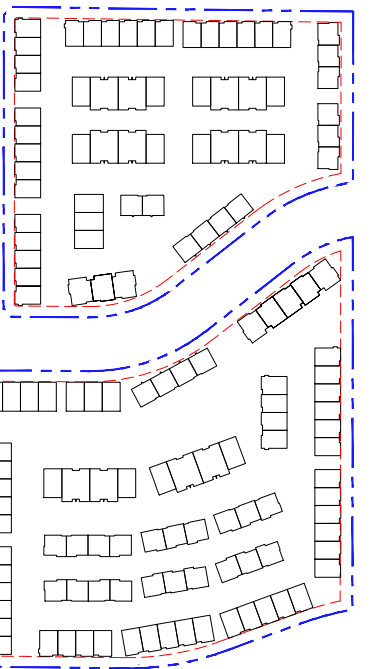


2024 / 06 / 07 - ISSUED FOR DP APPLICATION

CIVIC ADDRESS
20315 78 AVE, LANGLEY, BC
20323 78 AVE, LANGLEY, BC
20320 80 AVE, LANGLEY, BC
20340 80 AVE, LANGLEY, BC
7831 204 STREET, LANGLEY, BC
7843 204 STREET, LANGLEY, BC
7849 204 STREET, LANGLEY, BC

LT 42, SEC 23, TWP 8, NWD, PL NWP61605
 LT 43, SEC 23, TWP 8, NWD, PL NWP61605
 LT 40, SEC 23, TWP 8, NWD, PL NWP61605
 LT 41, SEC 23, TWP 8, NWD, PL NWP61605
 LT 30, SEC 23, TWP 8, NWD, PL NWP35022
 LT 31, SEC 23, TWP 8, NWD, PL NWP35022
 SEC 23, TWP 8, NWD, PL NWP2758



DEVELOPER:
STREETSIDE DEVELOPMENTS.
201 - 6525 177B STREET
SURREY, BC, V3S 5N4
T. 604.573.0366
E. monique.wang@qualico.com
CONTACT: MONIQUE WANG

EKISTICS ARCHITECTURE INC.
1925 MAIN STREET
VANCOUVER, BC, V5T 3C1
T. 604.876.5050
E. wionzek@ekistics.ca
CONTACT: RYAN WIONZEK

VAN DER ZALM & ASSOCIATES
102-355 KINGSWAY
VANCOUVER, BC, V5T 3J7
T. 604.882.0024 EXT. 101
E. mark@vdz.ca
CONTACT: MARK VAN DER ZALM

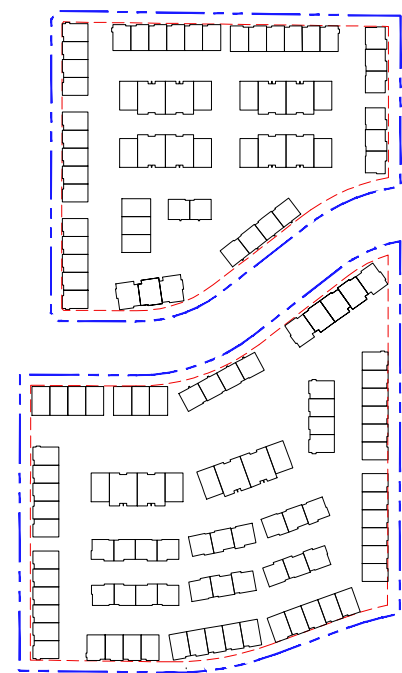
MCELHANNEY
2300 CENTRAL CITY TOWER,
13450 102nd AVENUE
SURREY, BC, V3T 5X3
T. 604.424.4886
E. rsull@mcelhanney.com
CONTACT: RAYMOND SULL

ARCHITECTURAL		A4.01	UNIT - B1 FLOOR PLANS & SECTION
A0.00	COVER SHEET & DRAWING INDEX	A4.02	UNIT - B1a FLOOR PLANS & SECTION
A0.01	PROJECT STATISTICS	A4.03	UNIT - B1b FLOOR PLANS & SECTION
A0.02	CONTEXT MAP & AERIAL PHOTO	A4.04	UNIT - B2 FLOOR PLANS & SECTION
A0.02a	CONCEPTUAL LAYOUT	A4.05	UNIT - B2a FLOOR PLANS & SECTION
A0.03	SITE DIAGRAM	A4.06	UNIT - B2b FLOOR PLANS & SECTION
A0.04	PRECEDENT IMAGES	A4.07	UNIT - B3 FLOOR PLANS & SECTION
		A4.08	UNIT - B3a FLOOR PLANS & SECTION
A1.00	SITE PLAN	A4.09	UNIT - B3b FLOOR PLANS & SECTION
A1.01	NORTH LOT SITE PLAN	A4.10	UNIT - C3a FLOOR PLANS & SECTION
A1.02	SOUTH LOT SITE PLAN	A4.11	UNIT - C3b FLOOR PLANS & SECTION
A1.05	NORTH LOT FIRE ACCESS PLAN	A4.12	UNIT - C4 FLOOR PLANS & SECTION
A1.06	SOUTH LOT FIRE ACCESS PLAN	A4.13	UNIT - C4a FLOOR PLANS & SECTION
		A4.14	UNIT - C4b FLOOR PLANS & SECTION
A1.11	SITE SECTION 1	A4.15	UNIT - G1 FLOOR PLANS & SECTION
A1.12	SITE SECTION 2	A4.16	UNIT - G1b FLOOR PLANS & SECTION
A1.13	SITE SECTION 3		
A1.14	SITE SECTION 4	A6.12	BUILDING #12 MATERIAL BOARD 3-R1
A1.15	SITE SECTION 5	A6.16	BUILDING #16 MATERIAL BOARD 1-R2
A1.16	SITE SECTION 6	A6.23	BUILDING #23 MATERIAL BOARD 3-R2
		A6.24	BUILDING #24 MATERIAL BOARD 1-R1
A1.21	STREETSCAPE 1	A6.26	BUILDING #26 MATERIAL BOARD 2-R2
A1.22	STREETSCAPE 2	A6.30	BUILDING #30 MATERIAL BOARD 2-R1
A2.12	BUILDING #12 FLOOR PLANS		
A2.16	BUILDING #16 FLOOR PLANS		
A2.23	BUILDING #23 FLOOR PLANS		
A2.24	BUILDING #24 FLOOR PLANS		
A2.26	BUILDING #26 FLOOR PLANS		
A2.30	BUILDING #30 FLOOR PLANS		
A3.0.12	BUILDING #12 PERSPECTIVE RENDERINGS		
A3.0.16	BUILDING #16 PERSPECTIVE RENDERINGS		
A3.0.23	BUILDING #23 PERSPECTIVE RENDERINGS		
A3.0.24	BUILDING #24 PERSPECTIVE RENDERINGS		
A3.0.26	BUILDING #26 PERSPECTIVE RENDERINGS		
A3.0.30	BUILDING #30 PERSPECTIVE RENDERINGS		
A3.12	BUILDING #12 ELEVATIONS		
A3.16	BUILDING #16 ELEVATIONS		
A3.23	BUILDING #23 ELEVATIONS		
A3.24	BUILDING #24 ELEVATIONS		
A3.26	BUILDING #26 ELEVATIONS		
A3.30	BUILDING #30 ELEVATIONS		

**1925 Main Street
Vancouver, BC,
Canada, V5T 3C1**



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PROJECT NUMBER		DE-08.1
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CHECKED BY		RW
DATE CHECKED		
CONSULTANT		
		
PROJECT		
EMORY TOWNHOMES 20315 & 20323 78 AVE, 20320 & 20340 80 AVE, 7831, 7843, & 7849 204 ST TOWNSHIP OF LANGLEY, BC		
DRAWING TITLE		
COVER SHEET/ DRAWING INDEX		
DRAWING No.		
A0.00		



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	June 07, 2024

PROJECT NUMBER	DE-08.1
DRAWN BY	RR/ RVI/ LC
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DATE CHECKED	
CONSULTANT	



PROJECT	EMORY TOWNHOMES 20315 & 20323 78 AVE, 20320 & 20340 80 AVE, 7831, 7843, & 7849 204 ST TOWNSHIP OF LANGLEY, BC
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DRAWING TITLE	PROJECT STATISTICS
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DRAWING No.	
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A0.01

EMORY TOWNHOMES 20315 & 20323 78 AVE, 20320 & 20340 80 AVE, 7831, 7843 & 7849 204 ST, LANGLEY, BC			
LEGAL ADDRESSES: LT 42, SEC 23, TWP 8, NWD, PL NWP61605 LT 40, SEC 23, TWP 8, NWD, PL NWP61605 LT 30, SEC 23, TWP 8, NWD, PL NWP35022 SEC 23, TWP 8, NWD, PL NWP2758 LT 43, SEC 23, TWP 8, NWD, PL NWP61605 LT 41, SEC 23, TWP 8, NWD, PL NWP61605 LT 31, SEC 23, TWP 8, NWD, PL NWP35022			

		AREA		PERCENTAGE	(54 max.)		(22 max.)			
		(SQ M)	(SQ FT)		UNITS / HECTARE		UNITS / ACRE			
TOTAL LOT AREA		29,394.99	316,405.01	100%	53		22		PERMITTED BUILDING HEIGHT	3 STOREYS
*NET LOT AREA		29,394.99	316,405.01	100%	53		22		PROPOSED BUILDING HEIGHT	3 STOREYS
ZONING	CURRENT	SR2								
	PROPOSED	CD-195								
PERMITTED LOT COVERAGE		13,227.74	142,382.25	45%					SETBACKS:	
PROPOSED LOT COVERAGE		11,120.40	119,699.01	38%					FRONT	4.0m
*TOTAL FOOTPRINT EXCLUDING ROOF OVERHANGS AND ENTRY CANOPIES									REAR	4.0m
									SIDE	4.0m
PERMITTED FSR		N/A	N/A	N/A					SPEA	4.5m
PROPOSED FSR		22,716.73	244,520.81	0.8						

TOWNHOMES - OVERALL SITE												
UNIT TYPE		WIDTH (FT)	COUNT	BEDROOMS	PARKING TYPE	LOWER FLOOR AREA (SQ FT)	MAIN FLOOR AREA (SQ FT)	UPPER FLOOR AREA (SQ FT)	GARAGE AREA (SQ FT)	MECHANICAL AREA (SQ FT)	NET FLOOR AREA (SQ FT)	
B	[	B1	26'-4"	4	3	DOUBLE	644.5	667.8	701.4	506.1	36.2	1,471.1
		B1a	26'-6"	1	3	DOUBLE	648.7	671.5	705.9	509.5	37.0	1,479.5
		B1b	26'-6"	5	3	DOUBLE	665.3	686.3	705.9	526.1	37.0	1,494.5
		B2	26'-4"	10	3	DOUBLE	635.2	677.9	718.7	527.5	51.1	1,453.2
		B2a	26'-6"	10	3	DOUBLE	639.2	681.7	723.4	531.9	51.0	1,461.4
		B2b	26'-6"	6	3	DOUBLE	656.1	698.6	723.4	548.8	50.9	1,478.3
		B3	21'-10"	4	4	DOUBLE	748.7	700.2	733.5	438.9	34.0	1,709.6
		B3a	22'-0"	3	4	DOUBLE	754.4	705.1	738.9	442.3	30.1	1,726.1
		B3b	22'-0"	15	4	DOUBLE	774.1	724.9	738.9	447.7	29.9	1,760.3
SUBTOTAL			58									
C	[	C3a	17'-0"	12	3	TANDEM	690.5	699.0	704.5	575.1	57.0	1,461.9
		C3b	17'-0"	12	3	TANDEM	690.3	699.0	713.8	575.7	56.5	1,470.9
		C4	21'-10"	47	3+DEN	DOUBLE	678.6	643.4	666.5	438.9	14.2	1,535.4
		C4a	22'-0"	8	3+DEN	DOUBLE	683.8	647.8	671.4	442.3	14.2	1,546.5
		C4b	22'-0"	12	3+DEN	DOUBLE	683.8	647.8	671.3	442.3	14.2	1,546.5
		SUBTOTAL			91							
G	[	G1	26'-4"	4	3+DEN	DOUBLE	829.7	715.3	816.2	498.1	31.4	1,831.7
		G1b	26'-6"	4	3+DEN	DOUBLE	852.2	737.3	821.4	518.8	31.4	1,860.7
		SUBTOTAL			8							
TOTAL			157									

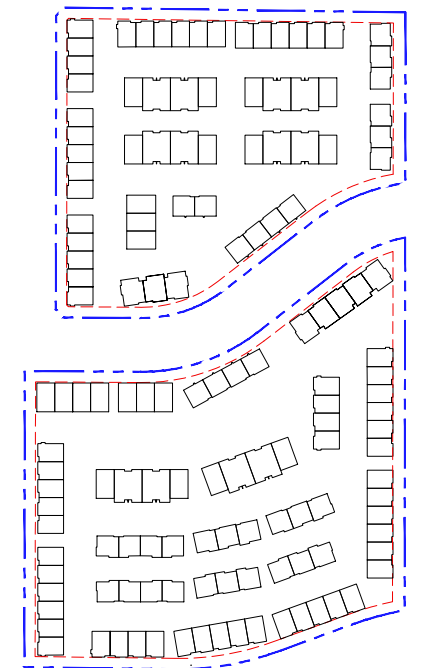
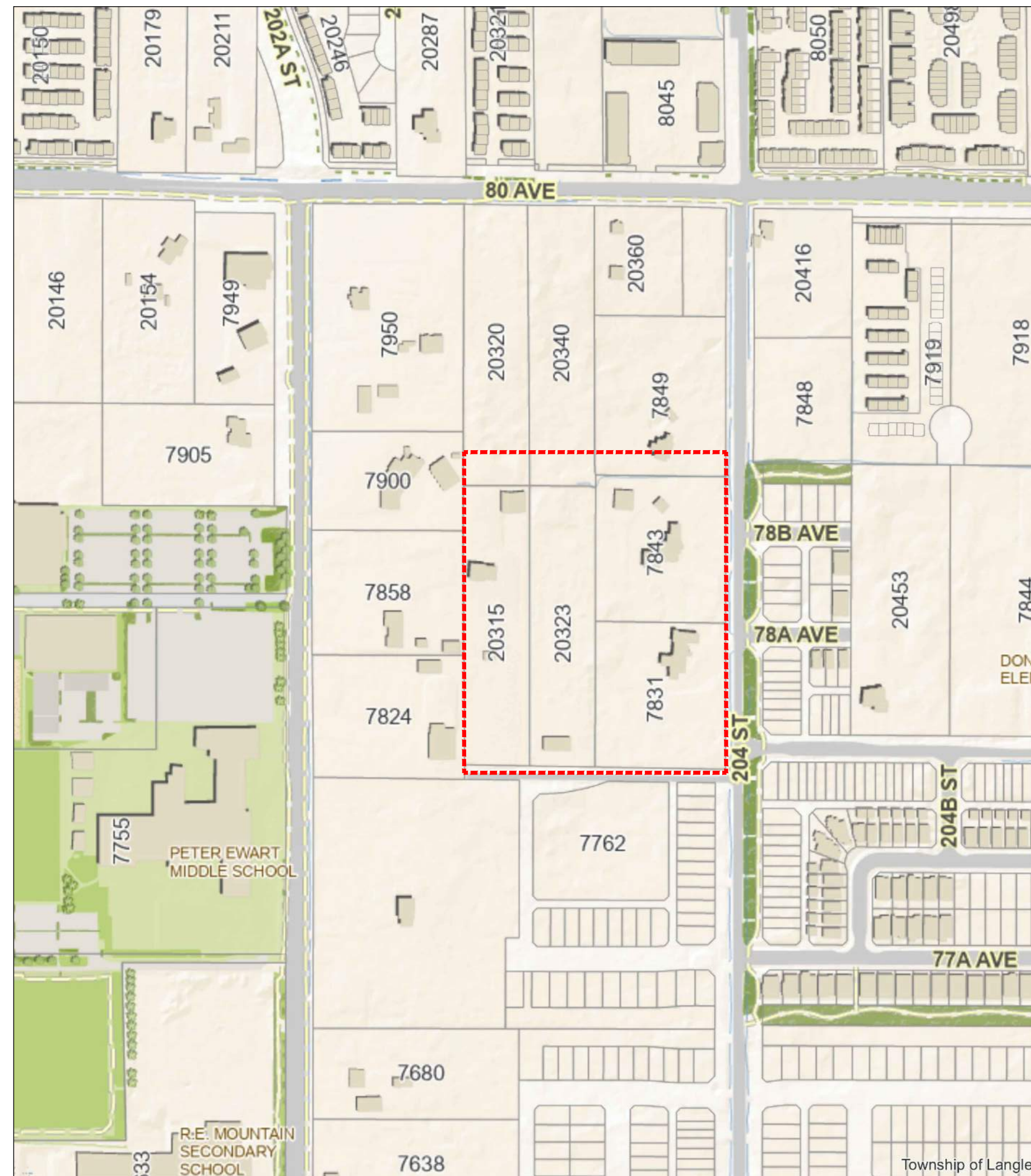
PARKING		FORMULA	TOTAL
REQUIRED RESIDENTIAL PARKING	133 Units	2.0 CARS/DWELLING	266
PROVIDED RESIDENTIAL PARKING	133 Units	2.0 CARS/DWELLING	266
REQUIRED RESIDENTIAL TANDEM PAR	24 Units	2.3 CARS/DWELLING	55
PROVIDED RESIDENTIAL TANDEM PAR	24 Units	2.0 CARS/DWELLING	48
TOTAL RESIDENTIAL PARKING		2.0 CARS/DWELLING	314
PERMITTED SMALL CAR PARKING		20%	94
PROVIDED SMALL CAR PARKING		2.5%	8
REQUIRED VISITOR PARKING		0.2 CARS/DWELLING	31
PROVIDED VISITOR PARKING	14 + 18		32
PERMITTED SMALL VISITOR CAR PARKING		20%	10
PROVIDED SMALL CAR VISITOR PARKING	4 + 4		8
TOTAL PARKING STALLS			346

*Electric Vehicle Charging Infrastructure shall be provided in each unit/garage and terminate in an Energized Outlet capable of providing a minimum of Level 2 Charging.

BIKE STALLS		FORMULA	TOTAL
REQUIRED SHORT TERM BIKE STALLS		n/a	
PROVIDED SHORT TERM BIKE STALLS		1 rack per lot	12.0

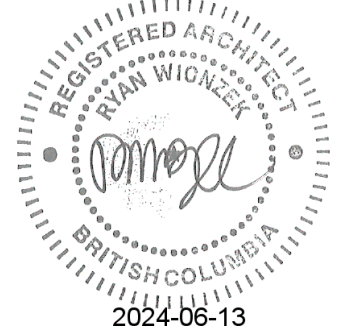
AMENITY, OPEN SPACE		FORMULA	TOTAL (SQ M)	TOTAL (SQ FT)
REQ'D AMENITY AREA - NORTH LOT	68 Units	@ 6 sq m / Unit	408.0	4,381.7
PROVIDED AMENITY AREA - NORTH LOT			409.54	4,408.3
REQ'D AMENITY AREA - SOUTH LOT	69 Units	@ 6 sq m / Unit	534.0	5,747.9
PROVIDED AMENITY AREA - SOUTH LOT			537.59	5,786.5
PROVIDED OUTDOOR AMENITY AREA		157 Units	1,071.6	11,534.4

BUILDING FLOOR AREA (FSR)				LOT COVERAGE AREA - FOOTPRINT AREA			
BUILDING NUMBER	BLDG TYPE	TOTAL FLOOR AREA (SQ FT)	TOTAL FLOOR AREA (SQ M)	BUILDING NUMBER	BLDG TYPE	TOTAL LOT COVERAGE (SQ FT)	TOTAL LOT COVERAGE (SQ M)
1	B1b-B1-B1-B1b	5,936.87	551.55	1	B1b-B1-B1-B1b	3,218.47	299.01
2	B2a-B2-B2b	4,393.43	408.16	2	B2a-B2-B2b	2,393.95	222.41
3	B2b-B2-B2a	4,393.41	408.16	3	B2b-B2-B2a	2,474.31	229.87
4	C4a-C4-C4-C4-C4-C4b	9,244.79	858.87	4	C4a-C4-C4-C4-C4-C4b	4,313.89	400.77
5	C4b-C4-C4-C4-C4-C4a	9,246.77	859.05	5	C4b-C4-C4-C4-C4-C4a	4,313.90	400.77
6	C4a-C4-C4-C4b	6,168.91	573.11	6	C4a-C4-C4-C4b	2,871.36	266.76
7	C4a-C4-C4-C4-C4a	7,705.26	715.84	7	C4a-C4-C4-C4-C4a	3,644.58	338.59
8	C4a-C4-C4-C4-C4b	7,706.84	715.99	8	C4a-C4-C4-C4-C4b	3,662.86	340.29
9	G1b-G1-G1b	5,554.00	515.98	9	G1b-G1-G1b	2,650.94	246.28
10	B3b-B3-B3b	5,223.06	485.24	10	B3b-B3-B3b	2,446.23	227.26
11	B1b-B1b	2,992.23	277.99	11	B1b-B1b	1,628.49	151.29
12	B3b-C3b-C3a-C3a-C3b-B3b	9,383.79	871.78	12	B3a-C3b-C3a-C3a-C3b-B3b	4,725.94	439.05
13	B3b-C3b-C3a-C3a-C3b-B3b	9,383.79	871.78	13	B3b-C3b-C3a-C3a-C3b-B3a	4,725.94	439.05
14	B3b-C3b-C3a-C3a-C3b-B3b	9,382.93	871.70	14	B3a-C3b-C3a-C3a-C3b-B3b	4,725.94	439.05
15	B3b-C3b-C3a-C3a-C3b-B3b	9,383.79	871.78	15	B3b-C3b-C3a-C3a-C3b-B3a	4,725.94	439.05
16	G1b-G1-G1-G1-G1b	9,219.05	856.48	16	G1b-G1-G1-G1-G1b	4,388.89	407.74
17	C4a-C4-C4-C4-C4-C4a	9,244.78	858.87	17	C4a-C4-C4-C4-C4-C4a	4,373.77	406.34
18	C4b-C4-C4-C4-C4-C4a	9,244.78	858.87	18	C4b-C4-C4-C4-C4-C4a	4,373.73	406.33
19	C4a-C4-C4-C4-C4a	7,706.86	715.99	19	C4a-C4-C4-C4-C4a	3,582.43	332.82
20	C4a-C4-C4-C4-C4a	7,705.64	715.88	20	C4a-C4-C4-C4-C4a	3,584.02	331.11
21	C4a-C4-C4-C4b	6,168.92	573.11	21	C4a-C4-C4-C4b	2,871.22	266.75
22	C4b-C4-C4-C4-C4-C4a	9,244.67	858.86	22	C4b-C4-C4-C4-C4-C4a	4,293.25	398.86
23	C4a-C4-C4-C4-C4b	7,724.97	717.67	23	C4a-C4-C4-C4-C4b	3,662.90	340.29
24	B3b-B3-B3-B3a	6,915.87	642.51	24	B3b-B3-B3-B3a	2,156.10	200.31
25	B3a-B3-B3a	5,155.58	478.97	25	B3a-B3-B3a	2,343.20	217.69
26	B1a-B1-B1-B1b	5,918.35	549.83	26	B1a-B1-B1-B1b	3,219.89	299.14
27	B3b-C3b-C3a-C3a-C3b-B3b	9,383.74	871.78	27	B3b-C3b-C3a-C3a-C3b-B3a	4,756.81	441.92
28	B3b-C3b-C3a-C3a-C3b-B3b	9,385.74	871.96	28	B3b-C3b-C3a-C3a-C3b-B3a	4,725.82	439.04
29	B2b-B2-B2-B2a	5,846.63	543.17	29	B2b-B2-B2-B2a	3,183.19	295.73
30	B2b-B2-B2-B2b	5,846.89	543.19	30	B2b-B2-B2-B2b	3,261.87	303.04
31	B2a-B2-B2a	4,375.96	406.54	31	B2a-B2-B2a	2,377.13	220.84
32	B2a-B2-B2a	4,376.63	406.60	32	B2a-B2-B2a	2,398.14	222.79
33	B2b-B2-B2a	4,393.34	408.15	33	B2b-B2-B2a	2,377.13	220.84
34	B2a-B2-B2b	4,393.63	408.18	34	B2a-B2-B2b	2,377.13	220.84
35	C4b-C4-C4-C4b	6,168.91	573.11	35	C4b-C4-C4-C4b	2,889.65	268.46
TOTAL		244,520.81	22,716.73	TOTAL		119,699.01	11,120.40



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**EMORY
TOWNHOMES**

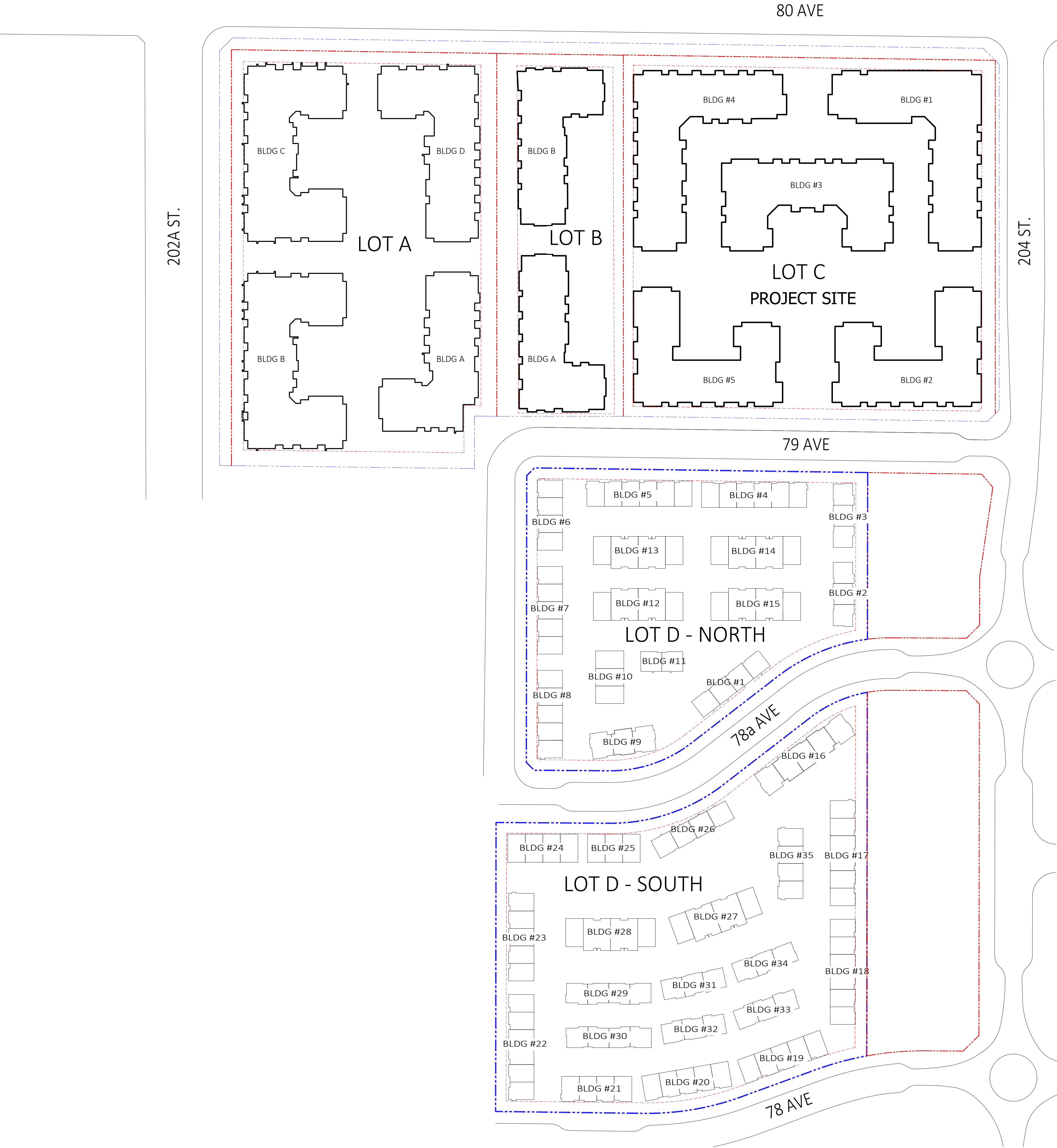
20315 & 20323 78 AVE, 20320 & 20340 80 AVE,
7831, 7843, & 7849 204 ST
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

CONTEXT MAP & AERIAL PHOTO

DRAWING No.

A0.02



LOT A DATA (BY OTHERS)

GROSS SITE AREA: 199,137 SF (18,500 m²)
NET SITE AREA: 170,574 SF (15,847 m²)
FSR: 426,085 SF / 199,137 SF = 2.13
HEIGHT: 6 STOREYS

LOT B DATA (BY OTHERS)

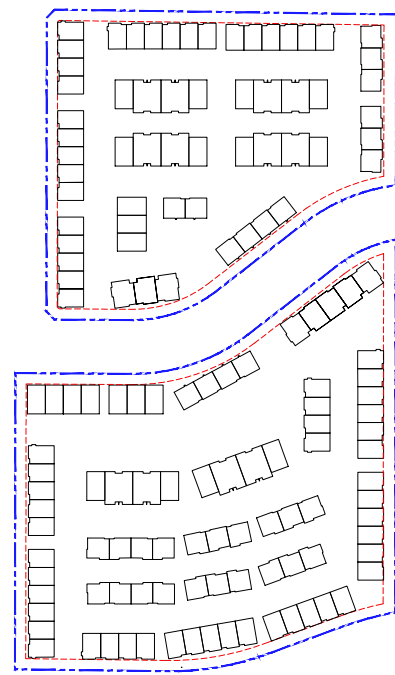
GROSS SITE AREA: 106,200 SF (9,866 m²)
NET SITE AREA: 71,180 SF (6,613 m²)
FSR: 163,224 / 106,200 = 1.53
HEIGHT: 6 STOREYS

LOT C DATA (PROJECT SITE)
(PROJECT BY STREETSIDE DEVELOPMENT)

GROSS SITE AREA: 217,599 SF (20,216 m²)
NET SITE AREA: 210,846 SF (19,588 m²)
FSR: 2.49
HEIGHT: 6 STOREYS

LOT D DATA (NORTH + SOUTH)
(DIFFERENT PROJECT BY STREETSIDE DEVELOPMENT)

GROSS SITE AREA: 314,405 SF (29,209 m²)
NET SITE AREA: 314,405 SF (29,209 m²)
FSR: 0.77
HEIGHT: 3 STOREYS



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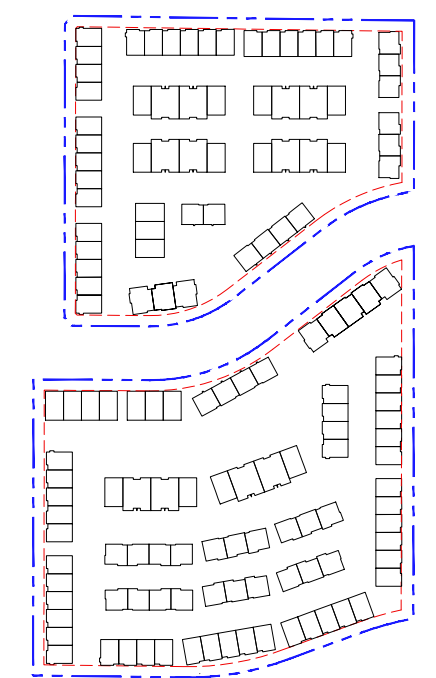
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PROJECT	EMORY TOWNHOMES 20315 & 20323 78 AVE, 20320 & 20340 80 AVE, 7831, 7843, & 7849 204 ST TOWNSHIP OF LANGLEY, BC
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DRAWING TITLE	CONTEXT PLAN CONCEPTUAL LAYOUT
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DRAWING No.	A0.02a
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CONSULTANT	



PROJECT

EMORY TOWNHOMES

20315 & 20323 78 AVE, 20320 & 20340 80 AVE,
7831, 7843, & 7849 204 ST
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

PRECEDENTS SHEET

DRAWING No.

A0.04



Williams 2



Williams 2



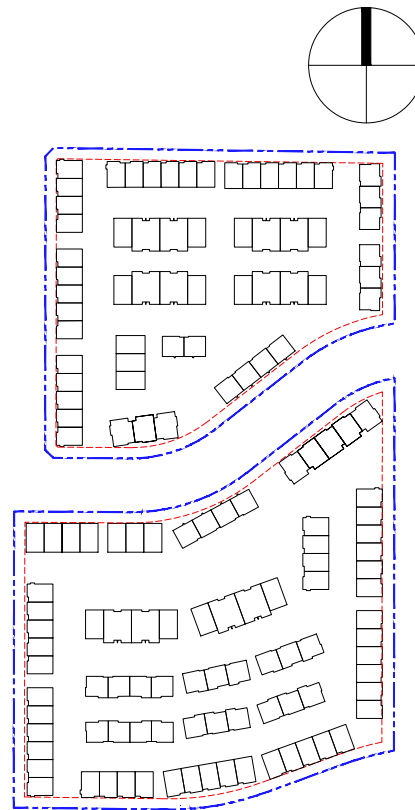
Williams 2



Fleetwood



Fremont



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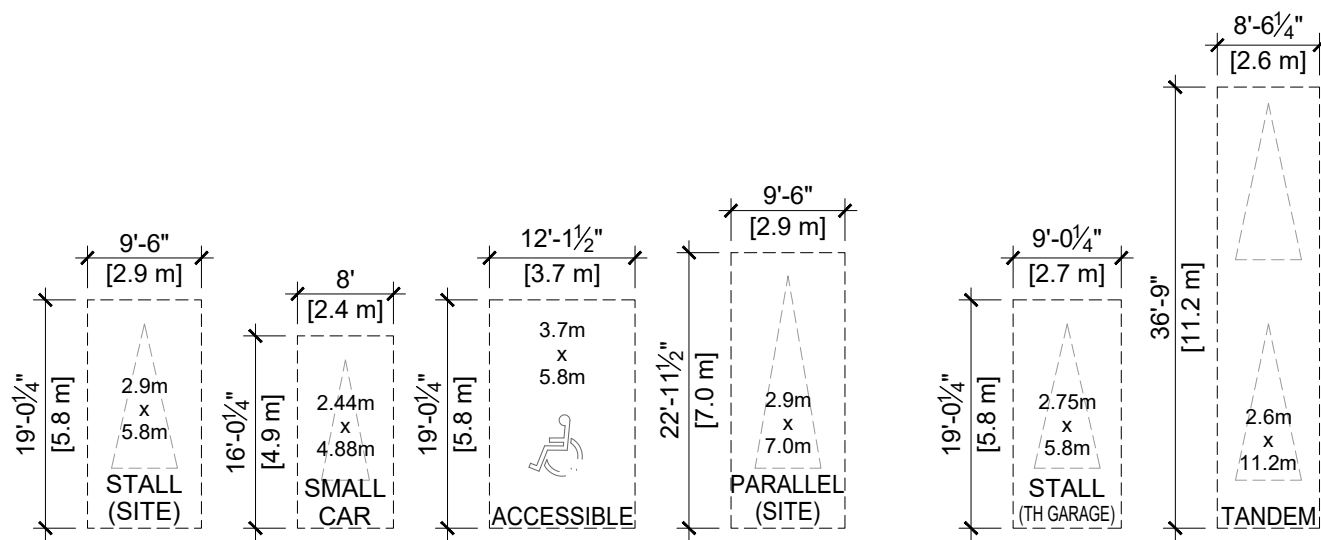


PROJECT	EMORY TOWNHOMES
	20315 & 20323 78 AVE, 20320 & 20340 80 AVE, 7831, 7843, & 7849 204 ST TOWNSHIP OF LANGLEY, BC

DRAWING TITLE	SITE PLAN
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DRAWING No.

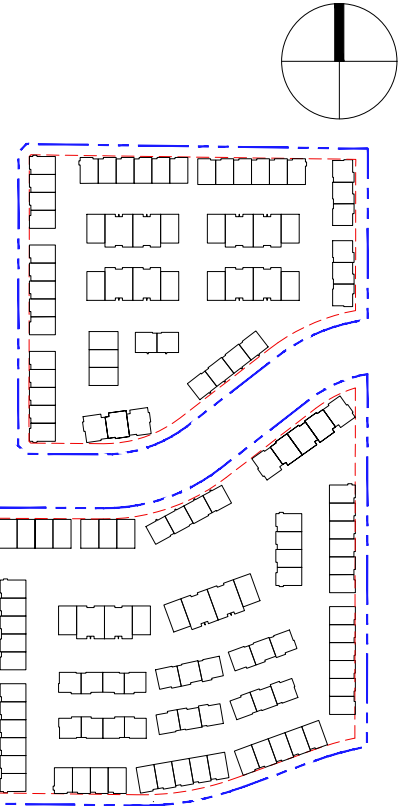
A1.00



2 PARKING DIMENSIONS
A1.00 Scale: 1/16"=1'-0"



1 OVERALL SITE PLAN
A1.00 Scale: 1/64"=1'-0"



REVISIONS

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PROJECT NUMBER	DE-08.1
DRAWN BY	RR/ RV/ LC
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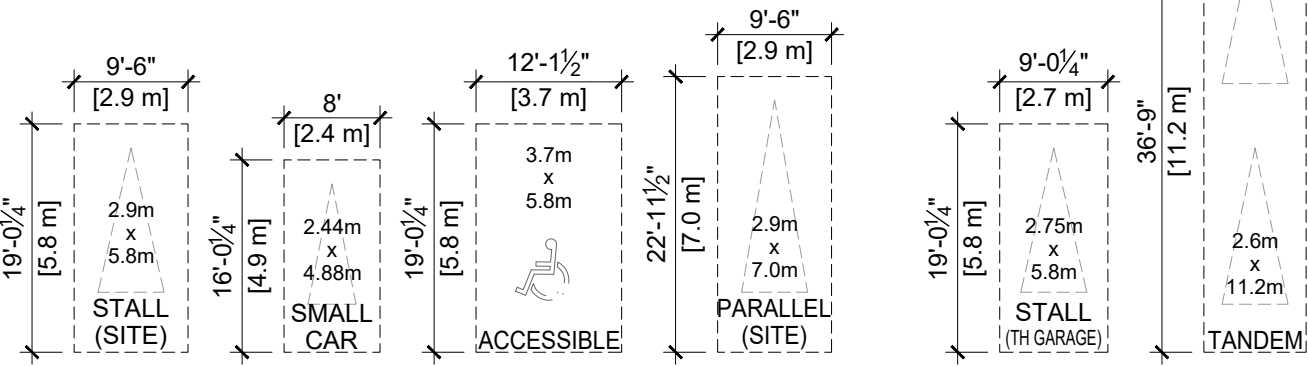
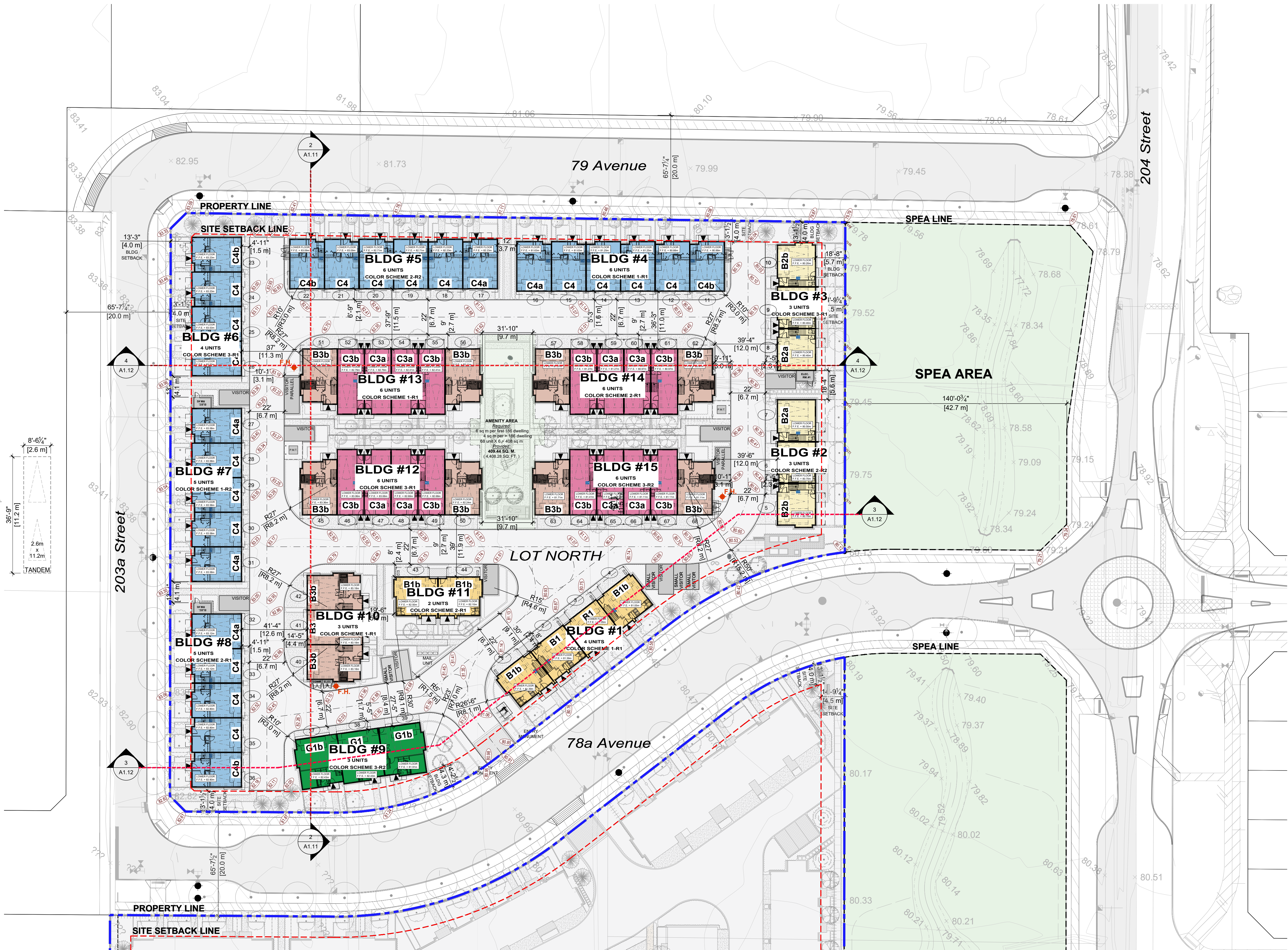


PROJECT	EMORY TOWNHOMES
	20315 & 20323 78 AVE, 20320 & 20340 80 AVE, 7831, 7843, & 7849 204 ST TOWNSHIP OF LANGLEY, BC

DRAWING TITLE	NORTH LOT SITE PLAN
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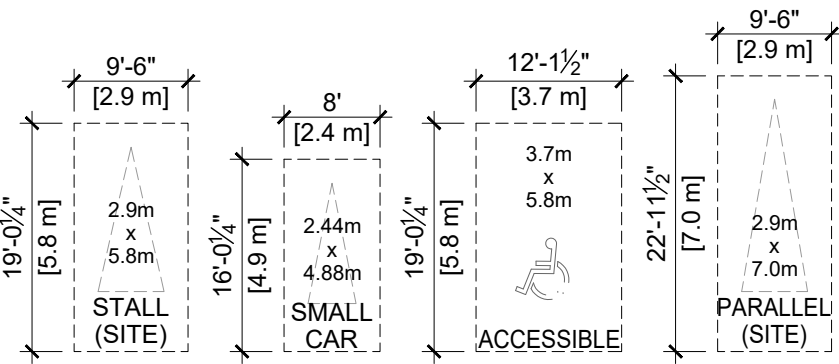
DRAWING No.

A1.01

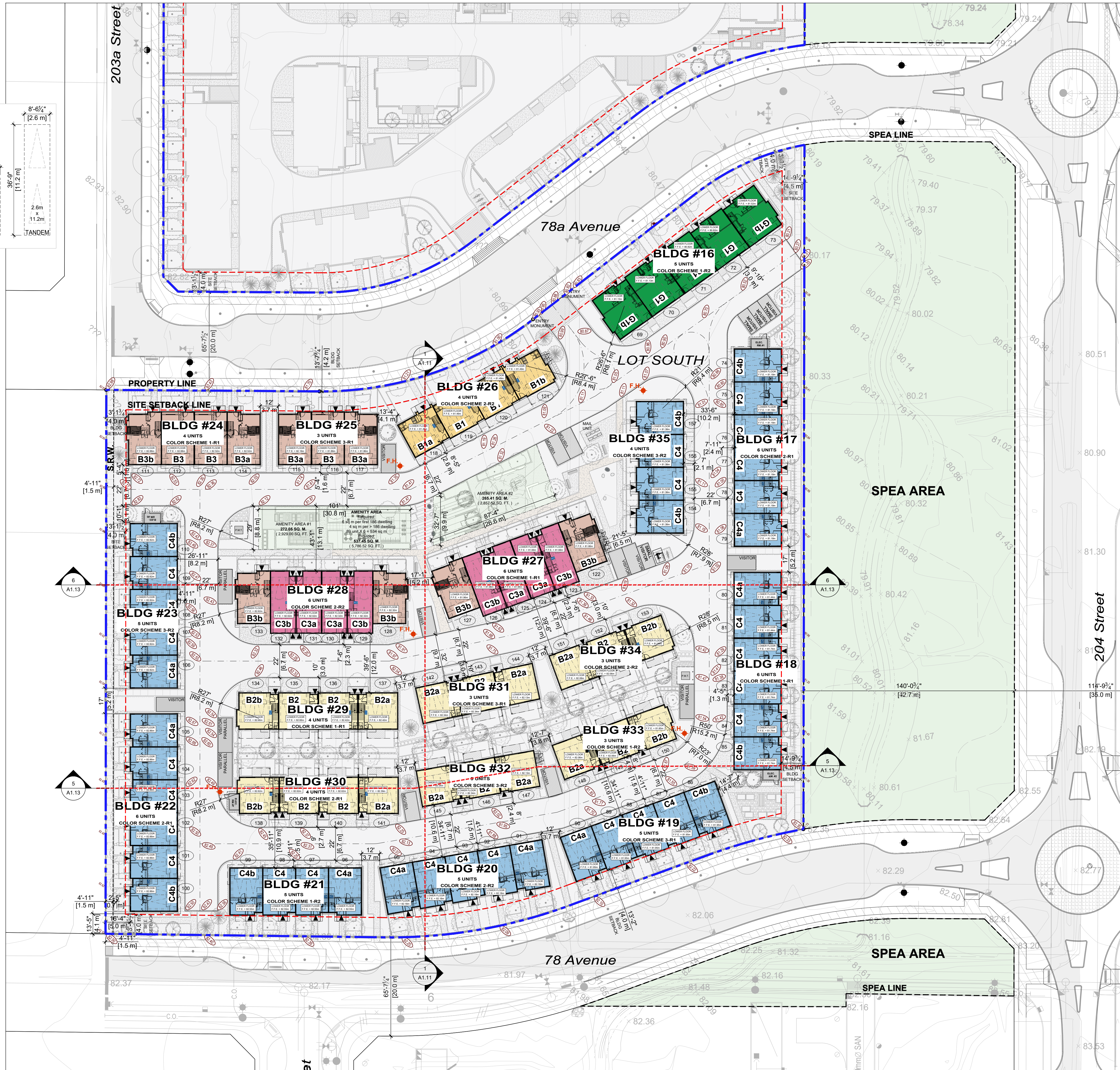


2 PARKING DIMENSIONS
Scale: 1/16"=1'-0"

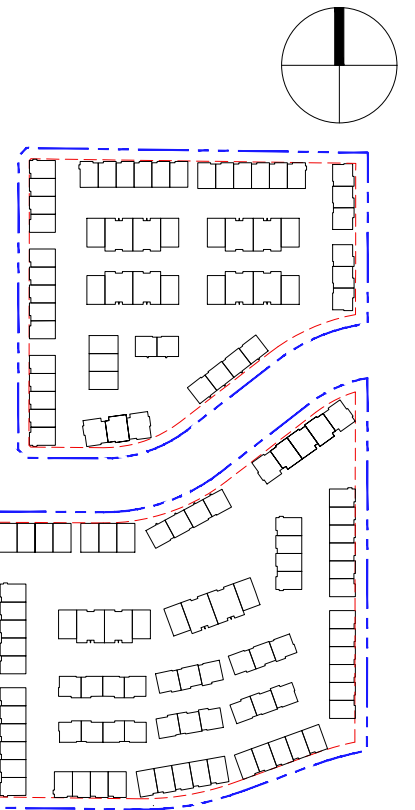
1 LOT NORTH SITE PLAN
Scale: 1/32"=1'-0"



2 PARKING DIMENSIONS
Scale: 1/16"=1'-0"



1 LOT SOUTH SITE PLAN
Scale: 1/32"=1'-0"



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1 ISSUED FOR DP	June 07, 2024

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DRAWN BY RRJ/RV/LC

CHECKED BY RW

DATE CHECKED

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PROJECT

EMORY
TOWNHOMES

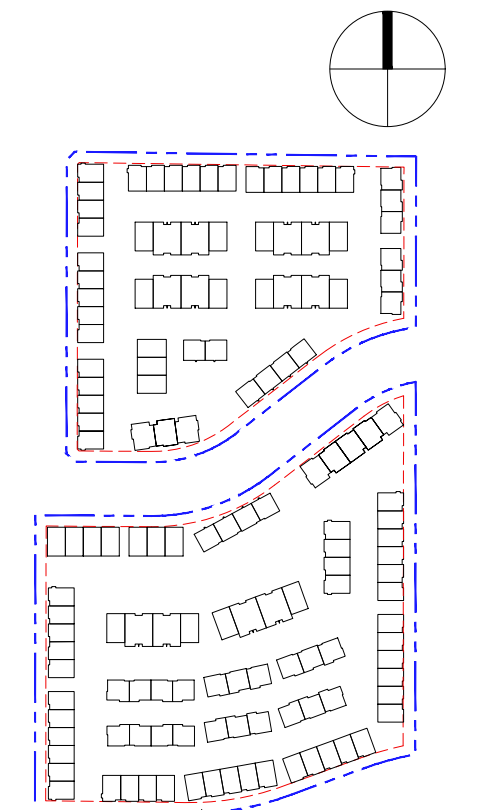
20315 & 20323 78 AVE, 20320 & 20340 80 AVE,
7831, 7843, & 7849 204 ST
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

SOUTH LOT
SITE PLAN

DRAWING No.

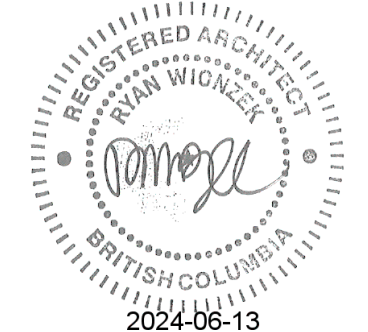
A1.02



REVISIONS

ISSUES	DATE
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1 ISSUED FOR DP	June 07, 2024

PROJECT NUMBER	DE-08.1
DRAWN BY	RR/ RV/ LC
CHECKED BY	RW
DATE CHECKED	
CONSULTANT	



PROJECT

**EMORY
TOWNHOMES**

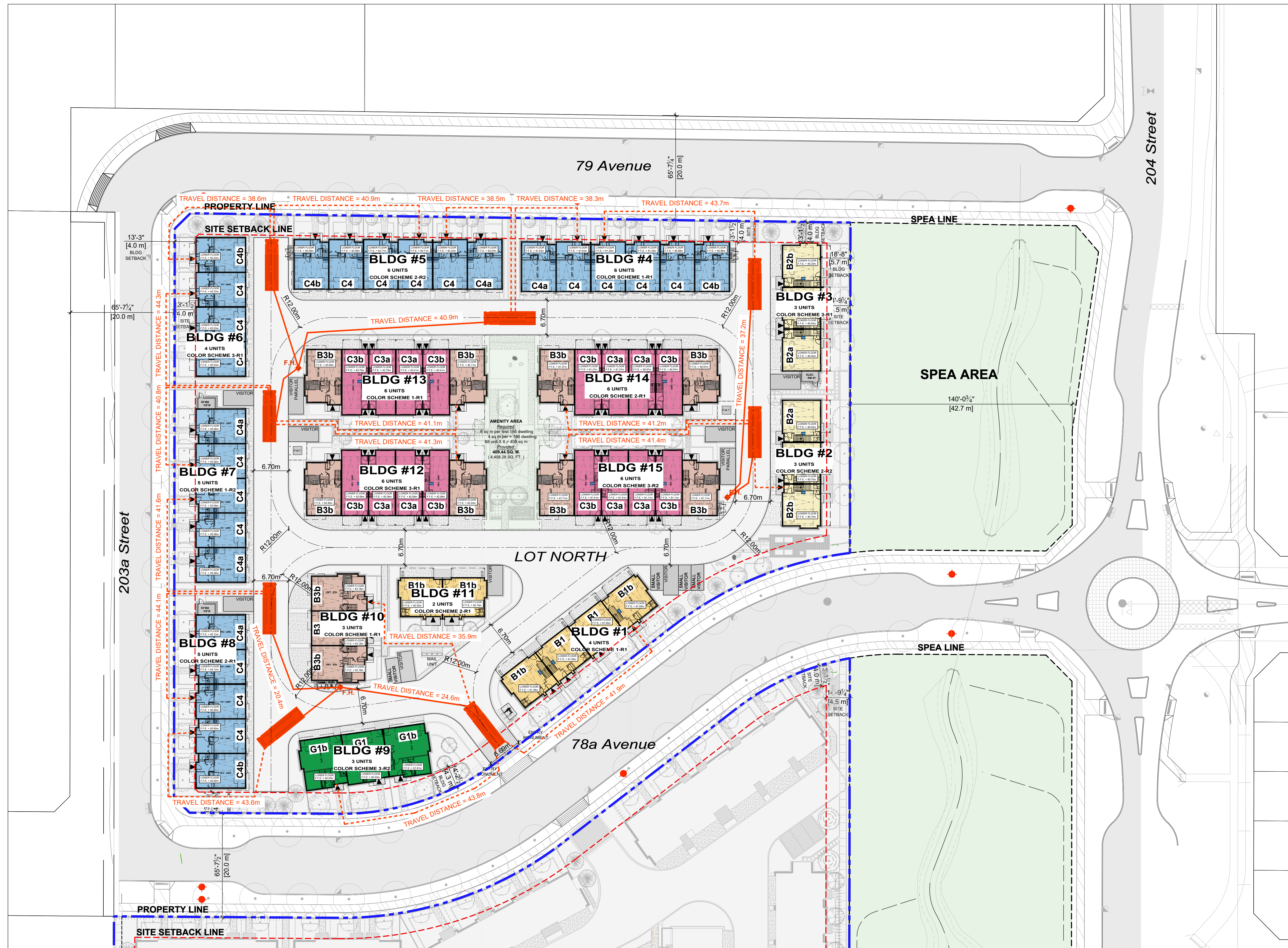
20315 & 20323 78 AVE, 20320 & 20340 80 AVE,
7831, 7843, & 7849 204 ST
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

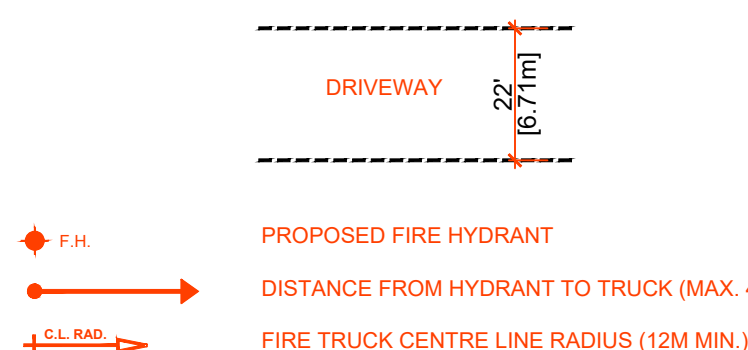
**NORTH LOT
FIRE ACCESS PLAN**

DRAWING No.

A1.05

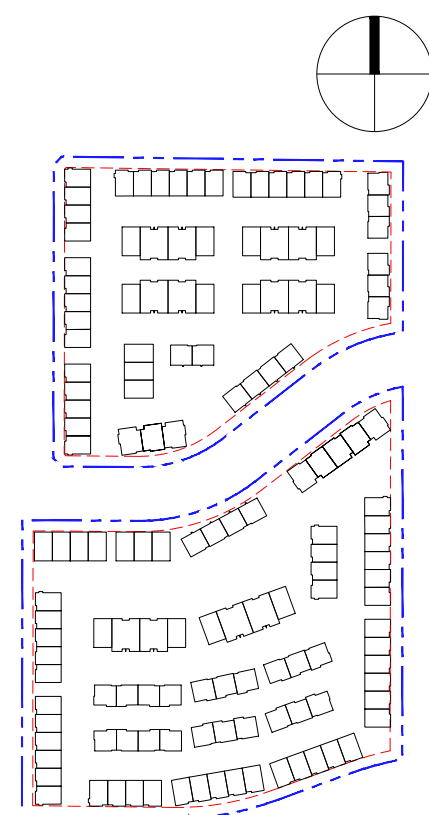


- NOTE:
- ALL SURFACES WITHIN THE REQUIRED FIRE ACCESS ROUTE SHALL BE DESIGNED TO ACCOMMODATE FIRE FIGHTING EQUIPMENT LOADS AS PER THE FIRE DEPARTMENT REQUIREMENTS & B.C.B.C. 2024.
 - MIN. WIDTH OF FIRE TRUCK ACCESS ROUTE = 6.7M (24')



- MAXIMUM FIRE DEPT. TRUCK ACCESS ROUTE TO BE 90M. TRUCK TURN AROUND FACILITIES REQUIRED IF ACCESS ROUTE EXCEEDS 90M.
- NO PARKING SIGNS TO BE POSTED ALONG TRUCK FIRE ACCESS ROUTES.
- HYDRANT FLANGE TO BE 2"-4" ABOVE FINISHED GRADE.

1 LOT NORTH SITE PLAN
A1.05 Scale: 1/32"=1'-0"



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CONSULTANT	



PROJECT

EMORY TOWNHOMES

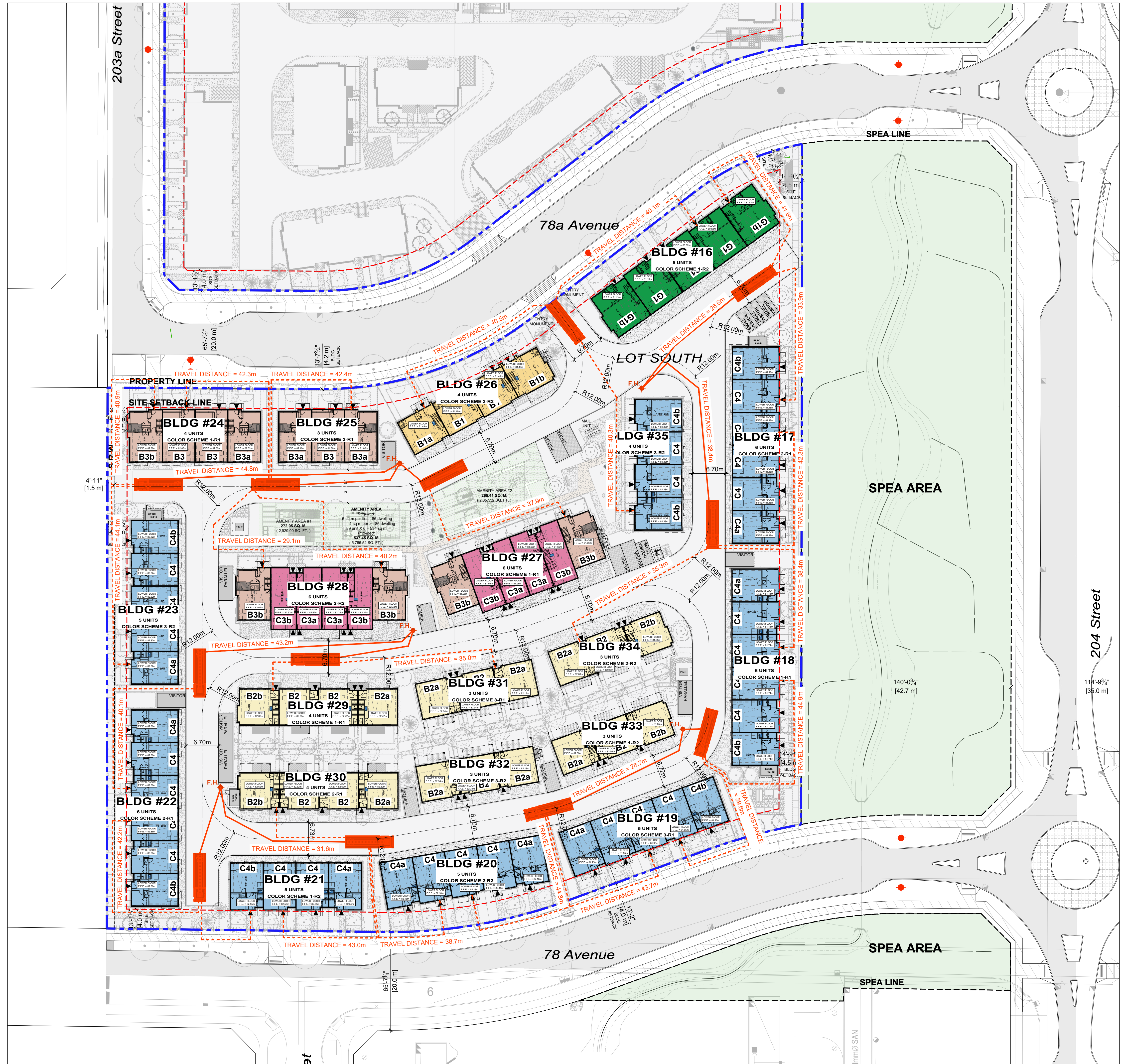
20315 & 20323 78 AVE, 20320 & 20340 80 AVE,
7831, 7843, & 7849 204 ST
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

**SOUTH LOT
FIRE ACCESS PLAN**

DRAWING No.

A1.06



NOTE:

- ALL SURFACES WITHIN THE REQUIRED FIRE ACCESS ROUTE SHALL BE DESIGNED TO ACCOMMODATE FIRE FIGHTING EQUIPMENT LOADS AS PER THE FIRE DEPARTMENT REQUIREMENTS & B.C.B.C. 2024.
- MIN. WIDTH OF FIRE TRUCK ACCESS ROUTE = 6.7M (24')

DRIVEWAY

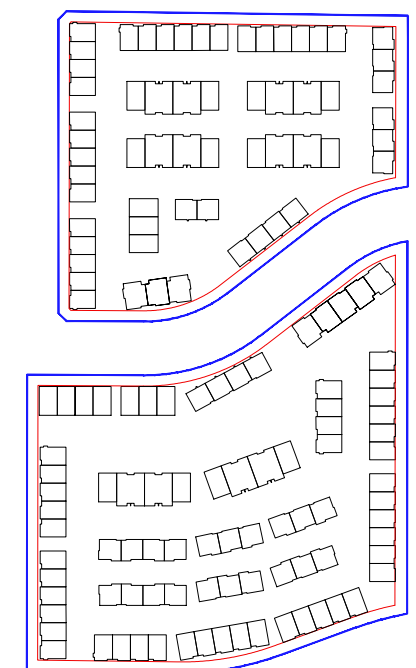
22' (6.7m)

F.H. PROPOSED FIRE HYDRANT

→ DISTANCE FROM HYDRANT TO TRUCK (MAX. 45m)

→ FIRE TRUCK CENTRE LINE RADIUS (12M MIN.)

- MAXIMUM FIRE DEPT. TRUCK ACCESS ROUTE TO BE 90M. TRUCK TURN AROUND FACILITIES REQUIRED IF ACCESS ROUTE EXCEEDS 90M.
- NO PARKING SIGNS TO BE POSTED ALONG TRUCK FIRE ACCESS ROUTES.
- HYDRANT FLANGE TO BE 2'-4" ABOVE FINISHED GRADE.



REVISIONS

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ISSUES

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PROJECT NUMBER	DE-08.1
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CONSULTANT	
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EMORY
TOWNHOMES

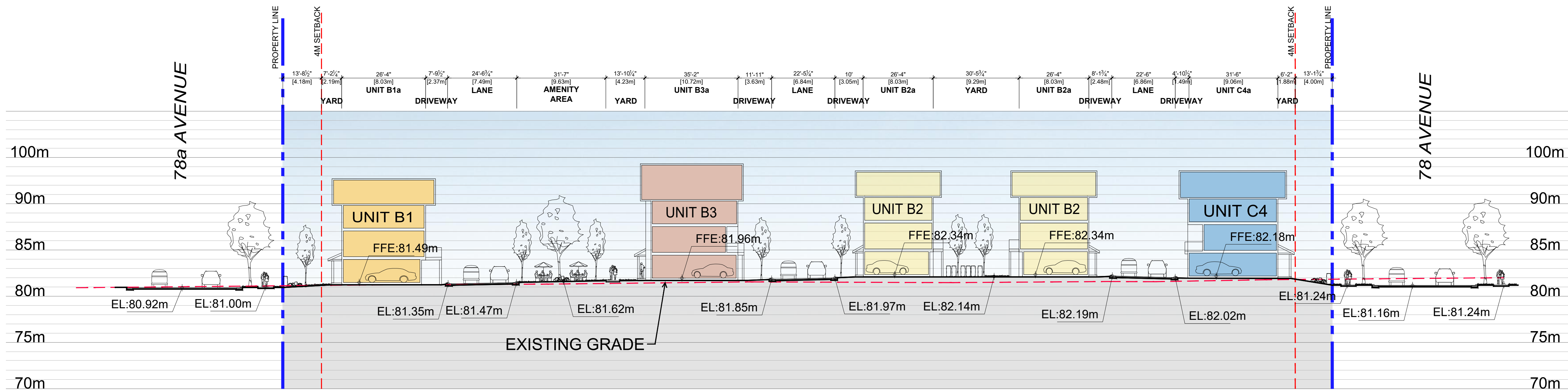
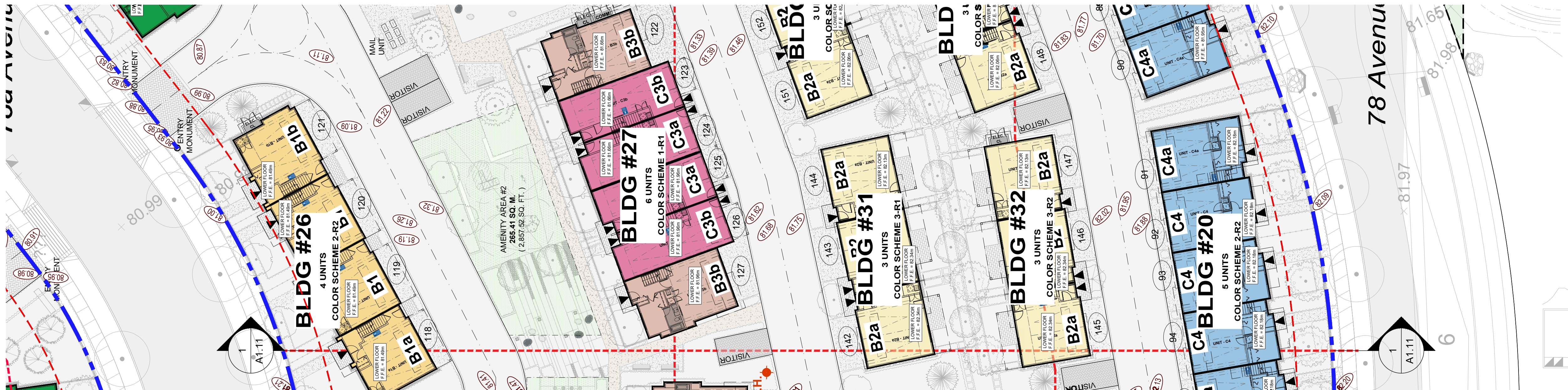
20315 & 20323 78 AVE, 20320 & 20340 80 AVE,
7831, 7843, & 7849 204 ST
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE	
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SITE SECTION

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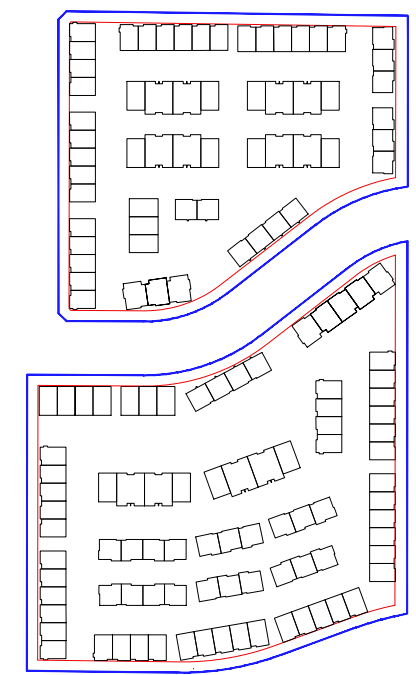
A1.11



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A1.11

SITE SECTION 1

Scale: 3/64" = 1'-0"



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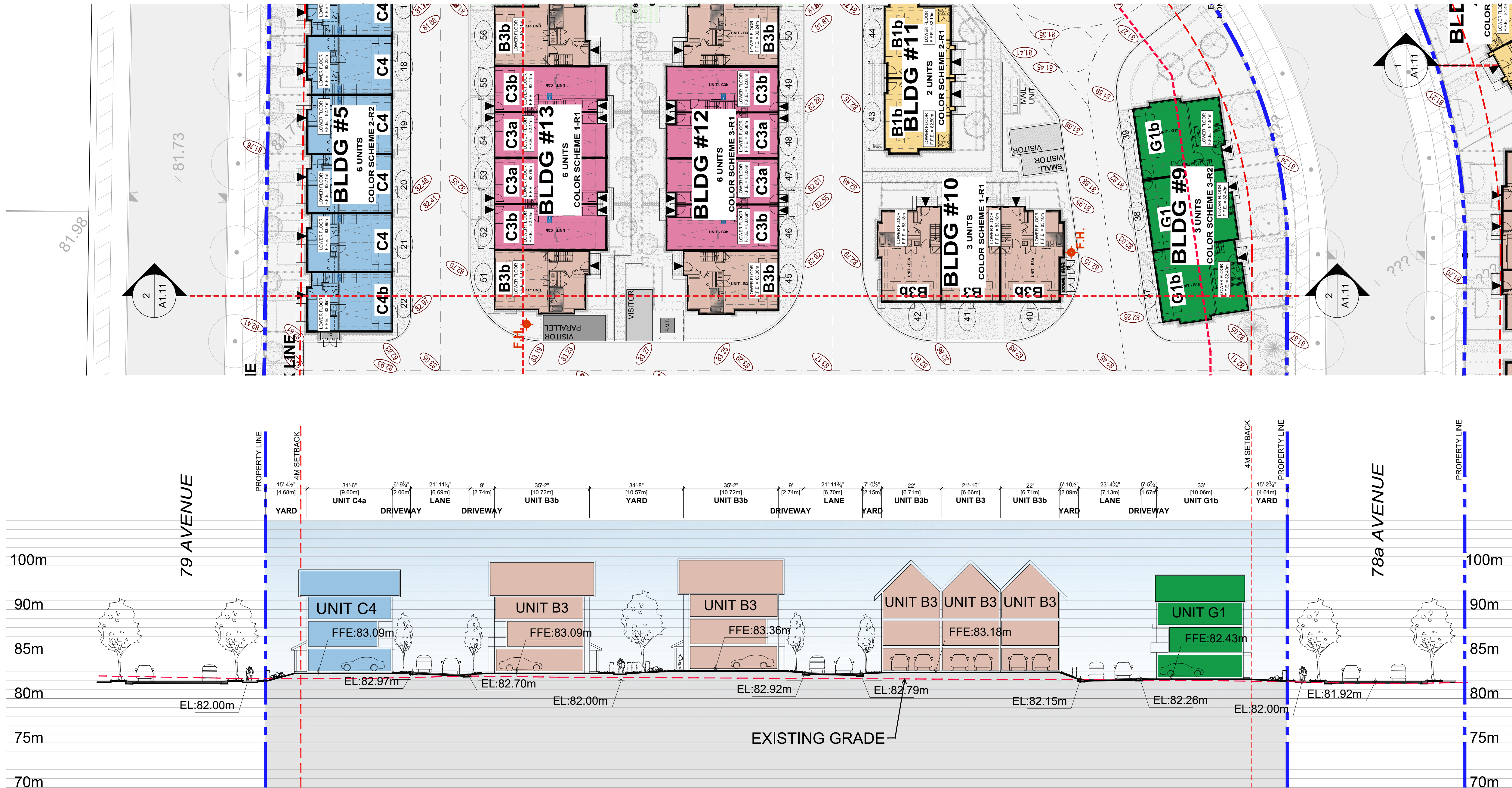


PROJECT	EMORY TOWNHOMES
	20315 & 20323 78 AVE, 20320 & 20340 80 AVE, 7831, 7843, & 7849 204 ST TOWNSHIP OF LANGLEY, BC

DRAWING TITLE	SITE SECTION
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DRAWING No.

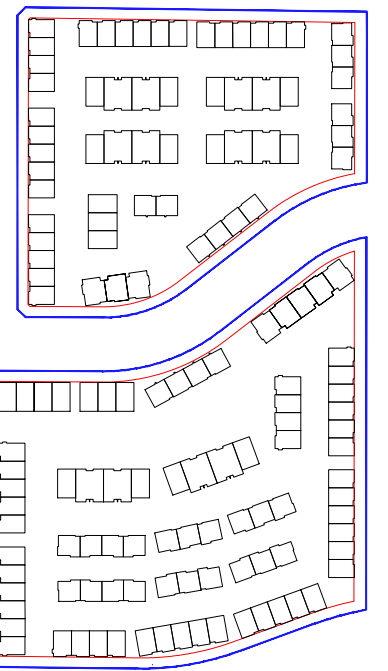
A1.12



2
A1.12

SITE SECTION 2

Scale: 3/64" = 1'-0"



REVISIONS

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CONSULTANT



PROJECT

EMORY
TOWNHOMES

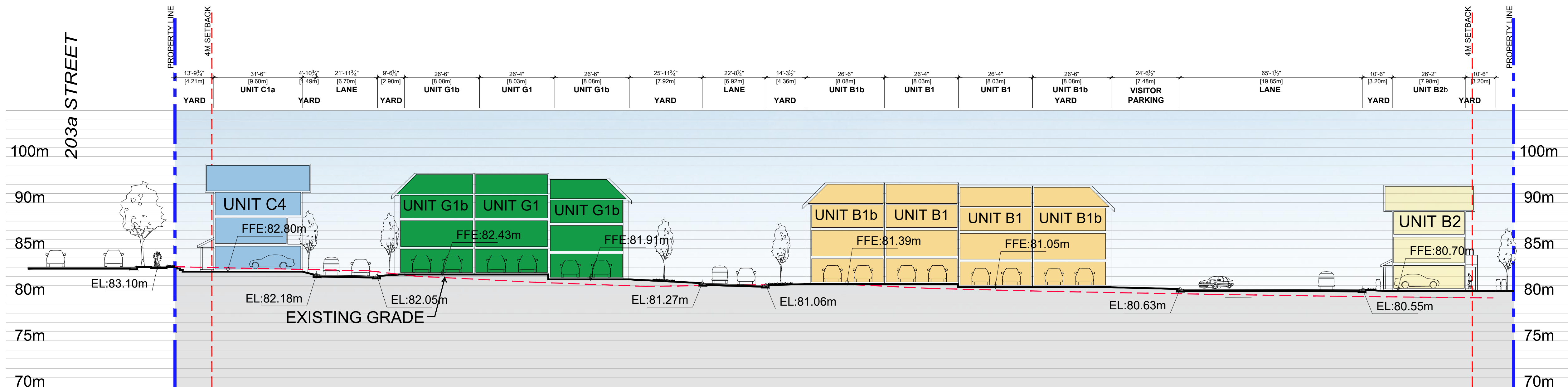
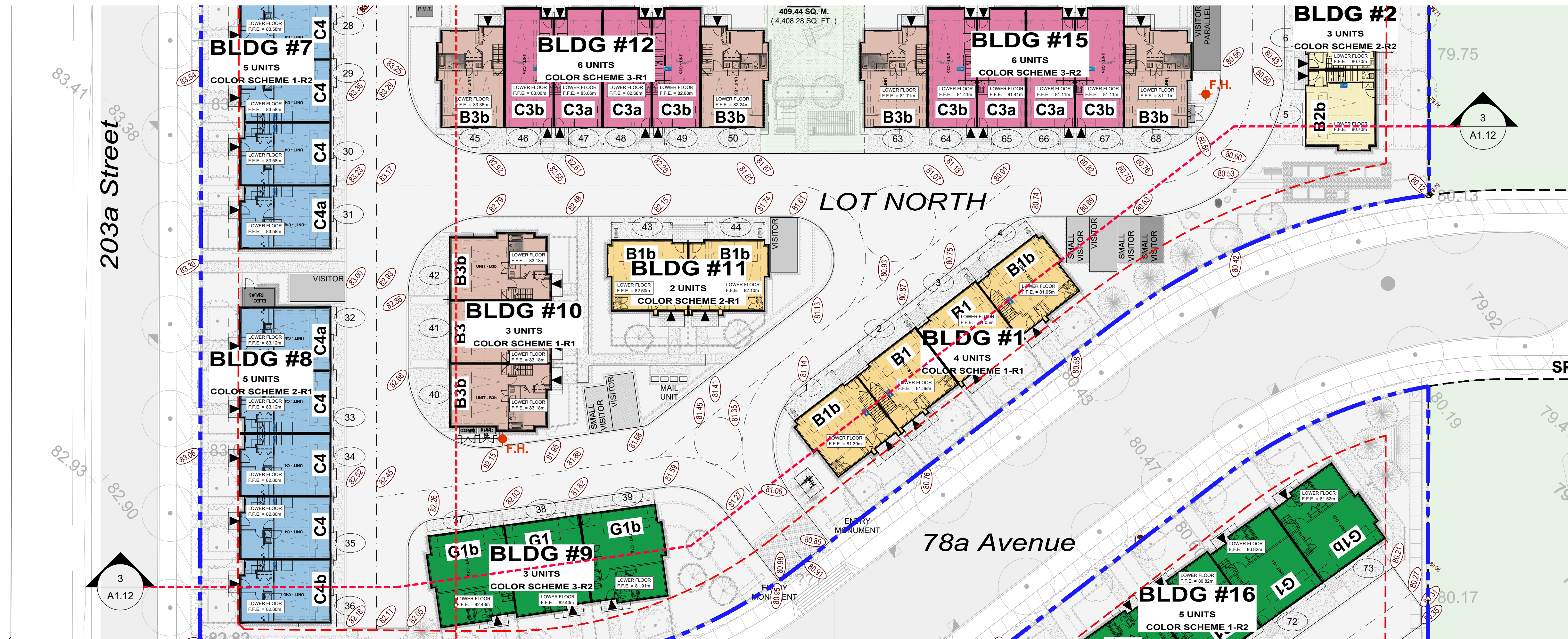
20315 & 20323 78 AVE, 20320 & 20340 80 AVE,
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DRAWING TITLE

SITE SECTION

DRAWING No.

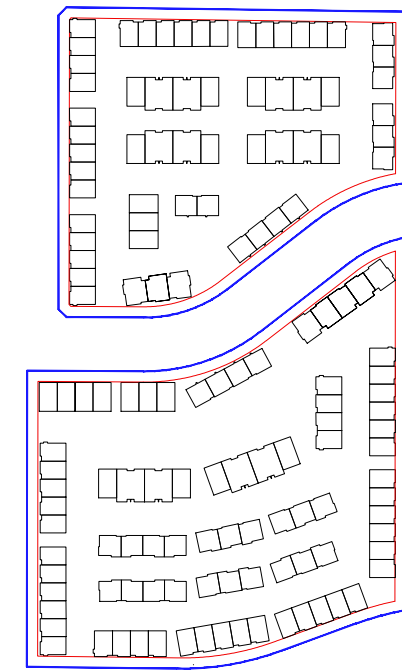
A1.13



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A1.13

SITE SECTION 3

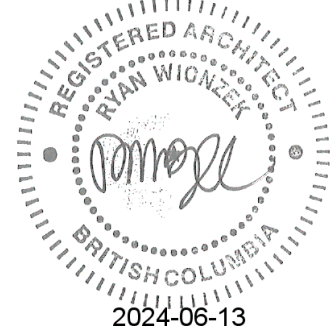
Scale: 3/64" = 1'-0"



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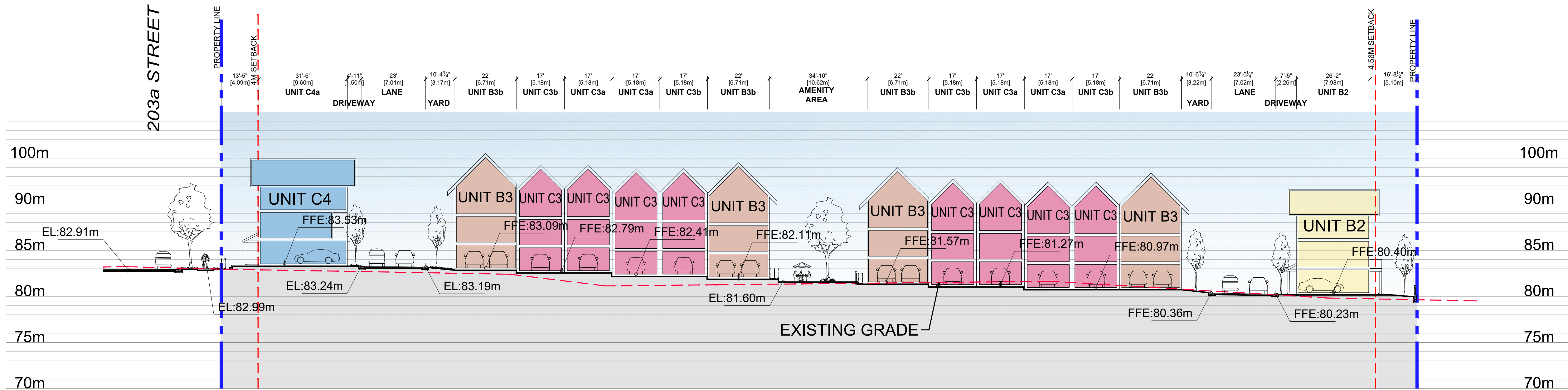
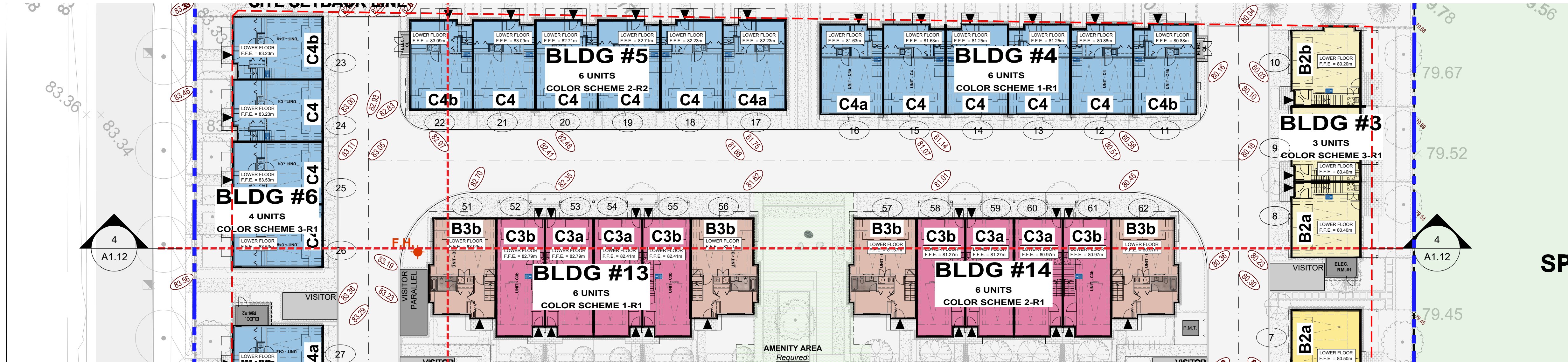


PROJECT	EMORY TOWNHOMES
	20315 & 20323 78 AVE, 20320 & 20340 80 AVE, 7831, 7843, & 7849 204 ST TOWNSHIP OF LANGLEY, BC

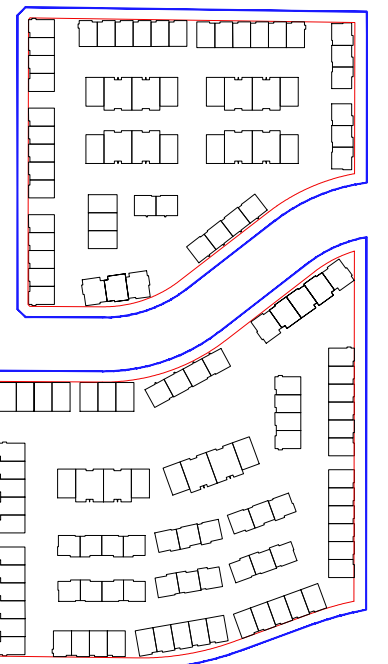
DRAWING TITLE	SITE SECTION
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DRAWING No.

A1.14



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A1.14
SITE SECTION 4
Scale: 3/64" = 1'-0"



REVISIONS

ISSUES	DATE
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1 ISSUED FOR DP	June 07, 2024

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CONSULTANT	



PROJECT

**EMORY
TOWNHOMES**

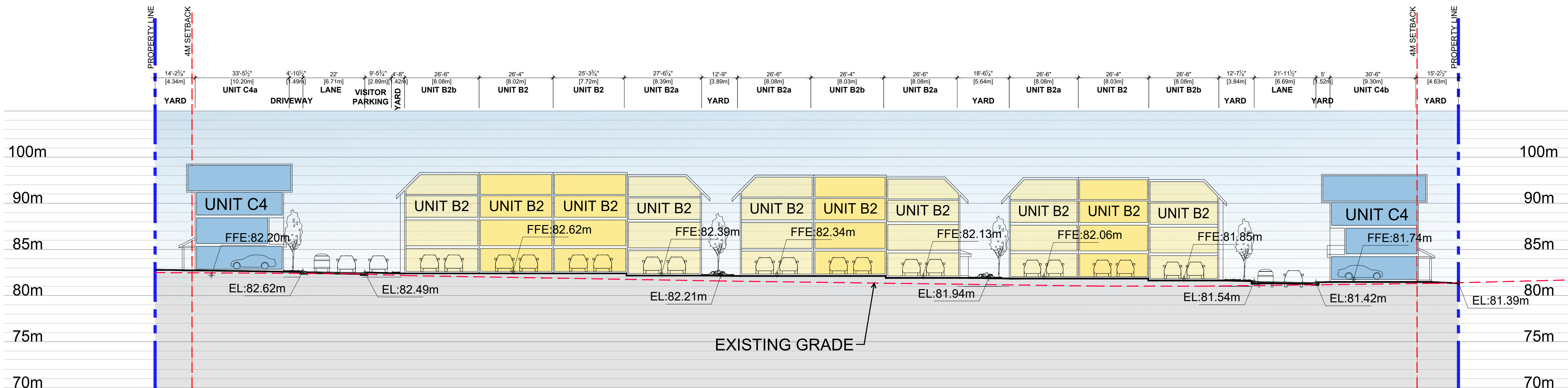
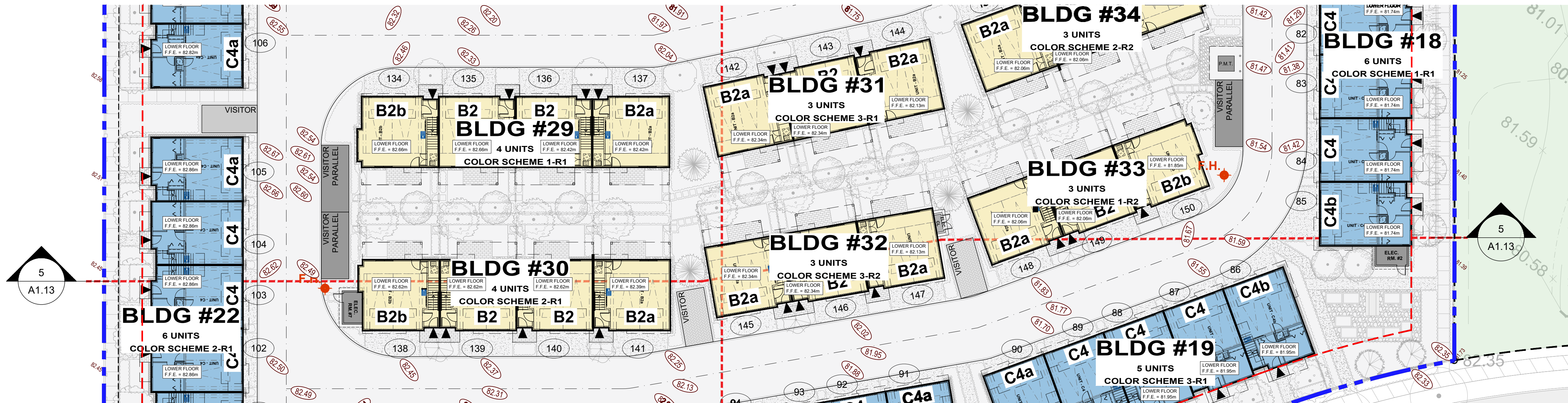
20315 & 20323 78 AVE, 20320 & 20340 80 AVE,
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TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

SITE SECTION

DRAWING No.

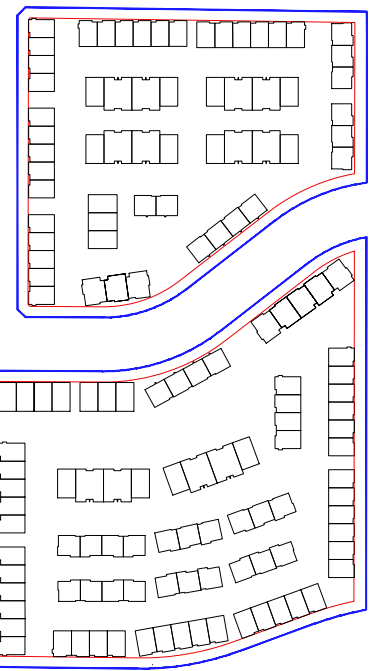
A1.15



5
A1.15

SITE SECTION 5

Scale: 3/64" = 1'-0"



REVISIONS

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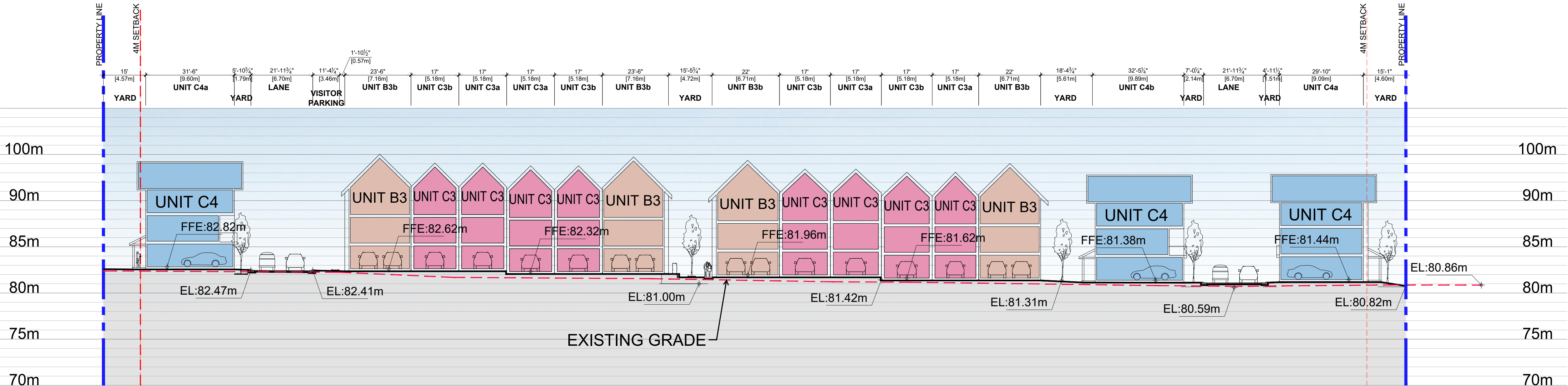
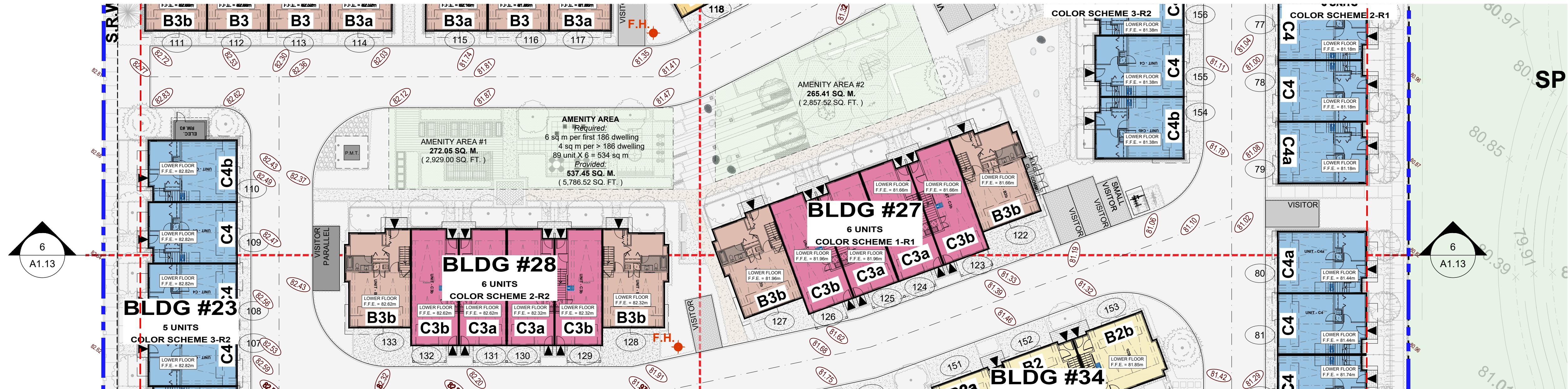
PROJECT NUMBER	DE-08.1
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CONSULTANT	



PROJECT	EMORY TOWNHOMES
	20315 & 20323 78 AVE, 20320 & 20340 80 AVE, 7831, 7843, & 7849 204 ST TOWNSHIP OF LANGLEY, BC

DRAWING TITLE	SITE SECTION
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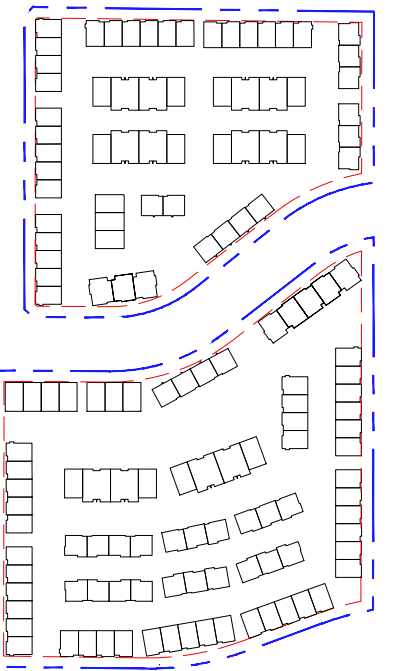
A1.16



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A1.16

SITE SECTION 6

Scale: 3/64" = 1'-0"



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EMORY
TOWNHOMES

20315 & 20323 78 AVE, 20320 & 20340 80 AVE,
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TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

STREETSCAPE

DRAWING No.

A1.21



2

A1.21

SOUTH STREETSCAPE - ALONG 78a AVENUE

Scale: 3/64" = 1'-0"

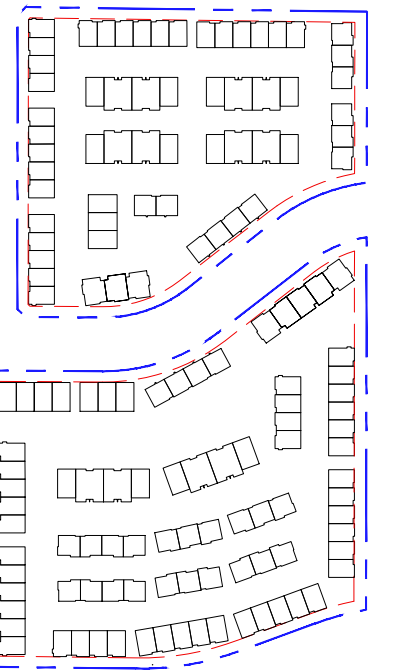


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A1.21

NORTH STREETSCAPE - ALONG 78a AVENUE

Scale: 3/64" = 1'-0"



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RW

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CONSULTANT



PROJECT

**EMORY
TOWNHOMES**

20315 & 20323 78 AVE, 20320 & 20340 80 AVE,
7831, 7843, & 7849 204 ST
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

STREETSCAPE

DRAWING No.

A1.22



4

SOUTH STREETSCAPE - ALONG 79 AVENUE

Scale: 3/64" = 1'-0"

A1.22

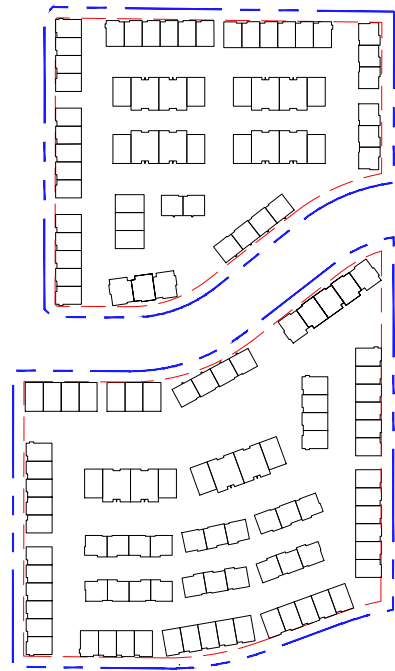


3

NORTH STREETSCAPE - ALONG 78 AVENUE

Scale: 3/64" = 1'-0"

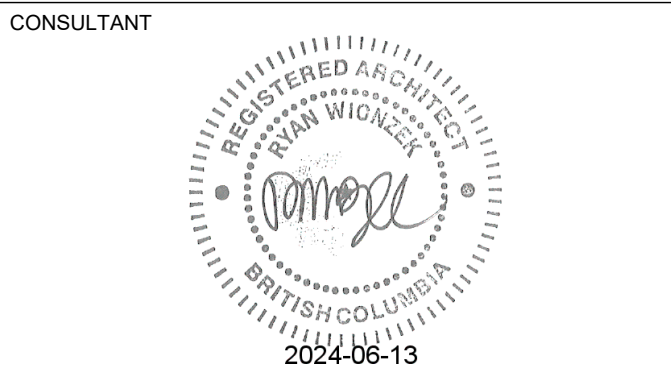
A1.22



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PROJECT	EMORY TOWNHOMES
	20315 & 20323 78 AVE, 20320 & 20340 80 AVE, 7831, 7843, & 7849 204 ST TOWNSHIP OF LANGLEY, BC

DRAWING TITLE	STREETSCAPE
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DRAWING No.	A1.23
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5
A1.23

EAST STREETSCAPE - ALONG 203a STREET
Scale: 3/64" = 1'-0"