DEVELOPMENT PERMIT APPLICATION

ParaMorph
Architecture Inc

TOWNHOUSE DEVELOPMENT
7065 204 Street,
LANGLEY, BC

DRAWING LIST

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LOCATION



N

PROJECT TEAM

ARCHITECT - PARAMORPH ARCHITECTURE INC.
308 - 9639 137A Street
Surrey, BC V3T 0M1
(604)608-0161
info@paramorph.com

SURVEYOR - TARGET LAND SURVEYING
Unit C120 - 20178 96 Ave
Langley, BC, V1M 0B2
(604) 583-6161

CIVIL - WSP CANADA INC.
100 - 20339 96 Ave
Langley, BC, V1M 0B2
(604) 525-4651

LANDSCAPE - PMG LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, BC V5C 6G9
(604)294-0011
office@pmglandscape.com

ARBORIST - DIAMOND HEAD CONSULTING
3559 Commercial Street
Vancouver, BC, V5N 4E8
(604) 733-4886
info@diamondheadconsulting.com

May 8, 2024

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Date	Description
2024-05-06	DP Application
2024-02-26	Preliminary Application

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
7065 204 Street,
LANGLEY,
British Columbia

Drawn By: YG	Date: 2024-02-20
Checked By: PV	Project ID: LA26

Sheet Title
LOCATION MAP AND TEAM

Scale

Sheet No.
A-0.2

Program Summary

LOT INFO

ADDRESS	7065 204th STREET, LANGLEY
LEGAL DESCRIPTION	LOT 42 SEC 14 TP 8 NWD PLAN33202

SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
GROSS AREA	43,536	4,044	1.00	0.40
NET AREA(AFTER DEDICATION)	43,536	4,044	1.00	0.40

ZONING

ZONING	CURRENT	PROPOSED
	SR-2	CD

SETBACKS	PERMITTED	PROPOSED
NORTH(ALONG NEIGHBOURING LOT)		4.0m
SOUTH(ALONG FUTURE LANE)		4.0m
EAST(ALONG 204 STREET)		4.0m
WEST(ALONG NEIGHBOURING LOT)		3.0m

BLDG HEIGHT	PERMITTED	PROPOSED
TOTAL		3 STOREY

DENSITY	PERMITTED	PROPOSED
TOWNHOUSE DWELLING UNITS		23

PROPOSED FLOOR AREA SUMMARY

SITE COVERAGE (ON NET AREA)	(Sqft)	(Sqm)	(%age)	REMARKS
PROPOSED	18,433	1,712	42.34%	

FAR CALCULATION (ON NET AREA)						
GROSS AREA (EXCLUDING AMENITY)	LVL-1 (Sqft)	LVL-2 (Sqft)	LVL-3 (Sqft)	TOTAL (Sqft)	NO. OF UNITS	TOTAL FLOOR AREA (Sqft)
UNIT-A (5BR)	379	813	867	2,058	10	20,584
UNIT-B (4BR)	235	697	757	1,689	2	3,379
UNIT-B1 (4BR)	224	682	737	1,643	5	8,215
UNIT-B2 (4BR)	224	686	752	1,662	4	6,647
UNIT-Ba (4BR)	444	900	949	2,293	1	2,293
UNIT-B1a (4BR)	444	918	972	2,334	1	2,334
					23	41117
TOTAL FAR (ON NET AREA)						0.94

OFF STREET PARKING

PARKING REQUIREMENTS BREAKDOWN				
RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
TOWHHOUSE	23	2.0 CAR / UNIT	46	46
VISITORS		0.2 CAR / UNIT	4.6=5	5
TOTAL			51	51

AMENITY CALCULATIONS

AMENITY			
OUTDOOR AMENITY	(Sqft)	(Sqm)	REMARKS
REQUIRED	1,485	138	6 Sqm/ UNIT
PROPOSED	1,498	139	

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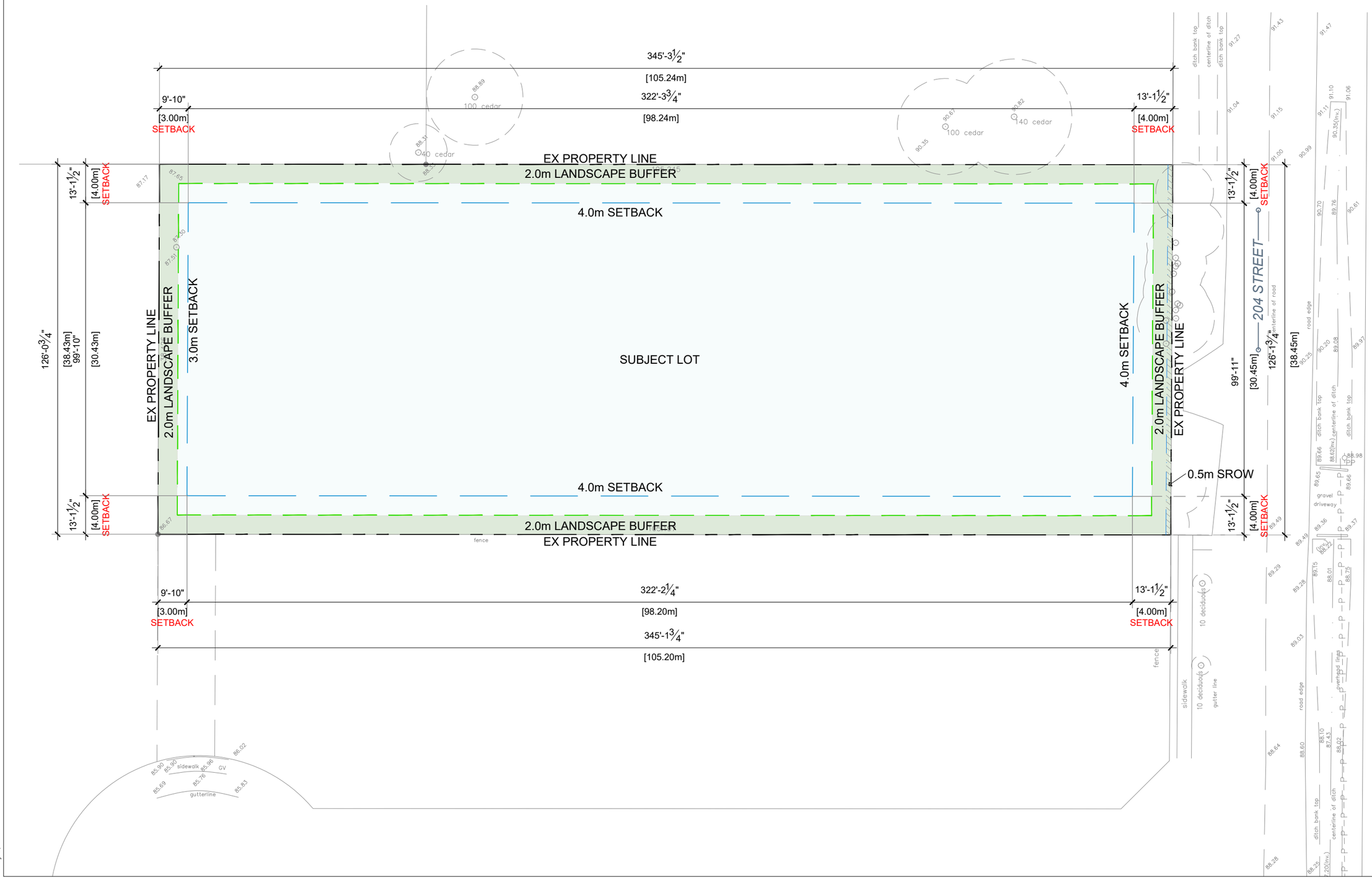
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PROGRAM SUMMARY

Scale

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A-0.3



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Sheet Title

BASE PLAN

Scale
1/32" = 1'-0"

Sheet No.

A-0.4

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Sheet Title

SITE PLAN

Scale

N.T.S.

Sheet No.

A-1.0

May 8, 2024

LEGEND

TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT AS PER BCBC 2018 3.2.5.5.(2)(c)

TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK AS PER BCBC 2018 3.2.5.5.(2)(b)

FIRE HYDRANT

NEIGHBOURING LOT

345'-3½" [105.24m]

9'-10¼" [3.00m] | 114'-0" [34.75m] | 18'-10½" [5.76m] | 114'-0" [34.75m] | 43'-4½" [13.22m] | 31'-6" [9.60m] | 13'-8¼" [4.17m]

100 cedar | 140 cedar | 100 cedar

EX PROPERTY LINE

2.0m LANDSCAPE BUFFER

9'-10¼" [3.00m] SETBACK

13'-2¼" [4.02m]

31'-6" [9.60m]

PATIO | MFE 88.05 | #23 UNIT-B1 | MFE 88.20 | #22 UNIT-A | MFE 88.40 | #21 UNIT-A | BLDG # 5 | MFE 88.55 | #120 UNIT-A | MFE 88.95 | #19 UNIT-B2

ELEC. | V4

MFE 89.20 | #18 UNIT-B1 | MFE 89.45 | #17 UNIT-A | MFE 89.75 | #16 UNIT-A | BLDG # 4 | MFE 90.00 | #15 UNIT-A | MFE 90.30 | #14 UNIT-B2

V3 | V2 | V1

TRAVEL DISTANCE 37.12M<45M

6.1m WIDE DRIVE AISLE

WATER METER CHAMBER

9'-10" [3.00m]

#13 UNIT-B1 | MFE 91.00 | PATIO 90.95

#12 UNIT-B | MFE 90.75 | PATIO 90.70 | BLDG # 3

#11 UNIT-B | MFE 90.50 | PATIO 90.45

13'-1½" [4.00m] SETBACK

#10 UNIT-Ba | MFE 90.20 | PATIO 90.15

#9 UNIT-B1a | MFE 89.90 | PATIO 89.85

2.0m LANDSCAPE BUFFER

EX PROPERTY LINE

0.5m SROW

ditch bank top | centerline of ditch | ditch bank top

204 STREET

126'-3¾" [38.45m]

109'-0" [33.22m]

7'-3¾" [2.23m]

NEIGHBOURING LOT

126'-0¾" [38.43m]

36'-9½" [11.21m]

31'-5¾" [9.59m]

13'-1½" [4.00m]

EX PROPERTY LINE

2.0m LANDSCAPE BUFFER

TRAVEL DISTANCE 37.12M<45M

6.1m WIDE DRIVE AISLE

FIRE TRUCK TURNING

R40'-0" [R12.19m]

FIRE HYDRANT

TRAVEL DISTANCE 28.65M<45M

FIRE TRUCK TURNING

R40'-0" [R12.19m]

V5

MAIL BOX

OUTDOOR AMENITY 139 sqm

#1 UNIT-B2 | MFE 88.00 | #2 UNIT-A | MFE 88.00 | BLDG # 1 | #3 UNIT-A | MFE 88.45 | #4 UNIT-B1 | MFE 88.45

#5 UNIT-B2 | MFE 89.30 | #6 UNIT-A | MFE 89.30 | BLDG # 2 | #7 UNIT-A | MFE 89.55 | #8 UNIT-B1 | MFE 89.55

ELEC. | PMT | VEHICULAR ACCESS

PATIO

13'-1½" [4.00m] SETBACK

2.0m LANDSCAPE BUFFER

EX PROPERTY LINE

39'-6¾" [12.06m] | 90'-0" [27.43m] | 36'-9¾" [11.22m] | 90'-0" [27.43m] | 34'-8½" [10.58m] | 41'-0" [12.50m] | 13'-1½" [4.00m]

345'-1¾" [105.20m]

fence | sidewalk | 10 deciduous | gutter line

BLOCK #3 | BLOCK #2 | BLOCK #1

6.0 EASEMENT

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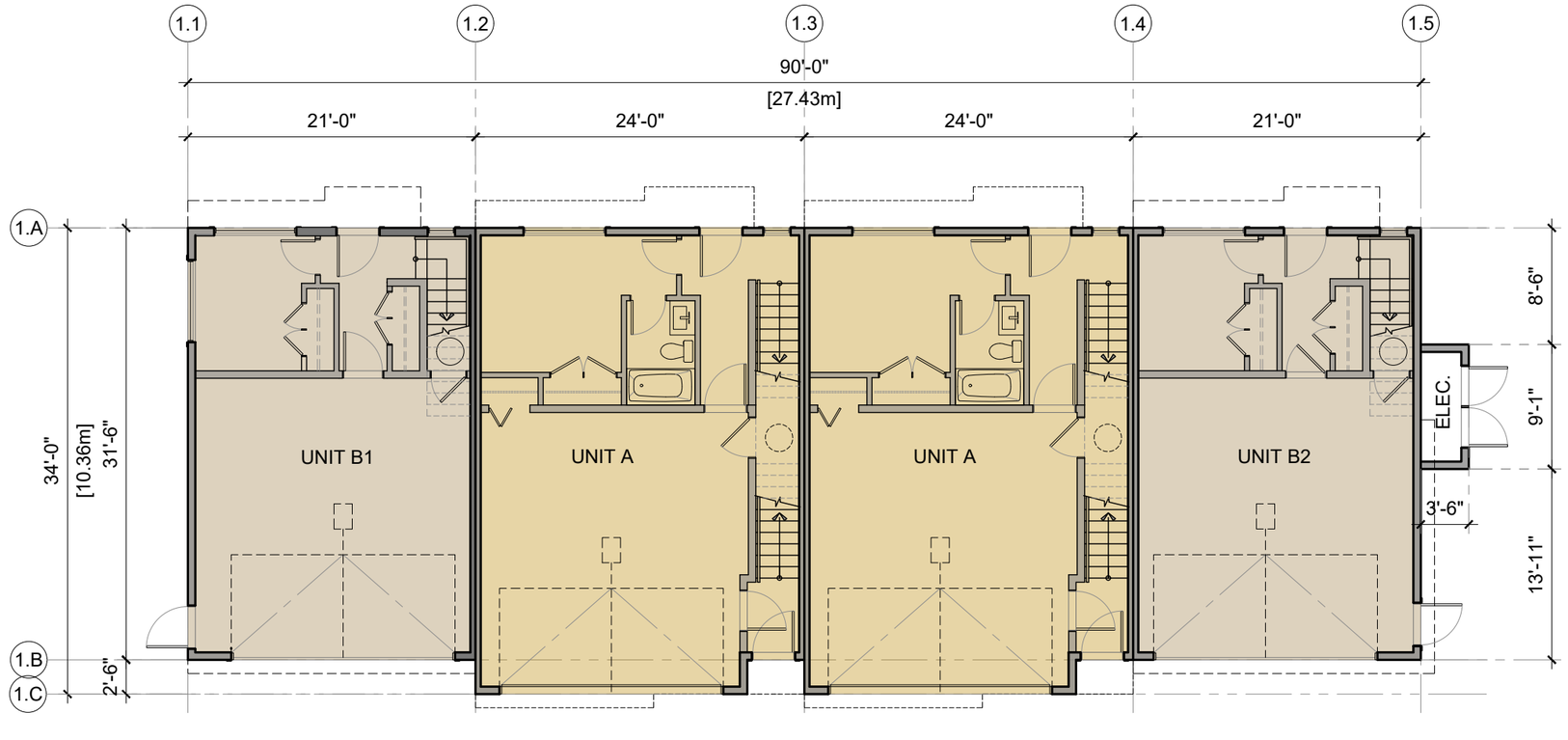
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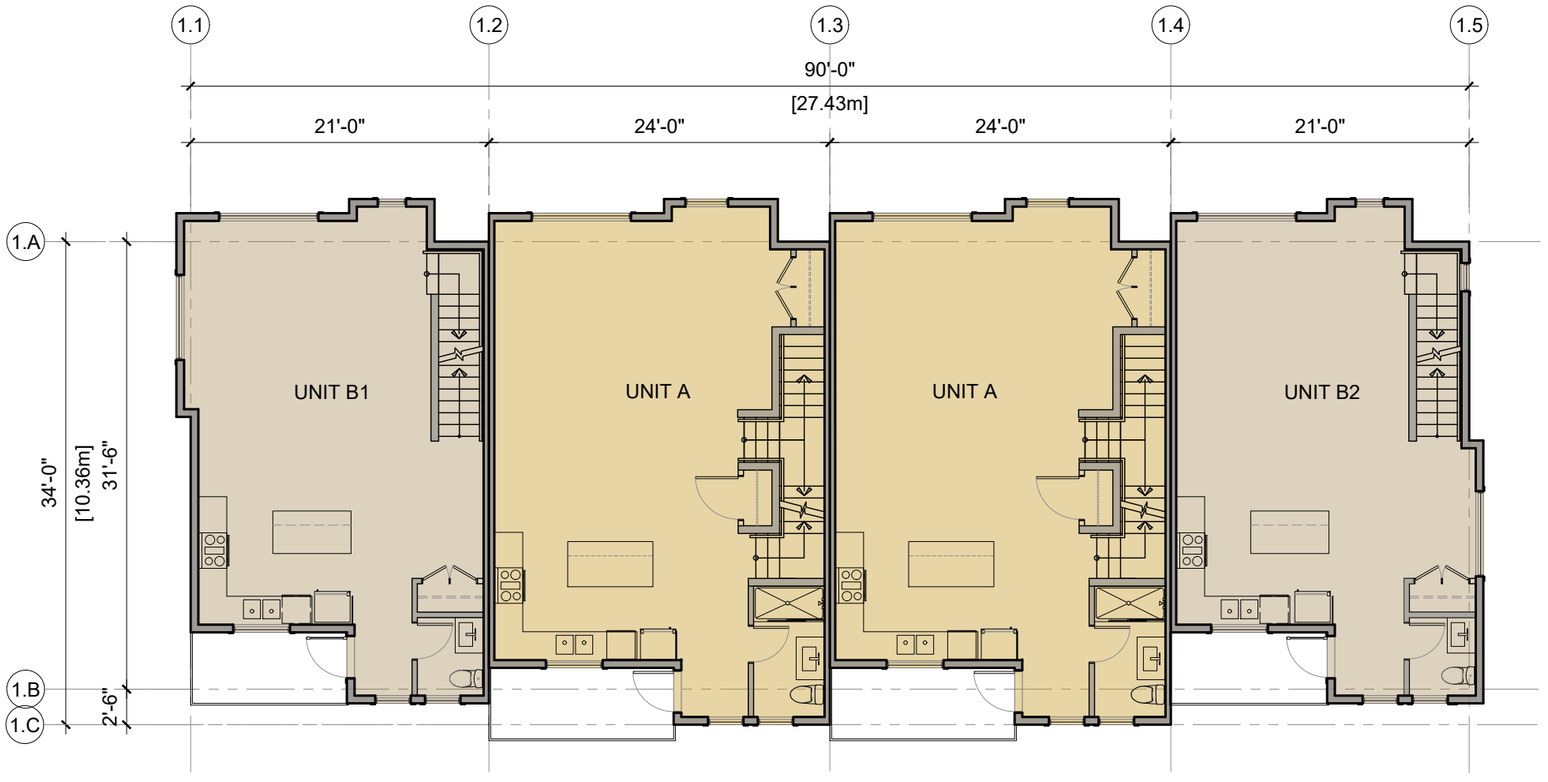
Sheet Title
FIRE ACCESS PLAN

Scale
N.T.S.

Sheet No.
A-1.1



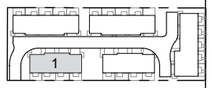
1 BUILDING 1 - LEVEL 1
3/32" = 1'-0"



2 BUILDING 1 - LEVEL 2
3/32" = 1'-0"

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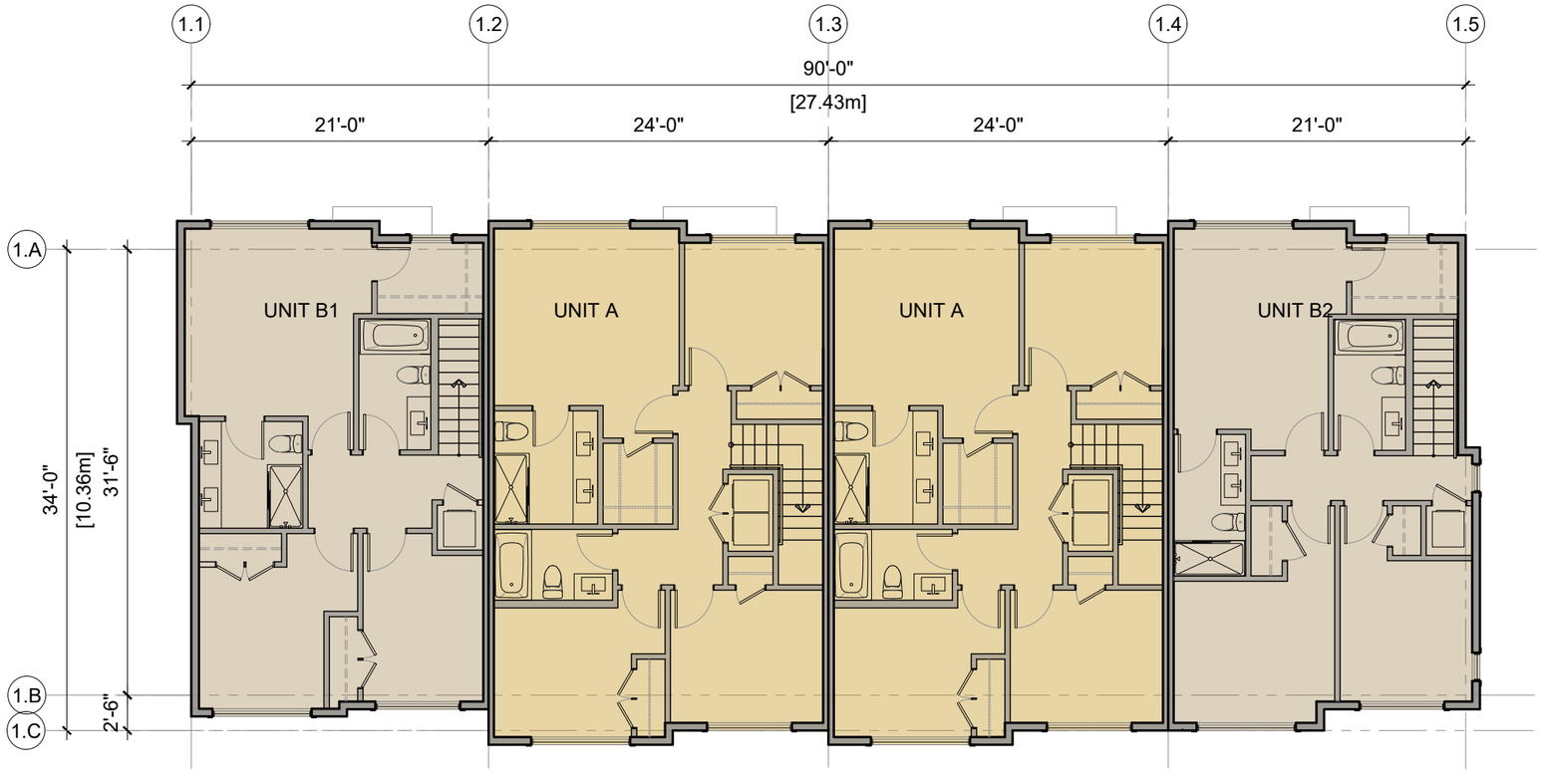
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Sheet Title
FLOOR PLANS

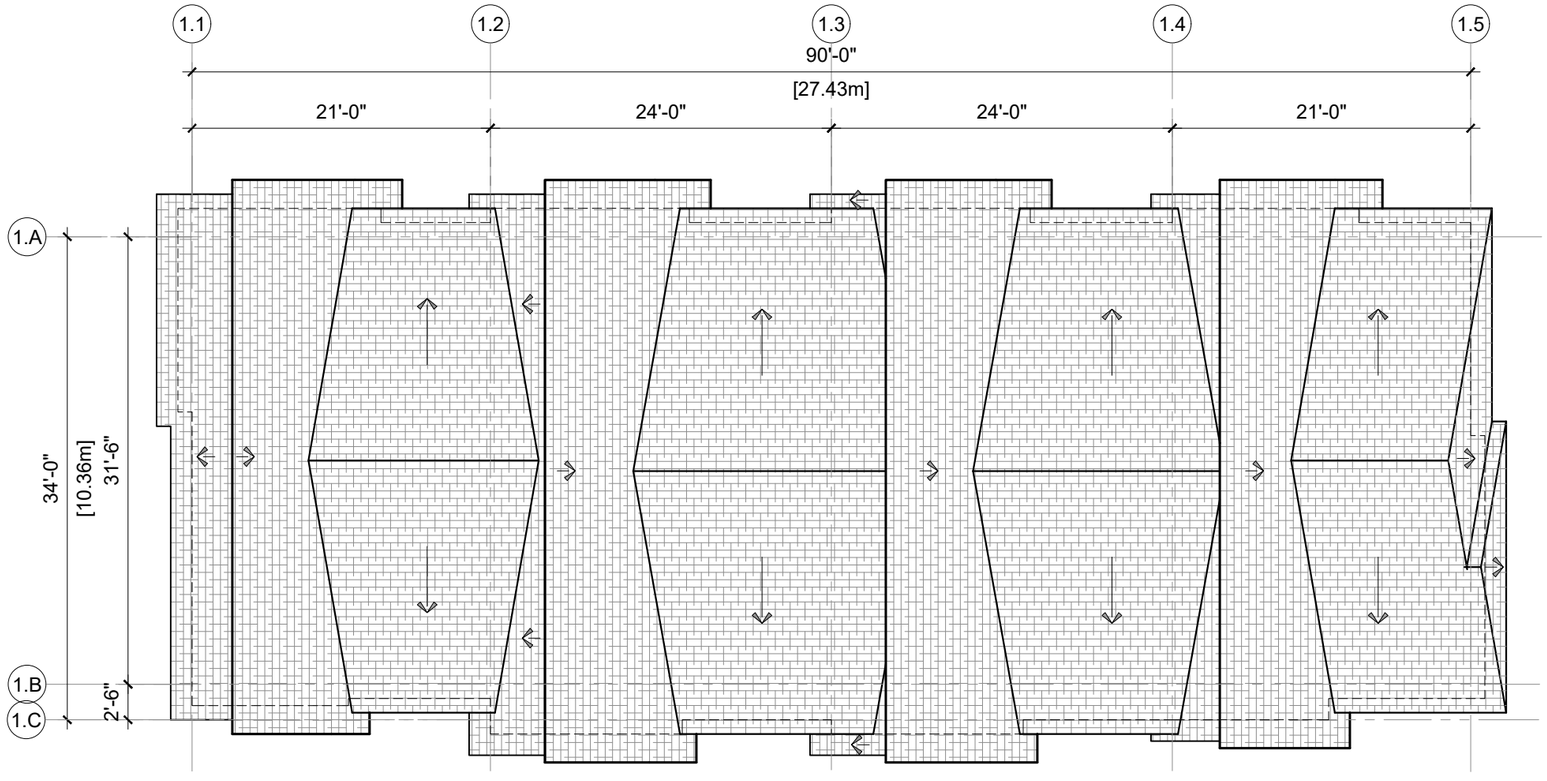
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May 8, 2024



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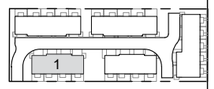


2 BUILDING 1 - ROOF PLAN
3/32" = 1'-0"

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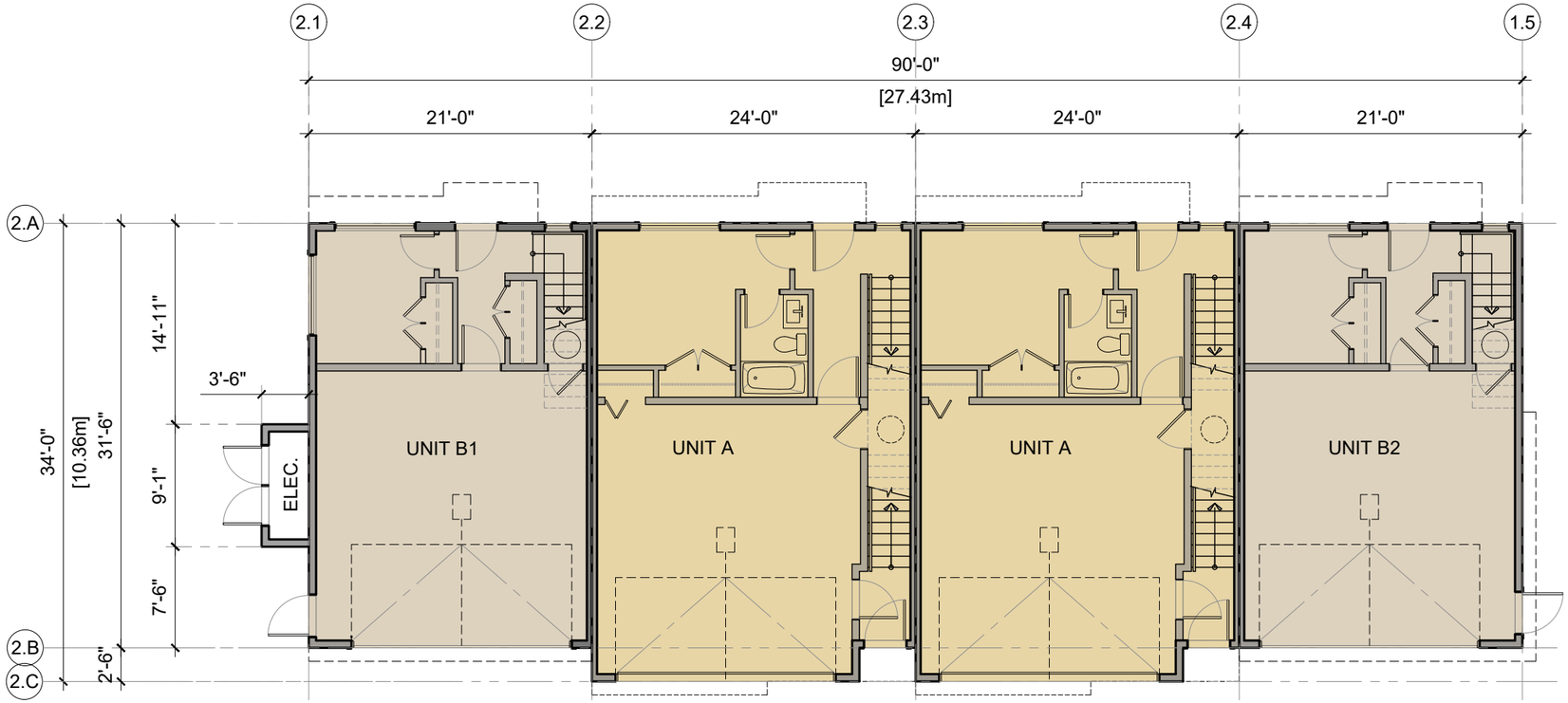
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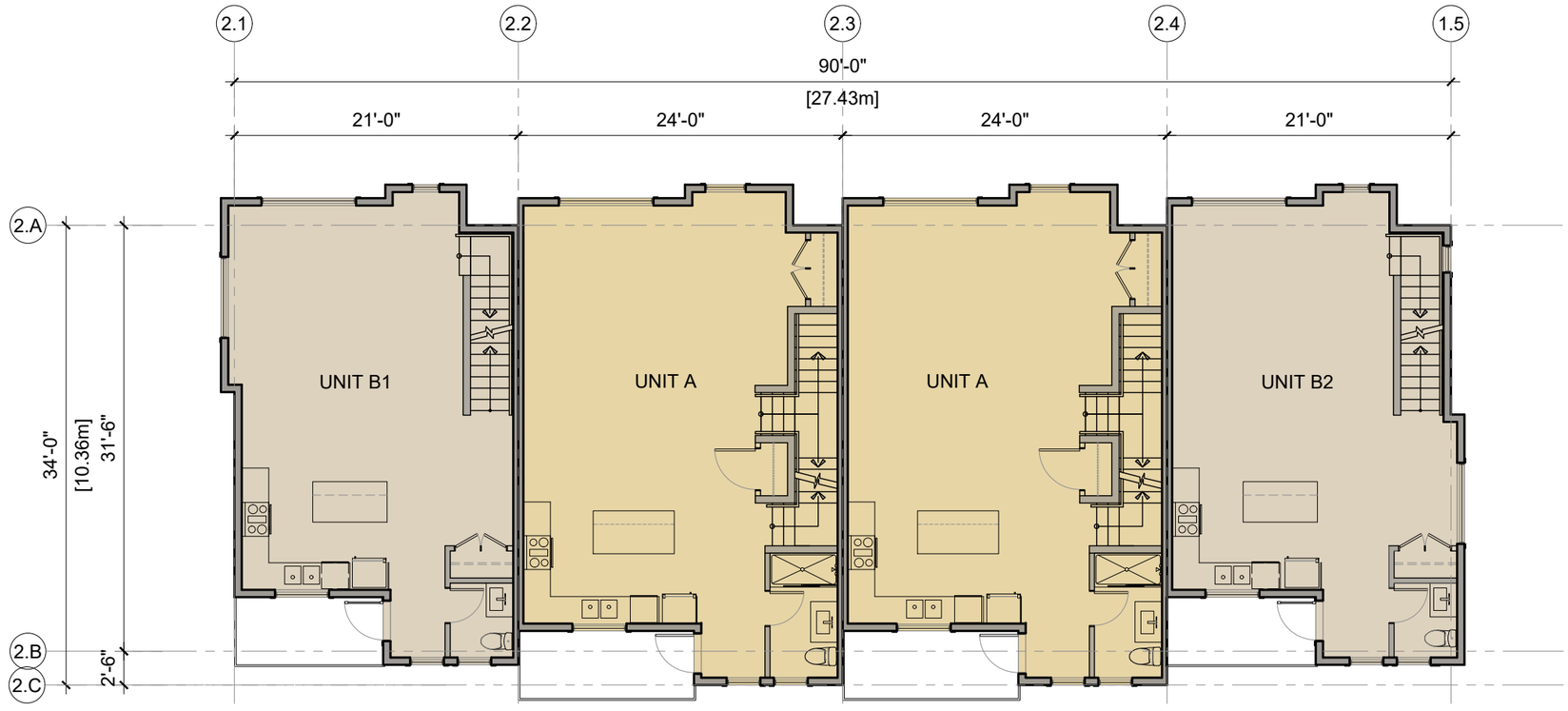
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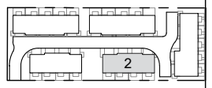


2 BUILDING 2 - LEVEL 2
3/32" = 1'-0"

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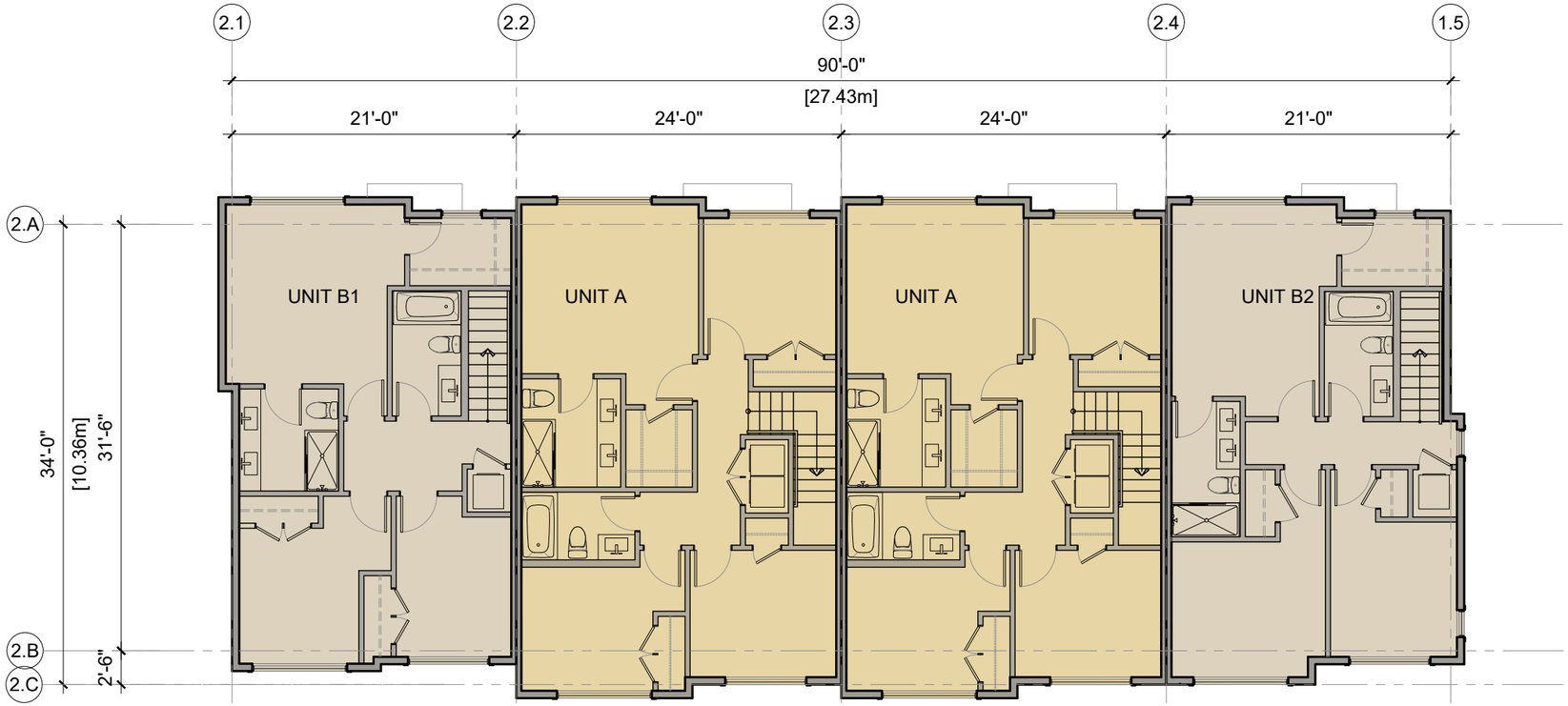
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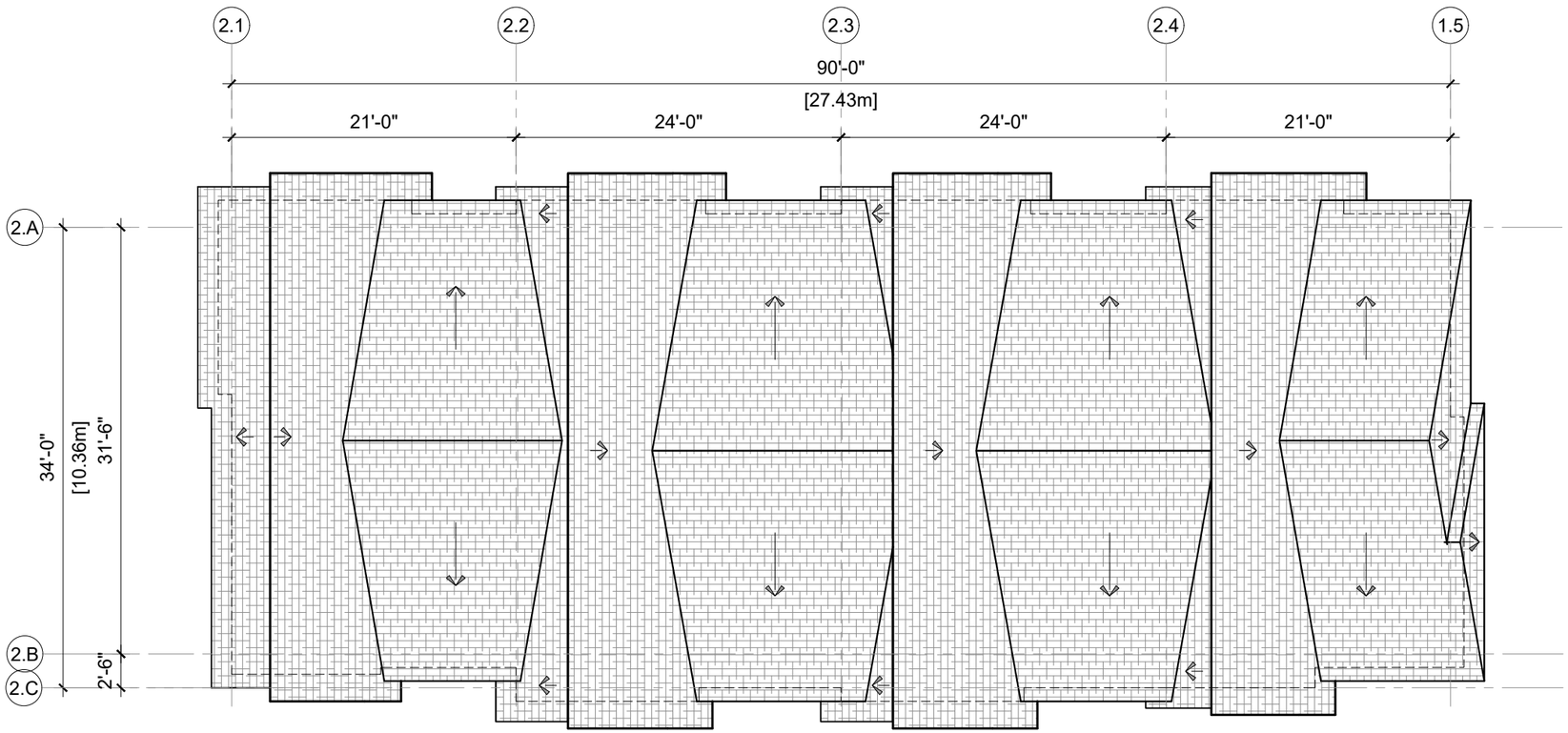
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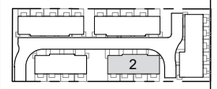
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2 BUILDING 2 - ROOF PLAN
3/32" = 1'-0"

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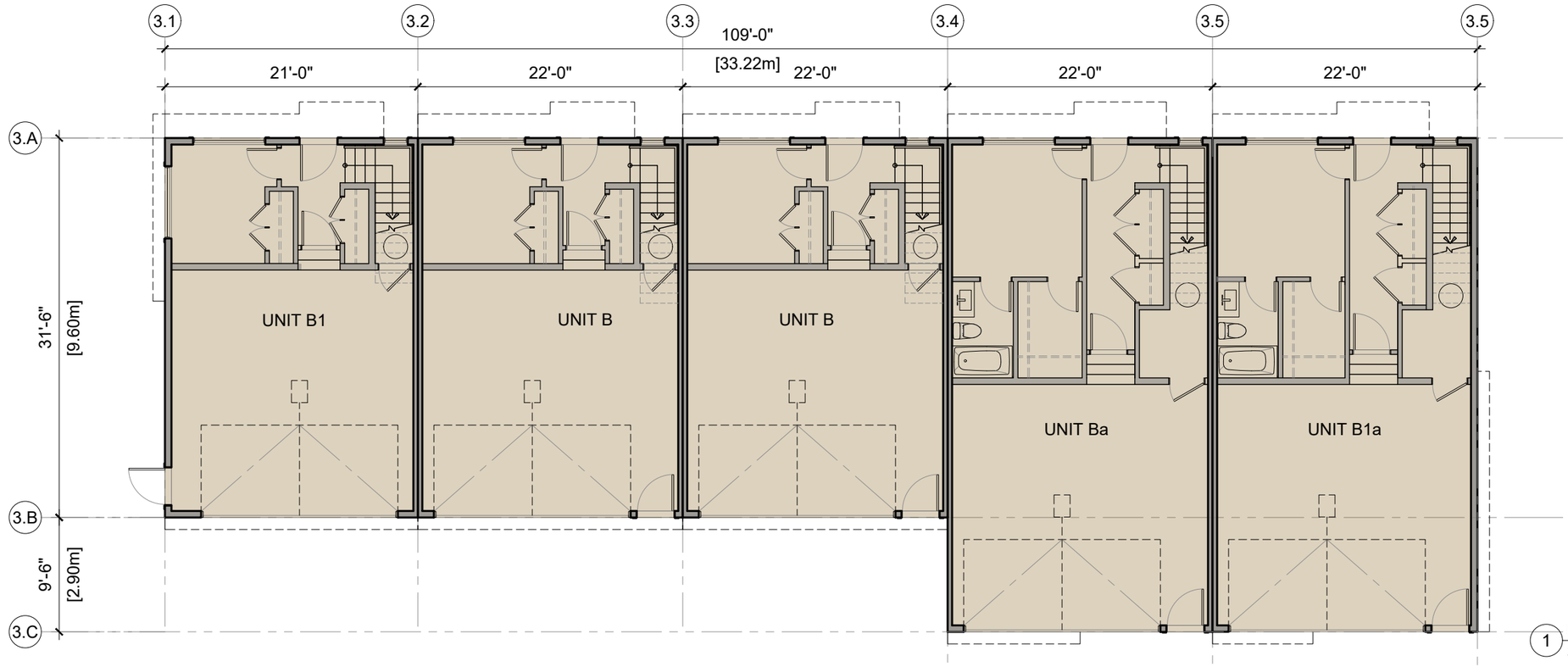
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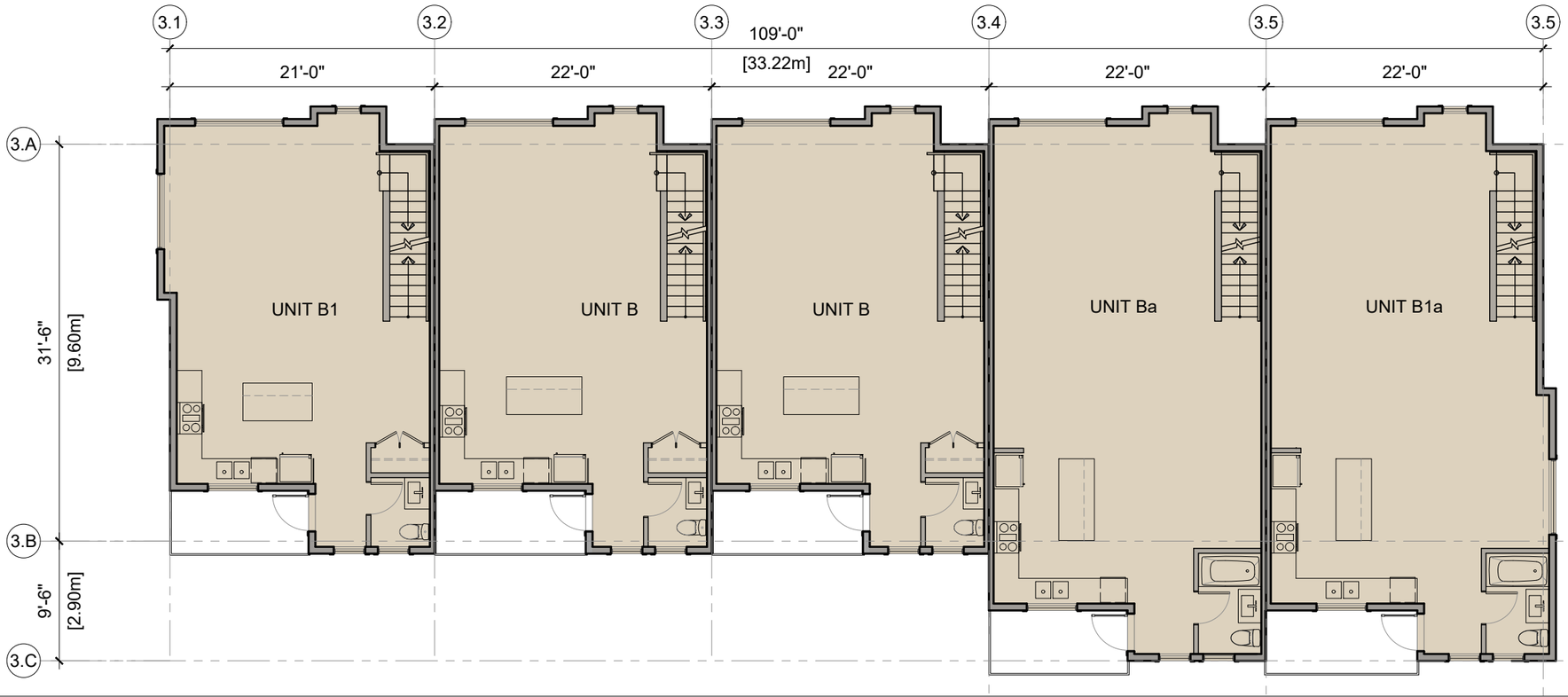
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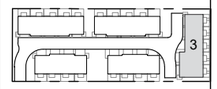


2 BUILDING 3 - LEVEL 2
3/32" = 1'-0"

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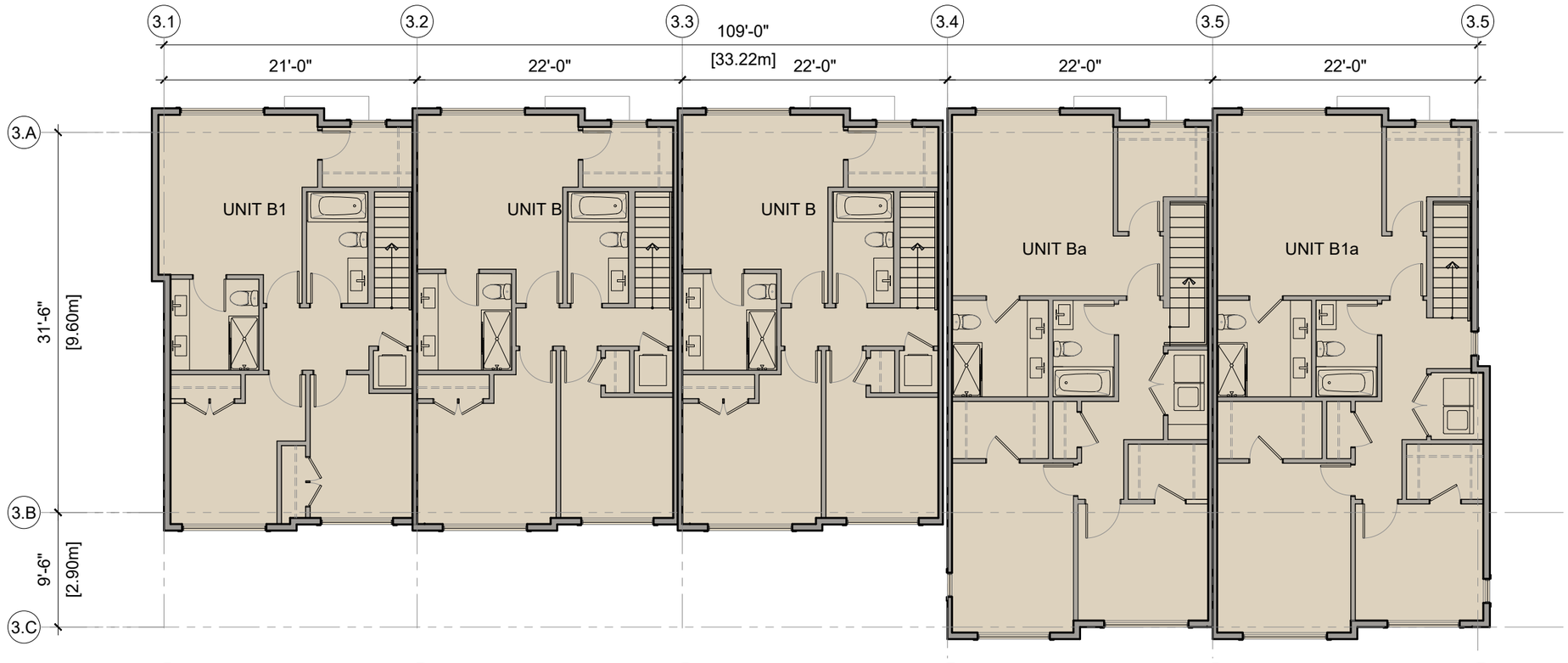
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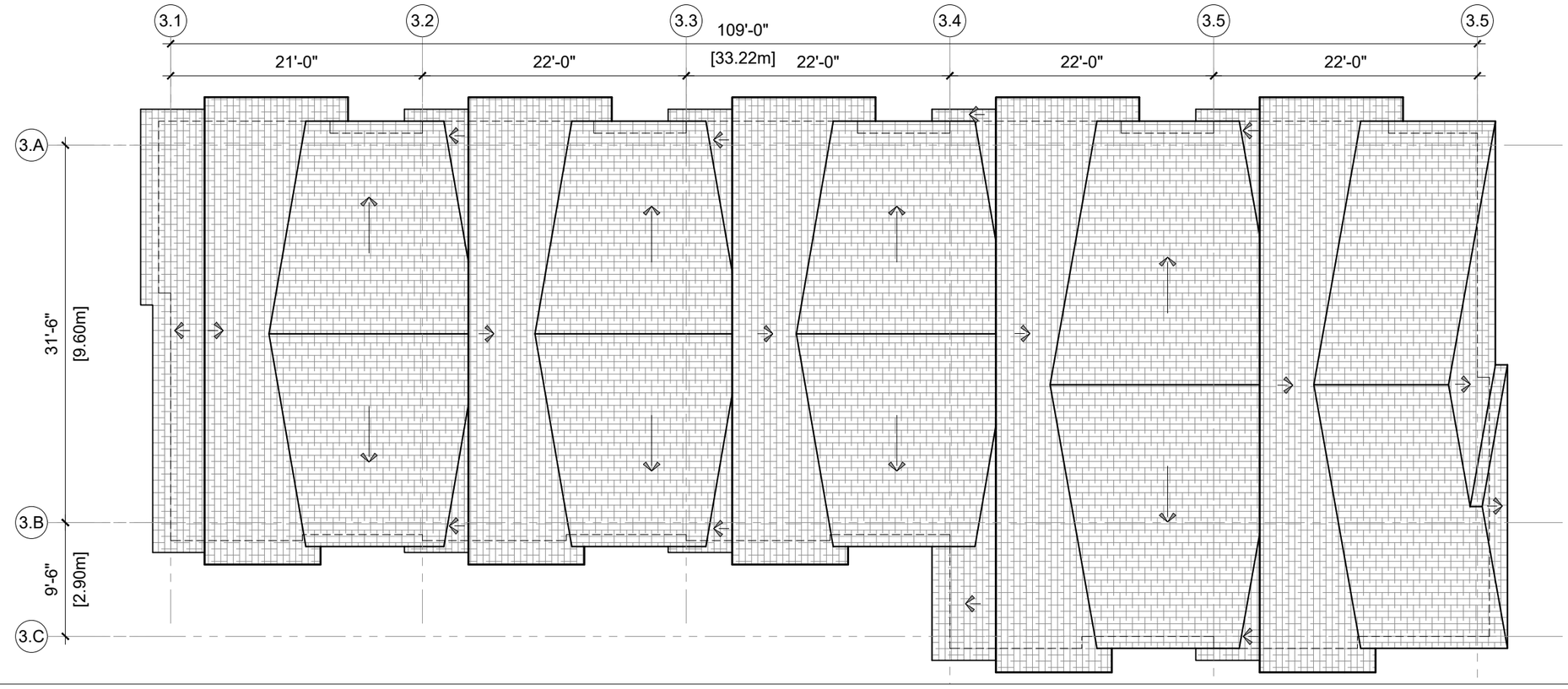
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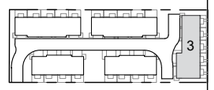
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3/32" = 1'-0"



2 BUILDING 3 - ROOF PLAN
3/32" = 1'-0"

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KEY PLAN

N

Date	Description
2024-05-06	DP Application
2024-02-26	Preliminary Application

Issues / Revisions

Seal

Project Title

TOWNHOUSE DEVELOPMENT

Project Address

7065 204 Street,
LANGLEY,
British Columbia

Drawn By	Date
YG	2024-02-20
Checked By	Project ID
PV	LA26

Sheet Title

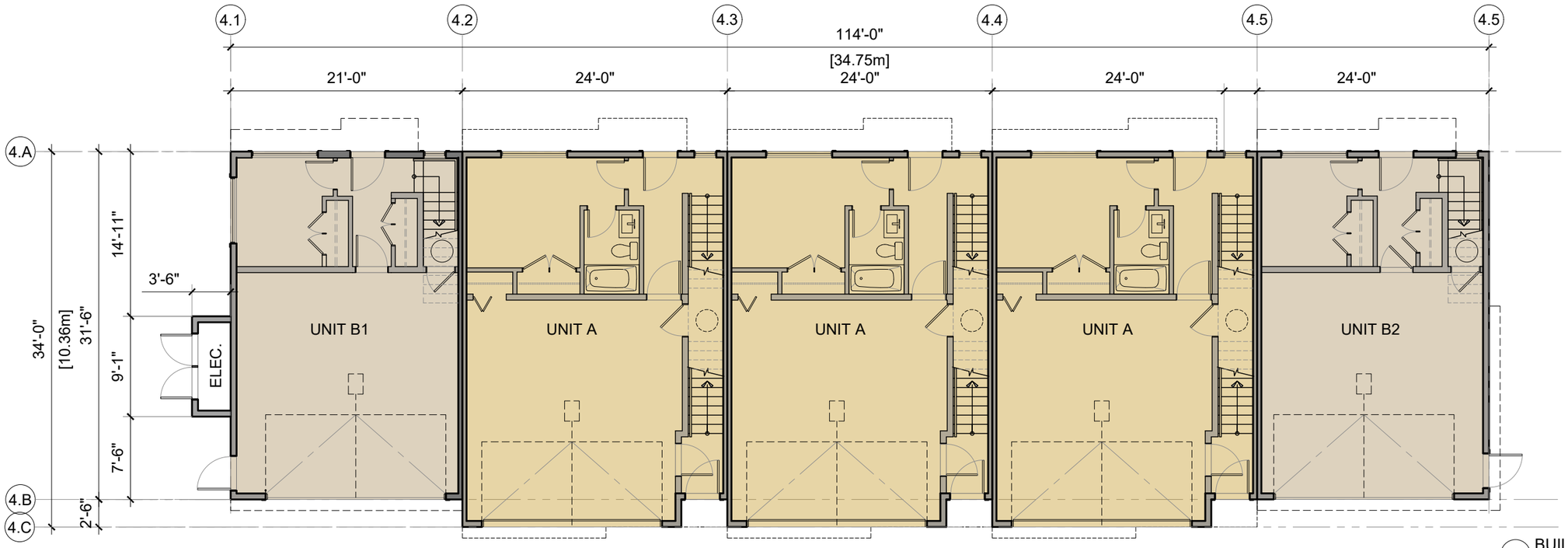
FLOOR PLANS

Scale

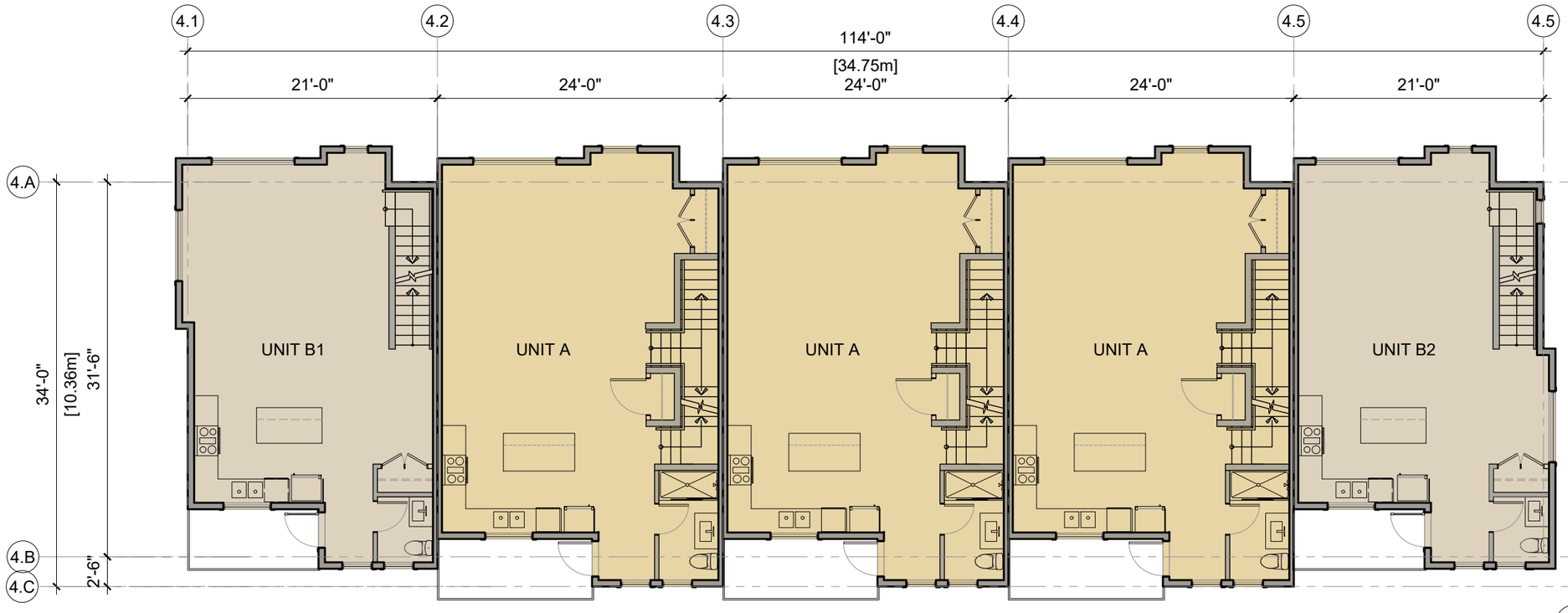
Sheet No.

A-2.6

May 8, 2024



1 BUILDING 4 - LEVEL 1
3/32" = 1'-0"

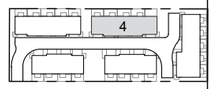


2 BUILDING 4 - LEVEL 2
3/32" = 1'-0"

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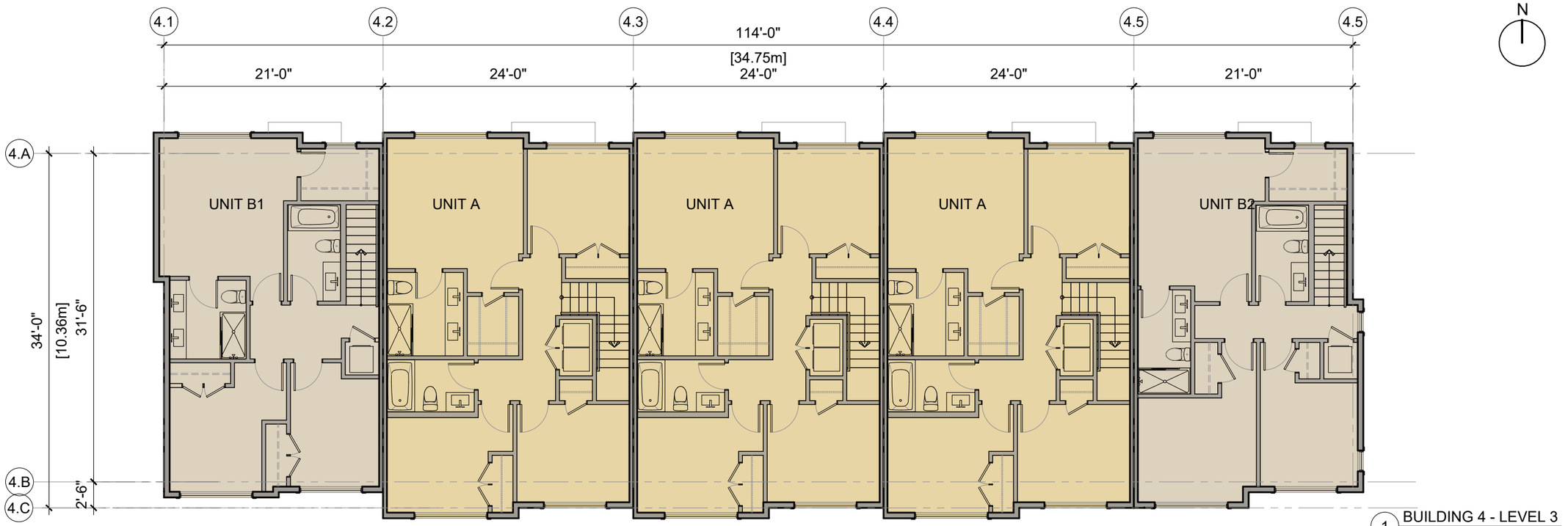
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FLOOR PLANS

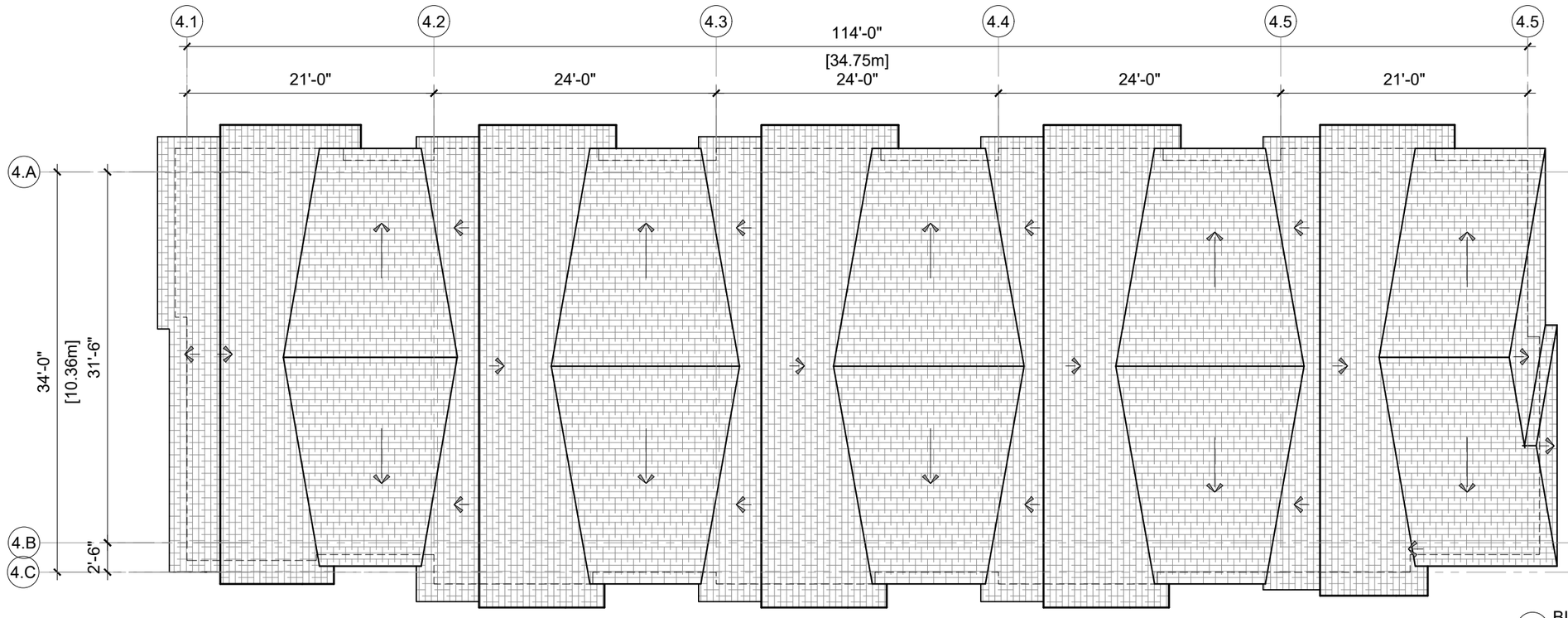
Scale

Sheet No.

A-2.7



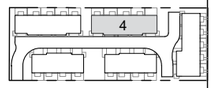
1 BUILDING 4 - LEVEL 3
3/32" = 1'-0"



2 BUILDING 4 - ROOF PLAN
3/32" = 1'-0"

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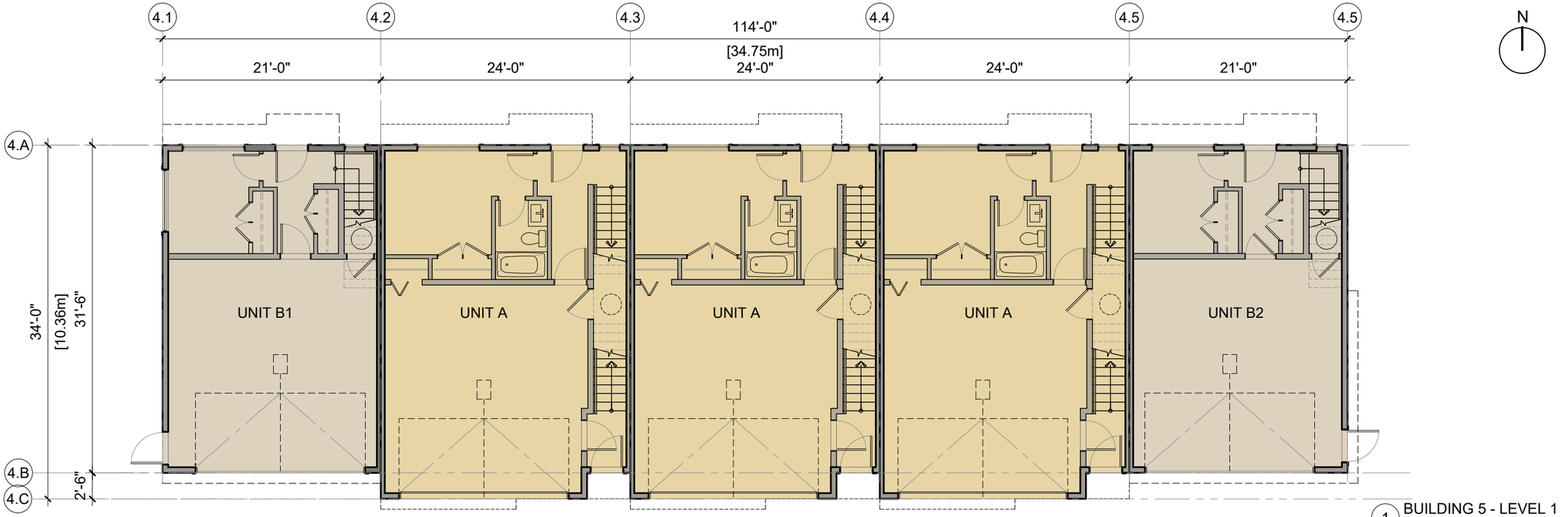
Drawn By	Date
YG	2024-02-20
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Sheet Title
FLOOR PLANS

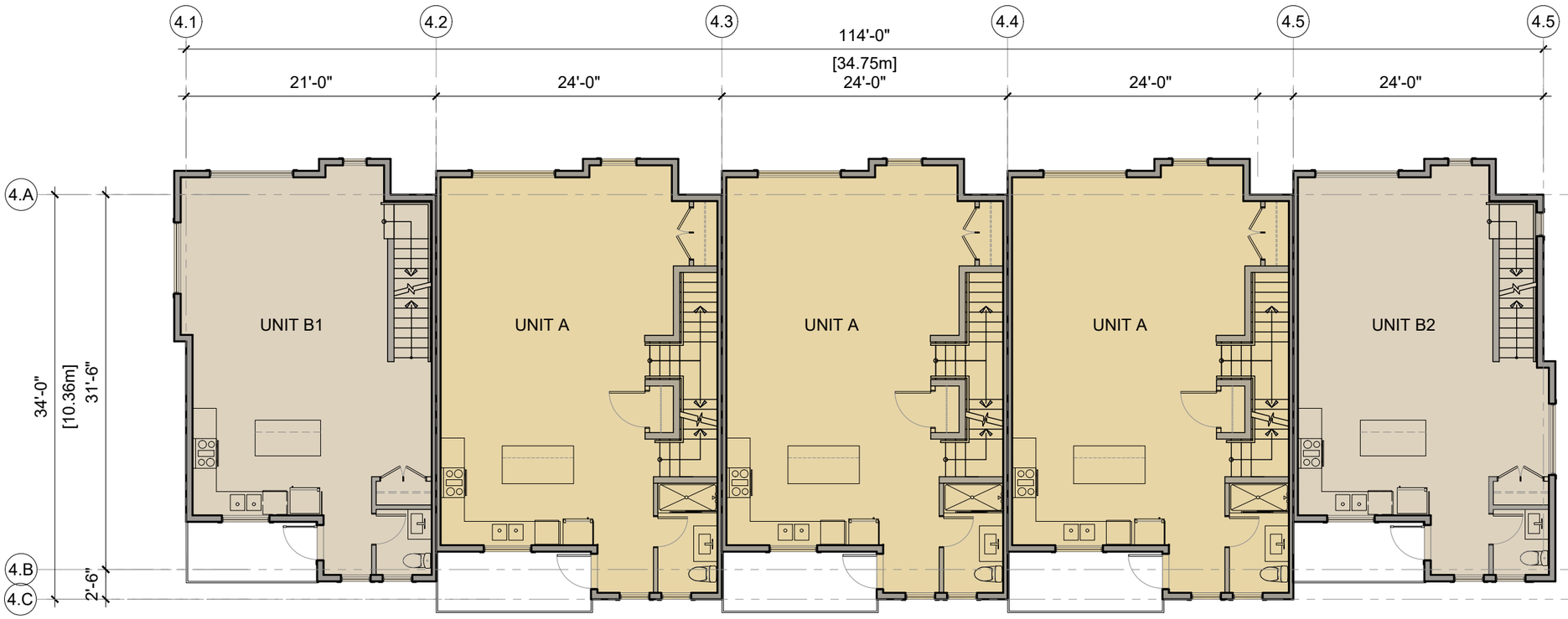
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Sheet No.
A-2.8

May 8, 2024



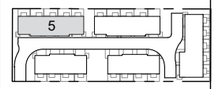
1 BUILDING 5 - LEVEL 1
3/32" = 1'-0"



2 BUILDING 5 - LEVEL 2
3/32" = 1'-0"

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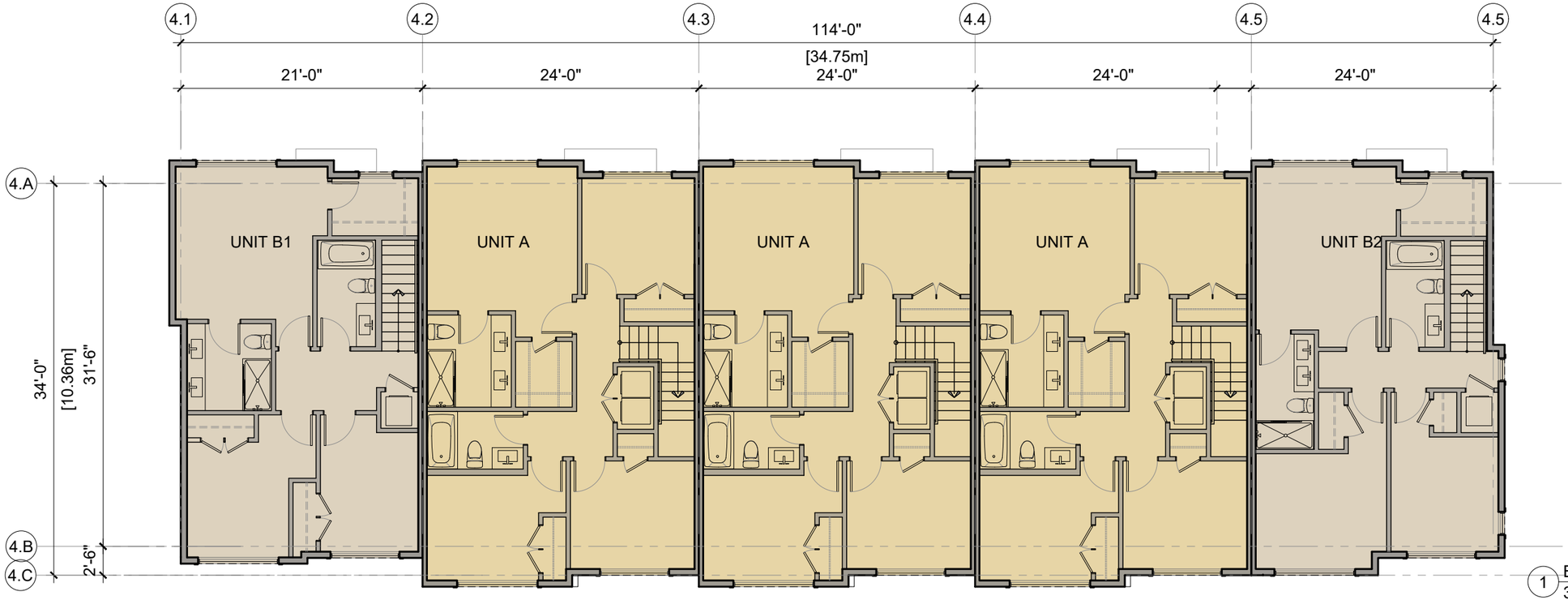
Drawn By	Date
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Sheet Title
FLOOR PLANS

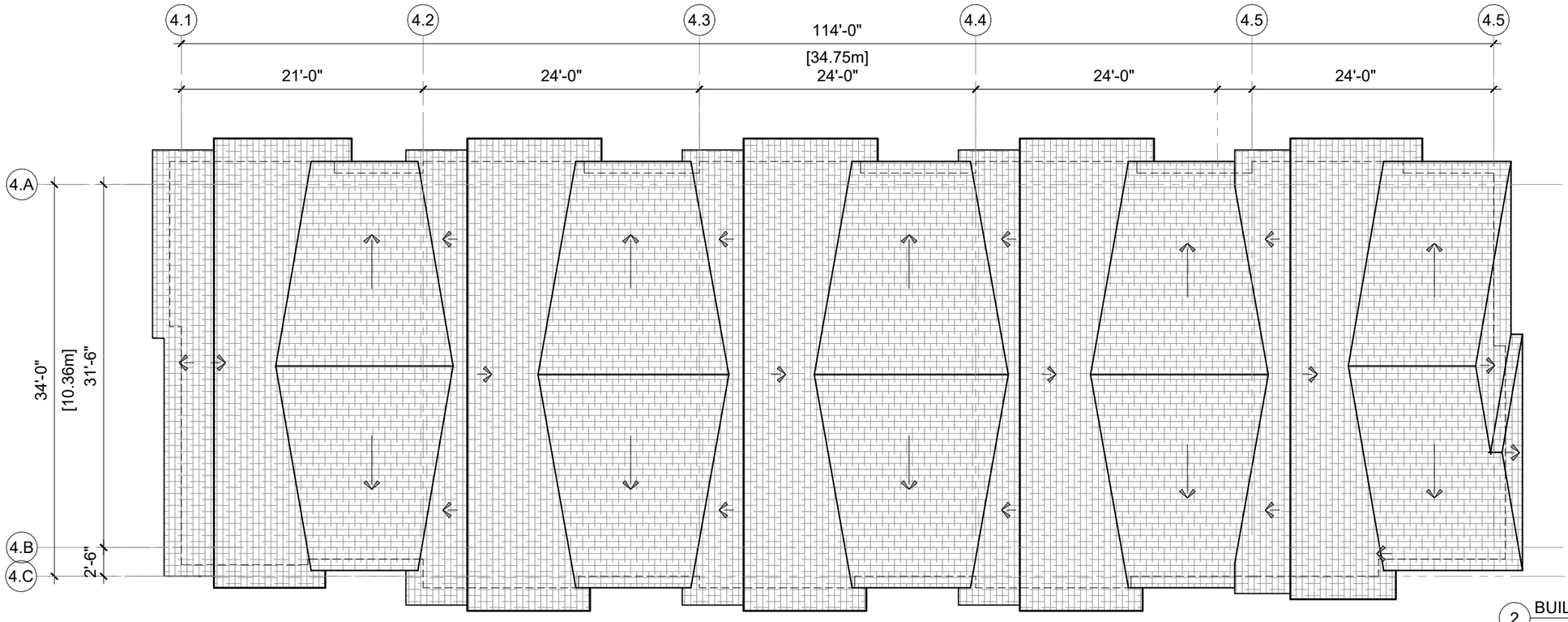
Scale

Sheet No.
A-2.9

May 8, 2024



1 BUILDING 5 - LEVEL 3
3/32" = 1'-0"



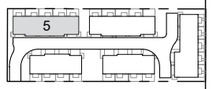
2 BUILDING 5 - ROOF PATIO
3/32" = 1'-0"

May 8, 2024

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Sheet Title

FLOOR PLANS

Scale

Sheet No.

A-2.10

SCHEDULE OF FINISHES

1. JAMES HARDIE CEDARMILL LAP SIDING
   COLOR: WHITE

2. JAMES HARDIE STAGGERED EDGE
   SHINGLE SIDING
   COLOR: WHITE

3. JAMES HARDIE CEDARMILL LAP SIDING
   COLOR TO MATCH: LAST EMBER

4. JAMES HARDIE CEDARMILL LAP SIDING
   COLOR TO MATCH: BOOTHBAY BLUE

5. JAMES HARDIE STAGGERED EDGE
   SHINGLE SIDING
   COLOR TO MATCH: BOOTHBAY BLUE

6. JAMES HARDIE CEDARMILL LAP SIDING
   COLOR TO MATCH: AGED PEWTER

7. JAMES HARDIE STAGGERED EDGE
   SHINGLE SIDING
   COLOR TO MATCH: AGED PEWTER

8. SMOOTH FINISH HARDIE BOARD
   COLOR: WHITE

9. PAINTED FLASHING
   COLOR: WHITE

10. PAINTED VINYL WINDOWS
    COLOR: WHITE

11. POWDER COATED ALUMINUM RAILING
    WITH SAFETY GLASS (CLEAR AND
    TRANSLUCENT)
    COLOR: WHITE

12. SOLID CORE WOOD DOORS
    COLOR : WHITE

13. GARAGE DOORS
    COLOR: WHITE

14. ASPHALT SHINGLE ROOF
    COLOR: BLACK



1 / - BUILDING 1- SOUTH ELEVATION
SCALE : 3/32" = 1'-0"

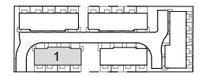


2 / - BUILDING 1 - NORTH ELEVATION
SCALE : 3/32" = 1'-0"

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Sheet Title
MATERIAL & FINISHES

Scale
3/32" = 1'-0"

Sheet No.
A-3.0



1 - BUILDING 1- SOUTH ELEVATION

SCALE : 1/16" = 1'-0"



2 - BUILDING 1- WEST ELEVATION

SCALE : 1/16" = 1'-0"



3 - BUILDING 1- NORTH ELEVATION

SCALE : 1/16" = 1'-0"



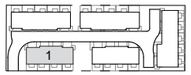
4 - BUILDING 1- EAST ELEVATION

SCALE : 1/16" = 1'-0"

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Sheet Title

ELEVATIONS

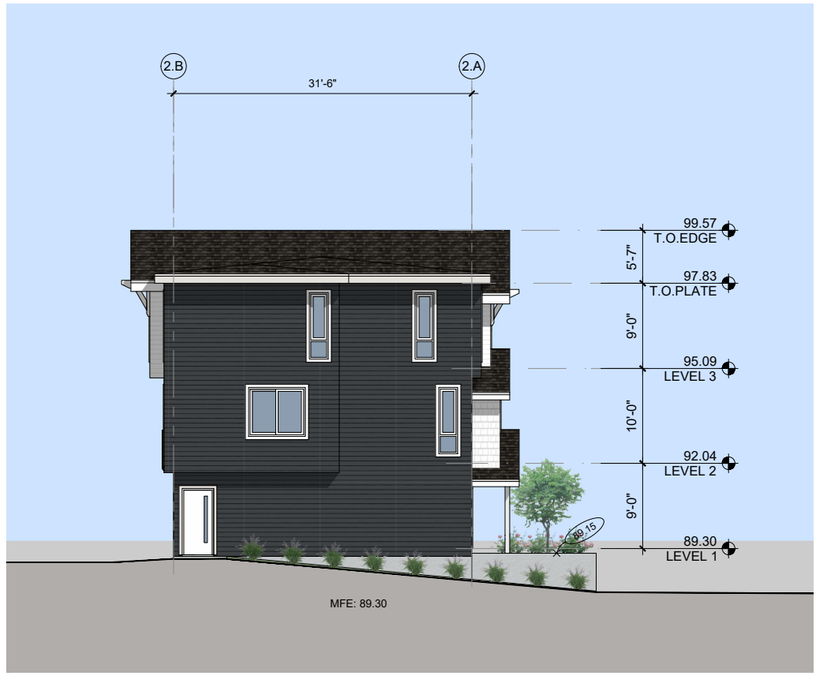
Scale
1/16" = 1'-0"

Sheet No.

A-3.1



1 - BUILDING 2- SOUTH ELEVATION
SCALE : 1/16" = 1'-0"



2 - BUILDING 2- WEST ELEVATION
SCALE : 1/16" = 1'-0"



3 - BUILDING 2- NORTH ELEVATION
SCALE : 1/16" = 1'-0"

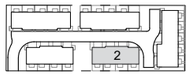


4 - BUILDING 2- EAST ELEVATION
SCALE : 1/16" = 1'-0"

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Sheet Title
ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.
A-3.2



1 - BUILDING 3- EAST ELEVATION

SCALE : 1/16" = 1'-0"



2 - BUILDING 3- SOUTH ELEVATION

SCALE : 1/16" = 1'-0"



3 - BUILDING 3- WEST ELEVATION

SCALE : 1/16" = 1'-0"



4 - BUILDING 3- NORTH ELEVATION

SCALE : 1/16" = 1'-0"

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Sheet Title

ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.

A-3.3



1 - BUILDING 4- NORTH ELEVATION
SCALE : 1/16" = 1'-0"



2 - BUILDING 4- EAST ELEVATION
SCALE : 1/16" = 1'-0"



3 - BUILDING 4- SOUTH ELEVATION
SCALE : 1/16" = 1'-0"



4 - BUILDING 4- WESTELEVATION
SCALE : 1/16" = 1'-0"

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Sheet Title
ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.
A-3.4



1 - BUILDING 5- NORTH ELEVATION

SCALE : 1/16" = 1'-0"



2 - BUILDING 5- EAST ELEVATION

SCALE : 1/16" = 1'-0"



3 - BUILDING 5- SOUTH ELEVATION

SCALE : 1/16" = 1'-0"



4 - BUILDING 5- WEST ELEVATION

SCALE : 1/16" = 1'-0"

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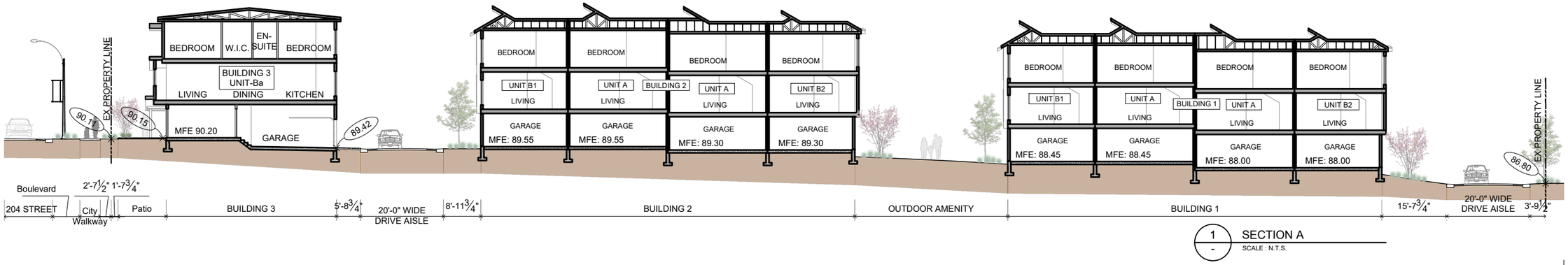
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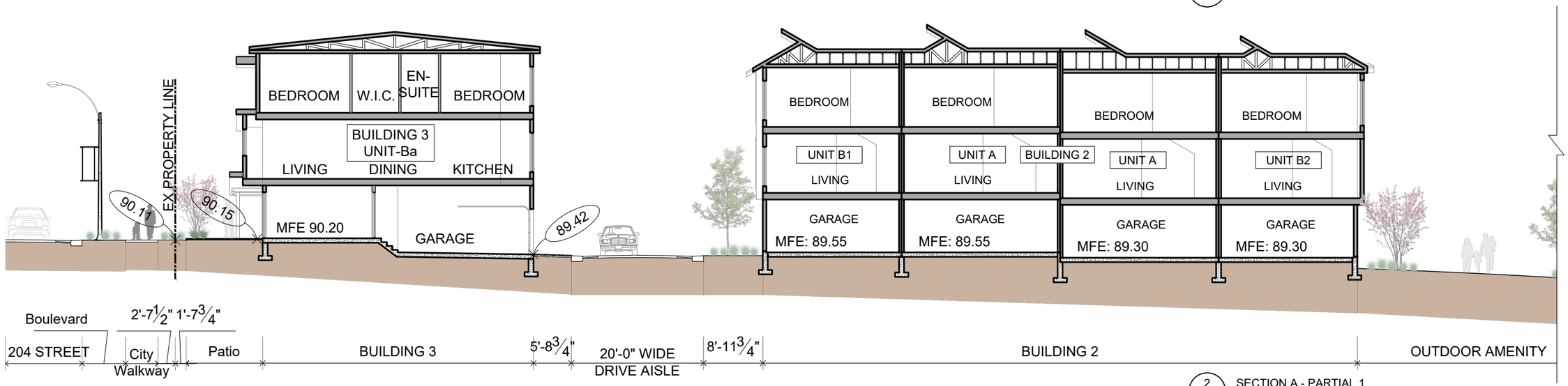
Scale
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Sheet No.

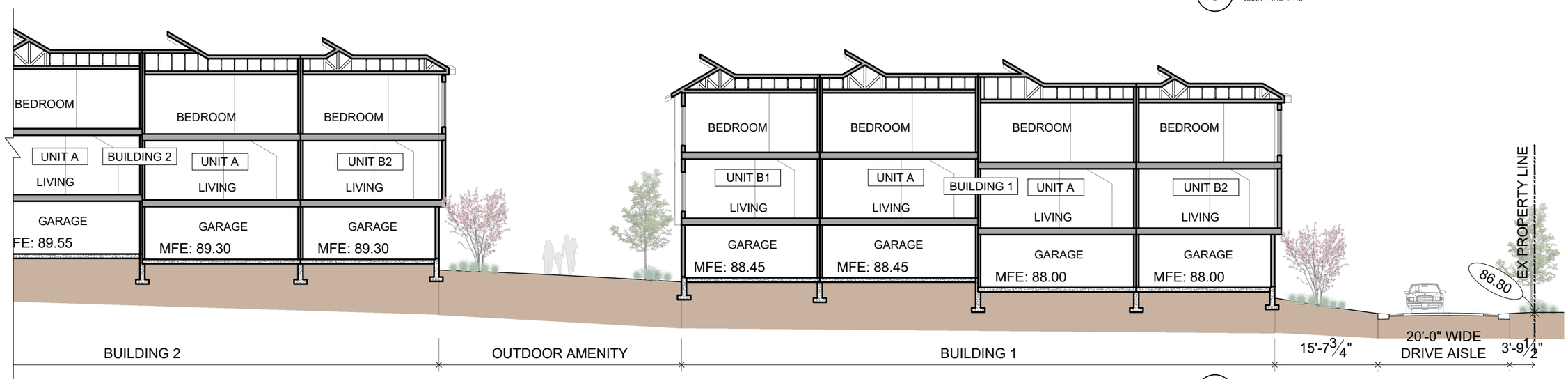
A-3.5



1 - SECTION A
SCALE : N.T.S.



2 - SECTION A - PARTIAL 1
SCALE : 1/16" = 1'-0"

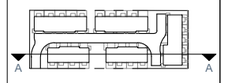


3 - SECTION A - PARTIAL 2
SCALE : 1/16" = 1'-0"

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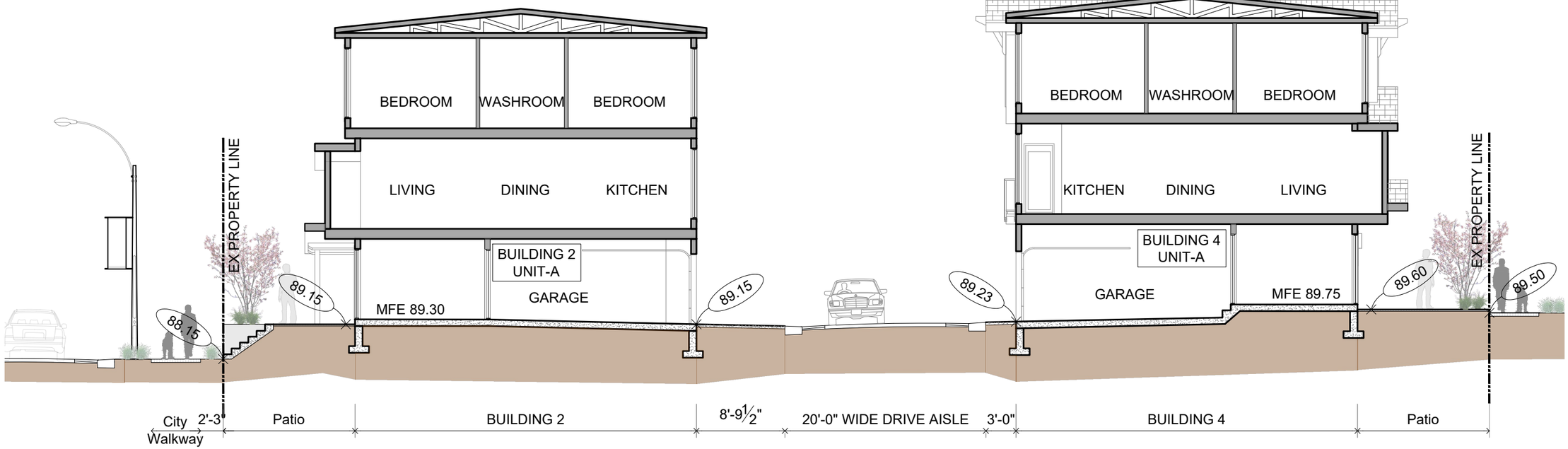
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Sheet Title
FLOOR PLANS

Scale
AS NOTED

Sheet No.
A-4.0



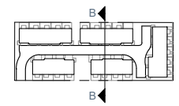
1 / - SECTION B

SCALE : 3/32" = 1'-0"

May 8, 2024

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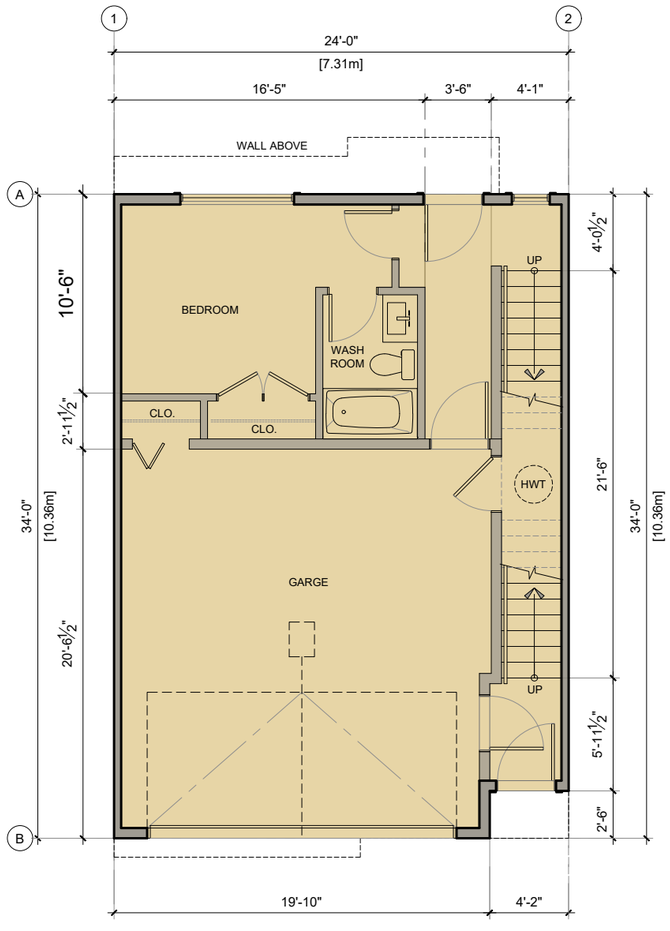
FLOOR PLANS

Scale

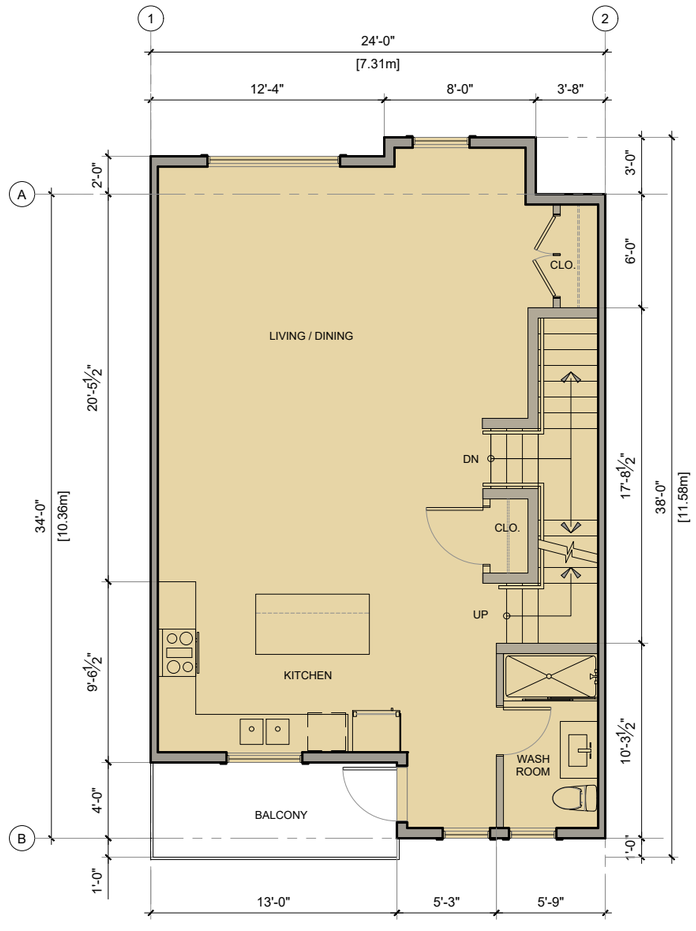
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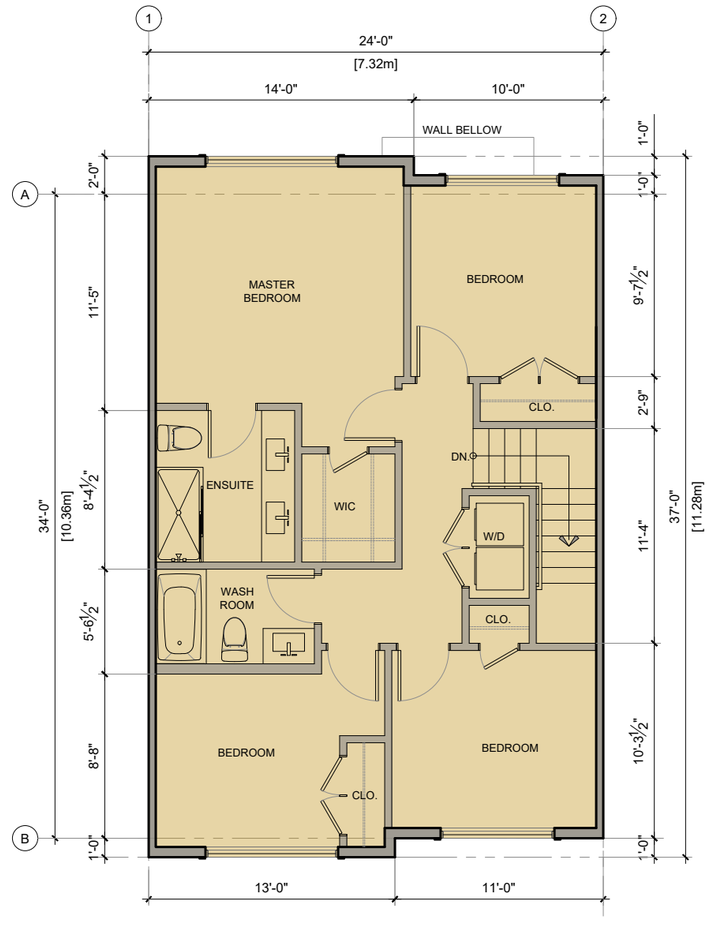
A-4.1



1 - UNIT A - LEVEL 1
SCALE : 1/8" = 1'-0"



2 - UNIT A - LEVEL 2
SCALE : 1/8" = 1'-0"



3 - UNIT A - LEVEL 3
SCALE : 1/8" = 1'-0"

NOTE:
"UNIT A" IS LOCATED IN BLDG 1, 2, 4, 5

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Date	Description
2024-05-06	DP Application
2024-02-26	Preliminary Application

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
7065 204 Street,
LANGLEY,
British Columbia

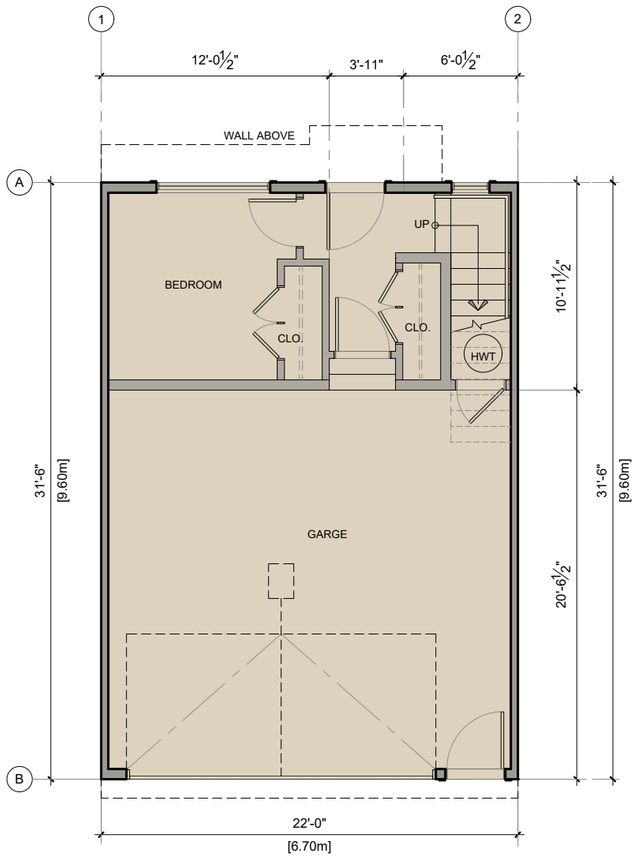
Drawn By: YG	Date: 2024-02-20
Checked By: PV	Project ID: LA26

Sheet Title
UNIT PLANS

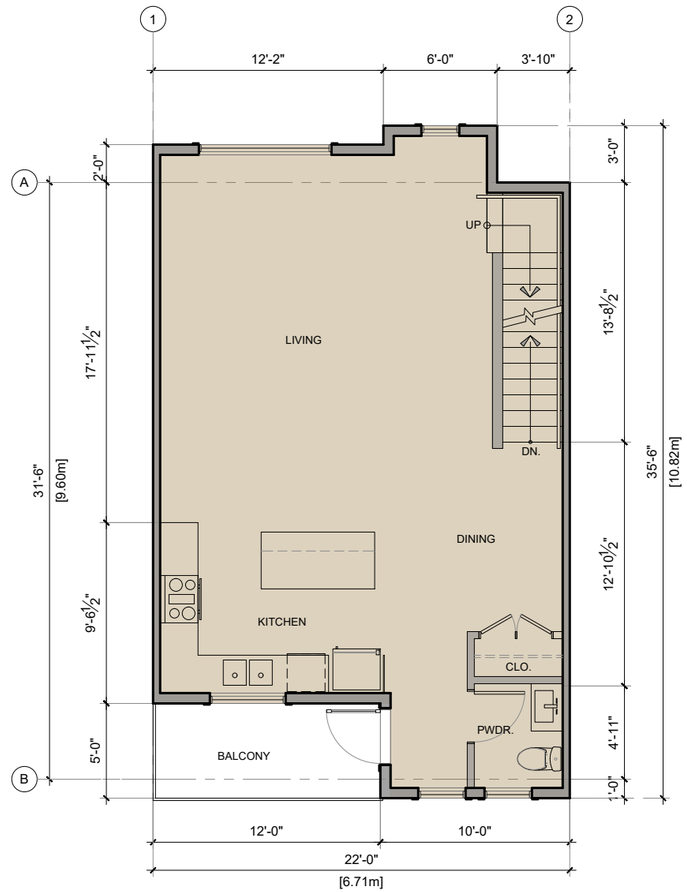
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Sheet No.
A-5.0

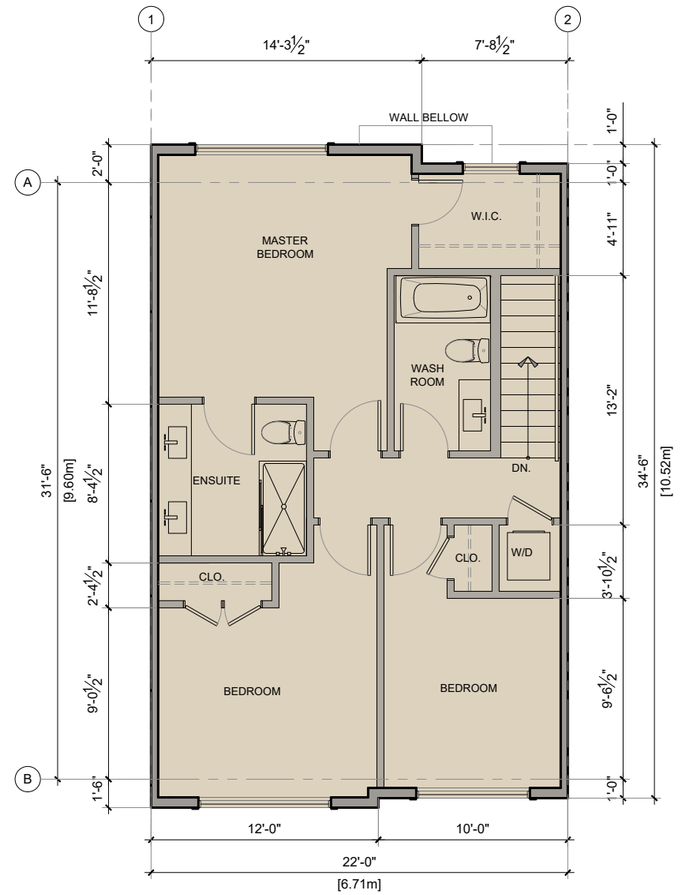
May 8, 2024



1 UNIT B - LEVEL 1
SCALE : 1/8" = 1'-0"



2 UNIT B - LEVEL 2
SCALE : 1/8" = 1'-0"



3 UNIT B - LEVEL 3
SCALE : 1/8" = 1'-0"

NOTE:
"UNIT A" IS LOCATED IN BLDG 1, 2, 4, 5

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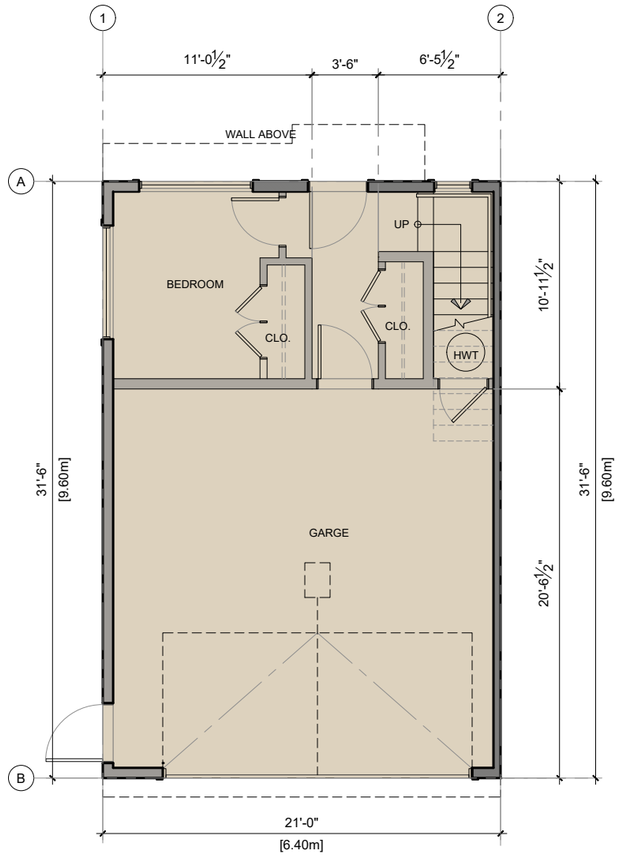
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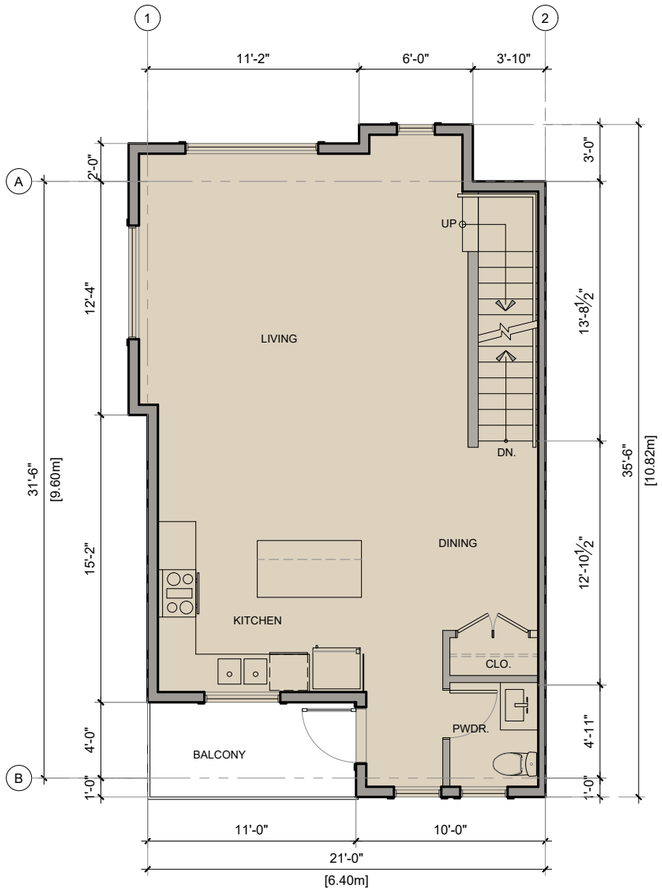
Sheet Title
UNIT PLANS

Scale
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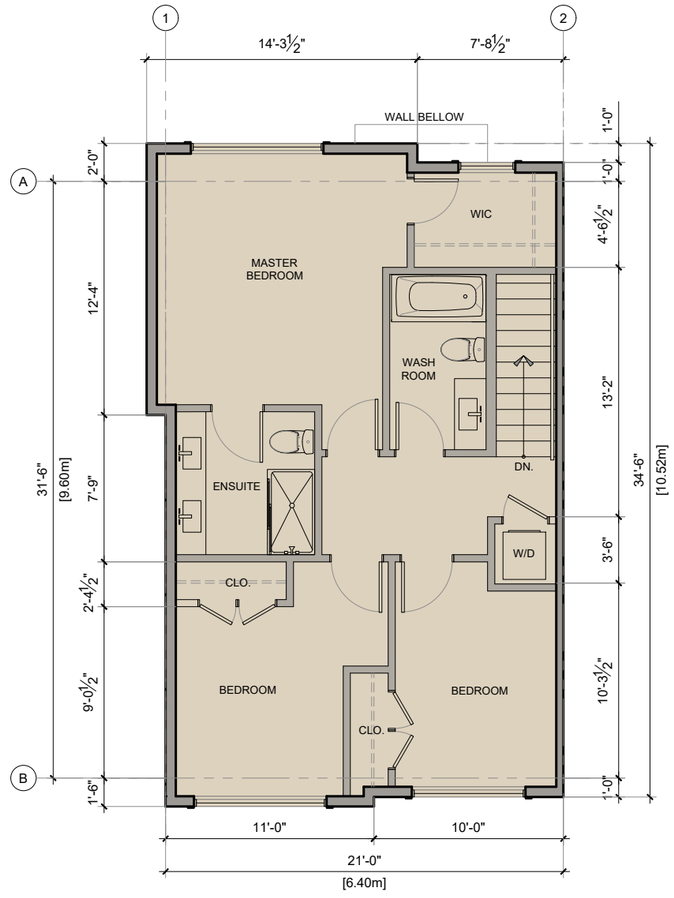
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A-5.1



1 - UNIT B1 - LEVEL 1
SCALE : 1/8" = 1'-0"



2 - UNIT B1 - LEVEL 2
SCALE : 1/8" = 1'-0"



3 - UNIT B1 - LEVEL 3
SCALE : 1/8" = 1'-0"

NOTE:
"UNIT B" IS LOCATED IN BLDG 3

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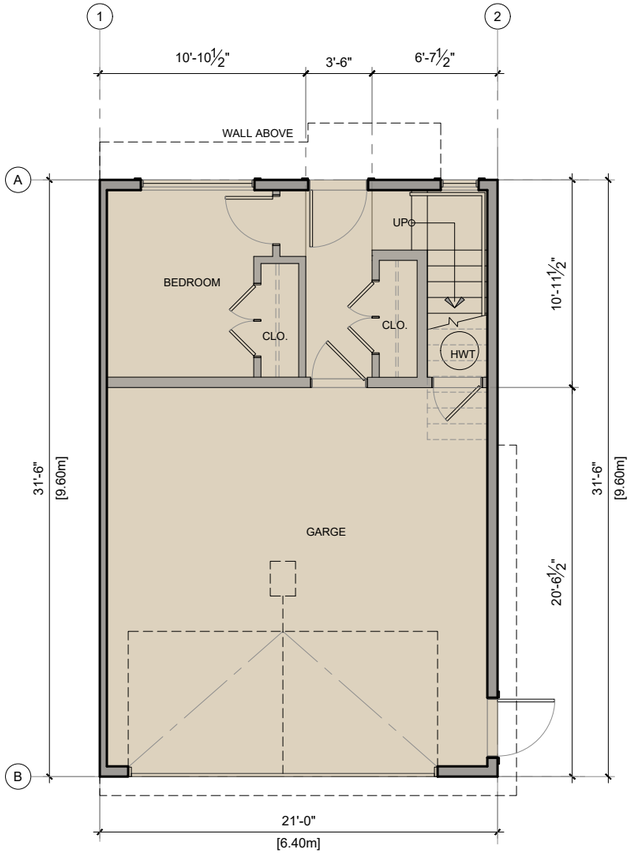
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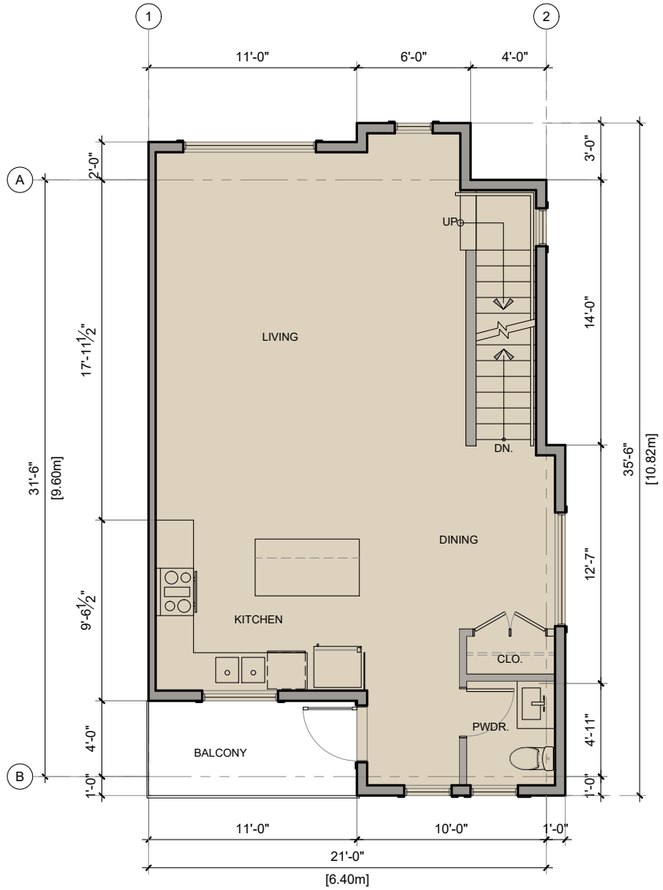
Sheet Title
UNIT PLANS

Scale
1/8" = 1'-0"

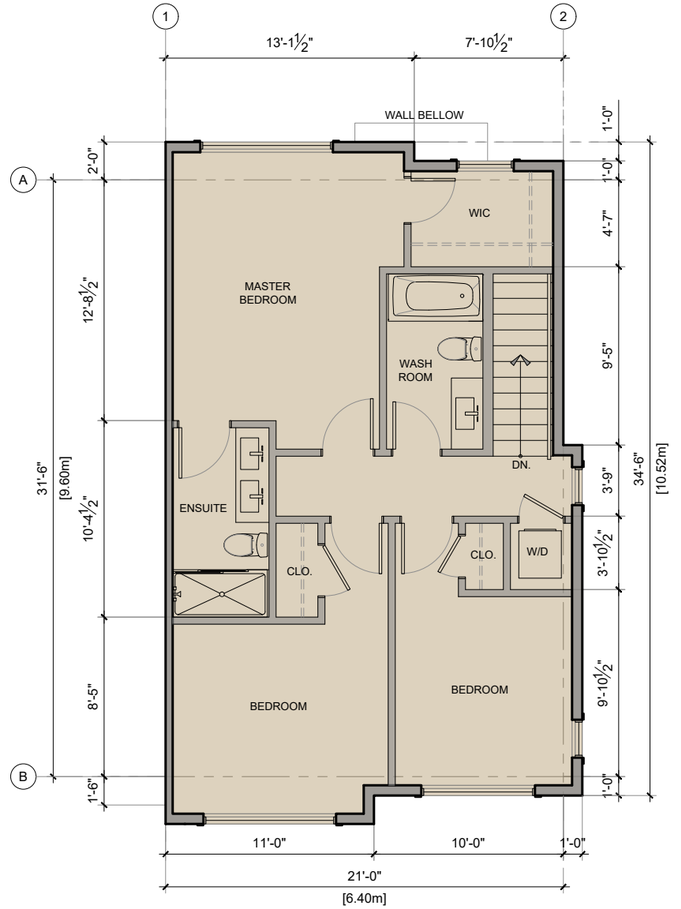
Sheet No.
A-5.2



1 UNIT B2 - LEVEL 1
SCALE : 1/8" = 1'-0"



2 UNIT B2 - LEVEL 2
SCALE : 1/8" = 1'-0"



3 UNIT B2 - LEVEL 3
SCALE : 1/8" = 1'-0"

NOTE:
"UNIT B" IS LOCATED IN BLDG 3

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TOWNHOUSE DEVELOPMENT

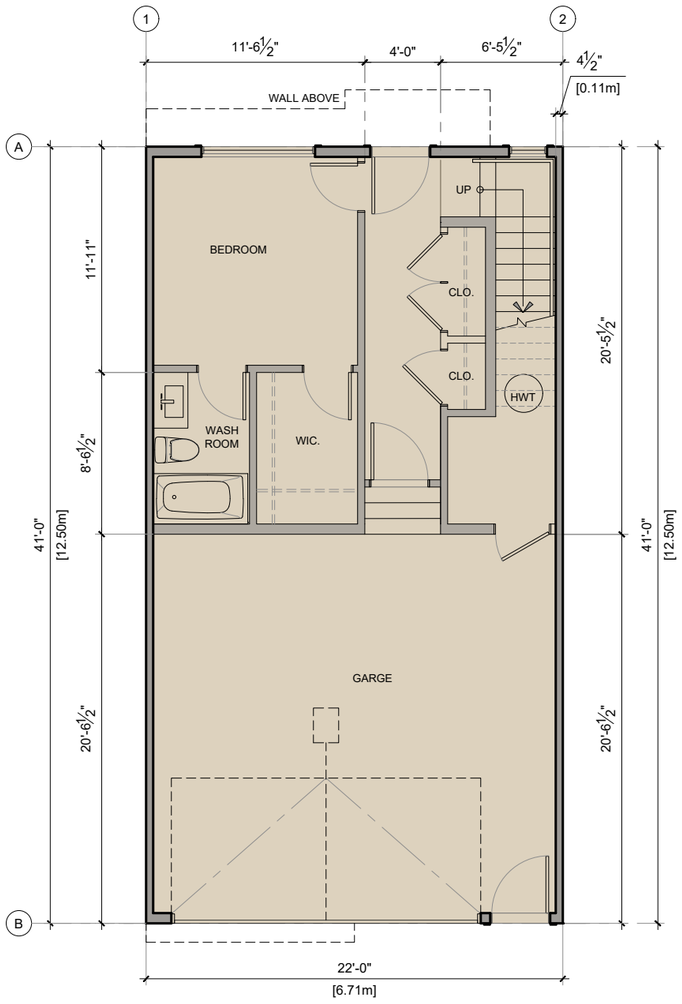
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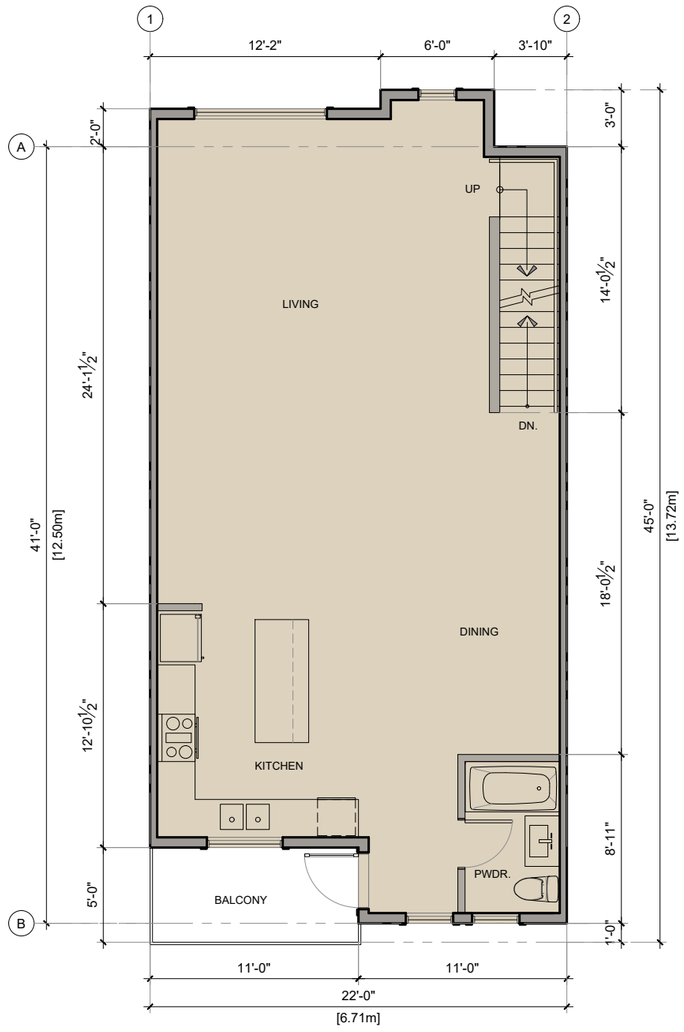
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UNIT PLANS

Scale
1/8" = 1'-0"

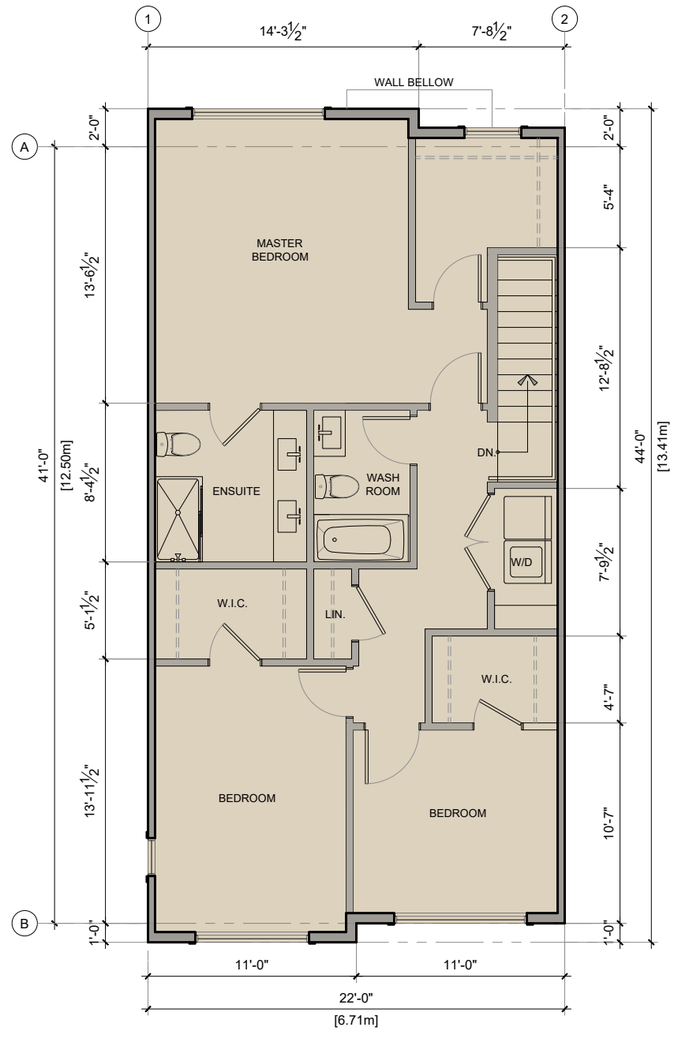
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A-5.3



1 — UNIT Ba- LEVEL 1
SCALE : 1/8" = 1'-0"



2 — UNIT Ba - LEVEL 2
SCALE : 1/8" = 1'-0"



3 — UNIT Ba - LEVEL 3
SCALE : 1/8" = 1'-0"

NOTE:
"UNIT B" IS LOCATED IN BLDG 3

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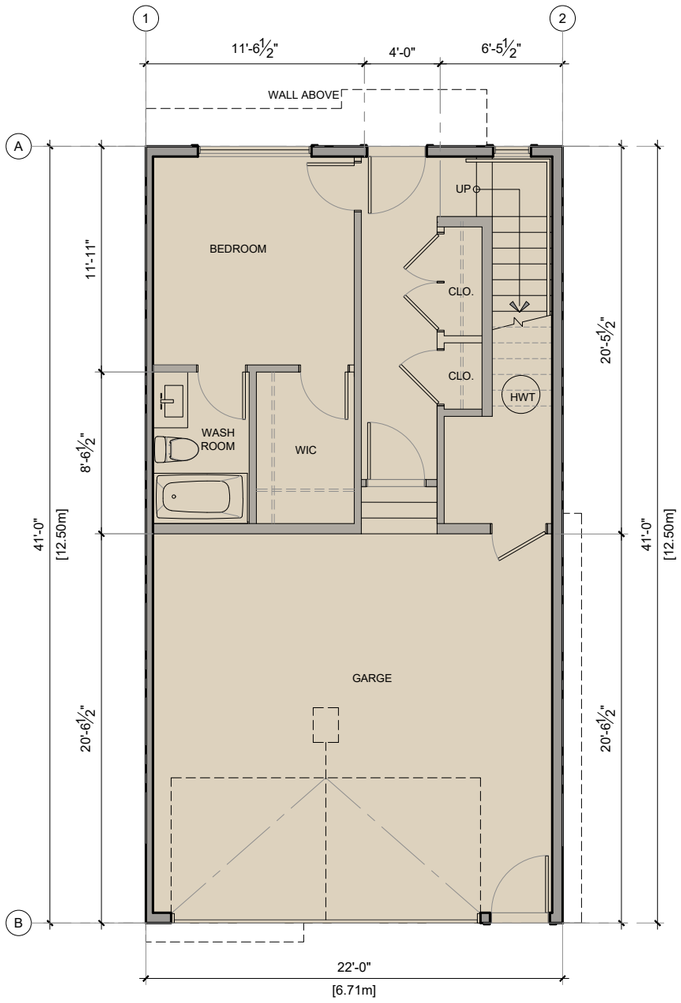
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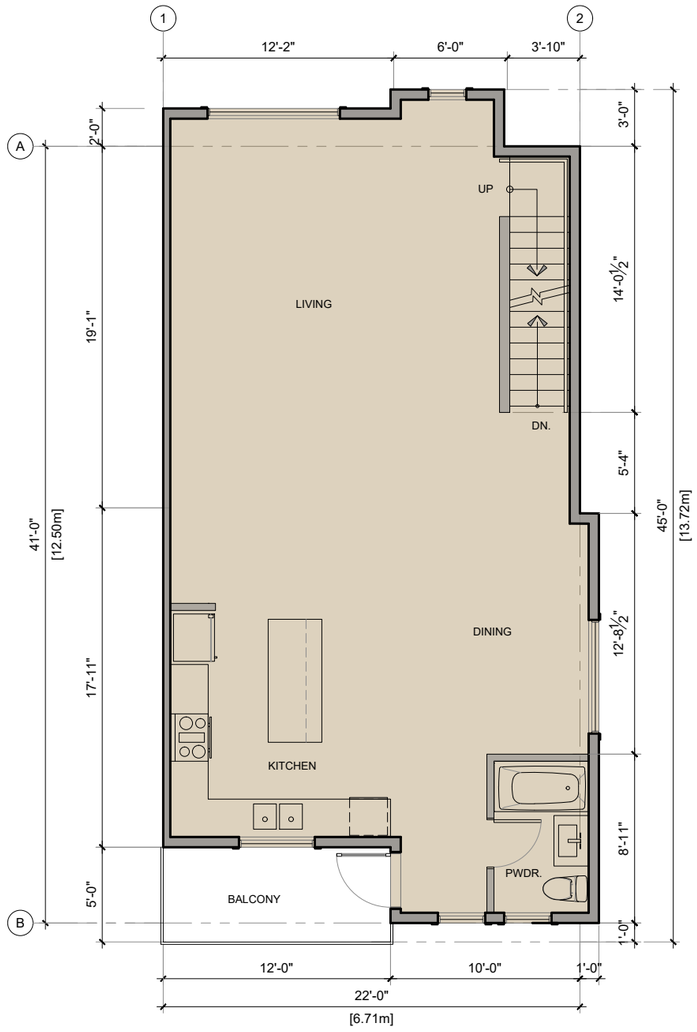
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UNIT PLANS

Scale
1/8" = 1'-0"

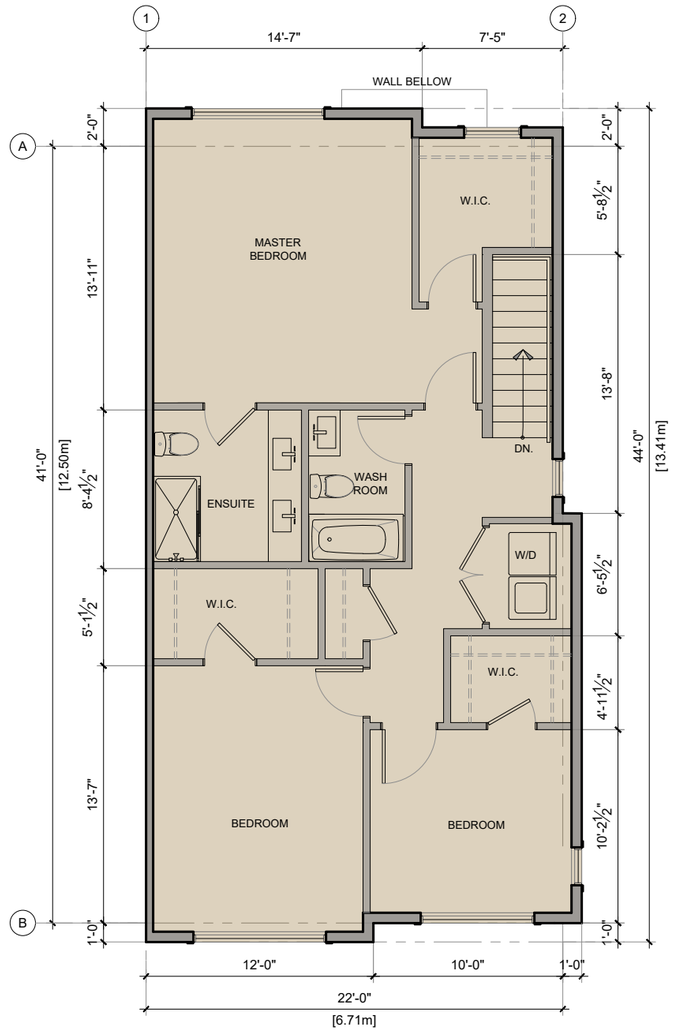
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A-5.4



1 - UNIT B1a- LEVEL 1
SCALE : 1/8" = 1'-0"



2 - UNIT B1a - LEVEL 2
SCALE : 1/8" = 1'-0"



3 - UNIT B1a - LEVEL 3
SCALE : 1/8" = 1'-0"

NOTE:
"UNIT B" IS LOCATED IN BLDG 3

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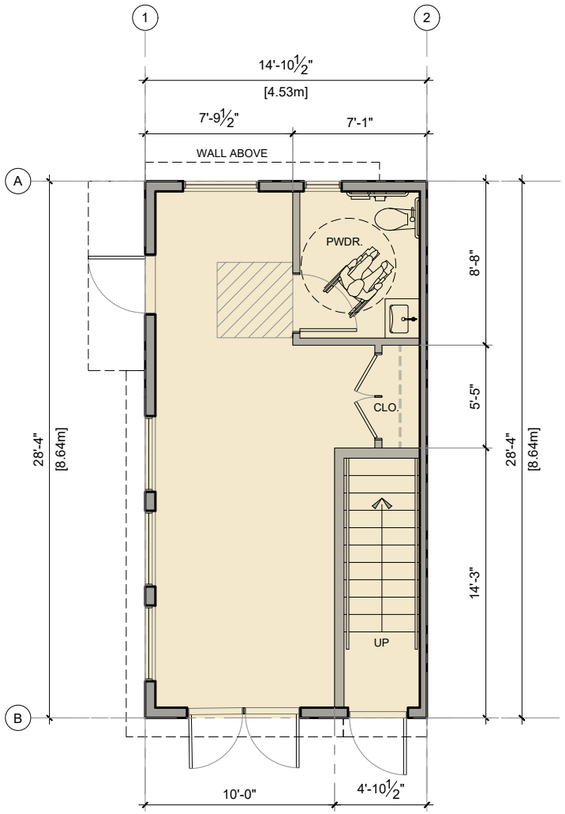
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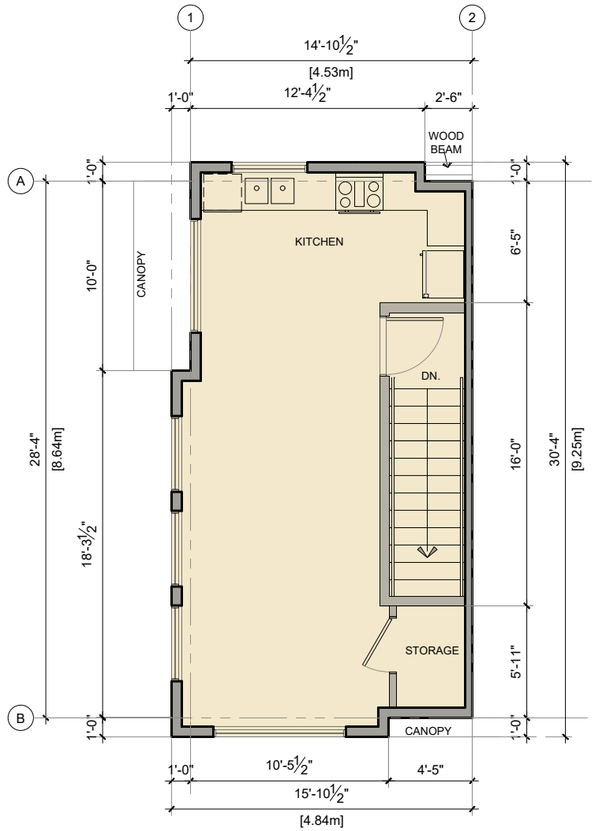
Sheet Title
UNIT PLANS

Scale
1/8" = 1'-0"

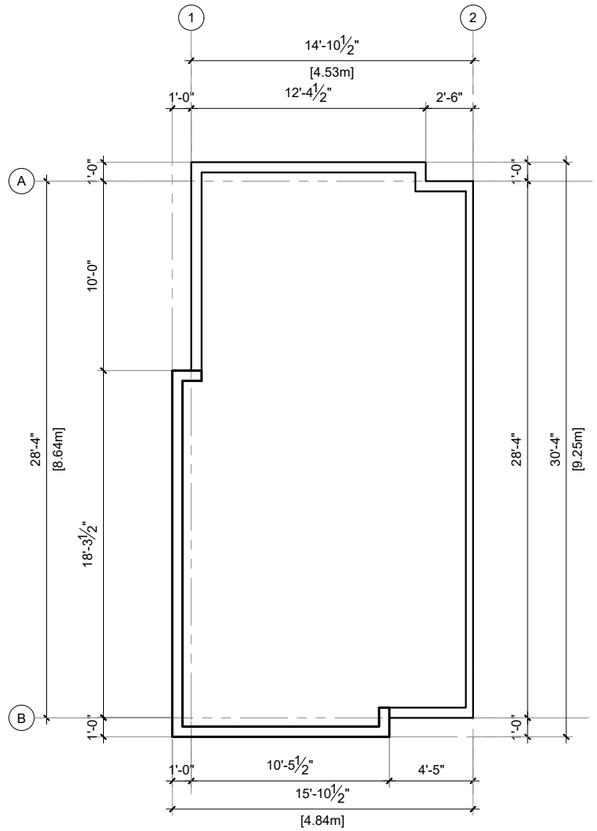
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A-5.5



1 INDOOR AMENITY- LEVEL 1
SCALE : 1/8" = 1'-0"



2 INDOOR AMENITY- LEVEL 2
SCALE : 1/8" = 1'-0"



3 INDOOR AMENITY - ROOF LEVEL
SCALE : 1/8" = 1'-0"

NOTE:
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PV	LA26

Sheet Title
UNIT PLANS

Scale
1/8" = 1'-0"

Sheet No.
A-5.6