



DEVELOPMENT PERMIT APPLICATION

MULTI-FAMILY DEVELOPMENT
20256-58, 20264 & 20272 54A AVENUE
LANGLEY, BC

PM/A
ParaMorph
Architecture Inc

DRAWING LIST

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LOCATION



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2023-11-21	Development Permit Application
2023-05-09	Preliminary Application
Date	Description

Issues / Revisions	
Seal	

PROJECT TEAM

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(604)439-0922

Project Title
MULTI-FAMILY DEVELOPMENT

Project Address
20256-58, 20264 & 20272 54A AVENUE, LANGLEY, BRITISH COLUMBIA

Drawn By AJ	Date 2023-11-20
Checked By JW	Project ID LA17_2023

Sheet Title
PROJECT SUMMARY

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PROGRAM SUMMARY

LOT INFO	ADDRESS	20256-58,20264 & 20272 54A Ave, Langley City			
	LEGAL DESCRIPTION	Plan NWS1661 Lot 1, Plan NWP8109 Lot 15, Plan NWP8109 Lot 14			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	29,668	2,756	0.68	0.28
	ROAD DEDICATION	1,232	114	0.03	0.01
	NET AREA (AFTER DEDICATION)	28,436	2,642	0.65	0.26

ZONING	CURRENT	PROPOSED
	RS1	RM1

ZONING	FAR (GROSS)	PERMITTED	PROPOSED
	FAR		2.68
	TOTAL AREA(SQFT.)		79386

ZONING	SETBACKS	PERMITTED	PROPOSED
	NORTH (Along 54 A Ave)		3.00m
	SOUTH(Along Lane)		6.00m
	EAST (Along Lane)		3.00m
	WEST (Along Neighbouring Lot)		7.35m

ZONING	BLDG HEIGHT	PERMITTED	PROPOSED
	NO. OF DWELLING UNITS		113
	NO. OF ADAPTABLE UNITS		24 (21% OF TOTAL UNITS)

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (NET)	(Sqft)	(Sqm)	(%)	REMARKS
	PROPOSED	13376	1,243	47.04%	

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION (NET)					
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATIONS (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
	MAIN FLOOR LVL	7,640.00	2,279.00	2,138	12,057	63%
	SECOND FLOOR LVL	11,763.50	1,601.50	0	13,365	88%
	THIRD FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	FOURTH FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	FIFTH FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	SIXTH FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	ROOF FLOOR LVL	0.00	503.59	0	504	0%
	TOTAL FAR(SQFT)				79,386	

PROPOSED FLOOR AREA SUMMARY	UNIT COUNT				
	TYPE	NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA(Sqft)
	UNIT-A(ADAP)	2BR	716.00	16	11,456
	UNIT-A1(ADAP)	2BR	716.00	8	5,728
	UNIT-B	Jr 2BR	671.00	5	3,355
	UNIT-C	1BR	525.00	13	6,825
	UNIT-C1	1BR	525.00	4	2,100
	UNIT-C2	1BR	524.24	6	3,145
	UNIT-D	Jr 2BR	682.73	1	683
	UNIT-D1	2BR	707.81	5	3,539
	UNIT-E	1BR	553.10	6	3,319
	UNIT-F	STUDIO	315.09	6	1,891
	UNIT-G	STUDIO	389.23	6	2,335
	UNIT-H	1BR	484.25	5	2,421
	UNIT-R	2BR	815.59	6	4,894
	UNIT-J	1BR	562.02	5	2,810
	UNIT-K	1 BR	577.32	5	2,887
UNIT-L	2 BR	652.52	5	3,263	
UNIT-M	Jr 2 BR	637.56	5	3,188	
UNIT-N	STUDIO	440.31	5	2,202	
UNIT-P	STUDIO	414.46	1	414	
TOTAL			113	66,454	

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED (@Parkade lvl- 1,2 &Surface)
	1 Bedroom , 1 Bedroom+Den, Studio	61	1.0 / Unit	62	62(@Parkade lvl-1,2 & Surface)
	2 bedroom	51	1.25/ Unit	64.0	64(@Parkade lvl-1,2 & Surface)
	Visitor's	113	0.15	16.9 SAY 17	17(@Surface)
	TOTAL			143	143
	SMALL CARS	60% of Total Stalls		85.8 SAY 86	55(@ Parkade lvl-1,2 & Surface)
	ACCESSIBLE	5% of Total Stalls		7.15 SAY 7	7(@ Parkade lvl-1 & Surface)
	LOADING BAY			1	1(@Surface)
	COMBINED BICYCLE PARKING & STORAGE LOCKER	113	1 / Unit & 4sqm/Unit	113	113
Provided @ Parkade Lvl-1 & 2, Main Floor				80	
Provided @ Unit-E, Unit-F, Unit-G, Unit-K, Unit-L, Unit-N, UNIT-G, UNIT-P				33	

AMENITY CALCULATIONS	AMENITIES			
	INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	260	2,798	2.3 Sq.m. or 24.75 Sq.ft/ UNIT
	PROPOSED(MAIN FLOOR)	199	2,138	
	OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	368	3,961	
PROPOSED(MAIN FLOOR & ROOF)				



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Issues / Revisions

Seal

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MULTI-FAMILY DEVELOPMENT

Project Address:
20256-58,20264 & 20272 54A AVENUE, LANGLEY, BRITISH COLUMBIA

Drawn By AJ	Date 2023-11-20
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Sheet Title

PROGRAM SUMMARY

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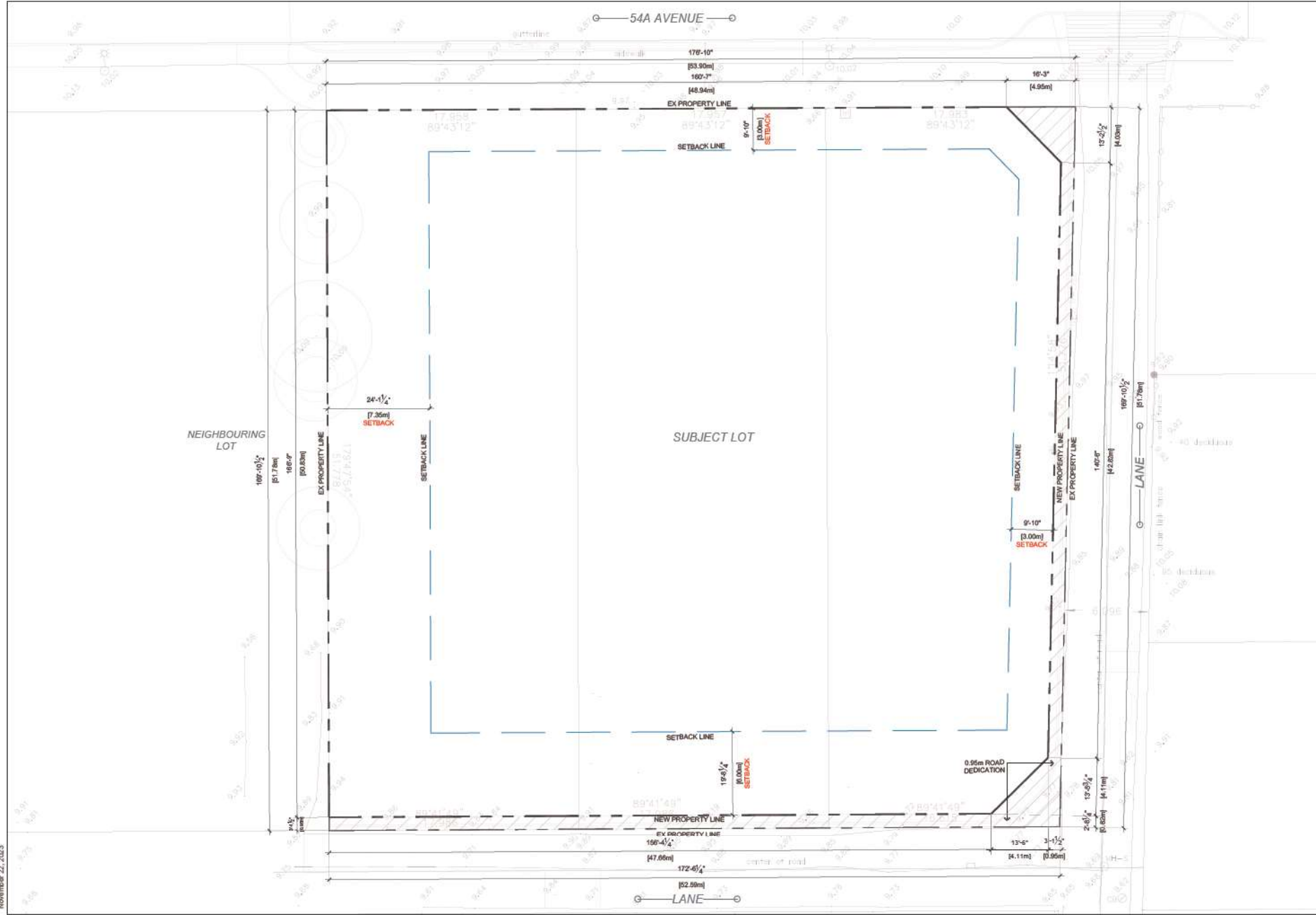
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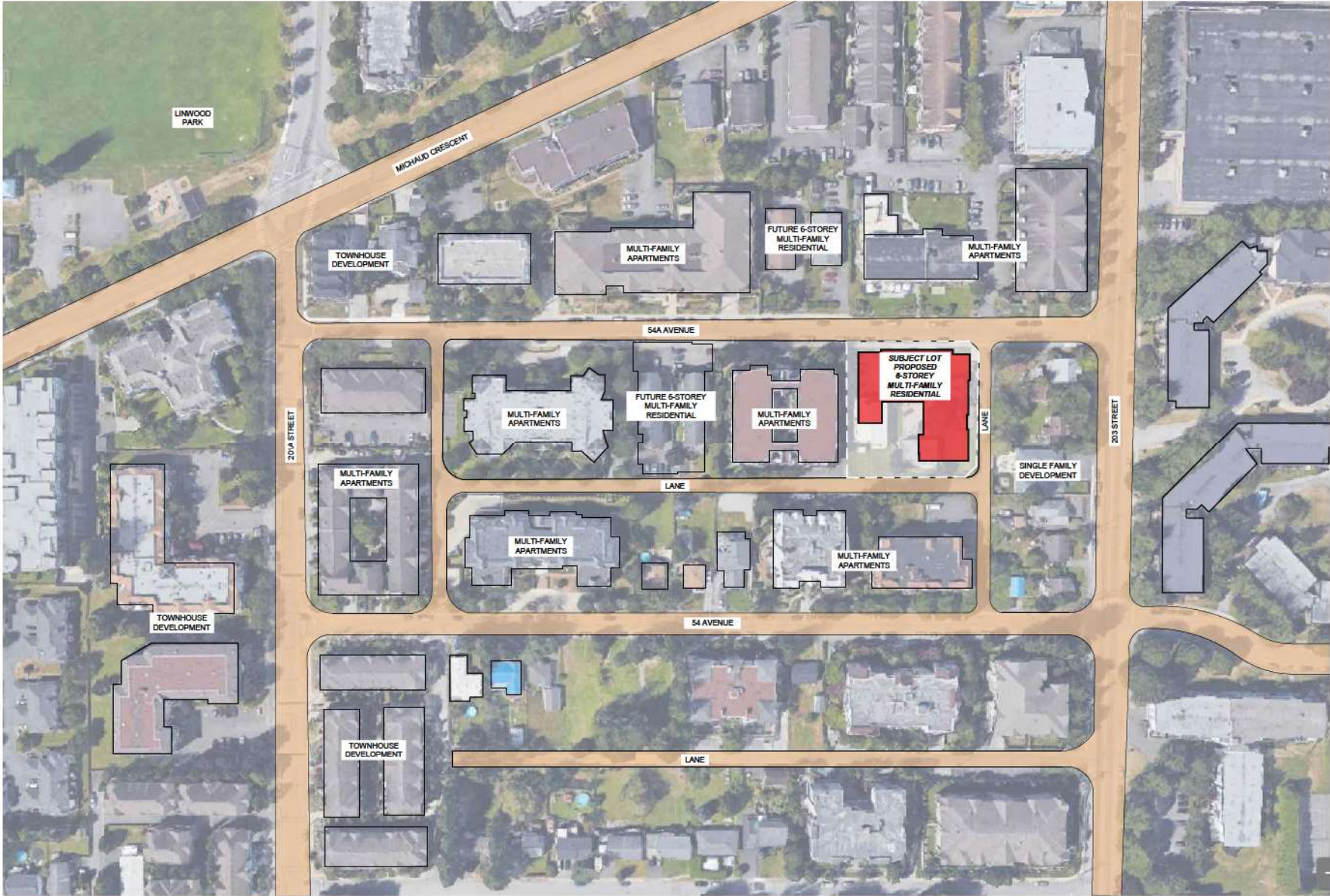
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BASE PLAN

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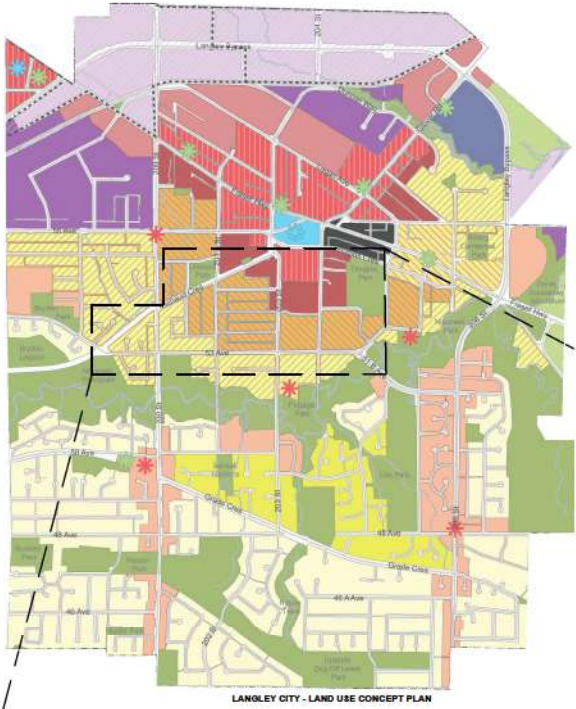
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CONTEXT PLAN

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LEGEND FOR LAND USE CONCEPT PLAN

Agriculture	Low Rise Residential	Suburban
City Centre	Mid Rise Residential	Transit-Oriented Core
Grand District Residential	Mixed Employment	Transit-Oriented Residential
Historic District Core	Parks and Open Space	University District
Industrial	Potential High-Rise	Urban Residential
Mixed Use	Service Commercial	

LEGEND FOR TRANSPORTATION CONCEPT-ROAD NETWORK

FUTURE		ACTIVE	
Future Langley City Transit Corridor	International Transit Corridor	Existing Bike Route	Paved Park Trail
Future Langley City Transit Corridor	Potential Rapid Bus-Alignment TTC	Proposed Bike Route	Unpaved Park Trail
Future Transit Station	Future Transit Station	Major Metrolink Rapid Transit	TransLink's Major Bike Network
Future Station	Local Transit Route	Potential Metrolink Rapid Transit	Major Bike Network
		Potential Location for New Place or Open Space	Place or Open Space
		Potential Openness	Park
		School (School District No. 35)	

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Sheet Title
 LAND USE AND CONCEPT PLAN

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1 SHADOW @ EQUINOX MARCH 20 9AM



2 SHADOW @ EQUINOX MARCH 20 12PM



3 SHADOW @ EQUINOX MARCH 20 3PM



4 SHADOW @ EQUINOX SEP 20 9AM



5 SHADOW @ EQUINOX SEP 20 12PM



6 SHADOW @ EQUINOX SEP 20 3PM

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SHADOW STUDY

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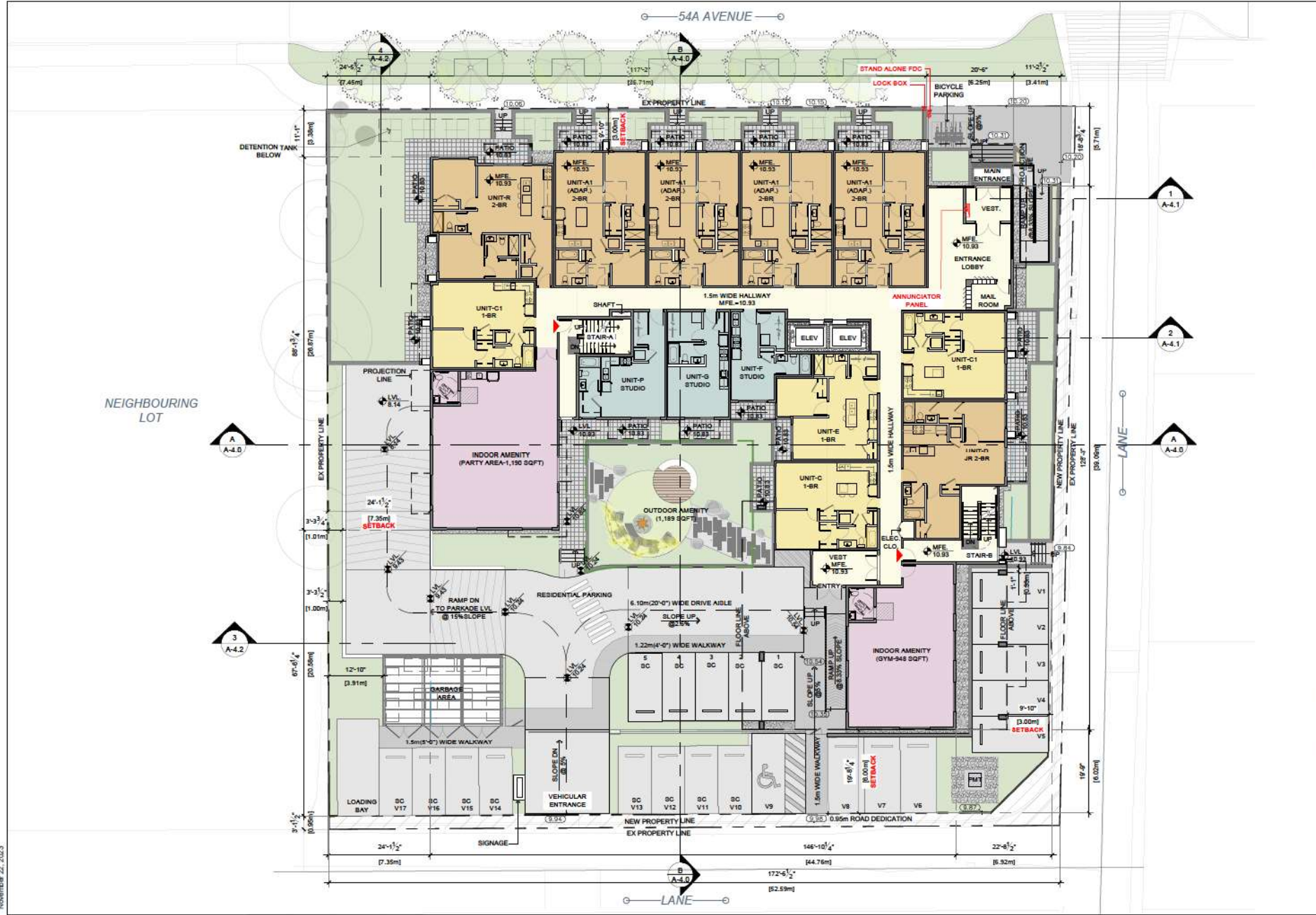
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SITE PLAN

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A-1.0



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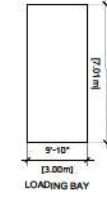
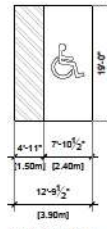
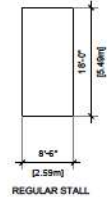
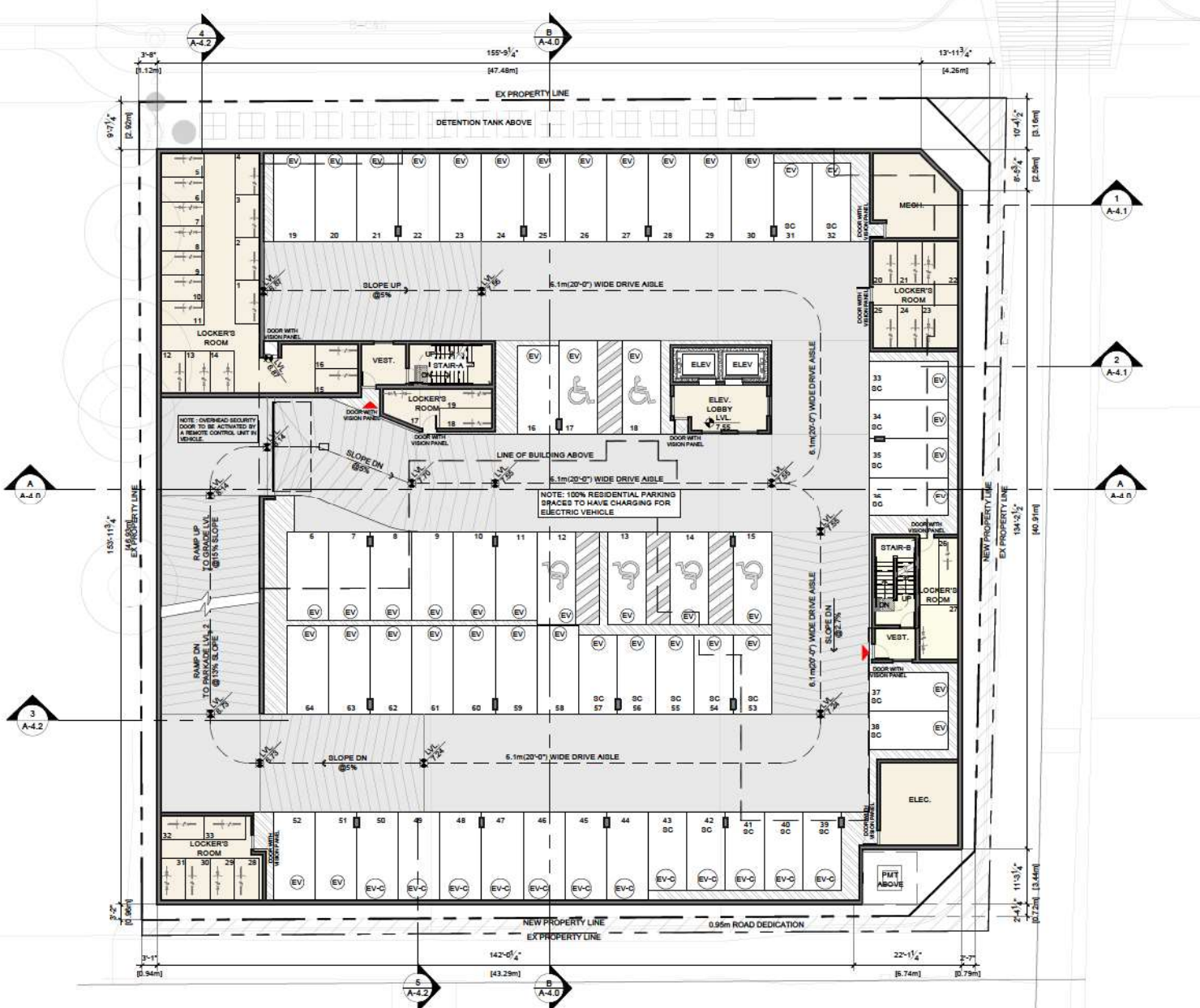
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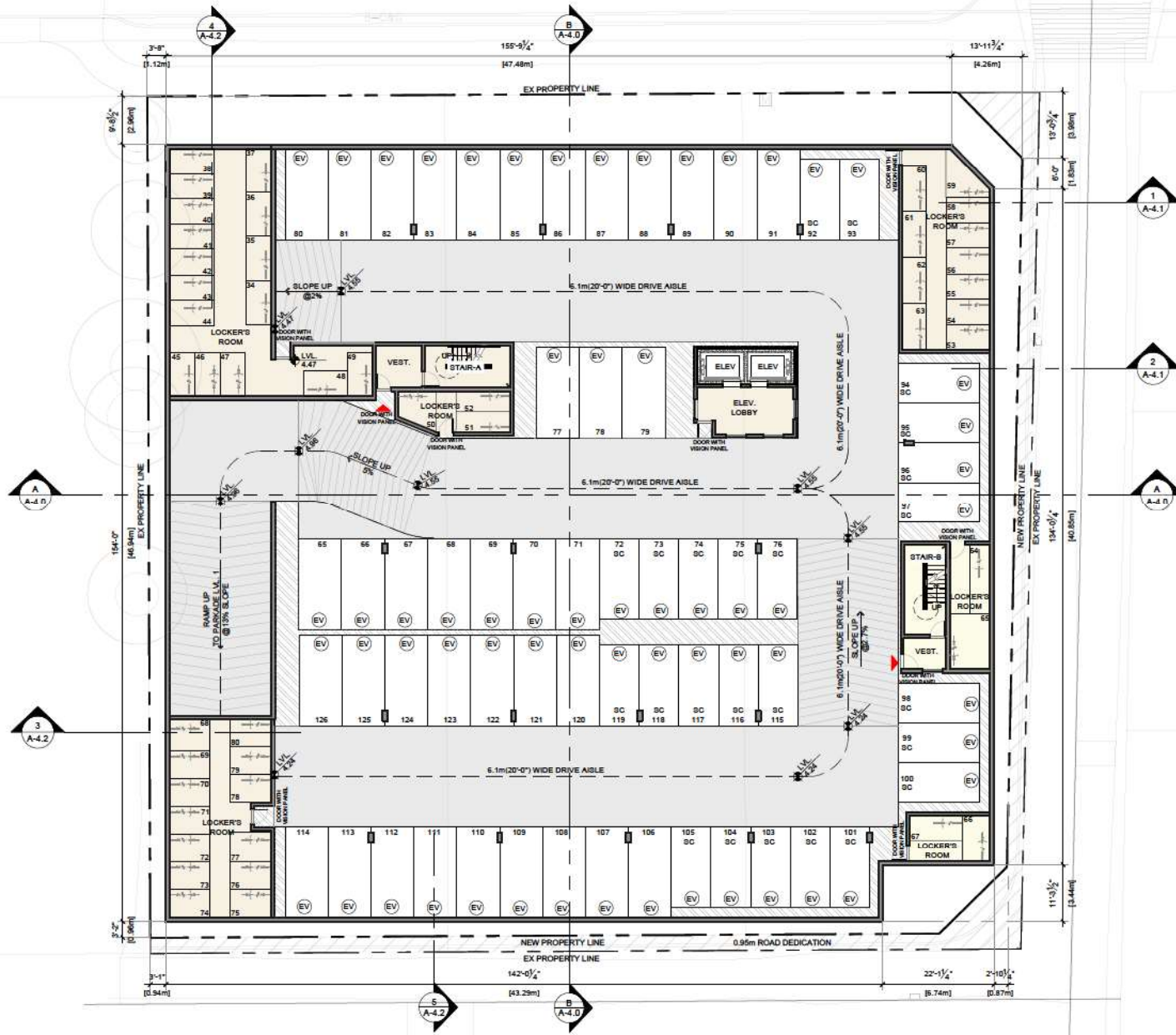
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 PARKADE LVL-1

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Sheet Title
 PARKADE LVL-2

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Sheet Title
SECOND FLOOR

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54A AVENUE



NEIGHBOURING LOT

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1

A-4.1



2

A-4.1



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THIRD FLOOR PLAN

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54A AVENUE



NEIGHBOURING LOT

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FOURTH FLOOR PLAN

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54A AVENUE



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1
A-4.1

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NEIGHBOURING LOT

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 FIFTH FLOOR PLAN

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A-2.5

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SIXTH FLOOR PLAN

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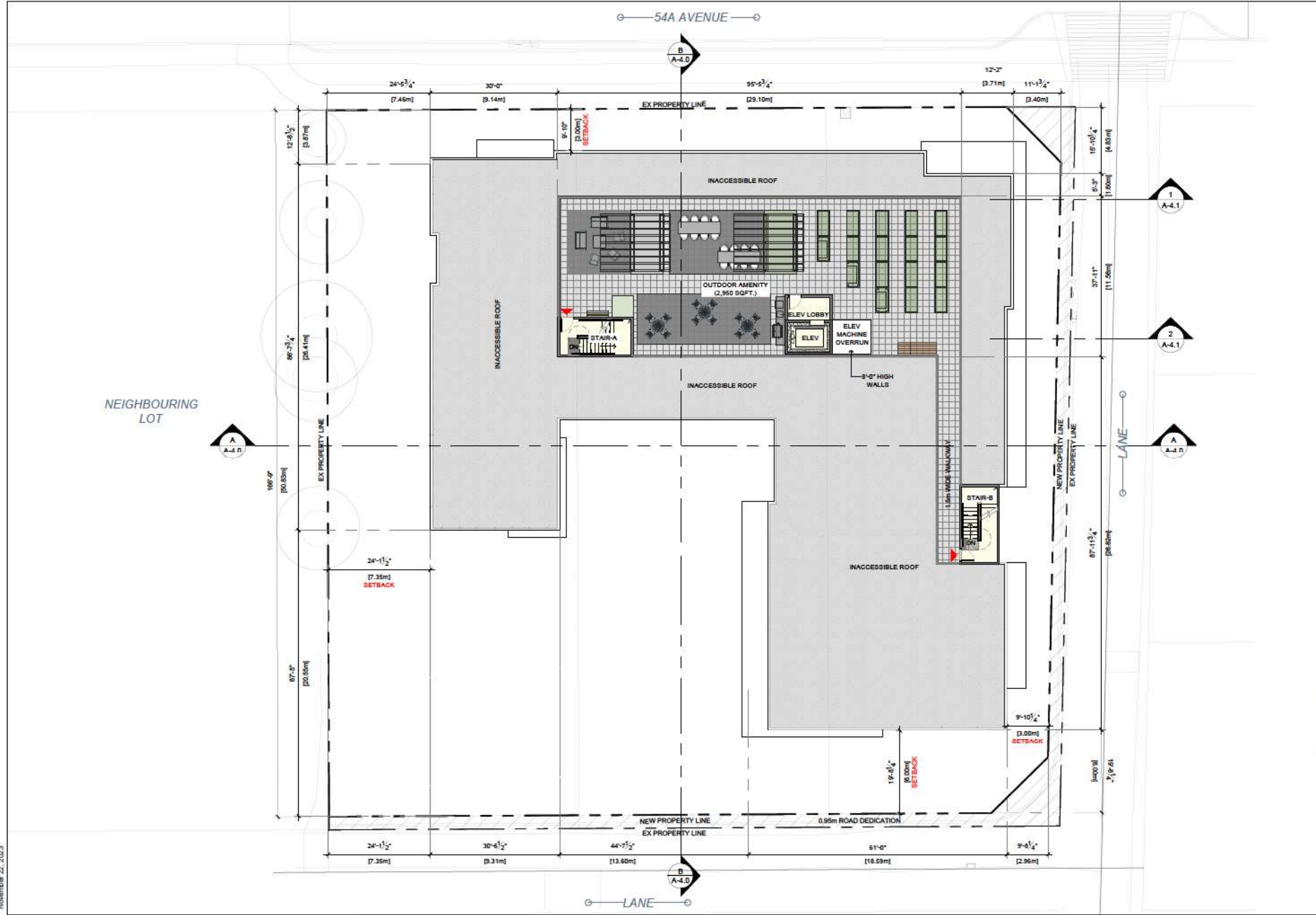
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 ROOF PLAN

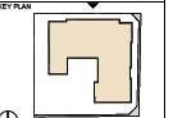
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Sheet Title

PERSPECTIVE

Scale
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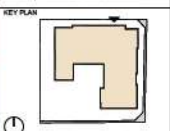
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① PERSPECTIVE-1
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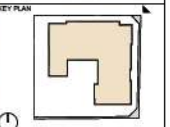
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1 PERSPECTIVE-2
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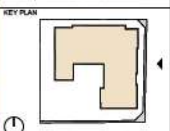
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A-3.2

① **PERSPECTIVE-3**
 Scale: N.T.S



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Seal

Project Title
 MULTI-FAMILY DEVELOPMENT

Project Address
 20256-58, 20264 & 20272 54A AVENUE, LANGLEY, BRITISH COLUMBIA

Drawn By AJ	Date 2023-11-20
Checked By JW	Project ID LA17_2023

Sheet Title
PERSPECTIVE

Scale
 Not to Scale

Sheet No.
A-3.3

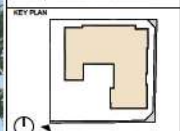
1 PERSPECTIVE-4
 Scale: N.T.S



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Seal

Project Title
MULTI-FAMILY DEVELOPMENT

Project Address
 20256-58,20264 & 20272 54A AVENUE, LANGLEY, BRITISH COLUMBIA

Drawn By AJ	Date 2023-11-20
Checked By JW	Project ID LA17_2023

Sheet Title
PERSPECTIVE

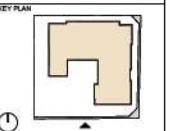
Scale
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A-3.4

① PERSPECTIVE-5
 Scale: N.T.S



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Project Title
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Project Address:
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Drawn By AJ	Date 2023-11-20
Checked By JW	Project ID LA17_2023

Sheet Title
PERSPECTIVE

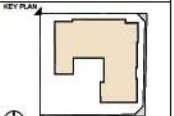
Scale
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Sheet No.
A-3.5

① PERSPECTIVE-6
 Scale: N.T.S



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Project Title
 MULTI-FAMILY
 DEVELOPMENT

Project Address:
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 AVENUE, LANGLEY,
 BRITISH COLUMBIA

Drawn By	Date
AJ	2023-11-20
Checked By	Project ID
JW	LA17_2023

Sheet Title

PERSPECTIVE

Scale
 Not to Scale

Sheet No.

A-3.6

1 PERSPECTIVE-7
 Scale: N.T.S



7 - Double Glazed Windows
 Color to Match: Benjamin Moore
 Black Ink 2127-20
 Glass: Clear



8 - Aluminium Door & Double
 Glazed Glass
 Color to Match: Benjamin Moore
 Black Ink 2127-20
 Glass: Clear



9 - Canopy: Metal and Glass
 Color to Match: Benjamin Moore
 Black Ink 2127-20
 Glass: Tinted



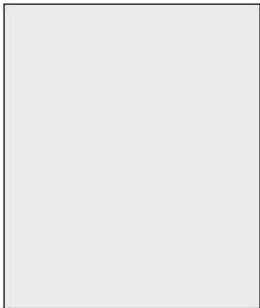
1- Longboard Aluminium Siding:
 Color to Match: South Yellow Pine
 Size: 6" Siding



2 - Exposed Concrete Finish
 Color to Match: Natural Light Gray.



3 - Aluminium Composite Panelling:
 Colour: Silver Mirror Finish



4 - Fiber Cement Panelling with Reveal
 Color to Match: Benjamin Moore
 White 2126-70 Chalk White



5 - Fiber Cement Panelling with Reveal
 Color to Match: Benjamin Moore
 Englewood Cliffs 1607



6 - Metal Railing:
 Color To Match: Benjamin Moore
 Black Ink 2127-20



* NOTE: All fiber cement panels trims/recess, reveals, reglets, etc. must be colored matching to the panels they are attached to.

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Seal

Project Title
MULTI-FAMILY DEVELOPMENT

Project Address
 20256-58, 20264 & 20272 54A AVENUE, LANGLEY, BRITISH COLUMBIA

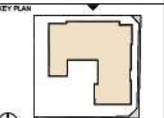
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Sheet Title
MATERIAL BOARD

Scale
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Sheet No.

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1 VIEW FROM 54A AVE
 Scale: N.T.S

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Project Title
MULTI-FAMILY DEVELOPMENT

Project Address
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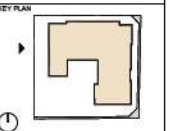
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Sheet Title
ELEVATION

Scale
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Sheet No.
A-3.8

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1 VIEW FROM WEST
 Scale: N.T.S

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Project Title
MULTI-FAMILY DEVELOPMENT

Project Address
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Checked By JW	Project ID LA17_2023

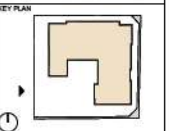
Sheet Title
ELEVATION

Scale
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Sheet No.

A-3.9

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① **VIEW FROM WEST**
 Scale: N.T.S

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Project Title
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Project Address:
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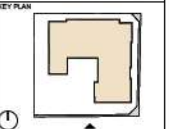
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Scale
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A-3.10

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① **VIEW FROM SOUTH**
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Project Address
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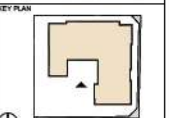
Sheet Title
ELEVATION

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A-3.11

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① VIEW FROM SOUTH
 Scale: N.T.S

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Project Title
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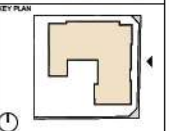
Sheet Title
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Scale
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Sheet No.

A-3.12

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1 VIEW FROM EAST
 Scale: N.T.S

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Project Title
 MULTI-FAMILY DEVELOPMENT

Project Address
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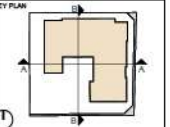
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Sheet Title
 ELEVATION

Scale
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Sheet No.
 A-3.13

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Project Title
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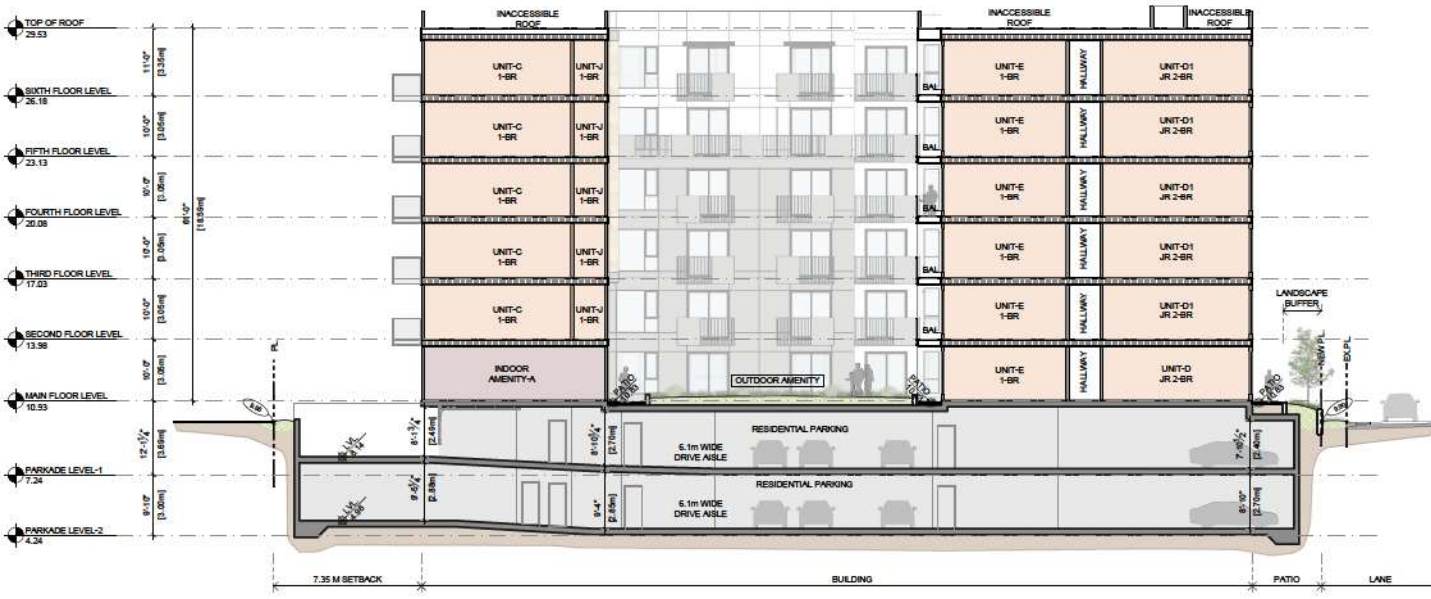
Project Address
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Checked By JW	Project ID LA17_2023

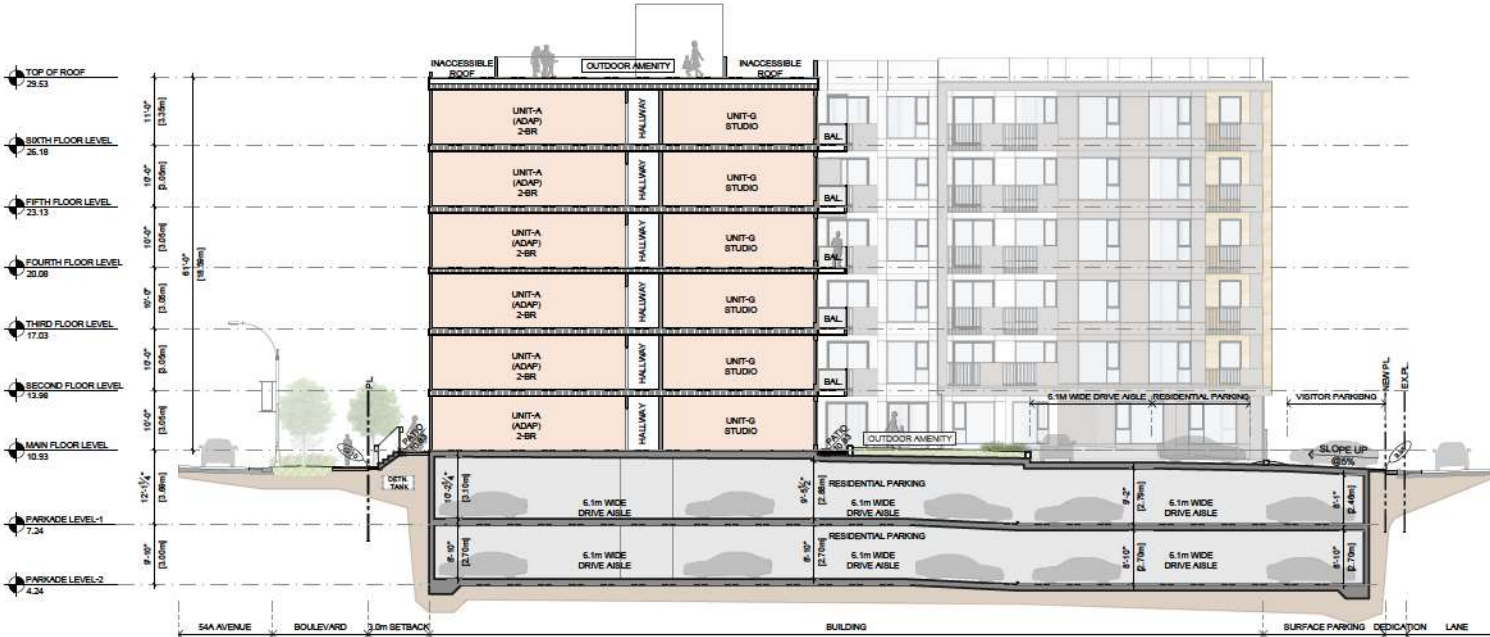
SECTIONS

Scale Not to Scale
Sheet No.

A-4.0

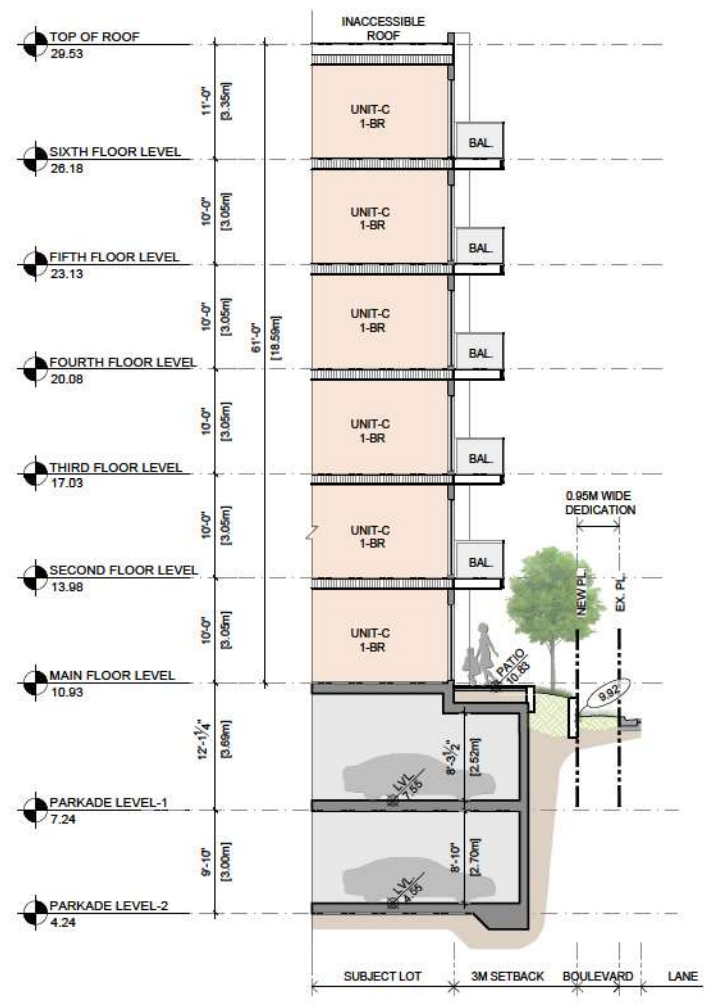
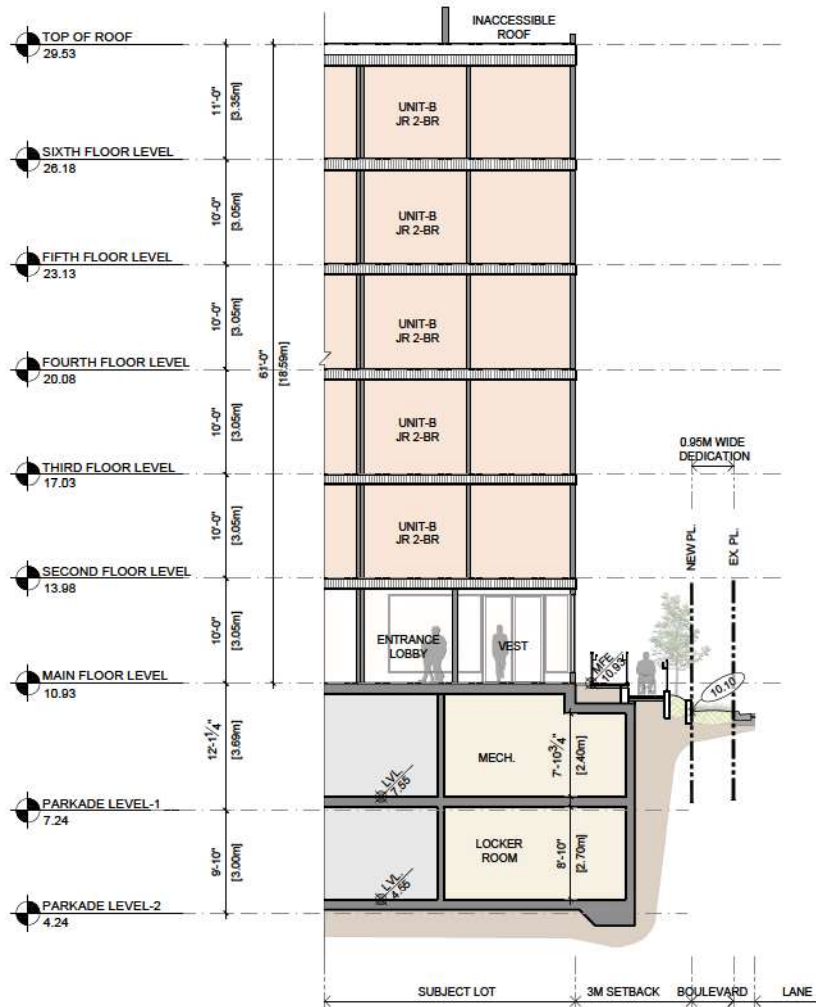
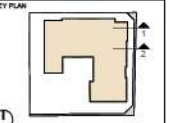


1 SECTION A
 Scale: N.T.S.



2 SECTION B
 Scale: N.T.S.

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Project Title
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Project Address
 20256-58, 20264 & 20272 54A AVENUE, LANGLEY, BRITISH COLUMBIA

Drawn By AJ	Date 2023-11-20
Checked By JW	Project ID LA17_2023

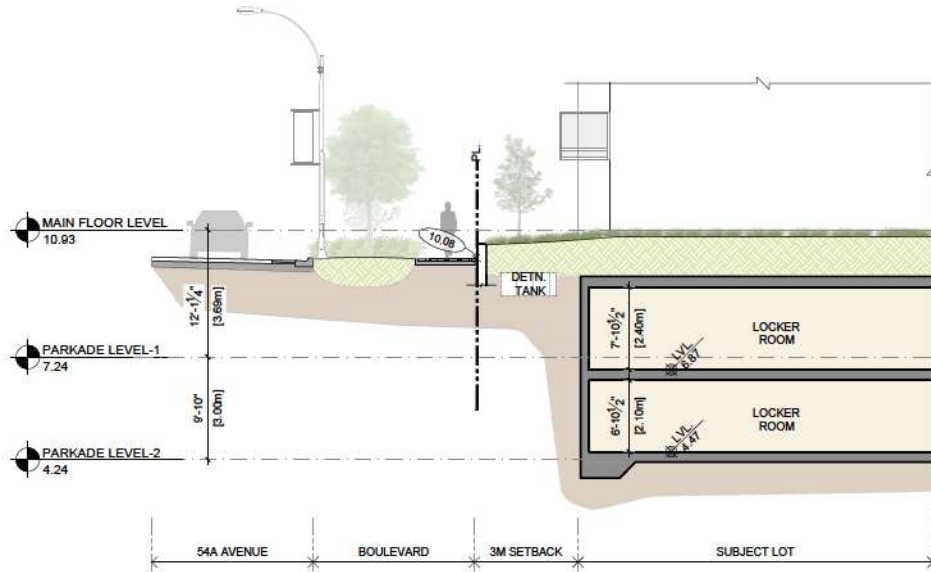
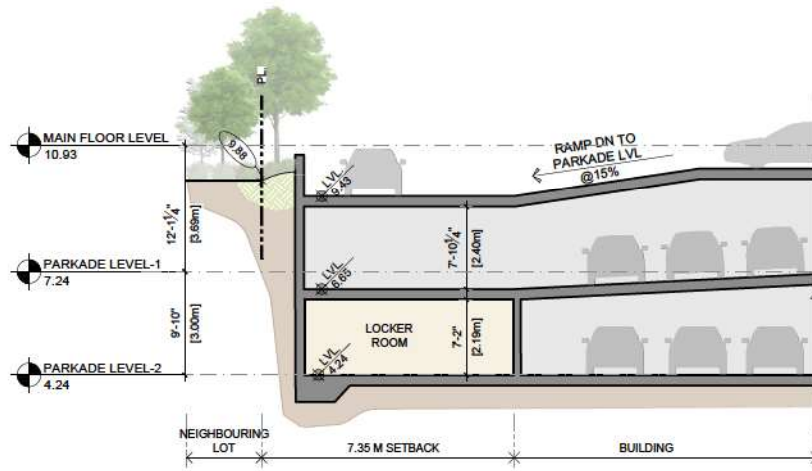
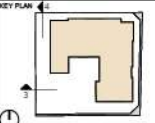
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A-4.1

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Project Title
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Project Address
20256-58, 20264 & 20272 54A AVENUE, LANGLEY, BRITISH COLUMBIA

Drawn By AJ	Date 2023-11-20
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Checked By JW	Project ID LA17_2023
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Sheet Title
SECTIONS

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A-4.2

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Project Title
MULTI-FAMILY DEVELOPMENT

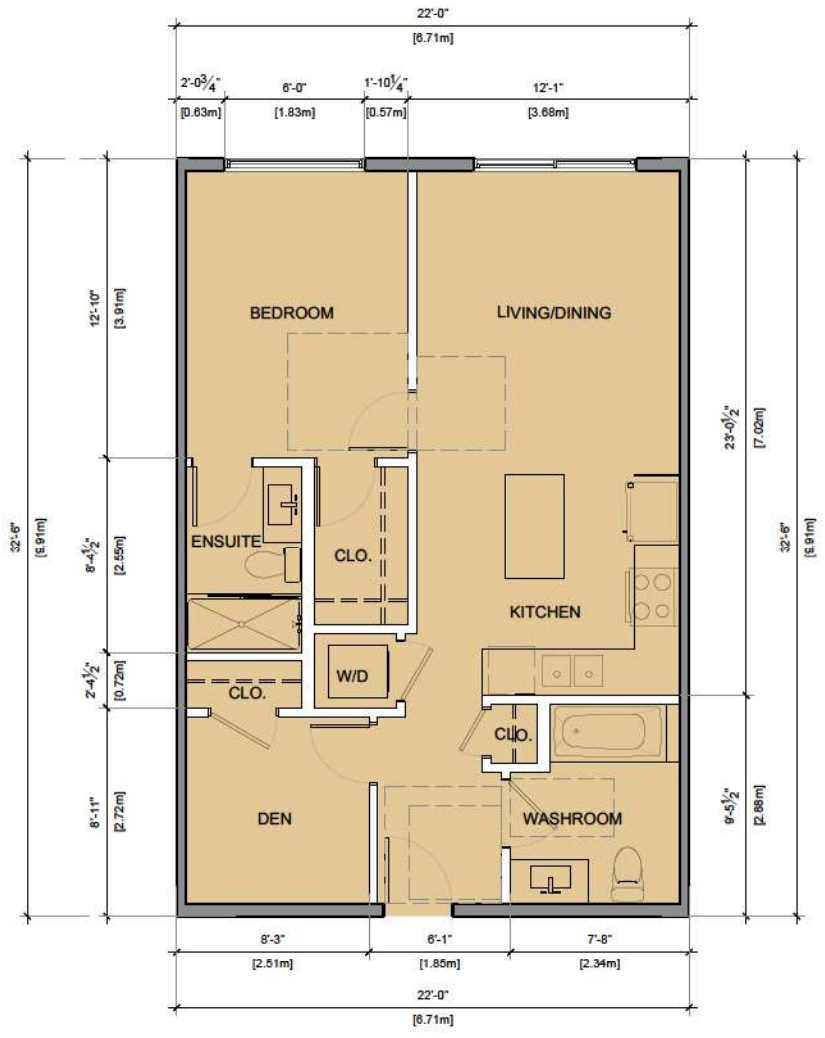
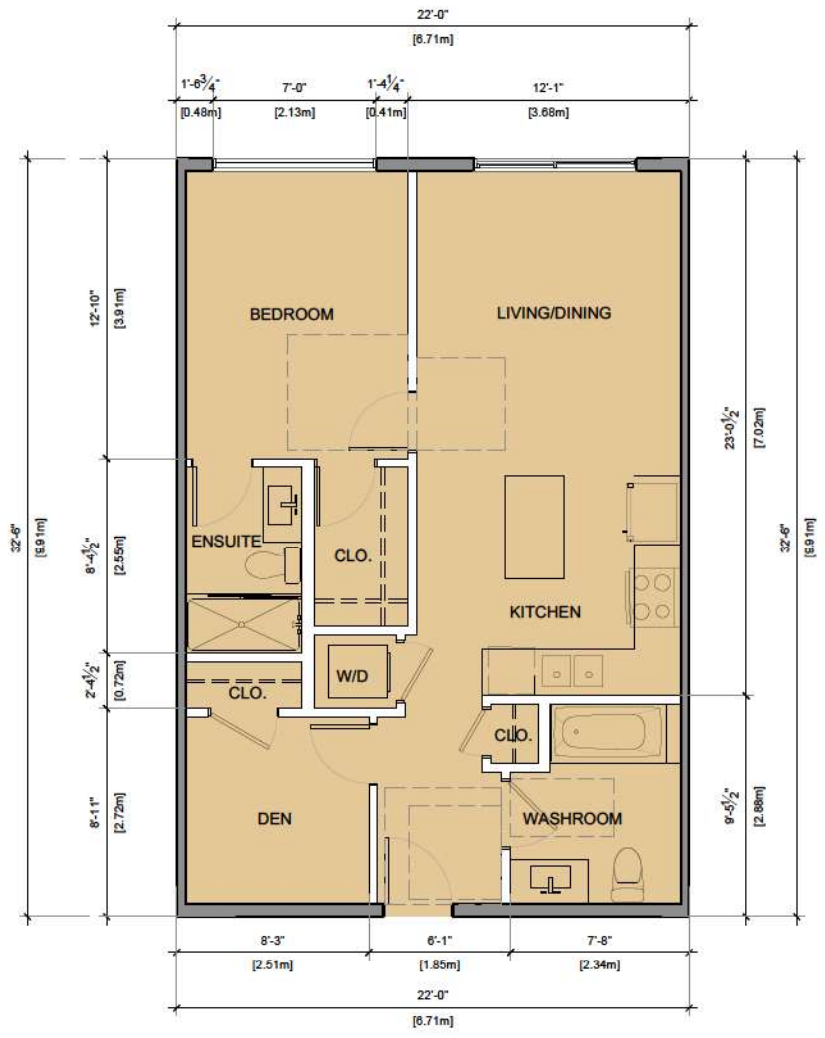
Project Address:
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Sheet Title
UNIT PLAN

Scale
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A-5.0



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Project Title
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Project Address
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Drawn By	Date
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Checked By	Project ID
JW	LA17_2023

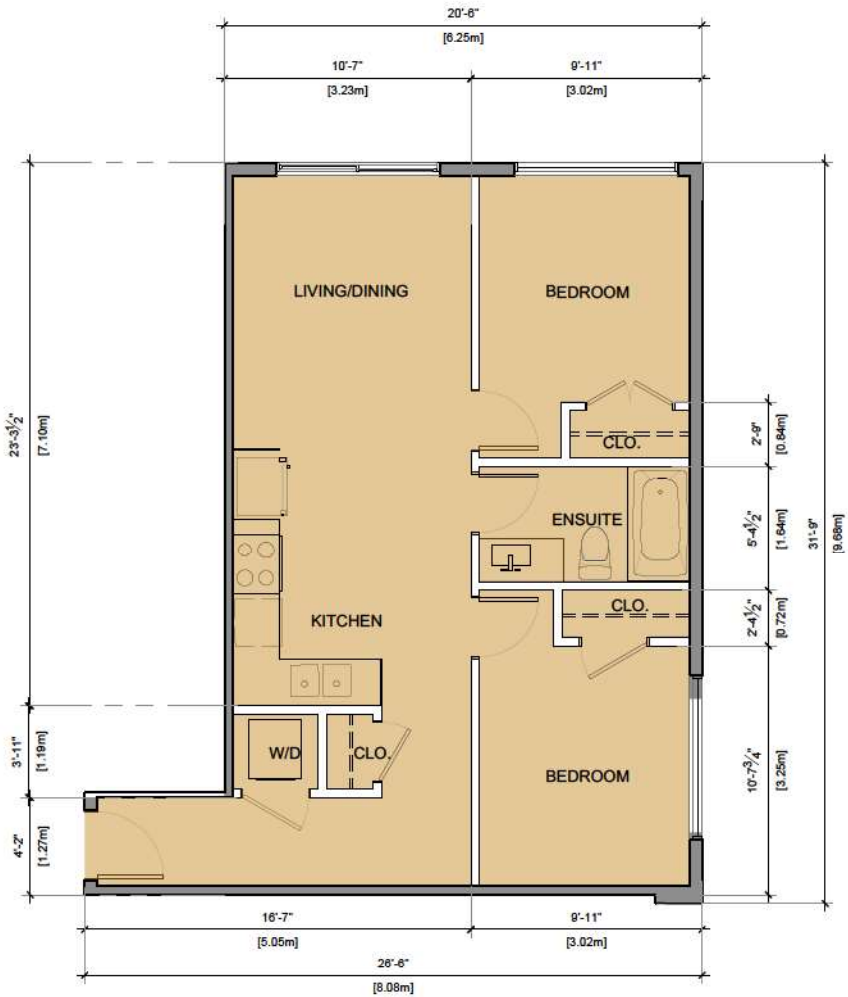
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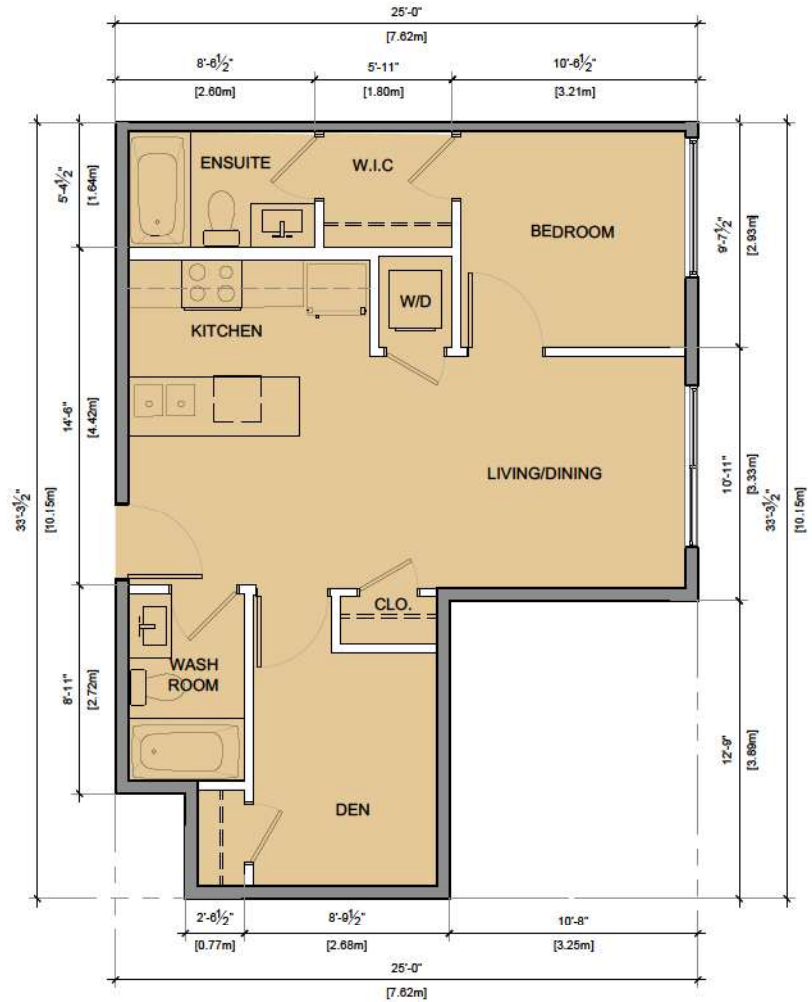
Sheet No.

A-5.1



1 UNIT-B
 3/16"=1'-0"

AREA(671Sq.ft.)



2 UNIT-D
 3/16"=1'-0"

AREA(682.73q.ft.)

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Project Title
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Project Address
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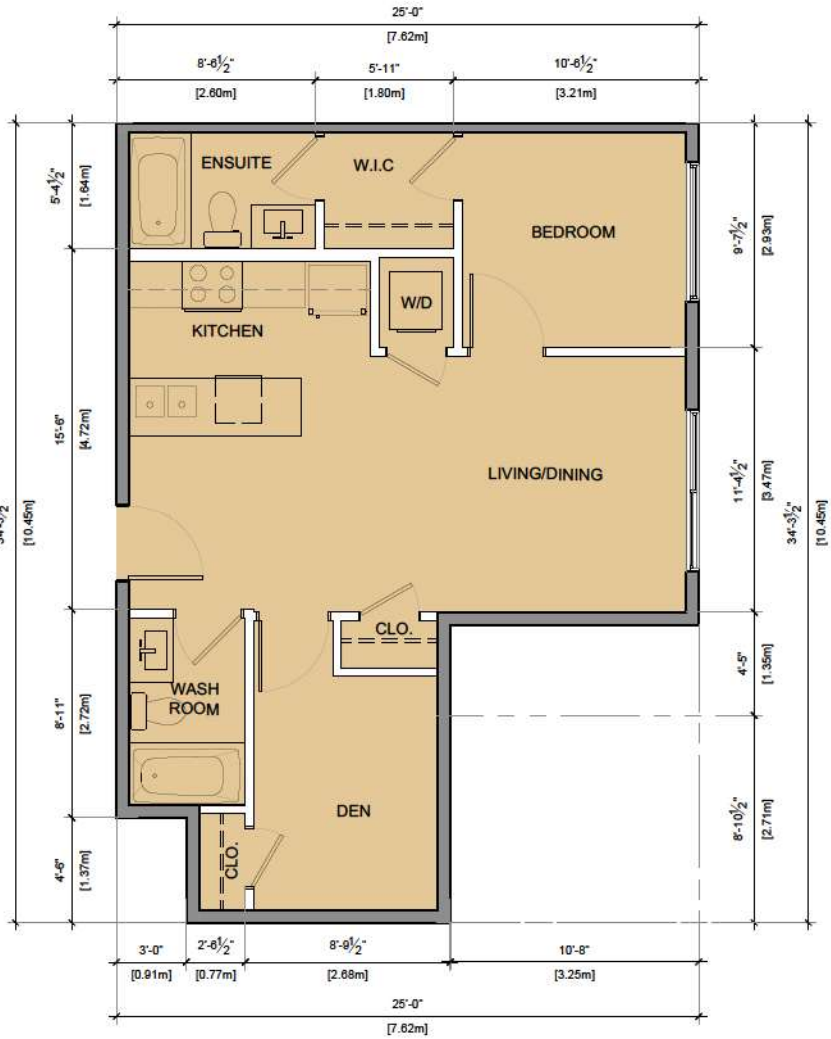
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Sheet Title
UNIT PLAN

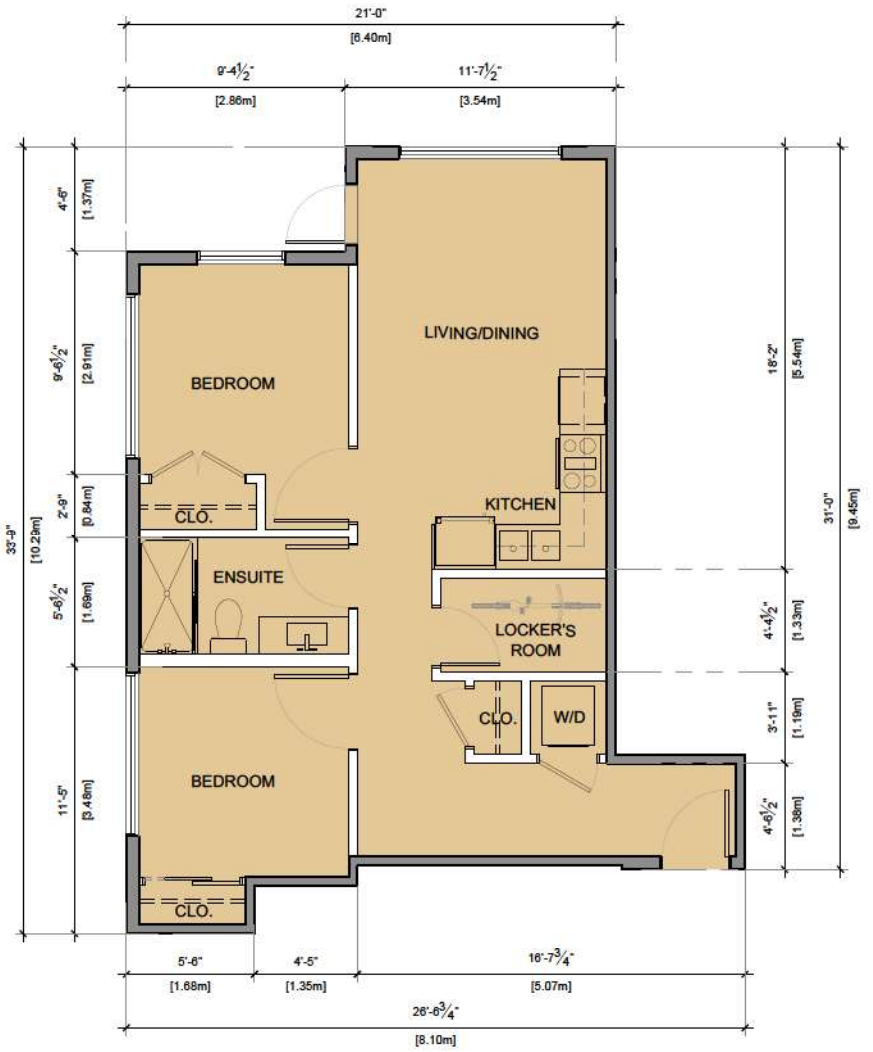
Scale
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Sheet No.

A-5.2



1 UNIT-D1
 3/16"=1'-0" AREA(707.81Sq.ft.)



2 UNIT-L
 3/16"=1'-0" AREA(652.52q.ft.)

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Project Address
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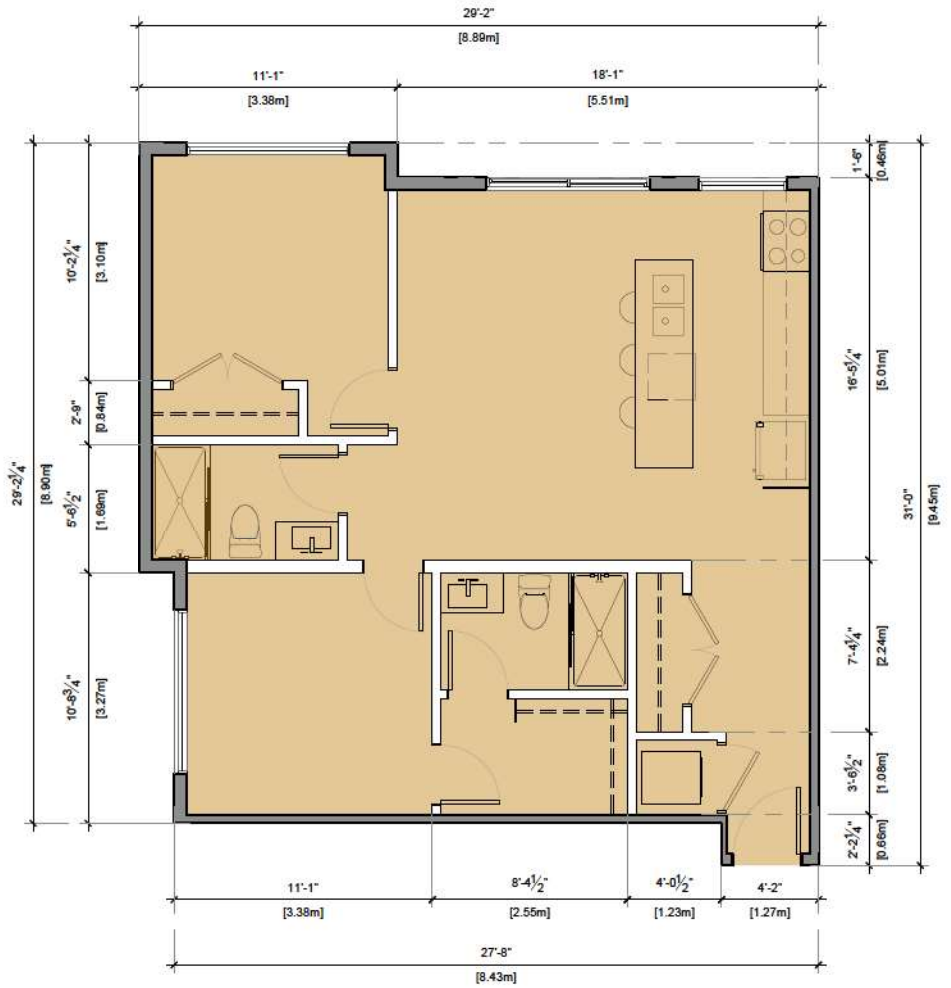
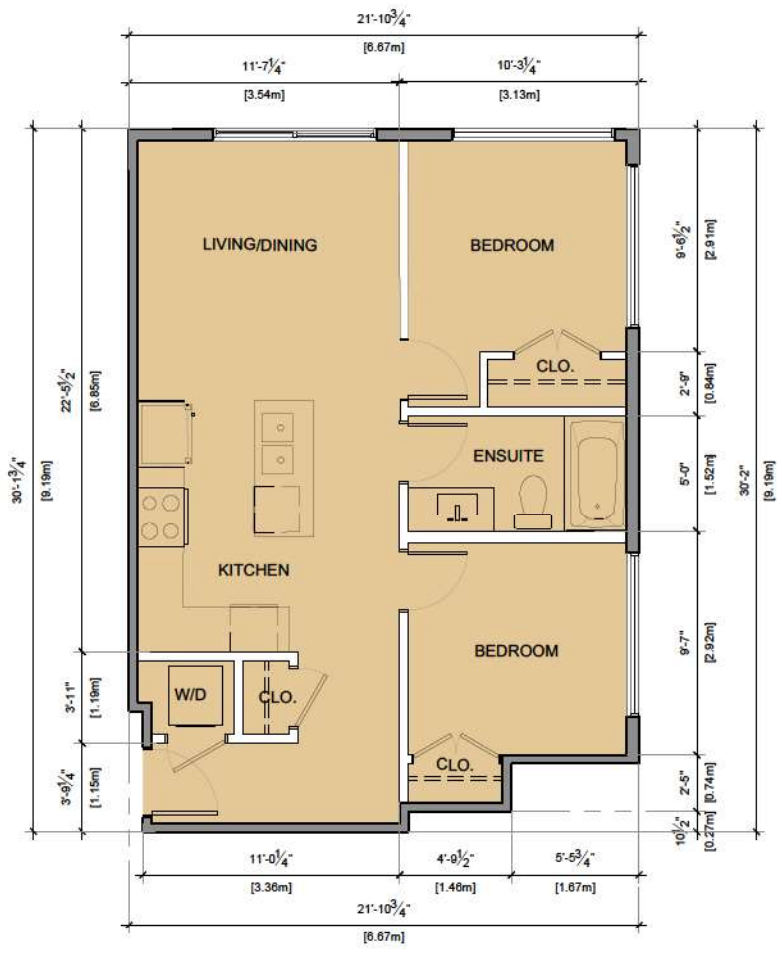
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Sheet Title
UNIT PLAN

Scale
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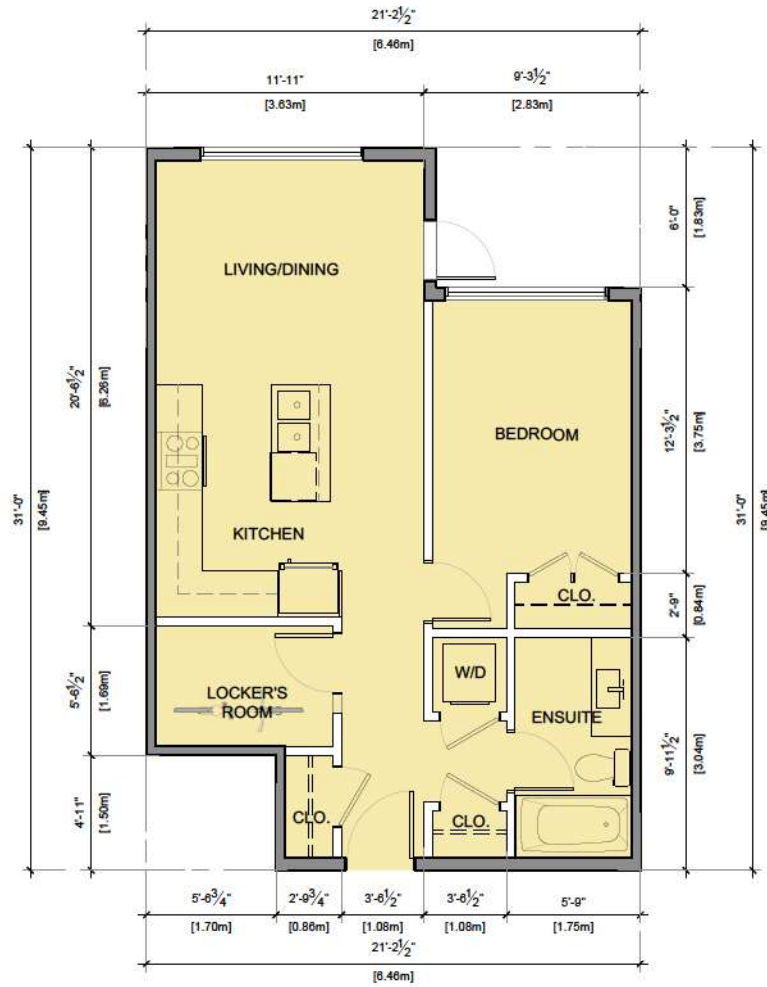
A-5.3



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2 UNIT-K
 3/16"=1'-0"

AREA(577.32Sq.ft.)

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Project Address
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UNIT PLAN

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A-5.4

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MULTI-FAMILY DEVELOPMENT

Project Address
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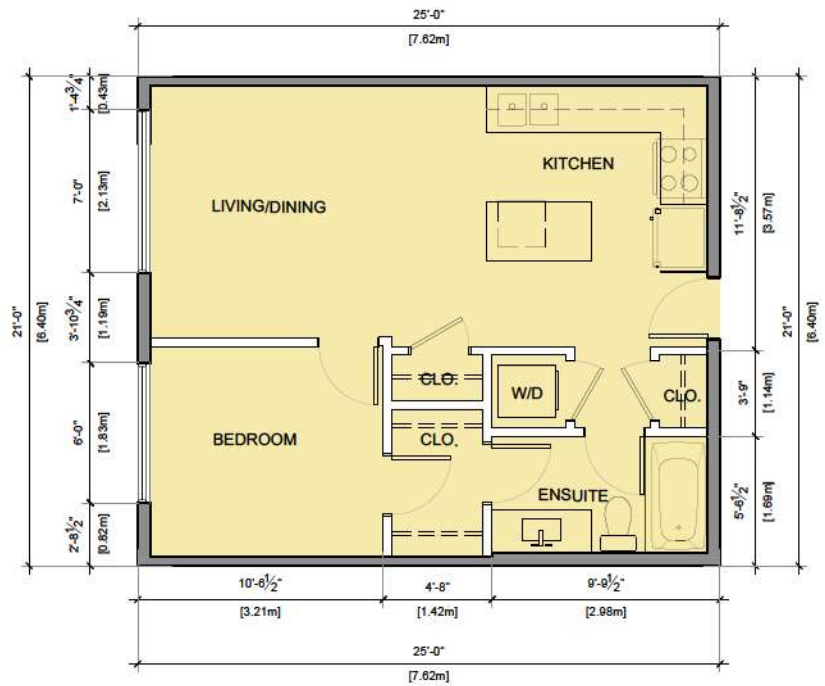
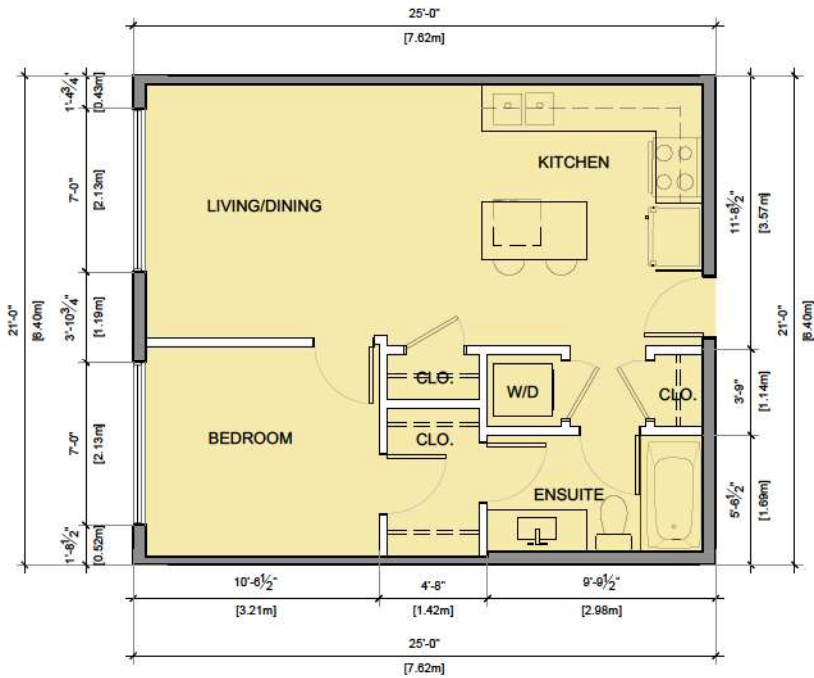
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Sheet Title
UNIT PLAN

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Project Title
MULTI-FAMILY DEVELOPMENT

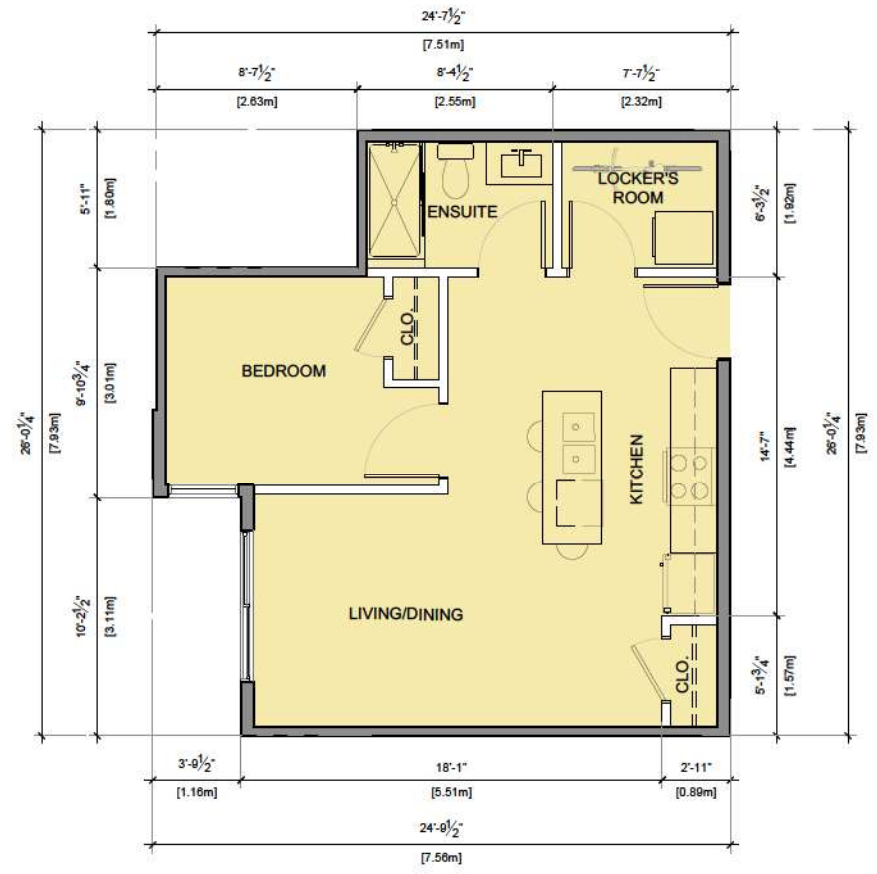
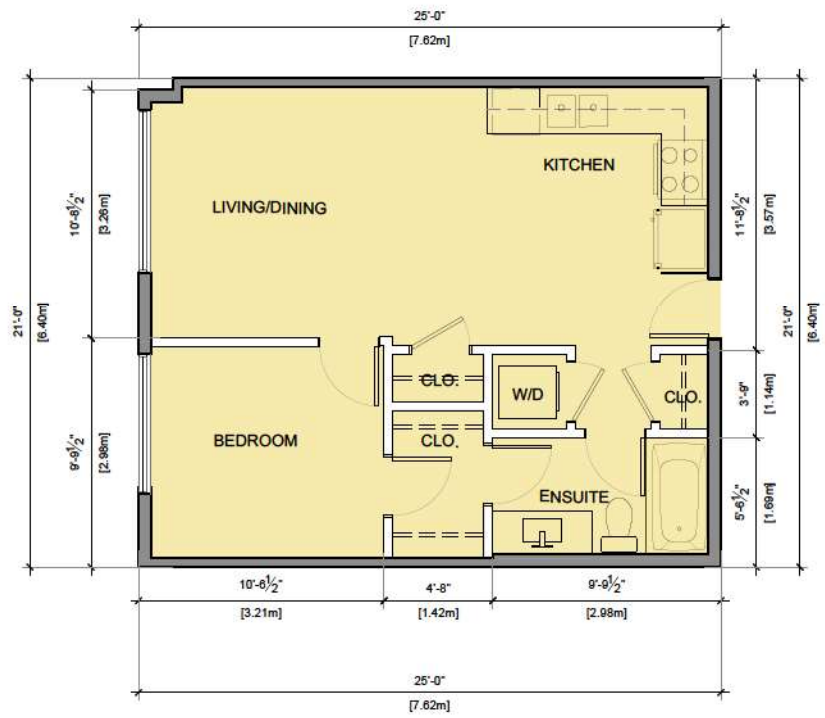
Project Address
 20256-58, 20264 & 20272 54A AVENUE, LANGLEY, BRITISH COLUMBIA

Drawn By AJ	Date 2023-11-20
Checked By JW	Project ID LA17_2023

Sheet Title
UNIT PLAN

Scale
 Not to Scale

Sheet No.
A-5.6



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LEGEND	
	STUDIO
	1BR
	2BR/2BR+DN

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Seal	

Project Title
MULTI-FAMILY DEVELOPMENT

Project Address
 20256-58, 20264 & 20272 54A AVENUE, LANGLEY, BRITISH COLUMBIA

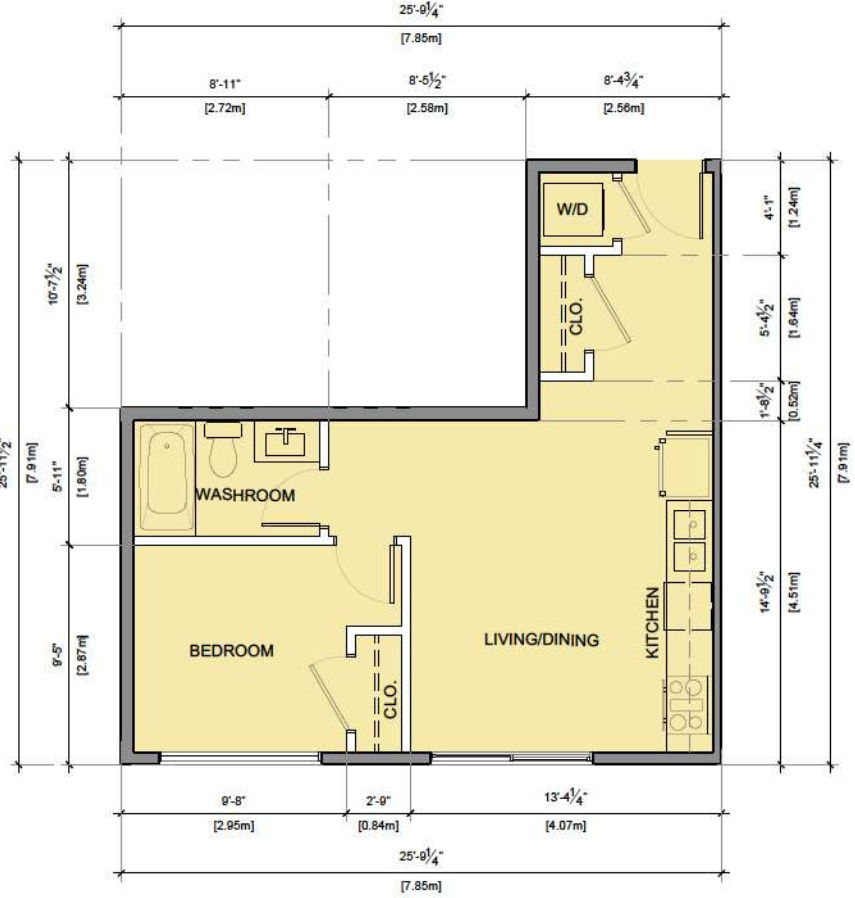
Drawn By AJ	Date 2023-11-20
Checked By JW	Project ID LA17_2023

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UNIT PLAN

Scale
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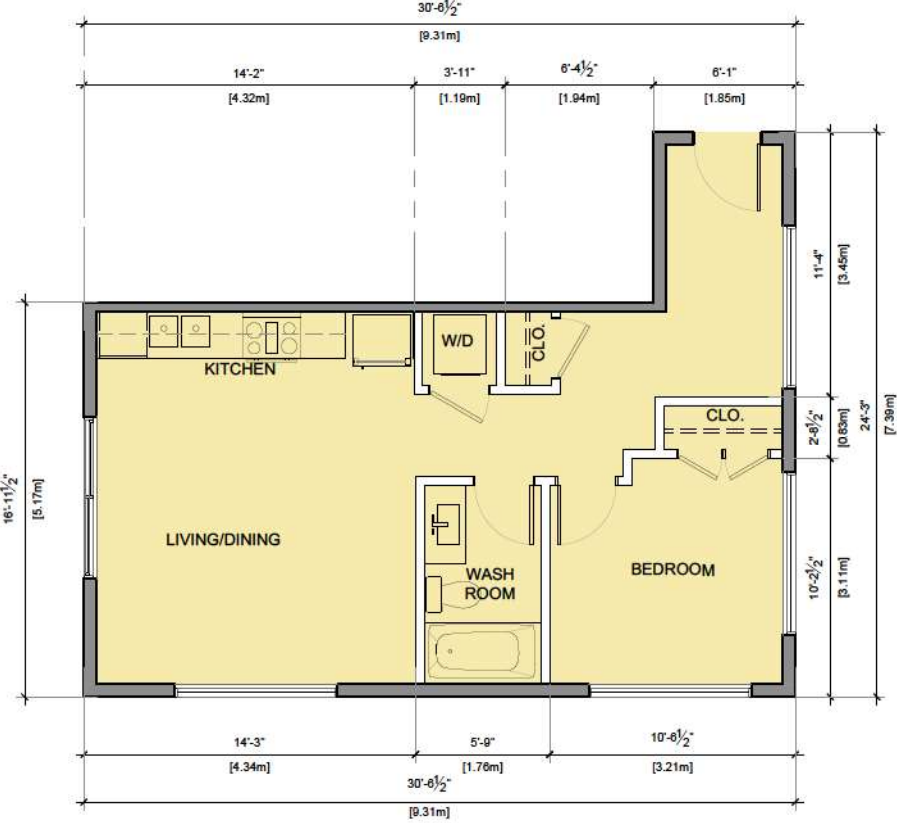
Sheet No.

A-5.7



1 UNIT-H
 3/16"=1'-0"

AREA(484.25Sq.ft.)



2 UNIT-J
 3/16"=1'-0"

AREA(562.02Sq.ft.)

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20256-58, 20264 & 20272 54A AVENUE, LANGLEY, BRITISH COLUMBIA

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Checked By JW	Project ID LA17_2023

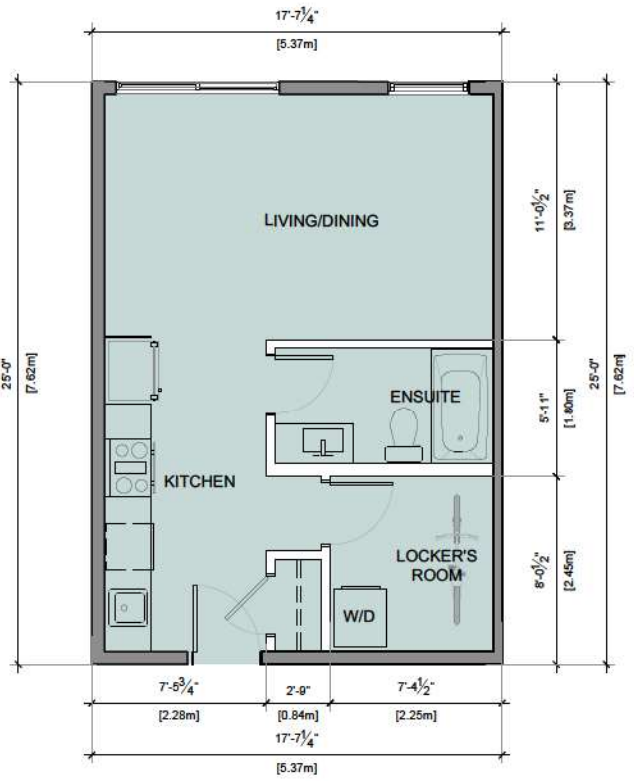
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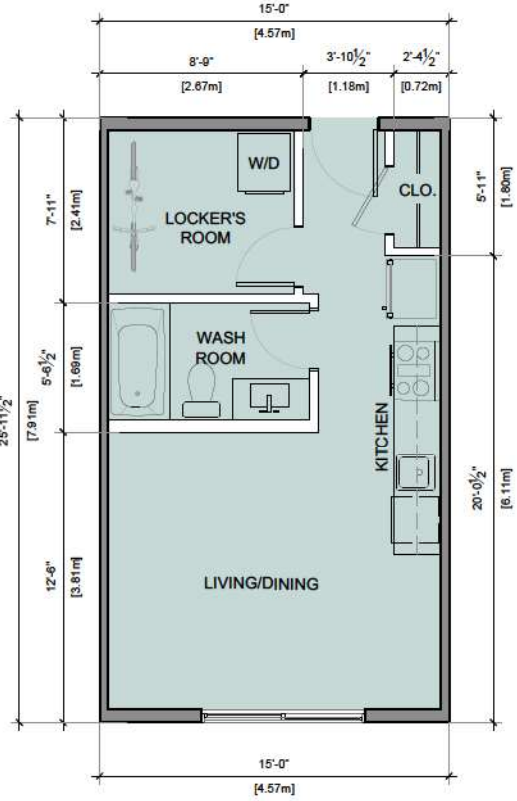
Sheet No.

A-5.8



1 UNIT-N
3/16"=1'-0"

AREA(440.31Sq.ft.)



2 UNIT-G
3/16"=1'-0"

AREA(389.23Sq.ft.)

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LEGEND	
	STUDIO
	1BR
	2BR/2BR+DN

Date	Description
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Project Title
MULTI-FAMILY DEVELOPMENT

Project Address
 20256-58, 20264 & 20272 54A AVENUE, LANGLEY, BRITISH COLUMBIA

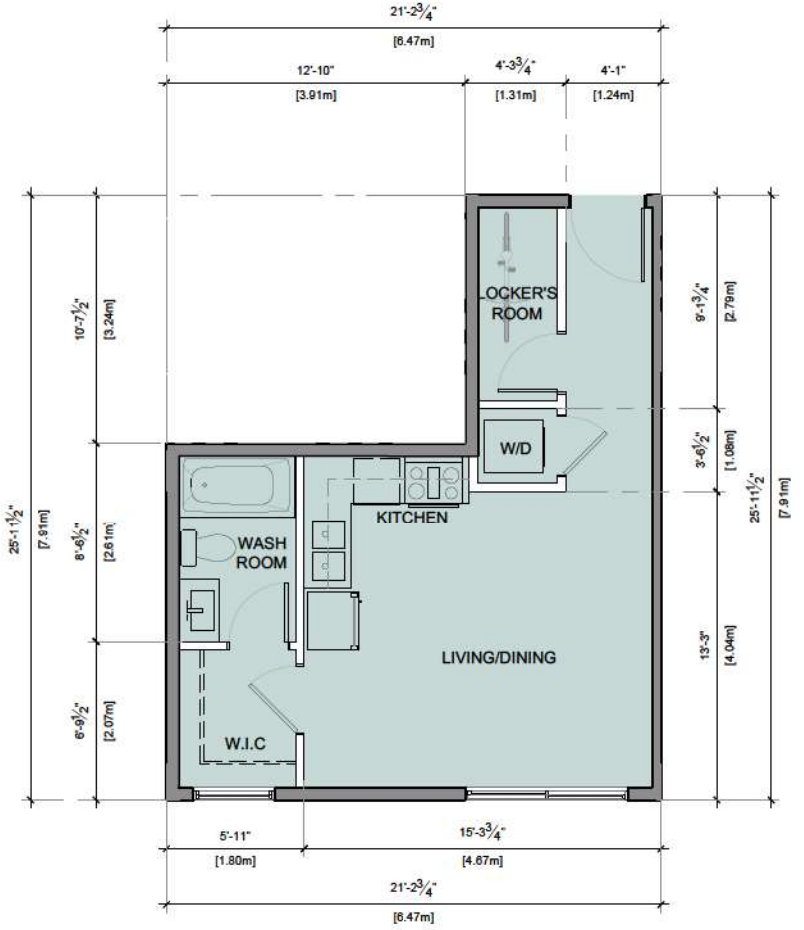
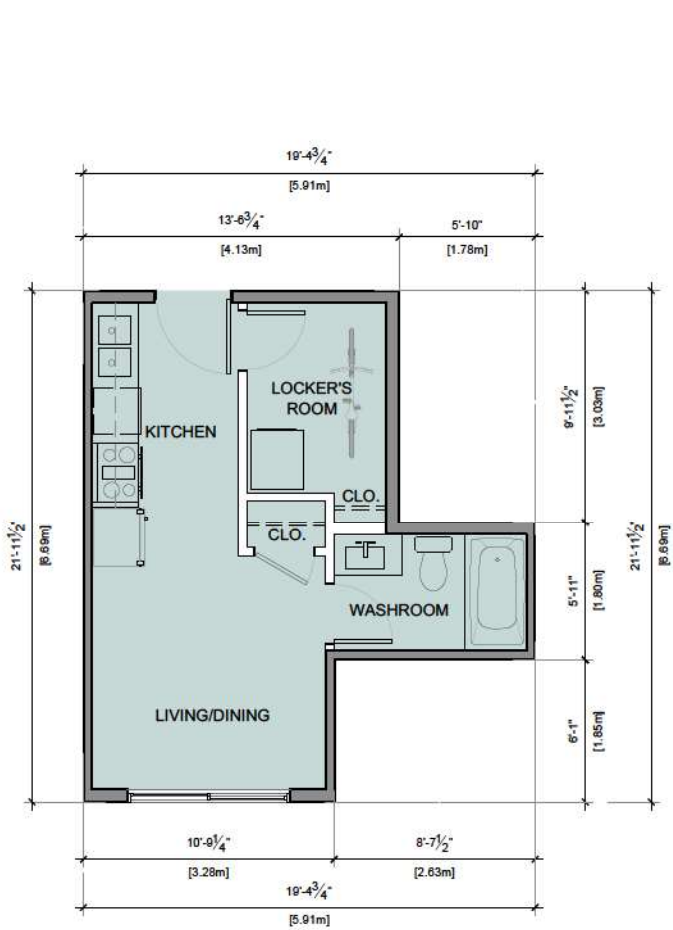
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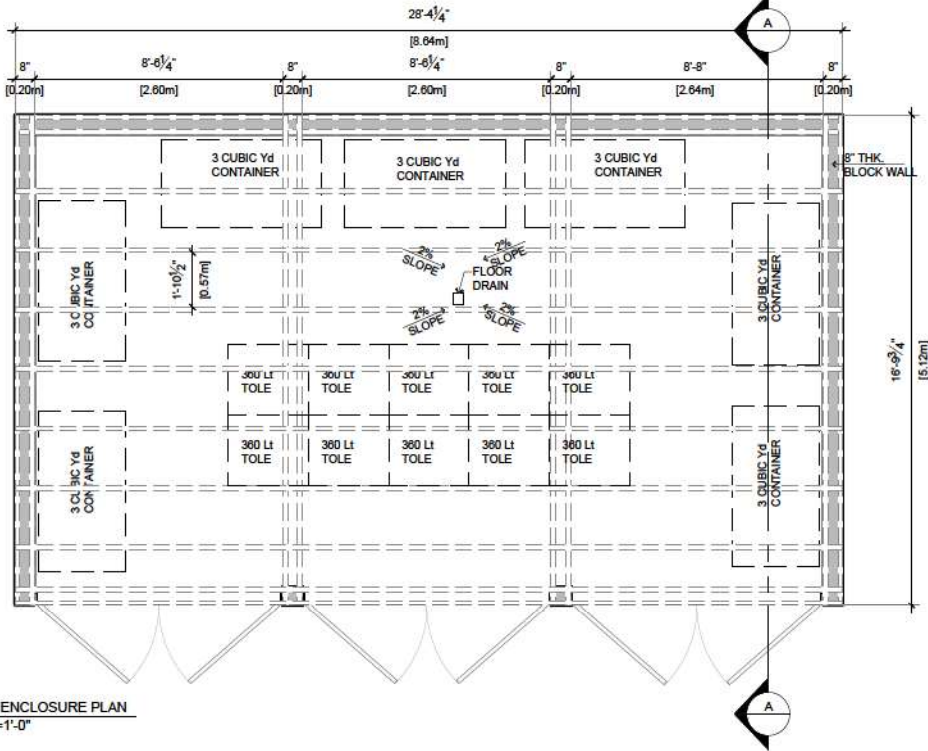
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Scale
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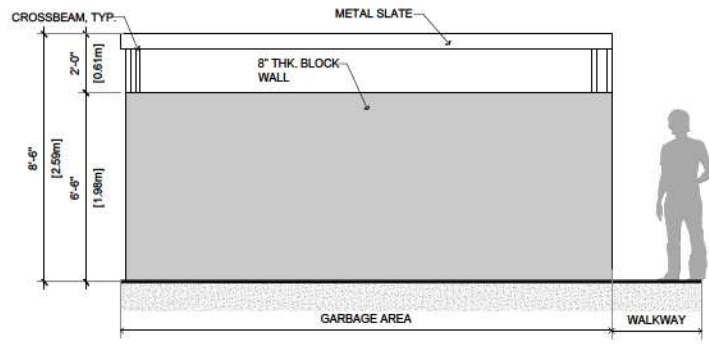
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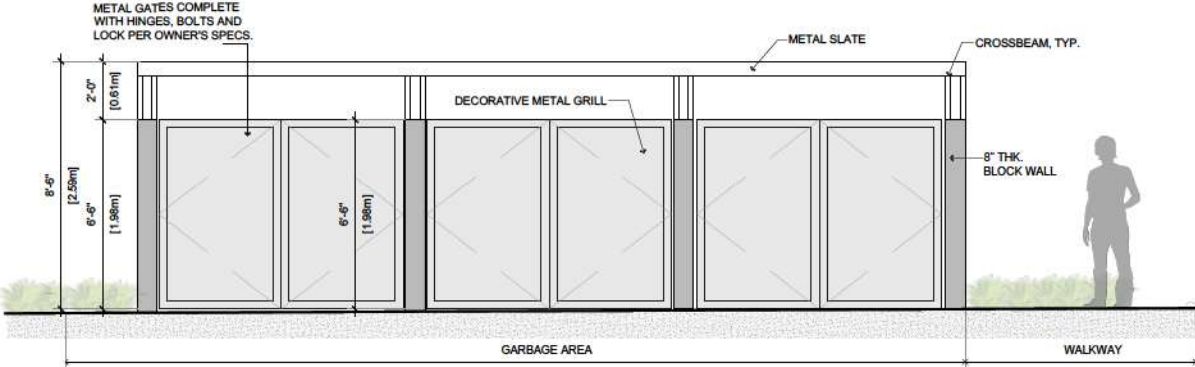


1 GARBAGE ENCLOSURE PLAN
 Scale: 1/4"=1'-0"

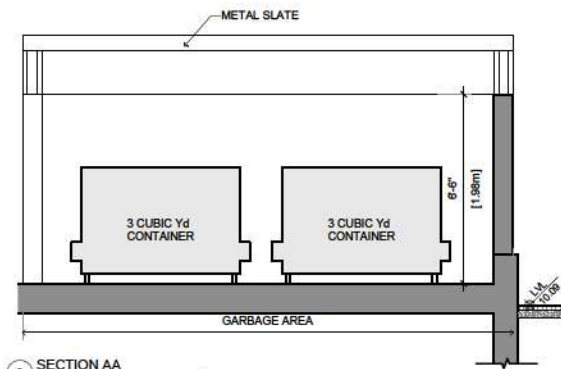
NOTES:
 1. ENCLOSURE ARCHITECTURE (MATERIALS, etc.) IS TO CONFORM TO MUNICIPAL BUILDING AND DEVELOPMENT PERMIT REQUIREMENTS (AS REQUIRED).
 2. STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH THE BC BUILDING CODE. ENCLOSURES ARE TO BE DESIGNED TO WITHSTAND SNOW LOADING, VEHICULAR DAMAGE, OPERATIONAL DAMAGE, AND BEARS.
 3. ADEQUATE MOTION ACTIVATED INTERIOR AND EXTERIOR LIGHTING (IF REQUIRED).



4 EAST ELEVATION
 Scale: 1/4"=1'-0"

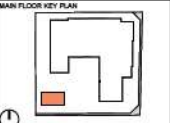


2 NORTH ELEVATION
 Scale: 1/4"=1'-0"



3 SECTION AA
 Scale: 1/4"=1'-0"

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MULTI-FAMILY DEVELOPMENT

Project Address
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Drawn By
 AJ
 Checked By
 JHV
 Project ID
 LA17_2023

Date
 2023-11-20
 Project ID
 LA17_2023

Sheet Title
PARKADE LVL. 1

Scale
 Not to Scale

Sheet No.
A-6.0

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1

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Project Title
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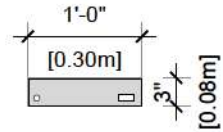
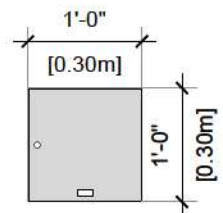
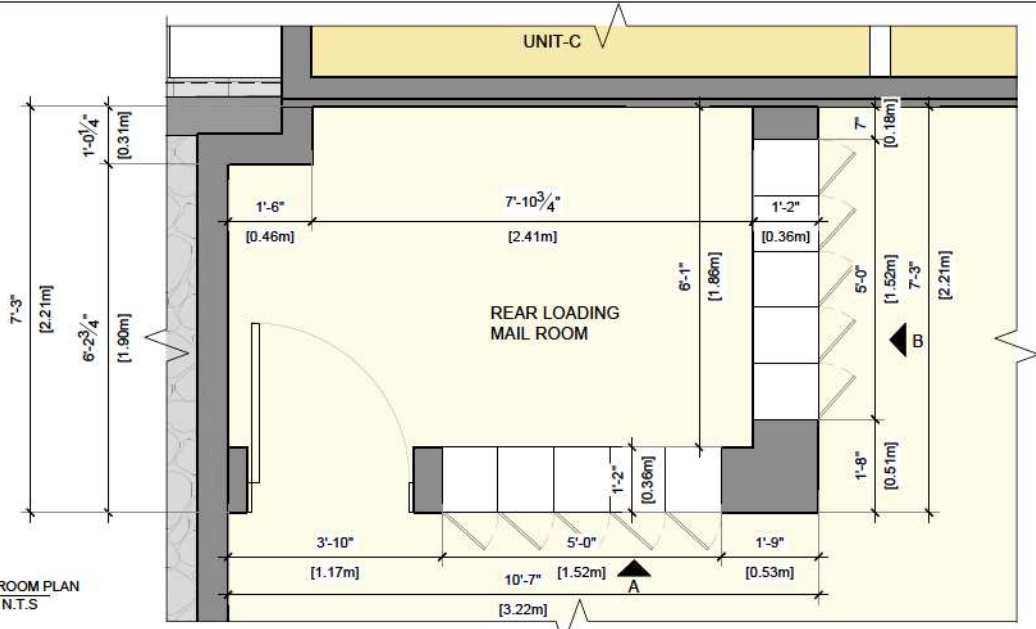
Project Address
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Checked By JW	Project ID LA17_2023

Sheet Title
MAILBOX DETAIL

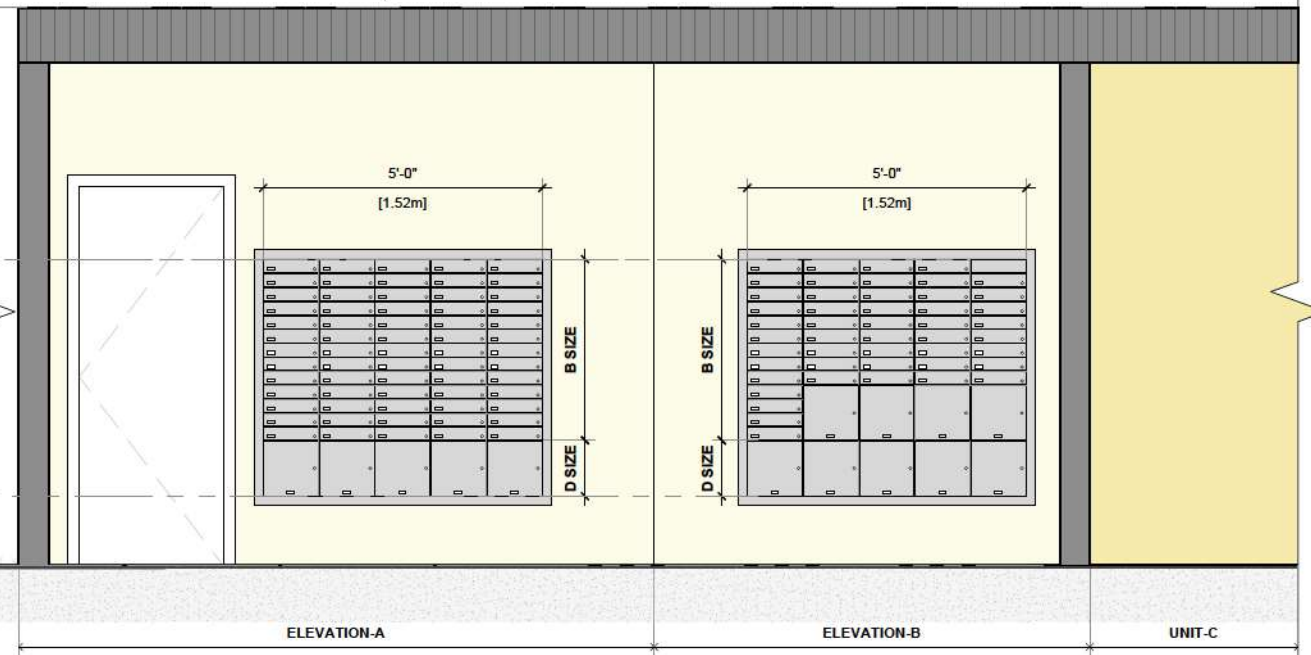
Scale
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Sheet No.
A-6.1



1 MAIL ROOM PLAN
Scale: N.T.S.

SECOND FLOOR LVL
13.88



MAIN FLOOR LVL
10.93

2 FRONT & RIGHT ELEVATION
Scale: 1/4"=1'-0"

November 22, 2023