#### **GROSS LOT AREA**

2027.68m<sup>2</sup> (21825.75sf)

# PROPOSED 6-STOREY APARTMENT

**NET LOT AREA** 

1979.26m<sup>2</sup> (21304.62sf)

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

SITE COVERAGE 37%
AVERAGE GRADE 10.28m

INDOOR AMENITY AREA 74.32m² (800sf)

OUTDOOR AMENITY AREA 402m<sup>2</sup> (4336sf)

BUILDING HEIGHT 19.79m

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



#### 1 NORTH-WEST VIEW

PARKING SPACE CALCULATION			STORAGE ROOM/LOCKERS DISTRIBUTION:			
	REQUIRED	PROVIDED	INSIDE COMMON AREA	NO.	INSIDE UNITS	NO.
1-BED	14X1=14		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
TOTAL	88	64	LEVEL 4	1	UNIT C-1	6
SMALL CAR	64X60%=38	38(60%)	LEVEL 5	1	UNIT C-2	1
ACCESSIBLE STALLS	64X5%=3	3	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	= ROC	M PROPOSED AT LEVEL	-1 TOO
BIKE SPACE CALCULATION	64X0.5=32	33	3.12 311 317 31 31 31 31			
VISITOR BIKE ON GRADE	6	6				

Sheet List				
Sheet Number	Sheet Name			
A00	PROJECT DATA			
A01	3-D VIEWS			
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A03	SHADOW STUDY			
A04	STREETSCAPE VIEWS			
A05	SITE PLAN			
A06	PARKING LEVEL 1			
A07	LEVEL 1			
A08	LEVEL 2			
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A10	LEVEL 4			
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A15	UNIT TYPES B & C Types			

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Sheet Number	Sheet Name			
A16	WEST & SOUTH ELEVATION			
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L1	LANDSCAPE TREE PLAN			
L2	LANDSCAPE SHRUB PLAN			
L3	LANDSCAPE DETAILS			



# MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE VANCOUVER, BC V6A 2K9 Tel: (604) 731-3021 / Fax: (604) 731-3908 Cel: (604) 649-0669 / Email: matthew@mcai.

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No.	Date	Revision



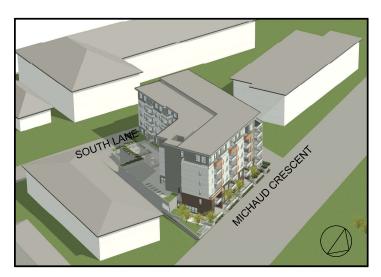
Project Title

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

PROJECT DATA

Drawn: Author	
Checked: Checker	
Scale:	
Project Number: Project Nu	mber
Revision Date:	Dwg. No.:

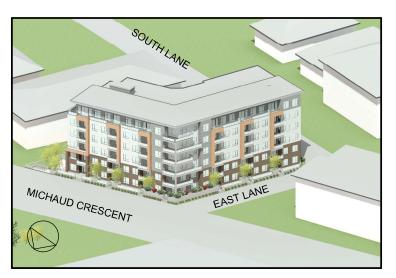
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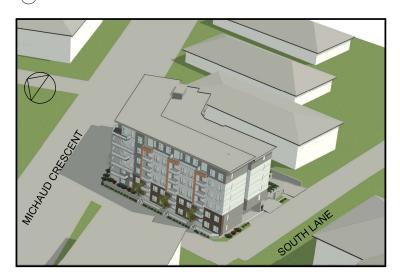
1 VIEW TO NORTH -EAST



2 VIEW TO SOUTH-EAST



5 VIEW TO NORTH-WEST



4 VIEW TO SOUTH-WEST



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

3-D VIEWS

Drawn: Author

Checked Checker

Project Number:
Project Number



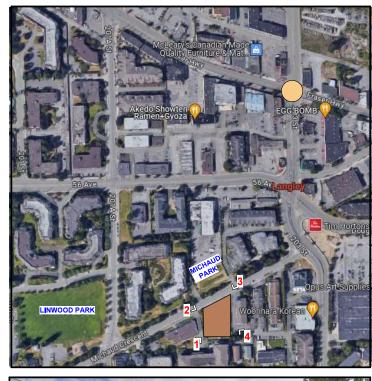
2-NORTH-WEST VIEW



2-NORTH-EAST VIEW



4-SOUTH-EAST VIEW





1-SOUTH-WEST VIEW



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SUBJECT SITE

STATION

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Droject Title

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

Sheet Title
CONTEXT PLAN

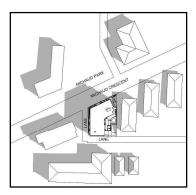
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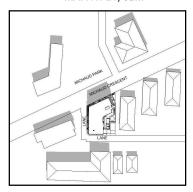
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Project Number: Project Number

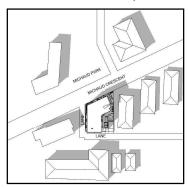
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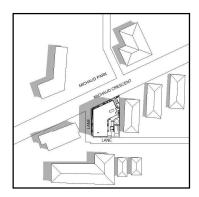
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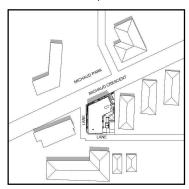
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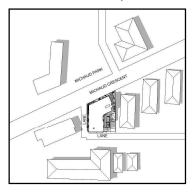
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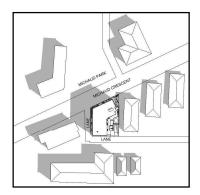
JUNE 21, 9am



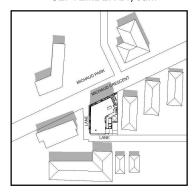
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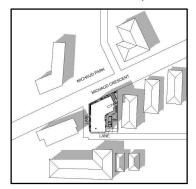
JUNE 21, 3pm



SEPTEMBER 21, 9am



SEPTEMBER 21, 12pm



SEPTEMBER 21, 3pm



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

Sheet Title
SHADOW STUDY

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Checked Checker

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1 STREETSCAPE ( MICHAUD CRESCENT VIEW)



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



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Project Title

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

STREETSCAPE
VIEWS

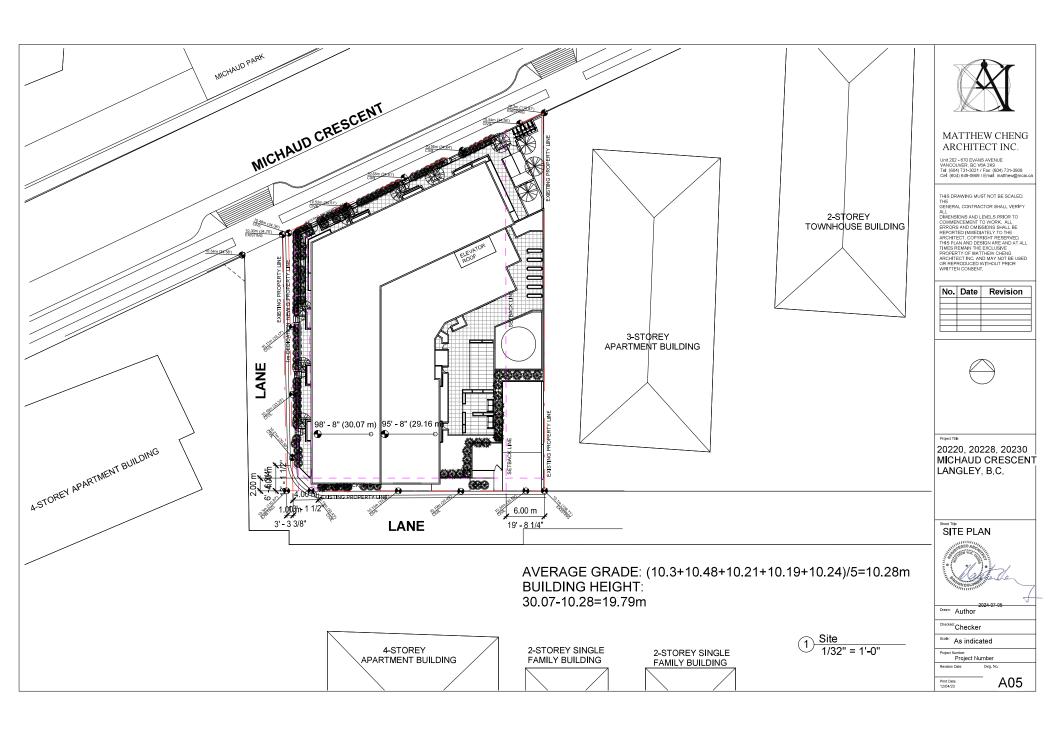
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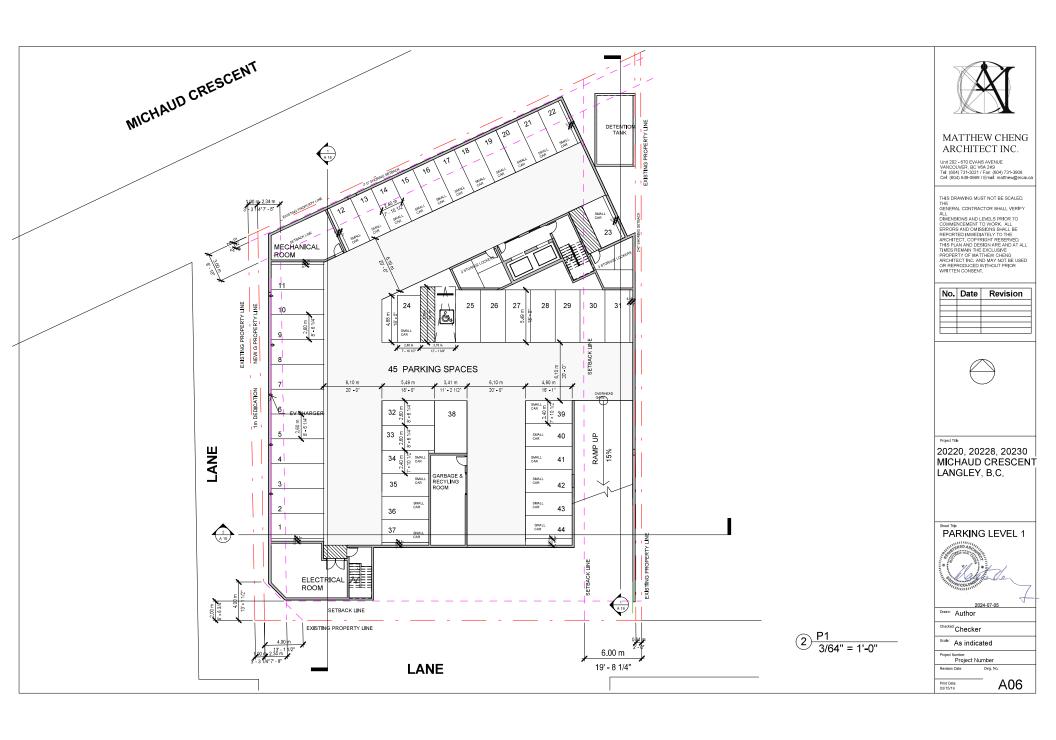
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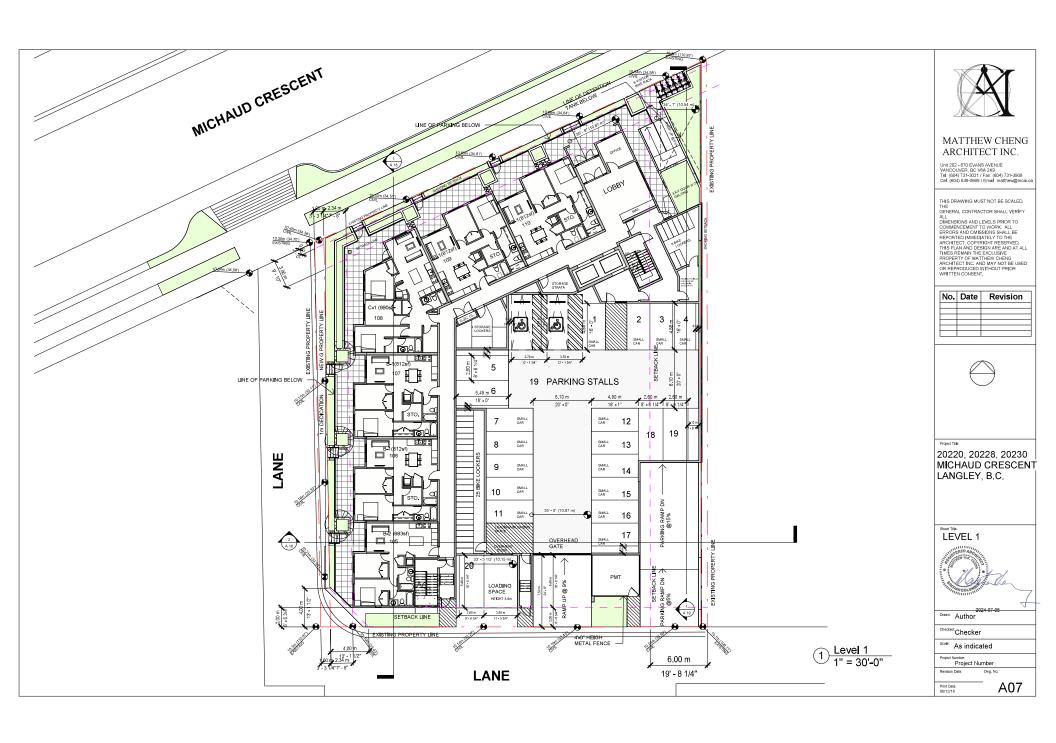
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Project Number:
Project Number
Revision Date: Dwg, No.

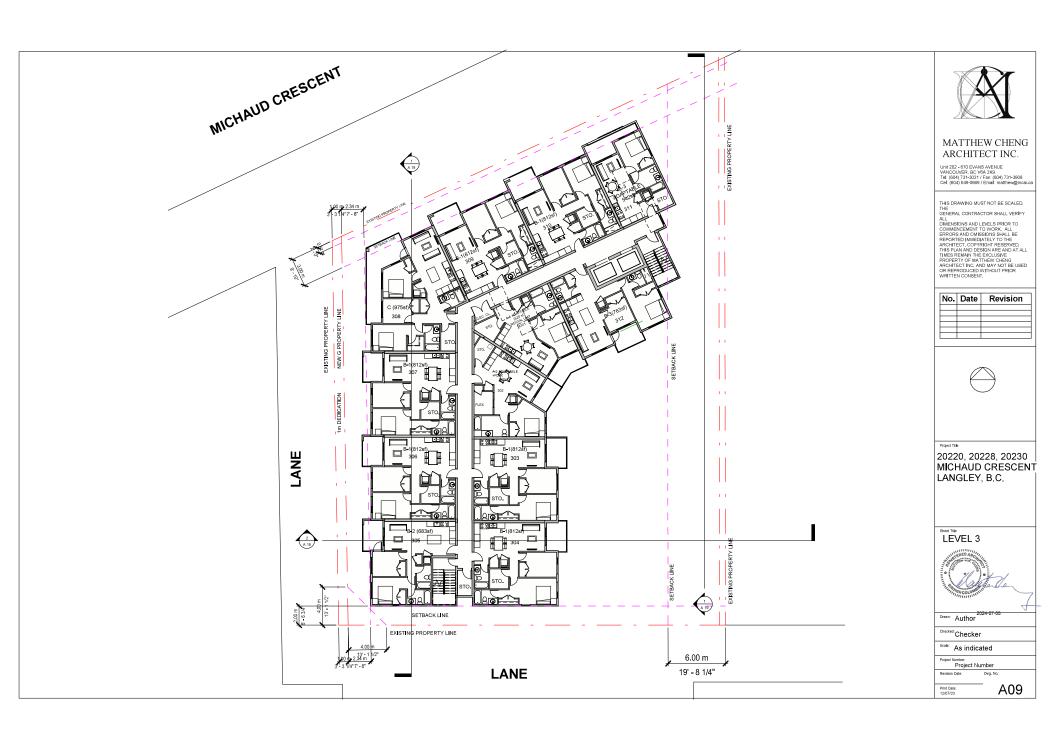
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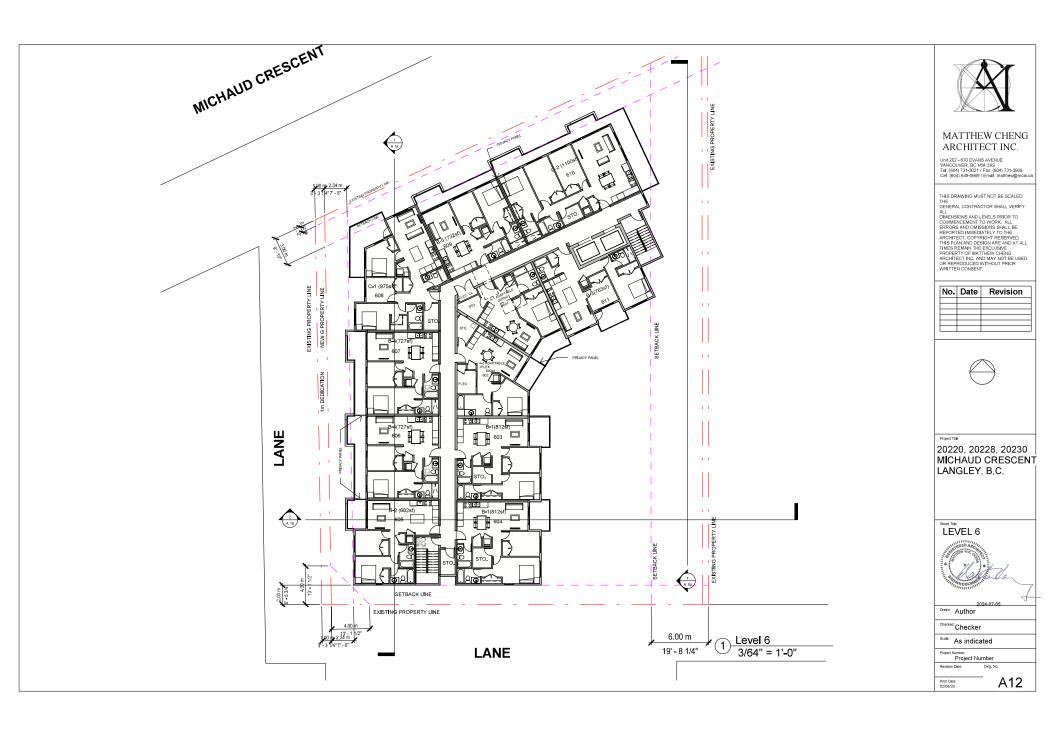


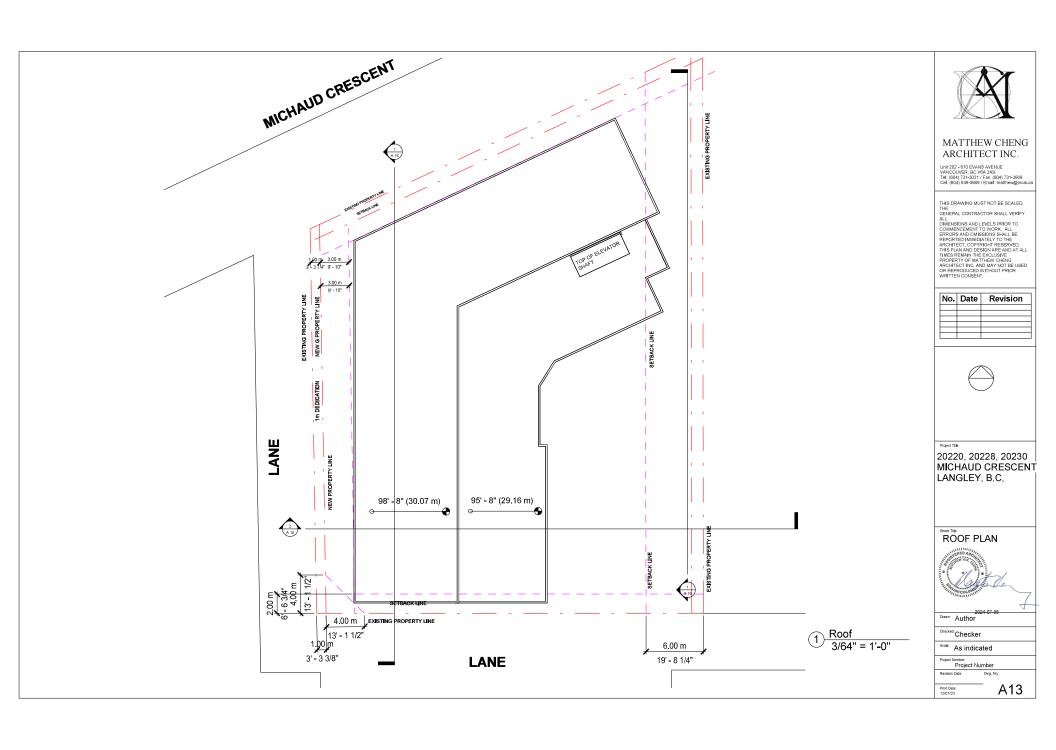


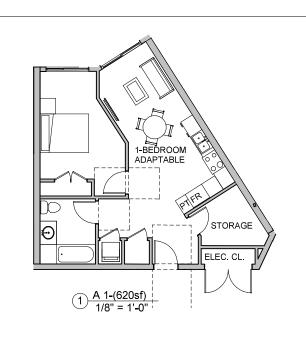


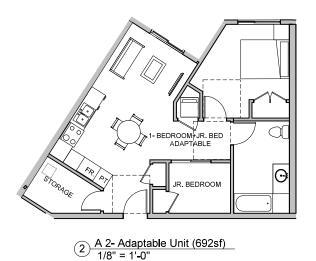


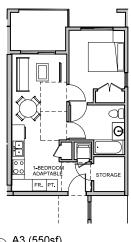












3 A3 (550sf) 3/32" = 1'-0"



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

Sheet Title
UNIT TYPES A & B Units

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Checked Checker

Scale: As indicated

Project Number: Project Number Revision Date:

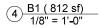
A14

2-BEDROOM STORAGE  $\Box\Box$ 0 FR. PT.





6 B3 (763sf) 3/32" = 1'-0"

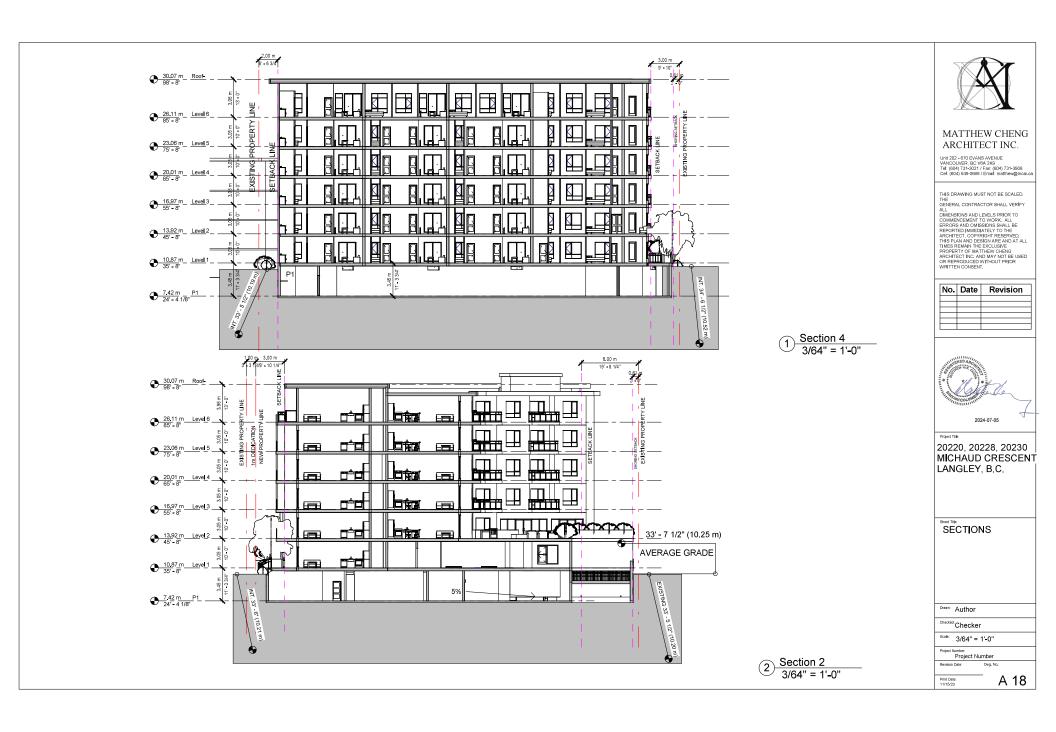


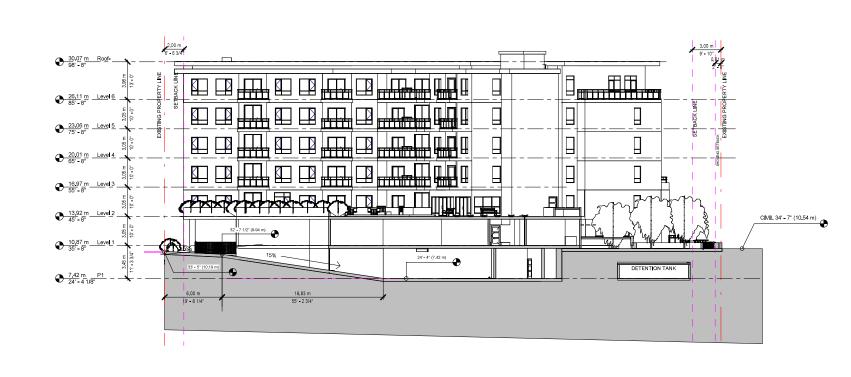
5 B 2 (683SF) 1/8" = 1'-0"

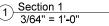














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Title

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

SECTIONS

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