PROJECT RECONCILIATION

					APPROVED DP DATA
CIVIC ADDRESS:		20370, 20392 73 Ave Langley BC			
LOT AREA					
	TOTAL:	95,870.00	SQ.FT.	8906.6 m2 = 2.2 Ac	
	ROAD DEDICATIONS:	14,485.00	SQ.FT.	1345.7 SQMT	
	NET AREA:	81,385.00	SQ.FT.	7560 SQMT	
ZONING					
	CURRENT	**SR2**			
	PROPOSED	**CD**			
LOT COVERAGE					
	ALLOWED	40%			
	PROPOSED	48%			
SETBACKS					
		PROVIDED			
	NORTH	14.76'	4.5 m		
	SOUTH (LANE):	14.76'	4.5 m		
	EAST:	14.76'	4.5 m		
	WEST:	32.10'	4.5 m		
HEIGHT		**18 mt**	**4 & 5 STORY**		
DENISTY					
	ALLOWED PER NCP	40 UPA	40 X 2.2	88 UNITS	
FSR AS APPROVED PER NCP		1.21 ON GROSS			
FSR PROPSED		1.54 ON GROSS	1.82 ON NET		
BUILDING FLOOR AREA		**(EXCLUDING PARKING)**			
APARTMENT BUILDINGS					**AREA**
		BUILDING 1- 5 STOREY			
		P1	5236 ft2	7 UNITS	**EXISTING T.H UNITS**
		1	18471 ft2	25 UNITS	**16 UNITS**
		2	18471 ft2	26 UNITS	
		3	18471 ft2	26 UNITS	
		4	18471 ft2	26 UNITS	**23200 ft2 (16 Units)**
			79120 ft2 / 7350 m2	**110 UNITS**	
		BUILDING 2- 4 STOREY			
		1	17309 ft2	23 UNITS	
		2	17309 ft2	24 UNITS	
		3	17309 ft2	24 UNITS	
		4	17309 ft2	24 UNITS	
			69236 ft2 /.6432 m2	**95 UNITS**	
					EXISTING APARTMENT
		GRAND TOTAL	**148356 ft2 / 13782 m2**	**205 UNITS**	**AREA**
					116700 ft2 (88 Units)
DIFF OF AREA FROM PROPSOED TO APPROVED DEVELOPMENT PERMIT			**148356 ft2 - 116700 ft2 = 31656 ft2 / 2940 m2**		
OFF STREET PARKING					
	APARTMENT		**REQUIRED**	**PROVIDED**	
		205 x 1.5 STALLS	307 STALLS	308 STALLS	
	VISITOR APARTMENT	10 % OF PARKING	30.7 = 31 STALLS		
ACCESSIBLE UNITS					
	APARTMENT	10% OF TOTAL UNITS	20.5 = 21 UNITS	**21 UNITS**	
SECURED BICYCLE STALLS					
		1 STALL PER UNIT	**205 STALLS**	**205 BIKE STALLS**	
	VISITOR	**6 STALLS**		**6 STALLS**	

FLAT ARCHITECTURE INC
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PROJECT INFO:
APARTMENT DEVELOPMENT AT
20370,20392 73 Ave Langley BC

CLIENT:
INHAND CANADA GROUP

DATE
10-Aug-23

PROJECT NO:
18-222

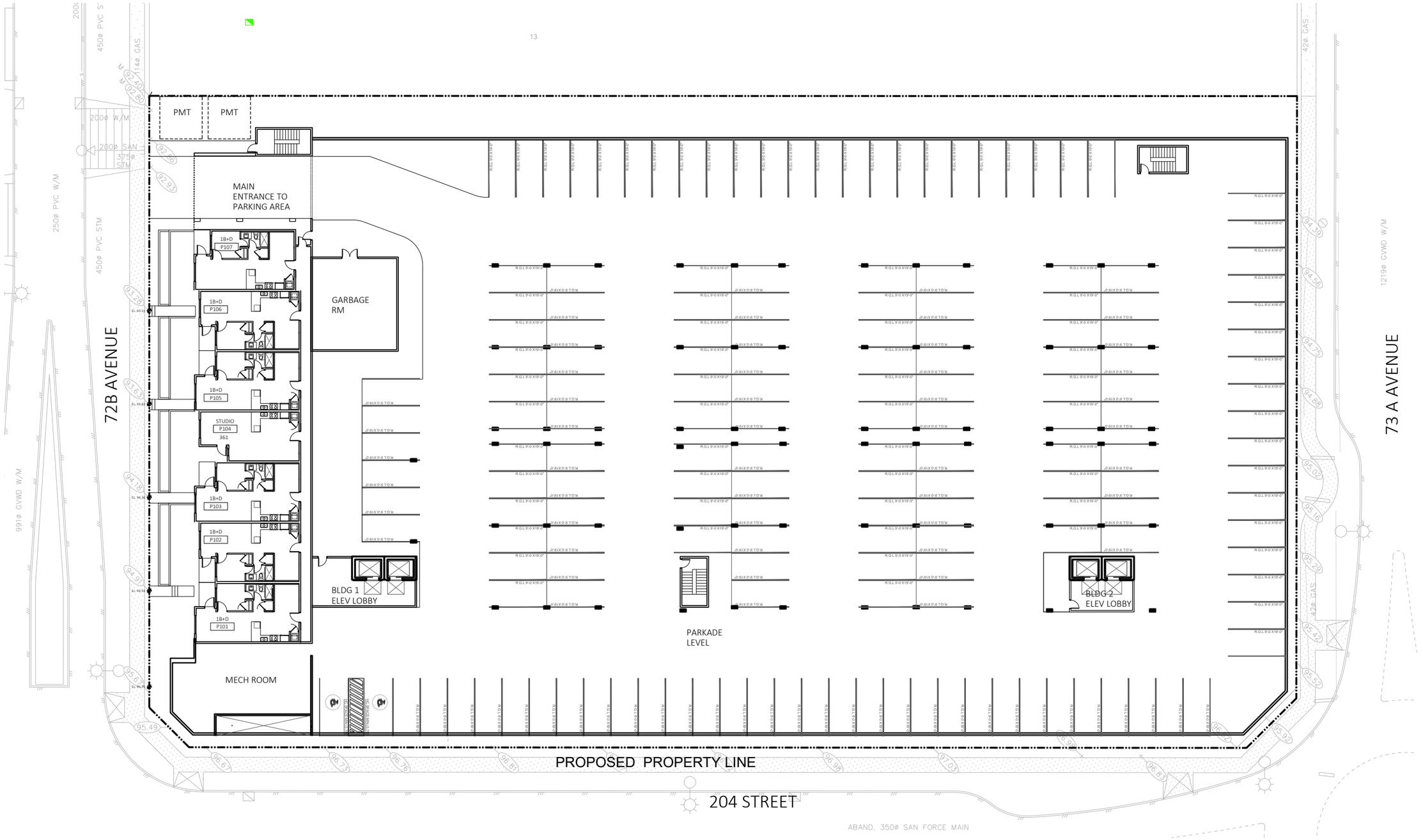
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DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE
03	ISSUED FOR COORDINATION	U.S.	04-07-2023

DATA SHEET

A 1.0



1 LEVEL P1 PLAN
1/32"=1'

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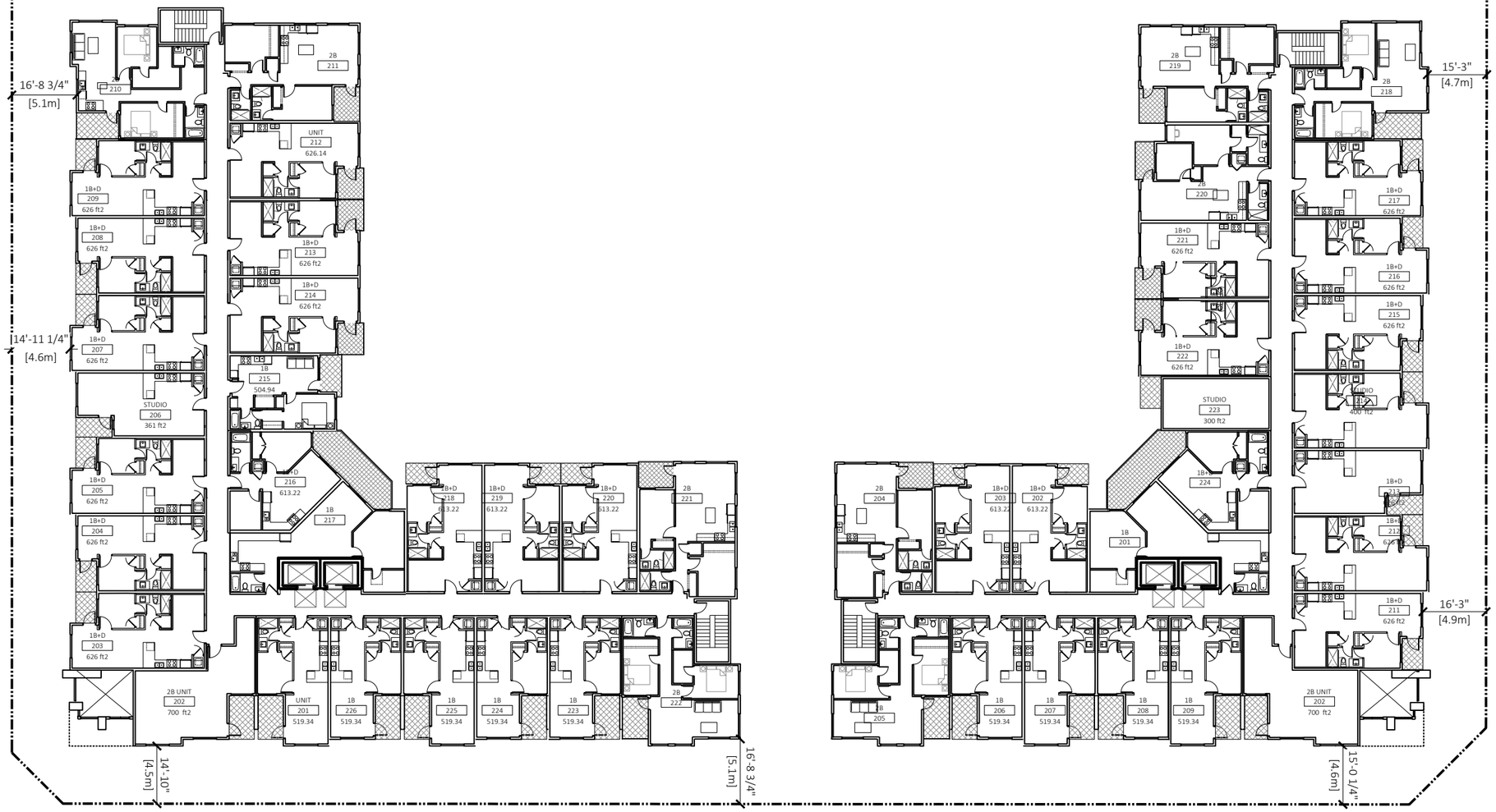
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REV	DESCRIPTION	BY	DATE
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TYPICAL PLAN

LEVEL P1

A 2.0



1 LEVEL 2 PLAN
1/32"=1'

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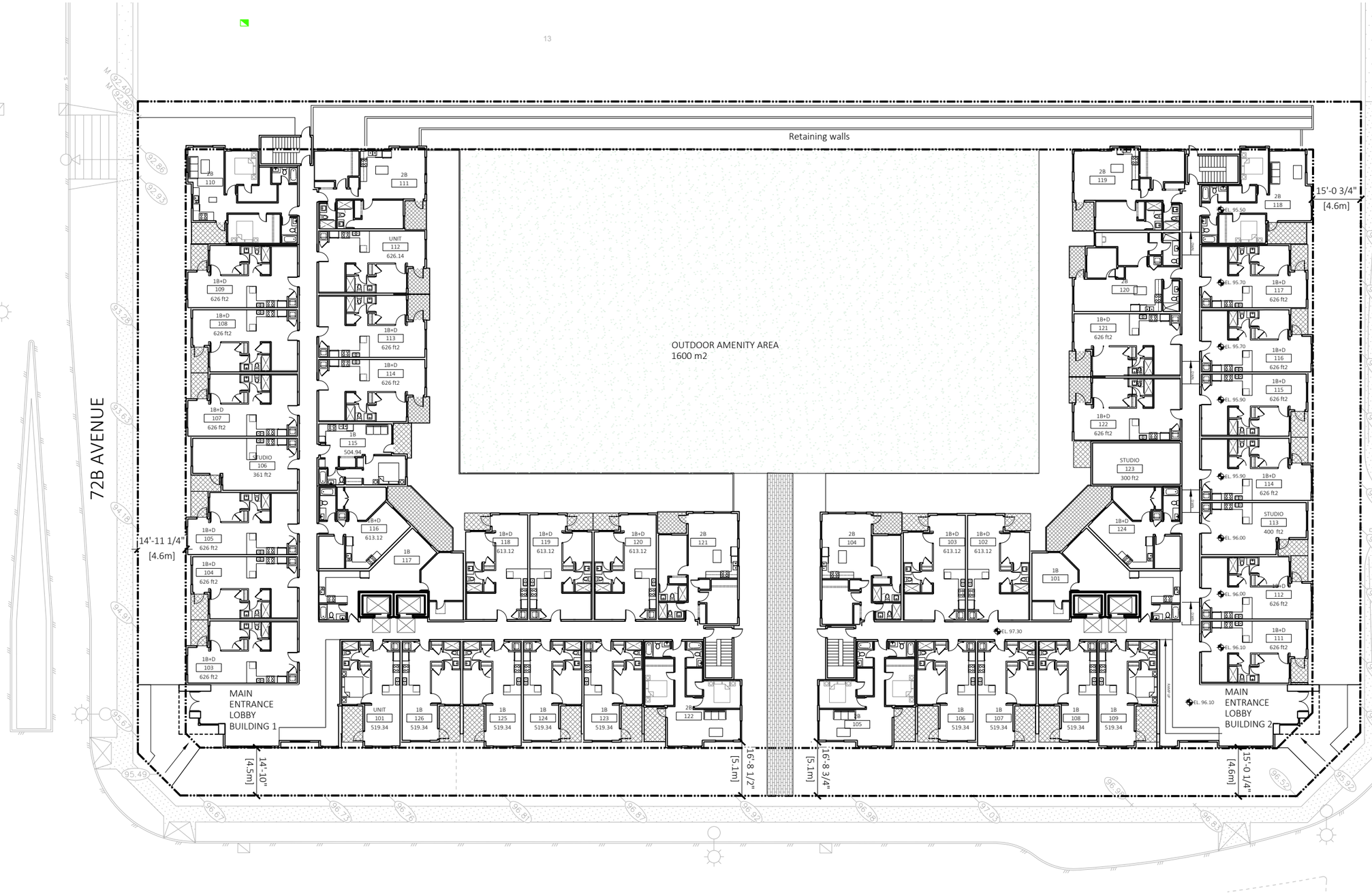
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SCALE: 1/32"=1'
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REV	DESCRIPTION	BY	DATE

TYPICAL PLAN

LEVEL 2

A 2.2



1 LEVEL 1 PLAN
1/32"=1'

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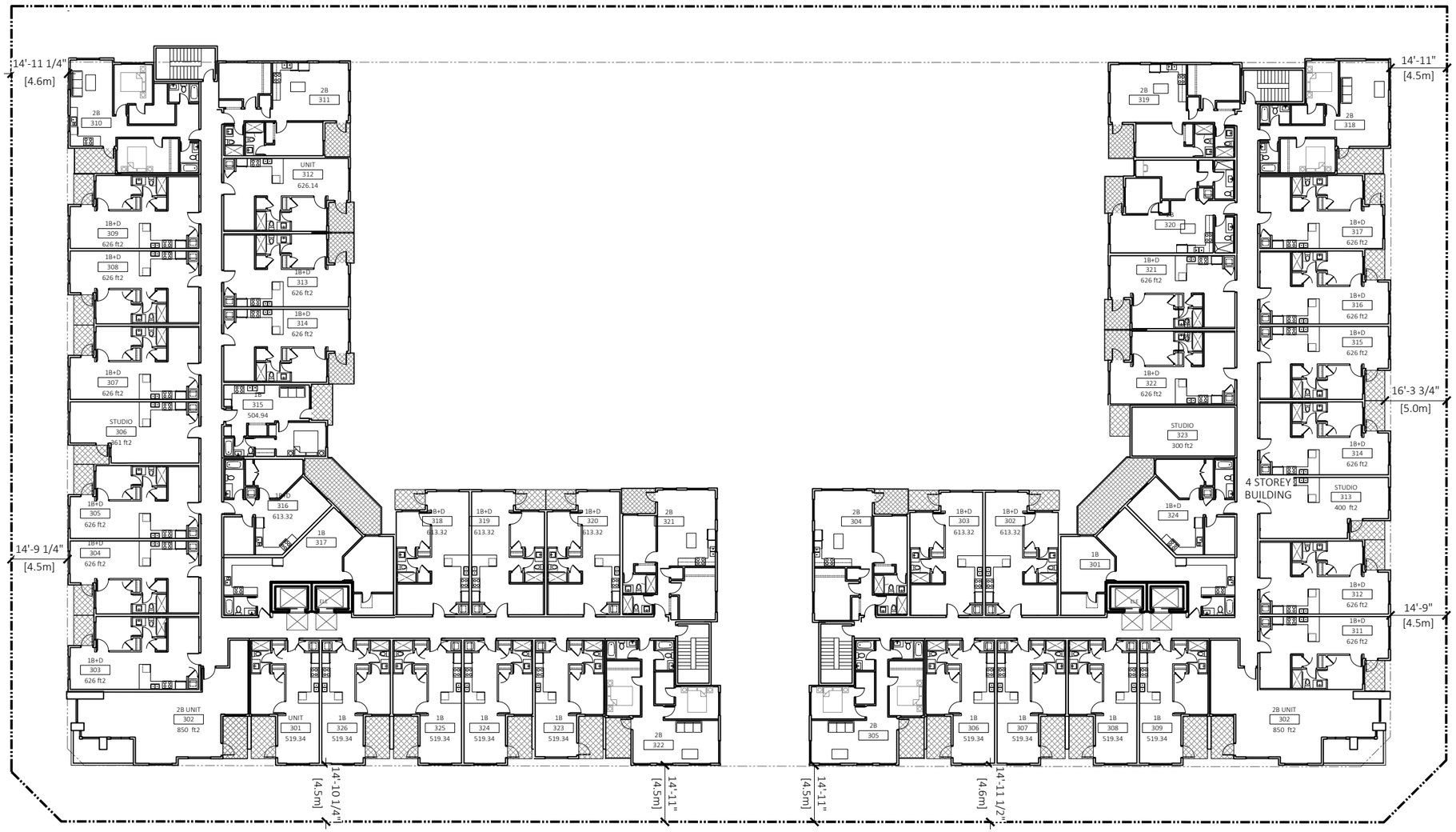
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REV	DESCRIPTION	BY	DATE

TYPICAL PLAN

LEVEL 1

A 2.1



1 LEVEL 3 PLAN
1/32"=1'

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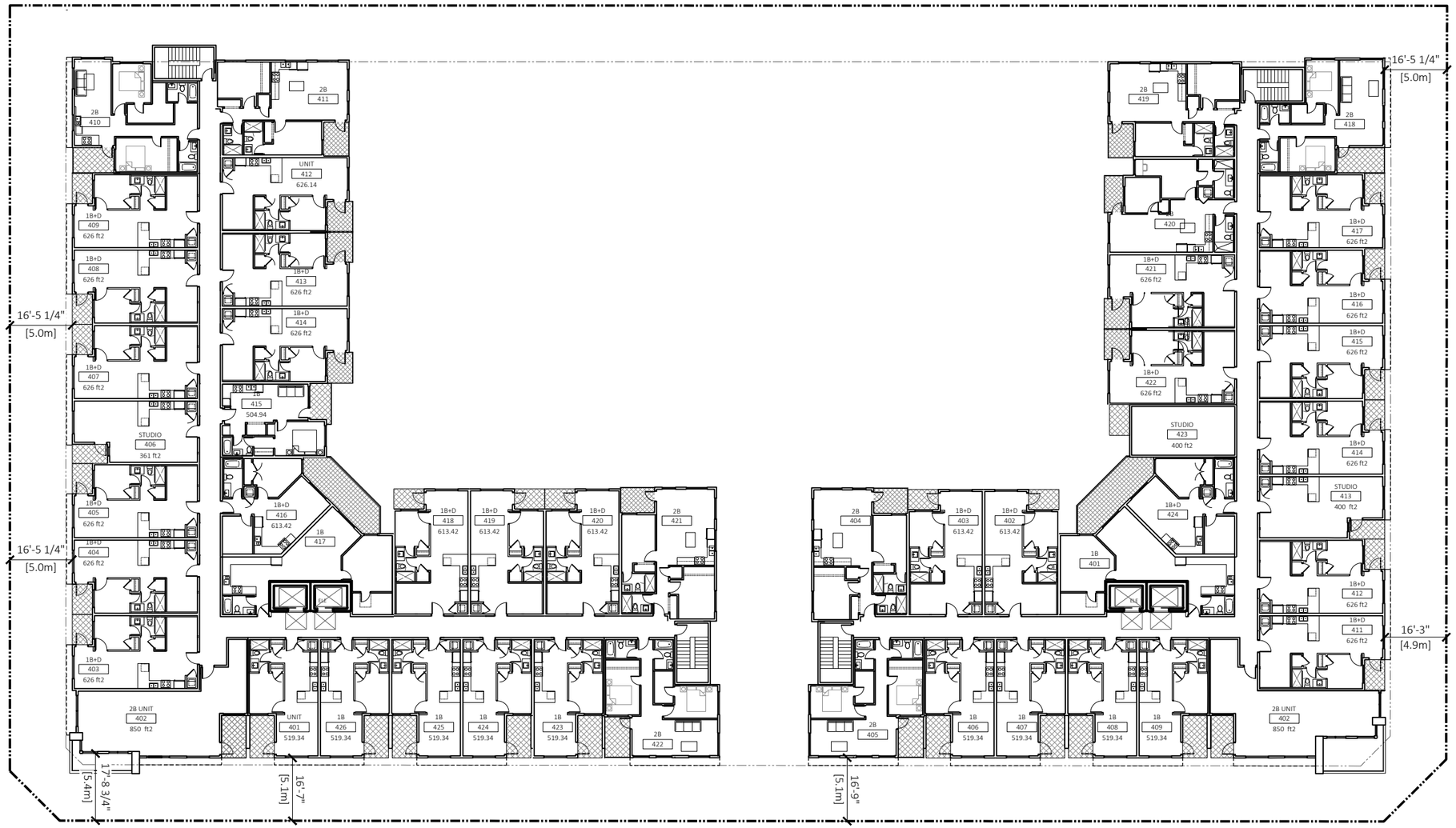
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SCALE: 1/32"=1'
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TYPICAL PLAN

LEVEL 3

A 2.3



1 LEVEL 4 PLAN
1/32"=1'

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SCALE: 1/42"=1'
DRAWN BY: R.W

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TYPICAL PLAN
LEVEL 4

A 2.4



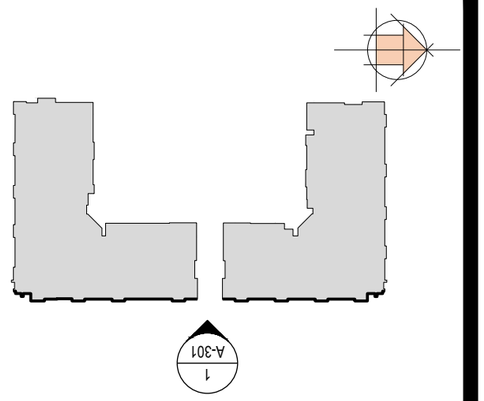
1 EAST ELEVATION (FROM 204 AVE)
1/8"=1'



1 EAST ELEVATION (FROM 204 AVE)
1/8"=1'



1 EAST ELEVATION (FROM 204 AVE)
1/8"=1'



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SCALE:
1/16"=1'

DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

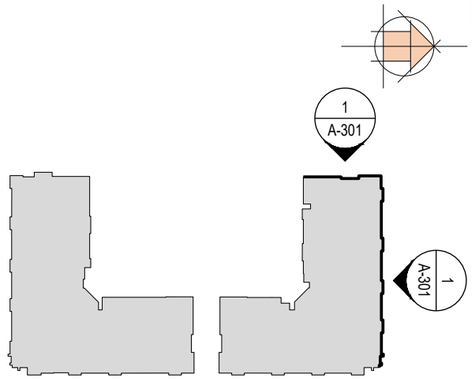
EAST
ELEVATION

A 3.1



1 NORTH ELEVATION (FROM 73A AVE)

1/8"=1'





1 WEST ELEVATION

1/8"=1'

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SCALE: 1/16"=1'

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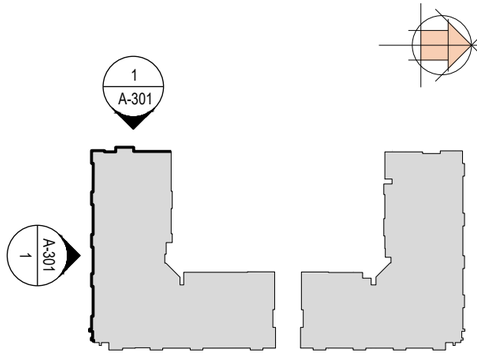
NORTH & WEST ELEVATION

A 3.2



1 SOUTH ELEVATION (FROM 72B AVE)

1/8"=1'





1 WEST ELEVATION

1/8"=1'

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PROJECT NO:
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SCALE: 1/16"=1'

DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

SOUTH&WEST
ELEVATION

A 3.3