

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



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

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

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5565 15B Ave.
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T : 604 358 5562
klimofrancis@gmail.com

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

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

APPLICANT:
FLAT ARCHITECTURE INC.
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A - 0.0	COVER SHEET
A - 0.1	DATA SHEET
A - 0.2	SITE CONTEXT PLAN
A - 1.1	SITE PLAN
A - 1.2	FIRE ACCESS PLAN
A - 1.3	SITE SECTION
A - 1.4	COLOUR PALETTE
A - 2.1A - 2.1B	FLOOR PLANS - BUILDINGS 1
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R - 1	REFRINDRINGS
S - 1.1 - 1.5	SHADOW STUDY



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

Ph: 604-503-4484



PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City of London

CLIENT: Dennis Chan

DATE 6-May-25

PROJECT NO:
24-204

SCALE: DRAWN BY:
NTS RW

[illegible]

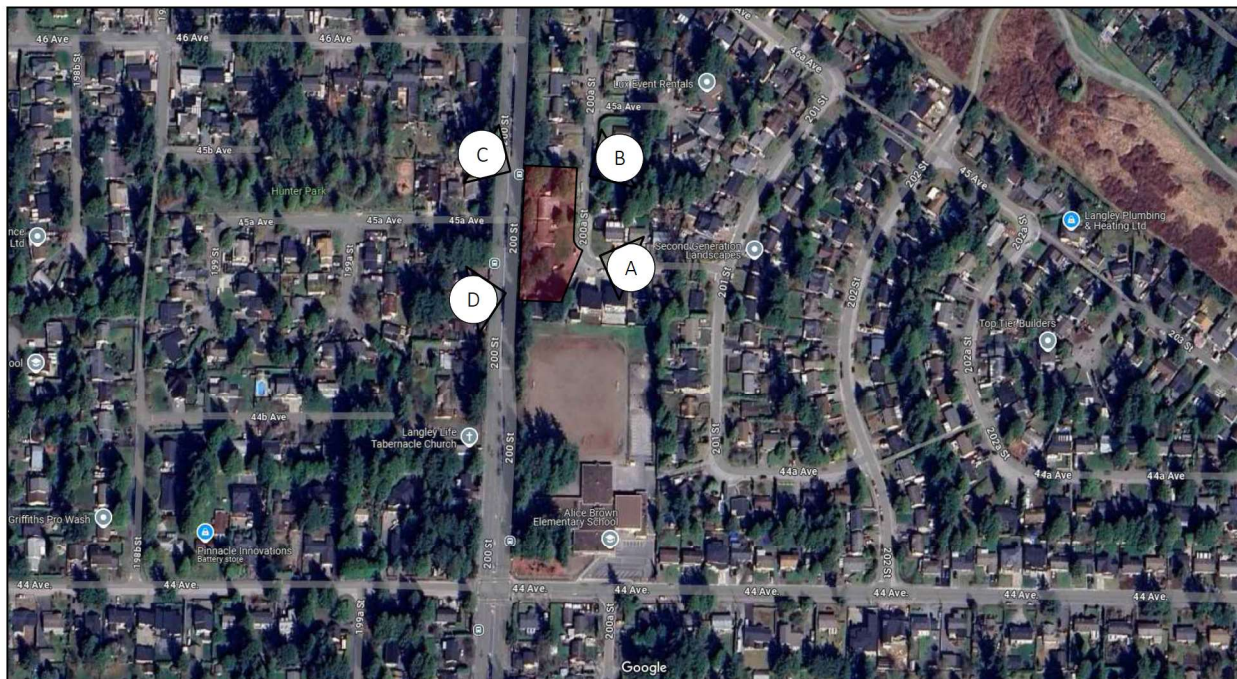
COVER SHEET

A 0.0

SITE STATISTICS		
CIVIC ADDRESS:	4505, 4515, 4525 & 4535 200 Street Langley BC	
LEGAL DISCRIPTION		
ZONING		RH TO CD ZONE
OCF	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	1.6 m
	SOUTH	4.6 m
	EAST	2.1 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	BY	DATE



1 SITE LOCATION
NTS



View A



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.



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200 Street City Of Langley

CLIENT: Dennis Chan

DATE 6-May-25

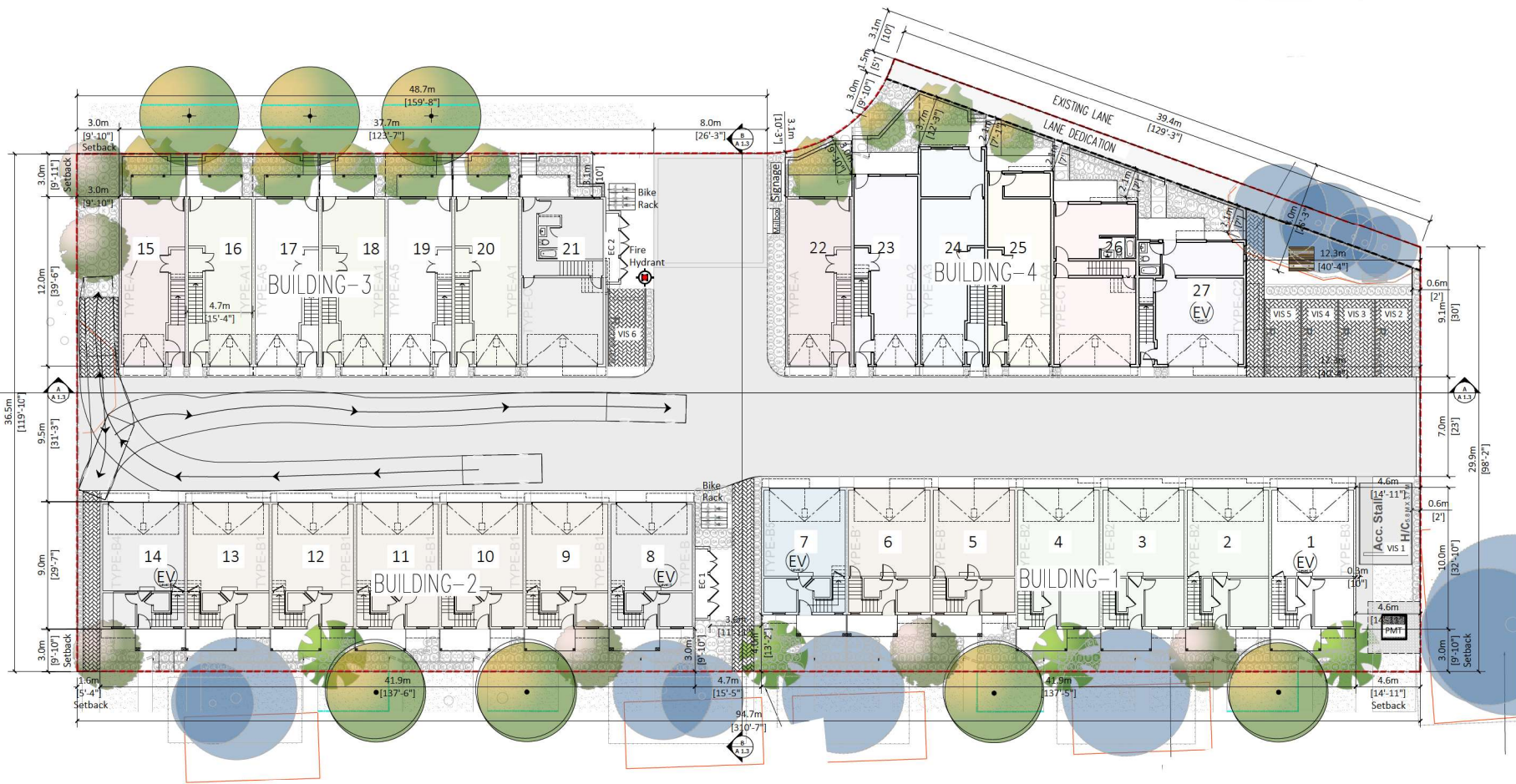
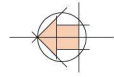
PROJECT NO:
24-204

SCALE: NTS DRAWN BY: RW

[illegible]

SITE CONTEXT

A 0.2



1 SITE PLAN
1/24"=1'



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

CLIENT:
Dennis Chan

DATE
6-May-25

PROJECT NO:
24-204

SCALE: 1/24" = 1' RW
DRAWN BY:

REV	DESCRIPTION	DATE

SITE PLAN



REV	DESCRIPTION	DATE



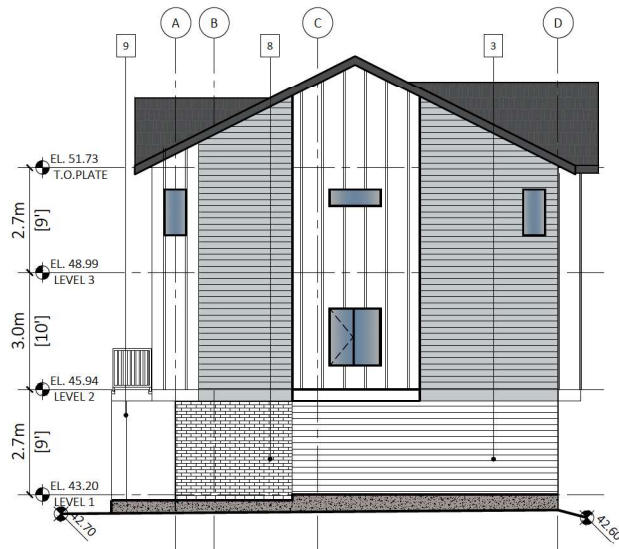
1 SECTION-A
1/24"=1'



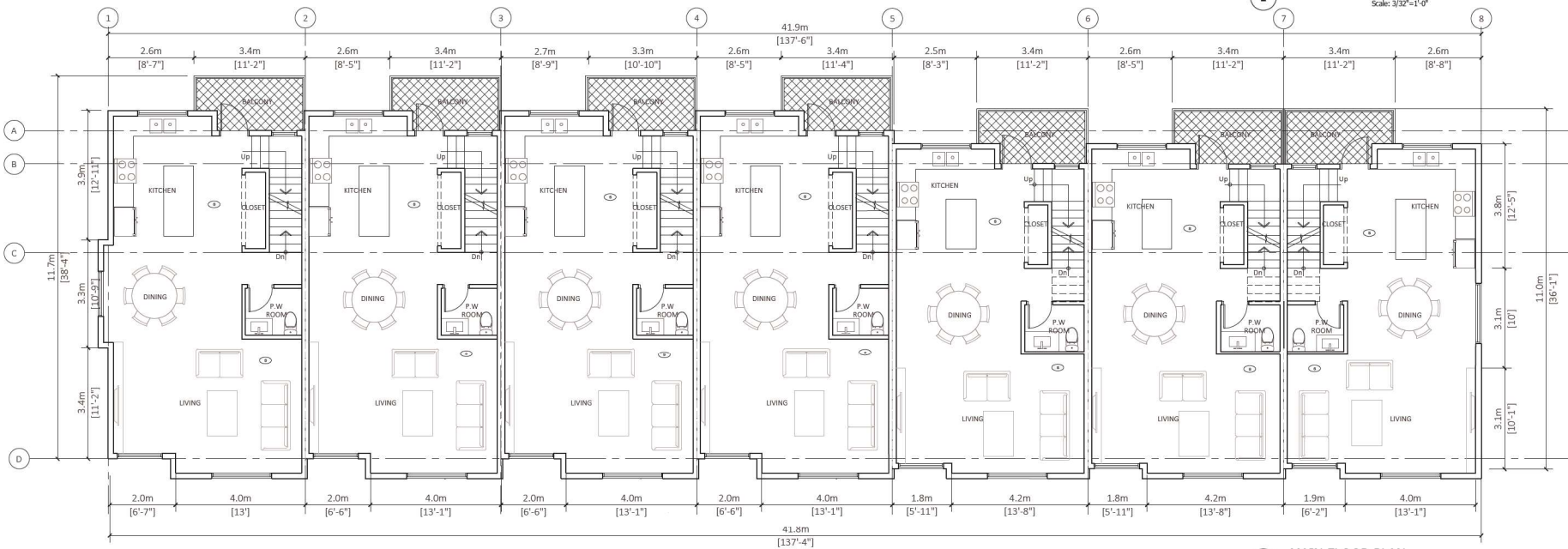
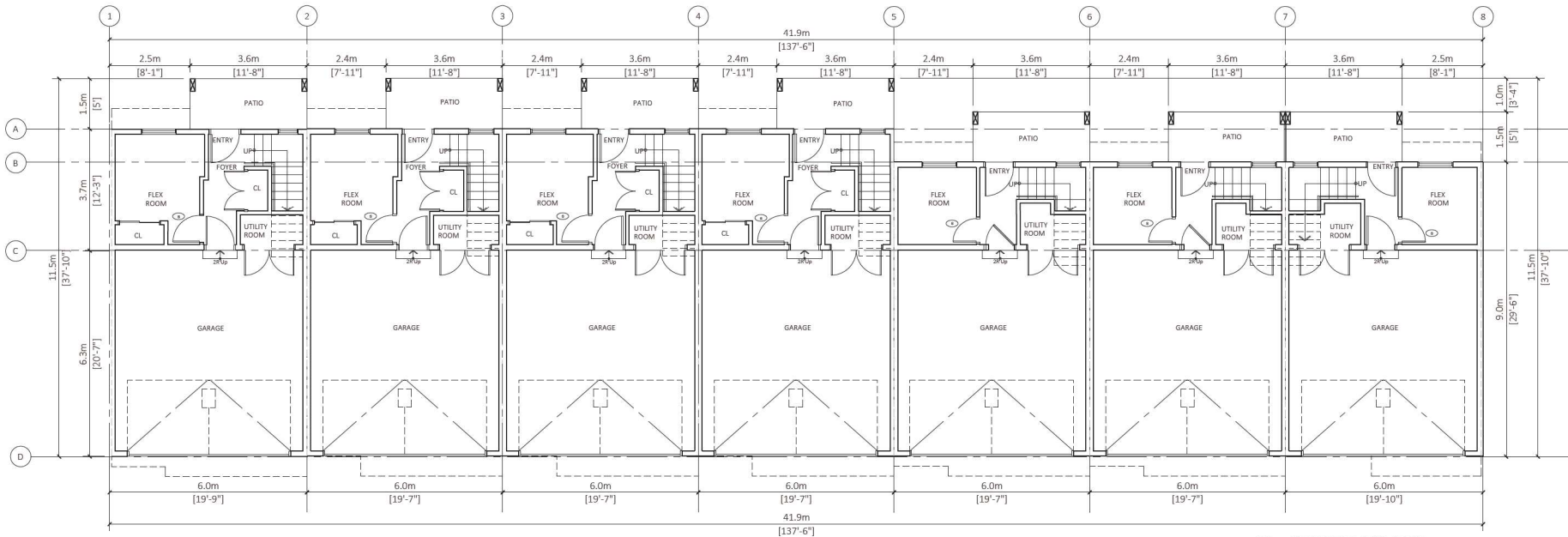
2 SECTION-B
1/24"=1'



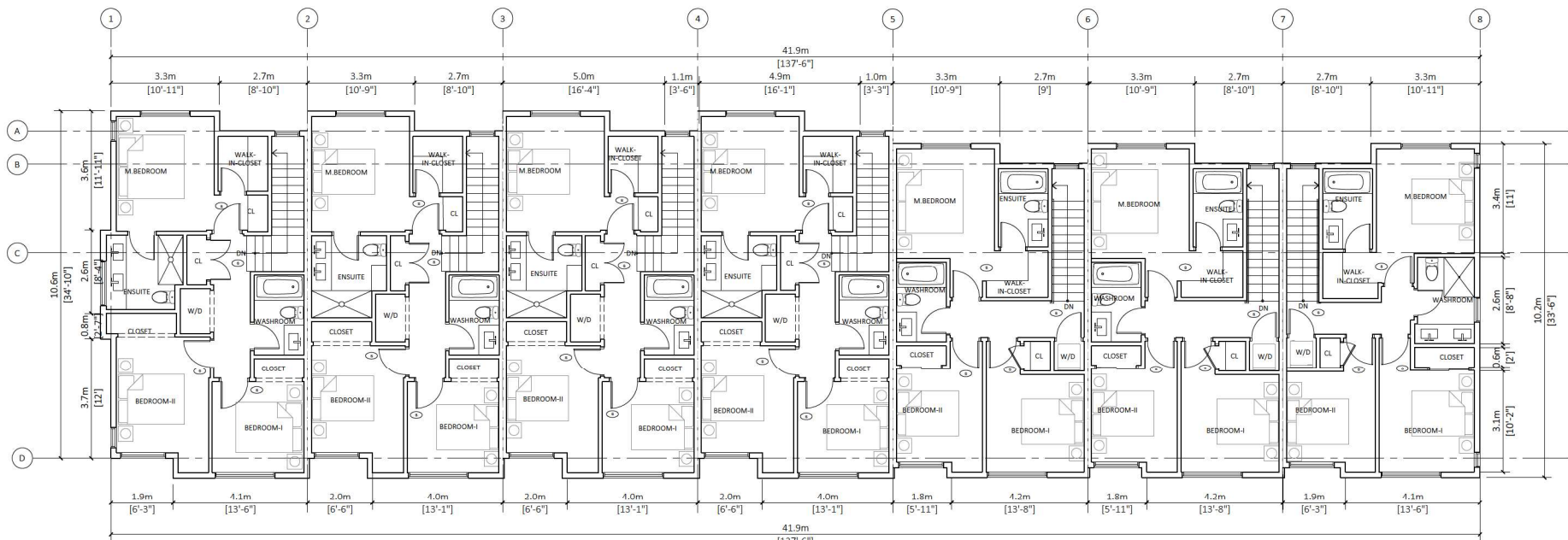
BUILDING-1 WEST ELEVATION
3/32"=1'-0"



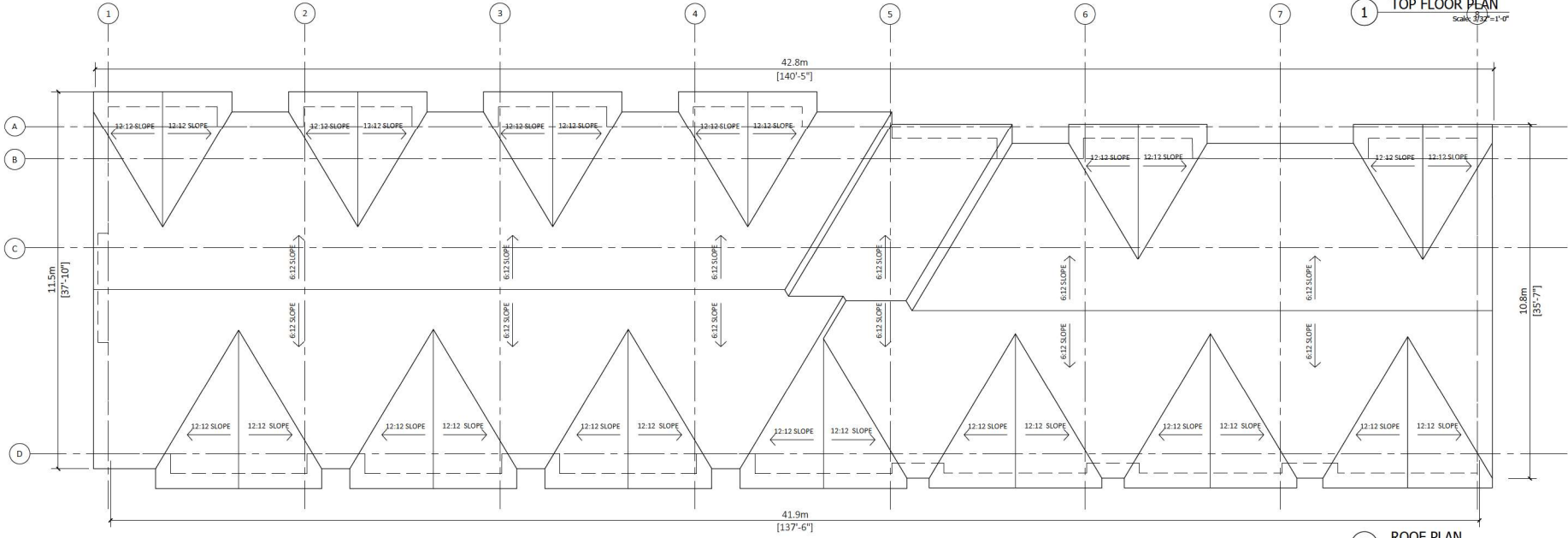
BUILDING-1 SOUTH ELEVATION
3/32"=1'-0"



REV	DESCRIPTION	BY	DATE



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



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

REV	DESCRIPTION	BY	DATE

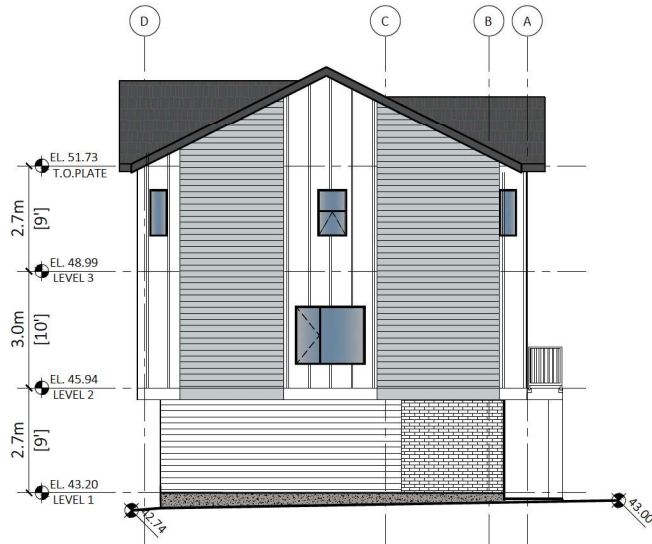
REV	DESCRIPTION	DATE	BY



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

FINISH SCHEDULE

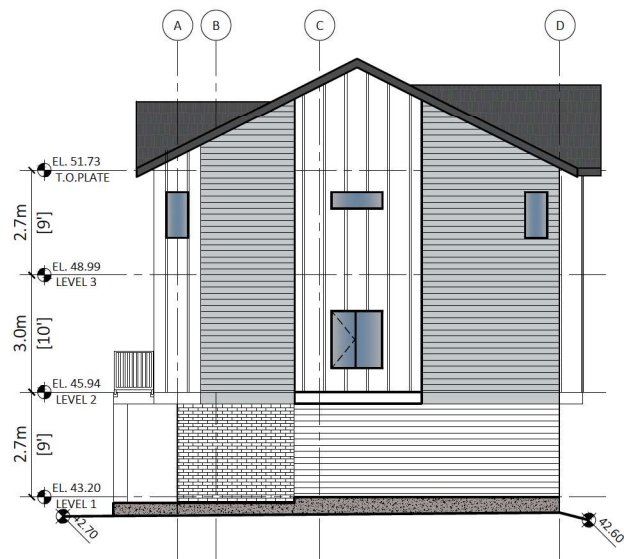
1. Asphalt Shingles roofing
Color : Iko Dual Black
2. Board & Batten
Color : Kendall Charcoal (Benjamin Moore HC-16)
3. Horizontal Fibre Cementitious Lap Siding
Color : Chantilly Lace (Benjamin Moore 2121-70)
4. Fascia & Garage Door
Color : Iron Ore (Sherwin Williams SW 7069)
5. Fluted Composite Wood 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)
10. Garage Door
Color:- Similar to composite wood wall panel



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



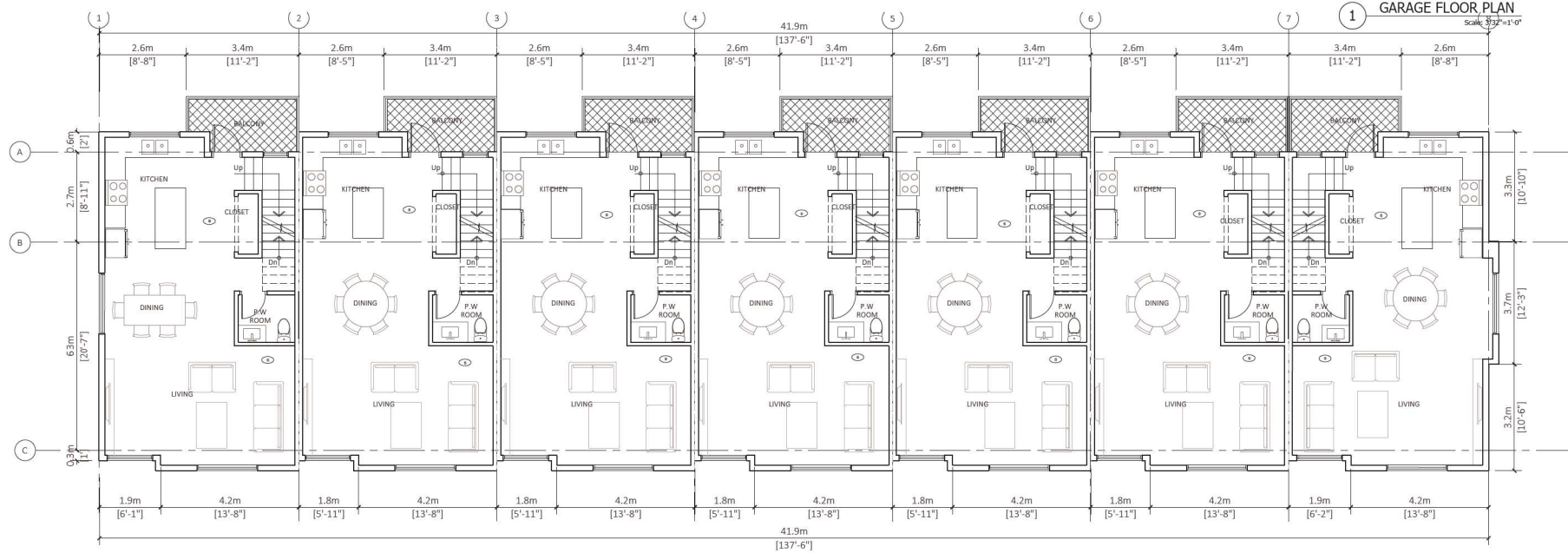
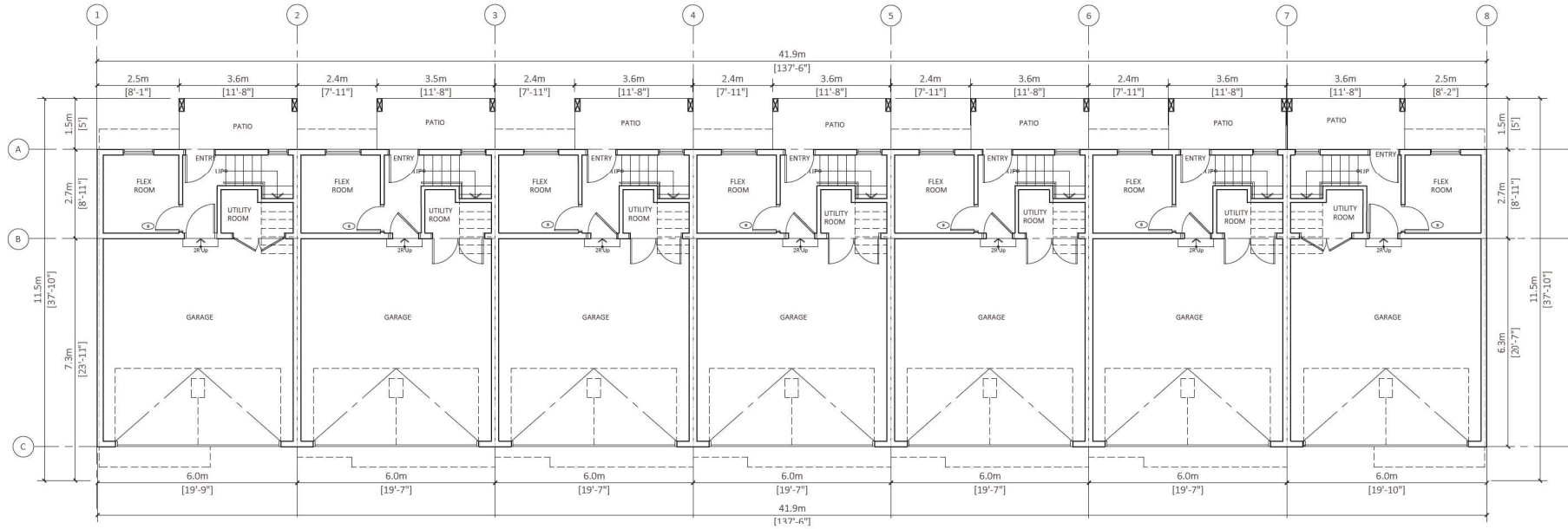
1 WEST ELEVATION
3/32"=1'-0"



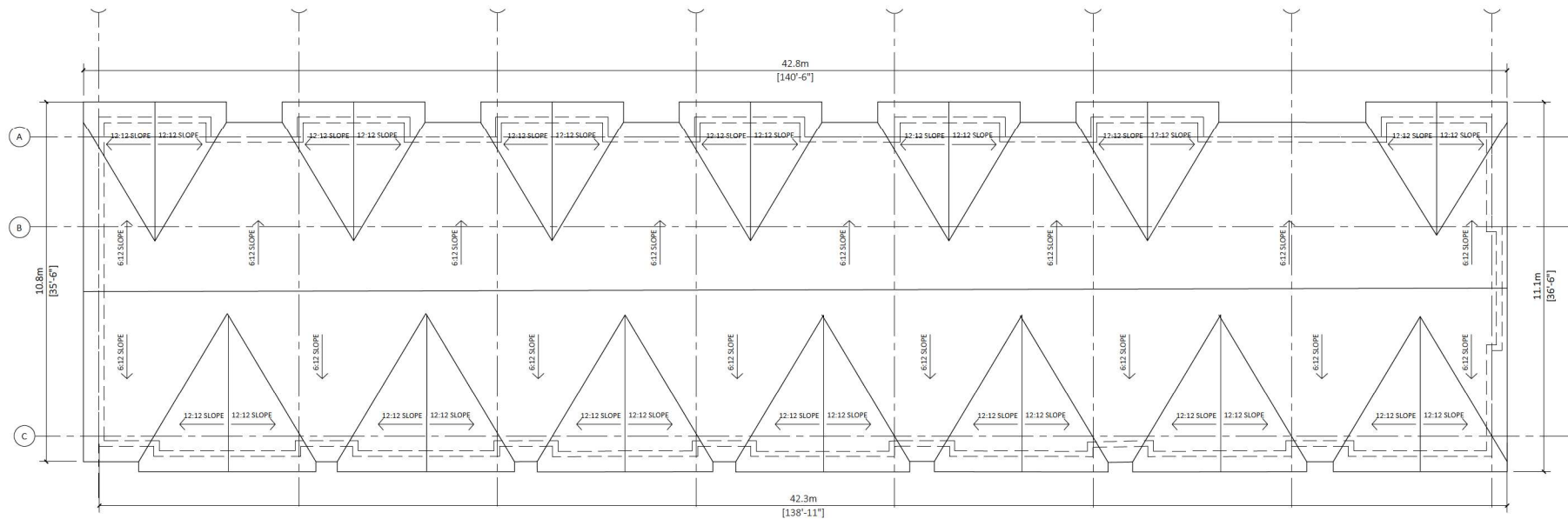
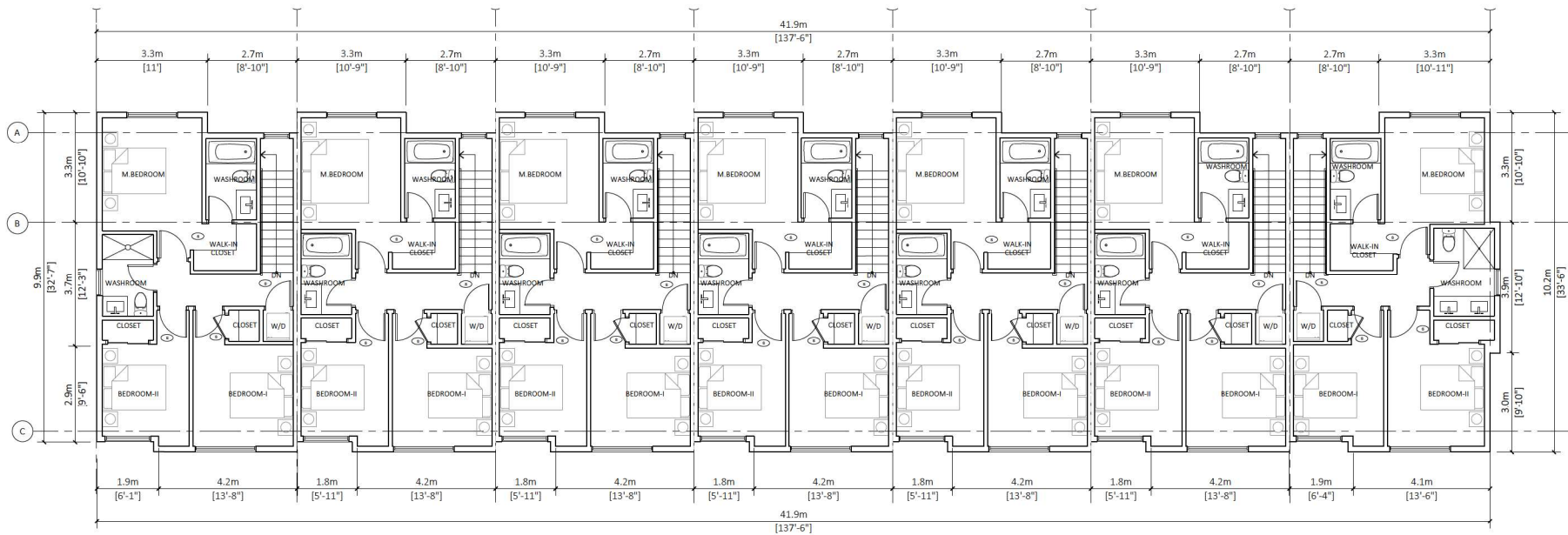
2 SOUTH ELEVATION
3/32"=1'-0"

FINISH SCHEDULE

1. Asphalt Shingles roofing
Color : Iko Dual Black
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Color : Kendall Charcoal (Benjamin Moore HC-166)
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Color:- Similar to composite wood wall panel



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

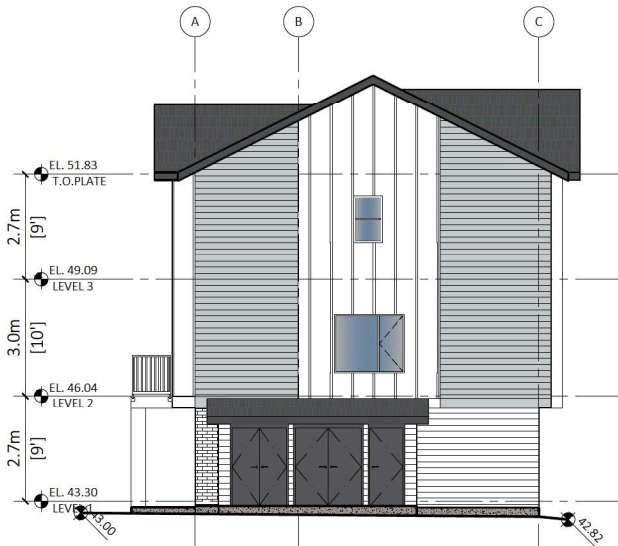
REV	DESCRIPTION	DATE



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

FINISH SCHEDULE

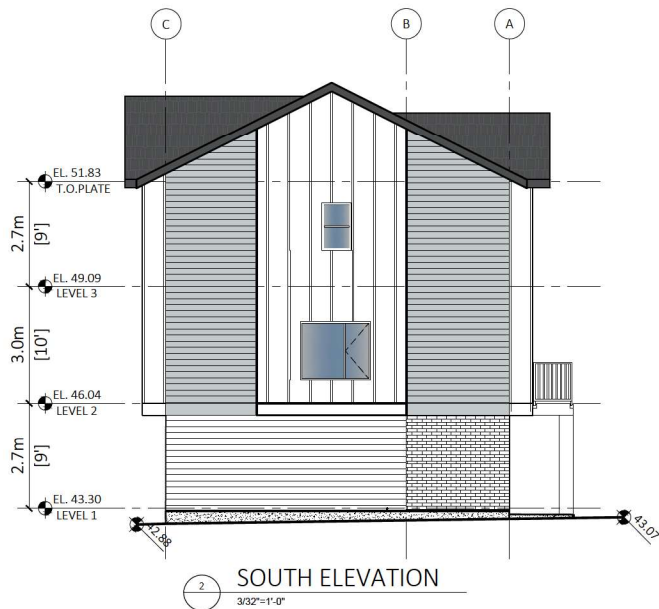
- Asphalt Shingles roofing
Color : Iko Dual Black
- Board & Batten
Color : Kendall Charcoal (Benjamin Moore HC-166)
- Horizontal Fibre Cementious Lap Siding
Color : Chantilly Lace (Benjamin Moore 2121-70)
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Color:- White
- Paint
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- Garage Door
Color:- Similar to composite wood wall panel



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



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

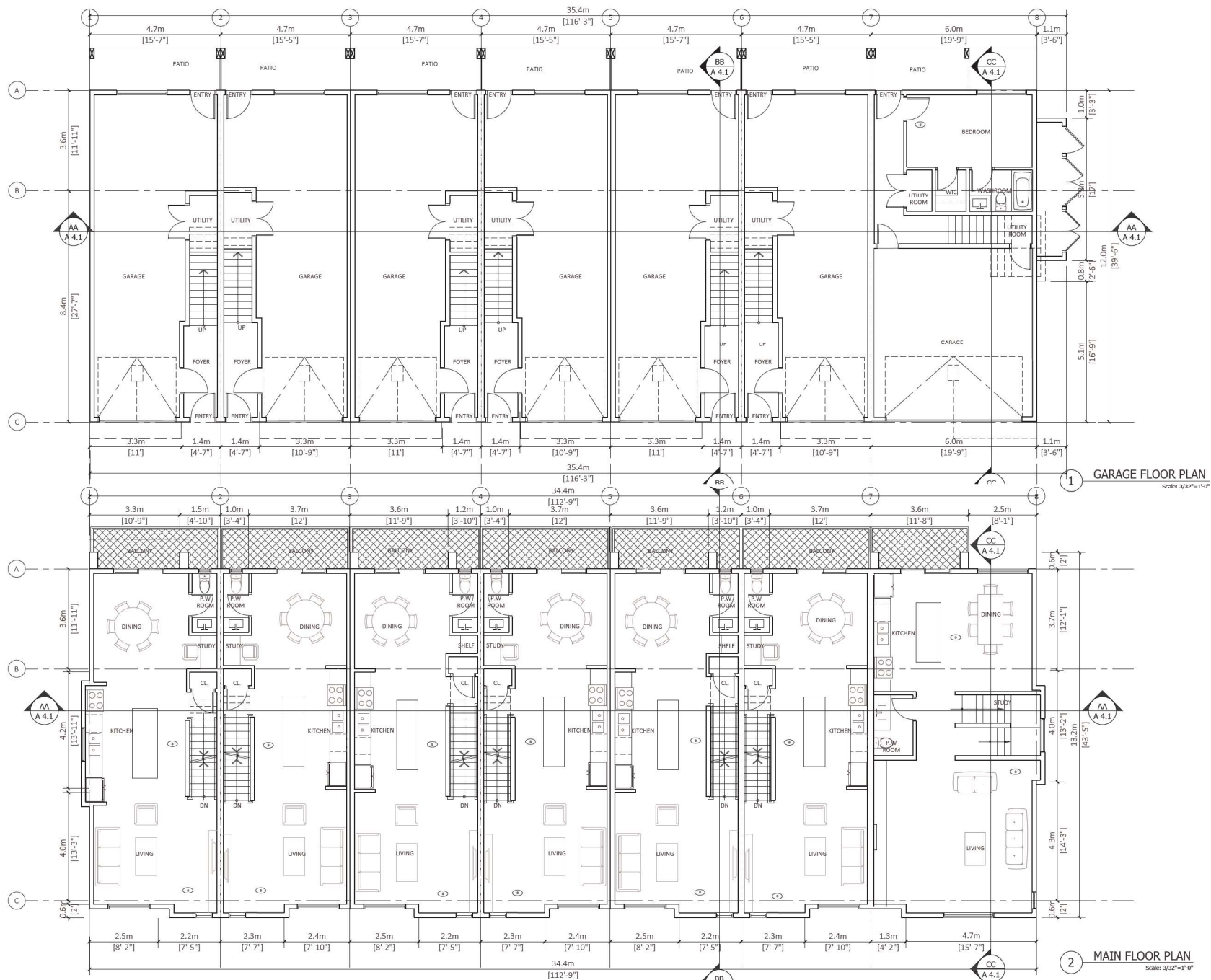


2 SOUTH ELEVATION
3/32"=1'-0"

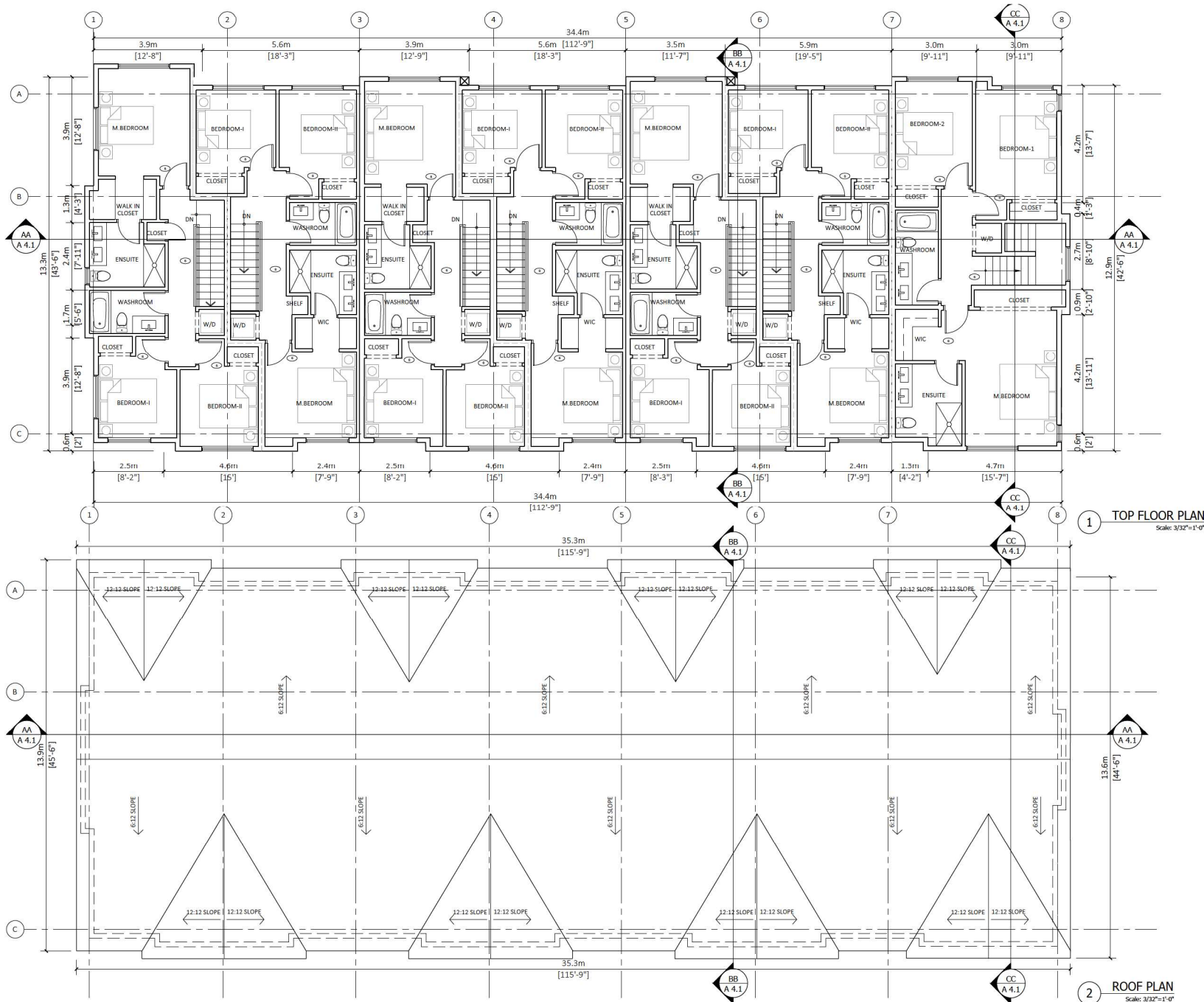
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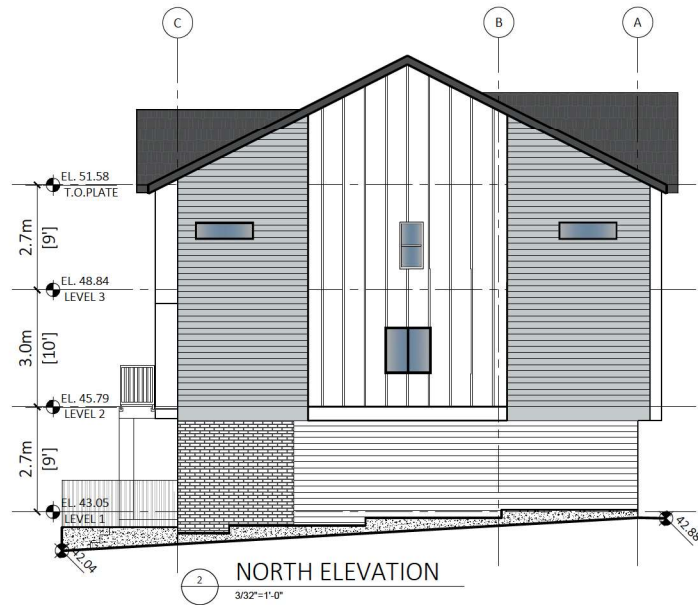
REV	DESCRIPTION	BY	DATE



REV	DESCRIPTION	DATE



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



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

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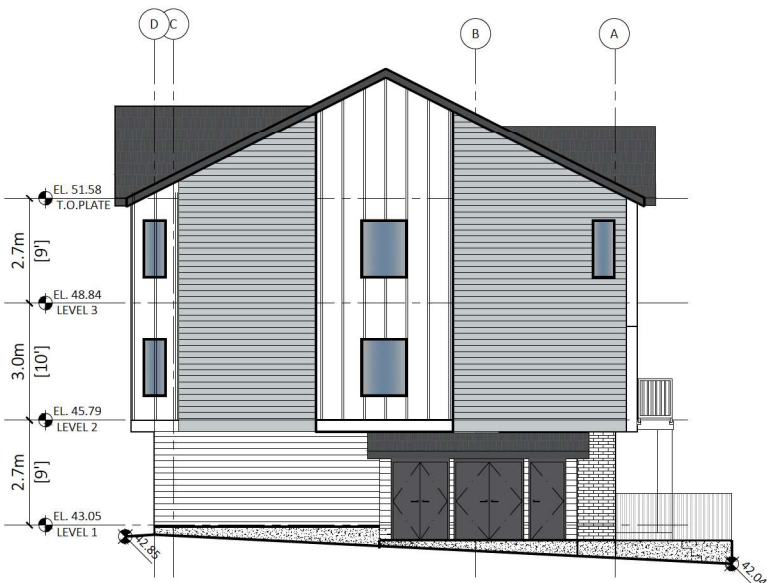
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1 WEST ELEVATION
3/32"=1'-0"

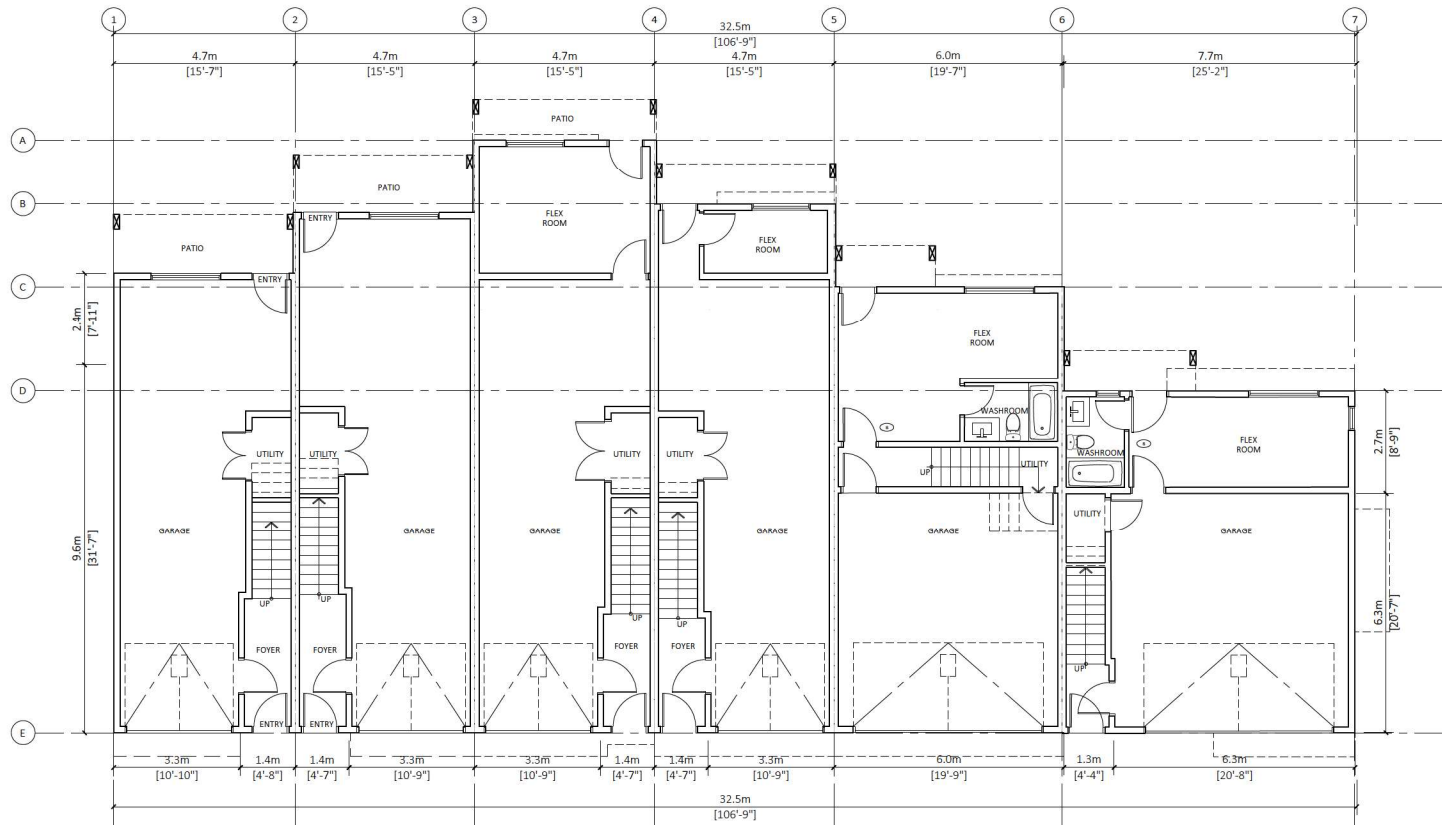
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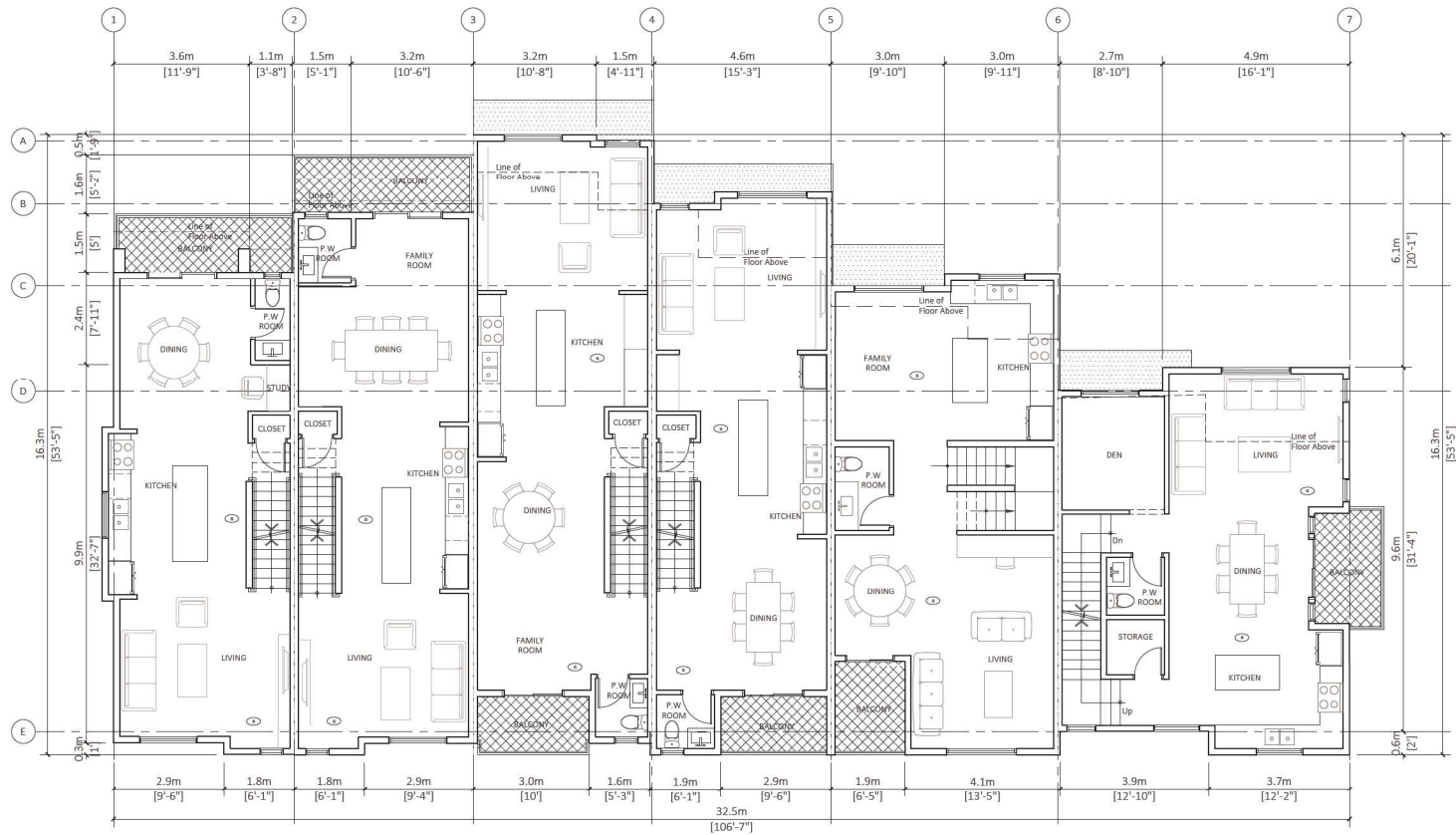
2 SOUTH ELEVATION
3/32"=1'-0"

REV	DESCRIPTION	DATE



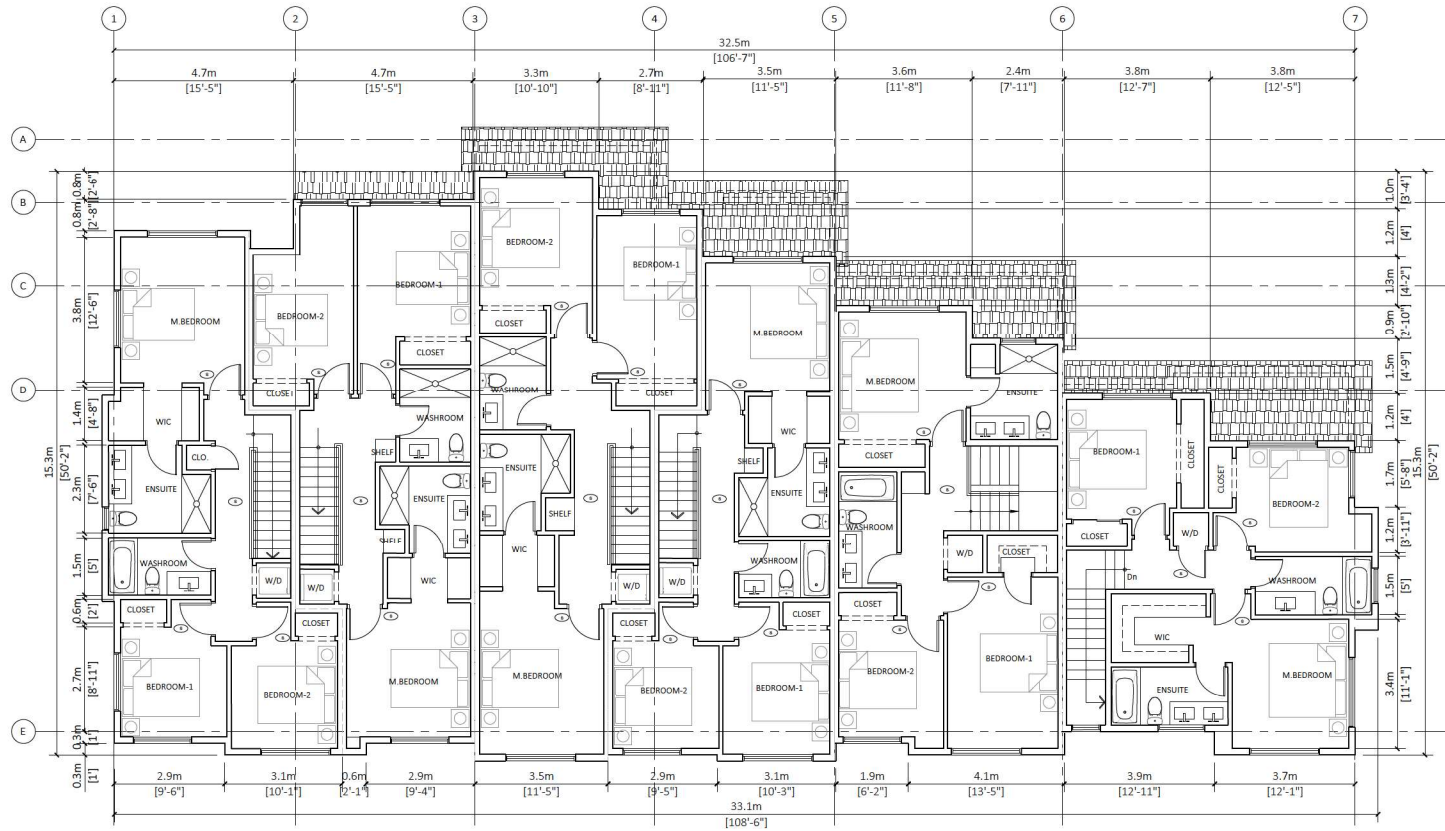
1 GARAGE FLOOR PLAN
Scale: 3/32"=1'-0"

REV	DESCRIPTION	DATE



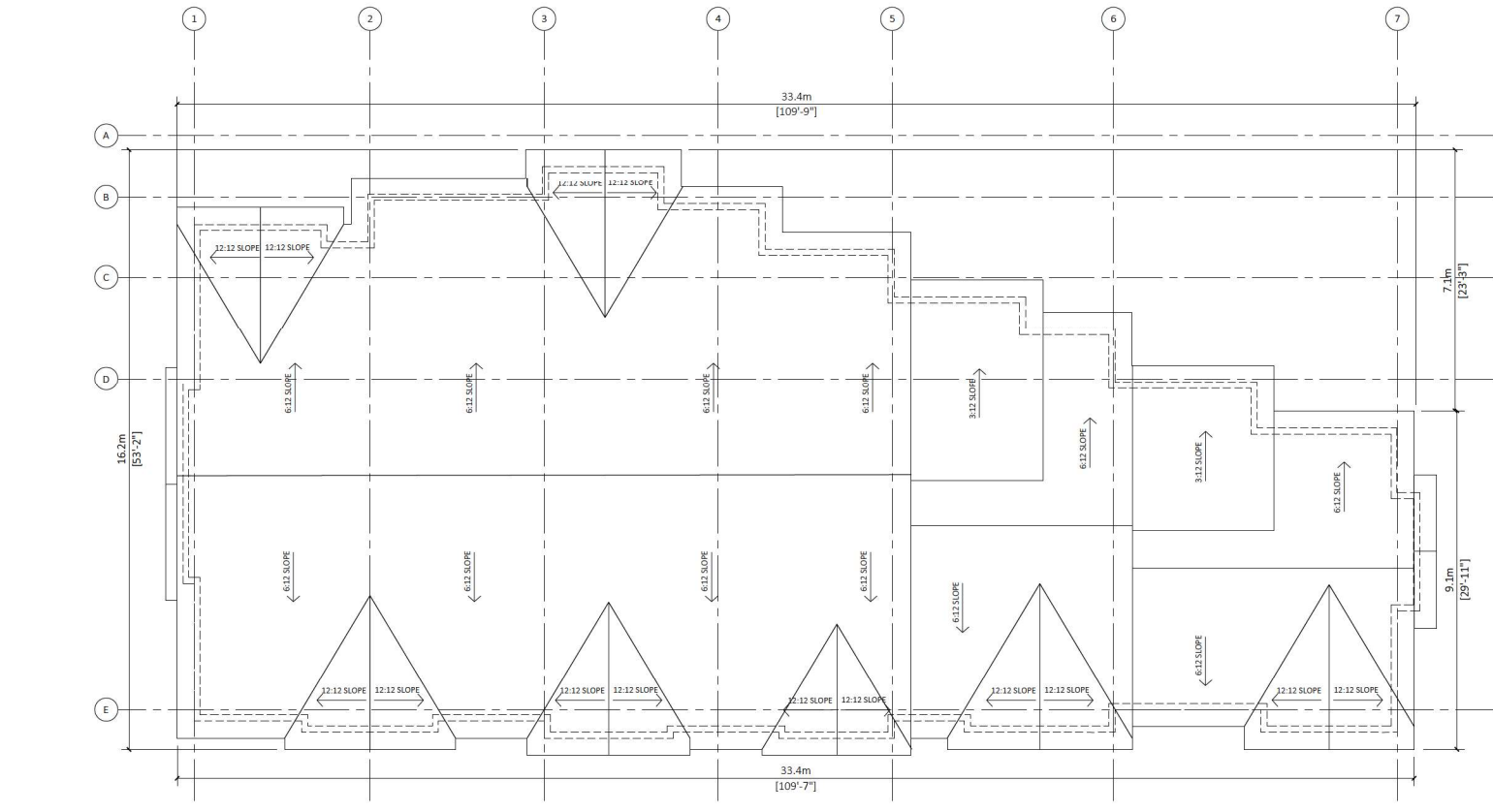
1 MAIN FLOOR PLAN
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REV	DESCRIPTION	BY	DATE



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

REV	DESCRIPTION	DATE

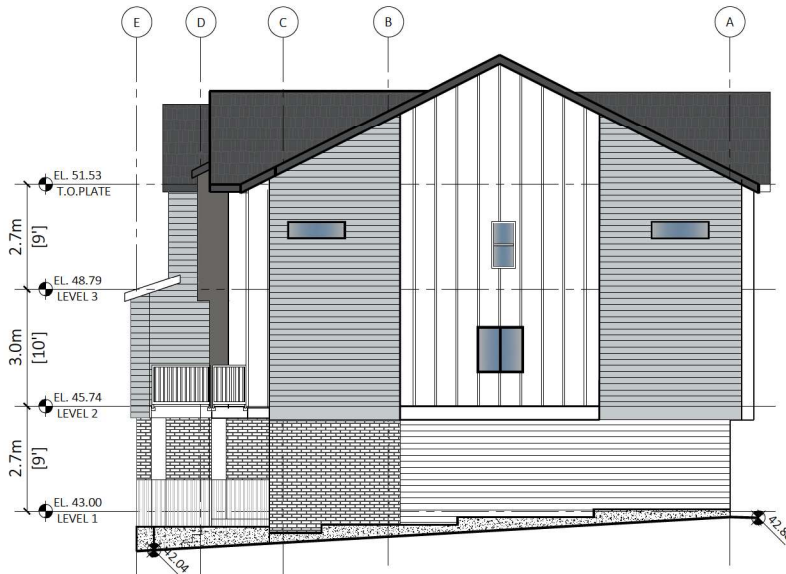


1 ROOF PLAN
Scale: 3/32"=1'-0"

REV	DESCRIPTION	DATE



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



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

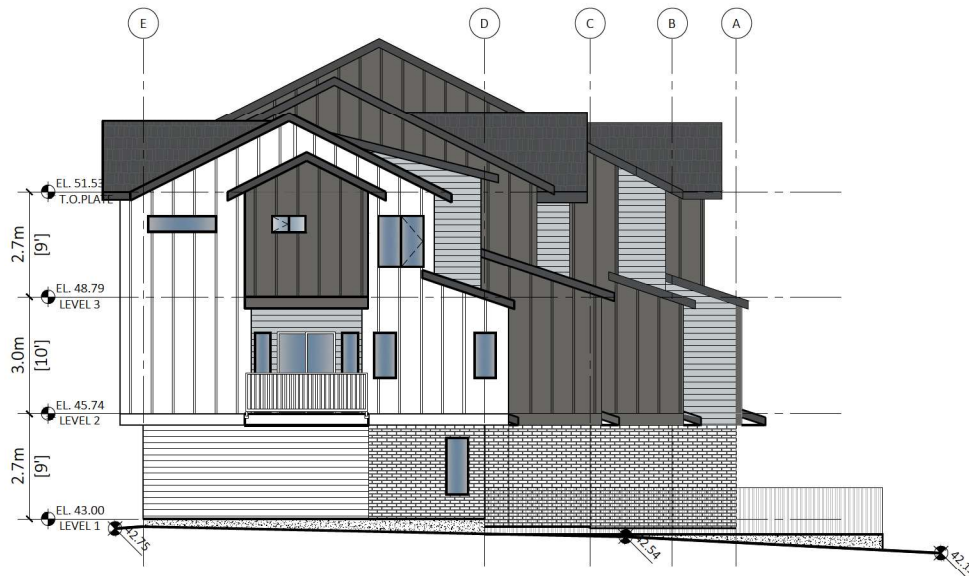
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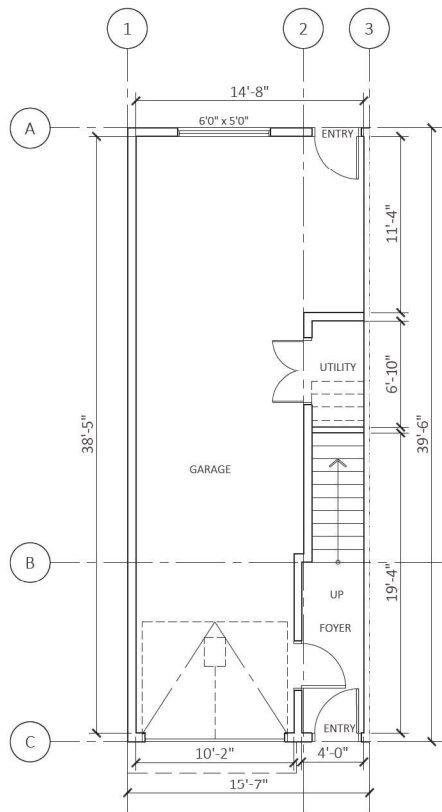


2 SOUTH ELEVATION
3/32"=1'-0"

FINISH SCHEDULE

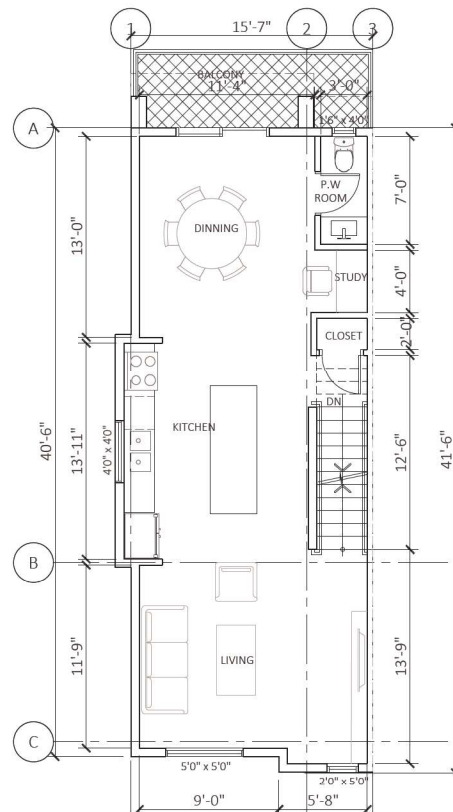
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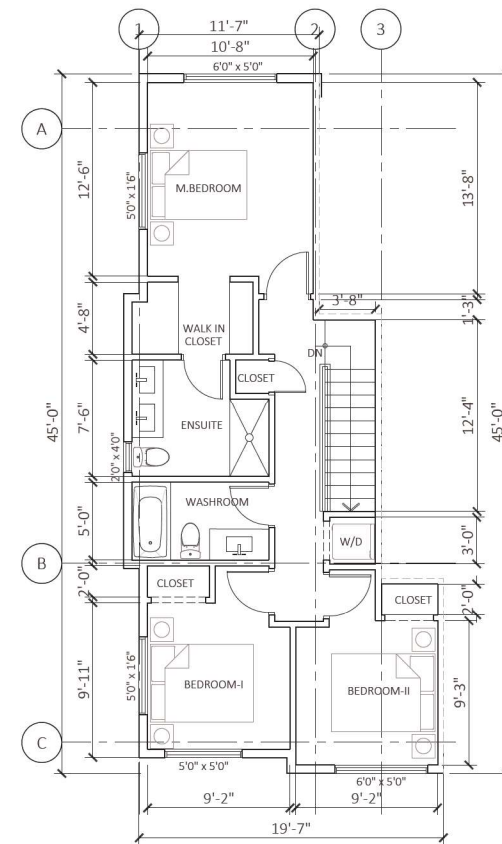
1 LEVEL-1
1/8"=1'

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



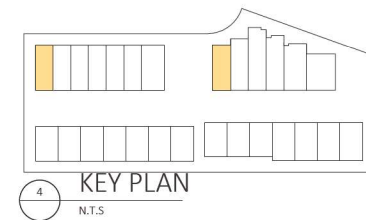
2 LEVEL-2
1/8"=1'

Floor Area : 651.56 ft² /60.53 m²



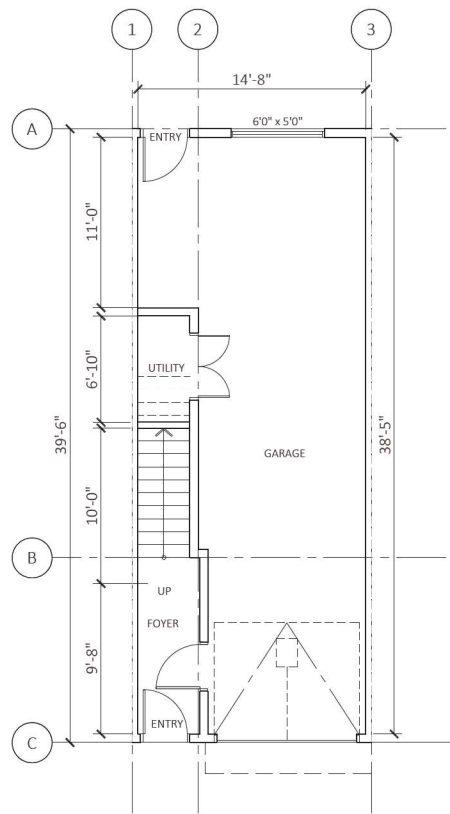
3 LEVEL-3
1/8"=1'

Floor Area : 697.72 ft²/64.82 m²



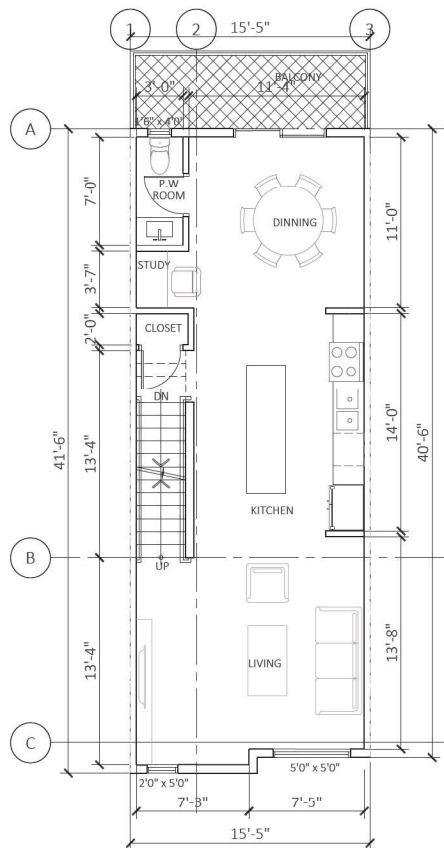
Total Floor Area : 1436.38 ft² / 133.44 m²
(excluding garage)

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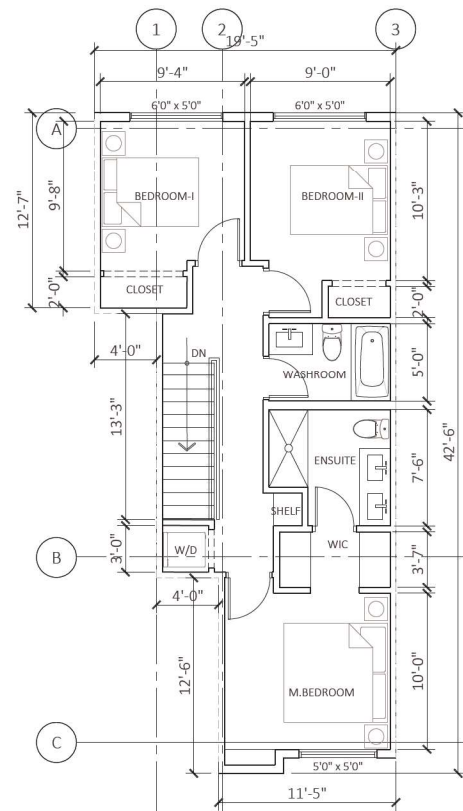
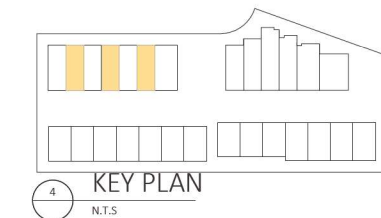
1 LEVEL-1
1/8"=1'

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



2 LEVEL-2
1/8"=1'

Floor Area : 631.89 ft² / 58.70 m²

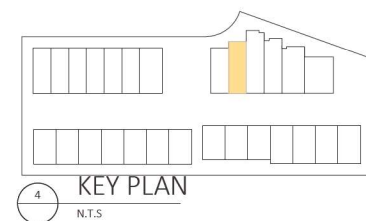
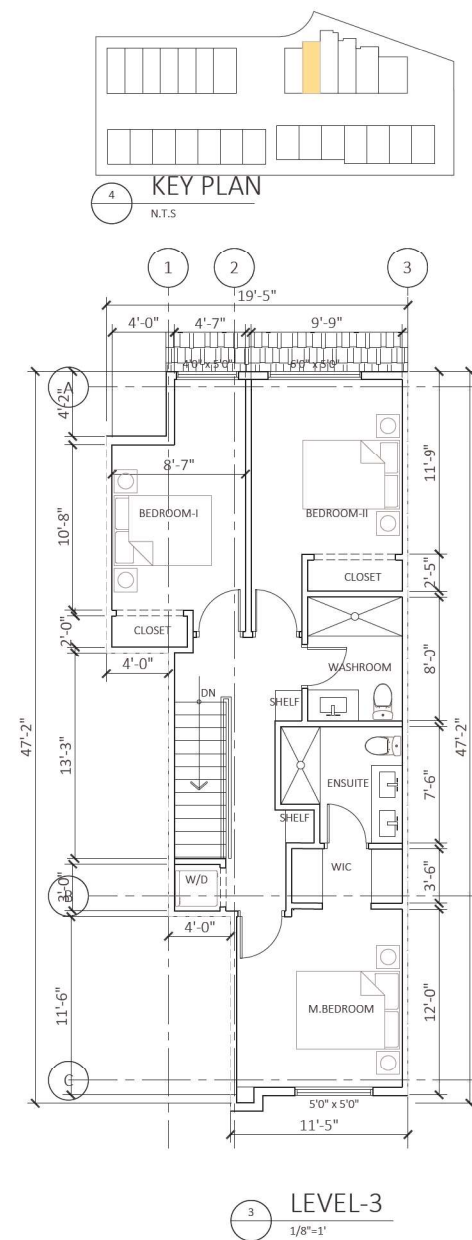
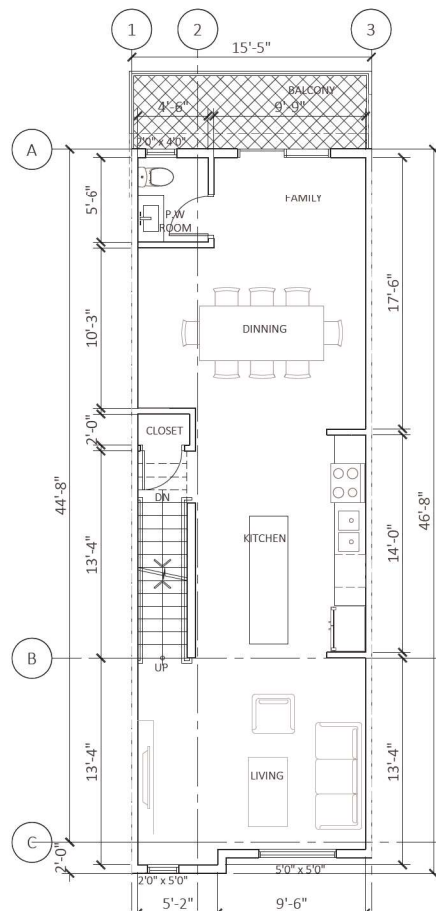
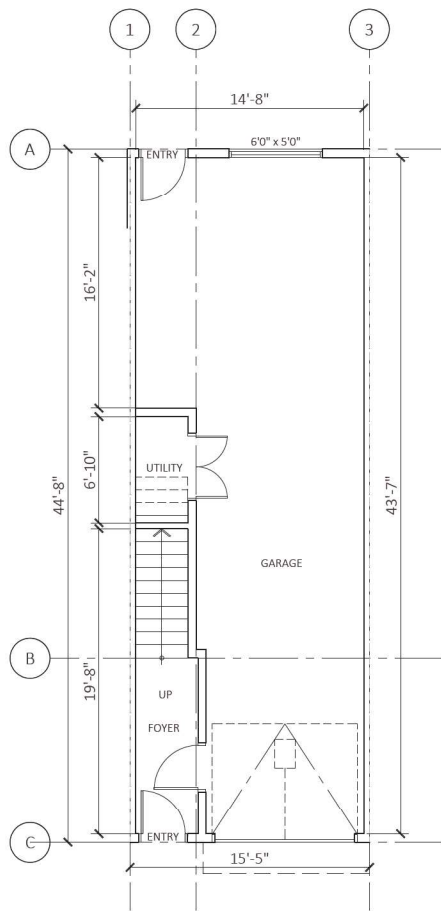


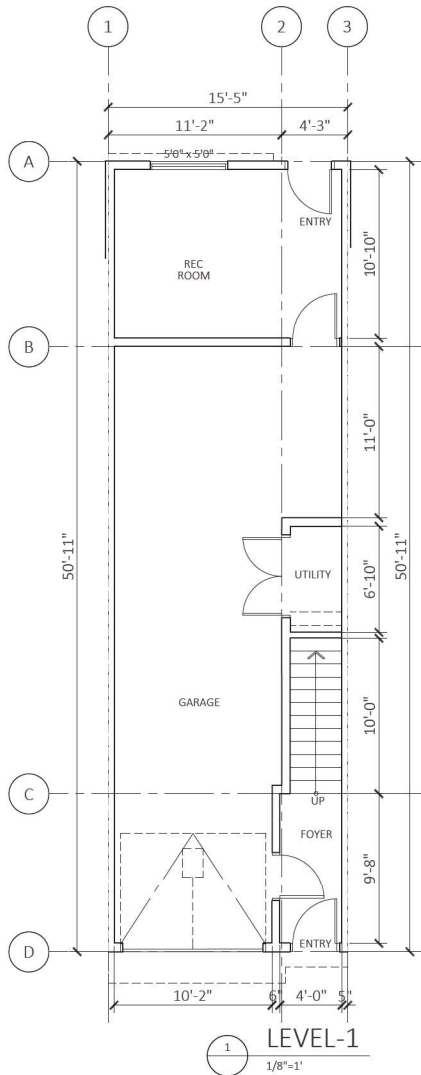
3 LEVEL-3
1/8"=1'

Floor Area : 649.56 ft² / 60.35 m²

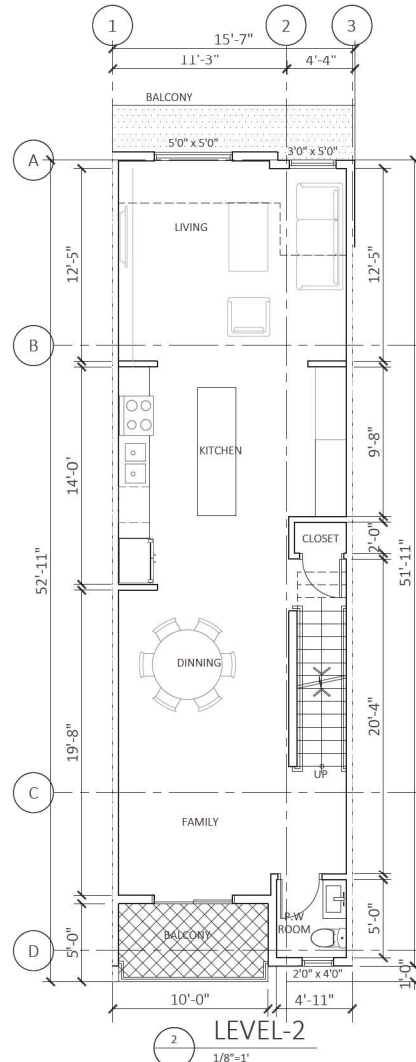
Total Floor Area : 1370.44 ft² / 127.32 m²
(excluding garage)

REV	DESCRIPTION	BY	DATE

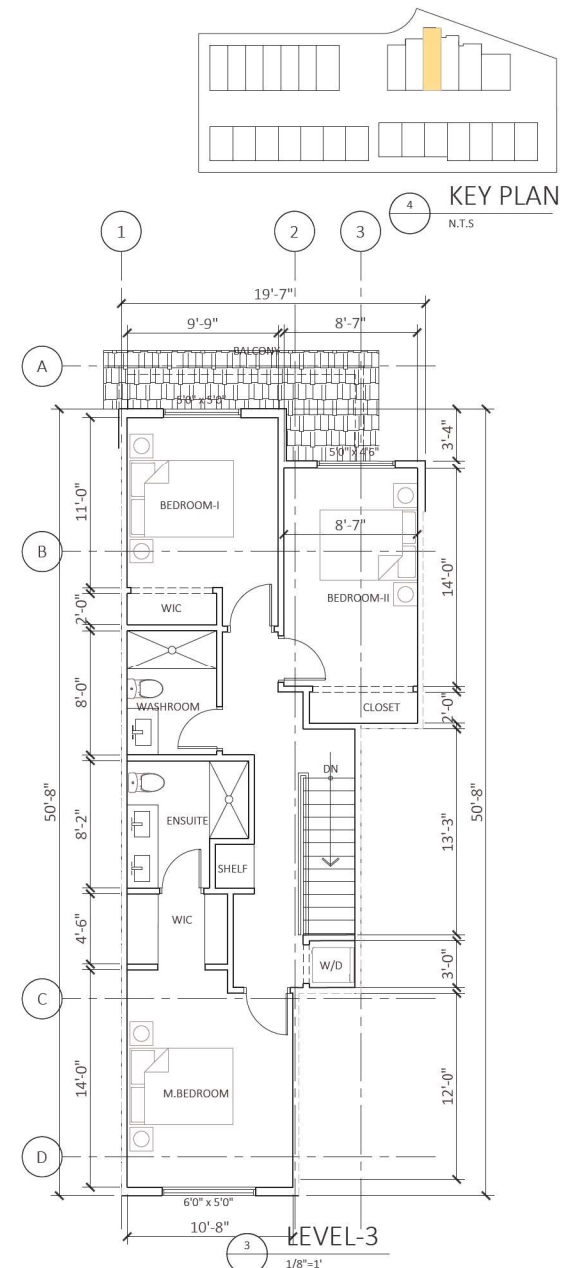




Floor Area : 516.86 ft² + 268.11 ft²
/ 48.02 m² + 24.91 m²

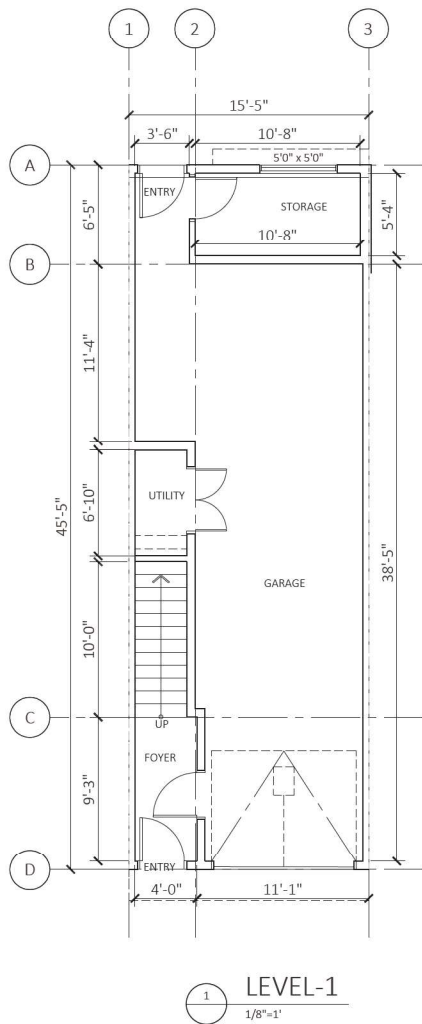


Floor Area : 765.67 ft² / 71.13 m²

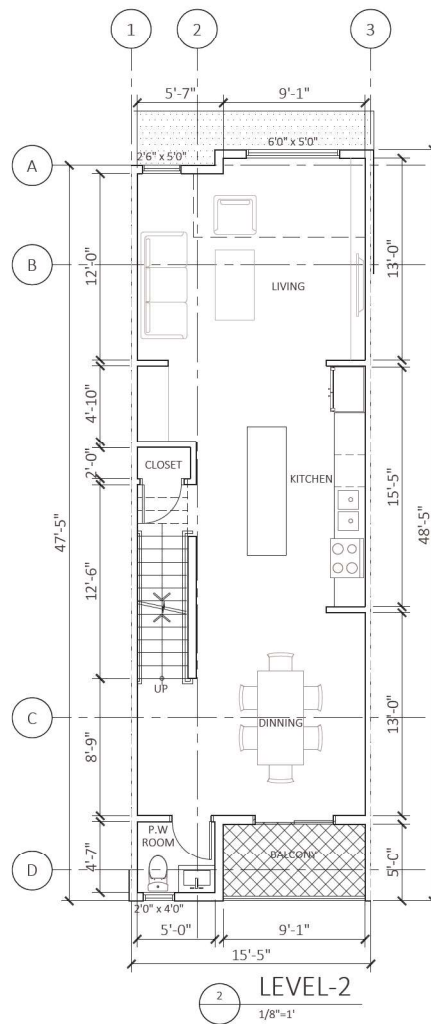


Floor Area : 782.15 ft² / 72.66m²
Total Floor Area : 1815.93 ft² / 168.70 m² (excluding garage)

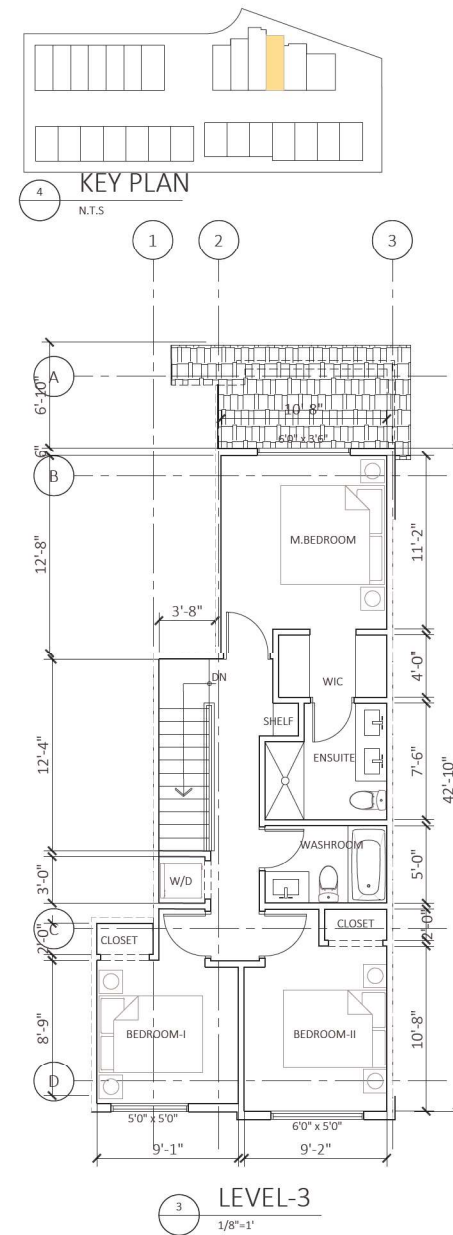
REV	DESCRIPTION	BY	DATE



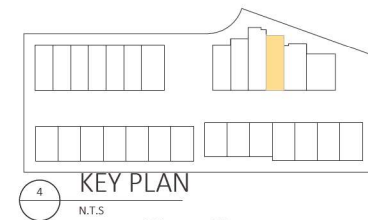
Floor Area : 518.59 ft² + 181.37 ft²
/ 48.18 m² + 16.85 m²



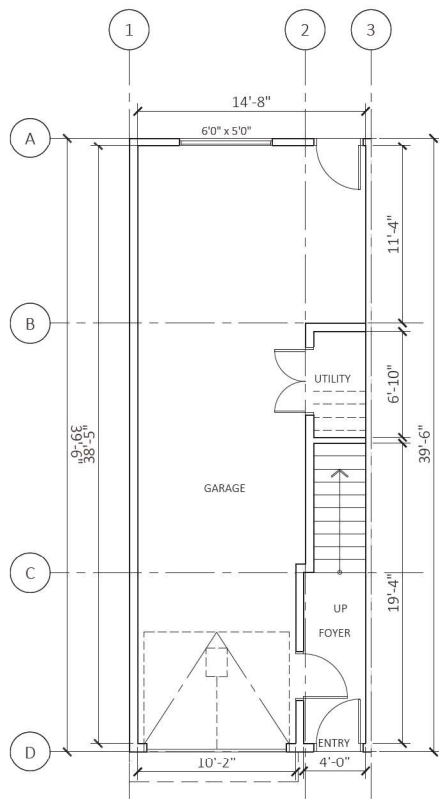
Floor Area : 693.33 ft² / 64.41 m²



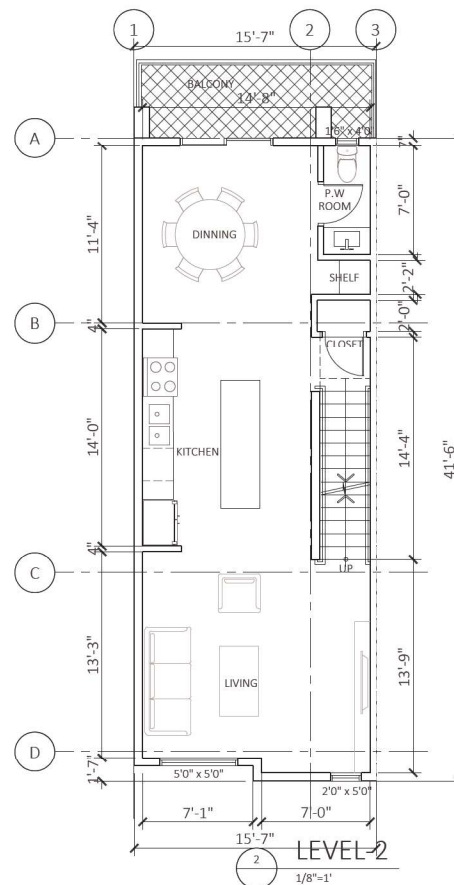
Floor Area : 661.88 ft² / 61.50 m²
Total Floor Area : 1536.80 ft² / 142.77 m² (excluding garage)



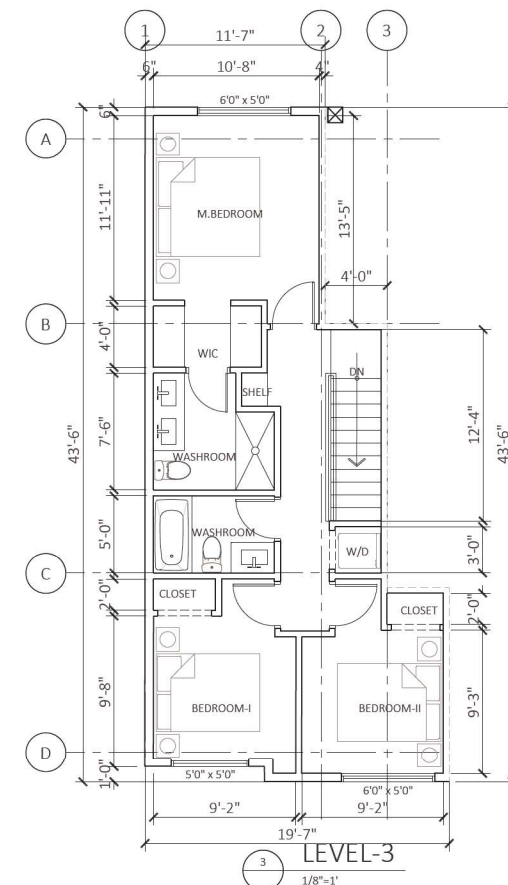
REV	DESCRIPTION	BY	DATE



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

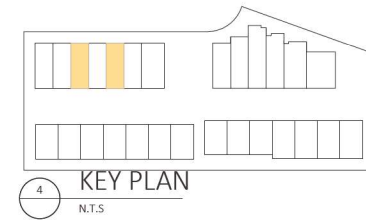


Floor Area : 638.41 ft² / 59.31 m²

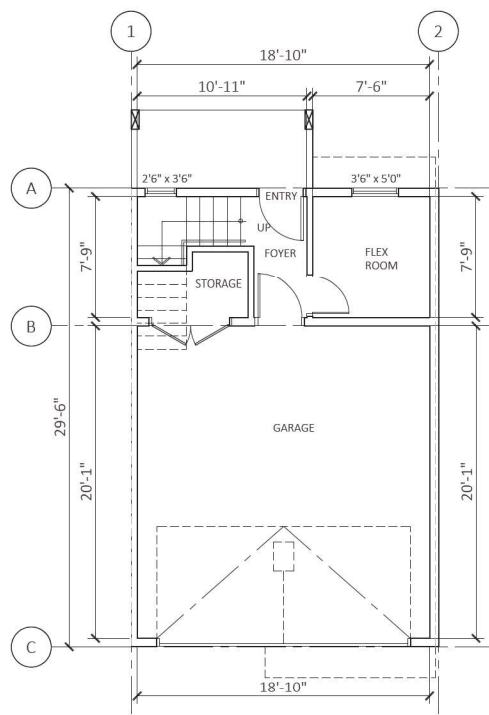


Floor Area : 664.53 ft² / 61.74 m²

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

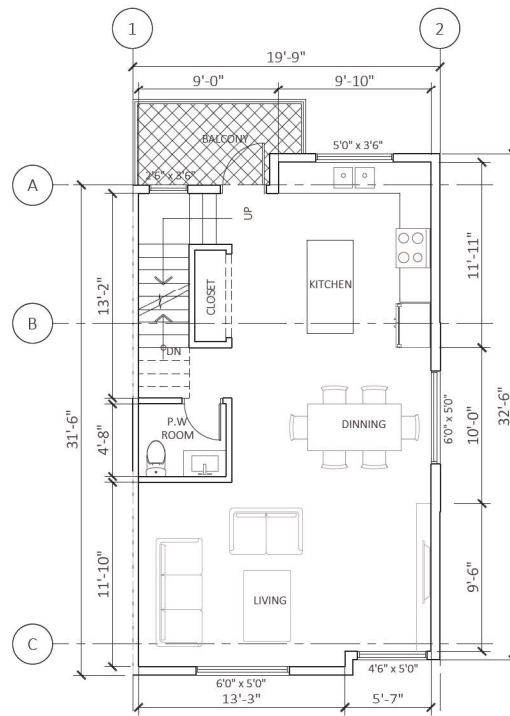


REV	DESCRIPTION	BY	DATE



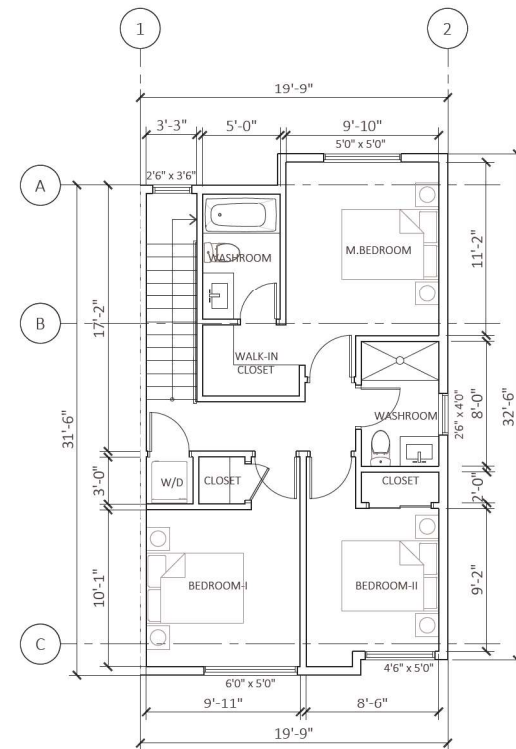
1 LEVEL-1
1/8"=1'

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



2 LEVEL-2
1/8"=1'

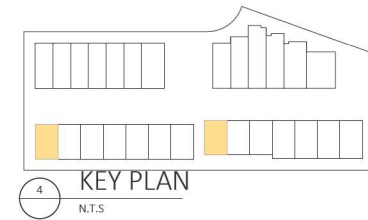
Floor Area : 639.86 ft² / 59.44 m²



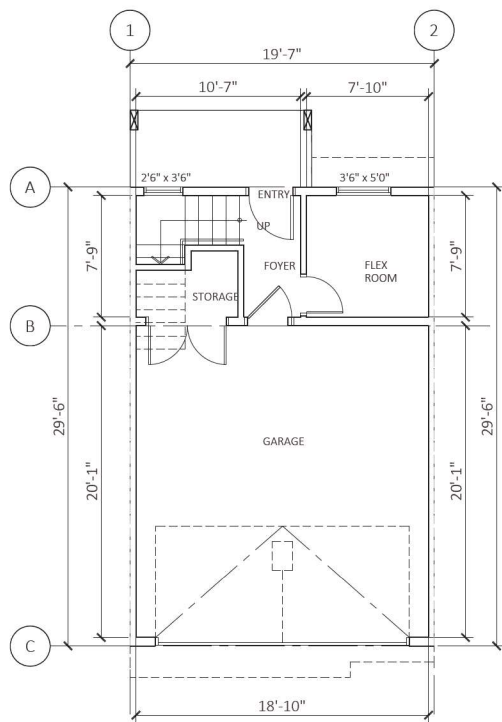
3 LEVEL-3
1/8"=1'

Floor Area : 639.84 ft² / 59.44 m²

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

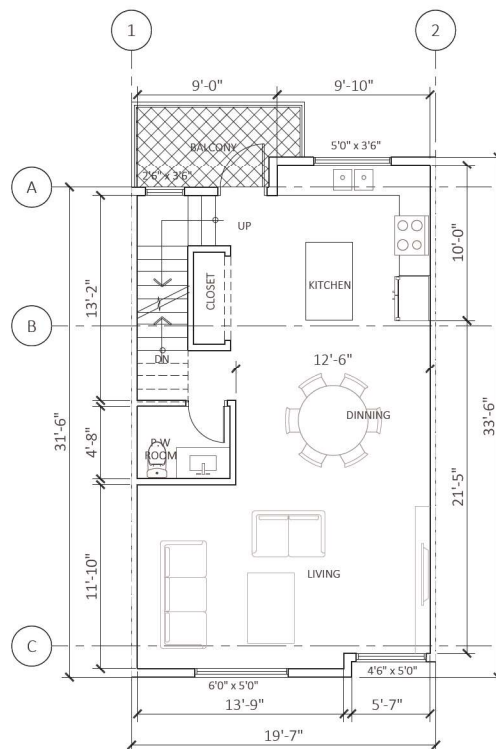


REV	DESCRIPTION	BY	DATE



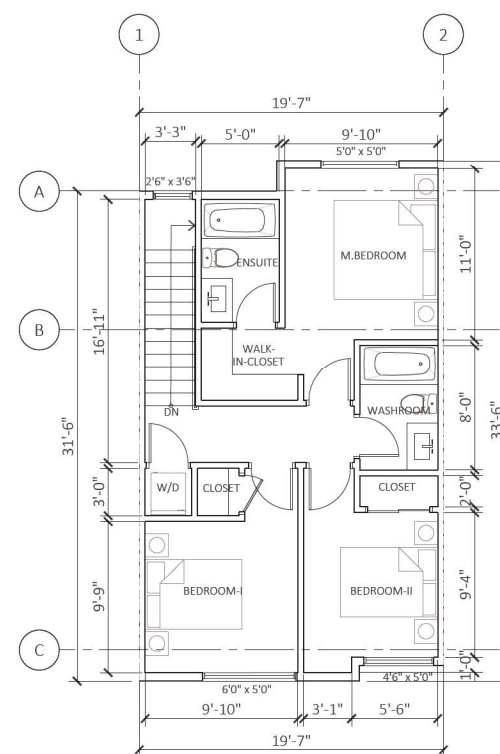
1 LEVEL-1
1/8"=1'

Floor Area : $438.13\text{ft}^2 + 139.59\text{ft}^2$
/ $40.70\text{ m}^2 + 12.97\text{ m}^2$



2 LEVEL-2
1/8"=1'

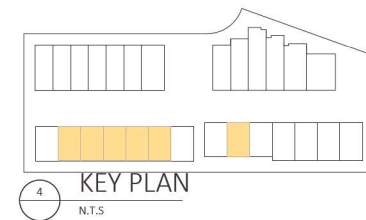
Floor Area : 632.98 ft^2 / 58.80 m^2



3 LEVEL-3
1/8"=1'

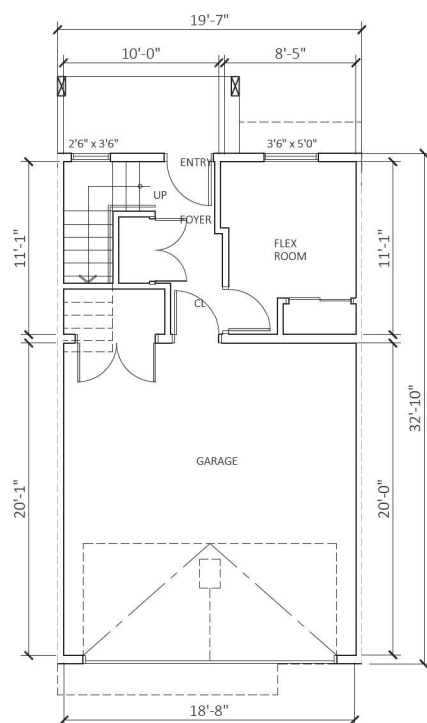
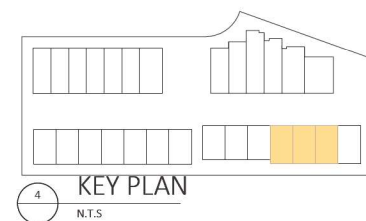
Floor Area : 633.10 ft^2 / 58.82 m^2

Total Floor Area : 1405.67 ft^2 / 130.59 m^2 (excluding garage)



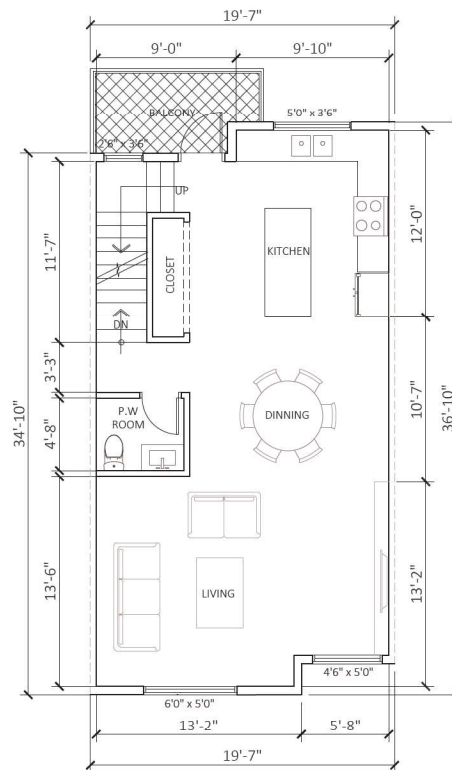
REV	DESCRIPTION	BY	DATE

NO	DESCRIPTION	DATE



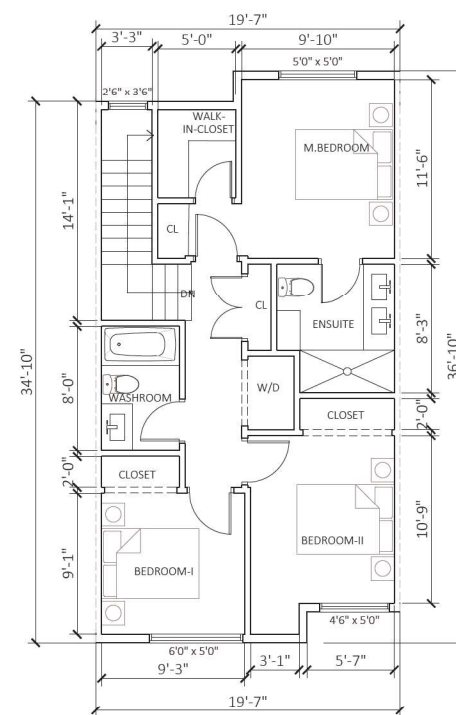
1 LEVEL-1
1/8"=1'

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)



KEY PLAN

N.T.S.



Floor plan of a 3-bedroom house. The overall dimensions are 34'-10" wide by 36'-10" deep. The layout includes:

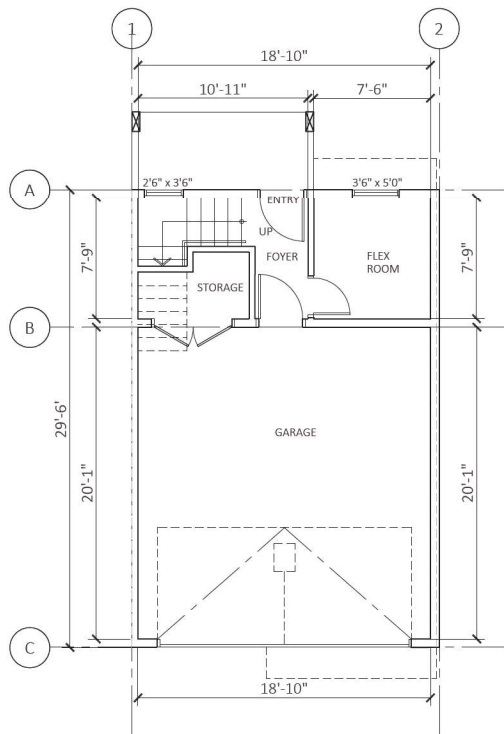
- Bedrooms:** M.BEDROOM (12'-5" x 11'-4"), BEDROOM-I (9'-1" x 10'-9"), and BEDROOM-II (10'-9" x 11'-4").
- Bathrooms:** WASH-ROOM (8'-0" x 7'-4") and ENSUITE (7'-0" x 7'-4").
- Closets:** WALK-IN CLOSET, CL (Closets), and CLOSET.
- Other Features:** W/D (Washing Machine), TDR (Towel Rack), and a 20' x 40' area.

Dimensions are provided for each room and overall sections:

- Overall Width: 34'-10"
- Overall Depth: 36'-10"
- Top Section Width: 19'-9"
- Top Section Depth: 13'-7"
- Left Section Width: 9'-1"
- Left Section Depth: 8'-0"
- Bottom Section Width: 19'-9"
- Bottom Section Depth: 2'-6"
- Right Section Width: 10'-9"
- Right Section Depth: 7'-0"

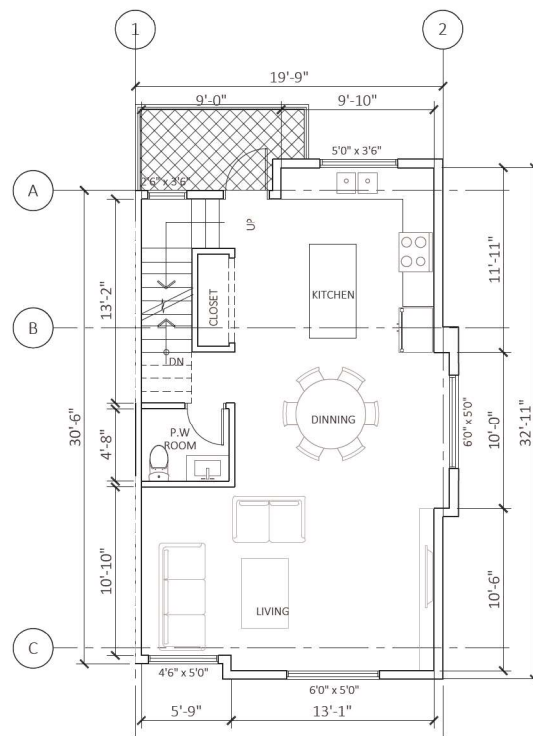


Floor Area : 708.39 ft² / 65.81 m²
Total Floor Area : 1622.21 ft² / 150.71 m² (excluding garage)



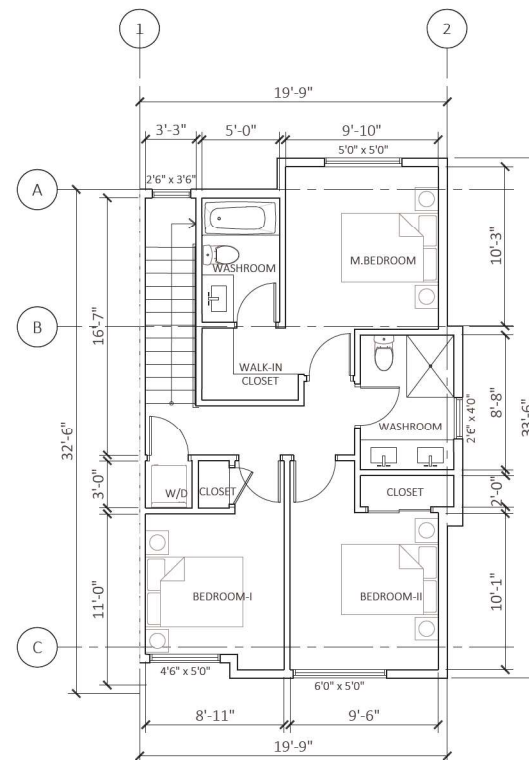
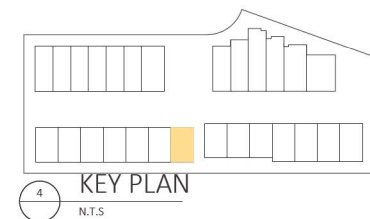
1 LEVEL-1
1/8"=1'

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



2 LEVEL-2
1/8"=1'

Floor Area : 652.06ft^2 / 60.58m^2

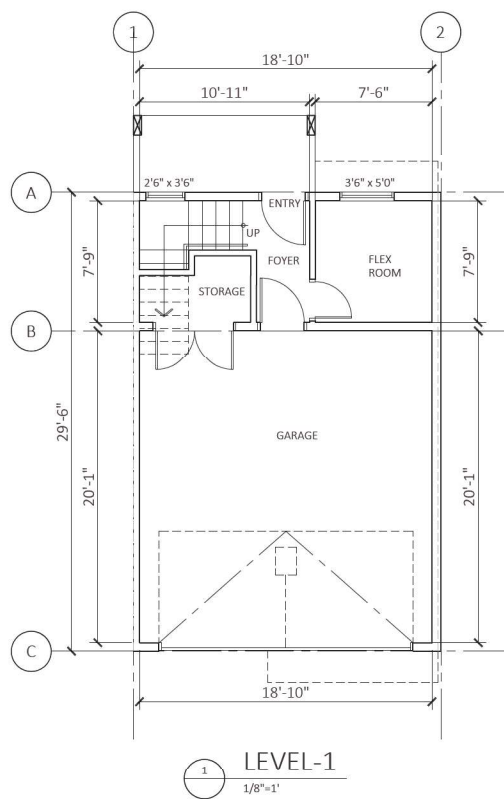


3 LEVEL-3
1/8"=1'

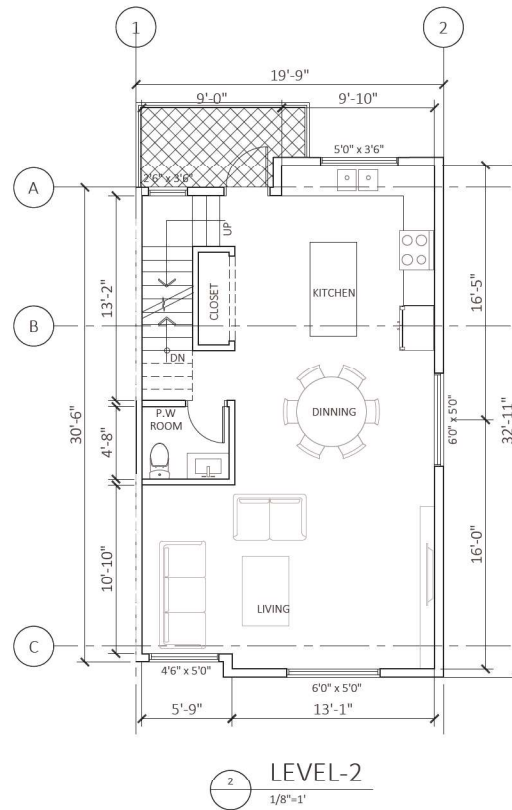
Floor Area : 651.91ft^2 / 60.56m^2

Total Floor Area : 1442.58ft^2 / 134.02m^2 (excluding garage)

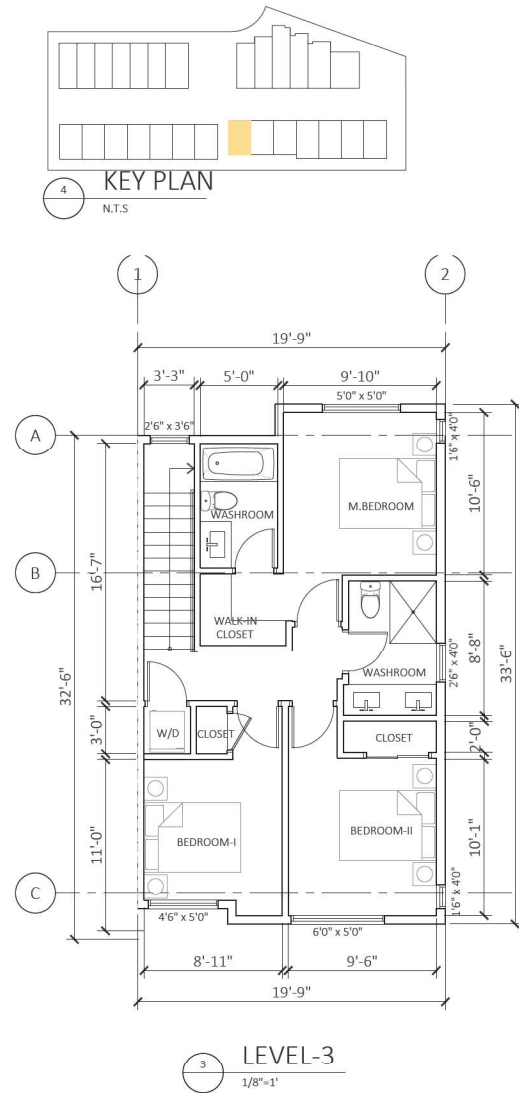
REV	DESCRIPTION	DATE



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

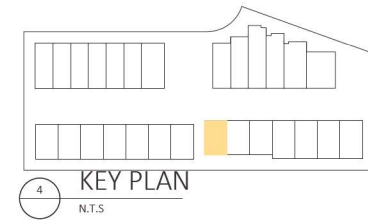


Floor Area : 639.88 ft^2 / 59.45 m^2

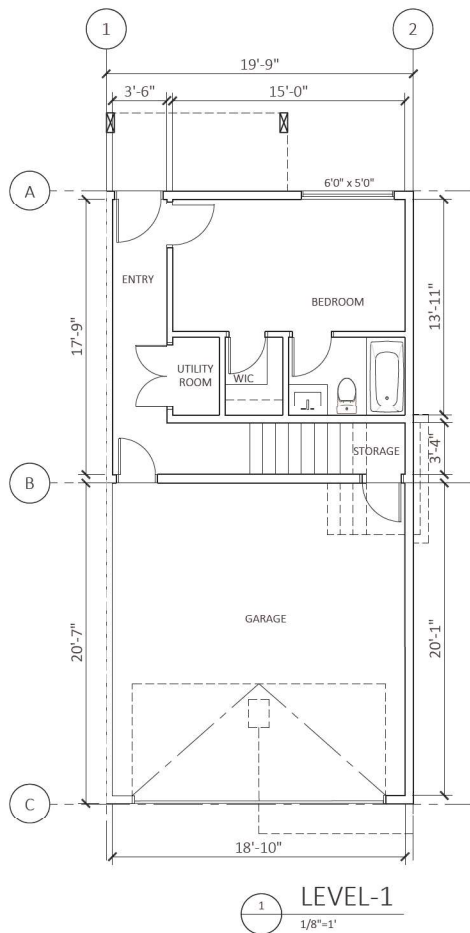


Floor Area : 639.71 ft^2 / 59.43 m^2

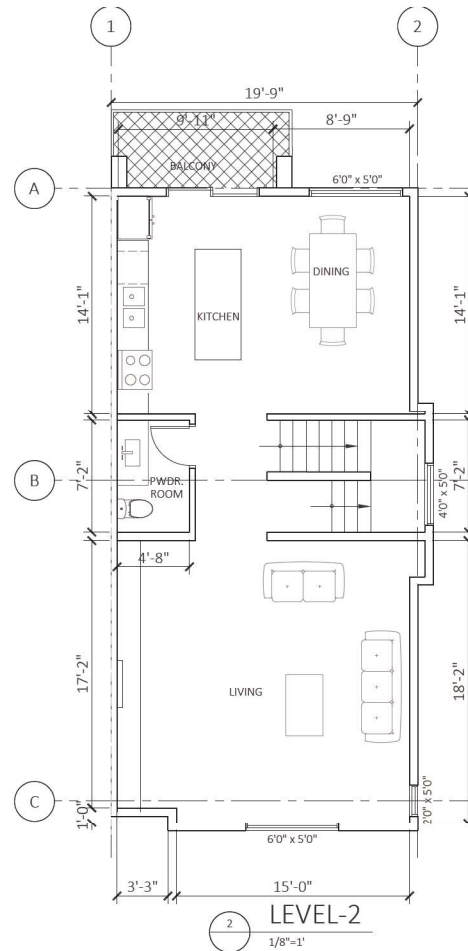
Total Floor Area : 1418.20 ft^2 / 131.76 m^2 (excluding garage)



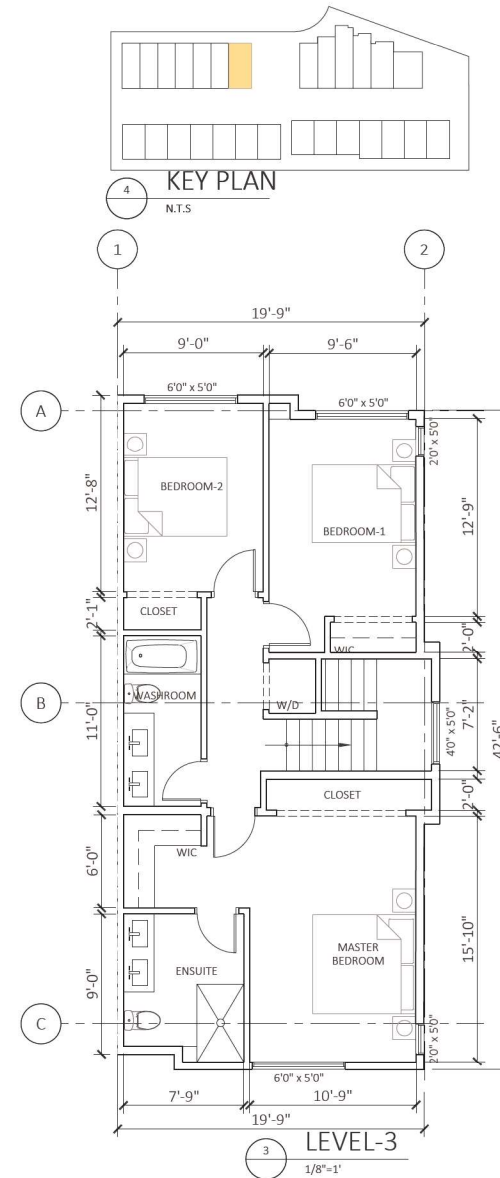
REV	DESCRIPTION	BY	DATE



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

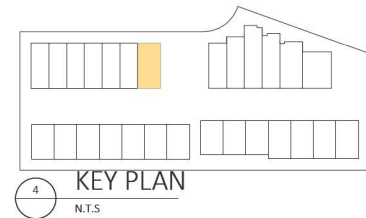


Floor Area : 826.25 ft² / 76.76 m²

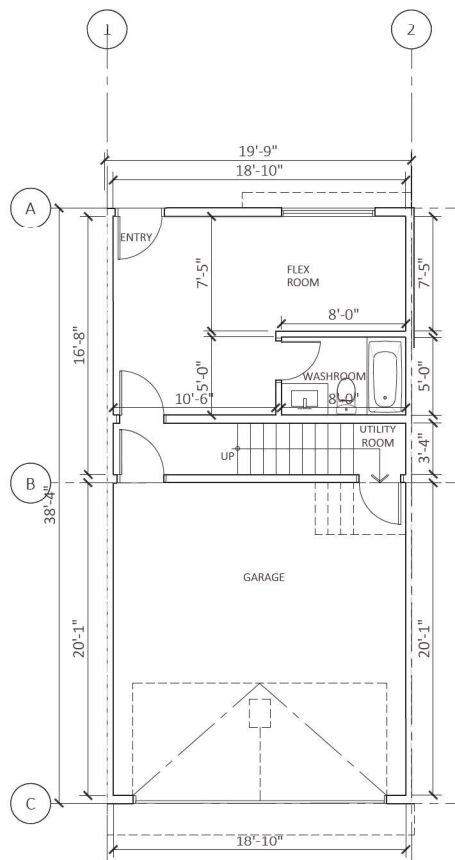


Floor Area : 857.98 ft² / 79.71 m²

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

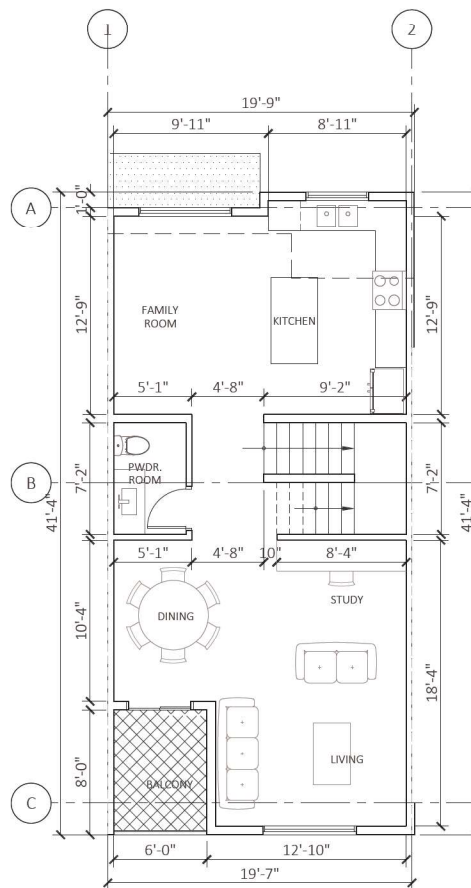


REV	DESCRIPTION	BY	DATE



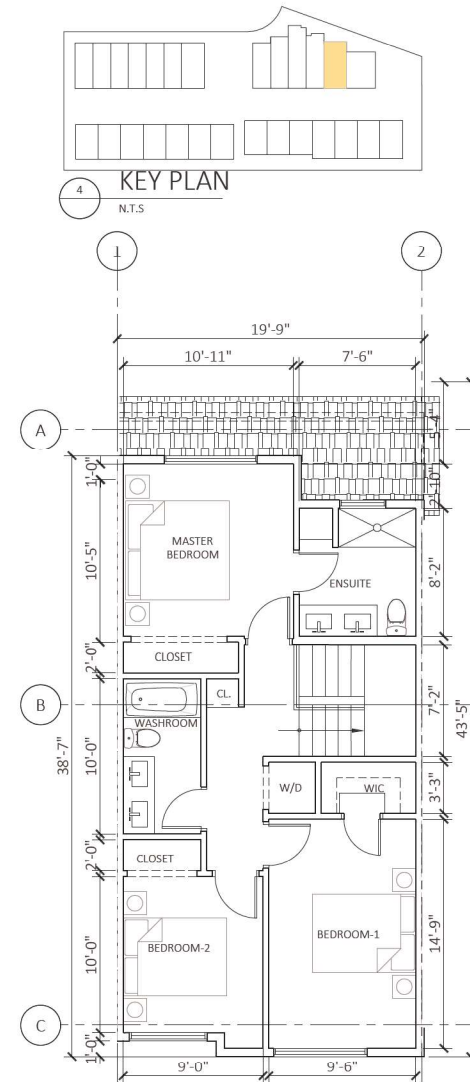
1 LEVEL-1
1/8"=1'

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



2 LEVEL-2
1/8"=1'

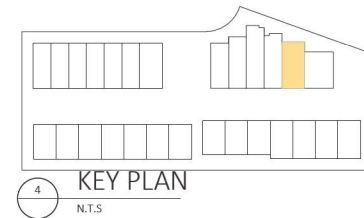
Floor Area : 749.26 ft² / 69.61 m²



3 LEVEL-3
1/8"=1'

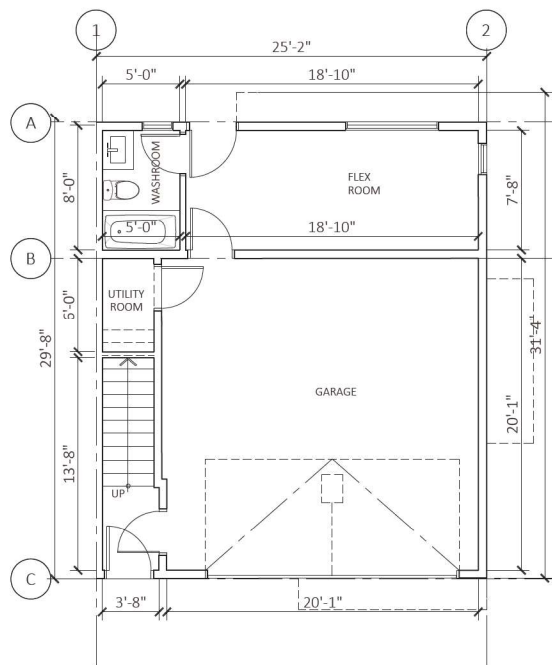
Floor Area : 723.76 ft² / 67.24 m²

Total Floor Area : 1800.39 ft² / 167.26 m² (excluding garage)



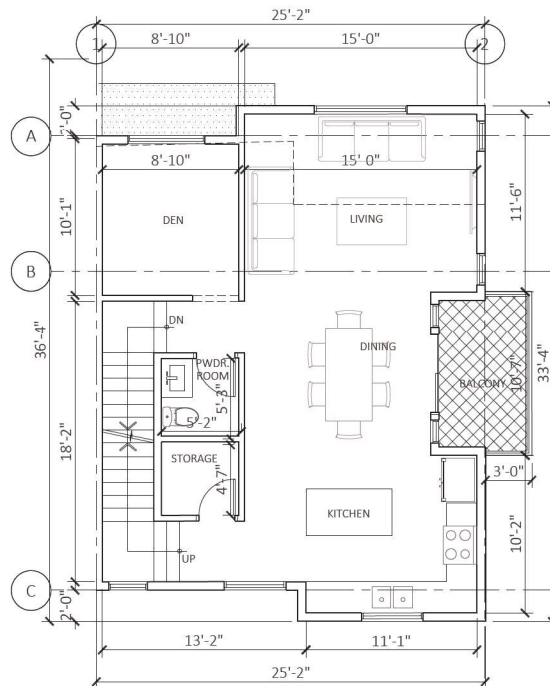
KEY PLAN
N.T.S.

REV	DESCRIPTION	BY	DATE



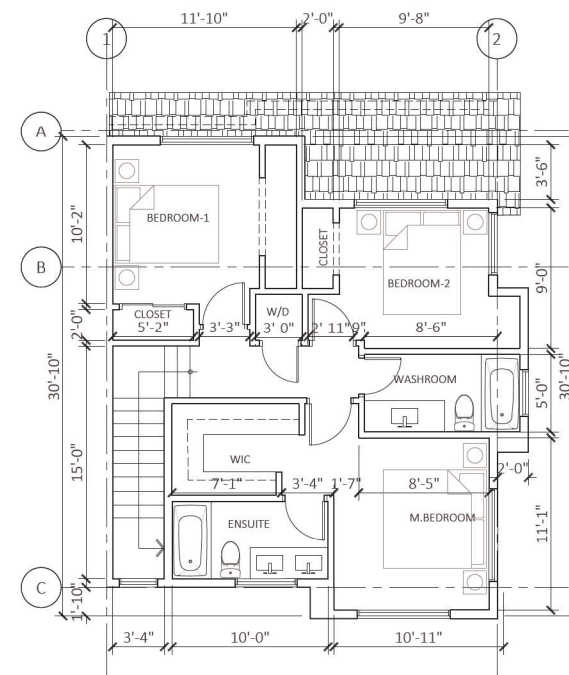
1 LEVEL-1
1/8"=1'

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



2 LEVEL-2
1/8"=1'

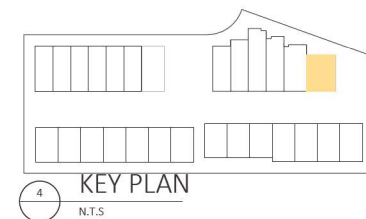
Floor Area : 765.73 ft² / 71.14 m²



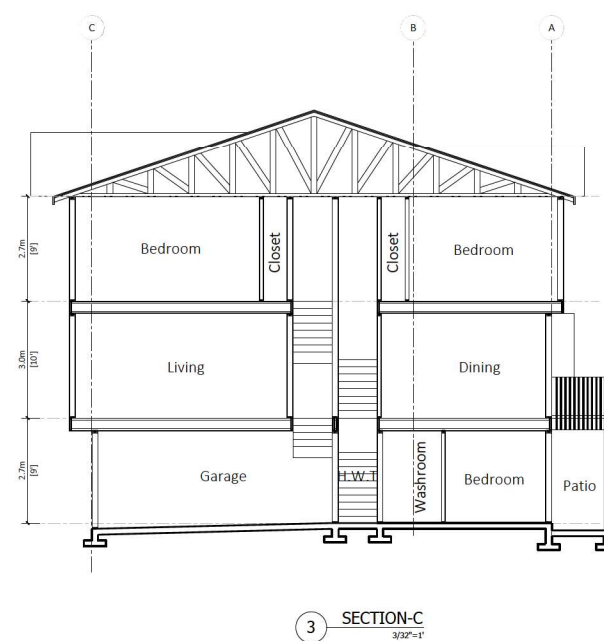
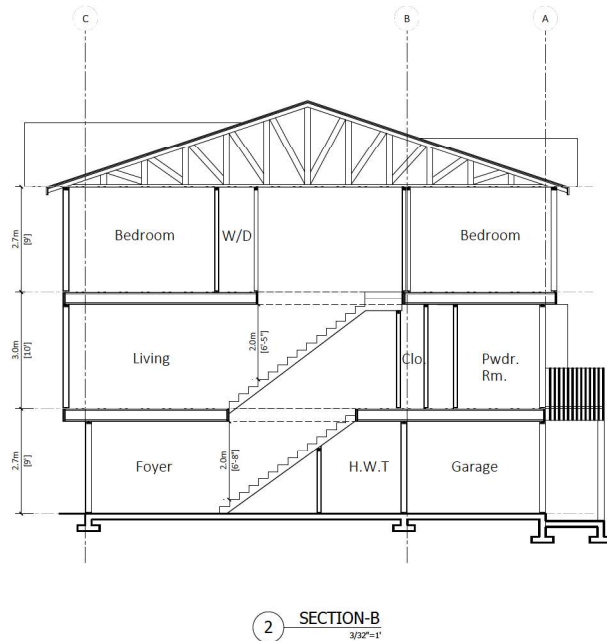
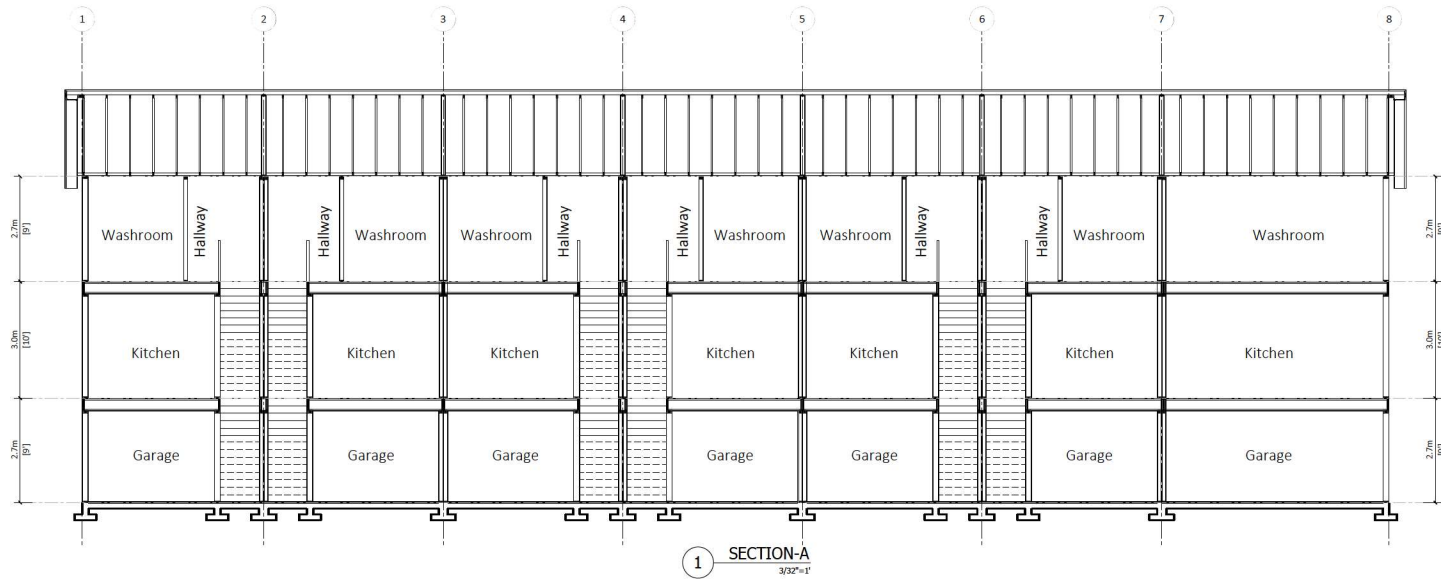
3 LEVEL-3
1/8"=1'

Floor Area : 719.85 ft² / 66.88 m²

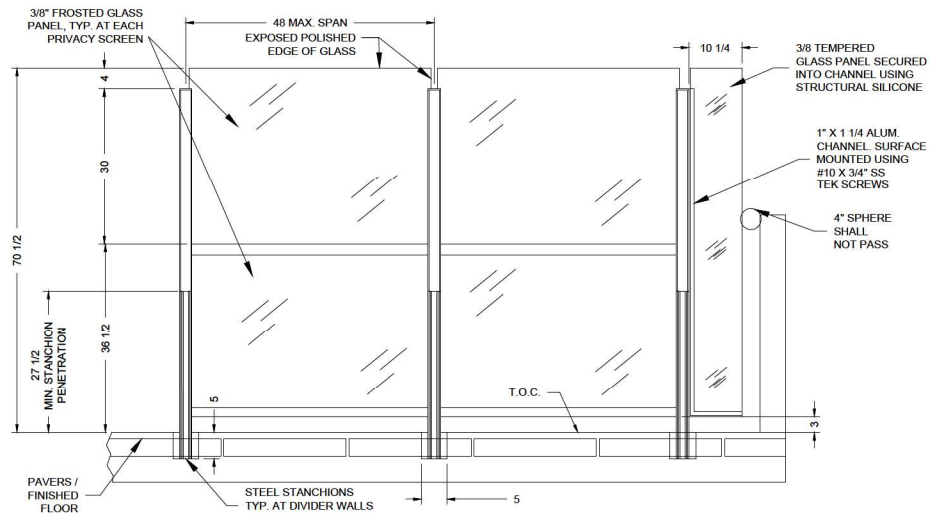
Total Floor Area : 1757.96 ft² / 163.32m² (excluding garage)



REV	DESCRIPTION	BY	DATE



REV	DESCRIPTION	DATE



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

REV	DESCRIPTION	DATE