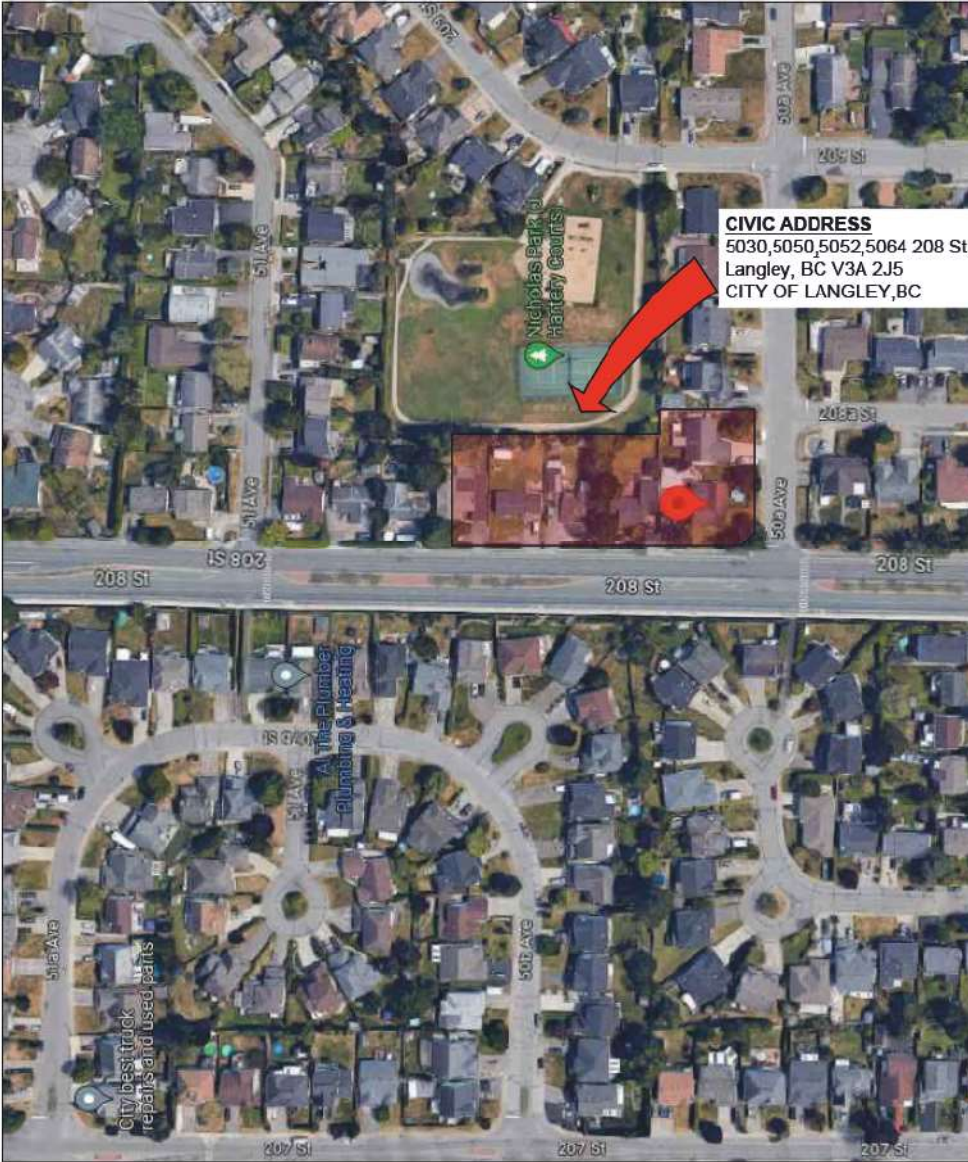


26 UNITS TOWNHOUSE DEVELOPMENT



CIVIC ADDRESS
 5030,5040,5052,5064 208 St,
 Langley, BC V3A 2J5
 CITY OF LANGLEY,BC



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 VIEWS

- A-4.1 SECTIONS



Unit 206- 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 Doyal

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

SCALE: NTS DRAWN BY: R W

REV	DESCRIPTION	BY	DATE

COVER SHEET

A 0.0



2 View A
NTS



2 View B
NTS



2 View E
NTS



2 View D
NTS



2 View C
NTS

REV	DESCRIPTION	BY	DATE



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.

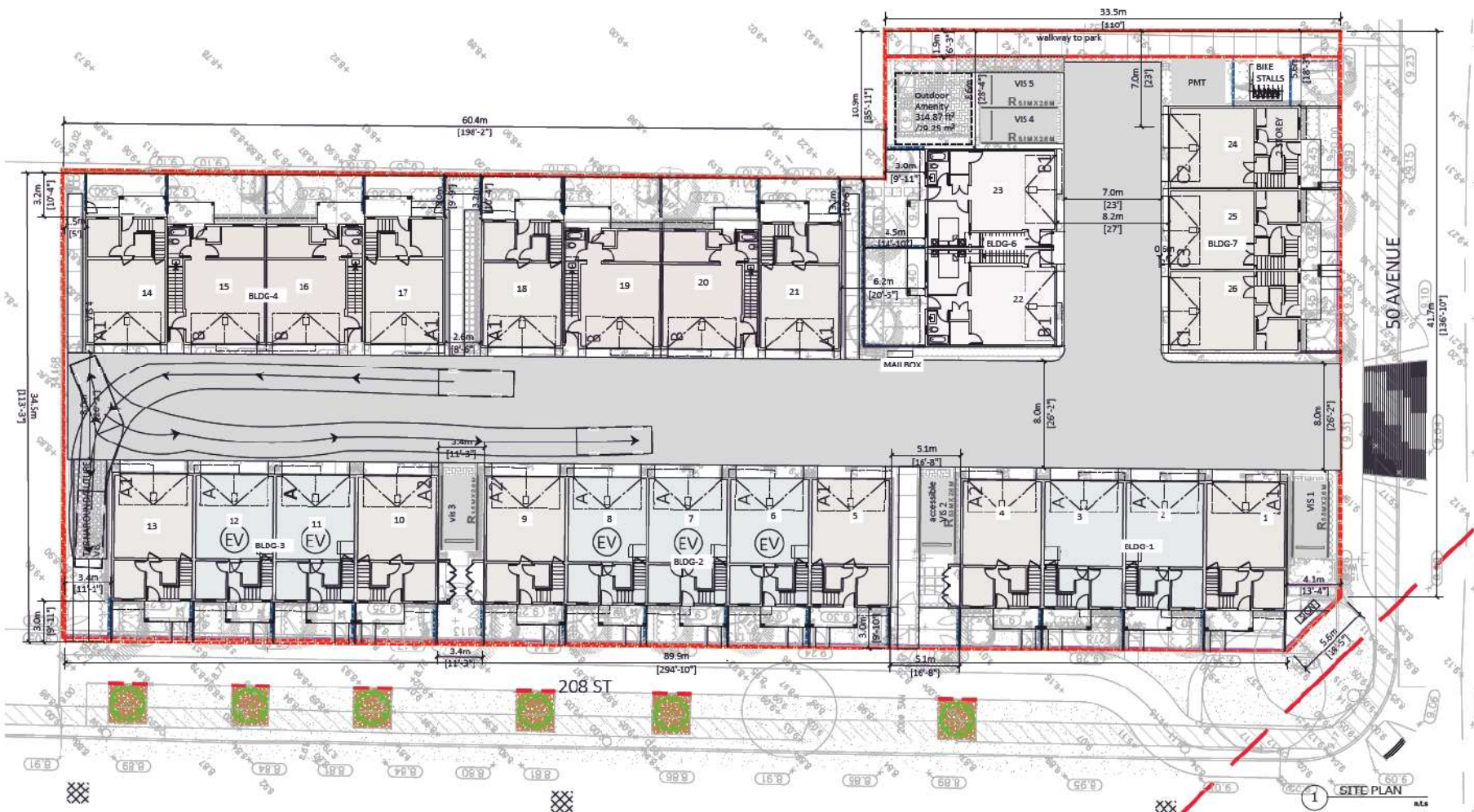
THE PROJECT:
The proposed project consists of 3-storey 7 buildings (26 units in total). All the units have side by side garage.

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
	EAST	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



REV	DESCRIPTION	BY	DATE



REV	DESCRIPTION	BY	DATE



1
Section-A
 1/16"=1'



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

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

REV	DESCRIPTION	BY	DATE

SITE SECTION



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

DATE:
14-Feb-24

PROJECT NO:
23-210

SCALE: 1/8"=1'
DRAWN BY: R W

REV	DESCRIPTION	DATE	BY

MATERIAL SHEET

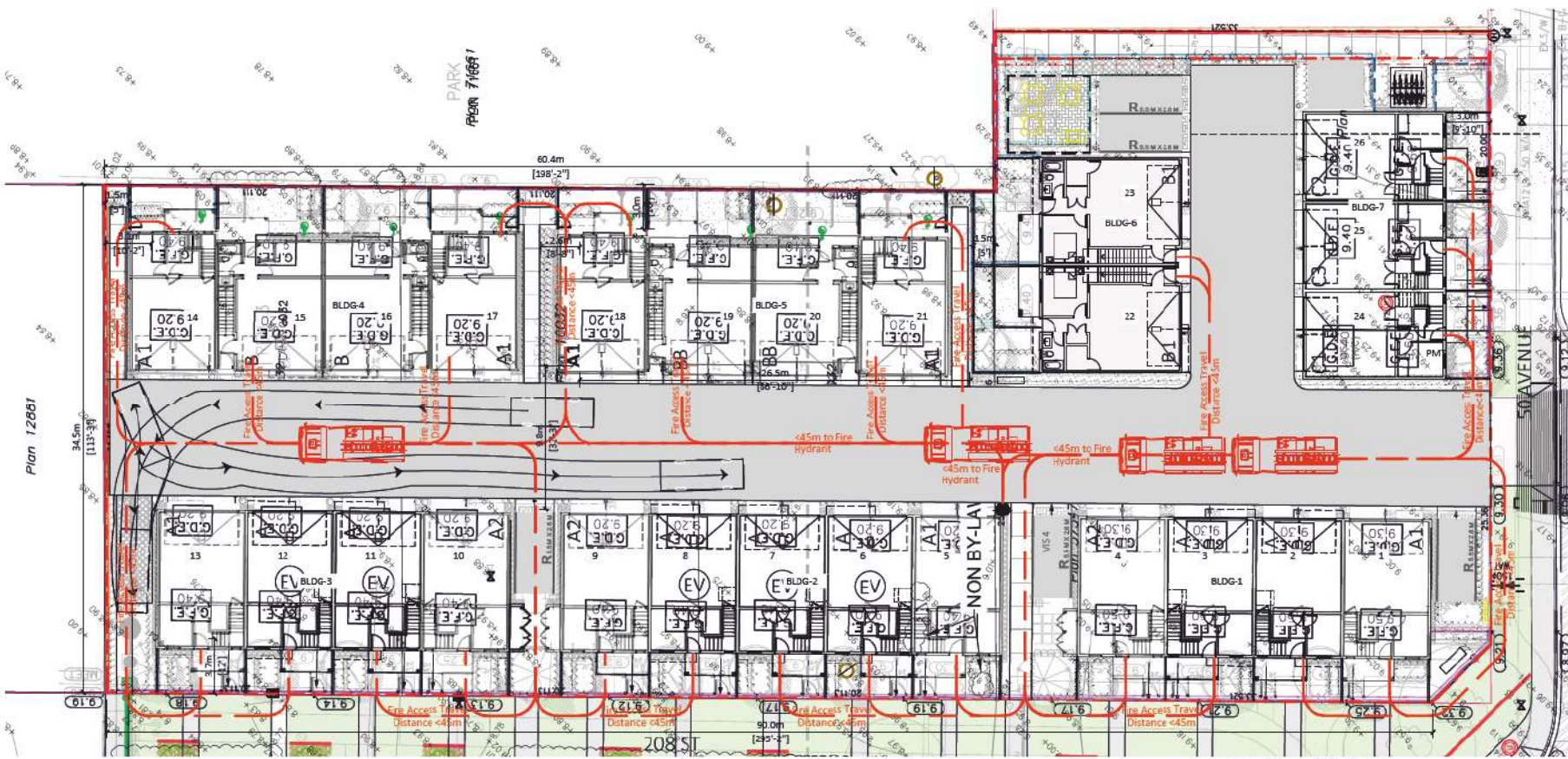
A.14



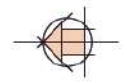
FINISH SCHEDULE

- 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 : Pleasure 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"

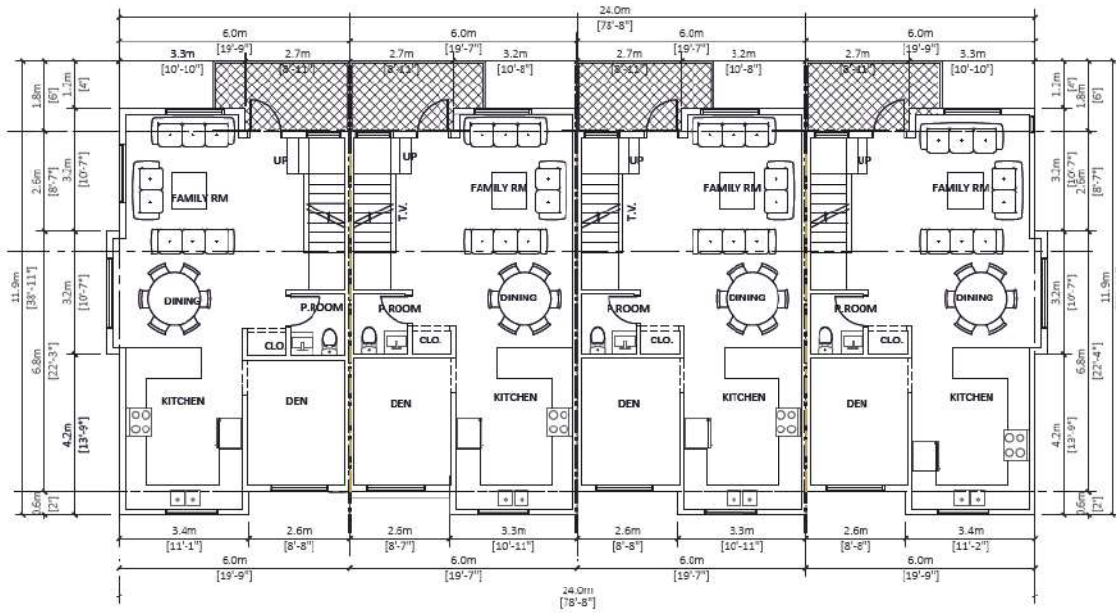


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City of Langley BC
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Jaspreet Doyal

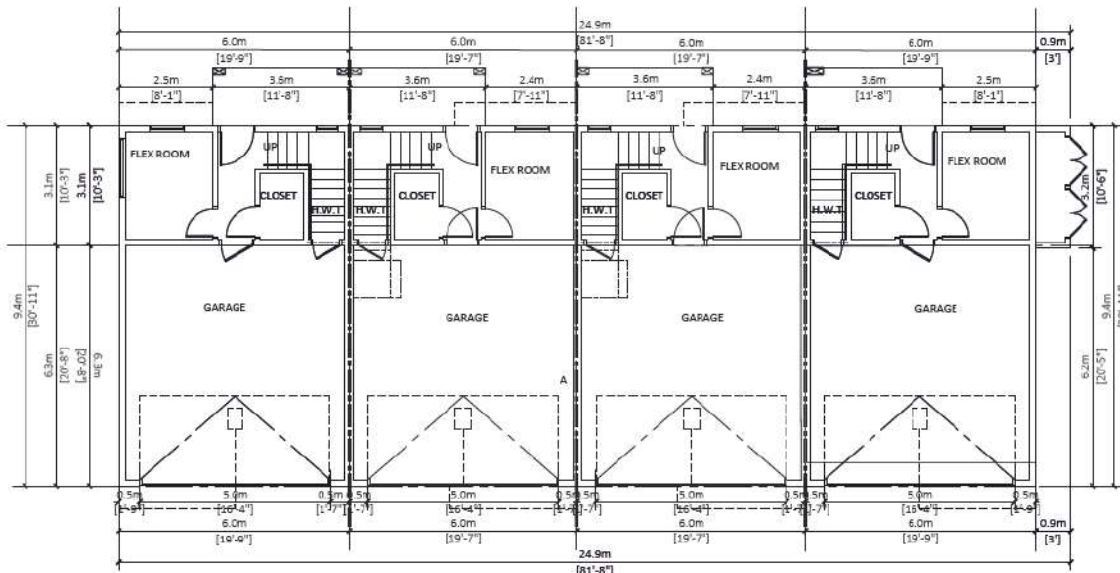
DATE:
14-Feb-24
PROJECT NO:
23-210
SCALE: 1/24"=1' R W
DRAWN BY:

REV	DESCRIPTION	BY	DATE

FIRE PLAN



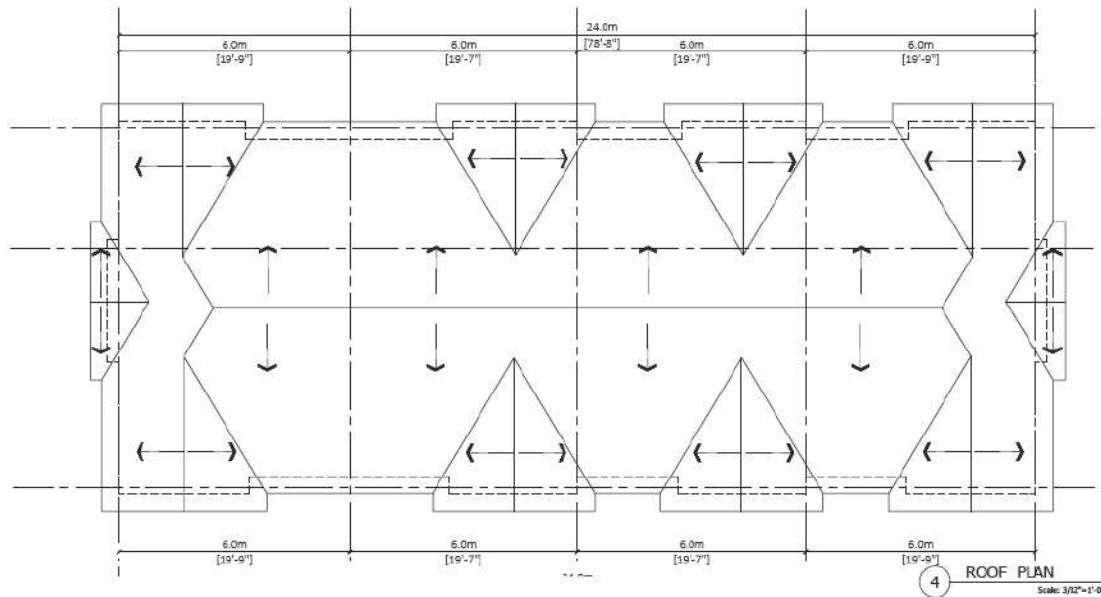
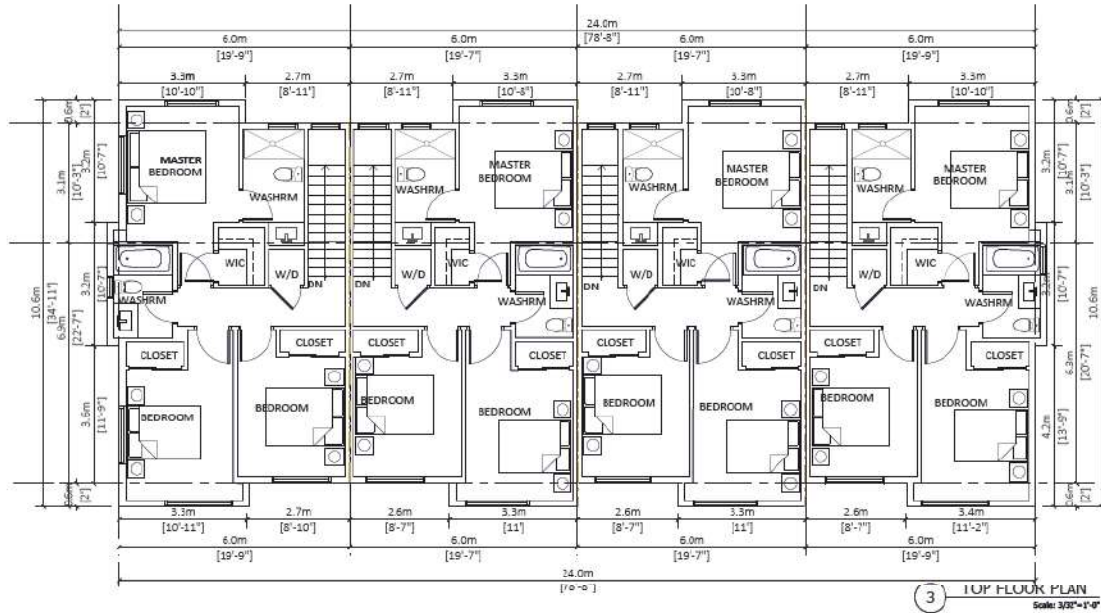
2 MAIN FLOOR PLAN
Scale 3/32"=1'-0"



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



REV	DESCRIPTION	BY	DATE



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

20845, 50A Ave
City Of Langley BC

CLIENT:
Jaspreet Deyal

DATE:
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PROJECT NO:
23-210

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

REV	DESCRIPTION	BY	DATE

BUILDING 1

A.2.1 B











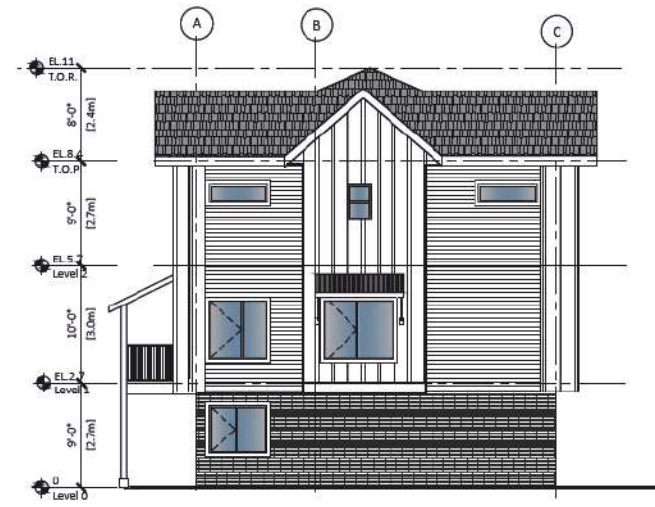
REV	DESCRIPTION	BY	DATE



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

FINISH SCHEDULE

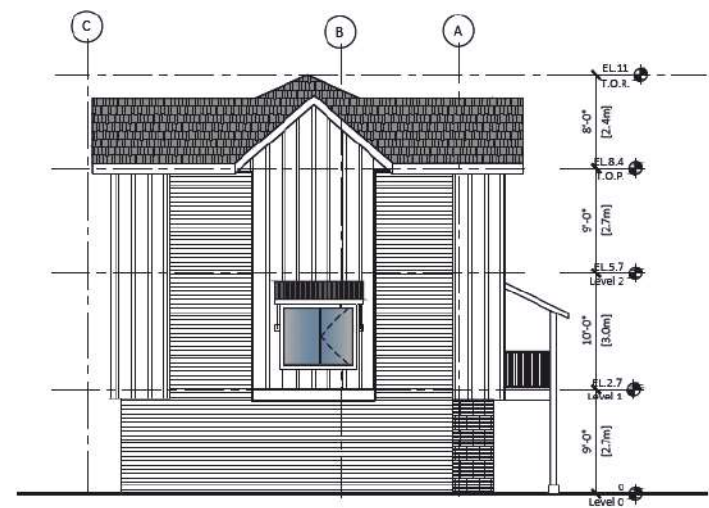
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|---|--|---|--|
|  | 1) Exterior BRICK WALL
Color : IXL white brick |  | 5) Metal Roof |
|  | 2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Cleanly Line 700-65 |  | 6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30) |
|  | 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunde (Benjamin Moore 1133-70) |  | 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) Stakes
Color : Gray |



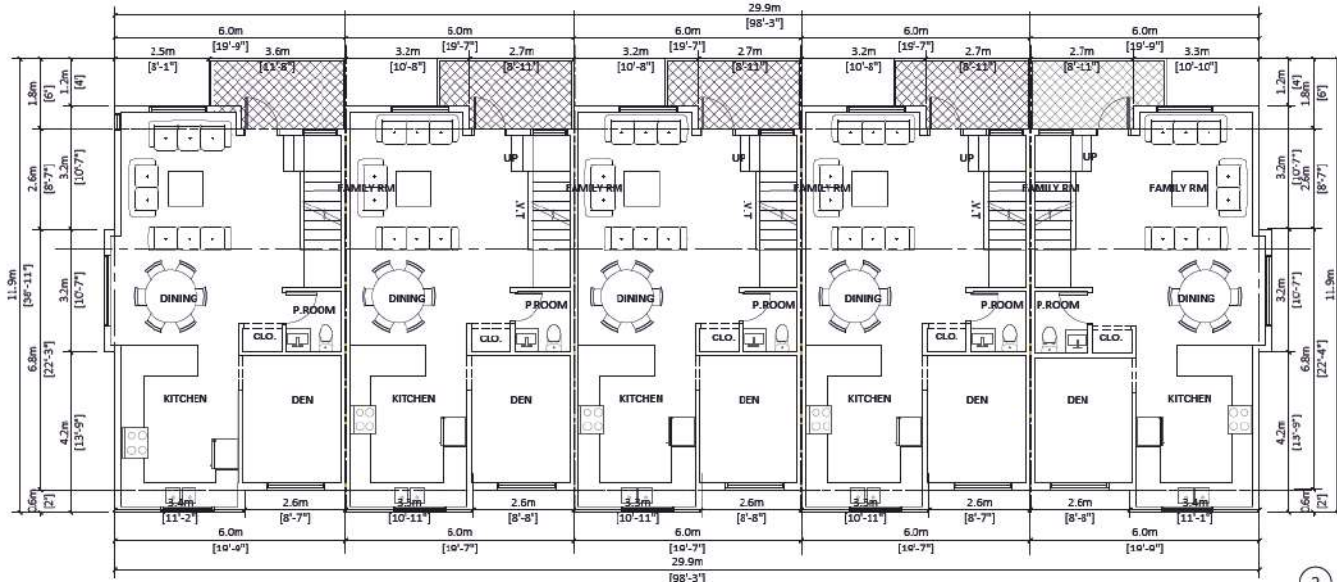
3 RIGHT ELEVATION
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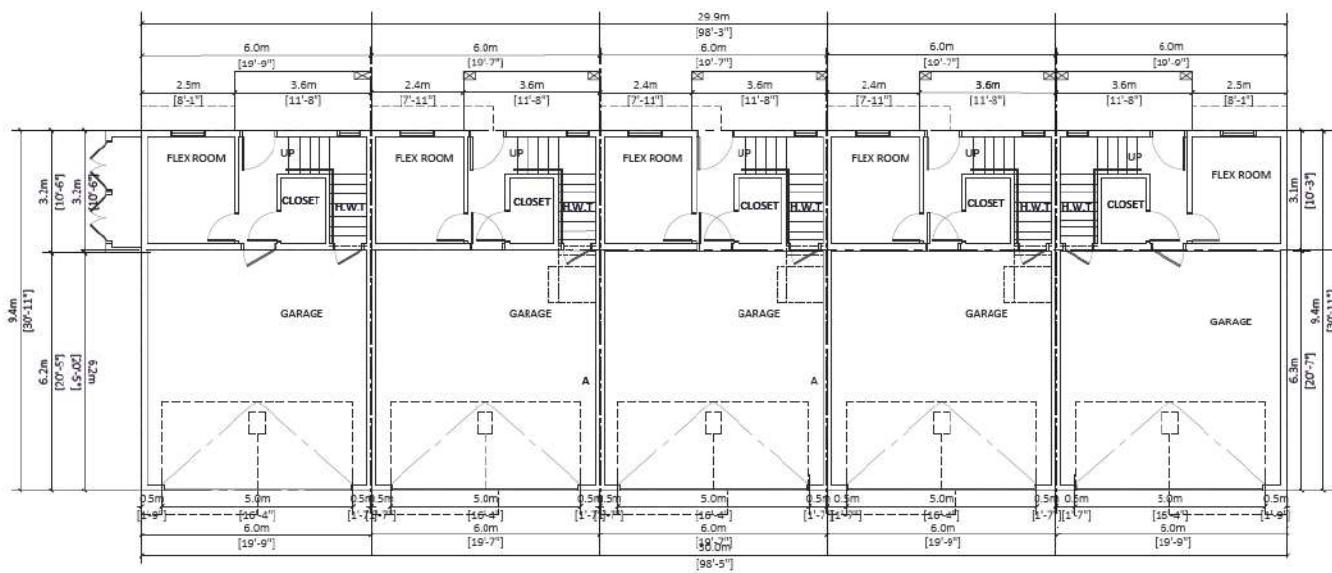
2 FRONT ELEVATION
Scale: 3/32"=1'-0"



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



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



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



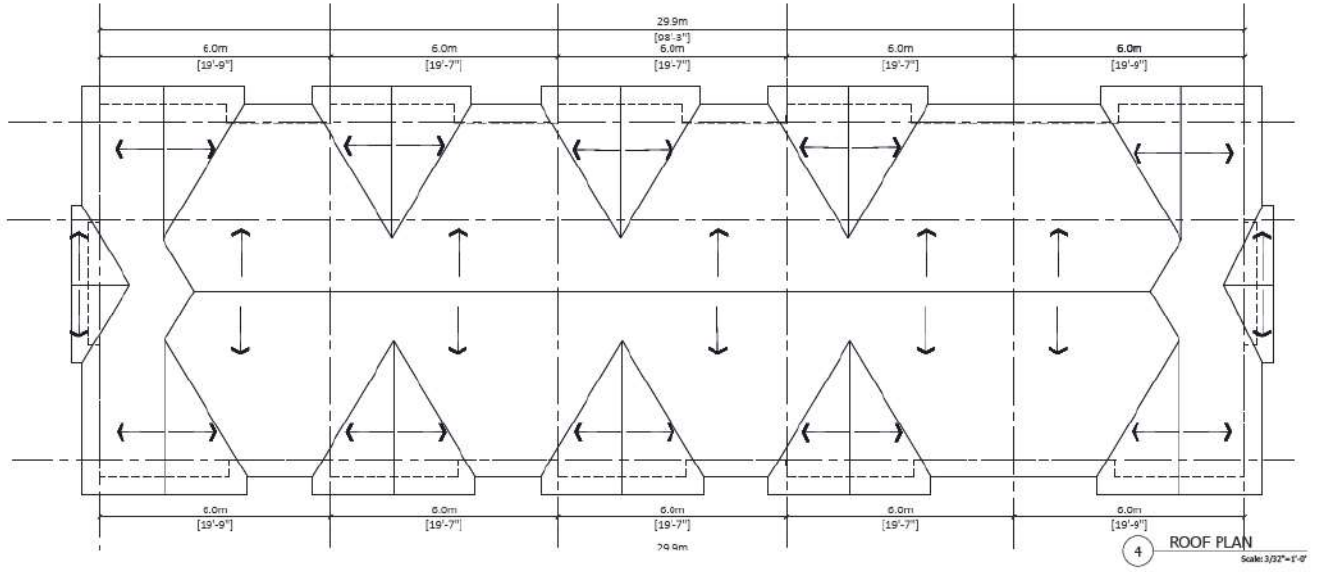
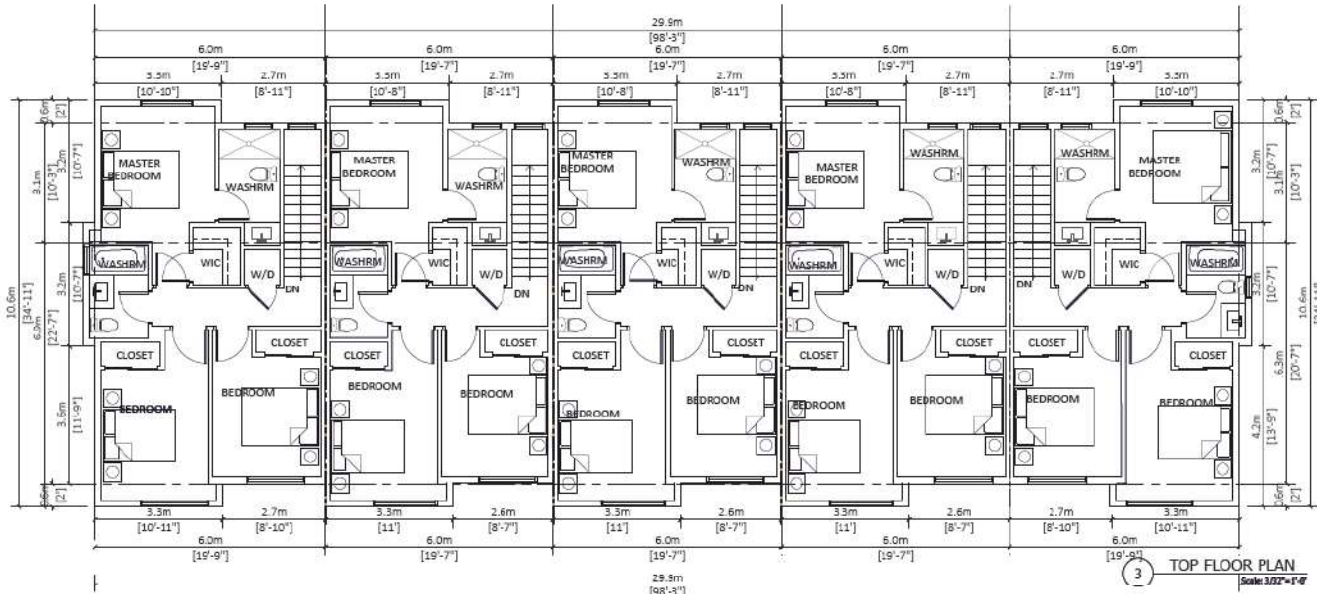
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5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT:
Jaspreet Dyal

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

REV	DESCRIPTION	BY	DATE

BUILDING 2

A.2.2 A



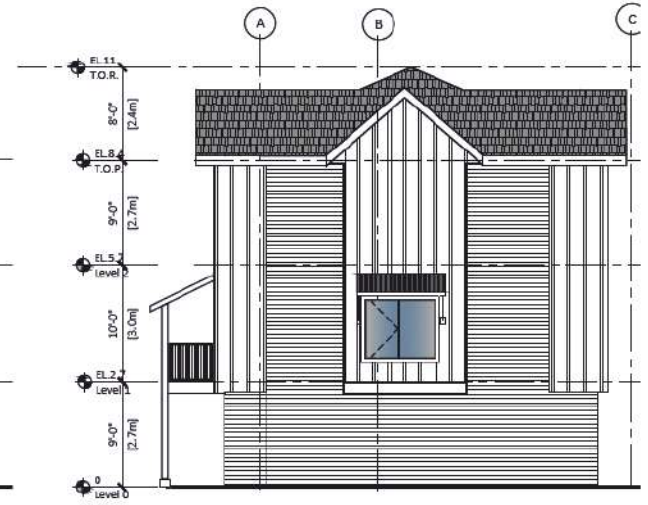
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REV	DESCRIPTION	BY	DATE











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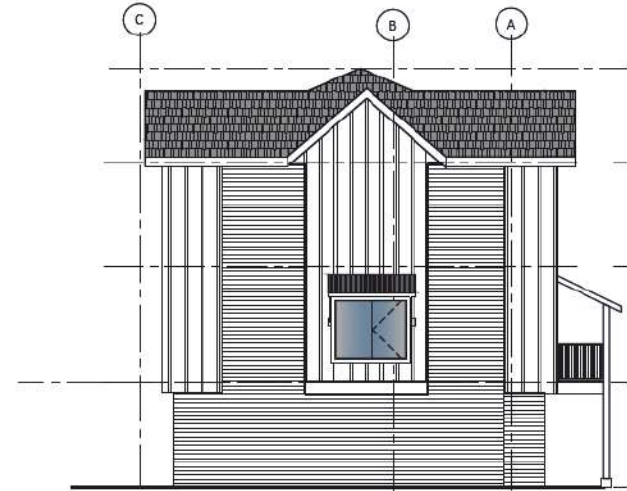
3 RIGHT ELEVATION
Scale: 3/32"=1'-0"

FINISH SCHEDULE

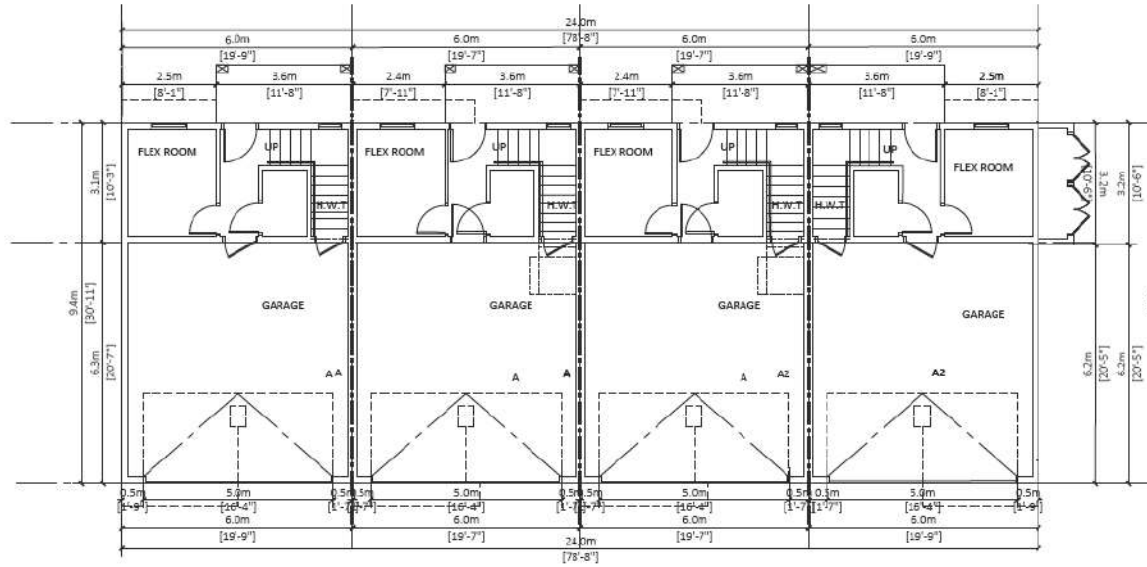
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|---|---|---|--|
|  | 1) Exterior BRICK WALL
Color: XL white brick |  | 5) Metal Roof |
|  | 2) Exterior High Density fibre Cement board U/W easy trims to match (Hardie or similar)
Color: Chentily Lace OC-65 |  | 6) Garage Door
Color: DAYS END (Benjamin Moore 2133-30) |
|  | 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 |



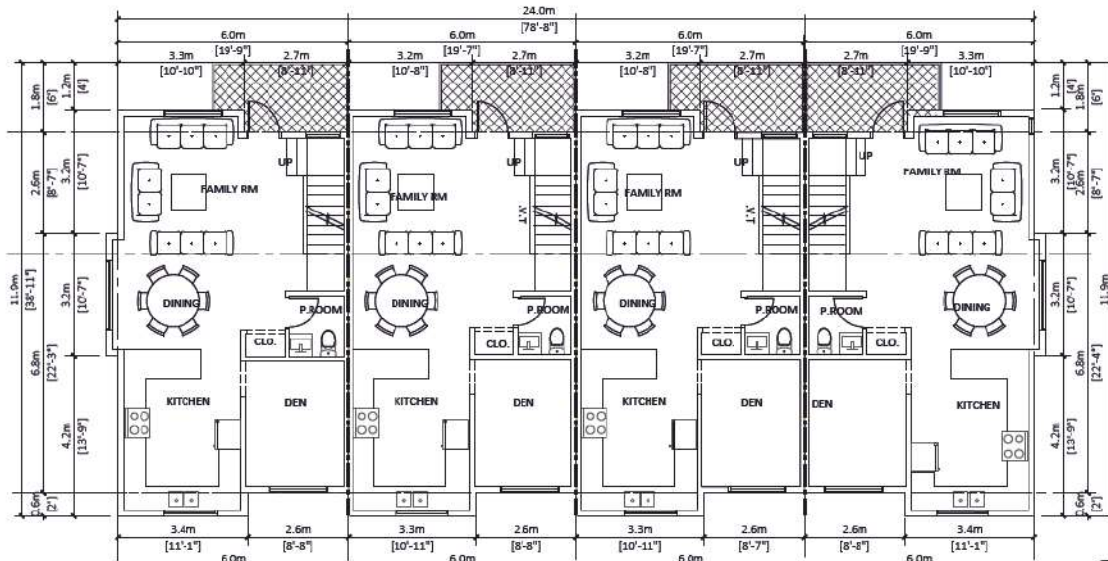
2 FRONT ELEVATION
Scale: 3/32"=1'-0"



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



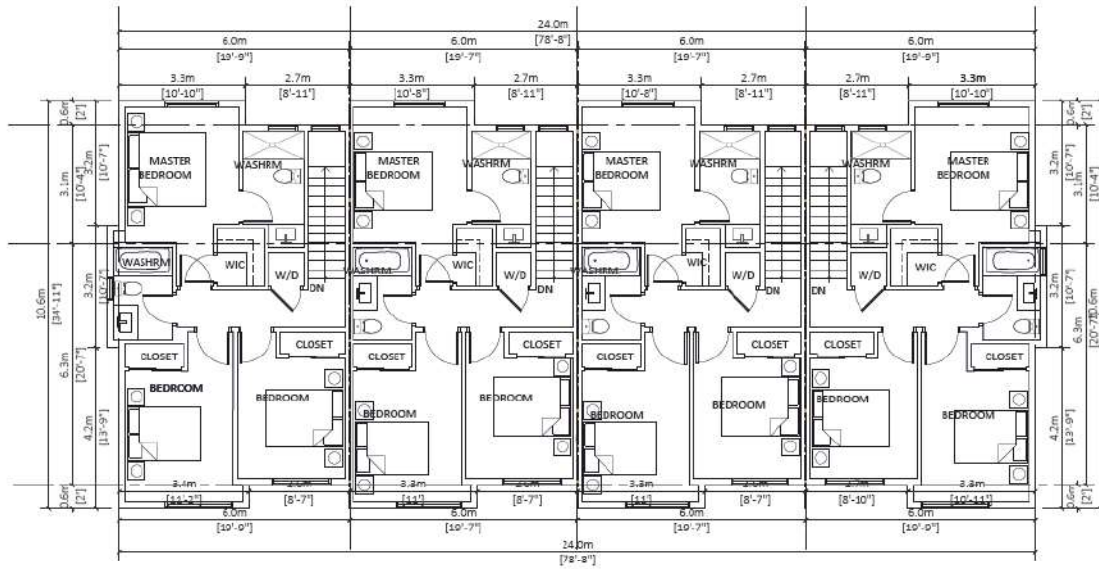
1 GARAGE FLOOR PLAN
Scale: 3/32"=1'-0"



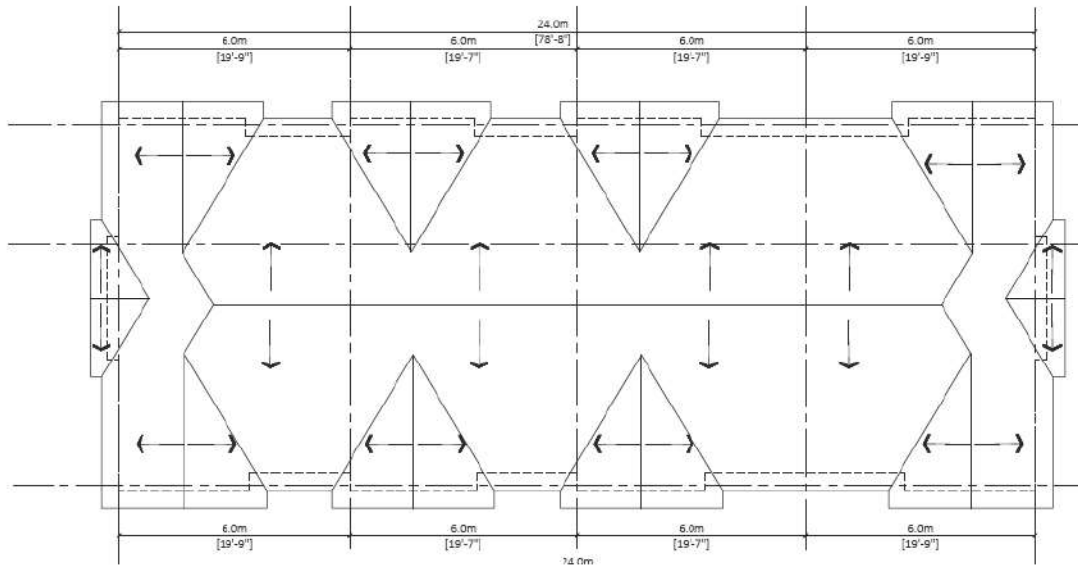
2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"



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

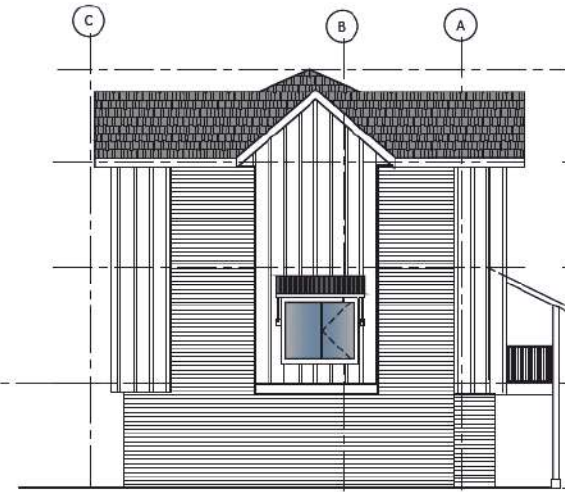
- | | | | |
|---|--|---|---|
|  | 1) Exterior BRICK WALL
Color: IXL white brick |  | 5) Metal Roof |
|  | 2) Exterior High Density Fibre Cement Board C/W
strips to match (Hardie or similar)
Color: Lighthouse Lace UL-95 |  | 6) Garage Door
Color: DAY'S END (Benjamin Moore 2133-30) |
|  | 3) Cement Fibre 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) Shales
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"

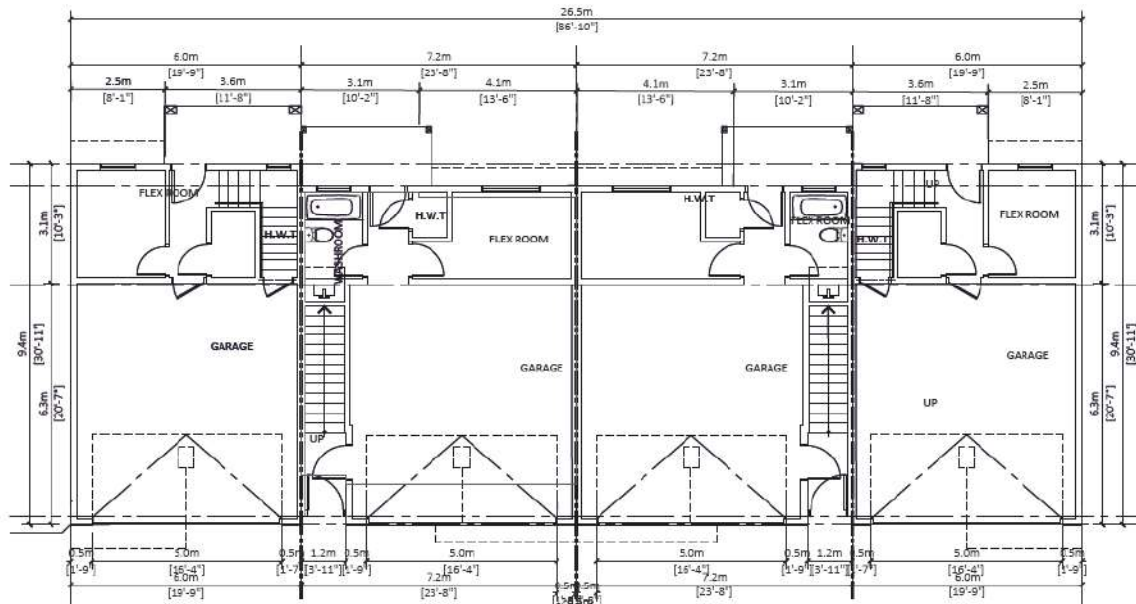


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City Of Langley BC
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Jaspreet Doyal

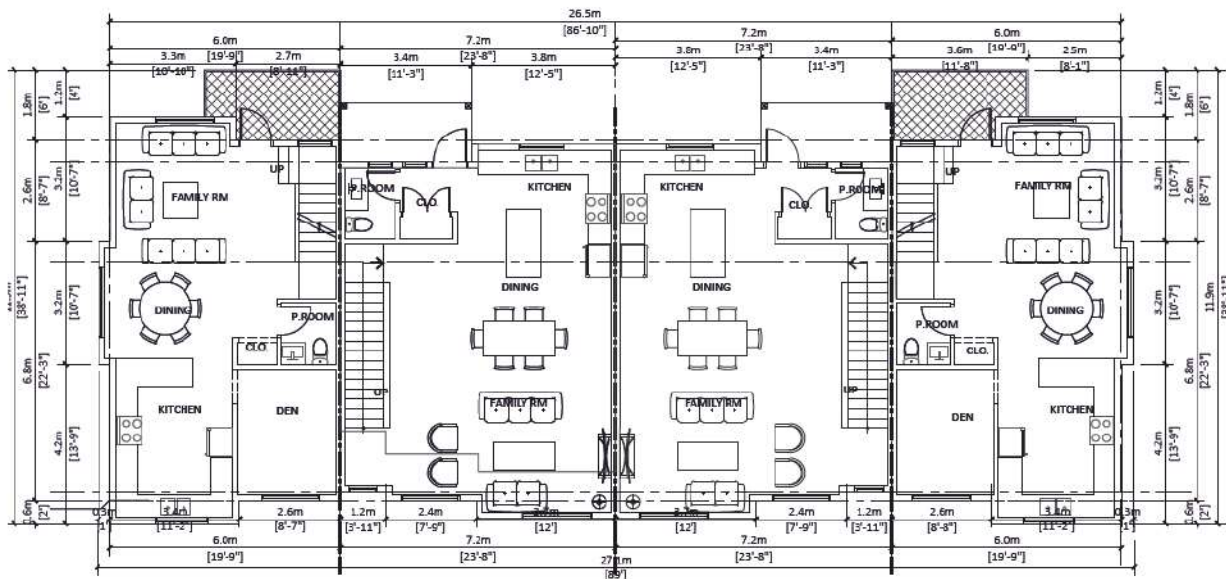
DATE:
14-Feb-24
PROJECT NO:
23-210
SCALE: 3/32"=1'
DRAWN BY: R W

REV	DESCRIPTION	BY	DATE

ELEVATIONS



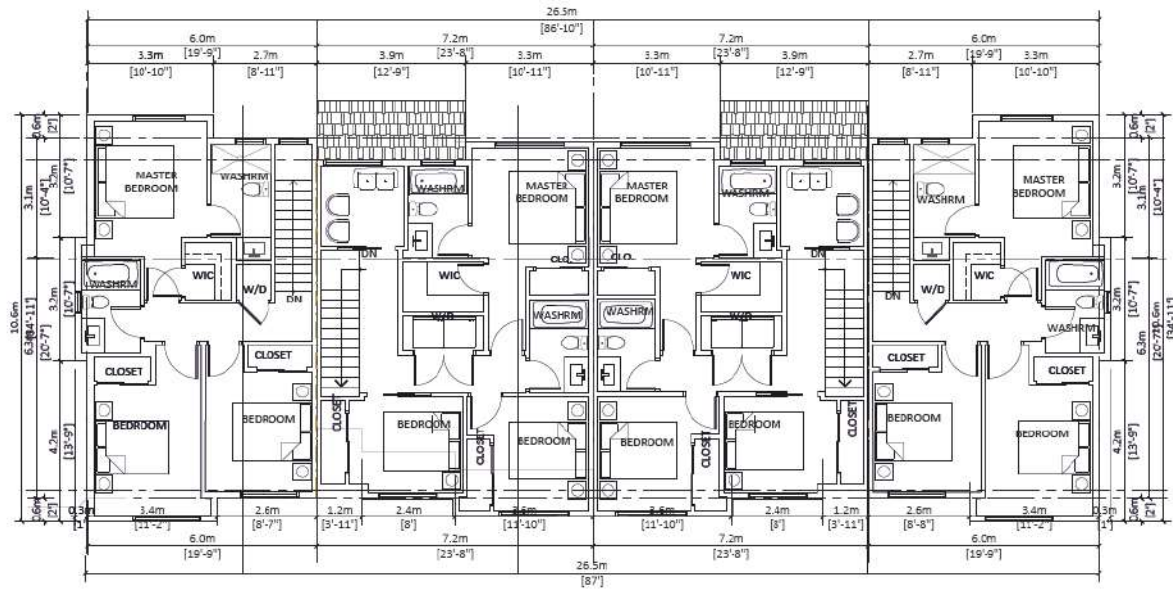
1 GARAGE FLOOR
Scale: 3/32"=1'-0"



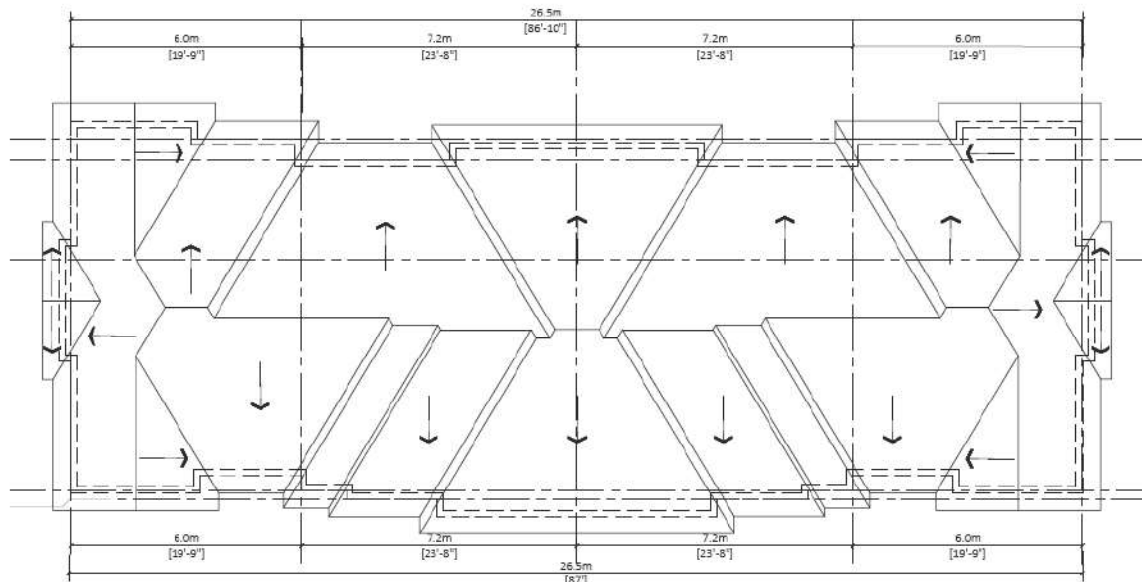
2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"



REV	DESCRIPTION	BY	DATE



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



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











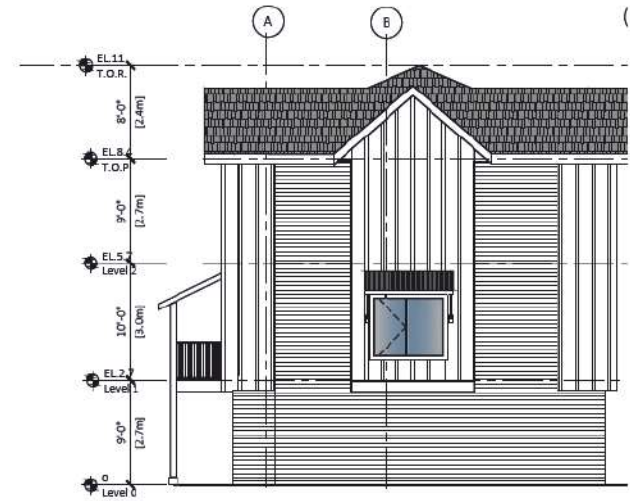
REV	DESCRIPTION	BY	DATE



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

FINISH SCHEDULE

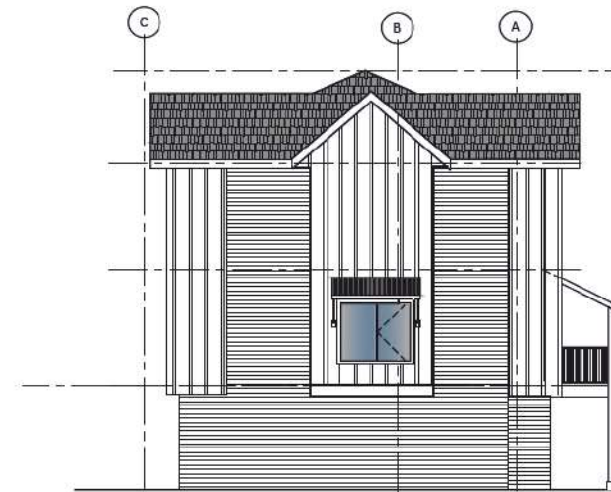
- | | | | |
|---|--|---|--|
|  | 1) Exterior BRICK WALL
Color : IXL white brick |  | 5) Metal Roof |
|  | 2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Charisly Lane 00-00 |  | 6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30) |
|  | 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunda (Benjamin Moore 2133-70) |  | 7) Door
Color : Iron Mountains (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"



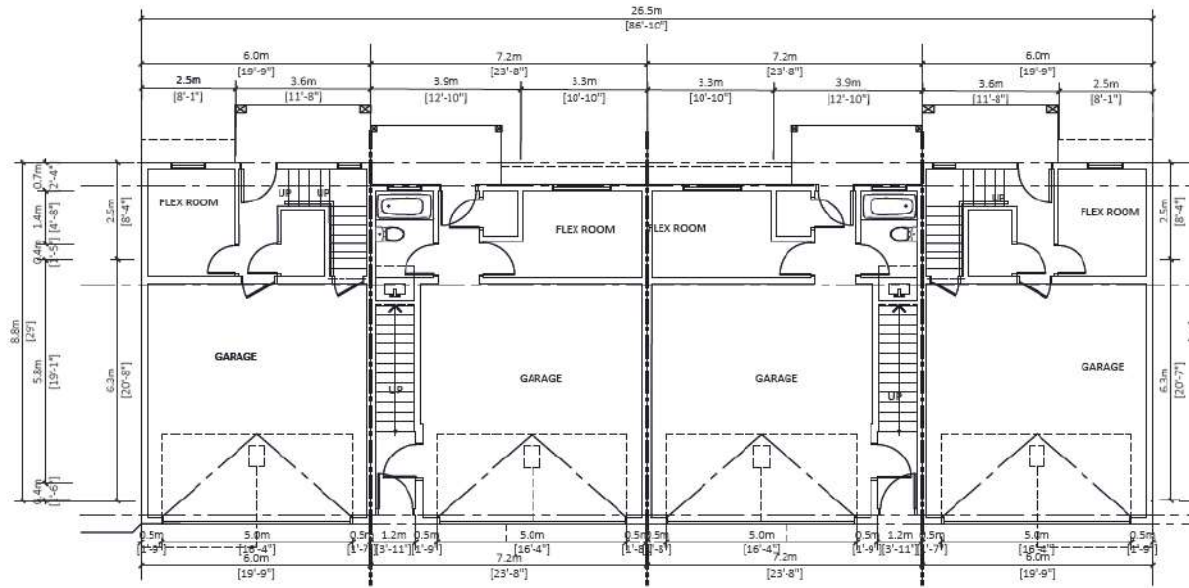
2 FRONT ELEVATION
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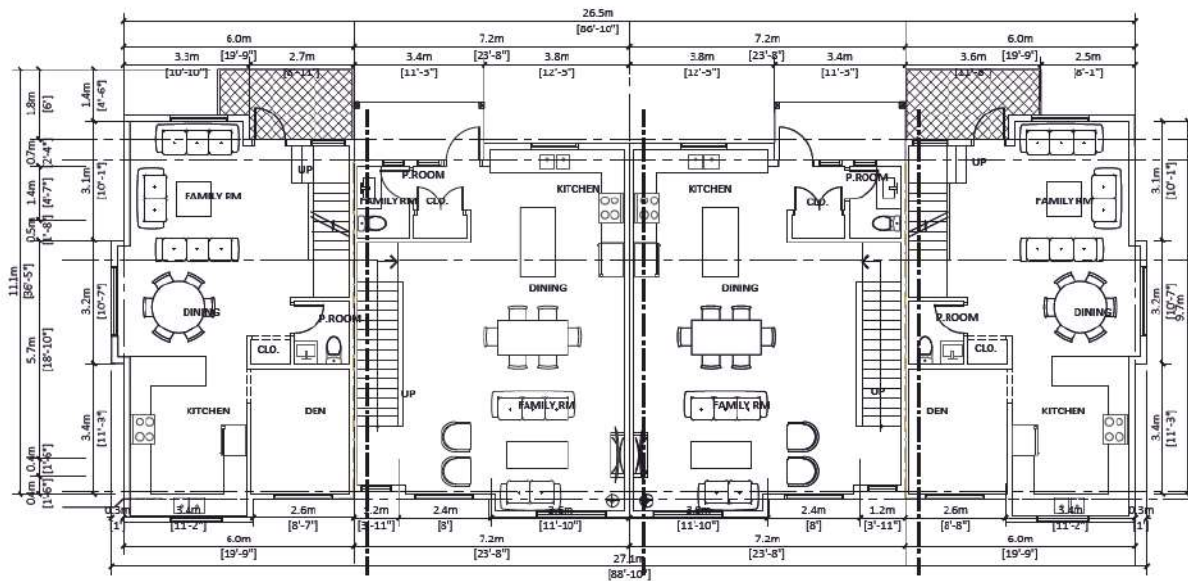
4 LEFT ELEVATION
Scale: 3/32"=1'-0"



REV	DESCRIPTION	BY	DATE



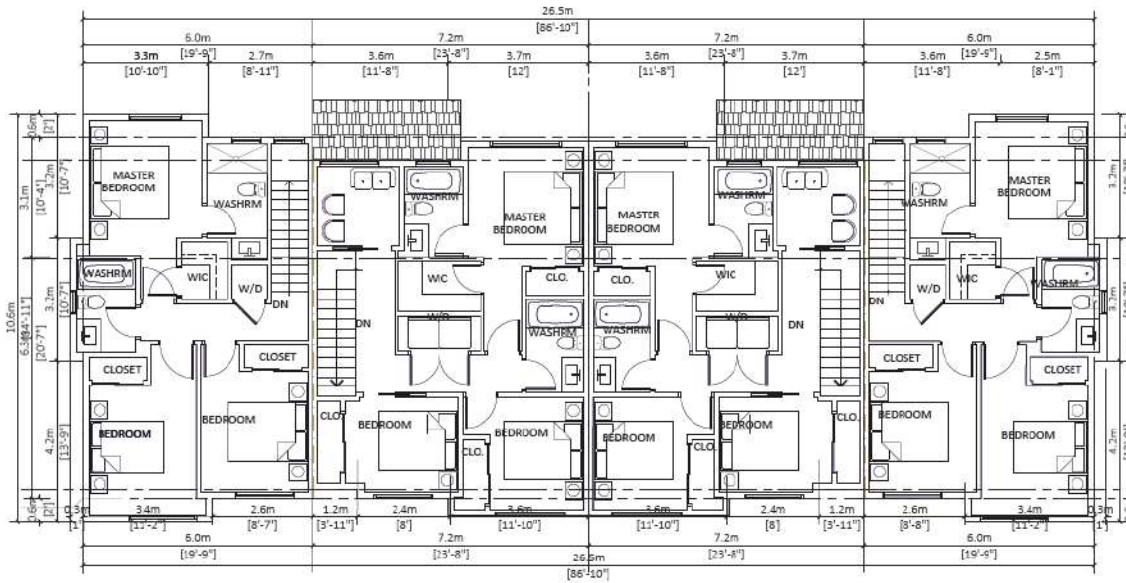
1 GARAGE PLAN
Scale: 3/32"=1'-0"



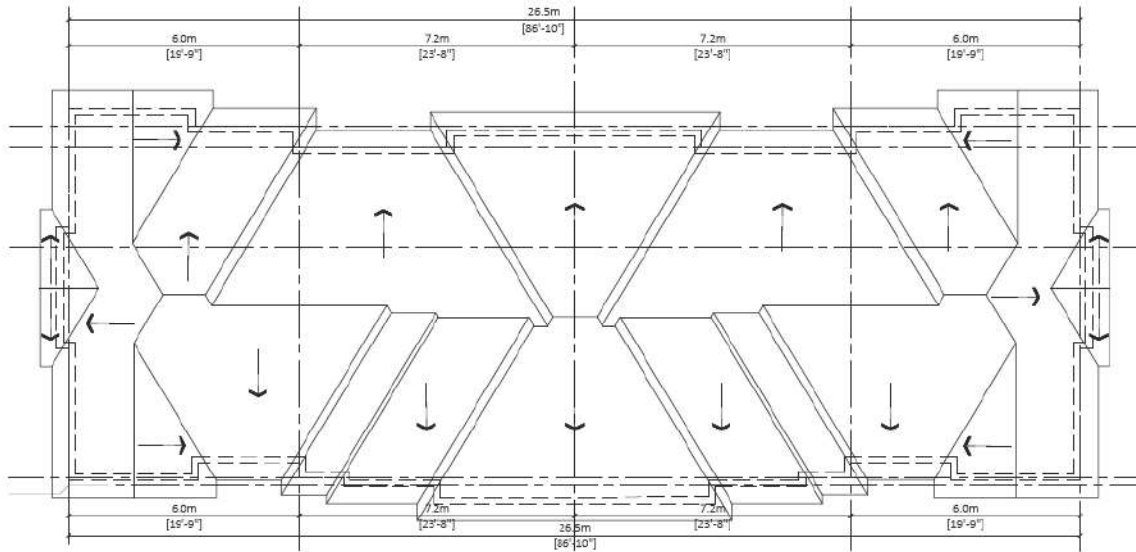
2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"



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: XL white brick
- 2) Exterior High Density Fibre Cement Board (CW easy to trim or mesh) (Hardie or similar)
Color: Chantilly Lace UC-95
- 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Tundra (Benjamin Moore 2135-70)
- 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Pigeon Gray (Benjamin Moore 2133-50)
- 5) Metal Roof
- 6) Garage Door
Color: DAVIS CRD (Benjamin Moore 2153-30)
- 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30)
- 8) Sashes
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"

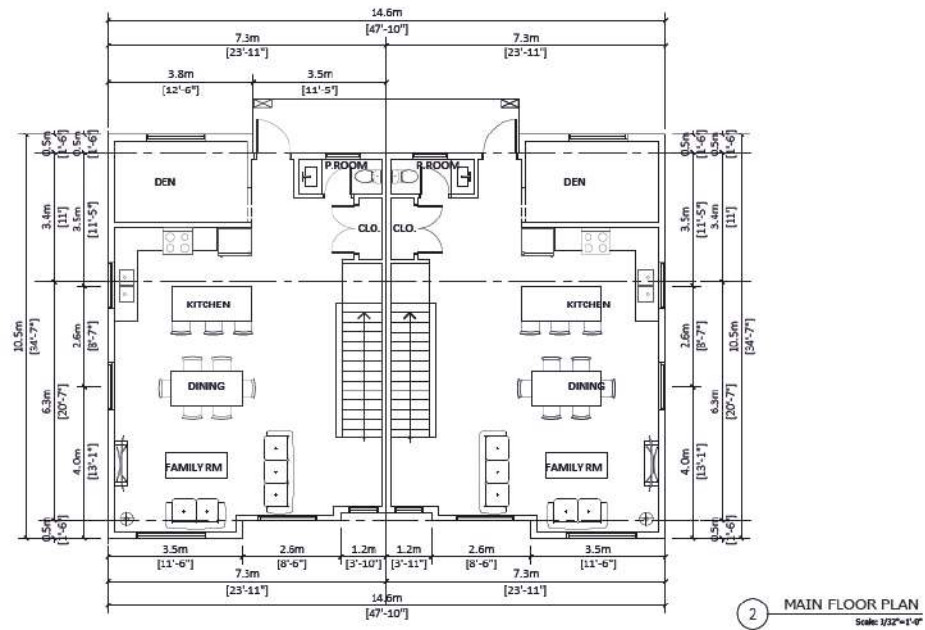
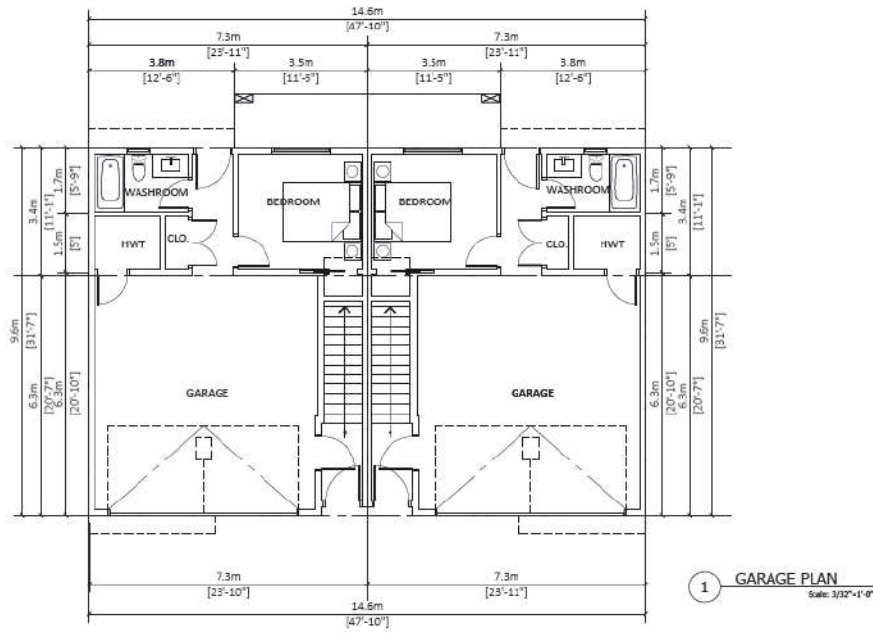


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City Of Langley BC
CLIENT:
Jaspreet Doyal

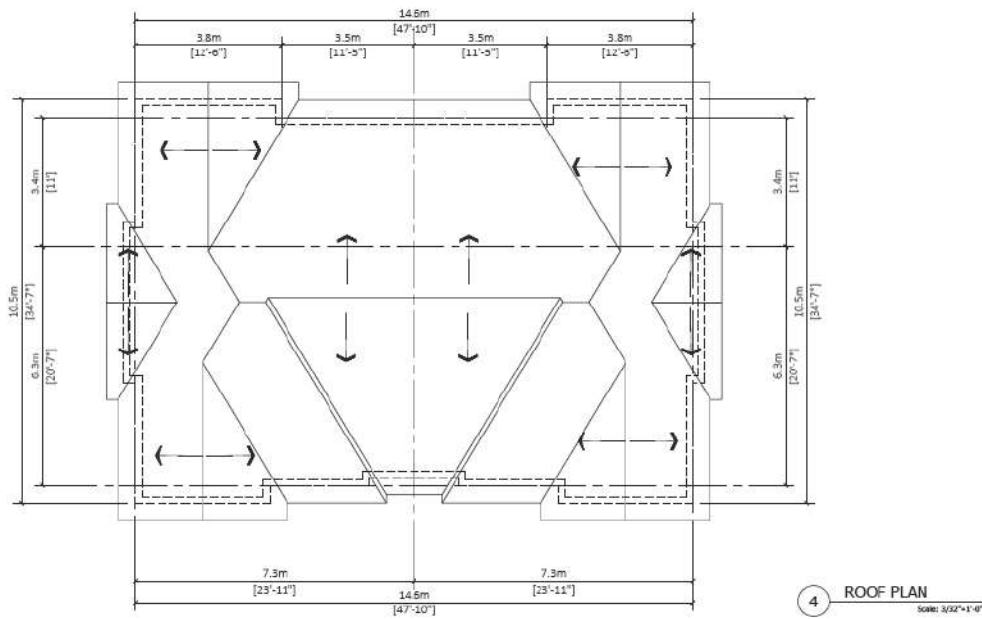
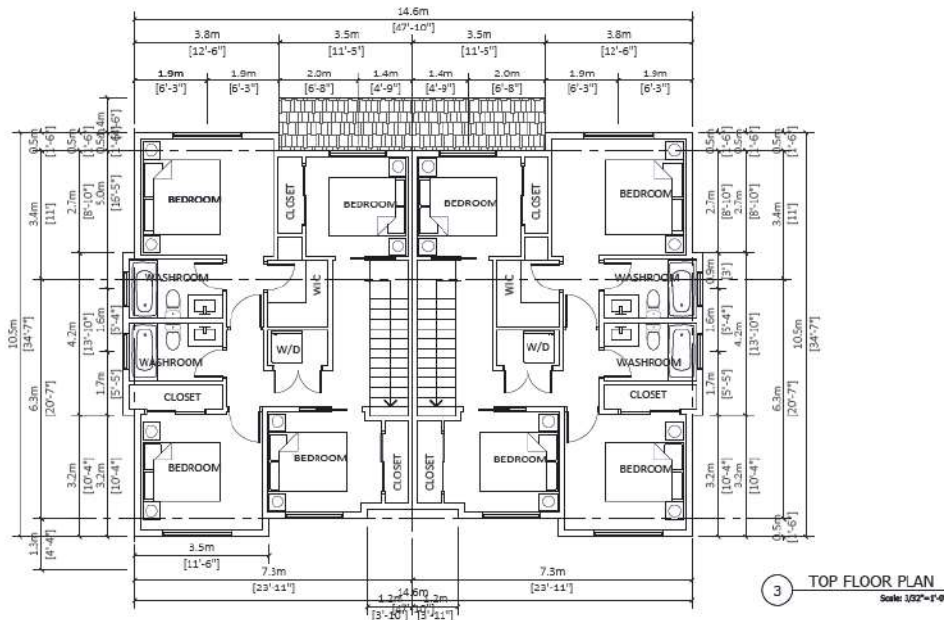
DATE:
14-Feb-24
PROJECT NO:
23-210
SCALE:
3/32"=1'
DRAWN BY:
R W

REV	DESCRIPTION	BY	DATE

ELEVATIONS



REV	DESCRIPTION	BY	DATE



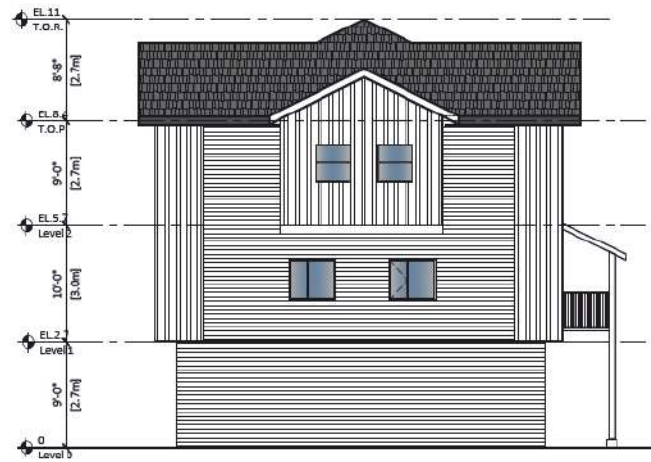
REV	DESCRIPTION	BY	DATE



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

FINISH SCHEDULE

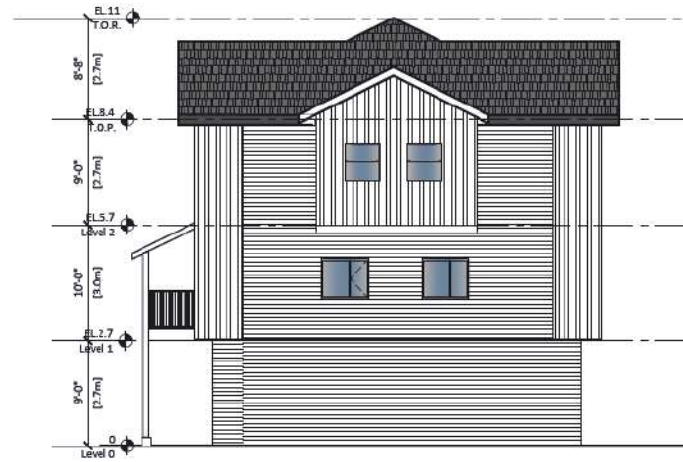
- 1) Exterior BRICK WALL
Color: XL white brick
- 2) Exterior High Density Fibre Cement Board (Q/W easy to install mesh) (Fiberlic or similar)
Color: Chantilly Lace UC-10
- 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Tunde (Benjamin Moore 2135-70)
- 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Pigeon Gray (Benjamin Moore 2133-30)
- 5) Metal Roof
- 6) Garage Door
Color: DAVIS CRD (Benjamin Moore 2133-30)
- 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30)
- 8) Shaker
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"

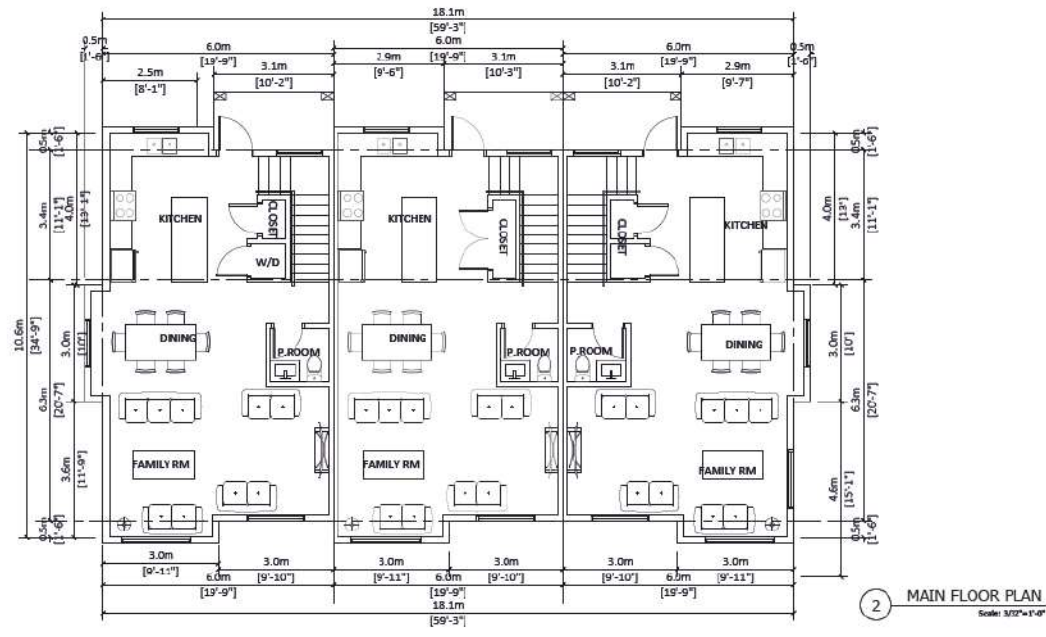
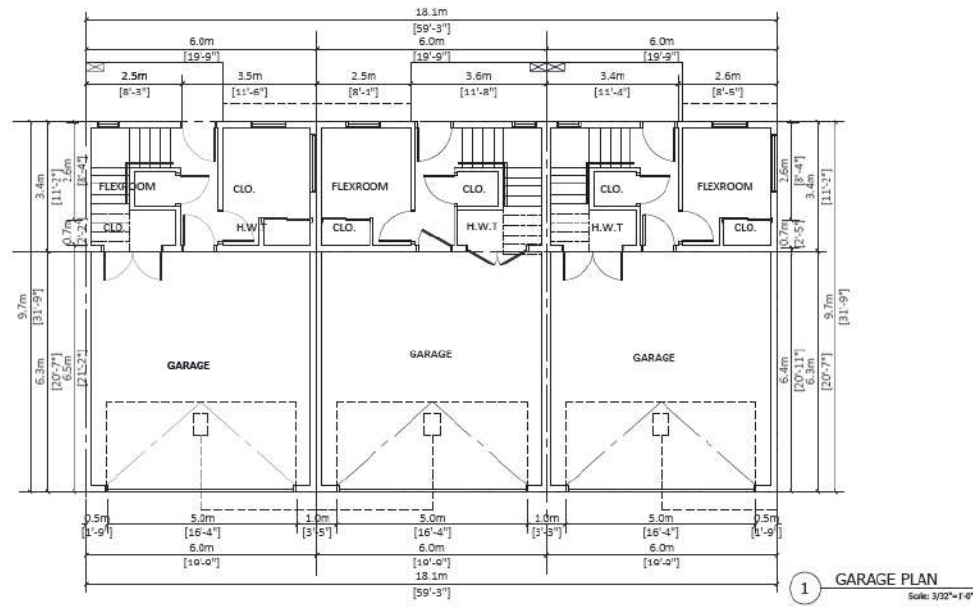


PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
208-45, 50A Ave
City Of Langley BC
CLIENT:
Jaspreet Doyal

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

REV	DESCRIPTION	BY	DATE

ELEVATIONS



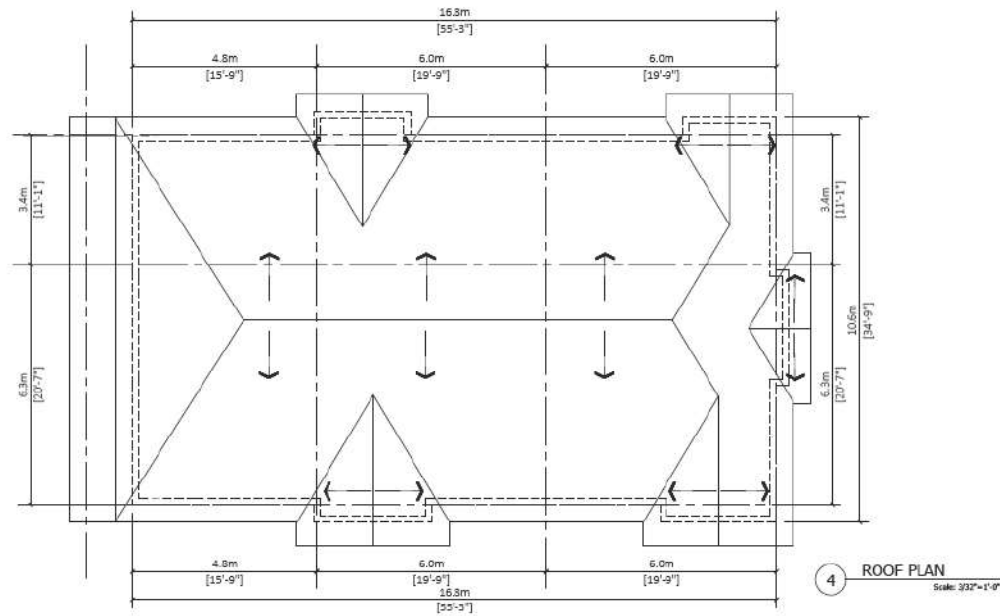
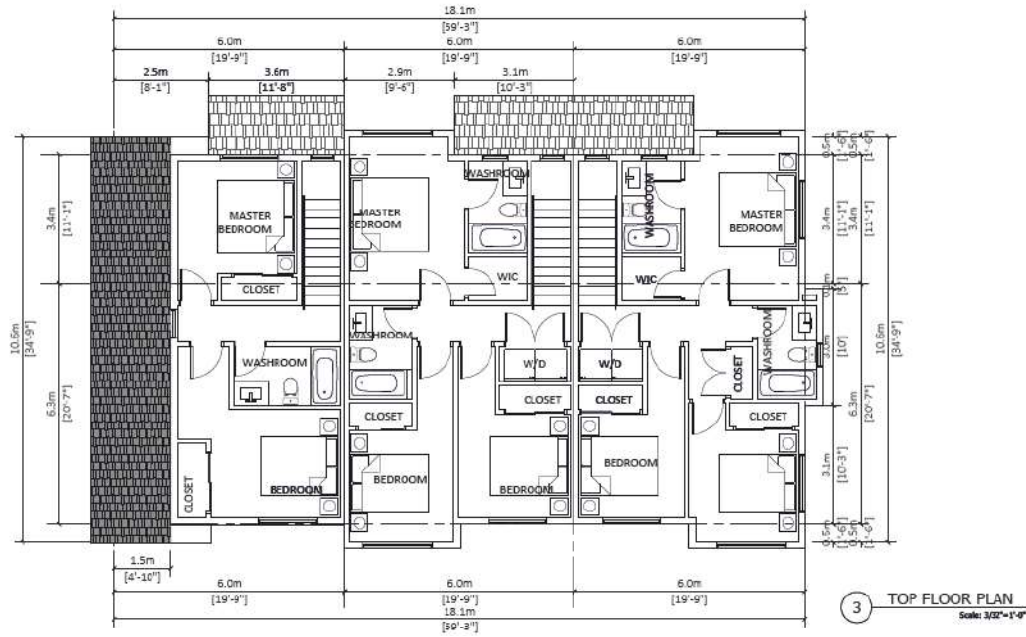
PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT:
Jaspreet Deyal

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 A



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

20845, 50A Ave
City of Langley BC

CLIENT:
Jaspreet Deyal

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



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.

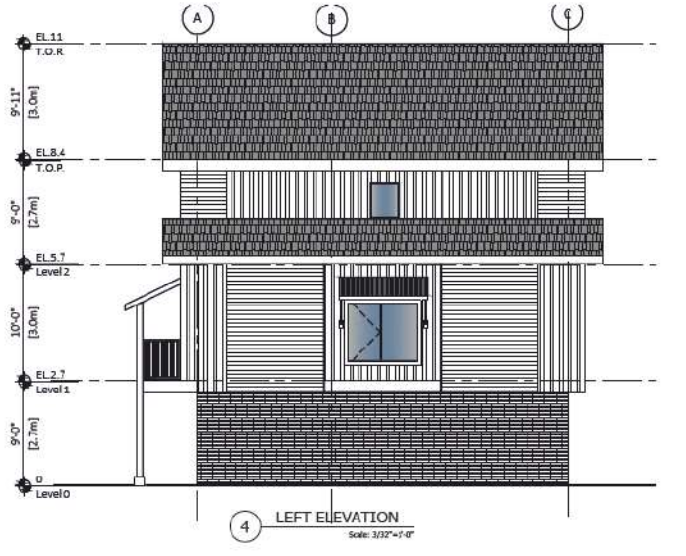
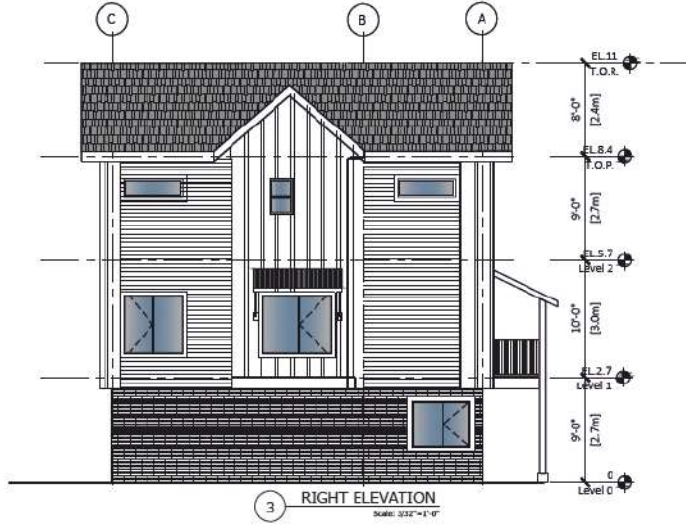
NO.	DATE	DESCRIPTION

ELEVATIONS



- FINISH SCHEDULE**
- 1) Exterior BRICK WALL
 Color: KL 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: 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 Door Color: DAY'S END (Benjamin Moore 2133-30)
- 7) Door Color: Iron Mountain (Benjamin Moore 2134-30)
- 8) Shakes Color: Gray





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23-210

SCALE: DRAWN BY:
NTS R W

REV	DESCRIPTION	DATE	BY

VIEWS

A.3.8





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

208-45, 50A Ave
City Of Langley BC

CLIENT:
Jaspreet Deyal

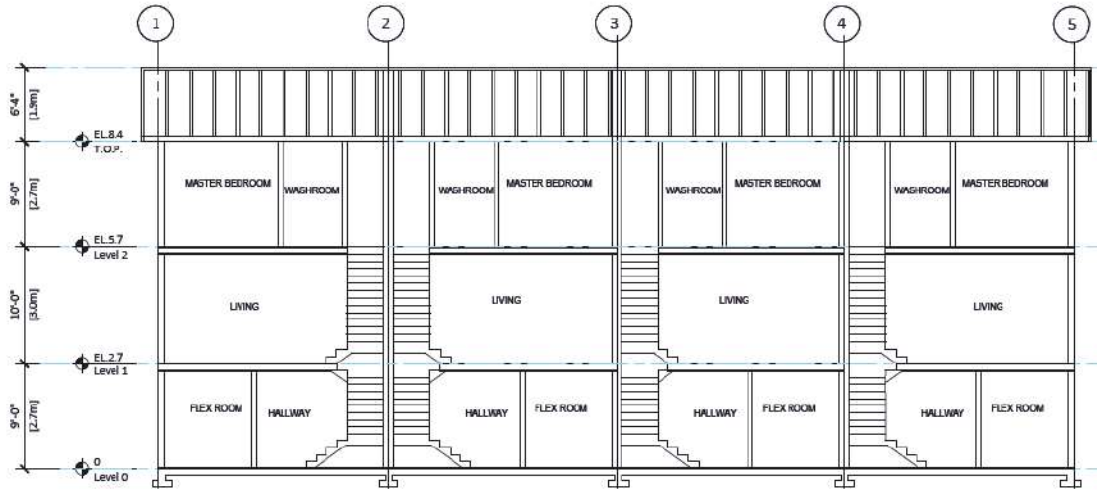
DATE:
14-Feb-24

PROJECT NO:
23-210

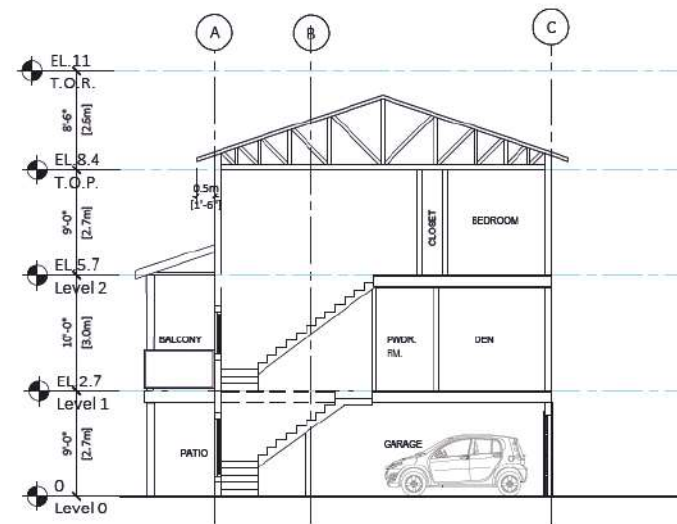
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DRAWN BY: R W

REV	DESCRIPTION	BY	DATE

VIEWS



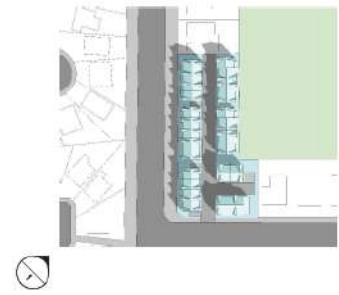
1 SECTION A
Scale: 3/32"=1'-0"



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

REV	DESCRIPTION	BY	DATE

TYP.
SECTION(S)



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

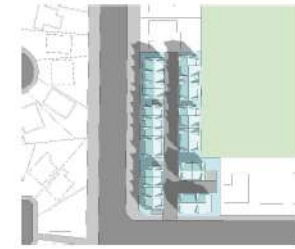
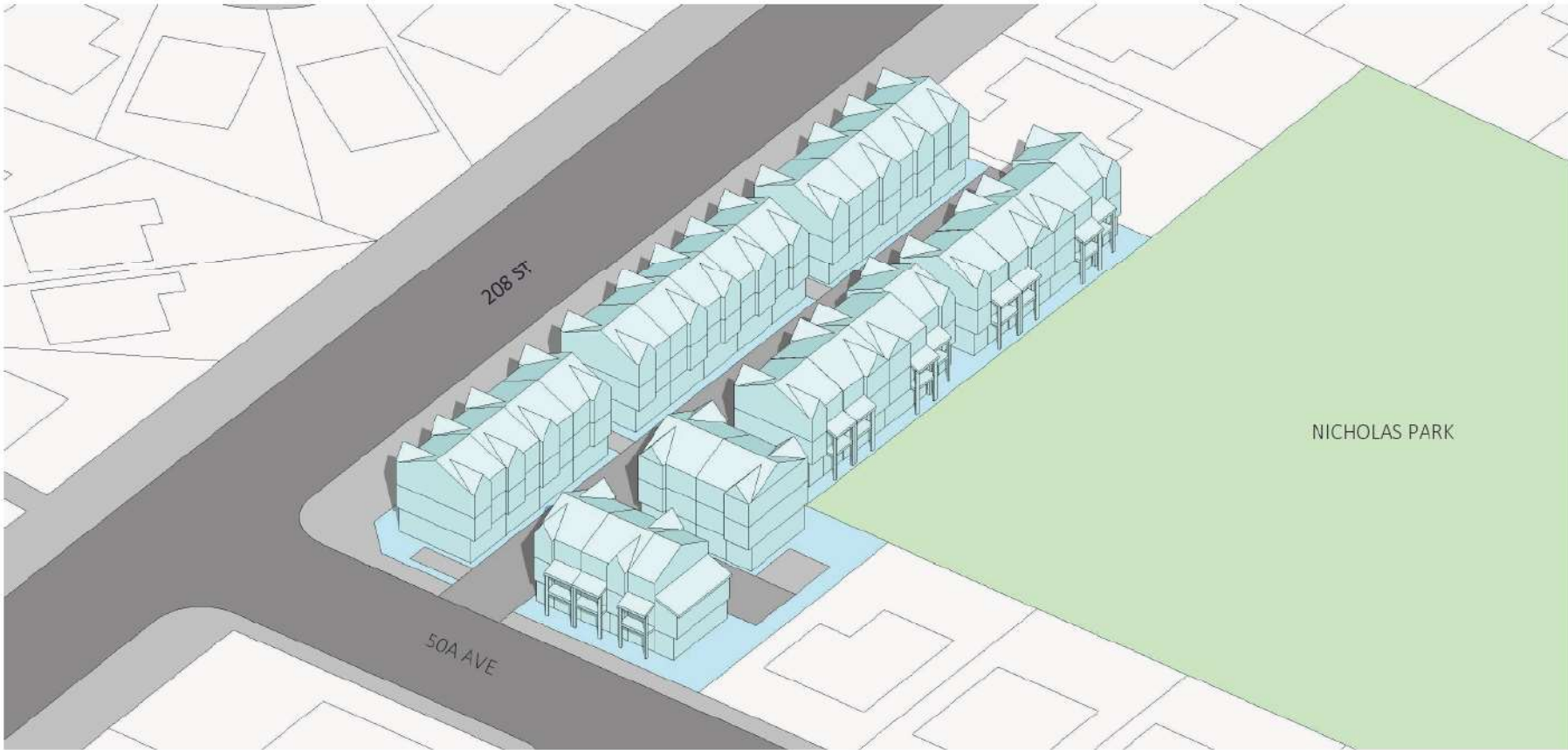


PROJECT INFO:
5030,5040,5052&5064 208 St.
Township of Langley, B.C., Canada
CLIENT:
Jaspreet Dayal

DATE
1-Sep-23
PROJECT NO:
23-210
SCALE: DRAWN BY:
RW

NO.	REVISION / DESCRIPTION	BY	DATE

IMAGES
SHADOW STUDY



2 EQUINOX (MARCH/SEPTEMBER) 10AM
Scale: 1/8" = 1'-0"



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Township of Langley, BC, Canada

CLIENT:
Jaspreet Dayal

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23-210

SCALE: DRAWN BY:
RW

NO.	REVISION/DESCRIPTION	DATE

IMAGES

SHADOW STUDY



3 EQUINOX (MARCH/SEPTEMBER) 10AM
Scale: 1/8" = 1'-0"

FLAT ARCHITECTURE

Unit 206, 6591 King George Blvd
Surrey BC, V3K 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-565-4484



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

CLIENT:
Jaspreet Dayal

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23-210

SCALE: DRAWN BY:
RW

NO.	REVISION / DESCRIPTION	DATE	BY

IMAGES
SHADOW STUDY



4 EQUINOX (MARCH/SEPTEMBER) 10AM
Scale: 1/8" = 1'-0"



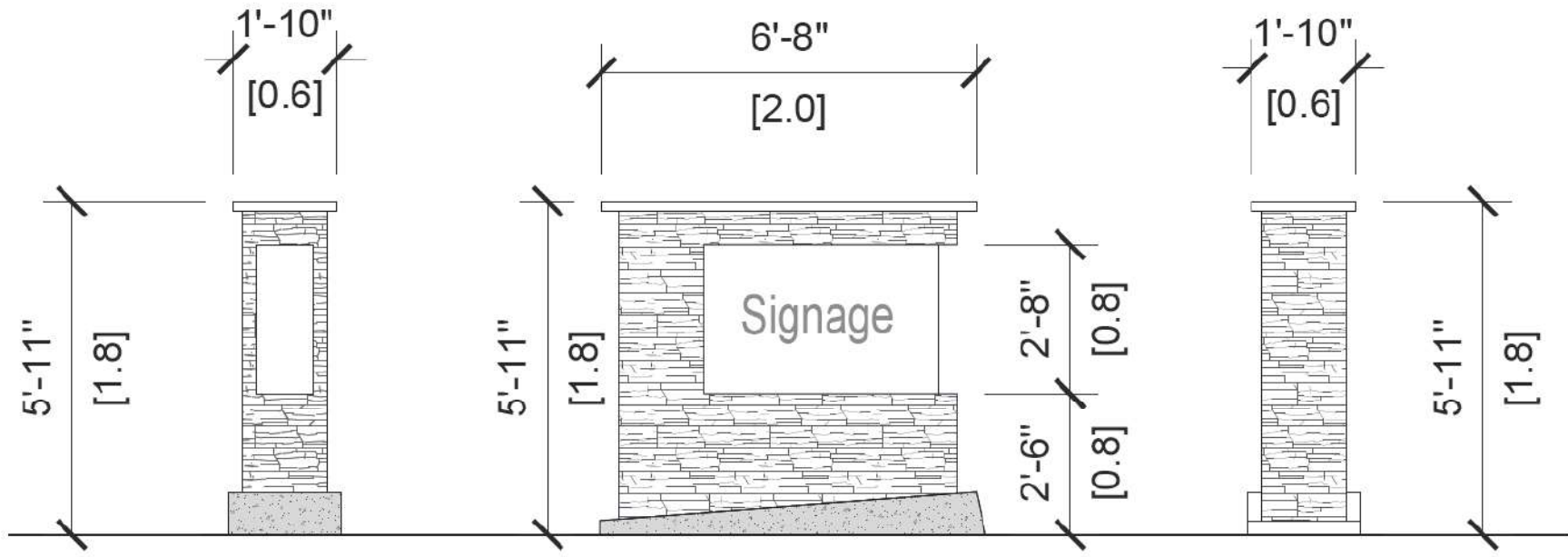
PROJECT INFO:
5030, 5040, 5052 & 5064 208 St.
Township of Langley, BC, Canada
CLIENT:
Jaspreet Dayal

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1-Sep-23
PROJECT NO:
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RW

NO.	REVISION / DESCRIPTION	BY	DATE

IMAGES

SHADOW STUDY



1 SITE SIGNAGE
1/2"=1'



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R W

REV	DESCRIPTION	BY	DATE

SITE SIGNAGE