

4505, 4515, 4525 & 4535, 200 Street City Of Langley, B.C.

CIVIC ADDRESS

4505, 4515, 4525 & 4535, 200 Street City Of Langley, B.C.

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

SURVEY:

SOUTH FRASER LAND SURVEYING LTD.
#202 - 19292 60th AVENUE,
SURREY, B.C. V3S 3M2

LANDSCAPE:

PMG LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
CONTACT: YIWEN RUAN
T : 604 294 0011
Yiwen@pmglandscape.com

ARBORIST:

KLIMO AND ASSOCIATES LTD.
5565 15B Ave,
Delta BC, V4M 2H2
CONTACT: FRANCIS R. KLIMO
T : 604 358 5562
klimofrancis@gmail.com

CIVIL:

CENTRAS ENGINEERING LTD.
CROYDON BUSINESS CENTER
#306-2630 CROYDON DRIVE, SURREY, B.C. V3Z 6T3
CONTACT: ANTHONY READ
T: 604 307 4169
anthony@centras.ca

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



PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT: Dennis Chan

DATE 20-Dec-24

PROJECT NO:
24-204

SCALE: DRAWN BY:
NTS RW

[illegible]

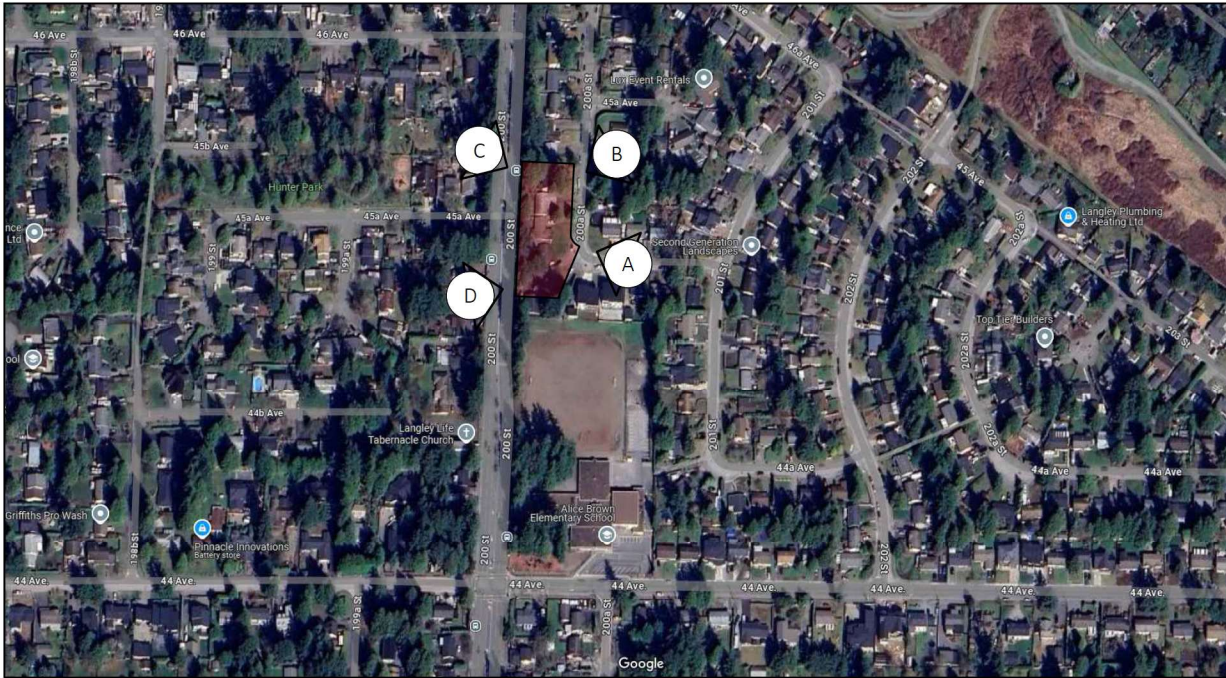
COVER SHEET

A 0.0

SITE STATISTICS		
CIVIC ADDRESS:	4505, 4515, 4525 & 4535 200 Street Langley BC	
LEGAL DISCRIPTION		
ZONING		RH TO CD ZONE
OCP	SUBURBAN TO MULTIPLE RESIDENTIAL	
GROSS AREA	3393 m2	0.84 AC
ROAD AREA ADDITION	85 m2	
TOTAL LOT AREA	3308 m2 / 35607.02 ft2	
DATA		
	BUILDING HEIGHT	11.0 m
	SETBACKS	PROVIDED
	NORTH	3.0 m
	SOUTH	5.0 m
	EAST	3.0 m
	WEST/ 208 st	3.0 m
LOT COVERAGE		
	PROPOSED	45%
DENISTY		
	FSR ALLOWED	1.2 FSR ON NET
	PROVIDED	1.14 ON NET
OFF STREET PARKING		
	REQUIRED	27X 2= 54 SPACES
	PROVIDED	54 SPACES
VISITORS PARKING		
	REQUIRED	27 X .2 = 5.4 or 5 SPACES
	PROVIDED	6 SPACES
H/C PARKING		
	1 PARKING (Provided)	

UNIT	UNIT AREA (in sq. ft.)	NO. OF UNITS	TOTAL AREA
	(Garage not Included)		(in sq. ft.)
TYPE A	1,419.00	2	2,838.00
TYPE A1	1,370.44	3	4,111.32
TYPE A2	1,530.93	1	1,530.93
TYPE A3	1,815.93	1	1,815.93
TYPE A4	1,536.80	1	1,536.80
TYPE A5	1,390.21	2	2,780.42
TYPE B	1,418.52	2	2,837.04
TYPE B1	1,405.67	6	8,434.02
TYPE B2	1,592.11	3	4,776.33
TYPE B3	1,622.21	1	1,622.21
TYPE B4	1,442.58	1	1,442.58
TYPE B5	1,418.20	1	1,418.20
TYPE C	2,032.83	1	2,032.83
TYPE C1	1,804.66	1	1,804.66
TYPE C2	1,762.16	1	1,762.16
TOTAL	23,562.25	27.00	40,743.43

REV	DESCRIPTION	DATE



1 SITE LOCATION
NTS



View A
NTS



View B



View D



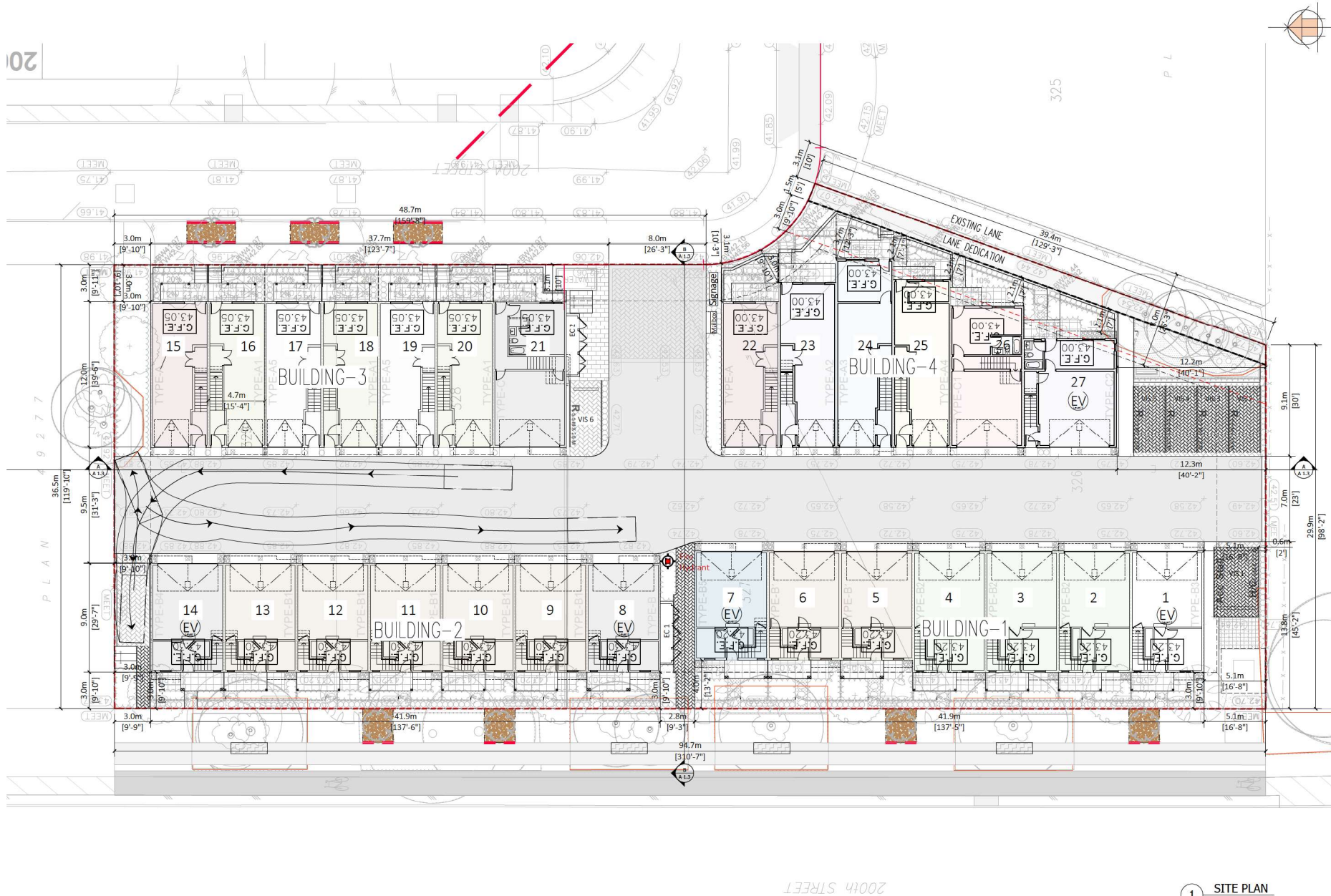
View C

SITE CONTEXT:

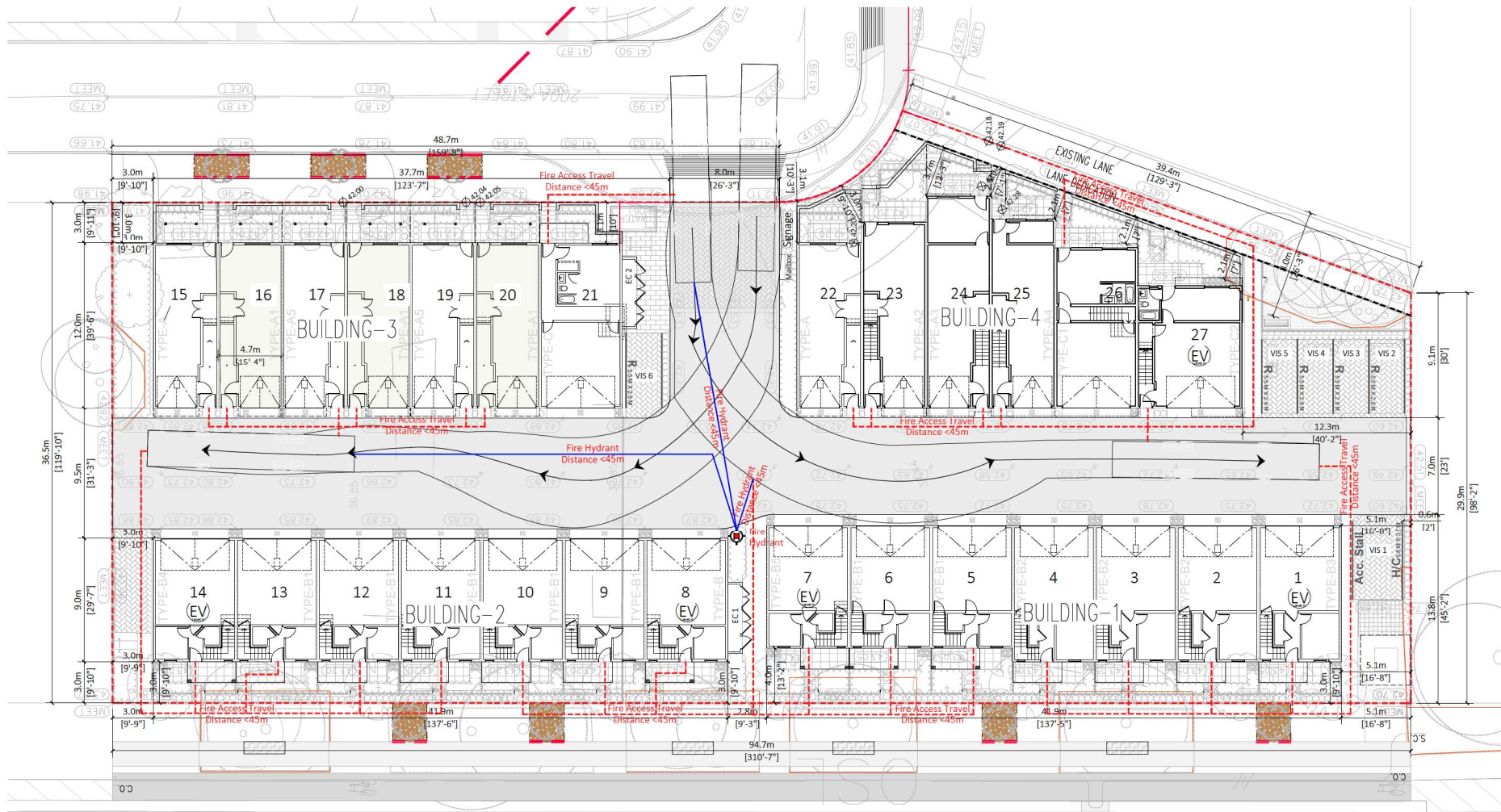
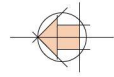
The proposed development is in between of 200 st and 200A st, consolidated with 4 existing lots. The overall site dimensions are approx. about 57.7.5m on 200A St side and 94.7m on 200St.

THE PROJECT:

The proposed project consists of 3-storey 4 buildings (27 units in total). 17 units have side by side garage and 10 units have tandem garage.



REV	DESCRIPTION	BY	DATE



1 FIRE ACCESS PLAN
1/24"=1'



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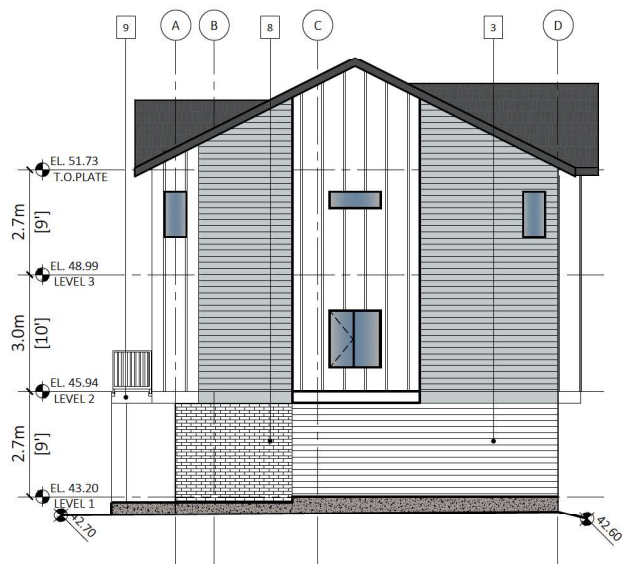
REV	DESCRIPTION	DATE



1 SECTION-A
1/24"=1'



2 SECTION-B
1/24"=1'



FINISH SCHEDULE

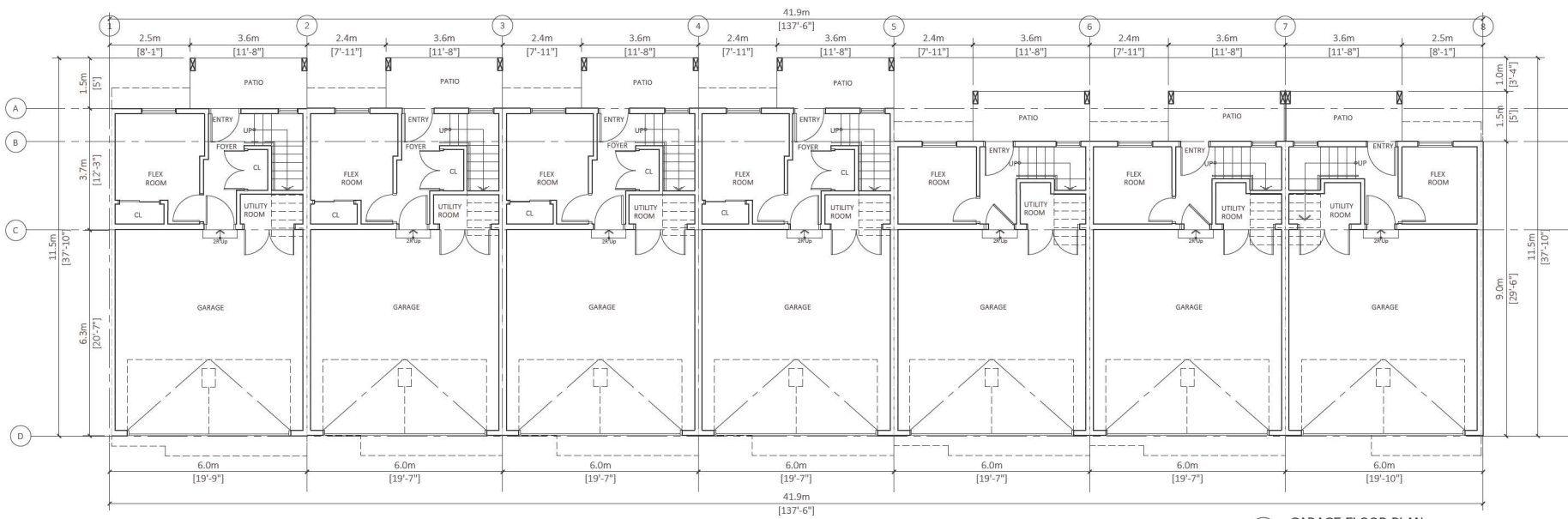
1. Asphalt Shingles roofing
Color : Iko Dual Black
2. Board & Batten
Color : Kendall Charcoal (Benjamin Moore HC-166)
3. Horizontal Fibre Cementitious Lap Siding
Color : Chantilly Lace (Benjamin Moore 2121-70)
4. Fascia & Garage Door
Color : Iron Ore (Sherwin Williams SW 7069)
5. Fluted Composite Wood wall panels
Color:- Cedar
6. Horizontal Fibre Cementitious Lap Siding
Color: Coventry Gray (Benjamin Moore HC-169)
7. Board & Batten
Color : Chantilly Lace (Benjamin Moore 2121-70)
8. Brick Cladding
Color:- White
9. Paint
Color: Chantilly Lace (Benjamin Moore 2121-70)

NO	DATE	BY	DESCRIPTION

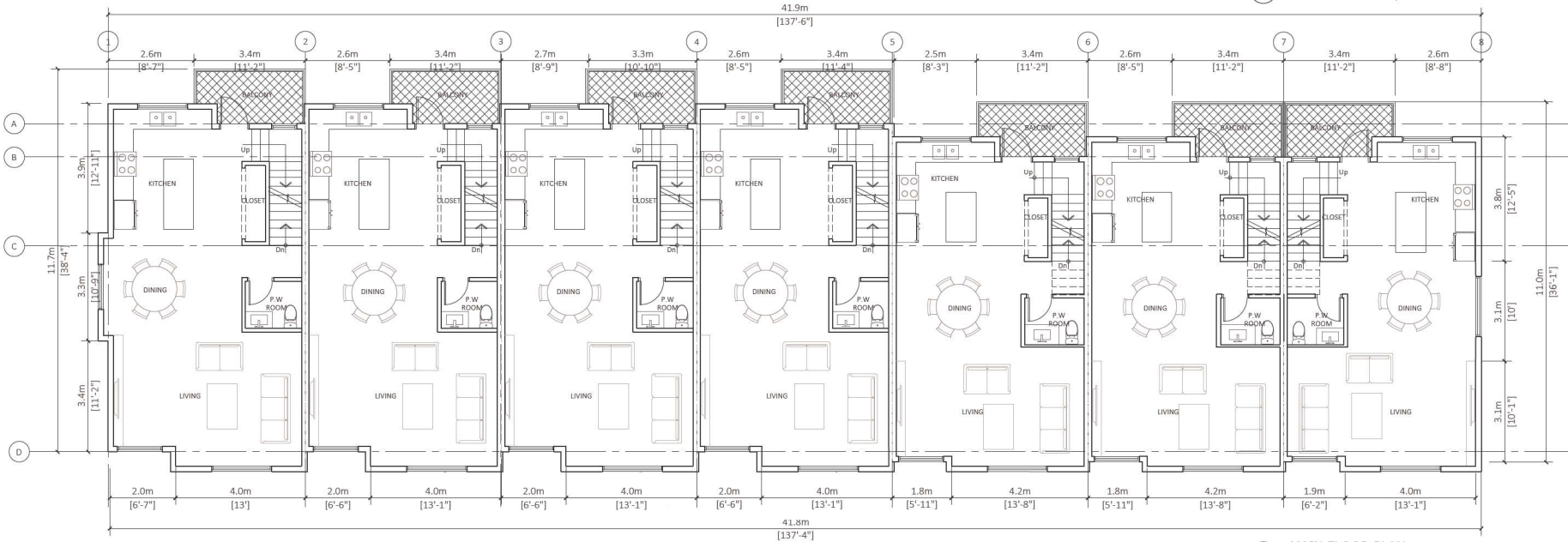
COLOR

PALETTE

A.1.4

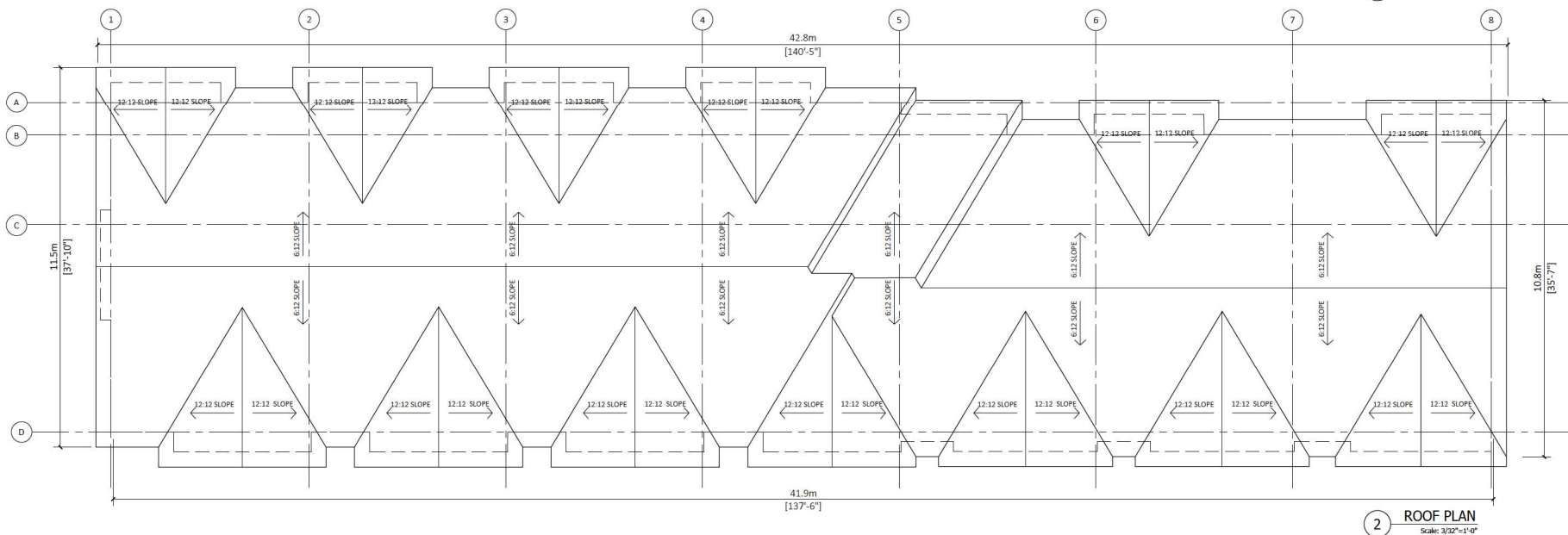
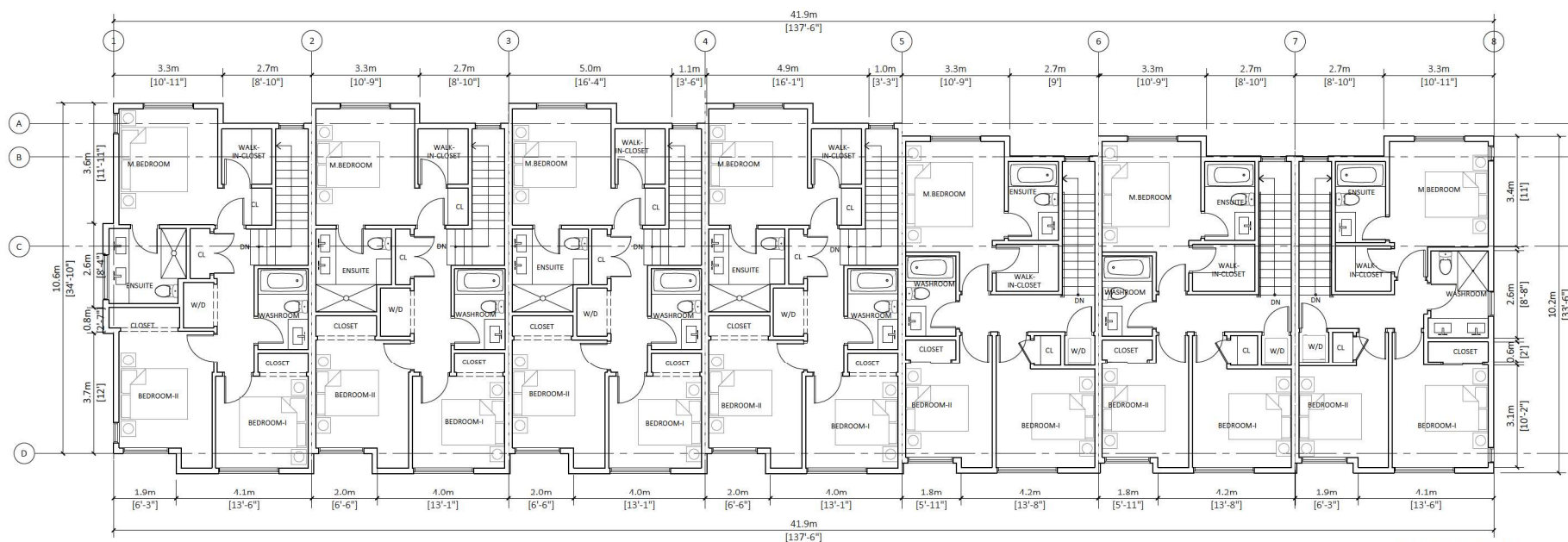


1 GARAGE FLOOR PLAN
Scale: 3/32"=1'-0"



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

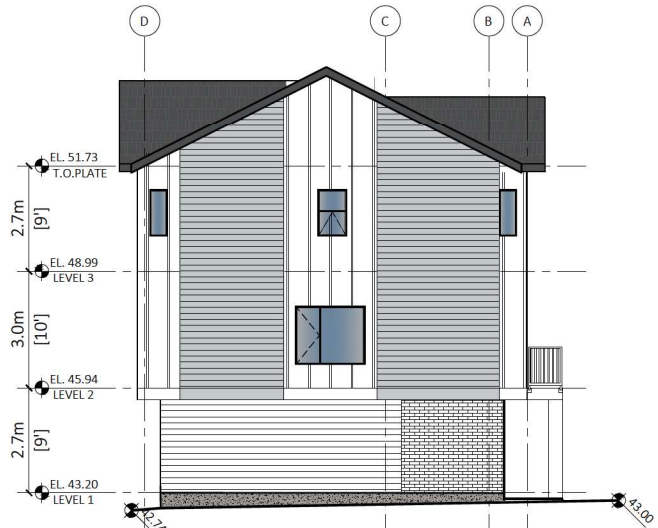
REV	DESCRIPTION	BY	DATE



REV	DESCRIPTION	DATE	BY



1 EAST ELEVATION
3/32"=1'-0"



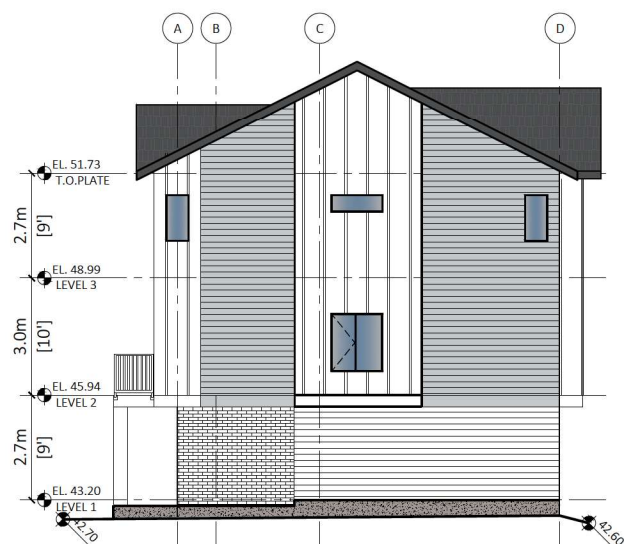
2 NORTH ELEVATION
3/32"=1'-0"

FINISH SCHEDULE

- Asphalt Shingles roofing
Color : Iko Dual Black
- Board & Batten
Color : Kendall Charcoal (Benjamin Moore HC-16)
- Horizontal Fibre Cementious Lap Siding
Color : Chantilly Lace (Benjamin Moore 2121-70)
- Fascia & Garage Door
Color : Iron Ore (Sherwin Williams SW 7069)
- Fluted Composite Wood wall panels
Color:- Cedar
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Color: Coventry Gray (Benjamin Moore HC-169)
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Color : Chantilly Lace (Benjamin Moore 2121-70)
- Brick Cladding
Color:- White
- Paint
Color: Chantilly Lace (Benjamin Moore 2121-70)



1 WEST ELEVATION
3/32"=1'-0"

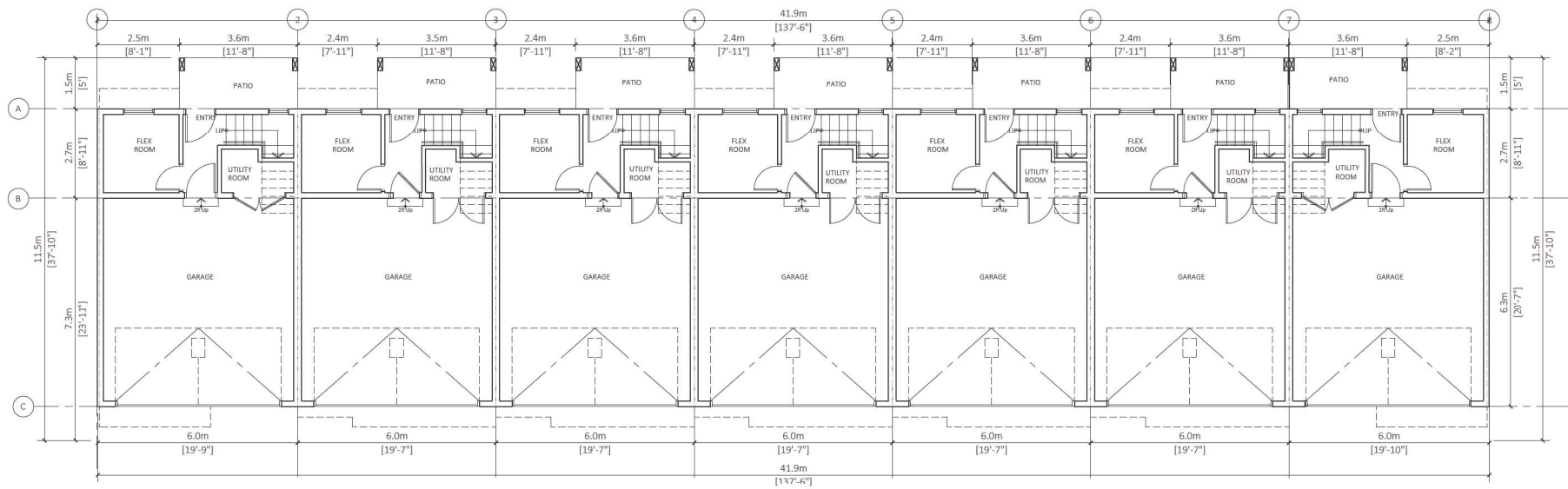


2 SOUTH ELEVATION
3/32"=1'-0"

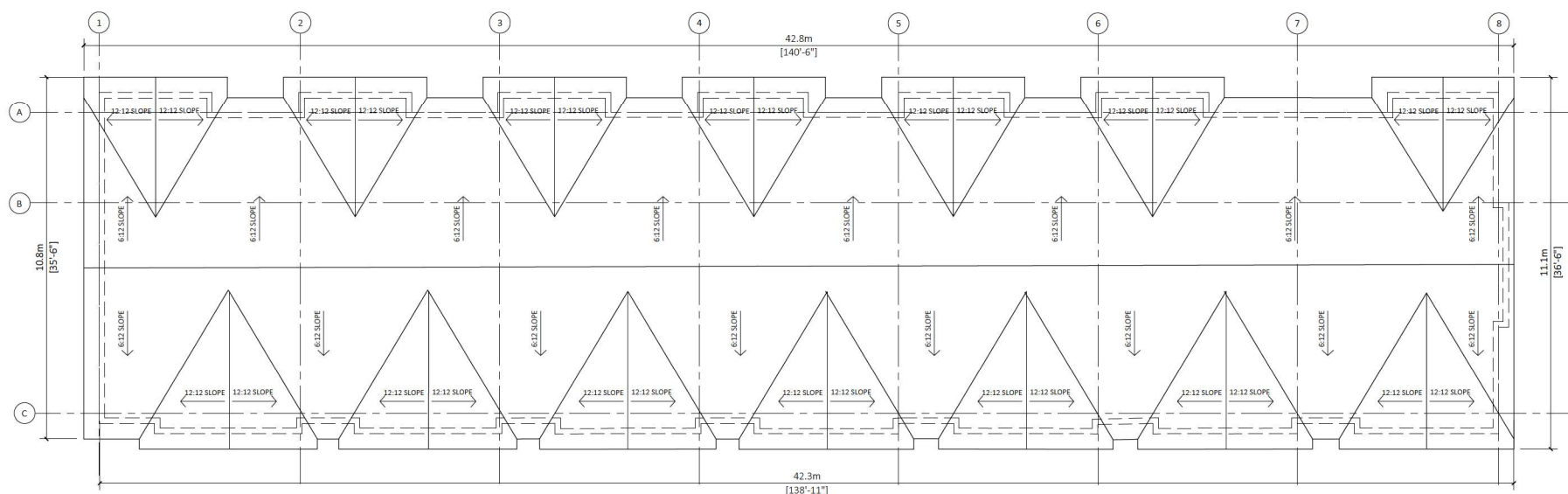
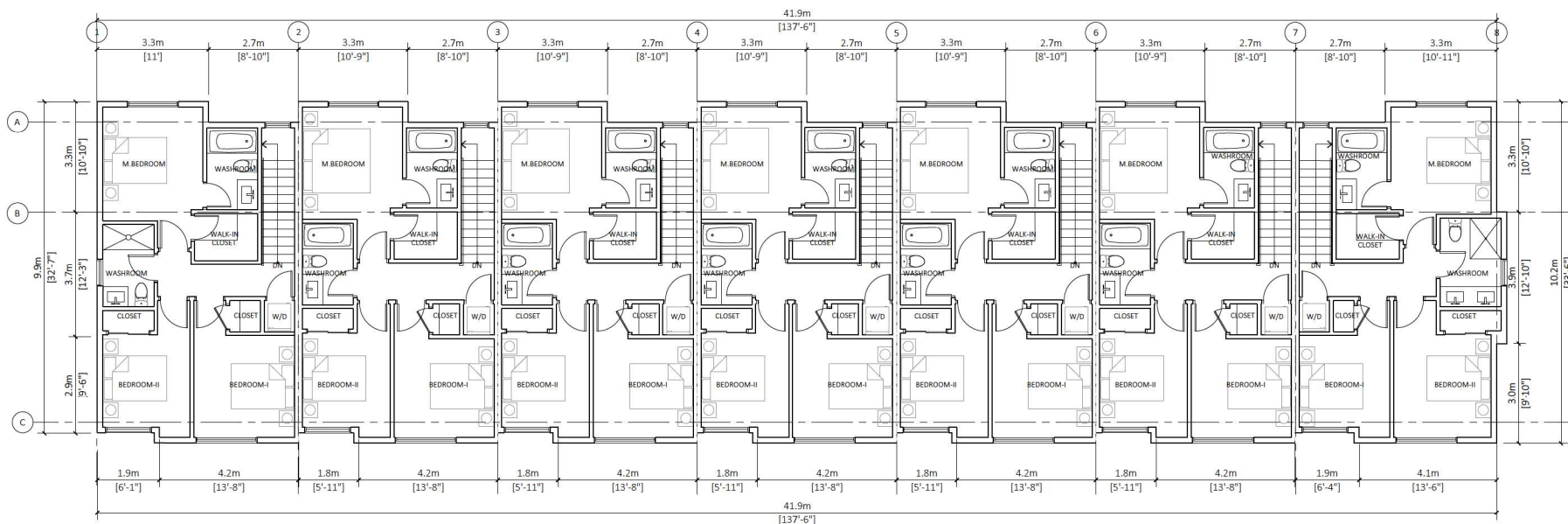
FINISH SCHEDULE

1. Asphalt Shingles roofing
Color : Iko Dual Black
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Color : Kendall Charcoal (Benjamin Moore HC 16)
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Color : Chantilly Lace (Benjamin Moore 2121-70)
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Color: Coventry Gray (Benjamin Moore HC-169)
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Color : Chantilly Lace (Benjamin Moore 2121-70)
8. Brick Cladding
Color:- White
9. Paint
Color: Chantilly Lace (Benjamin Moore 2121-70)

REV	DESCRIPTION	DATE	BY



REV	DESCRIPTION	BY	DATE



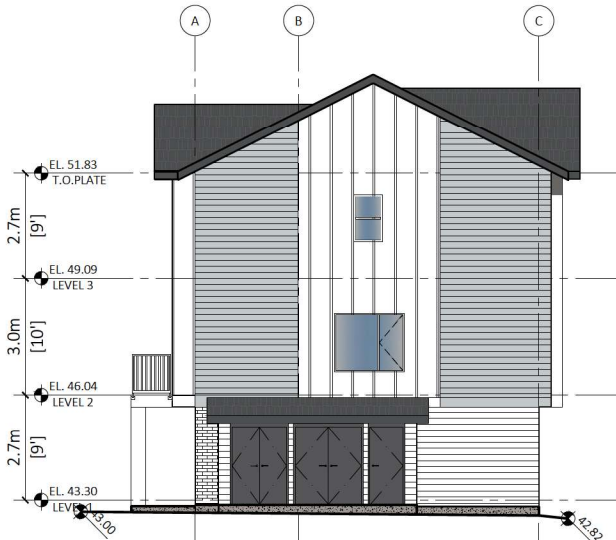
2 ROOF PLAN
Scale: 3/32"=1'-0"

REV	DESCRIPTION	DATE

REV	DESCRIPTION	DATE



1 EAST ELEVATION
3/32"=1'-0"



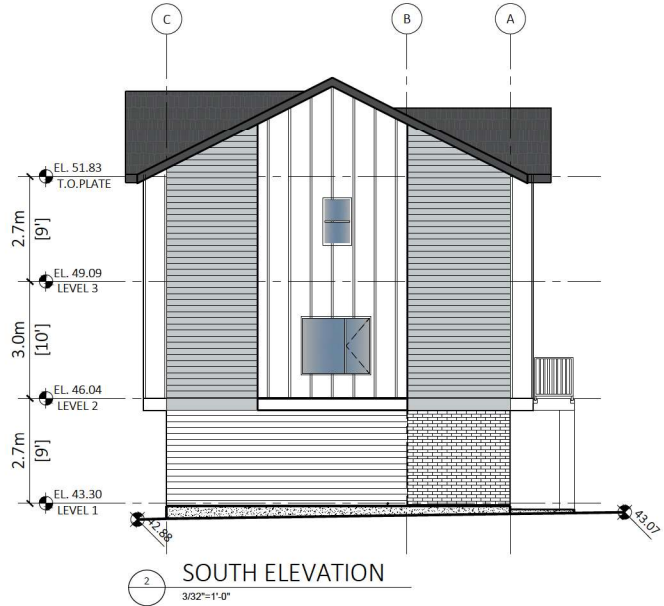
2 NORTH ELEVATION
3/32"=1'-0"

FINISH SCHEDULE

- Asphalt Shingles roofing
Color : Iko Dual Black
- Board & Batten
Color : Kendall Charcoal (Benjamin Moore 11C-16)
- Horizontal Fibre Cementious Lap Siding
Color : Chantilly Lace (Benjamin Moore 2121-70)
- Fascia & Garage Door
Color : Iron Ore (Sherwin Williams SW 7069)
- Fluted Composite Wood wall panels
Color:- Cedar
- Horizontal Fibre Cementious Lap Siding
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- Brick Cladding
Color:- White
- Paint
Color: Chantilly Lace (Benjamin Moore 2121-70)



1 WEST ELEVATION
3/32"=1'-0"

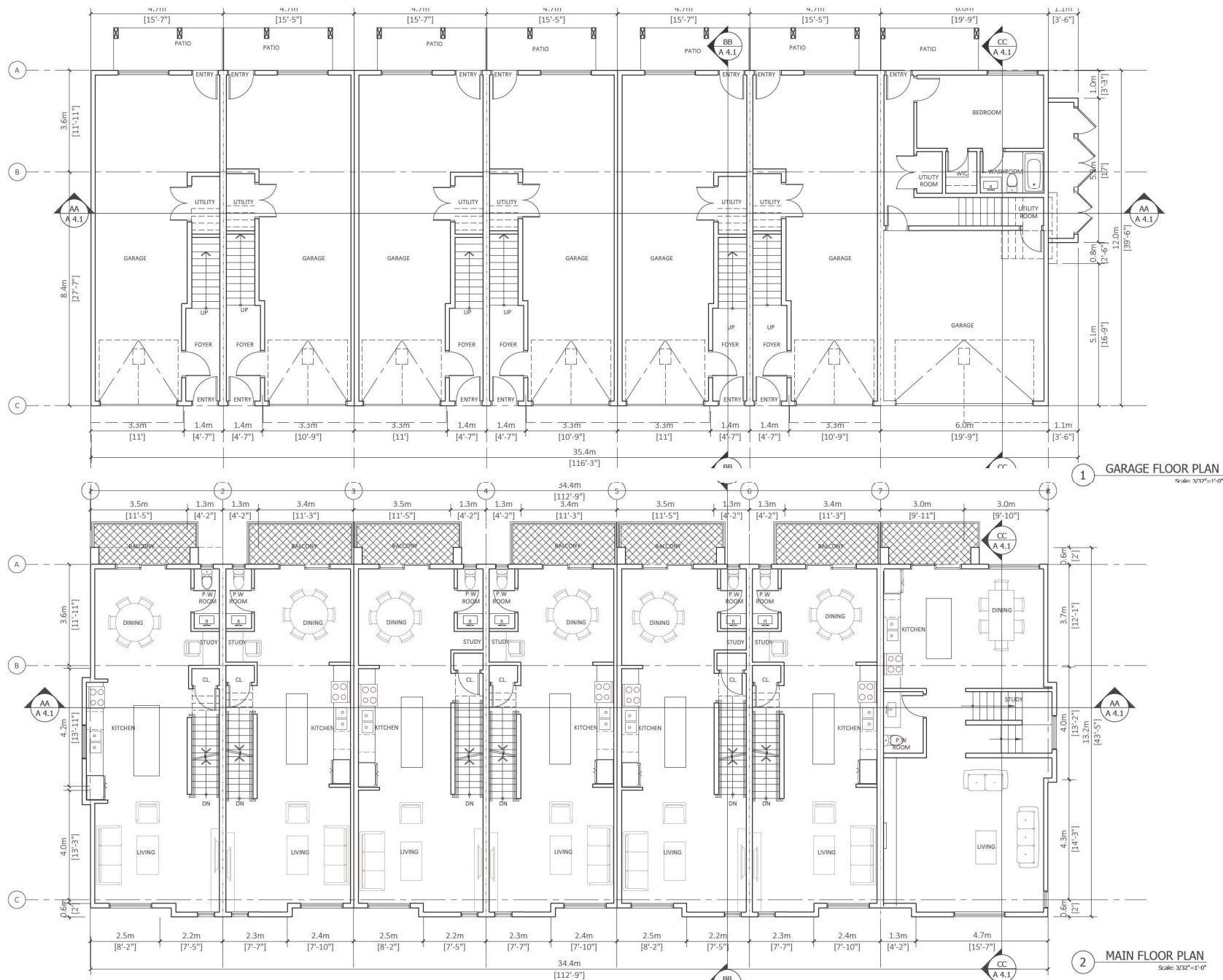


2 SOUTH ELEVATION
3/32"=1'-0"

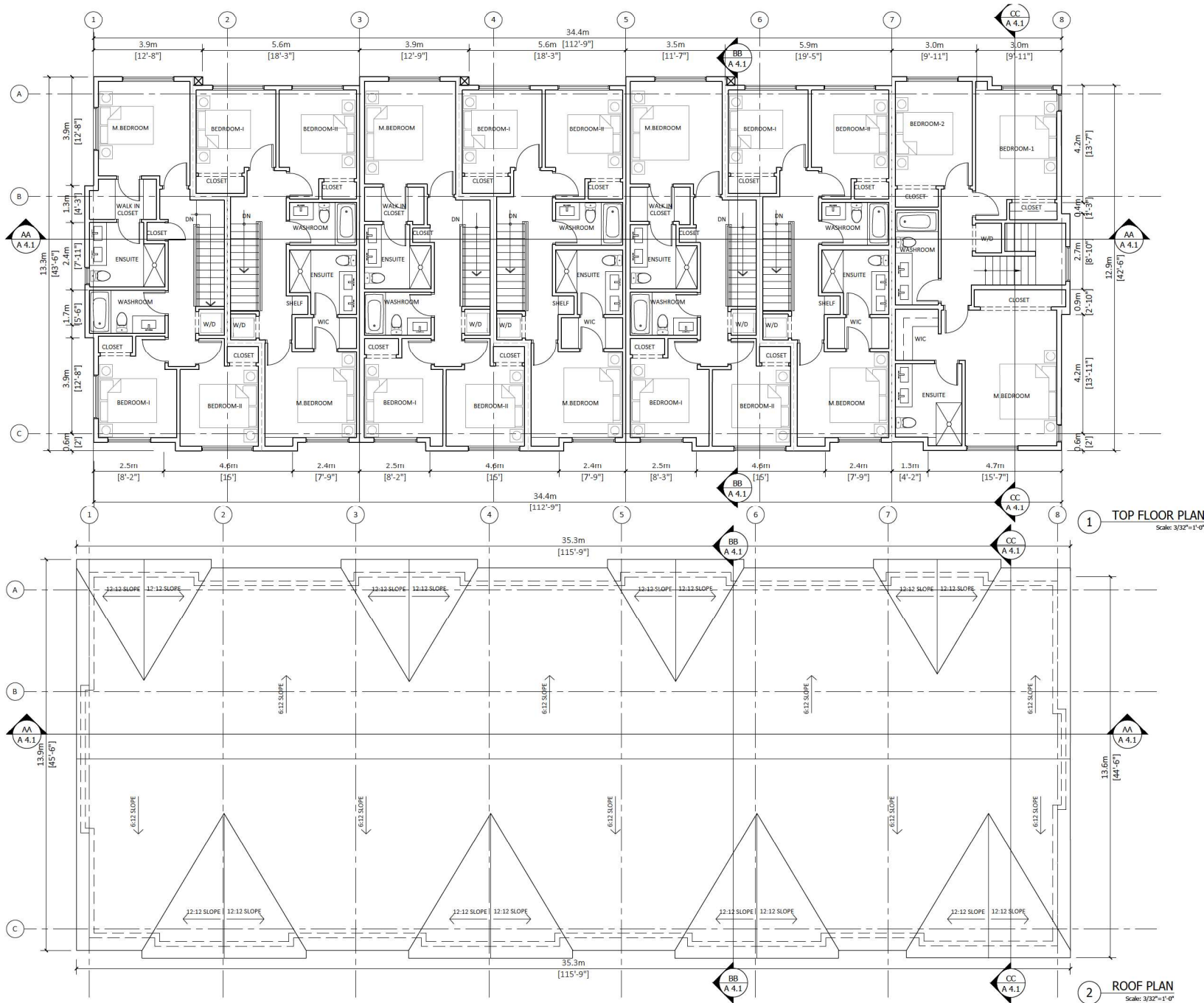
FINISH SCHEDULE

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Color:- White
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Color: Chantilly Lace (Benjamin Moore 2121-70)

REV	DESCRIPTION	DATE



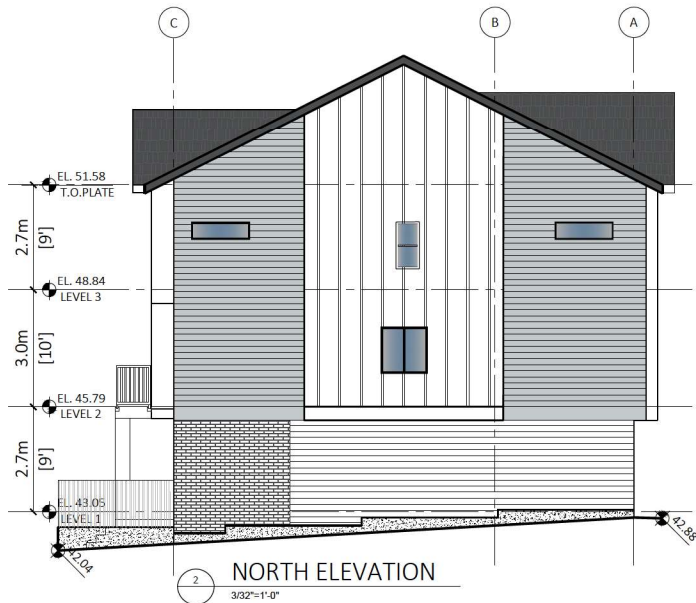
REV	DESCRIPTION	BY	DATE



REV	DESCRIPTION	DATE



1 EAST ELEVATION
3/32"=1'-0"

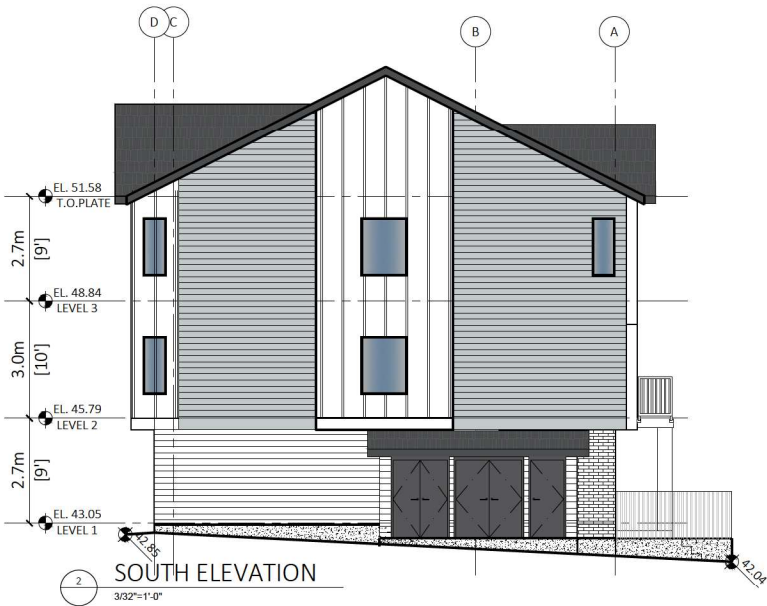


2 NORTH ELEVATION
3/32"=1'-0"

FINISH SCHEDULE

1. Asphalt Shingles roofing
Color : Iko Dual Black
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FINISH SCHEDULE

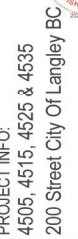
1. Asphalt Shingles roofing
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3. Horizontal Fibre Cementitious Lap Siding
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Color : Chantilly Lace (Benjamin Moore 2121-70)
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9. Paint
Color: Chantilly Lace (Benjamin Moore 2121-70)

REV	DESCRIPTION	DATE





Ph: 604-503-4484



PROJECT INFO:
4505, 4515, 45
200 Street City

CLIENT:
Dennis Chan

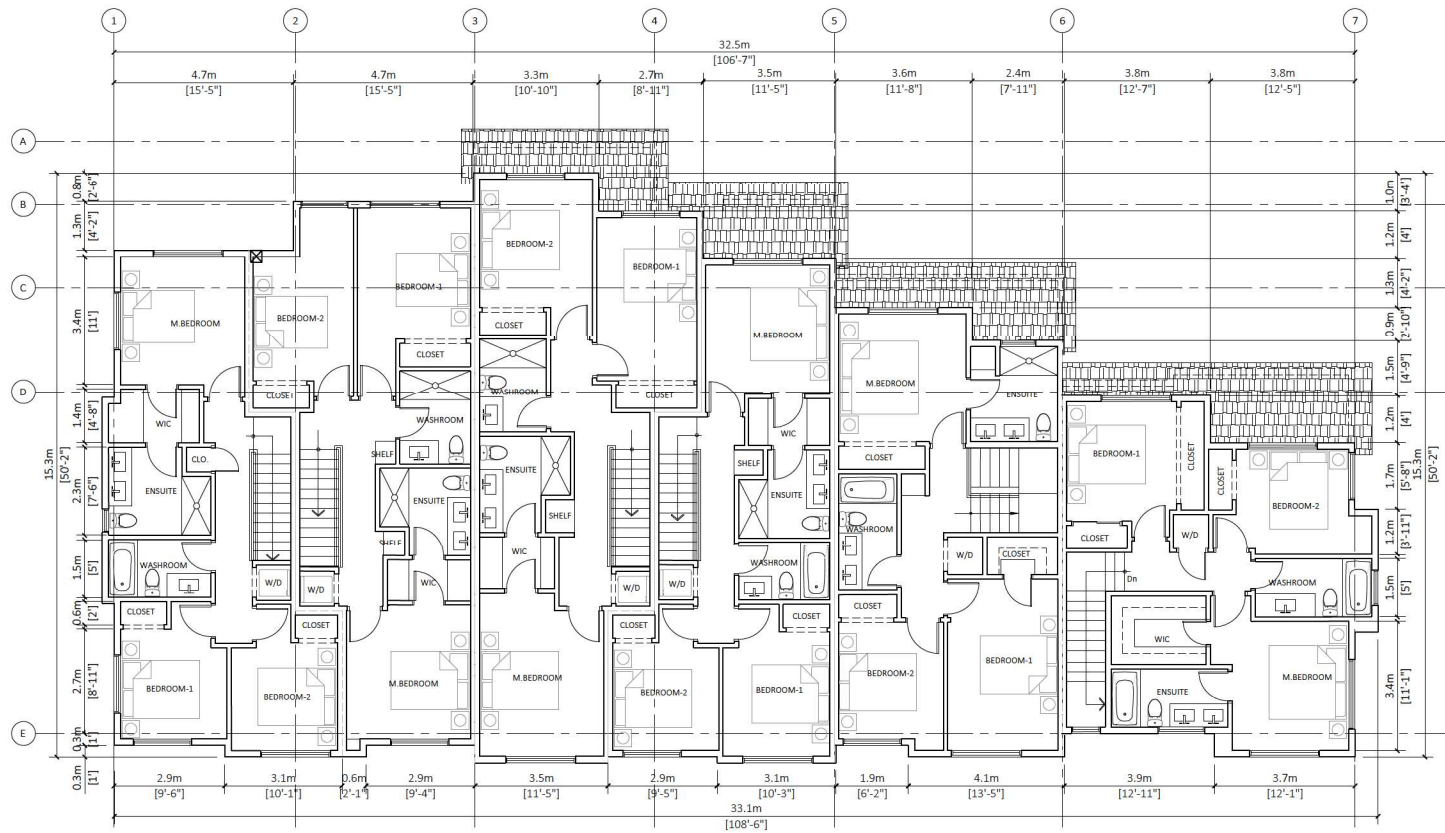
PROJECT NO:
24-204

SCALE: 3/32"=1' DRAWN BY: RW

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A.2.4 B



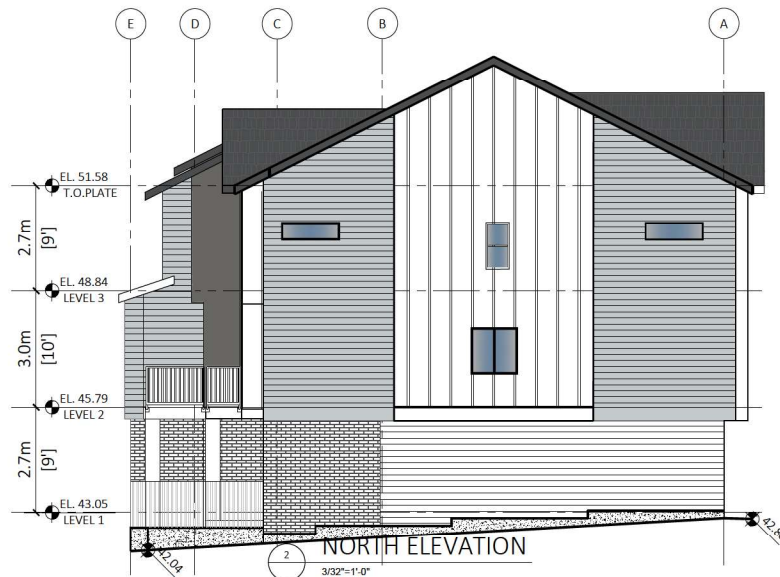


1 TOP FLOOR PLAN
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE



1 EAST ELEVATION
3/32"=1'-0"



2 NORTH ELEVATION
3/32"=1'-0"

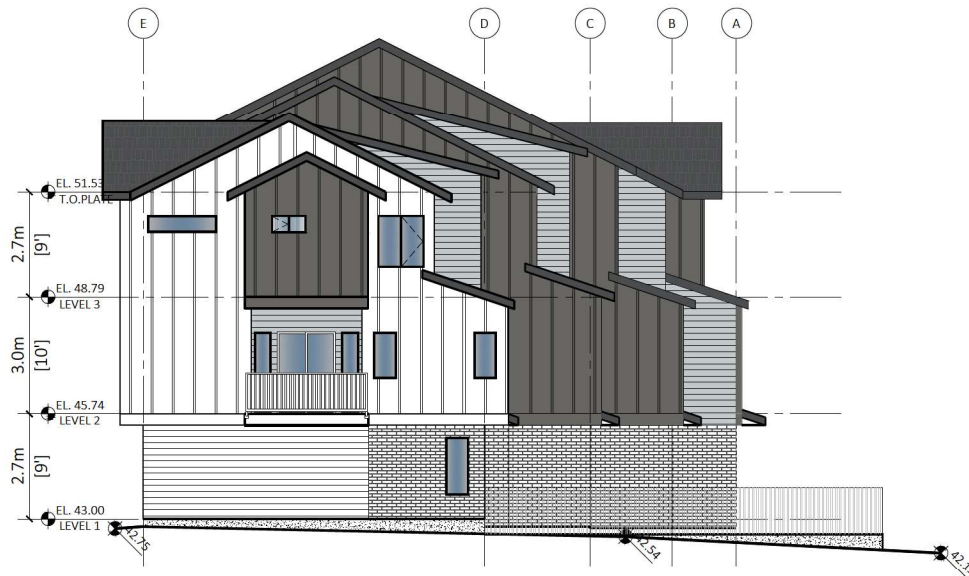
FINISH SCHEDULE

1. Asphalt Shingles roofing
Color : Iko Dual Black
2. Board & Batten
Color : Kendall Charcoal (Benjamin Moore HC 166)
3. Horizontal Fibre Cementious Lap Siding
Color : Chantilly Lace (Benjamin Moore 2121-70)
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Color:- White
9. Paint
Color: Chantilly Lace (Benjamin Moore 2121-70)

REV	DESCRIPTION	DATE	BY



1 WEST ELEVATION
3/32"=1'-0"

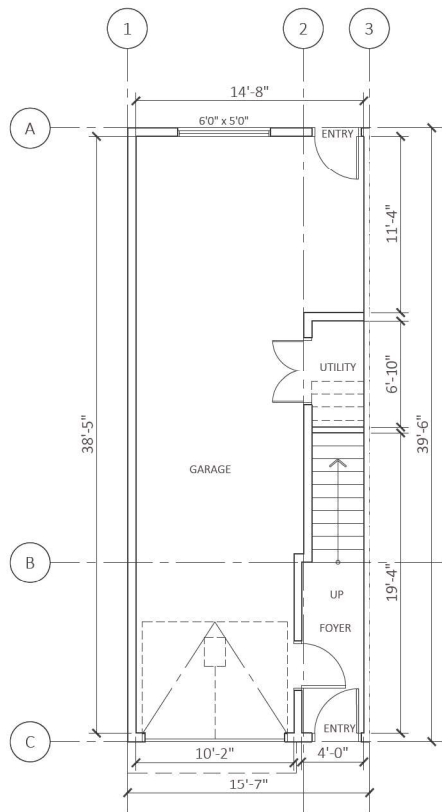


2 SOUTH ELEVATION
3/32"=1'-0"

FINISH SCHEDULE

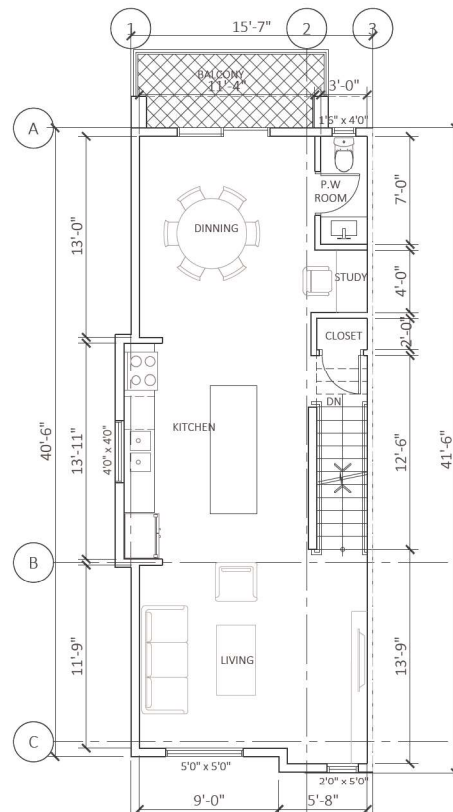
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REV	DESCRIPTION	DATE



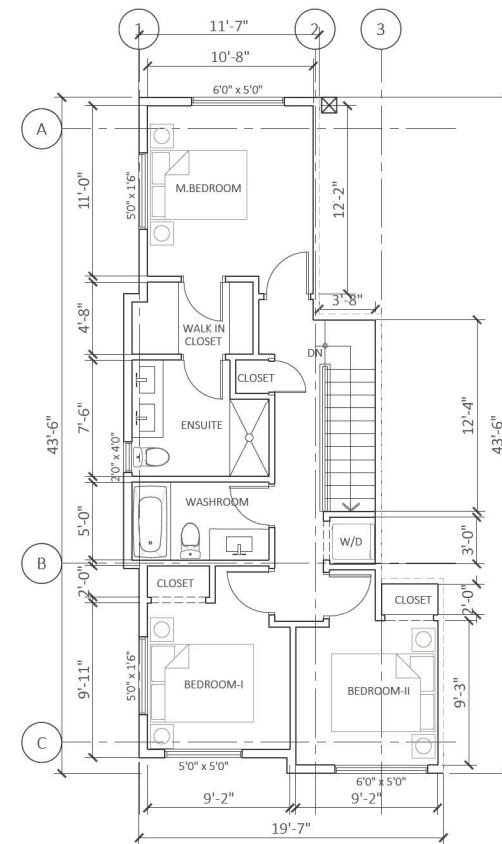
1 LEVEL-1
1/8"=1'

Floor Area : 528.43 ft²+87.10 ft²
/49.09 m² +8.09 m²



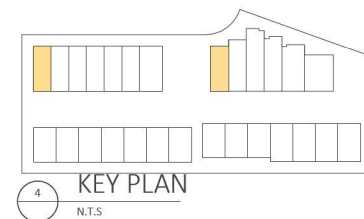
2 LEVEL-2
1/8"=1'

Floor Area : 651.56 ft² /60.53 m²



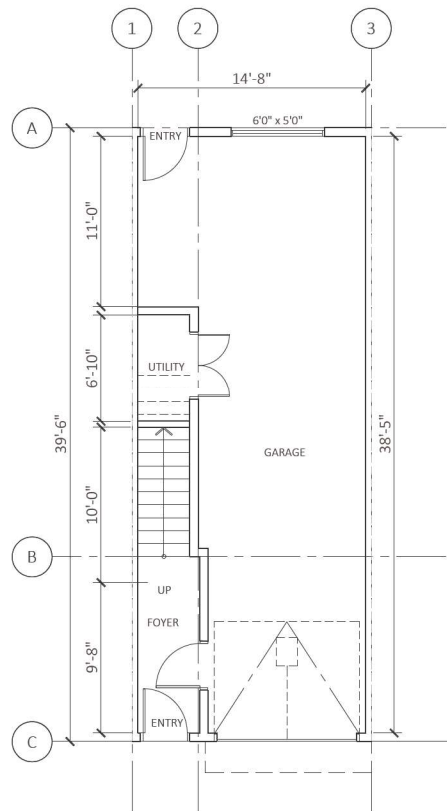
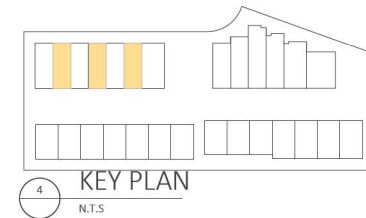
3 LEVEL-3
1/8"=1'

Floor Area : 680.35 ft²/63.21 m²

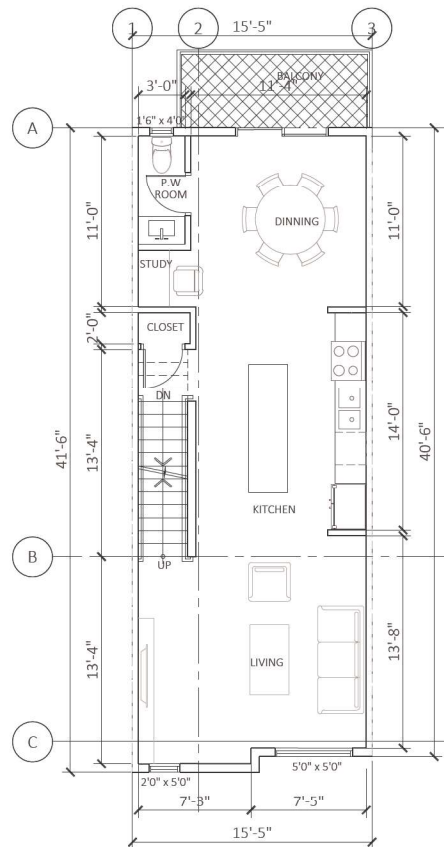


Total Floor Area : 1419.0 ft² / 131.83 m²
(excluding garage)

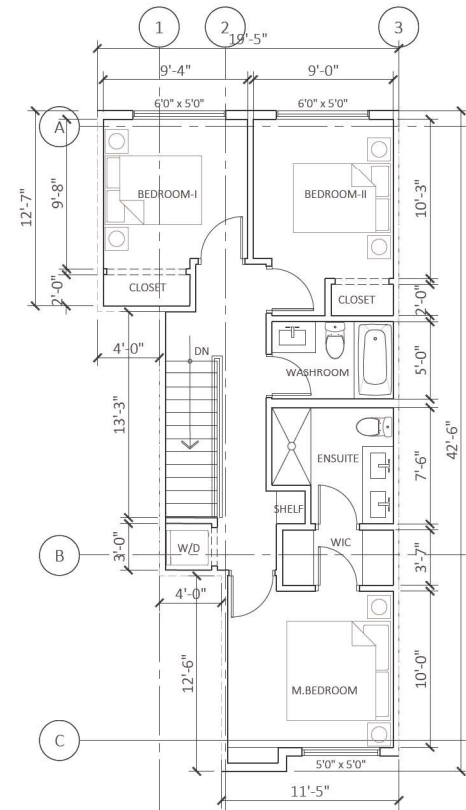
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Floor Area : 519.95 ft²+89.00 ft²
/48.30 m²+8.27 m²



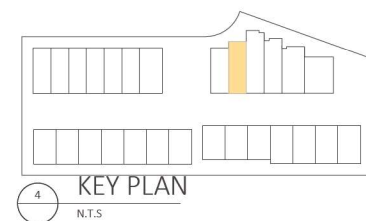
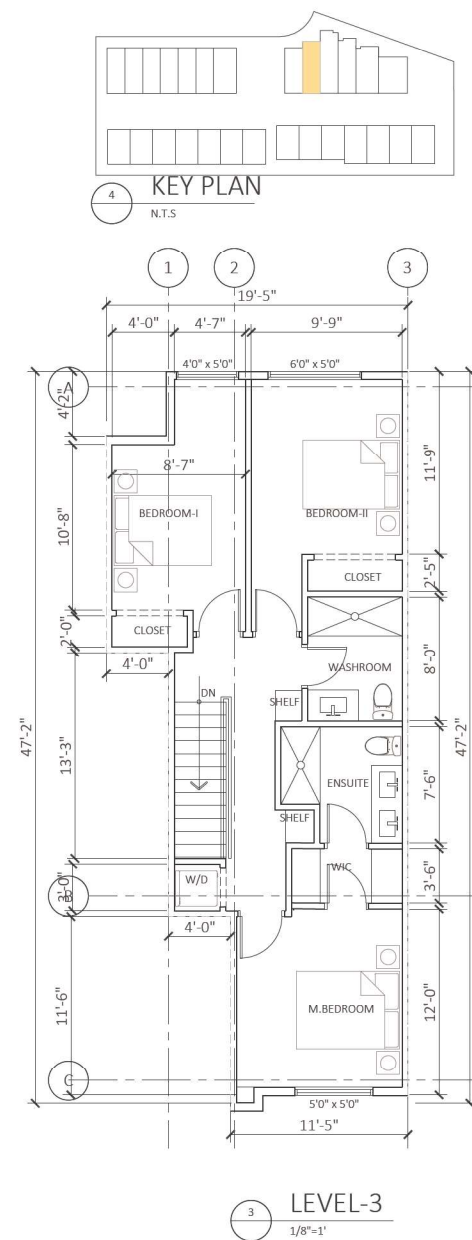
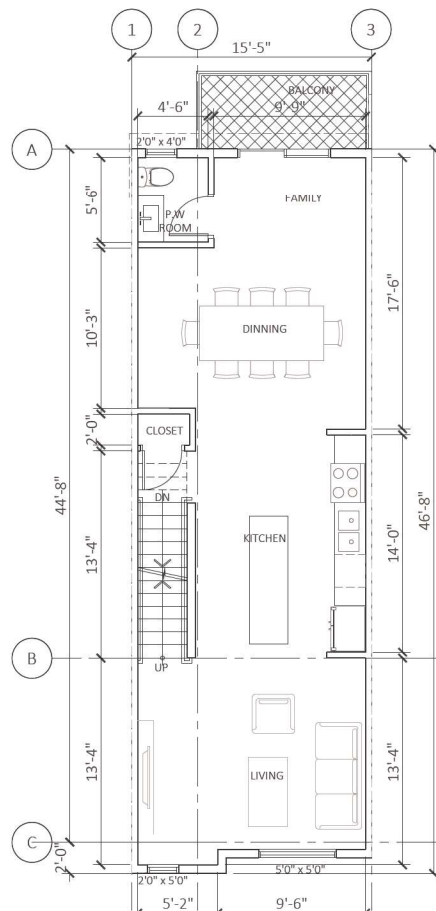
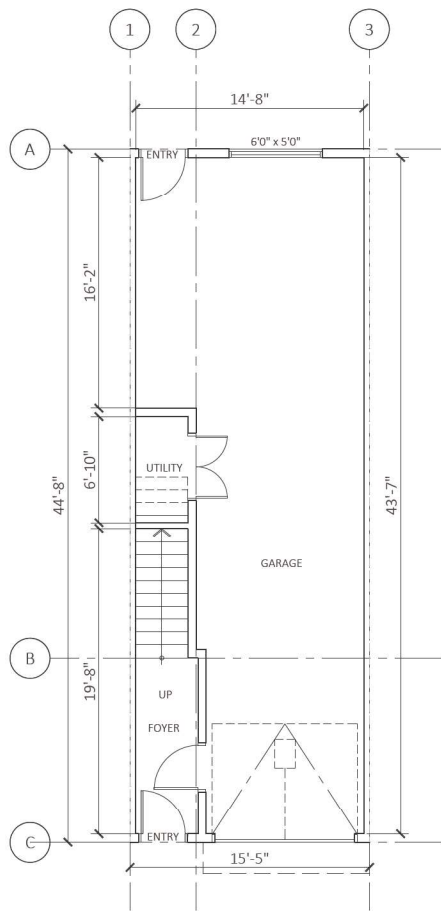
Floor Area : 631.89 ft² / 58.70 m²



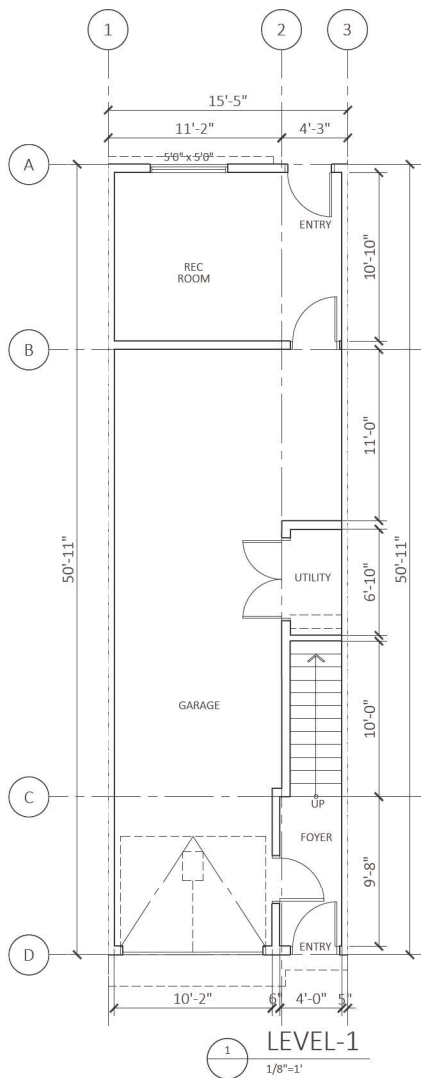
Floor Area : 649.56 ft² / 60.35 m²

Total Floor Area : 1370.44 ft² / 127.32 m²
(excluding garage)

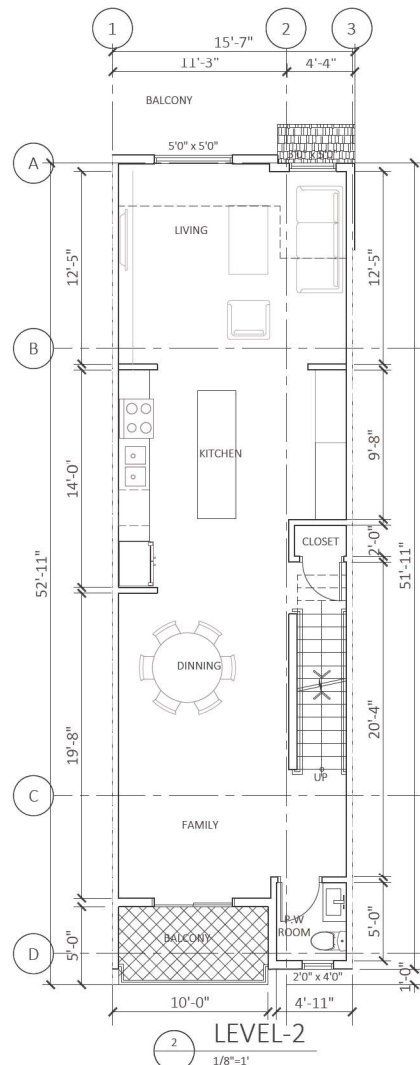
REV	DESCRIPTION	BY	DATE



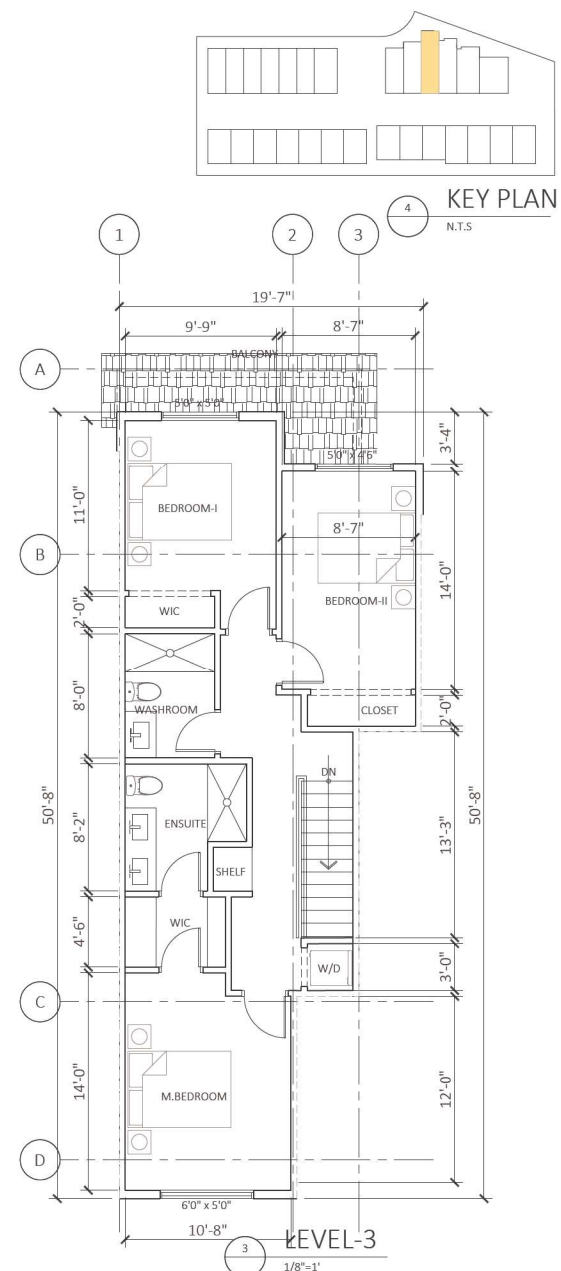
REV	DESCRIPTION	DATE



Floor Area : 516.86 ft² + 268.11 ft²
/ 48.02 m² + 24.91 m²

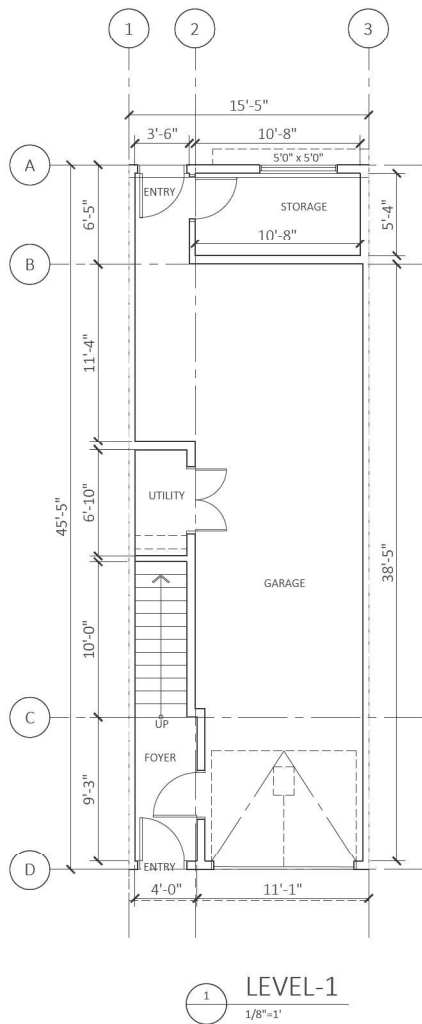


Floor Area : 765.67 ft² / 71.13 m²

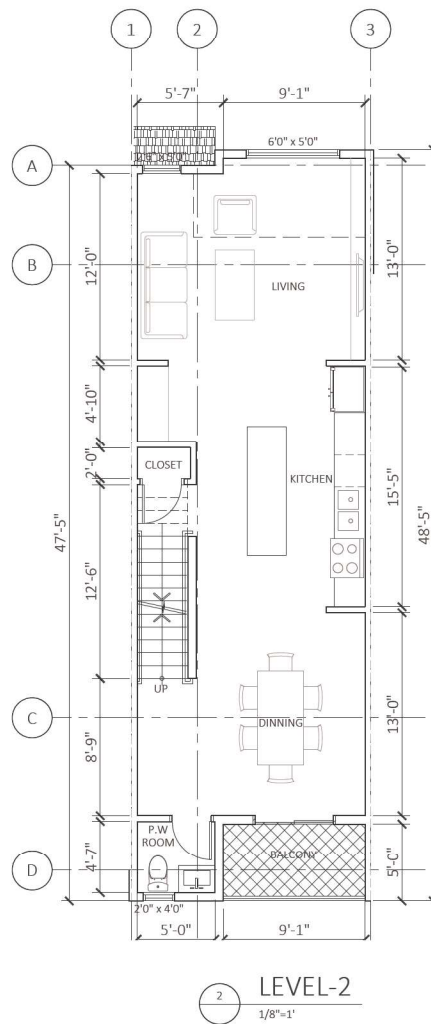


Floor Area : 782.15 ft² / 72.66m²
Total Floor Area : 1815.93 ft² / 168.70 m² (excluding garage)

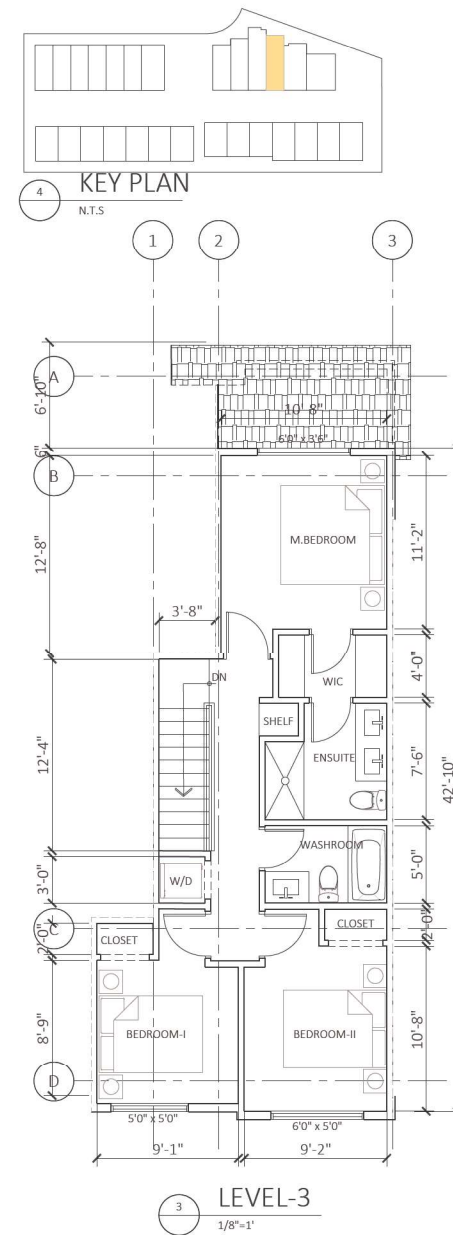
REV	DESCRIPTION	BY	DATE



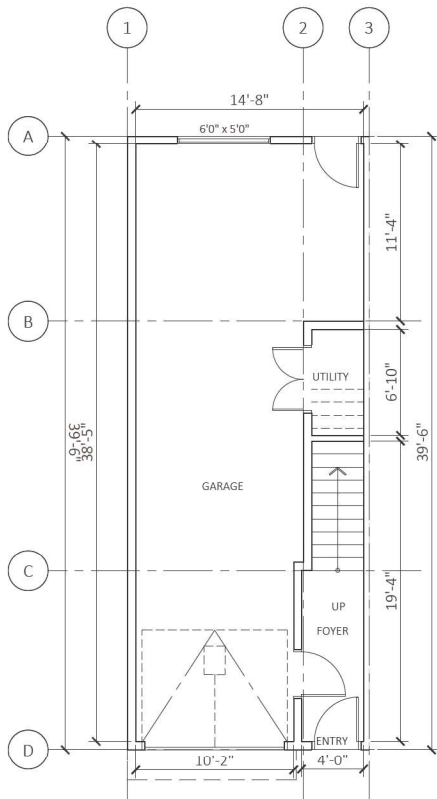
Floor Area : 518.59 ft² + 181.37 ft²
/ 48.18 m² + 16.85 m²



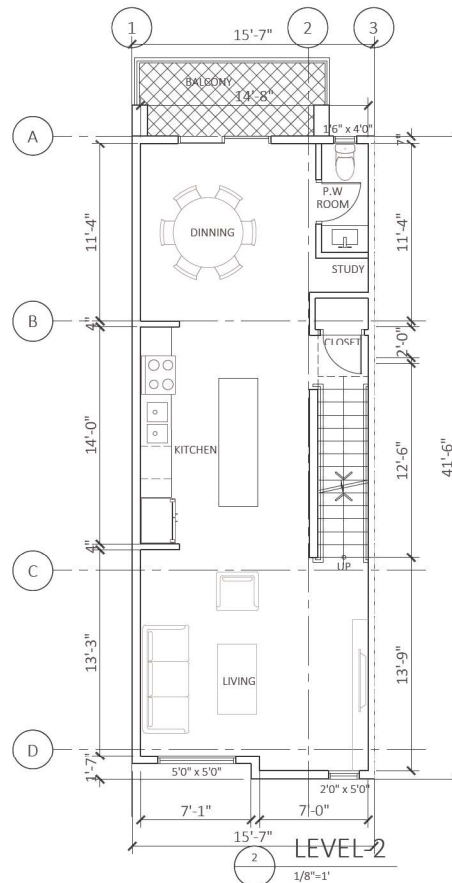
Floor Area : 693.33 ft² / 64.41 m²



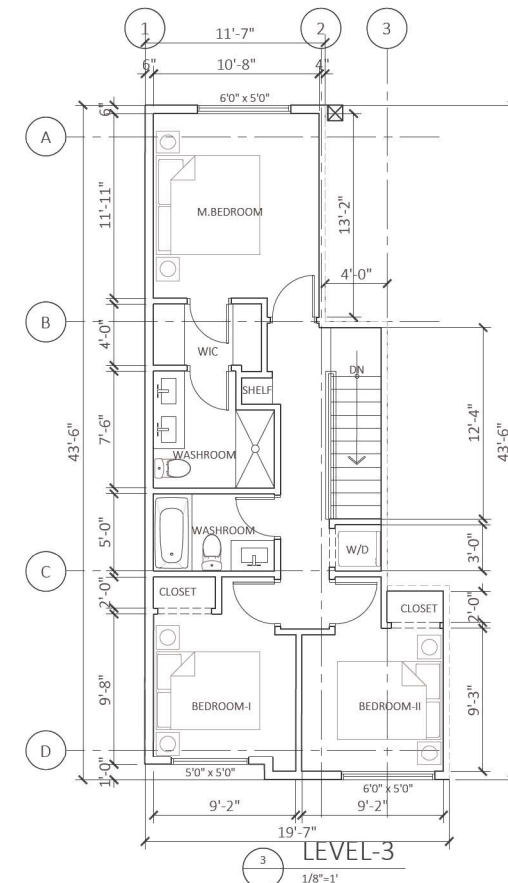
Floor Area : 661.88 ft² / 61.50 m²
Total Floor Area : 1536.80 ft² / 142.77 m² (excluding garage)



Floor Area : 528.27ft²+87.27ft²
/48.17 m²+8.00 m²

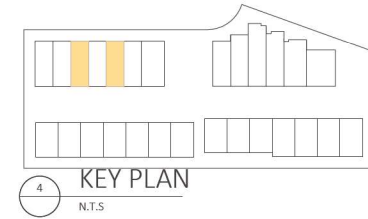


Floor Area : 638.41 ft² / 59.31 m²

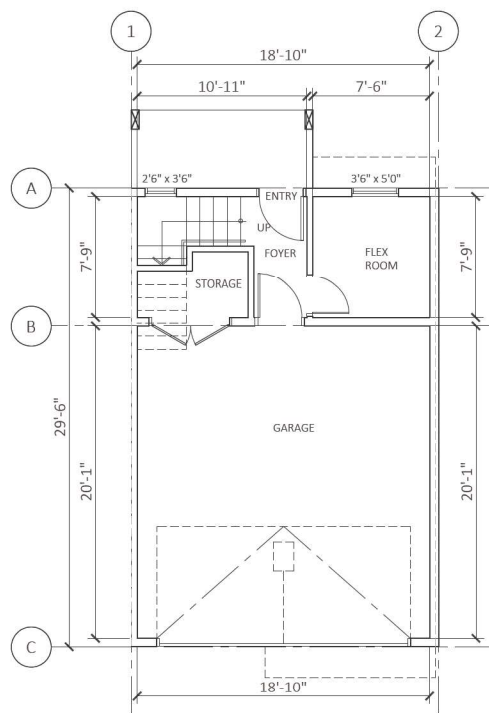


Floor Area : 664.53 ft² / 61.74 m²

Total Floor Area : 1390.21 ft² / 129.15 m² (excluding garage)

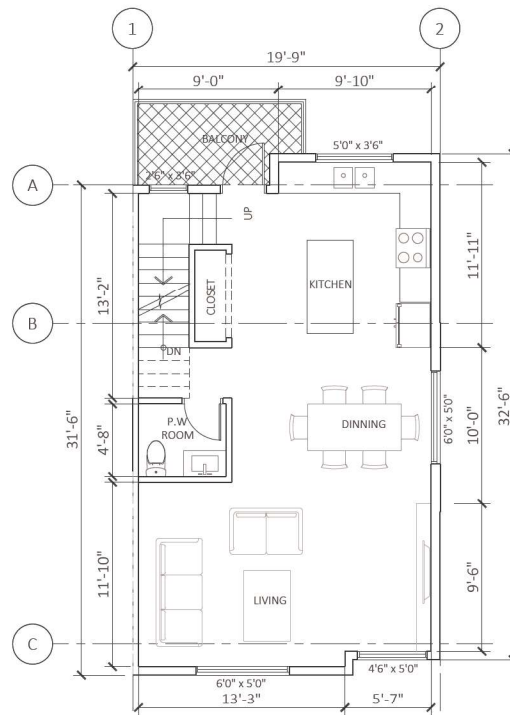


REV	DESCRIPTION	BY	DATE



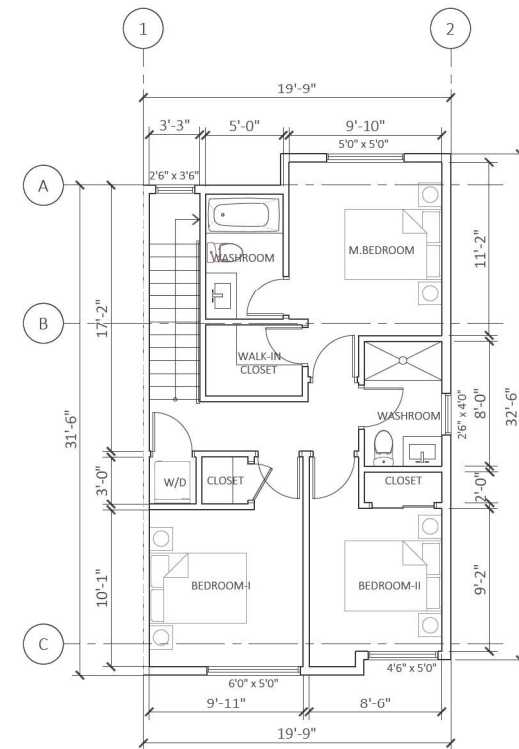
1 LEVEL-1
1/8"=1'

Floor Area : 445.04ft²+138.82ft²
/41.35 m² +12.90 m²



2 LEVEL-2
1/8"=1'

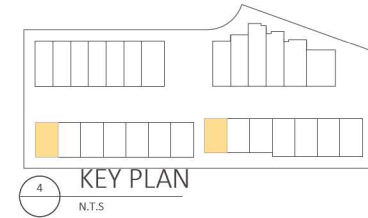
Floor Area : 639.86 ft² / 59.44 m²



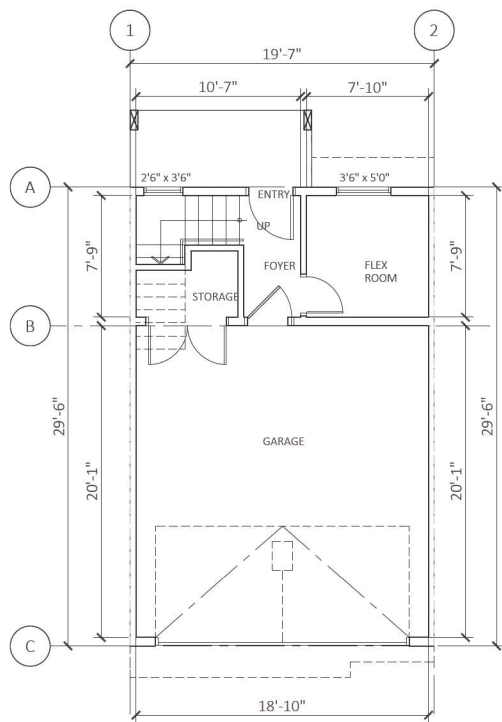
3 LEVEL-3
1/8"=1'

Floor Area : 639.84 ft² / 59.44 m²

Total Floor Area : 1418.52 ft² / 131.78 m² (excluding garage)

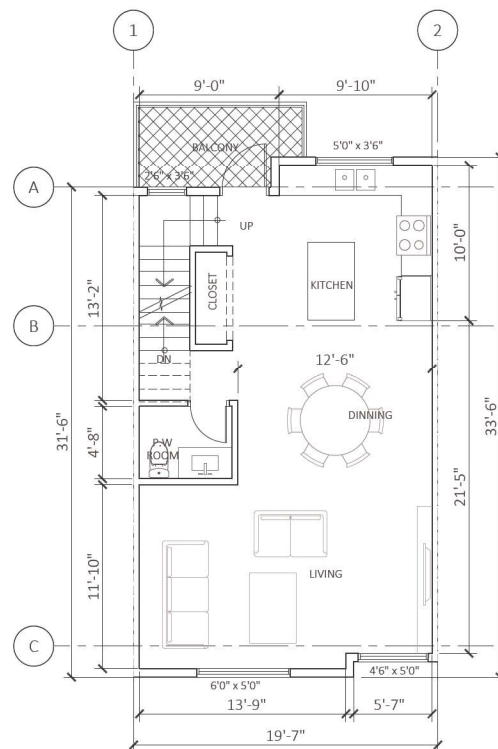


REV	DESCRIPTION	BY	DATE



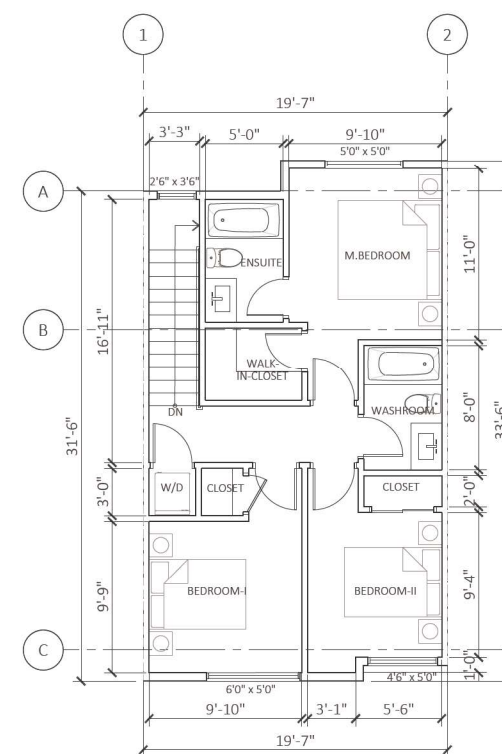
1 LEVEL-1
1/8"=1'

Floor Area : 438.13ft²+139.59ft²
/40.70 m² +12.97 m²



2 LEVEL-2
1/8"=1'

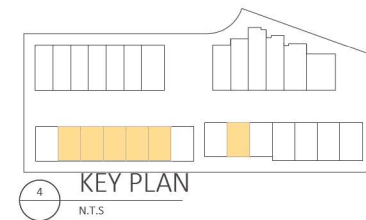
Floor Area : 632.98 ft² / 58.80 m²



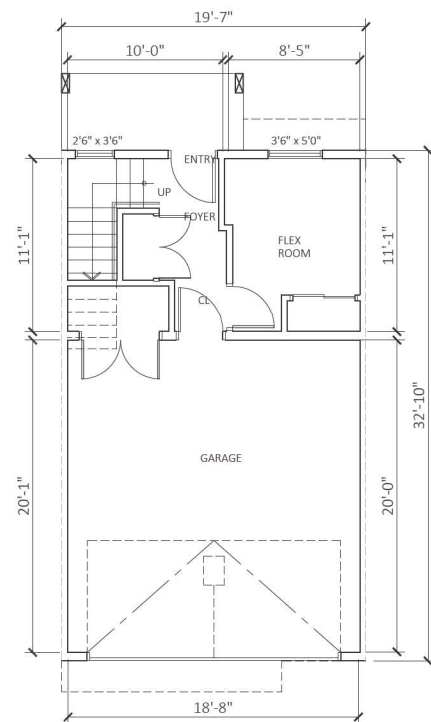
3 LEVEL-3
1/8"=1'

Floor Area : 633.10 ft² / 58.82 m²

Total Floor Area : 1405.67 ft² / 130.59 m² (excluding garage)

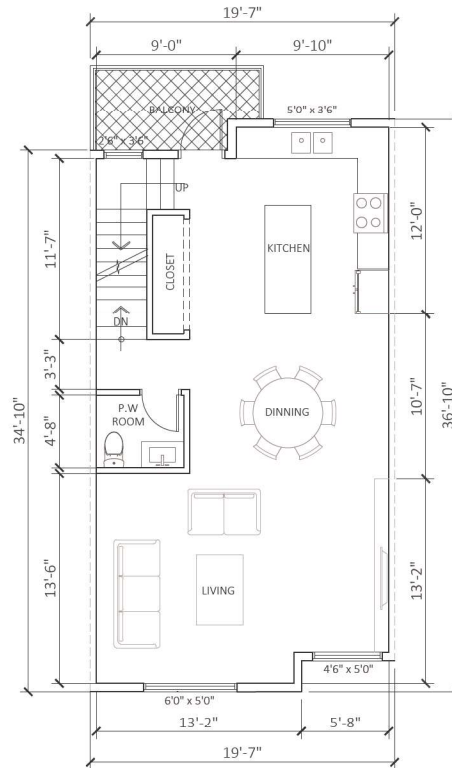


REV	DESCRIPTION	BY	DATE



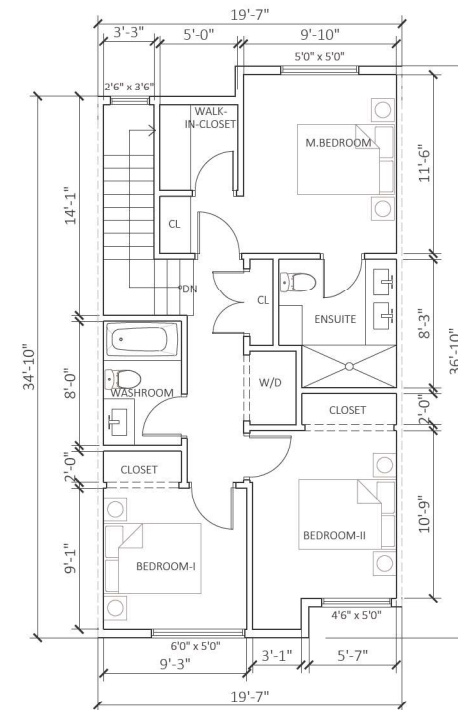
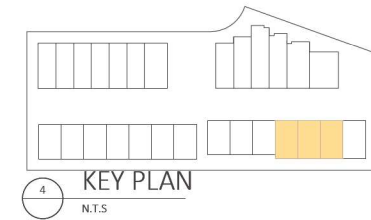
1 LEVEL-1
1/8"=1'

Floor Area : 433.12ft²+209.52ft²
/40.24 ft²+19.46 m²



2 LEVEL-2
1/8"=1'

Floor Area : 691.23 ft² / 64.22 m²



3 LEVEL-3
1/8"=1'

Floor Area : 691.36 ft² / 64.23 m²

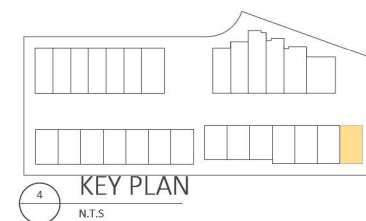
Total Floor Area : 1592.11 ft² / 147.91 m² (excluding garage)

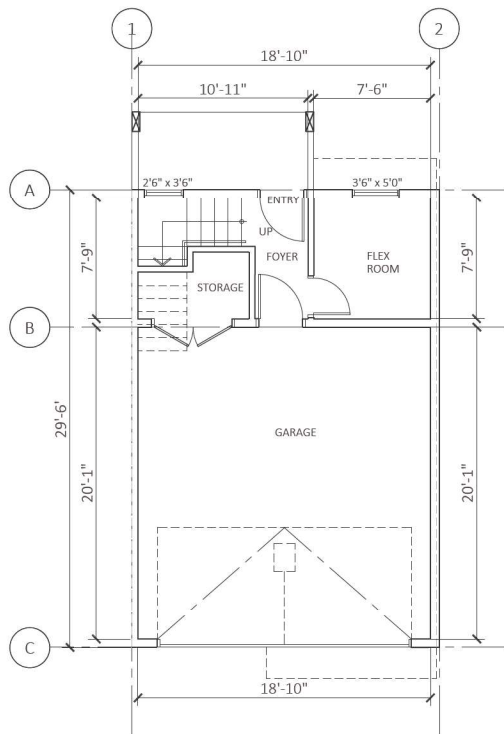
REV	DESCRIPTION	DATE

Floor Area : $432.92\text{ft}^2 + 209.70\text{ft}^2$
 $/ 40.22\text{ m}^2 + 19.48\text{ m}^2$

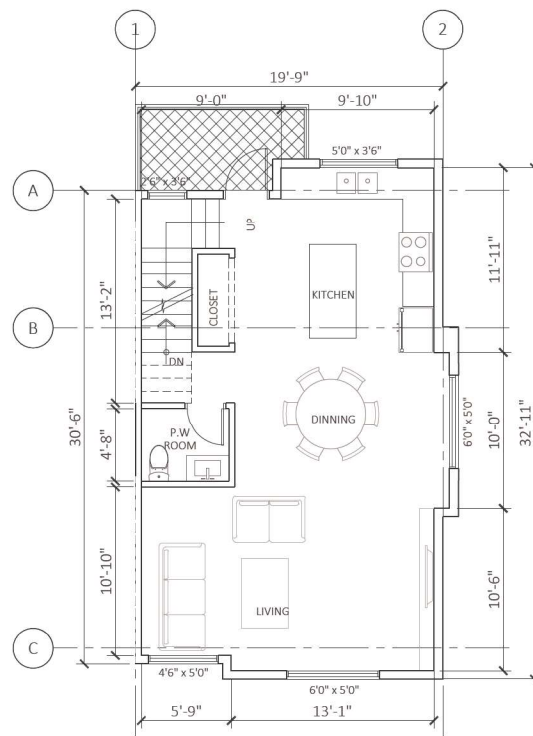
Floor Area : 704.12 ft² / 65.41 m²

Floor Area : 708.39 ft² / 65.81 m²
Total Floor Area : 1622.21 ft² / 150.71 m² (excluding garage)

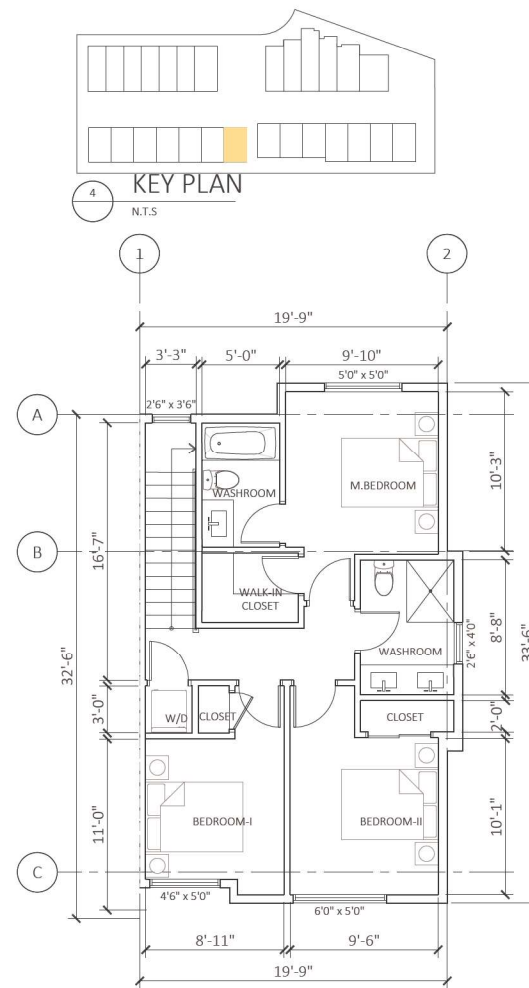




Floor Area : 445.24ft²+138.61ft²
/41.36 m² +12.88 m²

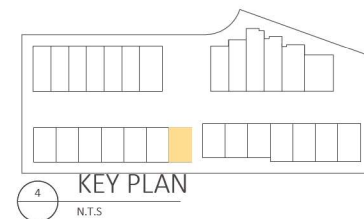


Floor Area : 652.06 ft² / 60.58 m²

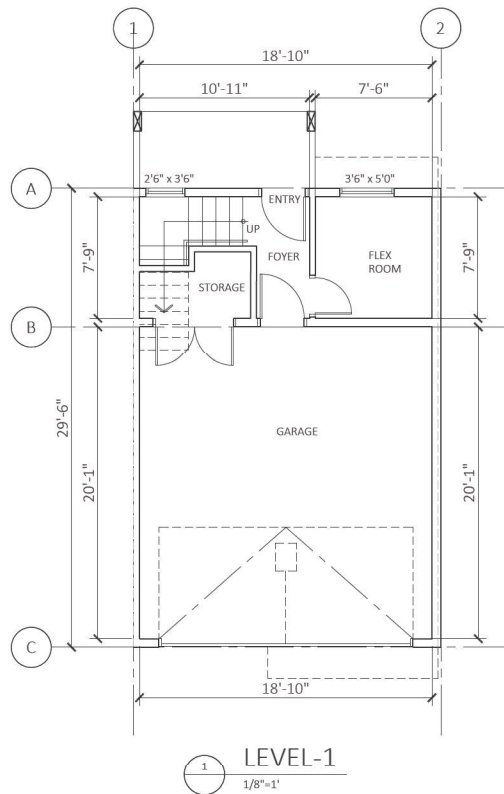
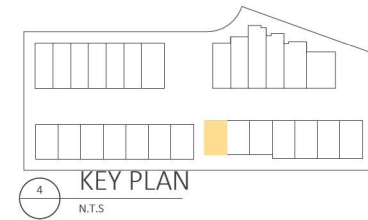


Floor Area : 651.91 ft² / 60.56 m²

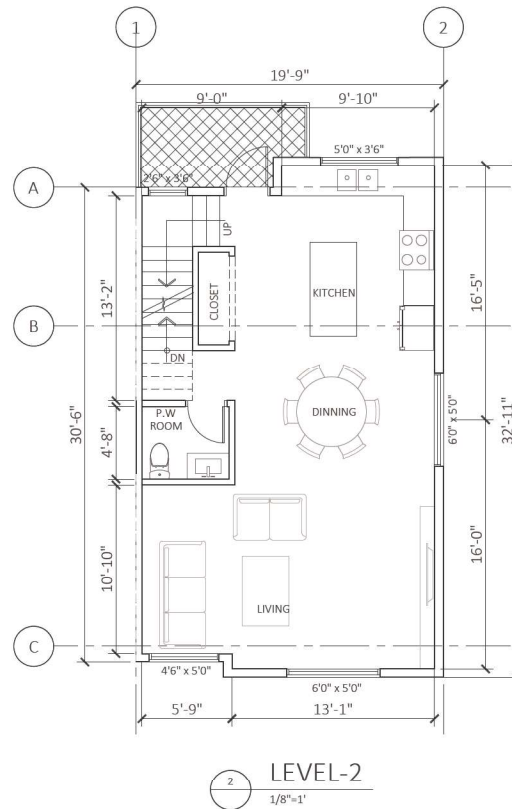
Total Floor Area : 1442.58 ft² / 134.02 m² (excluding garage)



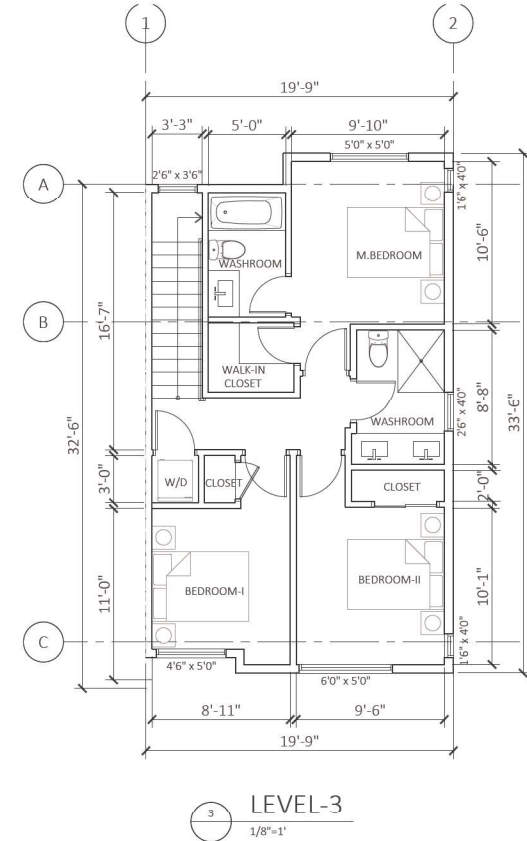
REV	DESCRIPTION	DATE



Floor Area : $445.24\text{ft}^2 + 138.61\text{ft}^2$
/ $41.36\text{ m}^2 + 12.88\text{ m}^2$



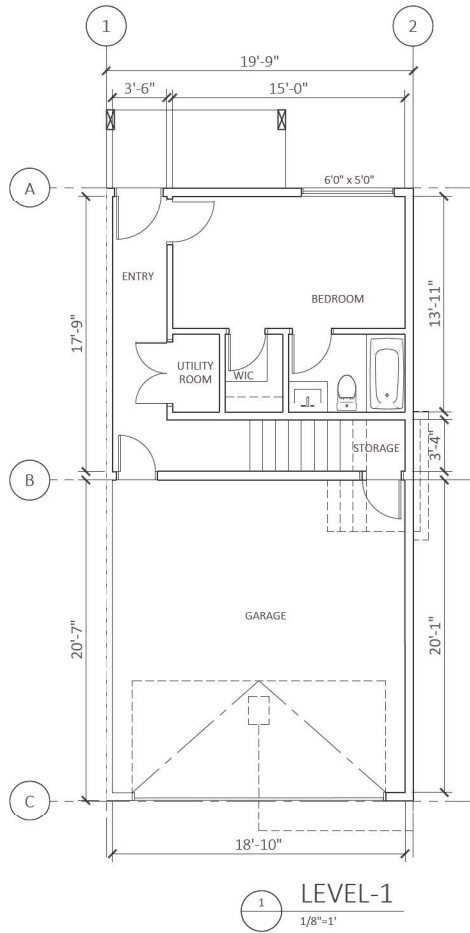
Floor Area : 639.88 ft^2 / 59.45 m^2



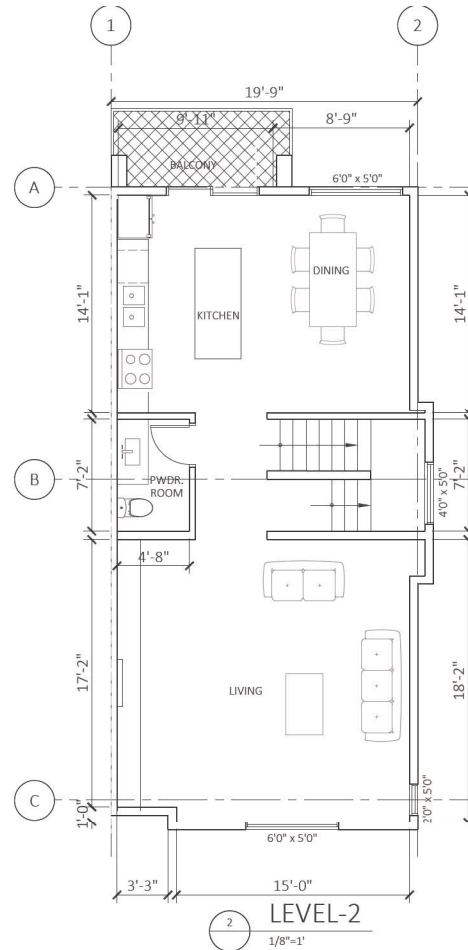
Floor Area : 639.71 ft^2 / 59.43 m^2

Total Floor Area : 1418.20 ft^2 / 131.76 m^2 (excluding garage)

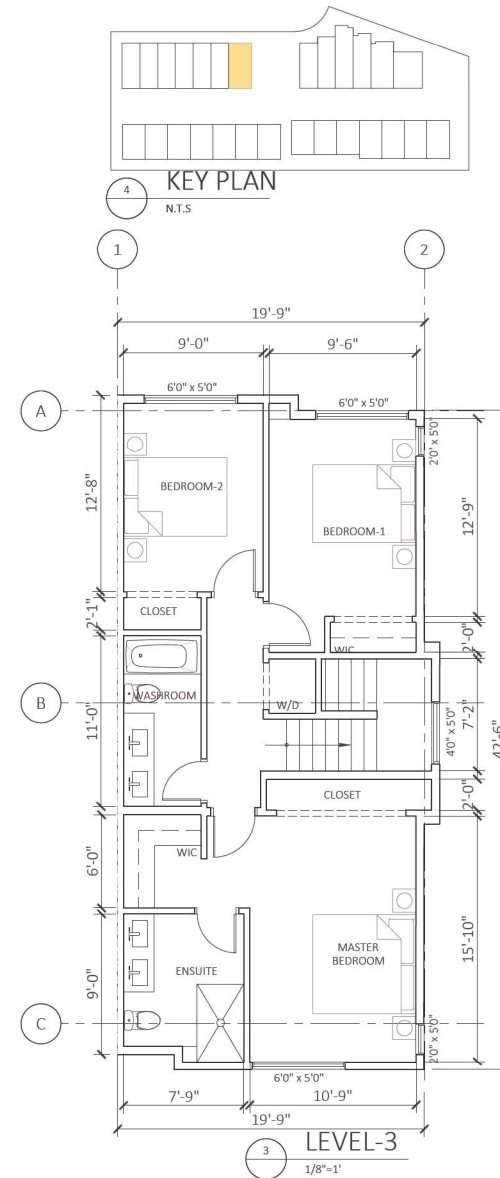
REV	DESCRIPTION	BY	DATE



Floor Area : 430.08ft²+348.60ft²
/38.26 m² +34.08 m²

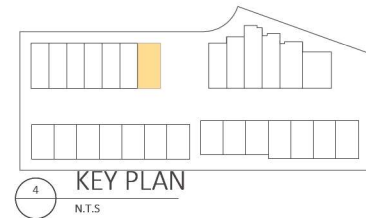


Floor Area : 826.25 ft² / 76.76 m²

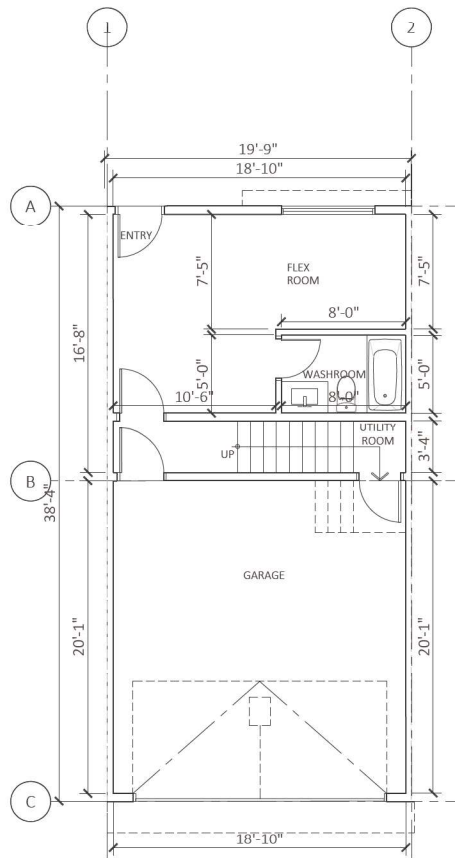


Floor Area : 857.98 ft² / 79.71 m²

Total Floor Area : 2032.83 ft² / 188.86 m² (excluding garage)

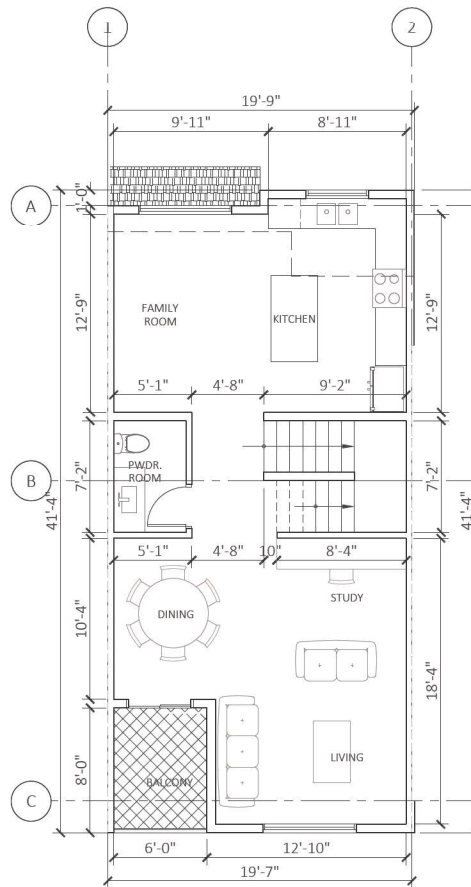


REV	DESCRIPTION	BY	DATE



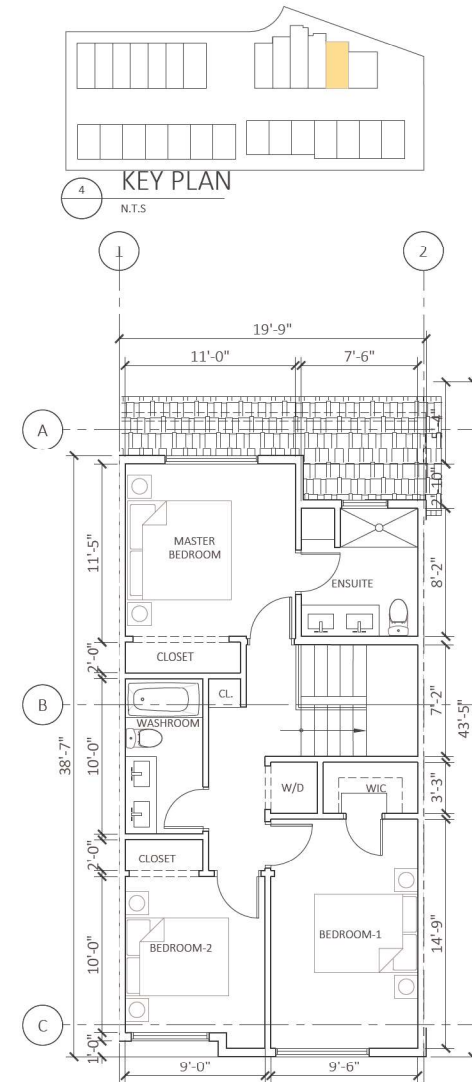
1 LEVEL-1
1/8"=1'

Floor Area : 424.05ft²+327.37ft²
/39.40 m²+30.41 m²



2 LEVEL-2
1/8"=1'

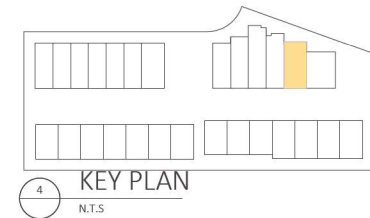
Floor Area : 749.26 ft² / 69.61 m²



3 LEVEL-3
1/8"=1'

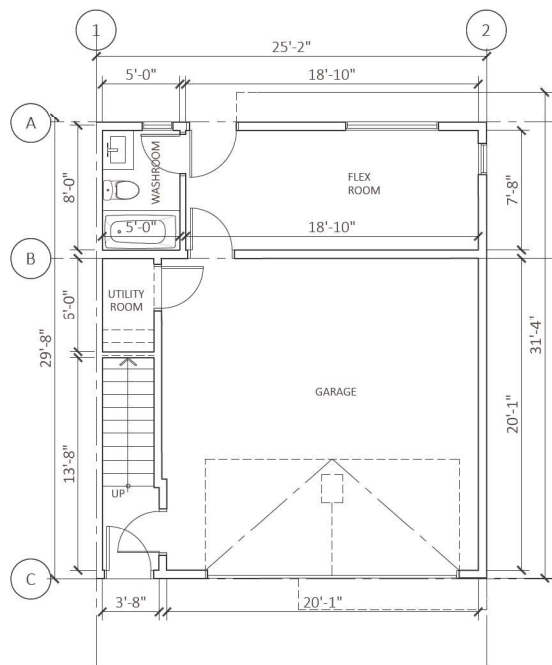
Floor Area : 728.03 ft² / 67.64 m²

Total Floor Area : 1804.66 ft² / 167.66 m² (excluding garage)



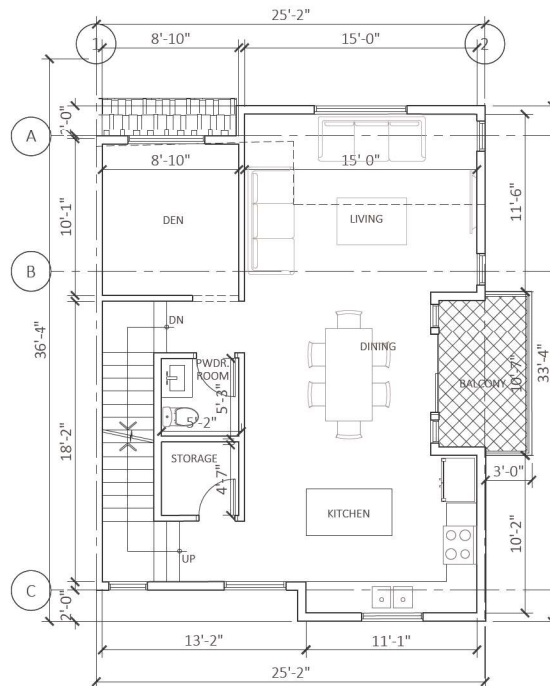
KEY PLAN
N.T.S.

REV	DESCRIPTION	DATE



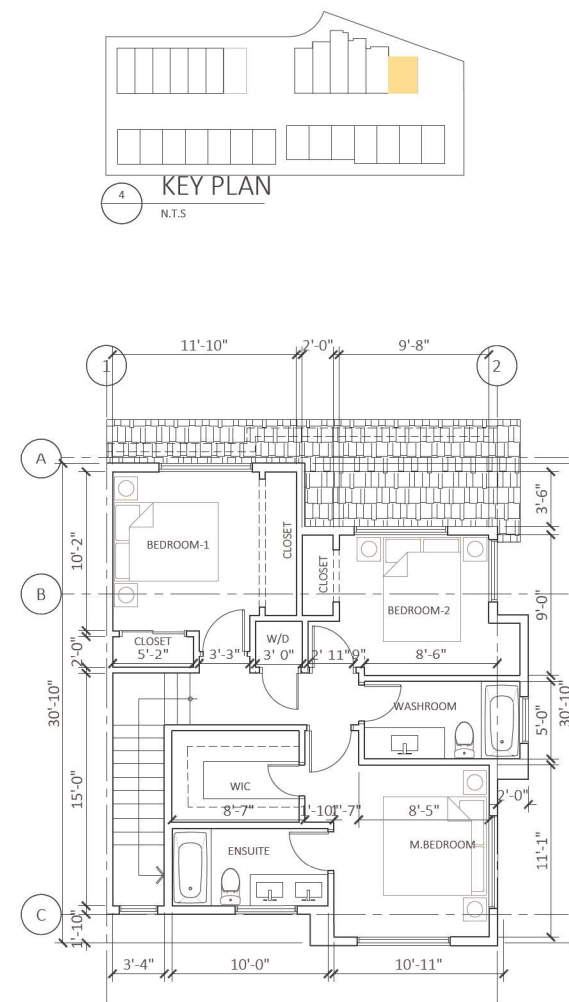
1 LEVEL-1
1/8"=1'

Floor Area : 465.45ft²+272.38ft²
/43.24m² +25.30 m²



2 LEVEL-2
1/8"=1'

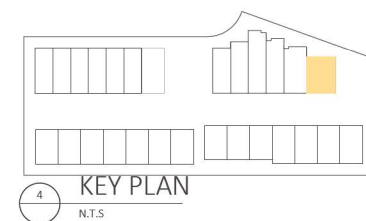
Floor Area : 765.73 ft² / 71.14 m²



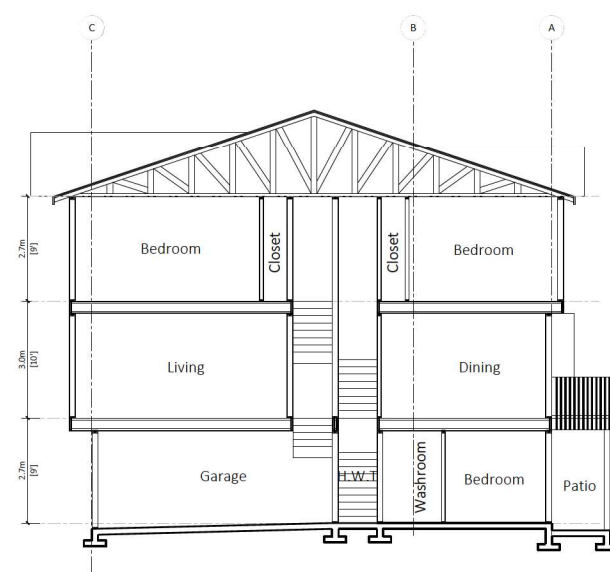
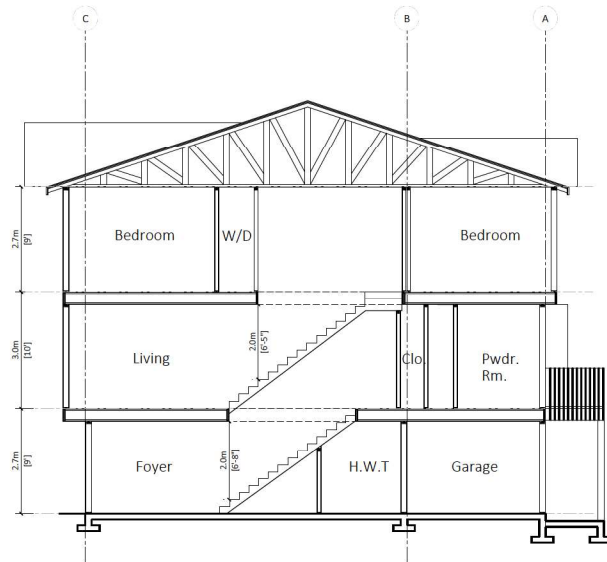
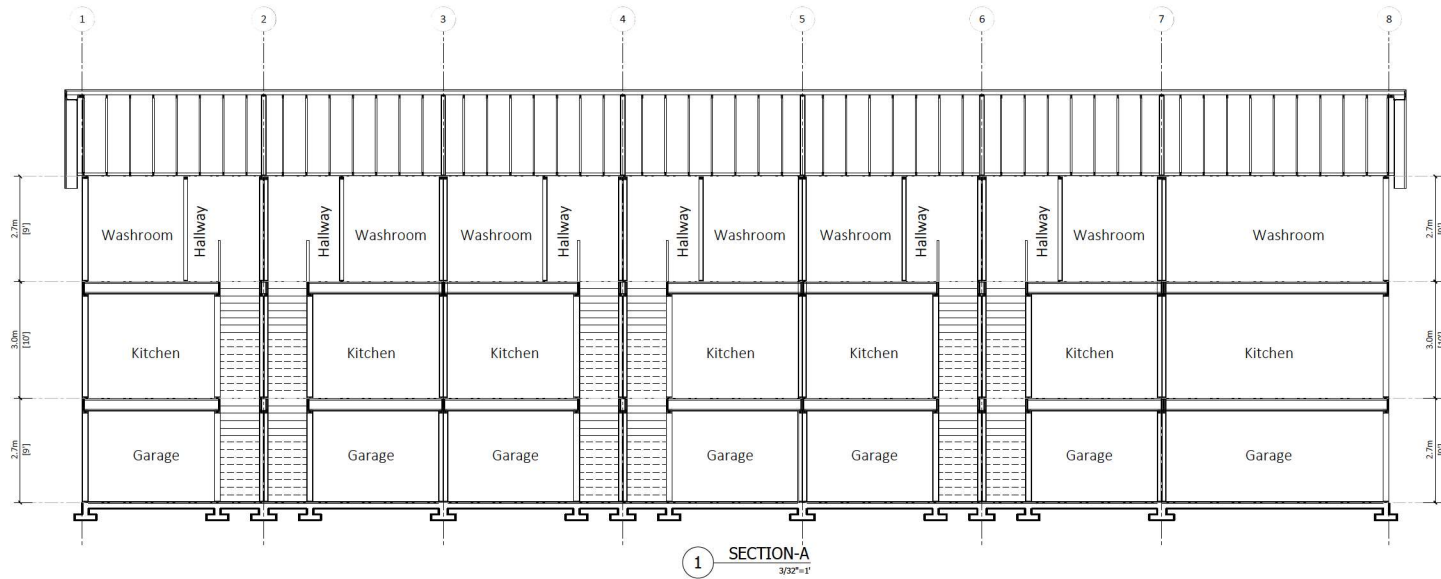
3 LEVEL-3
1/8"=1'

Floor Area : 724.05 ft² / 67.27 m²

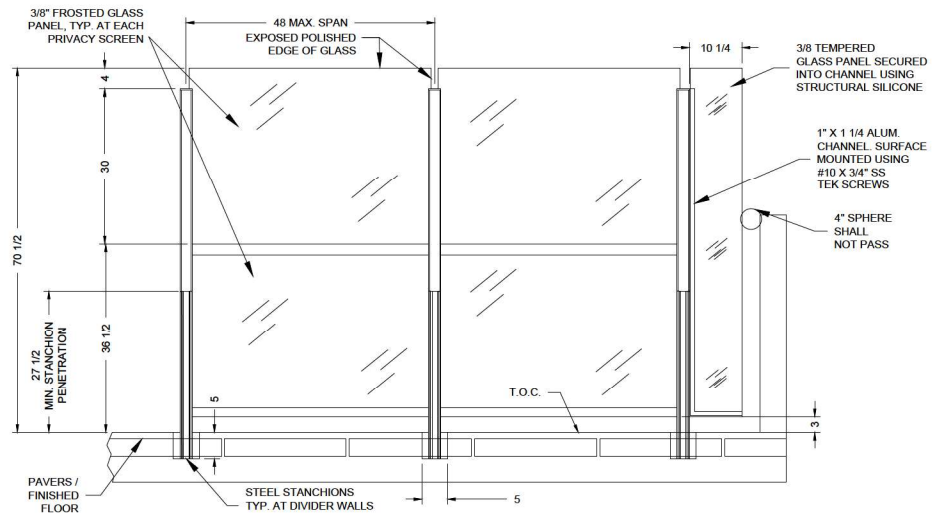
Total Floor Area : 1762.16 ft² / 163.71m² (excluding garage)



REV	DESCRIPTION	BY	DATE



REV	DESCRIPTION	DATE



1 BALCONY SEPARATION SCREEN DETAIL
1/2"=1'

REV	DESCRIPTION	DATE

DATE 20-Dec-24

PROJECT NO:
24-204

SCALE: NTS DRAWN BY: RW

[illegible]

VIEWS

A.5.1



1 WEST SIDE VIEW (BUILDINGS 1 & 2)



1 SOUTHWEST VIEW (BUILDINGS 1 & 2)

REV	DESCRIPTION	BY	DATE



1 EAST SIDE VIEW - MAIN ENTRANCE

REV	DESCRIPTION	DATE