



A. PROJECT DATA

PROJECT:	NORTH MERIDIAN APARTMENTS
CURRENT ZONING:	RS - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	CD (COMPREHENSIVE DEVELOPMENT ZONE)
CIVIC ADDRESS:	54 AVENUE & 198 STREET, LANGLEY B.C.
LEGAL DESCRIPTION:	STRATA LOT 1 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN HW788, PARCEL IDENTIFIER: 001-522-841 STRATA LOT 2 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN HW788, PARCEL IDENTIFIER: 001-522-884 LOT 1 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 21252, PARCEL IDENTIFIER: 010-344-616 LOT 3 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 21252, PARCEL IDENTIFIER: 005-590-264
SITE AREA:	33,866.55 S.F. +/- (3146.31 S.M.)
BUILDING AREA:	13,219.02 S.F. +/- (1228.09 S.M.)
LOT COVERAGE:	39 %
FAR:	53,135.67 S.F. / 33,866.55 S.F. = 1.57

B. FLOOR AREA

RESIDENTIAL	TOTAL	TOTAL
1ST FLOOR	10393	965.54
2ND FLOOR	11033.65	1025.06
3RD FLOOR	11121.44	1033.22
4TH FLOOR	11150.12	1035.88
TOTAL	43698.21 S.F.	4059.70 S.M.

STORAGE	TOTAL	TOTAL
1ST FLOOR	0	0
2ND FLOOR	0	0
3RD FLOOR	760.22	70.63
4TH FLOOR	760.22	70.63
TOTAL	1520.44 S.F.	141.26 S.M.

CIRCULATION / SERVICE	TOTAL	TOTAL
1ST FLOOR	2026.13	188.23
2ND FLOOR	1502.12	139.55
3RD FLOOR	1414.33	131.40
4TH FLOOR	1414.33	131.40
TOTAL	6356.91 S.F.	590.58 S.M.

AMENITY	TOTAL	TOTAL
1ST FLOOR	799.89	74.31
2ND FLOOR	760.22	71.23
3RD FLOOR	0	0
4TH FLOOR	0	0
TOTAL	1560.11 S.F.	144.94 S.M.
REQUIRED	25 S.F. / UNIT = 25 S.F. * 62 UNITS	1562.5 S.F.
REQUIRED	1550.00 S.F.	144 S.M.

PARKADE	TOTAL	TOTAL
P1	27497.56	2554.61
TOTAL	27497.56 S.F.	2554.61 S.M.

FLOOR AREA SUMMARY		
GROSS BLDG AREA	53135.67 S.F.	4936.47 S.M.
NET RENTABLE SUITE AREA	43698.21 S.F.	4059.70 S.M.
EFFICIENCY		82.2%

C. UNIT COUNT

REFER TO AREA PLANS

UNIT TYPE	QUANTITY	PERCENTAGE
STUDIO	4	6.5
1 BED	25	40.3
2 BED	33	53.2
TOTAL UNITS	62	100%
(INCLUDES 4 H/C SUITES)	(4)	(6.5%)

D. PARKING

BASED ON RML ZONE

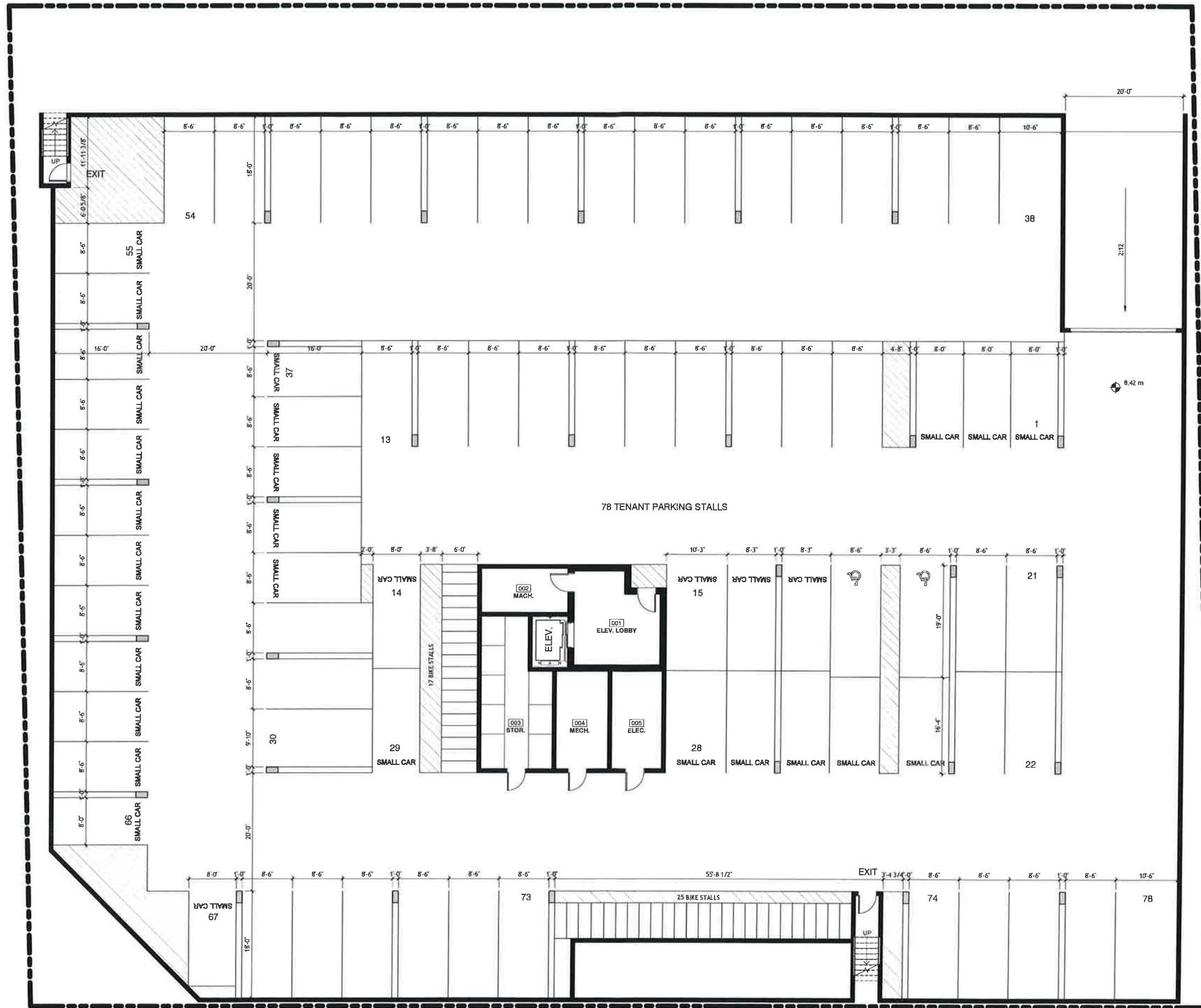
REQUIRED (BYLAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
RESIDENT - STUDIO	4	*1.2 STALLS/UNIT	5
RESIDENT - 1 BED	25	*1.2 STALLS/UNIT	30
RESIDENT - 2 BED	33	*1.3 STALLS/UNIT	43
VISITOR		*0.2	12
TOTAL PARKING STALLS REQUIRED			90

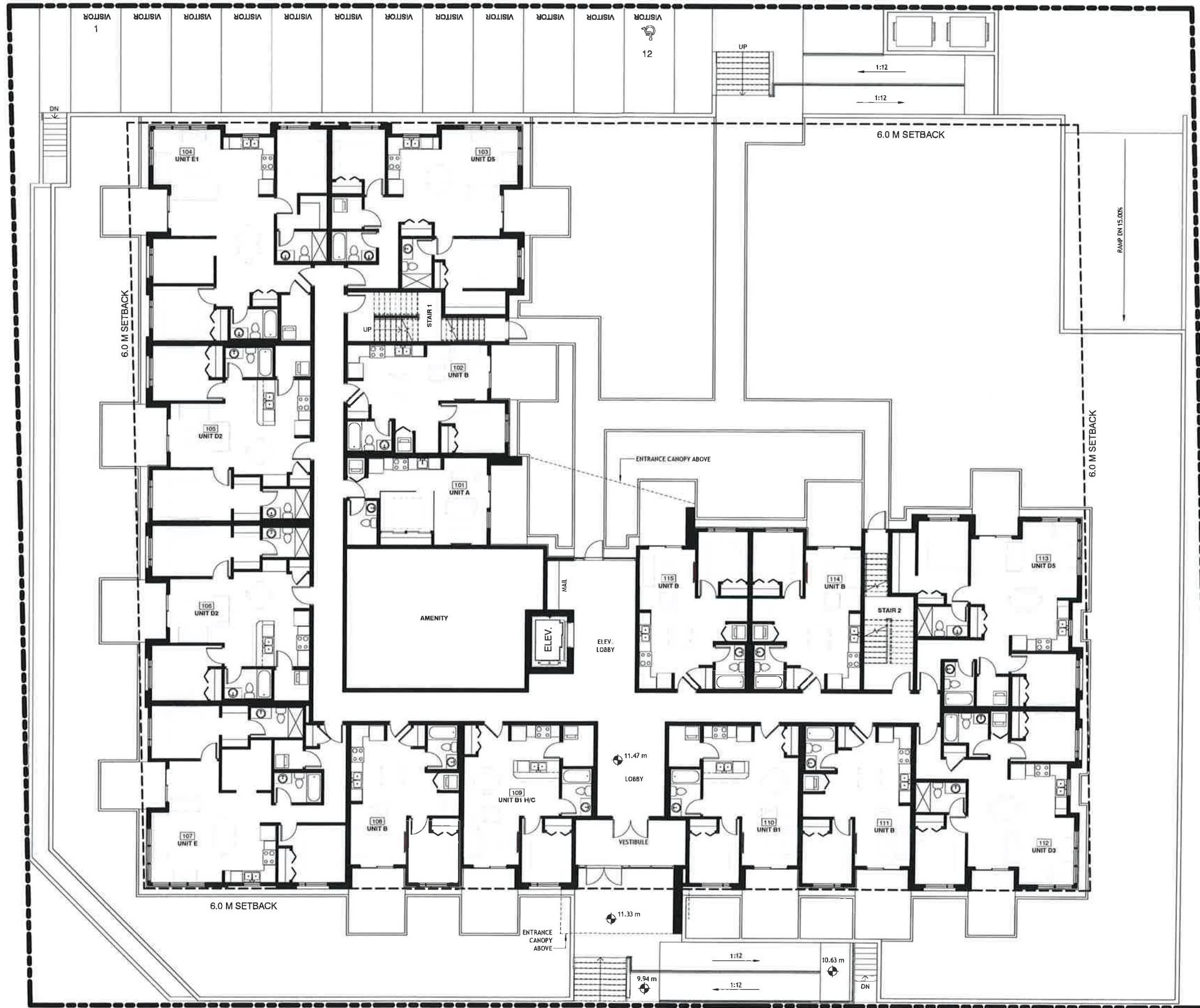
PROVIDED	SMALL CAR MAX 25 %	NO. H/C OF TOTAL	TOTAL
RESIDENT	29	2	78
VISITOR	0	1	12
TOTAL STALLS	32 %	3	90

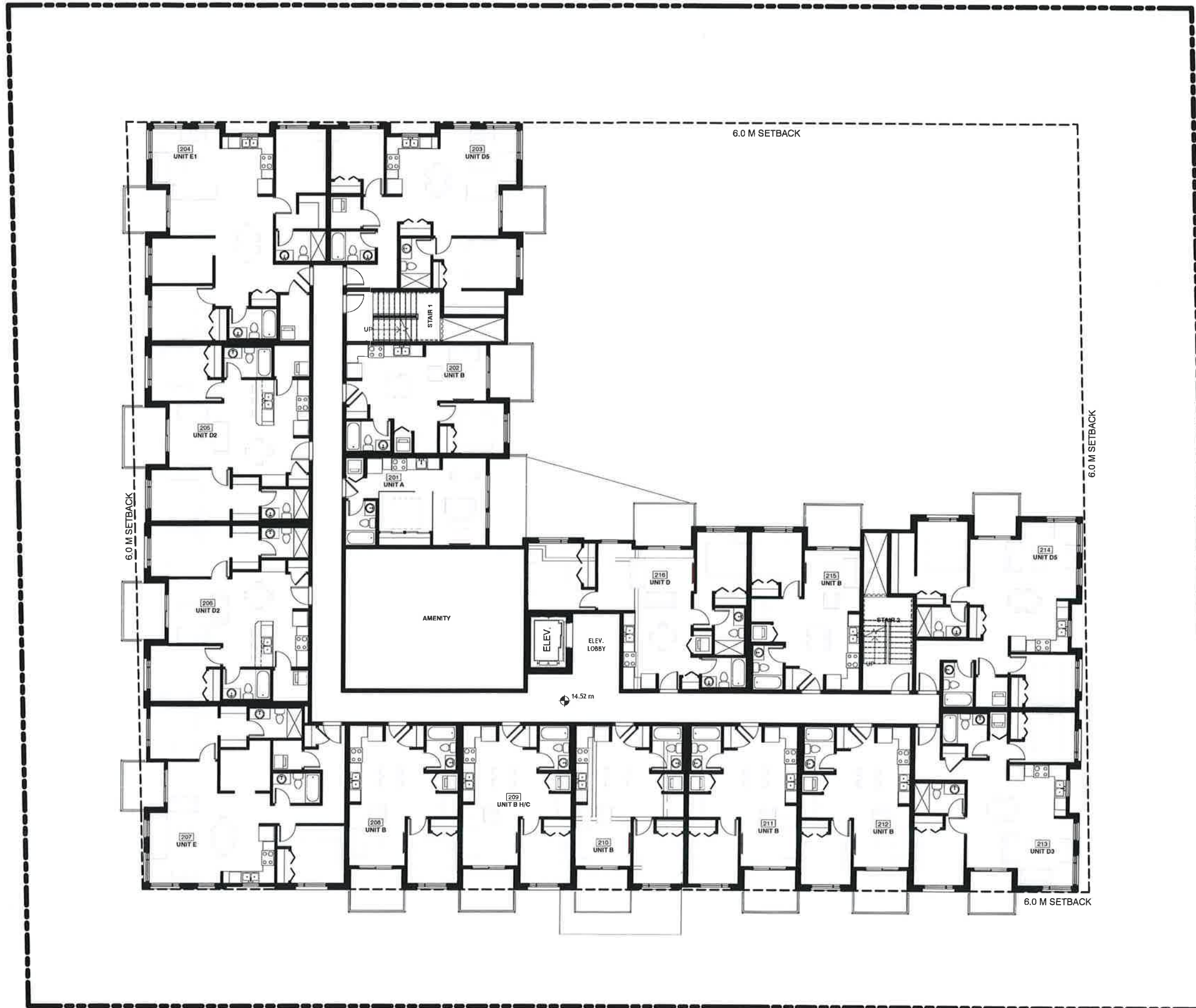
BICYCLE PARKING REQUIRED (BYLAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
BICYCLE STALLS	62	*0.5	31

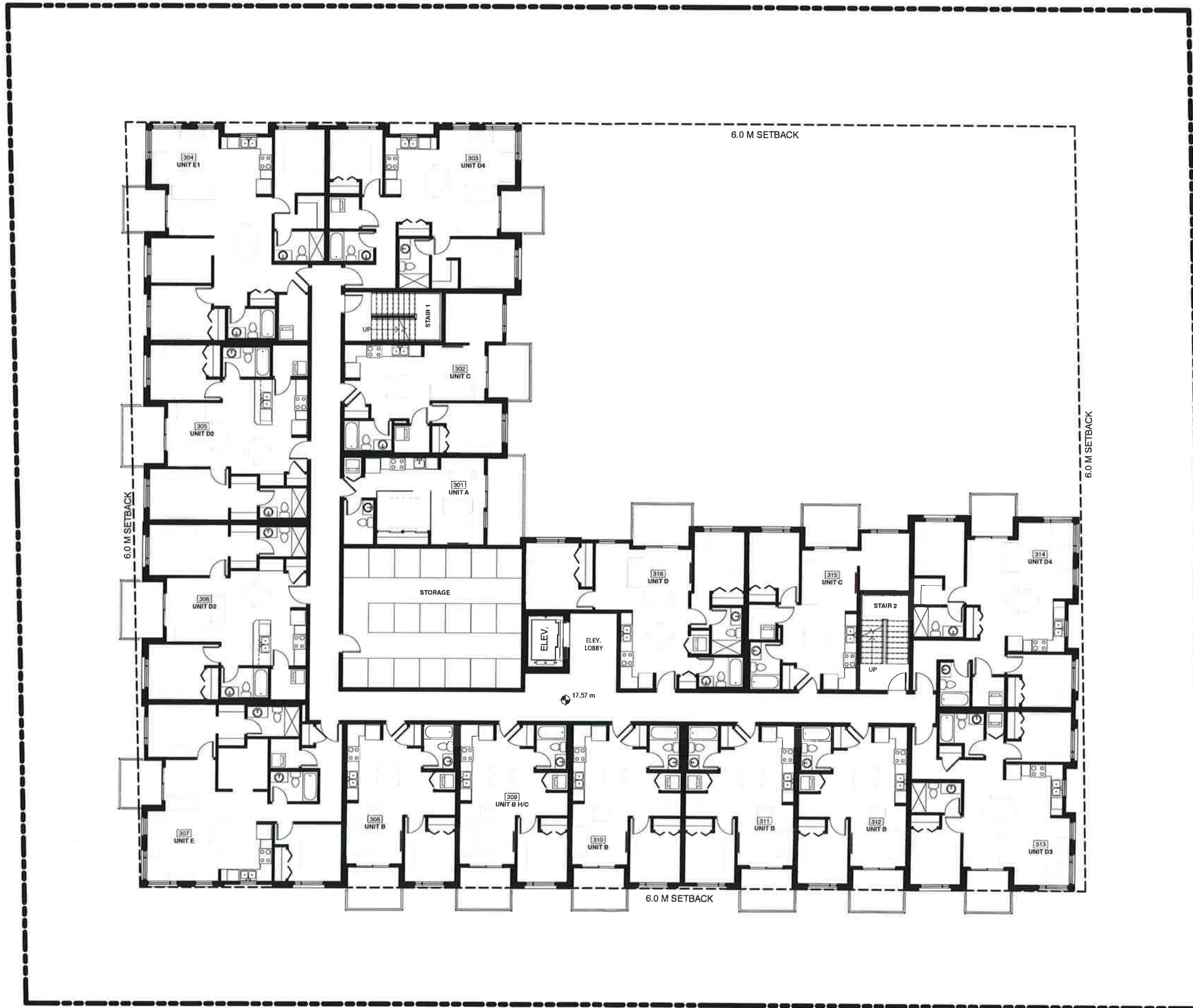
BICYCLE PARKING PROVIDED	VERTICAL	HORIZONTAL	TOTAL
BICYCLE STALLS		42	42

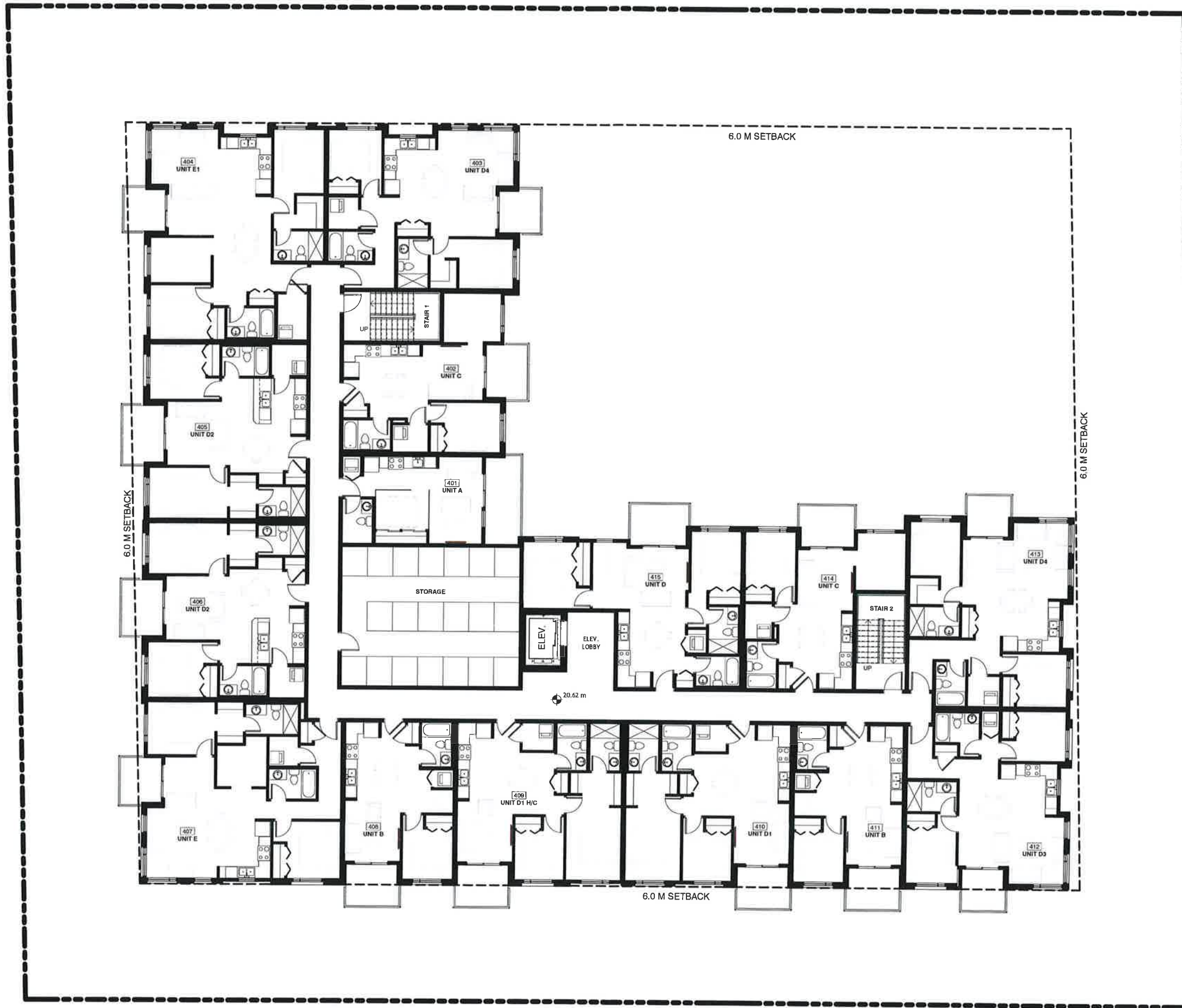
















SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND	
1	EXTERIOR INSULATION FINISHING SYSTEM - STUCCO FINISH COLOUR: ARCTIC WHITE
2	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: NIGHT GRAY
3	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: IRON GRAY
4	CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE): - JAMES HARDIE, COLOUR: EVENING BLUE
5	MANUFACTURED STONE VEHEER: - CULTURED STONE, PRO-FIT MODERA LEDGESTONE - COLOUR: CARBON
6	LONGBOARD WOODGRAIN HORIZONTAL ALUMINUM SIDING, V-GROOVE - COLOUR: LIGHT BAMBOO
7	ALUMINUM METAL PANEL SIDING - COLOUR: SILVER
8	WINDOW VINYL: - COLOUR: BLACK
9	SLIDING PATIO DOOR VINYL: - COLOUR: BLACK
10	ALUMINIUM BALCONY RAILING: - COLOUR: BLACK
11	HARDIE TRIM (RUSTIC GRAIN): - JAMES HARDIE, COLOUR: IRON GRAY
12	WOOD FASCIA BOARD (PAINTED): - COLOUR: CHARCOAL
13	WOOD FASCIA BOARD (PAINTED): - COLOUR: PEARL GRAY
14	METAL FLASHING: - GENTEK, COLOUR: CHARCOAL
15	EXTERIOR METAL GUARD - COLOUR: BLACK
16	EXTERIOR ALUMINUM RAILING: - COLOUR: BLACK
17	CONCRETE WALL: - COLOUR: CLEAR SEALER
18	PLANTERS (LANDSCAPE TIES) - COLOUR: NATURAL WOOD
19	ALUMINIUM STOREFRONT SECTIONS: - COLOUR: DARK BRONZE (ANODIZED)
20	REVEAL: - EASYTRIM, COLOUR: CLEAR ANODIZED
21	EXTERIOR METAL DOOR: - COLOUR: CHARCOAL
22	METAL GUTTER: - COLOUR: PREFINISHED CHARCOAL
23	LONGBOARD WOODGRAIN ALUMINUM SOFFITS - COLOUR: LIGHT BAMBOO
24	BALCONY GLASS INFILL PANEL
25	BALCONY ALUMINIUM METAL INFILL PANEL - COLOUR: SILVER



EAST ELEVATION
1/8" = 1'-0"

- U/S ROOF TRUSS
39' - 1 1/8"
- 4th FLOOR PLAN
30' - 0 3/8"
- 3rd FLOOR PLAN
20' - 0 1/4"
- 2nd FLOOR PLAN
10' - 0 1/8"
- 1st FLOOR PLAN
0' - 0"



NORTH ELEVATION
1/8" = 1'-0"

- U/S ROOF TRUSS
39' - 1 1/8"
- 4th FLOOR PLAN
30' - 0 3/8"
- 3rd FLOOR PLAN
20' - 0 1/4"
- 2nd FLOOR PLAN
10' - 0 1/8"
- 1st FLOOR PLAN
0' - 0"

MATERIAL LEGEND	
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3	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - 'JAMES HARDIE', COLOUR: 'IRON GRAY'
4	CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE): - 'JAMES HARDIE', COLOUR: 'EVENING BLUE'
5	MANUFACTURED STONE VENEER: - CULTURED STONE, PRO-FIT HODERA LEDGESTONE - COLOUR: 'CARBON'
6	LONGBOARD WOODGRAIN HORIZONTAL ALUMINUM SIDING, V-GROOVE - COLOUR: 'LIGHT BAMBOO'
7	ALUMINUM METAL PANEL SIDING - COLOUR: 'SILVER'
8	WINDOW VINYL: - COLOUR: 'BLACK'
9	SLIDING PATIO DOOR VINYL: - COLOUR: 'BLACK'
10	ALUMINUM BALCONY RAILING: - COLOUR: 'BLACK'
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17	CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
18	PLANTERS (LANDSCAPE TIES) - COLOUR: 'NATURAL WOOD'
19	ALUMINUM STOREFRONT SECTIONS: - COLOUR: 'DARK BRONZE (ANODIZED)'
20	REVEAL: - 'EASYTRIM', COLOUR: 'CLEAR ANODIZED'
21	EXTERIOR METAL DOOR: - COLOUR: 'CHARCOAL'
22	METAL GUTTER: - COLOUR: 'PREFINISHED CHARCOAL'
23	LONGBOARD WOODGRAIN ALUMINUM SOFFITS - COLOUR: 'LIGHT BAMBOO'
24	BALCONY GLASS INFILL PANEL
25	BALCONY ALUMINUM METAL INFILL PANEL - COLOUR: 'SILVER'



EAST ELEVATION - COURTYARD (Inside)

1/8" = 1'-0"



NORTH ELEVATION - COURTYARD (Inside)

1/8" = 1'-0"

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6	LONGBOARD WOODGRAIN HORIZONTAL ALUMINUM SIDING, V-GROOVE - COLOUR: 'LIGHT BAMBOO'
7	ALUMINUM METAL PANEL SIDING - COLOUR: 'SILVER'
8	WINDOW VINYL: - COLOUR: 'BLACK'
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198 STREET & 54 AVENUE



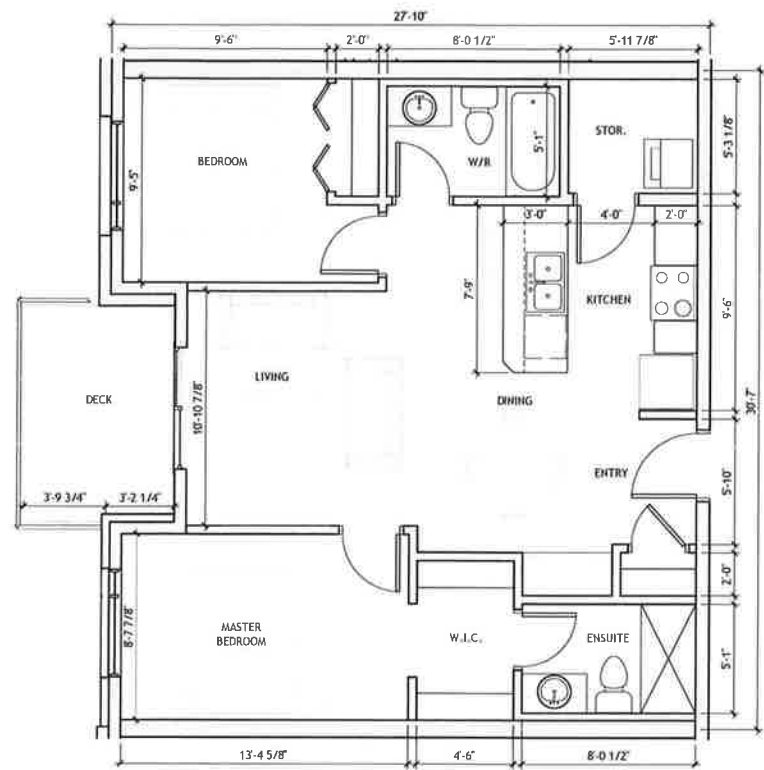
198 STREET



COURTYARD AT LANE

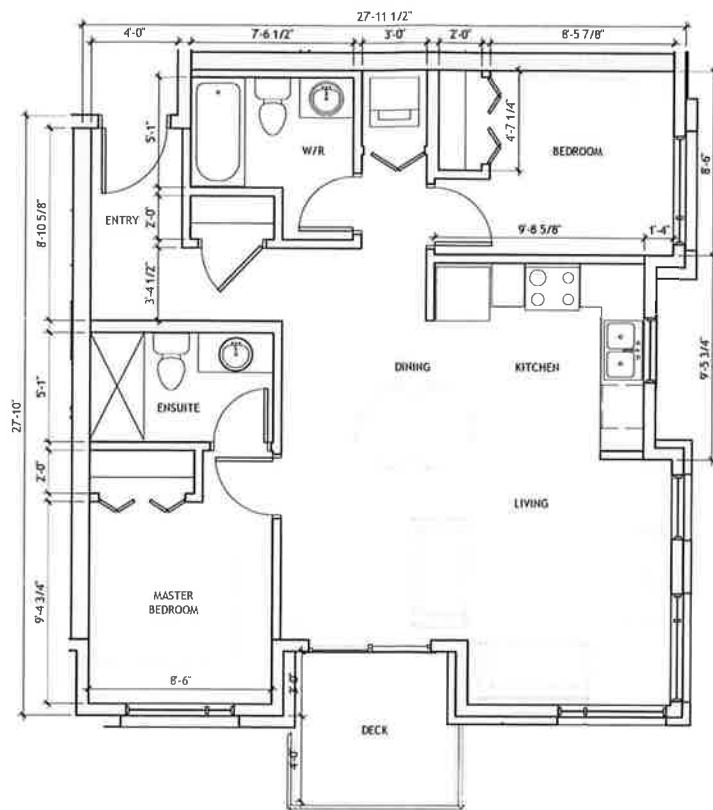


ADJACENT PROPERTY



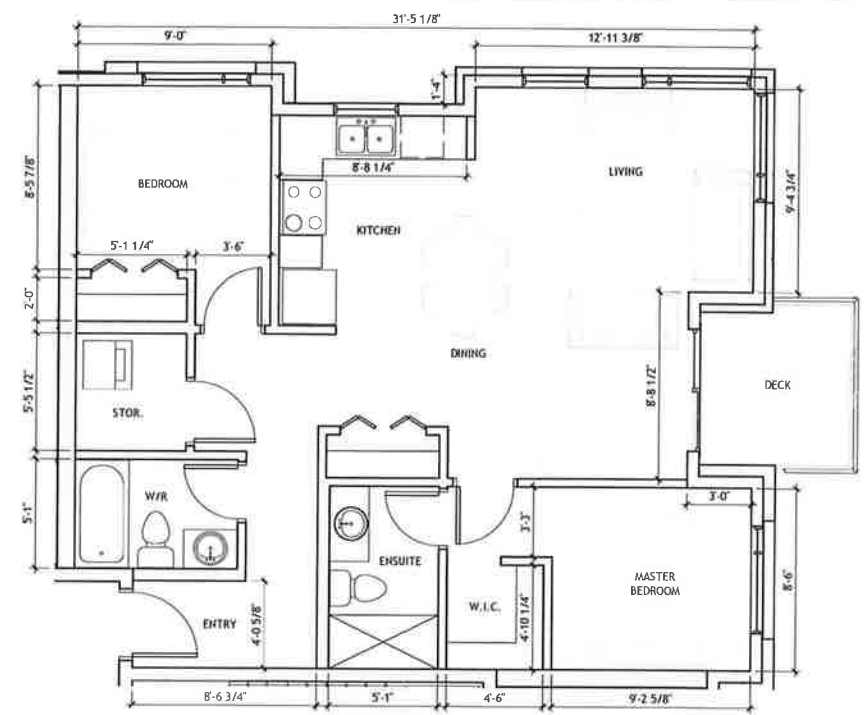
UNIT TYPE D2 - 2 Bed

1/4" = 1'-0"
 AREA: 820 SF +/-
 NO. OF THIS UNIT: 8



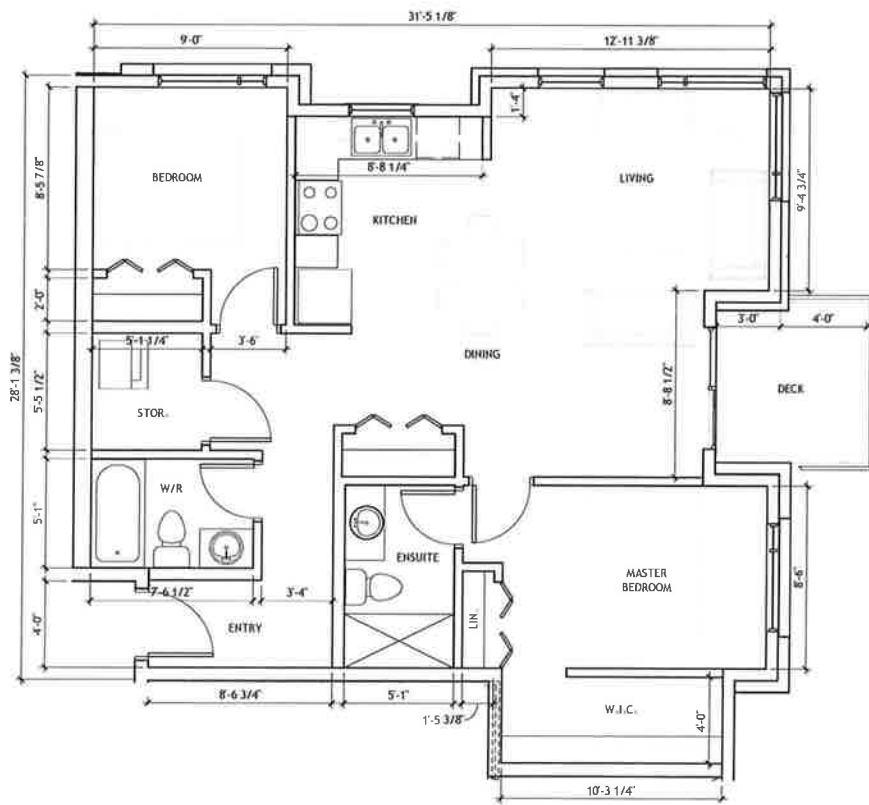
UNIT TYPE D3 - 2 Bed Corner

1/4" = 1'-0"
 AREA: 803 SF +/-
 NO. OF THIS UNIT: 4



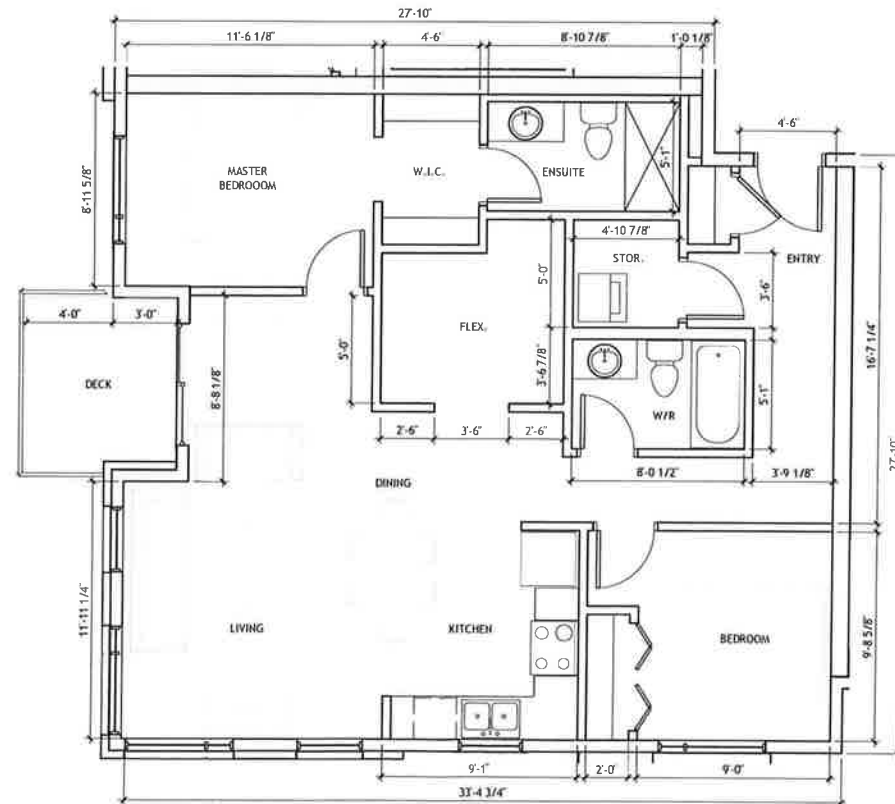
UNIT TYPE D4 - 2 Bed Corner

1/4" = 1'-0"
 AREA: 864 SF +/-
 NO. OF THIS UNIT: 4



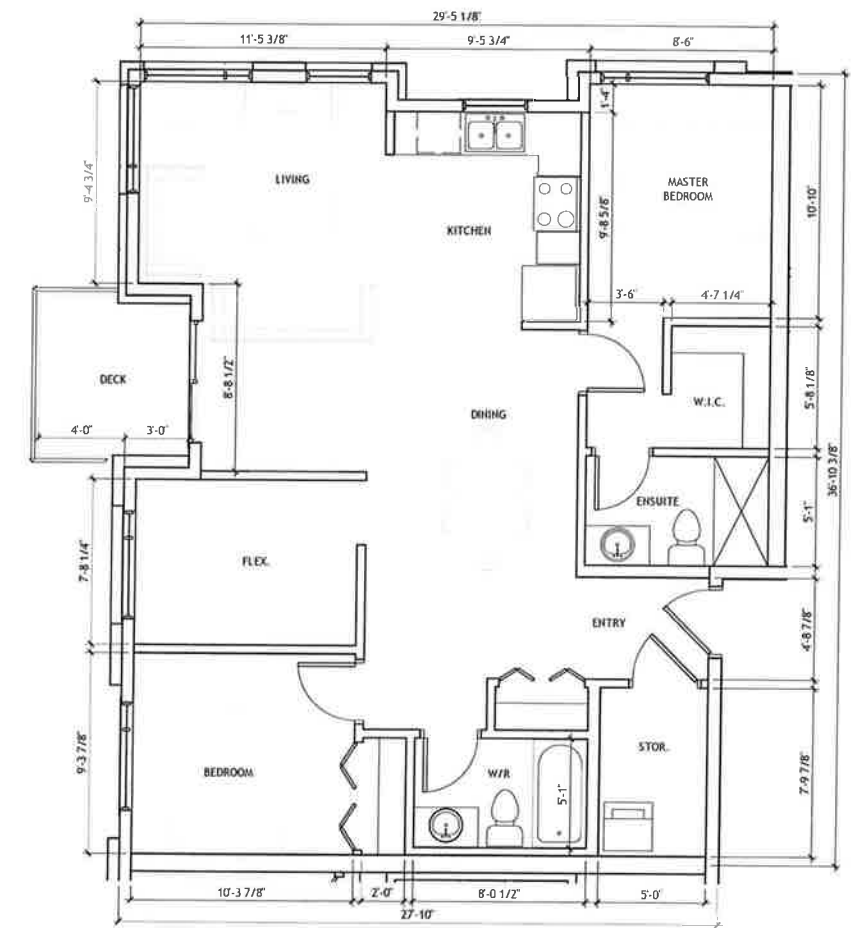
UNIT TYPE D5 - 2 Bed Corner

1/4" = 1'-0"
 AREA: 914 SF +/-
 NO. OF THIS UNIT: 4



UNIT TYPE E - 2 Bed + Flex

1/4" = 1'-0"
 AREA: 1009 SF +/-
 NO. OF THIS UNIT: 4



UNIT TYPE E1 - 2 Bed + Flex

1/4" = 1'-0"
 AREA: 1051 SF +/-
 NO. OF THIS UNIT: 4