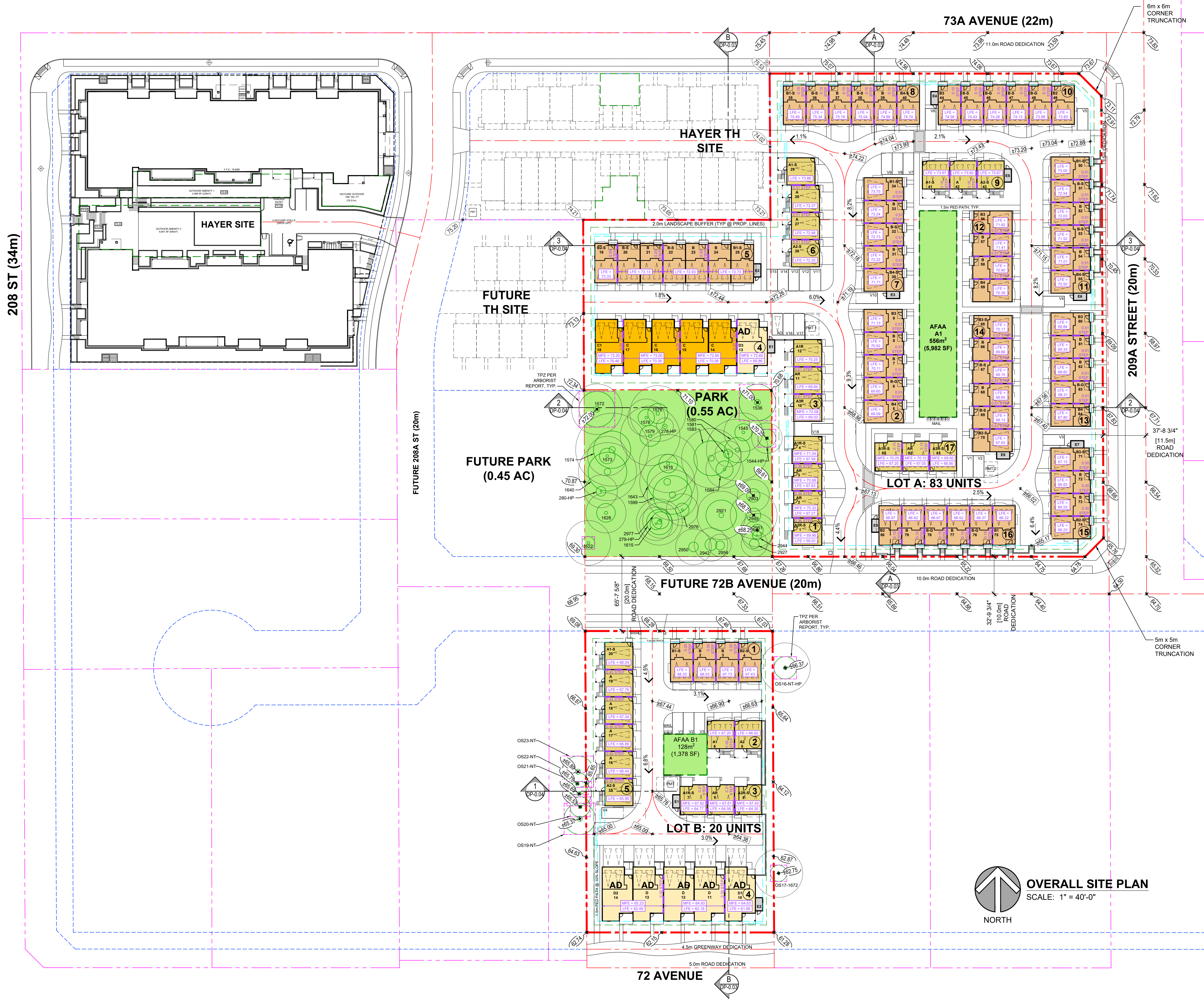


OVERALL SITE RECONCILIATION

LOT AREAS:

GROSS LOT AREA: 255,940 ft² (23,778 m²) (5.88 ac)
LOT A NET AREA: 149,030 ft² (13,845 m²) (3.42 ac)
LOT B NET AREA: 43,904 ft² (4,079 m²) (1.00 ac)
ROAD DEDICATION: 36,356 ft² (3,378 m²) (0.83 ac)
PARK AREA: 24,210 ft² (2,249 m²) (0.55 ac)
GREENWAY: 2,440 ft² (227 m²) (0.06 ac)

ZONING

EXISTING: SR-2
PROPOSED: CD

OVERALL DENSITY PERMITTED (SEE CALC. SHEET, DP-0.02)
= 82 UNITS

OVERALL GROSS DENSITY PROPOSED:
103 UNITS / 5.88 ac = 17.5 UPA

DENSITY BONUS CALC'S PROPOSED FOR 21 UNITS

ADAPTABLE HOUSING

103 UNITS x 5% = 6 ADAPTABLE UNITS REQ'D.
1 ADAPTABLE UNITS PROVIDED ON LOT A
5 ADAPTABLE UNITS PROVIDED ON LOT B

LOT A - RECONCILIATION

NET LOT AREA = 149,030 ft² (13,845 m²) (3.42 ac)
UNITS PROPOSED = 83 UNITS
PROPOSED NET DENSITY = 24.3 UPA

SETBACKS

PROPOSED (TO BUILDING FACE)
FRONT YARDS: 3.0m
REAR YARDS: 4.5m
SIDE YARDS: 3.0m

BUILDING HEIGHT

PROPOSED: 3 STOREYS

SITE COVERAGE

PROPOSED: 3,377.5 m² / 13,845 m² = 24.4%

PARKING

RESIDENT REQUIRED = 83 UNITS x 2 STALLS/UNIT = 166
RESIDENT PROVIDED = 167 STALLS

EV CHARGING = ONE LEVEL 2 CHARGING STATION TO
BE PROVIDED FOR EACH UNIT

VISITOR REQUIRED = 83 UNITS x 0.2 STALLS/UNIT = 16.6
VISITOR PROVIDED = 16 STALLS

OUTDOOR AMENITY

AFAA REQUIRED: 83 UNITS x 6m²/UNIT = 498 m²
AFAA PROVIDED: 556 m²

LOT B - RECONCILIATION

NET LOT AREA = 43,904 ft² (4,079 m²) (1.00 ac)
UNITS PROPOSED = 20 UNITS
PROPOSED NET DENSITY = 20 UPA

SETBACKS

PROPOSED (TO BUILDING FACE)
FRONT YARDS: 3.0m
REAR YARDS: 5.0m
SIDE YARDS: 3.0m

BUILDING HEIGHT

PROPOSED: 3 STOREYS

SITE COVERAGE

PROPOSED: 1,206.7 m² / 4,079 m² = 29.58%

PARKING

RESIDENT REQUIRED = 15 UNITS X 2 STALLS/UNIT = 30
5 UNITS X 4 STALLS/UNIT = 20

TOTAL RESIDENT REQ'D = 50 STALLS
RESIDENT PROVIDED = 50 STALLS

EV CHARGING = ONE LEVEL 2 CHARGING STATION TO BE
PROVIDED FOR EACH UNIT

VISITOR REQUIRED = 20 UNITS x 0.2 STALLS/UNIT = 4
VISITOR PROVIDED = 4 STALLS

OUTDOOR AMENITY

AFAA REQUIRED: 20 UNITS x 6m²/UNIT = 120 m²
AFAA PROVIDED: 128 m²



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SMITH JV

PROJECT

TOWNHOUSE
DEVELOPMENT

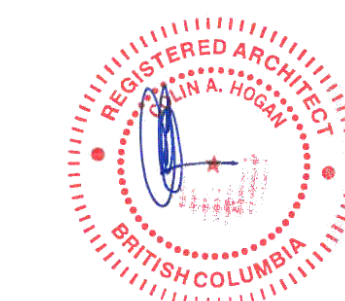
7261, 7317 209A STREET
20891 72 AVENUE
LANGLEY, BC

DRAWING TITLE

OVERALL
SITE PLAN

DATE 2026.05.15 FILE NO.

DWN. RW / JL / BN
CHK. CH **2603**



2026/08/27

SEAL

SHEET NO.

DP-0.01

ARCHITECTURAL DRAWING INDEX

FOCUS ARCHITECTURE INCORPORATED

SHEET DRAWING TITLE

DP-0.01	OVERALL SITE PLAN
DP-0.02	DENSITY CALCULATIONS PLAN
DP-0.03	SURVEY PLAN
DP-0.04	SITE SECTIONS
DP-0.05	SITE SECTIONS



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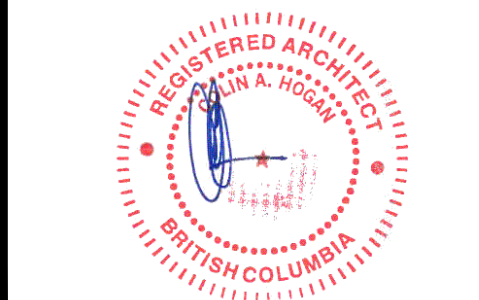
PROJECT
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DEVELOPMENT**

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DRAWING TITLE

DENSITY CALCULATIONS PLAN

DATE	2026.05.15	FILE NO.
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CHK.	CH	

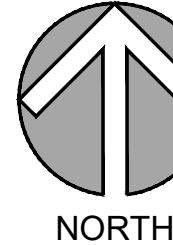
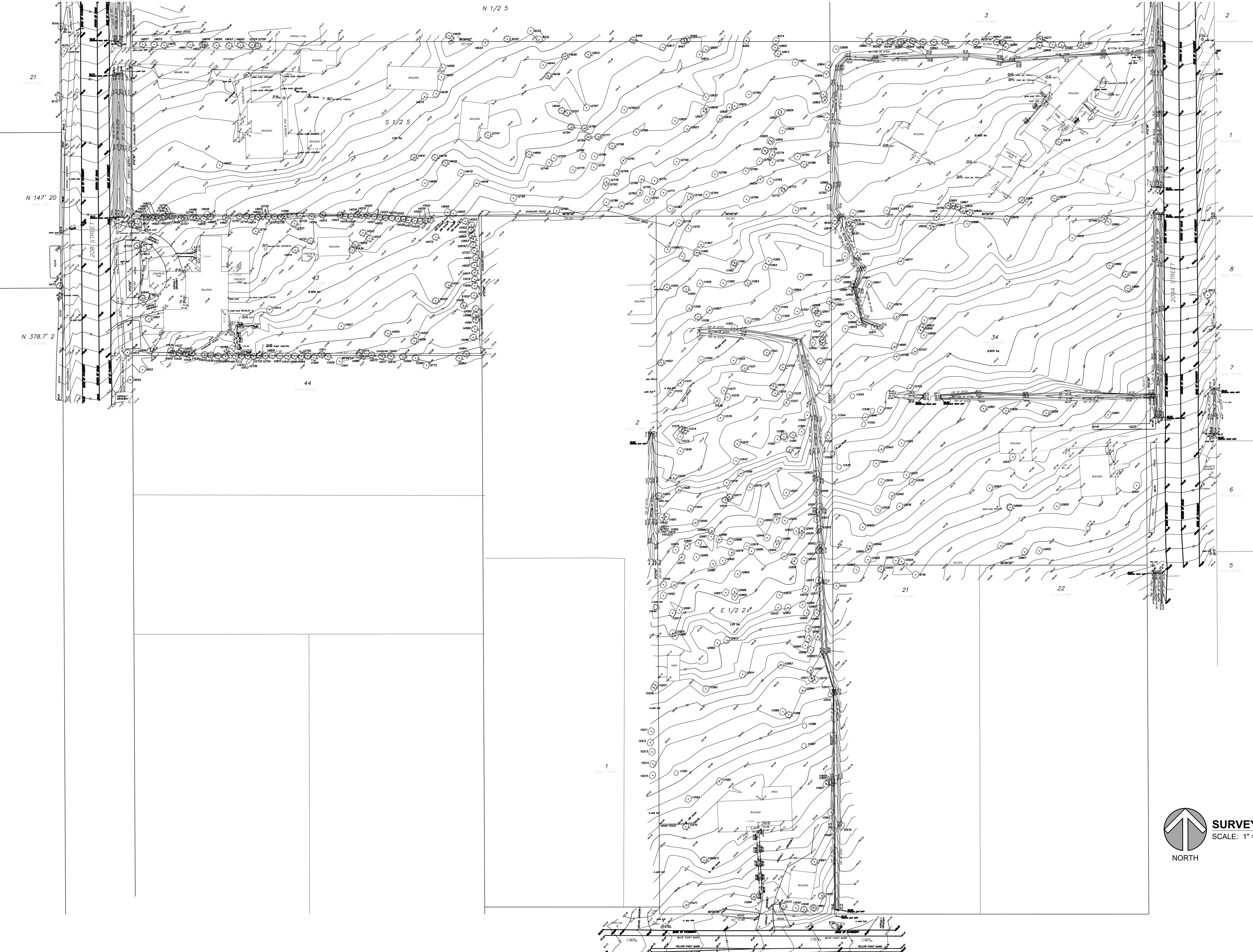


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DP-0.02

Printed: July 22, 2026 at 2:00:49pm by Bhargav Patel

File: Z:\2026\projects\2003_Manny Barns - Tel. Smith and Co\2003_Oversail Site Plan.dwg - Layout: DP-0.03



SURVEY PLAN
SCALE: 1" = 40'-0"

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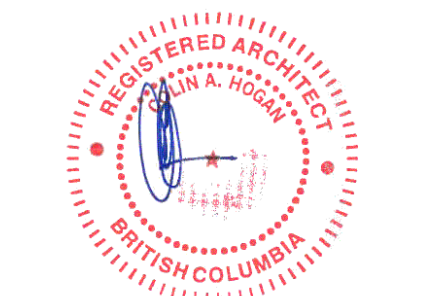
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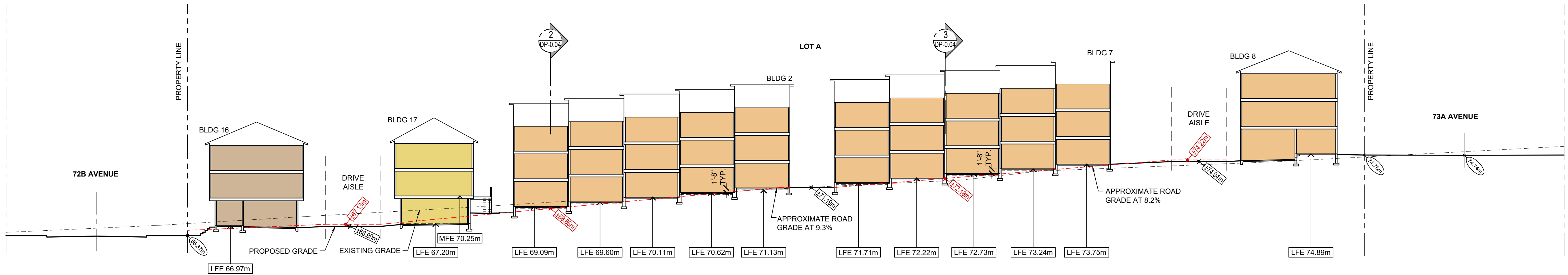
SURVEY PLAN

DATE	2026.05.15	FILE NO.
DWN.	RW / JL / BN	2603
CHK.	CH	

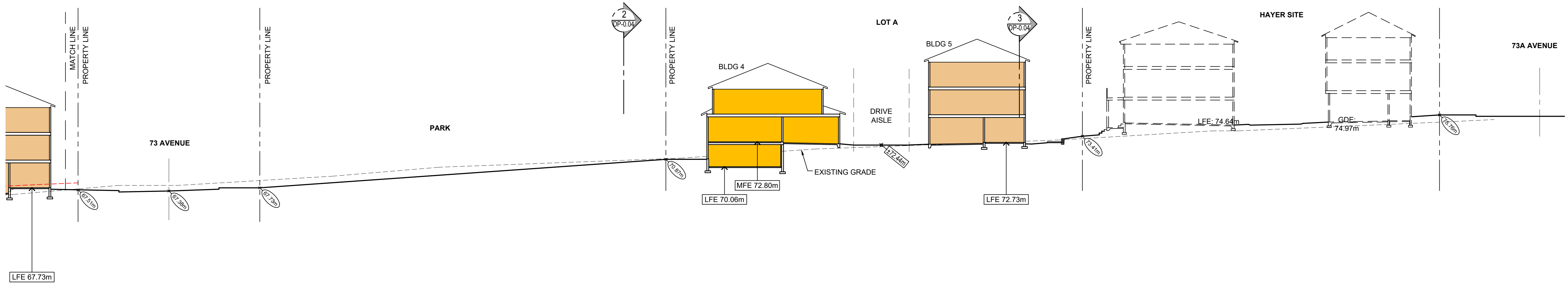


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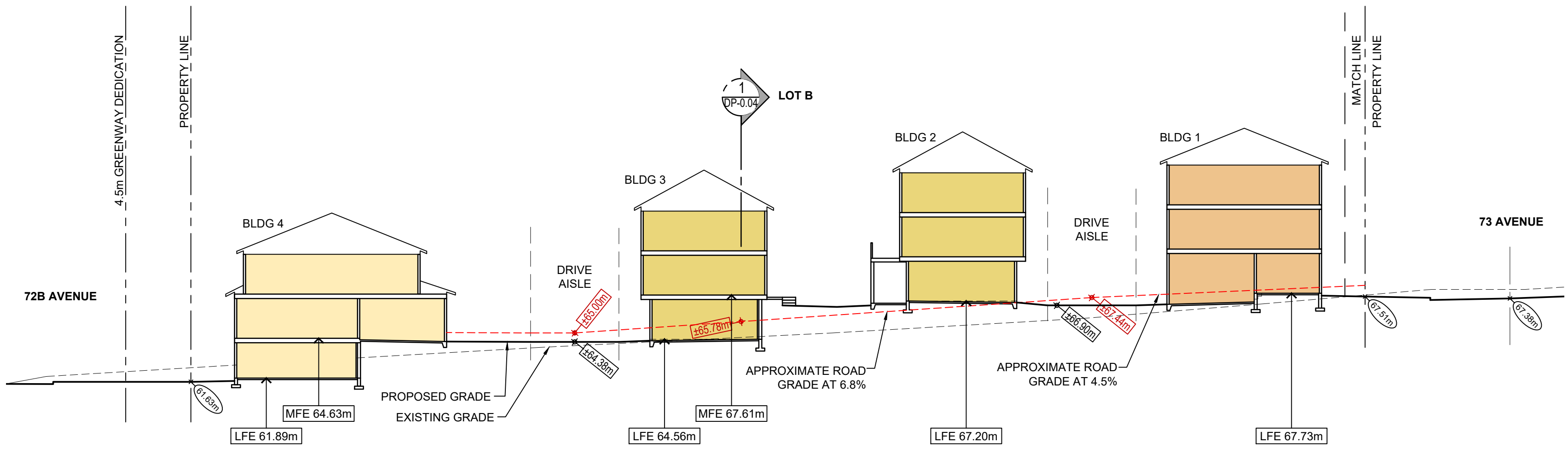
DP-0.03



SITE SECTION A
SCALE: 1" = 20'-0"



SITE SECTION B - NORTH
SCALE: 1" = 20'-0"



SITE SECTION B - SOUTH
SCALE: 1" = 20'-0"

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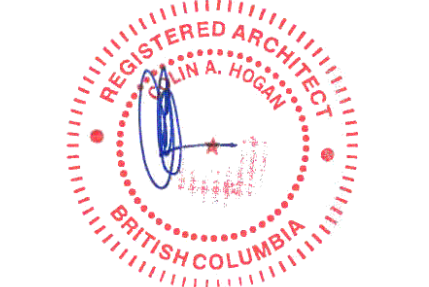
PROJECT
**TOWNHOUSE
DEVELOPMENT**

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DRAWING TITLE

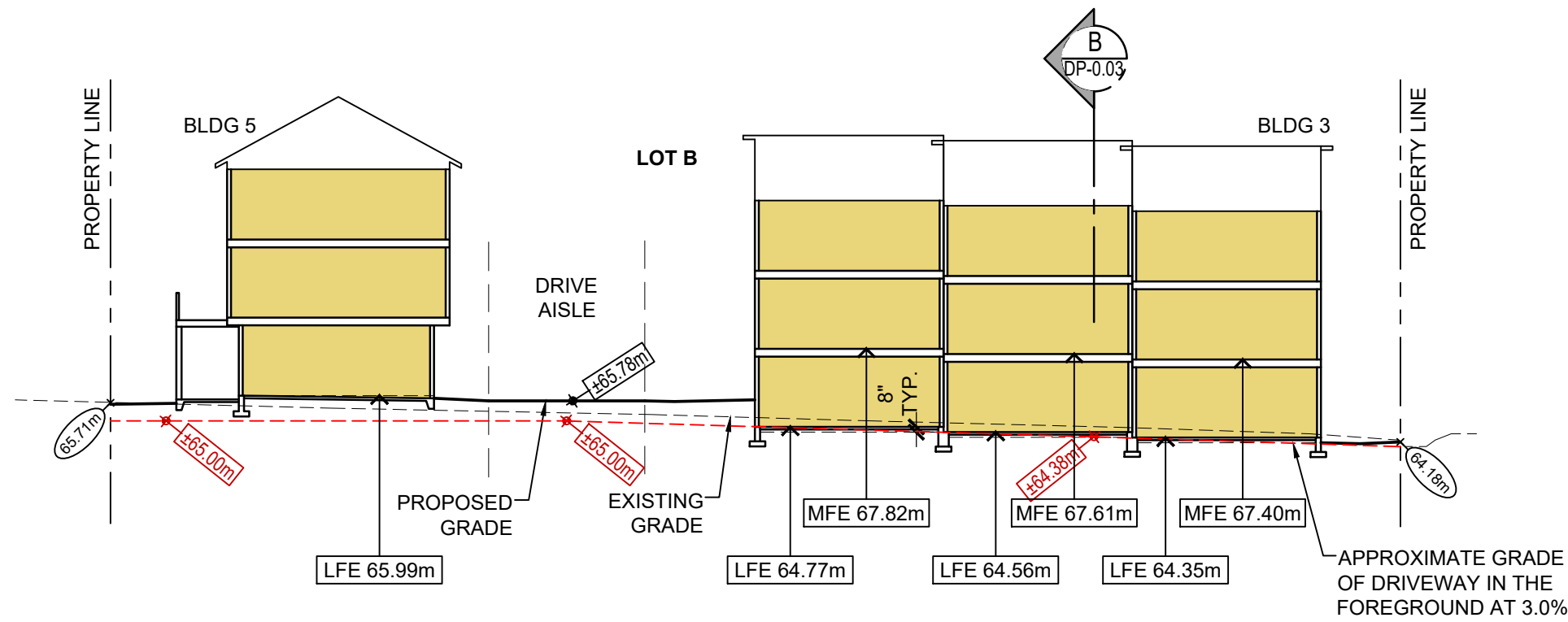
**SITE SECTIONS
A & B**

DATE	2026.05.15	FILE NO.
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CHK.	CH	

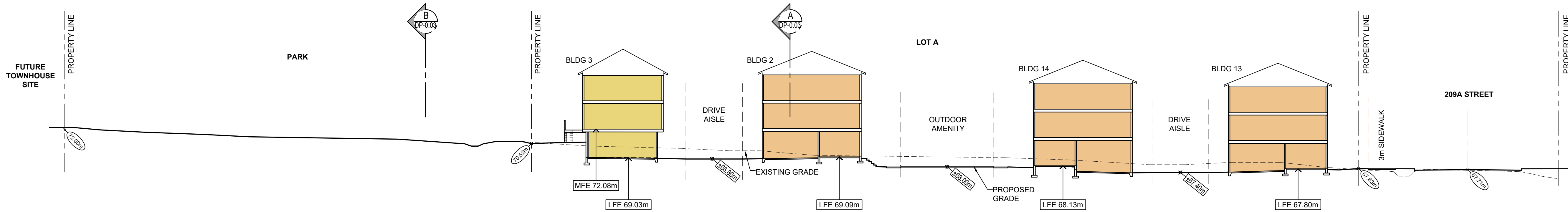


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SEAL
SHEET NO.

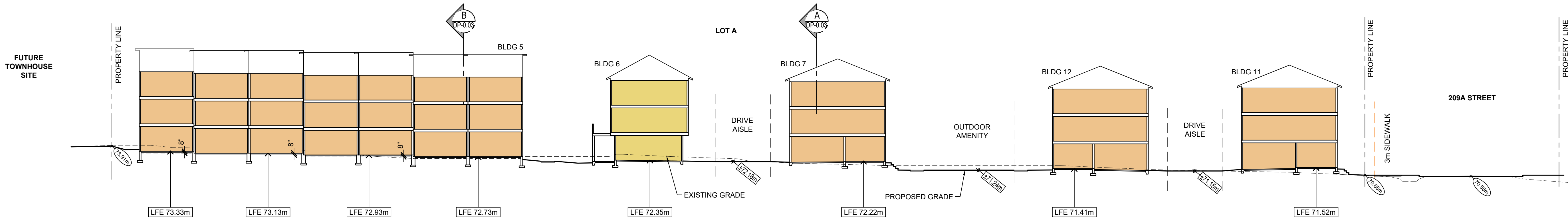
DP-0.04



SITE SECTION 1
SCALE: 1" = 20'-0"



SITE SECTION 2
SCALE: 1" = 20'-0"



SITE SECTION 3
SCALE: 1" = 20'-0"

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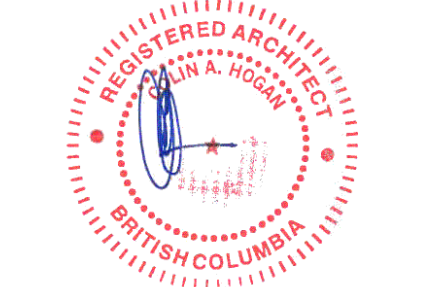
PROJECT
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**SITE SECTIONS
1, 2 & 3**

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CHK.	CH	



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