

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

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

PROPOSED 6-STOREY APARTMENT

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

LOT COVERAGE 48%

INDOOR AMENITY AREA 74.32m² (800sf) AVERAGE GRADE 10.25m

OUTDOOR AMENITY AREA 402m² (4336sf) BUILDING HEIGHT 19.28m



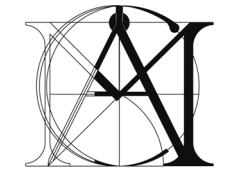
① NORTH-WEST VIEW

BUILDING AREA:		UNIT TYPES	
LEVEL 1	783.91m ² (9530sf)	1-BED	22
LEVEL 2	946.31m ² (10311sf)	2-BED	40
LEVEL 3	946.31m ² (10311sf)	3-BED	7
LEVEL 4	946.31m ² (10311sf)	TOTAL	69
LEVEL 5	946.31m ² (10311sf)	ADAPTABLE UNITS 69X20%=14 (PROVIDED 15 ADAPTABLE UNITS)	
LEVEL 6	909.52m ² (9895sf)	TWO RENTAL UNITS REQUIRED UNITS 101 & 201 ASSIGNED AS RENTAL	
TOTAL	5636.33m ² (60669sf)	NUMBER OF UNITS PER HECTARE 345	
NET FAR	5636.33/1979.26= 2.84		
GROSS FAR	5636.33/2027.68= 2.78		

PARKING SPACE CALCULATION			BIKE SPACE CALCULATION			
	REQUIRED	PROVIDED		REQUIRED	PROVIDED	
1-BED	22X1=22		BIKE SPACE CALCULATION	69X0.5=35	44	
2-BED	40X1.25=50			VERTICAL BIKE SPACE	35x40%=14	13
3-BED	7X1.45=10			VISITOR BIKE ON GRADE	6	6
VISITOR	73X0.15=10	12				
TOTAL	92	98				
SMALL CAR	99X60%=59	58				
ACCESSIBLE STALLS	99X5%=5	5				
LOADING SPACE	1	1				
LEVEL II EV CHARGES	10% (10)	10%(10)				

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MATTHEW CHENG ARCHITECT INC.

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No.	Date	Revision

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

Sheet Title
PROJECT DATA

Drawn: Author

Checked: Checker

Scale:

Project Number:
Project Number

Revision Date: Dwg. No.:

Print Date:
08/24/23

A00



① VIEW TO NORTH -EAST



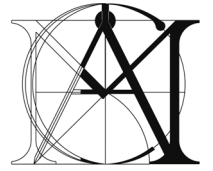
⑤ VIEW TO NORTH-WEST



② VIEW TO SOUTH-EAST



④ VIEW TO SOUTH-WEST



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No.	Date	Revision

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

Sheet Title
3-D VIEWS

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Project Number:
Project Number

Revision Date: Dwg. No.:

Print Date: 11/16/23 **A01**



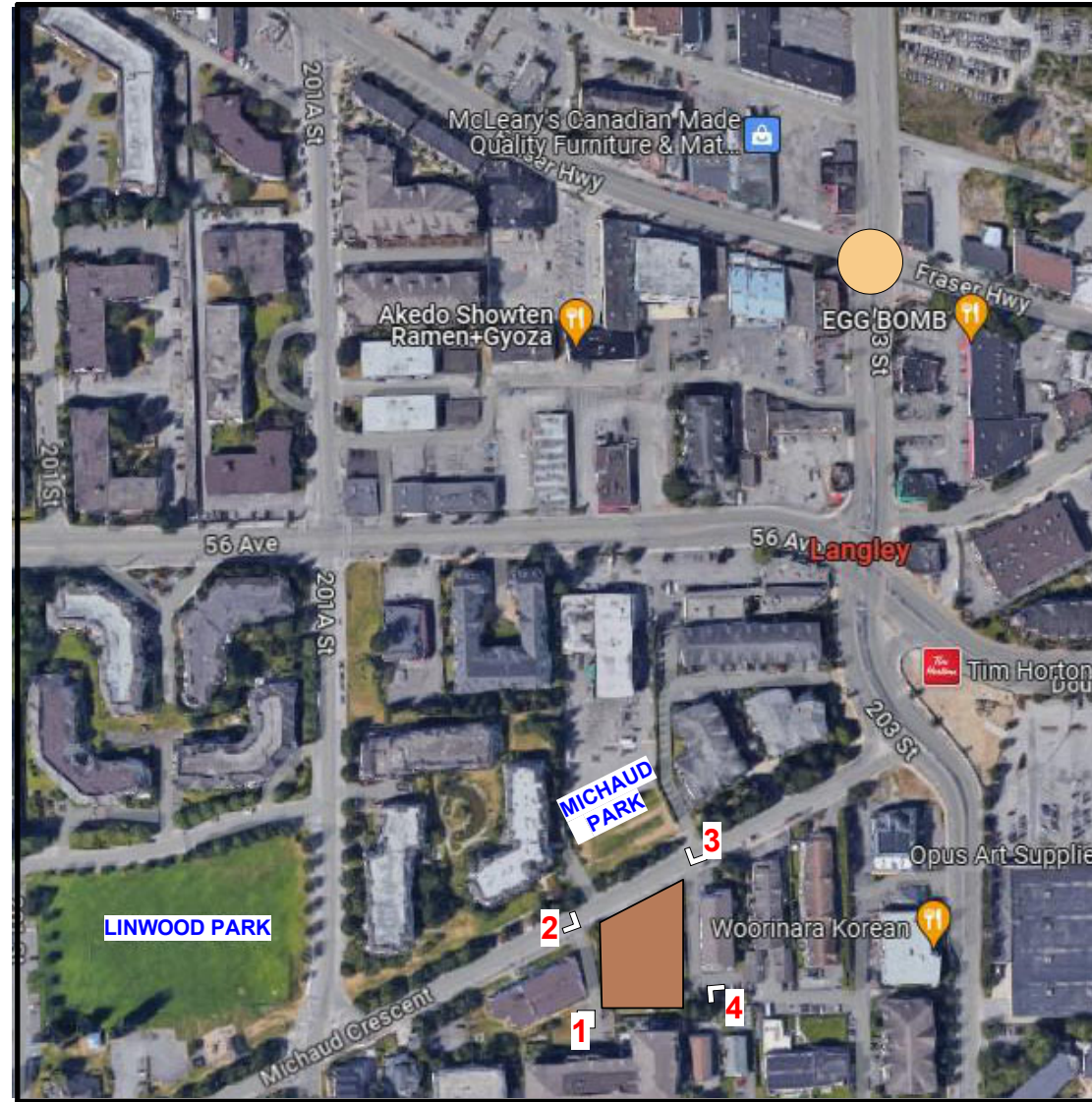
2-NORTH-WEST VIEW



2-NORTH-EAST VIEW



4-SOUTH-EAST VIEW

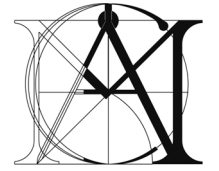


1-SOUTH-WEST VIEW

SUBJECT SITE



FUTURE SKY TRAIN STATION



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No.	Date	Revision

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

Sheet Title
CONTEXT PLAN

Drawn: Author

Checked: Checker

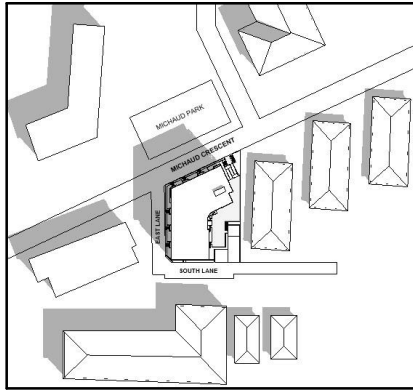
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Project Number

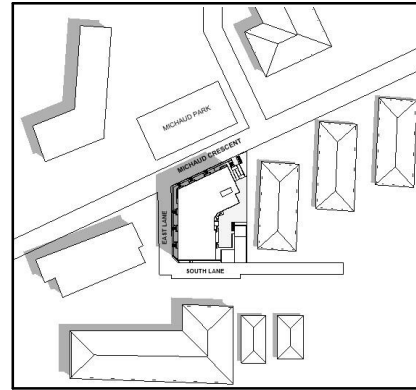
Revision Date: Dwg. No.:

Print Date:
12/01/23

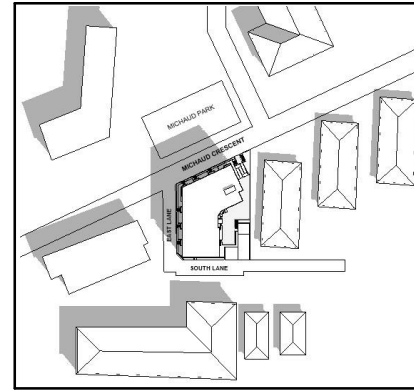
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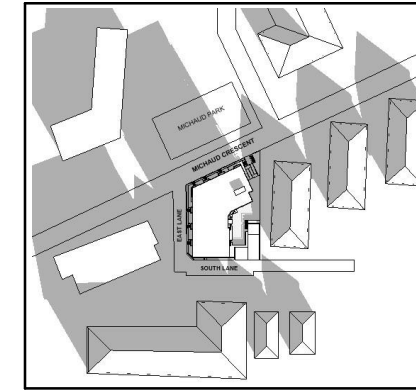
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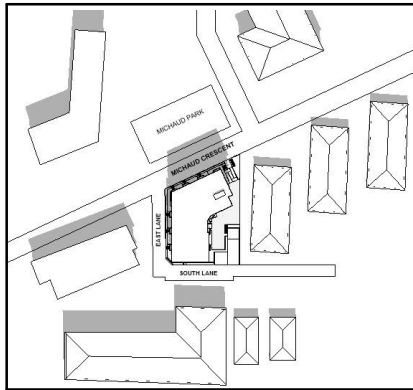
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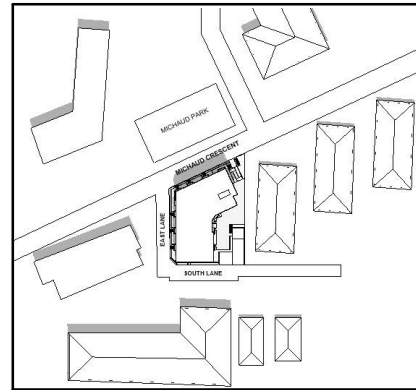
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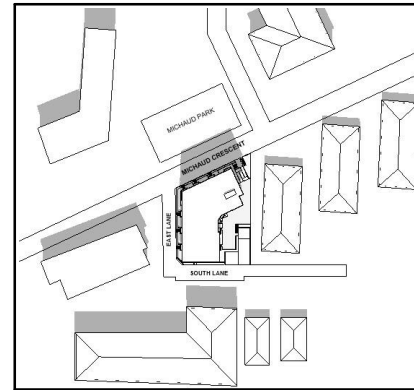
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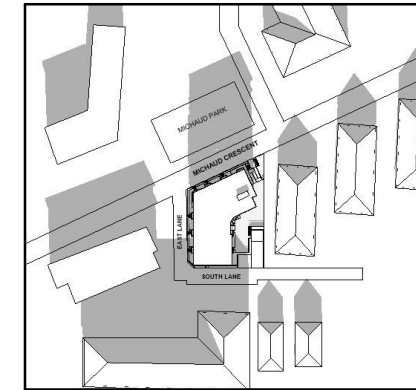
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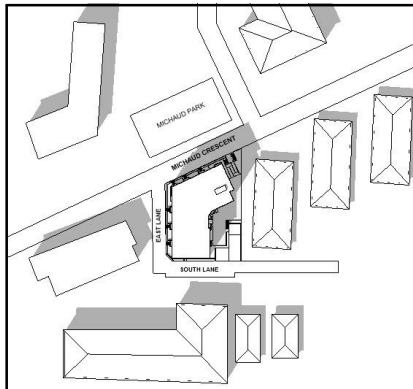
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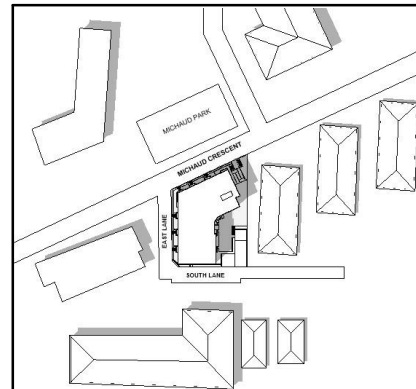
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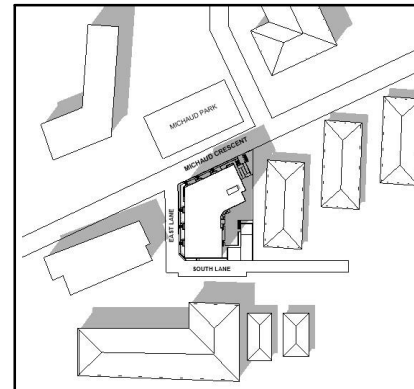
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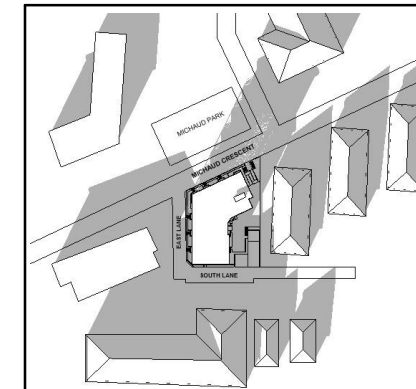
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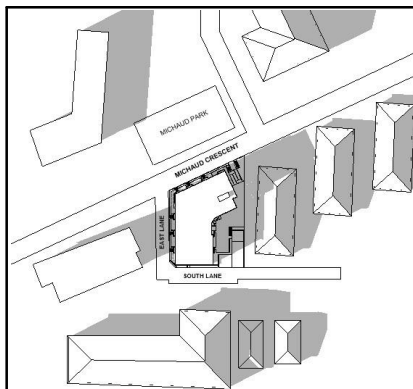
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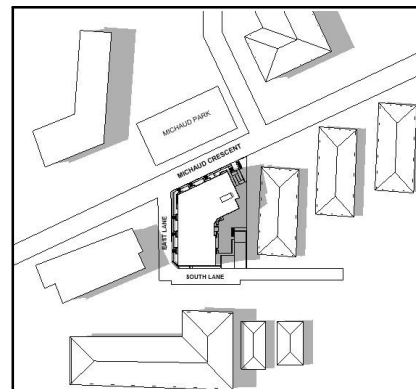
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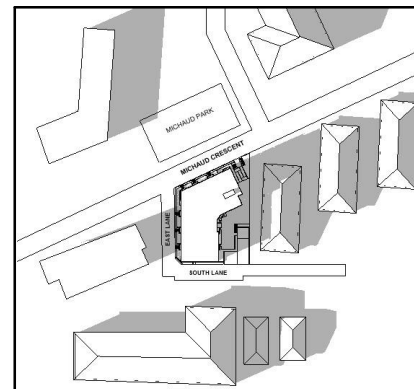
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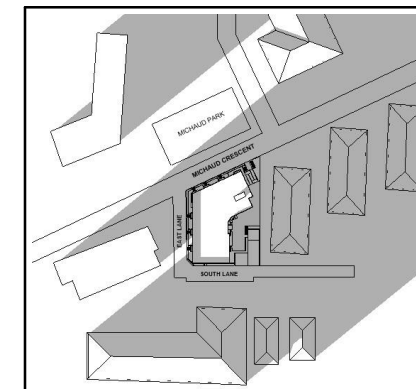
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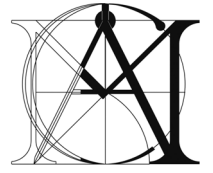
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SEPTEMBER 21, 4pm



ECEMBER 21, 4pm

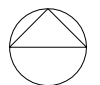


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No.	Date	Revision



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

Sheet Title
SHADOW STUDY

Drawn: Author

Checked: Checker

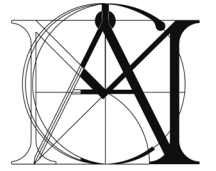
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Project Number

Revision Date: Dwg. No.:

Print Date:
12/01/23

A03



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

Sheet Title
**STREETSCAPE
VIEWS**

Drawn: Author

Checked: Checker

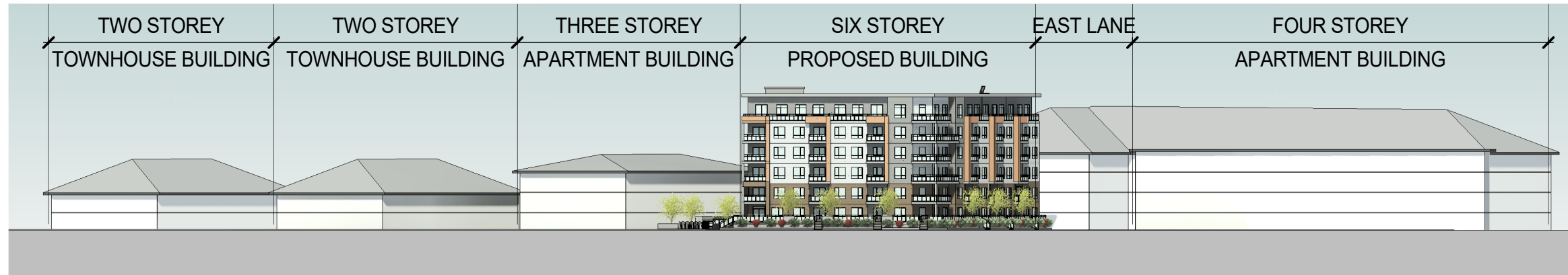
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Project Number

Revision Date: Dwg. No.:

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12/01/23

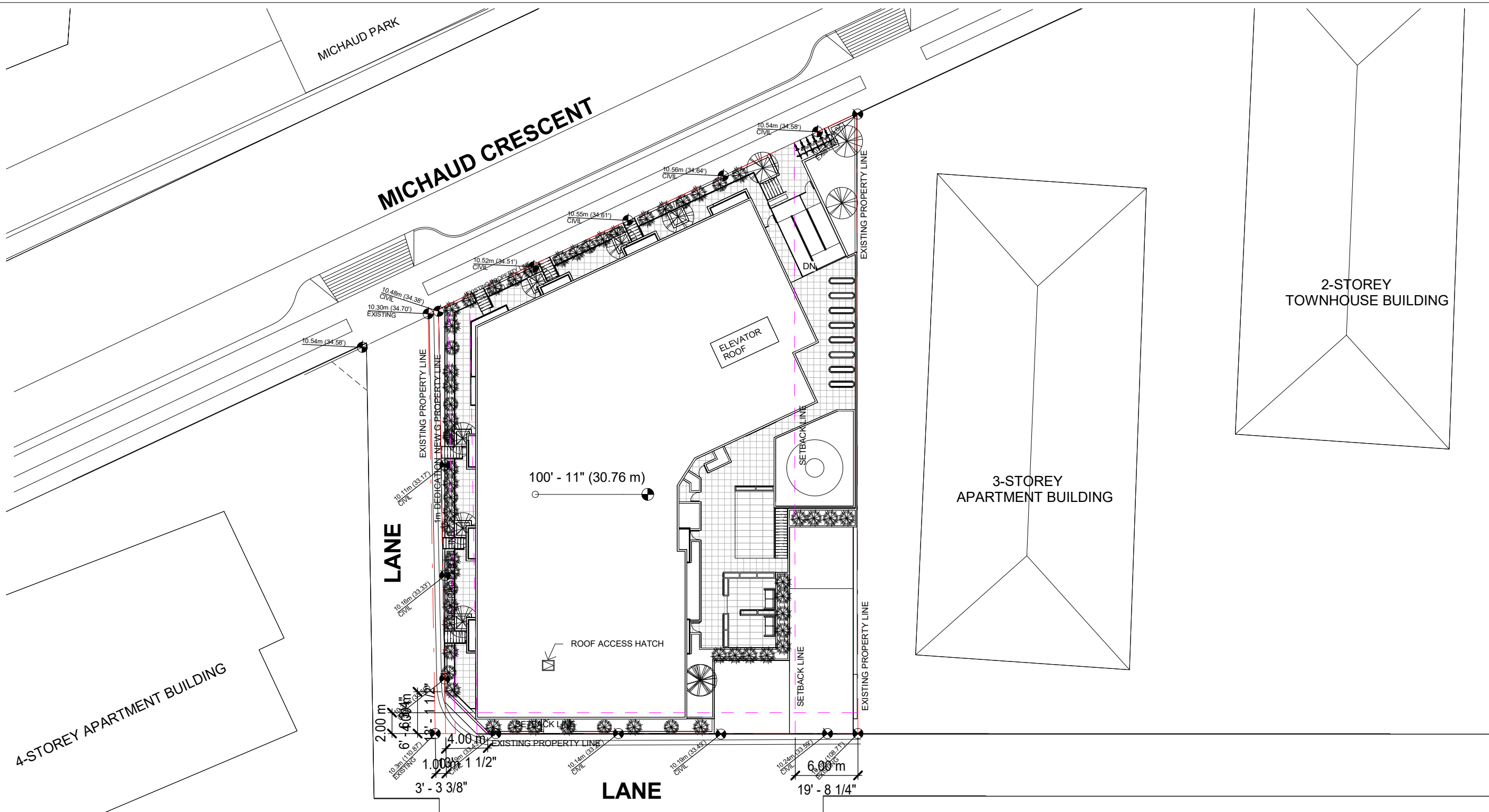
A04



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



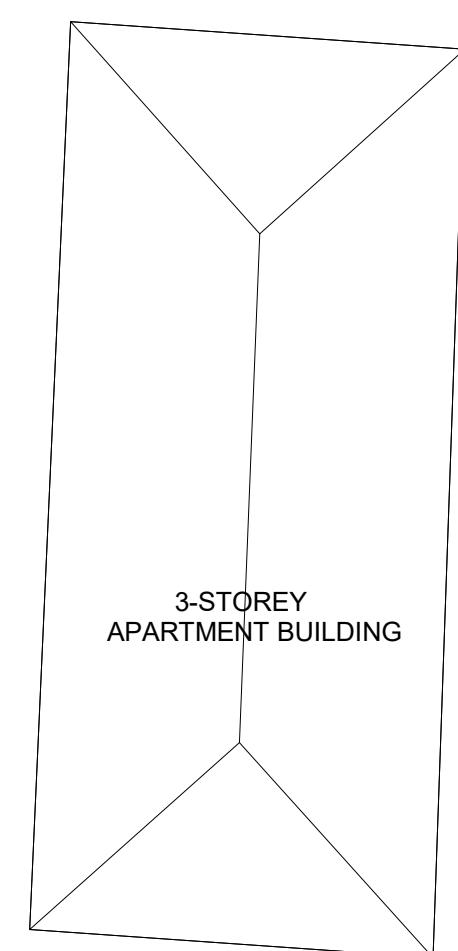
② **STREETSCAPE (WEST LANE VIEW)**
1/64" = 1'-0"



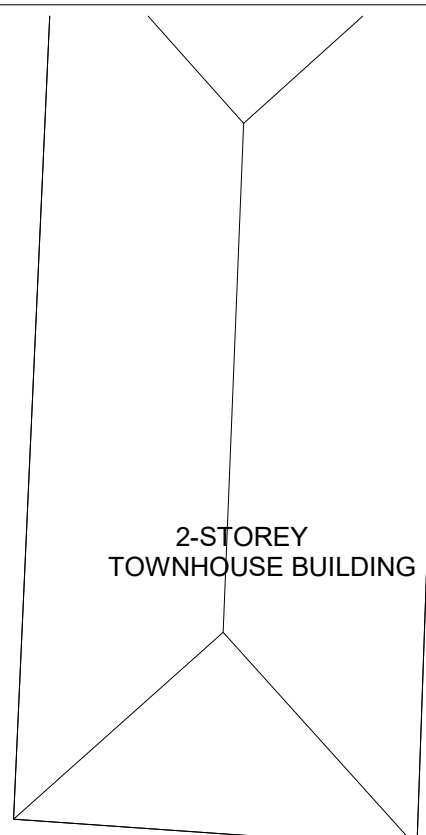
4-STOREY APARTMENT BUILDING

LANE

LANE

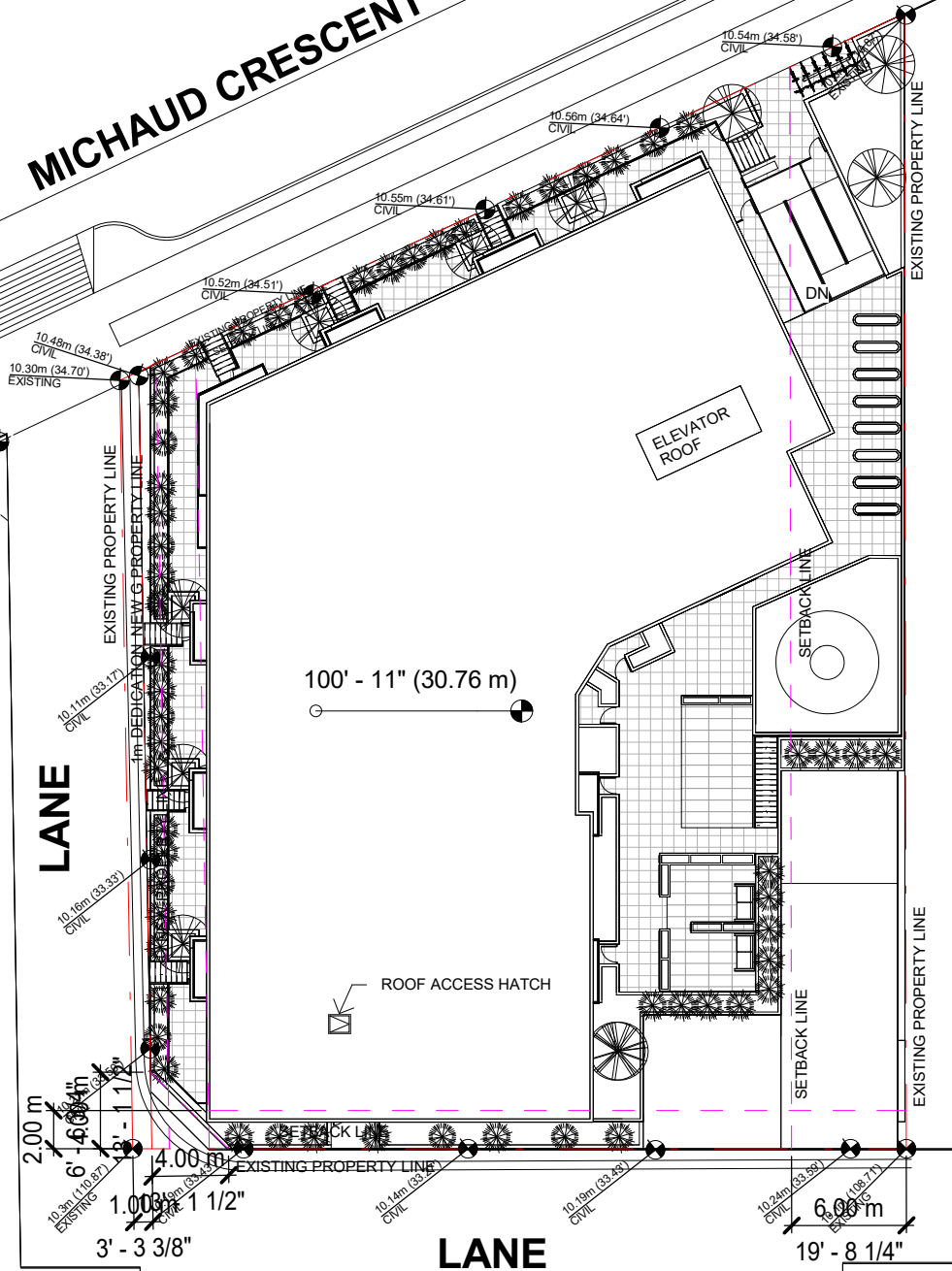


3-STOREY APARTMENT BUILDING



2-STOREY TOWNHOUSE BUILDING

MICHAUD PARK
MICHAUD CRESCENT



100' - 11" (30.76 m)

ROOF ACCESS HATCH

ELEVATOR ROOF

AVERAGE GRADE: $(10.3+10.3+10.3+10.1)/4=10.25m$
 BUILDING HEIGHT:
 $30.76-10.25=19.28m$

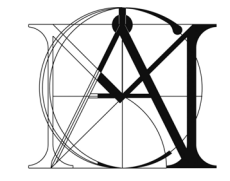


4-STOREY APARTMENT BUILDING

2-STOREY SINGLE FAMILY BUILDING

2-STOREY SINGLE FAMILY BUILDING

1 Site
 $1/32" = 1'-0"$

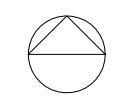


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No.	Date	Revision



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

Sheet Title
 SITE PLAN

Drawn: Author

Checked: Checker

Scale: As indicated

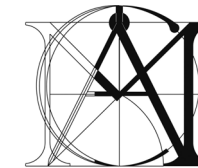
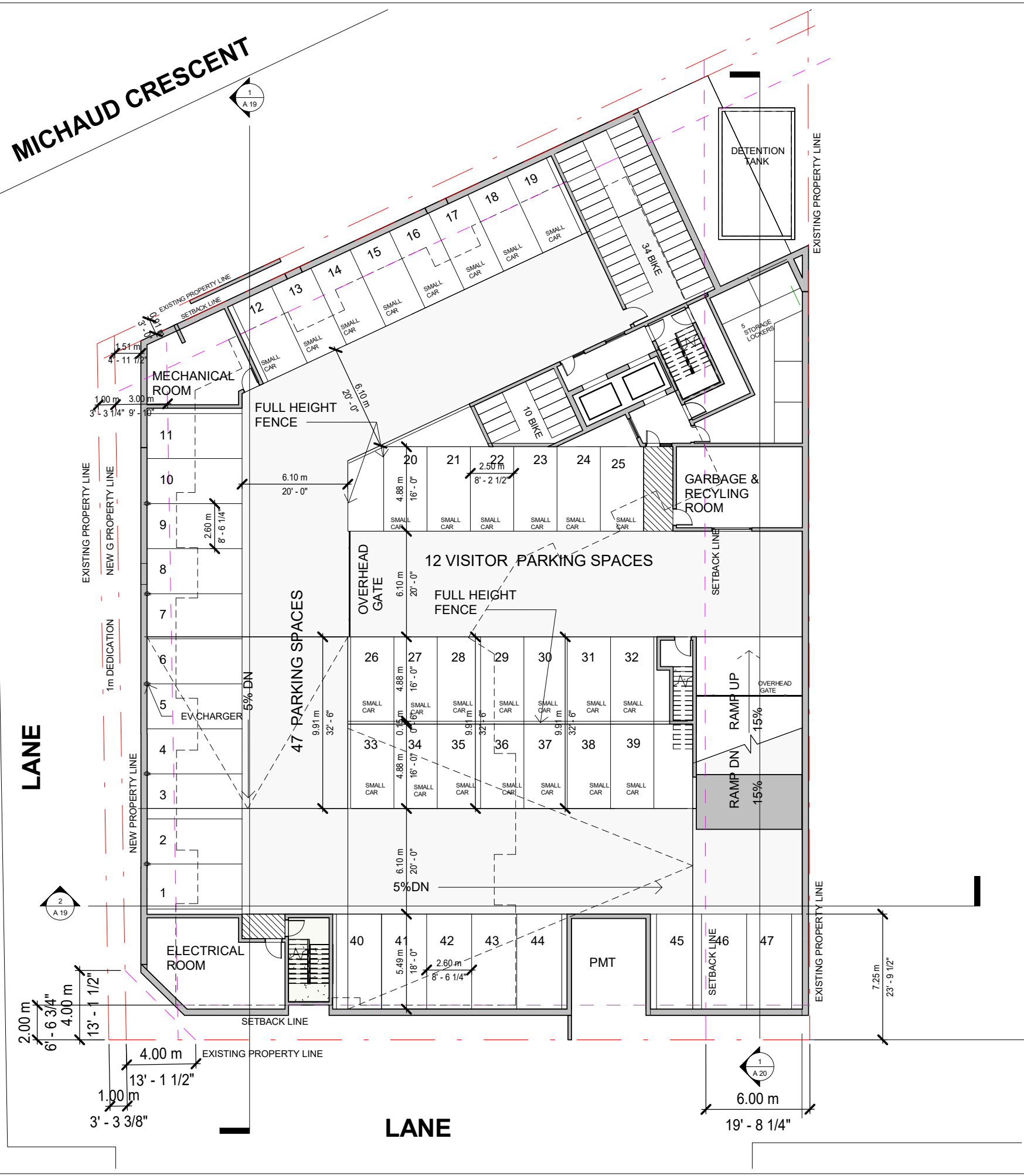
Project Number:
 Project Number

Revision Date: Dwg. No.:

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A05

MICHAUD CRESCENT



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No.	Date	Revision



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

Sheet Title
PARKING LEVEL 1

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Scale: As indicated

Project Number:
Project Number

Revision Date: Dwg. No.:

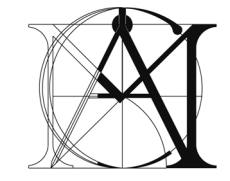
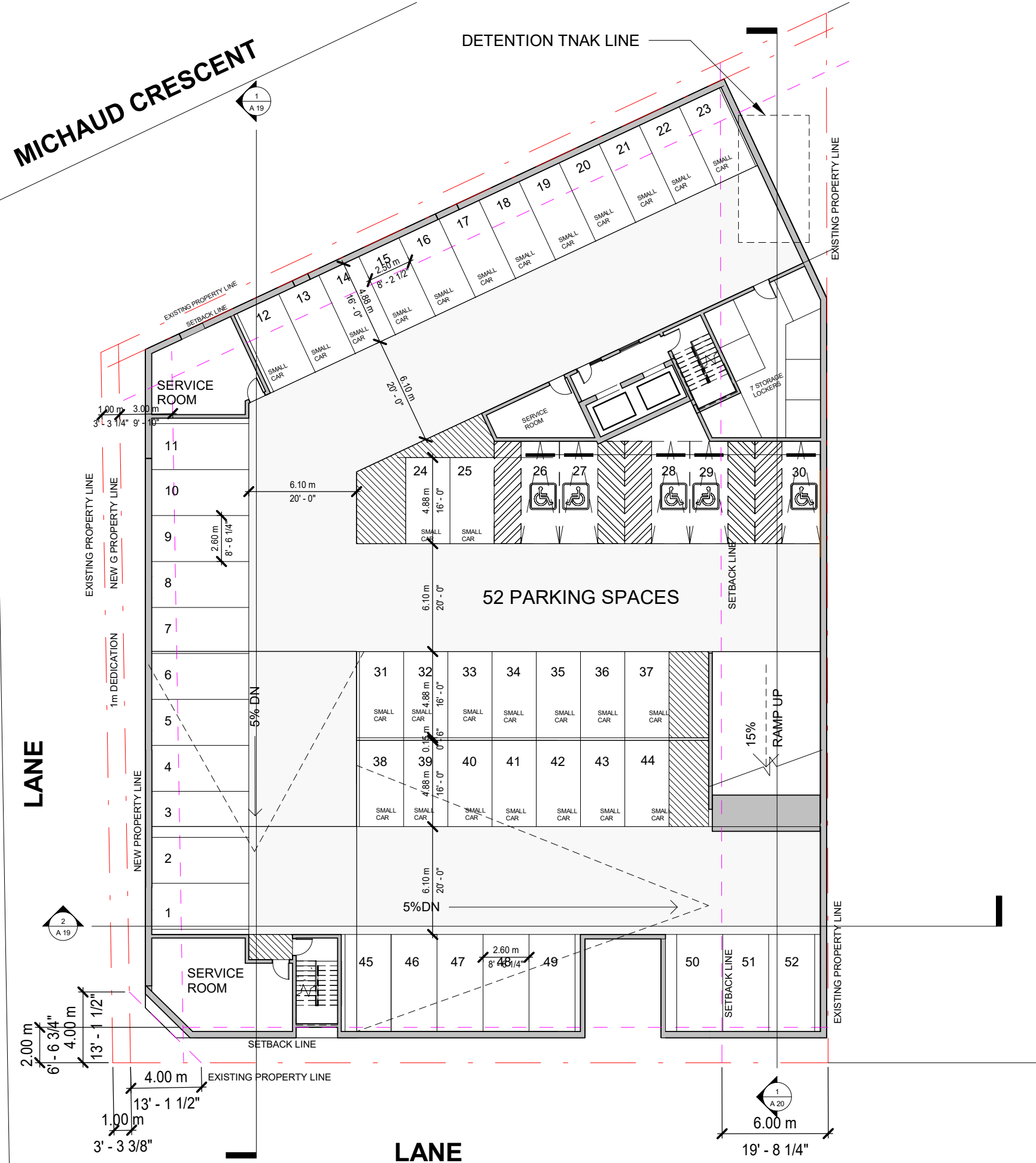
Print Date:
03/15/19

A06

② P1
3/64" = 1'-0"

MICHAUD CRESCENT

DETENTION TNAK LINE

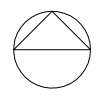


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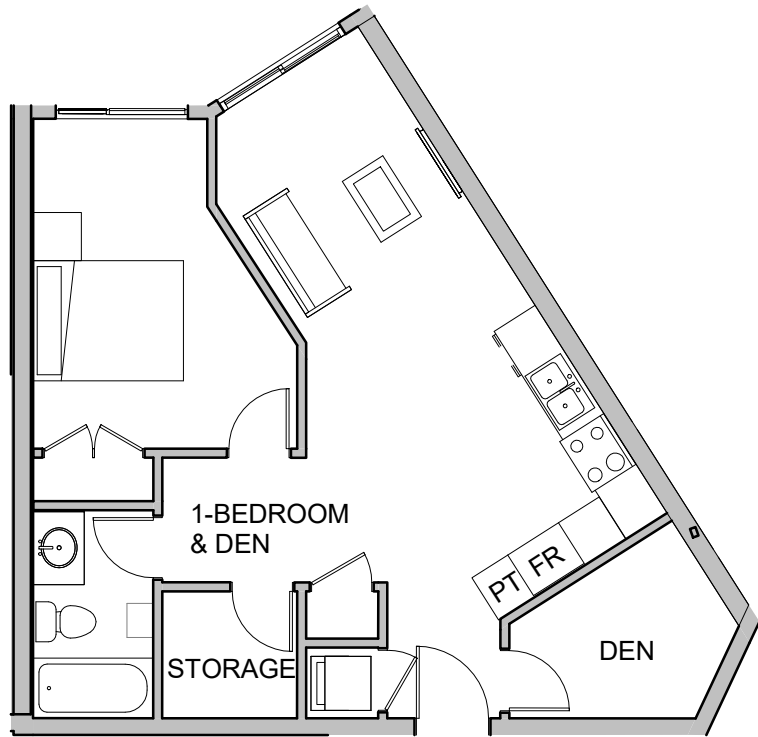
Project Title
20220, 20228, 20230 MICHAUD CRESCENT LANGLEY, B.C.

Sheet Title
PARKING LEVEL 2

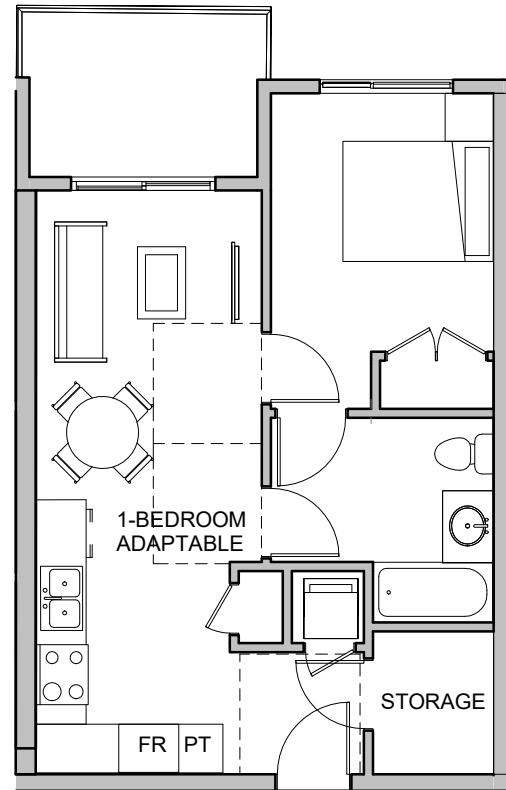
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Checked: Checker
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Project Number: Project Number
Revision Date: Dwg. No.:
Print Date: 03/15/19

① P2
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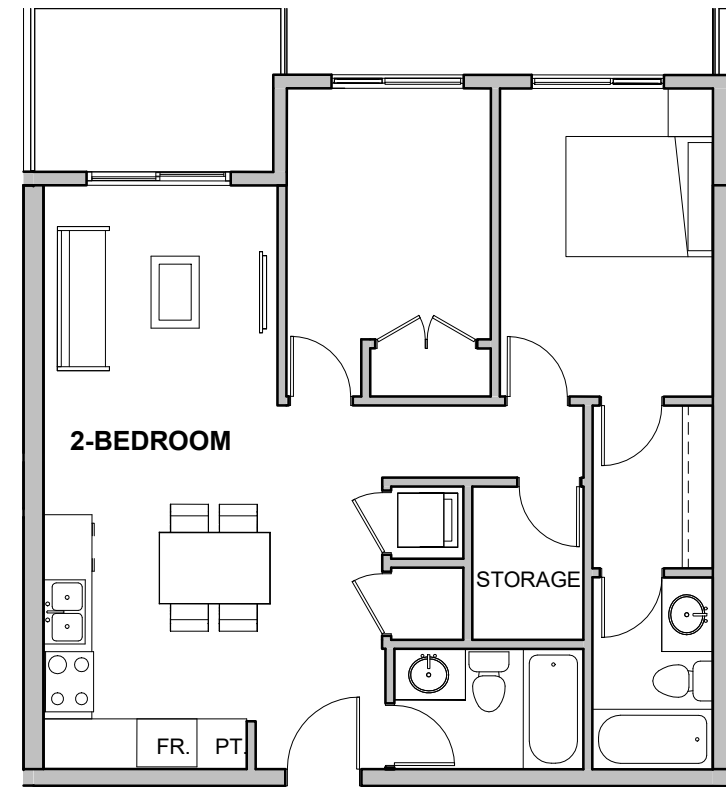
A07



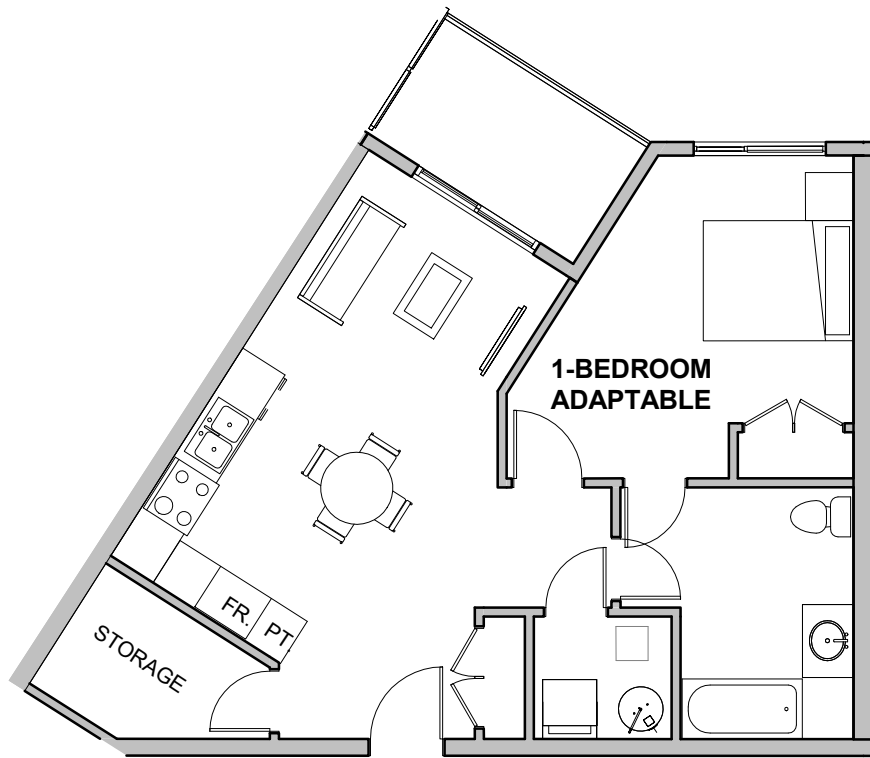
① A 1-(546sf)
1/8" = 1'-0"



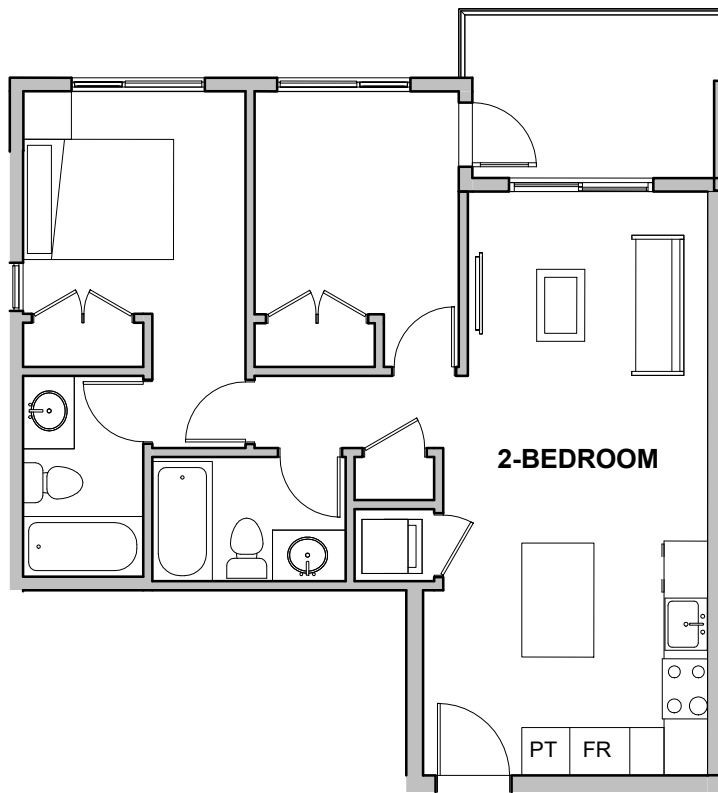
③ A 3 - Adaptable Unit (542sf)
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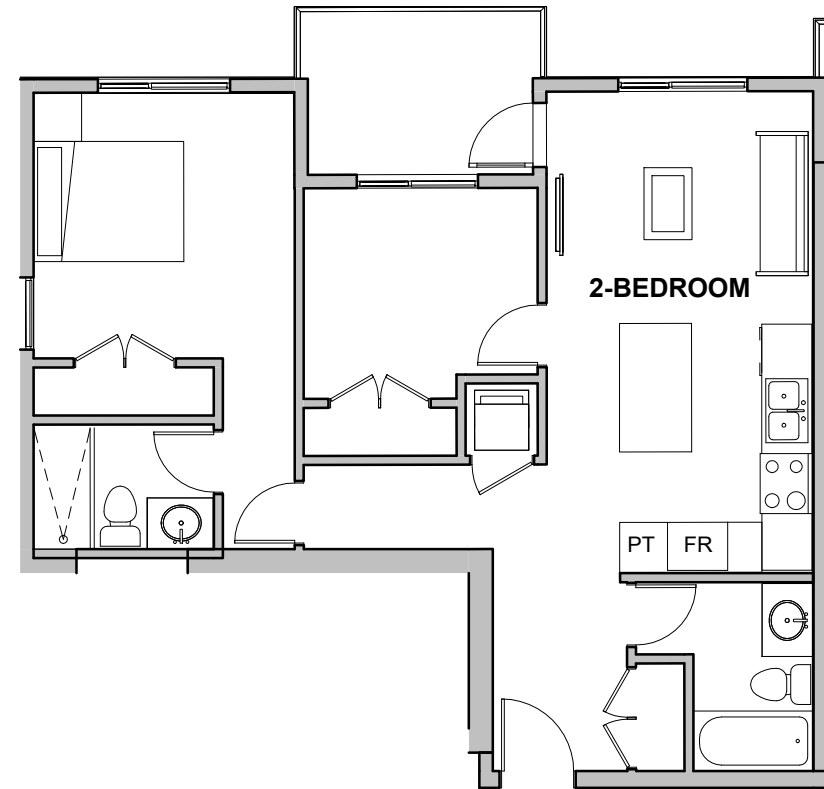
④ B 1 (812 sf)
1/8" = 1'-0"



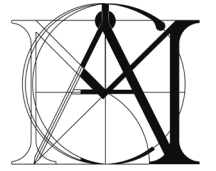
② A 2- Adaptable Unit (692sf)
1/8" = 1'-0"



⑤ B 2 (683SF)
1/8" = 1'-0"



⑥ B 3 (763SF)
1/8" = 1'-0"



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Project Title

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

Sheet Title

**UNIT TYPES
A & B Units**

Drawn: Author

Checked: Checker

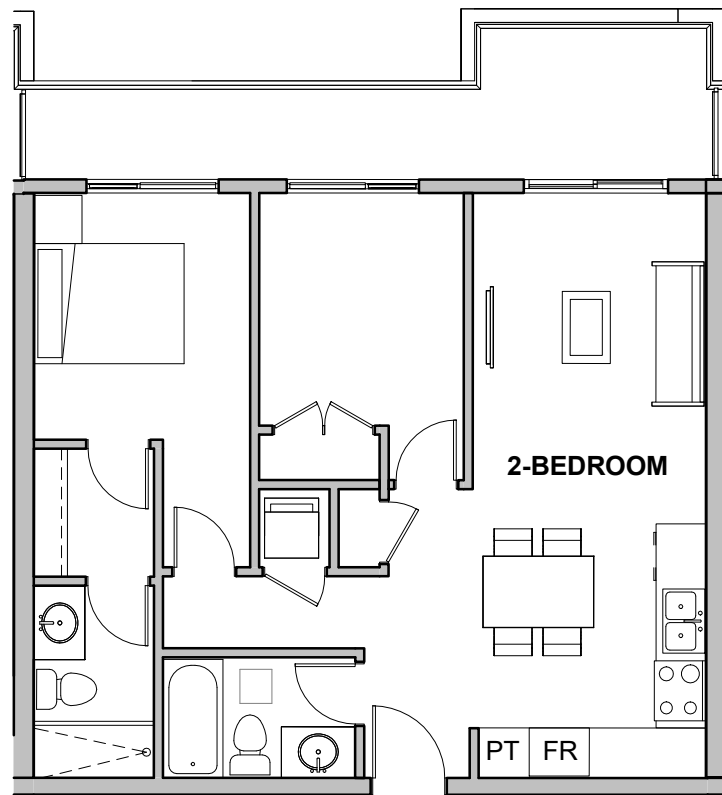
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Project Number:
Project Number

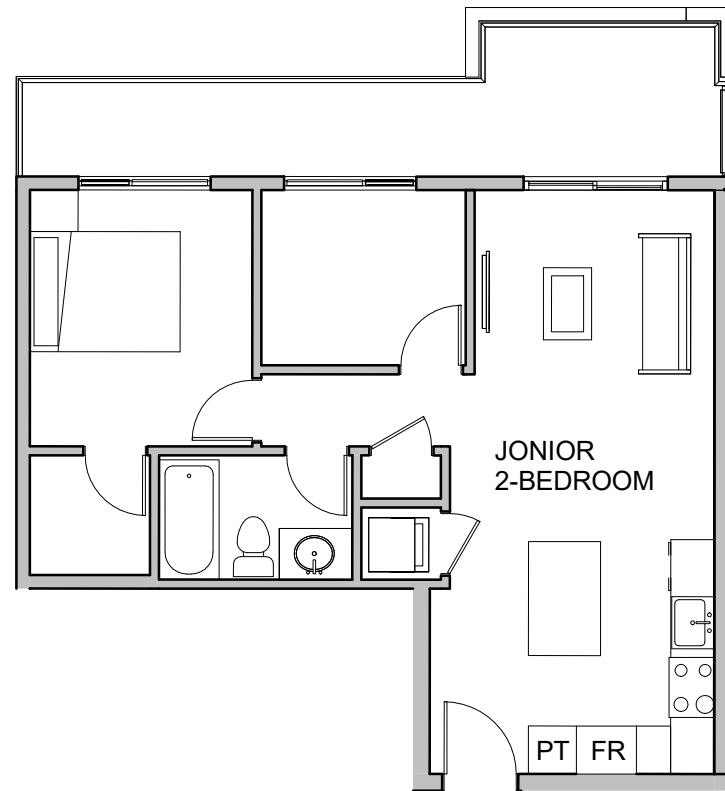
Revision Date: Dwg. No.:

Print Date:
12/07/23

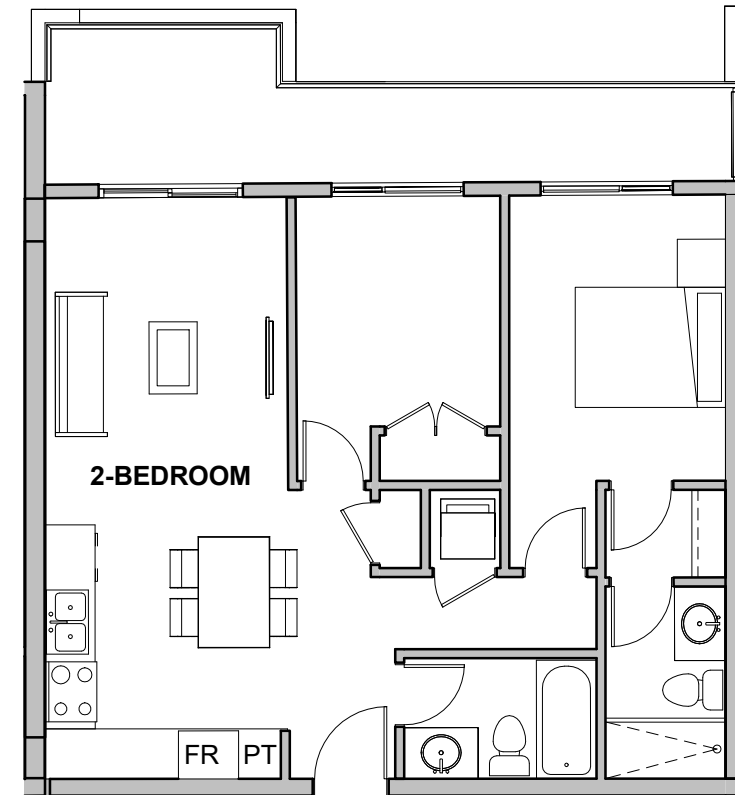
A08



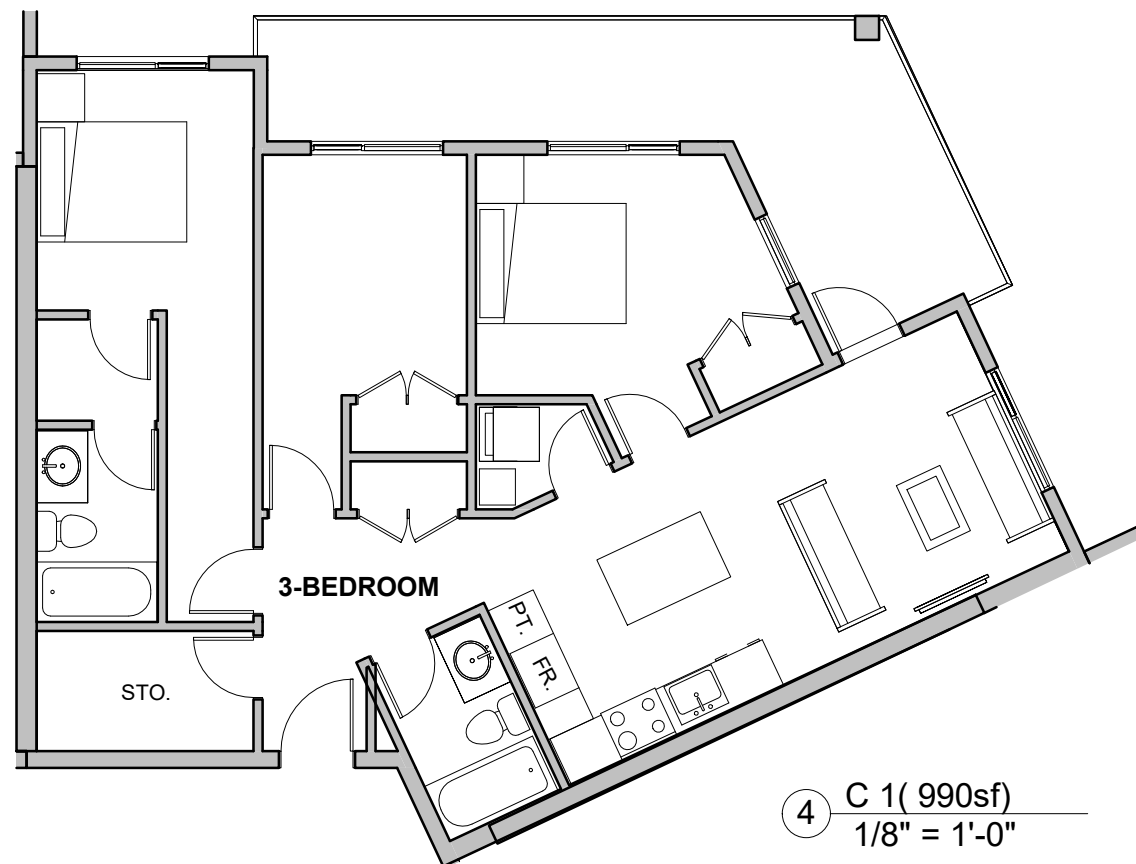
① B 4 (727sf)
1/8" = 1'-0"



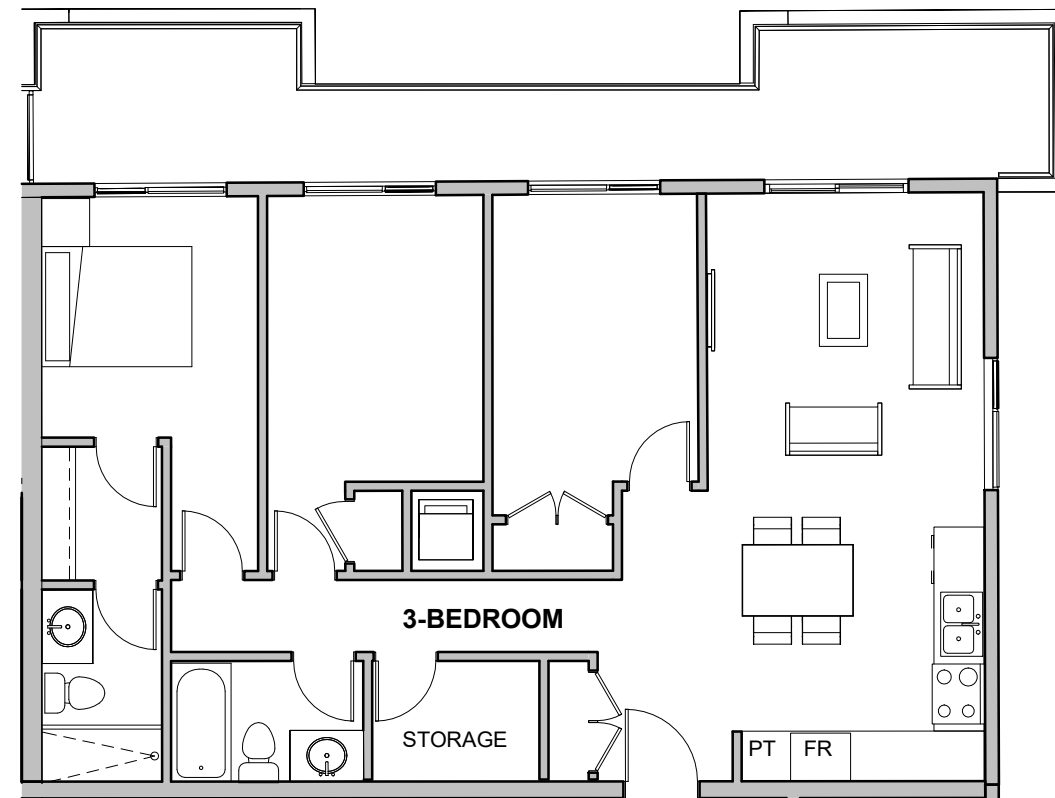
② B 5 (683SF)
1/8" = 1'-0"



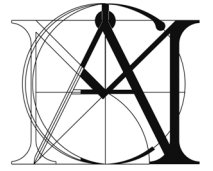
③ B 6 (732sf)
1/8" = 1'-0"



④ C 1 (990sf)
1/8" = 1'-0"



⑤ C 2 (1017sf)
1/8" = 1'-0"



**MATTHEW CHENG
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No.	Date	Revision

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"

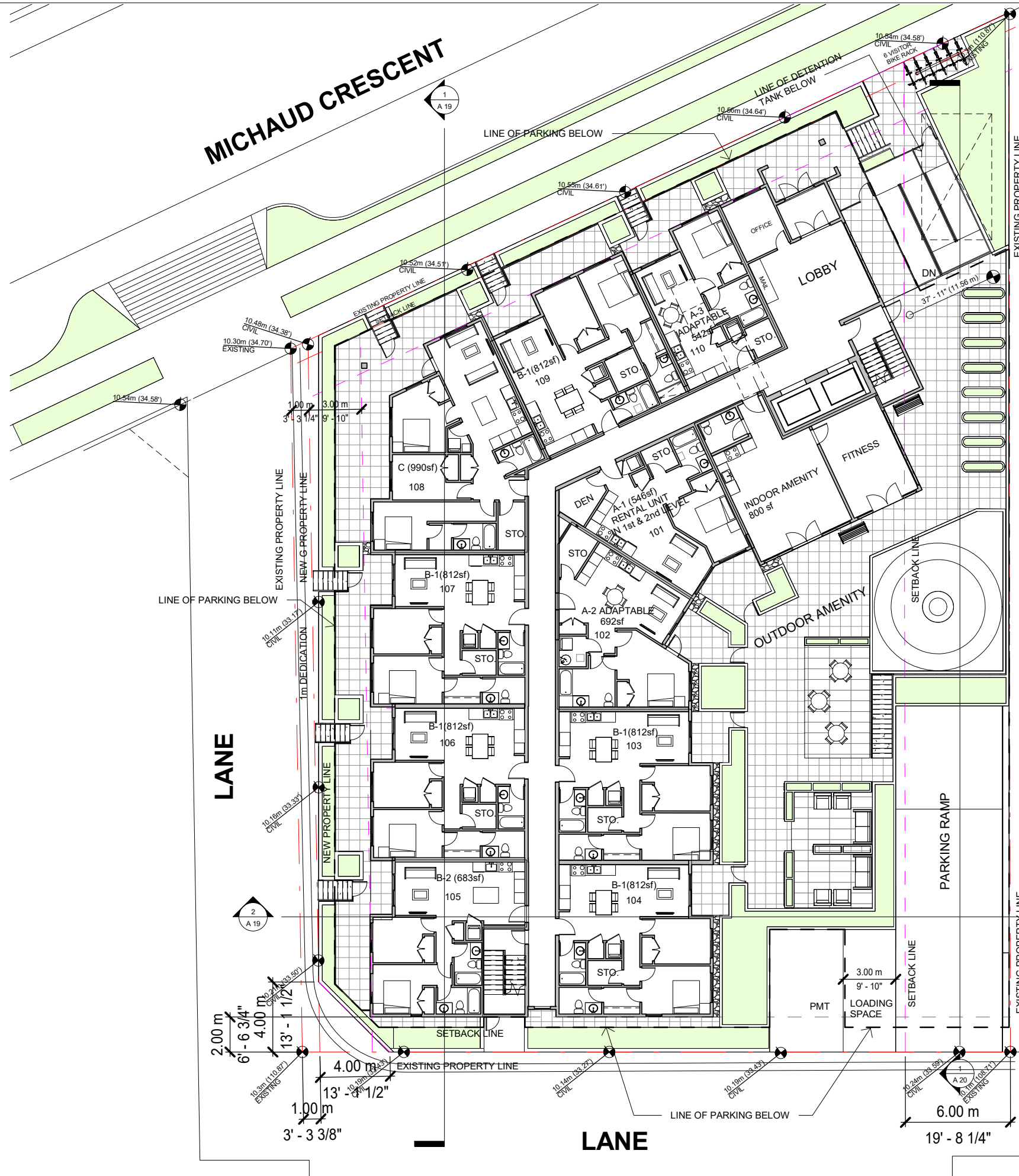
Project Number:
Project Number

Revision Date: Dwg. No.:

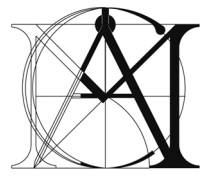
Print Date:
12/07/23

A09

MICHAUD CRESCENT



1 Level 1
1" = 30'-0"

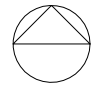


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Project Title
20220, 20228, 20230 MICHAUD CRESCENT LANGLEY, B.C.

Sheet Title
LEVEL 1

Drawn: Author

Checked: Checker

Scale: As indicated

Project Number:
Project Number

Revision Date: Dwg. No.:

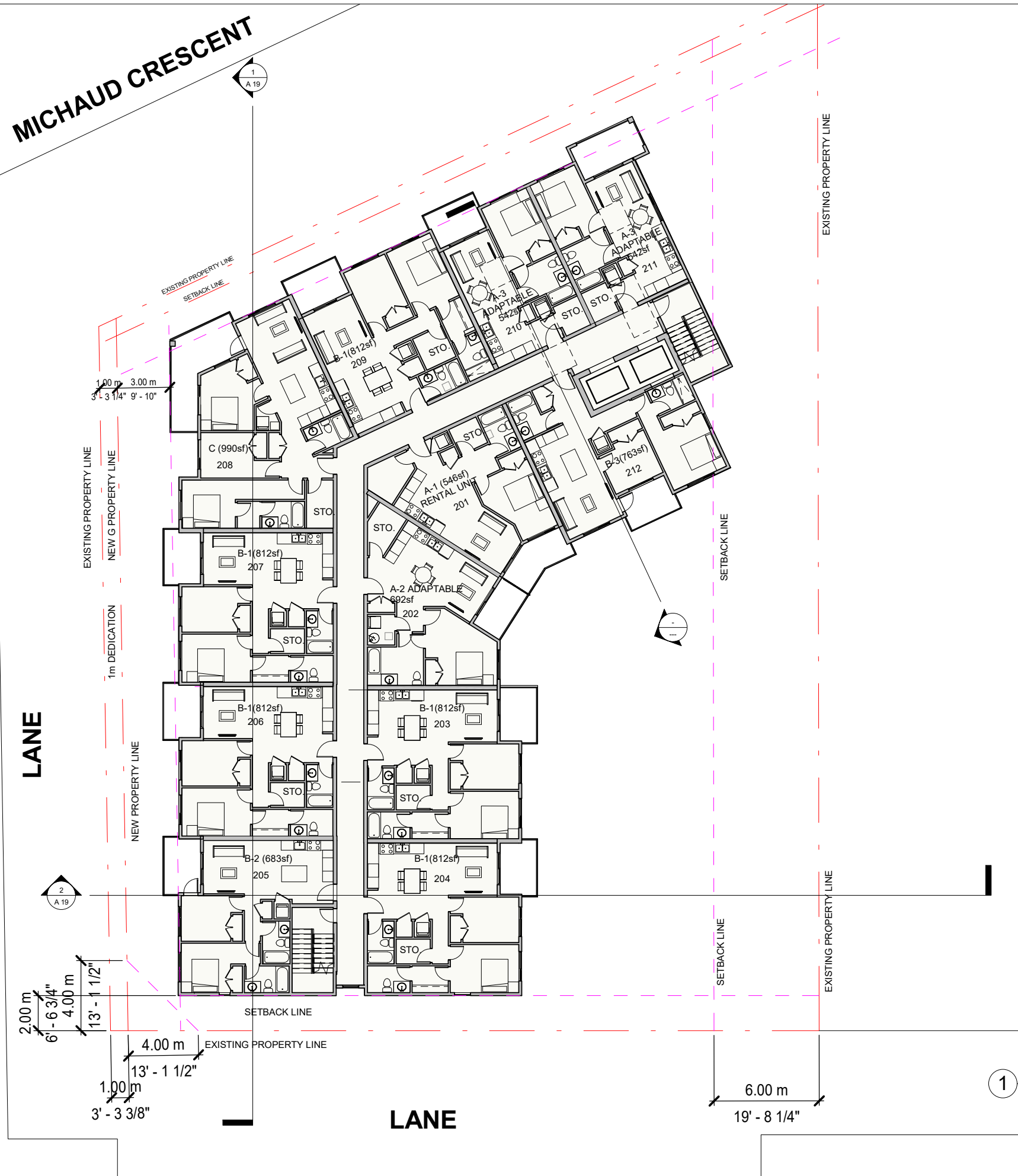
Print Date:
06/12/18

A10

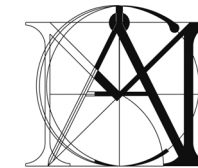
MICHAUD CRESCENT

LANE

LANE



① Level 2
3/64" = 1'-0"



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

Sheet Title
LEVEL 2

Drawn: Author

Checked: Checker

Scale: As indicated

Project Number:
Project Number

Revision Date: Dwg. No.:

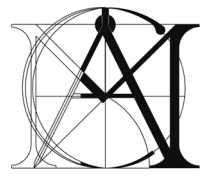
Print Date:
06/12/18

A11

MICHAUD CRESCENT

LANE

LANE

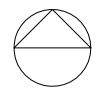


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No.	Date	Revision



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

Sheet Title
LEVEL 3

Drawn: Author

Checked: Checker

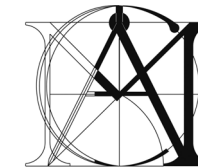
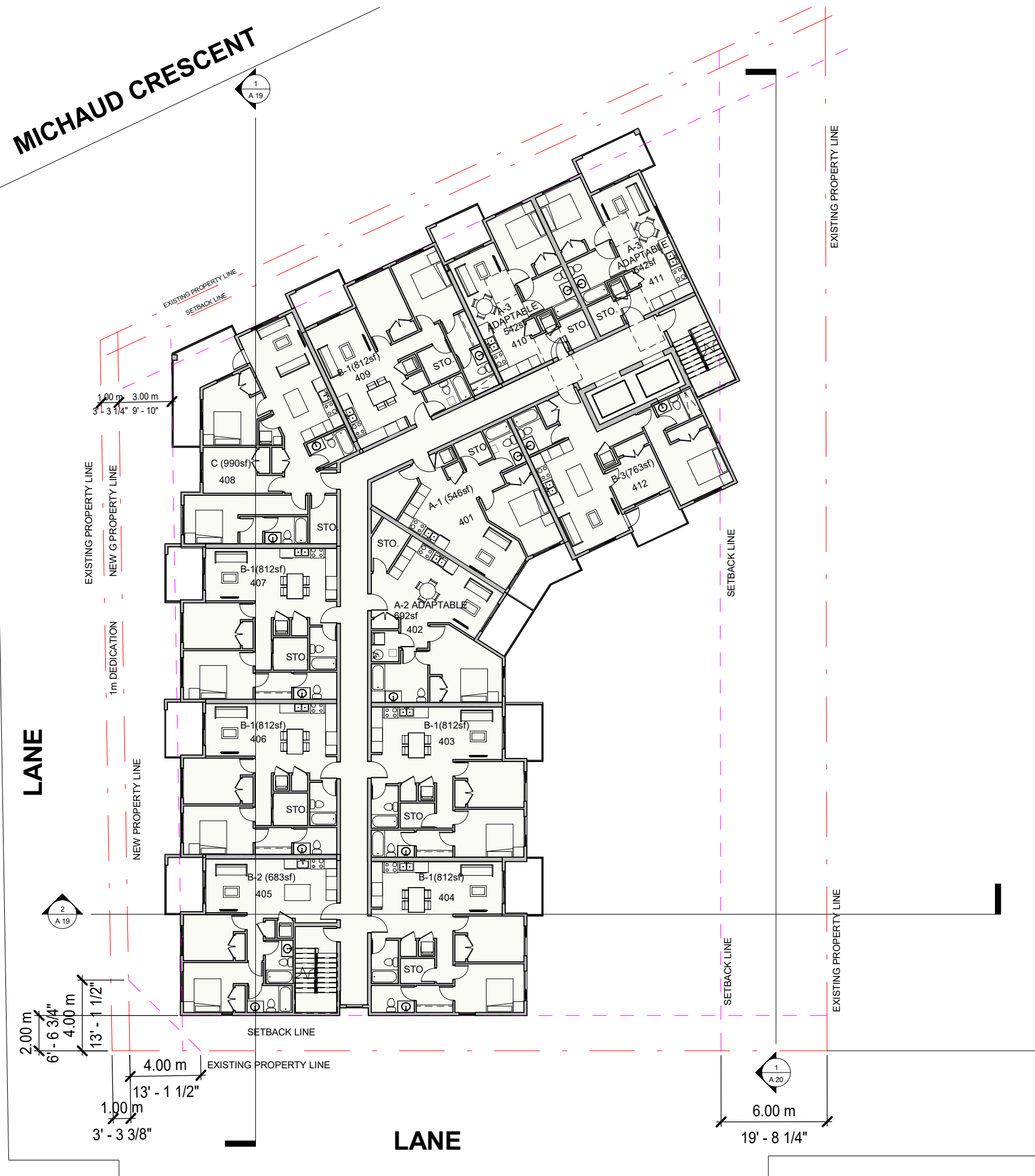
Scale: As indicated

Project Number: Project Number

Revision Date: Dwg. No.:

Print Date: 12/07/23 **A12**

MICHAUD CRESCENT



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

Sheet Title
LEVEL 4

Drawn: Author

Checked: Checker

Scale: As indicated

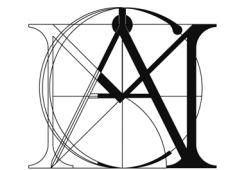
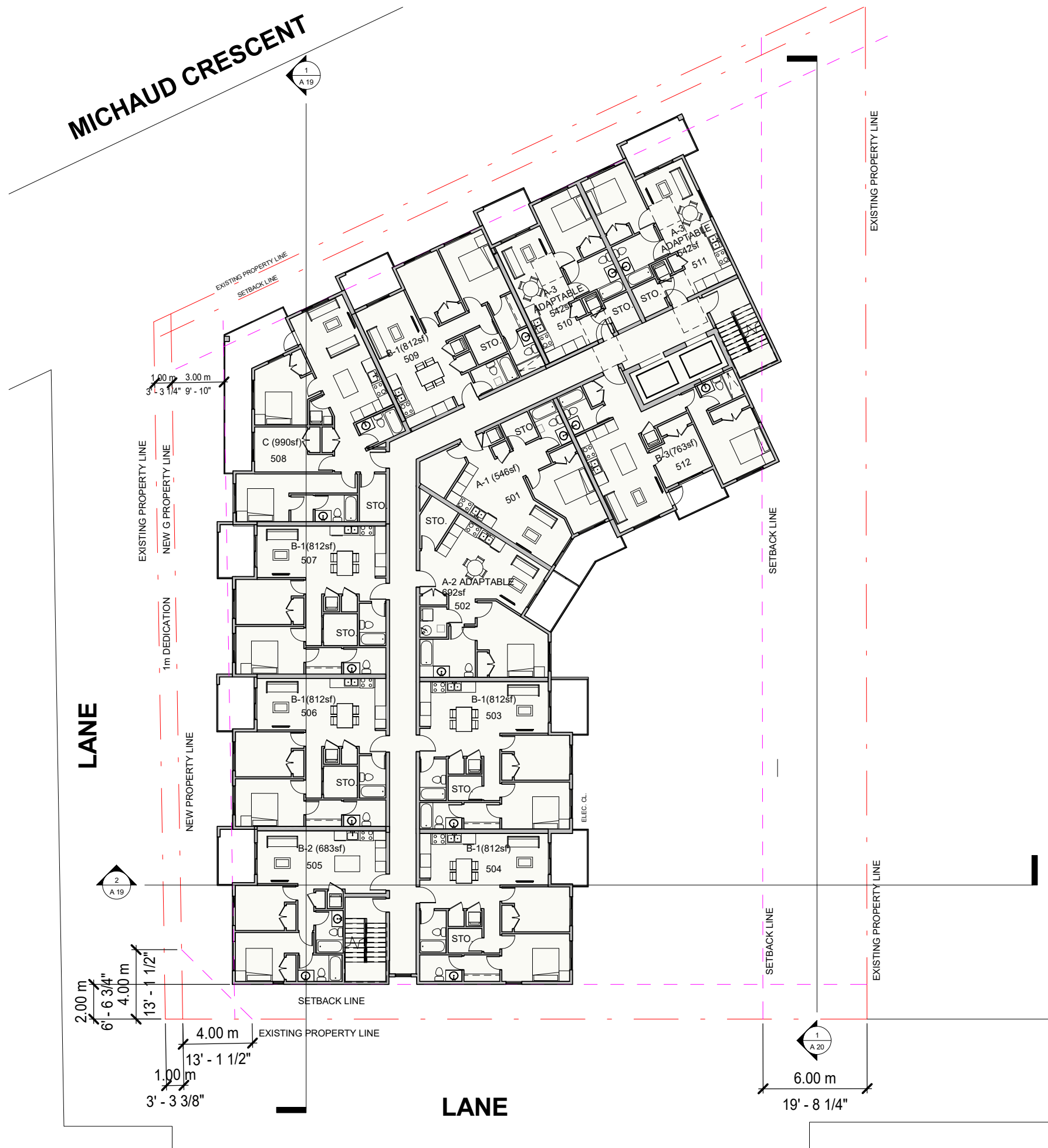
Project Number: Project Number

Revision Date: Dwg. No.:

Print Date: 12/07/23

A13

MICHAUD CRESCENT

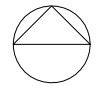


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No.	Date	Revision



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

Sheet Title
LEVEL 5

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Scale: As indicated

Project Number:
Project Number

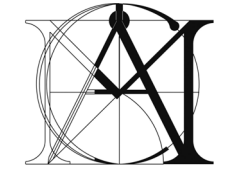
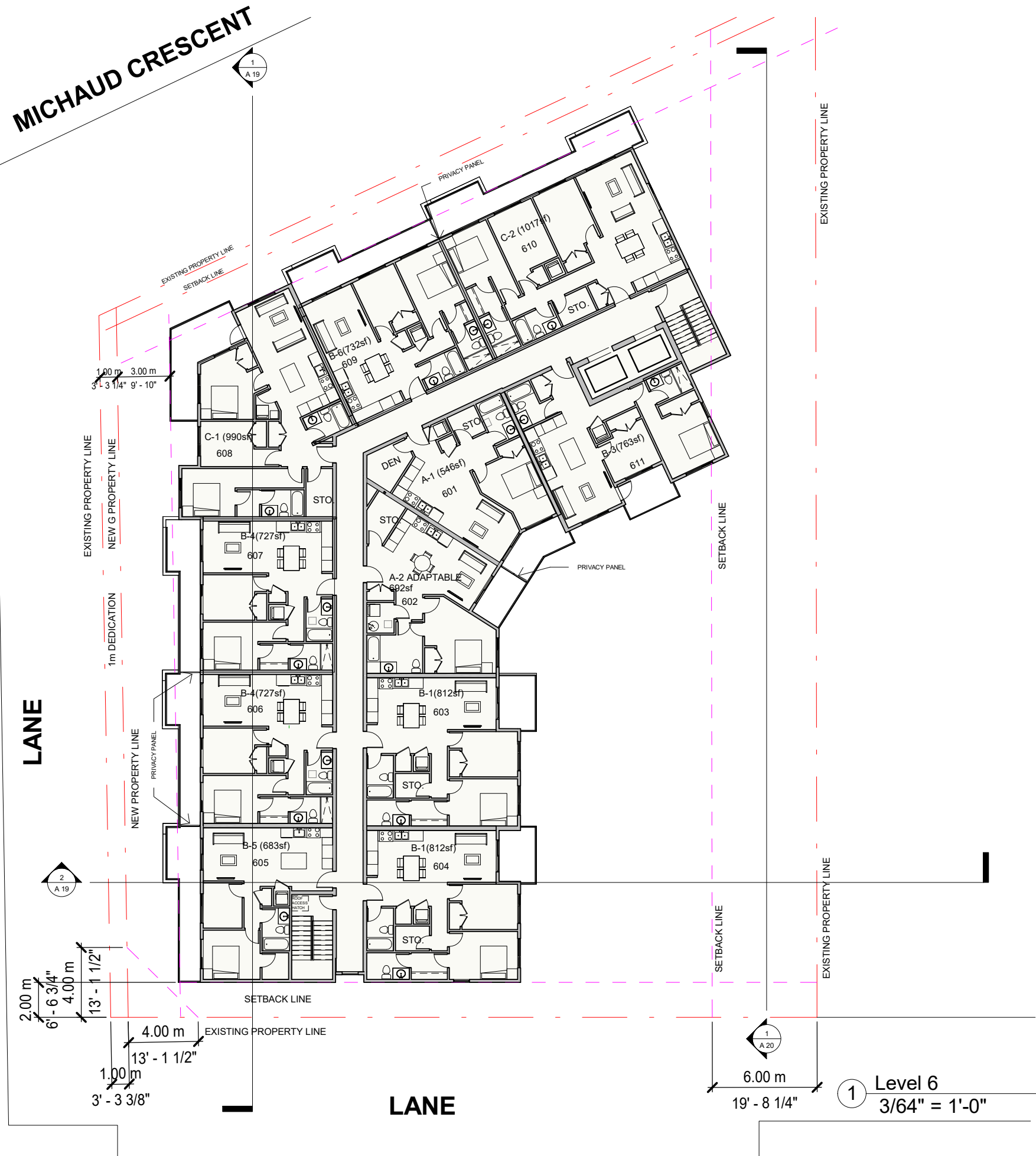
Revision Date: Dwg. No.:

Print Date: 12/07/23 **A14**

MICHAUD CRESCENT

LANE

LANE



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No.	Date	Revision



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

Sheet Title
LEVEL 6

Drawn: Author

Checked: Checker

Scale: As indicated

Project Number:
Project Number

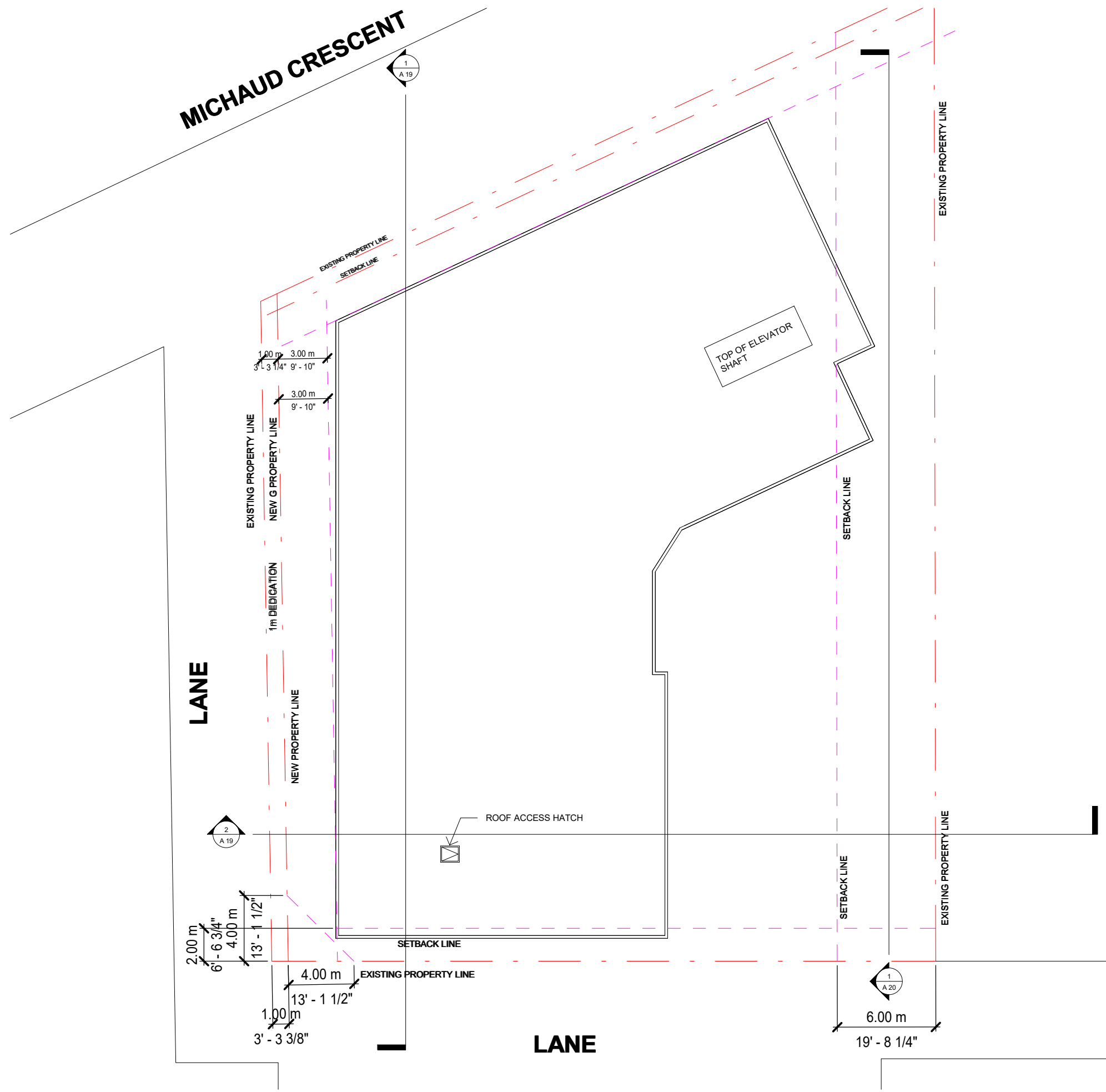
Revision Date: Dwg. No.:

Print Date:
02/08/20

A15

① Level 6
3/64" = 1'-0"

MICHAUD CRESCENT



1.00 m
3' - 3 1/4"
3.00 m
9' - 10"

3.00 m
9' - 10"

LANE

2
A 19

2.00 m
6' - 6 3/4"
4.00 m
13' - 1 1/2"

4.00 m
13' - 1 1/2"

1.00 m
3' - 3 3/8"

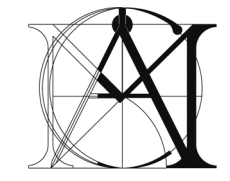
4.00 m
13' - 1 1/2"

LANE

6.00 m
19' - 8 1/4"

1
A 20

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

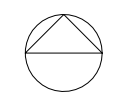


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Project Title
20220, 20228, 20230 MICHAUD CRESCENT LANGLEY, B.C.

Sheet Title
ROOF PLAN

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Scale: As indicated

Project Number:
Project Number

Revision Date: Dwg. No.:

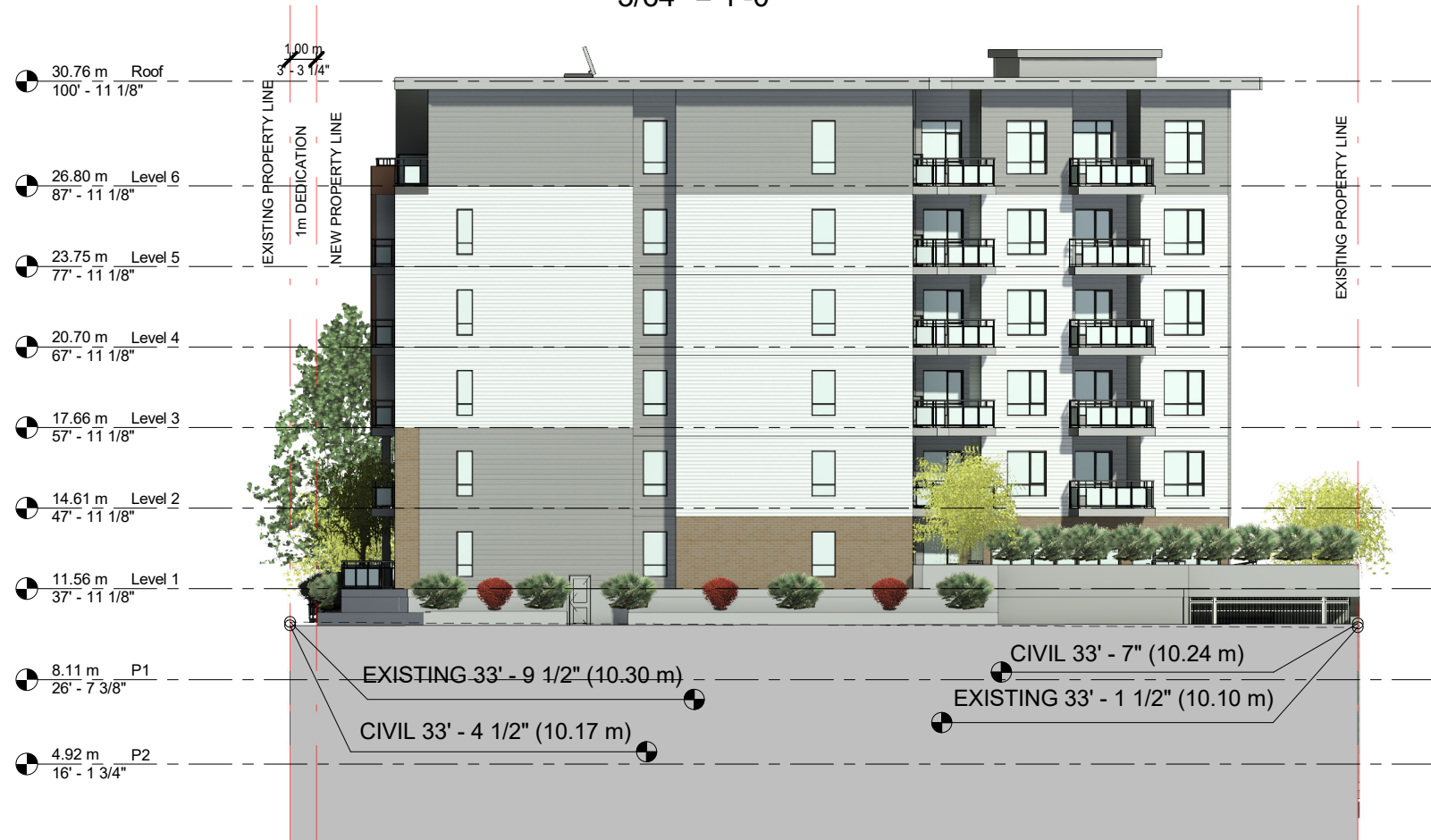
Print Date: 12/01/23 **A16**



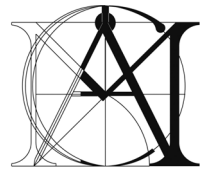
1 West Elevation
3/64" = 1'-0"

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 CONCRETE WALL
- G BLACK COLOR WINDOW & RAILING FRAME
- H WOOD GRAIN LONG BOARD SIDING
- K ETHINC BROWN PAINTED FIBER CEMENT BOARD



2 South Elevation
3/64" = 1'-0"



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No.	Date	Revision

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

Sheet Title
WEST & SOUTH ELEVATION

Drawn: Author

Checked: Checker

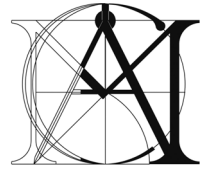
Scale: As indicated

Project Number:
Project Number

Revision Date: Dwg. No.:

Print Date:
05/15/20

A17



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No.	Date	Revision

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

Sheet Title
NORHT & EAST ELEVATION

Drawn: Author

Checked: Checker

Scale: As indicated

Project Number:
Project Number

Revision Date: Dwg. No.:

Print Date:
05/15/20

A 18



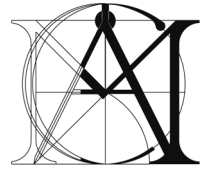
MATERIAL FINISH LEGEND:

- 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 CONCRETE WALL
- G BLACK COLOR WINDOW & RAILING FRAME
- H WOOD GRAIN LONG BOARD SIDING
- K ETHINC BROWN PAINTED FIBER CEMENT BOARD

1 North Elevation
3/64" = 1'-0"



2 East Elevation
3/64" = 1'-0"



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No.	Date	Revision

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

Sheet Title
SECTIONS

Drawn: Author

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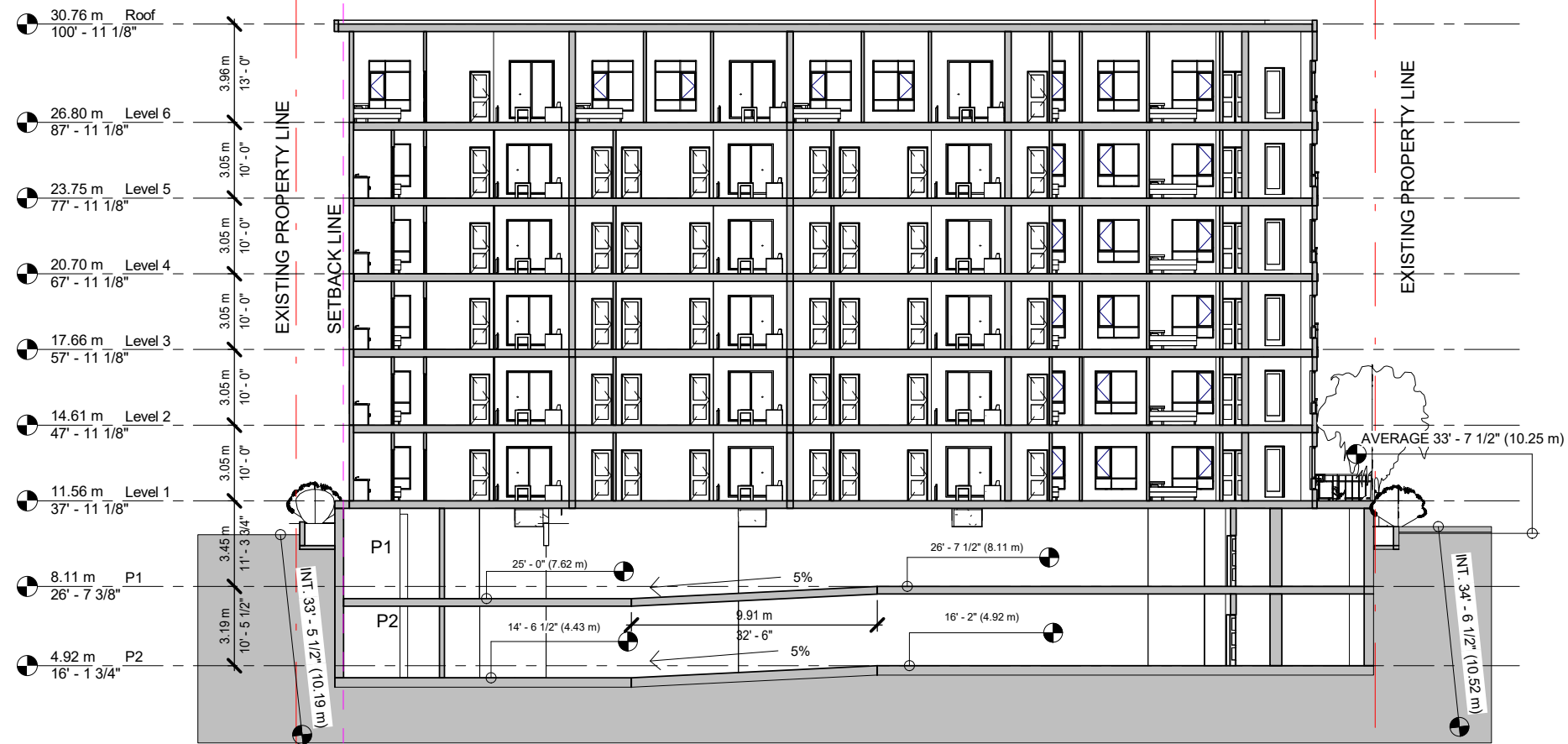
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Project Number:
Project Number

Revision Date: Dwg. No.:

Print Date:
11/15/23

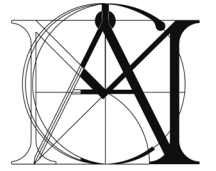
A 19



① Section 4
3/64" = 1'-0"



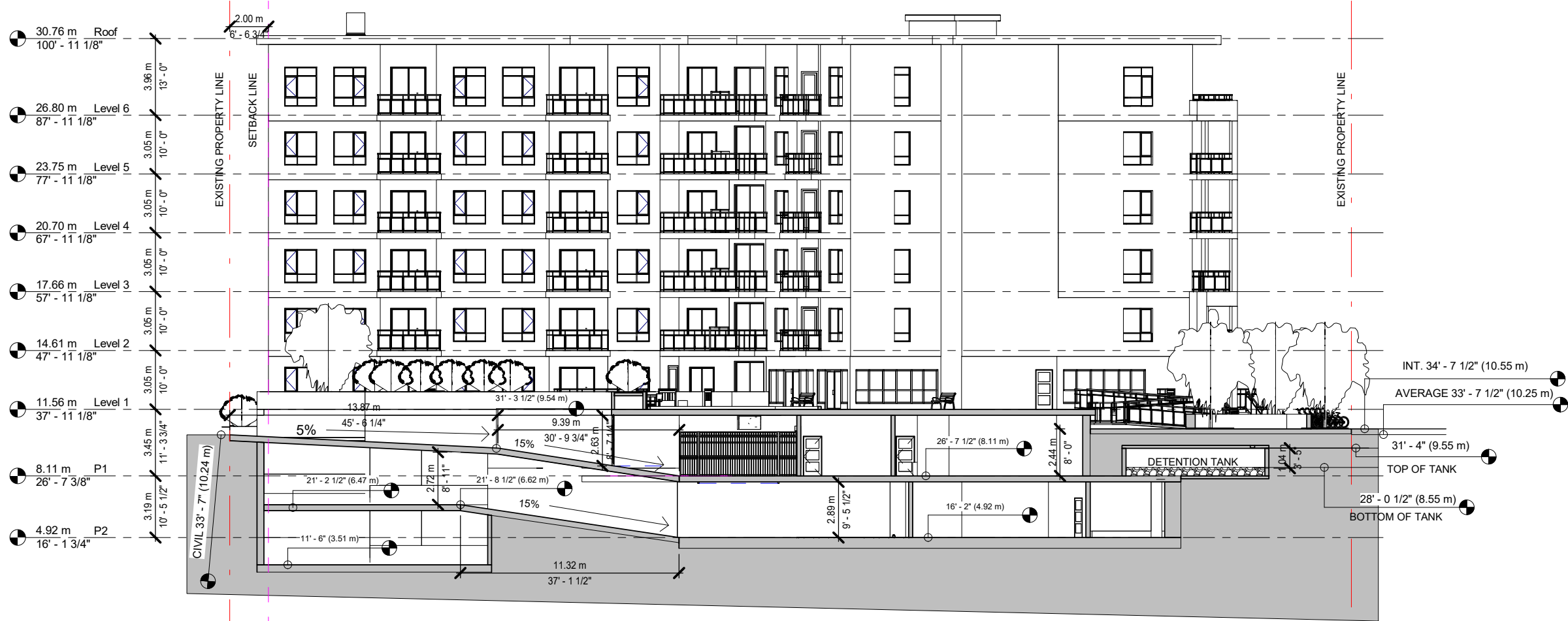
② Section 2
3/64" = 1'-0"



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① Section 1
3/64" = 1'-0"

No.	Date	Revision

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

Sheet Title
SECTIONS

Drawn: Author

Checked: Checker

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

Project Number:
Project Number

Revision Date: Dwg. No.:

Print Date:
11/15/23

A 20