

Advisory Planning Commission

June 13, 2018

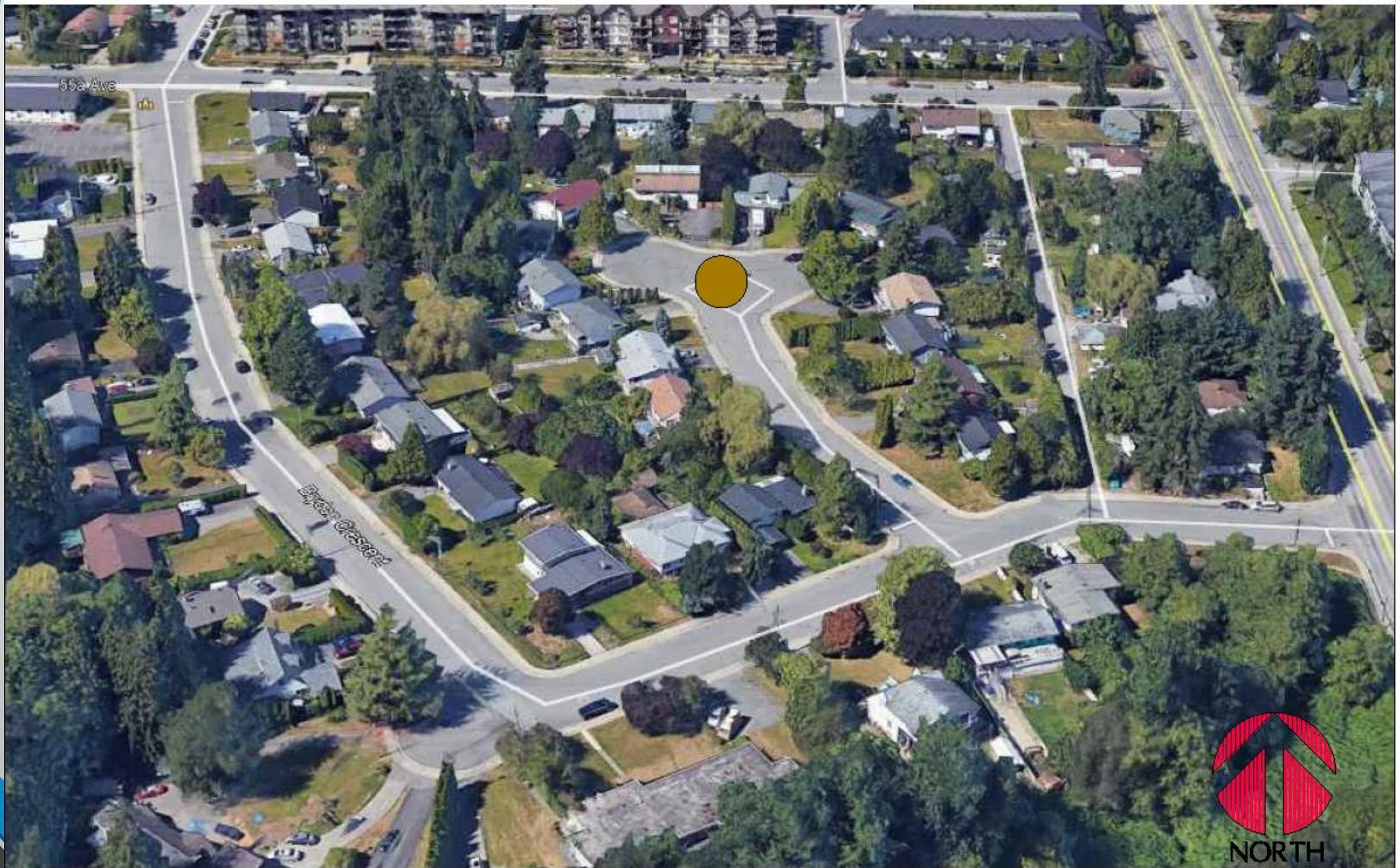
**TWINS
TOWNHOUSES
199 A STREET**

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199 A STREET**



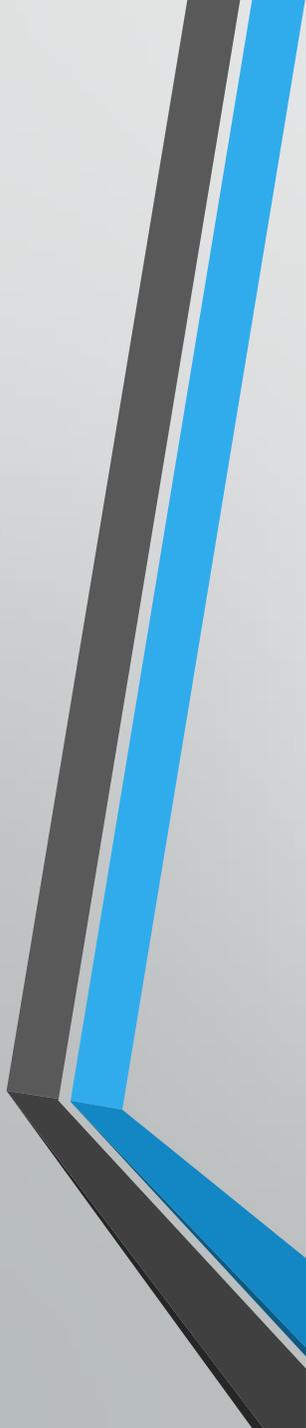


56a Ave

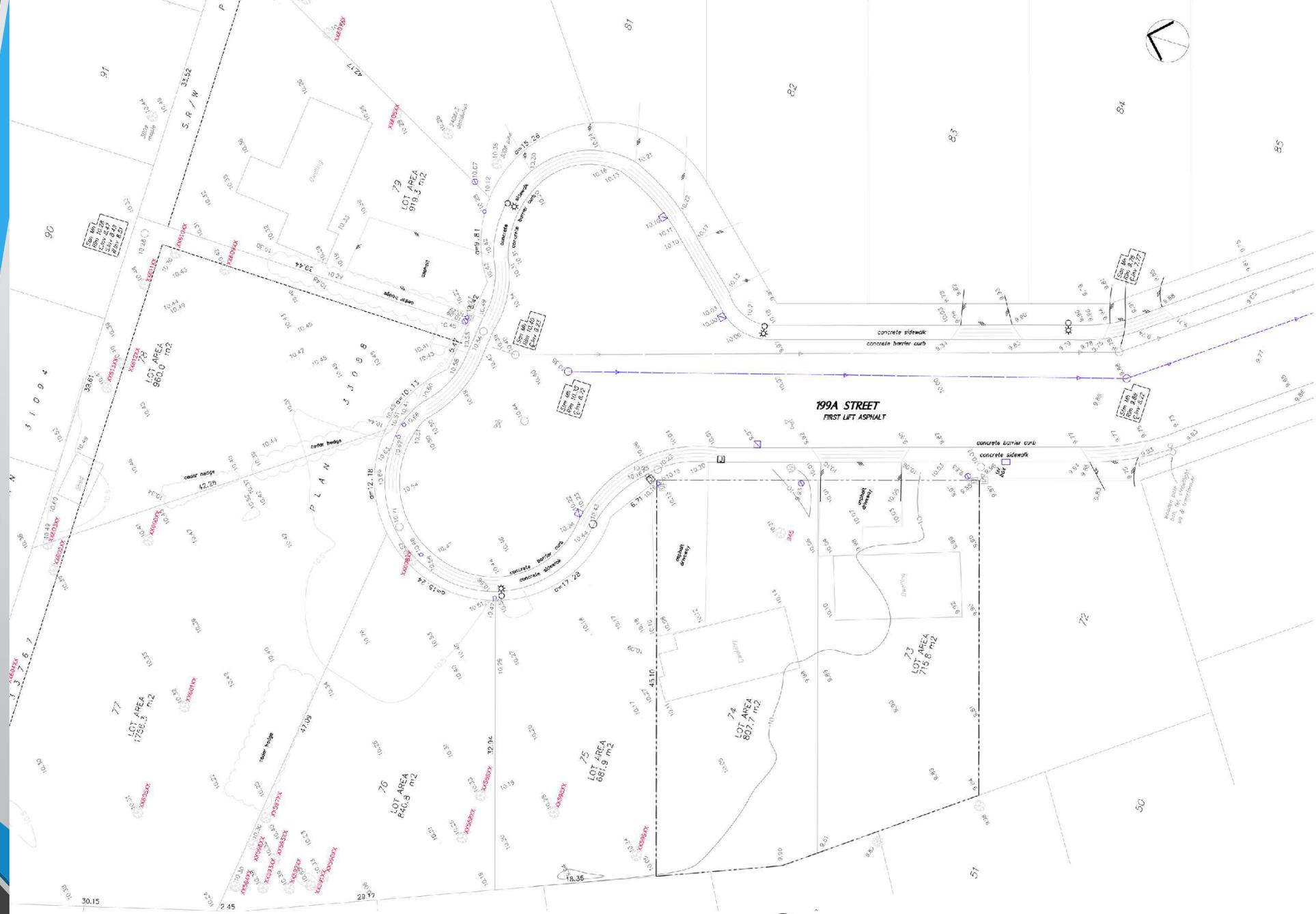
Bryson Crest



NORTH



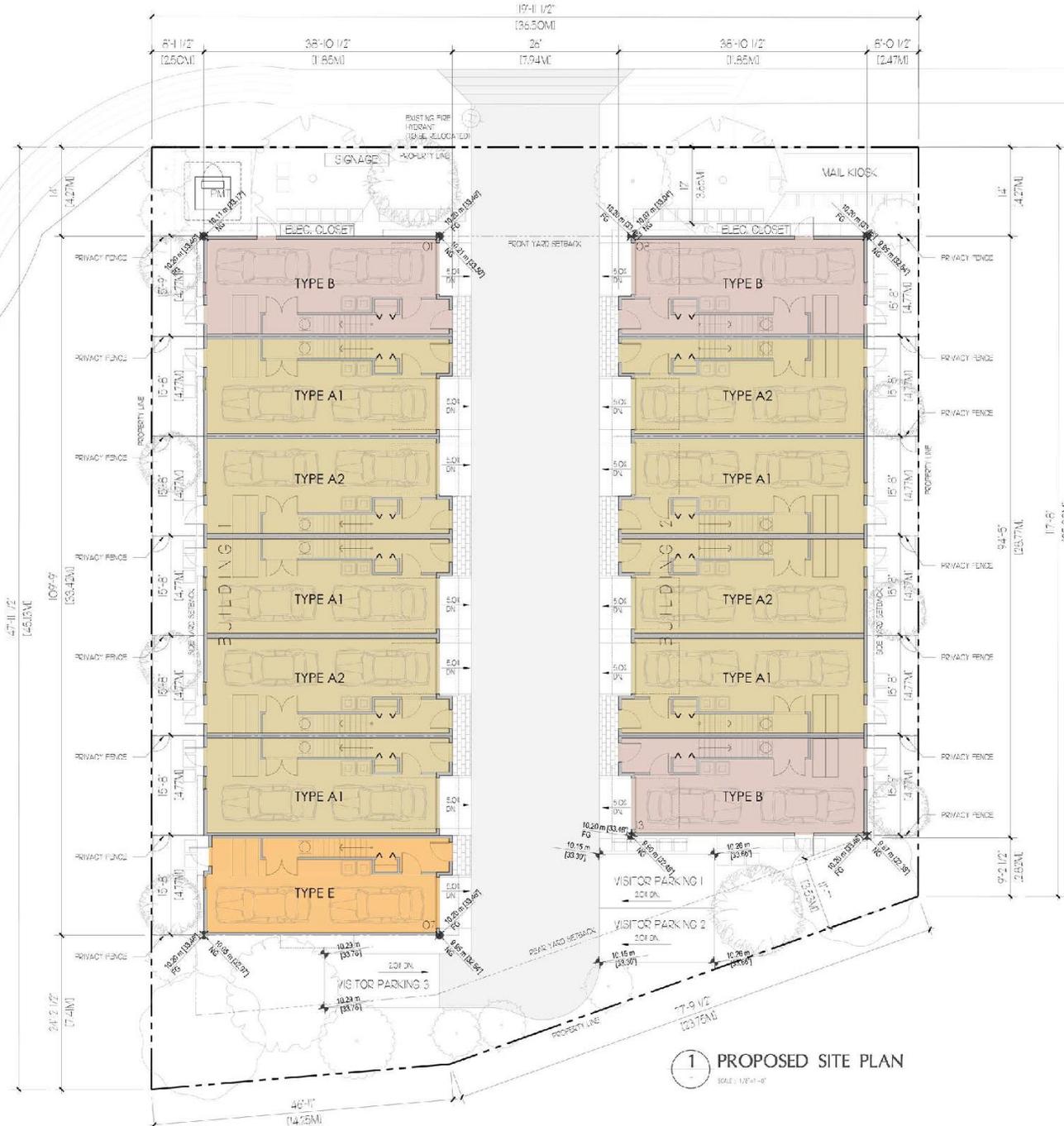
NORTH



1 EXISTING SURVEY PLAN

SCALE: 1:100 ± 1%

199A STREET



1 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



PROJECT STATISTICS

Twins Townhouses, Langley, BC

Project No.18036

REVISION NO.01	DATE:	6-Jun-18
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SITE INFORMATION

LEGAL DESCRIPTION	Plan NWP33088 Lot 73 & 74		
CIVIC ADDRESS	5471, 5481 199A St., Langley, BC V3A 1J7		
ZONING	RM3	PROPOSED	CD
SITE AREA (ft²)	16,399	TBC BY SURVEYOR	1.11 FSR

SITE DATA

	ALLOWED	PROPOSED
DENSITY	80 units/acre	35 units/acre
SITE COVERAGE		46.81
BUILDING HEIGHT	4 storeys	4 Storeys
SETBACKS		
	Front	24.61' (7.5m)
	Side (West)	24.61' (7.5m)
	Side (East)	24.61' (7.5m)
	Rear	24.61' (7.5m)
		14.00' [4.27m]
		8.12' [2.50m]
		8.04' [2.47m]
		11.58' [3.53m]

BUILDING DATA

UNIT GROSS AREA	DESCRIPTION	AREA (ft²)	# OF UNITS	COMBINED (ft²)
3 BR				
A	3BR + 3BATH	1,389.00	9	12,501.00
B	3BR + 3BATH	1,457.00	3	4,371.00
2 BR				
E	2BR + 3BATH	1,459.00	1	1,459.00
TOTAL GROSS AREA	(Saleable Area)		13	18331
TOTAL BUILDING AREA (Horizontal Projection)				7677

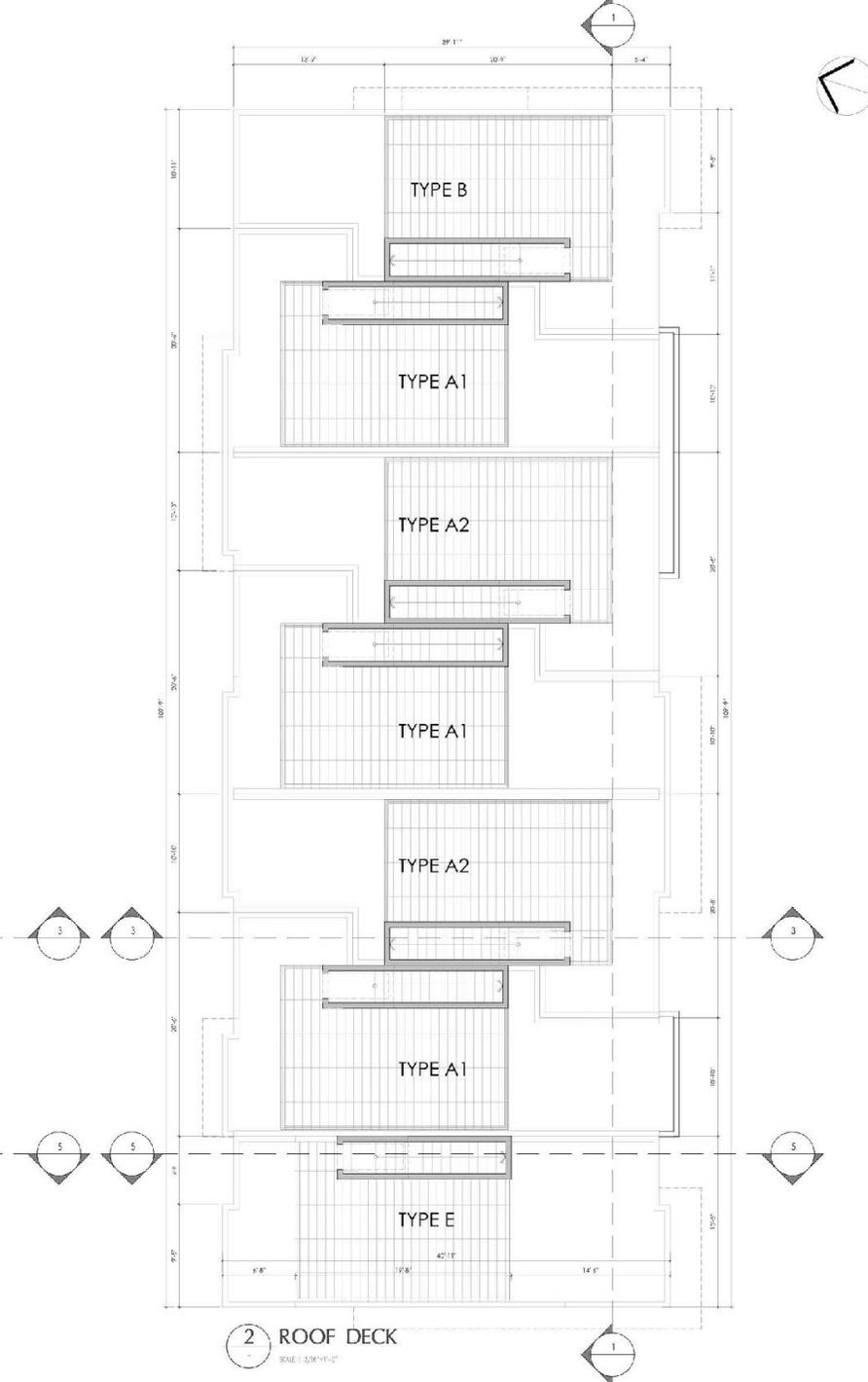
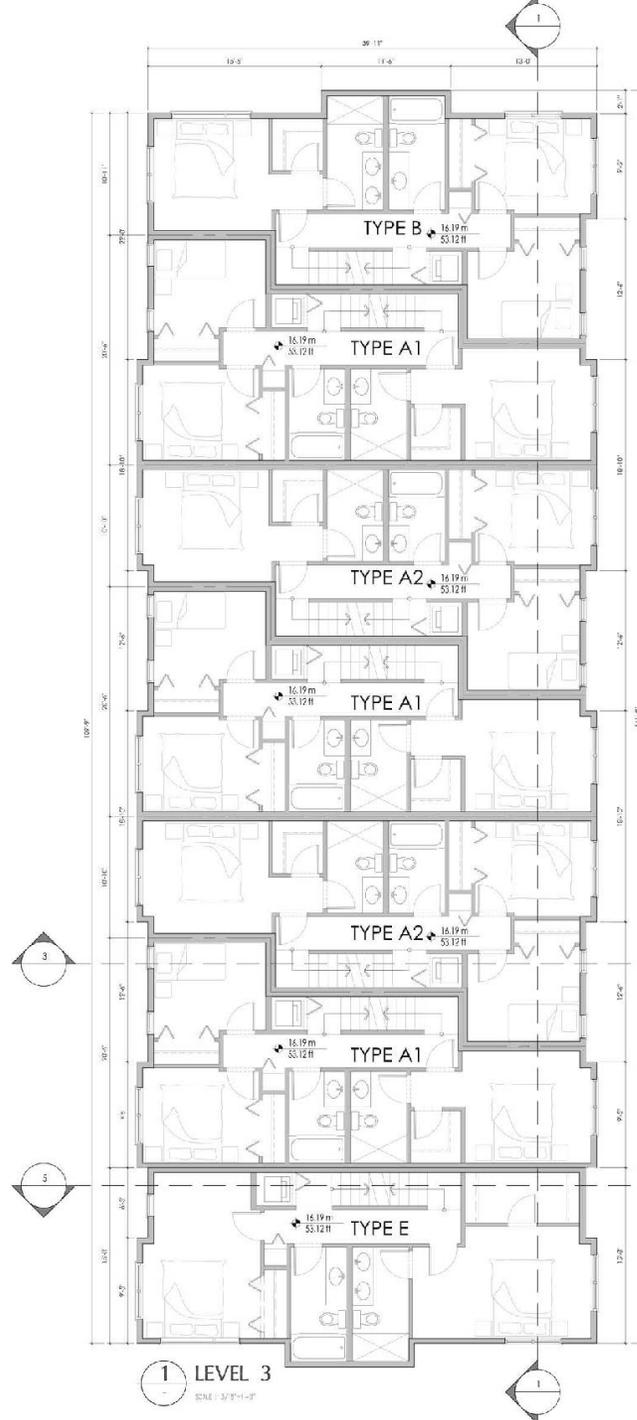
PARKING DATA

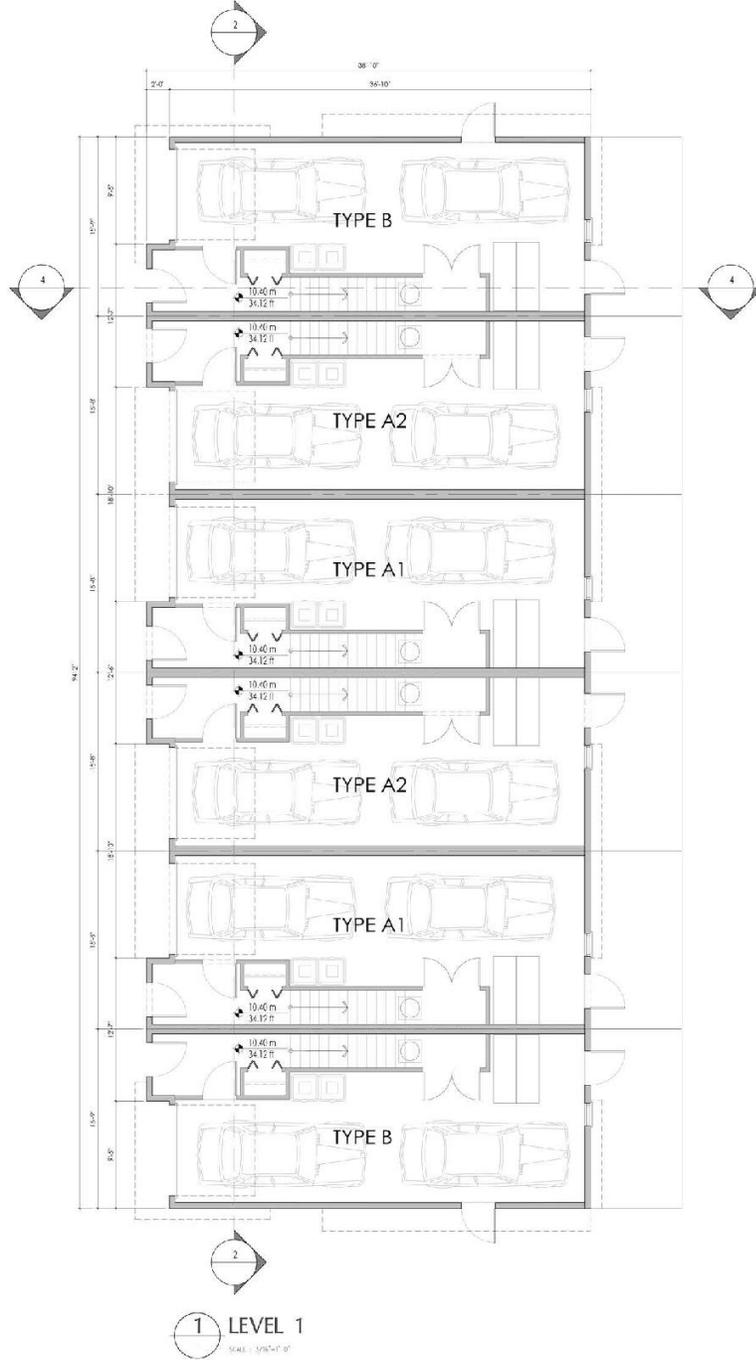
	DESCRIPTION	QUANTITY	# OF UNITS	PROVIDED
REQUIRED PARKING	Spaces per Studio/1 Bed	1.2		0
	Spaces per 2 Bed	1.3	1	1.3
	Spaces per 3 Bed	2	12	24
	Visitor Parking	0.2/unit	13	2.6
Accessible Parking -min 5%	Small car parking-max 40%			0
TOTAL REQUIRED PARKING				27.9
PROPOSED PARKING	Spaces per Unit	2	13	26
	Visitor Parking	3		3
TOTAL PROPOSED PARKING				29

*Building height calculated from proposed grade (at driveway), to top of gable roof peak.

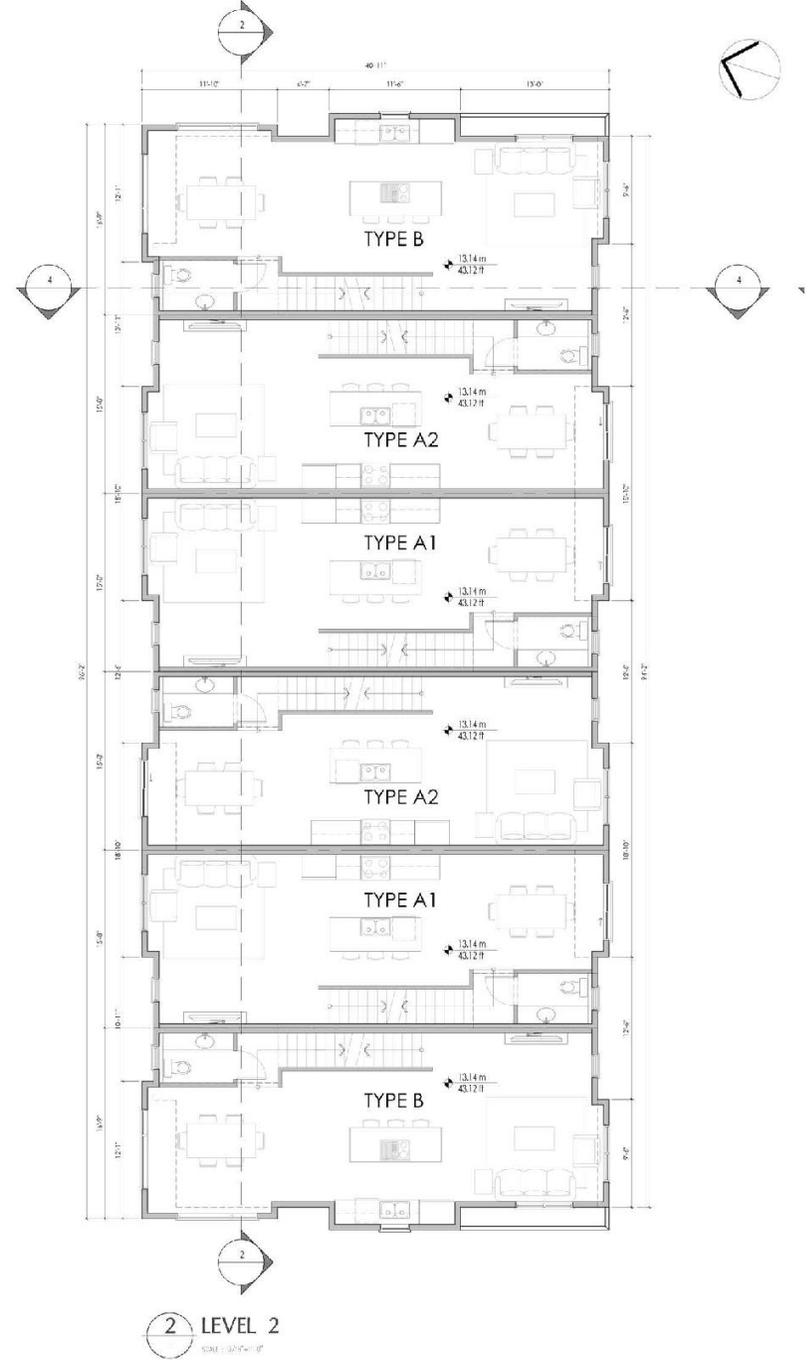
**Suite areas have been calculated using center line of party walls and outside face of exterior wall sheathing.

Resulting areas have been rounded up to the nearest whole number. Legal surveys of suite areas may differ from

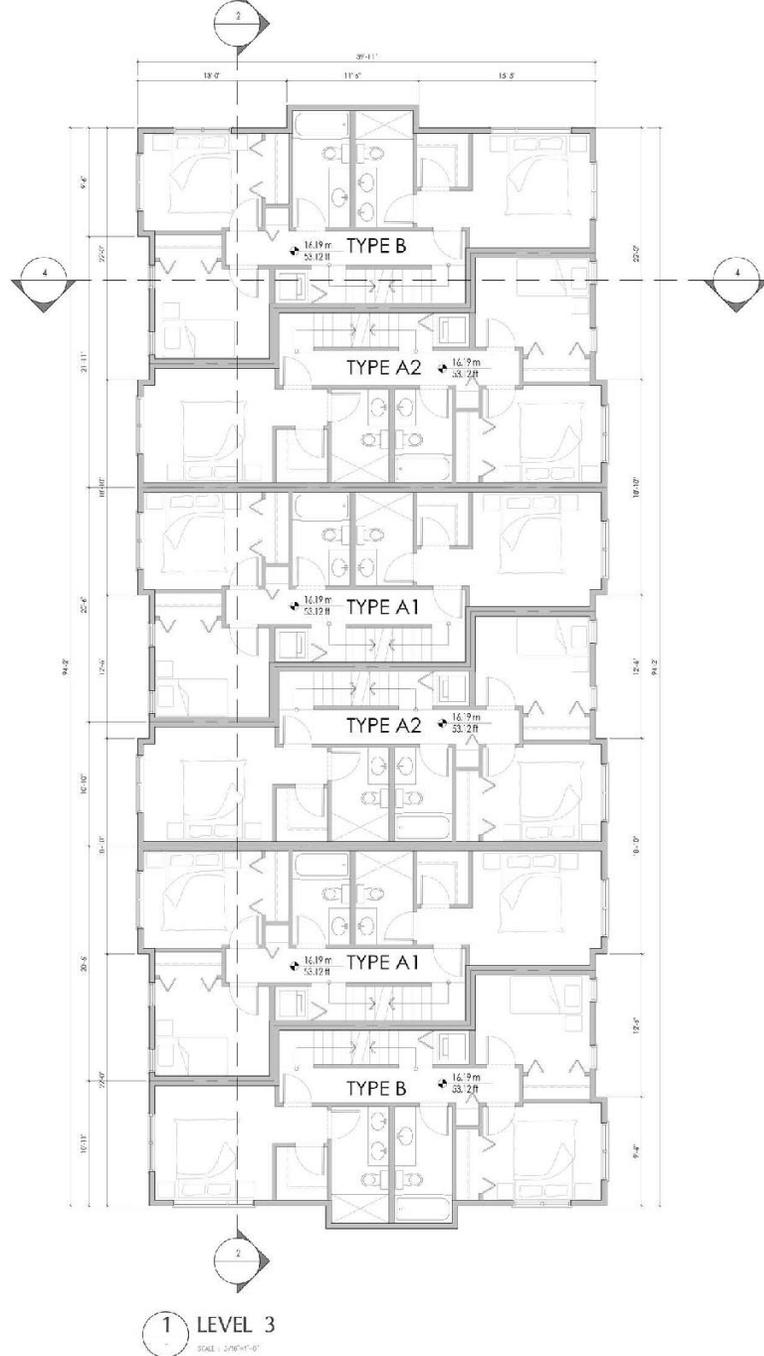




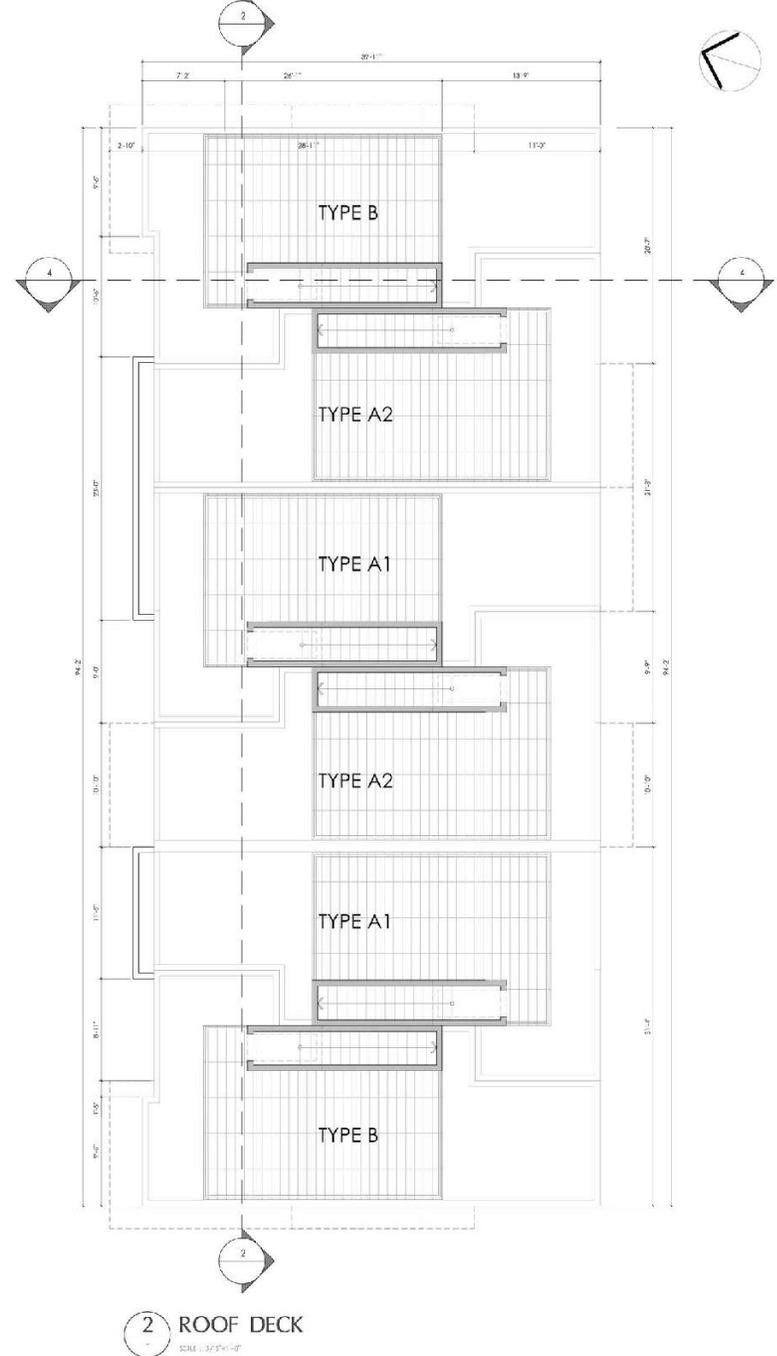
1 LEVEL 1
SCALE: 1/8"=1'-0"



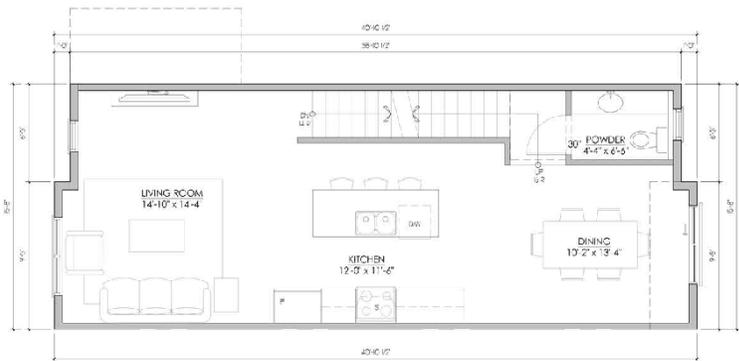
2 LEVEL 2
SCALE: 1/8"=1'-0"



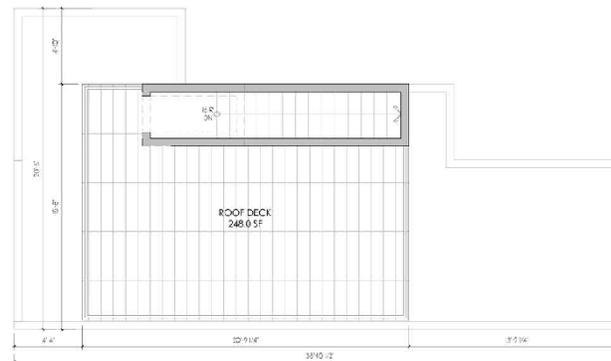
1 LEVEL 3
SCALE: 1/8"=1'-0"



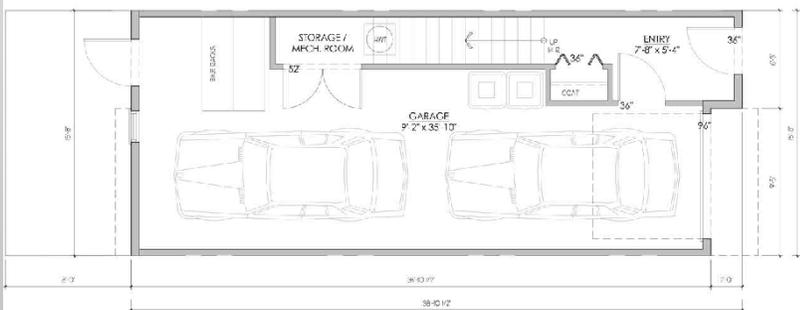
2 ROOF DECK
SCALE: 1/8"=1'-0"



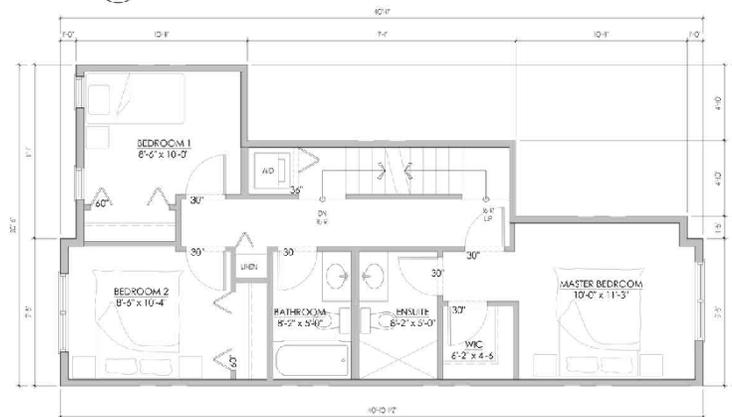
1 UNIT A1 - LEVEL 2
SCALE: 1/4"=1'-0"



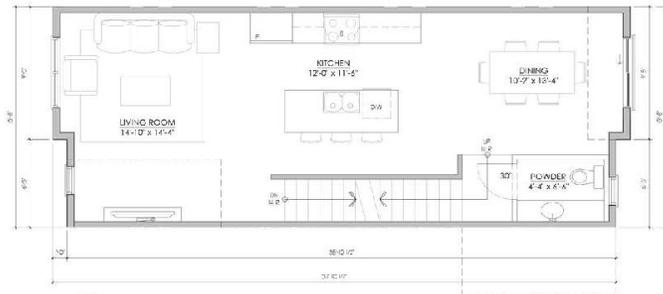
3 UNIT A1 - ROOF DECK
SCALE: 1/4"=1'-0"



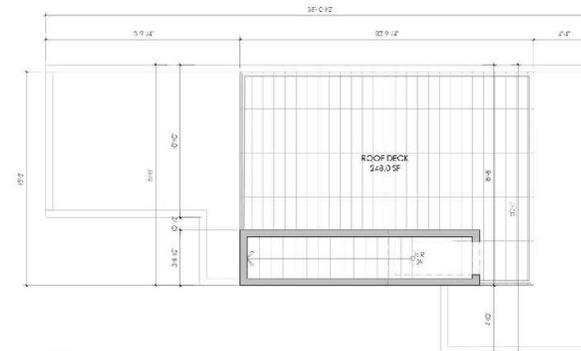
2 UNIT A1 - LEVEL 1
SCALE: 1/4"=1'-0"



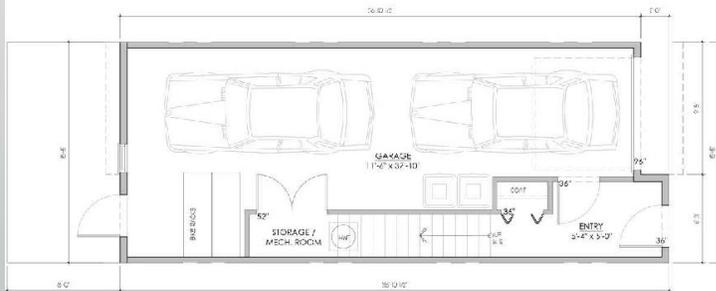
4 UNIT A1 - LEVEL 3
SCALE: 1/4"=1'-0"



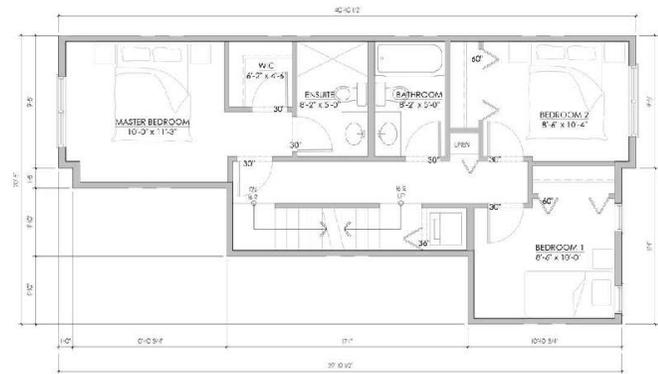
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SCALE: 1/8"=1'-0"



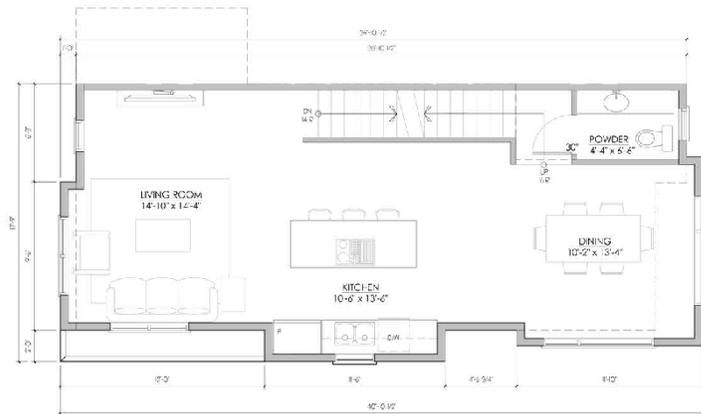
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SCALE: 1/8"=1'-0"



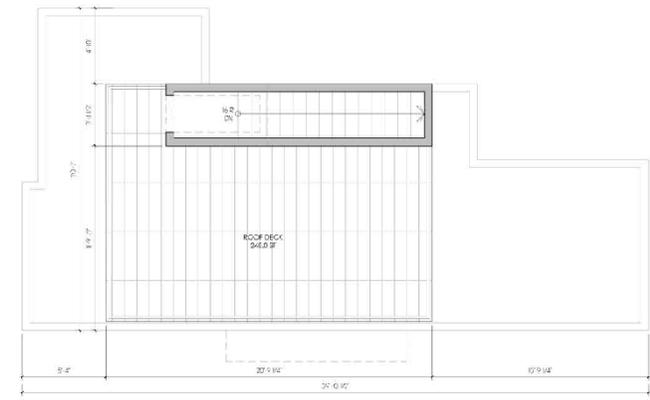
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SCALE: 1/8"=1'-0"



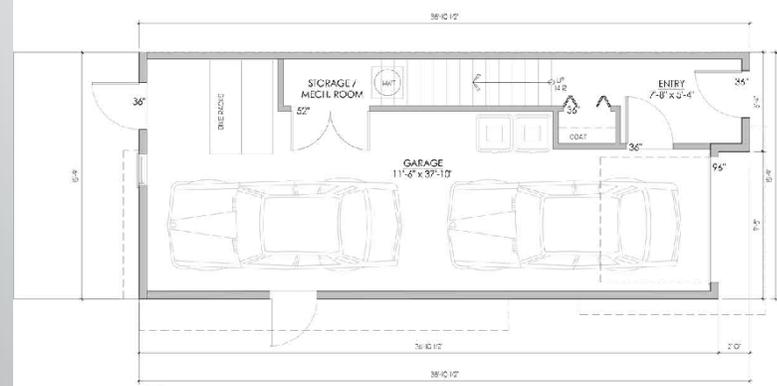
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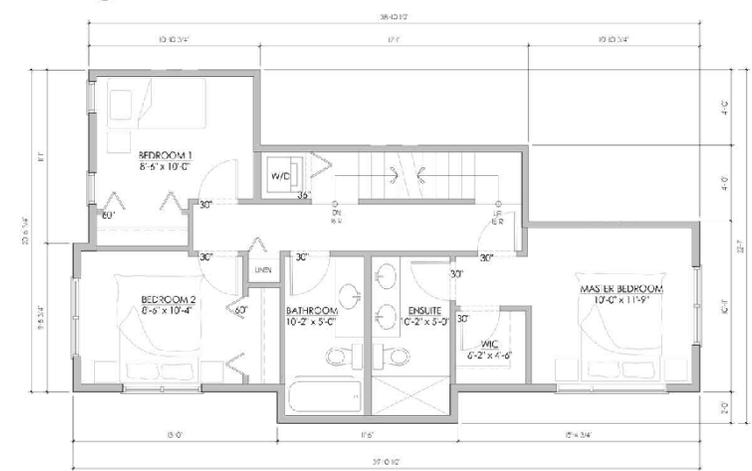
1 UNIT B - LEVEL 2
SCALE: 1/4"=1'-0"



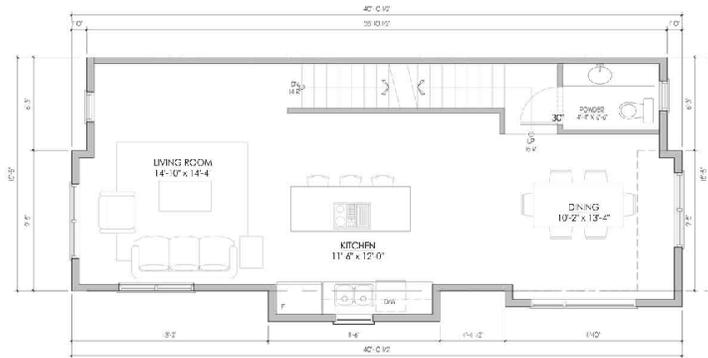
3 UNIT B - ROOF DECK
SCALE: 1/4"=1'-0"



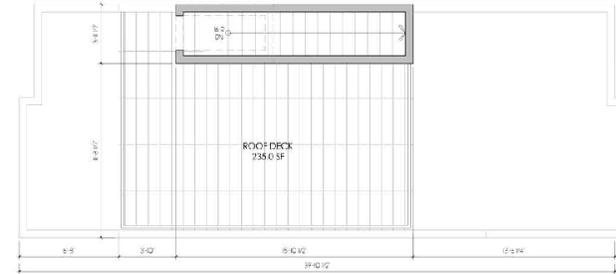
2 UNIT B - LEVEL 1
SCALE: 1/4"=1'-0"



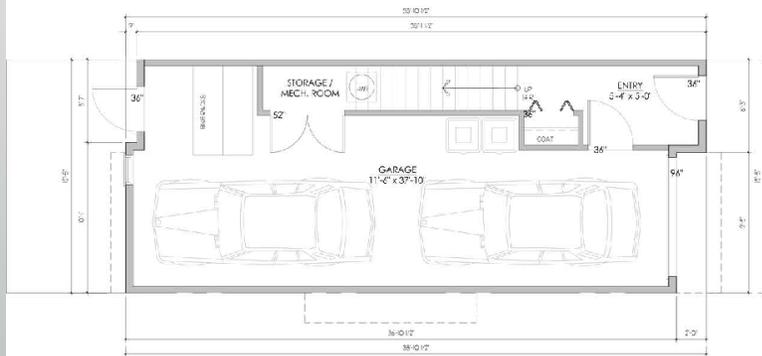
4 UNIT B - LEVEL 3
SCALE: 1/4"=1'-0"



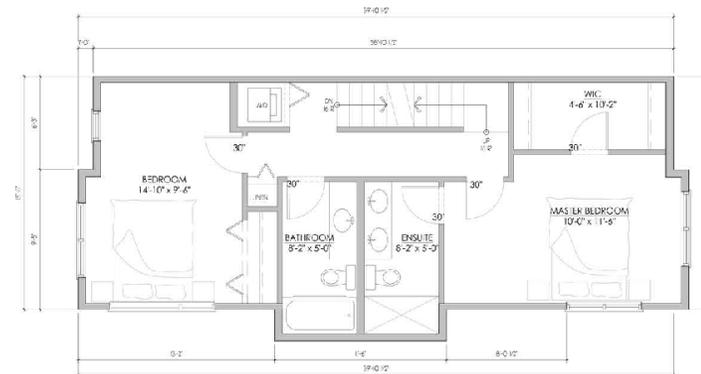
1 UNIT E - LEVEL 2
SCALE: 1/4"=1'-0"



3 UNIT E - ROOF DECK
SCALE: 1/8"=1'-0"



2 UNIT E - LEVEL 1
SCALE: 1/4"=1'-0"



4 UNIT E - LEVEL 3
SCALE: 1/8"=1'-0"



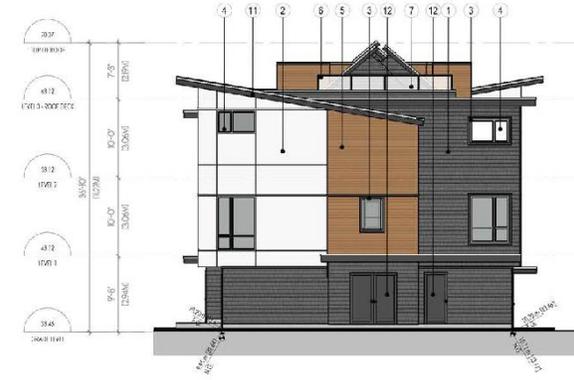
1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



1 VINYL SHINGLE SIDING



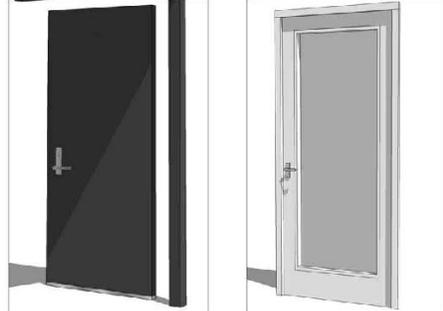
2 FIBRE CEMENT SMOOTH PANELS



8 STANDING SEAM ROOFING



4 RESIDENTIAL VINYL FRAME WINDOW UNIT
- DOUBLE GLAZED

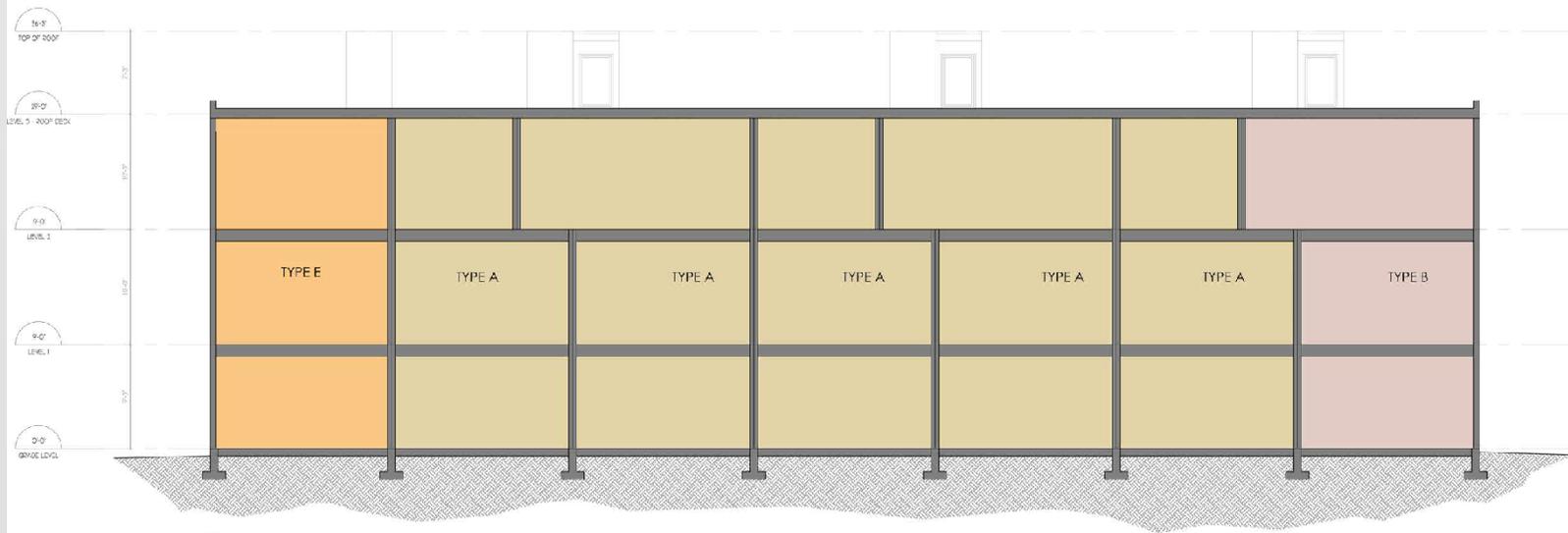


9 RESIDENTIAL VINYL ENTRY DOORS

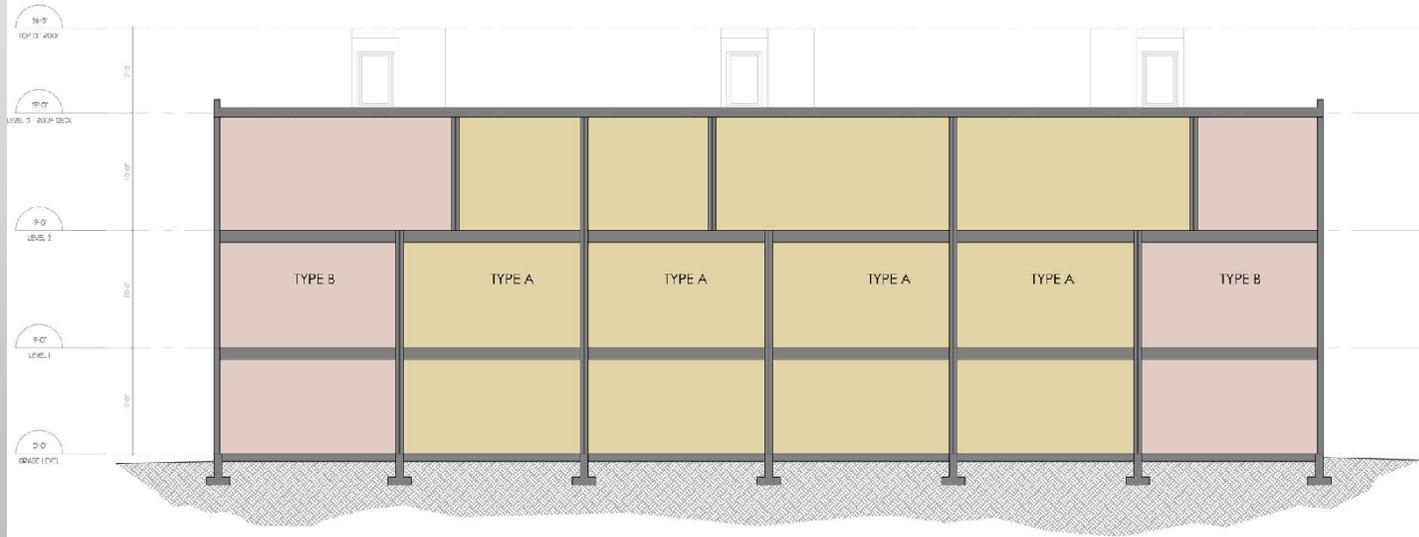


10 RESIDENTIAL OVERHEAD GARAGE DOOR
W/ TRANSLUCENT PANELS - INSULATED

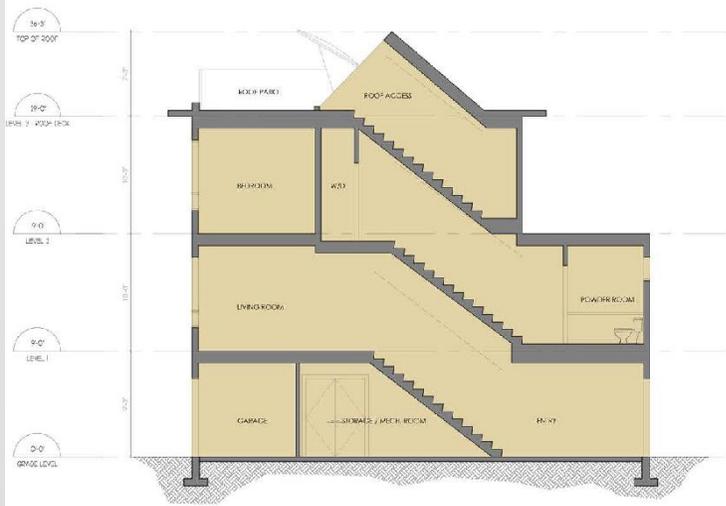




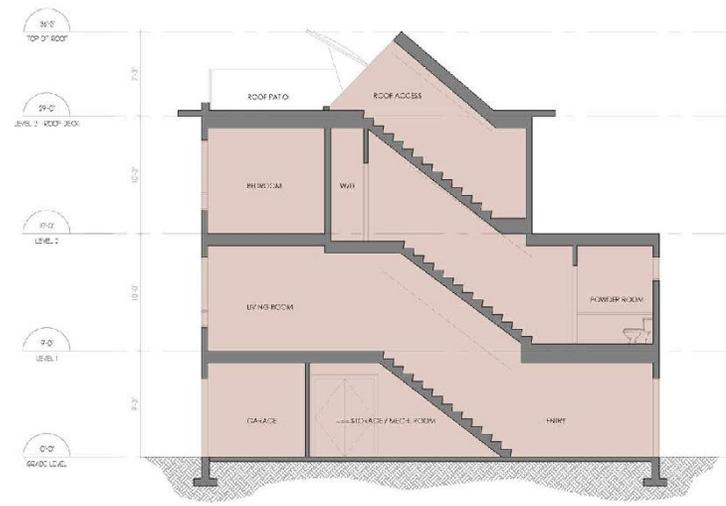
1 SECTION 1
SCALE: 1/8"=1'-0"



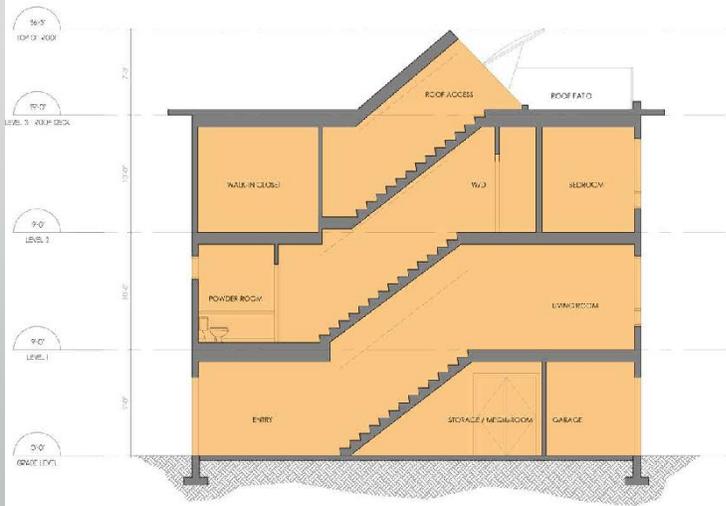
2 SECTION 2
SCALE: 1/8"=1'-0"



1 SECTION 3
SCALE: 3/8"=1'-0"



2 SECTION 4
SCALE: 3/8"=1'-0"



3 SECTION 5
SCALE: 3/8"=1'-0"

THANK YOU

