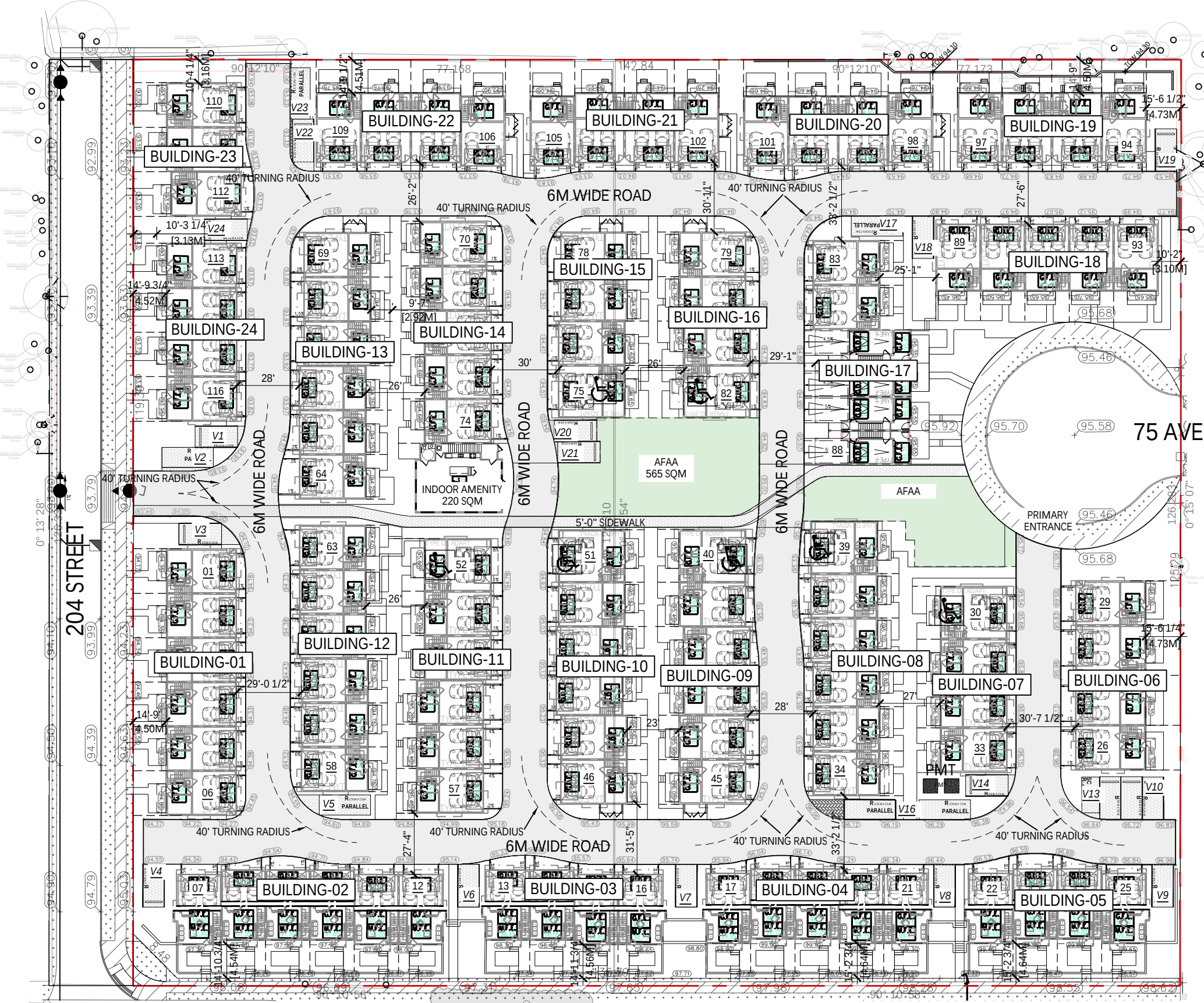




SET BACKS		
DIRECTION	REQUIRED	PROVIDED
FRONT (WEST)		4.5 m
FRONT (SOUTH)		4.5 m
REAR (EAST)		4.5 m
INTERIOR (EAST)		4.0 m
REAR (NORTH)		4.5 m
INTERIOR (NORTH)		3.0 m

DEVELOPMENT DATA				
SITE AREA	S.F.	AC	SQ.M	Ha
	GROSS	209,743.91 S.F.	4.82	19,485.84
	ROAD DEDICATION	25,532.37 S.F.	0.59	2,372.03
	PARK DEDICATION	0.00	0.00	0.00
	NET	184,211.54 SF.	4.24	17,113.80
DENSITY				
DENSITY (PER GROSS)	24 UPA	59 UPHa	(116 UNITS)	
DENSITY (PER NET)	27 UPA	68 UPHa	(116 UNITS)	
F.A.R. (PER GROSS)	0.84	177,038.99 SF	(16,447 M2)	
F.A.R. (PER NET)	0.96	177,038.99 SF	(16,447 M2)	
SITE COVERAGE	34.72 %	(72,829 S.F)	(6,766 M2)	
PARKING:				
REQUIRED:				
RESIDENTIAL:	2	x(116 UNITS)	232	
VISITOR:	0.20	x(116 UNITS)	= 23.20 SPACES	
TOTAL:			255 SPACES	
PROVIDED:				
RESIDENTIAL:	232 SPACES			
VISITOR:	24 SPACES	(1 PER 5 DWELLING)		
TOTAL:	256 SPACES			
TANDEM PARKING				
4 (TANDEM PARKING)		= 3.45 (%)		
AMENITY AREA				
REQUIRED:				
OUTDOOR	6.0 M2 X	(116 UNITS)	696.00 M2	
PROVIDED:				
INDOOR AMENITY		2,374 S.F.	220.55 SQ.M.	
OUTDOOR AMENITY		6,084 S.F.	565.22 SQ.M.	
TOTAL			785.77 SQ.M.	

ADAPTABLE UNIT REQUIRED - 5% PROVIDED - 7 UNITS

CURRENT UNIT AREA NUMBERS ARE APPROXIMATE

UNIT BREAKDOWN						
UNIT TYPE	# OF BEDROOMS	# OF UNITS	GROUND S.F. (EXCL. GARAGE)	MAIN S.F.	UPPER S.F.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE)
UNIT 'A1'	3 BEDROOMS	7	234.60 SF.	615.93 SF.	673.45 SF.	1,523.98 S.F.
UNIT 'A2'	3 BEDROOMS	16	236.66 SF.	636.24 SF.	694.40 SF.	1,567.30 S.F.
UNIT 'A3'	3 BEDROOMS	10	263.97 SF.	700.00 SF.	763.55 SF.	1,727.52 S.F.
UNIT 'B1'	3 BEDROOMS	38	205.77 SF.	598.57 SF.	642.79 SF.	1,447.13 S.F.
UNIT 'B2'	3 BEDROOMS	15	207.49 SF.	620.63 SF.	665.56 SF.	1,493.68 S.F.
UNIT 'D1'	3 BEDROOMS	7	245.41 SF.	716.75 SF.	762.87 SF.	1,725.03 S.F.
UNIT 'E1'	3 BEDROOMS	11	234.62 SF.	593.54 SF.	673.45 SF.	1,501.61 S.F.
UNIT 'E2'	3 BEDROOMS	8	236.60 SF.	613.39 SF.	694.53 SF.	1,544.52 S.F.
UNIT 'F1'	3 BEDROOMS	2	216.35 SF.	583.76 SF.	599.67 SF.	1,399.78 S.F.
UNIT 'F2'	3 BEDROOMS	1	216.35 SF.	583.76 SF.	620.76 SF.	1,420.87 S.F.
UNIT 'F2'	3 BEDROOMS	1	217.81 SF.	608.07 SF.	627.60 SF.	1,453.48 S.F.
TOTAL COUNT =	114				TOTAL =	177,038.99 S.F.

SITE PLAN

SCALE 1"=50'-0"



Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca

Ph: 604-503-4484

PROJECT INFO:
20431 & 20453 74B ave.

LANGLEY

CLIENT:
T.H.Vipin

DATE
2024

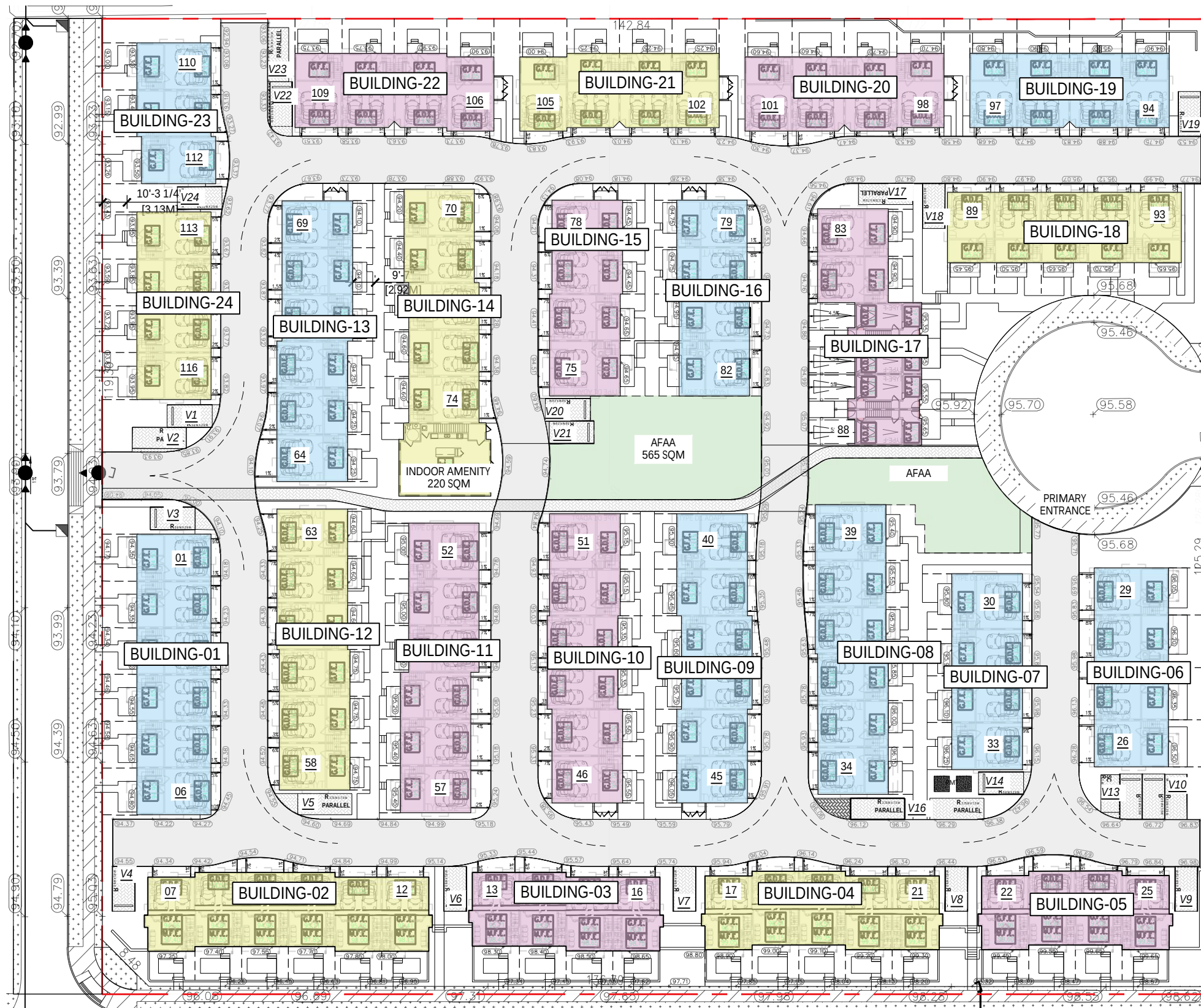
PROJECT NO:
24-209

SCALE:

DRAWN BY:
AG

SITE PLAN

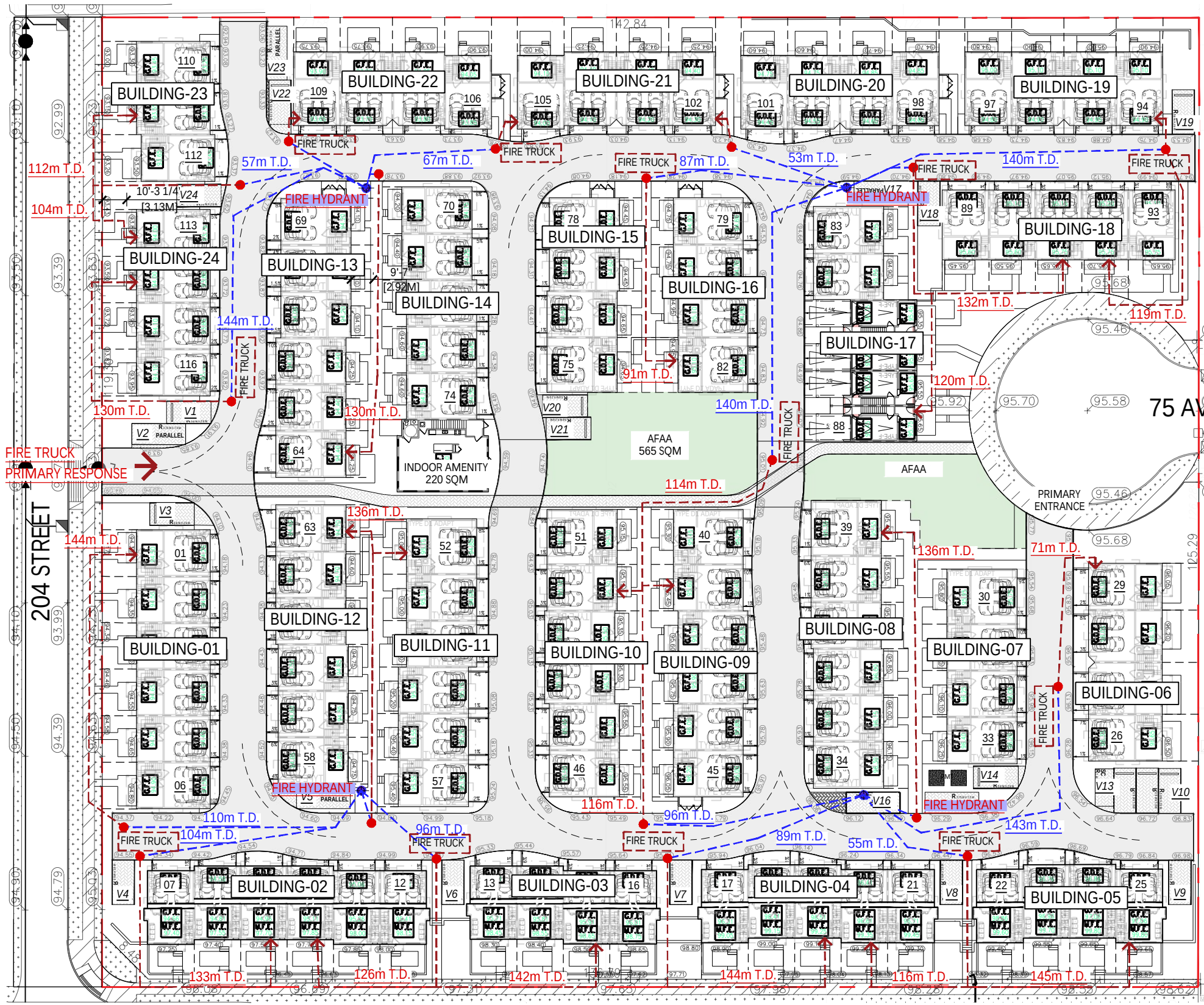
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- COLOR PALLET - SCHEME 01
- COLOR PALLET - SCHEME 02
- COLOR PALLET - SCHEME 03

1 COLOR PALLET
SCALE 1"=50'-0"

REV	DESCRIPTION	BY	DATE



74b AVE.

1 FIRE ACCESS PLAN
SCALE 1"=50'-0"



DRAWING LEGEND:
DISTANCE FROM HYDRANT TO FIRE TRUCK ---
DISTANCE FROM FIRE TRUCK TO UNIT ENTRY ---

PROJECT INFO:
20431 & 20453 74B ave.
LANGLEY
CLIENT:
T.H.Vipin

DATE
2024
PROJECT NO:
24-209
SCALE: DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

FIRE ACCESS

DP-104

