Plotted: September 26, 2024 at 11:11:40am by Panagiota Nikolitsa

MULTI-FAMILY DEVELOPMENT

LANGLEY, BRITISH COLUMBIA



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ARCHITECTURAL DRAWING INDEX:

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DP-1.10	ROOF PLAN		

LOT A

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1 :
2024-09-25
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REVISIONS

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CLIENT
HAYER BUILDERS GROUP

PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

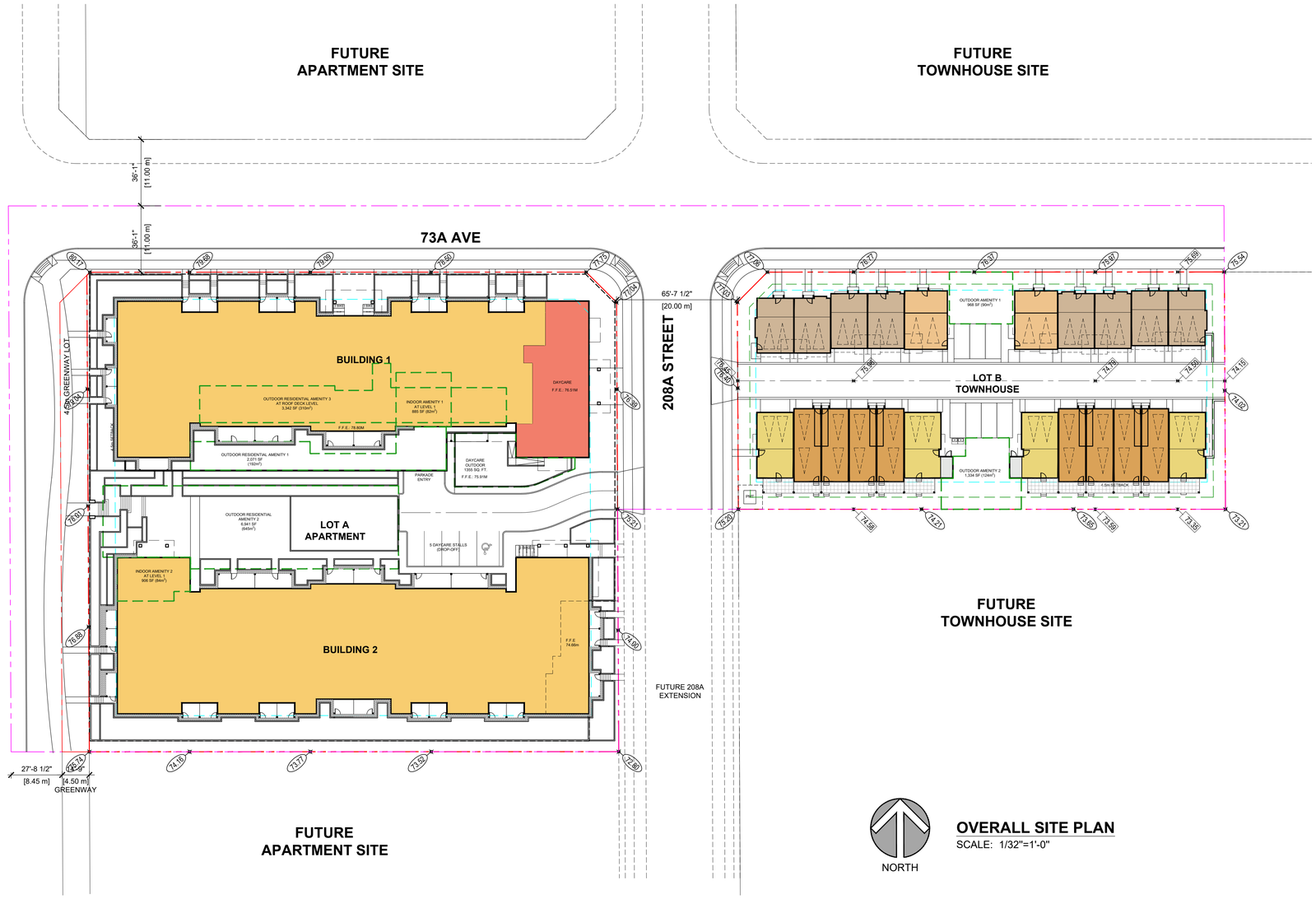
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DATE **2024.05.23** FILE NO.
DWN. **PN**
CHK. **CH** **2406A**

REGISTERED ARCHITECT
COLIN A. HOGAN
BRITISH COLUMBIA
2024-09-26
SEAL

SHEET NO.
DP-0.00

File: Z:\2024 Projects\2406A - Hayer - Apartment - 7320 208 Street TA\4) Sp drawings\2406A_DP Cover page.dwg - Layout: DP-0.00



NORTH

OVERALL SITE PLAN

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

OVERALL SITE DATA

LOT AREAS:

GROSS LOT AREA: 152,431 sq.ft. (3.50 AC) = 1.42 ha

LOT A NET AREA: 74,820 sq.ft. (1.72 AC) = 0.69 ha
LOT B NET AREA: 33,981 sq.ft. (0.78 AC) = 0.32 ha
GREENWAY DEDICATION: 3,713 sq.ft. (0.09 AC) = 0.04 ha
ROAD DEDICATION: 39,927 sq.ft. (0.91 AC) = 0.37 ha

GDA: 154,431 sq.ft. - 3,713 sq.ft = 148,718 sq.ft. (13,821m2)

BUILDING 1 UNIT SUMMARY

UNIT TYPE	# of UNITS	FLOOR AREA		NET FLOOR AREA TOTALS	
A1 | Studio	14	465 sq.ft.	43.20 m²	6,510 sq.ft.	604.80 m²
B1 | 1 Bed	6	520 sq.ft.	48.31 m²	3,120 sq.ft.	289.86 m²
B2 | JR 2 Bed	23	657 sq.ft.	61.04 m²	15,111 sq.ft.	1,403.86 m²
B3 | 1 Bed	6	645 sq.ft.	59.92 m²	3,870 sq.ft.	359.53 m²
B3a | 1 Bed	6	614 sq.ft.	57.04 m²	3,684 sq.ft.	342.25 m²
B4 | 1 Bed	8	541 sq.ft.	50.26 m²	4,328 sq.ft.	402.08 m²
C1 | 2 Bed + Den	17	885 sq.ft.	82.22 m²	15,045 sq.ft.	1,397.73 m²
C1A | 2 Bed + Den	6	875 sq.ft.	81.29 m²	5,250 sq.ft.	487.74 m²
C2 | 2 Bed	7	855 sq.ft.	79.43 m²	5,985 sq.ft.	556.02 m²
C3 | 2 Bed + Den	8	1092 sq.ft.	101.45 m²	8,736 sq.ft.	811.60 m²
C4 | 2 Bed + Den	2	1040 sq.ft.	96.62 m²	2,080 sq.ft.	193.24 m²
C5 | 2 Bed + Den	1	891 sq.ft.	82.78 m²	891 sq.ft.	82.78 m²
D1 | 3 Bed	7	906 sq.ft.	84.17 m²	6,342 sq.ft.	589.19 m²
D2 | 3 Bed	4	1070 sq.ft.	99.41 m²	4,280 sq.ft.	397.62 m²
TOTAL	115			85,232 sq.ft.	7,918.31 m²

BUILDING 2 UNIT SUMMARY

UNIT TYPE	# of UNITS	FLOOR AREA		NET FLOOR AREA TOTALS	
A1 | Studio	16	465 sq.ft.	43.20 m²	7,440 sq.ft.	691.20 m²
B1 | 1 Bed	8	520 sq.ft.	48.31 m²	4,160 sq.ft.	386.48 m²
B2 | JR 2 Bed	24	657 sq.ft.	61.04 m²	15,768 sq.ft.	1,464.89 m²
B3 | 1 Bed	6	645 sq.ft.	59.92 m²	3,870 sq.ft.	359.53 m²
B3a | 1 Bed	6	614 sq.ft.	57.04 m²	3,684 sq.ft.	342.25 m²
B4 | 1 Bed	8	541 sq.ft.	50.26 m²	4,328 sq.ft.	402.08 m²
C1 | 2 Bed + Den	18	885 sq.ft.	82.22 m²	15,930 sq.ft.	1,479.94 m²
C1A | 2 Bed + Den	6	875 sq.ft.	81.29 m²	5,250 sq.ft.	487.74 m²
C2 | 2 Bed	8	855 sq.ft.	79.43 m²	6,840 sq.ft.	635.46 m²
C3 | 2 Bed + Den	8	1092 sq.ft.	101.45 m²	8,736 sq.ft.	811.60 m²
C4 | 2 Bed + Den	2	1040 sq.ft.	96.62 m²	2,080 sq.ft.	193.24 m²
C5 | 2 BED + DEN	0				
D1 | 3 Bed	6	906 sq.ft.	84.17 m²	5,436 sq.ft.	505.02 m²
D2 | 3 Bed	4	1070 sq.ft.	99.41 m²	4,280 sq.ft.	397.62 m²
TOTAL	120			87,802 sq.ft.	8,157.07 m²

AVERAGE UNIT SIZE= (85,292 SF + 87,862 SF) / 235 UNITS= 736.8 SF

SITE RECONCILIATION (LOT A)

ZONING:

EXISTING: SR-2
PROPOSED: CD

LOT AREAS:

GROSS LOT AREA: 103.333 sq.ft. (2.37 AC)
NET LOT AREA: 74,820 sq.ft. (1.71 AC)

FLOOR SPACE RATIO:

PERMITTED UNDER SMITH PLAN = 1.9 (IF DAYCARE PROVIDED)
PROPOSED = 203,428 SF / 74,820 SF=2.71 (NCP AMENDMENT REQUIRED)

FLOOR AREAS BY BUILDING:

BUILDING 1:
LEVEL 1-4: 18,249 SF x 4= 72,996 SF
LEVEL 5-6: 14,359 SF x 2= 28,718SF
TOTAL GROSS: 101,714 SF
(INCLUDES 2,691 SF/250 m2 DAYCARE)

BUILDING 2:
LEVEL 1-4: 18,249 SF X 4= 72,996 SF
LEVEL 5-6: 14,359 SF X 2= 28,718SF
TOTAL GROSS: 101,714 SF

LOT COVERAGE:

PROPOSED: 20,543 SF(BLD 1)+20,543 SF(BLD 2)/74,820 SF
41,086 SF/ 74,820 SF = 54.9%

HEIGHT:

PROPOSED: BUILDING 1 : 6 STOREY
BUILDING 2 : 6 STOREY

PARKING REQUIRED:

BUILDING 1

	STUDIO	14 x 1 =	14 STALLS
	1 BED	26 x 1.5 =	39 STALLS
	2 BED	64 x 1.5 =	96 STALLS
	3 BED	11 x 1.5 =	16.5 STALLS
TOTAL		115 UNITS	165.5 STALLS

BUILDING 2

	STUDIO	16 x 1 =	16 STALLS
	1 BED	28 x 1.5 =	42 STALLS
	2 BED	66 x 1.5 =	99 STALLS
	3 BED	10 x 1.5 =	15 STALLS
TOTAL		120 UNITS	172 STALLS

TOTAL RESIDENTIAL REQUIRED: 337.5 STALLS (INCL VISITORS)

VISITORS REQUIRED: 337.5 x 10% = 33.75 STALLS

DAYCARE STALLS REQUIRED: 1 STALL/EMPLOYEE + 1 STALL FOR DROP-OFF/PICK-UP AREA: 10 STALLS

SURFACE LEVEL:5 DAYCARE STALLS
P1: 34 VISITORS + 6 DAYCARE = 40 STALLS
P2: 181 STALLS
P3: 141 STALLS

TOTAL STALLS REQUIRED: 347.5 STALLS
TOTAL STALLS PROVIDED: 367

BICYCLE PARKING:
REQUIRED: 1 LOCKER /UNIT= 235 LOCKERS + 12 VISITORS
TOTAL = 253
PROVIDED: 236 LOCKERS + 12 VISITORS
TOTAL = 254

ADAPTABLE HOUSING UNITS:

REQUIRED: 10% x 235 = 23.5
PROVIDED: 24 UNITS (TYPE B3 & B3A)

RESIDENTIAL AMENITY SPACE:
REFER TO TOL CALCULATION WORKSHEET

DAYCARE OUTDOOR AMENITY SPACE:
PROVIDED: 1355 SF/125.88 m2

GARBAGE & RECYCLING AREA
GARBAGE & RECYCLING STORAGE SPACE REQUIRED:
235 UNITS x0.31m2 + 8m2 = 80.85m2
RECYCLING STORAGE SPACE (WITHIN THE GARBAGE & RECYCLING STORAGE SPACE) REQUIRED:
235 UNITS x 0.16m2 + 5m2 = 42.6m2
FLEX SPACE REQUIRED:
42.6m2 x 50% = 21.3m2
TOTAL REQUIRED: 80.85m2+21.3m2 = 102.15m2
TOTAL PROVIDED: 113.7m2

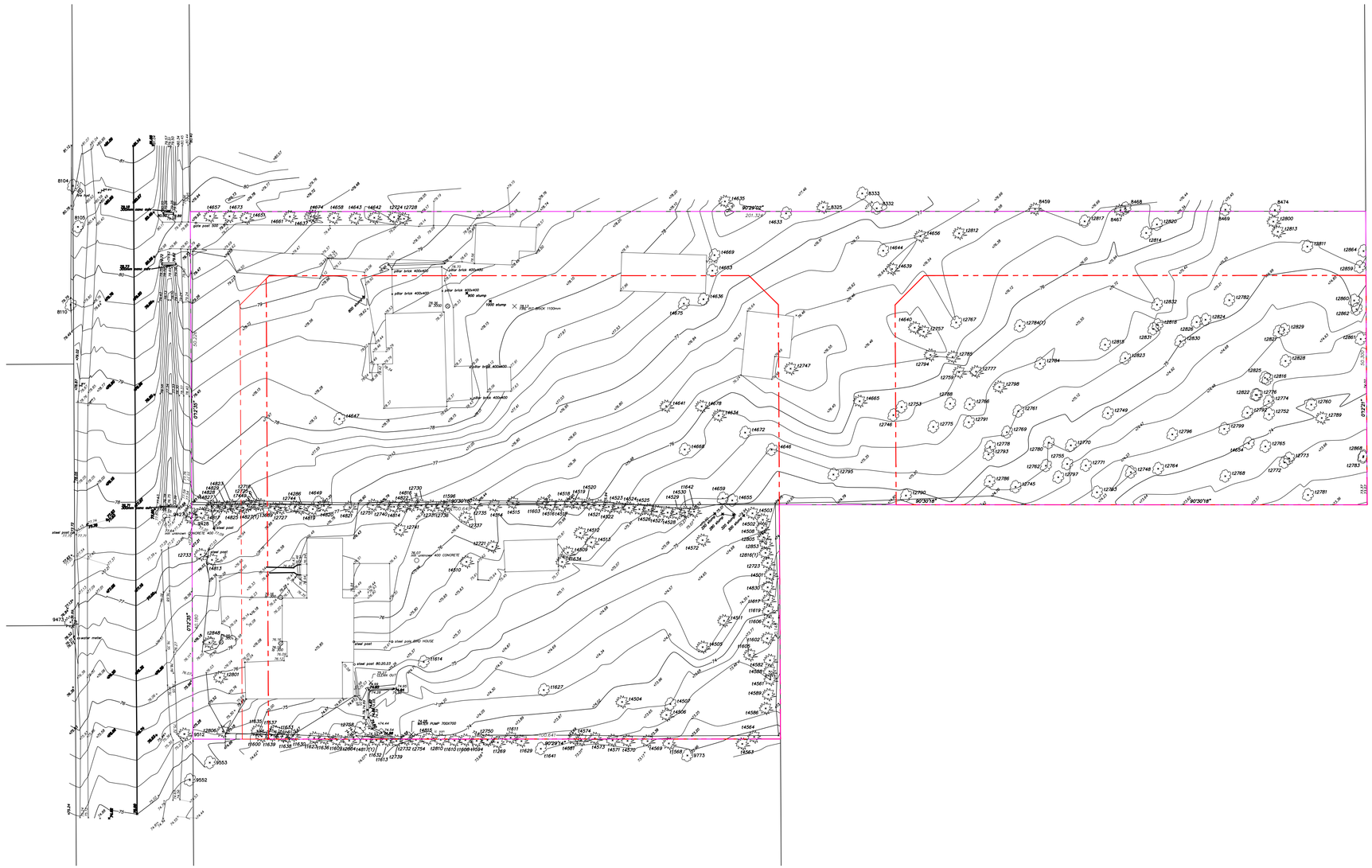
LOT A

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CLIENT	HAYER BUILDERS GROUP
PROJECT	"BLANCO" APARTMENT DEVELOPMENT
	7320, 7290 208 STREET LANGLEY, BC
DRAWING TITLE	OVERALL SITE PLAN
DATE	2024.05.23
DWN.	PN
CHK.	CH
FILE NO.	2406A
SEAL	REGISTERED ARCHITECT KEVIN A. HOGAN BRITISH COLUMBIA 2024-09-26
SHEET NO.	DP0.01

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NORTH

SITE SURVEY
SCALE: 1/32"=1'-0"

LOT A

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HAYER BUILDERS GROUP

PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
SITE SURVEY

DATE **2024.05.23** FILE NO.
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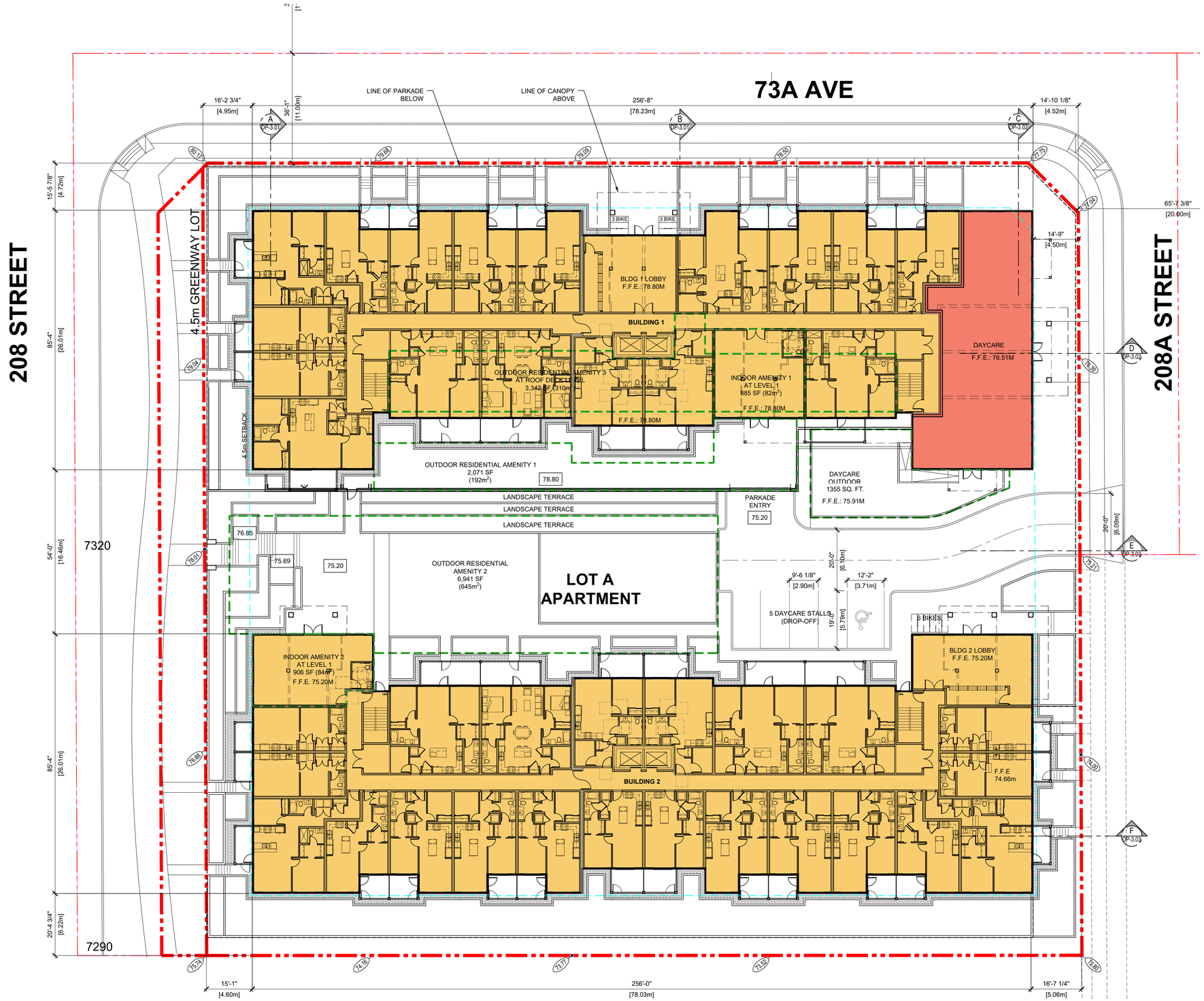
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LOT A SITE PLAN
SCALE: 1/16"=1'-0"

NORTH

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PROJECT
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7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
LOT A SITE PLAN

DATE **2024.05.23** FILE NO.
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CHK. **CH** **2406A**

REGISTERED ARCHITECT
JOHN H. NIXDAF
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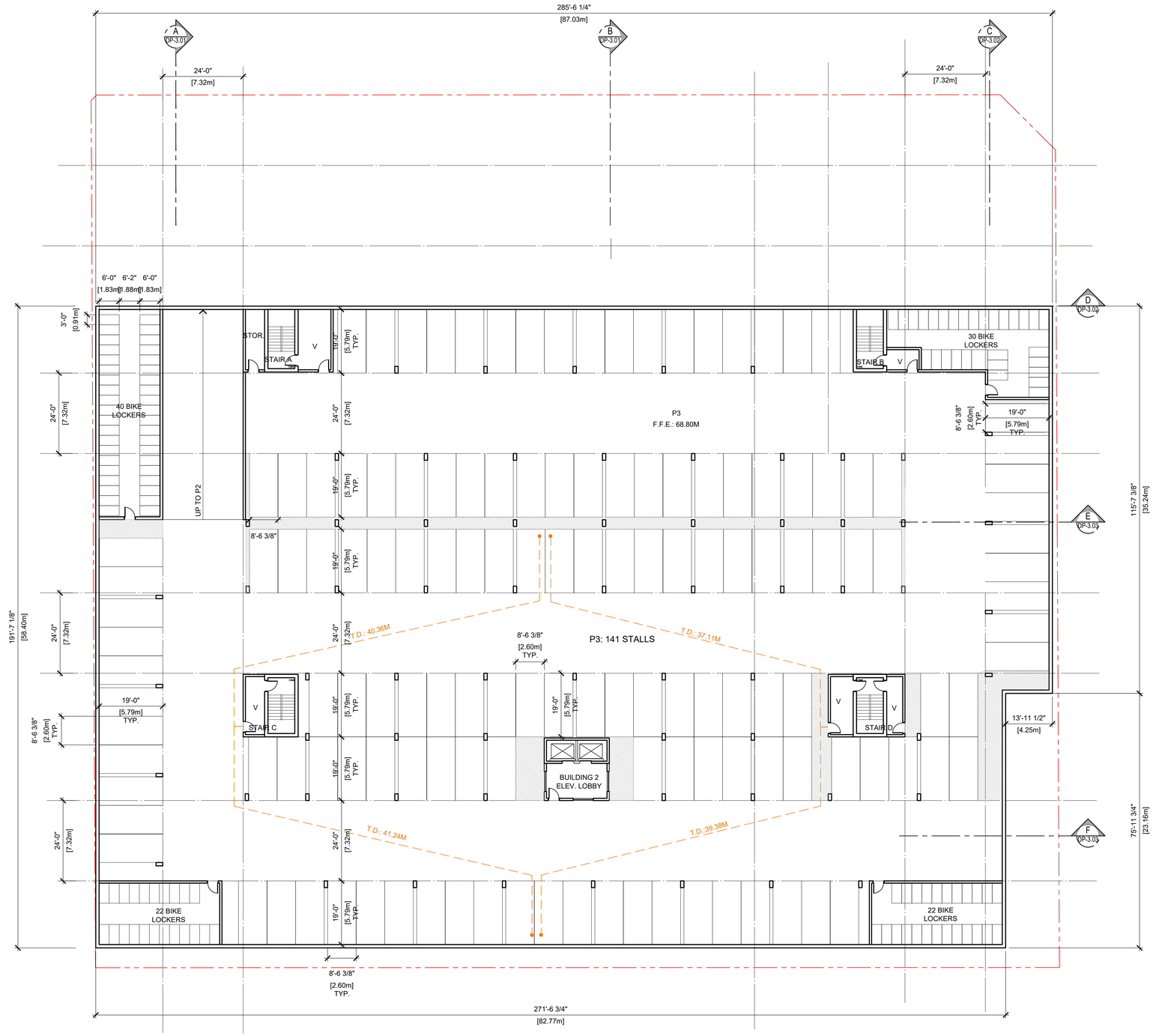
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P3 LEVEL
SCALE: 1/16" = 1'-0"

NORTH

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"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
P3 LEVEL

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JOHN A. HOGAN
BRITISH COLUMBIA

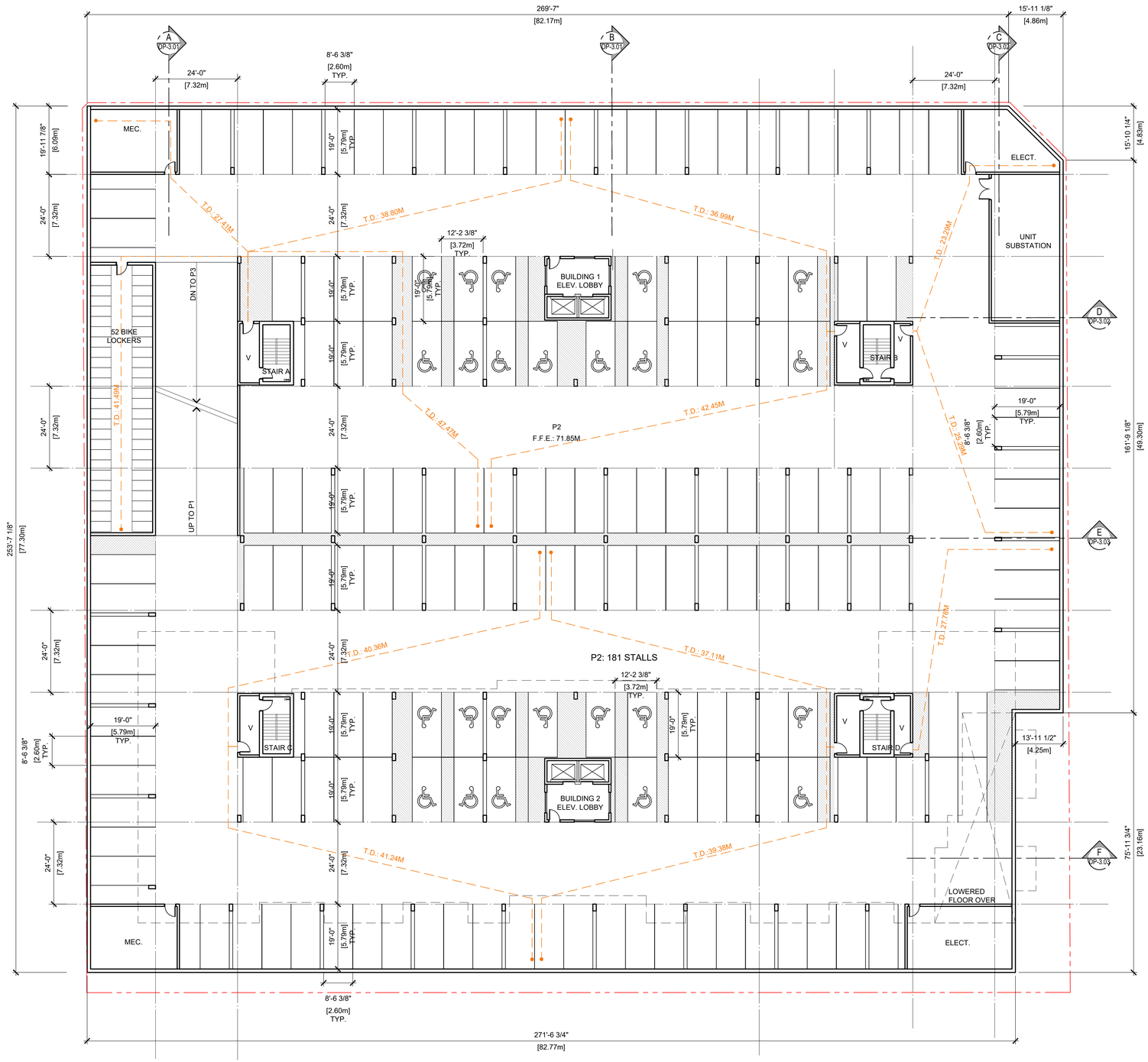
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NORTH

P2 LEVEL
SCALE: 1/16" = 1'-0"

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PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

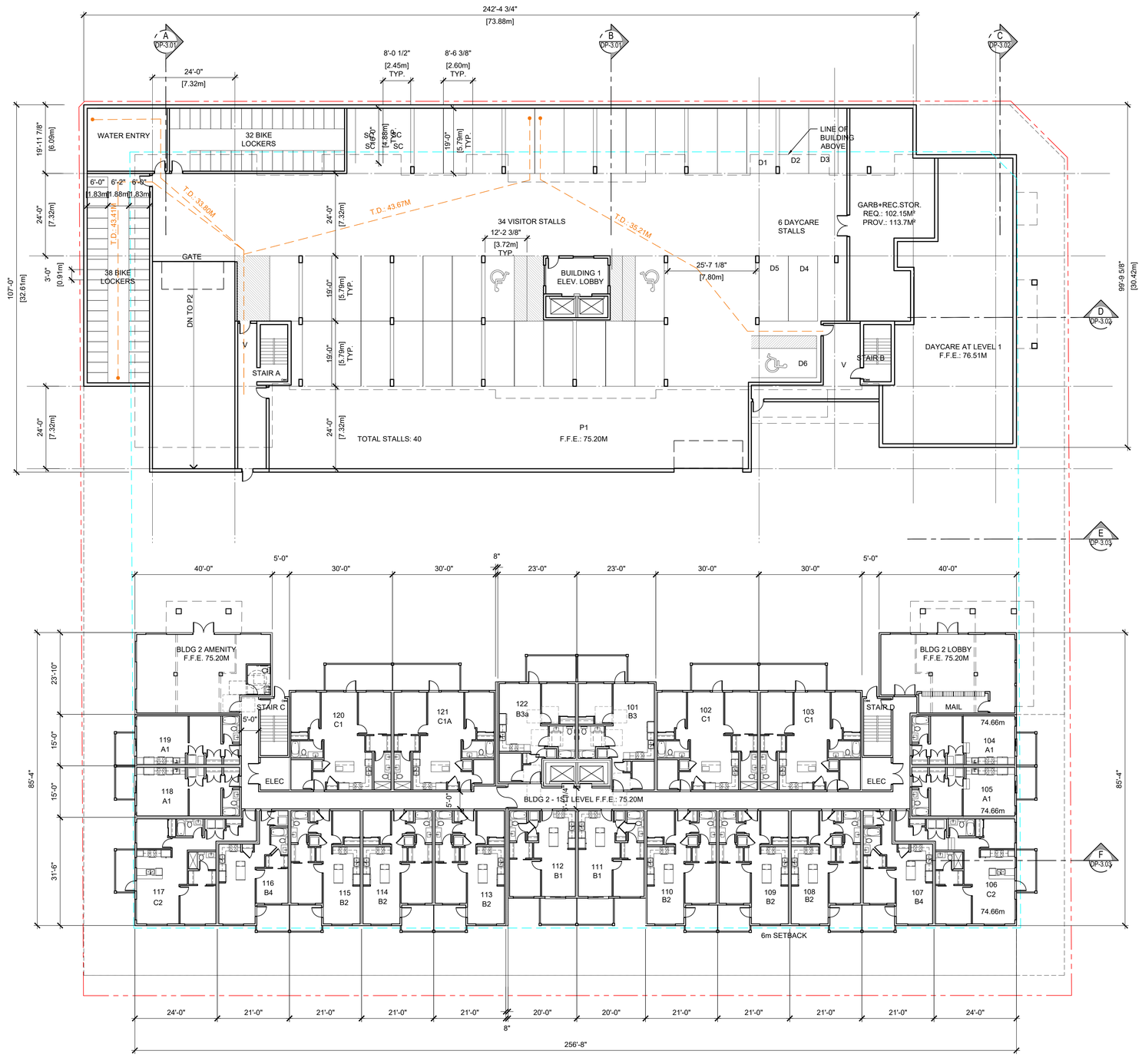
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P2 LEVEL

DATE 2024.05.23 FILE NO.
DWN. PN **2406A**
CHK. CH

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WILLIAM A. NIGAM
BRITISH COLUMBIA
2024-09-26
SEAL

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DP-1.02

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LEVEL P1/LEVEL 1

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

NORTH

BLDG 2 FLOOR AREA: 18,249 SQ.FT.

LOT A

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"BLANCO" APARTMENT DEVELOPMENT
7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
BLD 1-LEVEL P1
BLD 2-LEVEL 1

DATE	2024.05.23	FILE NO.	
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PANAGIOTA NIKOLITSA
BRITISH COLUMBIA

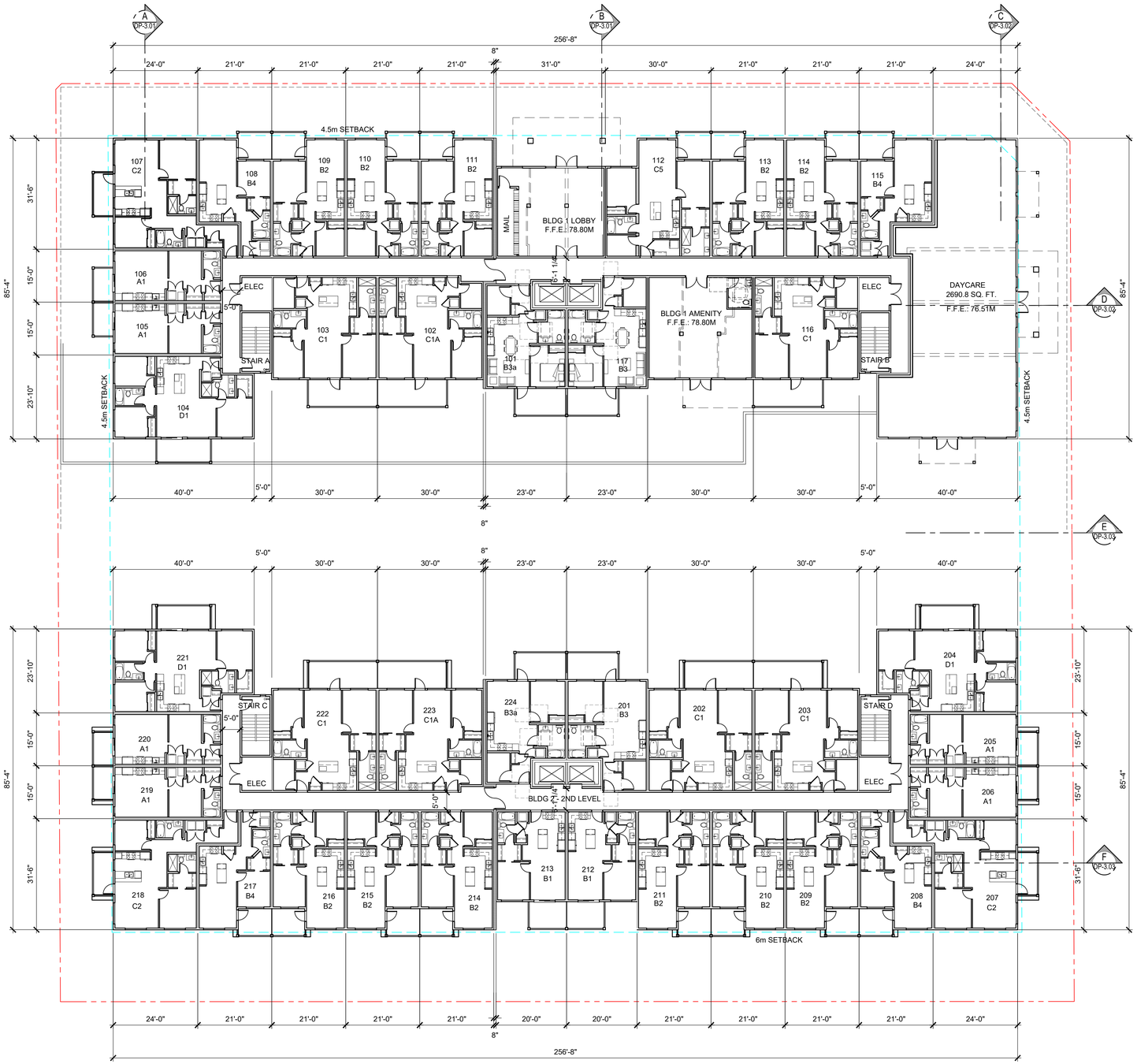
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NORTH

LEVEL 1/LEVEL 2

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

BLDG 1 FLOOR AREA: 18,249 SQ.FT.

BLDG 2 FLOOR AREA: 18,249 SQ.FT.

LOT A

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"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
BLD 1-LEVEL 1
BLD 2-LEVEL 2

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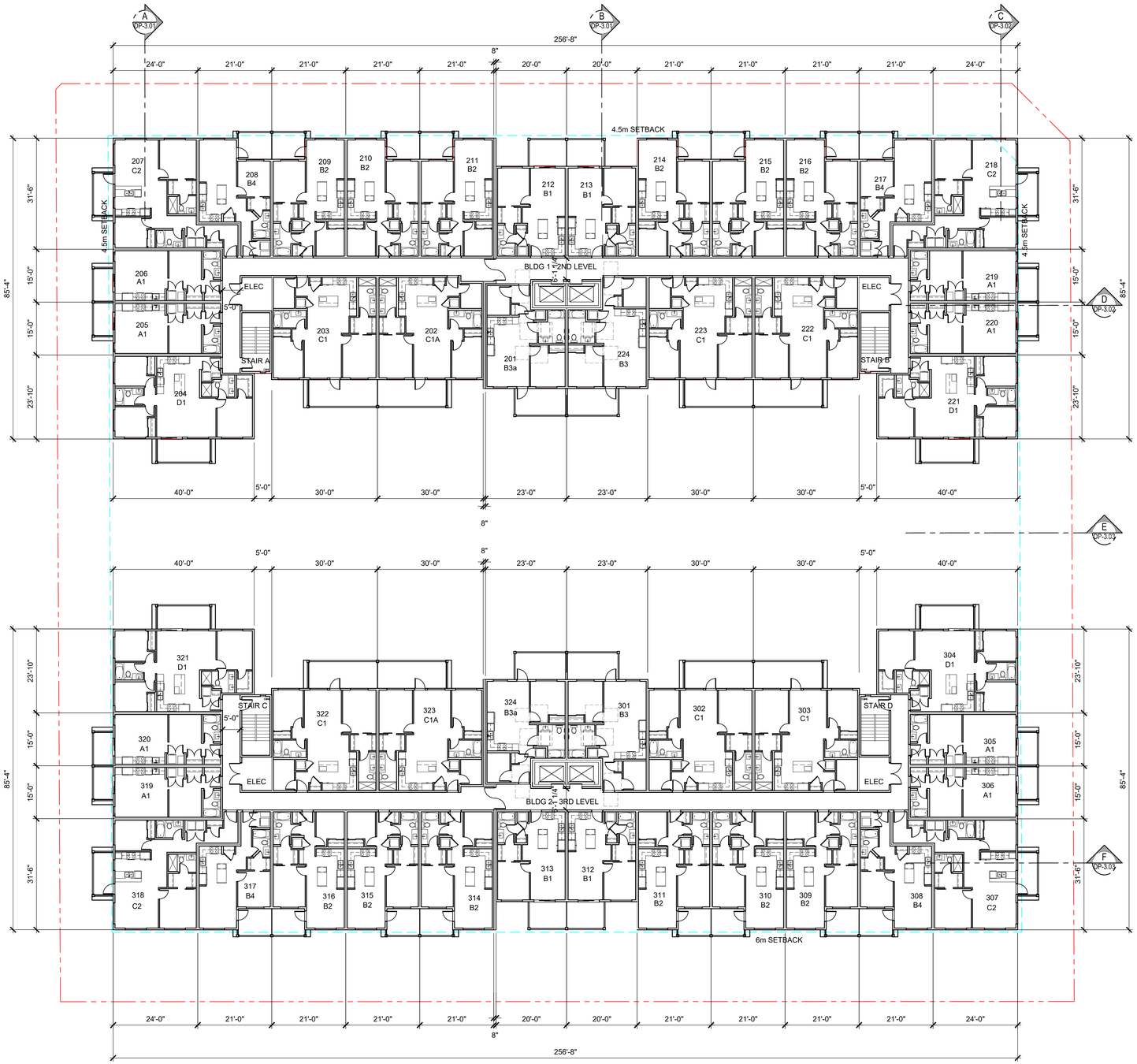
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LEVEL 2/LEVEL 3

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

BLDG 1 FLOOR AREA: 18,249 SQ.FT.

BLDG 2 FLOOR AREA: 18,249 SQ.FT.

LOT A

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PROJECT
"BLANCO" APARTMENT DEVELOPMENT

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LANGLEY, BC

DRAWING TITLE
BLD 1-LEVEL 2
BLD 2-LEVEL 3

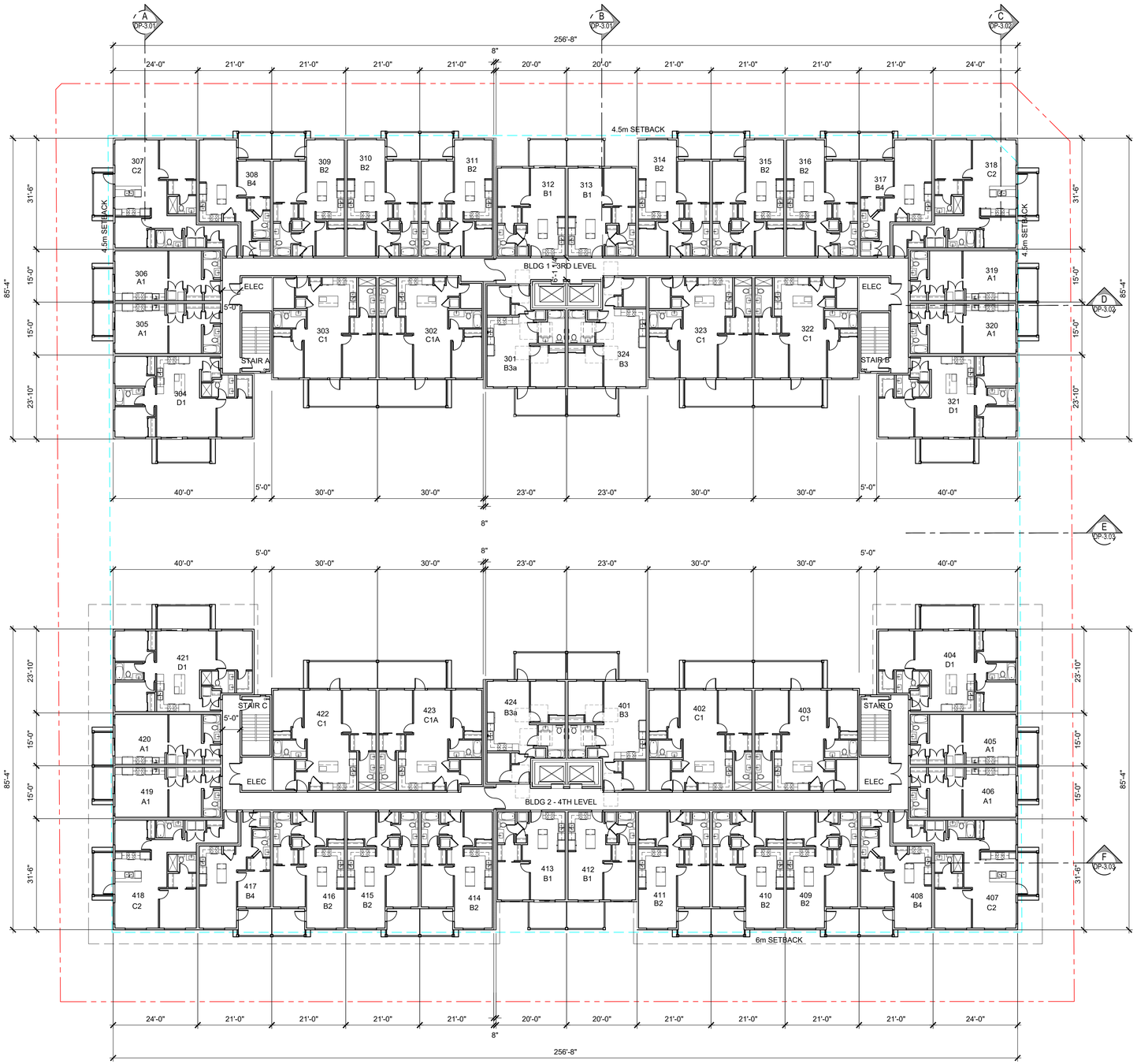
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NORTH

LEVEL 3/LEVEL 4

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

BLDG 1 FLOOR AREA: 18,249 SQ.FT.

BLDG 2 FLOOR AREA: 18,249 SQ.FT.

LOT A

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PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
BLD 1-LEVEL 3
BLD 2-LEVEL 4

DATE	2024.05.23	FILE NO.	
DWN.	PN		2406A
CHK.	CH		

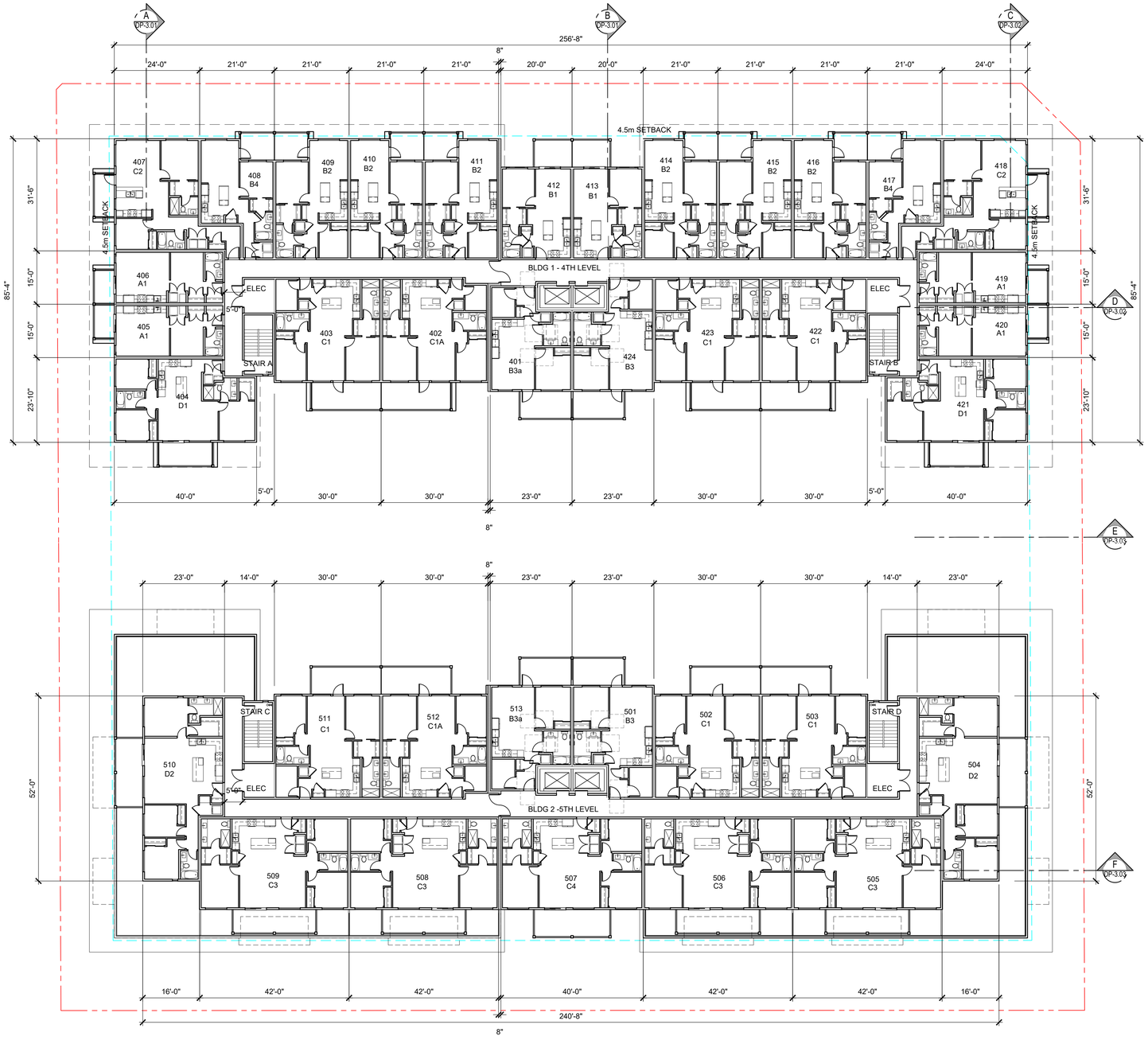
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JOHN A. NIXDAM
BRITISH COLUMBIA

2024-09-26

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Plotted: September 26, 2024 at 11:14:33am by Panagiota Nikolitsa



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PROJECT
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7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE

BLD 1-LEVEL 4
BLD 2-LEVEL 5

DATE	2024.05.23	FILE NO.	
DWN.	PN		2406A
CHK.	CH		



2024-09-26
SEAL

SHEET NO.
DP-1.07

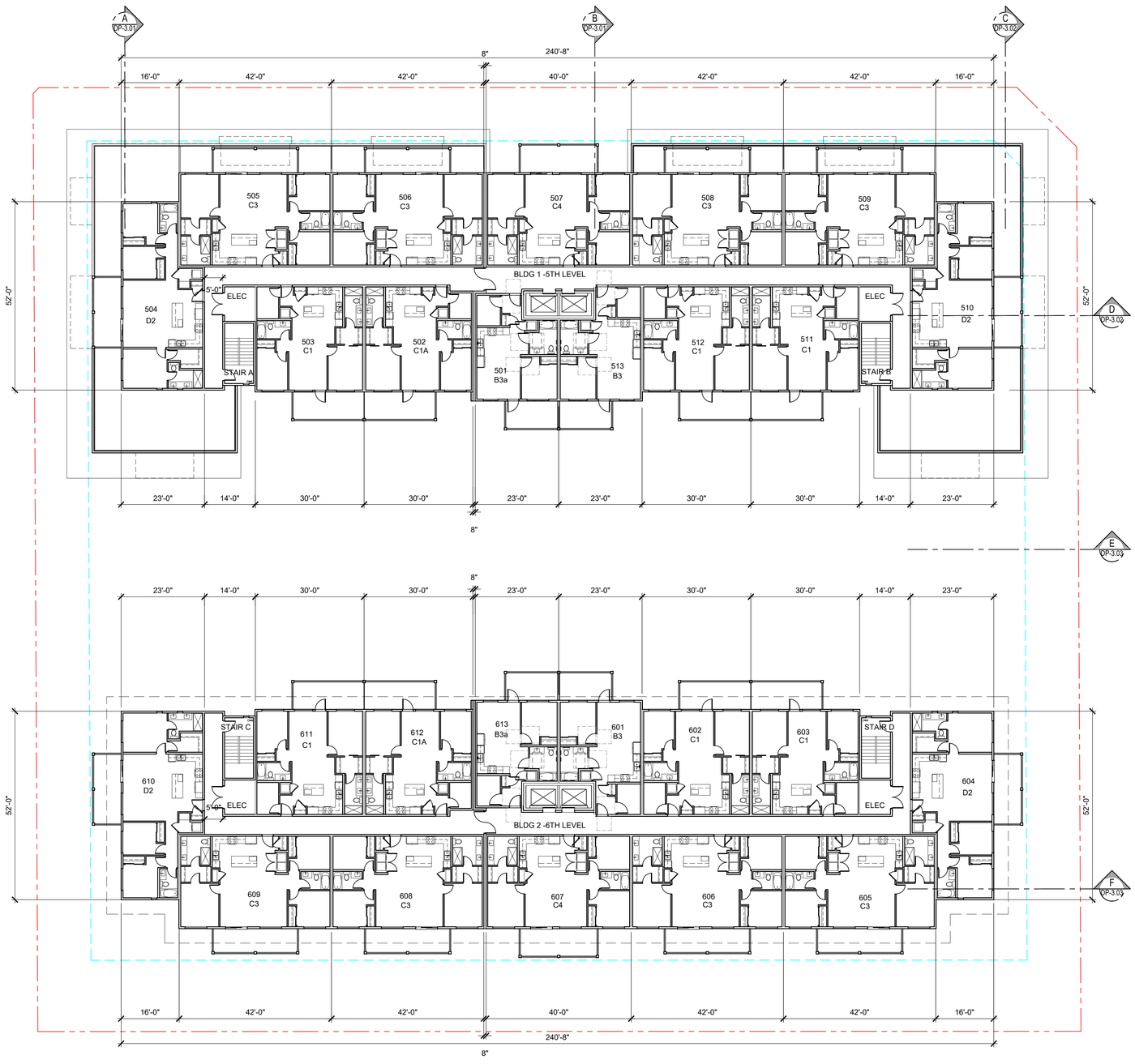
NORTH

LEVEL 4/LEVEL 5
SCALE: 1/16" = 1'-0"
BLDG 1 FLOOR AREA: 18,249 SQ.FT.
BLDG 2 FLOOR AREA: 14,359 SQ.FT.

LOT A

File: Z:\2024 Projects\2406A - Hayer - Apartment - 7320 208 Street TU\dp drawings\2406 Building Plans.dwg - Layout: DP-1.07

Plotted: September 26, 2024 at 11:12:16am by Panagiota Nikolitsa



NORTH

LEVEL 5/LEVEL 6

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

BLDG 1 FLOOR AREA: 14,359 SQ.FT.

BLDG 2 FLOOR AREA: 14,359 SQ.FT.

LOT A

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DRAWING TITLE
BLD 1-LEVEL 5
BLD 2-LEVEL 6

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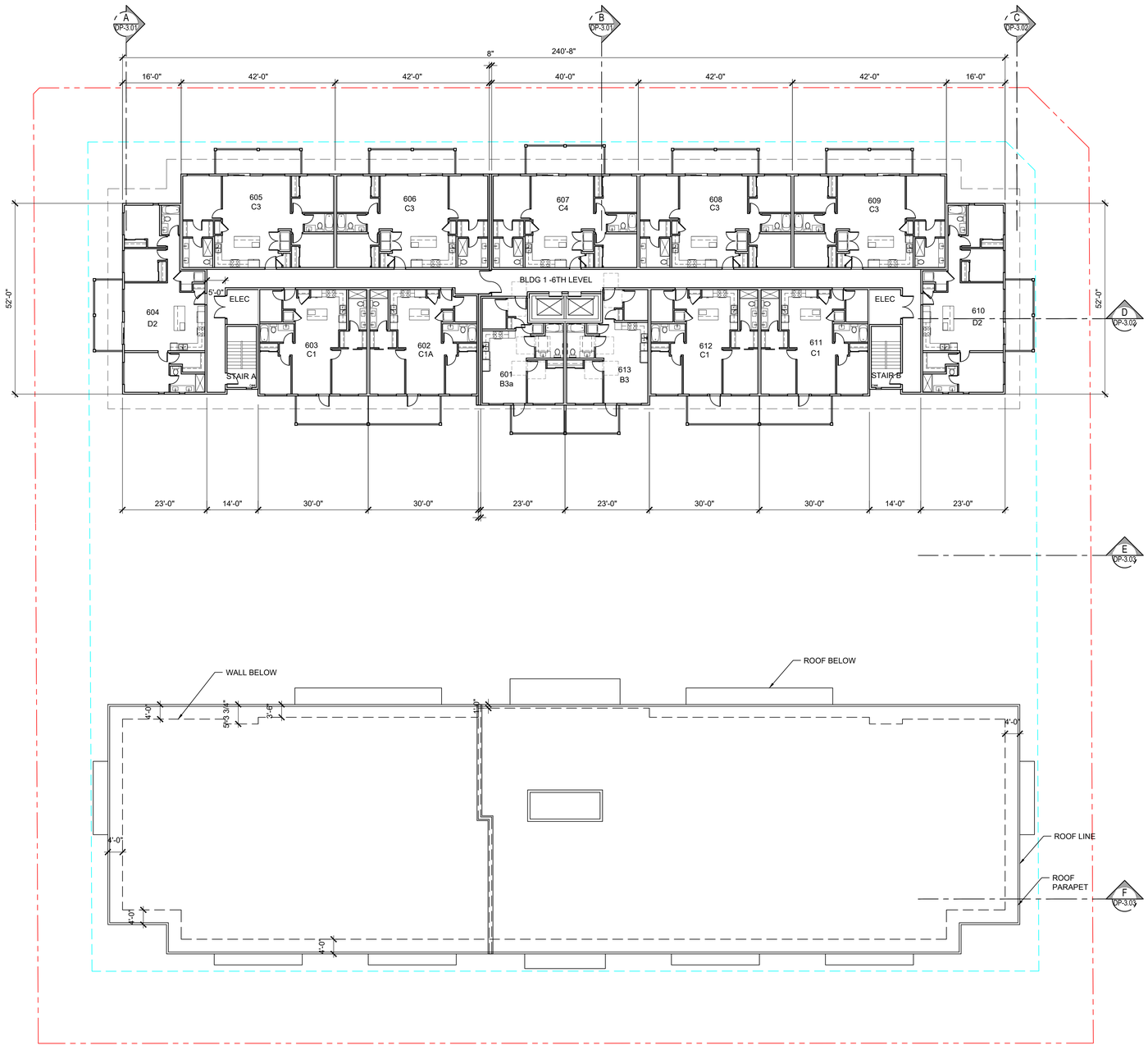
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PANAGIOTA NIKOLITSA
BRITISH COLUMBIA

2024-09-26
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DP-1.08

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Plotted: September 26, 2024 at 11:15:52am by Panagiota Nikolitsa



LEVEL 6/ROOF LEVEL

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

BLDG 1 FLOOR AREA: 14,359 SQ.FT.

NORTH

LOT A

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DRAWING TITLE
BLD 1-LEVEL 6
BLD 2-ROOF PLAN

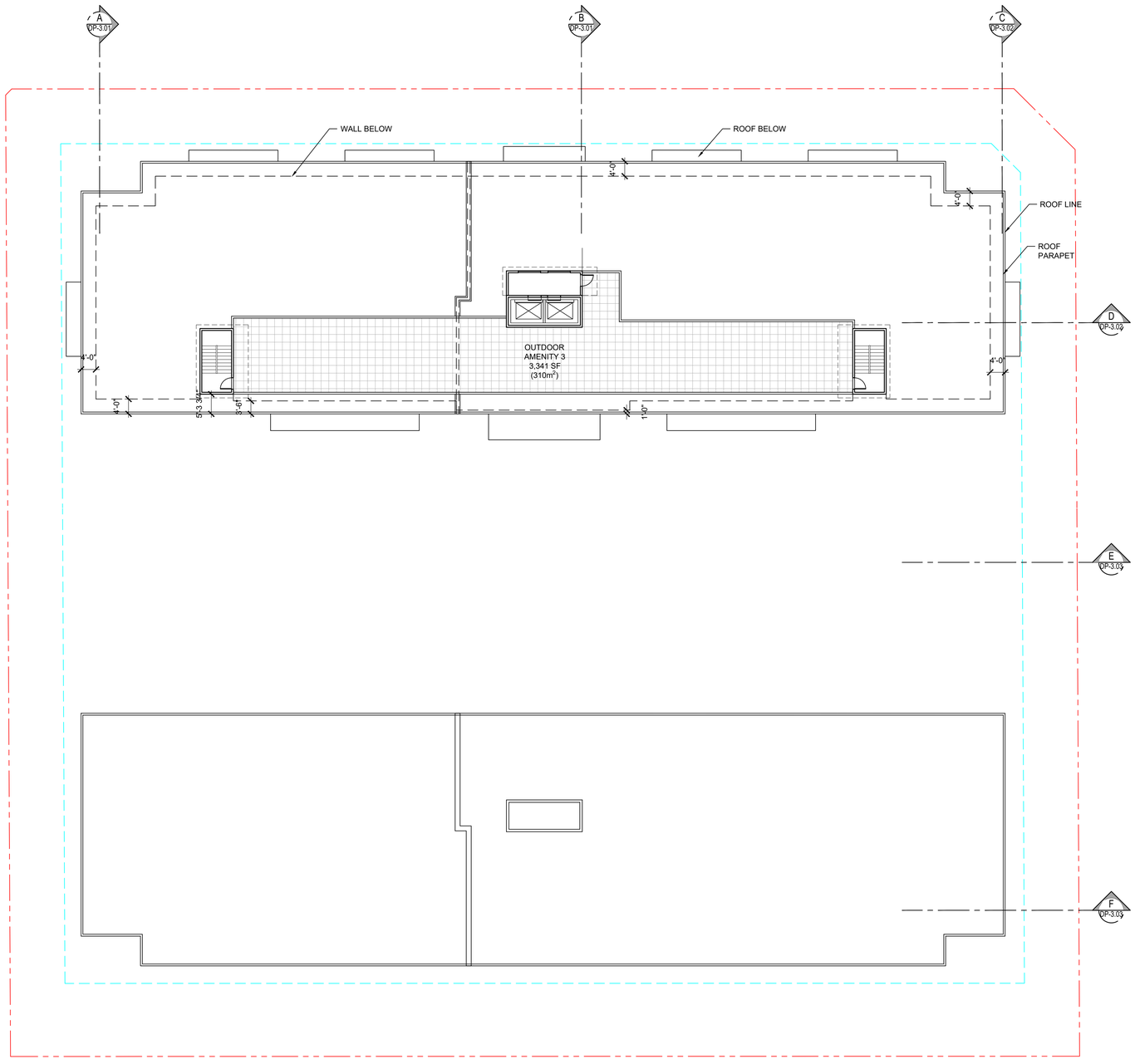
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CHK. **CH** **2406A**

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Plotted: September 26, 2024 at 11:15:32am by Panagiota Nikolitsa



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

NORTH

LOT A

File: Z:\2024 Projects\2406A - Hayer - Apartment - 7320 208 Street TX\dp drawings\2406 Building Plans.dwg - Layout: DP-1.10

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LANGLEY, BC

DRAWING TITLE
BLD 1-ROOF PLAN

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Plotted: September 26, 2024 at 11:14:12am by Panagiota Nicolla



1 **STREETSCAPE 73A Ave**
SCALE: 3/32" = 1'-0"



2 **STREETSCAPE 208 STREET**
SCALE: 3/32" = 1'-0"

File: Z:\2024 Projects\2406A - Hayer - Apartment - 7320 208 Street Tilda\dp drawings\2406A_STREETSCAPES1.dwg - Layout: DP-2.01

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7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
STREETSCAPES

DATE **2024.05.23** FILE NO.
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JOHN A. HOGAN
BRITISH COLUMBIA
2024-09-26
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SHEET NO.
DP-2.01

LOT A



1 **STREETSCAPE 208A STREET**
SCALE: 3/32" = 1'-0"

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PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
STREETSCAPES

DATE **2024.05.23** FILE NO.
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BRITISH COLUMBIA

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DP-2.02

LOT A

Plotted: September 26, 2024 at 11:14:05am by Panagiota Nkoutra
File: Z:\2024 Projects\2406A - Hayer - Apartment - 7320 208 Street Tot,\dp drawings\2406A_STREETSCAPES1.dwg - Layout: DP-2.02

Plotted: September 26, 2024 at 11:16:55am by Panagiota Nikolitsa



1 **BUILDING 1 NORTH ELEVATION/73A AVE**
SCALE: 3/32" = 1'-0"



2 **BUILDING 1 WEST ELEVATION/208 STREET**
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM W/ COLOR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. HORIZONTAL METAL SIDING
3. PREFINISHED ALUMINUM SOFFIT
4. PRE-FINISHED FLASHING OVER CEMENT BOARD FASCIA WITH BUTT JOINTS
5. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
6. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING PATIO DOORS (BEHIND LUMON SYSTEM)
7. SEALED DOUBLE GLAZED P.V.C. WINDOW
8. PAINTED STEEL DOOR AND FRAME
9. METAL / GLASS GUARDRAIL
10. STRUCTURAL COLUMN CLAD WITH HARDIE PANEL
11. LUMON BALCONY GLAZING SYSTEM
12. PARKADE ENTRY SECURITY GRILLE

LOT A

File: Z:\2024 Projects\2406A - Hayer - Apartment - 7320 208 Street Tot,\dp drawings\2406A_ELEVATIONS.dwg - Layout: DP-2.03

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PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
COLORED ELEVATIONS BUILDING 1

DATE	2024.05.23	FILE NO.	
DWN.	PN		2406A
CHK.	CH		

REGISTERED ARCHITECT
JOHN A. HOGAN
BRITISH COLUMBIA

2024-09-26

SEAL

SHEET NO.
DP-2.03

Plotted: September 26, 2024 at 11:16:36am by Panagiota Nikolitsa



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



2 **BUILDING 1 EAST ELEVATION/208A STREET**
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM W/ COLOR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. HORIZONTAL METAL SIDING
3. PREFINISHED ALUMINUM SOFFIT
4. PRE-FINISHED FLASHING OVER CEMENT BOARD FASCIA WITH BUTT JOINTS
5. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
6. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING PATIO DOORS (BEHIND LUMON SYSTEM)
7. SEALED DOUBLE GLAZED P.V.C. WINDOW
8. PAINTED STEEL DOOR AND FRAME
9. METAL / GLASS GUARDRAIL
10. STRUCTURAL COLUMN CLAD WITH HARDIE PANEL
11. LUMON BALCONY GLAZING SYSTEM
12. PARKADE ENTRY SECURITY GRILLE

LOT A

File: Z:\2024 Projects\2406A - Hayer - Apartment - 7320 208 Street Tot.lsp drawings\2406A_ELEVATIONS.dwg - Layout: DP-2.04

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PROJECT	"BLANCO" APARTMENT DEVELOPMENT 7320, 7290 208 STREET LANGLEY, BC
DRAWING TITLE	COLORED ELEVATIONS BUILDING 1
DATE	2024.05.23
FILE NO.	2406A
DWN.	PN
CHK.	CH

REGISTERED ARCHITECT
JOLIN A. HOGAN
BRITISH COLUMBIA

2024-09-26

SEAL

SHEET NO.

DP-2.04

Plotted: September 26, 2024 at 11:11:56am by Panagiota Nikolitsa



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



2 BUILDING 2/ WEST ELEVATION/208 STREET
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM W/ COLOR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. HORIZONTAL METAL SIDING
3. PREFINISHED ALUMINUM SOFFIT
4. PRE-FINISHED FLASHING OVER CEMENT BOARD FASCIA WITH BUTT JOINTS
5. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
6. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING PATIO DOORS (BEHIND LUMON SYSTEM)
7. SEALED DOUBLE GLAZED P.V.C. WINDOW
8. PAINTED STEEL DOOR AND FRAME
9. METAL / GLASS GUARDRAIL
10. STRUCTURAL COLUMN CLAD WITH HARDIE PANEL
11. LUMON BALCONY GLAZING SYSTEM
12. PARKADE ENTRY SECURITY GRILLE

LOT A

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PROJECT	"BLANCO" APARTMENT DEVELOPMENT 7320, 7290 208 STREET LANGLEY, BC
DRAWING TITLE	COLORED ELEVATIONS BUILDING 2
DATE	2024.05.23
FILE NO.	2406A
DWN.	PN
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JUSTIN A. HOGAN
BRITISH COLUMBIA

2024-09-26

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SHEET NO. DP-2.05

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Plotted: September 26, 2024 at 11:16:43am by Panagiota Nicurta



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



2 BUILDING 2 EAST ELEVATION/208A STREET
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM W/ COLOR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. HORIZONTAL METAL SIDING
3. PREFINISHED ALUMINUM SOFFIT
4. PRE-FINISHED FLASHING OVER CEMENT BOARD FASCIA WITH BUTT JOINTS
5. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
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8. PAINTED STEEL DOOR AND FRAME
9. METAL / GLASS GUARDRAIL
10. STRUCTURAL COLUMN CLAD WITH HARDIE PANEL
11. LUMON BALCONY GLAZING SYSTEM
12. PARKADE ENTRY SECURITY GRILLE

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PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
COLORED ELEVATIONS BUILDING 2

DATE **2024.05.23** FILE NO.
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REGISTERED ARCHITECT
BENJAMIN A. NOZARI
BRITISH COLUMBIA
2024-09-26

SEAL

SHEET NO.
DP-2.06



COLOUR SCHEME:

A **Horizontal Siding:**
IXL
Mac Metal Architecture 'Cork'
c/w easy trim to match panel

B **Cement Board Panel Siding:**
James Hardie, smooth
'Arctic White'
c/w easy trim to match panel

C **Cement Board Panel Siding:**
James Hardie, smooth
'Night Gray'
c/w easy trim to match panel

D **Cement Board Panel Siding:**
James Hardie, smooth
'Iron Gray'
c/w easy trim to match panel

E **Window Frames:**
Vinyl
White

F **Soffit:**
Gentek Vented Aluminum Soffit
'Ice White'

G **Lumon Balcony Railing:**
White

H **Lumon Balcony Glazing System:**
Clear

I **Metal/Glass Railing:**
Grey

LOT A

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PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME

DATE **2024.05.23** FILE NO.
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BRITISH COLUMBIA
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Plotted: September 26, 2024 at 11:16:08am by Panagiota Nikolitsa



1 **BUILDING 1 - 73A AVE**
SCALE: N.T.S.



2 **NORTH WEST**
SCALE: N.T.S.



3 **SOUTH EAST**
SCALE: N.T.S.



4 **NORTH EAST**
SCALE: N.T.S.

LOT A

File: Z:\2024 Projects\2406A - Hayer - Apartment - 7320 208 Street Tot\dp drawings\2406A_3D VIEWS.dwg - Layout: DP-2.08

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PROJECT
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7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
3D VIEWS

DATE **2024.05.23** FILE NO.
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BRITISH COLUMBIA

2024-09-26
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SHEET NO.
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Plotted: September 26, 2024 at 11:13:59am by Panagiota Nikoritta



1 **WEST**
SCALE: N.T.S.



2 **SOUTH WEST**
SCALE: N.T.S.



3 **COURTYARD VIEW**
SCALE: N.T.S.



4 **COURTYARD VIEW**
SCALE: N.T.S.

File: Z:\2024 Projects\2406A - Hayer - Apartment - 7320 208 Street Tot.dp drawings\2406A_3D VIEWS.dwg - Layout: DP-2.09

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"BLANCO" APARTMENT DEVELOPMENT

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3D VIEWS

DATE **2024.05.23** FILE NO.
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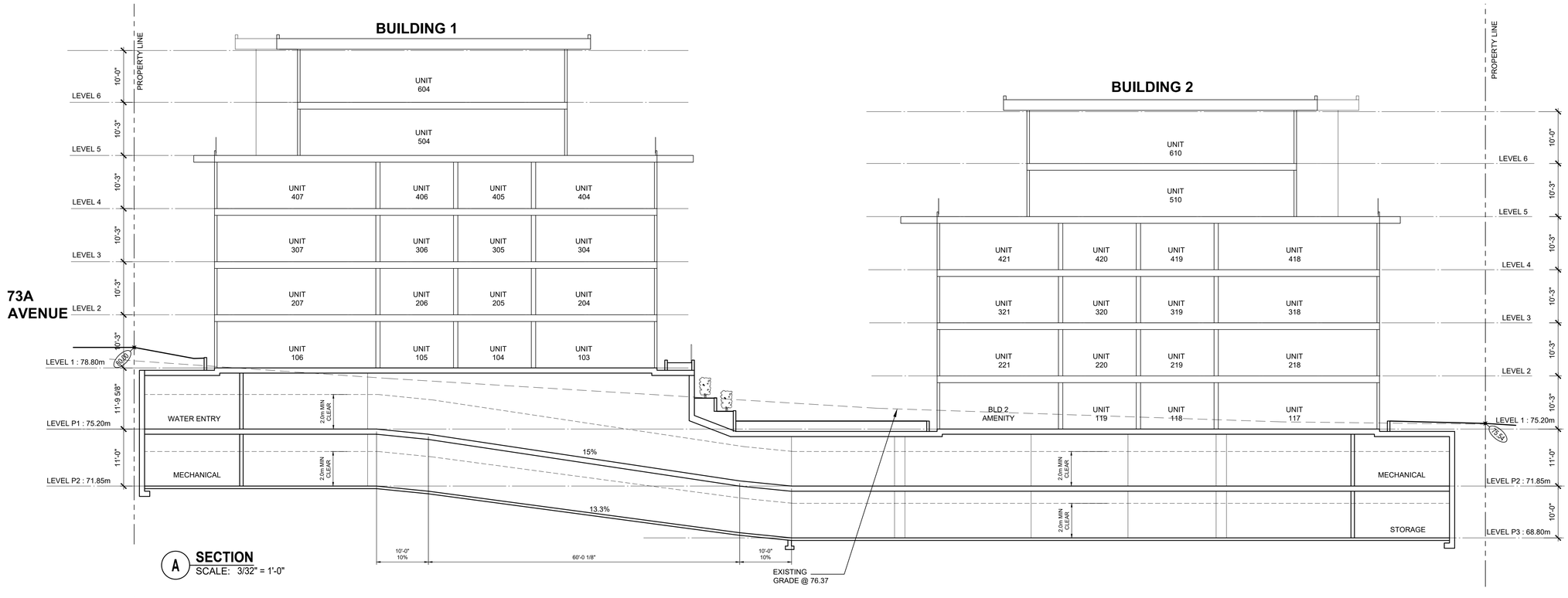
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BRITISH COLUMBIA

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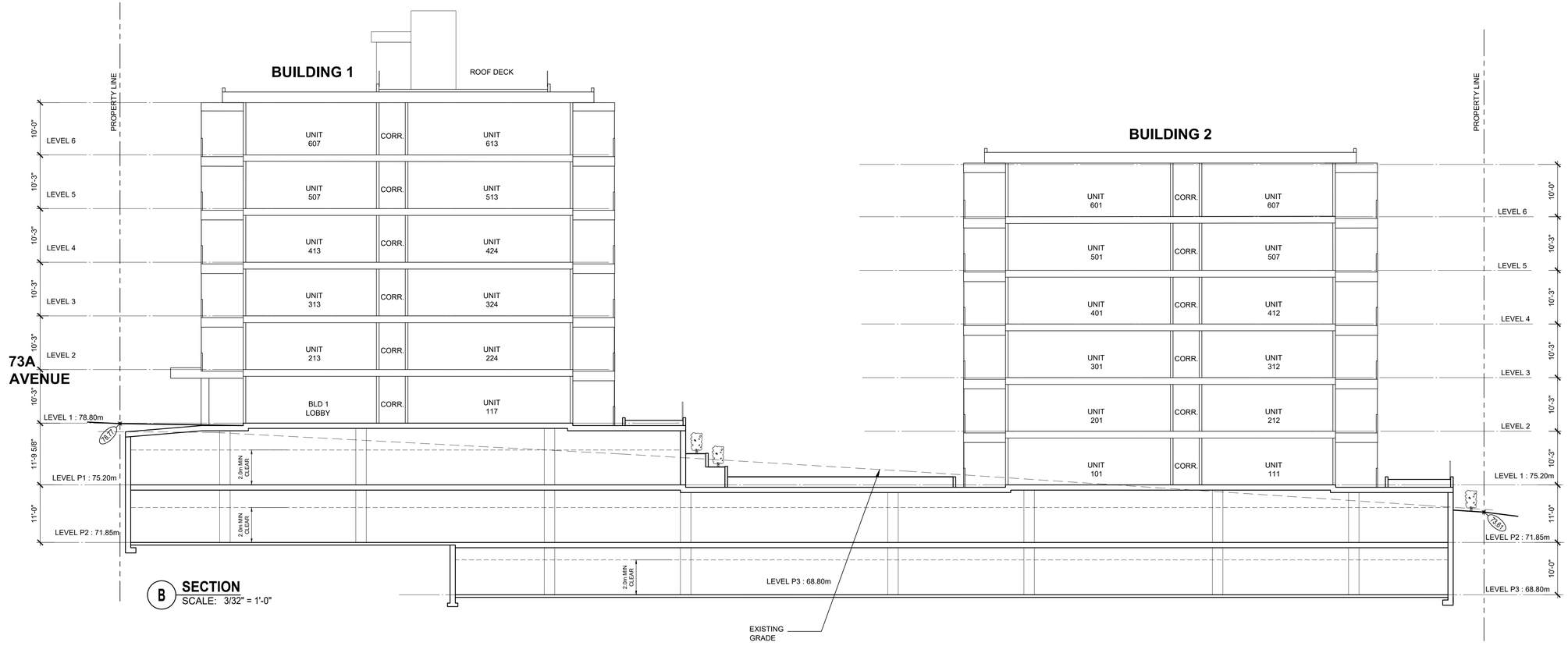
SHEET NO.
DP-2.09

LOT A

Plotted: September 26, 2024 at 11:13:20am by Panagiota Nicurita



A **SECTION**
SCALE: 3/32" = 1'-0"



B **SECTION**
SCALE: 3/32" = 1'-0"

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PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
SECTIONS

DATE **2024.05.23** FILE NO.
DWN. **PN**
CHK. **CH** **2406A**

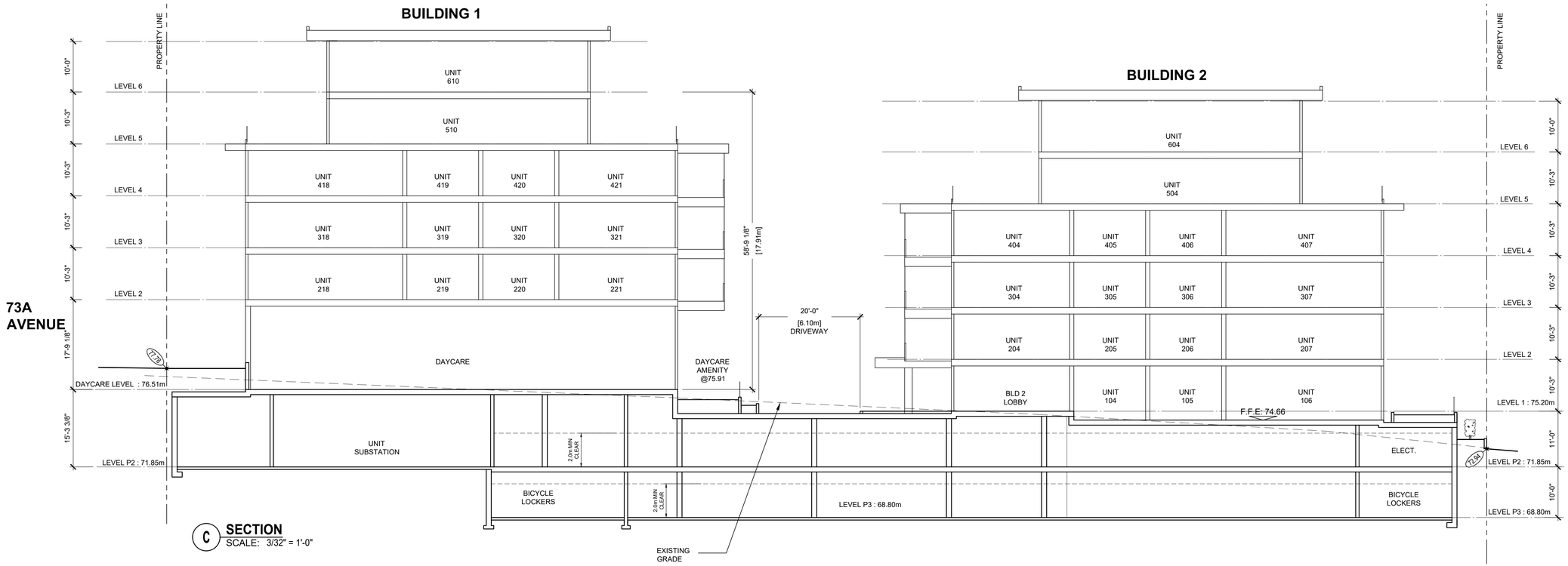
REGISTERED ARCHITECT
KEVIN A. HOGAN
BRITISH COLUMBIA
2024-09-26
SEAL

SHEET NO.
DP-3.01

LOT A

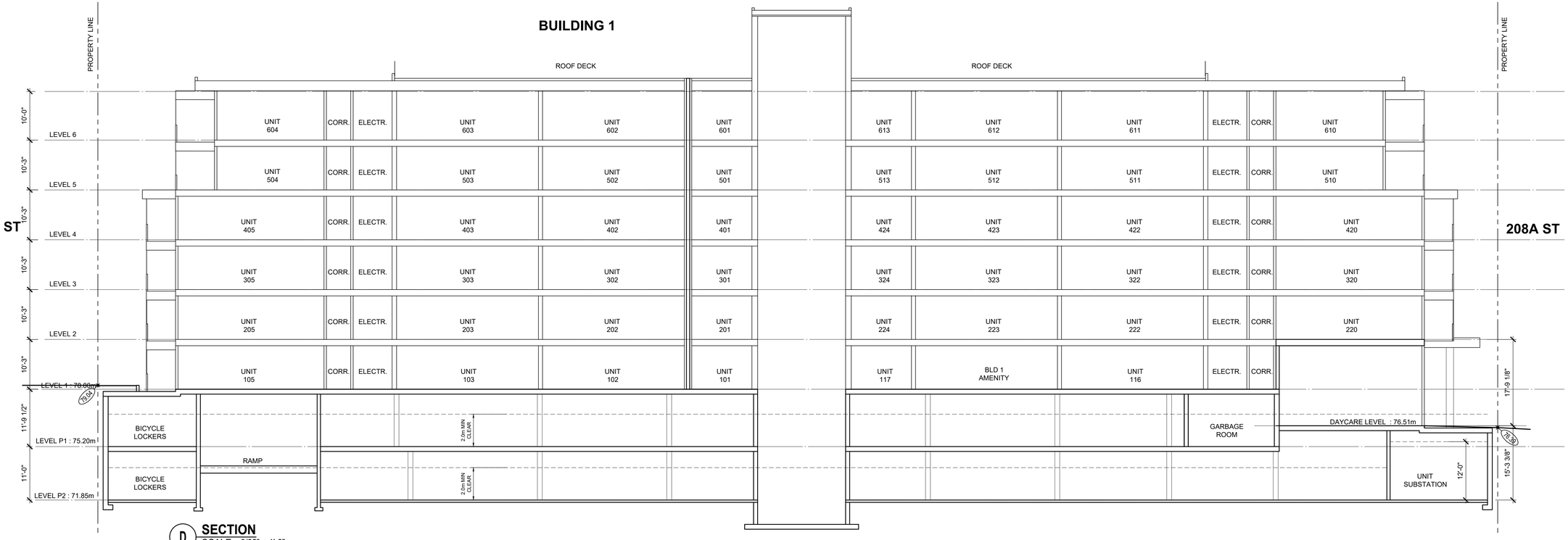
Plotted: September 26, 2024 at 11:13:44am by Panagiota Nicurta

BUILDING 1



C **SECTION**
SCALE: 3/32" = 1'-0"

BUILDING 1



D **SECTION**
SCALE: 3/32" = 1'-0"

LOT A

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1	2024-09-25 ISSUED FOR RZ/DP

REVISIONS

CONSULTANT

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HAYER BUILDERS GROUP

PROJECT
"BLANCO" APARTMENT DEVELOPMENT
7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
SECTIONS

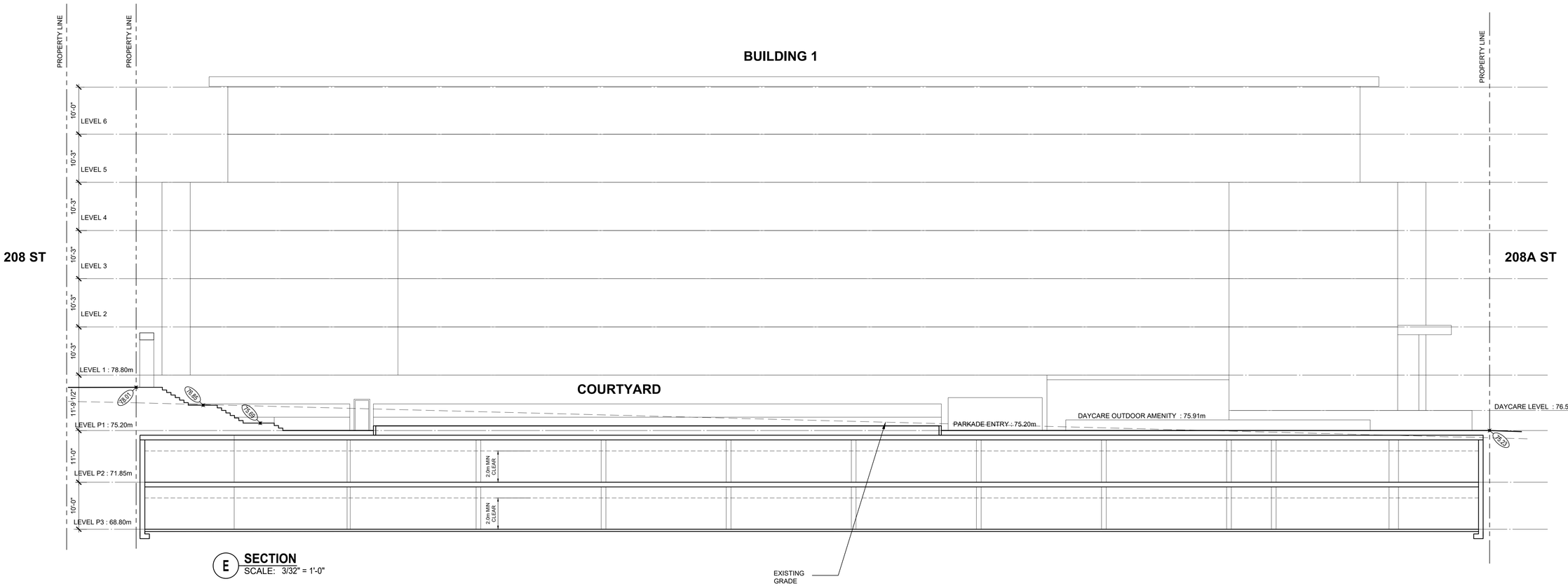
DATE **2024.05.23** FILE NO.
DWN. **PN**
CHK. **CH** **2406A**

REGISTERED ARCHITECT JOHN A. HOGAN BRITISH COLUMBIA
2024-09-26
SEAL

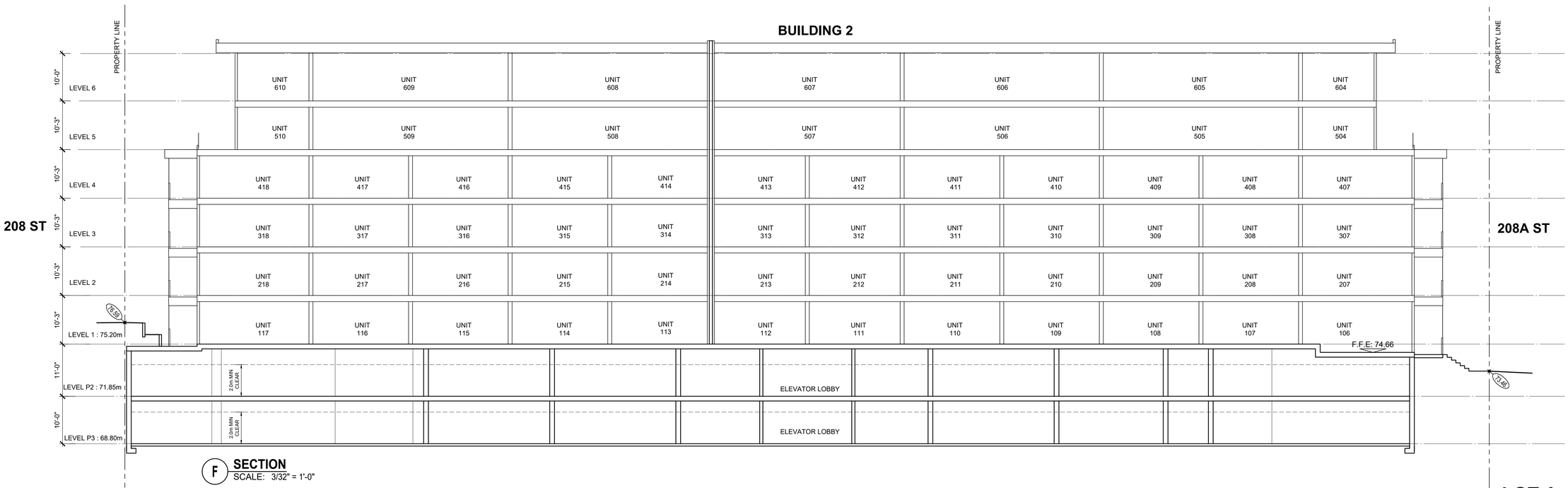
SHEET NO.
DP-3.02

File: Z:\2024 Projects\2406A - Hayer - Apartment - 7320 208 Street TA\4p drawings\2406A_SECTIONS.dwg - Layout: DP-3.02

Plotted: September 26, 2024 at 11:12:36am by Panagiota Nicorta



E **SECTION**
SCALE: 3/32" = 1'-0"



F **SECTION**
SCALE: 3/32" = 1'-0"

File: Z:\2024 Projects\2406A - Hayer - Apartment - 7320 208 Street TA\dp drawings\2406A_SECTIONS.dwg - Layout: DP-3.03

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PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
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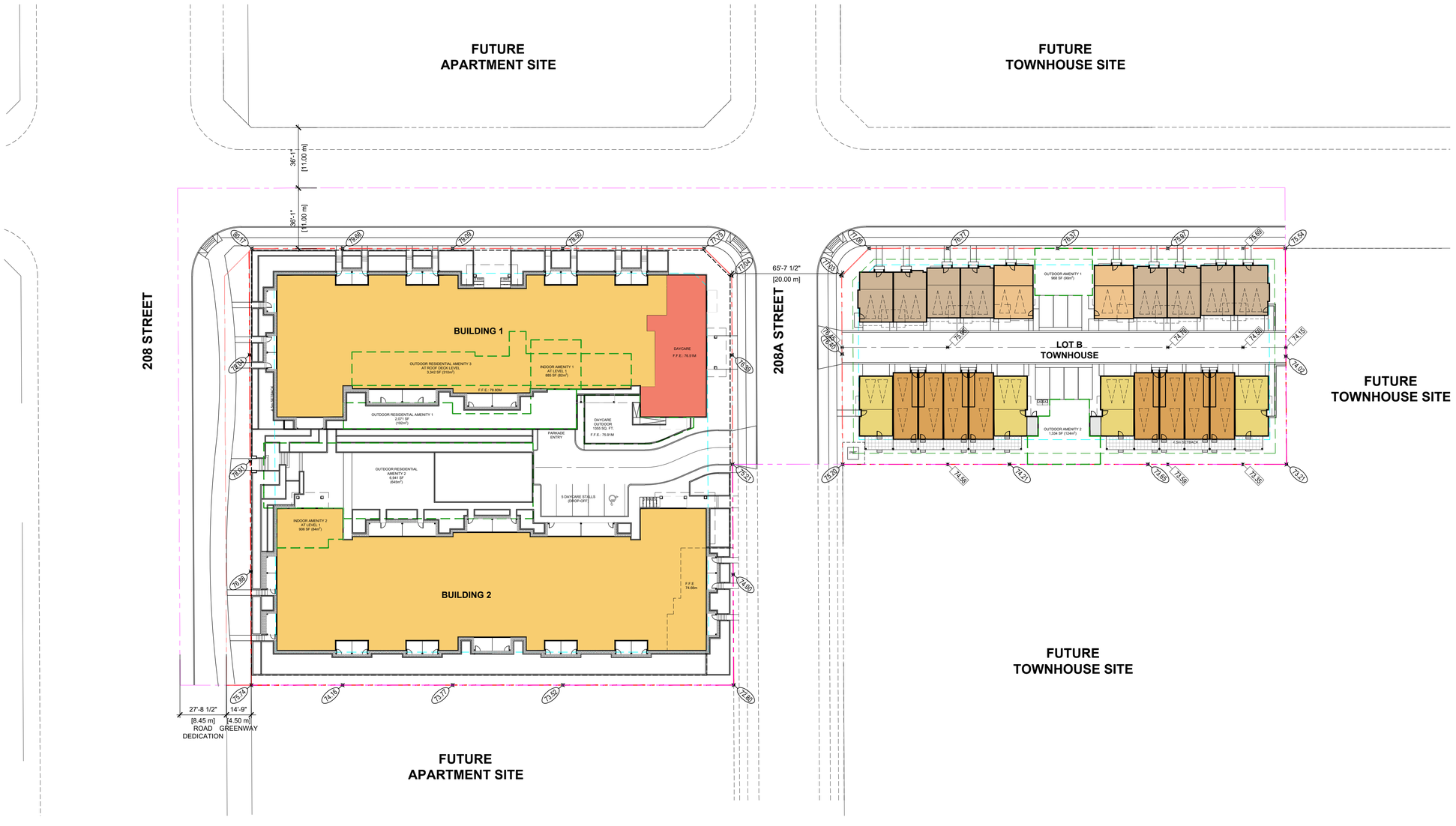
DRAWING TITLE
SECTIONS

DATE **2024.05.23** FILE NO.
DWN. **PN**
CHK. **CH** **2406A**

REGISTERED ARCHITECT
ALAIN A. HAYER
BRITISH COLUMBIA
2024-09-26
SEAL

SHEET NO.
DP-3.03

Plotted: September 25, 2024 at 2:21:17pm by Panagiota Nicuta



OVERALL SITE DATA

LOT AREAS:

GROSS LOT AREA:	152,431 sq.ft. (3.50 AC) = 1.42 ha
LOT A NET AREA:	74,820 sq.ft. (1.72 AC) = 0.69 ha
LOT B NET AREA:	33,981 sq.ft. (0.78 AC) = 0.32 ha
GREENWAY DEDICATION:	3,713 sq.ft. (0.09 AC) = 0.04 ha
ROAD DEDICATION:	39,927 sq.ft. (0.91 AC) = 0.37 ha

NORTH

OVERALL SITE PLAN

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

LOT B

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PROJECT
"ATLAS" TOWNHOME DEVELOPMENT
7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
OVERALL SITE PLAN

DATE	2024.05.23	FILE NO.	
DWN.	PN		2406B
CHK.	CH		

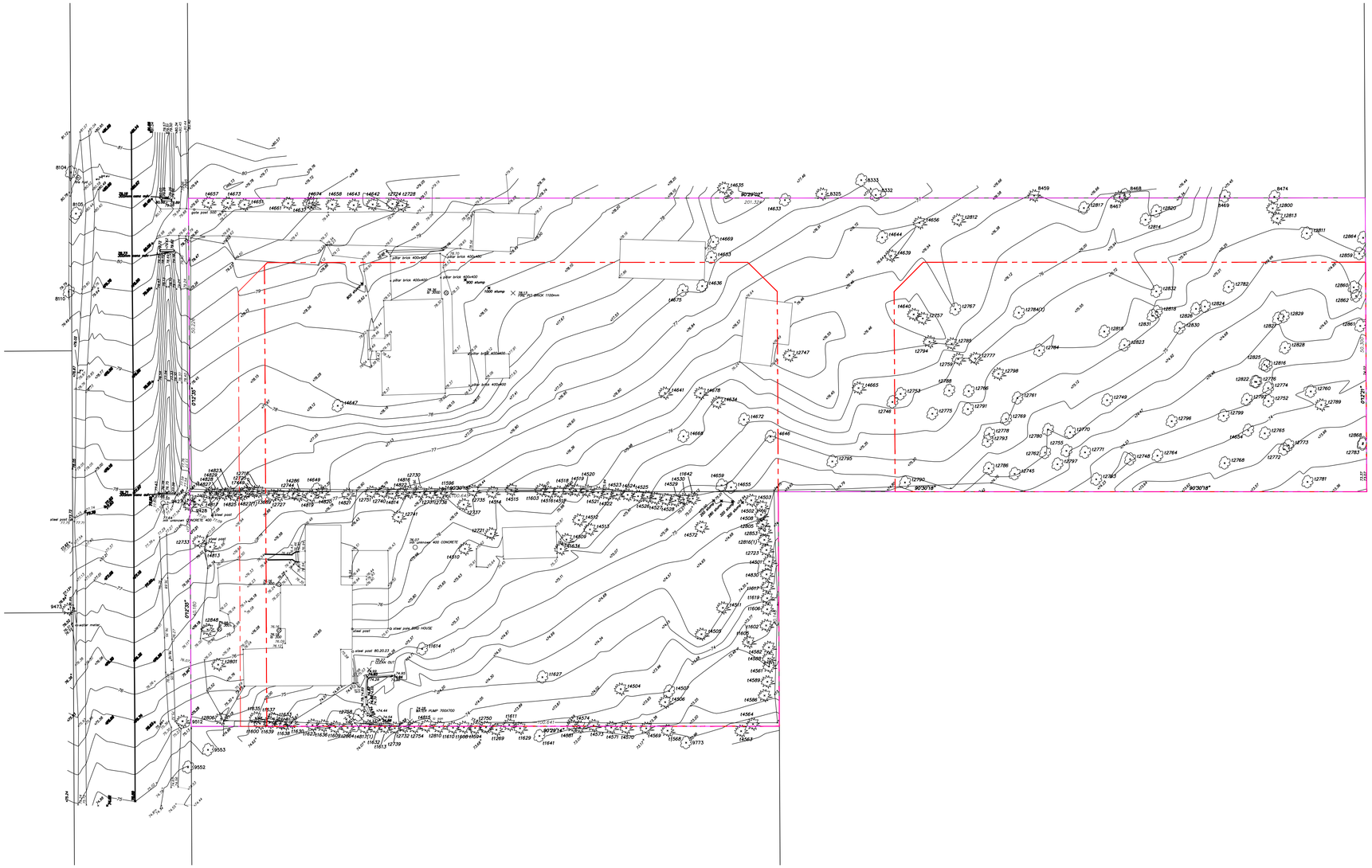
REGISTERED ARCHITECT
COLIN A. HOGAN
BRITISH COLUMBIA
2024-09-26

SEAL

SHEET NO.
DP-0.01

File: Z:\2024 Projects\2406B - Hayer - Townhouse - 7320 208 Street ToL\dp drawings\2406_OVERALL SITE PLAN.dwg - Layout: DP-0.01

Plotted: September 25, 2024 at 2:22:42pm by Panagiota Nicuta



File: Z:\2024 Projects\2406B - Hayer - Townhouse - 7320 208 Street TOL\0p drawings\2406B_SITE PLAN.dwg - Layout: DP-0.02

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PROJECT
"ATLAS" TOWNHOME DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
SITE SURVEY

DATE	2024.05.23	FILE NO.	
DWN.	PN		2406B
CHK.	CH		

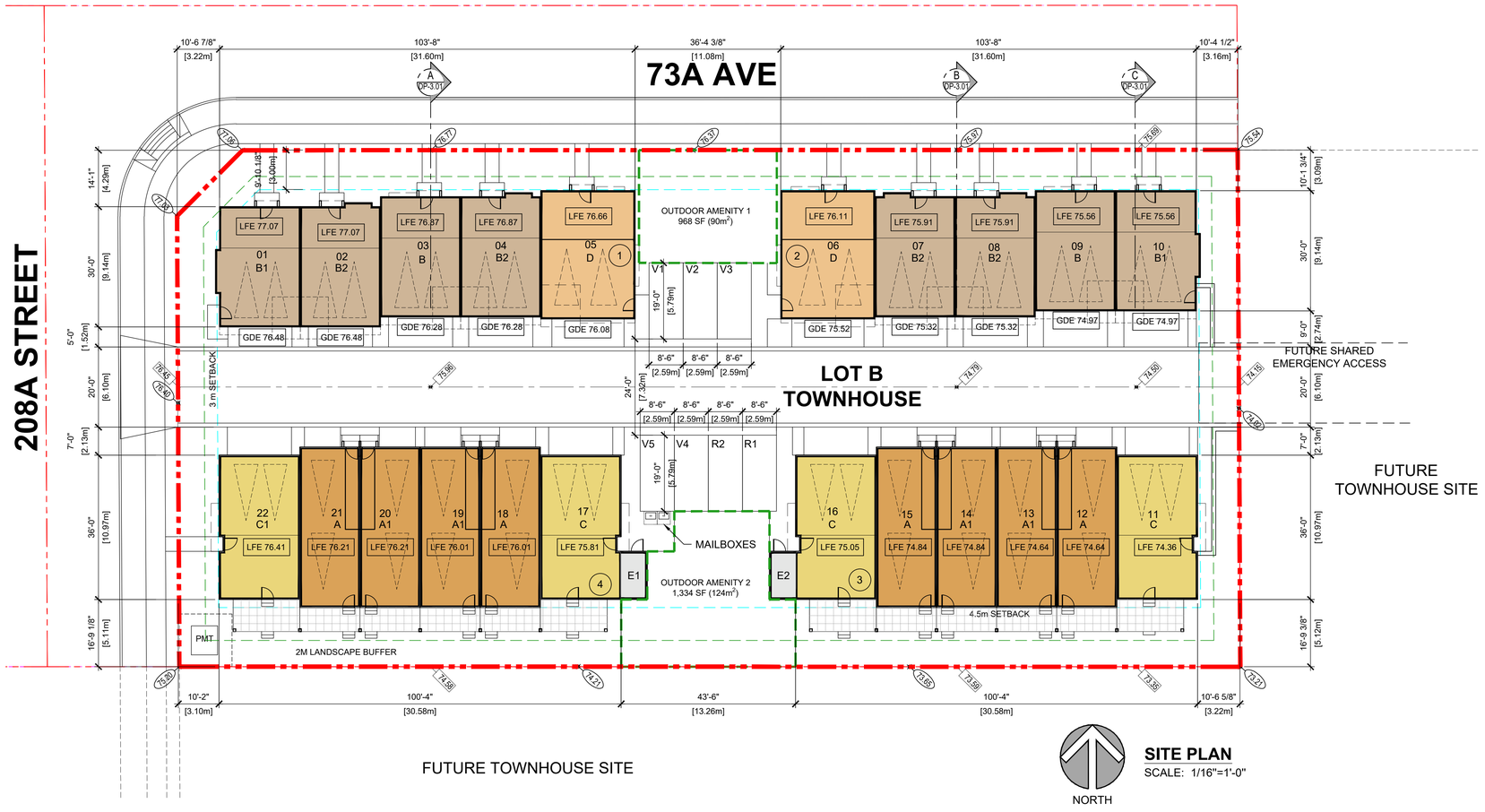
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BRITISH COLUMBIA

2024-09-26

SEAL

SHEET NO.
DP-0.02

Plotted: September 25, 2024 at 2:22:19pm by Panagiota Nicuta



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

LOT COVERAGE SUMMARY

BLDG	# OF UNITS	LOT COVERAGE			
1	5	3,474.3	sq.ft.	322.8	m²
2	5	3,474.3	sq.ft.	322.8	m²
3	6	4,631.7	sq.ft.	430.3	m²
4	6	4,631.7	sq.ft.	430.3	m²
TOTAL	**22**	16,212.0	sq.ft.	1,506.2	m²

TOWNHOUSE FLOOR AREA SUMMARY

UNIT TYPE	# of UNITS	GARAGE	LOWER*	MAIN	UPPER	UNIT TOTALS		SITE TOTALS	
A	4	474 sq.ft.	126 sq.ft.	607 sq.ft.	614 sq.ft.	1,347 sq.ft.	125.1 m²	5,388 sq.ft.	500.6 m²
A1	4	474 sq.ft.	126 sq.ft.	607 sq.ft.	606 sq.ft.	1,339 sq.ft.	124.4 m²	5,356 sq.ft.	497.6 m²
B	2	413 sq.ft.	187 sq.ft.	586 sq.ft.	653 sq.ft.	1,426 sq.ft.	132.5 m²	2,852 sq.ft.	265.0 m²
B1	2	449 sq.ft.	167 sq.ft.	603 sq.ft.	651 sq.ft.	1,421 sq.ft.	132.0 m²	2,842 sq.ft.	264.0 m²
B2	4	413 sq.ft.	194 sq.ft.	580 sq.ft.	640 sq.ft.	1,414 sq.ft.	131.4 m²	5,656 sq.ft.	525.5 m²
C	3	408 sq.ft.	314 sq.ft.	764 sq.ft.	764 sq.ft.	1,842 sq.ft.	171.1 m²	5,526 sq.ft.	513.4 m²
C1	1	408 sq.ft.	314 sq.ft.	764 sq.ft.	764 sq.ft.	1,842 sq.ft.	171.1 m²	1,842 sq.ft.	171.1 m²
D	2	482 sq.ft.	270 sq.ft.	705 sq.ft.	789 sq.ft.	1,764 sq.ft.	163.9 m²	3,528 sq.ft.	327.8 m²
TOTAL	22					**EXCLUDING GARAGES**		32,990 sq.ft.	3,064.9 m²
				GARAGE TOTAL:	32,663 sq.ft.	**INCLUDING GARAGES**		65,653 sq.ft.	6,099.4 m²

SITE RECONCILIATION - LOT B

LEGAL DESCRIPTION: LOT 5, SECTION 14, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP1612
LOT 43, SECTION 24, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP45250

CIVIC ADDRESS: 7320, 7290 208TH STREET, LANGLEY, BC

ZONING INFORMATION:

SMITH NEIGHBOURHOOD PLAN
EXISTING LAND USE: RESIDENTIAL (SINGLE FAMILY)
PROPOSED LAND USE: TOWNHOUSE A (16-22 UPA)

ZONE: EXISTING: SR-2
PROPOSED: CD

LOT AREA: GROSS LOT AREA 49,098.7 sq.ft. / 4,561.4 m² / 1.12 Ac. / 0.45 Ha.
ROAD DEDICATION: - 15,111.4 sq.ft / 1,403.9 m² / 0.35 Ac. / 0.14 Ha.
NET SITE AREA 33,987.3 sq.ft. / 3,157.5 m² / 0.78 Ac. / 0.32 Ha.

SETBACKS: REQUIRED: SEE CD BYLAW
PROPOSED: NORTH (73A AVE) 3.00 m
EAST 3.00 m
SOUTH 4.50 m
WEST (208A ST) 3.00 m

LOT DENSITY:
PERMITTED: 16-22 UPA ON GROSS LAND AREA
PROPOSED (GROSS PER NCP): 22 UNITS / 1.12ac = 19.6 UPA
PROPOSED (NET): 22 UNITS / 0.78 ac = 28.2 upa

LOT COVERAGE: PERMITTED: 50%
PROPOSED: 1,506.2 M² / 3,157.5 M² = 47.7%

BUILDING HEIGHT: PERMITTED: 3 STOREY
PROPOSED: 3 STOREY

AGE FRIENDLY AMENITY SPACE:
REQUIRED: 22 x 6m²/UNIT = 132 m²
PROPOSED: 214 m² **(SEE AFAA WORKSHEET)**

ADAPTABLE HOUSING:
REQUIRED: 22 UNITS x 5% = 1.1 UNITS
PROPOSED: 2 UNITS (UNIT D)

TANDEM UNITS:
TANDEM MAXIMUM: 40%
TANDEM PROVIDED: 8 UNITS / 22 UNITS = 36.4%

PARKING:
RESIDENT REQUIRED: 14 DOUBLE CAR UNITS x 2.0/UNIT = 28 STALLS
8 TANDEM UNITS X 2.3/UNIT = 18.4 STALLS
VISITOR REQUIRED: 22 UNITS X 0.2 /UNIT = 4.4 STALLS
TOTAL PARKING REQUIRED: 50.8 STALLS

PARKING PROVIDED: IN GARAGES: 44 STALLS
SURFACE: 7 STALLS
TOTAL: 51 STALLS

EV CHARGING: ONE LEVEL 2 CHARGING STATION TO BE PROVIDED FOR EACH UNIT IN GARAGE

LOT B

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CONSULTANT

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HAYER BUILDERS GROUP

PROJECT
"ATLAS" TOWNHOME DEVELOPMENT
7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
TOWNHOUSE SITE PLAN

DATE **2024.05.23** FILE NO.
DWN. **PN/DW**
CHK. **CH** **2406B**

REGISTERED ARCHITECT JOHN A. HOGAN BRITISH COLUMBIA
2024-09-26

SEAL

SHEET NO.
DP-0.03

File: Z:\2024 Projects\2406B - Hayer - Townhouse - 7320 208 Street ToL\dp drawings\2406B_SITE PLAN.dwg - Layout: DP-0.03

Plotted: September 25, 2024 at 2:21:50pm by Panagiota Nicolla



1 **STREETSCAPE 73A AVE.**
SCALE: 3/32" = 1'-0"



2 **STREETSCAPE 208A AVE.**
SCALE: 3/32" = 1'-0"

LOT B

File: Z:\2024 Projects\24068 - Hayer - Townhouse - 7320 208 Street Tol\dp drawings\24068_STREETSCAPES.dwg - Layout: DP-0.04

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"ATLAS" TOWNHOME DEVELOPMENT
7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
STREETSCAPE

DATE **2024.05.23** FILE NO.
DWN. **DW**
CHK. **CH** **2406B**

REGISTERED ARCHITECT
ALLEN A. HOGAN
BRITISH COLUMBIA

2024-09-26

SEAL

SHEET NO.
DP-0.04



1 **SOUTH PROPERTY LINE**
SCALE: 3/32" = 1'-0"



2 **EAST PROPERTY LINE**
SCALE: 3/32" = 1'-0"

LOT B

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"ATLAS" TOWNHOME DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
STREETSCAPE

DATE **2024.05.23** FILE NO.
DWN. **PN**
CHK. **CH** **2406B**

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JOHN A. HOGAN
BRITISH COLUMBIA

2024-09-26

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SHEET NO.
DP-0.05

Plotted: September 25, 2024 at 2:21:30pm by Panagiota Nkoutra
File: Z:\2024 Projects\2406B - Hayer - Townhouse - 7320 208 Street Tol\dp drawings\2406B_STREETSCAPES.dwg - Layout: DP-0.05



COLOUR SCHEME:

A **Roof Shingles:**
Pabco Premier Laminated Shingle
'Antique Black'

B **Horizontal Siding:**
(Cement board siding on street facing sides.)
James Hardie 'Arctic White'
Gentek 'Snow White'

C **Horizontal Siding:**
(Cement board siding on street facing sides.)
James Hardie 'Night Gray'
Gentek 'Midnight Surf'

D **Horizontal Siding:**
IXL
Mac Metal Architecture 'Cork'

E **Trim 1:**
James Hardie 'Arctic White'

F **Trim 2:**
James Hardie 'Night Gray'

G **Smooth Panel 1:**
James Hardie 'Arctic White'

H **Smooth Panel 2:**
James Hardie 'Night Gray'

I **Fascia Boards, Gutters:**
Benjamin Moore 'Snow White'
OC-66

J **Fascia Boards, Gutters:**
Benjamin Moore 'Charcoal Slate'
HC-178

K **Window Frames:**
White

L **Entry Doors:**
Wood colour

M **Metal Railing:**
Black

N **Garage Doors:**
White

LOT B

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PROJECT
"ATLAS" TOWNHOME DEVELOPMENT
7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME

DATE **2024.05.23** FILE NO.
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DARWIN A. HAYER
BRITISH COLUMBIA
2024-09-26

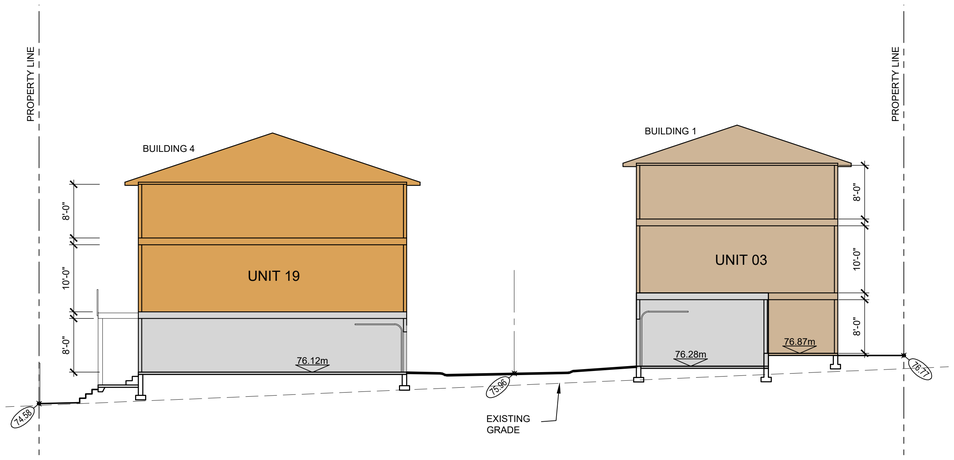
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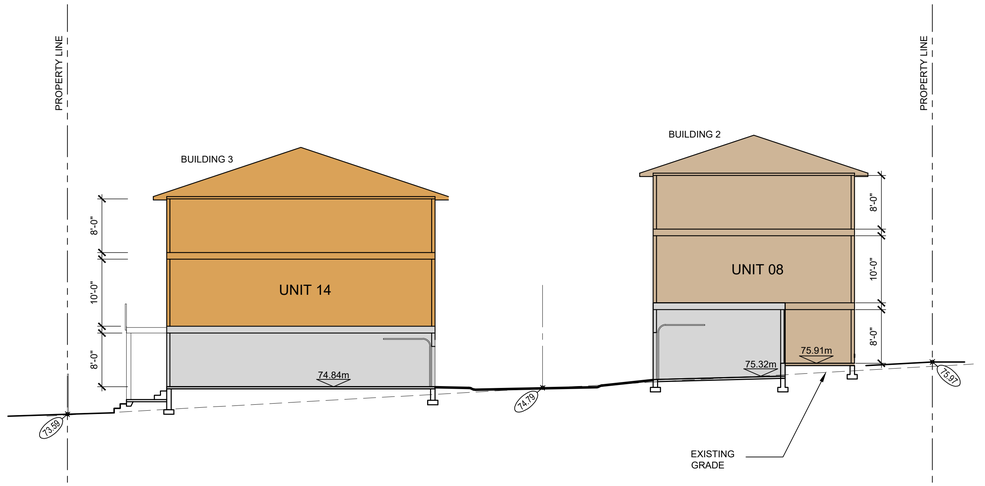
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File: Z:\2024 Projects\2406B - Hayer - Townhouse - 7320 208 Street Tol.dp drawings\2406B Colour Scheme.dwg - Layout: DP-0.06

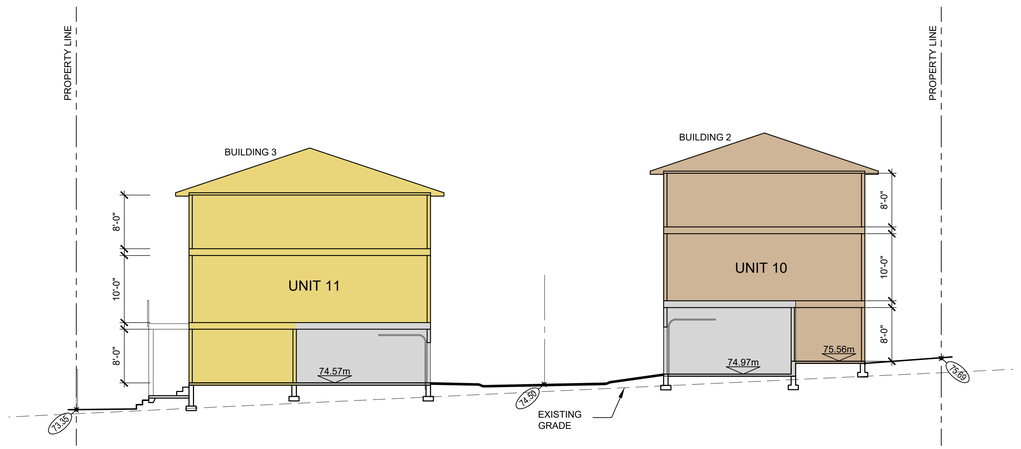
Plotted: September 25, 2024 at 2:23:04pm by Panagiota Nicolla



1 **SECTION A**
SCALE: 3/32" = 1'-0"



2 **SECTION B**
SCALE: 3/32" = 1'-0"



3 **SECTION C**
SCALE: 3/32" = 1'-0"

LOT B

File: Z:\2024 Projects\2406B - Hayer - Townhouse - 7320 208 Street Tol.Up drawings\2406B_SECTIONS.dwg - Layout: DP-0.07

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DRAWING TITLE
SECTIONS

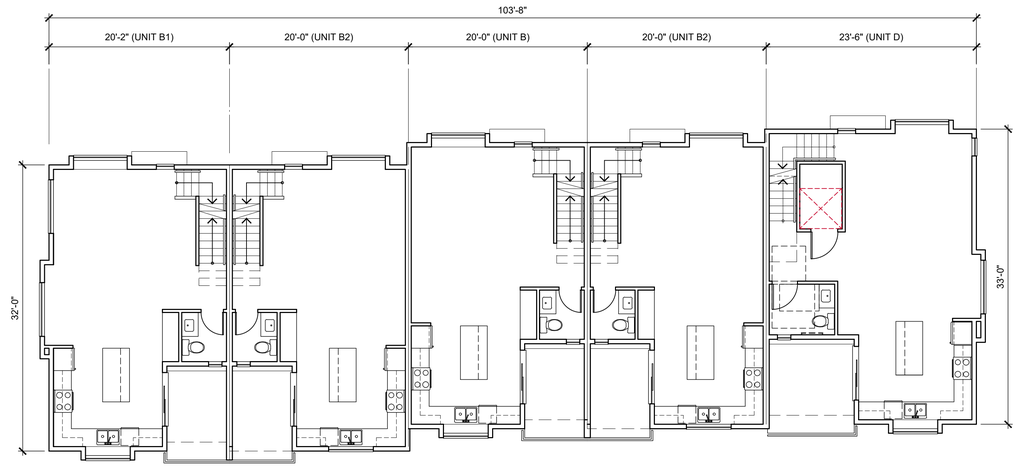
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DWN.	PN		2406B
CHK.	CH		

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BRITISH COLUMBIA

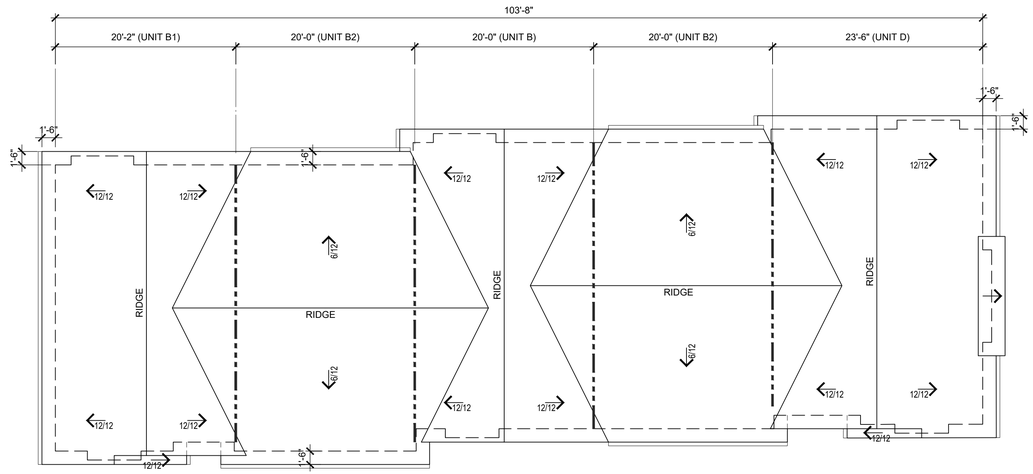
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DP-0.07

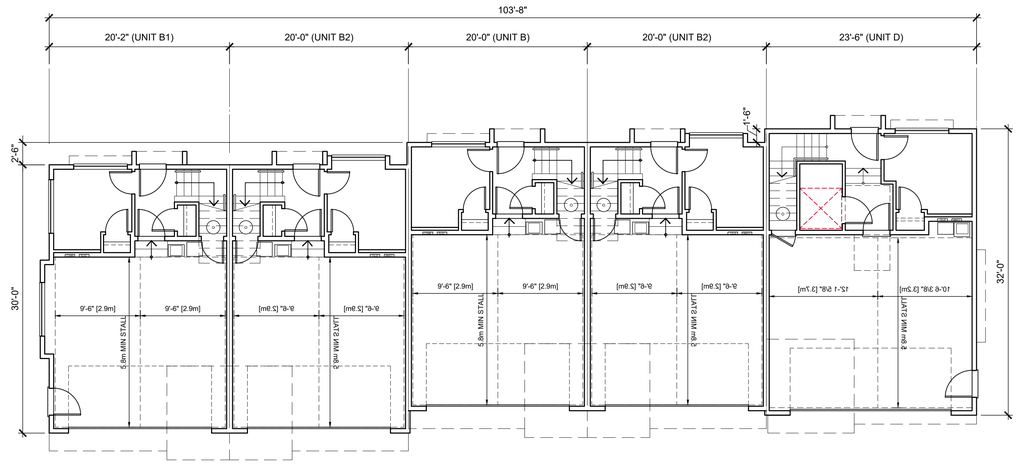
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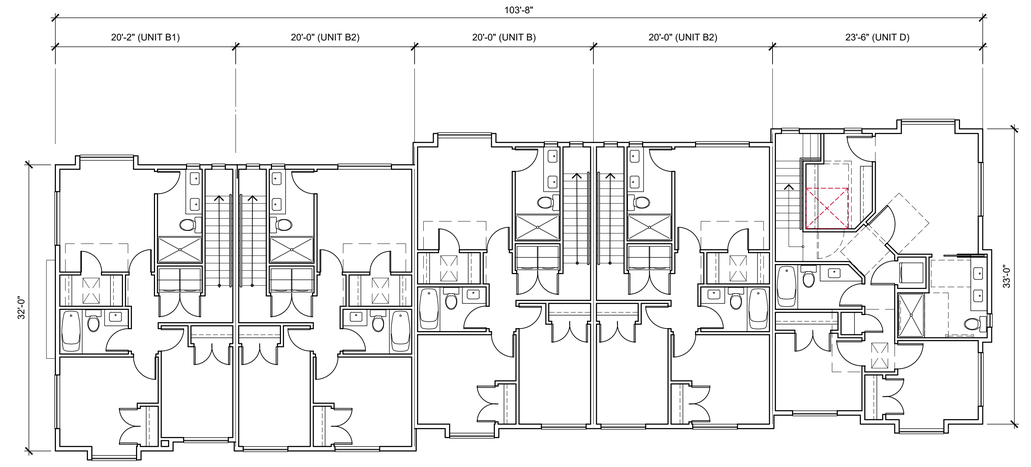
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

LOT B

File: Z:\2024 Projects\24088 - Hayer - Townhouses - 7320 208 Street ToL\dp drawings\Building Plans\24088 building 1 plan.dwg - Layout: DP-1.01

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PROJECT
"ATLAS" TOWNHOME DEVELOPMENT

7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE

BUILDING 1 PLANS

DATE	2024.05.23	FILE NO.	
DWN.	PN/DW		2406B
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BRITISH COLUMBIA

2024-09-26

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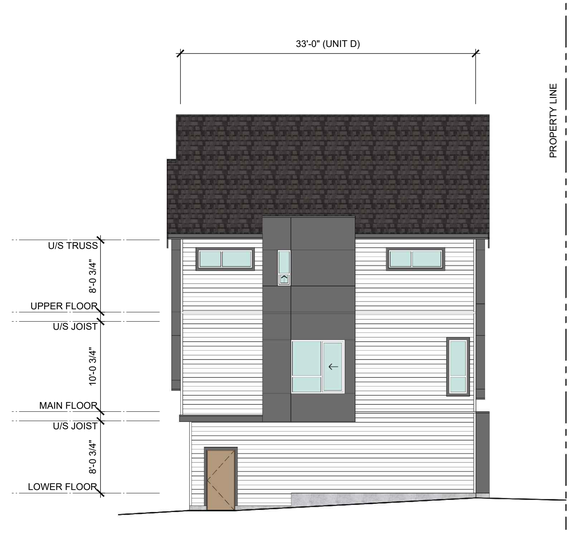
NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIAL LEGEND:

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDIE PLANK SIDING ON STREET FACING SIDES, VINYL ON ALL OTHERS)
3. SMOOTH CEMENT BOARD PANEL (HARDIE). INSTALL W/ BUTT JOINTS AT FASCIAS AND "EZ-TRIM" AT WALLS (COLOUR MATCHED TO WALL COLOUR)
4. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
5. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
6. SEALED DOUBLE GLAZED P.V.C. WINDOW
7. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
8. ENTRY DOOR
9. OVERHEAD GARAGE DOOR
10. WOOD COLUMN. CLAD W/ CEMENT BOARD PANEL (HARDIE OR EQUAL).
11. PREFINISHED METAL THROUGH WALL FLASHING
12. 1070 mm HIGH METAL RAILING
13. 2x4 TRIM
14. PRIVACY WALL
15. 2X10 PAINTED WOOD TRIM C/W METAL FLASHING
16. ENTRY CANOPY

LOT B

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1	2024-09-25 ISSUED FOR RZ/DP

REVISIONS

CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
"ATLAS" TOWNHOME DEVELOPMENT
7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
BLDG 1 ELEVATIONS

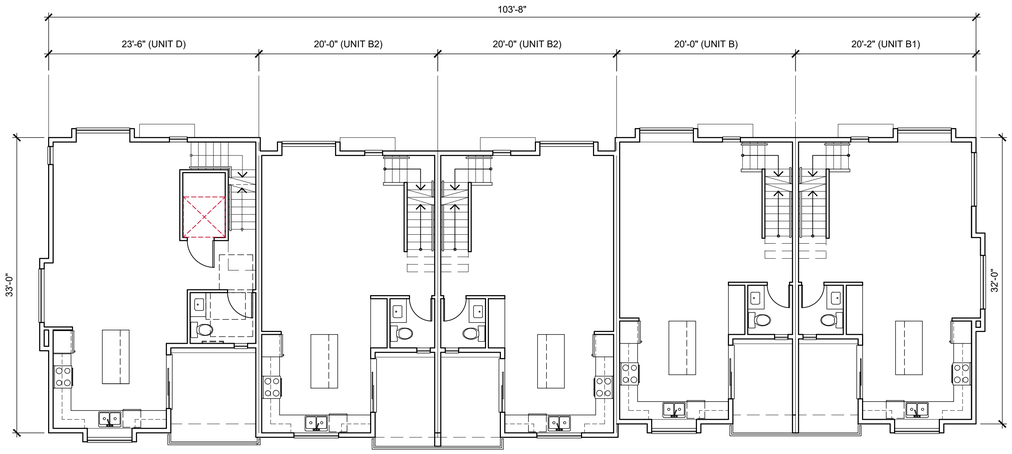
DATE **2024.05.23** FILE NO.
DWN. **DW**
CHK. **CH** **2406B**

REGISTERED ARCHITECT JOHN A. HOLLAM BRITISH COLUMBIA
2024-09-26
SEAL

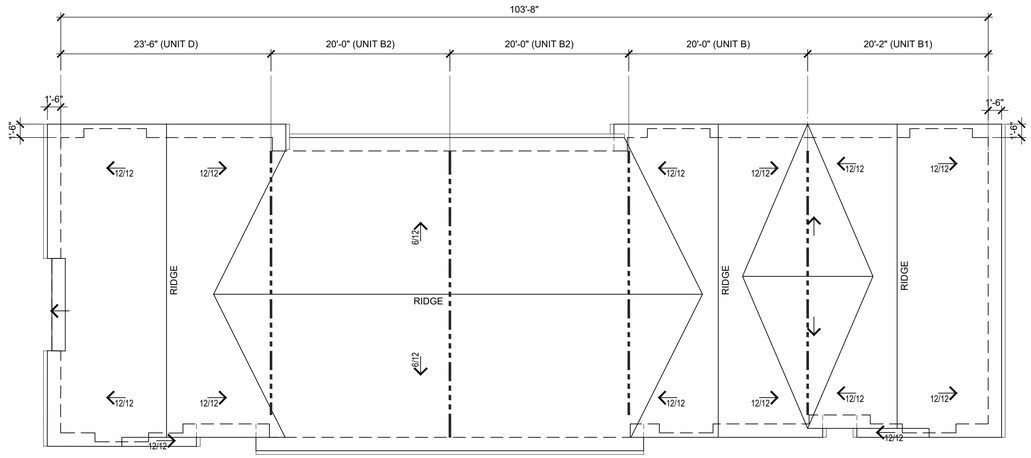
SHEET NO.
DP-1.02

File: Z:\2024 Projects\2406B - Hayer - Townhouse - 7320 208 Street Tot.Up drawings\Building Elevations\2406B_Bldg 1 Elevations.dwg - Layout: DP-1.02

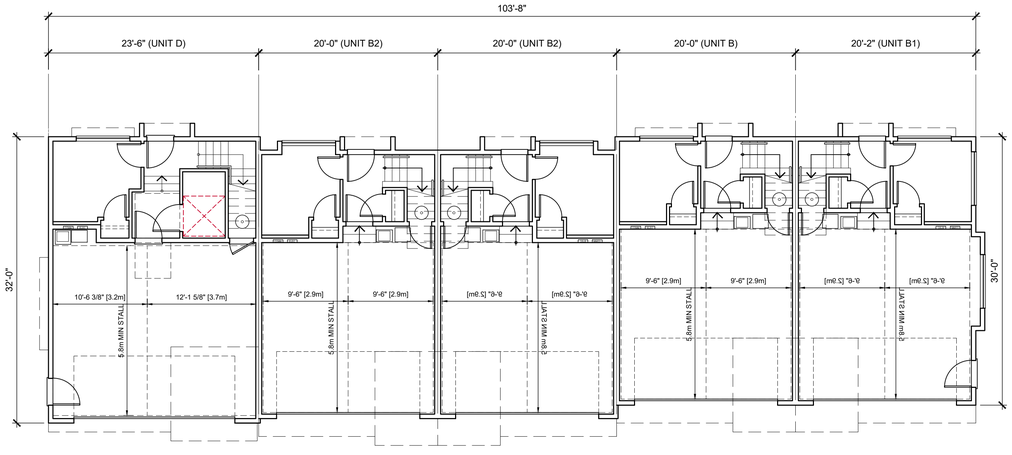
Plotted: September 25, 2024 at 2:22:12pm by Panagiota Nicurita



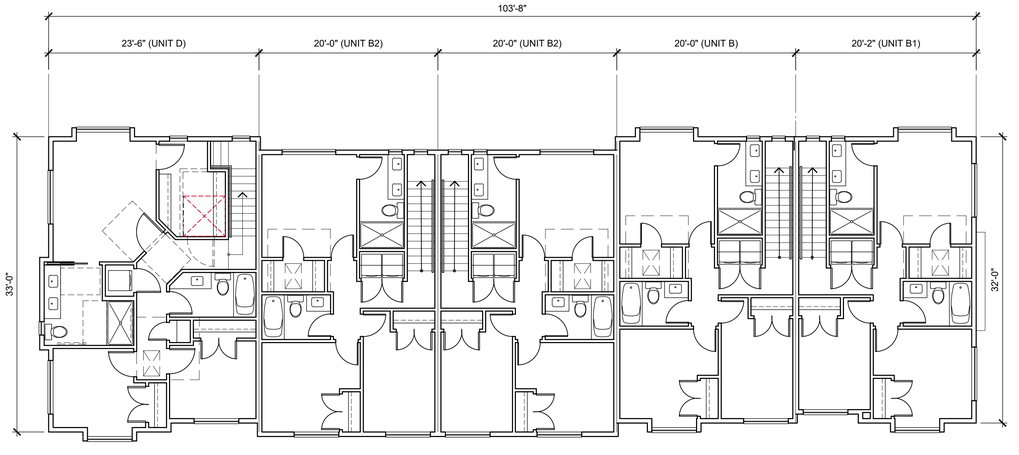
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

LOT B

File: Z:\2024 Projects\24088 - Hayer - Townhouse - 7320 208 Street ToL\dp drawings\Building Plans\24088 building 2 plan.dwg - Layout: DP-2.01

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REVISIONS

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HAYER BUILDERS GROUP

PROJECT
"ATLAS" TOWNHOME DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
BUILDING 2 PLANS

DATE **2024.05.23** FILE NO.
DWN. **PN**
CHK. **CH** **2406B**

REGISTERED ARCHITECT
JOHN A. HOGAN
BRITISH COLUMBIA

2024-09-26

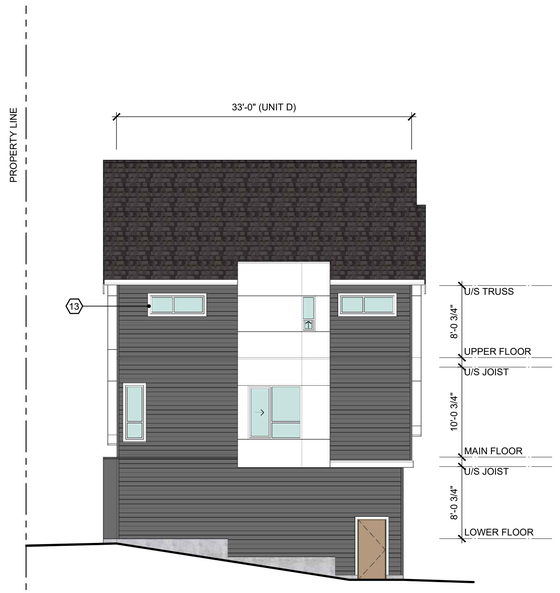
SEAL

SHEET NO.
DP-2.01

Plotted: September 25, 2024 at 2:22:51pm by Panagiota Nicurita



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



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



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



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

ELEVATION MATERIAL LEGEND:

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDIE PLANK SIDING ON STREET FACING SIDES, VINYL ON ALL OTHERS)
3. SMOOTH CEMENT BOARD PANEL (HARDIE). INSTALL W/ BUTT JOINTS AT FASCIAS AND "EZ-TRIM" AT WALLS (COLOUR MATCHED TO WALL COLOUR)
4. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
5. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
6. SEALED DOUBLE GLAZED P.V.C. WINDOW
7. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
8. ENTRY DOOR
9. OVERHEAD GARAGE DOOR
10. WOOD COLUMN, CLAD W/ CEMENT BOARD PANEL (HARDIE OR EQUAL).
11. PREFINISHED METAL THROUGH WALL FLASHING
12. 1070 mm HIGH METAL RAILING
13. 2x4 TRIM
14. PRIVACY WALL
15. 2X10 PAINTED WOOD TRIM C/W METAL FLASHING
16. ENTRY CANOPY

LOT B

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HAYER BUILDERS GROUP

PROJECT
"ATLAS" TOWNHOME DEVELOPMENT
7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
BLDG 2 ELEVATIONS

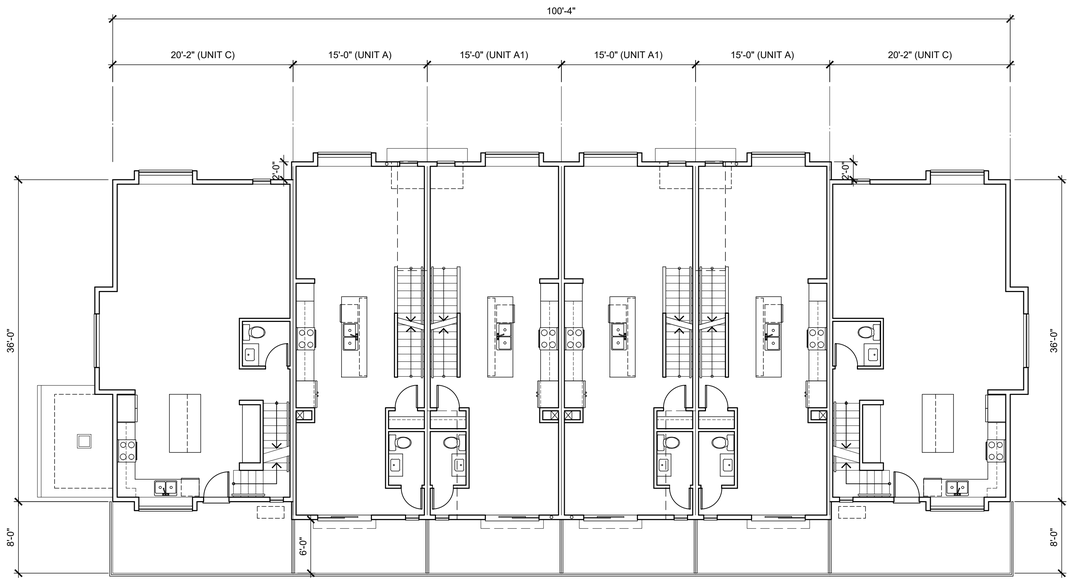
DATE **2024.05.23** FILE NO.
DWN. **DW**
CHK. **CH** **2406B**

REGISTERED ARCHITECT JOHN A. HOGAN BRITISH COLUMBIA
2024-09-26
SEAL

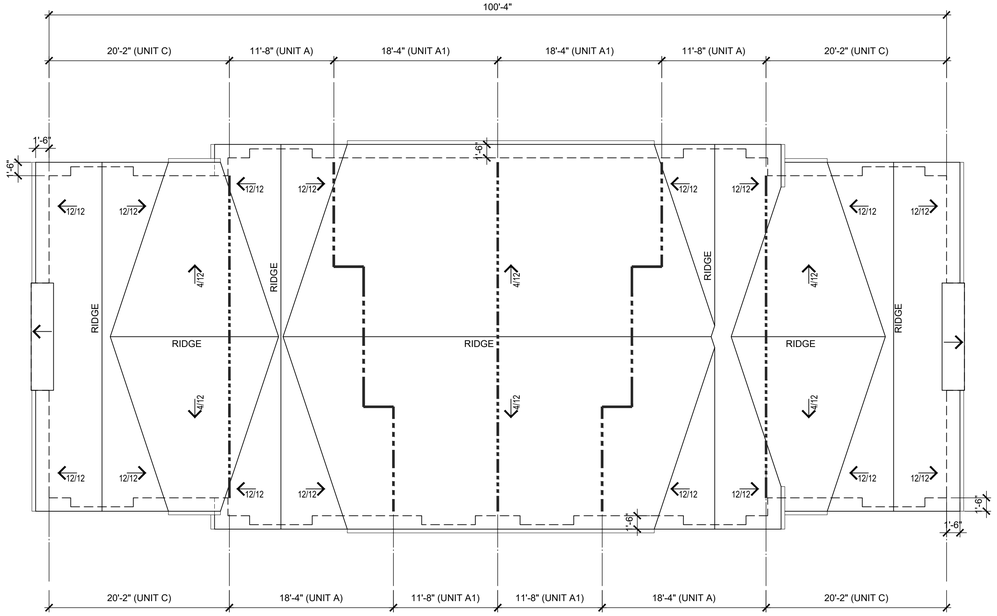
SHEET NO.
DP-2.02

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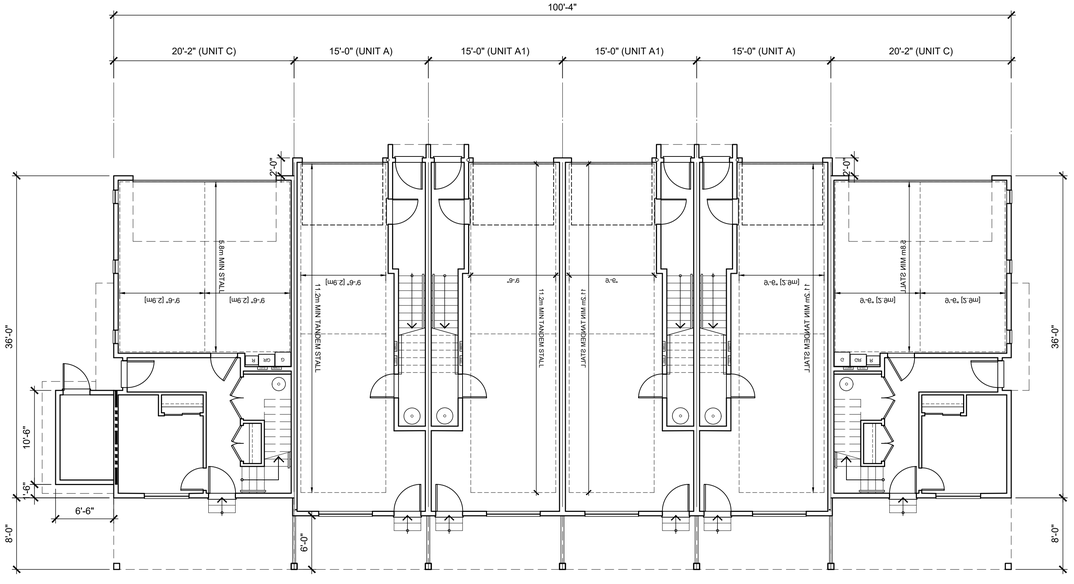
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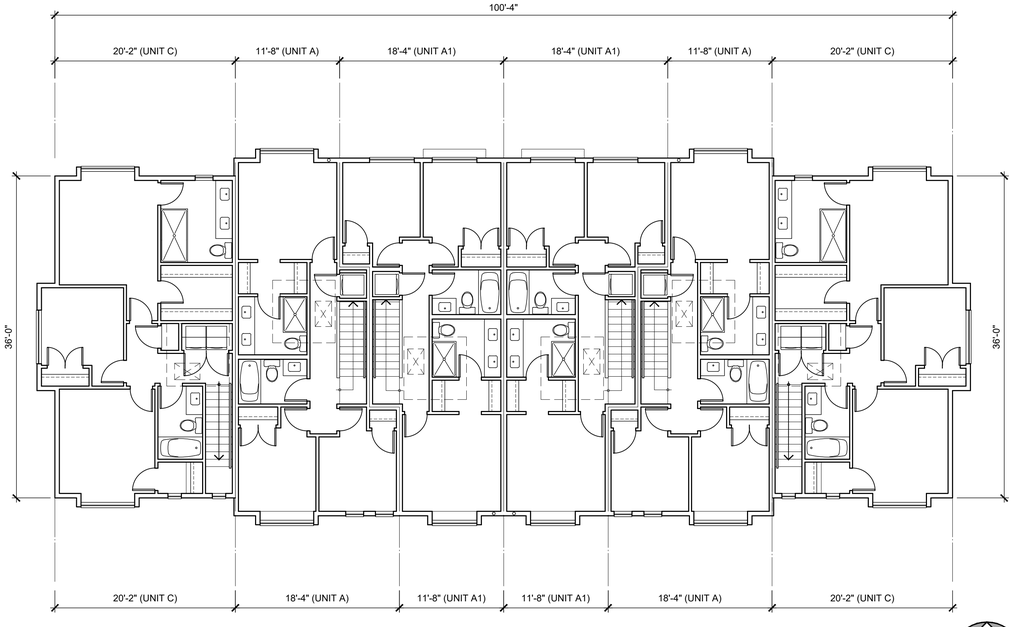
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

LOT B

File: Z:\2024 Projects\24068 - Hayer - Townhouse - 7320 208 Street Tot\Up drawings\Building Plans\24068 building 3 plan.dwg - Layout: DP-3.01

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PROJECT
"ATLAS" TOWNHOME DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
BUILDING 3 PLANS

DATE **2024.05.23** FILE NO.
DWN. **DW**
CHK. **CH** **2406B**

REGISTERED ARCHITECT
COLIN A. HOGAN
BRITISH COLUMBIA

2024-09-26

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SHEET NO.
DP-3.01

Plotted: September 25, 2024 at 2:22:35pm by Panagiota Nicuta



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



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



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



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

ELEVATION MATERIAL LEGEND:

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDIE PLANK SIDING ON STREET FACING SIDES, VINYL ON ALL OTHERS)
3. SMOOTH CEMENT BOARD PANEL (HARDIE). INSTALL W/ BUTT JOINTS AT FASCIAS AND "EZ-TRIM" AT WALLS (COLOUR MATCHED TO WALL COLOUR)
4. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
5. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
6. SEALED DOUBLE GLAZED P.V.C. WINDOW
7. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
8. ENTRY DOOR
9. OVERHEAD GARAGE DOOR
10. WOOD COLUMN, CLAD W/ CEMENT BOARD PANEL (HARDIE OR EQUAL).
11. PREFINISHED METAL THROUGH WALL FLASHING
12. 1070 mm HIGH METAL RAILING
13. 2x4 TRIM
14. PRIVACY WALL
15. 2X10 PAINTED WOOD TRIM C/W METAL FLASHING
16. ENTRY CANOPY

LOT B

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PROJECT
"ATLAS" TOWNHOME DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
BLDG 3 ELEVATIONS

DATE **2024.05.23** FILE NO.
DWN. **DW**
CHK. **CH** **2406B**

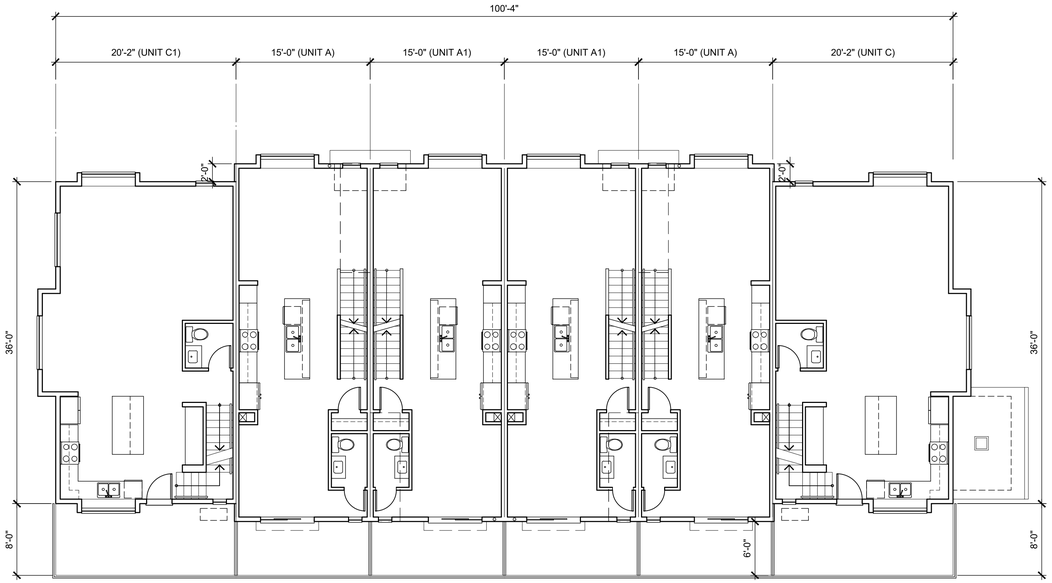
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2024-09-26
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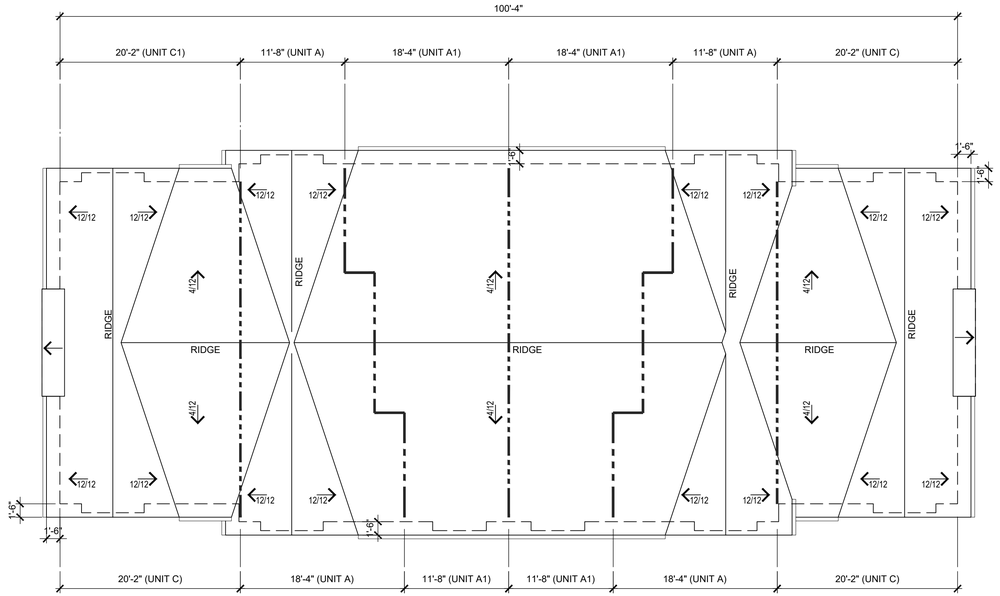
SHEET NO.
DP-3.02

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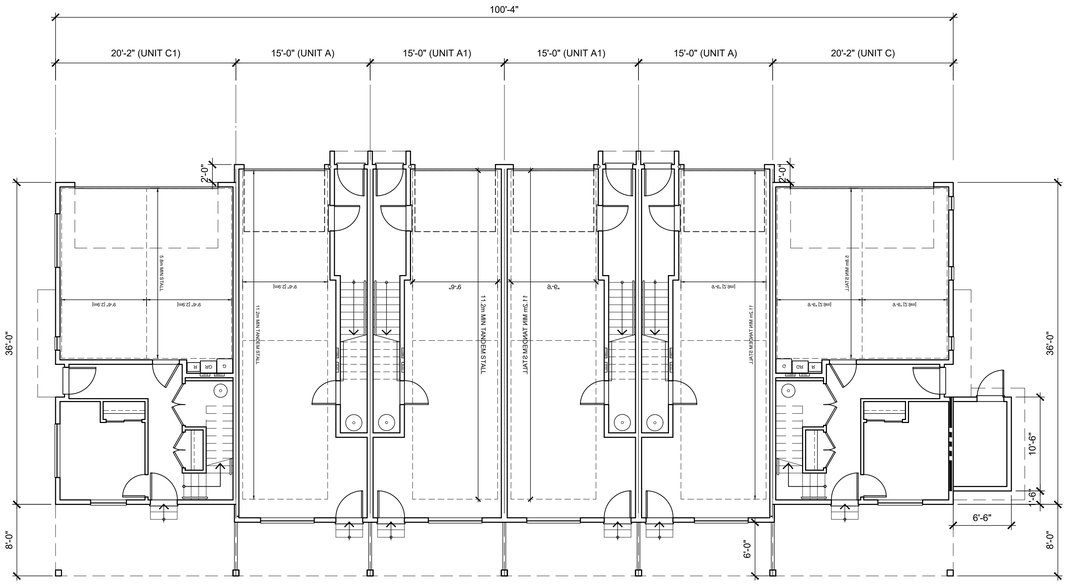
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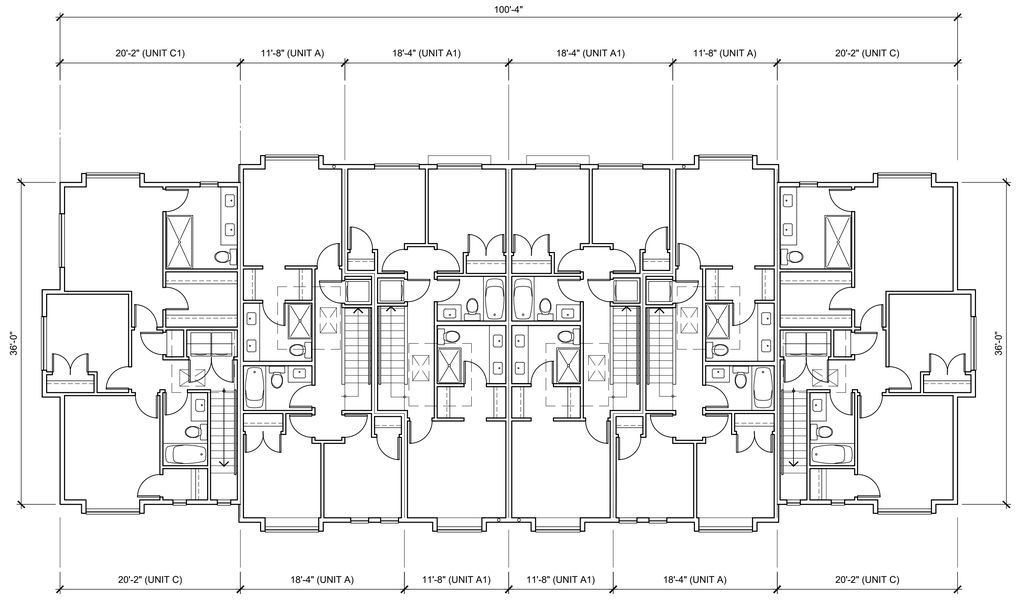
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

LOT B

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REVISIONS

CONSULTANT

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HAYER BUILDERS GROUP

PROJECT
"ATLAS" TOWNHOME DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
BUILDING 4 PLANS

DATE **2024.05.23** FILE NO.
DWN. **PN**
CHK. **CH** **2406B**

REGISTERED ARCHITECT
ALAIN A. HOGAN
BRITISH COLUMBIA

2024-09-26

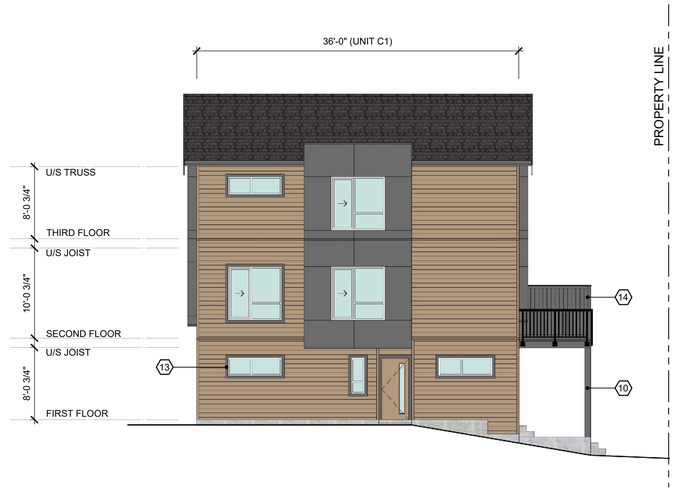
SEAL

SHEET NO.
DP-4.01

Plotted: September 25, 2024 at 2:23:13pm by Panagiota Nicolla



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



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



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



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

ELEVATION MATERIAL LEGEND:

1. COMPOSITE ASPHALT SHINGLES
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13. 2x4 TRIM
14. PRIVACY WALL
15. 2X10 PAINTED WOOD TRIM C/W METAL FLASHING
16. ENTRY CANOPY

LOT B

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PROJECT
"ATLAS" TOWNHOME DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
BLDG 4 ELEVATIONS

DATE **2024.05.23** FILE NO.
DWN. **DW**
CHK. **CH** **2406B**

REGISTERED ARCHITECT
KEVIN A. HOGAN
BRITISH COLUMBIA

2024-09-26
SEAL

SHEET NO.
DP-4.02

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