

DEVELOPMENT PERMIT APPLICATION

TOWNHOUSE DEVELOPMENT

20792 68 Ave
Township of Langley, BC



DRAWING LIST

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PROJECT TEAM

ARCHITECT- DAVID EATON ARCHITECT INC.

1690 West 2nd Avenue
Vancouver, BC V6J 1H4
(604) 608-0161
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LANDSCAPE - VDZ + A

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ARBORIST-

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#102 - 355 KINGSWAY
VANCOUVER, BC
604.882.0024 x111
glyn@vdz.ca

PROJECT SUMMARY

LOT INFO	ADDRESS		20792 68 Ave, Township of Langley BC			
	LEGAL DESCRIPTION		LT 4, DL 311, NWD, PL NWP68504			
SITE AREA		(Sqft)	(Sqm)	(Acre)	(Ha)	
GROSS AREA		36,448	3,386	0.84	0.34	
DEDICATION		3,556	330	0.08	0.03	
NET AREA (AFTER DEDICATION)		32,892	3,056	0.76	0.31	
ZONING	ZONING		CURRENT		PROPOSED	
			SR2		CD	
	SETBACKS		PERMITTED		PROPOSED	
	NORTH (ALONG 68 Ave)				4.0m	
	SOUTH (ALONG NEIGHBOURING LOT)				4.5m	
	EAST (ALONG 208 STREET)				4.0m	
	WEST (ALONG NEIGHBOURING LOT)				3.0m	
	BLDG HEIGHT		PERMITTED		PROPOSED	
					3 STOREY	
	DENSITY(NET)		PERMITTED		PROPOSED	
UPA (UNITS PER ACRE)				23.68		
TOWNHOUSE DWELLING UNITS				18		
PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (NET)		(Sqft)	(Sqm)	(%age)	REMARKS
	PROPOSED		10961	1,018	33.32%	
	FAR CALCULATION					
	GROSS AREA		GARAGE	LVL-1	TOTAL LVL-1	LVL-2
	(EXCLUDING GARAGE & AMENITY)		(Sqft)	(Sqft)	(Sqft)	(Sqft)
	UNIT-A		430	170	600	644
	UNIT-A1		430	170	600	667
	UNIT-A2		430	170	600	641
	UNIT-A3		430	170	600	665
	UNIT-B		450	195	645	665
	UNIT-C		525	111	636	645
	UNIT-C1		525	111	636	645
OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN					
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED STALLS	
	TOWHHOUSE	18	2 CAR / UNIT	36	36	
	VISITORS	18	0.2 CAR / UNIT	3.6 SAY 4	4	
	TOTAL			40	40	
AMENITY	AMENITY					
	OUTDOOR AMENITY		REMARKS			
	REQUIRED (Sqft)	1,548	86 Sqft / UNIT AT GRADE as per Zoning Bylaw 111.5 (1)			
	PROPOSED (Sqft)	1,560				



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2023-04-21	DP Application
2022-12-09	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title

TOWNHOUSE DEVELOPMENT

Project Address

20792 68 AVENUE TOL, BRITISH COLUMBIA

Drawn By SS	Date 2023-04-21
Checked By MG	Project ID LA14_2209

Sheet Title

PROJECT SUMMARY

Scale

Sheet No.

A-0.2

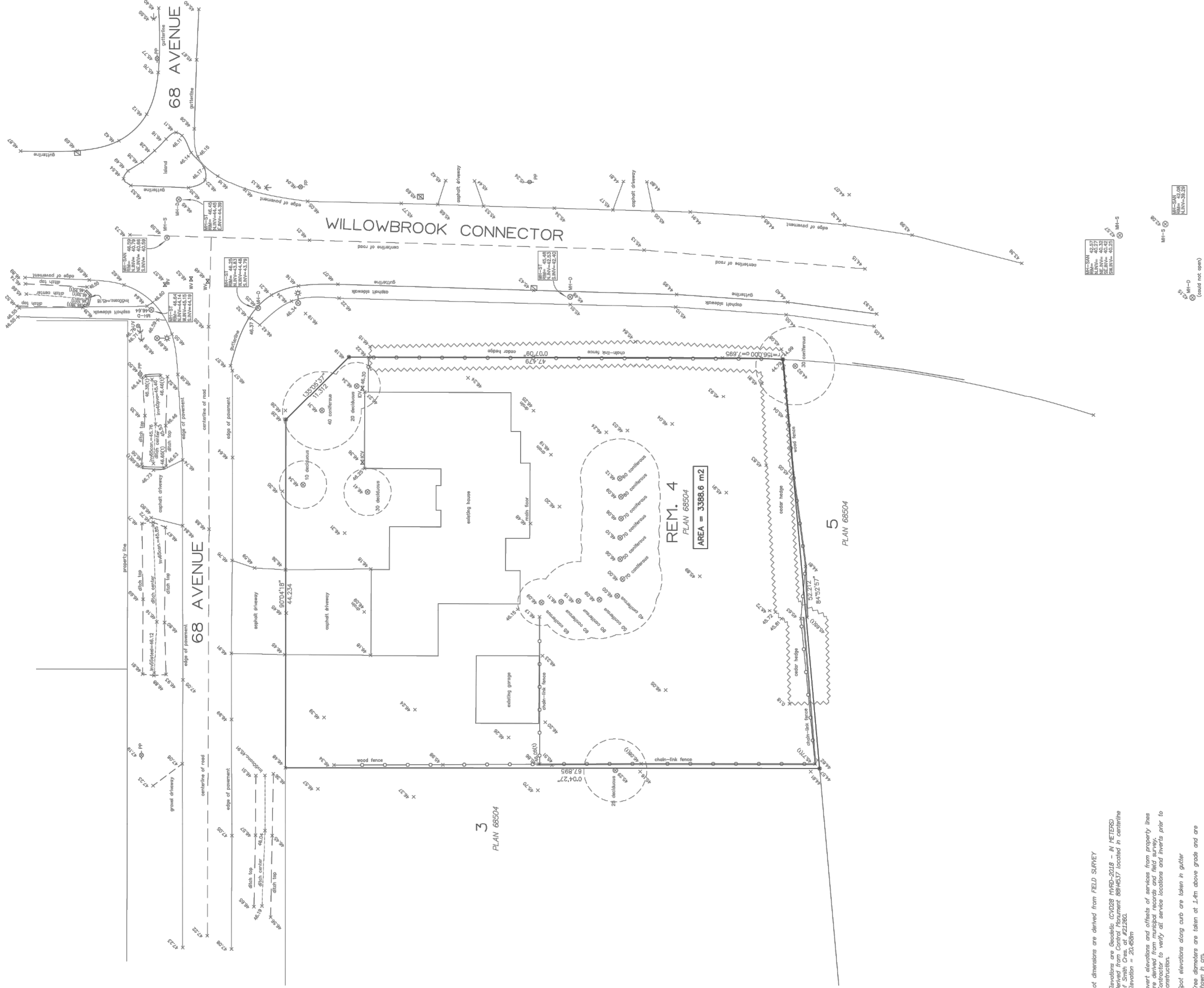
TOPOGRAPHIC SITE PLAN COVERING LOT 4, EXCEPT PART IN PLAN LMP51054
DISTRICT LOT 311 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 68504

CIVIC ADDRESS:
20792 68 Avenue, Langley, B.C.
P.L.D. 000-821-942

- LEGEND
- DENOTES STANDARD IRON POST FOUND
 - IV DENOTES IRRIGATION CONTROL VALVE
 - ★ DENOTES STREET LIGHT - DAWT
 - DENOTES CATCH BASIN - TOP ENTRY
 - S DENOTES SANITARY MANHOLE
 - ⊙ DENOTES TREE AND CANOPY EXTENT
 - × DENOTES GROUND ELEVATION
 - ⊕ PP DENOTES UTILITY POLE
 - MH-S DENOTES STORM MANHOLE
 - ⊕- DENOTES GUY WIRE
 - IV DENOTES UTILITY VAULT
 - × W DENOTES WATER VALVE
 - to DENOTES TOP OF WALL ELEVATION
 - ha DENOTES HECTARES



SCALE 1 : 250
0 5 10
ALL DISTANCES ARE IN METRES



Lot dimensions are derived from FIELD SURVEY
Elevations are Geodetic (CVD28 NPD-2018 - IN METERS)
Derived from Control Monument 88M437 located in centreline
of Smith Creek at #22286L
Elevation = 20.65m
Invert elevations and offsets of services from property lines
are derived from municipal records and field survey,
and are shown to verify all service locations and inverts prior to
construction.
Spot elevations along curb are taken in gutter
Tree diameters are taken at 1.4m above grade and are
shown in cm.
If this plan is used in digital form, Target Land Surveying
will only assume responsibility for information content
shown on original, undistorted drawing.
This Plan was prepared for architectural design and permit
purposes, and is for the exclusive use of our client. The
signatory does not warrant that the information contained
herein is accurate, complete, or that the use of the
information may not result in damage to a third party as a
result of reproduction, transmission or alteration to this
document without consent of the signatory.
CERTIFIED CORRECT
DATED THIS 9th DAY OF September, 2021.
B.C.L.S.
P.L. Adam Fulkerson



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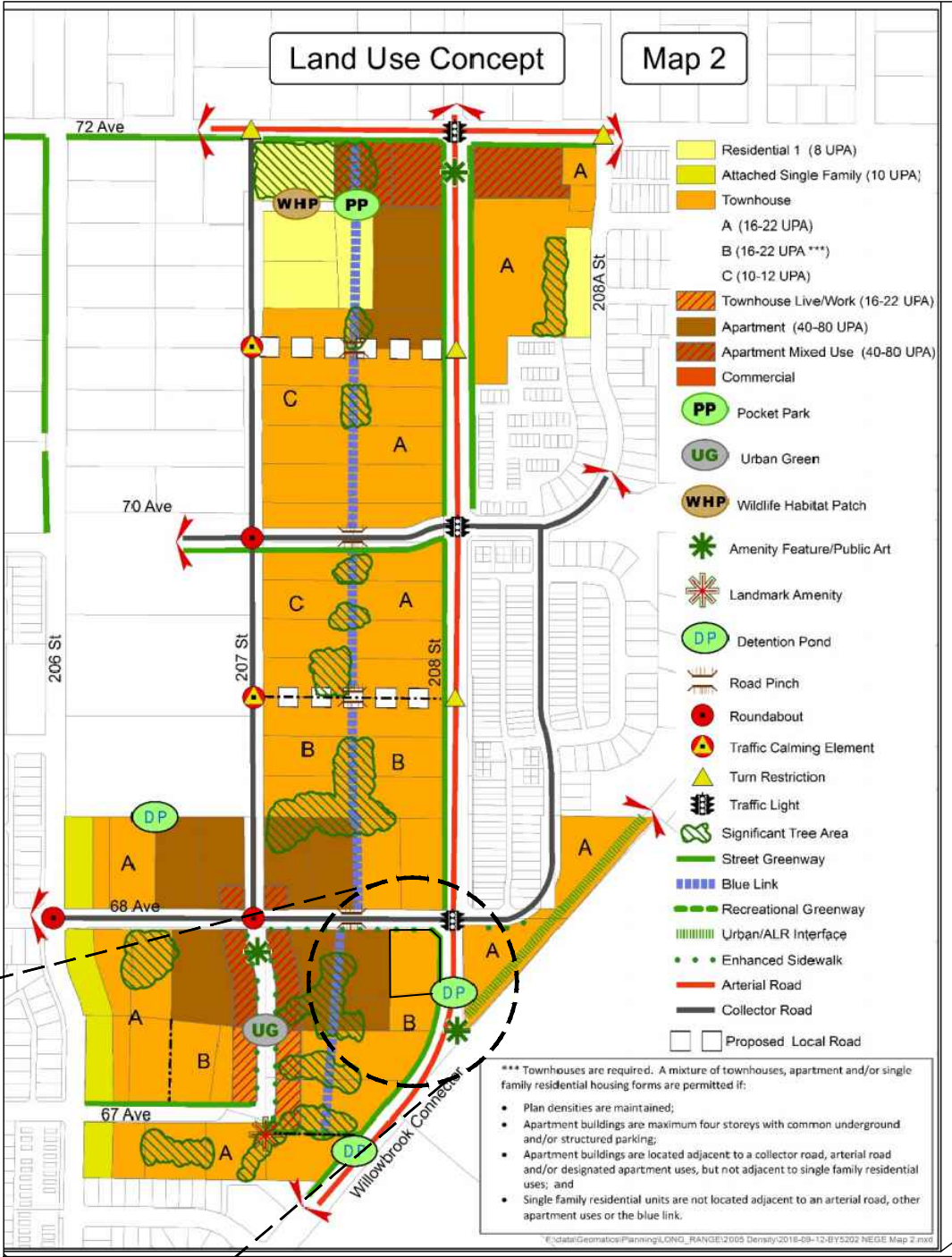
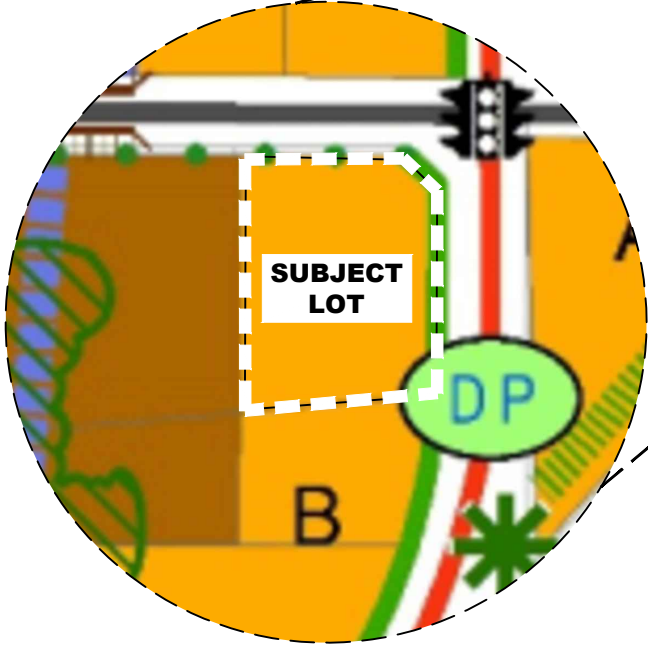
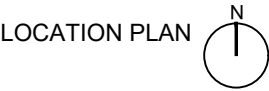
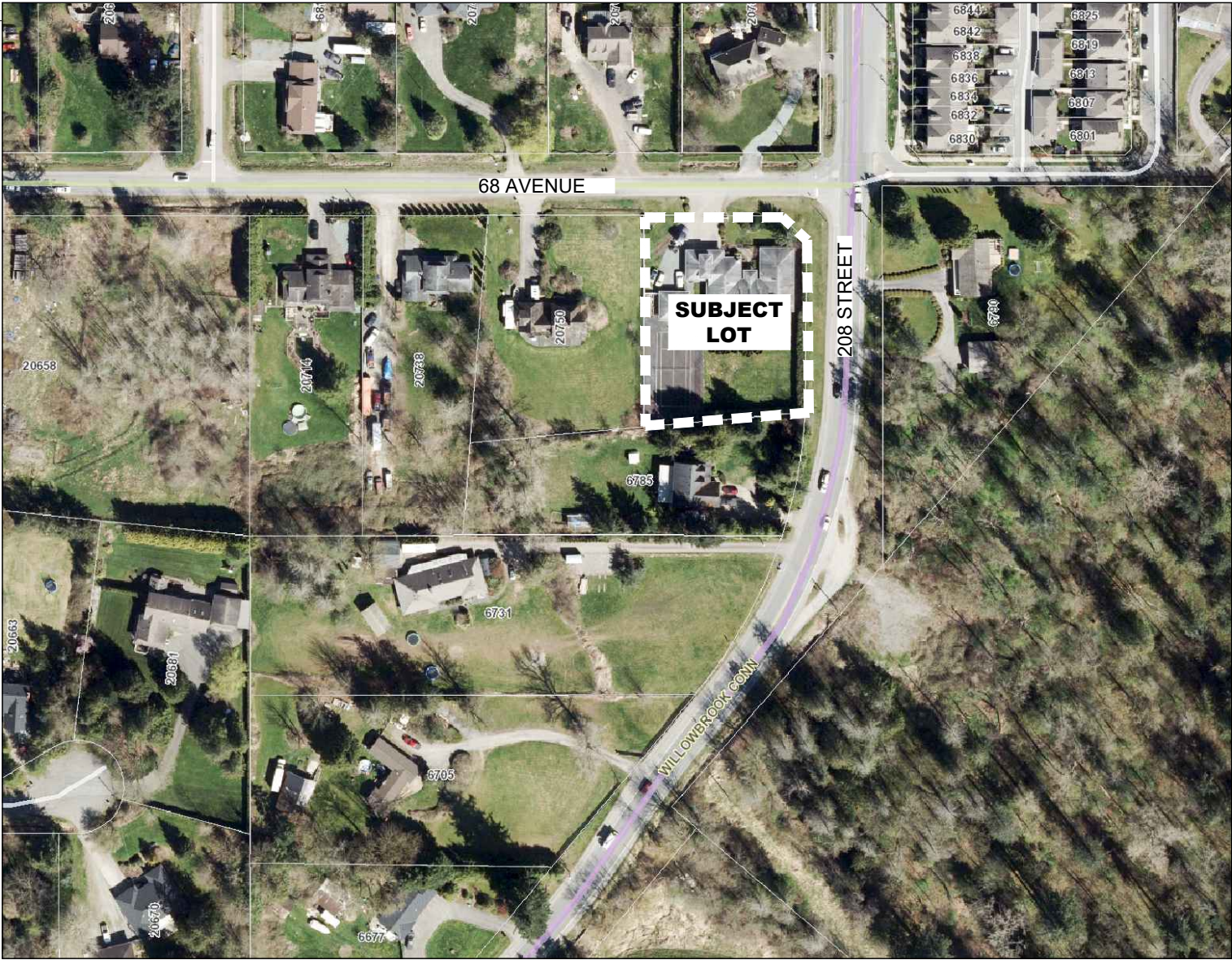
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Sheet Title
SURVEY

Scale

Sheet No.



LAND USE PLAN

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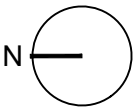
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LAND USE PLAN

Scale

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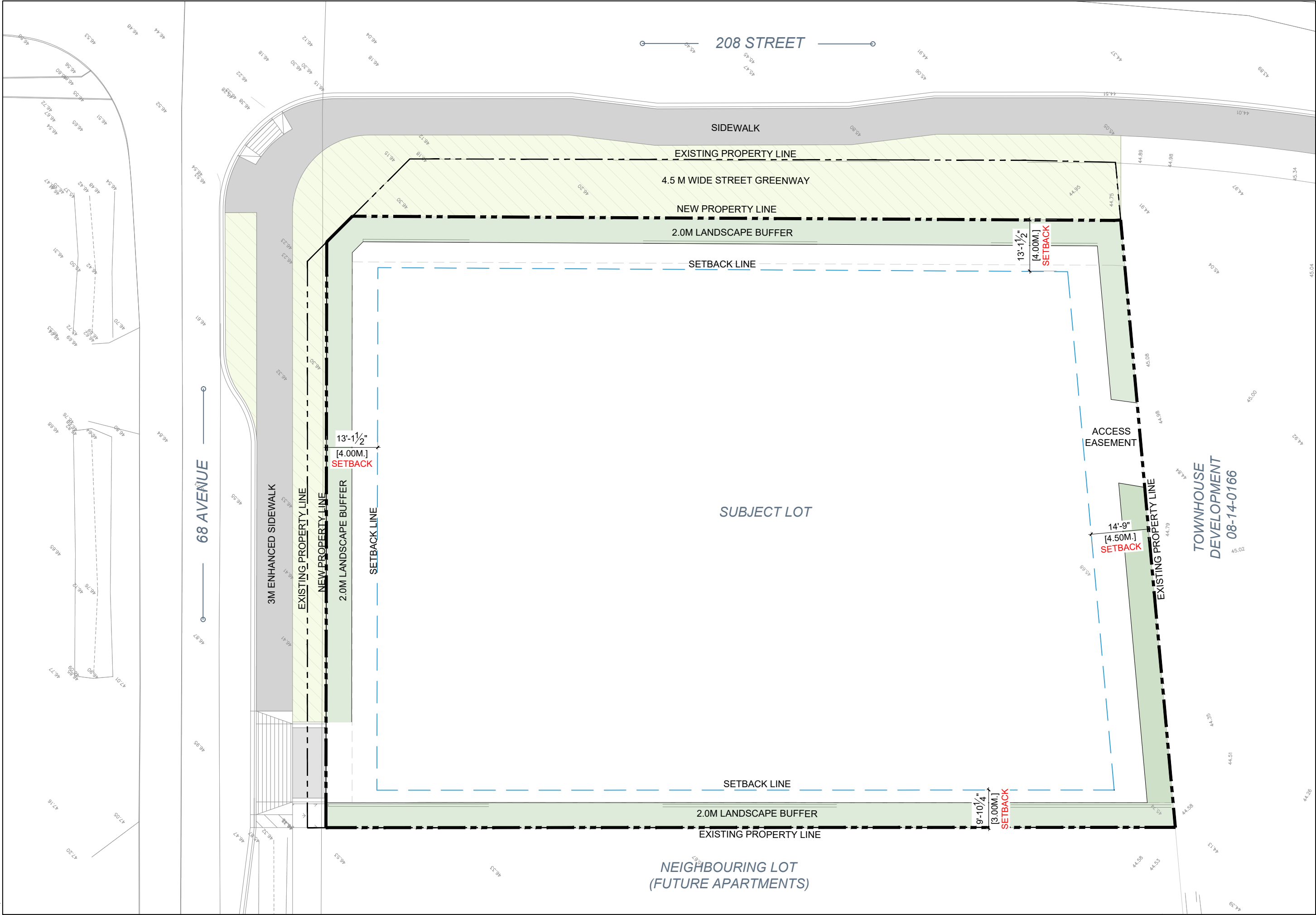
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Sheet Title
BASE PLAN

Scale

Sheet No.

A-0.5

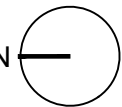




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Sheet Title

SITE PLAN

Scale

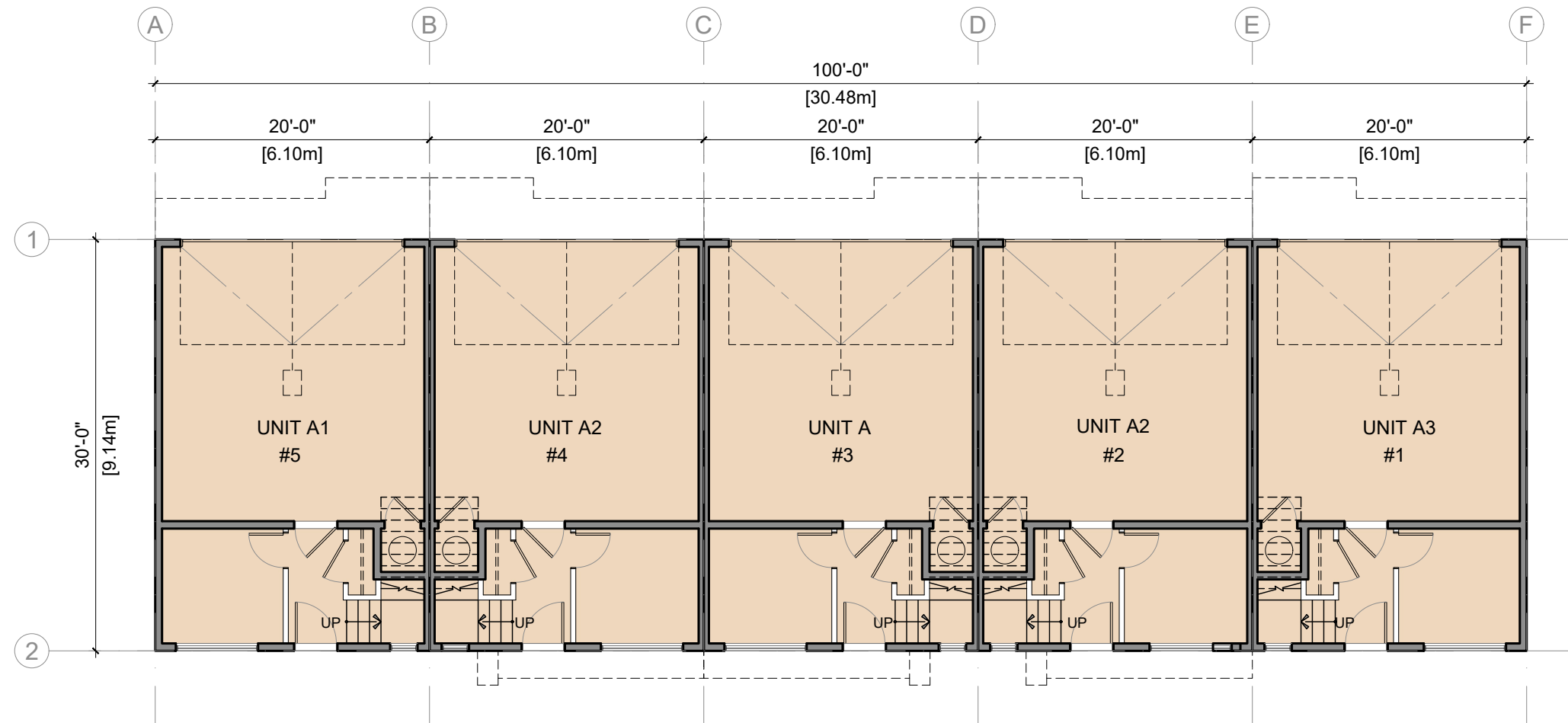
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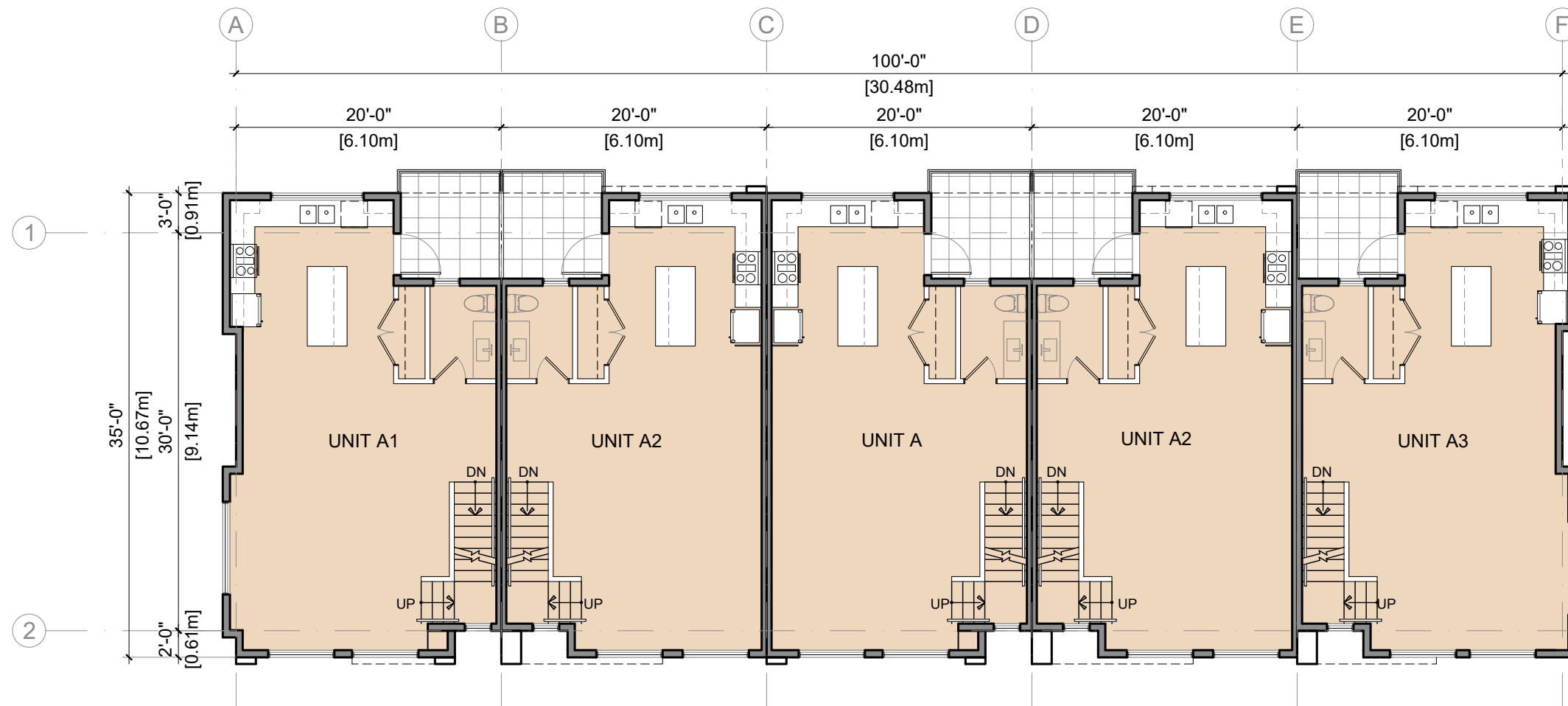


NEIGHBOURING LOT
(FUTURE APARTMENTS)

April 21, 2023

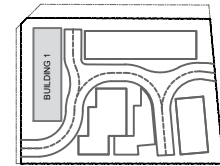


1 BUILDING- 1
MAIN FLOOR PLAN



2 BUILDING 1
SECOND FLOOR PLAN

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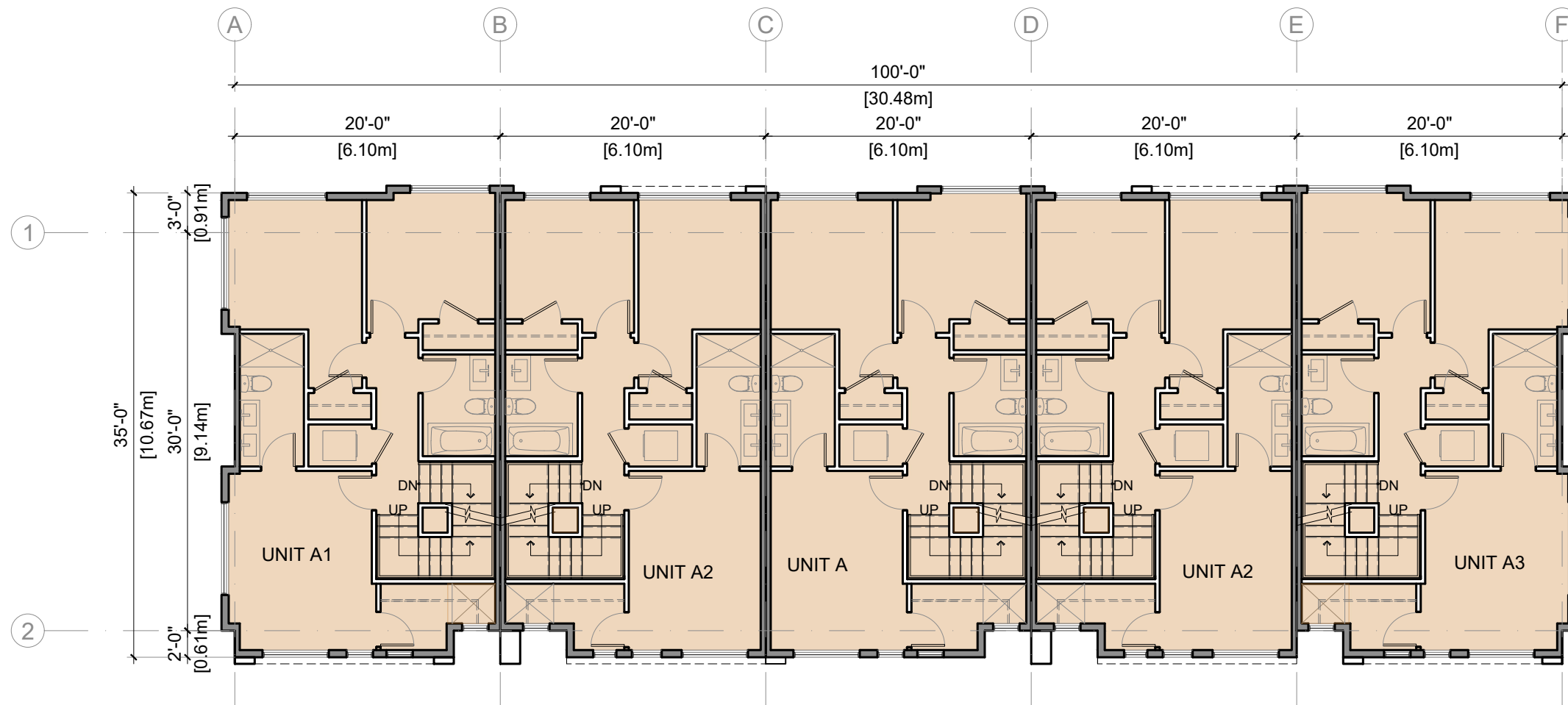
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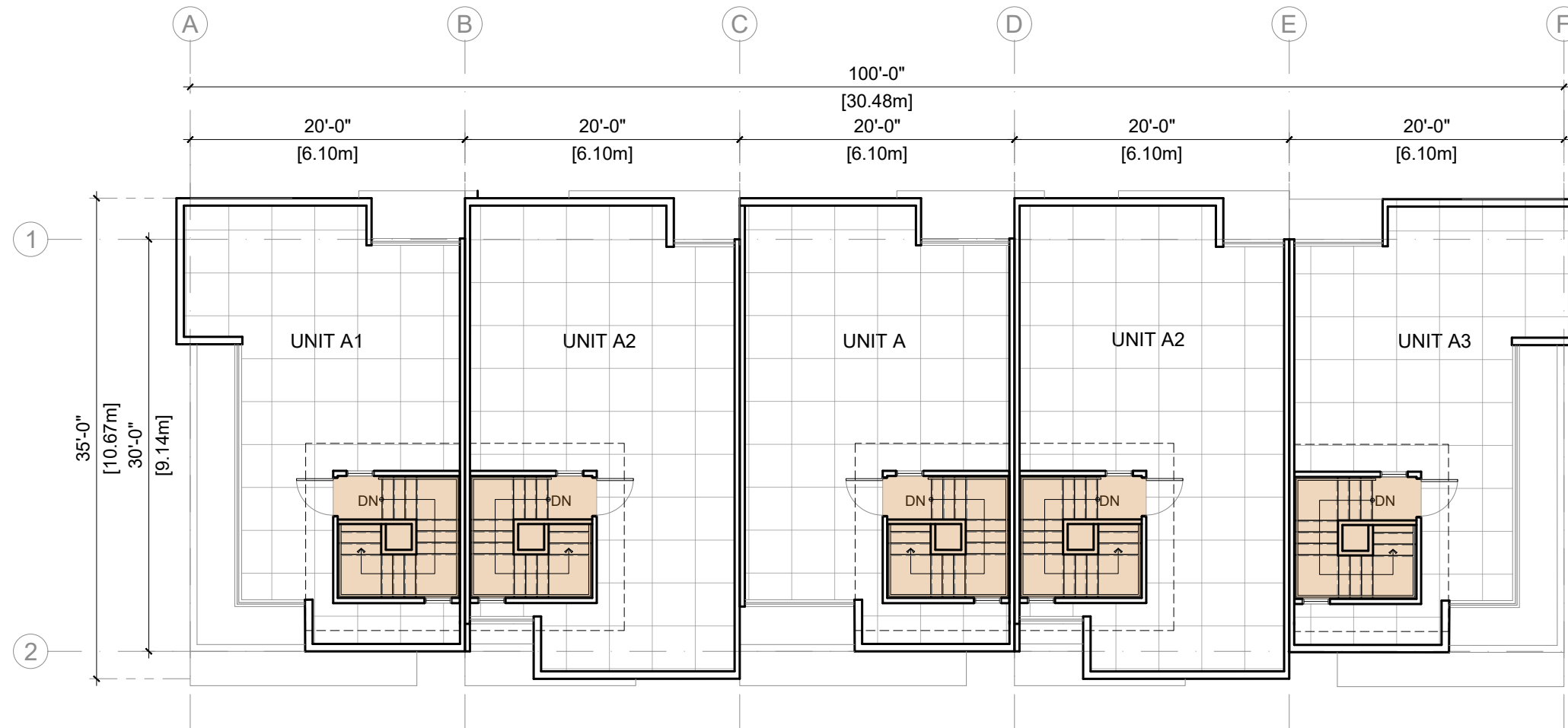
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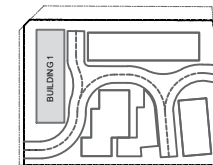
1 BUILDING- 1
THIRD FLOOR PLAN



2 BUILDING 1
ROOF PLAN



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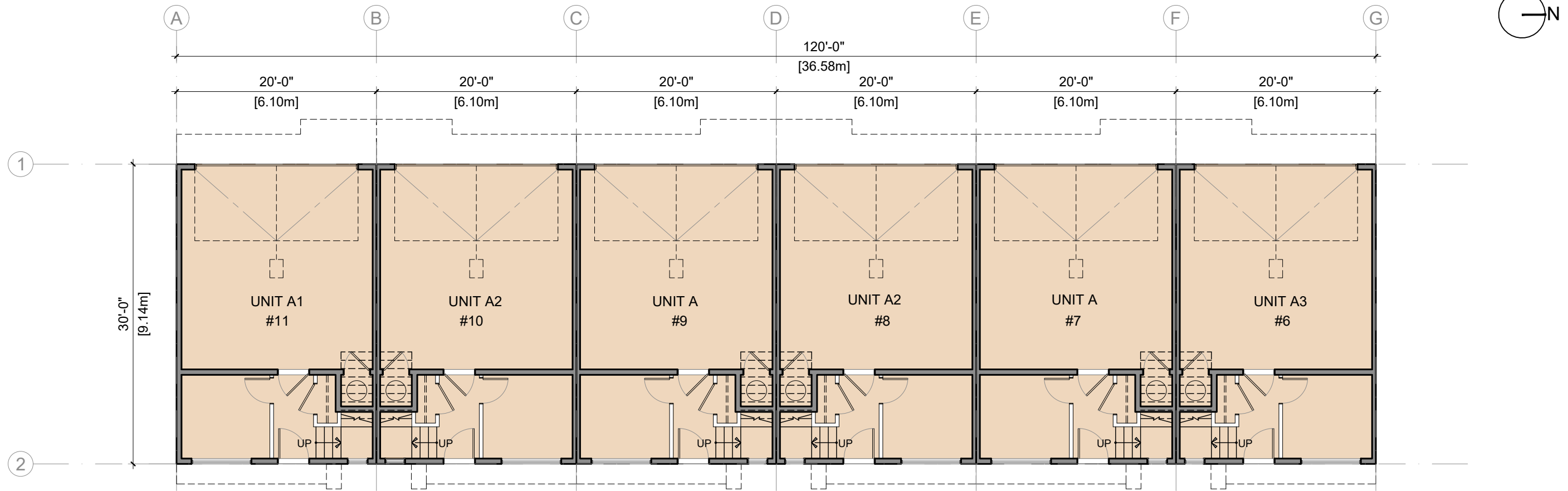
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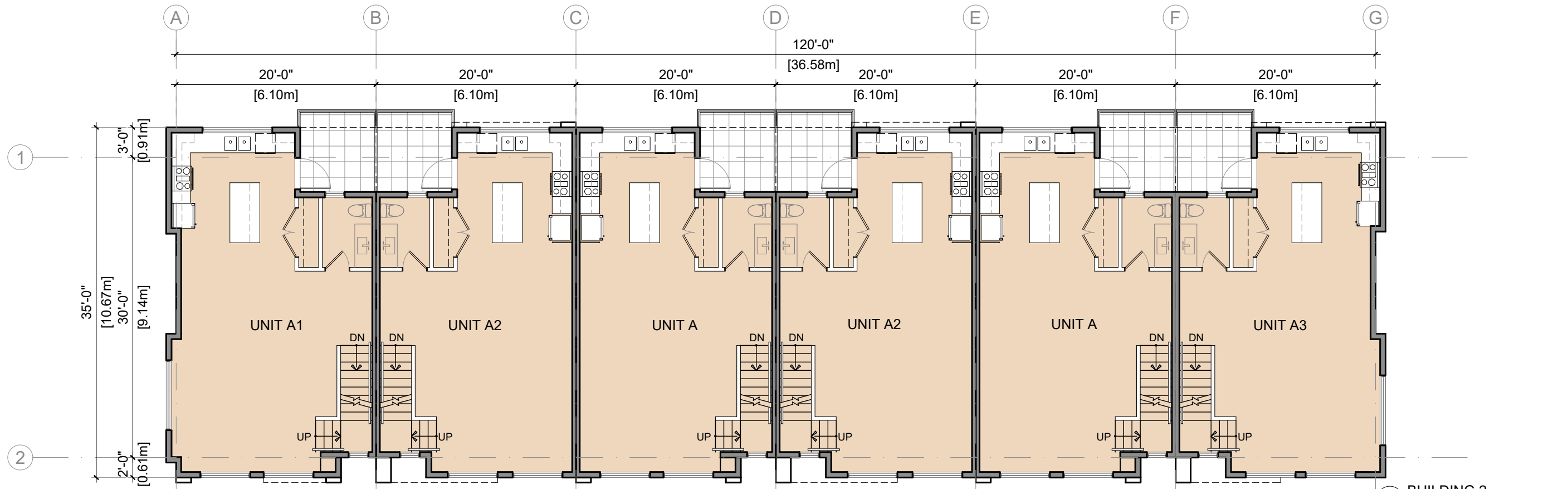
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A-2.1



1 BUILDING- 2
MAIN FLOOR PLAN



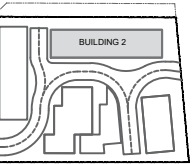
2 BUILDING 2
SECOND FLOOR PLAN



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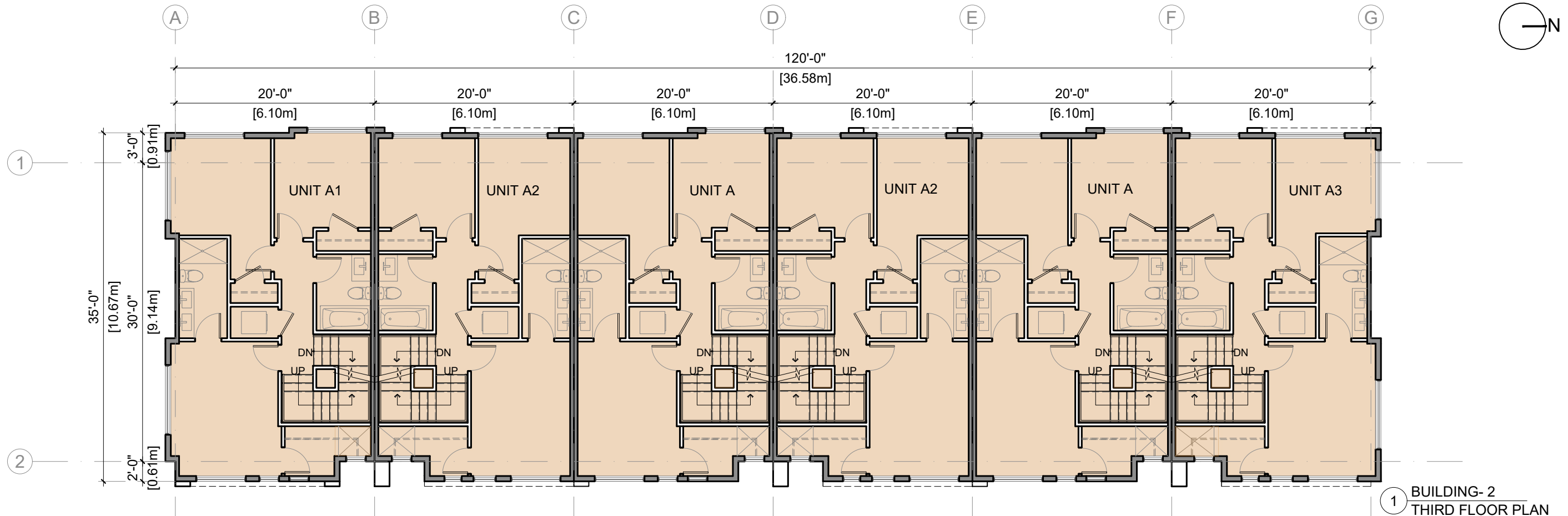
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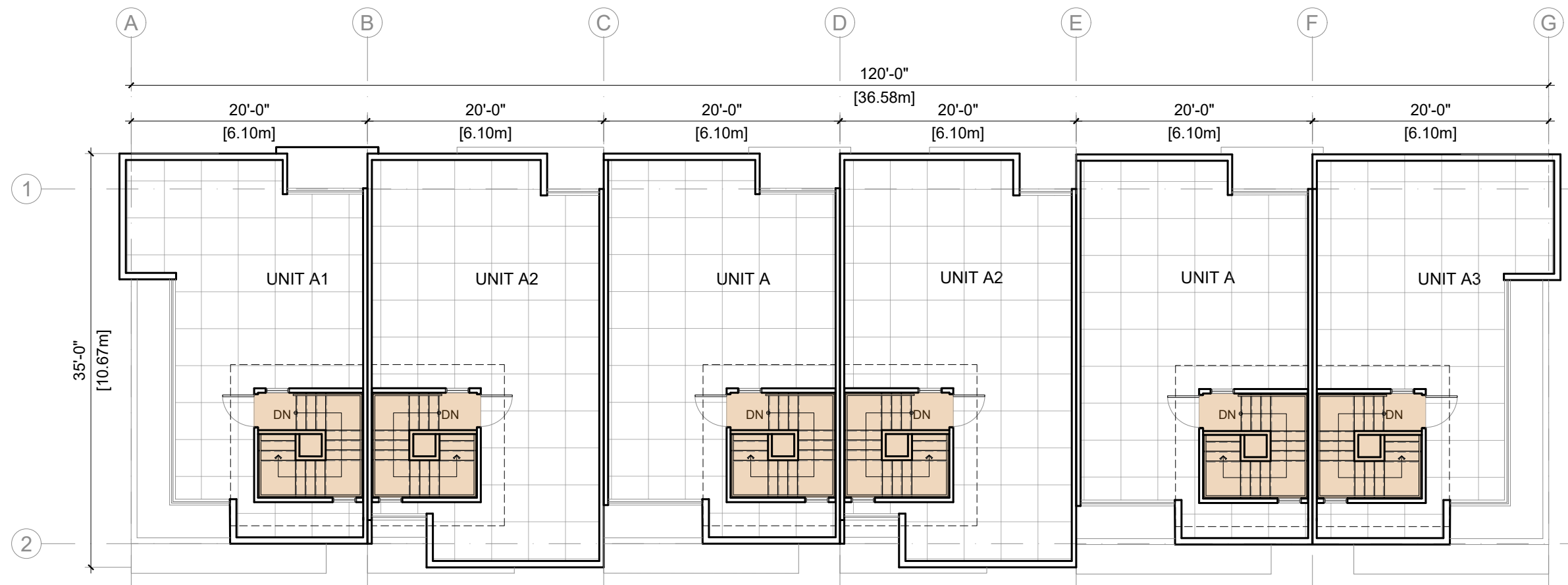
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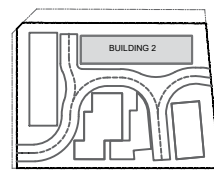
1 BUILDING- 2
THIRD FLOOR PLAN



2 BUILDING 2
ROOF PLAN



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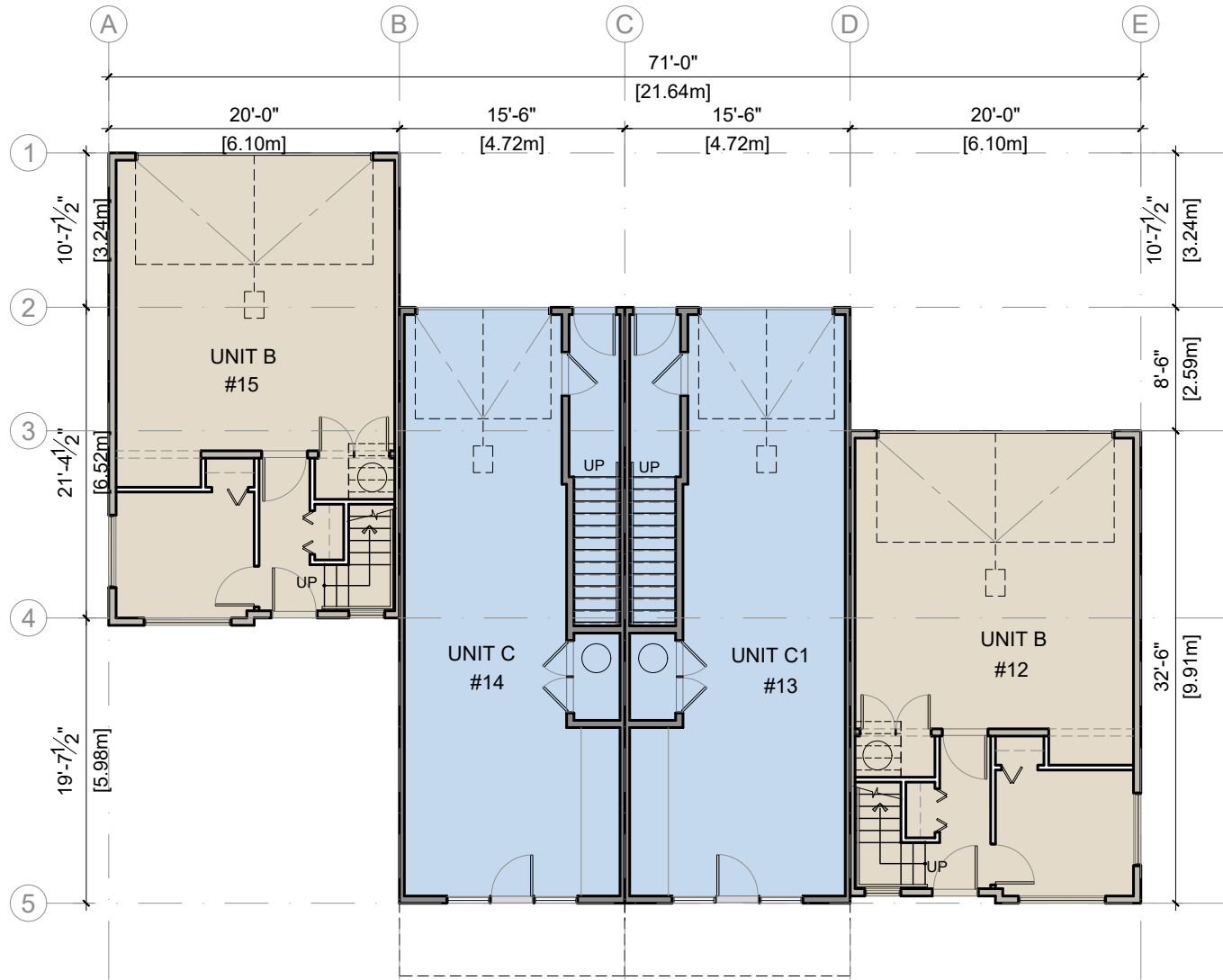
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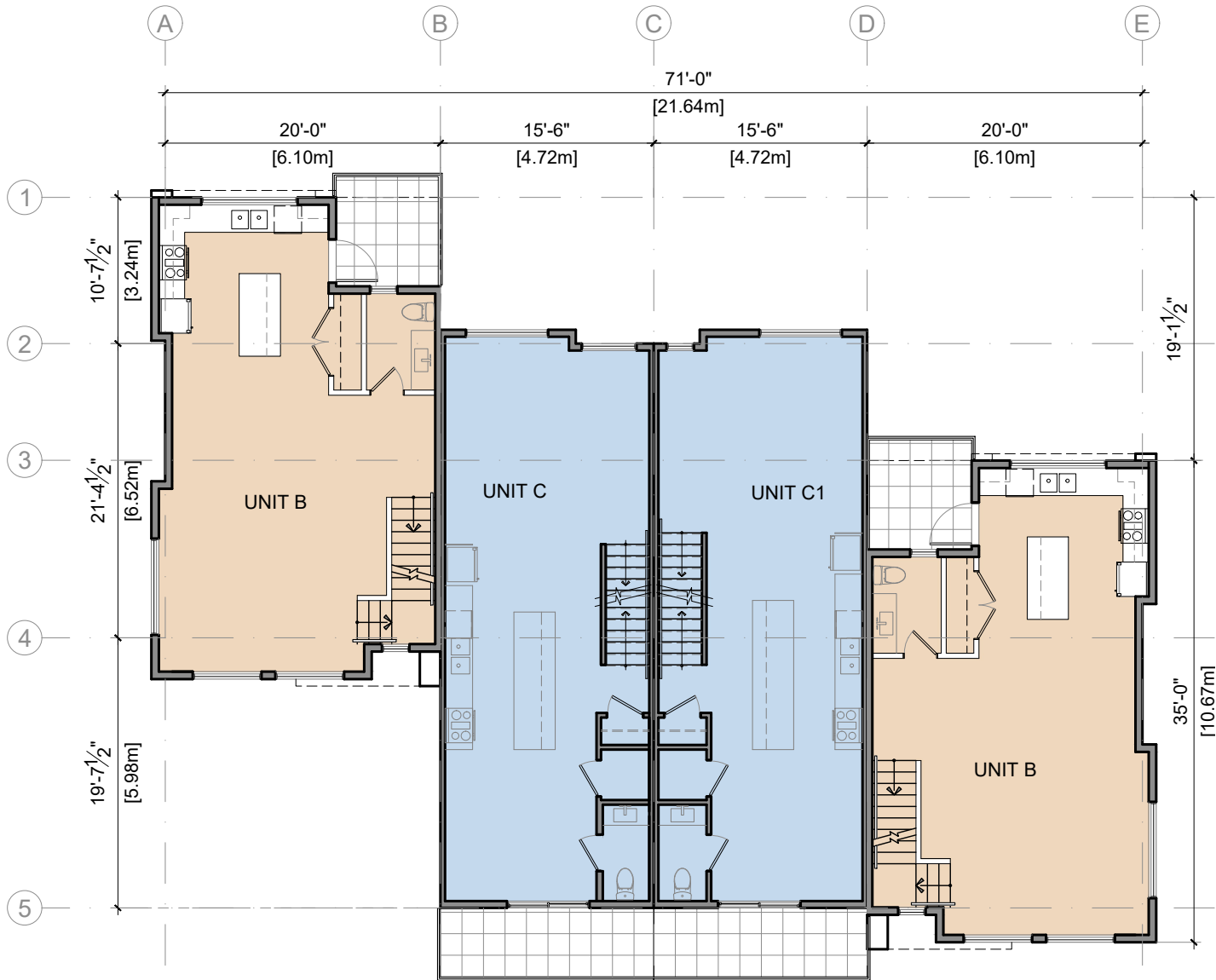
FLOOR PLANS

Scale

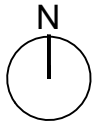
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MAIN FLOOR PLAN



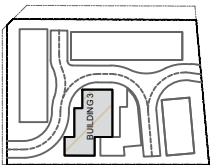
2 BUILDING 3
SECOND FLOOR PLAN



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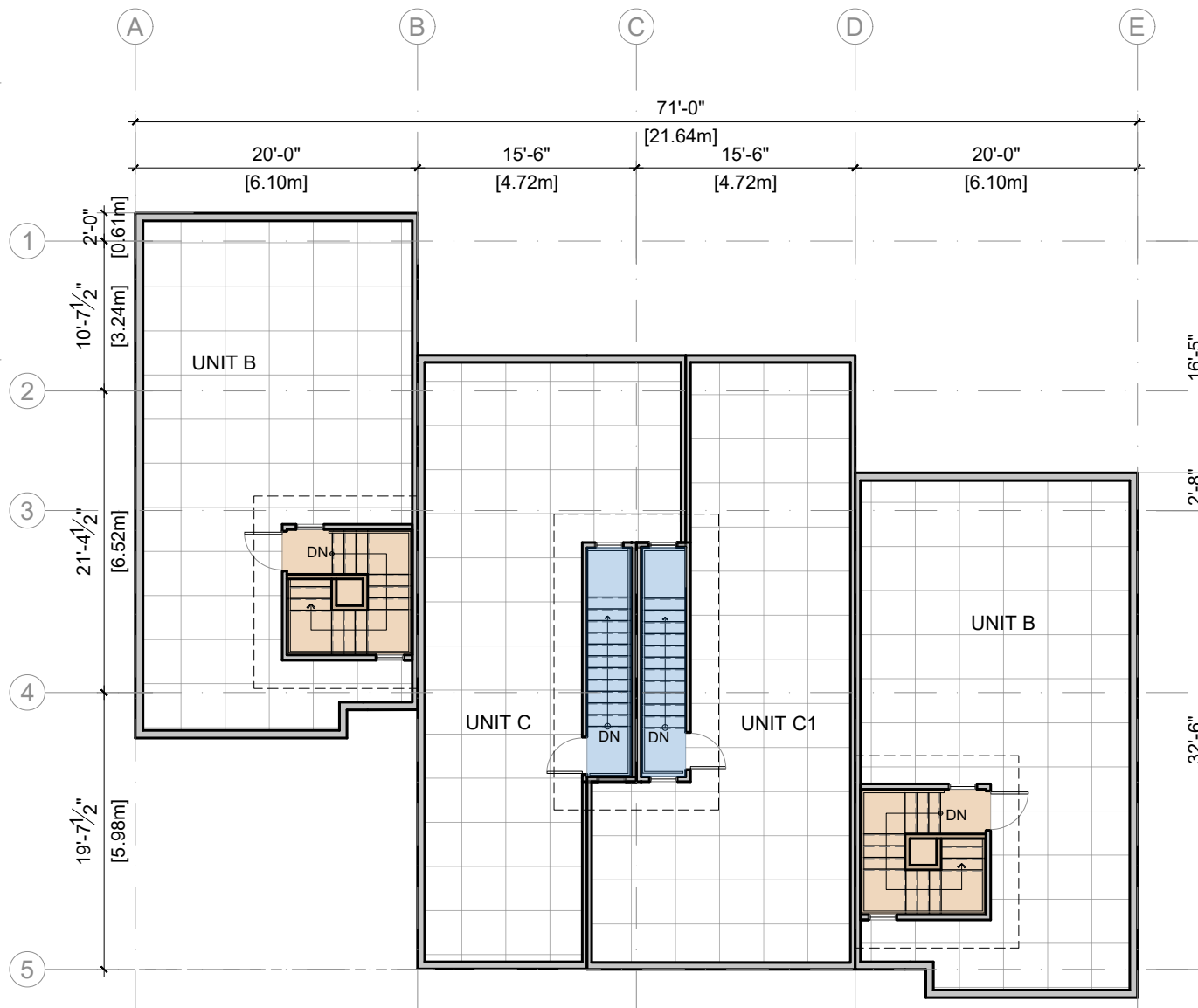
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THIRD FLOOR PLAN



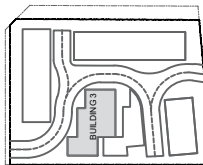
2 BUILDING 3
ROOF PLAN



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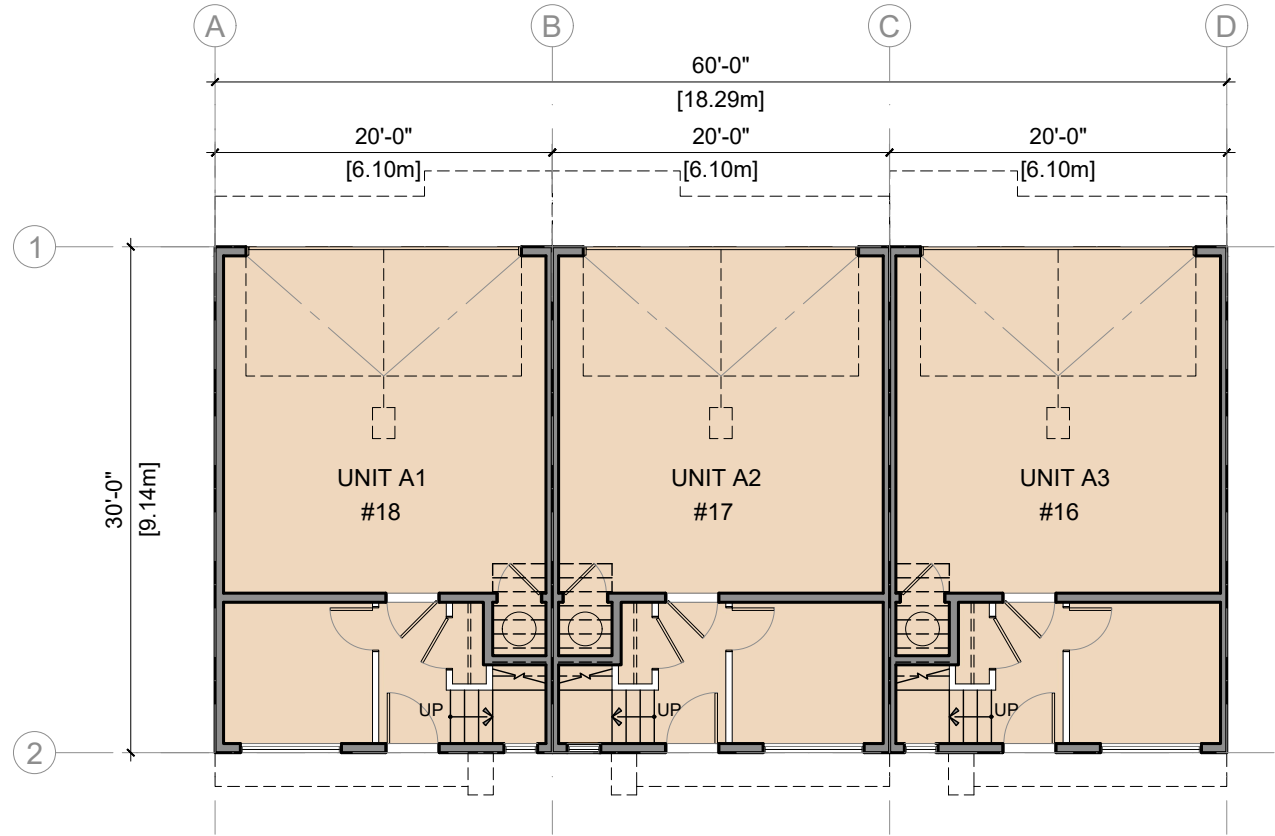
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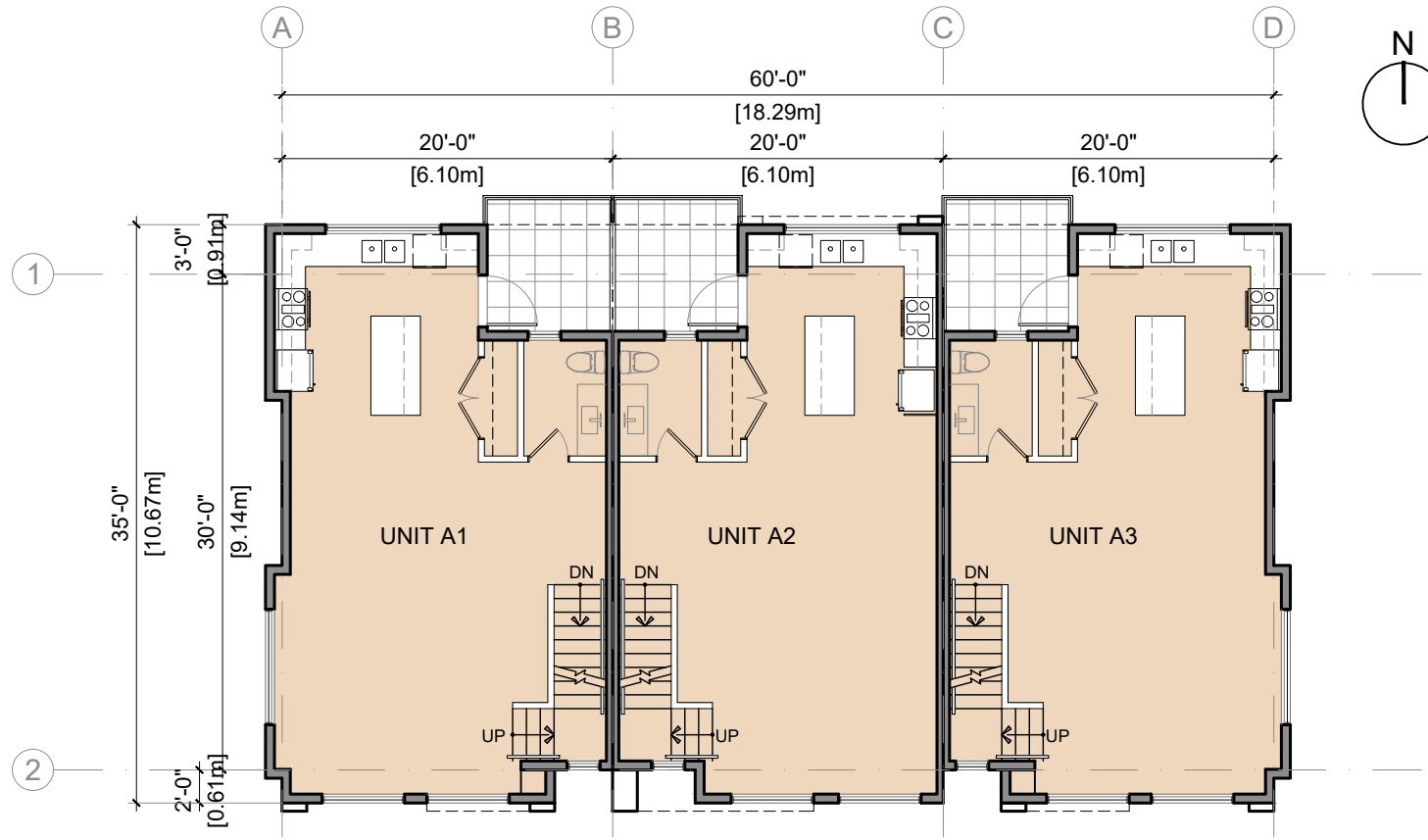
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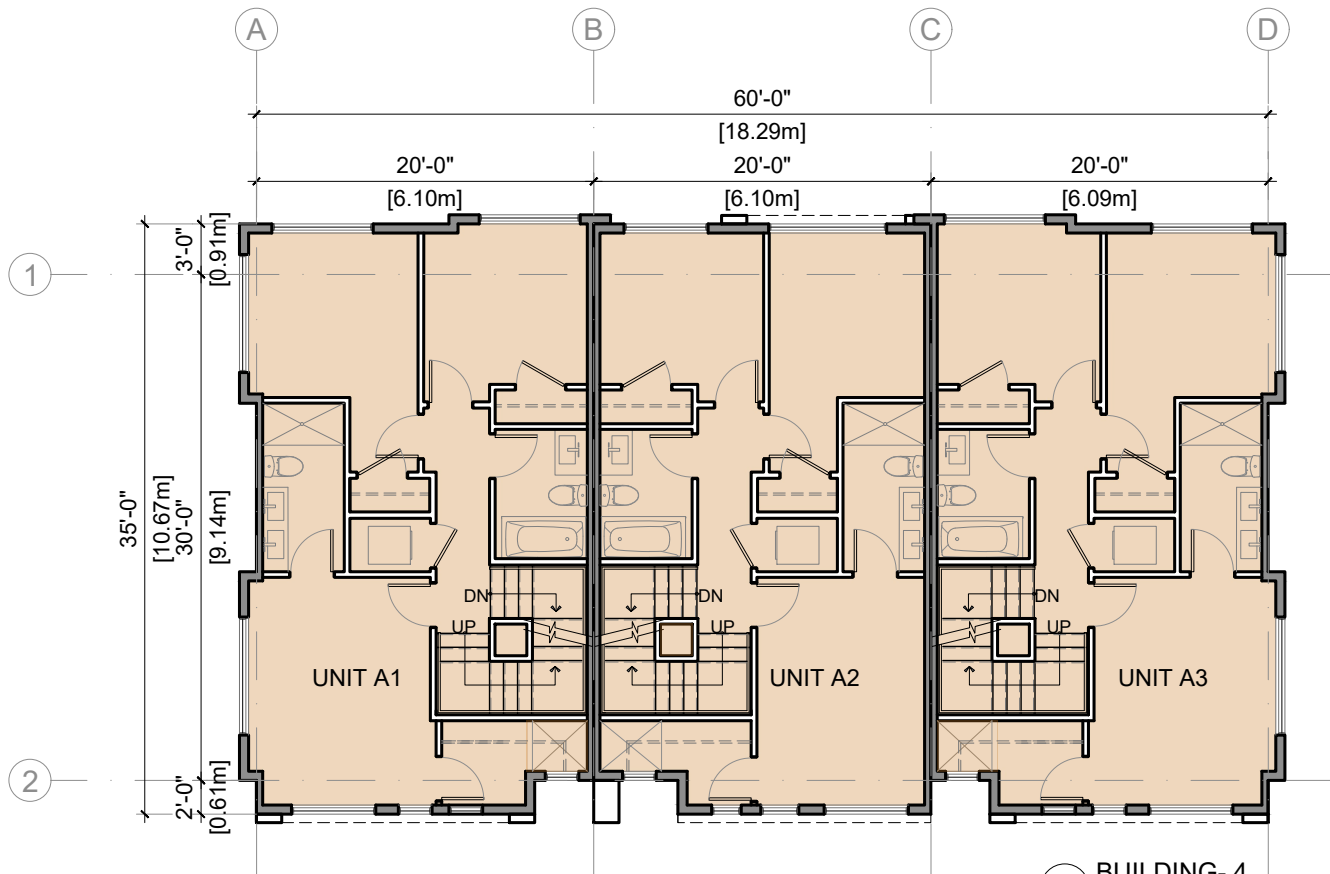
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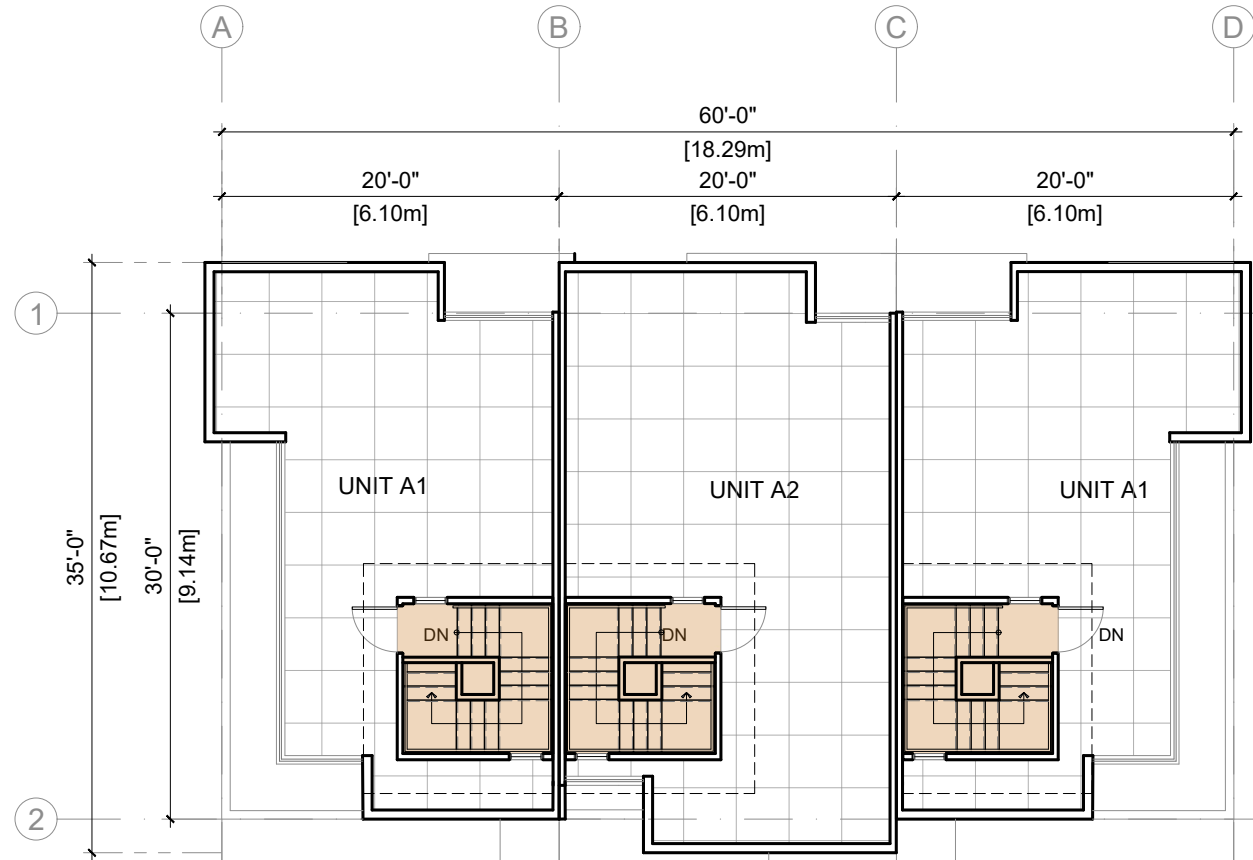
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MAIN FLOOR PLAN



2 BUILDING 4
SECOND FLOOR PLAN



3 BUILDING- 4
THIRD FLOOR PLAN

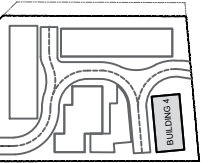


4 BUILDING 4
ROOF PLAN



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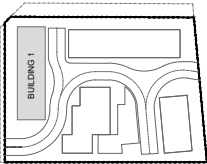
FLOOR PLANS

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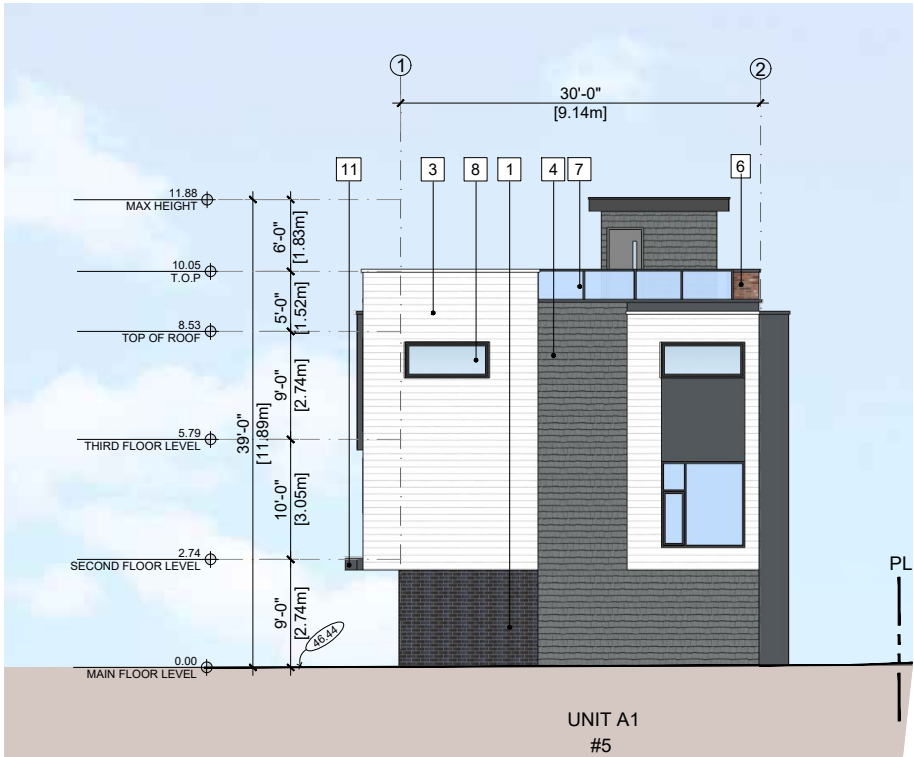
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KEY PLAN



1 BUILDING 1
SOUTH ELEVATION



2 BUILDING 1
EAST ELEVATION(ALONG 208 STREET)

SCHEDULE OF FINISHES

- FACE BRICK - MUTUAL MATERIALS COAL CREEK
- SMOOTH FINISH HARDIE PANEL WITH REVEAL
COLOR TO MATCH: BENJAMIN MOOR (GRAPHITE) 1603
- SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR TO MATCH: WHITE
- HARDIE SHINGLE SIDING
COLOR TO MATCH-(THUNDERCLOUD GRAY)2124-40
- SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR TO MATCH: BENJAMIN MOOR (TUNDRA) 2133-70
- FACE BRICKS-I.XL BELL TOWER
- POWDER COATED ALUMINUM RAILING WITH
SAFETY GLASS (CLEAR AND TRANSLUCENT)
COLOR TO MATCH: BENJAMIN MOORE (GRAPHITE)1603
- PAINTED VINYL WINDOWS
COLOR TO MATCH: BENJAMIN MOORE (GRAPHITE)1603
- SOLID CORE WOOD DOORS
COLOR TO MATCH: BENJAMIN MOOR (GRAPHITE)1603
- GARAGE DOORS
COLOR TO MATCH: BENJAMIN MOOR (TUNDRA) 2133-70
- WEATHER PROTECTION CANOPY-COLOR TO
MATCH BENJAMIN MOOR (TUNDRA) 2133-70

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Project Title
**TOWNHOUSE
DEVELOPMENT**

Project Address
**20792 68 AVENUE
TOL, BRITISH COLUMBIA**

Drawn By SS	Date 2023-04-21
Checked By MG	Project ID LA14_2209

Sheet Title

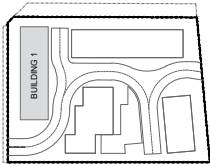
**BUILDING 1
ELEVATIONS**

Scale

Sheet No.

A-3.0

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Sheet Title
**BUILDING 1
ELEVATIONS**

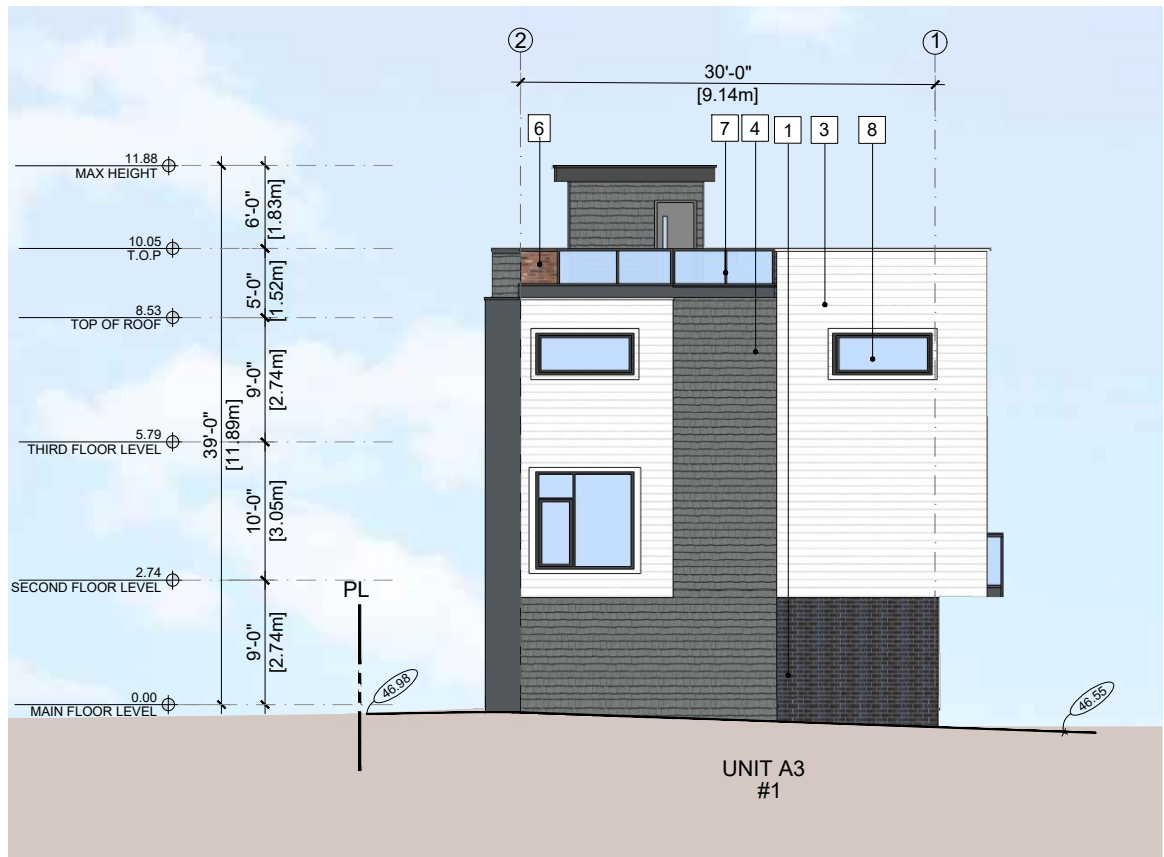
Scale

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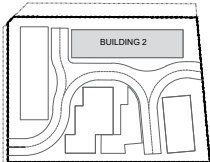
1 BUILDING 1
NORTH ELEVATION(ALONG 68 AVE)



2 BUILDING 1
WEST ELEVATION

- SCHEDULE OF FINISHES
- FACE BRICK - MUTUAL MATERIALS COAL CREEK
 - SMOOTH FINISH HARDIE PANEL WITH REVEAL
COLOR TO MATCH: BENJAMIN MOOR (GRAPHITE) 1603
 - SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR TO MATCH: WHITE
 - HARDIE SHINGLE SIDING
COLOR TO MATCH-(THUNDERCLOUD GRAY)2124-40
 - SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR TO MATCH: BENJAMIN MOOR (TUNDRA) 2133-70
 - FACE BRICKS-I.XL BELL TOWER
 - POWDER COATED ALUMINUM RAILING WITH
SAFETY GLASS (CLEAR AND TRANSLUCENT)
COLOR TO MATCH: BENJAMIN MOORE (GRAPHITE)1603
 - PAINTED VINYL WINDOWS
COLOR TO MATCH: BENJAMIN MOORE (GRAPHITE)1603
 - SOLID CORE WOOD DOORS
COLOR TO MATCH: BENJAMIN MOOR (GRAPHITE)1603
 - GARAGE DOORS
COLOR TO MATCH: BENJAMIN MOOR (TUNDRA) 2133-70
 - WEATHER PROTECTION CANOPY-COLOR TO
MATCH BENJAMIN MOOR (TUNDRA) 2133-70

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KEY PLAN



1 BUILDING 2
WEST ELEVATION



2 BUILDING 2
SOUTH ELEVATION

SCHEDULE OF FINISHES

- FACE BRICK - MUTUAL MATERIALS COAL CREEK
- SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR TO MATCH: BENJAMIN MOOR (GRAPHITE) 1603
- SMOOTH FINISH HARDIE ARTISAN LAP SIDING COLOR TO MATCH: WHITE
- HARDIE SHINGLE SIDING COLOR TO MATCH: (THUNDERCLOUD GRAY)2124-40
- SMOOTH FINISH HARDIE ARTISAN LAP SIDING COLOR TO MATCH: BENJAMIN MOOR (TUNDRA) 2133-70
- FACE BRICKS-I.XL BELL TOWER
- POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR TO MATCH: BENJAMIN MOORE (GRAPHITE)1603
- PAINTED VINYL WINDOWS COLOR TO MATCH: BENJAMIN MOORE (GRAPHITE)1603
- SOLID CORE WOOD DOORS COLOR TO MATCH: BENJAMIN MOOR (GRAPHITE)1603
- GARAGE DOORS COLOR TO MATCH: BENJAMIN MOOR (TUNDRA) 2133-70
- WEATHER PROTECTION CANOPY-COLOR TO MATCH BENJAMIN MOOR (TUNDRA) 2133-70

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TOL, BRITISH COLUMBIA**

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MG

Project ID

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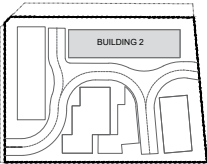
**BUILDING 2
ELEVATIONS**

Scale

Sheet No.

A-3.2

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MG

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Sheet Title

**BUILDING 2
ELEVATIONS**

Scale

Sheet No.

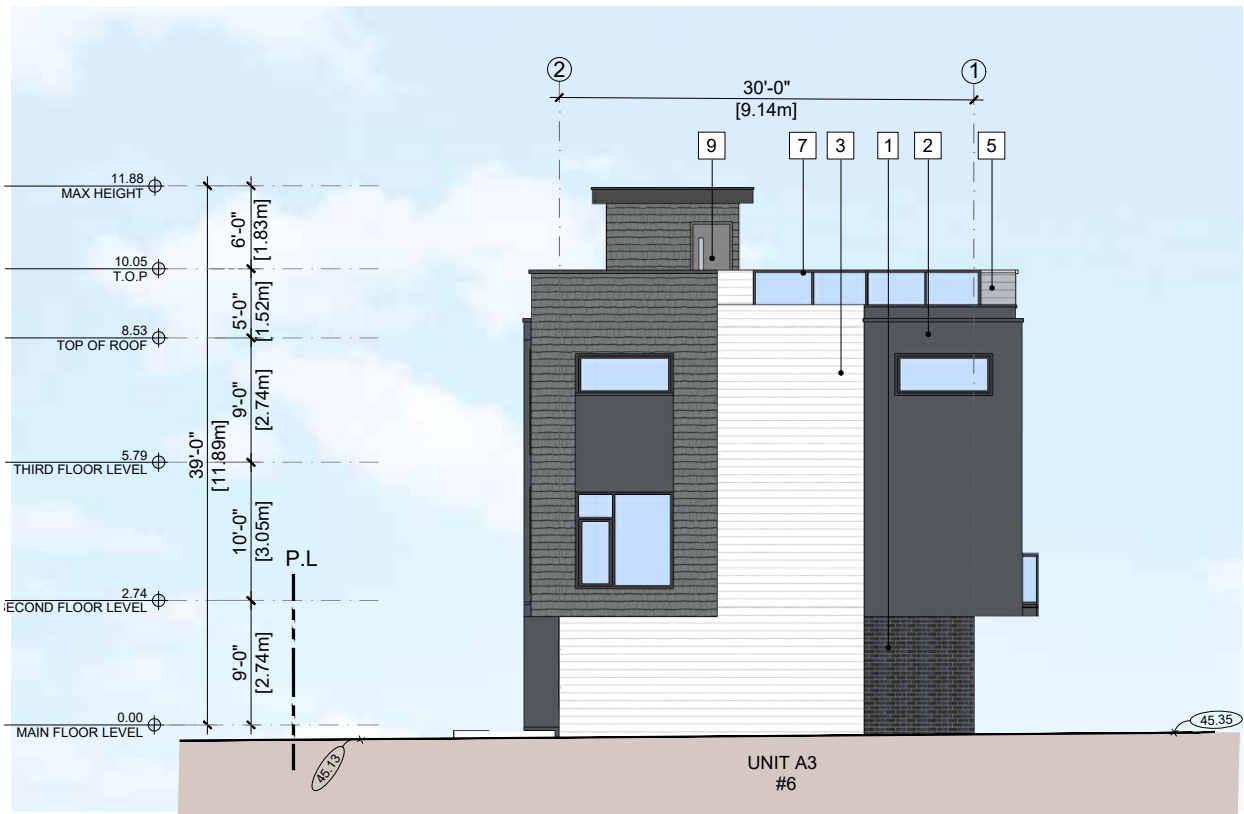
A-3.3



**1 BUILDING 2
EAST ELEVATION (ALONG 208 STREET)**

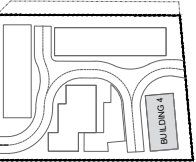
SCHEDULE OF FINISHES

- FACE BRICK - MUTUAL MATERIALS COAL CREEK
- SMOOTH FINISH HARDIE PANEL WITH REVEAL
COLOR TO MATCH: BENJAMIN MOOR (GRAPHITE) 1603
- SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR TO MATCH: WHITE
- HARDIE SHINGLE SIDING
COLOR TO MATCH-(THUNDERCLOUD GRAY)2124-40
- SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR TO MATCH: BENJAMIN MOOR (TUNDRA) 2133-70
- FACE BRICKS-I.XL BELL TOWER
- POWDER COATED ALUMINUM RAILING WITH
SAFETY GLASS (CLEAR AND TRANSLUCENT)
COLOR TO MATCH: BENJAMIN MOORE (GRAPHITE)1603
- PAINTED VINYL WINDOWS
COLOR TO MATCH: BENJAMIN MOORE (GRAPHITE)1603
- SOLID CORE WOOD DOORS
COLOR TO MATCH: BENJAMIN MOOR (GRAPHITE)1603
- GARAGE DOORS
COLOR TO MATCH: BENJAMIN MOOR (TUNDRA) 2133-70
- WEATHER PROTECTION CANOPY-COLOR TO
MATCH BENJAMIN MOOR (TUNDRA) 2133-70



**2 BUILDING 2
NORTH ELEVATION**

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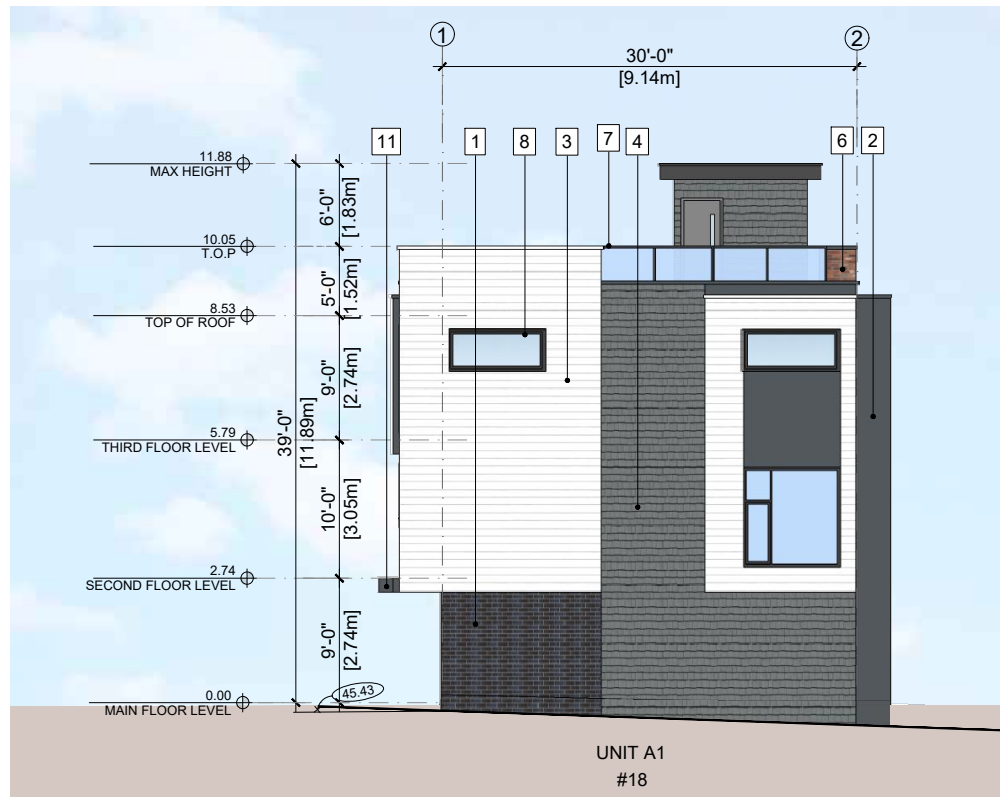
KEY PLAN



1 BUILDING 4
SOUTH ELEVATION



2 BUILDING 4
NORTH ELEVATION



3 BUILDING 4
WEST ELEVATION



4 BUILDING 4
EAST ELEVATION

SCHEDULE OF FINISHES

- FACE BRICK - MUTUAL MATERIALS COAL CREEK
- SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR TO MATCH: BENJAMIN MOOR (GRAPHITE) 1603
- SMOOTH FINISH HARDIE ARTISAN LAP SIDING COLOR TO MATCH: WHITE
- HARDIE SHINGLE SIDING COLOR TO MATCH: (THUNDERCLOUD GRAY) 2124-40
- SMOOTH FINISH HARDIE ARTISAN LAP SIDING COLOR TO MATCH: BENJAMIN MOOR (TUNDRA) 2133-70
- FACE BRICKS-I.XL BELL TOWER
- POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR TO MATCH: BENJAMIN MOORE (GRAPHITE) 1603
- PAINTED VINYL WINDOWS COLOR TO MATCH: BENJAMIN MOORE (GRAPHITE) 1603
- SOLID CORE WOOD DOORS COLOR TO MATCH: BENJAMIN MOOR (GRAPHITE) 1603
- GARAGE DOORS COLOR TO MATCH: BENJAMIN MOOR (TUNDRA) 2133-70
- WEATHER PROTECTION CANOPY-COLOR TO MATCH BENJAMIN MOOR (TUNDRA) 2133-70

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Project Title
TOWNHOUSE DEVELOPMENT

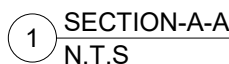
Project Address
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**BUILDING 4
ELEVATIONS**

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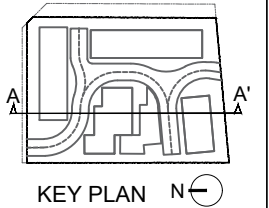
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Sheet No. _____

A-4.0

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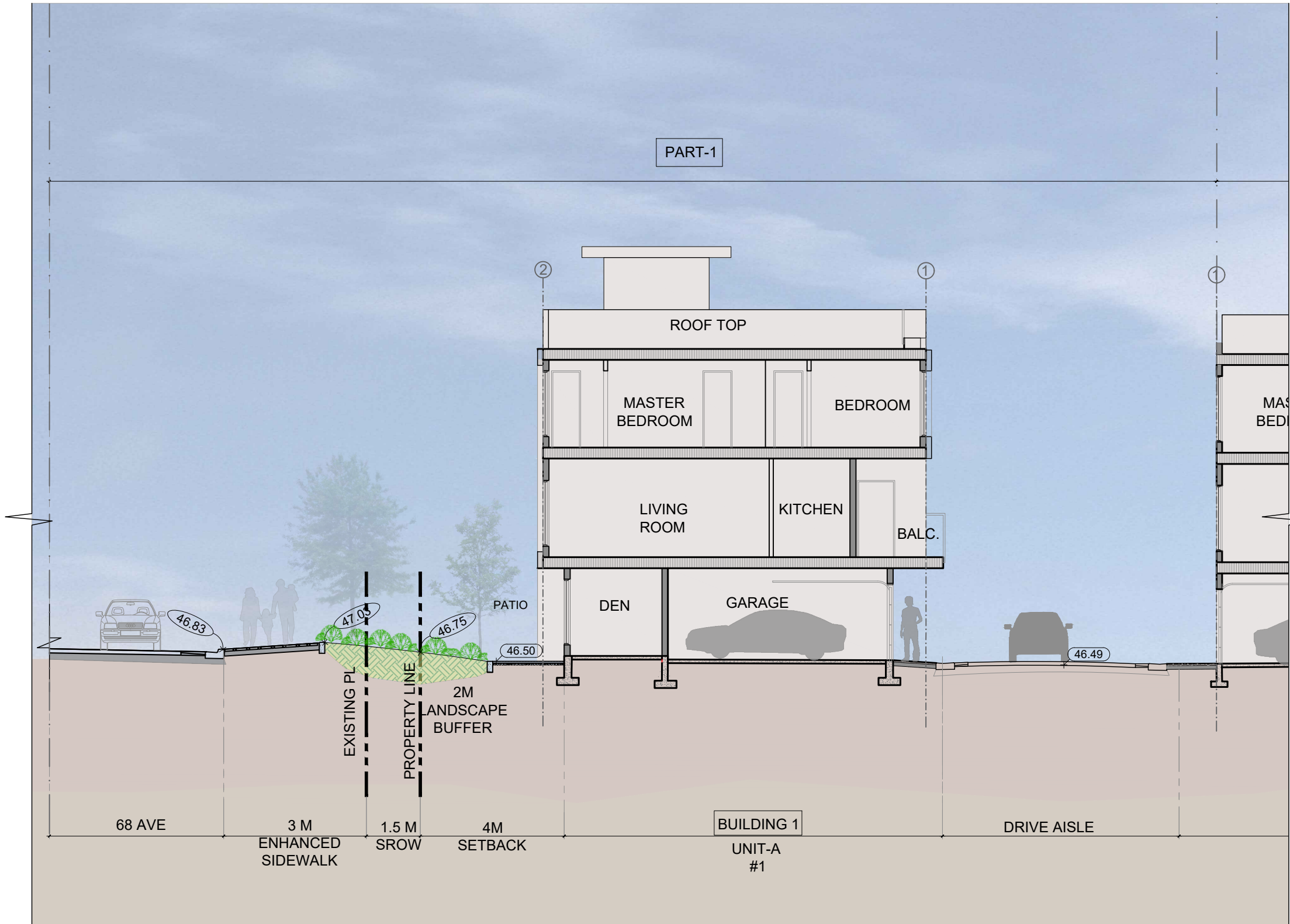
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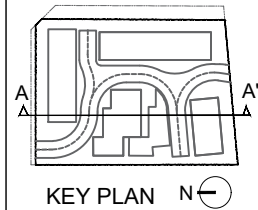
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A-4.1



2 SECTION-A-A'(PART1)
N.T.S

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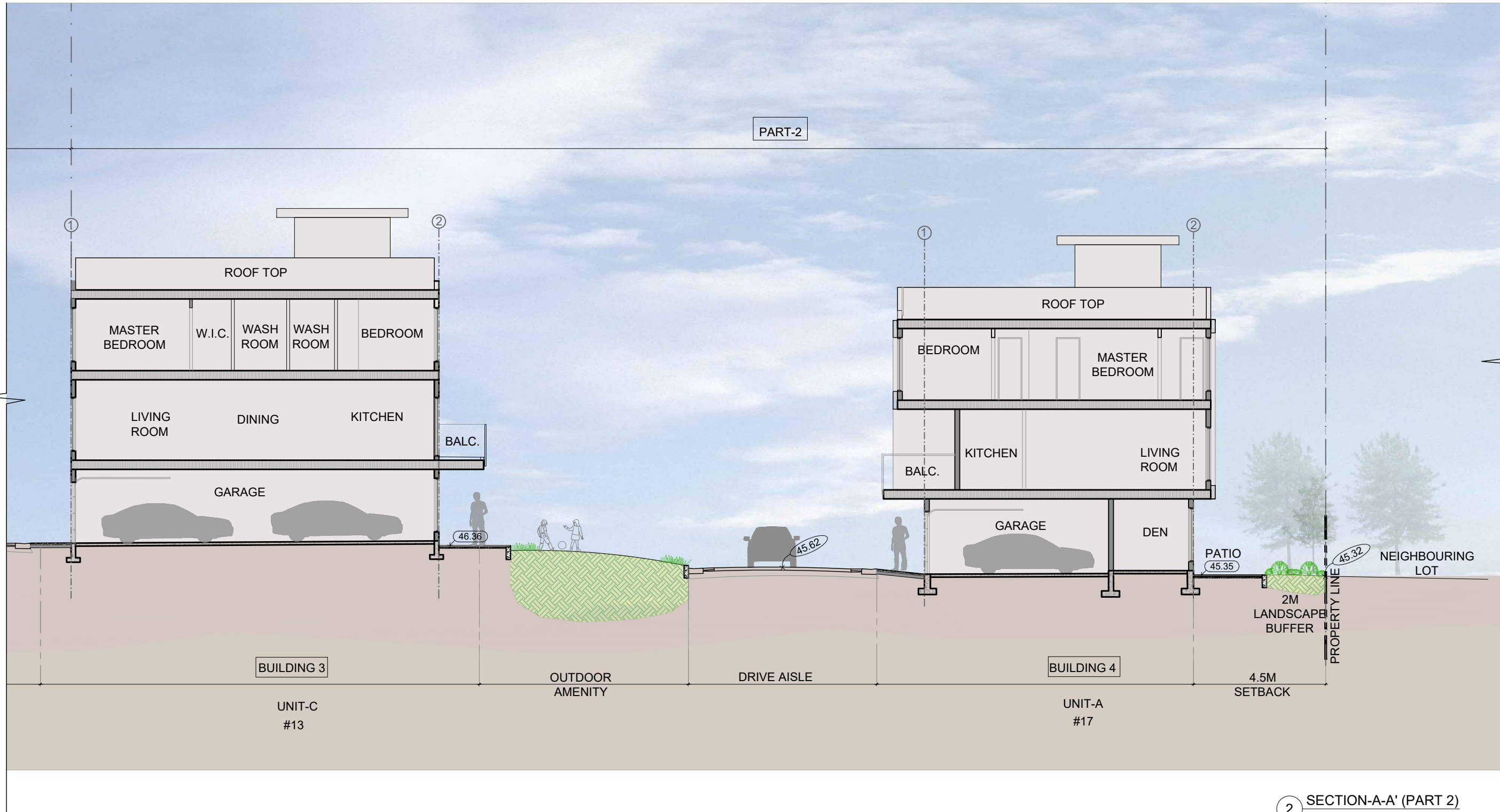
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Sheet No.

A-4.2



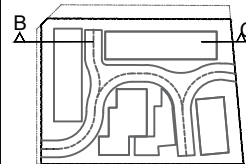
2 SECTION-A-A' (PART 2)
N.T.S



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ARCHITECT INC

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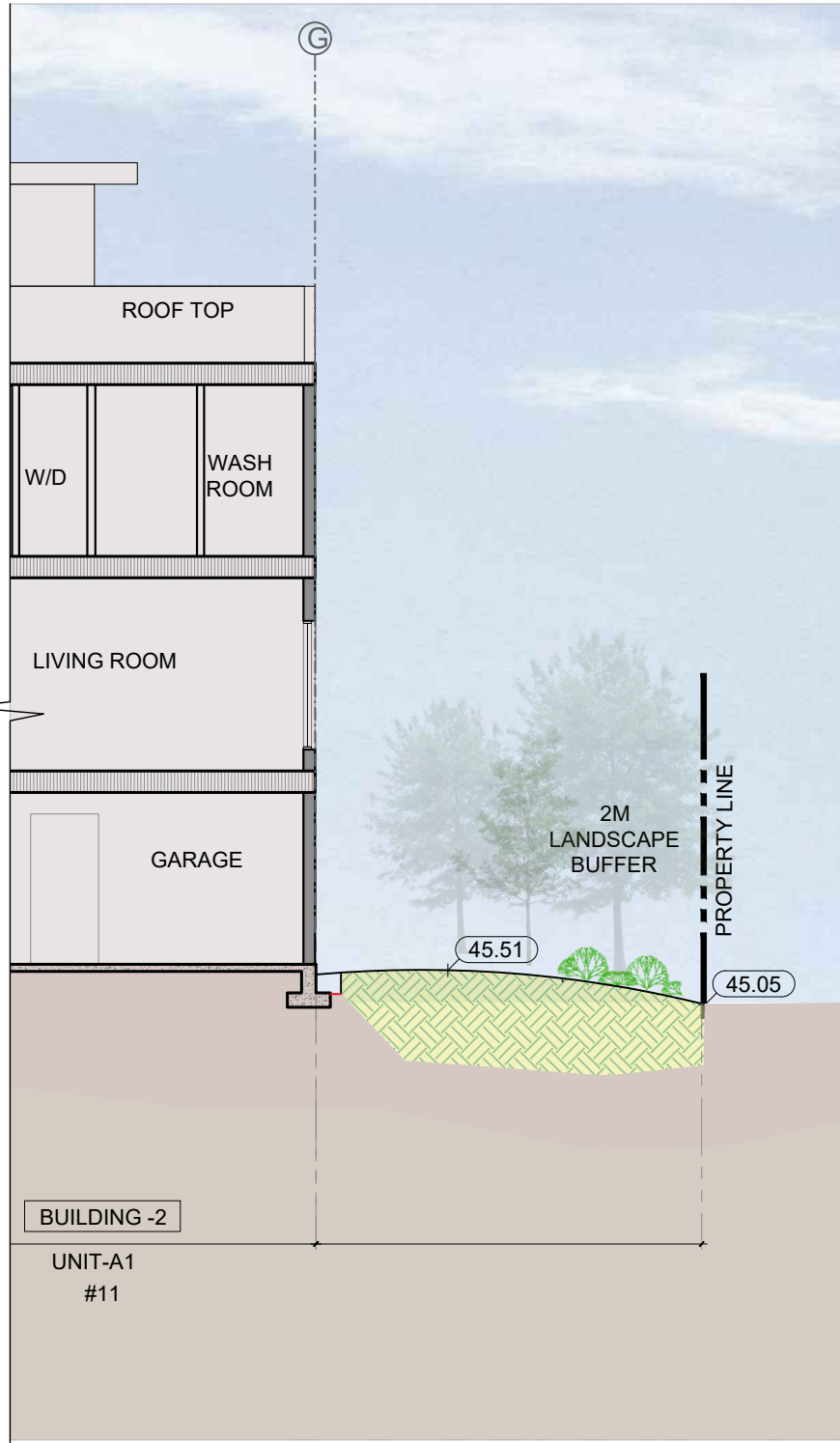
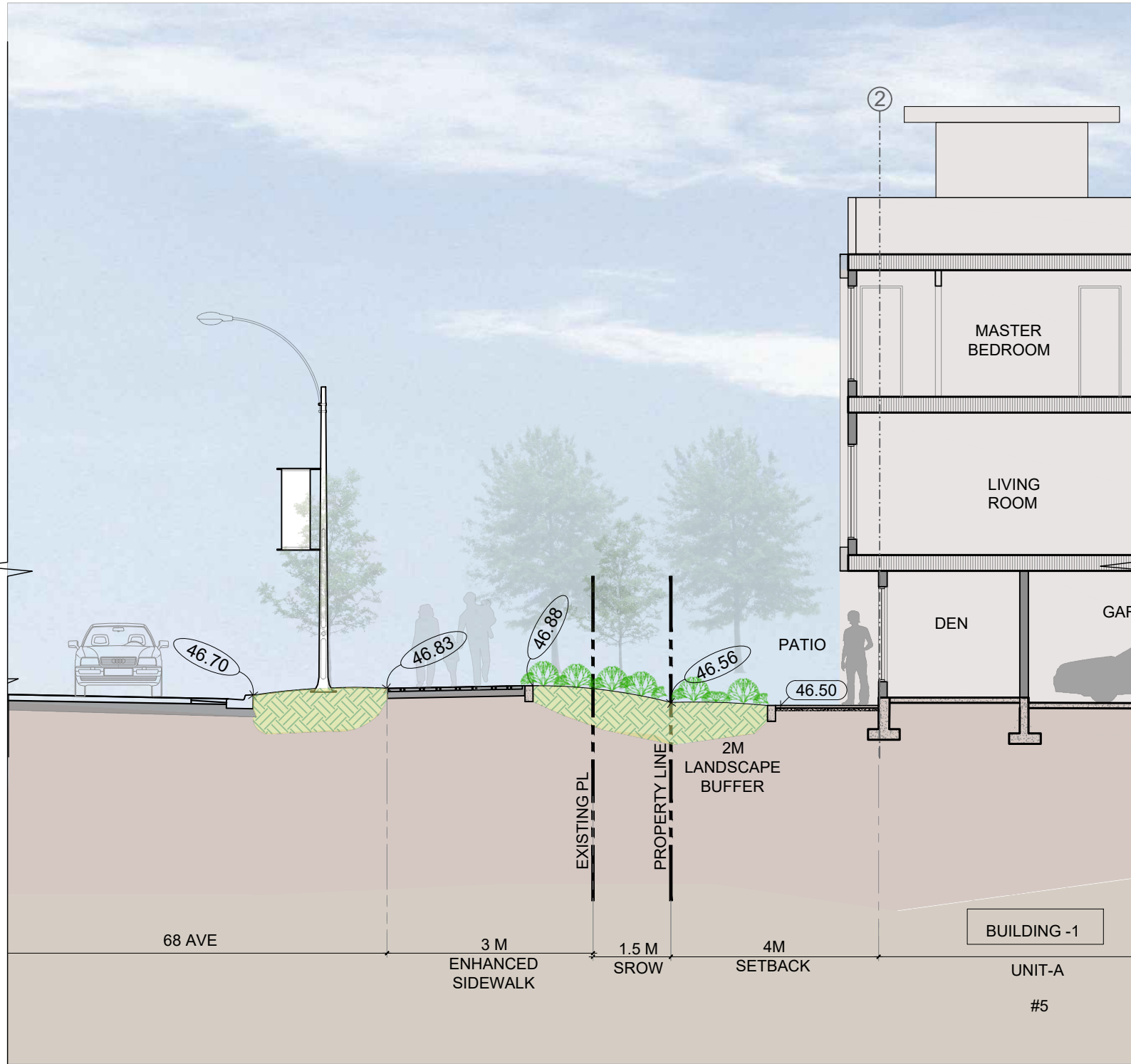
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SECTION

Scale

Sheet No.

A-4.3



1 SECTION-B
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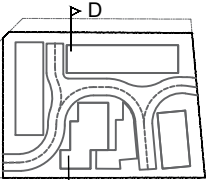
2 SECTION-C
N.T.S



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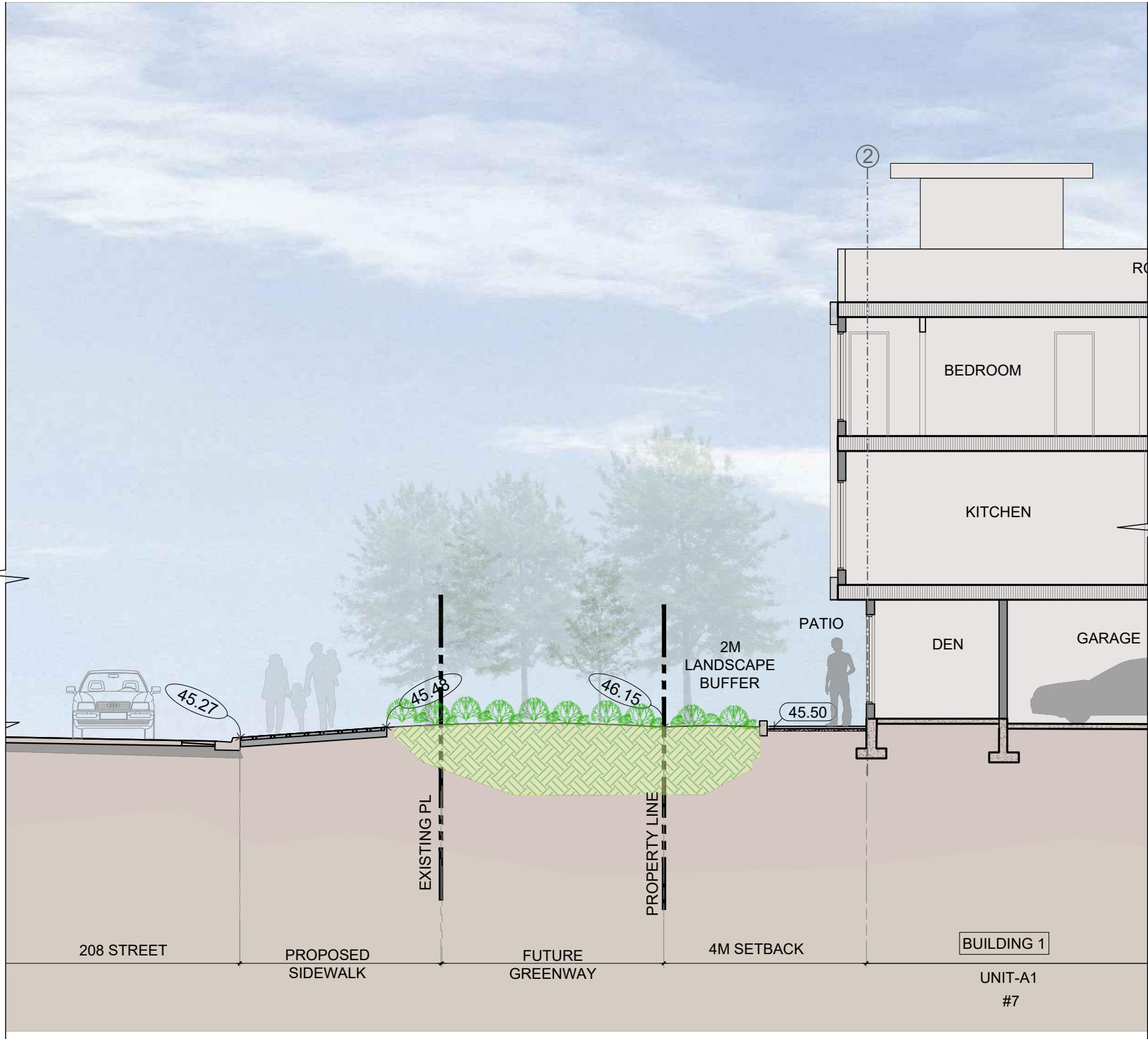
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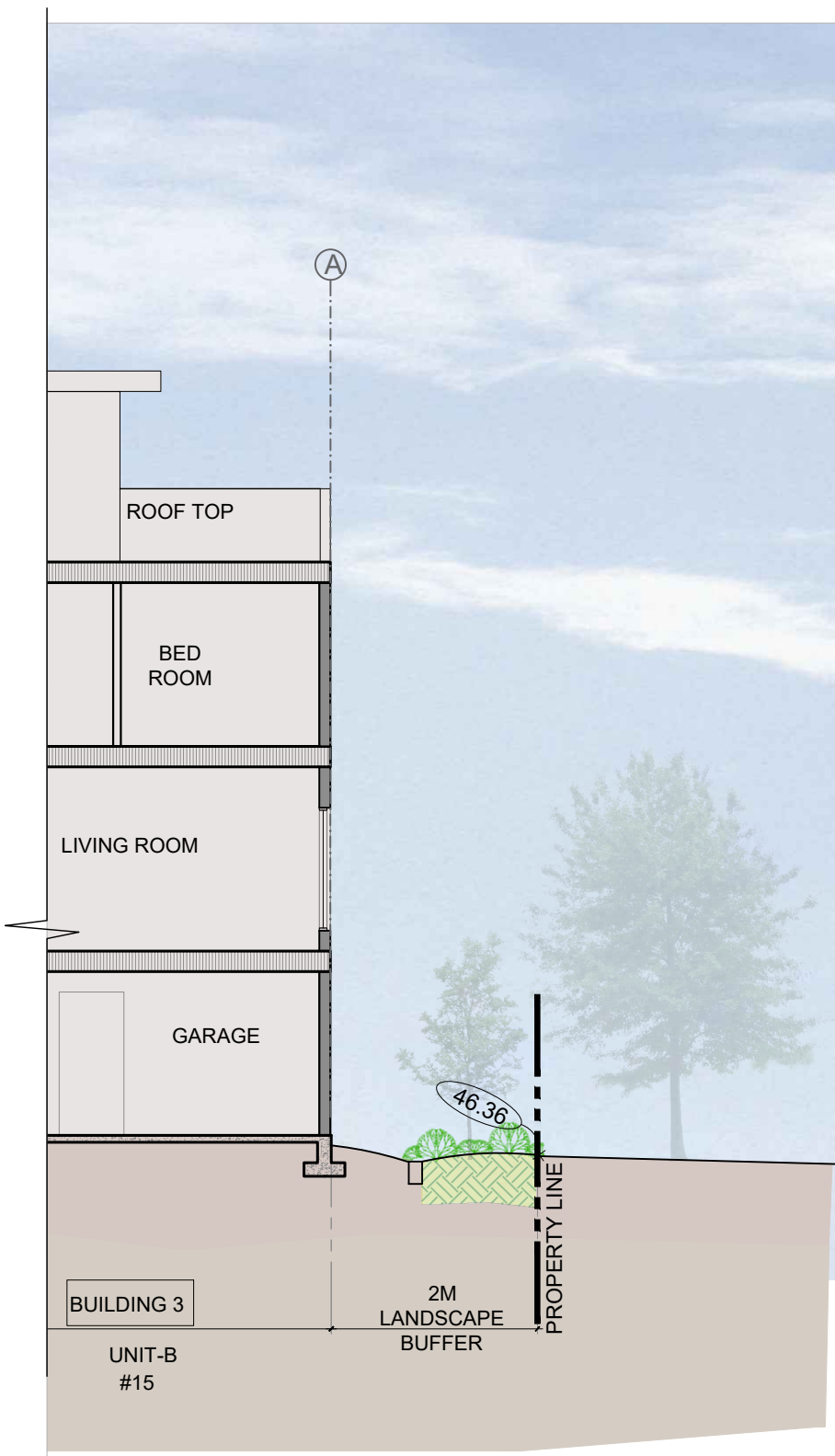
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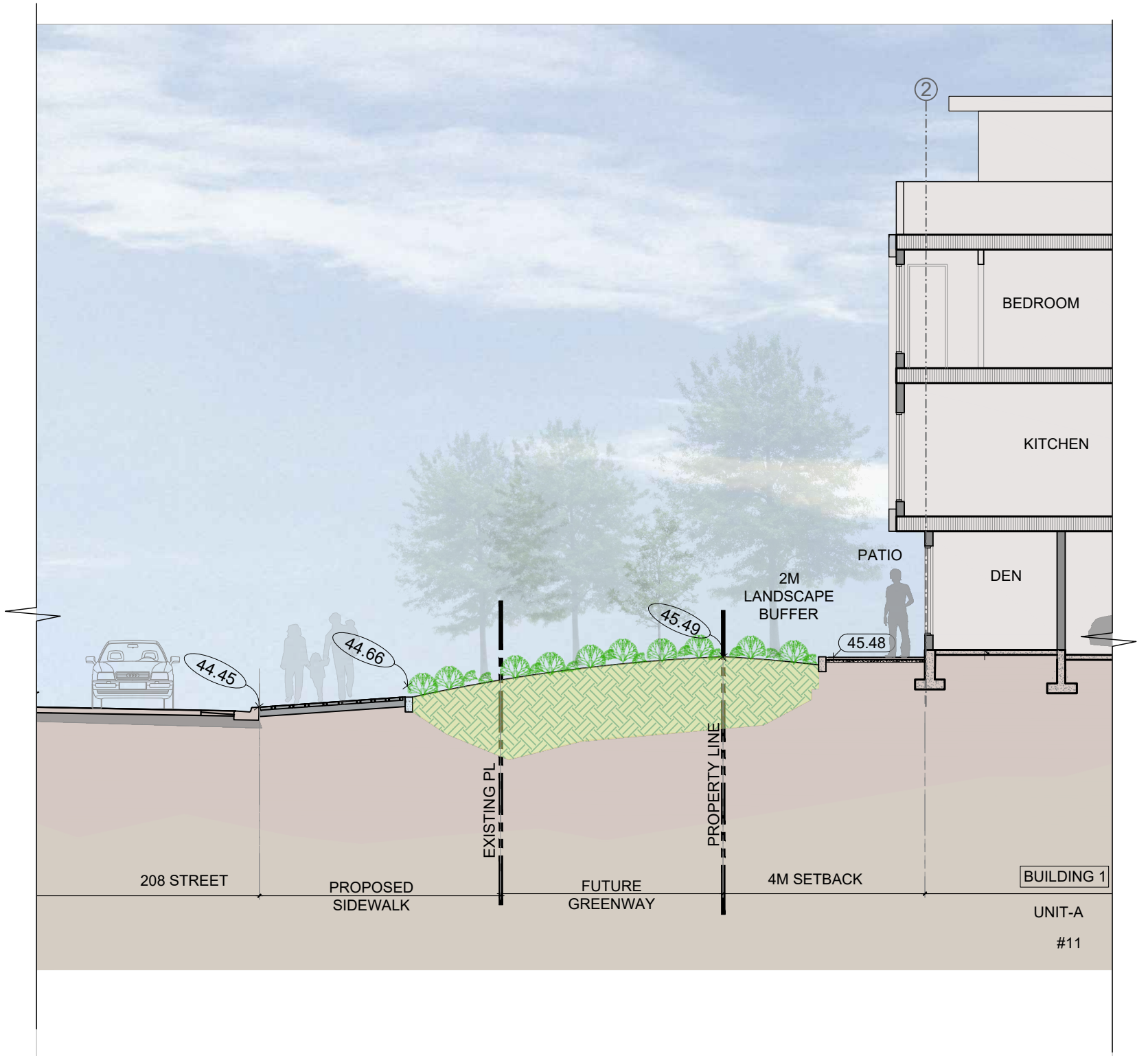
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1 SECTION-D
N.T.S



2 SECTION-F
N.T.S



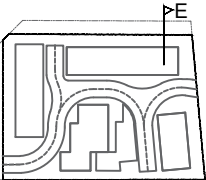
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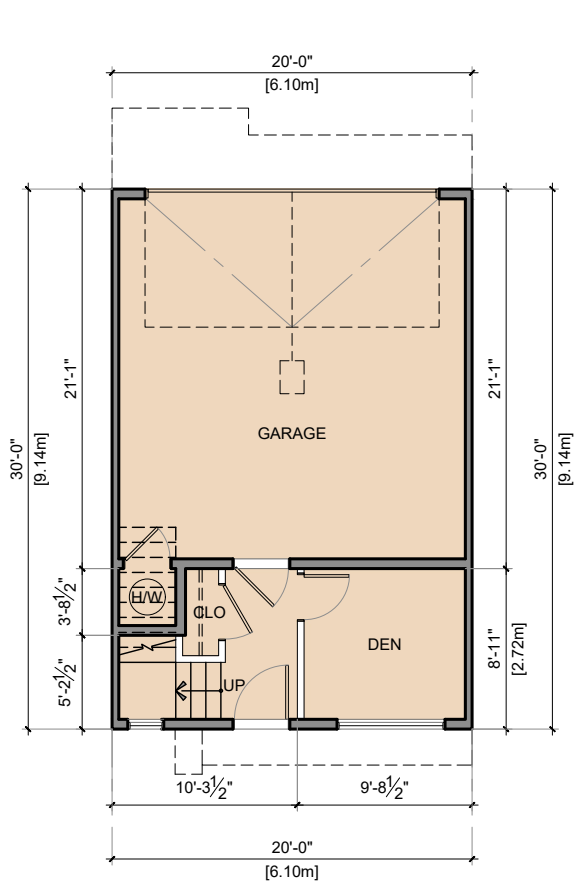
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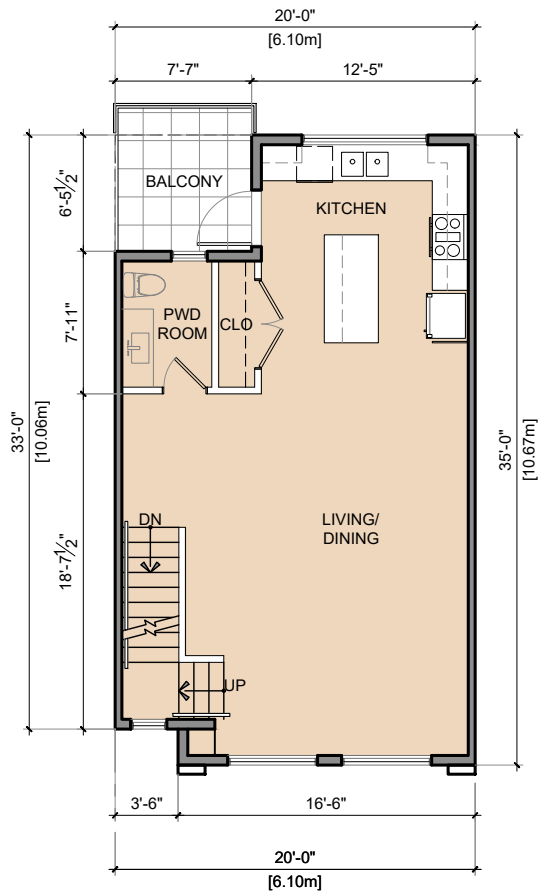
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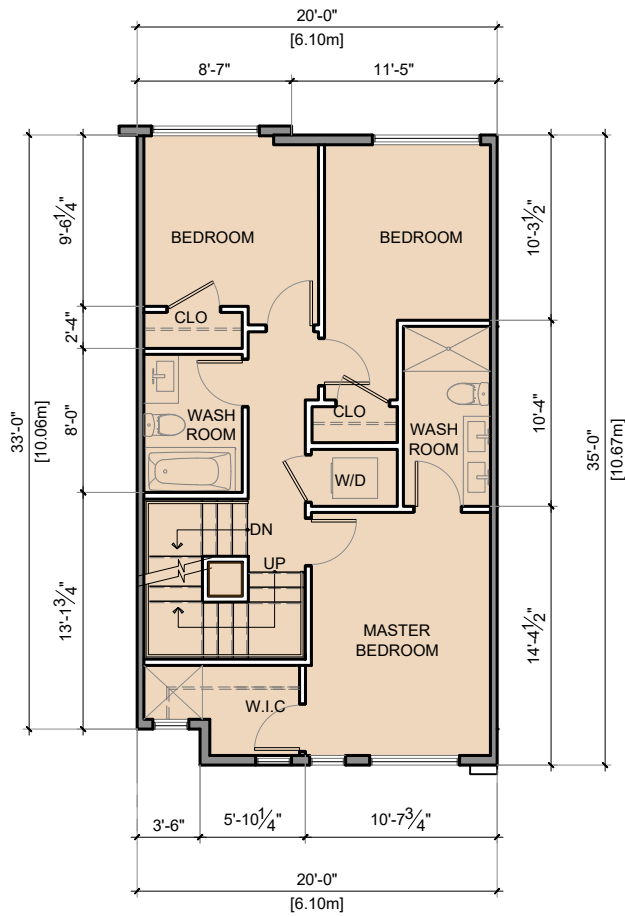
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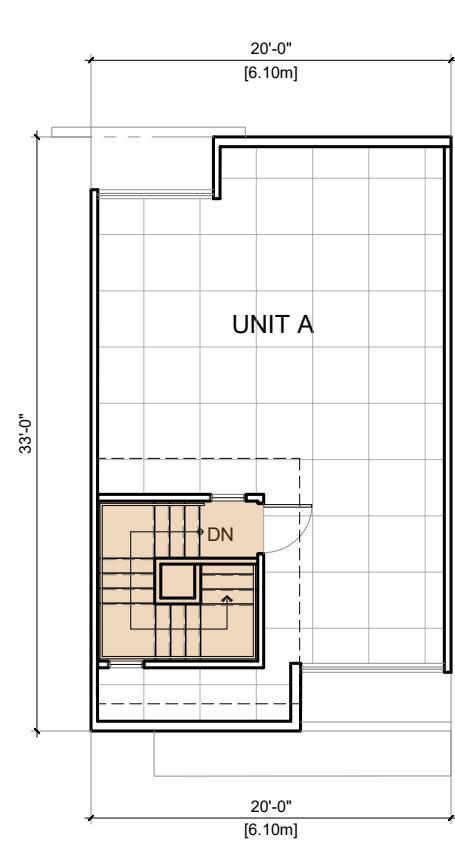
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Scale: 3/32" = 1'0"



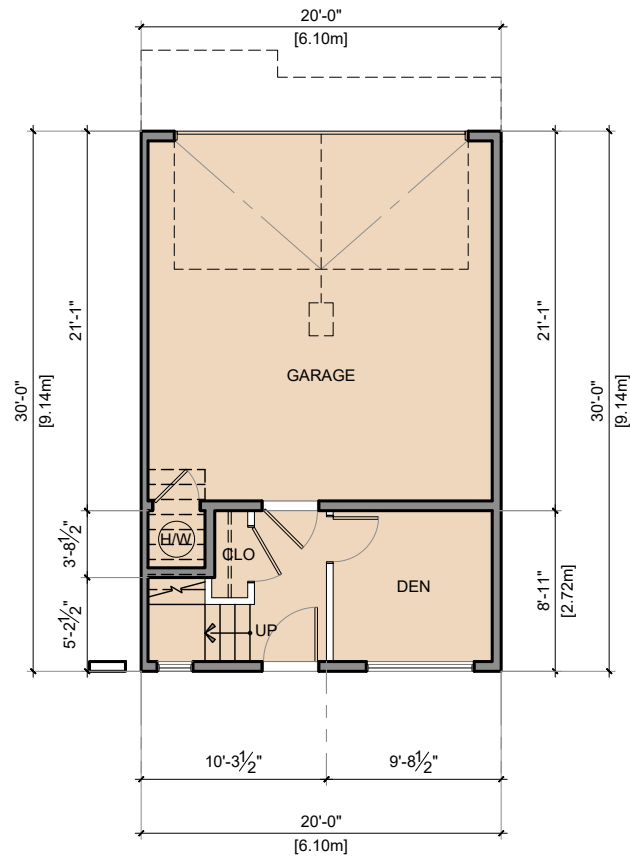
2 UNIT-A(SECOND FLOOR)
Scale: 3/32" = 1'0"



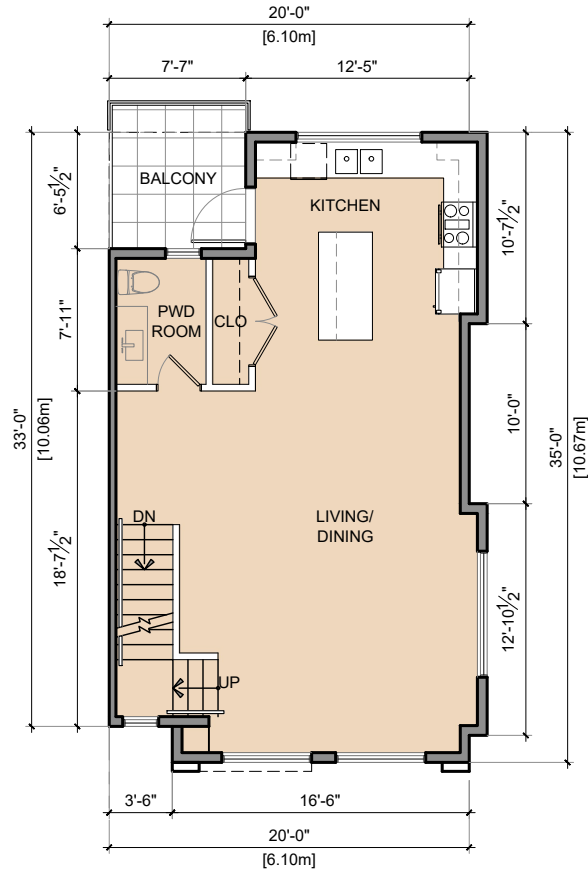
3 UNIT-A(THIRD FLOOR)
Scale: 3/32" = 1'0"



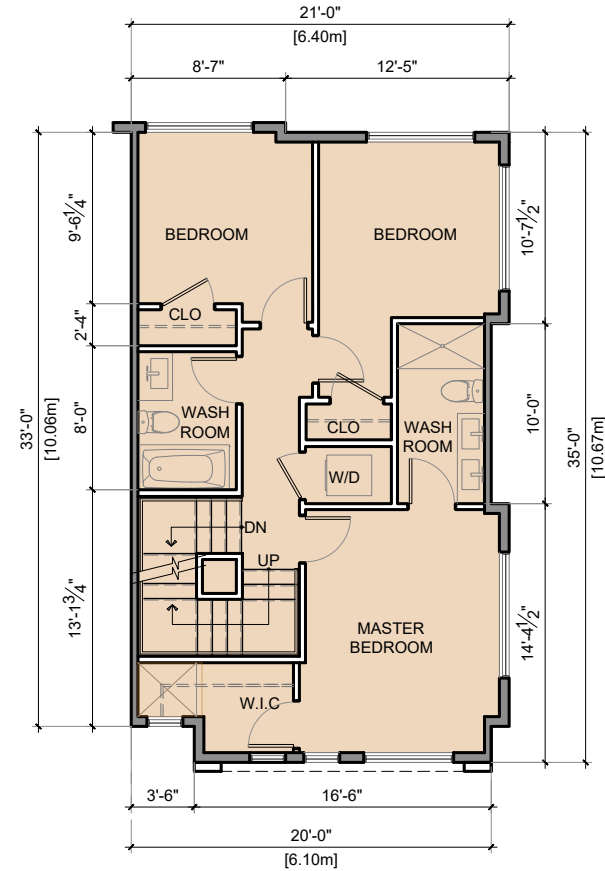
4 UNIT-A(ROOF)
Scale: 3/32" = 1'0"



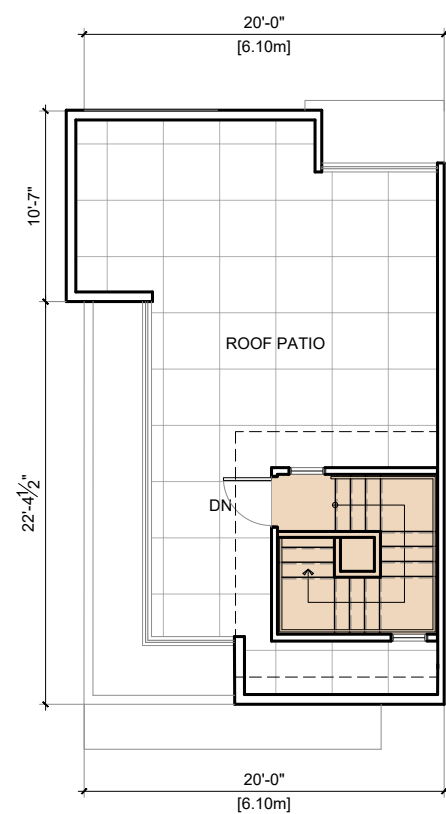
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Scale: 3/32" = 1'0"



6 UNIT-A1 (SECOND FLOOR)
Scale: 3/32" = 1'0"



7 UNIT-A1 (THIRD FLOOR)
Scale: 3/32" = 1'0"



8 UNIT-A1 (ROOF)
Scale: 3/32" = 1'0"

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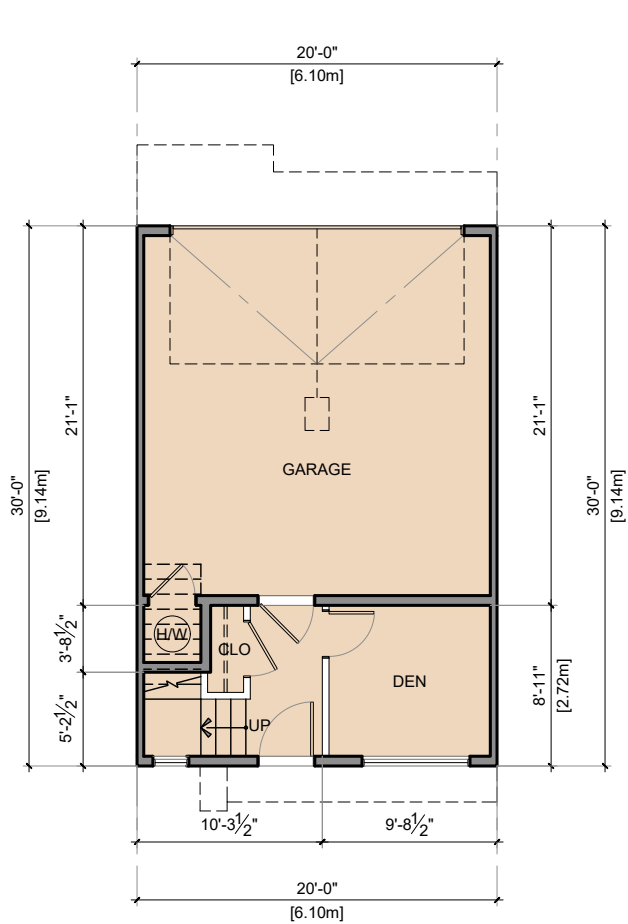
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UNIT PLANS

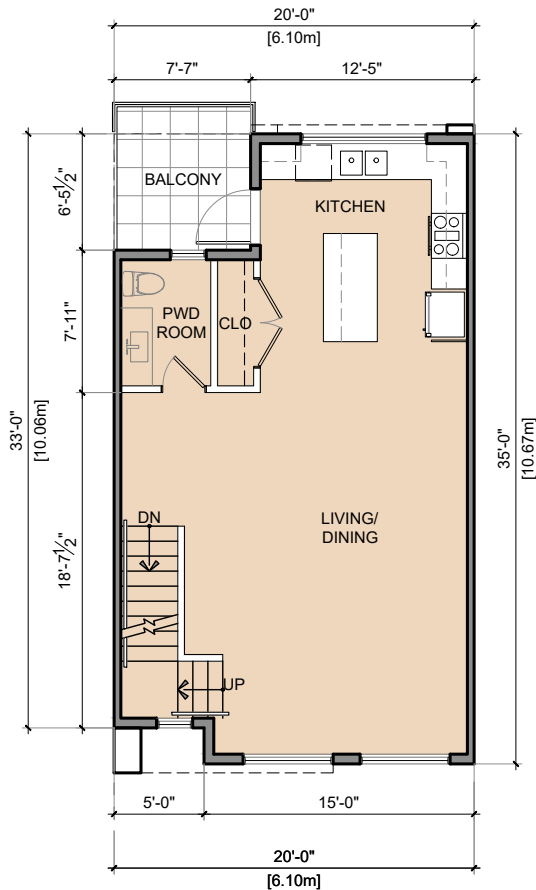
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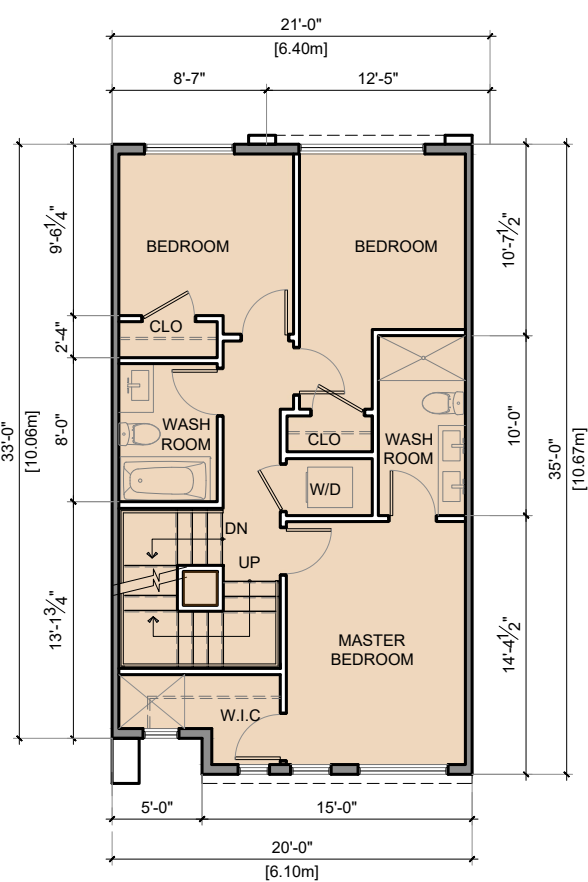
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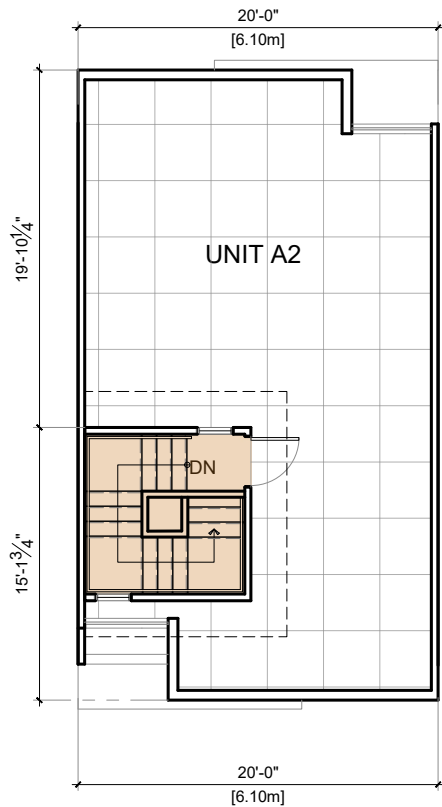
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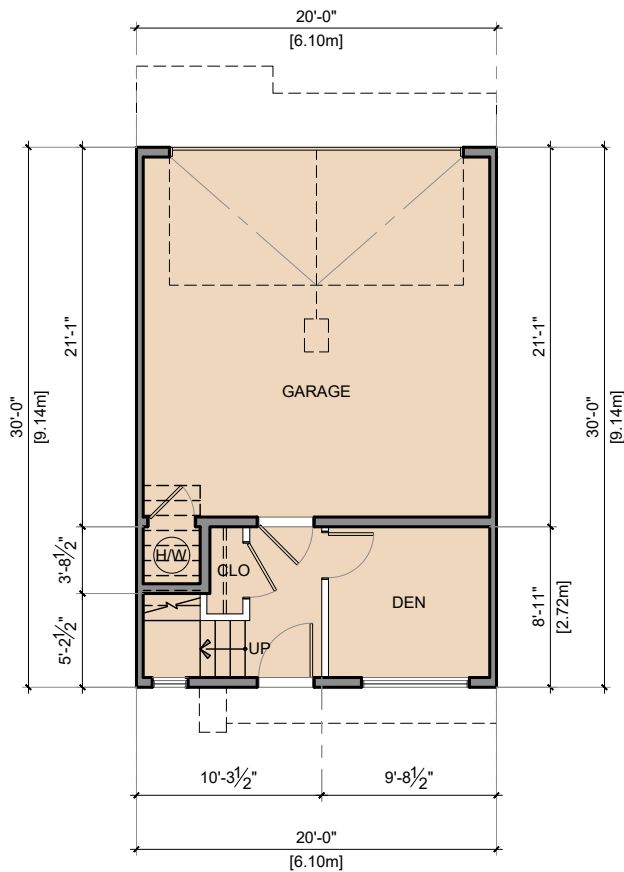
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Scale: 3/32" = 1'0"



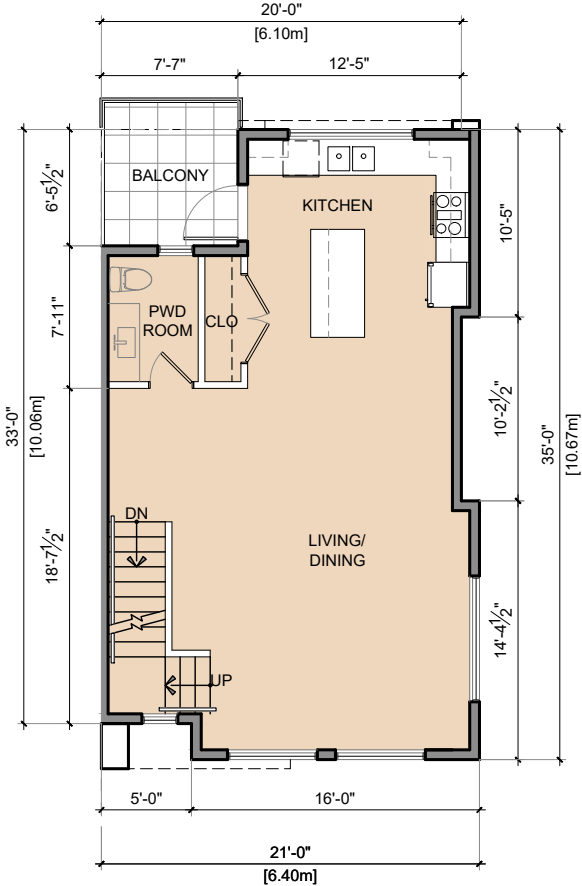
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Scale: 3/32" = 1'0"



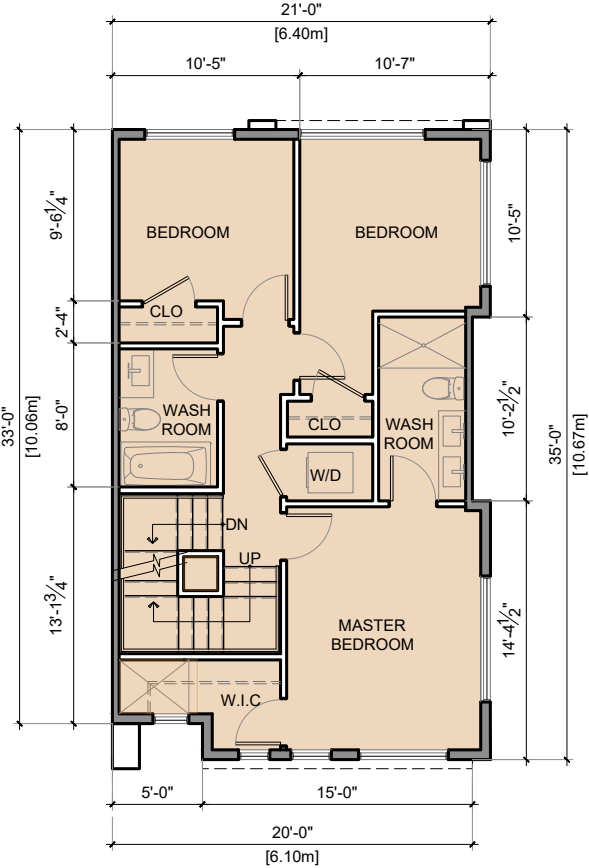
4 UNIT-A3 (ROOF)
Scale: 3/32" = 1'0"



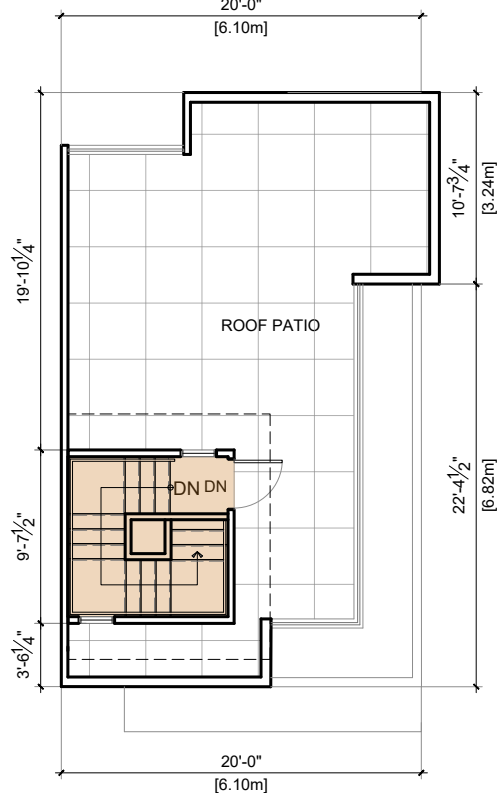
5 UNIT-A3 (MAIN FLOOR)
Scale: 3/32" = 1'0"



6 UNIT-A3 (SECOND FLOOR)
Scale: 3/32" = 1'0"



7 UNIT-A3 (THIRD FLOOR)
Scale: 3/32" = 1'0"



8 UNIT-A3 (ROOF)
Scale: 3/32" = 1'0"

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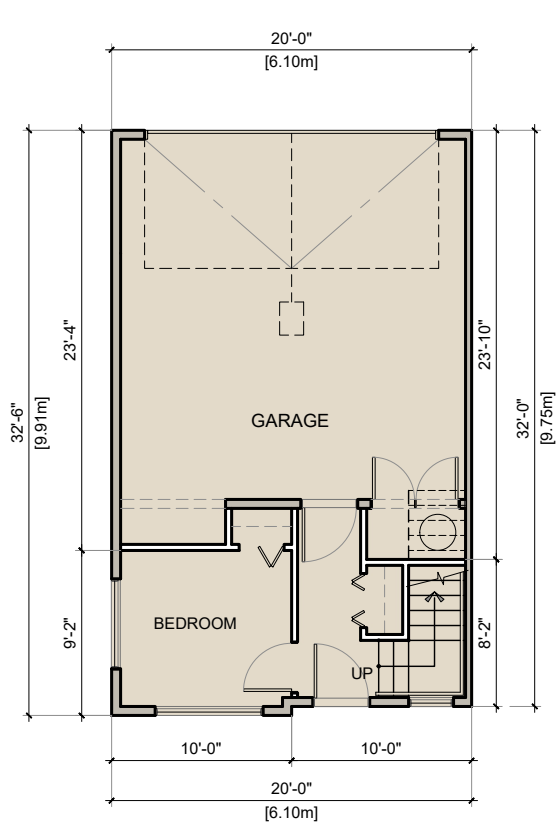
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UNIT PLANS

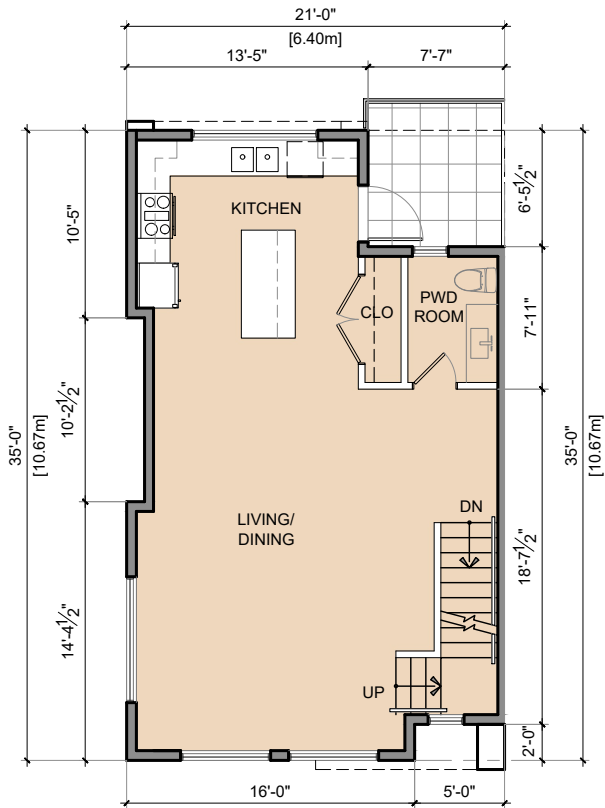
Scale

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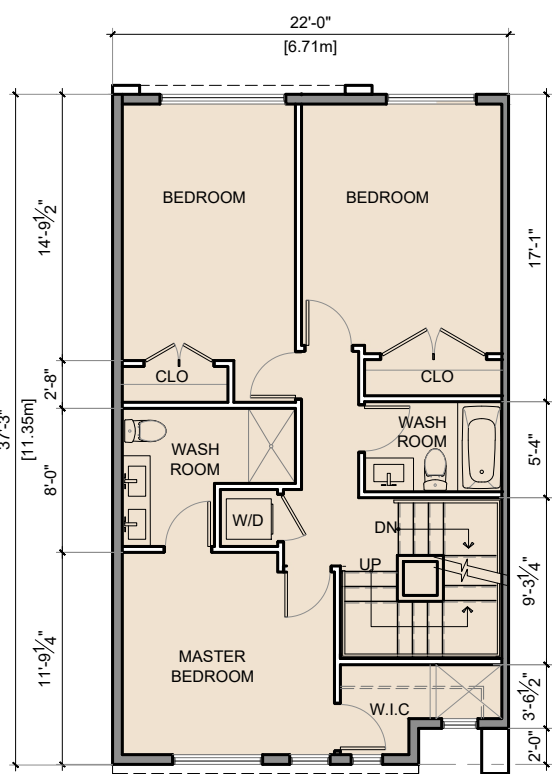
A-5.1



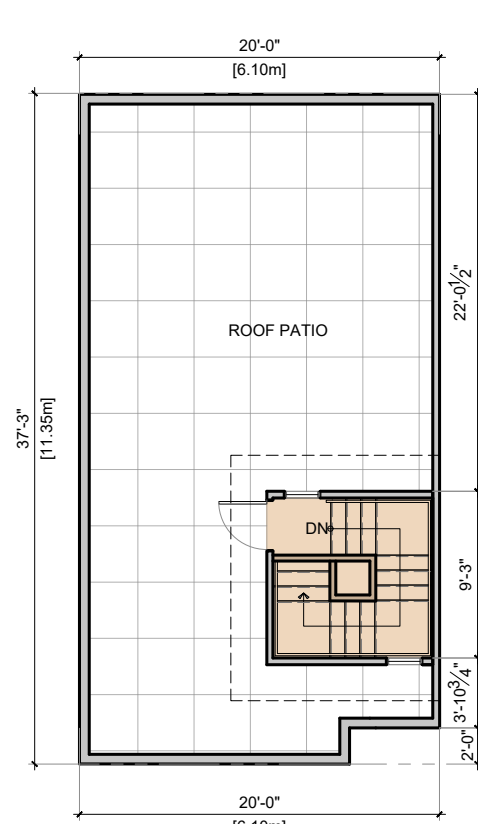
1 UNIT-B (MAIN FLOOR)
Scale: 3/32" = 1'0"



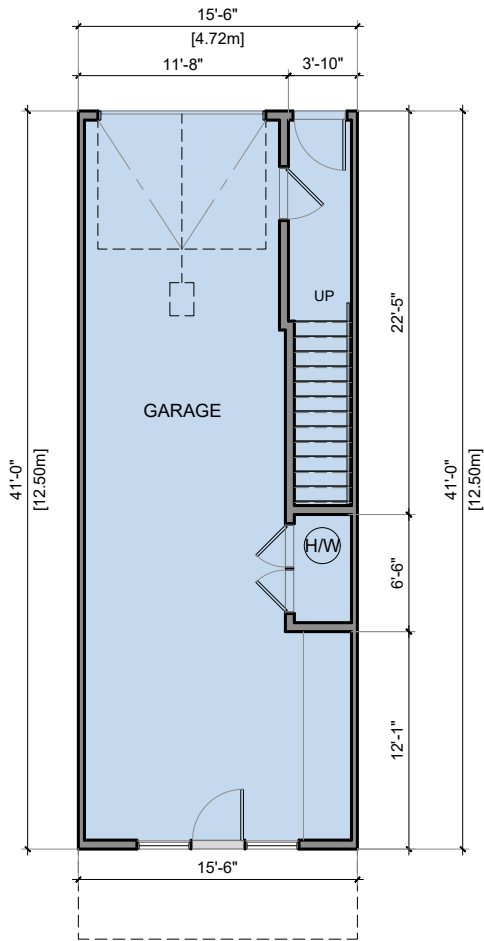
2 UNIT-B (SECOND FLOOR)
Scale: 3/32" = 1'0"



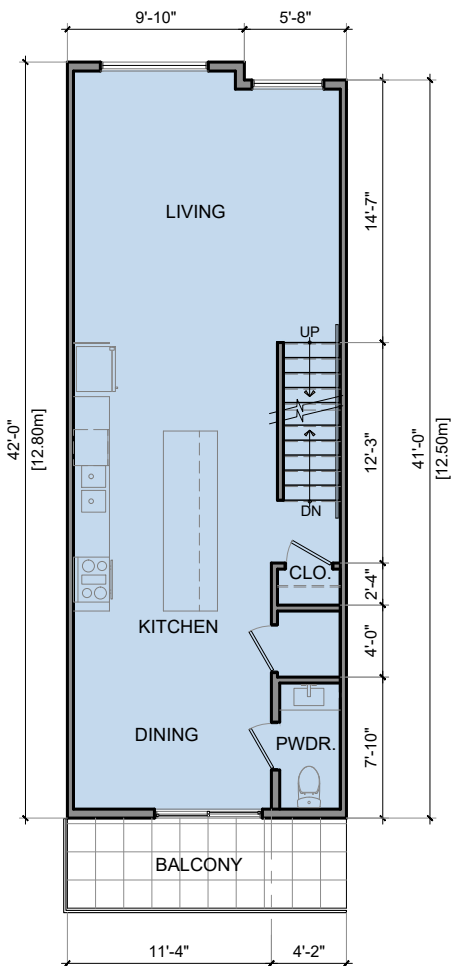
3 UNIT-B (THIRD FLOOR)
Scale: 3/32" = 1'0"



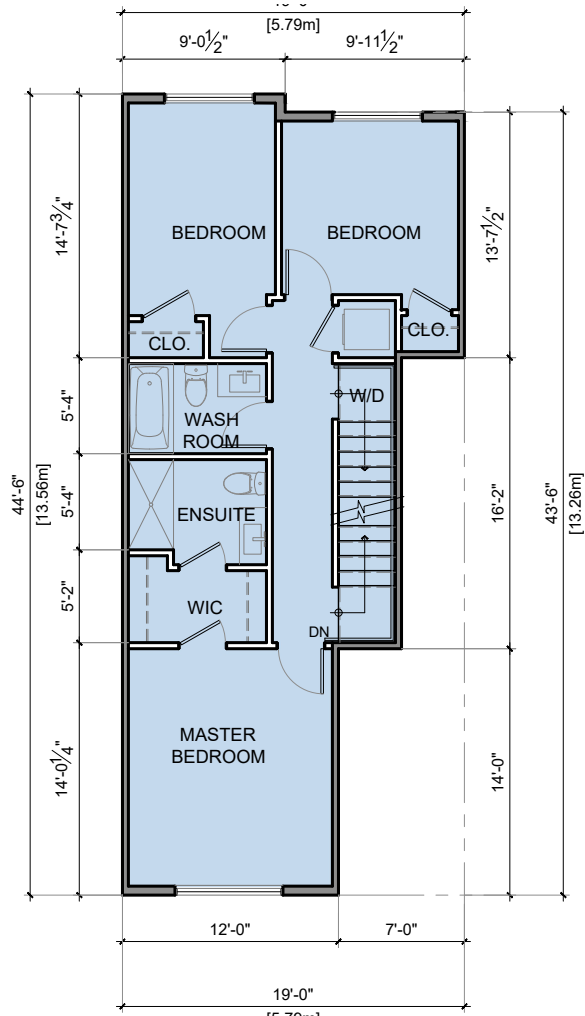
4 UNIT-B (ROOF)
Scale: 3/32" = 1'0"



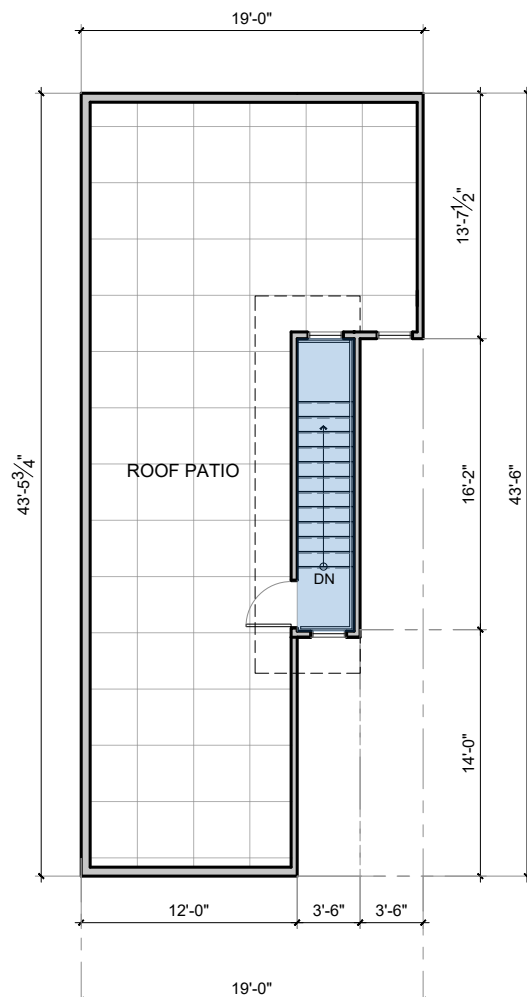
5 UNIT-C (MAIN FLOOR)
Scale: 3/32" = 1'0"



6 UNIT-C (SECOND FLOOR)
Scale: 3/32" = 1'0"



7 UNIT-C (THIRD FLOOR)
Scale: 3/32" = 1'0"



8 UNIT-C (ROOF)
Scale: 3/32" = 1'0"

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2023-04-21	DP Application
2022-12-09	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title

TOWNHOUSE
DEVELOPMENT

Project Address

20792 68 AVENUE
TOL, BRITISH COLUMBIA

Drawn By

SS

Date

2023-04-21

Checked By

MG

Project ID

LA14_2209

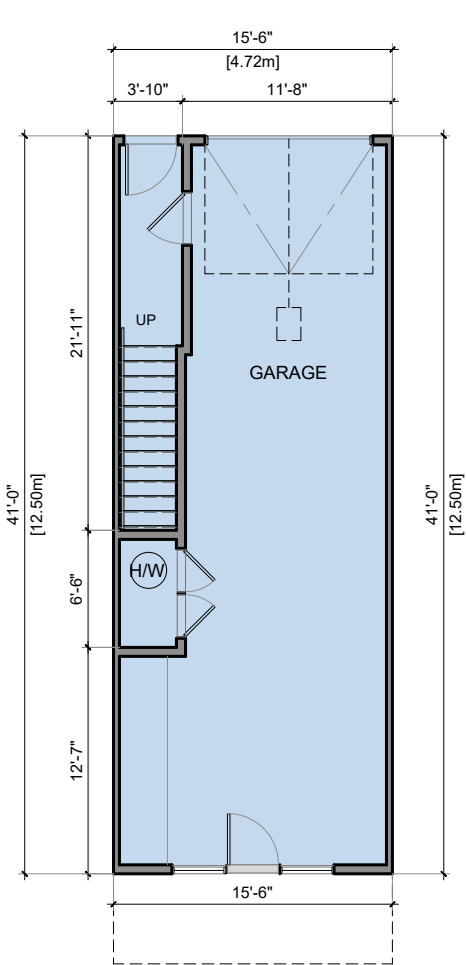
Sheet Title

UNIT PLANS

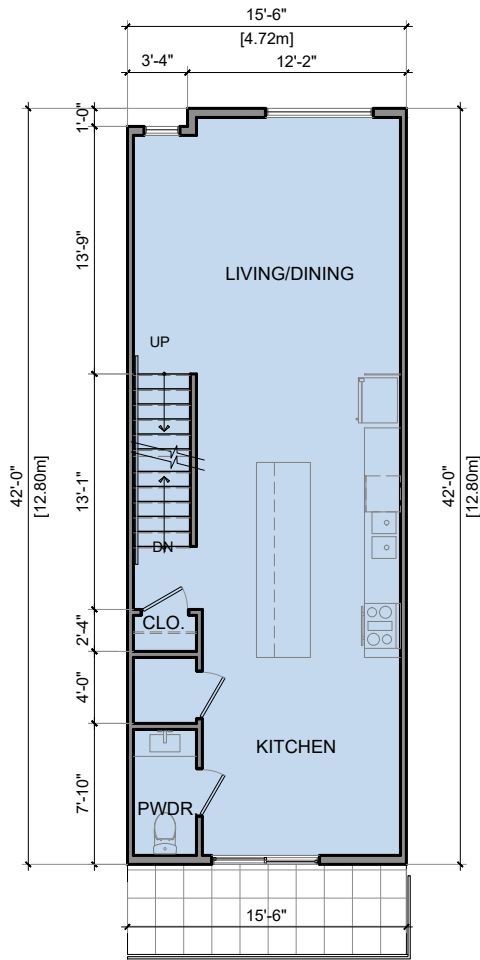
Scale

Sheet No.

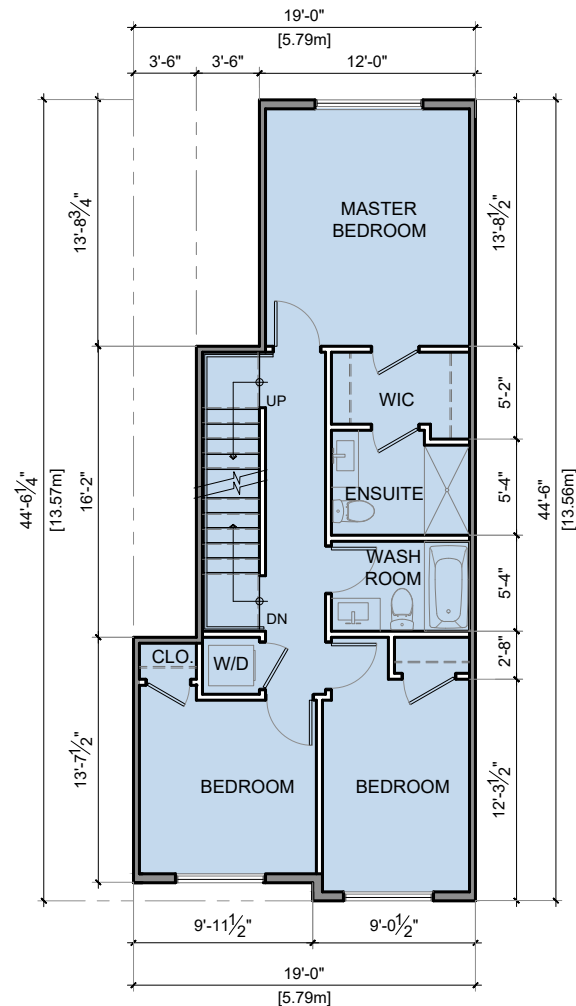
A-5.2



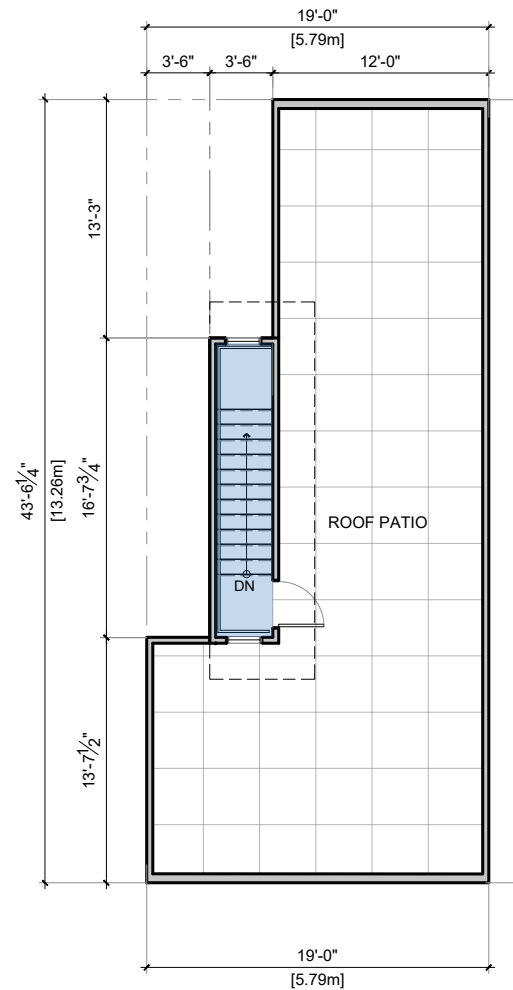
1 UNIT-C1 (MAIN FLOOR)
Scale: 3/32" = 1'0"



2 UNIT-C1 (SECOND FLOOR)
Scale: 3/32" = 1'0"



3 UNIT-C1 (THIRD FLOOR)
Scale: 3/32" = 1'0"



4 UNIT-C1 (ROOF)
Scale: 3/32" = 1'0"

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Drawn By SS	Date 2023-04-21
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Sheet Title

UNIT PLANS

Scale

Sheet No.

A-5.3