



2 SITE LOCATION
NTS



2 View A
NTS



2 View B
NTS



2 View E
NTS



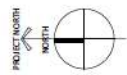
2 View D
NTS



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



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



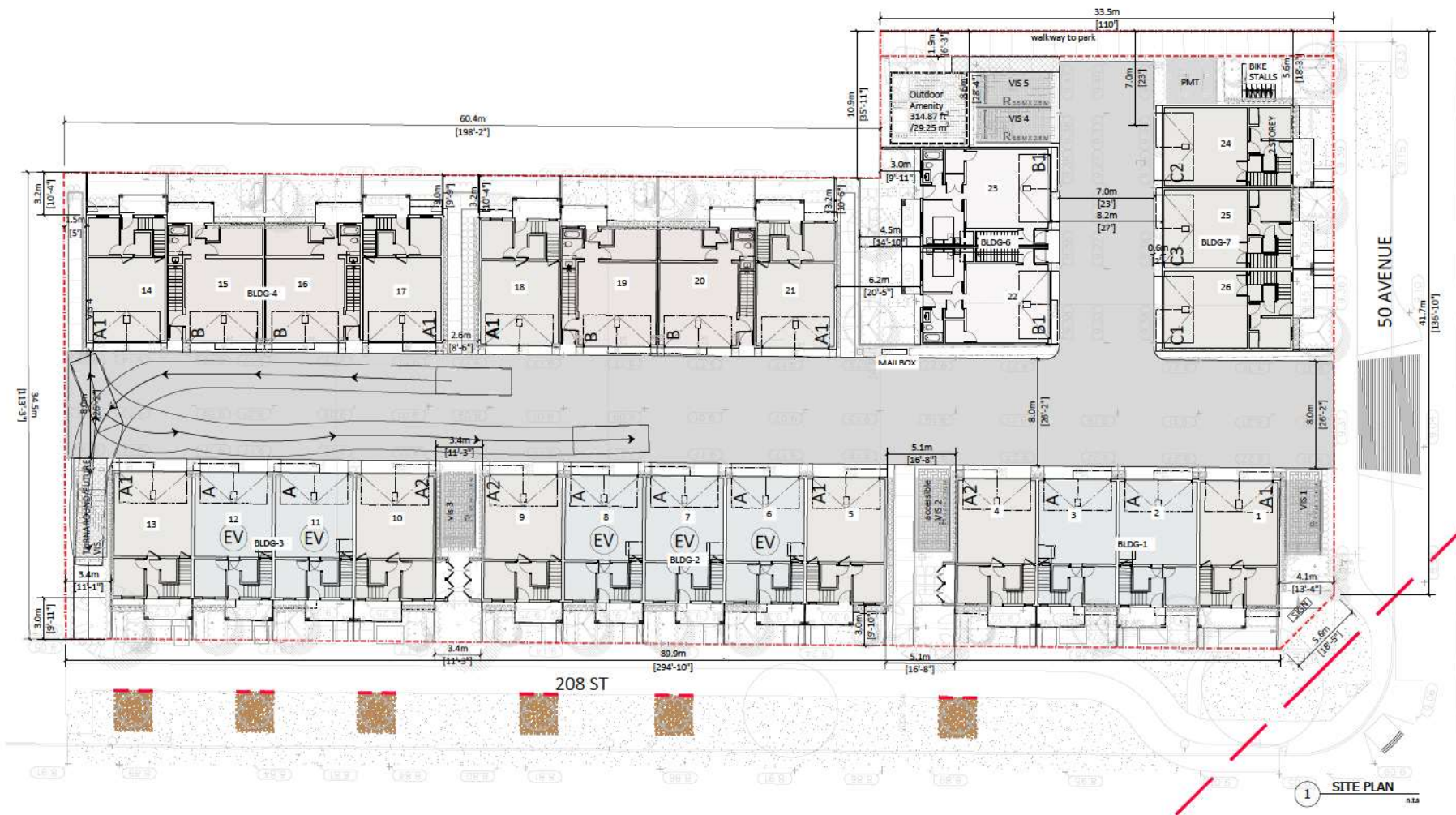
PROJECT INFO:
 5030, 5040, 5052 and 5064 208 St
 20845, 50A Ave
 City Of Langley BC
 CLIENT: Jasperreet Dayal

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

SCALE: DRAWN BY:
 NTS R.W

REV	DESCRIPTION	DATE

DATA SHEET



50 AVENUE

208 ST

1 SITE PLAN

REV	DESCRIPTION	BY	DATE



1 Section-A
1/16"=1'



PROJECT INFO:
5030, 5040, 5062 and 5064 208 St
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Jaspreet Dayal

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

REV	DESCRIPTION	DATE

SITE SECTION

A.1.2



FLAT7
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flat7architecture.ca
contact@flat7architecture.ca

Ph: 604-503-4484



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

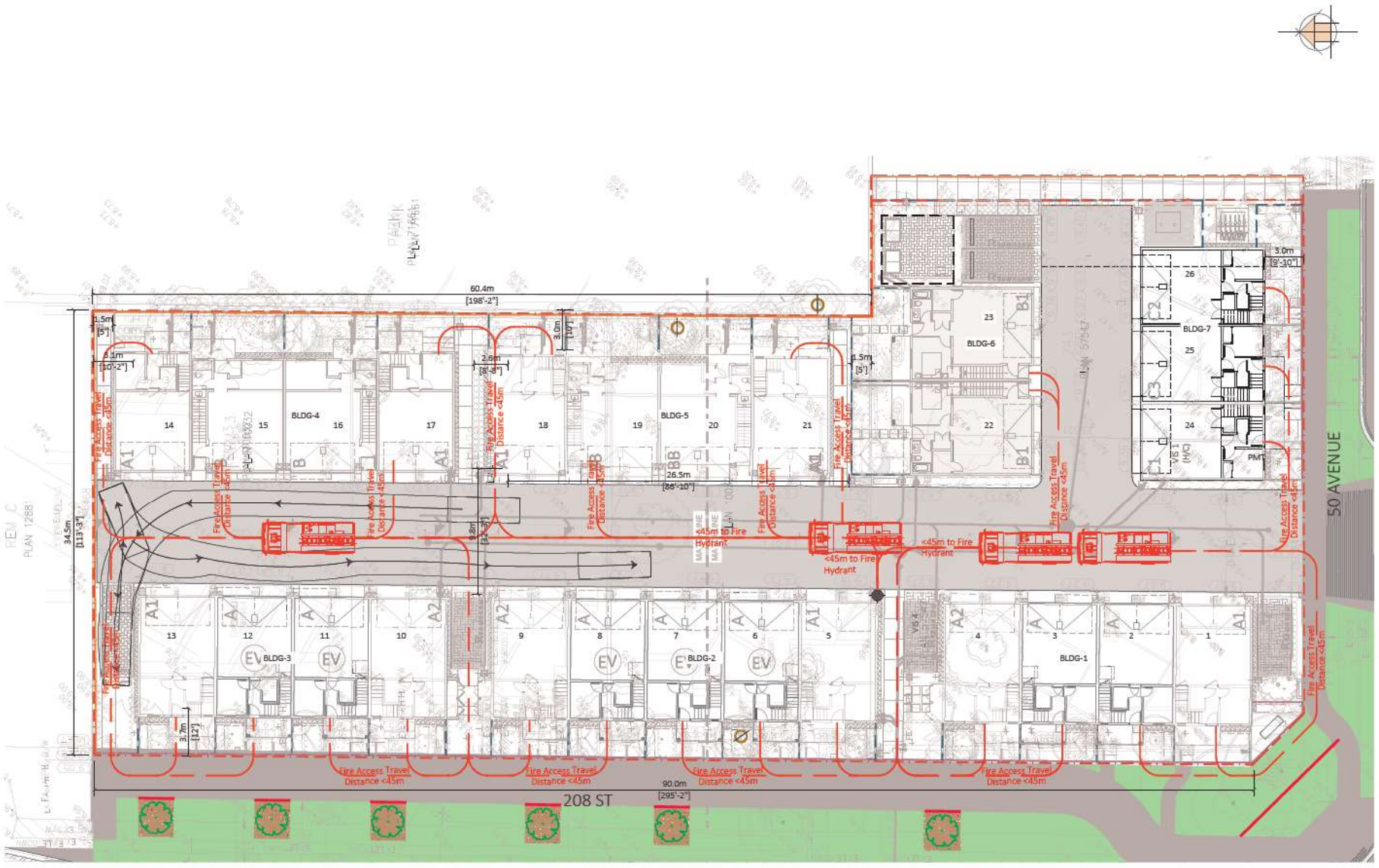
A.1.4



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 : 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'



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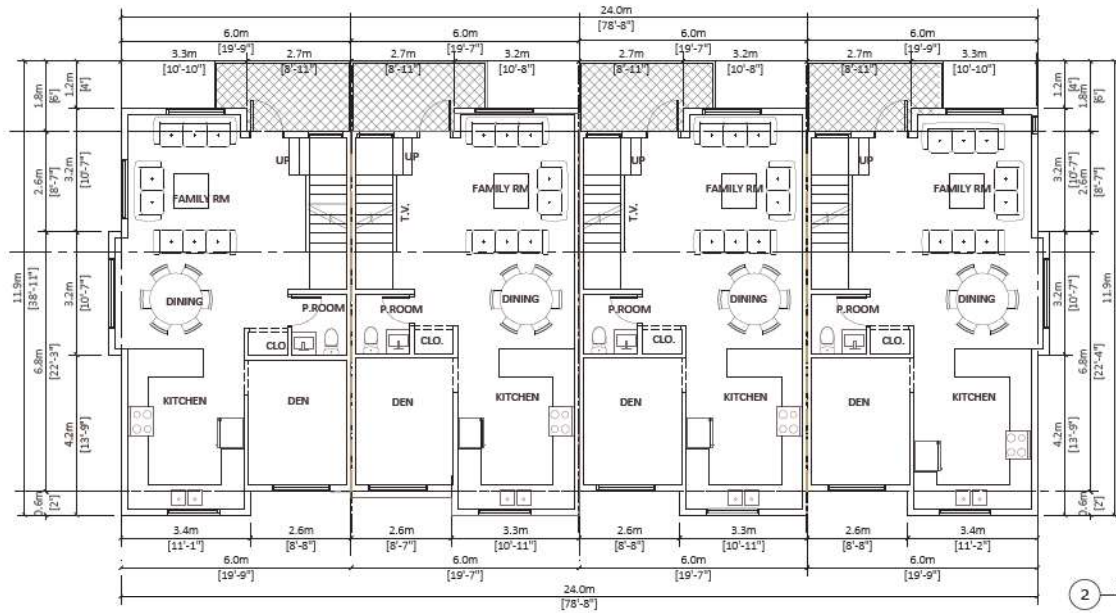
DATE:
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PROJECT NO:
23-210

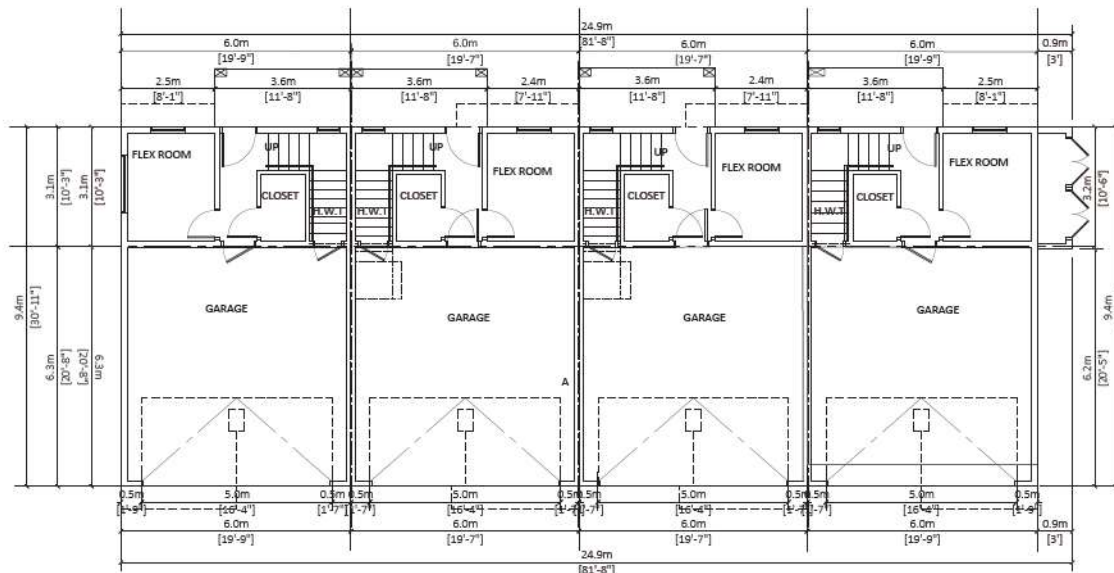
SCALE: 1/24"=1' R.W.
DRAWN BY:

REV	DESCRIPTION	BY	DATE

FIRE PLAN



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



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



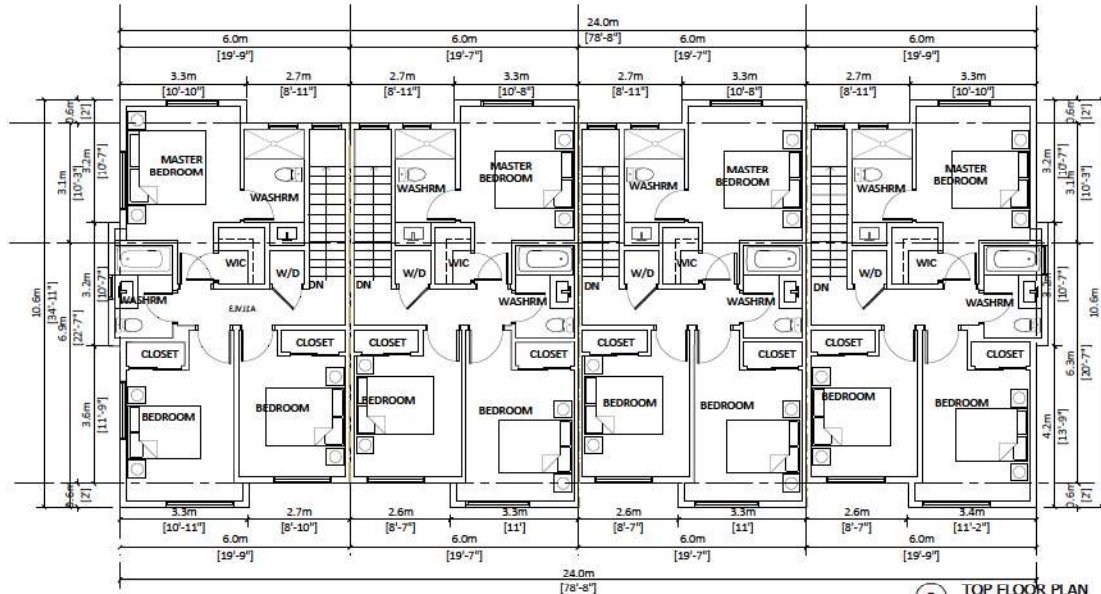
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DATE
14-Feb-24
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23-210
SCALE: 3/32"=1' R.W
DRAWN BY:

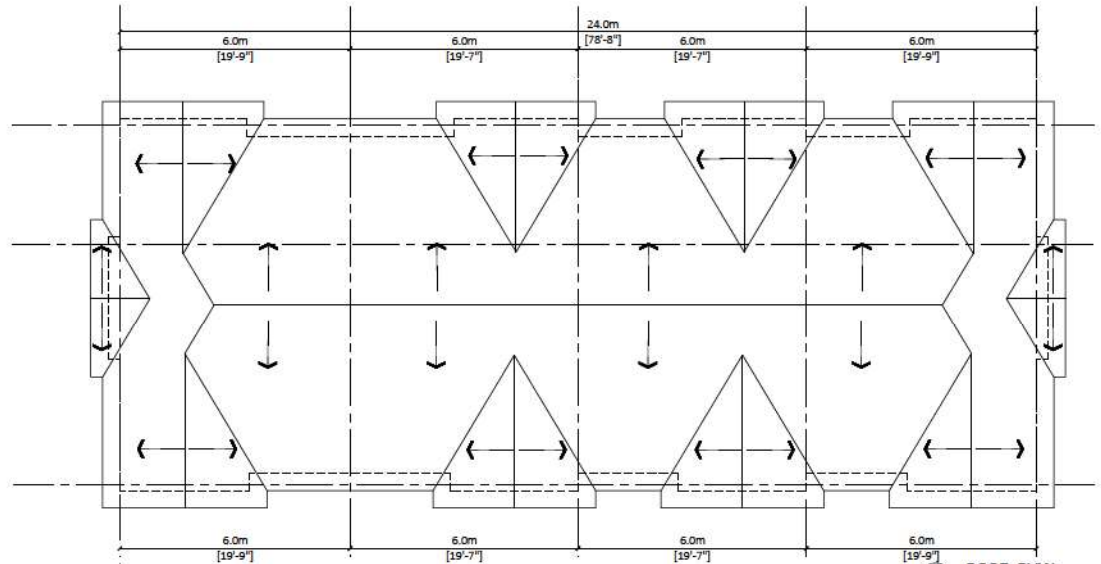
NO	REVISION	BY	DATE

BUILDING 1

A.2.1 A



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



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



REV	DESCRIPTION	BY	DATE



REV	DESCRIPTION	DATE



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

FINISH SCHEDULE

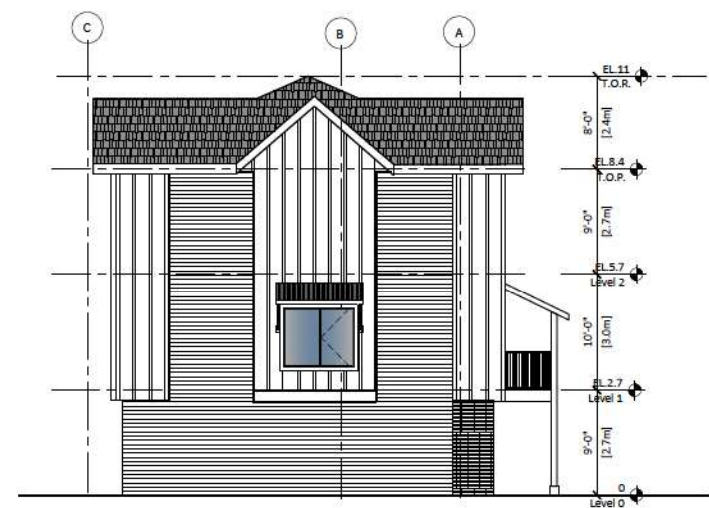
- | | |
|---|---|
| <p>1) Exterior BRICK WALL
Color : DK white brick</p> <p>2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Obscurity 1 see DCA65</p> <p>3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunds (Benjamin Moore 2133-70)</p> <p>4)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



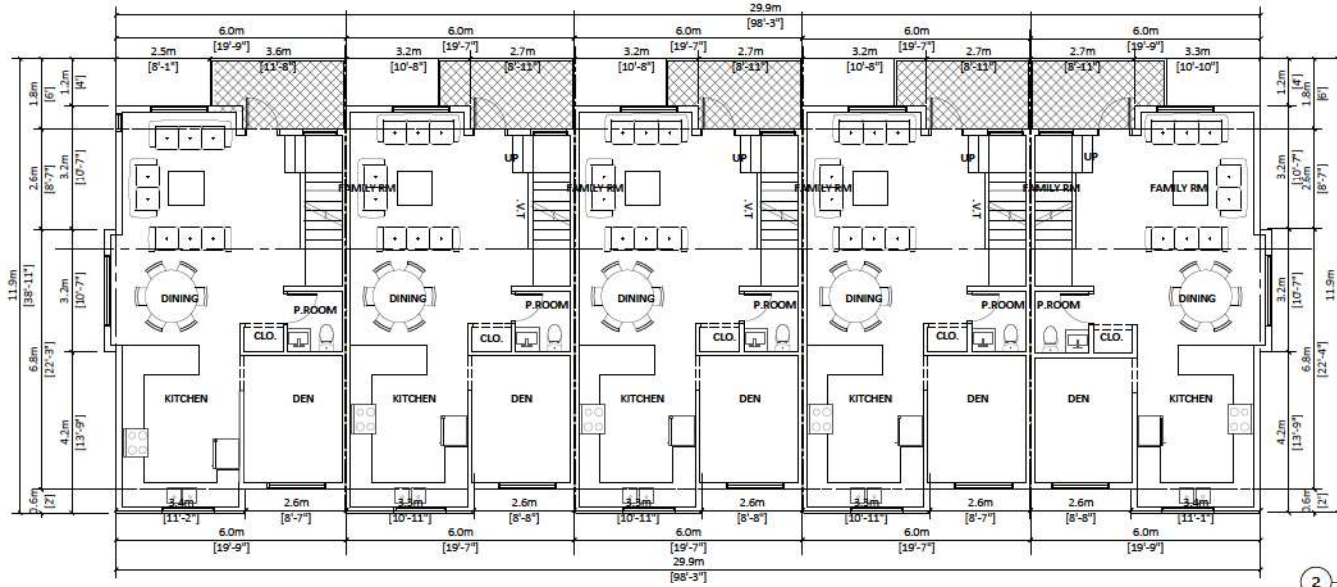
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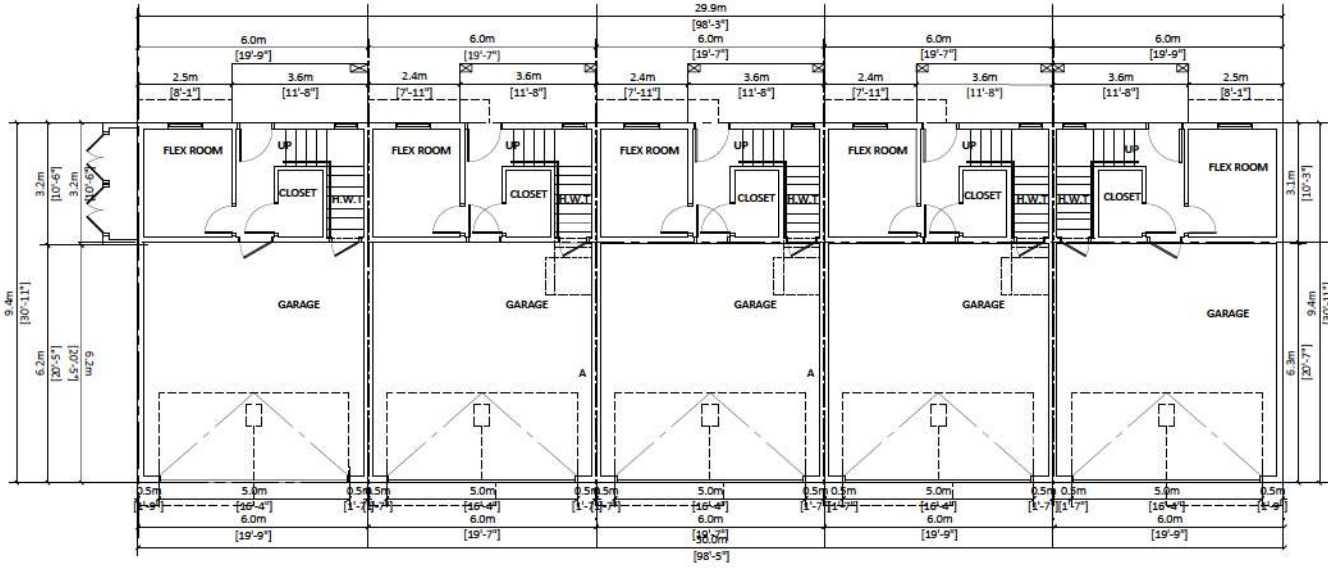
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Scale: 3/32"=1'-0"



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



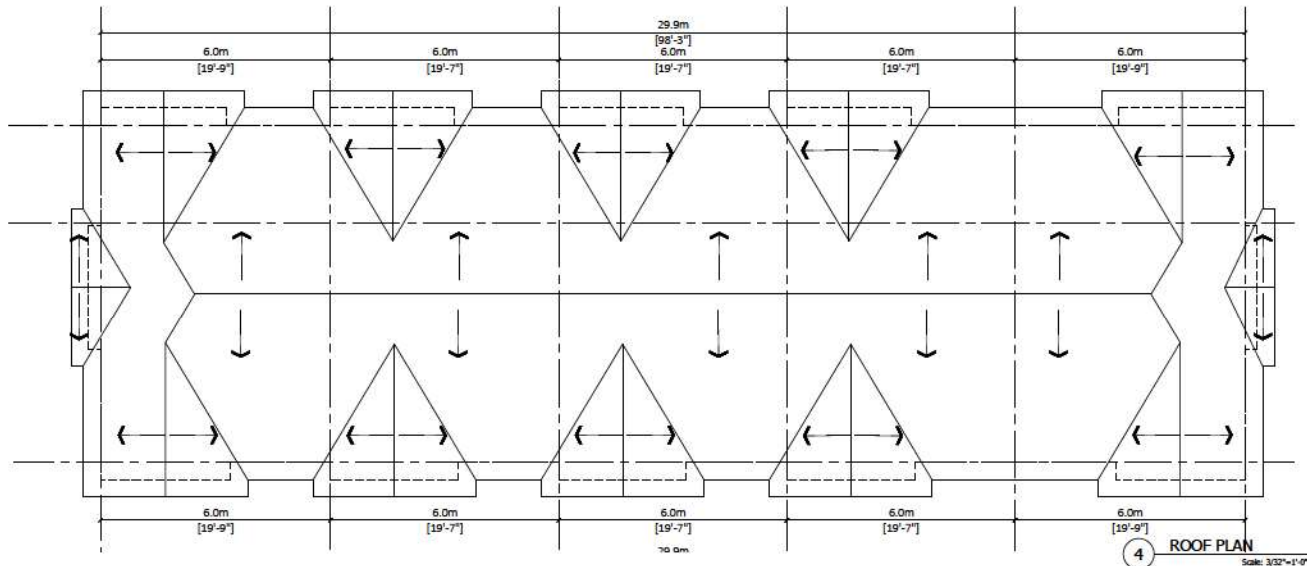
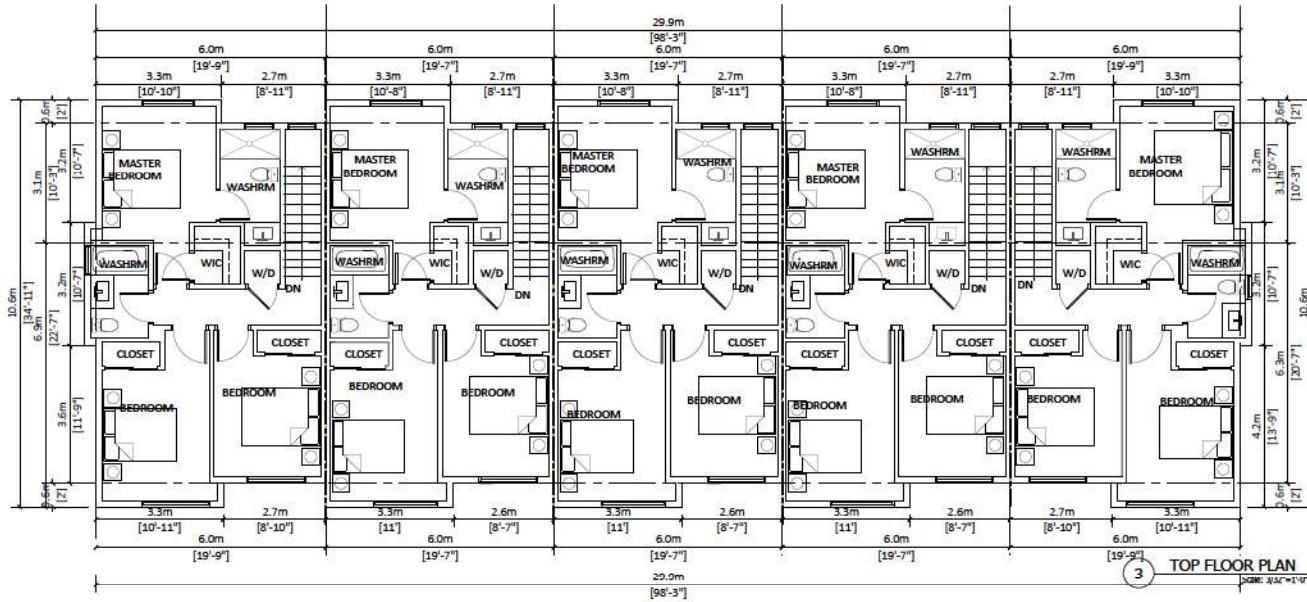
2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"



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



REV	DESCRIPTION	BY	DATE

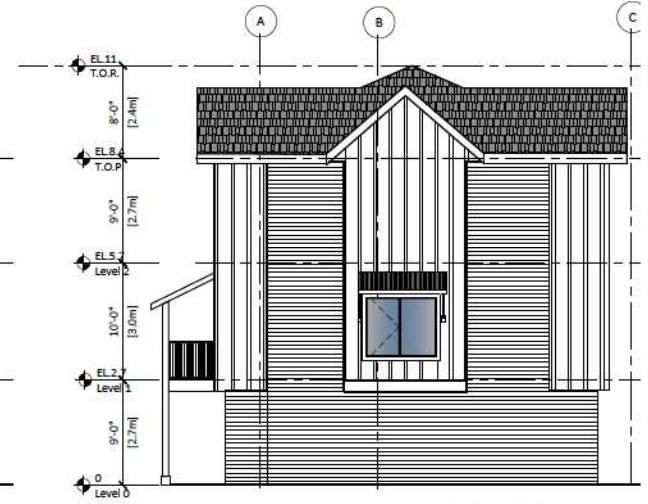


REV	DESCRIPTION	BY	DATE

REV	DESCRIPTION	DATE	BY











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



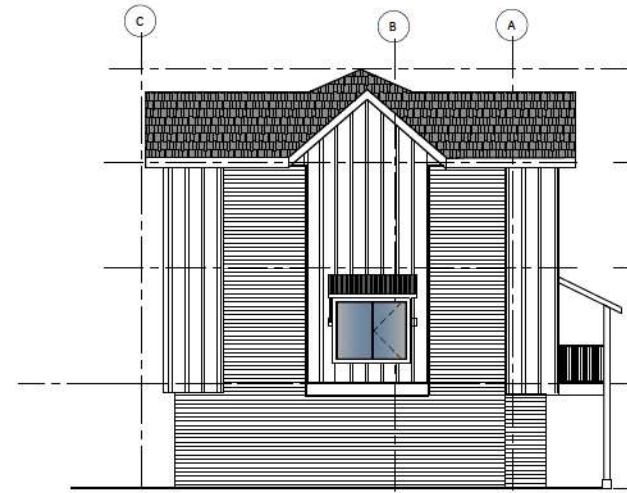
3 RIGHT ELEVATION
Scale: 3/32"=1'-0"

FINISH SCHEDULE

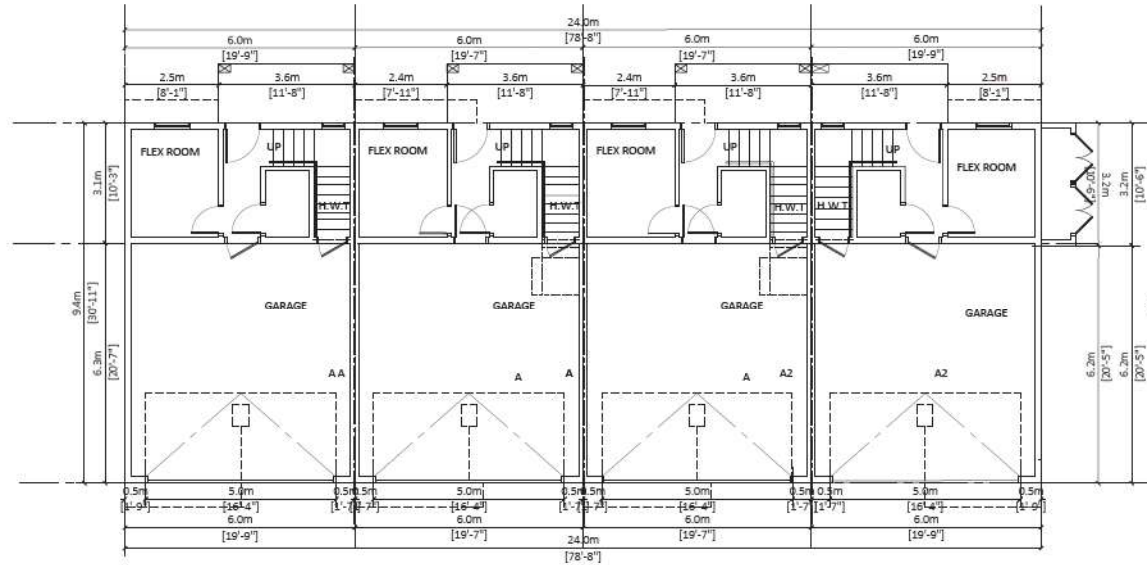
	1) Exterior BRICK WALL Color : DL white brick		5) Metal Roof
	2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar) Color : Chantilly Lace OC-65		6) Garage Door Color : DAYS END (Benjamin Moore 2133-30)
	3) Cement Fibre Board Plank Siding (Hardie or similar) Color : 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



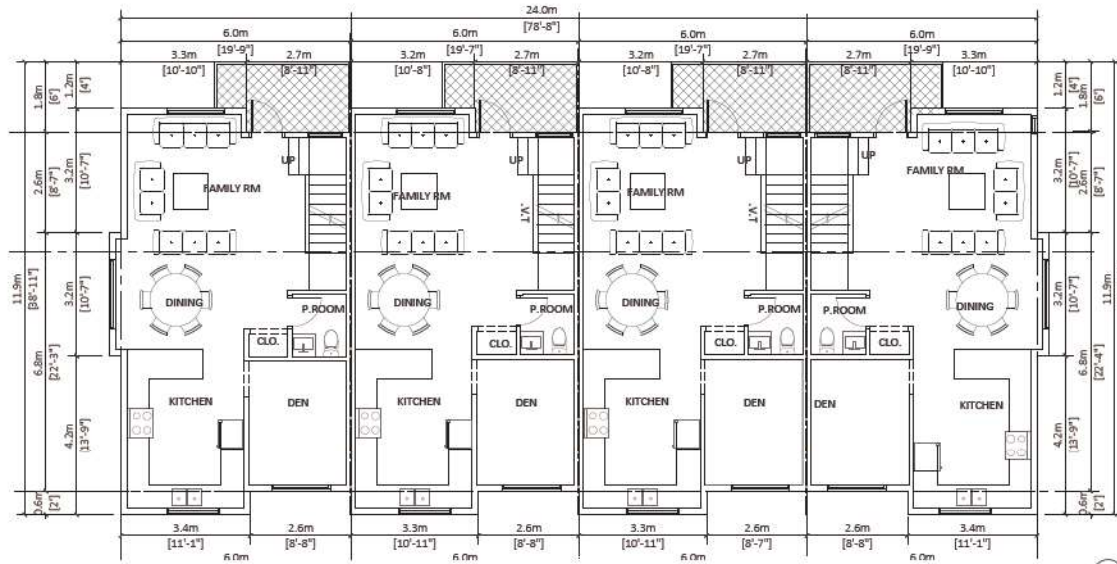
2 FRONT ELEVATION
Scale: 3/32"=1'-0"



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



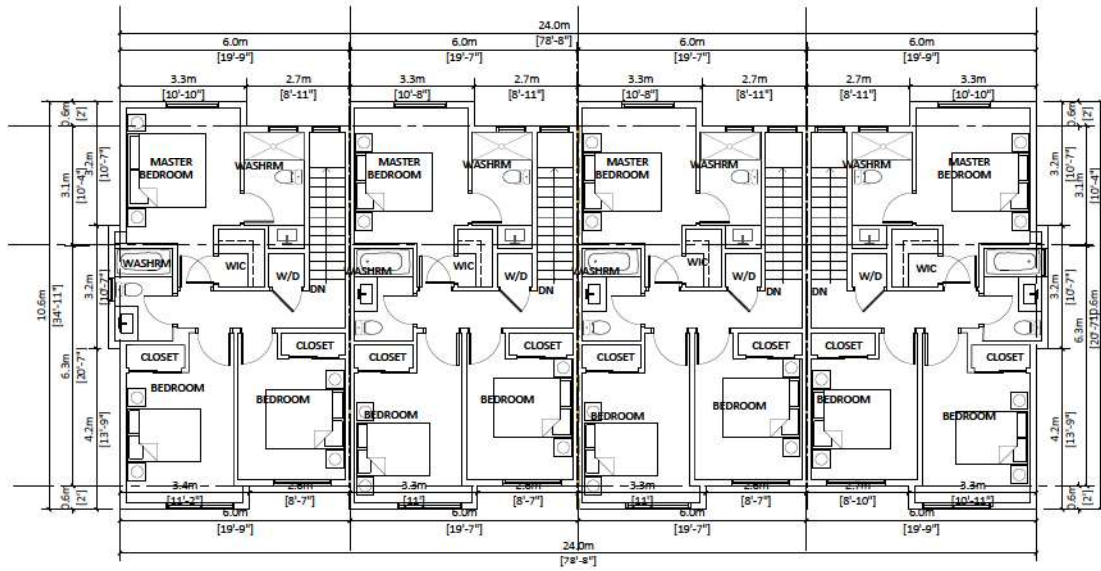
1 GARAGE FLOOR PLAN
Scale: 3/32"=1'-0"



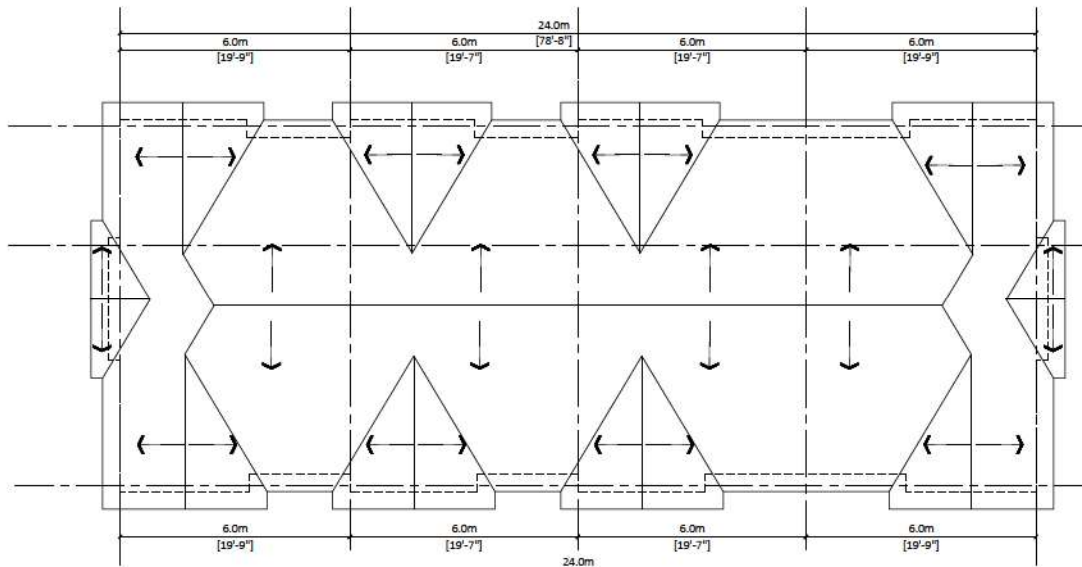
2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"



NO.	REVISION	BY	DATE



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



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



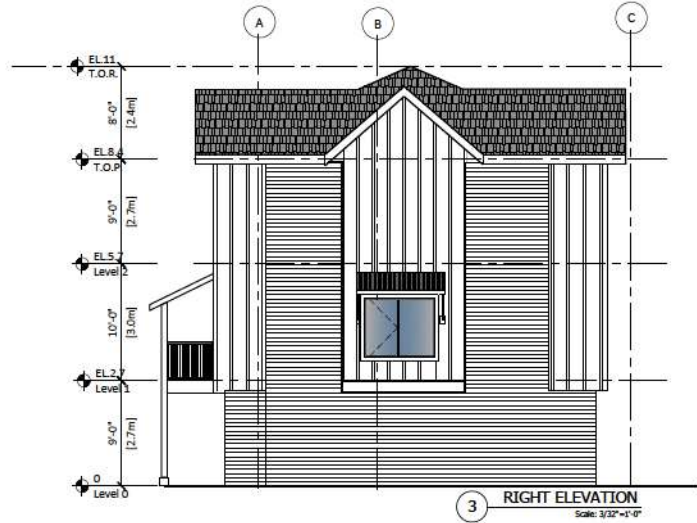
REV	DESCRIPTION	BY	DATE



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

FINISH SCHEDULE

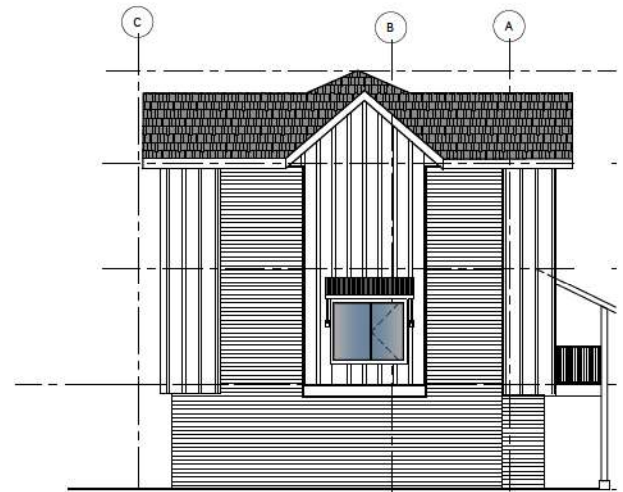
- 1) Exterior BRICK WALL
Color : DL white brick
- 2) Exterior High Density Fibre Cement Board C/W essay
trims to match. (Hardie or similar)
Color : Grantly Lace OC-03
- 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunds (Benjamin Moore 2133-70)
- 4) Cement Fibre Board Plank Siding (Hardie 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"

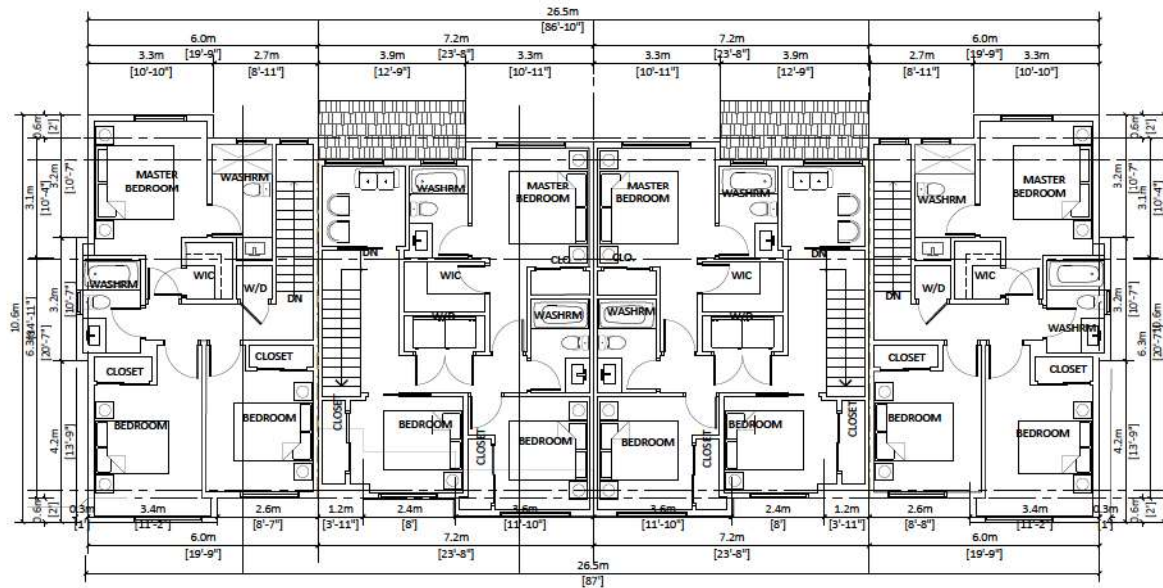


2 FRONT ELEVATION
Scale: 3/32"=1'-0"

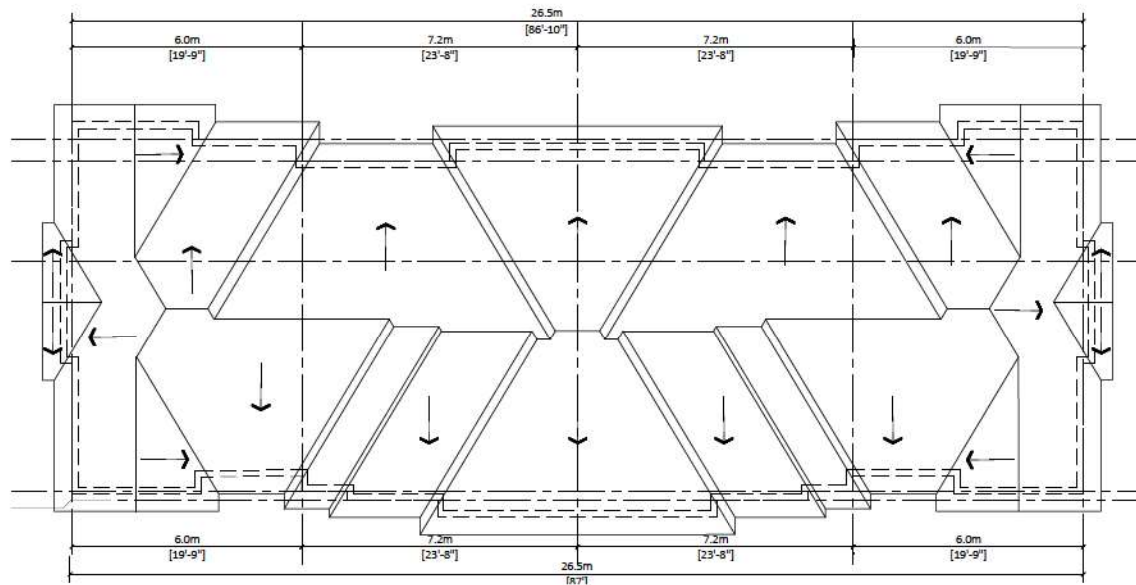


4 LEFT ELEVATION
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE



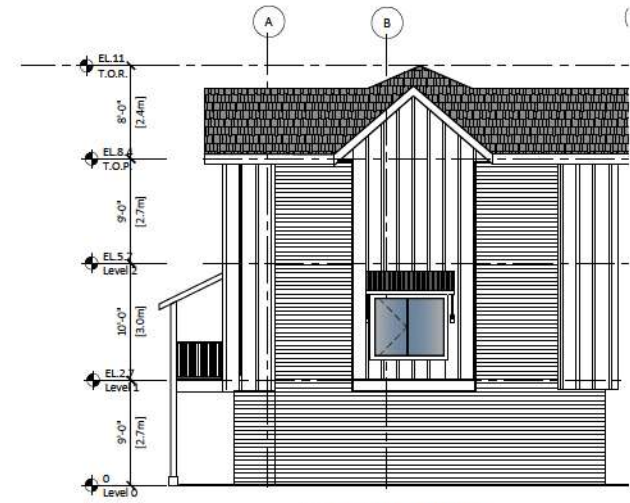
3 TOP FLOOR PLAN
Scale: 3/32"=1'-0"











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



REV	DESCRIPTION	BY	DATE



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 2115-10) |
|  | 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 |

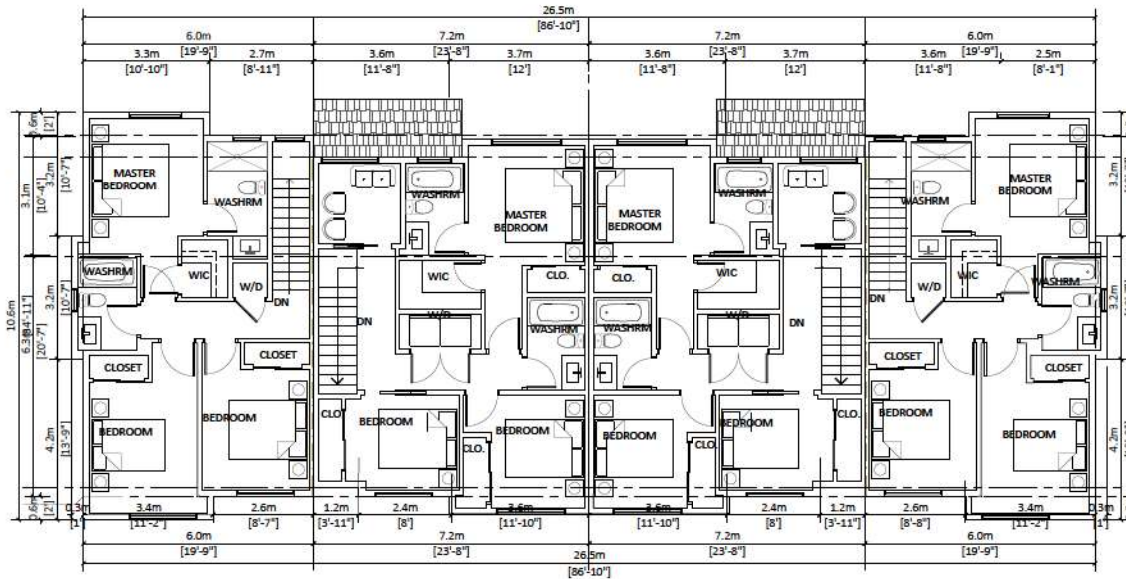


2 FRONT ELEVATION
Scale: 3/32"=1'-0"

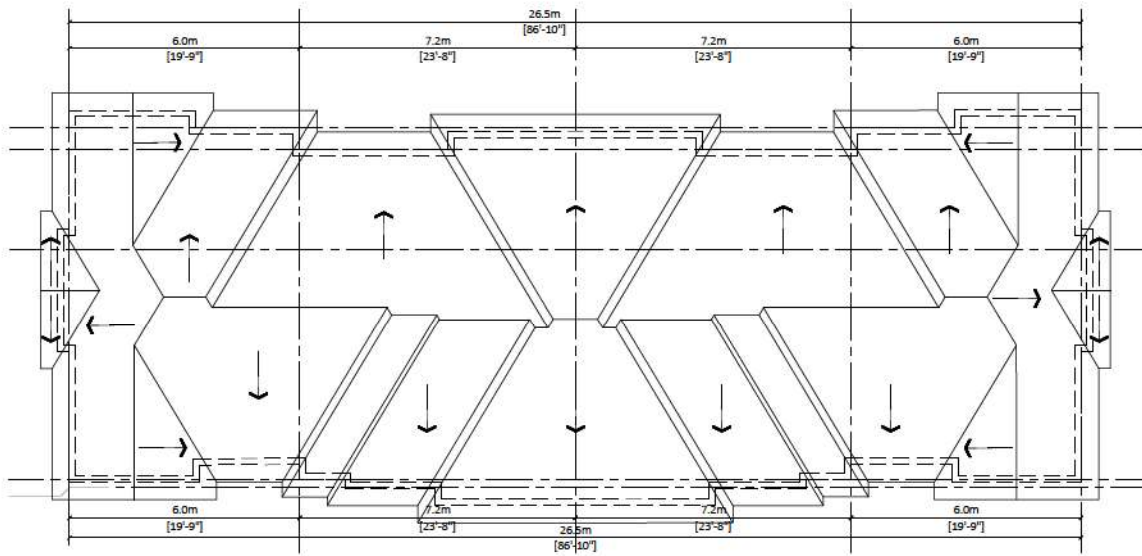
4 LEFT ELEVATION
Scale: 3/32"=1'-0"



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

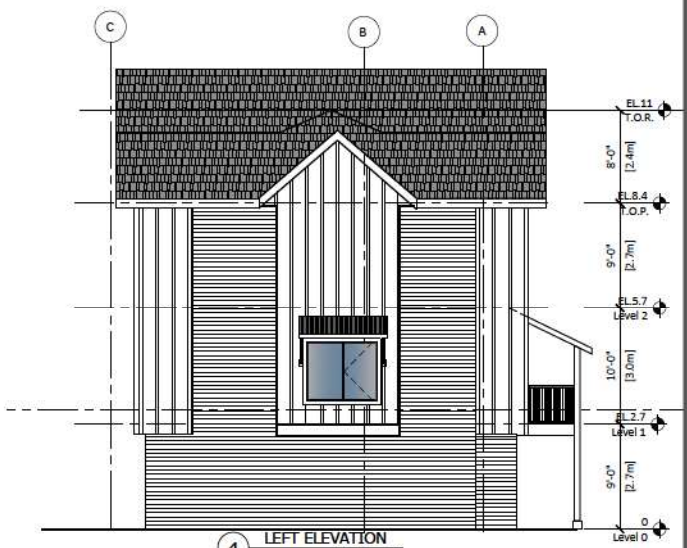
- | | |
|---|--|
| <p>1) Exterior BRICK WALL
Color: IXL white brick</p> <p>2) Exterior High Density Fibre Cement Board C/W easy trim to match (Hardie or similar)
Color: Chantilly Lace OC-65</p> <p>3) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Tundra (Benjamin Moore 2133-70)</p> <p>4)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



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



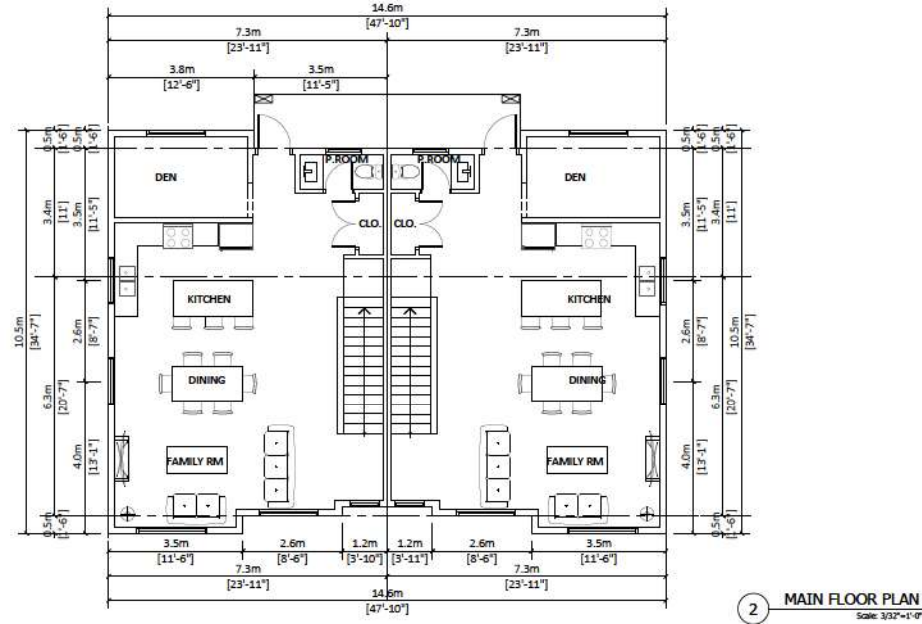
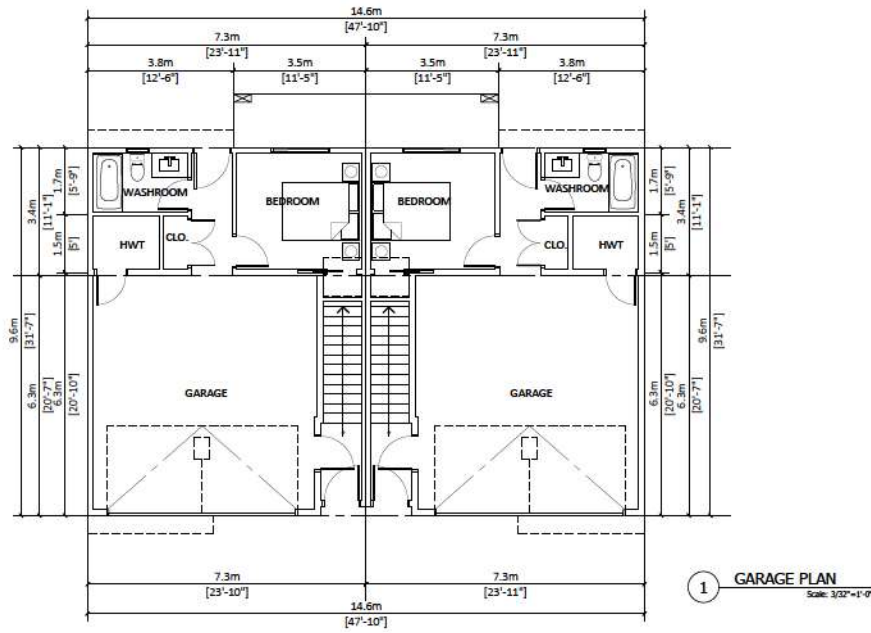
3 RIGHT ELEVATION
Scale: 3/32"=1'-0"



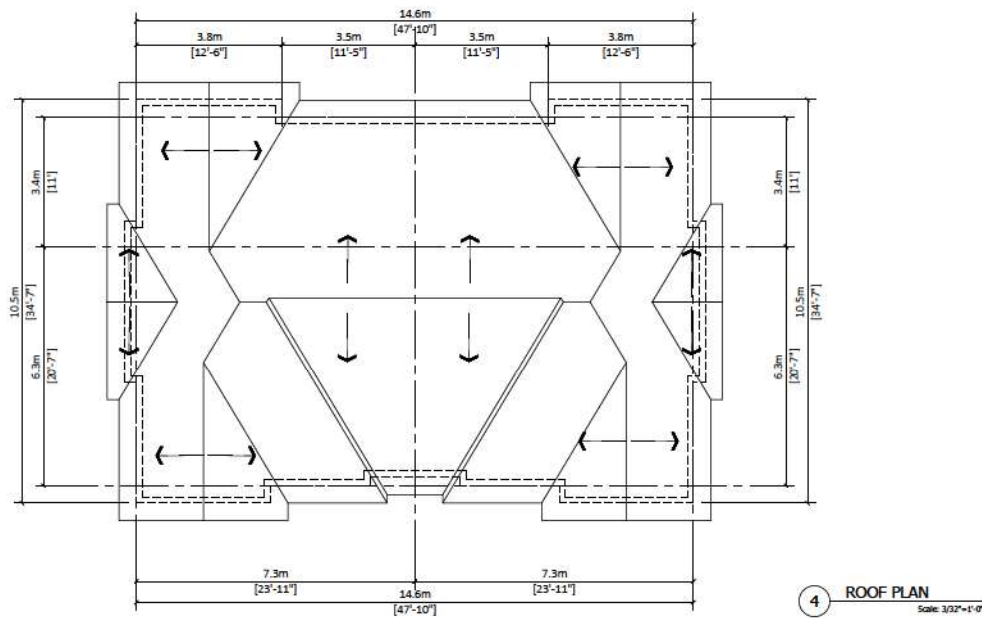
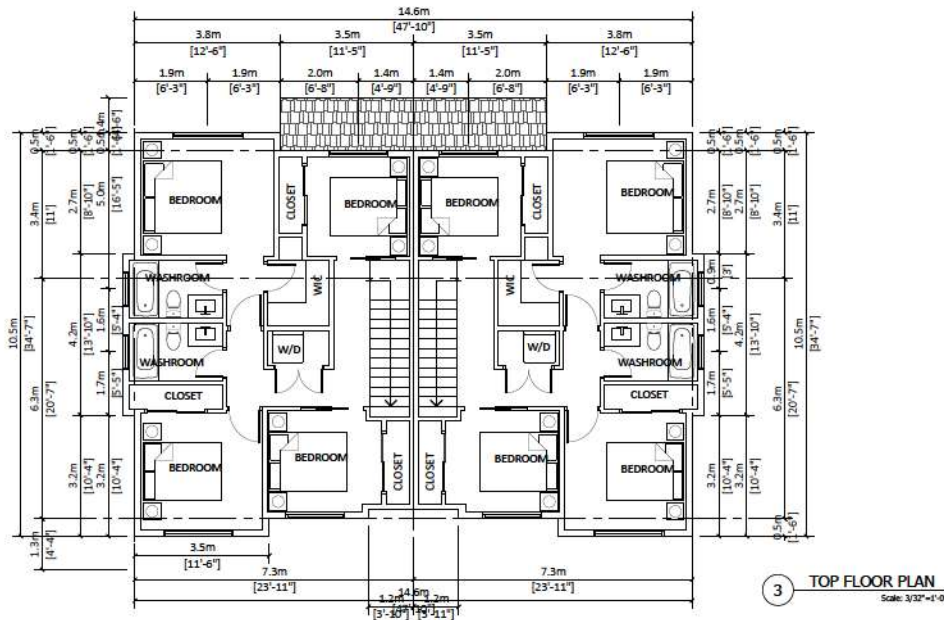
4 LEFT ELEVATION
Scale: 3/32"=1'-0"



REV	DESCRIPTION	BY	DATE



REV	DESCRIPTION	BY	DATE











REV	DESCRIPTION	BY	DATE



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

FINISH SCHEDULE

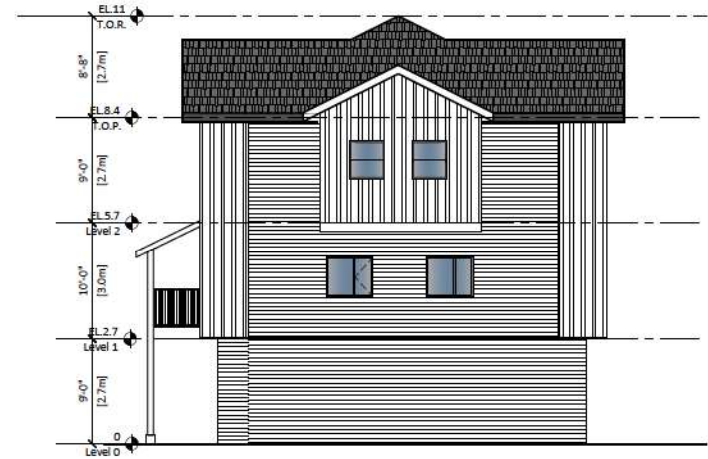
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 1) Exterior BRICK WALL
Color: IXL white brick
- 
 2) Exterior High Density Fibre Cement Board C/W easy trim to match (Hardie or similar)
Color: Chantilly Lace OC-65
- 
 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Tundra (Benjamin 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"



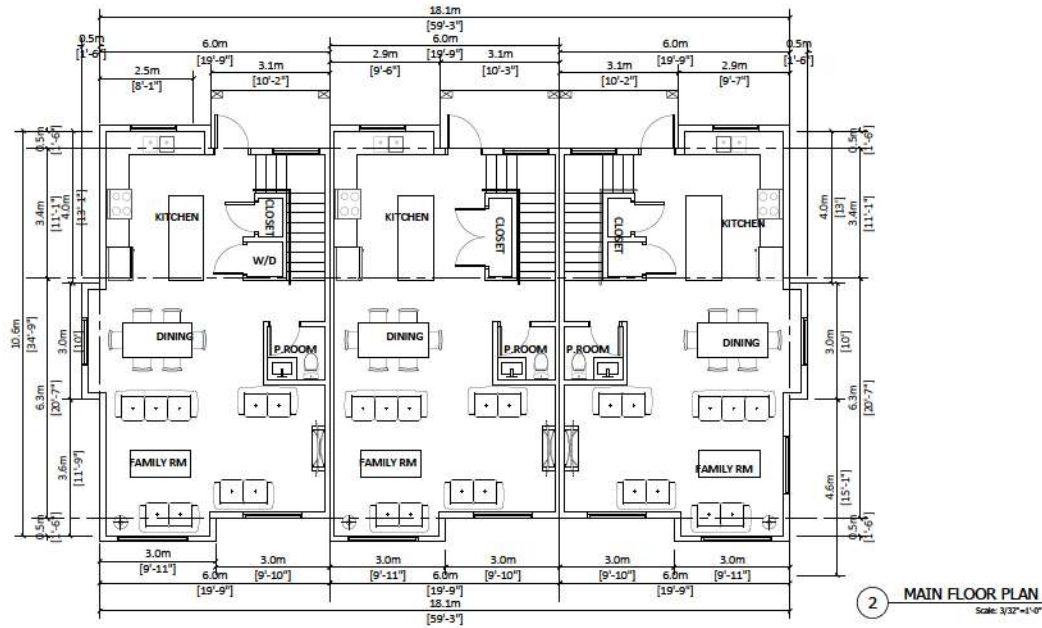
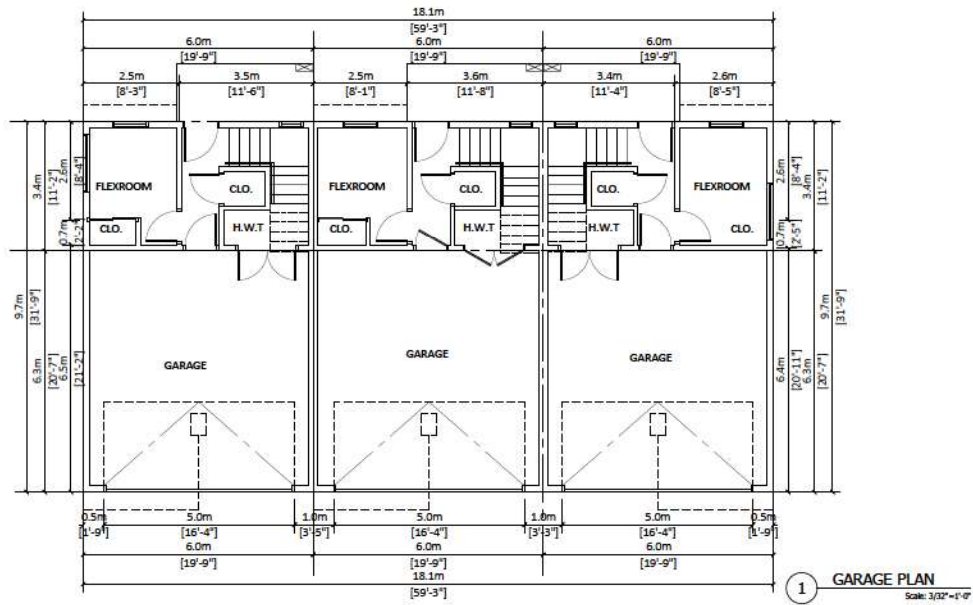
2 FRONT ELEVATION
Scale: 3/32"=1'-0"



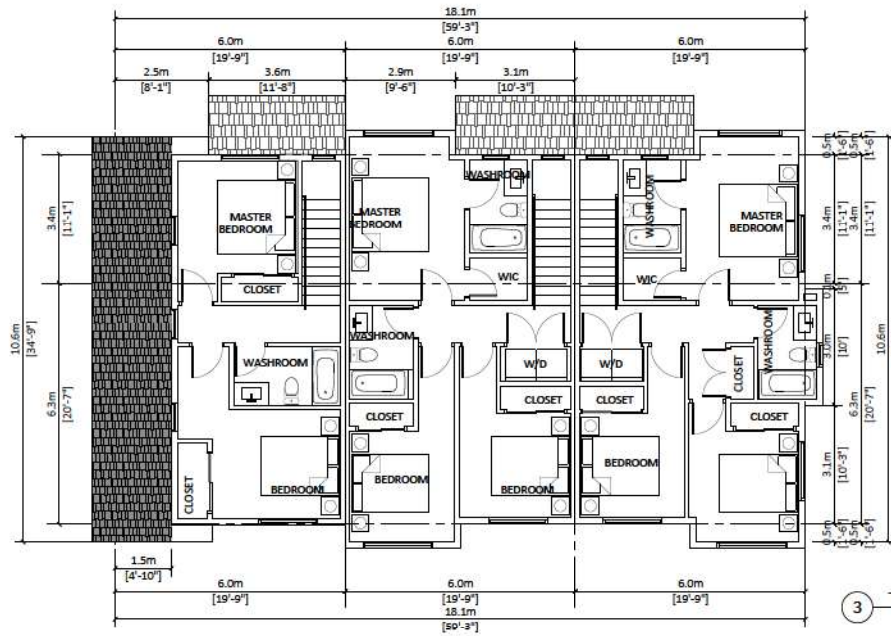
4 LEFT ELEVATION
Scale: 3/32"=1'-0"



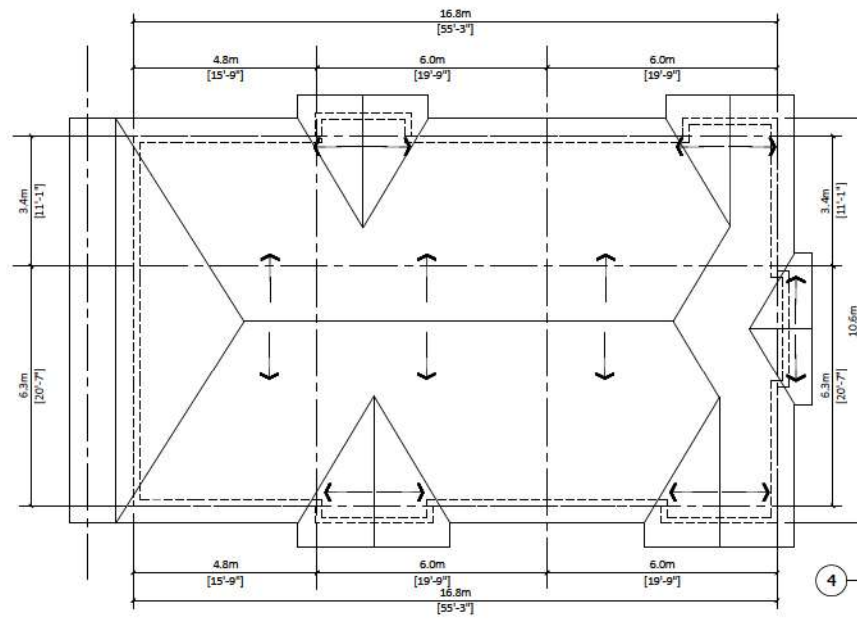
REV	DESCRIPTION	DATE



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



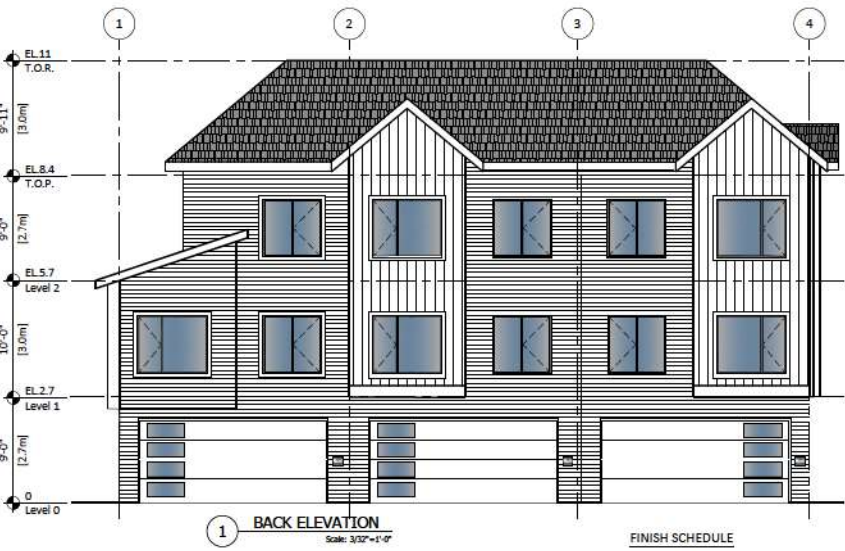
4 ROOF PLAN
Scale: 3/32"=1'-0"



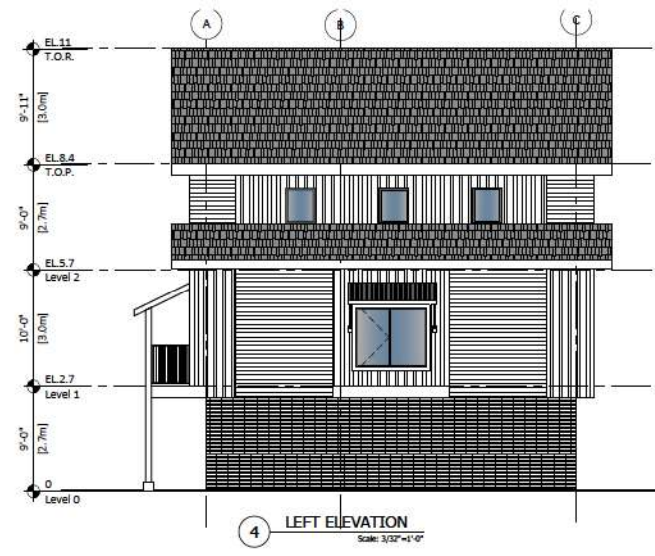
REV	DESCRIPTION	BY	DATE



REV	DESCRIPTION	DATE	BY



- 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 Door
Color: DAY'S END (Benjamin Moore 2133-30)
 - 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30)
 - 8) Shakes
Color: Gray





PROJECT INFO:
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20845, 50A Ave
City Of Langley BC
CLIENT: Jasperet Dayal

DATE:
14-Feb-24

PROJECT NO:
23-210

SCALE: NTS DRAWN BY:
R.W

REV	DESCRIPTION	DATE	BY

VIEWS

A.3.8





1

VIEW

1/16"=1'



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

20845, 50A Ave

City Of Langley BC

CLIENT:
Jaspreet Dayal

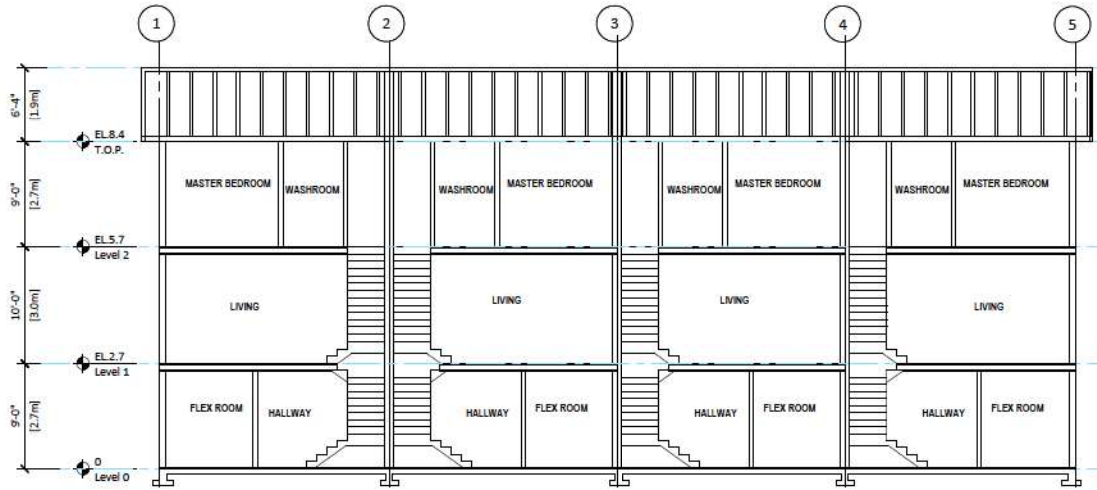
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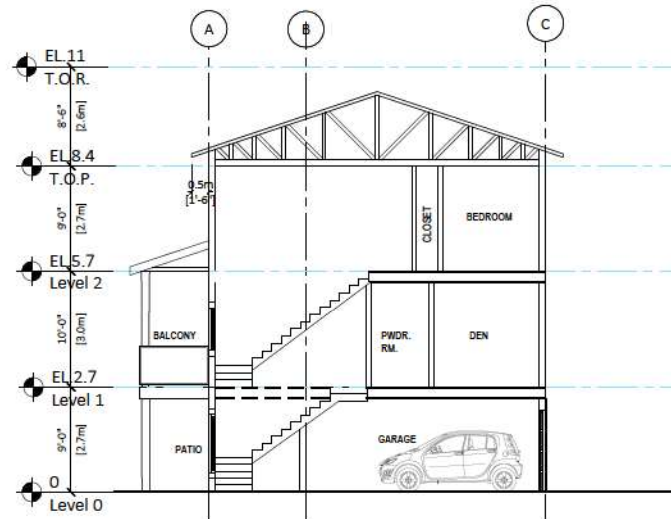
SCALE: N.T.S. DRAWN BY: R.W.

REV	DESCRIPTION	BY	DATE

SITE SECTION



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



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

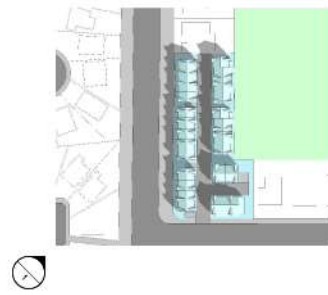


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DRAWN BY: R.W.

REV	DESCRIPTION	DATE

TYP.
SECTION(S)



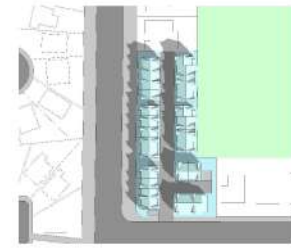
1 EQUINOX (MARCH/SEPTEMBER) 10AM
Scale: NTS



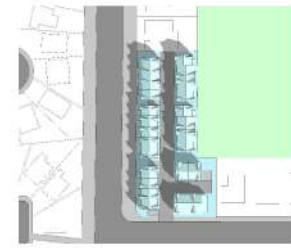
REV	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING		



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



NO.	REVISION / DESCRIPTION	DATE	BY



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



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

CLIENT:
Jaspreet Dayal

DATE:
07-May-24
PROJECT NO:
23-210

SCALE: DRAWN BY:
RW

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IMAGES

SHADOW STUDY



NICHOLAS PARK

208A ST

50A AVE

208 ST



NO	DATE	BY	REV	DESCRIPTION
1				



VIEW

1/16"=1'



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

CLIENT:
Jaspreet Dayal

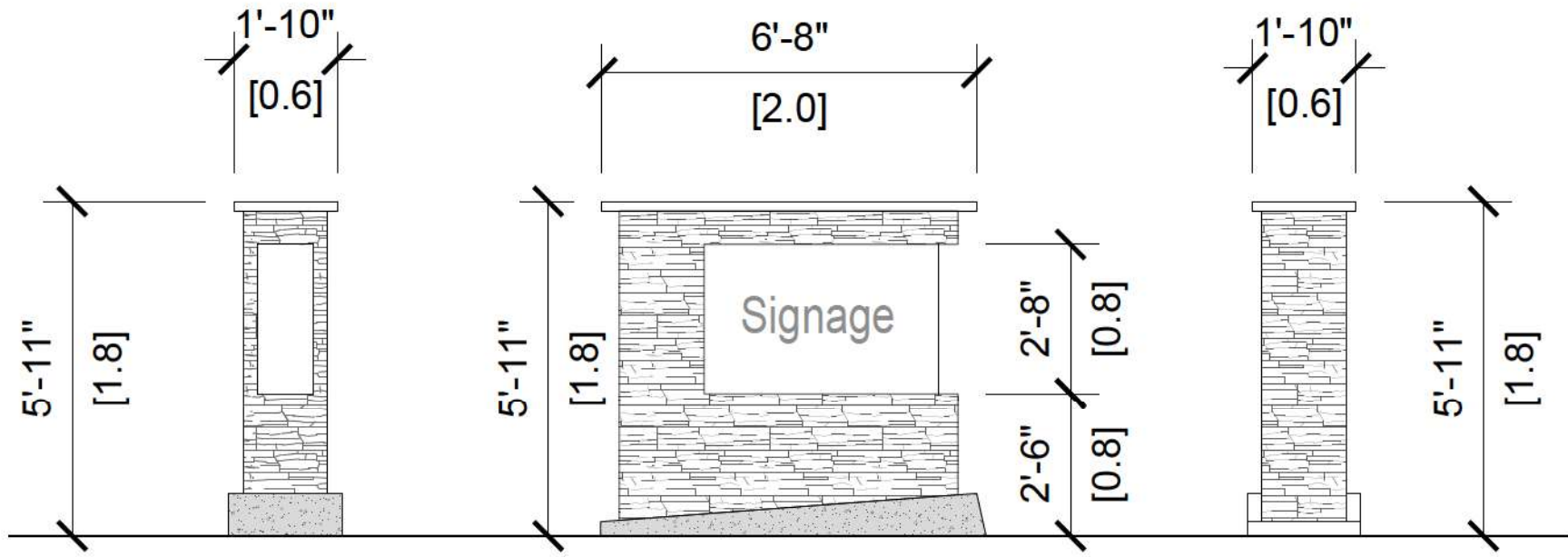
DATE:
07-May-24

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