



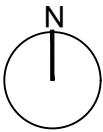
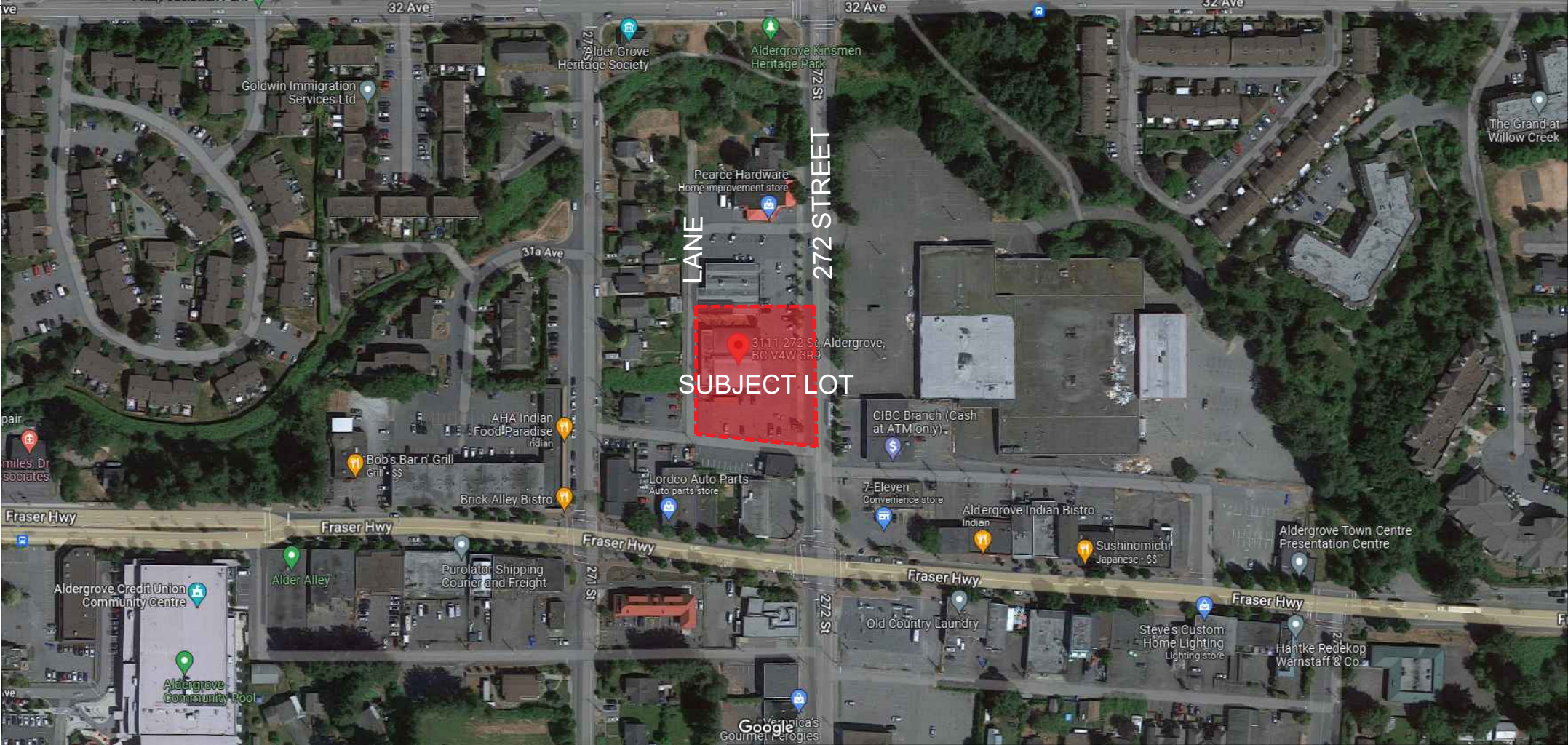
DEVELOPMENT PERMIT APPLICATION
TOWNSHIP OF LANGLEY

MIXED USE DEVELOPMENT
3111 272 Street,
TOWNSHIP OF LANGLEY, BC



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Project Team

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**3111 272 Street,
TOWNSHIP OF LANGLEY, BC**

Drawn By GSV	Date 2021-12-16
Checked By PV	Project ID LA09_2110

Sheet Title
**LOCATION PLAN
AND TEAM**

Scale
N.T.S

Sheet No.

A-0.2

Program Summary

LOT INFO	ADDRESS	3111 272 STREET,TOL, BRITISH COLUMBIA			
	LEGAL DESCRIPTION	LT A, SEC 19, TWP 13, NWD, PL LMP1372			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	32,556	3,024	0.75	0.30
	DEDICATION	182	17	0.00	0.00
NET AREA (AFTER DEDICATION)		32,374	3,008	0.74	0.30

ZONING	ZONING	CURRENT	PROPOSED
		C2	CD
	FAR	PERMITTED	PROPOSED
	FAR	2.00	1.92
	TOTAL FLOOR AREA(Sqft)		62,274
	SETBACKS	PERMITTED	PROPOSED
	NORTH (ALONG NEIGHBOURING LOT))	0 m	2.00 m
	SOUTH(ALONG LANE)	0 m	3.00 m
	EAST (ALONG 272 STREET)	0 m	3.00 m
	WEST(ALONG LANE) FROM AMENITY	3 m	6.70 m
	WEST(ALONG LANE) FROM BUILDING	3 m	12.95 m
		PERMITTED	PROPOSED
	BLDG HEIGHT (VARIANCE REQUESTED)	5 STOREY (14m)	5 STOREY (16.76m)
	TOTAL NO. OF DWELLING UNITS		64
	NO. OF ADAPTABLE UNITS(@10% of Total Units)	6	6

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (GROSS)	(Sqft)	(Sqm)	(%age)	REMARKS
	PROPOSED	20559	1,910	63.50%	
	FAR CALCULATION				
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	RESIDENTIAL CIRCULATION (Sqft)	COMMERCIAL (Sqft)	BUILDABLE (Sqft) EFFICIENCY
	MAIN FLOOR LVL	0	1,222	8,277	9,499 87%
	SECOND FLOOR LVL	11,710	1,686	0	13,396 87%
	THIRD FLOOR LVL	11,954	1,479	0	13,433 89%
	FOURTH FLOOR LVL	11,496	1,477	0	12,973 89%
	FIFTH FLOOR LVL	11,496	1,477	0	12,973 89%
				TOTAL FLOOR AREA	62,274
	UNIT COUNT				
	TYPE	NO. OF BR.	AREA(Sqft)	TOTAL UNITS	TOTAL AREA (Sqft)
	UNIT-A	1BR +DEN	626	20	12,520
	UNIT-B(ADAPTABLE)	1BR+DEN	626	6	3,756
	UNIT-C	1BR	525	1	525
	UNIT-D	2BR +DEN	917	6	5,502
	UNIT-E	2 BR +DEN	938	2	1,876
	UNIT-F	3 BR	1,057	4	4,228
	UNIT-G	2 BR	920	1	920
	UNIT-H	2 BR+DEN	897	4	3,588
	UNIT-I	3 BR	1,047	3	3,141
	UNIT-J	1 BR +DEN	619	3	1,857
	UNIT-K	2BR	845	2	1,690
	UNIT-L	1 BR	566	10	5,660
	UNIT-M	1 BR +DEN	756	2	1,512
				TOTAL NO OF DWELLING UNITS	64
				TOTAL AREA	46,775

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN			
	RESIDENTIAL	NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS PROVIDED(@Surface & Parkade Lvl-1)
	1 BR, 1 BR+Den,2BR & 2BR+Den	64	1.5	96 96
	Visitor's	-	10% OF REQUIRED PARKING	10 10
	COMMERCIAL	AREA (Sqm)	PERMITTED	REQUIRED STALLS PROVIDED(@Surface Lvl)
		769	1 SPACE/35 Sqm	22 22
		TOTAL (COMMERICAL & RESIDENTIAL)		118 118
	TOTAL NO. OF SMALL CARS		20%	24 23(@Surface & Parkade Lvl-1)
	TOTAL NO. OF ACCESSIBLE CARS			6 7(@Surface & Parkade Lvl-1)
	LOADING BAYS			1 1(@Surface Lvl)
AMENITY CALCULATIONS	AMENITIES			
	PRIVATE OUTDOOR SPACES	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	256	2,755	4 Sq.m. or 43 Sq.ft/ UNIT
	PROPOSED(@2nd LEVEL)	274	2,954	

UNIT COUNT						
	1 BR + DEN	1 BR + DEN (ADAPTABLE)	1 BR	2 BR	2 BR+DEN	3 BR TOTAL
	0	0	0	0		0
	7	2	1	0	5	1 16
	7	2	0	1	5	1 16
	3	2	5	2	3	1 16
	5	0	5	2	3	1 16
TOTAL UNITS	22	6	11	5	16	4 64



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A-0.3	

TOPOGRAPHIC PLAN OF LOT A
SECTION 19 TOWNSHIP 13
NEW WESTMINSTER DISTRICT PLAN LMP1372
PARCEL IDENTIFIER: 017-485-525

CIVIC ADDRESS: 3111 272 STREET, ALDERGROVE, B.C.
THIS PLAN LIES WITHIN THE TOWNSHIP OF LANGLEY

LOT A PLAN LMP1372 IS SUBJECT
TO THE FOLLOWING REGISTERED CHARGES:

STATUTORY RIGHT OF WAY BE197858
REGISTERED OWNER OF CHARGE:
BRITISH COLUMBIA HYDRO AND
AND POWER AUTHORITY

EASEMENT BE197861
PLAN LMP1374 APPURTENANT TO
LOTS B AND C PLAN LMP1372

THE FOLLOWING EASEMENTS
BENEFIT LOT A PLAN LMP1372:

BE197862 OVER LOT B PLAN 1372
BE197863 OVER LOT C PLAN 1372
BE197864 OVER LOT B PLAN 1372
BE197865 OVER LOT B PLAN 1372

OFFICIAL BENCHMARK: CONTROL
MONUMENT 88H4723 = 100.186m

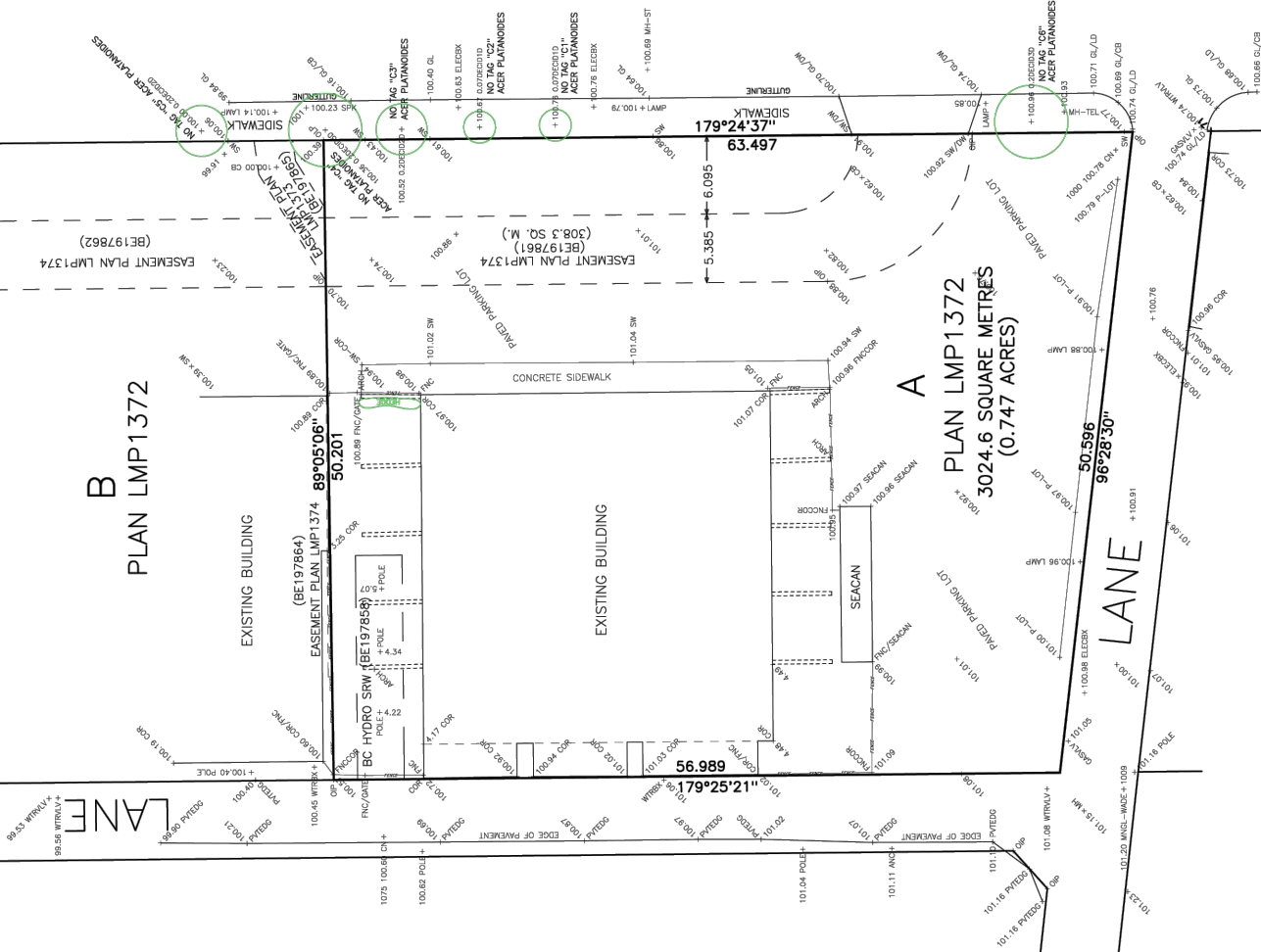
N 100 FEET
OF LOT 3

PLAN LMP1372

EASEMENT PLAN LMP1373
(BE197866)
EXPLANATORY SRW PLAN BCP43828
(BB1144382)

PLAN LMP1372

NOTE:
TREE NUMBERS AND SPECIES ARE DERIVED FROM
RODNEY URBAN FORESTRY LTD. ARBORIST REPORT
DATED JANUARY 6, 2023



PRIOR TO FINAL DESIGN, CONSULTANTS
SHOULD VIEW THE PROPERTY ON SITE TO ENSURE
THAT SUFFICIENT TOPOGRAPHIC DETAIL HAS
BEEN PROVIDED.
DATA SHOWN ON THE TOPOGRAPHIC PLAN
SHOULD BE COMPARED WITH AS CONSTRUCTED DRAWINGS.
ALL EXISTING AND PROPOSED PROPERTY LINES
ARE SUBJECT TO FINAL LEGAL SURVEY.

ERIC PETERSON
LAND SURVEYING LTD.
#102 - 33119 SOUTH FRASER WAY
ABBOTSFORD, B.C. V2S 2B1
TELEPHONE 604-854-1077 FAX 604-854-2369
221-005

DATE OF SURVEY: JULY 19, 2021
TREES LOCATED JANUARY 4, 2023



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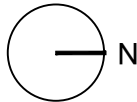
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TOPOGRAPHIC SURVEY	
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BASE PLAN

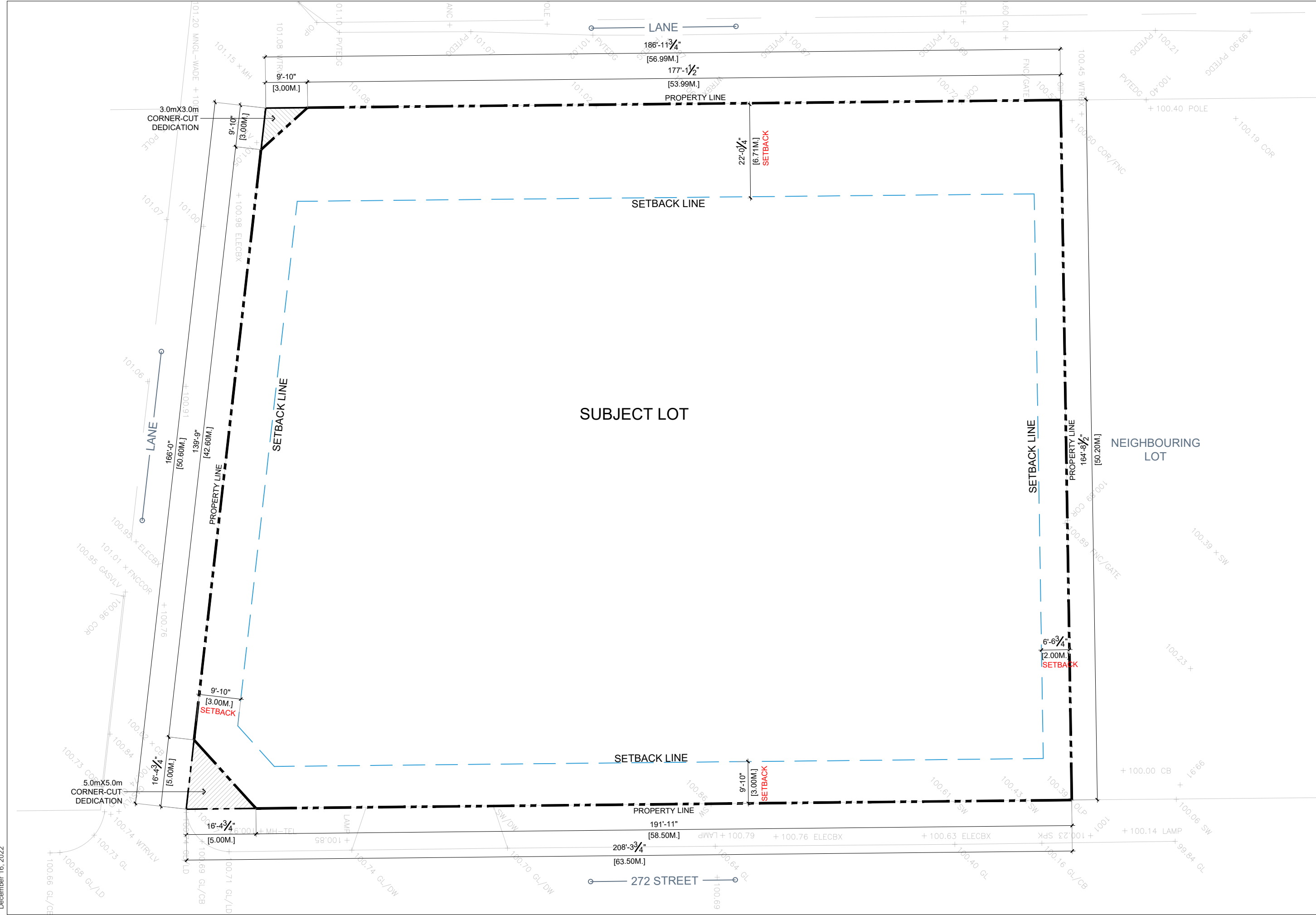
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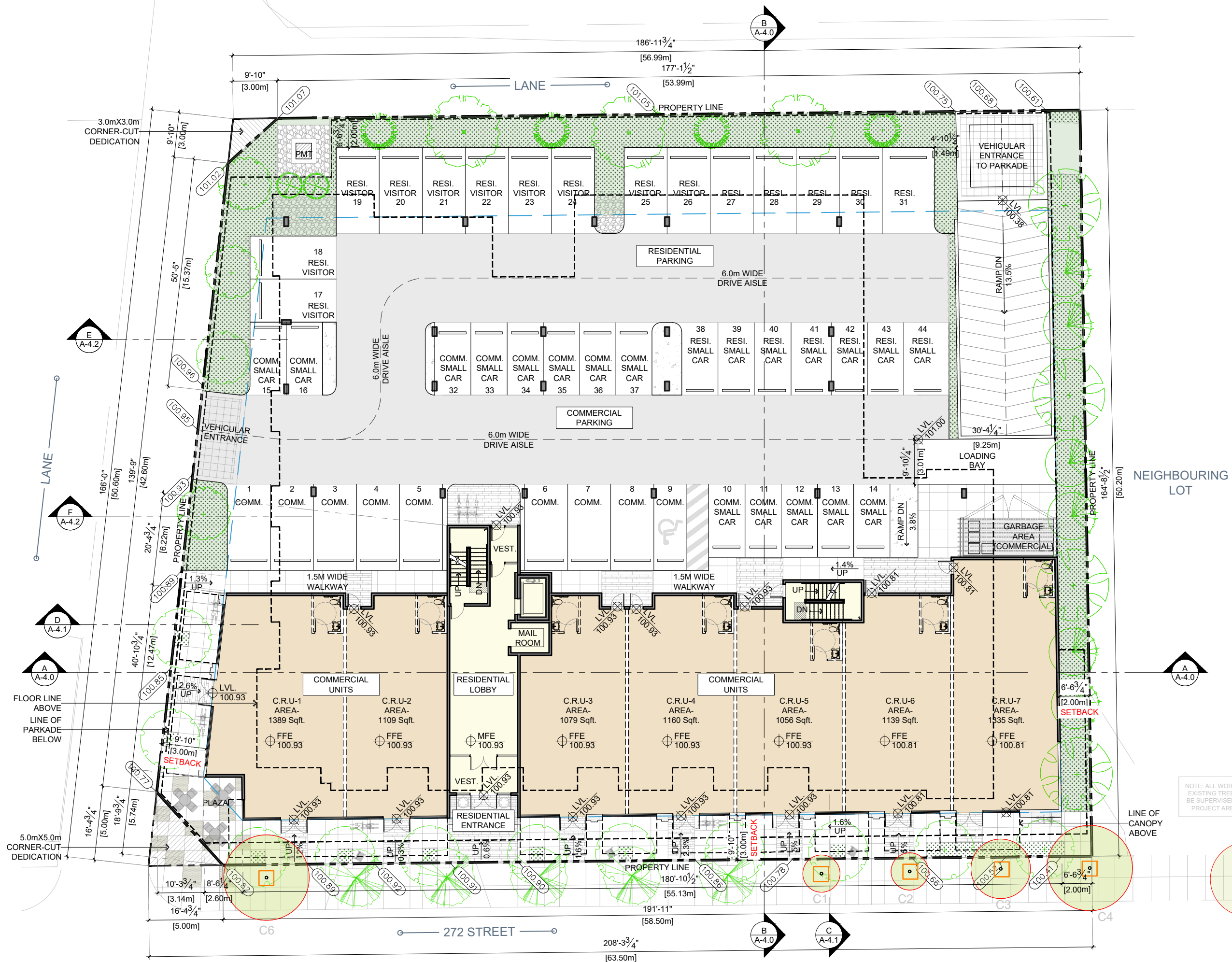
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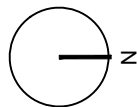
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December 16, 2022





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LEGEND	
PROPOSED GRADE	
CIVIL GRADE	

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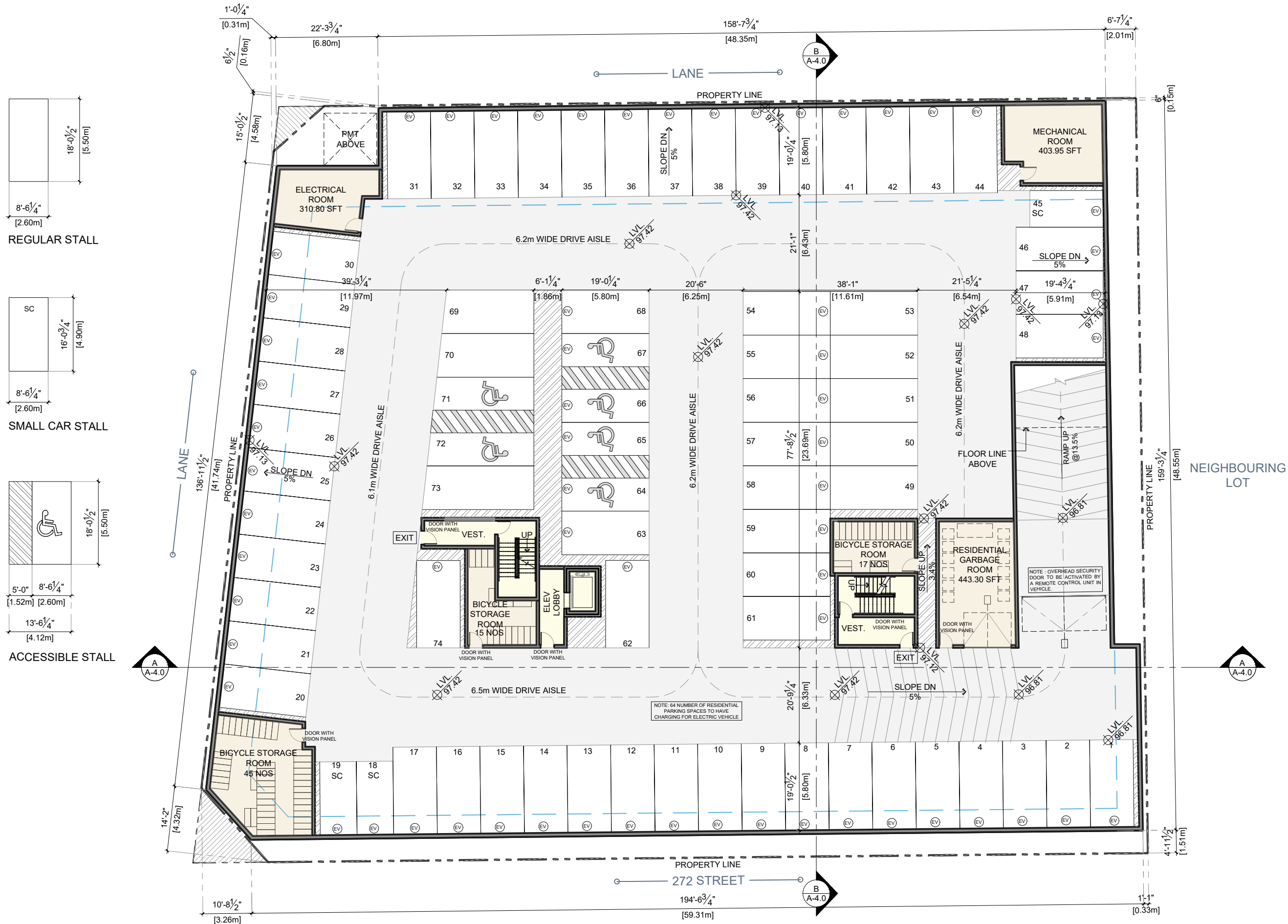
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SITE PLAN

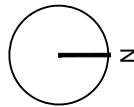
Scale
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A-1.0



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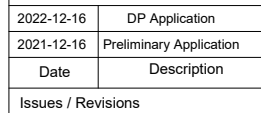
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**PARKADE
PLAN**

Scale
N.T.S

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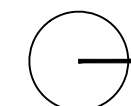
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Sheet Title

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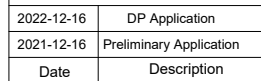
THIRD FLOOR PLAN

Scale
N.T.S

Sheet No.

A-2.2





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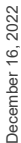
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**FOURTH
FLOOR PLAN**

Scale
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A-2.3





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FIFTH
FLOOR PLAN

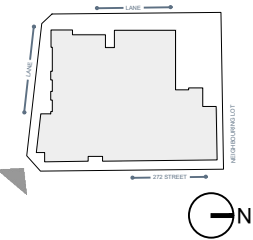
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RENDERINGS

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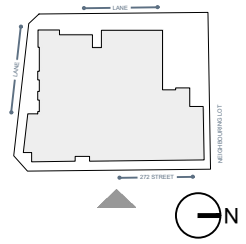
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1 PERSPECTIVE-1
SOUTH-EAST

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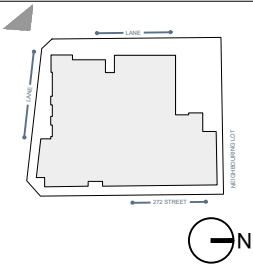
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1 PERSPECTIVE-2
EAST

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RENDERINGS

Scale
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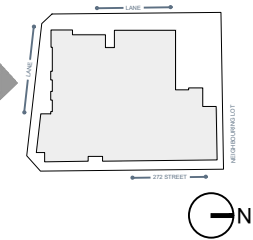
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A-3.2



1 PERSPECTIVE-3
SOUTH-WEST

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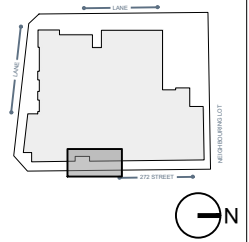
Sheet No.

A-3.3



1 PERSPECTIVE-4
SOUTH

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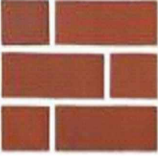
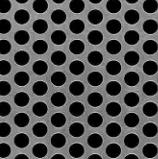
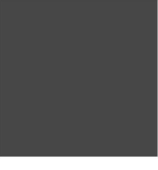
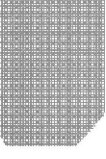
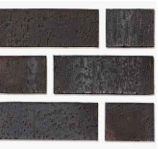
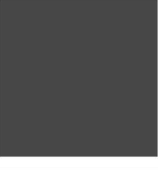
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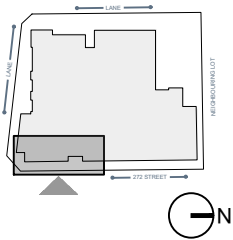
A-3.4



1 PERSPECTIVE-5
SOUTH(PART)

Material Legend

Type	Description	Reference Image	Color	Material
A1	• Face Brick • Brick Size: 3 1/2" x 7 1/2" • Brick Height: 2 1/2" • Manufacturer - Mutual Materials		<u>Color</u> Inca Smooth	
A2	• Stick-built curtain wall system • Vision panels with IGU • Outside-glazed, SSG • Clear reflective laminated glass • Spandrel panel with shadow box • Product: Kawneer 1620UT SSG or similar		<u>Spandrel</u> Opaci Coat Medium Gray #3-0586	
A3	• Powder Coated Aluminium Railing with Safety Glass • Clear reflective laminated glass • Translucent laminated glass		<u>Color</u> Benjamin Moore Black Ink 2127-20	
A4	• Perforated Metal, Round, Aluminum, Alloy 3003-H14, Mill Finish • Product:McNICHOLS Perforated Metal • Panel Size:48"x96" • Panel Thickness: .0320" Thick (20 Gauge)		<u>Color</u> Alloy 3003-H14 (3003H14)	
A5	• SIDEWALK CANOPY • Painted structural steel support • Bent Steel plate • Clear laminated glass • Painted steel gutter		<u>Metal</u> Benjamin Moore- Graphite 1603	
A6	• Metal Composite Panel • Product: AL-13 panel system or similar		<u>Color</u> silver metallic MC309	
A7	• HARDIESOFFIT® PANELS • NON-VENTED CEDARMILL® • THICKNESS - 0.25" • LENGTH - 96", WIDTH - 48"		<u>Color</u> Peppery Ash	
A8	• Face Brick • Brick Size: 3 1/2" x 7 1/2" • Brick Height: 2 1/2" • Manufacturer - Mutual Materials		<u>Color</u> Coal Creek	
A9	• Aluminium Door & Glass • Self Closing power operated • Clear reflective laminated glass		<u>Color</u> Benjamin Moore- Graphite 1603	
A10	Fascia Board		<u>Color</u> Dark Grey RAL 7016 Smooth	



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Drawn By GSV	Date 2021-12-16
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Sheet Title

MATERIAL LEGEND

Scale

N.T.S

Sheet No.

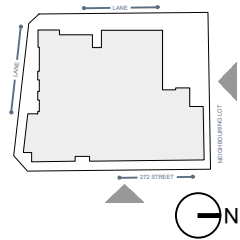
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1 EAST ELEVATION
Scale: N.T.S



2 NORTH ELEVATION
Scale: N.T.S

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Sheet Title

ELEVATIONS

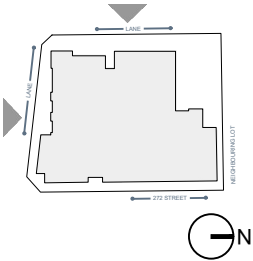
Scale

N.T.S

Sheet No.

A-3.6

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1 WEST ELEVATION
Scale: N.T.S



2 SOUTH ELEVATION
Scale: N.T.S

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**MIXED USE
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Project Address

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Drawn By

GSV

Date

2021-12-16

Checked By

PV

Project ID

LA09_2110

Sheet Title

ELEVATIONS

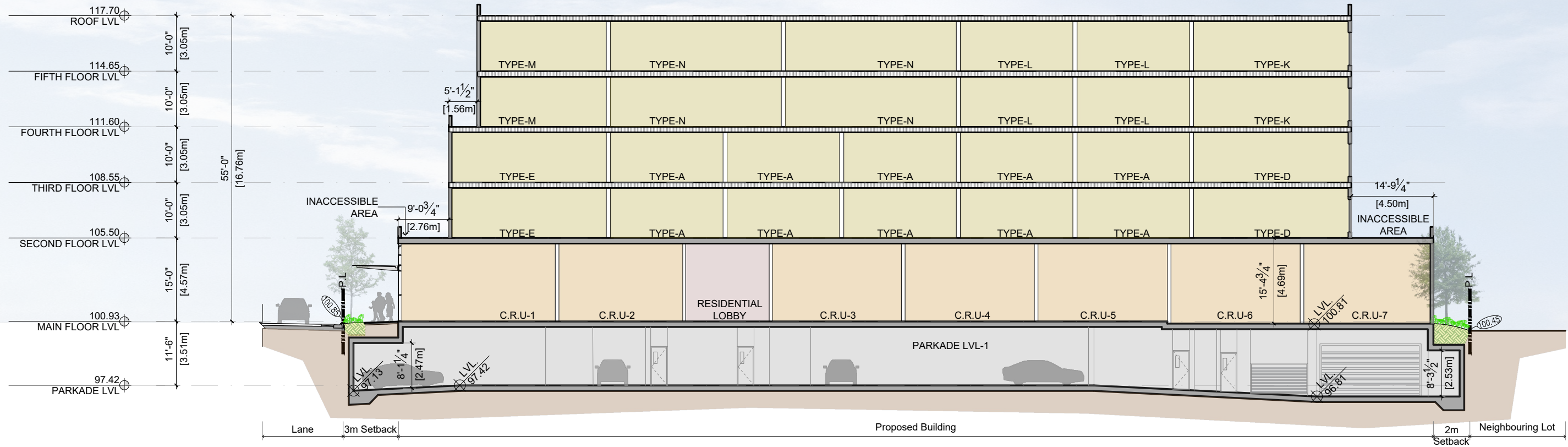
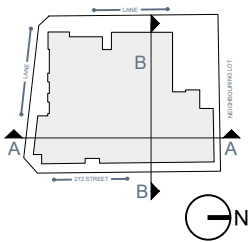
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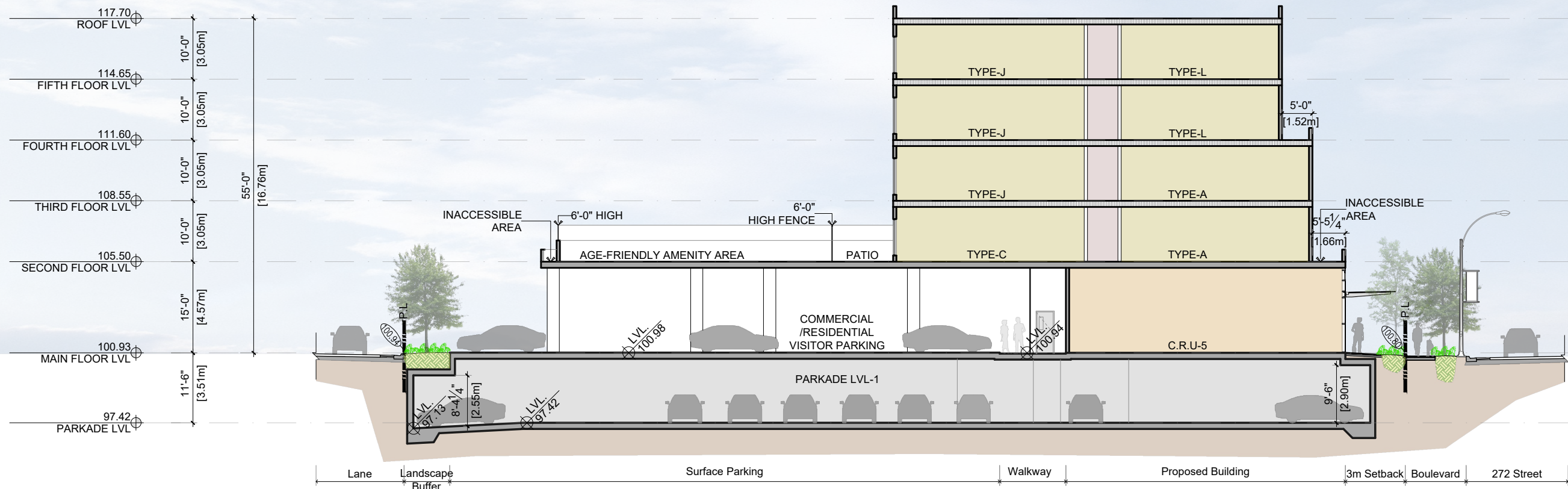
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A-3.7

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1 SECTION A-A
Scale: N.T.S



2 SECTION B-B
Scale: N.T.S

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Sheet Title

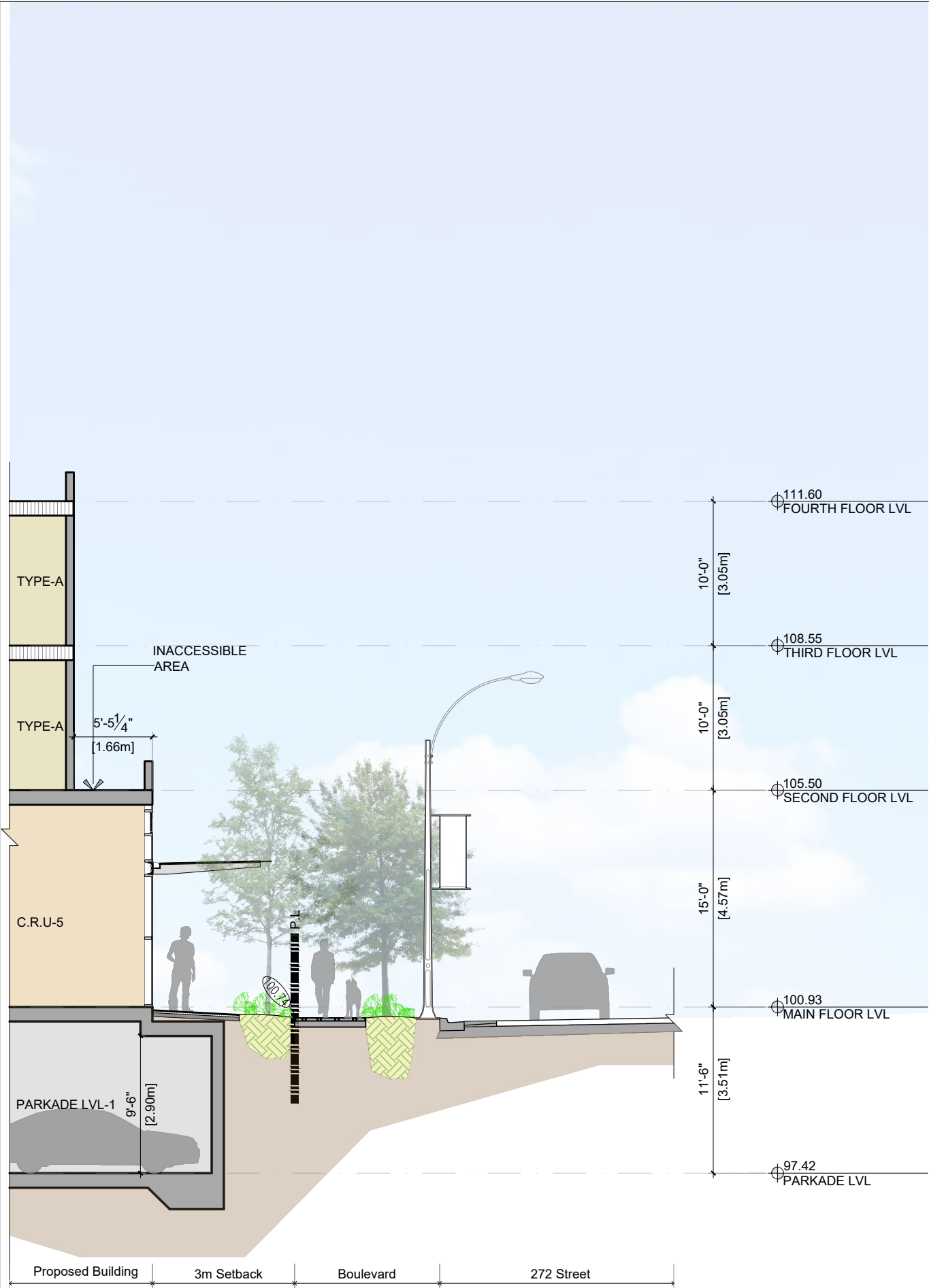
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Scale
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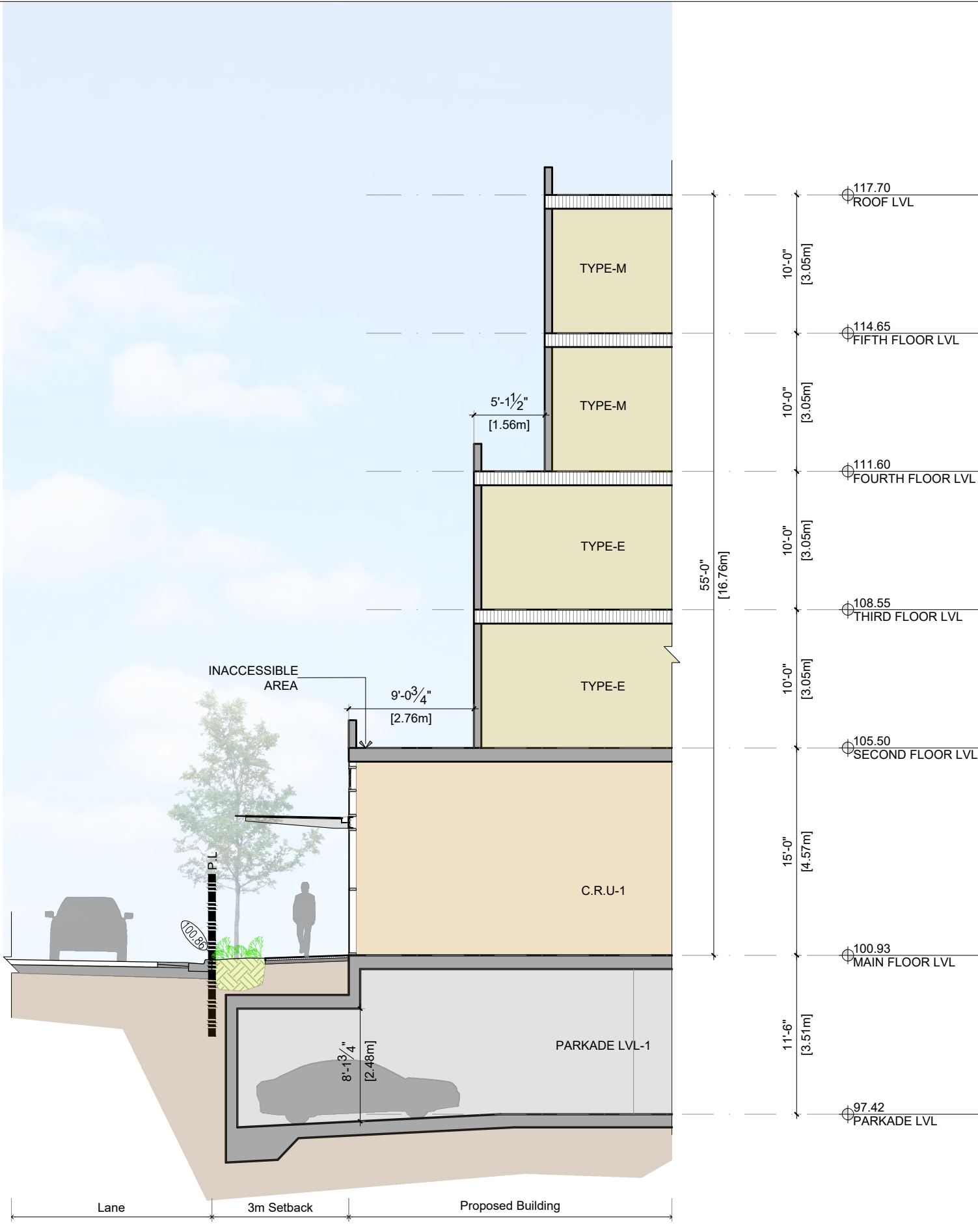
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December 16, 2022



3 SECTION C
Scale: N.T.S



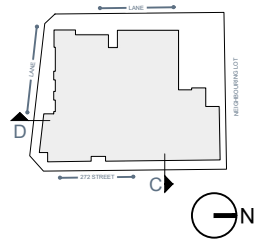
4 SECTION D
Scale: N.T.S



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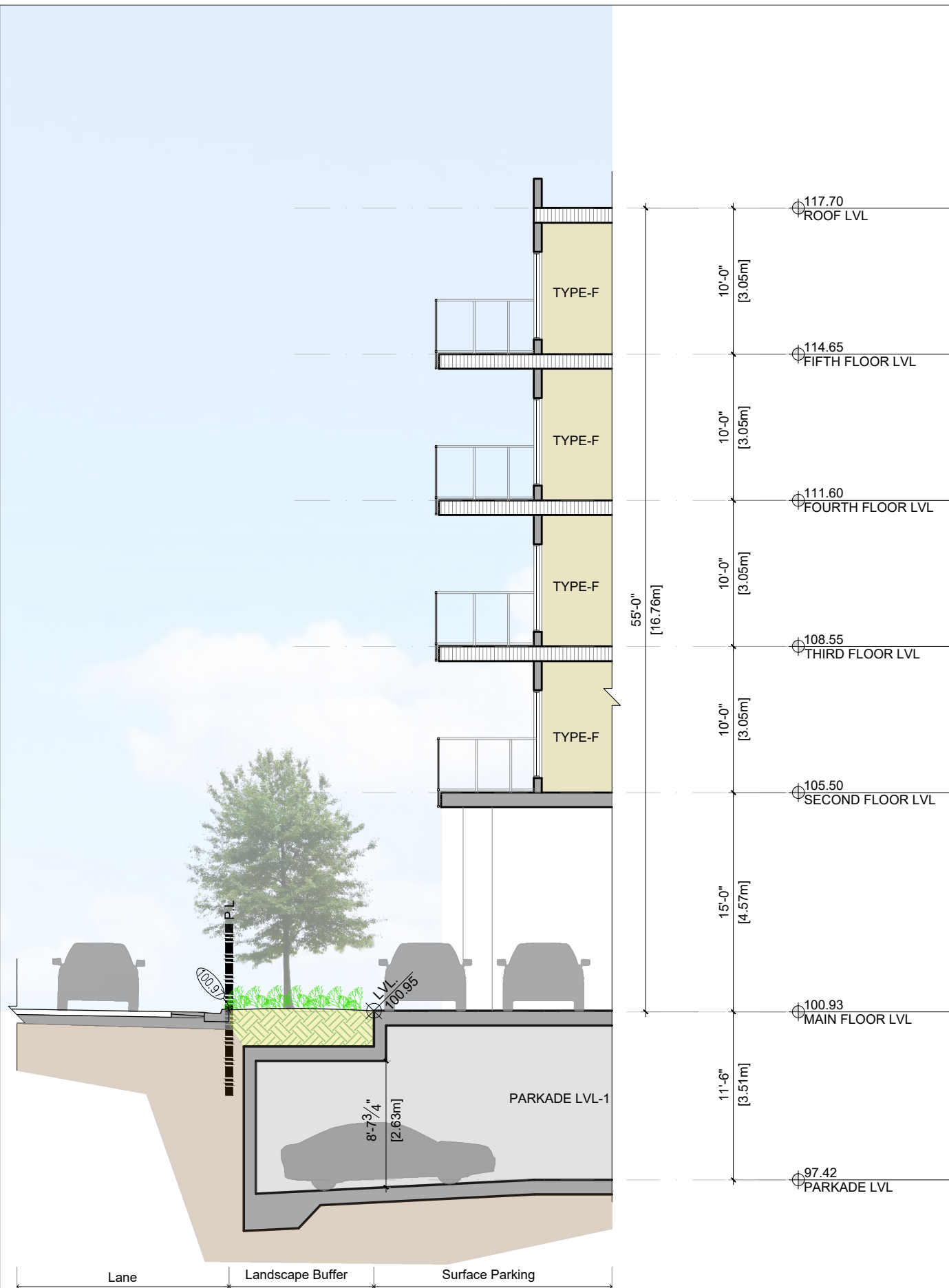
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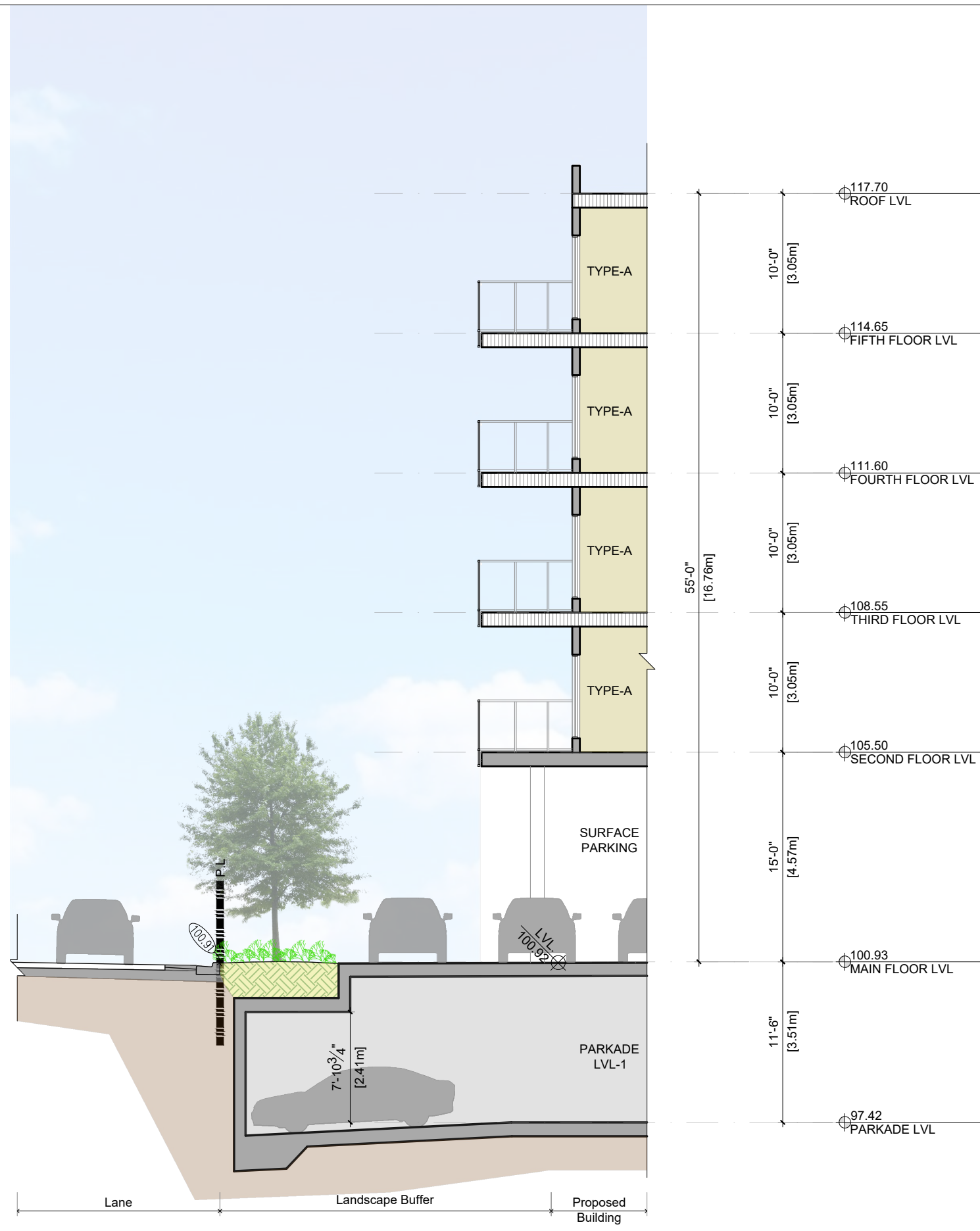
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Sheet No.

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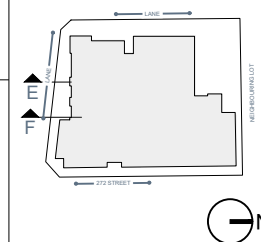


5 SECTION E
Scale: N.T.S



6 SECTION F
Scale: N.T.S

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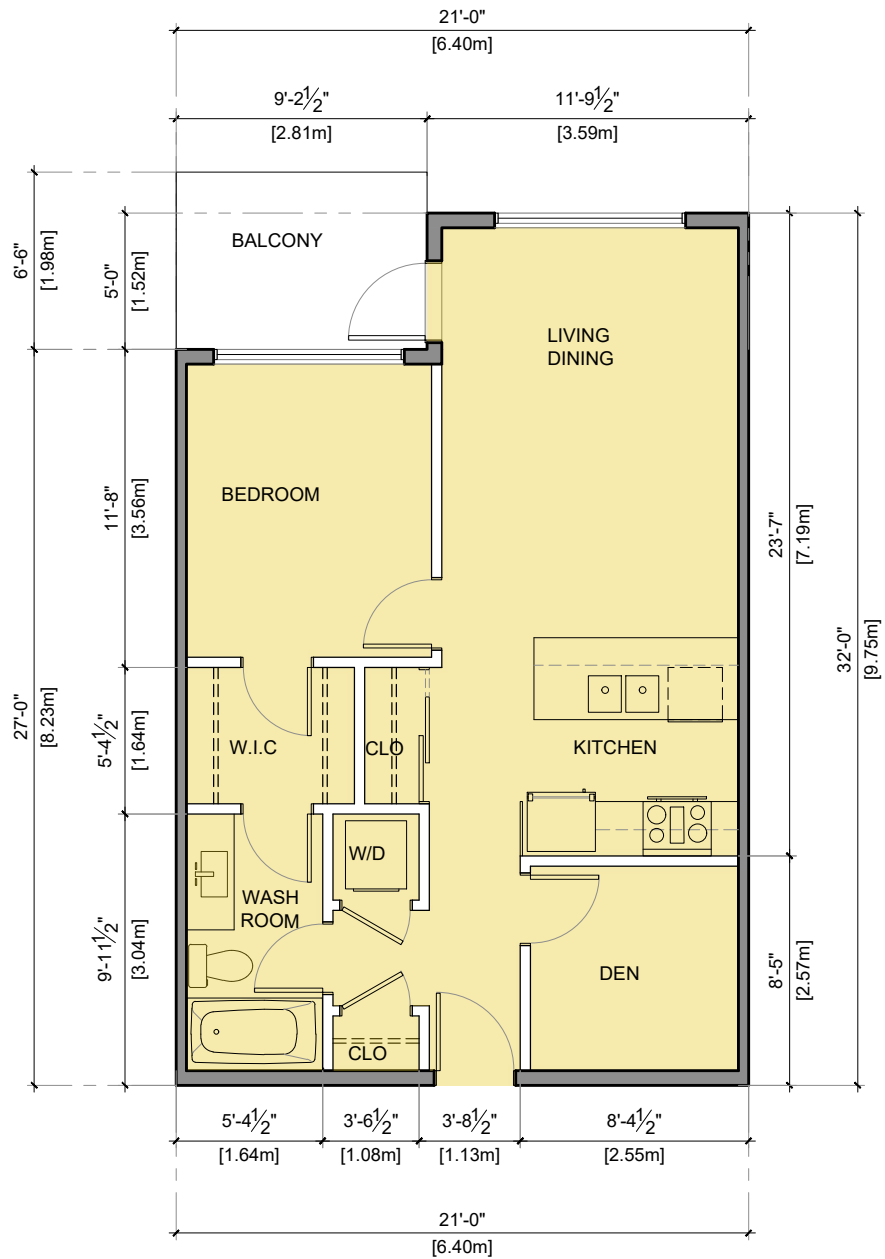
Sheet Title

SECTIONS

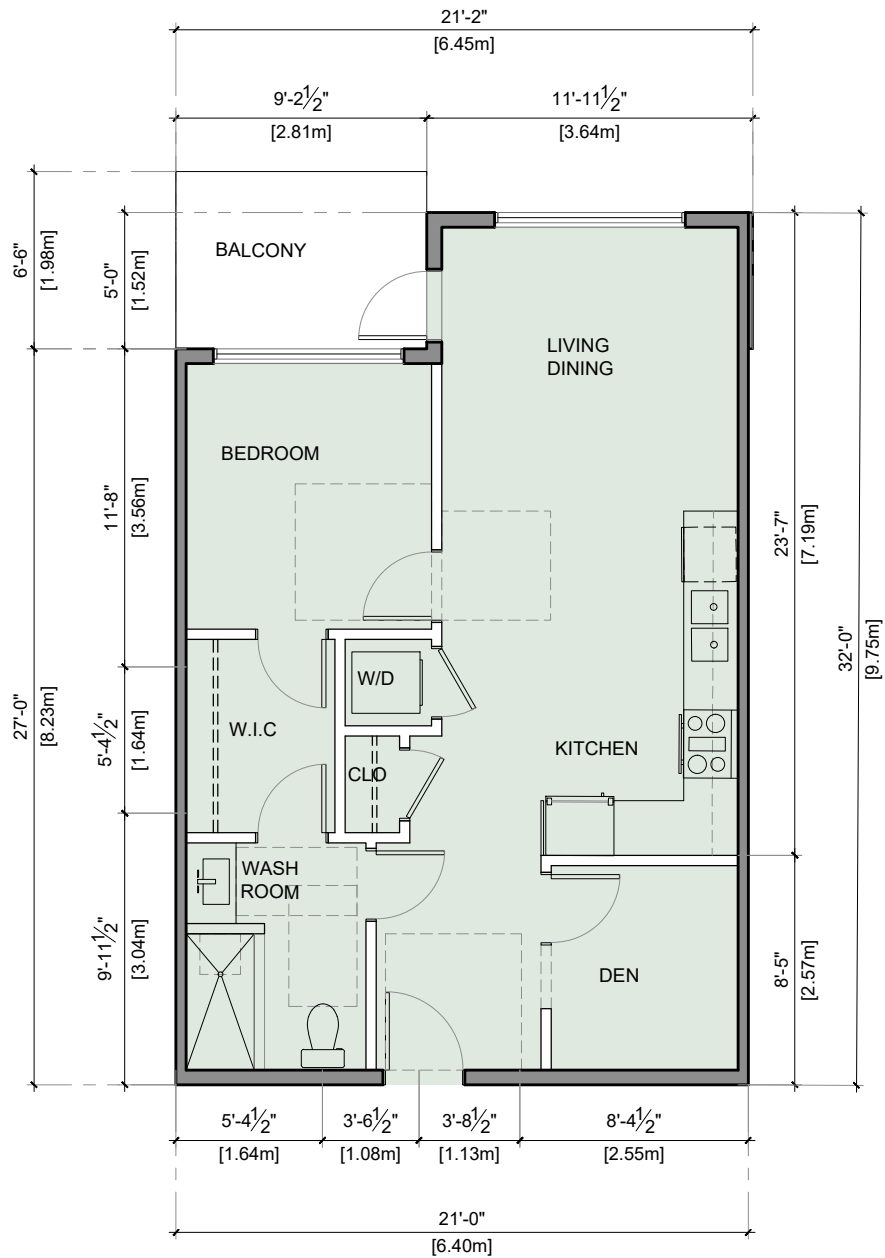
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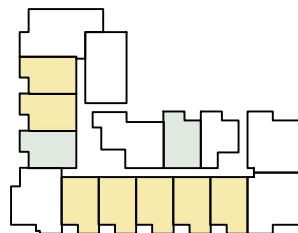
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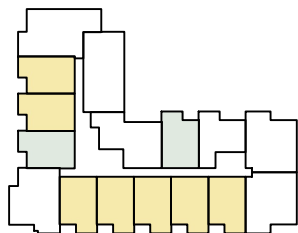
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Scale: N.T.S



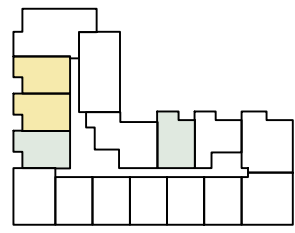
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Scale: N.T.S



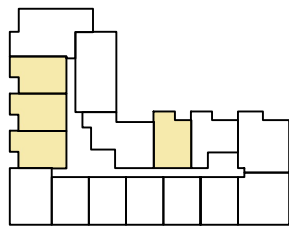
Second Floor Key Plan



Third Floor Key Plan



Fourth Floor Key Plan



Fifth Floor Key Plan

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LEGEND

	1BR
	1BR+ DEN
	1BR+ DEN(ADAP.)
	2BR
	2BR+ DEN
	3BR

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Sheet Title

UNIT PLANS

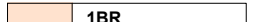
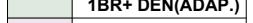
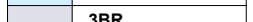
Scale

N.T.S

Sheet No.

A-5.0

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LEGEND	
	1BR
	1BR+ DEN
	1BR+ DEN(ADAP.)
	2BR
	2BR+ DEN
	3BR

2022-12-16	DP Application
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Project Title
**MIXED USE
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Project Address
**3111 272 Street,
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Drawn By GSV	Date 2021-12-16
Checked By PV	Project ID LA09_2110

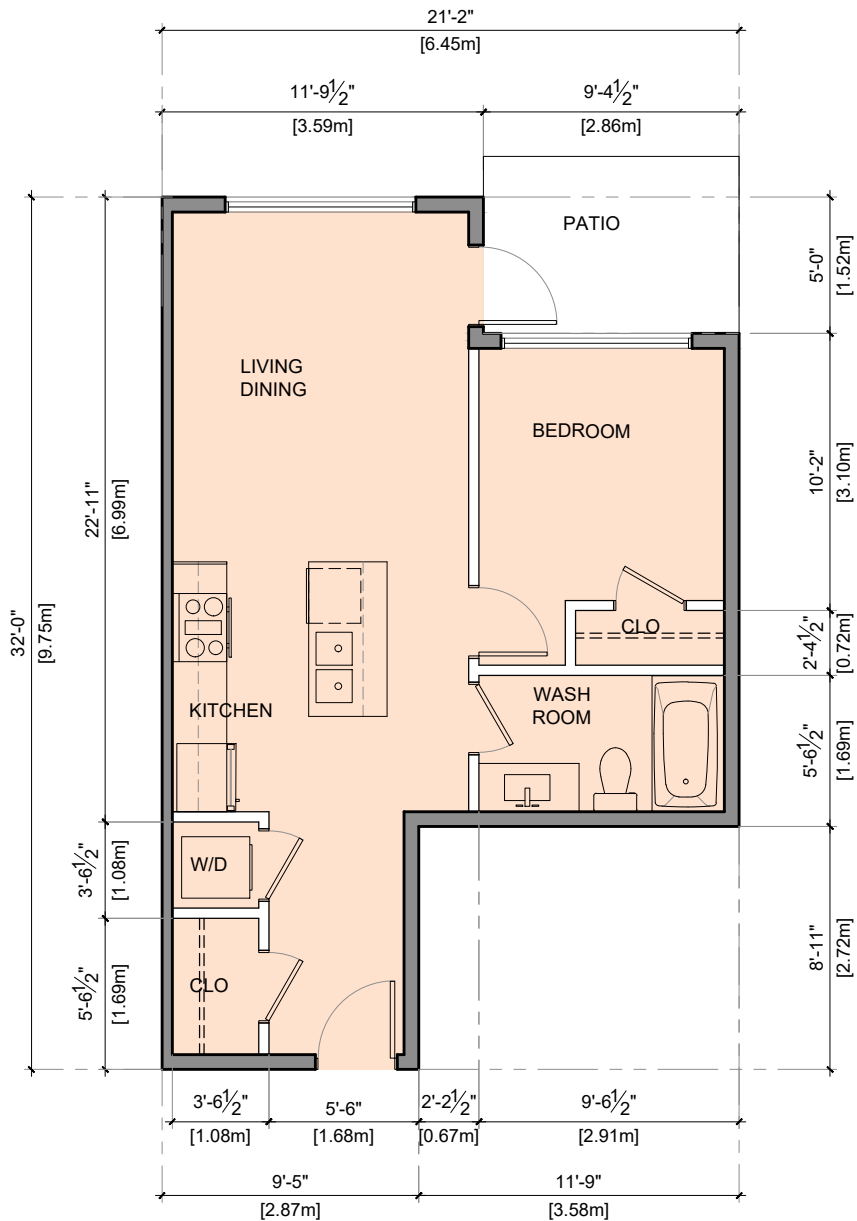
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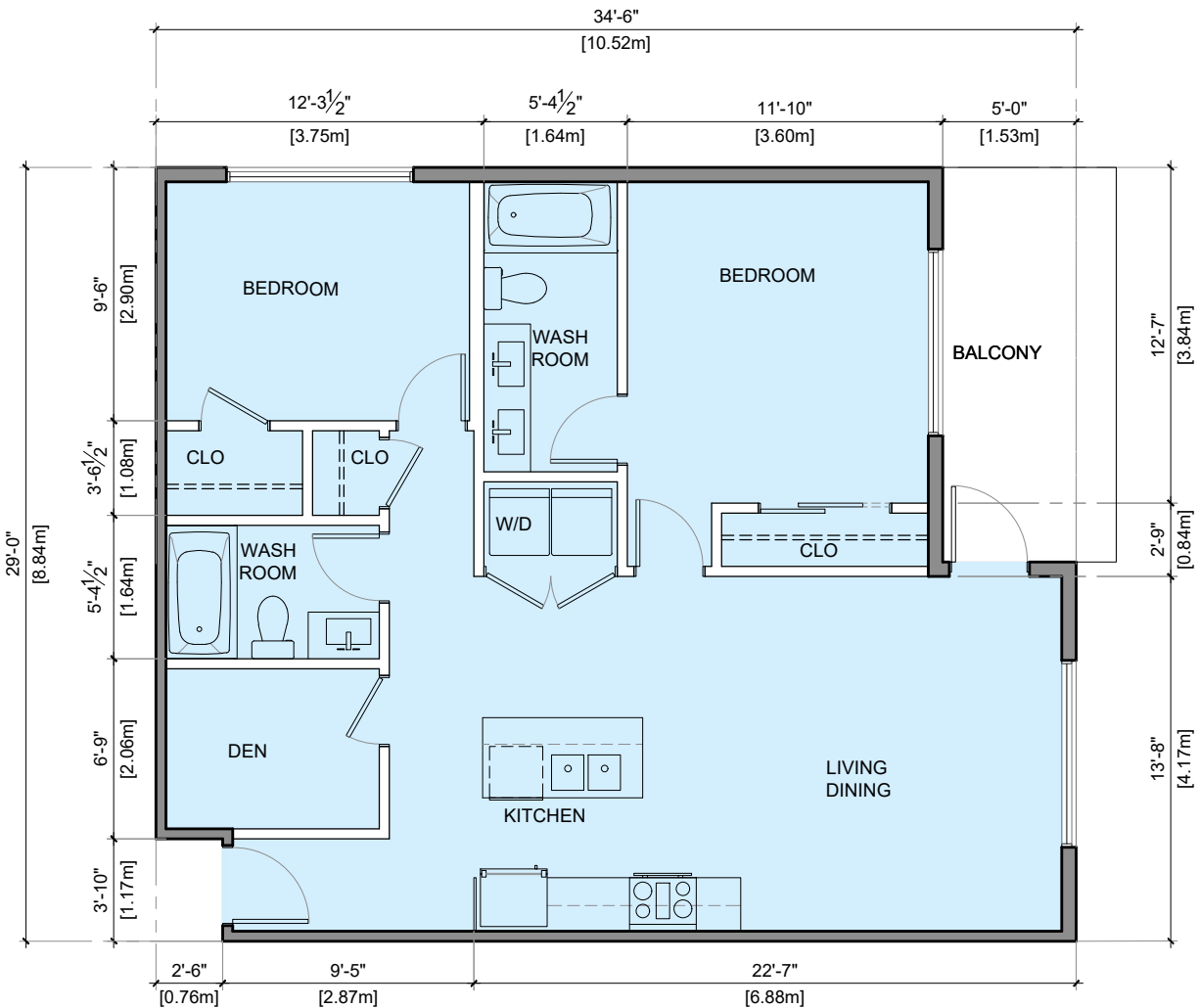
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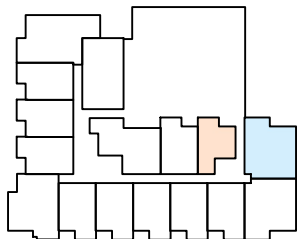
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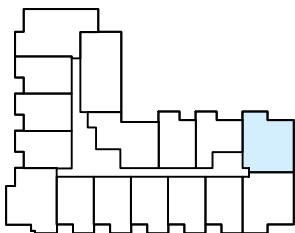
1 UNIT-C
Scale: N.T.S



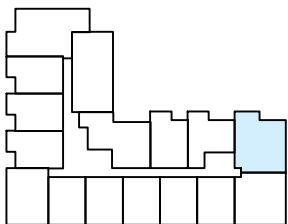
2 UNIT-D
Scale: N.T.S



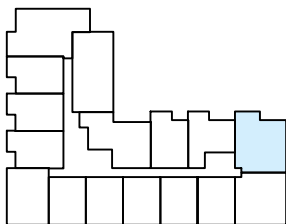
Second Floor
Plan



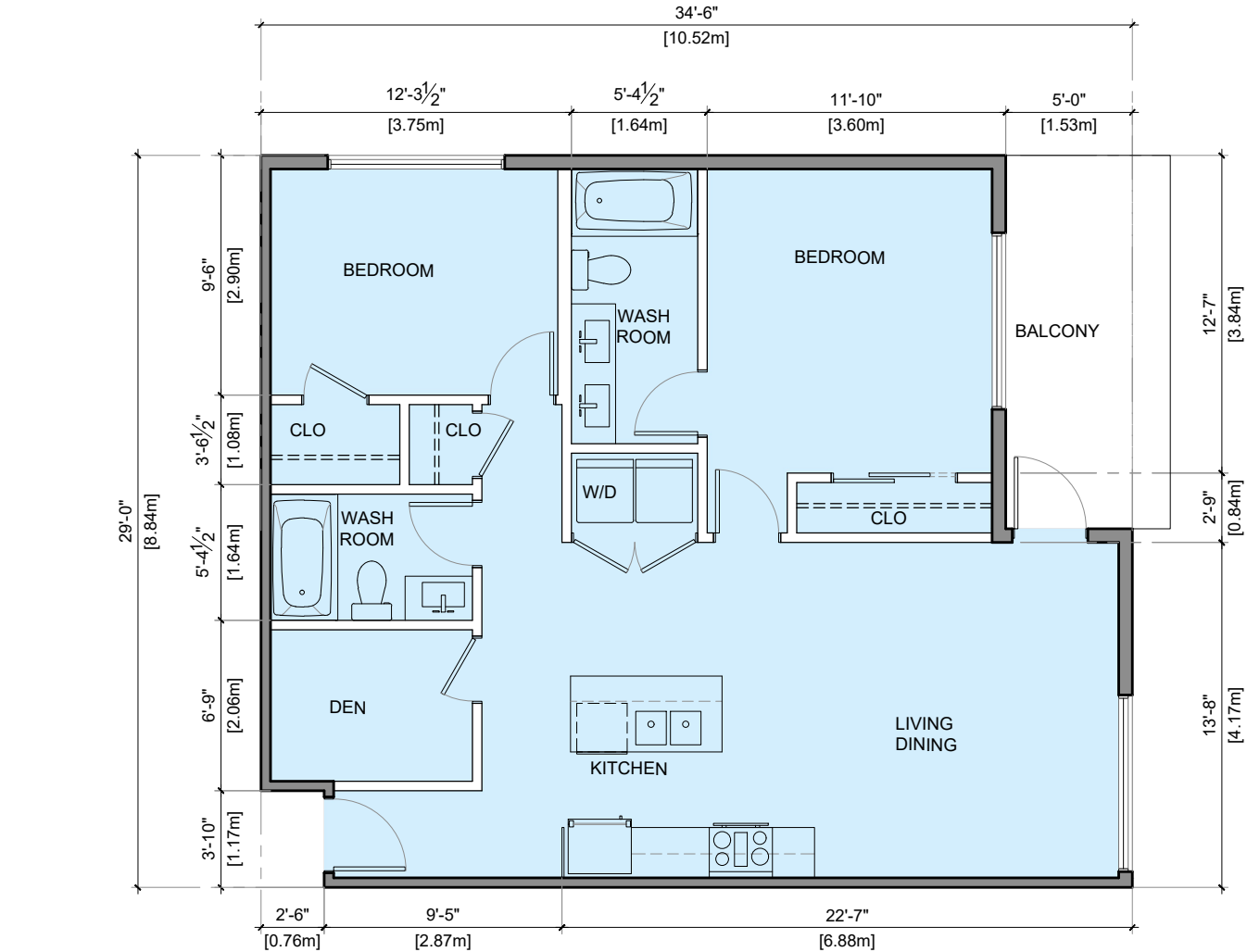
Third Floor
Plan



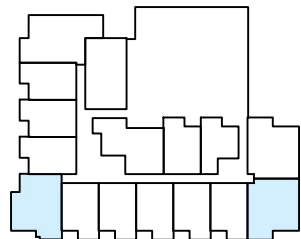
Fourth Floor
Plan



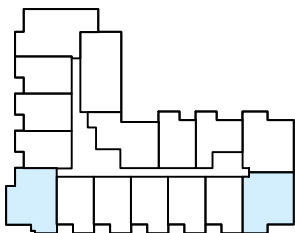
Fifth Floor
Plan



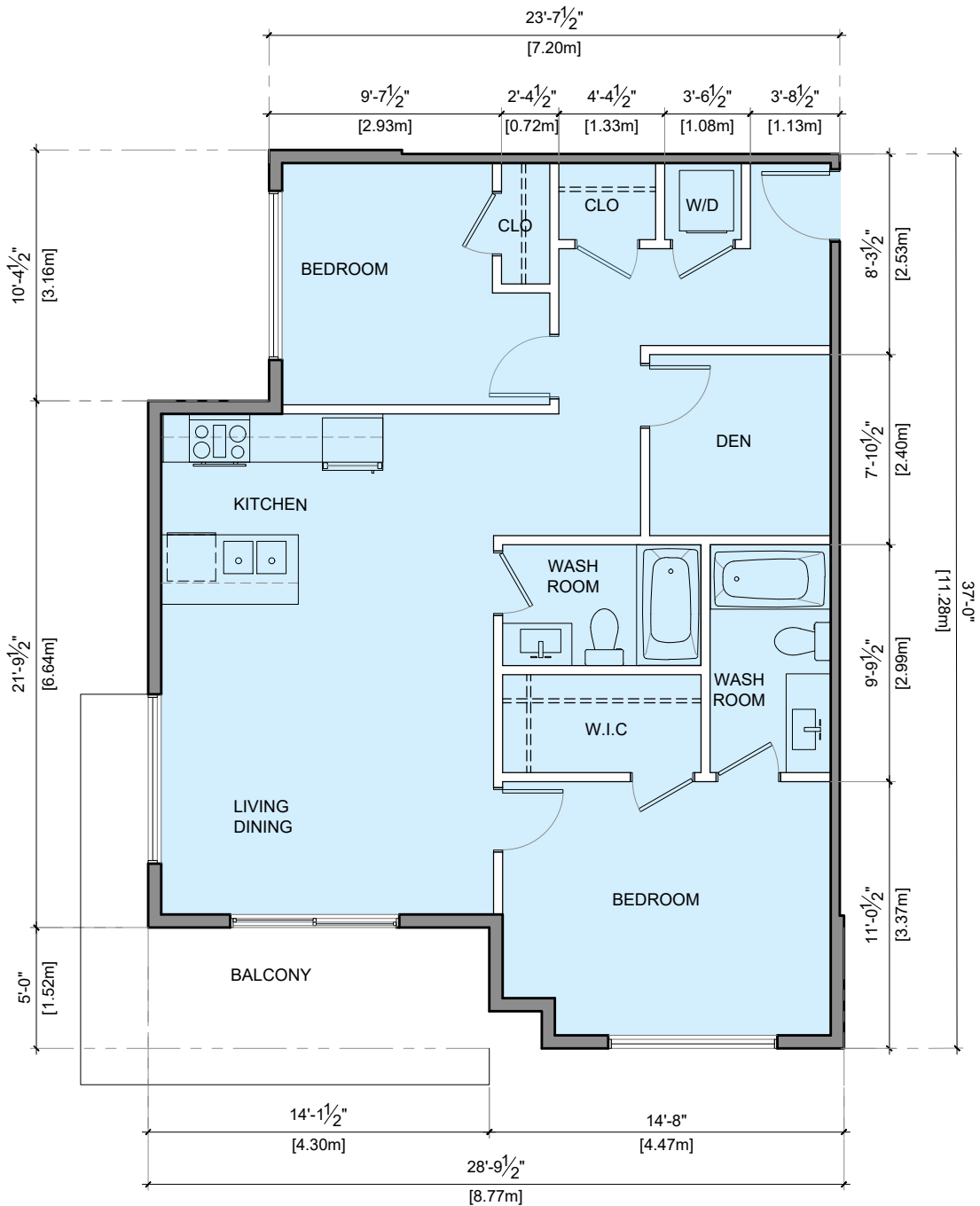
1 UNIT-D1
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Second Floor
Plan

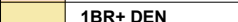
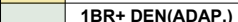
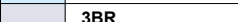


Third Floor
Plan



2 UNIT-E
Scale: N.T.S

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LEGEND	
	1BR
	1BR+ DEN
	1BR+ DEN(ADAP.)
	2BR
	2BR+ DEN
	3BR

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**MIXED USE
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Project Address
**3111 272 Street,
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Drawn By GSV	Date 2021-12-16
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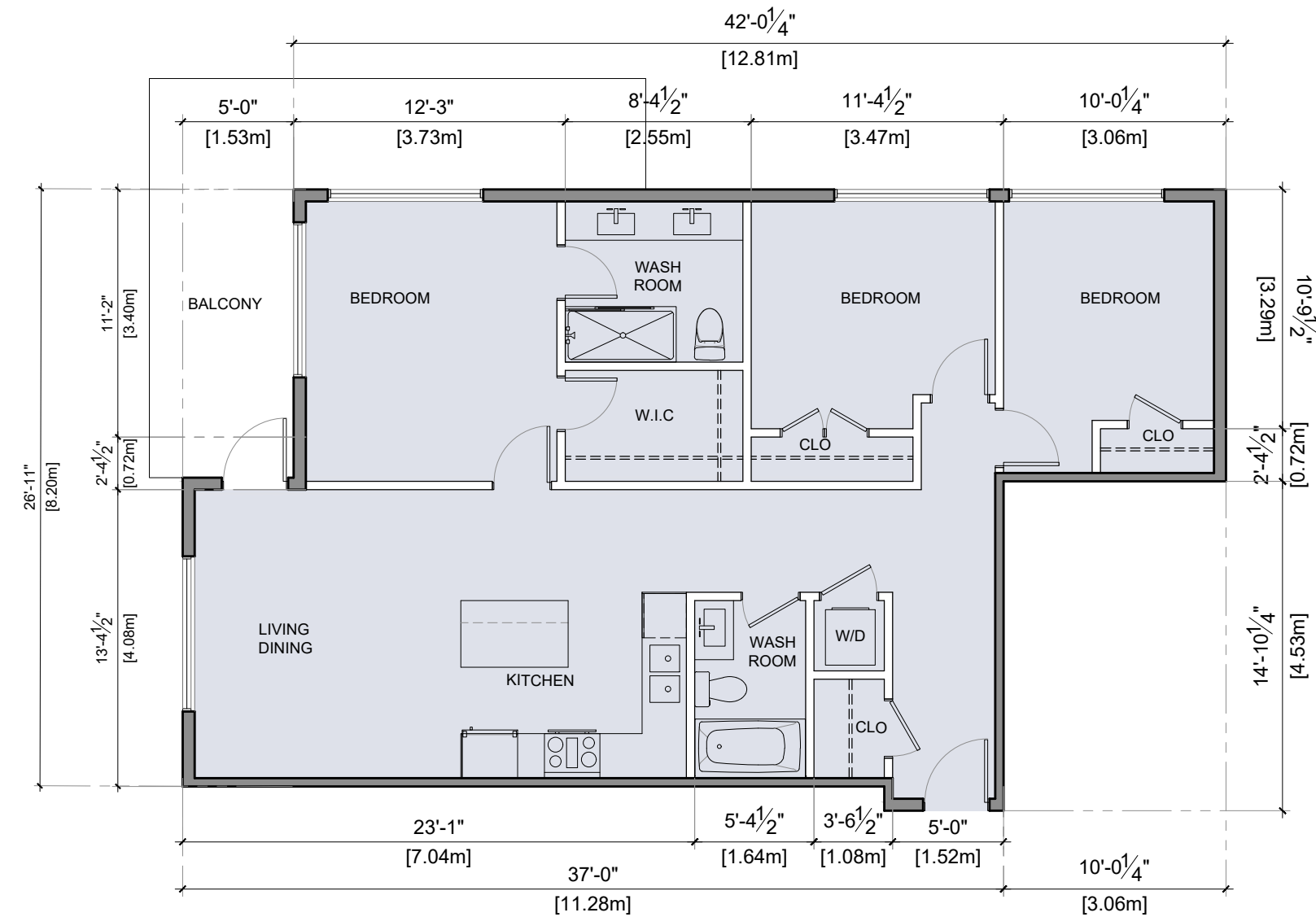
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UNIT PLANS

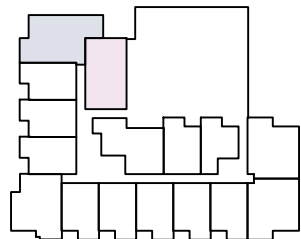
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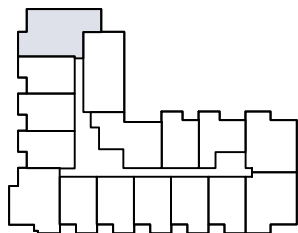
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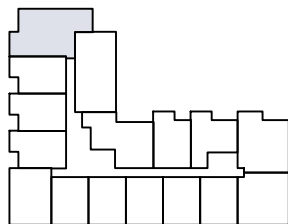
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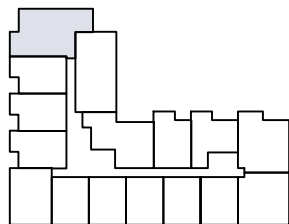
Second Floor Key Plan



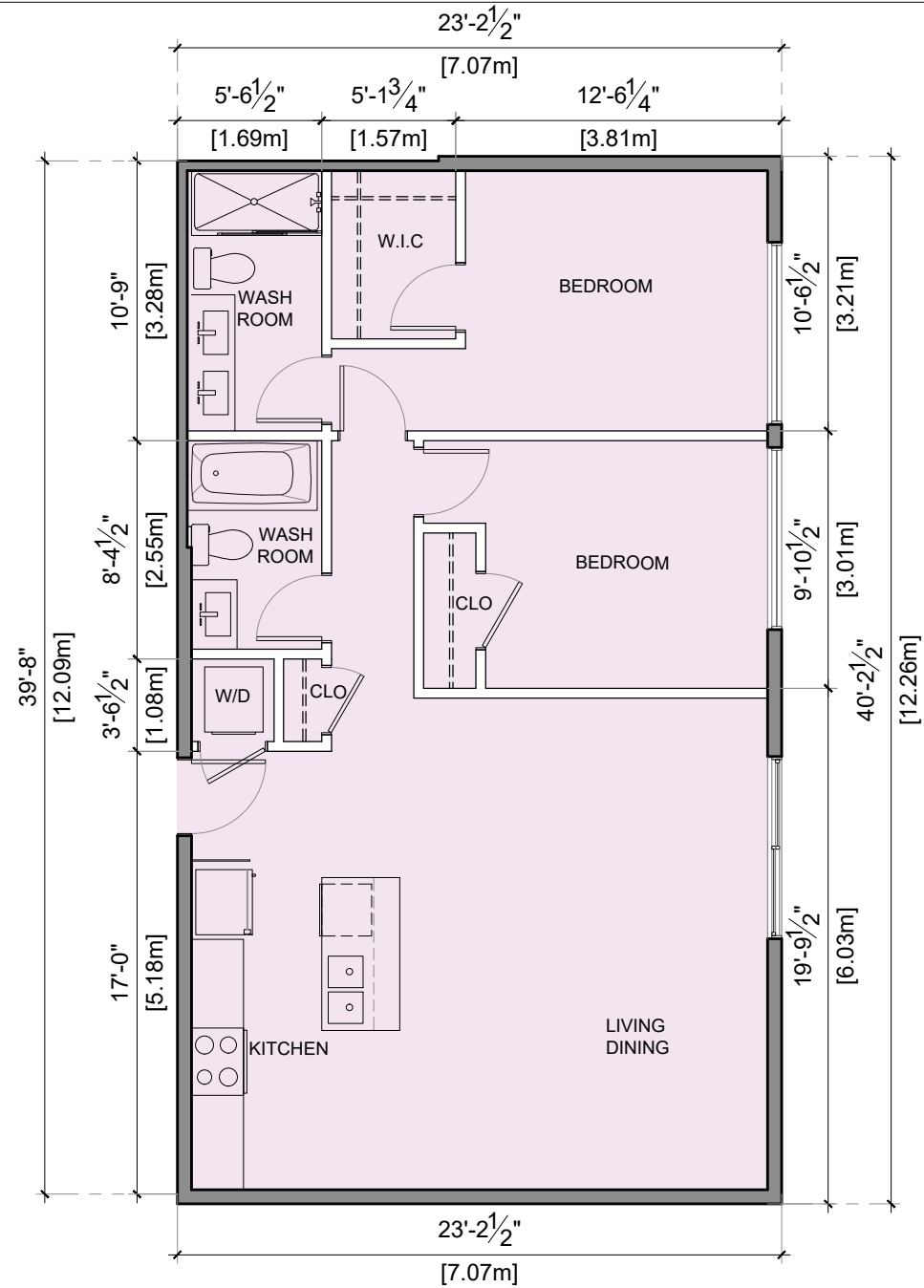
Third Floor Key Plan



Fourth Floor Key Plan



Fifth Floor Key Plan



2 UNIT-G
Scale: N.T.S

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	1BR+ DEN(ADAP.)
	2BR
	2BR+ DEN
	3BR

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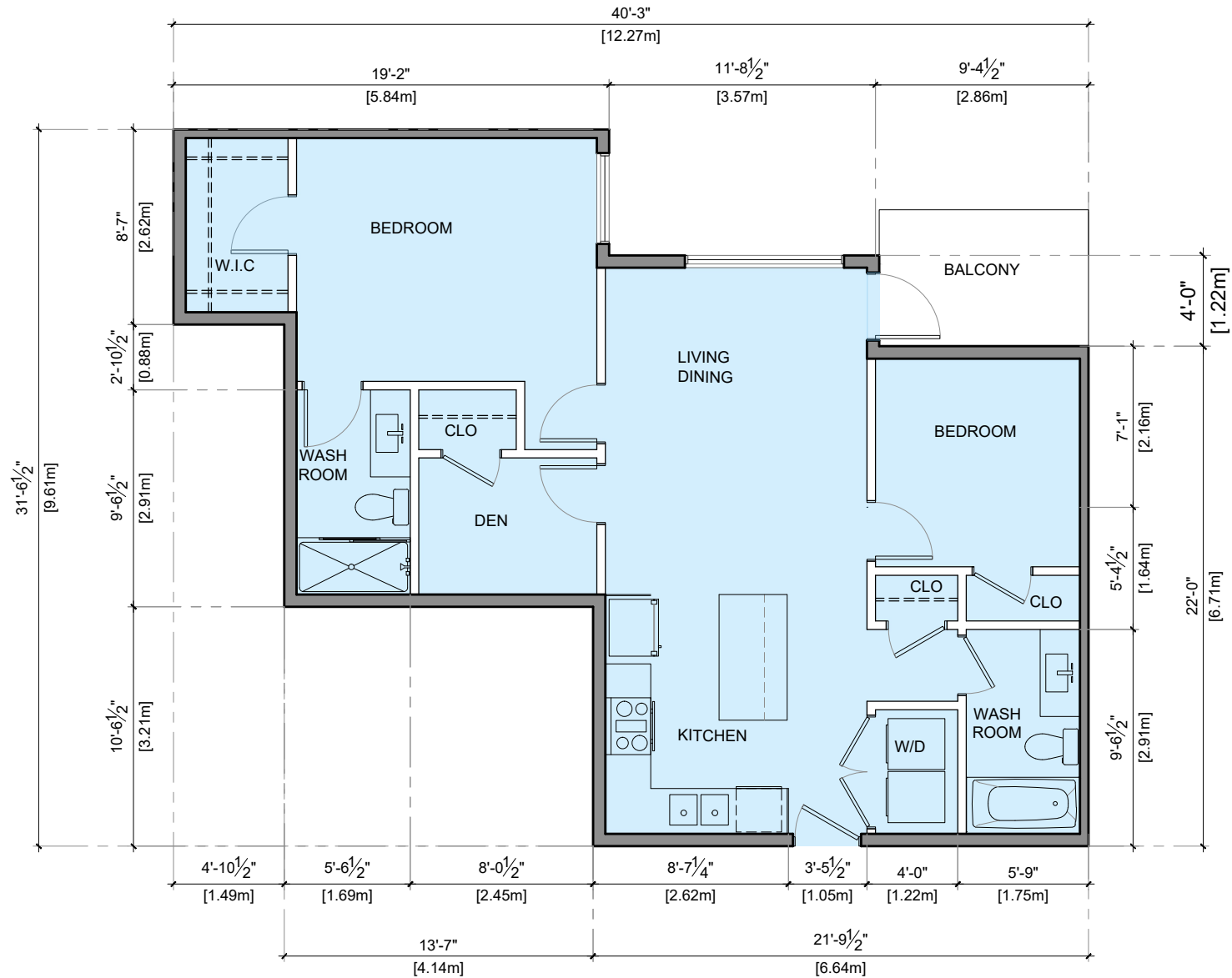
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UNIT PLANS

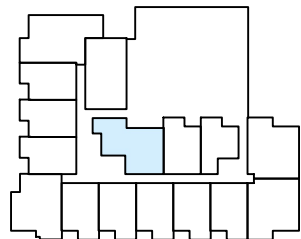
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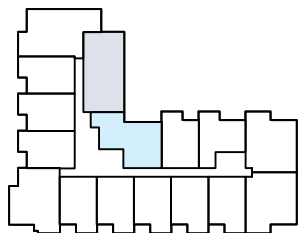
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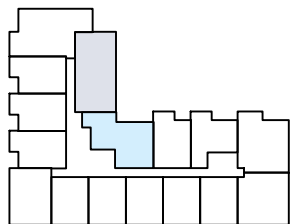
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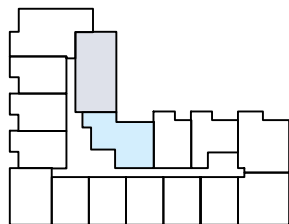
Second Floor Key Plan



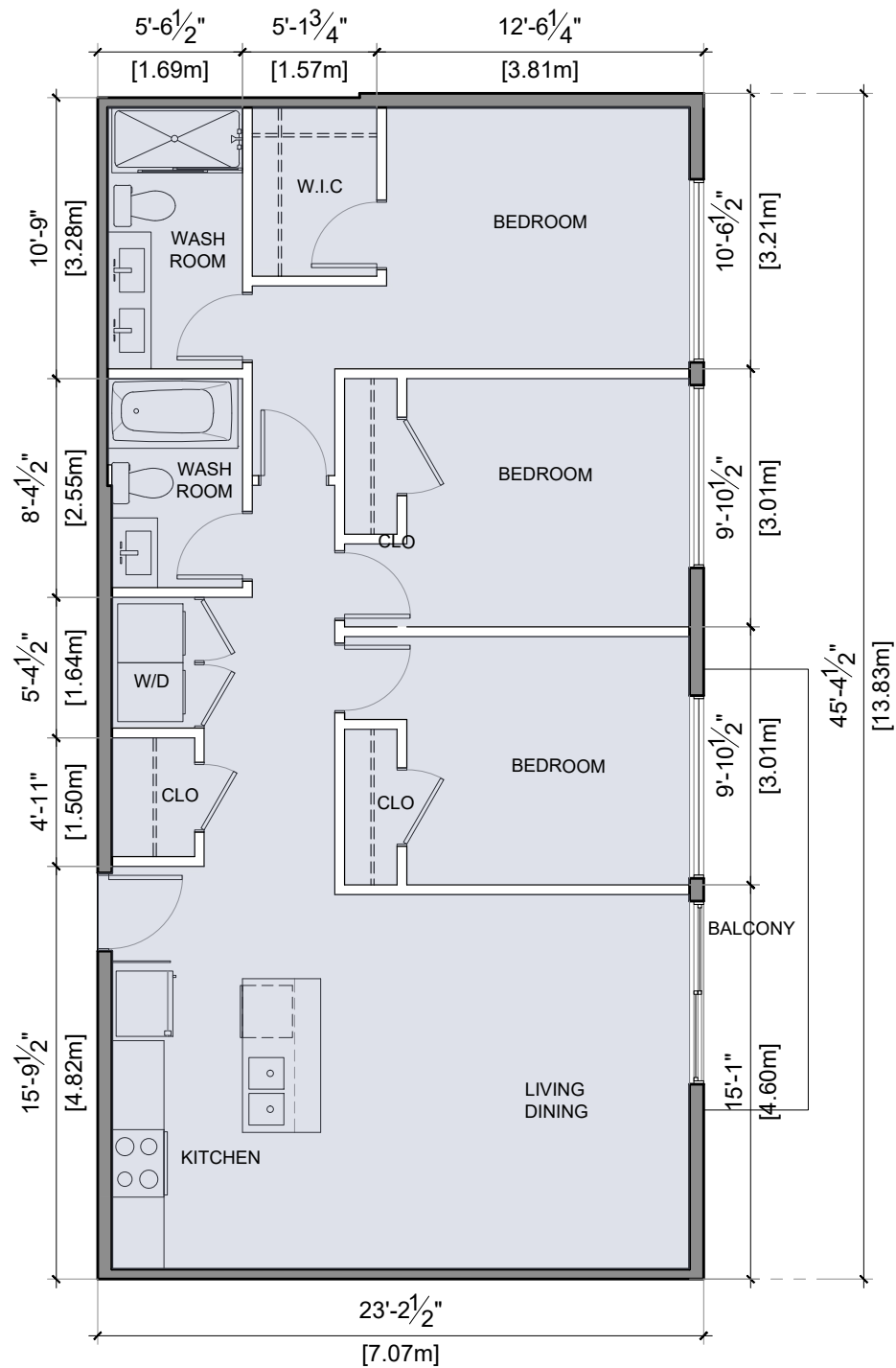
Third Floor Key Plan



Fourth Floor Key Plan

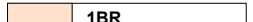
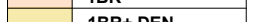
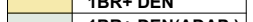
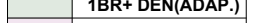


Fifth Floor Key Plan



2 UNIT-I
Scale: N.T.S

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	2BR
	2BR+ DEN
	3BR

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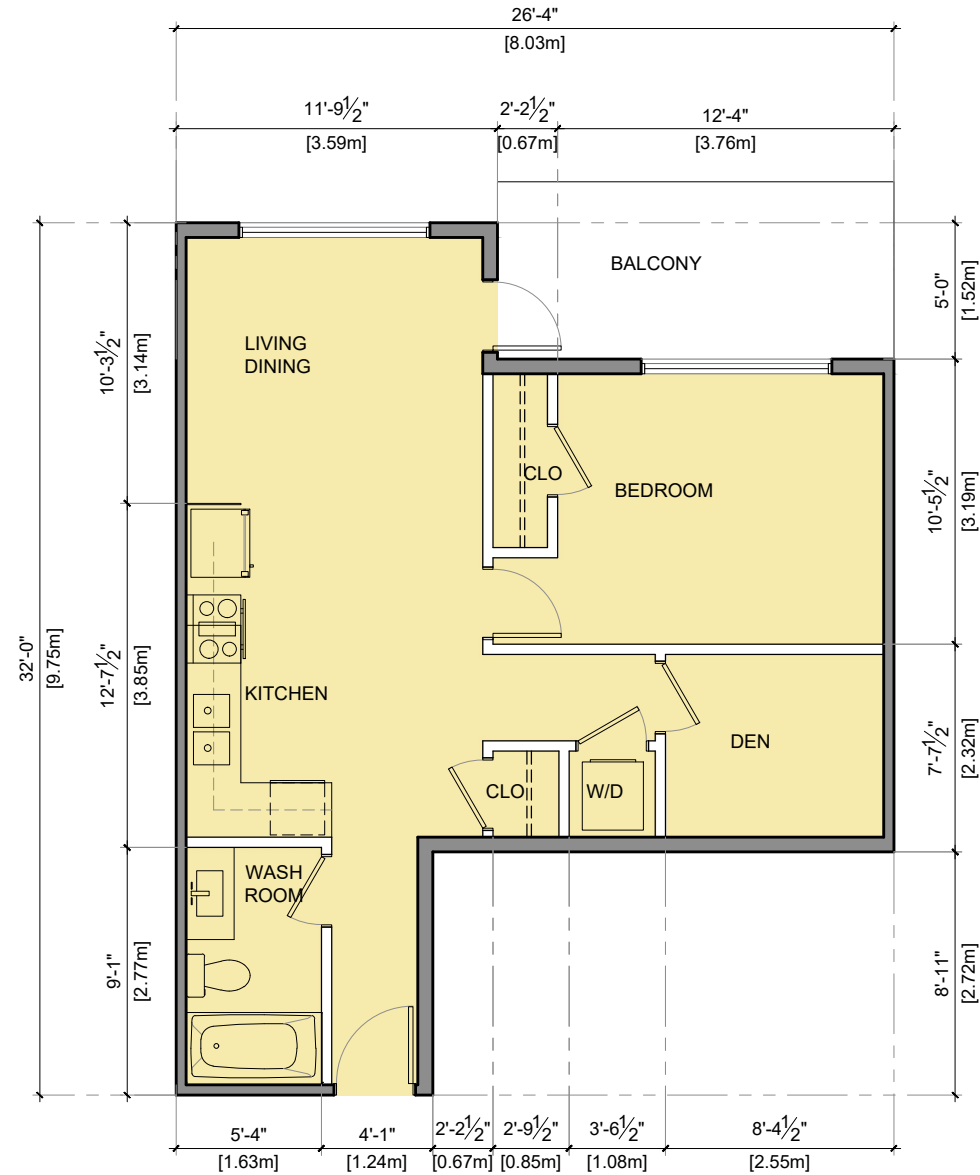
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UNIT PLANS

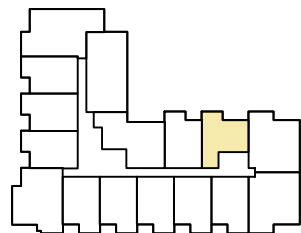
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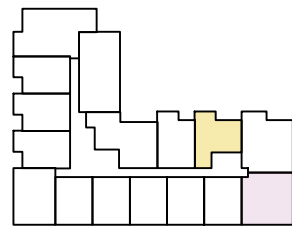
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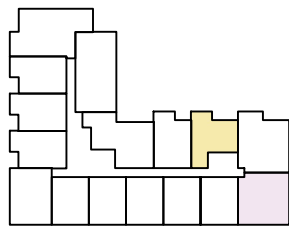
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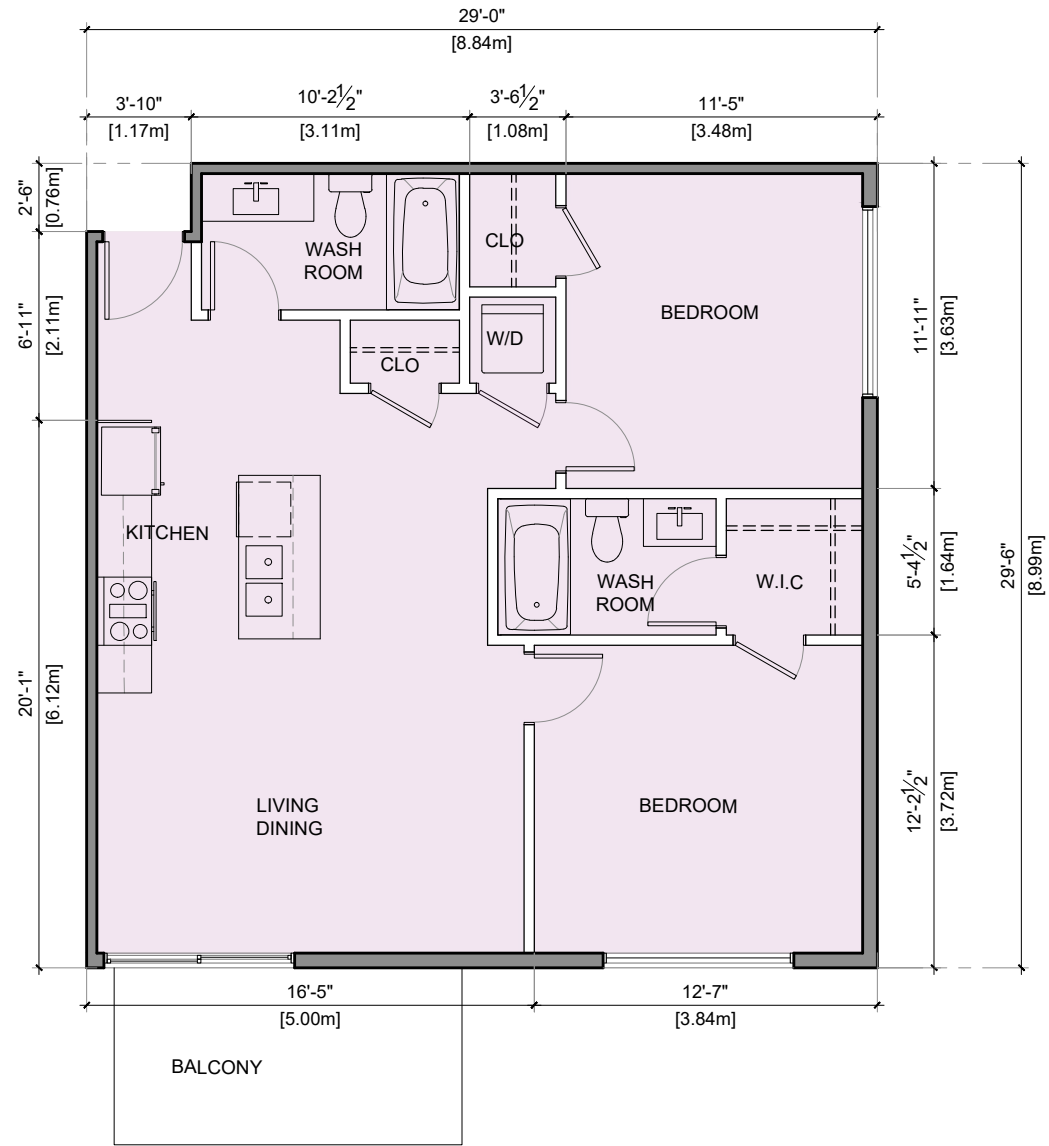
Third Floor Key Plan



Fourth Floor Key Plan



Fifth Floor Key Plan



2 UNIT-K
Scale: N.T.S



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ARCHITECT INC
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LEGEND

	1BR
	1BR+ DEN
	1BR+ DEN(ADAP.)
	2BR
	2BR+ DEN
	3BR

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DEVELOPMENT

Project Address

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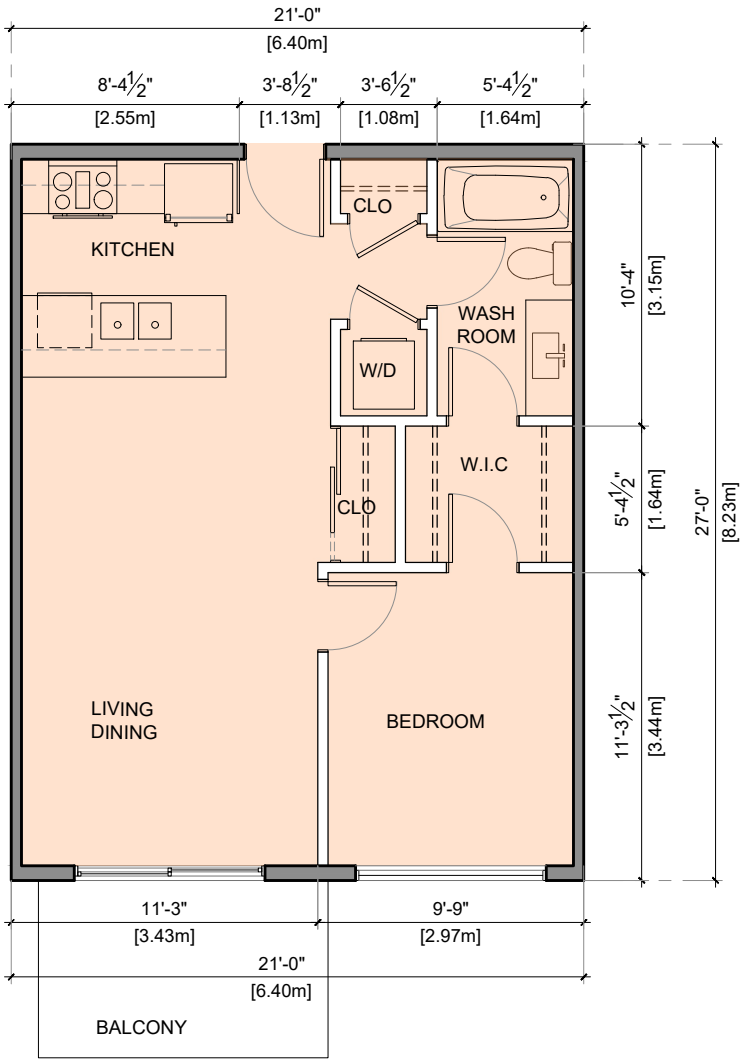
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UNIT PLANS

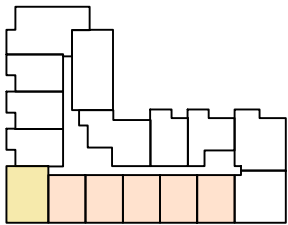
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N.T.S

Sheet No.

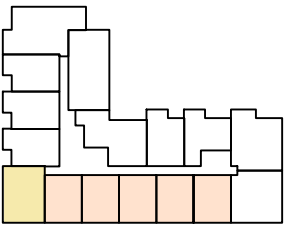
A-5.5



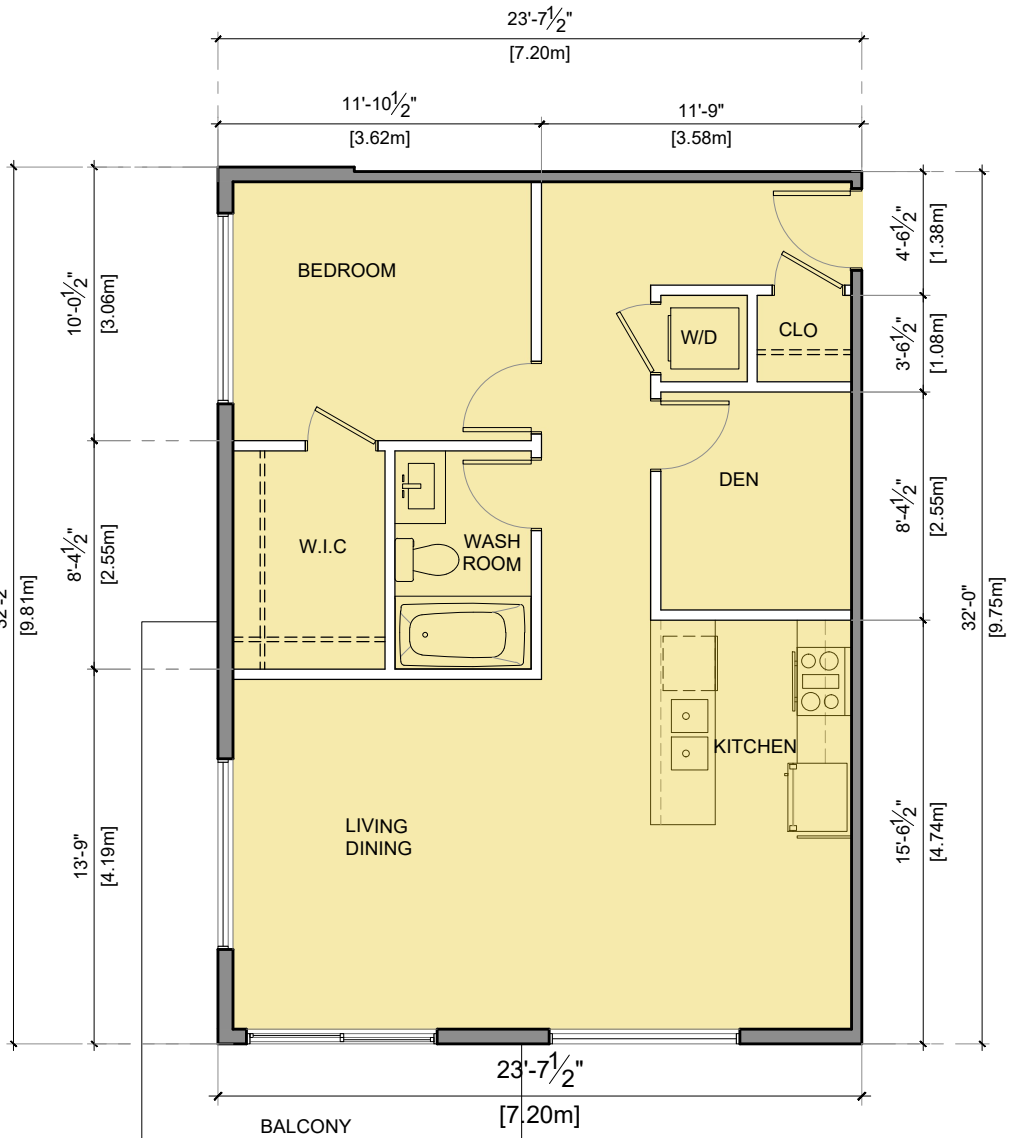
① UNIT-L
Scale: N.T.S



Fourth Floor Key Plan



Fifth Floor Key Plan



② UNIT-M
Scale: N.T.S

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LEGEND	
	1BR
	1BR+ DEN
	1BR+ DEN(ADAP.)
	2BR
	2BR+ DEN
	3BR

2022-12-16	DP Application
2021-12-16	Preliminary Application
Date	Description

Issues / Revisions

Project Title
MIXED USE DEVELOPMENT

Project Address
**3111 272 Street,
TOWNSHIP OF LANGLEY, BC**

Drawn By GSV	Date 2021-12-16
Checked By PV	Project ID LA09_2110

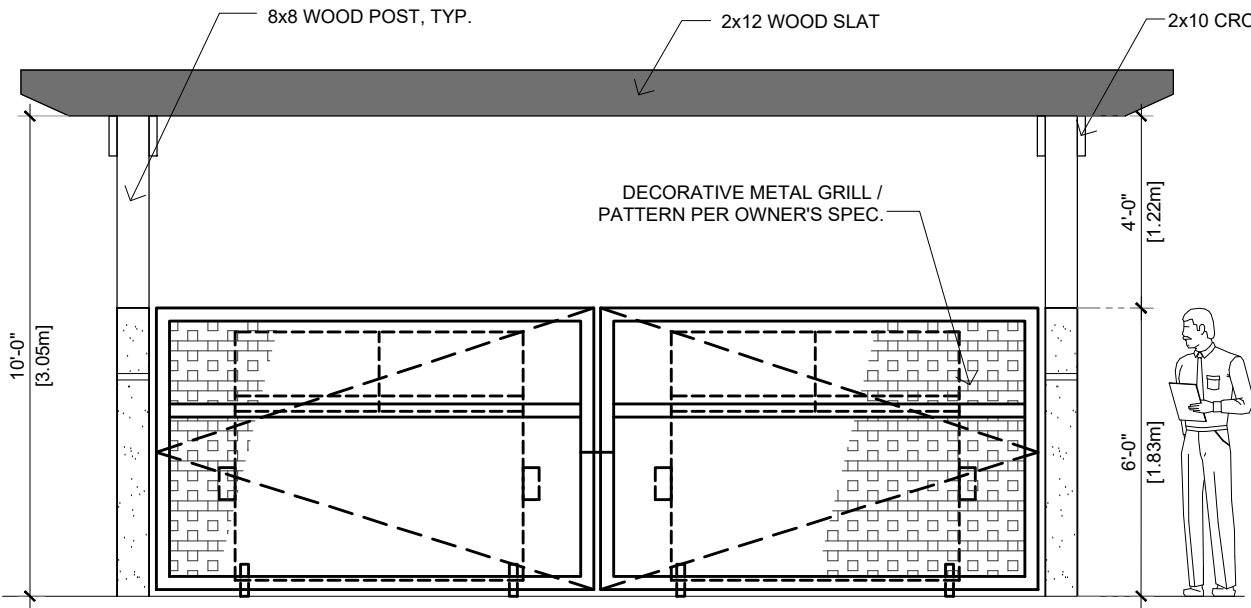
Sheet Title

UNIT PLANS

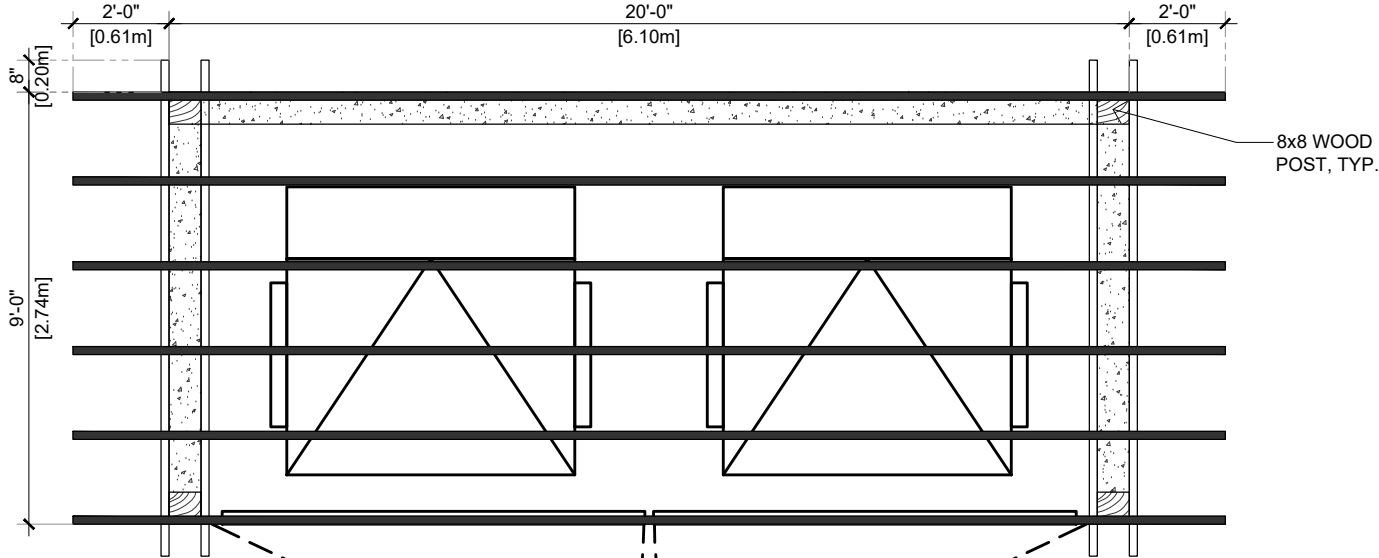
Scale
N.T.S

Sheet No.

A-5.6

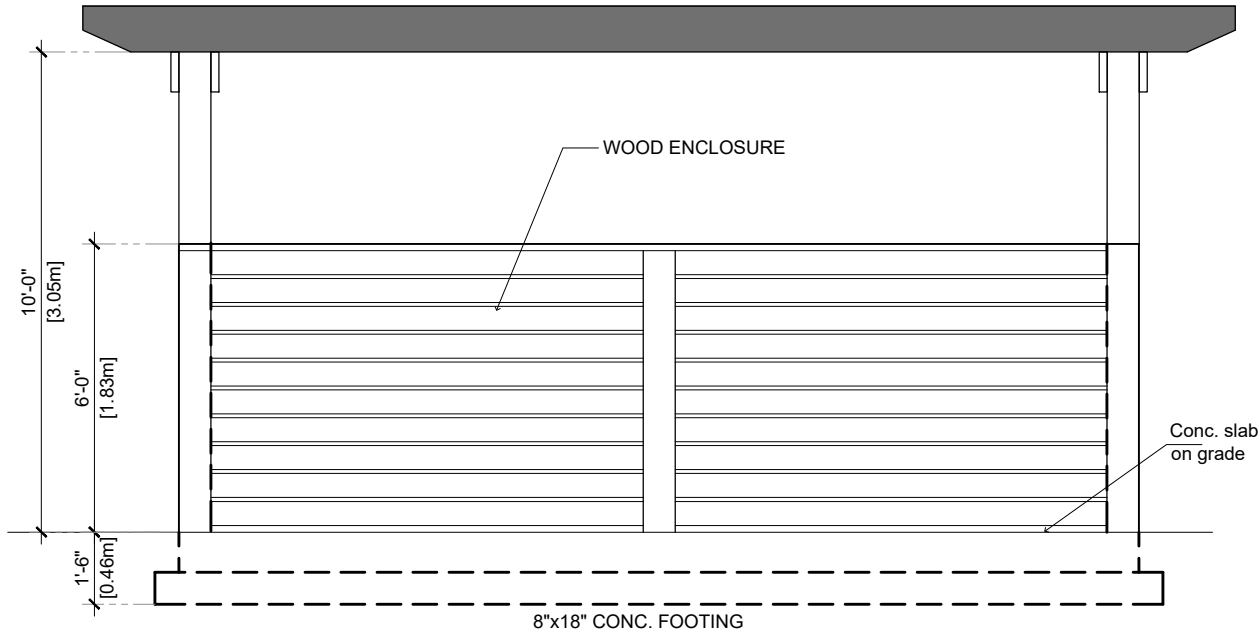


1 FRONT ELEVATION
Scale: 1/4"=1'-0"

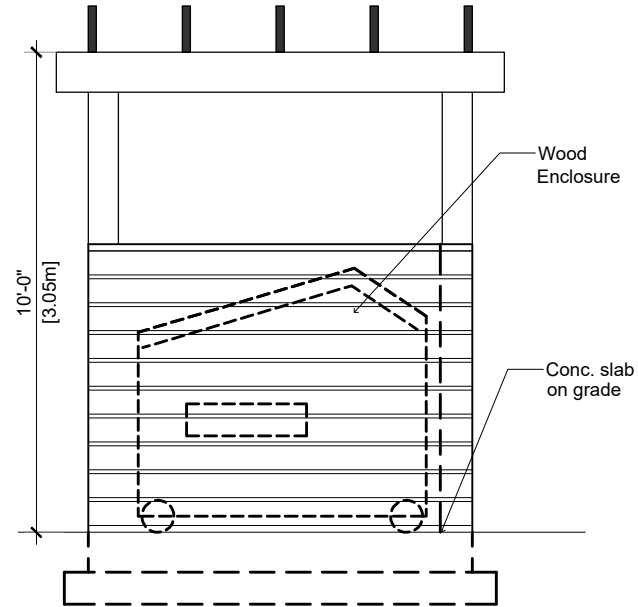


3 GARBAGE ENCLOSURE PLAN
Scale: 1/4"=1'-0"

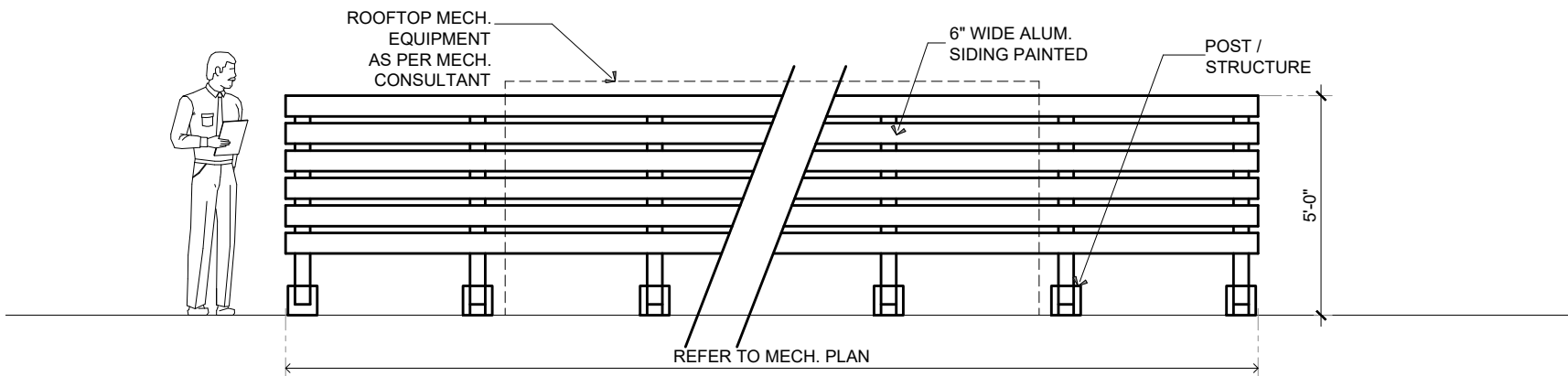
METAL GATES COMPLETE WITH
HINGES, BOLTS AND LOCK PER
OWNER'S SPECS.



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



4 RIGHT SIDE ELEV.
Scale: NTS



5 TYPICAL ROOFTOP MECH. EQUIP. SCREEN DETAIL
Scale: 1/4"=1'-0"

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Sheet Title

DETAILS

Scale
N.T.S

Sheet No.

A-6.0