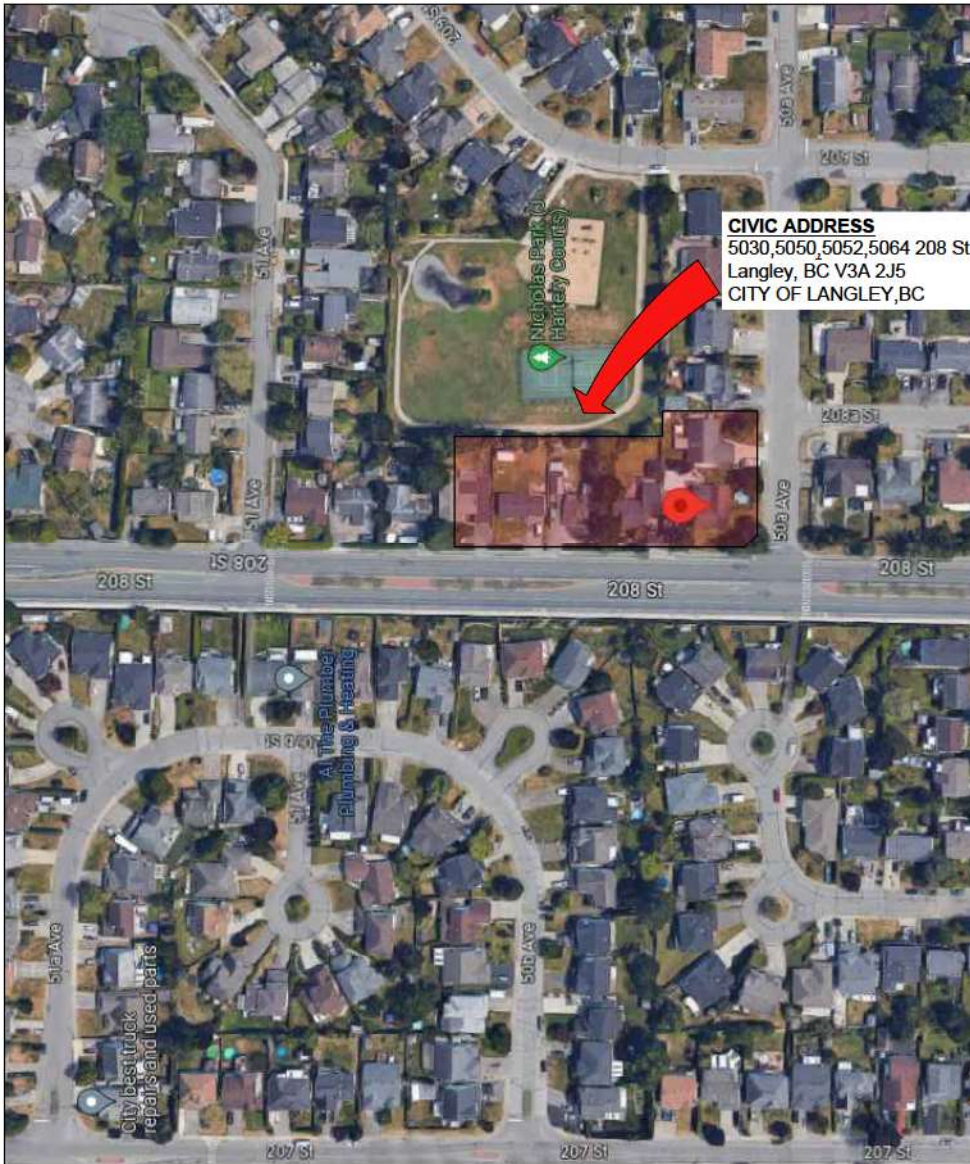


26 UNITS TOWNHOUSE DEVELOPMENT



PROJECT INFO

CIVIC ADDRESS
5030,5040,5052,5064 208 St, 20845 50A Ave
City of Langley, BC V3A 2J5

APPLICANT:
FLAT ARCHITECTURE INC.
6321 KING GEORGE BLVD.
SURREY, BC. V3X 1G1
CONTACT: RAJINDER WARRAICH
T : 604 503 4484
rajinder@flatarchitecture.ca

DRAWING LIST

- | | |
|-----------------|--------------------------|
| A - 0.0 | COVER PAGE |
| A - 0.1 | SITE CONTEXT |
| A - 0.2 | DATA SHEET |
| | |
| A - 1.1 | SITE PLAN |
| A - 1.2 | SITE SECTION |
| A - 1.4 | MATERIAL SHEET |
| A - 1.5 | FIRE SITE PLAN |
| | |
| A - 2.1A & 2.1B | FLOOR PLANS - BUILDING 1 |
| A - 3.1 | ELEVATIONS - BUILDING 1 |
| A - 2.2A & 2.2B | FLOOR PLANS - BUILDING 2 |
| A - 3.2 | ELEVATIONS - BUILDING 2 |
| A - 2.3A & 2.3B | FLOOR PLANS - BUILDING 3 |
| A - 3.3 | ELEVATIONS - BUILDING 3 |
| A - 2.4A & 2.4B | FLOOR PLANS - BUILDING 4 |
| A - 3.4 | ELEVATIONS - BUILDING 4 |
| A - 2.5A & 2.5B | FLOOR PLANS - BUILDING 5 |
| A - 3.5 | ELEVATIONS - BUILDING 5 |
| A - 2.6A & 2.6B | FLOOR PLANS - BUILDING 6 |
| A - 3.6 | ELEVATIONS - BUILDING 6 |
| A - 2.7A & 2.7B | FLOOR PLANS - BUILDING 7 |
| A - 3.7 | ELEVATIONS - BUILDING 7 |
| A - 3.8 - 3.10 | VEWS |
| | |
| A-4.1 | SECTIONS |



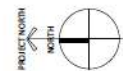
REV	DESCRIPTION	DATE	BY



REV	DESCRIPTION	DATE	BY	INTE

SITE CONTEXT:
The proposed development is on the intersection of 50Ave and 208St. The proposed development is consolidated with 4 existing lots. The overall site dimensions are approx. about 34.4m on 50Ave side and 89.9m on 208St. The topography is sloping to the north-west corner, highest point on site towards south-east corner.

THE PROJECT:
The proposed project consists of 3-storey 7 buildings (26 units in total). All the units have side by side garage.



SITE STATISTICS		
CIVIC ADDRESS:	5030,5040,5052,5064 208 St, 20845 50A AVE City of Langley, BC V3A 2J5	
LEGAL DISCRPTION		
ZONING	RH TO CD ZONE	
OCP	SUBURBAN TO MULTIPLE RESIDENTIAL	
GROSS / NET SITE AREA:	38784 ft2 = 3603 m2= .89 Ac 0.72 AC	
DATA		
	BUILDING HEIGHT	11.0 m
	SETBACKS	PROVIDED
	NORTH	3.0 m
	SOUTH / 50 ave	4.0 m
	FAST	3.0 m
	WEST/ 208 st	1.5 m
LOT COVERAGE		
	PROPOSED	45%
DENISTY		
	FSR ALLOWED	1.2 FSR ON NET
	PROVIDED	1.10 ON NET
OFF STREET PARKING		
	REQUIRED	26 X 2= 52 SPACES
	PROVIDED	52 SPACES
VISITORS PARKING		
	REQUIRED	26 X .2 = 5.2 SPACES
	PROVIDED	5 SPACES
H/C PARKING		
	1 PARKING	

TYPE	AREA WITHOUT GARAGE (in sq.ft.)	NO OF UNITS	TOTAL AREA (in sq.ft.)
TYPE A	1493.42	7	10453.94
TYPE A1	1527.71	7	10693.97
TYPE A2	1527.68	3	4583.04
TYPE B	1719.68	4	6878.72
TYPE C	1898.01	2	3796.02
TYPE C1	1547.03	1	1547.03
TYPE C2	1354.17	1	1354.17
TYPE C3	1547.03	1	1547.03
	TOTAL	26	40853.92



Unit 209- 6321 King George Blvd
 Surrey BC, V3X 1G1
 www.flatarchitecture.ca
 contact@flatarchitecture.ca
 Ph: 604-503-4484



PROJECT INFO:
 5030, 5040, 5052 and 5064 208 St
 20845, 50A Ave
 City Of Langley BC
 CLIENT: Jaspreet Dayal

DATE
 14-Feb-24
 PROJECT NO:
 23-210
 SCALE: DRAWN BY:
 NTS R.W

REV	DESCRIPTION	DATE	BY	DATE

DATA SHEET

A 0.2



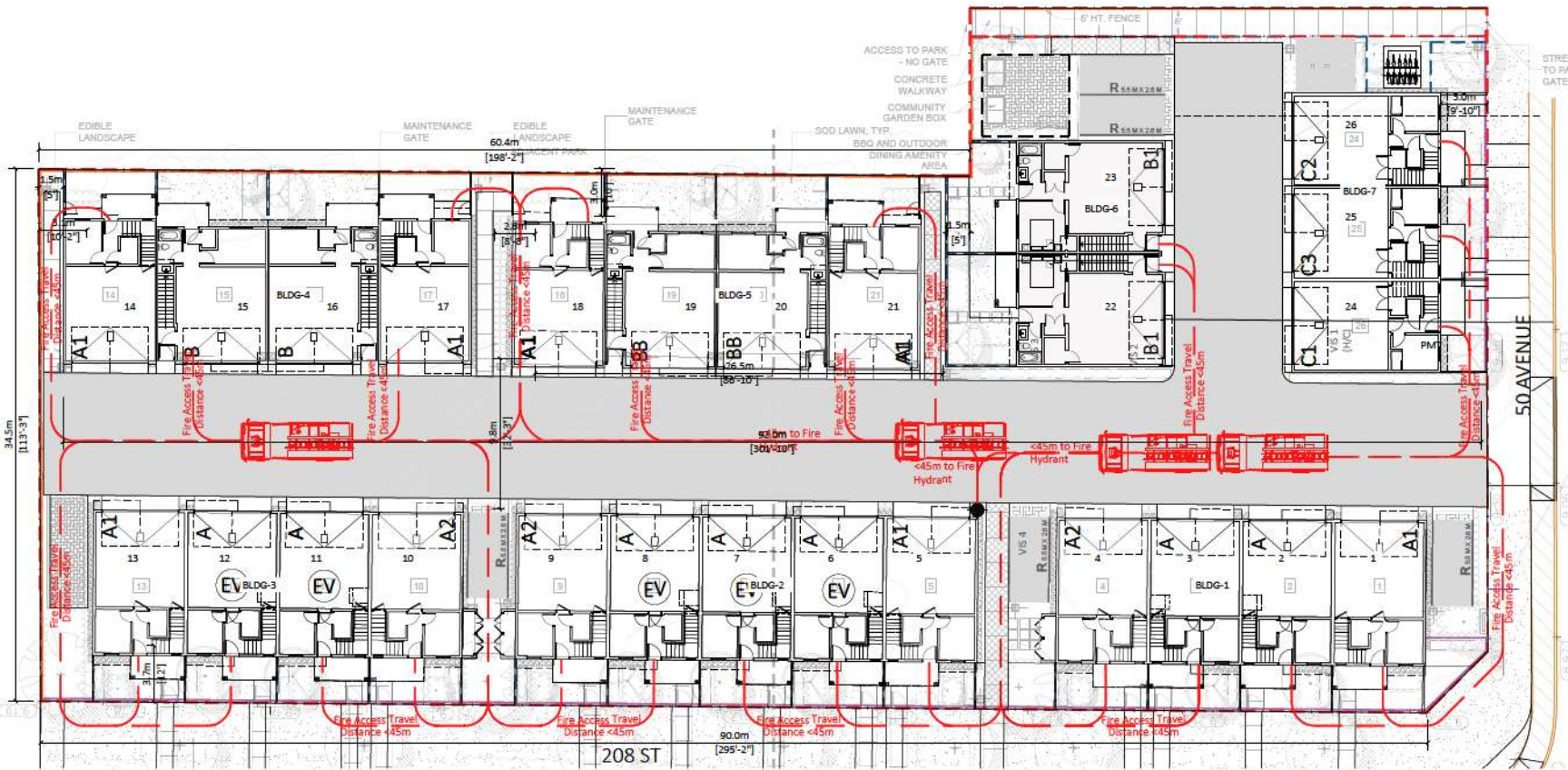
REV	DESCRIPTION	DATE	BY



FINISH SCHEDULE

- 1) Exterior BRICK WALL
Color : IXL white brick
- 2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Chantilly Lace OC-65
- 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunda (Benjamin Moore 2133-70)
- 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Figeon Gray (Benjamin Moore 2133-50)
- 5) Metal Roof
- 6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30)
- 7) Door
Color : Iron Mountain (Benjamin Moore 2134-30)
- 8) Shakes
Color : Gray
- 9) WINDOWS
Color : BLACK FRAME
- 10) ALUMINUM RAILING ON PATIO
Color : BLACK

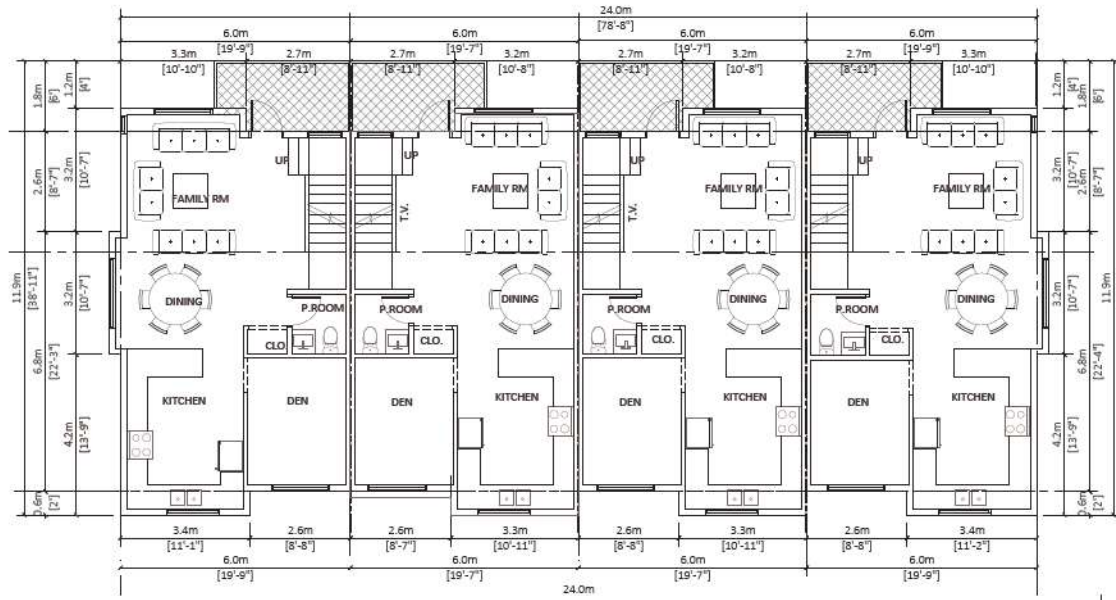




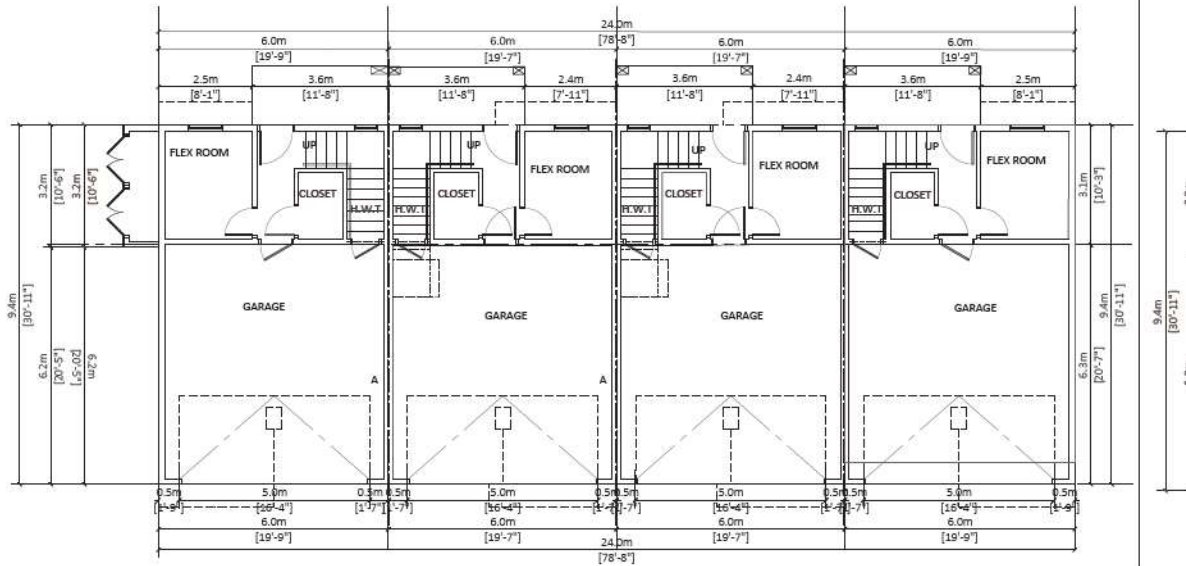
1 FIRE ACCESS PLAN
1/24"=1'



REV	DESCRIPTION	DATE	BY



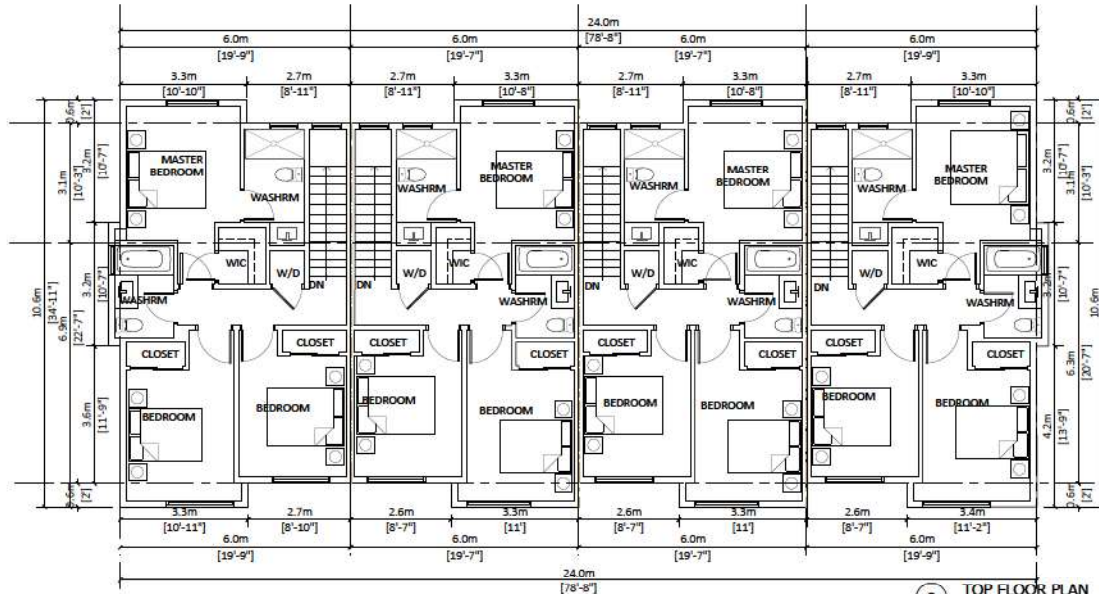
2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"



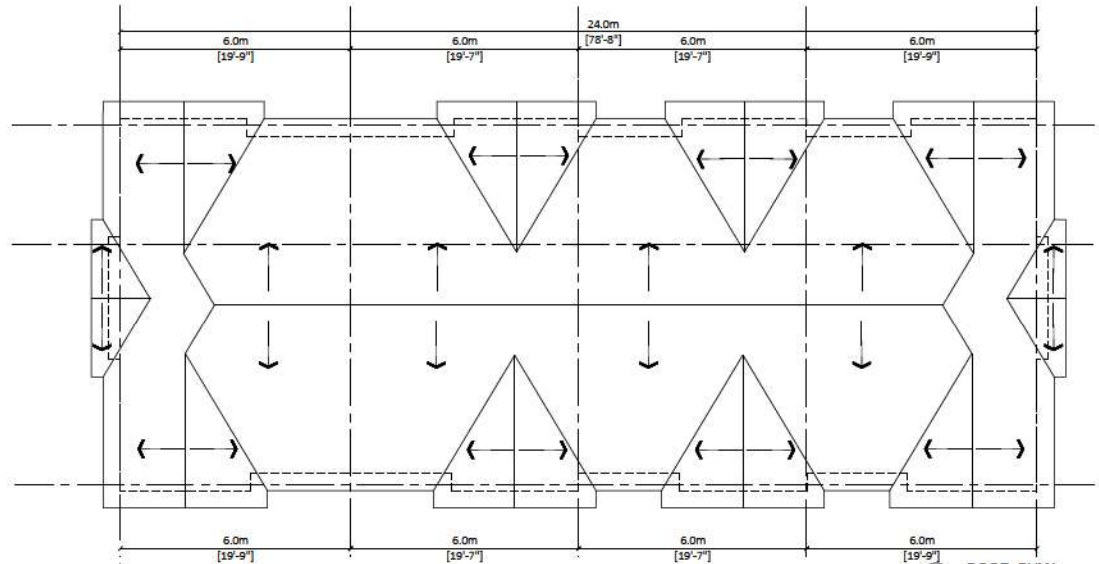
1 GARAGE
Scale: 3/32"=1'-0"



REV	DESCRIPTION	BY	DATE



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



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



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St

20845, 50A Ave
City Of Langley BC

CLIENT:
Jaspreet Dayal

DATE:
14-Feb-24
PROJECT NO:
23-210

SCALE: 3/32"=1' R.W.
DRAWN BY:

REV	DESCRIPTION	BY	DATE

BUILDING 1









A.2.1 B

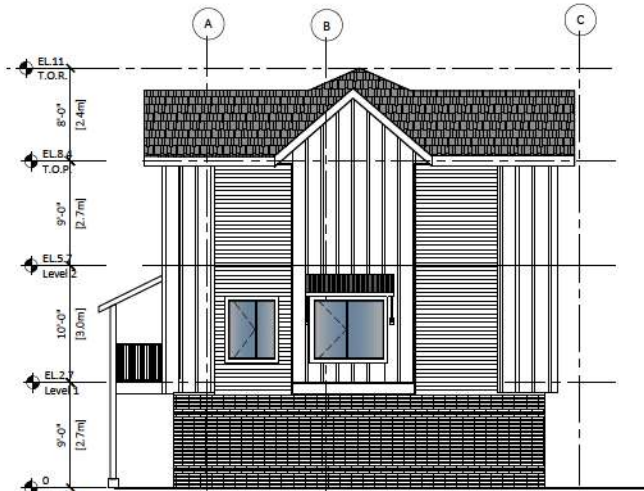
REV	DESCRIPTION	DATE



1 BACK ELEVATION
Scale: 3/32"=1'-0"

FINISH SCHEDULE

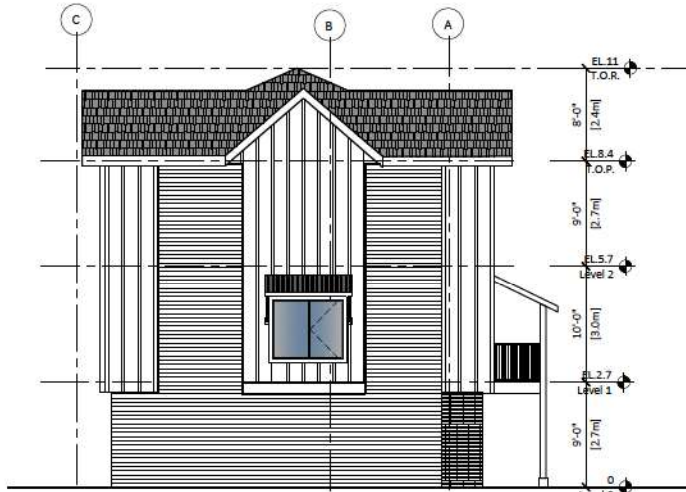
- | | | | |
|---|--|---|--|
|  | 1) Exterior BRICK WALL
Color : DK white brick |  | 5) Metal Roof |
|  | 2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Obscurity 1 see DCA65 |  | 6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30) |
|  | 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunds (Benjamin Moore 2133-70) |  | 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30) |
|  | 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-50) |  | 8) Shakes
Color: Gray |



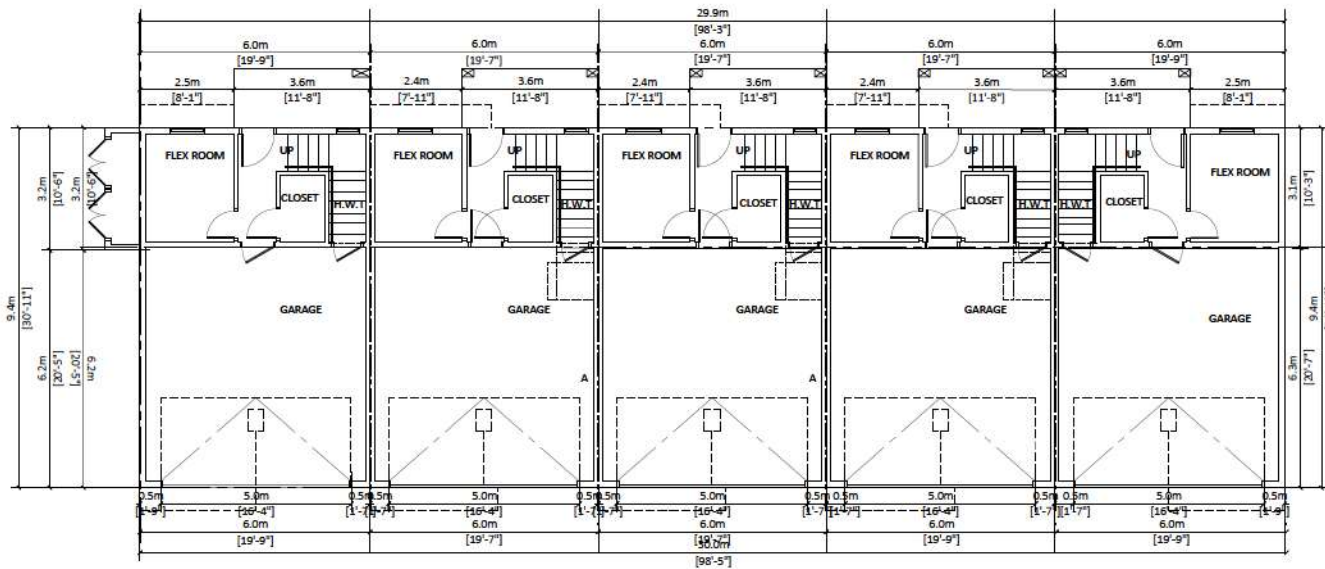
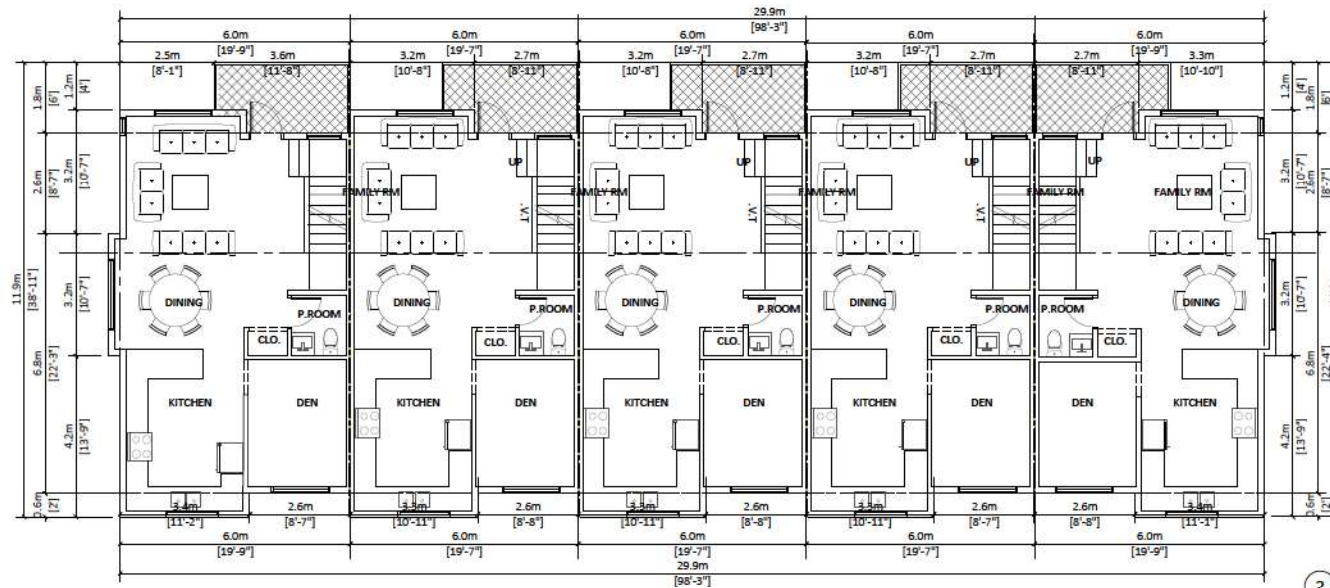
3 RIGHT ELEVATION
Scale: 3/32"=1'-0"



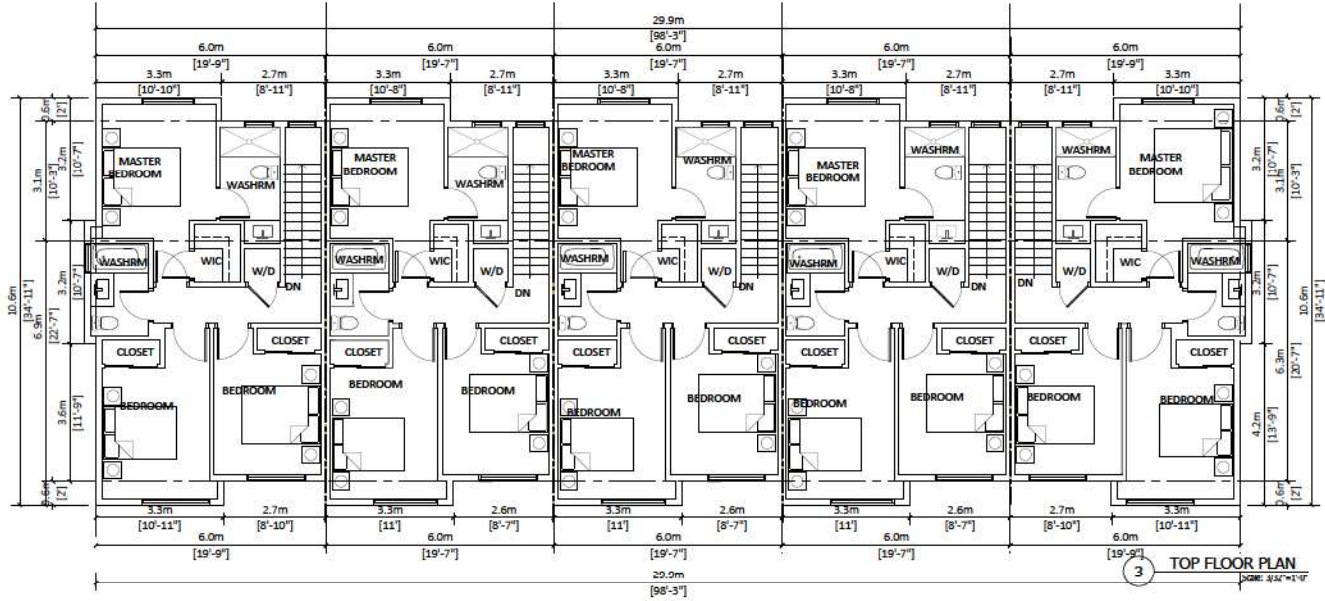
2 FRONT ELEVATION
Scale: 3/32"=1'-0"



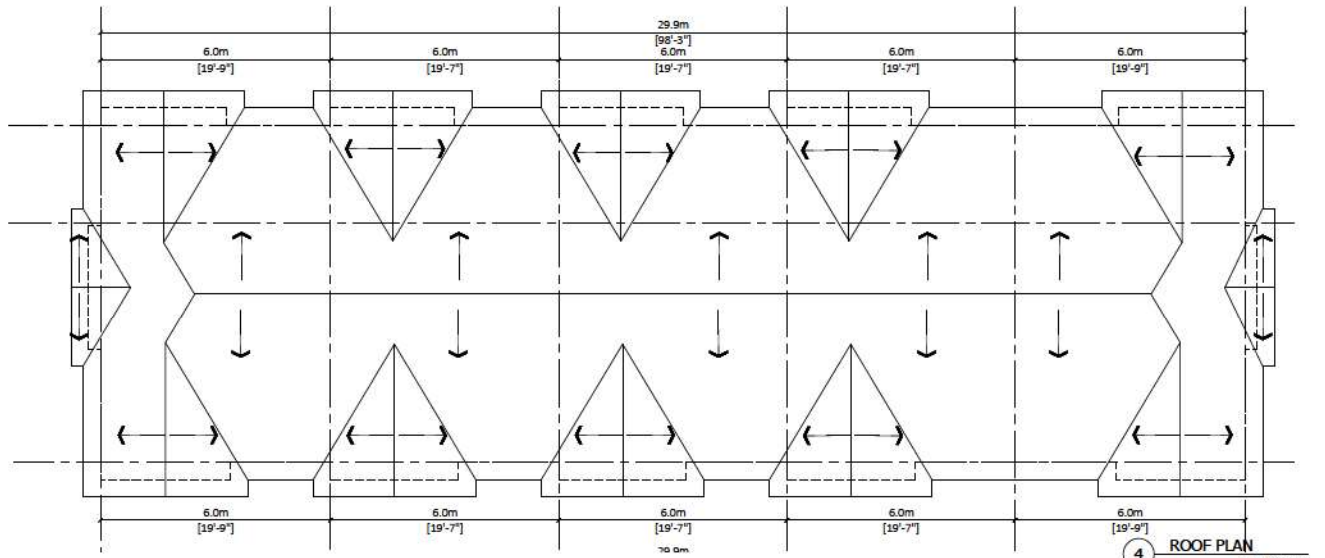
4 LEFT ELEVATION
Scale: 3/32"=1'-0"



REV	DESCRIPTION	BY	DATE



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



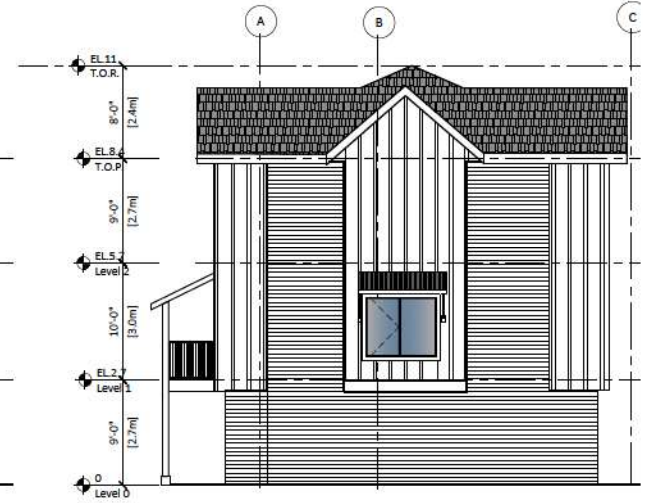
4 ROOF PLAN
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE

REV	DESCRIPTION	DATE	BY











1 BACK ELEVATION
Scale: 3/32"=1'-0"



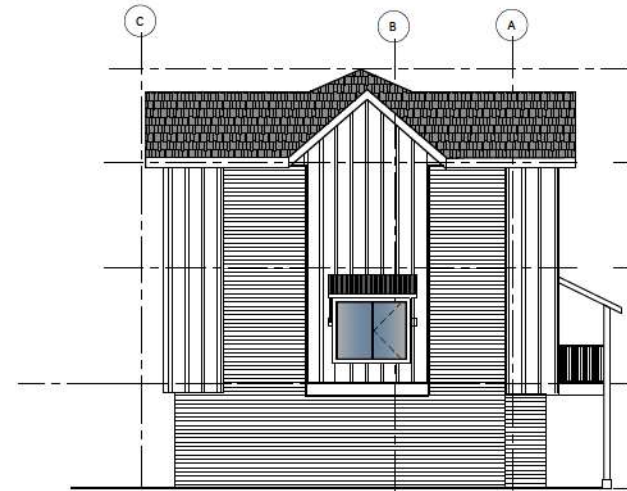
3 RIGHT ELEVATION
Scale: 3/32"=1'-0"

FINISH SCHEDULE

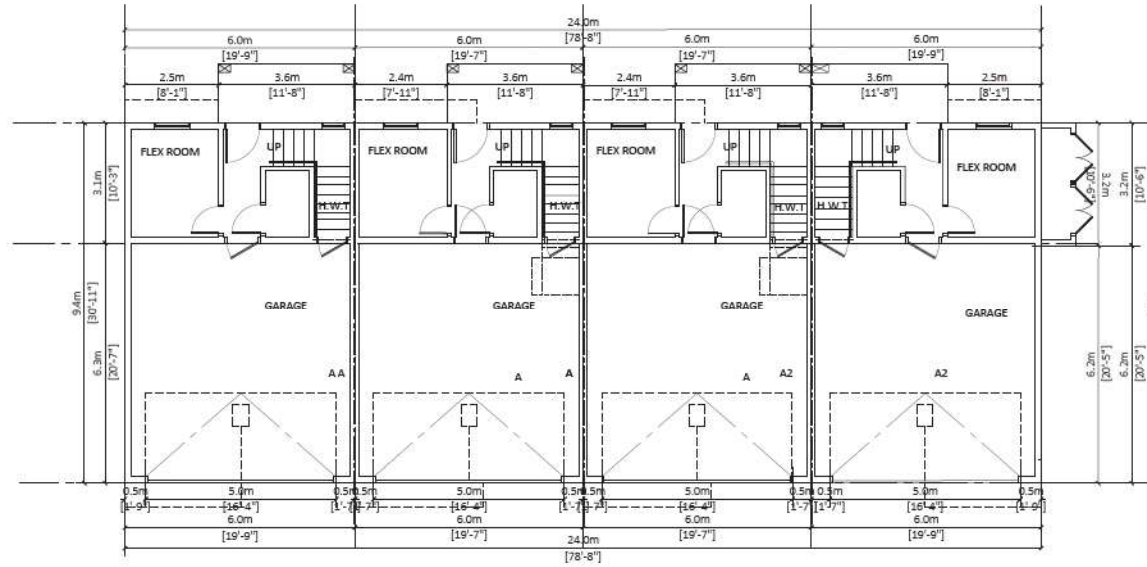
- | | | | |
|---|---|--|---|
|  | 1) Exterior BRICK WALL
Color : DL white brick |  | 5) Metal Roof |
|  | 2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Chantilly Lace OC-65 |  | 6) Garage Door
Color : DAYS END (Benjamin Moore 2133-30) |
|  | 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunda (Benjamin Moore 2133-70) |  | 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30) |
|  | 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-50) |  | 8) Shakes
Color: Gray |



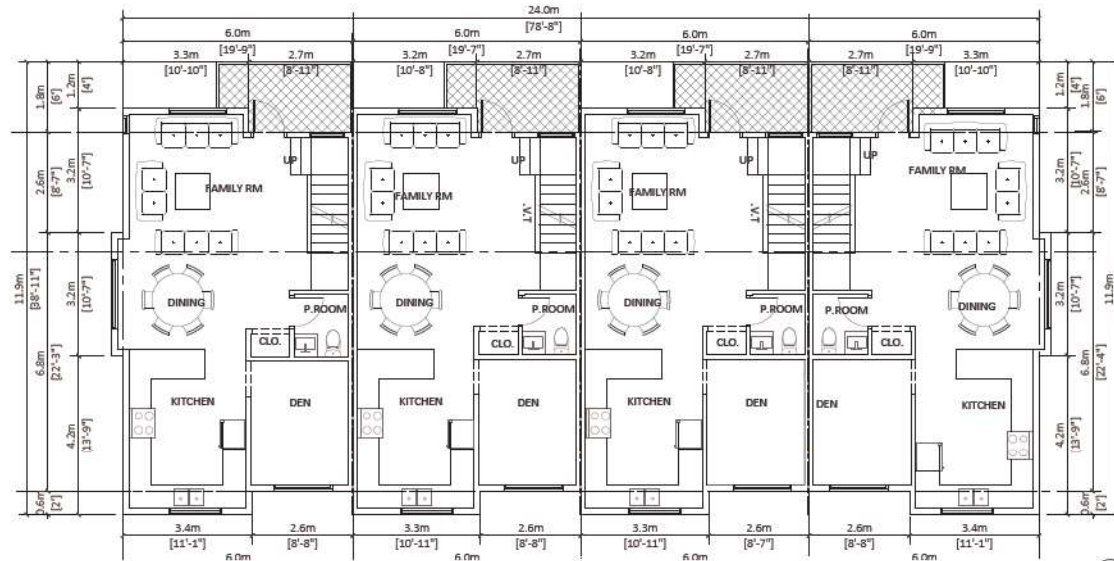
2 FRONT ELEVATION
Scale: 3/32"=1'-0"



4 LEFT ELEVATION
Scale: 3/32"=1'-0"

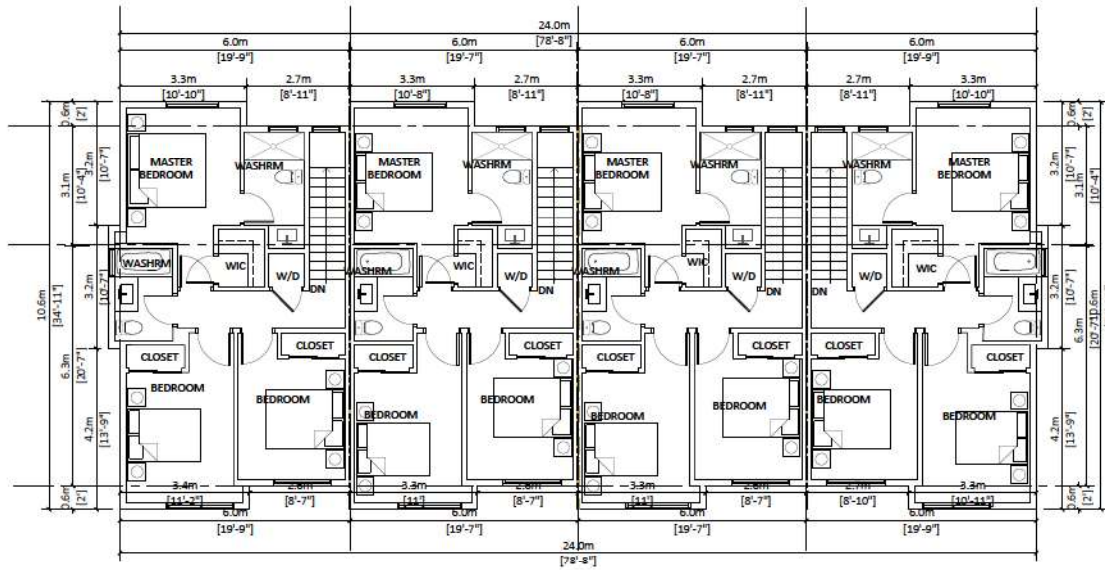


1 GARAGE FLOOR PLAN
Scale: 3/32"=1'-0"

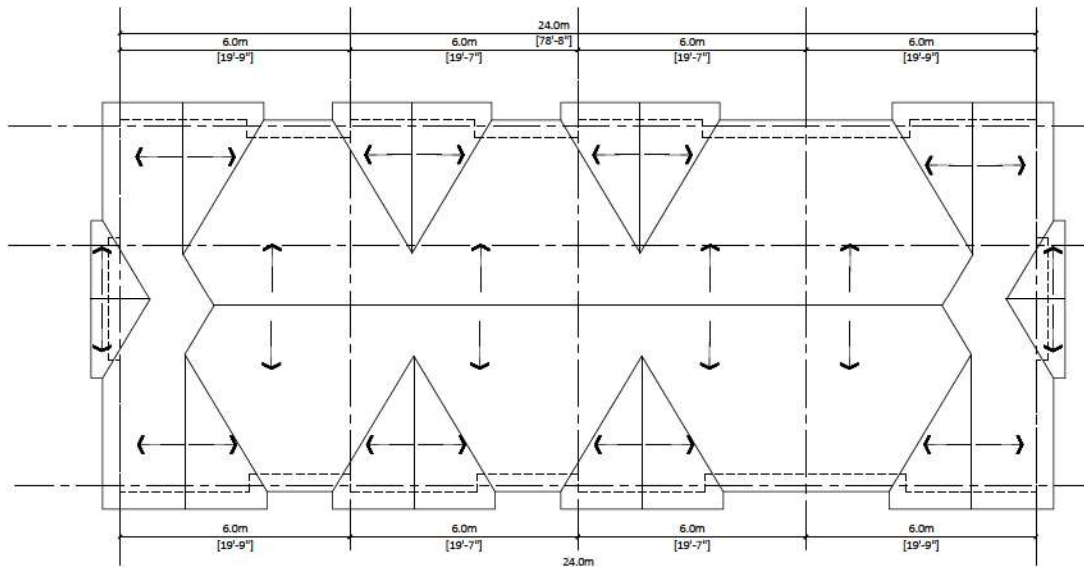


2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"

NO.	REVISION	DATE



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



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



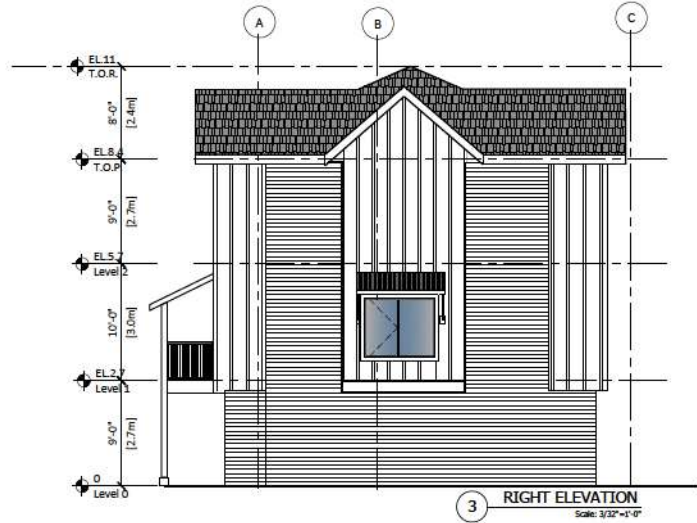
PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT:
Jaspreet Dayal






DATE
14-Feb-24
PROJECT NO:
23-210
SCALE: 3/32"=1'-0"
DRAWN BY:
R.W.

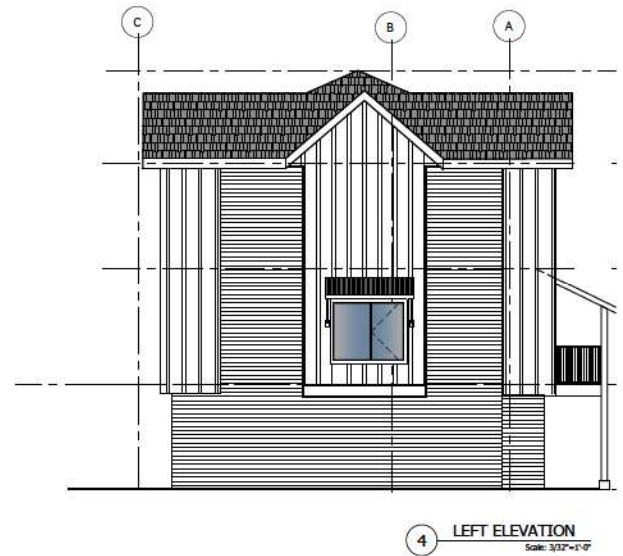
REV	DESCRIPTION	DATE

BUILDING 3

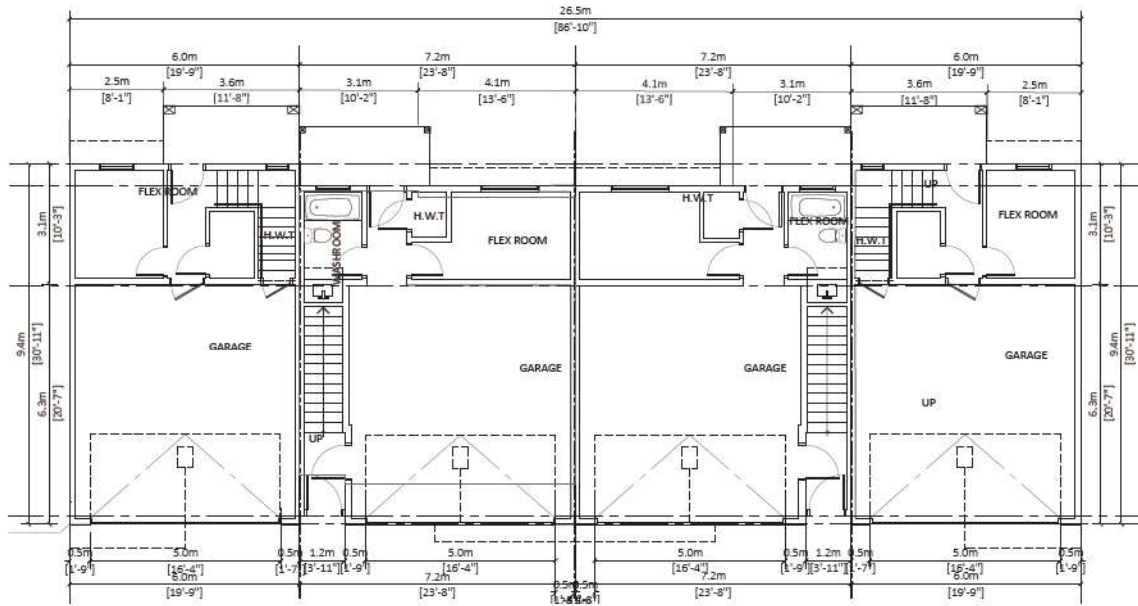
A.2.3 B



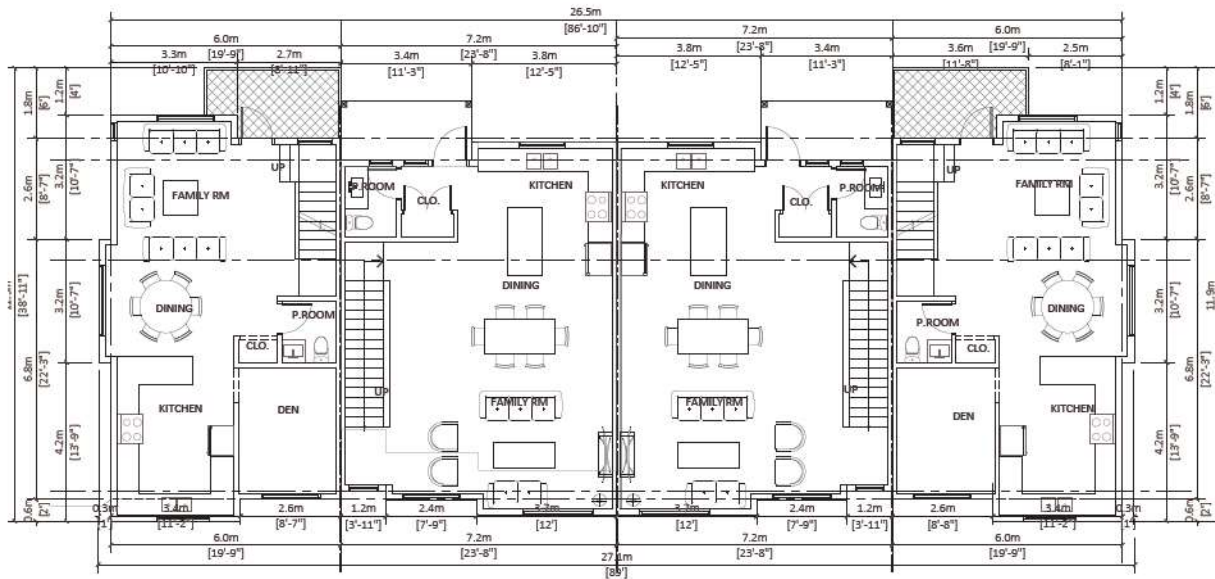
- FINISH SCHEDULE**
- | | | | |
|---|---|---|--|
|  | 1) Exterior BRICK WALL
Color : DL white brick |  | 5) Metal Roof |
|  | 2) Exterior High Density Fibre Cement Board C/W essay
trims to match (Hardie or similar)
Color : Grantly Lace OC-03 |  | 6) Garage Door
Color : DAY'S END (Benjamin Moore 2133 30) |
|  | 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunds (Benjamin Moore 2133-70) |  | 7) Door
Color : Iron Mountain (Benjamin Moore 2134-30) |
|  | 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-50) |  | 8) Shakes
Color : Gray |



REV	DESCRIPTION	BY	DATE



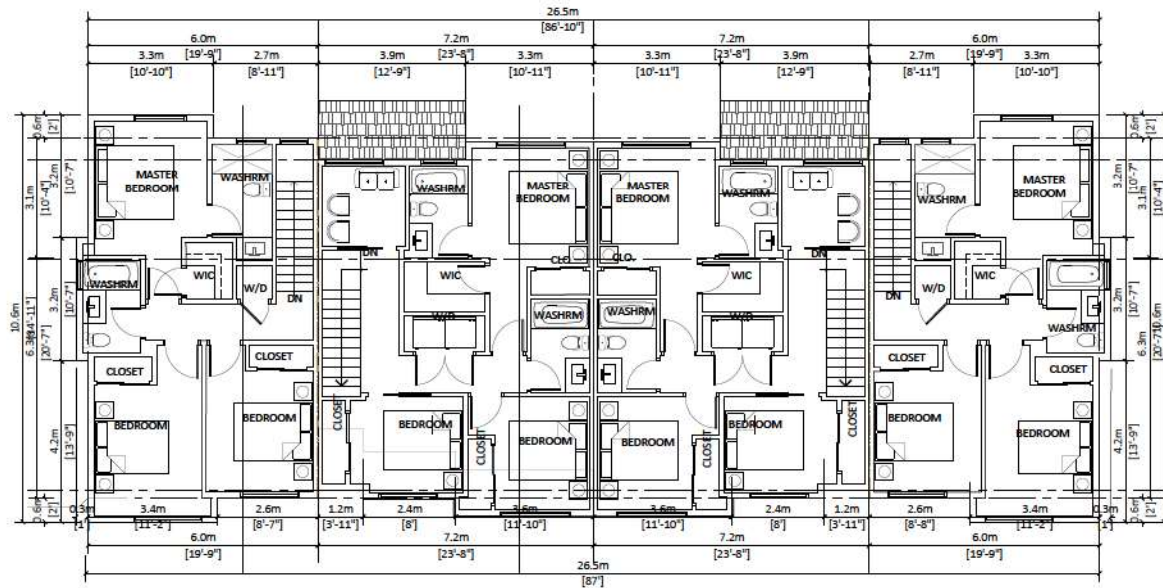
1 GARAGE FLOOR
Scale: 3/32"=1'-0"



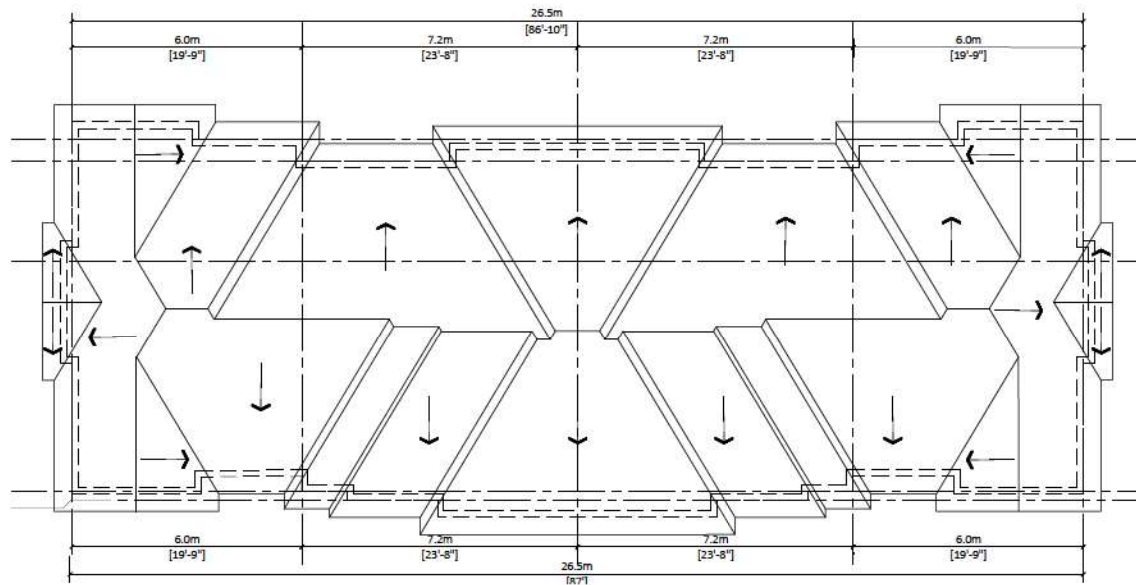
2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"



NO.	REVISION	DATE



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



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











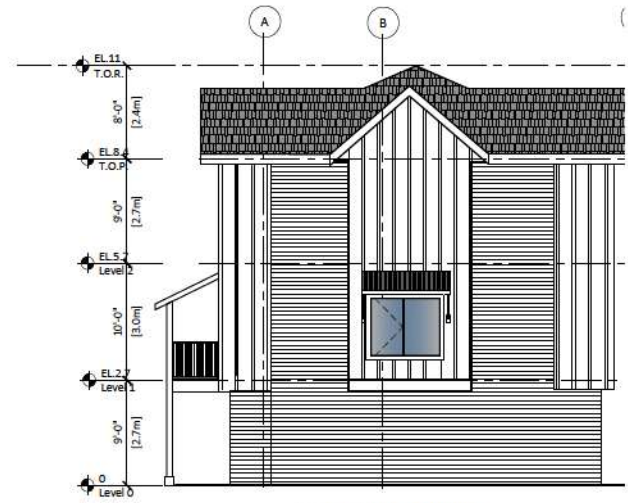
REV	DESCRIPTION	BY	DATE



1 BACK ELEVATION
Scale: 3/32"=1'-0"

FINISH SCHEDULE

- | | | | |
|---|--|---|--|
|  | 1) Exterior BRICK WALL
Color: XL white brick |  | 5) Metal Roof |
|  | 2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color: Chantilly Loco OC 65 |  | 6) Garage Door
Color: NAVY'S FIN (Benjamin Moore 2119-30) |
|  | 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Tunde (Benjamin Moore 2133-70) |  | 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30) |
|  | 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Pigeon Gray (Benjamin Moore 2133-50) |  | 8) Shakes
Color: Gray |



3 RIGHT ELEVATION
Scale: 3/32"=1'-0"



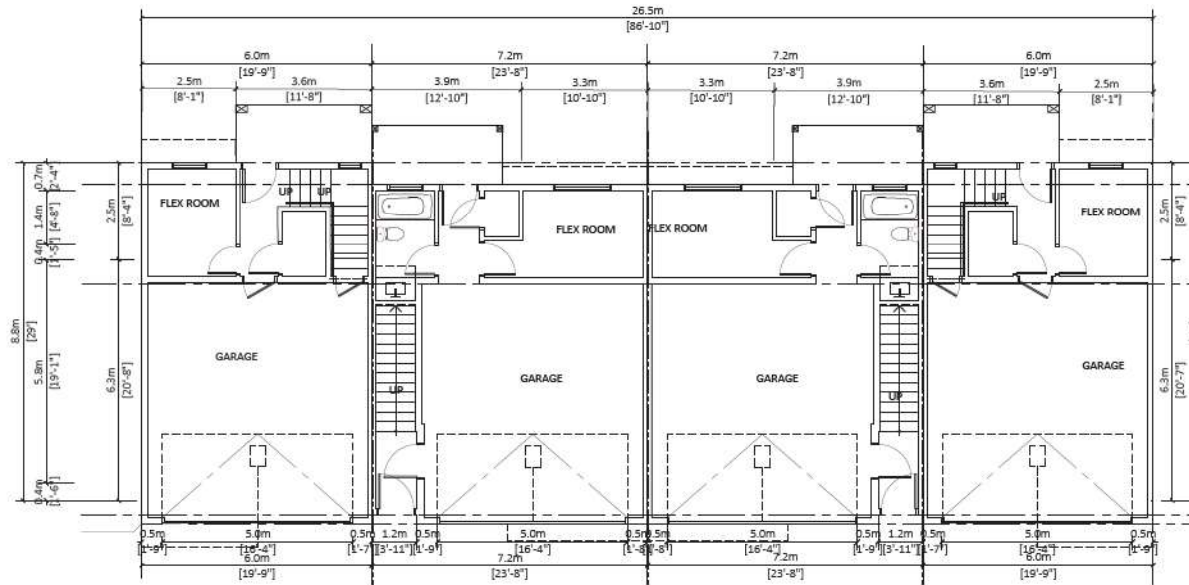
2 FRONT ELEVATION
Scale: 3/32"=1'-0"



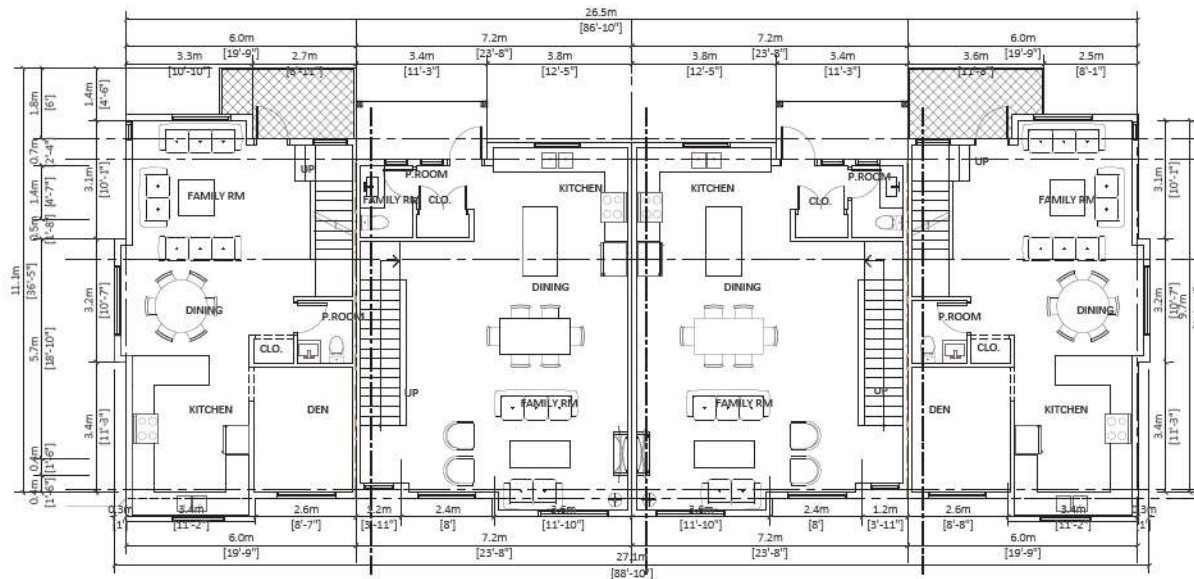
4 LEFT ELEVATION
Scale: 3/32"=1'-0"



REV	DESCRIPTION	BY	DATE



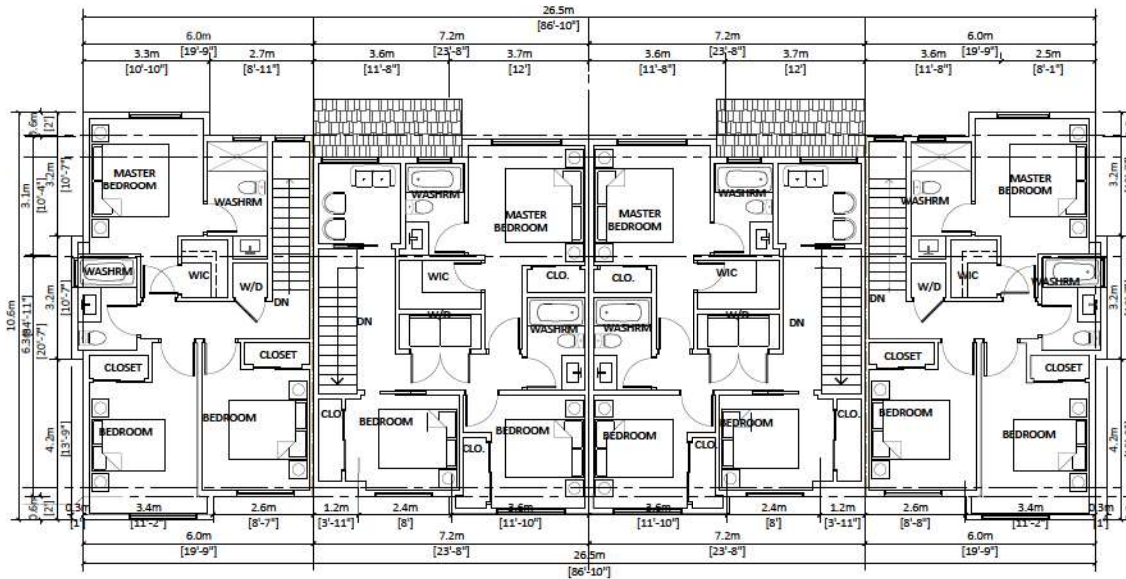
1 GARAGE PLAN
Scale: 3/32"=1'-0"



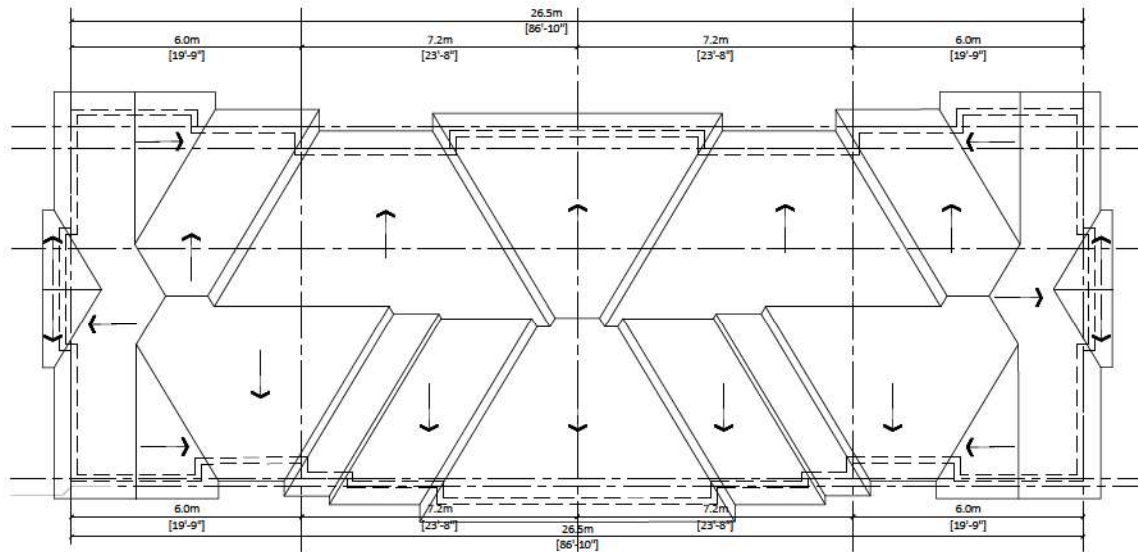
2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"



REV	DESCRIPTION	BY	DATE



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



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











REV	DESCRIPTION	BY	DATE



1 BACK ELEVATION
Scale: 3/32"=1'-0"

FINISH SCHEDULE

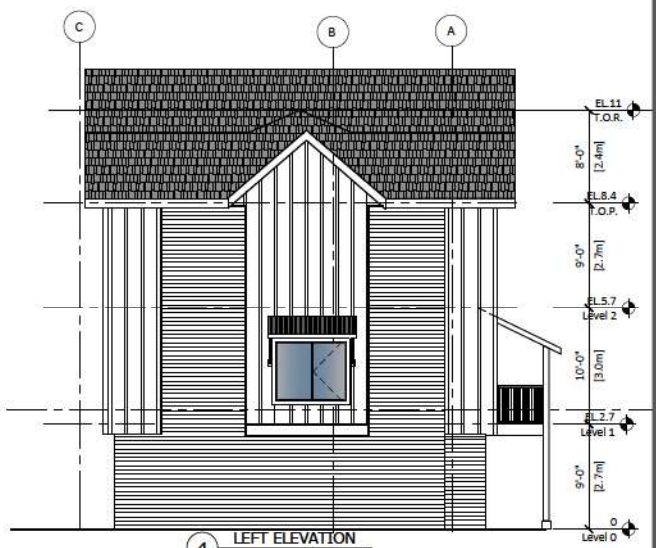
- | | | | |
|---|--|---|--|
|  | 1) Exterior BRICK WALL
Color : IXL white brick |  | 5) Metal Roof |
|  | 2) Exterior High Density Fibre Cement Board C/W easy trim to match (Hardie or similar)
Color : Chantilly Lace OC-65 |  | 6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30) |
|  | 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tundra (Benjamin Moore 2133-70) |  | 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30) |
|  | 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-50) |  | 8) Shakes
Color: Gray |



2 FRONT ELEVATION
Scale: 3/32"=1'-0"



3 RIGHT ELEVATION
Scale: 3/32"=1'-0"



4 LEFT ELEVATION
Scale: 3/32"=1'-0"

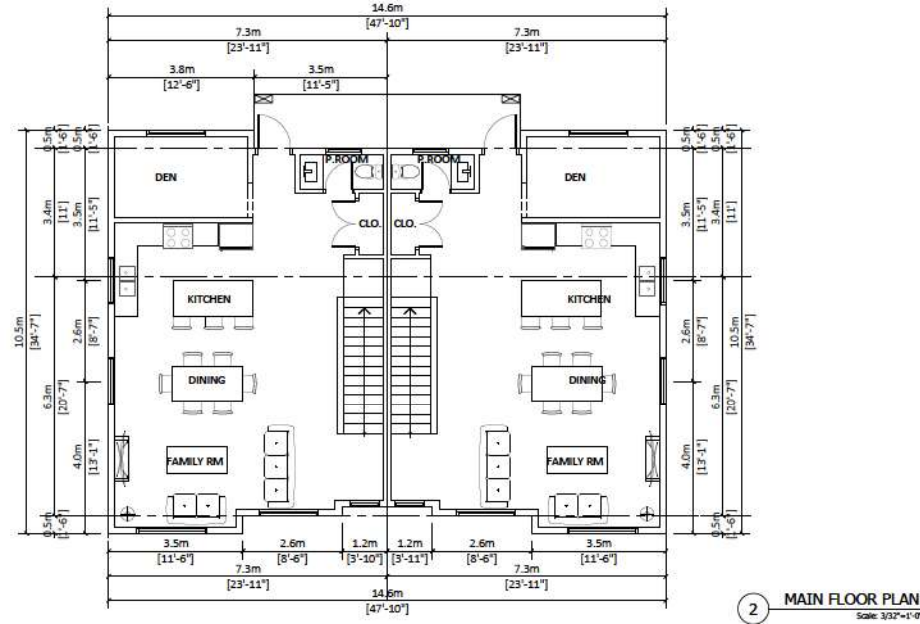
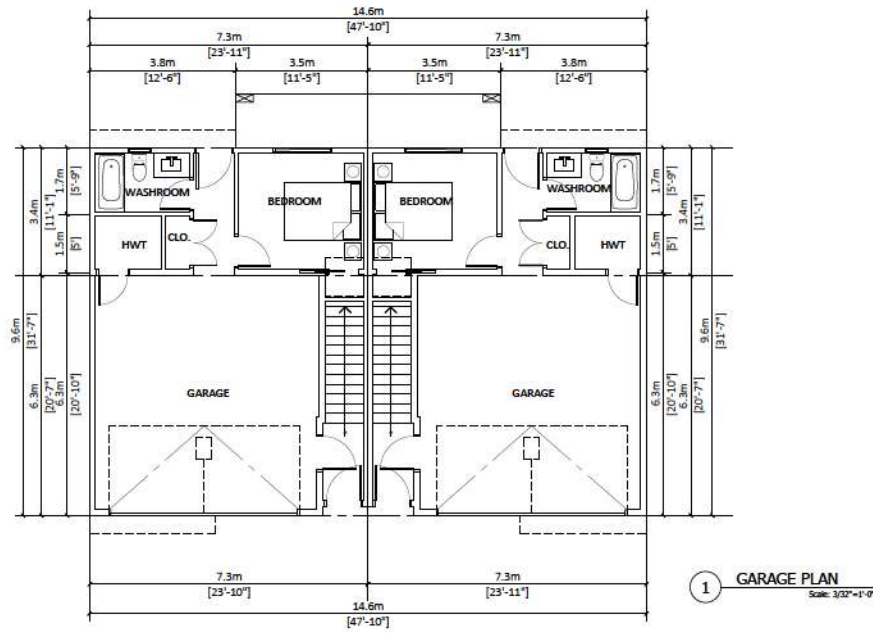


PROJECT INFO:
5030, 5040, 5062 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT:
Jaspreet Dayal

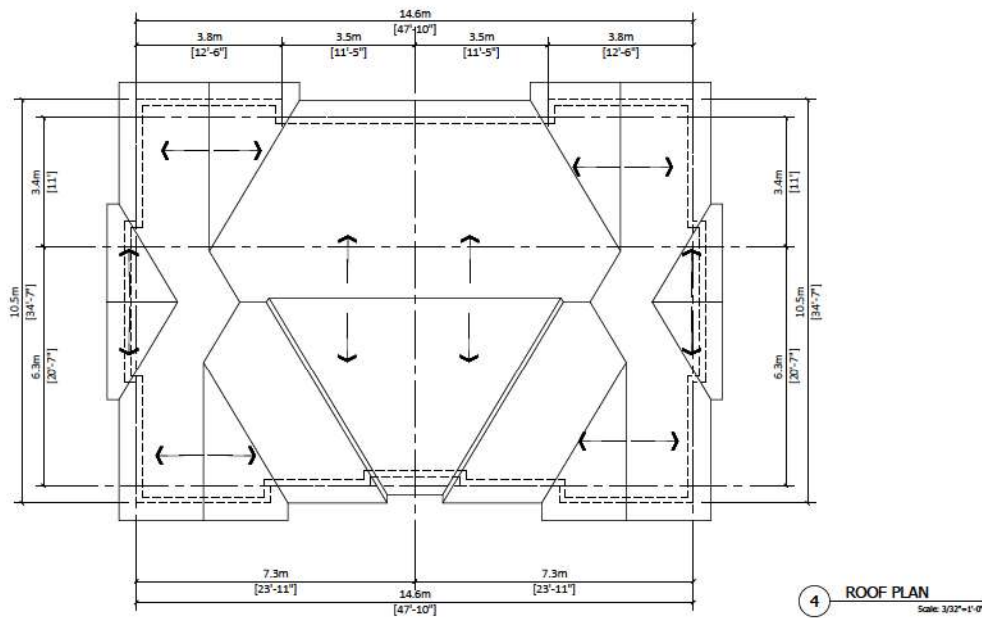
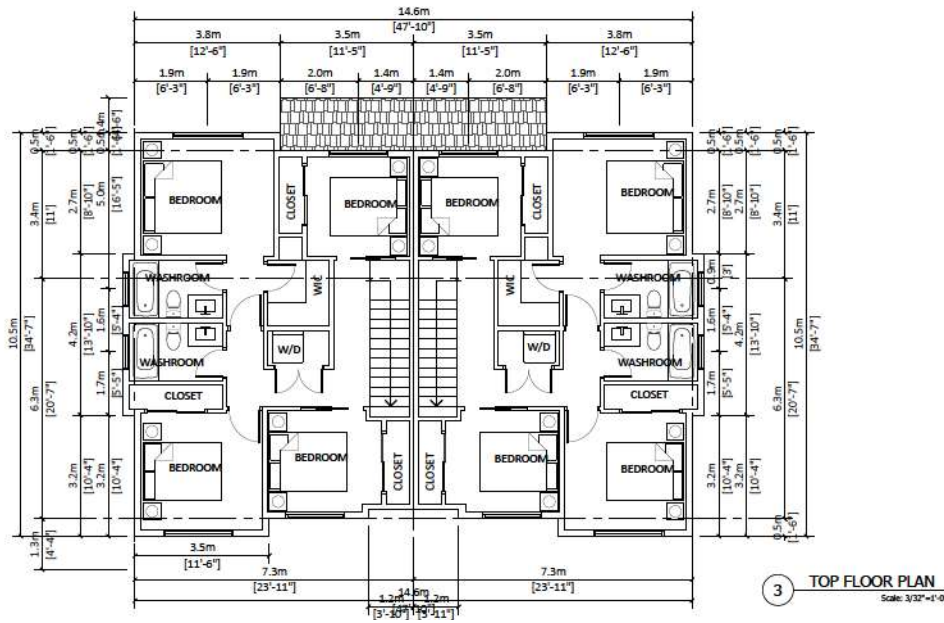
DATE
14-Feb-24
PROJECT NO:
23-210
SCALE:
3/32"=1'

REV	DESCRIPTION	BY	DATE

ELEVATIONS



REV	DESCRIPTION	BY	DATE



REV	DESCRIPTION	BY	DATE



1 BACK ELEVATION
Scale: 3/32"=1'-0"

FINISH SCHEDULE

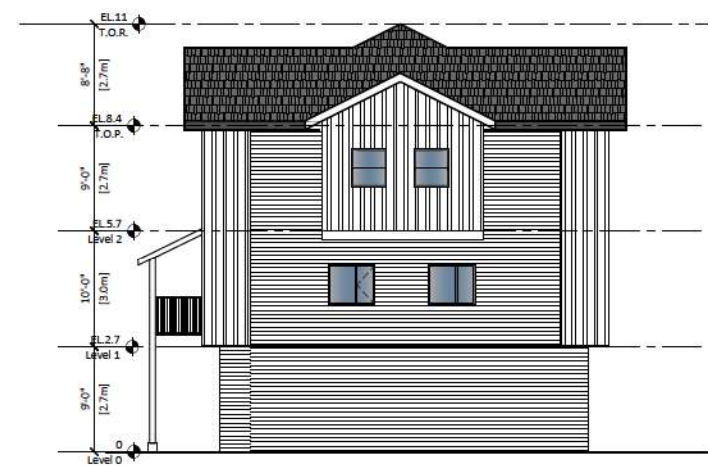
- 1) Exterior BRICK WALL
Color : IXL white brick
- 2) Exterior High Density Fibre Cement Board C/W easy trim to match (Hardie or similar)
Color : Chantilly Lace OC-65
- 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tundra (Benjamin Moore 2133-70)
- 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-50)
- 5) Metal Roof
- 6) Garage Floor
Color : DAY'S END (Benjamin Moore 2133-30)
- 7) Door
Color : Iron Mountain (Benjamin Moore 2134-30)
- 8) Shakes
Color : Gray



3 RIGHT ELEVATION
Scale: 3/32"=1'-0"



2 FRONT ELEVATION
Scale: 3/32"=1'-0"



4 LEFT ELEVATION
Scale: 3/32"=1'-0"

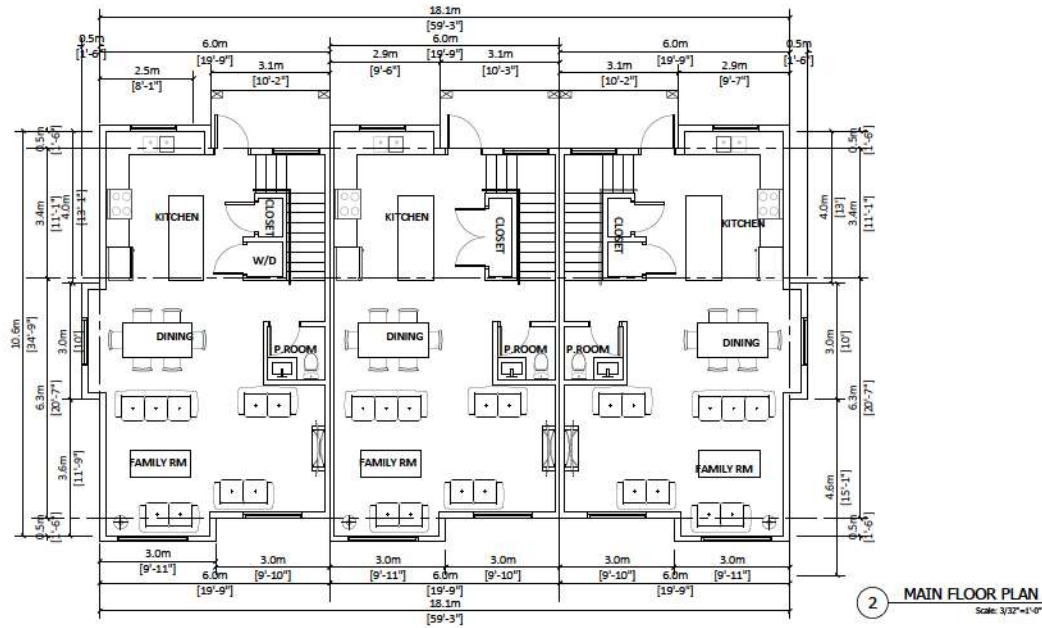
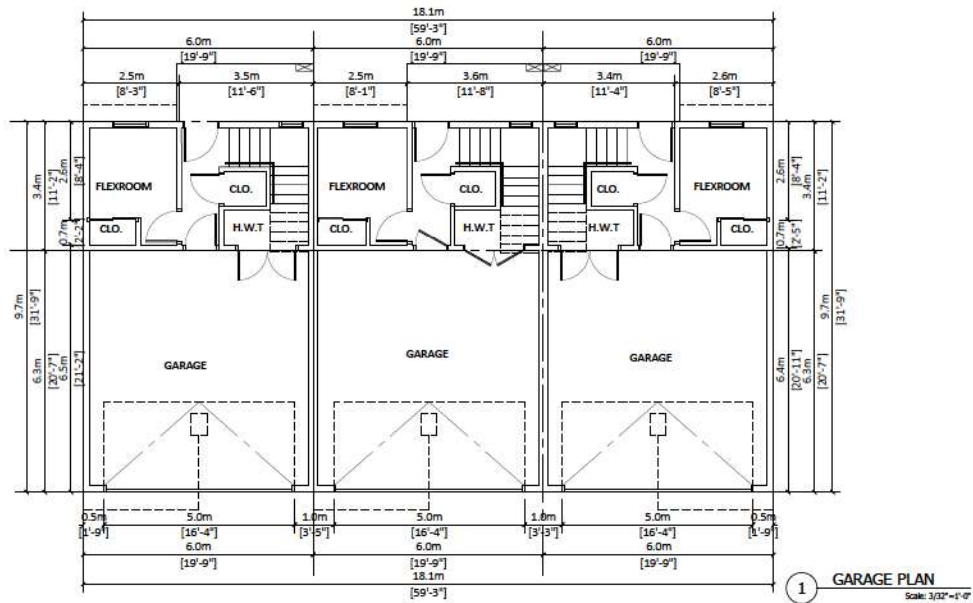


PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT:
Jaspreet Dayal

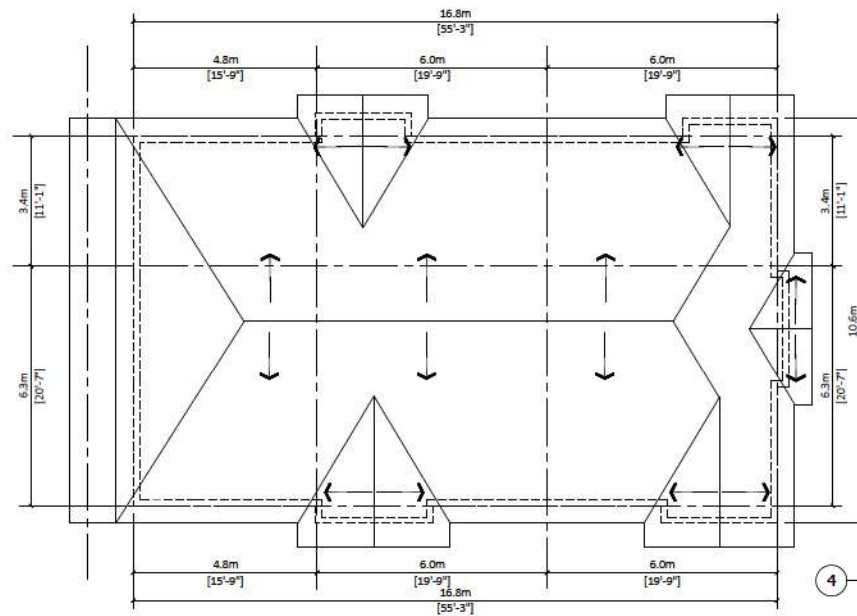
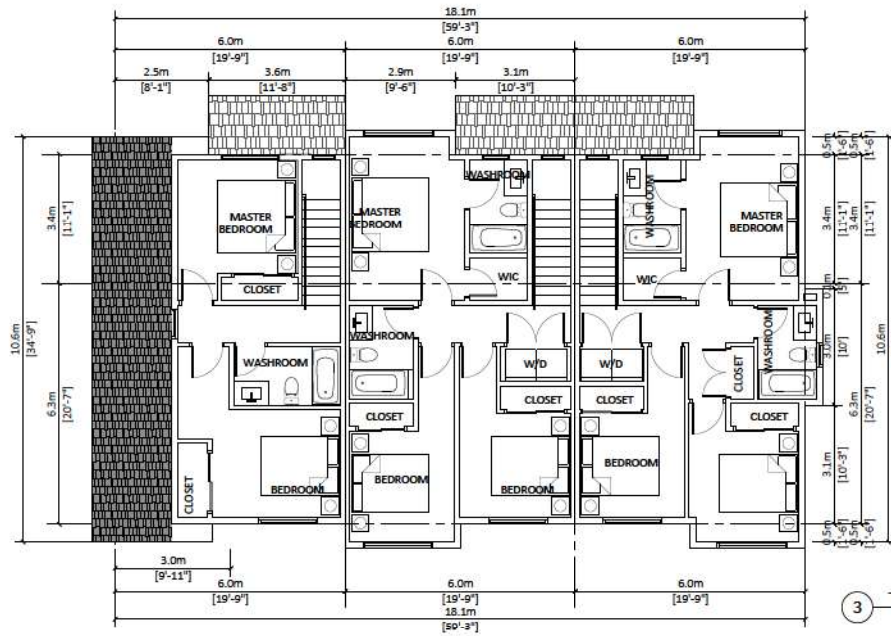
DATE
14-Feb-24
PROJECT NO:
23-210
SCALE: 3/32"=1' DRAWN BY:
R.W.

REV	DESCRIPTION	DATE

ELEVATIONS



REV	DESCRIPTION	BY	DATE



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St

20845, 50A Ave
City Of Langley BC

CLIENT:
Jaspreet Dayal

DATE:
14-Feb-24
PROJECT NO:
23-210

SCALE: 3/32"=1' R.W.
DRAWN BY:

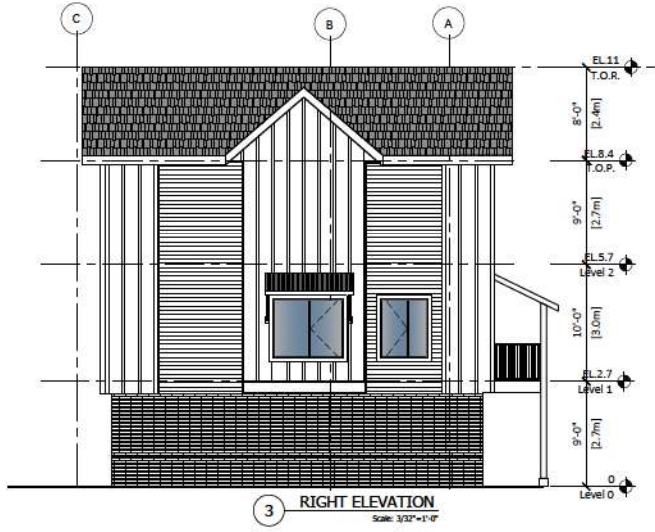
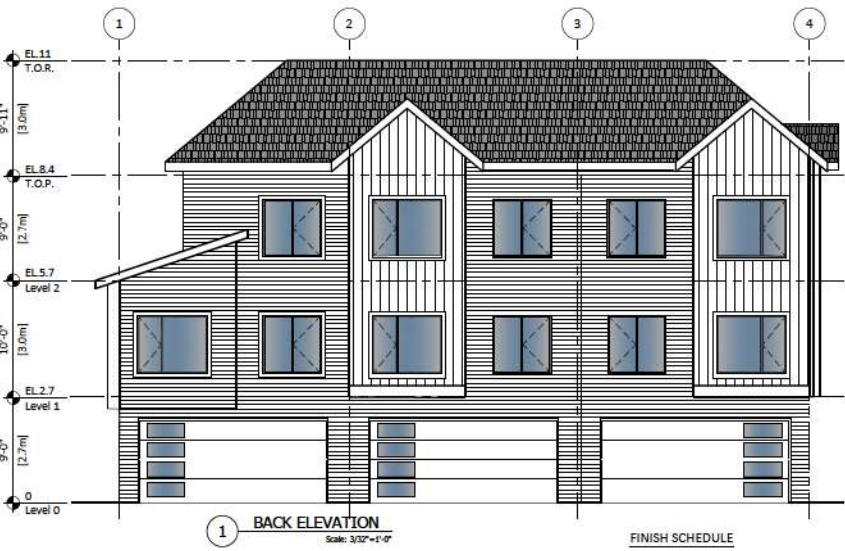
REV	DESCRIPTION	BY	DATE









BUILDING 7

A.2.7 B



REV	DESCRIPTION	BY	DATE



- FINISH SCHEDULE**
-  1) Exterior BRICK WALL
Color: IXL white brick
 -  2) Exterior High Density Fibre Cement Board C/W easy trim to match (Hardie or similar)
Color: Chantilly Lace OC-65
 -  3) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Tunde (Benjamin Moore 2133-70)
 -  4) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Pigeon Gray (Benjamin Moore 2133-50)
 -  5) Metal Roof
 -  6) Garage Door
Color: DAY'S END (Benjamin Moore 2133-30)
 -  7) Door
Color: Iron Mountain (Benjamin Moore 2134-30)
 -  8) Shakes
Color: Gray



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT: Jasperreet Dayal

DATE:
14-Feb-24
PROJECT NO:
23-210
SCALE: 3/32"=1'
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

VIEW 1

A.3.8





PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT: Jaspreet Dayal

DATE
14-Feb-24
PROJECT NO:
23-210
SCALE: 3/32"=1'
DRAWN BY: R.W

REV	DESCRIPTION	DATE	BY	DATE

VIEW 2



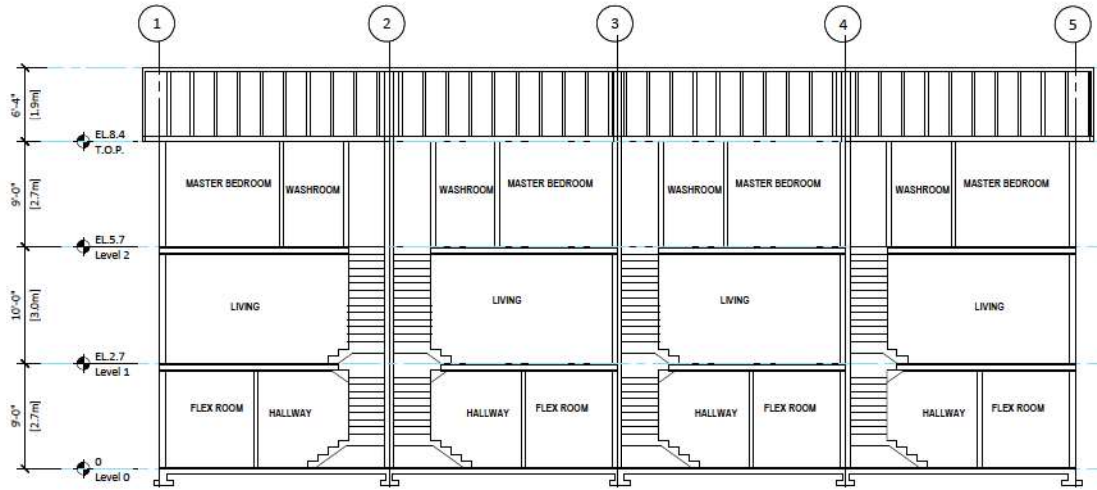


PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT: Jaspreet Dayal

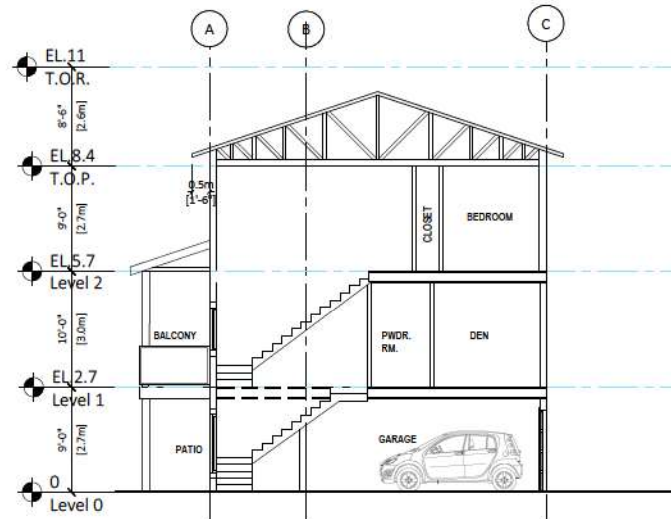
DATE: 14-Feb-24
PROJECT NO: 23-210
SCALE: 3/32"=1'
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

VIEW 3



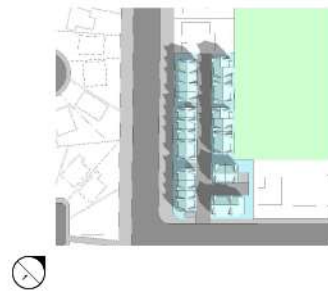
1 SECTION A
Scale: 3/32"=1'-0"



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

REV	DESCRIPTION	BY	DATE

TYP.
SECTION(S)



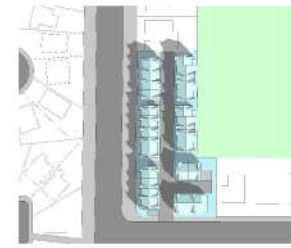
1 EQUINOX (MARCH/SEPTEMBER) 10AM
Scale: NTS



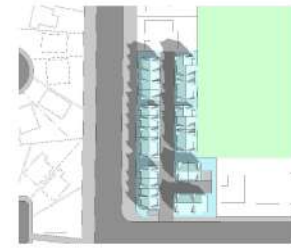
NO.	DATE	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



2 EQUINOX (MARCH/SEPTEMBER) 10AM
Scale: NTS



NO.	DATE	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			



3 EQUINOX (MARCH/SEPTEMBER) 10AM
Scale: NTS



PROJECT INFO:
5030,5040,5052&5064 208 St.
Township of Langley, BC, Canada

CLIENT:
Jaspreet Dayal

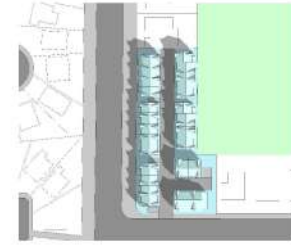
DATE:
1-Sep-23
PROJECT NO:
23-210

SCALE: DRAWN BY:
RW

NO.	DATE	BY	REV	DESCRIPTION
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

IMAGES

SHADOW STUDY



4 EQUINOX (MARCH/SEPTEMBER) 10AM
Scale: NTS



PROJECT INFO:
5030,5040,5052&5064 208 St.
Township of Langley, BC, Canada

CLIENT:
Jaspreet Dayal

DATE:
1-Sep-23
PROJECT NO:
23-210

SCALE: DRAWN BY:
RW

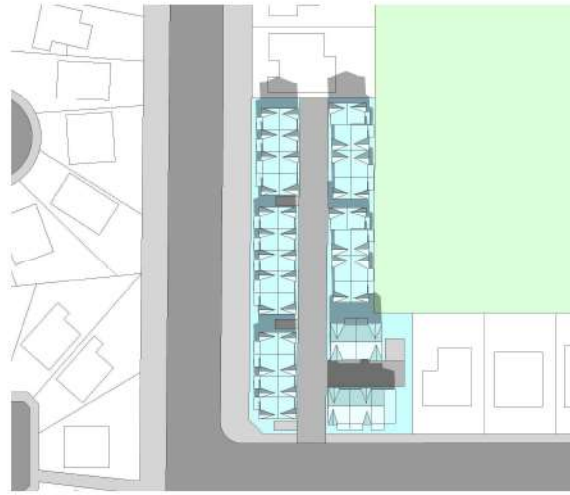
NO.	REVISION / DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING		

IMAGES

SHADOW STUDY



1 EQUINOX (MARCH/SEPTEMBER) 10AM
Scale: NTS



2 EQUINOX (MARCH/SEPTEMBER) 12PM
Scale: NTS



3 EQUINOX (MARCH/SEPTEMBER) 2PM
Scale: NTS



REV	DESCRIPTION	DATE	BY
1	ISSUED FOR DEVELOPMENT REVIEW		

IMAGES

SHADOW STUDY



1

VIEW

1/16"=1'



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC

CLIENT:
Jasperreet Dayal

DATE:
14-Feb-24

PROJECT NO:
23-210

SCALE: N.T.S. DRAWN BY: R.W.

REV	DESCRIPTION	BY	DATE

SITE SECTION

A.1.2A



1
Section-A
 1/16"=1'



PROJECT INFO:
 5030, 5040, 5052 and 5064 208 St
 20845, 50A Ave
 City Of Langley BC
CLIENT:
 Jaspreet Dayal

DATE:
 14-Feb-24
PROJECT NO:
 23-210
SCALE: N.T.S. **DRAWN BY:** R.W.

REV	DESCRIPTION	BY	DATE

SITE SECTION

A.1.2B