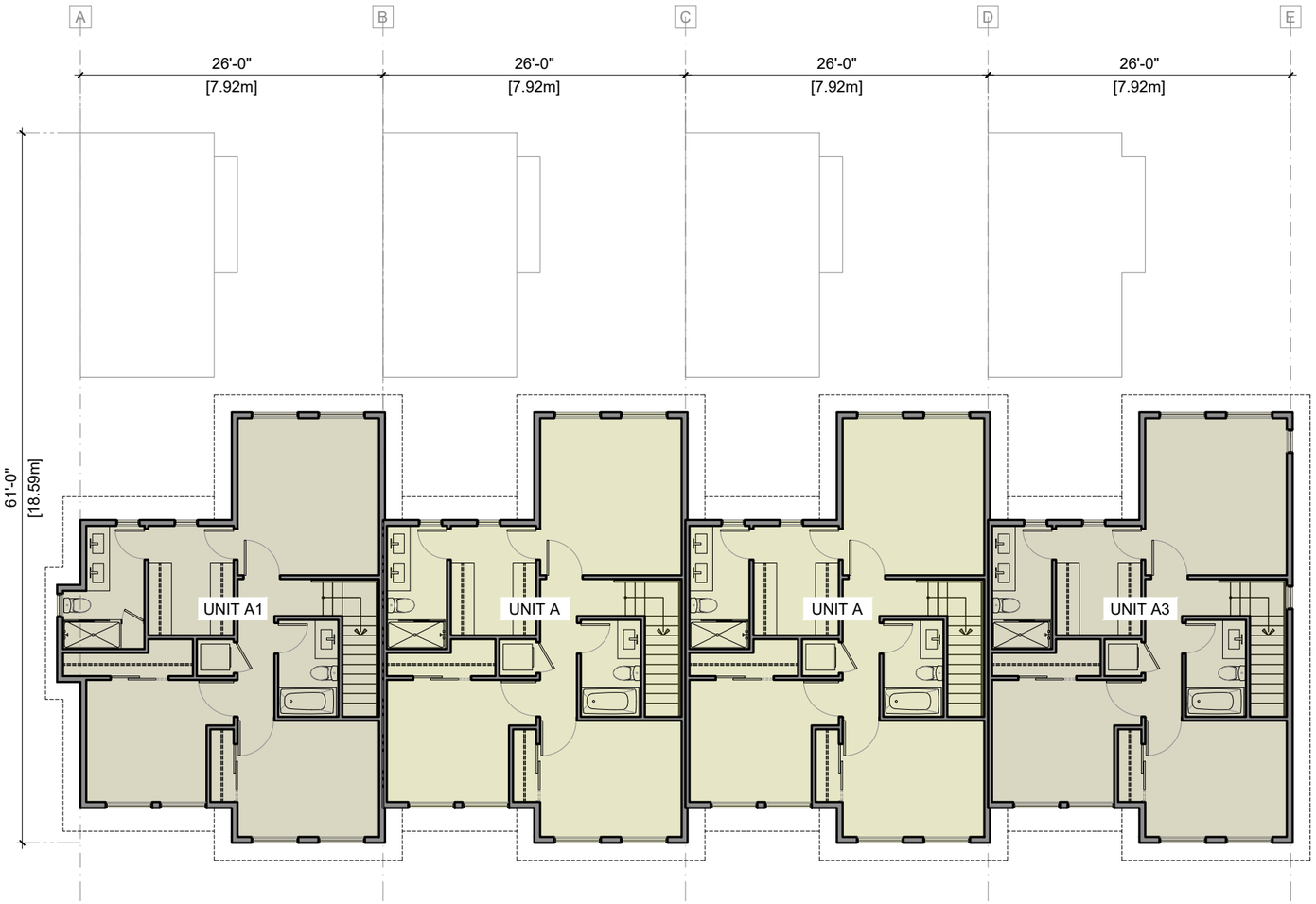
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1 BUILDING 3
SECOND FLOOR PLAN

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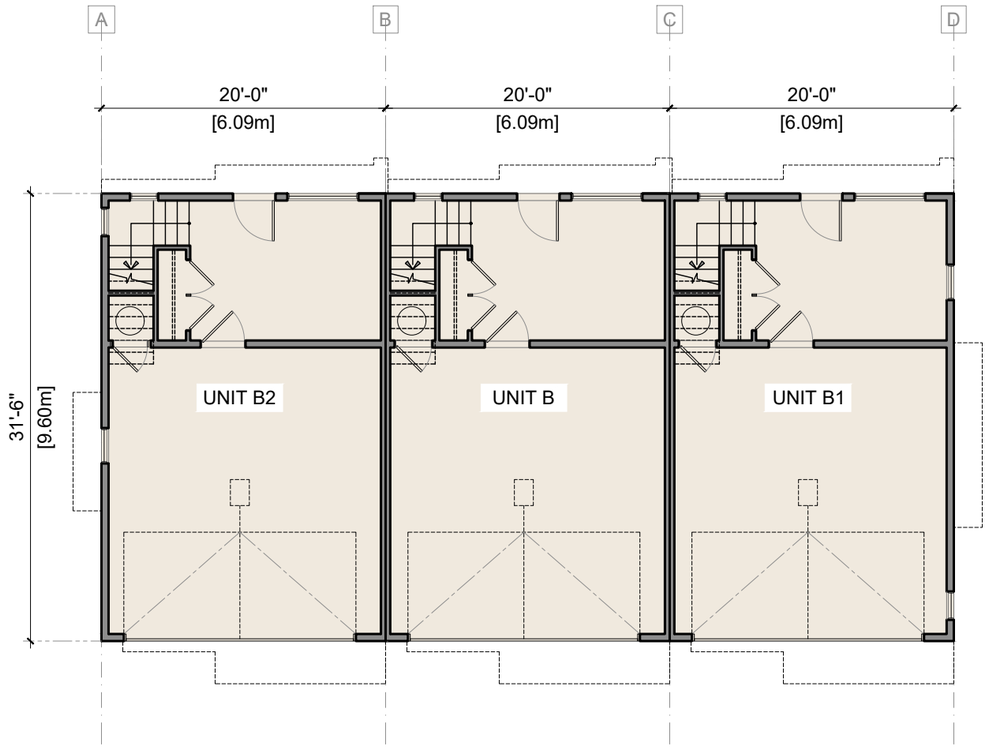
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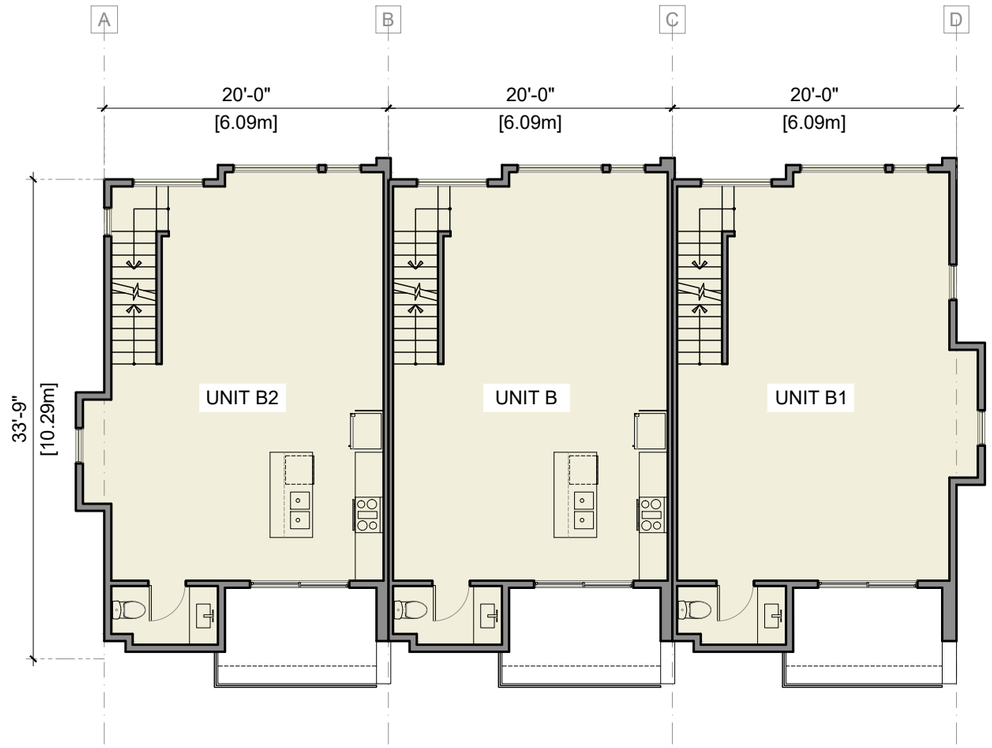
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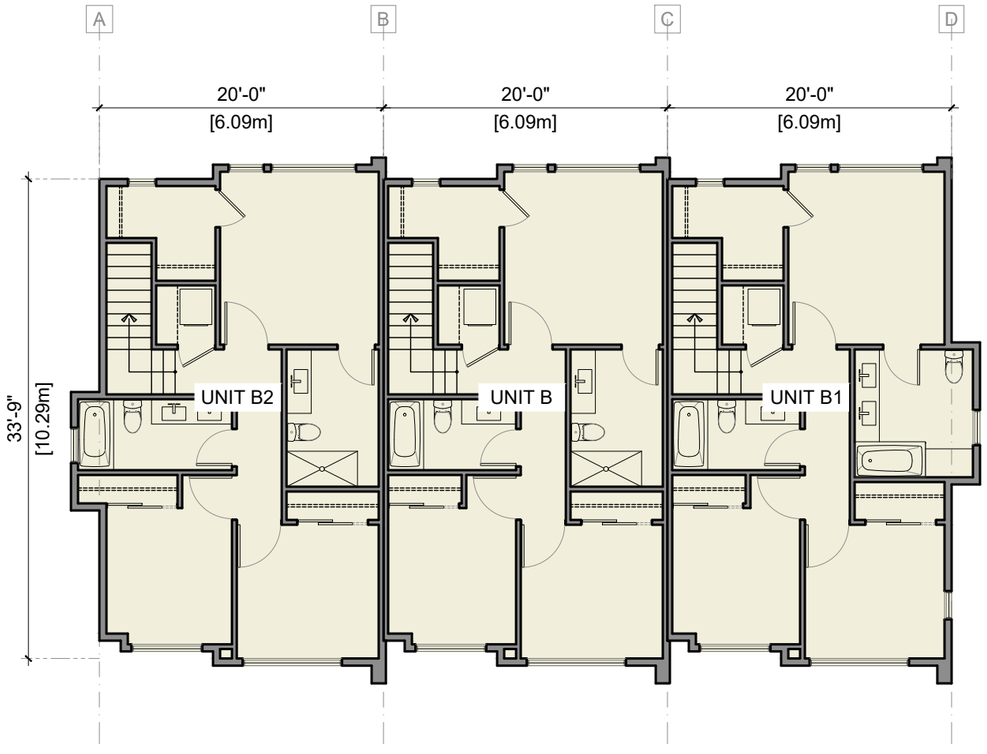
A-2.3



1 BUILDING-4
MAIN FLOOR PLAN



2 BUILDING-4
SECOND FLOOR PLAN



3 BUILDING-4
THIRD FLOOR PLAN

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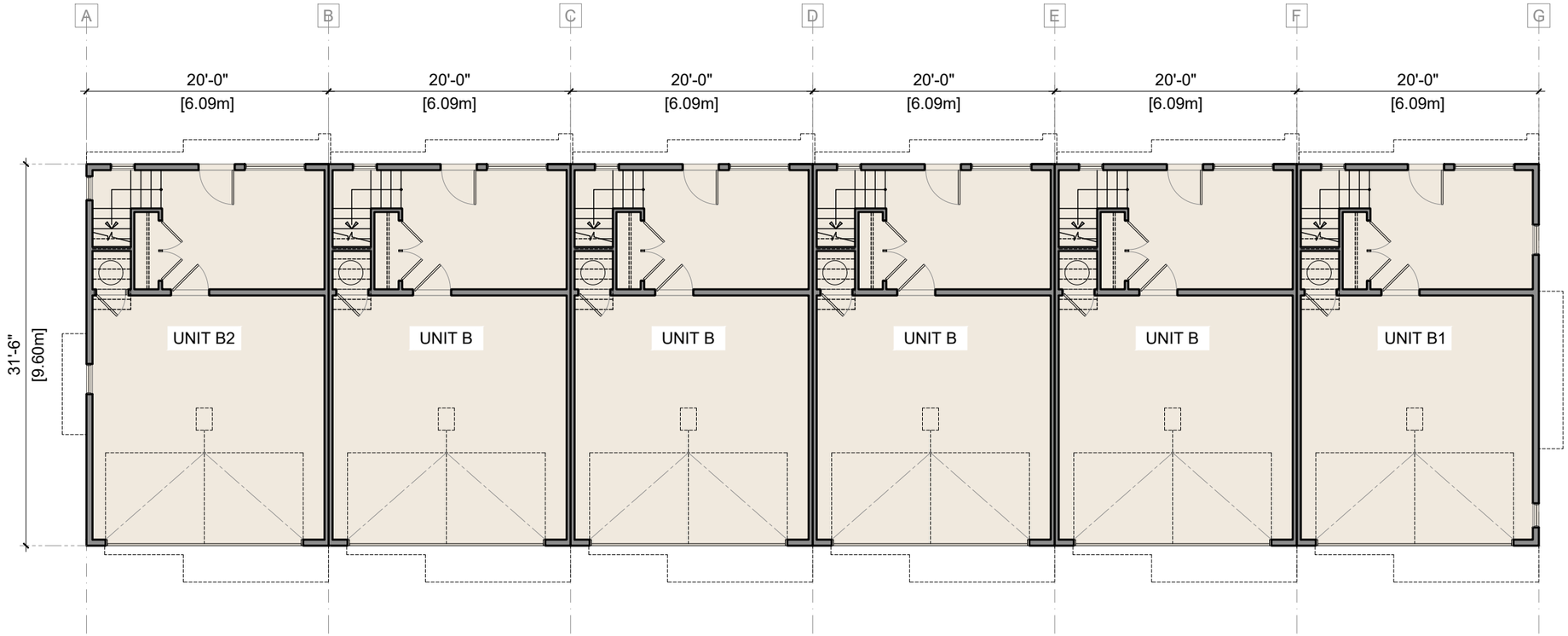
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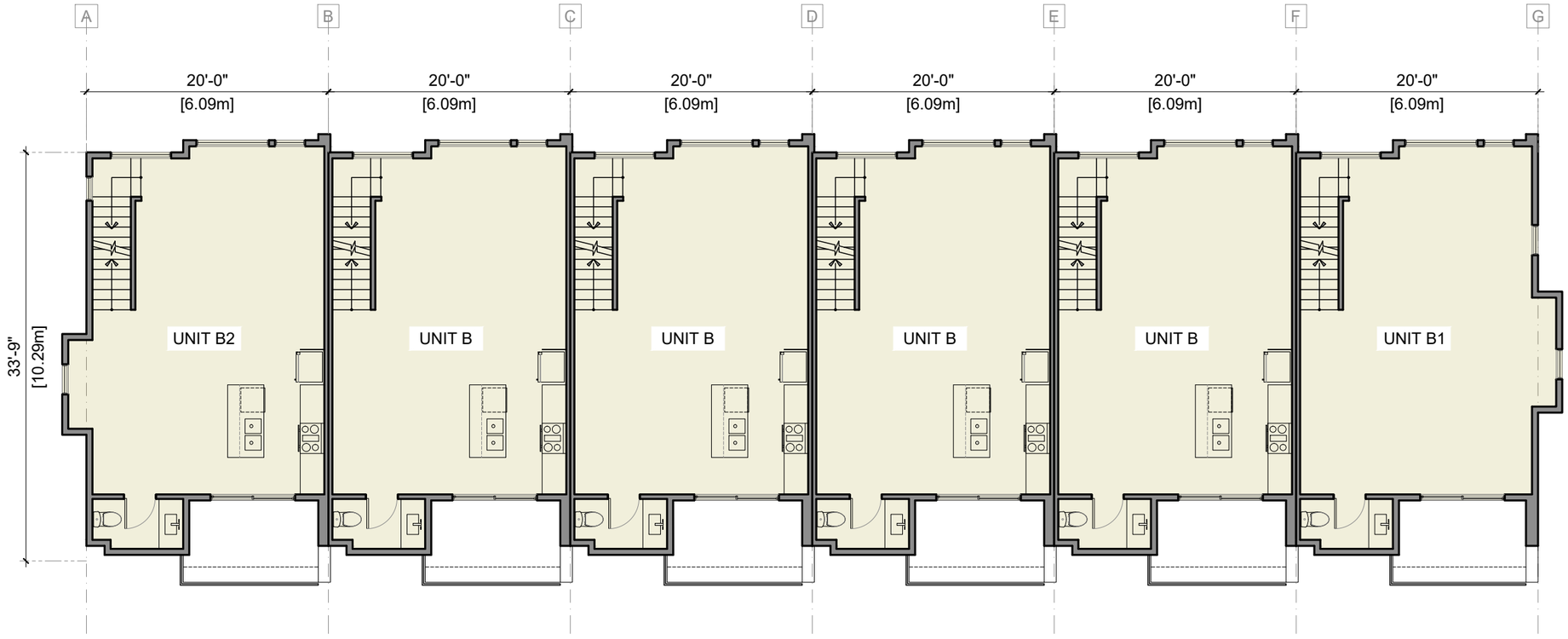
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1 BUILDING-5,6,7,8 & 9
MAIN FLOOR PLAN



2 BUILDING-5,6,7,8 & 9
SECOND FLOOR PLAN

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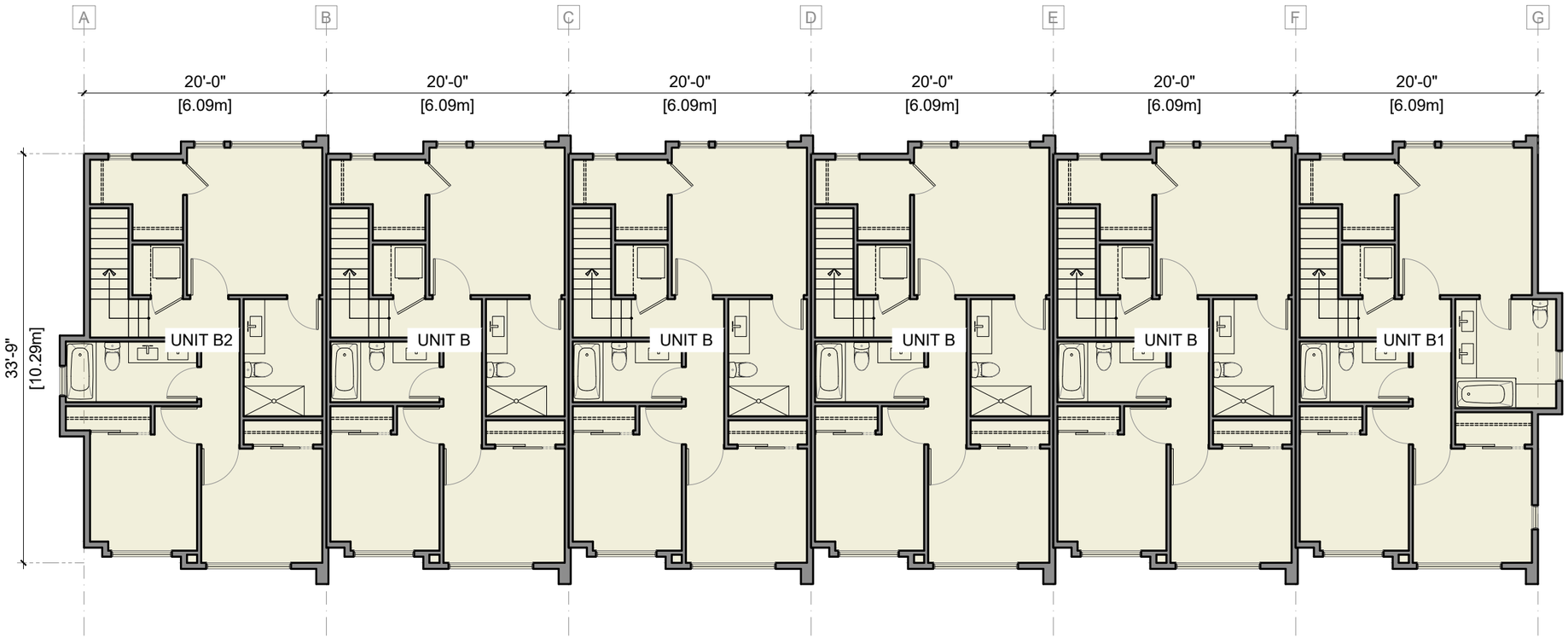
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FLOOR PLANS

Scale
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1 BUILDING-5,6,7,8 & 9
THIRD FLOOR PLAN

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FLOOR PLANS

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1 PERSPECTIVE

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RENDERINGS

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1 PERSPECTIVE

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2021-06-15	Preliminary Application
2021-01-11	Preliminary Application

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Project Title

TOWNHOUSE DEVELOPMENT

Project Address

3334 202 STREET TOWNSHIP OF LANGLEY, BRITISH COLUMBIA

Drawn By GS	Date 2021-06-15
Checked By PV	Project ID LA04

Sheet Title

RENDERINGS

Scale
As Noted

Sheet No.

A-3.1

December 24, 2021



1 PERSPECTIVE

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A-3.2

December 24, 2021



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A-3.3

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A-3.7

December 24, 2021



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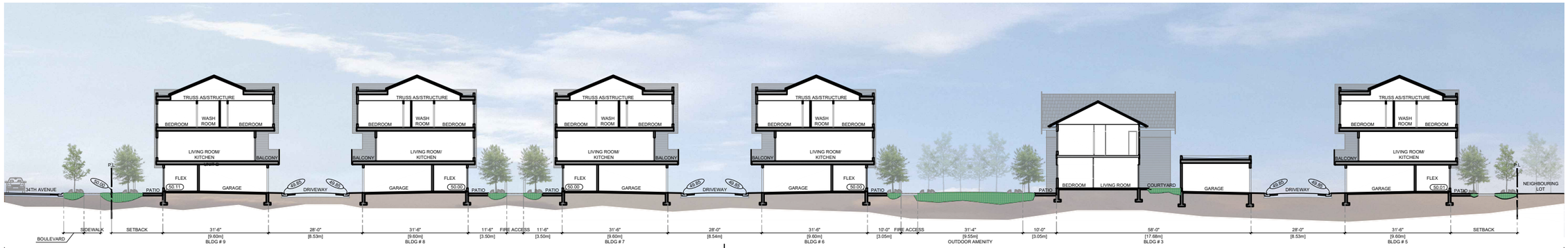
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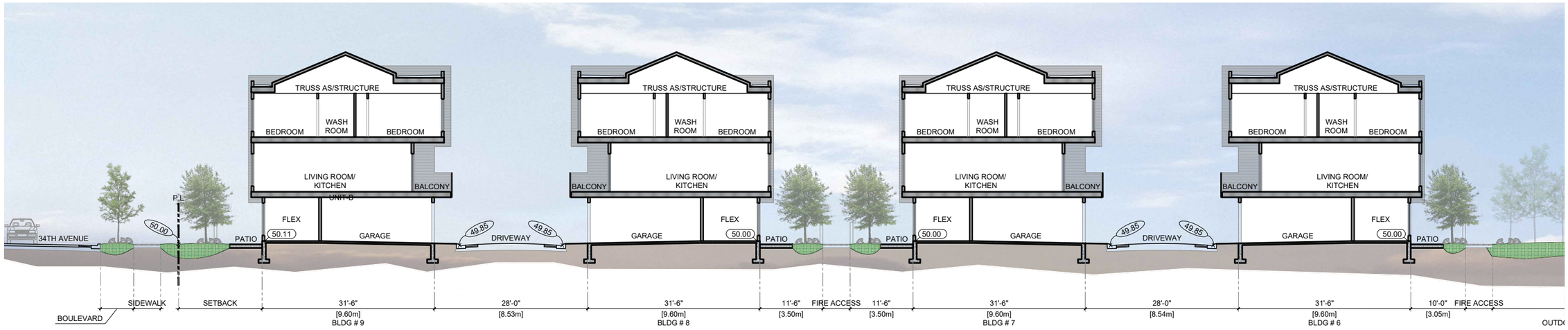
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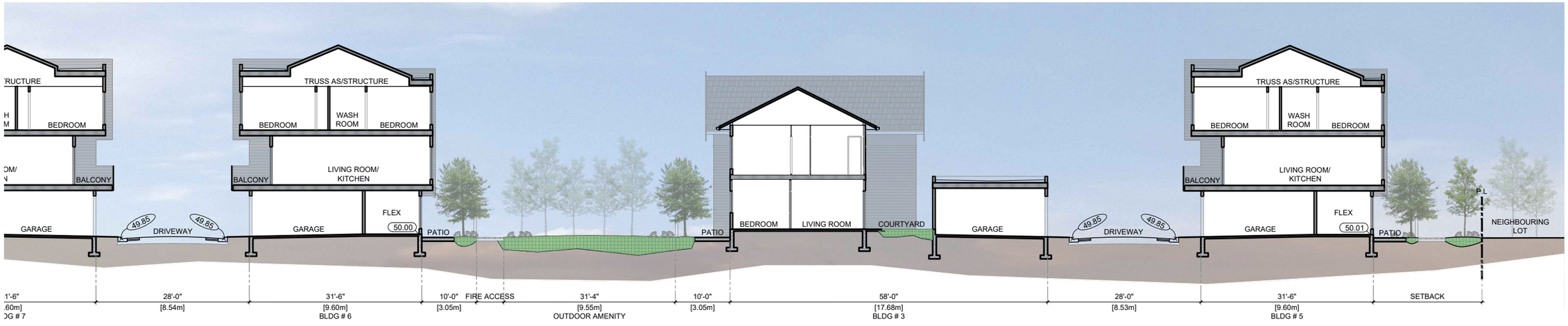


PART SECTION-1 PART SECTION-2

1 SECTION AA
Scale: N.T.S



2 PART SECTION-1
Scale: N.T.S



3 PART SECTION-2
Scale: N.T.S

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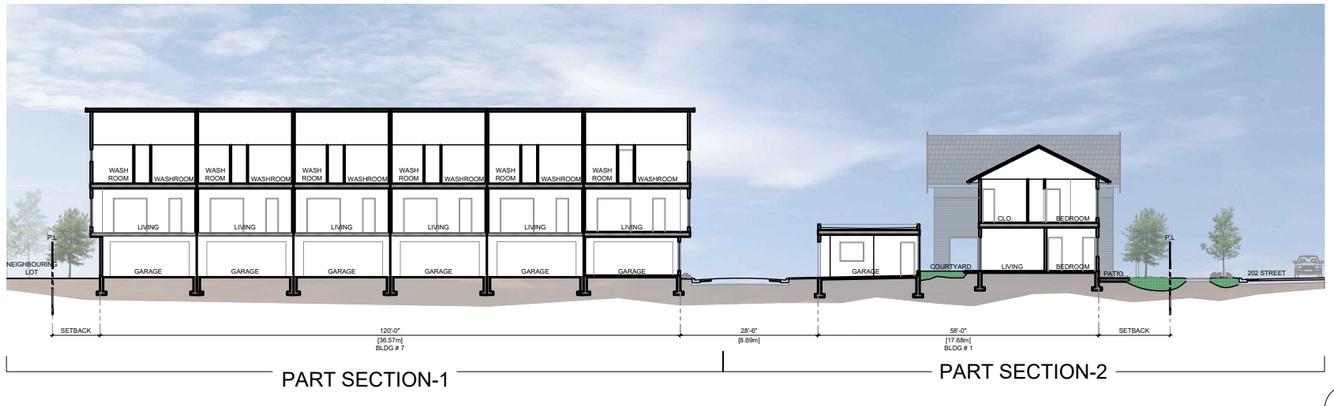
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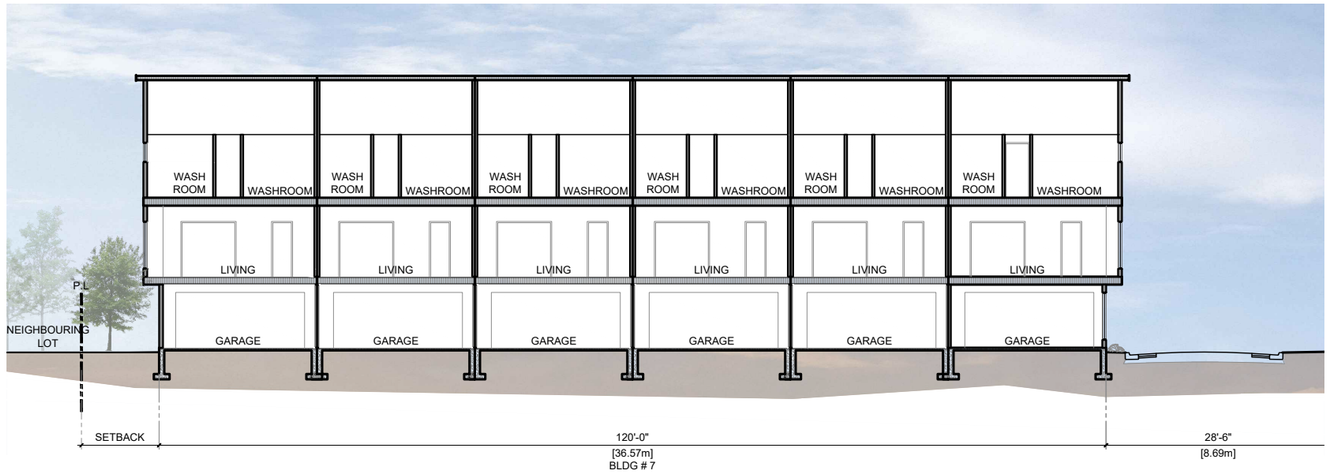
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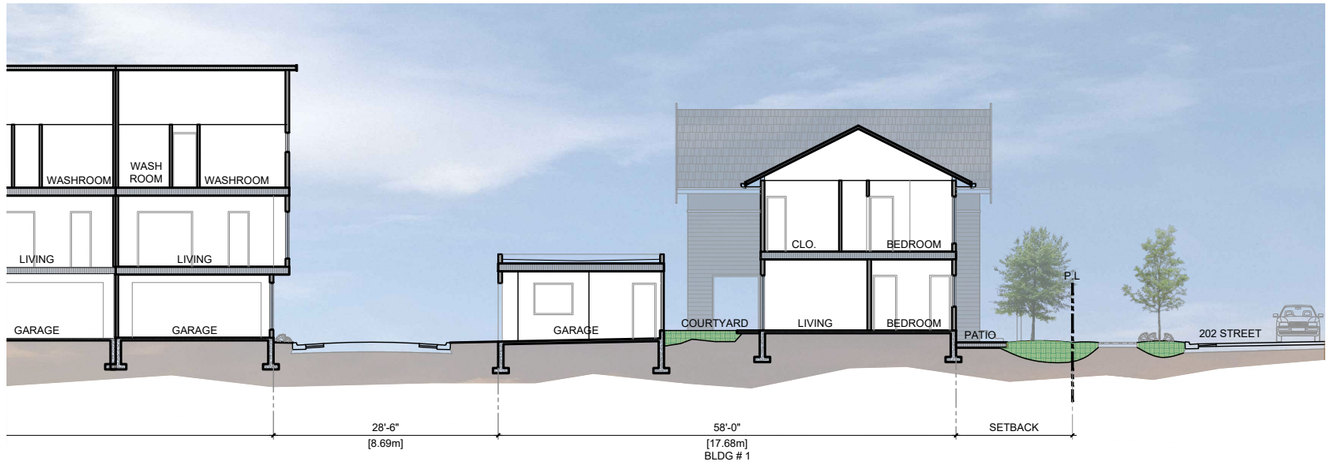
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1 SECTION BB
Scale: N.T.S



2 PART SECTION-1
Scale: N.T.S



3 PART SECTION-2
Scale: N.T.S

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