

7310 202B STREET

COMPREHENSIVE DEVELOPMENT

94 UNITS, 6 STOREYS RESIDENTIAL

EXISTING ZONING	: SR-2
PROPOSED ZONING	: CD
SITE AREA	: 4,046.4 m² (0.99 ACRE / 0.40464 HECTARE)
PROPOSED FLOOR AREA	: 8,114.24 m²
PROPOSED FSR	: 2.00
PROPOSED UPA	: 94 UPAs
NUMBER OF DWELLING UNITS	: 94
BUILDING HEIGHT	: 6 STOREYS

UNIT BREAKDOWN

TOTAL 94 RESIDENTIAL UNITS				
UNIT #	UNIT TYPE	UNIT LAYOUT	FLOOR AREA (UP TO CLADDING)	
			SF	SM
LEVEL 1				
101	2BR	B	855.00	79.43
102	2BR+DEN	B1	915.00	85.01
103	1BR+DEN	A1	565.00	52.49
104	1BR+DEN	A1	574.00	53.33
105	3BR+DEN	C1	1,192.00	110.74
106	1BR+DEN	A1	638.00	59.27
107	1BR+DEN	A1	640.00	59.46
108	1BR+DEN	A1	640.00	59.46
109	1BR+DEN	A1	639.00	59.37
110	1BR+DEN	A1	639.00	59.37
111	1BR+DEN	A1	641.00	59.55
112	3BR	C	1,027.00	95.41
113	1BR	A	631.00	58.62
114	2BR	B	834.00	77.48
115	2BR	B	1,257.00	116.78
116	1BR+DEN	A1	909.00	84.45
117	2BR+DEN	B1	1,162.00	107.95
LEVEL 1 COMMON AND CIRCULATION AREAS			2,066.00	191.94
LEVEL 2 / 3 / 4				
201/301/401	2BR+DEN	B	979.00	90.95
202/302/402	1BR+DEN	A1	565.00	52.49
203/303/403	2BR (ADAPTABLE)	B2	914.00	84.91
204/304/404	3BR+DEN	C1	1,192.00	110.74
205/305/405	1BR+DEN	A1	638.00	59.27
206/306/406	1BR+DEN	A1	640.00	59.46
207/307/407	1BR+DEN	A1	640.00	59.46
208/308/408	1BR+DEN	A1	639.00	59.37
209/309/409	1BR+DEN	A1	639.00	59.37
210/310/410	1BR+DEN	A1	641.00	59.55
211/311/411	3BR	C	1,027.00	95.41
212/312/412	1BR (ADAPTABLE)	A2	631.00	58.62
213/313/413	2BR	B	834.00	77.48
214/314/414	1BR (ADAPTABLE)	A2	682.00	63.36
215/315/415	1BR+DEN	A1	909.00	84.45
216/316/416	3BR+DEN	C1	1,247.00	115.85
217/317/417	2BR+DEN	B1	1,169.00	108.60
LEVEL 2 / 3 / 4 COMMON AND CIRCULATION AREAS			1,693.00	157.28
LEVEL 5 / 6				
501/601	2BR	B	1,137.00	105.63
502/602	1BR	A	630.00	58.53
503/603	1BR	B2	689.00	64.01
504/604	2BR	B	784.00	72.84
505/605	2BR	B	777.00	72.19
506/606	2BR	B	777.00	72.19
507/607	2BR	B	784.00	72.84
508/608	2BR	A1	909.00	84.45
509/609	1BR+DEN	A1	679.00	63.08
510/610	1BR+DEN	A1	796.00	73.95
511/611	2BR	C	717.00	66.61
512/612	2BR	A2	717.00	66.61
513/613	1BR	B	745.00	69.21
LEVEL 2 / 3 / 4 COMMON AND CIRCULATION AREAS			2,099.00	195.00

FLOOR AREA SUMMARY	SF	SM
LEVEL 1	15,824.00	1,470.10
LEVEL 2	15,679.00	1,456.63
LEVEL 3	15,679.00	1,456.63
LEVEL 4	15,679.00	1,456.63
LEVEL 5	12,240.00	1,137.13
LEVEL 6	12,240.00	1,137.13
TOTAL	87,341.00	8,114.24

EXCLUSIONS	SF	SM
LEVEL 1		-
AMENITY AREA	1,349.00	125.33
ELECTRICAL CLOSET	109.00	10.13
LEVEL 2		-
ELECTRICAL CLOSET	109.00	10.13
LEVEL 3		-
ELECTRICAL CLOSET	109.00	10.13
LEVEL 4		-
ELECTRICAL CLOSET	109.00	10.13
LEVEL 5		-
ELECTRICAL CLOSET	109.00	10.13
LEVEL 6		-
ELECTRICAL CLOSET	109.00	10.13
TOTAL	2,003.00	186.08

Unit Summary:
1 BR - 13 units
1 BR + Den - 37 units
2 BR - 25 units
2 BR + Den - 8 units
3 BR - 4 units
3 BR + Den - 7 units
Total 94 Units

PARKING CALCULATIONS

RESIDENTIAL PARKING REQUIREMENT	: 1.5 SPACE PER DWELLING UNIT
NO. OF DWELLING UNITS	: 94
PARKING SPACES PROVIDED	: 142 SPACES

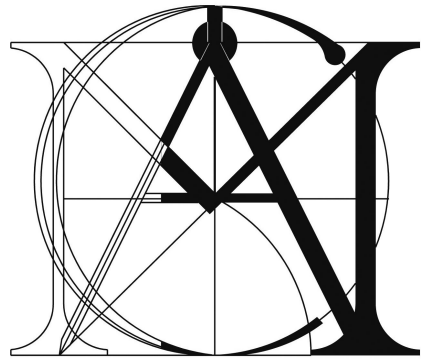


SUBJECT SITE

7130 202 B ST.

LANGLEY, BC

VICINITY PLAN



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Email: matthew@mcai.ca

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Revision:

1	23-12-15	PROGRESS DRAWING
0	23-11-01	PRELIMINARY DRAWINGS

REV	YY-MM-DD	DESCRIPTION
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Architect's Stamp

Certified Professional's Stamp

Project Title

6-STOREY APARTMENT

7130 202B ST., LANGLEY, BC

Sheet Title

COVER SHEET - LOCATION MAP, MASSING

Scale: As indicated

Drawn: GD

Checked: MC

Project Number:

Print Code:

Revision Date:
23-12-15

Print Date:

12/22/2023 7:39:33 AM

Sheet No.:

A100

TOPOGRAPHIC SURVEY PLAN OF SOUTHERLY PORTION
OF LOT "B" SECTION 14 TOWNSHIP 8
NWD 17096

PID: 002-358-506

Civic Address:

#7130 - 202B Street
Township of Langley, B.C.

Elevation Derivation

Elevations are geodetic derived
from the Township of Langley
Control Monument No. 88H4508
Datum CVD28GVRD 2005
Elevation=89.824m

LEGEND :

- DT Denotes deciduous tree
CT Denotes coniferous tree
x 0.00 Denotes spot elevation
UUB Denotes underground utility box
HW Denotes head wall
CB Denotes rectangular catch basin
PP Denotes power pole
GW Denotes guy wire
LS Denotes lamp stand
SN Denotes traffic sign

Lot dimensions according to field survey and
Land Title and Survey Authority records.

This plan does not show non-plan charges,
liens or interests.

This plan was prepared for inspection purposes and is
for the exclusive use of our client. This documents
shows the relative location of the surveyed structures
and features with respect to the boundaries of the
parcel described above. This document shall not be
used to define property lines or property corners.

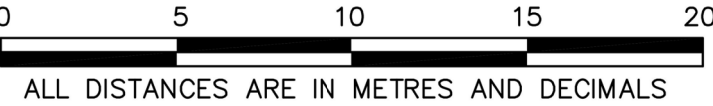
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Professional Land Surveyors
13367-98th Avenue
Surrey, B.C. V3T 5M8
Tel: 604-588-3701
Email: Office@CompassSurveys.com
File : 1802013 T4

SCALE 1:250



N 1/2 OF B
PLAN 17096

2
PLAN 78954

S 1/2 OF B
PLAN 17096
LOT AREA=4046.4m²

3
PLAN 78954

4
PLAN 78954

53
PLAN 36910

Invert
INV Elev.= 84.75m
ø=200mm PVC.

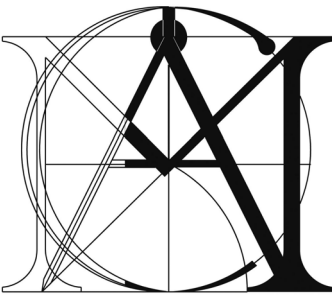
Invert
INV Elev.=84.86m
ø=350mm CONC.

This topographic survey re-certified correct
this 21st day of October, 2022.

This topographic survey completed and certified
correct this 23rd day of March, 2018

B.C.L.S.

SHOUPENG LIU



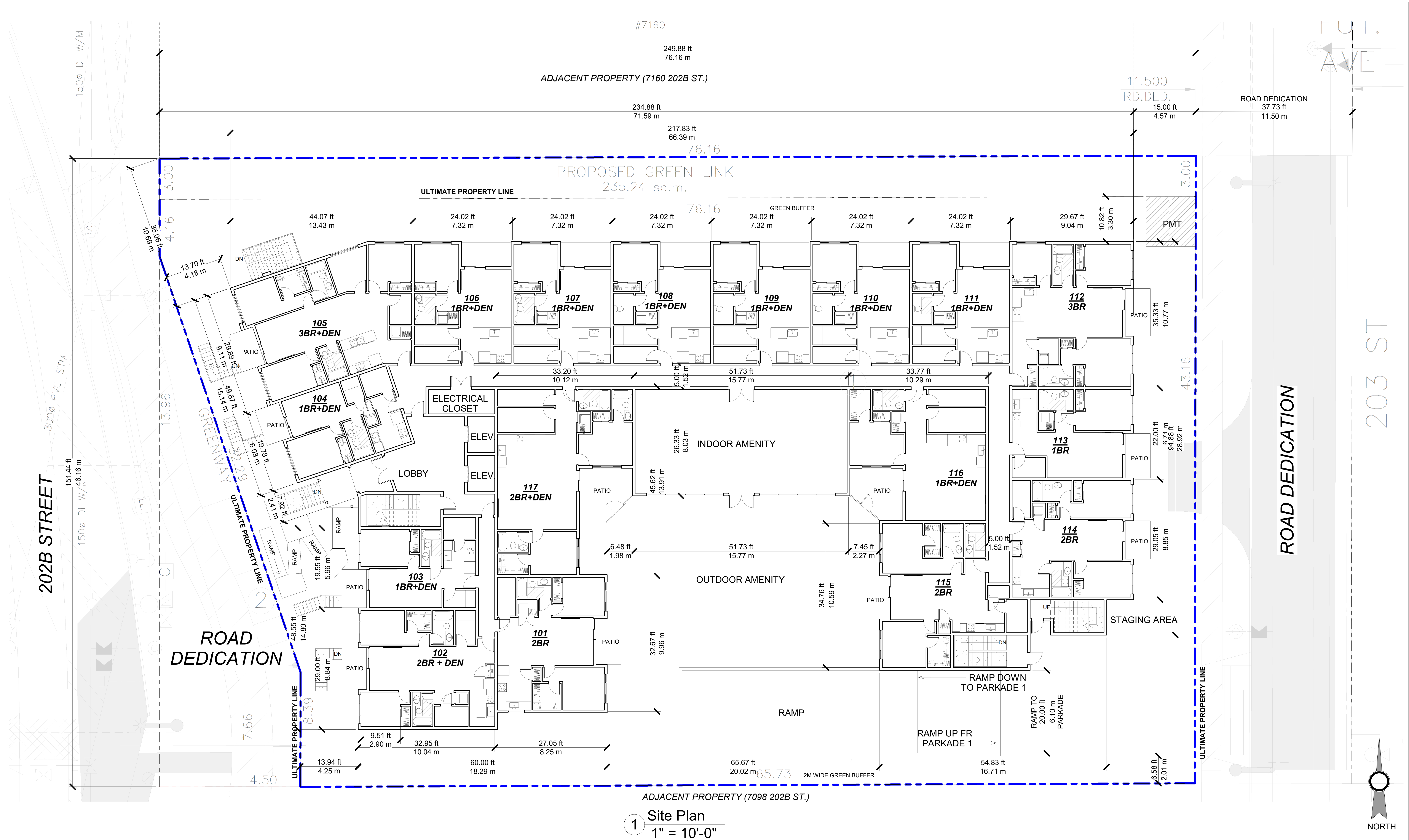
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ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Email: matthew@mcai.ca

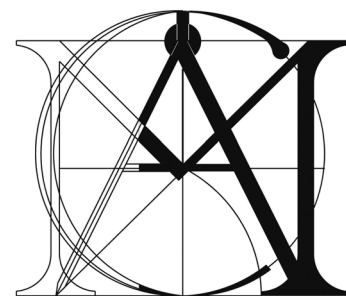
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REV	YY-MM-DD	DESCRIPTION	Project Title	Sheet Title	Architect's Stamp	Certified Professional's Stamp	Drawn:	Scale:
			6-STOREY APARTMENT	SURVEY PLAN			GD	
			7130 202B ST., LANGLEY, BC				MC	
							Project Number:	Revision Date:
							Print Code:	Print Date:
1	23-12-15	PROGRESS DRAWING						

Sheet No.:
A100.1



1 Site Plan
1" = 10'-0"



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ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Email: matthew@mcai.ca

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REV	YY-MM-DD	DESCRIPTION
0	23-11-01	PRELIMINARY DRAWINGS

Project Title
**6-STOREY
APARTMENT**

7130 202B ST., LANGLEY,
BC

Sheet Title
SITE PLAN

Architect's Stamp

Certified Professional's Stamp

Drawn: GD

Scale: As indicated

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Project Number:

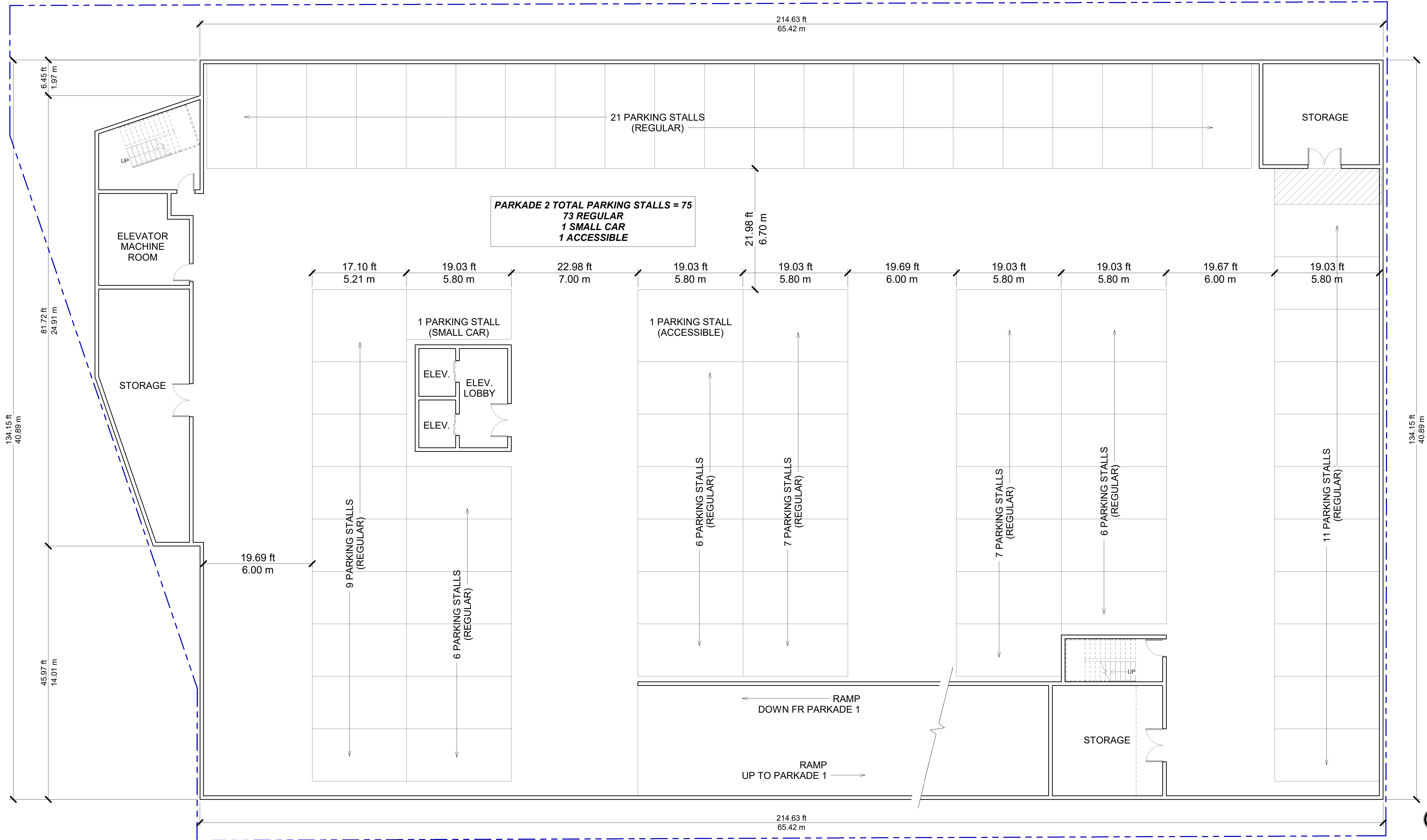
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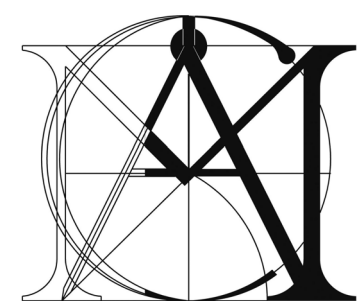
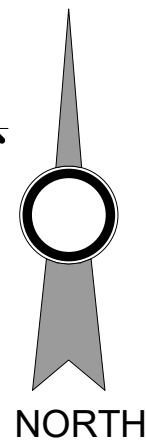
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A101



2 PARKADE LEVEL 2
1/8" = 1'-0"



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Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
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0	23-11-01	PRELIMINARY DRAWINGS

Project Title
**6-STOREY
APARTMENT**

7130 202B ST., LANGLEY,
BC

Sheet Title
PARKADE 2 PLAN

Architect's Stamp

Certified Professional's Stamp

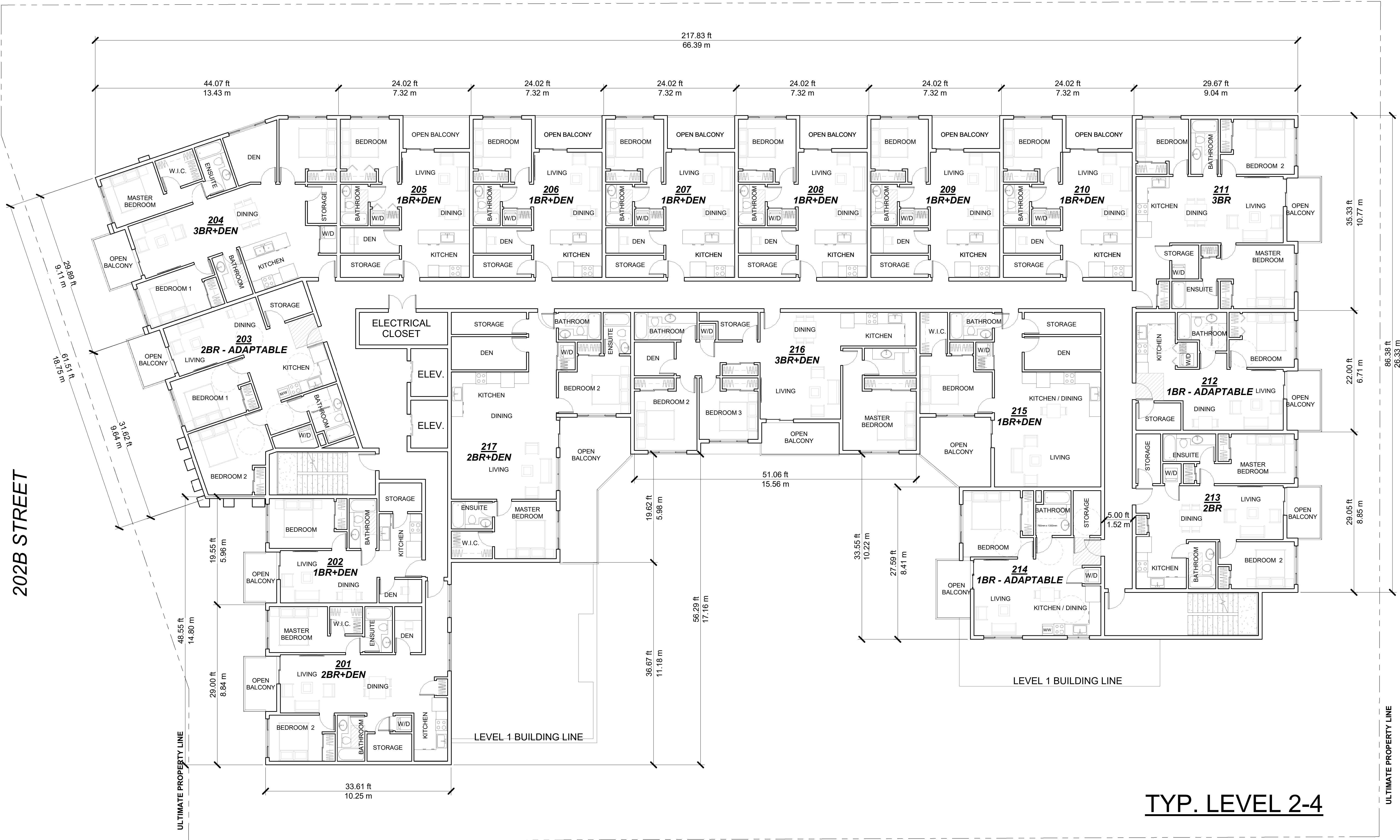
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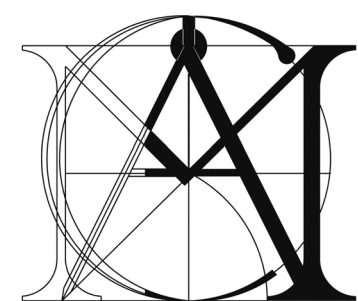
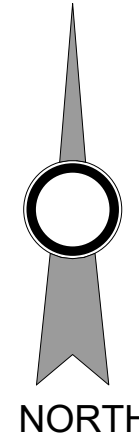
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A102



TYP. LEVEL 2-4



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0	23-11-01	PRELIMINARY DRAWINGS

Project Title
**6-STOREY
APARTMENT**
7130 202B ST., LANGLEY,
BC

Sheet Title
**FLOOR PLANS - TYP.
LEVEL 2-4**

Architect's Stamp

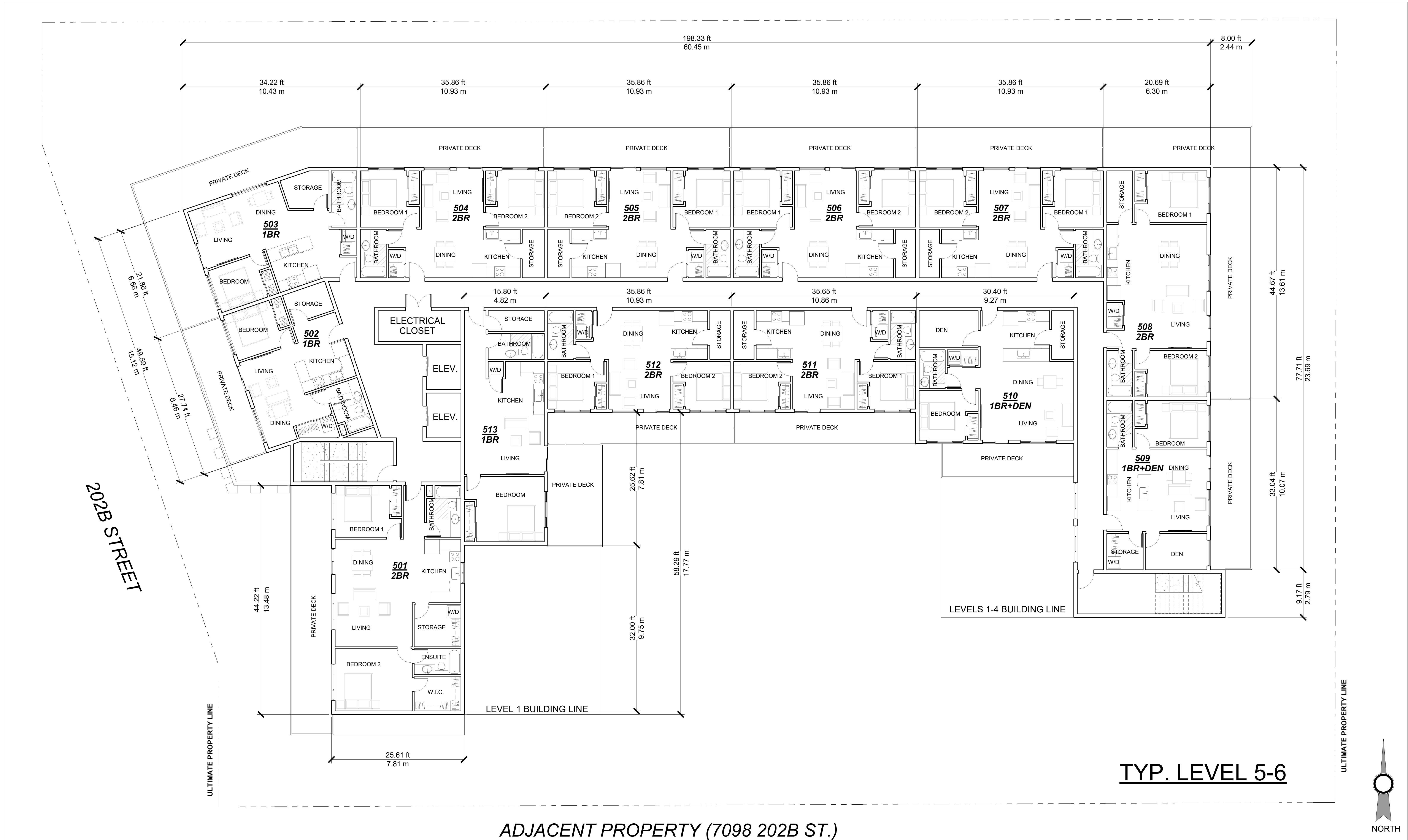
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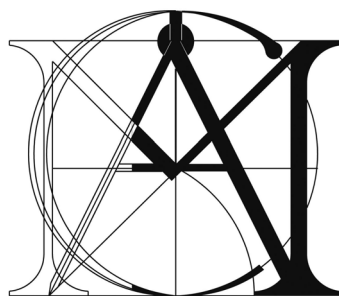
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A105



ADJACENT PROPERTY (7098 202B ST.)



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1	23-12-15	PROGRESS DRAWING
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Project Title
**6-STOREY
APARTMENT**

7130 202B ST., LANGLEY,
BC

Sheet Title
**FLOOR PLAN - TYP.
LEVEL 5 & 6**

Architect's Stamp

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Project Number:

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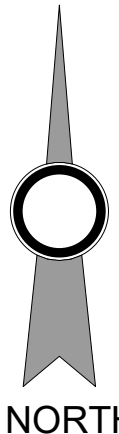
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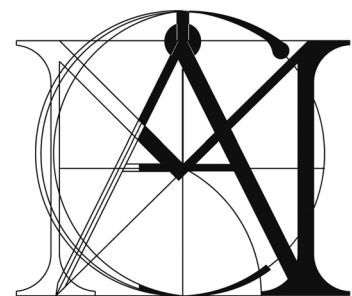
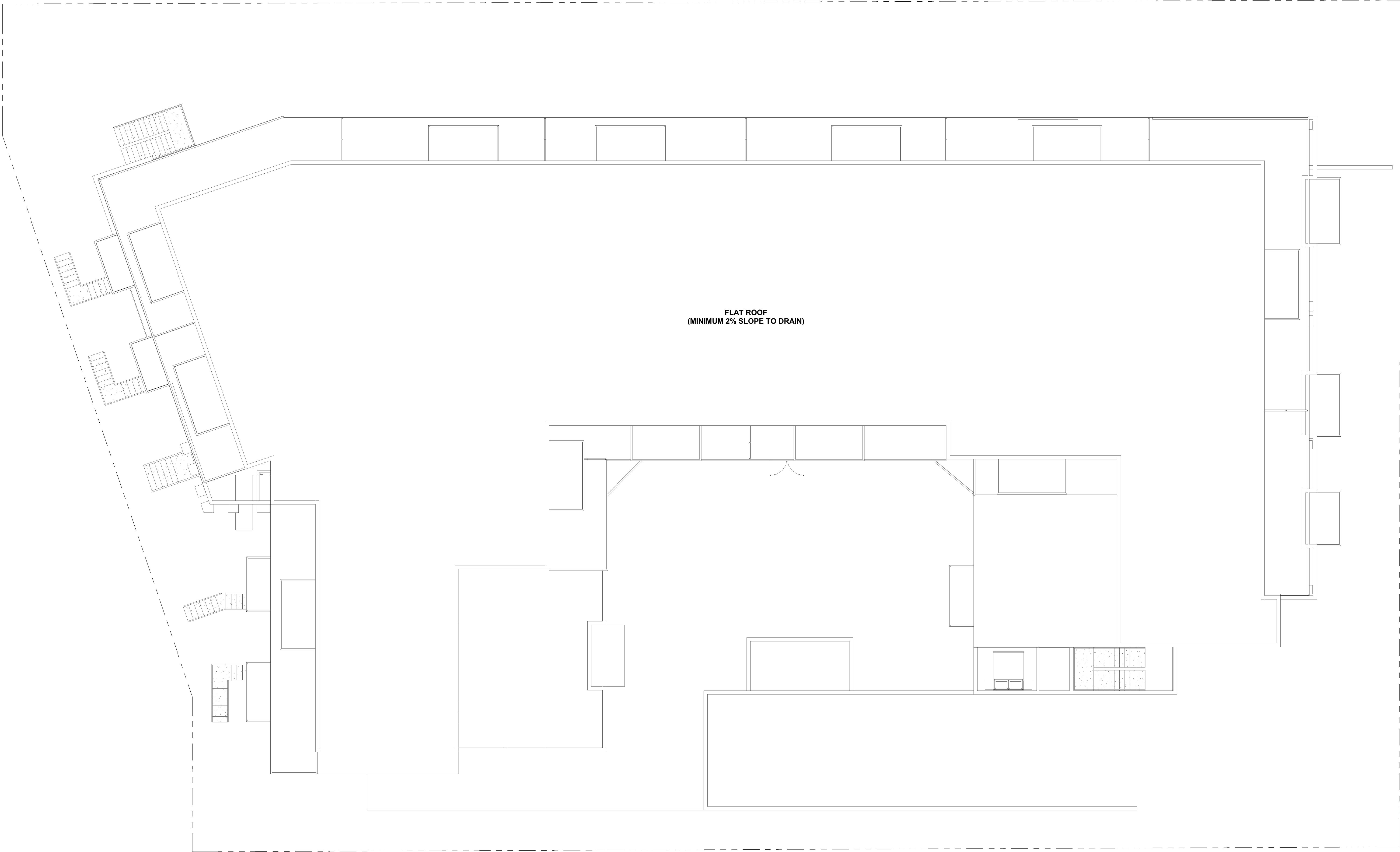
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A106





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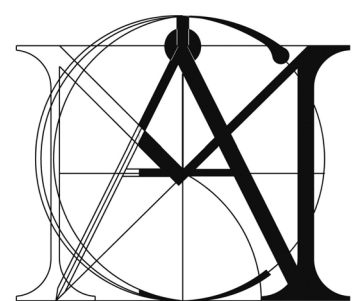
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			6-STOREY APARTMENT	ROOF PLAN			Checked:	MC		
			7130 202B ST., LANGLEY, BC				Project Number:		Revision Date: 23-12-15	Sheet No.:
1	23-12-15	PROGRESS DRAWING					Print Code:		Print Date: 12/20/2023 5:44:32 PM	A107
0	23-11-01	PRELIMINARY DRAWINGS								



5 NORTH ELEVATION
1/8" = 1'-0"



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ARCHITECT INC.**

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1	23-12-15	PROGRESS DRAWING
0	23-11-01	PRELIMINARY DRAWINGS

Project Title
**6-STOREY
APARTMENT**

7130 202B ST., LANGLEY,
BC

Sheet Title
NORTH ELEVATION

Architect's Stamp

Certified Professional's Stamp

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Checked: **MC**

Project Number:

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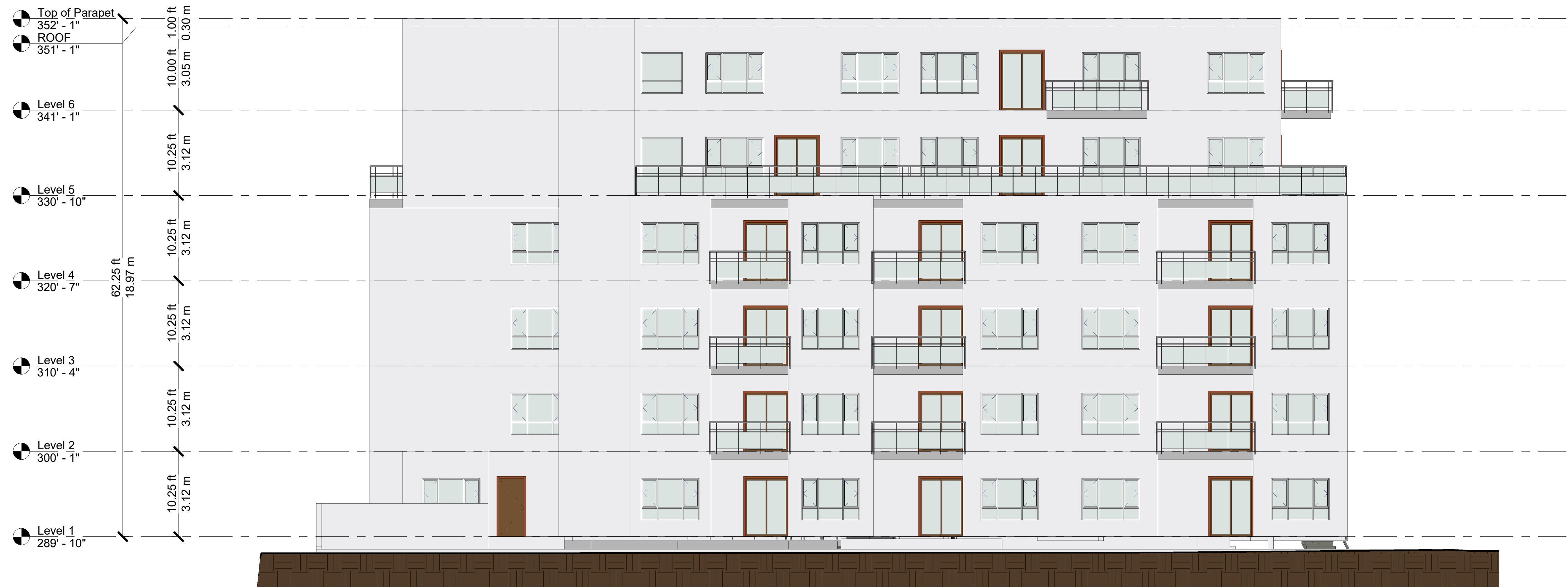
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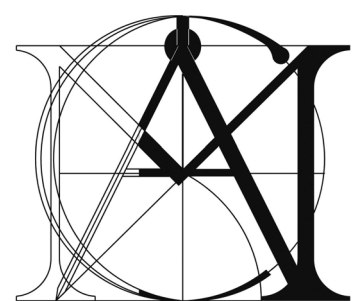


1 SOUTH ELEVATION
1/8" = 1'-0"

1 EAST ELEVATION (203 ST.)
1/8" = 1'-0"



2 WEST ELEVATION (202B ST.)
1/8" = 1'-0"



**MATTHEW CHENG
ARCHITECT INC.**

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VANCOUVER, BC V6A 2K9
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REV	YY-MM-DD	DESCRIPTION
1	23-12-15	PROGRESS DRAWING

Project Title
**6-STORY
APARTMENT**

7130 202B ST., LANGLEY,
BC

Sheet Title
**EAST ELEVATION,
WEST ELEVATION**

Architect's Stamp

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Drawn: **Author**

Checked: **Checker**

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Scale: **1/8" = 1'-0"**

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23-12-15

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A203