



ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
4	ISSUED FOR DP	24.07.19

DHALIWAL RES.
DEVELOPMENT

20287 80TH AVENUE, LANGLEY
TWP, BC

PROJECT # 23143.1
CITY FILE #

COVER PAGE

SCALE

SD0.01



SOUTHWEST CORNER OF DEVELOPMENT

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SITE CONTEXT



1 LANGLEY EVENTS CENTRE



2 PETER EWART MIDDLE SCHOOL



3 R.E. MOUNTAIN SECONDARY SCHOOL



4 DONNA GABRIEL ROBINS ELEMENTARY



5 LYNN FRIPPS ELEMENTARY



6 WILLOUGHBY TOWN CENTRE



7 WILLOUGHBY COMMUNITY PARK

SITE DESCRIPTION

THE PROJECT SITE IS LOCATED IN THE LATIMER NEIGHBORHOOD ON 80 AVENUE. THE LOT IS CURRENTLY OCCUPIED BY A SINGLE DWELLING. THE SITE CONNECTS TO THE WILLOUGHBY TOWN CENTRE TO THE EAST. WITH PROXIMITY TO THE LANGLEY EVENTS CENTRE AND WILLOUGHBY COMMUNITY PARK ON THE SOUTH-WEST. TWO ELEMENTARY SCHOOLS ARE LOCATED TO THE NORTH-WEST. THE PROJECT SITE IS ADJACENT TO A MIDDLE SCHOOL. ALL ARE LOCATED TO THE SOUTH, AND WITHIN WALKING DISTANCE TO THE PROJECT SITE.



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SITE CONTEXT

SCALE 1 1/2" = 1'-0"

SD1.02

SITE CONTEXT



A 80th AVE LOOKING EAST



B 80th AVE LOOKING EAST



C 80th AVE LOOKING WEST

PROJECT DATA

1.0.1 ZONING DATA OVERALL

PROJECT:	DHAIWAL RESIDENTIAL DEVELOPMENT		
OWNER/ADDRESS:	2087 D'AVENUE LANGLEY TWP. BC		
LEGAL DESCRIPTION:	LOT 48, SEC 26, TWP 8, NWD, 1/4, WYN48314		
NEIGHBOURHOOD:	LATIMER		
GROSS SITE AREA (GROSS):	108,820 SF = 10,130 m²		
NET SITE AREA (NET):	80,091 SF = 8,277 m²		
COORDINATING REGISTERED PROFESSIONAL:	ERIC POLETTI, ARCHITECT A.B.C. AAA		
CERTIFIED PROFESSIONAL:	N/A		
CURRENT REQUIREMENTS/PERMITTED		PROPOSED AMENITY BUILDING	PROPOSED TOWNHOUSES
ZONE:	SR-2	C1 (COMPENSATIVE DEVELOPMENT ZONE)	
COOP DESIGNATION:	WILDOUGHBY	WILDOUGHBY	
SETBACKS:	FRONT: 9.75 m REAR: 7.5 m SIDE (EAST): 3.0 m SIDE (WEST): 4.5 m N/A	FRONT (SOUTH): 4.00 m REAR (NORTH): 4.00 m SIDE (EAST): 4.00 m SIDE (WEST): 4.00 m N/A	
DENSITY/GROSS FLOOR AREA (GFA):	9 m	14,119.9 SF	80,091 SF
BUILDING HEIGHT:	33%	6 STOREYS	13 STOREYS
LOT COVERAGE:	PROST 186 UNITS = 6 m² PER DU	36,514 SF	80,091 SF
AGE FRIENDLY AMENITY:	6 m² x 113 DU = 678 m² (7,297 sf) 6 m² x 32 DU = 192 m² (2,066 sf) MIN 10% OF UNITS	7,500 SF (AT ROOF LEVEL) 118 DU x 10% = 11.3 x 12 UNITS	2,105 SF (ON PODIUM) 32 DU x 10% = 3.2 x 4 UNITS
ADAPTABLE UNITS:	N/A	NONE	NONE
ACCESSIBLE UNITS:	N/A	NONE	NONE
STORAGE LOCKERS:	N/A	NONE	NONE
STEP CODE:	STEP 3	STEP 3	STEP 3
MINIMUM BUILDING ELEVATION:	N/A - NOT IN FLOOD PRONE ZONE	GD: 72.24 m (PS)	VARIABLES, REFER TO ELEVATIONS
WASTE & RECYCLING STORAGE:	CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE (0.31 m³ DU) / 8 m³	(0.11 m³ x 113) / 8 m³ = 42.00 m³ (452 sf)	INDIVIDUAL WASTE/RECYCLING COLLECTION
AS PER METRO VANCOUVER'S TECHNICAL SPECIFICATIONS FOR RECYCLING AND STORAGE SPACE: 50% OF RECYCLING AREA	FLETS SPACE IN ADDITION TO THE CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE: 50% OF RECYCLING AREA	(0.16 m³ x 118) / 5 m³ = 3.68 m³ (248 sf) 0.7 x 23.08 m³ = 11.54 m³ (124 sf)	
COMMERCIAL DEVELOPMENT:	TOTAL AREA REQUIRED:	53,577 m² (578 sf)	
UNIT COUNT:	N/A	112 APARTMENTS	32 TOWNHOUSES
GROSS BUILDABLE AREA:	N/A	167,836 SF	15,564 m² 68,310 SF
VARIANCES APPLIED FOR:	NONE		
NOTES:			
1. REFER TO SR PLANS SHEET FOR GROSS FLOOR AREA (SR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.			
2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.			

1.0.2 ZONING DATA (BLDG A)			
DENSITY/GROSS FLOOR AREA (GFA):	CURRENT/REQUIRED/PERMITTED	PROPOSED	
ADAPTABLE UNITS:	N/A	13 STOREYS	1.01
ACCESSIBLE UNITS:	N/A	0	
UNIT COUNT:	N/A	112 UNITS	
GROSS BUILDABLE AREA:	N/A	167,426 SF	15,554.40 m²
NET VALUABLE AREA:	N/A	76,506 SF	7,089.05 m²
EFFICIENCY:		45.6%	
ZONING AVERAGE GRADE:			
83.50 m (1488.36 m + 1612.65 m - 4864.67 m ÷ 31.75 = 71.1 m - 1476.2 m - 3199.32 m) ÷ 255.52 m]			
AVE GRADE NORTH ELEVATION (1) 78.34 + 42.55 (2) = 40.75 m + 18.44 m = 148.54 m			
AVE GRADE NORTH ELEVATION (2) 79.49 + 79.09 (2) = 79.09 m + 20.39 m = 312.05 m			
AVE GRADE SOUTH ELEVATION (1) 78.34 + 42.55 (2) = 40.75 m + 18.44 m = 148.54 m			
AVE GRADE SOUTH ELEVATION (2) 79.49 + 79.09 (2) = 79.09 m + 20.39 m = 312.05 m			
AVE GRADE WEST ELEVATION (1) 78.34 + 42.55 (2) = 40.75 m + 18.44 m = 148.54 m			
AVE GRADE WEST ELEVATION (2) 79.49 + 79.09 (2) = 79.09 m + 20.39 m = 312.05 m			
TOTAL PERIMETER: 38.80 m + 18.44 m + 20.39 m + 18.44 m + 38.80 m = 195.52 m			
NOTES:			
1. REFER TO SR PLANS SHEET FOR GROSS FLOOR AREA (SR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.			
2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.			

1.0.2 ZONING DATA (BLDG B-C)			
DENSITY/GROSS FLOOR AREA (GFA):	CURRENT/REQUIRED/PERMITTED	PROPOSED	
ADAPTABLE UNITS:	N/A	13 STOREYS	0.60
ACCESSIBLE UNITS:	N/A	0	
UNIT COUNT:	N/A	32	
GROSS BUILDABLE AREA:	N/A	68,104 SF	6,327.10 m²
NET VALUABLE AREA:	N/A	68,104 SF	6,327.10 m²
EFFICIENCY:		100%	
ZONING AVERAGE GRADE:			
BUILDING B:			
77.41 m (844.14 + 854.18 - 2748.17 ÷ 26.36 = 66.9144)			
AVE EXISTING GRADE NORTH ELEVATION (75.42 + 78.68) ÷ 2 = 76.55 * 10.97 = 844.14 m			
AVE EXISTING GRADE SOUTH ELEVATION (78.71 + 81.86) ÷ 2 = 80.29 * 10.97 = 880.73 m			
AVE EXISTING GRADE EAST ELEVATION: (80.34 + 81.86) ÷ 2 = 81.1 * 34.75 = 2828.65 m			
AVE EXISTING GRADE WEST ELEVATION: (77.88 + 78.71) ÷ 2 = 78.27 * 34.75 = 2719.88 m			
TOTAL PERIMETER: 10.97 + 34.75 + 10.97 + 34.75 = 91.44 m			
BUILDING C:			
78.66 m (857.74 + 897.95 - 2786.09 ÷ 2677.84) ÷ 91.44			
AVE EXISTING GRADE NORTH ELEVATION (75.42 + 78.68) ÷ 2 = 76.55 * 10.97 = 844.14 m			
AVE EXISTING GRADE SOUTH ELEVATION (78.71 + 81.86) ÷ 2 = 80.29 * 10.97 = 880.73 m			
AVE EXISTING GRADE EAST ELEVATION: (80.34 + 81.86) ÷ 2 = 81.1 * 34.75 = 2828.65 m			
AVE EXISTING GRADE WEST ELEVATION: (77.88 + 78.71) ÷ 2 = 78.27 * 34.75 = 2719.88 m			
TOTAL PERIMETER: 10.97 + 34.75 + 10.97 + 34.75 = 91.44 m			
BUILDING D:			
85.1 m (880.71 + 828.65 - 2719.88) ÷ 91.44			
AVE EXISTING GRADE NORTH ELEVATION (77.88 + 78.68) ÷ 2 = 78.27 * 10.97 = 853.85 m			
AVE EXISTING GRADE SOUTH ELEVATION (78.71 + 81.86) ÷ 2 = 80.29 * 10.97 = 880.73 m			
AVE EXISTING GRADE EAST ELEVATION: (80.34 + 81.86) ÷ 2 = 81.1 * 34.75 = 2828.65 m			
AVE EXISTING GRADE WEST ELEVATION: (77.88 + 78.71) ÷ 2 = 78.27 * 34.75 = 2719.88 m			
TOTAL PERIMETER: 10.97 + 34.75 + 10.97 + 34.75 = 91.44 m			
BUILDING E:			
76.15 m (830.15 + 841.51 - 1888.97 + 1851.17) ÷ 76.71			
AVE EXISTING GRADE NORTH ELEVATION (75.36 + 75.99) ÷ 2 = 75.68 * 10.97 = 830.15 m			
AVE EXISTING GRADE SOUTH ELEVATION (76.5 + 76.92) ÷ 2 = 76.71 * 10.97 = 841.51 m			
AVE EXISTING GRADE EAST ELEVATION: (75.99 + 76.92) ÷ 2 = 76.455 * 30.48 = 2300.35 m			
AVE EXISTING GRADE WEST ELEVATION: (75.36 + 76.92) ÷ 2 = 76.145 * 30.48 = 2314.55 m			
TOTAL PERIMETER: 10.97 + 30.48 + 10.97 + 30.48 = 82.9 m			
BUILDING F:			
76.15 m (830.15 + 841.51 - 1888.97 + 1851.17) ÷ 76.71			
AVE EXISTING GRADE NORTH ELEVATION (75.36 + 75.99) ÷ 2 = 75.68 * 10.97 = 830.15 m			
AVE EXISTING GRADE SOUTH ELEVATION (76.5 + 76.92) ÷ 2 = 76.71 * 10.97 = 841.51 m			
AVE EXISTING GRADE EAST ELEVATION: (75.99 + 76.92) ÷ 2 = 76.455 * 30.48 = 2300.35 m			
AVE EXISTING GRADE WEST ELEVATION: (75.36 + 76.92) ÷ 2 = 76.145 * 30.48 = 2314.55 m			
TOTAL PERIMETER: 10.97 + 30.48 + 10.97 + 30.48 = 82.9 m			
BUILDING G:			
77.35 m (842.17 + 854.78 - 2600.25 + 2586.5) ÷ 78			
AVE EXISTING GRADE NORTH ELEVATION: (76.62 + 76.92) ÷ 2 = 76.77 * 10.97 = 842.17 m			
AVE EXISTING GRADE SOUTH ELEVATION: (77.66 + 78.38) ÷ 2 = 78.02 * 10.97 = 854.78 m			
AVE EXISTING GRADE EAST ELEVATION: (76.92 + 78.38) ÷ 2 = 77.65 * 33.53 = 2600.25 m			
AVE EXISTING GRADE WEST ELEVATION: (76.62 + 78.38) ÷ 2 = 77.5 * 33.53 = 2586.5 m			
TOTAL PERIMETER: 10.97 + 33.53 + 10.97 + 33.53 = 88.9 m			
NOTES:			
1. REFER TO SR PLANS SHEET FOR GROSS FLOOR AREA (SR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.			
2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.			

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2087 80TH AVENUE, LANGLEY
TWP. BC

PROJECT # 23143.1
CITY FILE #

PROJECT ZONING
DATA

SD1.10

SCALE: N.T.S.

CODE DATA

1.2.0 CODE DATA BUILDING A

APPLICABLE BUILDING CODES: 2024 NBC / 2024 BC FIRE CODE / ANIMAE 90.1.2019
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: REPORT TO BE SUBMITTED AT 8P RE DUT EXPOSURE PROTECTION

1. MAJOR BUILDINGS	DIV A - PART 1 COMPLIANCE 1.3.3.2
2.1. MAJOR OCCUPANCIES:	3.1.2. & APPENDIX A - 3.1.2.1 (1)
2.2. STORAGE GARAGE F1 LOW HAZARD INDUSTRIAL	
3. BUILDING GROUP C	
3.1. BUILDING AREAS:	1.4.1.2. DEFINED TERMS BUILDING AREA
BUILDING A AREA	14,908 SF 1,383 m²
BASEMENT STORAGE GARAGE	3,029 SF 3,069 m²
4. BUILDING CLASSIFICATIONS:	
4.1. BASEMENT STORAGE GARAGE:	3.2.215.3.2.292
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED	3.2.282
NON-COMBUSTIBLE CONSTRUCTION	3.2.282 (2)
FLOOR ASSEMBLIES FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR	3.2.282 (2)(B)
MEZZANINES N/A	
4.2. STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:	3.2.282 (2)(D)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING	3.2.12
FULLY SPRINKLERED	3.2.12 (2)(D)
NON-COMBUSTIBLE CONSTRUCTION	3.2.12 (1)
2 HR FIRE SEPARATION EXTERIOR WALL OPENINGS EXEMPT	3.2.12 (1.1) 3.2.12 (2)(B)(2)(A)
2 HR FIRE RESISTANCE RATING	3.2.12 (1)
P.T. RATED FIRE STOP	3.1.91 (2)
4.3. RESIDENTIAL	3.2.251
GROUP C, UP TO 5 STOREYS, SPRINKLERED	3.2.251 (1.1) 3.2.250 (1)(B)
MAX ALLOWABLE BUILDING AREA < 1500 m² (REFER TO 3. BUILDING AREAS ABOVE)	3.2.251 (1)(D)(IV)
COMBUSTIBLE CONSTRUCTION	3.2.251 (2) EXCEPT (P)(Q)
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED	3.2.251 (2)(D)(I)
2 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING	3.2.251 (2)(D)(II)
2 HR FIRE SEPARATION EXCEPT 1 HR FIRE RESISTANCE RATING	3.2.251 (2)(D)(C)
DOOR ASSEMBLIES (EXCEPTED DOORS) 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING	3.2.251
MEZZANINES 1 HR FIRE RESISTANCE RATING	3.2.251
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY	N/A
4.3.1. BUILDING HEIGHT:	3.2.251 (2)(B)
6 STOREYS	
4.3.1.1. BUILDING ELEVATION:	1.4.1.2. DEFINED TERMS BUILDING HEIGHT
79.05 m (LOWEST AVG GRADE WEST ELEVATION: 79.05 + 79.09/2)	1.4.1.2. DEFINED TERMS GRADE
4.3.1.2. DEFINED TERMS FIRST STOREY (2 = MAX ABOVE LOWEST AVERAGE GRADE)	
4.3.1.3. FIRST STOREY ELEVATION:	81.06 m
4.3.1.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	16.80 m (REFER TO ELEVATIONS)
4.3.1.5. 1ST STOREY TO UPPERMOST ROOF RICE:	24.53 m (REFER TO ELEVATIONS)
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	GROUP C 3.2.251 (2)(C) (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION F > 25 m
6. NON-COMBUSTIBLE CLADDING:	3.2.24.3.2.2.8
7. FIRE BUILDING:	3.1.48 (2)(A)
8. FIRE RESISTANCE RATING:	3.1.48 (2)(MAXIMUM OF 20% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE
9. MEZZANINE:	3.2.46.3.1.1.7.7.3.2.2.51 (EXC 3.2.42.1.6.3.2.1.1)
10. MEZZANINE ELEVATION:	3.2.51 (I) - (J)
11. INTERCONNECTED FLOOR SPACE:	3.2.51 (I) - (J)
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	3.2.52 (I) 3.28, 3.1.3.1 (B), 3.2.8.2 (2)
2 HR AS A SEPARATE BLDG UNDER 3.2.1.2.	3.2.1.2.
13. SPRINKLER SYSTEM:	YES
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019
13.2. RESIDENTIAL:	YES - NFPA 13 - 2019
13.3. FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013
14. STAIRWELL SYSTEM:	YES - NFPA 10 - 2013
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC524
16. SMOKE CONTROL MEASURES:	YES
17. ANNUNCIATOR AND ZONE INDICATION:	YES
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	3.2.40, 3.2.48
19. NUMBER OF STREETS:	3.2.50 (I) (MAXIMUM - 20 m)
	3.2.20.

NOTES:
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.

1.2.0 CODE DATA BUILDINGS B THROUGH G

APPLICABLE BUILDING CODES: 2024 NBC / 2024 BC FIRE CODE / ANIMAE 90.1.2019
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: REPORT TO BE SUBMITTED AT 8P RE TRAVEL LIMIT TO EXITS OR EGRESS DOORS FROM ROOFTOP PANTO

1. PART 9 BUILDINGS	DIV A - PART 1 COMPLIANCE 1.3.3.2
2. MAJOR OCCUPANCIES: GROUP C RESIDENTIAL	9.10.2. & APPENDIX A - 9.10.2.1
3. BUILDING AREAS:	1.4.1.2. DEFINED TERMS BUILDING AREA
BUILDING B AREA	3,968 SF 369 m²
BUILDING C AREA	3,968 SF 369 m²
BUILDING D AREA	3,968 SF 369 m²
BUILDING E AREA	3,968 SF 369 m²
BUILDING F AREA	2,880 SF 268 m²
BUILDING G AREA	3,933 SF 368 m²
6.1. COMBUSTIBLE OR NON-COMBUSTIBLE:	COMBUSTIBLE OR NON-COMBUSTIBLE
6. COMBUSTIBLE CLADDING:	YES
7. FIRE BUILDING:	N/A
8. MEZZANINE:	N/A
9. MEZZANINE:	N/A
11. INTERCONNECTED FLOOR SPACE:	N/A
13. SPRINKLER SYSTEM:	NO
13.3. FIRE EXTINGUISHERS:	N/A
14. STAIRWELL SYSTEM:	N/A
15. FIRE ALARM SYSTEM:	N/A
16. SMOKE CONTROL MEASURES:	N/A
17. ANNUNCIATOR AND ZONE INDICATION:	N/A
18. TRAVEL LIMIT TO EXITS OR EGRESS DOORS:	REFER TO ELEVATIONS
19. NUMBER OF STREETS:	1

NOTES:
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PROJECT CODE
DATA

SCALE

SD1.11

PROJECT DATA - BUILDING A

1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES

1.	MEASURED TO OUTSIDE FACE OF SHEATHING OR CONCRETE, CENTERLINE OF PARTY WALL & INSIDE FACE OF CORRIDOR/STAIR WALL.
2.	EXCLUSIONS: EXTERIOR PARAPASE, DOWNCAST SHAFTS, EXTERIOR PARAPASE, EXIST STABLE, EXTERIOR PARAPASE, VEHICLE TRAILER, EXTERIOR ROOFTOP AMENITY.

1.3.1 GROSS BUILDABLE AREA SUMMARY-APARTMENTS

LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	1,082.5F	100.54 m²	0.6%	
PARAPASE	22,841.5F	2,122.01 m²	13.8%	
SERVICE ROOMS/SHAFTS				
STORAGE	24,424.5F	2,268.08 m²	14.6%	
P2 LEVEL				
CIRCULATION	1,183.5F	111.32 m²	0.7%	
PARAPASE	30,376.5F	2,809.91 m²	18.3%	
SERVICE ROOMS/SHAFTS	284.5F	26.46 m²	0.2%	
STORAGE	6,055.5F	562.13 m²	3.6%	
PODIUM LEVEL				
CIRCULATION	1,200.5F	112.52 m²	1.1%	
PARAPASE	17,739.5F	1,642.38 m²	10.8%	
SERVICE ROOMS/SHAFTS	1,468.5F	136.57 m²	0.9%	
STORAGE	21,463.5F	1,995.58 m²	12.8%	
1ST LEVEL				
CIRCULATION	2,500.5F	233.93 m²	1.5%	
RESIDENTIAL	12,896.5F	1,191.59 m²	7.4%	
SERVICE ROOMS/SHAFTS	47.5F	4.39 m²	0.0%	
STORAGE	14,093.5F	1,304.91 m²	8.5%	
2ND LEVEL				
CIRCULATION	2,205.5F	204.89 m²	1.3%	
RESIDENTIAL	11,422.5F	1,062.08 m²	6.8%	
SERVICE ROOMS/SHAFTS	17.5F	1.62 m²	0.0%	
STORAGE	13,695.5F	1,271.56 m²	8.2%	
3RD LEVEL				
CIRCULATION	1,444.5F	132.68 m²	1.0%	
RESIDENTIAL	13,119.5F	1,218.86 m²	7.8%	
SERVICE ROOMS/SHAFTS	47.5F	4.39 m²	0.0%	
STORAGE	14,008.5F	1,305.71 m²	8.5%	
4TH LEVEL				
CIRCULATION	1,441.5F	132.48 m²	1.0%	
RESIDENTIAL	13,119.5F	1,218.86 m²	7.8%	
SERVICE ROOMS/SHAFTS	47.5F	4.39 m²	0.0%	
STORAGE	14,008.5F	1,305.71 m²	8.5%	
5TH LEVEL				
CIRCULATION	1,441.5F	132.48 m²	1.0%	
RESIDENTIAL	13,119.5F	1,218.86 m²	7.8%	
SERVICE ROOMS/SHAFTS	47.5F	4.39 m²	0.0%	
STORAGE	14,008.5F	1,305.71 m²	8.5%	
6TH LEVEL				
CIRCULATION	1,441.5F	132.48 m²	1.0%	
RESIDENTIAL	13,119.5F	1,218.86 m²	7.8%	
SERVICE ROOMS/SHAFTS	47.5F	4.39 m²	0.0%	
STORAGE	14,008.5F	1,305.71 m²	8.5%	
7TH LEVEL				
CIRCULATION	1,441.5F	132.48 m²	1.0%	
RESIDENTIAL	13,119.5F	1,218.86 m²	7.8%	
SERVICE ROOMS/SHAFTS	47.5F	4.39 m²	0.0%	
STORAGE	14,008.5F	1,305.71 m²	8.5%	
TO MAIN ROOF DECK				
CIRCULATION	778.5F	72.31 m²	0.5%	
STORAGE	778.5F	72.31 m²	0.5%	
TOTAL	157,455.5F	14,545.01 m²	100.0%	



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DHALI WAL RES.
DEVELOPMENT

20877 80TH AVENUE, LANGLEY
TWP. BC

PROJECT # 23143.1
CITY FILE #

PROJECT AREAS
DATA

SCALE

SD1.12

A880TS@RD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 410-333 11TH AVENUE SW
T2R 1J9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED BUILDING A

PARKING STALL USER/TYPE	PARKING STALL COUNT	% OF STALL USER	% OF OVERALL	COMMENTS
RESIDENT				
ACCESSIBLE	13	74.0%	7%	
STANDARD	157	86.0%	84%	
RESIDENT: 170		90.0%	91%	
VISITOR				
ACCESSIBLE	2	1.1%	1%	
STANDARD	12	6.4%	6%	
VISITOR: 17		9.5%	9%	
TOTAL PARKING STALLS: 187		100.0%	100%	

1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED TOWNHOUSES

PARKING STALL USER/TYPE	PARKING STALL COUNT	% OF STALL USER	% OF OVERALL	COMMENTS
RESIDENT				
STANDARD	40	56.2%	50%	
STANDARD	24	33.3%	30%	
RESIDENT: 64		90.1%	80%	
VISITOR/TH				
STANDARD	1	1.4%	1%	
SMALL CAR	2	2.8%	3%	
STANDARD	4	5.6%	6%	
VISITOR/TH: 7		9.9%	10%	
TOTAL PARKING STALLS: 71		100%	100%	

1.5.3 BIKE PARKING STALL DATA-PROVIDED

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
RESIDENT			
	114	88.1%	
RESIDENT: 114		88.1%	
VISITOR			
	14	10.9%	2 BIKE CAPACITY PER BLOCK
VISITOR: 14		10.9%	
TOTAL BIKE PARKING STALLS: 128		100.0%	

1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED BUILDING A

PARKING STALL USER/TYPE	PARKING STALL COUNT	% OF STALL USER	% OF OVERALL	COMMENTS
RESIDENT				
ACCESSIBLE	13	74.0%	2%	
STANDARD	157	86.0%	2%	
RESIDENT: 170		90.0%	55%	
VISITOR				
SMALL	2	1.1%	1%	
SMALL CAR	3	1.6%	2%	
STANDARD	12	6.4%	6%	
TOTAL PARKING STALLS: 187		100.0%	100%	

1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED TOWNHOUSES

PARKING STALL USER/TYPE	PARKING STALL COUNT	% OF STALL USER	% OF OVERALL	COMMENTS
RESIDENT				
STANDARD	40	56.3%	5.6%	
SMALL CAR	24	34.3%	3.4%	
RESIDENTS 64		90.6%	9.0%	
VISITOR				
STANDARD	1	1.4%	1%	
SMALL CAR	2	2.8%	2%	
VISITORS 3		4.2%	0.4%	
TOTAL PARKING STALLS 71		100.0%	100.0%	

1.5.3 BIKE PARKING STALL DATA-PROVIDED

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
RESIDENT			
BIKE	14	89.1%	
RESIDENT: 14		89.1%	
VISITOR			
BIKE	14	10.9%	2 BIKE CAPACITY PER BLOCK
RESIDENT: 14		10.9%	
TOTAL BIKE PARKING STALLS: 28		200.0%	

SCALE

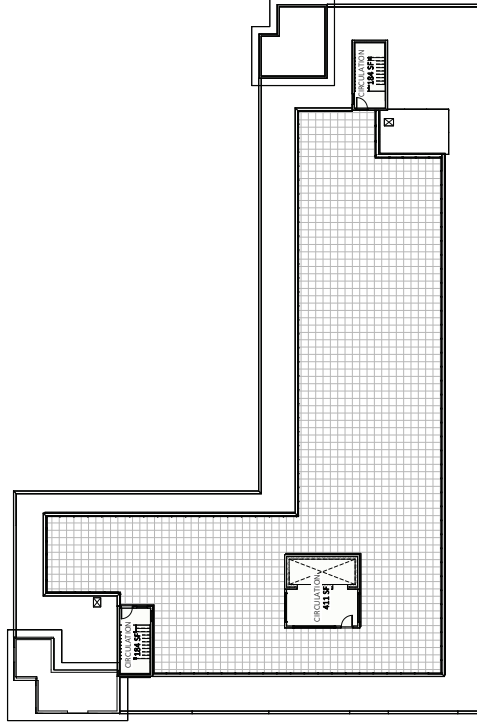
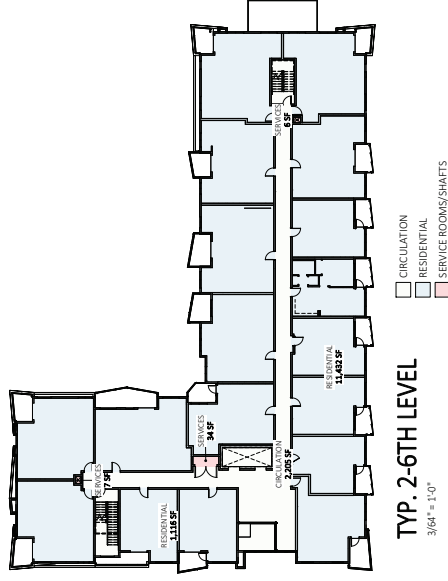
FSR DATA AND PLANS - BUILDING A

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

1.	DEFINITION OF GROSS FLOOR ARE FROM AHJ'S ZONING BYLAW
2.	EXCLUSIONS: INDOOR AMENITY (RE FERTO AHJ'S ZONING BYLAW)

LEVEL / AREA TYPE	AREA SF	AREA m ²	COMMENTS
BUILD A			
ROOFSHAFTS			
1ST LEVEL	47 SF	4.39 m ²	0.1%
2ND LEVEL	47 SF	4.39 m ²	0.1%
3RD LEVEL	47 SF	4.39 m ²	0.1%
4TH LEVEL	47 SF	4.39 m ²	0.1%
5TH LEVEL	47 SF	4.39 m ²	0.1%
6TH LEVEL	47 SF	4.39 m ²	0.1%
2ND FL	204 SF	26.37 m²	0.3%
RESIDENTIAL			
1ST LEVEL	12,557 SF	1,166.62 m ²	14.0%
2ND LEVEL	12,548 SF	1,165.78 m ²	13.9%
3RD LEVEL	13,119 SF	1,218.84 m ²	14.6%
4TH LEVEL	13,119 SF	1,218.84 m ²	14.6%
5TH LEVEL	13,119 SF	1,218.84 m ²	14.6%
6TH LEVEL	13,119 SF	1,218.84 m ²	14.6%
CONDO FLTRN	77,504 SF	7,200.76 m²	86.3%
1ST LEVEL	2,500 SF	236.93 m ²	2.8%
2ND LEVEL	2,005 SF	184.80 m ²	2.5%
3RD LEVEL	1,641 SF	152.48 m ²	1.8%
4TH LEVEL	1,641 SF	152.48 m ²	1.8%
5TH LEVEL	1,641 SF	152.48 m ²	1.8%
6TH LEVEL	1,641 SF	152.48 m ²	1.8%
FOYMAN ROOF FLOOR	778 SF	72.33 m ²	0.9%
CONDO TOTAL	80,800 SF	7,537.77 m²	90.6%
AREA GRAND TOTAL		8383.7 m²	100.0%

1.6.2 FSR-BUILDING A		
	GROSS FLOOR AREA (FSR) SF	Site Area (Net) FSR
	143,159 SF	89,091 SF
		1.61



T/O MAIN ROOF DECK
1/16" = 1'-0"



SCALE As indicated

SD1.15



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TWP. BC

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DESIGN RATIONALE

SCALE

SD1.20



SOUTHWEST CORNER OF DEVELOPMENT



MAIN ENTRANCE

ENVIRONMENTAL SUSTAINABILITY

- SUSTAINABILITY IS ADDRESSED THROUGH SEVERAL DESIGN STRATEGIES AND INTERVENTIONS.
- A MID-RISE BUILDING WITH A HIGH-DENSITY HOUSING COMPONENT MAKES MORE EFFICIENT USE OF MUNICIPAL SERVICES AND FACILITATES ECONOMIES OF SCALE IN THE DELIVERY OF MASS TRANSIT.
- DENSIFICATION IS AN IMPORTANT STRATEGY TO HELP REDUCE CARBON EMISSIONS.
- NEW WOOD FRAME CONSTRUCTION HAS A LIGHTER CARBON FOOTPRINT THAN STEEL.
- NEW WATER EFFICIENT LANDSCAPING AND OUTDOOR AMENITY SPACES WILL AID IN STORM WATER MANAGEMENT.
- LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS.
- THE BALCONY DESIGN PROVIDES SOLAR SHADING FOR MOST RESIDENTIAL UNITS, WITH PASSIVE VENTILATION SUPPLIED THROUGH OPERABLE WINDOW WALLS.
- PROPOSED BIKE PARKING STALLS.
- GENEROUS BIKE STORAGE SUPPORTS ACTIVE TRANSPORTATION FOR RESIDENTS AND VISITORS Alike.
- STORAGE AND COLLECTION OF RECYCLABLES.

CRIME PREVENTION

THE FOUR KEY PRINCIPLES OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) ARE NATURAL SURVEILLANCE, ACCESS CONTROL, TERRITORIALITY AND MAINTENANCE & MANAGEMENT.

NATURAL SURVEILLANCE IS INCORPORATED THROUGHOUT THE BUILDING PERIMETER AND THE INTERIOR COURTYARD THROUGH THE INTRODUCTION OF CLEAR SIGHTLINES AND "EYES ON THE STREET" VIA RESIDENTIAL WINDOWS, AND PRIVATE BALCONIES.

PRIMARY ENTRANCES ARE CLEARLY DEFINED AND GLAZED FOR HIGH VISIBILITY. THE INTERIOR OF THE PARKADE IS WELL-LIT WITH VISITOR PARKING CLEARLY DESIGNATED. THE BUILDING LOBBY AND THE PARKADE ARE SUPPLIED WITH AN ELECTRONIC ACCESS CONTROL SYSTEM.

TERRITORIAL REINFORCEMENT IS PROVIDED THROUGH THE PAVING DESIGN THAT CONNECTS THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES. RESIDENTIAL UNITS WITH GROUND FLOOR PATIOS OPEN DIRECTLY ONTO THE STREET BUT ARE ENSCONCED BY TIRED PLANTERS TO ESTABLISH A BUFFER ZONE BETWEEN COMMON AND PRIVATE SPACES.

PROJECT DESCRIPTION

THIS PROPOSED DEVELOPMENT IS COMPOSED OF ONE SIX-STORY, 112-UNIT, MULTI-FAMILY RESIDENTIAL BUILDING WITH THREE LEVELS OF UNDERGROUND PARKING, AND 6 TOWNHOUSE BUILDINGS TALLING 32 UNITS. THE 6-STORY RESIDENTIAL BUILDING IS ORIENTED TO FACE 80TH AVE. WITH THE TOWNHOME BUILDINGS ALIGNED ALONGSIDE THE NEWLY DEVELOPED 203 ST THAT ENDS IN A CUL-DE-SAC APPROXIMATELY HALFWAY UP THE WEST PROPERTY LINE.

THE SITE DEVELOPMENT PLAN ACCOUNTS FOR VARIOUS ROAD DEDICATIONS AS REQUIRED BY THE TOWNSHIP. THERE IS A 8.5M ROAD DEDICATION, ALONG WITH A 15.5M RADIUS CUL-DE-SAC BULB DEDICATION ON THE EAST PROPERTY LINE TO ALLOW FOR THE COMPLETION OF 203 ST. THE FRONT (SOUTH) PROPERTY LINE ALLOWS A 9.0M ROAD DEDICATION, AND 4.5M GREENWAY DEDICATION.

MASSING, FORM & CHARACTER

THE SITING OF THE BUILDINGS IS RATIONALIZED TO SCALE WITH THE ORGANIZATION OF THE STREET NETWORK AND NEIGHBOURING PROPERTIES AND DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE BUILDING. THE BUILDINGS WILL BE ORIENTED TO FACE 80TH AVE. THE STREET FRONTAGE WILL BE A MIX OF VOLUMES, WITH A TOWNHOUSE-LOOK TO BE PEDESTRIAN FRIENDLY. LEVELS 1 TO 2 FEATURE A TOWNHOUSE-LOOK AESTHETIC, WITH A STRONG TWO-STORY EXPRESSION, WALK-UP PATIOS, AND LARGE TREE PLANTERS. THE MAIN ENTRY IS INVITING YET GRAND, WITH A TWO-STORY VOLUME AND DISTINCTIVE MASSING.

LEVELS 2-5 ARE ENVELOPED BY THE PLAYFUL BALCONY PARAPETS, WHICH ARE ANGLED AND STEP AWAY FROM THE BUILDING FACE, PROVIDING THE BUILDING WITH A COHESIVE, COMMUNITY-ORIENTED AESTHETIC. THE BUILDING MASSING IS A MIX OF VOLUMES, WITH A TOWNHOUSE-LOOK TO BE PEDESTRIAN FRIENDLY. THE LARGE BALCONY PARAPET, OVERALL SCALING DOWN ITS APPEARANCE, CREATING THE ILLUSION OF A RECESSED LEVEL 6, AIDING IN A PERCEPTION OF REDUCED SCALE TO THE DEVELOPMENT.

THE TOWNHOUSES ARE INTENDED TO BE SOMEWHAT DISTINCTIVE FROM THE MULTI-FAMILY DESIGN YET ENCOURAGE AN OBVIOUS CONNECTION WITH IT. WITH A COHESIVE, COMMUNITY-ORIENTED AESTHETIC, THE BUILDING MASSING IS A MIX OF VOLUMES, WITH A TOWNHOUSE-LOOK TO BE PEDESTRIAN FRIENDLY. ONLY AT SELECTED LOCATIONS SCALE THE VOLUMES DOWN TO A PROPORTION SIMILAR TO THE MULTI-FAMILY. ROOF TERRACE IS PROPOSED TO BE TRANSPARENT BUT CLEARLY ABOVE THE ROOF LINE WITH GLAZED GUARDRAILS AND SIMPLE MODERN FORM FOR THE STAIR POP-UPS.

MATERIALS PROPOSED CONSIST OF WHITE AND GREY SMOOTH FIBER CEMENT SIDING, WITH A MIX OF MATERIALS INCLUDING CLUTTERED LAP SIDING ACROSS THE ENTIRE PROJECT. THE PALETTE WORKS WITH THE MODERNIZATION PLANNED FOR THE NEIGHBORHOOD.

COMMON OUTDOOR AMENITY SPACE FOR THE TOWNHOUSES IS STRATEGICALLY POSITIONED AT THE CENTER TO RECEIVE AFTERNOON SUN WHEN THE SPACE WILL MOST COMMONLY BE ENJOYED, AS WELL AS SHIELD IT FROM ADJACENT PUBLIC STREETS. ALL THE INDIVIDUAL TOWNHOUSE PATIOS ARE ORIENTED TO FACE THE COMMON OUTDOOR AMENITY SPACE. A GENEROUS ROOF TOP AMENITY FUNCTION AS A COMMUNITY GATHERING PLACE FOR THE MULTI-FAMILY RESIDENTS AS WELL AND GIVES THEM THE OPPORTUNITY TO EXPERIENCE THE OUTDOORS.

THE AMENITY SPACES PROVIDE OPPORTUNITIES FOR ENGAGEMENT WITHIN THE COMMUNITY, WITH SHARED SEATING AREAS, PLAY GROUNDS, AND ARE FREQUENTLY USED. BRICK CLADDING ON THE GROUND FLOOR OF THE BUILDING PROVIDES A WARM, INVITING BLOCK PLANTER WALLS IN NEUTRAL COLOURS GIVE TEXTURE AND BRING WARMTH TO THE LANDSCAPE EXPRESSION.

THE SURFACE LEVEL GARBAGE ENCLOSURE AND VISITOR PARKING STALLS ARE SCREENED WITH A VEGETATIVE BUFFER THAT CREATES A PERMEABLE BOUNDARY WITH THE ADJACENT LOTS.

RENDERINGS



202A AVE TOWNHOUSE ELEVATION



INTERIOR TOWNHOUSE DRIVE



PODIUM AMENITY

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DHALIWA RES. DEVELOPMENT

20287 80TH AVENUE, LANGLEY
TWP. BC

PROJECT # 23143.1
CITY FILE #

RENDERINGS

SCALE

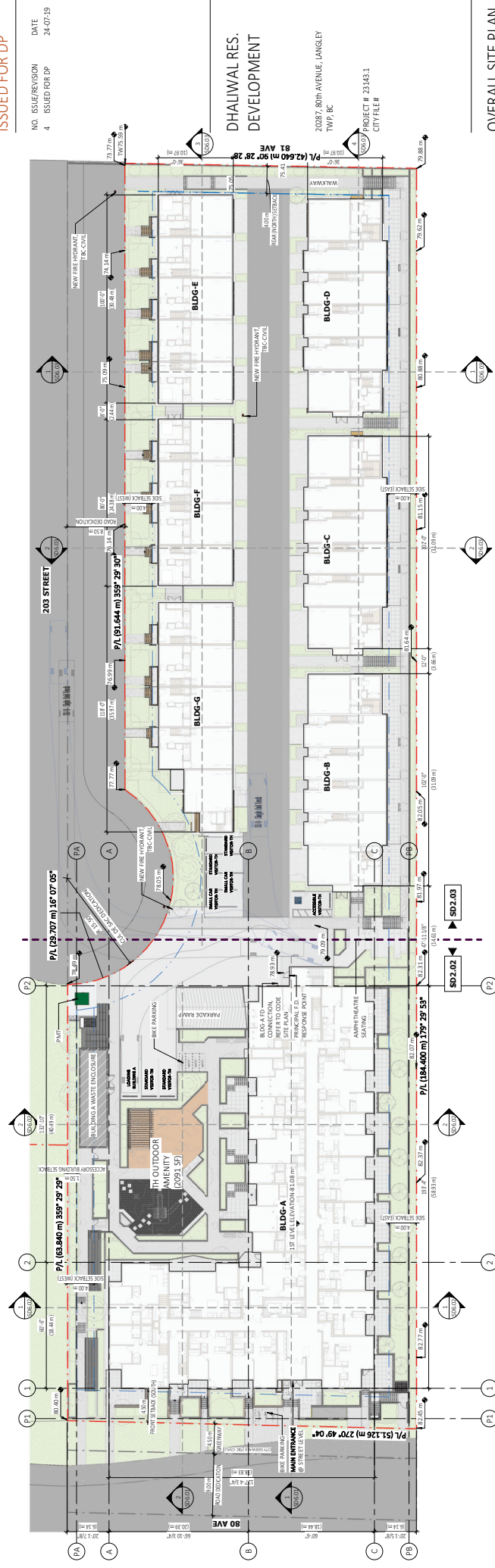
SD1.21



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- 1.9.0 GENERAL SITE NOTES
1. REFER TO SITE COORDINATE & SITE LAYOUT PLAN FOR MORE INFORMATION.
 2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVED AREAS, DRIVEWAYS, SIDEWALKS, SANITARY AND SEWERAGE, AND OTHER SERVICES, ETC.
 3. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND FINISHES WITH LOCAL SURVEYOR.
 4. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
 5. TYPICAL WALL, FLOOR, ROOF, AND CEILING FINISHES ARE TO BE DETERMINED BY CLIENT.
 6. EXISTING ELEVATION: ± 0.000



SITE PLAN
3/64" = 1'-0"

OVERALL SITE PLAN

SCALE 3/64" = 1'-0"

SD2.01



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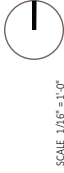
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DHALIWAH RES.
DEVELOPMENT

20887 80TH AVENUE, LANGLEY
TWP. BC

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CITY FILE #

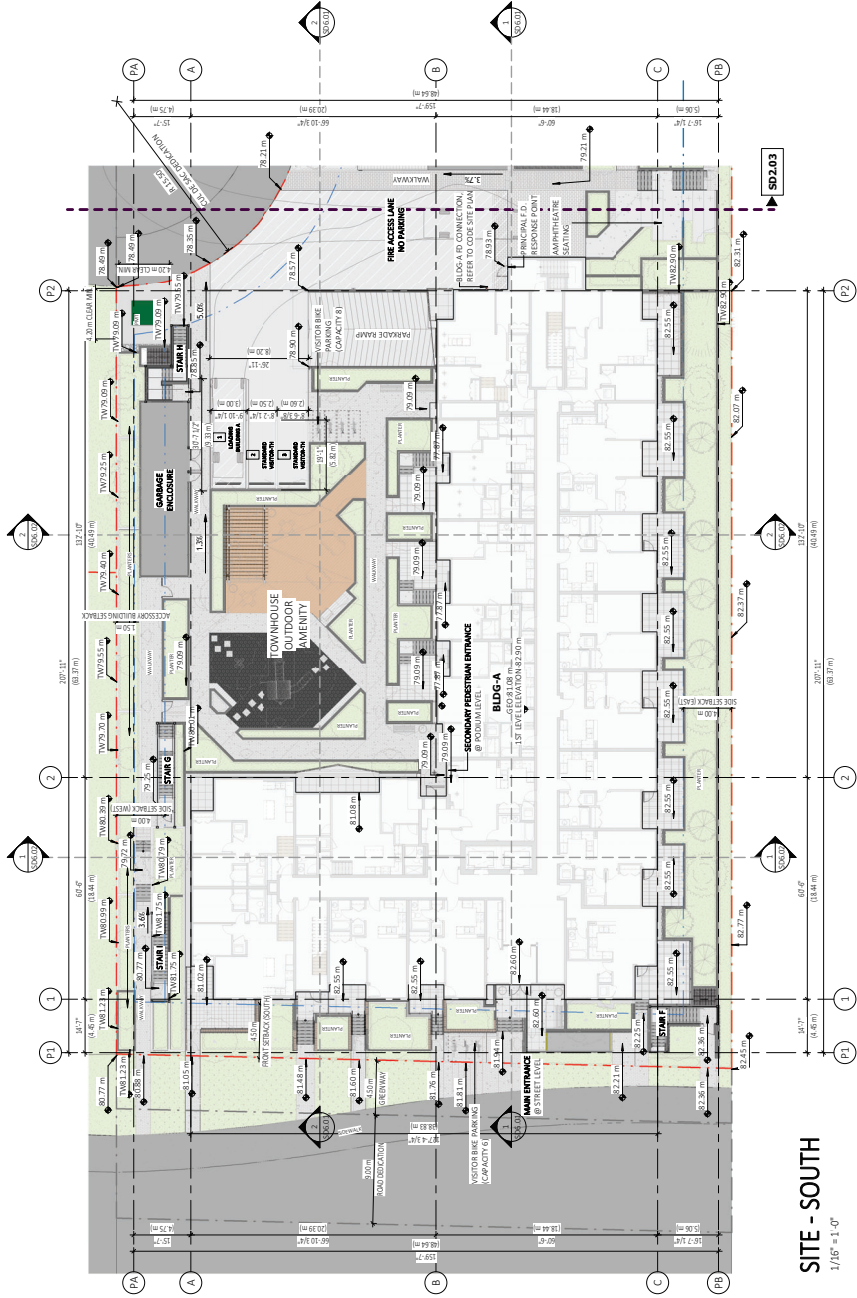
SITE PLAN
ENLARGED -
SOUTH



SD2.02

1.9.0 GENERAL SITE NOTES

1. REFER TO SITE COORDINATE & SITE LAYOUT PLAN FOR MORE INFORMATION.
2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA, DRIVEWAYS, UTILITY LOCATIONS, SANITARY AND SEWER, AND OTHER SERVICES, ETC.
3. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND FINISHES WITH LOCAL SURVEY PLAN.
4. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
5. TYPICAL TOP OF CURB ELEVATION: 78.00m (257.90ft) ± 0.00m
6. EXISTING ELEVATION: 78.00m (257.90ft) ± 0.00m



SITE - SOUTH
1/16" = 1'-0"



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DHALI WAL RES.
DEVELOPMENT

2087 80TH AVENUE, LANGLEY
TWP. BC

PROJECT # 23143.1
CITY FILE #

SITE PLAN
ENLARGED -
NORTH



SCALE 1/16" = 1'-0"

SD2.03





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DHALIWAH RES.
DEVELOPMENT

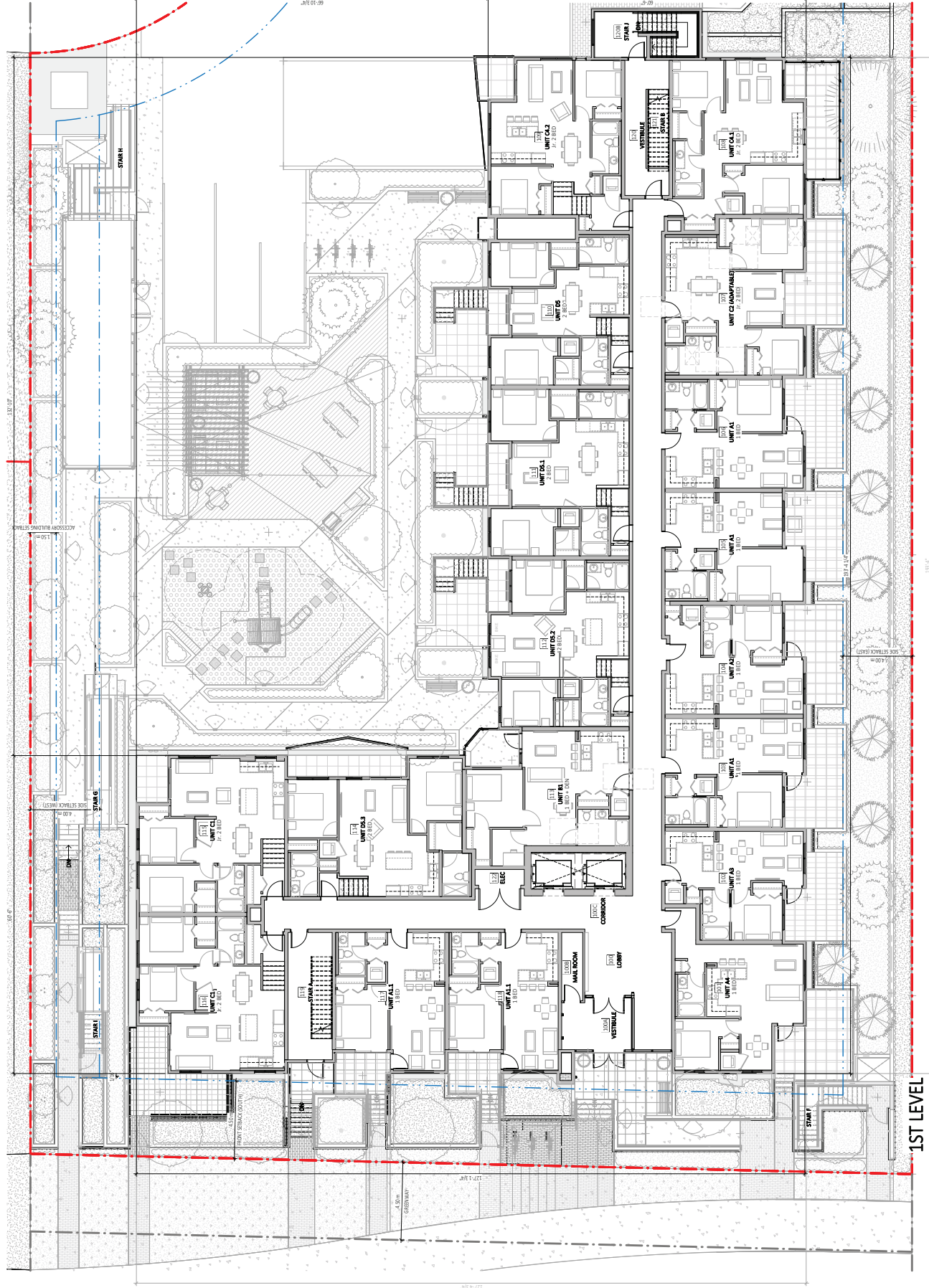
20287 80TH AVENUE, LANGLEY
TWP. BC

PROJECT # 23443.1
CITY FILE #

BLDG A - 1st LEVEL
PLAN

SCALE 1/8" = 1'-0"

SD2.10





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DHALIWAL RES.
DEVELOPMENT

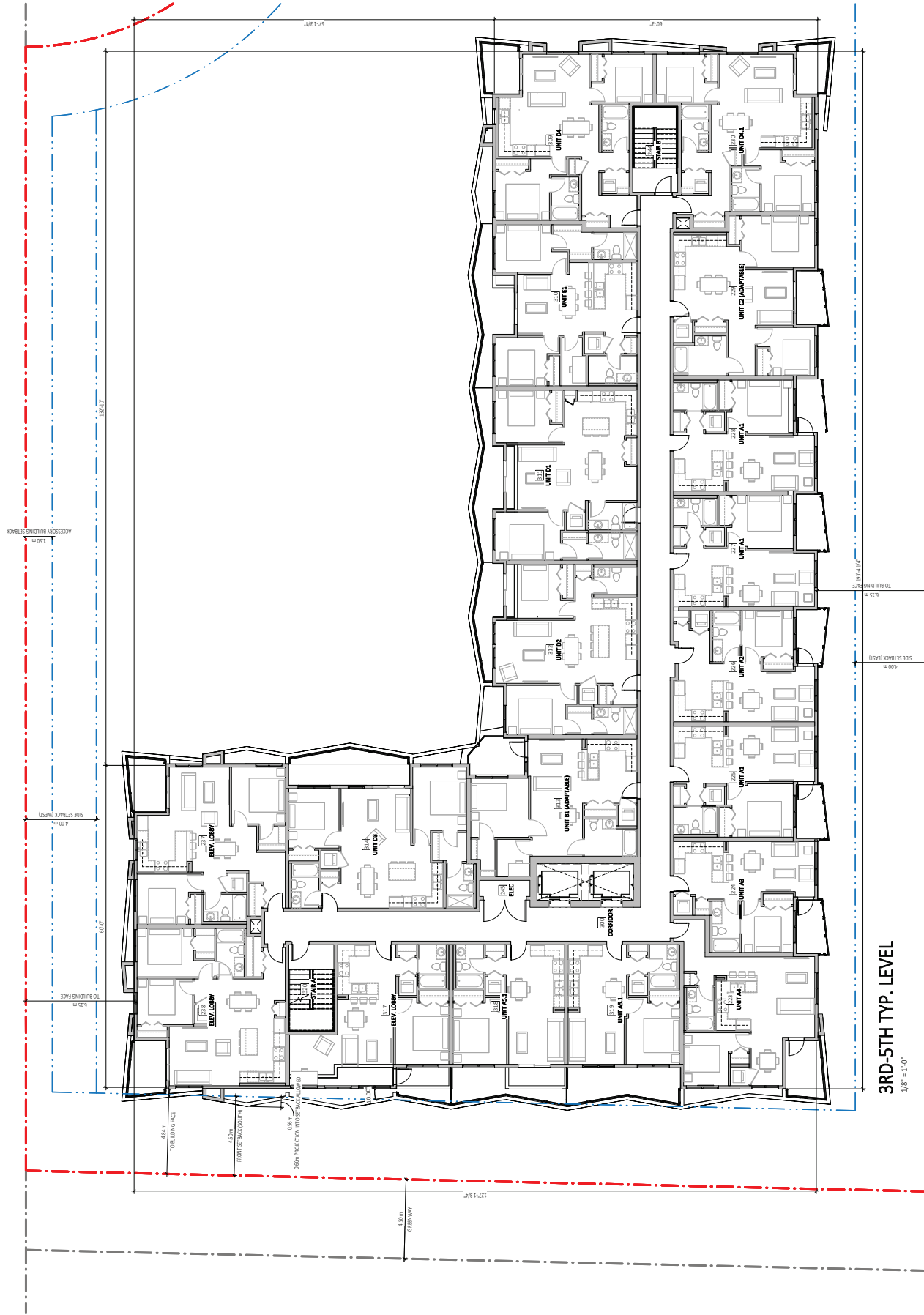
20287, 80th AVENUE, LANGLEY
TWP, BC

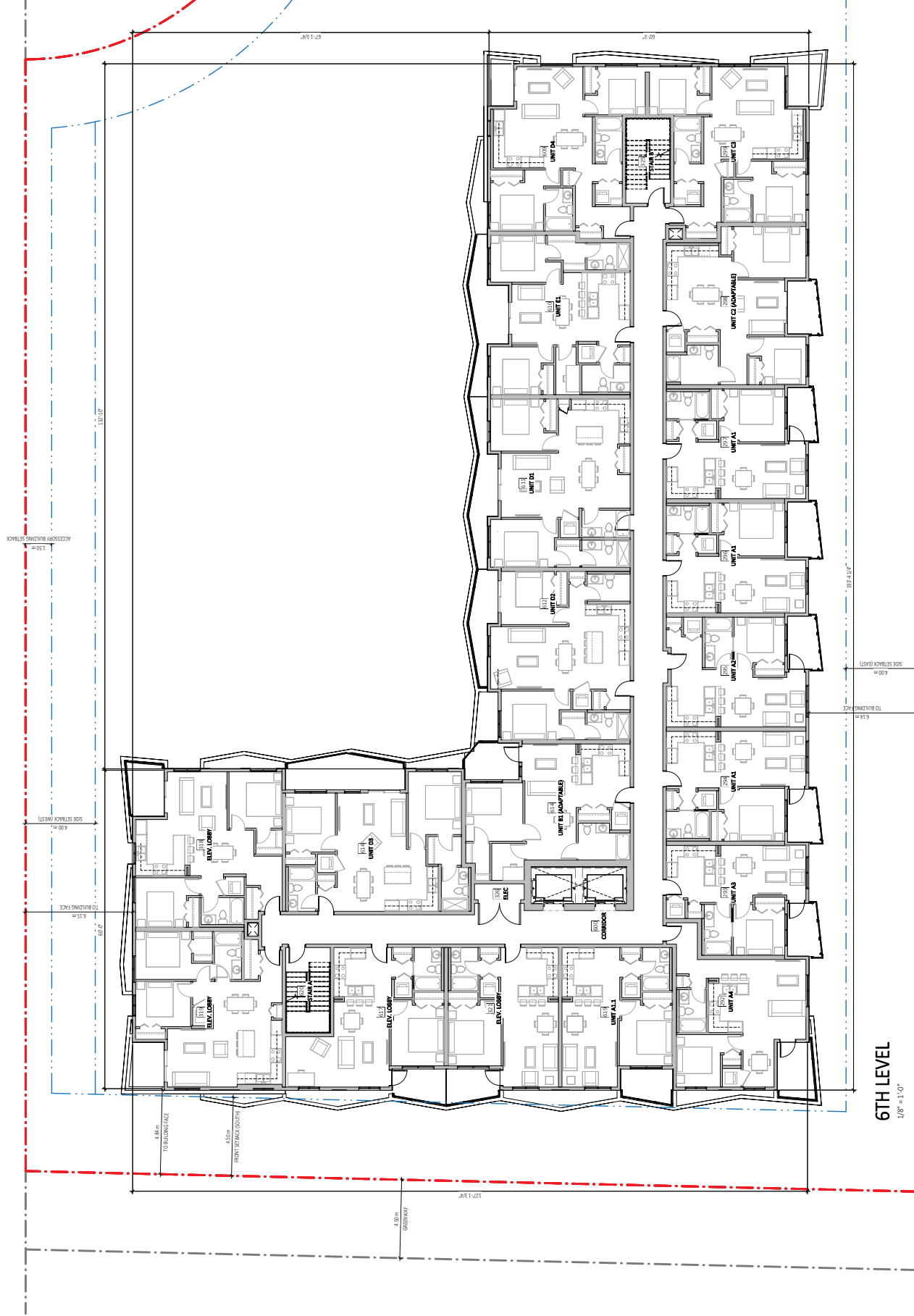
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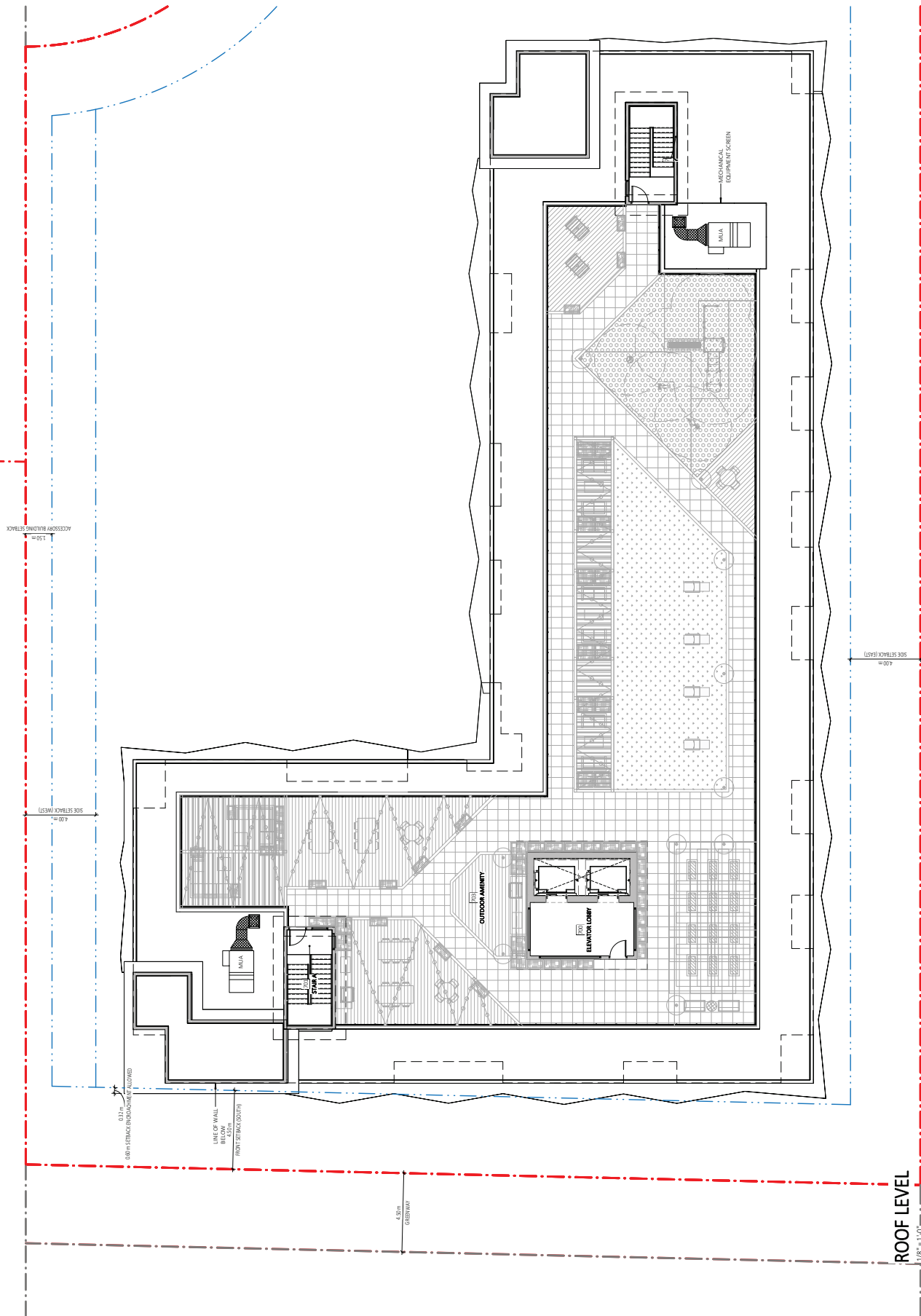
BLDG A - 3rd-5th
LEVEL PLAN TYP.

SCALE 1/8" = 1'-0"

SD2.12









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DHALIWA RES.
DEVELOPMENT

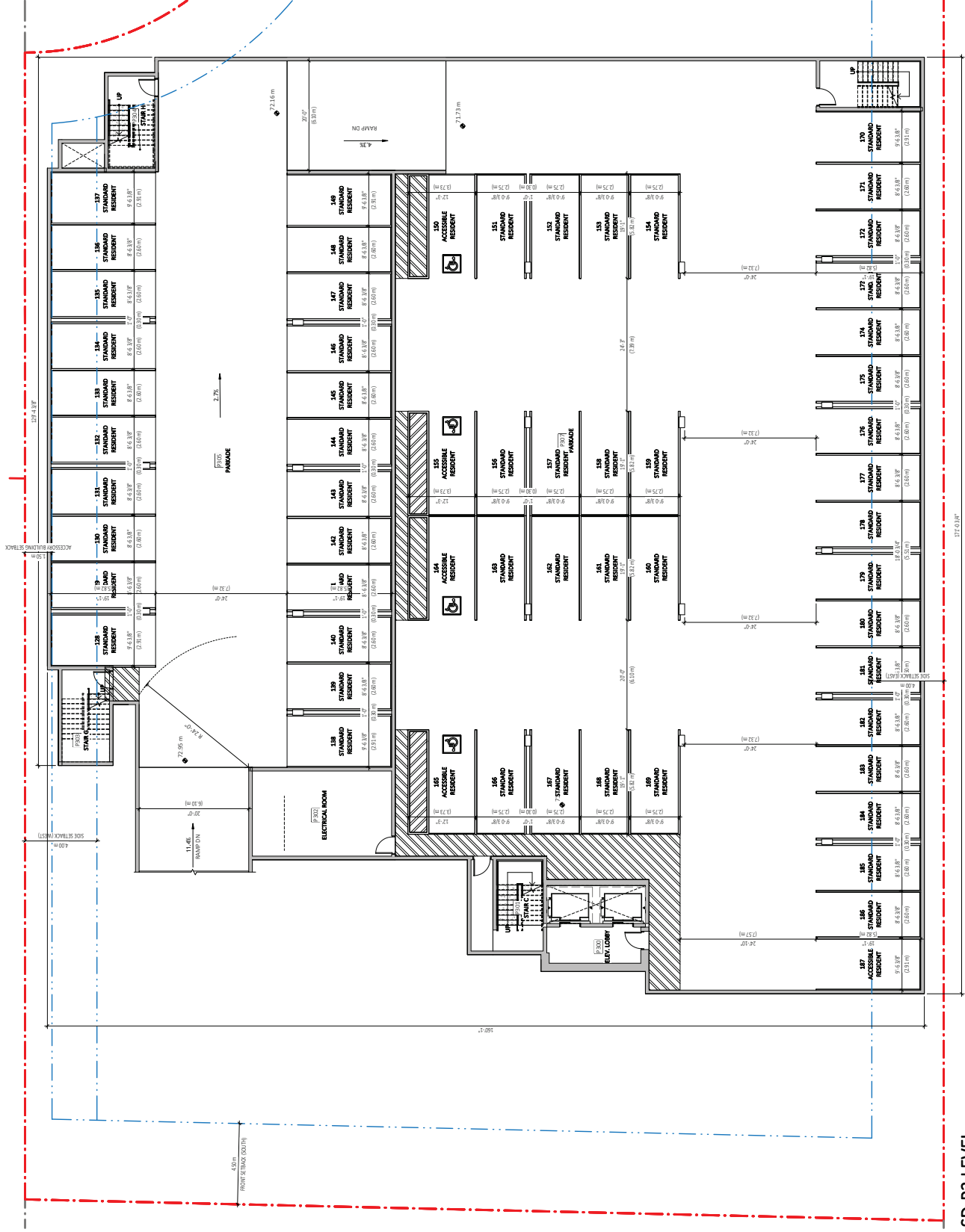
20877 80TH AVENUE, LANGLEY
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CITY FILE #

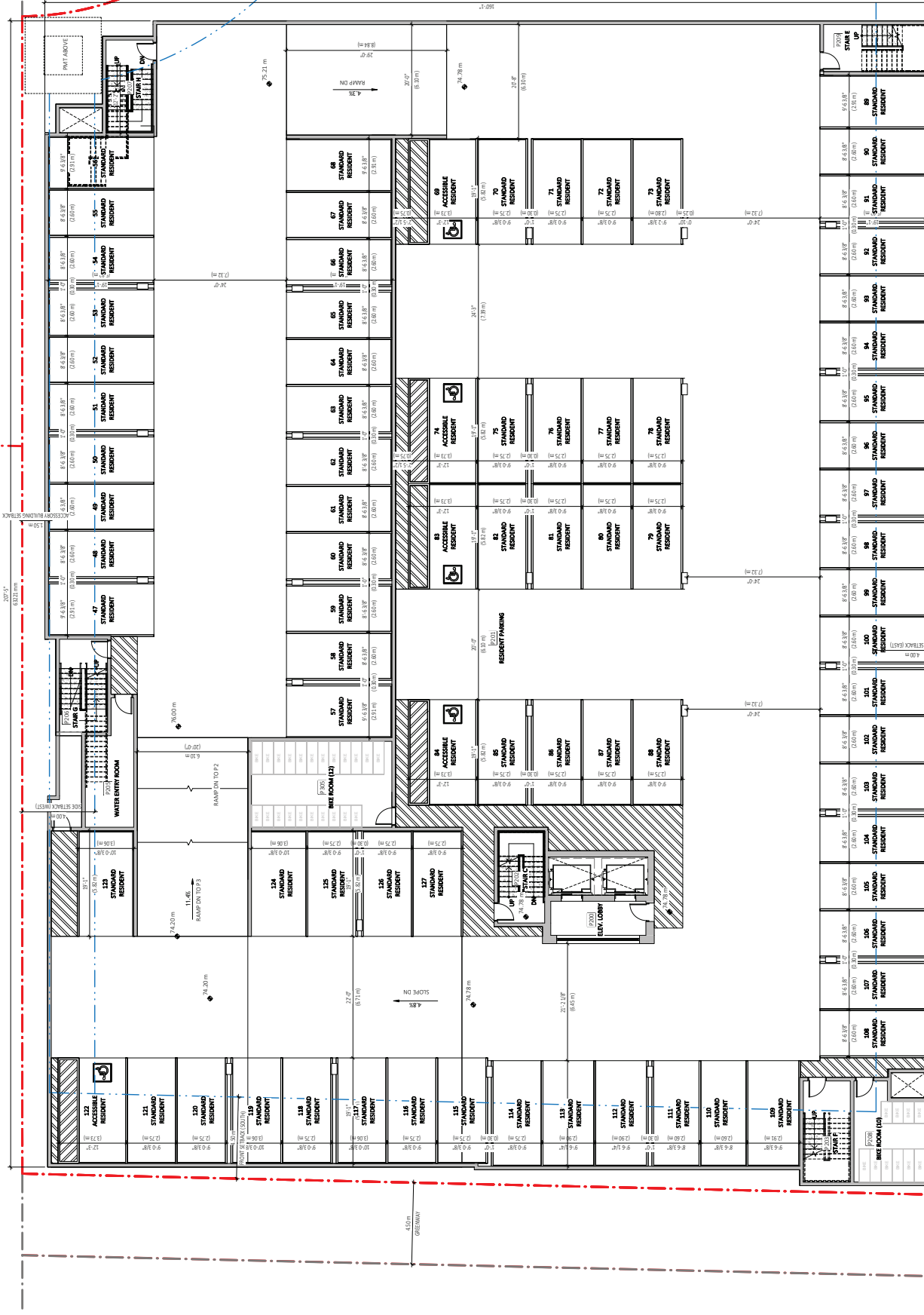
BLDG A - P3 LEVEL
PLAN

SCALE 1/8" = 1'-0"

SD2.20



SD-P3 LEVEL
1/8" = 1'-0"





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DHALIWAH RES.
DEVELOPMENT

2087 80TH AVENUE, LANGLEY
TWP. BC

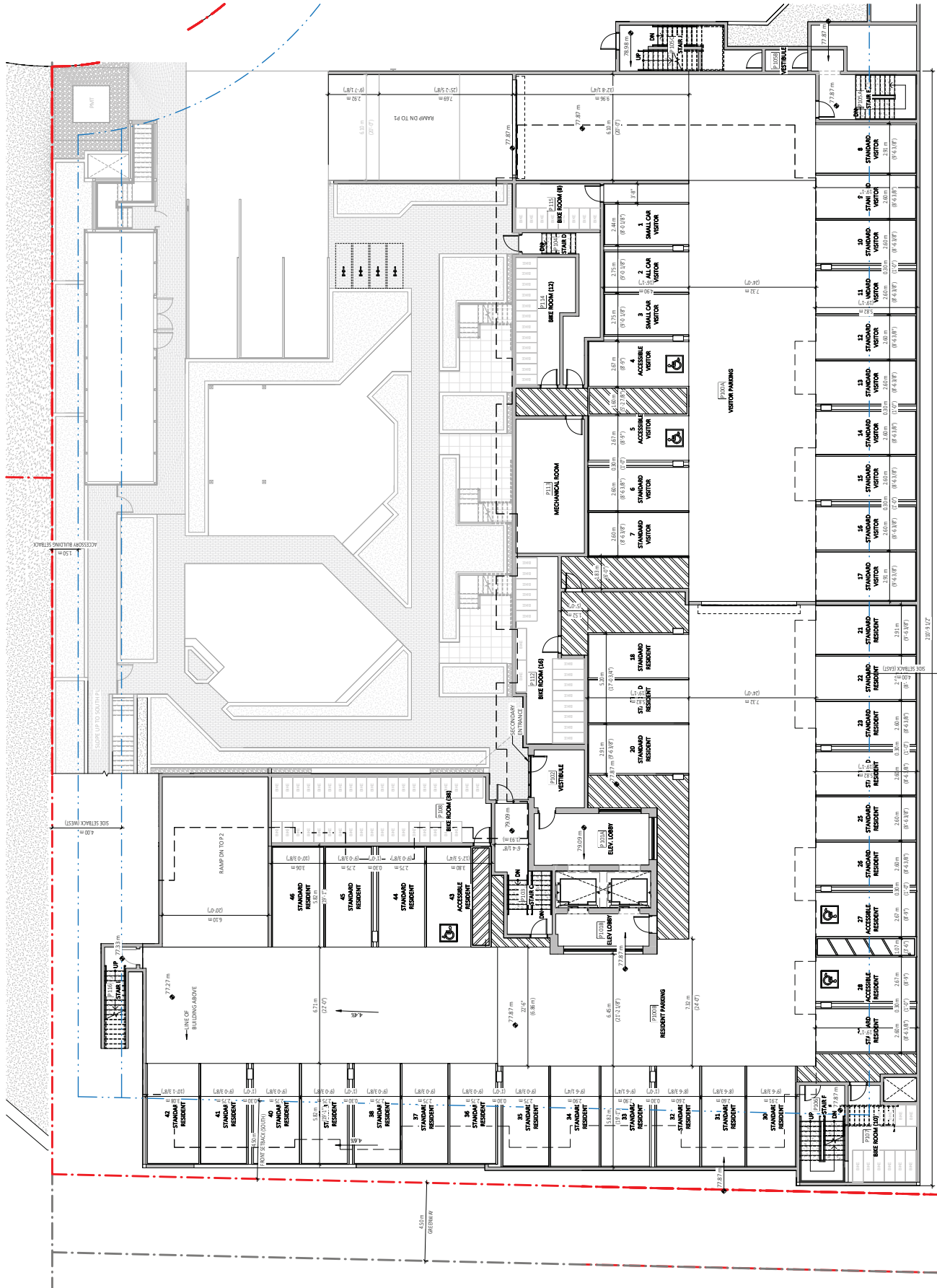
PROJECT # 23143.1
CITY FILE #

BLDG A - P1 LEVEL
PLAN

SCALE 1/8" = 1'-0"

SD2.22

P1 LEVEL
1/8" = 1'-0"





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DHALI WAL RES.
DEVELOPMENT

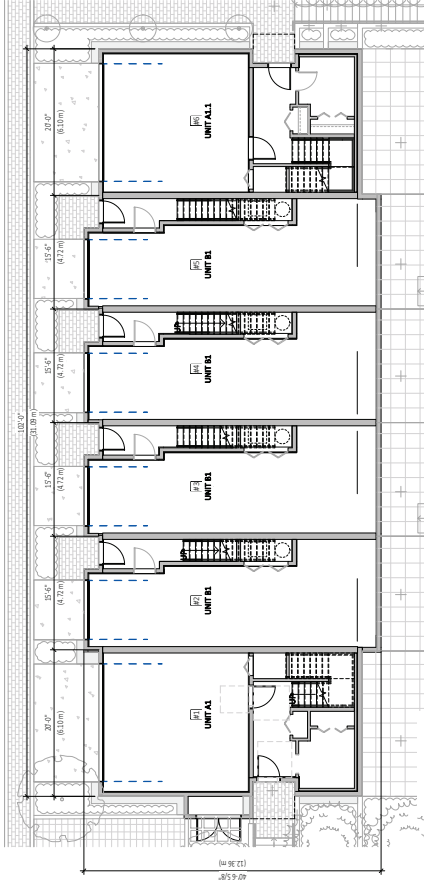
2087 80TH AVENUE, LANGLEY
TWP, BC

PROJECT # 23143.1
CITY FILE #

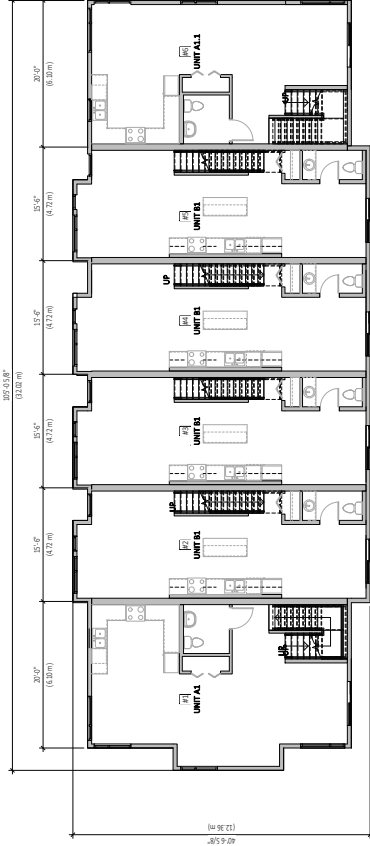
BLDG B, C, D - TYP.
LEVEL PLANS



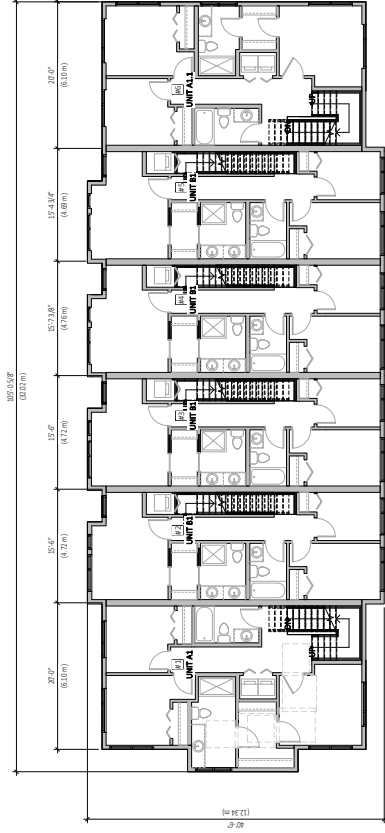
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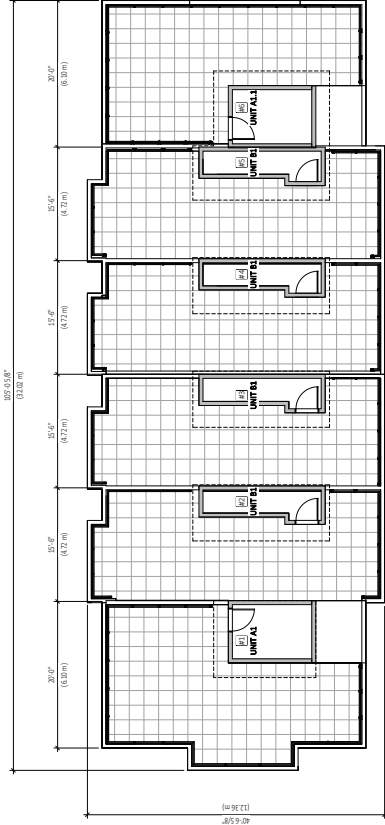
1ST LEVEL
1/8" = 1'-0"



2ND LEVEL
1/8" = 1'-0"



3RD LEVEL
1/8" = 1'-0"



ROOF LEVEL
1/8" = 1'-0"



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DHALI WAL RES.
DEVELOPMENT

2087/80TH AVENUE, LANGLEY
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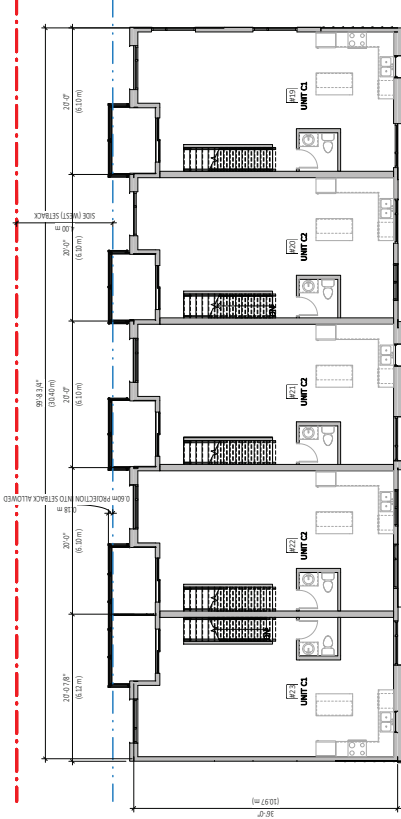
PROJECT # 23143.1
CITY FILE #

BLDG E - LEVEL
PLANS

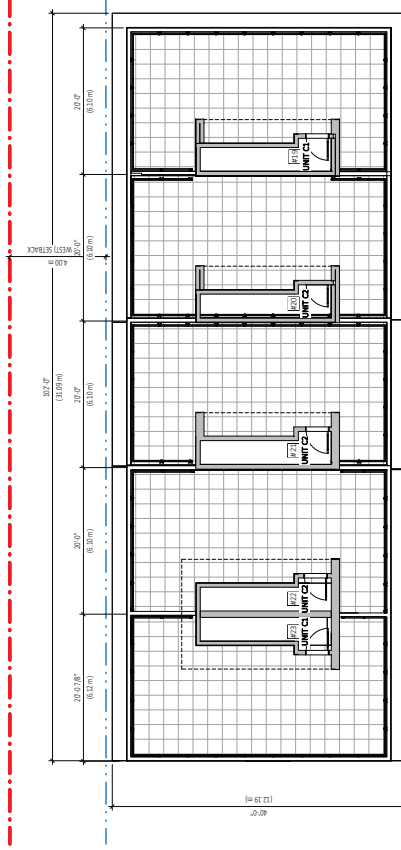


SCALE 1/8" = 1'-0"

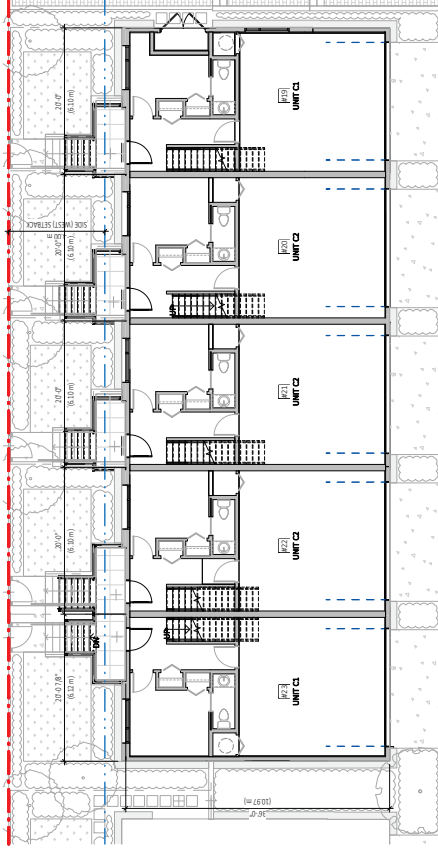
SD2.26



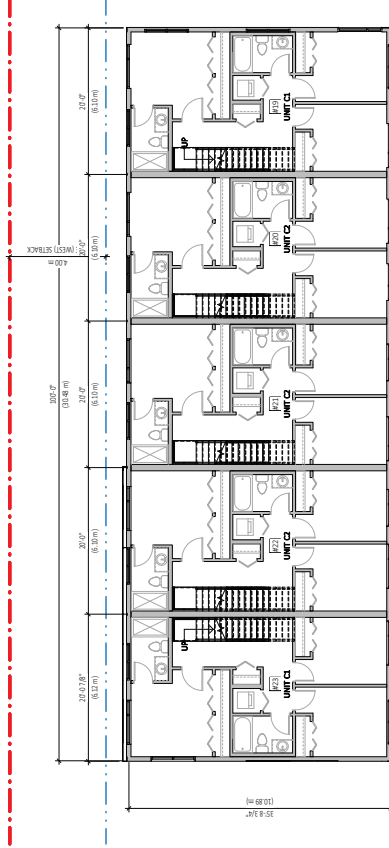
2ND LEVEL
1/8" = 1'-0"



ROOF LEVEL
1/8" = 1'-0"



1ST LEVEL
1/8" = 1'-0"

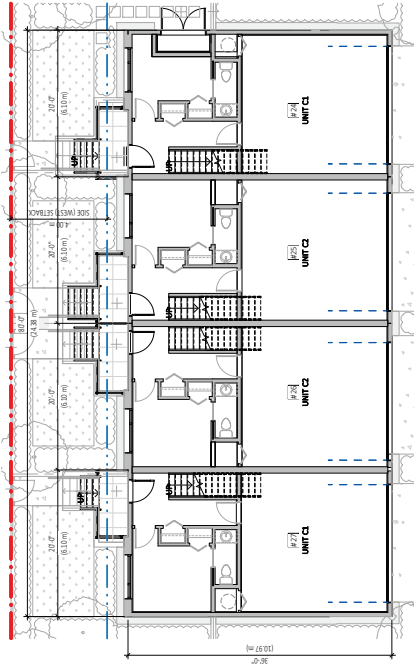


3RD LEVEL
1/8" = 1'-0"

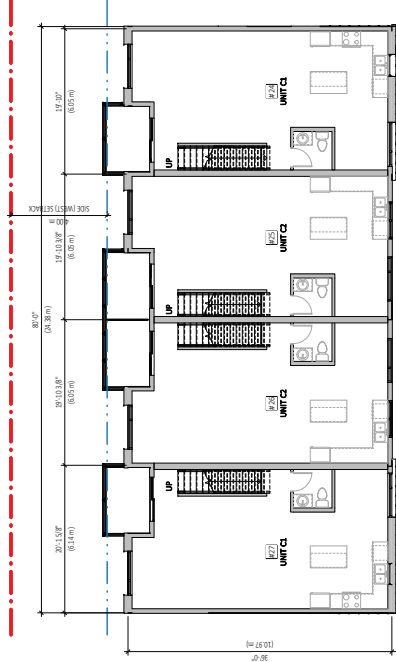


ISSUED FOR DP

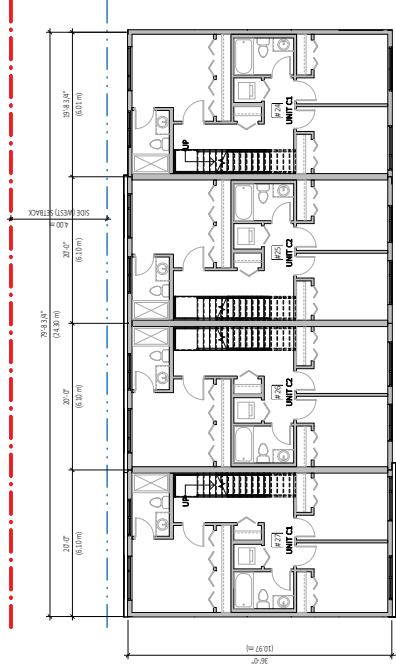
NO. ISSUE/REVISION
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24-07-19
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1ST LEVEL
1/8" = 1'-0"



2ND LEVEL
1/8" = 1'-0"





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DHALI WAL RES.
DEVELOPMENT

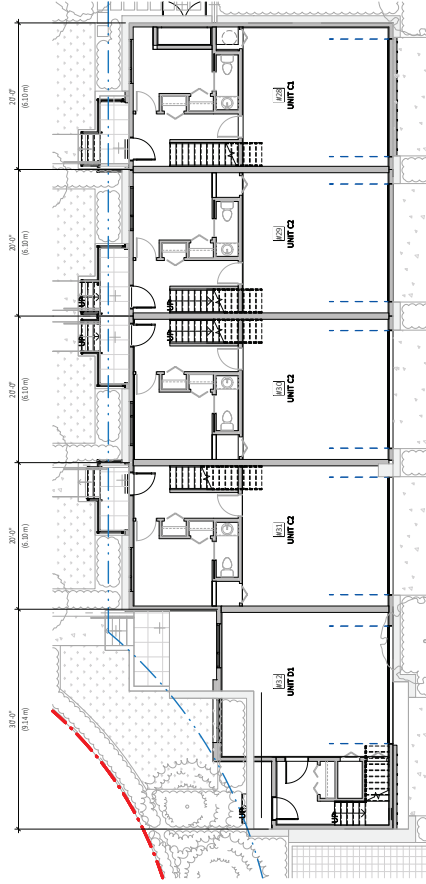
20877 80TH AVENUE, LANGLEY
TWP, BC

PROJECT # 23143.1
CITY FILE #

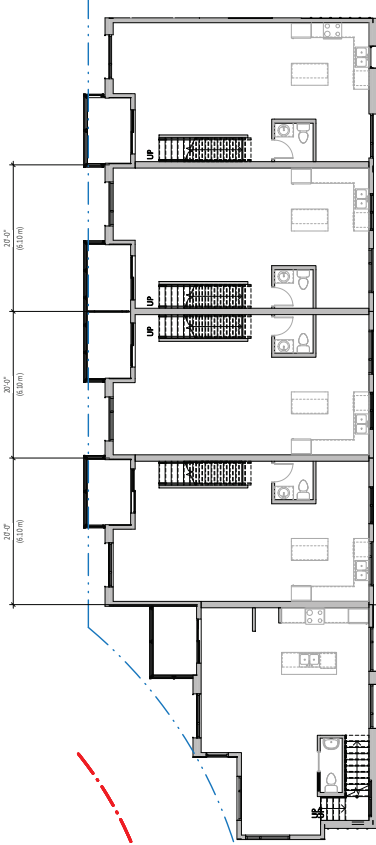
BLDG G - LEVEL
PLANS



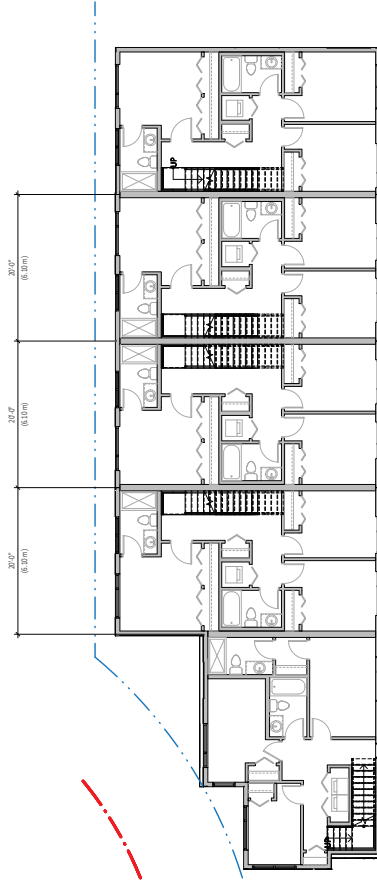
SD2.28



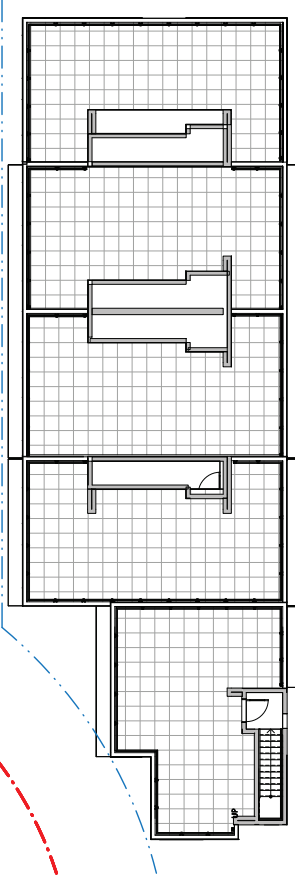
1ST LEVEL
1/8" = 1'-0"



2ND LEVEL
1/8" = 1'-0"



3RD LEVEL
1/8" = 1'-0"



ROOF LEVEL
1/8" = 1'-0"



ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
4	ISSUED FOR DP	24.07.19

DHALI WAL RES.
DEVELOPMENT

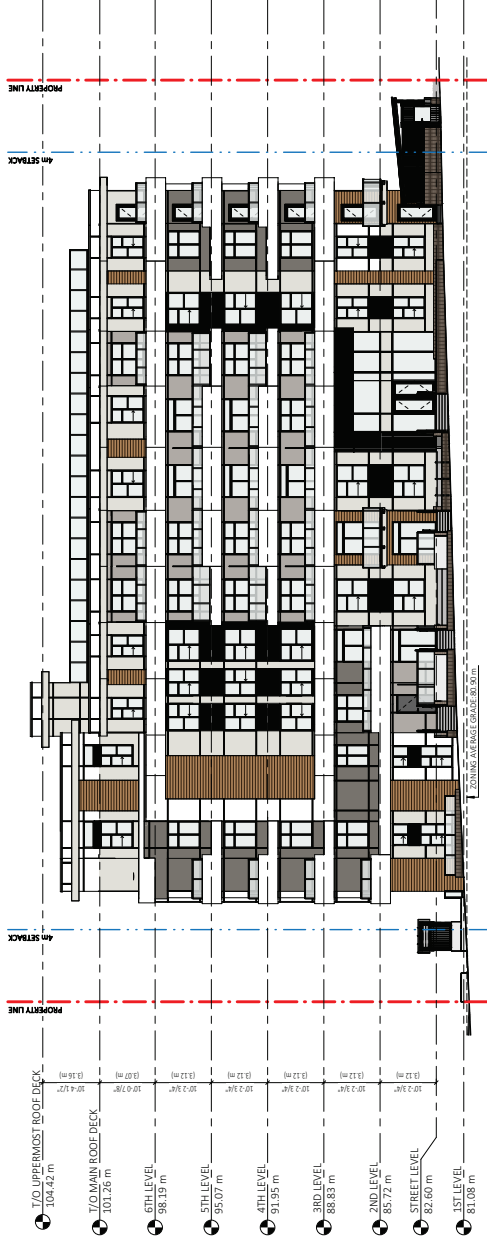
20877 80TH AVENUE, LANGLEY
TWP. BC

PROJECT # 23143.1
CITY FILE #

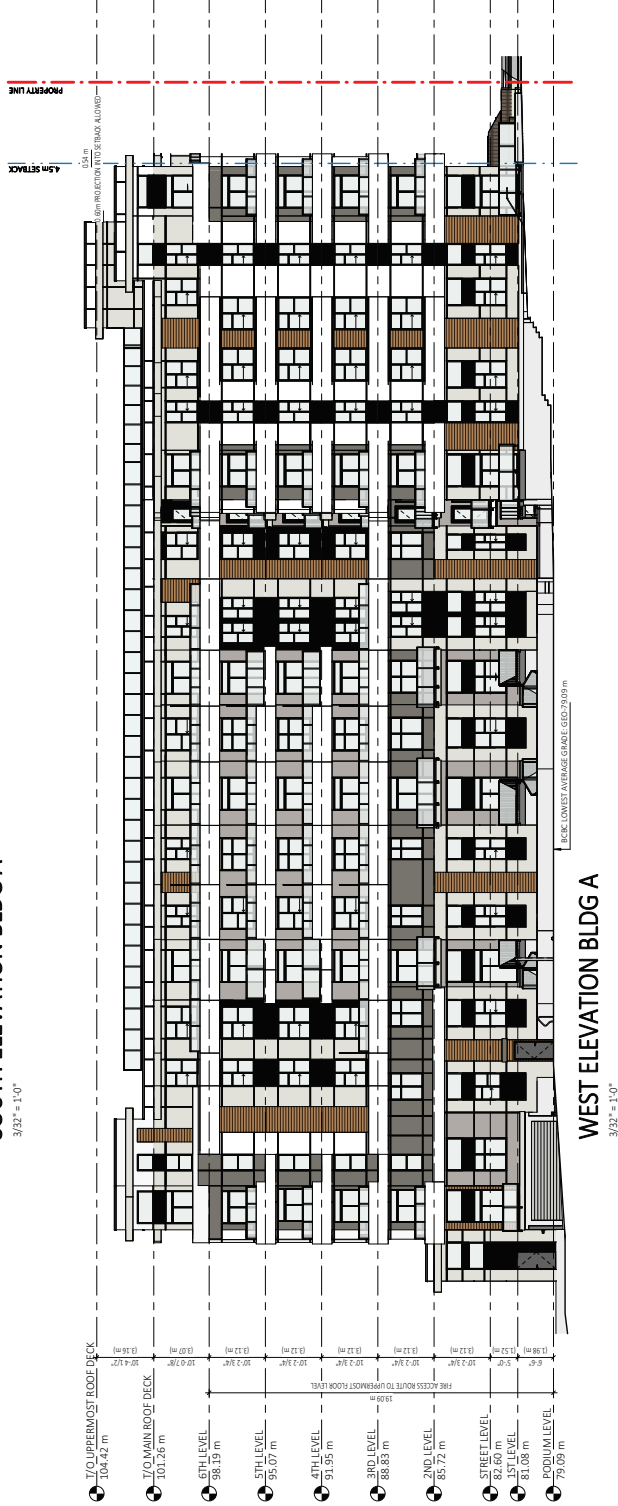
BLDG A
ELEVATIONS

SCALE 3/32" = 1'-0"

SD3.01



SOUTH ELEVATION BLDG A
3/32" = 1'-0"



WEST ELEVATION BLDG A
3/32" = 1'-0"



ISSUED FOR DP

NO. 4
ISSUE/REVISION
DATE
24-07-19
ISSUED FOR DP

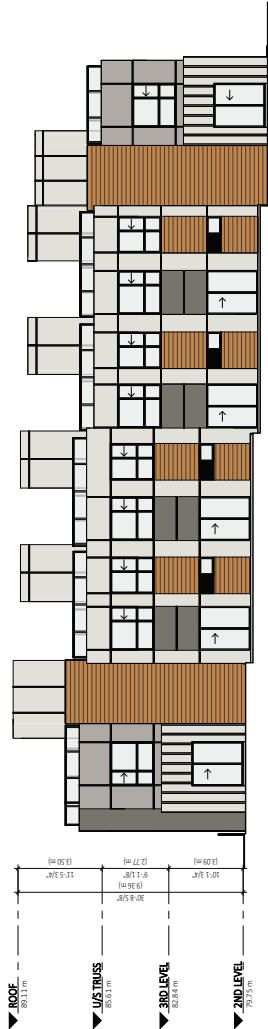


WEST ELEVATION TYP. TH B-D

1/8" = 1'-0"

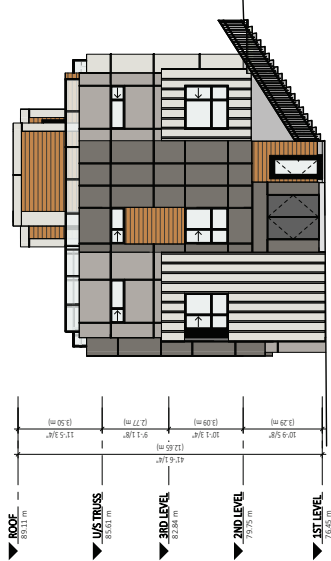
NORTH ELEVATION TYP. TH B-D

1/8" = 1'-0"



EAST ELEVATION TYP. TH B-D

1/8" = 1'-0"



SOUTH ELEVATION TYP. TH B-D

1/8" = 1'-0"

DHALWAL RES.
DEVELOPMENT

20287, 80TH AVENUE, LANGLEY
TWP. BC

PROJECT # 23143.1
CITY FILE #

BLDG B, C, D - TYP.
ELEVATIONS

SCALE 1/8" = 1'-0"

SD3.05



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NO. 4
ISSUE/REVISION
DATE
24.07.19

DHALI WAL RES.
DEVELOPMENT

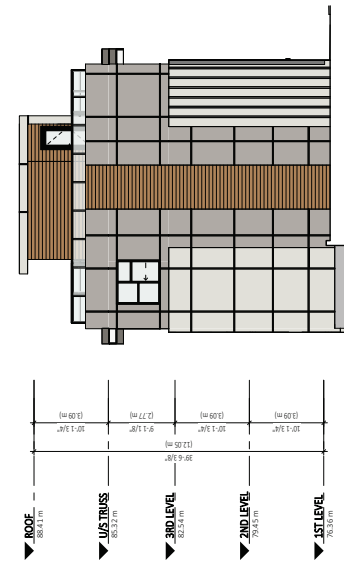
20287, 80TH AVENUE, LANGLEY
TWP, BC

PROJECT # 23143.1
CITY FILE #

BLDG E
ELEVATIONS

SCALE 1/8" = 1'-0"

SD3.06



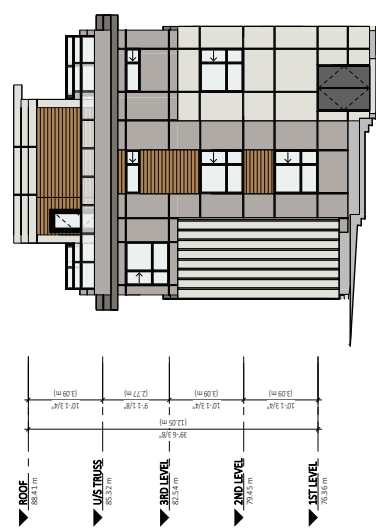
SOUTH ELEVATION TH-E

1/8" = 1'-0"



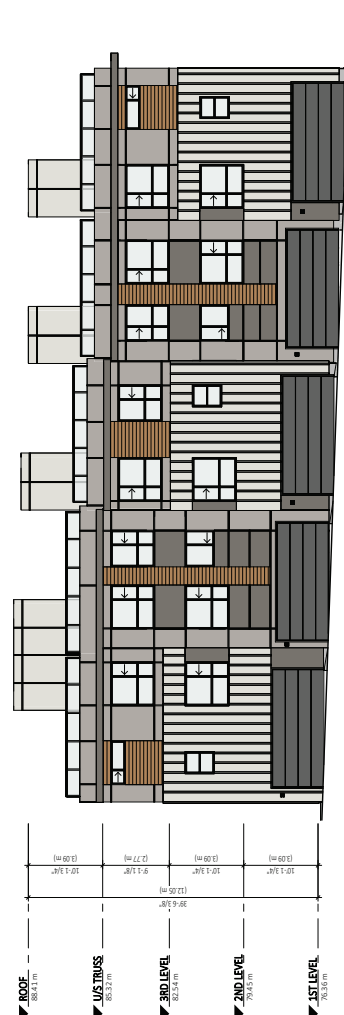
WEST ELEVATION TH-E

1/8" = 1'-0"



NORTH ELEVATION TH-E

1/8" = 1'-0"



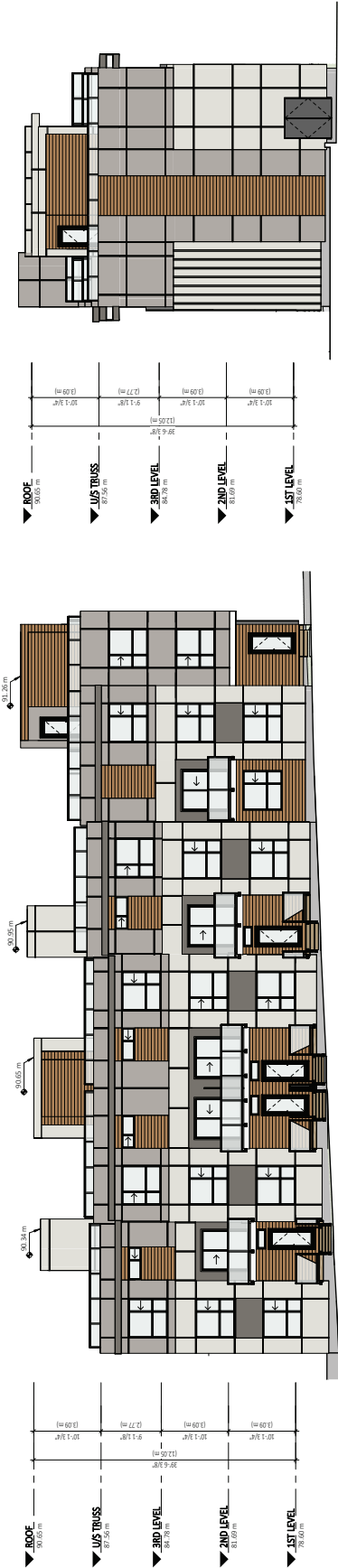
EAST ELEVATION TH-E

1/8" = 1'-0"



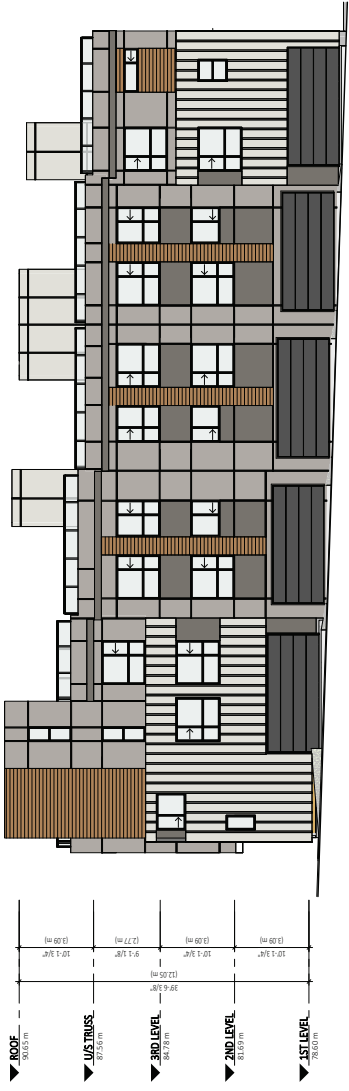
ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
4	ISSUED FOR DP	24.07.19



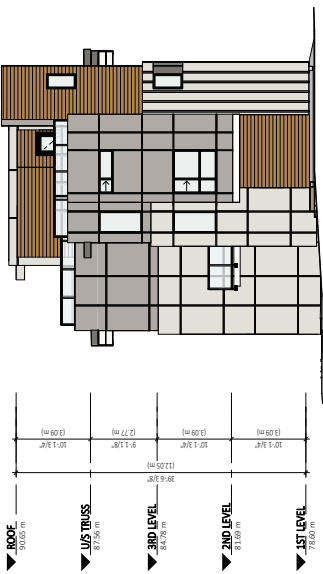
WEST ELEVATION TH-G

1/8" = 1'-0"



EAST ELEVATION TH-G

1/8" = 1'-0"



SOUTH ELEVATION TH-G

1/8" = 1'-0"

NORTH ELEVATION TH-G

1/8" = 1'-0"

DHALIWAL RES.
DEVELOPMENT

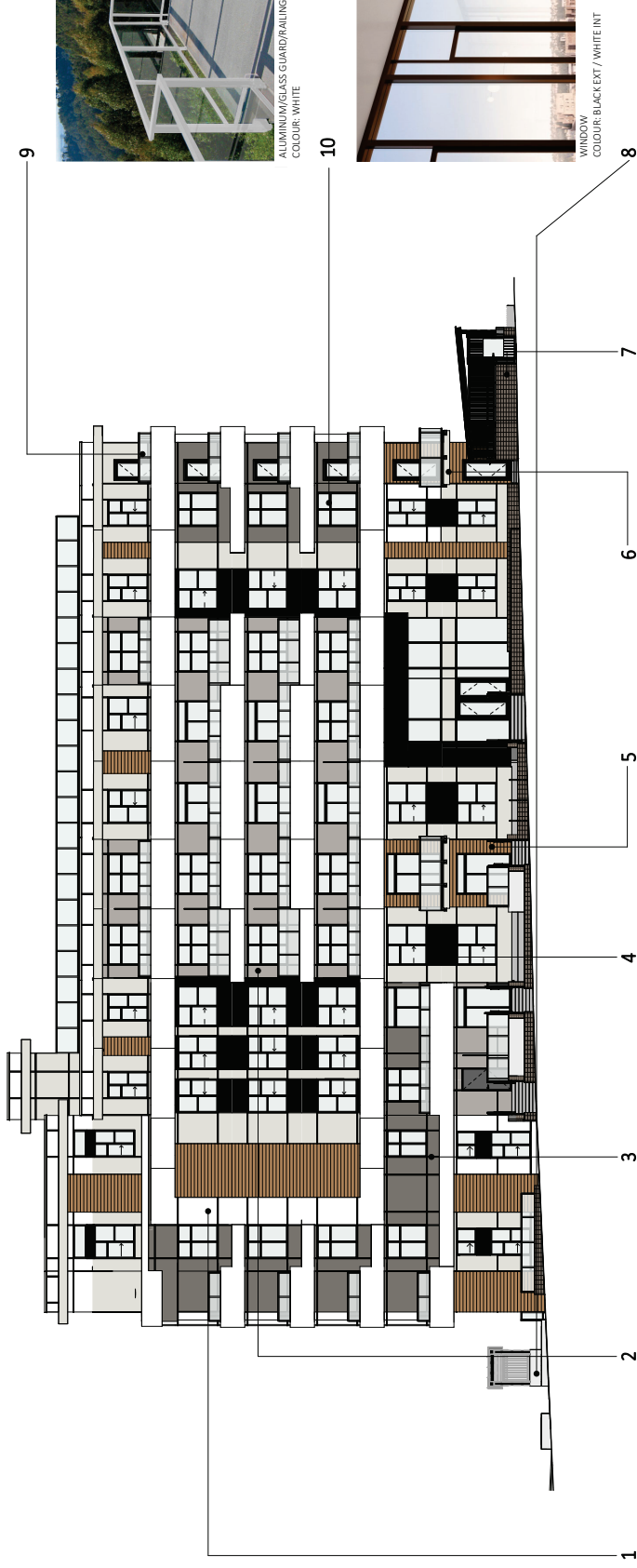
20387 80TH AVENUE, LANGLEY
TWP, BC

PROJECT # 23143.1
CITY FILE #

BLDG G
ELEVATIONS

SCALE 1/8" = 1'-0"

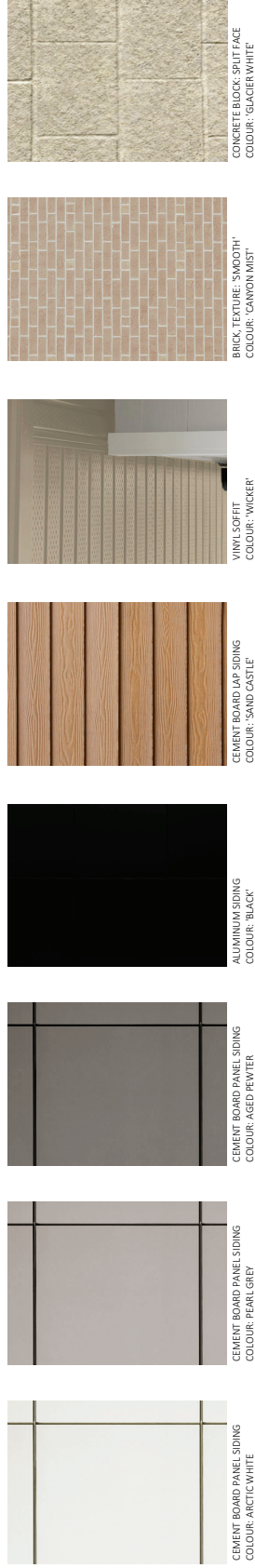
SD3.08



NO. ISSUE/REVISION	DATE
4 ISSUED FOR DP	24-07-19

20287, 80th AVENUE, LANGLEY
TWP, BC

MATERIAL BOARD



SD4.01

MATERIAL BOARD - TOWHOUSE BUILDINGS



ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
4	ISSUED FOR DP	24-07-19

DHALI WAL RES. DEVELOPMENT

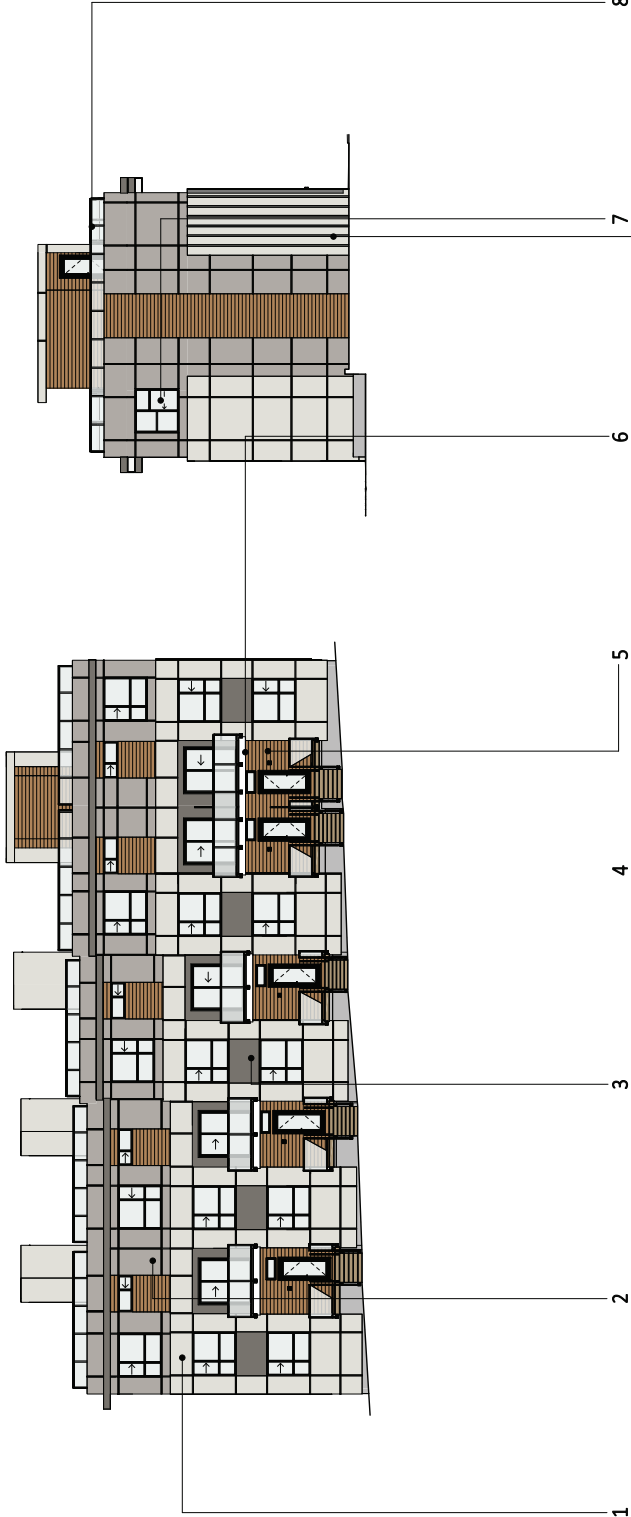
20287 80TH AVENUE, LANGLEY
TWP. BC

PROJECT # 23143.1
CITY FILE #

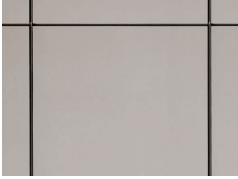
MATERIAL BOARD

SCALE: As Indicated

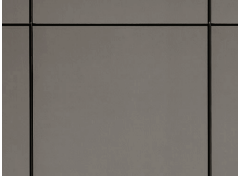
SD4.02



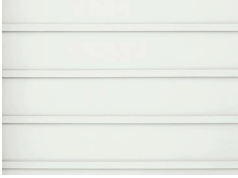
CEMENT BOARD PANEL SIDING
COLOUR: 'ARCTIC WHITE'



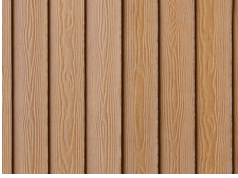
CEMENT BOARD PANEL SIDING
COLOUR: 'PEARL GREY'



CEMENT BOARD PANEL SIDING
COLOUR: 'AGED PEWTER'



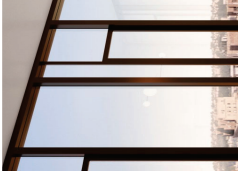
CEMENT BOARD & BATTEN SIDING
COLOUR: 'ARCTIC WHITE'



CEMENT BOARD LAP SIDING
COLOUR: 'SAND CASTLE'



VINYL SOFFIT
COLOUR: 'WICKER'



WINDOW
COLOUR: 'BLACK EXT / WHITE INT'



ALUMINUM/GLASS GUARD/RAILING
COLOUR: 'WHITE'



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DATE
24.07.19

DHALIWAAL RES.
DEVELOPMENT

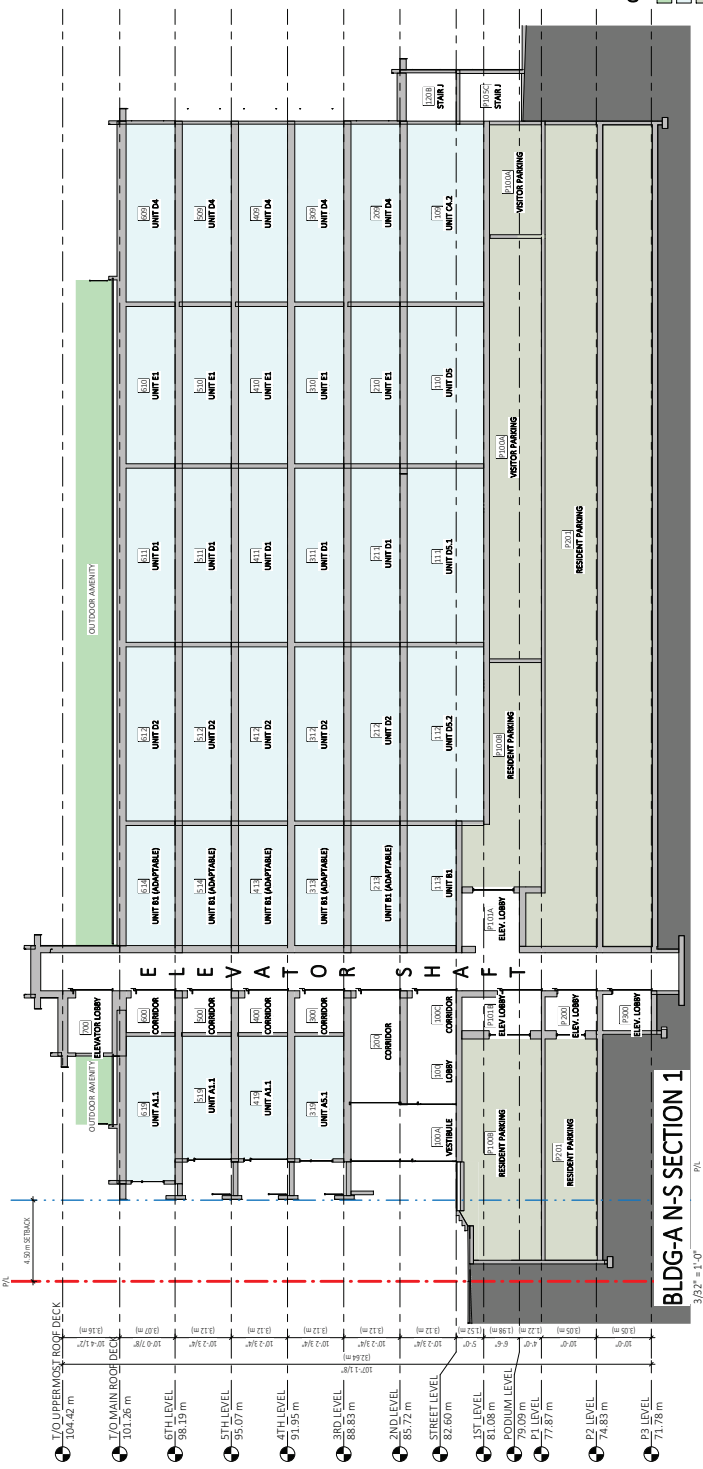
20887 80TH AVENUE, LANGLEY
TWP. BC

PROJECT # 23143.1
CITY FILE #

BLDG A SECTIONS

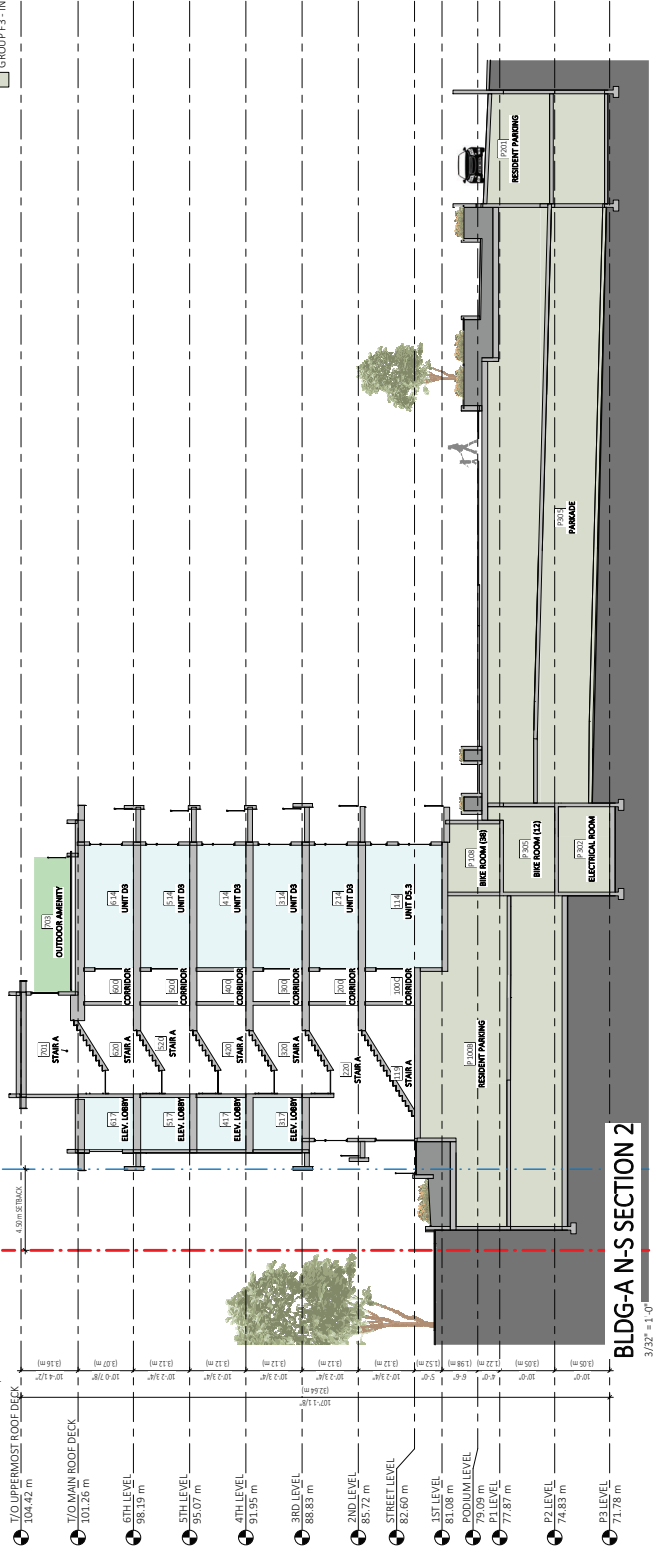
SCALE 3/32" = 1'-0"

SD6.01



OCCUPANCY USE

- GROUP C - ASSEMBLY NON FIXED SEATS
- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES





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DATE
24.07.19
ISSUED FOR DP

DHALIWA RES.
DEVELOPMENT

2087 80TH AVENUE, LANGLEY
TWP. BC

PROJECT # 23143.1
CITY FILE #

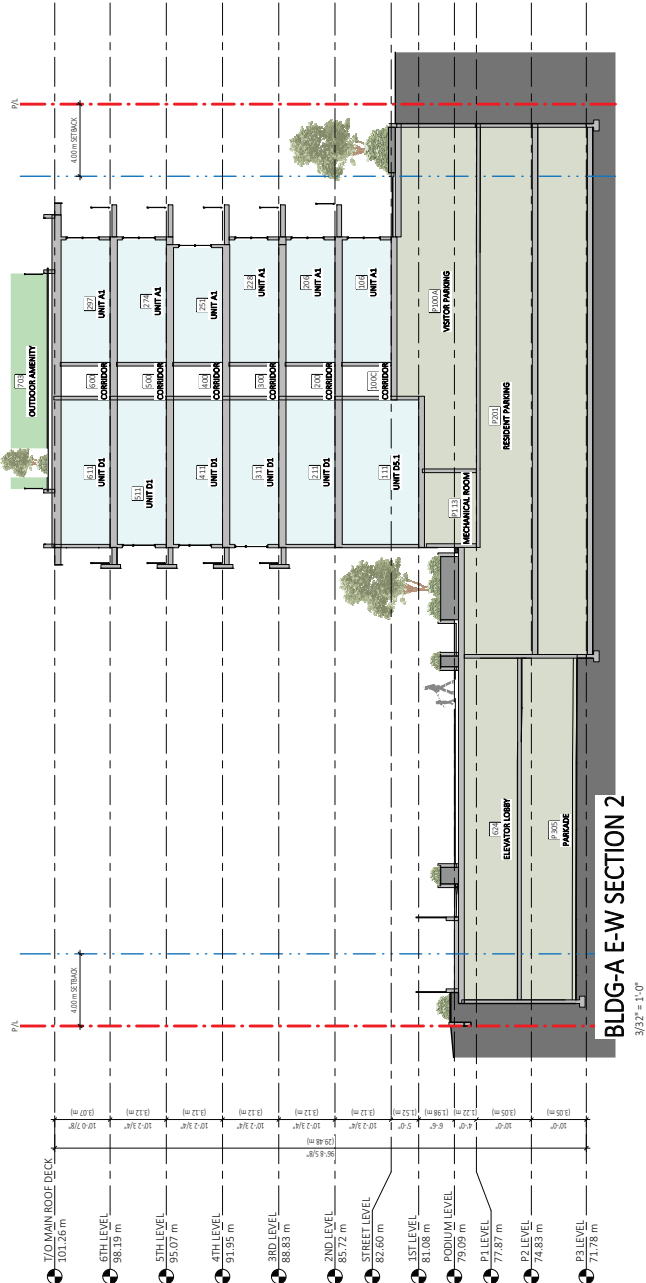
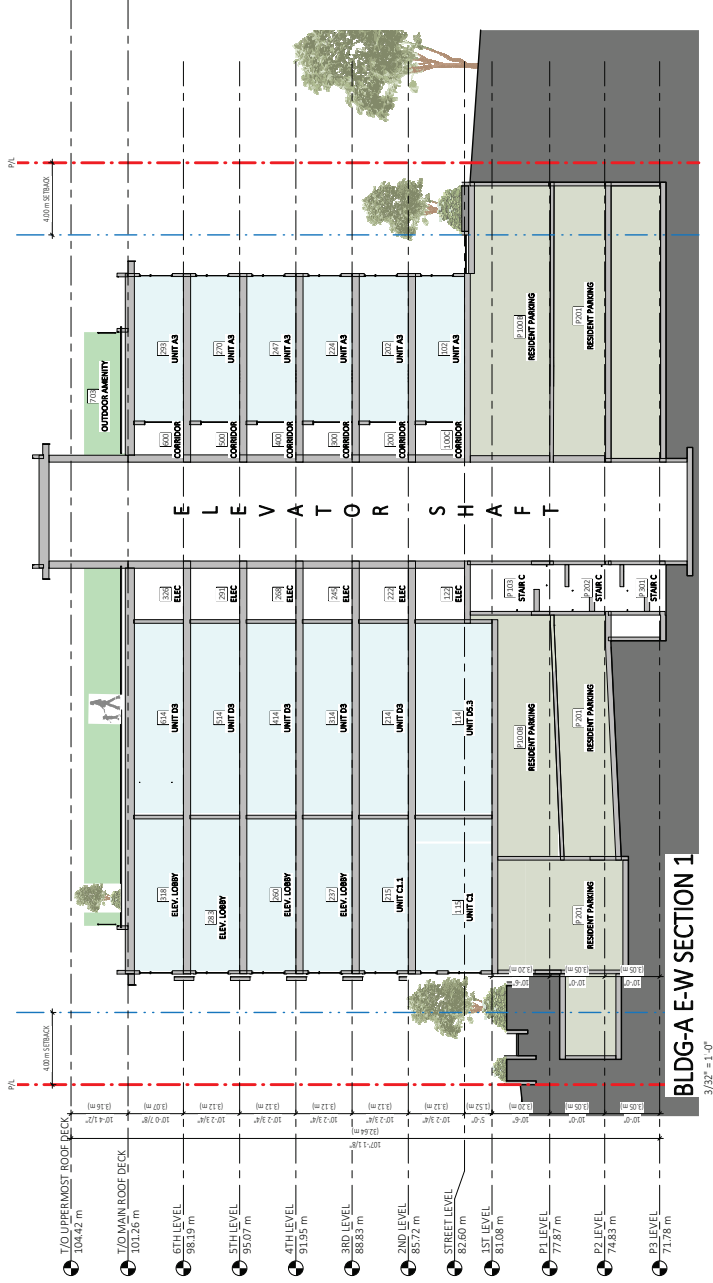
BLDG A SECTIONS

SCALE 3/32" = 1'-0"

SD6.02

OCCUPANCY USE

- GROUP C - ASSEMBLY NON FIXED SEATS
- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES





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DATE
24.07.19

DHALI WAL RES.
DEVELOPMENT

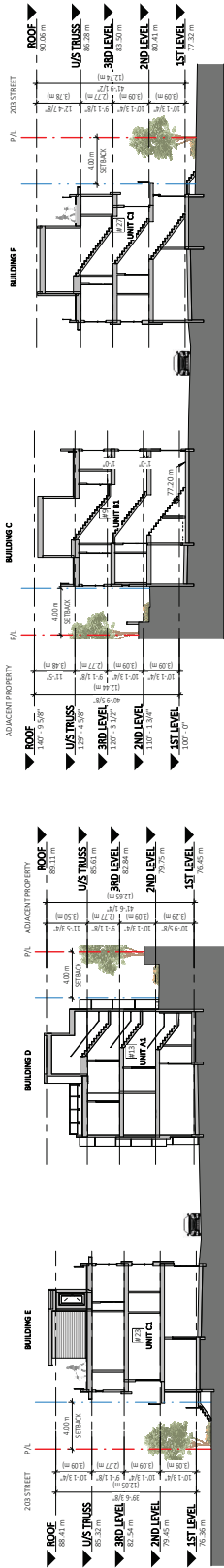
20887 80TH AVENUE, LANGLEY
TWP. BC

PROJECT # 23143.1
CITY FILE #

TOWNHOUSE
SECTIONS

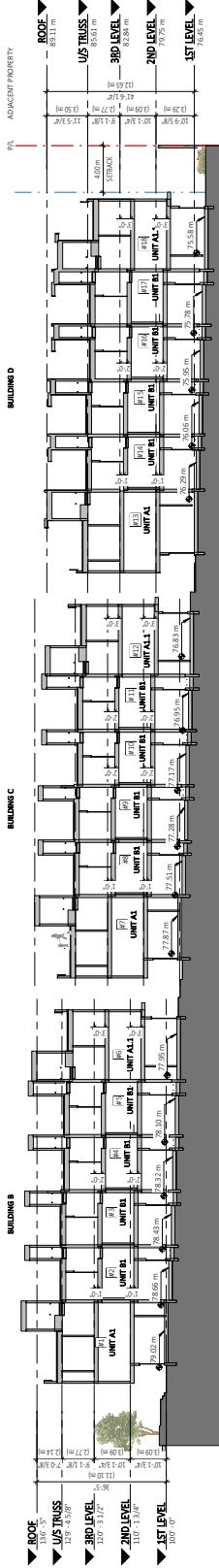
SCALE 1/16" = 1'-0"

SD6.03

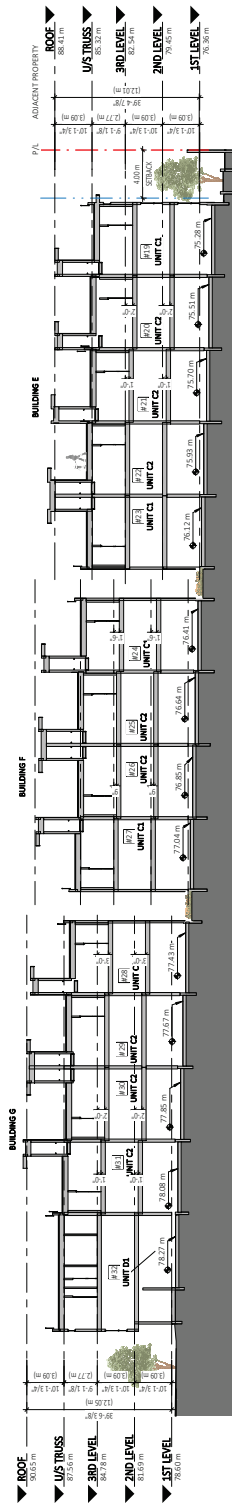


TH E-W SECTION 1 (TYP)
1/16" = 1'-0"

TH E-W SECTION 2 (TYP)
1/16" = 1'-0"



TH N-S SECTION 1 (TYP)
1/16" = 1'-0"



TH N-S SECTION 2 (TYP)
1/16" = 1'-0"



LEVEL	GEODETIC	RELATIVE
1ST FLOOR	80.11 m	32.2' - 1.34"
2ND FLOOR	81.03 m	265' - 6"
3RD FLOOR	81.95 m	270' - 0"
4TH FLOOR	82.87 m	274' - 6"
5TH FLOOR	83.79 m	279' - 0"
6TH FLOOR	84.71 m	283' - 6"
7TH FLOOR	85.63 m	288' - 0"
8TH FLOOR	86.55 m	292' - 6"
9TH FLOOR	87.47 m	297' - 0"
10TH FLOOR	88.39 m	301' - 6"
11TH FLOOR	89.31 m	306' - 0"
12TH FLOOR	90.23 m	310' - 6"
13TH FLOOR	91.15 m	315' - 0"
14TH FLOOR	92.07 m	319' - 6"
15TH FLOOR	92.99 m	324' - 0"
16TH FLOOR	93.91 m	328' - 6"
17TH FLOOR	94.83 m	333' - 0"
18TH FLOOR	95.75 m	337' - 6"
19TH FLOOR	96.67 m	342' - 0"
20TH FLOOR	97.59 m	346' - 6"
21ST FLOOR	98.51 m	351' - 0"
22ND FLOOR	99.43 m	355' - 6"
23RD FLOOR	100.35 m	360' - 0"
24TH FLOOR	101.27 m	364' - 6"
25TH FLOOR	102.19 m	369' - 0"
26TH FLOOR	103.11 m	373' - 6"
27TH FLOOR	104.03 m	378' - 0"
28TH FLOOR	104.95 m	382' - 6"
29TH FLOOR	105.87 m	387' - 0"
30TH FLOOR	106.79 m	391' - 6"
31ST FLOOR	107.71 m	396' - 0"
32ND FLOOR	108.63 m	400' - 6"
33RD FLOOR	109.55 m	405' - 0"
34TH FLOOR	110.47 m	409' - 6"
35TH FLOOR	111.39 m	414' - 0"
36TH FLOOR	112.31 m	418' - 6"
37TH FLOOR	113.23 m	423' - 0"
38TH FLOOR	114.15 m	427' - 6"
39TH FLOOR	115.07 m	432' - 0"
40TH FLOOR	115.99 m	436' - 6"
41ST FLOOR	116.91 m	441' - 0"
42ND FLOOR	117.83 m	445' - 6"
43RD FLOOR	118.75 m	450' - 0"
44TH FLOOR	119.67 m	454' - 6"
45TH FLOOR	120.59 m	459' - 0"
46TH FLOOR	121.51 m	463' - 6"
47TH FLOOR	122.43 m	468' - 0"
48TH FLOOR	123.35 m	472' - 6"
49TH FLOOR	124.27 m	477' - 0"
50TH FLOOR	125.19 m	481' - 6"
51ST FLOOR	126.11 m	486' - 0"
52ND FLOOR	127.03 m	490' - 6"
53RD FLOOR	127.95 m	495' - 0"
54TH FLOOR	128.87 m	499' - 6"
55TH FLOOR	129.79 m	504' - 0"
56TH FLOOR	130.71 m	508' - 6"
57TH FLOOR	131.63 m	513' - 0"
58TH FLOOR	132.55 m	517' - 6"
59TH FLOOR	133.47 m	522' - 0"
60TH FLOOR	134.39 m	526' - 6"
61ST FLOOR	135.31 m	531' - 0"
62ND FLOOR	136.23 m	535' - 6"
63RD FLOOR	137.15 m	540' - 0"
64TH FLOOR	138.07 m	544' - 6"
65TH FLOOR	138.99 m	549' - 0"
66TH FLOOR	139.91 m	553' - 6"
67TH FLOOR	140.83 m	558' - 0"
68TH FLOOR	141.75 m	562' - 6"
69TH FLOOR	142.67 m	567' - 0"
70TH FLOOR	143.59 m	571' - 6"
71ST FLOOR	144.51 m	576' - 0"
72ND FLOOR	145.43 m	580' - 6"
73RD FLOOR	146.35 m	585' - 0"
74TH FLOOR	147.27 m	589' - 6"
75TH FLOOR	148.19 m	594' - 0"
76TH FLOOR	149.11 m	598' - 6"
77TH FLOOR	150.03 m	603' - 0"
78TH FLOOR	150.95 m	607' - 6"
79TH FLOOR	151.87 m	612' - 0"
80TH FLOOR	152.79 m	616' - 6"
81ST FLOOR	153.71 m	621' - 0"
82ND FLOOR	154.63 m	625' - 6"
83RD FLOOR	155.55 m	630' - 0"
84TH FLOOR	156.47 m	634' - 6"
85TH FLOOR	157.39 m	639' - 0"
86TH FLOOR	158.31 m	643' - 6"
87TH FLOOR	159.23 m	648' - 0"
88TH FLOOR	160.15 m	652' - 6"
89TH FLOOR	161.07 m	657' - 0"
90TH FLOOR	161.99 m	661' - 6"
91ST FLOOR	162.91 m	666' - 0"
92ND FLOOR	163.83 m	670' - 6"
93RD FLOOR	164.75 m	675' - 0"
94TH FLOOR	165.67 m	679' - 6"
95TH FLOOR	166.59 m	684' - 0"
96TH FLOOR	167.51 m	688' - 6"
97TH FLOOR	168.43 m	693' - 0"
98TH FLOOR	169.35 m	697' - 6"
99TH FLOOR	170.27 m	702' - 0"
100TH FLOOR	171.19 m	706' - 6"
101ST FLOOR	172.11 m	711' - 0"
102ND FLOOR	173.03 m	715' - 6"
103RD FLOOR	173.95 m	720' - 0"
104TH FLOOR	174.87 m	724' - 6"
105TH FLOOR	175.79 m	729' - 0"
106TH FLOOR	176.71 m	733' - 6"
107TH FLOOR	177.63 m	738' - 0"
108TH FLOOR	178.55 m	742' - 6"
109TH FLOOR	179.47 m	747' - 0"
110TH FLOOR	180.39 m	751' - 6"
111ST FLOOR	181.31 m	756' - 0"
112ND FLOOR	182.23 m	760' - 6"
113RD FLOOR	183.15 m	765' - 0"
114TH FLOOR	184.07 m	769' - 6"
115TH FLOOR	184.99 m	774' - 0"
116TH FLOOR	185.91 m	778' - 6"
117TH FLOOR	186.83 m	783' - 0"
118TH FLOOR	187.75 m	787' - 6"
119TH FLOOR	188.67 m	792' - 0"
120TH FLOOR	189.59 m	796' - 6"
121ST FLOOR	190.51 m	801' - 0"
122ND FLOOR	191.43 m	805' - 6"
123RD FLOOR	192.35 m	810' - 0"
124TH FLOOR	193.27 m	814' - 6"
125TH FLOOR	194.19 m	819' - 0"
126TH FLOOR	195.11 m	823' - 6"
127TH FLOOR	196.03 m	828' - 0"
128TH FLOOR	196.95 m	832' - 6"
129TH FLOOR	197.87 m	837' - 0"
130TH FLOOR	198.79 m	841' - 6"
131ST FLOOR	199.71 m	846' - 0"
132ND FLOOR	200.63 m	850' - 6"
133RD FLOOR	201.55 m	855' - 0"
134TH FLOOR	202.47 m	859' - 6"
135TH FLOOR	203.39 m	864' - 0"
136TH FLOOR	204.31 m	868' - 6"
137TH FLOOR	205.23 m	873' - 0"
138TH FLOOR	206.15 m	877' - 6"
139TH FLOOR	207.07 m	882' - 0"
140TH FLOOR	207.99 m	886' - 6"
141ST FLOOR	208.91 m	891' - 0"
142ND FLOOR	209.83 m	895' - 6"
143RD FLOOR	210.75 m	900' - 0"
144TH FLOOR	211.67 m	904' - 6"
145TH FLOOR	212.59 m	909' - 0"
146TH FLOOR	213.51 m	913' - 6"
147TH FLOOR	214.43 m	918' - 0"
148TH FLOOR	215.35 m	922' - 6"
149TH FLOOR	216.27 m	927' - 0"
150TH FLOOR	217.19 m	931' - 6"
151ST FLOOR	218.11 m	936' - 0"
152ND FLOOR	219.03 m	940' - 6"
153RD FLOOR	219.95 m	945' - 0"
154TH FLOOR	220.87 m	949' - 6"
155TH FLOOR	221.79 m	954' - 0"
156TH FLOOR	222.71 m	958' - 6"
157TH FLOOR	223.63 m	963' - 0"
158TH FLOOR	224.55 m	967' - 6"
159TH FLOOR	225.47 m	972' - 0"
160TH FLOOR	226.39 m	976' - 6"
161ST FLOOR	227.31 m	981' - 0"
162ND FLOOR	228.23 m	985' - 6"
163RD FLOOR	229.15 m	990' - 0"
164TH FLOOR	230.07 m	994' - 6"
165TH FLOOR	230.99 m	999' - 0"
166TH FLOOR	231.91 m	1003' - 6"
167TH FLOOR	232.83 m	1008' - 0"
168TH FLOOR	233.75 m	1012' - 6"
169TH FLOOR	234.67 m	1017' - 0"
170TH FLOOR	235.59 m	1021' - 6"
171ST FLOOR	236.51 m	1026' - 0"
172ND FLOOR	237.43 m	1030' - 6"
173RD FLOOR	238.35 m	1035' - 0"
174TH FLOOR	239.27 m	1039' - 6"
175TH FLOOR	240.19 m	1044' - 0"
176TH FLOOR	241.11 m	1048' - 6"
177TH FLOOR	242.03 m	1053' - 0"
178TH FLOOR	242.95 m	1057' - 6"
179TH FLOOR	243.87 m	1062' - 0"
180TH FLOOR	244.79 m	1066' - 6"
181ST FLOOR	245.71 m	1071' - 0"
182ND FLOOR	246.63 m	1075' - 6"
183RD FLOOR	247.55 m	1080' - 0"
184TH FLOOR	248.47 m	1084' - 6"
185TH FLOOR	249.39 m	1089' - 0"
186TH FLOOR	250.31 m	1093' - 6"
187TH FLOOR	251.23 m	1098' - 0"
188TH FLOOR	252.15 m	1102' - 6"
189TH FLOOR	253.07 m	1107' - 0"
190TH FLOOR	253.99 m	1111' - 6"
191ST FLOOR	254.91 m	1116' - 0"
192ND FLOOR	255.83 m	1120' - 6"
193RD FLOOR	256.75 m	1125' - 0"
194TH FLOOR	257.67 m	1129' - 6"
195TH FLOOR	258.59 m	1134' - 0"
196TH FLOOR	259.51 m	1138' - 6"
197TH FLOOR	260.43 m	1143' - 0"
198TH FLOOR	261.35 m	1147' - 6"
199TH FLOOR	262.27 m	1152' - 0"
200TH FLOOR	263.19 m	1156' - 6"
201ST FLOOR	264.11 m	1161' - 0"
202ND FLOOR	265.03 m	1165' - 6"
203RD FLOOR	265.95 m	1170' - 0"
204TH FLOOR	266.87 m	1174' - 6"
205TH FLOOR	267.79 m	1179' - 0"
206TH FLOOR	268.71 m	1183' - 6"
207TH FLOOR	269.63 m	1188' - 0"
208TH FLOOR	270.55 m	1192' - 6"
209TH FLOOR	271.47 m	1197' - 0"
210TH FLOOR	272.39 m	1201' - 6"
211ST FLOOR	273.31 m	1206' - 0"
212ND FLOOR	274.23 m	1210' - 6"
213RD FLOOR	275.15 m	1215' - 0"
214TH FLOOR	276.07 m	1219' - 6"
215TH FLOOR	276.99 m	1224' - 0"
216TH FLOOR	277.91 m	1228' - 6"
217TH FLOOR	278.83 m	1233' - 0"
218TH FLOOR	279.75 m	1237' - 6"
219TH FLOOR	280.67 m	1242' - 0"
220TH FLOOR	281.59 m	1246' - 6"
221ST FLOOR	282.51 m	1251' - 0"
222ND FLOOR	283.43 m	1255' - 6"
223RD FLOOR	284.35 m	1260' - 0"
224TH FLOOR	285.27 m	1264' - 6"
225TH FLOOR	286.19 m	1269' - 0"
226TH FLOOR	287.11 m	1273' - 6"
227TH FLOOR	288.03 m	1278' - 0"
228TH FLOOR	288.95 m	1282' - 6"
229TH FLOOR	289.87 m	1287' - 0"
230TH FLOOR	290.79 m	1291' - 6"
231ST FLOOR	291.71 m	1296' - 0"
232ND FLOOR	292.63 m	1300' - 6"
233RD FLOOR	293.55 m	1305' - 0"
234TH FLOOR	294.47 m	1309' - 6"
235TH FLOOR	295.39 m	1314' - 0"
236TH FLOOR	296.31 m	1318' - 6"
237TH FLOOR	297.23 m	1323' - 0"
238TH FLOOR	298.15 m	1327' - 6"
239TH FLOOR	299.07 m	1332' - 0"
240TH FLOOR	299.99 m	1336' - 6"
241ST FLOOR	300.91 m	1341' - 0"
242ND FLOOR	301.83 m	1345' - 6"
243RD FLOOR	302.75 m	1350' - 0"
244TH FLOOR	303.67 m	1354' - 6"
245TH FLOOR	304.59 m	1359' - 0"
246TH FLOOR	305.51 m	1363' - 6"
247TH FLOOR	306.43 m	1368' - 0"
248TH FLOOR	307.35 m	1372' - 6"
249TH FLOOR	308.27 m	1377' - 0"
250TH FLOOR	309.19 m	1381' - 6"
251ST FLOOR	310.11 m	1386' - 0"
252ND FLOOR	311.03 m	1390' - 6"
253RD FLOOR	311.95 m	1395' - 0"
254TH FLOOR	312.87 m	1399' - 6"
255TH FLOOR	313.79 m	1404' - 0"
256TH FLOOR	314.71 m	1408' - 6"
257TH FLOOR	315.63 m	1413' - 0"
258TH FLOOR	316.55 m	1417' - 6"
259TH FLOOR	317.47 m	1422' - 0"
260TH FLOOR	318.39 m	1426' - 6"
261ST FLOOR	319.31 m	1431' - 0"
262ND FLOOR	320.23 m	1435' - 6"
263RD FLOOR	321.15 m	1440' - 0"
264TH FLOOR	322.07 m	1444' - 6"
265TH FLOOR	322.99 m	1449' - 0"
266TH FLOOR	323.91 m	1453' - 6"
267TH FLOOR	324.83 m	1458' - 0"
268TH FLOOR	325.75 m	1462' - 6"
269TH FLOOR	326.67 m	1467' - 0"
270TH FLOOR	327.59 m	1471' - 6"
271ST FLOOR	328.51 m	1476' - 0"
272ND FLOOR	329.43 m	1480' - 6"
273RD FLOOR	330.35 m	1485' - 0"
274TH FLOOR	331.27 m	1489' - 6"
275TH FLOOR	332.19 m	1494' - 0"
276TH FLOOR	333.11 m	1498' - 6"
277TH FLOOR	334.03 m	1503' - 0"
278TH FLOOR	334.95 m	1507' - 6"
279TH FLOOR	335.87 m	1512' - 0"
280TH FLOOR	336.79 m	1516' - 6"
281ST FLOOR	337.71 m	1521' - 0"
282ND FLOOR	338.63 m	1525' - 6"
283RD FLOOR	339.55 m	1530' - 0"
284TH FLOOR	340.47 m	1534' - 6"
285TH FLOOR	341.39 m	1539' - 0"
286TH FLOOR	342.31 m	1543' - 6"
287TH FLOOR	343.23 m	1548' - 0"
288TH FLOOR	344.15 m	1552' - 6"
289TH FLOOR	345.07 m	1557' - 0"
290TH FLOOR	345.99 m	1561' - 6"
291ST FLOOR	346.91 m	1566' - 0"
292ND FLOOR	347.83 m	1570' - 6"
293RD FLOOR	348.75 m	1575' - 0"
294TH FLOOR	349.67 m	1579' - 6"
295TH FLOOR	350.59 m	1584' - 0"
296TH FLOOR	351.51 m	1588' - 6"
297TH FLOOR	352.43 m	1593' - 0"
298TH FLOOR	353.35 m	1597' - 6"
299TH FLOOR	354.27 m	1602' - 0"
300TH FLOOR	355.19 m	1606' - 6"
301ST FLOOR	356.11 m	1611' - 0"
302ND FLOOR	357.03 m	1615' - 6"
303RD FLOOR	357.95 m	1620' - 0"
304TH FLOOR	358.87 m	1624' - 6"
305TH FLOOR	359.79 m	1629' - 0"
306TH FLOOR	360.71 m	1633' - 6"
307TH FLOOR	361.63 m	1638' - 0"
308TH FLOOR	362.55 m	1642' - 6"
309TH FLOOR	363.47 m	1647' - 0"
310TH FLOOR	364.39 m	1651' - 6"

