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THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
 5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

COVER PAGE

SCALE:

RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD0.01



meridian apartments - keystone



point apartments - keystone



lincoln apartments - keystone (under construction)



200 st looking south

location

THE PROPOSED DEVELOPMENT IS LOCATED IN CITY OF LANGLEY ON THE SOUTHEAST CORNER OF MICHAUD CRESCENT AND 200 STREET.

linwood park

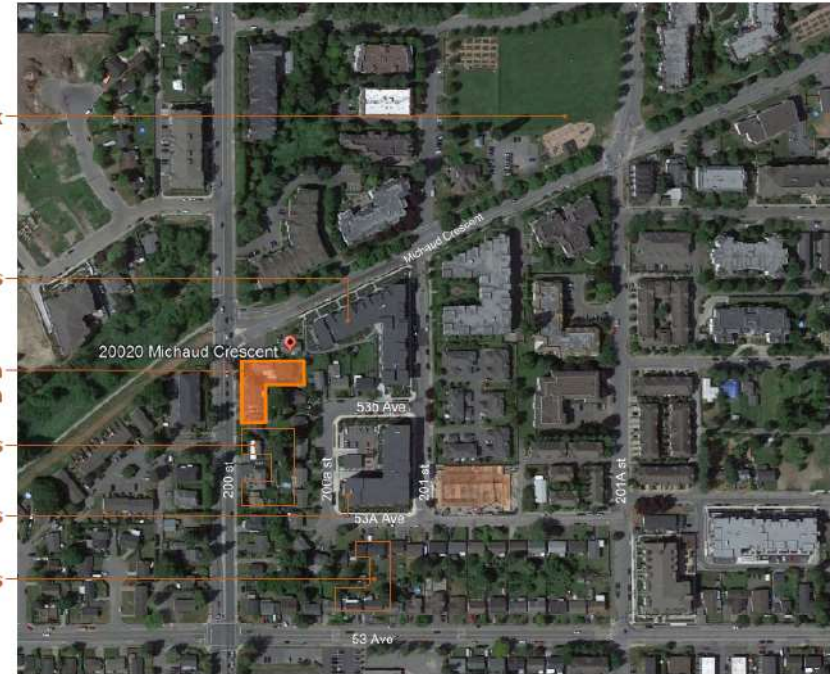
point apartments

the hudson
development location

lincoln apartments

meridian apartments

ra 53a apartments



location map



aerial view looking n/e

meridian apartments

lincoln apartments

the hudson
development location



keystonearch.ca

THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

CONTEXT PLANS

SCALE: N.T.S.



RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD1.01

0.1.0 project data

PROJECT:	THE HUDSON
PROPOSED ZONING:	CD (COMPREHENSIVE DEVELOPMENT ZONE)
EXISTING ZONING:	R51 (SINGLE FAMILY RESIDENTIAL)
CIVIC ADDRESS:	5370 200 STREET; 5380 200 STREET; 20010 MICHAUD CRESCENT; 20020 MICHAUD CRESCENT; 5371 200A STREET; 5381 200A STREET; 20031 538 STREET
LEGAL DESCRIPTION (CORRESPONDING WITH ADDRESS ORDER):	LOT 43 DISTRICT LOT 305 GROUP 2 NWD PLAN 31810; LOT 42 DISTRICT LOT 305 GROUP 2 NWD PLAN 31810; LOT 56 DISTRICT LOT 305 GROUP 2 NWD PLAN 32496; LOT 57 DISTRICT LOT 305 GROUP 2 NWD PLAN 32496; LOT 94 DISTRICT LOT 305 GROUP 2 NWD PLAN 33845; LOT 95 DISTRICT LOT 305 GROUP 2 NWD PLAN 33845; LOT 96 DISTRICT LOT 305 GROUP 2 NWD PLAN 33845
VARIANCES APPLIED FOR:	WALL-MOUNT BIKE STALL PERMITTED; 40%, PROVIDED : 49%
BYLAW EXEMPTIONS:	N/A
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS.
FSR DEFINITION (ZONING):	THE GROSS FLOOR AREA (GFA) DIVIDED BY THE SITE'S (LOT'S) AREA.
GROSS FLOOR AREA DEFINITION (ZONING):	ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.
FINISHED GRADE (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.
PROPOSED GRADE (ZONING):	THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL BE TAKEN AT 5.0 METRE INTERVALS ALONG THE EXTERIOR BUILDING WALLS AT RIGHT ANGLES TO THE WALLS, EXCLUDING DRIVEWAYS, STAIRS AND RAMPS.
BUILDING HEIGHT DEFINITION (ZONING):	FOR ALL OTHER USES WHERE MEASURED IN METRES, THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY; AND FOR ALL OTHER USES WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STOREY TO THE UPPER MOST STOREY.
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	6 STOREYS (ZONING) / 6 STOREYS (BCBC 3.2.2)
MINIMUM BUILDING ELEVATION:	REQUIRED - XX.XXm (FROM CIVIL ENGINEER); PROPOSED - XX.XXm
FINISHED GRADE (ZONING):	9.92m
LOWEST AVERAGE GRADE (BCBC 2018):	9.72m
PROPOSED BUILDING HEIGHT (ZONING):	6 STOREY - 19.01m (REFER TO BUILDING HEIGHT DEFINITION ABOVE)
PROPOSED BUILDING HEIGHT (BCBC 2018):	6 STOREY - 15.89m (REFER TO BCBC 2018, GROUP C 3.2.2.50 (1)(c))
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m (BCBC 2018, GROUP C 3.2.2.50 (1)(c), GROUP D 3.2.2.58 (1)(c)); PROPOSED - 15.89m
1ST STOREY TO UPPERMOST COMBUSTIBLE ROOF:	MAXIMUM - 25m (BCBC 2018, GROUP C 3.2.2.50 (2)(c), GROUP D 3.2.2.58 (2)(c), NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25m)
PROPOSED - 22.22m	
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m (BCBC 2018 3.2.5.6(2)); PROPOSED - 17.89m
SITE AREA ("LOT" PER ZONING):	GROSS: 56,154 SF (5.217 SM) (1.29 ACRES) NET (AFTER DEDICATIONS): 53,607 SF (4,980 SM) (1.23 ACRES)
LOT COVERAGE:	18,822 SF / 56,154 SF = 33.5%
BUILDING AREA:	WEST OF FIREWALL: 14,167 SF (1,316.16 SM); EAST OF FIREWALL: 4,655 SF (432.46 SM)
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	110,186 SF (10,236.6 SM)
GROSS FLOOR AREA (PARKADE ONLY):	46,861 SF (4,353.51 SM)
FSR:	110,186 SF / 56,154 SF (SITE AREA) = 1.96
DENSITY (UNITS/HA):	113/0.5217 = 217 UNITS PER HECTARE
SETBACKS:	NORTH: 6.0m NORTHEAST: 4.0m (SEE VARIANCE REQUEST ABOVE) EAST: 6.0m (FROM ROAD DEDICATION ALONG SOUTHEAST P/L) SOUTH: 4.0m (SEE VARIANCE REQUEST ABOVE) WEST: 4.0m (FROM ROAD DEDICATION P/L; SEE VARIANCE REQUEST ABOVE)
NUMBER OF STREETS:	1
GARBAGE & RECYCLING REQUIREMENTS (PER VANCOUVER TECHNICAL SPECS):	REQUIRED GARBAGE AND RECYCLING SPACE: $\{[0.31 \text{ SM} \times \text{DWELLING UNITS (DU)}] + 8 \text{ SM} = [0.31 \text{ SM} \times 113 \text{ DU}] + 8 \text{ SM} = 43.03 \text{ SM} (463 \text{ SF})$ RECYCLING SPACE AS PART OF OVERALL: $\{[0.16 \text{ SM} \times \text{DWELLING UNITS (DU)}] + 5 \text{ SM} = [0.16 \text{ SM} \times 113 \text{ DU}] + 5 \text{ SM} = 23.08 \text{ SM} (248 \text{ SF})$ ADDITIONAL "FLEX SPACE": $\text{RECYCLING SPACE}/2 = (23.08 \text{ SM})/2 = 11.54 \text{ SM} (124 \text{ SF})$ TOTAL REQUIRED SPACE = 43.03 SM + 11.54 SM = 54.57 SM (587 SF) TOTAL PROVIDED SPACE = 73.7 SM (793 SF)
AMENITY SPACE:	REQUIRED: INDOOR AMENITY SPACE 2.3 SM (24.76 SF) PER DWELLING UNIT FOR ALL BUILDINGS CONTAINING MORE THAN 20 UNITS. 24.76 SF x 113 UNITS = 2,798 SF (260 SM). PROVIDED: 4,766 SF (442.74 SM)

0.2.0 gross floor area summary notes

1. GROSS FLOOR AREA IS MEASURED TO OUTSIDE FACE OF EXTERIOR SHEATHING. NO EXCLUSIONS.

0.2.1 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	377 SF	35.01 m ²	0.2%	
PARKADE	43903 SF	4078.69 m ²	28.0%	
SERVICE ROOMS/SHAFTS	677 SF	62.93 m ²	0.4%	
STORAGE	1904 SF	176.88 m ²	1.2%	
	46861 SF	4353.51 m²	29.8%	
1ST LEVEL				
CIRCULATION	3308 SF	307.33 m ²	2.1%	
INDOOR AMENITY	4766 SF	442.74 m ²	3.0%	
OFFICE	136 SF	12.65 m ²	0.1%	
RESIDENTIAL	10149 SF	942.88 m ²	6.5%	
SERVICE ROOMS/SHAFTS	50 SF	4.64 m ²	0.0%	
STORAGE	89 SF	8.29 m ²	0.1%	
	18498 SF	1718.53 m²	11.8%	
2ND LEVEL				
CIRCULATION	1885 SF	175.13 m ²	1.2%	
RESIDENTIAL	15707 SF	1459.24 m ²	10.0%	
SERVICE ROOMS/SHAFTS	50 SF	4.62 m ²	0.0%	
STORAGE	487 SF	45.26 m ²	0.3%	
	18129 SF	1684.26 m²	11.5%	
3RD LEVEL				
CIRCULATION	1842 SF	171.16 m ²	1.2%	
RESIDENTIAL	16271 SF	1511.59 m ²	10.4%	
SERVICE ROOMS/SHAFTS	50 SF	4.65 m ²	0.0%	
STORAGE	487 SF	45.26 m ²	0.3%	
	18650 SF	1732.68 m²	11.9%	
4TH LEVEL				
CIRCULATION	1842 SF	171.16 m ²	1.2%	
RESIDENTIAL	16271 SF	1511.63 m ²	10.4%	
SERVICE ROOMS/SHAFTS	50 SF	4.62 m ²	0.0%	
STORAGE	487 SF	45.26 m ²	0.3%	
	18650 SF	1732.68 m²	11.9%	
5TH LEVEL				
CIRCULATION	1842 SF	171.16 m ²	1.2%	
RESIDENTIAL	15750 SF	1463.19 m ²	10.0%	
SERVICE ROOMS/SHAFTS	50 SF	4.62 m ²	0.0%	
STORAGE	487 SF	45.26 m ²	0.3%	
	18129 SF	1684.24 m²	11.5%	
6TH LEVEL				
CIRCULATION	1842 SF	171.16 m ²	1.2%	
RESIDENTIAL	15750 SF	1463.21 m ²	10.0%	
SERVICE ROOMS/SHAFTS	50 SF	4.62 m ²	0.0%	
STORAGE	487 SF	45.26 m ²	0.3%	
	18129 SF	1684.26 m²	11.5%	
AREA GRAND TOTAL	157047 SF	14590.15 m²	100.0%	

0.2.2 gross floor area summary (area type)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
CIRCULATION	12940 SF	1202.12 m ²	8.2%	
INDOOR AMENITY	4766 SF	442.74 m ²	3.0%	
OFFICE	136 SF	12.65 m ²	0.1%	
PARKADE	43903 SF	4078.69 m ²	28.0%	
RESIDENTIAL	89897 SF	8351.74 m ²	57.2%	
SERVICE ROOMS/SHAFTS	977 SF	90.73 m ²	0.6%	
STORAGE	4429 SF	411.47 m ²	2.8%	
AREA GRAND TOTAL	157047 SF	14590.15 m²	100.0%	



THE HUDSON

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5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

PROJECT DATA

SCALE:

RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD1.10

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	41	36.3%	
1 BED & FLEX	10	8.8%	
2 BED	34	30.1%	
2 BED & FLEX	12	10.6%	
2 BED + FLEX (ADAPTABLE)	5	4.4%	
2 BED ADAPTABLE	1	0.9%	
3 BED + FLEX	5	4.4%	
STUDIO	5	4.4%	
TOTAL UNITS: 113		100.0%	

0.4.0 unit floor area summary notes

- ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL.
- AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE.

0.4.1 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT A	STUDIO	5	500 SF	46 m ²	2498 SF	232.03 m ²
UNIT B	1 BED	5	620 SF	58 m ²	3098 SF	287.81 m ²
UNIT B	1 BED	6	621 SF	58 m ²	3727 SF	346.28 m ²
UNIT B	1 BED	3	622 SF	58 m ²	1866 SF	173.40 m ²
UNIT B	1 BED	6	623 SF	58 m ²	3740 SF	347.44 m ²
UNIT B	1 BED	1	624 SF	58 m ²	624 SF	58.01 m ²
UNIT B	1 BED	3	625 SF	58 m ²	1874 SF	174.06 m ²
UNIT B	1 BED	2	629 SF	58 m ²	1258 SF	116.85 m ²
UNIT B2	1 BED	5	672 SF	62 m ²	3361 SF	312.22 m ²
UNIT B.1	1 BED	1	625 SF	58 m ²	625 SF	58.09 m ²
UNIT B.1	1 BED	1	629 SF	58 m ²	629 SF	58.45 m ²
UNIT B.1	1 BED	4	631 SF	59 m ²	2522 SF	234.30 m ²
UNIT B.2	1 BED	2	687 SF	64 m ²	1374 SF	127.65 m ²
UNIT B.2	1 BED	2	688 SF	64 m ²	1376 SF	127.86 m ²
UNIT C	1 BED & FLEX	2	720 SF	67 m ²	1440 SF	133.76 m ²
UNIT C	1 BED & FLEX	3	819 SF	76 m ²	2457 SF	228.29 m ²
UNIT C1	1 BED & FLEX	2	747 SF	69 m ²	1494 SF	138.77 m ²
UNIT C1.1	1 BED & FLEX	1	725 SF	67 m ²	725 SF	67.35 m ²
UNIT C1.2	1 BED & FLEX	2	812 SF	75 m ²	1623 SF	150.81 m ²
UNIT D	2 BED	4	891 SF	83 m ²	3564 SF	331.08 m ²
UNIT D1	2 BED	3	730 SF	68 m ²	2191 SF	203.51 m ²
UNIT D1.1	2 BED	1	794 SF	74 m ²	794 SF	73.79 m ²
UNIT D1.1	2 BED	1	795 SF	74 m ²	795 SF	73.87 m ²
UNIT D2 (A)	2 BED ADAPTABLE	1	909 SF	84 m ²	909 SF	84.47 m ²
UNIT D.1	2 BED	1	878 SF	82 m ²	878 SF	81.59 m ²
UNIT D.1	2 BED	3	879 SF	82 m ²	2636 SF	244.86 m ²
UNIT D.1	2 BED	6	884 SF	82 m ²	5302 SF	492.58 m ²
UNIT D.1	2 BED	4	886 SF	82 m ²	3544 SF	329.28 m ²
UNIT D.1	2 BED	1	887 SF	82 m ²	887 SF	82.41 m ²
UNIT D.1	2 BED	1	890 SF	83 m ²	890 SF	82.68 m ²
UNIT D.2	2 BED	5	902 SF	84 m ²	4508 SF	418.80 m ²
UNIT D.3	2 BED	2	954 SF	89 m ²	1909 SF	177.32 m ²
UNIT D.4	2 BED	2	942 SF	88 m ²	1884 SF	175.01 m ²
UNIT E	2 BED & FLEX	6	968 SF	90 m ²	5810 SF	539.79 m ²
UNIT E	2 BED & FLEX	4	972 SF	90 m ²	3887 SF	361.10 m ²
UNIT E	2 BED & FLEX	1	973 SF	90 m ²	973 SF	90.35 m ²
UNIT E	2 BED & FLEX	1	976 SF	91 m ²	976 SF	90.69 m ²
UNIT E1 (A)	2 BED + FLEX (ADAPTABLE)	2	1007 SF	94 m ²	2014 SF	187.12 m ²
UNIT E1.1 (A)	2 BED + FLEX (ADAPTABLE)	1	985 SF	91 m ²	985 SF	91.49 m ²
UNIT E1.2 (A)	2 BED + FLEX (ADAPTABLE)	1	1143 SF	106 m ²	1143 SF	106.17 m ²
UNIT E1.2 (A)	2 BED + FLEX (ADAPTABLE)	1	1144 SF	106 m ²	1144 SF	106.25 m ²
UNIT F	3 BED + FLEX	5	1250 SF	116 m ²	6249 SF	580.56 m ²
UNIT TOTALS: 113					90182 SF	8378.21 m²

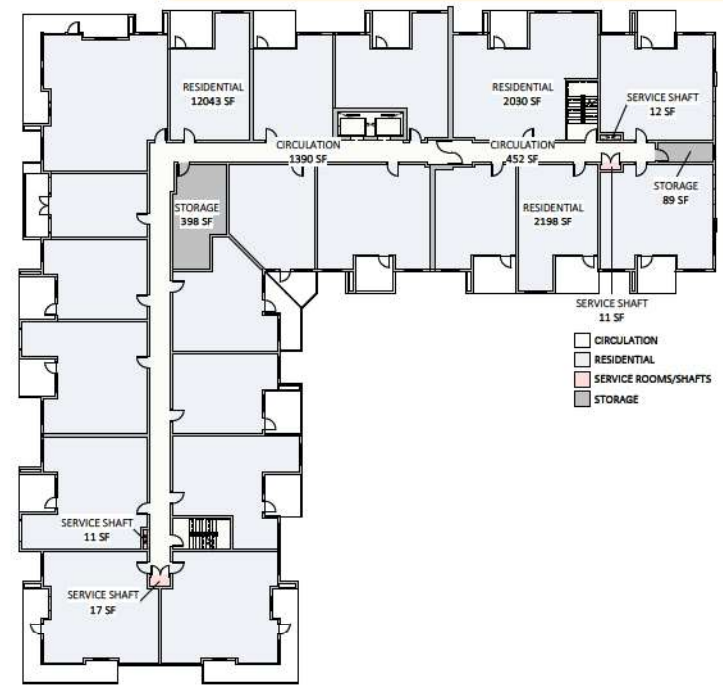
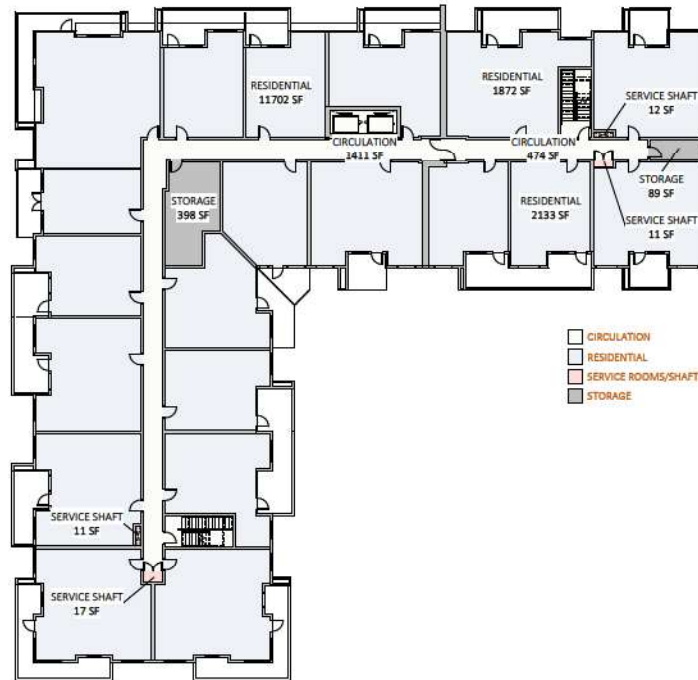
0.5.0 parking stall / bicycle storage data

MIXED-USE VEHICLE PARKING STALL DATA					
	UNITS / AREA	CURRENT FACTOR	REQUIRED STALLS	PROPOSED FACTOR	PROPOSED STALLS
STUDIO / 1 BED	56 UNITS	*1.2	68 STALLS	*1.0	56 STALLS REQUIRED
2 BED	52 UNITS	*1.3	68 STALLS	*1.25	65 STALLS REQUIRED
3 BED	5 UNITS	*1.3	7 STALLS	*1.45	8 STALLS REQUIRED
RESIDENTIAL TOTAL	113 UNITS		143		129 REQUIRED; 134 PROVIDED
VISITOR	113 UNITS	*0.20	0.20(113) = 22.6 = 23 STALLS	*0.15	0.15(113) = 16.95 = 17 REQUIRED; 19 PROVIDED
ACCESSIBLE		5% OF TOTAL STALLS	0.05(166) = 8.3 = 9 STALLS	5% OF TOTAL STALLS REQUIRED; 0.05(146) = 7.3 = 8 REQUIRED	8 PROVIDED
SMALL CAR (RESIDENT)		40% MAX OF TOTAL STALLS (67 MAX ALLOWABLE)	UP TO 58 STALLS ALLOWED	60% MAX OF TOTAL STALLS (72 MAX ALLOWABLE)	31 STALLS
SMALL CAR (VISITOR)			UP TO 9 STALLS ALLOWED		1 STALLS
TOTAL STALLS			166	146 REQUIRED; 153 PROVIDED	
		CURRENT FACTOR / SIZE	REQUIRED	PROPOSED FACTOR / SIZE	PROPOSED
LOADING		9m x 3m x 3.6m (LWH)	1	9m x 3m x 3.6m (LWH)	1
ELECTRIC VEHICLE CHARGING			12 INSTALLED; REMAINING STALLS EV-READY		12 INSTALLED; REMAINING STALLS EV-READY
MOTORCYCLE		N/A	N/A	N/A	14 STALLS PROVIDED
BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)					
	UNITS	FACTOR	REQUIRED	PROVIDED	
TENANT (UNIT) (CLASS 1)	113 UNITS	*0.5	56.5	57 (49% WALL-MOUNT)	
VISITOR / EMPLOYEE (CLASS 2)		6 SPACES PER BUILDING	6	12	
NOTE: DU=DWELLING UNIT					

NOTE: DU=DWELLING UNIT

0.6.0 storage summarySTORAGE LOCKER REQUIREMENT BUILDING WITH ELEVATORS: A MINIMUM OF 5.67m² (200 F²) PER UNIT WITH A LOCKER HEIGHT OF AT LEAST 1.8m (5.9ft)

UNIT TYPE	ROOM NAME	VOLUME	# OF UNIT	COMMENTS
A	-	-	5	5 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS ON 2nd - 6th LEVELS
B	W/D, STORAGE	5.75 m ² / 203 F ²	26	
B.1	-	-	6	6 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS ON 2nd - 6th LEVELS
B.2	W/D, STORAGE	5.75 m ² / 203 F ²	4	
B2	W/D, STORAGE	5.75 m ² / 203 F ²	5	
C	W/D, STORAGE	5.75 m ² / 203 F ²	5	
C1	W/D, STORAGE	5.75 m ² / 203 F ²	2	
C1.1	W/D, STORAGE	5.75 m ² / 203 F ²	1	
C1.2	W/D, STORAGE	5.75 m ² / 203 F ²	2	
D	W/D, STORAGE	5.75 m ² / 203 F ²	4	
D1	-	-	3	3 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS ON 2nd - 6th LEVELS
D1.1	-	-	2	2 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS ON 2nd - 6th LEVELS
D2 (A)	W/D, STORAGE	6.63 m ² / 234 F ²	1	
D.1	W/D, STORAGE	5.75 m ² / 203 F ²	16	
D.2	W/D, STORAGE	5.75 m ² / 203 F ²	5	
D.3	W/D, STORAGE	5.75 m ² / 203 F ²	2	
D.4	W/D, STORAGE	6.12 m ² / 216 F ²	2	
E	-	-	12	12 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS ON 2nd - 6th LEVELS
E1 (A)	W/D, STORAGE	7.62 m ² / 269 F ²	2	
E1.1 (A)	W/D, STORAGE	7.62 m ² / 269 F ²	1	
E1.2 (A)	W/D, STORAGE	7.62 m ² / 269 F ²	2	
F	STORAGE	6.31 m ² / 223 F ²	5	
TOTAL			113	28 STORAGE LOCKERS REQUIRED
				TOTAL 34 STORAGE LOCKERS PROVIDED IN COMMON STORAGE ROOMS FROM 2nd - 6th LEVELS



THE HUDSON

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FSR PLANS

SCALE: 1/16" = 1'-0"



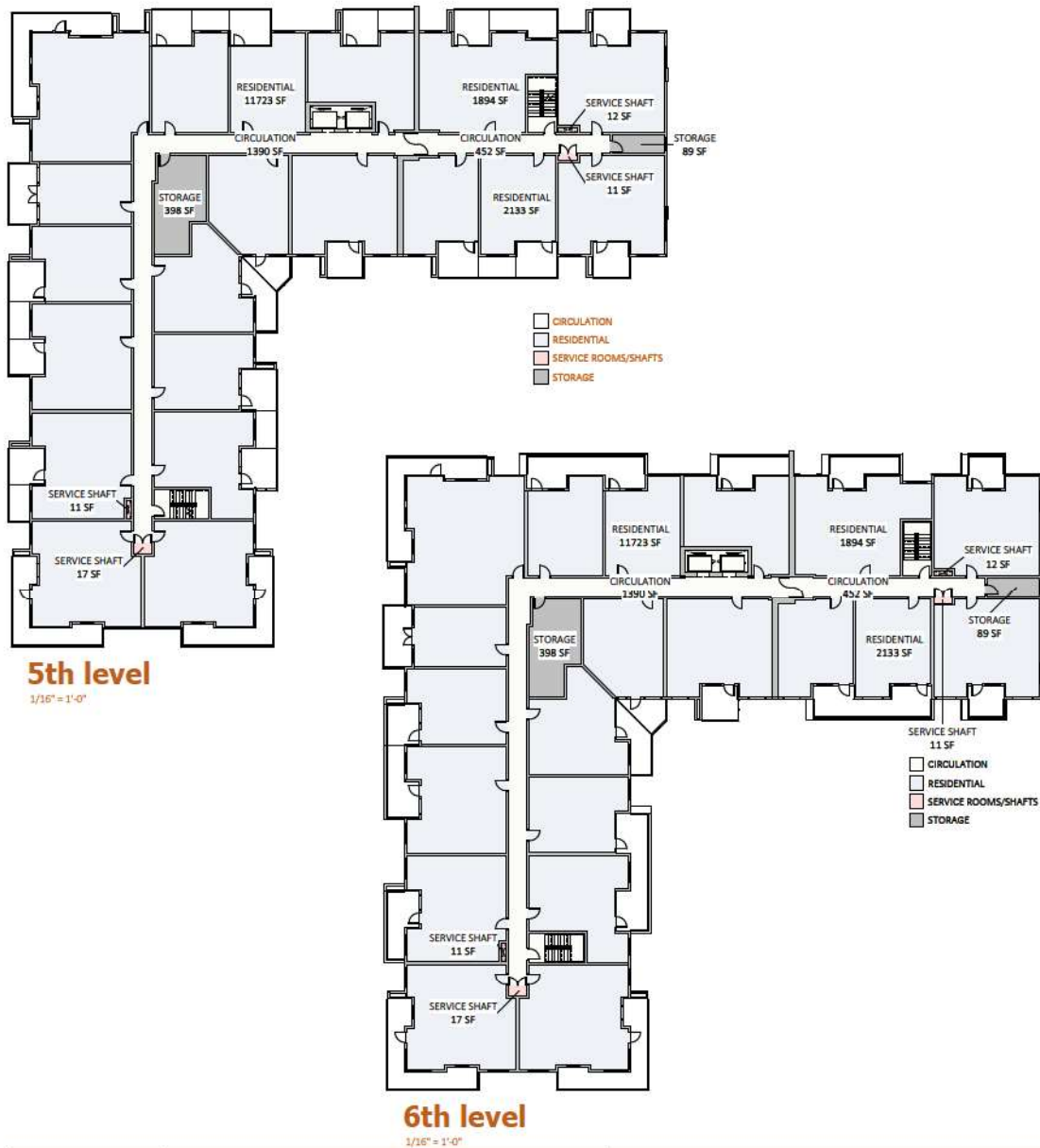
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SD1.12



0.6.0 fsr floor area summary notes

- FSR IS MEASURED TO OUTSIDE FACE OF SHEATHING
- EXCLUSIONS: NONE APPLICABLE.

0.6.1 fsr floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
STORAGE				
1ST LEVEL	89 SF	8.29 m ²	0.1%	
2ND LEVEL	487 SF	45.26 m ²	0.4%	
3RD LEVEL	487 SF	45.26 m ²	0.4%	
4TH LEVEL	487 SF	45.26 m ²	0.4%	
5TH LEVEL	487 SF	45.26 m ²	0.4%	
6TH LEVEL	487 SF	45.26 m ²	0.4%	
	2525 SF	234.60 m ²	2.3%	
SERVICE ROOMS/SHAFTS				
1ST LEVEL	50 SF	4.63 m ²	0.0%	
2ND LEVEL	50 SF	4.62 m ²	0.0%	
3RD LEVEL	50 SF	4.65 m ²	0.0%	
4TH LEVEL	50 SF	4.62 m ²	0.0%	
5TH LEVEL	50 SF	4.62 m ²	0.0%	
6TH LEVEL	50 SF	4.62 m ²	0.0%	
	299 SF	27.78 m ²	0.3%	
RESIDENTIAL				
1ST LEVEL	10158 SF	943.69 m ²	9.2%	
2ND LEVEL	15707 SF	1459.24 m ²	14.3%	
3RD LEVEL	16271 SF	1511.59 m ²	14.8%	
4TH LEVEL	16271 SF	1511.63 m ²	14.8%	
5TH LEVEL	15750 SF	1463.19 m ²	14.3%	
6TH LEVEL	15750 SF	1463.21 m ²	14.3%	
	89906 SF	8352.55 m ²	81.6%	
OFFICE				
1ST LEVEL	136 SF	12.65 m ²	0.1%	
	136 SF	12.65 m ²	0.1%	
INDOOR AMENITY				
1ST LEVEL	4757 SF	441.95 m ²	4.3%	
	4757 SF	441.95 m ²	4.3%	
CIRCULATION				
1ST LEVEL	3308 SF	307.33 m ²	3.0%	
2ND LEVEL	1885 SF	175.13 m ²	1.7%	
3RD LEVEL	1842 SF	171.16 m ²	1.7%	
4TH LEVEL	1842 SF	171.16 m ²	1.7%	
5TH LEVEL	1842 SF	171.16 m ²	1.7%	
6TH LEVEL	1842 SF	171.16 m ²	1.7%	
	12563 SF	1167.12 m ²	11.4%	
AREA GRAND TOTAL	110186 SF	10236.64 m ²	100.0%	

0.6.2 fsr calculation

- 110,186 SF / 56,154 SF (SITE AREA) = 1.96



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THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

FSR PLANS

SCALE: N.T.S.



RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD1.13

design rationale

project description

LOCATED AT THE SOUTHEAST CORNER OF MICHAUD CRESCENT AND 200TH STREET, THIS PROPOSED DEVELOPMENT IS A SIX-STORY, WOOD-FRAME MULTI-FAMILY RESIDENTIAL BUILDING WITH 113 UNITS ON TOP OF A PARTIALLY RAISED PARKADE PODIUM. THE PODIUM PROVIDES SECURITY AND AMENITY SPACES FOR THE RESIDENTS WITH A LARGE MULTI-USE LANDSCAPED OUTDOOR AMENITY SPACE TO THE NORTH AND SPACIOUS UNIT PATIOS AROUND THE FIRST LEVEL.

environmental sustainability

THE DEVELOPMENT ADDRESSES ENVIRONMENTAL SUSTAINABILITY THROUGH:

- RENEWABLE BASED WOOD BUILDING MATERIALS
- NO-WATER AND LIGHT-COLOURED SURFACES TO REDUCE WATER USAGE AND HEAT ISLAND EFFECT
- SHADED GLAZING TO REDUCE SOLAR HEAT GAIN DURING THE SUMMER
- MINIMAL EXTERIOR PARKING SURFACES
- BIKE RACKS AND STORAGE THROUGHOUT
- LARGE OPEN GREEN SPACES WITH GREENERY IN RAISED WOOD PLANTERS
- DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS REDUCING LIGHT POLLUTION
- WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS
- NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES



main entry along 200th street

massing, form & character

THE SITING AND MASSING OF THE BUILDING IS ORGANIZED ALONG THE 200TH STREET FACE AND DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS. OUTDOOR AMENITY SPACE IS STRATEGICALLY POSITIONED AT THE NORTHWEST CORNER OF THE SITE TO RECEIVE AFTERNOON/EVENING SUN WHEN THE SPACE WILL MOST COMMONLY BE ENJOYED.

THE BUILDING FAÇADE IS RHYTHMICALLY DIVIDED UP AND MASSED VERTICALLY AND HORIZONTALLY IN SUCH A WAY TO CREATE A SENSE OF INDIVIDUALITY AND BRING SENSE OF A REDUCED SCALE TO THE BUILDING. WITH A GROUND FLOOR LEVEL SCALED TO ALLOW A STREET-FRIENDLY AND INVITING CONNECTION WITH THE TWO STREET FACES. THE EXPOSED PARKADE PORTIONS ARE SURFACE TREATED AND LINE WITH A VEGETATIVE BUFFER AND ARE PERMEABLE FROM THE STREET BY MEANS OF WIDE STAIRS AND RAMPS.

THE EXTERIOR TREATMENT REFLECTS THAT OF AN URBAN CONTEMPORARY VERNACULAR WITH THE USE OF GRAY, WHITE AND BLUE TONES WITH WOOD INSET FEATURES TO GIVE A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE WITHIN THE CITY OF LANGLEY. FEATURE COLOUR PROJECTIONS AROUND THE BUILDING ADD HIGHLIGHTS OF COLOUR AND VISUAL INTEREST ON A BACKDROP OF NEUTRAL, SMOOTH SURFACED MATERIALS. THIS FORMS A RHYTHM WHICH BREAKS UP AND REDUCES THE SCALE OF THE FAÇADE ALONG THE STREET. SIMULTANEOUSLY, RUSTIC WOOD-LOOK SIDING AND WOOD TRIM ELEMENTS AT ROOF AND BALCONY FASCIAE ACCENT THE FAÇADE WITH WARM HUES. MATERIALS CONSIST OF A BLEND OF BRICK, CEMENTITIOUS CLADDING ALONG THE BALCONY PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE AT THE STREET AND COURTYARD ENTRIES, AND ALSO ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM WITH ENHANCED VIEWS ALLOWING RESIDENTS TO EXPERIENCE THE OUTDOORS WHILE MAINTAINING PRIVACY WITHIN THEIR HOMES.

crime prevention

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE DEVELOPMENT. THIS IS PROMOTED BY CLEAR VIEWING LINES FROM RESIDENTIAL TO SHARED SPACES, WELL-LIT WALKWAYS AND ACCESS POINTS, AND SECURE, CLEARLY-DEFINED PEDESTRIAN AND PARKING ENTRANCES.

REFER ALSO TO ATTACHED DOCUMENTS BY JCR DESIGN LTD. AND VAN DER ZALM + ASSOCIATES INC.



northwest perspective



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THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET, 5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

DESIGN RATIONALE

SCALE:

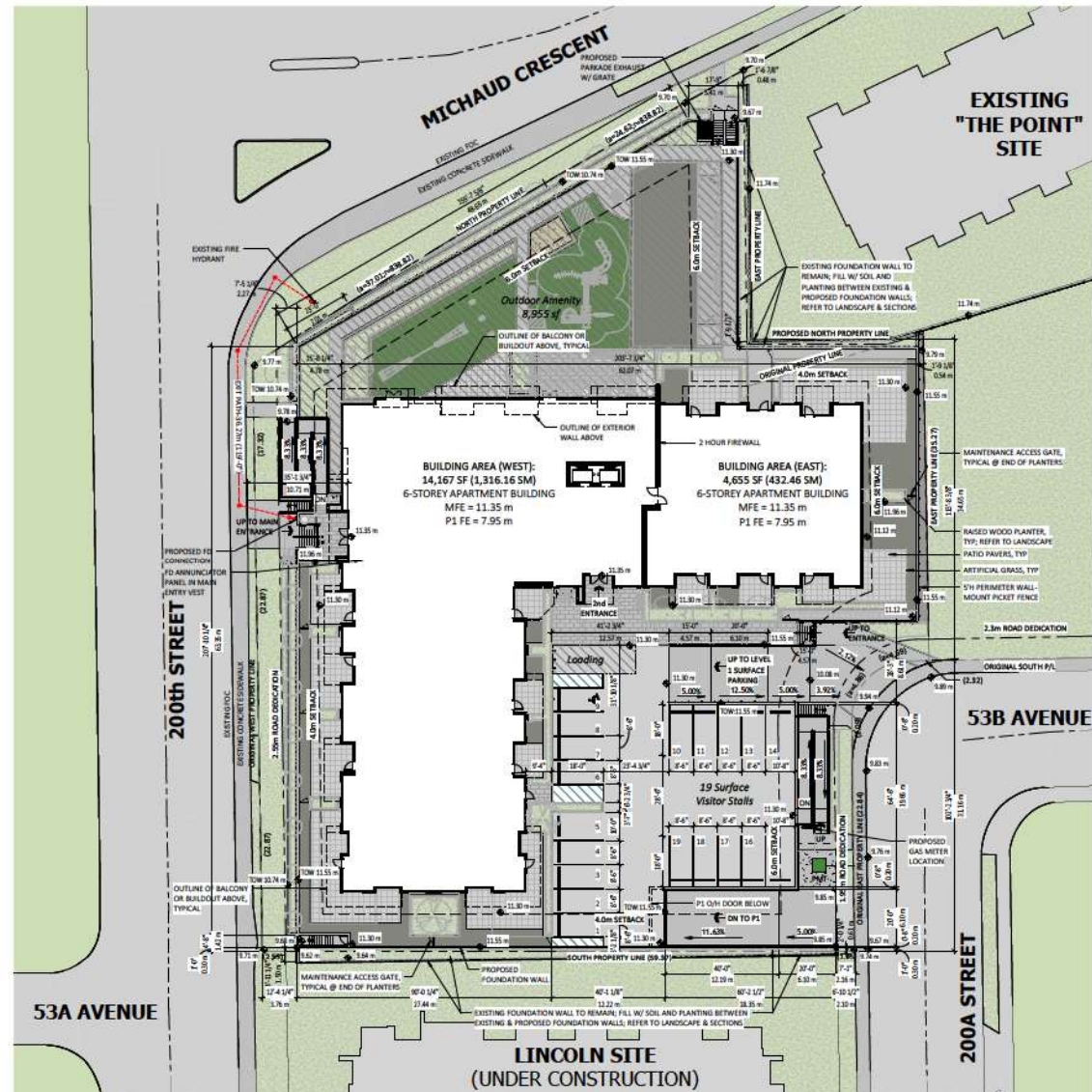
RE-ISSUED FOR DEVELOPMENT PERMIT

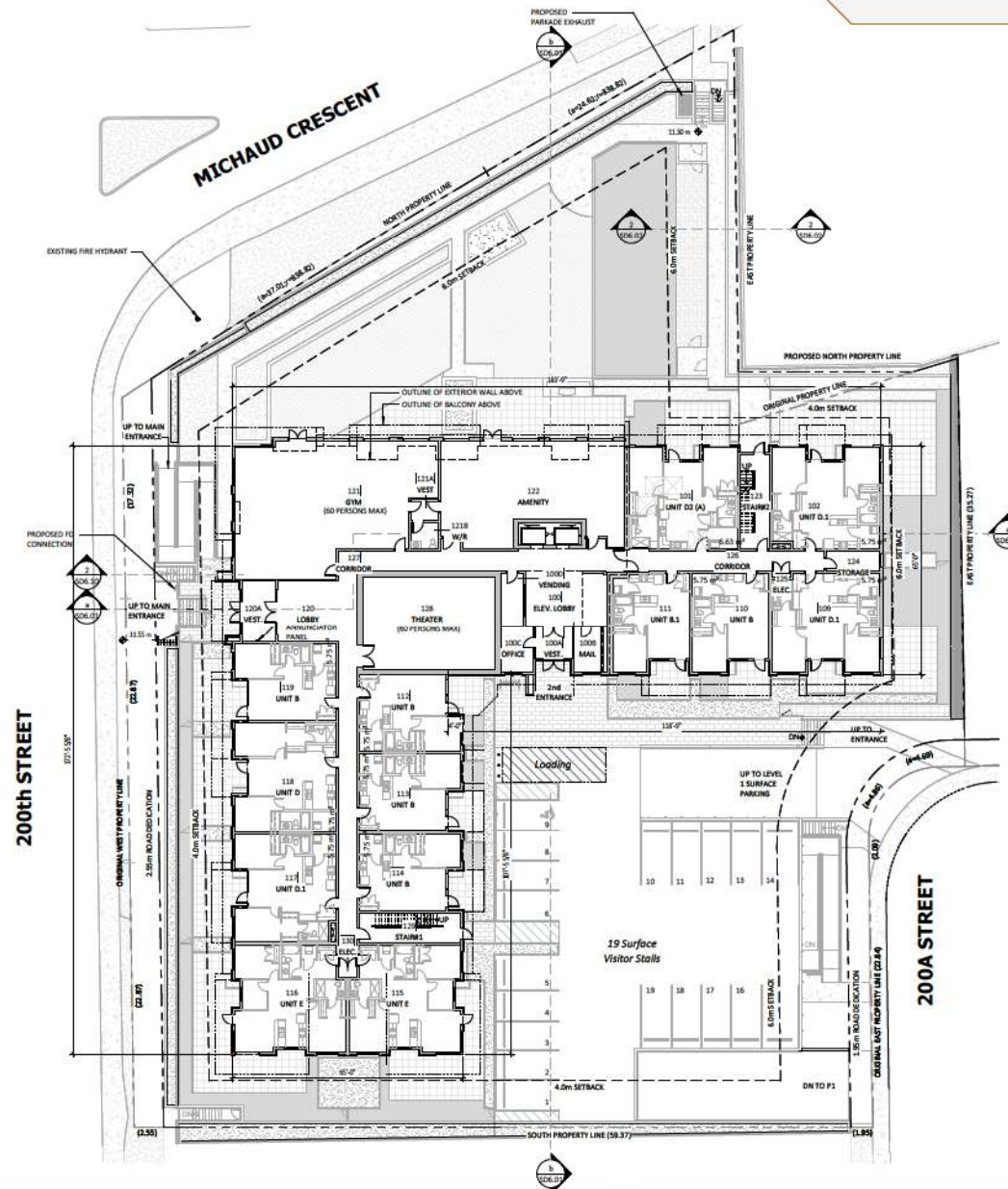
21-09-24 REVISION #: 2

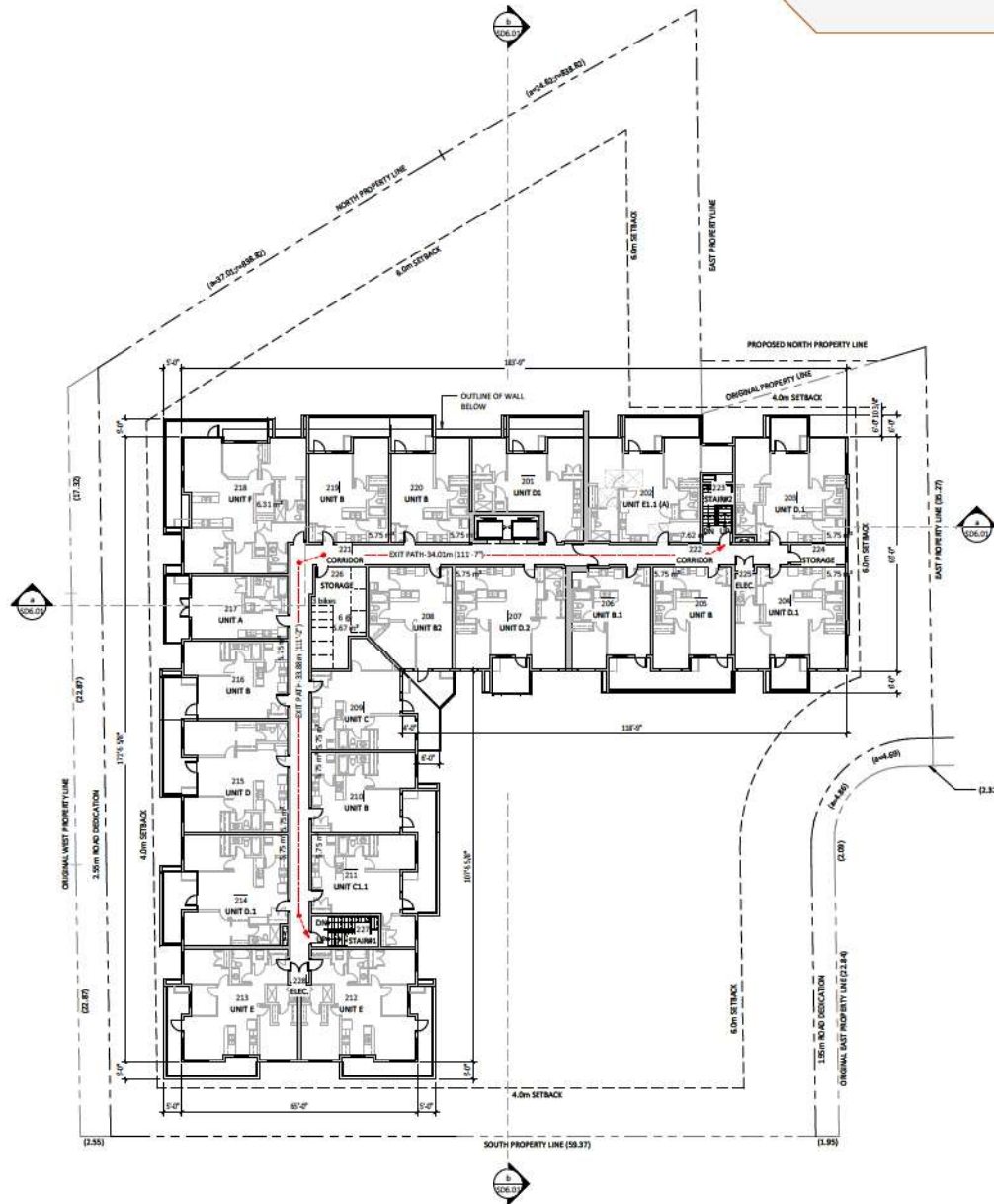
PROJECT NUMBER: 21-121

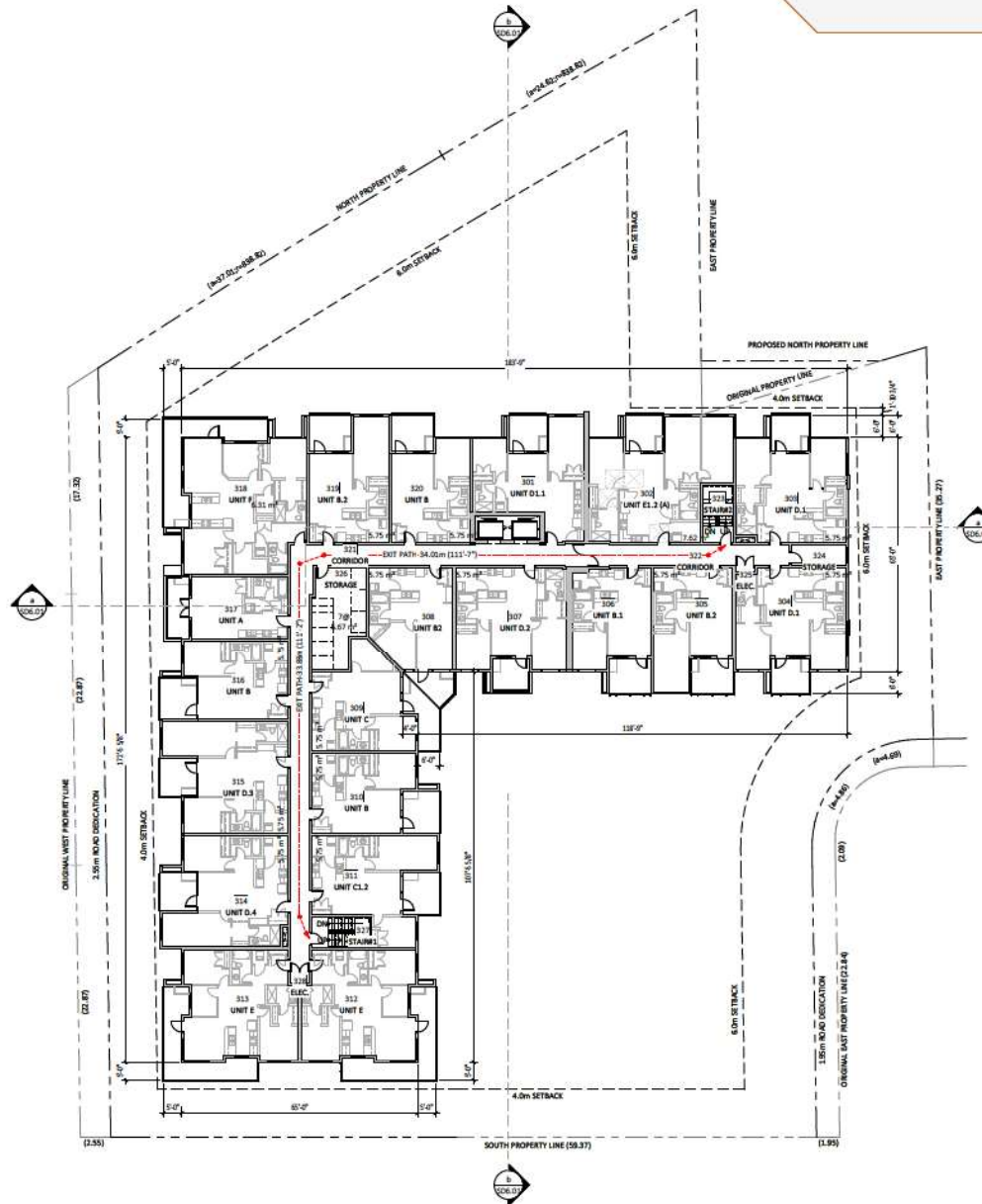


SD1.20









3rd LEVEL PLAN

SCALE: N.T.S.



RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



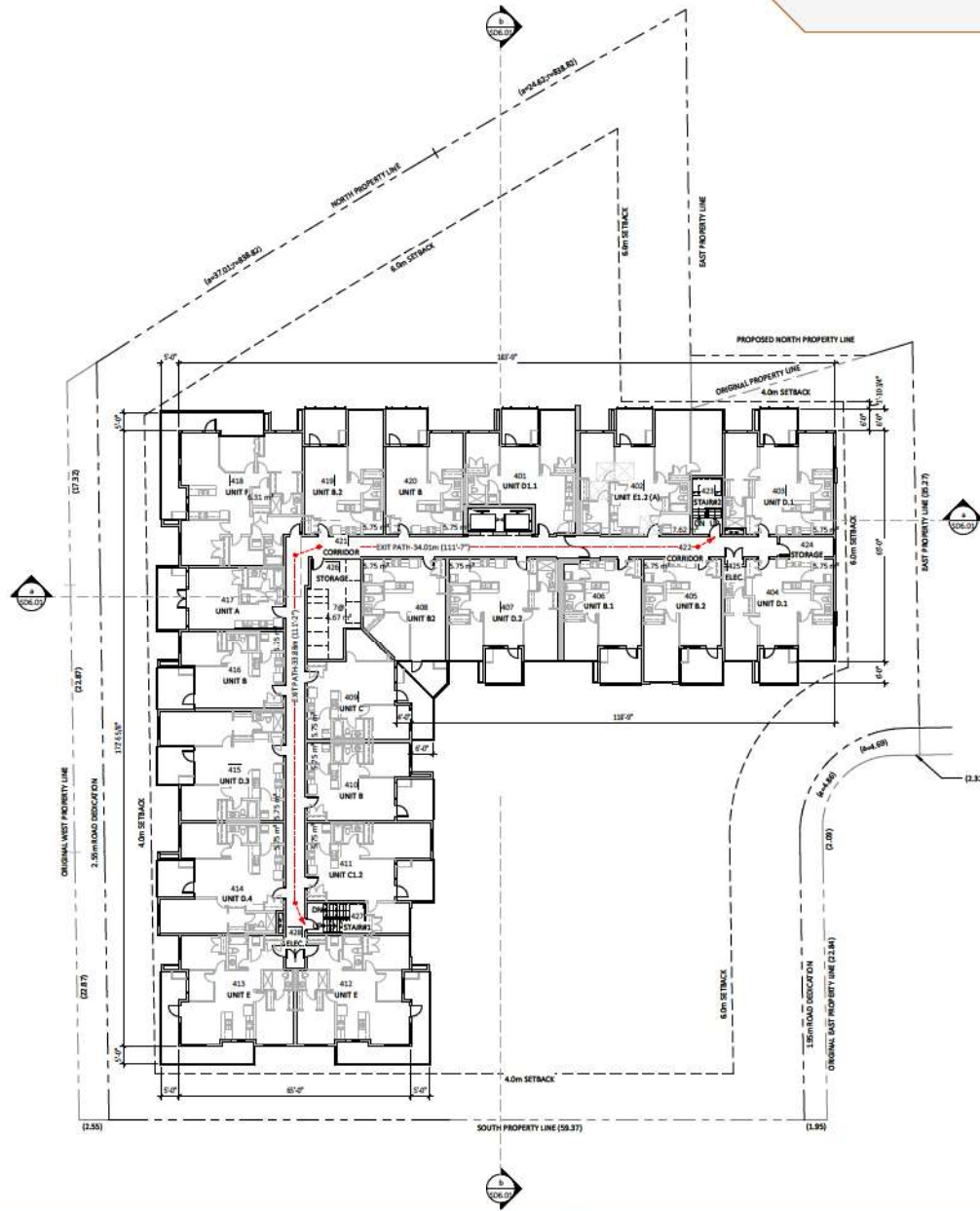
SD2.12



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THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC



4th LEVEL PLAN
SCALE: 1/16" = 1'-0"



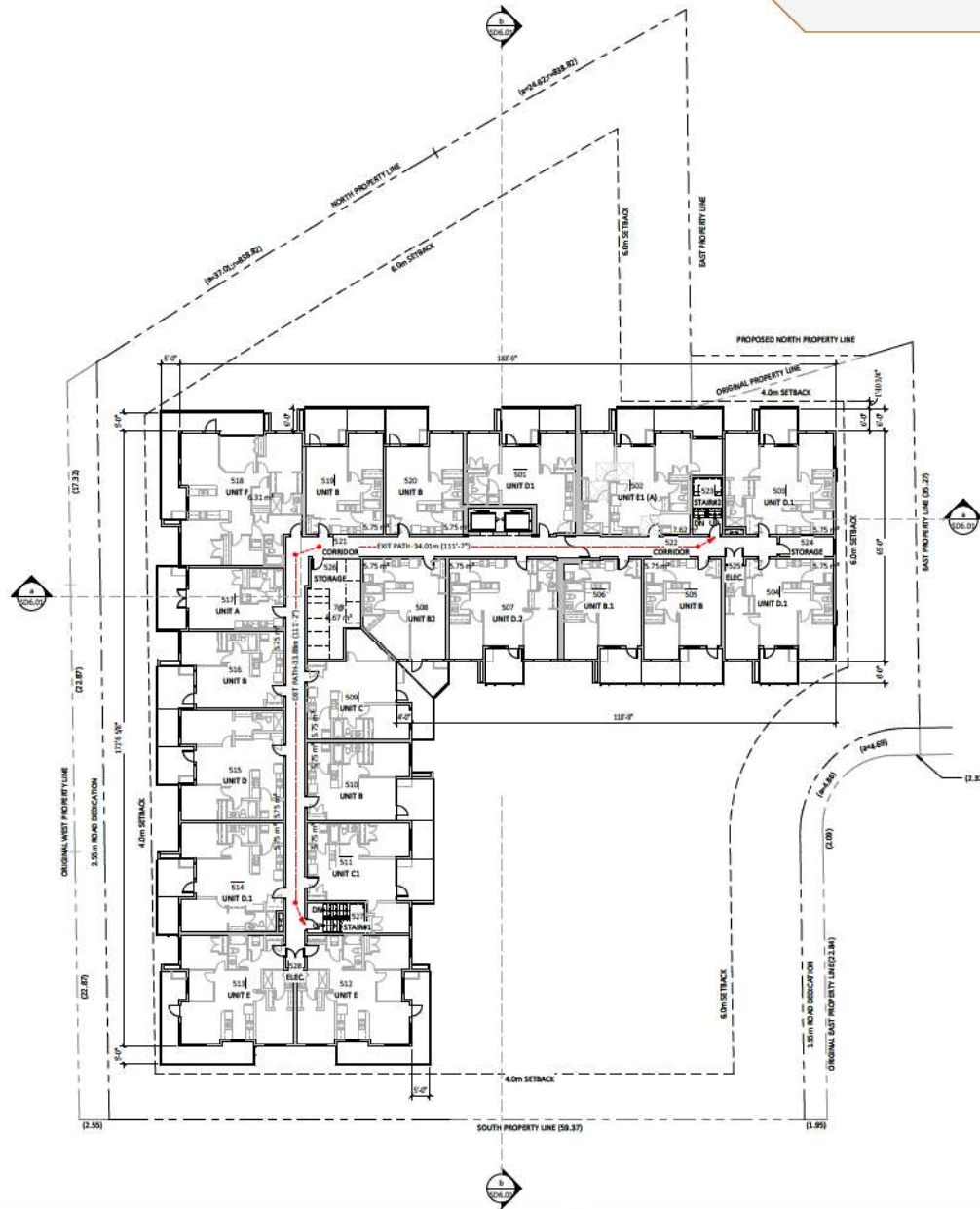
RE-ISSUED FOR DEVELOPMENT PERMIT
21-09-24 REVISION #: 2
PROJECT NUMBER: 21-121

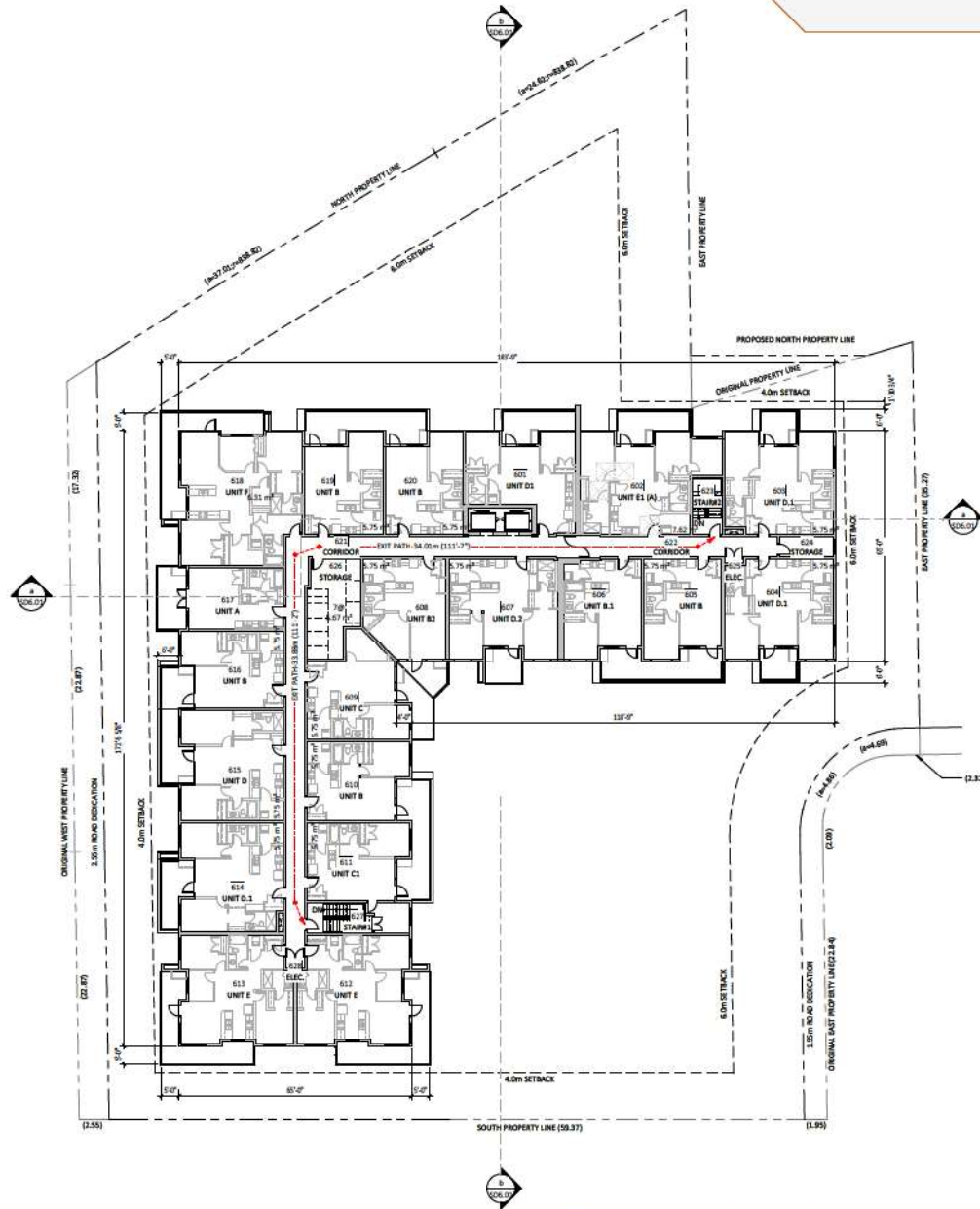


SD2.13



THE HUDSON
20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC





6th LEVEL PLAN
SCALE: 1/16" = 1'-0"



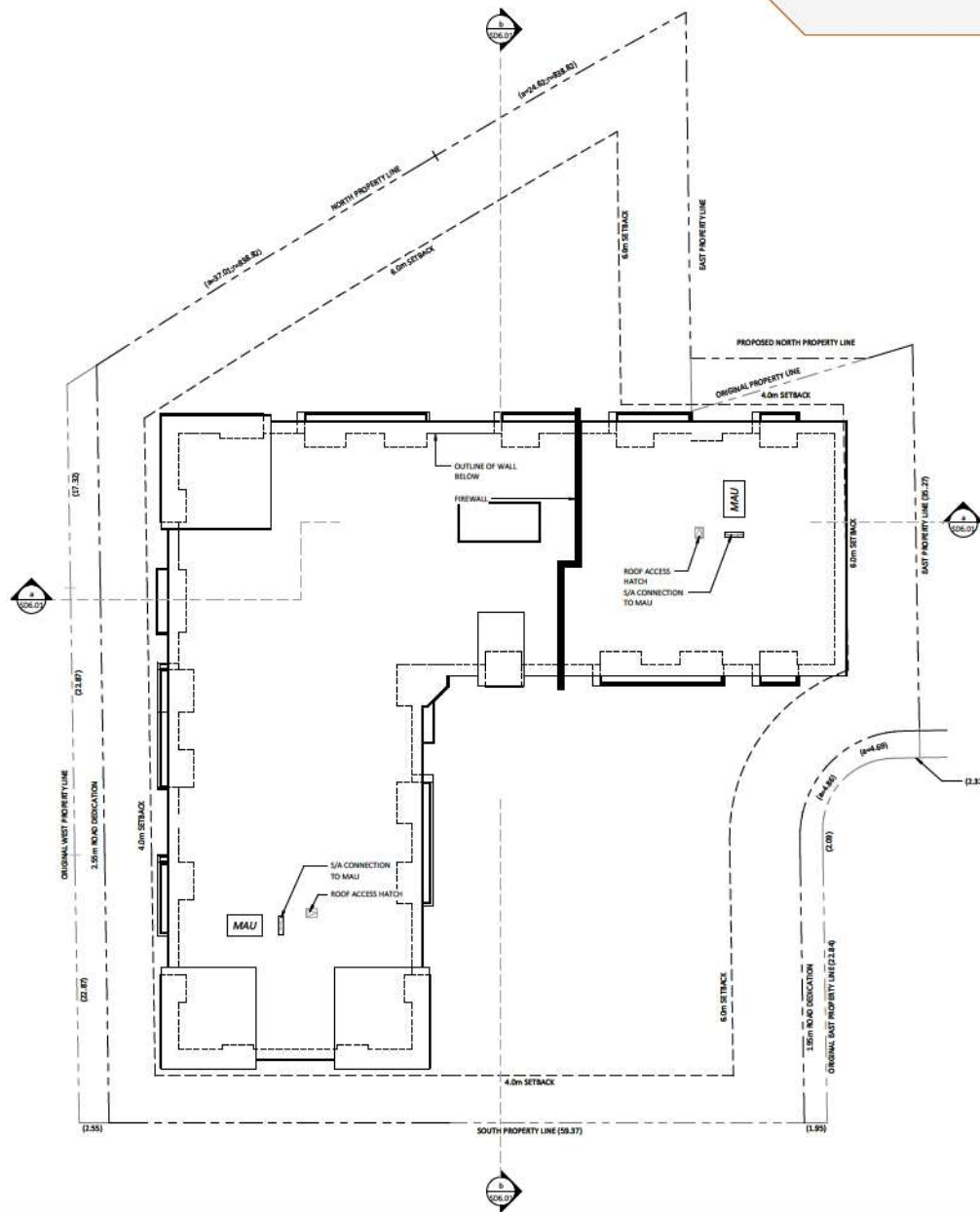
RE-ISSUED FOR DEVELOPMENT PERMIT
21-09-24 REVISION #: 2
PROJECT NUMBER: 21-121

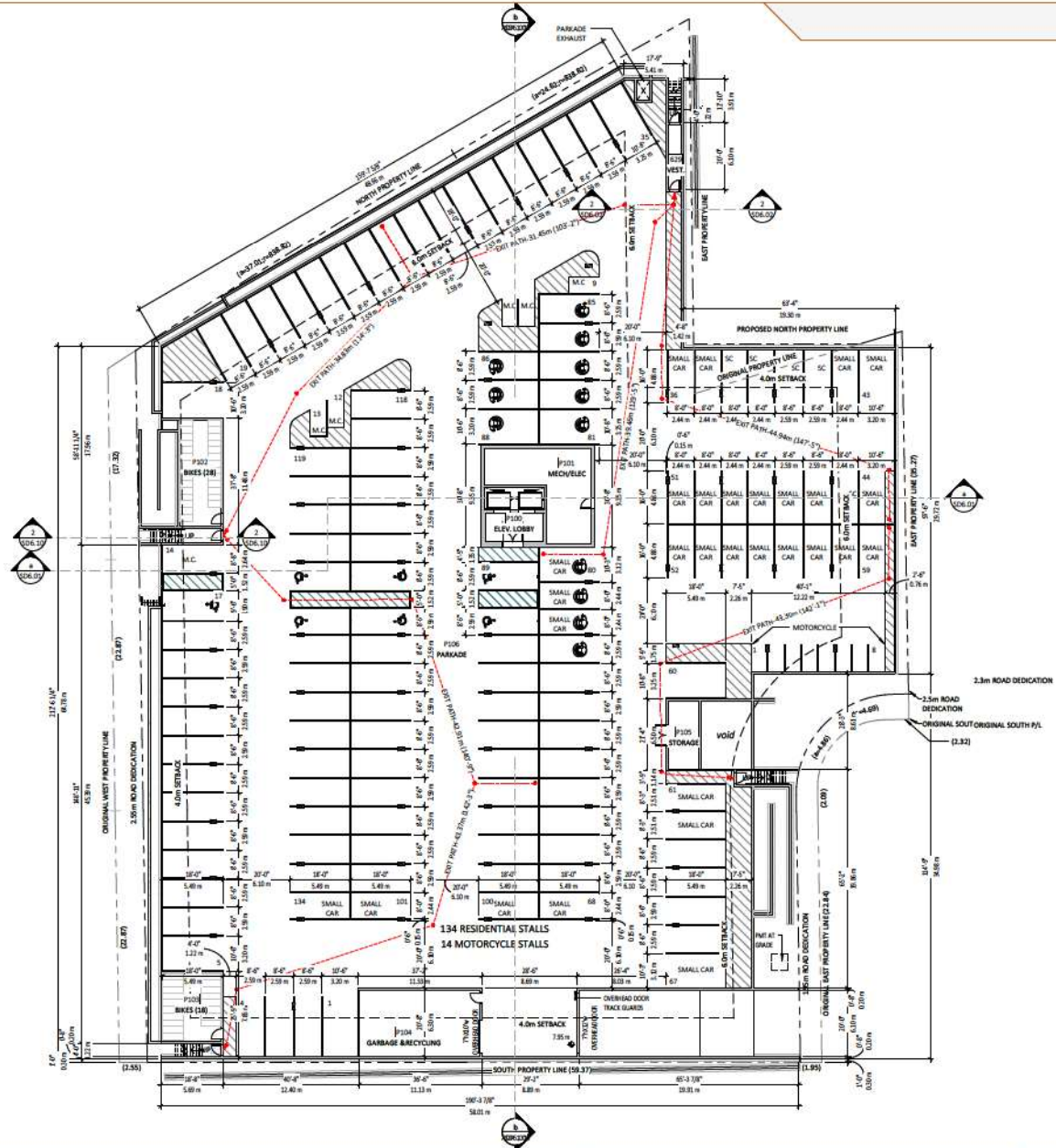


SD2.15



THE HUDSON
20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC





P1 LEVEL PLAN
SCALE: 1/16" = 1'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT
21-09-24 REVISION #: 2
PROJECT NUMBER: 21-121



SD2.20



THE HUDSON
20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC



west elevation

$$1^{\text{st}} = 10^{-0^{\text{th}}}$$


north elevation

$$1'' = 10^{-6} \text{ m}$$

- ### material legend

- | | |
|----|--|
| 1 | CEMENT BOARD SMOOTH PANEL, SINGU (C/W COLOUR MATCHED REVEALS): |
| - | 'JAMES HARDIE', COLOUR: LIGHT MIST - 'EASY TRIM' 5/8" REVEAL, PANEL SYS. |
| 2 | CEMENT BOARD SMOOTH PANEL, SINGU (C/W COLOUR MATCHED REVEALS): |
| - | 'JAMES HARDIE', COLOUR: ARCTIC WHITE - 'EASY TRIM' 5/8" REVEAL, PANEL SYS. |
| 3 | CEMENT BOARD SMOOTH PANEL, SINGU (C/W COLOUR MATCHED REVEALS): |
| - | 'JAMES HARDIE', COLOUR: GRAY SLATE - 'EASY TRIM' 5/8" REVEAL, PANEL SYS. |
| 4 | CEMENT BOARD SMOOTH PANEL, SINGU (C/W COLOUR MATCHED REVEALS): |
| - | 'JAMES HARDIE', COLOUR: MEDIUM DARK GRAY - 'EASY TRIM' 5/8" REVEAL, PANEL SYS. |
| 5 | CEMENT BOARD SMOOTH PANEL, SINGU (C/W COLOUR MATCHED REVEALS): |
| - | 'JAMES HARDIE', COLOUR: EVENING BLUE - 'EASY TRIM' 5/8" REVEAL, PANEL SYS. |
| 6 | CEMENT BOARD CERMALUM HORIZONTAL LAP SINGU (8" EXPOSURE): |
| - | 'JAMES HARDIE', COLOUR: TRON GRAY |
| 7 | CEMENT BOARD (BOARD & BATTEN), SMOOTH VERTICAL, SINGU WITH TRIM BOARD |
| - | 'JAMES HARDIE', COLOUR: EVENING BLUE - 'EASY TRIM' 5/8" REVEAL, PANEL SYS. |
| 8 | Brick (BrickmasonryBrickmasonry) |
| - | 'MULTI-MATERIALS', COLOUR: EBONY, TEXTURE: 'MISSION' |
| - | 'MORTAR COLOUR: 'MEDIUM GRAY' |
| 9 | PVC EXTERIOR CLADDING, PROFILE: CHANNELLED: |
| - | 'SASPER', SAGWAL, COLOUR: 'WALNUT CEDAR' |
| 10 | NOT USED |
| 11 | NOT USED |
| 12 | CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH': |
| - | 'JAMES HARDIE', COLOUR: TRON GRAY |
| 13 | CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH': |
| - | 'JAMES HARDIE', COLOUR: EVENING BLUE |
| 14 | CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH': |
| - | 'JAMES HARDIE', COLOUR: MATCH TO WALNUT CEDAR' |
| 15 | ROOF SOFFIT: |
| - | COLOUR: WOOD FINISH |
| 16 | ALUMINUM (GLASS PART) PRIVACY SCREEN: |
| - | COLOUR: 'BLACK ANODIZED' |
| 17 | CLIFTON WALL (DRODUT SYSTEM): |
| - | 'XANNEER', COLOUR: 'BLACK ANODIZED', C/W GRAY STAINLESS PANEL |
| 18 | ALUMINUM PICKET BALCONY RAILING: |
| - | COLOUR: 'BLACK ANODIZED' |
| 19 | ALUMINUM PICKET RAILING AC GUARD RAILING/ GUARD RAILING: |
| - | COLOUR: 'BLACK ANODIZED' |
| 20 | CONCRETE WALL: |
| - | COLOUR: 'CLEAR SEALER' |
| 21 | NOT USED |
| 22 | FLAHERTY: |
| - | -AS PER LANDSCAPING) |
| 23 | CONCRETE WALL BRICK PATTERN STAMPED: |
| - | COLOUR AND PATTERN TO MATCH WITH BUILDING EXTERIOR BRICK |
| 24 | CEMENT BOARD SMOOTH PANEL, SINGU (C/W COLOUR MATCHED REVEALS): |
| - | 'JAMES HARDIE', COLOUR: LIGHT MIST - 'EASY TRIM' 5/8" REVEAL, PANEL SYS. |
| 25 | CEMENT BOARD CERMALUM HORIZONTAL LAP SINGU (8" EXPOSURE): |
| - | 'JAMES HARDIE', COLOUR: ARCTIC WHITE' |

NOTES:

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.

2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.D.



east elevation

$$1^{\circ} = 10^{-1} 0^{\circ}$$


south elevation

$$1'' = 10^{-6} \text{ m}$$


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THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
5371 & 5381 200A STREET, AND 20031 53B STREET, CITY OF LANGLEY, BC

BUILDING ELEVATIONS

SCALE: 1" = 10'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



TANNIN

SD3.02



north elevation at michaud crescent

$$1^\circ = 10^0 - 0^\circ$$

material legend

- 1 CEMENT BOARD /SMOOTH PANEL /SINGS (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: LIGHT MIST -EASY TRIM 5/16" REVEAL PANEL S/S.
- 2 CEMENT BOARD /SMOOTH PANEL /SINGS (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: ARCTIC WHITE -EASY TRIM 5/16" REVEAL PANEL S/S.
- 3 CEMENT BOARD /SMOOTH PANEL /SINGS (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: GRAY SLATE -EASY TRIM 5/16" REVEAL PANEL S/S.
- 4 CEMENT BOARD /SMOOTH PANEL /SINGS (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: MEDIUM DARK GRAY -EASY TRIM 5/16" REVEAL PANEL S/S.
- 5 CEMENT BOARD /SMOOTH PANEL /SINGS (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: PENDING BLUE -EASY TRIM 5/16" REVEAL PANEL S/S.
- 6 CEMENT BOARD /CEASARNAIL /HORIZONTAL LAP /SINGS (6" EXPOSURE):
- 'JAMES HARDIE', COLOUR: IRON GRAY.
- 7 CEMENT BOARD /BOARD & BATTEN, SMOOTH /VERTICAL SIDING WITH TRIM BOARD:
- 'JAMES HARDIE', COLOUR: MEDIUM DARK GRAY.
- 8 BRICK (Diamond/Brick/Drift):
- /MUTUAL MATERIALS /COLOUR: BROWN, TEXTURE: MESSAGE/
- /MORTAR /COLOUR: MEDIUM GRAY.
- 9 PVC EXTERIOR CLADDING, PROFILE: CHANNÉLED:
- /SAGSIF, /SAGNAIL, COLOUR: WALNUT CEDAR.
- 10 NOT USED
- 11 NOT USED
- 12 CEMENT BOARD /FASCIA BOARD, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE', COLOUR: IRON GRAY.
- 13 CEMENT BOARD /FASCIA BOARD, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE', COLOUR: TENDING BLUE.
- 14 CEMENT BOARD /FASCIA BOARD, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE', COLOUR: MATCH TO WALNUT CEDAR.
- 15 ROOF SOFFIT:
- COLOUR: WOOD FINISH.
- 16 ALUMINUM /MAGNUS /FATIO /PENTRY SCREEN:
- COLOUR: 'BLACK ANODIZED'.
- 17 CURTAIN WALL (800 /DOT /SYSTEM 1):
- /TAINWHEEL, COLOUR: 'BLACK ANODIZED', C/W GRAY SANDRIEL PANEL.
- 18 ALUMINUM /MCM /BALCONY RAILING:
- COLOUR: 'BLACK ANODIZED'.
- 19 ALUMINUM /MCM /RAILING /AC GUARD RAILING/ GUARD RAILING:
- COLOUR: 'BLACK ANODIZED'.
- 20 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'.
- 21 NOT USED
- 22 PLASTER:
- /AC /PER /LANDSCAPING.
- 23 CONCRETE WALL: BRICK /PATTERN /STAMPED:
- COLOUR AND PATTERN TO MATCH WITH BUILDING EXTERIOR BRICK.
- 24 CEMENT BOARD /SMOOTH PANEL /SINGS (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: DARK GRAY -EASY TRIM 5/16" REVEAL PANEL S/S.
- 25 CEMENT BOARD /CEASARNAIL /HORIZONTAL LAP /SINGS (6" EXPOSURE):
- 'JAMES HARDIE', COLOUR: ARCTIC WHITE.

NOTES:

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



west elevation



north elevation



east elevation



south elevation



northwest perspective



northwest perspective - night view



northeast perspective



southeast perspective



west main entrance



north outdoor amenity



south entrance



THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
5371 & 5381 200A STREET, AND 20031 53B STREET, CITY OF LANGLEY, BC

3D RENDERINGS

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD3.16



main entrance

1/4" = 1'-0"



second entrance

1/4" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: LIGHT MIST - EASY TRIM 5/16" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: ARCTIC WHITE - EASY TRIM 5/16" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: GRAY SLATE - EASY TRIM 5/16" REVEAL PANEL SYS.
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: MEDIUM DARK GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: EVENING BLUE - EASY TRIM 5/16" REVEAL PANEL SYS.
- 6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE: COLOUR: IRON GRAY
- 7 CEMENT BOARD (BOARD & BATTEN), SMOOTH VERTICAL SIDING WITH TRIM BOARD:
- JAMES HARDIE: COLOUR: MEDIUM DARK GRAY
- 8 BRICK (80mmx64mmx190mm):
- MATERIAL MATERIALS: COLOUR: EBONY, TEXTURE: MISSION
- MORTAR COLOUR: MEDIUM GRAY
- 9 PVC EXTERIOR CLADDING, PROFILE: CHANNELLED:
- SAGGERY, SAGIMALL, COLOUR: WALNUT CEDAR
- 10 NOT USED
- 11 NOT USED
- 12 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH:
- JAMES HARDIE: COLOUR: IRON GRAY
- 13 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH:
- JAMES HARDIE: COLOUR: EVENING BLUE
- 14 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH:
- JAMES HARDIE: COLOUR: MATCH TO WALNUT CEDAR
- 15 ROOF SOFFIT:
- COLOUR: WOOD FINISH
- 16 ALUMINUM/GLASS RATIO PRIVACY SCREEN:
- COLOUR: BLACK ANODIZED
- 17 CURTAIN WALL (SSD UP SYSTEM 3):
- XANNEER, COLOUR: BLACK ANODIZED, C/W GRAY SPANDREL PANEL
- 18 ALUMINUM PICKET BALCONY RAILING:
- COLOUR: BLACK ANODIZED
- 19 ALUMINUM PICKET RAILING/ AC GUARD RAILING/ GUARD RAILING:
- COLOUR: BLACK ANODIZED
- 20 CONCRETE WALL:
- COLOUR: CLEAR SEALER
- 21 NOT USED
- 22 PLANTER:
- AS PER LANDSCAPING
- 23 CONCRETE WALL: BRICK PATTERN STAMPED:
- COLOUR AND PATTERN TO MATCH WITH BUILDING EXTERIOR BRICK
- 24 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: DARK GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
- 25 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE: COLOUR: ARCTIC WHITE

NOTES:

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES UNLESS NOTED.



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THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

ENLARGED ELEVATIONS

SCALE: 1/4" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD3.20



west elevation

1" = 10'-0"

material legend

1. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: LIGHT MIST -EASY TRIM 5/16" REVEAL PANEL SYS.
2. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: ARCTIC WHITE -EASY TRIM 5/16" REVEAL PANEL SYS.
3. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: GRAY SLATE -EASY TRIM 5/16" REVEAL PANEL SYS.
4. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: MEDIUM DARK GRAY -EASY TRIM 5/16" REVEAL PANEL SYS.
5. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: EVENING BLUE -EASY TRIM 5/16" REVEAL PANEL SYS.
6. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (8" EXPOSURE):
- JAMES HARDIE: COLOUR: IRON GRAY
7. CEMENT BOARD BOARD & BATTEN SMOOTH VERTICAL SIDING WITH TRIM BOARD
- JAMES HARDIE: COLOUR: "MEDIUM DARK GRAY"
8. BRICK (80mmx64mmx190mm)
- MUTUAL MATERIALS: COLOUR: EBONY, TEXTURE: MISSION
- MONTAR COLOUR: "MEDIUM GRAY"
9. PVC EXTERIOR CLADDING, PROFILE: CHAMFERED
- SAGEPEY, SAGEWALL, COLOUR: "WALNUT CEDAR"
10. NOT USED
11. NOT USED
12. CEMENT BOARD FASCO BOARD, TEXTURE: "SMOOTH":
- JAMES HARDIE: COLOUR: IRON GRAY
13. CEMENT BOARD FASCO BOARD, TEXTURE: "SMOOTH":
- JAMES HARDIE: COLOUR: EVENING BLUE
14. CEMENT BOARD FASCO BOARD, TEXTURE: "SMOOTH":
- JAMES HARDIE: COLOUR: "MATCH TO WALNUT CEDAR"
15. ROOF SORTE:
- COLOUR: WOOD FINISH
16. ALUMINUM/GLASS RATIO PRIVACY SCREEN:
- COLOUR: "BLACK ANODIZED"
17. CURTAIN WALL (800 UT SYSTEM 1):
- XANNESEY, COLOUR: "BLACK ANODIZED", C/W GRAY SPANDREL PANEL
18. ALUMINUM PICKET RAILING/ BALCONY RAILING:
- COLOUR: "BLACK ANODIZED"
19. ALUMINUM PICKET RAILING/ AC GUARD RAILING/ GUARD RAILING:
- COLOUR: "BLACK ANODIZED"
20. CONCRETE WALL:
- COLOUR: "CLEAR SEALER"
21. NOT USED
22. PLASTER:
- AS PER LANDSCAPING
23. CONCRETE WALL: BRICK PATTERN STAMPED:
- COLOUR AND PATTERN TO MATCH WITH BUILDING EXTERIOR BRICK
24. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: DARK GRAY -EASY TRIM 5/16" REVEAL PANEL SYS.
25. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (8" EXPOSURE):
- JAMES HARDIE: COLOUR: "ARCTIC WHITE"

NOTES:

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.

5. hardie panel - evening blue



9. pvc siding - walnut cedar



6. hardie lap - iron gray



2. hardie panel - arctic white



3. hardie panel - gray slate



1. hardie panel - light mist



4. hardie board - medium dark gray



8. brick - ebony



7. hardie board & batten - medium dark gray



24. hardie board - dark gray



25. hardie lap - arctic white



THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

MATERIAL BOARD

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD4.07



200th street streetscape

3/32" = 1'-0"



michaud crescent streetscape

3/32" = 1'-0"



THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

STREETSCAPES

SCALE: 3/32" = 1'-0"

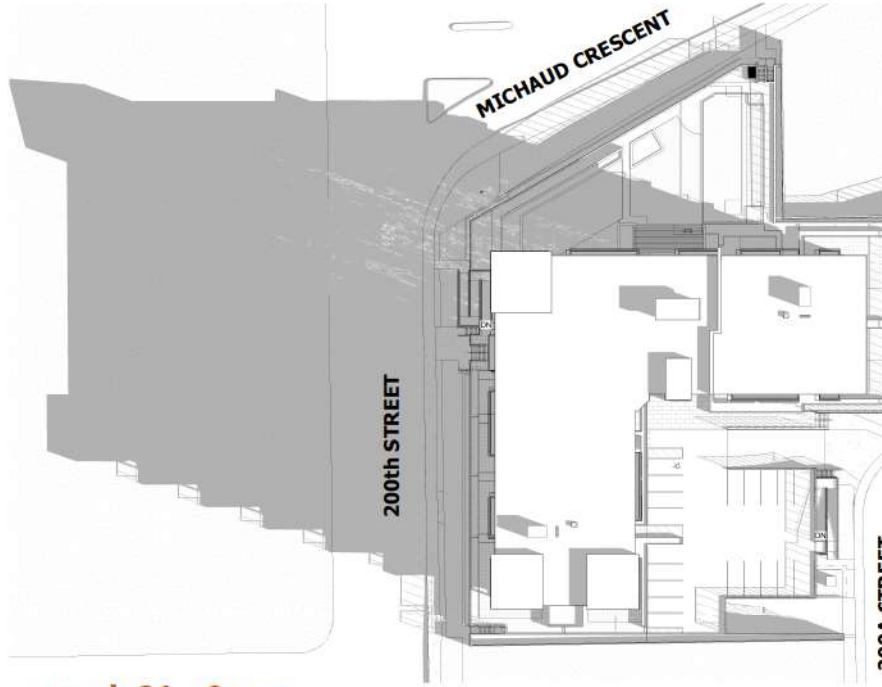
RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

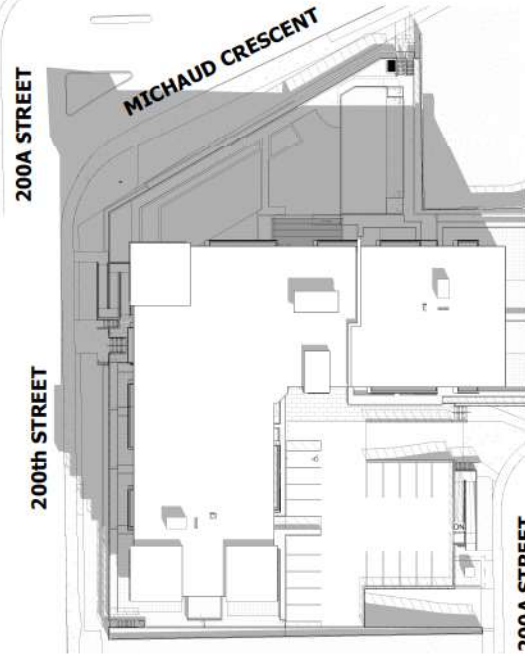
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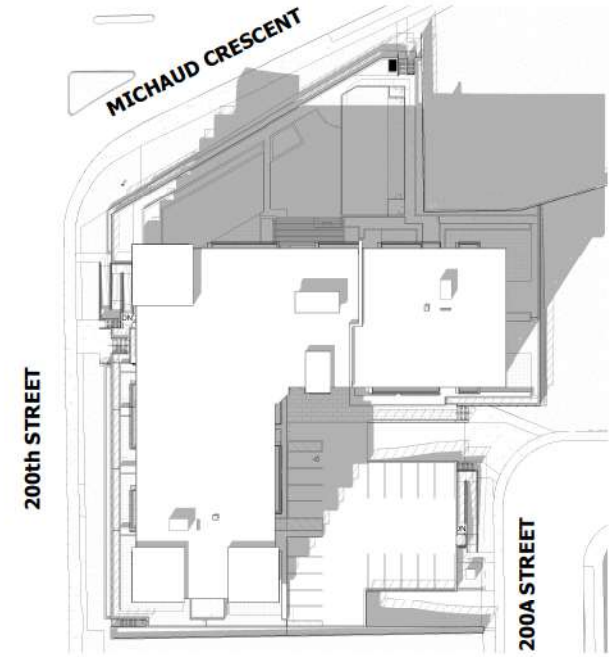
SD5.01



march 21 - 9 am
1" = 30'-0"



march 21 - 12 pm
1" = 30'-0"



march 21 - 3 pm
1" = 30'-0"



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THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

SHADOW STUDY - MARCH

SCALE: 1" = 30'-0"



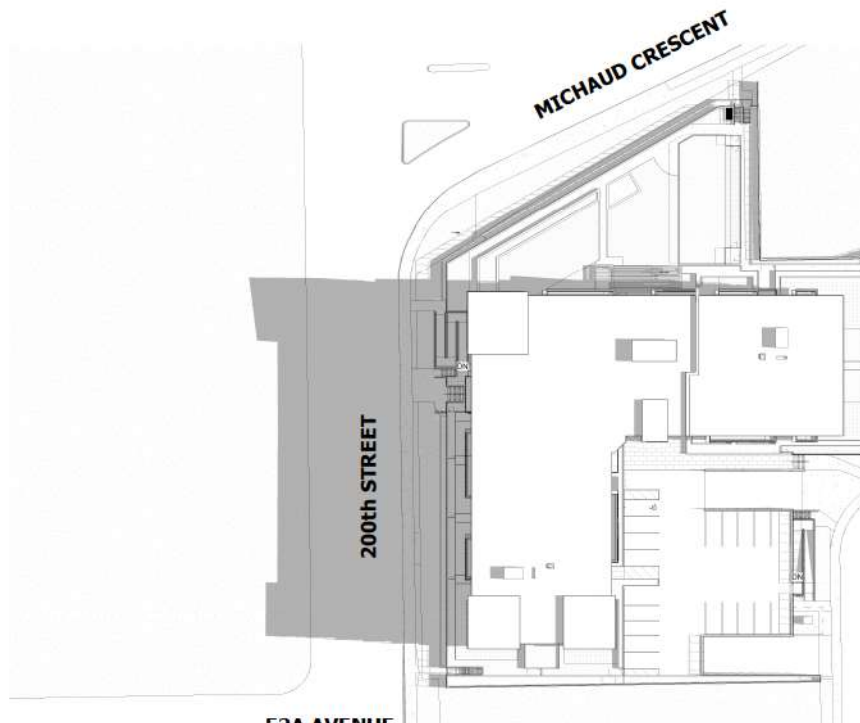
RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

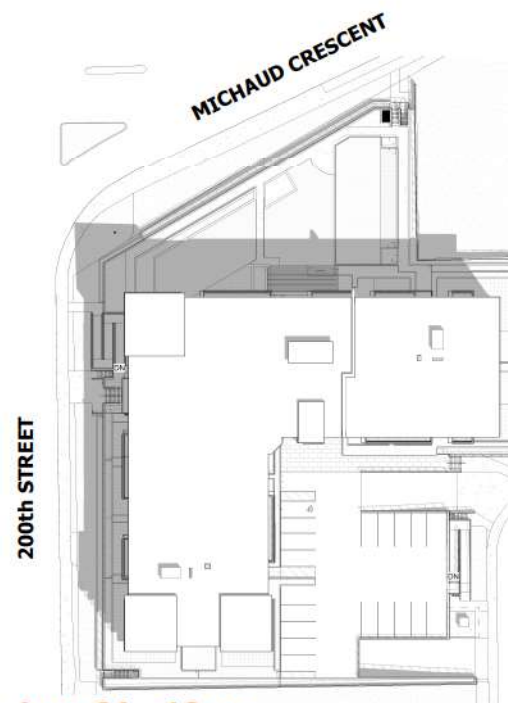
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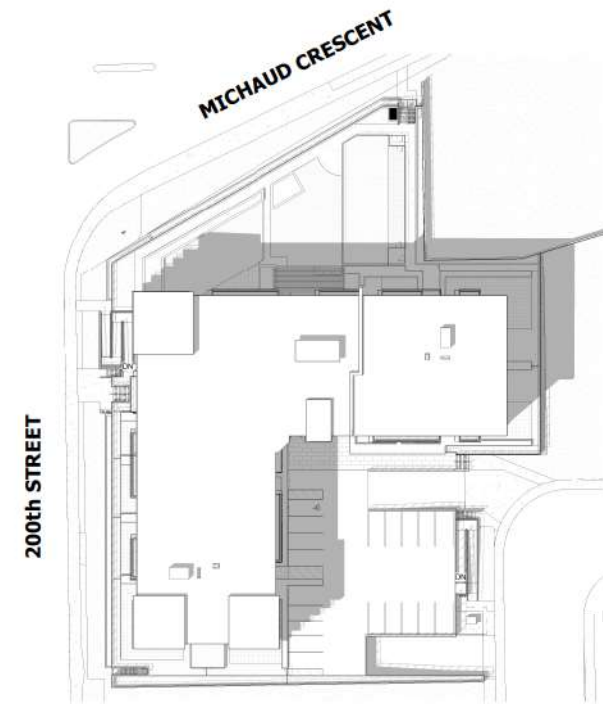
SD5.10



june 21 - 9 am
1" = 30'-0"
53A AVENUE



june 21 - 12 pm
1" = 30'-0"



june 21 - 3 pm
1" = 30'-0"



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THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
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SHADOW STUDY - JUNE

SCALE: 1" = 30'-0"



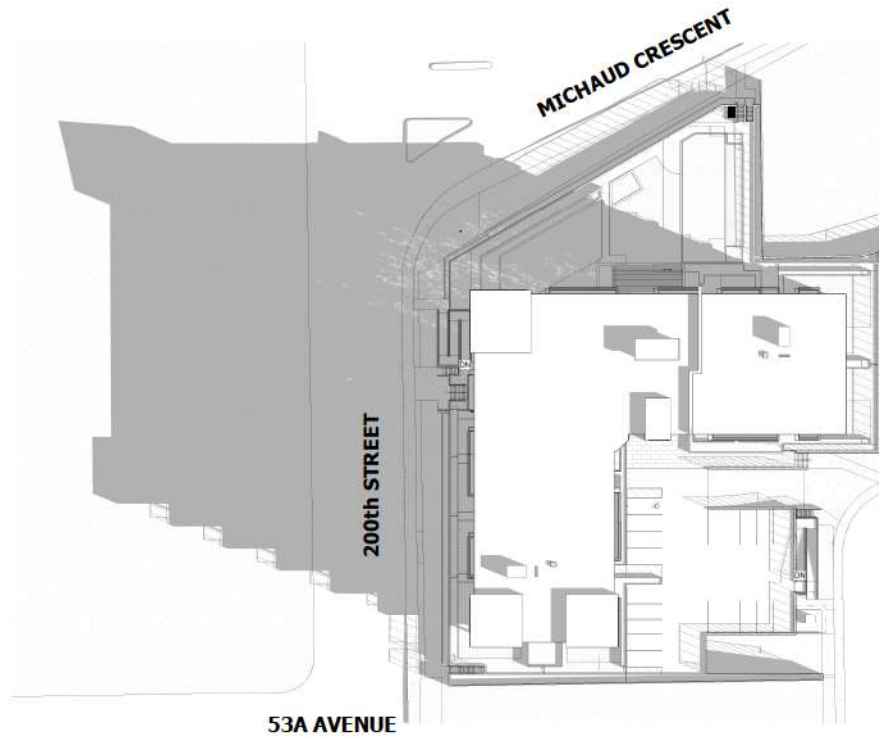
RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



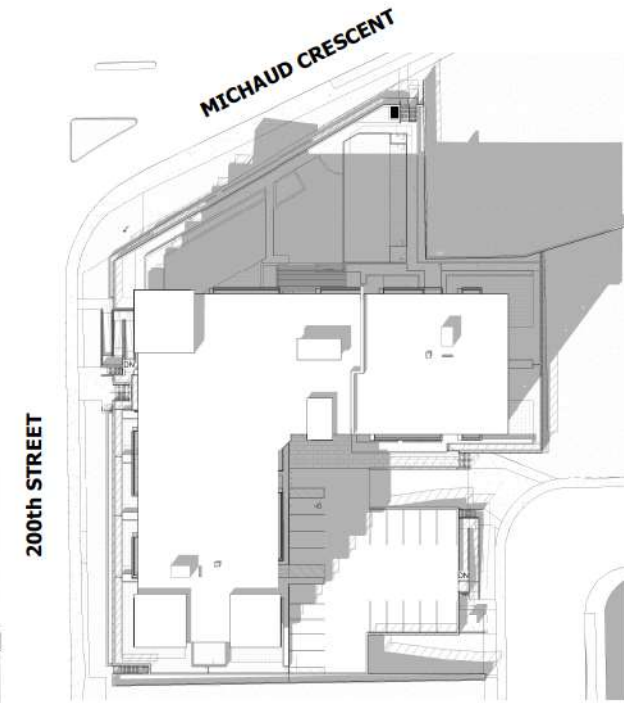
SD5.11



september 21 - 9 am
1" = 30'-0"



september 21 - 12 pm
1" = 30'-0"



september 21 - 3 pm
1" = 30'-0"



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THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

SHADOW STUDY - SEPTEMBER

SCALE: N.T.S.



RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD5.12



north west corner



north east corner



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THE HUDSON

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3D MASSING PERSPECTIVES

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD5.20



south east corner



south west corner



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THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

3D MASSING PERSPECTIVES

SCALE: N.T.S.

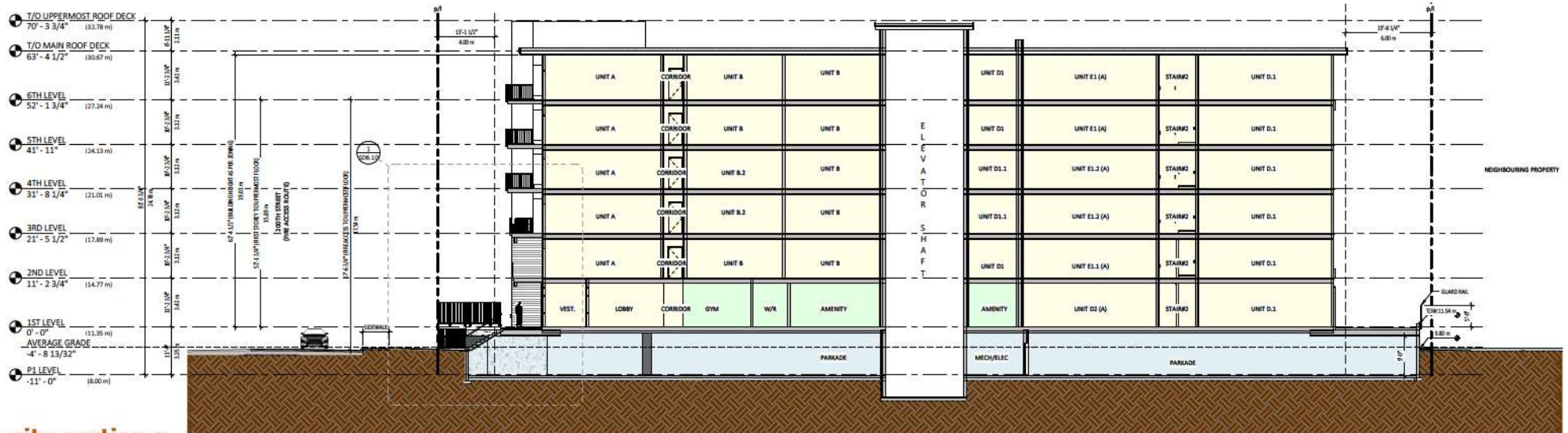
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21-09-24 REVISION #: 2

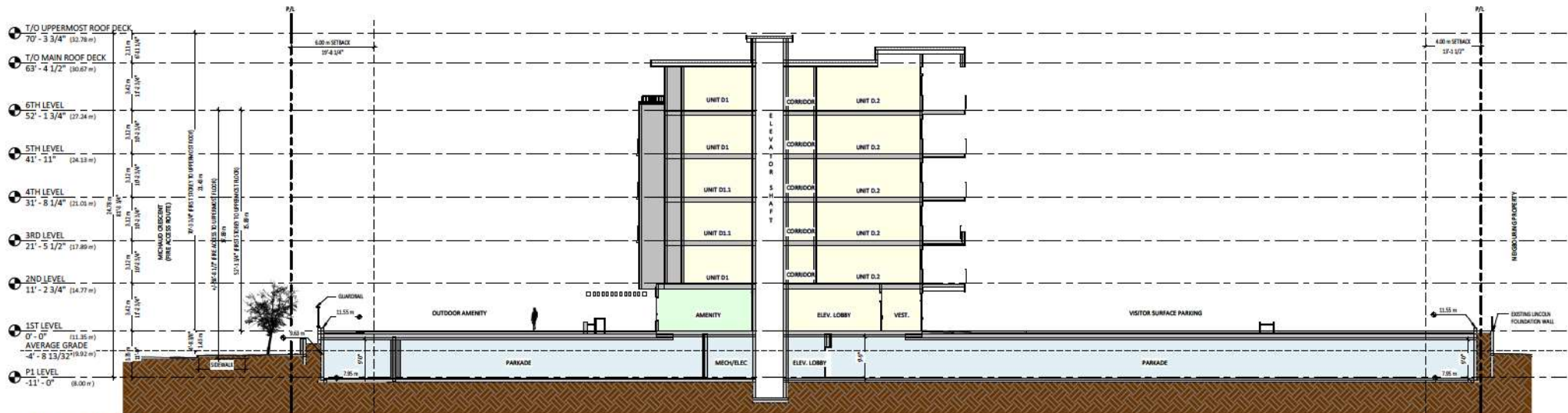
PROJECT NUMBER: 21-121



SD5.21



site section a
3/32" = 1'-0"



site section b
3/32" = 1'-0"



THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

SITE SECTIONS

SCALE: 3/32" = 1'-0"

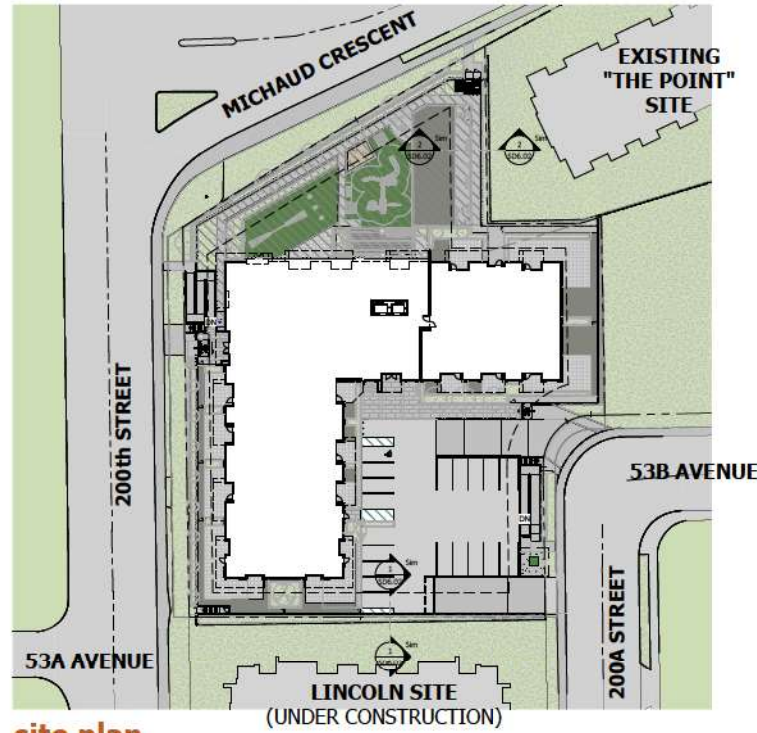
RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121

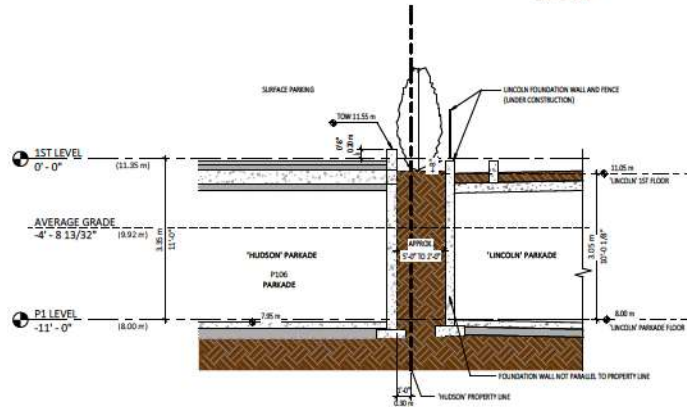


SD6.01



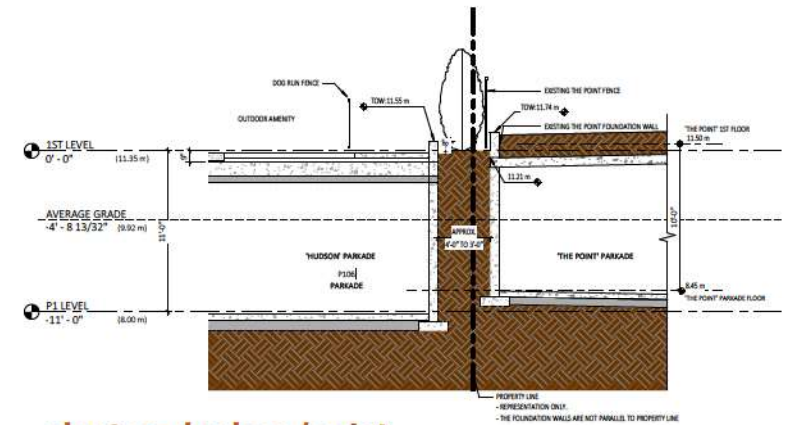
site plan

1/32" = 1'-0"



planter - hudson/lincoln

1/4" = 1'-0"



planter - hudson/point

1/4" = 1'-0"



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THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,
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PLANTER SECTIONS

SCALE: N.T.S.



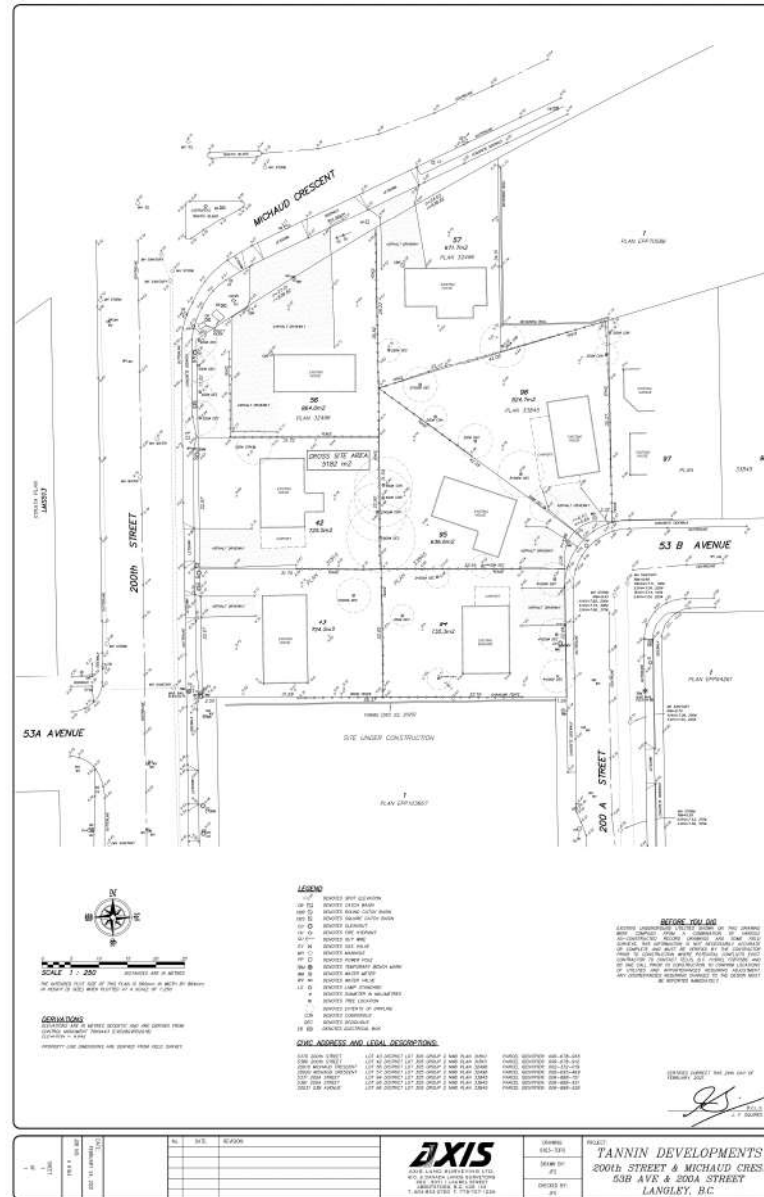
RE-ISSUED FOR DEVELOPMENT PERMIT

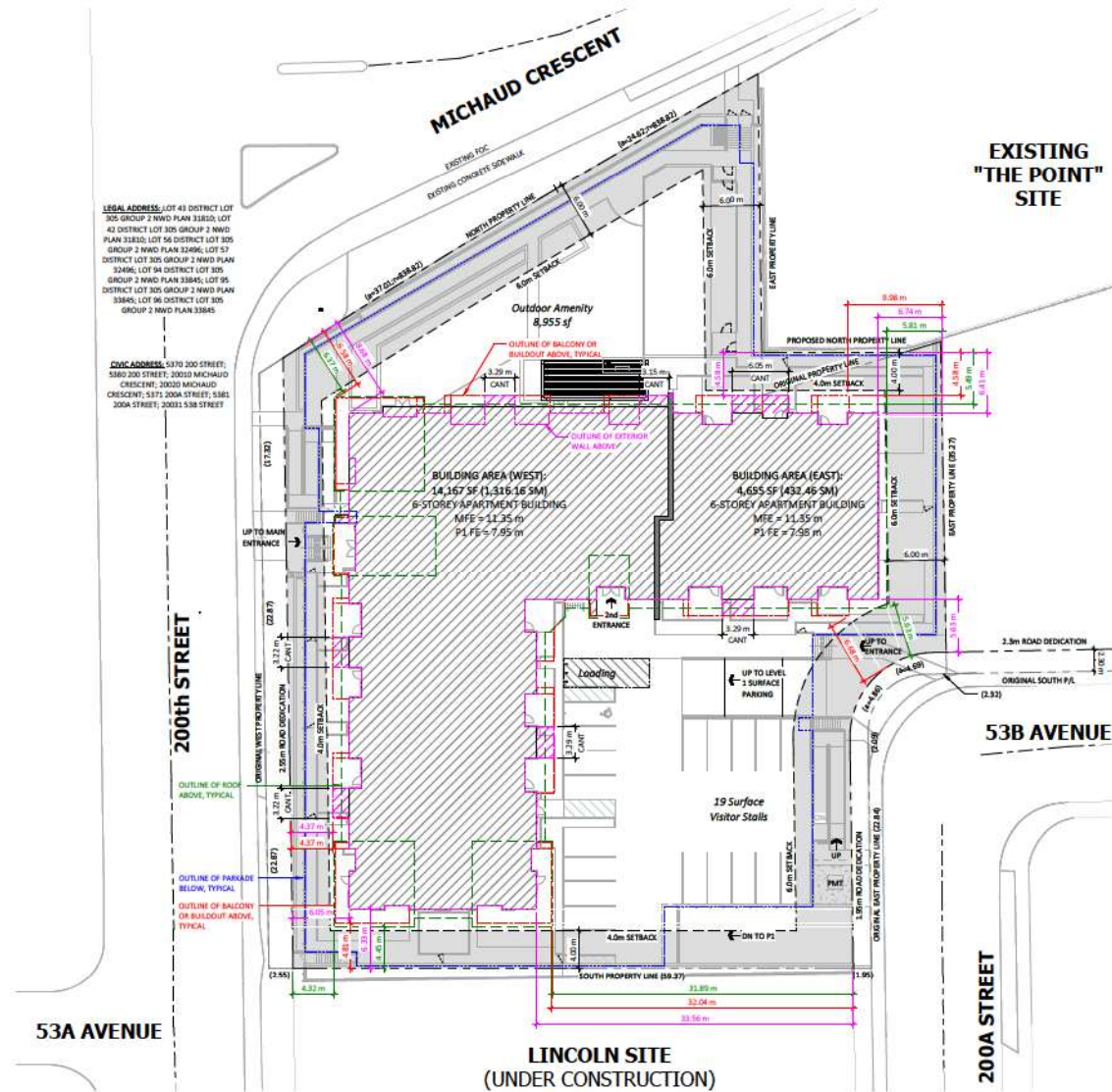
21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD6.02





site layout legend

- ARC LENGTH (m)
- RADIUS (m)
- MFE MAIN FLOOR ELEVATION (m ABOVE SEA LEVEL)
- FE FLOOR ELEVATION (m ABOVE SEA LEVEL)
- BALC BALCONY
- CANT CANTILEVERED (CONDITIONED SPACE)
- STBK SETBACK
- INDICATES OUTLINE OF BALCONY OR BUILDOUT ABOVE
- INDICATES OUTLINE OF EXTERIOR WALL
- INDICATES OUTLINE OF ROOF ABOVE
- INDICATES OUTLINE OF PARKADE

