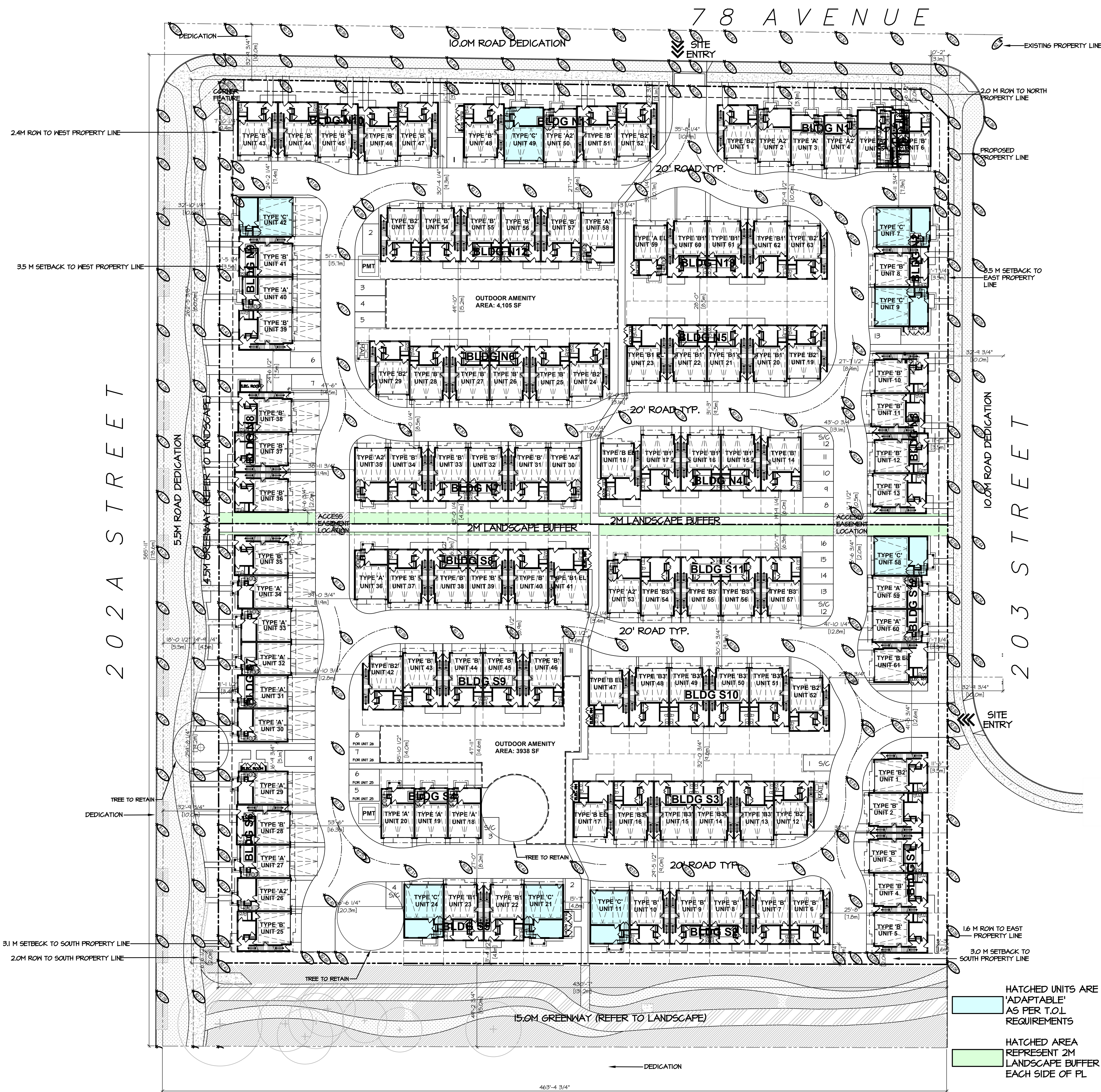




LOT DEVELOPMENT DATA

GROSS SITE AREA:	291,288 S.F.	6.687 ACRES	27061.6m ²	2.706HA
DEDICATIONS:	67,695 S.F.	1.554 ACRES	6,289.1m ²	0.629HA
NET SITE AREA:	223,593 S.F.	5.133 ACRES	20,712.5m ²	2.071HA

DENSITY: 18.55 UPA

NO. OF UNITS 124

NET SITE COVERAGE: 45.50%

DWELLING PARKING:
REQUIRED: 2 PER UNIT = 248 STALLS
2 ADDITIONAL PER UNIT FACING 202A ST = 36 STALLS
TOTAL = 284 STALLS

PROVIDED 284 STALLS (36 S/C STALLS)

VISITOR PARKING:
REQUIRED: 0.2 PER UNIT = 24.8 STALLS

PROVIDED: 25 STALLS (1 S/C STALL)

AMENITY:
REQUIRED: 744m² (8,008 S.F.)
PROVIDED: 747m² (8,040 S.F.)

ADAPTABLE UNITS
REQUIRED: 124 UNITS X 5% = 6.2 UNITS
PROVIDED: 8 UNITS

NORTH LOT DEVELOPMENT DATA

ZONING:				
GROSS SITE AREA:	145,528 S.F.	3.341 ACRES	13,520m ²	1.352HA
DEDICATIONS:	33,543 S.F.	0.77 ACRES	3,116.2m ²	0.312HA
NET SITE AREA:	111,985 S.F.	2.571 ACRES	10,403.8m ²	1.040HA

DENSITY: 18.8 UPA

NO. OF UNITS 63

NET SITE COVERAGE: 46.0%

DWELLING PARKING:
REQUIRED: 2 PER UNIT = 126 STALLS
2 ADDITIONAL PER UNIT FACING 202A ST = 14 STALLS
TOTAL = 140 STALLS

PROVIDED 140 STALLS (14 S/C STALLS)

VISITOR PARKING:
REQUIRED: 0.2 PER UNIT = 12.6 STALLS

PROVIDED: 13 STALLS (1 S/C STALL)

AMENITY:
REQUIRED: 378m² (4,069 S.F.)
PROVIDED: 381m² (4,105 S.F.)

ADAPTABLE UNITS
REQUIRED: 63 UNITS X 5% = 3.15 UNITS
PROVIDED: 4 UNITS

SOUTH LOT DEVELOPMENT DATA

ZONING:				
GROSS SITE AREA:	145,760 S.F.	3.346 ACRES	13,541.6m ²	1.354HA
DEDICATIONS:	34,152 S.F.	0.784 ACRES	3,172.9m ²	0.317HA
NET SITE AREA:	111,608 S.F.	2.562 ACRES	10,368.7m ²	1.037HA

DENSITY: 18.3 UPA

NO. OF UNITS 61

NET SITE COVERAGE: 45%

DWELLING PARKING:
REQUIRED: 2 PER UNIT = 122 STALLS
2 ADDITIONAL PER UNIT FACING 202A ST = 22 STALLS
TOTAL = 144 STALLS

PROVIDED 144 STALLS (22 S/C STALLS)

VISITOR PARKING:
REQUIRED: 0.2 PER UNIT = 12.2 STALLS

PROVIDED: 12 STALLS (2 S/C STALLS)

AMENITY:
REQUIRED: 366m² (3,938 S.F.)
PROVIDED: 366m² (3,938 S.F.)

ADAPTABLE UNITS
REQUIRED: 61 UNITS X 5% = 3.05 UNITS
PROVIDED: 4 UNITS

DATE	NO	DESCRIPTION
JULY 30, 2025	3	ISSUED FOR DP RESUBMISSION
JAN 24, 2025	2	ISSUED FOR DP RESUBMISSION
DEC 12, 2024	1	ISSUED FOR DP APPLICATION

barnett dembek
ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
T(604) 597-7100 F(604) 597-2099
mail@barnett-dembek.com

GROUP 161
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:
124 UNIT TOWNHOMES
7742, 7780, 7720 202A ST
TOWNSHIP OF LANGLEY

CLIENT:
GARCHA HOMES

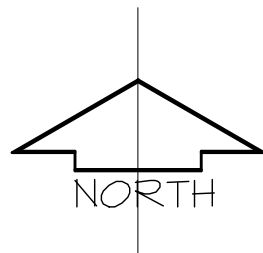
DRAWN: SS	
CHECKED: LC	
SCALE: 1" = 30'-0"	
JOB NO.: 23016	
DATE: DEC 12, 24	

CONCEPTUAL SITE PLAN

DRAWING No.	REVISION No.
AC-1.01	

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

4.5 M SETBACK TO SOUTH PROPERTY
2.0 M ROW TO SOUTH PROPERTY LINE



COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.



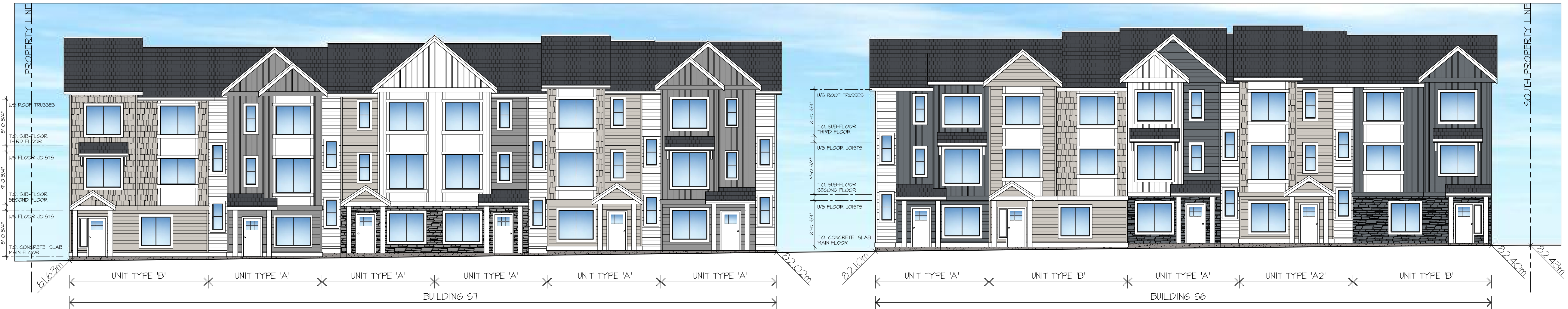
202A ST ELEVATION

SCALE : 1" = 20'-0"



202A ST ELEVATION - NORTH LOT

SCALE : 1" = 10'-0"



202A ST ELEVATION - SOUTH LOT

SCALE : 1" = 10'-0"

DATE	NO	DESCRIPTION
JULY 30, 2025	3	ISSUED FOR DP RESUBMISSION
JAN 24, 2025	2	ISSUED FOR DP RESUBMISSION
DEC 12, 2024	1	ISSUED FOR DP APPLICATION

barnett dembek
ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
T(604) 597-7100 F(604) 597-2099
mail@bdarkitex.com

GROUP 161
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:
124 UNIT TOWNHOMES
7742, 7780, 7720 202A ST
TOWNSHIP OF LANGLEY

CLIENT:
GARCHA HOMES

DRAWN: SS	
CHECKED: LC	
SCALE: 1" = 30'-0"	
JOB NO.: 23016	
DATE: DEC 12, 24	

SHEET TITLE:
CONCEPTUAL STREET ELEV.

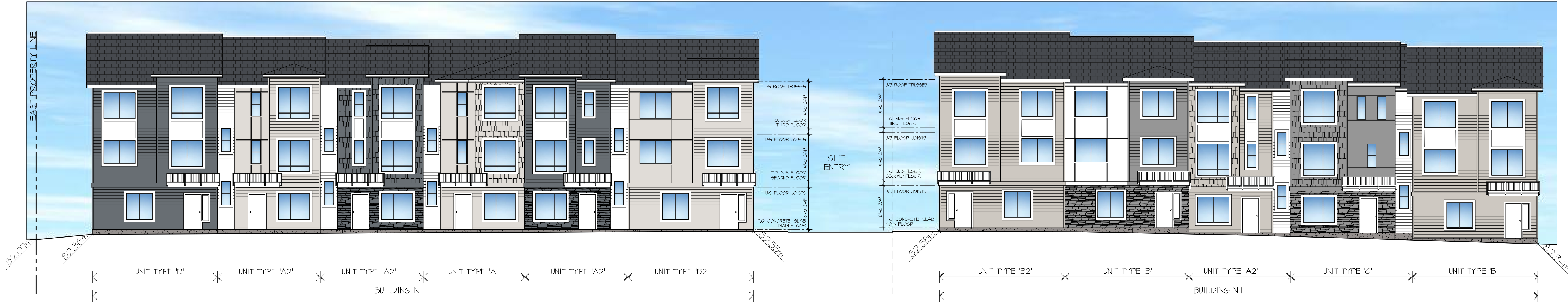
DRAWING No.	REVISION No.
AC-1.03	

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECTS WRITTEN CONSENT.



78 AVE ELEVATION

SCALE : 1" = 20'-0"



78 AVE ELEVATION - BLDG NI & NII

SCALE : 1" = 10'-0"



78 AVE ELEVATION - BLDG NII & N12

SCALE : 1" = 10'-0"

ISSUE		
JULY 30, 2025	3	ISSUED FOR DP RESUBMISSION
JAN 24, 2025	2	ISSUED FOR DP RESUBMISSION
DEC 12, 2024	1	ISSUED FOR DP APPLICATION
DATE	NO	DESCRIPTION

barnett dembek
ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
T(604) 597-7100 F(604) 597-2099
mail@bdarkitex.com

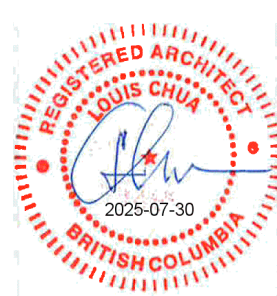
GROUP 161

GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:
124 UNIT TOWNHOMES
7742, 7780, 7720 202A ST
TOWNSHIP OF LANGLEY

CLIENT:
GARCHA HOMES

DRAWN: SS
CHECKED: LC
SCALE: 1" = 30'-0"
JOB NO.: 23016
DATE: DEC 12, 24



SHEET TITLE:
CONCEPTUAL STREET ELEV.

DRAWING No.	REVISION No.
AC-1.04	

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.



WALKWAY ELEVATION

SCALE : 1" = 20'-0"



WALKWAY ELEVATION - BLDG S6 & S5

SCALE : 1" = 10'-0"



WALKWAY ELEVATION - BLDG S2 & S1

SCALE : 1" = 10'-0"

ISSUE		DATE	NO	DESCRIPTION
JULY 30, 2025	3			ISSUED FOR DP RESUBMISSION
JAN 24, 2025	2			ISSUED FOR DP RESUBMISSION
DEC 12, 2024	1			ISSUED FOR DP APPLICATION

barnett dembek
ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
T(604) 597-7100 F(604) 597-2099
mail@bdarkitex.com

GROUP 161

GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:
124 UNIT TOWNHOMES
7742, 7780, 7720 202A ST
TOWNSHIP OF LANGLEY

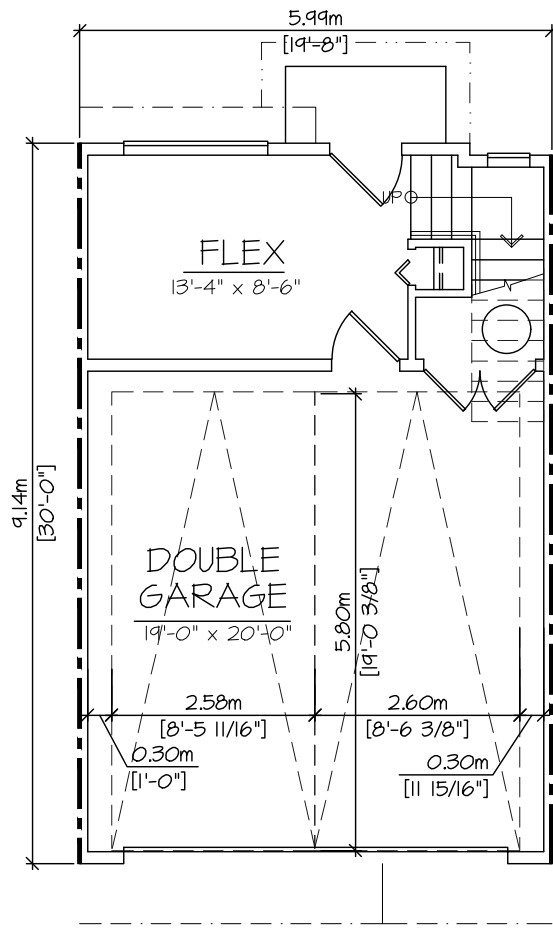
CLIENT:
GARCHA HOMES

DRAWN: SS	
CHECKED: LC	
SCALE: 1" = 30'-0"	
JOB NO.: 23016	
DATE: DEC 12, 24	

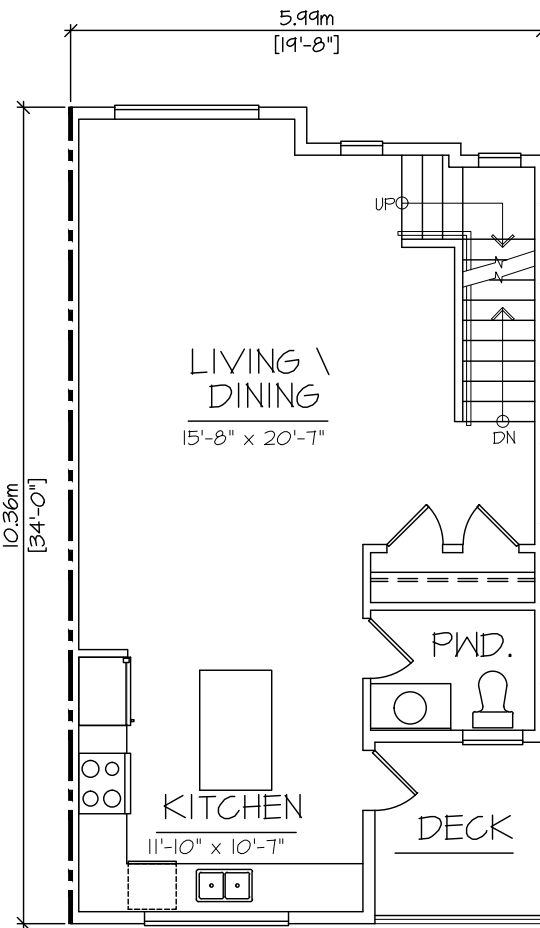
SHEET TITLE:
CONCEPTUAL STREET ELEV.

DRAWING No.	REVISION No.
AC-1.05	

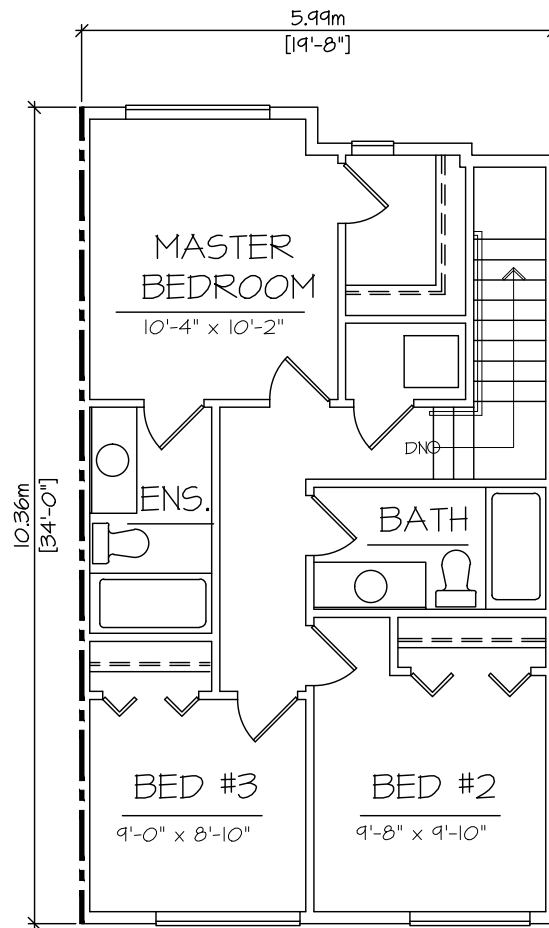
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECTS WRITTEN CONSENT.



GROUND FLOOR
SCALE : 1/8" = 1'-0" 180 S.F.

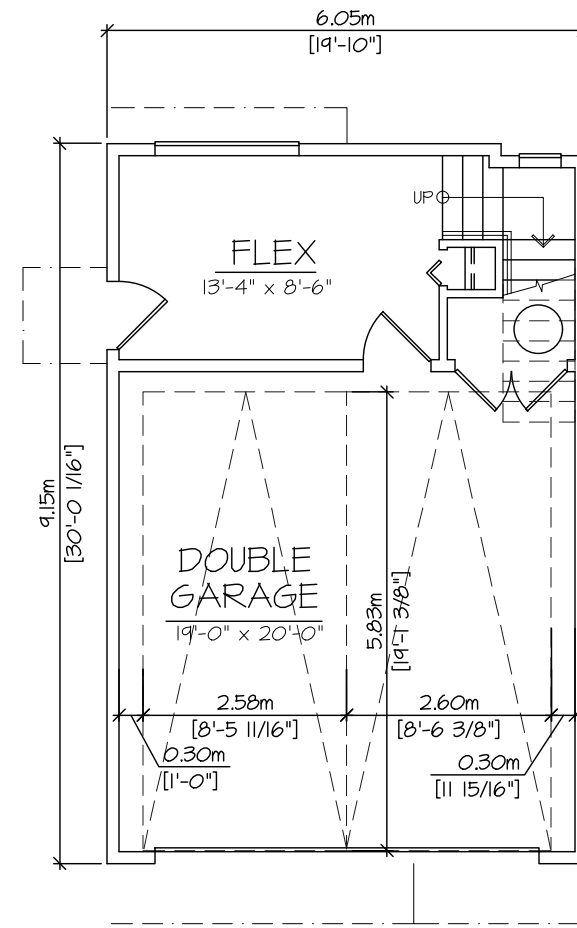


MAIN FLOOR
SCALE : 1/8" = 1'-0" 549 S.F.

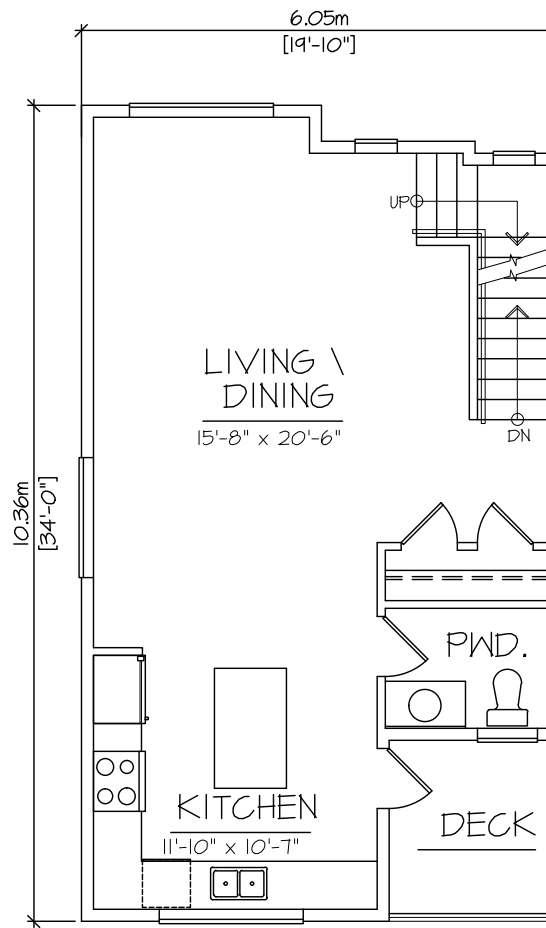


UPPER FLOOR
SCALE : 1/8" = 1'-0" 652 S.F.

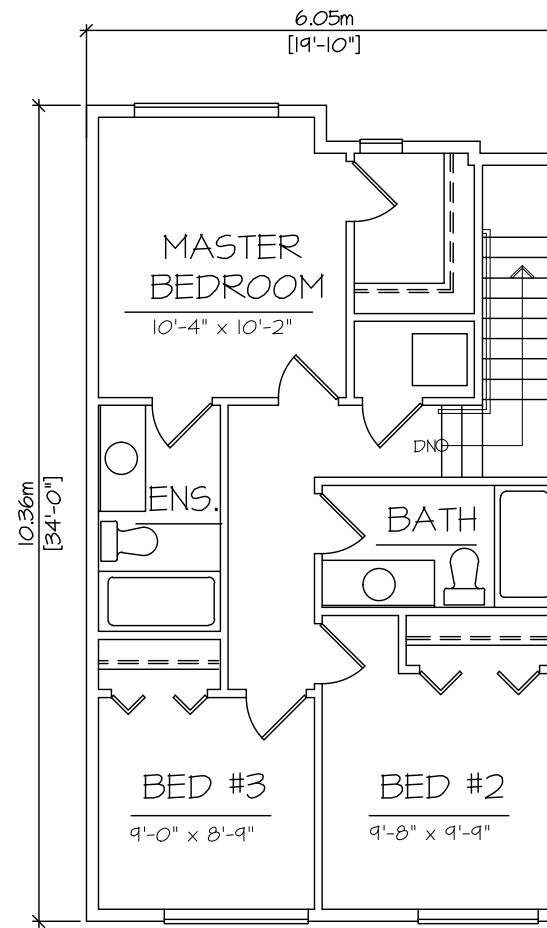
UNIT A
TOTAL 1,431 S.F.



GROUND FLOOR
SCALE : 1/8" = 1'-0" 183 S.F.



MAIN FLOOR
SCALE : 1/8" = 1'-0" 605 S.F.



UPPER FLOOR
SCALE : 1/8" = 1'-0" 658 S.F.

UNIT AI
TOTAL 1,446 S.F.

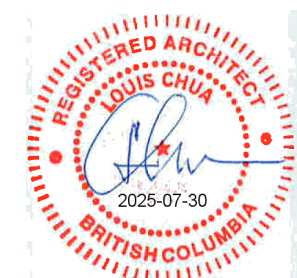
DATE	NO	DESCRIPTION
JULY 30, 2025	3	ISSUED FOR DP RESUBMISSION
JAN 24, 2025	2	ISSUED FOR DP RESUBMISSION
DEC 12, 2024	1	ISSUED FOR DP APPLICATION

barnett dembek
ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
T(604) 597-7100 F(604) 597-2099
mail@bdarkitex.com

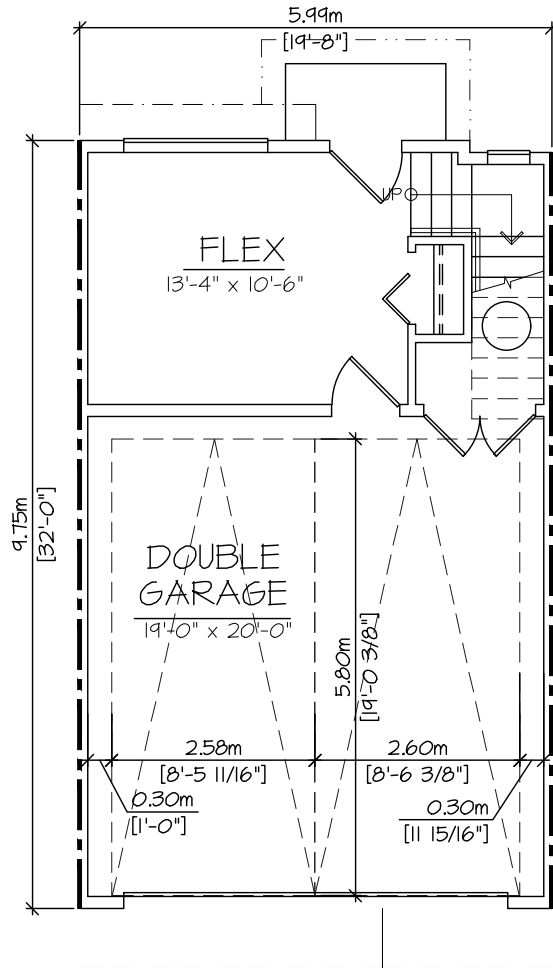
GROUP 161
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.
PROJECT:
124 UNIT TOWNHOMES
7742, 7780, 7720 202A ST
TOWNSHIP OF LANGLEY

CLIENT:

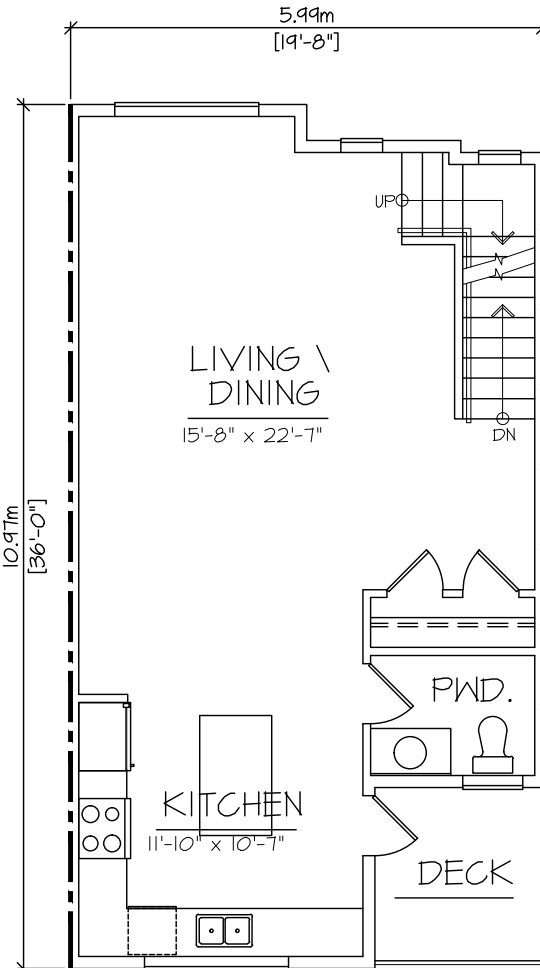
DRAWN: FS
CHECKED: LC
SCALE: 1/8" = 1'-0"
JOB NO.: 23016
DATE: DEC 12, 24



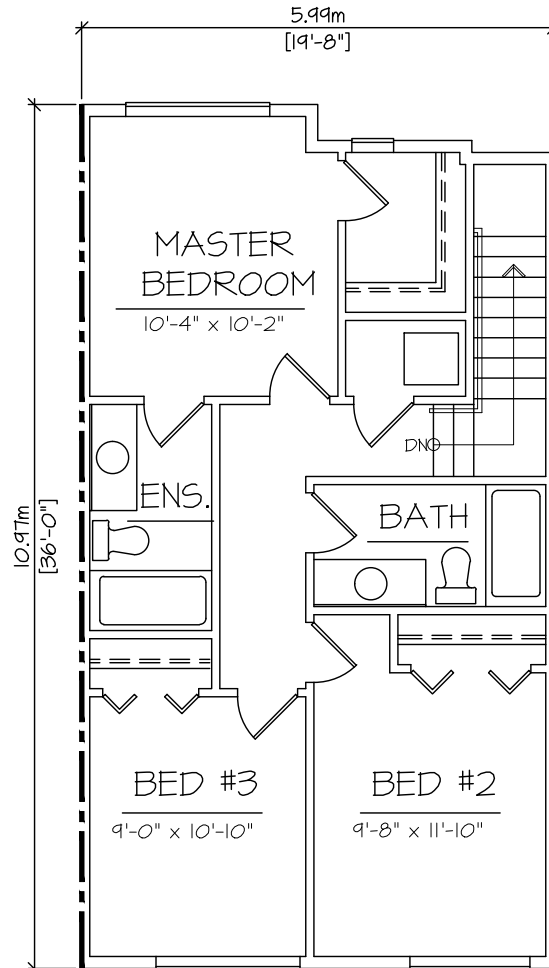
SHEET TITLE:
UNIT PLANS



GROUND FLOOR
SCALE : 1/8" = 1'-0" 220 S.F.

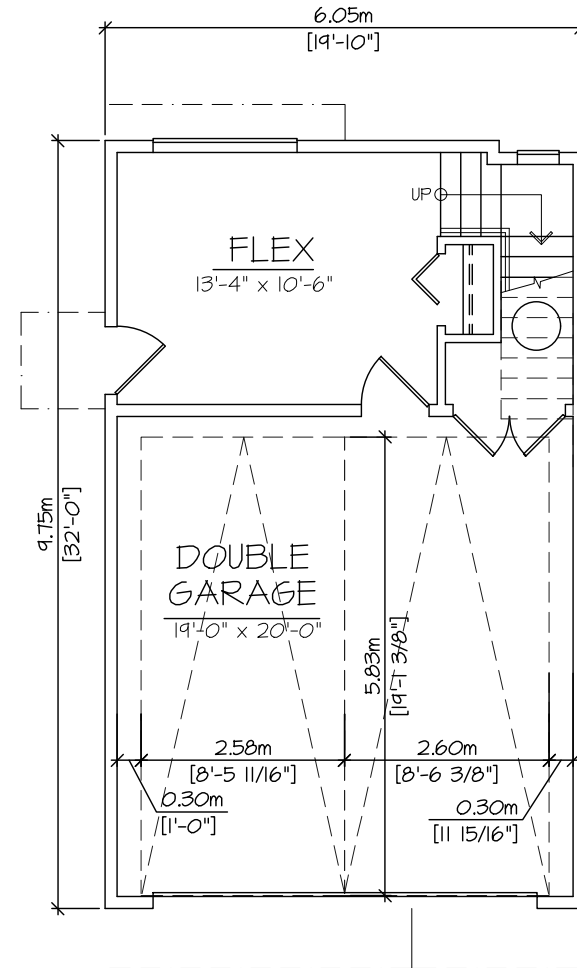


MAIN FLOOR
SCALE : 1/8" = 1'-0" 639 S.F.

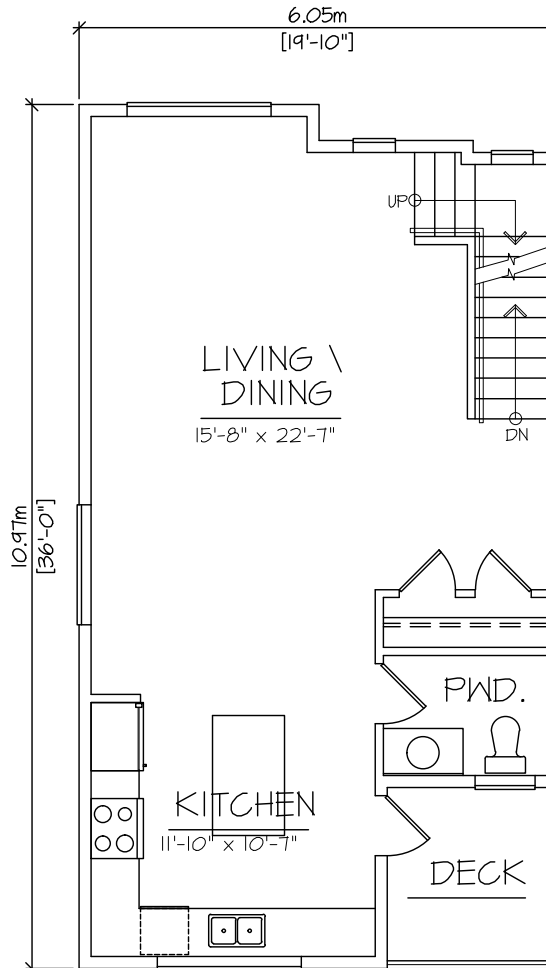


UPPER FLOOR
SCALE : 1/8" = 1'-0" 642 S.F.

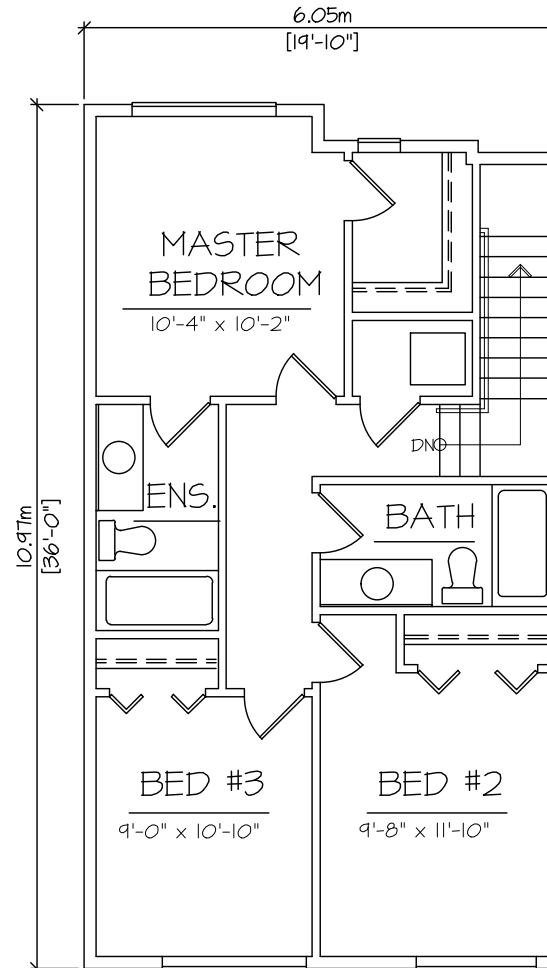
UNIT A2
TOTAL 1,550 S.F.



GROUND FLOOR
SCALE : 1/8" = 1'-0" 221 S.F.



MAIN FLOOR
SCALE : 1/8" = 1'-0" 645 S.F.

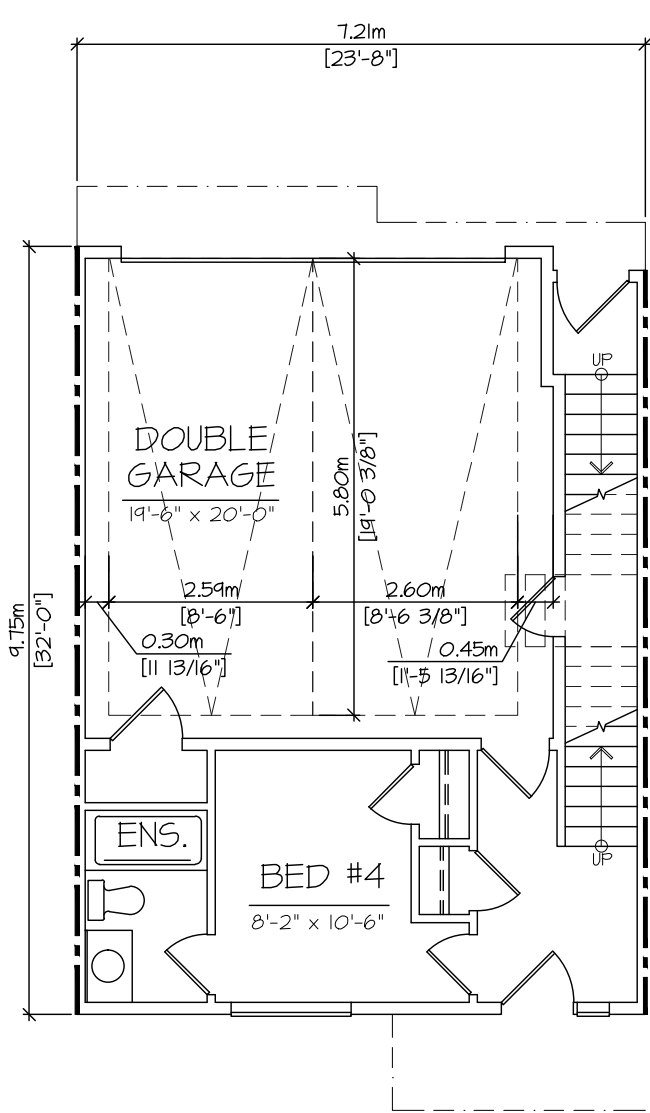


UPPER FLOOR
SCALE : 1/8" = 1'-0" 648 S.F.

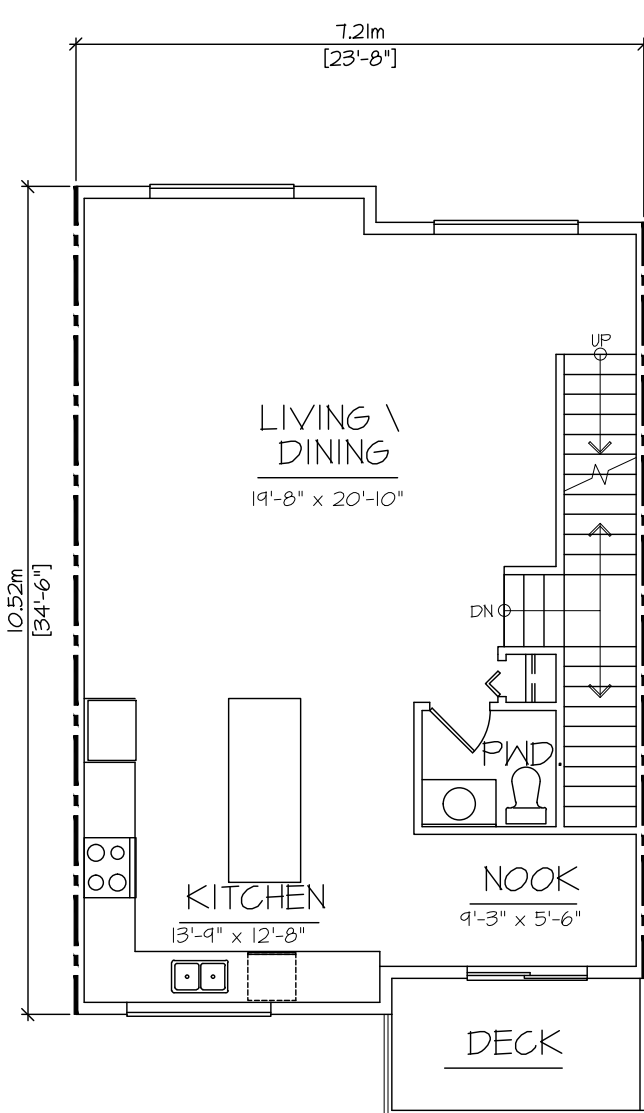
UNIT A3
TOTAL 1,564 S.F.

DRAWING No.	REVISION No.
AC-2.01	

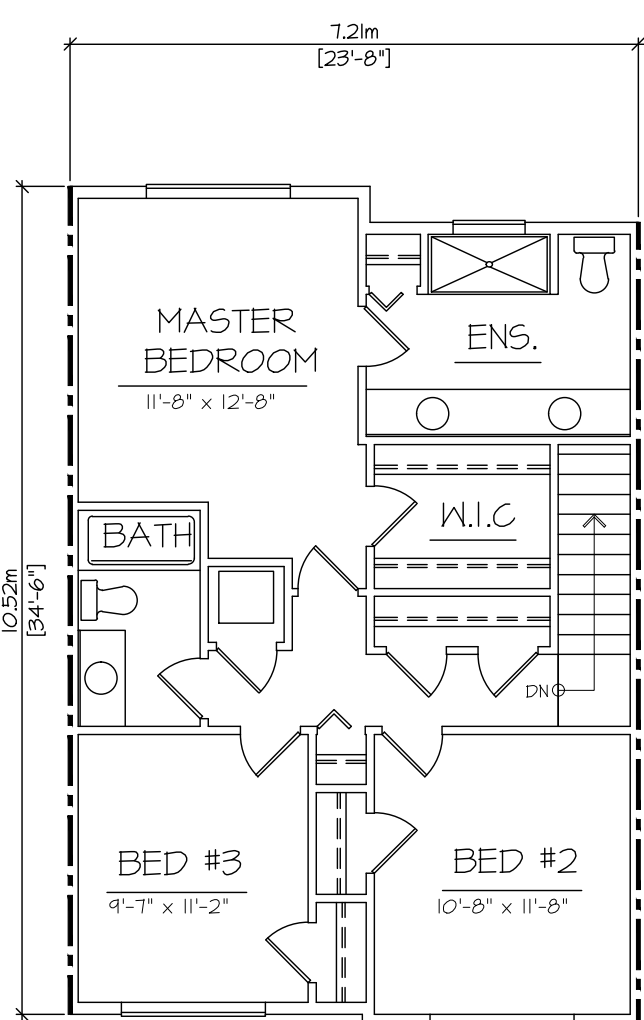
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.



GROUND FLOOR
SCALE : 1/8" = 1'-0" 339 S.F.

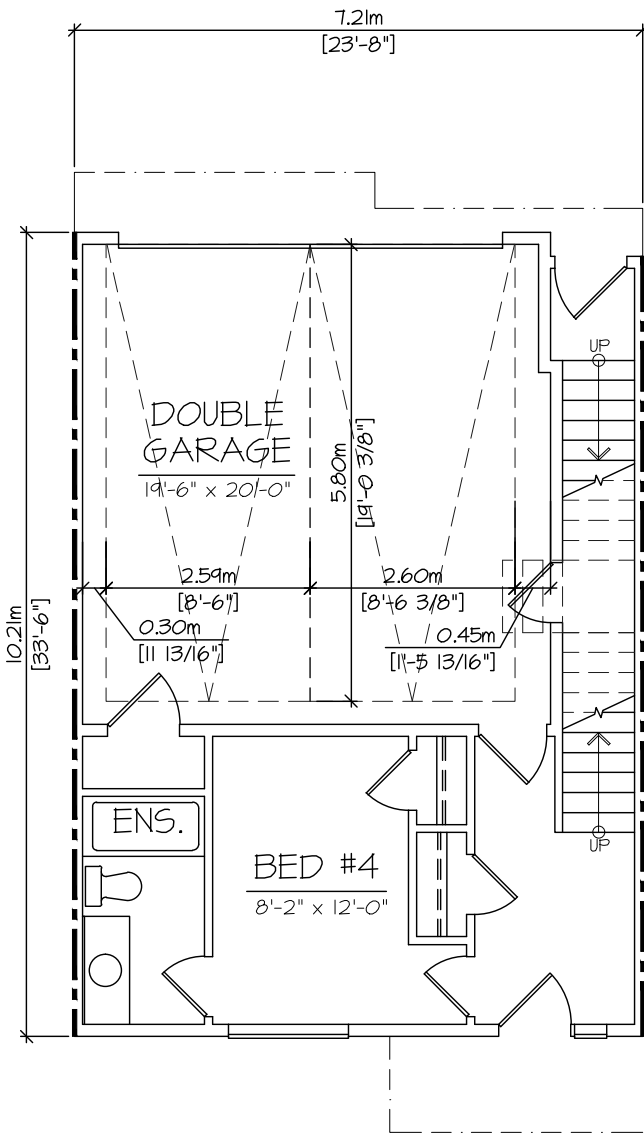


MAIN FLOOR
SCALE : 1/8" = 1'-0" 704 S.F.

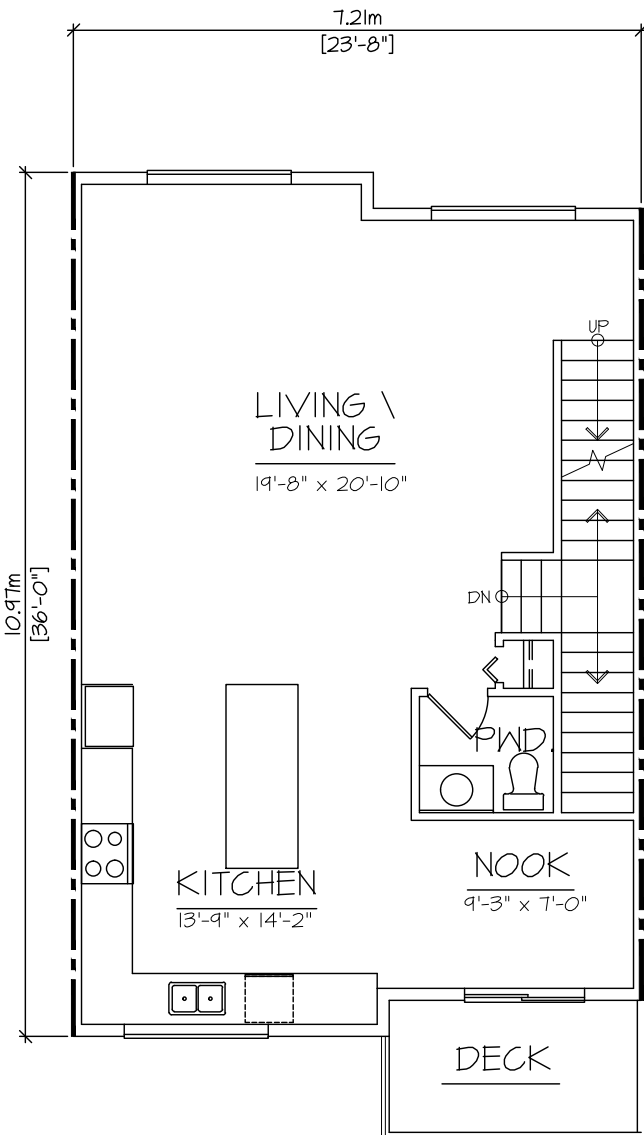


UPPER FLOOR
SCALE : 1/8" = 1'-0" 805 S.F.

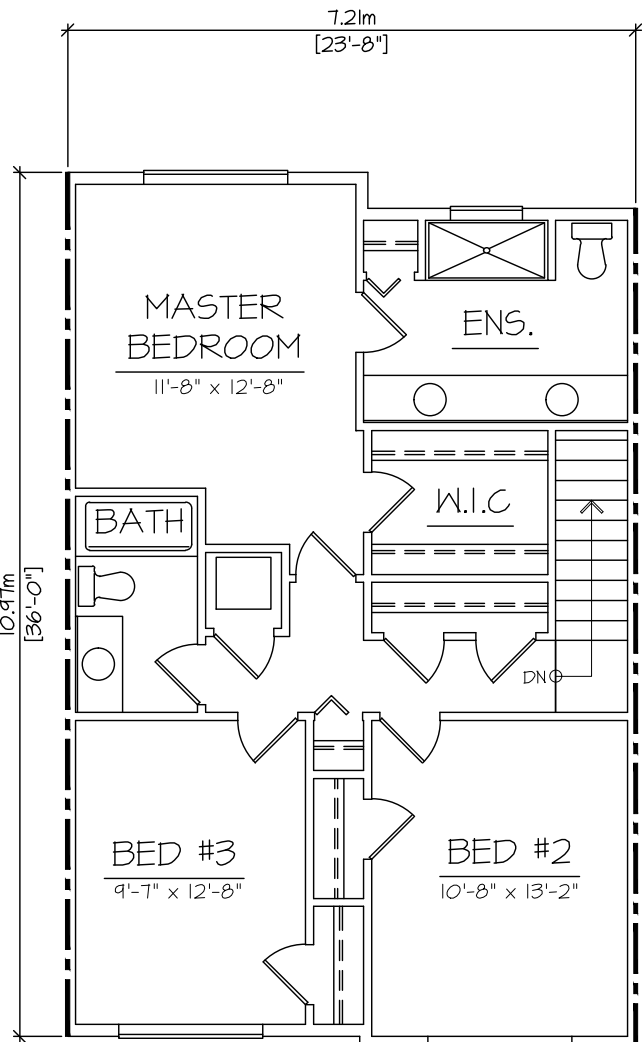
UNIT B
TOTAL 1,929 S.F.



GROUND FLOOR
SCALE : 1/8" = 1'-0" 385 S.F.



MAIN FLOOR
SCALE : 1/8" = 1'-0" 819 S.F.

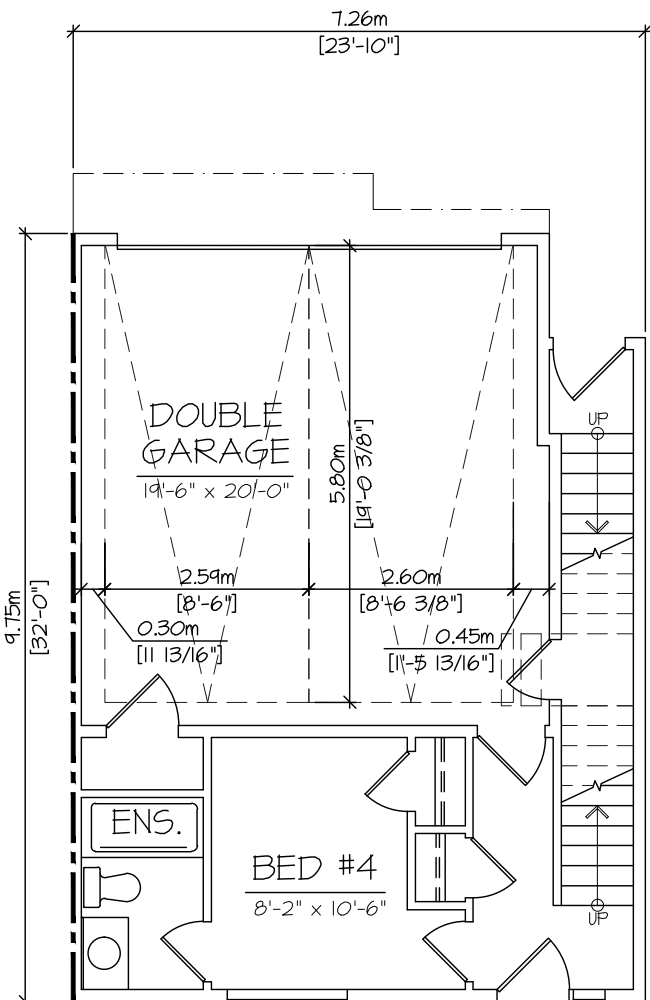


UPPER FLOOR
SCALE : 1/8" = 1'-0" 841 S.F.

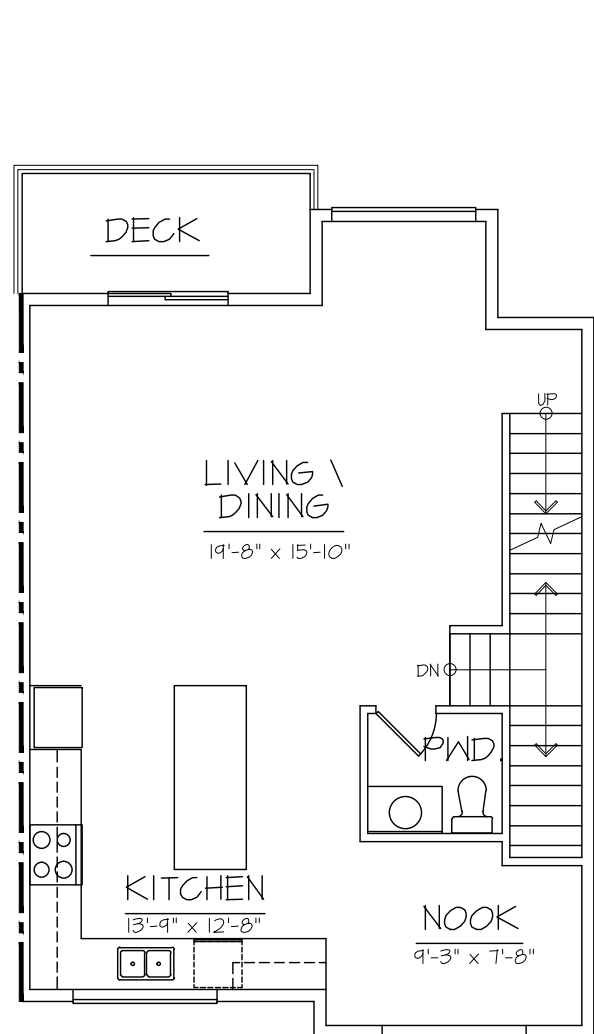
UNIT B1
TOTAL 2,045 S.F.

DATE	NO	DESCRIPTION
JULY 30, 2025	3	ISSUED FOR DP RESUBMISSION
JAN 24, 2025	2	ISSUED FOR DP RESUBMISSION
DEC 12, 2024	1	ISSUED FOR DP APPLICATION

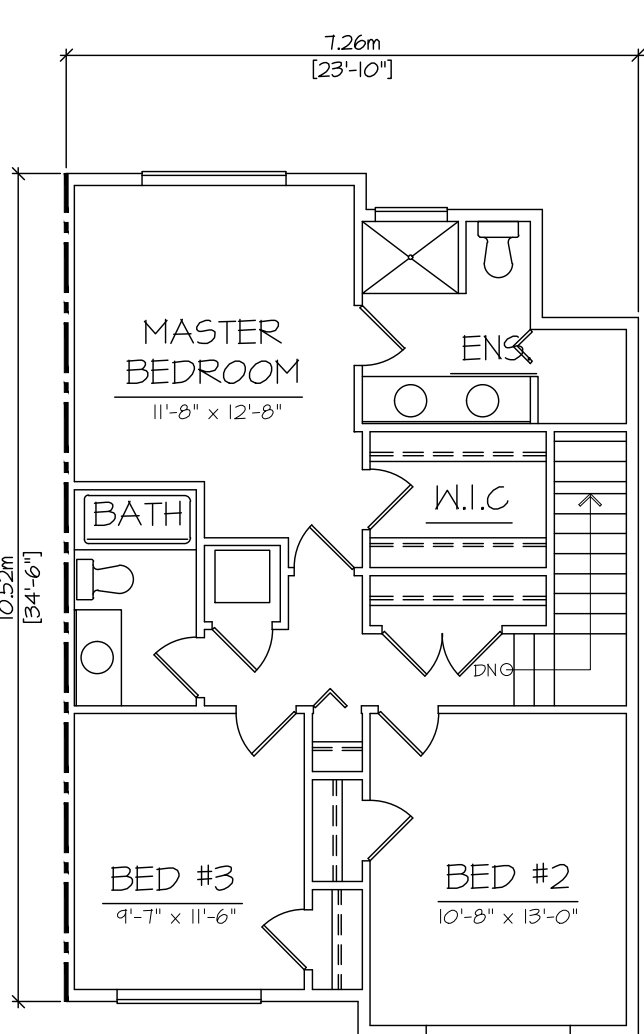
barnett dembek
ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
T(604) 597-7100 F(604) 597-2099
mail@bdarkitex.com



GROUND FLOOR
SCALE : 1/8" = 1'-0" 341 S.F.

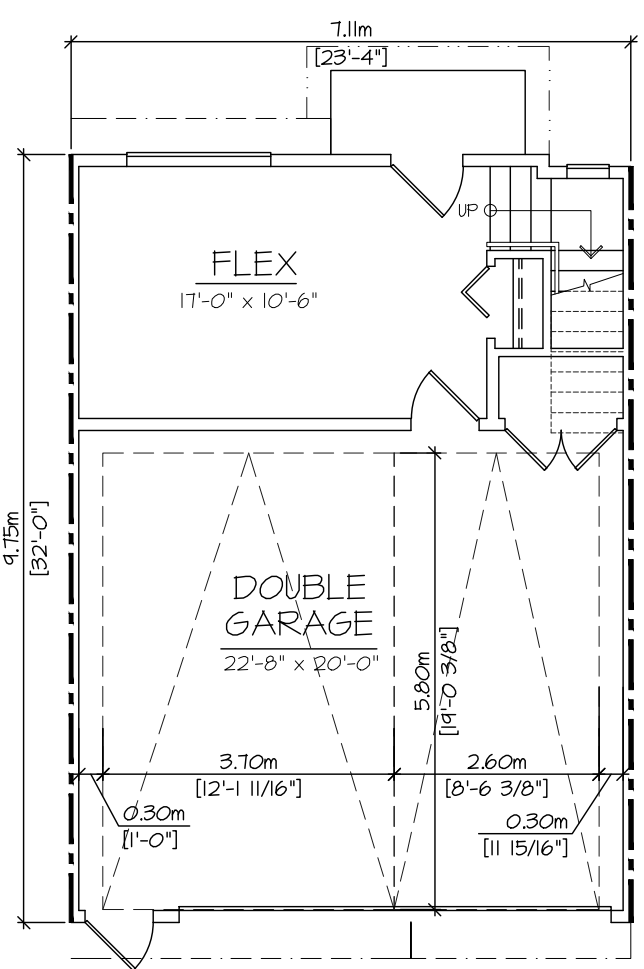


MAIN FLOOR
SCALE : 1/8" = 1'-0" 744 S.F.

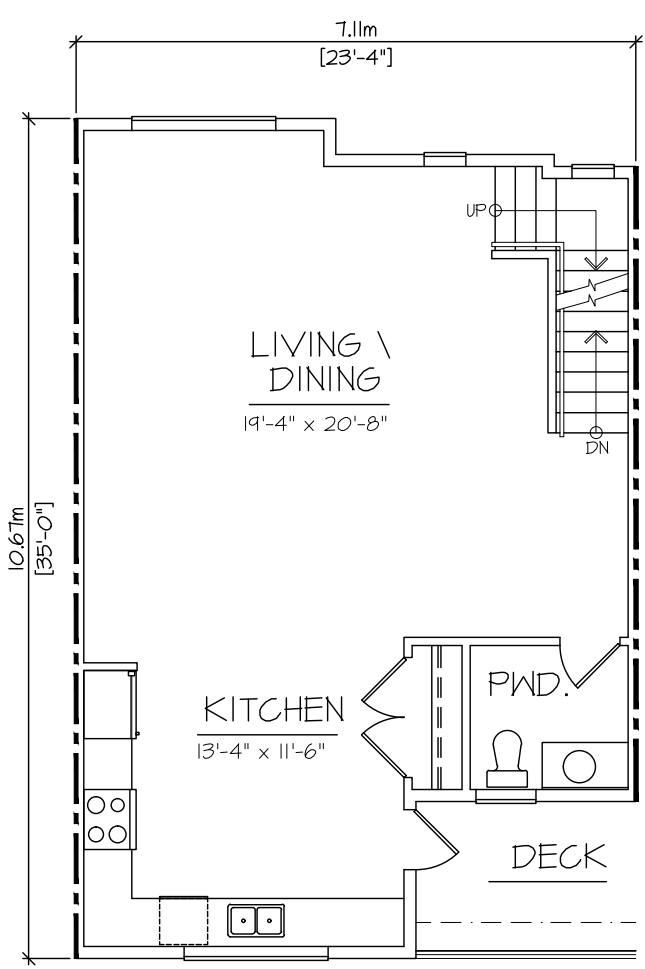


UPPER FLOOR
SCALE : 1/8" = 1'-0" 805 S.F.

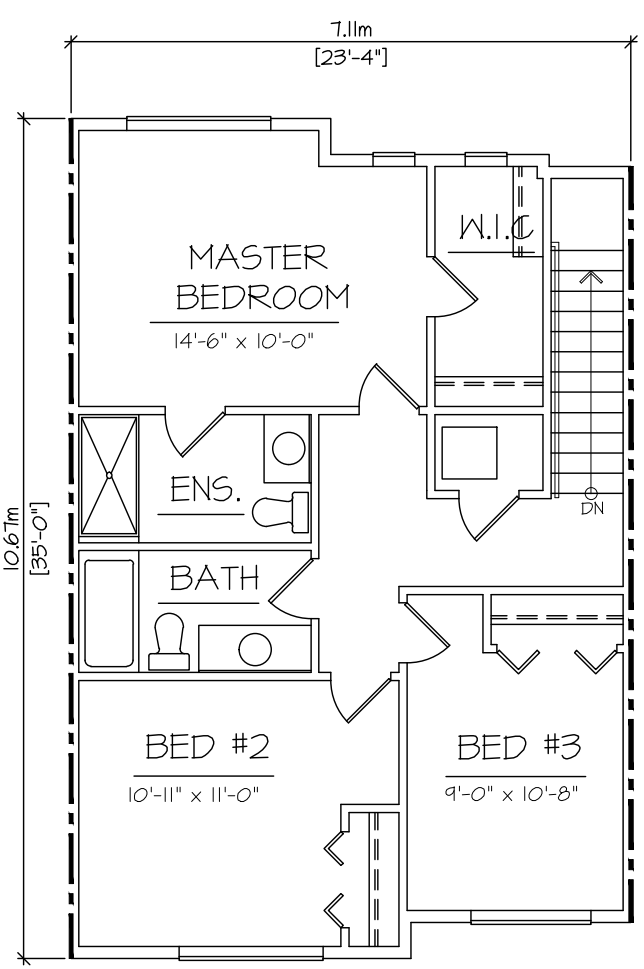
UNIT B2
TOTAL 1,890 S.F.



GROUND FLOOR
SCALE : 1/8" = 1'-0" 261 S.F.



MAIN FLOOR
SCALE : 1/8" = 1'-0" 736 S.F.



UPPER FLOOR
SCALE : 1/8" = 1'-0" 782 S.F.

UNIT C
TOTAL 1,779 S.F.

GROUP 161
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:
124 UNIT TOWNHOMES
7742, 7780, 7720 202A ST
TOWNSHIP OF LANGLEY

CLIENT:

DRAWN: FS	
CHECKED: LC	
SCALE: 1/8" = 1'-0"	
JOB NO.: 23016	

DATE: DEC 12, 24

SHEET TITLE:

UNIT PLANS

DRAWING No.	REVISION No.
AC-2.02	

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.