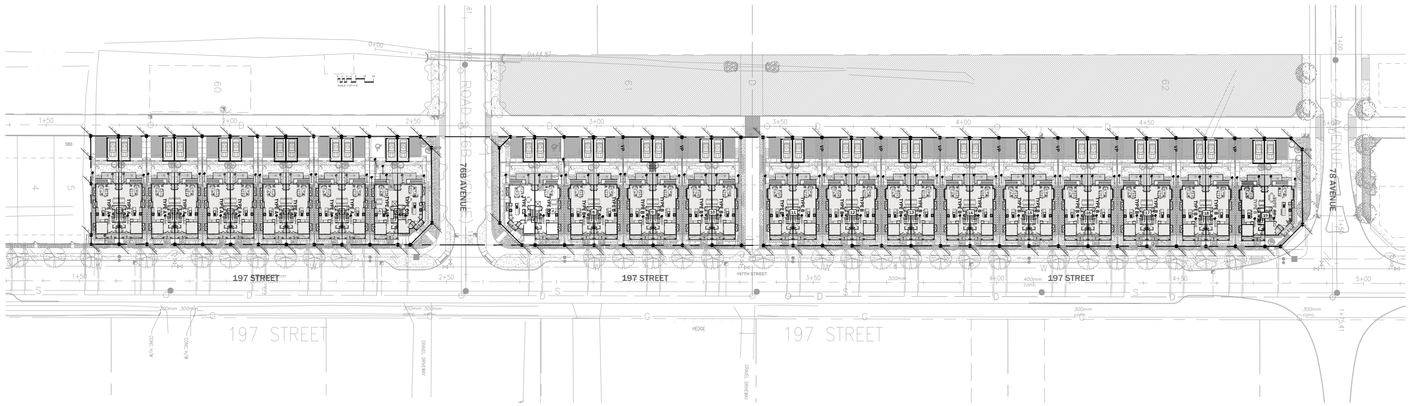


1 SITE PLAN
Scale: 1/64"=1'-0"

PROJECT STATISTICS:

CIVIC ADDRESS:
76 Avenue & 197 Street .
Langley, BC

ZONING INFORMATION:
ZONE: R-CL(SD)

LOT AREA:
GROSS SITE AREA = 104613.04 SFT (9718.8 SMT) = 2.4 Ac. (0.97 Ha)

BUILDING HEIGHT:

ALLOWABLE	:	9.0 m
PROPOSED	:	9.0 m

PARKING:
RESIDENTIAL:

REQUIRED	:	2.0 STALLS PER UNIT
PROPOSED	:	2.0 STALLS PER UNIT
		76.0 STALLS

VISITOR PARKING	:	1.0 STALLS PER 5 UNIT
REQUIRED	:	8.0 STALLS
PROPOSED	:	10.0 STALLS

SETBACKS:

		PERMITTED	PROPOSED
FRONT LOT LINE	:	2.5 M	2.74 M
REAR LOT LINE	:	13.0 M	13.0 M
SIDE LOT LINE	:	1.2 M	1.2 M
CORNER LINE	:	2.5 M	2.53 M

TYPE	NUMBER OF UNITS	AREA	GARAGE	TOTAL AREA
UNIT -A	10	939sqft	219sqft	11580sqft
UNIT-B	23	959sqft	219sqft	27094sqft
UNIT-C1	1	922sqft	219sqft	1141.0sqft
UNIT-C2	1	966sqft	219sqft	1185sqft
UNIT-C3	1	1016sqft	219sqft	1235sqft
UNIT-A1	1	939sqft	219sqft	1158sqft
UNIT-B1	1	959sqft	219sqft	1178sqft
TOTAL UNITS	38			42235.0sqft

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Surrey BC. V3X 1G1
www.flatarchitecture.ca
jaswinder@flatarchitecture.ca
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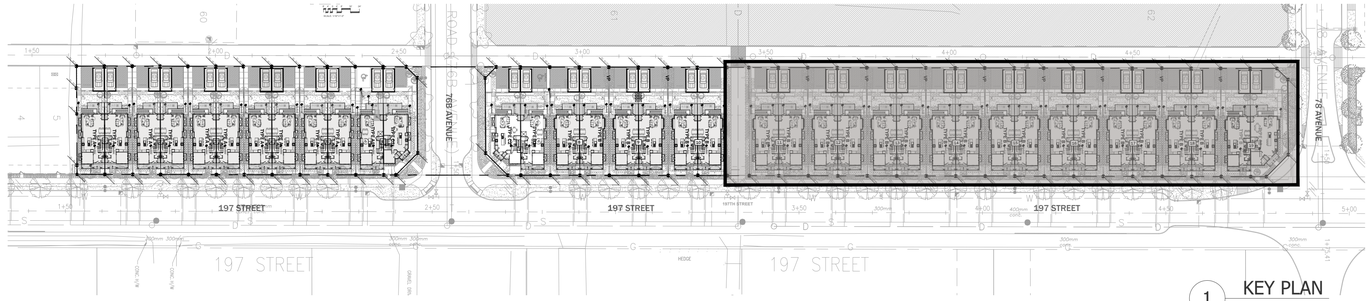
CLIENT :
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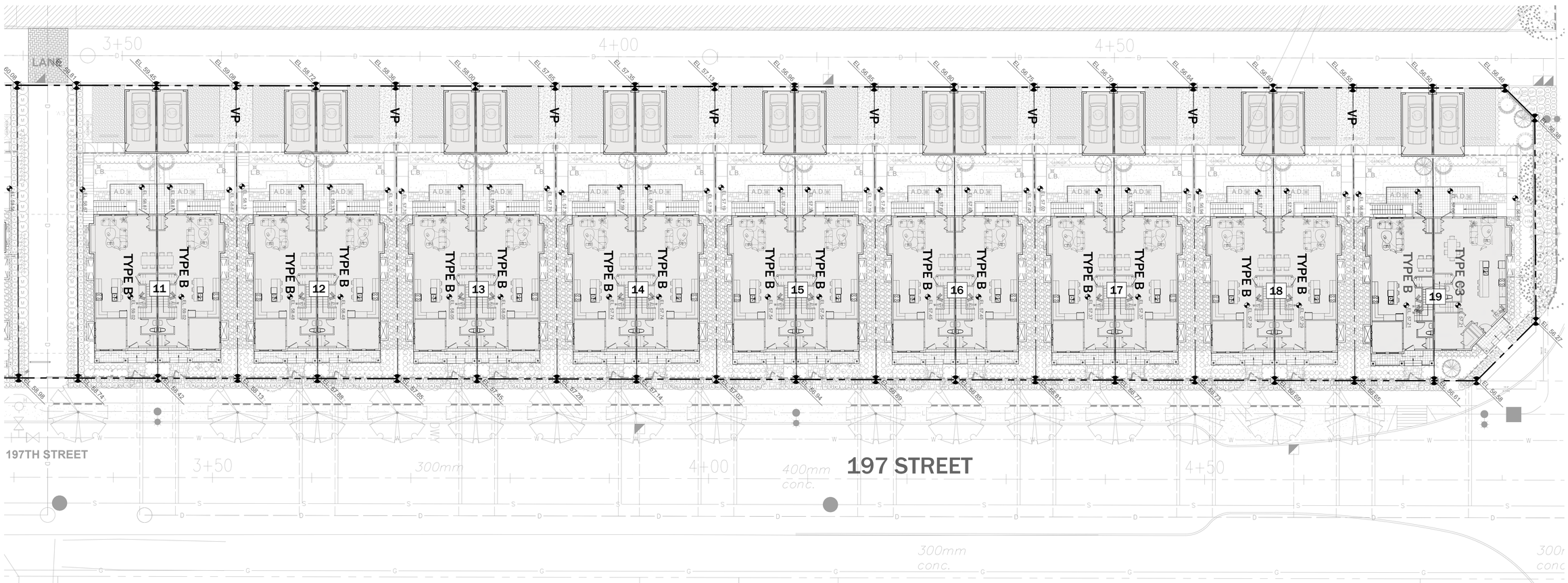
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SITE PLAN
UNIT A

A-1.0



1 KEY PLAN
Scale: 1/64"=1'-0"



1 SITE PLAN
Scale: 1/64"=1'-0"

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SITE PLAN UNIT A

A-1.1

1 KEY PLAN
Scale: 1/64"=1'-0"

1 SITE PLAN
Scale: 1/64"=1'-0"

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SITE PLAN
UNIT A

A-1.2

1 KEY PLAN
Scale: 1/64"=1'-0"

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

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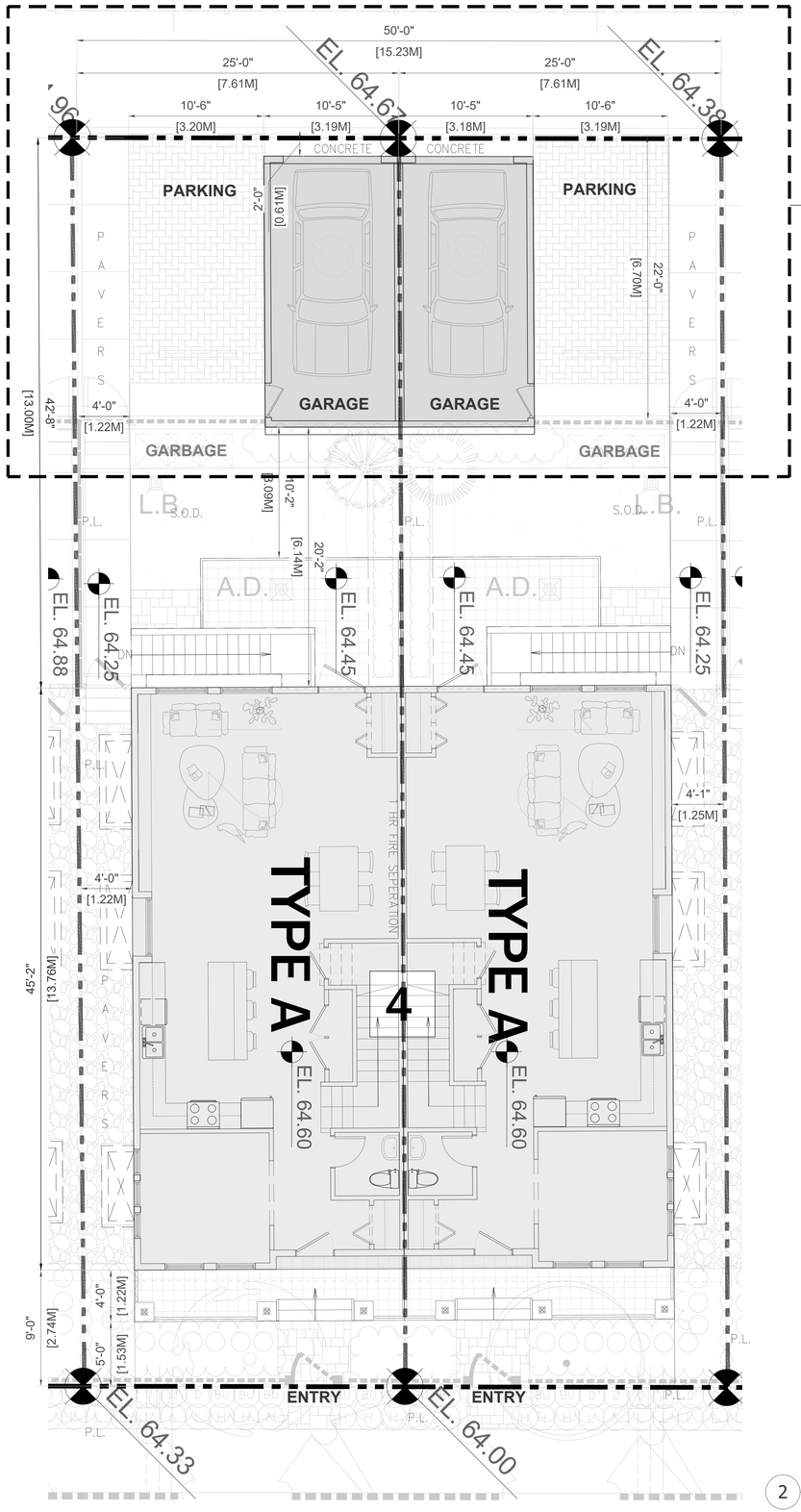
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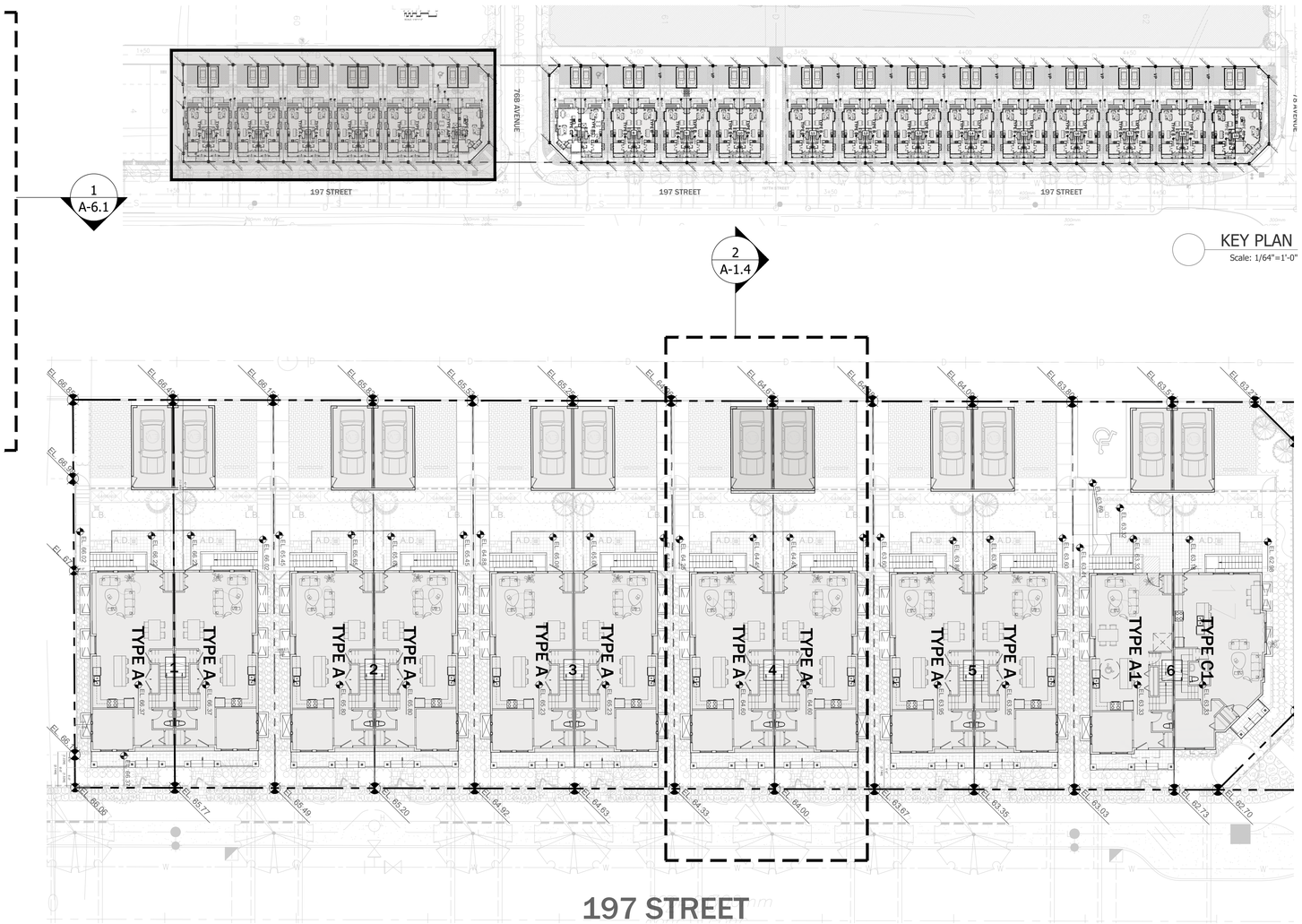
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SITE PLAN DETAIL

A-1.3



2 LOT SITE PLAN
Scale: 3/16"=1'-0"



KEY PLAN
Scale: 1/64"=1'-0"

1 DUPLEX 1-6 SITE PLAN
Scale: 1/16"=1'-0"

ZONING : R-CL(SD)

NO. OF DUPLEX LOTS : 19

SETBACKS:

		PERMITTED	PROPOSED
FRONT LOT LINE	:	2.5 M	2.74 M
REAR LOT LINE	:	13.0 M	13.0 M
SIDE LOT LINE	:	1.2 M	1.2 M
CORNER LINE	:	2.5 M	2.53 M

LOT COVERAGE

PERMITTED : 55%

DUPLEX	NO OF LOTS	AREA	GARAGE	TOTAL AREA	LOT AREA	PROPOSED
1-5	5	1878.0sqft	219sqft	2097sqft	4826sqft	43.5%
6	1	1821.7sqft	219sqft	2041sqft	5186sqft	39.4%
7	1	1882.5sqft	219sqft	2102sqft	5414sqft	38.8%
8-18	11	1918.0sqft	219sqft	2137sqft	5110sqft	41.8%
19	1	1943.0sqft	219sqft	2162sqft	5577sqft	38.8%
TOTAL	19					

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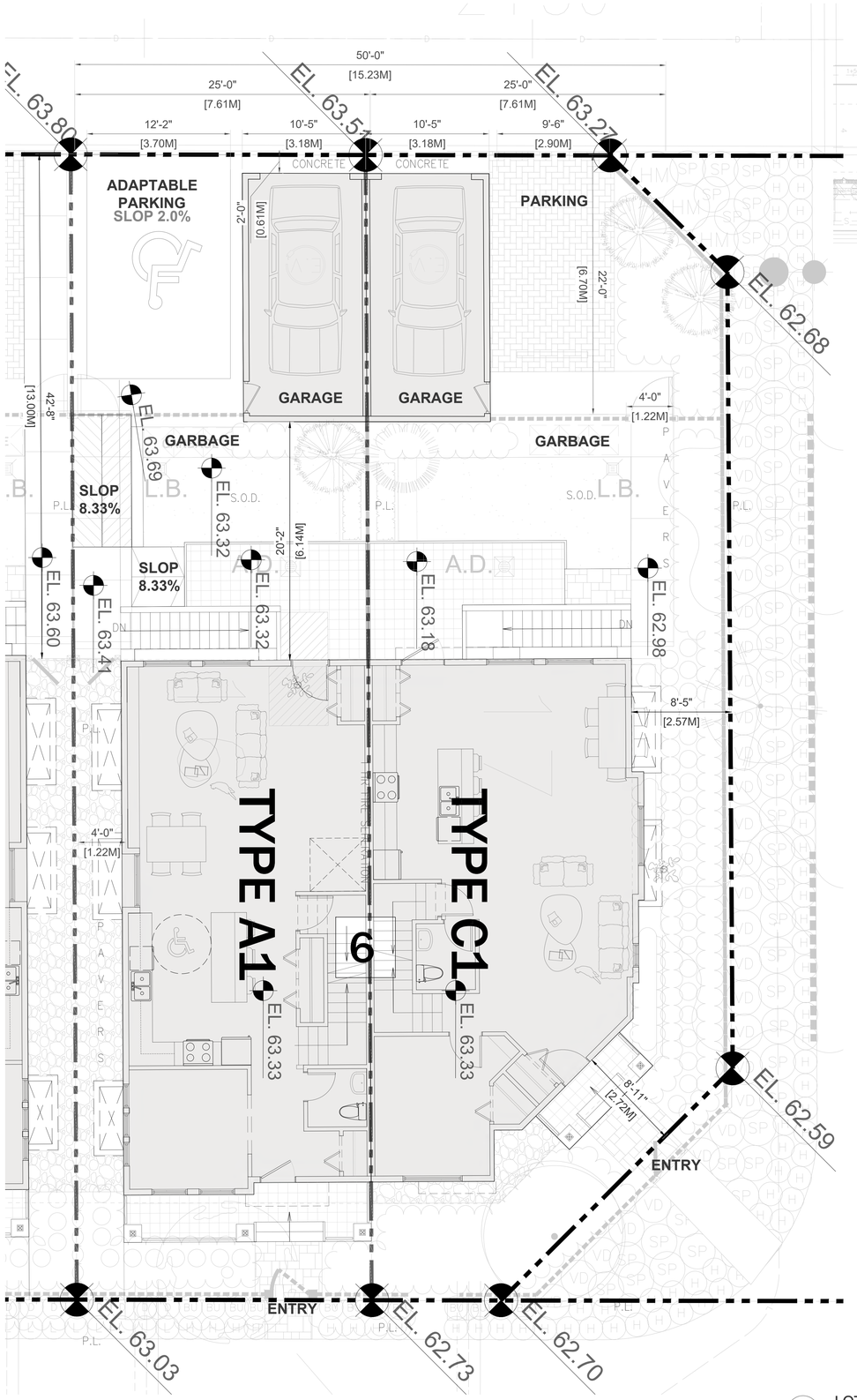
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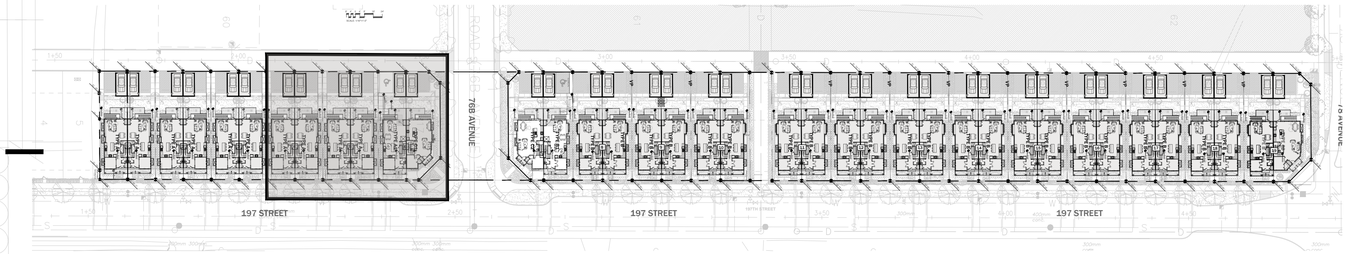
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SITE PLAN DETAIL

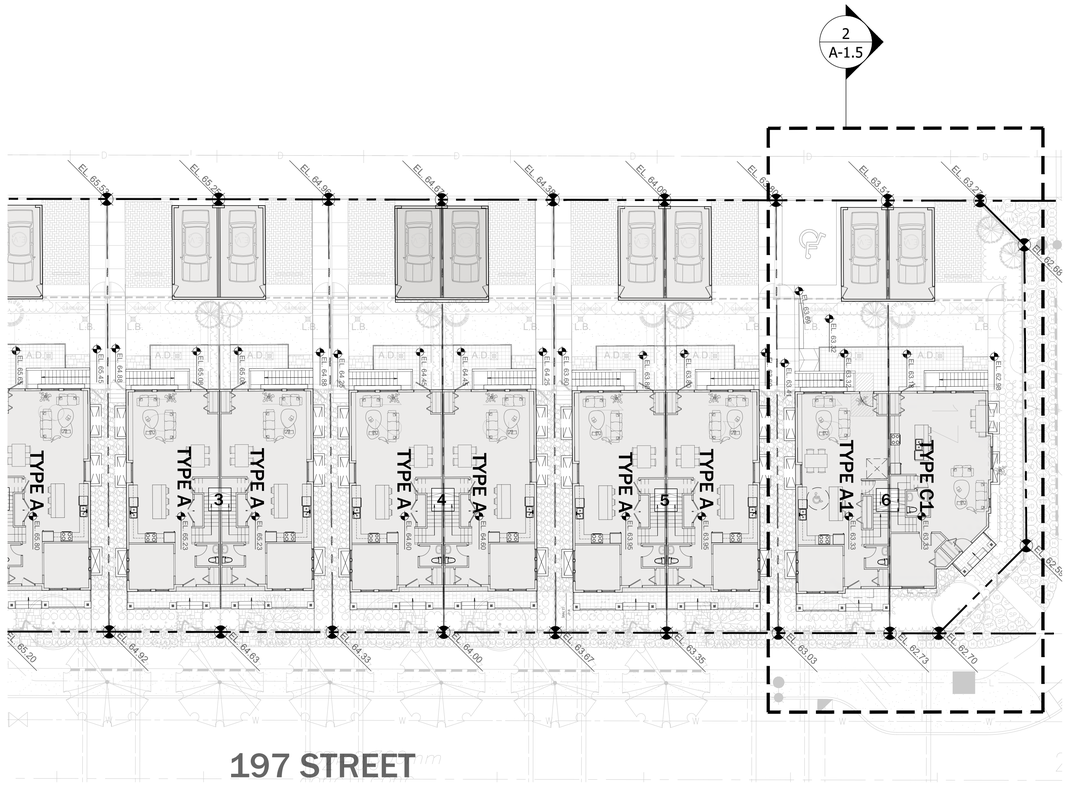
A-1.4



2 LOT SITE PLAN
Scale: 3/16"=1'-0"



KEY PLAN
Scale: 1/64"=1'-0"



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

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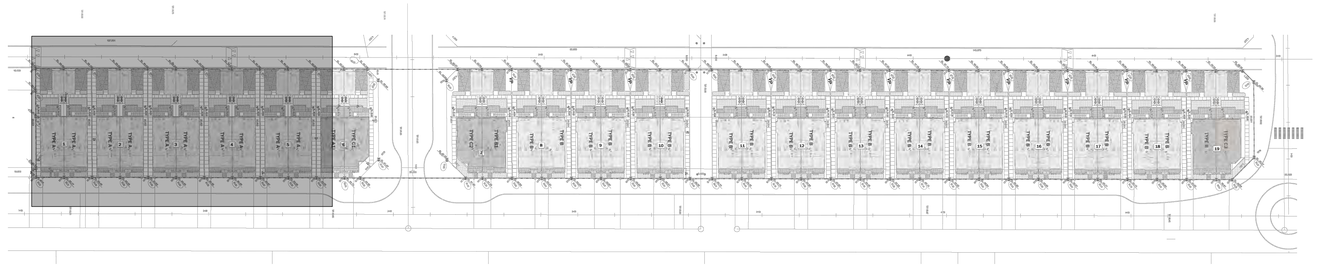
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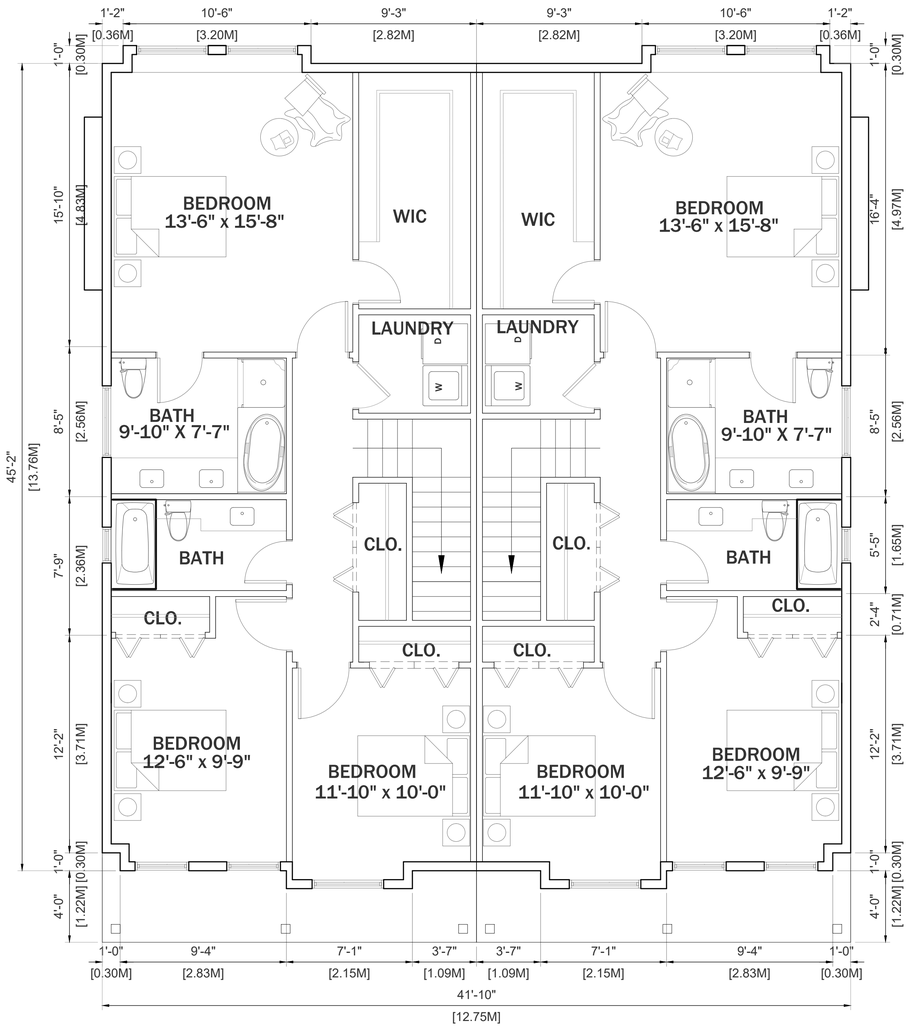
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SITE PLAN DETIAL 2

A-1.5



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



3 SECOND FLOOR PLAN
Scale: 1/4"=1'-0"

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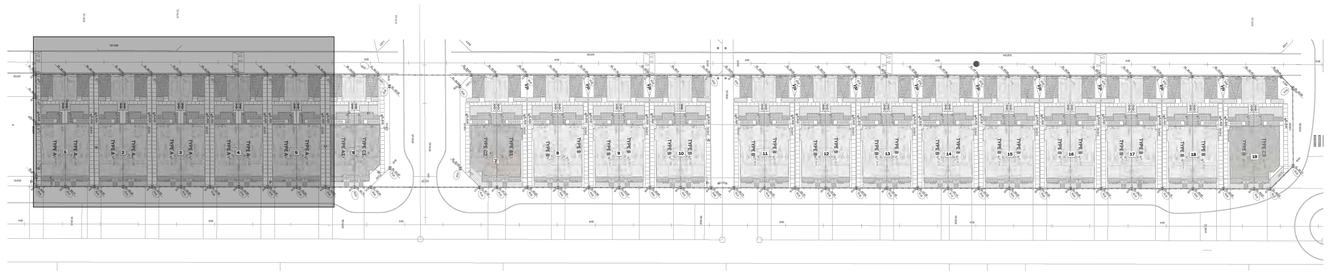
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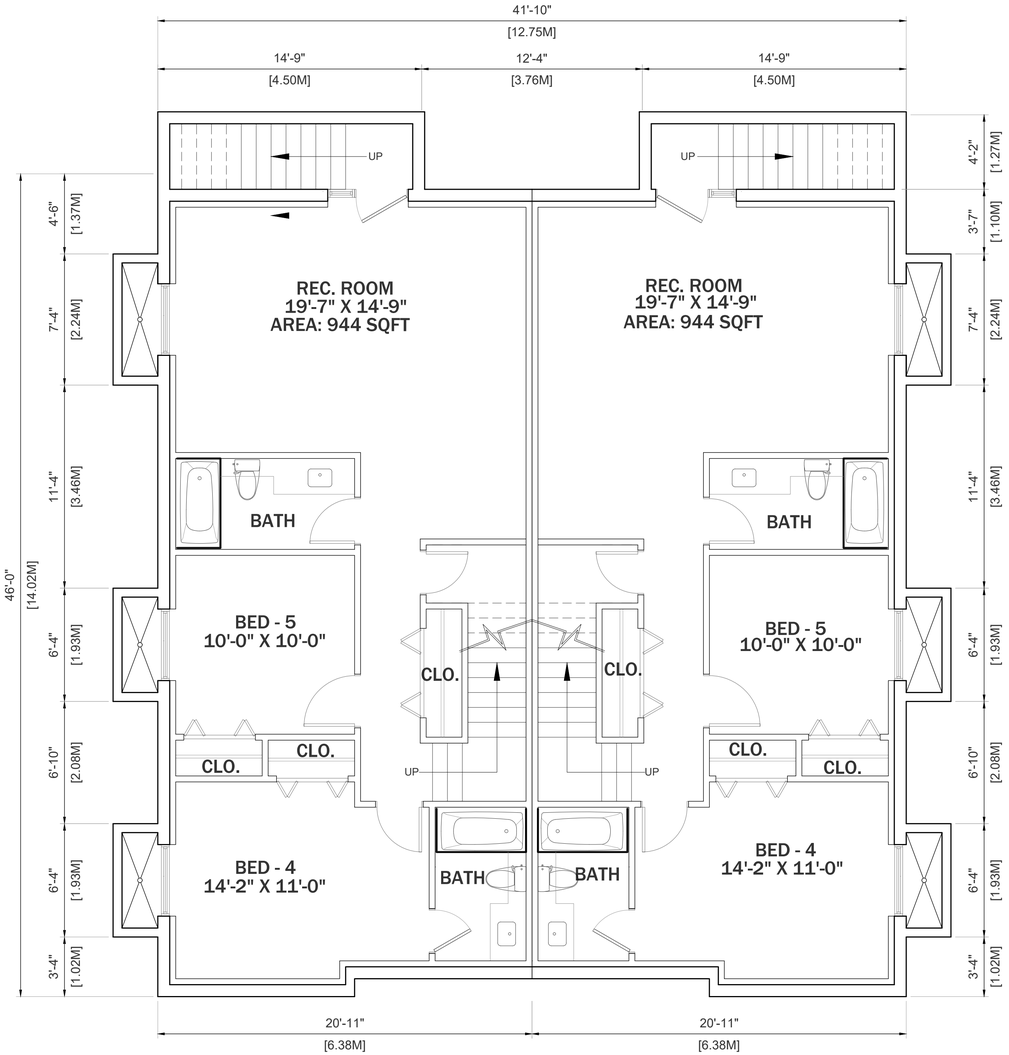
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LAYOUT PLANS UNIT-A

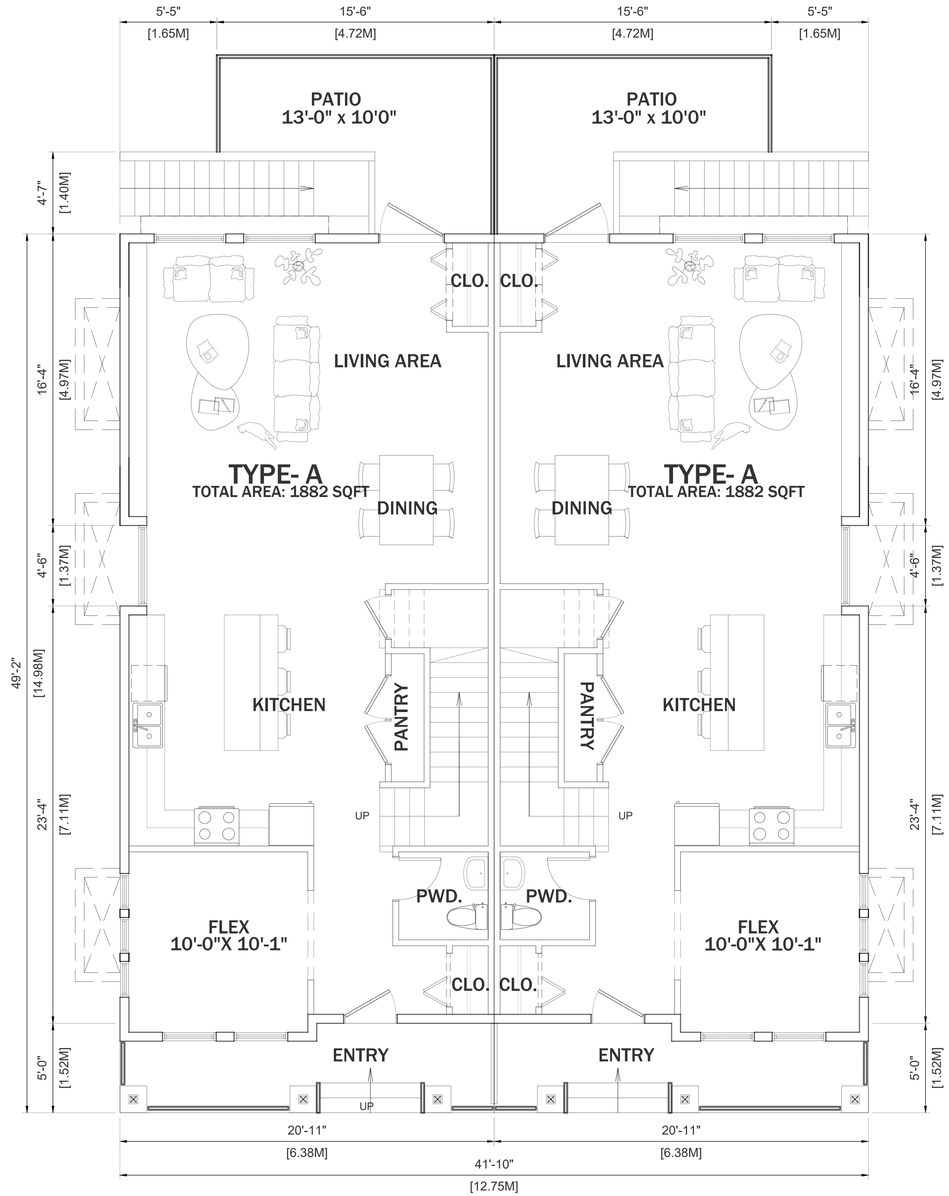
A-2.1.1



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



1 BASEMENT PLAN
Scale: 1/4"=1'-0"



2 MAIN FLOOR PLAN
Scale: 1/4"=1'-0"

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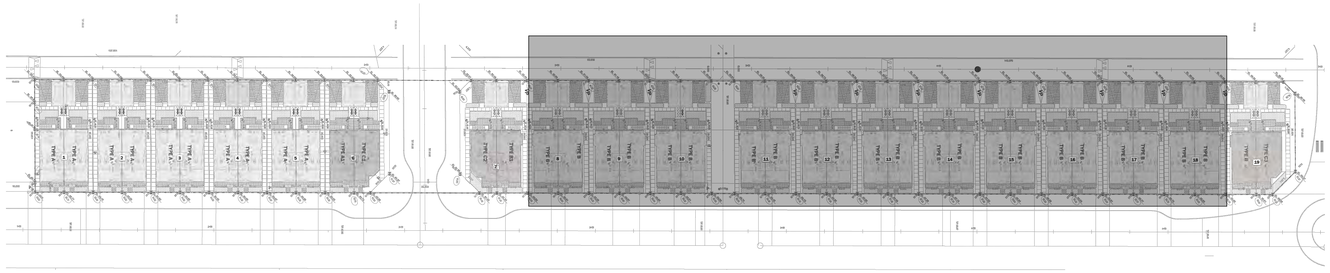
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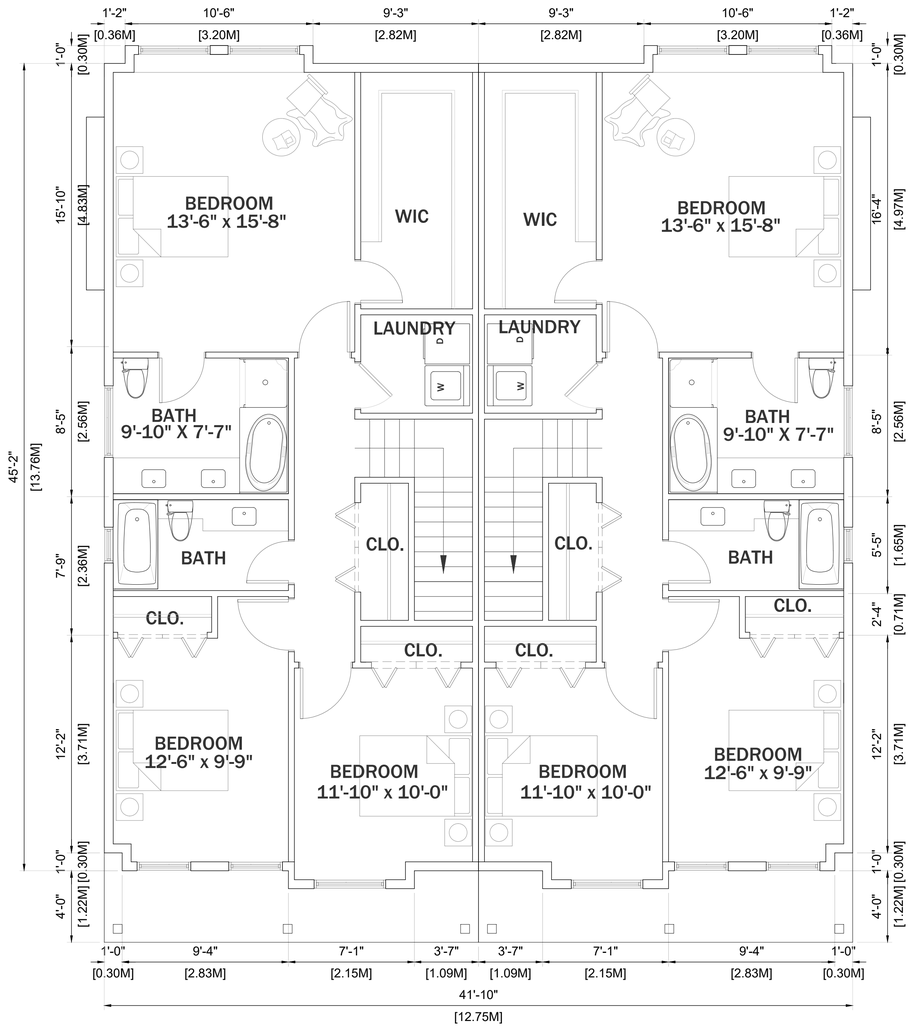
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LAYOUT PLANS UNIT-A

A-2.1



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



3 SECOND FLOOR PLAN
Scale: 1/4"=1'-0"

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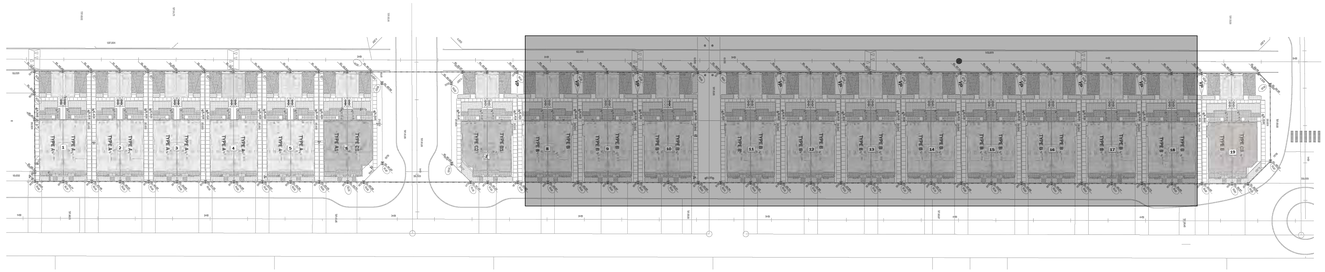
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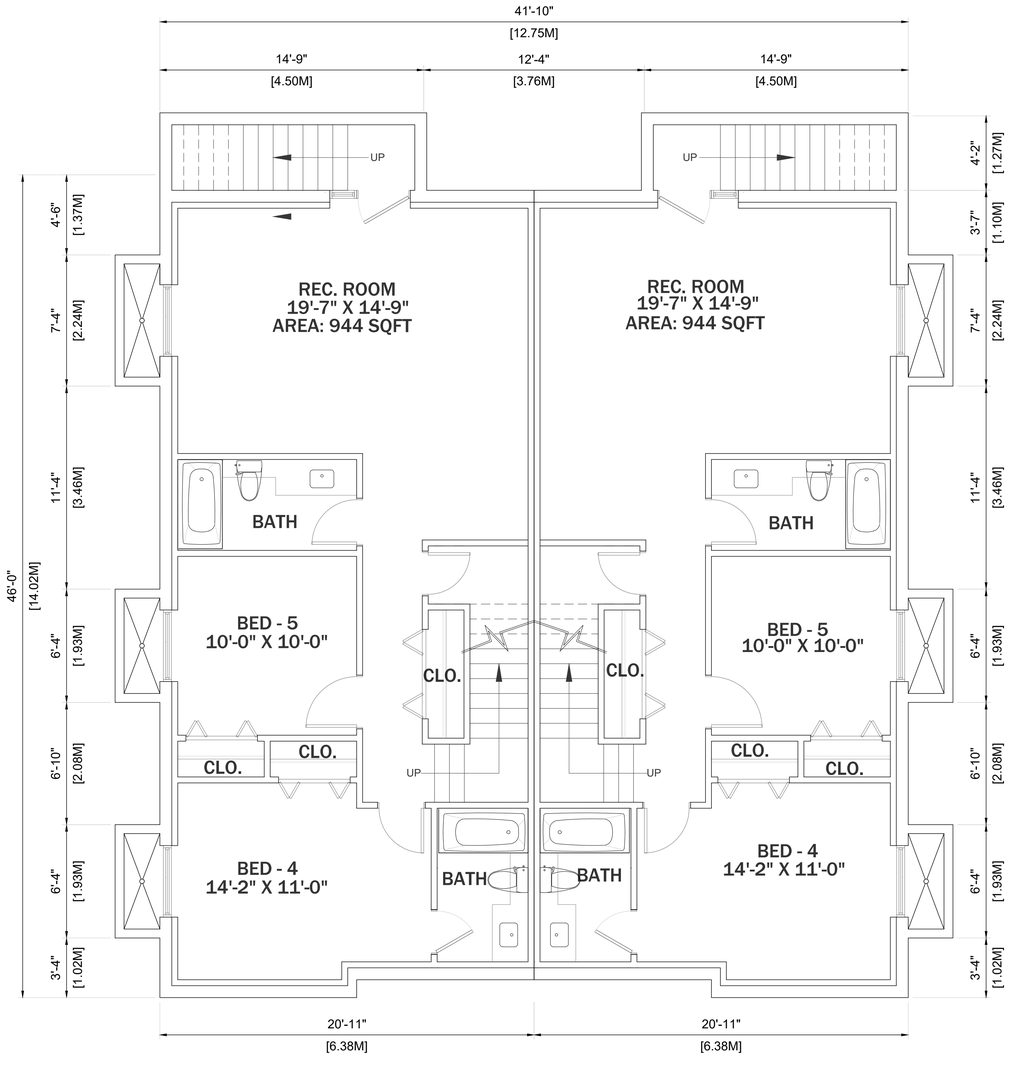
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LAYOUT PLANS
UNIT-B

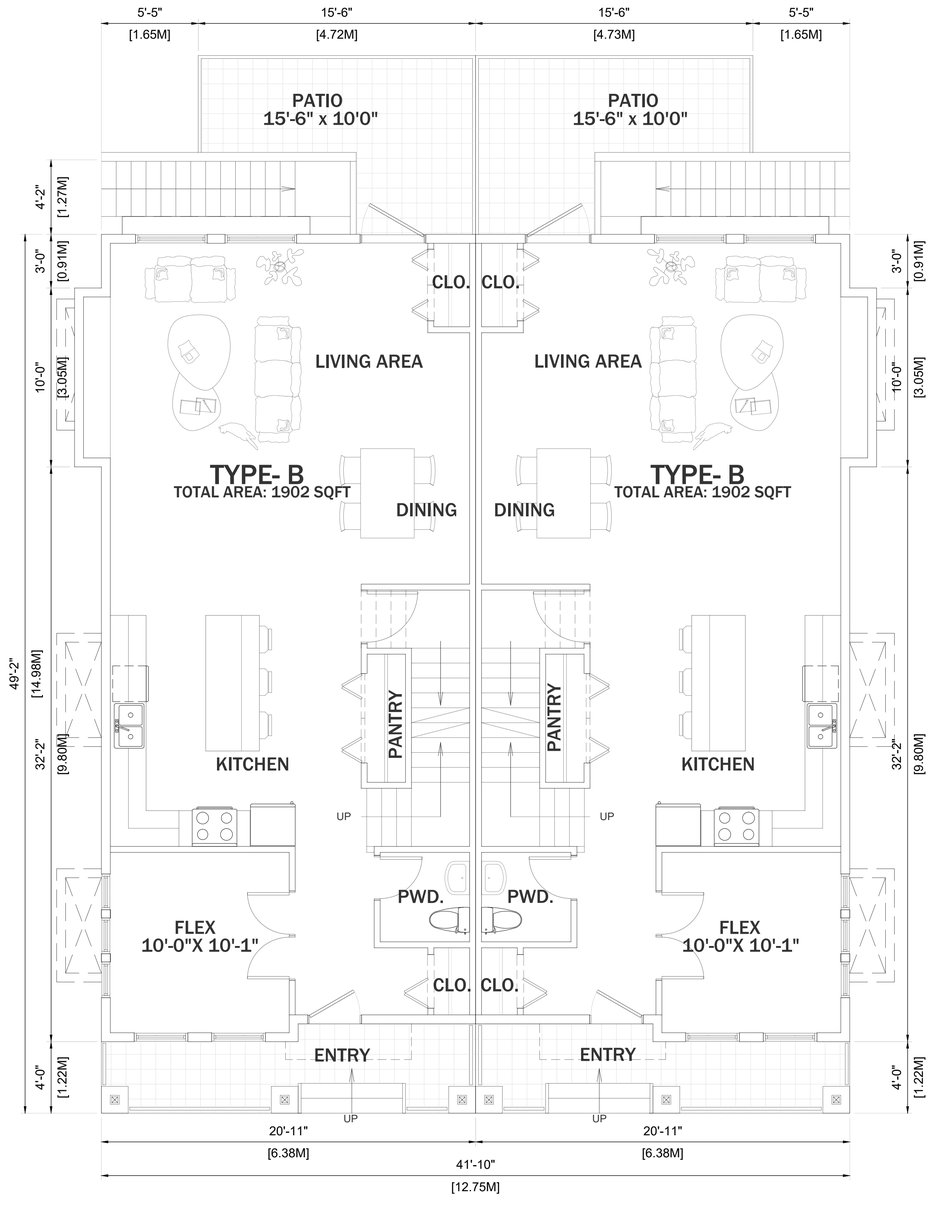
A-2.2.1



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



1 BASEMENT PLAN
Scale: 1/4"=1'-0"



2 MAIN FLOOR PLAN
Scale: 1/4"=1'-0"

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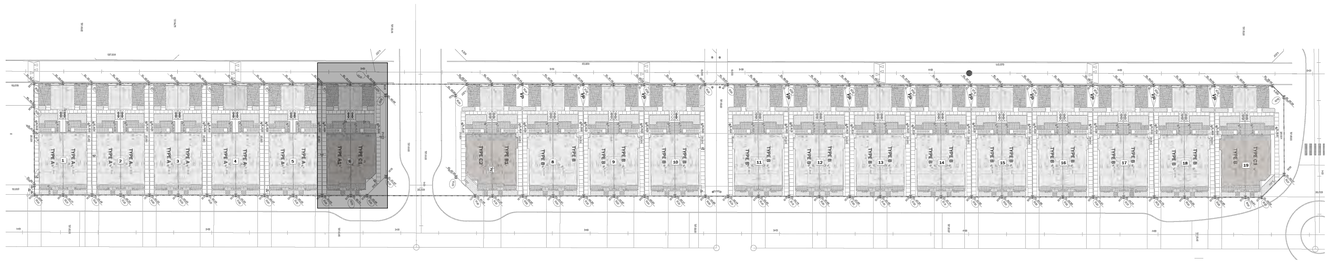
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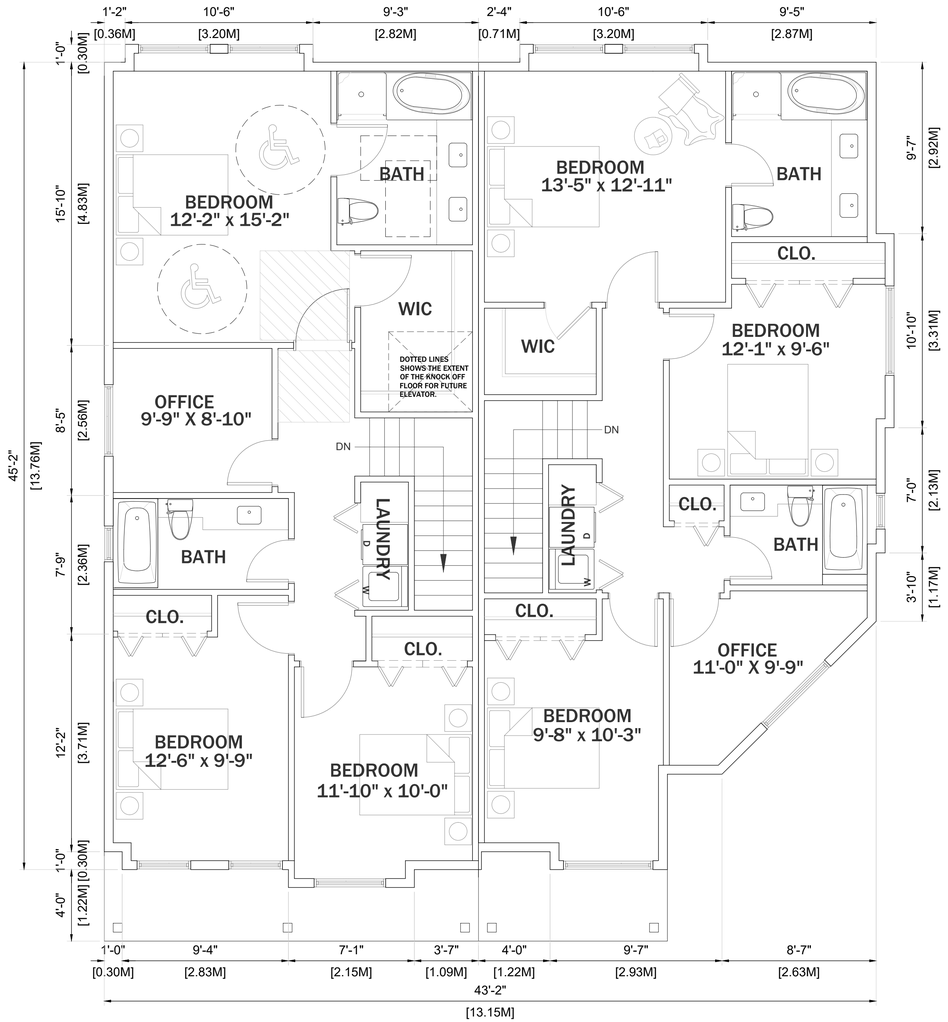
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LAYOUT PLANS
UNIT-B

A-2.2



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



3 SECOND FLOOR PLAN (FACING 197 STREET & 76A AVE)
Scale: 1/4"=1'-0"

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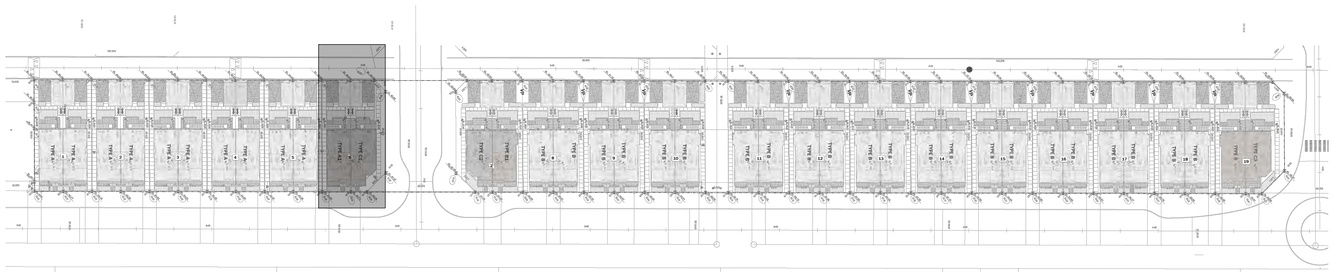
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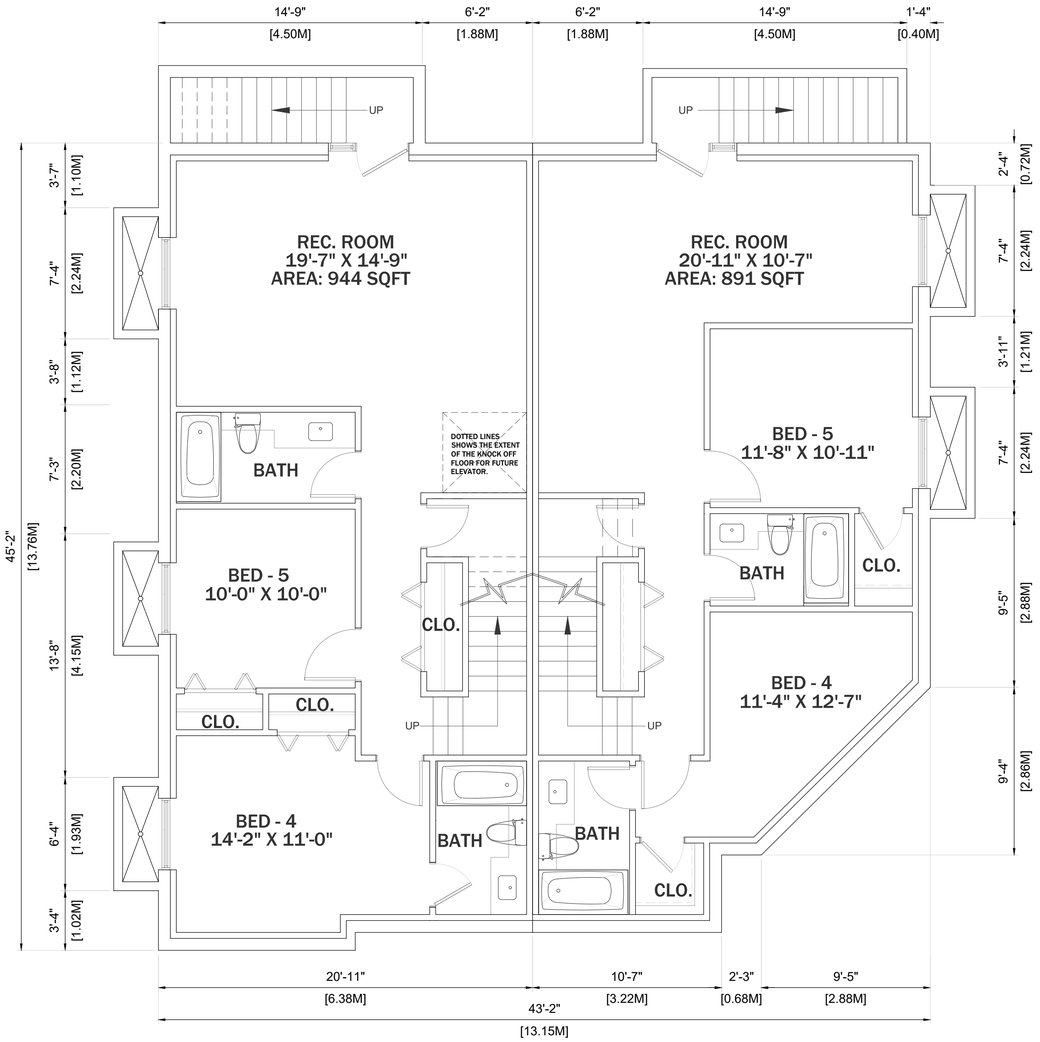
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LAYOUT PLANS
UNIT- A1 & C

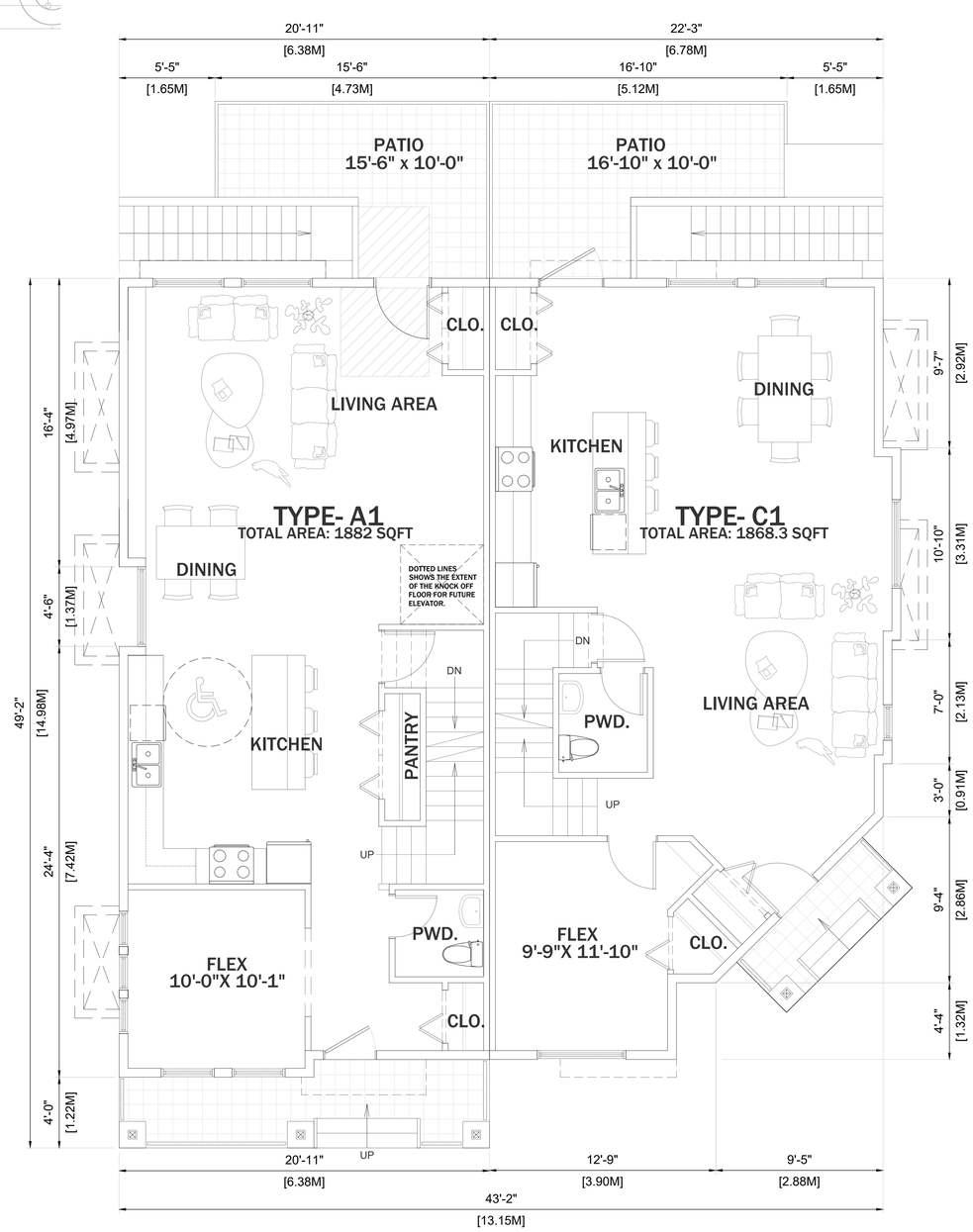
A-2.3.1



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



1 BASEMENT PLAN (FACING 197 STREET & 76A AVE)
Scale: 1/4"=1'-0"



2 MAIN FLOOR PLAN (FACING 197 STREET & 76A AVE)
Scale: 1/4"=1'-0"

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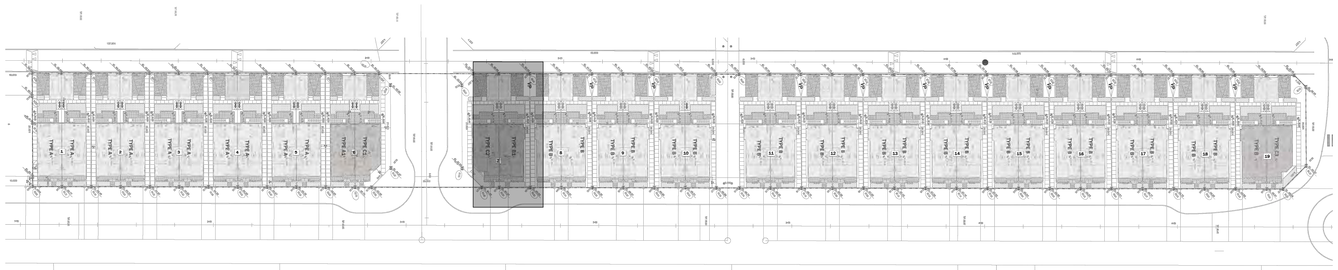
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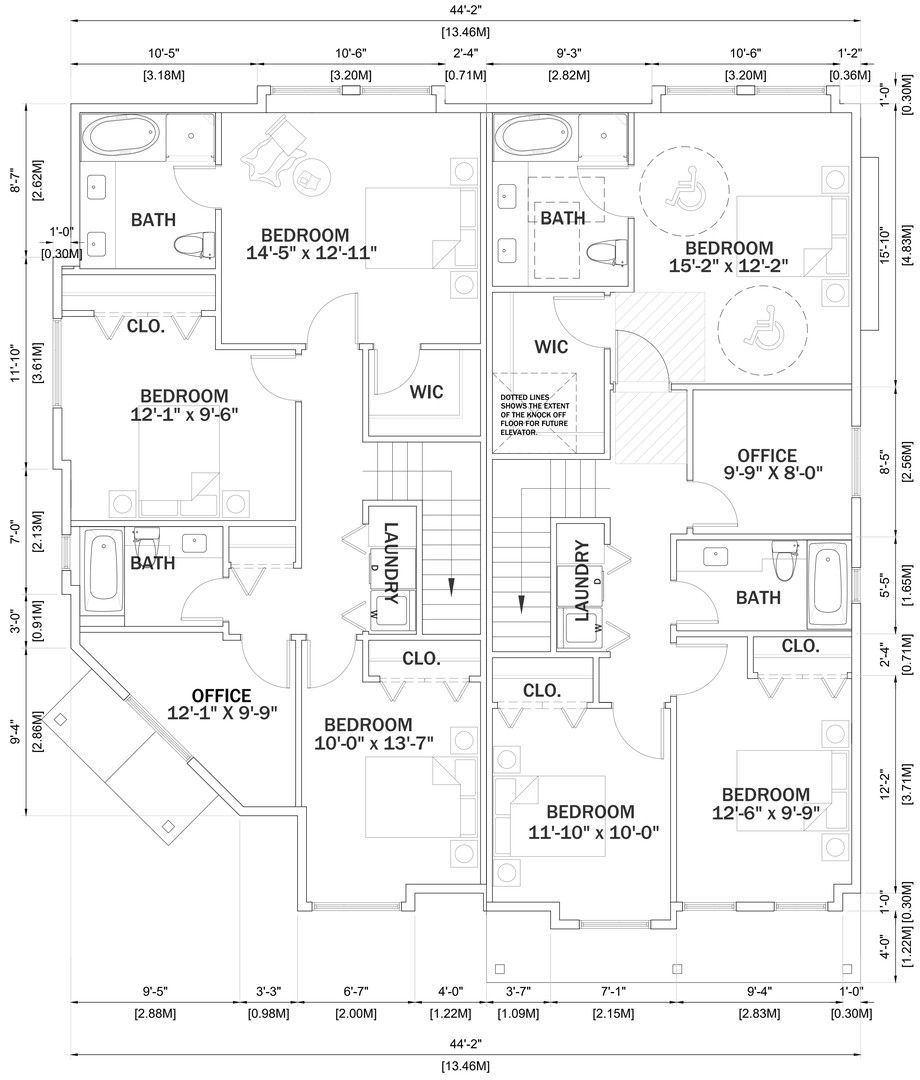
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LAYOUT PLANS UNIT-A1 & C1

A-2.3



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



3 SECOND FLOOR PLAN (FACING 197 STREET & 76A AVE)
Scale: 1/4"=1'-0"

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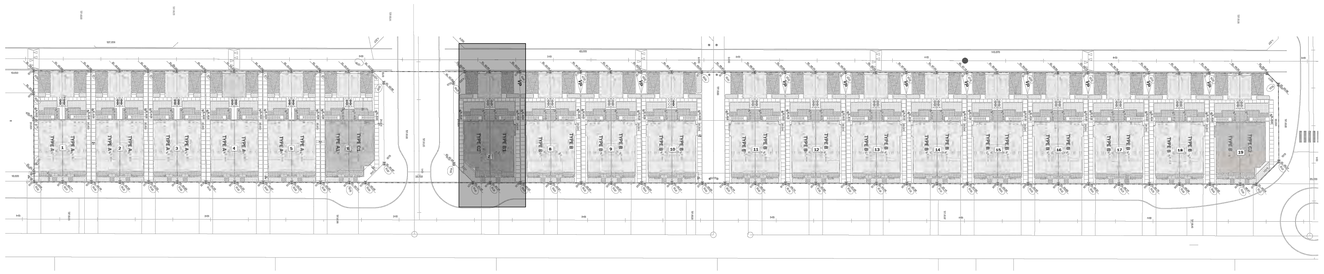
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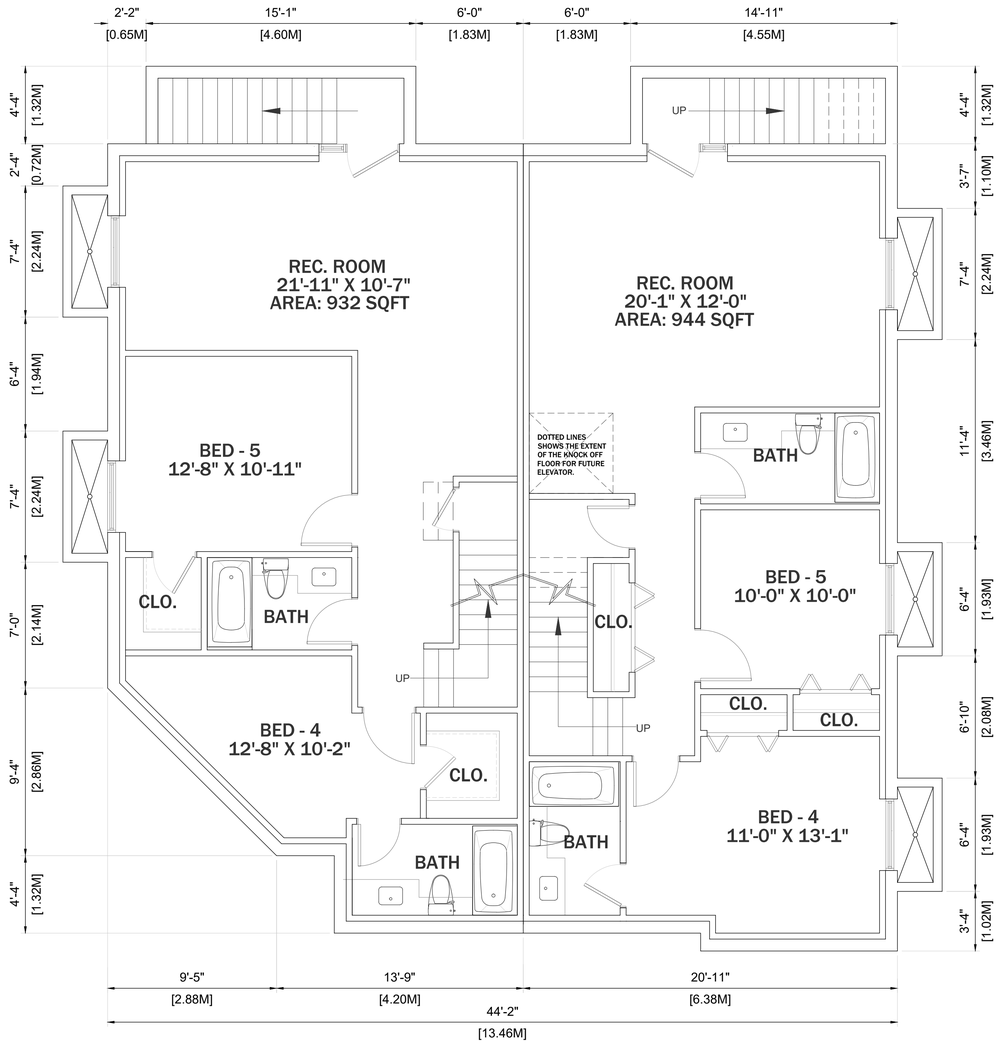
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LAYOUT PLANS
UNIT- C2 & B1

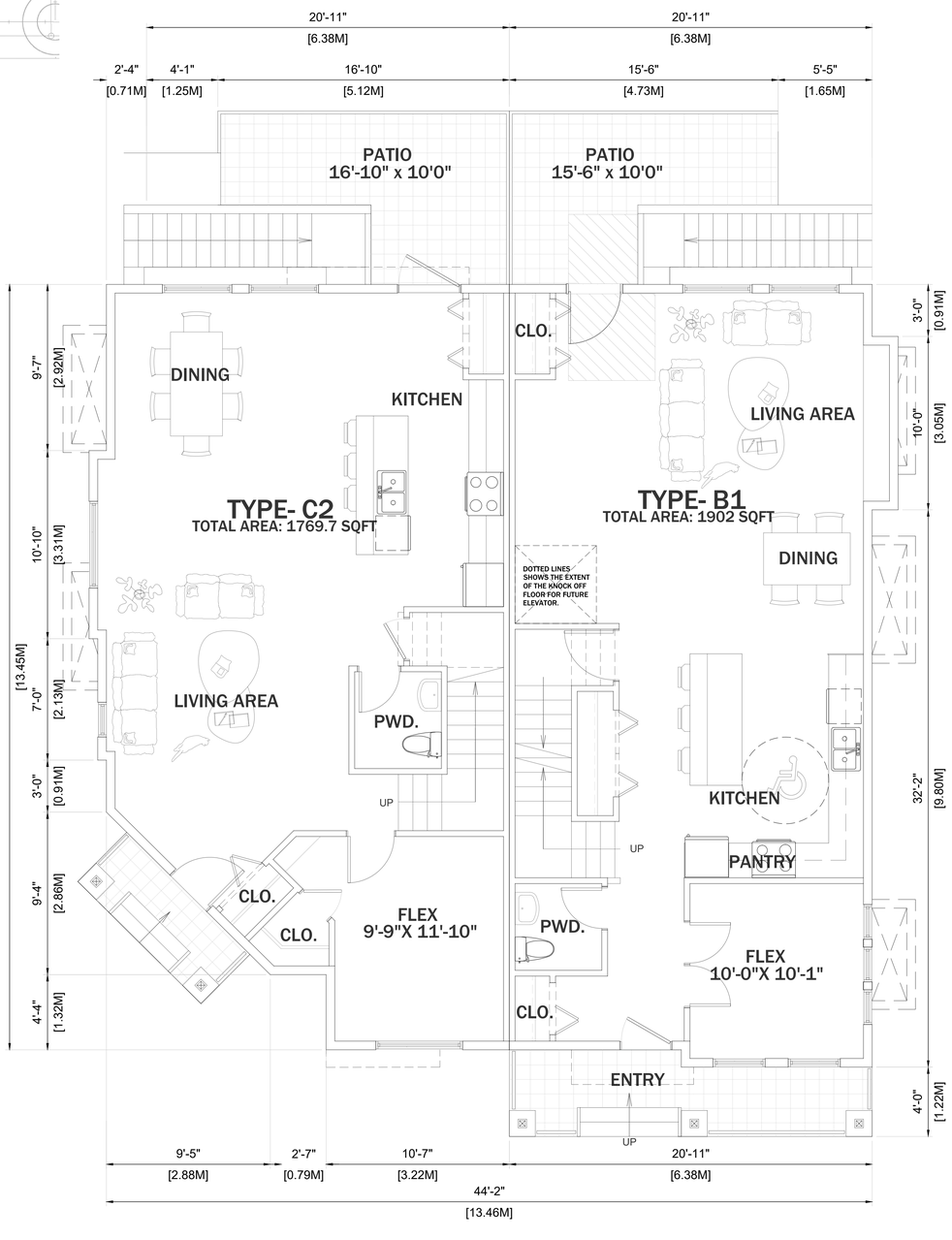
A-2.4.1



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



1 BASEMENT PLAN (FACING 197 STREET & 76A AVE)
Scale: 1/4"=1'-0"



2 MAIN FLOOR PLAN (FACING 197 STREET & 76A AVE)
Scale: 1/4"=1'-0"

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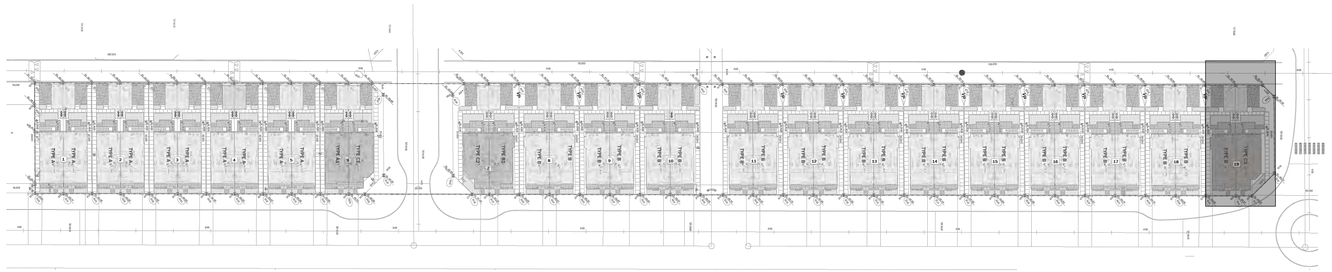
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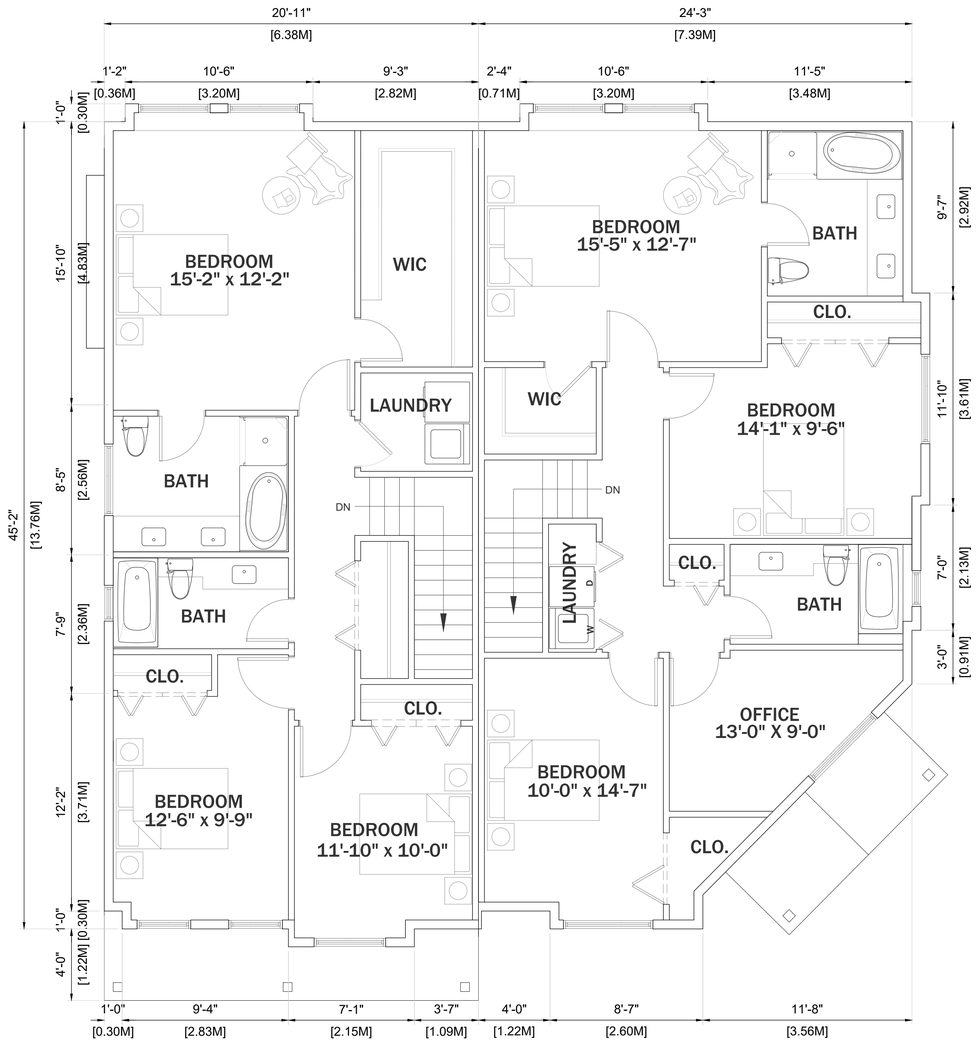
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LAYOUT PLANS UNIT- C2 & B1

A-2.4



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



3 SECOND FLOOR PLAN (FACING 197 STREET & 78 AVE)
Scale: 1/4"=1'-0"

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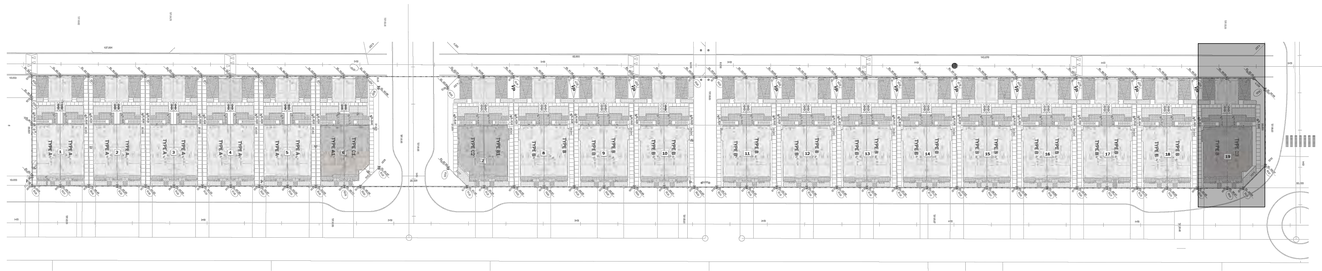
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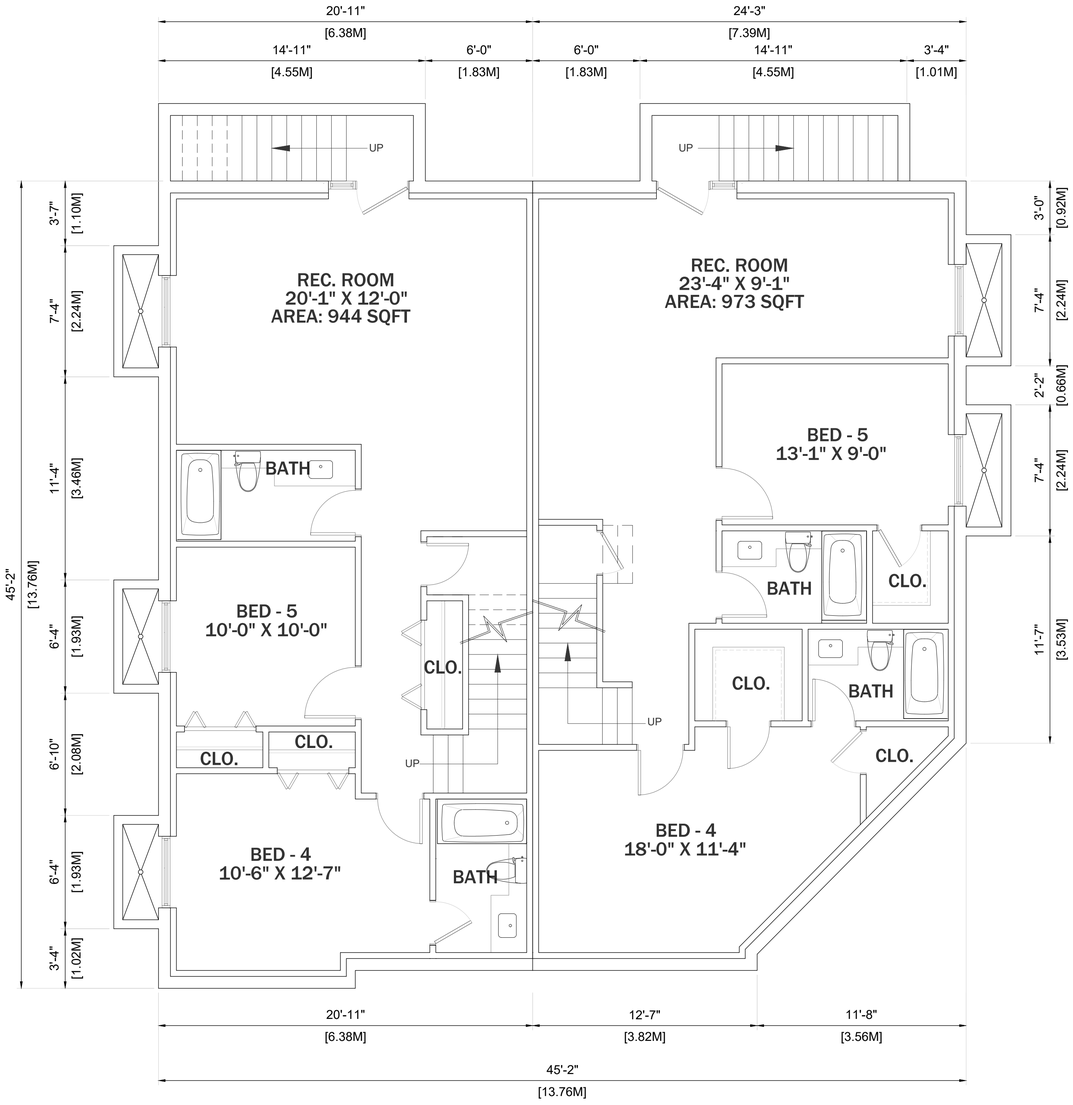
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LAYOUT PLANS
UNIT- B & C3

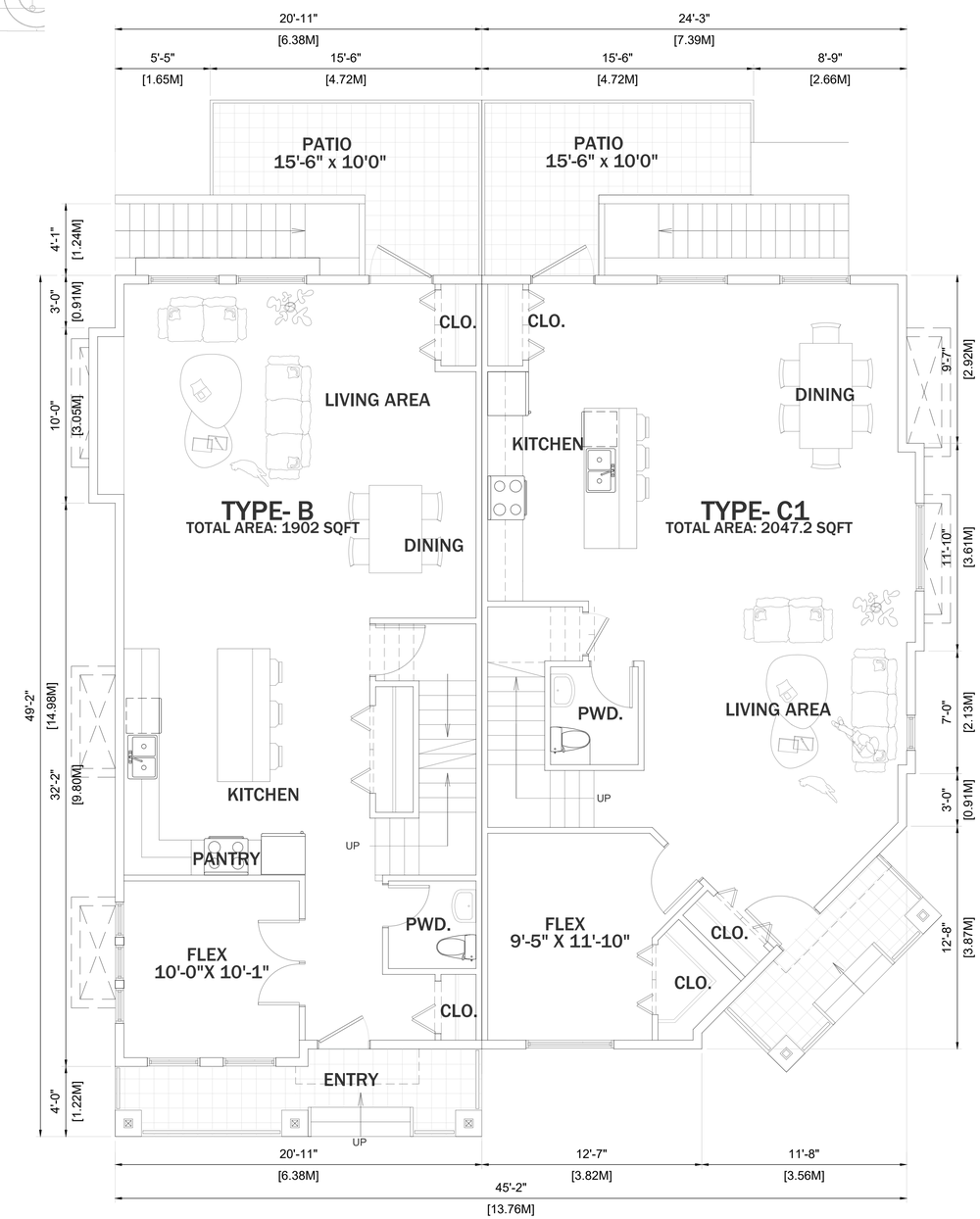
A-2.5.1



1 KEY SITE PLAN
Scale: 1/64"=1'-0"



1 BASEMENT PLAN (FACING 197 STREET & 78 AVE)
Scale: 1/4"=1'-0"



2 MAIN FLOOR PLAN (FACING 197 STREET & 78 AVE)
Scale: 1/4"=1'-0"

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LAYOUT PLANS
UNIT- B & C3

A-2.5



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



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



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



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

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MATERIAL LEGEND

1. HARDIE PANEL - PURE WHITE(SW7005)
2. 6" HORIZONTAL SIDING - PURE WHITE(SW7005)
3. HARDIE SHINGLES - PURE WHITE(SW7005)
4. ROOF SHINGLES HARDIE - RIPE OLIVE(SW6209)
5. FASCIAS / BARGE BOARDS - DEEP FOREST BROWN(SW9175)
6. BC BRICK SUPPLIES - RIPE OLIVE (SW6209)

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BUILDING-1 ELEVATIONS

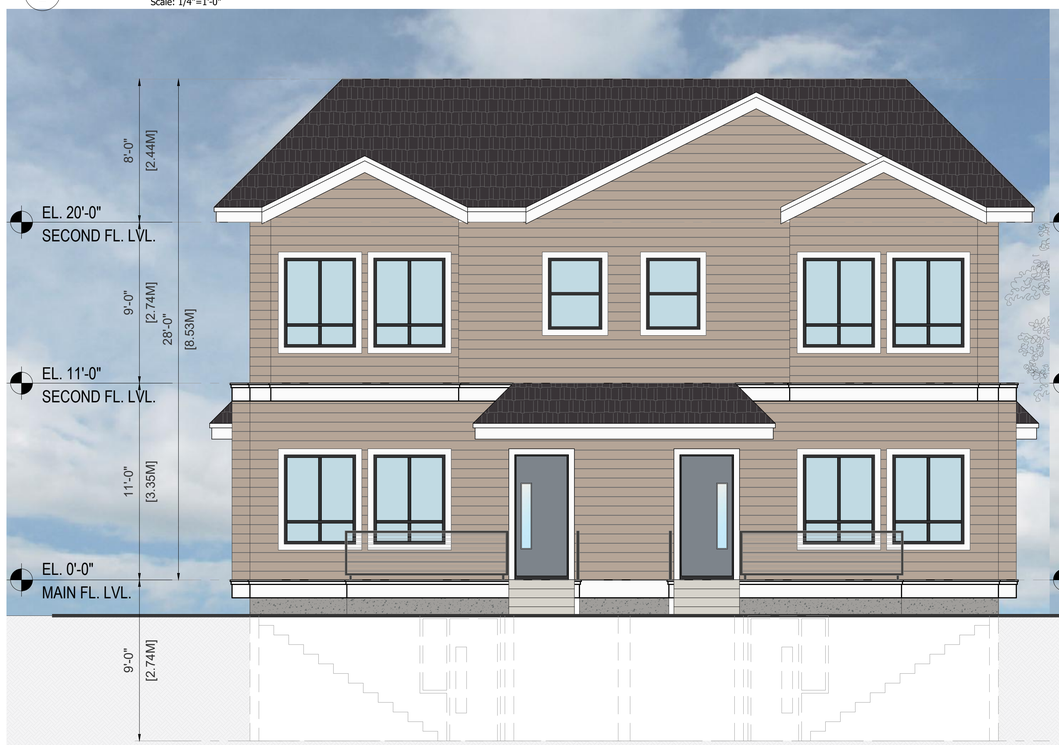
A-2.1



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



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



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



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

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MATERIAL LEGEND

1. HARDIE PANEL- UTTERLY BEIGE(SW6080)
2. 6" HORIZONTAL SIDING- UTTERLY BEIGE(SW6080)
3. HARDIE SHINGLES - UTTERLY BEIGE(SW6080)
4. ROOF SHINGLES HARDIE- DEEP FOREST BROWN(SW9175)
5. FASCIAS / BARGE BOARDS - PURE WHITE(SW7005)
6. BC BRICK SUPPLIES - GRAYISH (SW6001)

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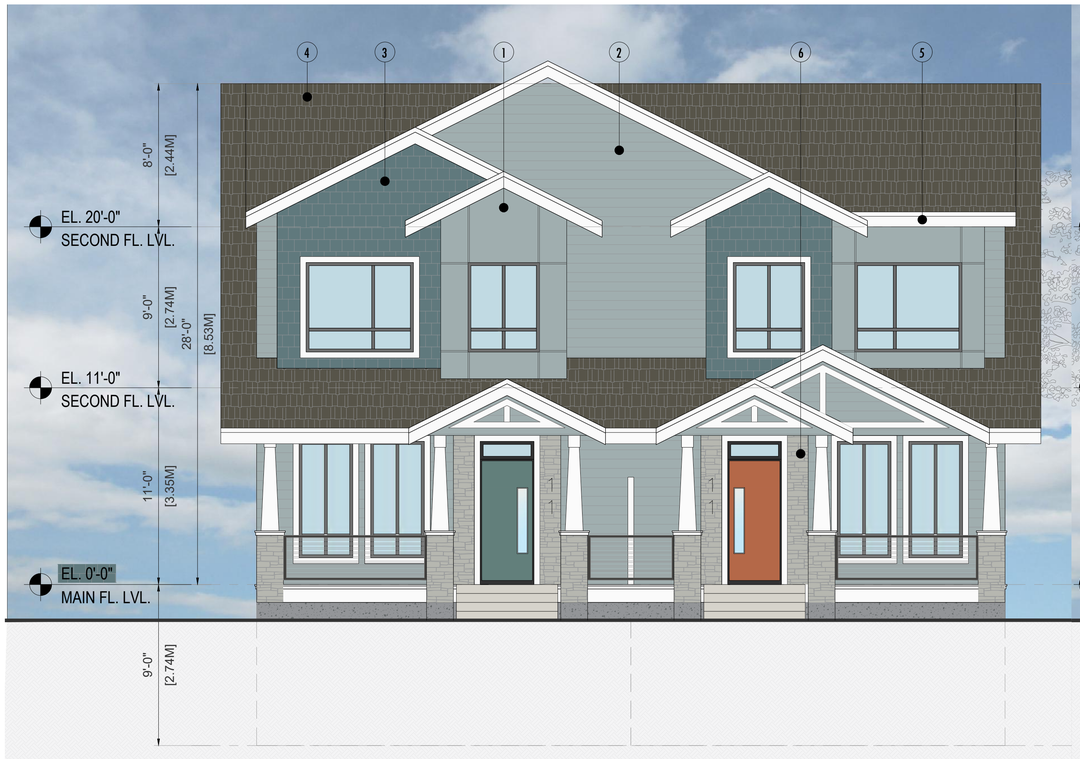
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BUILDING-2 ELEVATIONS

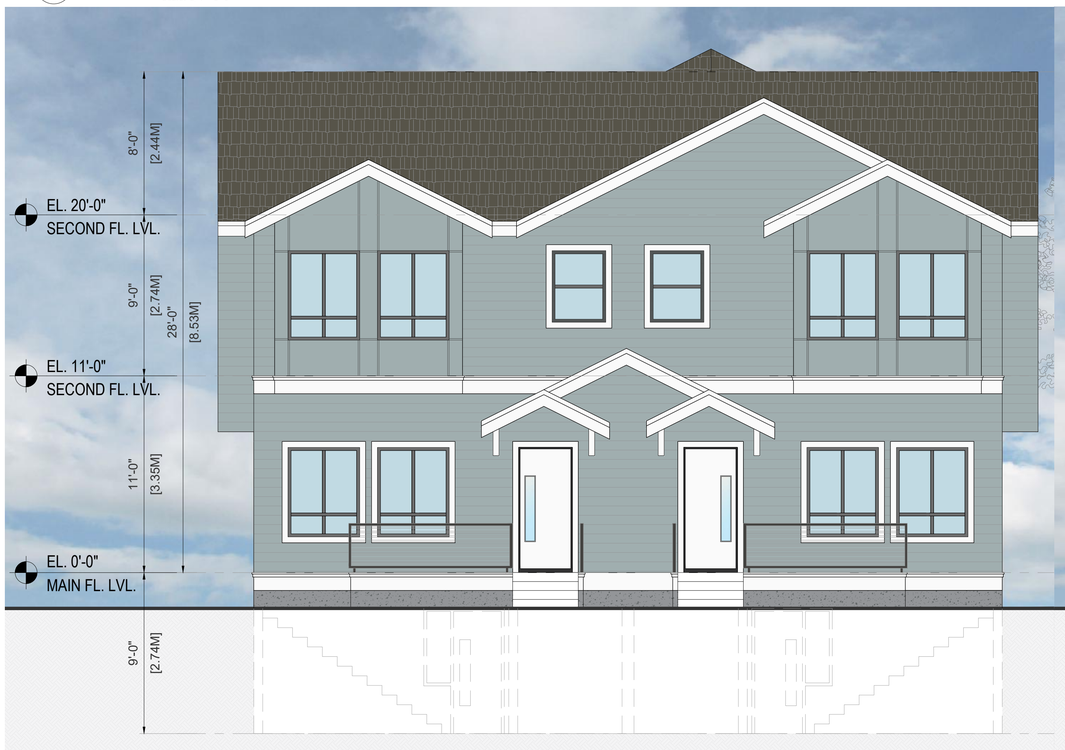
A-2.2



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



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



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



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

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MATERIAL LEGEND

1. HARDIE PANEL- BREEZY (SW7616)
2. 6" HORIZONTAL SIDING- BREEZY (SW7616)
3. HARDIE SHINGLES - BREEZY (SW7616)
4. ROOF SHINGLES HARDIE - ROYCRAFT BRONZE GREEN (SW2846)
5. FASCIAS / BARGE BOARDS - PURE WHITE (SW7005)
6. BC BRICK SUPPLIES - CHELSEA GRAY (SW2850)

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BUILDING-3 ELEVATIONS

A-2.3



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



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



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



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

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MATERIAL LEGEND

1. HARDIE PANEL - PURE WHITE(SW7005)
2. 6" HORIZONTAL SIDING - PURE WHITE(SW7005)
3. HARDIE SHINGLES - PURE WHITE(SW7005)
4. ROOF SHINGLES HARDIE - RIPE OLIVE(SW6209)
5. FASCIAS / BARGE BOARDS - DEEP FOREST BROWN(SW9175)
6. BC BRICK SUPPLIES - RIPE OLIVE (SW6209)

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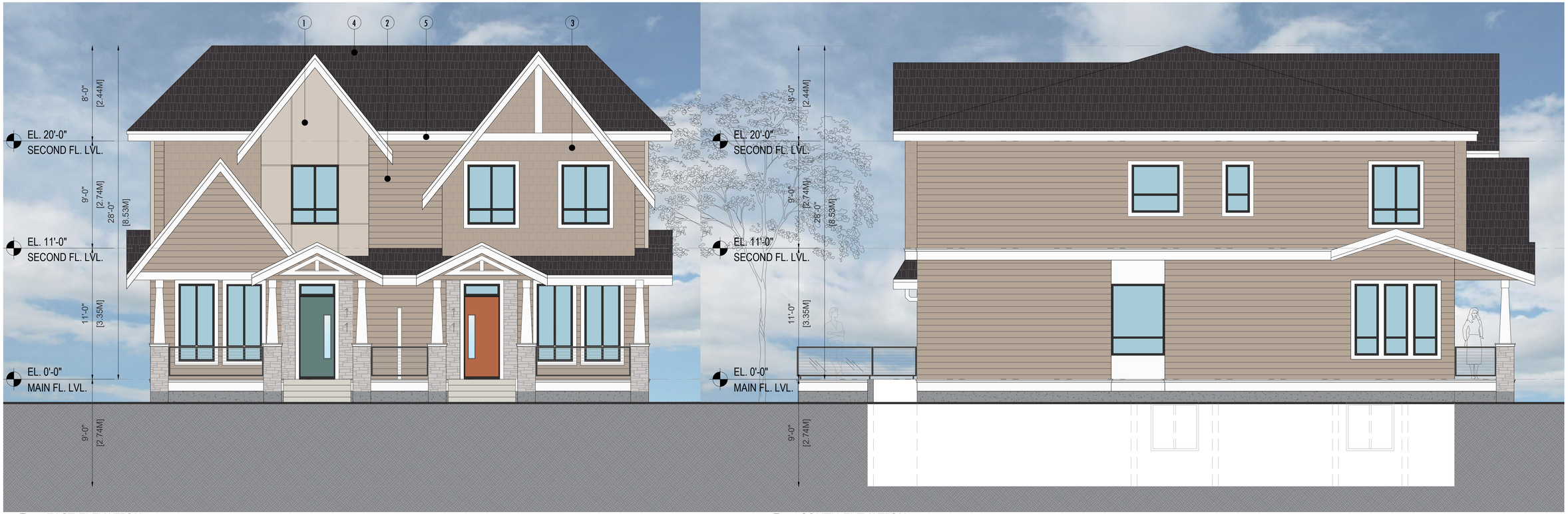
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BUILDING-4 ELEVATIONS

A-2.4



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

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



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

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

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MATERIAL LEGEND

1. HARDIE PANEL - UTTERLY BEIGE(SW6080)
2. 6" HORIZONTAL SIDING- UTTERLY BEIGE(SW6080)
3. HARDIE SHINGLES - UTTERLY BEIGE(SW6080)
4. ROOF SHINGLES HARDIE - DEEP FOREST BROWN(SW9175)
5. FASCIAS / BARGE BOARDS - PURE WHITE(SW7005)
6. BC BRICK SUPPLIES - GRAYISH (SW6001)

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BUILDING-5 ELEVATIONS

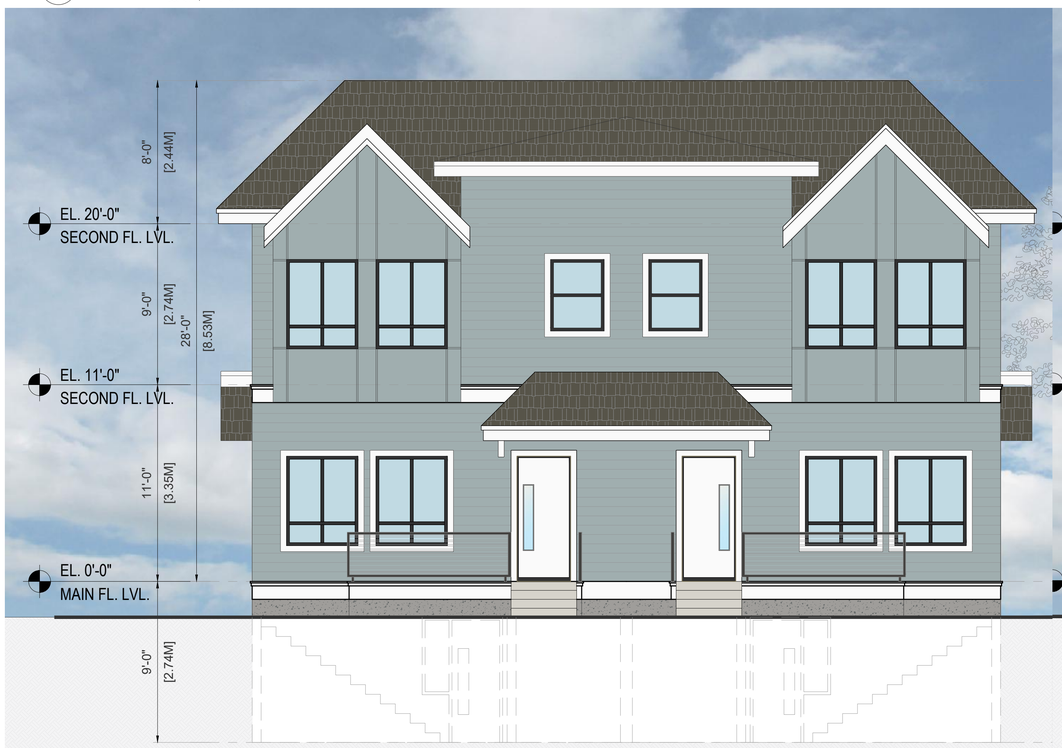
A-2.5



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



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



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



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

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MATERIAL LEGEND

1. HARDIE PANEL- BREEZY (SW7616)
2. H HORIZONTAL SIDING- BREEZY (SW7616)
3. H HORIZONTAL SIDING- EXPRESSIVE WHITE (SW7616)
4. ROOF SHINGLES HARDIE- ARTISAN (CRAFT) BRONZE GREEN (SW2846)
5. FASCIAS / BARGE BOARDS - PURE WHITE (SW7005)
6. BC BRICK SUPPLIES - CHELSEA GRAY (SW2850)

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BUILDING-6 ELEVATIONS

A-2.6



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



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



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



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

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MATERIAL LEGEND

1. HARDIE PANEL- UTTERLY BEIGE(SW6080)
2. 6" HORIZONTAL SIDING - UTTERLY BEIGE(SW6080)
3. HARDIE SHINGLES- UTTERLY BEIGE(SW6080)
4. ROOF SHINGLES HARDIE- DEEP FOREST BROWN(SW9175)
5. FASCIAS / BARGE BOARDS - PURE WHITE(SW7005)
6. BC BRICK SUPPLIES - GRAYISH (SW6001)

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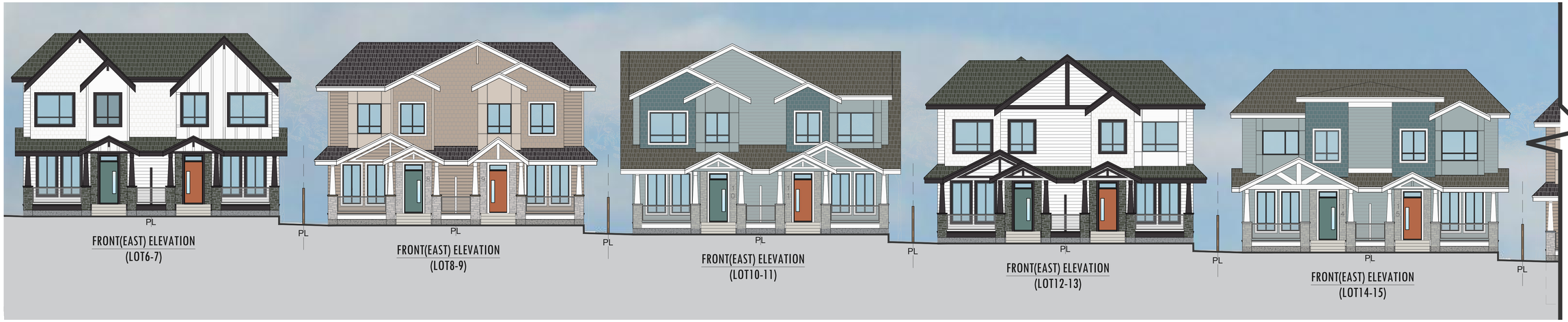
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BUILDING-7 ELEVATIONS

A-2.7



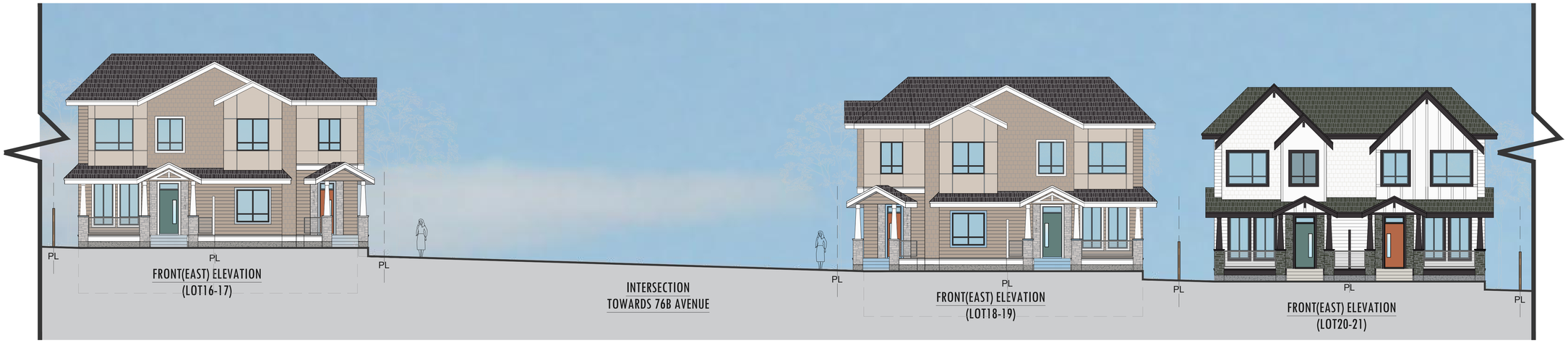
FRONT(EAST) ELEVATION
(LOT6-7)

FRONT(EAST) ELEVATION
(LOT8-9)

FRONT(EAST) ELEVATION
(LOT10-11)

FRONT(EAST) ELEVATION
(LOT12-13)

FRONT(EAST) ELEVATION
(LOT14-15)

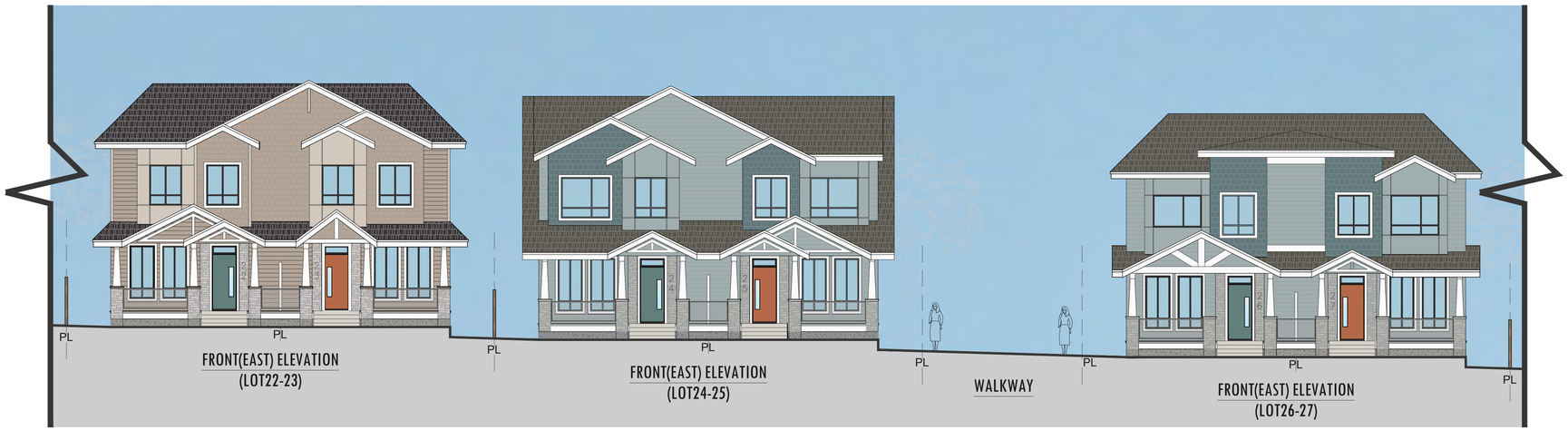


FRONT(EAST) ELEVATION
(LOT16-17)

INTERSECTION
TOWARDS 76B AVENUE

FRONT(EAST) ELEVATION
(LOT18-19)

FRONT(EAST) ELEVATION
(LOT20-21)



FRONT(EAST) ELEVATION
(LOT22-23)

FRONT(EAST) ELEVATION
(LOT24-25)

WALKWAY

FRONT(EAST) ELEVATION
(LOT26-27)

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BUILDING STREET SCAPE

A-2.8





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BUILDING STREET SCAPE

A-2.9

MATERIAL LEGEND

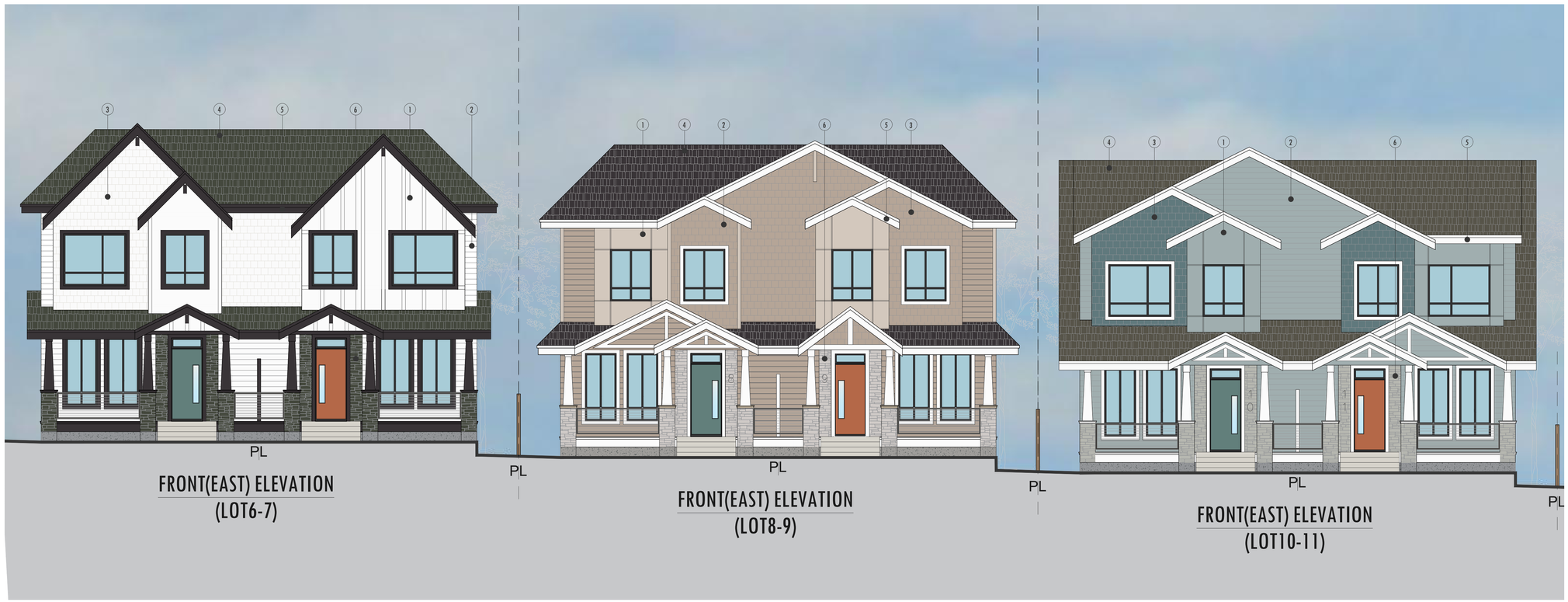
1		HARDIE PANEL	PURE WHITE (SW7005)
2		6" VERTICAL SIDING	PURE WHITE (SW7005)
3		HARDIE SHINGLES	PURE WHITE (SW7005)
4		ROOF SHINGLES	RIPE OLIVE (SW6209)
5		FASCIAS/BARGE BOARDS	DEEP FOREST BROWN (SW9175)
6		BC BRICK SUPPLIES	RIPE OLIVE (SW6209)

MATERIAL LEGEND

1		HARDIE PANEL	REALIST BEIGE (SW6078)
2		6" VERTICAL SIDING	UTTERLY WHITE (SW6080)
3		HARDIE SHINGLES	UTTERLY WHITE (SW6080)
4		ROOF SHINGLES	DEEP FOREST BROWN (SW9175)
5		FASCIAS/BARGE BOARDS	PURE WHITE (SW7005)
6		BC BRICK SUPPLIES	GRAYISH (SW6001)

MATERIAL LEGEND

1		HARDIE PANEL	BREEZY (SW7616)
2		6" VERTICAL SIDING	BREEZY (SW7616)
3		HARDIE SHINGLES	MEDITERRANEAN (SW7617)
4		ROOF SHINGLES	ROYCRAFT BRONZE GREEN (SW2845)
5		FASCIAS/BARGE BOARDS	PURE WHITE (SW7005)
6		BC BRICK SUPPLIES	CHELSEA GRAY (SW2850)



FRONT(EAST) ELEVATION
(LOT6-7)

FRONT(EAST) ELEVATION
(LOT8-9)

FRONT(EAST) ELEVATION
(LOT10-11)

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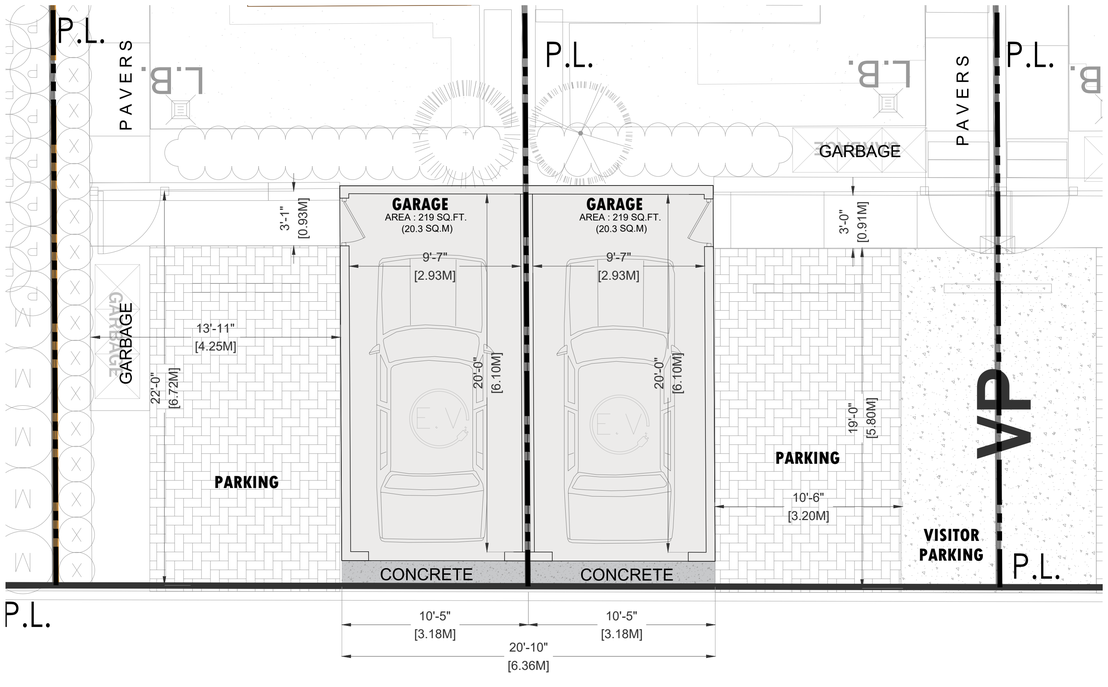
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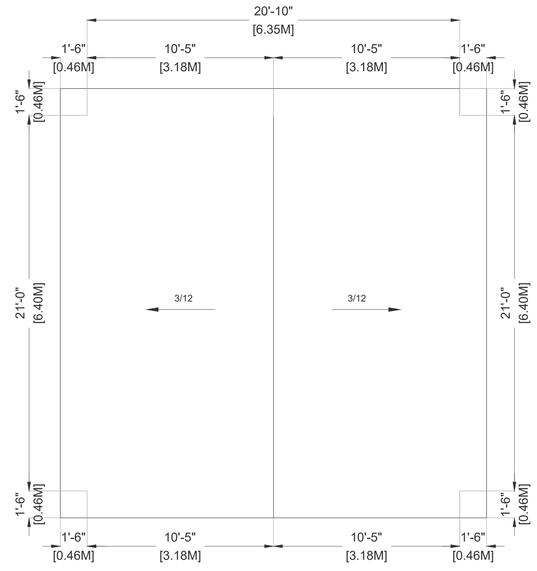
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ELEVATION MATERIAL SHEET

A-2.10



1 GARAGE PLAN
Scale: 1/4"=1'-0"



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

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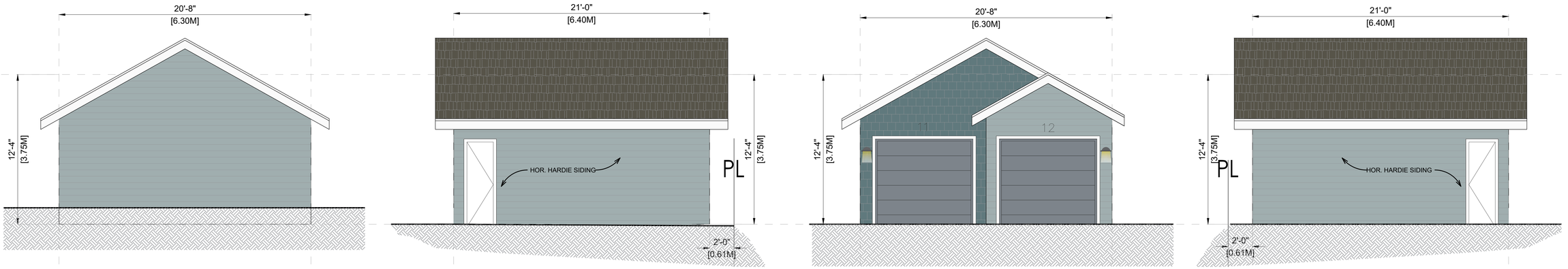
CLIENT :
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LAYOUT PLANS GARAGE

A-6.1

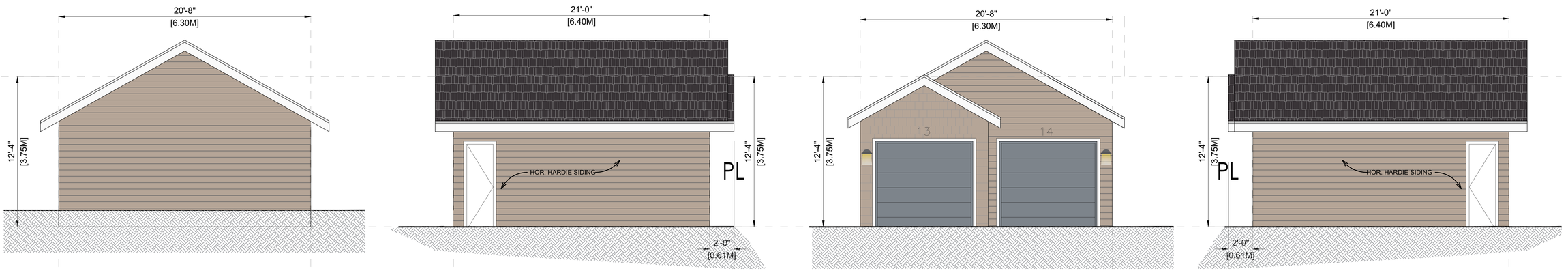


6" VERTICAL SIDING
BREEZY(SW7616)

ROOF
ROYCRAFT BRONZE GREEN (SW2845)

FASCIAS/BARGE BOARDS
PURE WHITE (SW7005)

1 ELEVATION TYPE 1
Scale: 1/4"=1'-0"

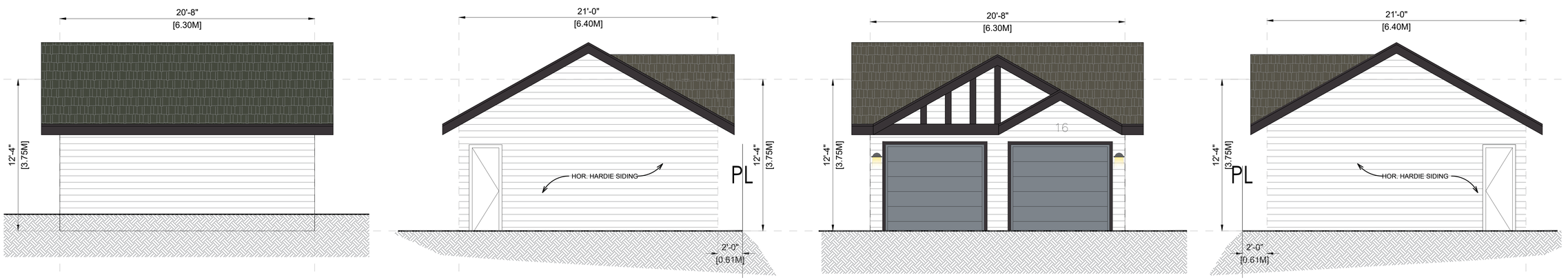


6" VERTICAL SIDING
UTTERLY WHITE (SW6080)

ROOF
DEEP FOREST BROWN (SW9175)

FASCIAS/BARGE BOARDS
PURE WHITE (SW7005)

2 ELEVATION TYPE 2
Scale: 1/4"=1'-0"



6" VERTICAL SIDING
PURE WHITE (SW7005)

ROOF
RIPE OLIVE (SW6209)

FASCIAS/BARGE BOARDS
DEEP FOREST BROWN (SW9175)

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

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ELEVATIONS GARAGE

A-6.2



- LOT 6-7
- LOT 8-9
- LOT 10-11
- LOT 12-13
- LOT 14-15
- LOT 16-17



- LOT 18-19
- LOT 20-21
- LOT 22-23
- LOT 24-25



- LOT 26-27
- LOT 28-29
- LOT 30-31
- LOT 32-33
- LOT 34-35

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3D VIEWS

A.3.11



- LOT 32-33
- LOT 34-35
- LOT 36-37
- LOT 38-39
- LOT 40-41
- LOT 42-43



- LOT 6-7
- LOT 8-9



- LOT 10-11
- LOT 12-13

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3D VIEWS

A.3.12



- LOT 14-15



- LOT 16-17

- LOT 18-19

- LOT 20-21

- LOT 22-23



- LOT 24-25



- LOT 26-27

- LOT 28-29

- LOT 30-31

FLAT ARCHITECTURE INC.

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DATE 24-02-2023
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3D VIEWS

A.3.13



- LOT 32-33



- LOT 34-35

- LOT 36-37

- LOT 38-39



- LOT 40-41

- LOT 42-43

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3D VIEWS

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