

10 UNITS TOWNHOMES

5086,5090 208 ST, LANGLEY, BC V3A 2J5 CITY OF LANGLEY,BC

DRAWING INDEX

ARCHITECTURAL

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CIVIC ADDRESS

5086, 5090 208 st,
LANGLEY, BC
V3A 2J5
CITY OF 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



FLAT
ARCHITECTURE

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

Ph: 604-503-4484



PROJECT INFO:
10 Units Townhouse Development at,
5086 and 5090 208 Street,
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

SITE STATISTICS			
CIVIC ADDRESS:		5086 and 5090 208 St, Langley, BC V3A 2J5 CITY OF LANGLEY,BC	
LEGAL DISCRIPTION			
ZONING		RS1 to CD	
OCP		SUBURBAN TO MULTIPLE RESIDENTIAL	
GROSS / NET SITE AREA: (PHASE 2)	14,711.89 ft2 = 1366.78 m2	0.34 AC	
OVERALL GROSS / NET SITE AREA: (PHASE 1 AND 2)	53509.39 ft2 = 4971.18 m2	1.22 AC	
FAR (PHASE 2)	1.12		
LOT COVERAGE			
LOT COVERAGE	ALLOWED	45%	
LOT COVERAGE (PHASE 2)		43%	
OVERALL LOT COVERAGE (PHASE 1 & PHASE 2)		43%	
DENISTY			
	ALLOWED	30 units per Acre = 30 x 0.34 = 10.2 units	
	PROPOSED	10 Units	
OUTDOOR AMENITY:			
OVERALL PHASE 1 AND PHASE 2	REQUIRED	PROVIDED	
	36 X 3 m2 = 108 m2	0 m2	
PHASE 2	10 X 3 m2 = 30 m2	0 m2	
INDOOR AMENITY			
OVERALL PHASE 1 AND PHASE 2	REQUIRED	PROVIDED	
	36 X 3 m2 = 108 m2	0m 2	
PHASE 2	10 X 3 m2 = 30 m2	0m 2	
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	3 SPACES	
H/C PARKING			
OVERALL PHASE 1 AND PHASE 2	REQUIRED	5% X 8 = 1 SPACE	
	PROVIDED	1 SPACE	

OVERALL AREA EXCLUDING GARAGE	AREA IN ft5	NUMBER OF UNITS	NUMBER OF UNITS
TYPE A	1701.18	10	17011.8
TYPE A 1	1488.72	10	14887.2
TYPE A2	1736.2	4	6944.8
TYPE B	1709.74	7	11968.18
TYPE C	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	35	57558.96

TOTAL AREA FOR PHASE 2	AREA IN ft2	NUMBER OF UNITS	NUMBER OF UNITS
TYPE A	1701.18	3	5103.54
TYPE A 1	1488.72	3	4466.16
TYPE A2	1736.2	1	1736.2
TYPE B	1709.74	3	5129.22
	TOTAL	10	16435.12
Note: All the areas are excluding garage.			

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



FLAT ARCHITECTURE 2

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

Ph: 604-503-4484

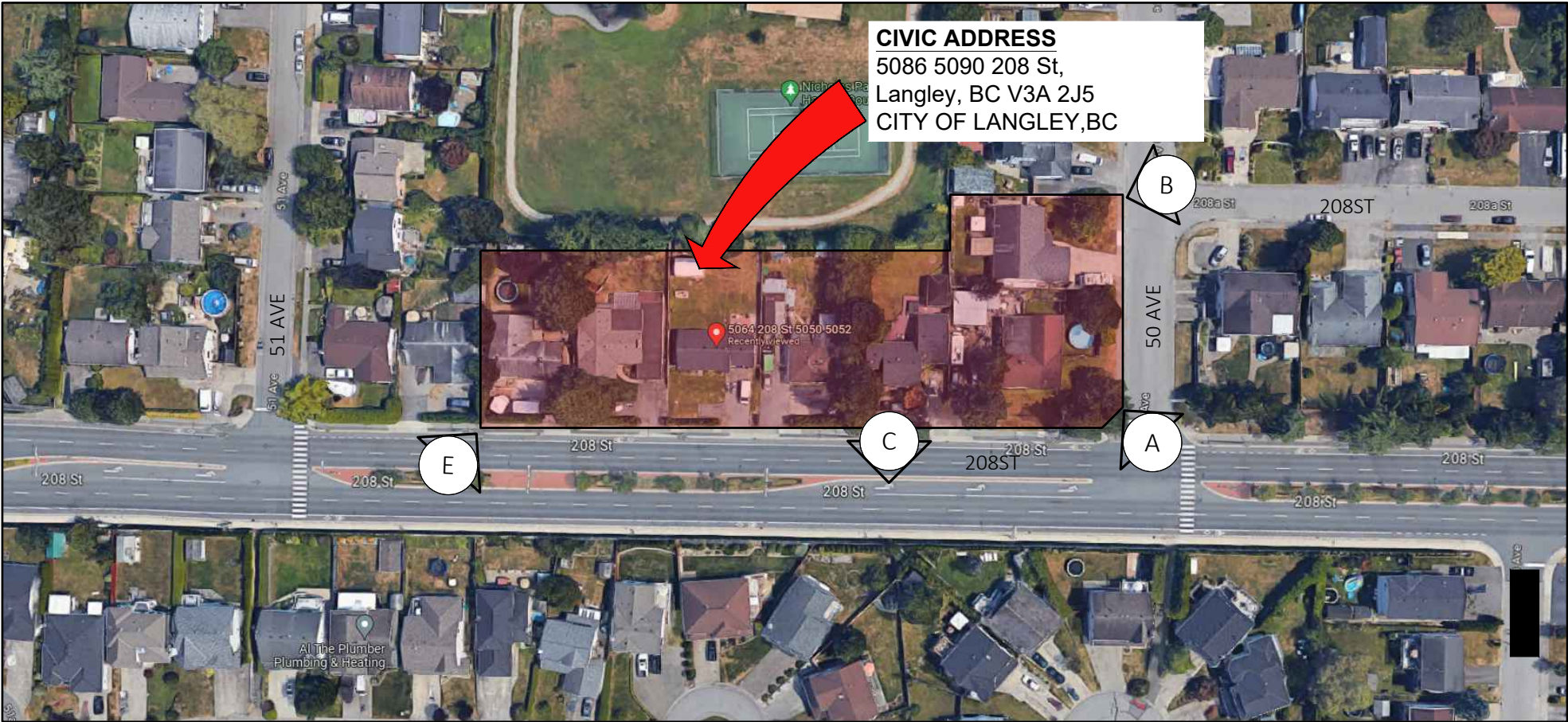
PROJECT INFO:

10 Units Townhouse Development at,
5086 and 5090 208 Street,
City Of Langley BC
CLIENT: Jaspreet Dayal



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

DATA SHEET



2 SITE LOCATION
NTS



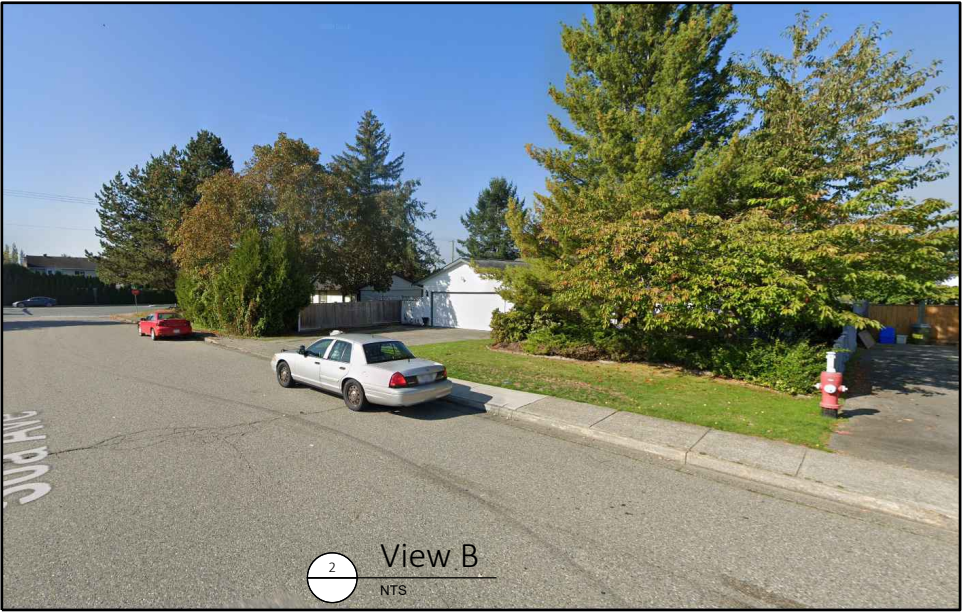
2 View E
NTS



2 View D
NTS



2 View A
NTS



2 View B
NTS



2 View C
NTS

SITE CONTEXT:

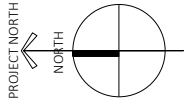
The proposed development is on the intersection of 50Ave and 208St. The proposed development is consolidated with 6 existing lots.

The overall site dimensions are approx. about 34.4m on 50Ave. side and 129.7m 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 9 buildings (36 units in total).

All 9 Buildings have double car garage



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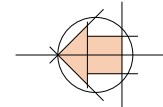
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SITE CONTEXT



FLAT1
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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Ph: 604-503-4484



PROJECT INFO:
5080, 5096 208 St
City Of Langley BC

CLIENT:
Jaspreet Dyal

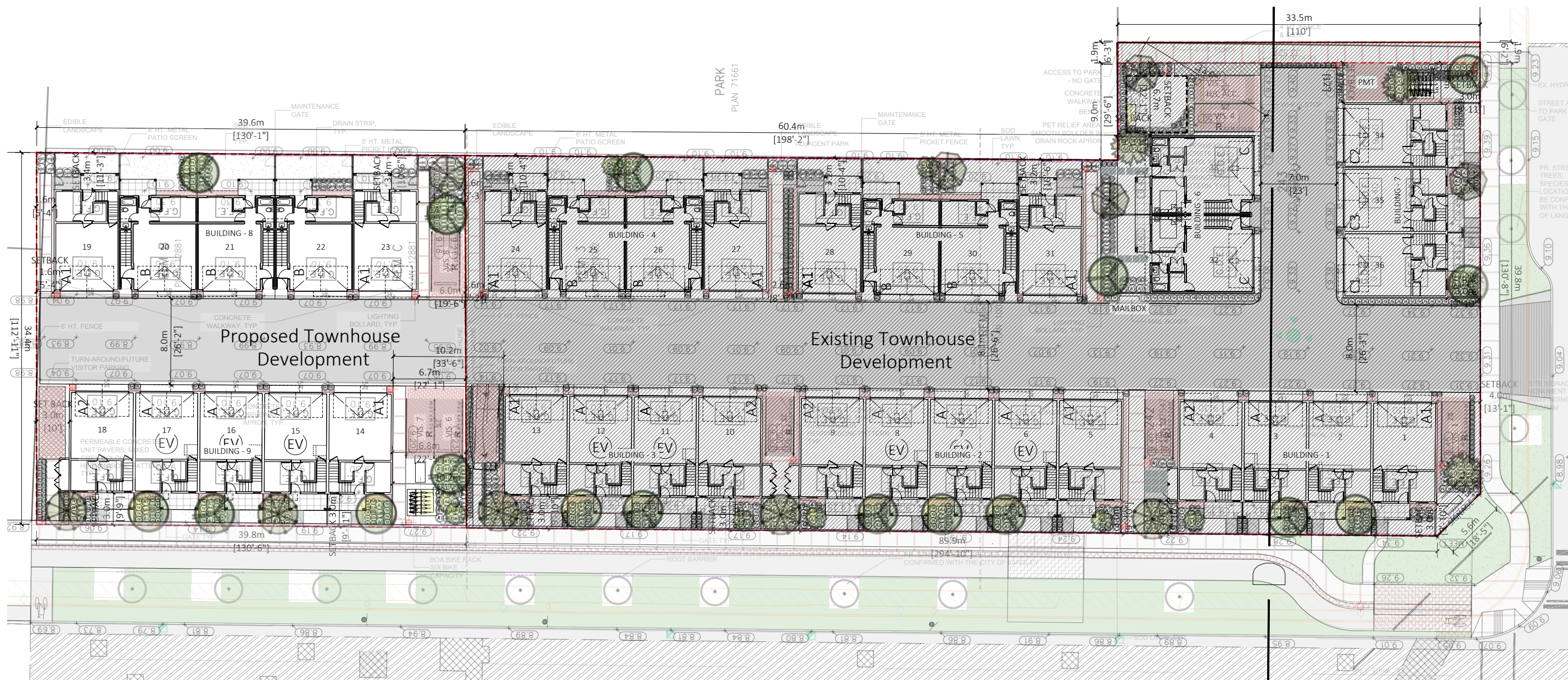
DATE
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PROJECT NO:
23-210

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

REV	DESCRIPTION	BY	DATE

SITE PLAN

A.1.1



PARK
PLAN 71661

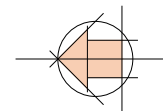
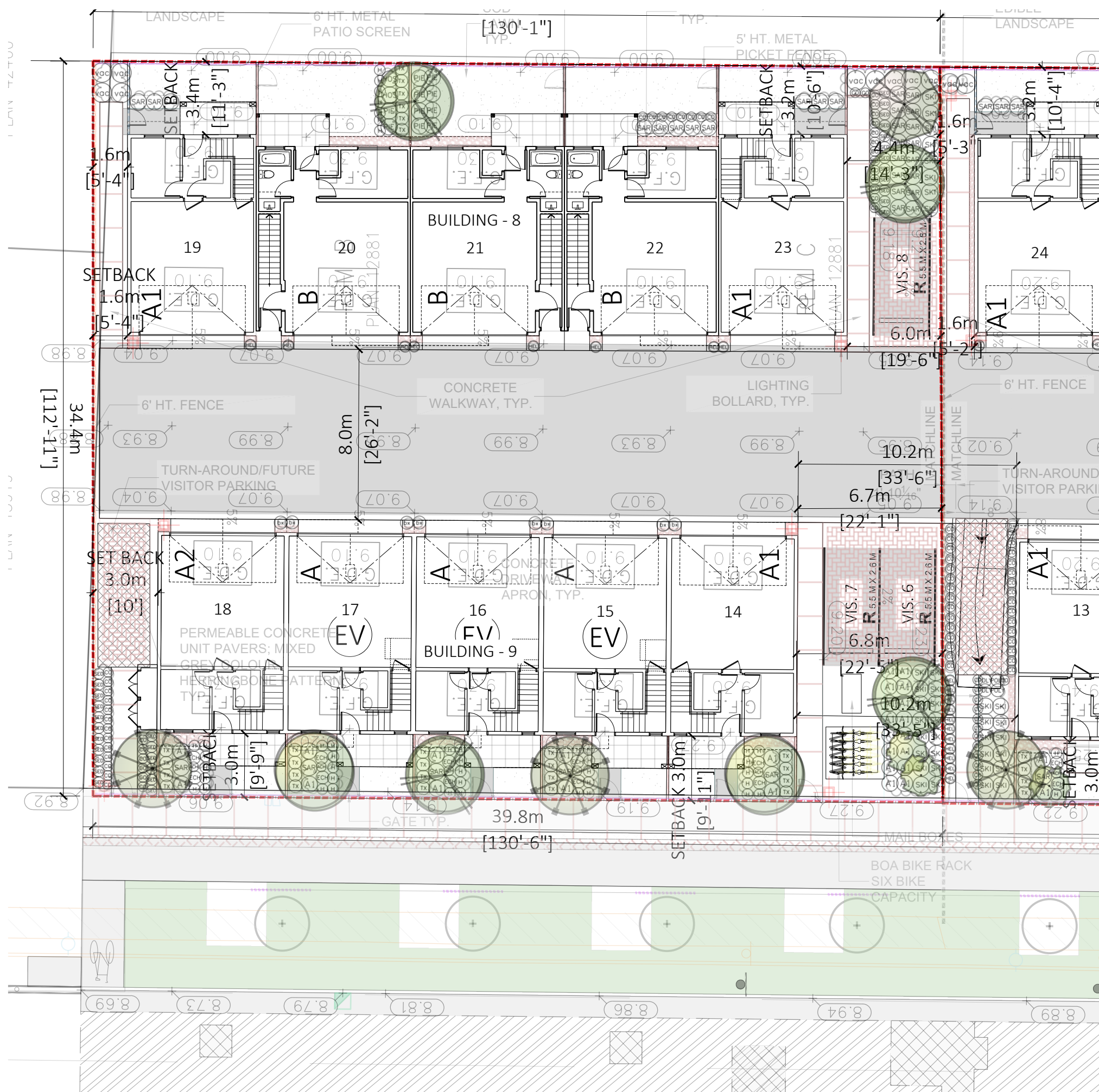
Proposed Townhouse
Development

Existing Townhouse
Development

1 OVERALL SITE PLAN
1/32" = 1'



Existing Townhouse Development



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DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

SITE PLAN(PH-2)

A.1.2



FLAT.
ARCHITECTURE



2024/10/04

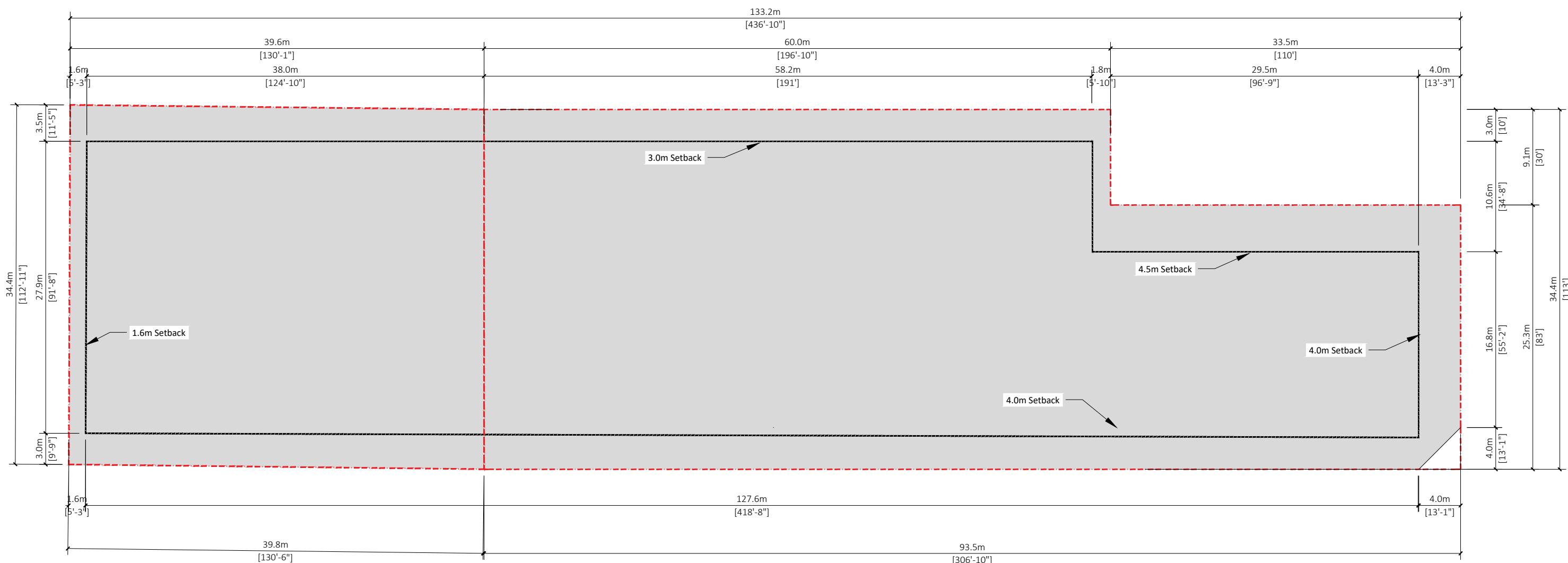
CLIENT: Jaspreet Dayal

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

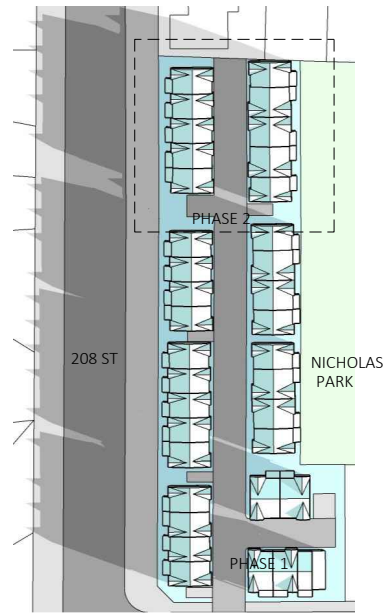
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BASE PLAN

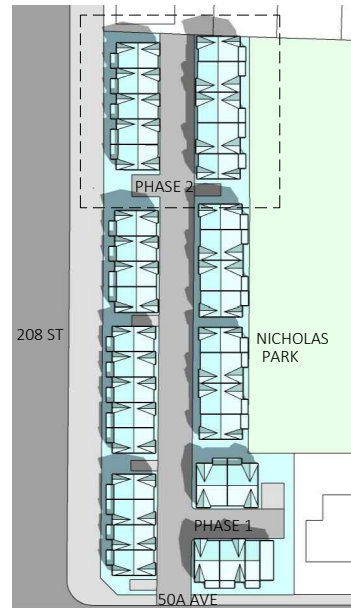
A.1.3



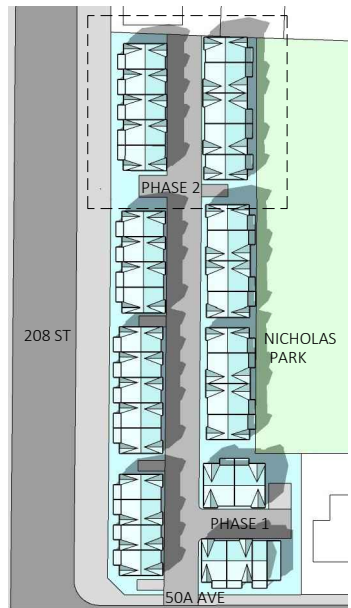
1 BASE PLAN
 $1/32'' = 1'$



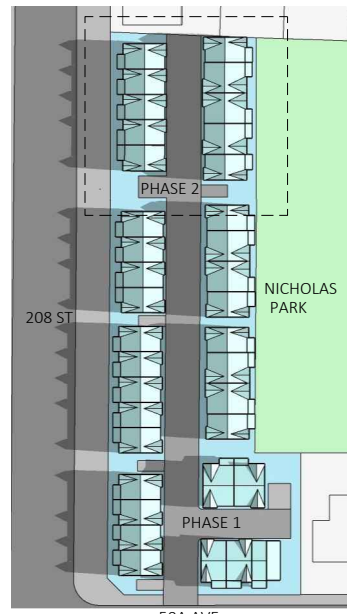
1 EQUINOX MARCH 9AM
Scale: NTS



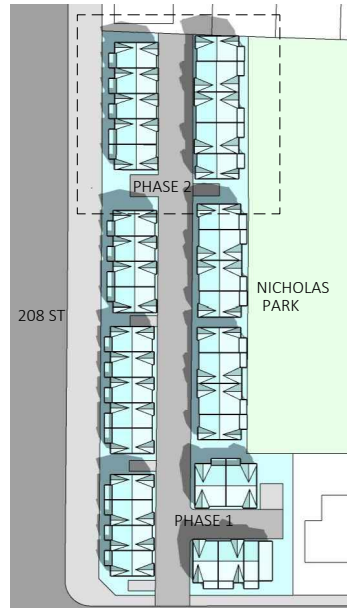
2 EQUINOX MARCH 12 PM
Scale: NTS



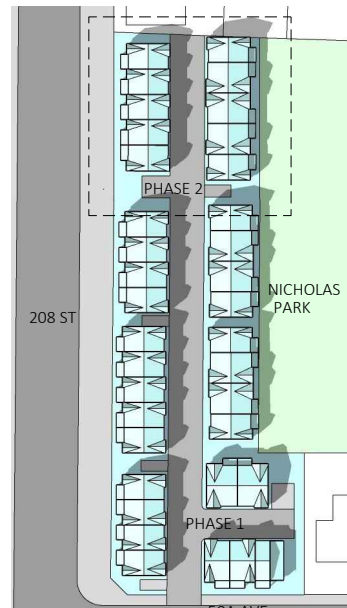
3 EQUINOX MARCH 3 PM
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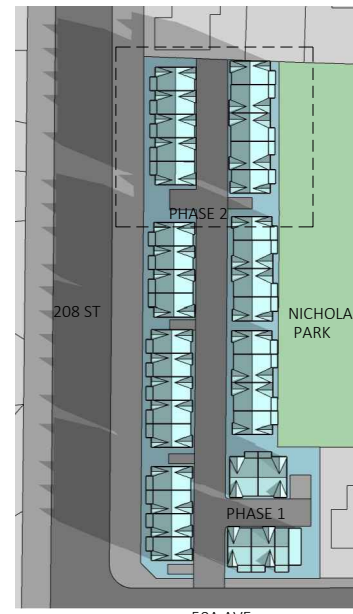
4 EQUINOX JUNE 9AM
Scale: NTS



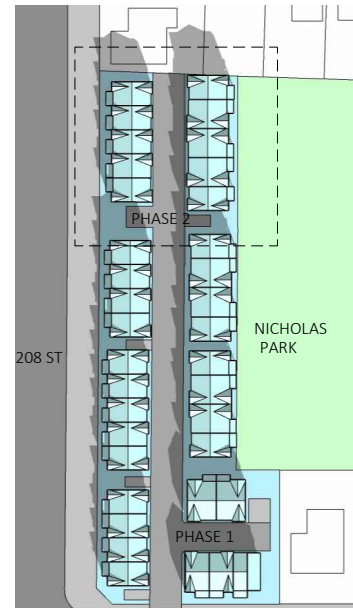
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Scale: NTS



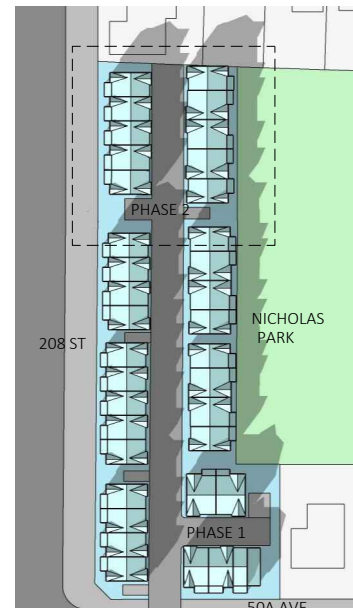
6 EQUINOX JUNE 3 PM
Scale: NTS



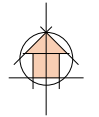
7 EQUINOX SEPTEMBER 9AM
Scale: NTS



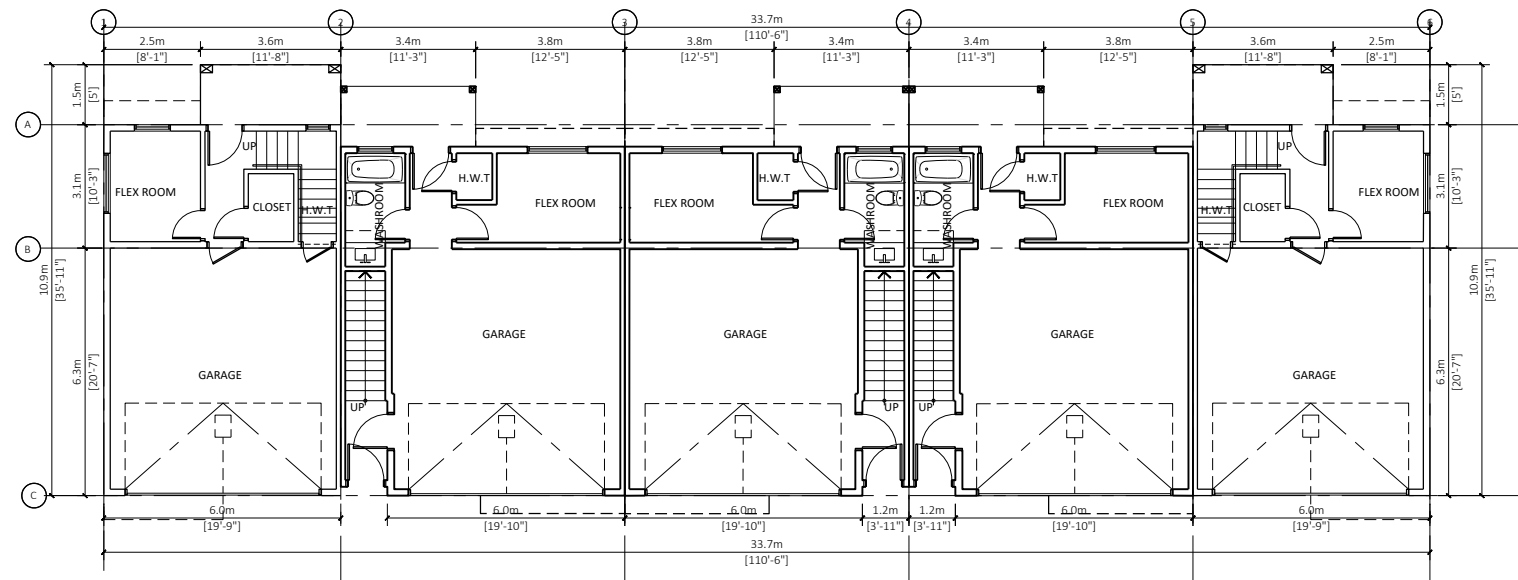
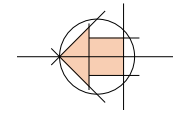
8 EQUINOX SEPTEMBER 12 PM
Scale: NTS



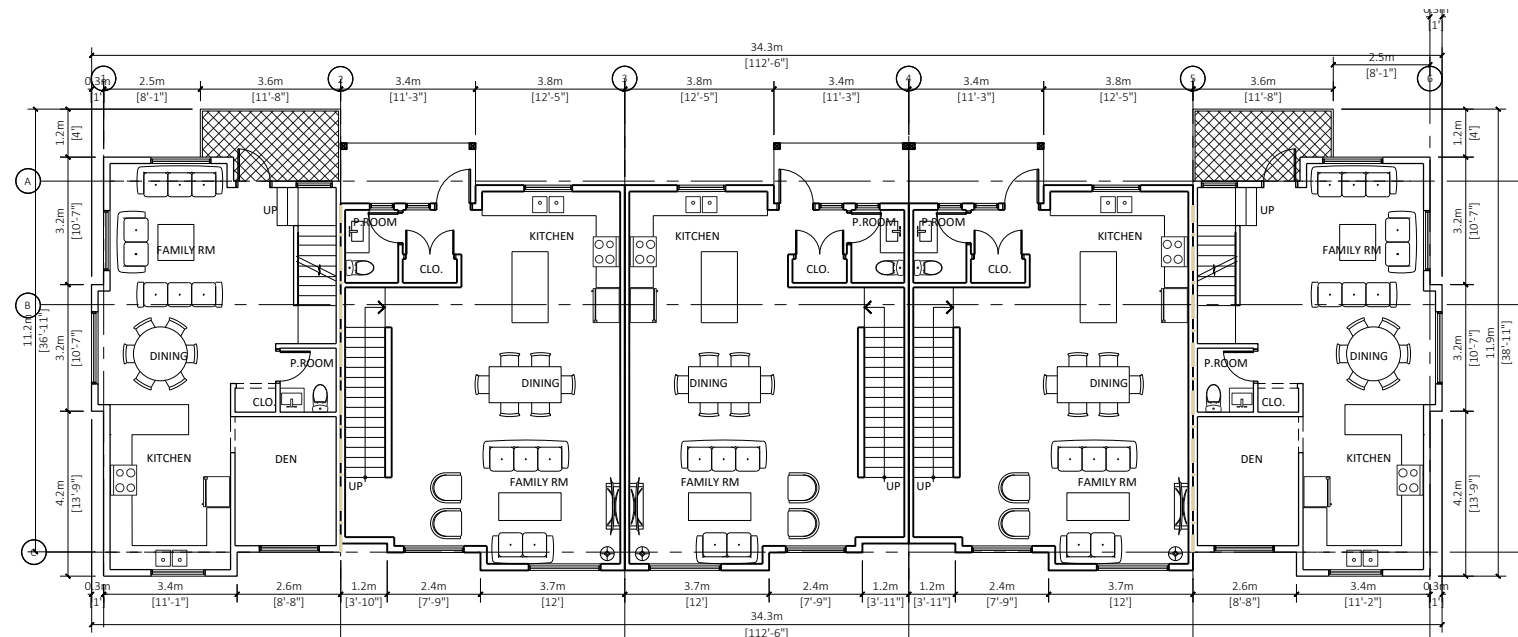
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Scale: NTS



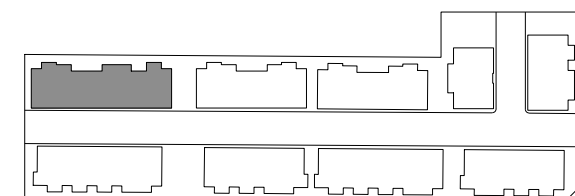
REV	DESCRIPTION	BY	DATE



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



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



BUILDING 8

KEY PLAN



FLAT1
ARCHITECTURE

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

Ph: 604-503-4484



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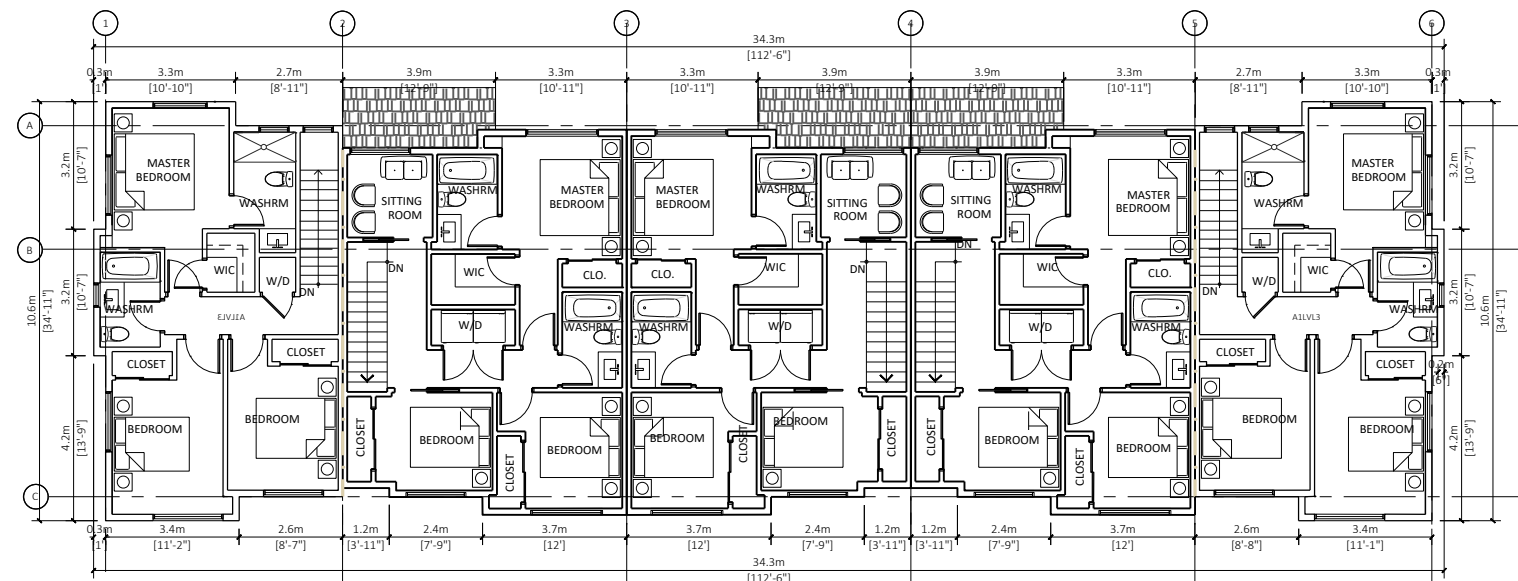
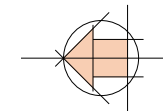
DATE
14-Feb-24
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23-210

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

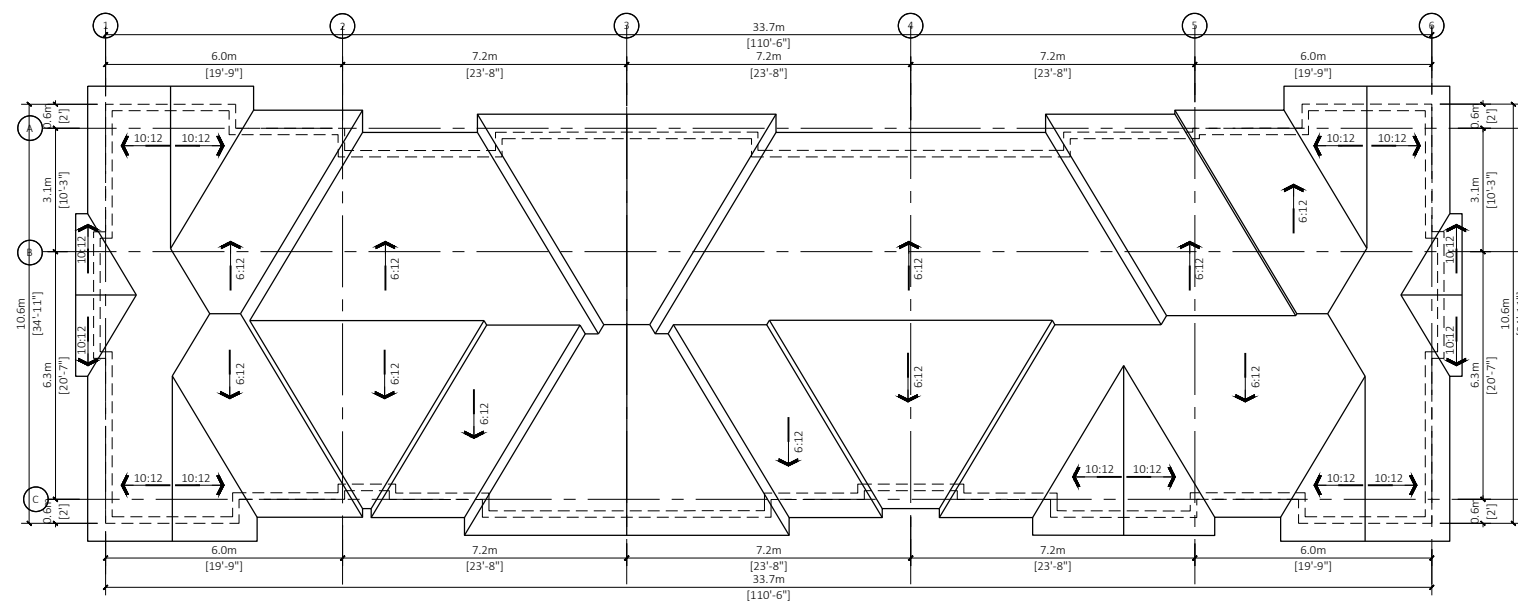
REV	DESCRIPTION	BY	DATE

BUILDING 8

A.2.8 A

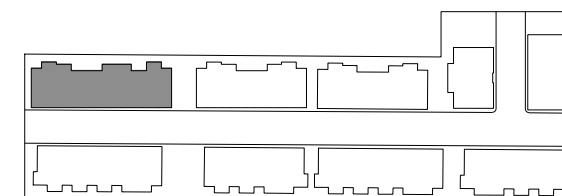


3 TOP FLOOR PLAN
Scale: 1/16"=1'-0"



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

BUILDING 8



KEY PLAN

FLAT1
ARCHITECTURE 2

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

Ph: 604-503-4484

PROJECT INFO:
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REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-10-04

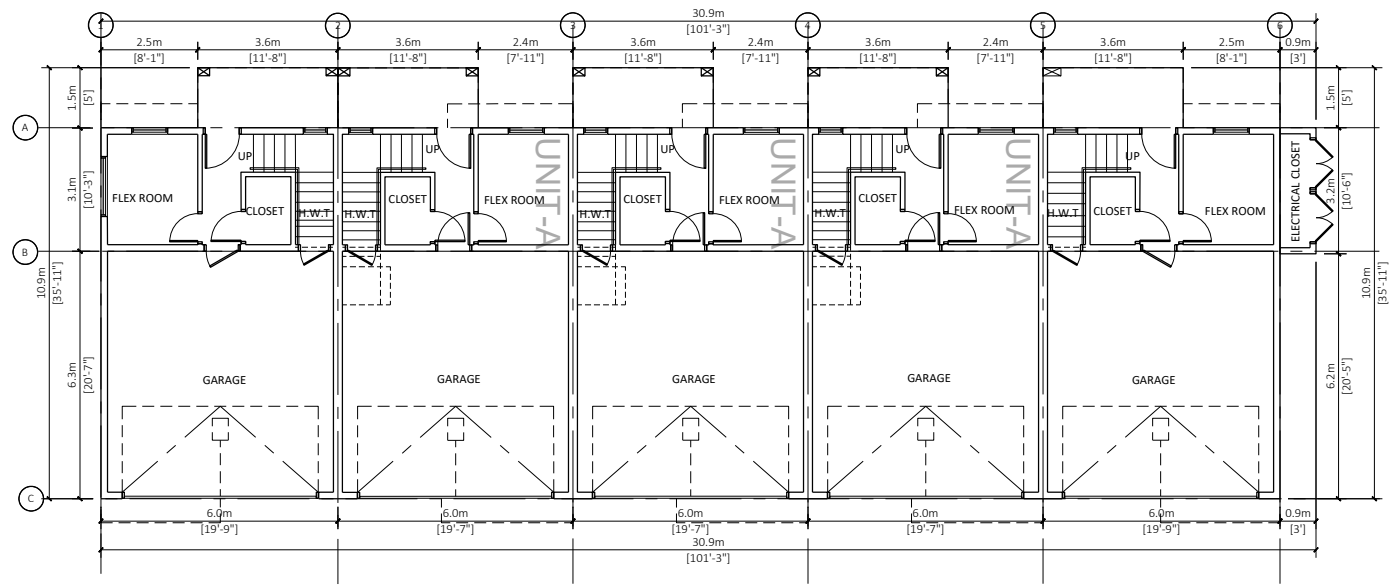
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14-Feb-24
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23-210

SCALE: 1/16"=1'
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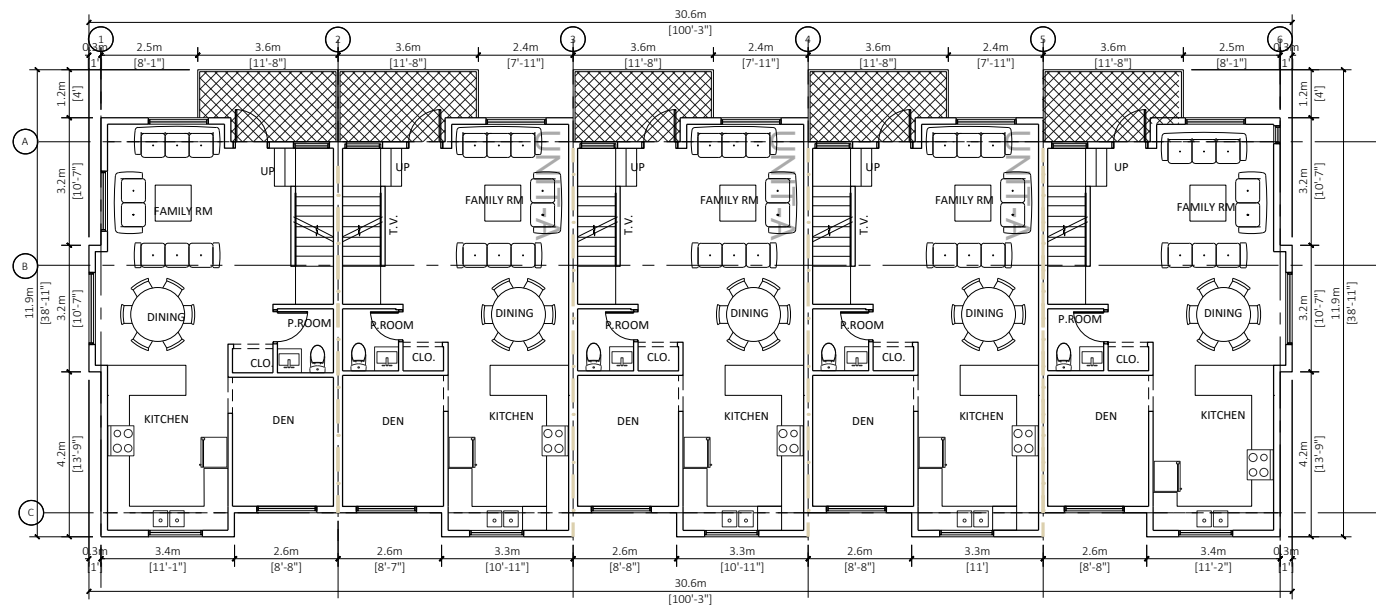
REV	DESCRIPTION	BY	DATE

BUILDING 8

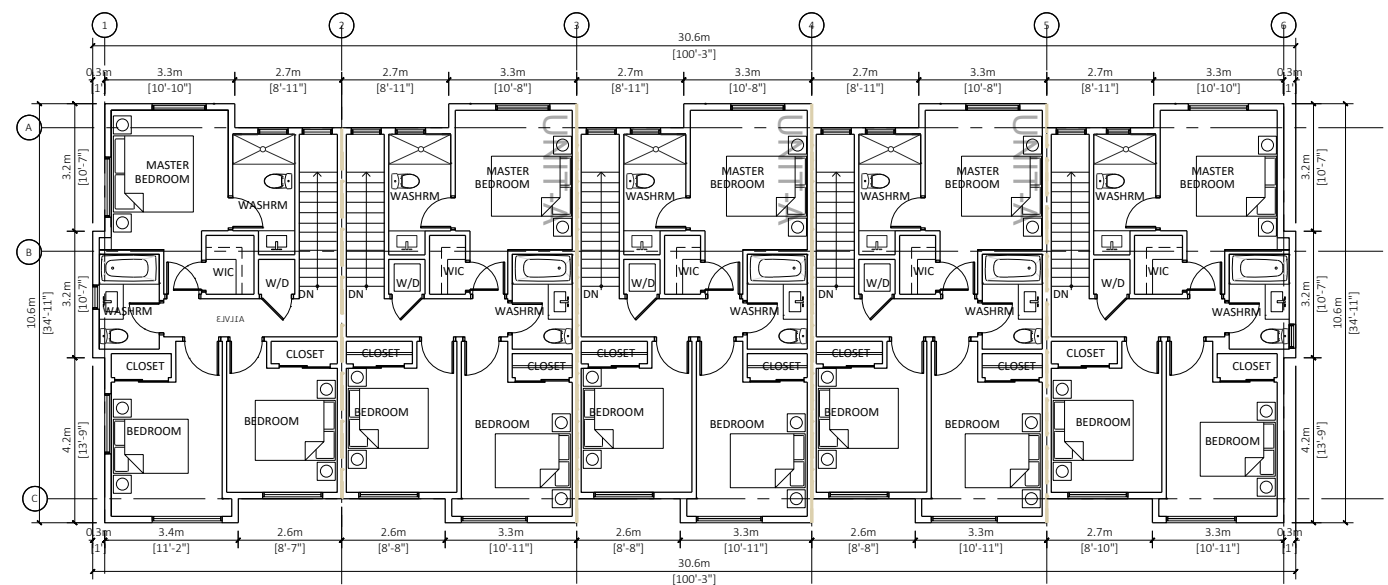
A.2.8 B



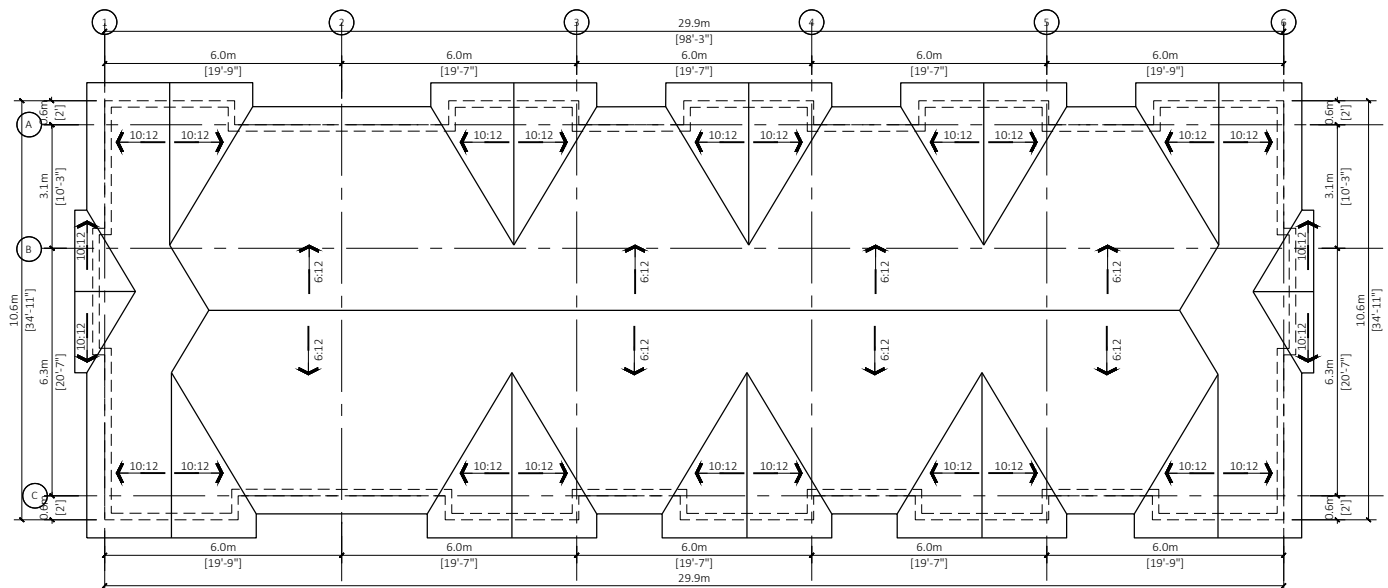
1 GARAGE PLAN
Scale: 1/16"=1'-0"



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

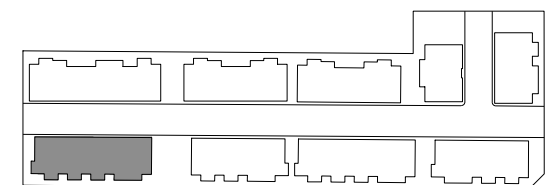


3 TOP FLOOR PLAN
Scale: 1/16"=1'-0"



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

BUILDING 9



KEY PLAN



FLAT1 ARCHITECTURE

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Surrey BC, V3X 1G1
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SCALE: 1/16"=1' DRAWN BY:
R.W.

REV	DESCRIPTION	BY	DATE

BUILDING 9

A.2.9



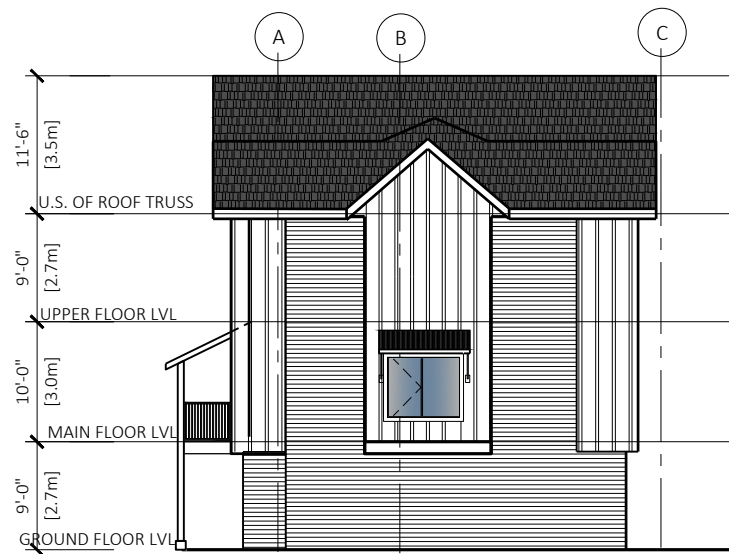
1 FRONT/EAST ELEVATION
Scale: 1/16"=1'-0"



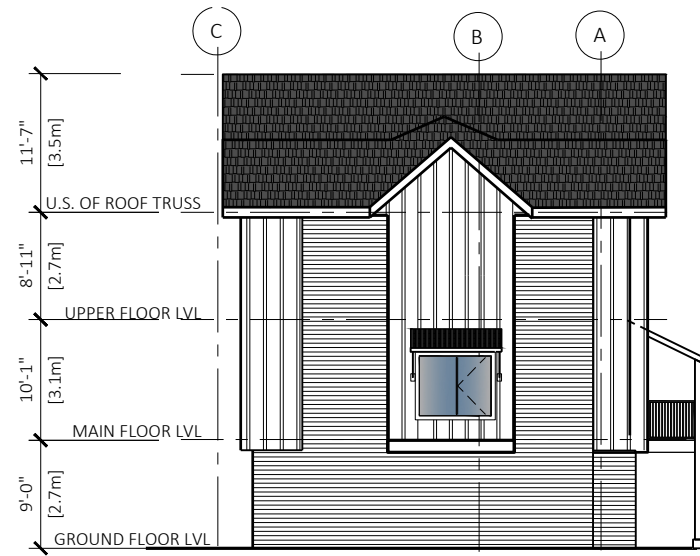
3 REAR/WEST ELEVATION
Scale: 1/16"=1'-0"

FINISH SCHEDULE

- | | |
|--|--|
| 1) Exterior BRICK WALL
Color : DL white brick | 5) Metal Roof |
| 2) Exterior High Density Fibre Cement Board 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 |

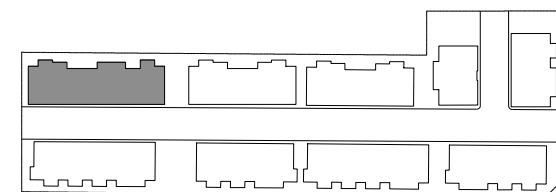


2 RIGHT/NORTH ELEVATION
Scale: 1/16"=1'-0"



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

BUILDING 8



KEY PLAN



FLAT7
ARCHITECTURE 2

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

Ph: 604-603-4484



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R.W.

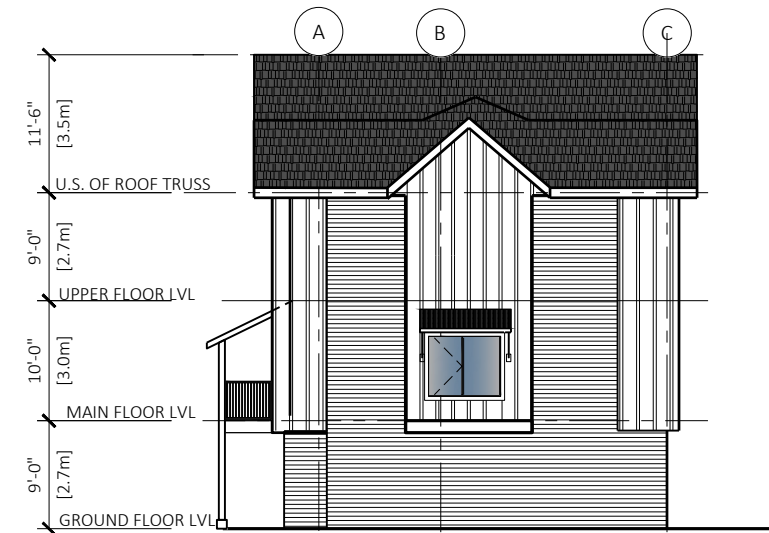
REV	DESCRIPTION	BY	DATE

ELEVATIONS

A.3.8



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



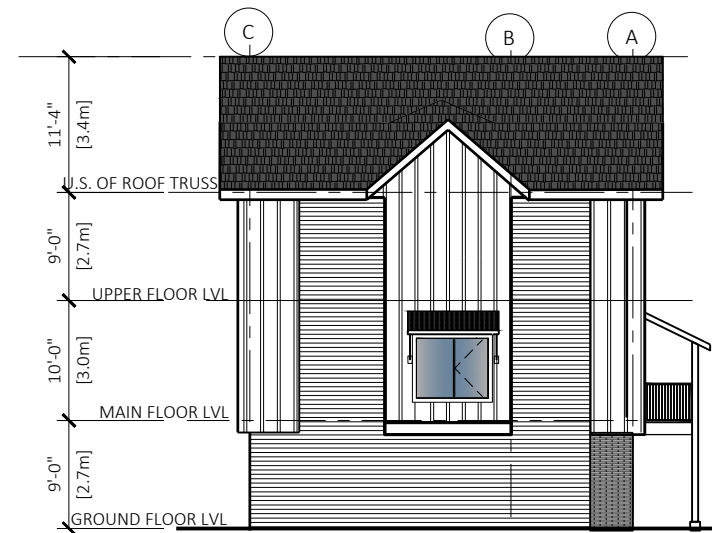
2 RIGHT/SOUTH ELEVATION
Scale: 1/16"=1'-0"



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

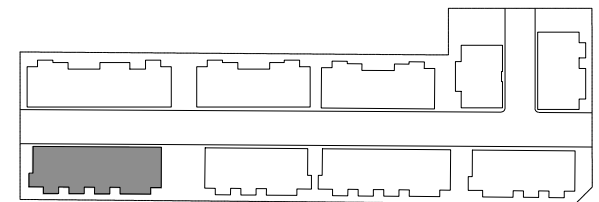
FINISH SCHEDULE

- | | |
|--|--|
| 1) Exterior BRICK WALL
Color : DL white brick | 5) Metal Roof |
| 2) Exterior High Density Fibre Cement Board 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 |



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

BUILDING 9



KEY PLAN



FLAT!
ARCHITECTURE

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ELEVATIONS

A.3.9

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



