

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

**CIVIC ADDRESS**

5086,5090 208 St,
Langley, BC V3A 2J5
City of Langley, BC

APPLICANT:

FLAT ARCHITECTURE INC.
6321 KING GEORGE BLVD.
SURREY, BC. V3X 1G1
CONTACT: RAJINDER WARRAICH
T : 604 503 4484
rajinder@flatarchitecture.ca



DRAWING LIST

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A-4.1	SECTIONS



FLAT.
ARCHITECTURE INC.

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

[illegible]

COVER SHEET

A 0.0

SITE STATISTICS			
CIVIC ADDRESS:		5030,5050,5052,5064 208 St, Langley, BC V3A 2J5 CITY OF LANGLEY,BC	
LEGAL DISCRIPTION			
ZONING		RH TO RM 30	
OCP		SUBURBAN TO MULTIPLE RESIDENTIAL	
GROSS / NET SITE AREA:		14,711.89 ft2 = 1366.78 m2	0.34 AC
DATA			
BUILDING HEIGHT		11.0 m	
SETBACKS		PROVIDED	
NORTH /		3.1 m	
SOUTH / 50 ave		4.2 m	
EAST		3.0 m	
WEST/ 208 st		3.6 m	
LOT COVERAGE			
PROPOSED		45%	
DENISTY			
ALLOWED		30 units per Acre = 30 x 0.34 = 10.2 units	
PROPOSED		10 Units	
OUTDOOR AMENITY:			
REQUIRED		PROVIDED	
10 X 3 m2 = 30 m2		m2	
INDOOR AMENITY			
REQUIRED		PROVIDED	
10 X 3 m2 = 30 m2		0m 2	
OFF STREET PARKING			
REQUIRED		10 X 2 = 20 SPACES	
PROVIDED		20 SPACES	
VISITORS PARKING			
REQUIRED		10 X .2 = 2 SPACES	
PROVIDED		2 SPACES	
H/C PARKING			
		If required Parking spaces are between 50 & 100, then 1 Parking space is required	
		If required Parking spaces are between 100 & 200, then 2 Parking spaces are required	

TYPE A	1764 ft2	3 units	5292 ft2
TYPE A 1	1800 ft2	3 units	5400 ft2
TYPE A2	1796 ft2	1 Units	1796 ft2
TYPE B	1816 ft2	3 Units	5448 ft2
		10	17936 ft2



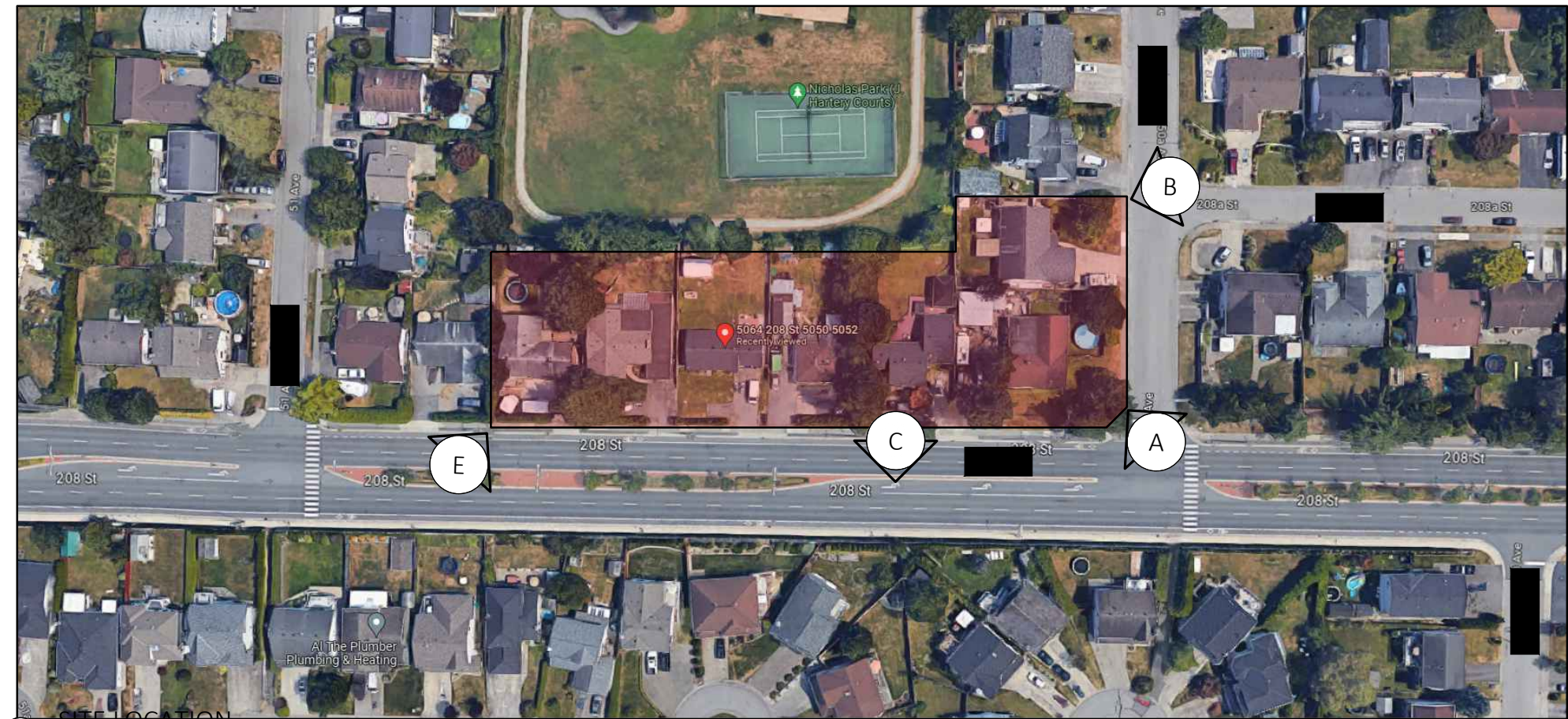
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									DATE
									BY
									DESCRIPTION
									REV



2 SITE LOCATION
NTS



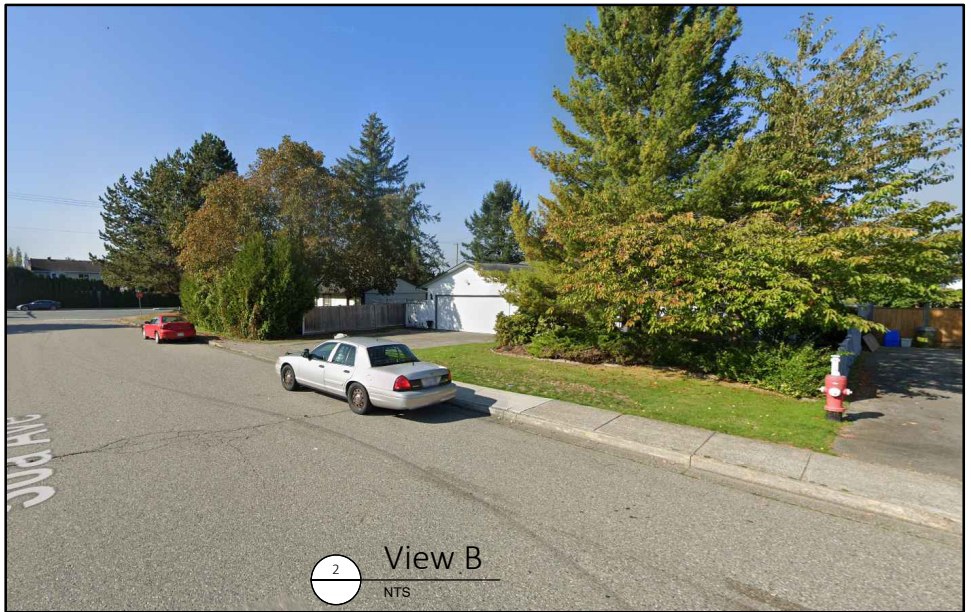
2 View E
NTS



2 View D
NTS



2 View A
NTS



2 View B
NTS



2 View C
NTS

SITE CONTEXT:

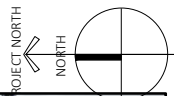
The proposed development is on the intersection of 50Ave and 208St. The proposed development is consolidated with 6 existing lots.

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



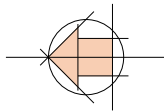
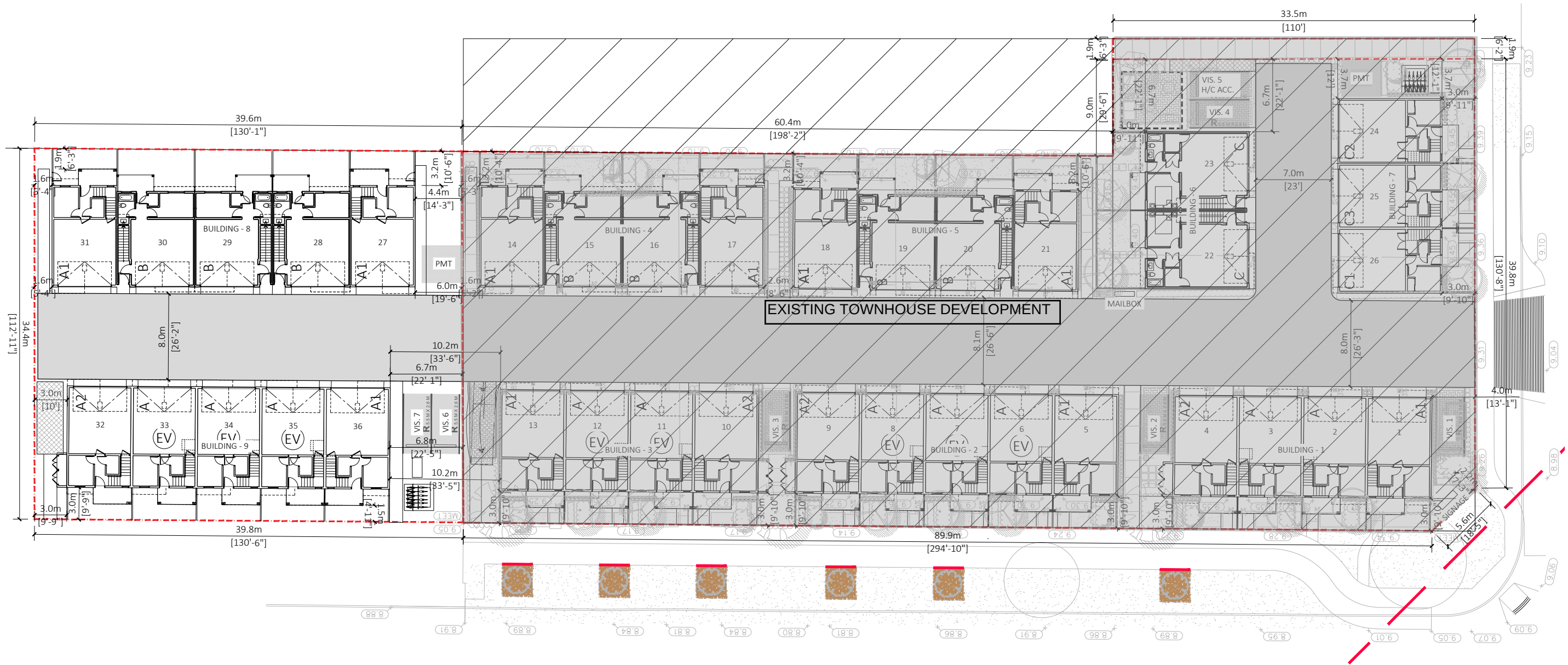
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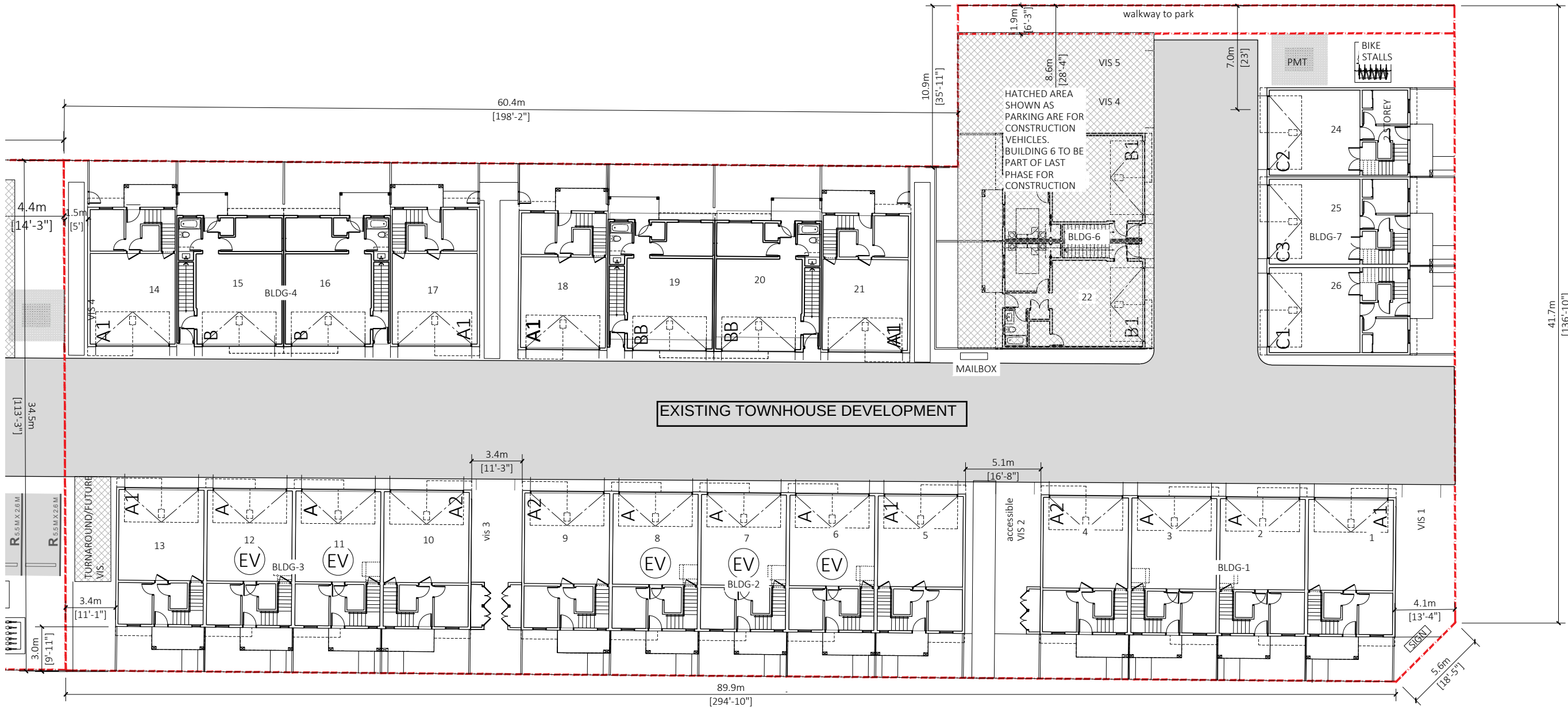
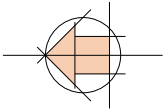
SITE CONTEXT



Existing Townhouse Development

1 SITE PLAN
1/32" = 1'

REV	DESCRIPTION	BY	DATE



1 SITE PLAN
n.t.s



FLAT1
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PROJECT INFO:
5080, 5096 208 St
City Of Langley BC

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

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CONST. PARKING

A.1.1a



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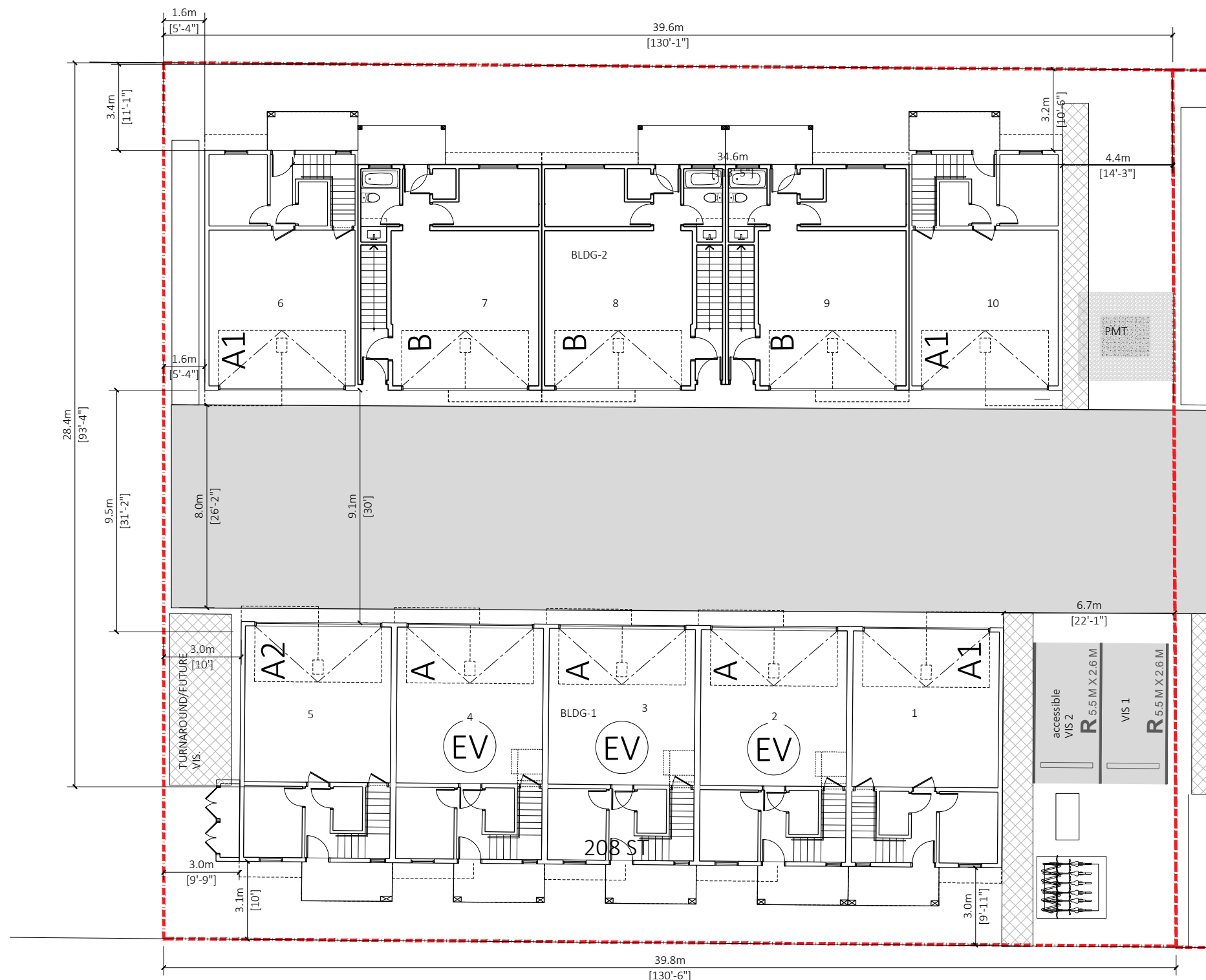
CLIENT: Jaspreet Dayal

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

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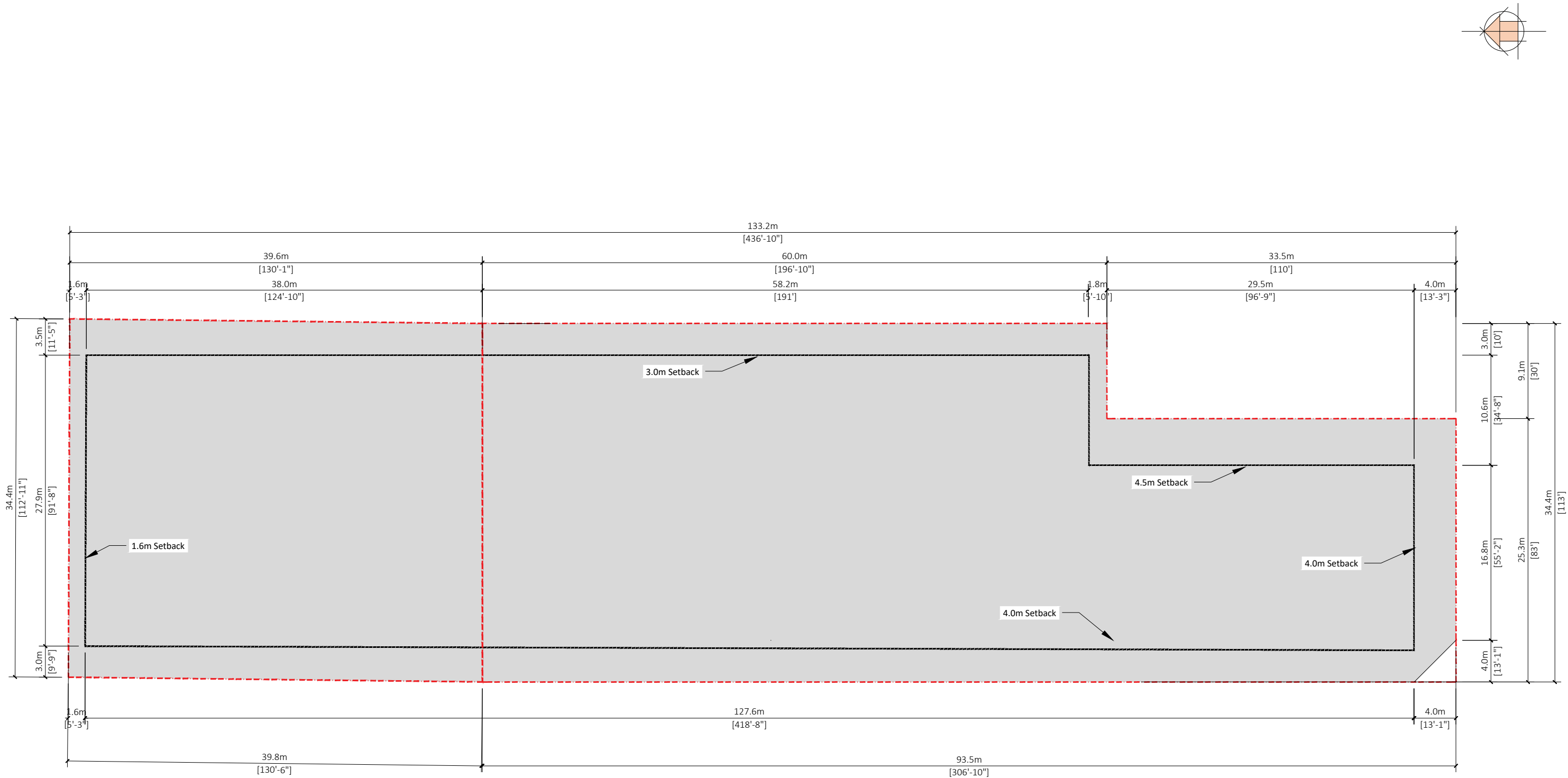
SITE PLAN

A.1.1



1 SITE PLAN

n.t.



1 BASE PLAN
1/32" = 1'

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SCALE: 1/8"=1'
DRAWN BY:
R.W

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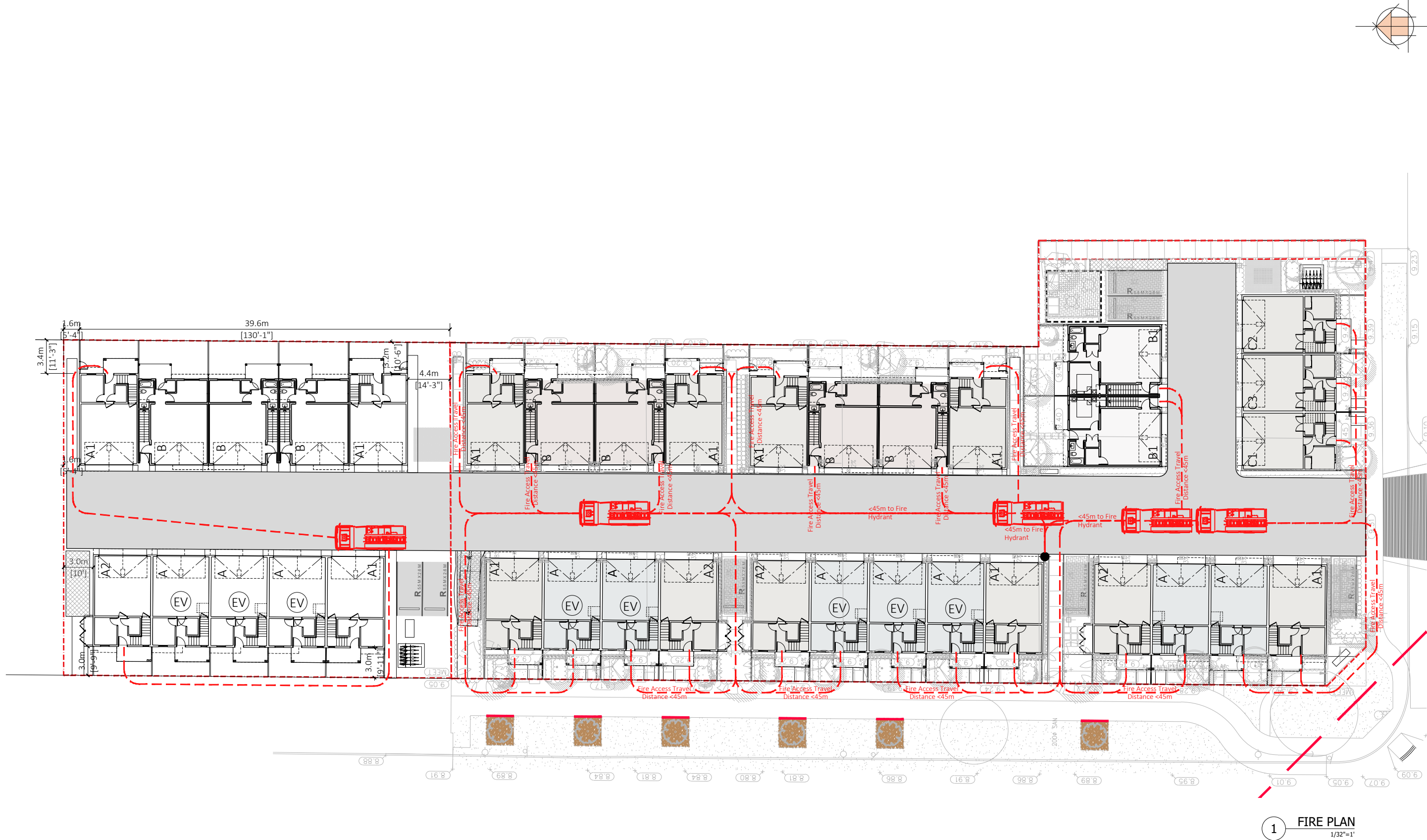
MATERIAL SHEET

A.1.4

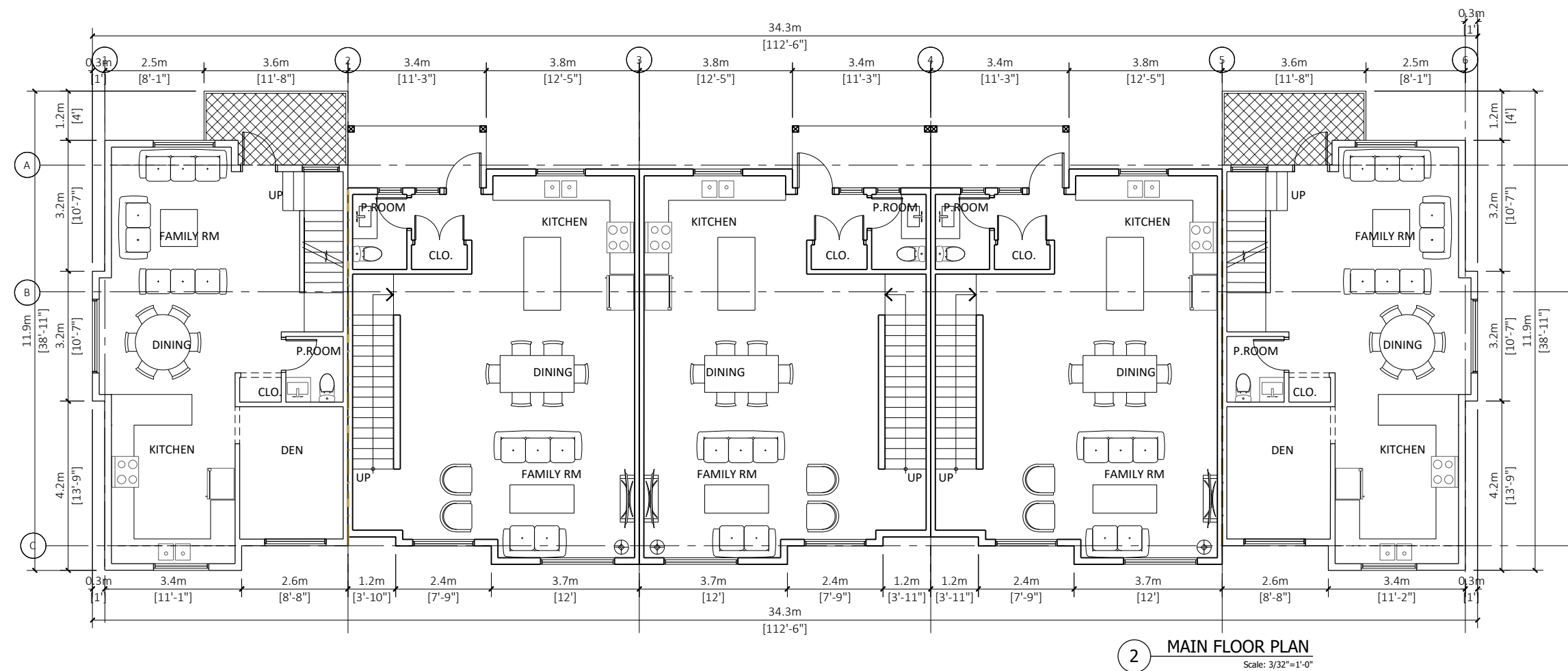
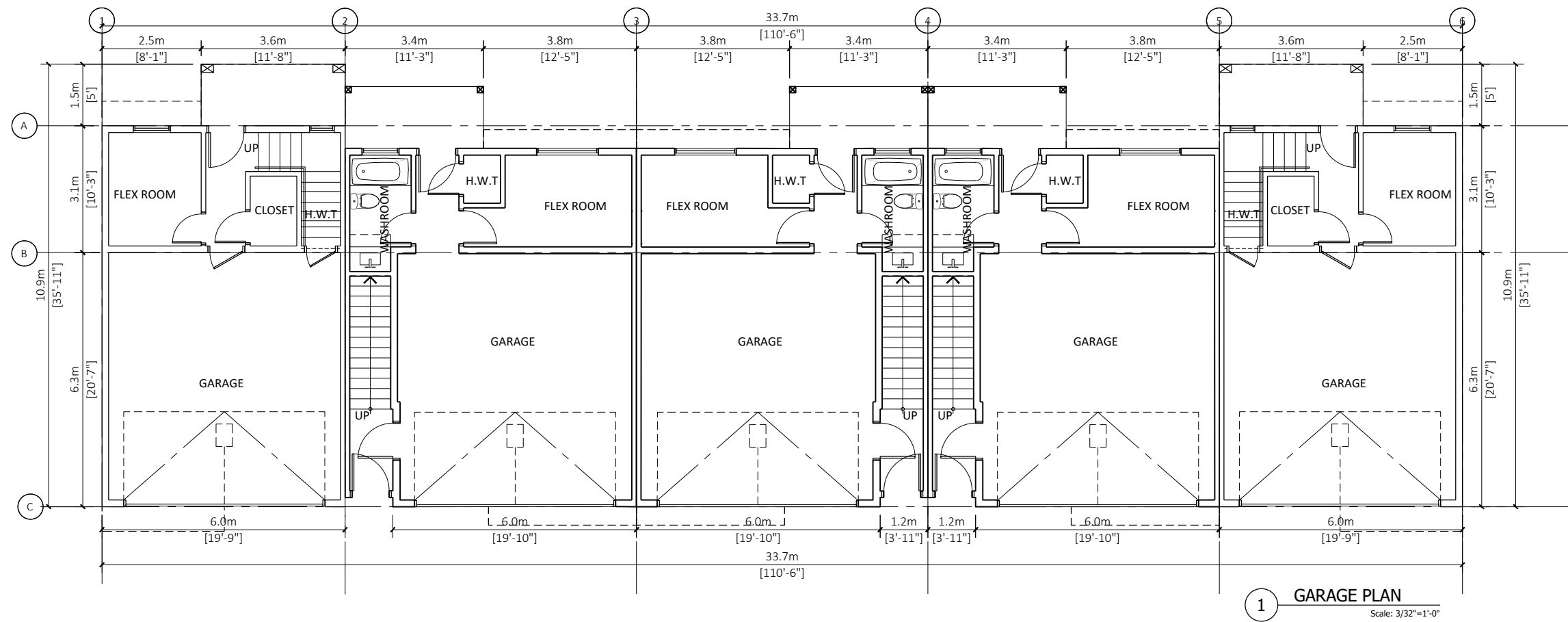
FINISH SCHEDULE

- 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





REV	DESCRIPTION	BY	DATE



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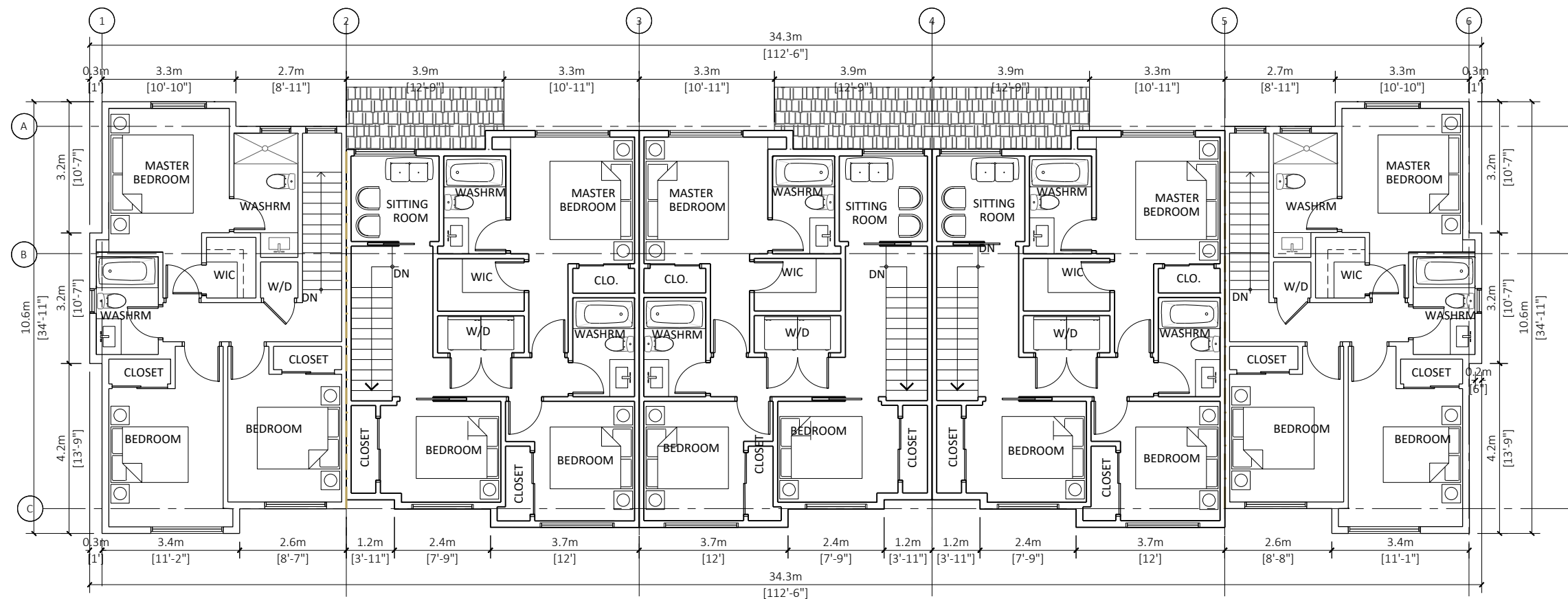
DATE
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SCALE: 3/32"=1' **DRAWN BY:** R.W

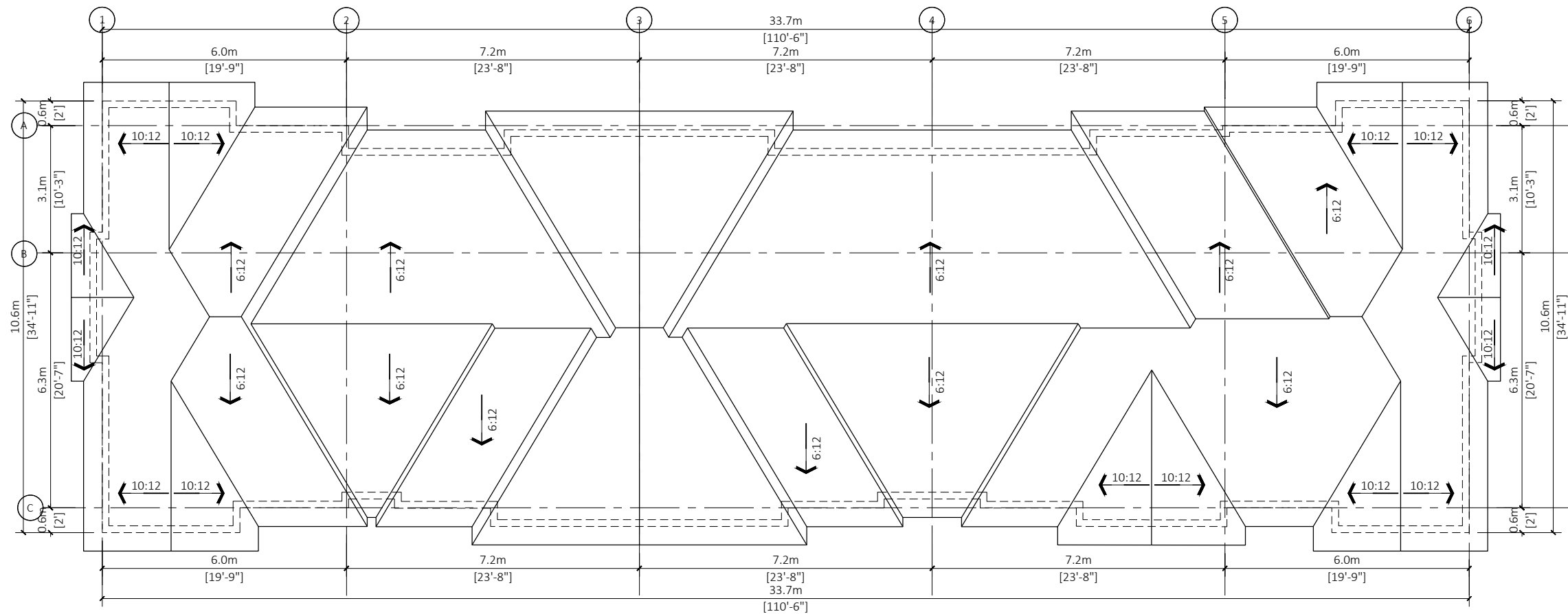
REV	DESCRIPTION	BY	DATE

BUILDING 8

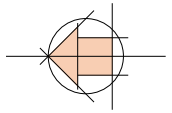
A.2.8 A



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



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



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

REV	DESCRIPTION	BY	DATE

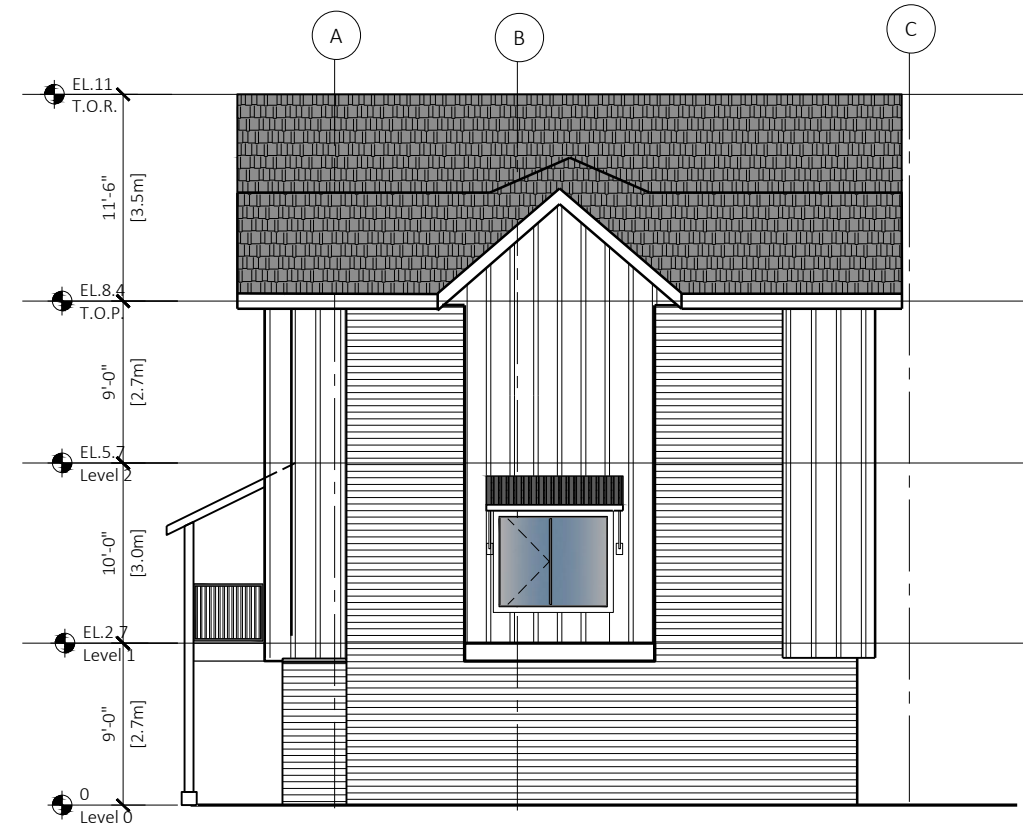
BUILDING 8

A.2.8 B



1 FRONT/EAST 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 : Chantily 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: 3/32"=1'-0"



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

REV	DESCRIPTION	BY	DATE

BUILDING - 8

ELEVATIONS

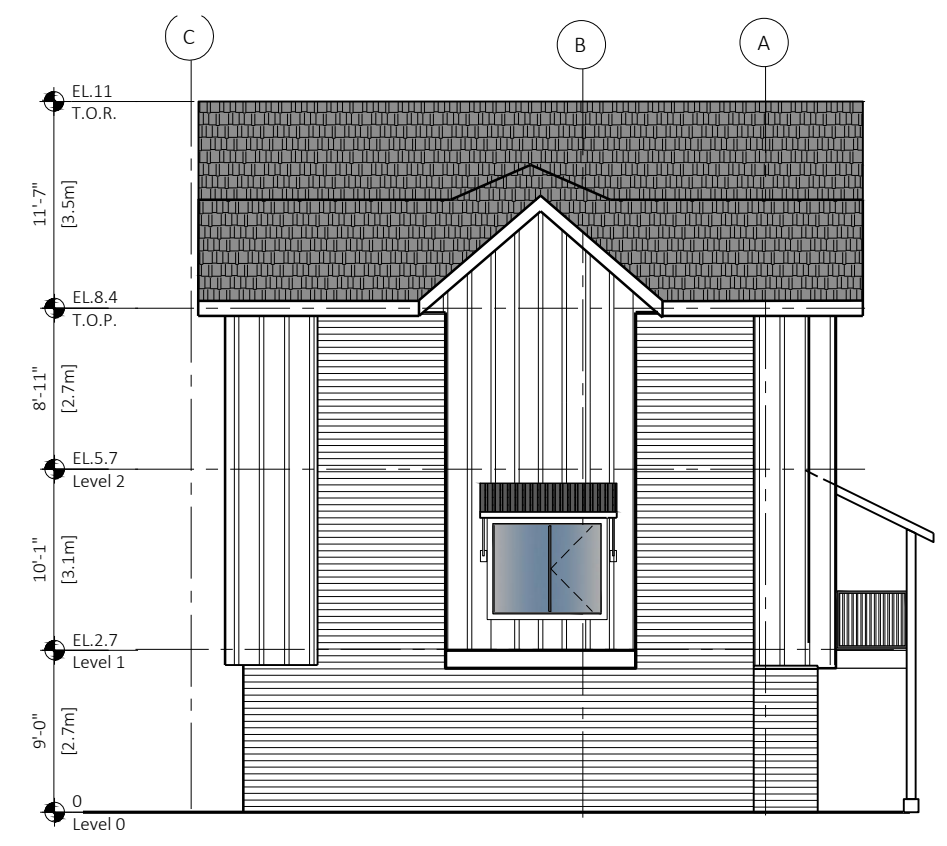
A.3.8A



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

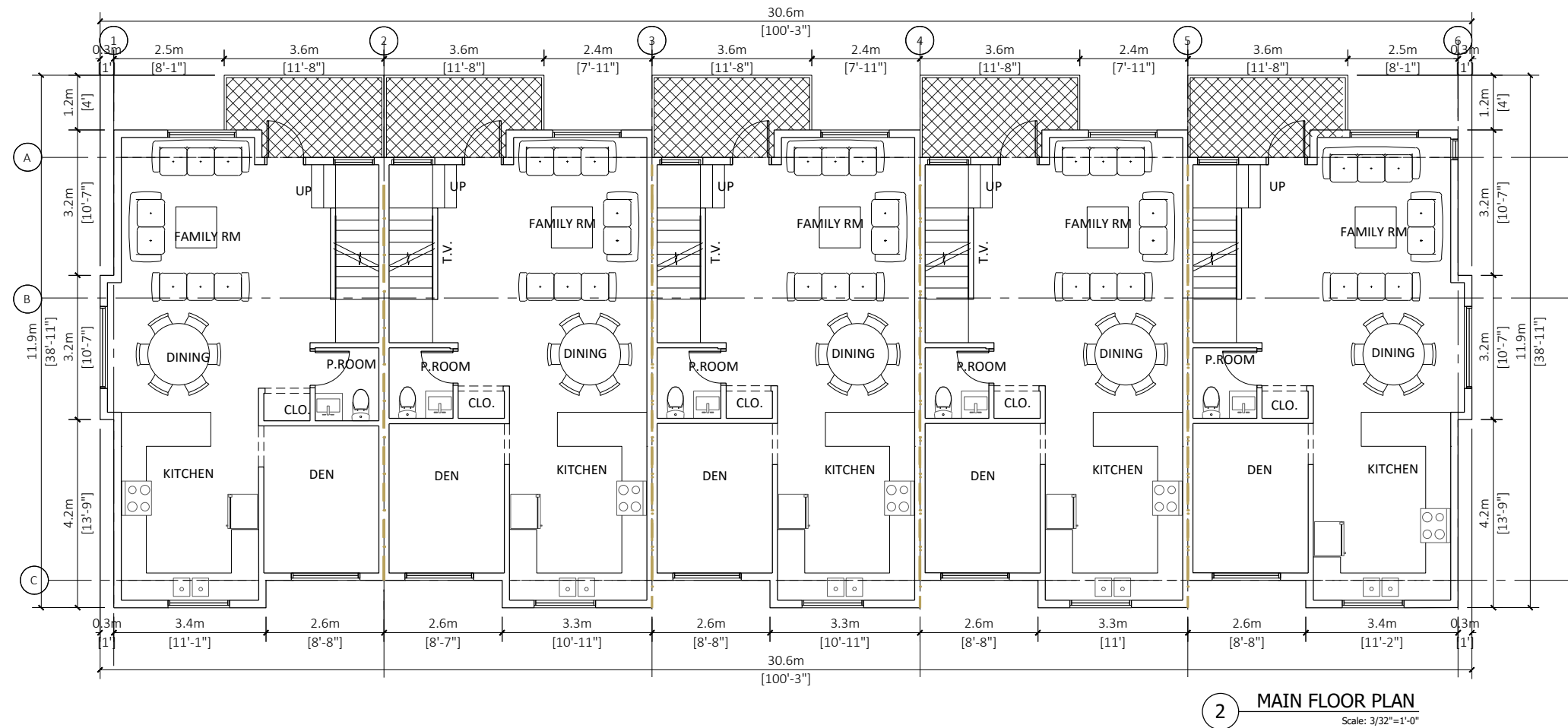
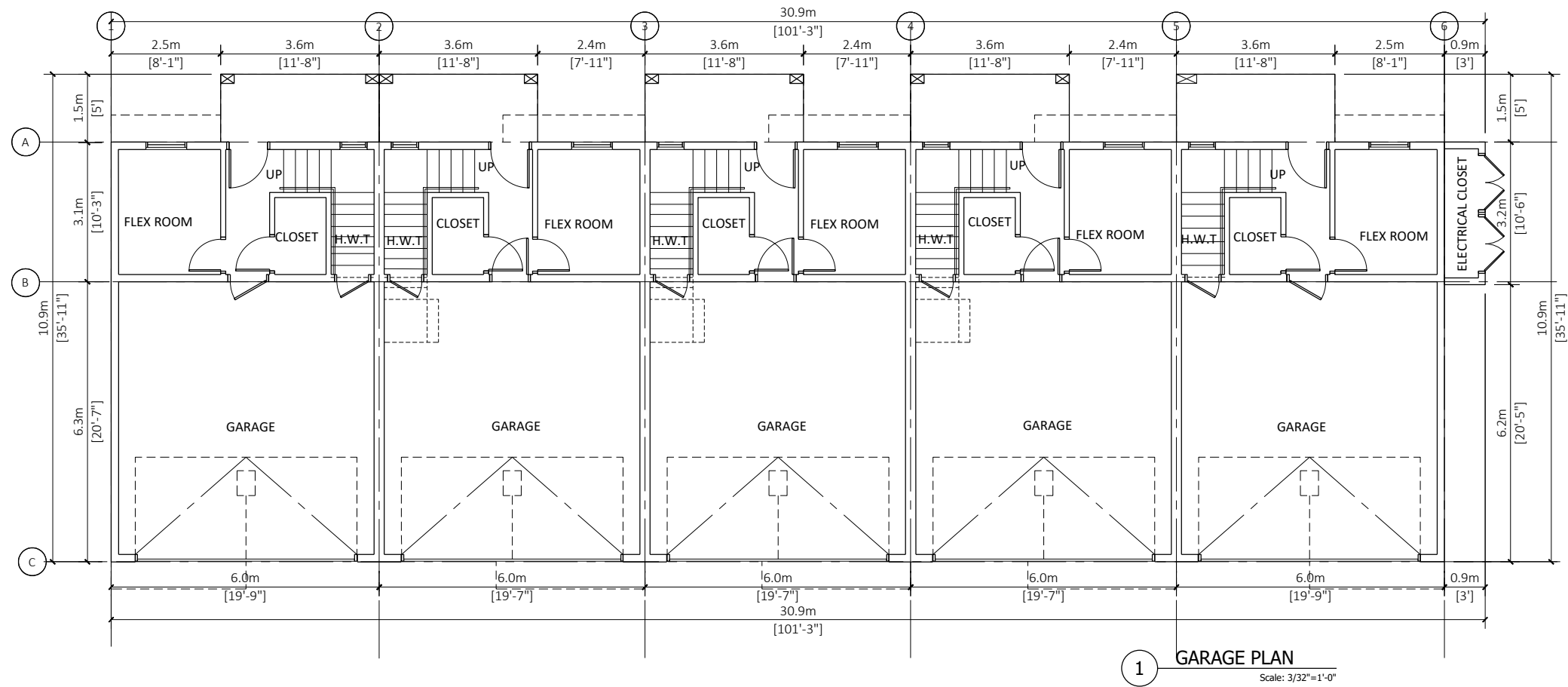
FINISH SCHEDULE

- | | |
|--|--|
| 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 : 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 |

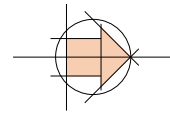
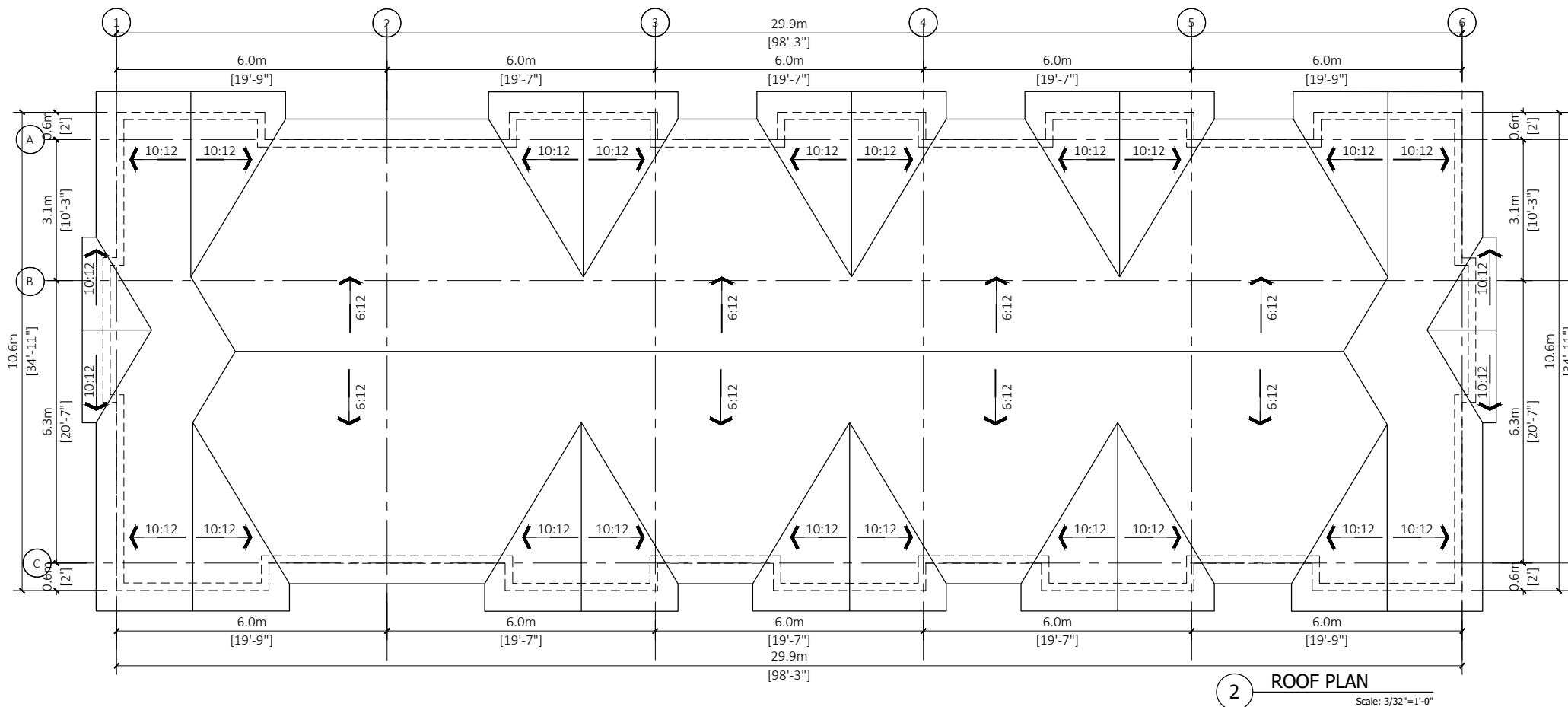
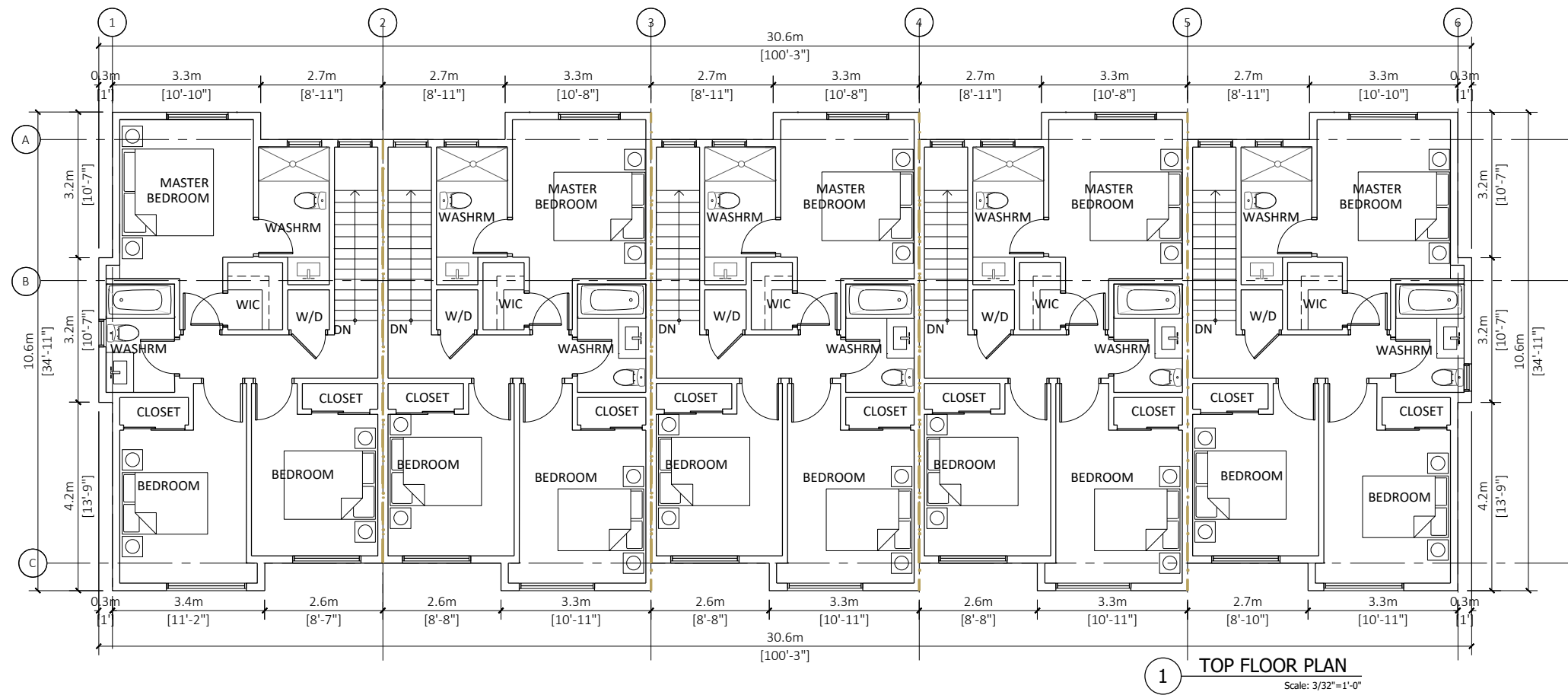


2 LEFT/SOUTH ELEVATION
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE



REV	DESCRIPTION	BY	DATE



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

REV	DESCRIPTION	BY	DATE

BUILDING 9

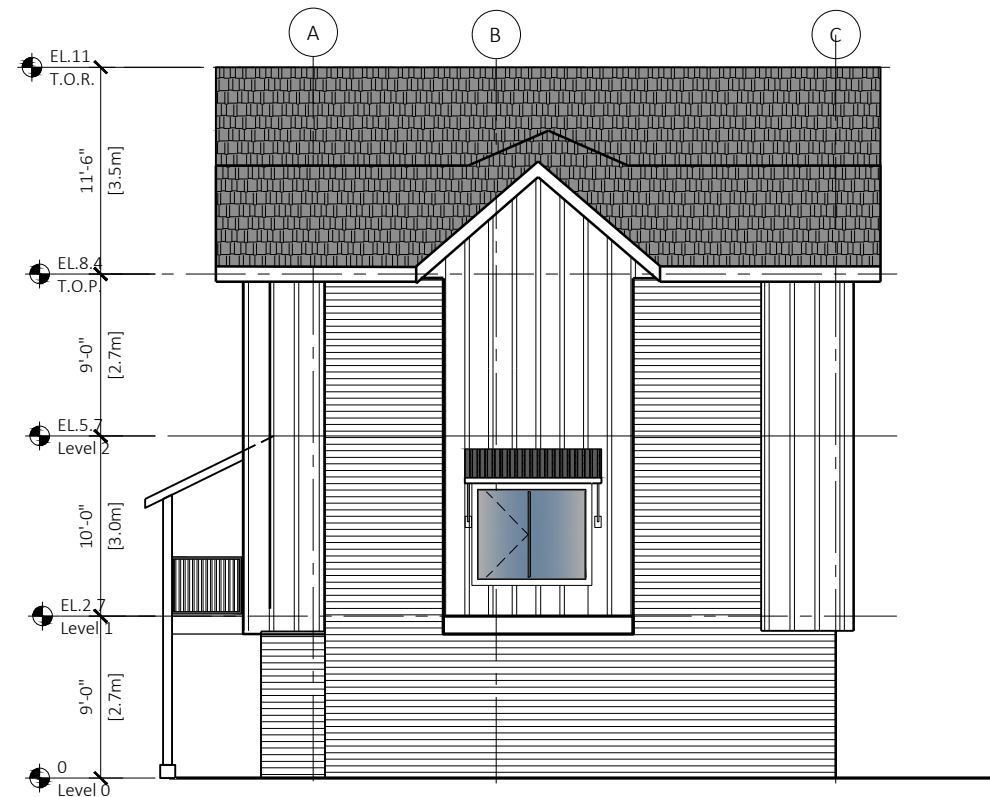
A.2.9 B



1 FRONT/WEST 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 : Chantily 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/SOUTH ELEVATION
Scale: 3/32"=1'-0"



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

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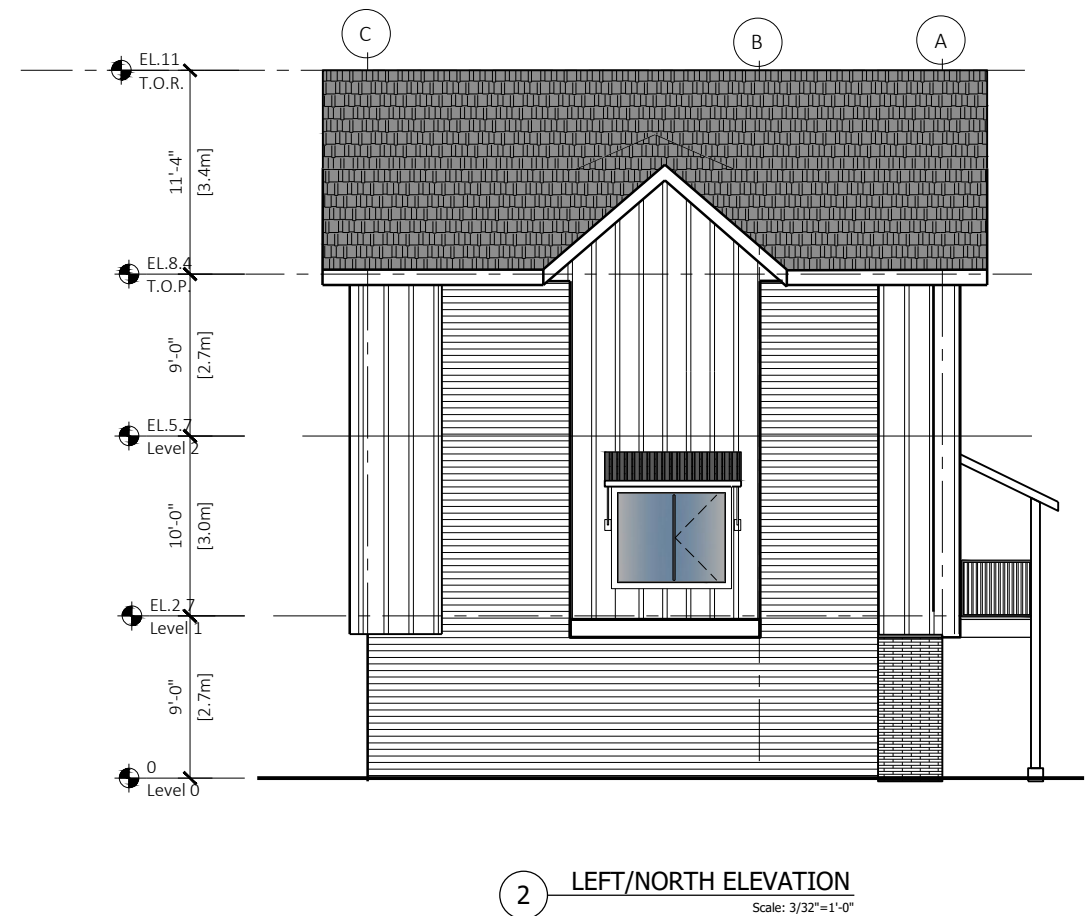
BUILDING - 9

ELEVATIONS

A.3.9A



FINISH SCHEDULE			
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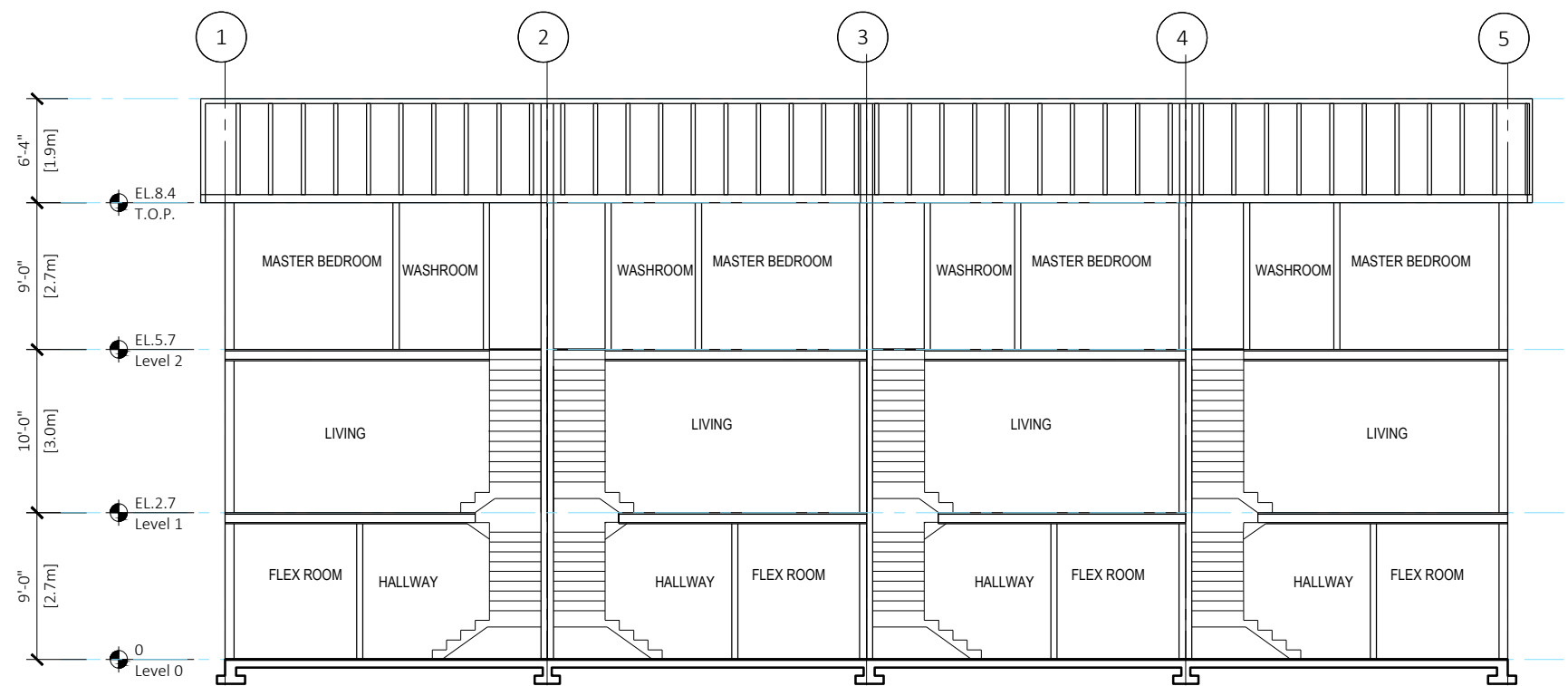
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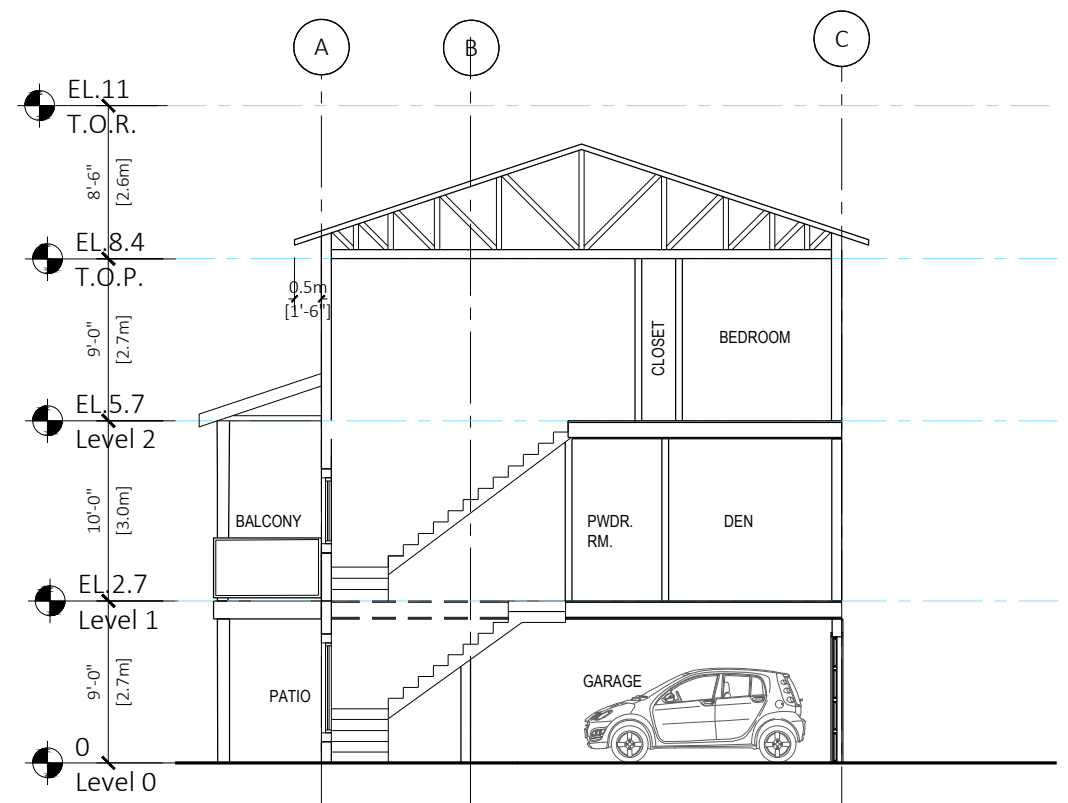
BUILDING - 9

ELEVATIONS

A.3.9B



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



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



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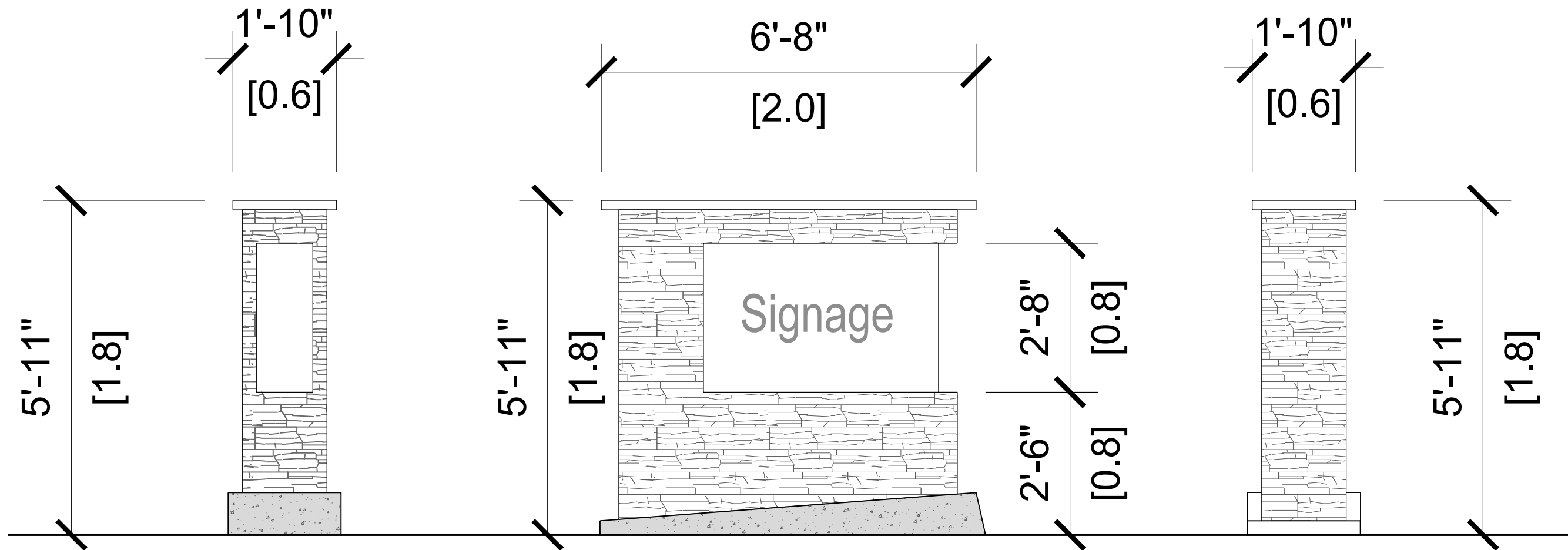
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REV	DESCRIPTION	BY	DATE

TYP.
SECTION(S)

A.4.1



1 SITE SIGNAGE
1/2"=1'

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1/2"=1'
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REV	DESCRIPTION	BY	DATE

SITE SIGNAGE