



**7065-204 STREET
LANGLEY, B.C.**

MULTI FAMILY DEVELOPMENT

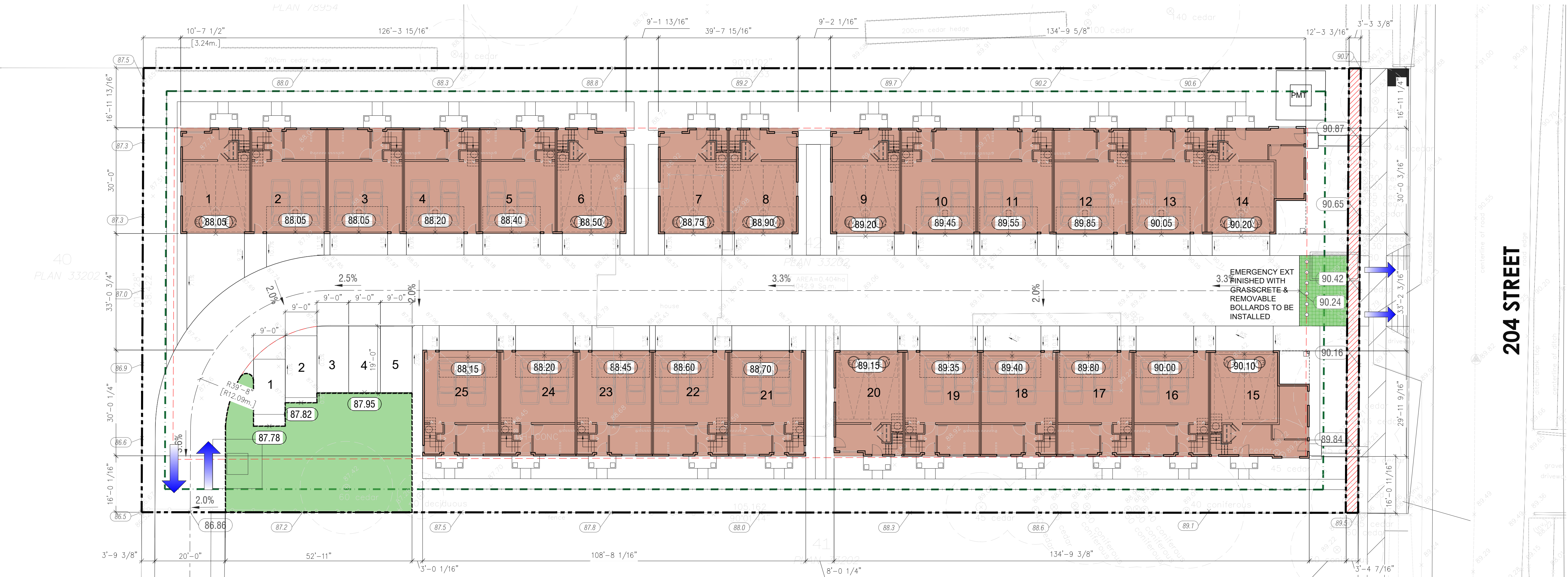
7065 204 STREET, LANGLEY, BC



12994 59 Avenue
Surrey, BC V3X 0C4

Tel: (778) 891-0167
Email: jaswinder@cre8architecture.ca

Cre 8 Architecture Ltd.



SITE RECONCILIATION

LEGAL DESCRIPTION:
LOT 42, SECTION 14, TOWNSHIP 8, NEW WEST DISTRICT, PLAN 33202

CIVIC ADDRESS:
7065 204 ST, Langley, BC

ZONING INFORMATION:

ZONE: EXISTING: SR-2
PROPOSED: CD

LOT AREA: GROSS TOTAL: 43,560 sq.ft. (1.00 ac)

DEDICATIONS: 204 STREET 420 sq.ft
NET AREA: 43,140 sq.ft

DENSITY: SETBACKS: EAST SIDE : (4.00 M)
GROSS: WEST SIDE : (3.66M)
PROPOSED = 25 UNITS SOUTH SIDE : (4.50M)
NORTH SIDE : (4.00M)

SITE COVERAGE: PROPOSED : 18,855 Sq.ft / 43,140 Sq.ft = 43.70 %

ADAPTABLE HOUSING:
REQUIRED : 25 TOWNHOUSES x 5% = 1.25 UNITS SAY 1 UNIT
PROVIDED: 1 TOWNHOUSES UNITS

PARKING:
REQUIRED: RESIDENTIAL: 25 TOWNHOUSE UNITS x 2.2 STALLS / UNIT = 55 STALLS
(INCLUDES 0.2 x 25 UNITS = 5 VISITOR'S STALLS)
PROVIDED: RESIDENTS (GARAGE) = 50(TOWNHOUSE) STALLS
VISITORS = 05 STALLS
TOTAL PROVIDED = 55 STALLS

OUTDOOR AMENITY AREA:
TOWNHOUSE: REQUIRED: 25 UNITS x 6m² / UNIT = 150 m² (1,614.60 sq.ft)
PROVIDED: = 151 m² (1,625.40 sq.ft)

UNITS	GARAGE	MAIN FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
A	453.12 Sq.Ft.	199.61 Sq.Ft.	613.70 Sq.Ft.	664.80 Sq.Ft.	1,931.23 Sq.Ft.
A'	449.57 Sq.Ft.	200.41 Sq.Ft.	611.00 Sq.Ft.	664.80 Sq.Ft.	1,925.78 Sq.Ft.
B	411.40 Sq.Ft.	560.50 Sq.Ft.	655.13 Sq.Ft.	604.00 Sq.Ft.	2,231.03 Sq.Ft.
B'	412.00 Sq.Ft.	362.71 Sq.Ft.	788.76 Sq.Ft.	822.00 Sq.Ft.	2,385.47 Sq.Ft.

Project:

23-226

MR. PAUL SANGHA

Project Name

7065 204 STREET
LANGLEY, BC

Drawing:

**SITE PLAN &
PROJECT DATA**

Project Status:

DP SUBMISSION

SUBMISSION

Date	Description
YYYY-MM-DD	Issue Description

REVISION

No.	Date	Description

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Scale:
1"=1'-0"

DWG. NO:

A.1.0







1 THIRD FLOOR PLAN
Scale: 3/16"=1'-0"



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Project:

23-226

MR. PAUL SANGHA

Project Name

7065 204 STREET
LANGLEY, BC

Drawing:

**BUILDING-2
FLOOR-PLANS**

Project Status:

SUBMISSION

Date (YYYY-MM-DD)	Description
YYYY-MM-DD	Issue Description

REVISION

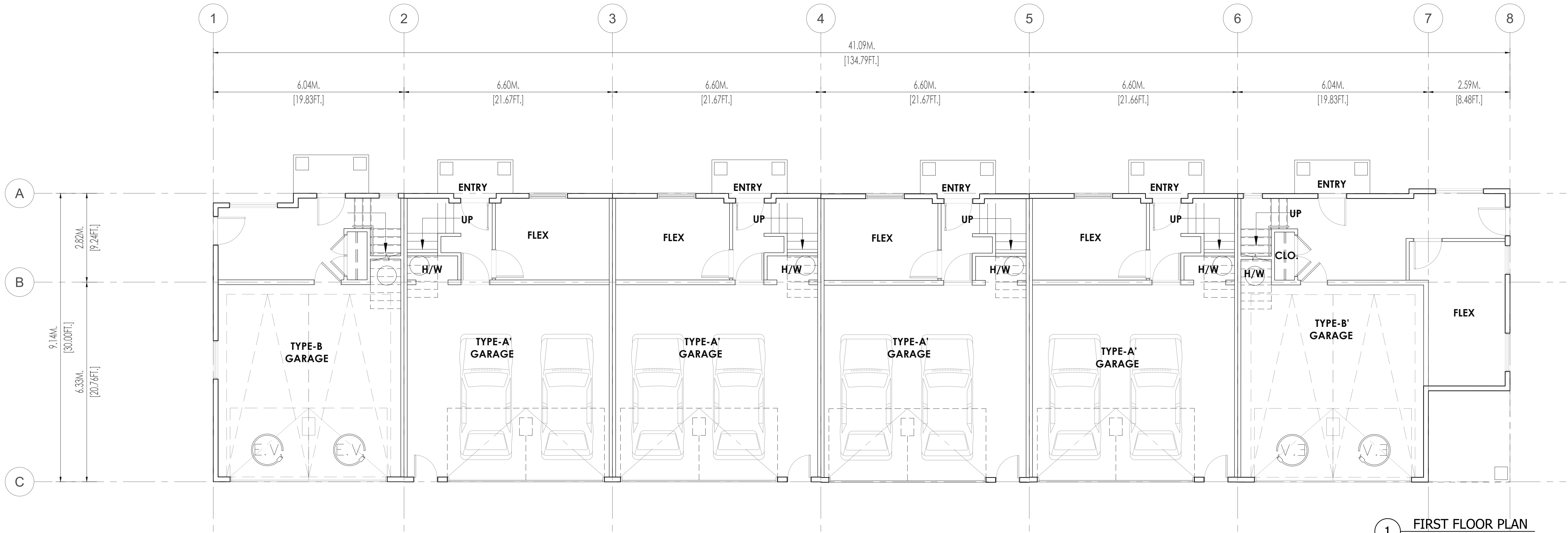
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Scale:
3/16"=1'-0"

DWG. NO:

A.2.4



1 FIRST FLOOR PLAN
Scale: 3/16"=1'-0"



2 SECOND FLOOR PLAN
Scale: 3/16"=1'-0"



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Project Name

7065 204 STREET
LANGLEY, BC

Drawing:

**BUILDING-3
FLOOR-PLANS**

Project Status:

SUBMISSION

Date (YYYY-MM-DD)	Description
YYYY-MM-DD	Issue Description

REVISION

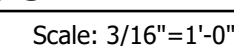
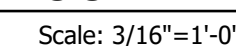
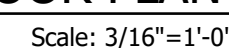
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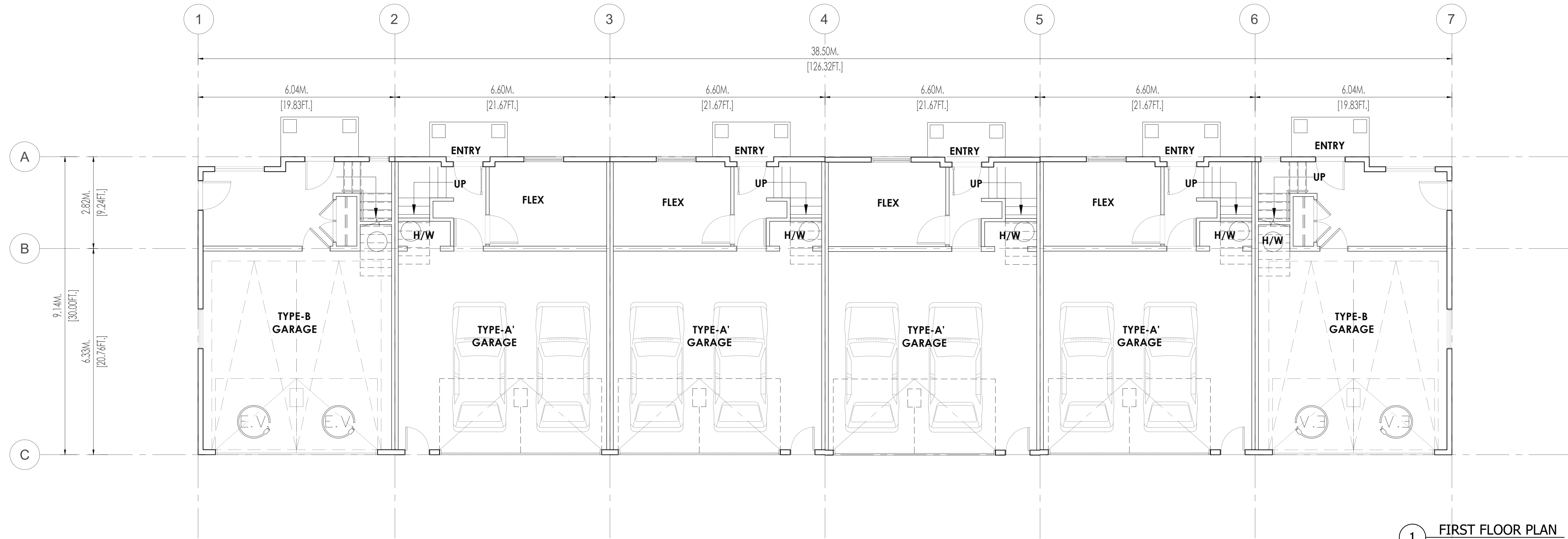
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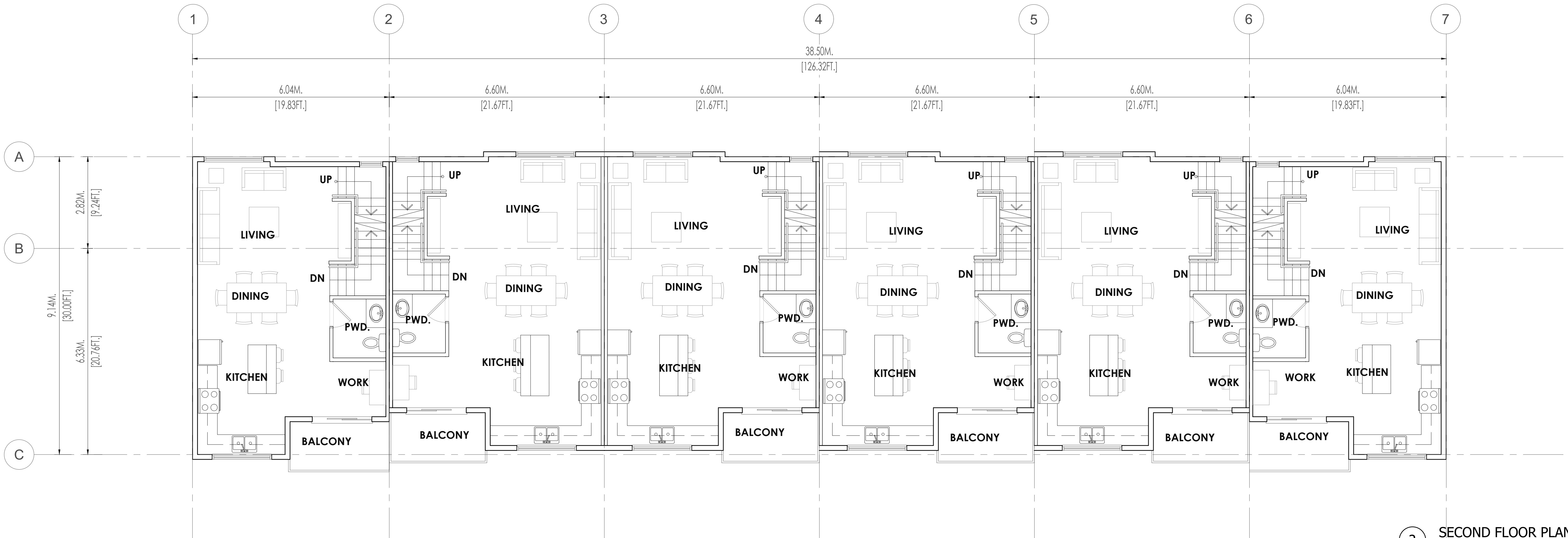
DWG. NO:

A.2.5





1 FIRST FLOOR PLAN
Scale: 3/16"=1'-0"



2 SECOND FLOOR PLAN
Scale: 3/16"=1'-0"

Project:

23-226

MR. PAUL SANGHA

Project Name

7065 204 STREET
LANGLEY, BC

Drawing:

**BUILDING-5
FLOOR-PLANS**

Project Status:

SUBMISSION

Date	Description
YYYY-MM-DD	Issue Description

REVISION

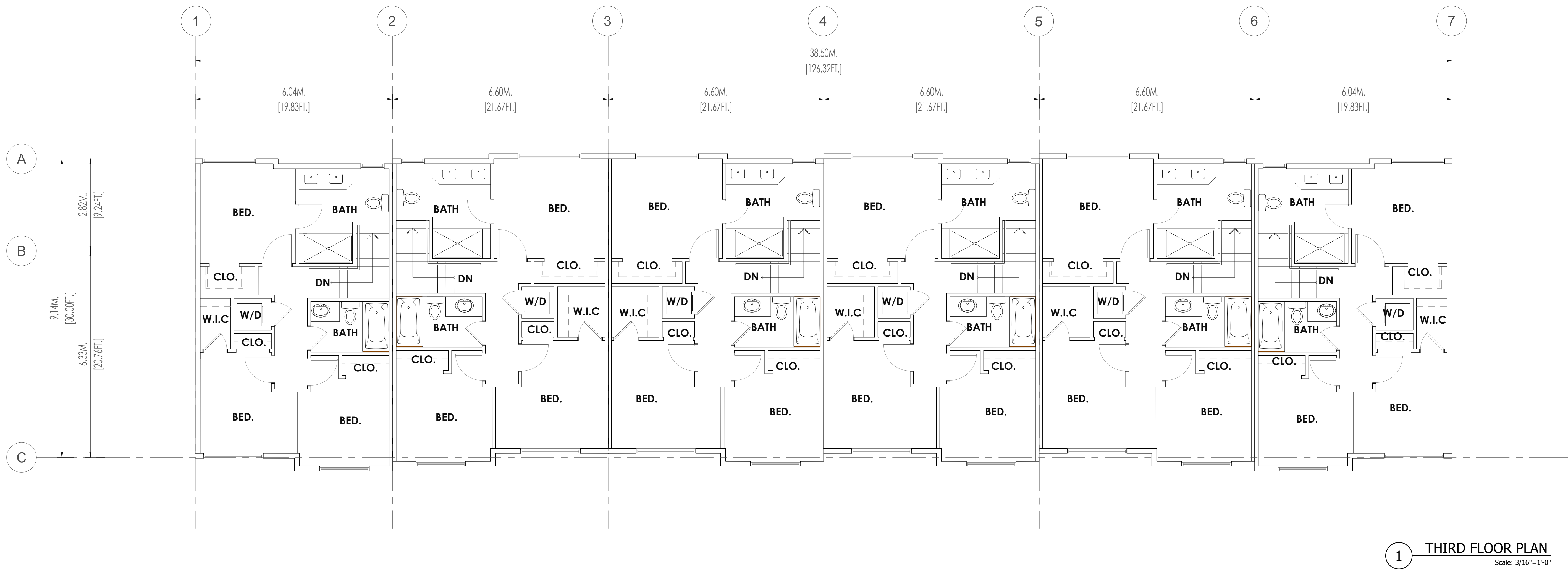
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Scale:
3/16"=1'-0"

DWG. NO:

A.2.8



1 THIRD FLOOR PLAN
Scale: 3/16"=1'-0"



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MR. PAUL SANGHA

Project Name

7065 204 STREET

LANGLEY, BC

Drawing:

**BUILDING-5
FLOOR-PLANS**

Project Status:

SUBMISSION	
Date	Description
YYYY-MM-DD	Issue Description

REVISION		
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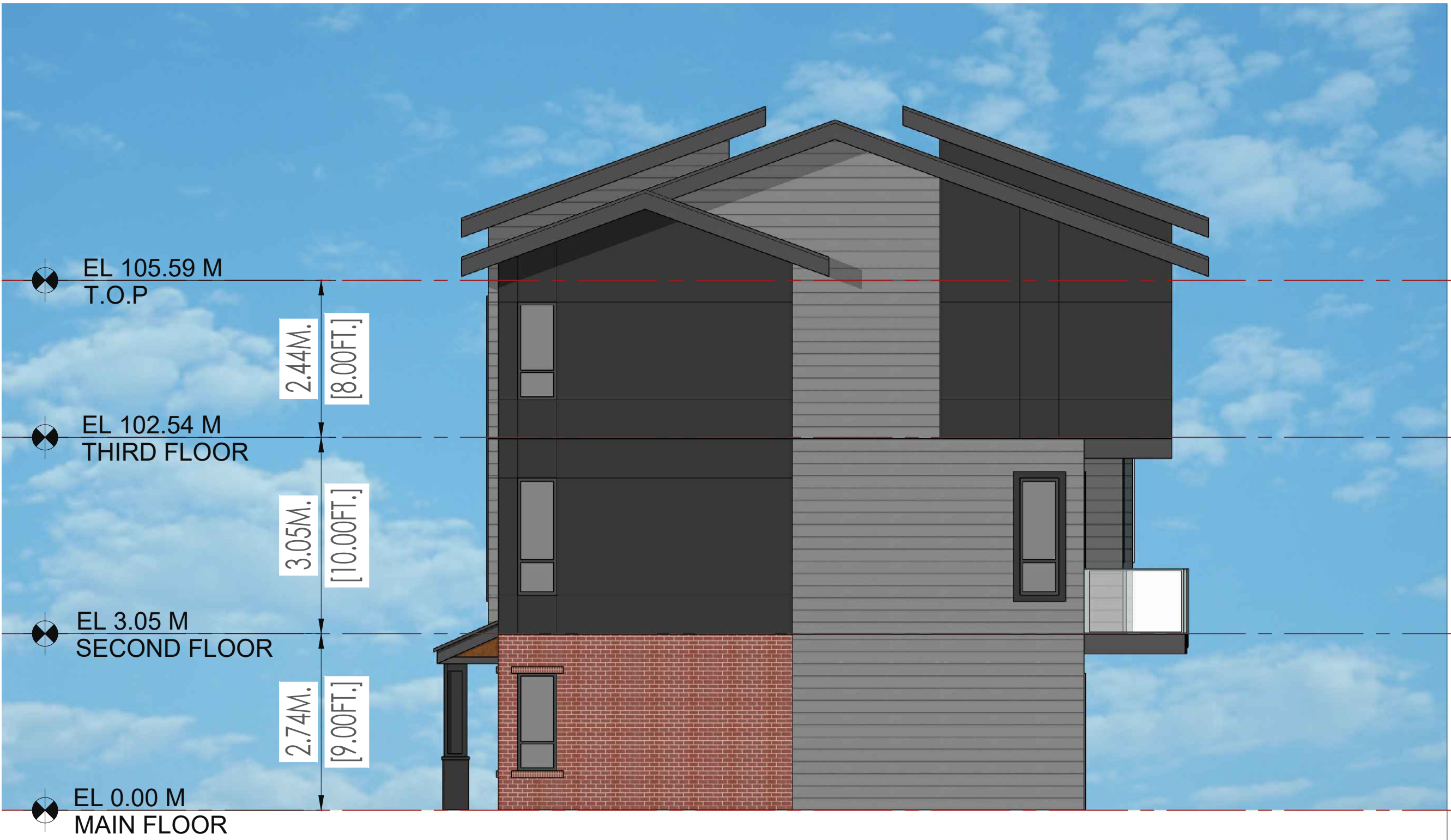
Scale:
3/16"=1'-0"

DWG. NO:

A.2.9



1 SIDE ELEVATION
Scale: 3/16"=1'-0"



2 SIDE ELEVATION
Scale: 3/16"=1'-0"



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Project Name

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Drawing:

**BUILDING-1
ELEVATIONS**

Project Status:

SUBMISSION

Date (YYYY-MM-DD)	Description
YYYY-MM-DD	Issue Description

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Scale:
3/16"=1'-0"

DWG. NO:

A.3.2

23/06/2023

Plot Date: JUNE 23, 2023 11:17:02 a.m.



1 FRONT ELEVATION
Scale: 3/16"=1'-0"



2 REAR ELEVATION
Scale: 3/16"=1'-0"



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Project Name

7065 204 STREET

LANGLEY, BC

Drawing:

**BUILDING-2
ELEVATIONS**

Project Status:

SUBMISSION

Date	Description
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REVISION

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Scale:
3/16"=1'-0"

DWG. NO:

A.3.3

23/06/23



1 SIDE ELEVATION
Scale: 3/16"=1'-0"



2 SIDE ELEVATION
Scale: 3/16"=1'-0"



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Drawing:

**BUILDING-2
ELEVATIONS**

Project Status:

SUBMISSION

Date	Description
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Scale:
3/16"=1'-0"

DWG. NO:

A.3.4

2023/06/23



1 FRONT ELEVATION
Scale: 3/16"=1'-0"



2 REAR ELEVATION
Scale: 3/16"=1'-0"

Plot Date: JUNE 23, 2023 11:17:02 a.m.



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Project Name

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Drawing:

**BUILDING-3
ELEVATIONS**

Project Status:

SUBMISSION

Date	Description
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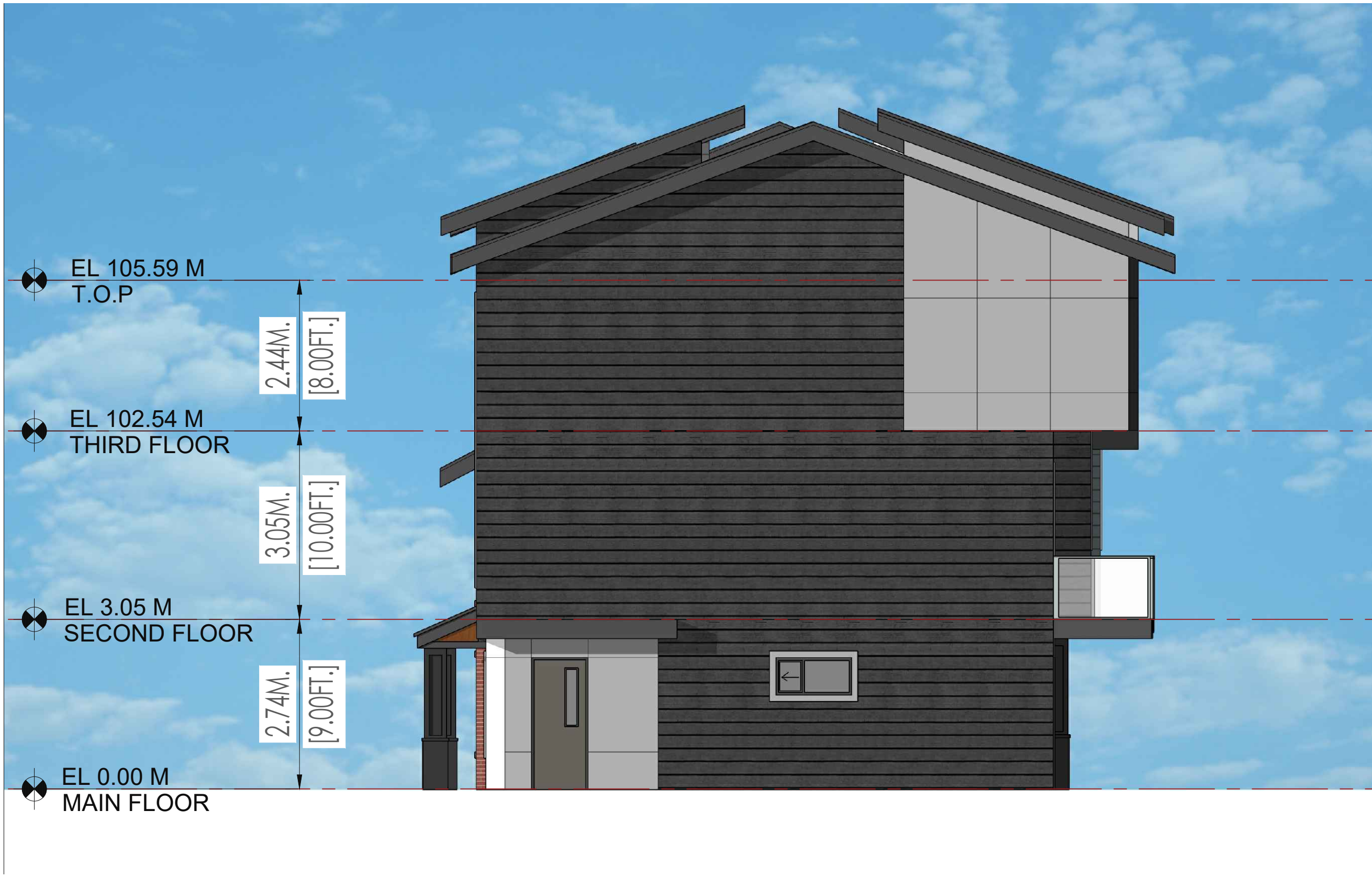
Scale:
3/16"=1'-0"

DWG. NO:

A.3.5



1 SIDE ELEVATION
Scale: 3/16"=1'-0"



2 SIDE ELEVATION
Scale: 3/16"=1'-0"



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Drawing:

**BUILDING-3
ELEVATIONS**

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Scale:
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DWG. NO:

A.3.6

2023/06/23



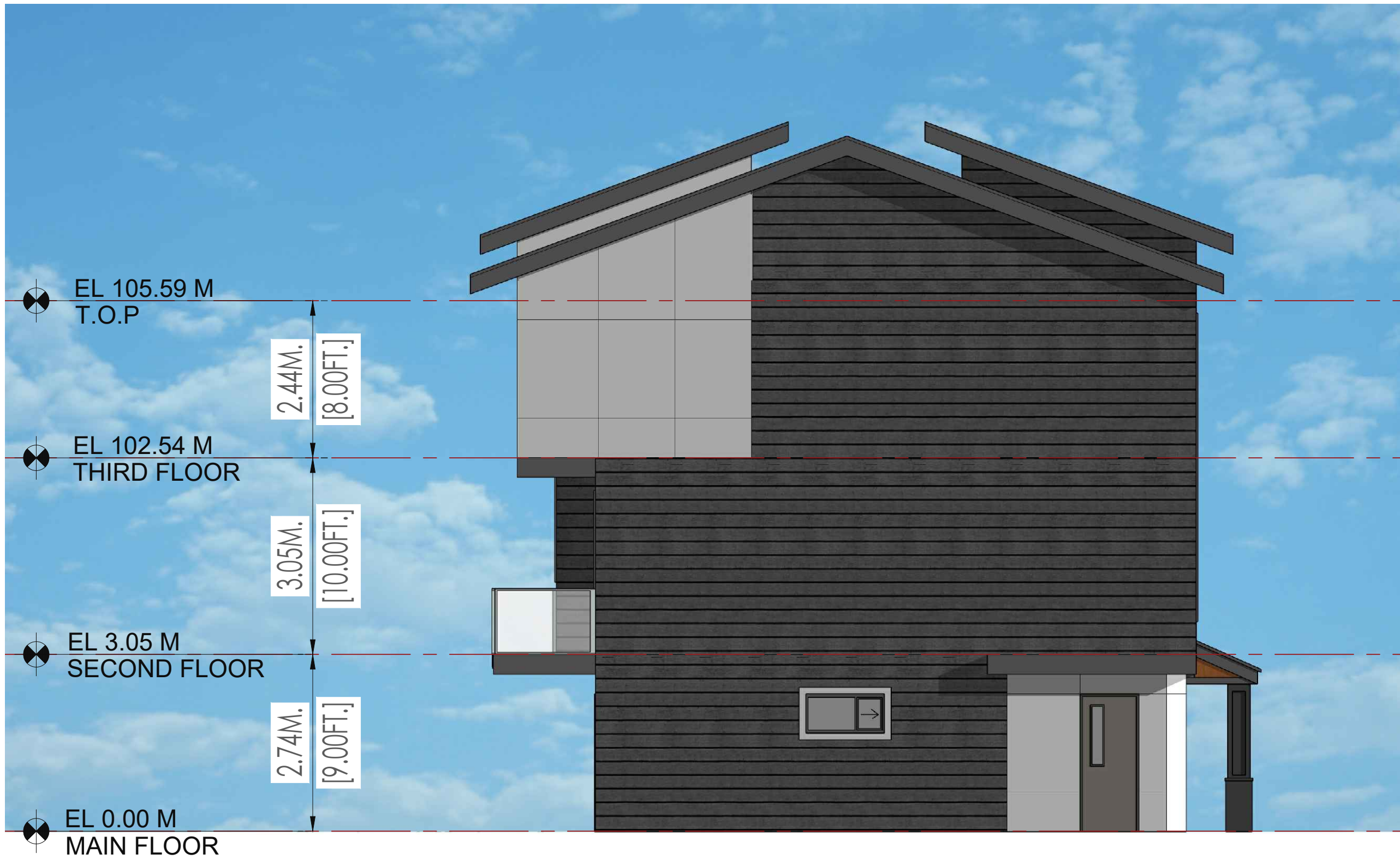
1 FRONT ELEVATION
Scale: 3/16"=1'-0"



2 REAR ELEVATION
Scale: 3/16"=1'-0"



1 SIDE ELEVATION
Scale: 3/16"=1'-0"



2 SIDE ELEVATION
Scale: 3/16"=1'-0"



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MR. PAUL SANGHA

Project Name

7065 204 STREET

LANGLEY, BC

Drawing:

**BUILDING-4
ELEVATIONS**

Project Status:

SUBMISSION

Date	Description
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REVISION

No.	Date	Description
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Scale:
3/16"=1'-0"

DWG. NO:

A.3.7



1 FRONT ELEVATION
Scale: 3/16"=1'-0"



2 REAR ELEVATION
Scale: 3/16"=1'-0"



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Project:

23-226

MR. PAUL SANGHA

Project Name

7065 204 STREET
LANGLEY, BC

Drawing:

**BUILDING-5
ELEVATIONS**

Project Status:

SUBMISSION

Date Description

YYYY-MM-DD Issue Description

REVISION

No. Date Description

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Scale:
3/16"=1'-0"

DWG. NO:

A.3.8



1 SIDE ELEVATION
Scale: 3/16"=1'-0"



2 SIDE ELEVATION
Scale: 3/16"=1'-0"

Project:

23-226

MR. PAUL SANGHA

Project Name

7065 204 STREET
LANGLEY, BC

Drawing:

**BUILDING-5
ELEVATIONS**

Project Status:

SUBMISSION

Date (YYYY-MM-DD)	Description
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Scale:
3/16"=1'-0"

DWG. NO:

A.3.9



Project:

23-226
MR. PAUL SANGHA

Project Name
7065 204 STREET
LANGLEY, BC

Drawing:
3D-VIEWS

Project Status:

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
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REVISION		
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Project:

23-226
MR. PAUL SANGHA

Project Name
7065 204 STREET
LANGLEY, BC

Drawing:
3D-VIEWS

Project Status:

SUBMISSION	
Date	Description
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Scale:
N.T.S

DWG. NO:

A.4.2



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Project:

23-226

MR. PAUL SANGHA

Project Name

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LANGLEY, BC

Drawing:

3D-VIEWS

Project Status:

SUBMISSION

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Scale:
N.T.S

DWG. NO:

A.4.3



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3D-VIEWS

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Scale: N.T.S	DWG. NO: A.4.3