

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

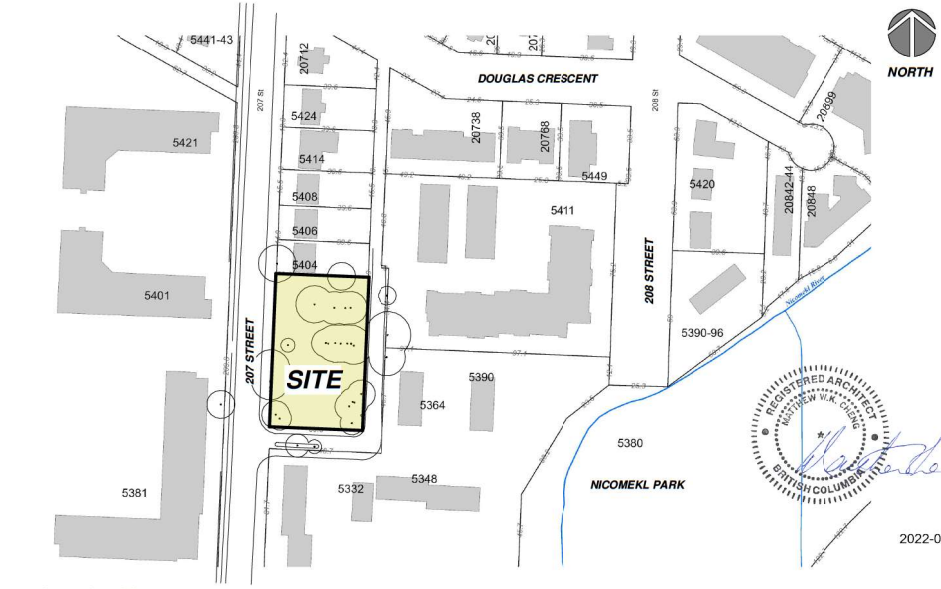
5394, 5396, 5400 & 5402 207 STREET LANGLEY, BC

OWNER: ANXIN PROJECTS LTD.
 CIVIC ADDRESS: 5394, 5396, 5400, & 5402 207 STREET LANGLEY BC
 LEGAL DESCRIPTION: LOTS A, B, C2 & 43, ALL OF DISTRICT LOT 36 GROUP 2, NEW WESTMINSTER DISTRICT PLANS 20643 & 29783 RESPECTIVELY

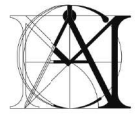
ARCHITECT: MATTHEW CHENG ARCHITECT INC.

EXISTING ZONING: RS-1
 PROPOSED ZONING: CD-1 (RM-3 REFERENCE)
 [OCP - LOW RISE RESIDENTIAL - 3 TO 6 STOREYS]

SITE AREA	ALLOWED		PROVIDED	
	SQ.M.	SQ.F.	SQ.M.	SQ.F.
LOT AREA			2630.6	28,315.5
LOT COVERAGE		%		%
BUILDINGS AND STRUCTURES	1,183.8	45%	1,145.6	44%
DENSITY	SQ.M.	SQ.F.	SQ.M.	SQ.F.
UNIT DENSITY	100 UNIT PER ACRE		50 UNIT PER ACRE	
RESIDENTIAL NET FLOOR AREA	5,524.3	59,467.58	4,601.3	49,530
COMMON AREA			845.2	9,130
BIPOSS AREA			74.3	803
GFA			5,524.2	59,462
FAR	FLOOR AREA RATIO		2.1	2.18
FAR EXCLUSIONS				
BULK STORAGE			279.4	3,007
AMENITY (COVERED) OUTDOOR			78.6	850
AMENITY (L.S. DECK & ROOF DECK)			166.0	1,787
ROOF DECK ACCESS			39.9	429
BALCONY			344.6	3,733
DECK			581.2	6,230
GARAGE/BIPOSS			35.5	387
PAVING & SERVICES AREA			274.8	2,943
TOTAL EXCLUSIONS			4,168.8	44,883
AMENITY	SQ.M.	SQ.F.	SQ.M.	SQ.F.
2.3 SM (24.76 SQ FT) PER DWELLING UNIT	158.0	1,684	173.0	1,841
INDOOR			92.4	995
COVERED OUTDOOR			78.5	846
TOTAL DWELLING UNITS		UNIT AREA		68 UNITS
TOWNHOUSE UNITS FACING STREETS				
TOWNHOUSE - 3-BEDROOM + FLK	1,291.3	13,899	11 UNITS	19%
1-BEDROOM & 1-BEDROOM + 1-LIVING BEDROOM + DECK	2,137.9	22,912	40 UNITS	59%
2-BEDROOM	1,188.1	12,789	17 UNITS	25%
TOTAL	4,617.3	49,700		100%
5% ADAPTABLE UNITS	68 x 0.05 = 3.4 UNITS REQUIRED		3 UNITS PROVIDED	
YARDS AND SETBACKS	METER	FEET	METER	FEET
FRONT - 207 STREET (WEST)	4.5	14.8	4.6	15.0
SIDE - INTERIOR (NORTH)	6.0	20.0	6.0	20.0
SIDE - EXTERIOR (SOUTH)	5.8	19.0	5.8	19.0
REAR - LAKE (EAST)	4.5	14.8	4.5	14.8
AVERAGE GRADE				
NORTH (ADJACENT LOT)	7.03 - 6.87 / 39.523 x 10.81 + 4.87 =	6.95		
EAST (LANE)	6.87 - 6.70 / 66.40 x 33.2 + 6.70 =	6.79		
SOUTH (LANE)	6.85 - 6.70 / 39.505 x 19.8 + 6.70 =	6.78		
WEST (207 STREET)	7.03 - 6.85 / 66.40 x 33.2 + 6.85 =	6.94		
BUILDING HEIGHT			6 STOREYS	
LOW TO MID RISE RESIDENTIAL BUILDING	4 TO 6 STOREYS		HEIGHT 20.7 METERS (67'-10" FT)	
OPEN AIR SPACE (%)	OPEN AIR SPACE		1,481.3	56%
PARKING REQUIREMENT	REQUIRED		PROVIDED	
OFF-STREET PARKING	RESIDENTIAL LOADINGS ZONE (LDTW) 30% RM-3 HIGH DENSITY RESIDENTIAL	1 SPACE	1 SPACE @ GARAGE	
1-BEDROOM = 1.5/UNIT	39 x 1.5 = 46.5			
2-BEDROOM = 1.5/UNIT	38 x 1.5 = 57.4			
3-BEDROOM = 2.0/UNIT	11 x 2.0 = 22.0			
VISITOR PARKING = 0.2/UNIT	68 x 0.2 = 13.6			
TOTAL	105.8			
CITY CENTRE 5% REDUCTION ALLOWED/CONSIDERED	105.8 x 0.95 = 99.5			
TOTAL PARKING REQUIRED	100 SPACES		100 SPACES	
STANDARD			82 SPACES	
SMALL CAR 40%	105 x 0.4 = 42.4		40 SPACES	
HANDICAPPED SPACE (%)	105 x 0.05 = 5.3		6 SPACES	
VISITORS - 0.2 PER UNIT	68 x 0.2 = 13.6		12 SPACES	
(0.18 PER UNIT)				
TOTAL PARKING PROVIDED			102 SPACES	
BICYCLE SPACES				
CLASS 1 = 0.5/UNIT	68 x 0.5 = 34.0		34.0 SPACES	
VERTICAL SPACES: MAX. 40% OF REQUIRED	34 x 0.4 = 13.6 OR 14		28 HORIZONTAL 8.0 VERTICAL	
CLASS 2 = 0.5 SPACES PER BUILDING	1 x 6 = 6.0		6 SPACES	
TOTAL BICYCLE SPACES	40 SPACES		40 SPACES	
STORAGE LOCKERS				
BUILDING W/ ELEVATOR 3.67 M ² (39.29 SQ FT)	68 UNITS x 1 = 68 LOCKERS		68 LOCKERS	
PER UNIT				



1 Location Map
 1" = 80'-0"



MATTHEW CHENG ARCHITECT INC.
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 Tel: (604) 731-3012 / Fax: (604) 731-9008
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Revision:
DEVELOPMENT APPLICATION

RE	YY-MM	DESCRIPTION	DRWN	CHK
3	March 1, 2021	Issued in Response to ADP		
2	Jan. 25, 2021	Issued for ADP		
1	Oct. 23, 2020	Issued for Devt Application		

Consultant:
 5

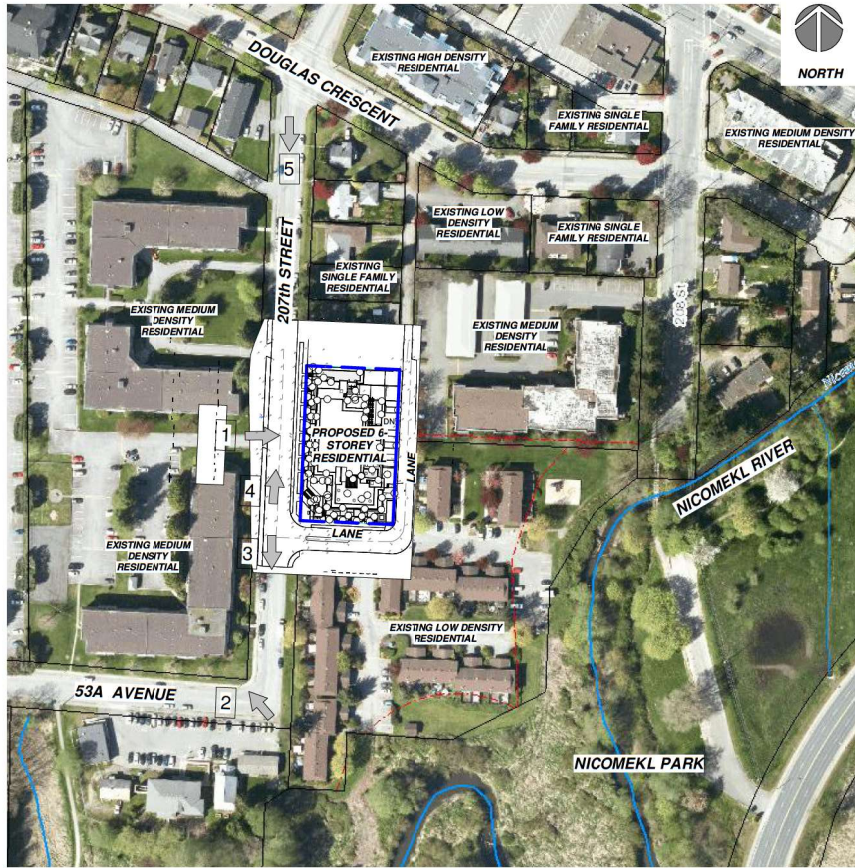
Project Title
Proposed 6-Storey Residential Dvp
 5398 207 St., City of Langley, BC

Sheet Title
Cover Page



2022-05-03

Drawn: AL
 Checked: MC
 Scale: As indicated
 Project Number: 17LAP01
 Revision Date: March 1, 2021
 Print: OCTOBER 23, 2020
 Deg. No.: A000



1 Context Plan
1" = 80'-0"



1 VIEW OF SITE ALONG 207 STREET



2 VIEW AT THE CORNER OF 53A & 207 STREET



3 VIEW SOUTH OF SITE ALONG 207 STREET



4 VIEW FROM SOUTH ALONG 207 STREET



5 VIEW FROM NORTH ALONG 207 STREET



2 Streetscape (207 Street)
1 : 200



2022-05-03



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RE	BY	DATE	DESCRIPTION	DRWN	CHK
1			Consultant		

Project Title
Proposed 6-Storey Residential Dvp

5398 207 St., City of Langley, BC

Sheet Title
Context, Photos & Streetscape

Drawn:	AL
Checked:	MC
Scale:	As indicated
Project Number:	17LAP01
Revision Date:	01/22/19
Drawn By:	
Checked By:	
Scale:	
Project Number:	
Revision Date:	
Drawn By:	
Checked By:	
Scale:	
Project Number:	
Revision Date:	
Drawn By:	
Checked By:	
Scale:	
Project Number:	
Revision Date:	

A001



MATTHEW CHENG ARCHITECT INC.

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Revision:

RE | YY-MM-DD | DESCRIPTION | DRAWN | CHK

Consultant
5

Project Title

Proposed 6-Storey Residential Dvp

2022-05-03
5398 207 St., City of Langley, BC

Sheet Title

Shadow Analysis

Drawn: AL

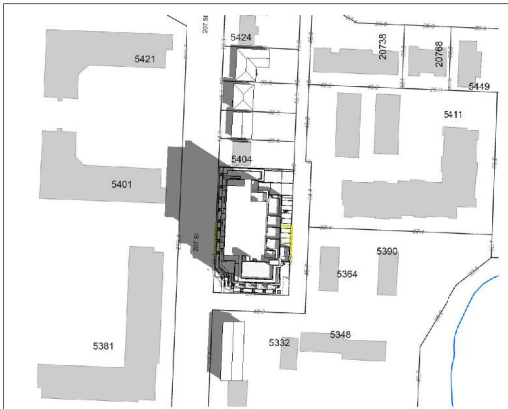
Checked: MC

Scale: 12" = 1'-0"

Project Number: 17LAP01

Revision Date: Day: No.:

Print: 02/11/21 A002



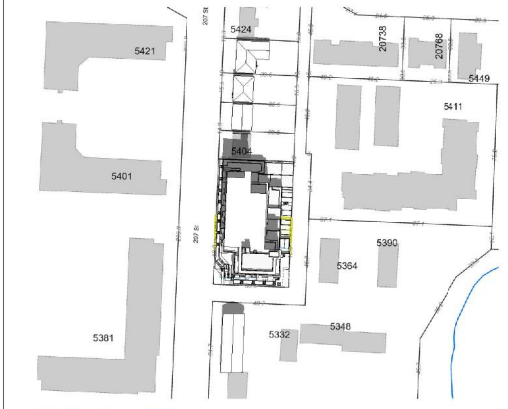
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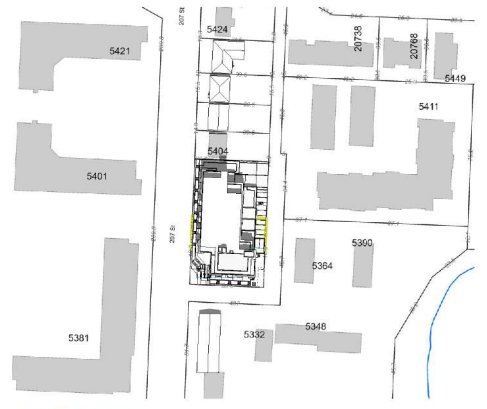
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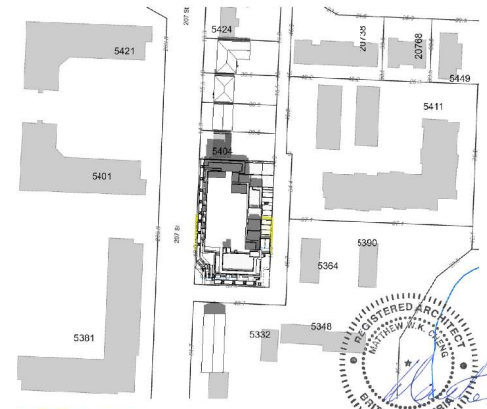
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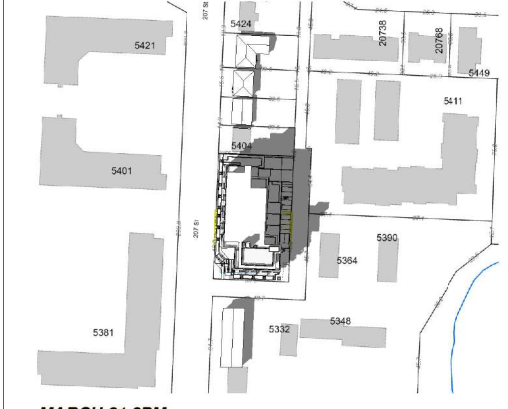
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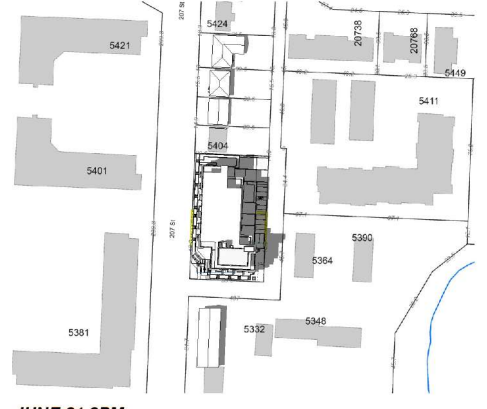
JUNE 21 12PM



SEPT 21 12PM



MARCH 21 3PM



JUNE 21 3PM



SEPT 21 3PM





① Streetview -North of 207 Street



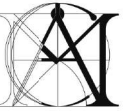
② Street View- Corner 207 & Lane



③ Street View - East Lane



④ Streetview - South Lane



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Revision:
DEVELOPMENT APPLICATION



2022-05-03

REV	BY	DATE	DESCRIPTION	DRWN	CHK
1	MC	2022-05-03	CONSULTANT		

Project Title
Proposed 6-Storey Residential Dvp

5398 207 St., City of Langley, BC

Sheet Title
3D Model Views

Drawn: AL
 Checked: MC
 Scale:

Project Number: 17LAP01
 Revision Date: No.
 Print: 01/22/21

A003



① View North of 207 Street



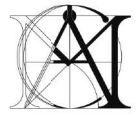
② View South of 207 Street



③ View North of Lane



④ View South of Lane



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5398 207 St., City of Langley, BC

Sheet Title
3D Model Views

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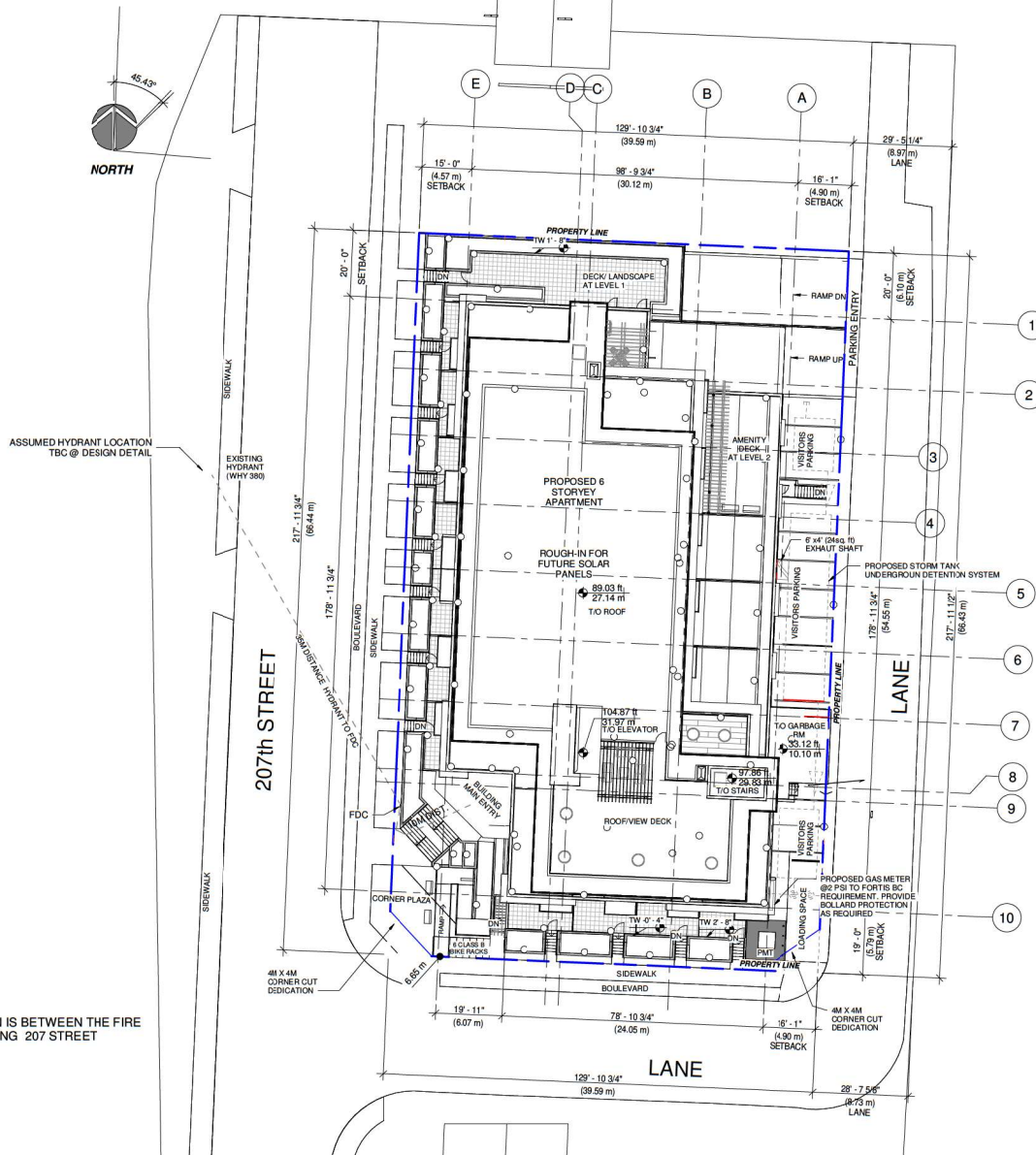
Print: 09/25/20 **A004**

SCOPE OF WORK:
 TO CONSTRUCT ONE NEW BUILDING (SIX-STORY RESIDENTIAL BUILDING) WITH TWO LEVELS UNDERGROUND PARKING HAVING VEHICULAR ACCESS FROM THE LANE.

NOTES:

1. THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY PARKING BYLAW.
2. ACCESS TO ALL ACCESSIBLE (DISABLED) PARKING STALLS SHALL HAVE A MINIMUM CLEAR HEIGHT OF 2.3m. (-7'-7").
3. THE DESIGN OF THE BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPOUNDS, LOCKERS AND RACKS) REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF THE PARKING BYLAW.
4. A MINIMUM OF 1 ELECTRICAL RECEPTACLE SHALL BE PROVIDED FOR EACH 2 CLASS A BICYCLE SPACES AND 1 FOR EACH RESIDENTIAL PARKING SPACE AND 1 FOR 2 VISITOR PARKING STALL.
5. MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS COMPACTORS, AND EXHAUST SYSTEMS) WILL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBORHOOD AND COMPLY WITH NOISE BYLAW.
6. A LANDSCAPE PLAN IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED.
7. AT LEAST ONE AIR-FLOW AND LIGHTING FOR EACH NON-PERIMETER, REGULARLY OCCUPIED AREA, IS TO BE PROVIDED.
8. ABS PIPING NOT PERMITTED FOR UL LISTINGS.
9. A MINIMUM OF ONE OPERABLE WINDOW AND ONE LIGHTING CONTROL ZONE PER 18.5 S.M. FOR ALL REGULARLY OCCUPIED AREA WITHIN 5M OF THE PERIMETER WALL IS TO BE PROVIDED.
10. ALL FIRE EXTINGUISHERS ARE WALL MOUNTED AND HAVE TO BE MAX. 5'-0" TO TOP OF EXTINGUISHERS FROM THE FLOOR.
11. ALL DIMENSIONS ON SITE PLAN AND FLOOR PLANS MUST BE VERIFIED ON SITE.
12. ARCHITECTURAL DRAWINGS ARE NOT AS A REFERENCE TO OTHER CONSULTANTS DRAWINGS.

NOTE:
 ASSUMED HYDRANT LOCATION IS BETWEEN THE FIRE FLOW TESTED HYDRANTS ALONG 207 STREET (WHY473 & WHY810)



1 Site Plan
 1 : 200



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Revision:
 DEVELOPMENT APPLICATION

REV	BY	DATE	DESCRIPTION	DRWN	CHK
1	5		Consultant		



2022-05-03

Project Title
Proposed 6-Storey Residential Dvp

5398 207 St., City of Langley, BC

Sheet Title
Site Plan

Drawn: AL

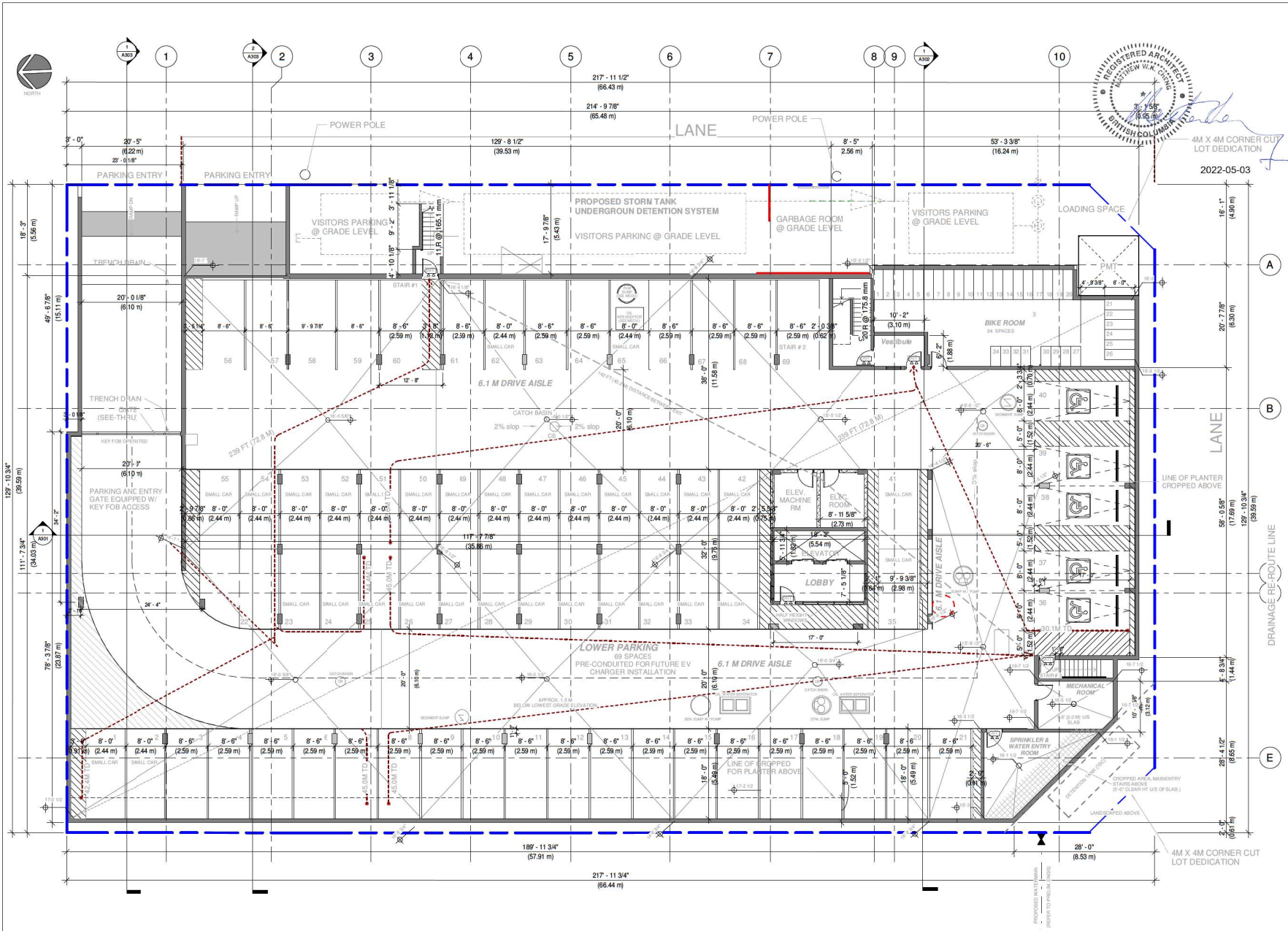
Checked: MC

Scale: 1 : 200

Project Number: 17LAP01

Revision Date: Day: No.:

Print: 09/01/20 **A100**



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Revision:

NO.	DATE	DESCRIPTION	BY	CHK
1				

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1				

Project Title
Proposed 6-Storey Residential Dvp

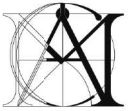
5398 207 St., City of Langley, BC

Sheet Title
Parkade Plan

NOTE:
 TO BE PROVIDED WITH ALTERNATIVE SOLUTION

Drawn: **AL**
 Checked: **MC**
 Scale: **1 : 100**
 Project Number: **17LAP01**
 Revision Date: _____
 Date: _____

① **Basement - Parkade**
 1 : 100
 207 STREET



MATTHEW CHENG ARCHITECT INC.
 Unit 2002 - 670 EVANS AVENUE
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Revision:

NO	DATE	DESCRIPTION	DRWN	CHK
1	Oct. 23, 2020	Issued for Devt Application		

Consultant:

NO	DATE	DESCRIPTION	DRWN	CHK
1	Oct. 23, 2020	Issued for Devt Application		

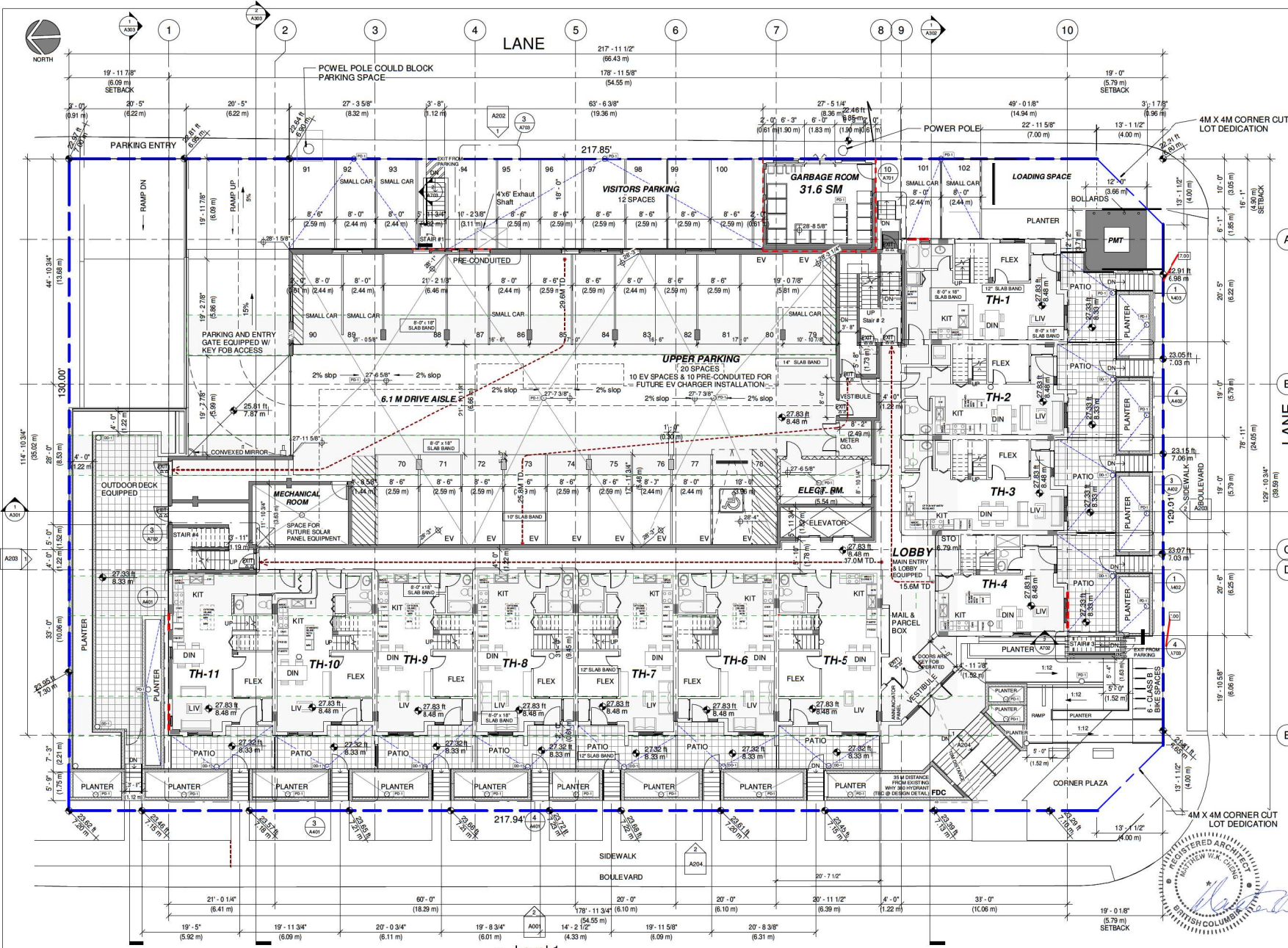
Project Title
Proposed 6-Storey Residential Dvp

5398 207 St., City of Langley, BC

Sheet Title
Level 1

NOTE:
 TO BE PROVIDED WITH ALTERNATIVE SOLUTION

Drawn:	AL
Checked:	MC
Scale:	1:100
Project Number:	17LAP01
Revision Date:	Oct. 23, 2020
Drawn By:	09/07/1817



1 Level 1
 1:100 207th STREET



MATTHEW CHENG ARCHITECT INC.
 2022-05-13
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Revision:
DEVELOPMENT APPLICATION

REV	BY	DATE	DESCRIPTION	DRWN	CHK
1	AL	05/13/22	CONSULTANT REVIEW		

Project Title
Proposed 6-Storey Residential Dvp

5398 207 St., City of Langley, BC

Sheet Title
Level 2

NOTE:
 TO BE PROVIDED WITH ALTERNATIVE SOLUTION

Drawn: **AL**

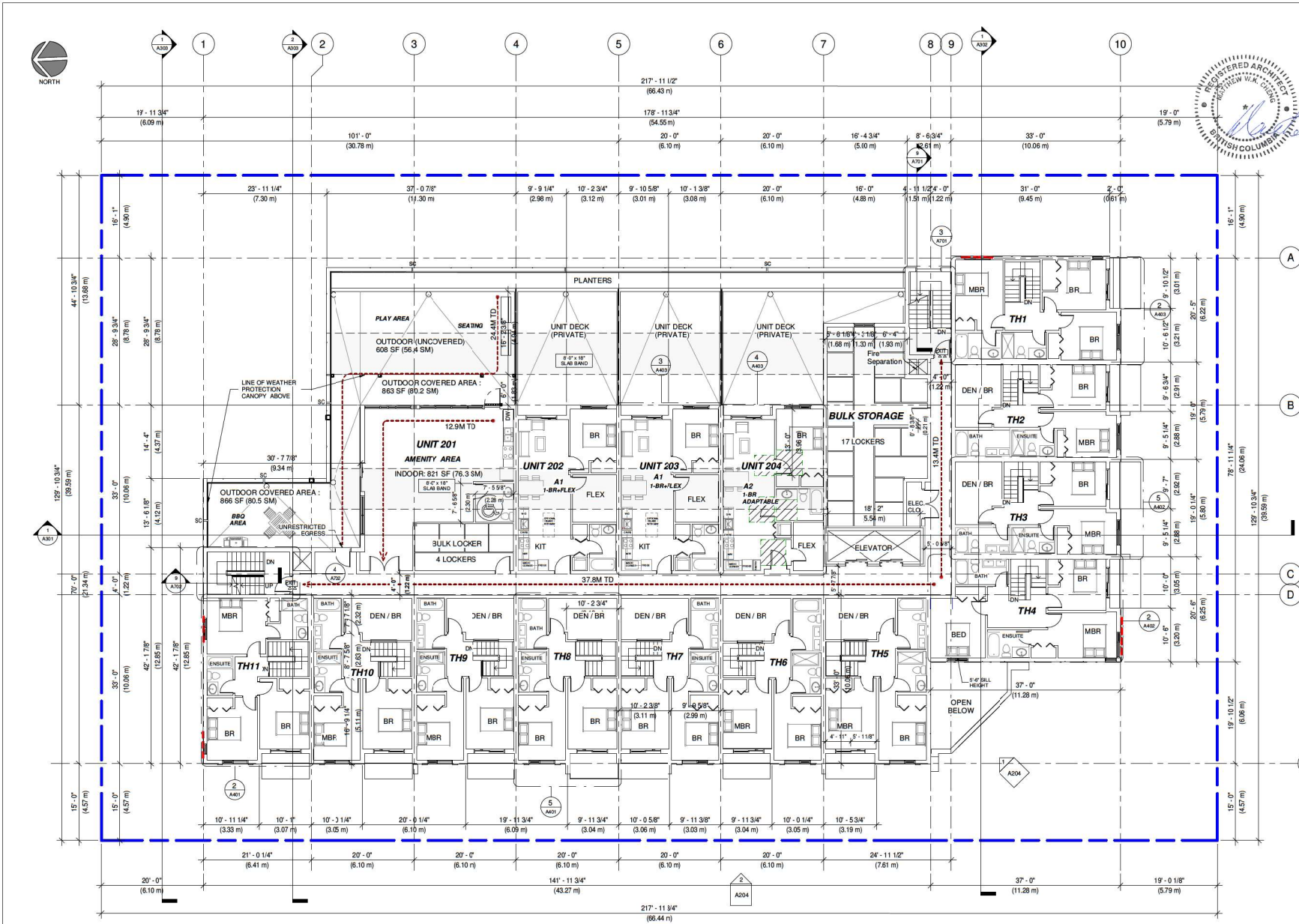
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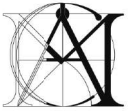
Project Number: **17LAP01**

Revision Date: _____ Desg. No. _____

Print Date: 07/18/17 **A103**



1 Level 2 Plan
 1 : 100



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 Unit 202 - 670 EVANS AVENUE
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Consultant	5			

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5398 207 St., City of Langley, BC

Sheet Title
Level 3

Drawn: **AL**

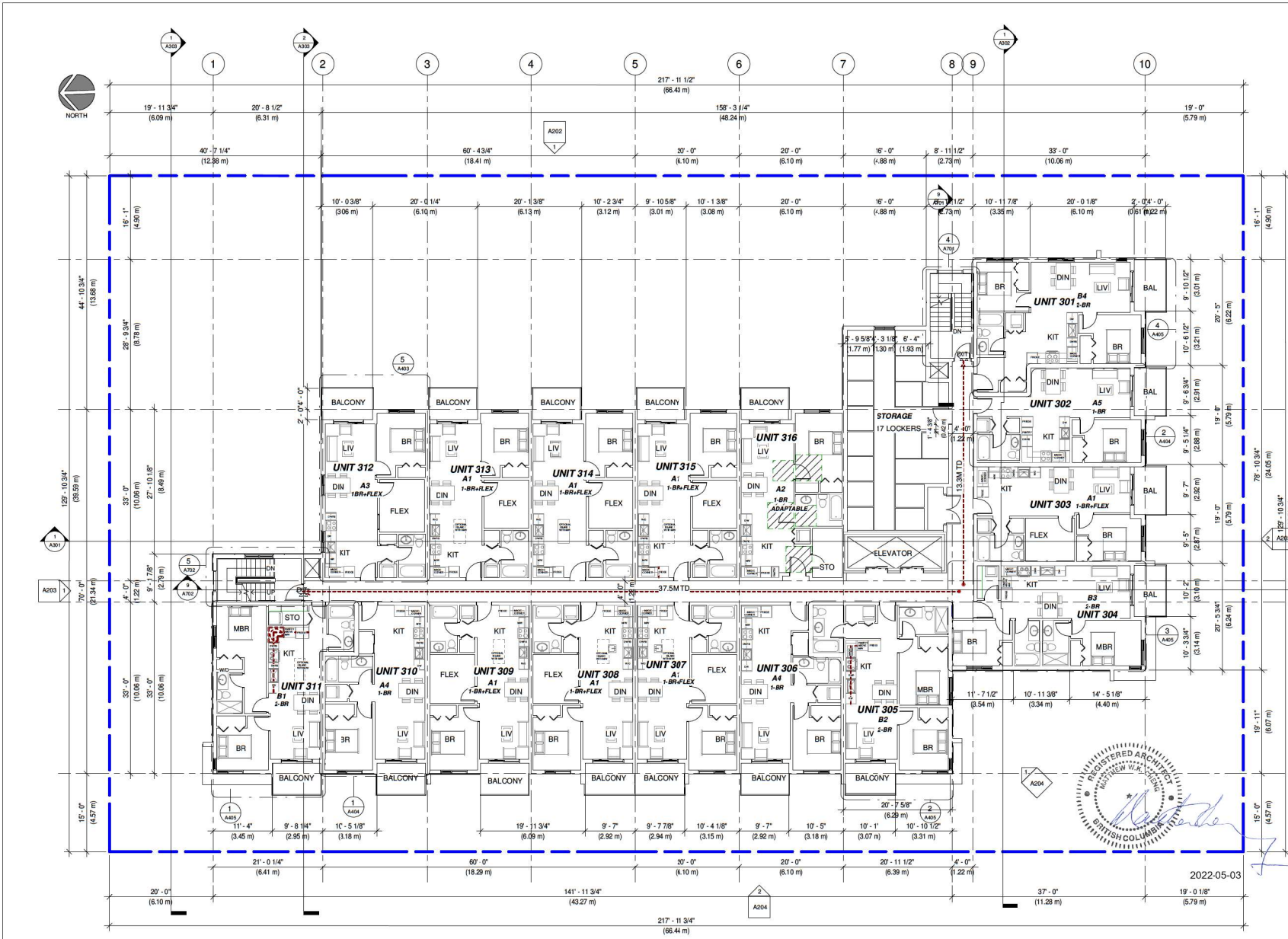
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Revision Date: _____
 Drawn By: _____

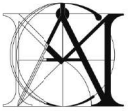
Print Date: 01/22/19 **A104**



1 Level 3 Plan
 1 : 100



2022-05-03



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 Tel: (604) 731-3012 / Fax: (604) 731-9008
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Revision:
DEVELOPMENT APPLICATION

RE	BY	DATE	DESCRIPTION	DRWN	CHK
5			Consultant		

Project Title
Proposed 6-Storey Residential Dvp

5398 207 St., City of Langley, BC

Sheet Title
Level 4

Drawn: **AL**

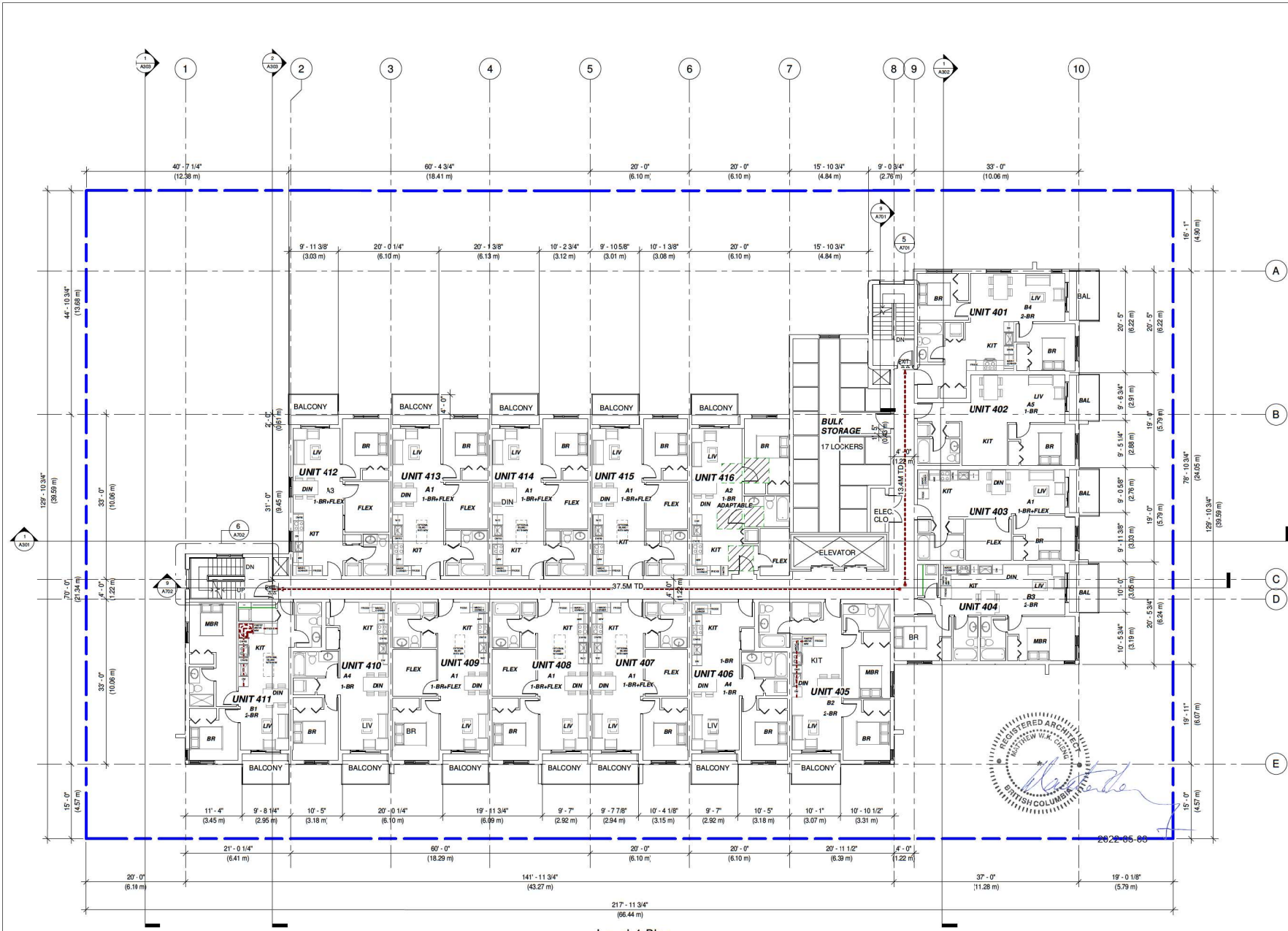
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Scale: **1 : 100**

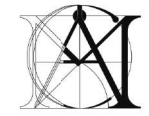
Project Number: **17LAP01**

Revision Date: _____
 Day: _____
 No: _____

Print: **A105**

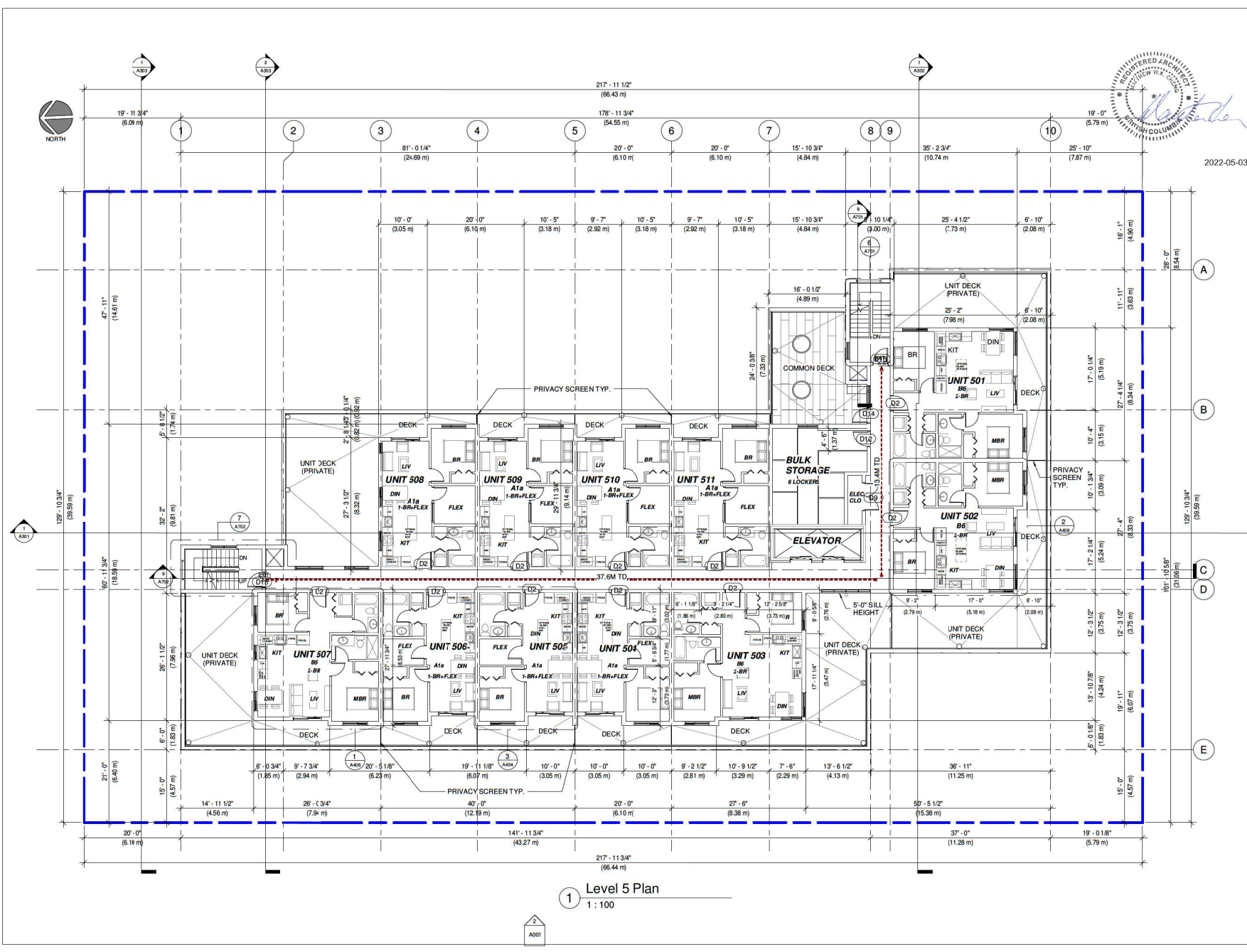


① Level 4 Plan
 1:100



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2022-05-03



1 Level 5 Plan
 1 : 100

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Revision:
DEVELOPMENT APPLICATION

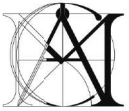
RE	BY	DATE	DESCRIPTION	APPN	CHK
1	AL		Consultant		

Project Title
Proposed 6-Storey Residential Dvp

5398 207 St., City of Langley, BC

Sheet Title
Level 5

Drawn: AL
 Checked: MC
 Scale: 1 : 100
 Project Number: 17LAP01
 Revision Date: _____
 Date: _____
 Print: 03/31/20 **A106**



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Revision:
DEVELOPMENT APPLICATION

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1	AL		Consultant		

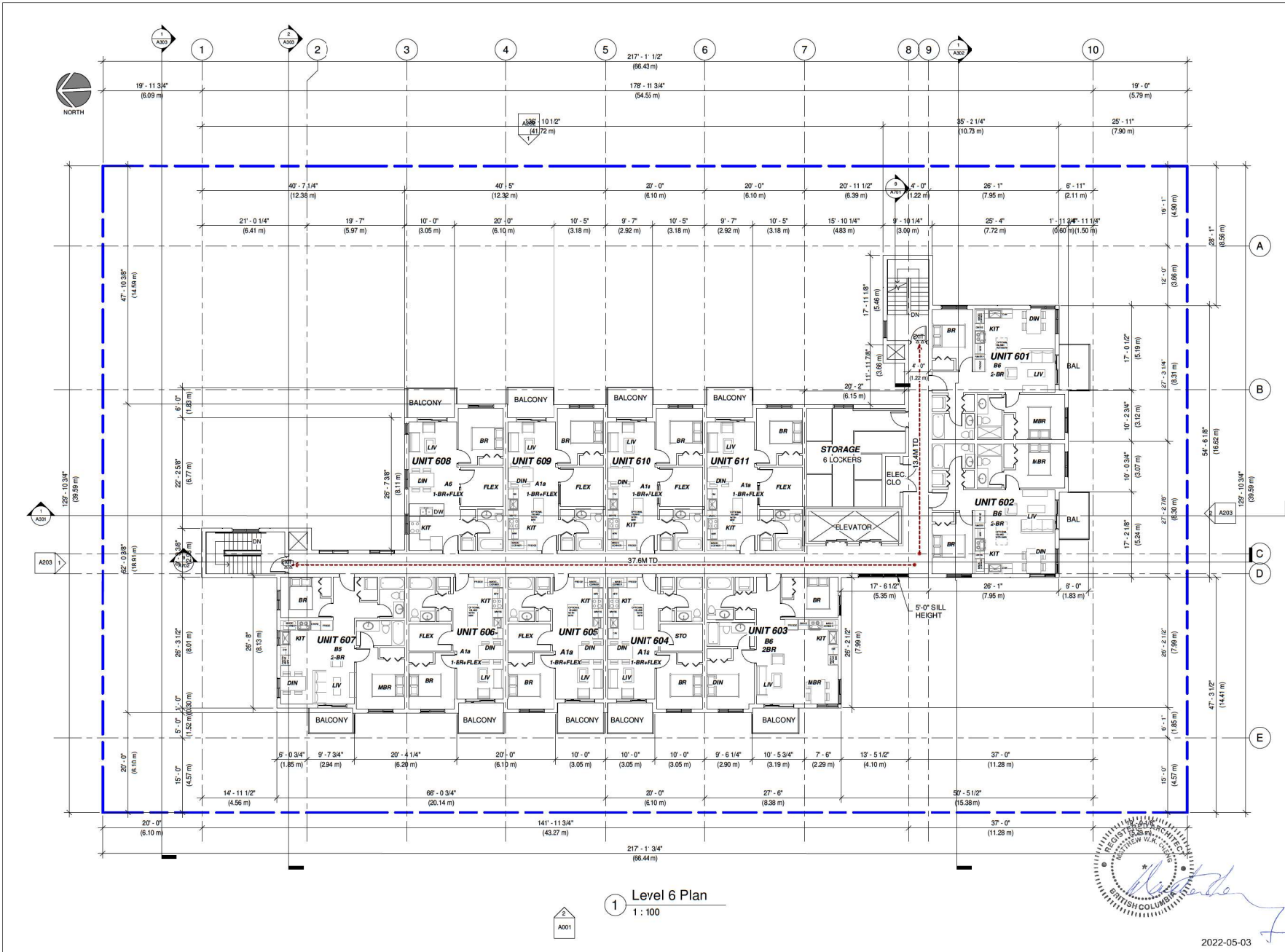
Project Title
Proposed 6-Storey Residential Dvp

5398 207 St., City of Langley, BC

Sheet Title
Level 6

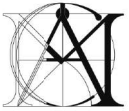
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Checked:	MC
Scale:	1 : 100
Project Number:	17LAP01
Revision Date:	09/27/18

Print Date: 09/27/18 **A107**



1 Level 6 Plan
 1 : 100

2022-05-03



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DEVELOPMENT APPLICATION

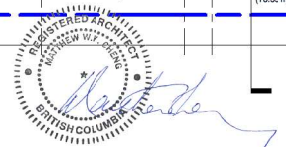
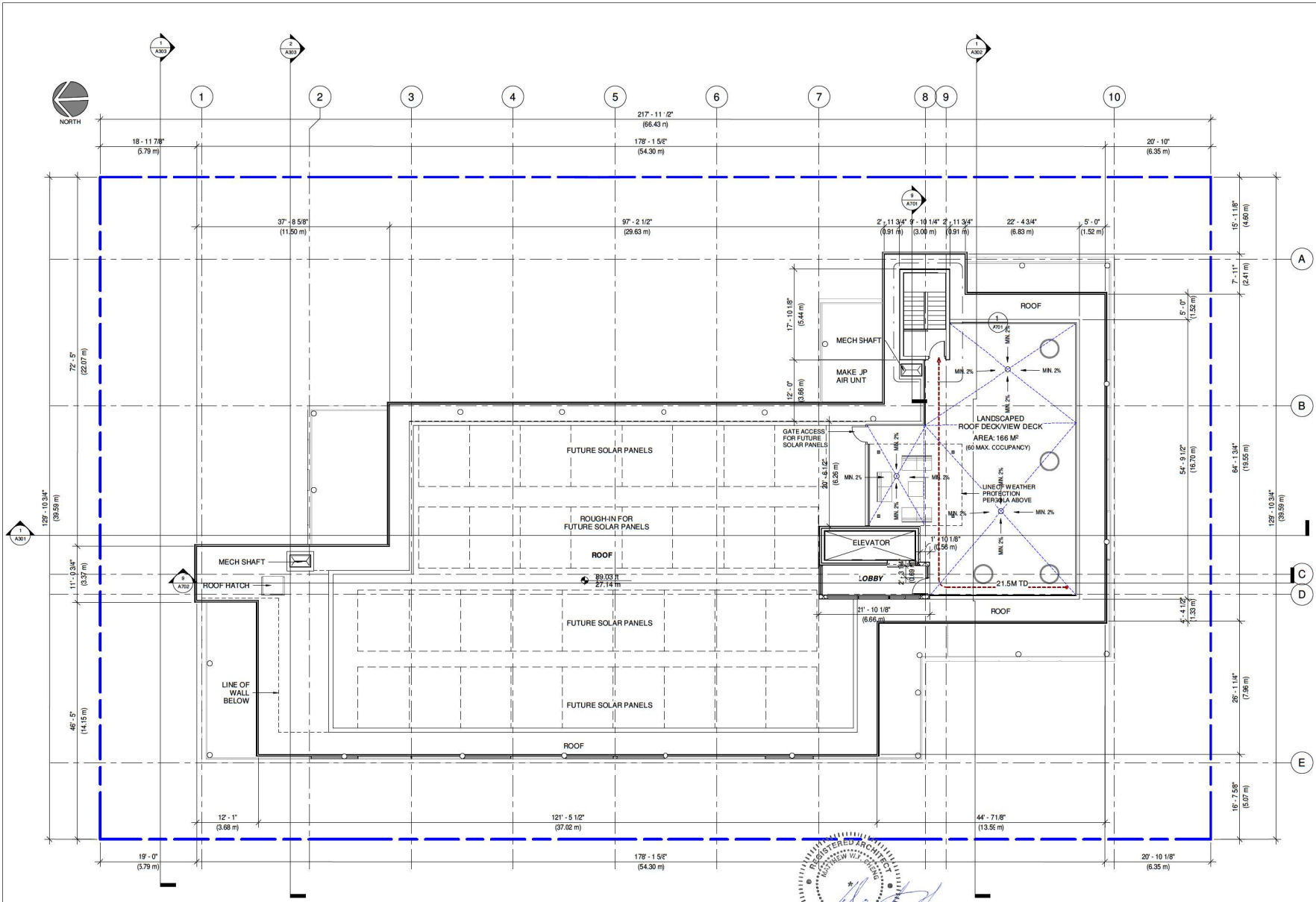
RE	YY-MM-DD	DESCRIPTION	DRAWN	CHK
Consultant	5			

Project Title
Proposed 6-Storey Residential Dvp

5398 207 St., City of Langley, BC

Sheet Title
Roof Plan

Drawn:	AL
Checked:	MC
Scale:	1 : 100
Project Number:	17LAP01
Revision Date:	06/16/20
Drawn By:	
Design No.:	
Print	A108



1 Roof Plan
 1 : 100

2022-05-03



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Revision:
DEVELOPMENT APPLICATION

RE	YY-MM-	DESCRIPTION	DRAWN	CHK
Consultant	s			

Project Title
Proposed 6-Storey Residential Dvp

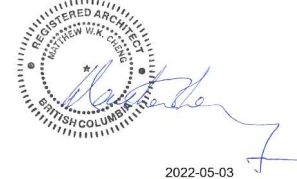
5398 207 St., City of Langley, BC

Sheet Title
Elevations














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 Checked: **MC**
 Scale: **As indicated**
 Project Number: **17LAP01**
 Revision Date: _____
 Design Date: _____
 Print: 12/13/18 **A201**

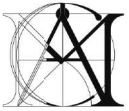


1 West Elevation (207 Street)
 1 : 100



MATERIALS LIST:

- | | | | | | |
|--|--|--|---|--|--|
| A  | C  | E  | G  | I  | K  |
| B  | D  | F  | H  | J  | L  |
| M  | | | | | |



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Revision:
DEVELOPMENT APPLICATION

RE: YY-VH- DESCRIPTION: DWN: CHK:

Consultant: 5

Project Title:

Proposed 6-Storey Residential Dvp

5398 207 St., City of Langley, BC

Sheet Title:
Elevations

Drawn: AL

Checked: MC

Scale: As indicated

Project Number: 17LAP01

Revision Date: _____ Desig. No.:

Print: 10/19/20 **A202**



1 East Elevation (Lane)
1 : 100

MATERIALS LIST:

- A 6" ALUMINUM SIDING
WOOD GRAIN
WESTERN CEDAR
- B FIBRE CEMENT PANEL/ACCENT
BM AMBER
168
- M BRICK VENEER

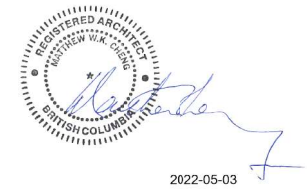
- C FIBRE CEMENT PANEL
BM WHITE WISP
OC-54
- D FIBRE CEMENT PANEL
BM ROCKPORT GRAY
HC-105

- E FIBRE CEMENT PANEL
BM GRAY
2121-10
- F FIBRE CEMENT PANEL
BM STEELWOOL
2121-20

- G FIBRE CEMENT LAP SIDING
BM WHITE WISP
OC-54
- H FIBRE CEMENT LAP SIDING
BM STEEL WOOL
2121-20

- I FIBRE CEMENT PANEL OVER
CONCRETE WALL
BM WHITE WISP
OC-54
- J ARCHITECTURAL CONCRETE (LIGHT GRAY)
ON EXPOSED PARKADE WALL &
LANDSCAPE P.LANTER

- K WINDOW AND DOOR FRAME,
FAILING
BM BLACK TAR
2126-10
- L CONCRETE WALL WITH
ANTI-GRAFFITI COATING
PAINTED -BM ROCKPORT GRAY
HC-105



2022-05-03



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Revision:
DEVELOPMENT APPLICATION

RE	YY-MM-DD	DESCRIPTION	DRWN	CHK
Consultant	5			

Project Title
Proposed 6-Storey Residential Dvp

5398 207 St., City of Langley, BC

Sheet Title
Elevations

Drawn: **AL**

Checked: **MC**

Scale: **As indicated**

Project Number: **17LAP01**

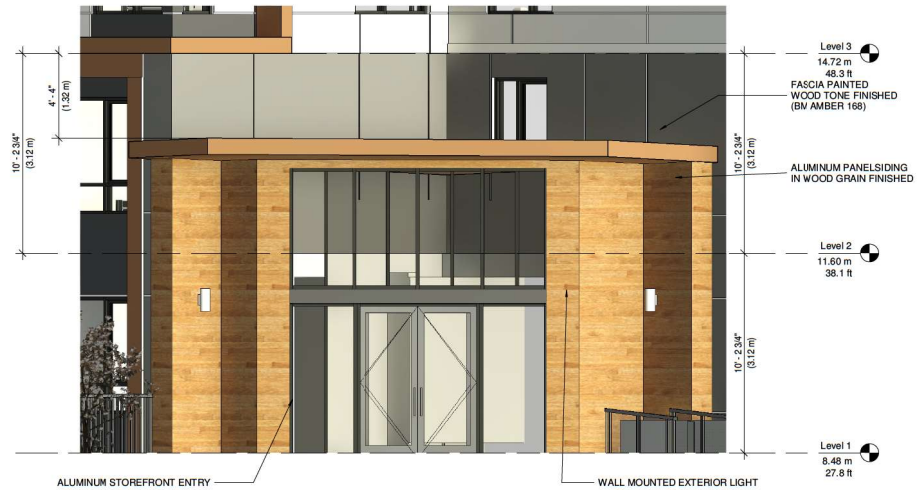
Revision Date: _____ Desig. No.: _____

Print 04/22/20 **A203**

MATERIALS LIST:

- A 6" ALUMINUM SIDING WOOD GRAIN - WESTERN CEDAR
- B FIBRE CEMENT PANEL/ACCENT BM AMBER 168
- C FIBRE CEMENT PANEL BM WICKHAM GRAY HC-171
- D FIBRE CEMENT PANEL BM ROCKPORT GRAY HC-15
- E FIBRE CEMENT PANEL BM GRAY 2121-10
- F FIBRE CEMENT PANEL BM STEELWOOL 2121-20
- G FIBRE CEMENT LAP SIDING BM WHITE DIAMOND 2121-60
- H FIBRE CEMENT LAP SIDING BM STEEL WOOL 2121-20
- I FIBRE CEMENT PANEL OVER CONCRETE WALL BM WICKHAM GRAY HC-171
- J ARCHITECTURAL CONCRETE (LIGHT GRAY) ON EXPOSED PARKADE WALL & LANDSCAPE PLANTER
- K WINDOW AND DOOR FRAME, RAILING BM BLACK TAR 2126-10
- L CONCRETE WALL WITH ANTI-GRAFFITI COATING PAINTED-BM ROCKPORT GRAY HC-105
- M BRICK VENEER

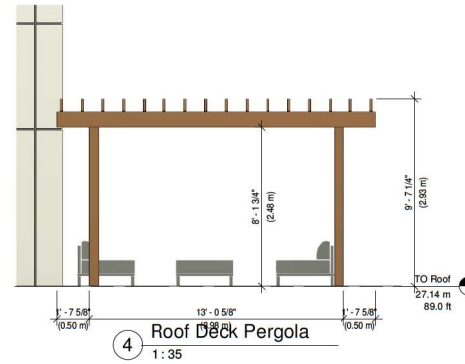




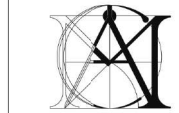
① Entrance Feature
1:35



② Townhouse Elevation
1:35



2022-05-03



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1141 202 - 670 EVANS AVENUE
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RE	YY-MM-	DESCRIPTION	DRWN	CHK
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Consultant

5

Project Title

Proposed 6-Storey
Residential Dvp

5398 207 St., City of
Langley, BC

Sheet Title

Enlarged
Elevations

Drawn: AL

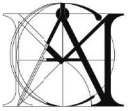
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Scale: 1:35

Project Number: 17LAP01

Revision Date: Desig. No.:

Print 02/26/21 **A204**



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Revision:

NO.	DATE	DESCRIPTION	DRWN	CHK
1				

LEVEL	FINISH	DESCRIPTION	DRWN	CHK
TO Roof	27.14 m / 89.0 ft			
Level 6	24.07 m / 79.0 ft			
Level 5	20.95 m / 68.7 ft			
Level 4	17.84 m / 58.5 ft			
Level 3	14.72 m / 48.3 ft			
Level 2	11.60 m / 38.1 ft			
Level 1	8.48 m / 27.8 ft			
FCL	7.77 m / 25.5 ft			
Basement - Parkade	4.97 m / 16.3 ft			

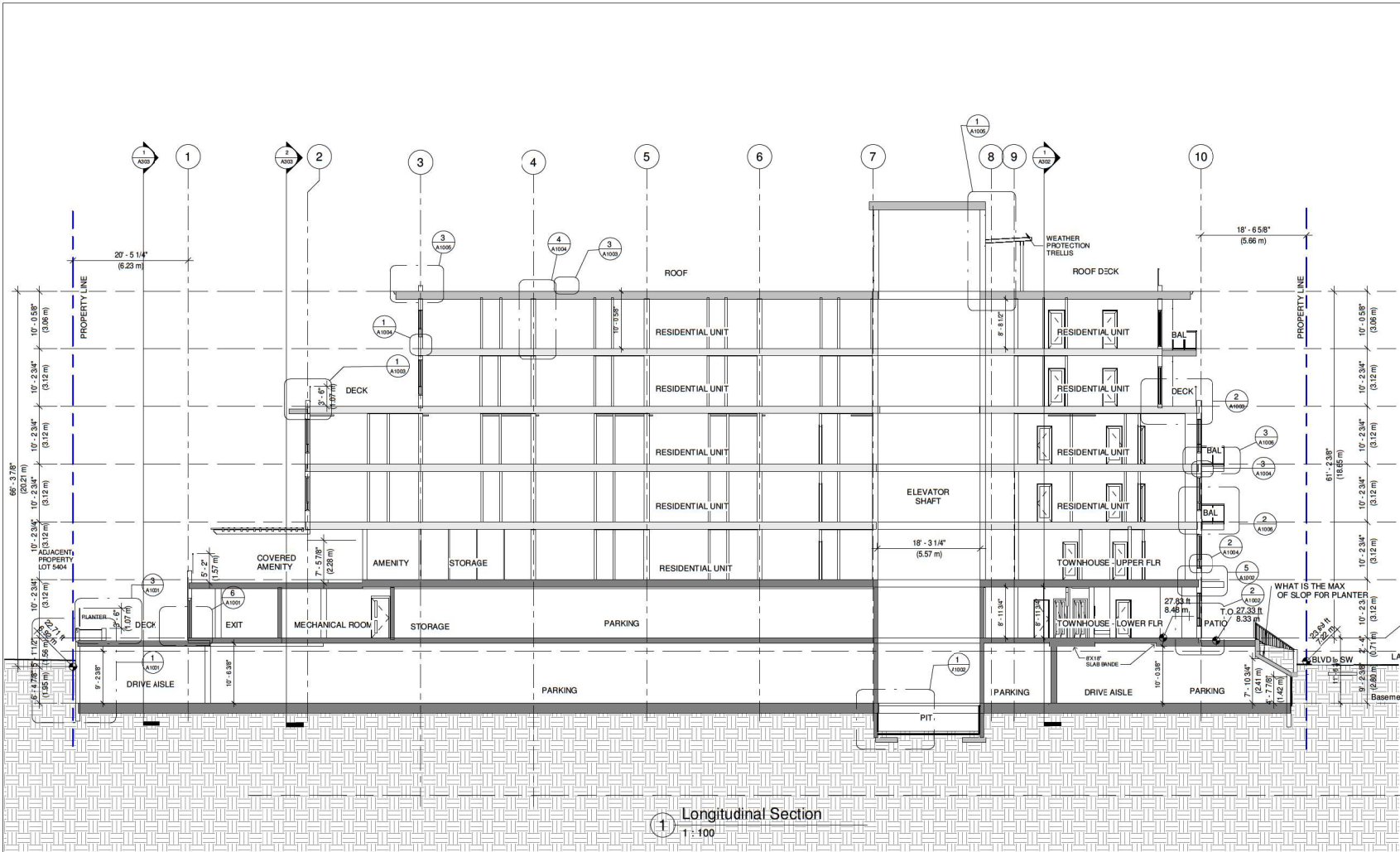
Project Title
Proposed 6-Storey Residential Dvp

5398 207 St., City of Langley, BC

Sheet Title
Sections

Drawn:	AL
Checked:	MC
Scale:	1 : 100
Project Number:	17LAP01
Revision Date:	2022-05-03
Print Date:	01/21/19

A301



① Longitudinal Section
 1 : 100



2022-05-03



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Revision:

RE	YY-MM	DESCRIPTION	DRWN	CHK
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Consultant				
5				

Project Title

Proposed 6-Storey Residential Dvp

5398 207 St., City of Langley, BC

Sheet Title

Sections

Drawn: AL

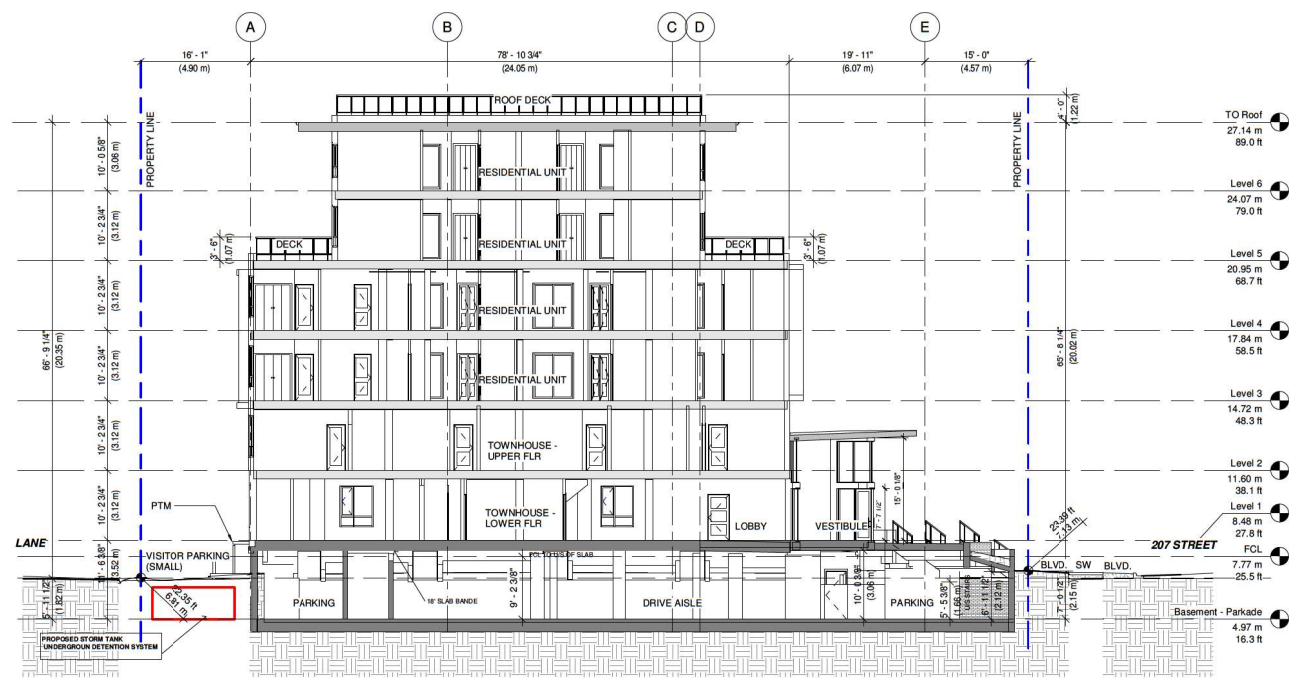
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Scale: 1 : 100

Project Number: 17LAP01

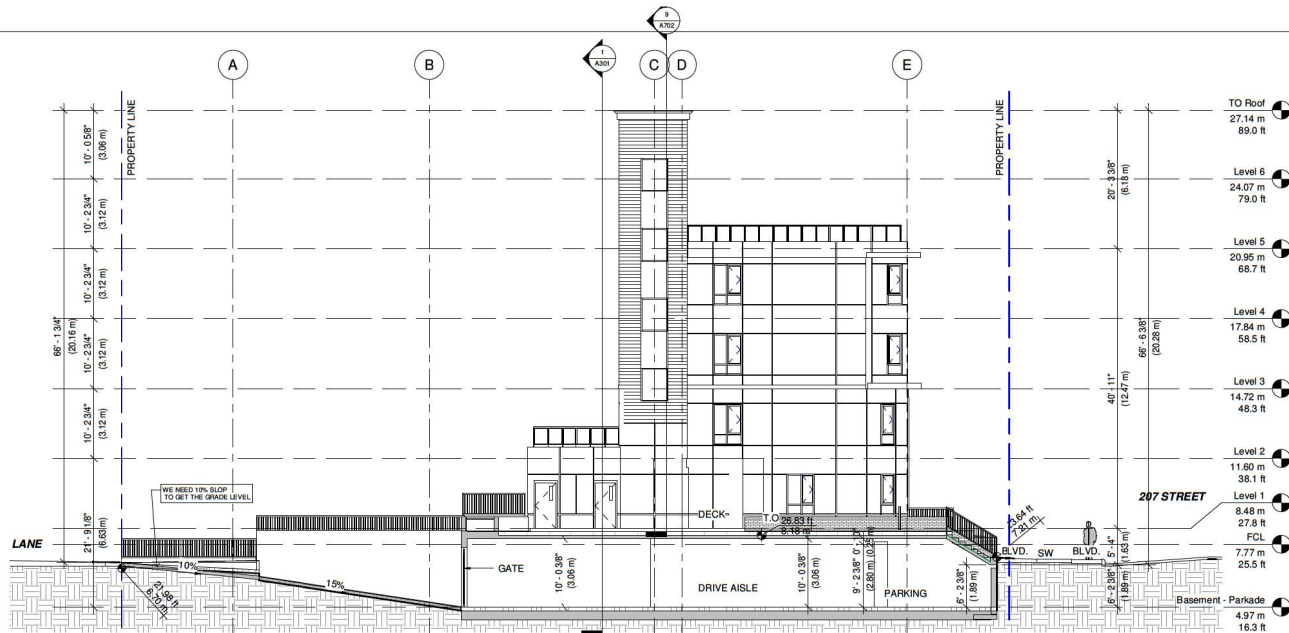
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Print 08/24/20 **A302**

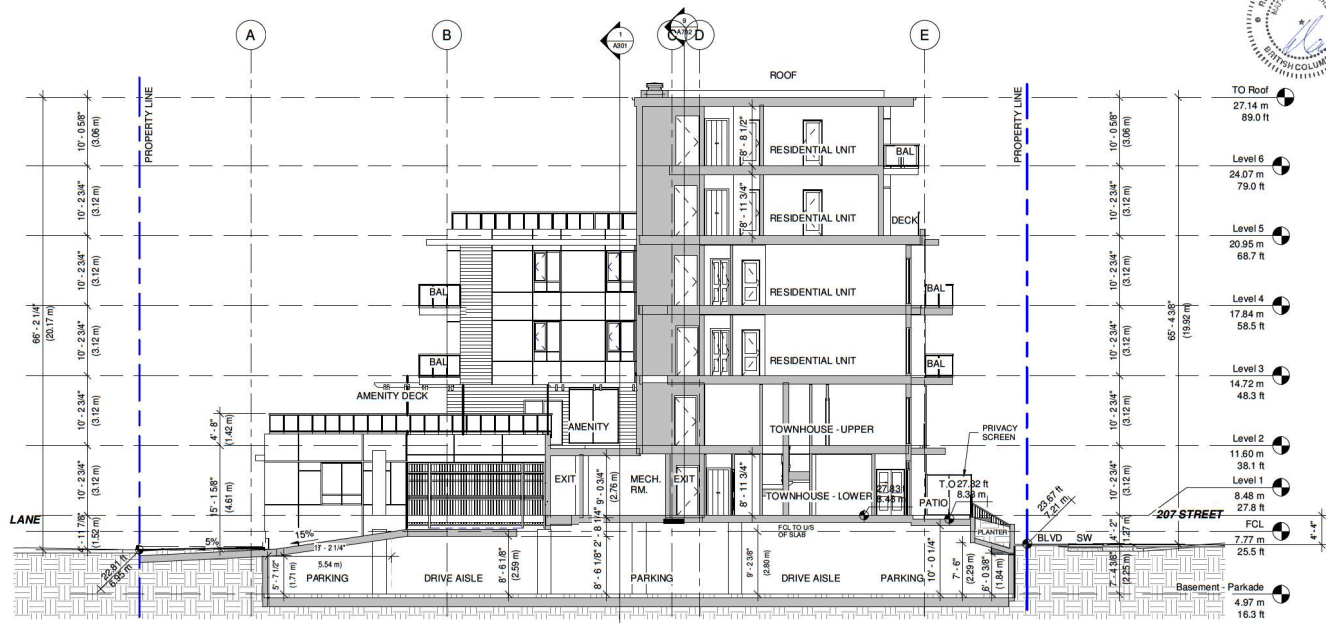


1 Cross Section
1 : 100

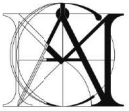
REGISTERED ARCHITECT
 MATTHEW W.K. CHENG
 BRITISH COLUMBIA
 [Signature]
 2022-05-03



1 Section @ Parking Ramp - Basement
1 : 100



2 Section @ Parking Ramp - Level 1
1 : 100



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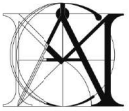
RE	YY-MM-	DESCRIPTION	DRWN	CHK
Consultant	5			

Project Title
Proposed 6-Storey Residential Dvp
 5398 207 St., City of Langley, BC

Sheet Title
Sections

Drawn: **AL**
 Checked: **MC**
 Scale: **1 : 100**
 Project Number: **17LAP01**

Revision Date: **02/17/21** Draw No: **A303**



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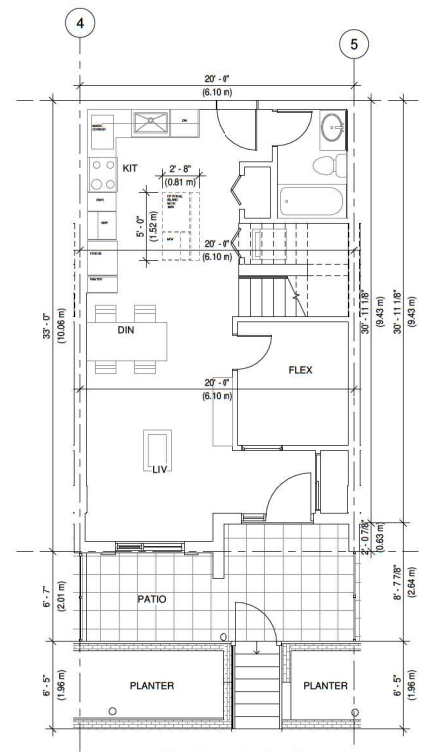
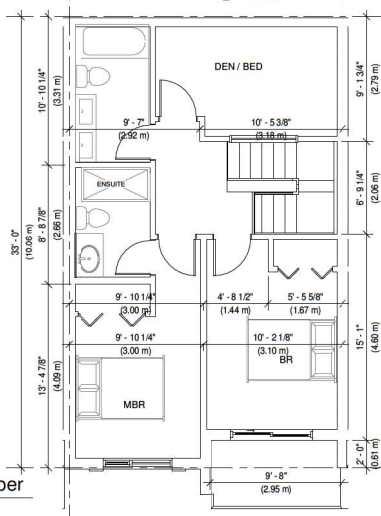
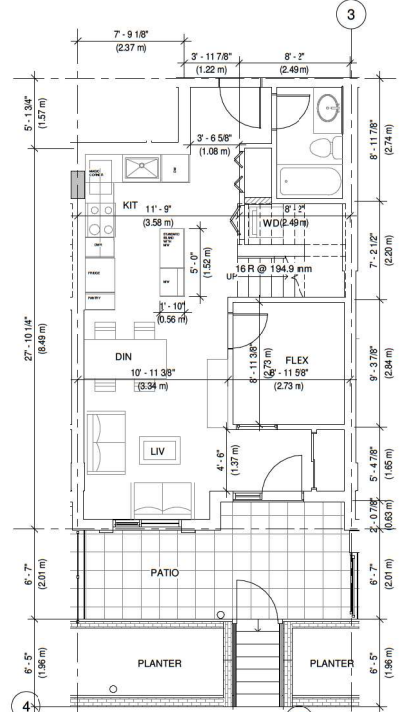
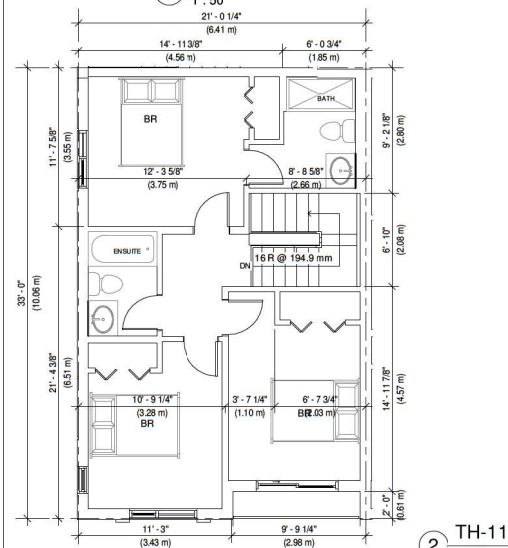
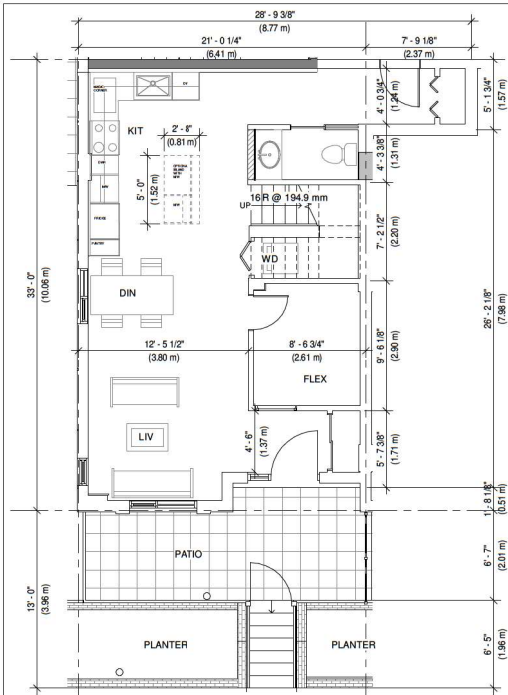
RE	BY	DATE	DESCRIPTION	DRWN	CHK
5			Consultant		

Project Title
Proposed 6-Storey Residential Dvp
 5398 207 St., City of Langley, BC

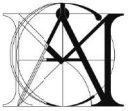
Sheet Title
Unit Plans

Drawn:	AL
Checked:	MC
Scale:	1 : 50
Project Number:	17LAP01
Revision Date:	Diag. No.
Print	02/26/21

A401



2022-05-03



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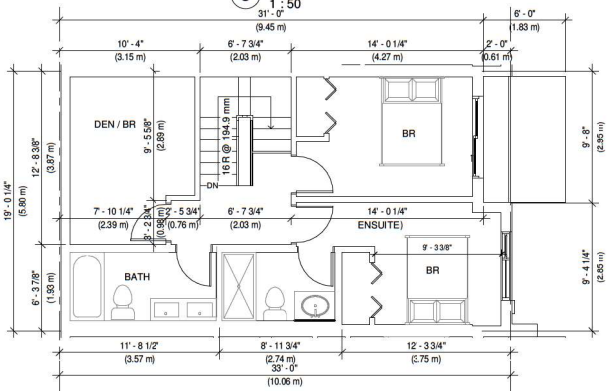
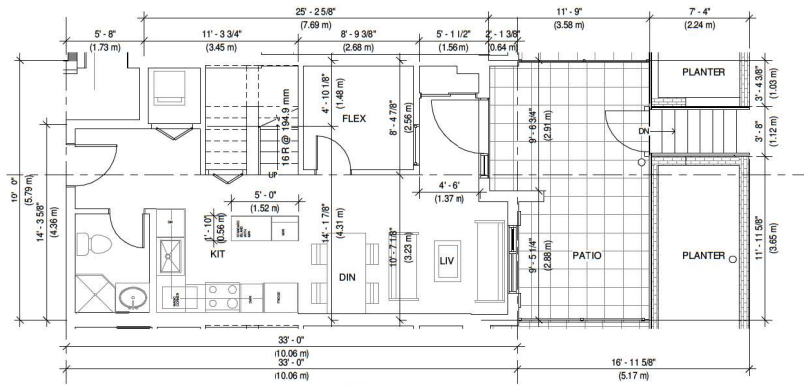
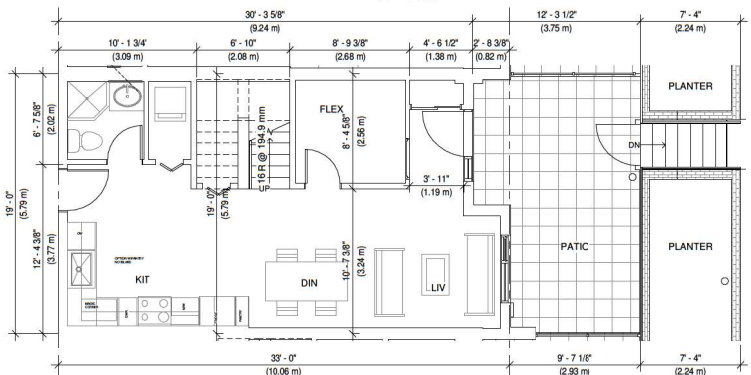
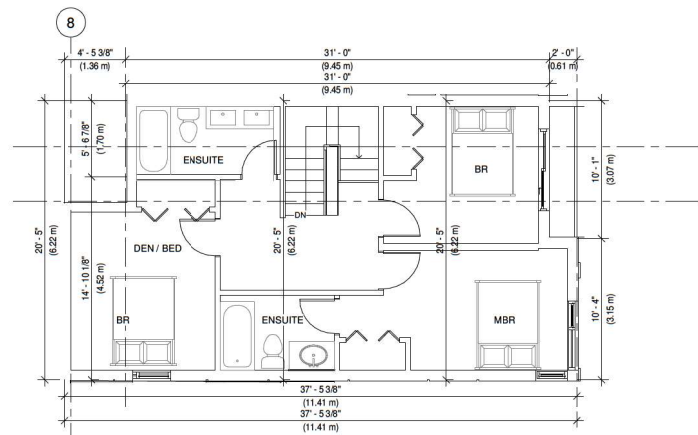
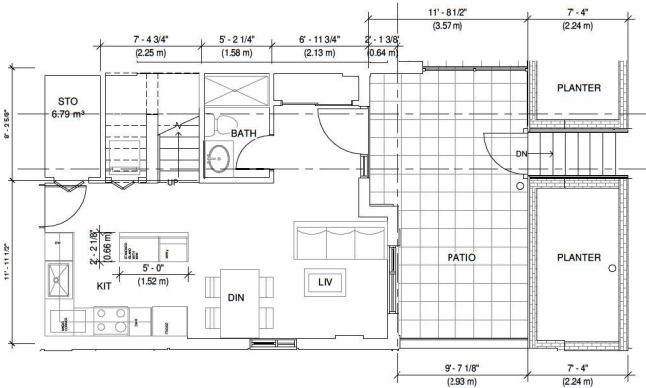
REV	BY	DATE	DESCRIPTION	DRWN	CHK
1	MC		CONSULTANT		

Project Title
Proposed 6-Storey Residential Dvp

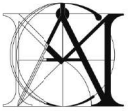
5398 207 St., City of Langley, BC

Sheet Title
Unit Plans

Drawn:	AL
Checked:	MC
Scale:	1 : 50
Project Number:	17LAP01
Revision Date:	2022-05-03
Print	02/26/21
Design No.:	A402



2022-05-03



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Revision:

RE	YY-MM-DD	DESCRIPTION	DRAWN	CHK
Consultant	5			

Project Title
Proposed 6-Storey Residential Dvp
 5398 207 St., City of Langley, BC

Sheet Title
Unit Plans

Drawn: AL

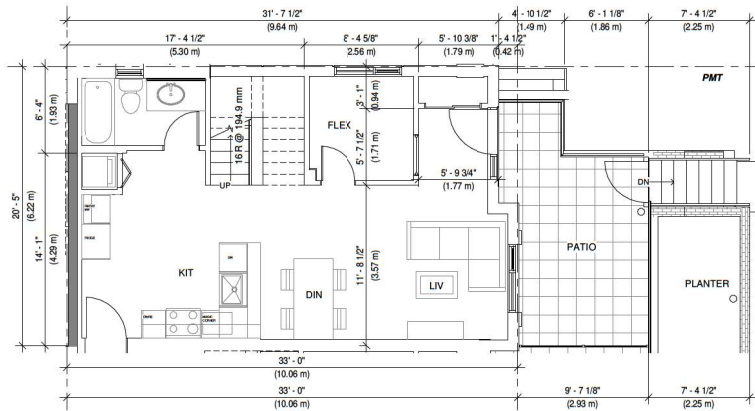
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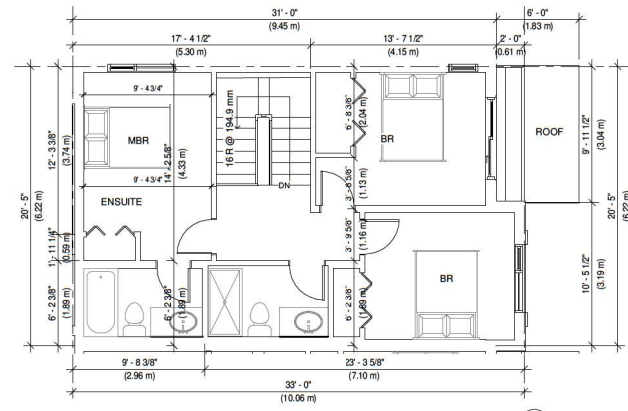
Project Number: 17LAP01

Revision Date: 2022-05-03
 Drawn By: AL

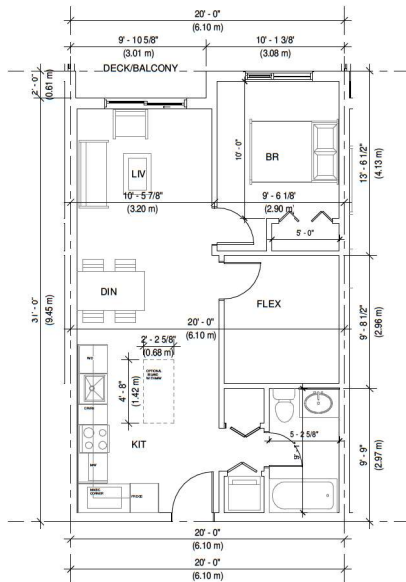
Print: 02/26/21
 A403



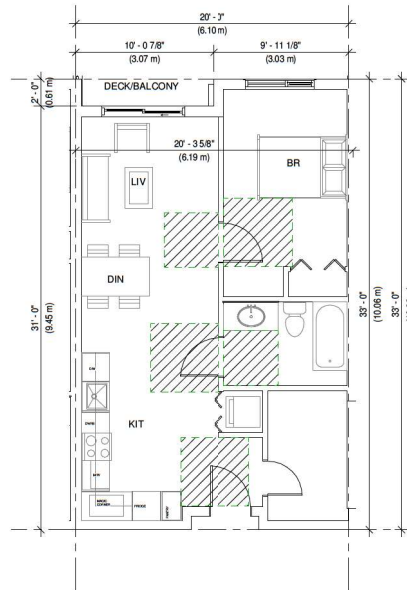
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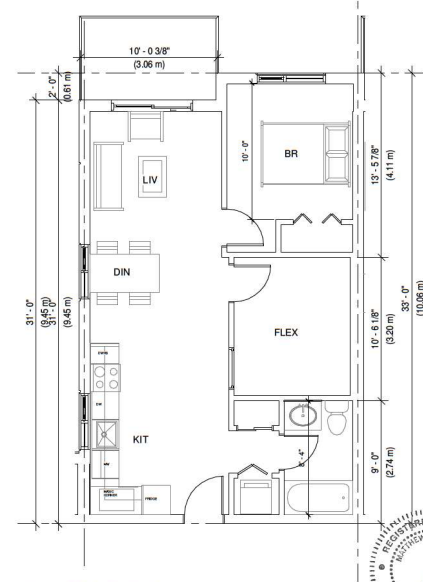
2 TH-1 Upper
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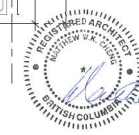
3 A1-1BR+FLEX
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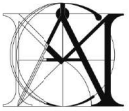
4 A2-1BR ADAPTABLE
 1 : 50



5 A3-1BR+FLEX
 1 : 50



2022-05-03



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Revision:

RE	YY-MM-	DESCRIPTION	DRWN	CHK
5				

Project Title
Proposed 6-Storey Residential Dvp

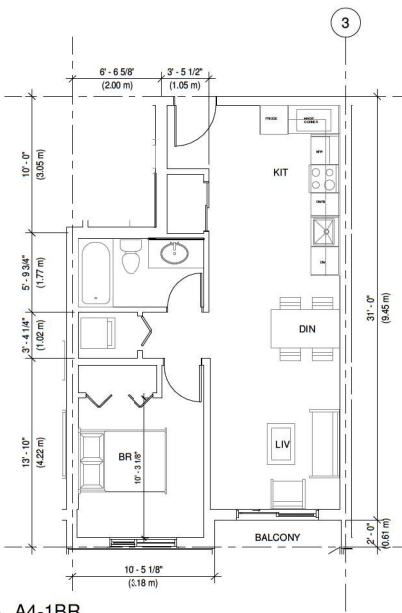
5398 207 St., City of Langley, BC

Sheet Title
Unit Plans

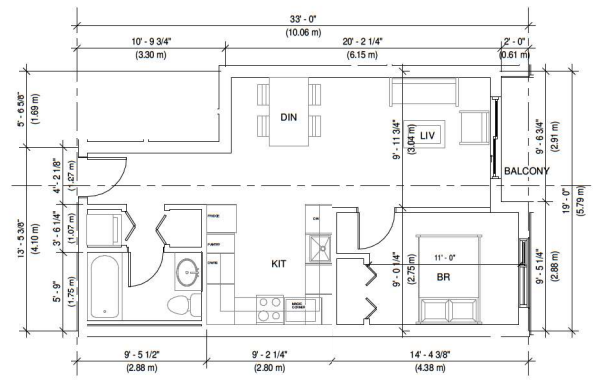


2022-05-03

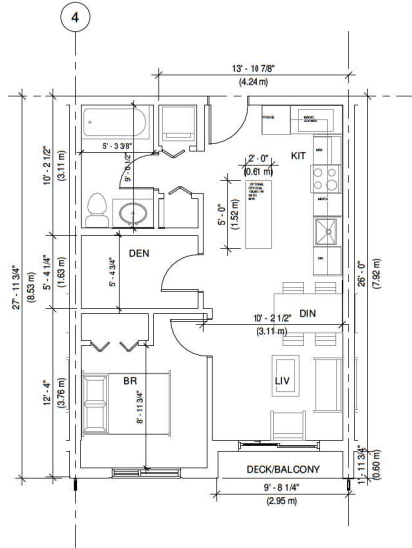
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Scale:	1 : 50
Project Number:	17LAP01
Revision Date:	Desg. No.:
Print	A404



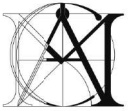
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1 : 50



2 A5-1BR
1 : 50



3 A1a-1BR+DEN
1 : 50



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Revision:

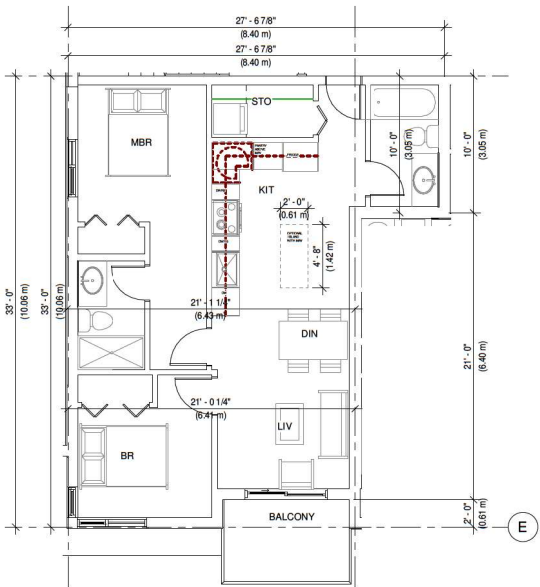
RE	YY-MM-DD	DESCRIPTION	DRWN	CHK
1				

RE	YY-MM-DD	DESCRIPTION	DRWN	CHK
1				

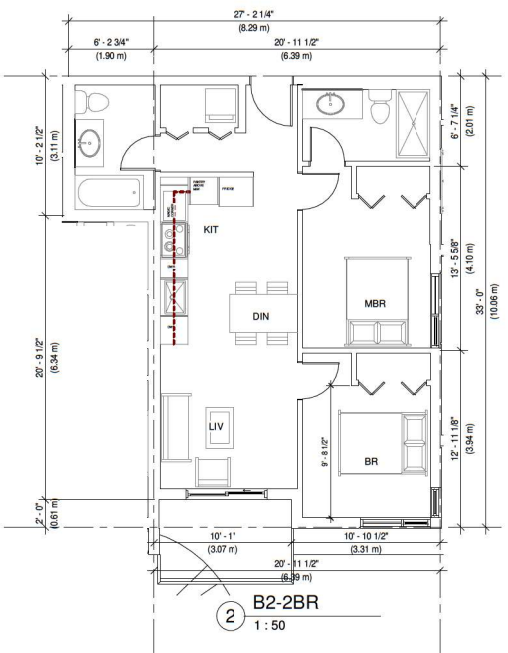
Project Title
Proposed 6-Storey Residential Dvp
 5398 207 St., City of Langley, BC

Sheet Title
Unit Plans

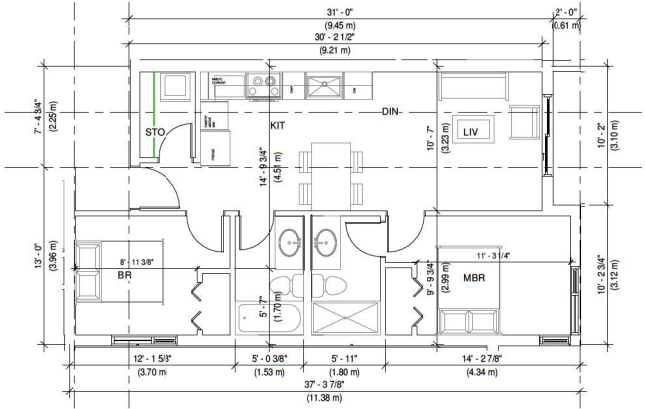
Drawn:	Author
Checked:	Checker
Scale:	1 : 50
Project Number:	17LAP01
Revision Date:	Diag. No.
Print	A405



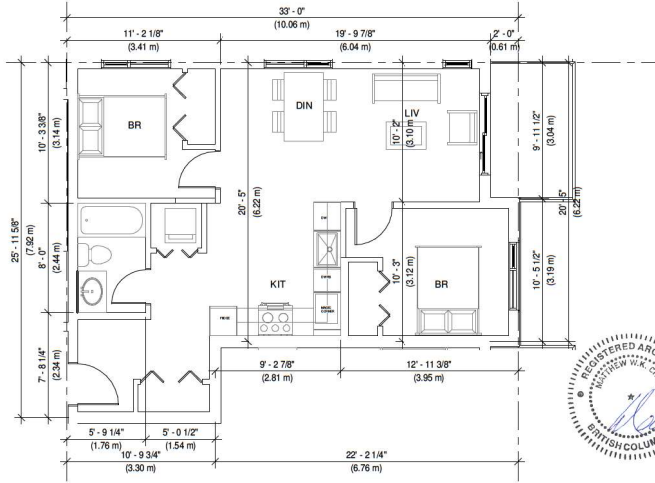
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2 B2-2BR
 1 : 50



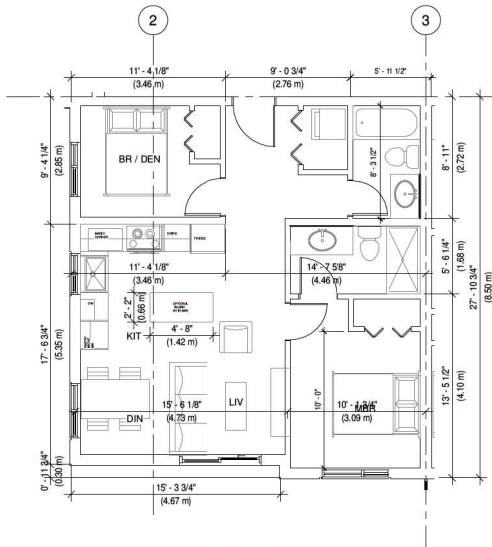
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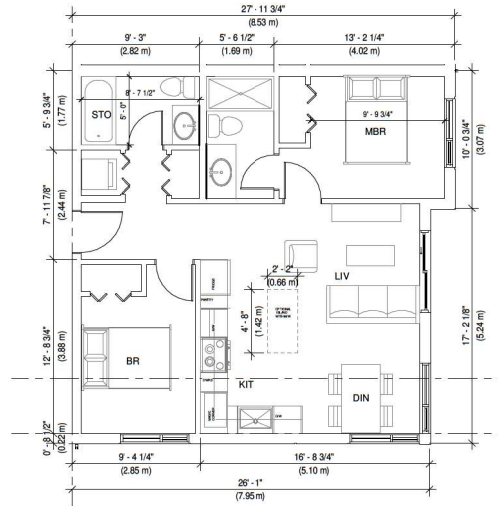
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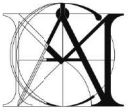
2022-05-03



1 B5-2BR
1 : 50



2 B6-2BR
1 : 50



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Revision:

RE	YY-MM-	DESCRIPTION	DRAWN	CHK
1		Consultant		

Consultant

5

Project Title

Proposed 6-Storey Residential Dvp

5398 207 St., City of Langley, BC

Sheet Title

Unit Plans



2022-05-03

Drawn: Author

Checked: Checker

Scale: 1 : 50

Project Number: 17LAP01

Revision Date: Desig. No.:

Print 02/26/21

A406



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Revision:
DEVELOPMENT APPLICATION

REV	YY-MM-DD	DESCRIPTION	DRAWN	CHK
1		Consistent		

Project Title
Proposed 6-Storey Residential Dvp
 5398 207 St., City of Langley, BC

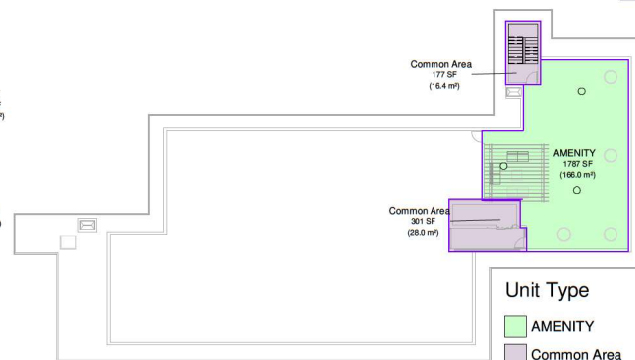
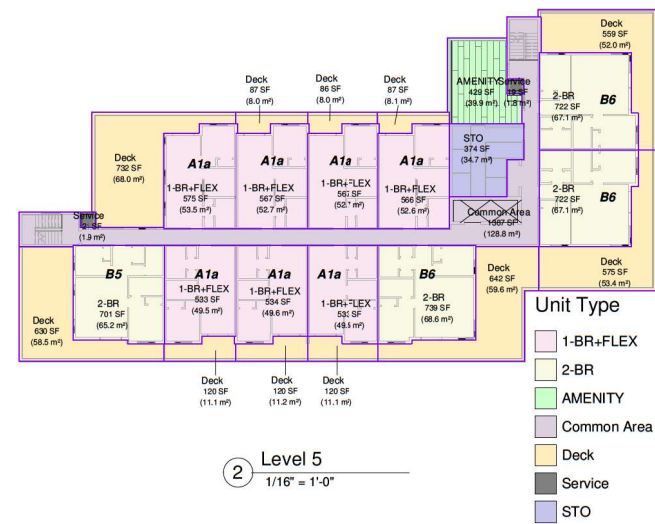
Sheet Title
Room Area

Drawn: **AL**
 Checked: **MC**
 Scale: **As indicated**

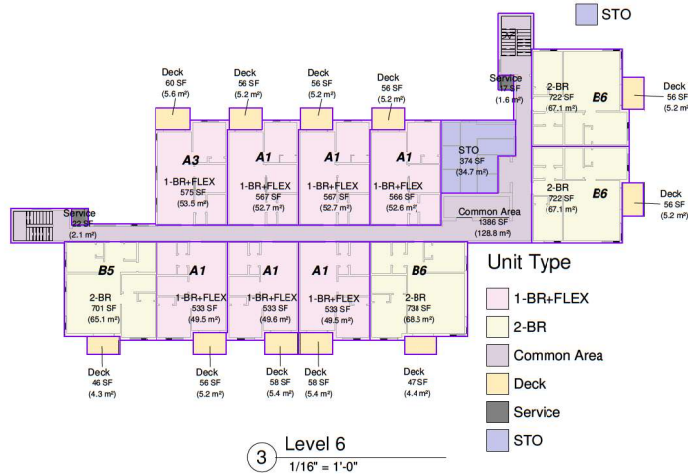
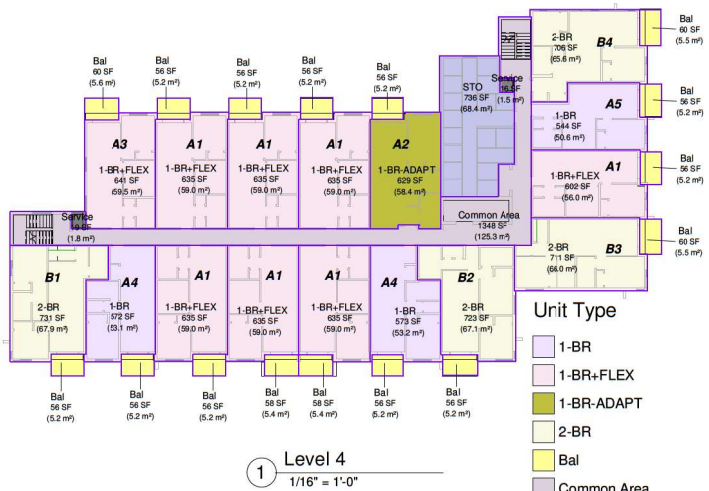
Project Number: **17LAP01**
 Revision Date: _____
 Date: _____

Print: **A408**
 02/25/21

2022-05-03



STORAGE TABLE				
Name	LOCALISATION	Area Type	Area	COUNT
Level 1				
STO	TH4	Building Common Area	33 SF	1
Level 1			33 SF	
Level 2				
STO	BULK STORAGE	Store Area	736 SF	17
STO	347	Store Area	194 SF	4
Level 2			930 SF	
Level 3				
STO	BULK STORAGE	Store Area	737 SF	17
Level 3			737 SF	
Level 4				
STO	BULK STORAGE	Store Area	736 SF	17
Level 4			736 SF	
Level 5				
STO	BULK STORAGE	Store Area	374 SF	6
Level 5			374 SF	
Level 6				
STO	BULK STORAGE	Store Area	374 SF	6
Level 6			374 SF	
Grand total			3184 SF	



LEVELS	PARK NG, SERVICE RMS	RESIDENTIAL UNITS	RESIDENTIAL COMMON AREA (above grade, elevator, stairs, service area)	AMENITY AREA	STORAGE AREA	BALCONY	DECK
BASEMENT	22,480	0	0	0	0	0	0
LEVEL 1	6,919	6,764	2,007	0	0	0	0
LEVEL 2	0	8,895	1,435	1,684	962	204	2,498
LEVEL 3	0	10,214	1,390	0	750	912	0
LEVEL 4	0	10,248	1,364	0	750	912	0
LEVEL 5	0	6,759	1,404	429	396	0	3,758
LEVEL 6	0	6,757	1,404	0	395	605	0
ROOF	0	0	343	1,787	0	0	0
TOTAL	29,399	49,637	9,347	3,900	3,253	2,633	6,256