

GROSS LOT AREA **2027.68m² (21825.75sf)**

NET LOT AREA **1979.26m² (21304.62sf)**

SITE NET COVERAGE 37% INDOOR AMENITY AREA 74.32m² (800sf)
 AVERAGE GRADE 10.28m OUTDOOR AMENITY AREA 402m² (4336sf)
 BUILDING HEIGHT 20.55m

PROPOSED 6-STOREY APARTMENT

20220,20228 & 20230 MICHAUD CRESCENT , LANGLEY, B.C.



① NORTH-WEST VIEW



MATTHEW CHENG ARCHITECT INC.

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No.	Date	Revision
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2024-08-14

Project Title
20220, 20228, 20230 MICHAUD CRESCENT LANGLEY, B.C.

Sheet Title
PROJECT DATA

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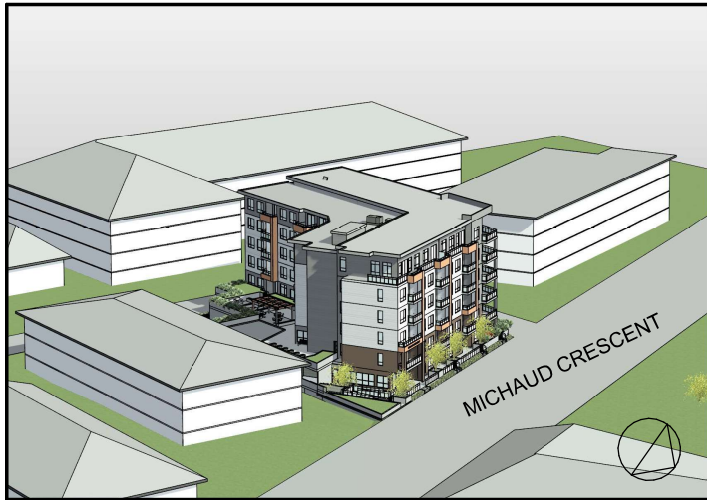
A00

BUILDING AREA:		UNIT TYPES	NO.
LEVEL 1	653.48m ² (7034sf)	1-BED	9
LEVEL 2	924.11m ² (9947sf)	1-BED+FLEX	5
LEVEL 3	992.85m ² (10687sf)	2-BED	43
LEVEL 4	992.85m ² (10687sf)	3-BED	7
LEVEL 5	992.85m ² (10687sf)	TOTAL	64
LEVEL 6	938.78m ² (10105sf)	PROVIDED 14 ADAPTABLE UNITS (21%)	
TOTAL	5494.93m ² (59147sf)	TWO RENTAL UNITS REQUIRED UNITS 201 & 301 ASSIGNED AS RENTAL	
NET FAR	5494.93/1979.26=2.77	NUMBER OF UNITS PER HECTARE	320
GROSS FAR	5494.93/2027.68=2.7		

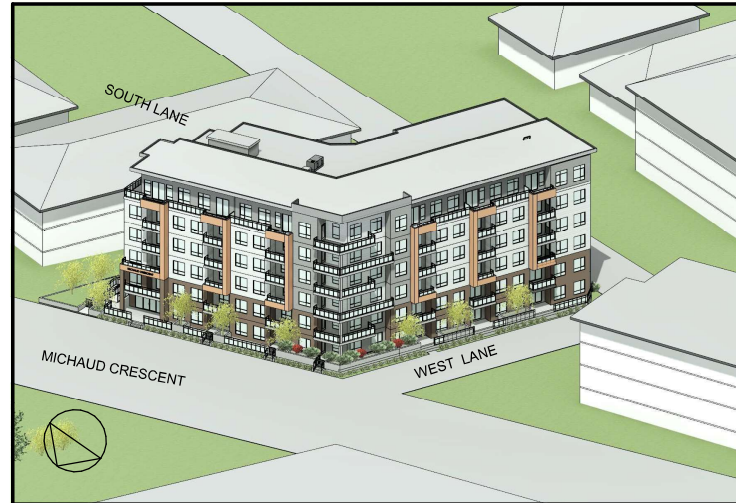
PARKING SPACE CALCULATION			STORAGE ROOM/LOCKERS DISTRIBUTION:			
REQUIRED	PROVIDED		INSIDE COMMON AREA	NO.	INSIDE UNITS	NO.
1-BED	14X1=13		PARKING LEVEL - 1	4	UNIT A-1	4
2-BED	43X1.2=52		LEVEL 1*	4	UNIT A-2	5
3-BED	7X1.4=10		LEVEL 2	1	UNIT A-3	5
VISITOR	64X0.15=10		LEVEL 3	1	UNIT B-1	30
ACCESSIBLE STALLS	64X5%=3	3	LEVEL 4	1	UNIT C-1	6
TOTAL	88	67	LEVEL 5	1	UNIT C-2	1
SMALL CAR	67X60%=40	38	LEVEL 6	1		
LOADING SPACE	1	1	TOTAL	13	TOTAL	51
LEVEL II EV CHARGES	6 (10%)	10 (15%)	TOTAL	64		
	REQUIRED	PROVIDED	* ONE STRATA STORAGE ROOM PROPOSED AT LEVEL-1 TOO.			
BIKE SPACE CALCULATION	64X0.5=32	32				
VISITOR BIKE ON GRADE	6	6				

Sheet List	
Sheet Number	Sheet Name
A00	PROJECT DATA
A01	3-D VIEWS
A02	CONTEXT PLAN
A03	SHADOW STUDY
A04	STREETSCAPE VIEWS
A05	SITE PLAN
A06	PARKING LEVEL 1
A07	LEVEL 1
A08	LEVEL 2
A09	LEVEL 3
A10	LEVEL 4
A11	LEVEL 5
A12	LEVEL 6
A13	ROOF PLAN
A14	UNIT TYPES A & B Units
A15	UNIT TYPES B & C Types

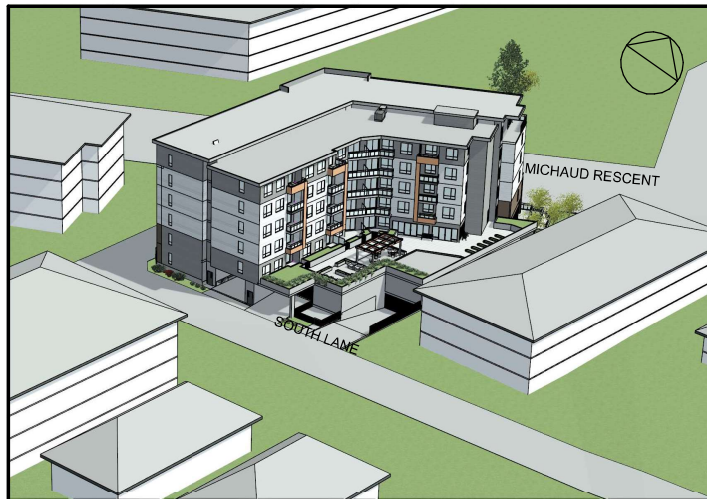
Sheet List	
Sheet Number	Sheet Name
A16	WEST & SOUTH ELEVATION
A 17	NORHT & EAST ELEVATION
A 18	SECTIONS
A 19	SECTIONS
L1	LANDSCAPE TREE PLAN
L2	LANDSCAPE SHRUB PLAN
L3	LANDSCAPE DETAILS



① VIEW TO NORTH -EAST



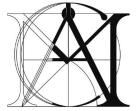
⑤ VIEW TO NORTH-WEST



② VIEW TO SOUTH-EAST



③ VIEW TO SOUTH-WEST



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Project Title
**20220, 20228, 20230
MICAUD CRESCENT
LANGLEY, B.C.**

Sheet Title
3-D VIEWS

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Project Number:
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11/16/23

A01



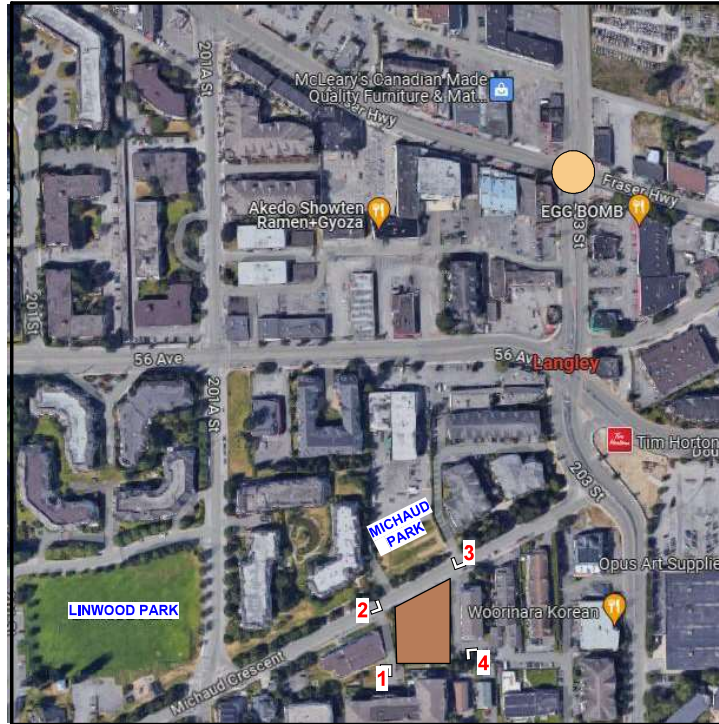
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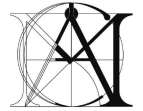
2-NORTH-EAST VIEW



4-SOUTH-EAST VIEW



1-SOUTH-WEST VIEW



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SUBJECT SITE



FUTURE SKY TRAIN STATION



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Project Title
**20220, 20228, 20230
MICHAUD CRESCENT
LANGLEY, B.C.**

Sheet Title
CONTEXT PLAN

Drawn: Author

Checked: Checker

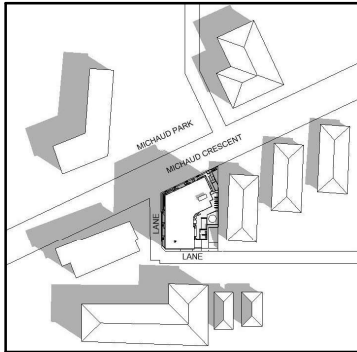
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Project Number

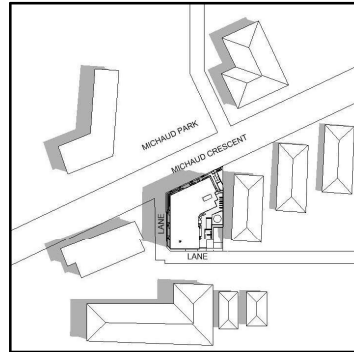
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Print Date:
12/3/23

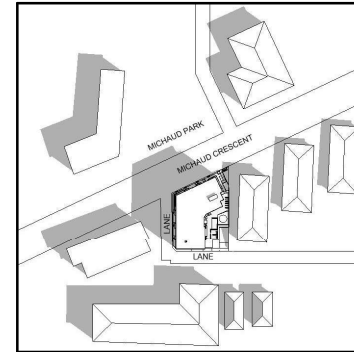
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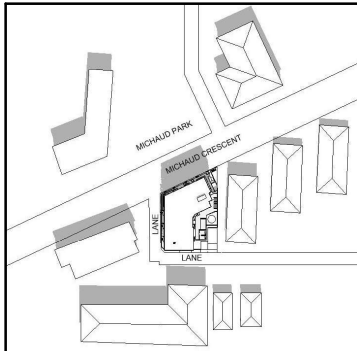
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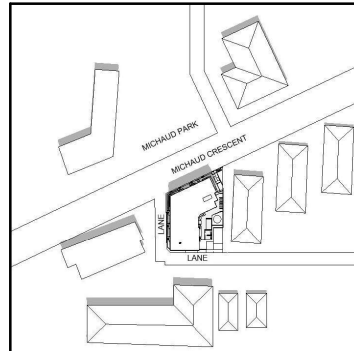
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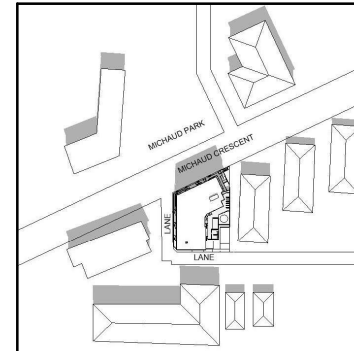
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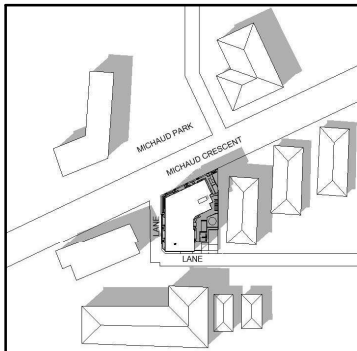
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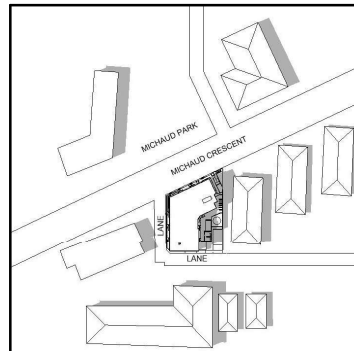
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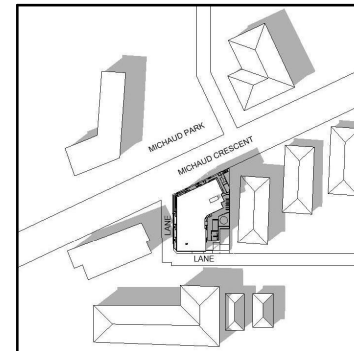
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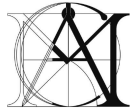
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JUNE 21, 3pm



SEPTEMBER 21, 3pm



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Project Title
20220, 20228, 20230 MICHAUD CRESCENT LANGLEY, B.C.

Sheet Title
SHADOW STUDY



2024-08-14

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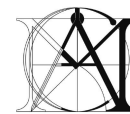
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A03

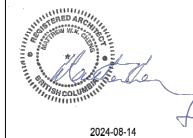


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Project Title
**20220, 20228, 20230
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LANGLEY, B.C.**

Sheet Title
STREETSCAPE VIEWS

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Scale: 1/64" = 1'-0"

Project Number:
Project Number

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1/20/2023

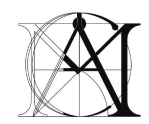
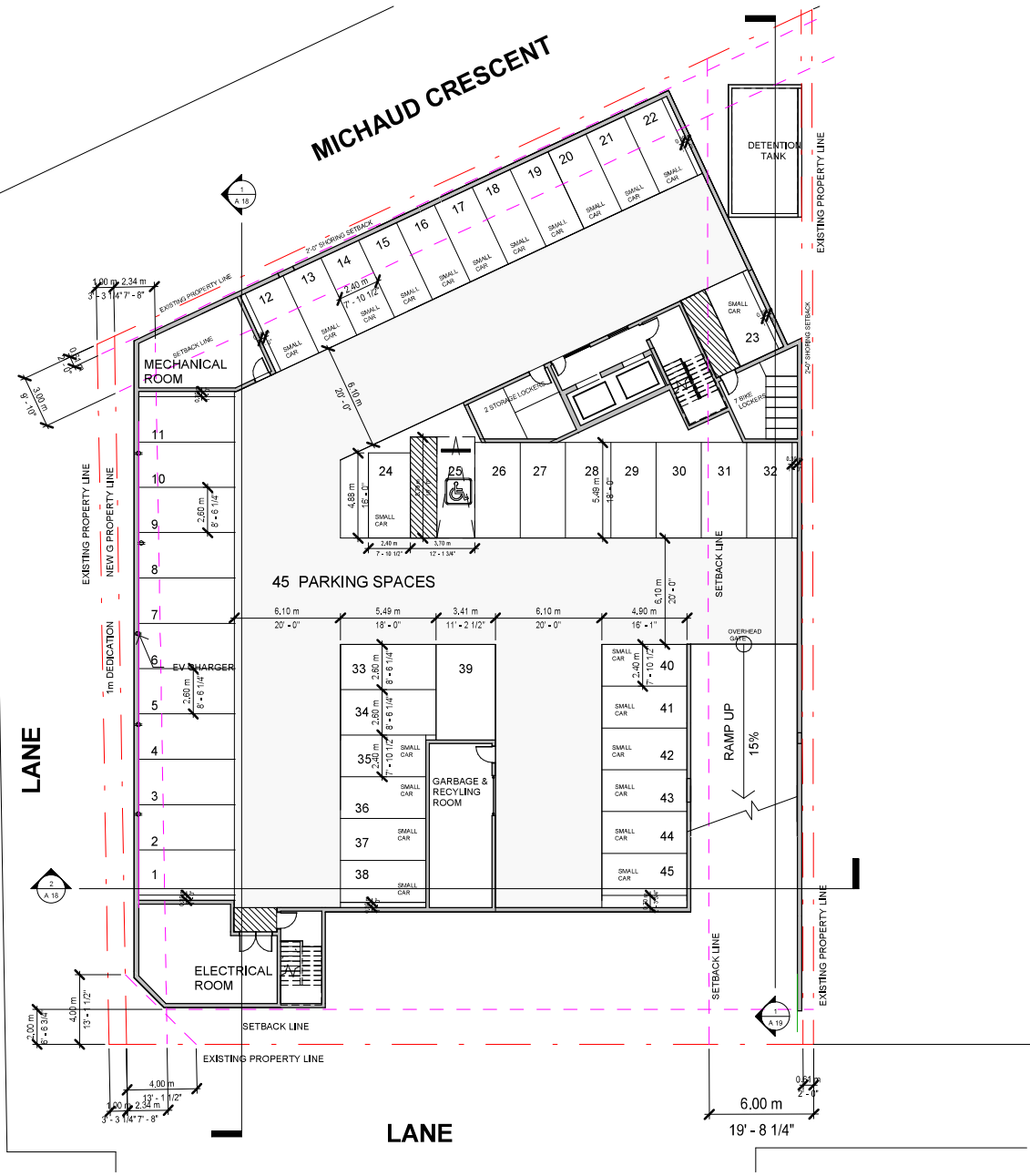
A04



① **STREETSCAPE (MICHAUD CRESCENT VIEW)**
1/64" = 1'-0"



② **STREETSCAPE (WEST LANE VIEW)**
1/64" = 1'-0"



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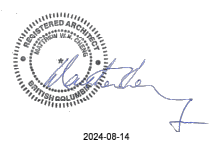
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Project Title
**20220, 20228, 20230
 MICHAUD CRESCENT
 LANGLEY, B.C.**



Sheet Title
PARKING LEVEL 1

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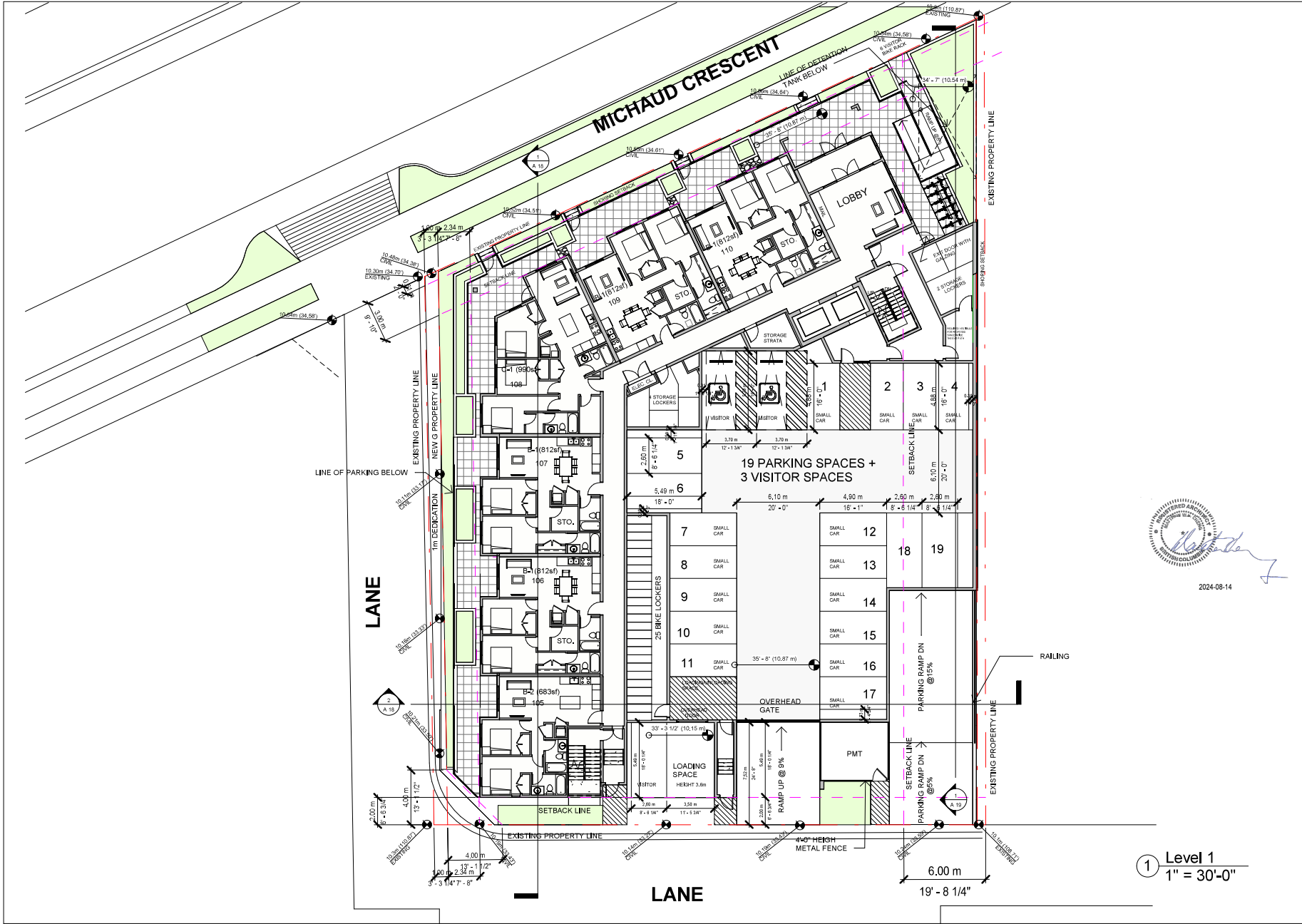
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A06

② P1
 3/64" = 1'-0"



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Project Title
20220, 20228, 20230 MICHAUD CRESCENT LANGLEY, B.C.

Sheet Title
LEVEL 1

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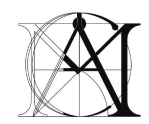
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Revision Date: Dwg. No.:

Print Date: 08/12/18

① Level 1
1" = 30'-0"

A07

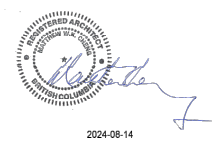


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Project Title
20220, 20228, 20230 MICHAUD CRESCENT LANGLEY, B.C.

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LEVEL 2

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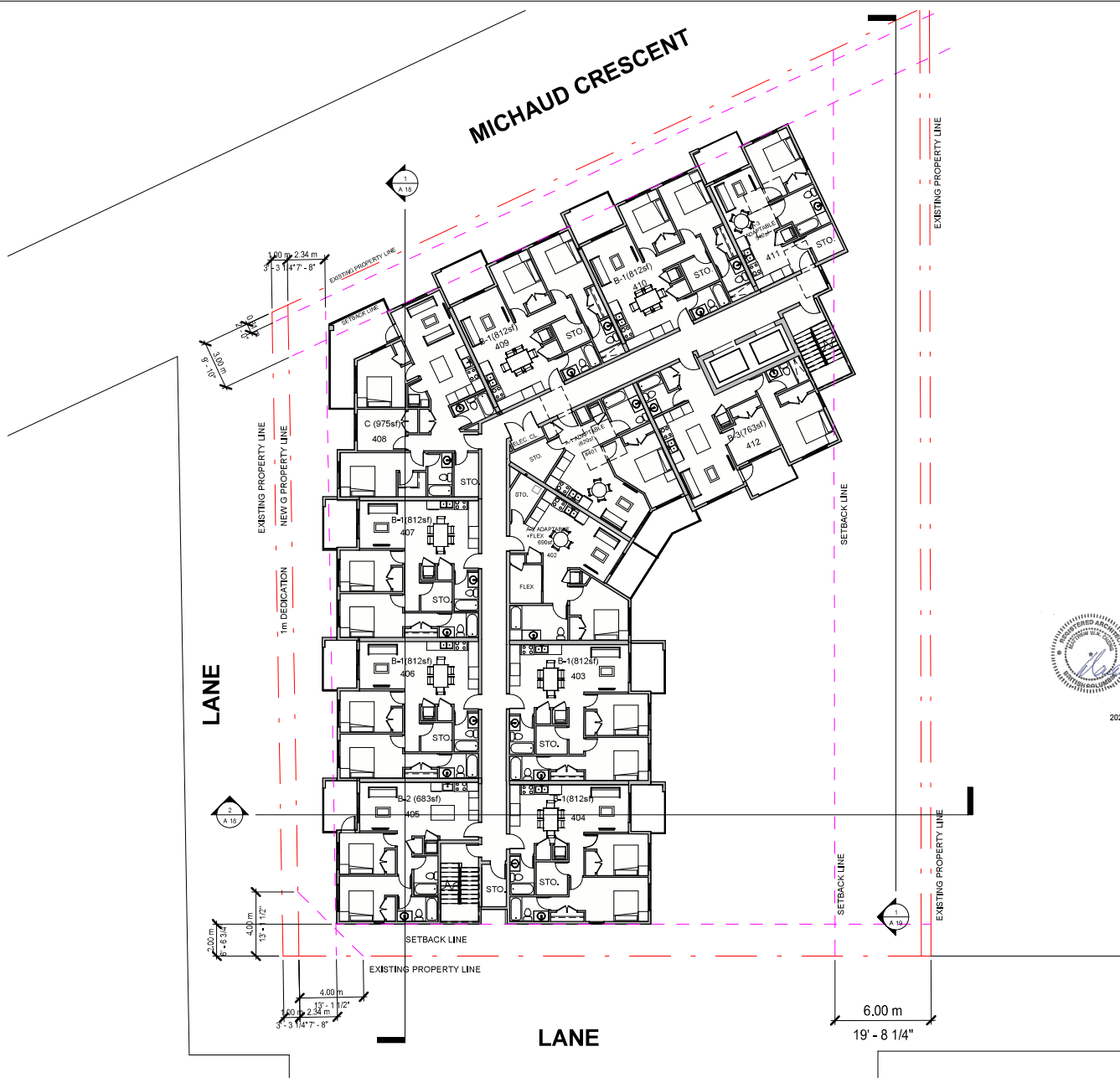
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Revision Date: Dwg. No.:

Print Date: 08/12/24

① Level 2
 3/64" = 1'-0"

A08



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Project Title
20220, 20228, 20230 MICHAUD CRESCENT LANGLEY, B.C.

Sheet Title
LEVEL 4

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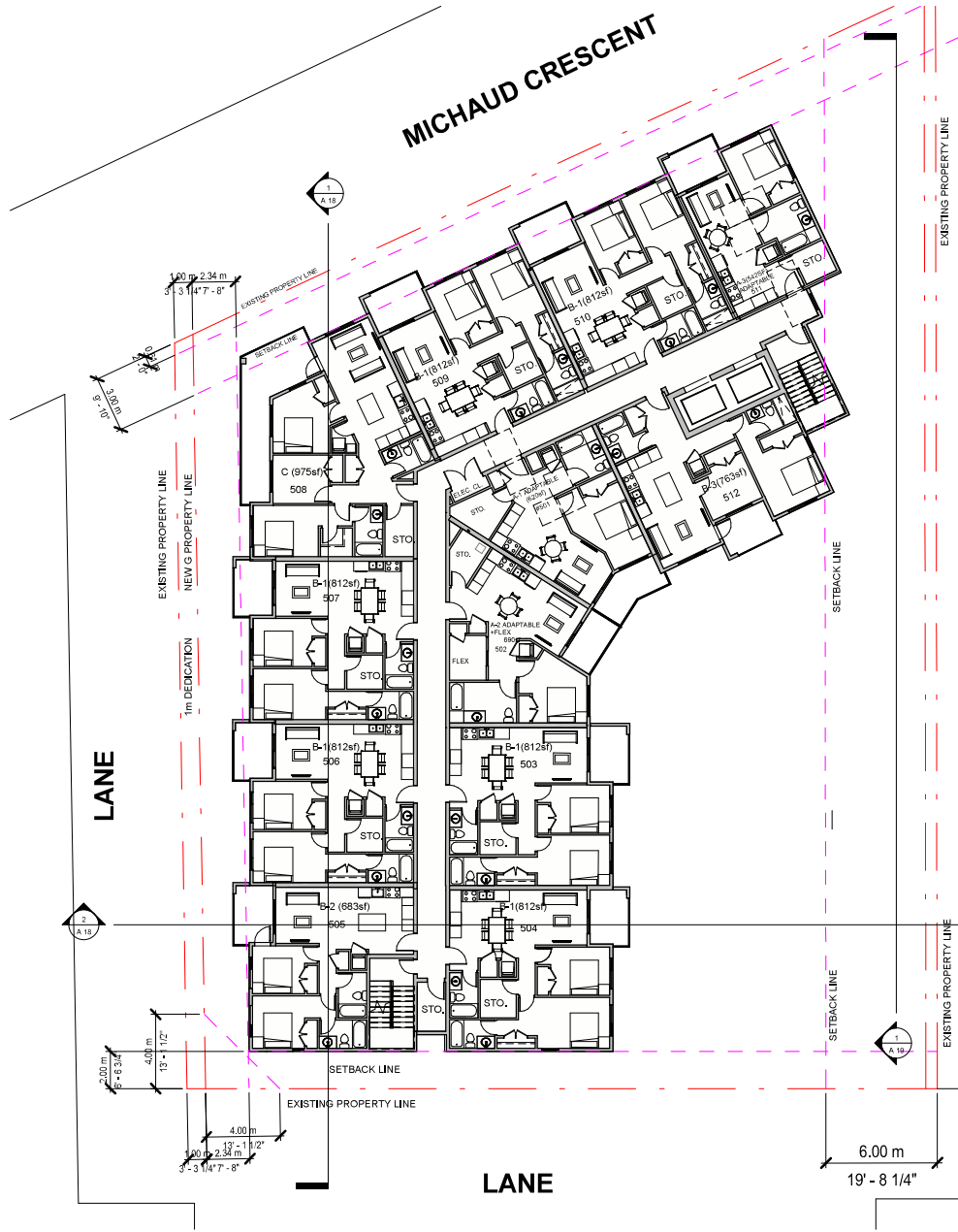
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Revision Date: Dwg. No.:

Print Date: 12/07/23

A10

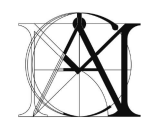


MICHAUD CRESCENT

LANE

LANE

① Level 5
3/64" = 1'-0"

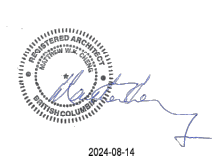


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Project Title
**20220, 20228, 20230
MICHAUD CRESCENT
LANGLEY, B.C.**

Sheet Title
LEVEL 5

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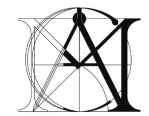
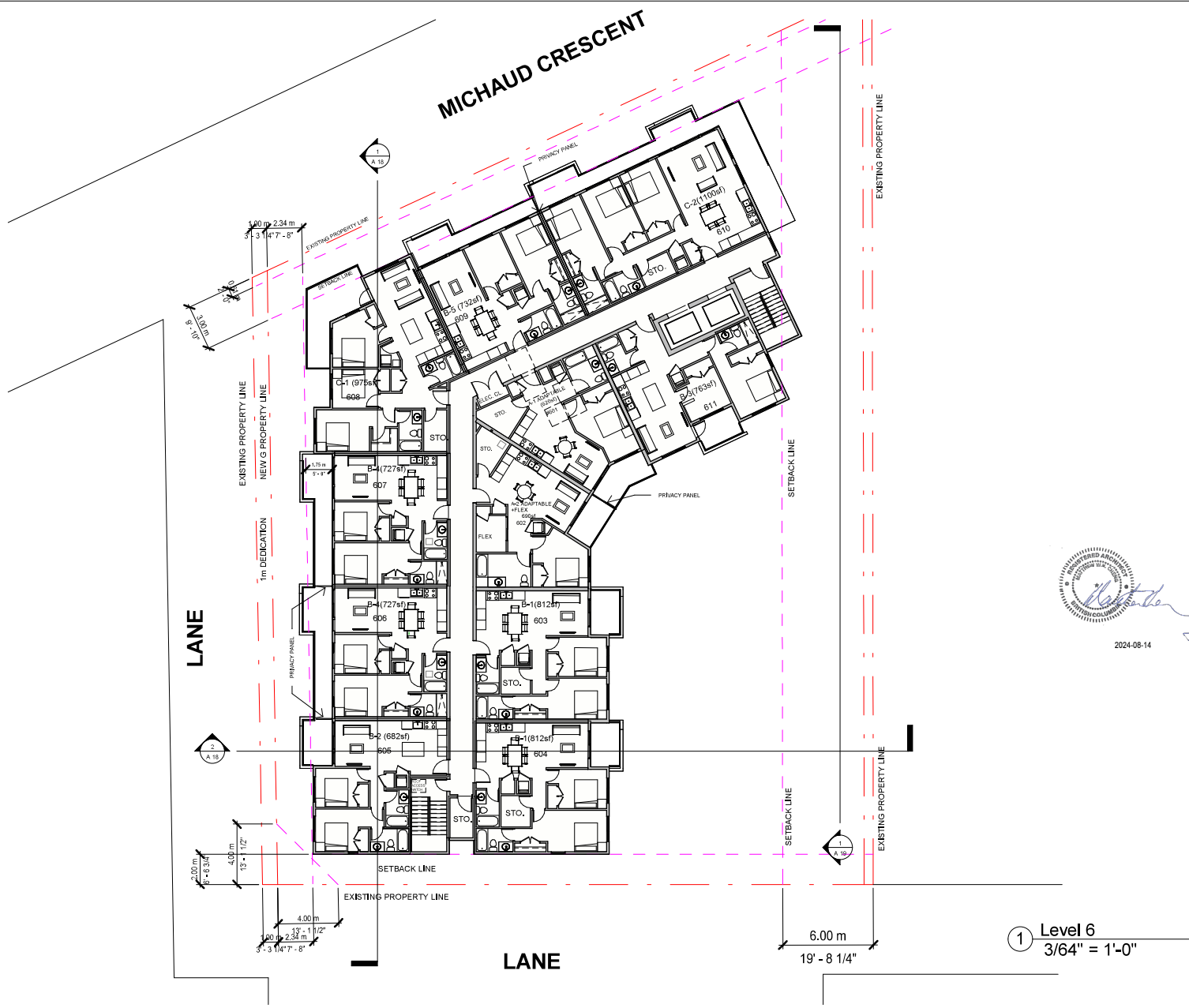
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Project Number

Revision Date: Dwg. No.:

Print Date:
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A11



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2024-08-14
Matthew Cheng

Project Title
**20220, 20228, 20230
 MICHAUD CRESCENT
 LANGLEY, B.C.**

Sheet Title
LEVEL 6

Draw: Author

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Scale: As indicated

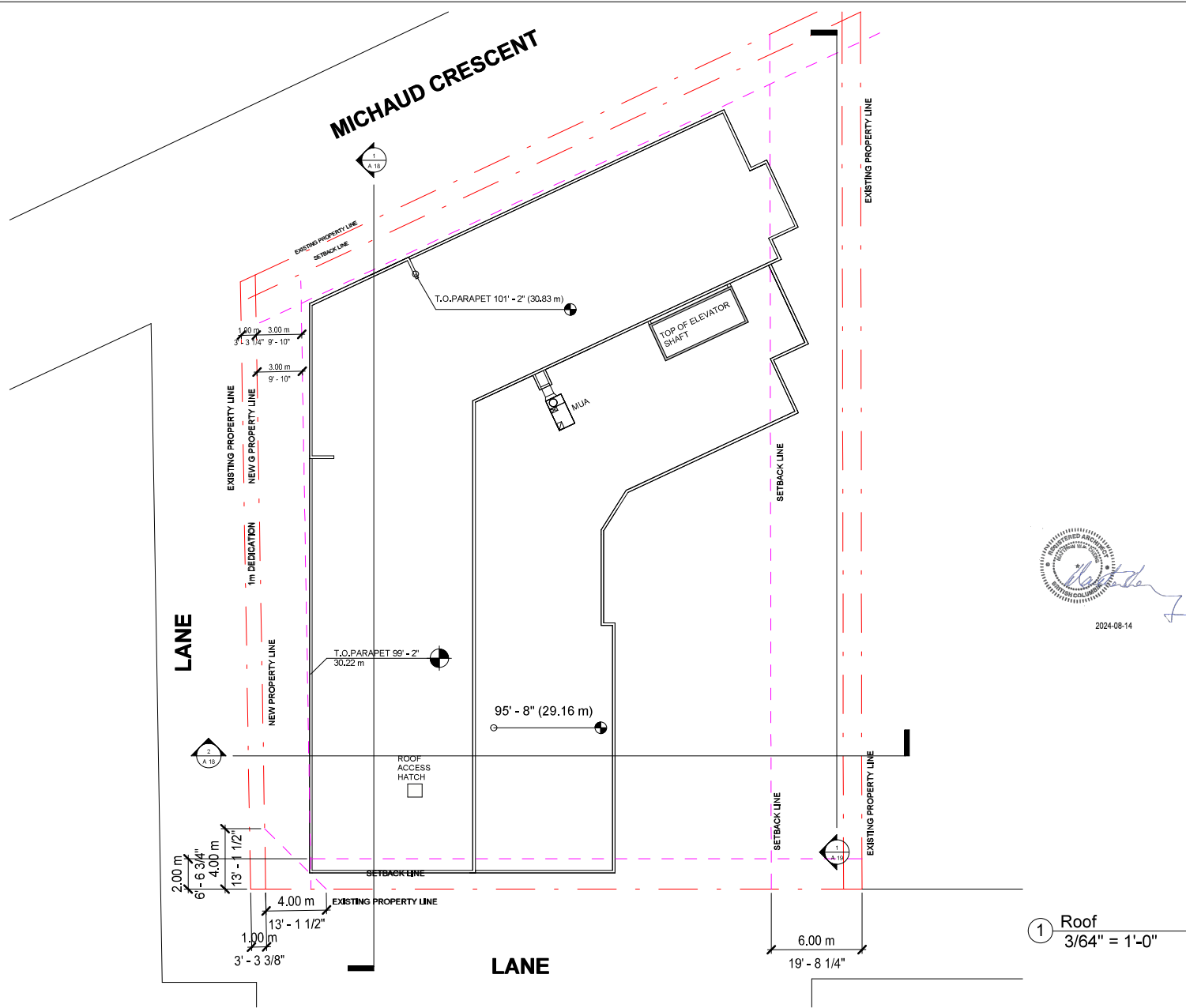
Project Number:
 Project Number

Revision Date: Dwg. No.:

Print Date:
 02/08/2024

① **Level 6**
 3/64" = 1'-0"

A12



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Project Title
20220, 20228, 20230 MICHAUD CRESCENT LANGLEY, B.C.

Sheet Title
ROOF PLAN

Draw: Author

Checked: Checker

Scale: As indicated

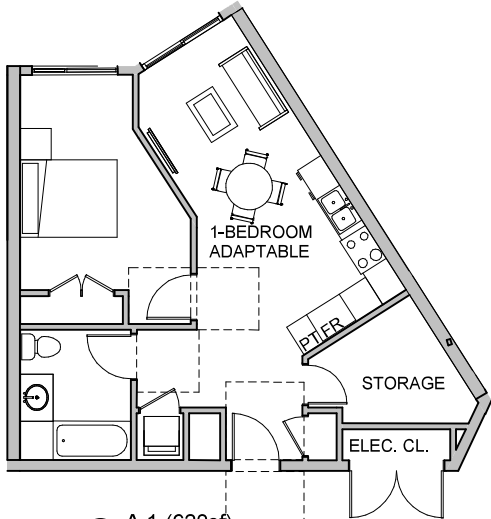
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Revision Date: Dwg. No.:

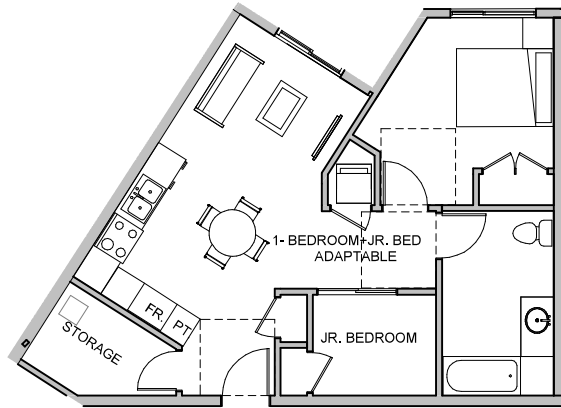
Print Date:
 12/01/23

1 Roof
 3/64" = 1'-0"

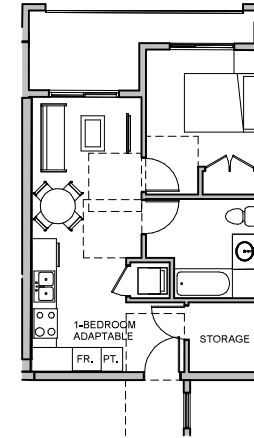
A13



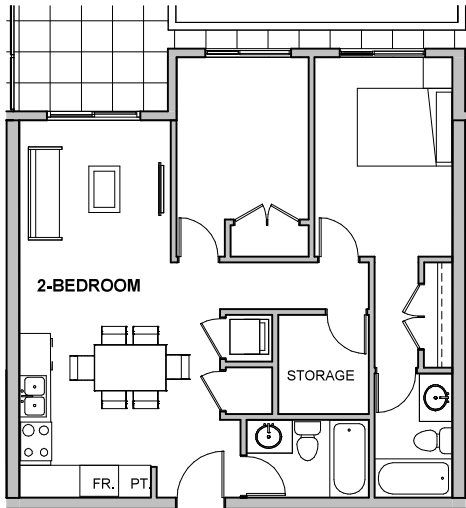
① A 1-(620sf)
1/8" = 1'-0"



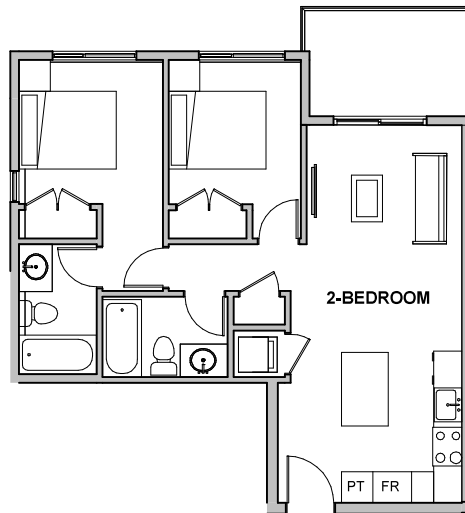
② A 2- Adaptable Unit (692sf)
1/8" = 1'-0"



③ A3 (550sf)
3/32" = 1'-0"



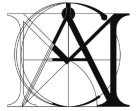
④ B1 (812 sf)
1/8" = 1'-0"



⑤ B 2 (683SF)
1/8" = 1'-0"



⑥ B3 (763sf)
3/32" = 1'-0"



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No.	Date	Revision
2	08-15-2024	Reissued for GP



2024-08-14

Project Title
**20220, 20228, 20230
MICHAUD CRESCENT
LANGLEY, B.C.**

Sheet Title
**UNIT TYPES
A & B Units**

Drawn: Author

Checked: Checker

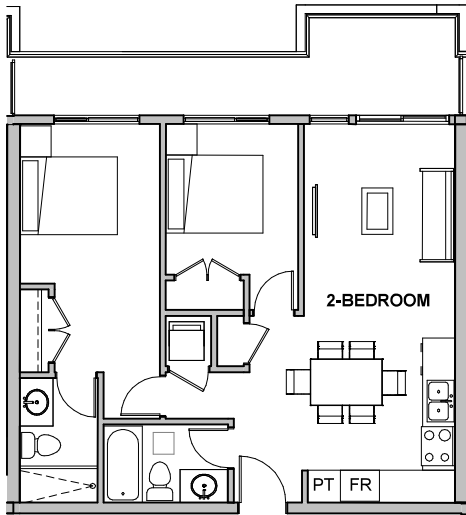
Scale: As indicated

Project Number:
Project Number

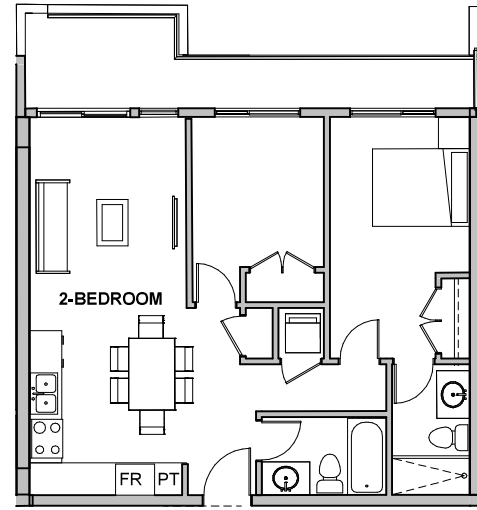
Revision Date: Dwg. No.:

Print Date:
12/07/23

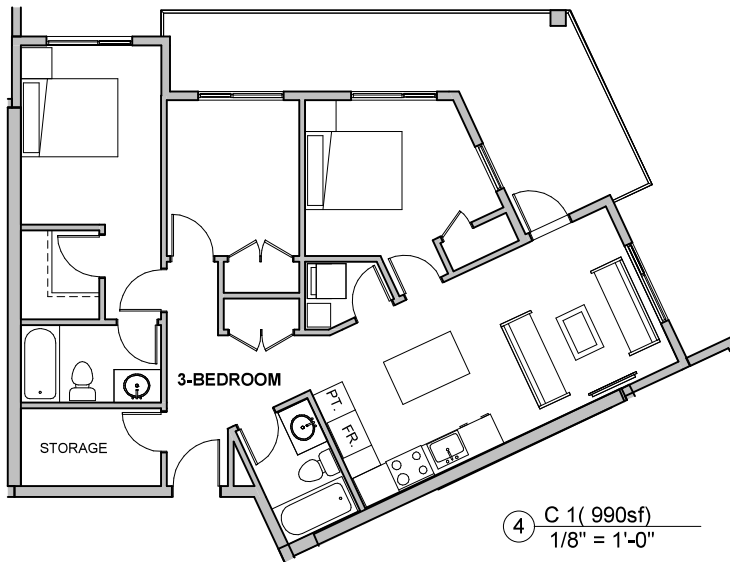
A14



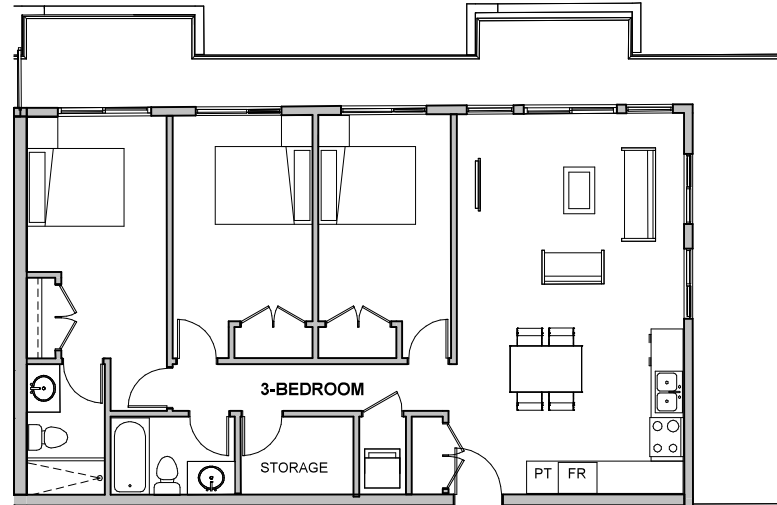
① B 4 (727sf)
1/8" = 1'-0"



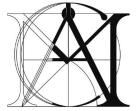
③ B 5 (732sf)
1/8" = 1'-0"



④ C 1 (990sf)
1/8" = 1'-0"



⑤ C 2 (1017sf)
1/8" = 1'-0"



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Project Title
**20220, 20228, 20230
MICHAUD CRESCENT
LANGLEY, B.C.**

Sheet Title
**UNIT TYPES
B & C Types**

Drawn: Author

Checked: Checker

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

Project Number:
Project Number

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12/07/23

A15



① West Elevation
3/64" = 1'-0"



② South Elevation
3/64" = 1'-0"

MATERIAL FINISH LEGEND:

- A WHITE COLOR SIDING FIBER CEMENT
- B WHITE COLOR FIBER CEMENT BOARD
- C LIGHT GREY SIDING FIBER CEMENT
- D DARK BROWN BRICK
- E GREY COLOR, FIBER CEMENT BOARD & FACIA
- F GREY COLOR PAINTED CONCRETE WALL
- G BLACK COLOR WINDOW & RAILING FRAME
- H WOOD GRAIN COLOR METAL LONG BOARD SIDING/SOFFIT
- K ETHNIC BROWN PAINTED FIBER CEMENT BOARD



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2	08-15-2024	Revised for GP



2024-08-14

Project Title
**20220, 20228, 20230
MICAUD CRESCENT
LANGLEY, B.C.**

Sheet Title
**WEST & SOUTH
ELEVATION**

Drawn: Author

Checked: Checker

Scale: As indicated

Project Number:
Project Number

Revision Date: Dwg. No.:

Print Date:
08/15/2024

A16



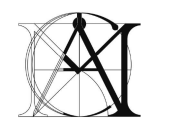
① North Elevation
3/64" = 1'-0"



② East Elevation
3/64" = 1'-0"

MATERIAL FINISH LEGEND:

- A WHITE COLOR SIDING FIBER CEMENT
- B WHITE COLOR FIBER CEMENT BOARD
- C LIGHT GREY SIDING FIBER CEMENT
- D DARK BROWN BRICK
- E GREY COLOR, FIBER CEMENT BOARD & FACIA
- F GREY COLOR PAINTED CONCRETE WALL
- G BLACK COLOR WINDOW & RAILING FRAME
- H WOOD GRAIN COLOR METAL LONG BOARD SIDING/SOFFIT
- K ETHNIC BROWN PAINTED FIBER CEMENT BOARD

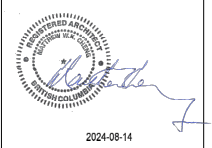


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Project Title
**20220, 20228, 20230
MCHAUD CRESCENT
LANGLEY, B.C.**

Sheet No.
**NORHT & EAST
ELEVATION**

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Scale: As indicated

Project Number:
Project Number

Revision Date: Dwg. No.:

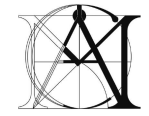
Print Date: 08/15/2024 **A 17**



① Section 4
3/64" = 1'-0"



② Section 2
3/64" = 1'-0"



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2024-08-14

Project Title
**20220, 20228, 20230
MICAUD CRESCENT
LANGLEY, B.C.**

Sheet Title
SECTIONS

Draw: Author

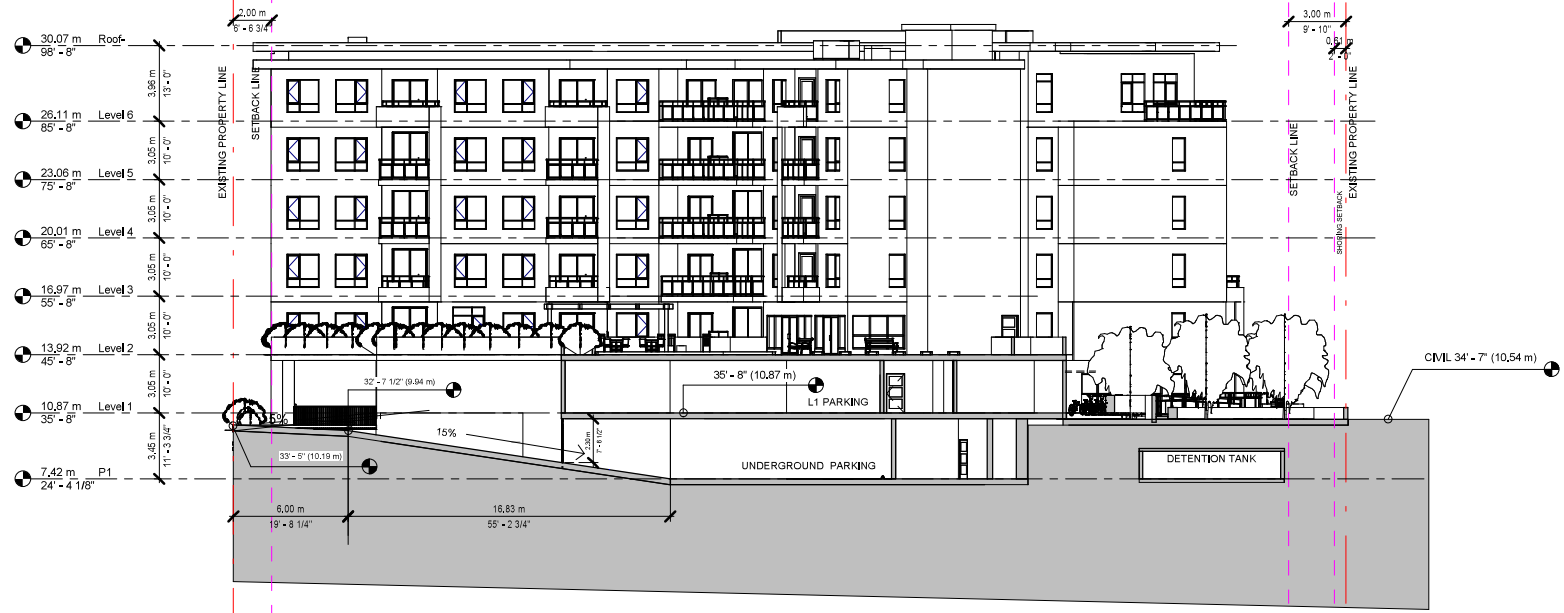
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Scale: 3/64" = 1'-0"

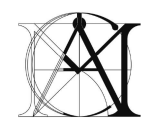
Project Number: Project Number

Revision Date: Dwg. No.:

Print Date: 11/15/23



① Section 1
3/64" = 1'-0"

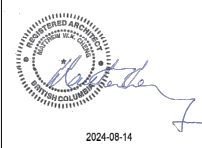


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Project Title
**20220, 20228, 20230
MICAUD CRESCENT
LANGLEY, B.C.**

Sheet Title
SECTIONS

Drawn: **Author**

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Scale: **3/64" = 1'-0"**

Project Number:
Project Number

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Print Date:
11/15/23