

PROJECT STATISTICS

CIVIC ADDRESS:

7510 198B ST. LANGLEY B.C.

ZONING

EXISTING: SR-2
PROPOSED: CD

LOT AREA

GROSS: 84364 SQ.FT - 7837.00 m2 - 1.937 ACRE
ROAD DEDICATIONS: 13388 SQ.FT. - 1244.00 m2 - 0.307 ACRE
NET AREA: 70976 SQ.FT. - 6593.00 m2 - 1.629 ACRE

BUILDING AREA

BUILDING 1 701 m2 - 7543 SQ.FT.
BUILDING 2 701 m2 - 7543 SQ.FT.
BUILDING 3 545 m2 - 5872 SQ.FT.
BUILDING 4 545 m2 - 5872 SQ.FT.
BUILDING 5 545 m2 - 5872 SQ.FT.
BUILDING 6 586 m2 - 6308 SQ.FT.
BUILDING 7 720 m2 - 7748 SQ.FT.
BUILDING 8 536 m2 - 5774 SQ.FT.
BUILDING 9 518 m2 - 5579 SQ.FT.
BUILDING 10 687 m2 - 7398 SQ.FT.

TOTAL: 6085 m2 - 65509 SQ.FT.

NUMBER OF UNITS - TOTAL 42

SITE COVERAGE NET - 25831.47 SQ.FT. (36%)

SETBACKS

FRONT - NORTH 4.5m
REAR - SOUTH 4.5m
SIDE 1 - EAST 3.0m
SIDE 2 - WEST 4.5m

DENSITY

GROSS - 21.68 UPA

F.A.R.

GROSS - 0.85 FSR

OUTDOOR AMENITY

REQUIRED 42 X 8 m2 =336 m2
PROPOSED =401.72 m2

PARKING

OFF STREET PARKING
PROVIDED = 84 PARKING PACES IN GARAGES

VISITORS
REQUIRED - 42 X 0.2 = 8.4
PROVIDED - 9 PARKING SPACES

DENSITY CALCULATIONS

SUBJECT SITE

DESIGNATION: ROWHOUSE/TOWNHOUSE B

PROPOSED NO. OF UNITS: 42

GROSS LOT AREA: 7837 M2 - 1.937 ACRE

DENSITY:
ALLOWABLE (ON GROSS): 8-22 UPA
PROPOSED (ON GROSS): 42/1.937 = 21.68 UPA

ADAPTABLE UNITS REQ'D. 42 X 5/100 : 2.10
ADAPTABLE UNITS PROPOSED: 2.00



PLAN E
1918-7!

LEGEND

- AD AREA DRAIN
- BR BICYCLE RACK
- CB CATCH BASIN
- C CURB
- CC CURB CUT
- EL ELECTRICAL ROOM
- FENCING AS PER LANDSCAPE DWGS.
- GAS METL
- GM
- ERS
- H/A ACCESSIBLE PARKING
- H PRIVACY HEDGE
- HY HYDRANT
- LA LANDSCAPE
- PV PAVERS
- PC PEDESTRIAN CROSSWALK
- RC ROLLOVER CURB
- RW RETAINING WALL
- SB SPEED BUMP
- SC SMALL CAR PARKING
- SDP SPECIAL DECORATIVE PAVING
- T TRANSFORMER
- TPZ TREE PROTECTION ZONE
- WM WATER METER
- FIRE HYDRANT

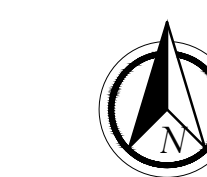
BUILDING PERMIT DRAWING
7510,7488 198B STREET, LANGLEY, B.C.

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No Date Revision
01 2024/02/26 BP APPL.

Sheet Title
SITE PLAN



Drawn:
JH

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

Revision Date:
2024/02/26

Print Date:
2024/02/26

Dwg. No.

A2.0