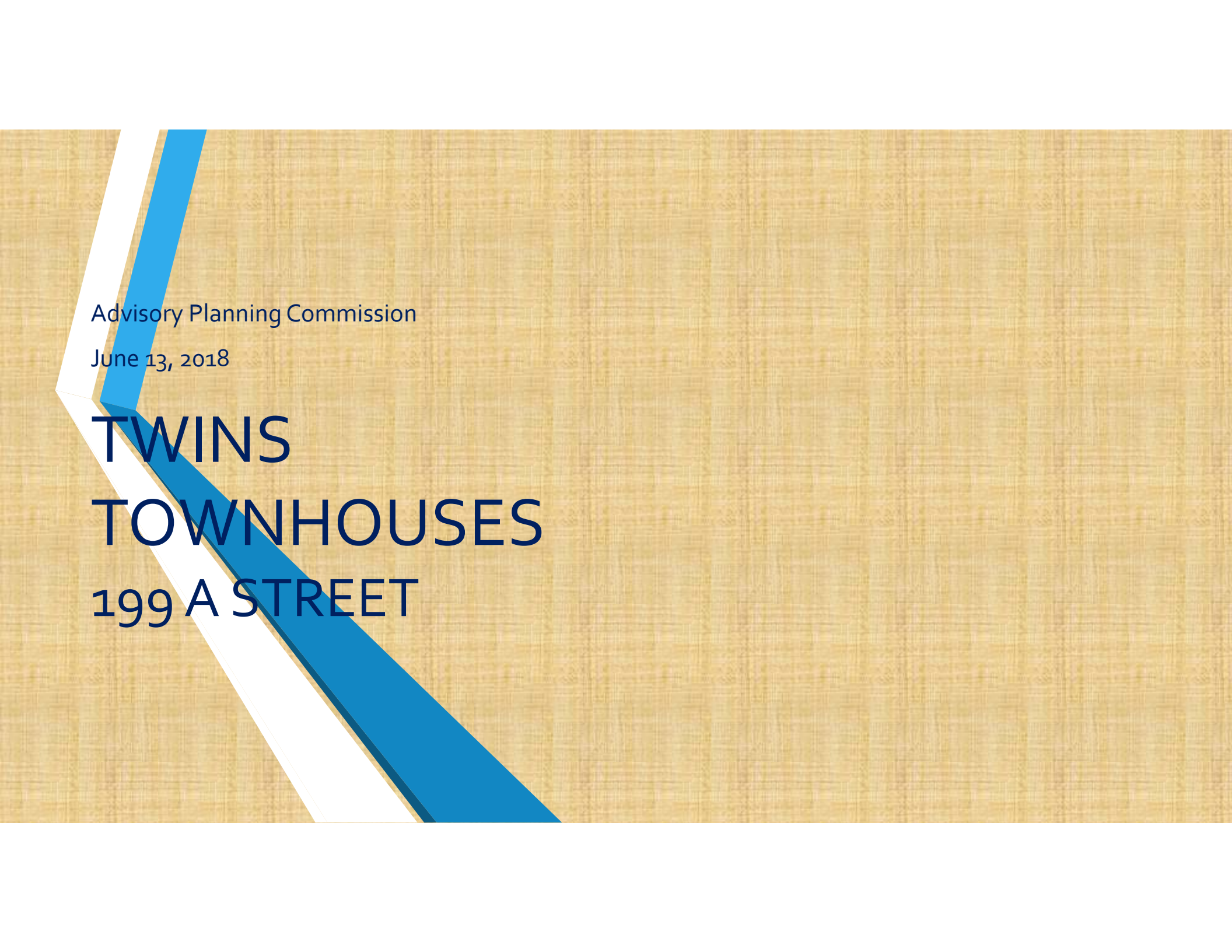




Advisory Planning Commission

June 13, 2018

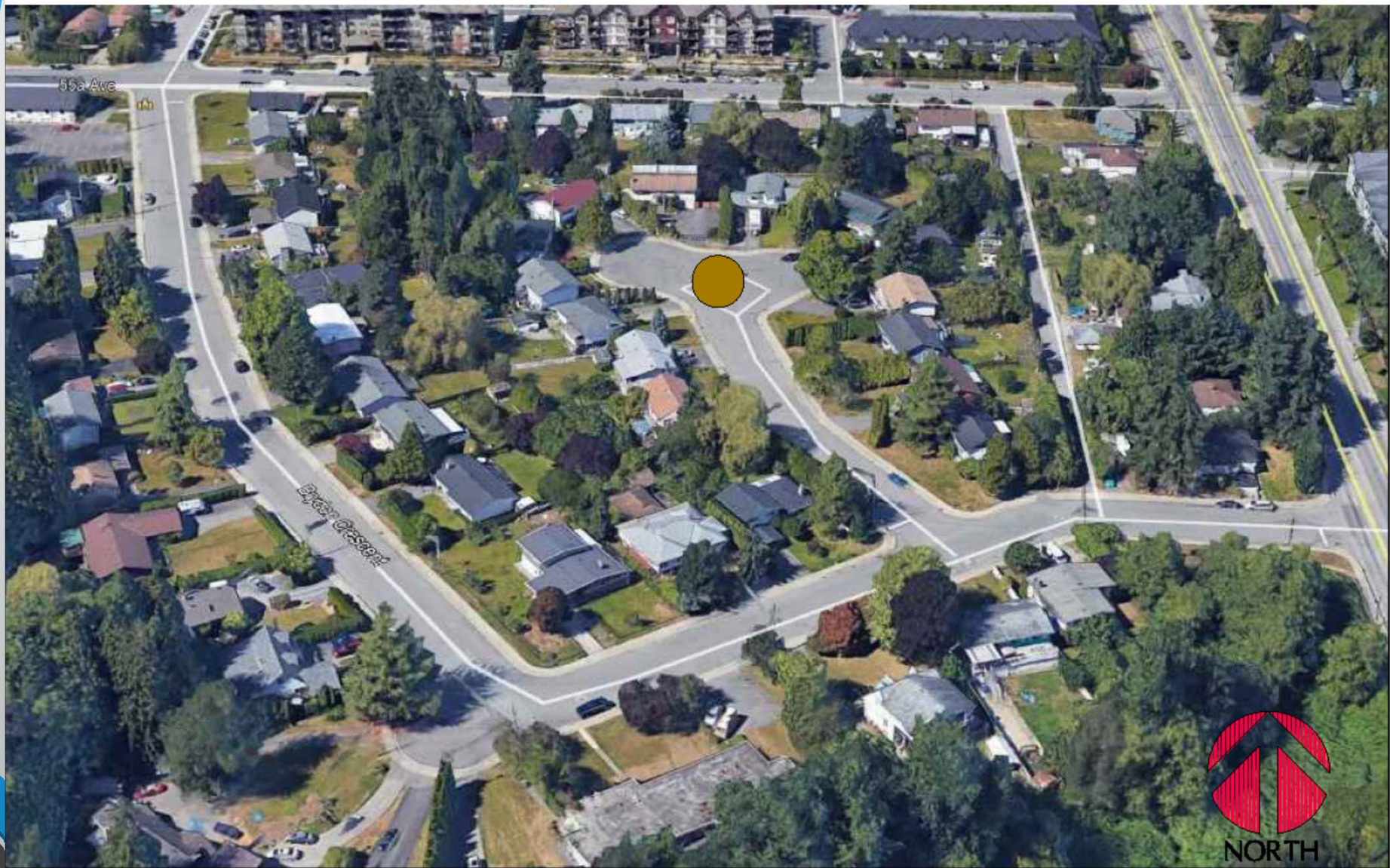
TWINS TOWNHOUSES 199 A STREET

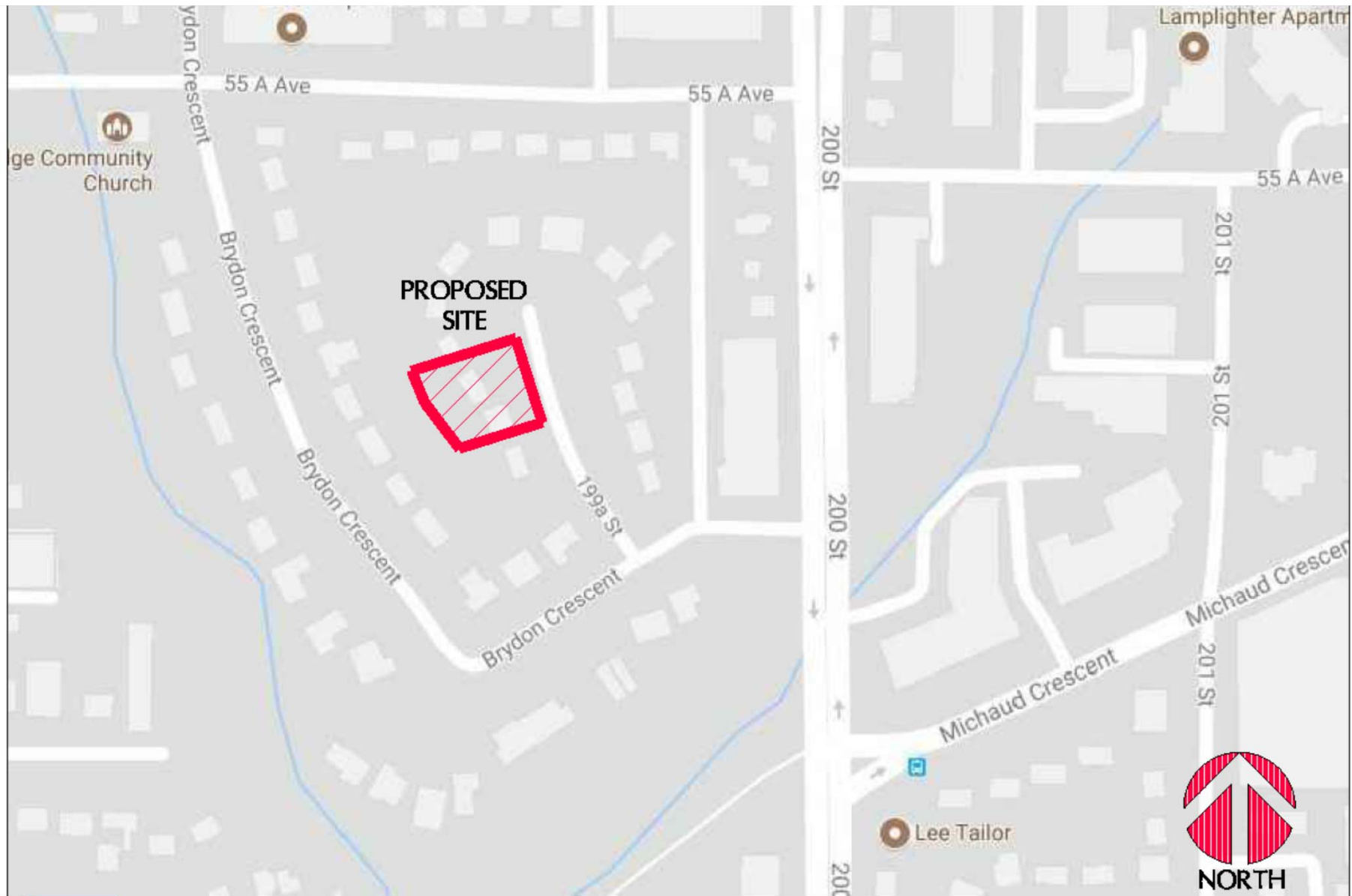
Advisory Planning Commission

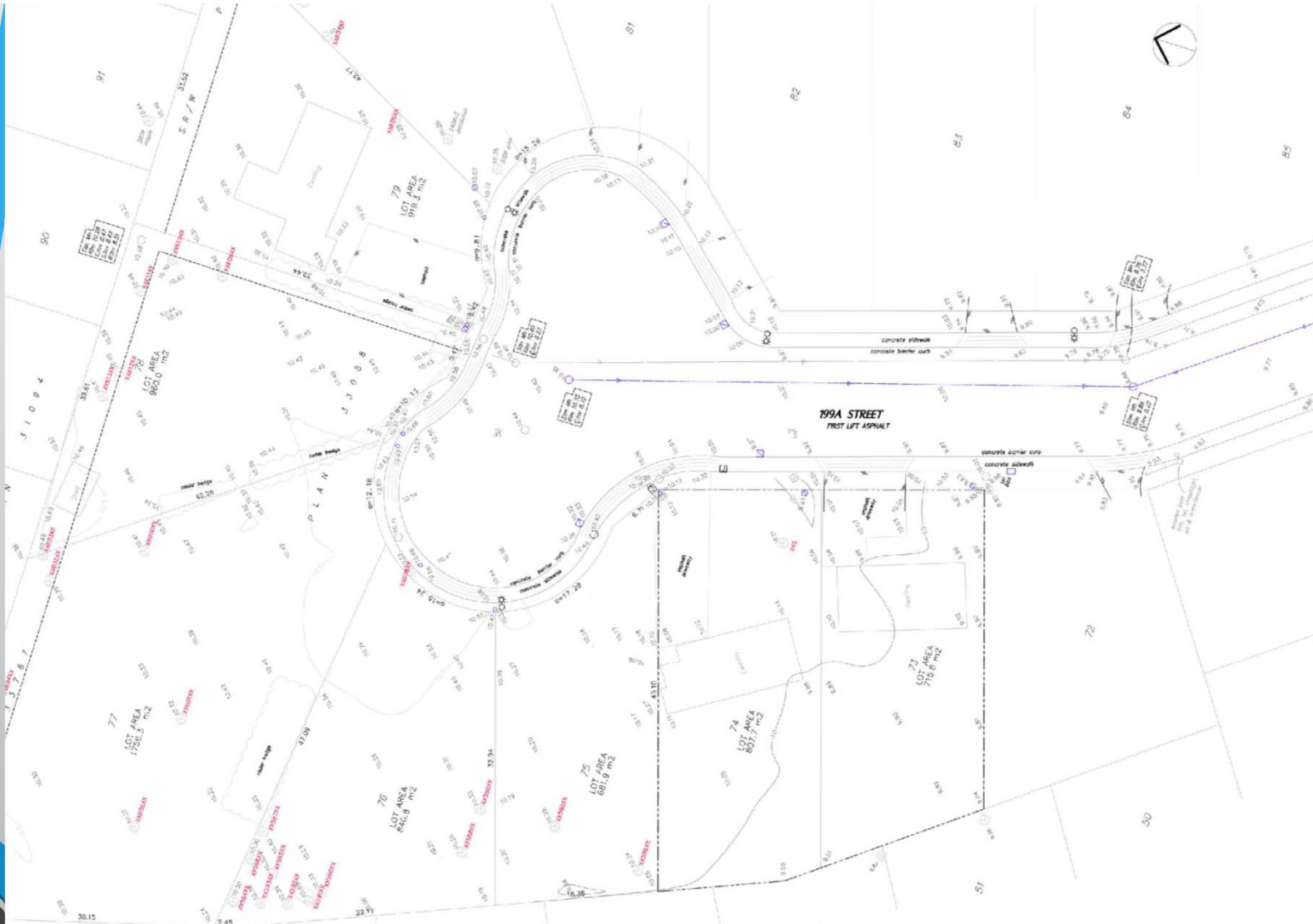
June 13, 2018

TWINS TOWNHOUSES 199 A STREET



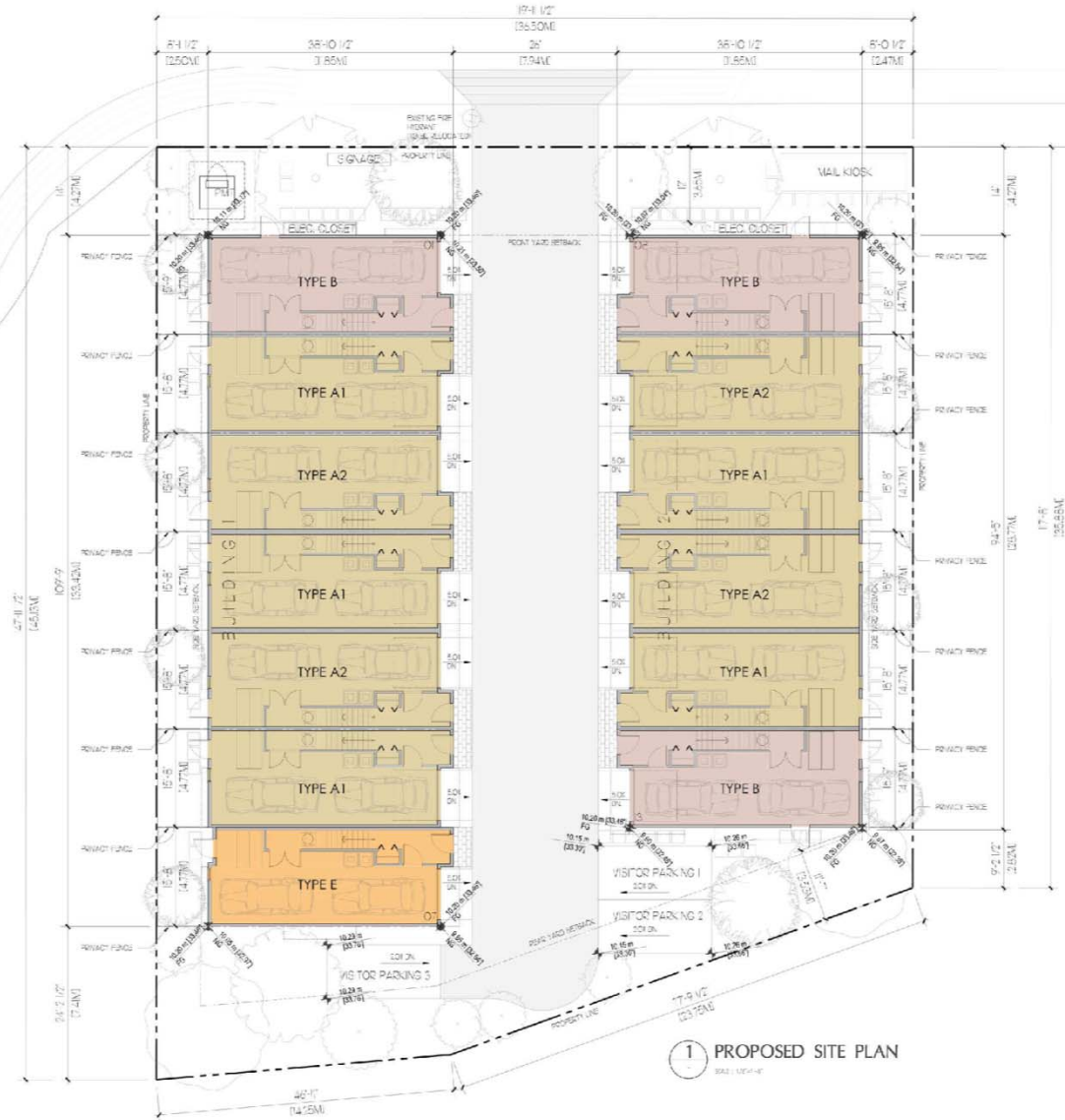






1 EXISTING SURVEY PLAN
2021 1/10-1/11

199A STREET





WENSLEY ARCHITECTURE LTD

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			
CMC 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				
REQUIRED PARKING	DESCRIPTION	QUANTITY	# OF UNITS	PROVIDED
	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

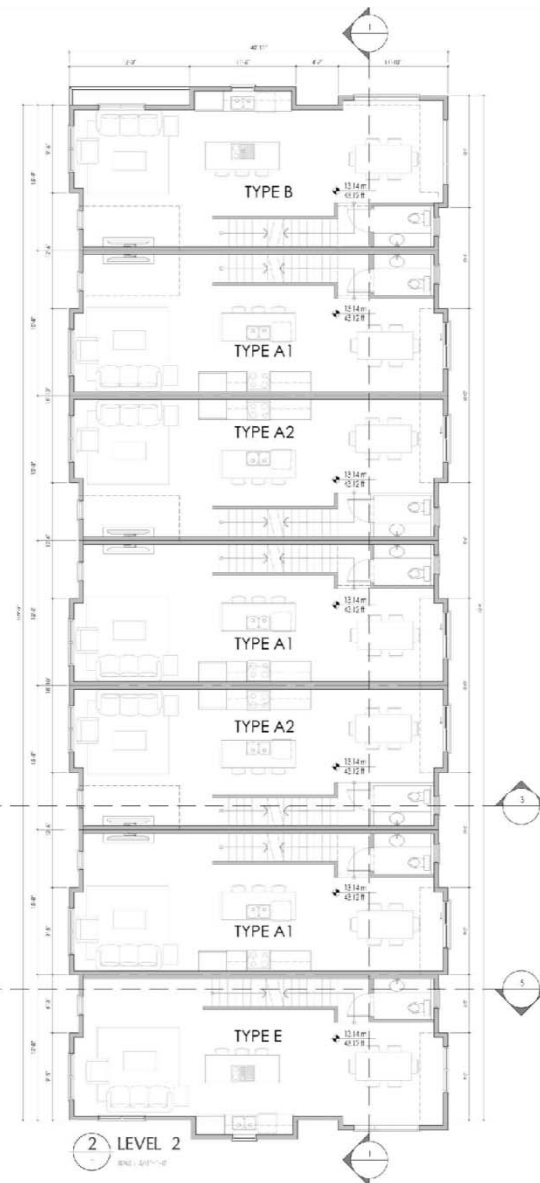
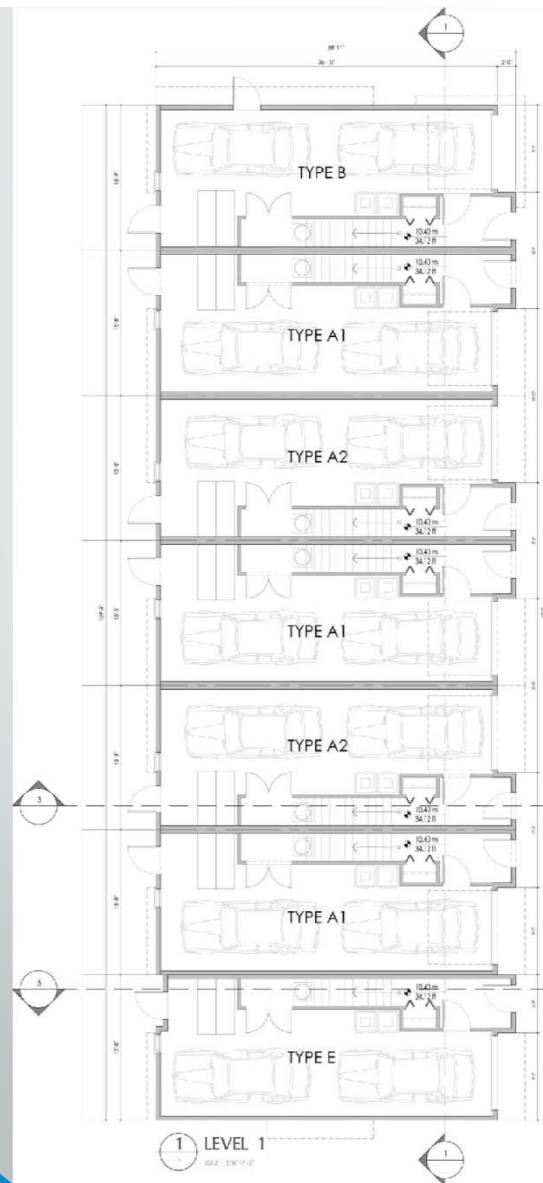
*Building height calculated from proposed grade (at driveway), to top of gable roof peak.

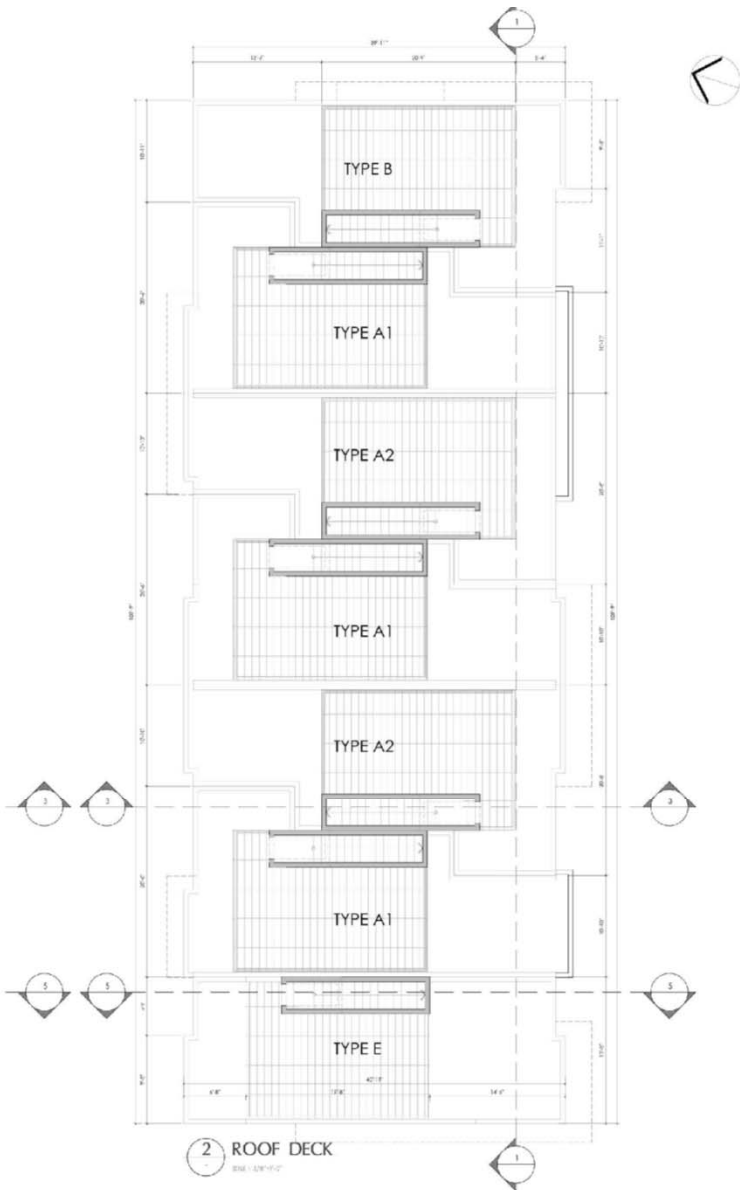
**Suite areas have been calculated using center line of party walls and outside face of exterior wall sheathing.
Resulting areas have been rounded up to the nearest whole number. Legal surveys of suite areas may differ from

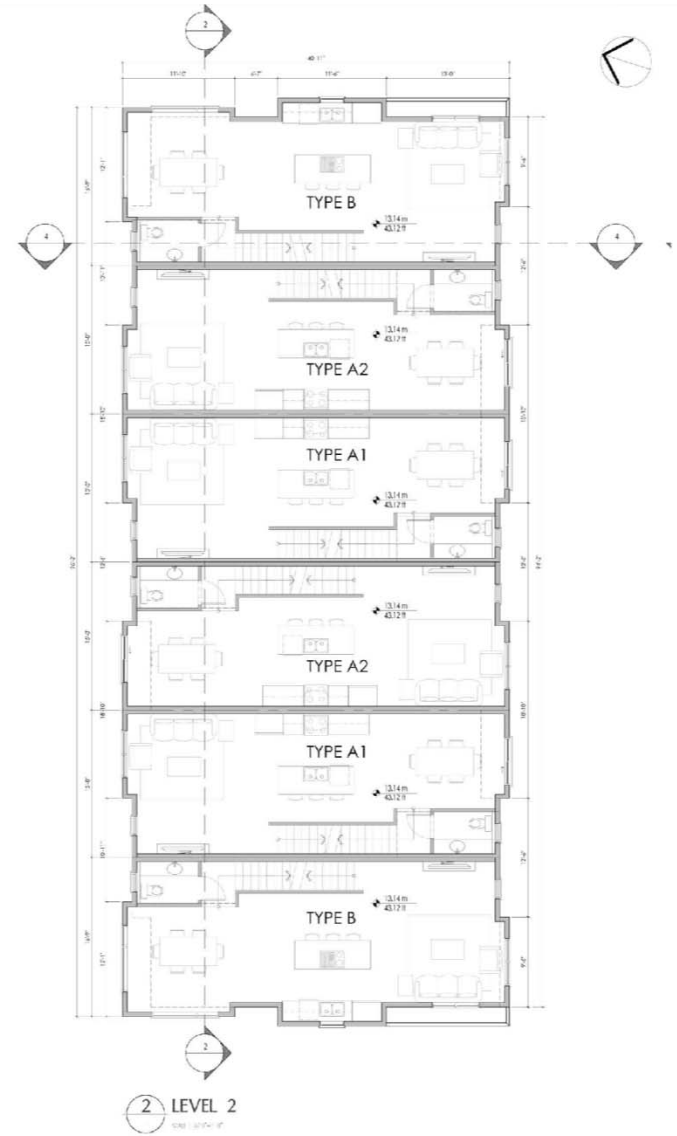
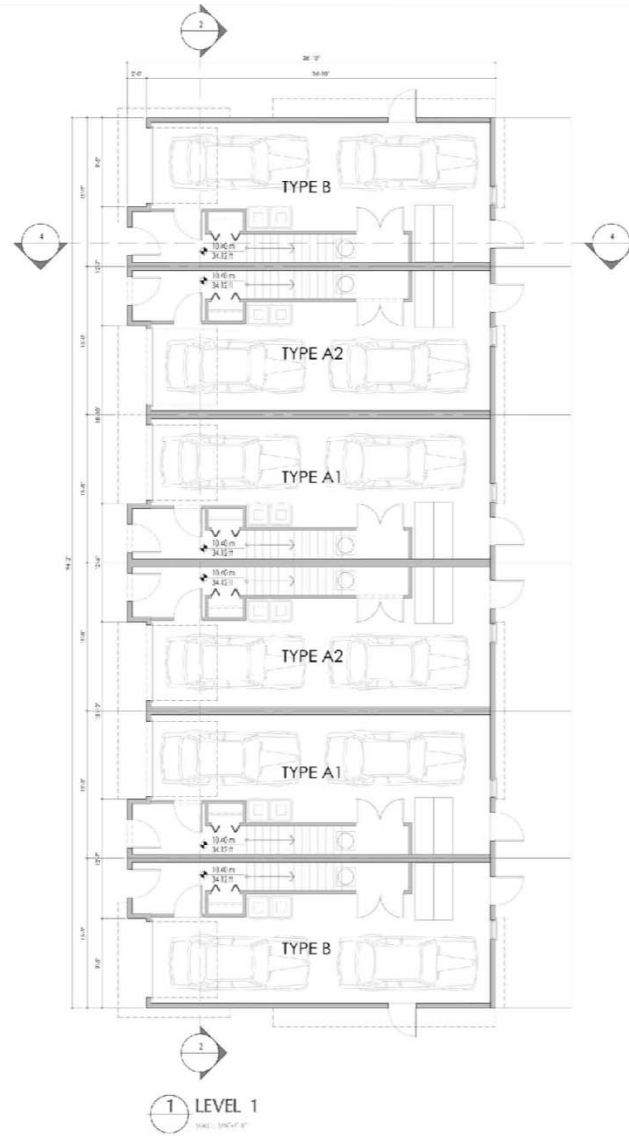
301-1444 Alberni Street | Vancouver, BC V6G 2Z4

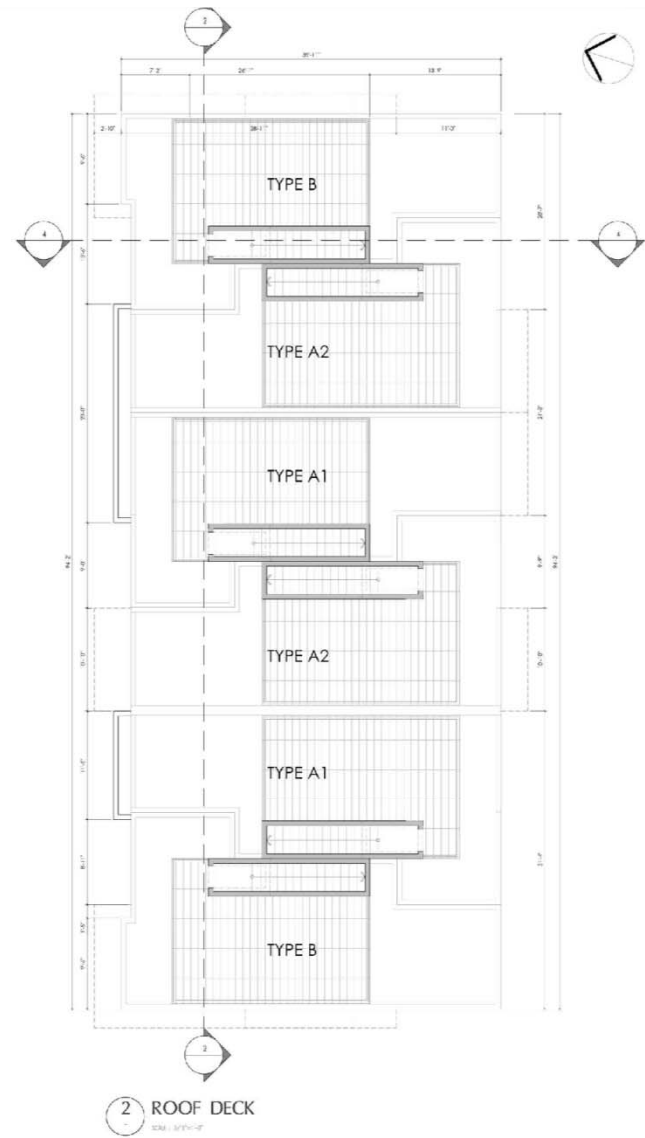
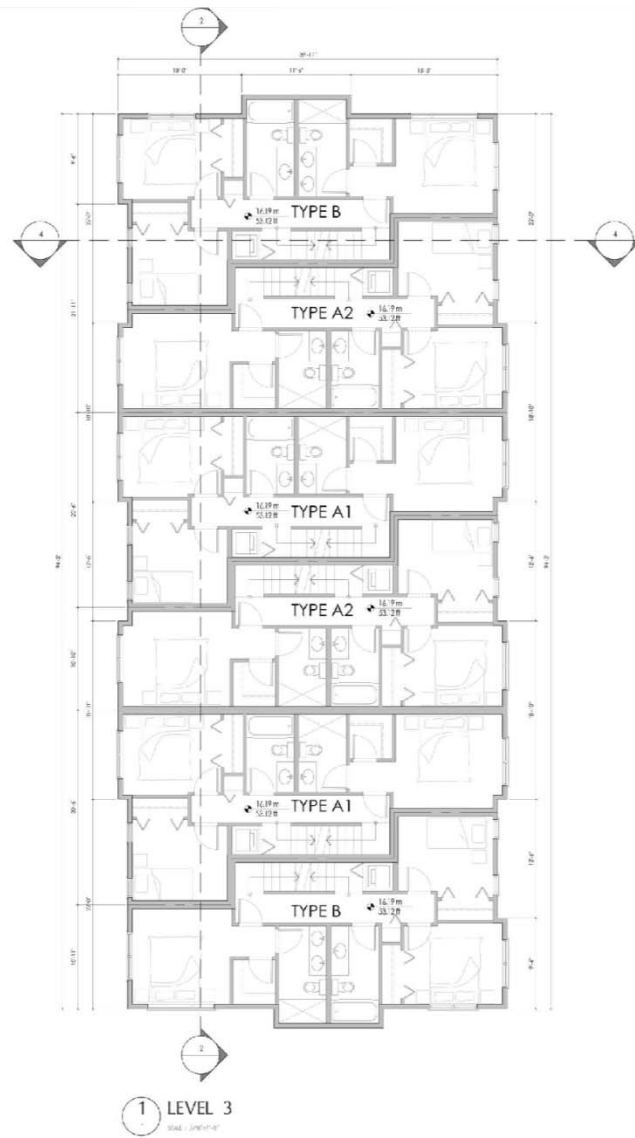
T. 604 685 3529 | E. office@wensleyarch.com

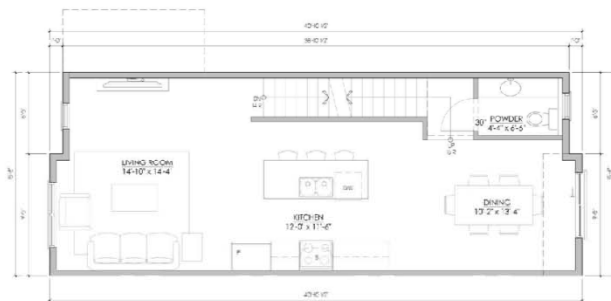
WENSLEYARCH.COM
Vancouver + Victoria



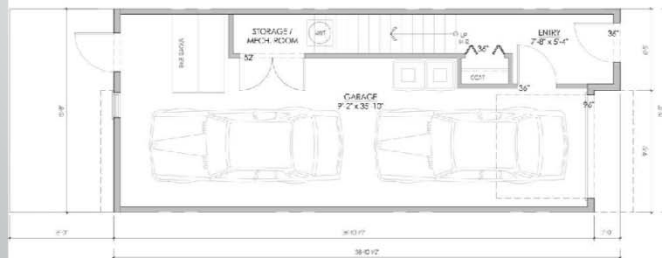




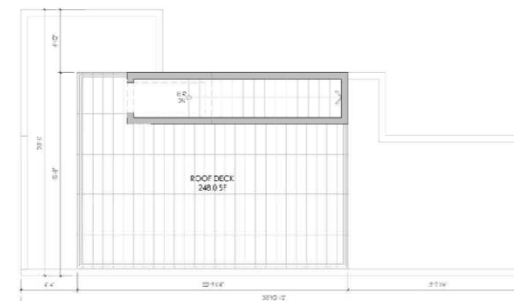




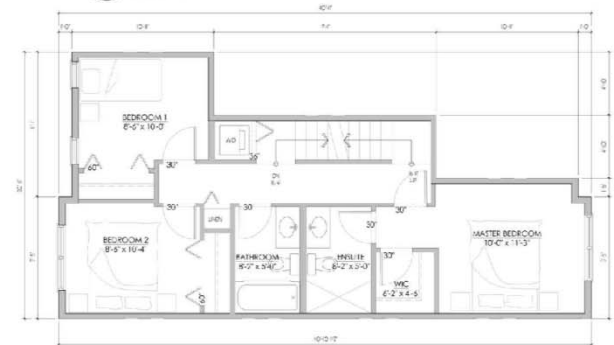
1 UNIT A1 - LEVEL 2
SCALE: 1/8" = 1'-0"



2 UNIT A1 - LEVEL 1
SCALE: 1/8" = 1'-0"



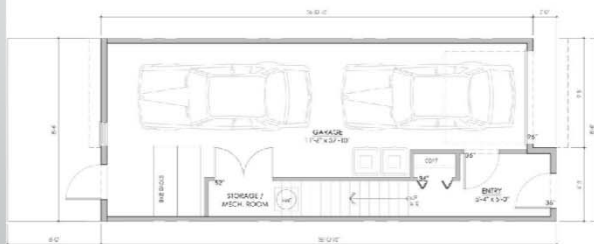
3 UNIT A1 - ROOF DECK
SCALE: 1/8" = 1'-0"



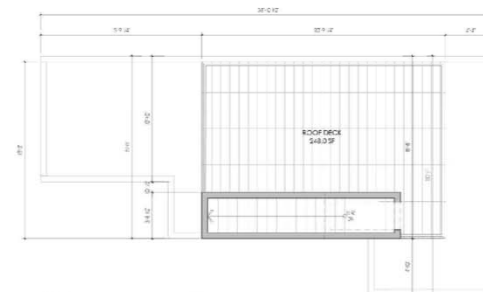
4 UNIT A1 - LEVEL 3
SCALE: 1/8" = 1'-0"



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



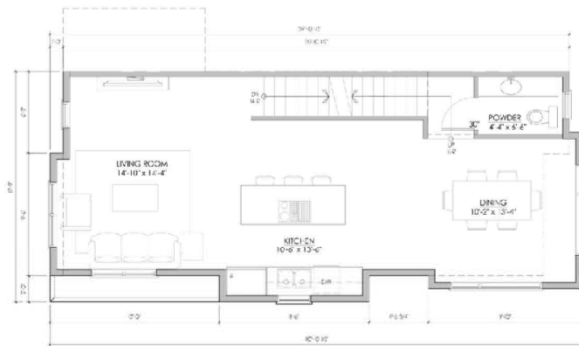
2 UNIT A2 - LEVEL 1
SCALE: 1/8"=1'-0"



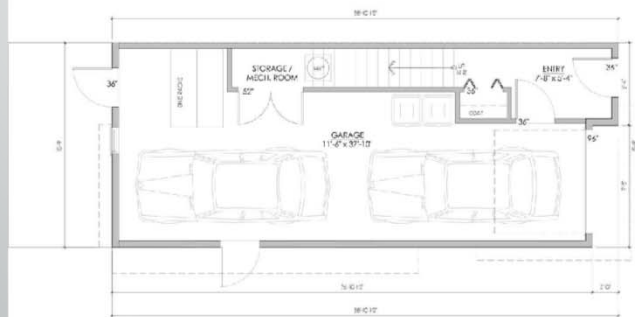
3 UNIT A2 - ROOF DECK
SCALE: 1/8"=1'-0"



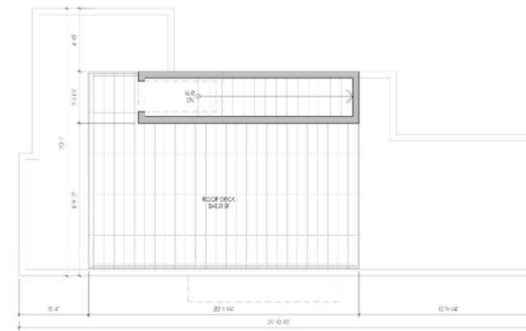
4 UNIT A2 - LEVEL 3
SCALE: 1/8"=1'-0"



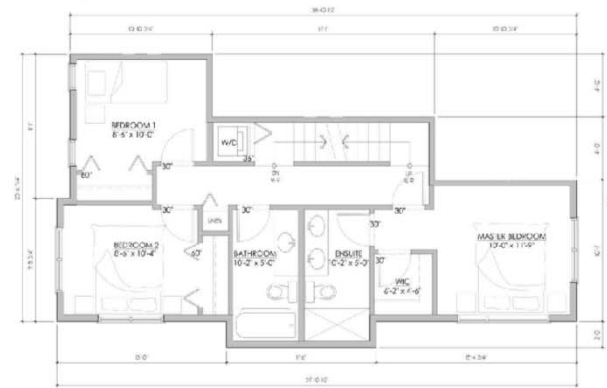
1 UNIT B - LEVEL 2
Scale: 1/8" = 1'-0"



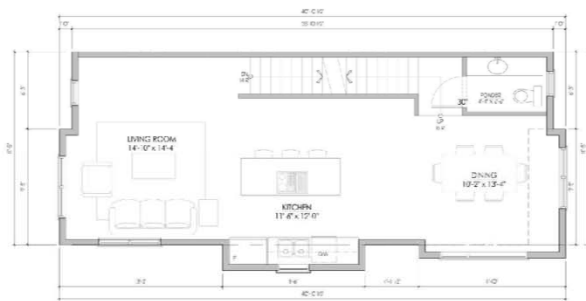
2 UNIT B - LEVEL 1
Scale: 1/8" = 1'-0"



3 UNIT B - ROOF DECK
Scale: 1/8" = 1'-0"



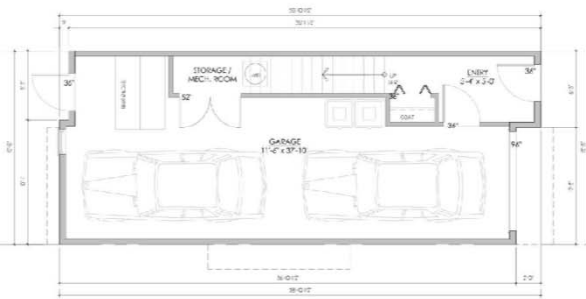
4 UNIT B - LEVEL 3
Scale: 1/8" = 1'-0"



1 UNIT E - LEVEL 2
TOTAL: 1,045.00'



3 UNIT E - ROOF DECK
TOTAL: 1,045.00'



2 UNIT E - LEVEL 1
TOTAL: 1,045.00'



4 UNIT E - LEVEL 3
TOTAL: 1,045.00'



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



8 STANDING SEAM ROOFING



2 FIBRE CEMENT SMOOTH PANELS



4 RESIDENTIAL VINYL FRAME WINDOW UNIT
- DOUBLE GLAZED

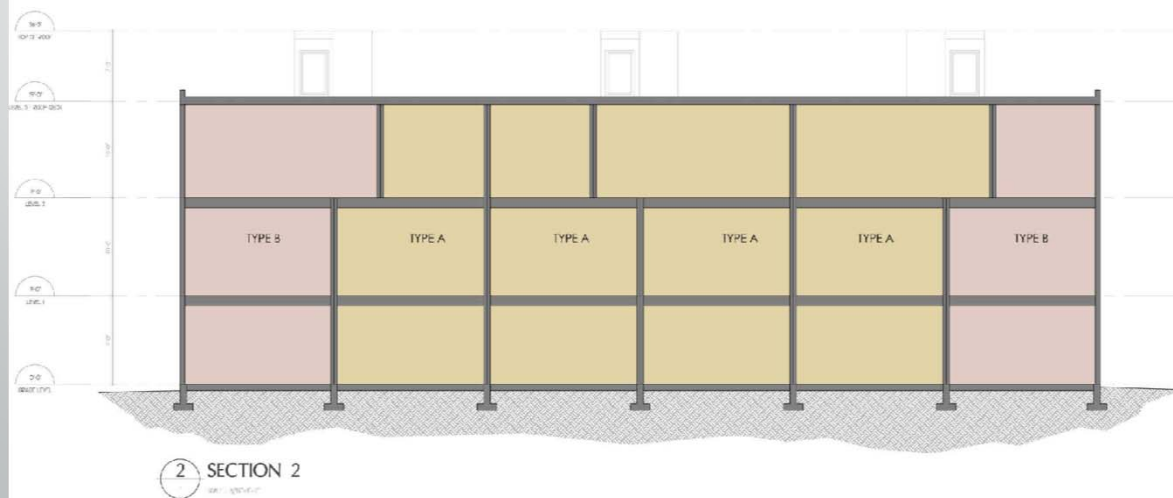
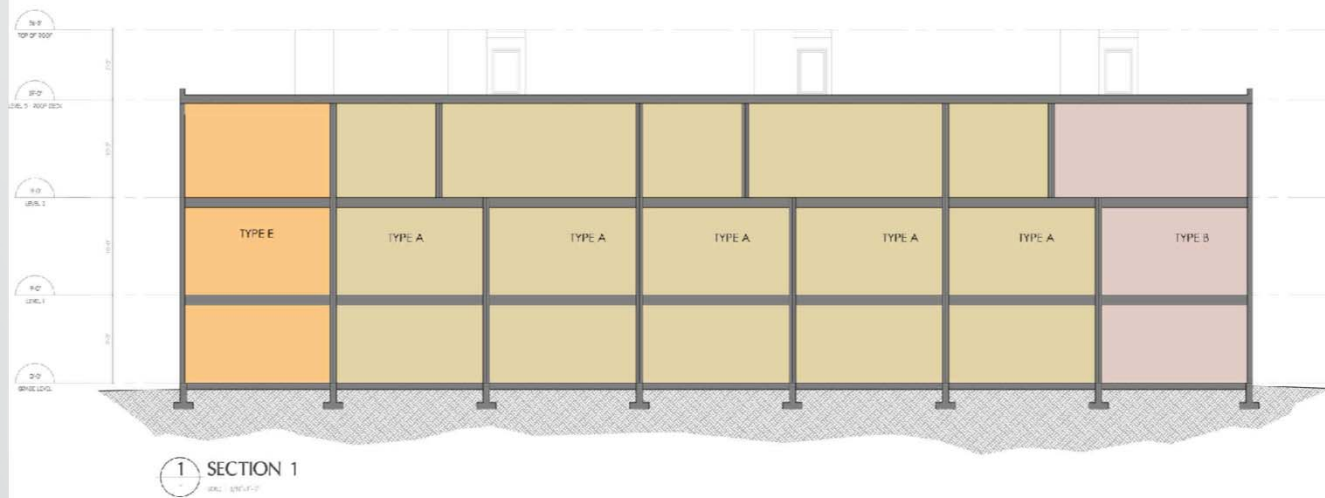


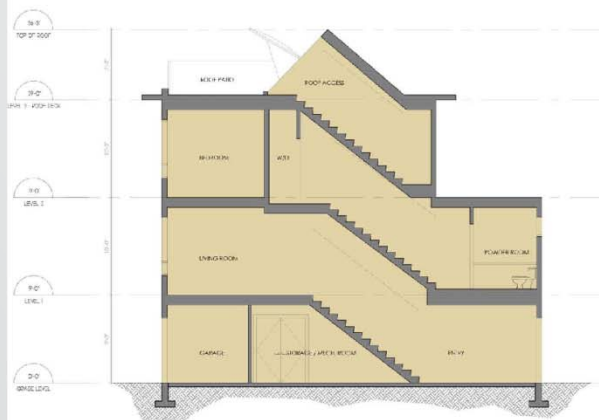
9 RESIDENTIAL VINYL ENTRY DOORS



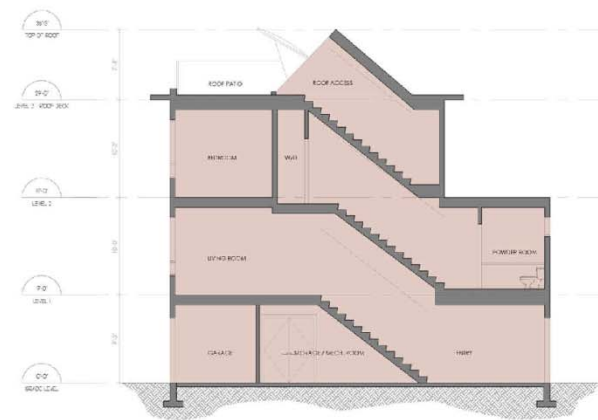
10 RESIDENTIAL OVERHEAD GARAGE DOOR
W/ TRANSLUCENT PANELS- INSULATED



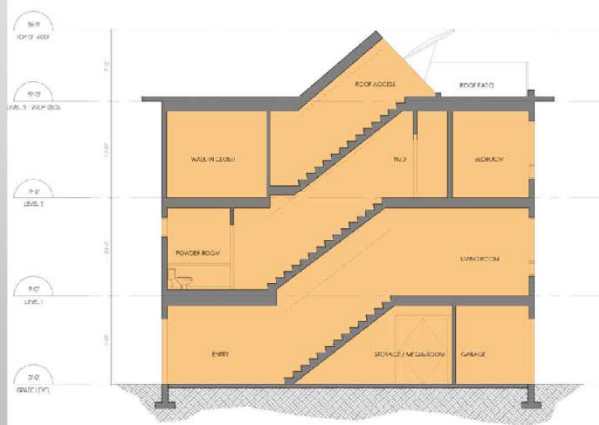




1 SECTION 3
SCALE: 1/8"=1'-0"



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



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

THANK YOU

