

10 UNITS TOWNHOMES

5080,5096 208 ST, LANGLEY, BC

DRAWING INDEX

ARCHITECTURAL

A - 0.0	COVER PAGE
A - 0.1	DATA SHEET
A - 0.2	SITE CONTEXT PLAN
A - 1.1	SITE PLAN
A - 1.2	SITEPLAN PHASE 2
A - 1.3	BASEPLAN
A - 1.4	FIRE ACCESS PLAN
A - 1.5	SHADOW STUDY
A - 2.8	BUILDING 8 - FLOOR PLANS
A - 2.9	BUILDING 9 - FLOOR PLANS
A - 3.8	BUILDING 8 - ELEVATIONS AND SECTIONS
A - 3.9	BUILDING 9 - ELEVATIONS AND SECTIONS
A - 3.10	MATERIAL PALETTE
A - 4.1	VIEWS

CIVIC ADDRESS

5080, 5096 208 st,
LANGLEY, BC

CONSULTANTS

ARCHITECTURAL:

COMPANY: FLAT ARCHITECTURE INC.
ADDRESS: 6321 King George Blvd, Surrey, BC, V3X 1G1
CONTACT: Arch. RAJINDER WARRAICH (principal)
TEL: (604) 445-8124
EMAIL: rajinder@flatarchitecture.ca

CIVIL:

COMPANY: CENTRAS ENGINEERING Ltd.
ADDRESS: 306-2630 Croydon Drive, Surrey, BC V3Z 6T3
CONTACT: AMAN GREWAL
TEL: (778) 879-7602
EMAIL: aman@centras.ca

LANDSCAPE:

COMPANY: PMG LANDSCAPE ARCHITECTS Ltd.
ADDRESS: C100 4185 Still Creek Dr. Burnaby, BC, V5C 6G9
CONTACT: MARY CHAN- YIP
TEL: (604) 294-0011
EMAIL: mary@pmglandscape.com

ARBORIST:

COMPANY: MIKE FADUM & ASSOCIATES
ADDRESS: 105-8277 129, SURREY, BC, V3W 0A6
CONTACT: MIKE FADUM
TEL: (778) 593 0300
EMAIL: mfadum@fadum.ca



REV	DESCRIPTION	BY	DATE

SITE STATISTICS		
CIVIC ADDRESS:	5080 and 5096 208 St, Langley, BC	
LEGAL DESCRIPTION		
ZONING	CD	
OCF	MULTIPLE RESIDENTIAL	
GROSS / NET SITE AREA: (PHASE 2)	14,711.89 ft ² = 1366.78 m ²	0.34 AC
OVERALL GROSS / NET SITE AREA: (PHASE 1 AND 2)	53509.39 ft ² = 4971.18 m ²	1.22 AC
DENISTY		
FAR (PHASE 2)	1.12	
LOT COVERAGE		
LOT COVERAGE	ALLOWED	45%
LOT COVERAGE (PHASE 2)		44%
OVERALL LOT COVERAGE (PHASE 1 & PHASE 2)		43%
OFF STREET PARKING		
OVERALL PHASE 1 AND PHASE 2	REQUIRED	PROVIDED
	36 X 2 = 72 SPACES	72 SPACES
PHASE 2	10 X 2 = 20 SPACES	20 SPACES
VISITORS PARKING		
OVERALL PHASE 1 AND PHASE 2	REQUIRED	36 X .2 = 8 SPACES
	PROVIDED	8 SPACES
PHASE 2	REQUIRED	10 X .2 = 2 SPACES
	PROVIDED	2 SPACES
H/C PARKING		
OVERALL PHASE 1 AND PHASE 2	REQUIRED	5% X 8 = 1 SPACE
	PROVIDED	2 SPACE

OVERALL AREA EXCLUDING GARAGE	AREA IN ft ²	NUMBER OF UNITS	NUMBER OF UNITS
TYPE A	1498.3	9	13484.7
TYPE A 1	1533.29	9	13799.61
TYPE A2	1736.2	3	5208.6
TYPE B	1709.74	8	13677.92
TYPE B1	1855.07	2	3710.14
TYPE B2	1921.48	2	3842.96
TYPE C1	1363.22	1	1363.22
TYPE C2	1540.8	1	1540.8
TYPE C3	1769.36	1	1769.36
TOTAL		36	52917.81

TOTAL AREA FOR PHASE 2	AREA IN ft ²	NUMBER OF UNITS	NUMBER OF UNITS
TYPE A	1498.3	2	2996.6
TYPE A 1	1533.29	2	3066.58
TYPE B2	1745.44	2	3490.88
TYPE B	1733.53	4	6934.12
TOTAL		10	16488.18

GENERAL INFORMATION PER SENTENCE 2.2.2.1. (3)
 NOTE: BUILDING AREAS ARE CALCULATED AS PER THE DEFINITION OF BUILDING AREA"
 SENTENCE 1.4.1.2.(1) OF THE B.C.B.C. (2018 EDITION)

BUILDING #8 (A1,B)

- a) BUILDING DESIGN UNDER B.C.B.C. 2024 EDIIION
- b) APPLICABLE UNDER PART 9
- c) MAJOR OCCUPANCY: RESIDENTIAL; GROUP C
ARTICLE 1.3.3.3.(1)
SPRINKLERED
- d) BUILDING AREA: 3,278.22 SQF (304.55 SQM)
- e) STREETS: FACES 1 STREET
- f) ACCESSIBLE ENTRANCES: N/A
- g) ACCESSIBLE FACILITY: N/A

BUILDING #9 (A1,A2,A)

- a) BUILDING DESIGN UNDER B.C.B.C. 2024 EDIIION
- b) APPLICABLE UNDER PART 9
- c) MAJOR OCCUPANCY: RESIDENTIAL; GROUP C
ARTICLE 1.3.3.3.(1)
SPRINKLERED
- d) BUILDING AREA: 3,069.14 SQF (285.13 SQM)
- e) STREETS: FACES 2 STREET
- f) ACCESSIBLE ENTRANCES: N/A
- g) ACCESSIBLE FACILITY: N/A



Unit 209- 6321 King George Blvd
 Surrey BC, V3X 1G1
 www.flat1architecture.ca
 contact@flat1architecture.ca
 Ph: 604-503-4484

PROJECT INFO:
 10 Units Townhouse Development at,
 5080 and 5096 208 Street,
 Langley, BC
 CLIENT: Jaspreet Dayal

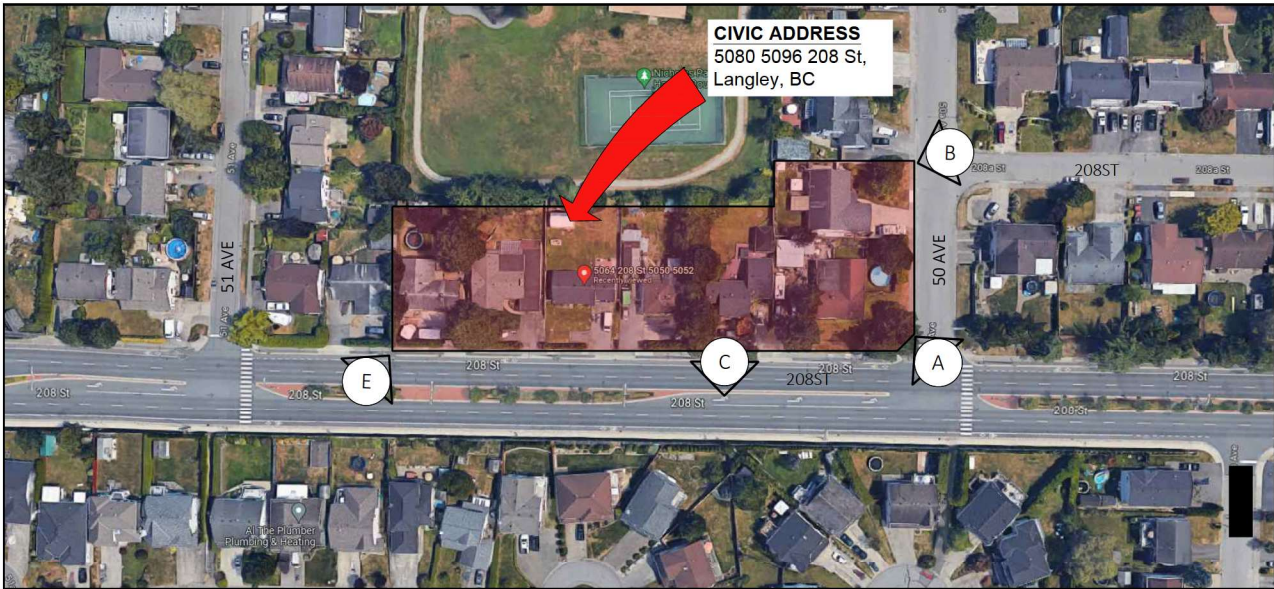
DATE
 14-Feb-24
 PROJECT NO:
 23-210

SCALE: DRAWN BY:
 NTS R.W

REV	DESCRIPTION	DATE

DATA SHEET

A 0.1



2 SITE LOCATION
NTS



2 View E
NTS



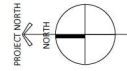
2 View D
NTS

SITE CONTEXT:

The proposed development is on the intersection of 50 Ave and 208 St. The proposed development is consolidated with 6 existing lots. The overall site dimensions are approx. about 34.4m on 50 Ave side and 129.7m on 208 St. The topography is sloping to the north-west corner. The highest point on site towards south-east corner.

THE PROJECT:

The proposed project consists of 3-storey 9 buildings (36 units in total). All 9 Buildings have double car garage



2 View A
NTS



2 View B
NTS



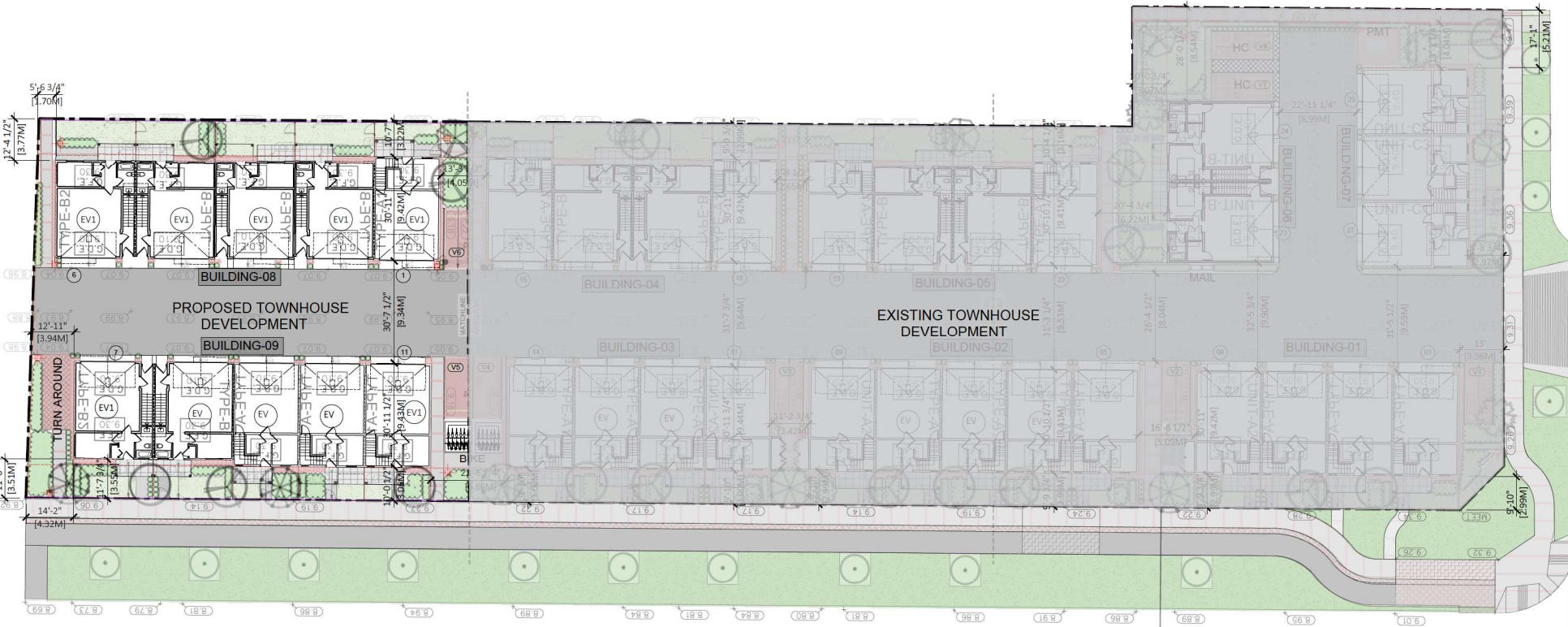
2 View C
NTS

REV	DESCRIPTION	BY	DATE

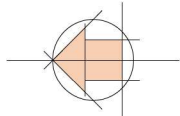
SITE CONTEXT



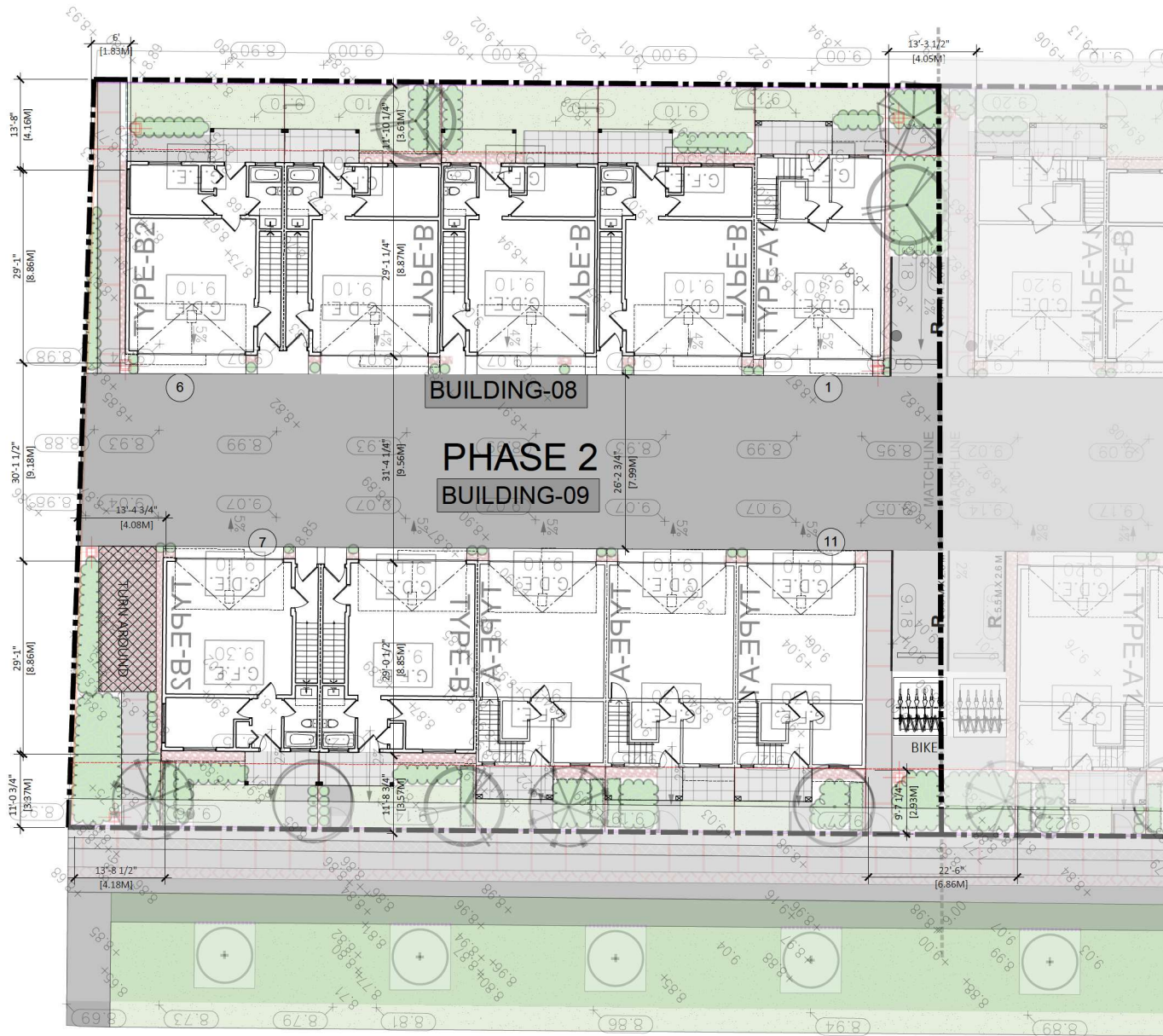
REV	DESCRIPTION	BY	DATE



1 OVERALL SITE PLAN
SCALE 1"=30'-0"

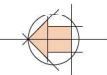


- EV1 - EV CHARGERS PRE WIRED
- EV - EV CHARGERS PRE INSTALLED

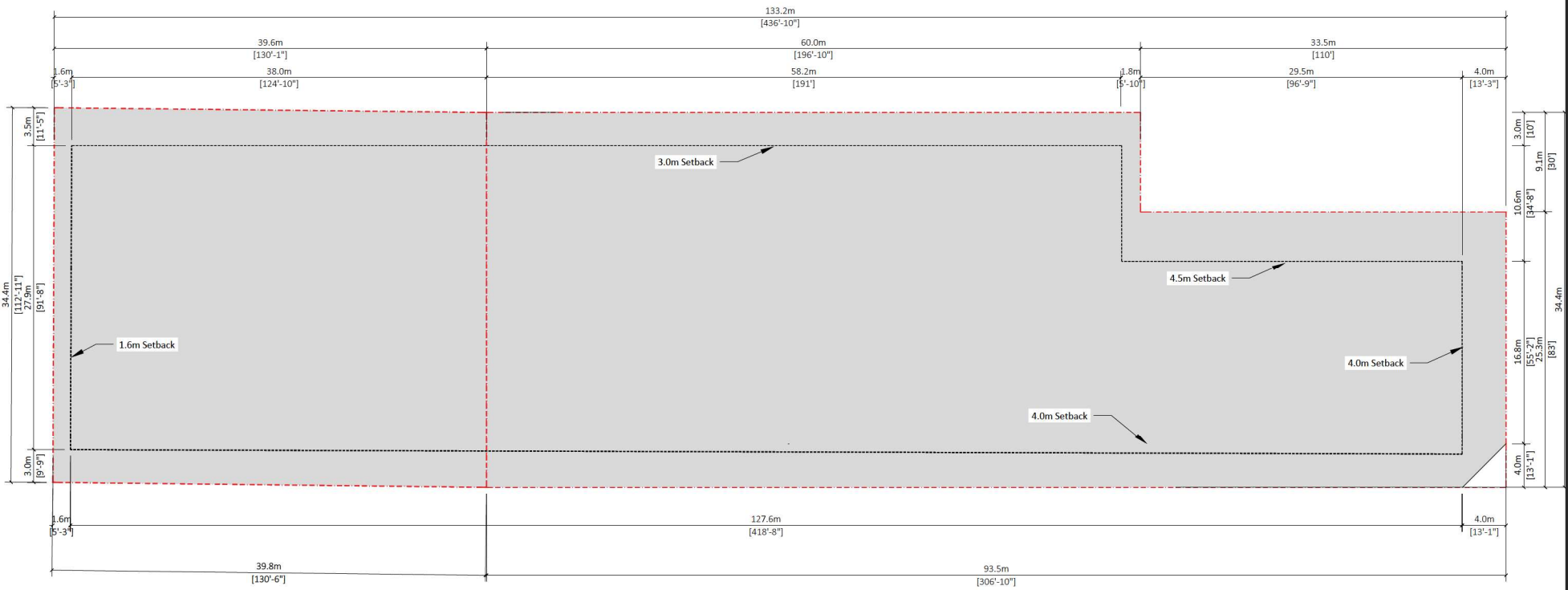


1 SITE PLAN (PHASE 2)

SCALE 1/16"=1'-0"



REV	DESCRIPTION	BY	DATE



1 BASE PLAN
SCALE 1"=30'-0"



PROJECT INFO:
5080, 5096 208 St
Langley, BC
CLIENT:
Jaspreet Dayal

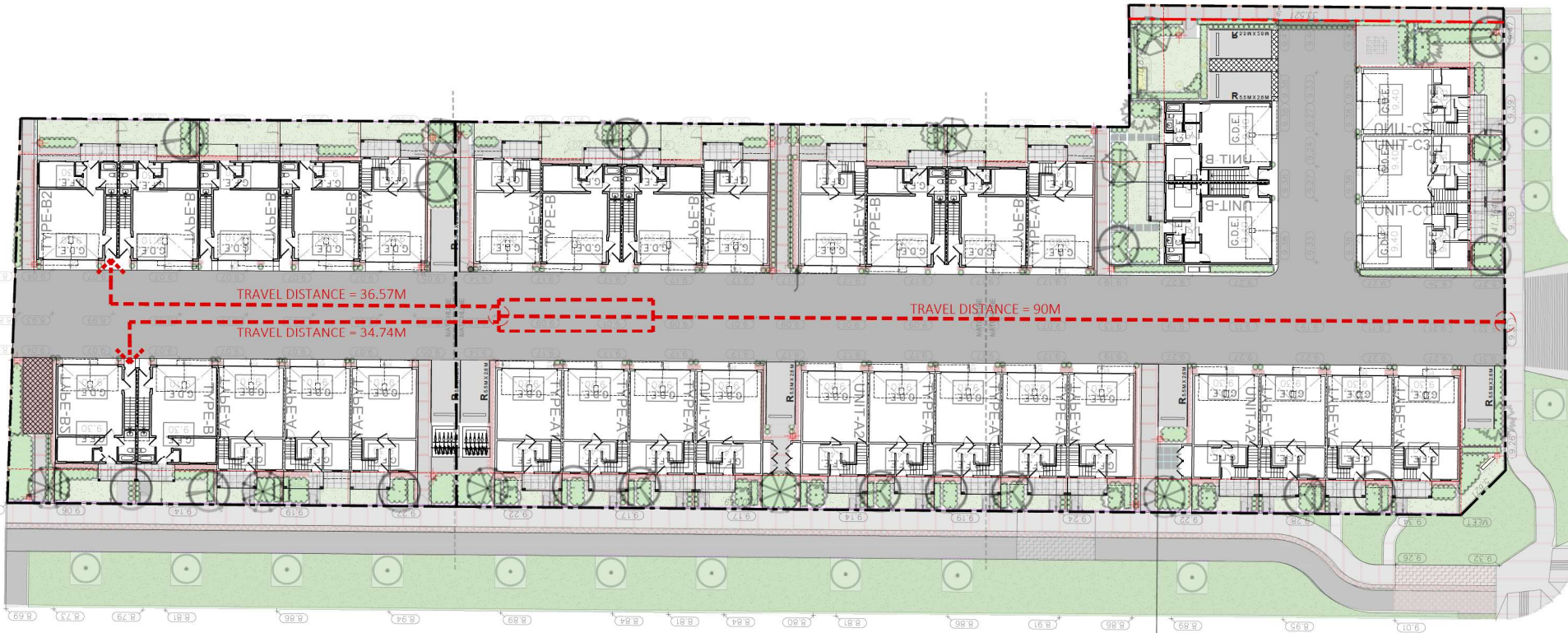
DATE:
14-Feb-24
PROJECT NO:
23-210

SCALE: DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

BASE PLAN

A-1.3



1 FIRE ACCESS PLAN
SCALE 1"=30'-0"



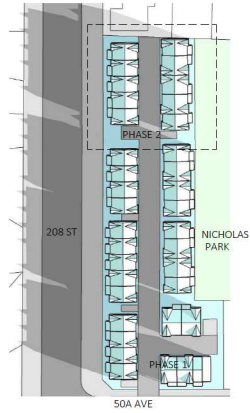
PROJECT INFO:
5080, 5096 208 St
Langley, BC
CLIENT:
Jaspreet Dayal

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

SCALE:
DRAWN BY:
R.W

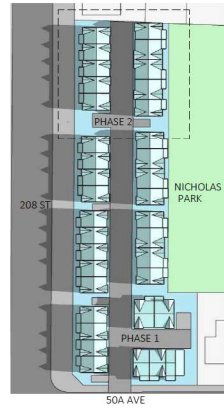
REV	DESCRIPTION	BY	DATE

FIRE ACCESS PLAN



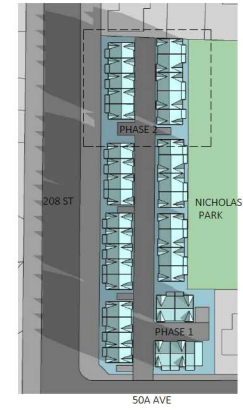
1 EQUINOX MARCH 9AM

Scale: NTE



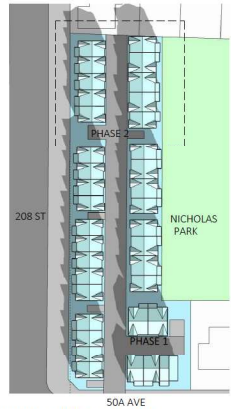
4 EQUINOX JUNE 9AM

Scale: NTE



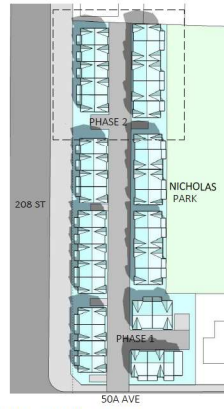
7 EQUINOX SEPTEMBER 9AM

Scale: NTE



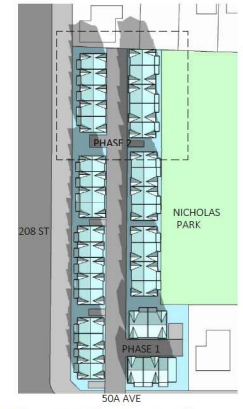
2 EQUINOX MARCH 12 PM

Scale: NTS



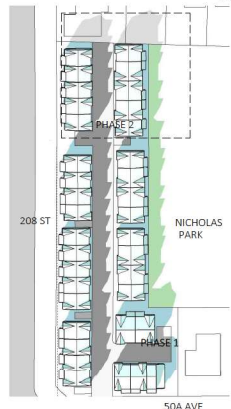
5 EQUINOX JUNE 12 PM

Scale: NTS



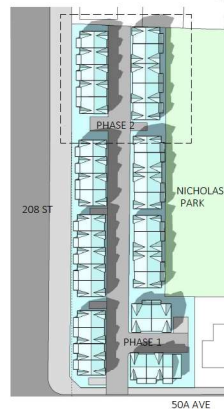
8 EQUINOX SEPTEMBER 12 PM

Scale: NTS



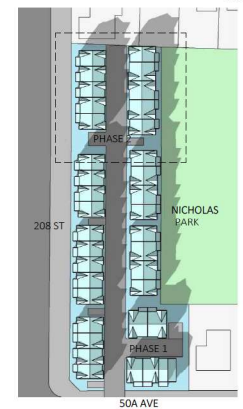
3 EQUINOX MARCH 3 PM

Scale: NTS



6 EQUINOX JUNE 3 PM

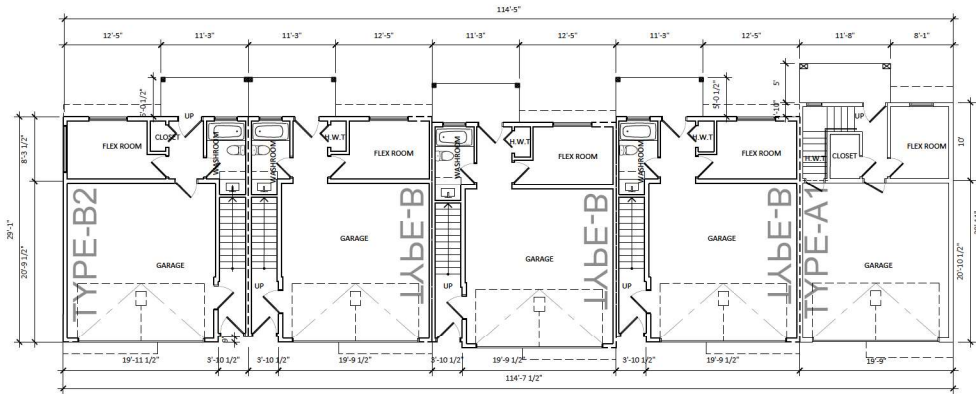
Scale: NTS



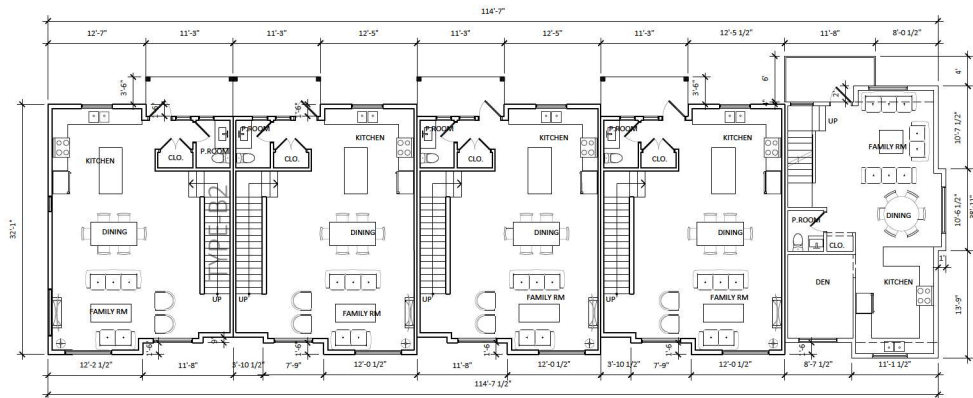
9 EQUINOX SEPTEMBER 3 PM

Scale: NTS

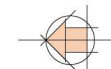
REV	DESCRIPTION	BY	DATE



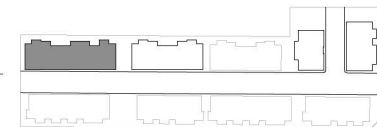
1 GARAGE PLAN
Scale: 1/16"=1'-0"



2 MAIN FLOOR PLAN
Scale: 1/16"=1'-0"



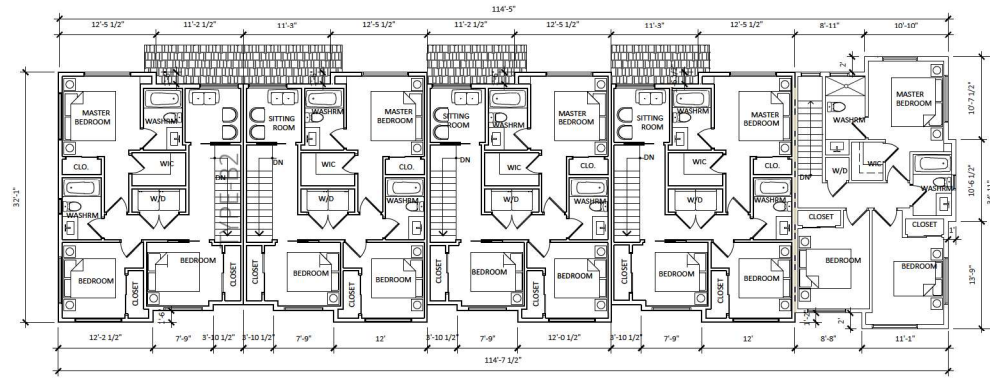
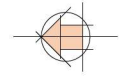
BUILDING 8



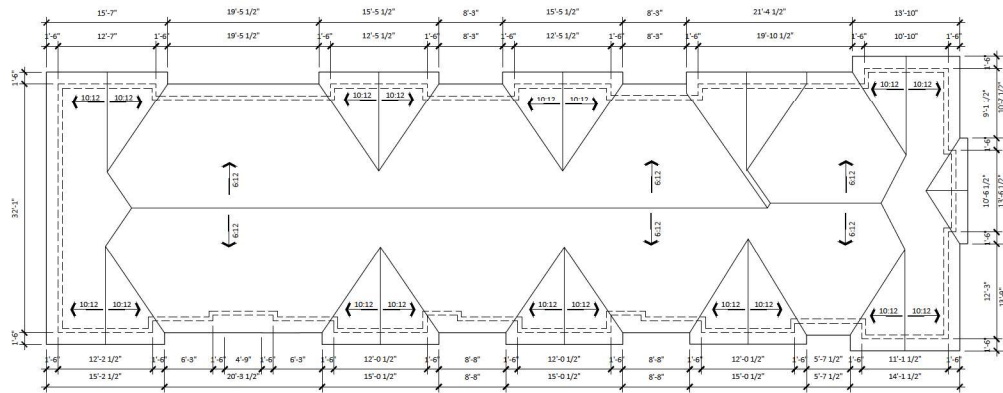
KEY PLAN



REV	DESCRIPTION	BY	DATE

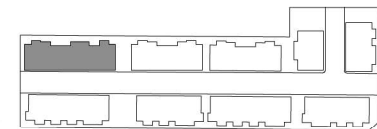


3 TOP FLOOR PLAN
Scale: 1/16"=1'-0"



4 ROOF PLAN
Scale: 1/16"=1'-0"

BUILDING 8

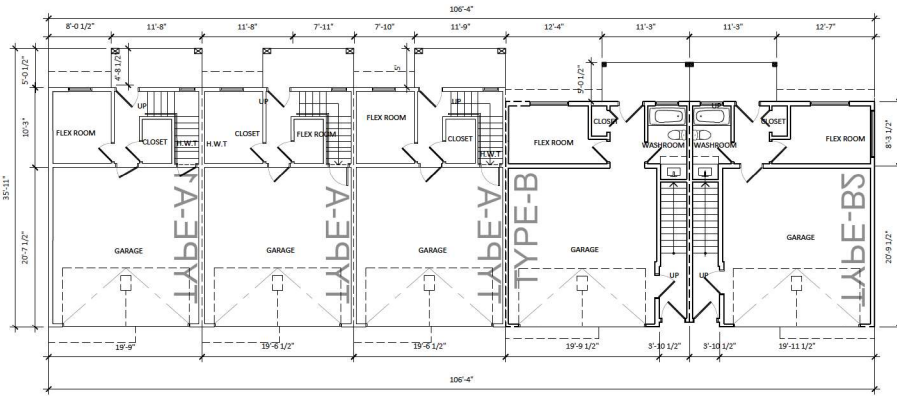


KEY PLAN

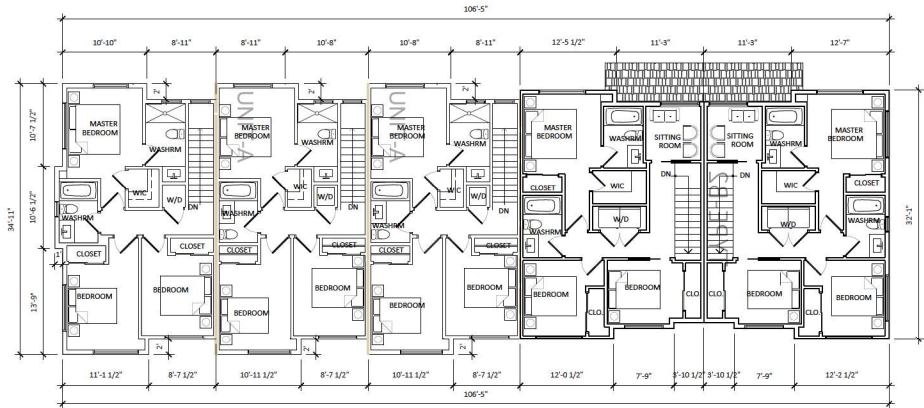
REV	DESCRIPTION	BY	DATE

BUILDING 8

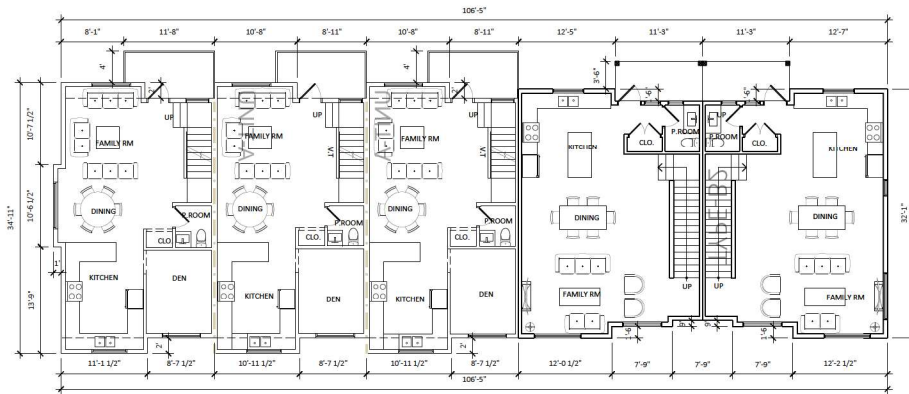
A.2.8 B



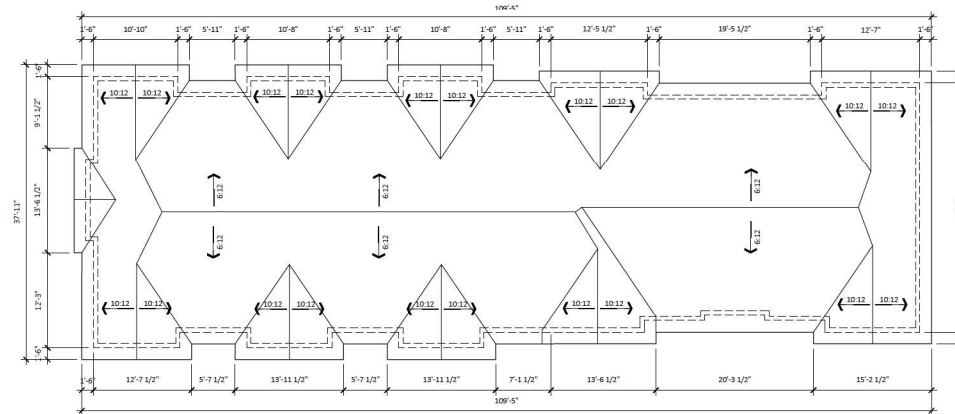
1 GARAGE PLAN
Scale: 1/16"=1'-0"



3 TOP FLOOR PLAN
Scale: 1/16"=1'-0"

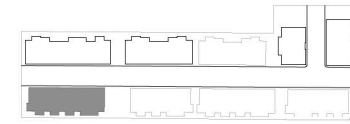


2 MAIN FLOOR PLAN
Scale: 1/16"=1'-0"



4 ROOF PLAN
Scale: 1/16"=1'-0"

BUILDING 9



KEY PLAN

REV	DESCRIPTION	BY	DATE











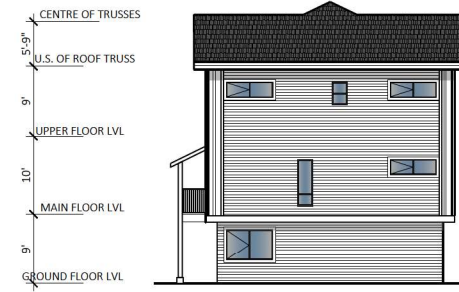
1 FRONT/EAST ELEVATION
Scale: 1/16"=1'-0"



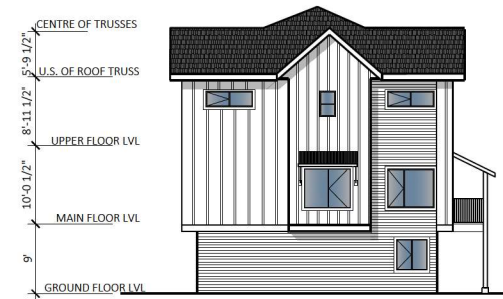
3 REAR/WEST ELEVATION
Scale: 1/16"=1'-0"

FINISH SCHEDULE

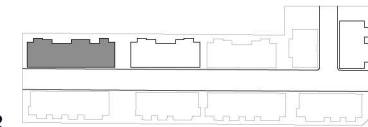
 1) Exterior BRICK WALL Color: DL white brick	 5) Metal Roof
 2) Exterior High Density Fibre Cement Board CW easy trim to match (Hardie or similar) Color: Cheney Lact DC-65	 6) Garage Door Color: DAY'S END (Benjamin Moore 2133-30)
 3) Cement Fibre Board Plans, Siding (Hardie or similar) Color: Tundra (Benjamin Moore 2133-70)	 7) Door Color: Iron Mountain (Benjamin Moore 2134-30)
 4) Cement Fibre Board Plans, Siding (Hardie or similar) Color: Pigeon Gray (Benjamin Moore 2133-20)	 8) Shakes Color: Gray



2 RIGHT/NORTH ELEVATION
Scale: 1/16"=1'-0"



4 LEFT/SOUTH ELEVATION
Scale: 1/16"=1'-0"

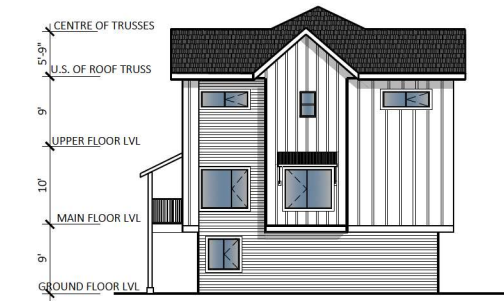


KEY PLAN

REV	DESCRIPTION	DATE	BY



1 REAR/WEST ELEVATION
Scale: 1/16"=1'-0"











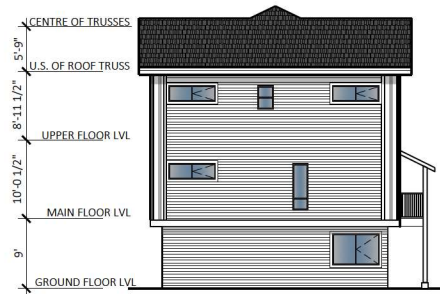
2 RIGHT/SOUTH ELEVATION
Scale: 1/16"=1'-0"



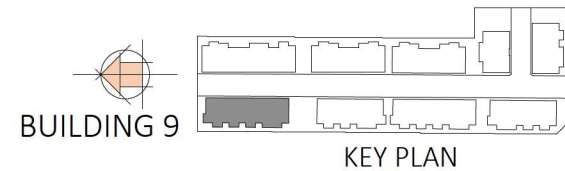
3 FRONT/EAST ELEVATION
Scale: 1/16"=1'-0"

FINISH SCHEDULE

- | | |
|---|---|
|  1) Exterior BRICK WALL
Color: U/L white brick |  5) Metal Roof |
|  2) Exterior High Density Fibre Cement Board C/W easy
lines 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 |



4 LEFT/NORTH ELEVATION
Scale: 1/16"=1'-0"



PROJECT INFO:
10 Units Townhouse Development at,
5080 and 5096 208 Street,
Langley, BC
CLIENT: Jaspreet Dayal

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

SCALE: 1/16"=1'-0"
DRAWN BY: R.W.












REV	DESCRIPTION	DATE	BY

ELEVATIONS

REV	DESCRIPTION	DATE	BY

Material/ Colour Board

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
- 
 11) 6' HIGH WOODEN PRIVACY SCREEN
PAINTED IN BLACK





REV	DESCRIPTION	BY	DATE