

PROPOSED TOWNHOUSE DEVELOPMENT

20264 86 AVE. (SOUTH PROPERTY),
LANGLEY, BC

PROJECT INFO

LEGAL DESCRIPTION:

SEC 26, TWP 8, NWD, PL NWP1093

CIVIC ADDRESS:

20264 86 AVE. (SOUTH PROPERTY), LANGLEY, BC

ZONING INFORMATION:

ZONE:

EXISTING: SR-2

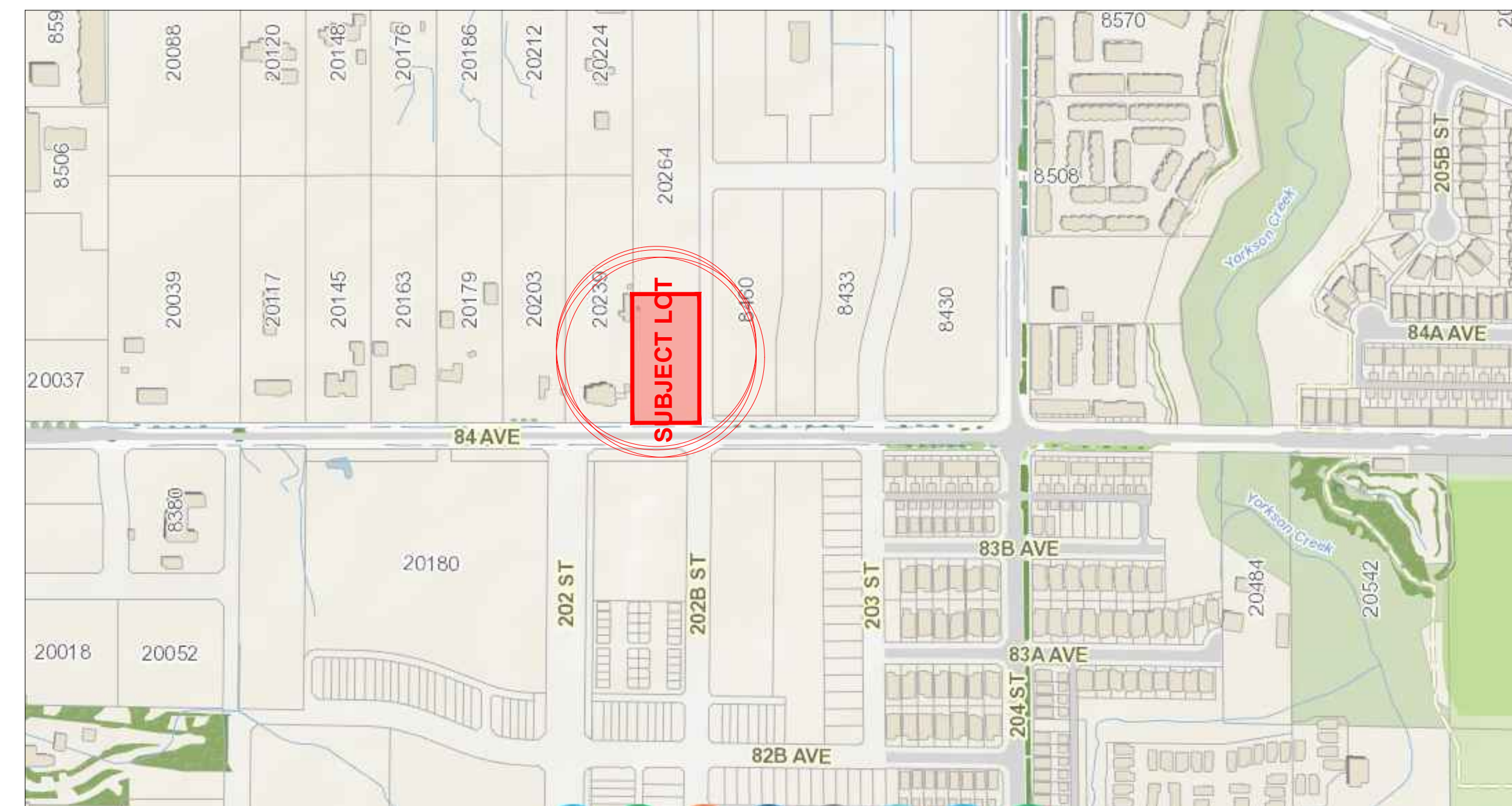
PROPOSED: HIGH DENSITY RESIDENTIAL
AS PER CARVOLTH NCP

LOT AREA:
GROSS SITE AREA = 0.95 AC
NET SITE AREA = 0.70 AC

ARCHITECTURAL

A-001 COVER PAGE
DEVELOPMENT DATA

A-220 TO 223 UNIT LAYOUTS



SUBJECT LOT LOCATION PLAN

PROJECT DATA			
CIVIC ADDRESS :	SOUTH PORTION OF 20264-86TH AVE, LANGLEY, BC		
LEGAL DESCRIPTION :	SEC 26, TWP 8, NWD, PL NWP1093		

LOT INFO			
GROSS SITE AREA	0.95 Ac	41,257.9 SQFT	3,833.0 SQM
DEDICATIONS	0.24 Ac	10,583.2 SQFT	983.2 SQM
NET AREA	0.70 Ac	30,674.7 SQFT	2,849.8 SQM

ZONING	
EXISTING	SR-2
PROPOSED	HIGH DENSITY RESIDENTIAL AS PER CARVOLTH NCP

SETBACKS		PROPOSED	
NORTH(FROM NEIGHBORING LOT)		9.8 Ft	3.00 M
SOUTH(FROM 84 AVE)		14.8 Ft	4.50 M
EAST(FROM 202B STREET)		14.8 Ft	4.50 M
WEST		18.4 Ft	5.60 M

HEIGHT	
ALLOWED	3 STOREY
PROPOSED	3 STOREY

SITE COVERAGE			
ALLOWED			40.0%
PROPOSED(ON GROSS SITE AREA)	13,394.2 SQFT	1,244.4 SQM	32.5%

FAR			
PROPOSED (ON NET SITE AREA)	28,429.8 SQFT	2,641.2 SQM	0.93

UPH		PROPOSED	
PROPOSED (ON GROSS AREA)			21.1 UPA
PROPOSED (ON NET AREA)			28.4 UPA

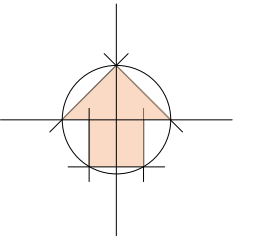
DEVELOPMENT DATA

FAR CALCULATIONS							
UNIT TYPE		LVL 1	LVL 2	LVL 3	GARAGE	TOTAL	NO. OF UNITS
TYPE 'A'	3BD	202.15 Sq.Ft.	607.21 Sq.Ft.	665.84 Sq.Ft.	409.00 Sq.Ft.	1,475.20 Sq.Ft.	11
TYPE 'B'-ADAPTABLE	3BD	238.80 Sq.Ft.	697.00 Sq.Ft.	794.00 Sq.Ft.	483.10 Sq.Ft.	1,729.80 Sq.Ft.	1
TYPE 'C'-TANDEM	3BD	100.30 Sq.Ft.	549.30 Sq.Ft.	659.50 Sq.Ft.	470.20 Sq.Ft.	1,309.10 Sq.Ft.	4
TYPE 'C1'-TANDEM	3BD	100.30 Sq.Ft.	549.30 Sq.Ft.	659.50 Sq.Ft.	470.20 Sq.Ft.	1,309.10 Sq.Ft.	4
TOTAL NUMBER OF UNITS							20

AMENITY SPACE			
OUTDOOR AMENITY	NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED	20	8.0 SQM	160.0 SQM
PROVIDED			163.0 SQM

OFF STREET PARKING				
	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
RESIDENTIAL REQUIRED	20	2	40	40
NO. OF VISITOR CAR PARK REQUIRED	20	0.2	4	4
TOTAL NO. OF PARKING REQUIRED				44
TOTAL NO. OF PARKING PROPOSED				44
NO. OF VISITOR PARKING PROPOSED				4
NO. OF SMALL CAR STALLS PROPOSED			1	2%
NO. OF ACCESSIBLE STALLS PROPOSED			1	2%

NOTES:



2020-05-27	C	PRELIMINARY LAYOUT
2020-05-04	B	PRELIMINARY SITE LAYOUT
2020-04-29	A	PRELIMINARY SITE LAYOUT

REVISION	
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1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
20264-86TH AVE.(SOUTH PROPERTY),LANGLEY,BC

CLIENT:
**ISLE OF MANN PROPERTY GROUP
#401-15336-31 AVENUE,SURREY,BC
V3Z0X2**

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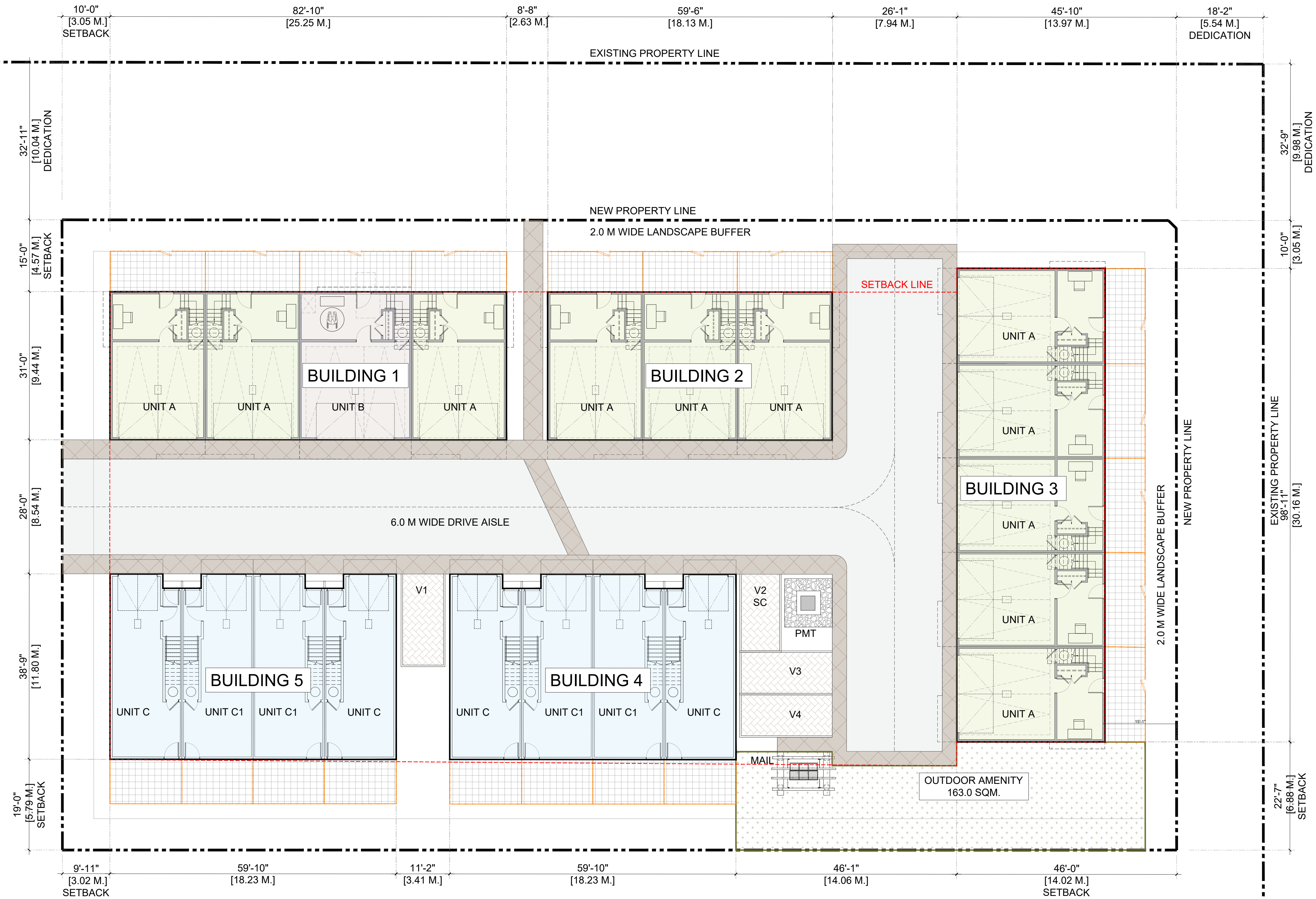
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JOB No.:	EQ
DATE:	APRIL 2020
SHEET TITLE:	

COVER SHEET
DEVELOPMENT DATA

DRAWING NO.:	A-100	C
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202B STREET

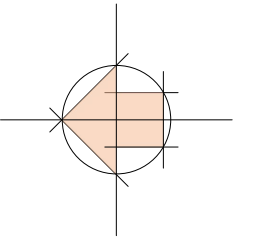


TOTAL=20 D.U

- TYPE A-STANDARD WITH FLEX ON MAIN-11 D.U.
- TYPE B-ADAPTABLE-1 D.U.
- TYPE C & C1-TANDEM-8 D.U.

1 SITE LAYOUT
100 SCALE : 3/32" = 1' - 0"

NOTES:



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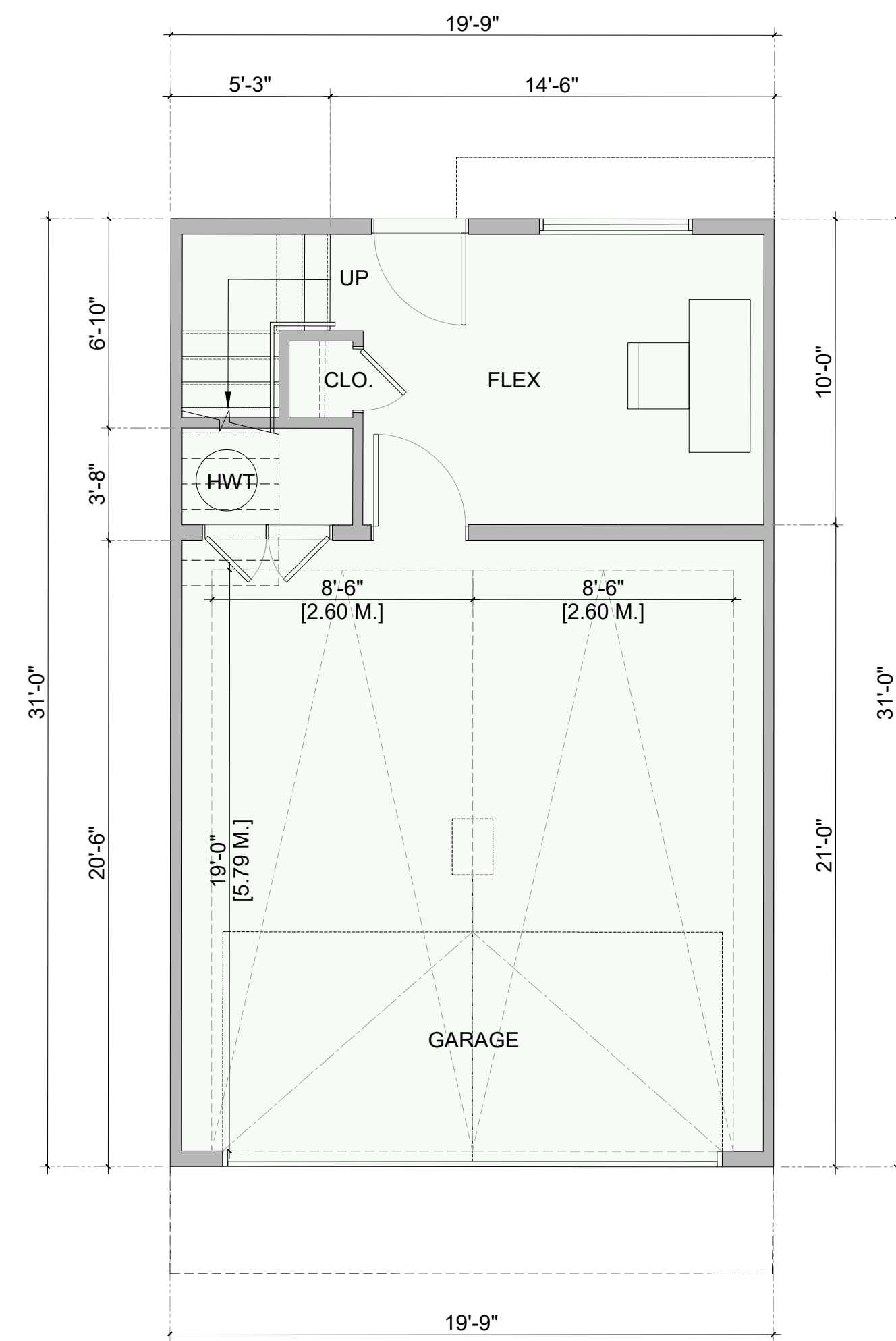
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SHEET TITLE:	

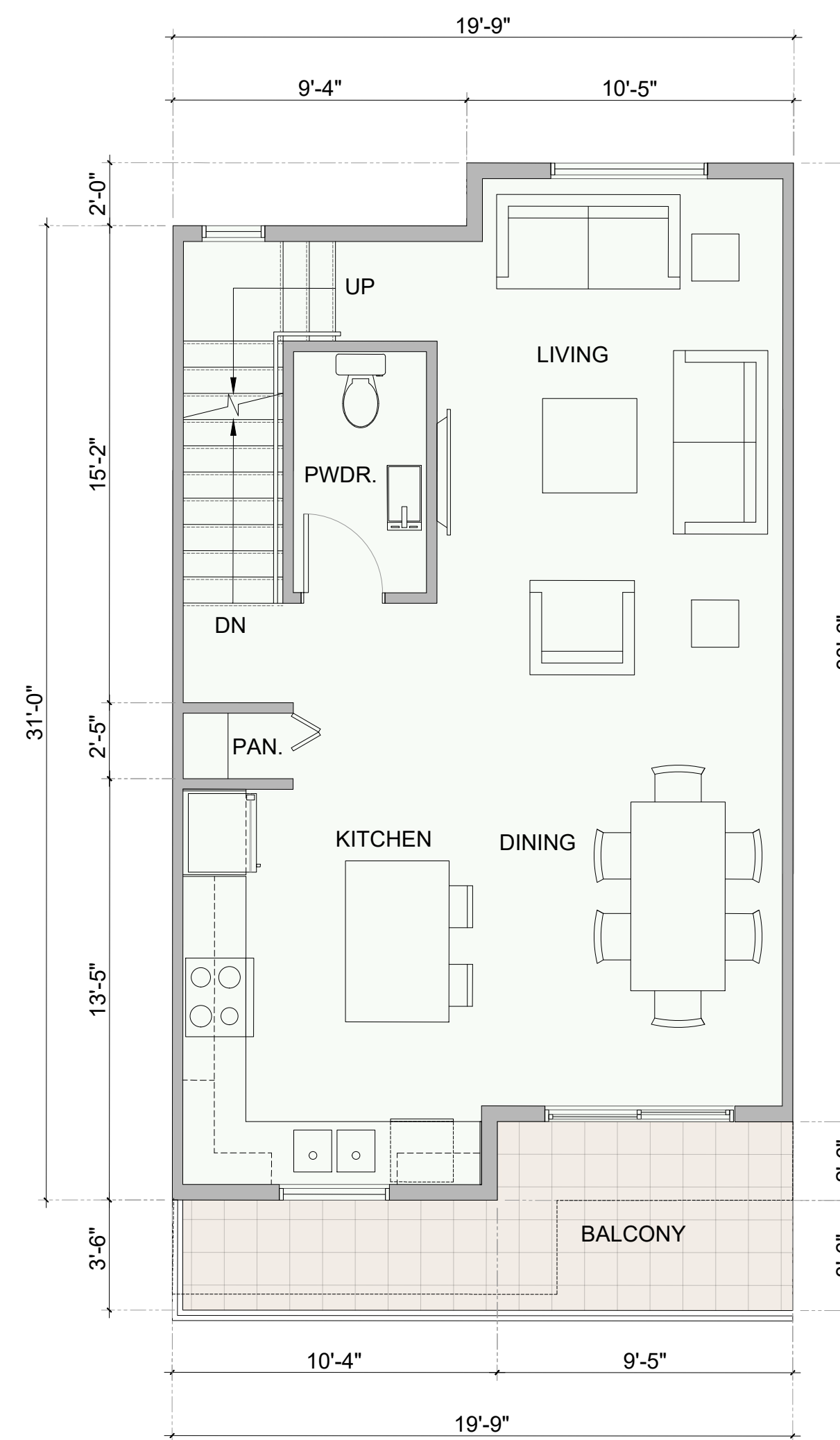
SITE LAYOUT

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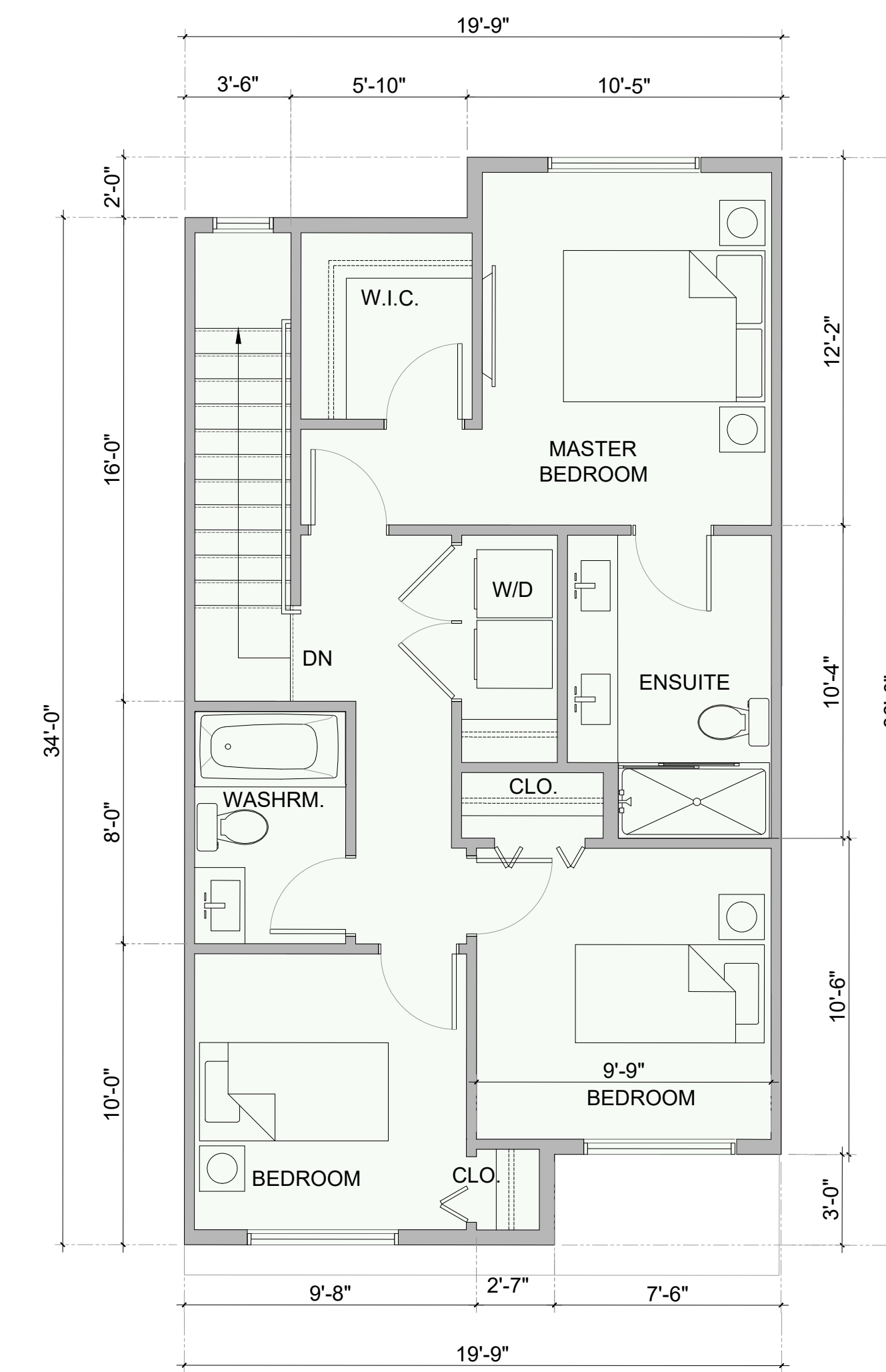
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1
220 UNIT TYPE A-LVL 1
SCALE: 1/4" = 1' - 0"



2
220 UNIT TYPE A-LVL 2
SCALE: 1/4" = 1' - 0"



3
220 UNIT TYPE A-LVL 3
SCALE: 1/4" = 1' - 0"

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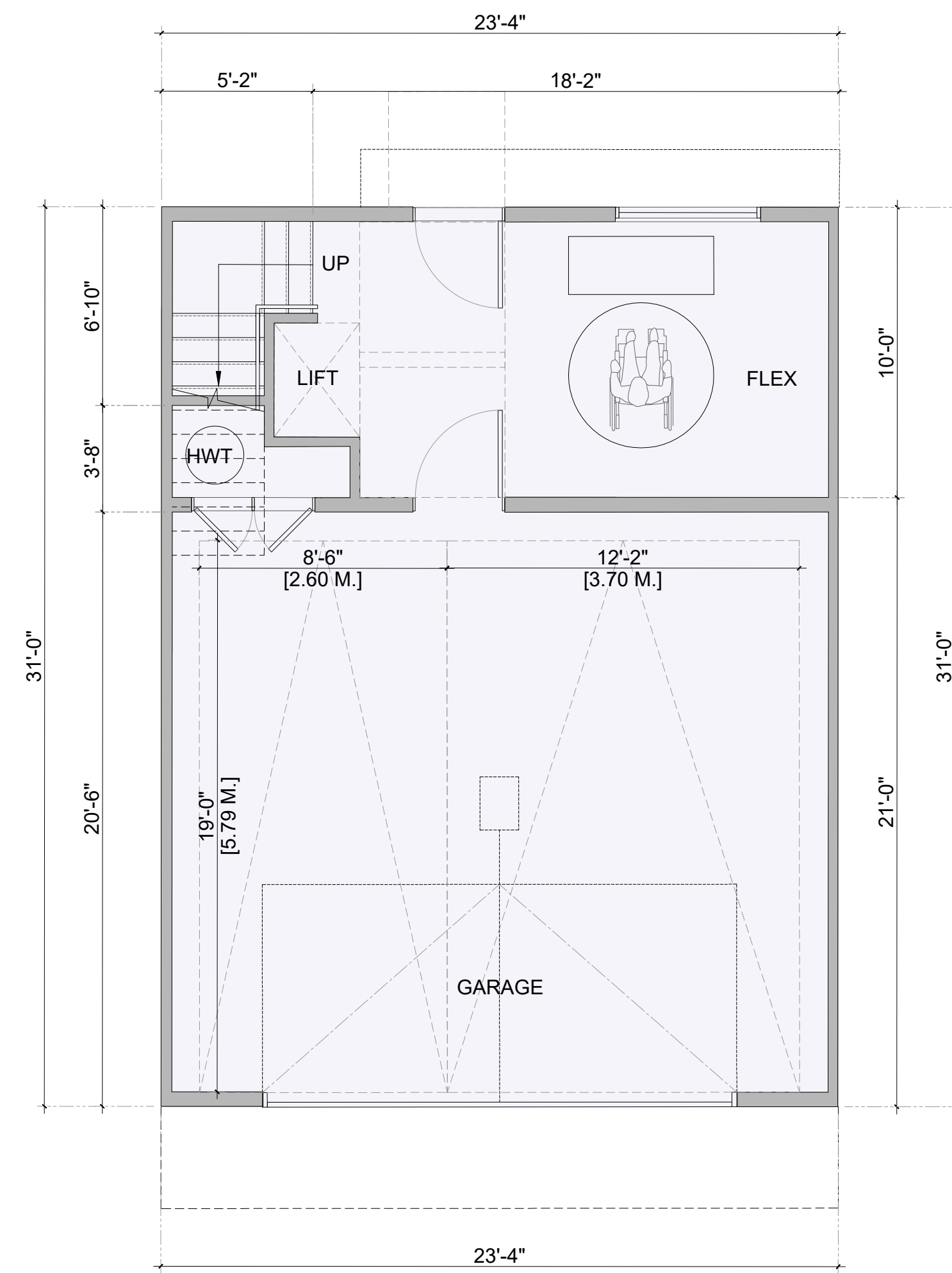
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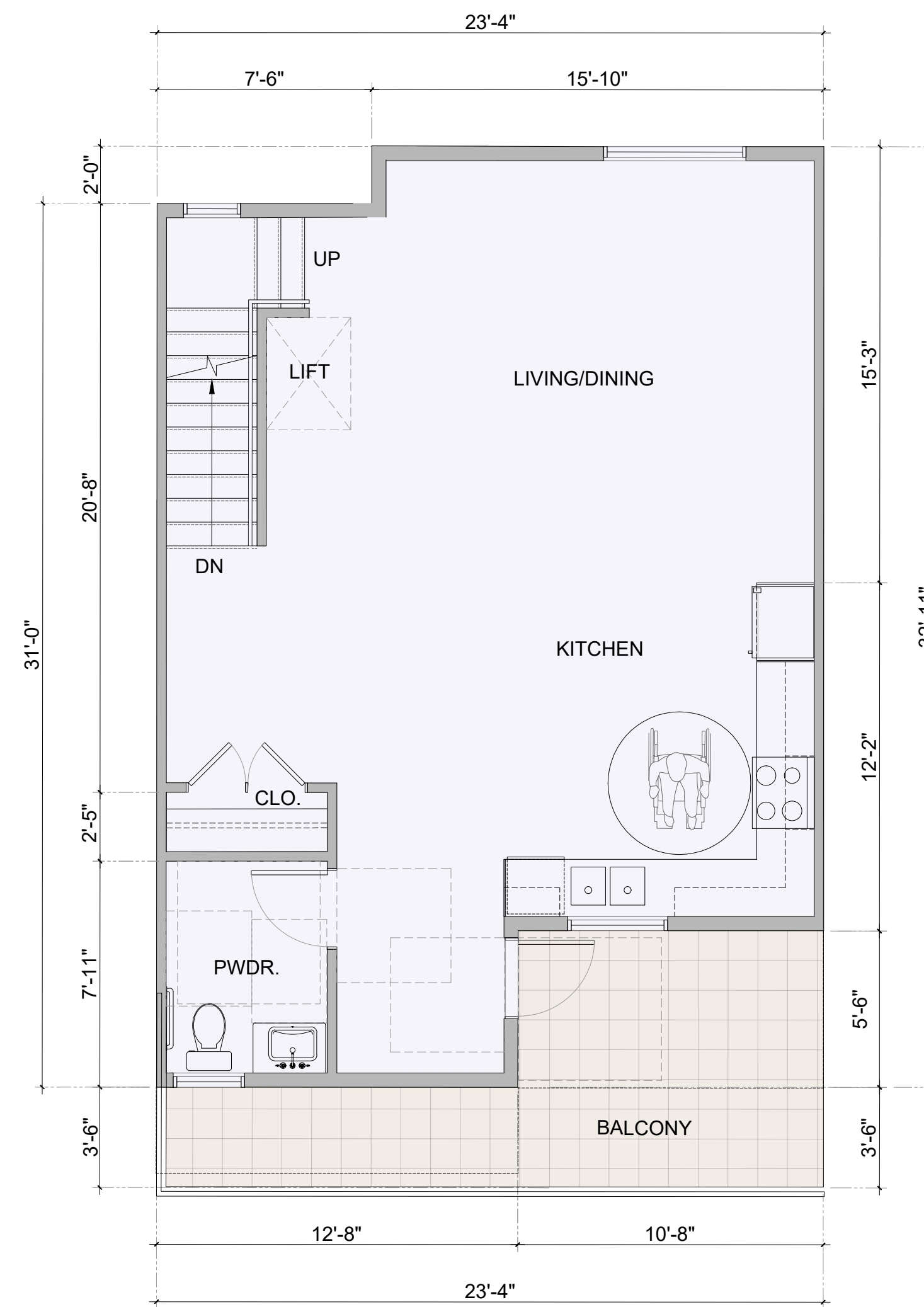
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JOB No.:	EQ
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SHEET TITLE:	

**UNIT LAYOUTS
UNIT TYPE A**

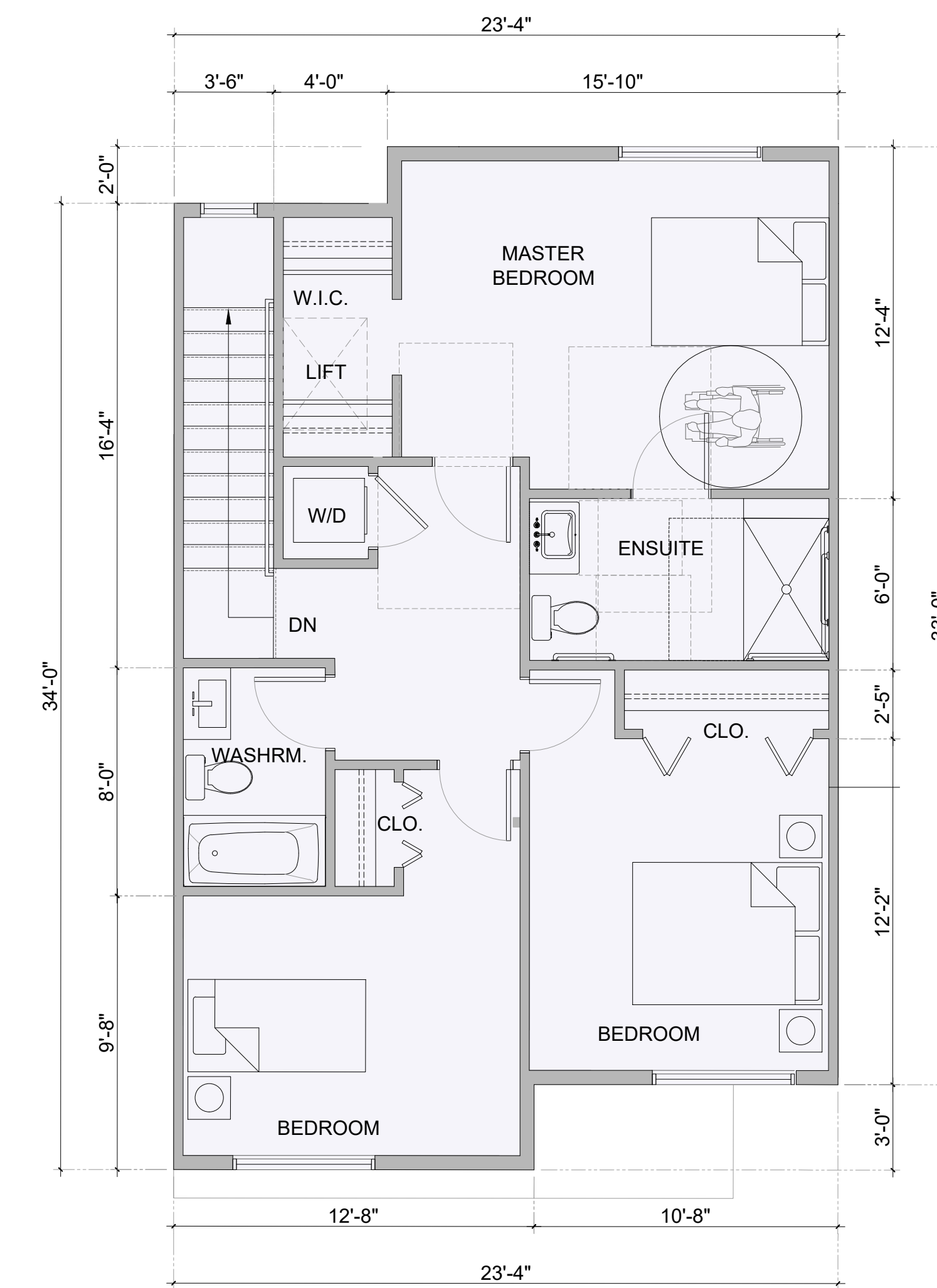
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1 UNIT TYPE B-LVL 1
221 SCALE: 1/4" = 1' - 0"



2 UNIT TYPE B-LVL 2
221 SCALE: 1/4" = 1' - 0"



3 UNIT TYPE B-LVL 3
221 SCALE: 1/4" = 1' - 0"

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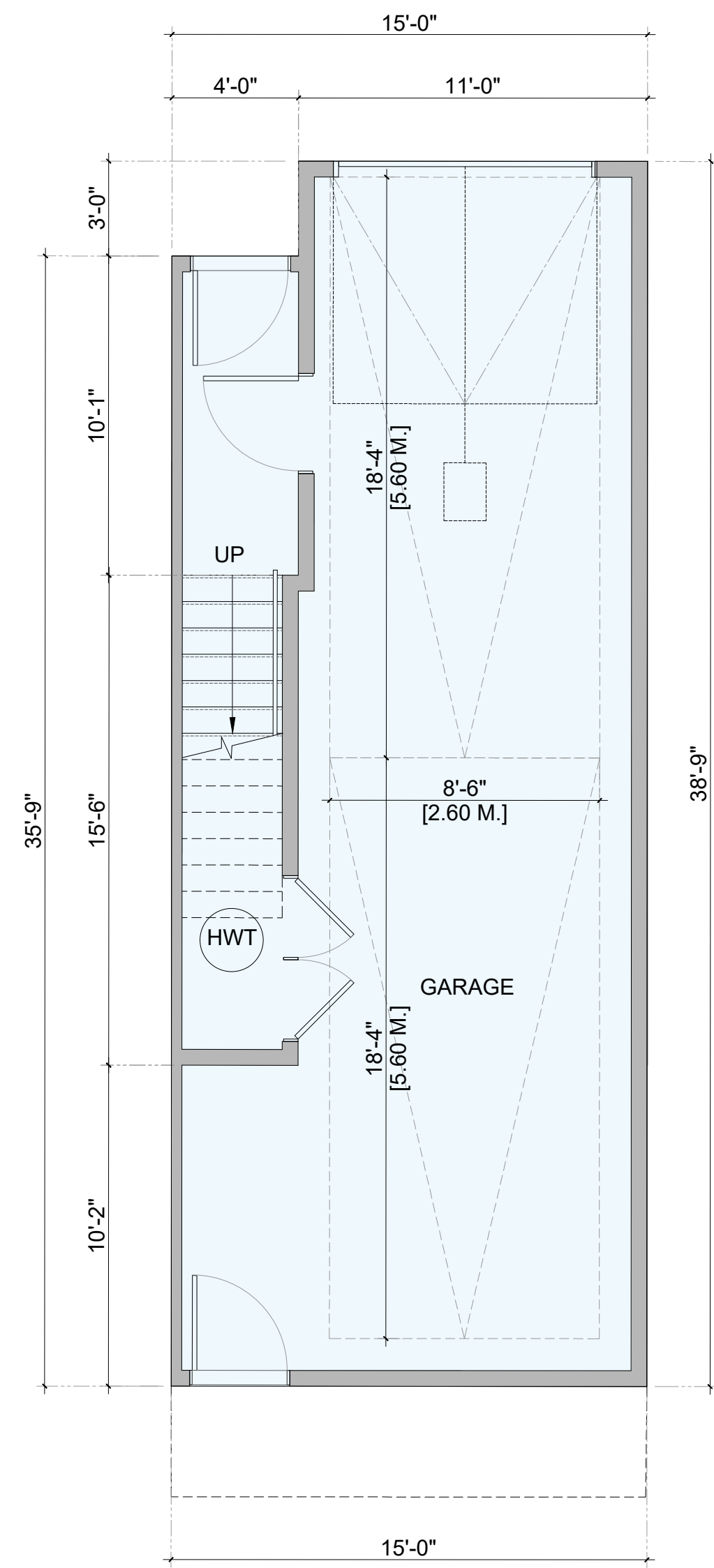
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SHEET TITLE:	

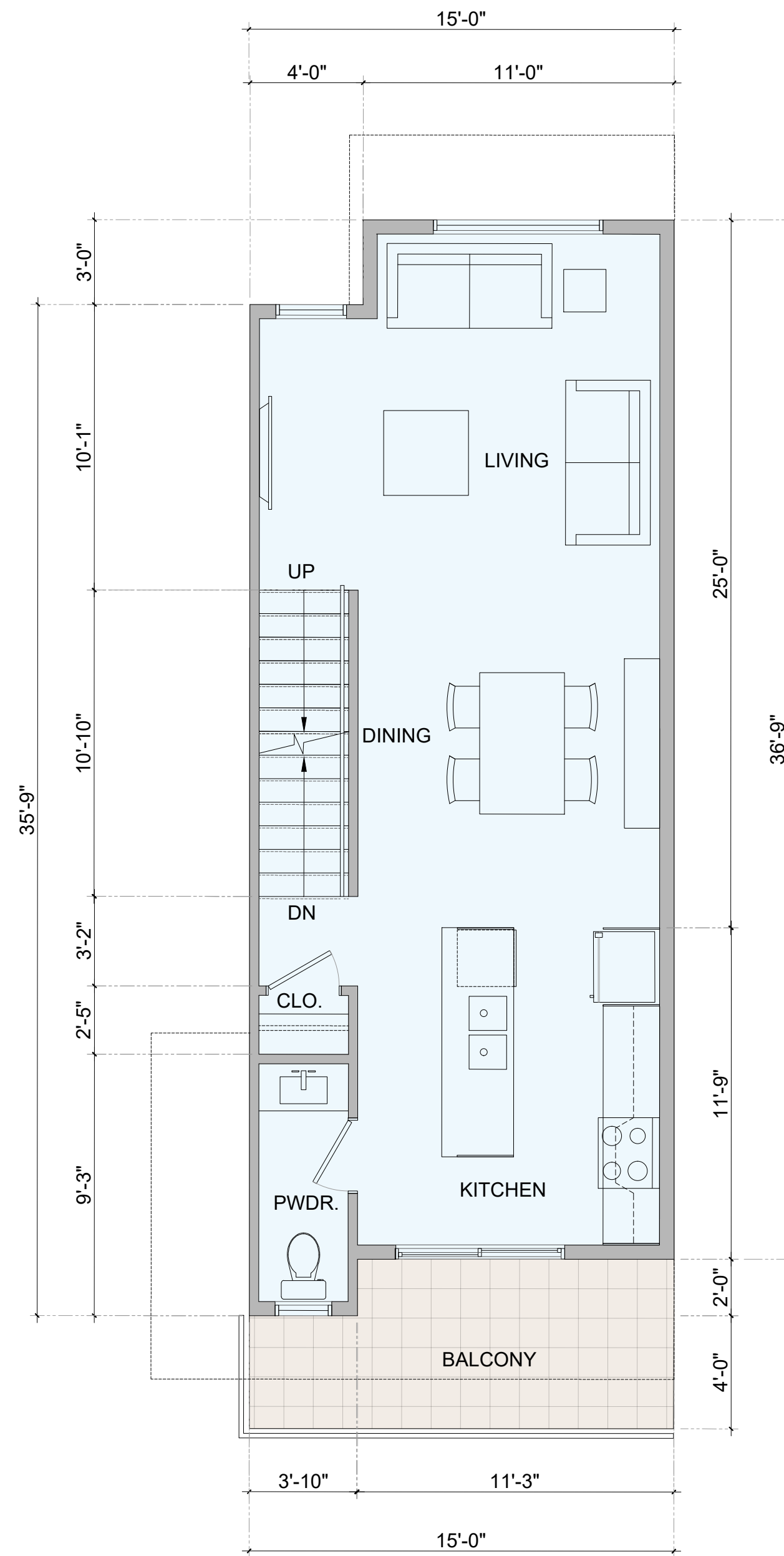
**UNIT LAYOUTS
UNIT TYPE B**

DRAWING NO.:	A-221	C
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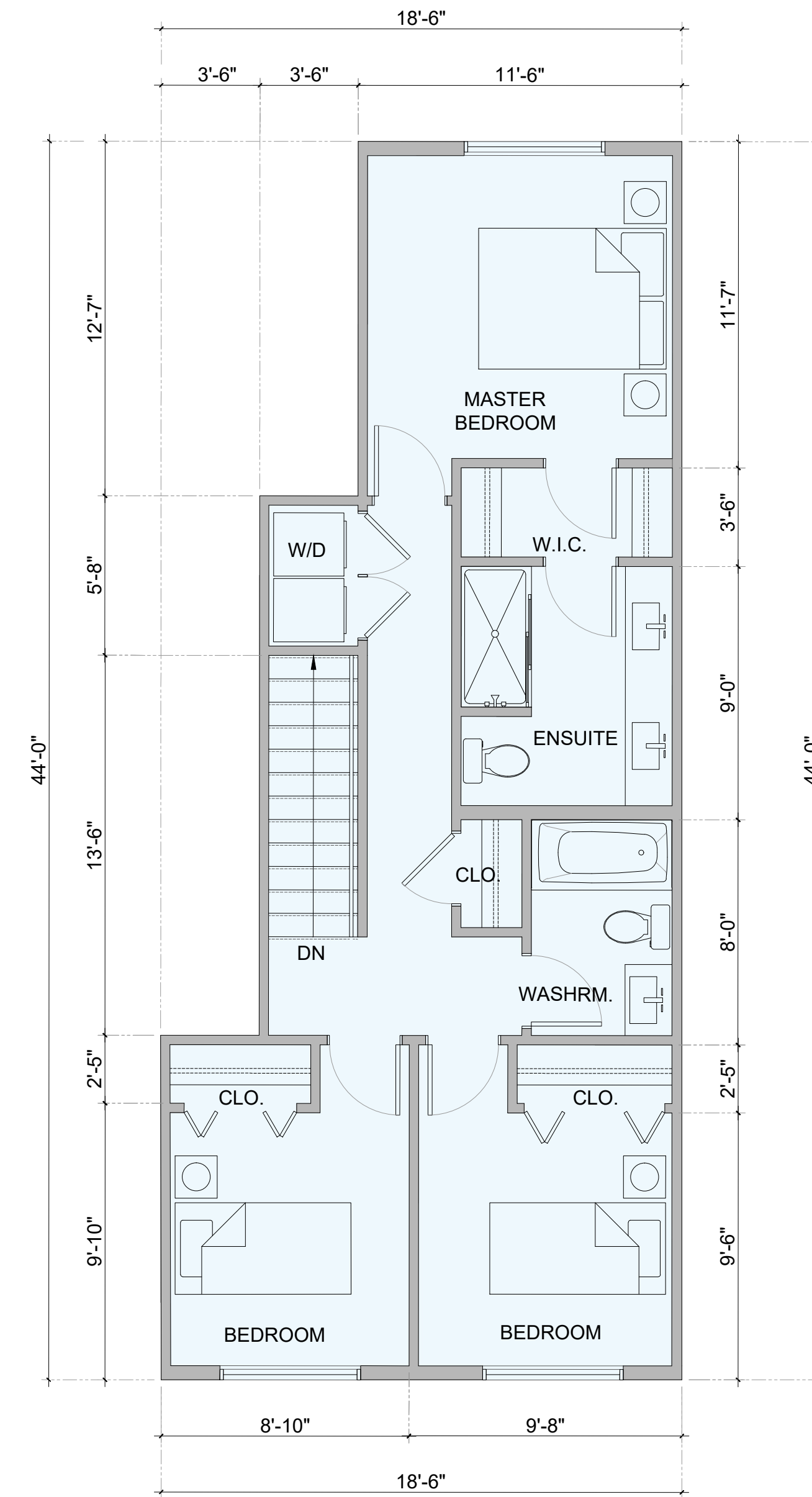
NOTES:



1 UNIT TYPE C-LVL 1
222 SCALE: 1/4" = 1' - 0"

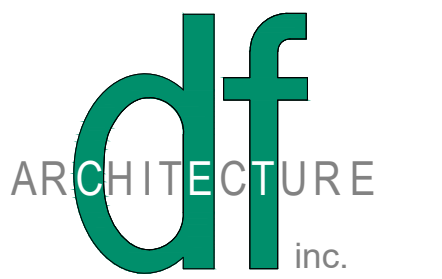


2 UNIT TYPE C-LVL 2
222 SCALE: 1/4" = 1' - 0"



3 UNIT TYPE C-LVL 3
222 SCALE: 1/4" = 1' - 0"

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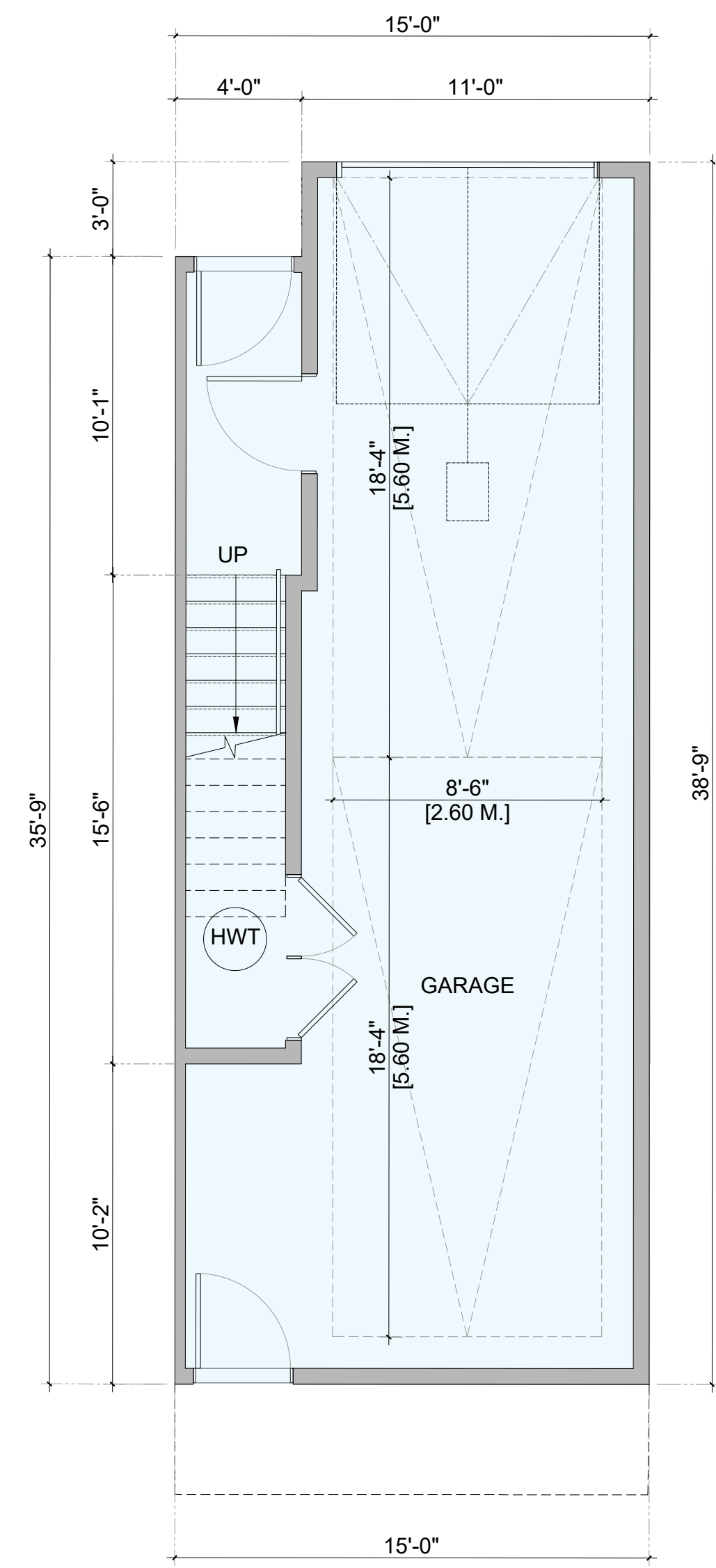
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DATE:	APRIL 2020
SHEET TITLE:	

UNIT LAYOUTS
UNIT TYPE C

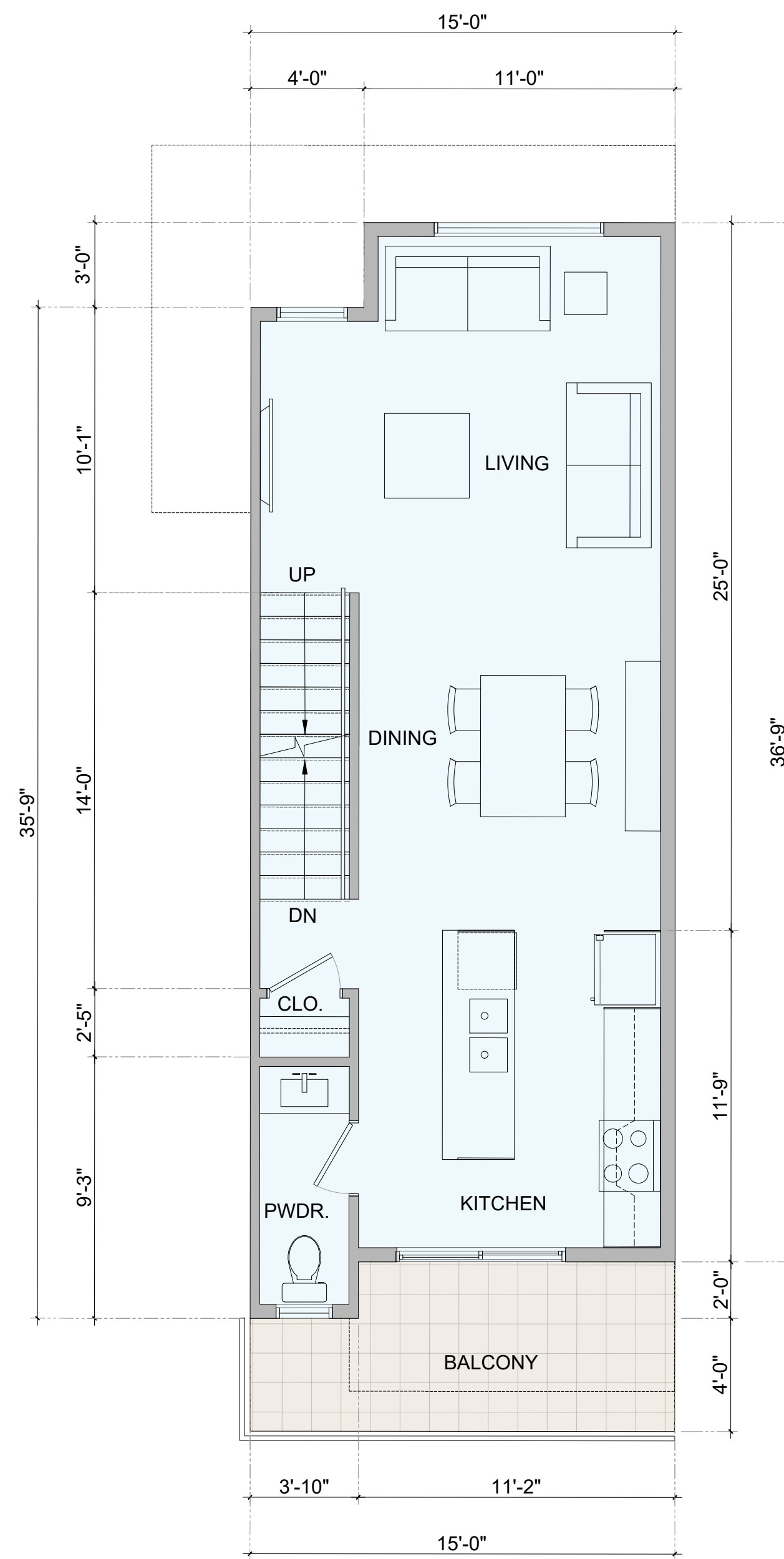
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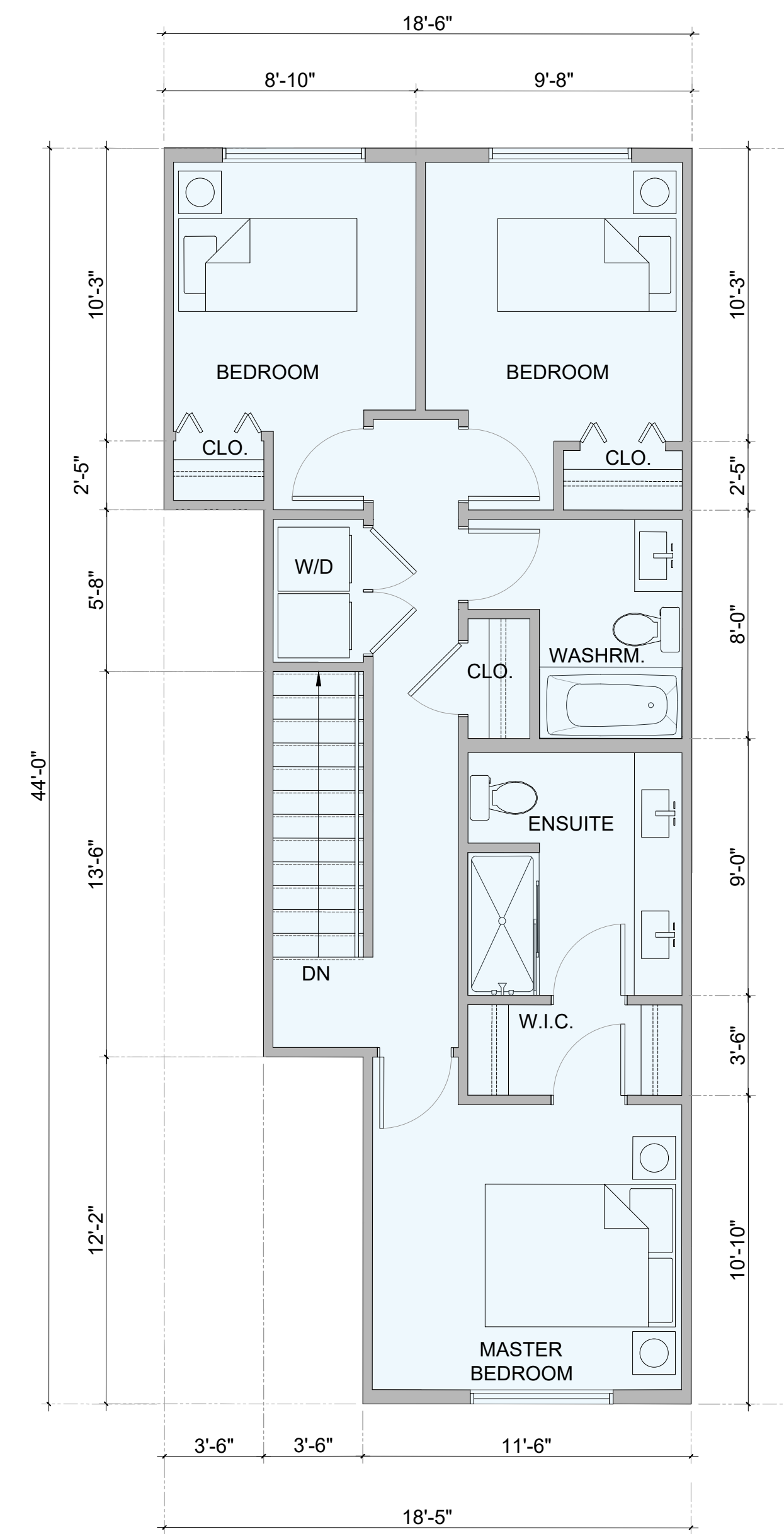
NOTES:



1
223 UNIT TYPE C1-LVL 1
SCALE: 1/4" = 1' - 0"



2
223 UNIT TYPE C1-LVL 2
SCALE: 1/4" = 1' - 0"



3
223 UNIT TYPE C1-LVL 3
SCALE: 1/4" = 1' - 0"

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**UNIT LAYOUTS
UNIT TYPE C1**

DRAWING NO.:	A-223	C
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