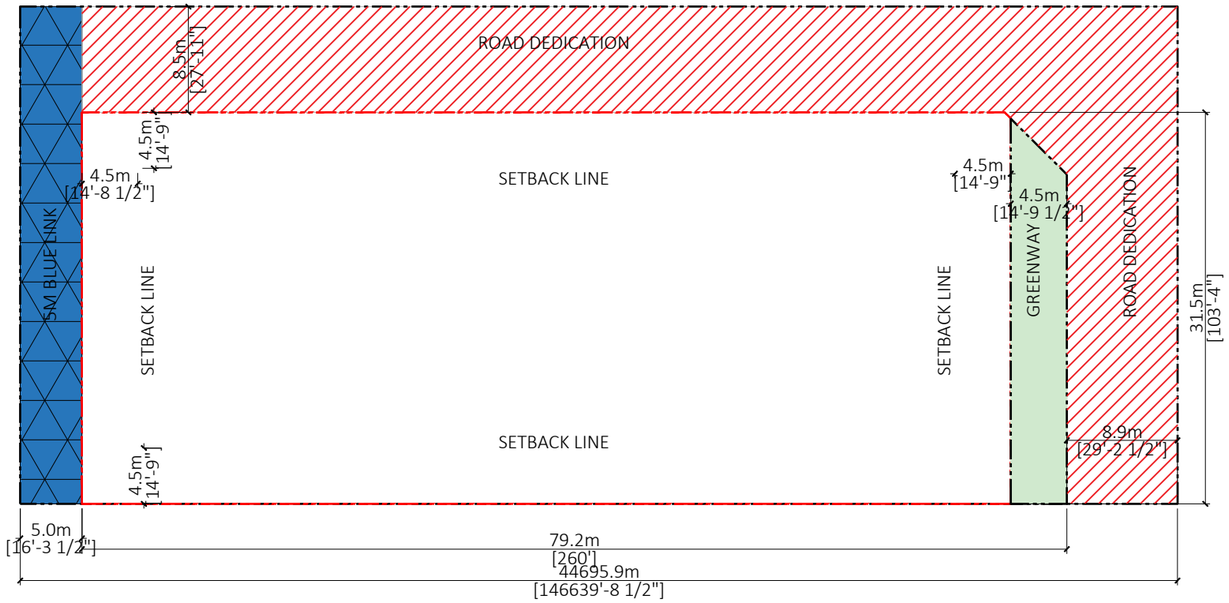
SITE STATISTICS		
CIVIC ADDRESS:	7095 208 STREET LANGLEY BC	
LEGAL DESCRIPTION		
ZONING		
GROSS SITE AREA:	3722.7 m2	.91 Acre
ROAD DEDICATION	1043 m2	
GREENWAY	129 m2	
BLUE LINK	198 m2	
NET SITE AREA including lane	2543 m2	
DENISTY		
	FSR	2.03 ON NET / 1.38 ON GROSS
BUILDING 1 - 4 STOREY	UNITS	
LEVEL 1	12 Units	1302 m2
LEVEL 2	20 Units	1285 m2
LEVEL 3	20 Units	1285 m2
LEVEL 4	20 Units	1285 m2
TOTAL	72 Units	5157 m2
SETBACKS		
	EAST	4.5 m
	WEST	4.0 m
	NORTH	4.5 m
	SOUTH	4.5 m
INDOOR AMENITY		
DAYCARE AMENITY	*247 m2*	
OUTDOOR AMENITY		
REQUIRED	*72 x 3 = 216 m2*	
PROPOSED ROOFTOP AMENITY	*216 m2*	
RESIDENTIAL PARKING		
REQUIRED RESIDENTIAL	72 X 1.5	108 STALLS
PROPOSED		***108 STALLS***
VIS PARKING		
REQUIRED	10 % OF REQUIRED	10.8 STALLS
PROPOSED		***11 STALLS***



FLAT ARCHITECTURE INC

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

Ph: 604-503-4484

PROJECT INFO:
APARTMENT DEV AT
7095 208 ST T.O.LANGLEY BC

CLIENT:

DATE
22-Dec-23

PROJECT NO:
23-214

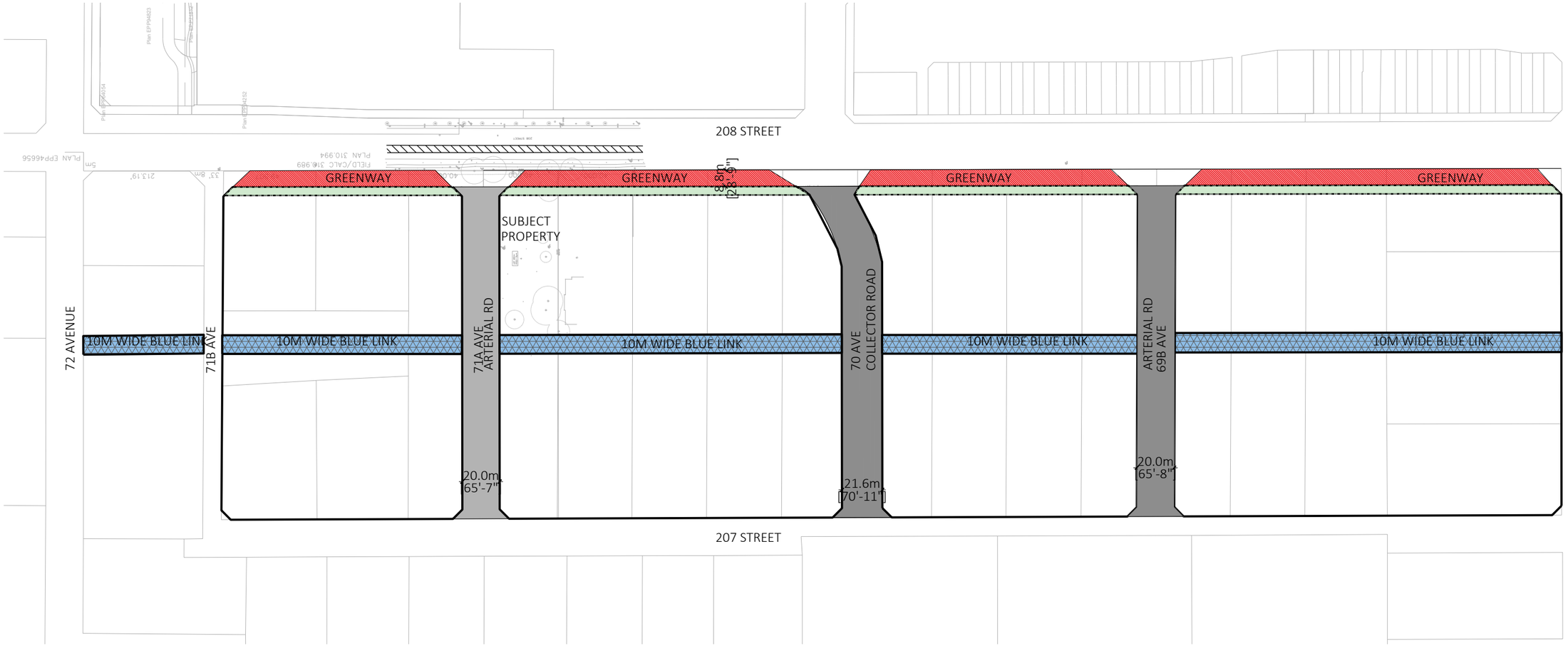
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1/32"=1'

DRAWN BY:
R.W. / S.P.

REV	DESCRIPTION	BY	DATE

KEY PLAN / DATA

A-2.0



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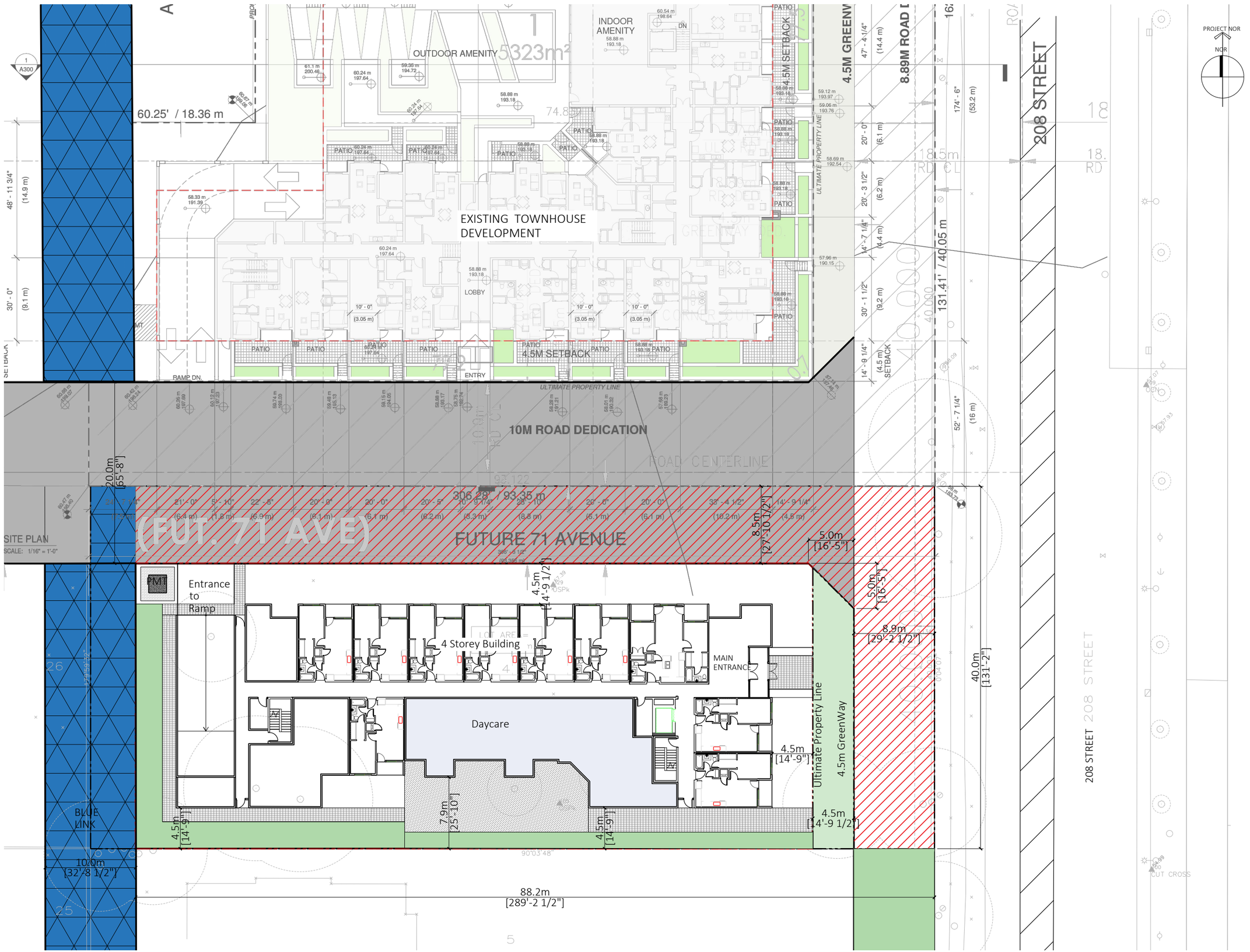
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REV	DESCRIPTION	BY	DATE

KEY PLAN

A-1.0a



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SCALE: 1/32"=1'

DRAWN BY: R.W. / S.P.

REV	DESCRIPTION	BY	DATE

SITE PLAN

A-1.0

PROJECT NOR

NOR

FUTURE 71 AVENUE

306' - 3 1/2"
(93.355 m)

6 M
WIDE
LANE
ROAD

Ramp Dn

1B 110 | 1B 109 | 1B 108 | 1B 107 | 1B 106 | 1B 105 | 1B 104 | 2B 103

Main
Entrance
LOBBY

2B 111

2B 112

1.8m [6']

DAYCARE
30 KIDS

1.8m [5'-9 1/2"]

1B 102

1B 101

4.5m [14'-9"]

Daycare Play
Area

4.5m [14'-9"]

1.8m [6']

4.5m [14'-9"]

4.5m [14'-9"]

90°03'48"

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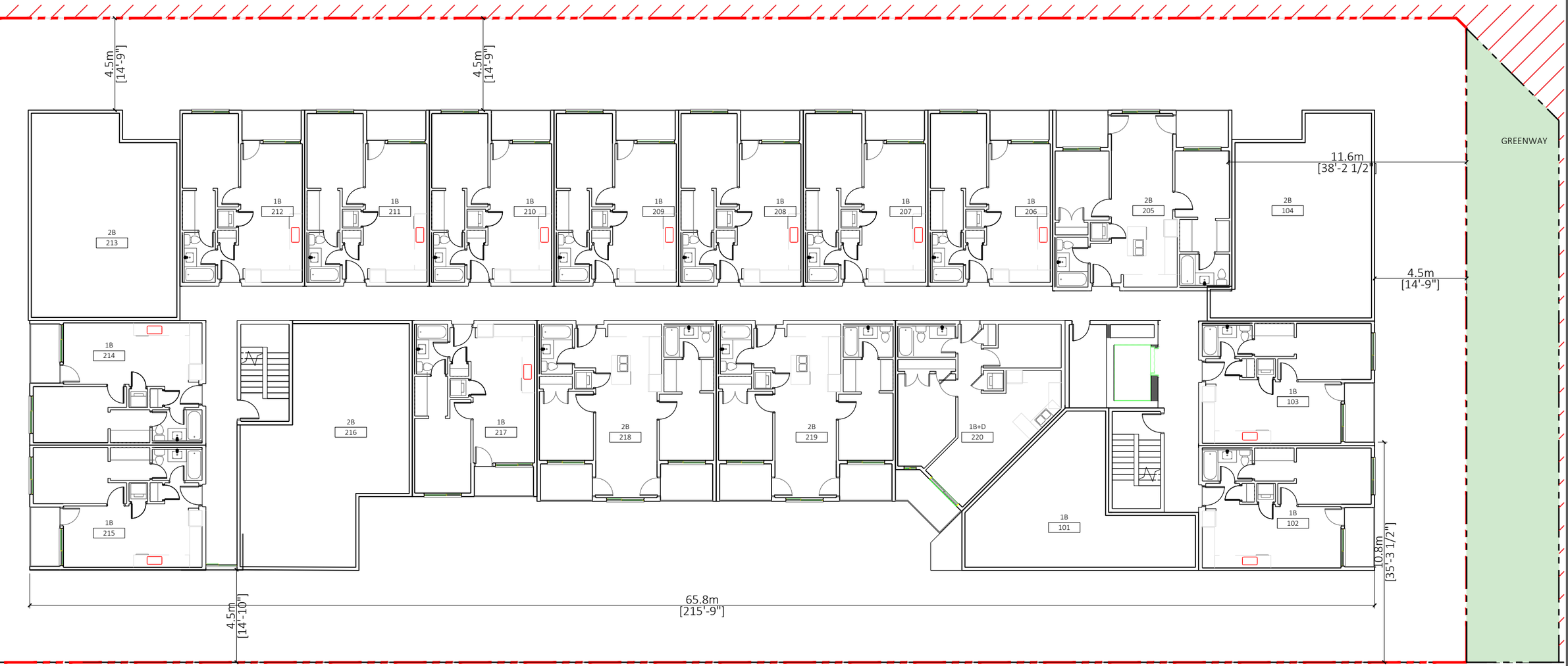
SCALE:
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REV	DESCRIPTION	BY	DATE

LEVEL 1

A-2.0



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SCALE:
1/32"=1'

DRAWN BY:
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REV	DESCRIPTION	BY	DATE

LEVEL 2-4

A-2.1