MULTI FAMILY DEVELOPMENT

7065 204 STREET, LANGLEY, BC

UNITS	GARAGE	MAIN FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
A	453.12 Sq.Ft.	199.61 Sq.Ft.	613.70 Sq.Ft.	664.80 Sq.Ft.	1,931.23 Sq.Ft.
A'	449.57 Sq.Ft.	200.41 Sq.Ft.	611.00 Sq.Ft.	664.80 Sq.Ft.	1,925.78 Sq.Ft.
B	411.40 Sq.Ft.	560.50 Sq.Ft.	655.13 Sq.Ft.	604.00 Sq.Ft.	2,231.03 Sq.Ft.
B'	412.00 Sq.Ft.	362.71 Sq.Ft.	788.76 Sq.Ft.	822.00 Sq.Ft.	2,385.47 Sq.Ft.

SITE RECONCILIATION

LEGAL DESCRIPTION:
LOT 42, SECTION 14, TOWNSHIP 8, NEW WEST DISTRICT, PLAN 33202

CIVIC ADDRESS:
7065 204 ST, Langley, BC

ZONING INFORMATION:

ZONE: EXISTING: SR-2
PROPOSED: CD

LOT AREA: GROSS TOTAL: 43,560 sq.ft. (1.00 ac)

DEDICATIONS: 204 STREET 420 sq.ft
NET AREA: 43,140 sq.ft

DENSITY:
GROSS:
PROPOSED **= 25 UNITS**

SETBACKS:
EAST SIDE :(4.00 M)
WEST SIDE :(3.66M)
SOUTH SIDE :(4.50M)
NORTH SIDE :(4.00M)

SITE COVERAGE:
PROPOSED : 18,855 Sq.ft / **43,140 Sq.ft** = 43.70 %

ADAPTABLE HOUSING:
REQUIRED : 25 TOWNHOUSES x 5% = 1.25 UNITS SAY 1 UNIT
PROVIDED: 1 TOWNHOUSES UNITS

PARKING:
REQUIRED: RESIDENTIAL:
25 TOWNHOUSE UNITS x 2.2 STALLS / UNIT = 55 STALLS
(INCLUDES 0.2 x 25 UNITS = 5 VISITOR'S STALLS)
PROVIDED: RESIDENTS (GARAGE) = 50(TOWNHOUSE) STALLS
VISITORS = 05 STALLS
TOTAL PROVIDED = 55 STALLS

OUTDOOR AMENITY AREA:
TOWNHOUSE: REQUIRED: 25 UNITS x 6m² / UNIT = 150 m² (1,614.60 sq.ft)
PROVIDED: = 151 m² (1,625.40 sq.ft)

cre8 ARCHITECTURE ltd
ARCHITECTS
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Project:
23-226
MR. PAUL SANGHA
Project Name
7065 204 STREET
LANGLEY, BC
Drawing:
SITE PLAN & PROJECT DATA

Project Status:
DP SUBMISSION

SUBMISSION

Date (YYYY-MM-DD)	Description
YYYY-MM-DD	Issue Description

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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Scale: 1/16"=1'-0"

DWG. NO: **A.1.0**

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Plot Date: JUNE 23, 2023 11:17:02 a.m.