

## DEVELOPMENT PERMIT APPLICATION



**MULTI FAMILY DEVELOPMENT**  
5302 - 200 St, 20011, 21, 31 - 53 Ave  
20030- 53A Ave,  
Langley City, BC



## DRAWING LIST

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## LOCATION



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2024-03-01	DP Application
2023-10-04	Preliminary Application
Date	Description

Issues / Revisions

Scale	
Project Title	MULTI FAMILY DEVELOPMENT
Project Address	5302 - 200 St, 20011,21,31 - 53 Ave, 20030-53A Ave, Langley City, BRITISH COLUMBIA
Drawn By	Date
Checked By	Project ID
	LA21_3359
Sheet Title	
	LOCATION PLAN & TEAM
Scale	N.T.S
Sheet No.	

**A-0.2**

## PROJECT TEAM

**ARCHITECT - PARAMORPH ARCHITECTURE INC.**  
308 - 9639 137A Street  
Surrey, BC V3T 0M1  
(604)608-0161  
info@paramorph.com

**SURVEYOR - CAMERON LAND SURVEYING LTD.**  
Unit 234 - 18525 - 53rd Avenue  
Surrey, BC, V3S 7A4  
(604) 597-3777

**LANDSCAPE - DAVID STOYKO LANDSCAPE ARCHITECT**  
2686 6th Avenue East  
Vancouver, BC V5M 1R3  
(604)720-0048  
david@davidstoyko.com

**CIVIL - CENTRAS ENGINEERING LTD.**  
218 - 2630 Croydon Drive  
Surrey, BC V3S 6T3  
(778)879-7602  
aman@centras.ca

**GEOTECH - GEOPACIFIC CONSULTANTS**  
1779 West 75th Avenue  
Vancouver, BC V6P 6P2  
(604)439-0922  
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**ARBORIST - FROGGERS CREEK TREE CONSULTANTS LTD.**  
7763 McGregor Avenue  
Burnaby, BC V5J 4H4  
(604)721-6002  
glenn@froggerscreek.ca

**CPTD - TESSERACT SECURITY CONSULTING INC.**  
Vancouver, BC  
(604)779-6164  
tesseractsci@telus.net

# Program Summary

LOT INFO	ADDRESS	5302-200 Street, 20011,21,31 - 53 Avenue 20030-53A Avenue, Langley City			
	LEGAL DESCRIPTION	Plan NWP42983 Lot 315, Plan NWP42983 Lot 314, Plan NWP42983 Lot 313, Plan NWP42983 Lot 301, Plan NWP42983 Lot 312			
	SITE AREA	(Sqft)	(Sq.m)	(Acre)	(Ha)
	GROSS AREA	31,572	2,933	0.72	0.29
	ROAD DEDICATION	2,525	235	0.06	0.02
	NET AREA (AFTER DEDICATION)	29,047	2,698	0.67	0.27

ZONING	ZONING	CURRENT	PROPOSED
		RS1	CD
	FAR (GROSS)	PERMITTED	PROPOSED
	FAR		2.10
	TOTAL AREA(Sq.ft.)		66319

ZONING	SETBACKS	PERMITTED	PROPOSED
	NORTH (Along Cul De Sac)		6.00m
	SOUTH(Along 53 Ave)		4.00m
	EAST (Along Neighbouring Lot)		6.00m
	WEST (Along 200 Street)		4.00m

		PERMITTED	PROPOSED
	BLDG HEIGHT		6 STOREY
	NO. OF DWELLING UNITS		95
	NO. OF ADAPTABLE UNITS		23 (24% OF TOTAL UNITS)

	SITE COVERAGE	(Sqft)	(Sq.m)	(%)	REMARKS
	PROPOSED	12012	1,116	41.35%	On NET AREA

FAR CALCULATION (GROSS)					
RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATIONS (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
MAIN FLOOR LVL	3,846.00	1,650.00	1,755	7,251	53%
SECOND FLOOR LVL	10,069.00	1,291.00	0	11,360	89%
THIRD FLOOR LVL	10,652.36	1,274.64	0	11,927	89%
FOURTH FLOOR LVL	10,652.36	1,274.64	0	11,927	89%
FIFTH FLOOR LVL	10,652.36	1,274.64	0	11,927	89%
SIXTH FLOOR LVL	10,652.36	1,274.64	0	11,927	89%
TOTAL FAR(SQFT)					66,319

PROPOSED FLOOR AREA SUMMARY	UNIT COUNT				
	TYPE	NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA(Sqft)
	UNIT-A	1BR	530.00	4	2,120
	UNIT-A1	1BR	530.00	2	1,060
	UNIT-B(ADAP.)	1BR+DEN	715.00	18	12,870
	UNIT-C	STUDIO	512.00	17	8,704
	UNIT-D	1BR	676.00	5	3,380
	UNIT-E	STUDIO	390.00	5	1,950
	UNIT-F	Jr. 2BR	651.00	5	3,255
	UNIT-G	1BR	621.00	20	12,420
	UNIT-G1(ADAP.)	1BR	662.00	5	3,310
	UNIT-H	Jr. 2BR	639.00	5	3,195
	UNIT-I	STUDIO	368.00	5	1,840
	UNIT-J	1BR	602.00	4	2,408
	TOTAL			95	56,512

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED (@Parkade lvl- 1 & Surface)
	1 Bedroom , 1 Bedroom+Den, Studio	85	1.0 / Unit	85	85(@Parkade lvl-1& Surface)
	2 bedroom	10	1.25/ Unit	12.5 SAY 12	12(@Parkade lvl-1 & Surface )
	Visitor's	95	0.15	14.25 SAY 14	14(@ Surface)
	TOTAL			111	111
	SMALL CARS	60% of Total Stalls		66.6 SAY 67	62(@ Parkade lvl-1 & Surface)
	ACCESSIBLE	5% of Total Stalls		5.55 SAY 6	6(@ Parkade lvl-1& Surface)
	LOADING BAY			1	1(@Surface)
	COMBINED BICYCLE PARKING & STORAGE LOCKER	95	1 / Unit & 4sqm/Unit	95	95
Provided @ Parkade Lvl-1				33	
Provided @ Unit-A, Unit-A1, Unit-C, Unit-D, Unit-E, Unit-G, Unit-G1, Unit-I, Unit-J				62	

AMENITY CALCULATIONS	AMENITIES			
	INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	PROPOSED(@MAIN FLOOR)	163	1,755	
	OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
PROPOSED(@ROOF TOP)	192	2,065		



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Issues / Revisions

Issue	Revisions

Project Title  
**MULTI FAMILY DEVELOPMENT**

Project Address  
5302 - 200 St, 20011,21,31 - 53 Ave, 20030-53A Ave, Langley City, BRITISH COLUMBIA

Drawn By: SM	Date: 2024-03-01
Checked By: JHV	Project ID: LA21_3359

Sheet Title  
**PROGRAM SUMMARY**

Scale  
N.T.S

Sheet No.  
**A-0.3**





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Drawn By	Date
SM	2024-03-01
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JW	LA21_339

**Sheet Title**  
 CONTEXT PLAN

**Scale**  
 N.T.S

**Sheet No.**

**A-0.5**



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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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Issue

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Drawn By SM	Date 2024-03-01
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Sheet Title  
**SHADOW STUDY**

Scale  
 N.T.S  
 Sheet No.

**A-0.7**







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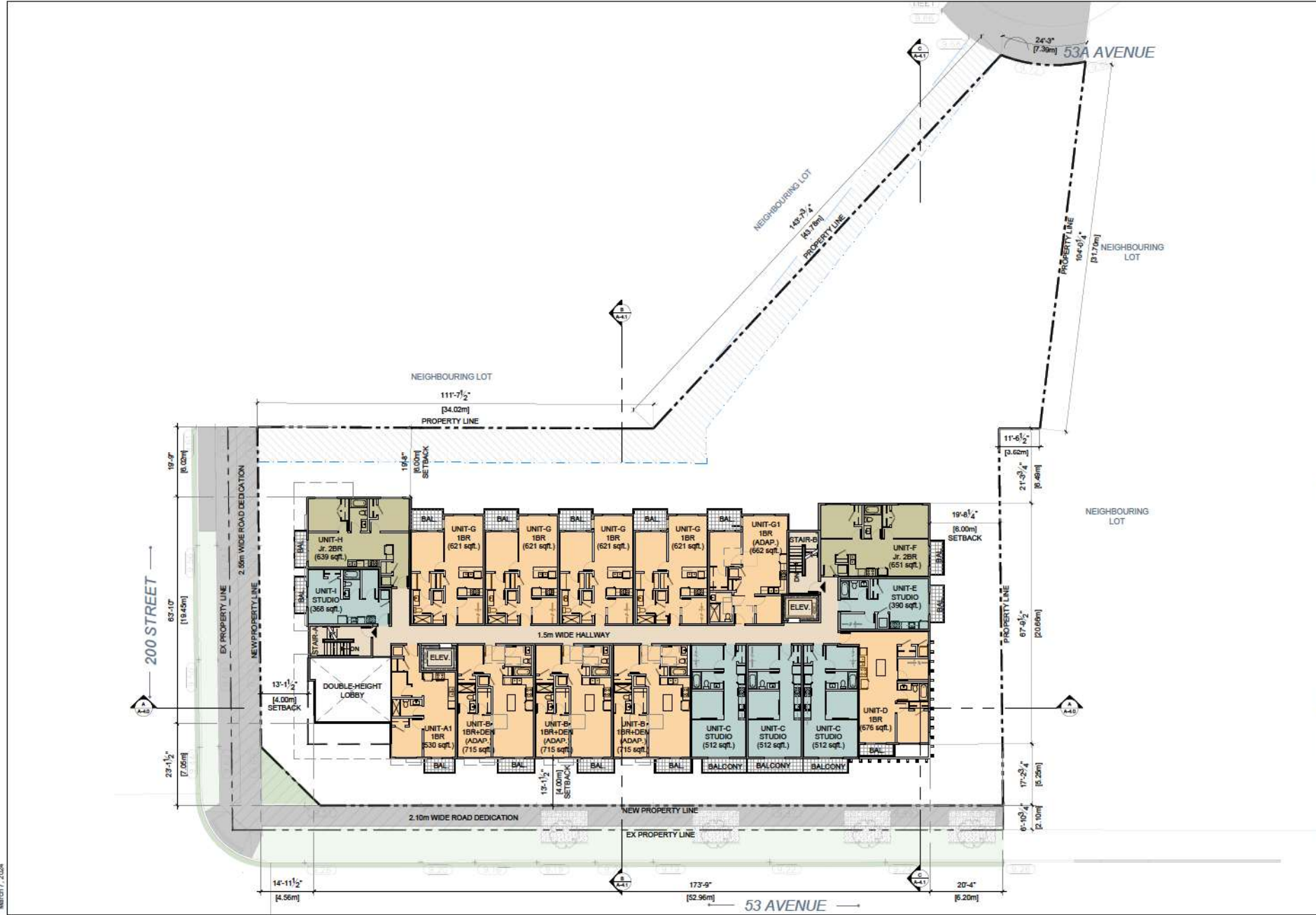
Drawn By SM	Date 2024-03-01
Checked By JW	Project ID LA21_2309

**Sheet Title**  
 SECOND FLOOR PLAN

**Scale**  
 N.T.S

**Sheet No.**

**A-2.1**



March 7, 2024

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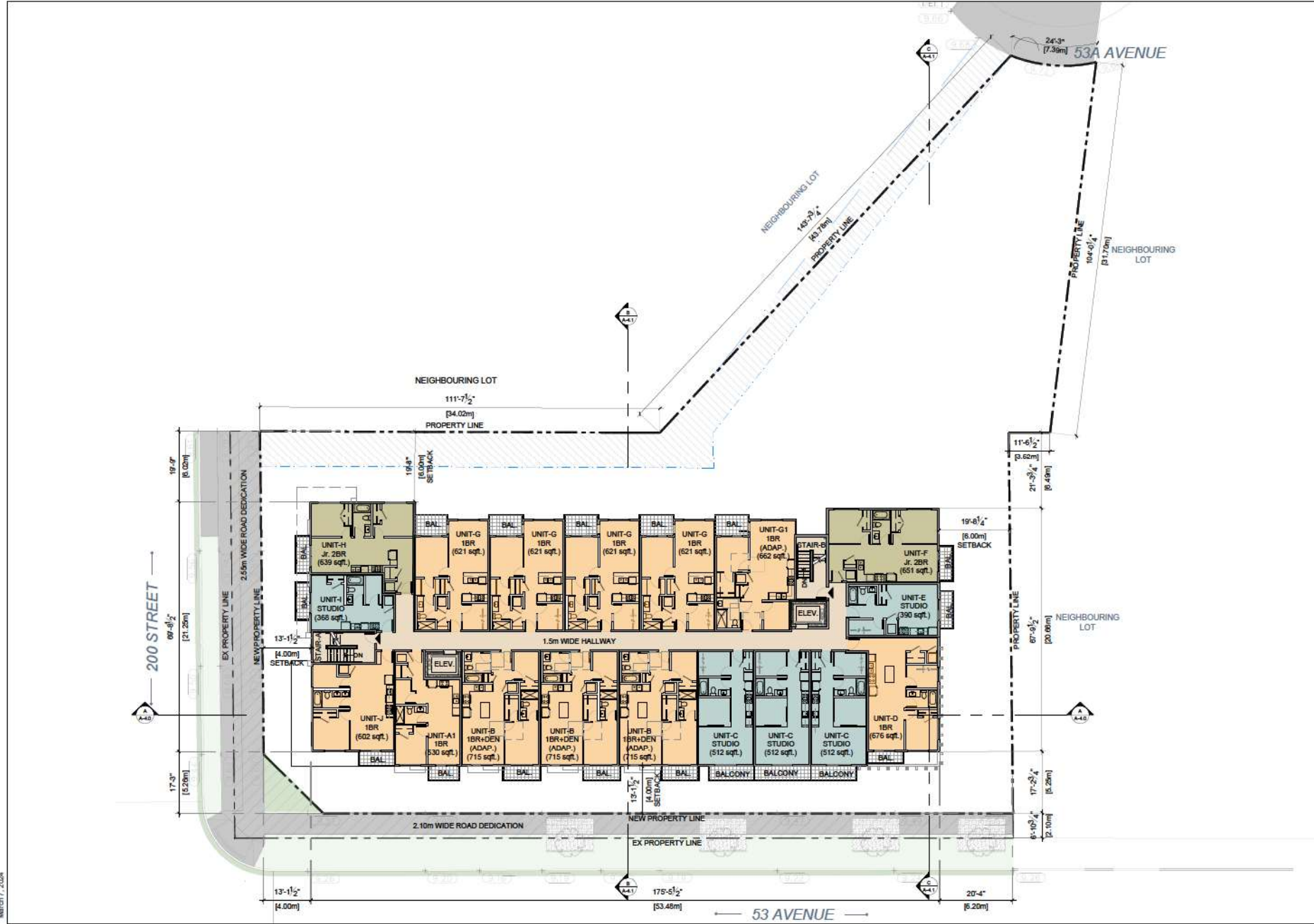
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Drawn By SM	Date 2024-03-01
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**Sheet Title**  
 THIRD FLOOR PLAN

**Scale**  
 N.T.S

**Sheet No.**  
 A-2.2







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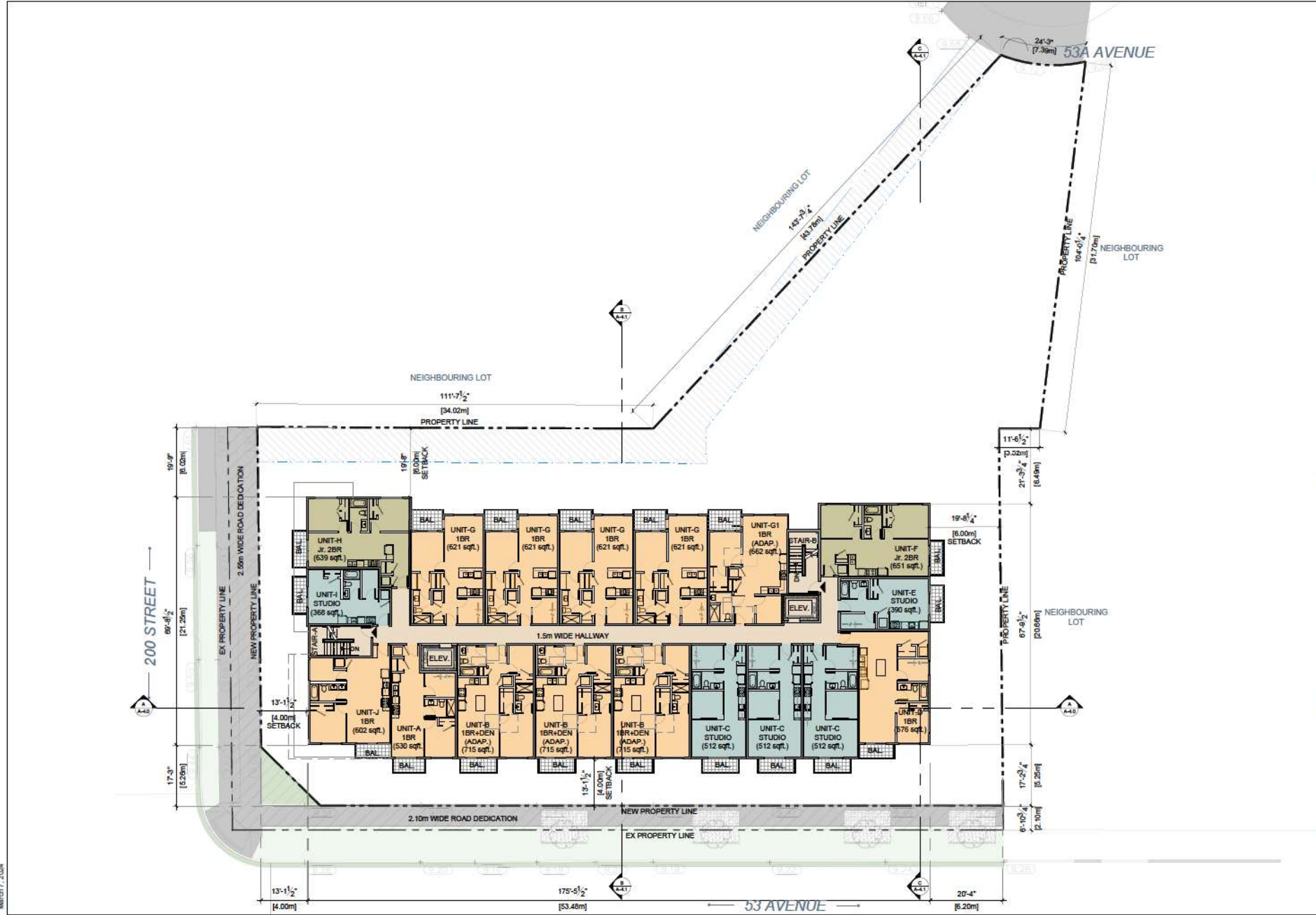
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Drawn By SM	Date 2024-03-01
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**Sheet Title**  
 SIXTH FLOOR PLAN

Scale  
 N.T.S

Sheet No.  
**A-2.5**



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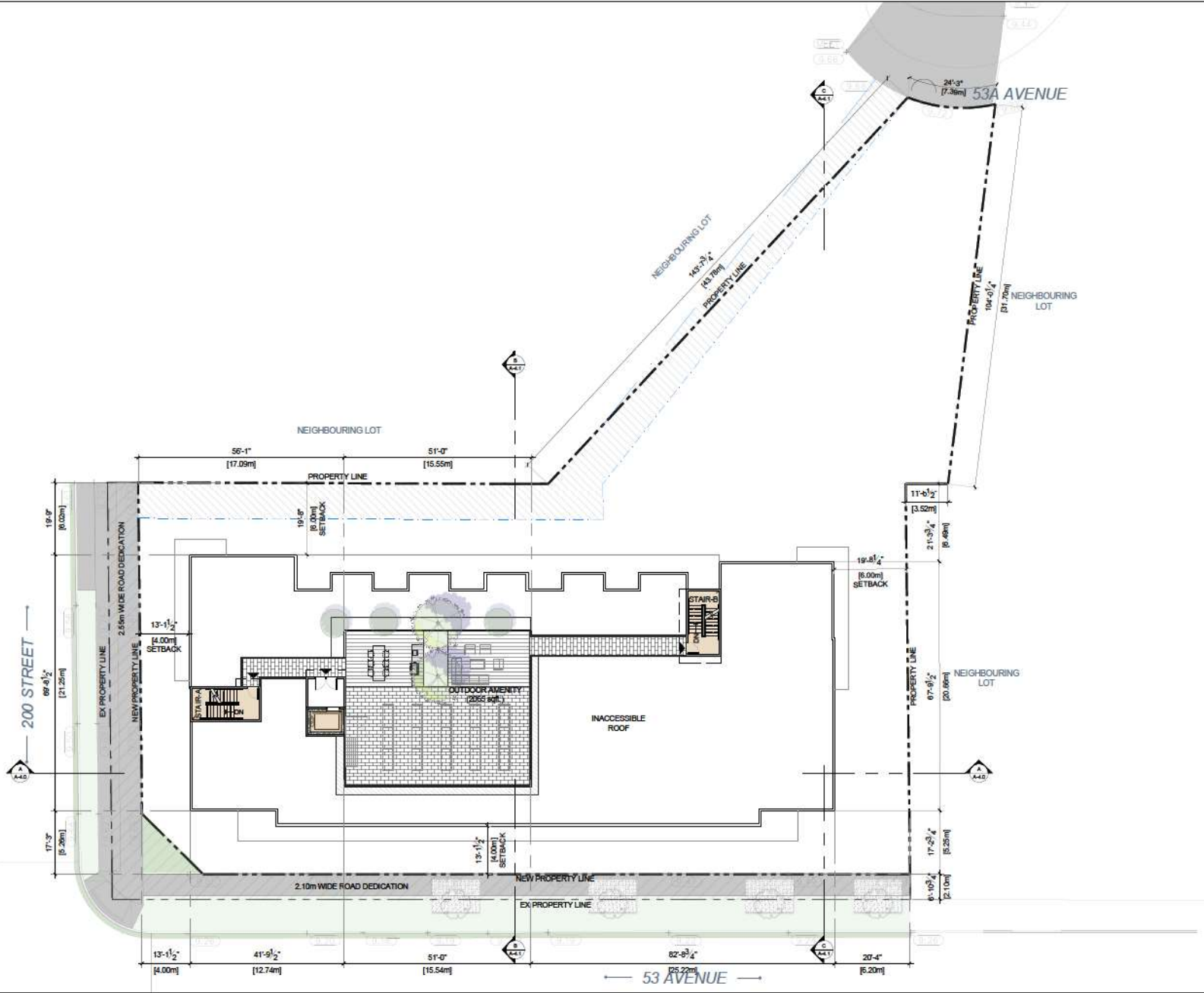
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Drawn By SM	Date 2024-03-01
Checked By JW	Project ID LAD2_2309

Sheet Title  
**ROOFTOP AMENITY PLAN**

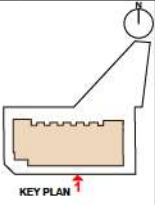
Scale  
 N.T.S

Sheet No.  
**A-2.6**





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SM	2024-03-01
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JW	LAD2_3359

**Sheet Title**  
**PERSPECTIVES**

**Scale**  
 N.T.S

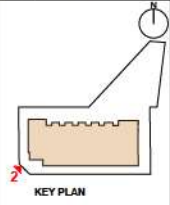
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**A-3.0**

① PERSPECTIVE VIEW ALONG 53 AVENUE





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**Sheet Title**  
**PERSPECTIVES**

**Scale**  
 N.T.S

**Sheet No.**  
**A-3.1**

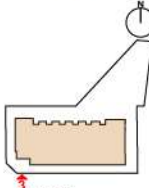
② PERSPECTIVE VIEW ALONG SOUTH-WEST CORNER



**ParaMorph**  
Architecture Inc

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Drawn By JW	Date 2024-03-01
Checked By JW	Project ID LA21_339

Sheet Title

**PERSPECTIVES**

Scale

N.T.S/N.T.S

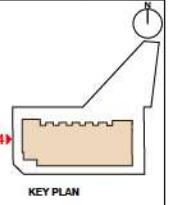
Sheet No.

3 PERSPECTIVE VIEW  
ALONG SOUTH-WEST CORNER (ENTRANCE)

**A-3.2**



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Site	2024-03-01
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JW	LAD2_3359

**Sheet Title**  
**PERSPECTIVES**

**Scale**  
 N.T.S / N.T.S

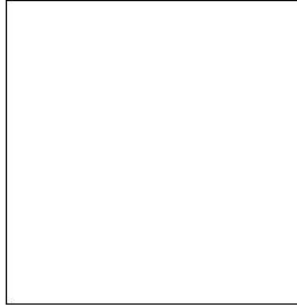
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**A-3.3**

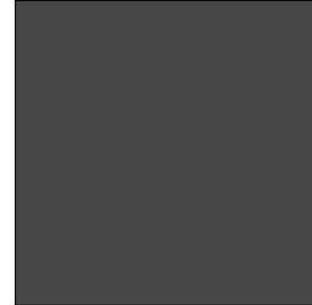
④ PERSPECTIVE VIEW ALONG 200 STREET



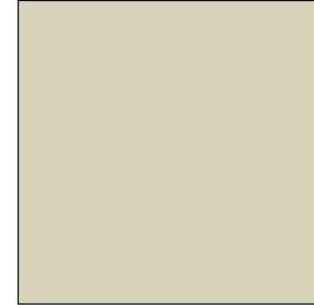
**SOUTH ELEVATION (ALONG 53 AVE)**



**1 - Hardie Panel with matching reveals**  
Color to Match: Primary white



**2- Hardie Panel with matching reveals**  
Color to Match: Benjamin Moore Graphite 1603



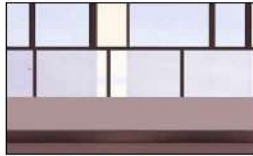
**3- Hardie Panel with matching reveals**  
Color to Match: Benjamin Moore Berber White 955



**4- Aluminum Composite Paneling:**  
Color: Longboard Architectural Products - Dark Fir



**5- Link & Lock Vertical Battens:**  
Color: Longboard Architectural Products - Dark Fir or equivalent



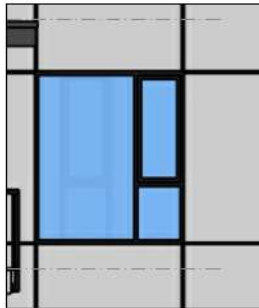
**6 - Aluminium Railing**  
Clear and Translucent  
Color: Black



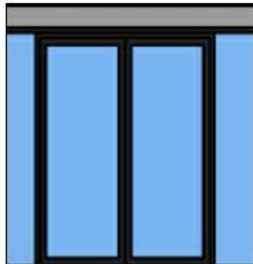
**\* NOTE: All fiber cement panels trims/recess, reveals, reglets, fascia etc. must be colored matching to the panels they are attached to.**



**7 - Aluminium Railing:**  
Color : Black



**8 - Glazed Windows**  
Color : Black  
Glass: Clear



**9 - Aluminium Door with Glass**  
Color : Black  
Glass: Clear

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Serial	Issue

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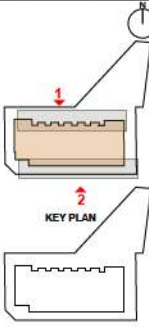
Drawn By SM	Date 2024-03-01
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Sheet Title  
**MATERIAL BOARD**

Scale  
N.T.S.

Sheet No.

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1 NORTH ELEVATION  
 SCALE- NTS



2 SOUTH ELEVATION  
 SCALE- NTS

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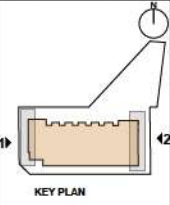
**Sheet Title**  
 ELEVATIONS

**Scale**  
 N.T.S

**Sheet No.**

**A-3.5**

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**Sheet Title**  
 ELEVATIONS

**Scale**  
 N.T.S 1/16" = 1'-0"

**Sheet No.**

**A-3.6**

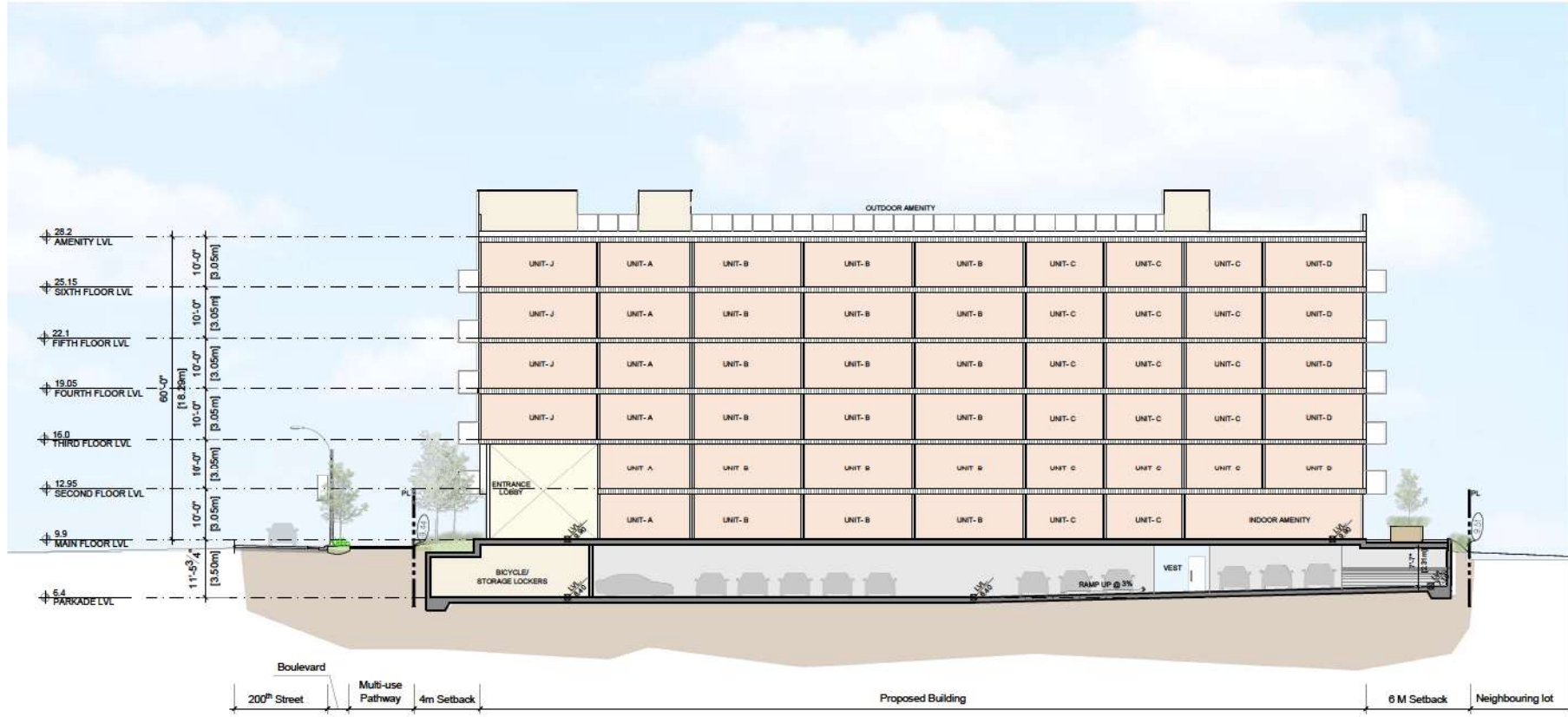
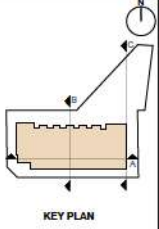


1 WEST ELEVATION  
 SCALE- NTS



1 EAST ELEVATION  
 SCALE- NTS

Note:  
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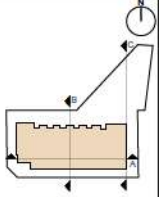
Project Title	<b>MULTI FAMILY DEVELOPMENT</b>
Project Address	5302 - 200 St, 20011.21.31 - 53 Ave, 20030-53A Ave, Langley City, BRITISH COLUMBIA
Drawn By	SM
Date	2024-03-01
Checked By	PV
Project ID	LA23_2309

Sheet Title  
**SECTIONS**

Scale  
 N.T.S

Sheet No.  
**A-4.0**

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KEY PLAN

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Project Title  
**MULTI FAMILY DEVELOPMENT**

Project Address  
**5302 - 200 St, 20011.21.31 - 53 Ave, 20030-53A Ave, Langley City, BRITISH COLUMBIA**

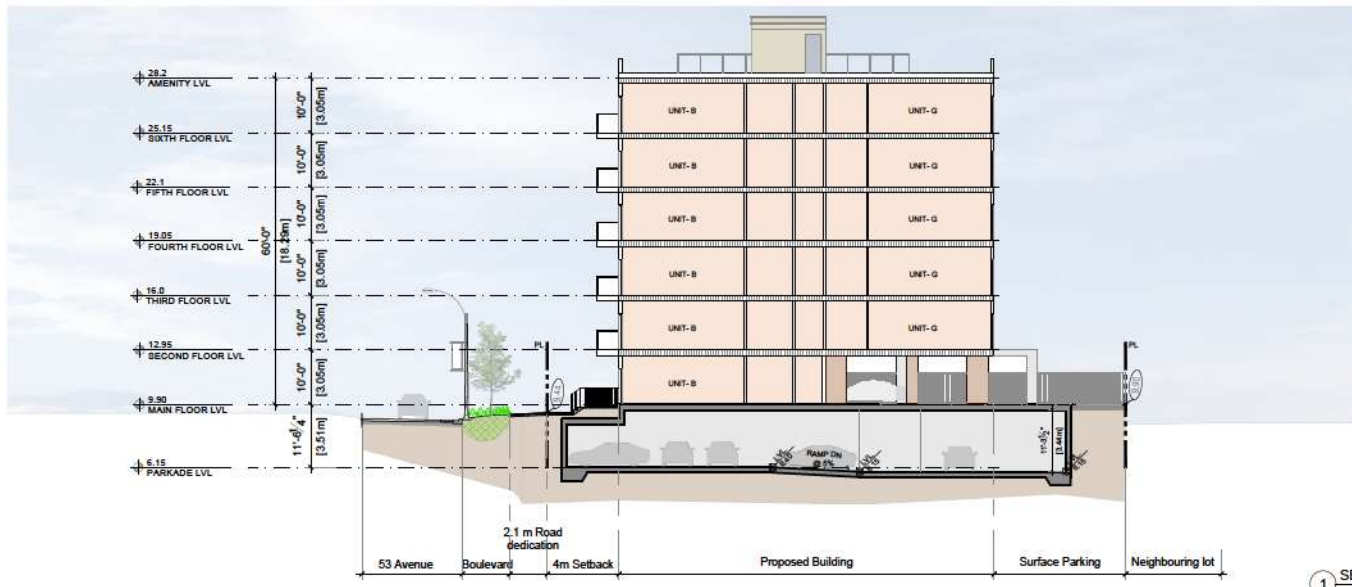
Drawn By	Date
SA	2024-03-01
Checked By	Project ID
PV	LA23_2309

Sheet Title  
**SECTIONS**

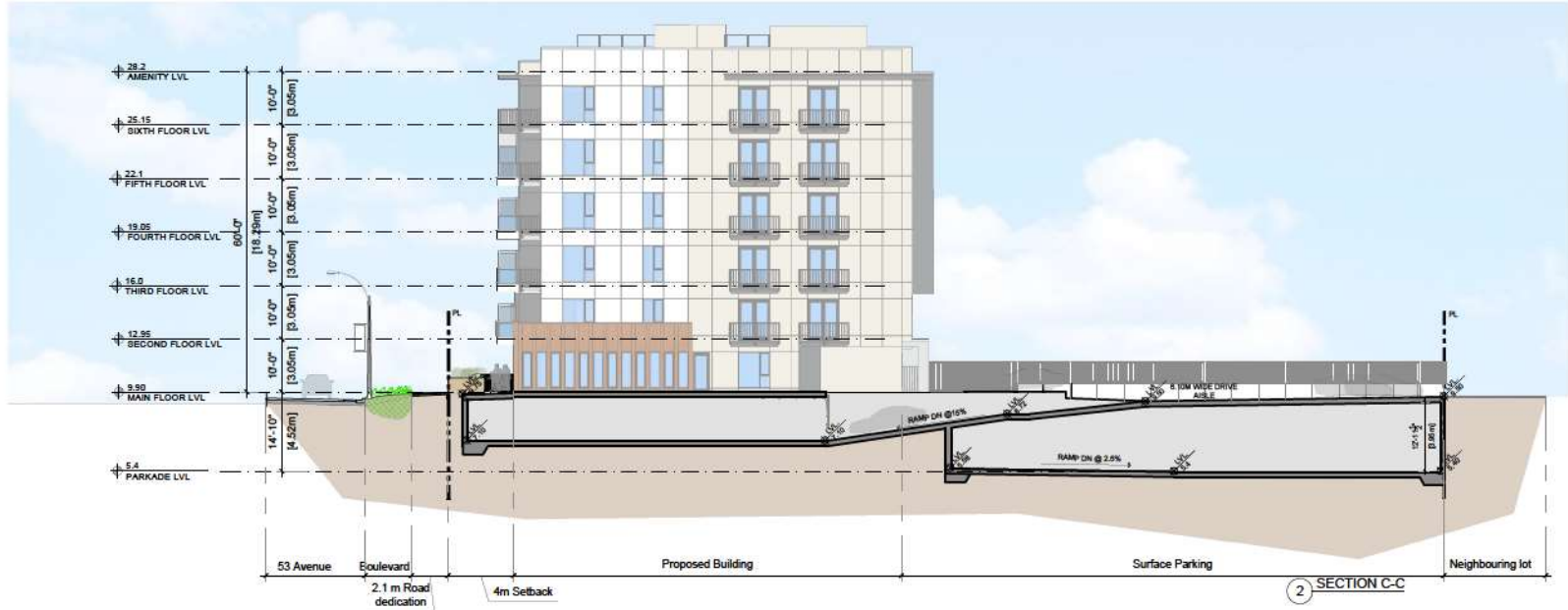
Scale  
 N.T.S

Sheet No.

**A-4.1**



1 SECTION B-B



2 SECTION C-C



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**LEGEND**

STUDIO
1BR
2BR

2024-03-01	DP Application
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Date	Description
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Seal	

**Project Title**  
 MULTI FAMILY DEVELOPMENT

**Project Address**  
 5302 - 200 St, 20011.21.31 - 53 Ave, 20030-53A Ave, Langley City, BRITISH COLUMBIA

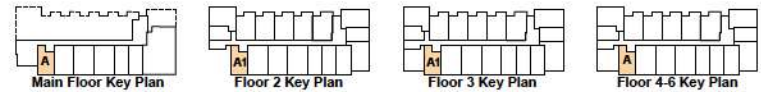
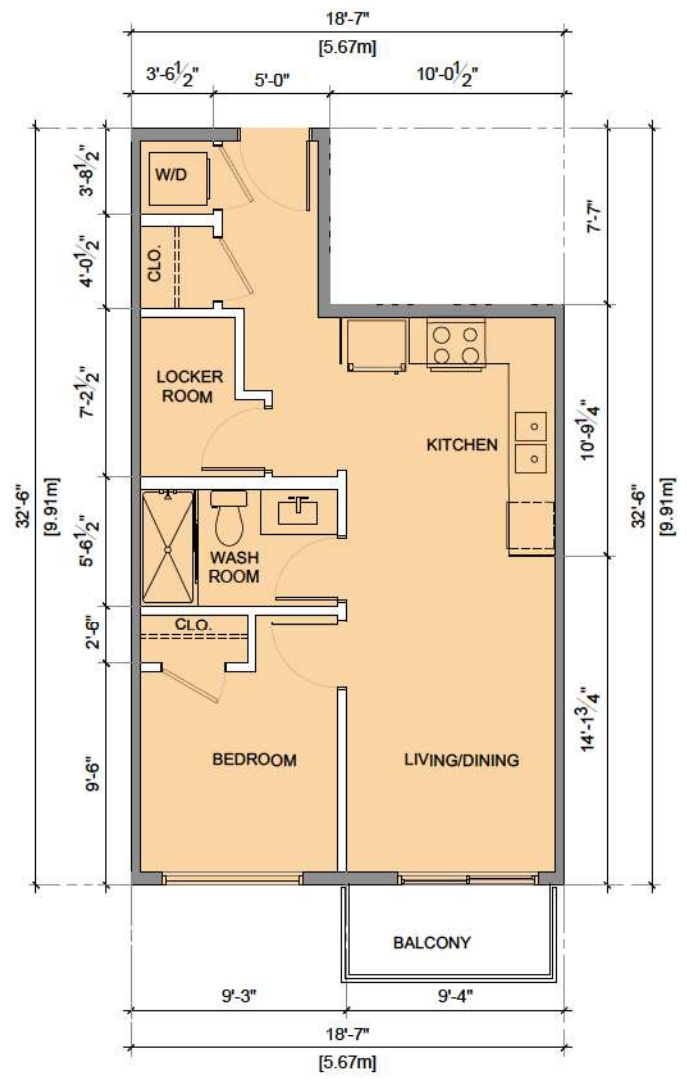
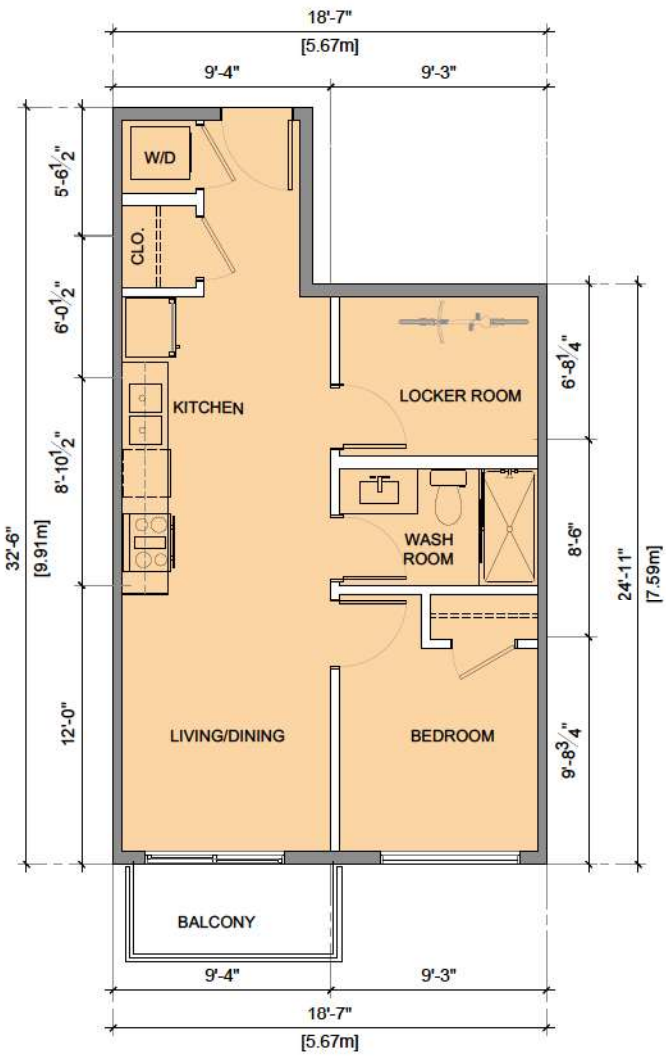
Drawn By	Date
IMV	2024-03-01
Checked By	Project ID
IMV	LA21_3359

**Sheet Title**  
 UNIT PLANS

Scale  
 N.T.S

Sheet No.

**A-5.0**



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**LEGEND**

	STUDIO
	1BR
	2BR

2024-03-01	DP Application
2023-10-04	Preliminary Application
Date	Description

Issues / Revisions

Serial	Description
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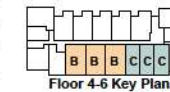
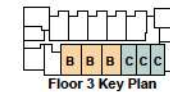
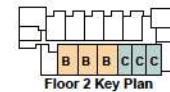
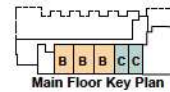
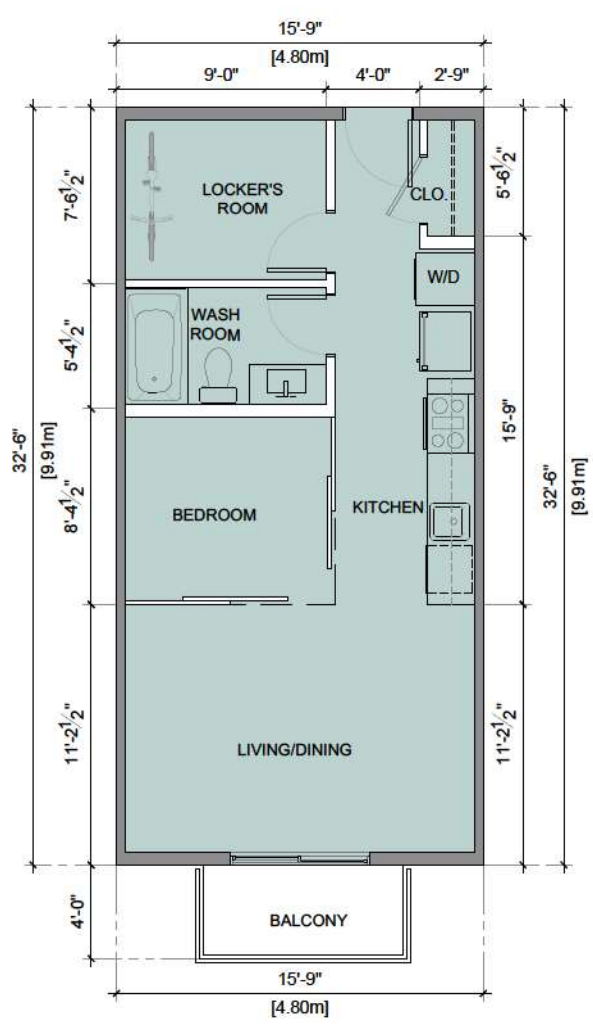
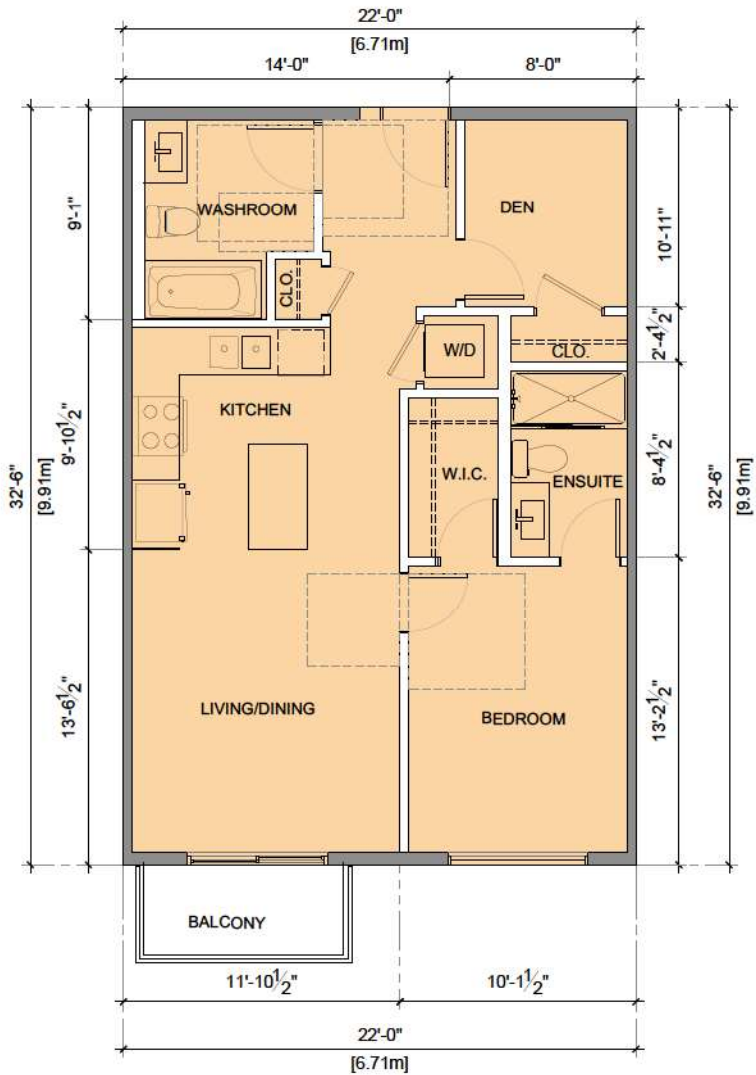
**Project Title**  
 MULTI FAMILY DEVELOPMENT

**Project Address**  
 5302 - 200 St, 20011,21,31 - 53 Ave, 20030-53A Ave, Langley City, BRITISH COLUMBIA

Drawn By SM	Date 2024-03-01
Checked By JW	Project ID LAD2_3399

**Sheet Title**  
 UNIT PLANS

Scale  
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 Sheet No.



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**LEGEND**

	STUDIO
	1BR
	2BR

2024-03-01	DP Application
2023-10-04	Preliminary Application
Date	Description

Issues / Revisions

Project Title  
**MULTI FAMILY DEVELOPMENT**

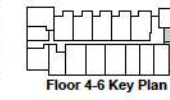
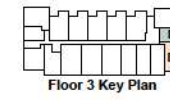
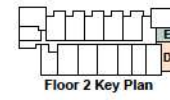
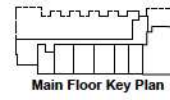
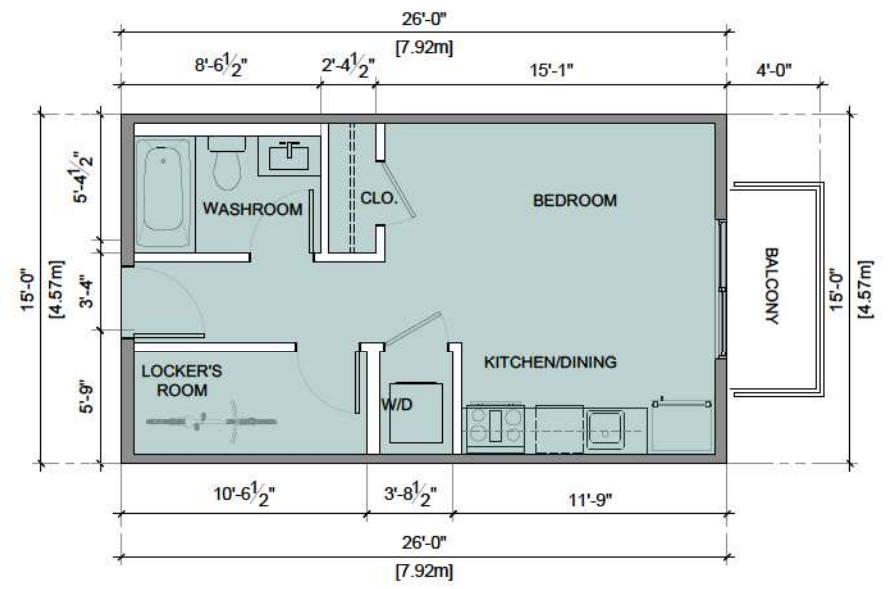
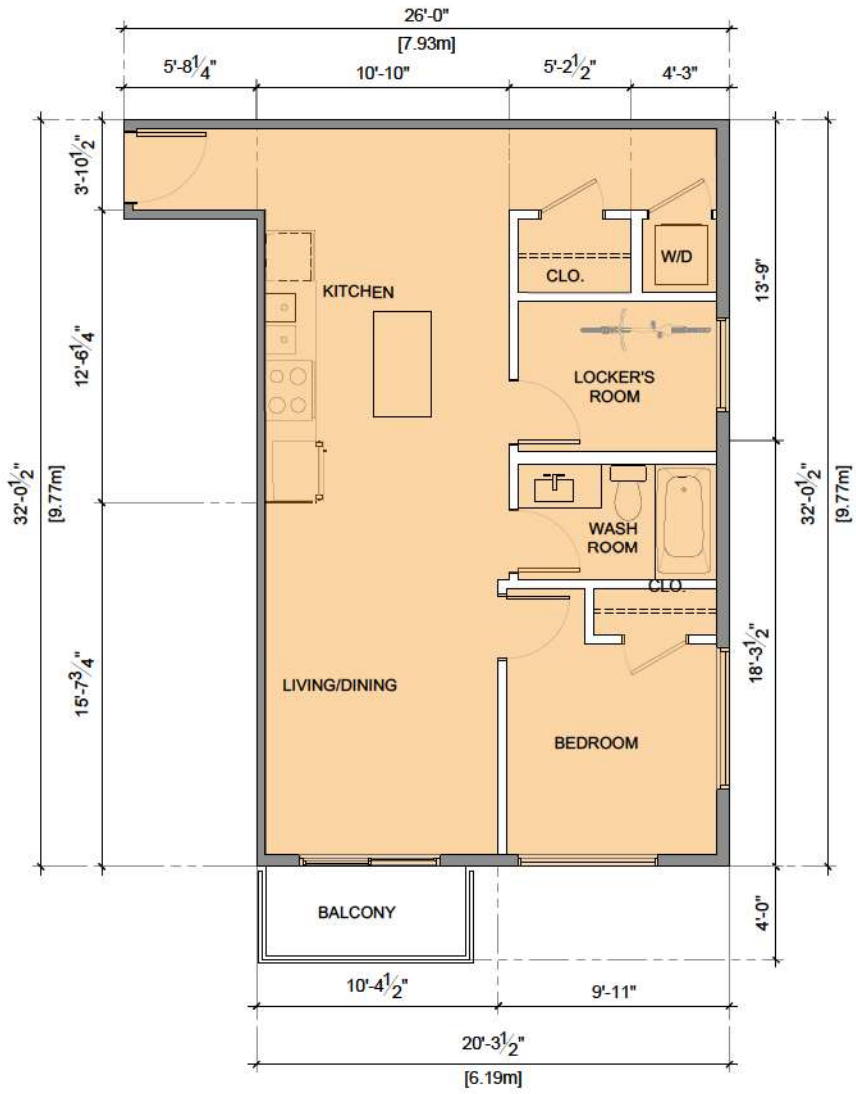
Project Address  
 5302 - 200 St, 2001121,31 - 53 Ave, 20030-53A Ave, Langley City, BRITISH COLUMBIA

Drawn By SM	Date 2024-03-01
Checked By JW	Project ID LAD2_3399

Sheet Title  
**UNIT PLANS**

Scale  
 N.T.S  
 Sheet No.

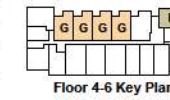
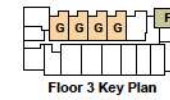
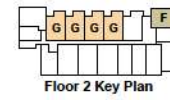
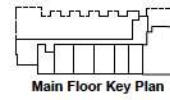
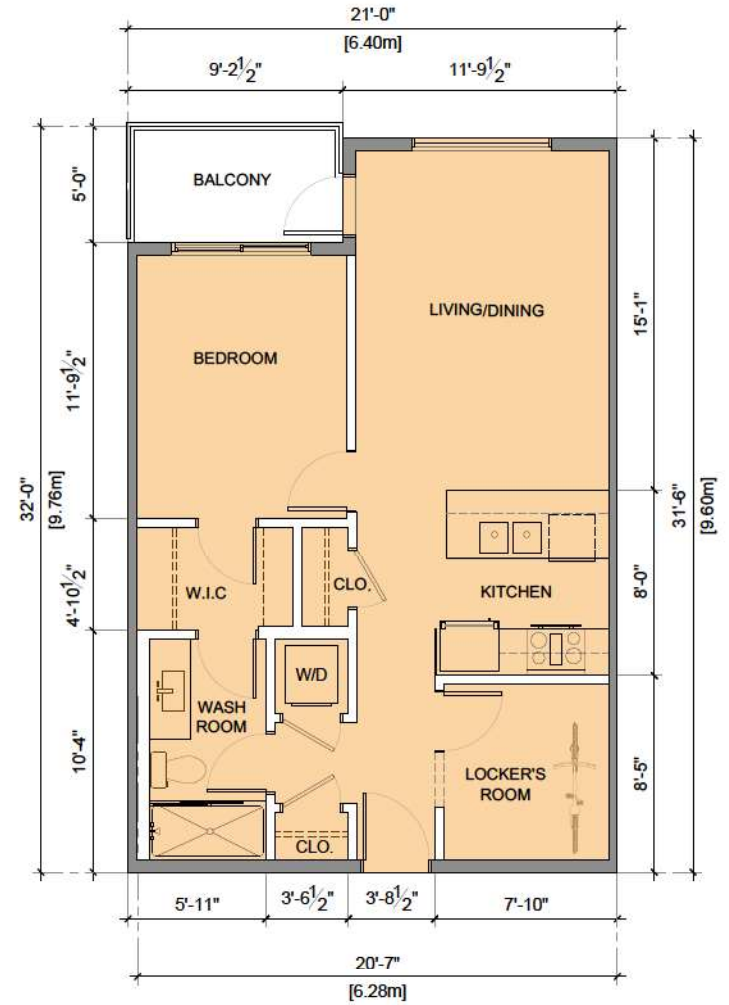
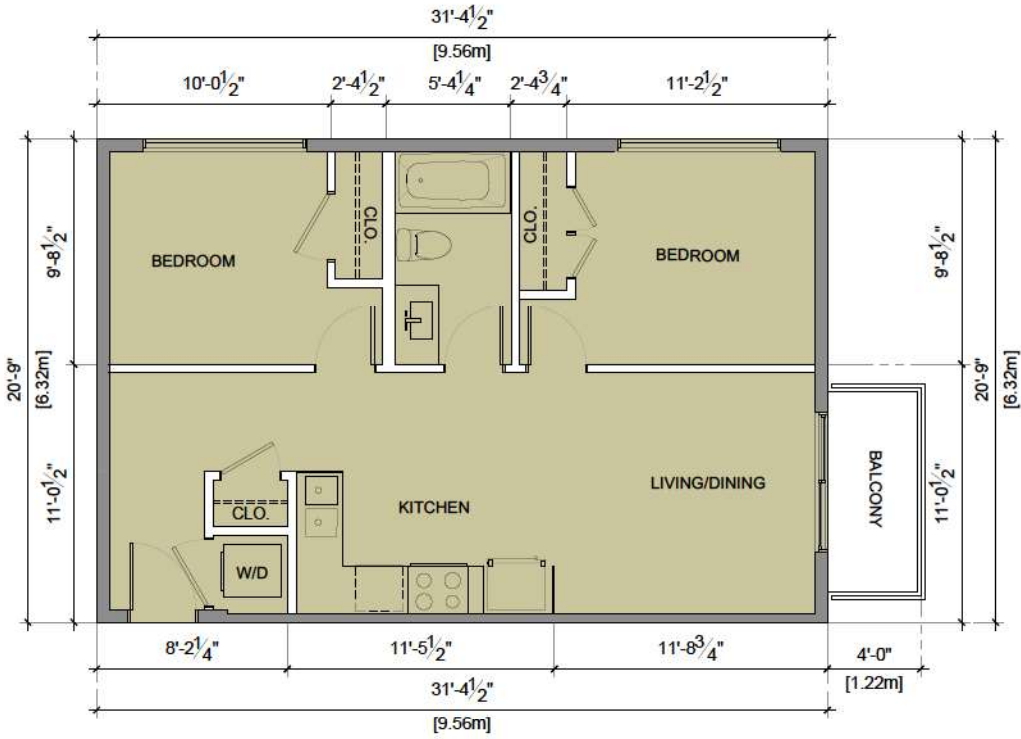
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**LEGEND**

	STUDIO
	1BR
	2BR



2024-03-01	DP Application
2023-10-04	Preliminary Application
Date	Description

Issues / Revisions


Project Title

**MULTI FAMILY DEVELOPMENT**

Project Address

5302 - 200 St, 20011,21,31 - 53 Ave, 20030-53A Ave, Langley City, BRITISH COLUMBIA

Drawn By: [blank] Date: 2024-03-01

Checked By: [blank] Project ID: LA21\_209

Sheet Title

**UNIT PLANS**

Scale

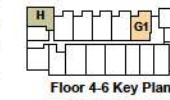
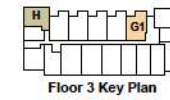
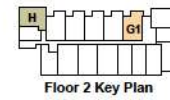
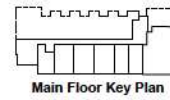
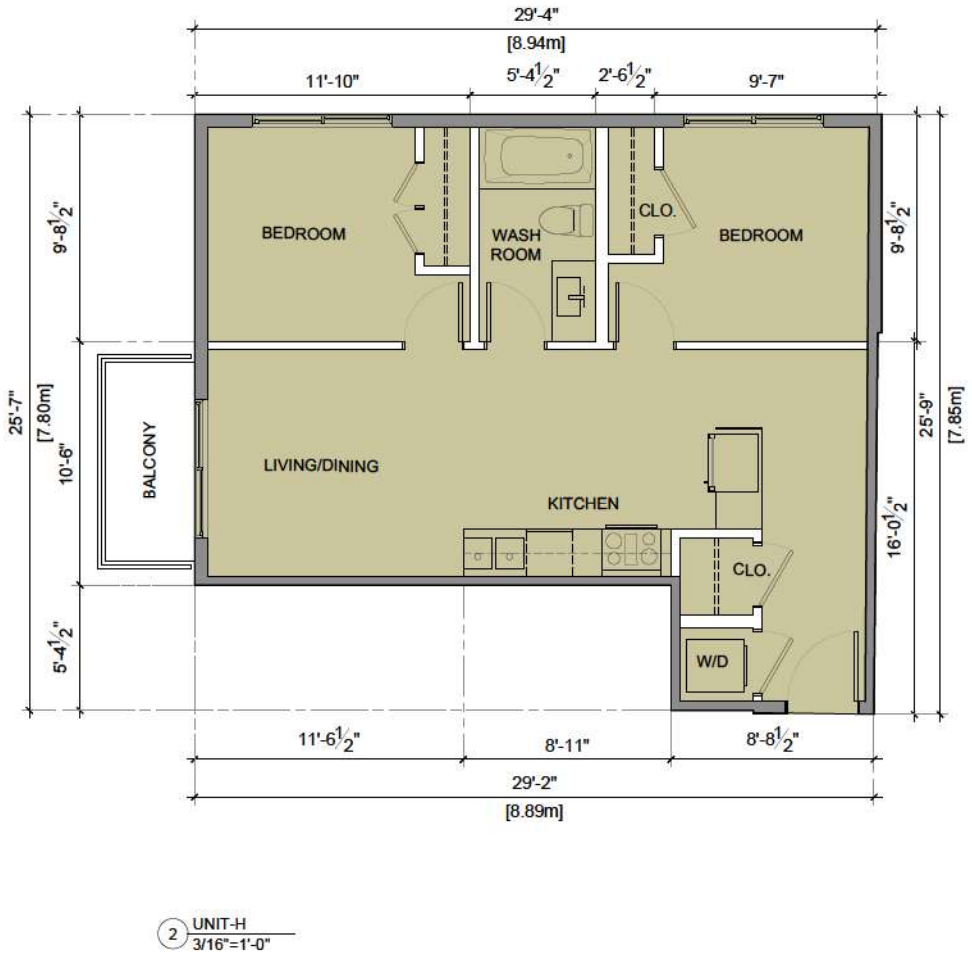
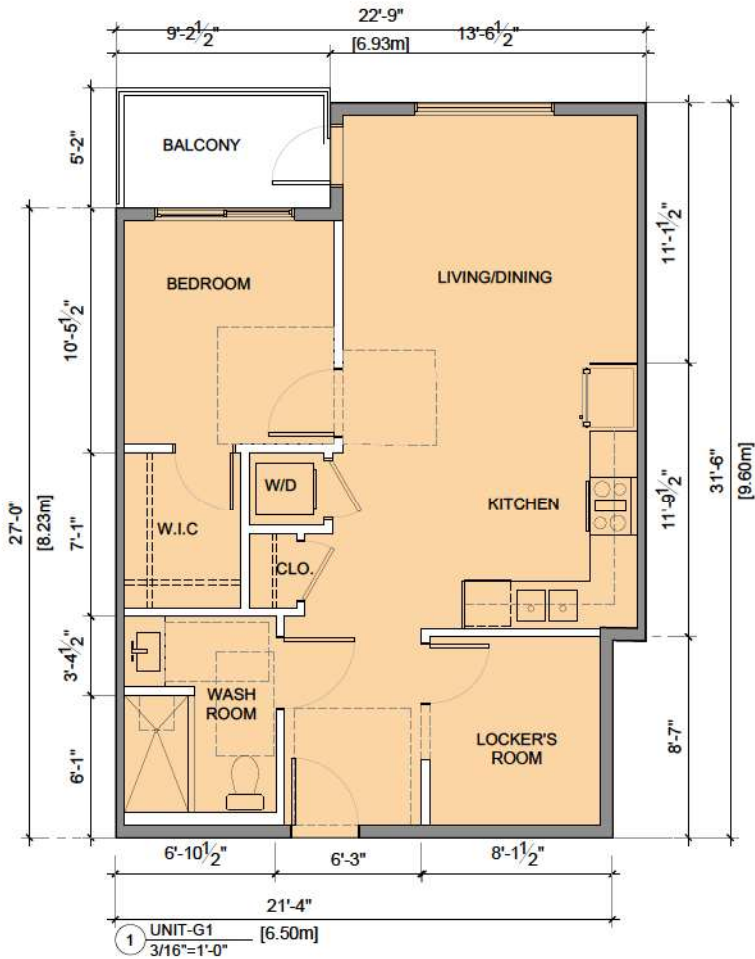
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**LEGEND**

	STUDIO
	1BR
	2BR



Date	Description
2024-03-01	DP Application
2023-10-04	Preliminary Application

Issues / Revisions

Issue No.	Description

Project Title  
**MULTI FAMILY DEVELOPMENT**

Project Address  
 5302 - 200 St, 20011,21,31 - 53 Ave, 20030-53A Ave, Langley City, BRITISH COLUMBIA

Drawn By SM	Date 2024-03-01
Checked By JW	Project ID LAD2_3359

Sheet Title  
**UNIT PLANS**

Scale  
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**LEGEND**

STUDIO
1BR
2BR

2024-03-01	DP Application
2023-10-04	Preliminary Application
Date	Description
Issues / Revisions	
Seal	

**Project Title**  
MULTI FAMILY DEVELOPMENT

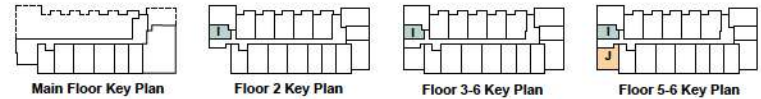
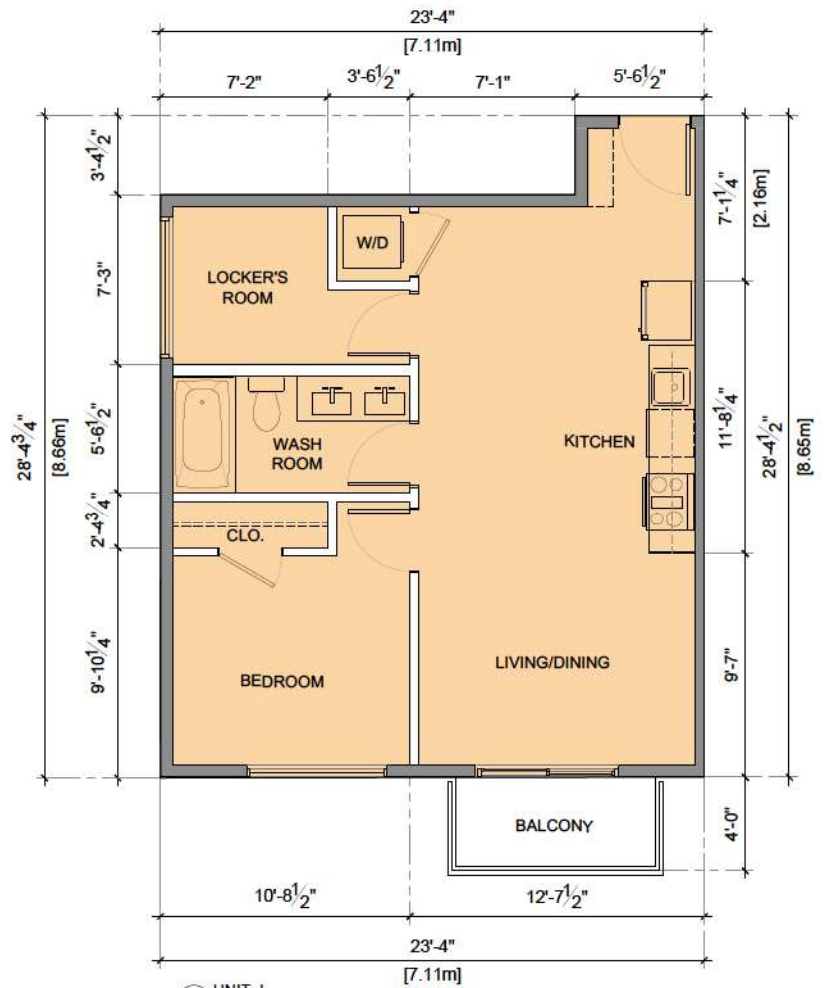
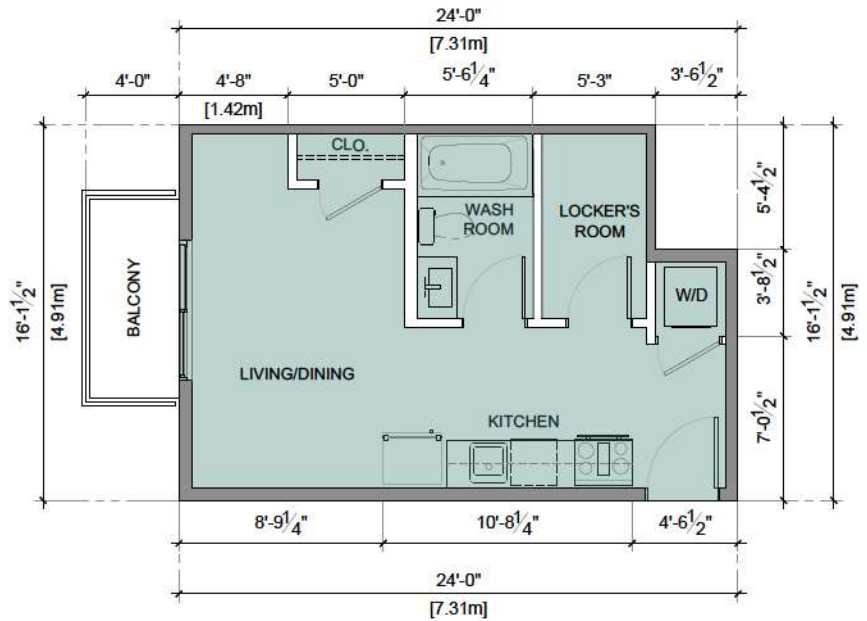
**Project Address**  
3302 - 200 St, 20011.21.31 - 53 Ave, 20030-53A Ave, Langley City, BRITISH COLUMBIA

Drawn By SM	Date 2024-03-01
Checked By jny	Project ID LA23_2029

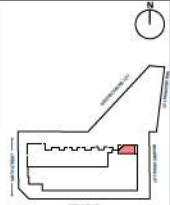
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**Scale**  
N.T.S  
**Sheet No.**

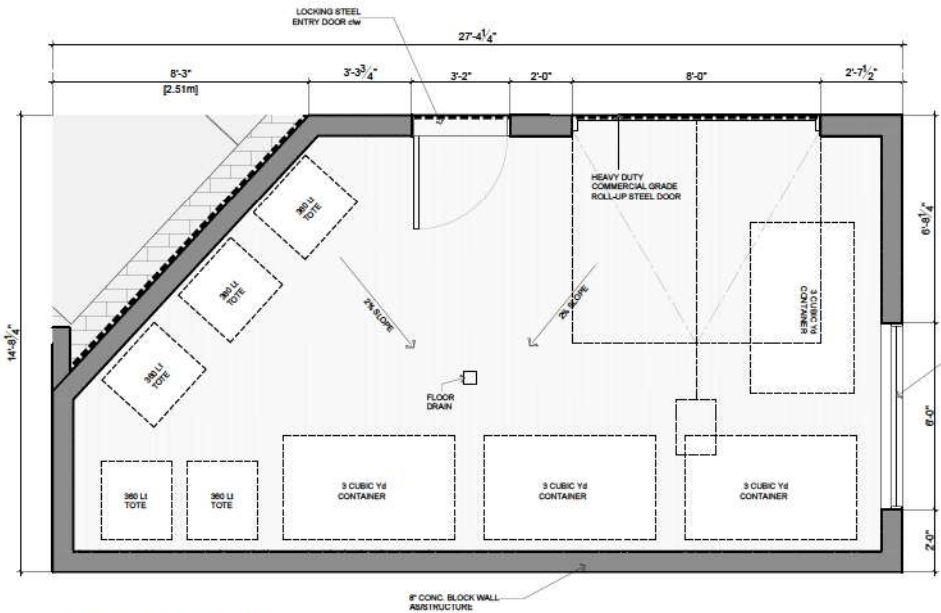
**A-5.5**



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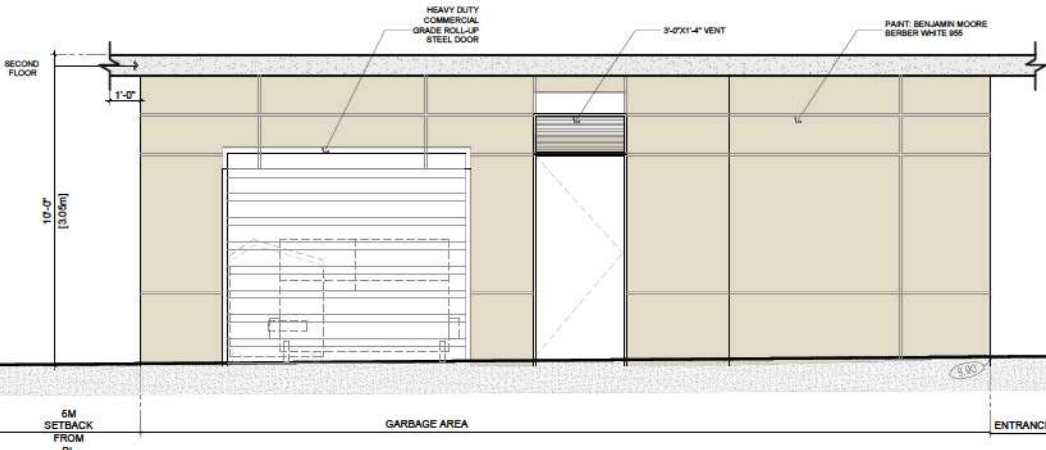
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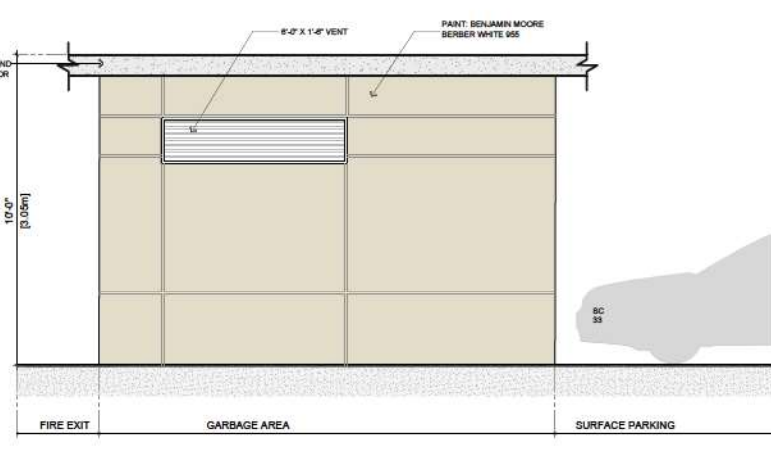
**1 GARBAGE ENCLOSURE PLAN**  
 Scale: 1/4"=1'-0"

**NOTES:**  
 1. ENCLOSURE ARCHITECTURE/MATERIALS/MS 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. STEEL ENTRY DOOR IS TO BE 36" WIDE (IF N/A) AND BE EQUIPPED WITH A SELF-CLOSING MECHANISM. DOOR MAY HAVE A ROUND TURNING KNOB COMPLETE WITH A COVERED KEYS KNOB GUARD ON THE EXTERIOR FOR ACCESS AND PANIC HARDWARE ON INTERIOR FOR EGRESS.  
 4. ADEQUATE MOTION ACTIVATED INTERIOR AND EXTERIOR LIGHTING (IF REQUIRED).

6" X 1'-6" VENT



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



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


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Project Title  
**MULTI FAMILY DEVELOPMENT**

Project Address  
 5302 - 200 St, 20011, 21, 31 - 53 Ave, 20030-53A Ave, Langley City, BRITISH COLUMBIA

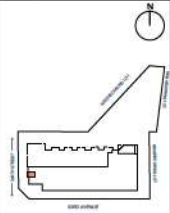
Drawn By	SM	Date	2024-03-01
Checked By	JW	Project ID	LAD2_2024

Sheet Title  
**GARBAGE ENCLOSURE DETAIL**

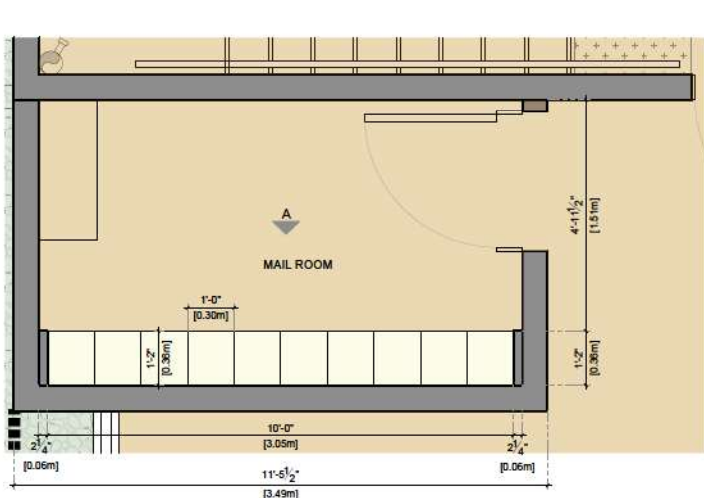
Scale  
 N.T.S 1/4"=1'-0"

Sheet No.

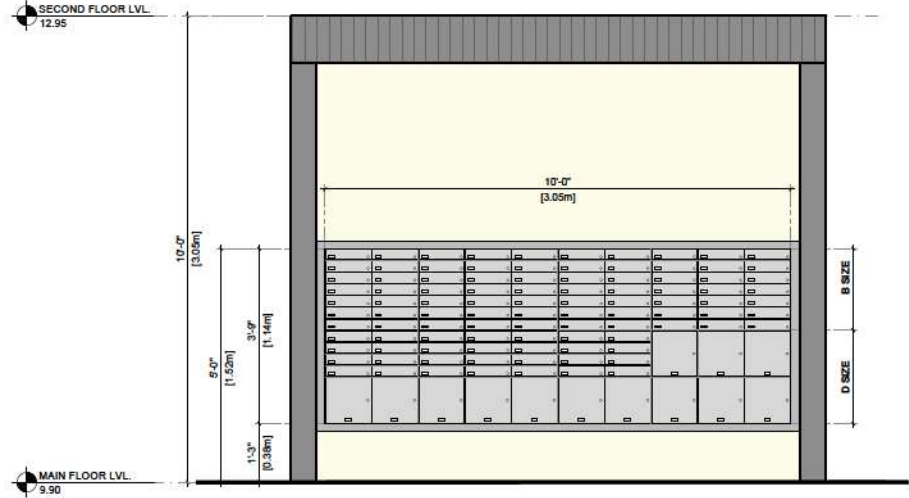
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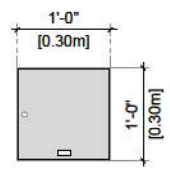
**KEY PLAN**



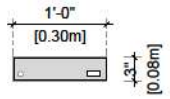
**1 MAIL ROOM PLAN**  
 Scale: 3/8" = 1'-0"



**2 MAIL ROOM ELEVATION - A**  
 Scale: 3/8" = 1'-0"



**"D" size [13 UNIT]**  
 Approximately 30.5 cm x 30.5 cm. Used for large volume receivers in business applications as well as optional parcel compartments.



**"B" size [98 UNIT]**  
 Personal compartments for residential and small business applications. These are minimum size requirements, regardless of front-loading or rear-loading lockbox assemblies. All with 35 cm of minimum (min.) depth.(As/Canada Post)

2024-03-01	DP Application
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<b>Issues / Revisions</b>	
<b>Project Title</b>	
MULTI FAMILY DEVELOPMENT	
<b>Project Address</b>	
5302 - 200 St, 20011,21,31 - 53 Ave, 20030-53A Ave, Langley City, BRITISH COLUMBIA	
Drawn By SM	Date 2024-03-01
Checked By JW	Project ID LAD2_2024
<b>Sheet Title</b>	
MAILBOX DETAIL	
<b>Scale</b>	
N.T.S 3/8" = 1'-0"	
<b>Sheet No.</b>	
A-6.1	