





SITE PLAN
1" = 20'-0"

DESIGN DATA:

PROPOSED ZONING: CD ZONE (BASED ON RM3)

LOT AREA: 53,205 S.F. (4,943 S.M.)(1.2214 ACRES)

DENSITY: 1.2214 * 80 = 97.7 = 98 UNITS

UNIT COUNT:

STUDIO - 6 UNITS
1 BED - 41 UNITS
2 BED - 45 UNITS (INC. 4 H/C ADAPTABLE)
3 BED - 6 UNITS
TOTAL = 98 UNITS (INC. 4 H/C ADAPTABLE)

FLOOR AREA:

1st FLOOR AREA:
OVERALL = 23,607 S.F. (6,151 S.F. Circ. Etc.)
2nd FLOOR AREA:
OVERALL = 23,273 S.F. (4,654 S.F. Circ. Etc.)
3rd FLOOR AREA:
OVERALL = 23,697 S.F. (4,640 S.F. Circ. Etc.)
4th FLOOR AREA:
OVERALL = 23,647 S.F. (4,255 S.F. Circ. Etc.)

TOTAL FINISHED FLOOR AREA:

94,224 S.F. (1.75 FSR)
Saleable = 74,524 S.F.
Circulation/Amenity = 19,700 S.F.
% Efficiency = 79.1%

U/G PARKADE AREA = 47,423 S.F.

PARKING REQUIRED:

1 BED = 1.2 stalls / unit
2 BED = 1.3 stalls / unit
3 BED = 2.0 stalls / unit
VISITOR = 0.2 stalls / unit

TENANT:

47 UNITS * 1.2 = 56.4
45 UNITS * 1.3 = 58.5
6 UNITS * 2.0 = 12.0
TOTAL REQUIRED = 126.9
= 127 STALLS

VISITOR:

98 UNITS * 0.2 = 19.6 = 20 STALLS

PARKING PROVIDED:

TENANT: 128 STALLS (IN PARKADE)
6 H/C
49 SMALL CAR (33% OF TOTAL)
73 STANDARD
VISITOR: 20 STALLS (IN PARKADE)
2 H/C
18 STANDARD

BIKE PARKING (0.5 SPACES / UNIT):

REQUIRED = 49 SPACES
PROVIDED = 52 SPACES

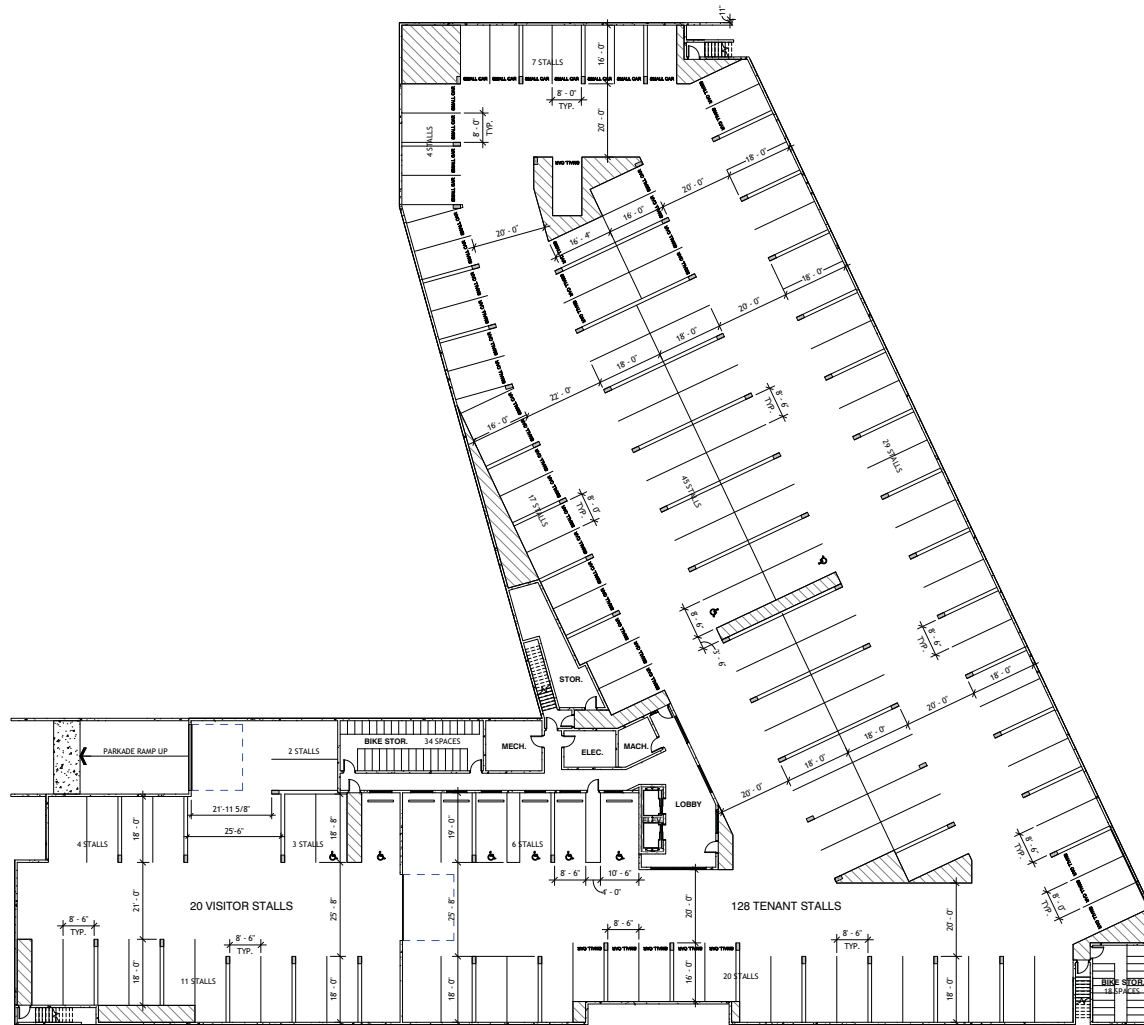
6 VISITOR BIKE STALLS PROVIDED

AMENITY SPACE (25 S.F. / UNIT):

REQUIRED:
25 S.F. * 98 = 2,450 S.F.
PROVIDED:
3,958 S.F. (ON 1st & 2nd FLOORS)

STORAGE LOCKERS:

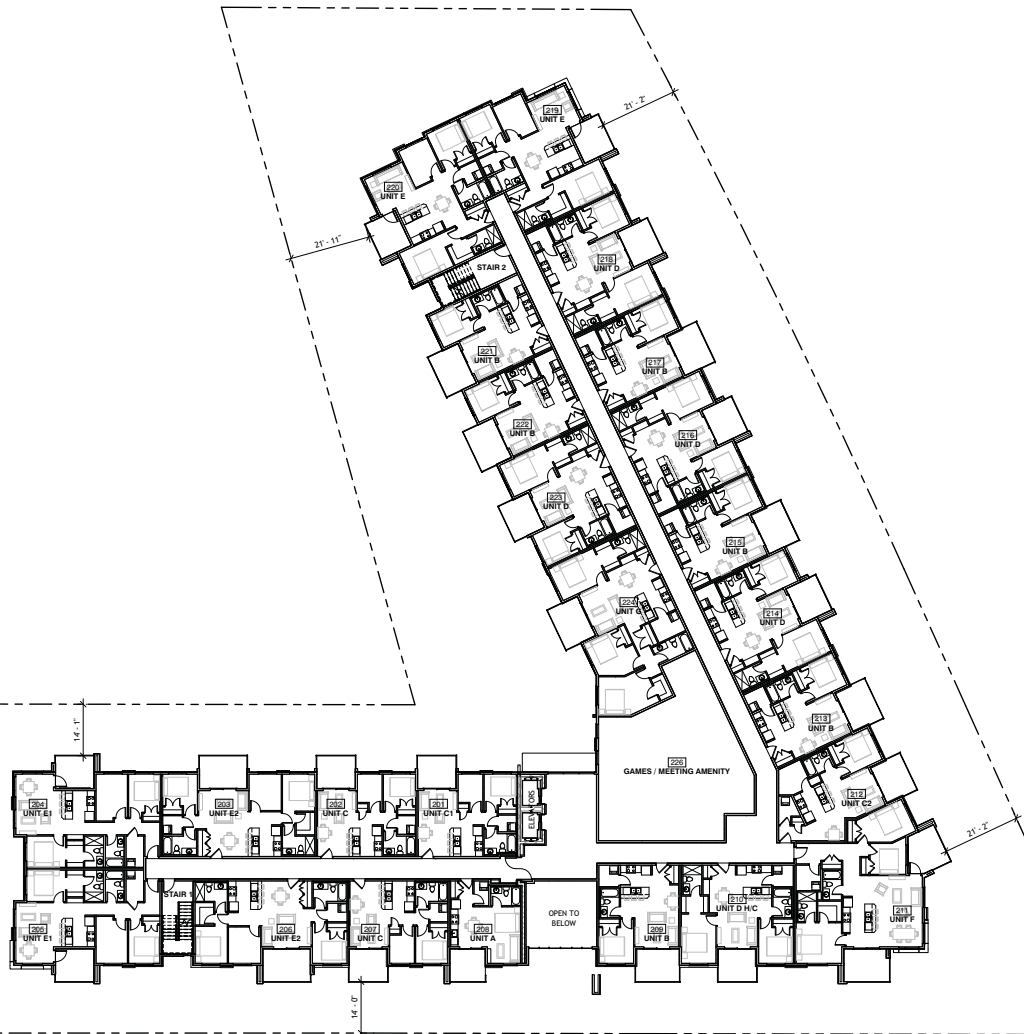
EACH UNIT HAS A STORAGE ROOM PROVIDED
79 STORAGE LOCKERS PROVIDED ON 1st, 3rd & 4th FLOORS



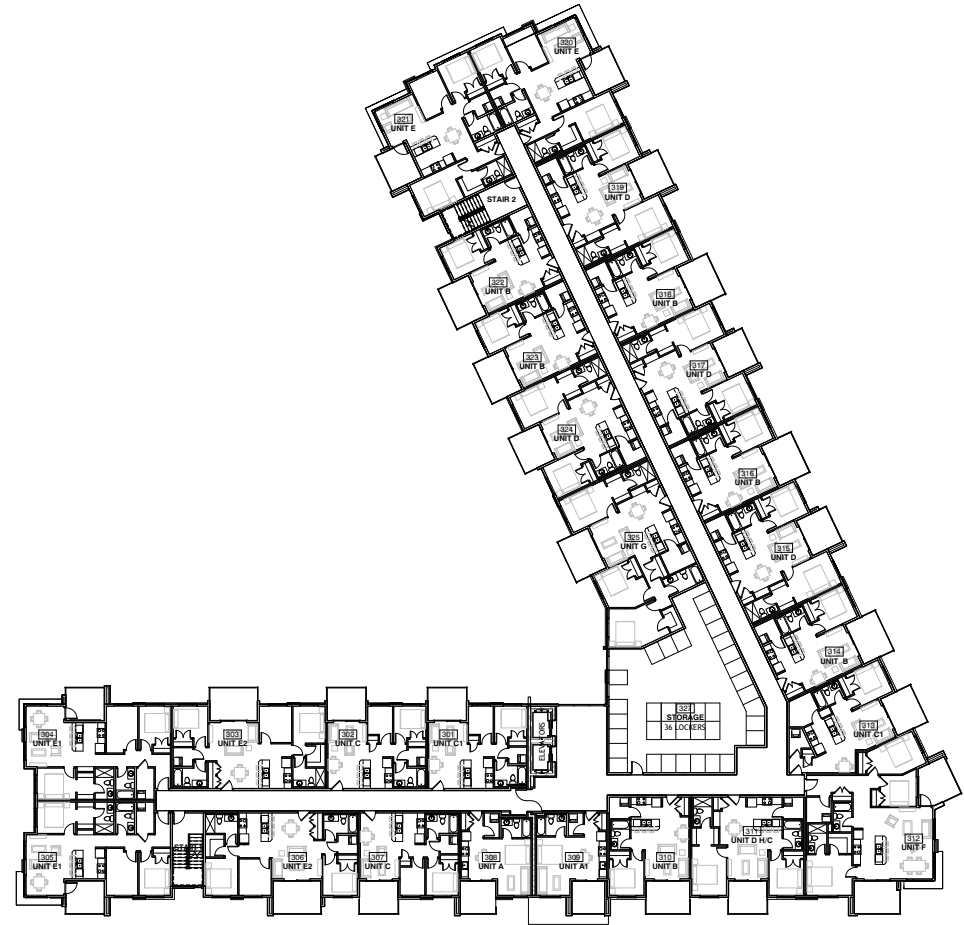
BASEMENT FLOOR PLAN
1/16" = 1'-0"



1st FLOOR PLAN
1/16" = 1'-0"



2nd FLOOR PLAN
1/16" = 1'-0"



3rd & 4th FLOOR PLAN
1/16" = 1'-0"



North West - Elevation
1" = 10'-0"



East - Elevation
1" = 10'-0"

MATERIAL LEGEND

1 CEMENT BOARD (BOARD & BATTEN), VERTICAL PANEL SIDING - COLOUR: WEST GRAY	5 BRICK "STACK BOND" - COLOUR: BEACH SAND	16 EXTERIOR ALUMINUM RAILING: - COLOUR: BLACK
2 VINYL HORIZONTAL LAP SIDING (6" EXPOSURE): - ROYAL BUILDING PRODUCTS, COLOUR: WHITE	16 WINDOW ALUMINUM: - COLOUR: DARK GRAY	17 CONCRETE WALL: - COLOUR: CLEAR SEALER
3 CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE): - COLOUR: BEACH SAND	17 SLIDING PATIO DOOR VINYL: - COLOUR: DARK GRAY	18 ALUMINUM WALL PANEL - COLOUR: STONE GRAY
4 CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE): - COLOUR: WOODSTOCK BROWN	18 ALUMINUM BALCONY RAILING WITH GLASS INSERT: - COLOUR: BLACK	19 ALUMINUM STOREFRONT: - COLOUR: CLEAR ANODIZED
5 CEMENT BOARD, SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: NIGHT GRAY	19 HEAVY TIMBER (PAINTED): - BENJAMIN MOORE, COLOUR: "BARNBOARD GRANGE" (CC-572)	20 REVEAL: - EASYTRIM, COLOUR: CLEAR ANODIZED
6 CEMENT BOARD, SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: IRON GRAY	20 WOOD FASCIA BOARD (PAINTED): - BENJAMIN MOORE, COLOUR: "WILLOW" (CC-542)	21 EXTERIOR METAL DOOR: - BENJAMIN MOORE, COLOUR: DARK GRAY
7 CORRUGATED METAL (VERTICAL)	21 METAL FLASHING: - GERTER, COLOUR: COMMERCIAL BROWN	22 PERFORATED VINYL SOFFITS: - RAICAR, COLOUR: SAND/WOOD
8 BRICK "STACK BOND" - COLOUR: RED		23 CEMENT BOARD, SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: ARCTIC WHITE



South - Elevation
1" = 10'-0"



West - Elevation
1" = 10'-0"



South East - Elevation
1" = 10'-0"



South West - Elevation
1" = 10'-0"

MATERIAL LEGEND		
[1] CEMENT BOARD (BOARD & BATTEN), VERTICAL PANEL SIDING - COLOUR: 'MIST GRAY'	[7] BRICK "STACK BOND" - COLOUR: 'BEACH SAND'	[14] EXTERIOR ALUMINUM RAILING: - COLOUR: 'BLACK'
[2] VINYL, HORIZONTAL LAP SIDING (6" EXPOSURE): - 'ROYAL BUILDING PRODUCTS', COLOUR: 'WHITE'	[18] WINDOW ALUMINUM: - COLOUR: 'DARK GRAY'	[17] CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
[3] CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE): - COLOUR: 'BEACH SAND'	[11] SLIDING PATIO DOOR VINYL: - COLOUR: 'DARK GRAY'	[18] ALUMINUM WALL PANEL - COLOUR: 'STONE GRAY'
[4] CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE): - COLOUR: 'WOODSTOCK BROWN'	[12] ALUMINUM BALCONY RAILING WITH GLASS INSERT: - COLOUR: 'BLACK'	[19] ALUMINUM STOREFRONT: - COLOUR: 'CLEAR ANODIZED'
[5] CEMENT BOARD, SMOOTH PANEL SIDING - 'JAMES HARDIE', COLOUR: 'NIGHT GRAY'	[10] HEAVY TIMBER (PAINTED): - 'BENJAMIN MOORE', COLOUR: 'BARNBOARD GRANGE' (CC-572)	[20] REVEAL: - 'EASYTRIM', COLOUR: 'CLEAR ANODIZED'
[6] CEMENT BOARD, SMOOTH PANEL SIDING - 'JAMES HARDIE', COLOUR: 'IRON GRAY'	[14] WOOD FASCIA BOARD (PAINTED): - 'BENJAMIN MOORE', COLOUR: 'WILLOW' (CC-542)	[21] EXTERIOR METAL DOOR: - 'BENJAMIN MOORE', COLOUR: 'DARK GRAY'
[7] CORRUGATED METAL (VERTICAL)	[13] METAL FLASHING: - 'GENTEK', COLOUR: 'COMMERCIAL BROWN'	[22] PERFORATED VINYL SOFFITS: - 'KAYCAN', COLOUR: 'SANDLEWOOD'
[8] BRICK "STACK BOND" - COLOUR: 'RED'		[23] CEMENT BOARD, SMOOTH PANEL SIDING - 'JAMES HARDIE', COLOUR: 'ARCTIC WHITE'



201 STREET & MICHAUD CRESCENT



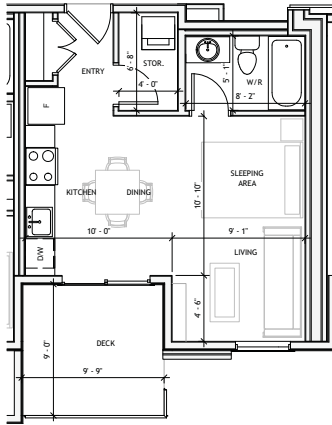
201 STREET



MICHAUD CRESCENT

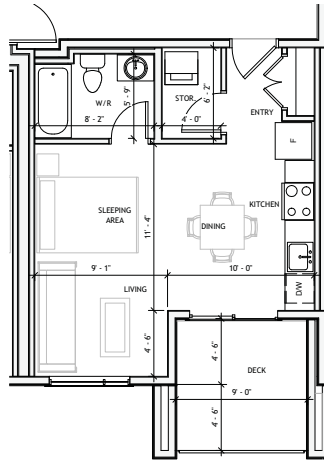


MAIN ENTRANCE



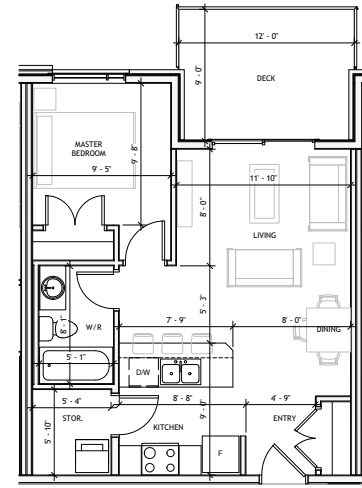
UNIT TYPE A - Studio
1/4" = 1'-0"

AREA: 405 SF +/-
NO. OF THIS UNIT: 4



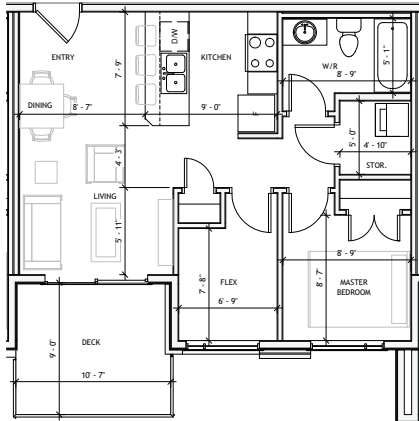
UNIT TYPE A1 - Studio
1/4" = 1'-0"

AREA: 430 SF +/-
NO. OF THIS UNIT: 2



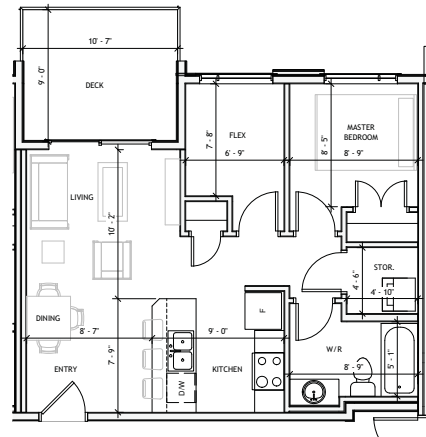
UNIT TYPE B - 1 Bed
1/4" = 1'-0"

AREA: 576 SF +/-
NO. OF THIS UNIT: 25



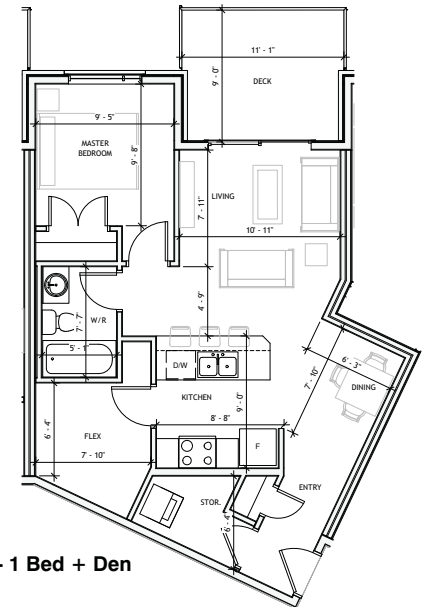
UNIT TYPE C - 1 Bed + Den
1/4" = 1'-0"

AREA: 600 SF +/-
NO. OF THIS UNIT: 8



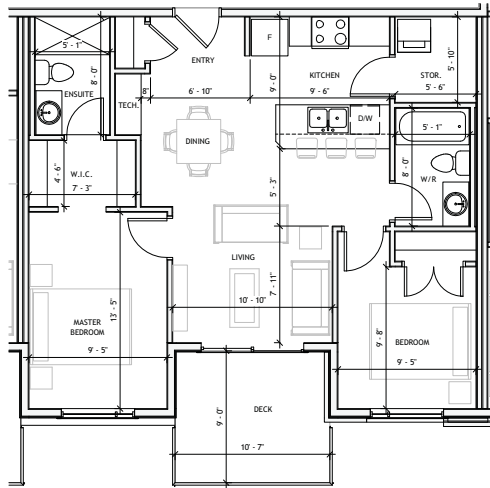
UNIT TYPE C1 - 1 Bed + Den
1/4" = 1'-0"

AREA: 596 SF +/-
NO. OF THIS UNIT: 4



UNIT TYPE C2 - 1 Bed + Den
1/4" = 1'-0"

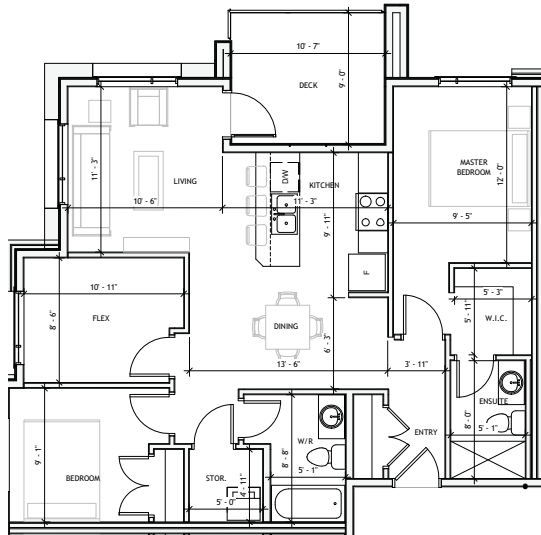
AREA: 668 SF +/-
NO. OF THIS UNIT: 4



UNIT TYPE D - 2 Bed (4 H/C Adaptable)

1/4" = 1'-0"

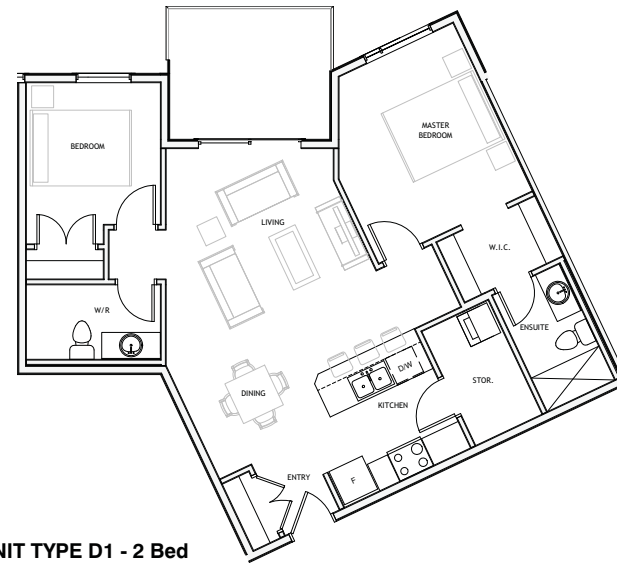
AREA: 825 SF +/-
NO. OF THIS UNIT: 20



UNIT TYPE E - 2 Bed + Den

1/4" = 1'-0"

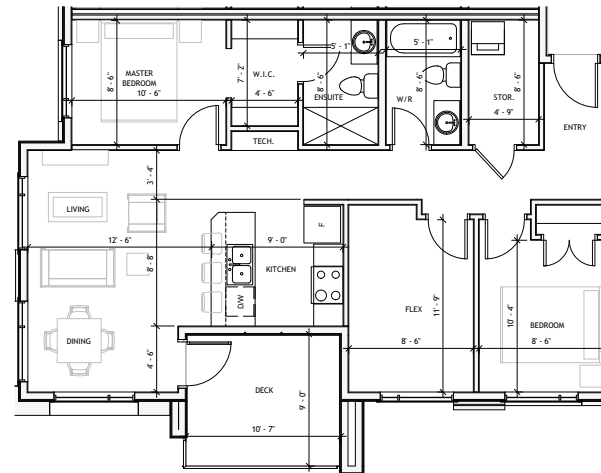
AREA: 973 SF +/-
NO. OF THIS UNIT: 8



UNIT TYPE D1 - 2 Bed

1/4" = 1'-0"

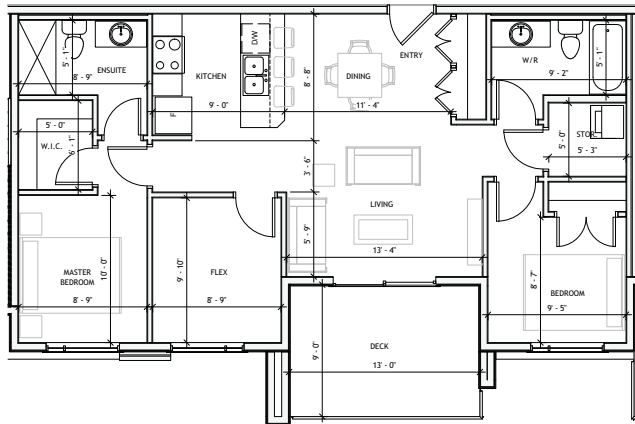
AREA: 922 SF +/-
NO. OF THIS UNIT: 1



UNIT TYPE E1 - 2 Bed + Den

1/4" = 1'-0"

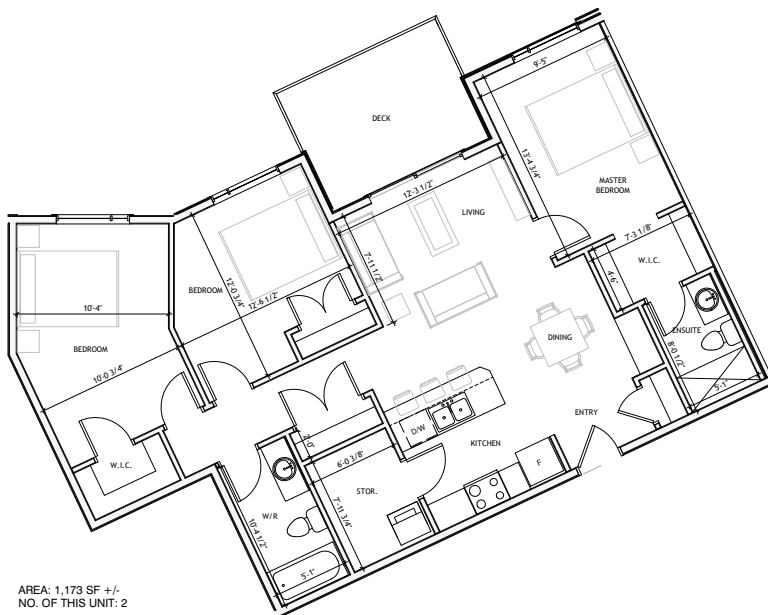
AREA: 978 SF +/-
NO. OF THIS UNIT: 8



UNIT TYPE E2 - 2 Bed + Den

1/4" = 1'-0"

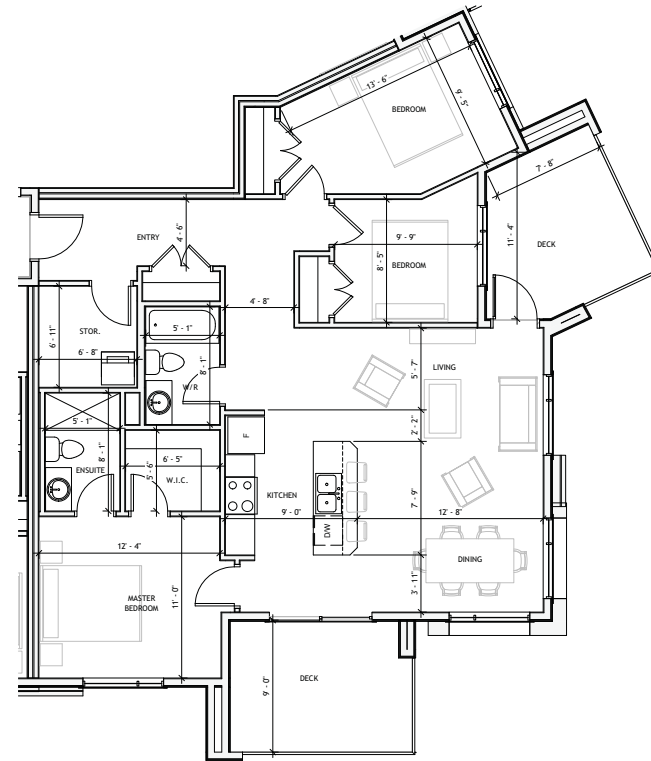
AREA: 940 SF +/-
NO. OF THIS UNIT: 8



AREA: 1,173 SF +/-
NO. OF THIS UNIT: 2

UNIT TYPE G - 3 Bed

1/4" = 1'-0"



UNIT TYPE F - 3 Bed

1/4" = 1'-0"

AREA: 1194 SF +/-
NO. OF THIS UNIT: 4