

10 UNITS TOWNHOMES

5086,5090 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

5086, 5090 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



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,
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	
LEGAL DESCRIPTION			
ZONING		CD	
OCP		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	
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 ftS	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 ft2	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



FLATARCHITECTURE

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

Ph: 604-503-4484

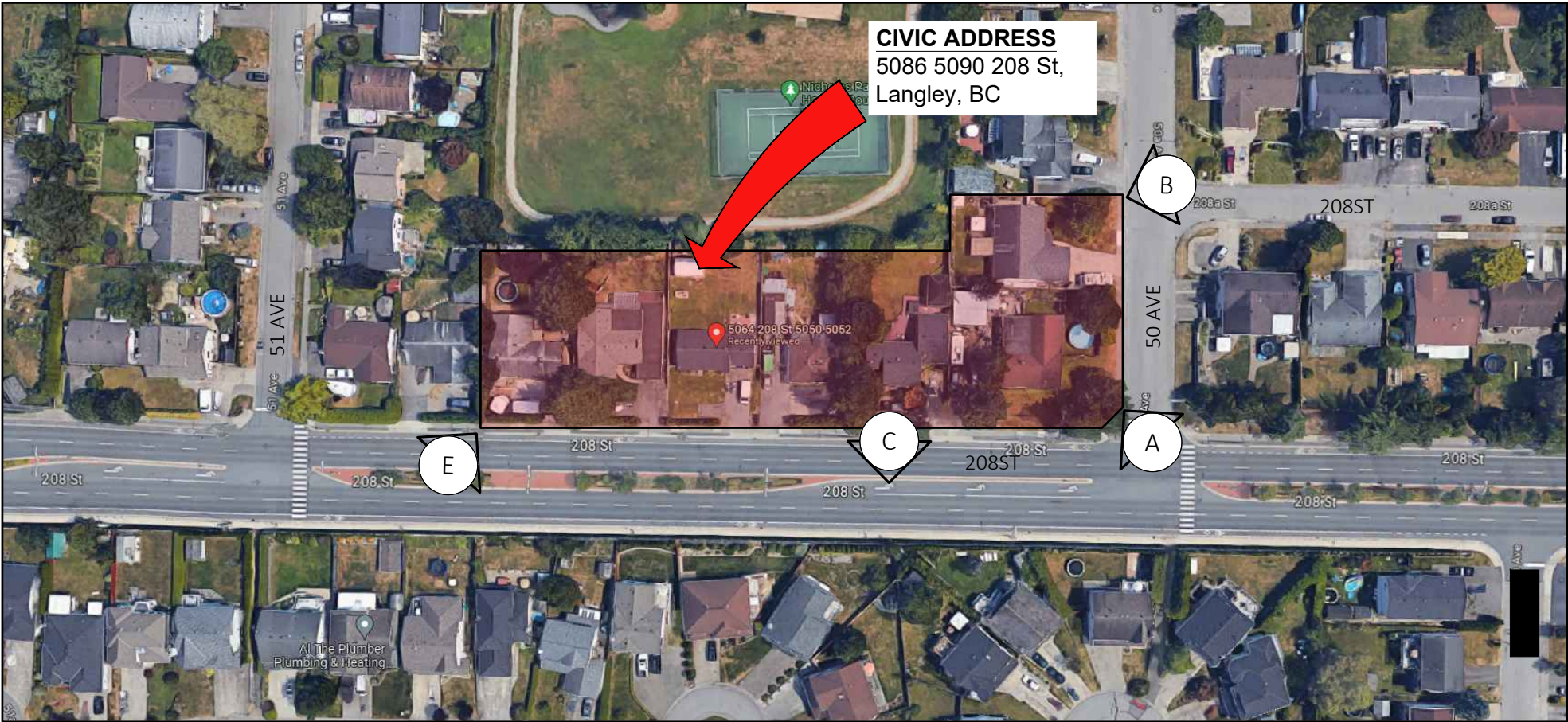
PROJECT INFO:

10 Units Townhouse Development at,
5086 and 5090 208 Street,
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

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).

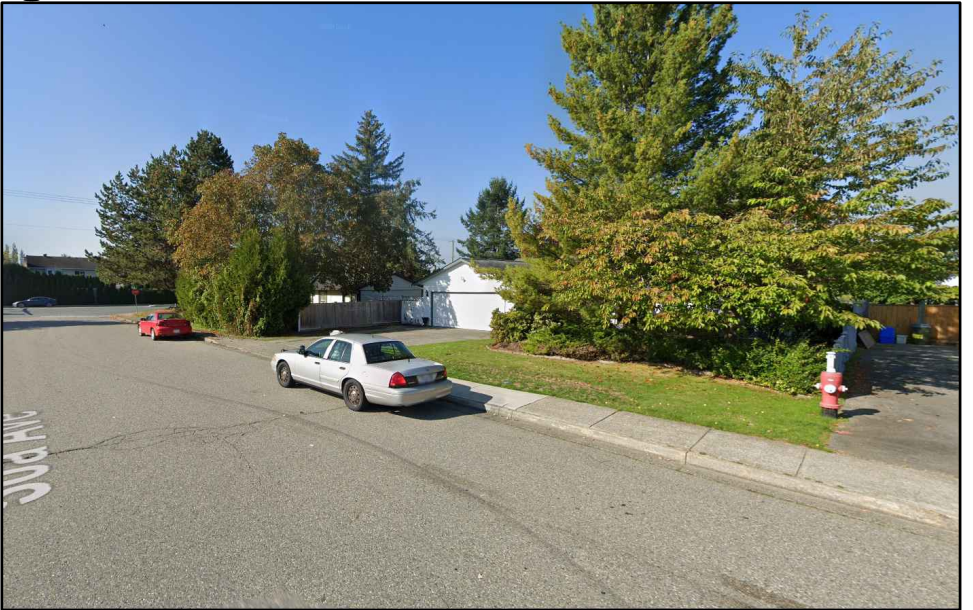
All 9 Buildings have double car garage



2 View D
NTS



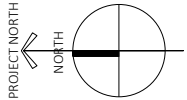
2 View A
NTS



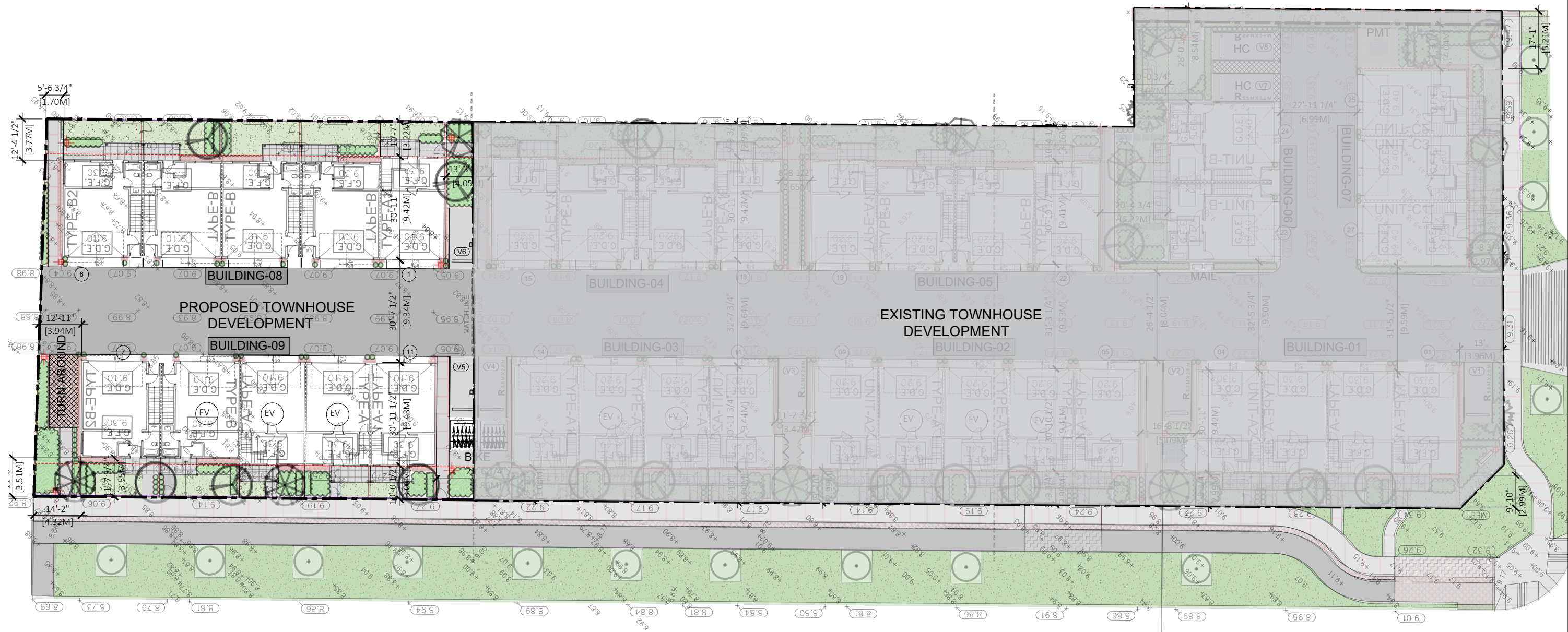
2 View B
NTS



2 View C
NTS



REV	DESCRIPTION	BY	DATE



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

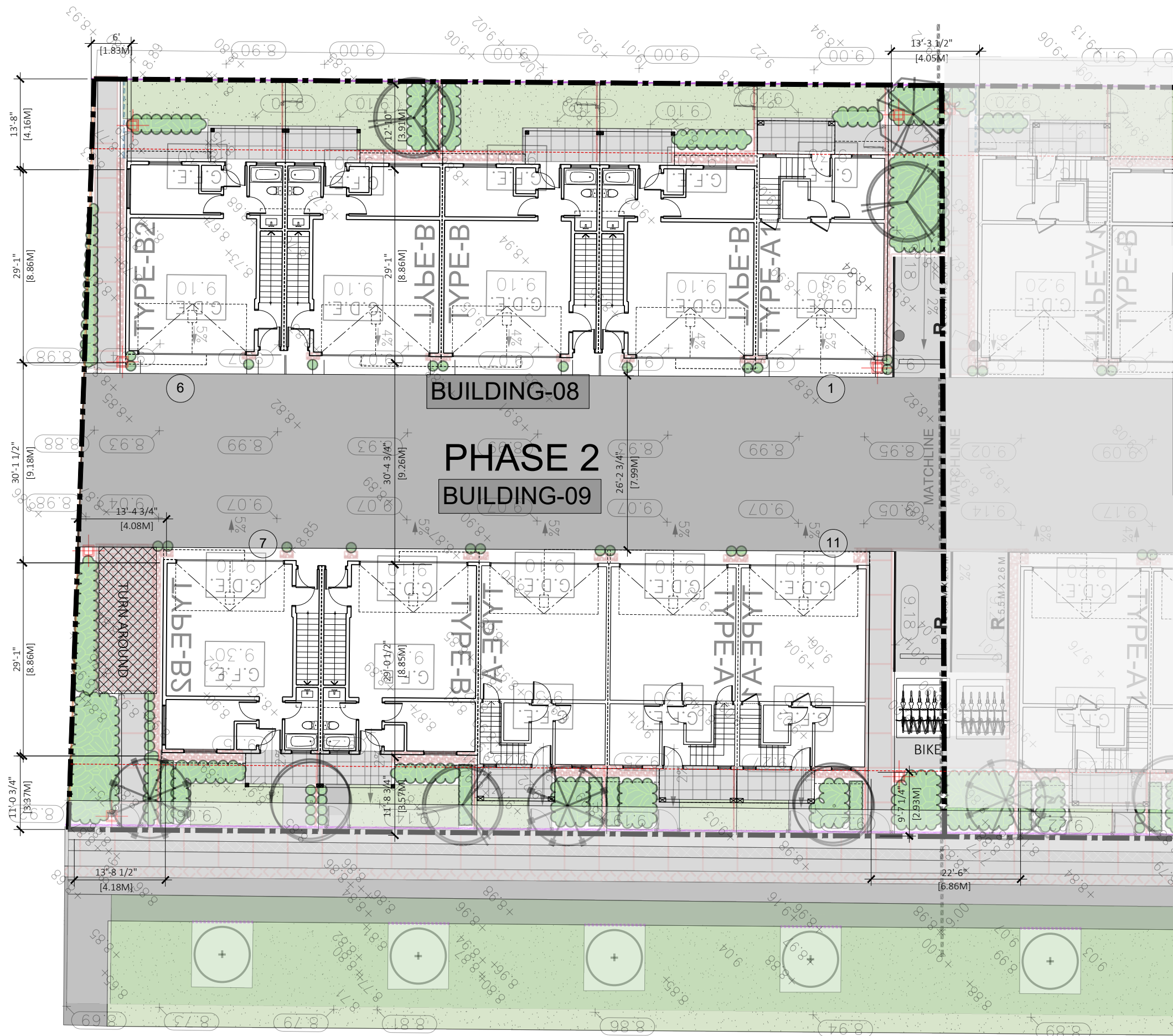


PROJECT INFO:
5080, 5096 208 St
Langley, BC
CLIENT:
Jaspreet Dayal

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

REV	DESCRIPTION	BY	DATE

OVERALL
SITE PLAN



1 SITE PLAN (PHASE 2)
SCALE 1/16"=1'-0"

REV	DESCRIPTION	BY	DATE





2025-04-02

DATE
14-Feb-24

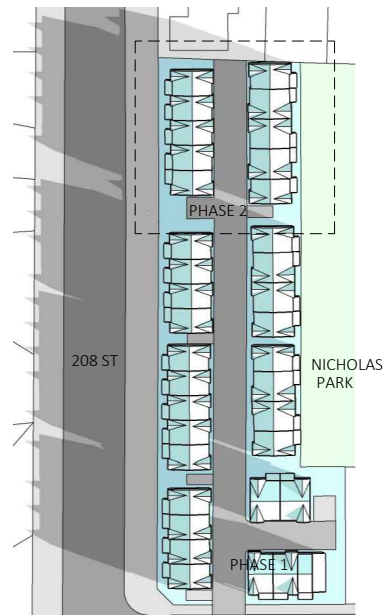
PROJECT NO:
23-210

SCALE: DRAWN BY:
R.W

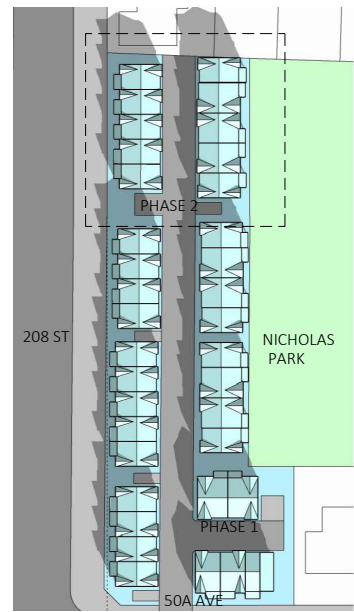
[illegible]

FIRE ACCESS PLAN

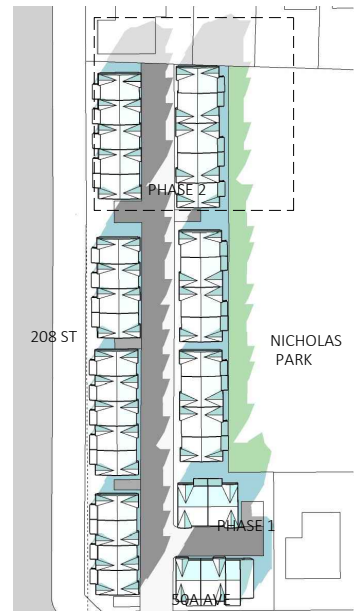
A-1.4



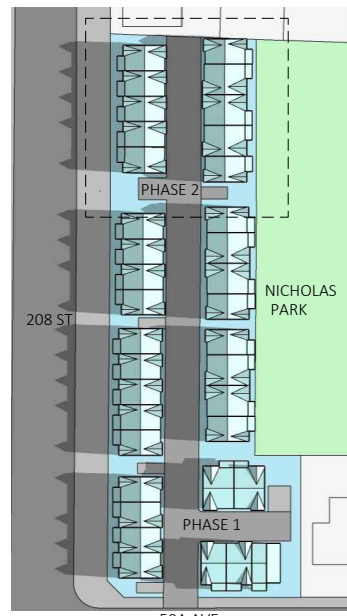
1 EQUINOX MARCH 9AM
Scale: NTS



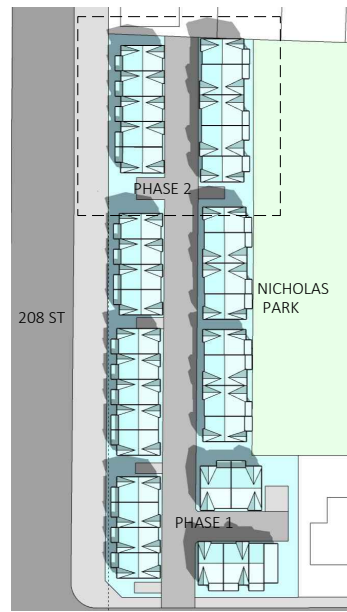
2 EQUINOX MARCH 12 PM
Scale: NTS



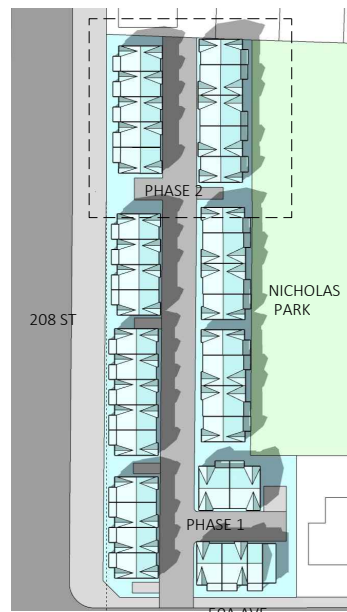
3 EQUINOX MARCH 3 PM
Scale: NTS



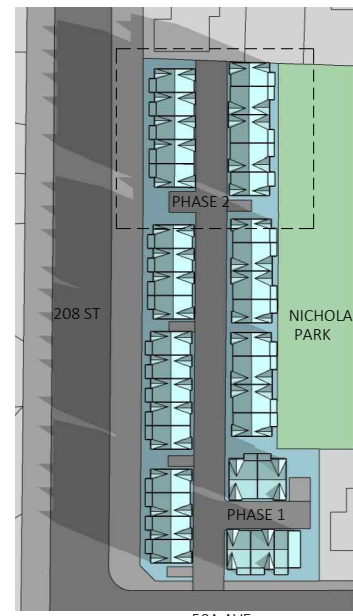
4 EQUINOX JUNE 9AM
Scale: NTS



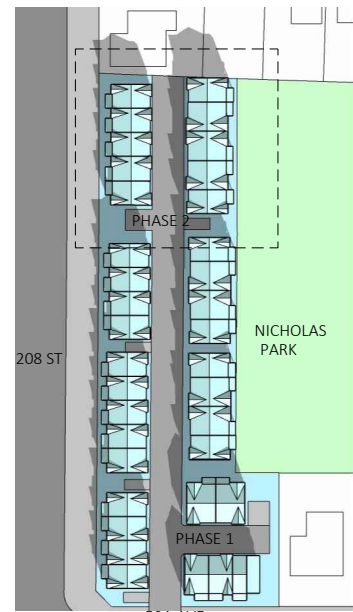
5 EQUINOX JUNE 12 PM
Scale: NTS



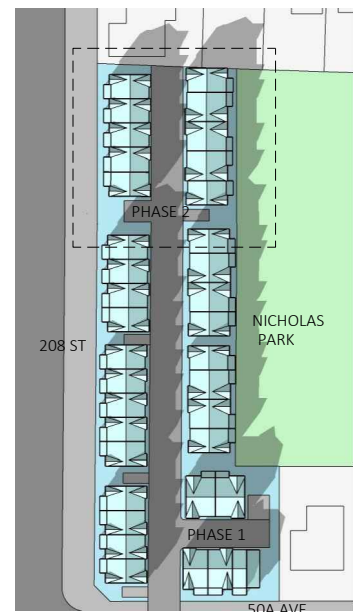
6 EQUINOX JUNE 3 PM
Scale: NTS



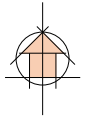
7 EQUINOX SEPTEMBER 9AM
Scale: NTS



8 EQUINOX SEPTEMBER 12 PM
Scale: NTS



9 EQUINOX SEPTEMBER 3 PM
Scale: NTS



FLAT1
ARCHITECTURE

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,
5086 and 5090 208 Street,
Langley, BC
CLIENT: Jaspreet Dayal

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

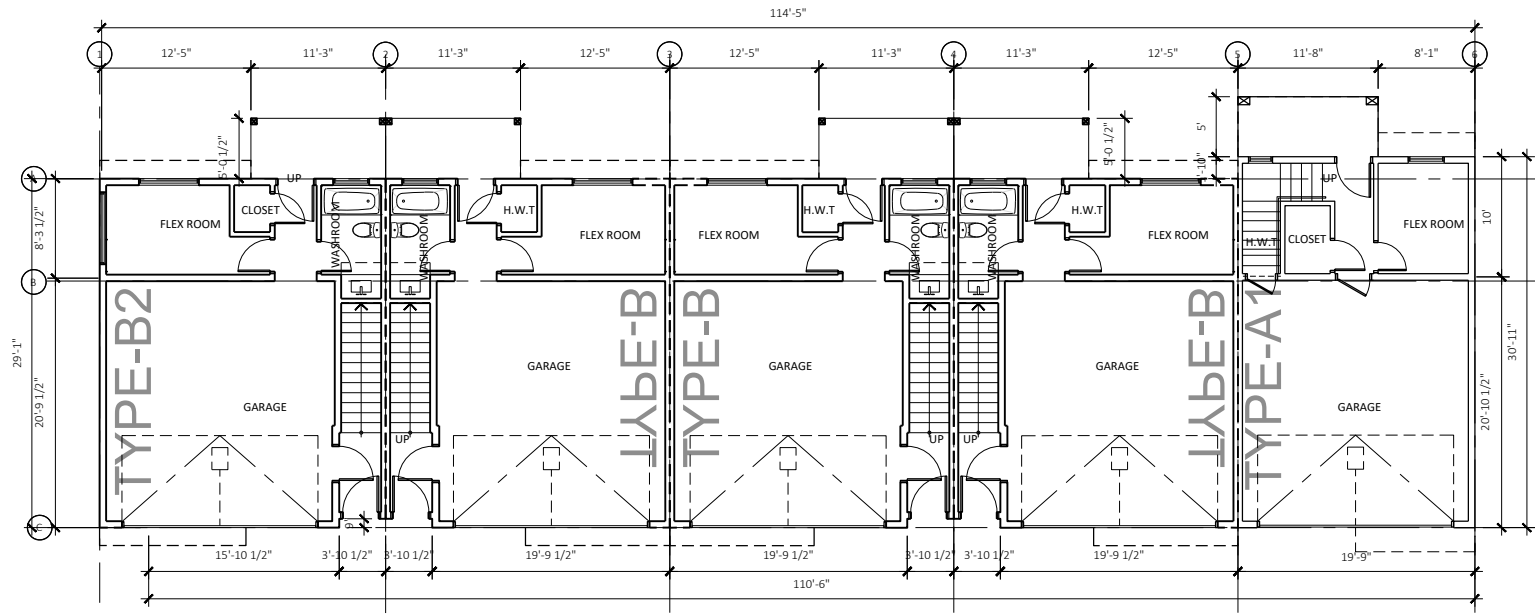
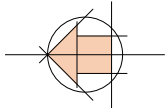
SCALE: DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

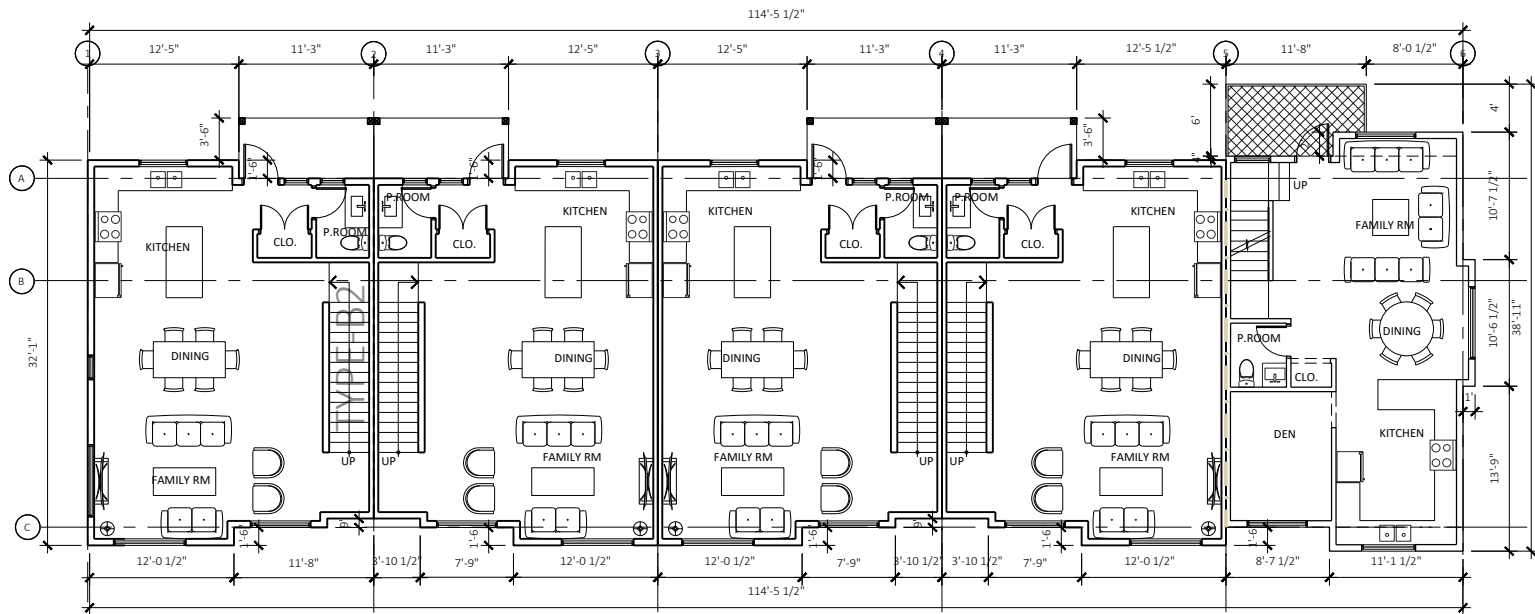
IMAGES

SHADOW STUDY

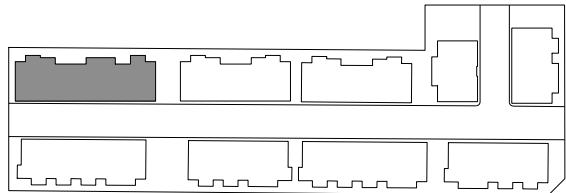
A-1.5



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



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

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

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

REV	DESCRIPTION	BY	DATE

BUILDING 8

A.2.8 A



FLAT.
ARCHITECTURE

Ph: 604-503-4484



PROJECT INFO:

10 Units Townhouse Development at,
5086 and 5090 208 Street,
Langley, BC

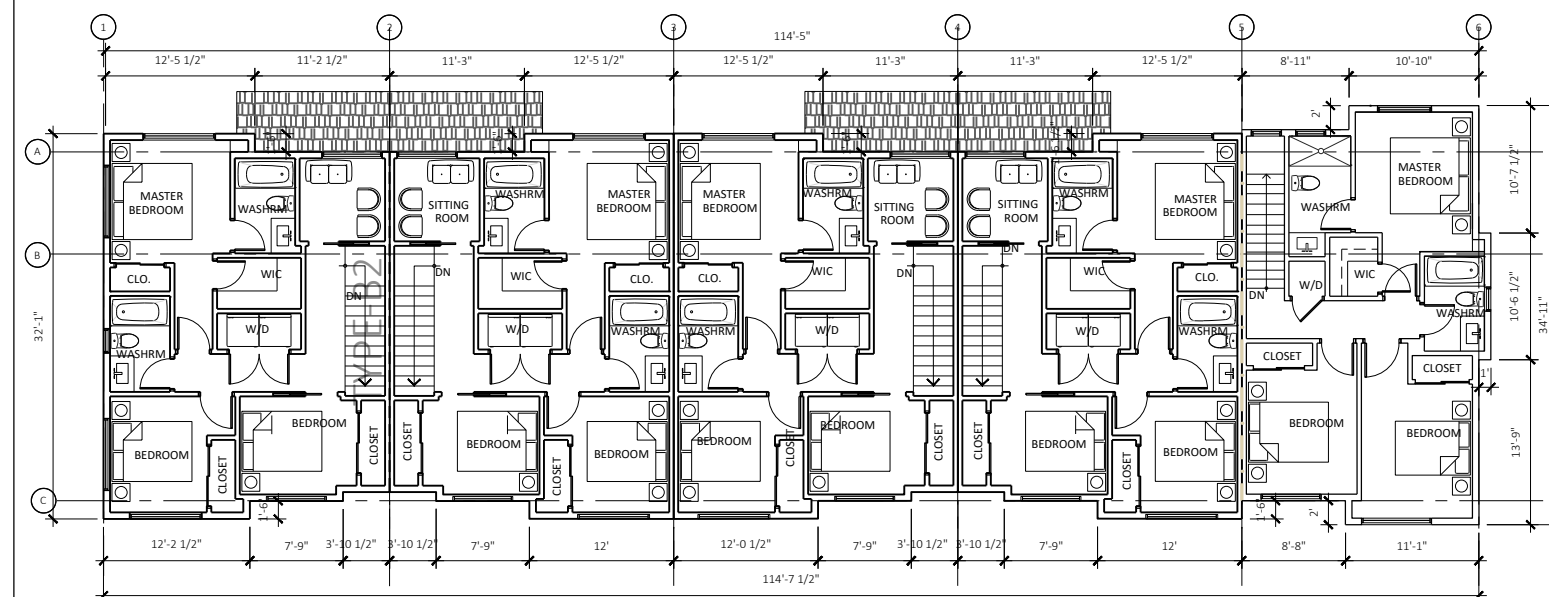
CLIENT: Jaspreet Daval

DATE	14-Feb-24
PROJECT NO:	23-210
SCALE:	DRAWN BY
1/16"=1'	R.W

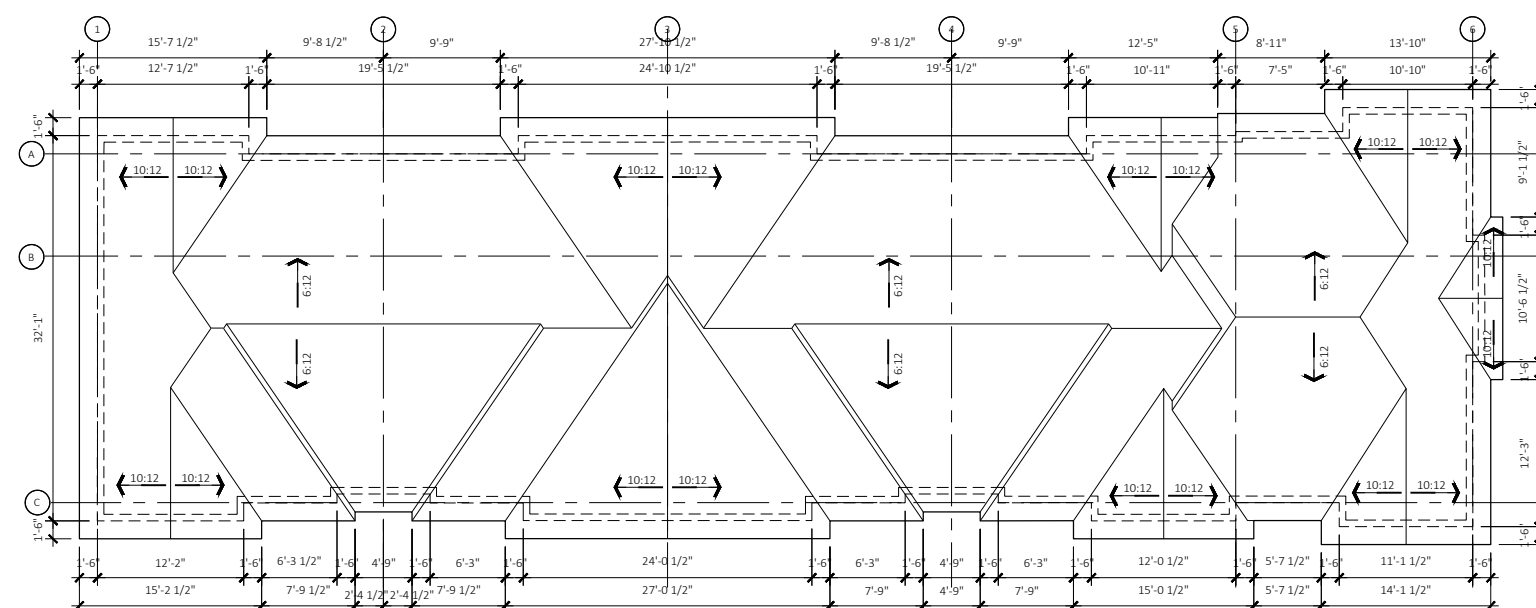
[illegible]

BUILDING 8

A.2.8 B

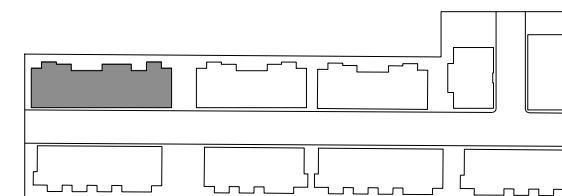


3 TOP FLOOR PLAN
Scale: 1/16"=1'-0"

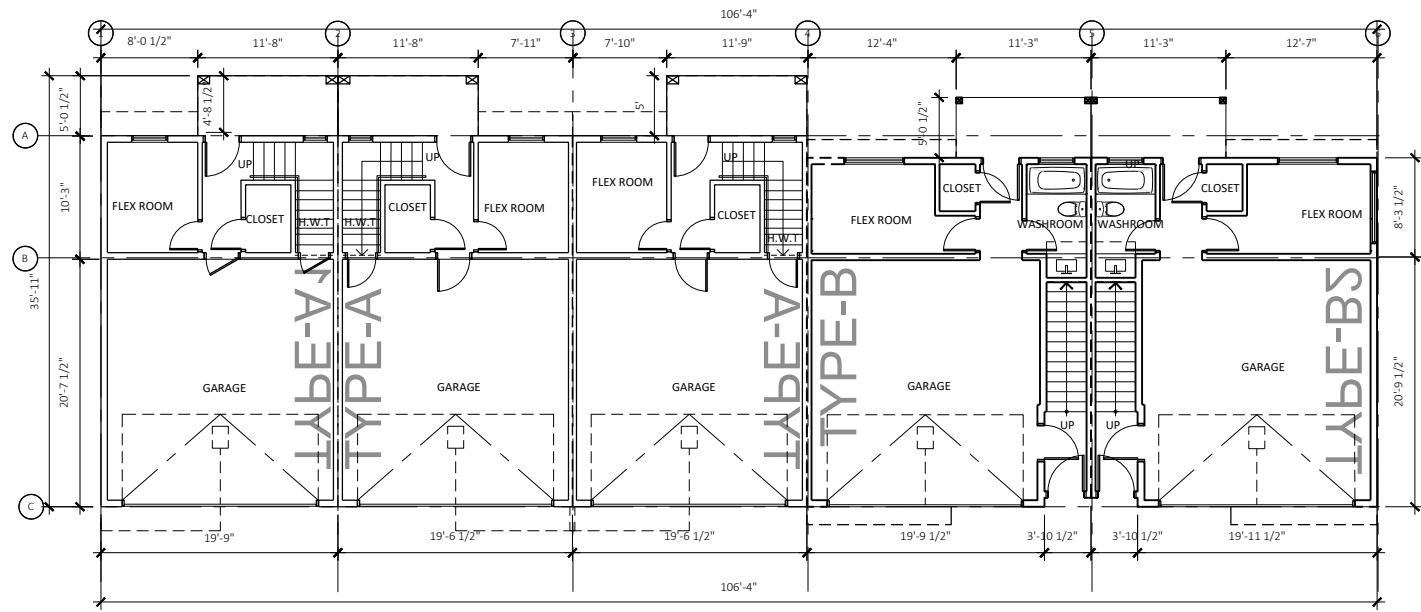


4 ROOF PLAN
Scale: 1/16"=1'-0"

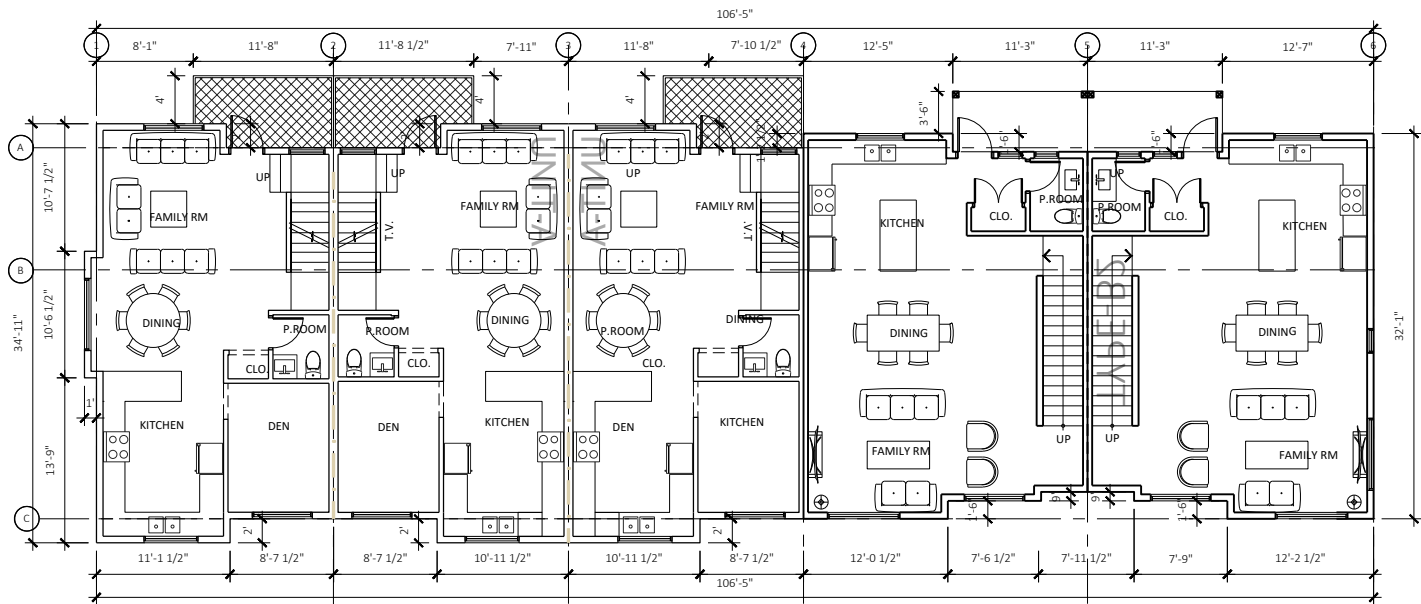
BUILDING 8



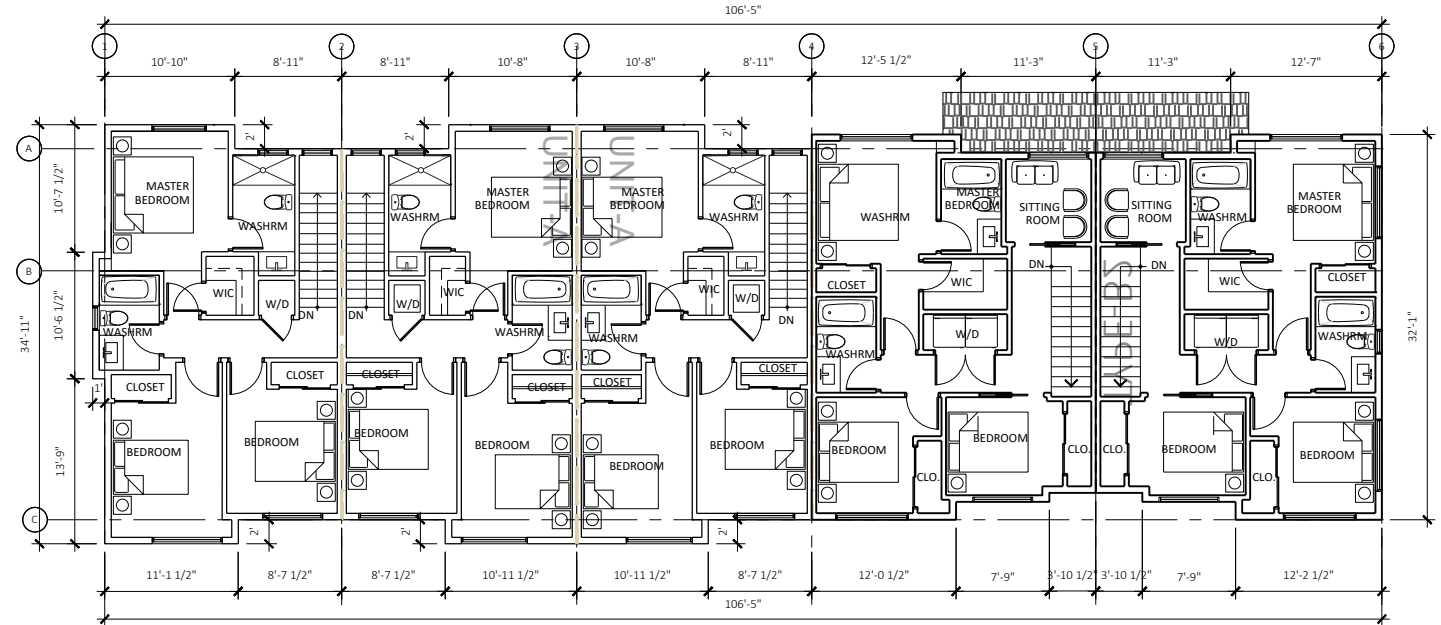
KEY PLAN



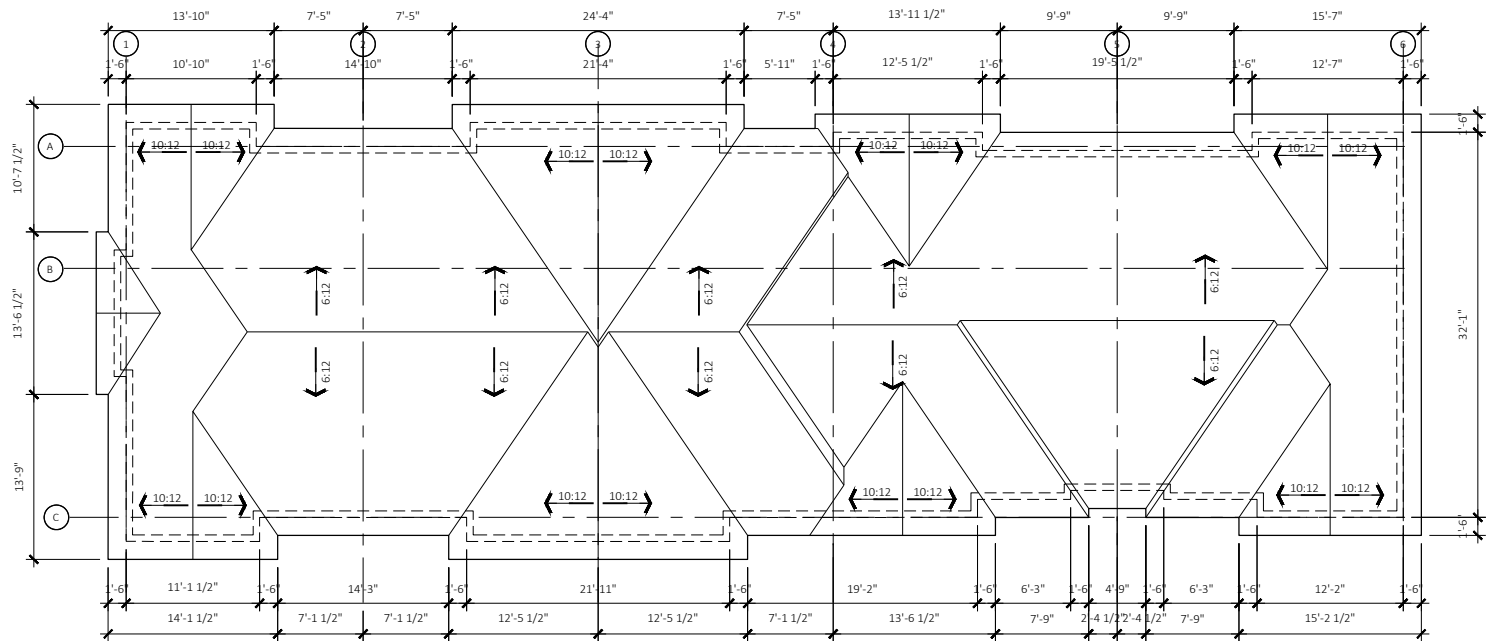
1 GARAGE PLAN
Scale: 1/16"=1'-0"



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

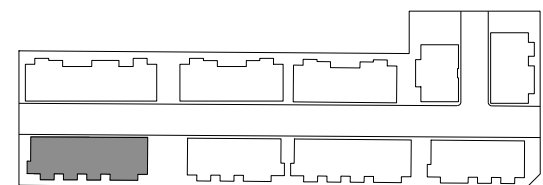


3 TOP FLOOR PLAN
Scale: 1/16"=1'-0"



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

BUILDING 9



KEY PLAN



FLAT1 ARCHITECTURE

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,
5086 and 5090 208 Street,
Langley, BC
CLIENT: Jaspreet Dyal

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

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

REV	DESCRIPTION	BY	DATE

BUILDING 9

A.2.9



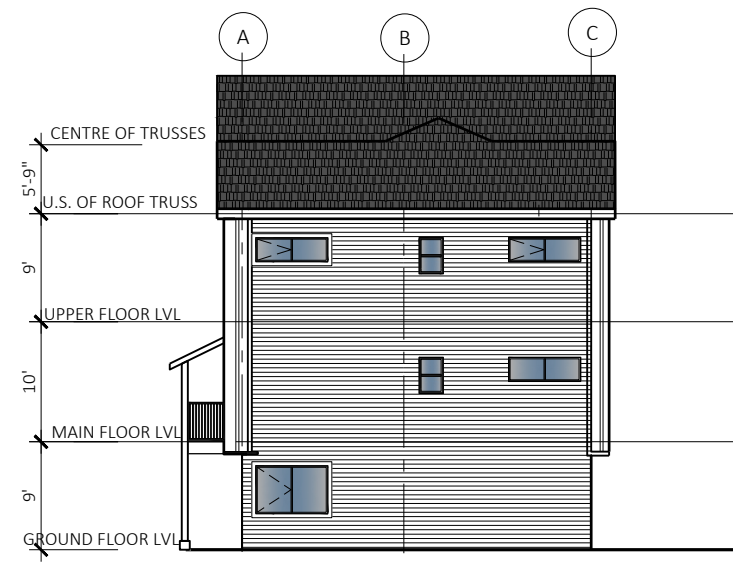
1 FRONT/EAST ELEVATION
Scale: 1/16"=1'-0"



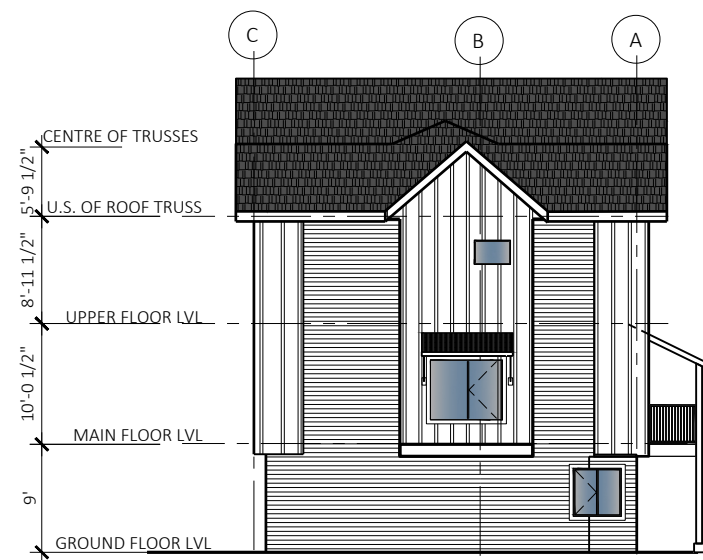
3 REAR/WEST ELEVATION
Scale: 1/16"=1'-0"

FINISH SCHEDULE

- | | |
|--|--|
| 1) Exterior BRICK WALL
Color : DLX 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 |

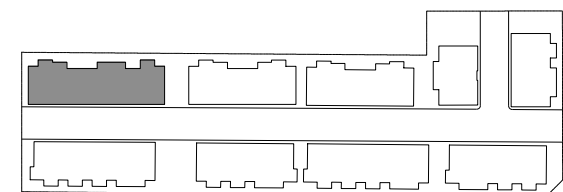


2 RIGHT/NORTH ELEVATION
Scale: 1/16"=1'-0"



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

BUILDING 8



KEY PLAN



FLAT7
ARCHITECTURE

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

Ph: 604-503-4484



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

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

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

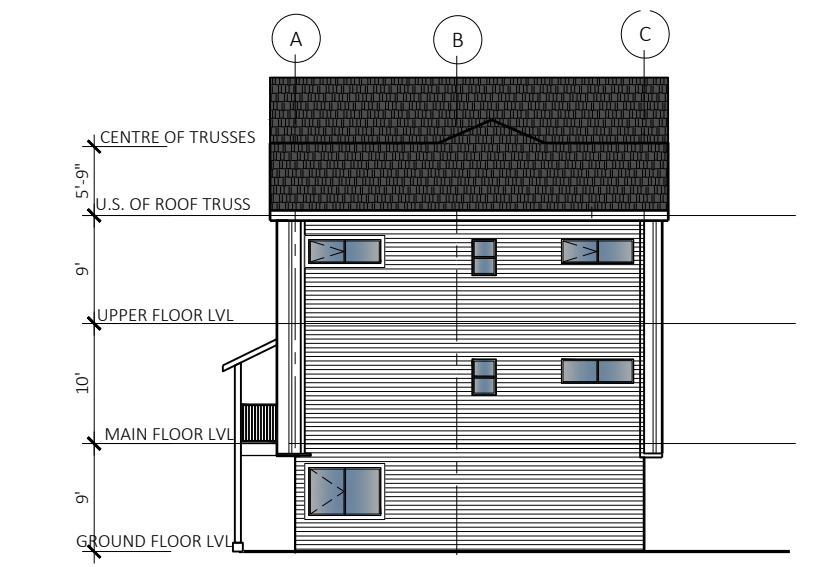
REV	DESCRIPTION	BY	DATE

ELEVATIONS

A.3.8



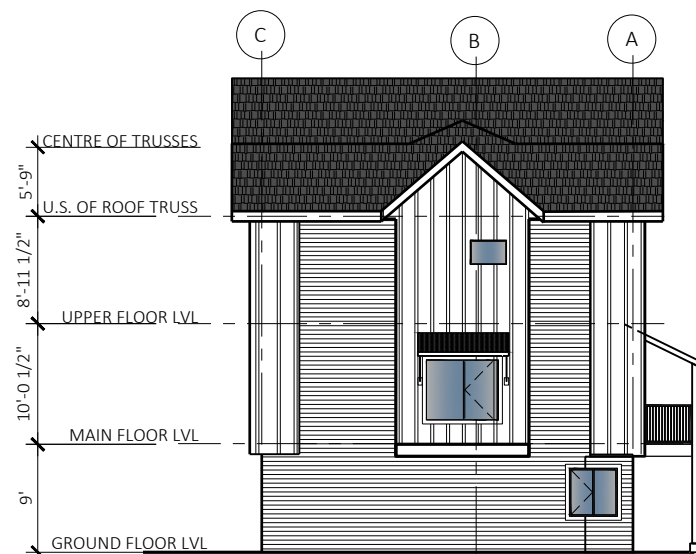
1 FRONT/WEST ELEVATION
Scale: 1/16"=1'-0"



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



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

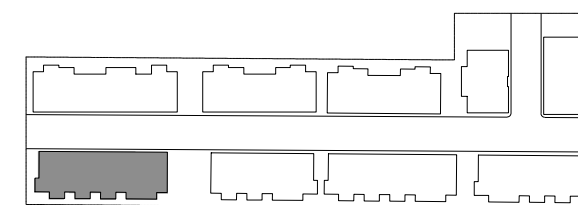


4 REAR/EAST ELEVATION
Scale: 1/16"=1'-0"

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 |

BUILDING 9



KEY PLAN



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,
Langley, BC
CLIENT: Jaspreet Dayal

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

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

REV	DESCRIPTION	BY	DATE

ELEVATIONS

A.3.9

Material/ CouLOUR 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



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,
Langley, BC
CLIENT: Jaspreet Dayal

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

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

REV	DESCRIPTION	BY	DATE

BUILDING 1

ELEVATIONS

A.3.10



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,
Langley, BC
CLIENT: Jaspreet Dayal

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

REV	DESCRIPTION	BY	DATE

VIEWS

A.4.1