

6 STOREY APARTMENT DEVELOPMENT

5302 200 ST., 20011/20021/20031 53 AVE. AND 20030 53A AVE. LANGLEY, B.C.



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OWNER :

RED CARDINAL HOMES 2021 INC.
378 - 8148 128TH STREET
SURREY, B.C. V3W 1R1
TEL : 604 512 0329

ARCHITECT :

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130 - 1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V7P 3R4
TEL : 604 987 3003

SURVEYOR:

CAMERON LAND SURVEYING LTD
234 - 18525 53RD AVE.
SURREY, B.C.V3S 7A4
TEL : 604 597 3777

CIVIL ENGINEER :

CENTRAS ENGINEERING LTD.
218 - 2630 Croydon Drive,
Surrey, BC V3S 6T3
TEL: 604-782-6927

LANDSCAPE ARCHITECT:

MARUYAMA & ASSOCIATES
680 C LEG IN BOOT SQUARE
VANCOUVER, B.C. V5Z 4B4
PH: 604 874 9967

ELECTRICAL ENGINEER :

NEMETZ & ASSOCIATES
2009 WEST 4TH AVENUE
VANCOUVER, B.C. V6J 1N3
TEL : 604 736 6562

CODE CONSULTANT :

NOVEN CONSULTING INC.
460 - 688 WEST HASTINGS STREET
VANCOUVER, B.C. V6B 1P1
TEL : 604 757 0610

CPED CONSULTANT :

TESSERACT SECURITY INC
504 - 1111 HARO STREET
VANCOUVER, B.C. V6E 1E3
TEL : 604 731 0610

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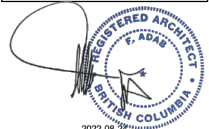
**F. ADAB
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NO.	DATE	REVISION/ISSUED
4	AUG 04-22	ISSUED AFTER ARP COMMENTS
3	JUN 17-22	ISSUED FOR ARP
2	MAR 14-22	ISSUED FOR REDLINING/EP
1	DEC 05-21	ISSUED FOR CITY'S REVIEW

PROJECT TITLE:
**53&200 ST. APARTMENT
LANGLEY, B.C.**

FOR:
RED CARDINAL HOMES
378 8148 128TG STREET
SURREY B.C. V3W 1R1

DRAWING TITLE:
**COVER PAGE
INDEX AND CONTACT LIST**

DATE:	FEB 2022	SHEET NO.:
SCALE:	N/A	A-1.0
DESIGN:	A. FRAD	
DRAWN:	KOOW	
PROJECT NO.:	2201	

PROJECT STATISTICS

LEGAL DESCRIPTION :

LOTS 315, 314, 313, 312, & 301 DISTRICT LOT 305, GROUP 2,
NEW WESTMINSTER DISTRICT, PLAN 42983

CIVIC ADDRESS :

5302 200 ST., 20011, 20021, 20031 53 AVE.
AND 20030 53A AVE., LANGLEY, B.C.

ZONING :

EXISTING : RS1
PROPOSED : CD (BASED ON RM3)

SITE AREA :

2,932.3 SQ.M (31,564 SQ.FT) = 0.78 ACRE

DEDICATION :

- 2.6M ALONG 200 STREET
- 2.1M ALONG 53 AVENUE
- 5M CORNER TRUNCATION AT 200 ST. & 53 AVE.

DENSITY :

FAR ALLOWED : 2.1 (6,157.83M2/66,284 SQ.FT.)
FAR PROPOSED : 2.1 (6,157.78M2/66,284 SQ.FT.)

LOT COVERAGE :

ALLOWED : 40%
PROPOSED : 37.5%

BUILDING HEIGHT :

PROPOSED : 6 STOREY/20.74M

PARKING CALCULATION		
RESIDENTIAL	REQUIRED	1.0 STALL/STUDIO UNITS (1*1=1 STALLS)
		1.0 STALL/1-BED UNITS (1*44=44 STALLS)
		1.25 STALL/2-BED UNITS (1.25*34=42.5STALLS)
		1.45 STALL/3-BED UNITS (1.45*5=7.3 STALLS)
	TOTAL : 94.8 STALLS	
PROVIDED	95 STALLS (21 SMALL CAR)	
ELECTRIC CAR CHARGING STATIONS	REQUIRED	10% x 84 = 8.4
	PROVIDED	20 (24%, 7 SMALL CAR)
RESIDENTIAL VISITORS	REQUIRED	0.15/PER UNITS (0.15*84=12.6)
	PROVIDED	13
ACCESSIBLE STALLS	REQUIRED	5% x 94.8 + 5% x 12.6 = 4.74 + 0.63
	PROVIDED	5 + 1 = 6

BICYCLE STALLS		
REQUIRED	0.5 STALL/UNIT (84/2=42 STALLS)	6 STALLS FOR VISITOR
PROVIDED	42 STALLS	6 STALLS

INDOOR AMENITY	
REQUIRED	2.3 SQM/UNIT 84X2.3=193.2 SQM
PROVIDED	2079 SQ.FT. (193.2 SQM)

STORAGE LOCKERS		
REQUIRED	1/UNITS	84
PROVIDED	1/UNITS	84

	SETBACKS			
	FIRST FLOOR	SECOND FLOOR	THIRD-FIFTH FLOOR	SIXTH FLOOR
	PROVIDED (Average)	PROVIDED (Average)	PROVIDED (Average)	PROVIDED (Average)
EAST (NEIGHBOUR)	6.0 M	6.0 M	6.0 M	6.0 M
SOUTH (53 AVE.)	4.5 M	4.5 M	4.8 M	6.5M
WEST (200 ST.)	4.5 M	4.5 M	4.5 M	4.5M
NORTH (NEIGHBOUR)	6.0M	6.0M	6.0M	6.0M



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2	MAR 14-22	ISSUED FOR REZONING/DP	
1	DEC 05-21	ISSUED FOR CITY'S REVIEW	
NO.	DATE	REVISION/ISSUED	

PROJECT TITLE:
53&200 ST. APARTMENT LANGLEY, B.C.

FOR:
RED CARDINAL HOMES
378 B148 1287G STREET
SURREY B.C, V3W 1R1

DRAWING TITLE:
PROJECT STATISTICS

DATE:	FEB 2022	SHEET NO:	
SCALE:	N/A	A-1.1	
DESIGN:	A. FRAD		
DRAWN:	KKW		
PROJECT NO:	2201		

AREA AND FAR. CALCULATION				
RESIDENTIAL	NET FLOOR AREA (SQ.FT.)	INCLUSIONS (INDOOR AMENITY)	GROSS FLOOR AREA (SQ.FT.)	FSR AREA (SQ.FT.)
1ST FLOOR	9,025	2,079	11,104	11,104
2ND FLOOR	11,387	0	11,387	11,387
3RD FLOOR	11,387	0	11,387	11,387
4TH FLOOR	11,387	0	11,387	11,387
5TH FLOOR	11,387	0	11,387	11,387
6TH FLOOR	9,632	0	9,632	9,632
TOTAL	64,205	2,079	66,284	66,284 (6,157.78 SQ.M.)

FLOOR AREA RATIO (FAR): 66,284/31,564=2.1

UNIT MIX							
UNIT TYPE	NO. OF BED RM.	AREA	1ST FLOOR	2ND-5TH FLOOR	6TH FLOOR	TOTAL NO. OF UNITS	TOAL AREA (SQ.FT.)
S	STUDIO	363		1		1	363
A	1+FLEX	579	5	20		25	14475
A1	1+FLEX	582	1	4	1	6	3492
A2	1+FLEX	642		3	1	4	2568
A2a	1+FLEX	586		1		1	586
A3	1	411		4	1	5	2055
A4	1	509			2	2	1018
A5	1	521			1	1	521
B*	2	773	2	8	2	12	9276
B1	2	737	1	4		5	3685
B2	2	818		4		4	3272
B3	2	741	1	4		5	3705
B4	2	617		4		4	2468
B5*	2	756	1			1	756
B6	2	865			1	1	865
B7	2	781			1	1	781
B8	2	739		1		1	739
C*	3	1057		3		3	3171
C1*	3	971			1	1	971
C2	3	1039			1	1	1039
TOTAL AREA			11	61	12	84	55806
NOTE:	UNIT B, B5, C AND C1 ARE 17 ADAPTABLE UNITS, 20% OF TATAL 84 UNITS						

TYPE OF UNIT	NUMBER OF UNITS	% OF UNITS
STUDIO	1	1%
1-BED ROOM	8	10%
1-BR + FLEX	36	42%
2-BED ROOM	34	41%
3-BED ROOM	5	6%
TOTAL NUMBER OF UNITS	84	100%



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PROJECT TITLE:
**53&200 ST. APARTMENT
LANGLEY, B.C.**

FOR:
RED CARDINAL HOMES
378 8148 128TG STREET
SURREY B.C, V3W 1R1

DRAWING TITLE:

PROJECT STATISTICS

DATE:	FEB 2022	SHEET NO:	A-1.2
SCALE:	N/A		
DESIGN:	A. FRAID		
DRAWN:	KXW		
PROJECT NO:	2201		

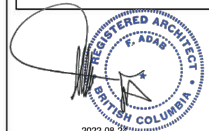


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2022-06-28

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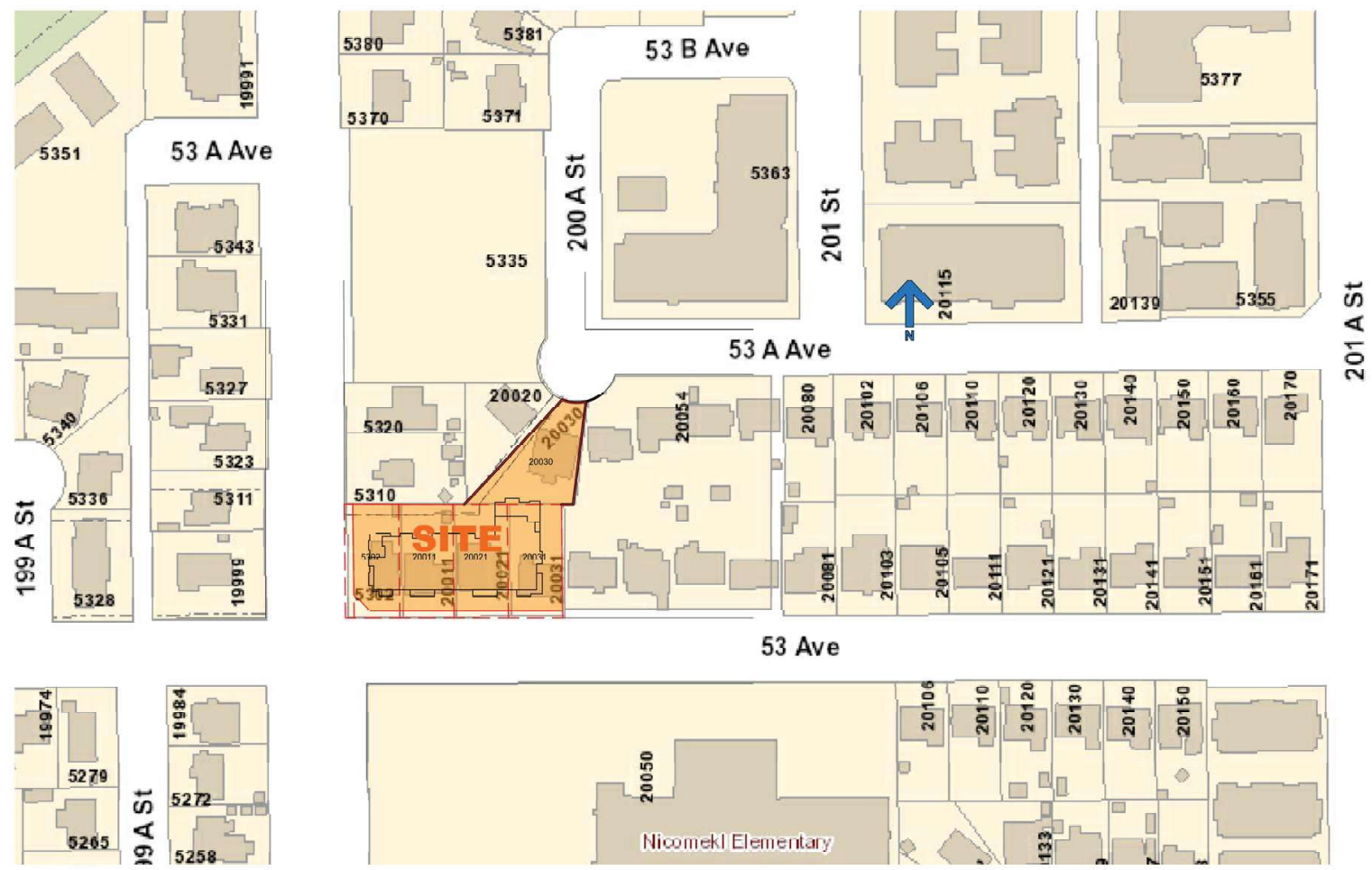
PROJECT TITLE:
**53&200 ST. APARTMENT
LANGLEY, B.C.**

FOR:
**RED CARDINAL HOMES
378 8148 1287C STREET
SURREY B.C. V3W 1R1**

DRAWING TITLE:
CONTEXT PLAN

DATE:	FEB 2022	SHEET NO.:	
SCALE:	N/A		
DESIGN:	A. FRAD		A-1.3
DRAWN:	KWV		
PROJECT NO.:	2201		

CONTEXT PLAN



AERIAL MAP



6-Storey, 113-Unit Apartment Application

"Meridian" 5-Storey, 90-Unit Apartment

4-Storey, 92-Unit Apartment Under Construction

Subject Site

5-Storey, 86-Unit Apartment Application

6-Storey, 113-Unit Apartment Application

5-Storey, 93-Unit Apartment Application

Nicomekl Elementary

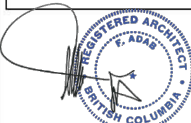


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PROJECT TITLE:
53&200 ST. APARTMENT
LANGLEY, B.C.

FOR:
RED CARDINAL HOMES
378 8148 1287C STREET
SURREY B.C. V3W 1R1

DRAWING TITLE:
AERIAL MAP

DATE:	FEB 2022	SHEET NO.:	
SCALE:	N/A		
DESIGN:	A. FRAD		A-1.4
DRAWN:	PKW		
PROJECT NO.:	2201		

AERIAL MAP - CONTEXT PHOTOS



1



2



4



3



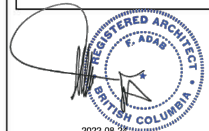
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PROJECT TITLE:
**53&200 ST. APARTMENT
LANGLEY, B.C.**

FOR:
**RED CARDINAL HOMES
378 8148 1287C STREET
SURREY B.C. V3W 1R1**

DRAWING TITLE:
**AERIAL MAP
CONTEXT PHOTOS**

DATE:	FEB 2022	SHEET NO.:	
SCALE:	N/A		
DESIGN:	A. FRAD		A-1.5
DRAWN:	RAV		
PROJECT NO.:	2201		

TOPOGRAPHIC PLAN OF LOTS 315, 314, 313,
312, & 301 DISTRICT LOT 305, GROUP 2,
NEW WESTMINSTER DISTRICT, PLAN 42983

CIVIC ADDRESSES:

- 5302, 200th street, Langley, B.C.
- 20011 53rd Avenue, Langley, B.C.
- 20021 53rd Avenue, Langley, B.C.
- 20031 53rd Avenue, Langley, B.C.
- 20030 53A Avenue, Langley, B.C.

Cameron Land Surveying Ltd.

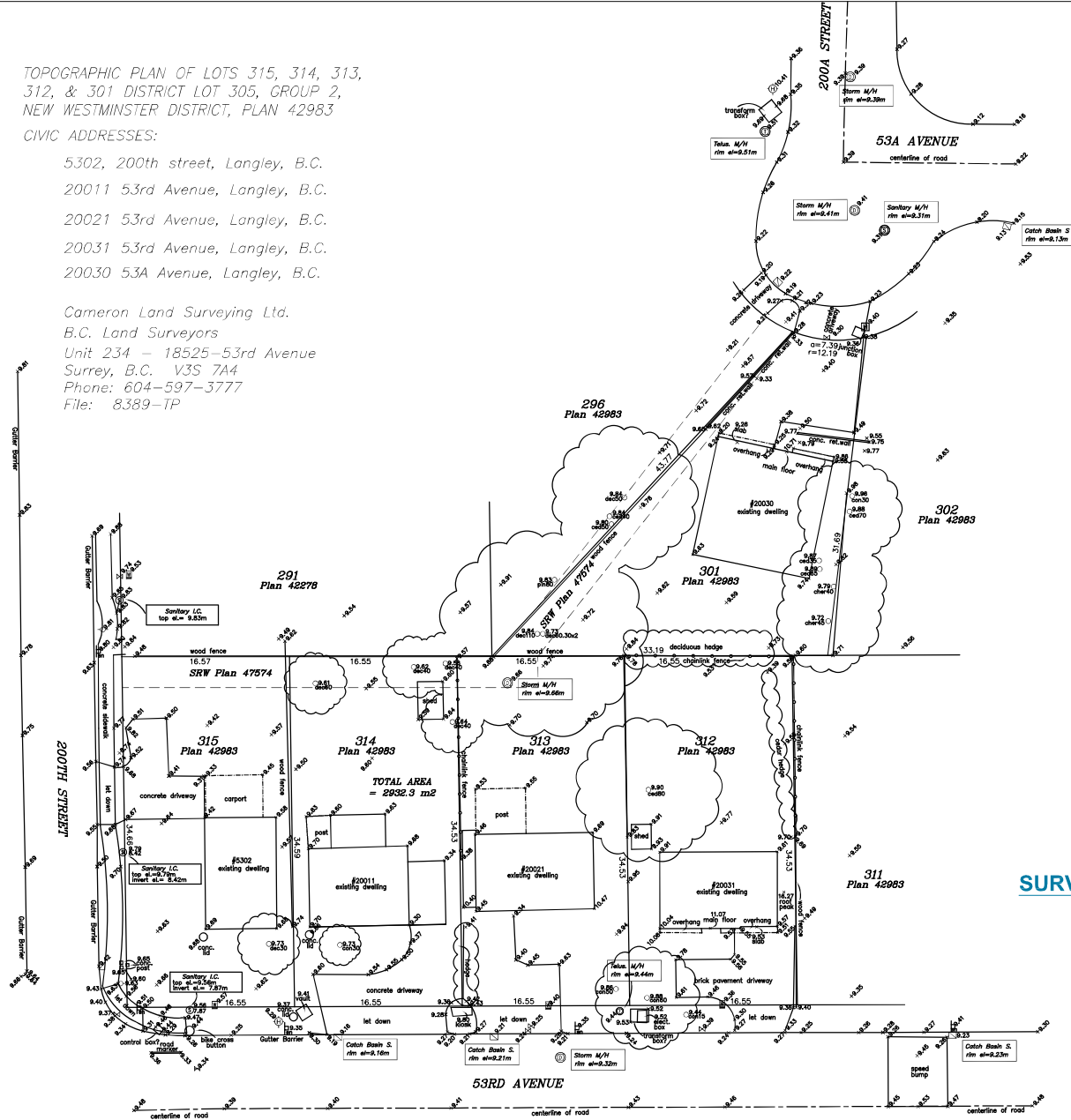
B.C. Land Surveyors

Unit 234 - 18525-53rd Avenue

Surrey, B.C. V3S 7A4

Phone: 604-597-3777

File: 8389-1P



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2022-06-28

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PROJECT TITLE:
**53&200 ST. APARTMENT
LANGLEY, B.C.**

FOR:
RED CARDINAL HOMES
378 8148 12876 STREET
SURREY B.C. V3W 1R1

DRAWING TITLE:
SURVEY PLAN

DATE:	FEB 2022	SHEET NO:	
SCALE:	NTS		
DESIGN:	A. FRAD		A-1.6
DRAWN:	KW		
PROJECT NO:	2201		



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240
PLAN 61419

239
PLAN 61419

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**53&200 ST. APARTMENT
LANGLEY, B.C.**

FOR:
**RED CARDINAL HOMES
378 8148 128TG STREET
SURREY B.C. V3W 1R1**

DRAWING TITLE:
SITE PLAN

DATE:	FEB 2022	SHEET NO.:
SCALE:	NTS	A-1.7
DESIGN:	A. FRAD	
DRAWN:	KXW	
PROJECT NO.:	2201	



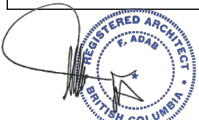
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LANGLEY, B.C.

FOR:
RED CARDINAL HOMES
378 8148 128TG STREET
SURREY B.C. V3W 1R1

DRAWING TITLE:
PERSPECTIVE VIEW

DATE:	FEB 2022	SHEET NO:	A-1.8
SCALE:	N/A		
DESIGN:	A. PRADO		
DRAWN:	KKW		
PROJECT NO:	2201		



PERSPECTIVE VIEW FROM SOUTH-WEST CORNER(200 ST. AND 53 AVE.)



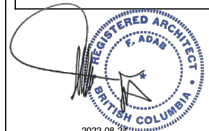
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2022-06-28

NO.	DATE	REVISION/ISSUED
4	AUG 04-22	ISSUED AFTER ADP COMMENTS
3	JUN 17-22	ISSUED FOR ADP
2	MAR 14-22	ISSUED FOR REZONING/DP
1	DEC 05-21	ISSUED FOR CITY'S REVIEW

PROJECT TITLE:
**53&200 ST. APARTMENT
LANGLEY, B.C.**

FOR:
**RED CARDINAL HOMES
378 8148 128TG STREET
SURREY B.C. V3W 1R1**

DRAWING TITLE:
PERSPECTIVE VIEW

DATE:	FEB 2022	SHEET NO:	A-1.9
SCALE:	N/A		
DESIGN:	A-PRAND		
DRAWN:	KKW		
PROJECT NO:	2201		



PERSPECTIVE VIEW FROM SOUTH-EASTCORNER ON 53 AVENUE



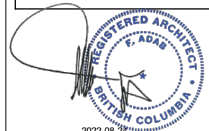
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LANGLEY, B.C.**

FOR:
**RED CARDINAL HOMES
378 8148 128TG STREET
SURREY B.C. V3W 1R1**

DRAWING TITLE:
COLOR ELEVATION

DATE:	FEB 2022	SHEET NO:	
SCALE:	N/A		
DESIGN:	A. PRAD		A-1.11
DRAWN:	KXW		
PROJECT NO:	2201		



SOUTH ELEVATION (53 AVENUE)



NORTH ELEVATION



WEST ELEVATION (200 STREET)



EAST ELEVATION



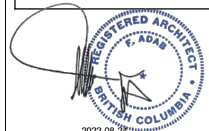
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**53&200 ST. APARTMENT
LANGLEY, B.C.**

FOR:
**RED CARDINAL HOMES
378 6148 128TG STREET
SURREY B.C. V3W 1R1**

DRAWING TITLE:
COLOR ELEVATION

DATE:	FEB 2022	SHEET NO:	A-1.12
SCALE:	N/A		
DESIGN:	A. FRAD		
DRAWN:	KKW		
PROJECT NO:	2201		

Design Rationale /Statement of Intent

Introduction

This design rationale is to be read as part of a rezoning and development application for a 6 storey apartment building with 2 levels of underground parking at the corner of 200 Street and 53 Avenue.

For detailed information refer to the architectural, landscape, civil drawings, renderings and other related documents.

Site Characteristics and Context

The site is almost flat and is presently occupied with 5 single family houses. one lots is facing 200 Street, 3 lots are facing 53 Avenue and one lot is facing 53A Avenue. The total area of the site is 2932.3 square meter or 31,564 square feet.

There is 2,6-meter dedication along 200 Street and 2.1-meter dedication along 53 Avenue. There is also 5.0-meter corner cut at the intersection of 200 Street and 53 Avenue.

There is a 3-meter existing storm right of way "ROW" along the north property line.

The proposed development seeks rezoning from RS1 to CD, based on RM3.

The setbacks, floor area ratio, height, site coverage, number of parking, bicycle storage, garbage recycling, electrical car park and adaptable unit ratios are all in accordance with the provisions of the zoning by law and the OCP.

Proposed development contains 84 units introducing different types of suites, ranging from one to three bedrooms. Type and mix of the units provide a variety of accommodations which cater to different categories of home owners.

The unit mixes and the approximate areas of each type range from:

- 1 studio unit with a floor area of 363 sq.ft.
- 8 one bedrooms with an average area of 500 sq.ft.
- 36 one bedrooms plus flex with an average area of 580 sq.ft.
- 34 two bedrooms with an average area of 760 sq.ft.
- 5 three bedrooms with an average area of 1,030 sq.ft.

Indoor and outdoor amenities are provided at the ground floor.

The main entry to the lobby is provided from 53 Avenue and entry to the parking is provided from 53A Avenue.

Orientation, Massing, Building Form and Character

Massing orientation responds to the site setting and faces three streets. The proposed massing has frontages on every street resulting in the creation of a L shape building. The main lobby is located at the centre of the building on 53 Avenue. This entry is identifiable with a high arch expressing a stronger architectural identity and articulation.

The building is raised by approximately 4'6" from the street creating a podium with large private decks and planters for the residence. Stairs are provided from the street to the large raised decks offering a vibrant and lively presence at the street and the public realm.

A second planter is introduced 2'.0 above grade to break the height of the parking structure and provide space for additional landscaping. By setting the parking structure back from the property lines and introducing enhanced landscaping at the perimeter of the building, as well as in the central courtyard, provides visual stimuli, creating a multitude of points of interest which enrich the experience of the observer.

A variety of architectural forms and material are incorporated into the design including corner windows, bay windows and high ceilings create increased transparency and improved quality of living.

The façade is organized with emphasizing a horizontal base and vertical articulations. This is reinforced by projecting bay windows from first to fifth floor. The 6th floor is recessed considerably softening the edge of the building at the top. This concept also creates generous terraces for the larger suites on the 6th floor.

Entry to the U/G parking is from 53A Avenue through a ramp along the east property line. Loading bay is at the rear of the building next to the ramp. The loading bay has direct access to the lobby and the elevator.

Indoor and outdoor amenities are provided at the rear courtyard next to each other. Indoor amenity includes a gym, multi purpose room, kitchen and accessible washroom.

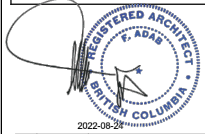


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PROJECT TITLE:
53&200 ST. APARTMENT
LANGLEY, B.C.

FOR:
RED CARDINAL HOMES
378 5148 1287G STREET
SURREY B.C. V3W 1R1

DRAWING TITLE:
DESIGN RATIONAL

DATE:	FEB 2022	SHEET NO:	
SCALE:	N/A		
DESIGN:	A. FRAD		A-1.13
DRAWN:	KXV		
PROJECT NO:	2201		

Livability / Energy Saving Measures

Where possible, operable windows are located on opposite walls to draw ventilation across the occupied spaces. Overhangs are provided at the roof level and at intermediate locations as shading devices.

Glazing is provided in all doors and walls of the elevator vestibules, bicycle storage rooms and lockers.

Most of the units are located in a manner that takes advantage of solar orientation and maximizes daylight in the suites. Oversized windows offer plenty of natural daylight.

The balconies and ground floor patios encourage the outdoor presence of the people that provides “eyes on street” and security for the private and public spaces..

The use of a high performance building envelope, energy efficient mechanical systems will exceed the new energy code and comply with ASHRAE 90, 2010.

All units have bike storage. 10 EV stations and 6 accessible parking stalls are provided.

Sustainability and Green Measures.

Many green building strategies have been incorporated into the project design. Summary of the measures include:

The site is located within the urban fabric of the City, close to public transportation and amenities. This location is designate as shoulder area in the new OCP.

Proposed development offers diverse unit types and sizes for small and large families..

All units have large private patios at grade or deck / balconies on the upper floors that contribute to the livability of the units and create a family-oriented environment.

Water efficient fixtures, energy efficient appliances and drought tolerant plants will be used to minimize the use of potable water.

Selection of materials is focused on durability and sustainability with the use of building materials that have high amounts of recycled content and are from local sources. Low emission adhesive paint and flooring will also be used throughout the units.

Green roof reduces the solar intensity and provides increased insulation. It also reduces the rate of storm run off from the site.

Common areas including the underground parking use energy efficient lighting with motion activated control systems that shut down lights when no one is present.

Enhanced landscaping is provided along the parking structure and the rear courtyard.



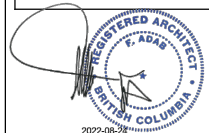
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PROJECT TITLE:

53&200 ST. APARTMENT
LANGLEY, B.C.

FOR:

RED CARDINAL HOMES
378 5148 128TG STREET
SURREY B.C. V3W 1R1

DRAWING TITLE:

DESIGN RATIONAL

DATE:	FEB 2022	SHEET NO:
SCALE:	N/A	A-1.14
DESIGN:	A. FRAD	
DRAWN:	KXV	
PROJECT NO:	2201	

Crime Prevention Through Environmental Design “CPTED”

The rationale behind the CPTED strategy follows the principle standard measures for a typical residential development over UG parking. These provisions are aimed to enhance safety and strengthen the perception of security.

The proposed CPTED measures fall into the categories below:

- Create Identifiable secured entries to the lobby, visitor parking courtyard and underground parking.
- All units at grade are raised above the street and have identifiable private patios. This feature, along with the presence of the balconies on the upper floors, creates a clear definition of hierarchy of space, a sense of territorial identity.
- The space in front and rear of the building is controlled by residents as well as cameras. The windows and the balconies along the streets ensure the presence of observers, which provide “**eyes on the street**” and security for the private and public spaces. Cameras will be installed at the main entry, and lobby, elevator cabs, and waiting areas, emergency exit stairs and parking entry gates.
- Provision for adequate lighting at the central courtyard as well as patio lighting.
- Landscaping, plants, and fences are designed in a manner that they are easily maintained and controlled to prevent graffiti and damages. The Strata Corporation should implement a maintenance manual.
- The simplicity of the massing and its orientation offers an open space environment visible from every angle with no enclave or semi enclosed spaces for strangers and wandering people.

- Lighting will be provided above the cars as well as aisles.
- UG parking walls will be painted white.
- Glazing is provided on all doors and walls of the elevator vestibules.
- Exit doors have hardware that prevents access to the parking.
- Lockers and storage units have glazed doors and windows where possible.
- Convex mirrors will be installed in spaces as required.
- Lobbies and exits are marked with proper signage.
- Parking entrance is secured with a sectional overhead door security gate that is activated by remote control.
- Visitor parking is separated from the residential parking to avoid the possible unwanted entry to the private spaces.



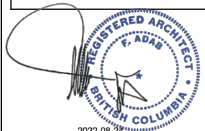
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PROJECT TITLE:
**53&200 ST. APARTMENT
LANGLEY, B.C.**

FOR:
**RED CARDINAL HOMES
378 5148 128TG STREET
SURREY B.C. V3W 1R1**

DRAWING TITLE:
DESIGN RATIONAL

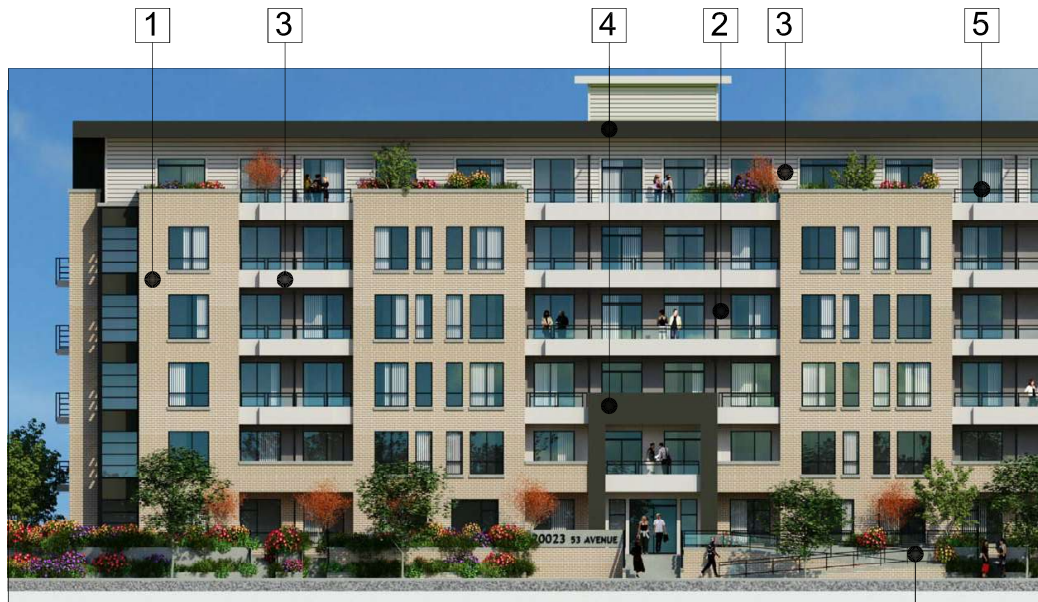
DATE:	FEB 2022	SHEET NO:	
SCALE:	N/A		
DESIGN:	A. FRADO		A-1.15
DRAWN:	KKW		
PROJECT NO:	2201		

Material and Colour

The selection of exterior finishes incorporates enhanced durability / longevity of construction materials and envisions a sustainable approach.

A variety of building material is used with emphasis on light sandy brick on the main facades, light and dark grey hardie panels and hardie siding. Colours and materials have been organized in manner to create harmony and connectivity throughout the building

Widows and railings are black colour and spandrel at corner windows are the same colour as window frames.



SOUTH ELEVATION(53 AVENUE)

Exterior Finishes

- 1 **BRICK VENEER:**
CHAMPAGNE VELOUR
BY IXL
- 2 **HARDIE PANEL/SIDING:**
SW 7018,
DOVETAIL
- 3 **HARDIE PANEL/SIDING:**
SW 7551,
GREEK VILLA
- 4 **FASCIA BOARD**
SW 7069,
IRON ORE
- 5 **ALUMINUM RAILING/
WINDOW FRAME:**
MAT BLACK
- 6 **ARCH. CONCRETE**
SW 9167,
POLISHED CONCRETE
- 7 **SOFFITS:**
SAGIPER PVC REF. 10
CHERRY ZEBRAWOOD

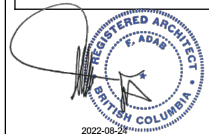


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LANGLEY, B.C.

FOR:
RED CARDINAL HOMES
378 5148 128TG STREET
SURREY B.C. V3W 1R1

DRAWING TITLE:
DESIGN RATIONAL
MATERIAL AND COLOR

DATE:	FEB 2022	SHEET NO:
SCALE:	N/A	A-1.16
DESIGN:	A. FRAD	
DRAWN:	KXV	
PROJECT NO:	2201	

SHADOW ANALYSIS ON MARCH 21ST

9:00 A.M.



12:00 P.M.



3:00 P.M.



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DRAWING TITLE:
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ON MARCH 21ST

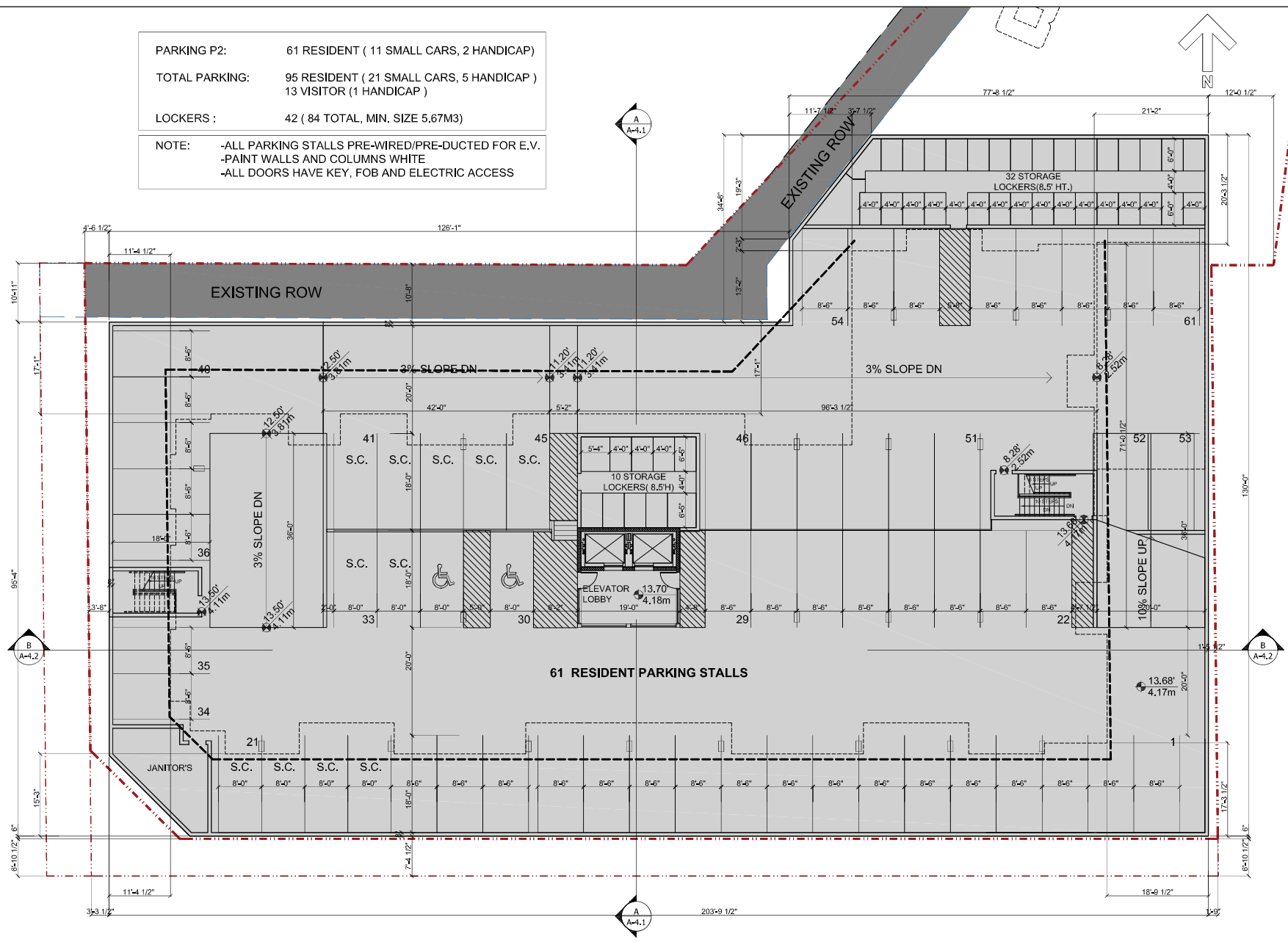
DATE:	FEB 2022	SHEET NO.:	
SCALE:	N/A		
DESIGN:	A. FRAD		A-1.17
DRAWN:	KXV		
PROJECT NO.:	2201		

PARKING P2: 61 RESIDENT (11 SMALL CARS, 2 HANDICAP)

TOTAL PARKING: 95 RESIDENT (21 SMALL CARS, 5 HANDICAP)
13 VISITOR (1 HANDICAP)

LOCKERS : 42 (84 TOTAL, MIN. SIZE 5.67M3)

NOTE: -ALL PARKING STALLS PRE-WIRED/PRE-DUCTED FOR E.V.
-PAINT WALLS AND COLUMNS WHITE
-ALL DOORS HAVE KEY, FOB AND ELECTRIC ACCESS



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FOR:
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378 8148 128TG STREET
SURREY B.C. V3W 1R1

DRAWING TITLE:
P2 PARKING PLAN

DATE:	FEB 2022	SHEET NO.:
SCALE:	NTS	A-2.1
DESIGN:	A-PRAND	
DRAWN:	KKW	
PROJECT NO.:	2201	

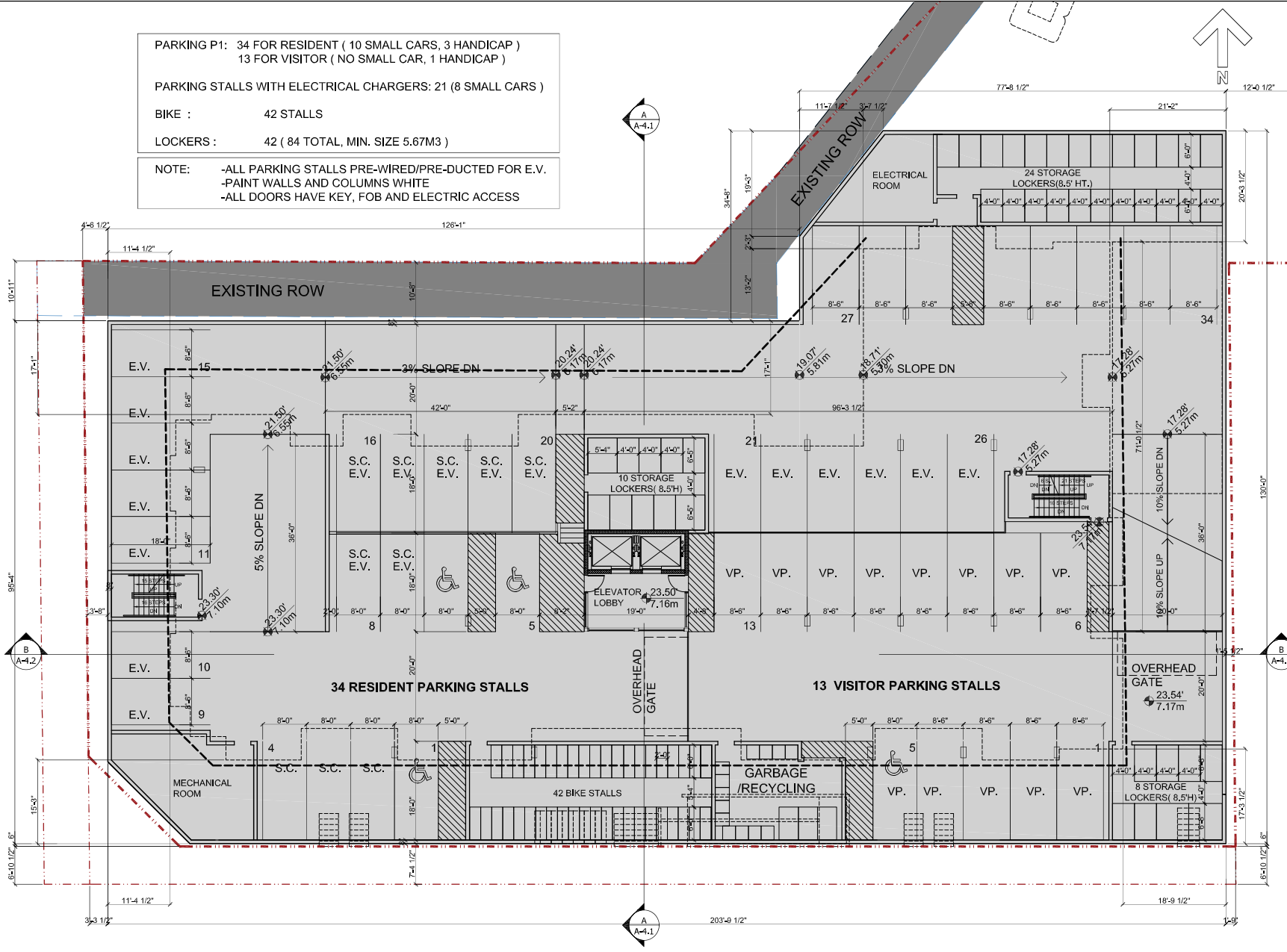
**PARKING P1: 34 FOR RESIDENT (10 SMALL CARS, 3 HANDICAP)
13 FOR VISITOR (NO SMALL CAR, 1 HANDICAP)**

PARKING STALLS WITH ELECTRICAL CHARGERS: 21 (8 SMALL CARS)

BIKE : 42 STALLS

LOCKERS : 42 (84 TOTAL, MIN. SIZE 5.67M3)

**NOTE: -ALL PARKING STALLS PRE-WIRED/PRE-DUCTED FOR E.V.
-PAINT WALLS AND COLUMNS WHITE
-ALL DOORS HAVE KEY, FOB AND ELECTRIC ACCESS**



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FOR:
RED CARDINAL HOMES
378 8148 128TG STREET
SURREY B.C. V3W 1R1

DRAWING TITLE:
P1 PARKING PLAN

DATE:	FEB 2022	SHEET NO.:
SCALE:	NTS	
DESIGN:	A. FRAD	A-2.2
DRAWN:	KXW	
PROJECT NO.:	2201	

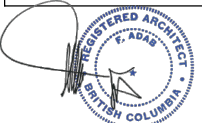


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PROJECT TITLE:
53&200 ST. APARTMENT LANGLEY, B.C.

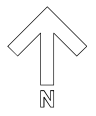
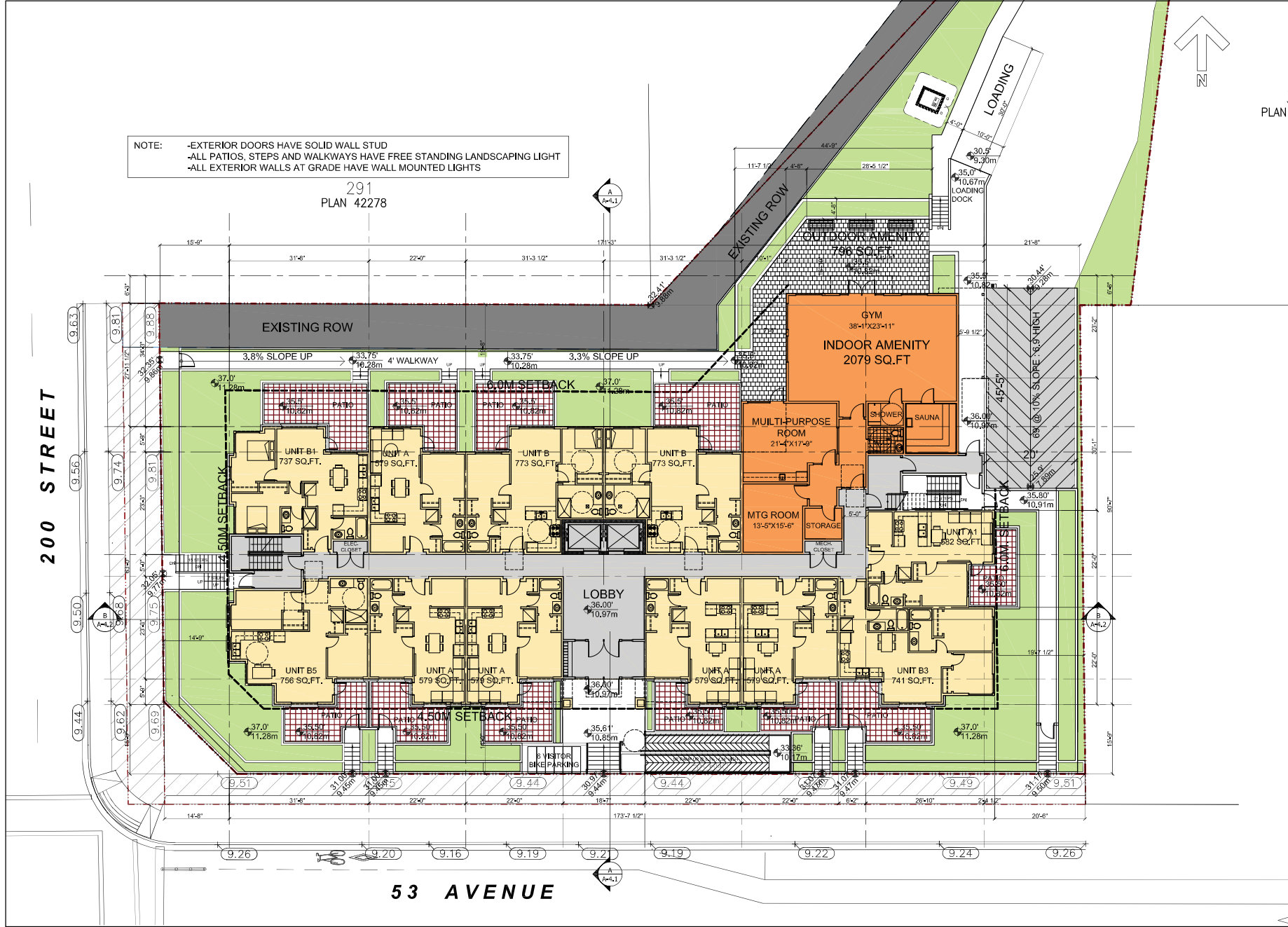
FOR:
RED CARDINAL HOMES
378 8148 128TH STREET
SURREY B.C. V3W 1R1

DRAWING TITLE:
1ST FLOOR PLAN

DATE:	FEB 2022	SHEET NO.:	
SCALE:	NTS		
DESIGN:	A. FRAD		A-2.3
DRAWN:	KJW		
PROJECT NO.:	2201		

NOTE:
-EXTERIOR DOORS HAVE SOLID WALL STUD
-ALL PATIOS, STEPS AND WALKWAYS HAVE FREE STANDING LANDSCAPING LIGHT
-ALL EXTERIOR WALLS AT GRADE HAVE WALL MOUNTED LIGHTS

291
PLAN 42278



PLAN

200 STREET

53 AVENUE



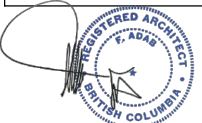
F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-0000 FAX: (604) 987-0333
EMAIL: info@muliponfash.com

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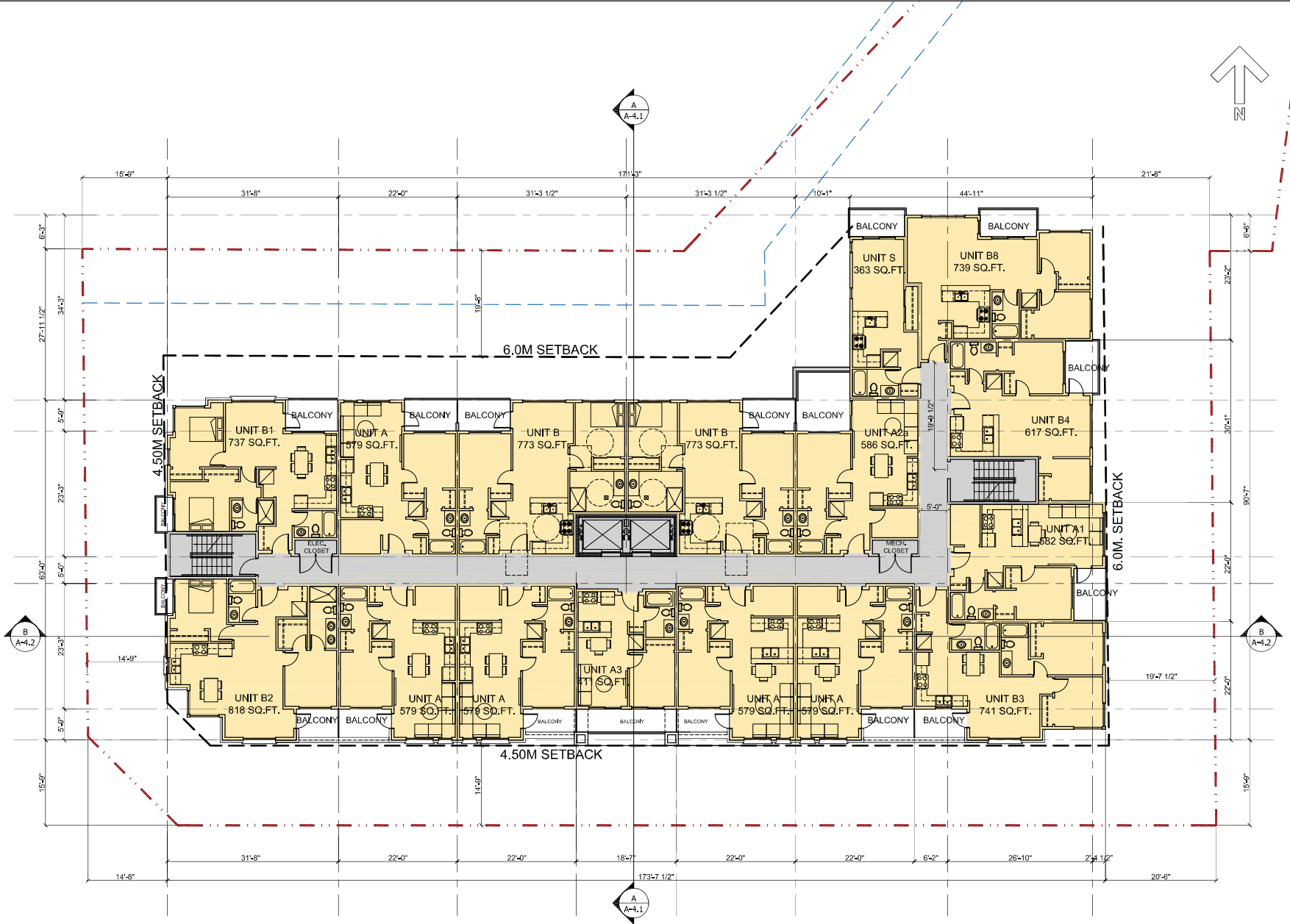
NO.	DATE	REVISION/ISSUED
4	AUG 04-22	ISSUED AFTER ADP COMMENTS
3	JUN 17-22	ISSUED FOR ADP
2	MAR 14-22	ISSUED FOR REZONING/DP
1	DEC 05-21	ISSUED FOR CITY'S REVIEW

PROJECT TITLE:
**53&200 ST. APARTMENT
LANGLEY, B.C.**

FOR:
**RED CARDINAL HOMES
378 8148 128TG STREET
SURREY B.C. V3W 1R1**

DRAWING TITLE:
2ND FLOOR PLAN

DATE:	FEB 2022	SHEET NO.:	
SCALE:	NTS		
DESIGN:	A. FRAD		A-2.4
DRAWN:	KKW		
PROJECT NO.:	2201		



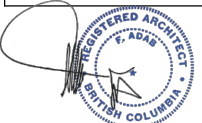


F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 932-0000 FAX: (604) 964-2033
EMAIL: info@muligonf.adab.com

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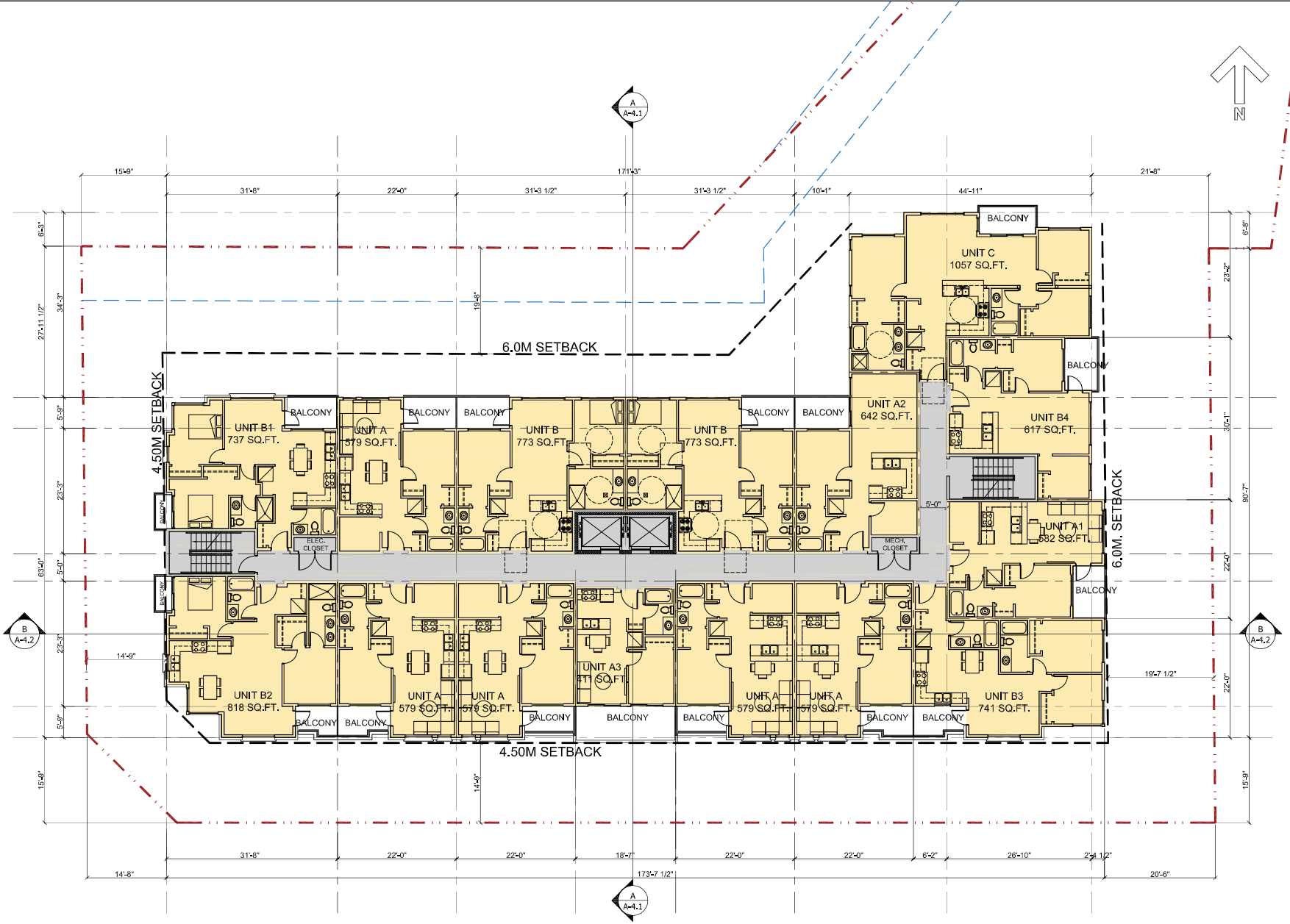
NO.	DATE	REVISION/ISSUED
4	AUG 04-22	ISSUED AFTER ADP COMMENTS
3	JUN 17-22	ISSUED FOR ADP
2	MAR 14-22	ISSUED FOR REZONING/DP
1	DEC 05-21	ISSUED FOR CITY'S REVIEW

PROJECT TITLE:
53&200 ST. APARTMENT LANGLEY, B.C.

FOR:
RED CARDINAL HOMES
378 8148 128TG STREET
SURREY B.C. V3W 1R1

DRAWING TITLE:
3RD FLOOR PLAN

DATE:	FEB 2022	SHEET NO.:	
SCALE:	NTS		
DESIGN:	A. FRAD		A-2.5
DRAWN:	KJW		
PROJECT NO.:	2201		





**F. ADAB
ARCHITECTS
INC.**

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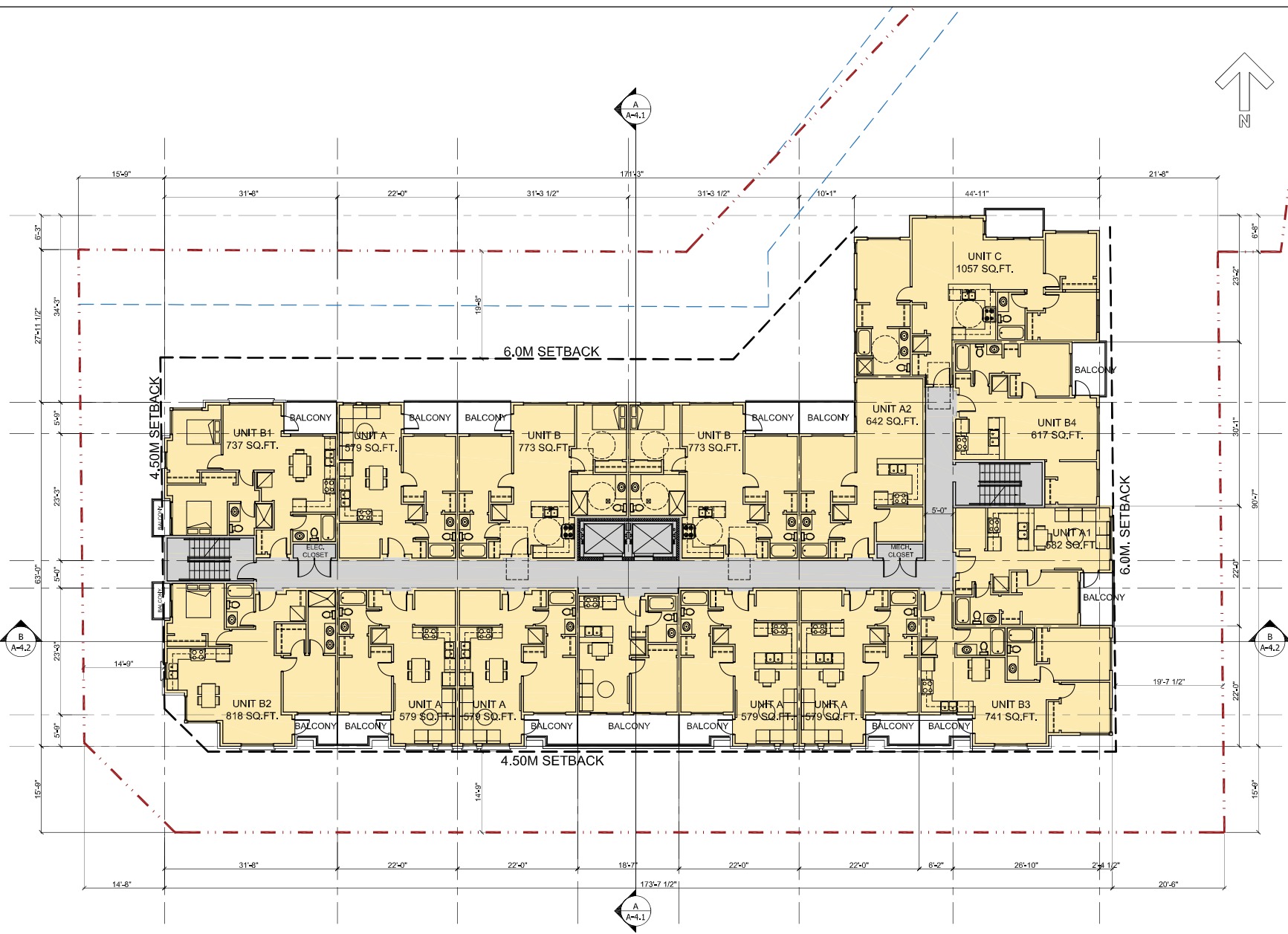
NO.	DATE	REVISION/ISSUED
4	AUG 04-22	ISSUED AFTER ADP COMMENTS
3	JUN 17-22	ISSUED FOR ADP
2	MAR 14-22	ISSUED FOR REZONING/DP
1	DEC 05-21	ISSUED FOR CITY'S REVIEW

PROJECT TITLE:
**53&200 ST. APARTMENT
LANGLEY, B.C.**

FOR:
**RED CARDINAL HOMES
378 814B 128TG STREET
SURREY B.C. V3W 1R1**

DRAWING TITLE:
4TH&5TH FLOOR PLAN

DATE:	FEB 2022	SHEET NO.:	
SCALE:	NTS		
DESIGN:	A. FRAD		A-2.6
DRAWN:	KKW		
PROJECT NO.:	2201		



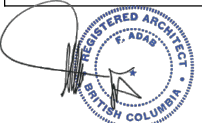


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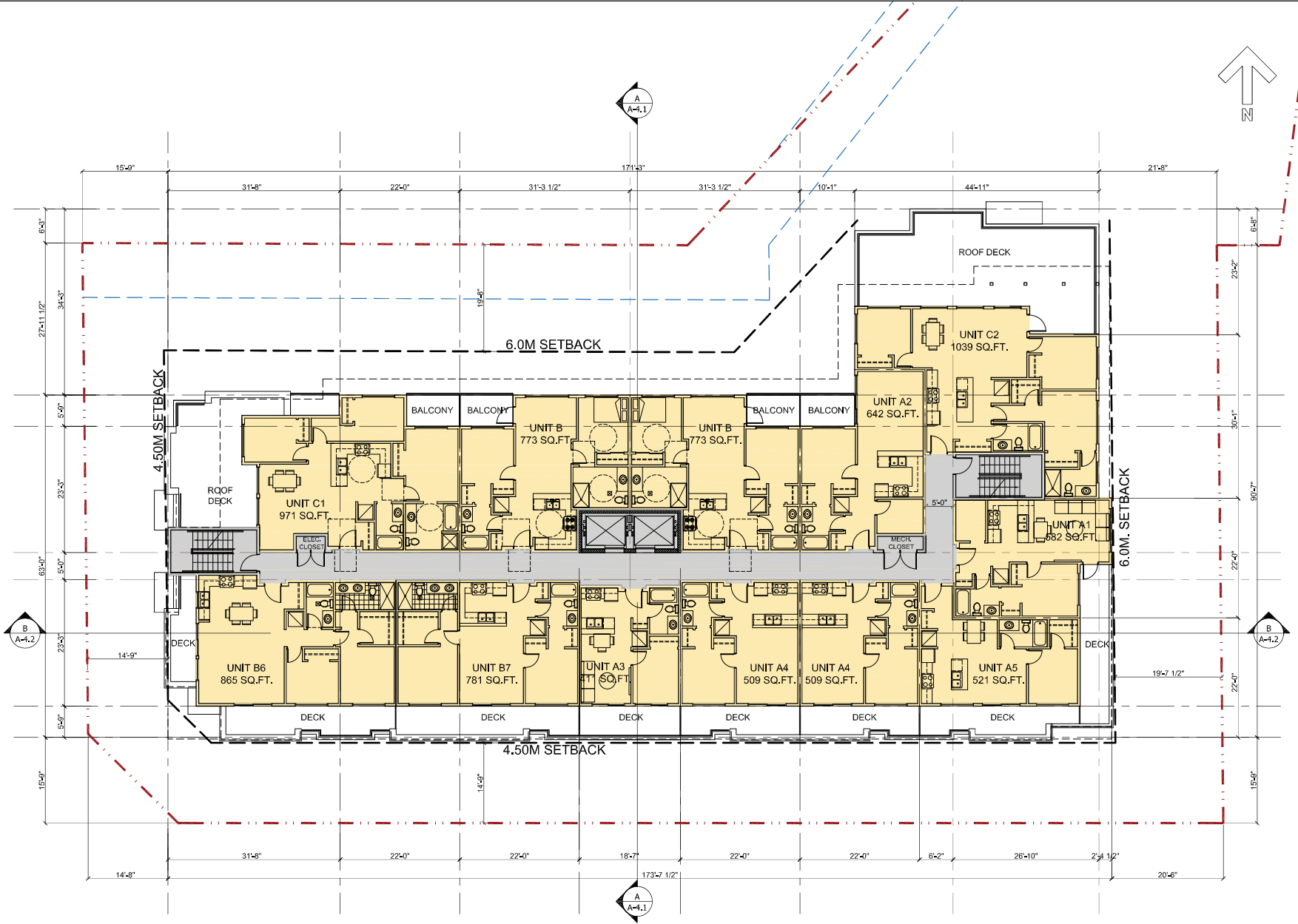
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PROJECT TITLE:
**53&200 ST. APARTMENT
LANGLEY, B.C.**

FOR:
RED CARDINAL HOMES
378 8148 128TG STREET
SURREY B.C. V3W 1R1

DRAWING TITLE:
6TH FLOOR PLAN

DATE:	FEB 2022	SHEET NO.:	
SCALE:	NTS		
DESIGN:	A. FRAD		A-2.7
DRAWN:	KKW		
PROJECT NO.:	2201		





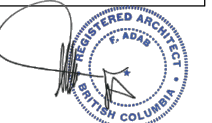
F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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EMAIL: info@fagonadab.com

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2022-06-28

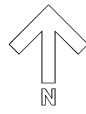
NO.	DATE	REVISION/ISSUED
4	AUG 04-22	ISSUED AFTER ADP COMMENTS
3	JUN 17-22	ISSUED FOR ADP
2	MAR 14-22	ISSUED FOR REZONING/DP
1	DEC 05-21	ISSUED FOR CITY'S REVIEW

PROJECT TITLE:
53&200 ST. APARTMENT LANGLEY, B.C.

FOR:
RED CARDINAL HOMES
378 8148 128TG STREET
SURREY B.C. V3W 1R1

DRAWING TITLE:
ROOF PLAN

DATE:	FEB 2022	SHEET NO.:	
SCALE:	NTS		
DESIGN:	A. FRAD		A-2.8
DRAWN:	KKW		
PROJECT NO.:	2201		

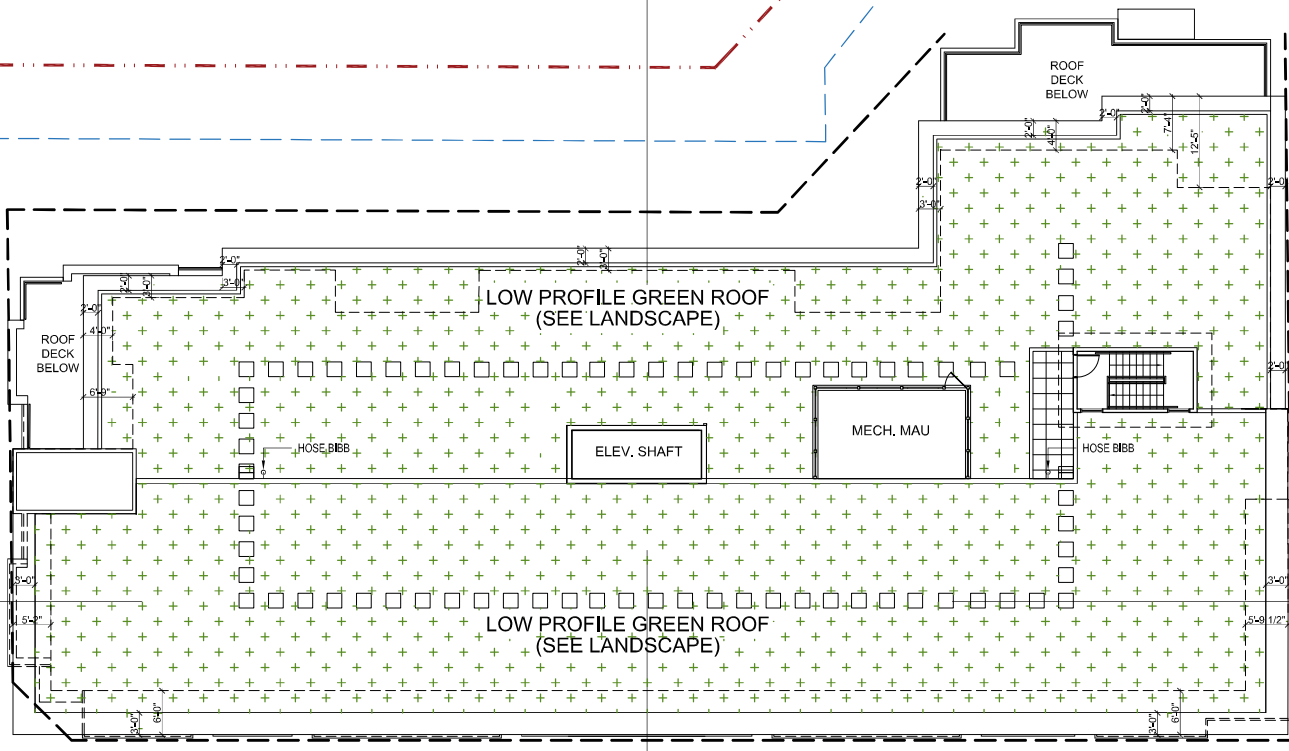


A
A-4.1

B
A-4.2

B
A-4.2

A
A-4.1





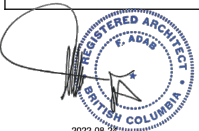
**F. ADAB
ARCHITECTS
INC.**

#1341000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 965-0000 FAX: (604) 965-0033
EMAIL: info@mulgorfasky.com

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4	AUG 04-22	ISSUED AFTER ADP COMMENTS
3	JUN 17-22	ISSUED FOR ADP
2	MAR 14-22	ISSUED FOR RECEIVING/EP
1	DEC 05-21	ISSUED FOR CITY'S REVIEW
NO.	DATE	REVISION/ISSUED

PROJECT TITLE:
**53&200 ST. APARTMENT
LANGLEY, B.C.**

FOR:
RED CARDINAL HOMES
378 5148 128TG STREET
SURREY B.C. V3W 1R1

DRAWING TITLE:
SOUTH ELEVATION (53 AVENUE)

DATE:	FEB 2022	SHEET NO:
SCALE:	N/A	
DESIGN:	A. FRAD	A-3.1
DRAWN:	KXV	
PROJECT NO:	2201	



SOUTH ELEVATION (53 AVENUE)

EXTERIOR FINISHES	1 BRICK VENEER: CHAMPAGNE VELOUR - BK	6 HARDE SIDING/BOARD/WINDOW TRIM: SW 7018, DOVETAIL	7 FASCIA BOARD SW 7551, GREEK VILLA
	2 ARCHITECTURAL CONCRETE: SW 9167, POLISHED CONCRETE	8 HARDE SIDING/BOARD/WINDOW TRIM: SW 7551, GREEK VILLA	8 RAILING: ALUMINUM, MATT BLACK, CLEAR GLASS
	3 HARDE PANEL: SW 7018, DOVETAIL	9 WINDOWS AND SPANDREL: VINYL, BLACK	9 CONCRETE CAP & WINDOW SILL: PRE-CAST CONCRETE
	4 HARDE PANEL: SW 7551, GREEK VILLA	10 FASCIA BOARD SW 7089, IRON ORE	10 SOFFITS: SAGIPER STANDARD REF #10 CHERRY ZEBRAWOOD

ADJACENT PROPERTY

200 STREET

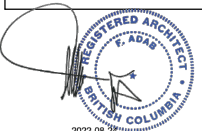


F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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 TEL: (604) 969-0033 FAX: (604) 969-0033
 EMAIL: info@muligonadab.com

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2022-06-28

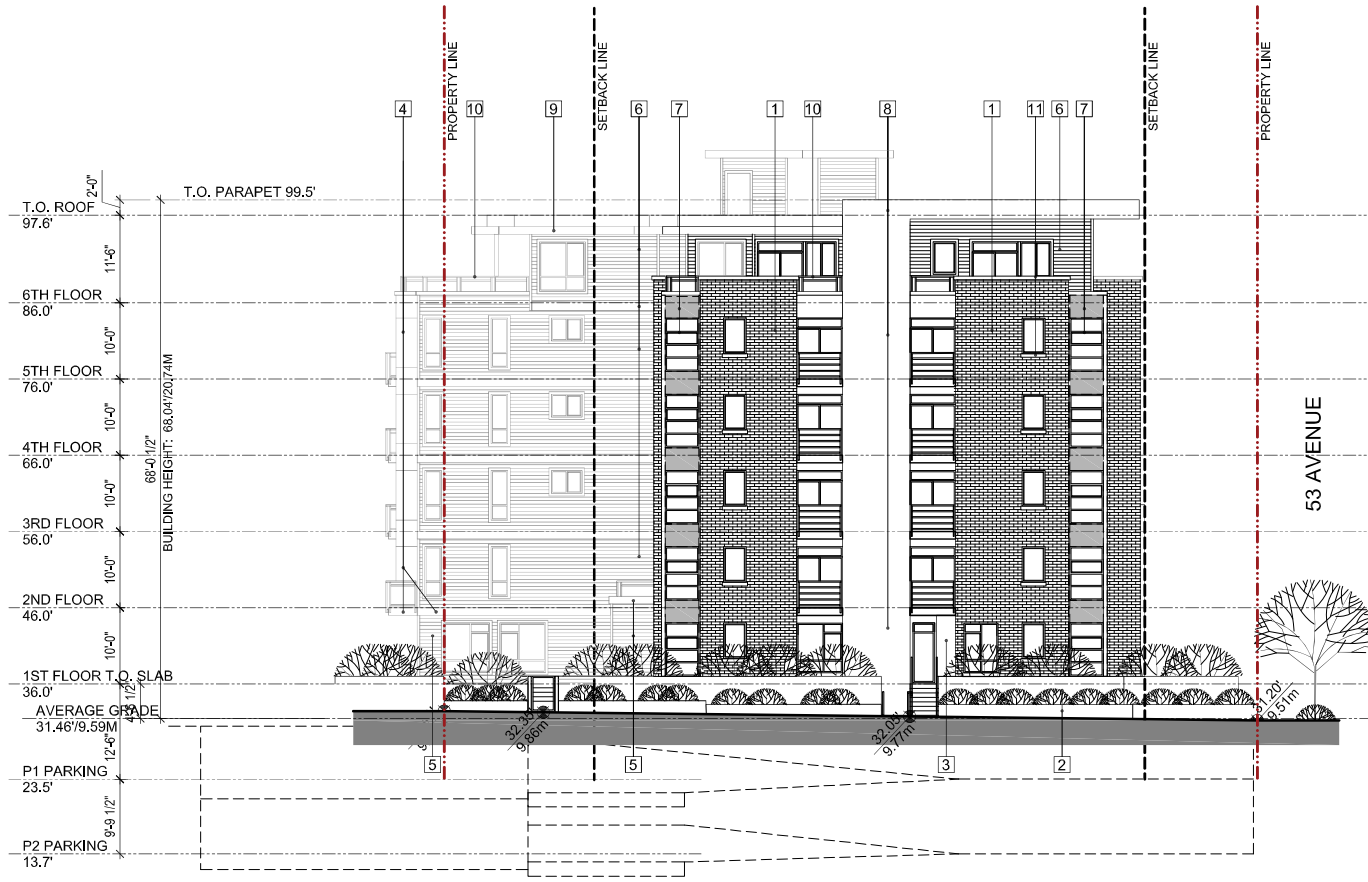
NO.	DATE	REVISION/ISSUED
4	AUG 04-22	ISSUED AFTER ADP COMMENTS
3	JUN 17-22	ISSUED FOR ADP
2	MAR 14-22	ISSUED FOR REVISION/OP
1	DEC 05-21	ISSUED FOR CITY'S REVIEW

PROJECT TITLE:
 53&200 ST. APARTMENT LANGLEY, B.C.

FOR:
RED CARDINAL HOMES
 378 8148 128TG STREET
 SURREY B.C. V3W 1R1

DRAWING TITLE:
 WEST ELEVATION (200 ST.)

DATE:	FEB 2022	SHEET NO.:	
SCALE:	N/A		
DESIGN:	A. FRAD		A-3.2
DRAWN:	KKW		
PROJECT NO.:	2201		



WEST ELEVATION (200 STREET)

EXTERIOR FINISHES		
1. BRICK VENEER: CHAMPAGNE VELOUR - DKL	2. HARDIE SIDING/BAND BOARD/WINDOW TRIM: SW 7016, DOVETAIL	3. FASCIA BOARD SW 7551, GREEK VILLA
2. ARCHITECTURAL CONCRETE: SW 9167, POLISHED CONCRETE	4. HARDIE SIDING/BAND BOARD/WINDOW TRIM: SW 7551, GREEK VILLA	10. RAILING: ALUMINUM, MATT BLACK, CLEAR GLASS
3. HARDIE PANEL: SW 7016, DOVETAIL	7. WINDOWS AND SPANDREL: VINYL, BLACK	11. CONCRETE CAP & WINDOW SILL: PRE-CAST CONCRETE
4. HARDIE PANEL: SW 7551, GREEK VILLA	8. FASCIA BOARD SW 7065, BROWN ORE	12. SOFFITS: SAGESIP STANDARD REF #10 CHERRY ZEBRAWOOD



F. ADAB ARCHITECTS INC.

#13041000 ROOSEVELT CRESCENT
 NORTH VANCOUVER, BC V7P 3R4
 TEL: (604) 270-0000 FAX: (604) 270-0033
 EMAIL: info@muligonstudio.com

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PROJECT TITLE:
 53&200 ST. APARTMENT LANGLEY, B.C.

FOR:
RED CARDINAL HOMES
 378 8148 128TG STREET
 SURREY B.C. V3W 1R1

DRAWING TITLE:
 NORTH ELEVATION

DATE:	FEB 2022	SHEET NO.:	
SCALE:	N/A		
DESIGN:	A. FRAO		A-3.3
DRAWN:	KKW		
PROJECT NO.:	2201		



NORTH ELEVATION

EXTERIOR FINISHES		
1 BRICK VENEER: CHAMPAGNE VELOUR - IXL	2 HARDE SIDING/BAND BOARD/WINDOW TRIM: SW 7018, DOVETAIL	3 FASCIA BOARD SW 7551, GREEK VILLA
4 ARCHITECTURAL CONCRETE: SW 9167, POLISHED CONCRETE	5 HARDE SIDING/BAND BOARD/WINDOW TRIM: SW 7551, GREEK VILLA	6 RAILING: ALUMINUM, MATT BLACK, CLEAR GLASS
7 HARDE PANEL: SW 7018, DOVETAIL	8 WINDOWS AND SPANDREL: VINYL, BLACK	9 CONCRETE CAP & WINDOW SILL: PRE-CAST CONCRETE
10 HARDE PANEL: SW 7551, GREEK VILLA	11 FASCIA BOARD SW 7009, IRON ORE	12 SOFFITS: SIGBERN STANDARD REF #10 CHERRY ZEBRAWOOD



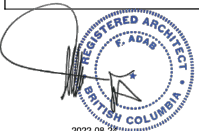
F. ADAB ARCHITECTS INC.

#136-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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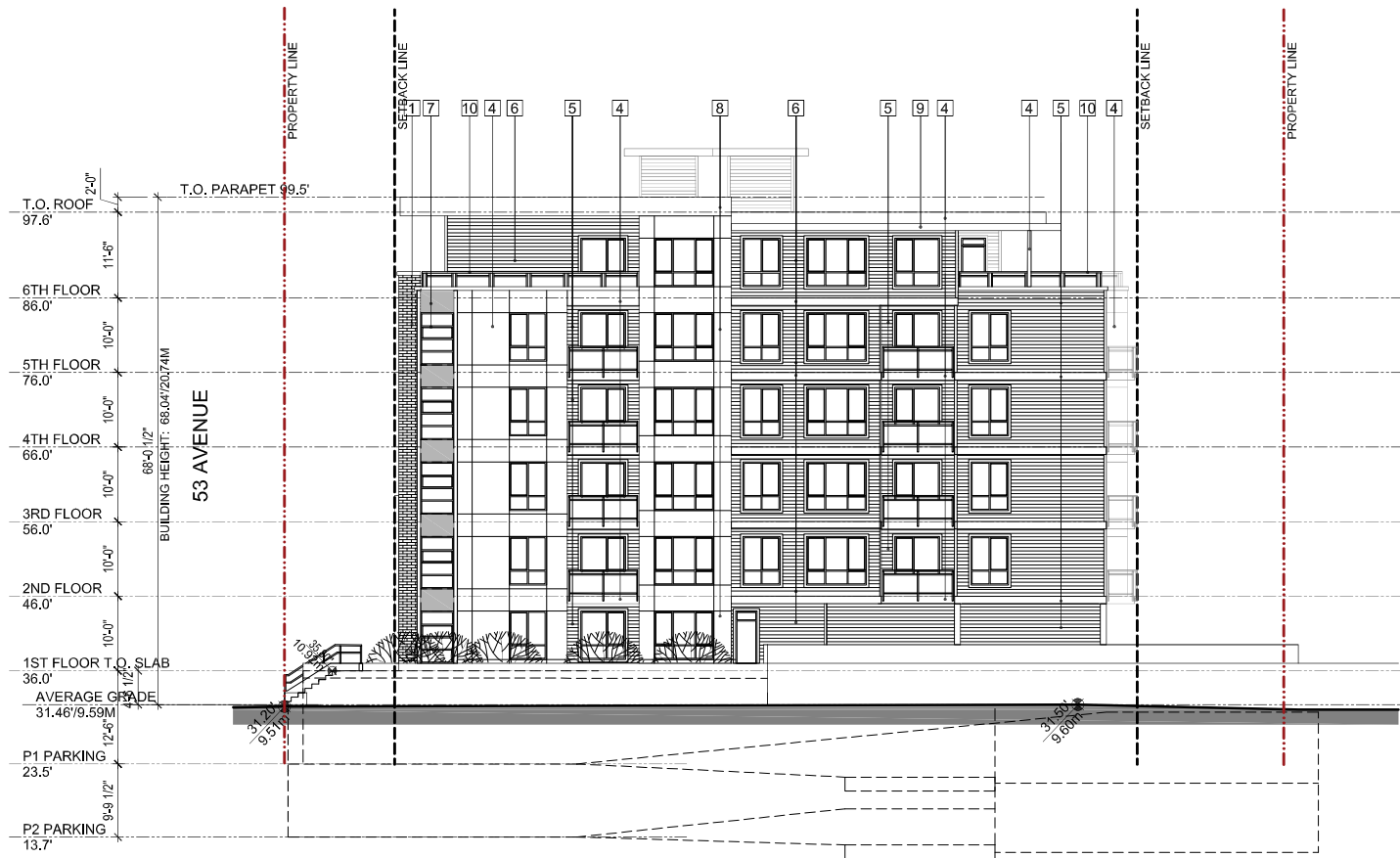
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3	JUN 17-22	ISSUED FOR ADP
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1	DEC 05-21	ISSUED FOR CITY'S REVIEW

PROJECT TITLE:
**53&200 ST. APARTMENT
LANGLEY, B.C.**

FOR:
**RED CARDINAL HOMES
378 8148 128TG STREET
SURREY B.C. V3W 1R1**

DRAWING TITLE:
EAST ELEVATION

DATE:	FEB 2022	SHEET NO.:	
SCALE:	N/A		
DESIGN:	A. FRAD		A-3.4
DRAWN:	KXW		
PROJECT NO.:	2201		



EAST ELEVATION

EXTERIOR FINISHES		
1 BRICK VENEER: CHAMPAGNE VELOUR - DL	4 HARDIE SIDING/BOARD/WINDOW TRIM: SW 7018, DOVETAIL	7 FASCIA BOARD SW 7551, GREEK VILLA
2 ARCHITECTURAL CONCRETE: SW 9167, POLISHED CONCRETE	5 HARDIE SIDING/BOARD/WINDOW TRIM: SW 7351, GREEK VILLA	8 RAILING: ALUMINUM, MATT BLACK, CLEAR GLASS
3 HARDIE PANEL: SW 7018, DOVETAIL	6 WINDOWS AND SPANDREL: VINYL, BLACK	9 CONCRETE CAP & WINDOW SILL: PRE-CAST CONCRETE
4 HARDIE PANEL: SW 7551, GREEK VILLA	7 FASCIA BOARD SW 7069, IRON ORE	10 SOFFITS: SAGIFER STANDARD REF #10 CHERRY ZEBRAWOOD



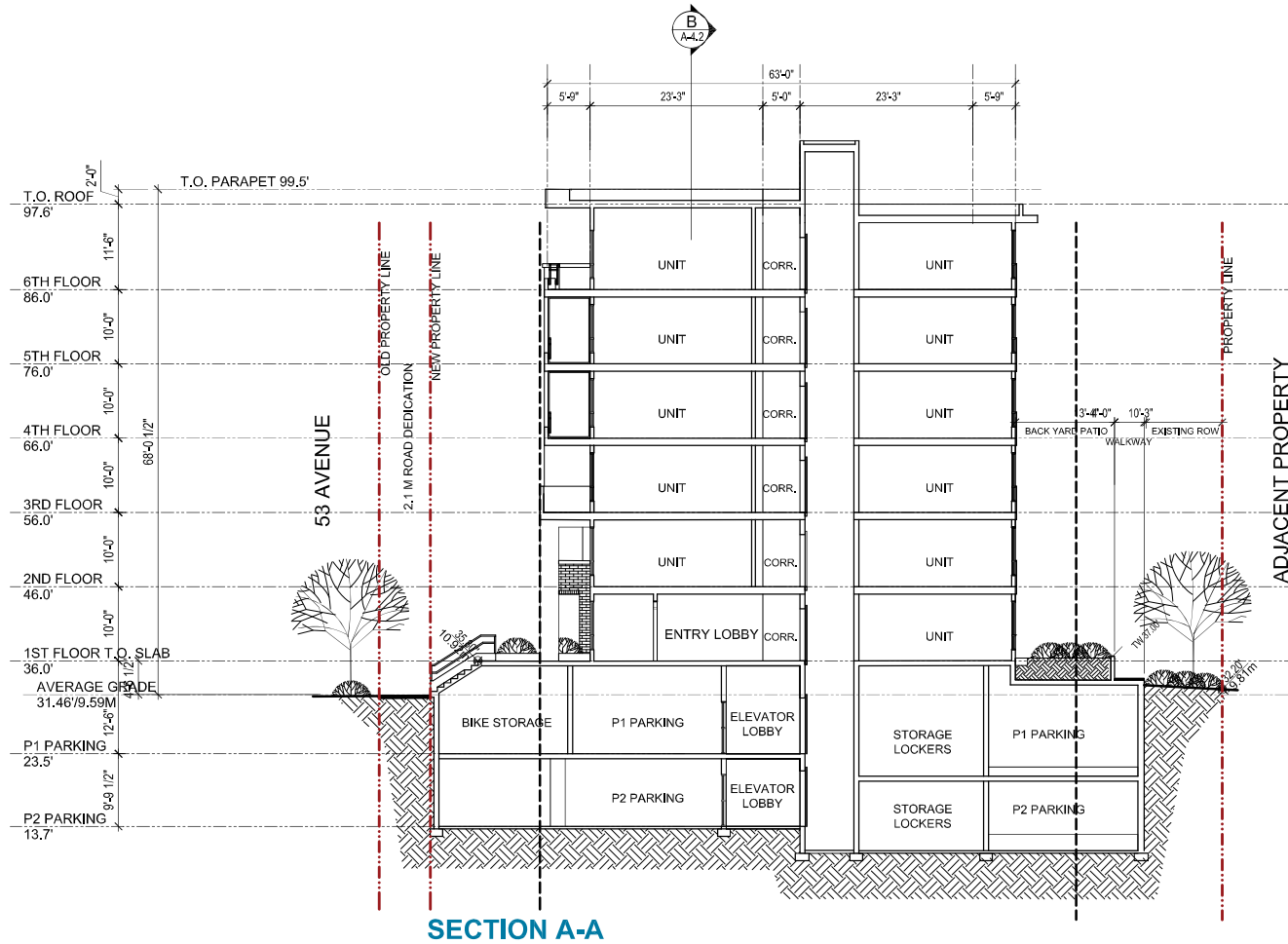
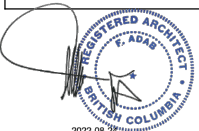
**F. ADAB
ARCHITECTS
INC.**

#136-1000 ROOSEVELT CRESCENT
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TEL: (604) 969-0033 FAX: (604) 969-0033
EMAIL: info@muligonadab.com

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SECTION A-A

NO.	DATE	REVISION/ISSUED
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PROJECT TITLE:
**53&200 ST. APARTMENT
LANGLEY, B.C.**

FOR:
**RED CARDINAL HOMES
378 6148 128TG STREET
SURREY B.C. V3W 1R1**

DRAWING TITLE:
SECTION A-A

DATE:	FEB 2022	SHEET NO.:
SCALE:	N/A	
DESIGN:	A. FRAD	A-4.1
DRAWN:	KKW	
PROJECT NO.:	2201	



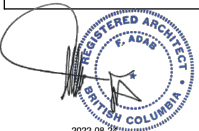
F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R3
TEL: (604) 909-0600 FAX: (604) 904-0333
EMAIL: info@muligonadab.com

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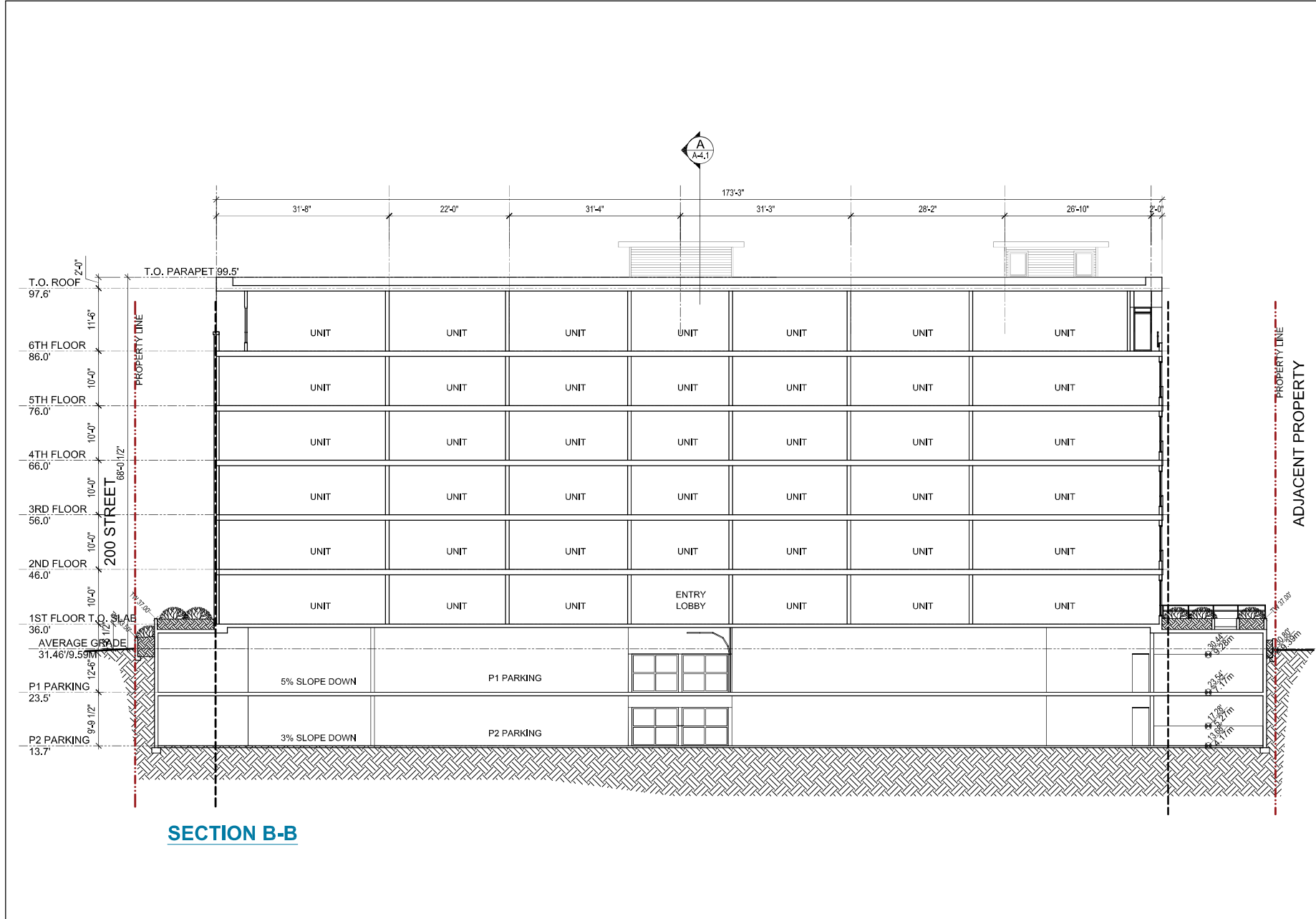
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PROJECT TITLE:
53&200 ST. APARTMENT LANGLEY, B.C.

FOR:
RED CARDINAL HOMES
378 8148 128TG STREET
SURREY B.C. V3W 1R1

DRAWING TITLE:
SECTION B-B

DATE:	FEB 2022	SHEET NO:	
SCALE:	N/A		
DESIGN:	A-PRAD		A-4.2
DRAWN:	KXW		
PROJECT NO:	2201		



SECTION B-B

ADJACENT PROPERTY

PROPERTY LINE

PROPERTY LINE

