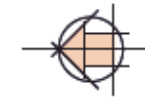


26 UNITS TOWNHOUSE DEVELOPMENT



CIVIC ADDRESS
 5030,5050,5052,5064 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



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 Surrey BC, V3X 1G1
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 Ph: 604-503-4484



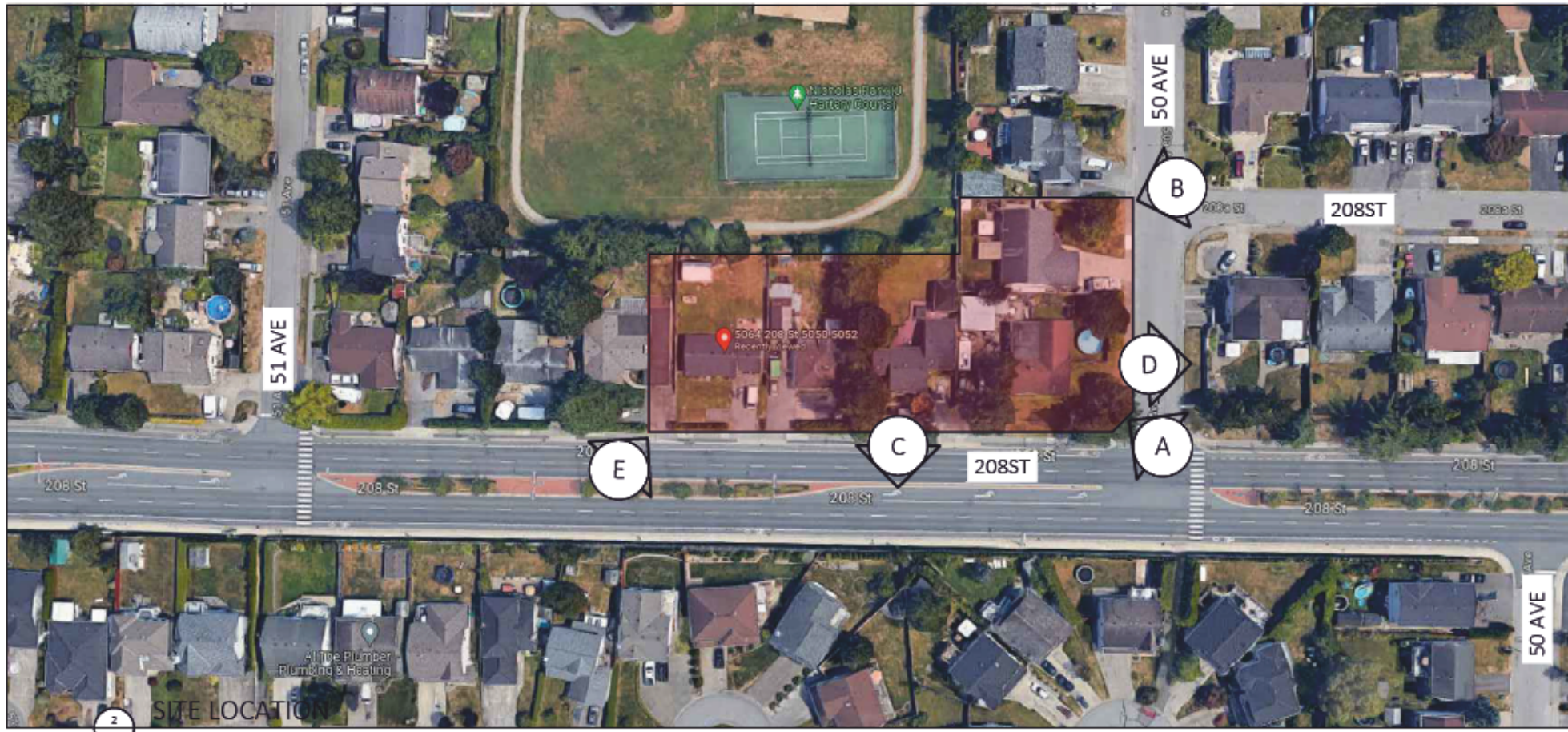
PROJECT INFO:
 5030, 5040, 5052 and 5064 208 St
 20845, 50A Ave
 City of Langley BC
 CLIENT: Jaspreet Dayal

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



FLAT
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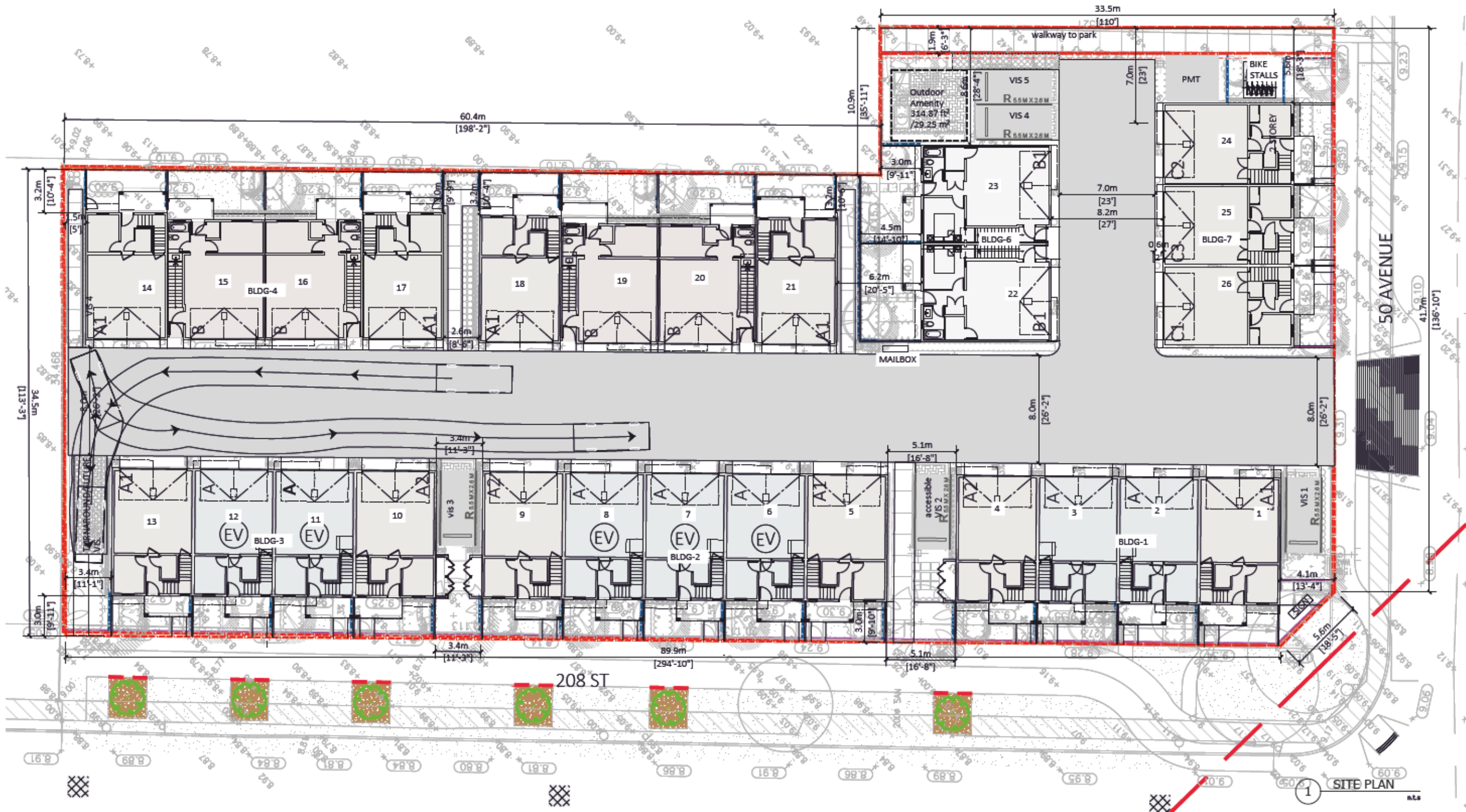
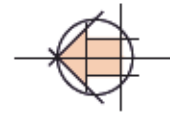
PROJECT NO:
23-210

SCALE: NTS
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

DATA SHEET

A 0.2



REV	DESCRIPTION	BY	DATE



1 Section-A
1/16"=1'

REV	DESCRIPTION	BY	DATE



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PROJECT NO:
23-210

SCALE:
1/8"=1'

DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

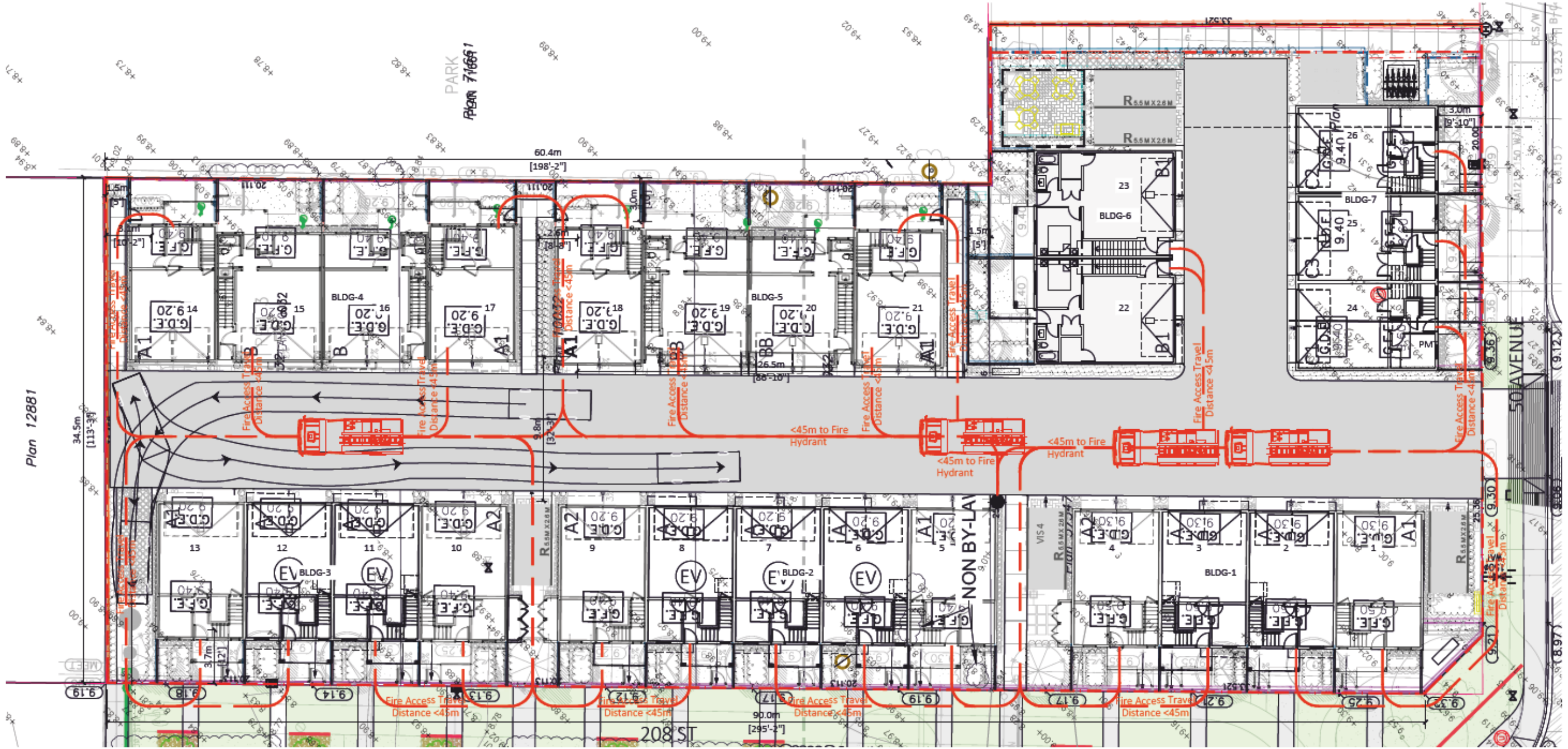
MATERIAL SHEET

A.1.4



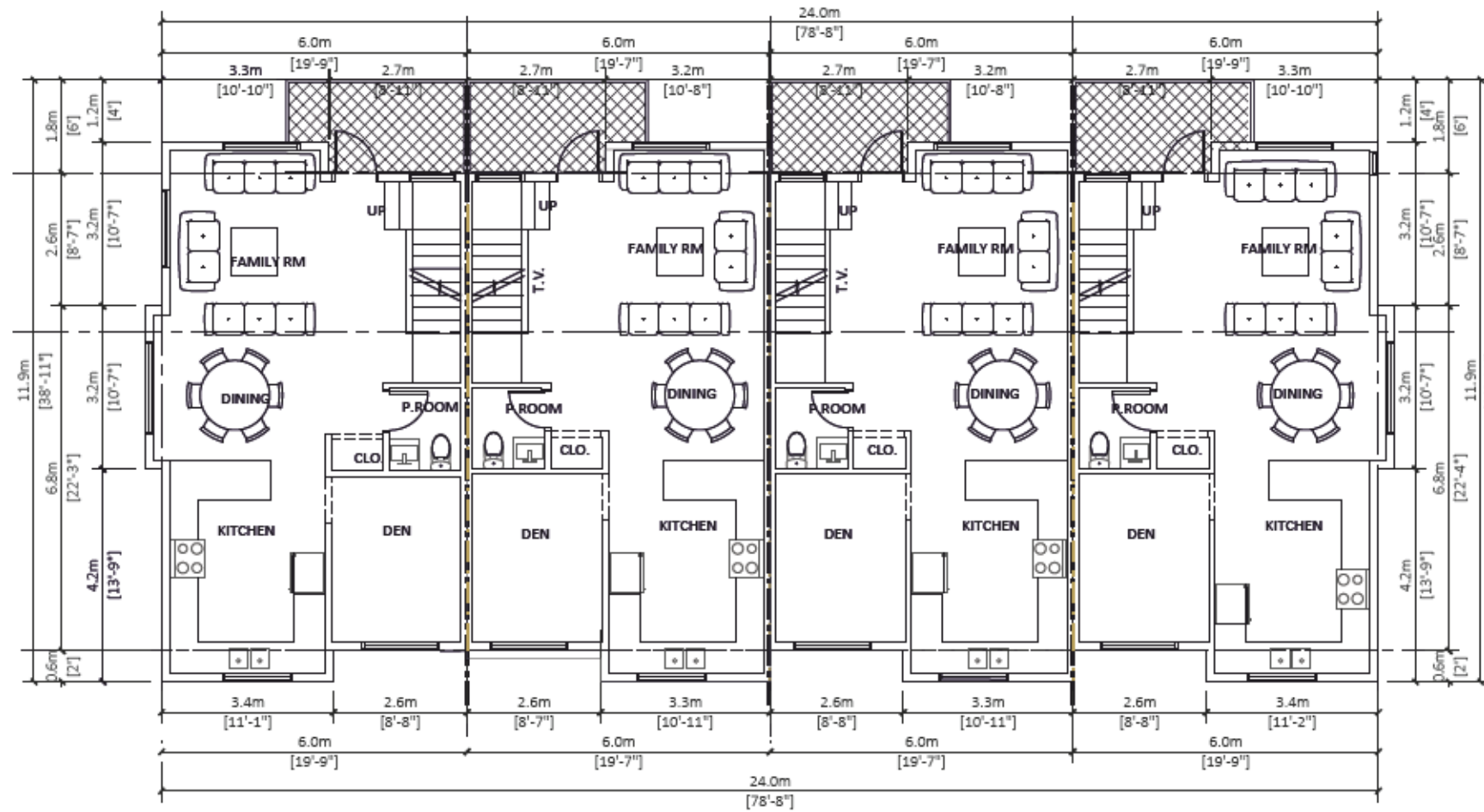
FINISH SCHEDULE

- 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 : Chantily 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 : 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
- 9) WINDOWS
Color: BLACK FRAME
- 10) ALUMINUM RAILING ON PATIO
Color: BLACK

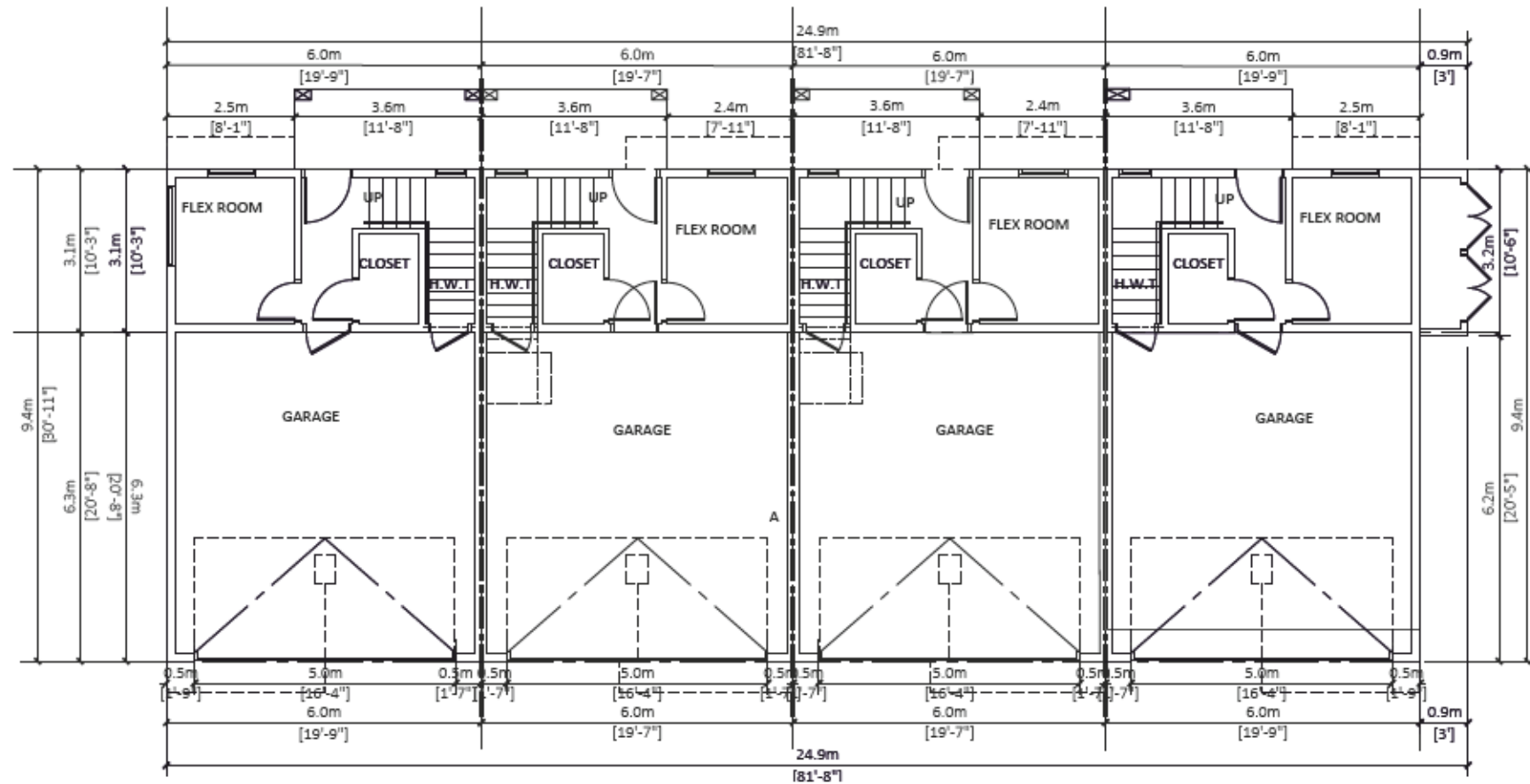


1 FIRE ACCESS PLAN
1/24"=1'

REV	DESCRIPTION	BY	DATE

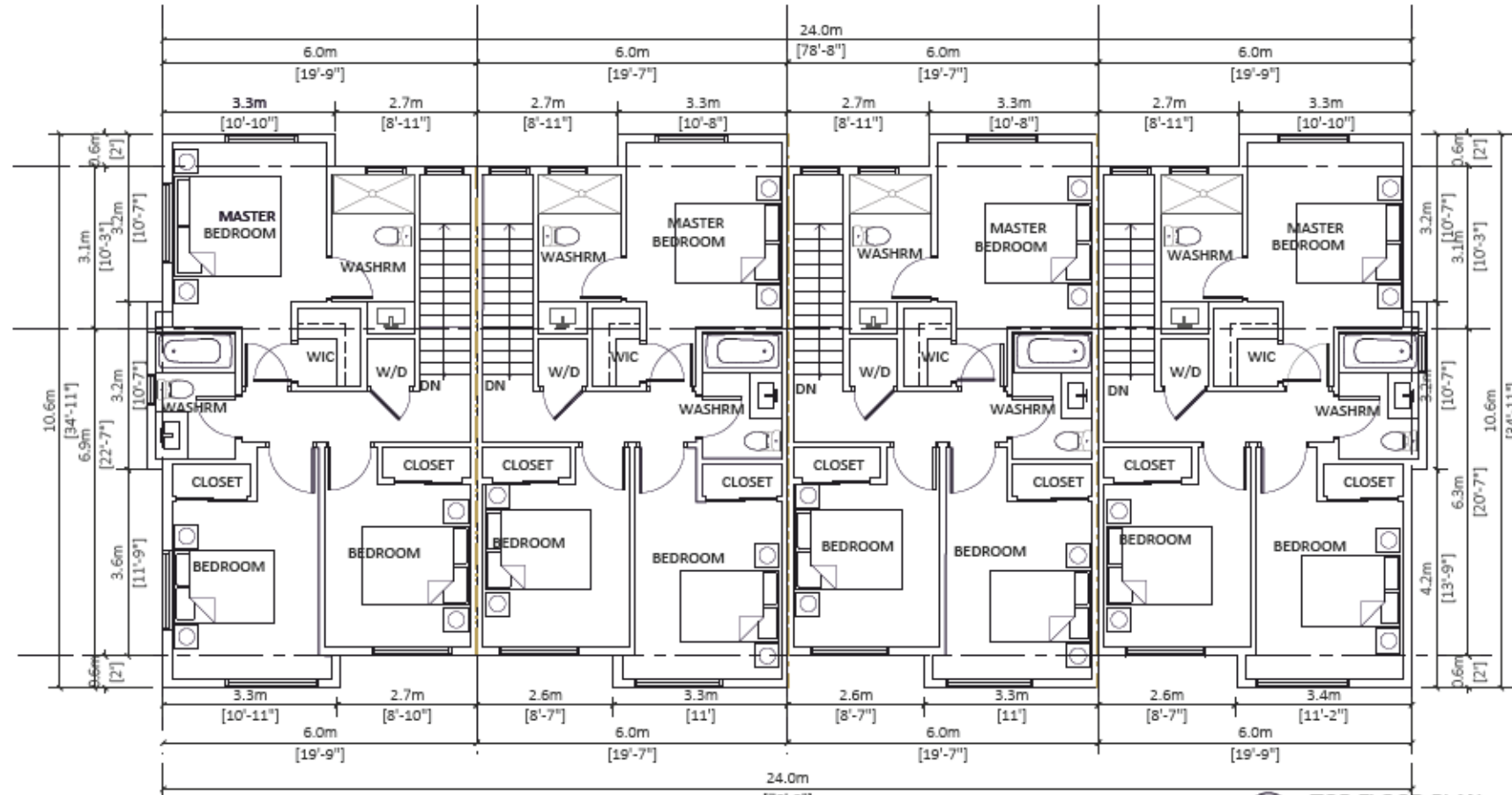


2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"

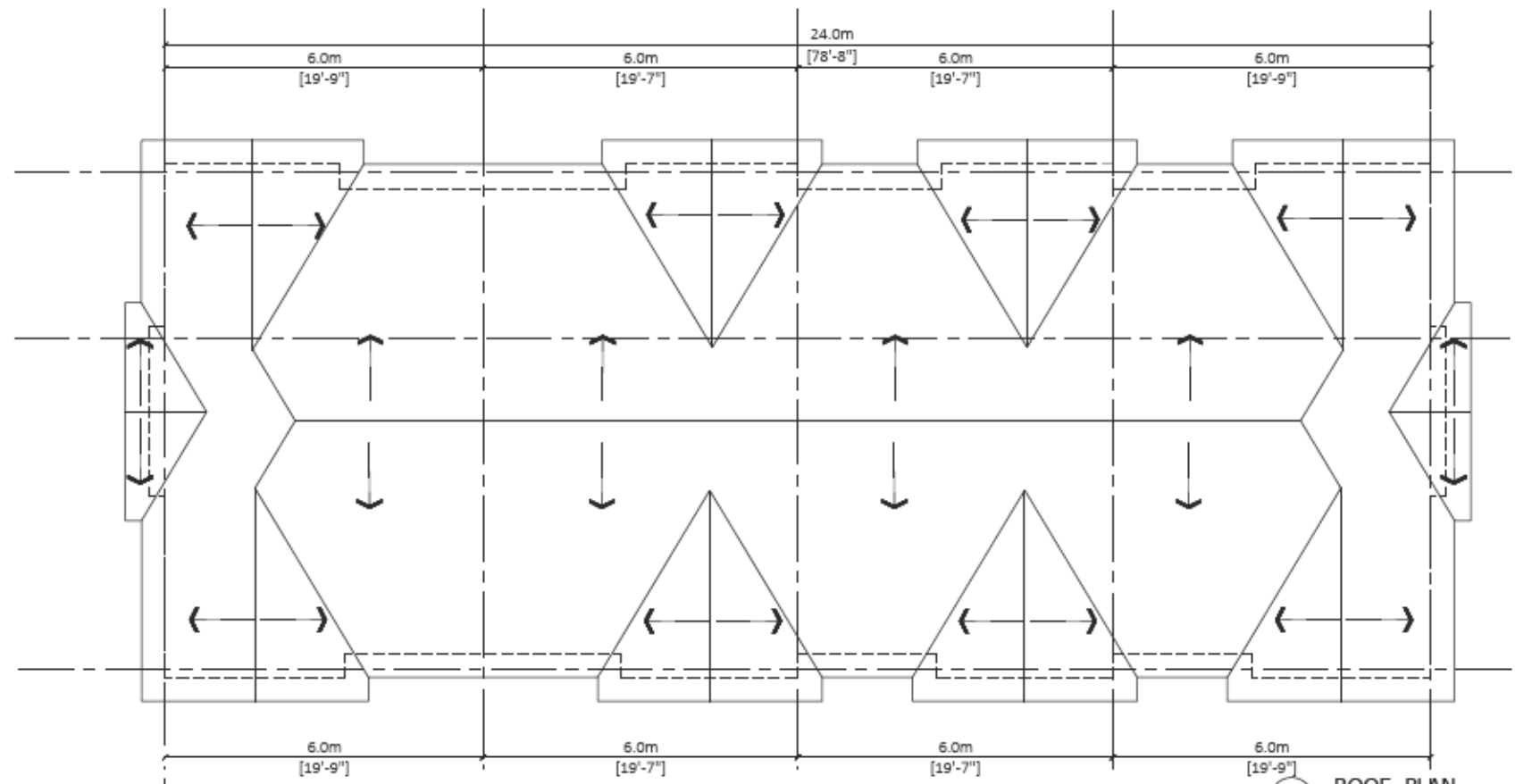


1 GARAGE
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE



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



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



FLAT1
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REV	DESCRIPTION	BY	DATE

BUILDING 1

A.2.1 B



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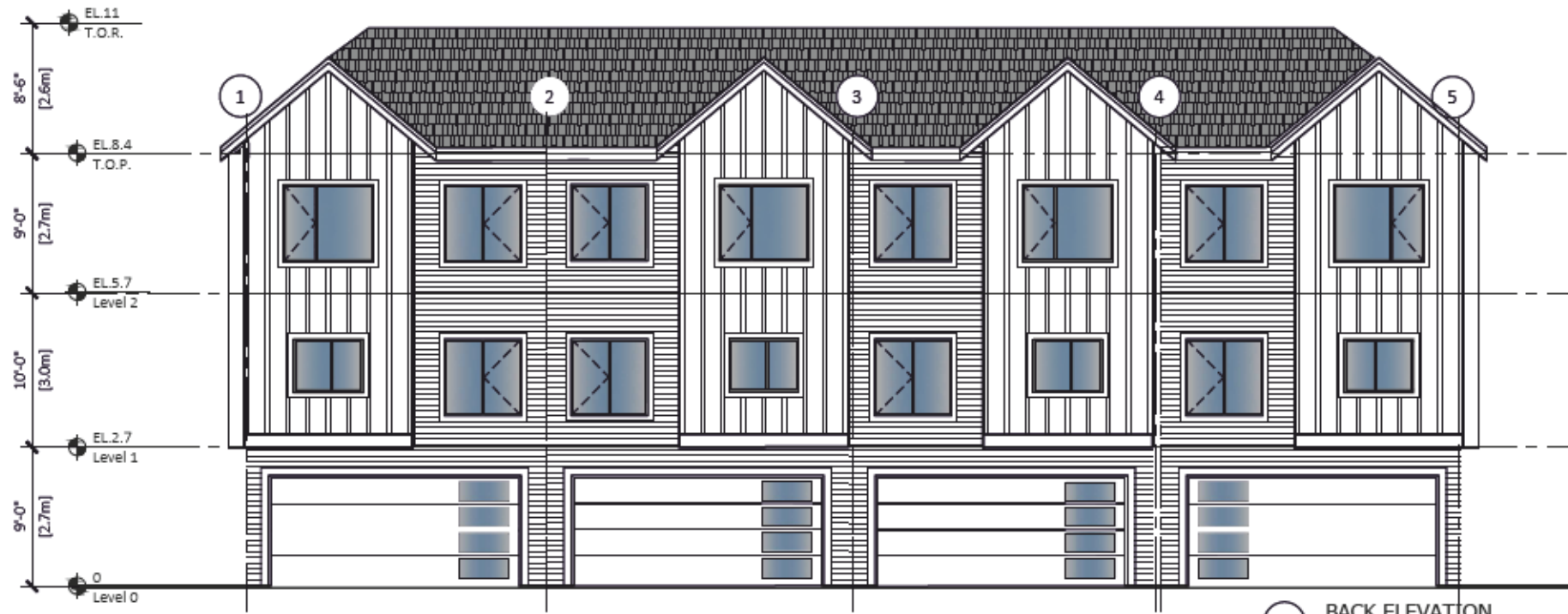
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SCALE: 3/32"=1'
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REV	DESCRIPTION	BY	DATE









BUILDING 1
ELEVATIONS

A.3.1



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

FINISH SCHEDULE

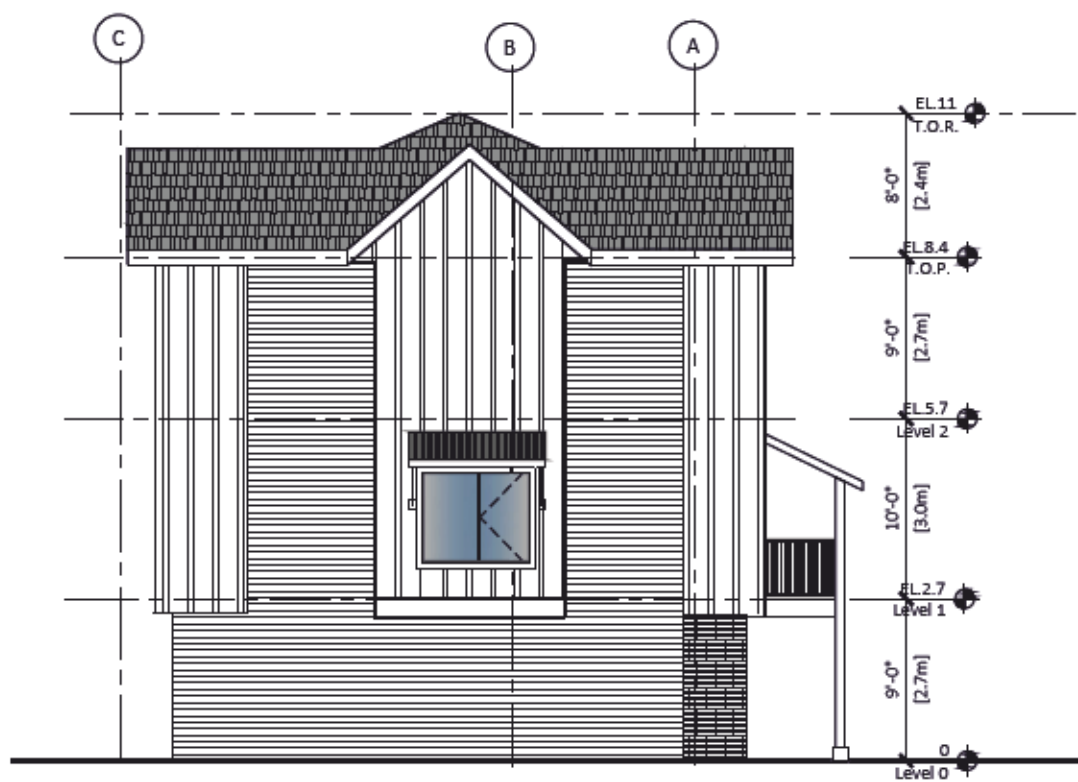
- | | | | |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------|
|  | 1) Exterior BRICK WALL
Color : IXL white brick |  | 5) Metal Roof |
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Color : DAY'S END (Benjamin Moore 2133-30) |
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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 |



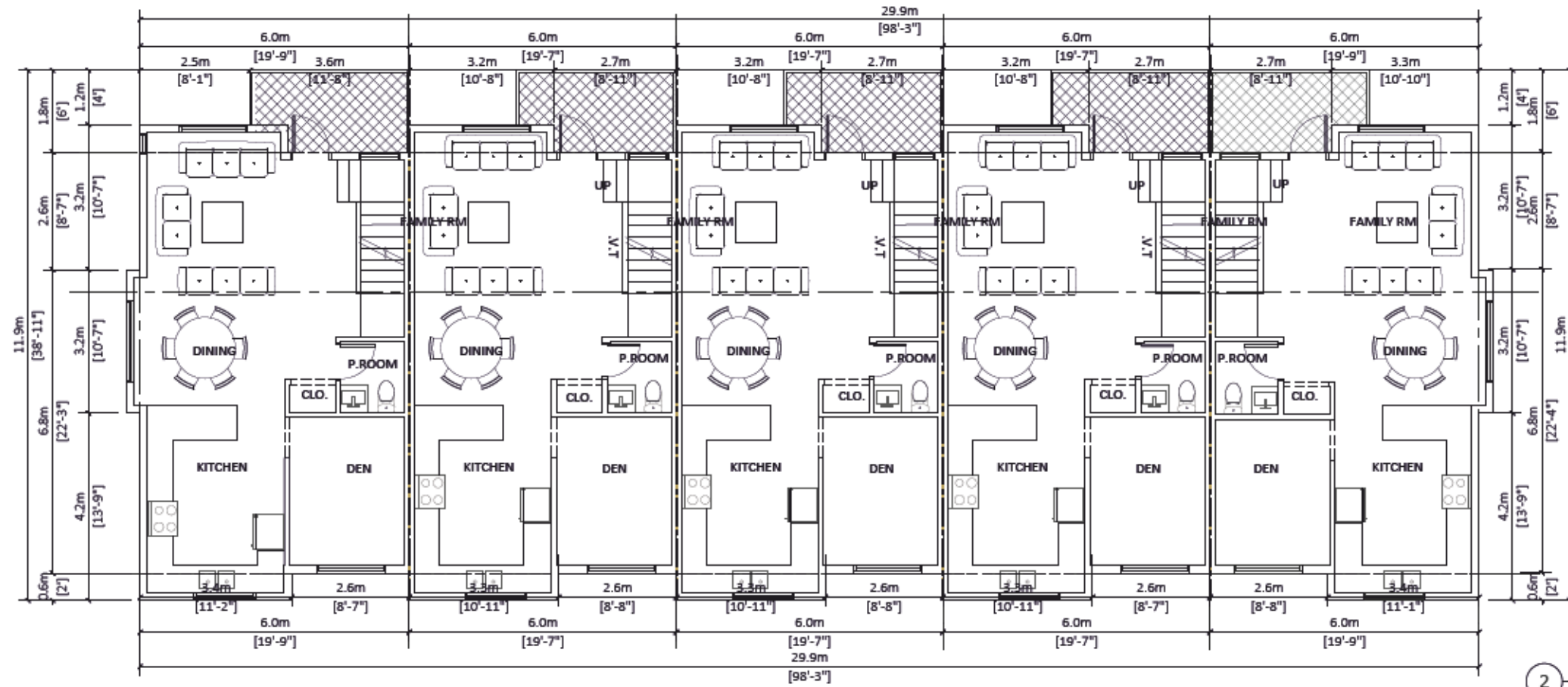
3 RIGHT ELEVATION
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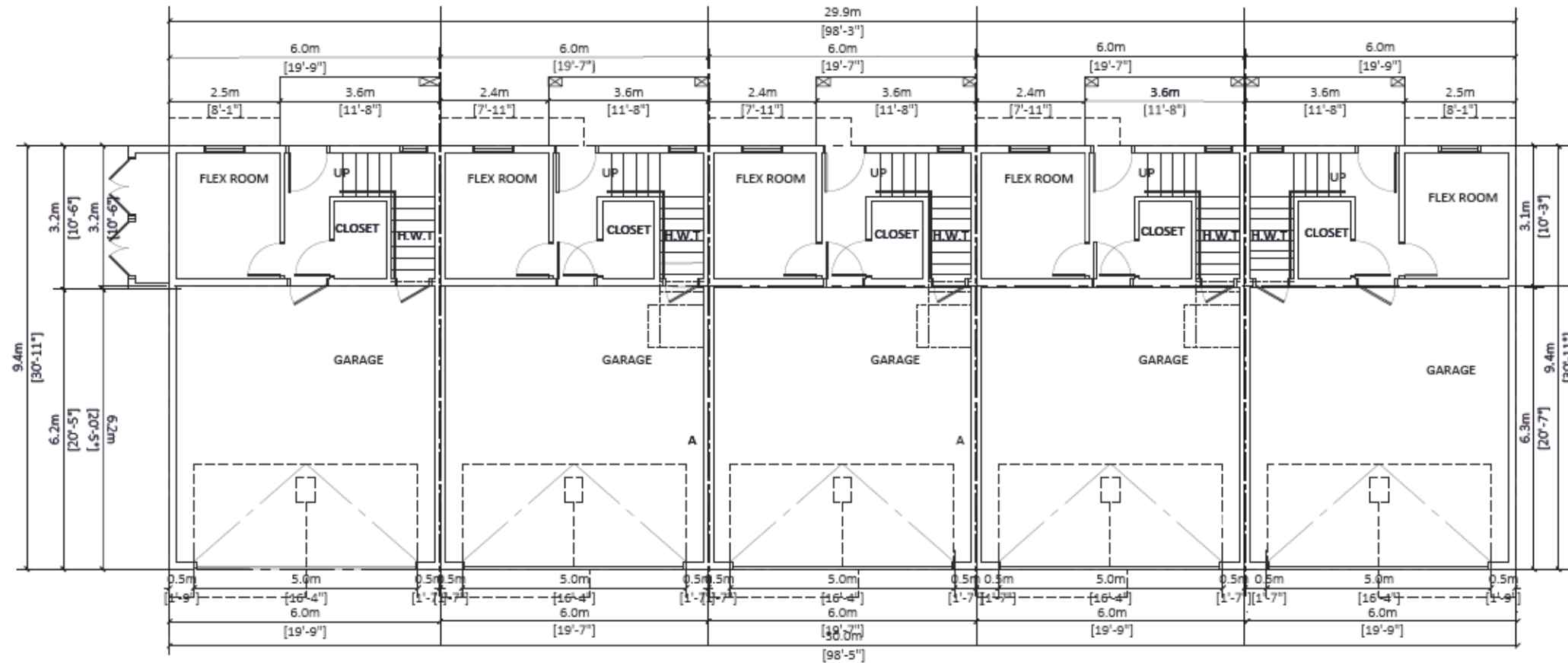
2 FRONT ELEVATION
Scale: 3/32"=1'-0"



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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SCALE: 3/32"=1'-0"
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REV	DESCRIPTION	BY	DATE

BUILDING 2

A.2.2 A



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DATE
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PROJECT NO:
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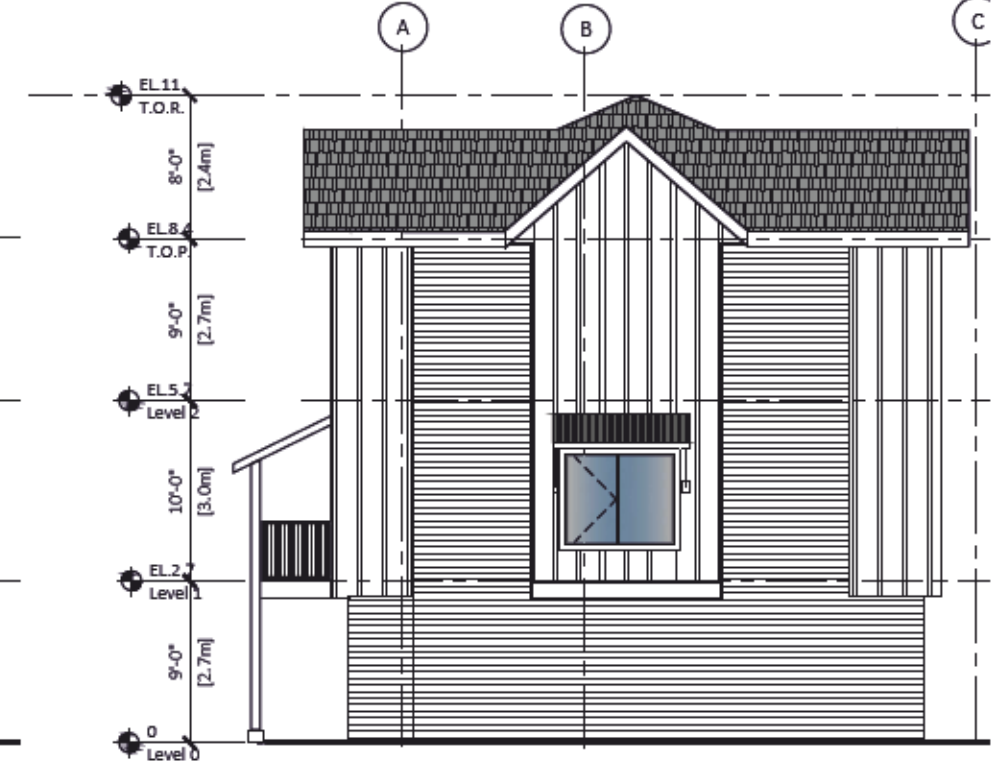
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ELEVATIONS

A.3.2











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



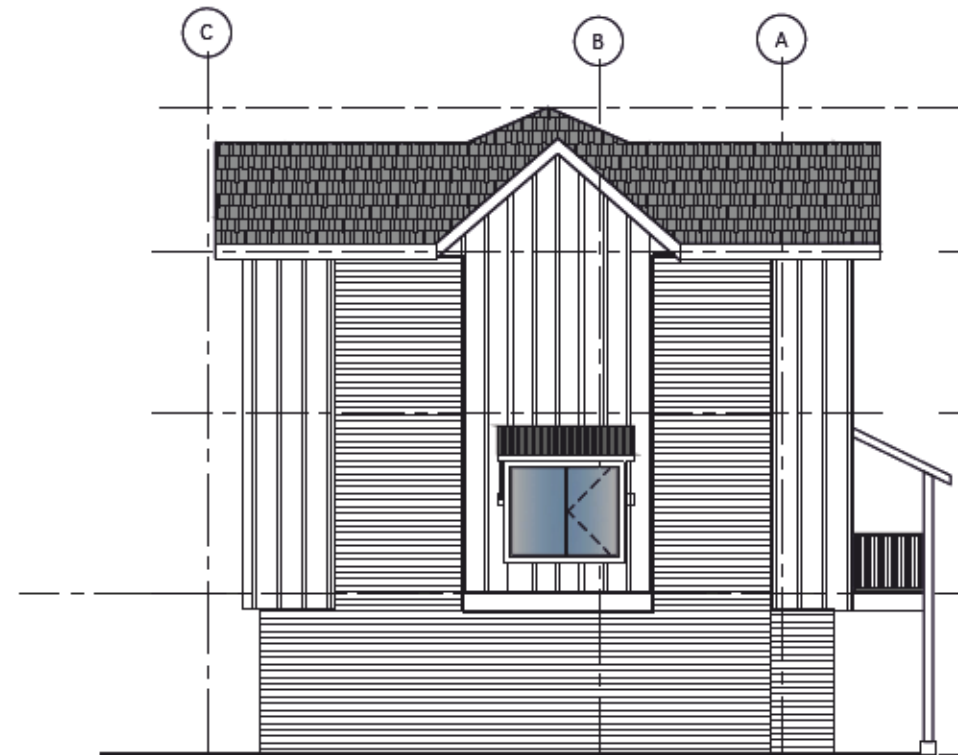
3 RIGHT ELEVATION
Scale: 3/32"=1'-0"

FINISH SCHEDULE

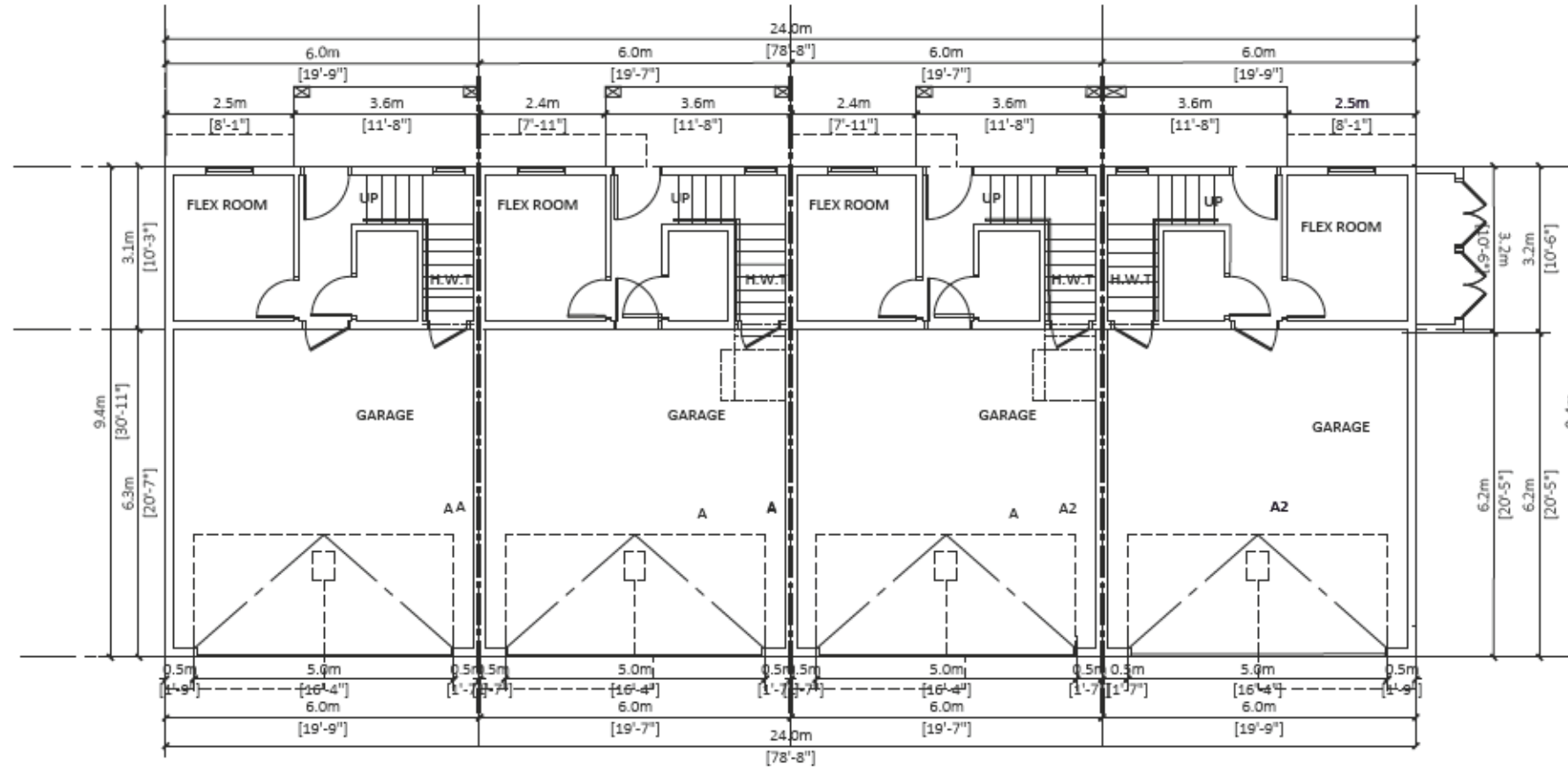
- | | | | |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------|
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Color : DAY'S END (Benjamin Moore 2133-30) |
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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 |



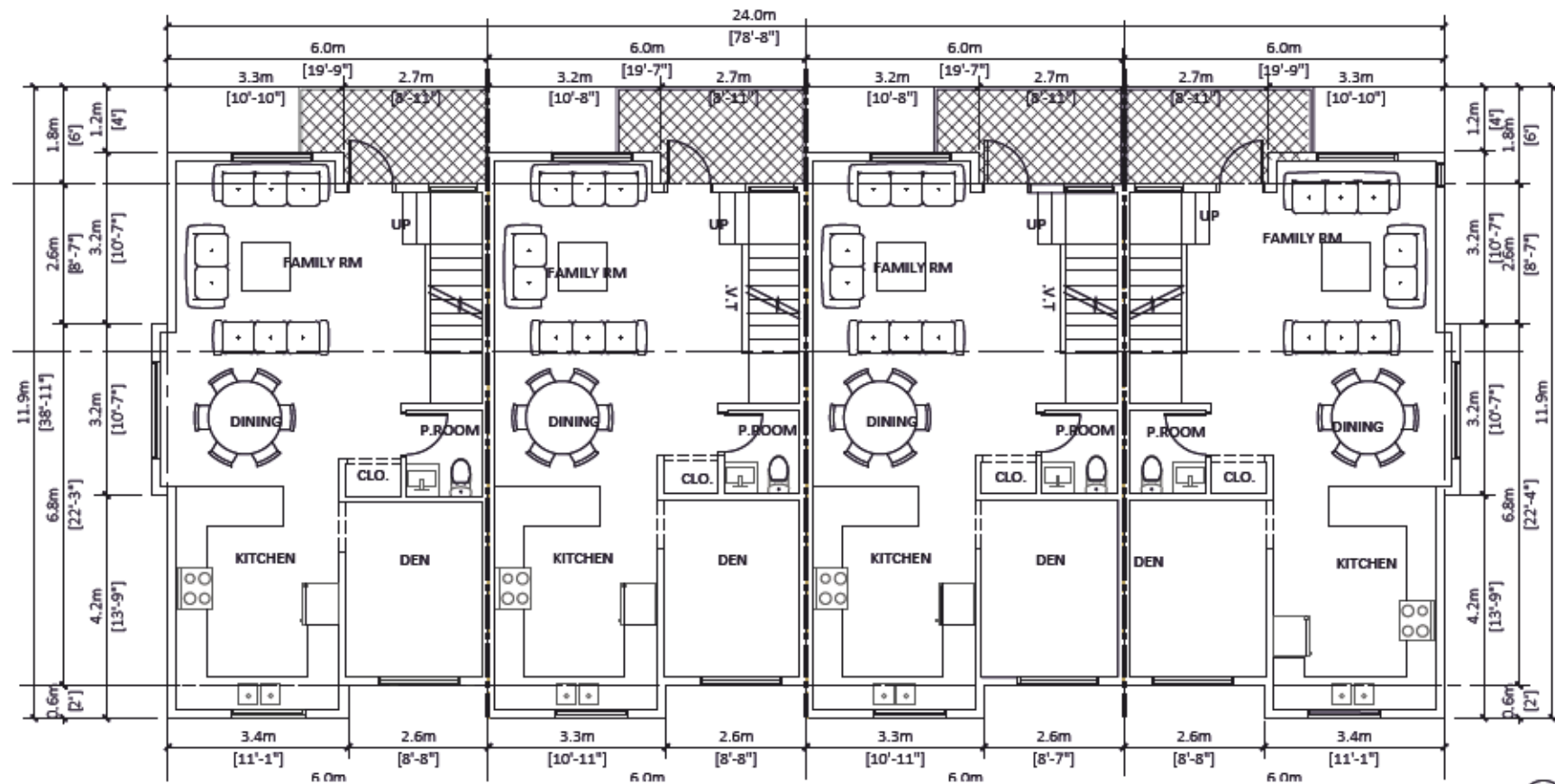
2 FRONT ELEVATION
Scale: 3/32"=1'-0"



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

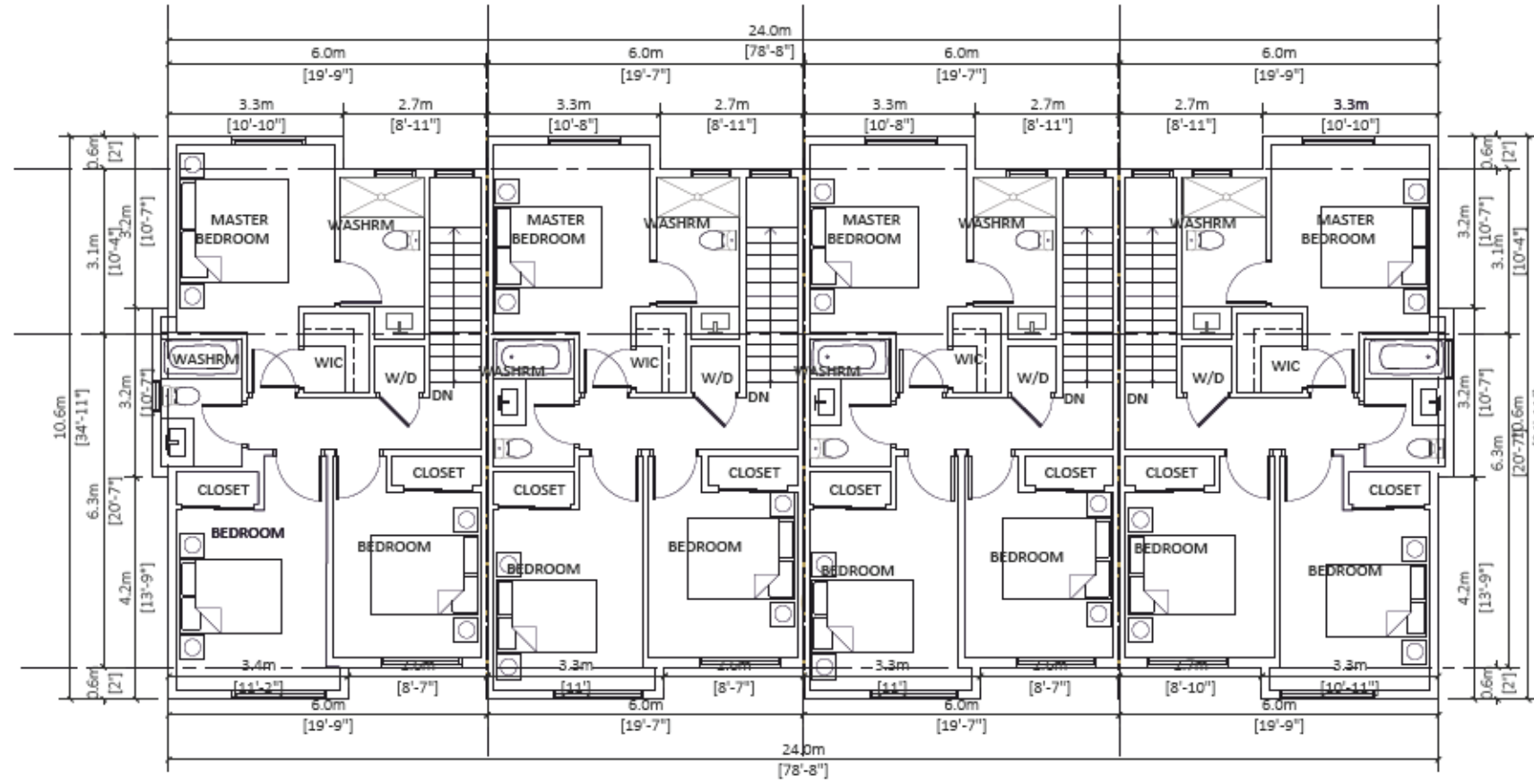


1 GARAGE FLOOR PLAN
Scale: 3/32"=1'-0"

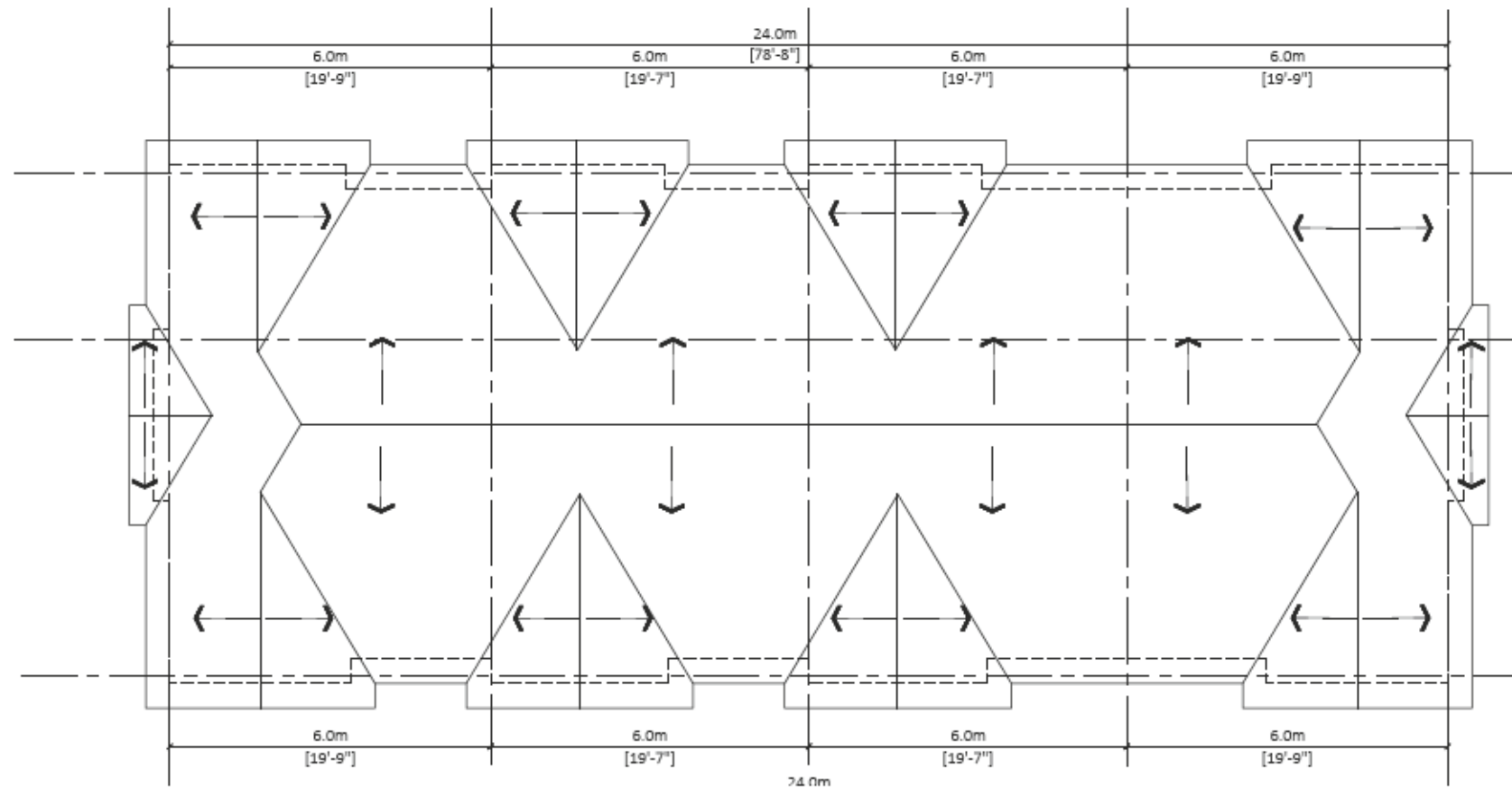


2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE



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

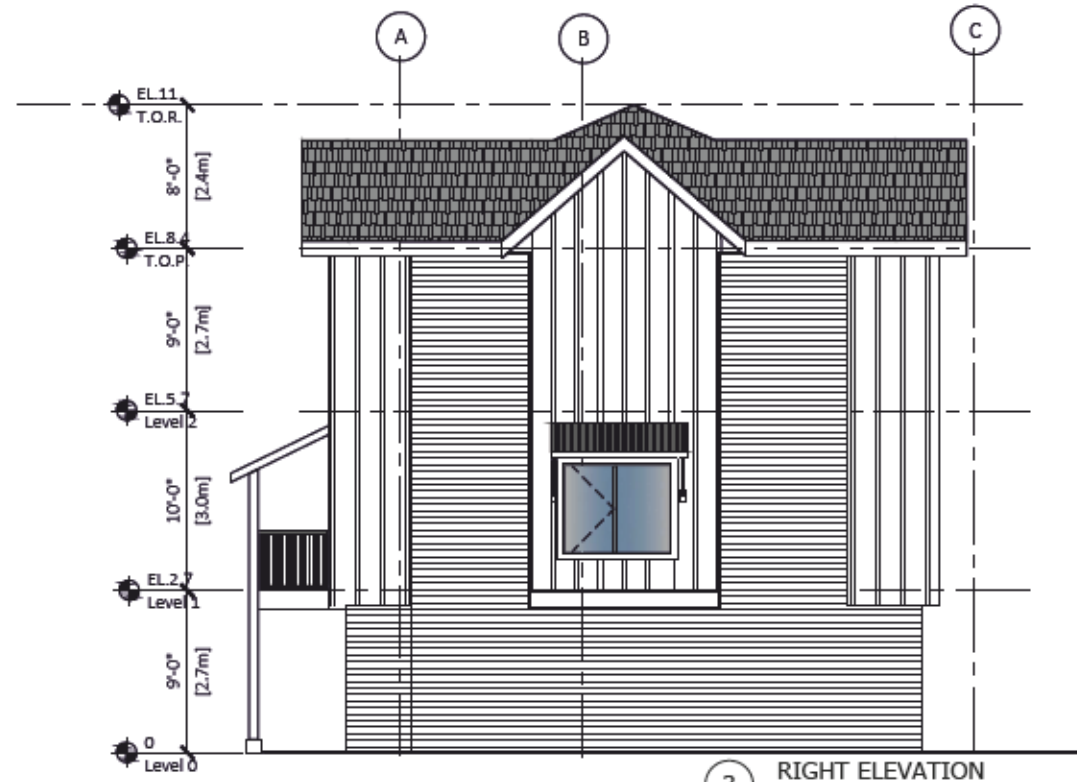


4 ROOF PLAN
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE











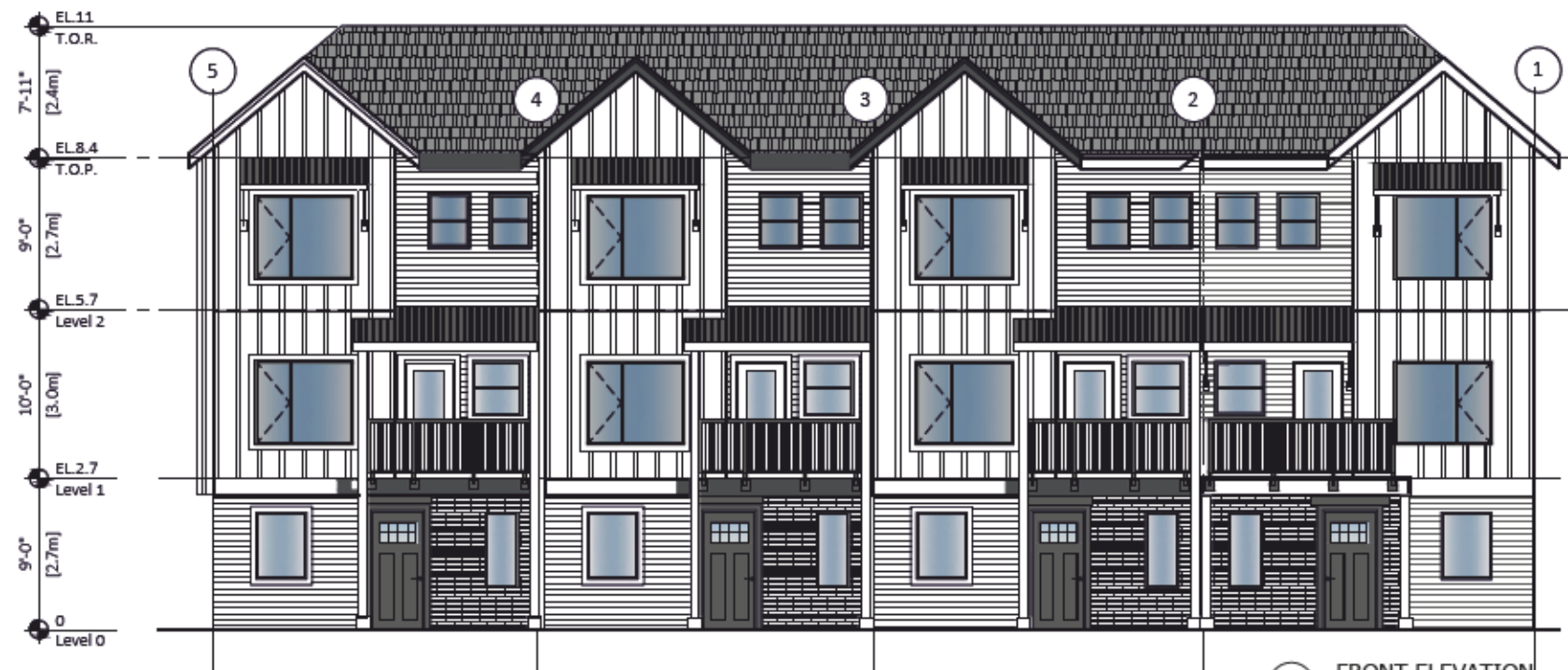
1 BACK ELEVATION
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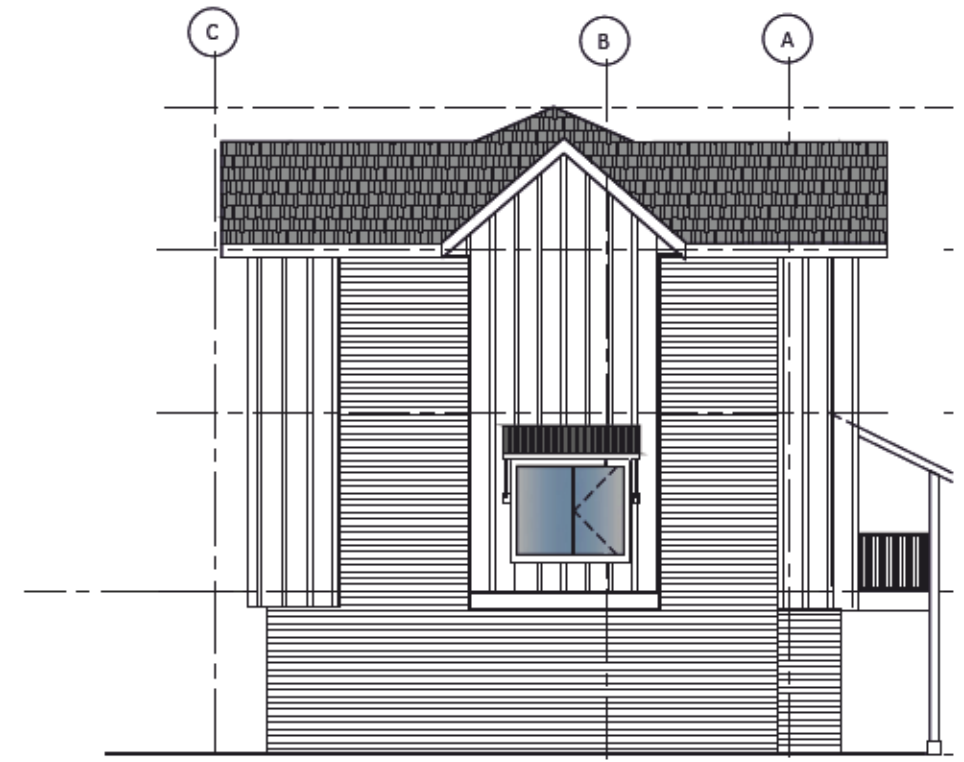
3 RIGHT ELEVATION
Scale: 3/32"=1'-0"

FINISH SCHEDULE

- | | | | |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------|
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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"



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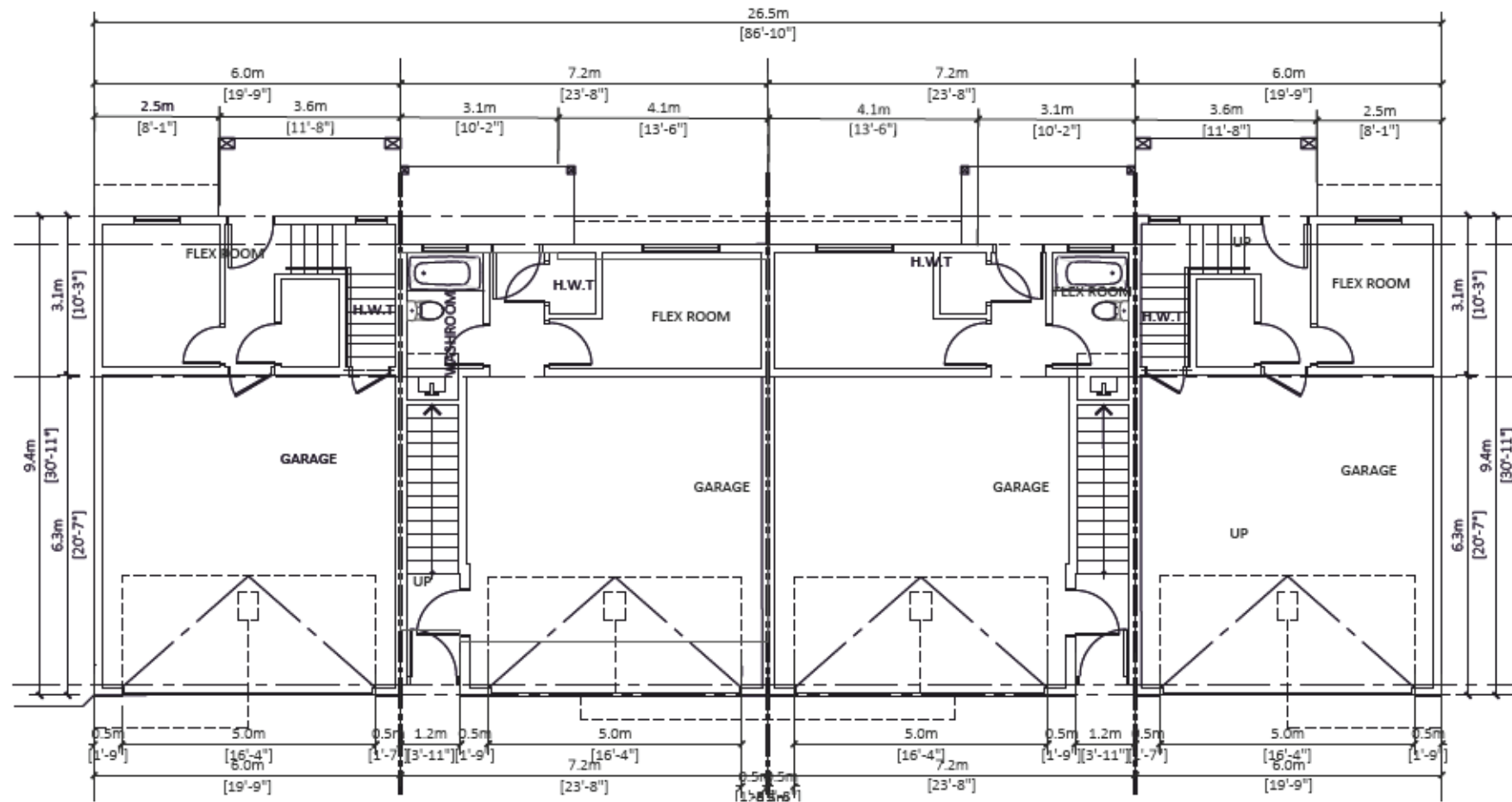


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City Of Langley BC
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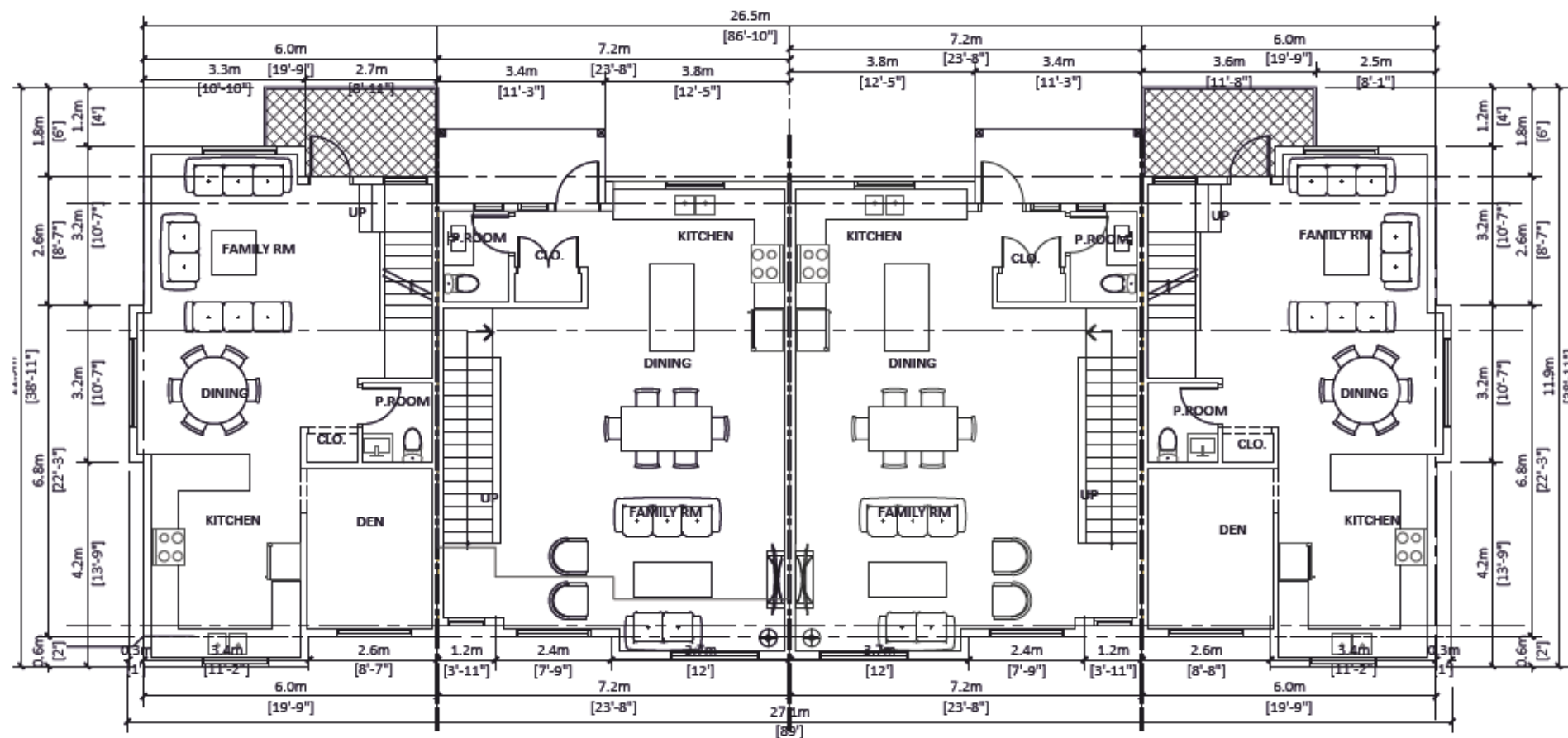
DATE
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PROJECT NO:
23-210
SCALE: 3/32"=1'
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

ELEVATIONS



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



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



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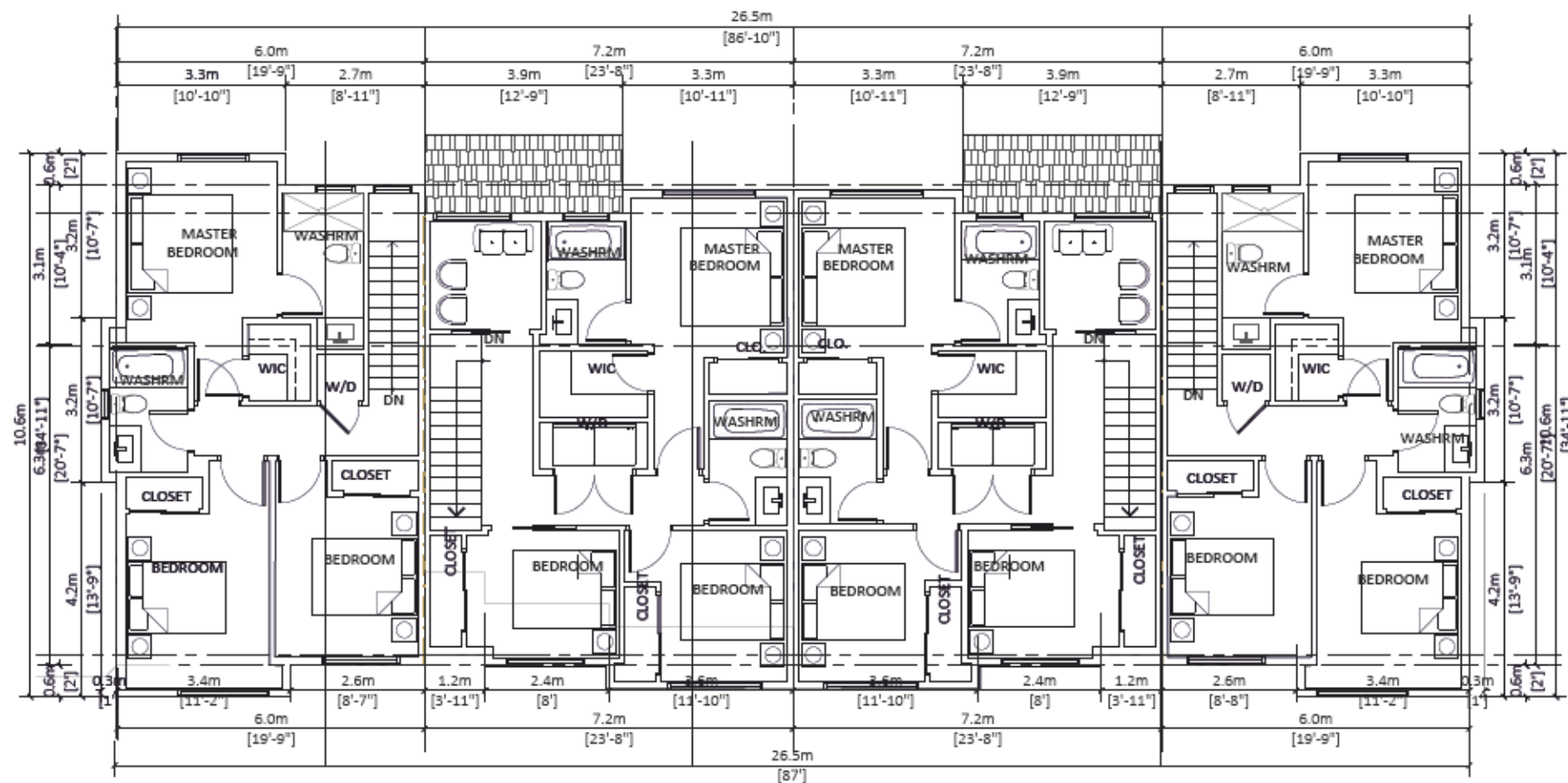
DATE
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PROJECT NO:
23-210

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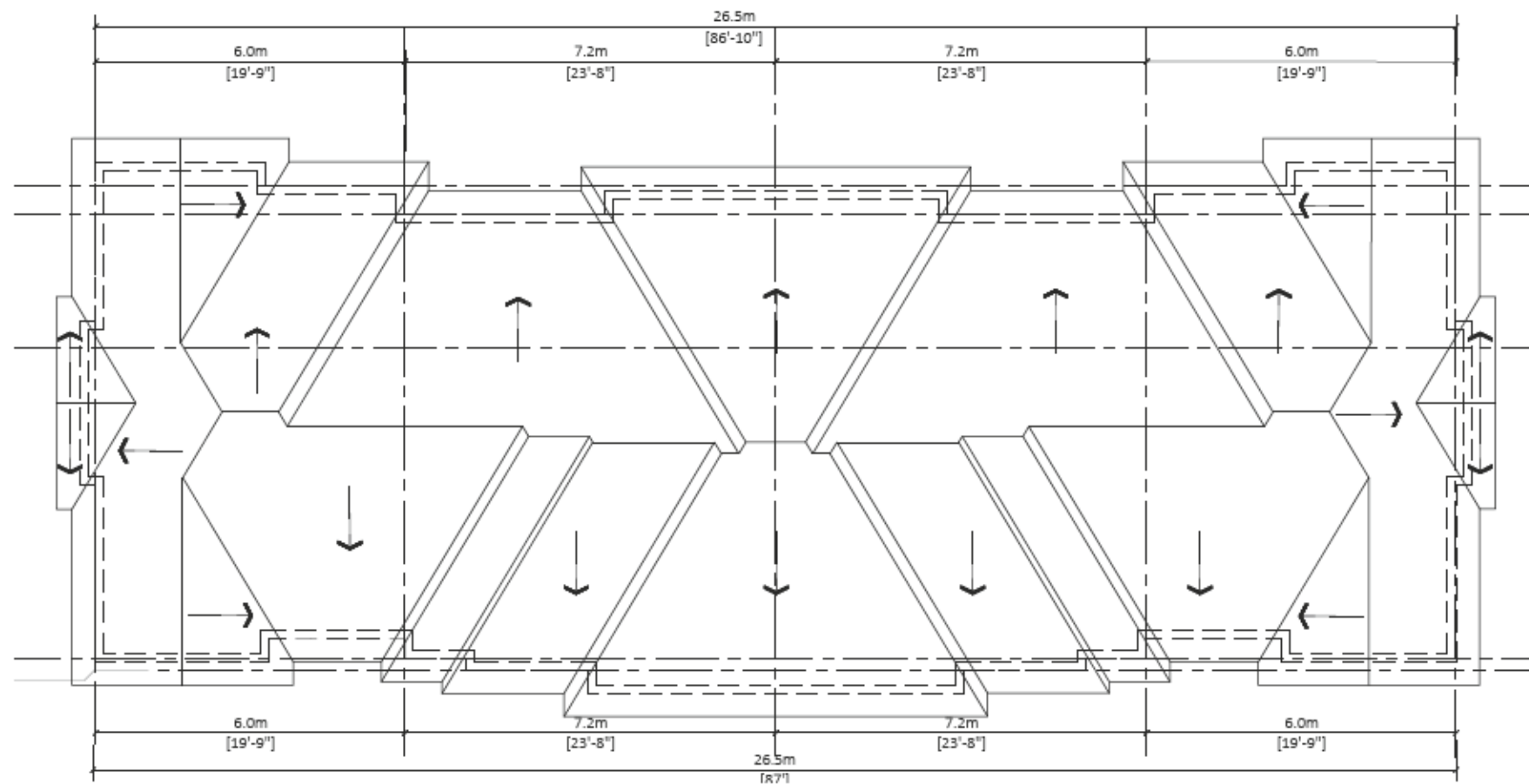
REV	DESCRIPTION	BY	DATE

BUILDING 4

A.2.4 A



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



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



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DRAWN BY: R.W.

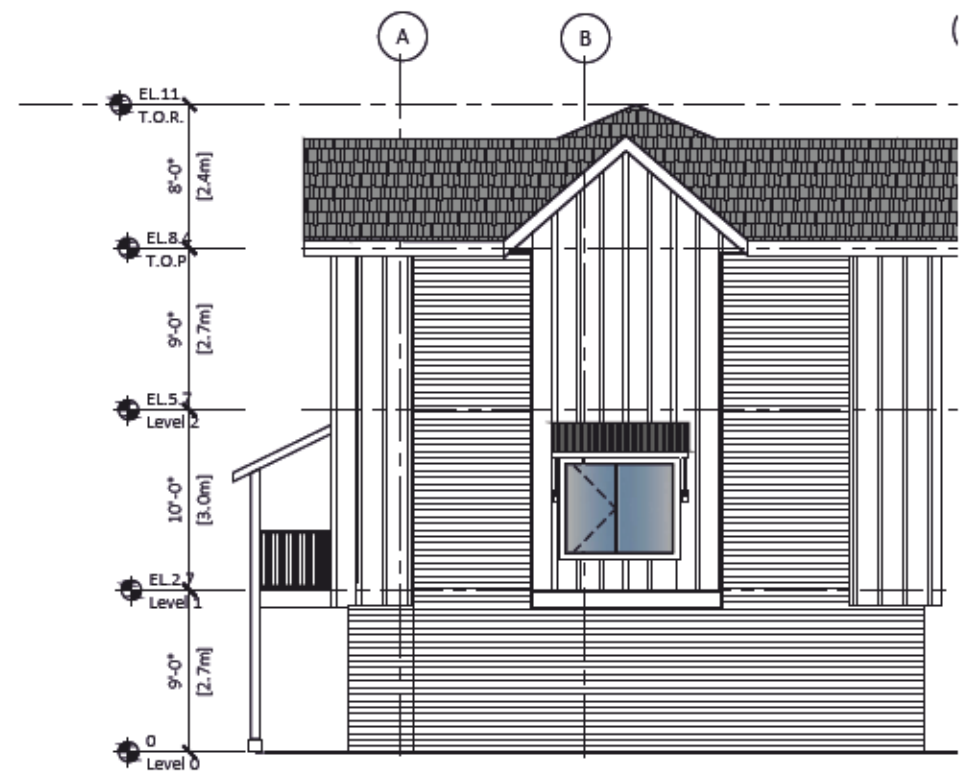
REV	DESCRIPTION	BY	DATE

BUILDING 4

A.2.4 B











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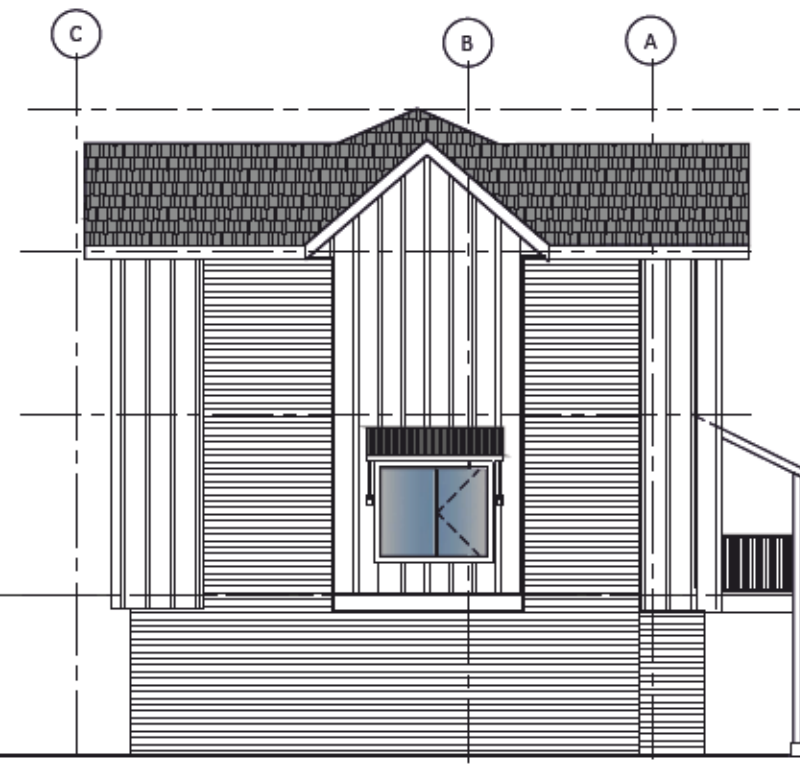
3 RIGHT ELEVATION
Scale: 3/32"=1'-0"

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 : 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 : 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"



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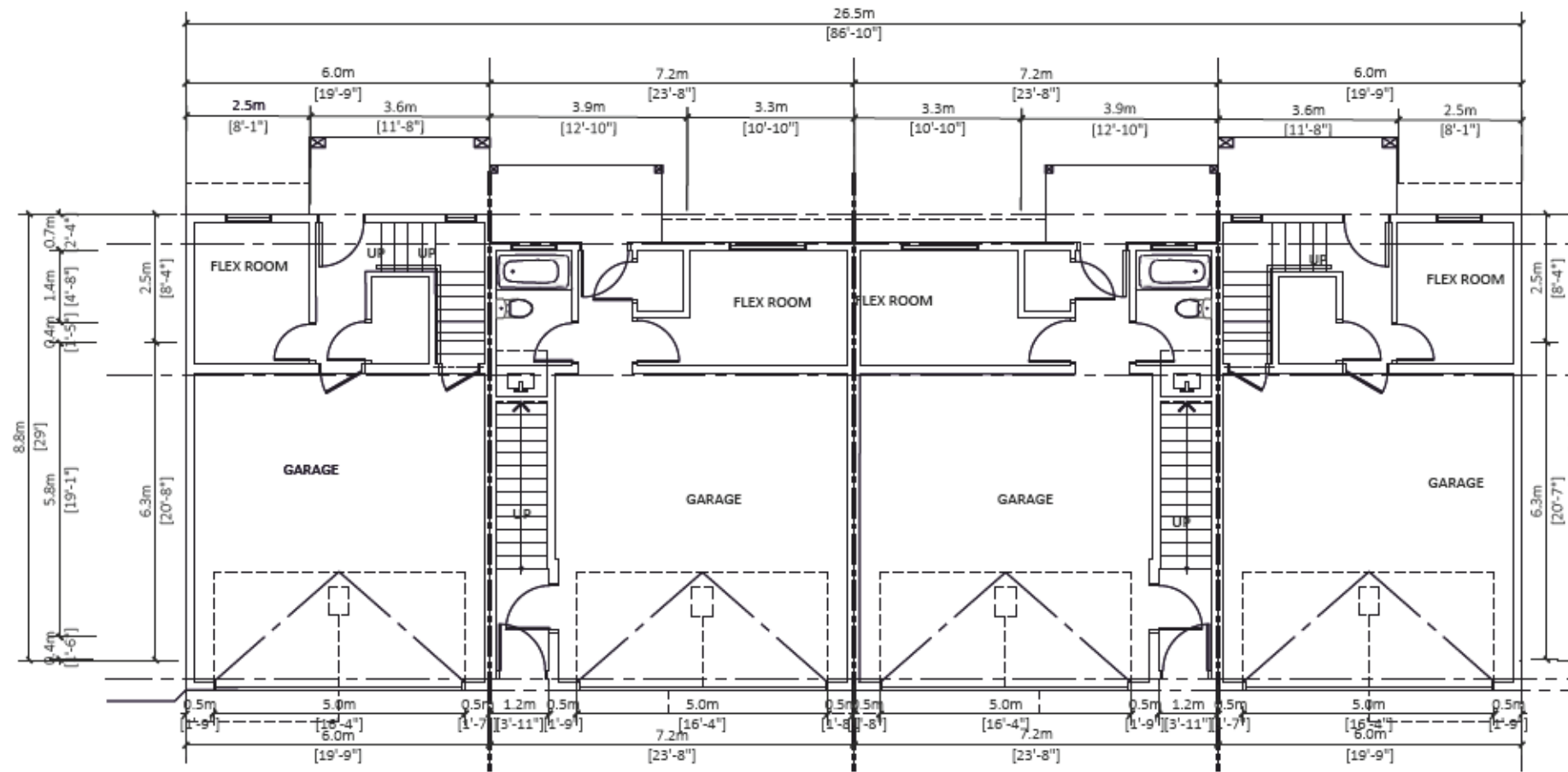
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SCALE: 3/32"=1'
DRAWN BY: R.W.

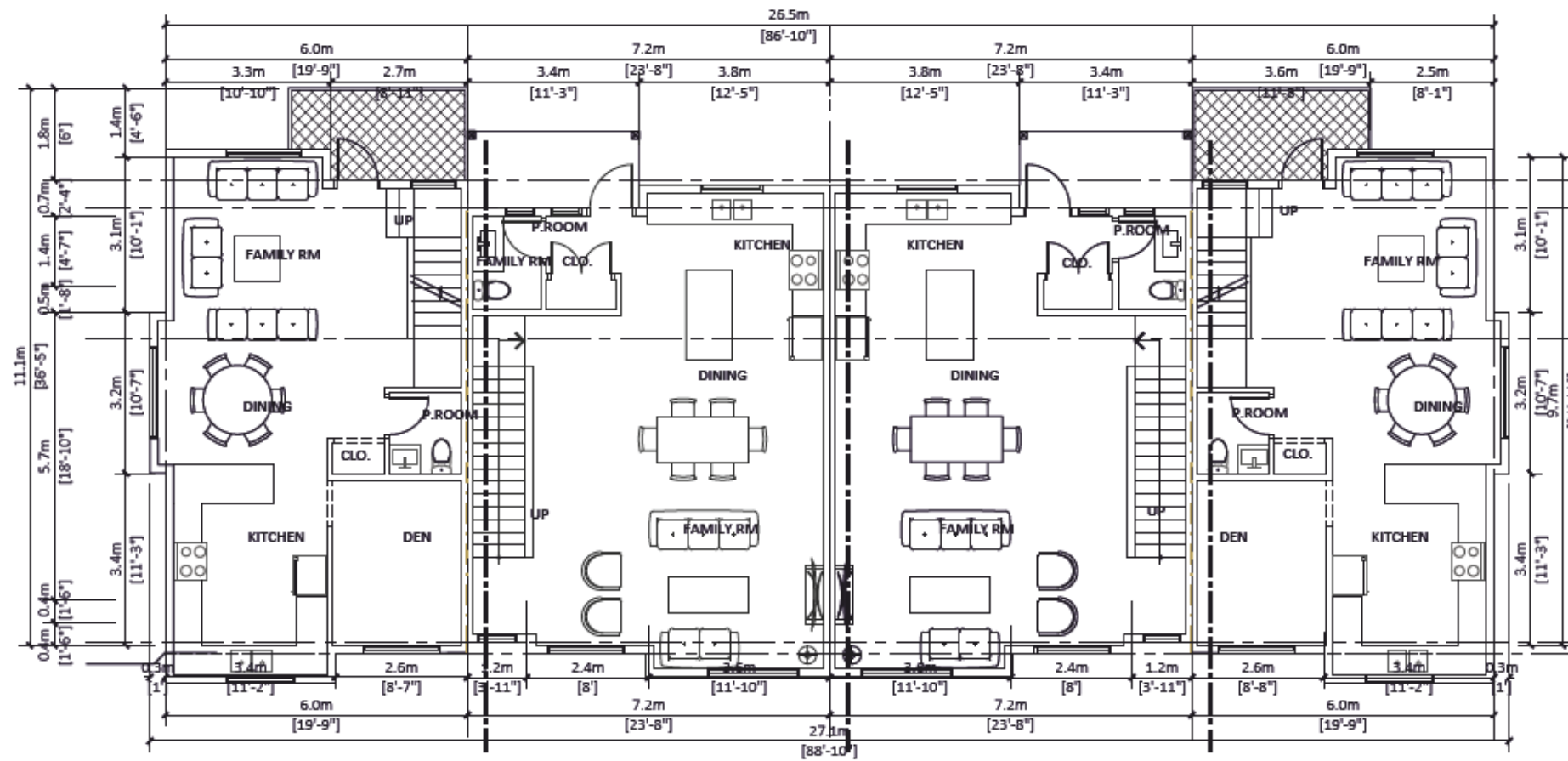
REV	DESCRIPTION	BY	DATE

ELEVATIONS

A.3.4



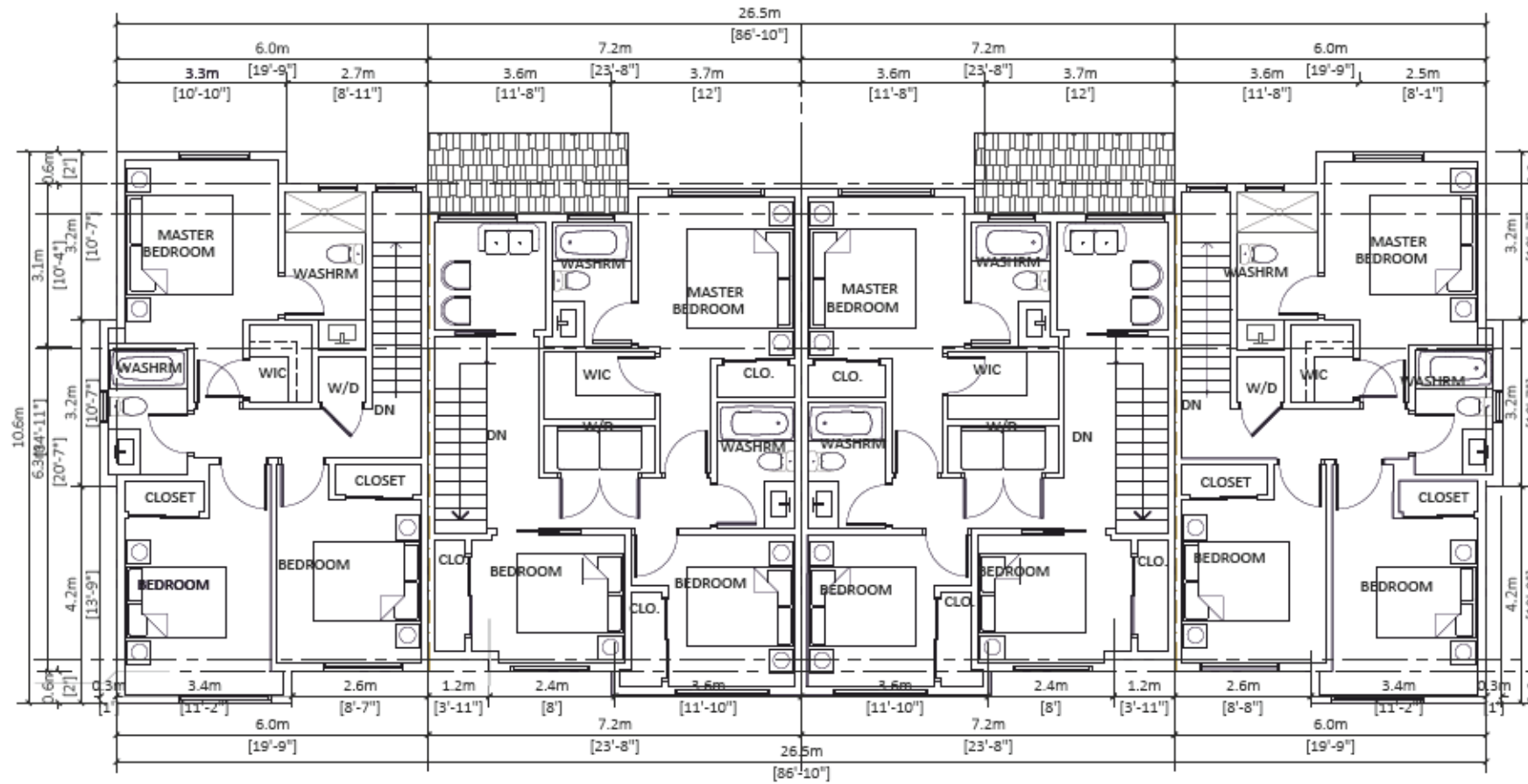
1 GARAGE PLAN
Scale: 3/32"=1'-0"



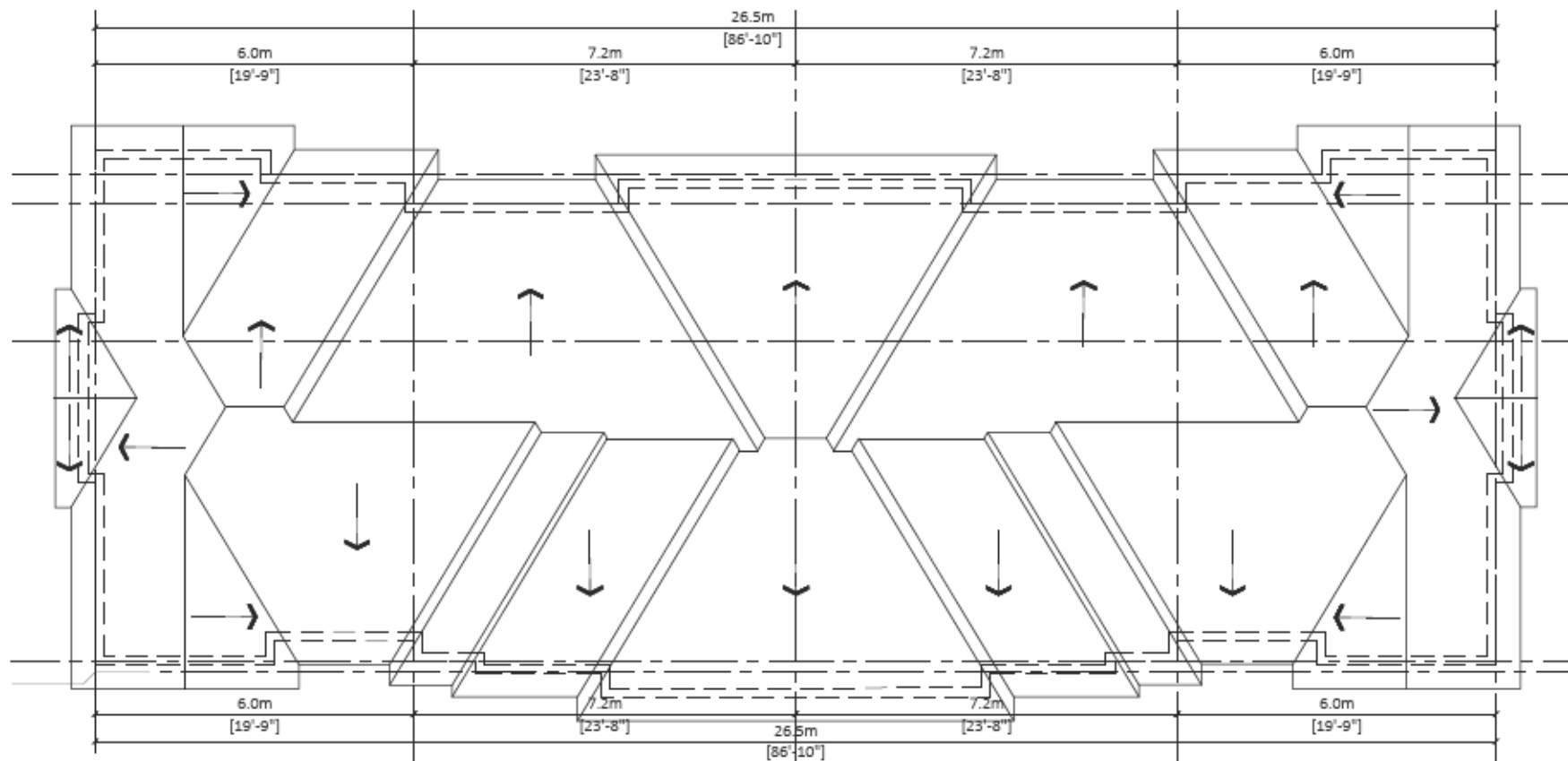
2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"



REV	DESCRIPTION	BY	DATE



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



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



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

REV	DESCRIPTION	BY	DATE









BUILDING 5

A.2.5 B



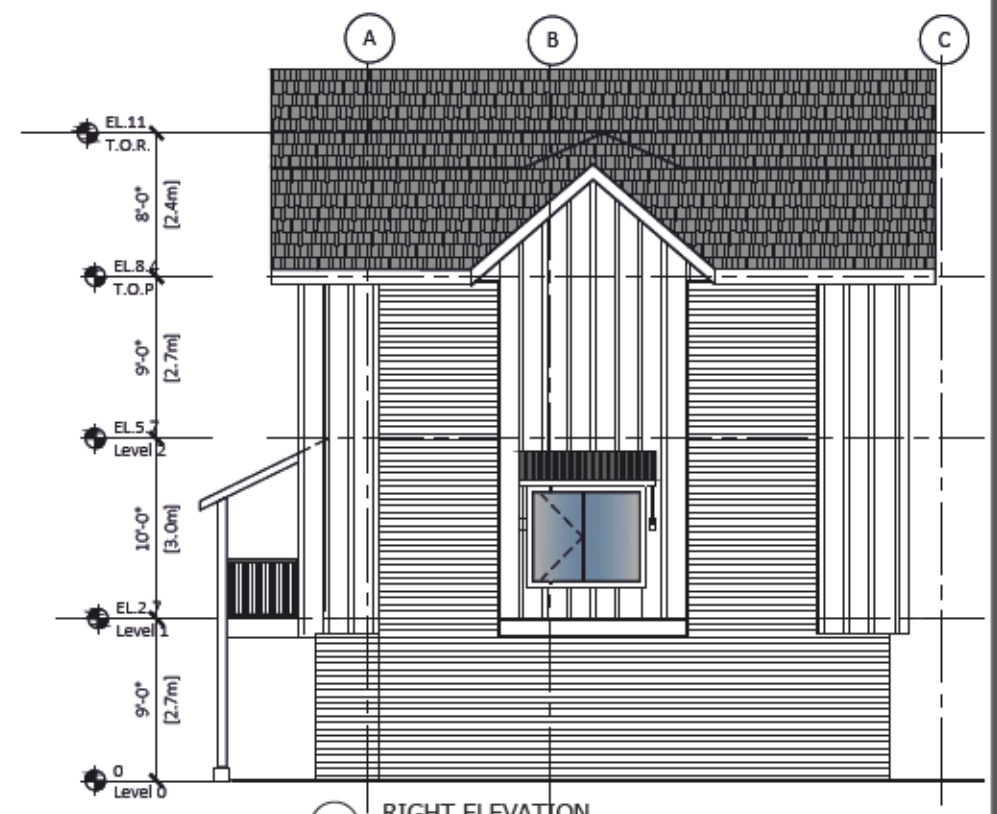
1 BACK ELEVATION
Scale: 3/32"=1'-0"

FINISH SCHEDULE

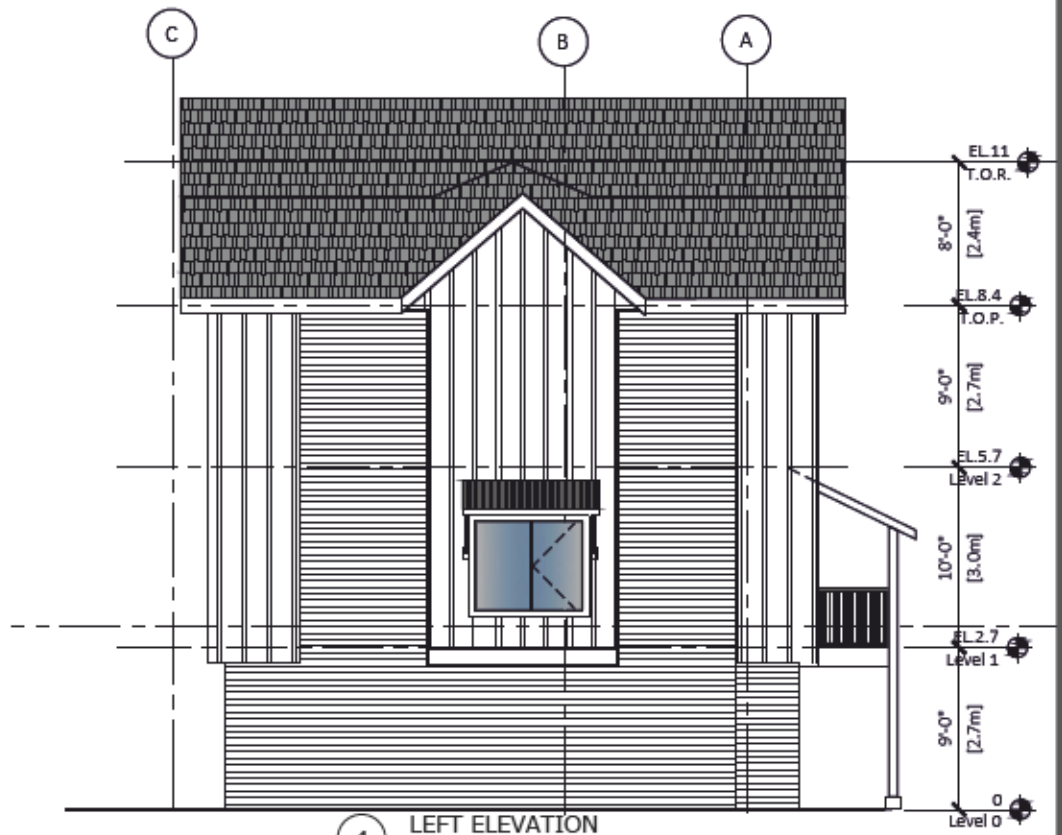
- | | | | |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------|
|  | 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 Lace OC-65 |  | 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) Shakes
Color : Gray |



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

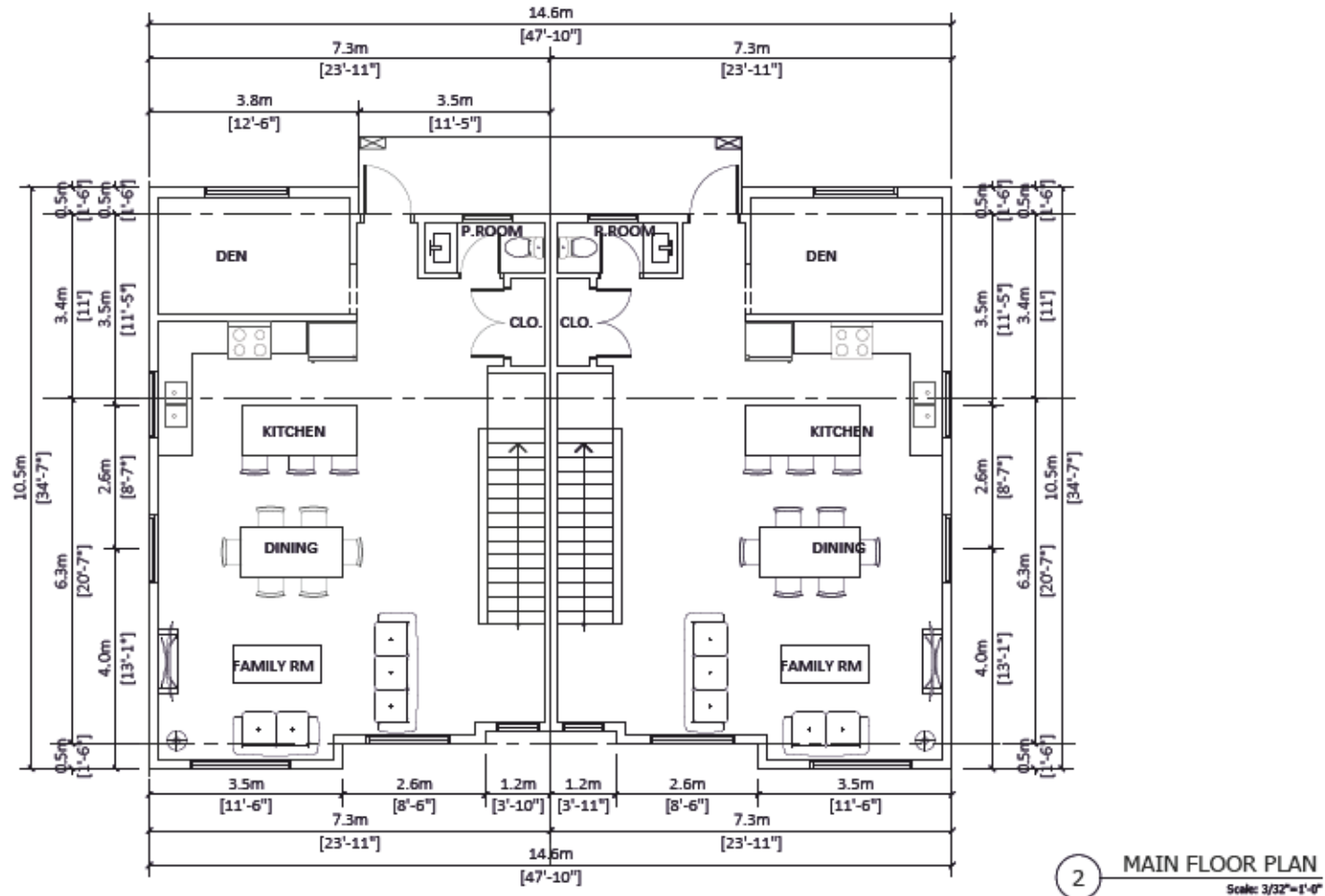
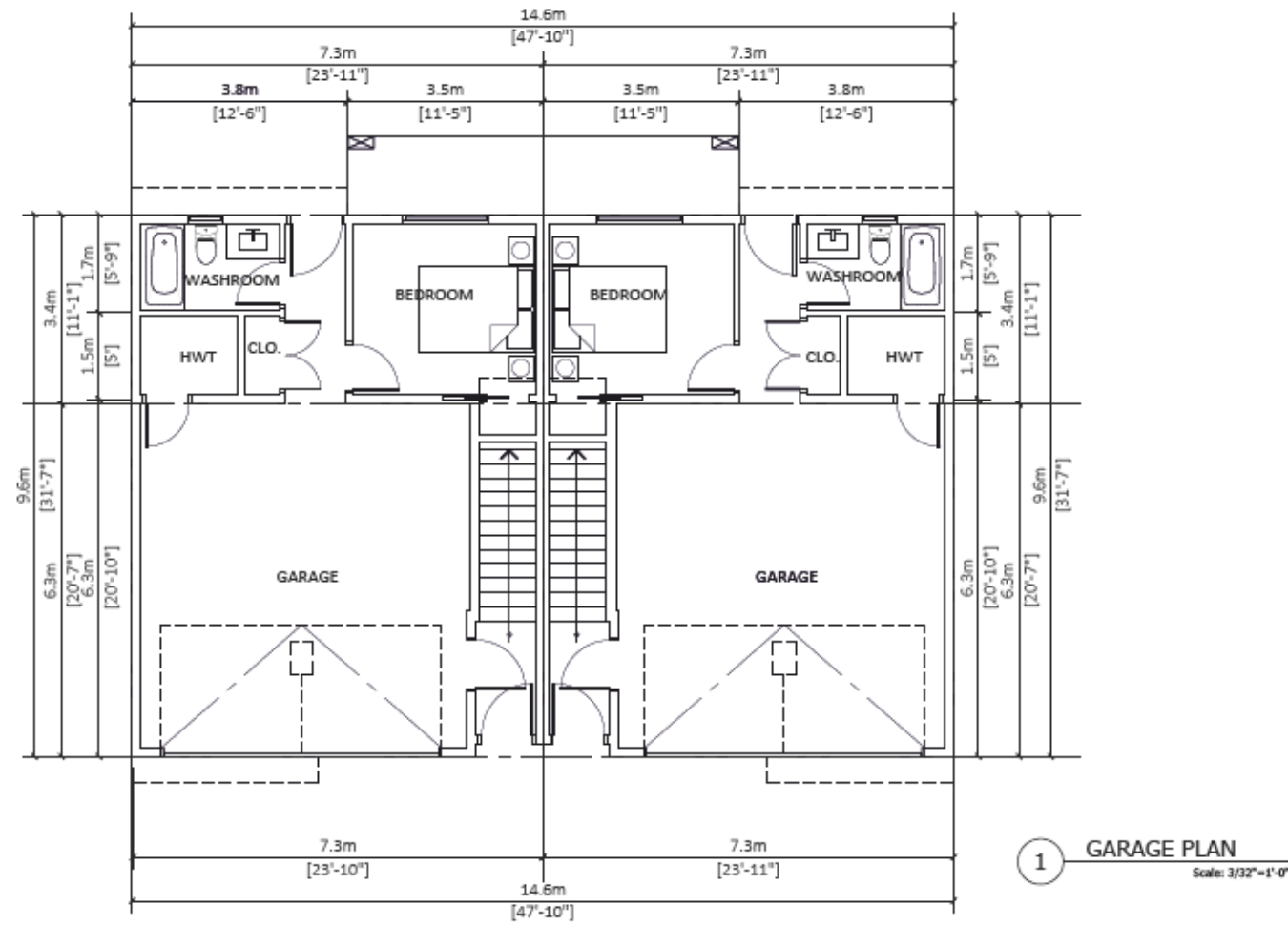


3 RIGHT ELEVATION
Scale: 3/32"=1'-0"



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

REV	DESCRIPTION	BY	DATE



FLAT1
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca

Ph: 604-503-4484



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

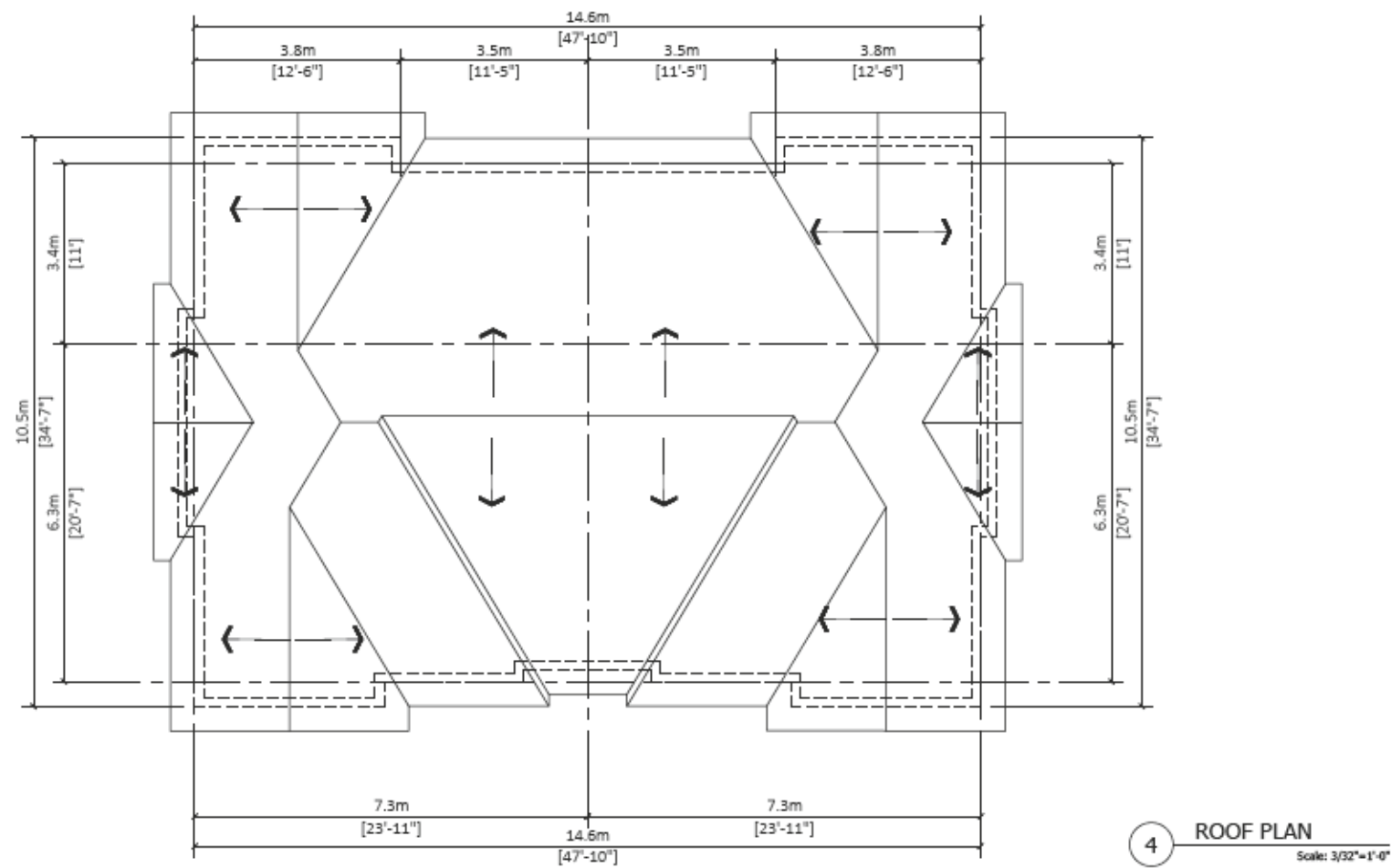
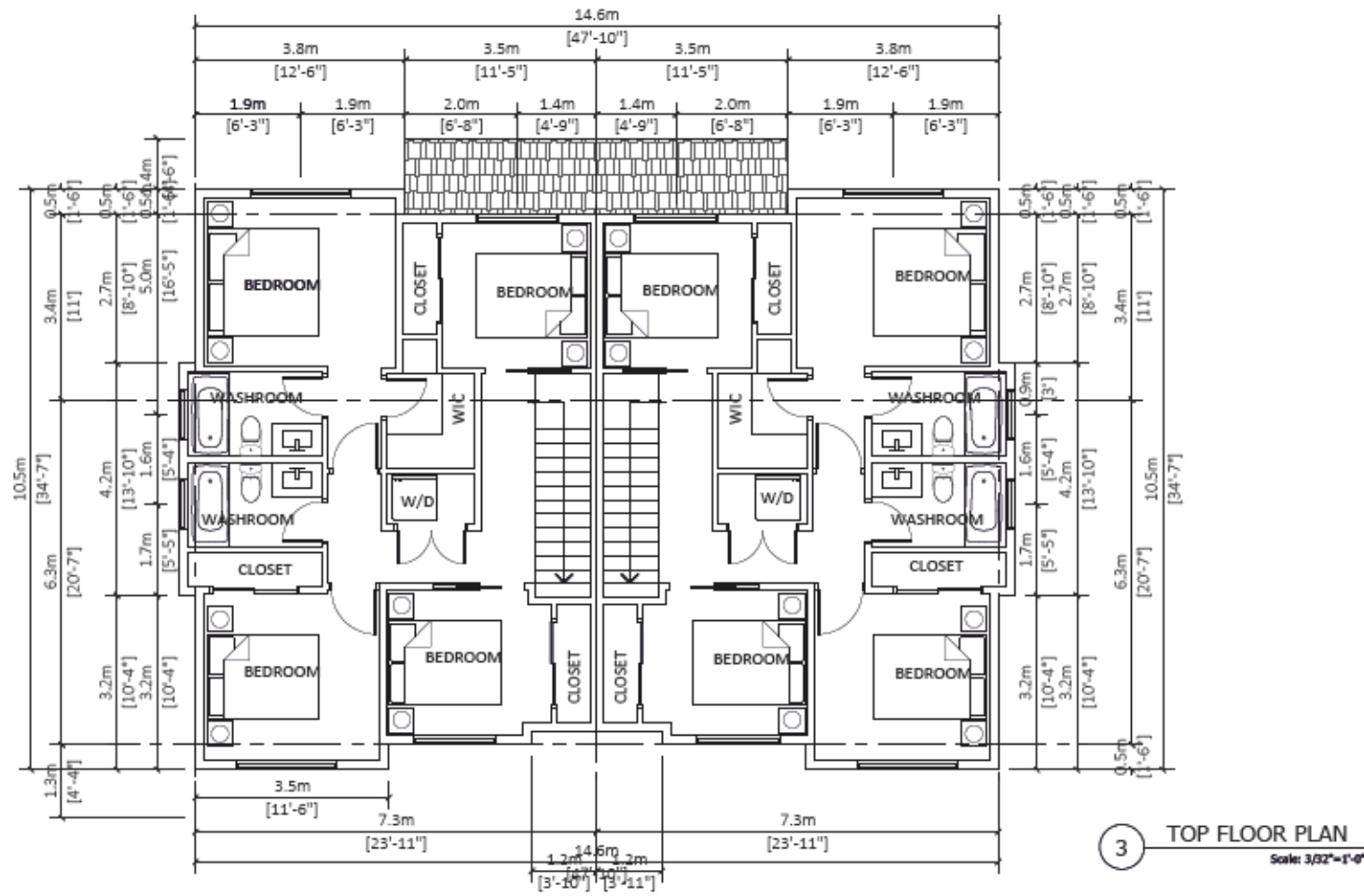
DATE
14-Feb-24
PROJECT NO:
23-210

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

REV	DESCRIPTION	BY	DATE

BUILDING 6

A.2.6 A



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CLIENT:
Jaspreet Dayal

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

REV	DESCRIPTION	BY	DATE

BUILDING 6

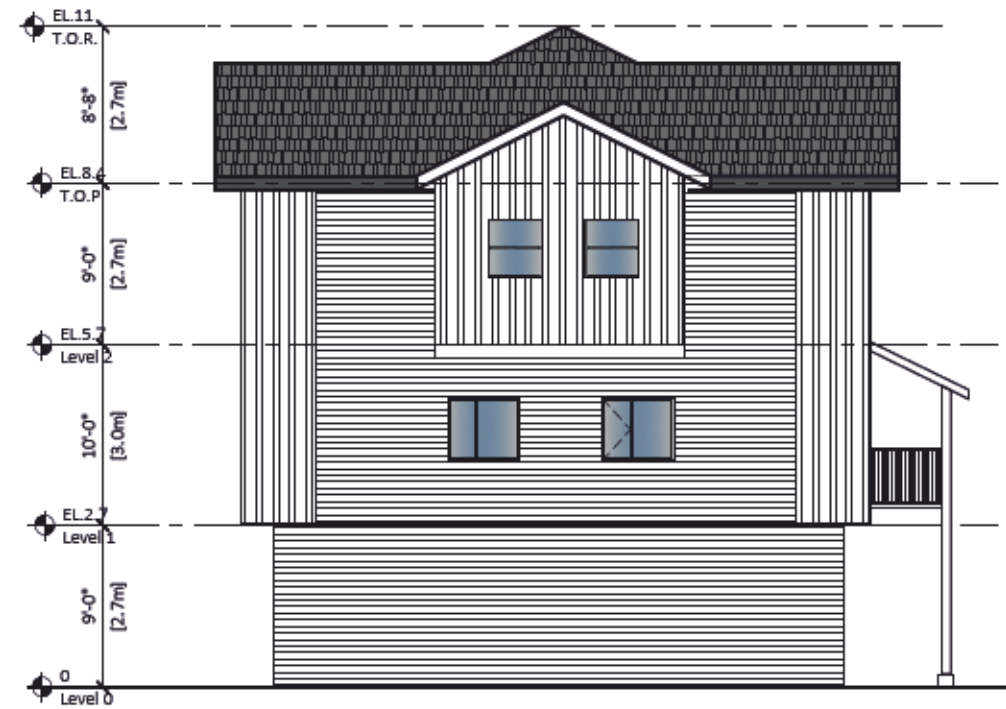
A.2.6 B



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

FINISH SCHEDULE

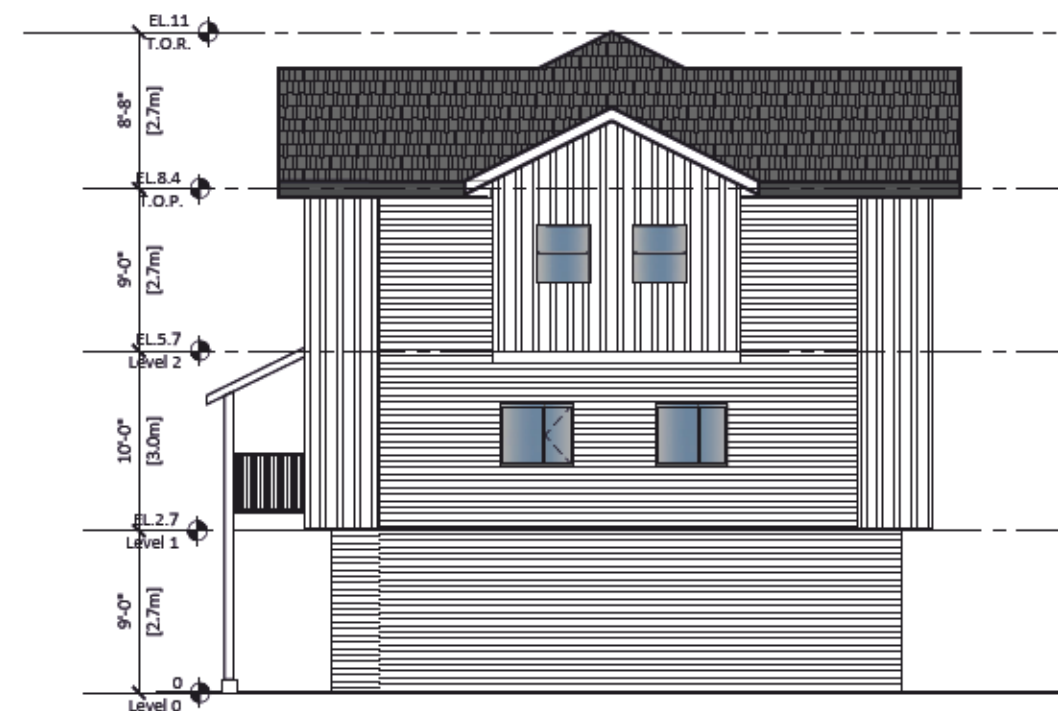
- 1) Exterior BRICK WALL
Color : DL white brick
- 2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Chantilly Lace OC-65
- 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunda (Benjamin Moore 2133-70)
- 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : 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



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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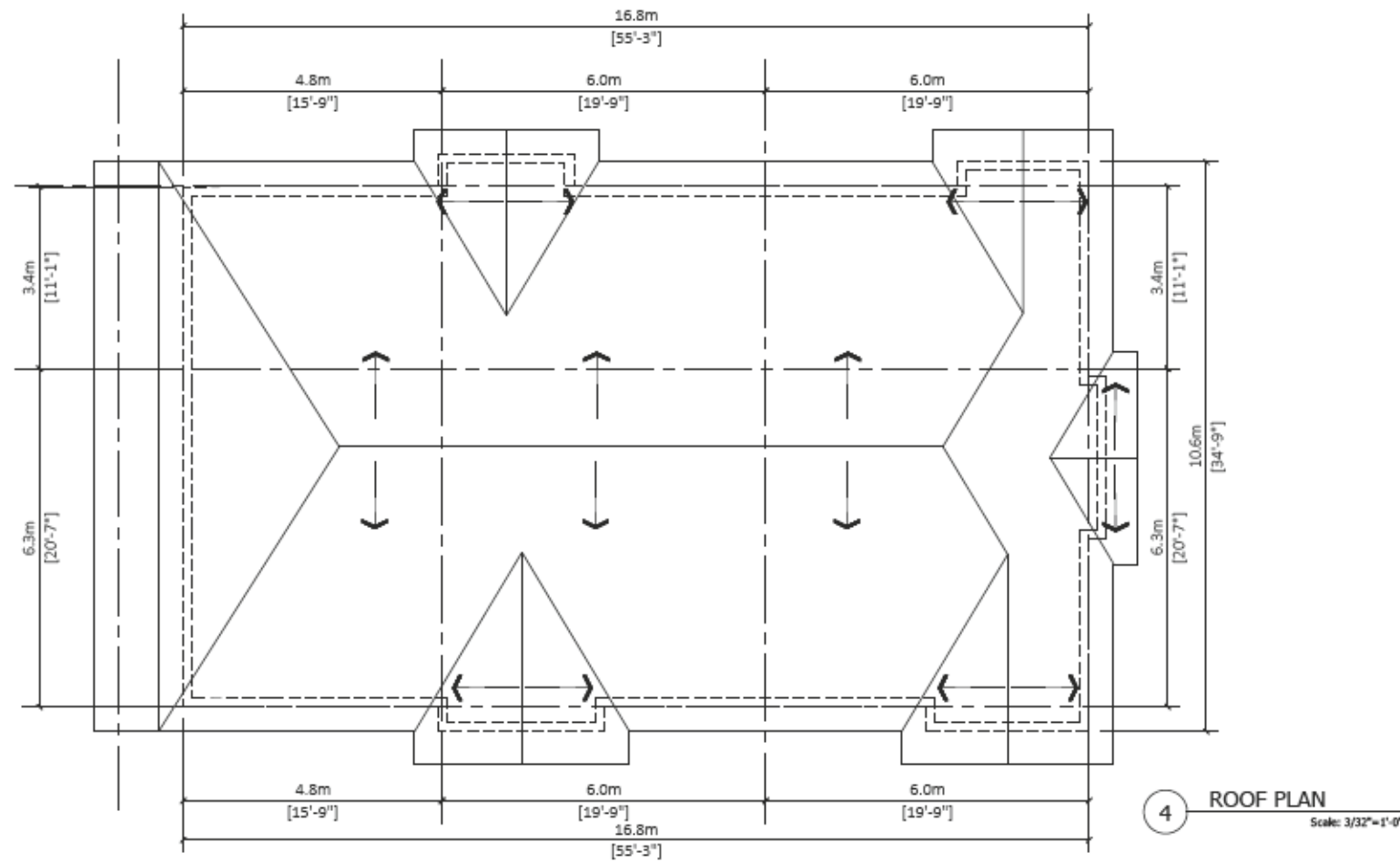
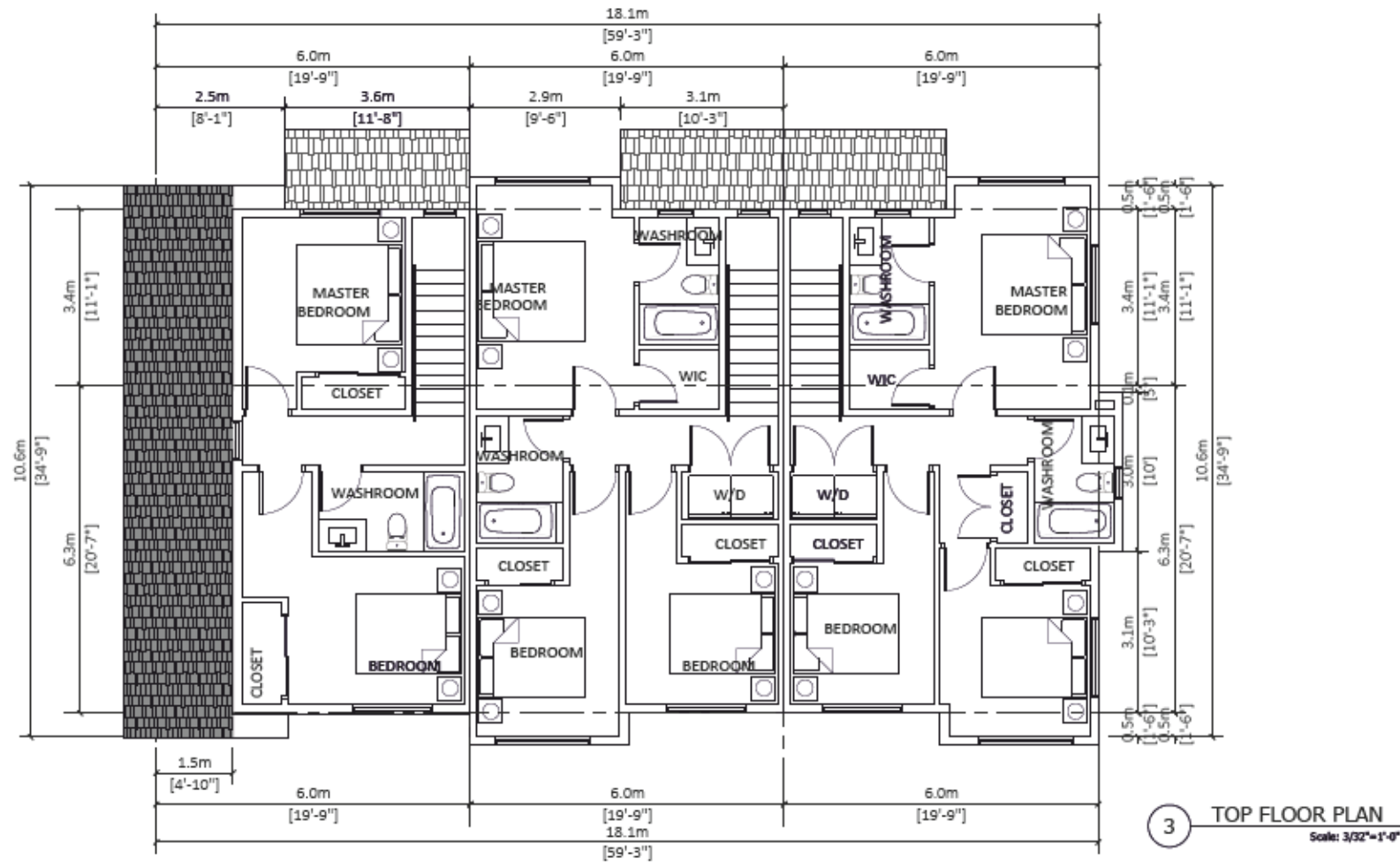


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SCALE: 3/32"=1'
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REV	DESCRIPTION	BY	DATE

ELEVATIONS



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CLIENT:
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PROJECT NO:
23-210

SCALE: 3/32"=1'
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REV	DESCRIPTION	BY	DATE

BUILDING 7

A.2.7 B



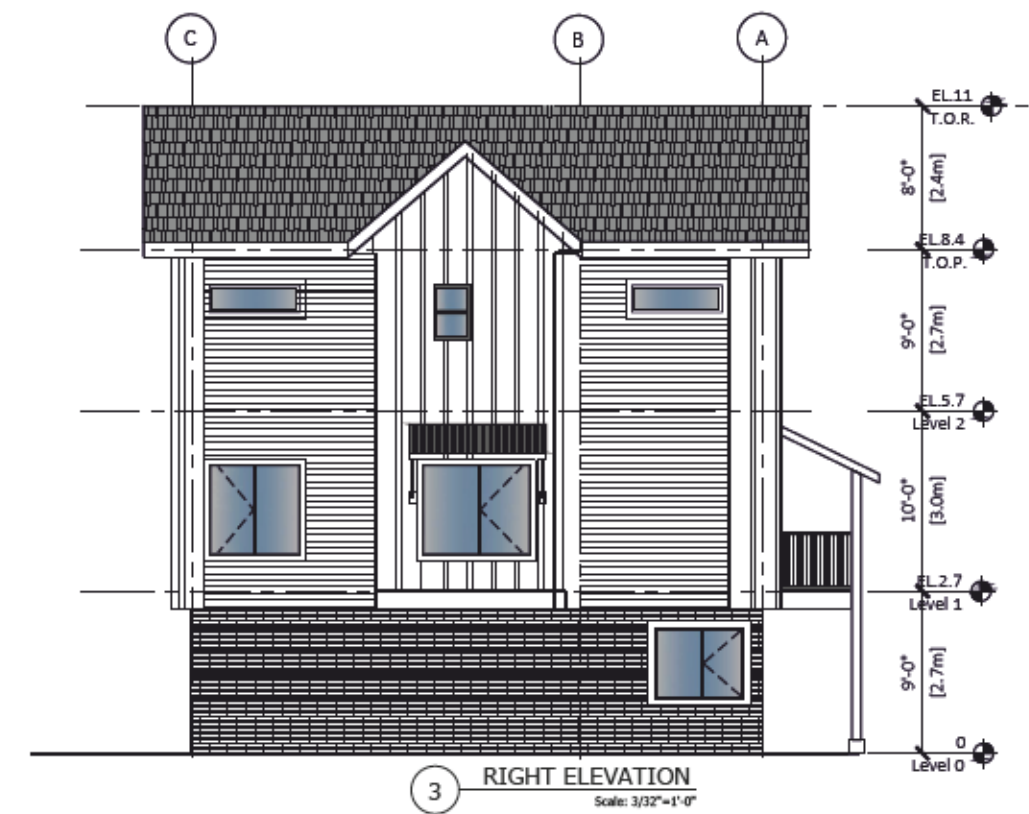
1 BACK ELEVATION
Scale: 3/32"=1'-0"

FINISH SCHEDULE

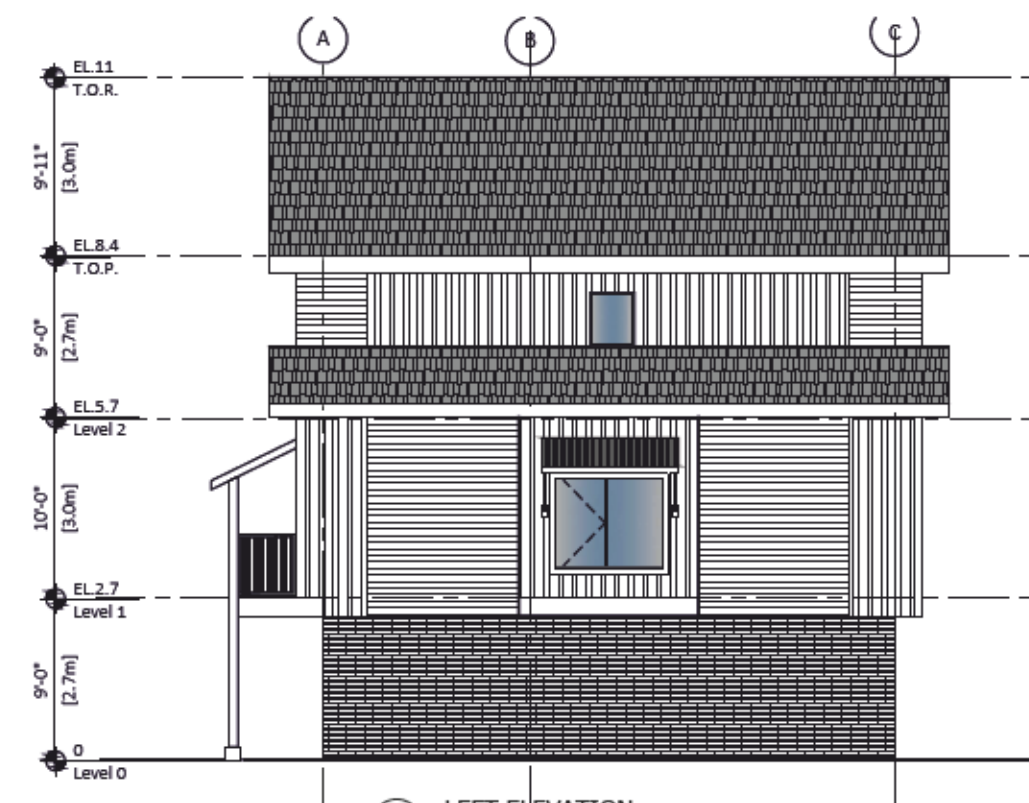
- 1) Exterior BRICK WALL
Color : IXL white brick
- 2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Chantilly Lace OC-65
- 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunda (Benjamin Moore 2133-70)
- 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : 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



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

REV	DESCRIPTION	BY	DATE

ELEVATIONS



FLATi
ARCHITECTURE

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contact@flatiarchitecture.ca

Ph: 604-503-4484



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CLIENT: Jaspreet Dayal

DATE

14-Feb-24

PROJECT NO:

23-210

SCALE:

NTS

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R.W

REV	DESCRIPTION	BY	DATE

VIEWS

A.3.8



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

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City Of Langley BC

CLIENT:
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DATE
14-Feb-24

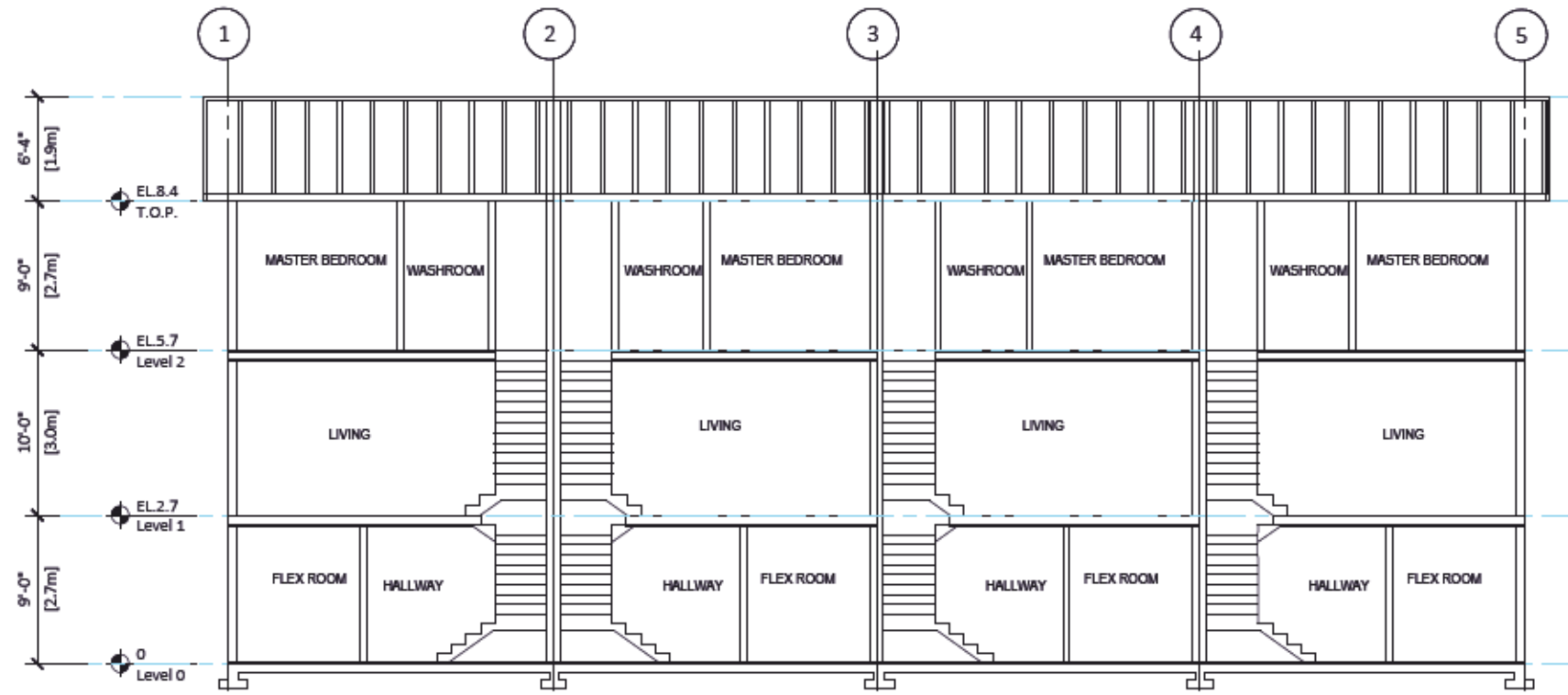
PROJECT NO:
23-210

SCALE:
3/32"=1'

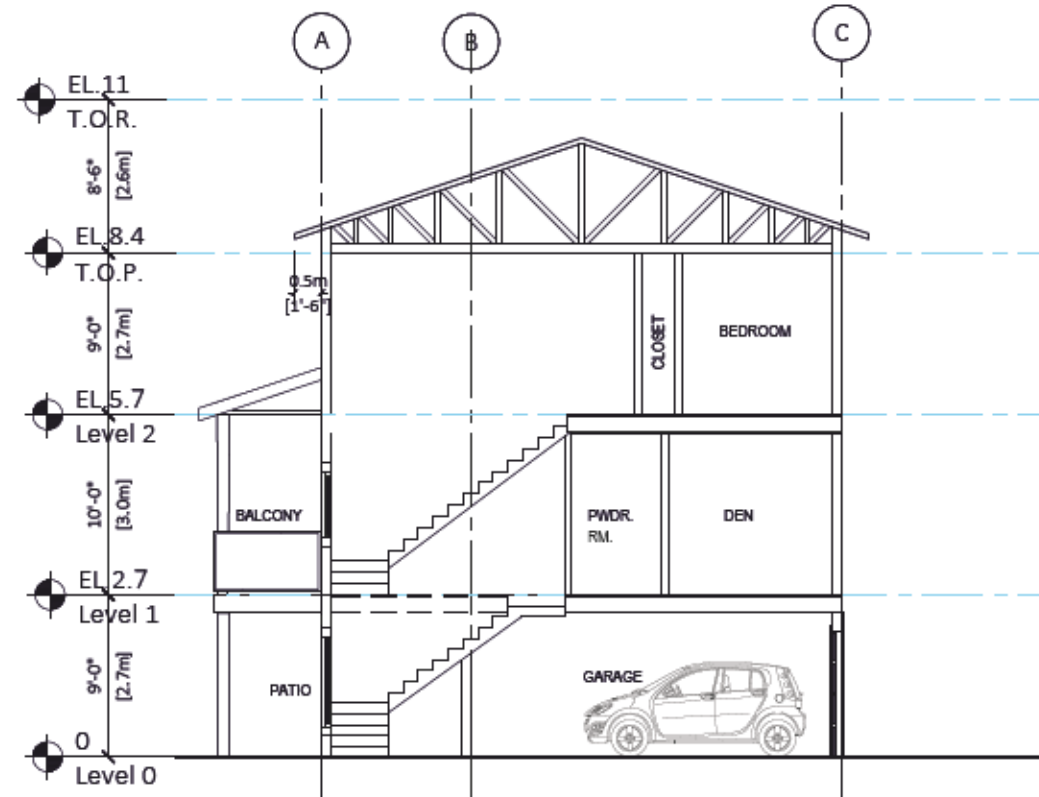
DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

VIEWS



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



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



FLAT1
ARCHITECTURE

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CLIENT:
Jaspreet Dayal

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

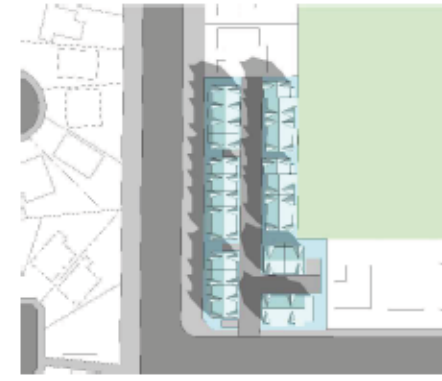
SCALE: 3/32"=1'
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

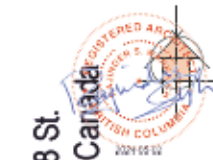
TYP.

SECTION(S)

A.4.1



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



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

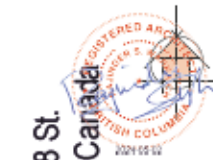
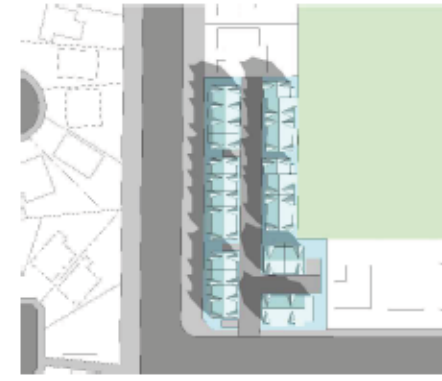
CLIENT:
Jaspreet Dayal

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

SCALE: DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT	RW	

IMAGES
SHADOW STUDY

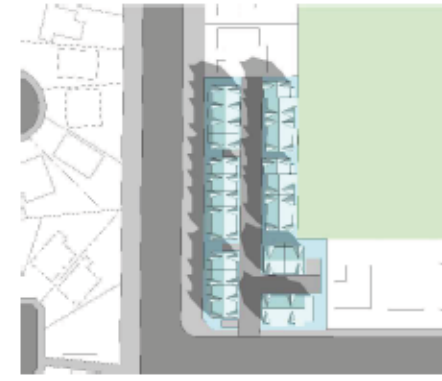


PROJECT INFO:
5030, 5040, 5052 & 5064 208 St.
Township of Langley, BC, Canada
CLIENT:
Jaspreet Dayal

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

REV	DESCRIPTION	BY	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT	RW	

IMAGES
SHADOW STUDY

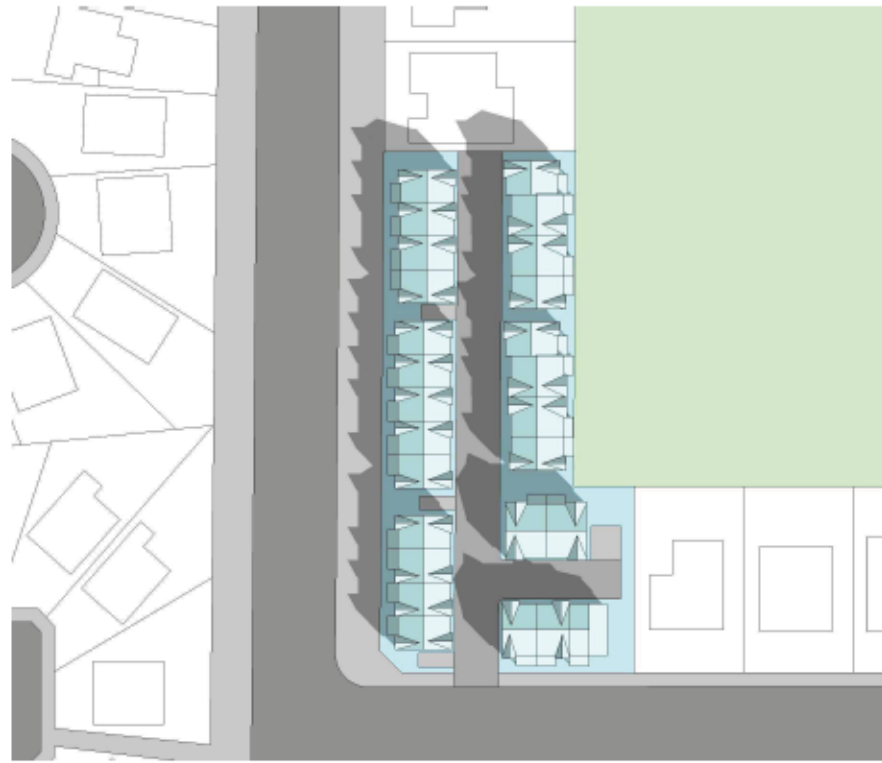


PROJECT INFO:
5030, 5040, 5052 & 5064 208 St.
Township of Langley, BC, Canada
CLIENT:
Jaspreet Dayal

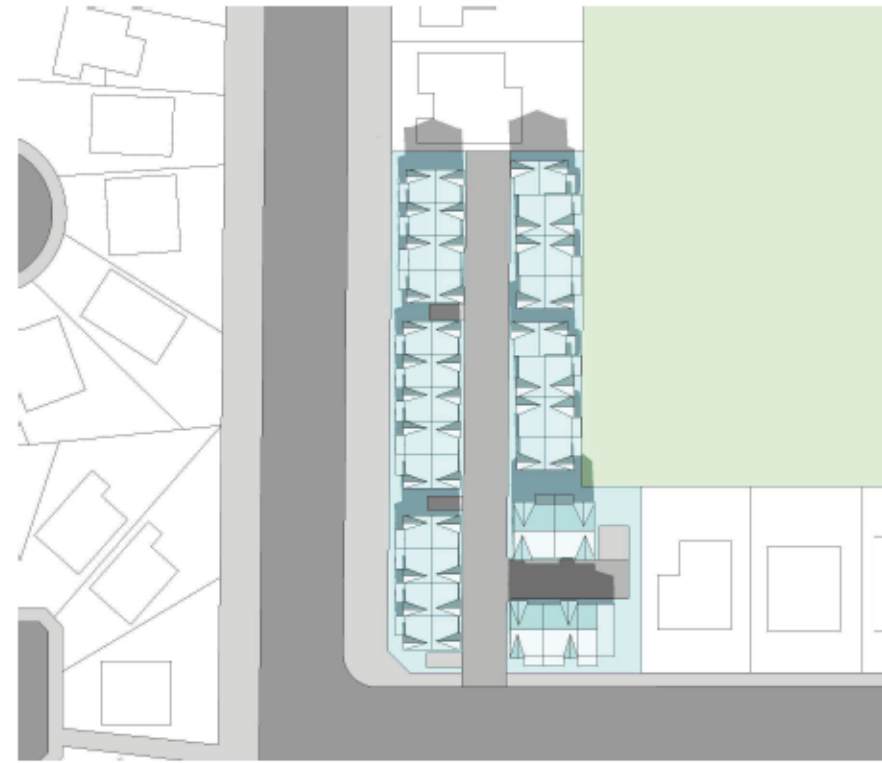
DATE
1-Sep-23
PROJECT NO.:
23-210
SCALE: **DRAWN BY:**
RW

REV	DESCRIPTION	BY	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT	RW	

IMAGES
SHADOW STUDY



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



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

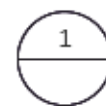


3 EQUINOX (MARCH/SEPTEMBER) 2PM
Scale: NTS

REV	DESCRIPTION	BY	DATE
1.	REVISION FOR DEVELOPMENT PERMIT	RW	

IMAGES

SHADOW STUDY



VIEW

1/16"=1'

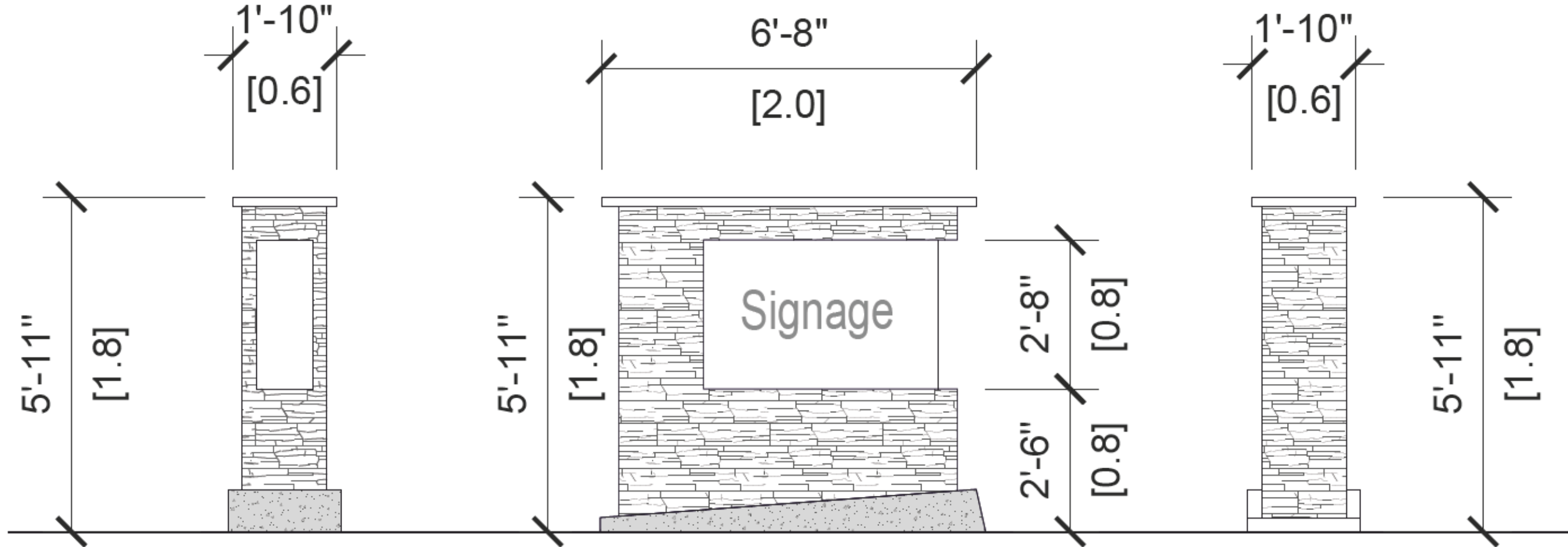


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City Of Langley BC
CLIENT: Jaspreet Dayal

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

REV	DESCRIPTION	BY	DATE

SITE SECTION



1 SITE SIGNAGE
1/2"=1'

REV	DESCRIPTION	BY	DATE