

# NICOMEKL GARDEN APARTMENT

CIVIC ADDRESS: 5398, 5410, 5448 208TH STREET, LANGLEY,BC



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## DRAWING LIST

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**PROJECT**  
5398, 5410, 5448 208TH  
STREET  
LANGLEY, BC

### DRAWING TITLE

**COVER PAGE**

### DRAWING No.

**A1.00**



**CONTEXT PLAN**  
N.T.S.



1) 5411 208th ST.



2) 5448 208th ST.



3) 5453 208th ST.



4) 5398 208th ST.



5) 5410 208th ST.



6) 5448 208th ST.



7) 5450 208th ST.



8) 20899 Douglas Crescent



9) 20848 Douglas Crescent



10) 20842 Douglas Crescent



11) 5392 208th ST.



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| 5398, 5410, 5448 208TH STREET | 2018- OCT-22 |
| 5398, 5410, 5448 208TH STREET | 2018- SEP-21 |

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5398, 5410, 5448 208TH STREET  
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DRAWING TITLE  
**CONTEXT**

DRAWING No  
**A1.01**



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## PROJECT DATA:

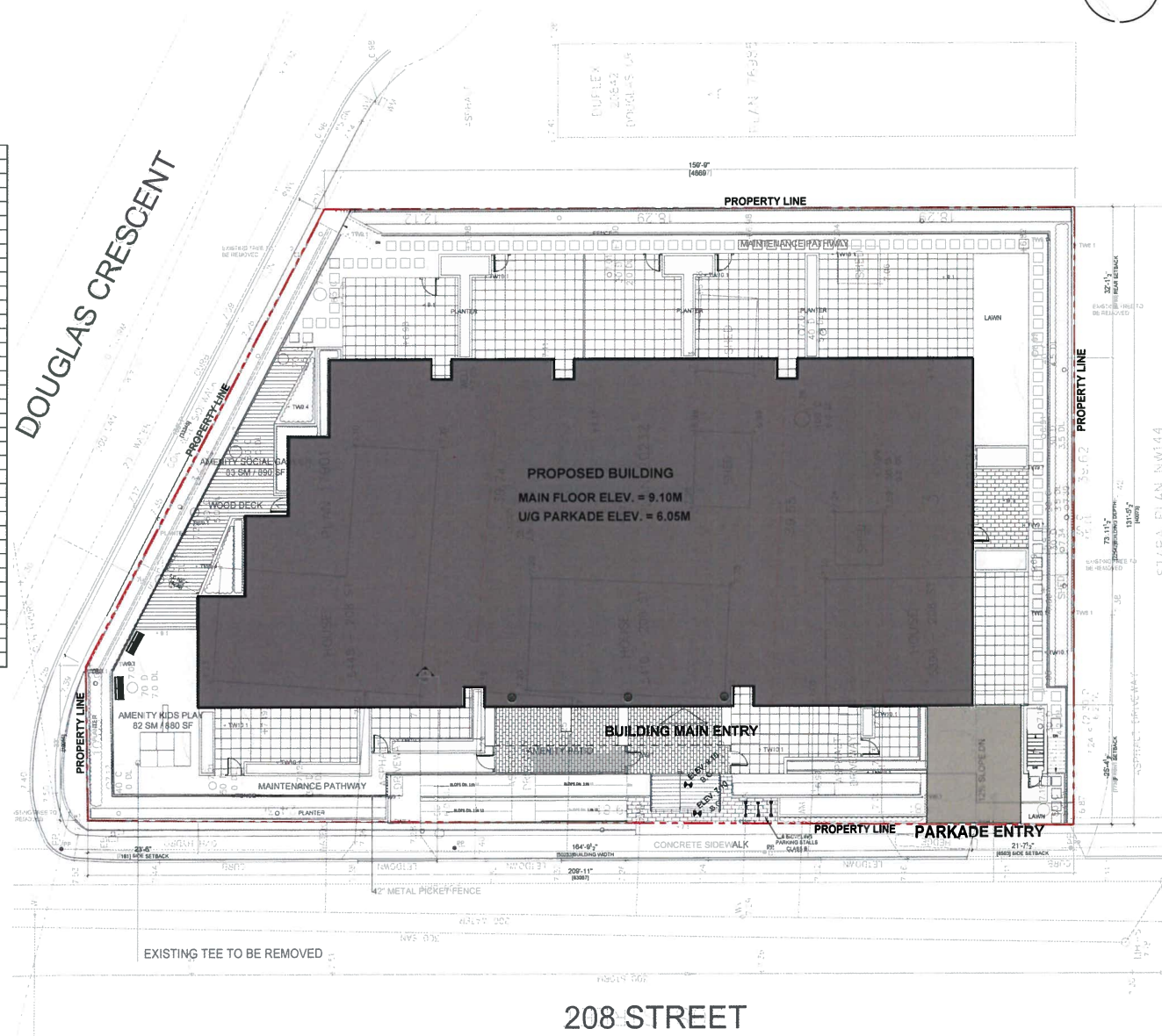
|                           |                                                                                                                      |                 |
|---------------------------|----------------------------------------------------------------------------------------------------------------------|-----------------|
| Civic Address:            | 5398, 5410, 5448 208 Street, Langley, BC                                                                             |                 |
| Legal Description:        | PID: 000-684-015 Plan NWP20232 Lot 3<br>PID: 002-198-690 Plan NWP20232 Lot 2<br>PID: 000-684-015 Plan NWP17901 Lot 1 |                 |
| Existing Zoning:          | RS1                                                                                                                  |                 |
| Proposed Zoning:          | CD Zoning                                                                                                            |                 |
| Site Area:                | 24,932.6 sq. ft. (2316.3 sq. m.)                                                                                     |                 |
| Lot Coverage:             | 11,095 sq. ft. / 24932.6 sq. ft. = 44.5%                                                                             |                 |
| Zoning District           | Zoning Requirement                                                                                                   | Proposed Design |
| Density:                  | 173 Units / Hectare                                                                                                  | 40 Units        |
| Building Height:          | 4 Storeys                                                                                                            | 4 Storeys       |
| Setbacks:                 |                                                                                                                      |                 |
| Front                     | 25'-5" (7.7m)                                                                                                        |                 |
| Back                      | 32'-2" (9.8m)                                                                                                        |                 |
| North Side                | 14'-9" (4.5m)                                                                                                        |                 |
| South Side                | 21'-6" (6.6m)                                                                                                        |                 |
| Amenity Space:            | 24.76 s.f./unit x 40 units = 990.4 sq. ft.                                                                           | 991 sq. ft.     |
| Parking:                  |                                                                                                                      |                 |
| 1 Bedroom                 | 2 unit x 1.2 spaces/unit = 2.4 spaces                                                                                |                 |
| 2 Bedroom                 | 30 unit x 1.4 spaces/unit = 42 spaces                                                                                |                 |
| 3 Bedroom                 | 8 unit x 2 spaces/unit = 16 spaces                                                                                   |                 |
| Total Residential Parking | 60.4                                                                                                                 | 61 spaces       |
| Visitors Parking          | 40 x 0.2 = 8                                                                                                         | 8 spaces        |
| Total                     | 68.4 spaces                                                                                                          | 69 spaces       |
| Accessible Stalls         | 69 x 5% = 3.45                                                                                                       | 4 spaces        |
| Small Car Spaces          | 69 x 40% = 27.6                                                                                                      | 36 spaces (52%) |
| Storage Lockers:          |                                                                                                                      |                 |
|                           | Secure storage lockers for each dwelling unit                                                                        | 40 storages     |

## FLOOR AREA

|              | Floor Area(SQ.FT.)          |
|--------------|-----------------------------|
| First Floor  | 11095(1030 m <sup>2</sup> ) |
| Second Floor | 10938(1016m <sup>2</sup> )  |
| Third Floor  | 10938(1016m <sup>2</sup> )  |
| Fourth Floor | 10938(1016m <sup>2</sup> )  |
| Total Area   | 43909(4079m <sup>2</sup> )  |

## UNIT BREAKDOWN

| Unit Type            | 1 Bedroom     | 2 Bedroom | 3 Bedroom |
|----------------------|---------------|-----------|-----------|
| First Floor          | 1             | 6         | 2         |
| Second Floor         | 1             | 8         | 2         |
| Third Floor          | 0             | 8         | 2         |
| Fourth Floor         | 0             | 8         | 2         |
| Total Units Per Type | 2             | 30        | 8         |
| Mix Distribution (%) | 5%            | 80%       | 15%       |
| Adaptable Units      | Required (5%) |           | Provided  |
|                      | 2             |           | 2         |



208 STREET

1 SITE PLAN  
Scale: 3/32" = 1'-0"

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5398, 5410, 5448 208TH STREET  
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DRAWING TITLE

SITE PLAN  
STATISTICS

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A 1.02



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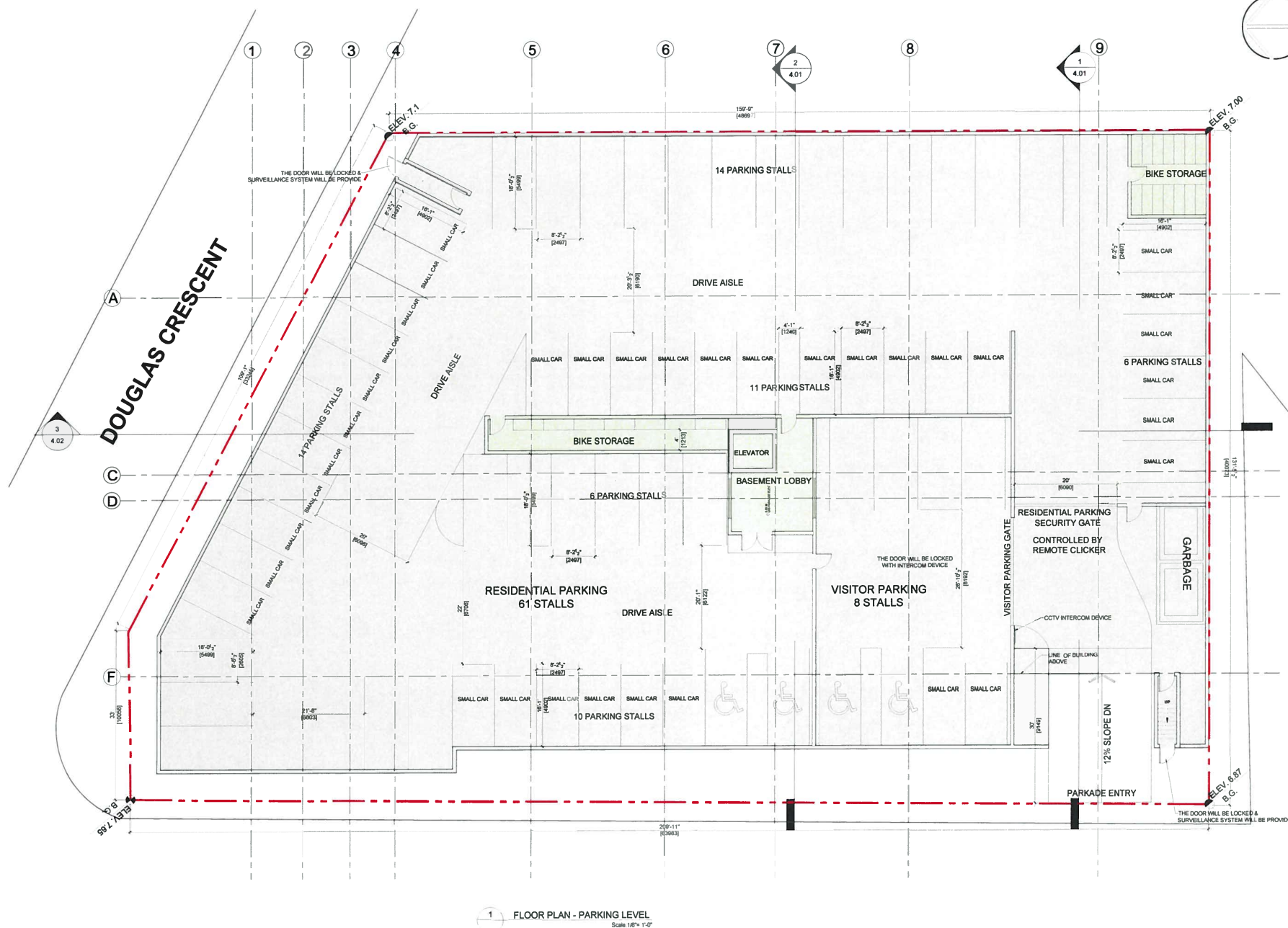
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#### DRAWING TITLE

**FLOOR PLAN -  
PARKING LEVEL**

DRAWING NO.

**A2.01**



1 FLOOR PLAN - PARKING LEVEL  
Scale: 1/8" = 1'-0"



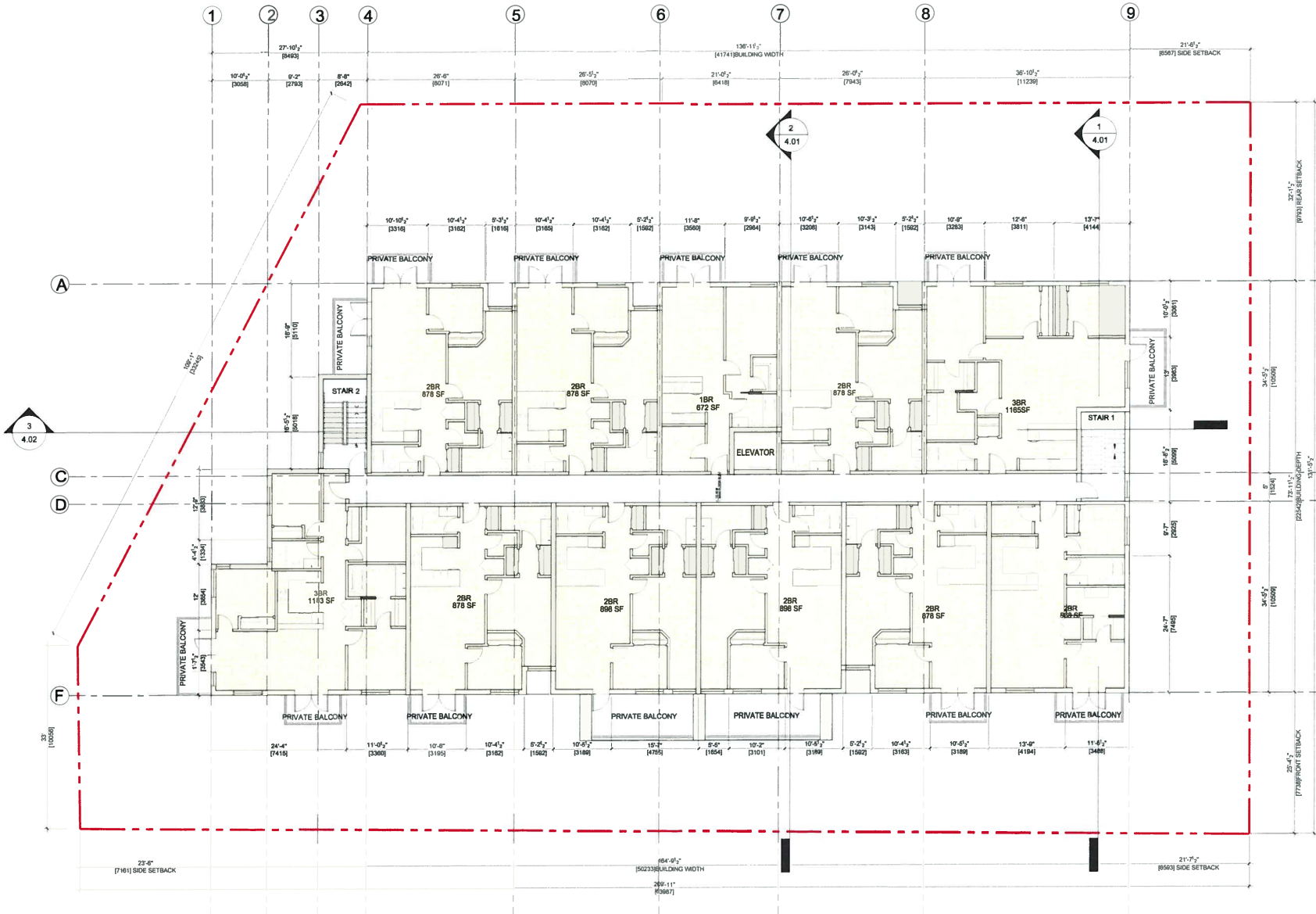
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**FLOOR PLAN -  
GROUND FLOOR**

## A2.02





3  
4.02

1 FLOOR PLAN - 2ND FLOOR  
Scale 1/8" = 1'-0"



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DRAWING TITLE  
**FLOOR PLAN - 2ND FLOOR**

DRAWING NO  
**A2.03**



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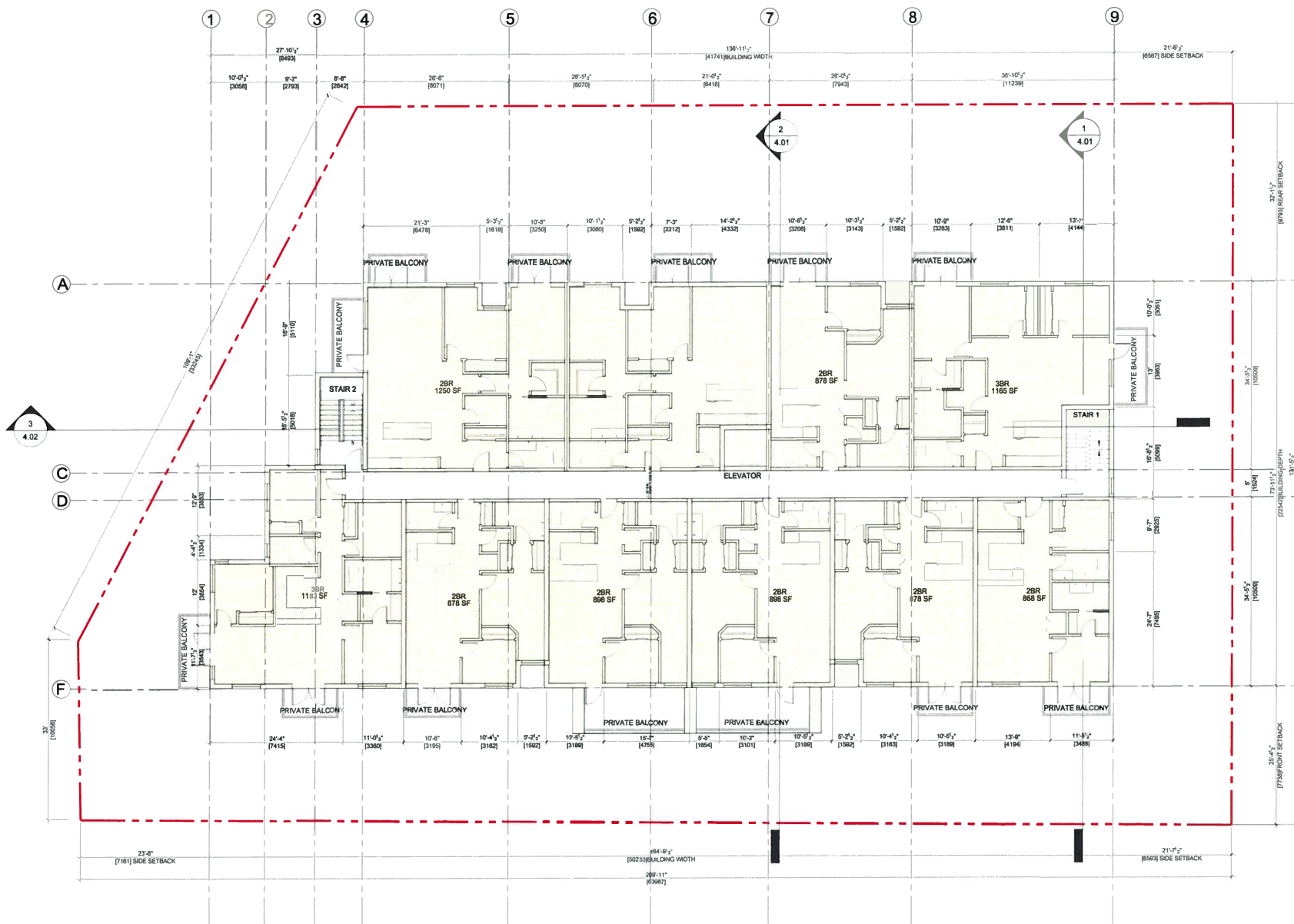
#### DRAWING TITLE

FLOOR PLAN -

3RD-4TH FLOOR

#### DRAWING No

A2.04



1 FLOOR PLAN - 3ND-4TH FLOOR  
Scale 1/8" = 1'-0"



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| 1      | ISSUED FOR REZONING APPLICATION 2018-SEP-21 |
| 2      | ISSUED FOR REZONING APPLICATION 2018-OCT-32 |

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| PROJECT NUMBER | A166 |
| DRAWN BY       | WW   |
| CHECKED BY     | PP   |
| DATE CHECKED   |      |
| CONSULTANT     |      |

#### PROJECT

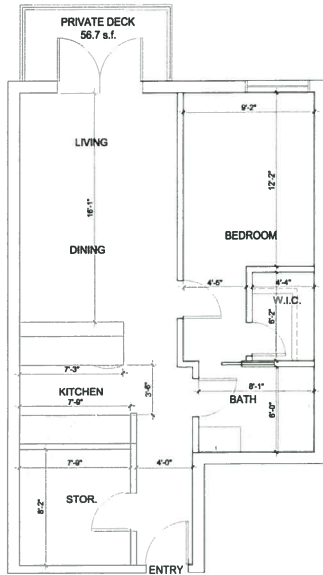
5398, 5410, 5448 208TH STREET  
LANGLEY, BC

#### DRAWING TITLE

**UNIT PLAN**

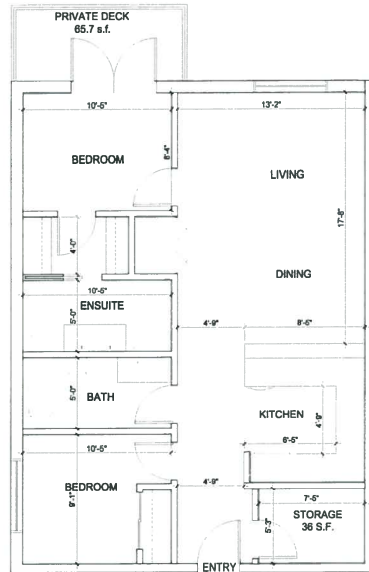
#### DRAWING No.

**A2.05**



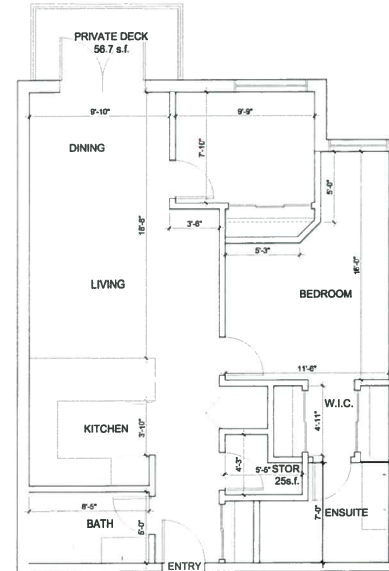
**1 BEDROOM**  
**663.39 S.F.**

**1 UNIT PLAN - ONE BEDROOM**  
Scale: 1/4" = 1'-0"



**2 BEDROOM**  
**868 S.F.**

**2 UNIT PLAN - TWO BEDROOM TYPE 1**  
Scale: 1/4" = 1'-0"



**2 BEDROOM**  
**878 S.F.**

**3 UNIT PLAN - TWO BEDROOM TYPE 2**  
Scale: 1/4" = 1'-0"

#### LEGEND

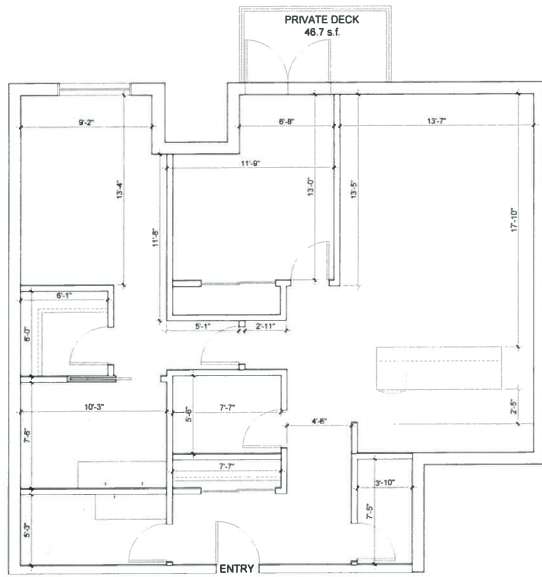


STORAGE AREA



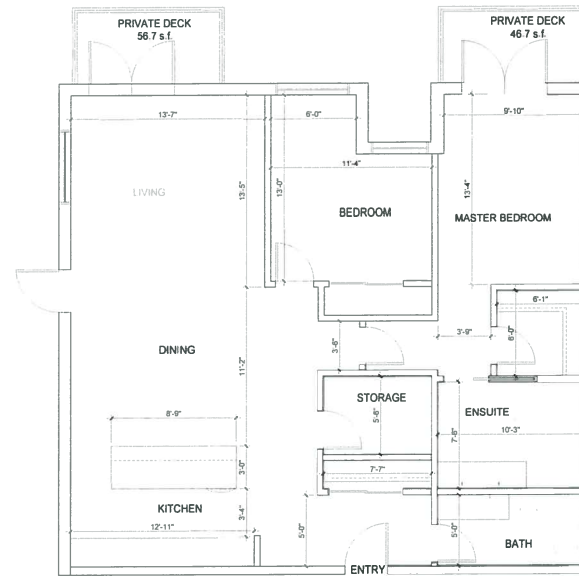
**pacific  
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**2 BEDROOM  
1271 S.F.**

1 UNIT PLAN - TWO BEDROOM TYPE 3  
Scale: 1/4" = 1'-0"



**2 BEDROOM  
1250 S.F.**

1 UNIT PLAN - TWO BEDROOM TYPE 4  
Scale: 1/4" = 1'-0"

**LEGEND**



STORAGE AREA

**REVISIONS**

| ISSUES | DATE                                         |
|--------|----------------------------------------------|
| 8      |                                              |
| 7      |                                              |
| 6      |                                              |
| 5      |                                              |
| 4      |                                              |
| 3      |                                              |
| 2      | ISSUED FOR REZONING APPLICATION 2016- OCT-02 |
| 1      | ISSUED FOR REZONING APPLICATION 2016- SEP-21 |

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| PROJECT NUMBER | A166 |
| DRAWN BY       | WW   |
| CHECKED BY     | PT   |
| DATE CHECKED   |      |
| CONSULTANT     |      |

**PROJECT**  
5398, 5410, 5448 208TH STREET  
LANGLEY, BC

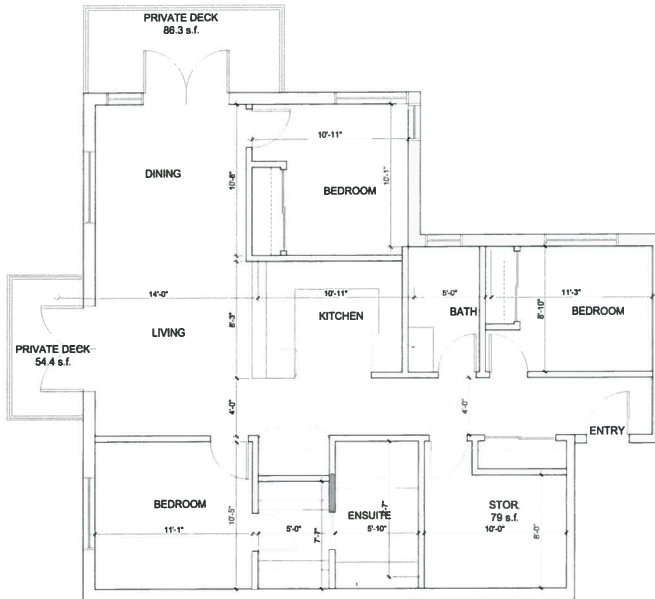
**DRAWING TITLE**  
UNIT PLAN

**DRAWING NO.**  
A2.06



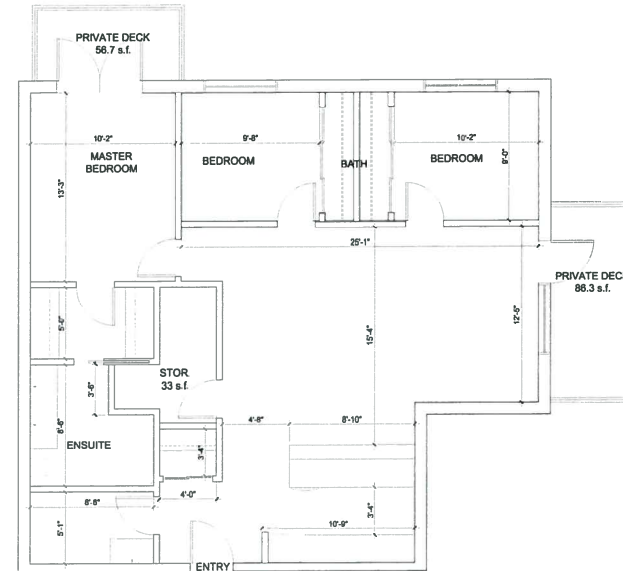
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**3 BEDROOM  
1183 S.F.**

1 UNIT PLAN - THREE BEDROOM TYPE 1  
Scale: 1/4" = 1'-0"



**3 BEDROOM  
1165 S.F.**

1 UNIT PLAN - THREE BEDROOM TYPE 2  
Scale: 1/4" = 1'-0"

| LEGEND |              |
|--------|--------------|
|        | STORAGE AREA |

REVISIONS

1

ISSUES

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REBID FOR REZONING APPLICATION

2018- OCT-32

1

REBID FOR REZONING APPLICATION

2018- SEP-21

PROJECT NUMBER

A168

DRAWN BY

WW

CHECKED BY

PT

DATE CHECKED

CONSULTANT

PROJECT

5398, 5410, 5448 208TH STREET

LANGLEY, BC

DRAWING TITLE

UNIT PLAN

DRAWING NO.

A2.07



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#### REVISIONS

1

#### ISSUES

6

7

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REISSUED FOR REZONING APPLICATION 2018-OCT-22  
ISSUED FOR REZONING APPLICATION 2018-SEP-21

PROJECT NUMBER A168

DRAWN BY WM

CHECKED BY PY

DATE CHECKED

CONSULTANT

#### PROJECT

5398, 5410, 5448 208TH STREET

LANGLEY, BC

DRAWING TITLE

ELEVATIONS

DRAWING NO.

A3.01



1 WEST ELEVATION  
Scale: 1/8" = 1'-0"



1 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

#### MATERIAL LEGEND

- 1 HARDBIE PANEL SIDING (SELECT CEDARMILL) - COLOUR: 'ARCTIC WHITE'
- 2 CEMENT BOARD HORIZONTAL LAP SIDING (8" EXPOSURE) - COLOUR: 'COBBLE STONE'
- 3 CEMENT BOARD HORIZONTAL LAP SIDING (8" EXPOSURE) 'JAMES HARDIE' COLOUR: 'PEARL GRAY'
- 4 BRICK 'STACK BOND' - COLOUR: 'RED'
- 5 WINDOW VINYL - COLOUR: 'DARK GRAY'
- 6 SLIDING PATIO DOOR VINYL - COLOUR: 'DARK GRAY'
- 7 ALUMINUM BALCONY RAILING WITH GLASS INSERT - COLOUR: 'BLACK'
- 8 WOOD FASCIA BOARD (PAINTED) - 'BENJAMIN MOORE' COLOUR: 'YELLOW (CC-542)
- 9 METAL FLASHING - 'GENTEK' COLOUR: 'CHARCOAL GRAY'
- 10 EXTERIOR ALUMINUM RAILING - COLOUR: 'BLACK'
- 11 CONCRETE WALL W/ REVEAL LINES
- 12 ALUMINUM STOREFRONT - COLOUR: 'CLEAR ANODIZED'
- 13 EXTERIOR METAL DOOR - 'BENJAMIN MOORE' COLOUR: 'DARK GRAY'
- 14 HARDBIE PANEL VERTICAL SIDING (SELECT CEDARMILL) COLOUR: 'COUNTRYLANE RED'
- 15 WOOD SLAT DOOR
- 16 WOOD TRELLIS



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1 EAST ELEVATION  
Scale 1/8" = 1'-0"



1 NORTH ELEVATION  
Scale 1/8" = 1'-0"

#### MATERIAL LEGEND

- 1 HARDEE PANEL SIDING (SELECT CEDARMILL) - COLOUR: 'ARCTIC WHITE'
- 2 CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE) - COLOUR: 'COBBLE STONE'
- 3 CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE) - COLOUR: 'PEARL GRAY'
- 4 BRICK "STACK BOND" - COLOUR: 'RED'
- 5 WINDOW VINYL - COLOUR: 'DARK GRAY'
- 6 SLIDING PATIO DOOR VINYL - COLOUR: 'DARK GRAY'
- 7 ALUMINUM BALCONY RAILING WITH GLASS INSERT - COLOUR: 'BLACK'
- 8 WOOD FASCIA BOARD (PAINTED) - 'BENJAMIN MOORE' COLOUR: 'YELLOW (C2-542)
- 9 METAL FLASHING - 'GENTEK' COLOUR: 'CHARCOAL GREY'
- 10 EXTERIOR ALUMINUM RAILING - COLOUR: 'BLACK'
- 11 CONCRETE WALL W/ REVEAL LINES
- 12 ALUMINUM STOREFRONT - COLOUR: 'CLEAR ANODIZED'
- 13 EXTERIOR METAL DOOR - 'BENJAMIN MOORE' COLOUR: 'DARK GRAY'
- 14 HARDEE PANEL VERTICAL SIDING (SELECT CEDARMILL) - COLOUR: 'COUNTRYLANE RED'
- 15 WOOD SLAT DOOR
- 16 WOOD TRELLIS

#### REVISIONS

1

#### ISSUES

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REISSUED FOR REZONING APPLICATION 2018- OCT-22

ISSUED FOR REZONING APPLICATION 2018- SEP-21

PROJECT NUMBER A165

DRAWN BY VWW

CHECKED BY PT

DATE CHECKED

CONSULTANT

#### PROJECT

5398, 5410, 5448 208TH STREET

LANGLEY, BC

#### DRAWING TITLE

ELEVATIONS

DRAWING No

A3.02



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#### REVISIONS

| ISSUES | DATE |
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| PROJECT NUMBER | A166 |
| DRAWN BY       | WVW  |
| CHECKED BY     | PY   |
| DATE CHECKED   |      |
| CONSULTANT     |      |

#### PROJECT

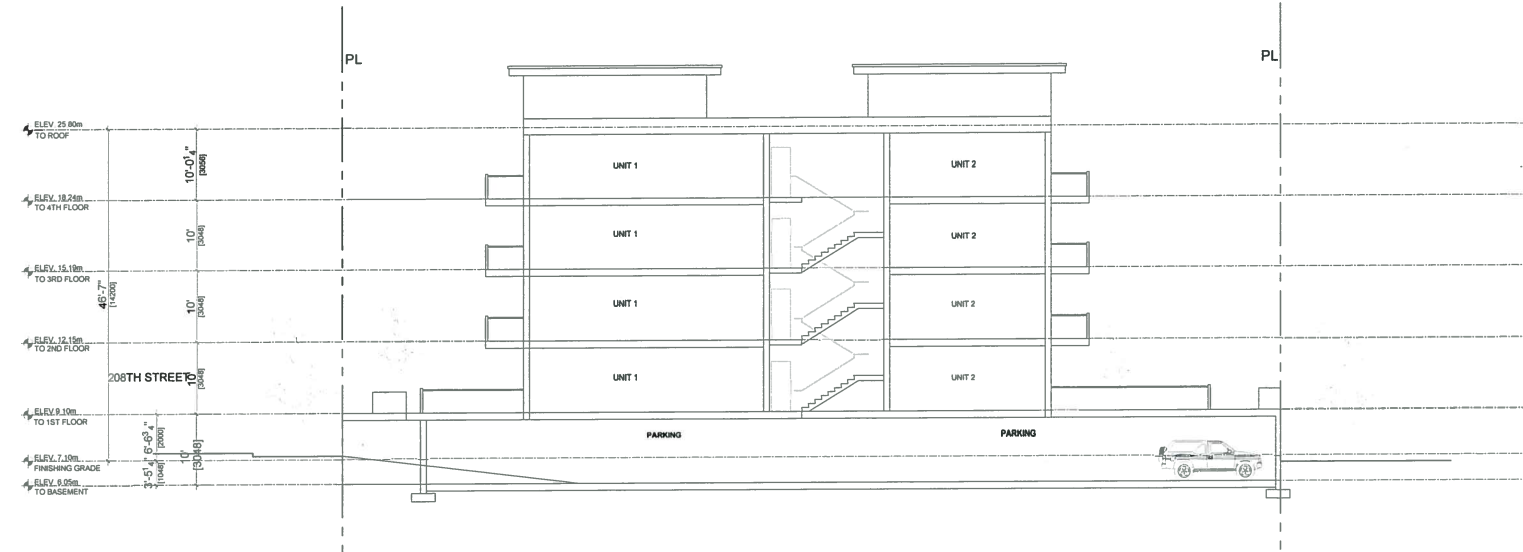
5398, 5410, 5448 208TH STREET  
LANGLEY, BC

#### DRAWING TITLE

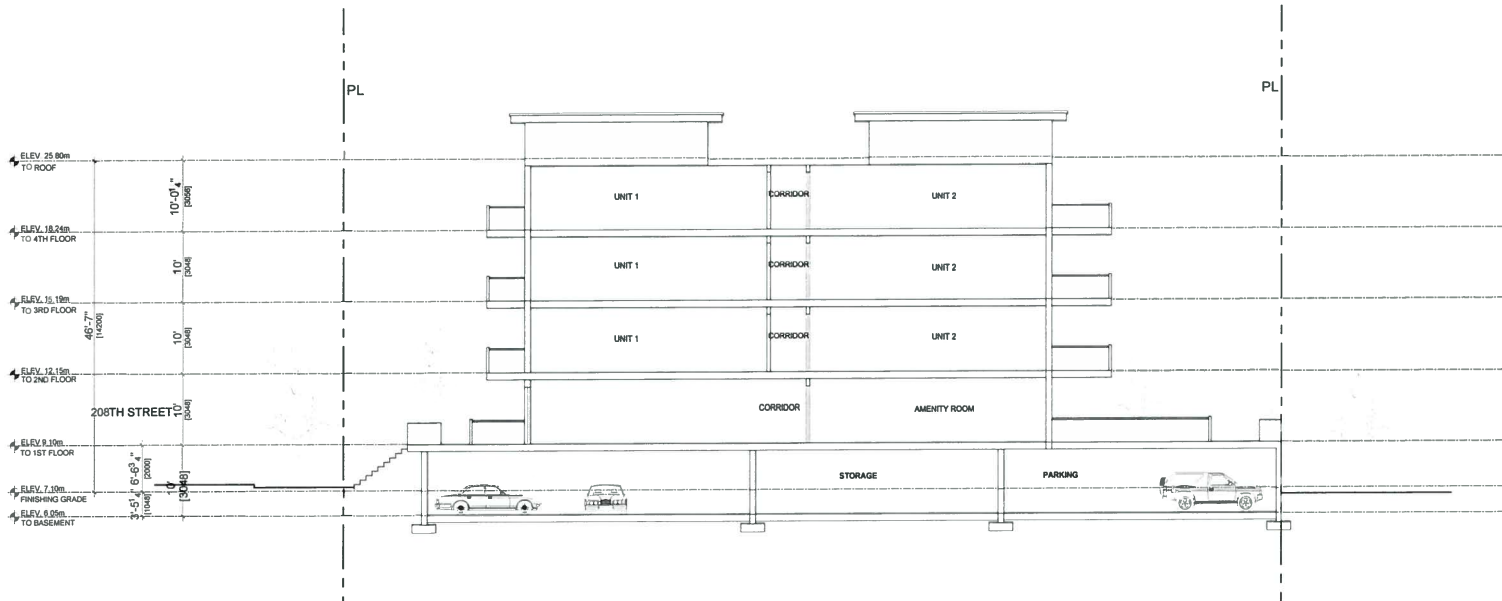
**SECTION**

#### DRAWING No.

**A4.01**



1 SECTION 1  
Scale: 1/8"= 1'-0"



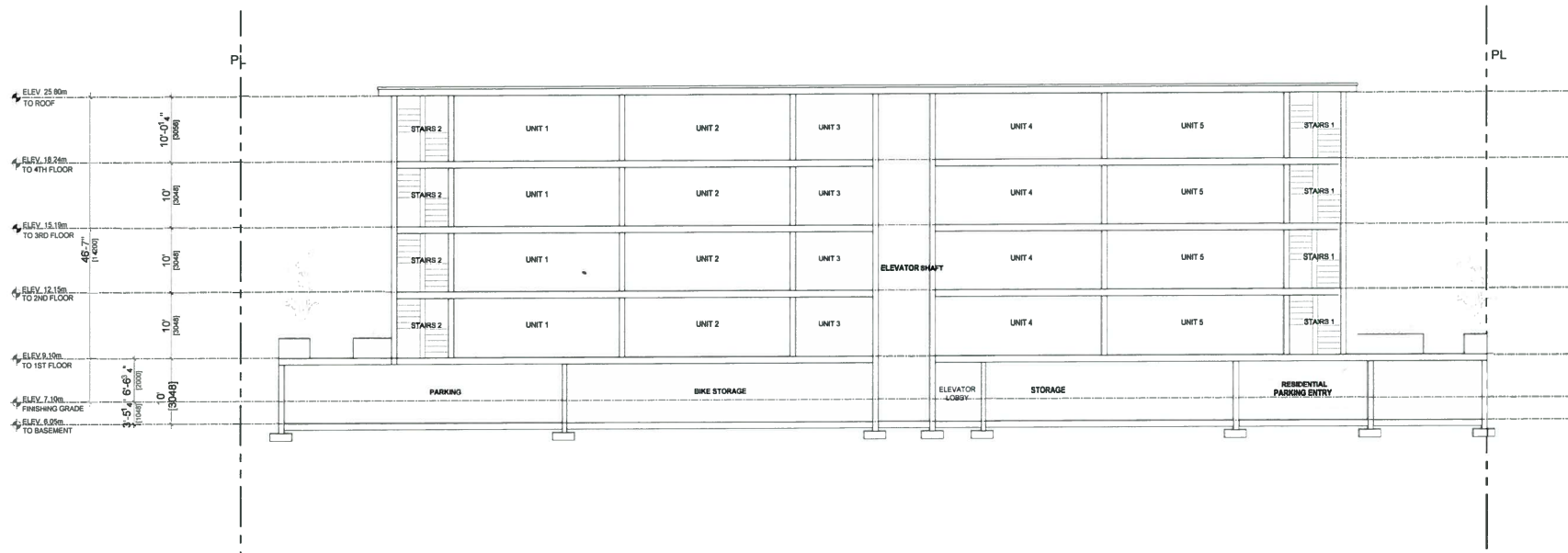
1 SECTION 2  
Scale: 1/8"= 1'-0"



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

REVISIONS  
1

| ISSUES | DATE                                         |
|--------|----------------------------------------------|
| 8      |                                              |
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| 1      | ISSUED FOR REZONING APPLICATION 2018- OCT-22 |
| 1      | ISSUED FOR REZONING APPLICATION 2018- SEP-21 |

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| PROJECT NUMBER | A166 |
| DRAWN BY       | WW   |
| CHECKED BY     | PT   |
| DATE CHECKED   |      |
| CONSULTANT     |      |

PROJECT  
5398, 5410, 5448 208TH STREET  
LANGLEY, BC

DRAWING TITLE  
**SECTION**

DRAWING No.  
**A4.02**



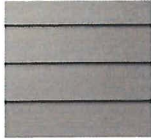
BRICK VENEER  
MUTUAL MATERIALS  
COLOR: RED



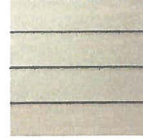
HARDIE PANEL VERTICAL  
SIDING (SELECT CEDARMILL)  
COLOR: COUNTRYLANE RED



HARDIE PANEL VERTICAL  
SIDING (SELECT CEDARMILL)  
COLOR: ARCTIC WHITE



CEMENT BOARD LAP SIDING  
COLOR: PEARL GREY



CEMENT BOARD LAP SIDING  
COLOR: COBBLE STONE



PREFINISHED METAL  
FLASHING  
COLOR: CHARCOAL GREY



GUARDRAILS  
COLOR: BLACK



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#### REVISIONS

| ISSUES | DATE |
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| PROJECT NUMBER | AYG |
| DRAWN BY       | WW  |
| CHECKED BY     | PT  |
| DATE CHECKED   |     |
| CONSULTANT     |     |

PROJECT  
5398, 5410, 5448 208TH  
STREET

LANGLEY, BC

DRAWING TITLE

**BUILDING PERSPECTIVE  
& MATERIALS**

DRAWING NO.

**A5.01**



1 PERSPECTIVE- FROM 208 STREET



1 PERSPECTIVE- FROM DOUGLAS CRESCENT



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REVISIONS

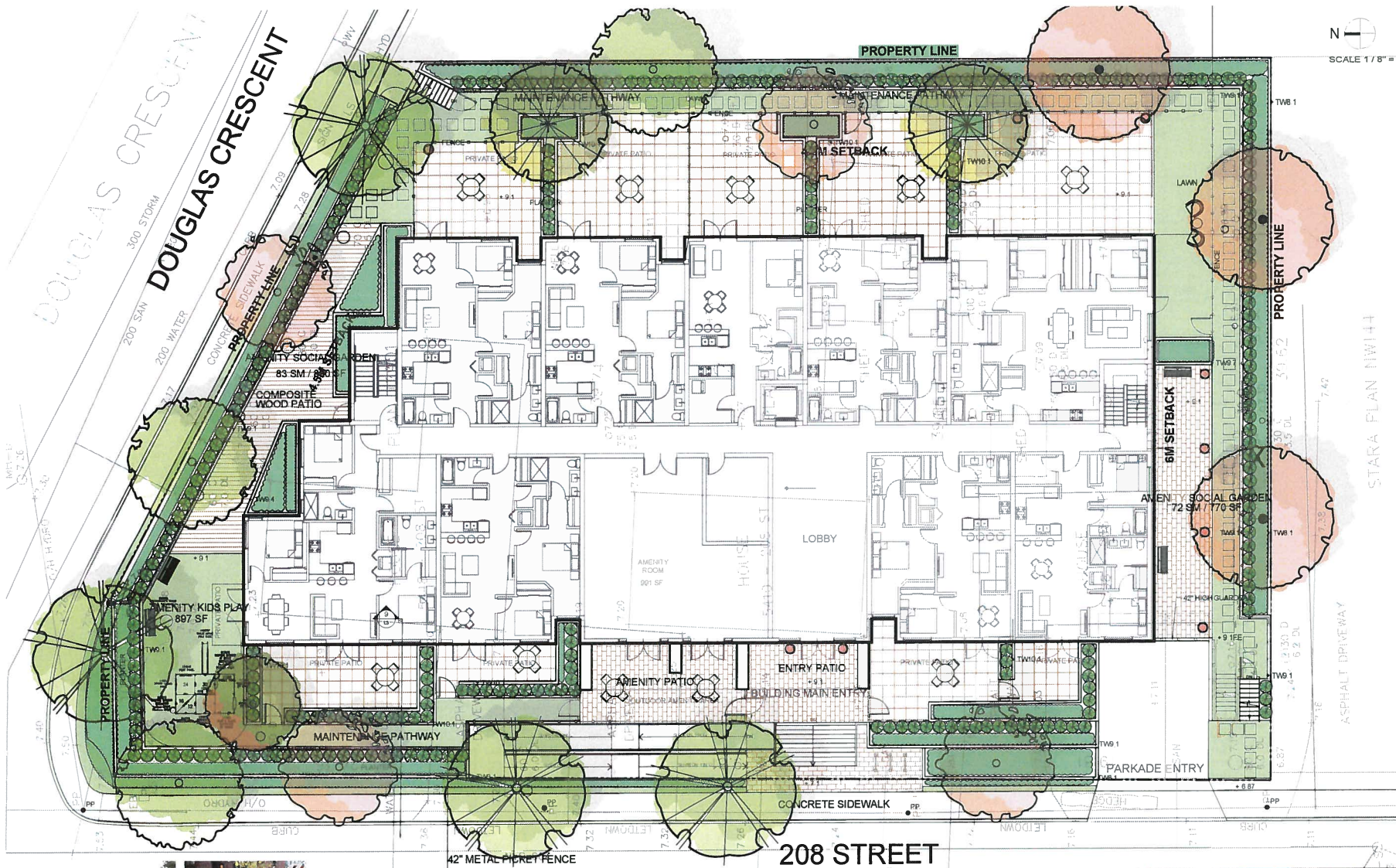
| ISSUES | DATE                                          |
|--------|-----------------------------------------------|
| 8      |                                               |
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| 3      |                                               |
| 2      | REBUILT FOR REZONING APPLICATION 2018- OCT-22 |
| 1      | ISSUED FOR REZONING APPLICATION 2018- SEP-21  |

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|----------------|------|
| PROJECT NUMBER | A166 |
| DRAWN BY       | WW   |
| CHECKED BY     | PT   |
| DATE CHECKED   |      |
| CONSULTANT     |      |

PROJECT  
5398, 5410, 5448 208TH STREET  
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DRAWING TITLE  
**PERSPECTIVES**

DRAWING No:  
**A5.02**



N  
SCALE 1/8" = 1'-0"

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太平洋皇家园林设计有限公司  
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**LEGEND:**

- 800 LAWN
- LAYERED PLANTING BED
- LAKE PAVERS
- CONCRETE SLAB PAVERS
- WOOD DECK
- BENCH
- 2 X 3 COMIC STEP SYSTEM
- CONFERENTIAL HEDGE
- EAST TREE REMOVE
- NEW TREE

**REVISIONS**

| ISSUES | DATE       |
|--------|------------|
| 1      | 2018 08 21 |
| 2      | 2018 08 20 |
| 3      | 2018 08 27 |

**PROJECT INFORMATION**

|                |      |
|----------------|------|
| PROJECT NUMBER | 1028 |
| DRAWN BY       | LX   |
| CHECKED BY     | LX   |
| DATE CHECKED   |      |
| CONSULTANT     |      |

**PROJECT ADDRESS**

5398.5410.5448  
208 TH STREET  
LANGLEY, BC

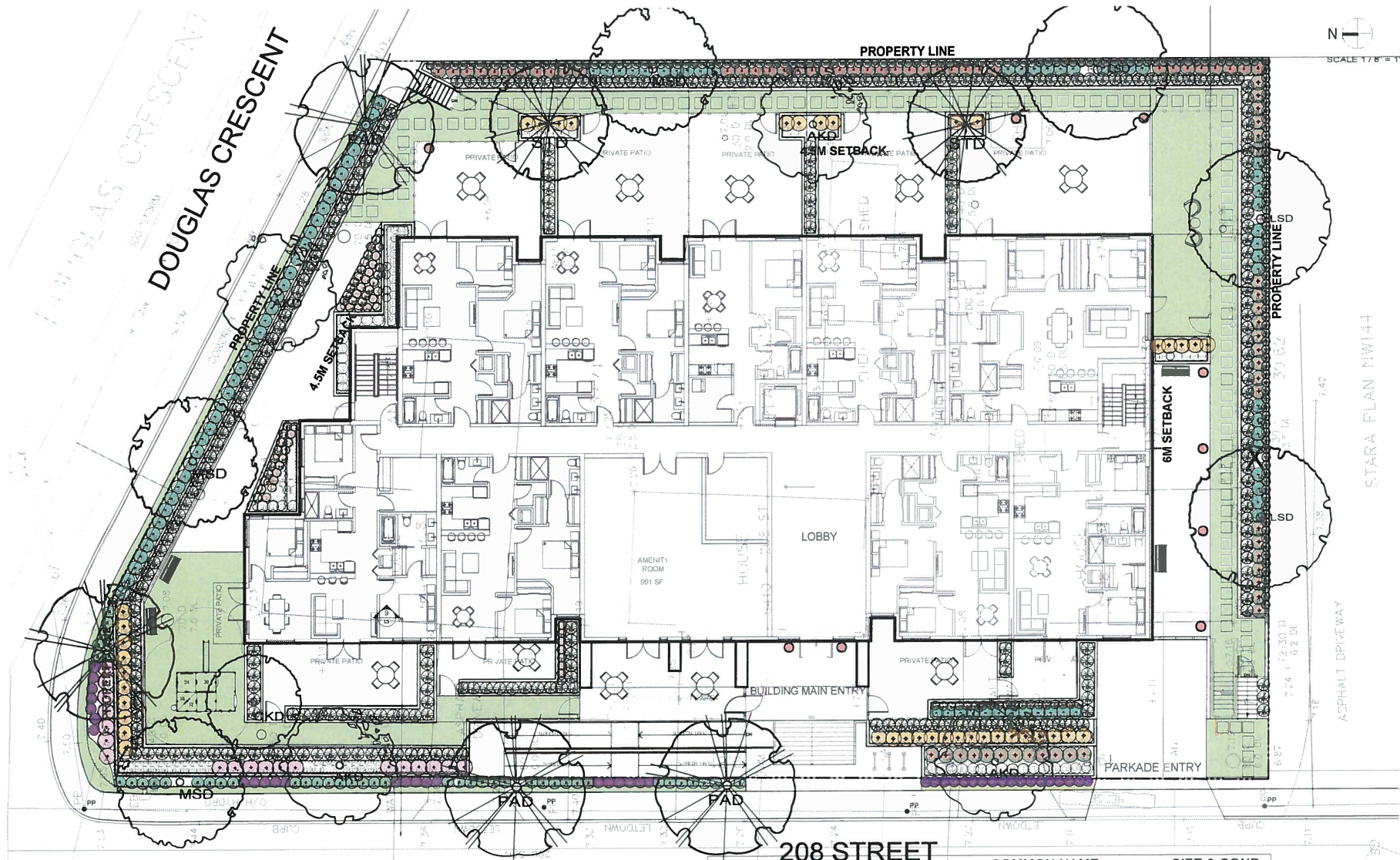
**DRAWING TITLE**

LANDSCAPE  
SITE PLAN

**DRAWING NO.**

L1





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| REVISIONS | ISSUES              | DATE       |
|-----------|---------------------|------------|
| 1         |                     |            |
| 2         | ISSUED FOR REVISION | 2018 10 21 |
| 3         | ISSUED FOR REVISION | 2018 09 20 |
| 4         | ISSUED FOR REVISION | 2018 08 27 |

| PROJECT NUMBER | LD28 |
|----------------|------|
| DRAWN BY       | LA   |
| CHECKED BY     | LA   |
| DATE CHECKED   |      |
| CONSULTANT     |      |

PROJECT

5398,5410,5448  
208 TH STREET  
LANGLEY, BC

DRAWING TITLE

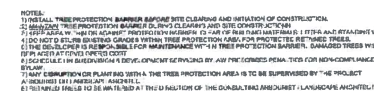
LANDSCAPE  
PLANTING PLAN

DRAWING No

L2

| KEY            | QTY. | BOTANICAL NAME             | COMMON NAME               | SIZE & COND.         |
|----------------|------|----------------------------|---------------------------|----------------------|
| TREES & HEDGES |      |                            |                           |                      |
| TMC            | 271  | TAXUS MEDIA "HIM EDDIE"    | EDDIE YEW                 | 4FT HT. 20" O.C. B&B |
| AKD            | 4    | ACER PALMATUM "BLOODGOOD"  | CORAL BARK JAPANESE MAPLE | 2.5M HT. B & B       |
| CKD            | 2    | CORNUS KOUSA "SATOMI"      | PINK DOGWOOD              | 6CM CAL. B & B       |
| LSD            | 3    | LIQUIDAMBAR STYRACIFLUA    | AMERICAN SWEETGUM         | 5M HT. B & B         |
| MSD            | 3    | MAGNOLIA X SOULANGIANA     | SAUCER MAGNOLIA           | 8-10 CM CAL. B & B   |
| PAD            | 4    | PRUNUS SERRYLATA "KWANZAN" | DOUBLE FLOWER CHERRY      | 8-10 CM CAL. B & B   |
| STD            | 2    | STEWARTIA PSEUDOCAMELLIA   | JAPANESE STEWARTIA        | 6CM CAL. B & B       |

| KEY                   | QTY. | BOTANICAL NAME                  | COMMON NAME                     | SIZE & COND.         |
|-----------------------|------|---------------------------------|---------------------------------|----------------------|
| SHRUBS & GROUNDCOVERS |      |                                 |                                 |                      |
| AZ                    | 19   | REBLOOMING AZALEA (PINK)        | REBLOOMING AZALEA (PINK)        | #5 @ 3' O.C.         |
| CD                    | 32   | LITTLE-LEAF COTONEASTER         | LITTLE-LEAF COTONEASTER         | #3                   |
| PJ                    | 34   | JAPANESE PIERIS                 | JAPANESE PIERIS                 | #5                   |
| PM                    | 90   | WESTERN SWORD FERN              | WESTERN SWORD FERN              | #2 POT @ 2' O.C.     |
| RD                    | 46   | NACY EVANS RHODO (CREAM YELLOW) | NACY EVANS RHODO (CREAM YELLOW) | 36" B&B @ 3'-6" O.C. |
| SJ                    | 39   | JAPANESE SKIMMIA                | JAPANESE SKIMMIA                | #5                   |
| gs                    | 84   | SALAL                           | SALAL                           | #1 30CM O.C.         |
| he                    | 44   | BLUE OAT GRASS                  | BLUE OAT GRASS                  | #2 30CM O.C.         |
| la                    | 41   | ENGLISH LAVENDER                | ENGLISH LAVENDER                | #3 POT @ 18" O.C.    |
| ox                    | 34   | REDWOOD SPURGE                  | REDWOOD SPURGE                  | #1 30CM O.C.         |
| se                    | 79   | STONECROP                       | STONECROP                       | #2 POT @ 18" O.C.    |
| hh                    | 168  | ENGLISH IVY                     | ENGLISH IVY                     | #2                   |



### L3