72ND AVENUE

CITY SIDEWALK

PROPOSED NEW ROW HOUSING

MAIN FLOOR LEVEL = 64.00 (100'-0")

LOT A | LOT B | LOT C | LOT D | LOT E

97' - 7"

LANDSCAPE AS PER THE LANDSCAPE ARCHITECT

BUILDING SETBACK LINE

SUBDIVIDED LOT AREA 240.4 sq.m

SUBDIVIDED LOT AREA 188.5 sq.m

SUBDIVIDED LOT AREA 186.6 sq.m

SUBDIVIDED LOT AREA 186.6 sq.m

SUBDIVIDED LOT AREA 279.1 sq.m

COVERED PORCH

DECK

DN

RTW

PROPERTY LINE

PROJECTING FEATURE LINE

STAIRS& PORCHES SETBACK

WHEELCHAIR ACCESSIBLE (TAPER SIDEWALK AS REQUIRED)

COVERED PORCH LINE ABOVE

LANDSCAPE AS PER THE LANDSCAPE ARCHITECT

LANDSCAPE AS PER THE LANDSCAPE ARCHITECT

BUILDING SETBACK LINE

LANDSCAPE AS PER THE LANDSCAPE ARCHITECT

PROPERTY LINE

BUILDING SETBACK LINE

SUBDIVIDED PROPERTY LINE

SUBDIVIDED PROPERTY LINE

NEW PROPERTY LINE

OLD PROPERTY LINE

BLDG. A PARKING

BLDG. A GARAGE

BLDG. B PARKING

BLDG. B GARAGE

BLDG. C GARAGE

BLDG. C PARKING

BLDG. D PARKING

BLDG. D GARAGE

BLDG. E GARAGE

BLDG. E PARKING

VISITOR PARKING

PERMEABLE SURFACE

GARAGE HEIGHT 3.315 m - SEE A303

DRIVEWAY AREA = 211.15 M2

DEDICATED ROW AS PER TOL STANDARDS

ACCESSORY BUILDING SETBACK LINE

ENTRANCE AS PER CITY STANDARDS

5'-0" WOODEN FENCE

TRANSFORMER

260 X 200mm

min. transformer pad

3810

EXISTING SITE ENTRANCE - TO BE CLOSED AS PER THE CITY STANDARDS - REFER TO CIVIL DRAWINGS

208A STREET

2 PLAN EPP 64052

1 PLAN EPP 46656

N

1 A101 .SITE PLAN

1/8" = 1'-0"

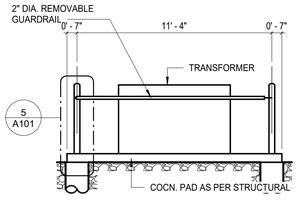
SITE AERIAL



SITE LEGEND

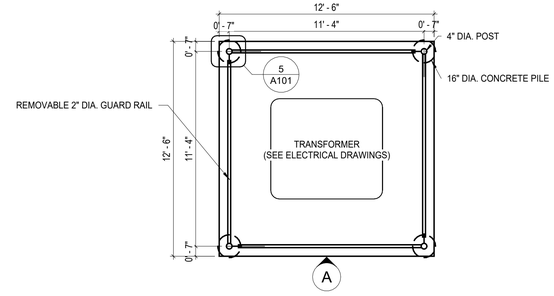
- PROPERTY LINE
- SETBACK LINE
- RW LINE
- CONCRETE SIDEWALK
- ASPHALT AREA
- LANDSCAPE AREA
- BUILDING AREA
- CB CATCH BASIN
- LS NEW LIGHT STANDARD
- PAINTED AISLE
- DIRECTIONAL ARROW
- 2692 REGULAR PARKING STALL 5486

SITE STATISTICS		SUITE AREAS
MUNICIPAL ADDRESS:	7189 - 208A STREET TOWNSHIP OF LANGLEY, BC	**TYPICAL UNITS** REFER TO RENTABLE FLOOR AREAS SHEET A102
LEGAL ADDRESS:	LT 2, SEC 13, TWP 8, NWD, PL BCP42039	
PROPOSED ZONING:	R-CL SEC 407 - RESIDENTIAL COMPACT LOT	
PERMITTED USES:	ROW HOUSING	
FLOOR AREA		
BASEMENT:	332.76m2	
MAIN FLOOR:	332.76m2	
SECOND FLOOR:	332.76m2	
ROW HOUSING STATISTICS		
SITE AREA	1,298.80m²	
ROAD DEDICATION	211.15 m²	
NET SITE AREA	1,087.65 m²	
GROSS FLOOR AREA:	332.76m² (5 PLEX) + 120.57m² (Accessory building)	
TOTAL:	508.83m²	
SITE COVERAGE:	508.83 / 1,087.65 = 46.78% (allowed 55%)	**NOTE:** 1) ALL RETAINING WALLS, AND MANHOLES SHOWN FOR INFORMATION ONLY. FOR A COMPLETE GRADING PLAN AND SITE UTILITIES INFORMATION: REFER TO CIVIL ENGINEERING DRAWINGS. 2) REFER TO LANDSCAPE DRAWINGS FOR ALL EXISTING AND NEW LANDSCAPE FEATURES AND DESIGN
DWELLING COUNT:	5	
MAXIMUM HEIGHT:	9m or NOT EXCEED 2.5 STOREYS	
MIN. FRONT SETBACK:	2.5m	
MIN. REAR SETBACK:	13.0m	
SIDE SETBACK:	2.5m	
ACCESSORY BUILDING SETBACK:	0.6m	
PARKING REQUIRED:	1 VISITOR PARKING STALLS (REQUIRED)	
	1 VISITOR PARKING STALLS (PROVIDED- Street Parking)	**DISCLAIMER:** GEODETIC ELEVATION / MAIN FLOOR 0.00 M = 100' - 0" TO BE BASED AS PER CIVIL. WHICH WILL BE PROVIDED LATER ON. NOTE: (CONTRACTOR TO CONFIRMED AS PER THE CIVIL DRAWINGS)



4 A101 **TRANSFORMER - ELEVATION** 1 : 50

5 A101 **TRANSFORMER POLE SECTION** 1 : 30



6 A101 **TRANSFORMER PLAN DETAIL** 1 : 50

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Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
7	2024.01.09	RE-Issued for DP	
6	2022.06.06	Revision -06.06.2022	TD
5	21.08.18	ISSUED FOR BP	TD
4	21.05.13	RE-ISSUED FOR DP	ES
3	21.04.02	RE-ISSUED FOR DP	DB
2	20.07.17	RE-ISSUED FOR DP	DB
1	20.01.09	ISSUED FOR DP	DB

CONSULTANT

SEAL

PERMIT STAMP

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PROJECT
NEW ROW HOUSING - 7189 - 208A STREET, LANGLEY, BC

DRAWING TITLE
SITE PLAN

Project number	Date
BC2419	7/30/2021
	Scale: As indicated
Drawn by: DB	Checked by: RK

REVISION 7

A101

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