

Advisory Planning Commission

June 13, 2018

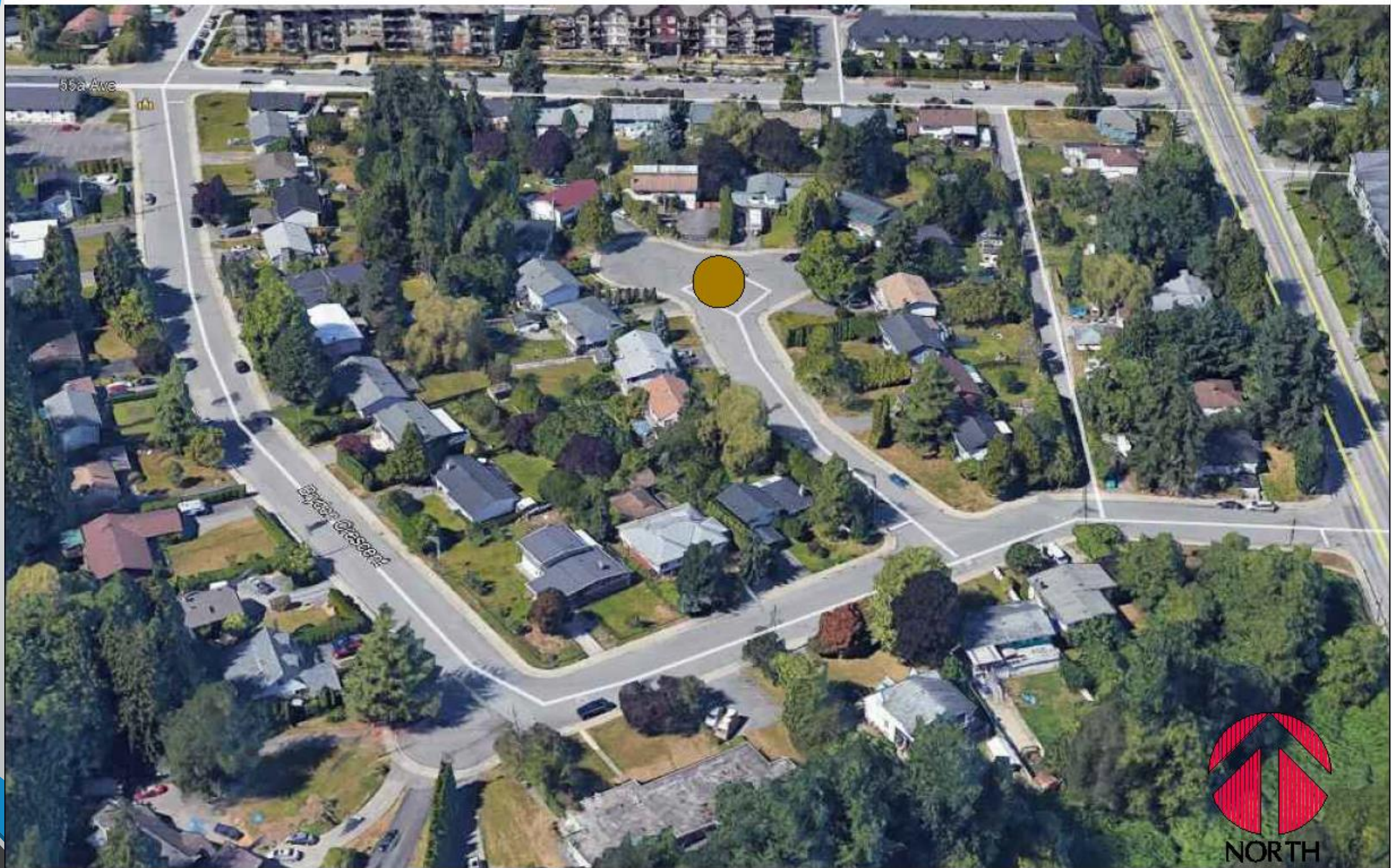
TWINS TOWNHOUSES 199 A STREET

Advisory Planning Commission

June 13, 2018

TWINS TOWNHOUSES 199 A STREET







Large Community Church

55 A Ave

55 A Ave

Lamplighter Apartm

55 A Ave

PROPOSED SITE

Brydon Crescent

Brydon Crescent

Brydon Crescent

Brydon Crescent

199a St

200 St

200 St

200 St

201 St

202 St

Michaud Crescent

201 St

Lee Tailor

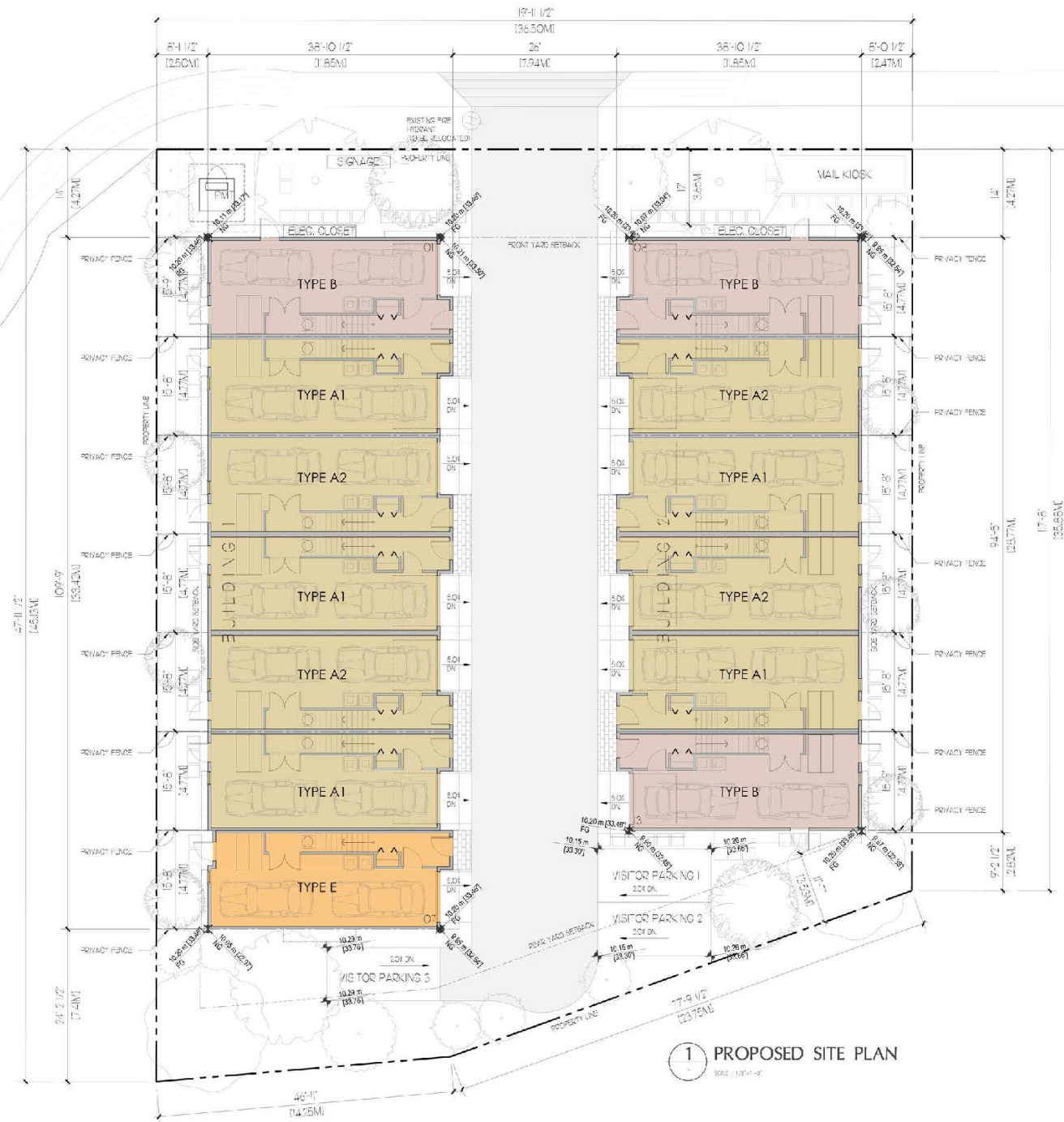


NORTH



1 EXISTING SURVEY PLAN
SCALE: 1/4"=1'-0"

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)	14.00' [4.27m]	
	Side (West)	24.61' (7.5m)	8.12' [2.50m]	
	Side (East)	24.61' (7.5m)	8.04' [2.47m]	
	Rear	24.61' (7.5m)	11.58' [3.53m]	

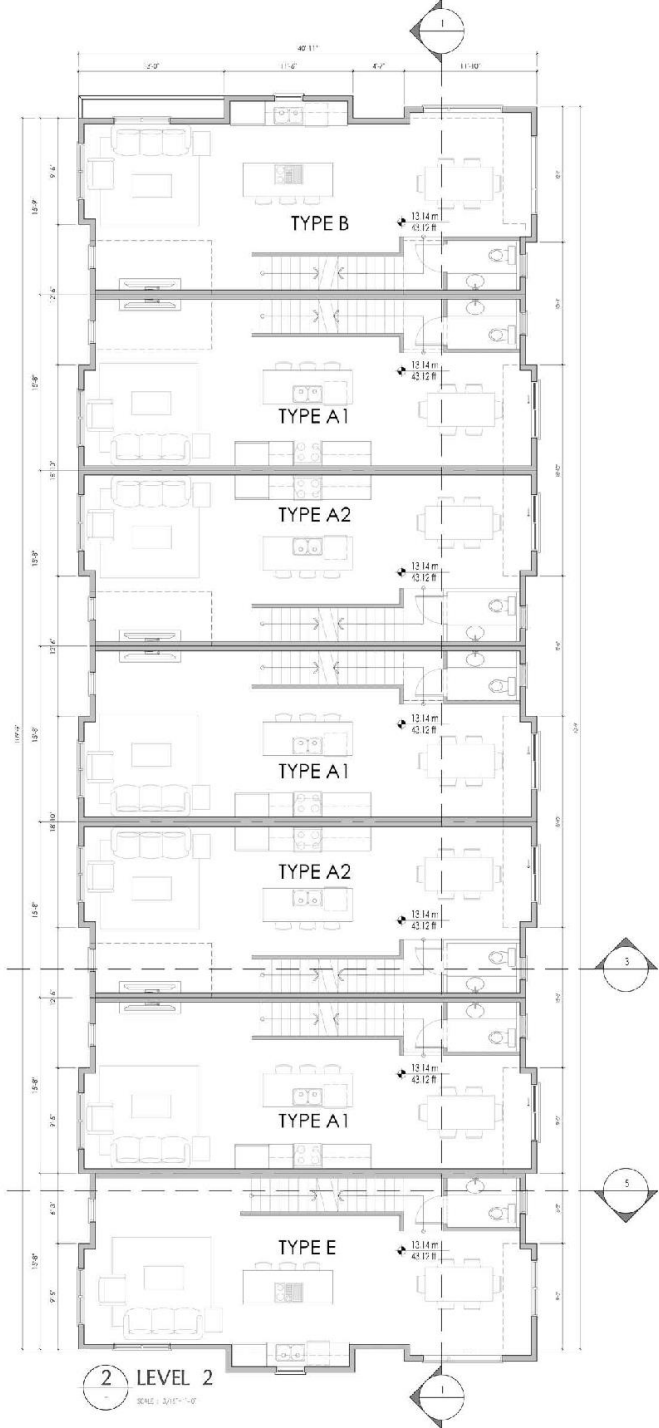
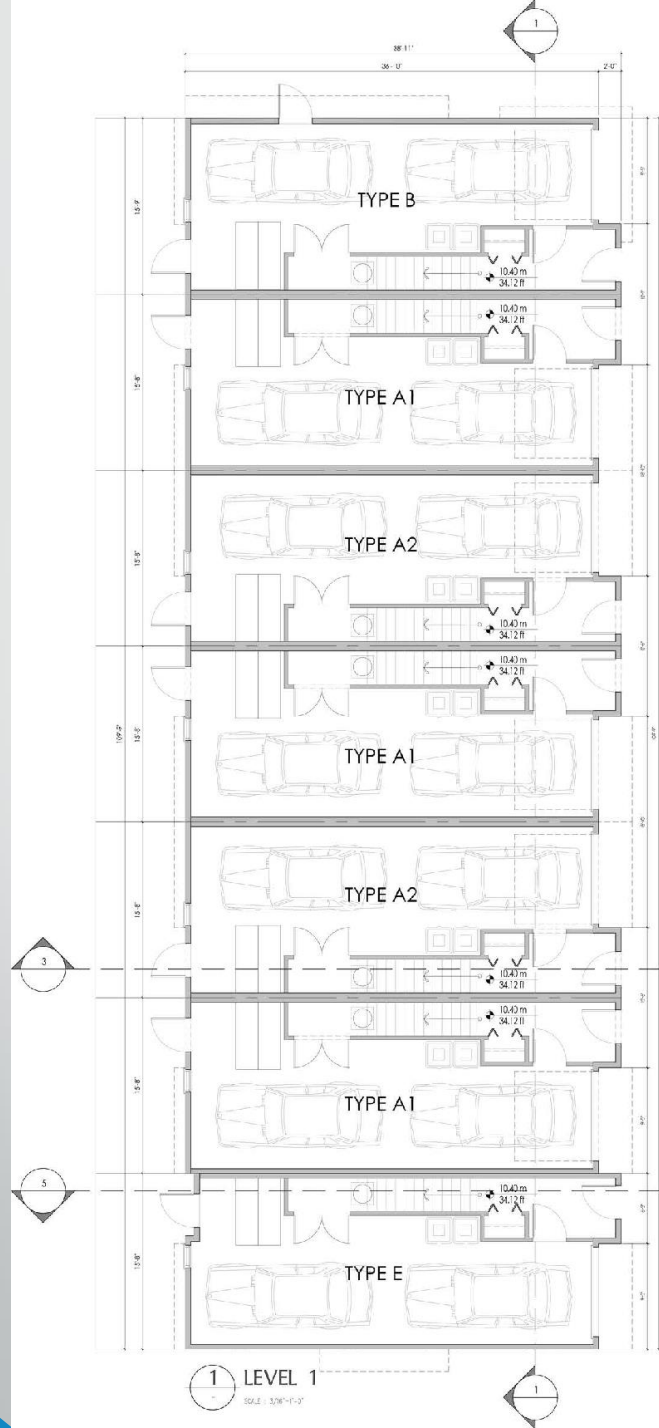
BUILDING DATA				
UNIT GROSS AREA	DESCRIPTION	AREA (ft²)	# OF UNITS	COMBINED (ft²)
3 BR				
A	3BR + 3BATH	1,389.00	9	12,501.00
B	3BR + 3BATH	1,457.00	3	4,371.00
2 BR				
E	2BR + 3BATH	1,459.00	1	1,459.00
TOTAL GROSS AREA	(Saleable Area)		13	18331
TOTAL BUILDING AREA (Horizontal Projection)				7677

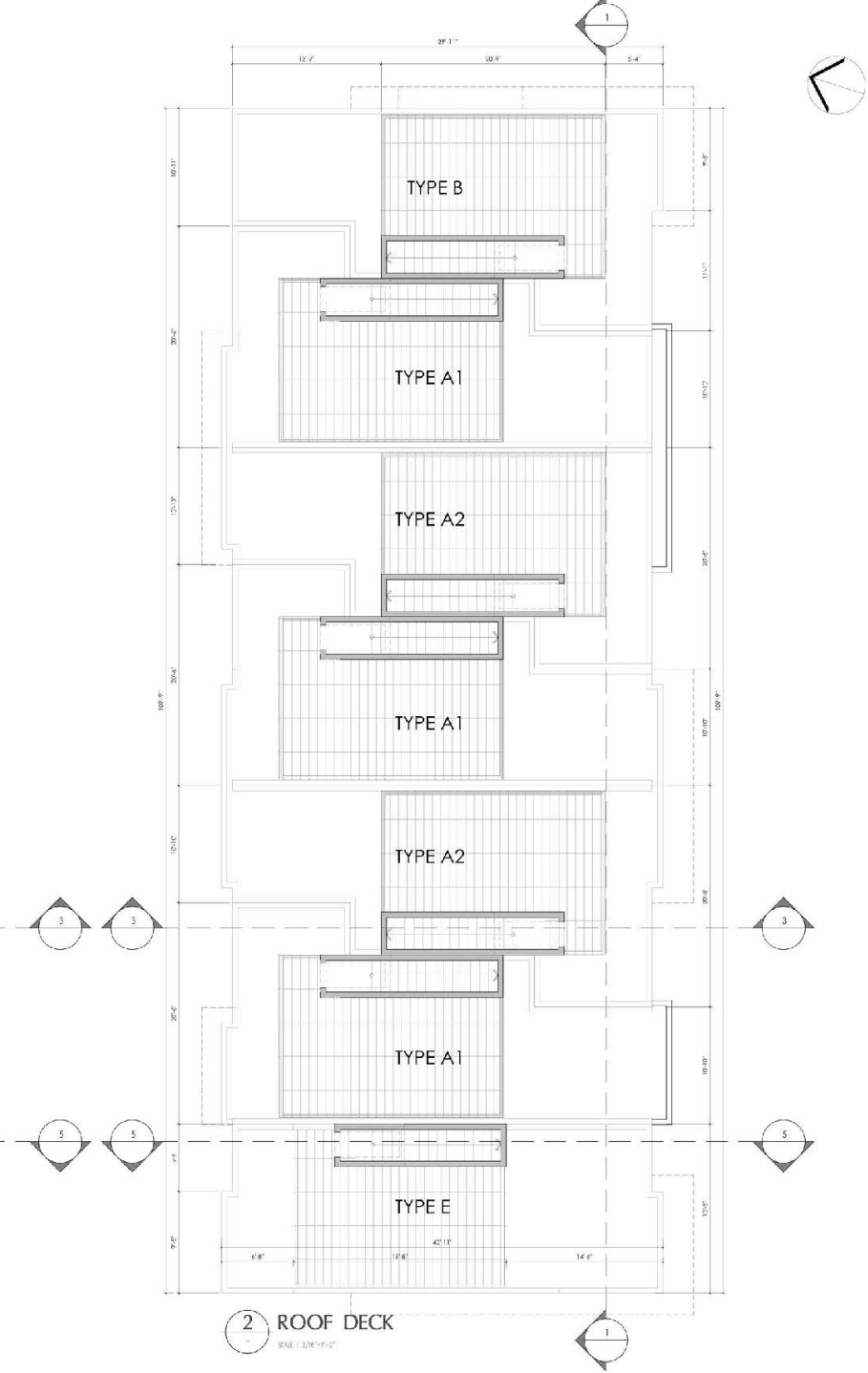
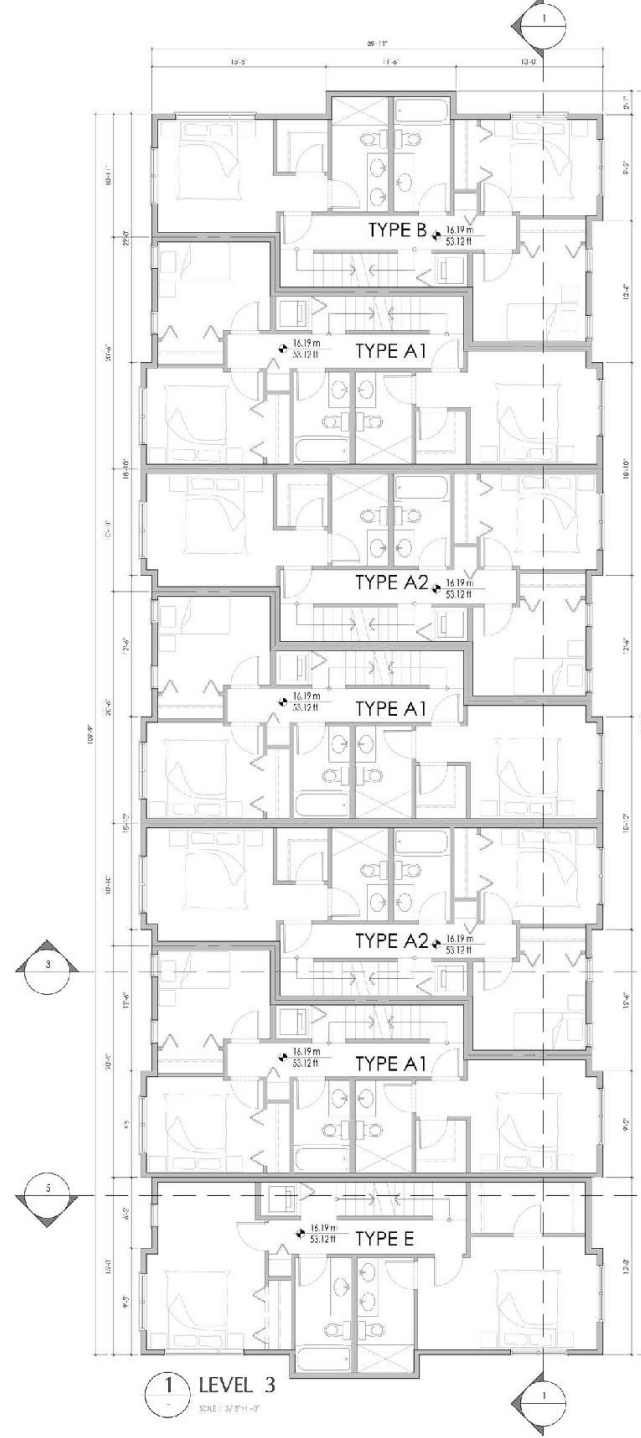
PARKING DATA				
	DESCRIPTION	QUANTITY	# OF UNITS	PROVIDED
REQUIRED PARKING	Spaces per Studio/1 Bed	1.2		0
	Spaces per 2 Bed	1.3	1	1.3
	Spaces per 3 Bed	2	12	24
	Visitor Parking	0.2/unit	13	2.6
Accessible Parking -min 5%	Small car parking-max 40%			0
TOTAL REQUIRED PARKING				27.9
PROPOSED PARKING	Spaces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

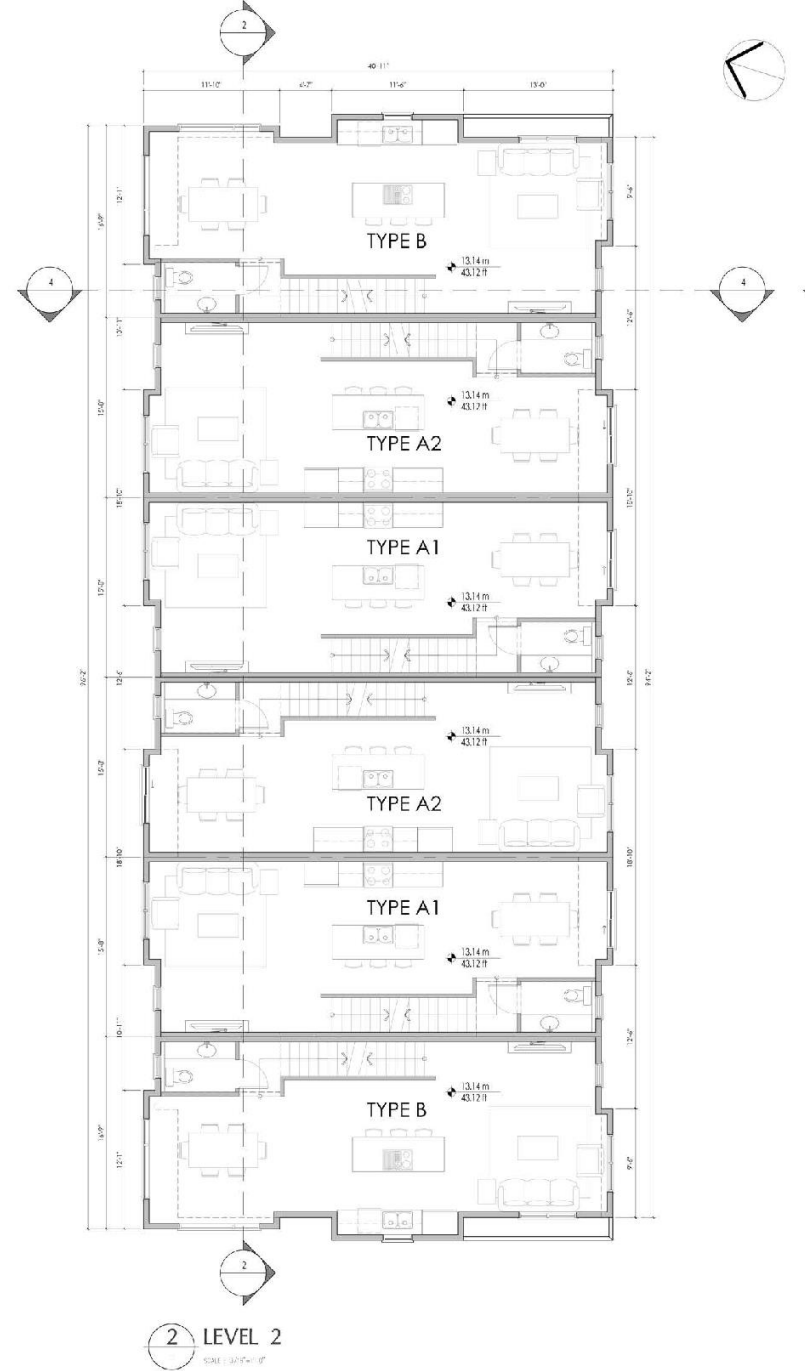
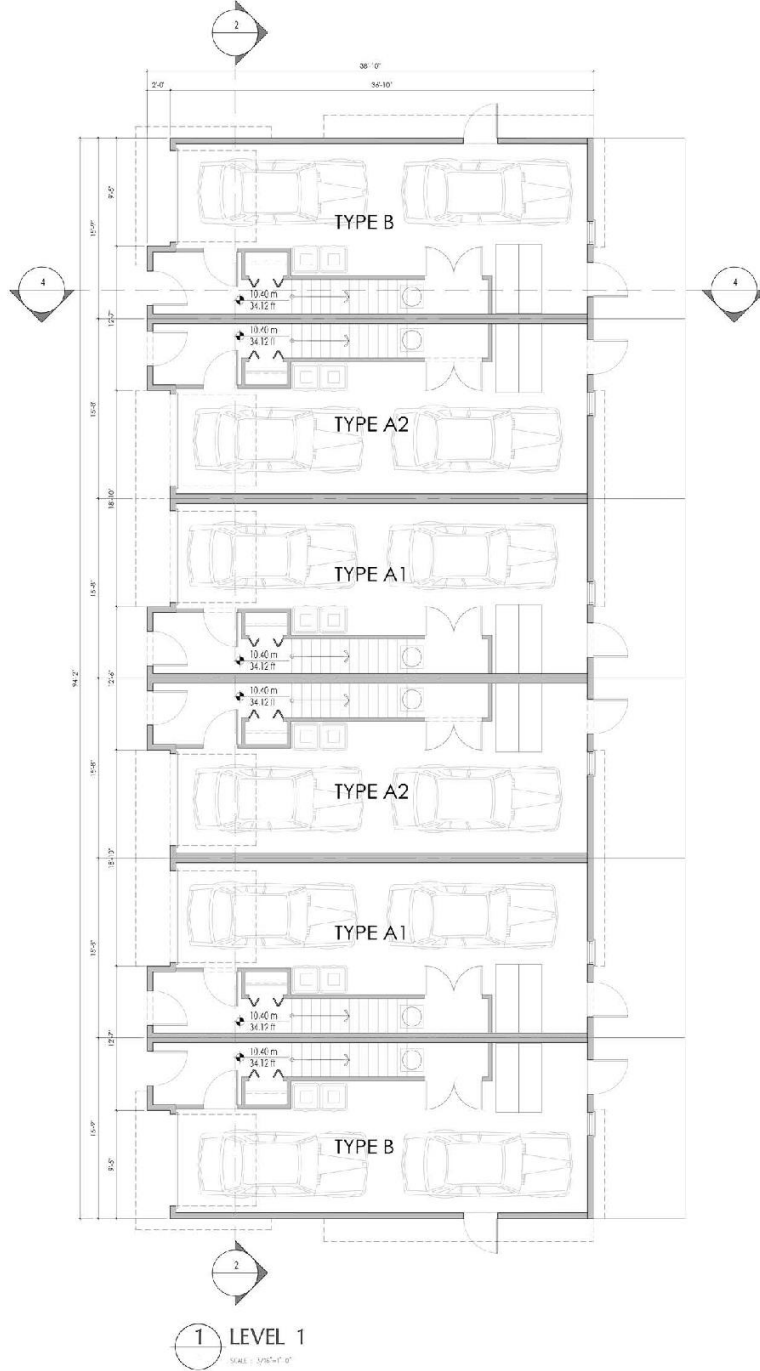
*Building height calculated from proposed grade (at driveway), to top of gable roof peak.

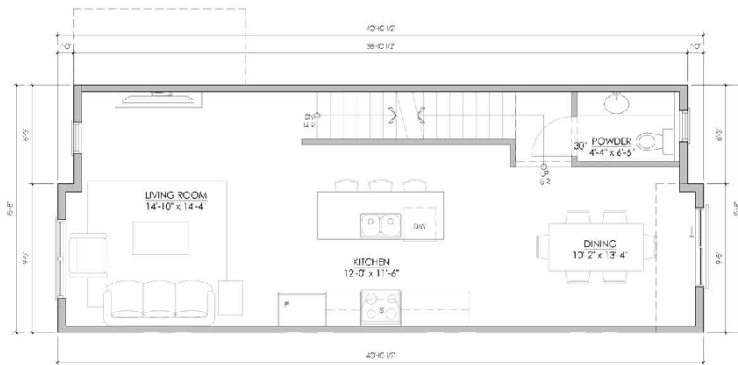
**Suite areas have been calculated using center line of party walls and outside face of exterior wall sheathing.

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

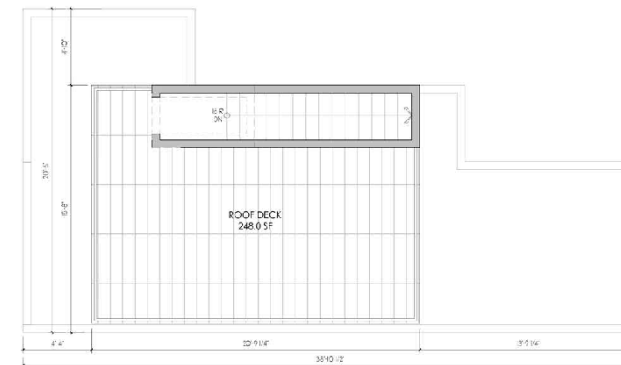




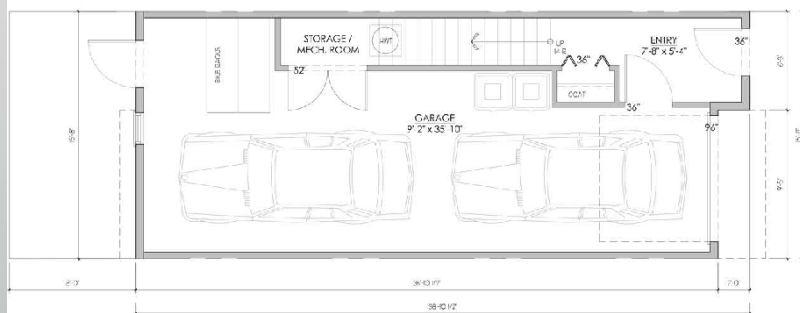




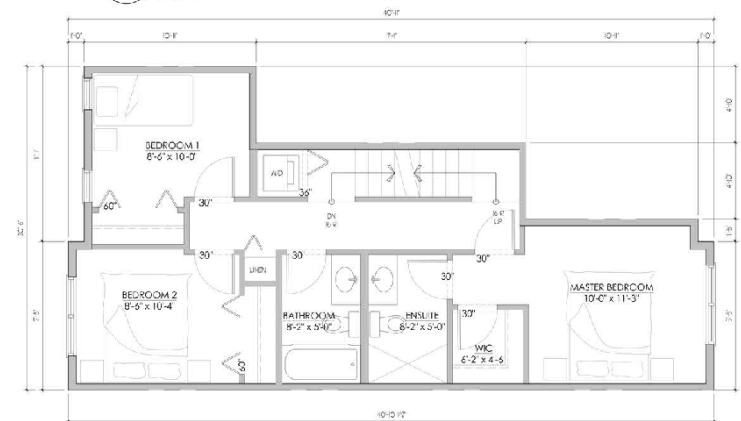
1 UNIT A1 - LEVEL 2
SCALE: 1/4" = 1'-0"



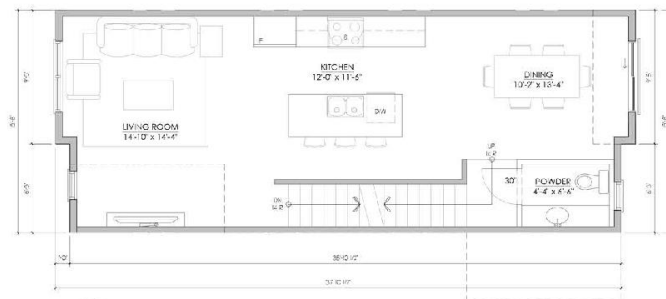
3 UNIT A1 - ROOF DECK
SCALE: 1/4" = 1'-0"



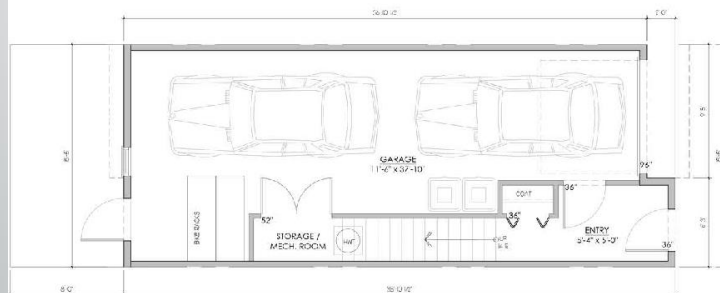
2 UNIT A1 - LEVEL 1
SCALE: 1/4" = 1'-0"



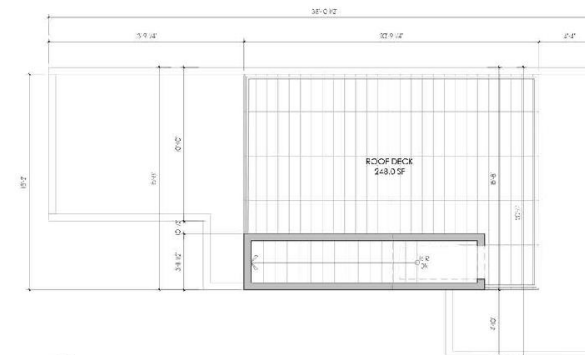
4 UNIT A1 - LEVEL 3
SCALE: 1/4" = 1'-0"



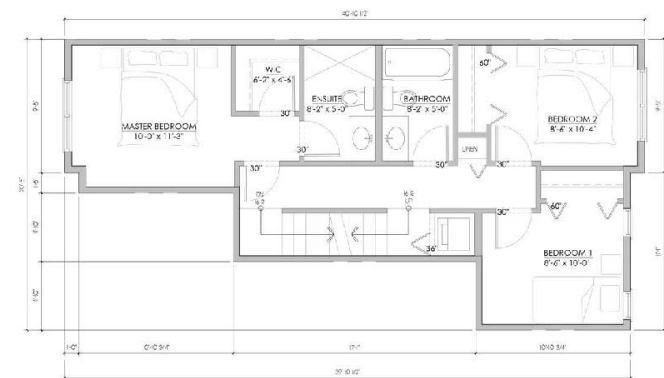
1 UNIT A2 - LEVEL 2
SCALE: 1/8"=1'-0"



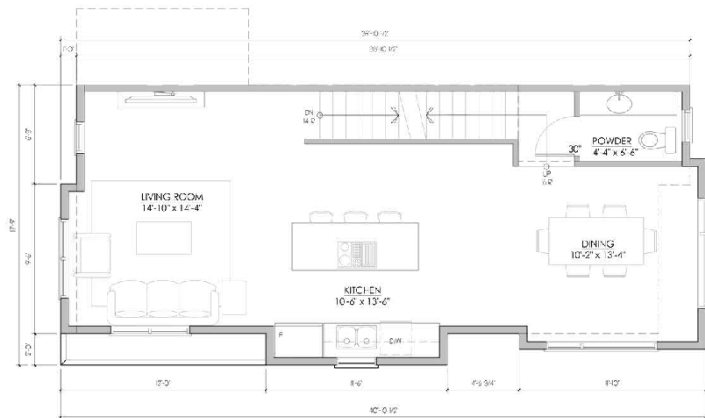
2 UNIT A2 - LEVEL 1
SCALE: 1/8"=1'-0"



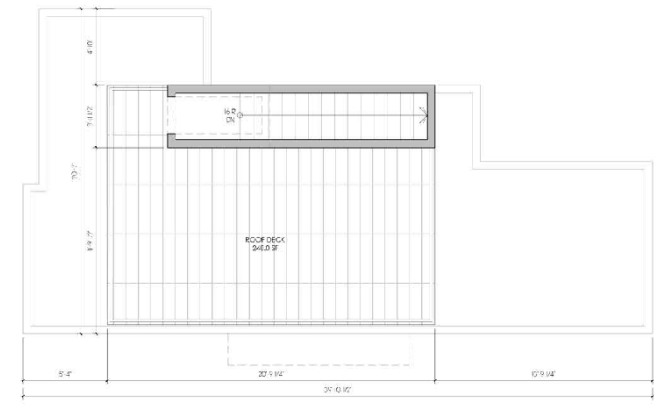
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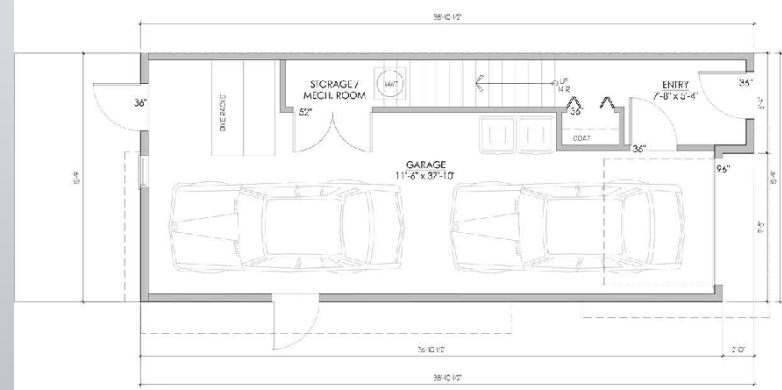
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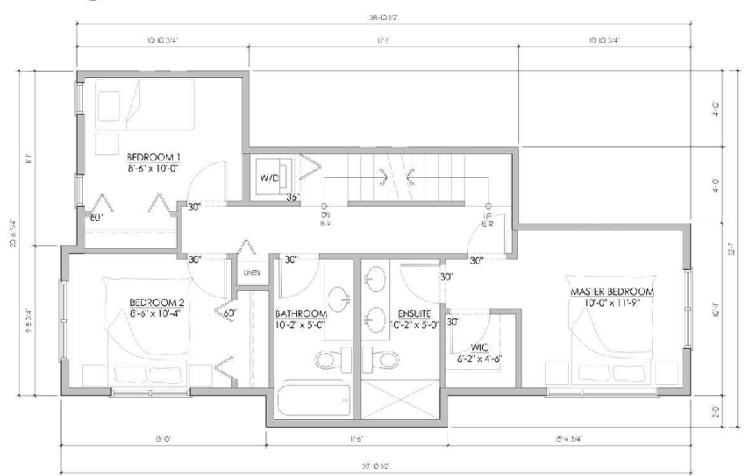
1 UNIT B - LEVEL 2
SCALE: 1/4"=1'-0"



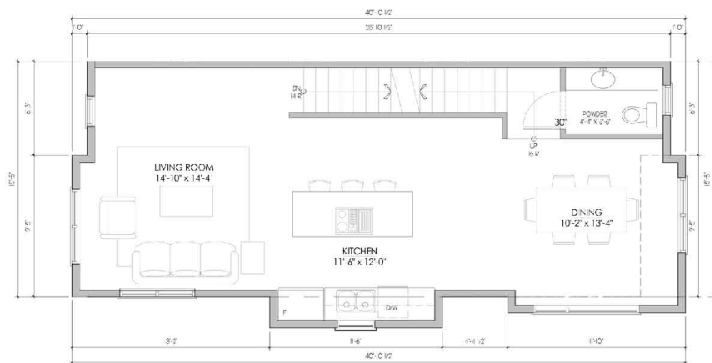
3 UNIT B - ROOF DECK
SCALE: 1/4"=1'-0"



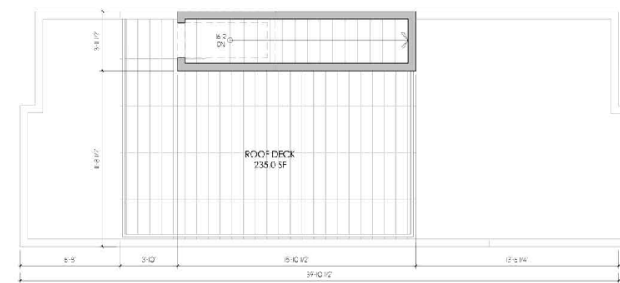
2 UNIT B - LEVEL 1
SCALE: 1/4"=1'-0"



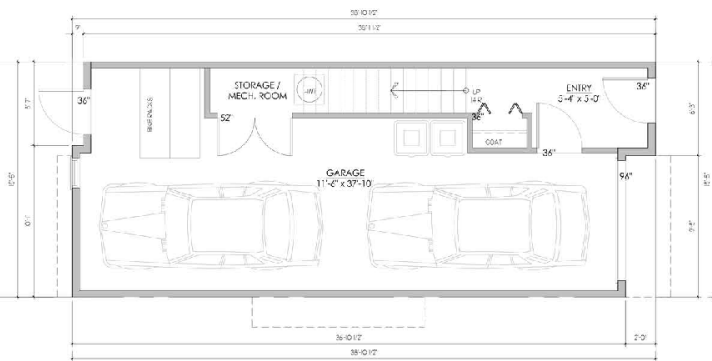
4 UNIT B - LEVEL 3
SCALE: 1/4"=1'-0"



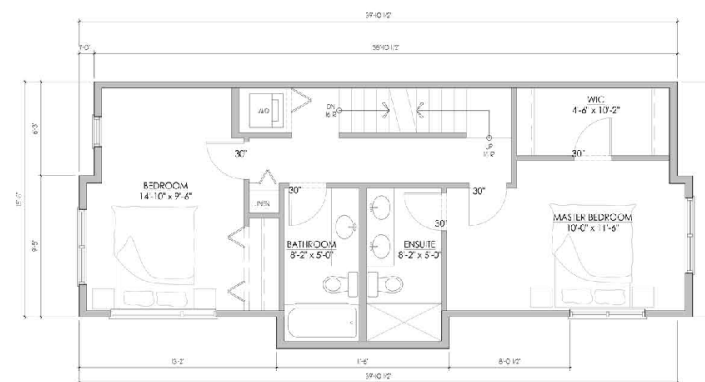
1 UNIT E - LEVEL 2
SCALE: 1/4"=1'-0"



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



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



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

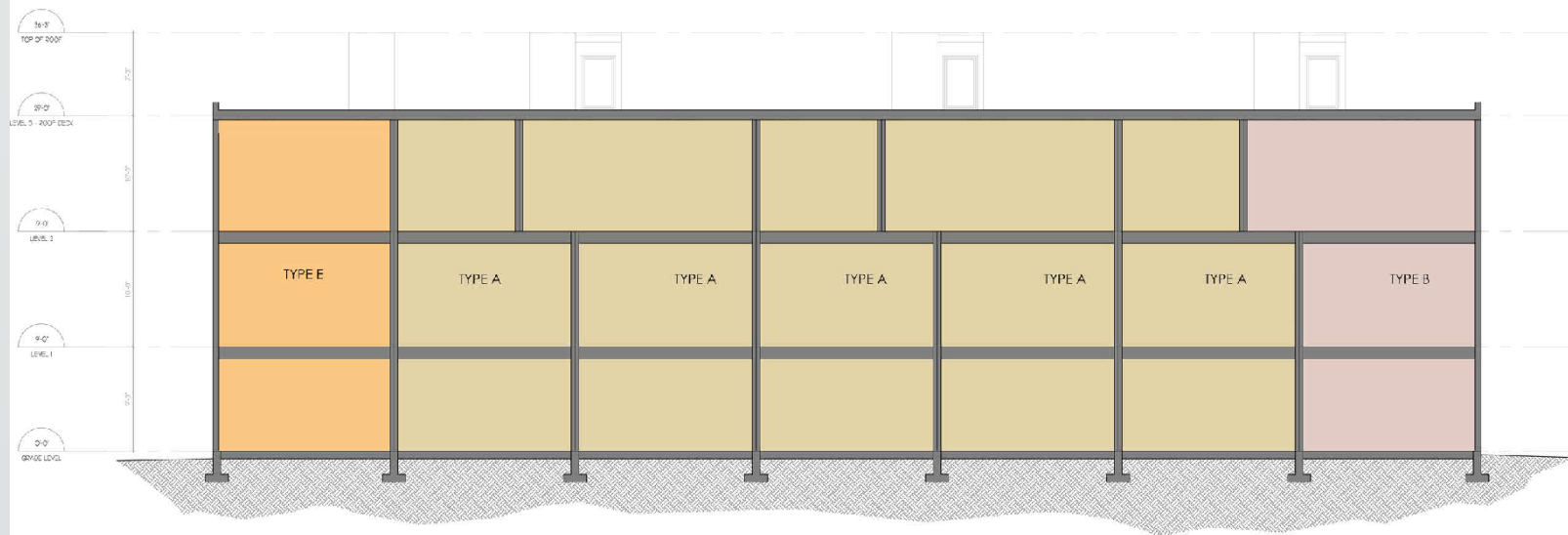


9 RESIDENTIAL VINYL ENTRY DOORS

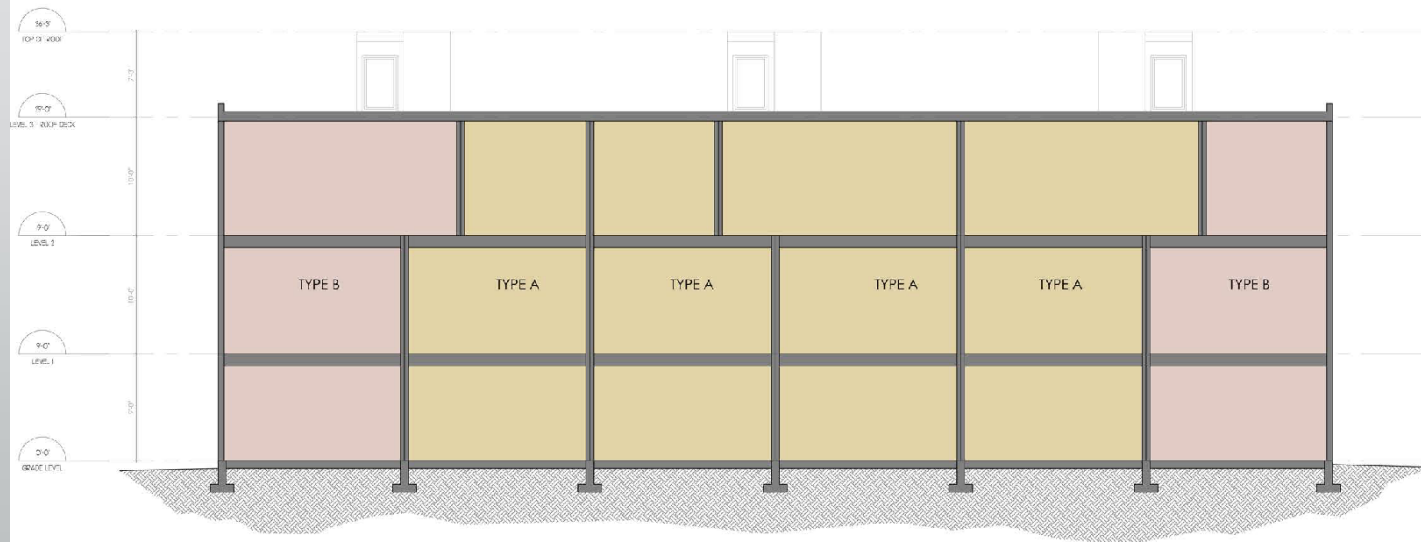


10 RESIDENTIAL OVERHEAD GARAGE DOOR
W/ TRANSLUCENT PANELS- INSULATED

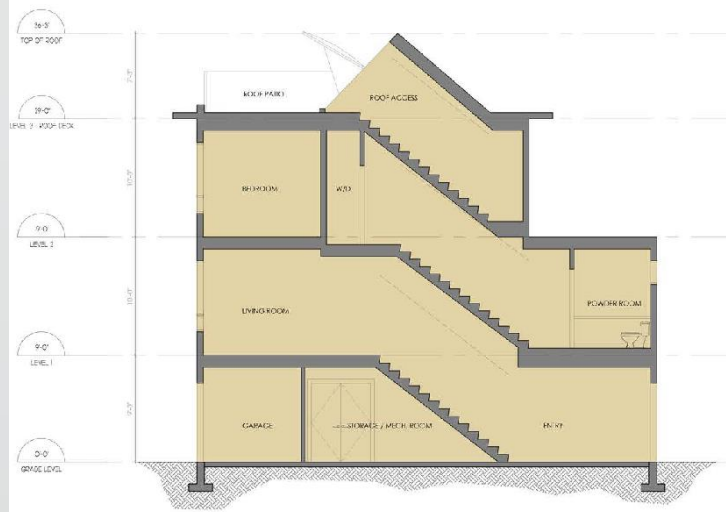




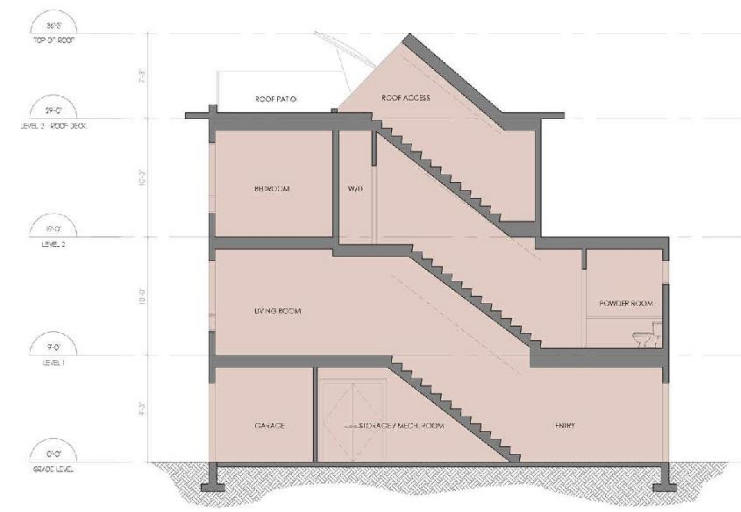
1 SECTION 1
SCALE: 1/8"=1'-0"



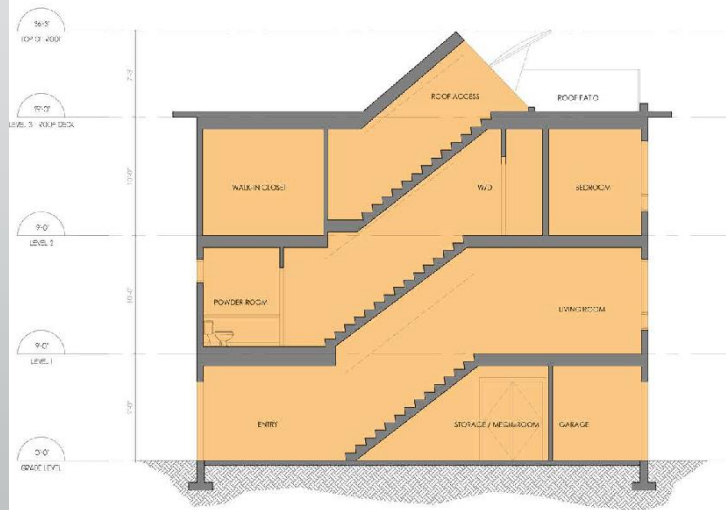
2 SECTION 2
SCALE: 1/8"=1'-0"



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

