

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

COVER PAGE

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CONTEXT PLAN
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3) 5463 208th ST.



10) 20842 Douglas Crescent



4) 5398 208th ST.



5) 5410 208th ST.



6) 5448 208th ST.



11) 5392 208th ST.



7) 5458 208th ST.



8) 20899 Douglas Crescent



9) 20848 Douglas Crescent

pacific west architecture 1300 West 72nd Ave (Airport Square) Suite 1120 Vancouver B.C. V6P 6Z6 Office: 604 267 7072 Fax: 604 267 7006 Email: info@pacificwestarchitecture.com www.pacificwestarchitecture.com																																	
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PROJECT DATA:

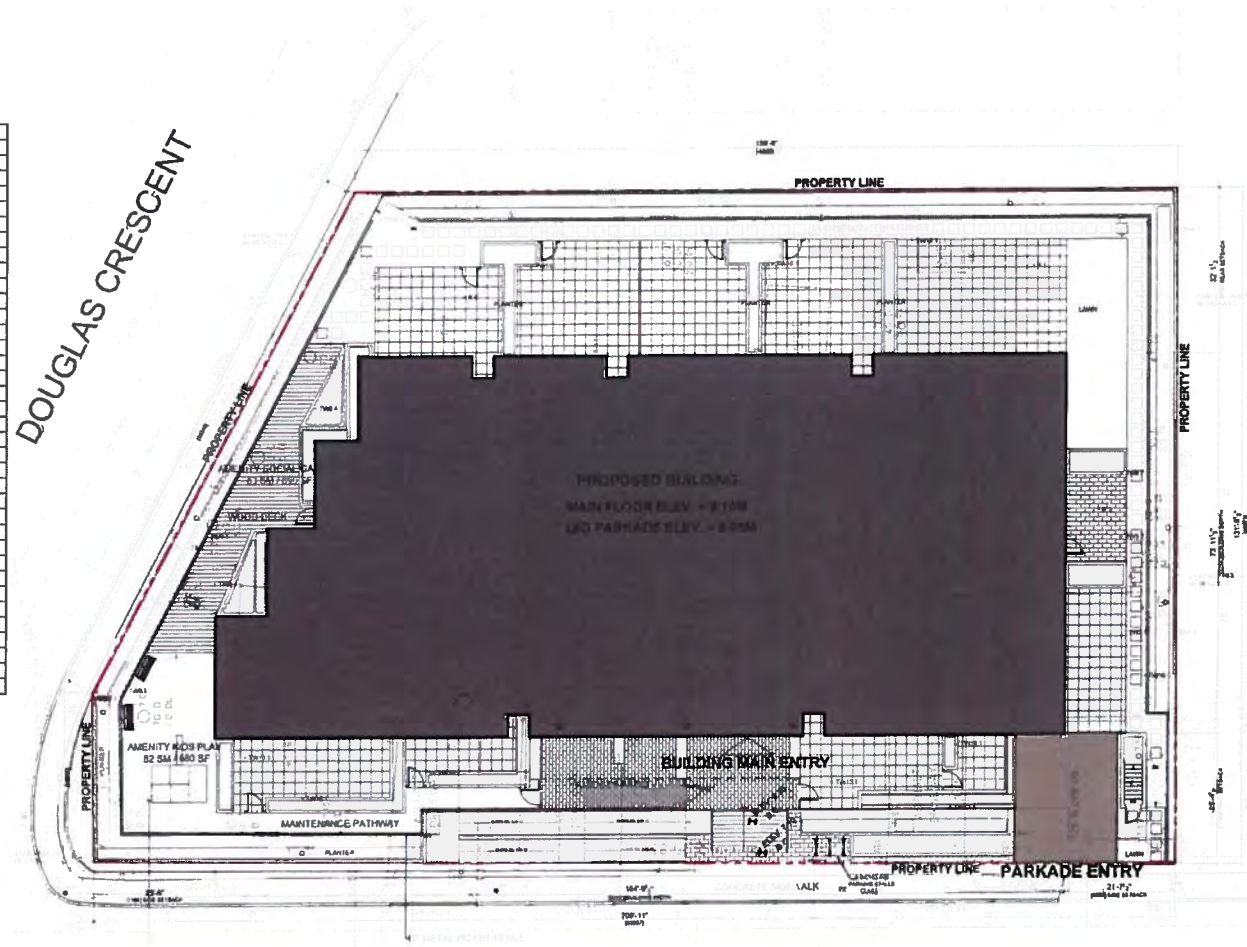
Civic Address:	5398, 5410, 5448 208 Street, Langley, BC	
Legal Description:	PID: 000-684-015 Plan NWP20232 Lot 3 PID: 002-198-690 Plan NWP20232 Lot 2 PID: 000-684-015 Plan NWP17903 Lot 1	
Existing Zoning:	RS1	
Proposed Zoning:	CD Zoning	
Site Area:	24,932.6 sq.ft. (2316.3 sq.m.)	
Lot Coverage:	11,095 sq.ft. / 24932.6 sq.ft. = 44.5%	
Zoning Districts	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:	34.76 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 ²)
Second Floor	10938(1016m ²)
Third Floor	10938(1016m ²)
Fourth Floor	10938(1016m ²)
Total Area	43909(4079m ²)

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
Max Distribution (%)	5%	80%	15%
Adaptable Units	Required (2%)		Provided
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PROJECT
5398, 5410, 5448 208TH STREET
LANGLEY, BC

DRAWING TITLE
SITE PLAN
STATISTICS

DRAWING NO.
A 1.02



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LANGLEY, BC	
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FLOOR PLAN - GROUND FLOOR	
DRAWING NO.	

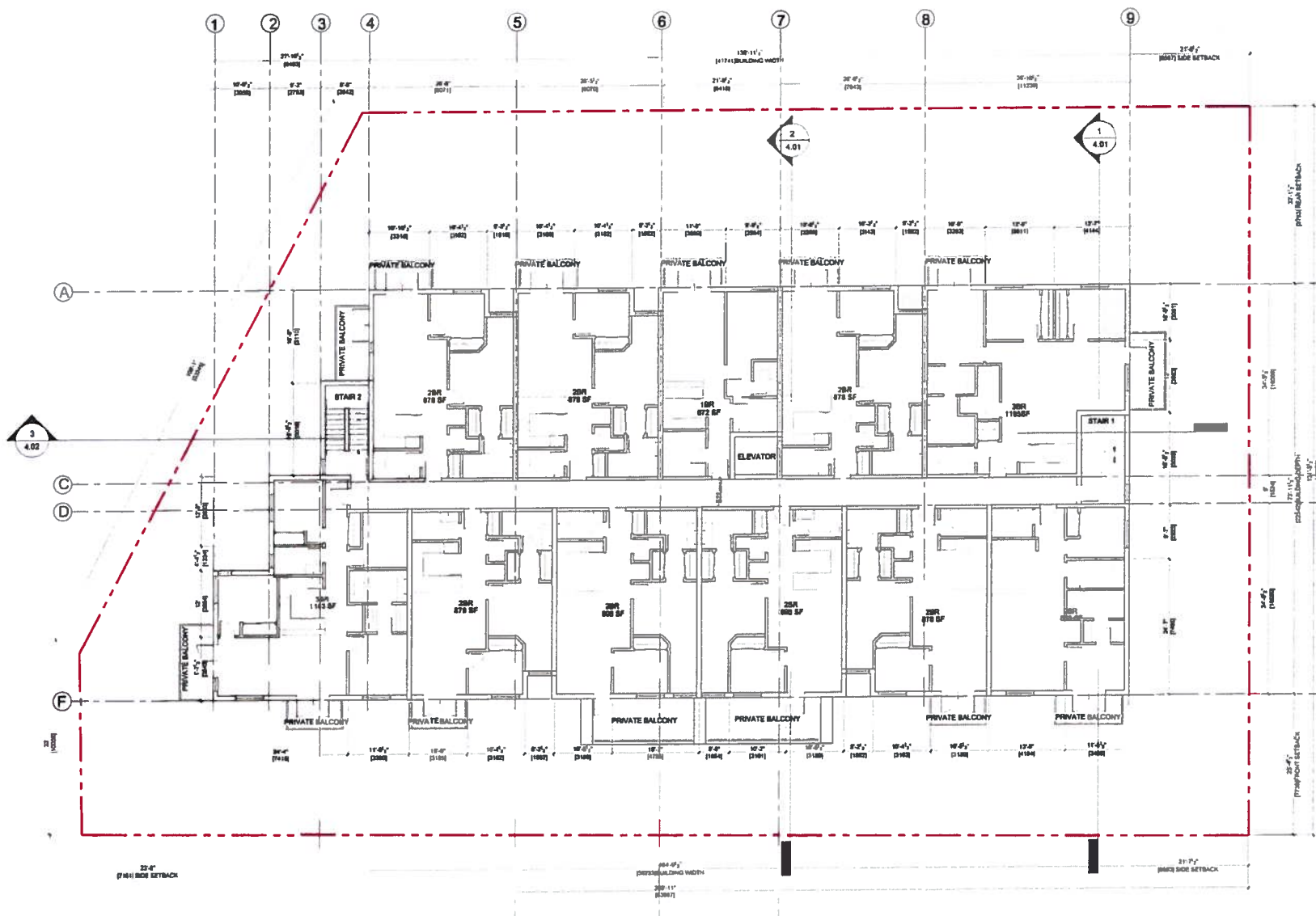
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1 FLOOR PLAN - 2ND FLOOR
Scale 1/8" = 1'-0"

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FLOOR PLAN - 2ND FLOOR

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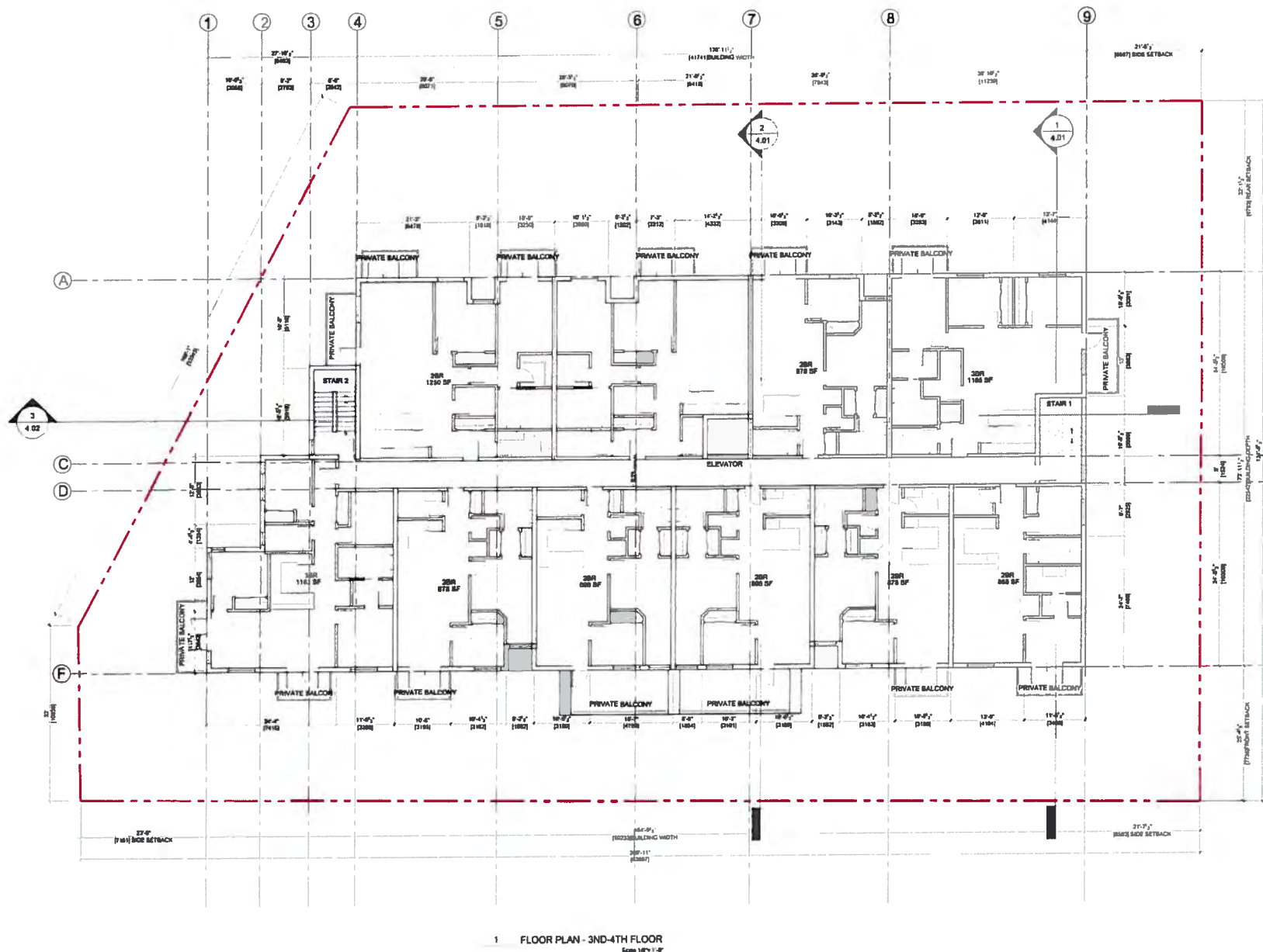
1208 West 73rd Ave (Airport Square)
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**FLOOR PLAN -
3RD-4TH FLOOR**

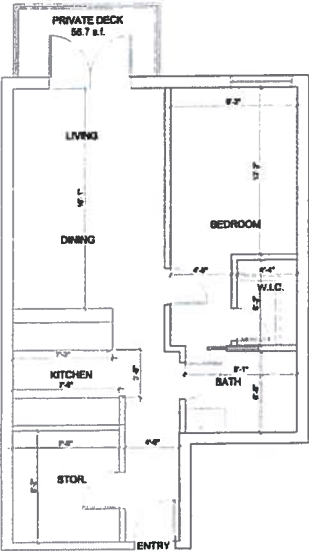
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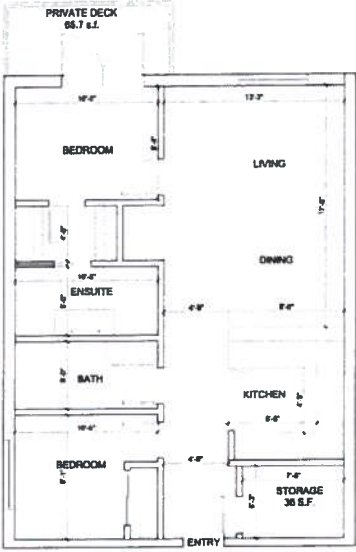
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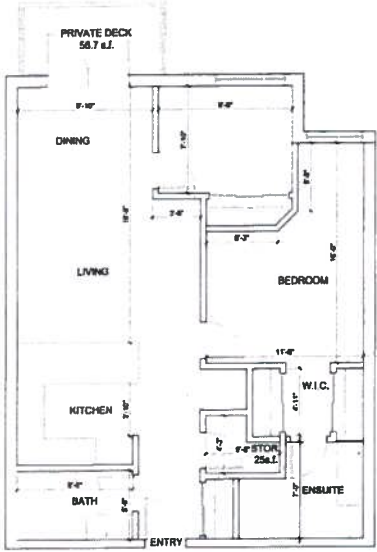
1 BEDROOM
663.39 S.F.

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"

LEGEND	
	STORAGE AREA

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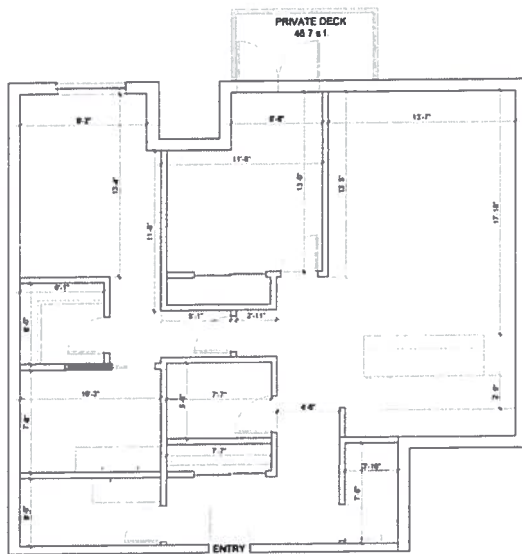
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PROJECT
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LANGLEY, BC

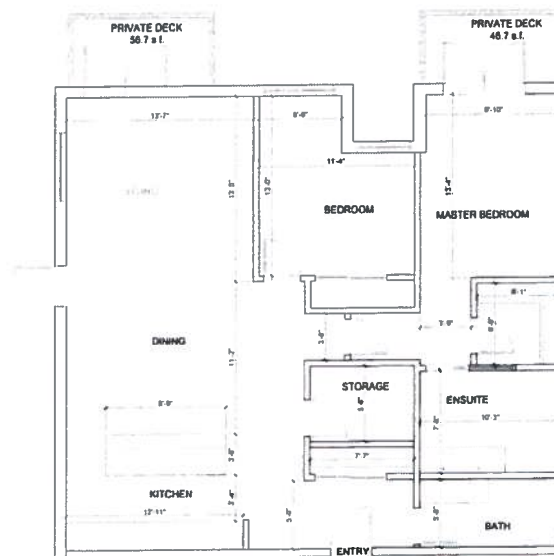
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UNIT PLAN

DRAWING NO.
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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



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5398, 5410, 5448 208TH STREET

LANGLEY, BC

UNIT PLAN

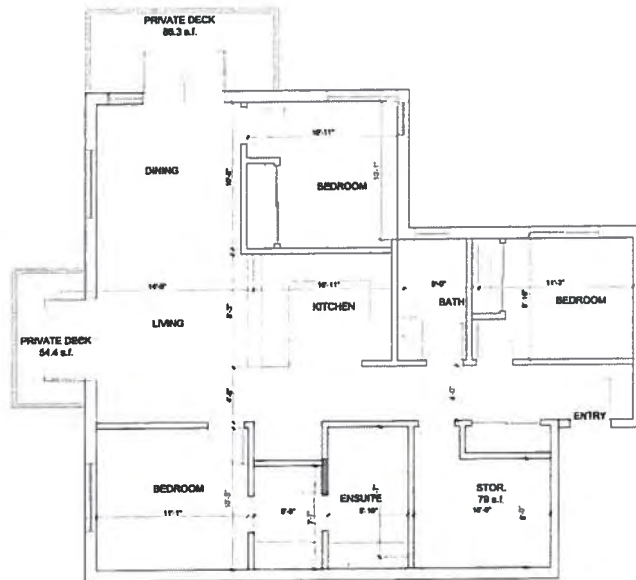
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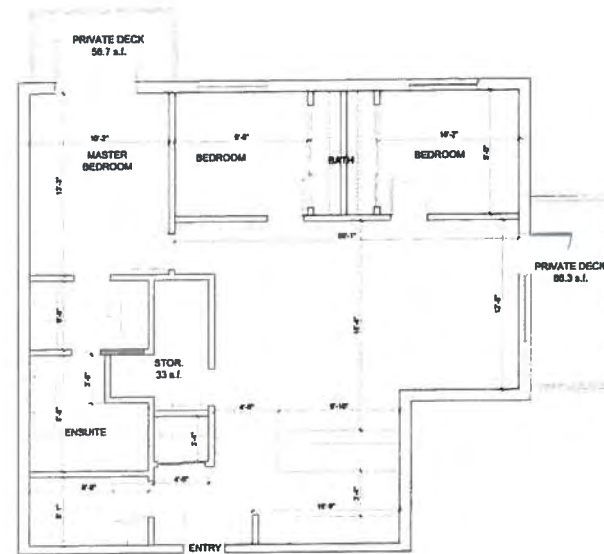
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**3 BEDROOM
1183 S.F.**

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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PROJECT
5398, 5410, 5448 208TH
STREET

LANGLEY, BC

DRAWING TITLE

UNIT PLAN

Drawing No.

A2.07



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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"

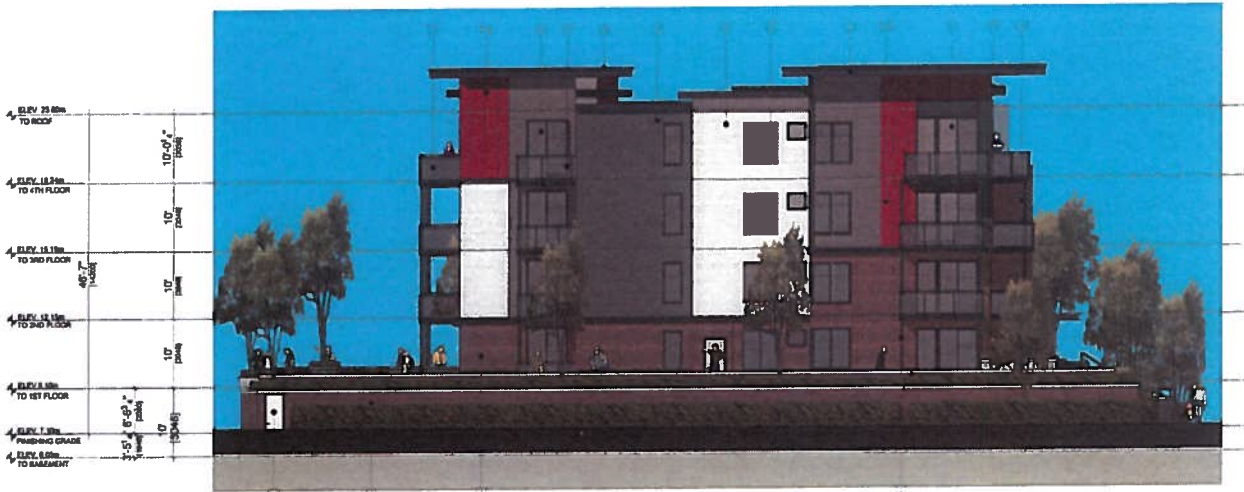
MATERIAL LEGEND

- 1 HARDE PANEL BOARD (SELECT CEDARNELL) - COLOUR 'ARCTIC WHITE'
- 2 CEMENT BOARD HORIZONTAL LAP SIDING (F EXPOSURE) - COLOUR 'COBBLE STONE'
- 3 CEMENT BOARD HORIZONTAL LAP SIDING (F EXPOSURE) 'JAMES HARDE' COLOUR 'TRIAL GRAY'
- 4 BRICK 'STACK BOND' - COLOUR 'TRIST'
- 5 WINDOW WYLL - COLOUR 'DARK GRAY'
- 6 SLIDING PATIO DOOR WYLL - COLOUR 'DARK GRAY'
- 7 ALUMINUM BALCONY RAILING WITH GLASS INSERT - COLOUR 'BLACK'
- 8 WOOD FASCIA BOARD (PAINTED) 'BEAUMAIN MOORE' COLOUR 'YELLOW (EC-445)'
- 9 METAL FLASHING 'CENTER' 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 'BEAUMAIN MOORE' COLOUR 'DARK GRAY'
- 14 HARDE PANEL VERTICAL SIDING (SELECT CEDARNELL) COLOUR 'COUNTRYLANE RED'
- 15 WOOD SLAT DOOR
- 16 WOOD TRELLIS



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MATERIAL LEGEND	
1	HARDE PANEL SIDING (SELECT CEDARWALL) - COLOUR 'ARCTIC WHITE'
2	CEMENT BOARD HORIZONTAL LAP SIDING (8" EXPOSURE) - COLOUR 'CORBEL 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 INFILL - COLOUR 'BLACK'
8	WOODEN FASCIA BOARD (PAINTED) - 'BENJAMIN MOORE' - COLOUR 'YELLOW' (CC-647)
9	METAL FLASHING - 'DEXTER' - 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	HARDE PANEL VERTICAL SIDING (SELECT CEDARWALL) - COLOUR 'COUNTRYLANE RED'
15	WOOD SLAT DOOR
16	WOOD TRELLIS

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PROJECT NUMBER	A 100
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CONSULTANT	

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

DRAWING TITLE
ELEVATIONS

DRAWING NO.
A3.02



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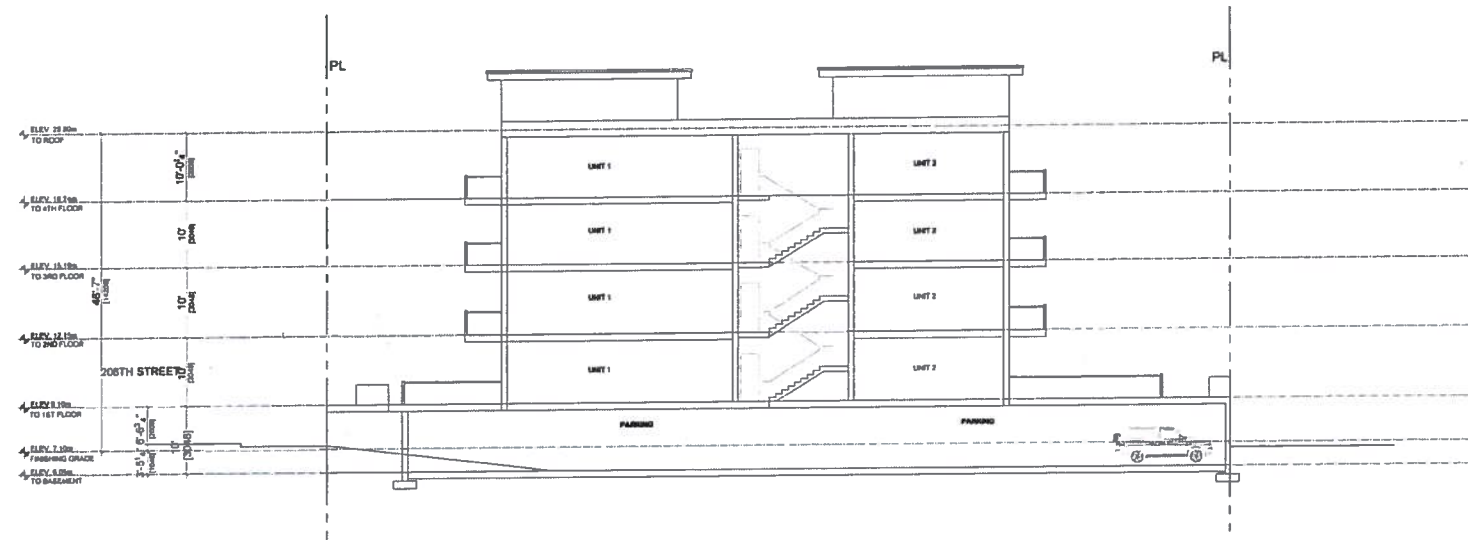
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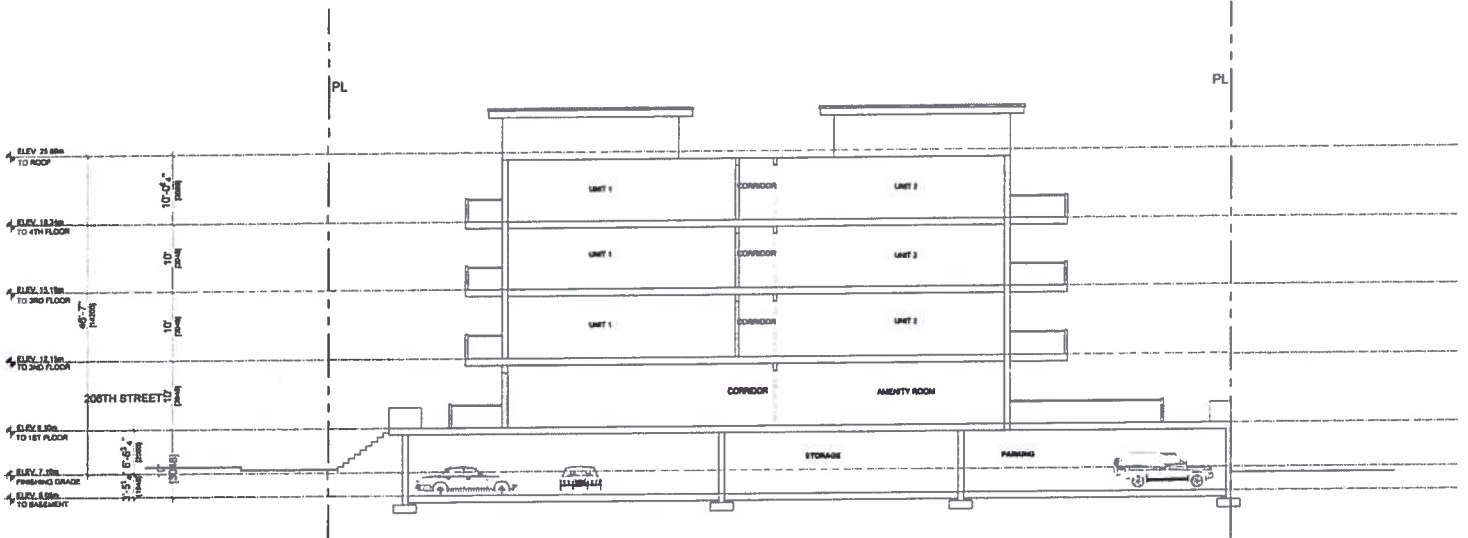
PROJECT
5398, 5410, 5448 208TH STREET
LANGLEY, BC

DRAWING TITLE
SECTION

DRAWING NO.
A4.01



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



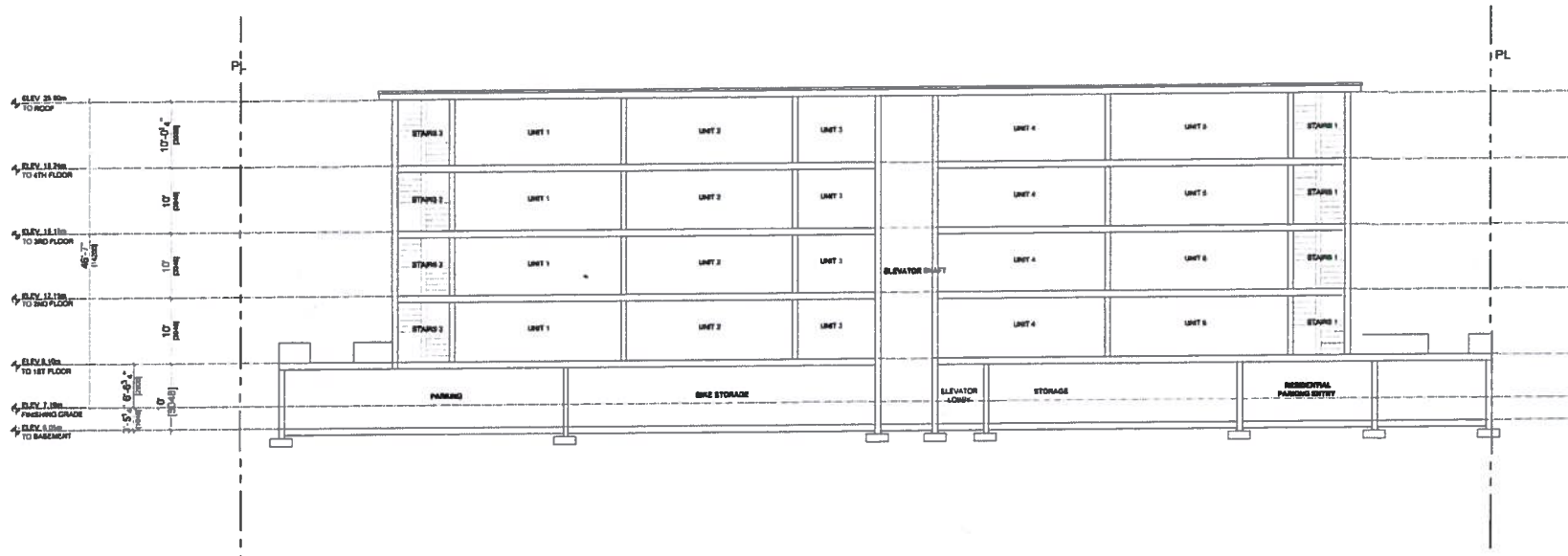
1 SECTION 2
Scale 1/8" = 1'-0"



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

REVISIONS

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PROJECT

5398, 5410, 5448 208TH

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DRAWING TITLE

SECTION

DRAWING No.

A4.02



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7	REVIEWED FOR RELINQUISH APPLICATION 2016-01-27
8	ISSUED FOR RELINQUISH APPLICATION 2016-02-21
PROJECT NUMBER	A10
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CHECKED BY	PT
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



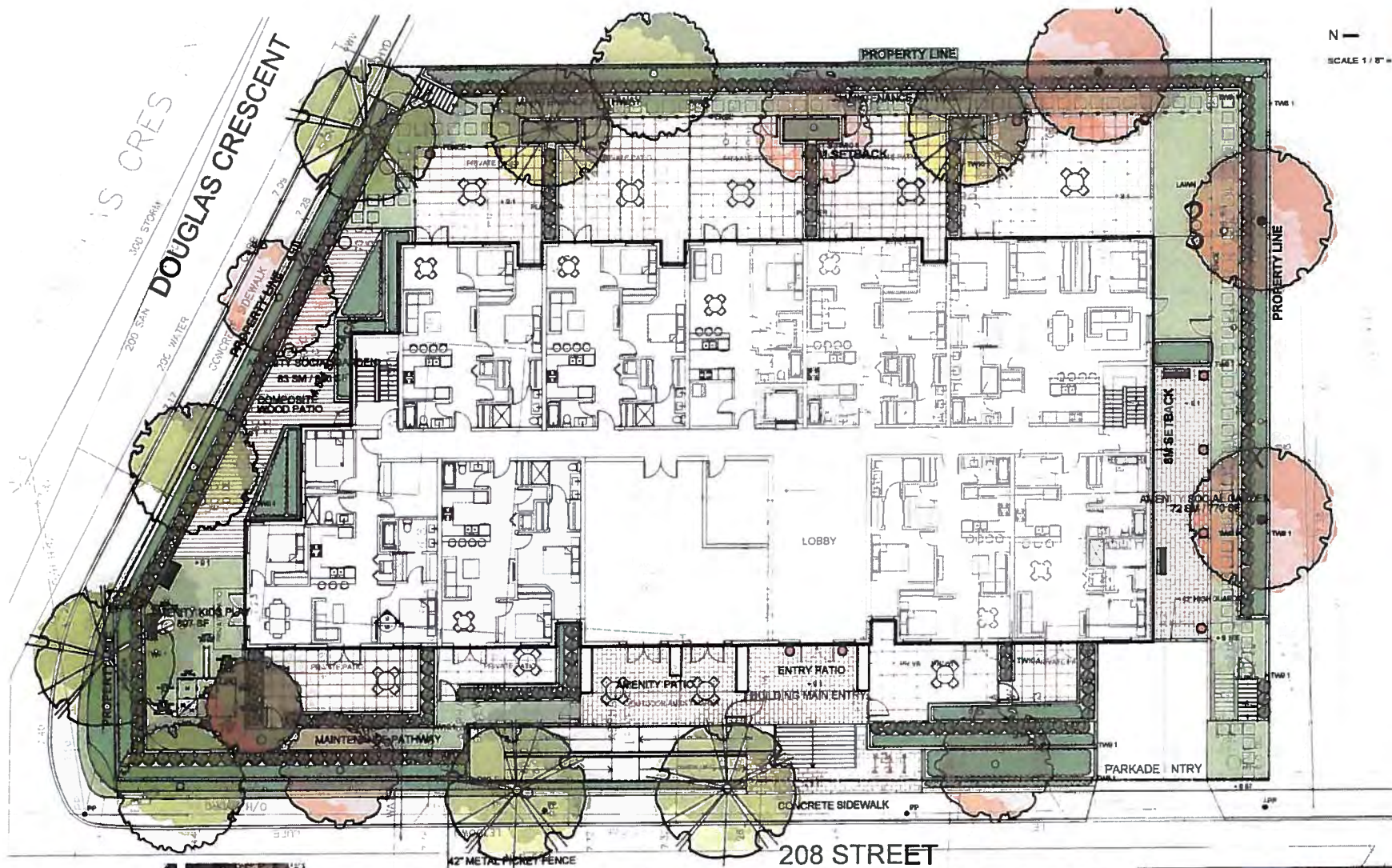
1 PERSPECTIVE- FROM DOUGLAS CRESCENT



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SCALE 1/8" = 1'-0"

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u@royalpl.com



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1	2018.08.21
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5398, 5410, 5448
208 TH STREET
LANGLEY, BC

LANDSCAPE
SITE PLAN

Drawn by

L1



