

LANGLEY 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
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CONTEXT PLAN
N.T.S



1) 5411 208th ST.



2) 5448 208th ST.



3) 5453 208th ST.



10) 20842 Douglas Crescent



4) 5398 208th ST.



5) 5410 208th ST.



6) 5448 208th ST.



11) 5392 208th ST.



7) 5450 208th ST.



8) 20899 Douglas Crescent



9) 20848 Douglas Crescent



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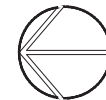
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CONTEXT

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A1.01



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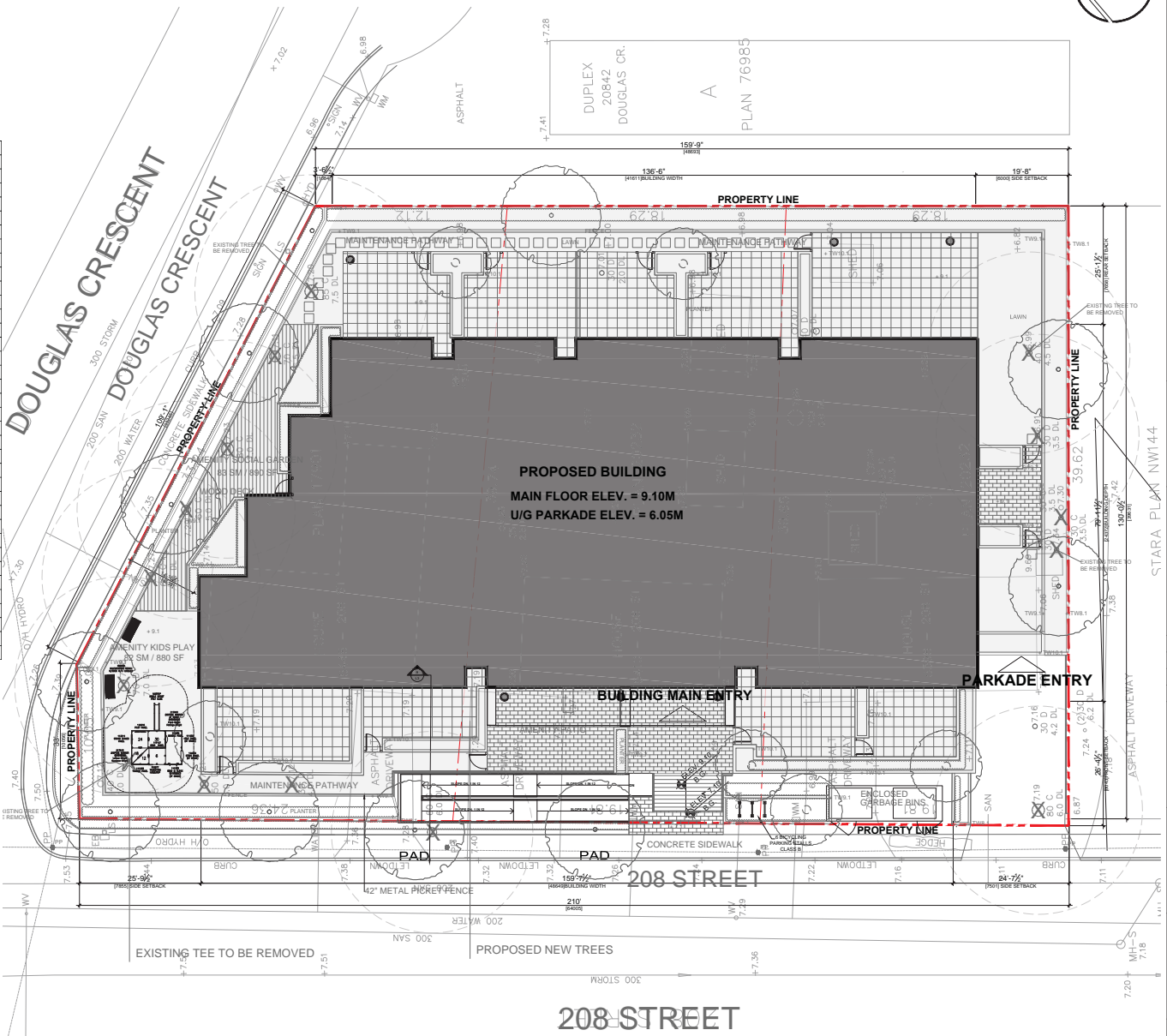
Civic Address:	5398, 5410, 5448 208 Street, Langley, BC	
Legal Description:	PID: 000-684-015 Plan NWP20232 Lot 3 PID: 002-198-690 Plan NWP20232 Lot 2 PID: 000-684-015 Plan NWP17901 Lot 1	
Existing Zoning:	RS1	
Proposed Zoning:	CD Zoning	
Site Area:	24,932.6 sq.ft. (2316.3 sq.m.)	
Lot Coverage:	11,095 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	26'-5" (8.0m)	
Back	25'-1" (7.6 m)	
North Side	14'-9" (4.5 m)	
South Side	19'-8" (6.0 m)	
Amenity Space:	24.76 s.f./unit x 40 units = 990.4 sq.ft.	1000 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	28 spaces
Storage Lockers:		
	Secure storage lockers for each dwelling unit	40 storages

FLOOR AREA

	Floor Area(SQ.FT.)
First Floor	11095(1030 m ²)
Second Floor	10938(1016m ²)
Third Floor	10938(1016m ²)
Fourth Floor	10938(1016m ²)
Total Area	43909(4079m²)

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 Area	Total Units Per Type	2	30	8
Total FSR	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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SITE PLAN STATISTICS

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A 1.02



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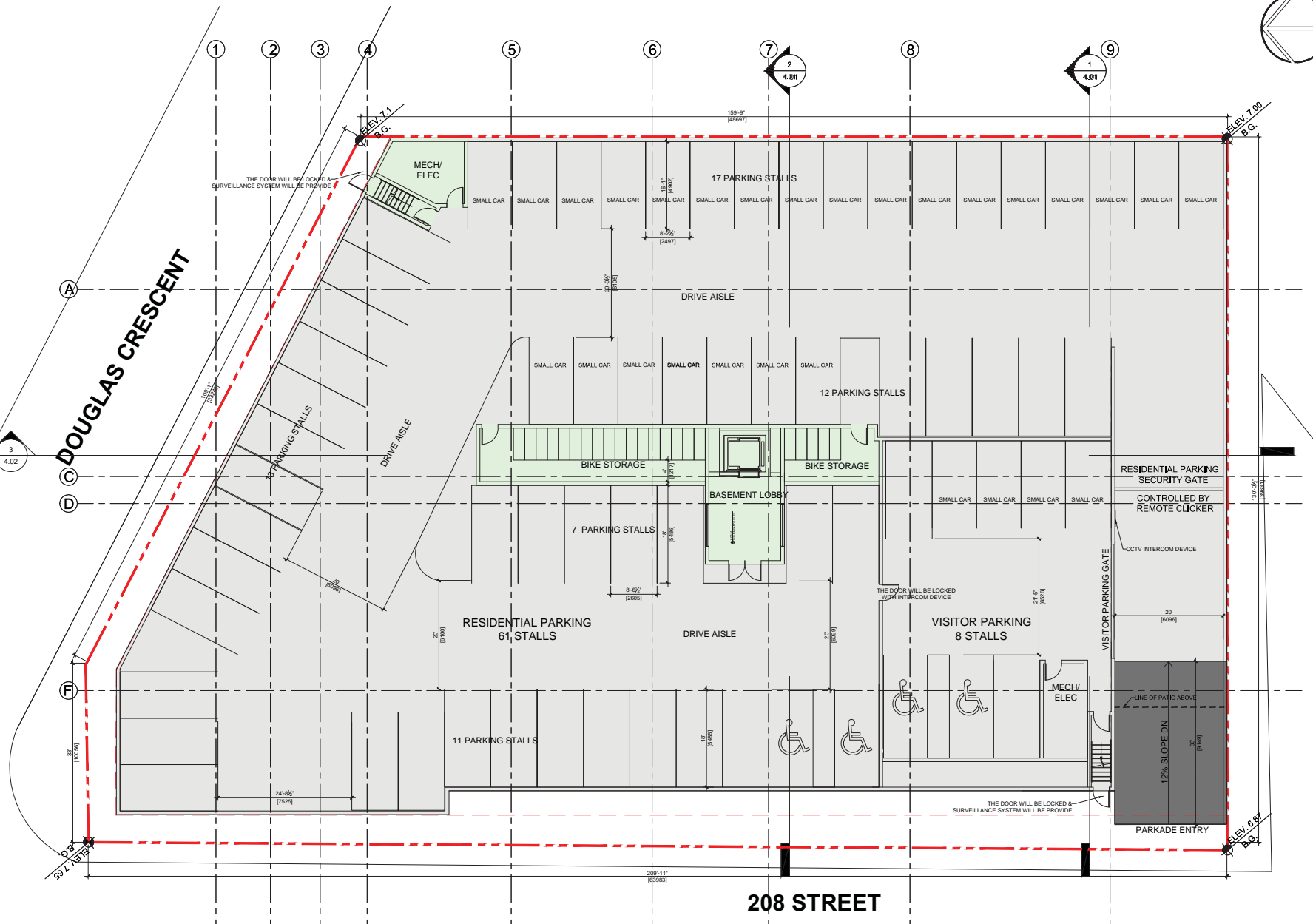
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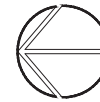
**FLOOR PLAN -
PARKING LEVEL**

DRAWING NO.

A2.01



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



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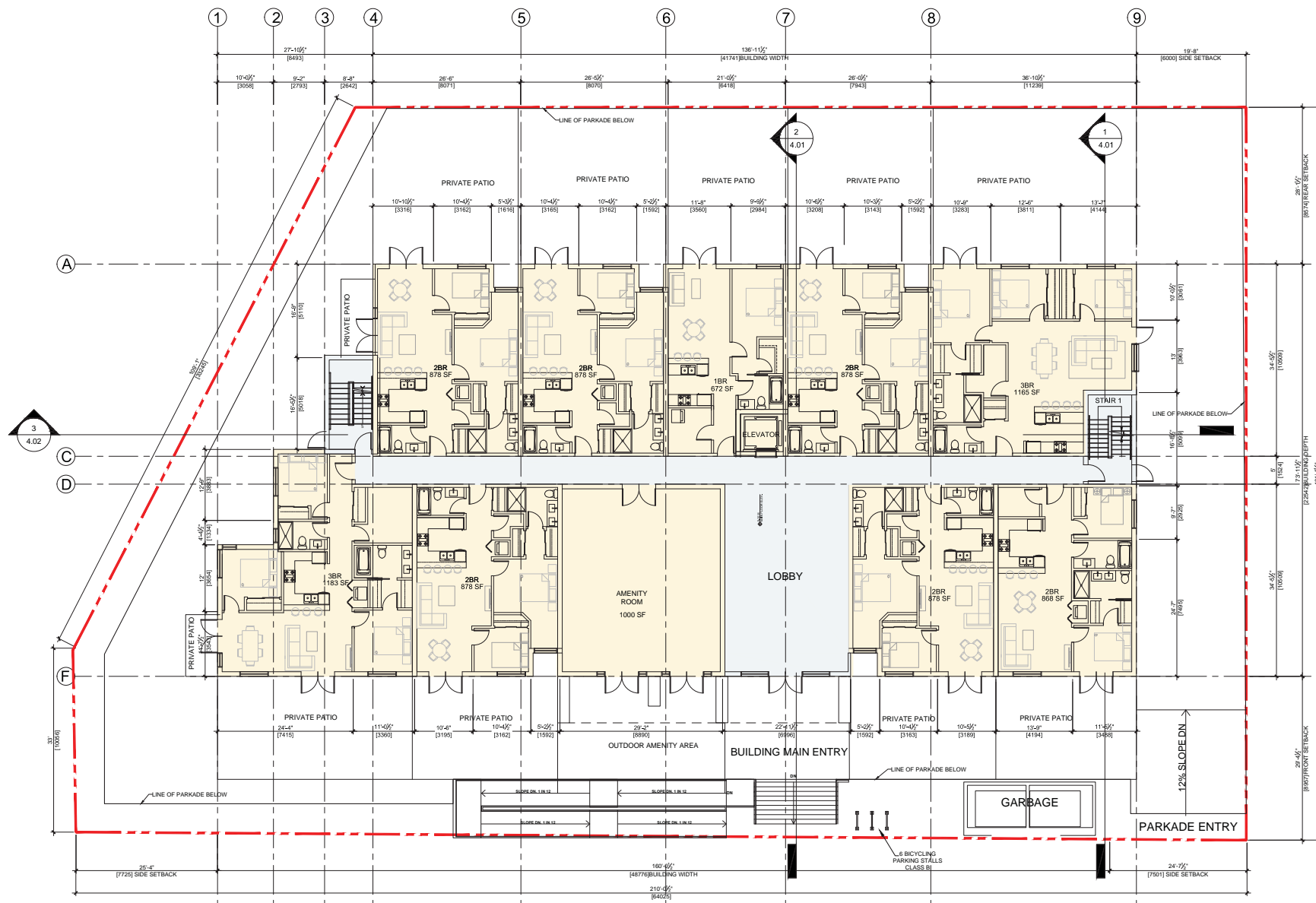
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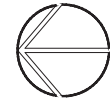
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**FLOOR PLAN -
GROUND FLOOR**

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A2.02



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



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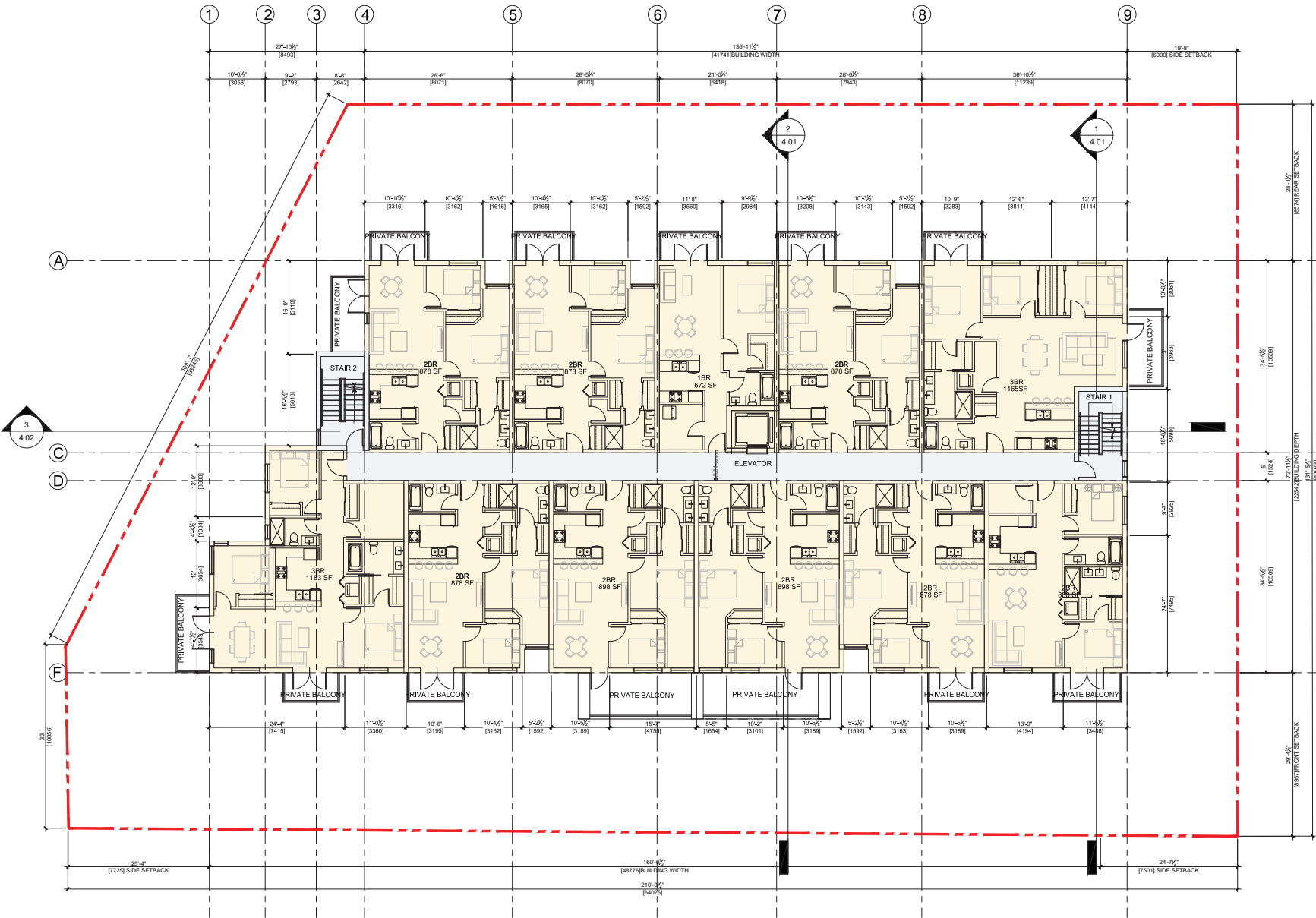
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FLOOR PLAN - 2ND FLOOR

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1 FLOOR PLAN - 2ND FLOOR
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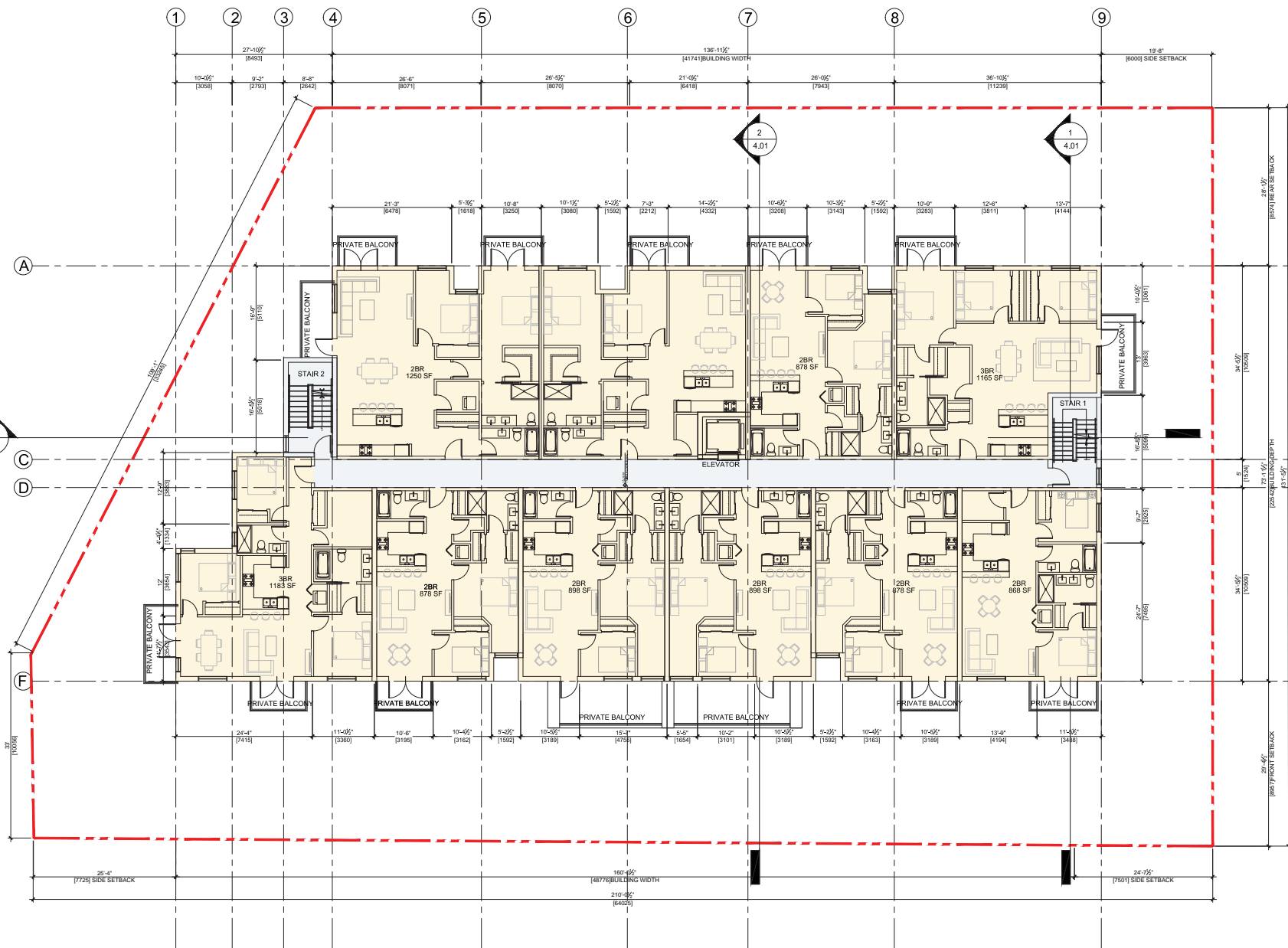
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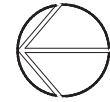
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FLOOR PLAN - 3RD-4TH FLOOR

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A2.04



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



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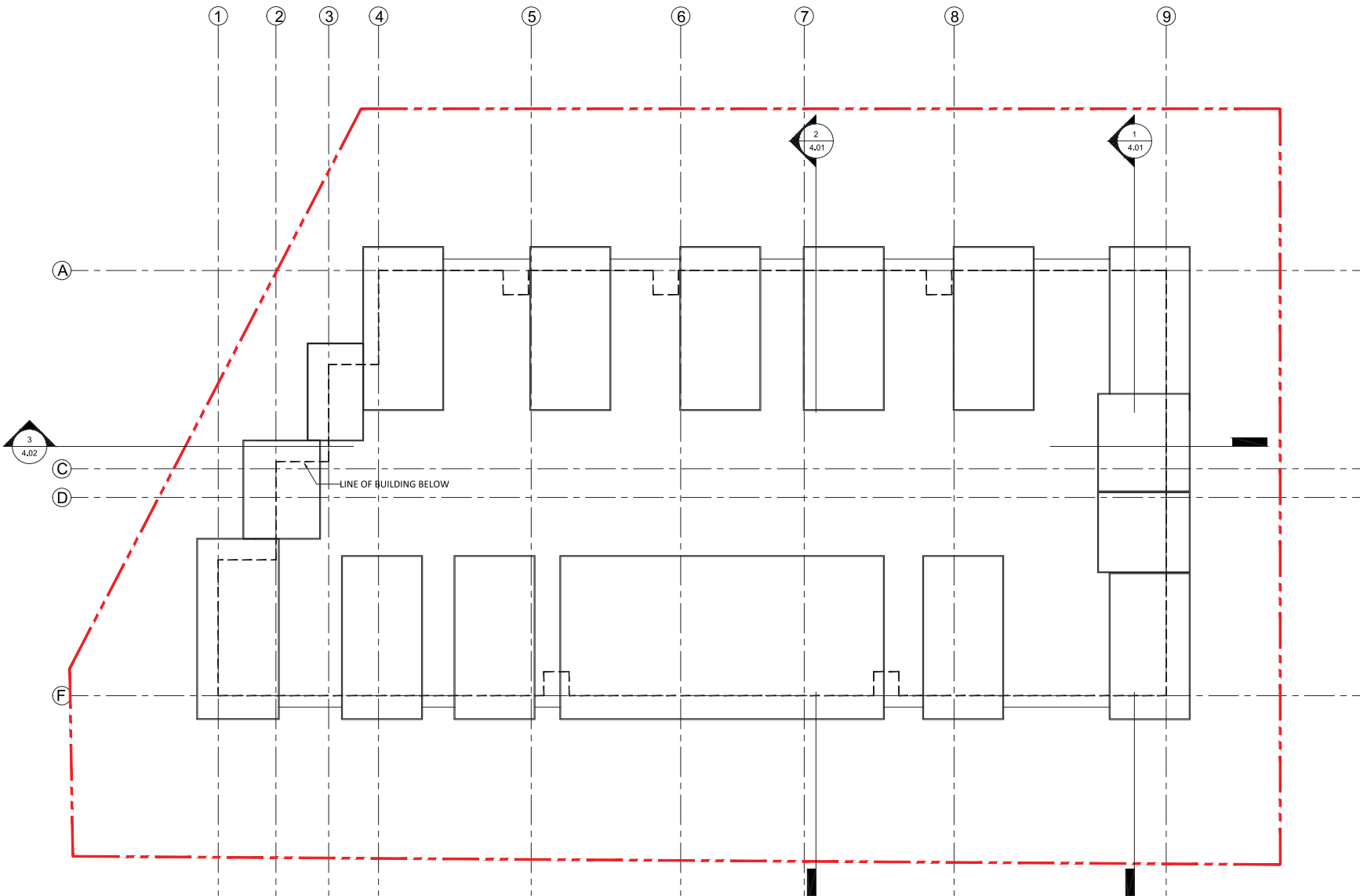
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ROOF PLAN

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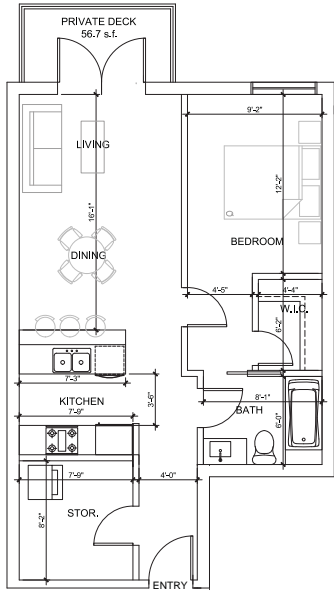


1 ROOF PLAN
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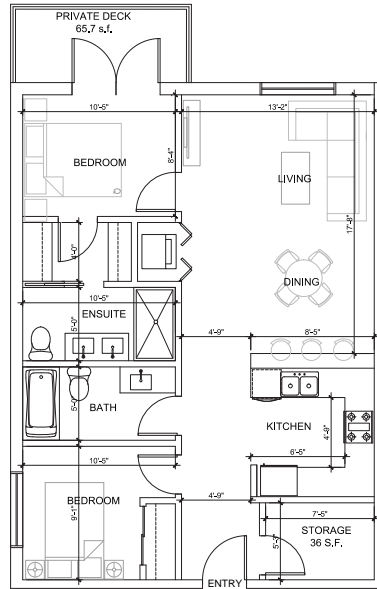
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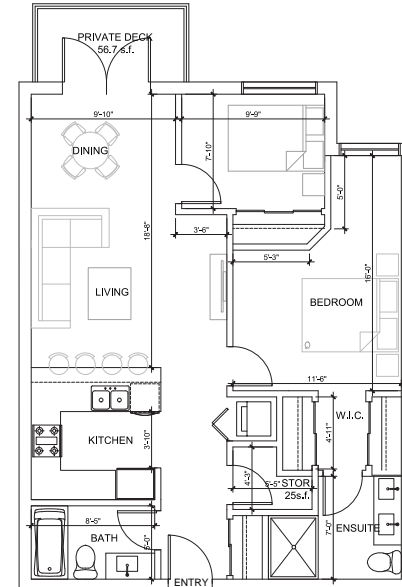
1 BEDROOM
663.39 S.F.

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"

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UNIT PLAN

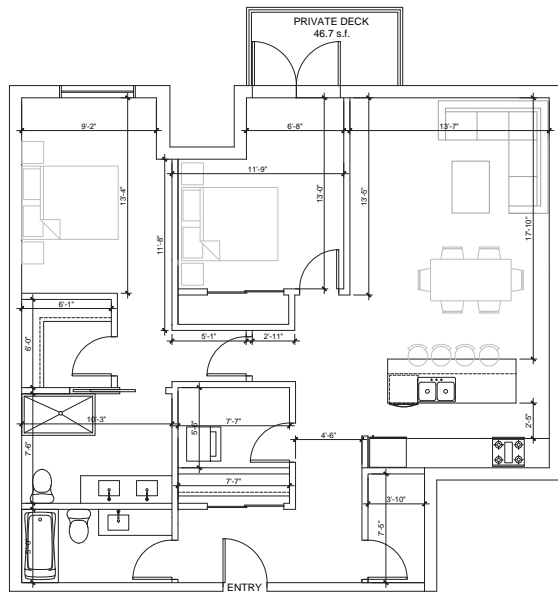
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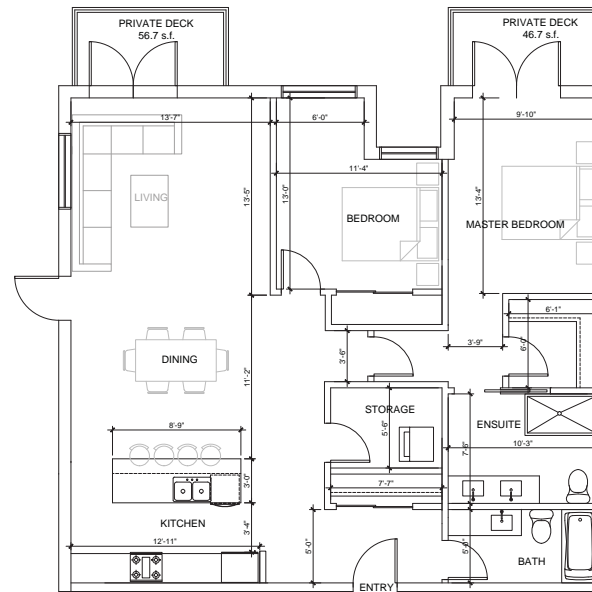
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**2 BEDROOM
1271 S.F.**

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"

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DRAWING TITLE
UNIT PLAN

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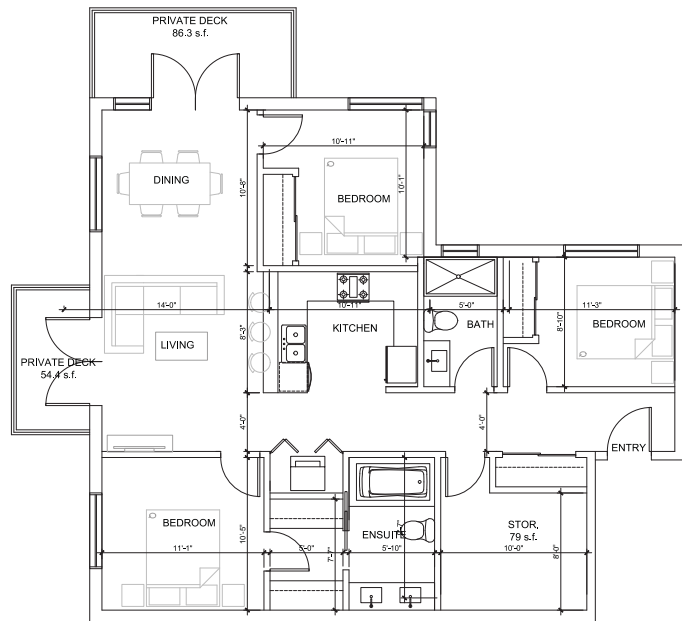
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UNIT PLAN

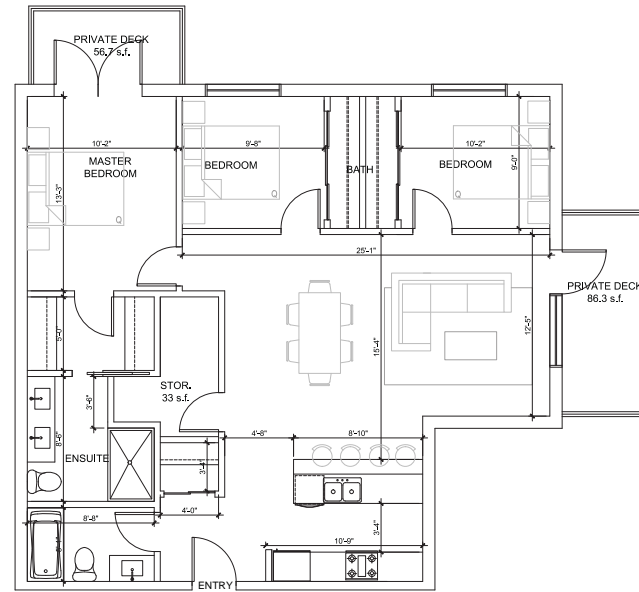
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**3 BEDROOM
1183 S.F.**

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"



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DRAWING TITLE
ELEVATIONS

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A3.01



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



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

MATERIAL LEGEND

- 1** HARDIE PANEL SIDING (SELECT CEDARMILL) - COLOUR: 'ARCTIC WHITE'
- 2** CEMENT BOARD HORIZONTAL LAP SIDING (8" EXPOSURE) - COLOUR: 'CORBLE STONE'
- 3** CEMENT BOARD HORIZONTAL LAP SIDING (6" 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: 'WILLOW' (CC-542)
- 9** METAL FLASHING - 'GENTEK', COLOUR: 'CHARCOAL GREY'
- 10** EXTERIOR ALUMINUM RAILING - COLOUR: 'BLACK'
- 11** CONCRETE WALL - COLOUR: 'CLEAR SEALER'
- 12** ALUMINUM STOREFRONT - COLOUR: 'CLEAR ANODIZED'
- 13** EXTERIOR METAL DOOR - 'BENJAMIN MOORE', COLOUR: 'DARK GRAY'
- 14** HARDIE PANEL VERTICAL SIDING (SELECT CEDARMILL) - COLOUR: 'COUNTRYLANE RED'
- 15** WOOD SLAT DOOR
- 16** WOOD TRELLIS



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DRAWING TITLE
ELEVATIONS

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A3.02



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



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

MATERIAL LEGEND

- 1 HARDIE 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) - '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: 'WILLOW (CC-542)'
- 9 METAL FLASHING - 'GENTEK' COLOUR: 'CHARCOAL GREY'
- 10 EXTERIOR ALUMINUM RAILING - COLOUR: 'BLACK'
- 11 CONCRETE WALL - COLOUR: 'CLEAR SEALER'
- 12 ALUMINUM STOREFRONT - COLOUR: 'CLEAR ANODIZED'
- 13 EXTERIOR METAL DOOR - 'BENJAMIN MOORE' COLOUR: 'DARK GRAY'
- 14 HARDIE PANEL VERTICAL SIDING (SELECT CEDARMILL) COLOUR: 'COUNTRYLANE RED'
- 15 WOOD SLAT DOOR
- 16 WOOD TRELLIS



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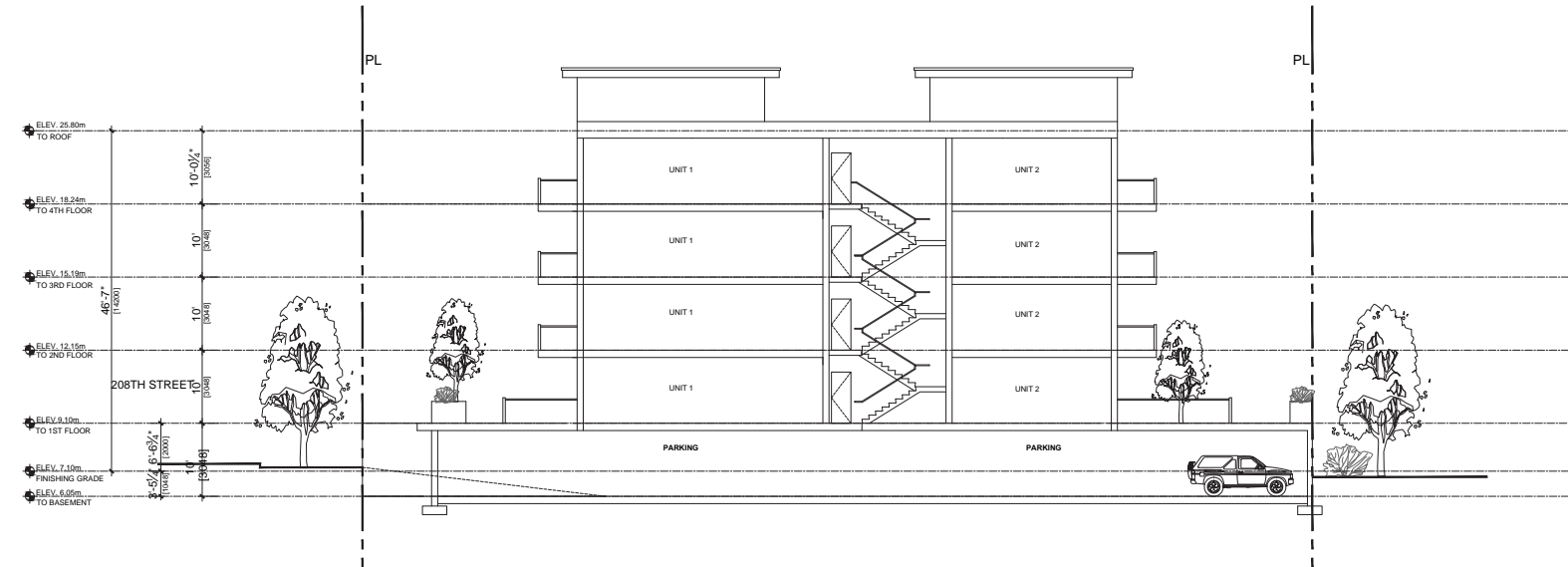
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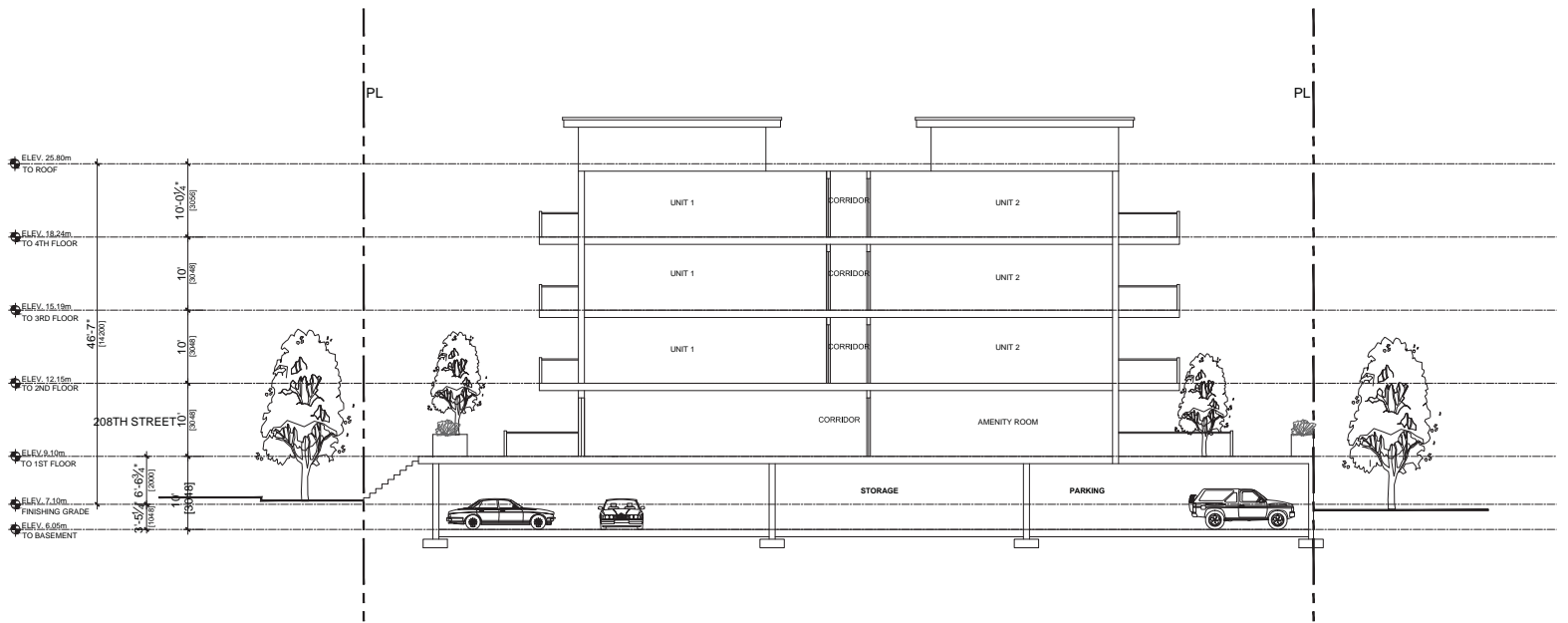
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SECTION

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



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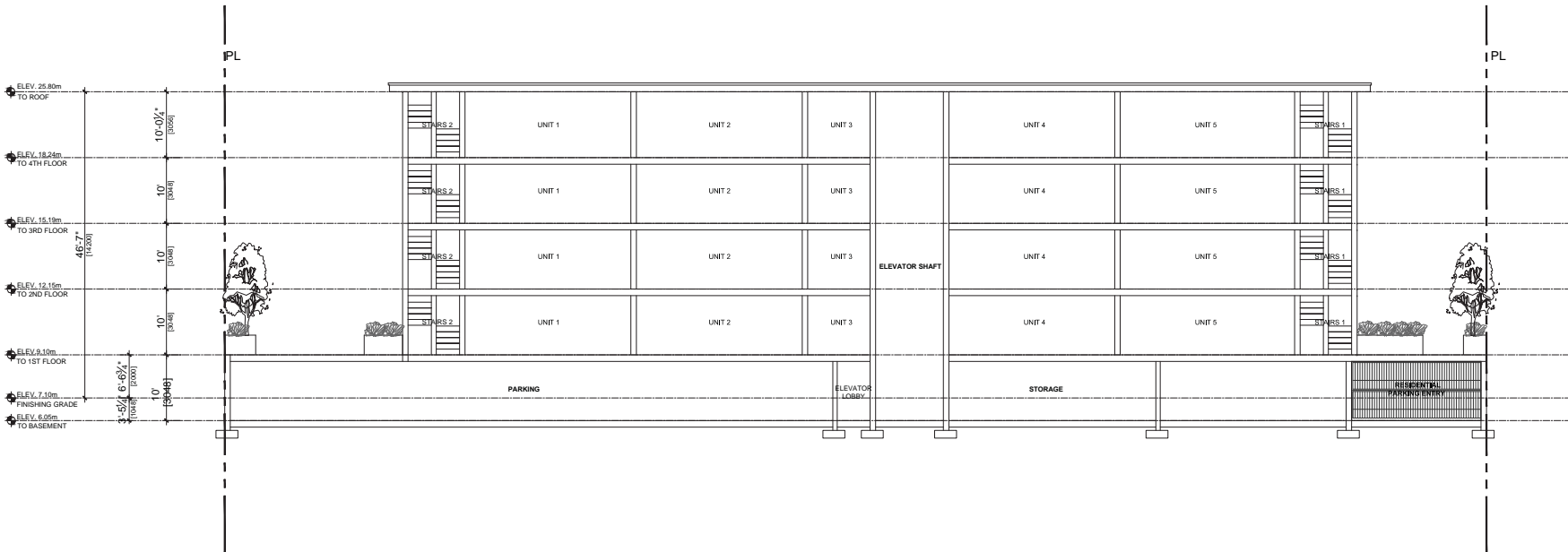
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1 SECTION 3
Scale: 1/8" = 1'-0"



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1	ISSUED FOR REZONING APPLICATION

PROJECT NUMBER	A166
DRAWN BY	WW
CHECKED BY	PV
DATE CHECKED	
CONSULTANT	

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

DRAWING TITLE
BUILDING PERSPECTIVE & MATERIALS

DRAWING NO.

A5.01



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



1 PERSPECTIVE- FROM 208 STREET



1 PERSPECTIVE- FROM DOUGLAS CRESCENT



**pacific
west
architecture**

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Suite 1120
Vancouver B.C. V6P 6G5
Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REVISIONS

1

ISSUES

8
7
6
5
4
3
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DATE

1 ISSUED FOR REZONING APPLICATION 2019-SEP-21

PROJECT NUMBER A166

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DATE CHECKED

CONSULTANT

PROJECT

5398, 5410, 5448 208TH STREET
LANGLEY, BC

DRAWING TITLE

PERSPECTIVES

DRAWING NO.

A5.02



MARCH 21 ST, 10:00 AM



MARCH 21 ST, 12:00 PM



MARCH 21 ST, 2:00 PM



pacific west architecture

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REVISIONS
 1

ISSUES	DATE
8	
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2	
1	ISSUED FOR REZONING APPLICATION 2016-SEP-21

PROJECT NUMBER A166

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CHECKED BY PV

DATE CHECKED

CONSULTANT

PROJECT

5398, 5410, 5448 208TH STREET

LANGLEY, BC

DRAWING TITLE

SHADOW STUDY

DRAWING NO.

A6.01