

**GROSS LOT AREA**      **2027.68m<sup>2</sup> (21825.75sf)**

**NET LOT AREA**      **1979.26m<sup>2</sup> (21304.62sf)**

SITE COVERAGE      65%      INDOOR AMENITY AREA      74.32m<sup>2</sup> (800sf)  
 AVERAGE GRADE      10.28m      OUTDOOR AMENITY AREA      402m<sup>2</sup> (4336sf)  
 BUILDING HEIGHT      19.79m

# 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

BUILDING AREA:		UNIT TYPES	
LEVEL 1	653.48m <sup>2</sup> (7034sf)	1-BED	14
LEVEL 2	924.11m <sup>2</sup> (9947sf)	2-BED	43
LEVEL 3	992.85m <sup>2</sup> (10687sf)	3-BED	7
LEVEL 4	992.85m <sup>2</sup> (10687sf)	TOTAL	64
LEVEL 5	992.85m <sup>2</sup> (10687sf)	PROVIDED 14 ADAPTABLE UNITS (21%)	
LEVEL 6	930.42m <sup>2</sup> (10015sf)	TWO RENTAL UNITS REQUIRED UNITS 201 & 301 ASSIGNED AS RENTAL	
TOTAL	5486.56m <sup>2</sup> (59058sf)	NUMBER OF UNITS PER HECTARE      320	
<b>NET FAR</b>	5486.56/1979.26=2.77		
<b>GROSS FAR</b>	5486.56/2027.68=2.7		

PARKING SPACE CALCULATION			BIKE SPACE CALCULATION		
	REQUIRED	PROVIDED		REQUIRED	PROVIDED
1-BED	14X1=14		BIKE SPACE CALCULATION	64X0.5=32	33
2-BED	43X1.2=52				
3-BED	7X1.4=10		VISITOR BIKE ON GRADE	6	6
VISITOR	64X0.15=10				
TOTAL	88	64			
SMALL CAR	64X60%=38	38(60%)			
ACCESSIBLE STALLS	64X5%=3	3			
LOADING SPACE	1	1			
LEVEL II EV CHARGES	6 (10%)	10 (15%)			

Sheet List	
Sheet Number	Sheet Name
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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

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**



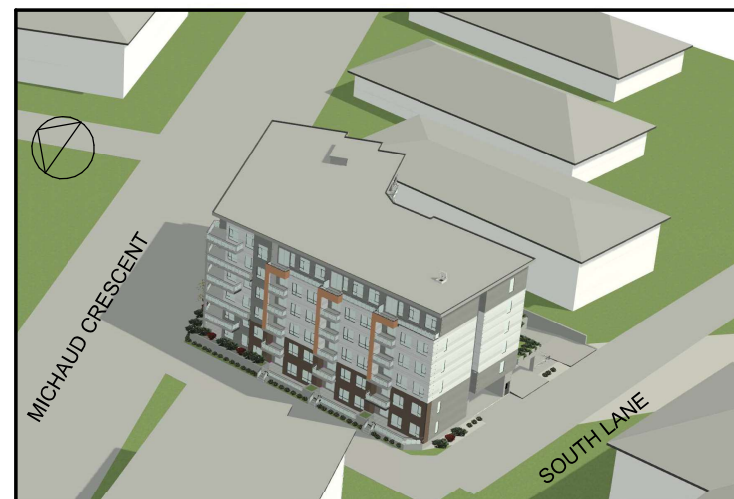
① VIEW TO NORTH -EAST



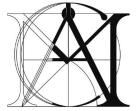
⑤ VIEW TO NORTH-WEST



② VIEW TO SOUTH-EAST



④ VIEW TO SOUTH-WEST



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No.	Date	Revision

Project Title  
**2022, 2028, 2030  
MICHAUD CRESCENT  
LANGLEY, B.C.**

Sheet Title  
**3-D VIEWS**

Drawn: Author

Checked: Checker

Scale:

Project Number:  
Project Number

Revision Date: Dwg. No.:

Print Date:  
11/16/23

**A01**



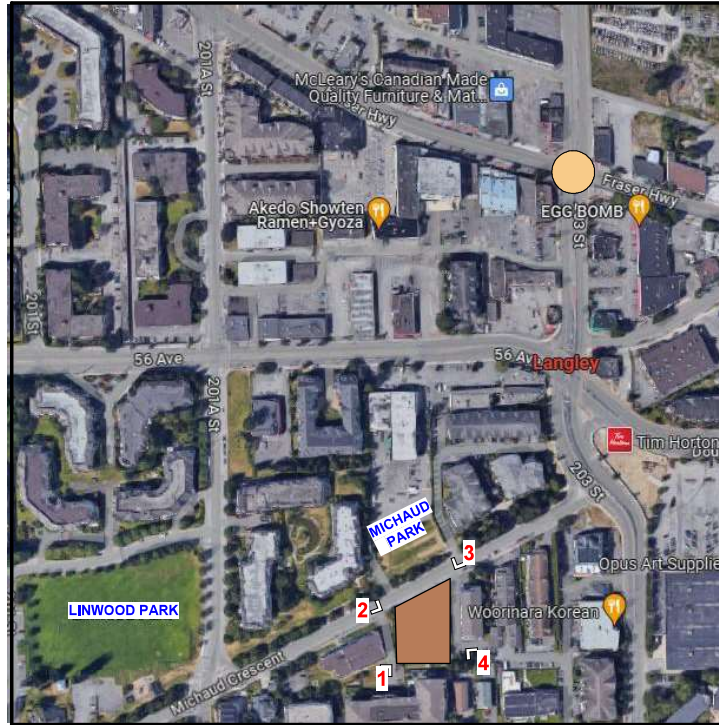
2-NORTH-WEST VIEW



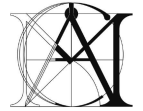
2-NORTH-EAST VIEW



4-SOUTH-EAST VIEW



1-SOUTH-WEST VIEW



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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

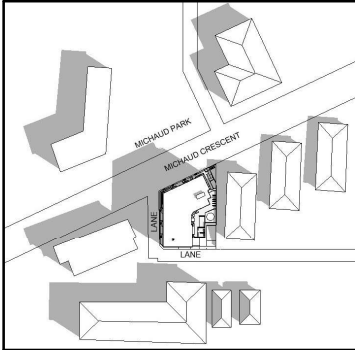
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Project Number:  
Project Number

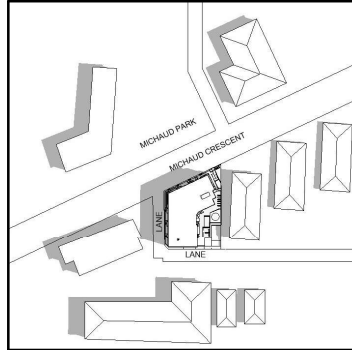
Revision Date: Dwg. No.:

Print Date:  
12/3/23

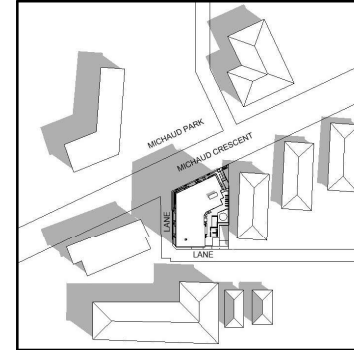
**A02**



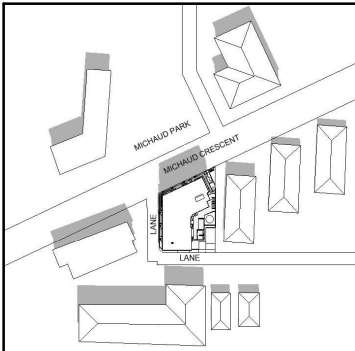
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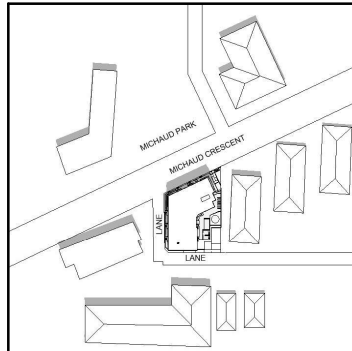
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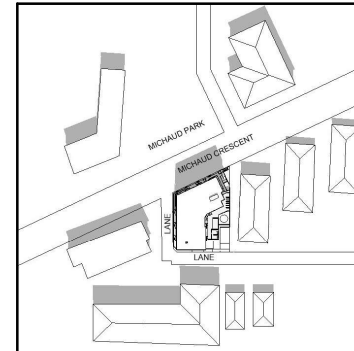
**SEPTEMBER 21, 9am**



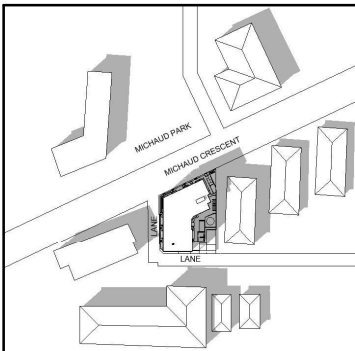
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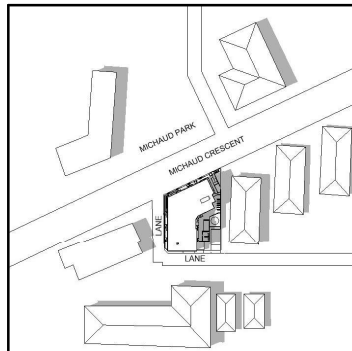
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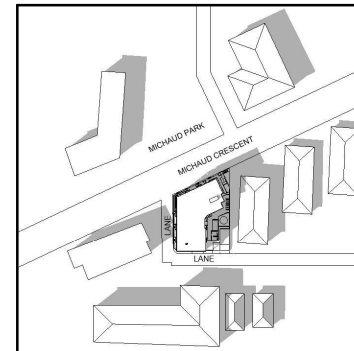
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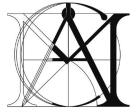
**MARCH 21, 3pm**



**JUNE 21, 3pm**



**SEPTEMBER 21, 3pm**



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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

Scale: 1" = 400'-0"

Project Number:  
Project Number

Revision Date: Dwg. No.:

Print Date:  
12/01/23

**A03**



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No.	Date	Revision

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

Sheet Title  
**STREETSCAPE  
VIEWS**

Drawn: Author

Checked: Checker

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

Project Number:  
Project Number

Revision Date: Dwg. No.:

Print Date:  
1/20/23

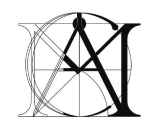
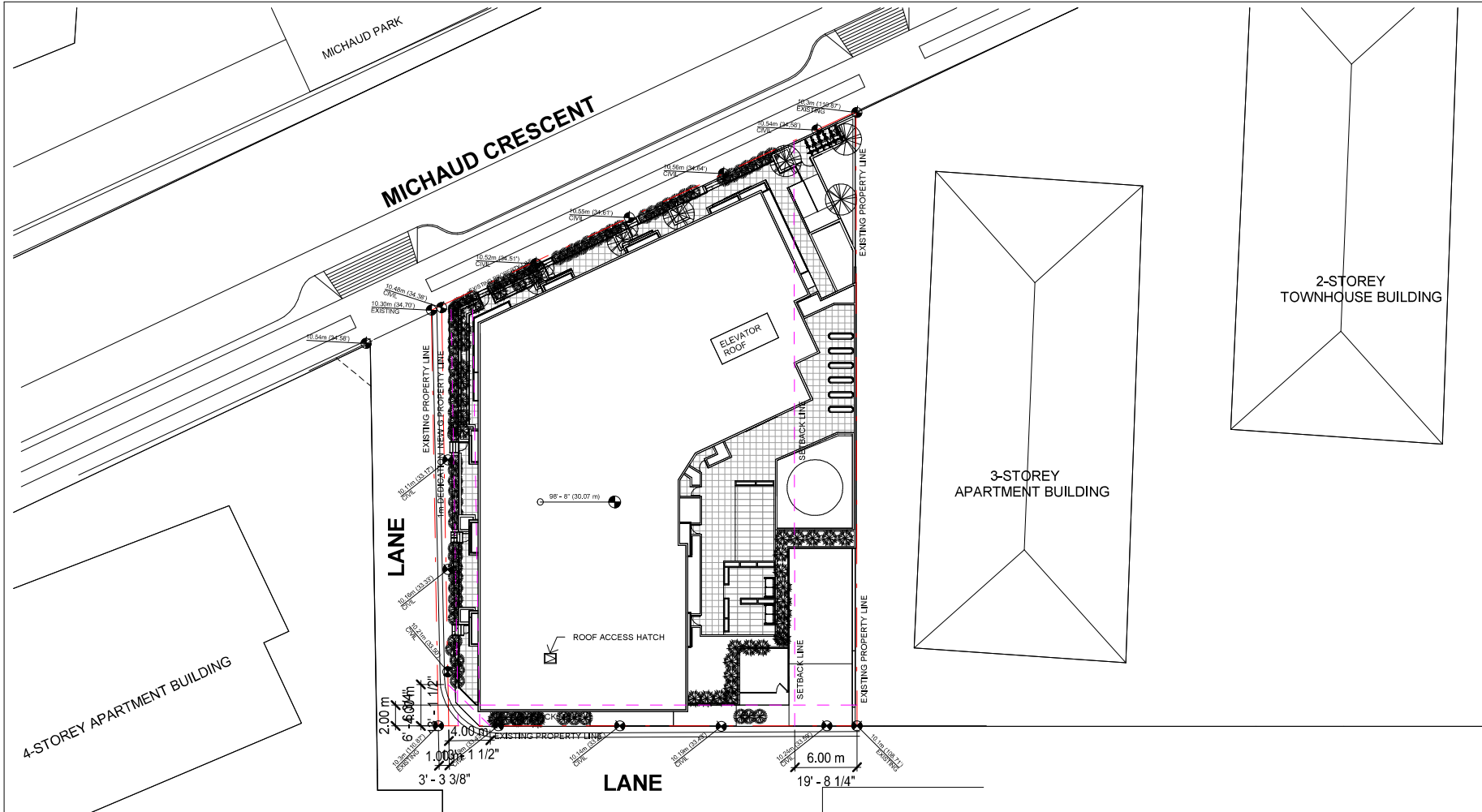
**A04**



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



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



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No.	Date	Revision



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

Sheet Title  
**SITE PLAN**

**AVERAGE GRADE:**  $(10.3+10.48+10.21+10.19+10.24)/5=10.28m$   
**BUILDING HEIGHT:**  $30.07-10.28=19.79m$

① Site  
1/32" = 1'-0"

Drawn:	Author
Checked:	Checker
Scale:	As indicated
Project Number:	Project Number
Revision Date:	Dwg. No.:
Print Date:	1204/23

**A05**

4-STOREY APARTMENT BUILDING

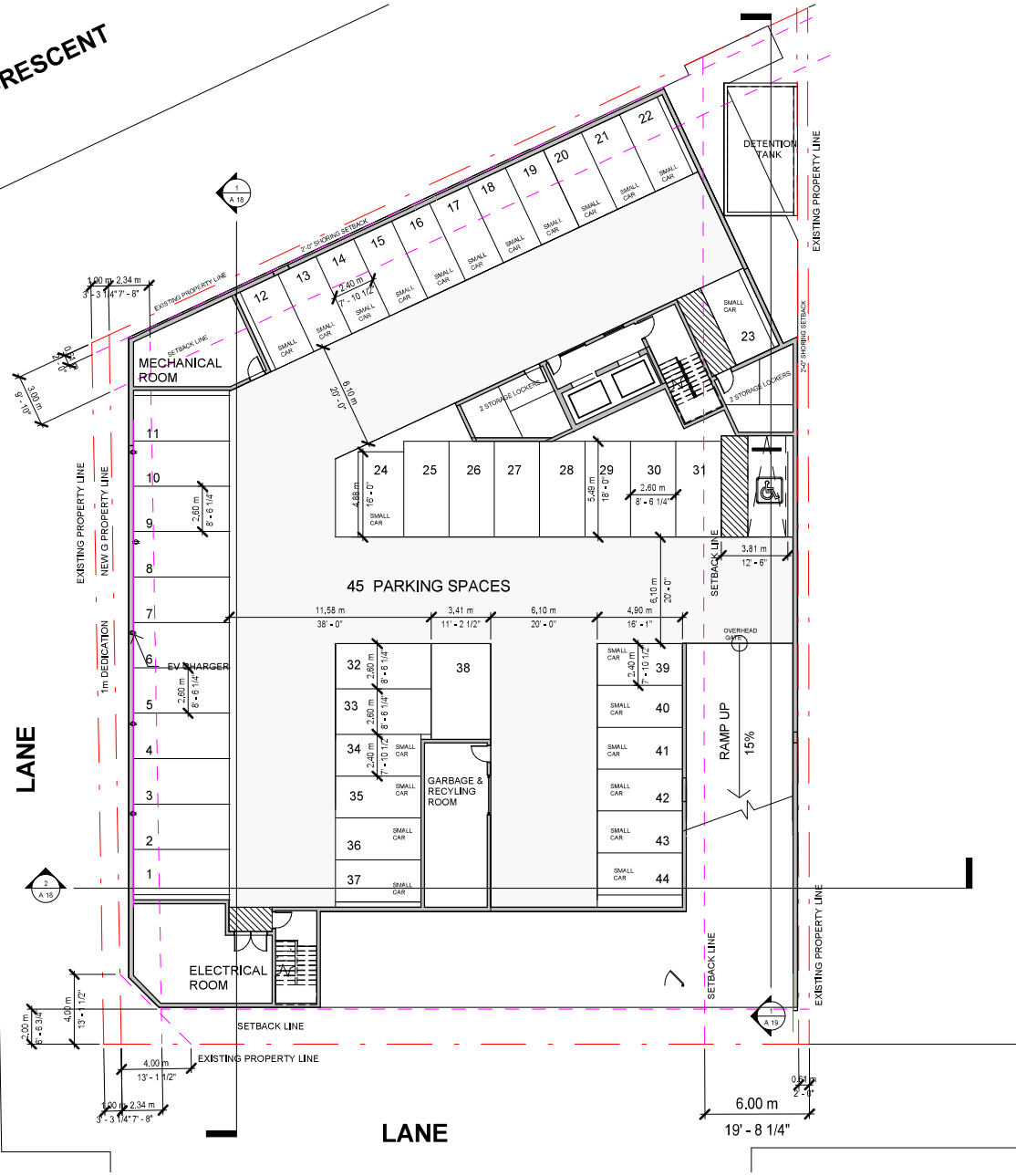
4-STOREY APARTMENT BUILDING

2-STOREY SINGLE FAMILY BUILDING

2-STOREY SINGLE FAMILY BUILDING

①

MICHAUD CRESCENT



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

Sheet Title  
**PARKING LEVEL 1**

Drawn: Author

Checked: Checker

Scale: As indicated

Project Number: Project Number

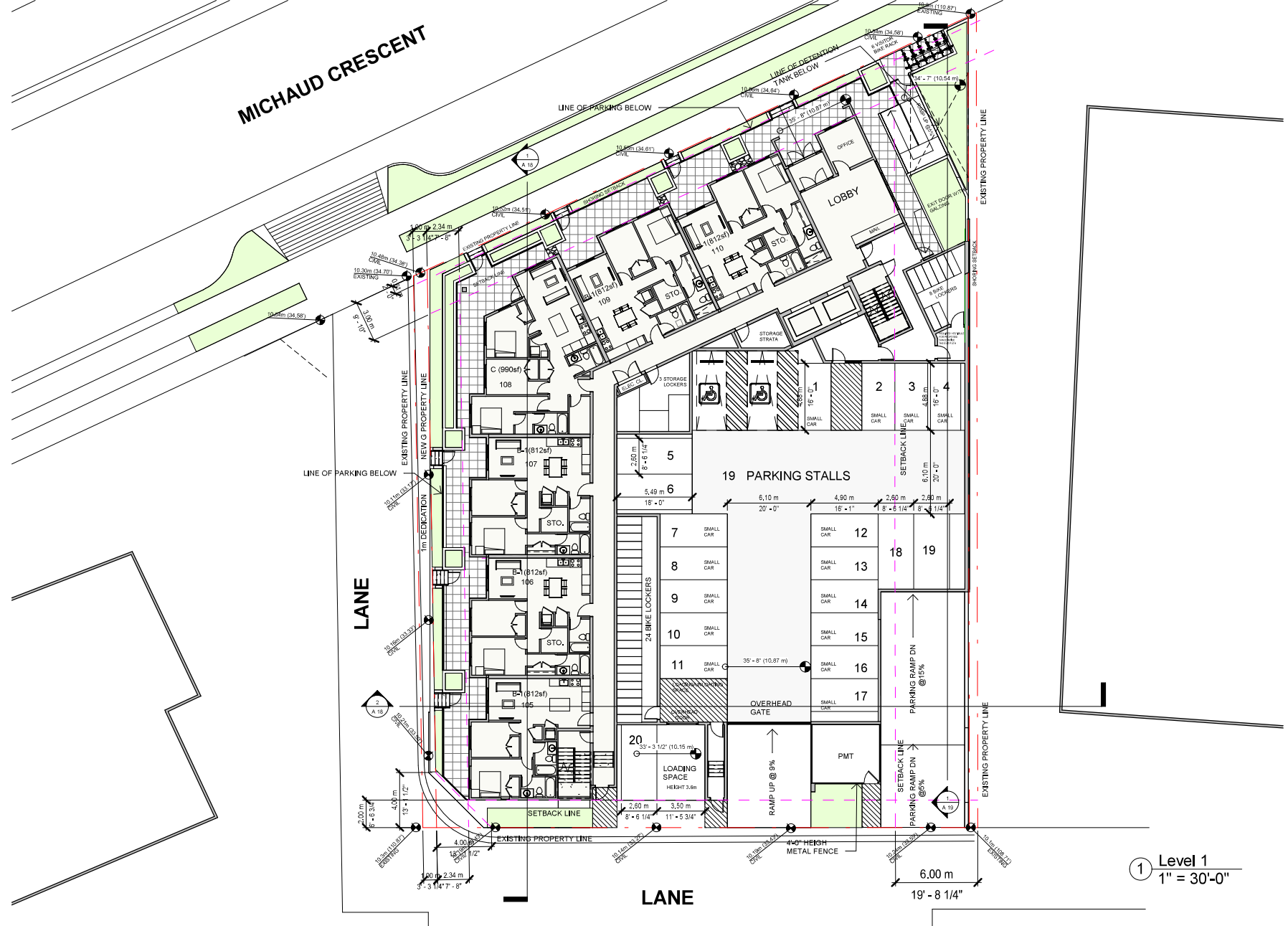
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Print Date: 03/15/19

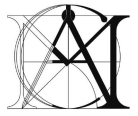
② P1  
3/64" = 1'-0"

A06

MICHAUD CRESCENT



① Level 1  
1" = 30'-0"



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No.	Date	Revision



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

Sheet Title  
**LEVEL 1**

Draw: Author

Checked: Checker

Scale: As indicated

Project Number: Project Number

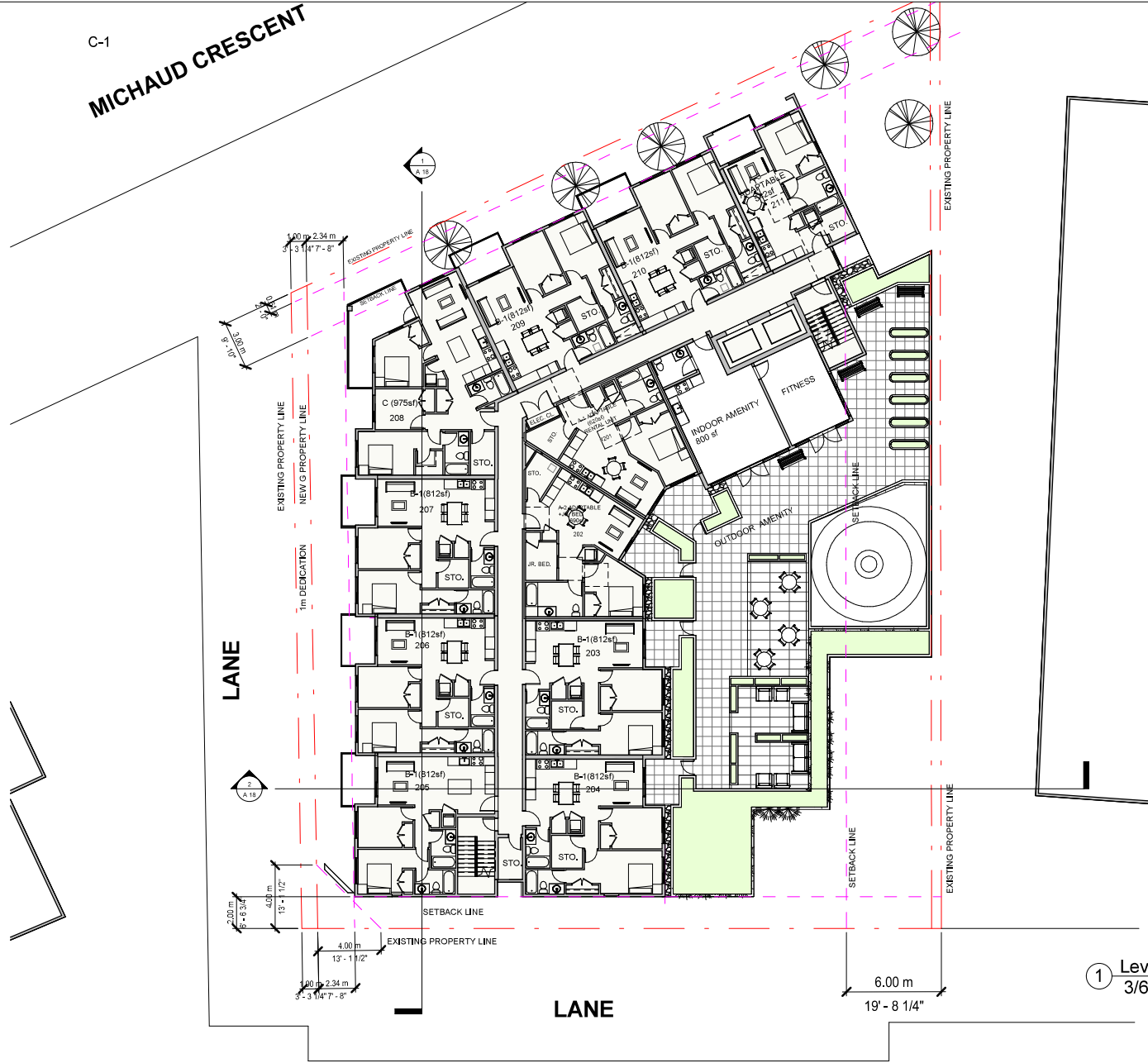
Revision Date: Dwg. No.:

Print Date: 06/12/18

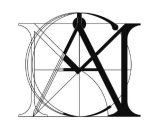
**A07**



C-1  
**MICHAUD CRESCENT**



① **Level 2**  
 3/64" = 1'-0"



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No.	Date	Revision



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

Sheet Title  
**LEVEL 2**

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Project Number: Project Number

Revision Date: Dwg. No.:

Print Date: 06/12/18

**A08**

MICHAUD CRESCENT



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No.	Date	Revision



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

Sheet Title  
**LEVEL 3**

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Scale: As indicated

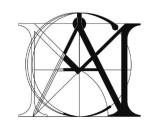
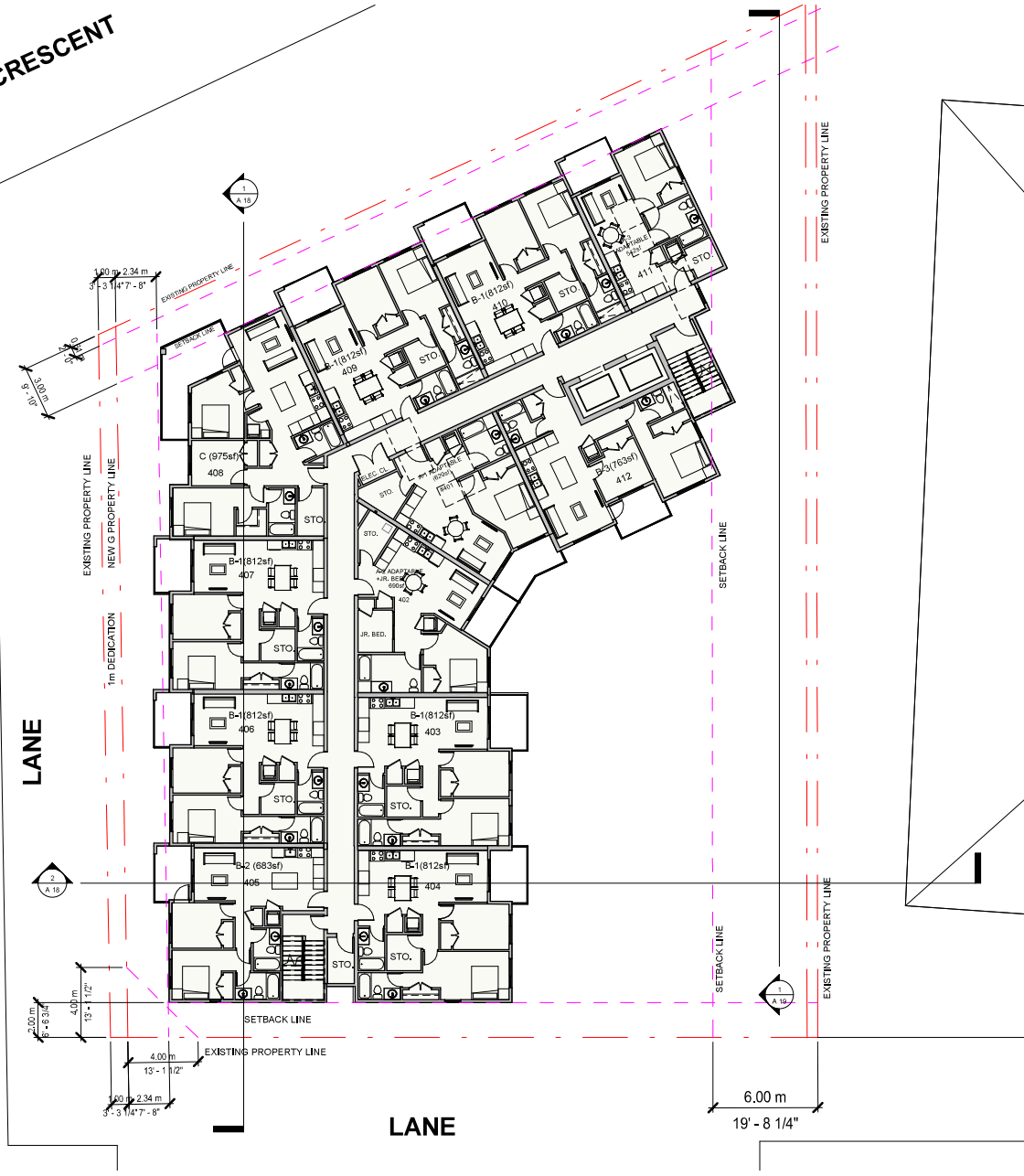
Project Number: Project Number

Revision Date: Dwg. No.:

Print Date: 12/07/23

**A09**

MICHAUD CRESCENT



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No.	Date	Revision



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

Sheet Title  
**LEVEL 4**

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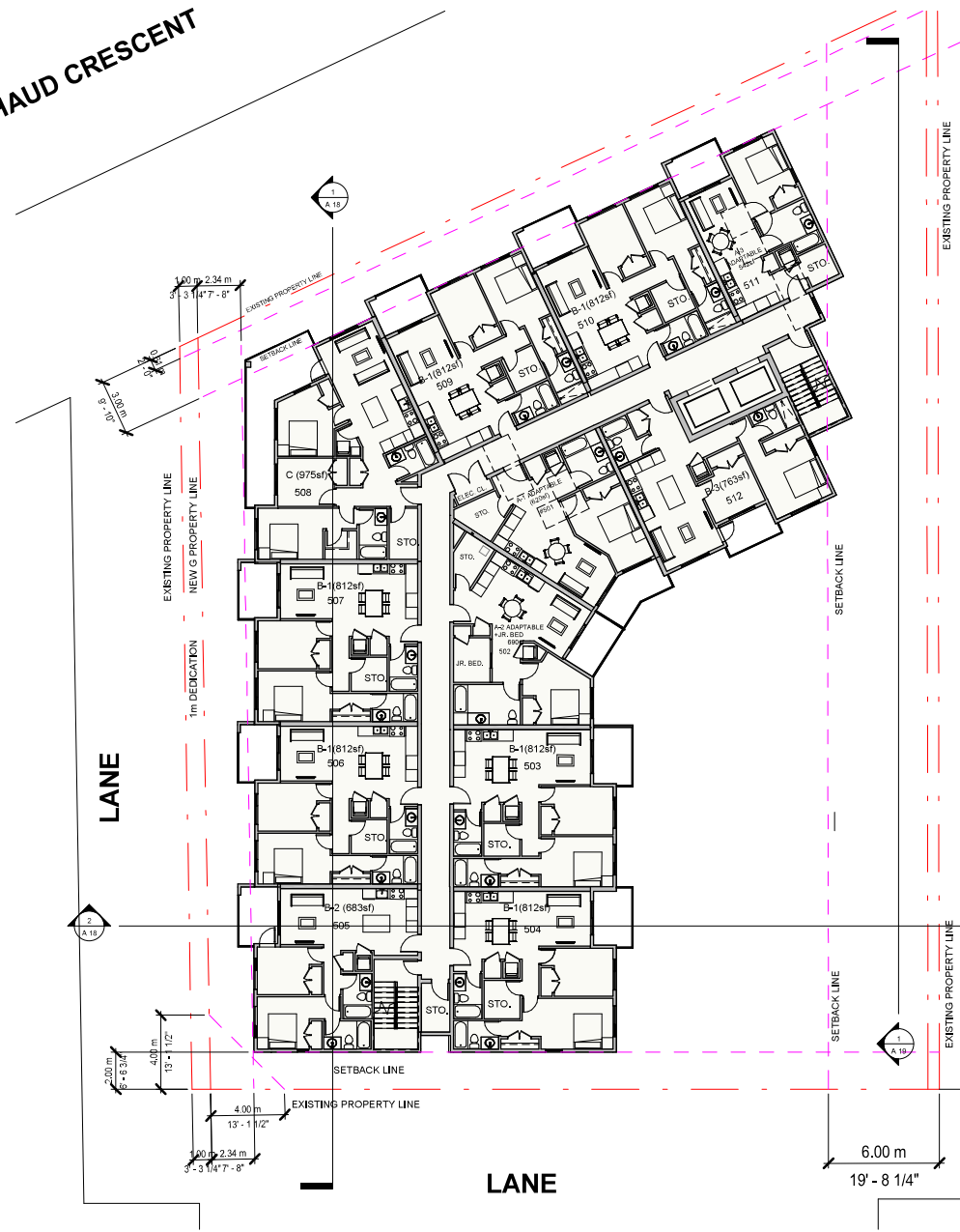
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Project Number: Project Number

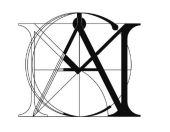
Revision Date: Dwg. No.:

Print Date: 12/07/23 **A10**

MICHAUD CRESCENT



① Level 5  
3/64" = 1'-0"



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No.	Date	Revision



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

Sheet Title  
**LEVEL 5**

Drawn: Author

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Scale: As indicated

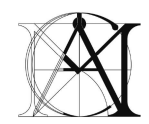
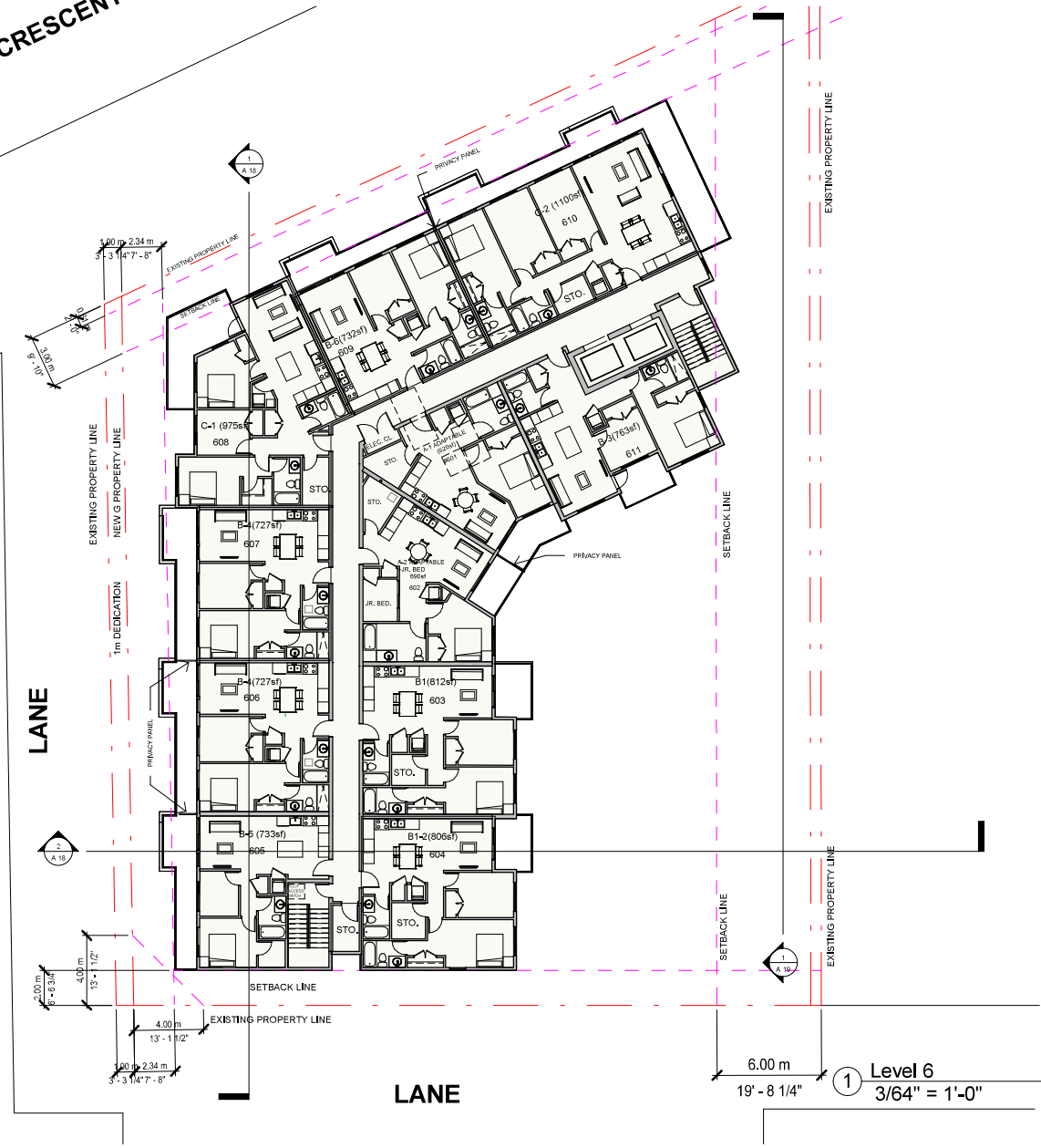
Project Number: Project Number

Revision Date: Dwg. No.:

Print Date: 12/07/23

**A11**

MICHAUD CRESCENT



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No.	Date	Revision



Project Title  
**2022, 2028, 2030  
 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

**A12**

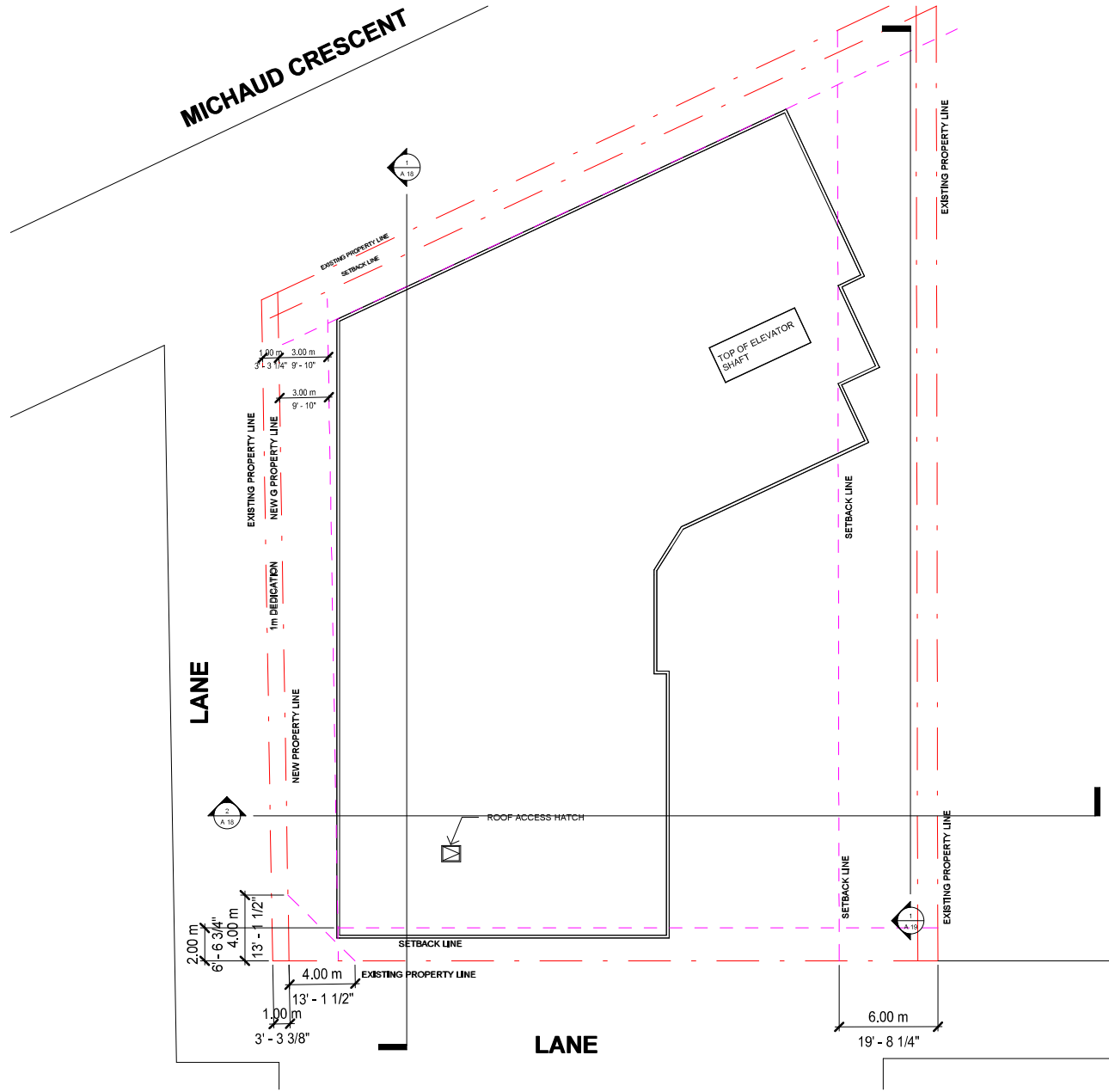
① Level 6  
 3/64" = 1'-0"

6.00 m  
 19'-8 1/4"

LANE

LANE

MICHAUD CRESCENT



**MATTHEW CHENG ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
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No.	Date	Revision



Project Title  
**2022, 2028, 2030 MICHAUD CRESCENT LANGLEY, B.C.**

Sheet Title  
**ROOF PLAN**

Drawn: Author

Checked: Checker

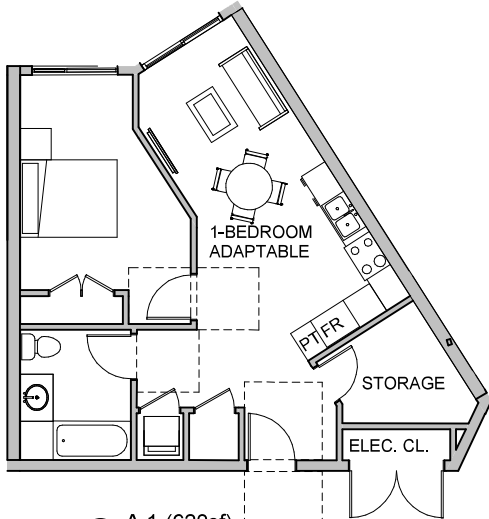
Scale: As indicated

Project Number:  
Project Number

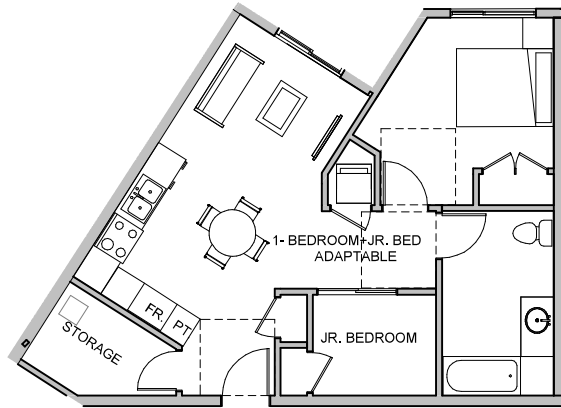
Revision Date:      Dwg. No.:

Print Date:  
12/01/23

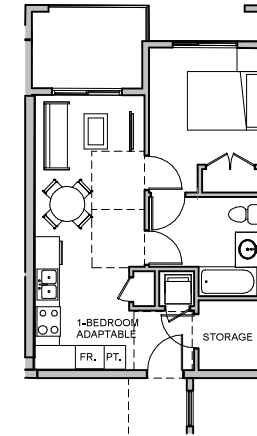
**A13**



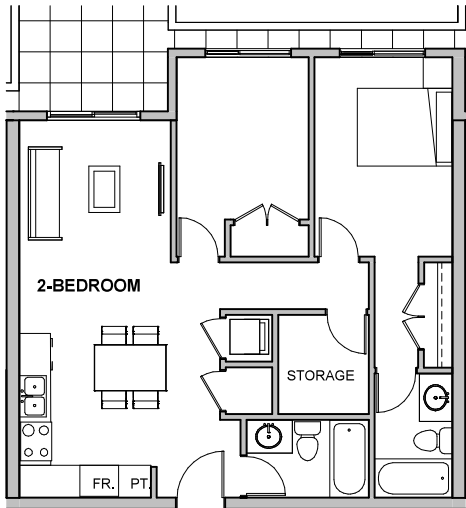
① A 1-(620sf)  
1/8" = 1'-0"



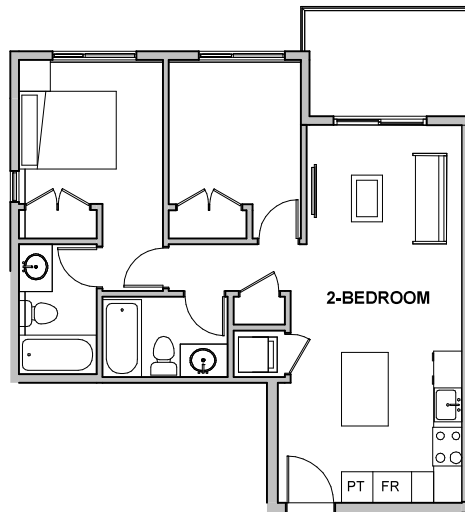
② A 2- Adaptable Unit (692sf)  
1/8" = 1'-0"



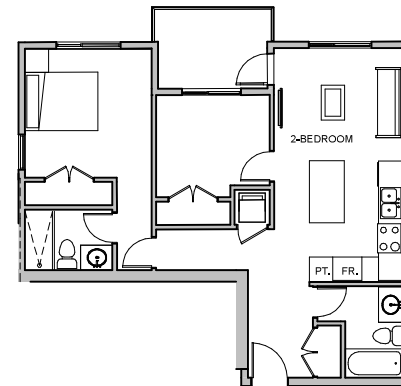
③ A3 (550sf)  
3/32" = 1'-0"



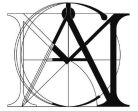
④ B1 (812 sf)  
1/8" = 1'-0"



⑤ B 2 (683SF)  
1/8" = 1'-0"



⑥ B3 (763sf)  
3/32" = 1'-0"



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No.	Date	Revision

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

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

Drawn: Author

Checked: Checker

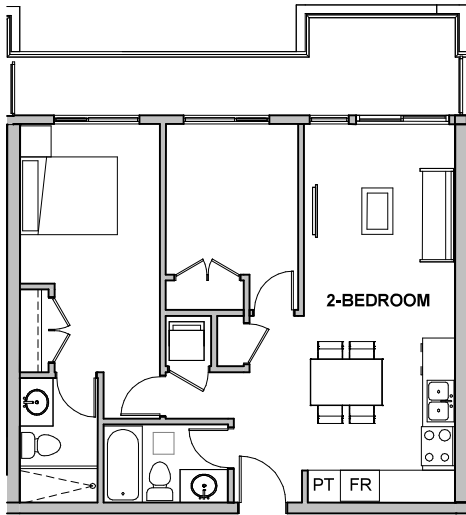
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Project Number:  
Project Number

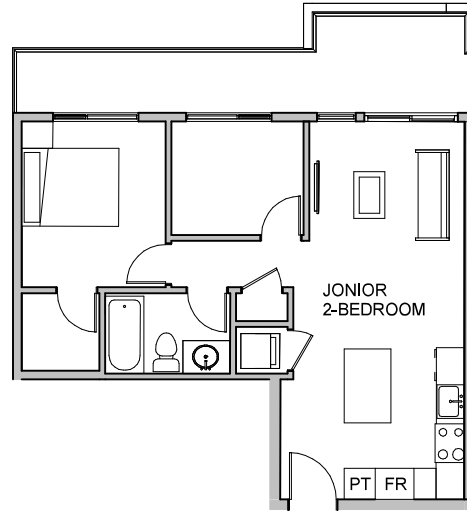
Revision Date: Dwg. No.:

Print Date:  
12/07/23

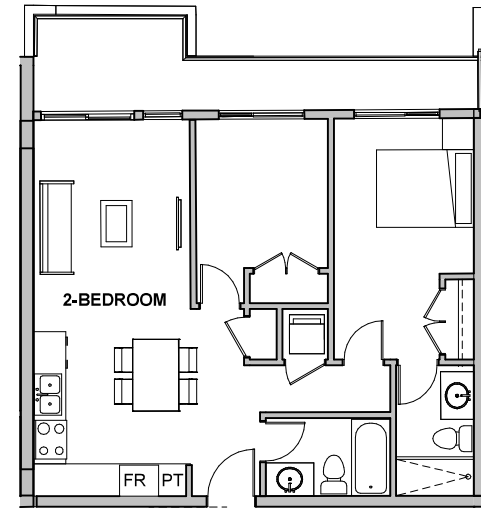
**A14**



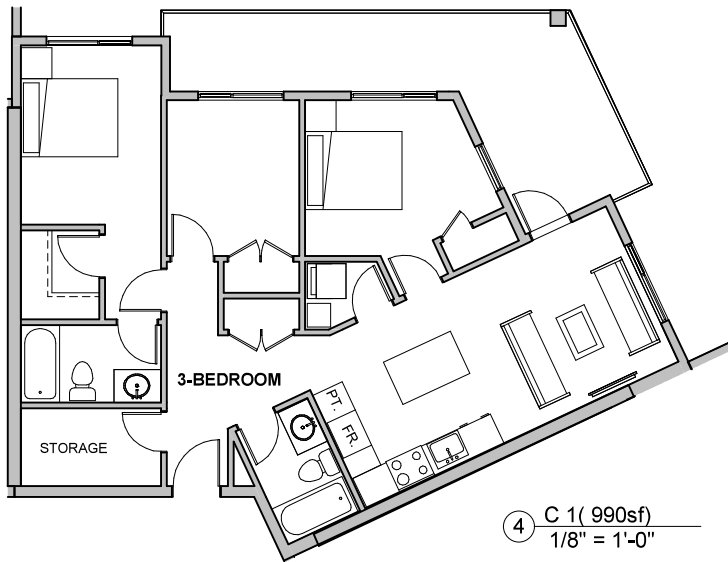
① B 4 ( 727sf)  
1/8" = 1'-0"



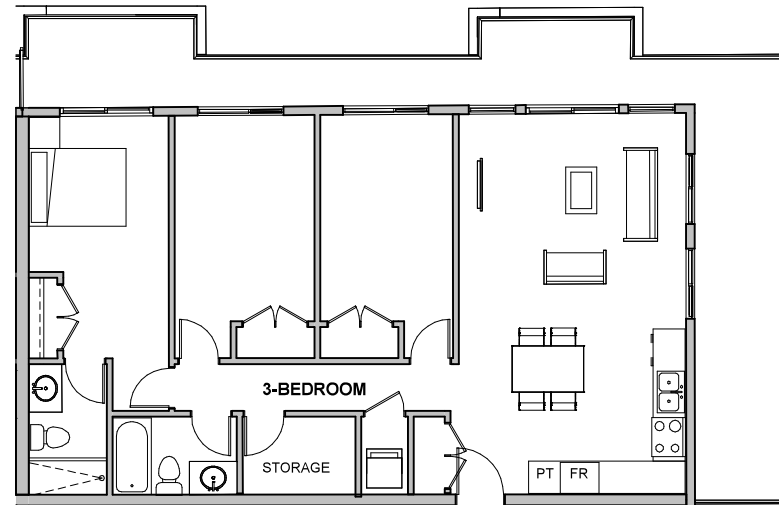
② B 5 (683SF)  
1/8" = 1'-0"



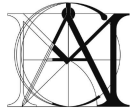
③ B 6 (732sf)  
1/8" = 1'-0"



④ C 1 ( 990sf)  
1/8" = 1'-0"



⑤ C 2 (1017sf)  
1/8" = 1'-0"



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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

**A15**





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No.	Date	Revision

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.:

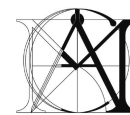
Print Date:  
02/15/23

**A16**



**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/SOFFT
- K ETHINC BROWN PAINTED FIBER CEMENT BOARD



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No.	Date	Revision

Project Title  
**20220, 20228, 20230  
MICAUD 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:  
02/15/20

**A 17**



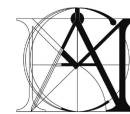
① North Elevation  
3/64" = 1'-0"



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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No.	Date	Revision

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

Sheet Title  
**SECTIONS**

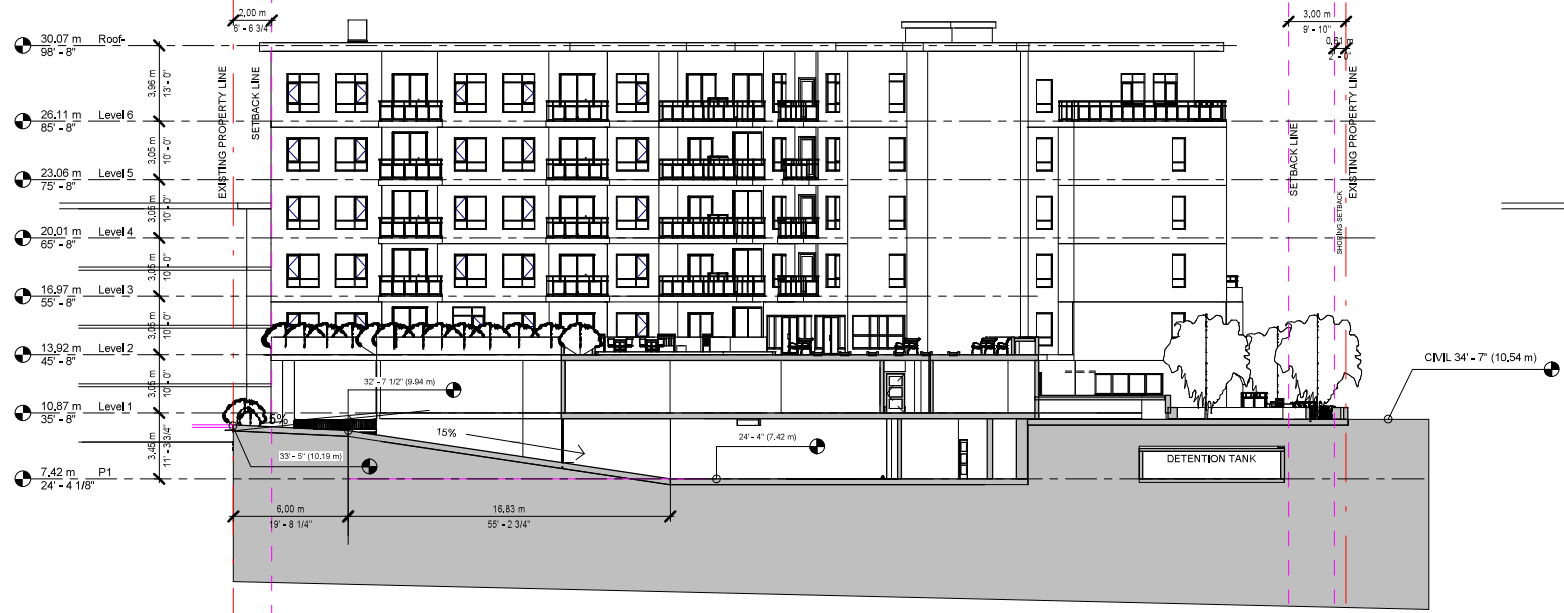
Drawn: Author  
Checked: Checker  
Scale: 3/64" = 1'-0"  
Project Number: Project Number  
Revision Date: Dwg. No.:  
Print Date: 11/15/23



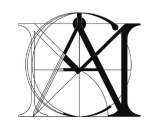
① Section 4  
3/64" = 1'-0"



② Section 2  
3/64" = 1'-0"



① Section 1  
3/64" = 1'-0"



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No.	Date	Revision

Project Title  
**20220, 20228, 20230  
MICAUD 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