DEVELOPMENT PERMIT APPLICATION



REGISTERED ARCHITECT
MANPREET SINGH
BRITISH COLUMBIA
2025-08-01

APARTMENT DEVELOPMENT

8360 201 Street
TOL, BC

PMA
ParaMorph
Architecture Inc

DRAWING LIST

• COVER SHEET	A-0.1
• LOCATION MAP & TEAM	A-0.2
• PROGRAM SUMMARY	A-0.3
• BASE PLAN	A-0.4
• CONTEXT PLAN	A-0.5
• SITE CIRCULATION	A-0.6
• SITE PLAN	A-1.0
• FLOOR PLANS	A-2.0 TO A-2.15
• PERSPECTIVE	A-3.0 TO A-3.5
• MATERIAL BOARD	A-3.6
• ELEVATIONS	A-3.7 to A-3.9
• SECTIONS	A-4.0 TO A-4.3
• UNIT PLAN	A-5.0 to A-5.17
• DETAILS	A-6.0

LOCATION



PROJECT TEAM

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2025-07-30	Revised / Comments
2024-10-03	Revised / Comments
2024-04-29	Rezoning Application

Issues / Revisions

Seal

REGISTERED ARCHITECT MANPREET SINGH BRITISH COLUMBIA
2025-08-07

Project Title
APARTMENT DEVELOPMENT

Project Address
8360 201 STREET TOL, BRITISH COLUMBIA

Drawn By AJ	Date 2024-02-27
Checked By MG	Project ID LA25_2402

Sheet Title
LOCATION MAP & TEAM

Scale

Sheet No.
A-0.2

July 30, 2025

Program Summary

LOT INFO

ADDRESS	8360 201 STREET, TOWNSHIP OF LANGLEY
LEGAL DESCRIPTION	LOT 61, SECTION 26, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP63049 PART SW1/4.

SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
GROSS AREA	107,973	10,031	2.48	1.00
GREEN DEDICATION	4,288	398	0.10	0.04
UNDEVELOPABLE AREA	22,136.66	2,056	0.51	0.21
ROAD DEDICATION	22,132.43	2,056	0.51	0.21
NET DEVELOPABLE AREA (AFTER DEDICATION)	59,415	5,520	1.36	0.63

ZONING

ZONING	CURRENT	PROPOSED
	SR-2	CD

FAR	PERMITTED	PROPOSED
FAR BASED ON NET AREA		2.66
TOTAL FLOOR AREA(Sqft)		158,070

SETBACKS	PERMITTED	PROPOSED
NORTH(ALONG 84 AVENUE)		4.0m
SOUTH(ALONG 82B AVENUE)		4.0m
EAST(ALONG NEIGHBOURING LOT)		5.0m
WEST(ALONG 201 STREET)		4.0m

	PERMITTED	PROPOSED
BUILDING HEIGHT		6 STOREY
TOTAL UNITS		210

OFF STREET PARKING

PARKING REQUIREMENTS BREAKDOWN	NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS	PROVIDED (@Parkade Lvl-1 & 2)
Studio	20	1.0/UNIT	20	21
1BR, 1BR+DEN, 2BR, 2BR+DEN	190	1.5/UNIT	285	286
TOTAL			305	307
Visitor's		10% OF REQUIRED PARKING	31	31
SMALL CAR		20% OF TOTAL VISITOR PARKING SPACES	6	5
ACCESSIBLE STALL		1ACC/50 PARKING	6	6

BIKE PARKING

PARKING REQUIREMENTS BREAKDOWN	NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS	PROVIDED (@Parkade Lvl-1 & 2)
Studio	20	1.0	20	20
1BR, 1BR+DEN, 2BR, 2BR+DEN	190	1.0	190	268
VISITOR	0	6/BUILDING	12	12
TOTAL			222	300

AMENITY CALCULATIONS

AMENITIES	Sq.m.	Sq.ft.	REMARKS
REQUIRED	1,212	13,041	1. Minimum 6 Sq.m. per dwelling unit for first 186 dwelling units. 2. Minimum 4 Sq.m. per dwelling unit for beyond 186 dwelling units.
PROPOSED INDOOR AMENITY BUILDING-1(@MAIN LVL)	217.4	2,340	
PROPOSED INDOOR AMENITY BUILDING-2(@MAIN LVL)	216.9	2,335	
TOTAL INDOOR PROVIDED	434	4,675	
PROPOSED OUTDOOR AMENITY (@MAIN LVL)	334.4	3,599	
PROPOSED OUTDOOR AMENITY (@ROOF LVL)	517.4	5,569	
TOTAL OUTDOOR PROVIDED	852	9,169	

PROPOSED FLOOR AREA SUMMARY

SITE COVERAGE (ON NET AREA)	(Sqft)	(Sqm)	(%age)	REMARKS
PROPOSED	29310.89	2,723	49.33%	

FAR CALCULATION (ON NET AREA) - BUILDING #1						UNIT COUNT				
RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	RESIDENTIAL CIRCULATION (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY	STUDIO	1BR, 1 BR + DEN	2BR, 2BR+DEN	3BR	TOTAL UNITS
MAIN FLOOR LVL (INDOOR AMENITY)	8,270.7	1,720.6	2,340.0	12,331.3	67%	1	4	7	0	12
SECOND FLOOR LVL	10,419.2	1,334.8	0	11,754	89%	2	4	9	0	15
THIRD FLOOR LVL	10,960.7	1,334.8	0	12,296	89%	2	5	9	0	16
FOURTH FLOOR LVL	10,960.7	1,334.8	0	12,296	89%	2	5	9	0	16
FIFTH FLOOR LVL	8,818.7	1,245.4	0	10,064	88%	0	3	7	2	12
SIXTH FLOOR LVL	8,818.7	1,245.4	0	10,064	88%	0	3	7	2	12
ROOF FLOOR LVL (FOR OUTDOOR AMENITY)	0	0	0	0		0	0	0	0	0
TOTAL BUILDABLE AREA				68,805		7	24	48	4	83
TOTAL FLOOR AREA (EXCLUDING INDOOR & OUTDOOR AMENITY)				66,465		8.43%	28.92%	57.83%	4.82%	100.00%

FAR CALCULATION (ON NET AREA) - BUILDING #2						UNIT COUNT				
RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	RESIDENTIAL CIRCULATION (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY	STUDIO	1BR, 1 BR + DEN	2BR, 2BR+DEN	3BR	TOTAL UNITS
MAIN FLOOR LVL (INDOOR AMENITY)	12,317.7	2,327	2,335	16,980	73%	2	15	0	3	20
SECOND FLOOR LVL	14,480.9	1,877.3	0	16,358	89%	3	15	2	3	23
THIRD FLOOR LVL	15,021	1,877.3	0	16,898	89%	3	16	2	3	24
FOURTH FLOOR LVL	15,021	1,877.3	0	16,898	89%	3	16	2	3	24
FIFTH FLOOR LVL	11 290.4	1,816.4	0	13,107	96%	1	12	2	3	18
SIXTH FLOOR LVL	12 290.4	1,816.4	0	13,107	96%	1	12	2	3	18
ROOF FLOOR LVL (FOR OUTDOOR AMENITY)	0	592	0	592	0%	0	0	0	0	0
TOTAL BUILDABLE AREA				93,940		13	86	10	18	127
TOTAL FLOOR AREA (EXCLUDING INDOOR & OUTDOOR AMENITY)				91,605		10.2%	67.7%	7.9%	14.2%	100.0%
					TOTAL PROJECT PERCENTAGE	9.5%	52.4%	27.6%	10.5%	100.0%

ADAPTABLE UNITS	20% OF TOTAL UNITS	42 REQUIRED	44 PROVIDED

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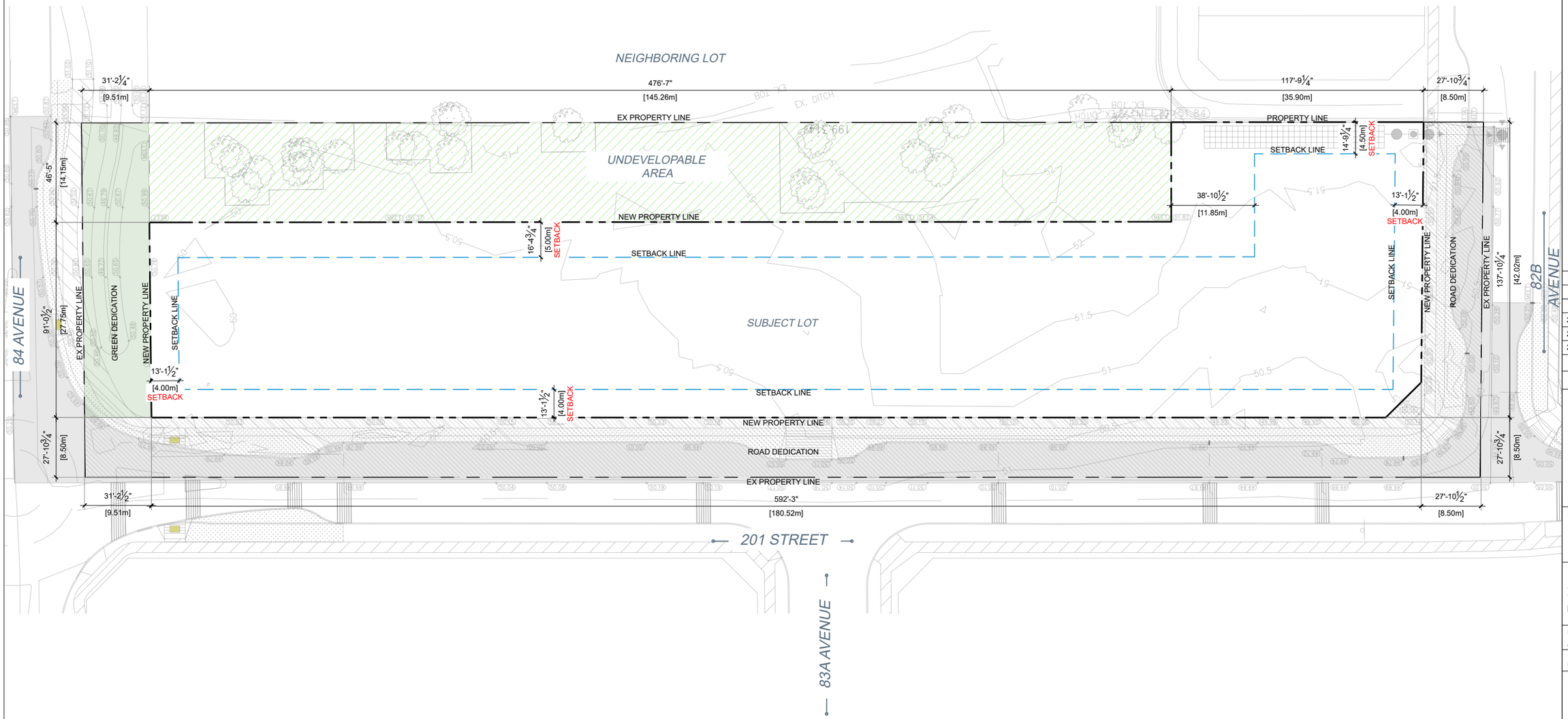
PROGRAM SUMMARY

Scale

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A-0.3

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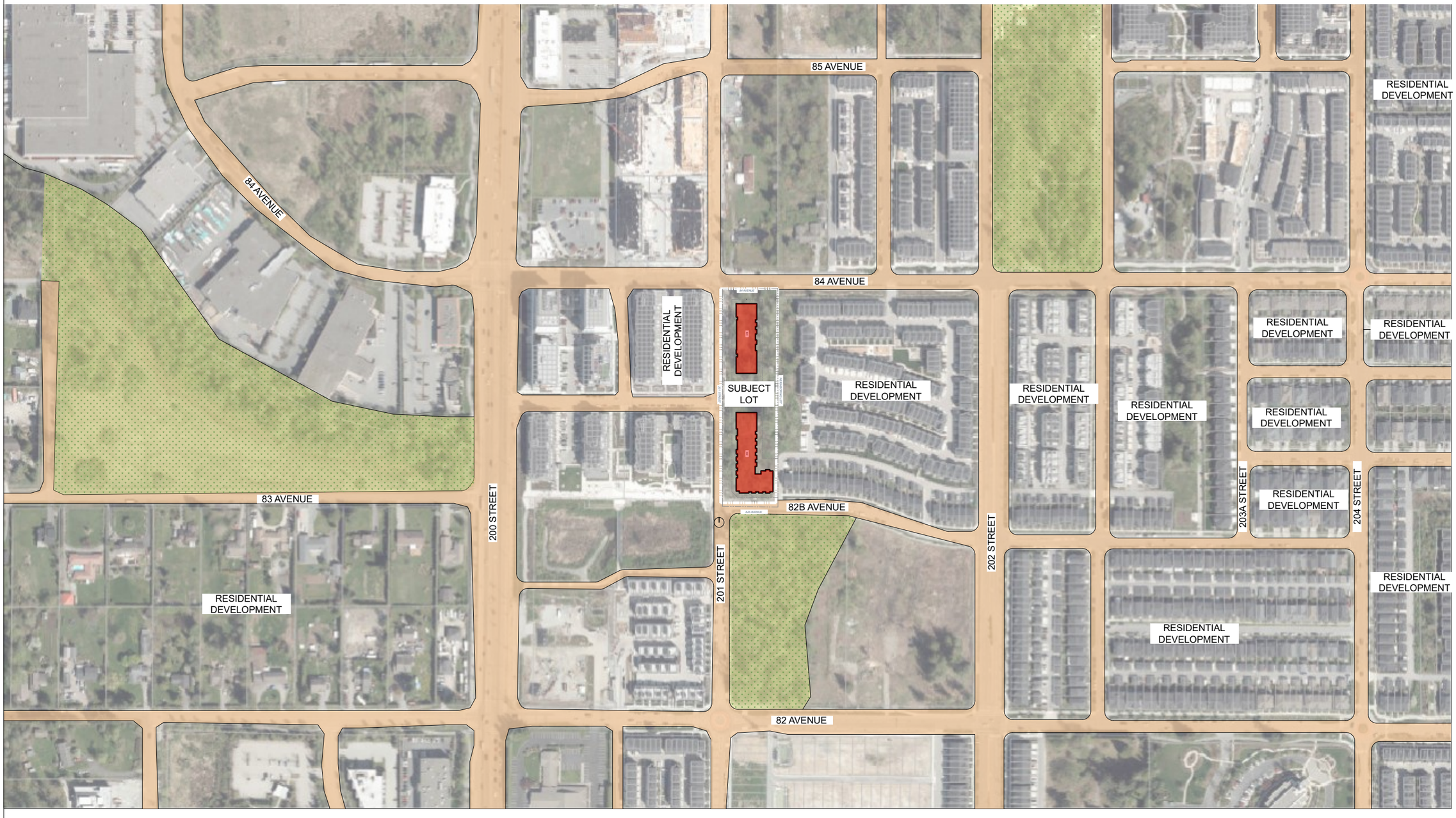
BASE PLAN

Scale

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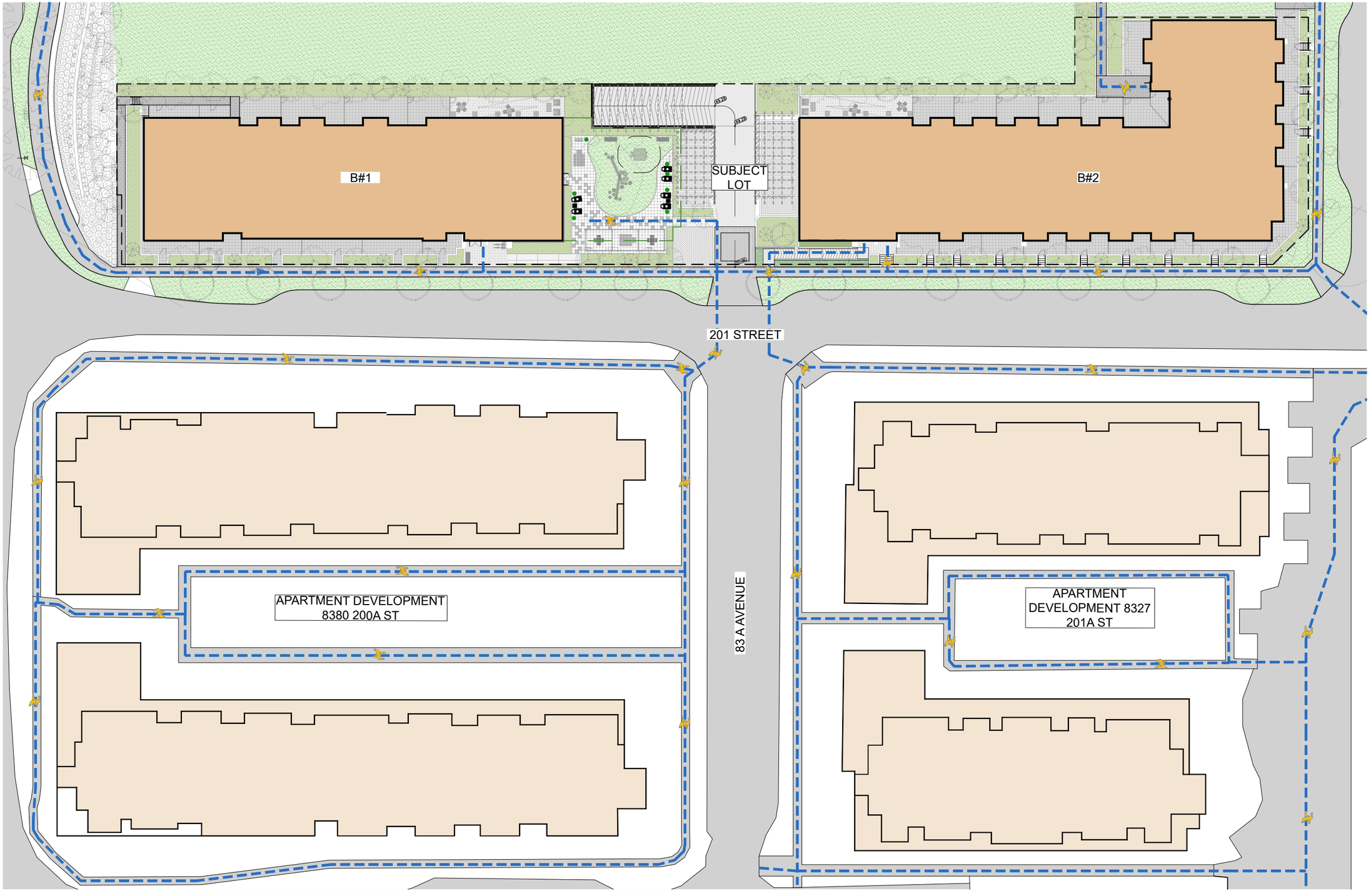
CONTEXT PLAN

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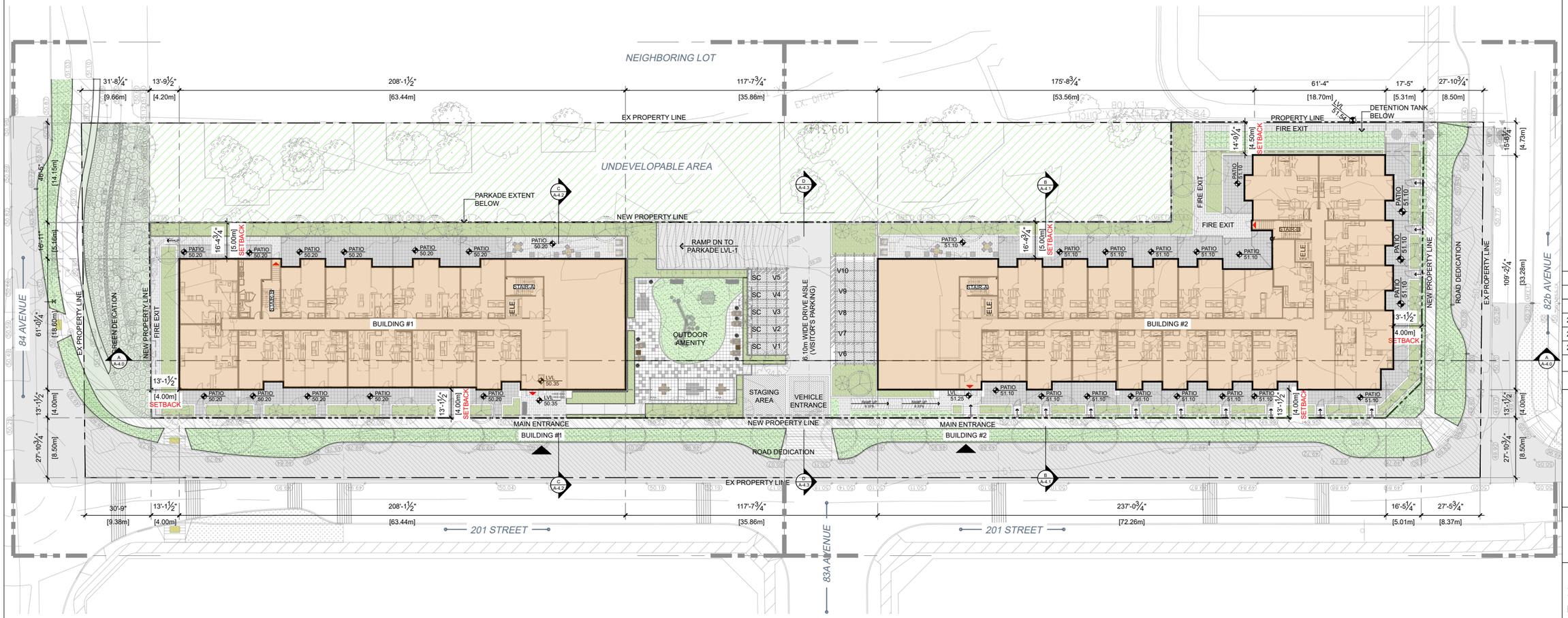
SITE CIRCULATION

Scale

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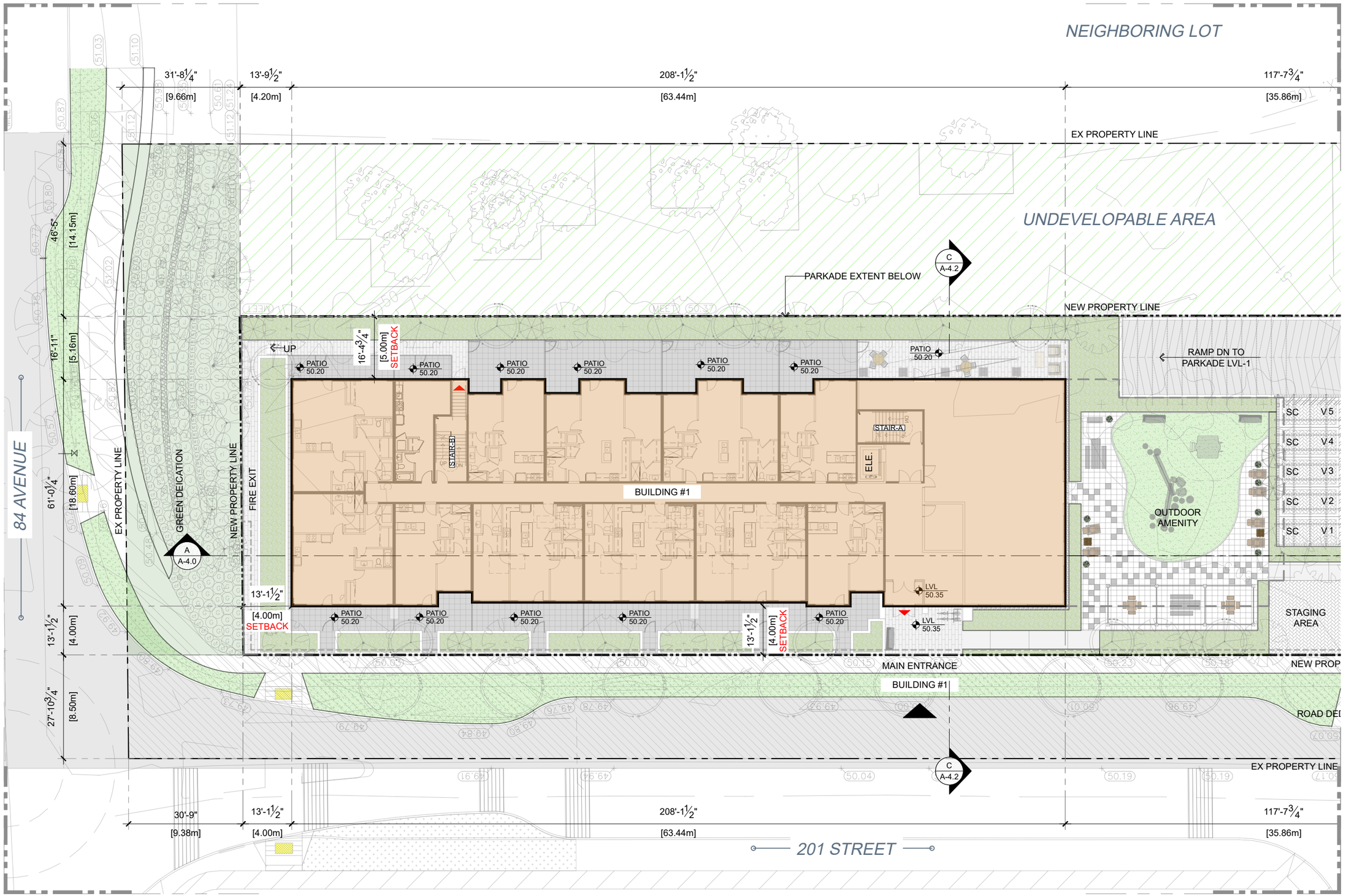
SITE PLAN

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A-1.0

July 30, 2025



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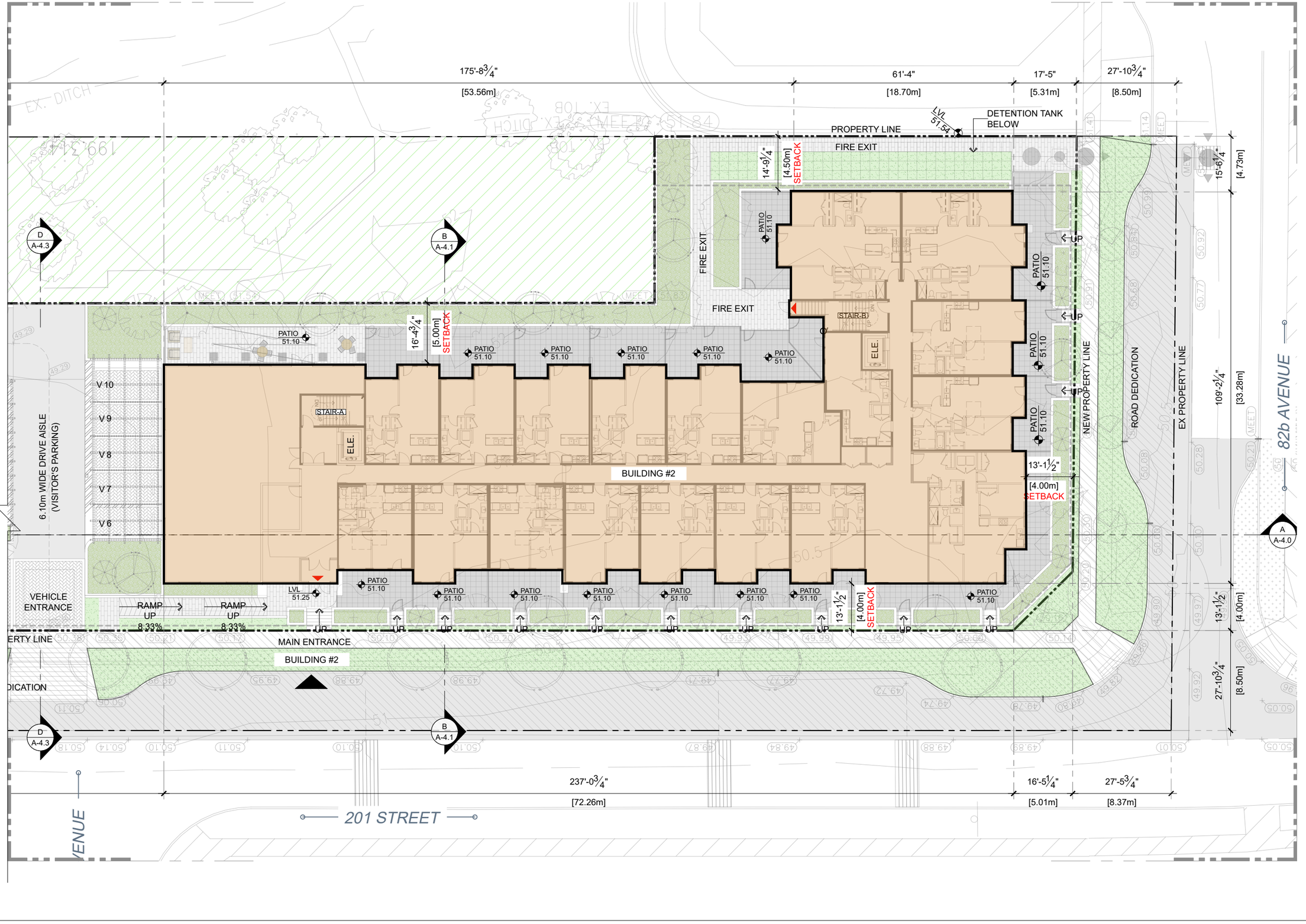
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SITE PLAN

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A-1.1



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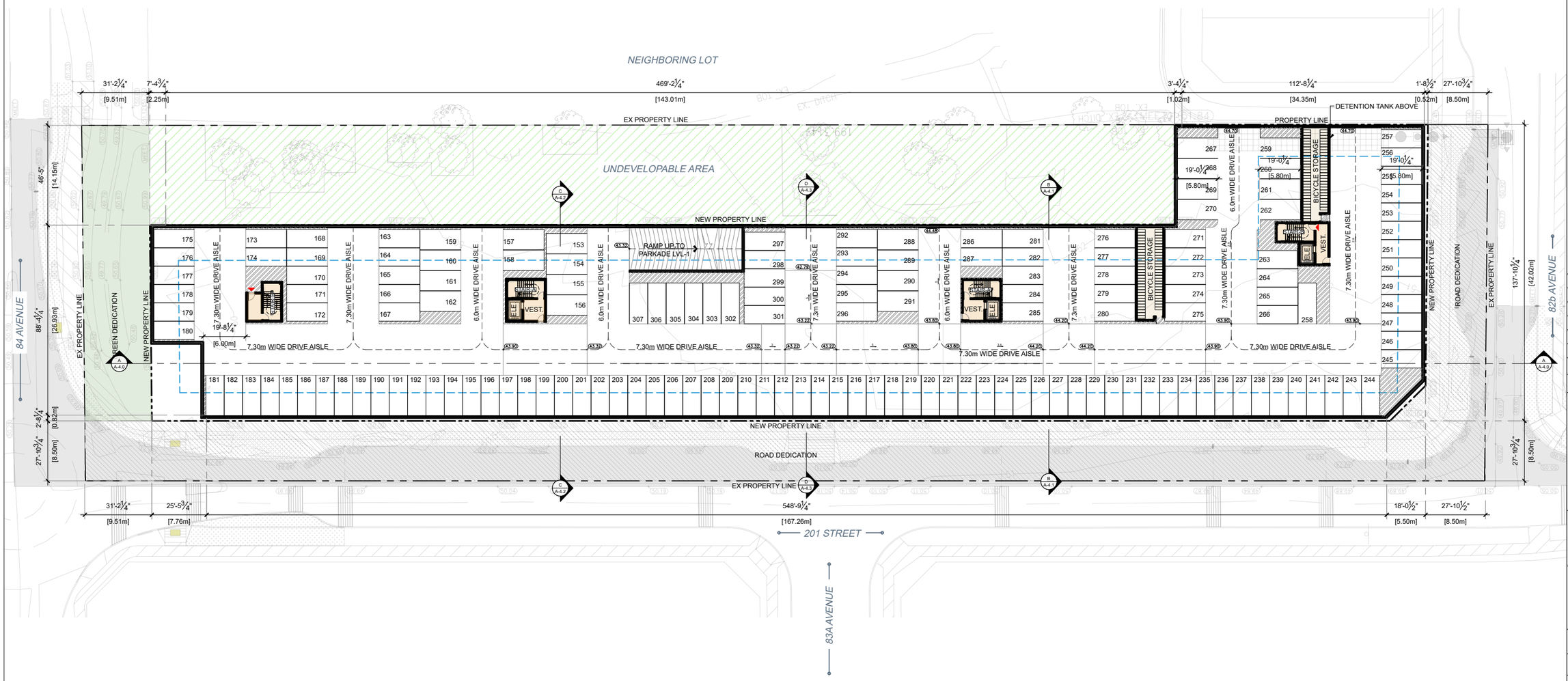
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SITE PLAN

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A-1.2



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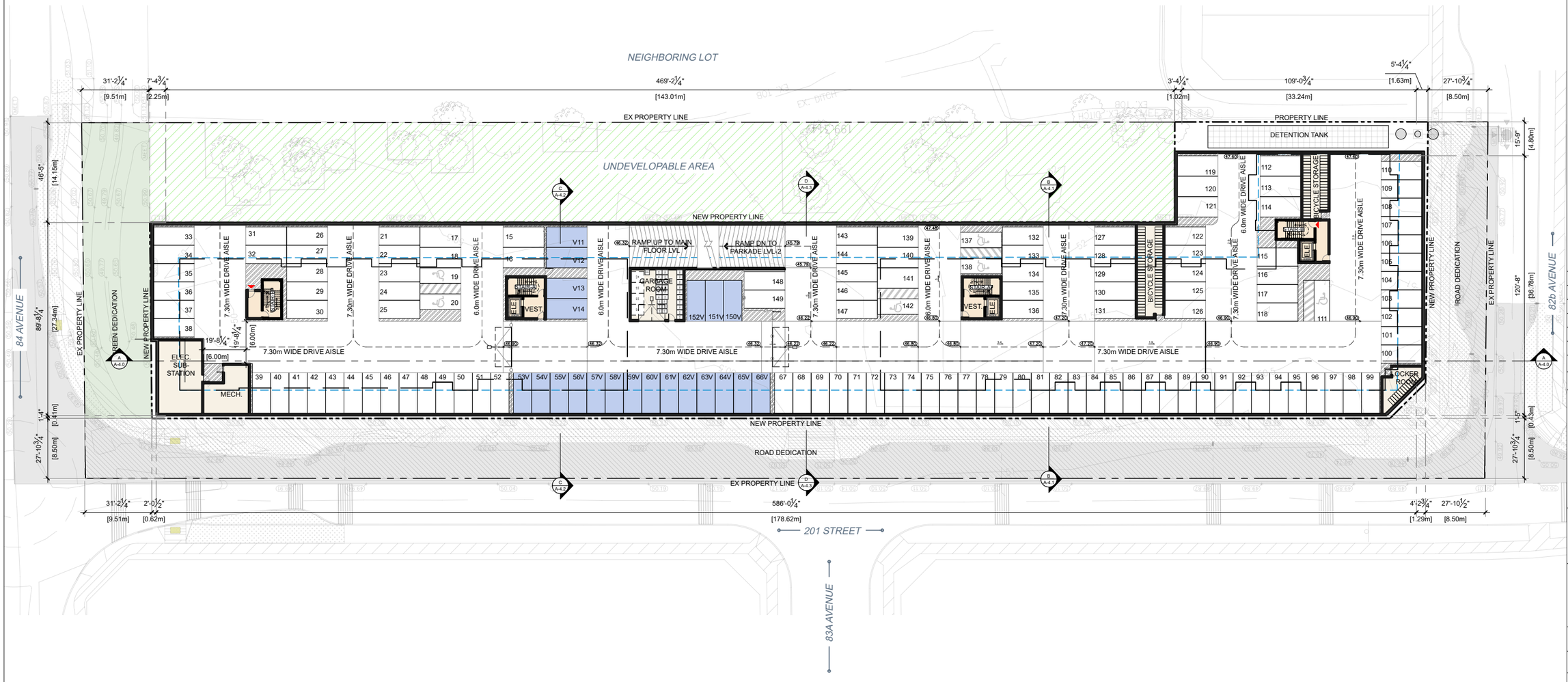
Sheet Title

PARKADE LVL-2 FLOOR PLAN

Scale

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A-2.0



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PARKADE LVL-1 FLOOR PLAN

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MAIN FLOOR PLAN (BUILDING-1)

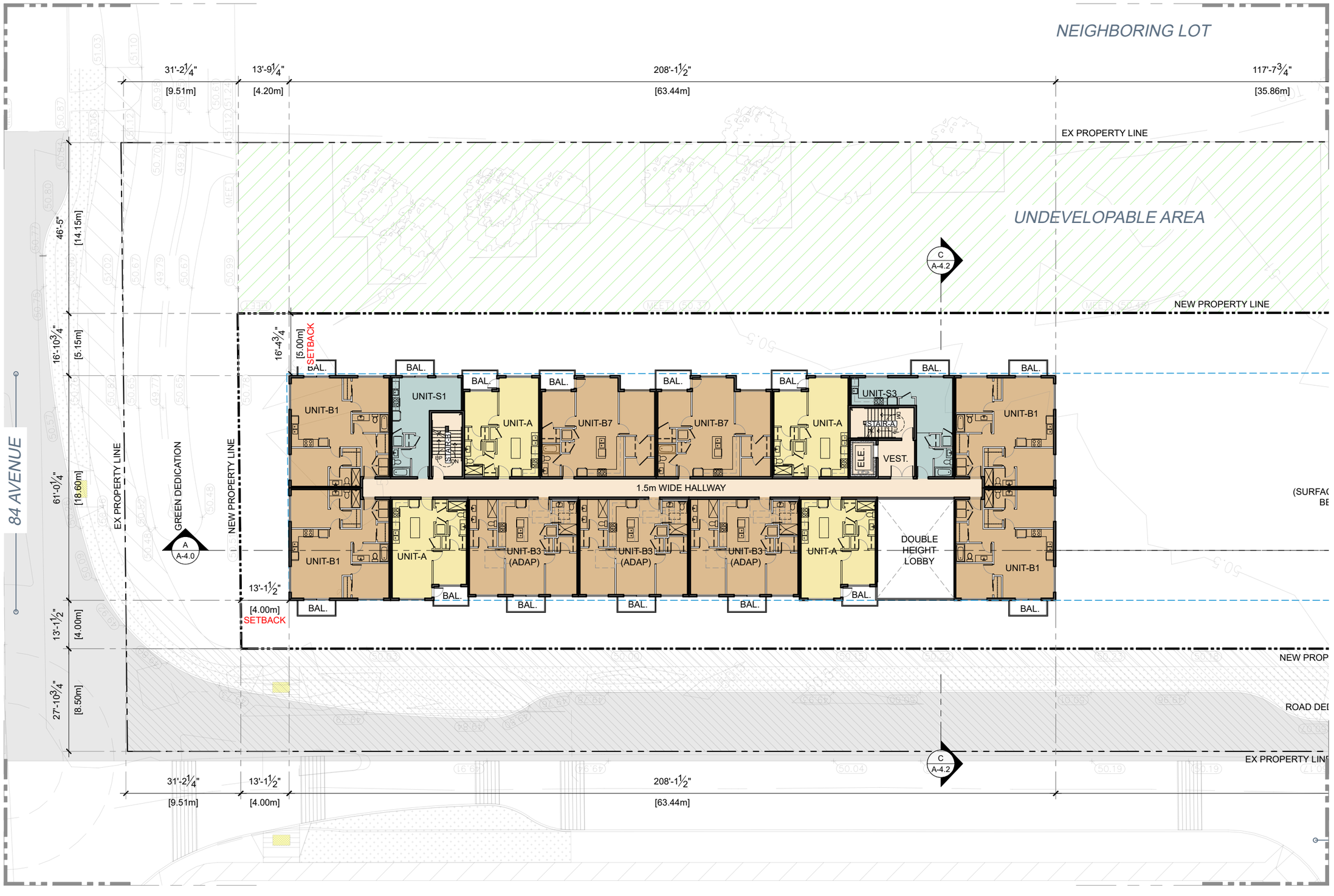
Scale

1/25"=1'-0"

Sheet No.

A-2.2

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2nd FLOOR PLAN (BUILDING-1)

Scale

1/25"=1'-0"

Sheet No.

A-2.3

July 30, 2025



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3rd FLOOR PLAN (BUILDING-1)

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1/25"=1'-0"

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Date	Description
2025-07-30	Revised / Comments
2024-10-03	Revised / Comments
2024-04-29	Rezoning Application

Issues / Revisions

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REGISTERED ARCHITECT MANPREET SINGH BRITISH COLUMBIA
2025-08-07

Project Title
APARTMENT DEVELOPMENT

Project Address
8360 201 STREET TOL, BRITISH COLUMBIA

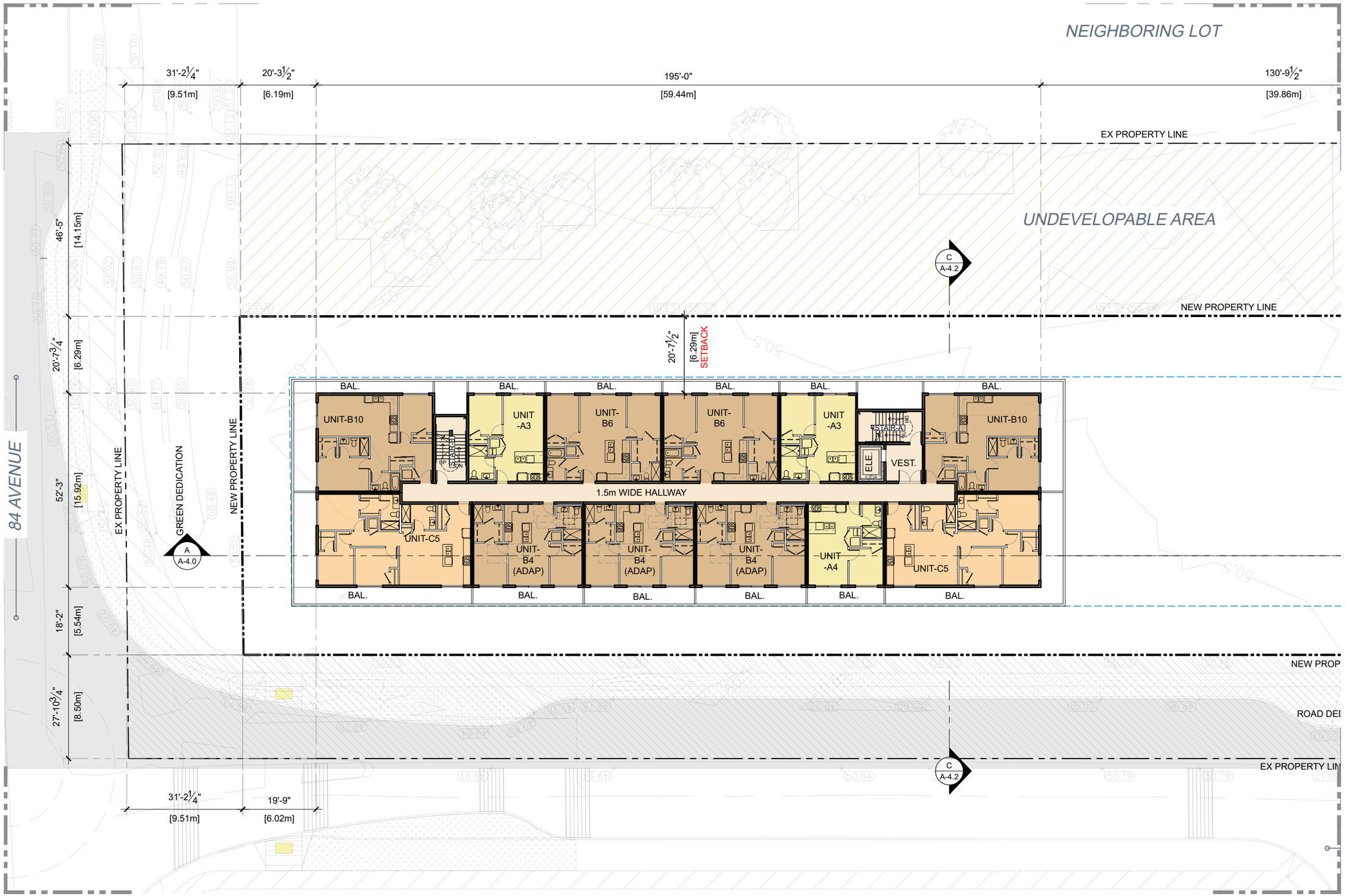
Drawn By	Date
AJ	2024-02-27
Checked By	Project ID
MG	LA25_2402

Sheet Title
4th FLOOR PLAN (BUILDING-1)

Scale
1/25"=1'-0"

Sheet No.
A-2.5

July 30, 2025



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2025-08-01

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Project Address

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Drawn By	Date
AJ	2024-02-27
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MG	LA25_2402

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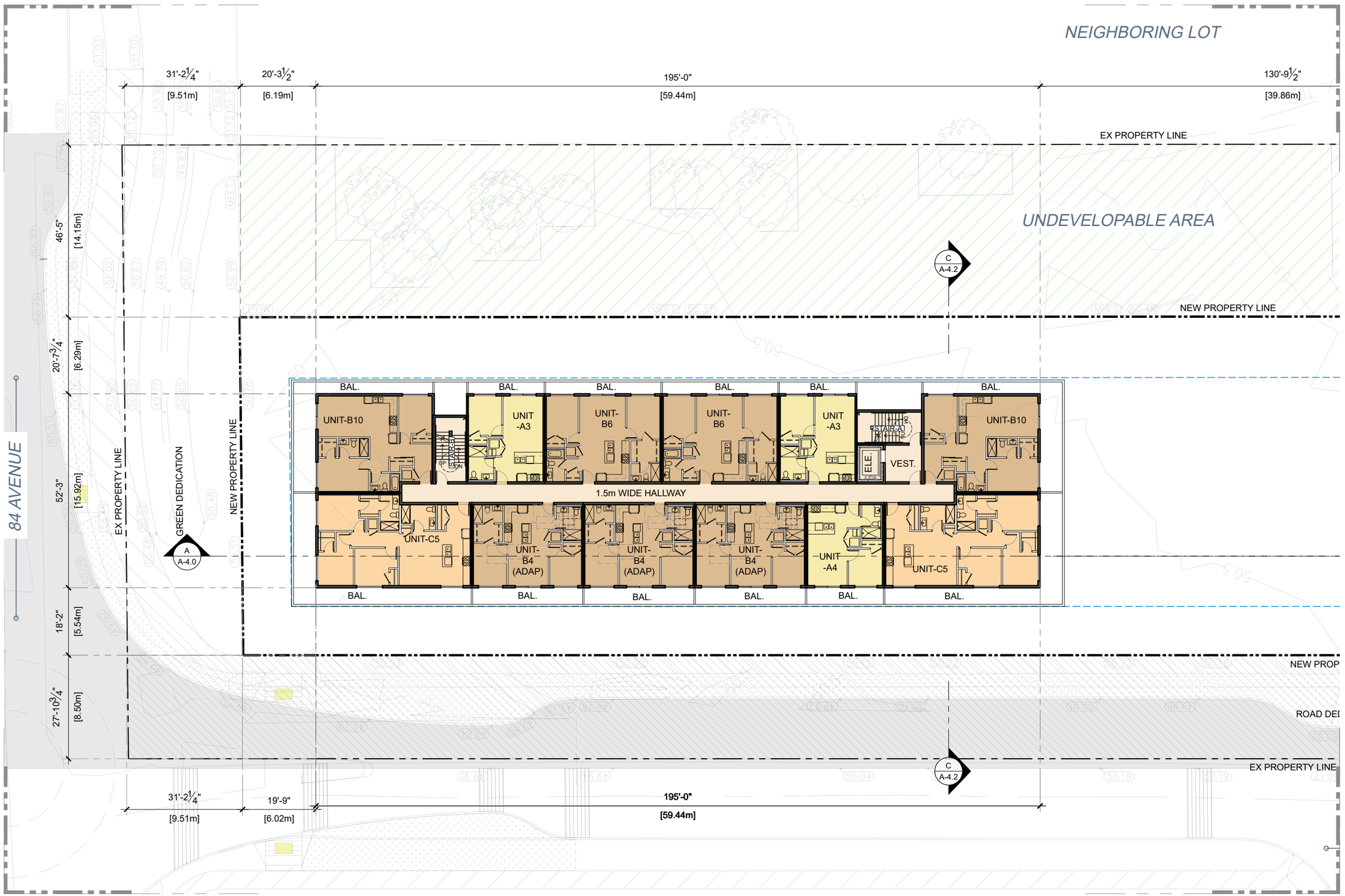
5th FLOOR PLAN (BUILDING-1)

Scale

1/25"=1'-0"

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A-2.6



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Project Title

APARTMENT DEVELOPMENT

Project Address

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Drawn By	Date
AJ	2024-02-27
Checked By	Project ID
MG	LA25_2402

Sheet Title

6th FLOOR PLAN (BUILDING-1)

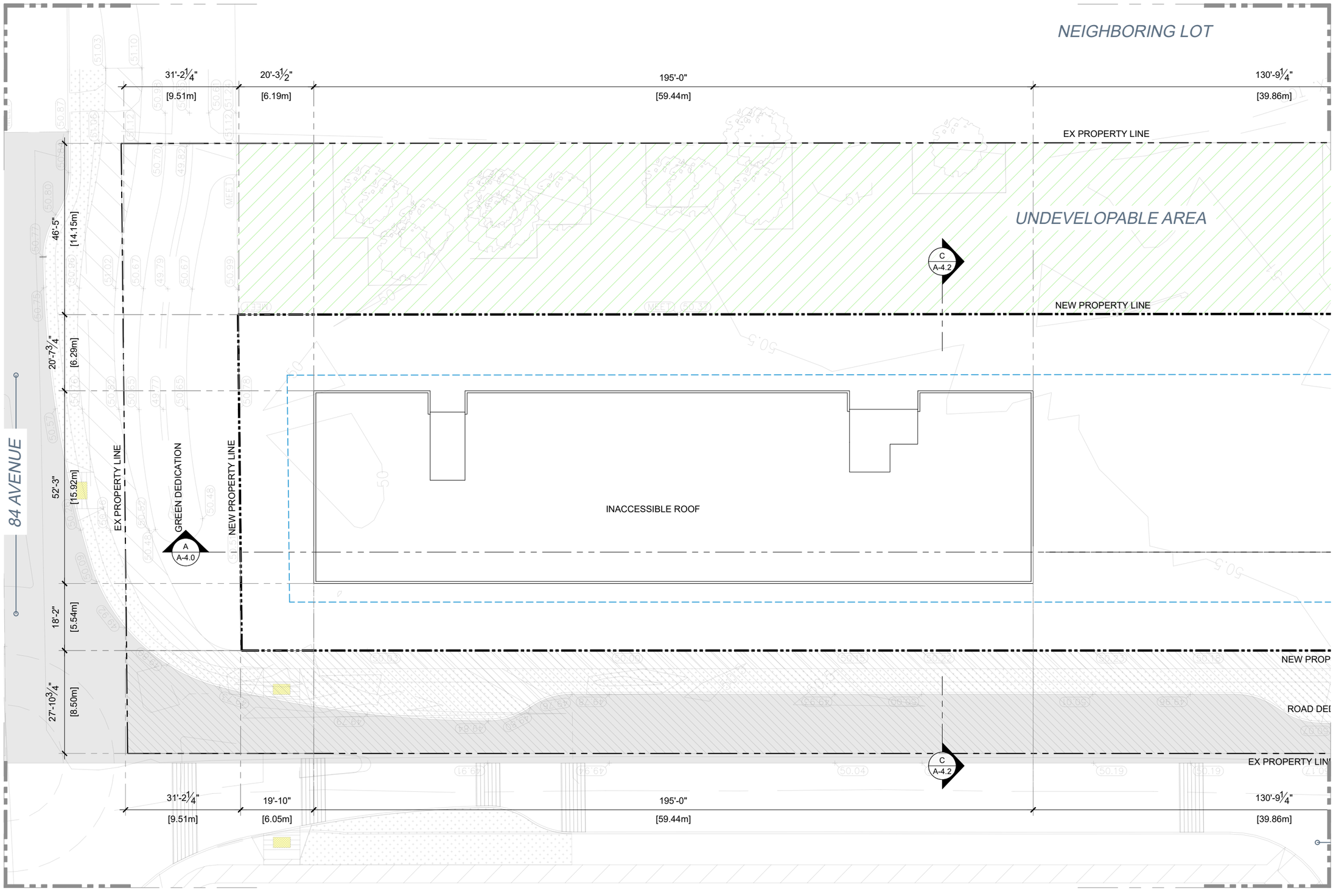
Scale

1/25"=1'-0"

Sheet No.

A-2.7

July 30, 2025



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Project Title

APARTMENT DEVELOPMENT

Project Address

8360 201 STREET TOL, BRITISH COLUMBIA

Drawn By	Date
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Checked By	Project ID
MG	LA25_2402

Sheet Title

ROOF PLAN (BUILDING-1)

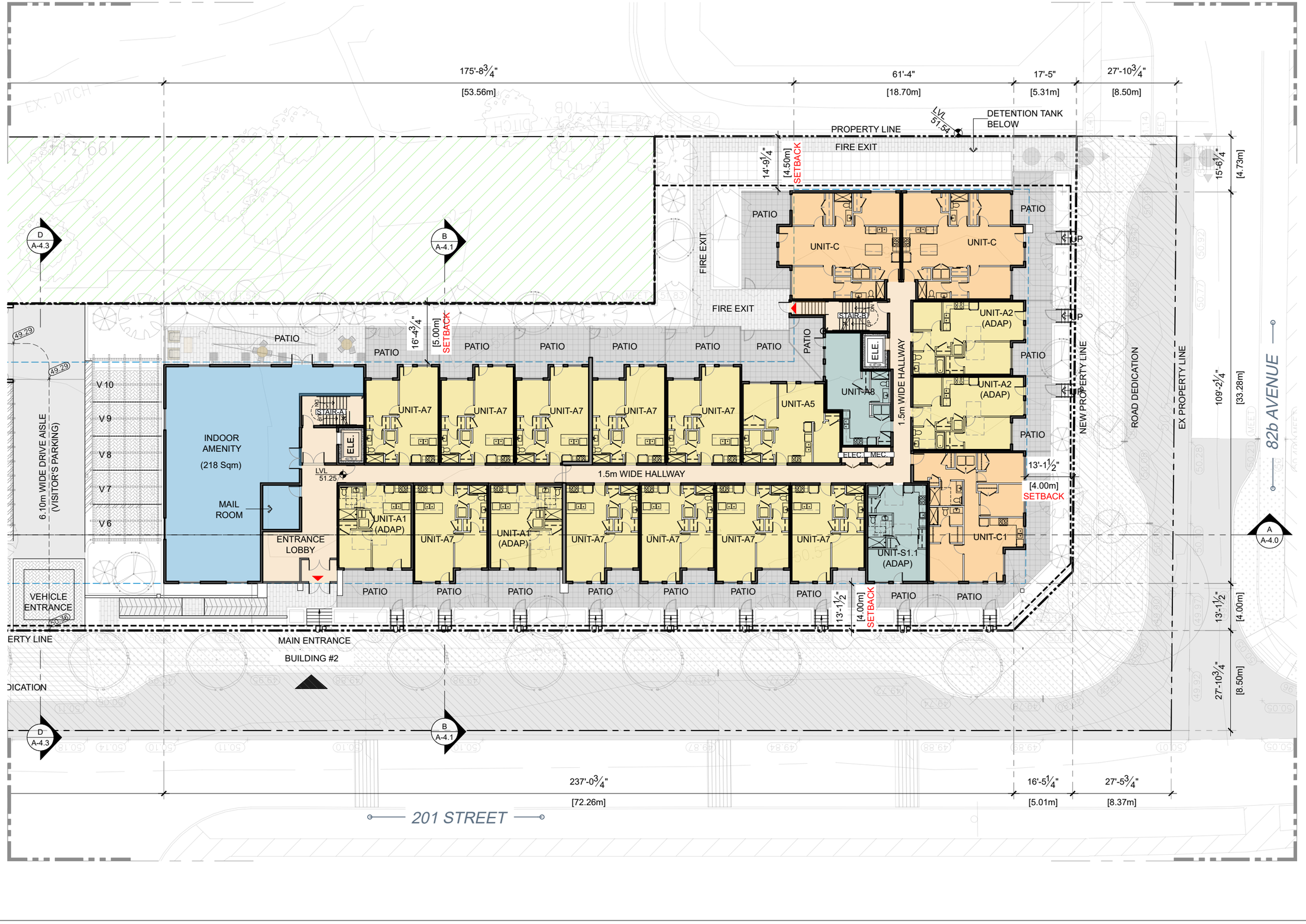
Scale

1/25"=1'-0"

Sheet No.

A-2.8

July 30, 2025



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Project Address

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Drawn By	Date
AJ	2024-02-27
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Sheet Title

MAIN FLOOR PLAN (BUILDING-2)

Scale

1/25"=1'-0"

Sheet No.

A-2.9

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AJ	2024-02-27
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MG	LA25_2402

Sheet Title

2nd FLOOR PLAN (BUILDING-2)

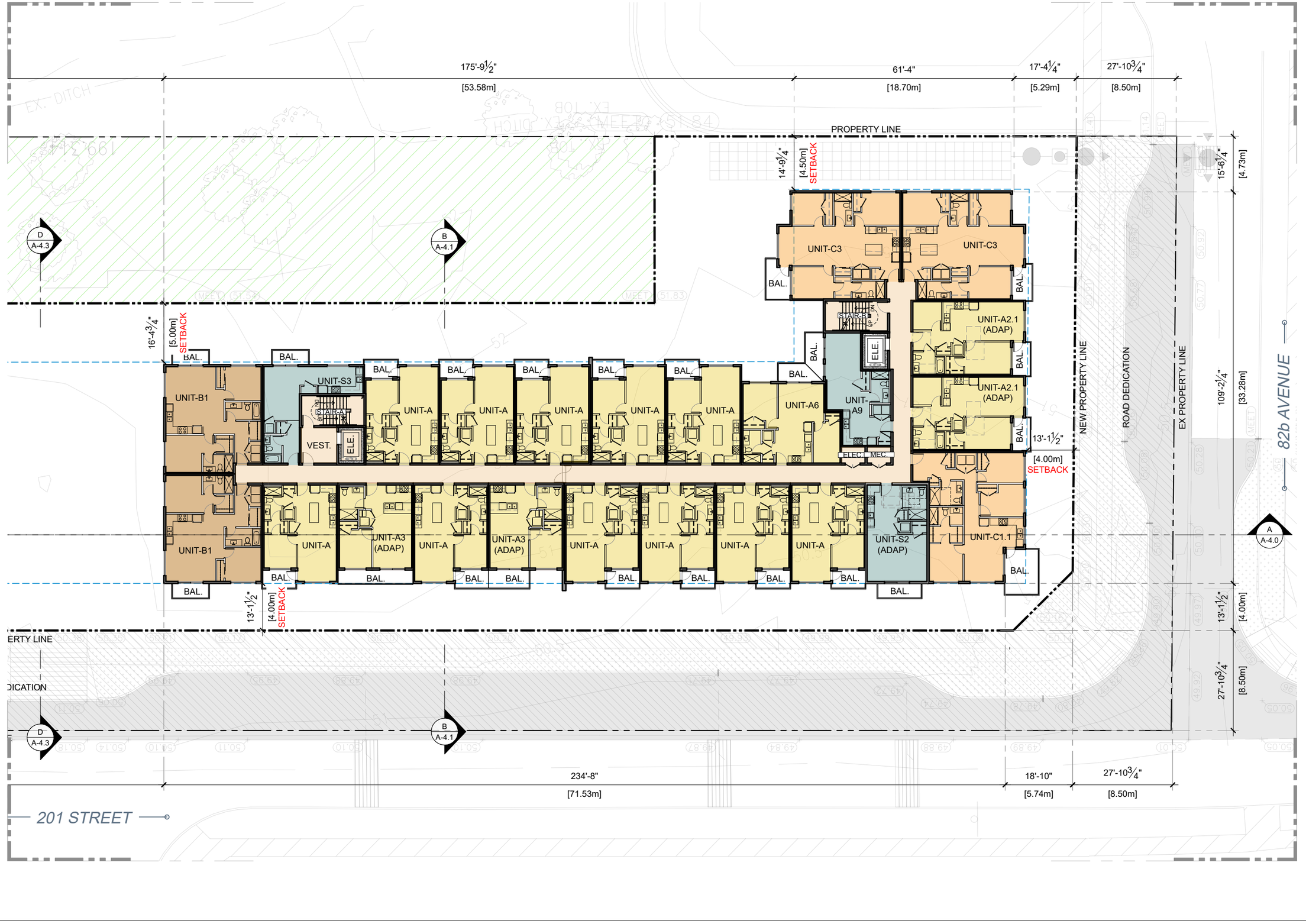
Scale

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Sheet No.

A-2.10

July 30, 2025



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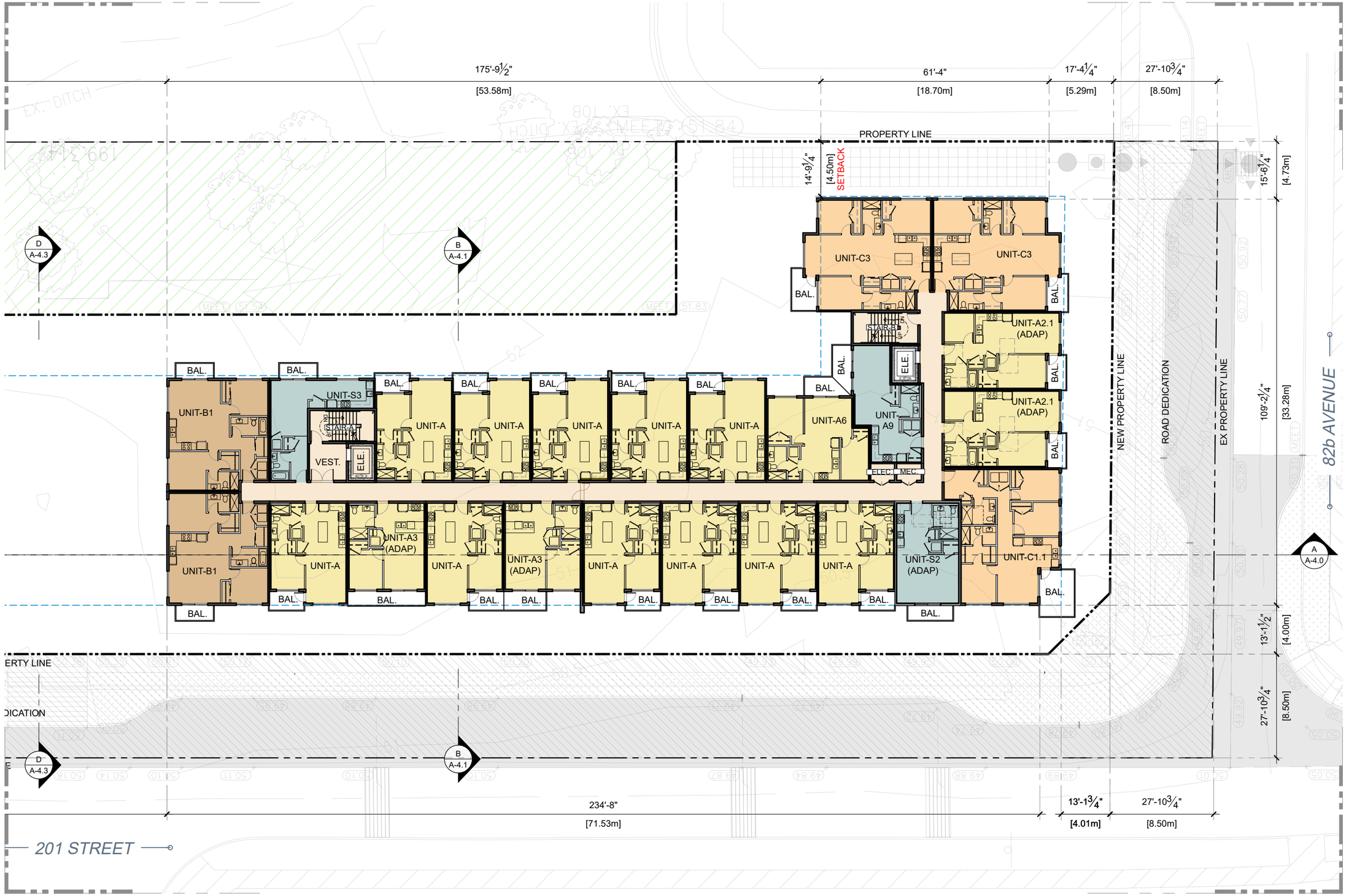
Drawn By	Date
AJ	2024-02-27
Checked By	Project ID
MG	LA25_2402

Sheet Title
3rd FLOOR PLAN (BUILDING-2)

Scale
1/25"=1'-0"

Sheet No.
A-2.11

July 30, 2025



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AJ	2024-02-27
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MG	LA25_2402

Sheet Title

4th FLOOR PLAN (BUILDING-2)

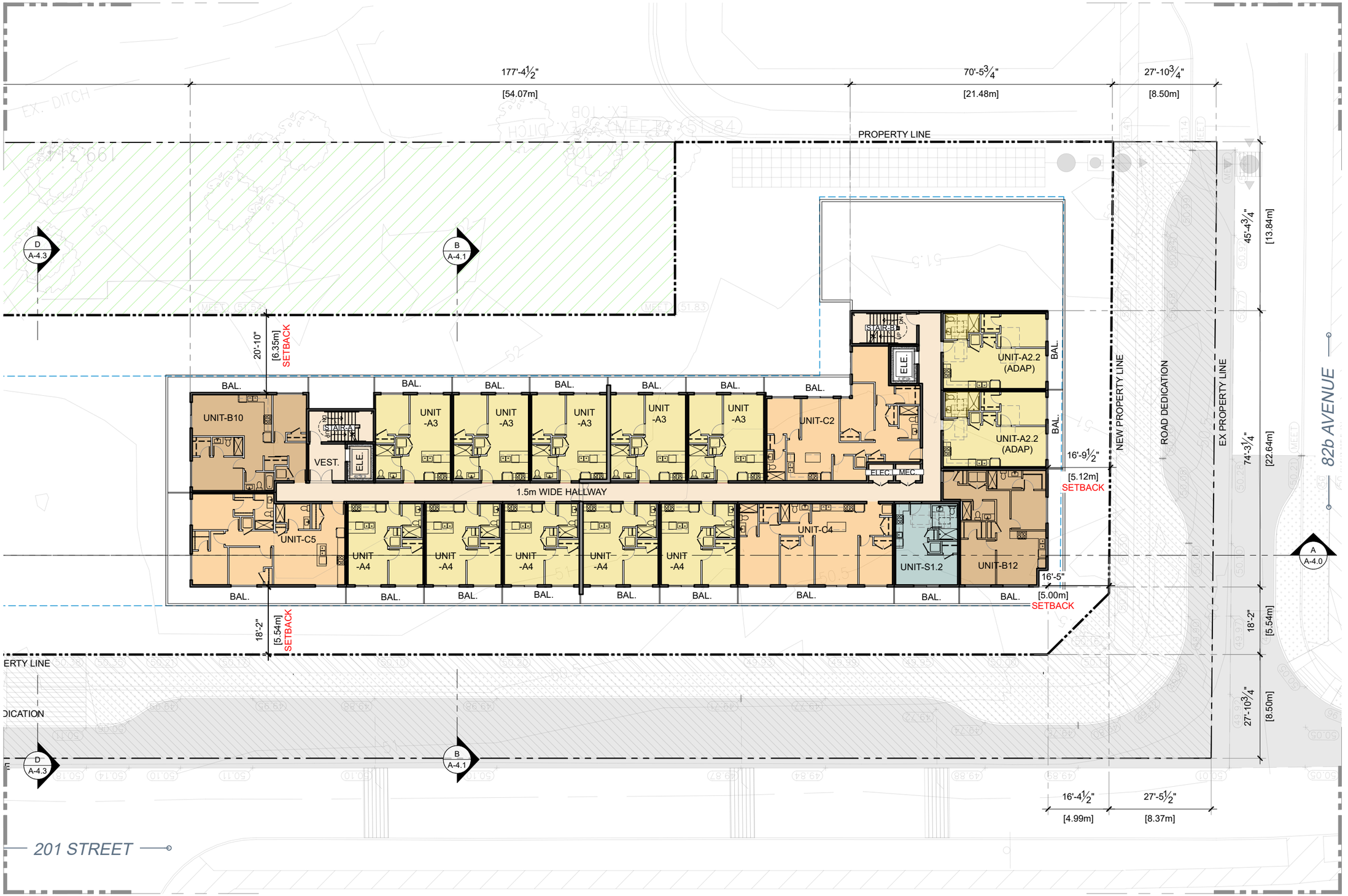
Scale

1/25"=1'-0"

Sheet No.

A-2.12

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Issues / Revisions

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MG	LA25_2402

Sheet Title

5th FLOOR PLAN (BUILDING-2)

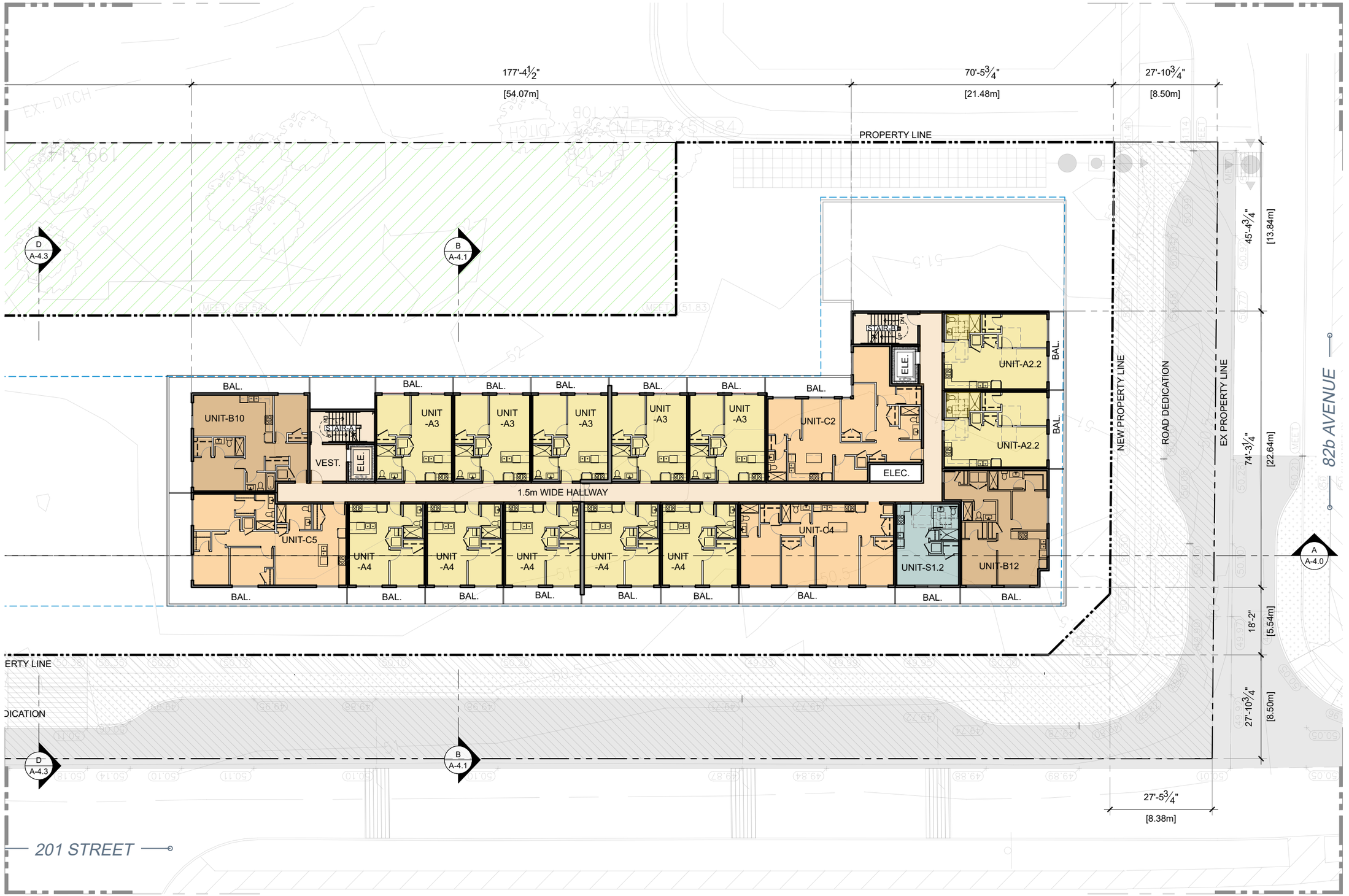
Scale

1/25"=1'-0"

Sheet No.

A-2.13

July 30, 2025



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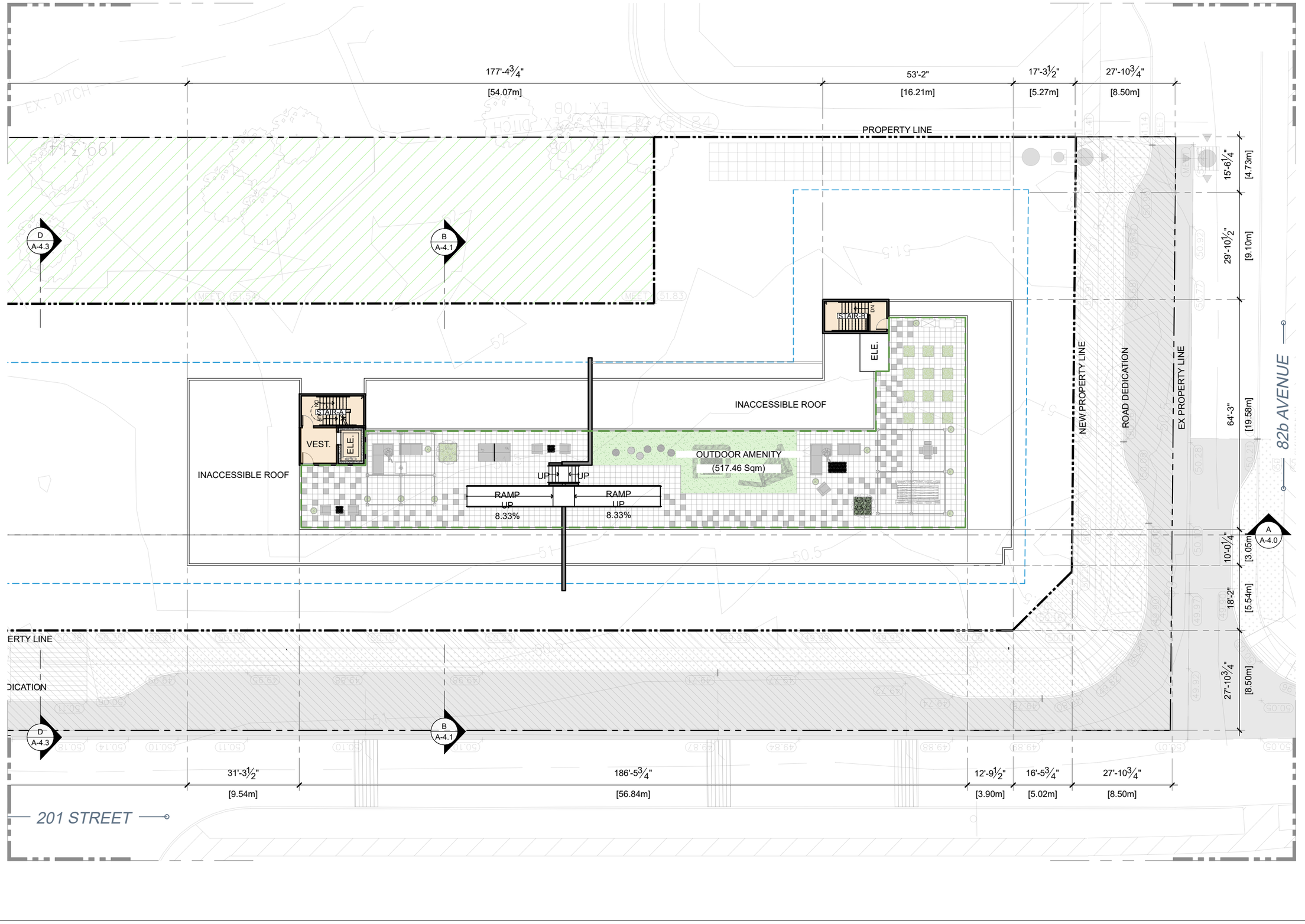
Drawn By	Date
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Sheet Title
6th FLOOR PLAN (BUILDING-2)

Scale
1/25"=1'-0"

Sheet No.
A-2.14

July 30, 2025



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APARTMENT DEVELOPMENT

Project Address

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AJ	2024-02-27
Checked By	Project ID
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Sheet Title

ROOF PLAN (BUILDING-2)

Scale

1/25"=1'-0"

Sheet No.

A-2.15

July 30, 2025



1 PERSPECTIVE VIEW(ALONG 201ST)
BUILDING-1

August 1, 2025

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Key Plan



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Project Title

APARTMENT DEVELOPMENT

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8360 201 STREET TOL, BRITISH COLUMBIA

Drawn By	Date
AJ	2024-02-27
Checked By	Project ID
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Sheet Title

PERSPECTIVES

Scale

Sheet No.

A-3.0



1 PERSPECTIVE VIEW(ALONG 201ST)
BUILDING-1

July 30, 2025

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Project Title

APARTMENT DEVELOPMENT

Project Address

8360 201 STREET TOL, BRITISH COLUMBIA

Drawn By AJ	Date 2024-02-27
Checked By MG	Project ID LA25_2402

Sheet Title

PERSPECTIVES

Scale

Sheet No.

A-3.1



1 PERSPECTIVE VIEW(ALONG 201ST)
BUILDING-2

July 30, 2025

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Issues / Revisions

Seal



Project Title

APARTMENT DEVELOPMENT

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Drawn By AJ	Date 2024-02-27
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Sheet Title

PERSPECTIVES

Scale

Sheet No.

A-3.2



1 PERSPECTIVE VIEW(ALONG 201ST)
BUILDING-2

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Issues / Revisions

Seal



Project Title

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**8360 201 STREET
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Drawn By	Date
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Sheet Title

PERSPECTIVES

Scale

Sheet No.

A-3.3



1 PERSPECTIVE VIEW(ALONG 201ST)
BUILDING-1

July 30, 2025

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Issues / Revisions

Seal



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APARTMENT DEVELOPMENT

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8360 201 STREET TOL, BRITISH COLUMBIA

Drawn By AJ	Date 2024-02-27
Checked By MG	Project ID LA25_2402

Sheet Title

PERSPECTIVES

Scale

Sheet No.

A-3.4



1 PERSPECTIVE VIEW(ALONG 201ST)
BUILDING-1

July 30, 2025

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Seal



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Drawn By	Date
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Checked By	Project ID
MG	LA25_2402

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PERSPECTIVES

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Sheet No.

A-3.5



1 PERSPECTIVE VIEW(INTERSECTION OF 201ST AND 82BAVE)
BUILDING-2

July 30, 2025

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Sheet Title

PERSPECTIVES

Scale

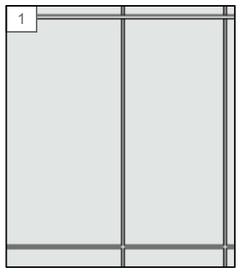
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A-3.6



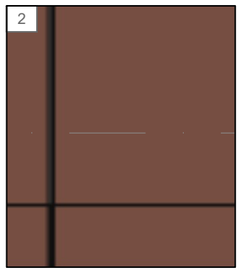


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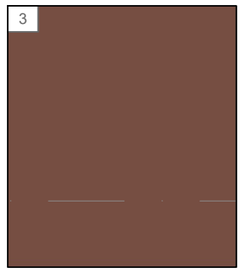
Fiber cement siding panel
Color: Benjamin Moore White 2126-70
Trim I James Hardie.
Reveals to Match Panel siding

2



Fiber cement siding panel
Color: Benjamin Moore Countrylane Red 2088-20
Trim I James Hardie.
Reveals to Match Panel siding

3



Fascia Board
Color: Benjamin Moore Countrylane Red 2088-20
Reveals to Match Panel siding

4



Fascia Board
Color: Benjamin Moore Iron Mountain 2134-30
Reveals to Match Panel siding

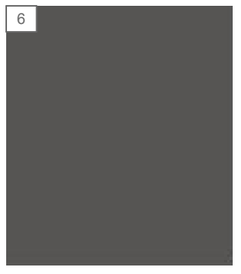
5



Interstate Brick

Color: Ironstone

6



Fiber cement siding panel
Color: Benjamin Moore Iron Mountain 2134-30
Trim I James Hardie.
Reveals to Match Panel siding

7



Aluminum Soffit (6INCH)

Color: White

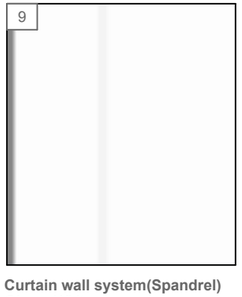
8



Folded Wall Panel(LUX Panel)

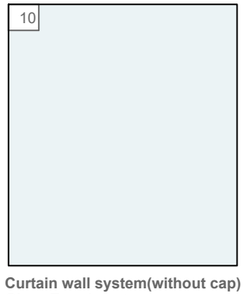
Color: Fawn

9



Curtain wall system(Spandrel)
Glass: White

10



Curtain wall system(without cap)
Glass:Translucent

July 30, 2025

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Key Plan

Date	Description
2025-07-30	Revised / Comments
2024-10-03	Revised / Comments
2024-04-29	Rezoning Application

Issues / Revisions

Seal

REGISTERED ARCHITECT
MANPREET SINGH
BRITISH COLUMBIA
2025-08-01

Project Title

APARTMENT DEVELOPMENT

Project Address

8360 201 STREET TOL, BRITISH COLUMBIA

Drawn By	Date
AJ	2024-02-27
Checked By	Project ID
MG	LA25_2402

Sheet Title

MATERIAL BOARD

Scale

Sheet No.

A-3.6



1 ELEVATION
Scale: N.T.S



1 WEST ELEVATION
BUILDING-1

2 WEST ELEVATION
BUILDING-2

MATERIAL LEGEND:

1 **Fiber cement siding panel**
Color: Benjamin Moore Chalk White 2126-70Trim I James Hardie.
Reveals to Match Panel siding

2 **Fiber cement siding panel**
Color: Benjamin Moore Antique Pewter 1560Trim I James Hardie.
Reveals to Match Panel siding

3 **Fascia Board**
Color: Benjamin Moore Countrylane Red 2088-20
Reveals to Match Panel siding

4 **Fascia Board**
Color: Benjamin Moore Iron Mountain 2134-30 Trim I James Hardie.

5 **Interstate Brick**
Color: Ironstone

6 **Fiber cement siding panel**
Color: Benjamin Moore Iron Mountain 2134-30 Trim I James Hardie.
Reveals to Match Panel siding

7 **Aluminum Soffit (6INCH)**
Color: White

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

9 **Curtain wall system(Spandrel)**
Glass: White

10 **Curtain wall system(without cap)**
Glass:Translucent

July 30, 2025

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Project Title
APARTMENT DEVELOPMENT

Project Address
8360 201 STREET TOL, BRITISH COLUMBIA

Drawn By	Date
AJ	2024-02-27
Checked By: MG	Project ID: LA25_2402

Sheet Title
ELEVATION

Scale

Sheet No.
A-3.7



1 SOUTH ELEVATION
BUILDING-1



2 NORTH ELEVATION
BUILDING-1

MATERIAL LEGEND:

1 **Fiber cement siding panel**
Color: Benjamin Moore Chalk White 2126-70Trim I James Hardie.
Reveals to Match Panel siding

2 **Fiber cement siding panel**
Color: Benjamin Moore Antique Pewter 1560Trim I James Hardie.
Reveals to Match Panel siding

3 **Fascia Board**
Color: Benjamin Moore Countrylane Red 2088-20
Reveals to Match Panel siding

4 **Fascia Board**
Color: Benjamin Moore Iron Mountain 2134-30 Trim I James Hardie.

5 **Interstate Brick**
Color: Ironstone

6 **Fiber cement siding panel**
Color: Benjamin Moore Iron Mountain 2134-30 Trim I James Hardie.
Reveals to Match Panel siding

7 **Aluminum Soffit (6INCH)**
Color: White

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

9 **Curtain wall system(Spandrel)**
Glass: White

10 **Curtain wall system(without cap)**
Glass:Translucent

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Project Address
8360 201 STREET TOL, BRITISH COLUMBIA

Drawn By	Date
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Checked By	Project ID
MG	LA25_2402

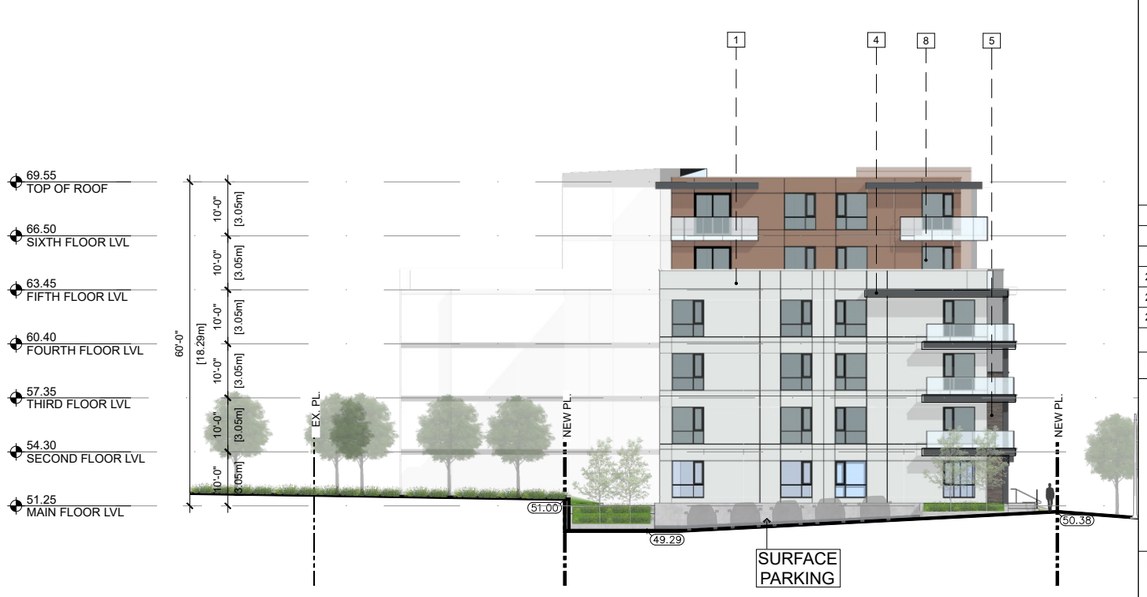
Sheet Title
ELEVATION

Scale

Sheet No.
A-3.8



1 SOUTH ELEVATION
BUILDING-2



2 NORTH ELEVATION
BUILDING-2

MATERIAL LEGEND:

1 **Fiber cement siding panel**
Color: Benjamin Moore Chalk White 2126-70Trim I James Hardie.
Reveals to Match Panel siding

2 **Fiber cement siding panel**
Color: Benjamin Moore Antique Pewter 1560Trim I James Hardie.
Reveals to Match Panel siding

3 **Fascia Board**
Color: Benjamin Moore Countrylane Red 2088-20
Reveals to Match Panel siding

4 **Fascia Board**
Color: Benjamin Moore Iron Mountain 2134-30 Trim I James Hardie.

5 **Interstate Brick**
Color: Ironstone

6 **Fiber cement siding panel**
Color: Benjamin Moore Iron Mountain 2134-30 Trim I James Hardie.
Reveals to Match Panel siding

7 **Aluminum Soffit (6INCH)**
Color: White

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

9 **Curtain wall system(Spandrel)**
Glass: White

10 **Curtain wall system(without cap)**
Glass:Translucent

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Issues / Revisions

Seal



Project Title
APARTMENT DEVELOPMENT

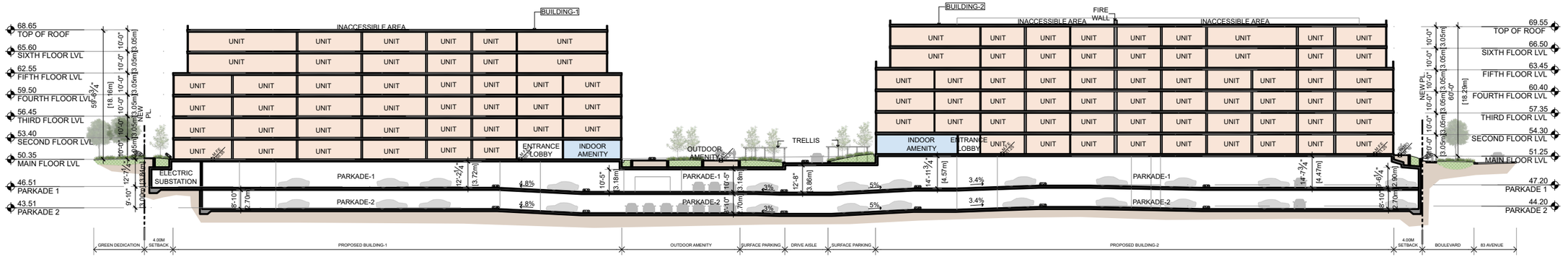
Project Address
8360 201 STREET TOL, BRITISH COLUMBIA

Drawn By	Date
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MG	LA25_2402

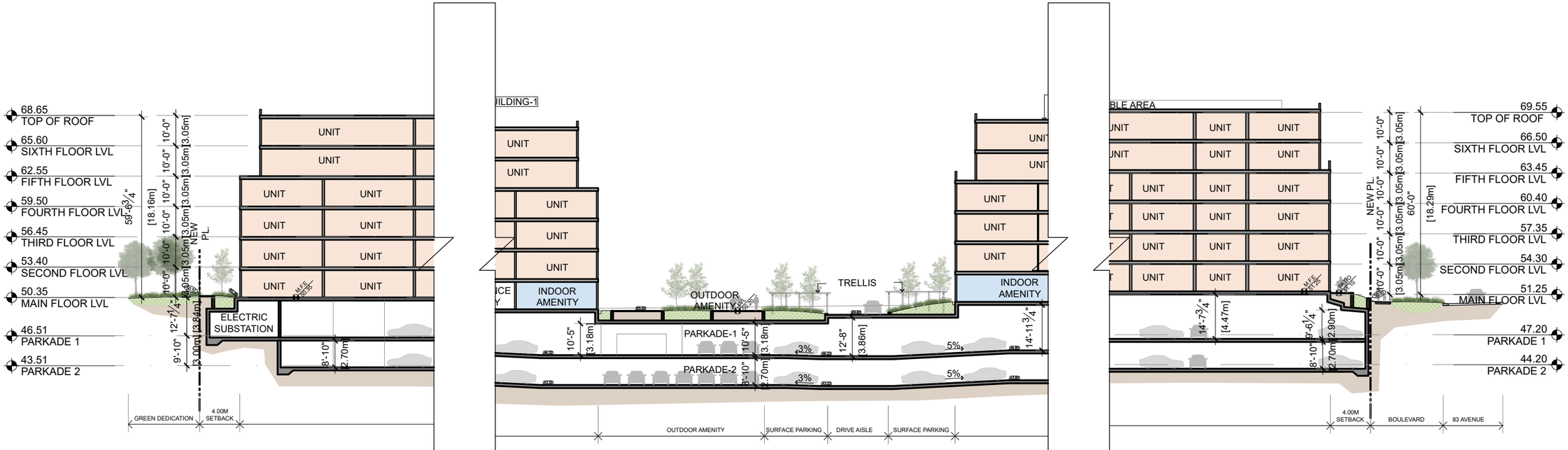
Sheet Title
ELEVATION

Scale

Sheet No.
A-3.9



1 SECTION AA
Scale: N.T.S



1 PART SECTION AA
Scale: N.T.S

2 PART SECTION AA
Scale: N.T.S

3 PART SECTION AA
Scale: N.T.S

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Issues / Revisions

Seal
REGISTERED ARCHITECT MANPREET SINGH BRITISH COLUMBIA 2025-08-07

Project Title
APARTMENT DEVELOPMENT

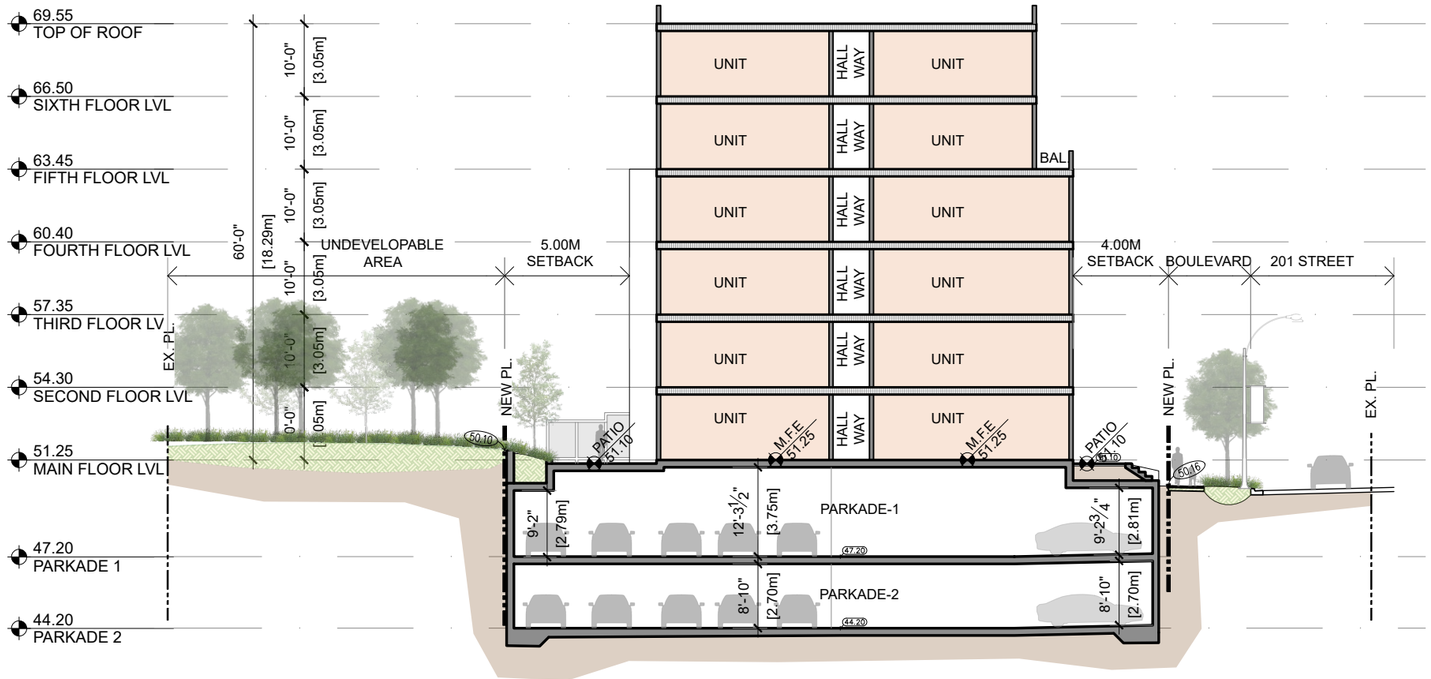
Project Address
8360 201 STREET TOL, BRITISH COLUMBIA

Drawn By	Date
AJ	2024-02-27
Checked By	Project ID
MG	LA25_2402

Sheet Title
SECTION

Scale

Sheet No.
A-4.0



1 SECTION BB
Scale: N.T.S

July 30, 2025

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Issues / Revisions

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APARTMENT DEVELOPMENT

Project Address

8360 201 STREET TOL, BRITISH COLUMBIA

Drawn By	Date
AJ	2024-02-27
Checked By	Project ID
MG	LA25_2402

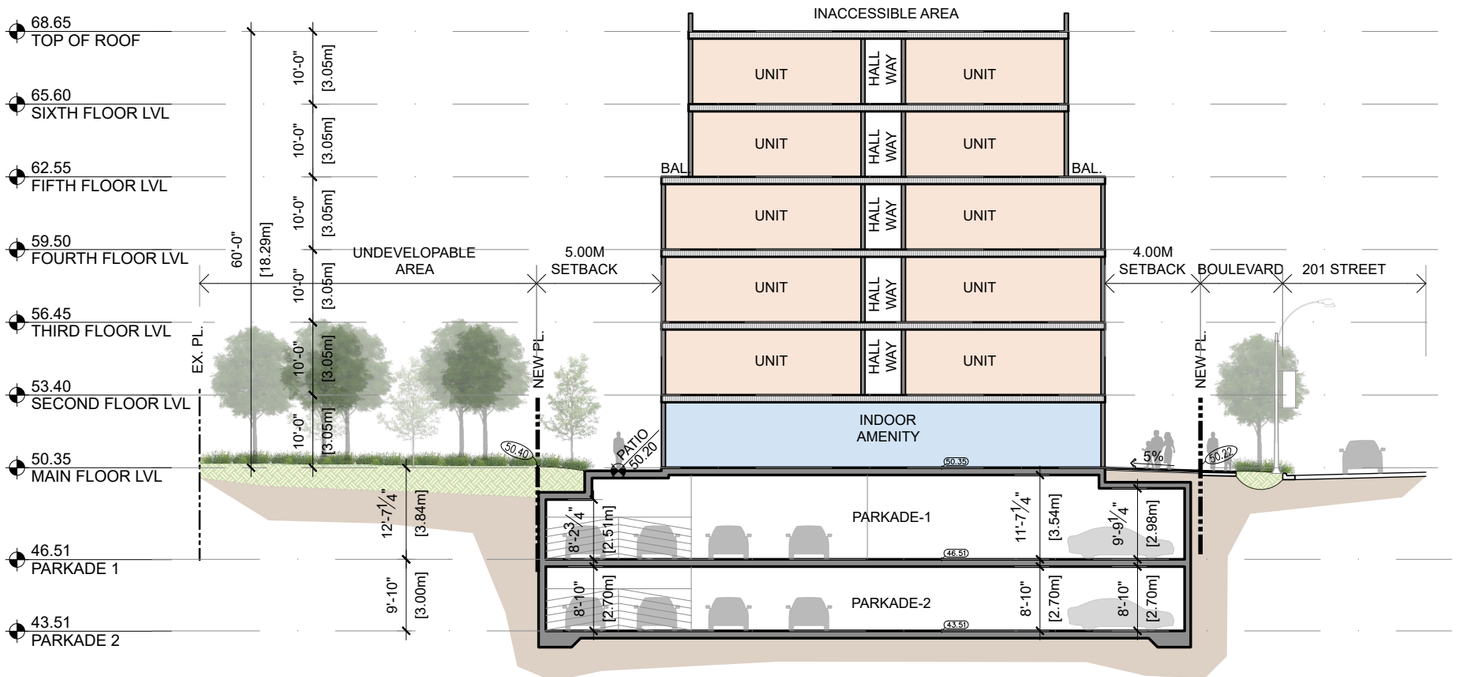
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SECTION

Scale

Sheet No.

A-4.1



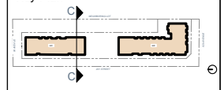
1 SECTION CC
Scale: N.T.S

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Issues / Revisions

Seal



Project Title
APARTMENT DEVELOPMENT

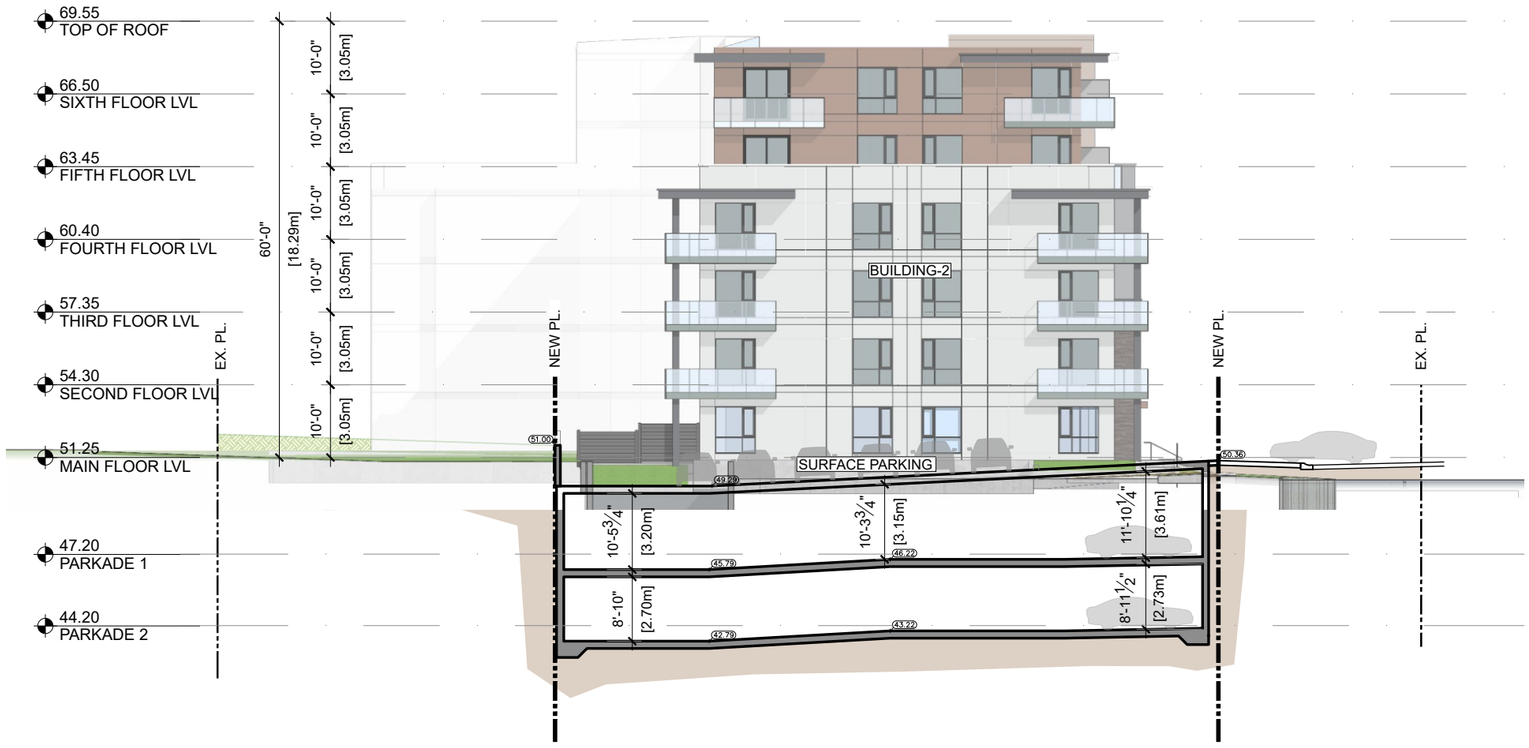
Project Address
8360 201 STREET
TOL,
BRITISH COLUMBIA

Drawn By	Date
AJ	2024-02-27
Checked By	Project ID
MG	LA25_2402

Sheet Title
SECTION

Scale

Sheet No.
A-4.2

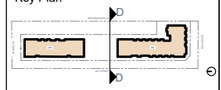


1 SECTION DD
Scale: N.T.S

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Project Title

APARTMENT DEVELOPMENT

Project Address

**8360 201 STREET
TOL,
BRITISH COLUMBIA**

Drawn By	Date
AJ	2024-02-27
Checked By	Project ID
MG	LA25_2402

Sheet Title

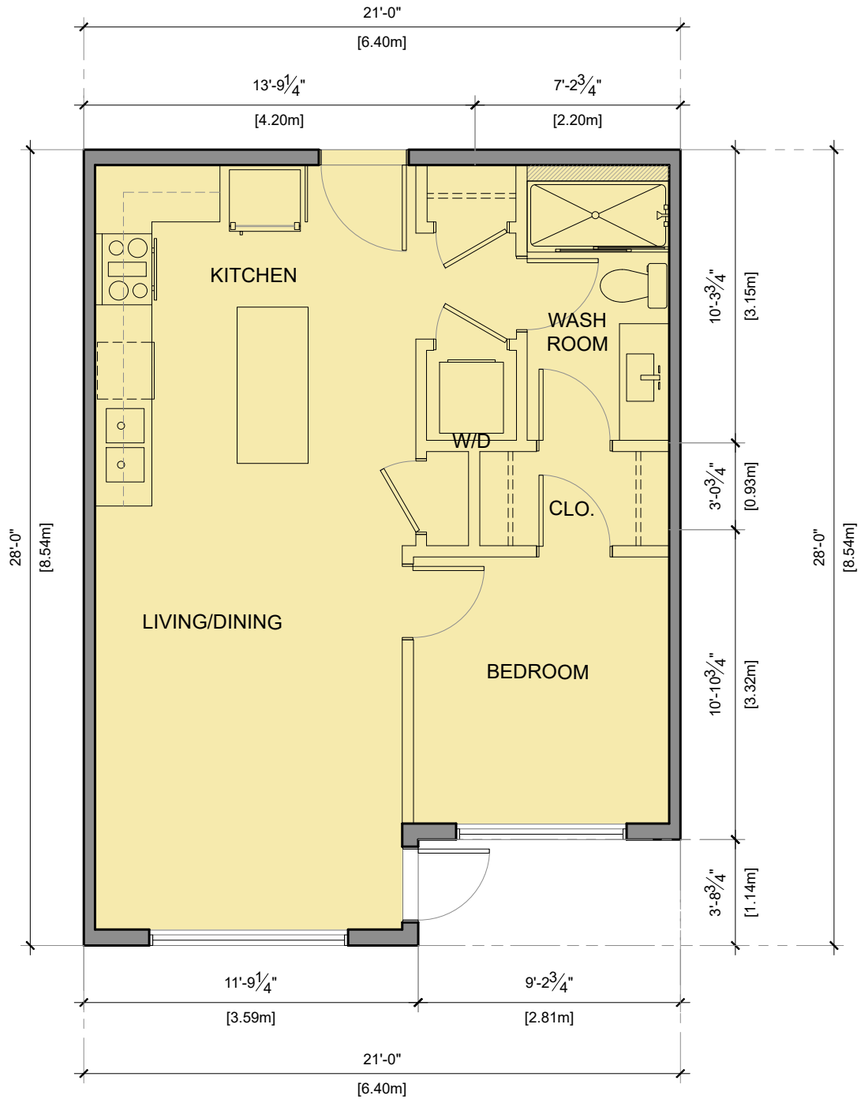
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Scale

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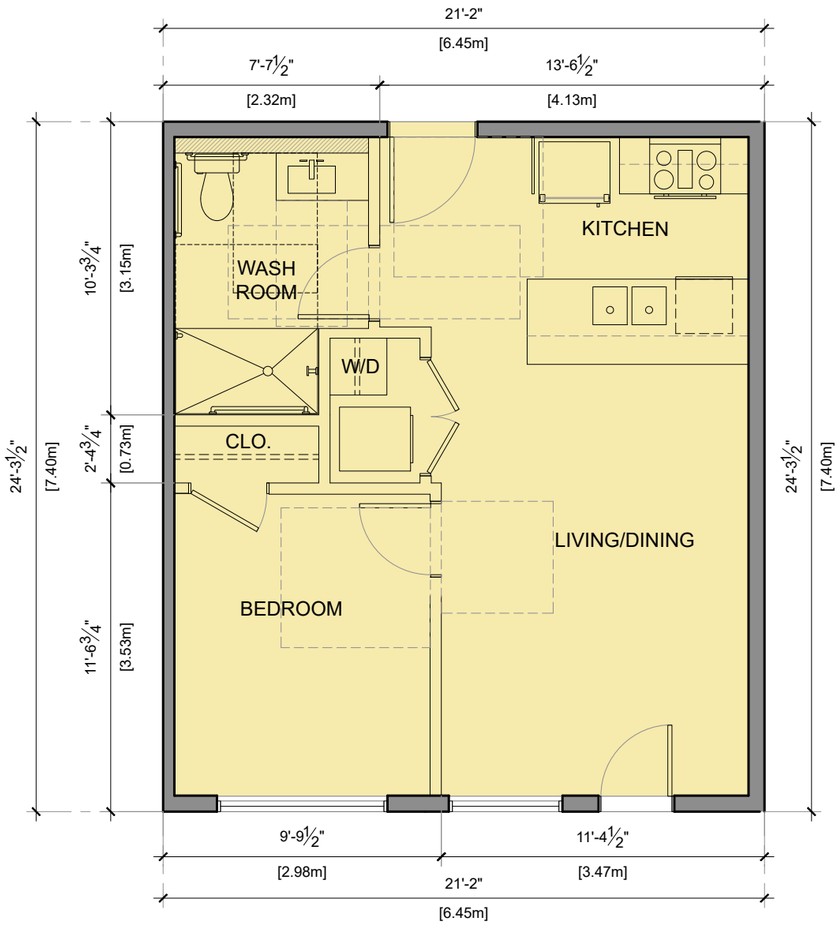
A-4.3

July 30, 2025



1 UNIT-A(1BED)
3/16"=1'-0"

AREA(553.75Sq.ft.)



2 UNIT-A1 ADAP.(1BED)
3/16"=1'-0"

AREA(513.96Sq.ft.)

July 30, 2025

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Date	Description
2025-05-26	Revised/Comments
2024-07-05	DP Application
2023-07-07	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT MANPREET SINGH BRITISH COLUMBIA 2025-05-07

Project Title

MIXED-USE DEVELOPMENT

Project Address

12040 240 Street
Maple Ridge,
British Columbia

Drawn By	Date
AJ	2025-05-06
Checked By	Project ID
MG	MR05

Sheet Title

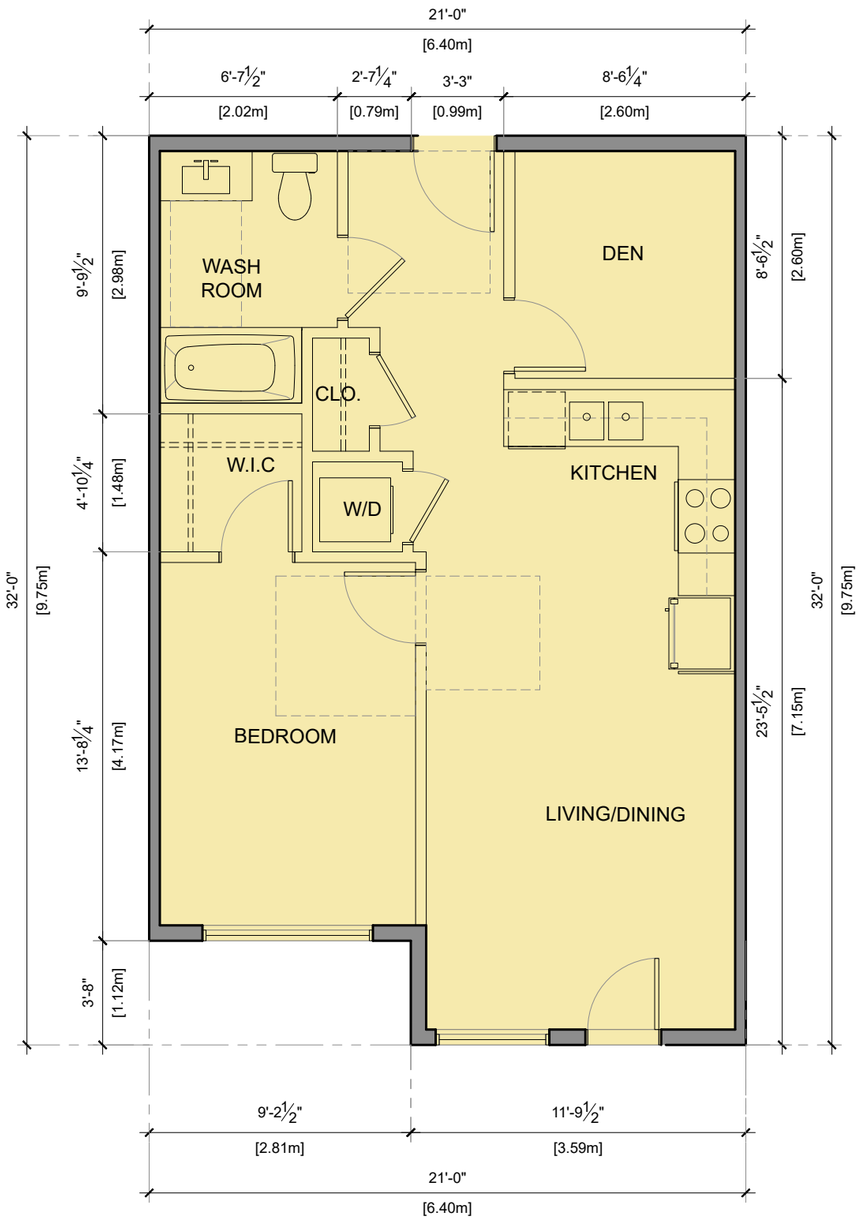
UNIT PLAN

Scale

3/16"=1'-0"

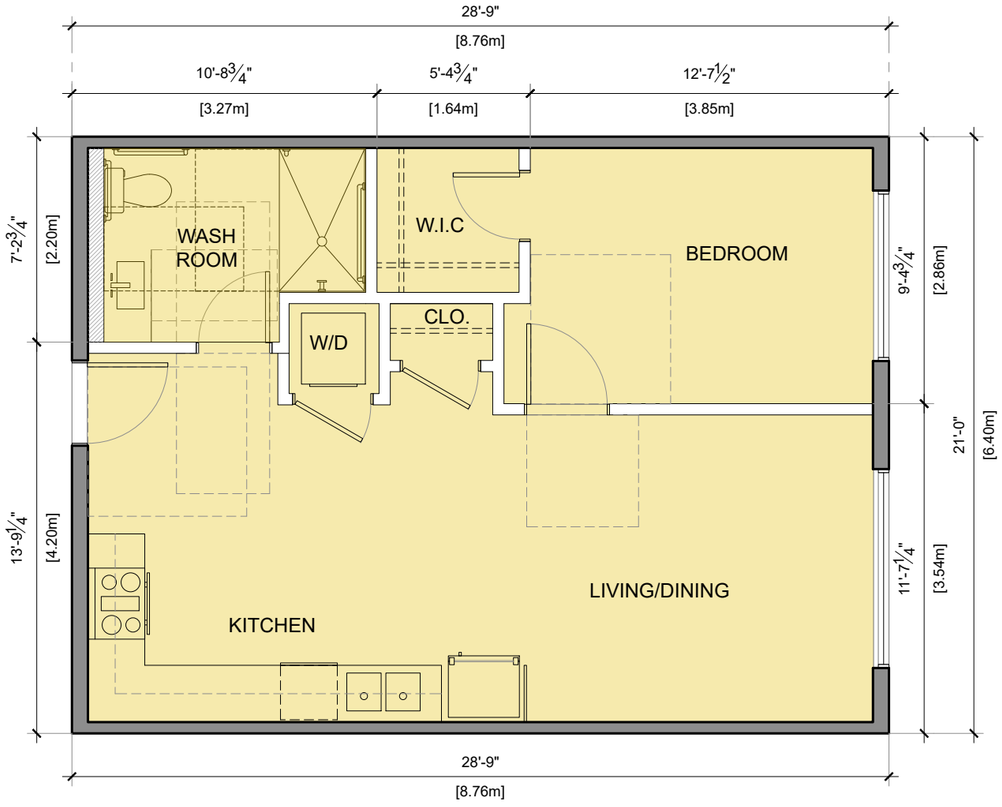
Sheet No.

A-5.0



1 UNIT-A2 ADAP(1BED+DEN)
3/16"=1'-0"

AREA(638.23 Sq.ft.)



2 UNIT-2.2 ADAP.(1BED)
3/16"=1'-0"

AREA(603.89Sq.ft.)

July 30, 2025

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REGISTERED ARCHITECT MANPREET SINGH BRITISH COLUMBIA 2025-08-01

Project Title

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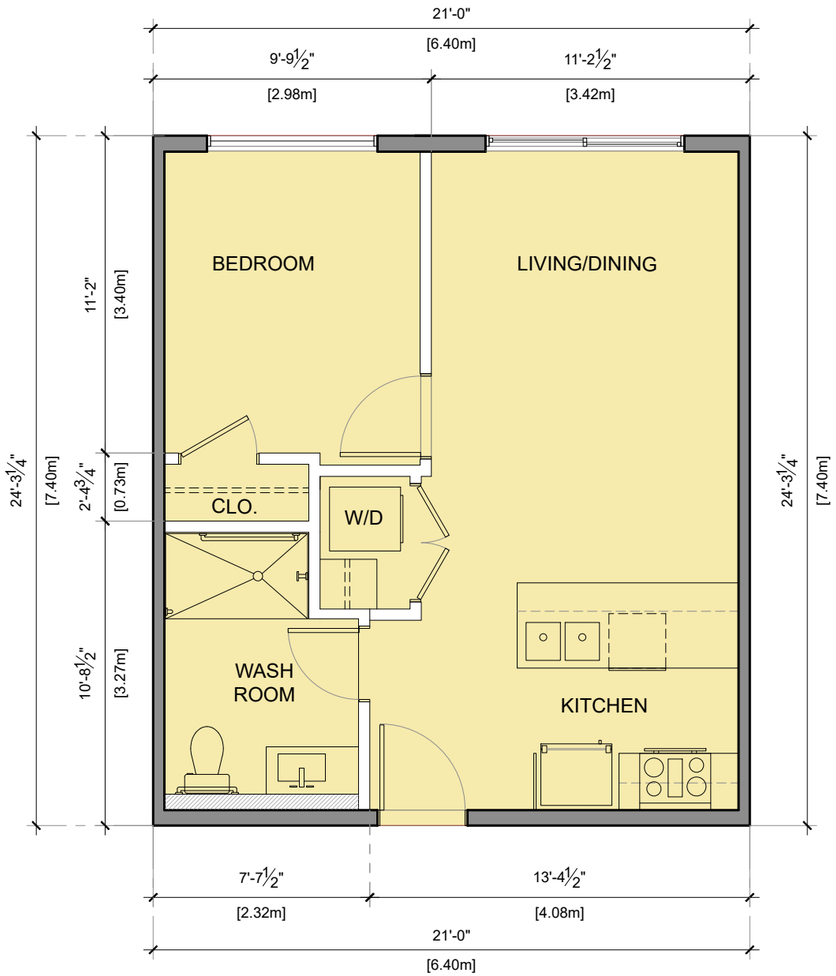
UNIT PLAN

Scale

3/16"=1'-0"

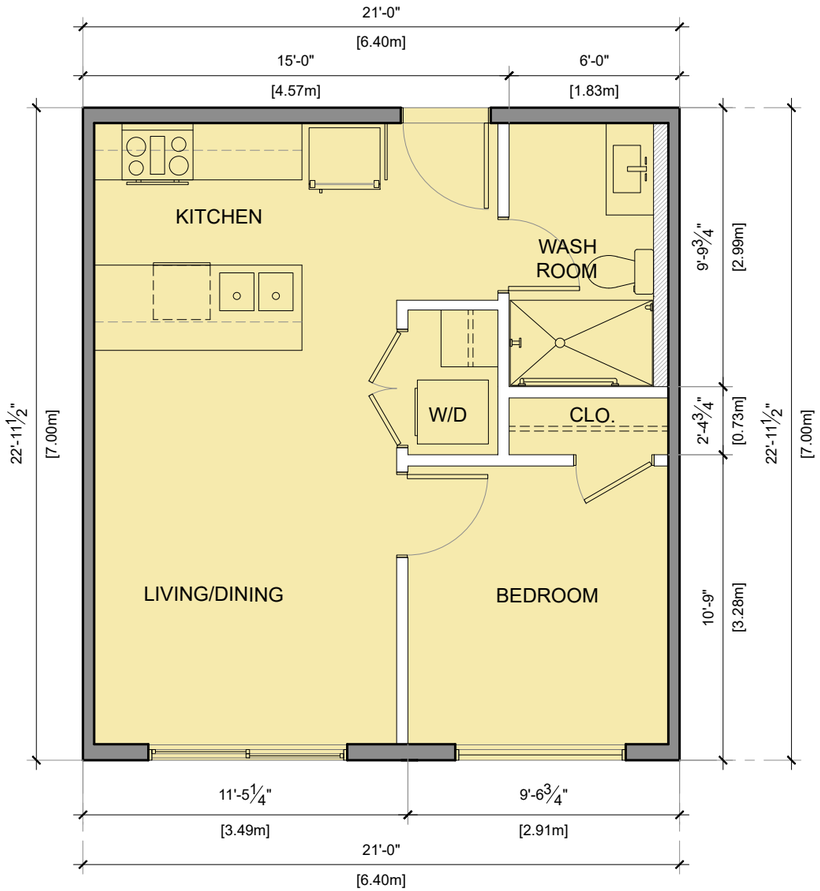
Sheet No.

A-5.1



1 UNIT-A3 (1BED)
3/16"=1'-0"

AREA(509.85Sq.ft.)



2 UNIT-A4(1BED)
3/16"=1'-0"

AREA(482.27Sq.ft.)

July 30, 2025

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REGISTERED ARCHITECT
MANPREET SINGH
BRITISH COLUMBIA
2025-05-07

Project Title
MIXED-USE DEVELOPMENT

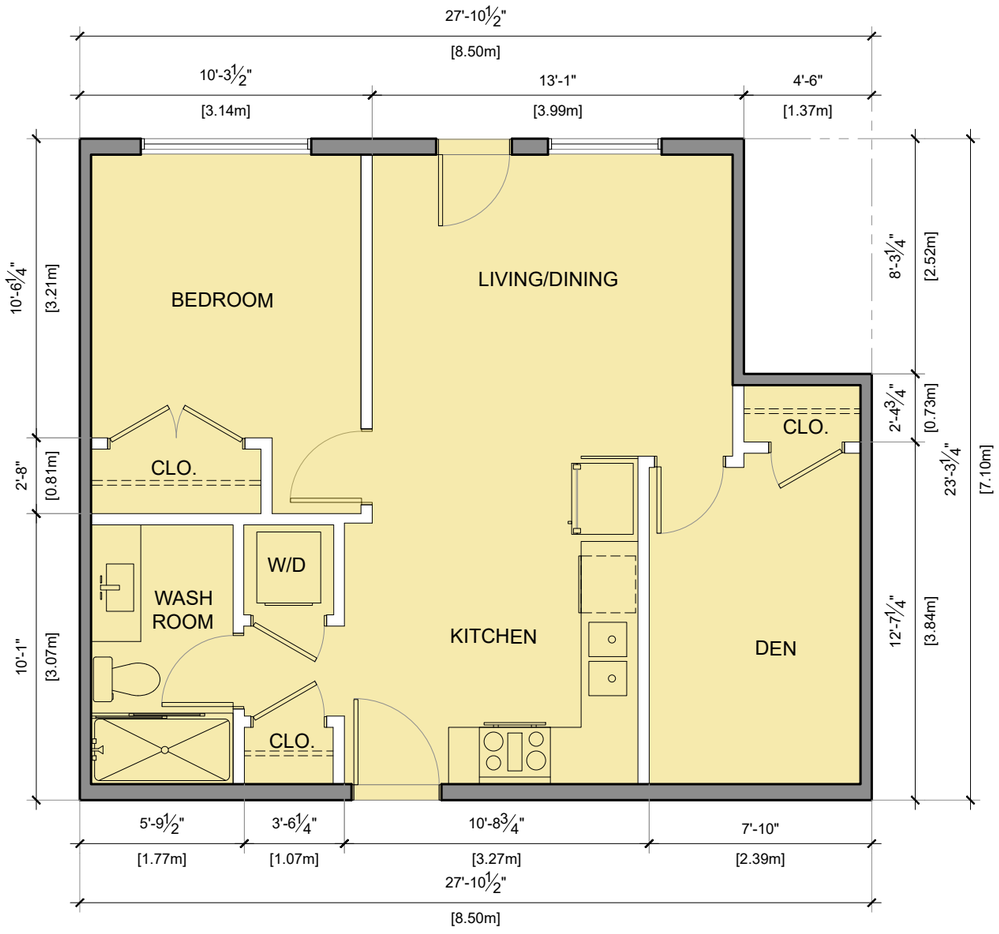
Project Address
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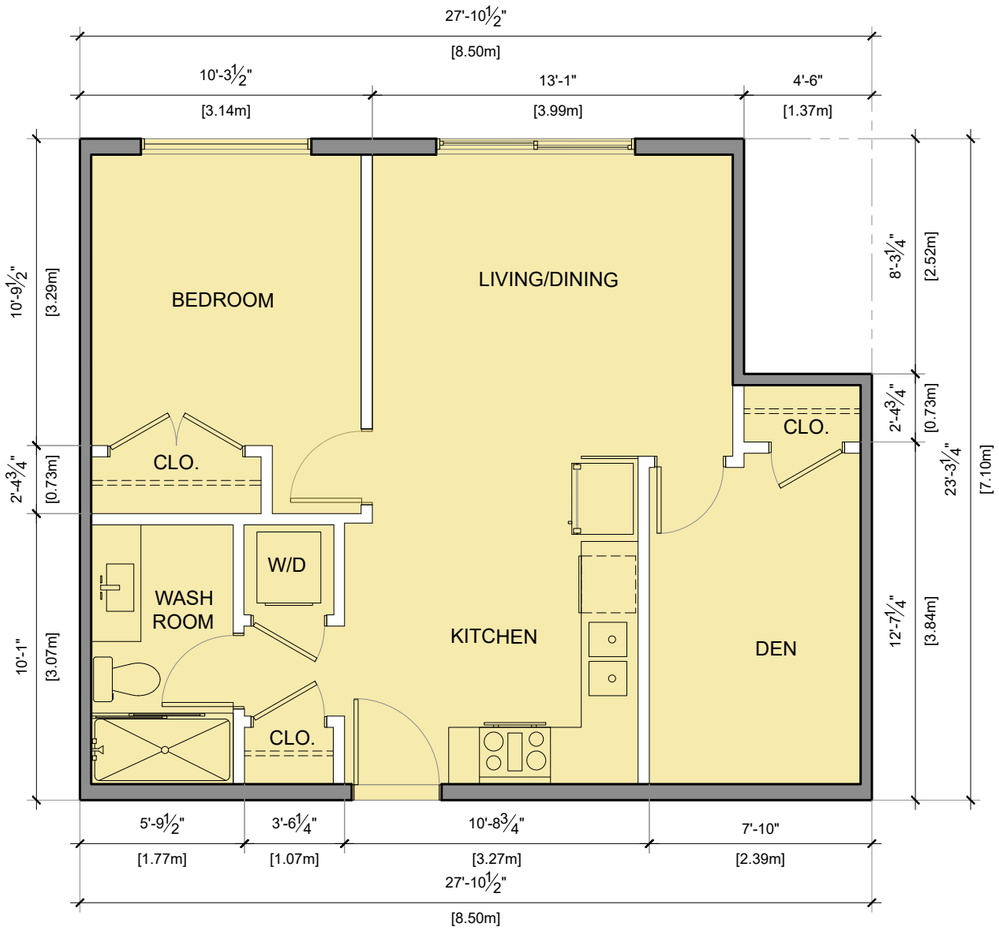
Sheet Title
UNIT PLAN

Scale
3/16"=1'-0"

Sheet No.
A-5.2



1 UNIT-A5(1BED+DEN) AREA(611.62Sq.ft.)
3/16"=1'-0"



2 UNIT-A6(1BED+DEN) AREA(611.63Sq.ft.)
3/16"=1'-0"

July 30, 2025

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Issues / Revisions

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REGISTERED ARCHITECT MANFREET SINGH BRITISH COLUMBIA
2025-05-07

Project Title
MIXED-USE DEVELOPMENT

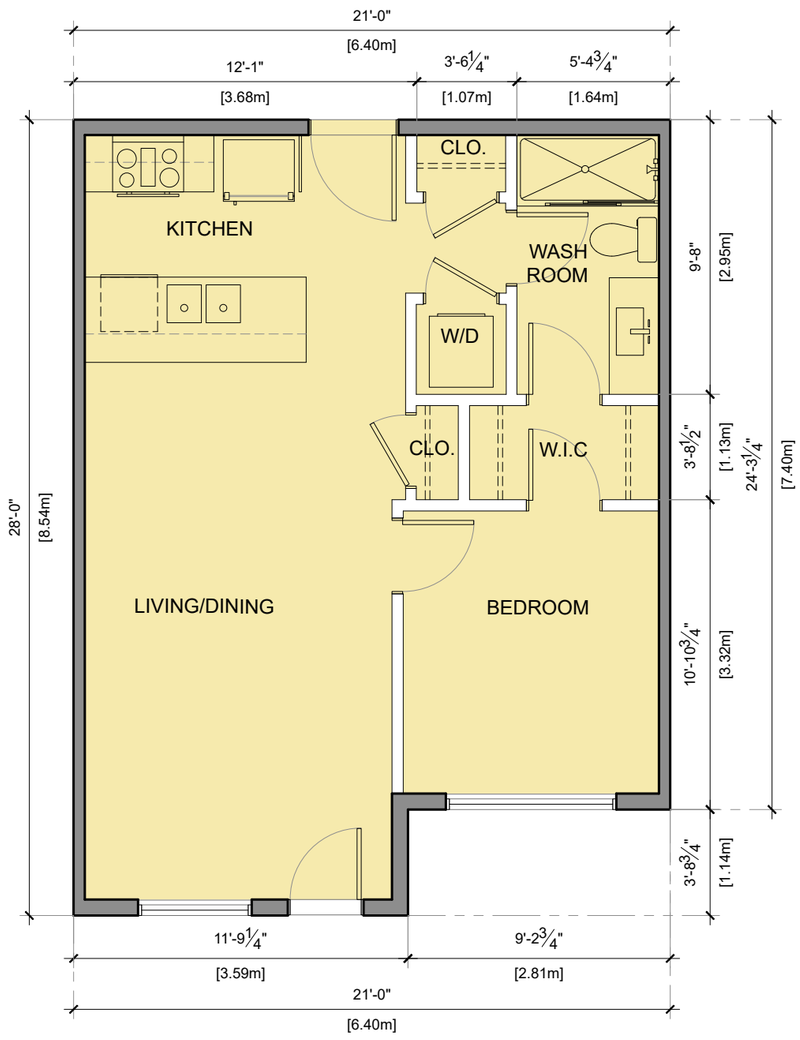
Project Address
12040 240 Street
Maple Ridge,
British Columbia

Drawn By	Date
AJ	2025-05-06
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Sheet Title
UNIT PLAN

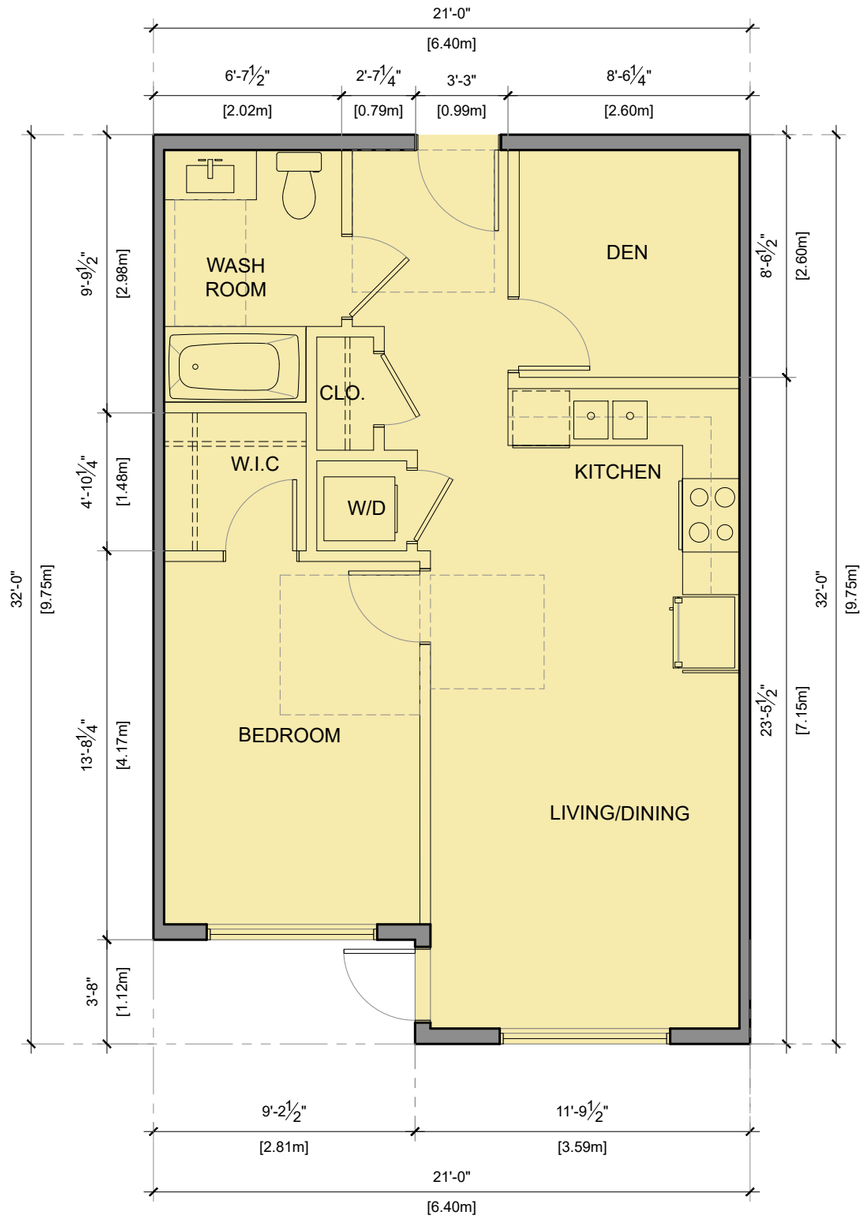
Scale
3/16"=1'-0"

Sheet No.
A-5.3



1 UNIT-A7(1 BED)
3/16"=1'-0"

AREA(553.68Sq.ft.)



2 UNIT-A2.1 ADAP(1 BED+DEN)
3/16"=1'-0"

AREA(638.23Sq.ft.)

July 30, 2025

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MG	MR05

Sheet Title

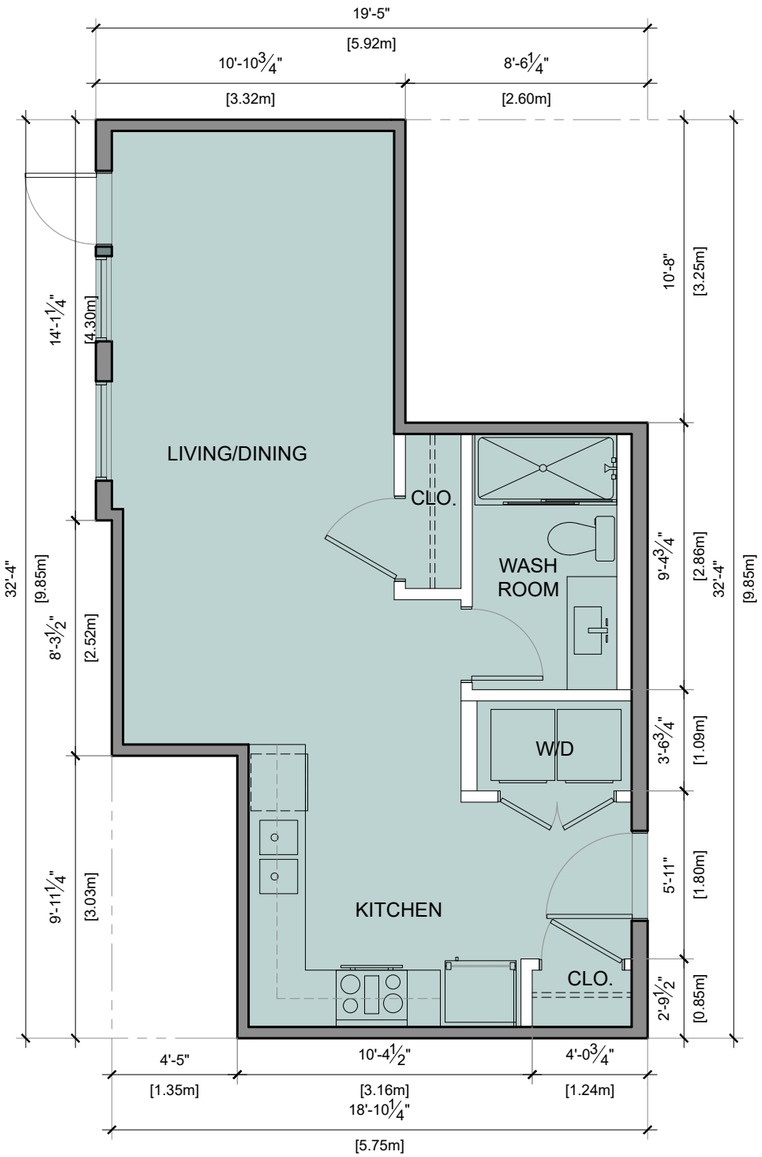
UNIT PLAN

Scale

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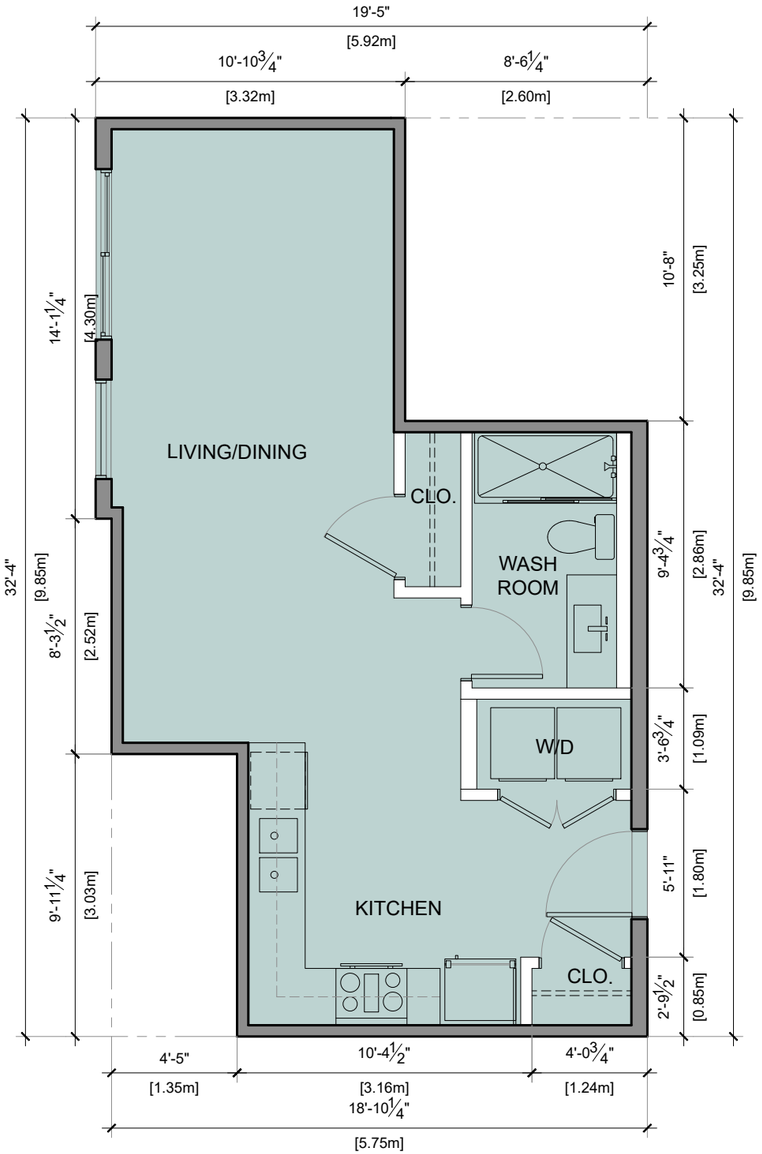
Sheet No.

A-5.4



1 UNIT-A8 (STUDIO)
3/16"=1'-0"

AREA(482.71Sq.ft.)



2 UNIT-A9 (STUDIO)
3/16"=1'-0"

AREA(482.71Sq.ft.)

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2024-07-05	DP Application
2023-07-07	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT
MANPREET SINGH
BRITISH COLUMBIA
2025-08-0

Project Title

MIXED-USE DEVELOPMENT

Project Address

12040 240 Street
Maple Ridge,
British Columbia

Drawn By	Date
AJ	2025-05-06
Checked By	Project ID
MG	MR05

Sheet Title

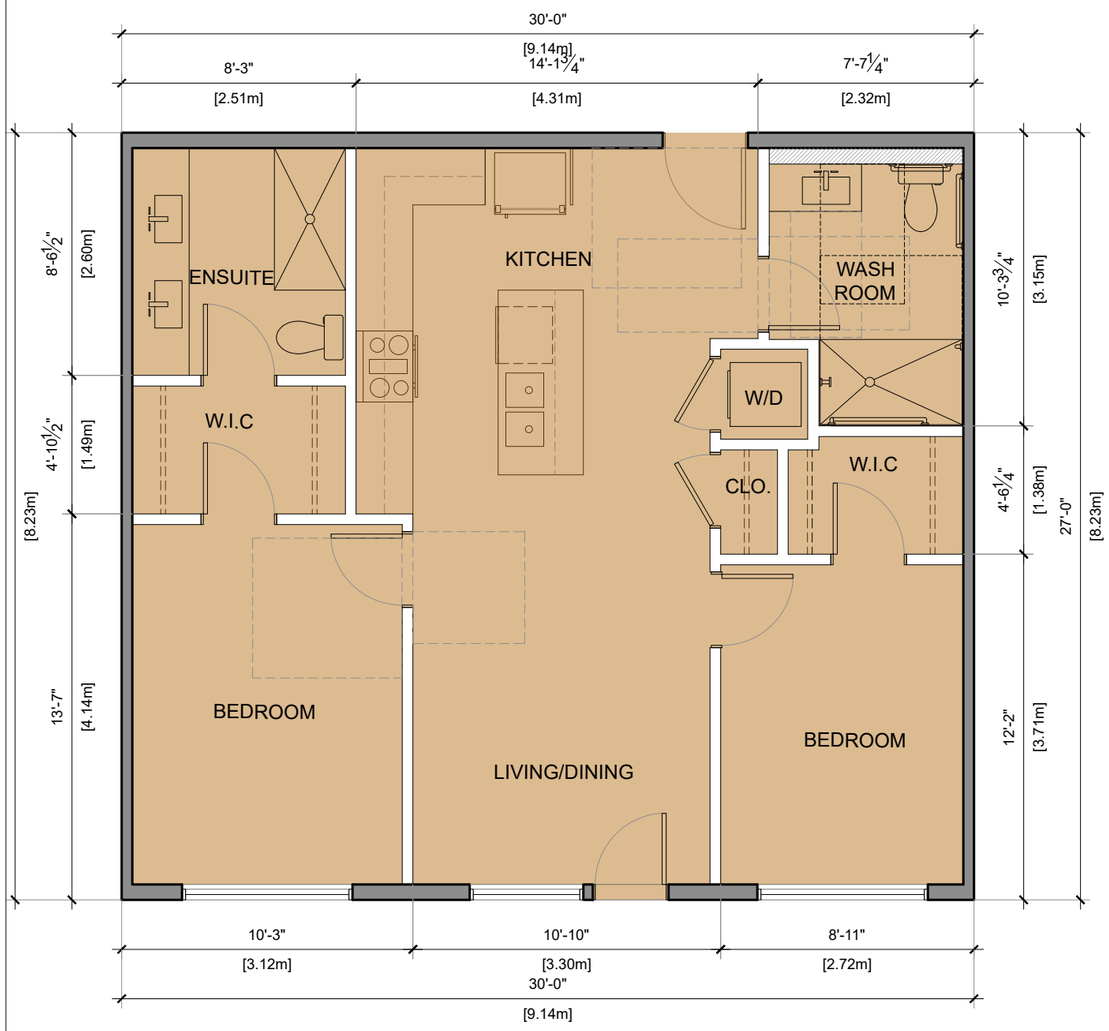
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Scale
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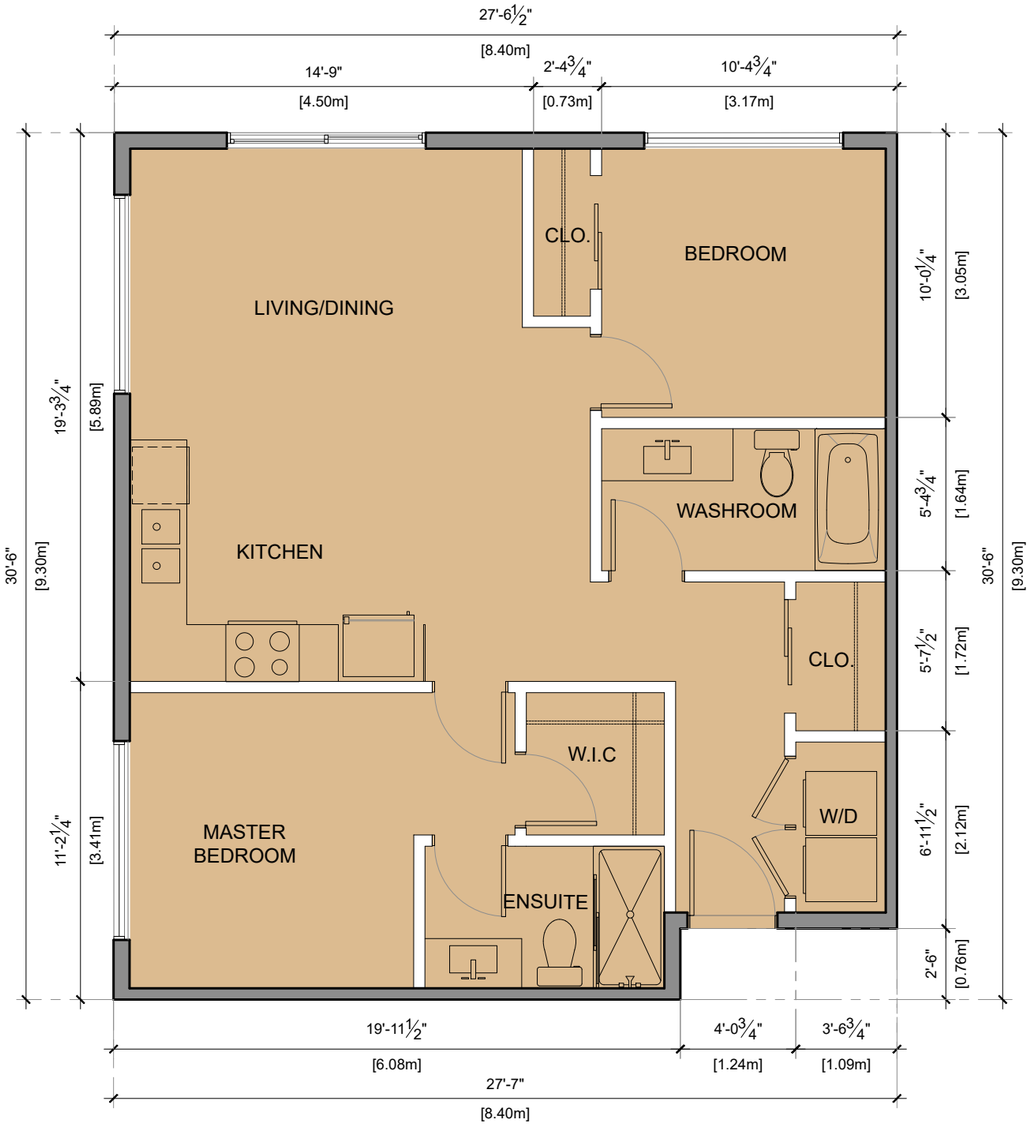
Sheet No.

A-5.5

July 30, 2025



1 UNIT-B ADAP.(2 BED) AREA(810.00Sq.ft.)
3/16"=1'-0"



2 UNIT-B1 (2 BED) AREA(822.50Sq.ft.)
3/16"=1'-0"

July 30, 2025

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2023-07-07	Preliminary Application

Issues / Revisions

Seal

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2025-08-07

Project Title
MIXED-USE DEVELOPMENT

Project Address
12040 240 Street
Maple Ridge,
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AJ	2025-05-06
Checked By	Project ID
MG	MR05

Sheet Title
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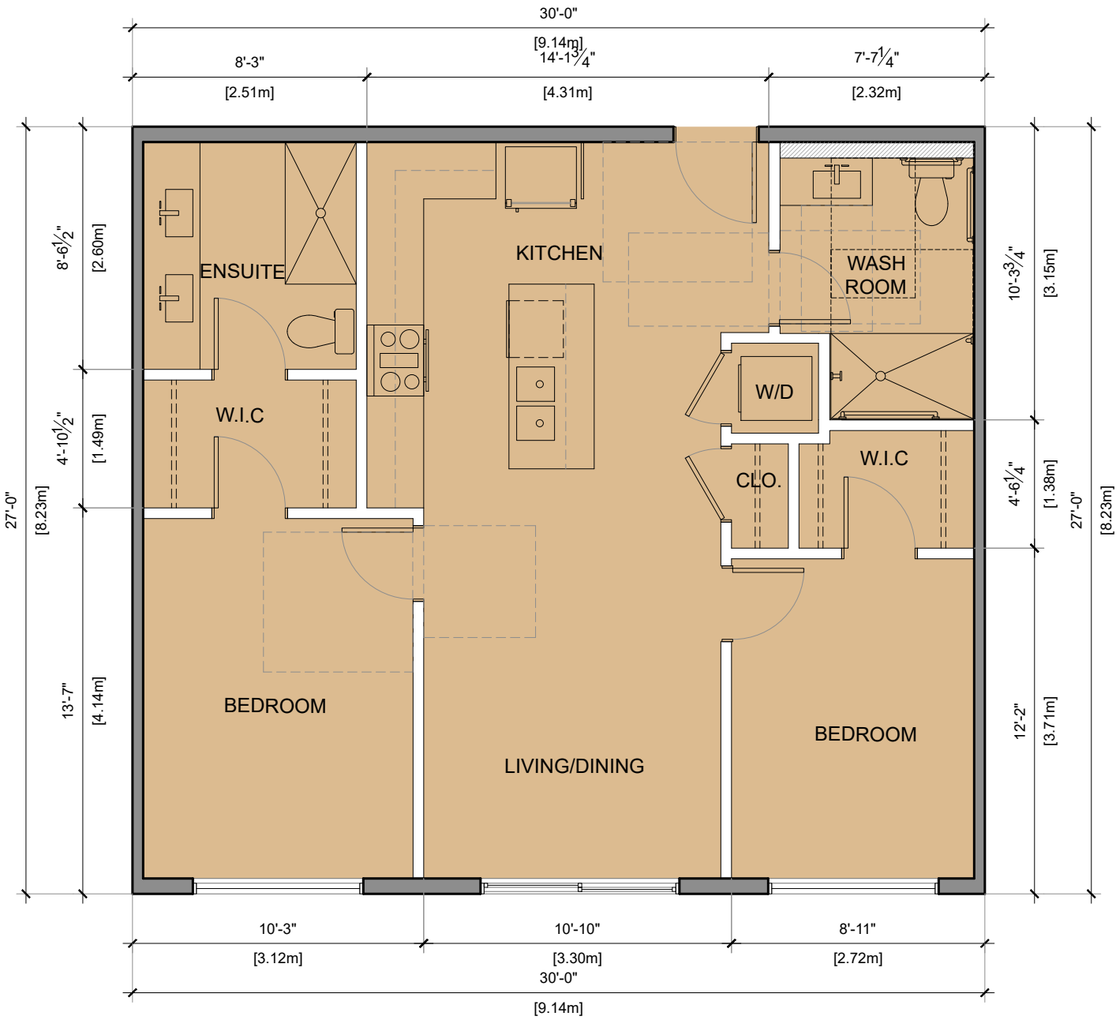
Scale
3/16"=1'-0"

Sheet No.
A-5.6



1 UNIT-B2(2 BED) 3/16"=1'-0"

AREA(822.50Sq.ft.)



2 UNIT-B3 ADAP (2 BED) 3/16"=1'-0"

AREA(810.00Sq.ft.)

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2023-07-07	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT MANPREET SINGH BRITISH COLUMBIA 2025-05-07

Project Title

MIXED-USE DEVELOPMENT

Project Address

12040 240 Street Maple Ridge, British Columbia

Drawn By	Date
AJ	2025-05-06
Checked By	Project ID
MG	MR05

Sheet Title

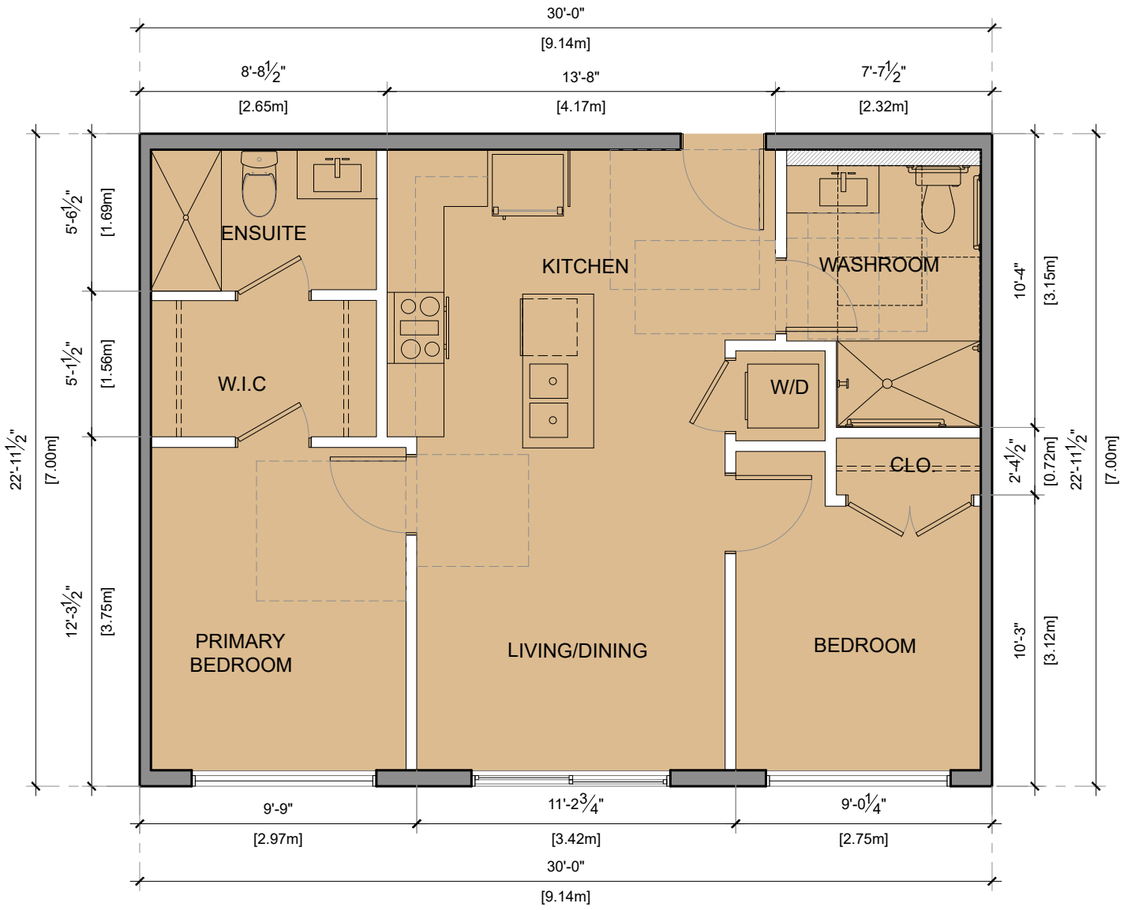
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Scale

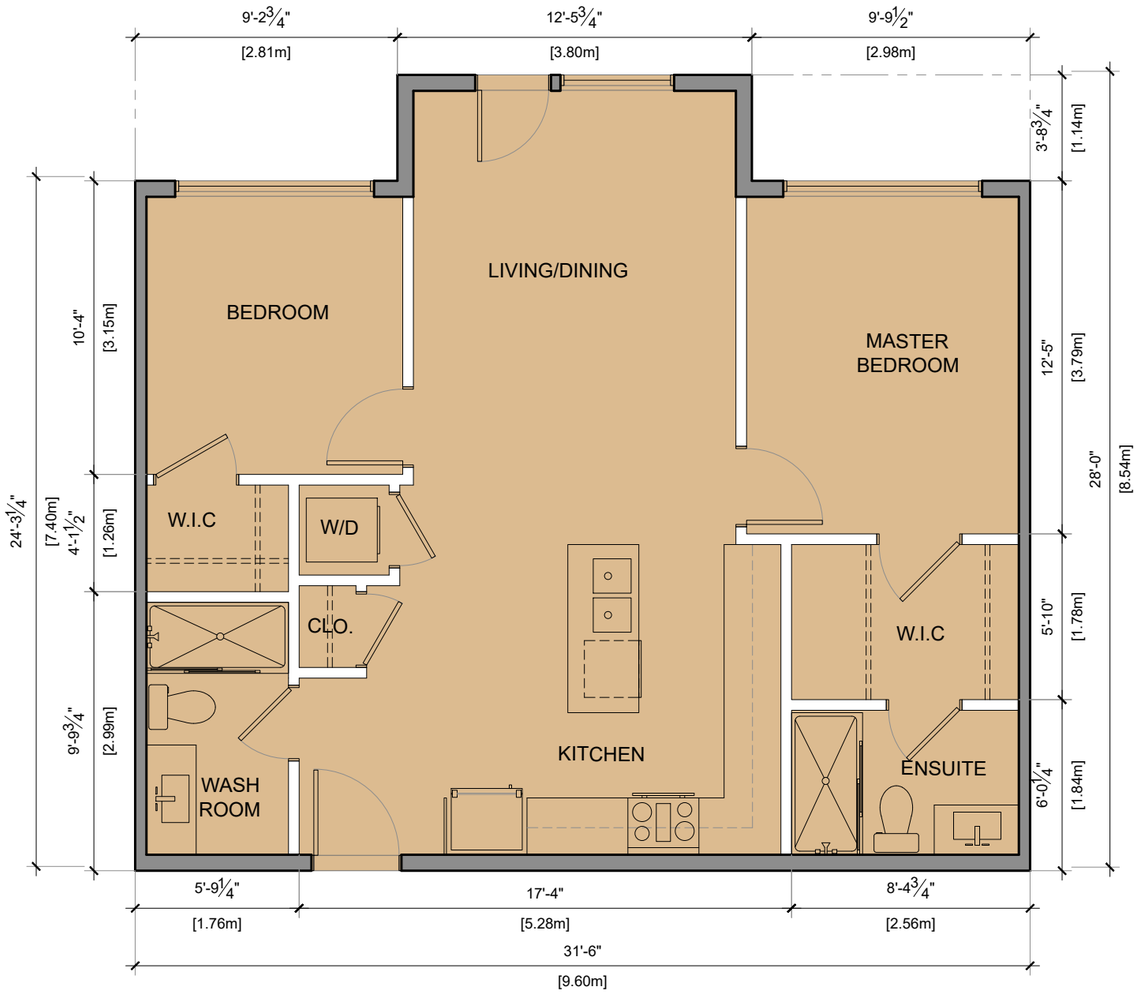
3/16"=1'-0"

Sheet No.

A-5.7



1 UNIT-B4(2 BED) AREA(688.99Sq.ft.)
3/16"=1'-0"



2 UNIT-B5(2 BED) AREA(811.255Sq.ft.)
3/16"=1'-0"

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2023-07-07	Preliminary Application

Issues / Revisions

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Project Title
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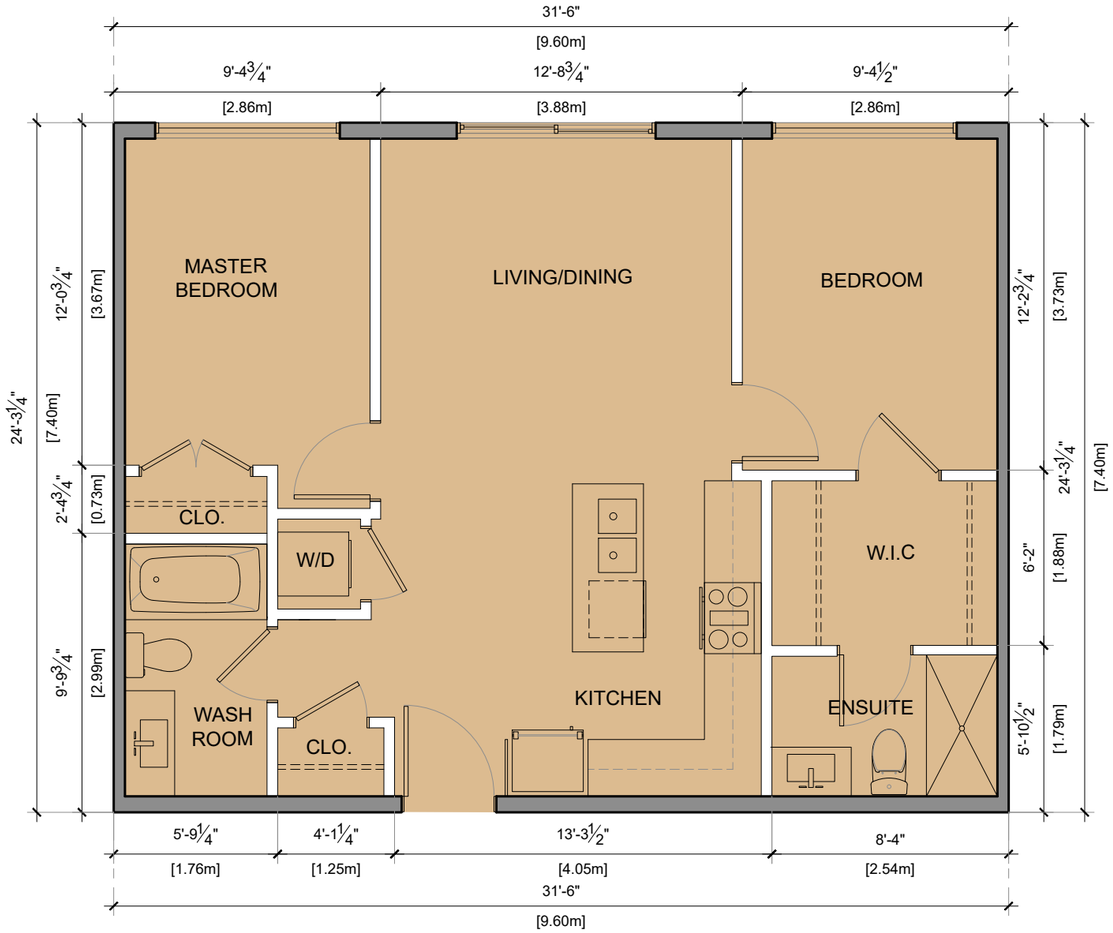
Project Address
12040 240 Street
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British Columbia

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AJ	2025-05-06
Checked By	Project ID
MG	MR05

Sheet Title
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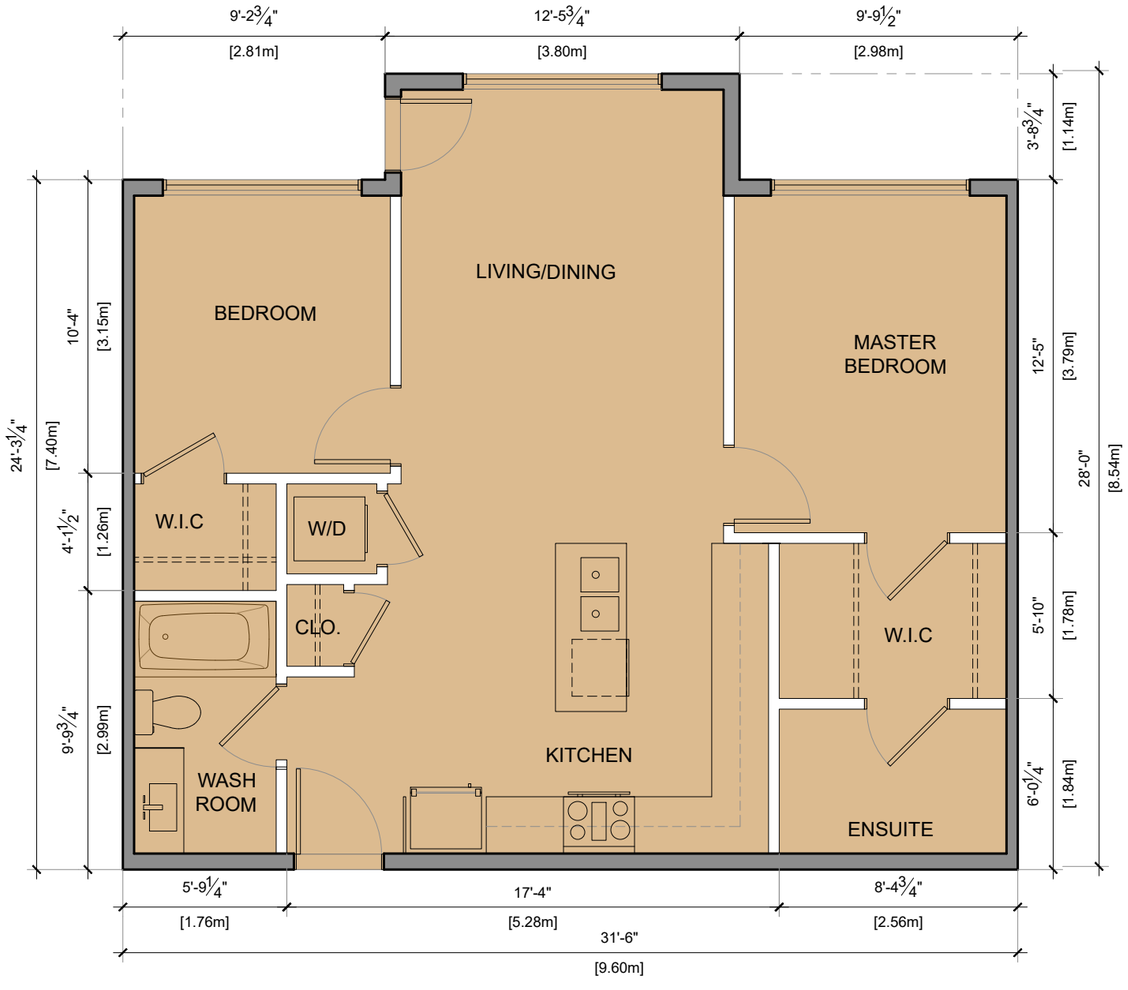
Scale
3/16"=1'-0"

Sheet No.
A-5.8



1 UNIT-B6(2 BED) 3/16"=1'-0"

AREA(764.53Sq.ft.)



2 UNIT-B7 (2 BED) 3/16"=1'-0"

AREA(811.25Sq.ft.)

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Issues / Revisions

Seal

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Project Title

MIXED-USE DEVELOPMENT

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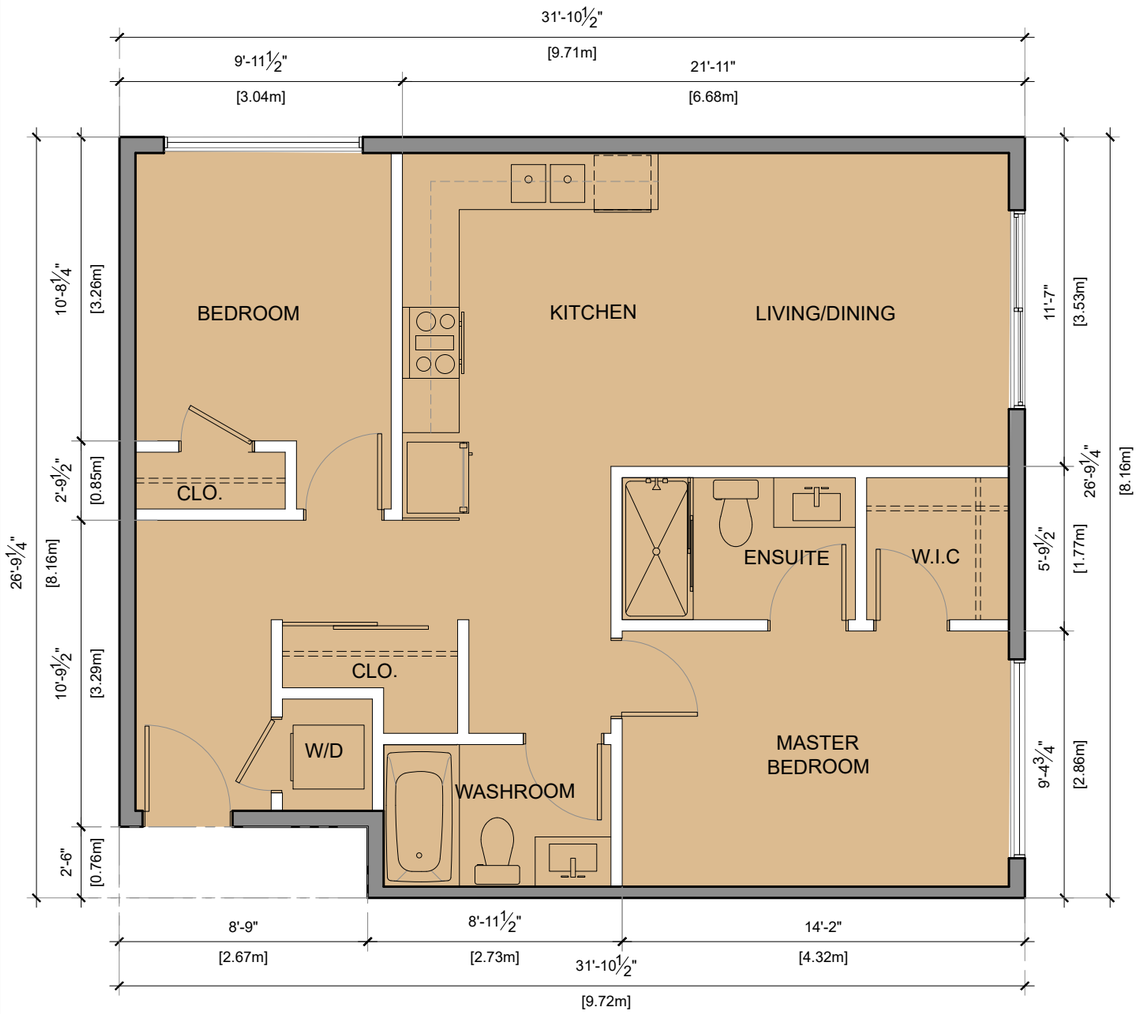
UNIT PLAN

Scale

3/16"=1'-0"

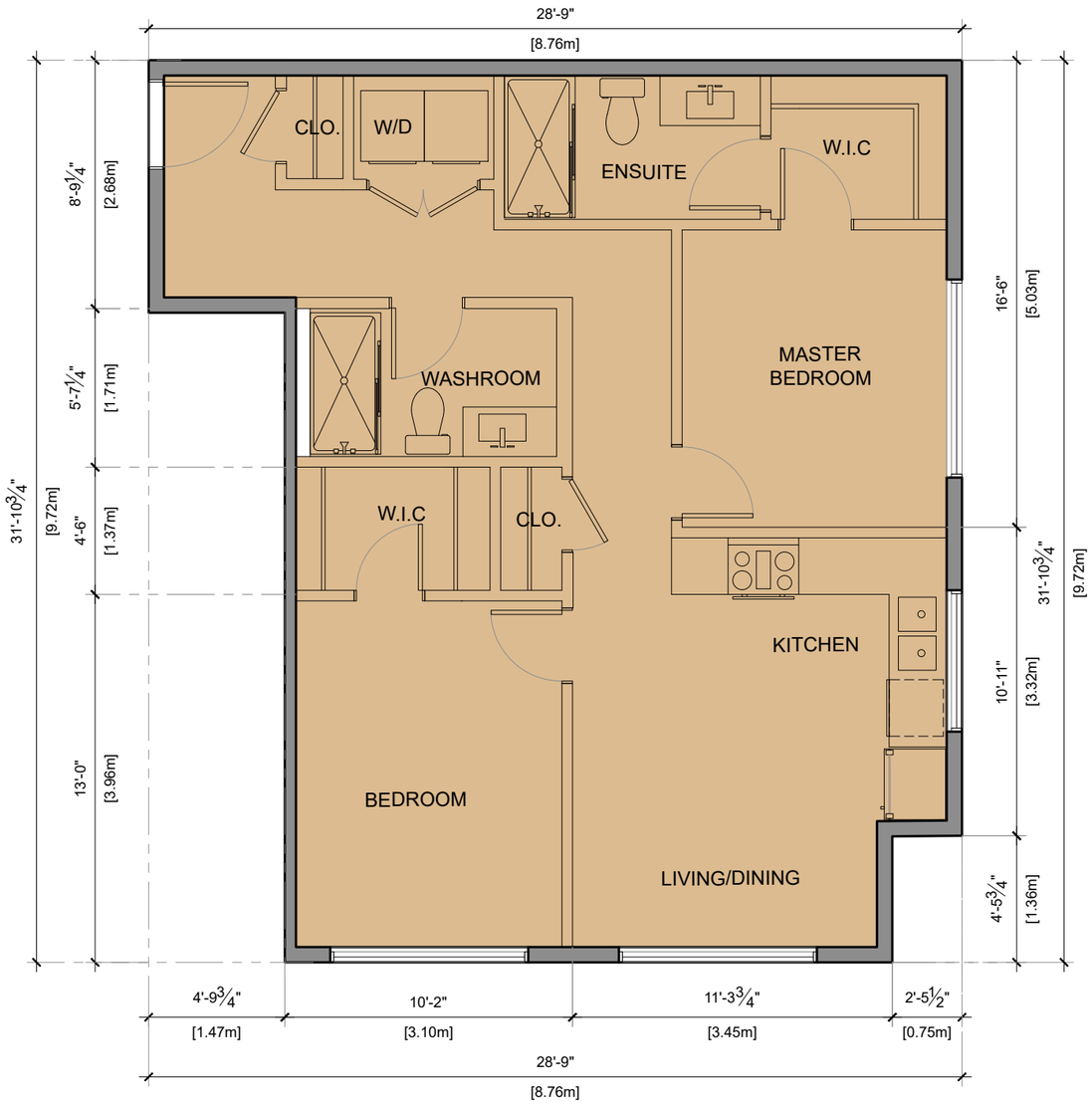
Sheet No.

A-5.9



1 UNIT-B10(2 BED) 3/16"=1'-0"

AREA(831.60Sq.ft.)



2 UNIT-B12 (2 BED) 3/16"=1'-0"

AREA(795.61Sq.ft.)

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2023-07-07	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT MANPREET SINGH BRITISH COLUMBIA 2025-08-01

Project Title

MIXED-USE DEVELOPMENT

Project Address

12040 240 Street
Maple Ridge,
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AJ	2025-05-06
Checked By	Project ID
MG	MR05

Sheet Title

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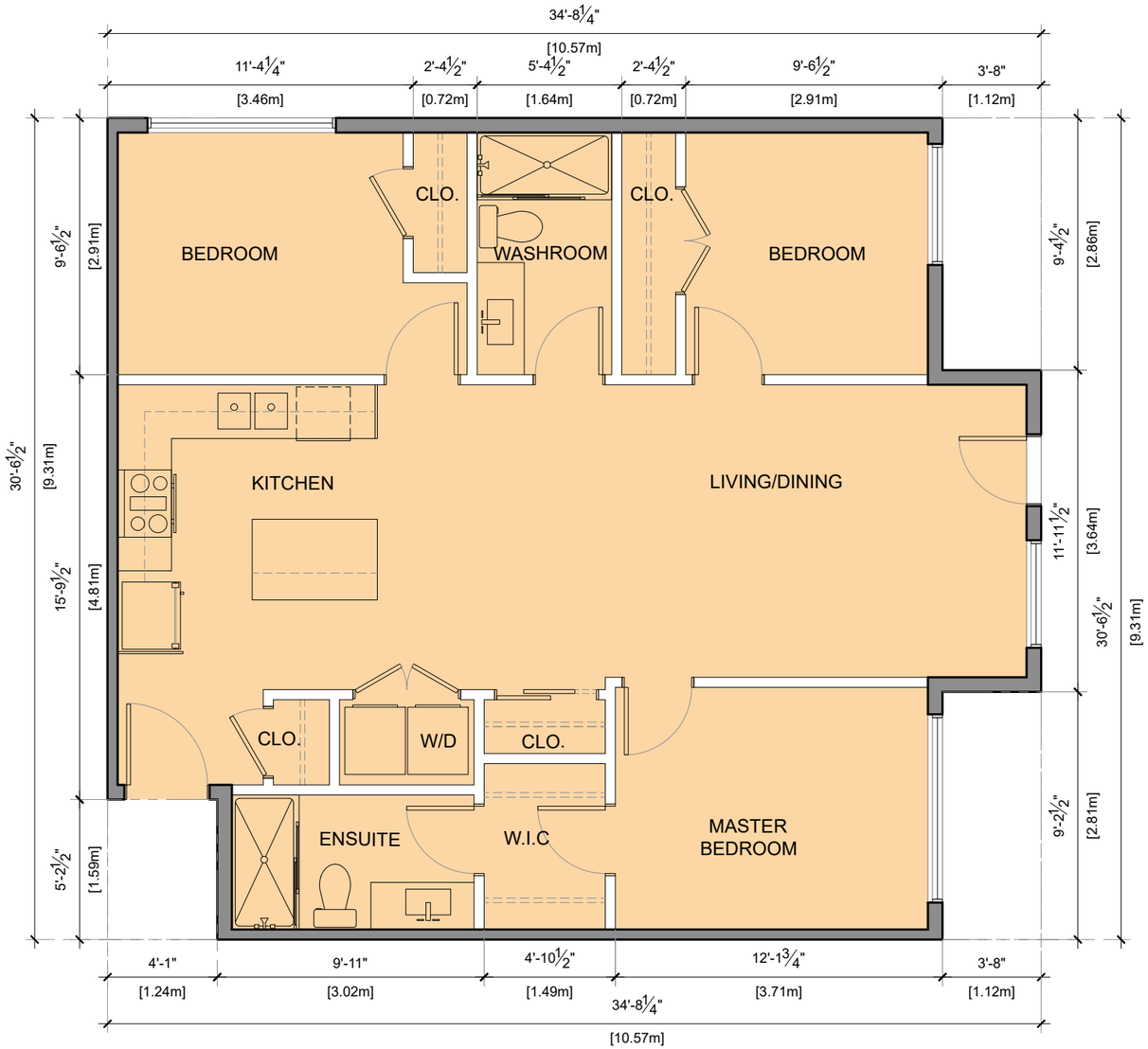
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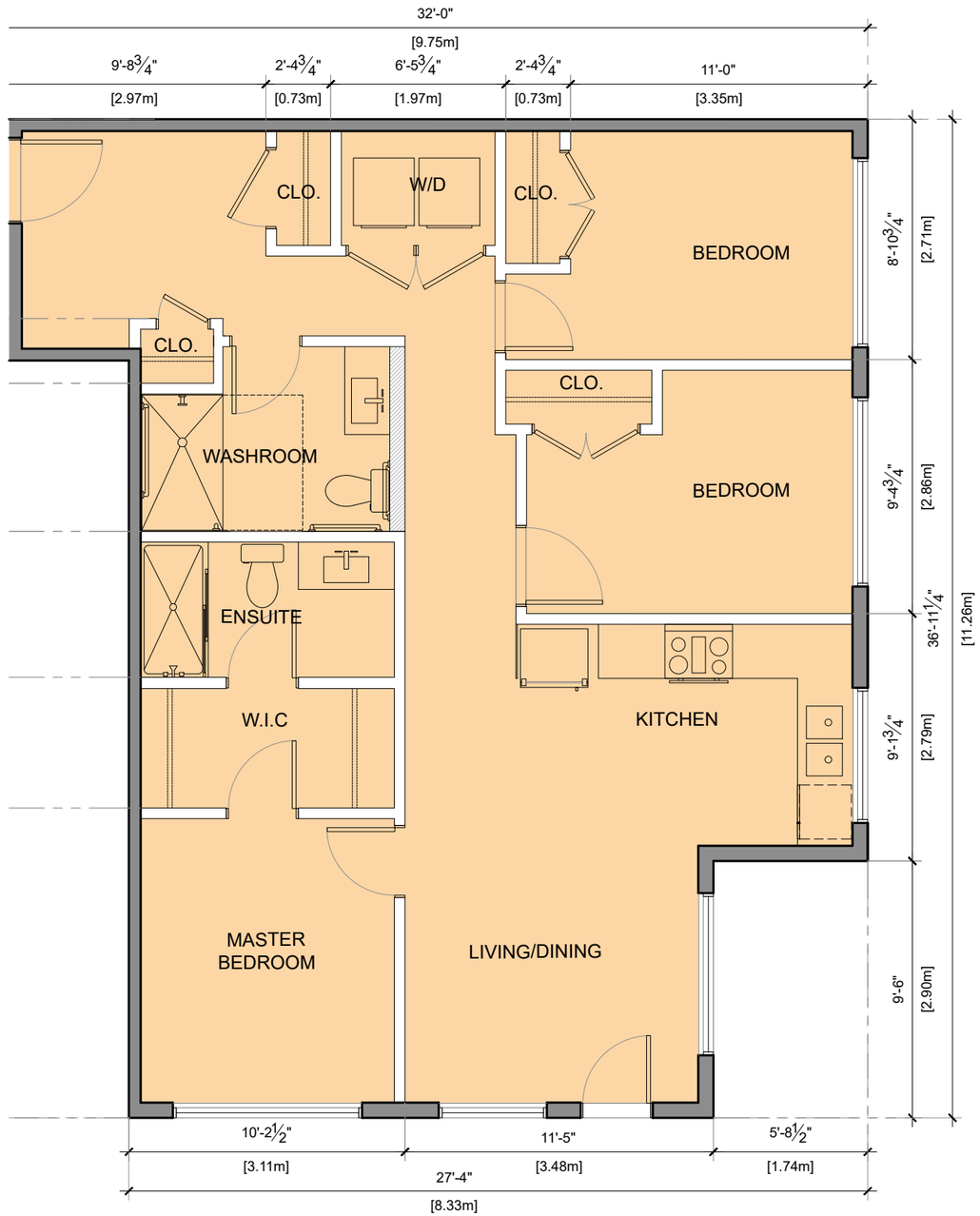
A-5.10

July 30, 2025



1 UNIT-C(3 BED)
3/16"=1'-0"

AREA(970.17Sq.ft.)



2 UNIT-C1 (3 BED)
3/16"=1'-0"

AREA(955.32Sq.ft.)

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Issues / Revisions

Seal

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Project Title

MIXED-USE DEVELOPMENT

Project Address

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Drawn By	Date
AJ	2025-05-06
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MG	MR05

Sheet Title

UNIT PLAN

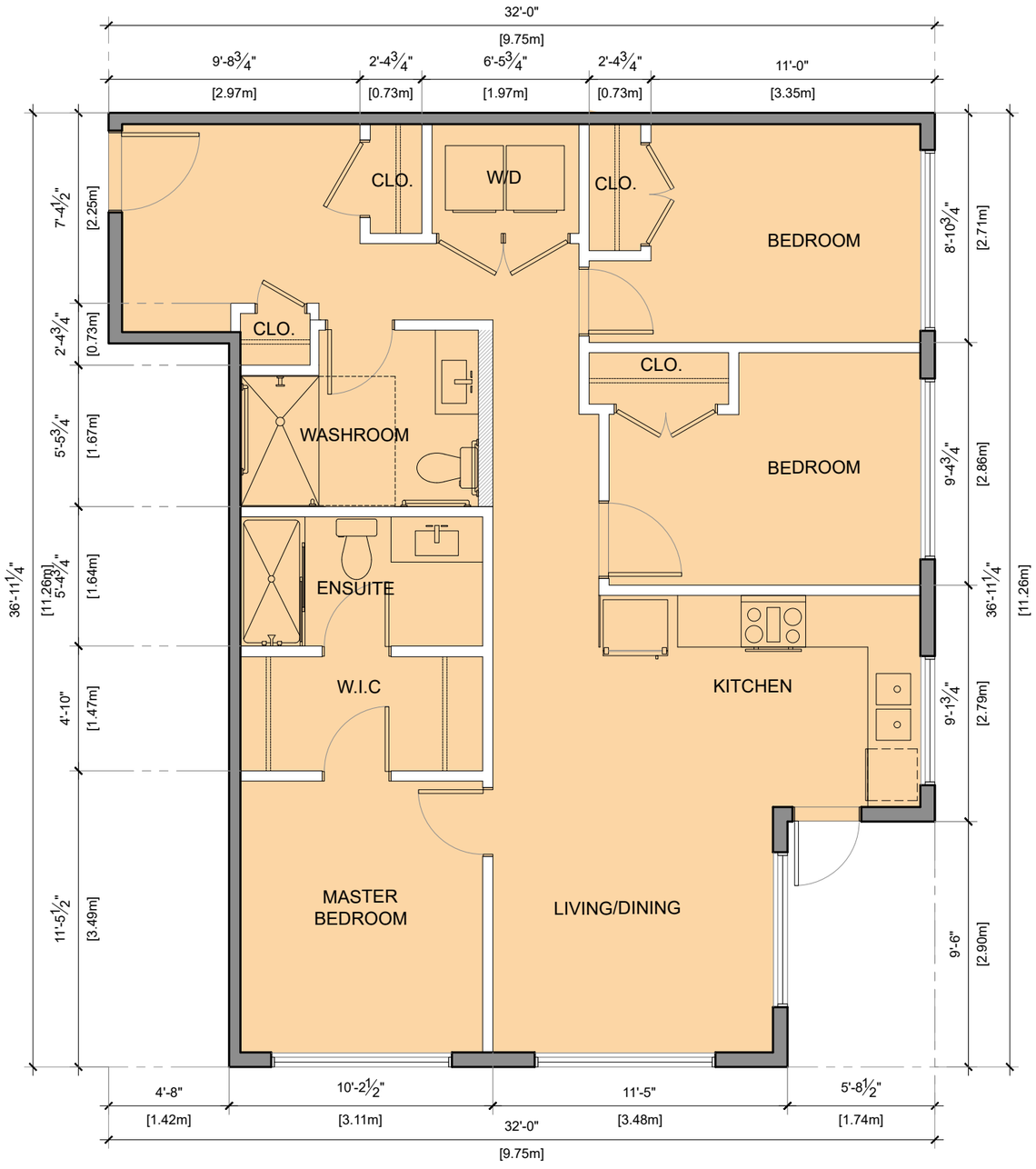
Scale

3/16"=1'-0"

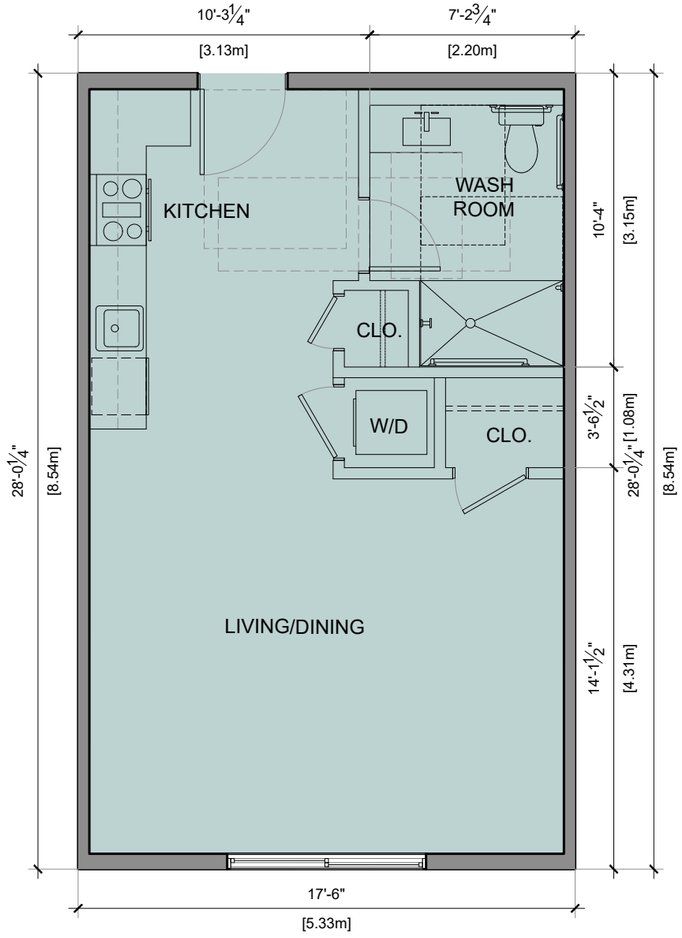
Sheet No.

A-5.11

July 30, 2025



1 UNIT-C1.1 (3 BED) AREA(997.06Sq.ft.)
3/16"=1'-0"



2 UNIT-S2 (STUDIO) AREA(490.01Sq.ft.)
3/16"=1'-0"

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2023-07-07	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT MANPREET SINGH BRITISH COLUMBIA 2025-08-01

Project Title

MIXED-USE DEVELOPMENT

Project Address

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Drawn By	Date
AJ	2025-05-06
Checked By	Project ID
MG	MR05

Sheet Title

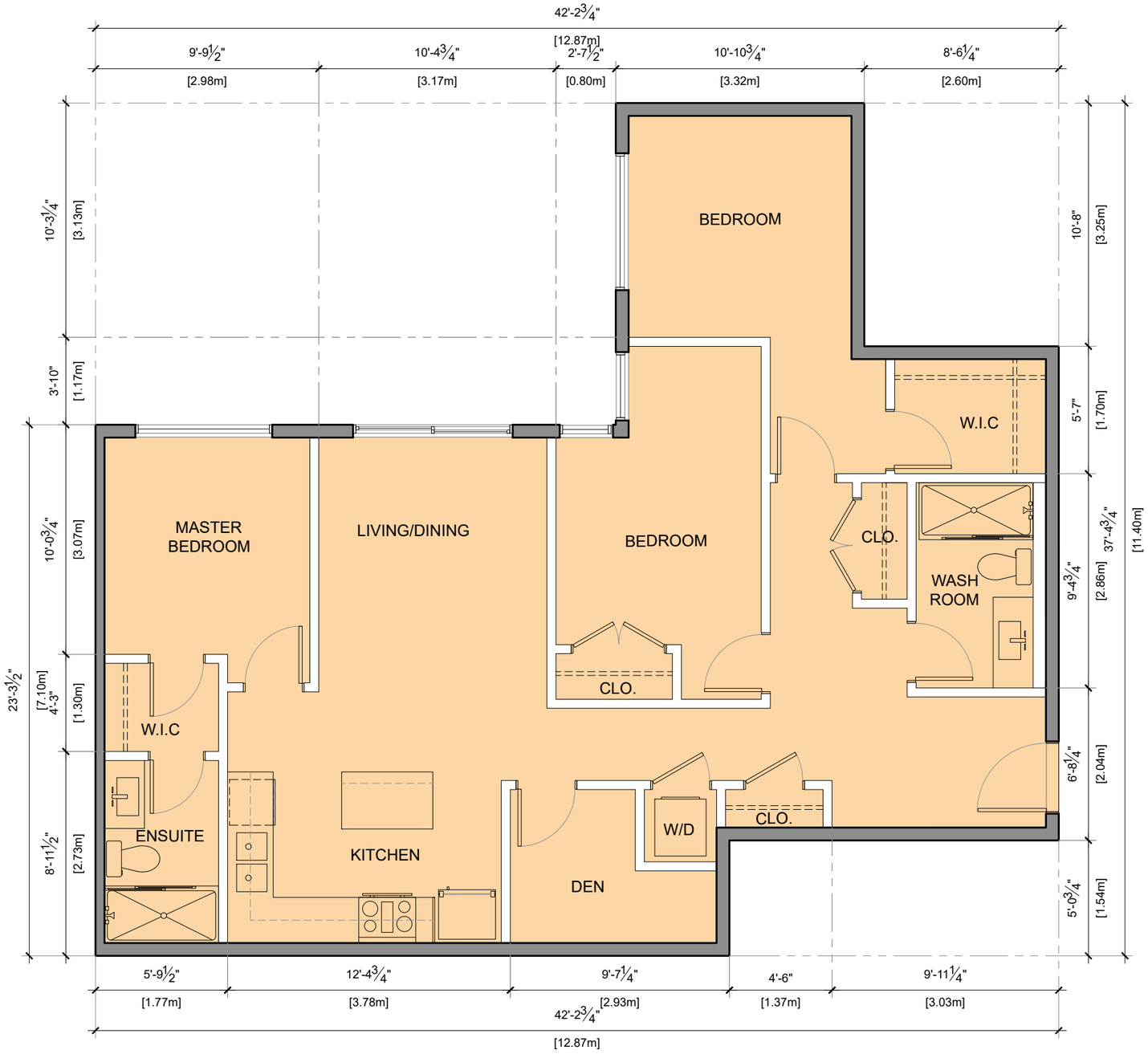
UNIT PLAN

Scale

3/16"=1'-0"

Sheet No.

A-5.12



1 UNIT-C2 (3 BED+DEN)
3/16"=1'-0"

AREA(1093.24Sq.ft.)

July 30, 2025

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Issues / Revisions

Seal

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BRITISH COLUMBIA
2025-08-07

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Project Address

12040 240 Street
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British Columbia

Drawn By	Date
AJ	2025-05-06
Checked By	Project ID
MG	MR05

Sheet Title

UNIT PLAN

Scale

3/16"=1'-0"

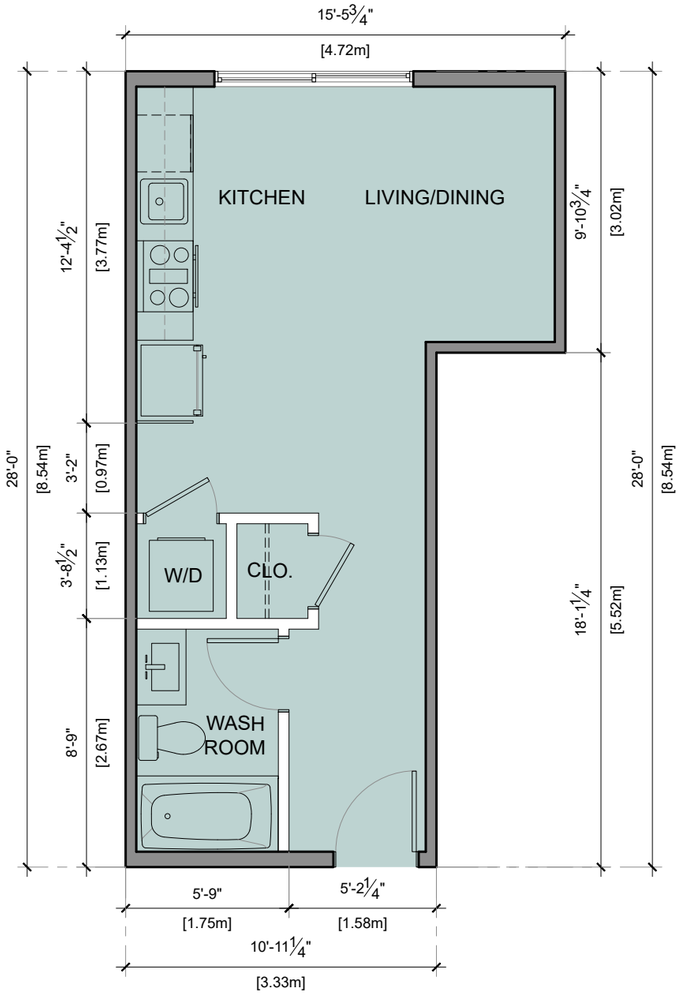
Sheet No.

A-5.13



1 UNIT-C3 (3 BED)
3/16"=1'-0"

AREA(970.24Sq.ft.)



2 UNIT-S (STUDIO)
3/16"=1'-0"

AREA(351.35Sq.ft.)

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2023-07-07	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT MANPREET SINGH BRITISH COLUMBIA 2025-05-07

Project Title

MIXED-USE DEVELOPMENT

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Drawn By	Date
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MG	MR05

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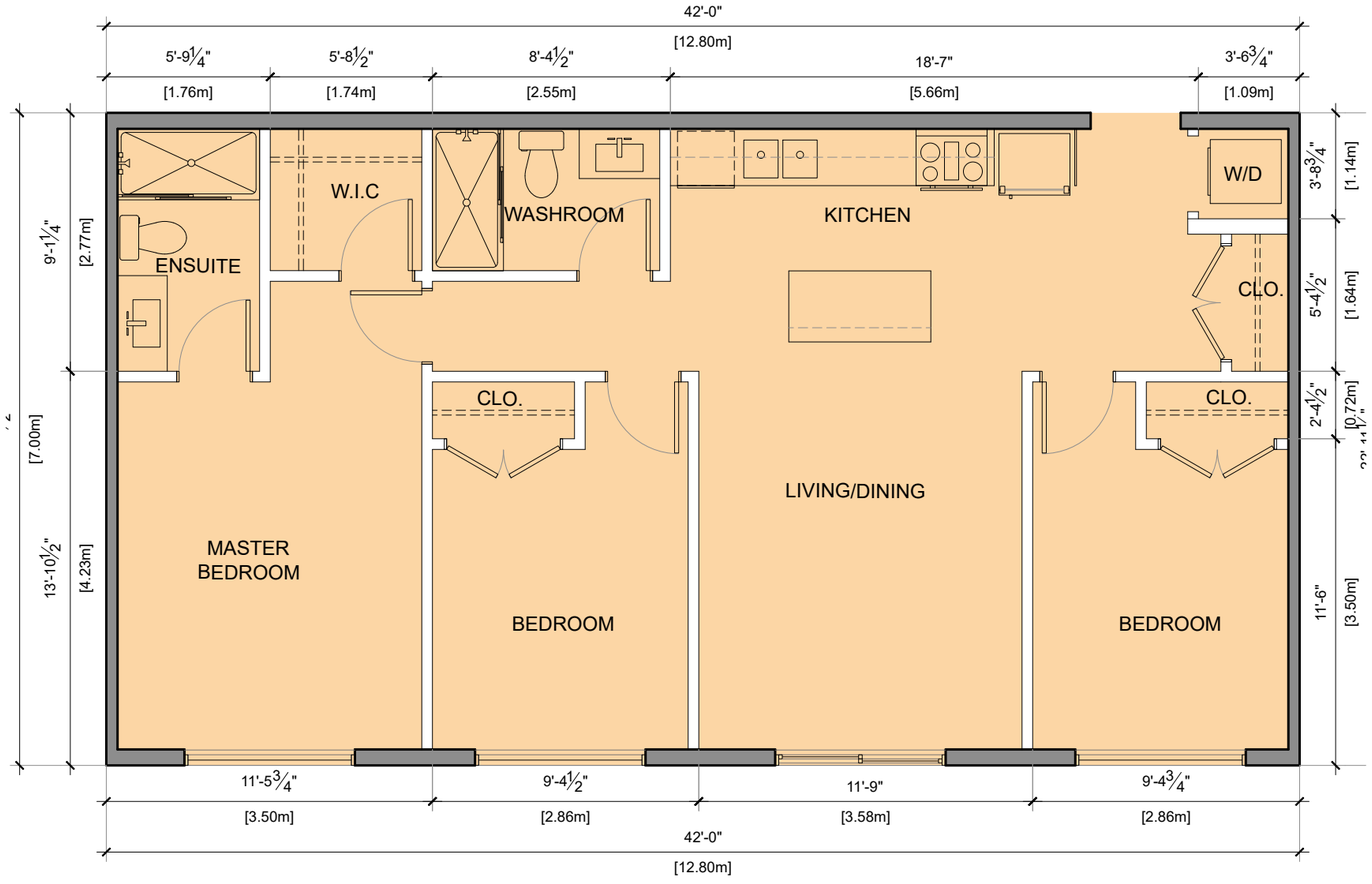
UNIT PLAN

Scale

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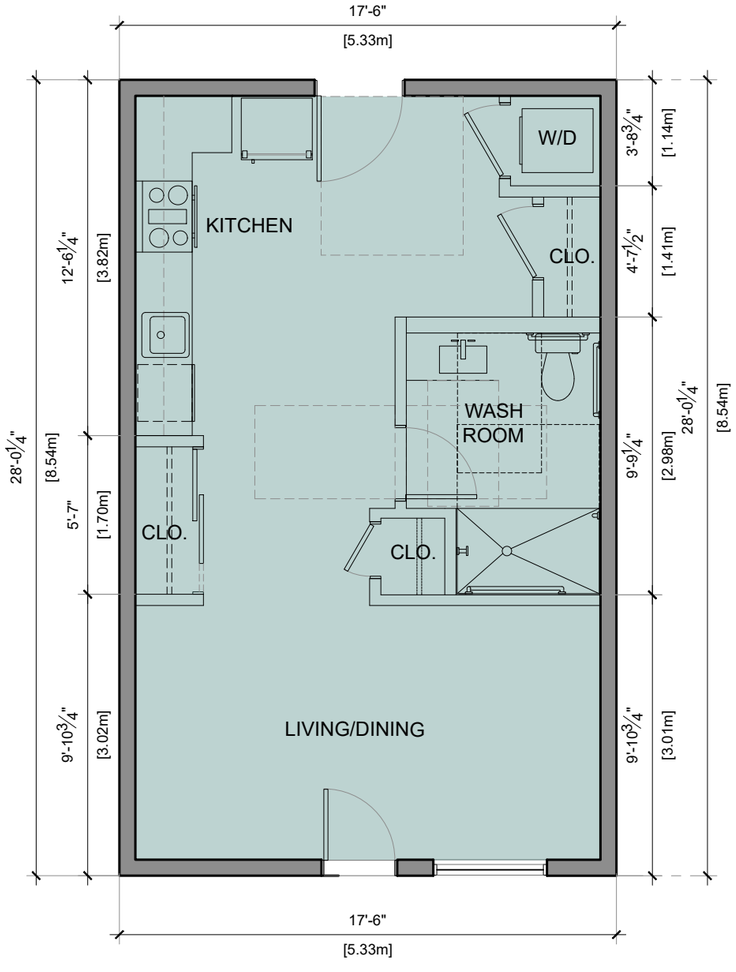
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A-5.14



1 UNIT-C4 (3 BED)
3/16"=1'-0"

AREA(964.62Sq.ft.)



2 UNIT-S1.1 (STUDIO)
3/16"=1'-0"

AREA(490.03Sq.ft.)

July 30, 2025

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2024-07-05	DP Application
2023-07-07	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT MANPREET SINGH GILL BRITISH COLUMBIA 2025-08-01

Project Title

MIXED-USE DEVELOPMENT

Project Address

12040 240 Street Maple Ridge, British Columbia

Drawn By	Date
AJ	2025-05-06
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MG	MR05

Sheet Title

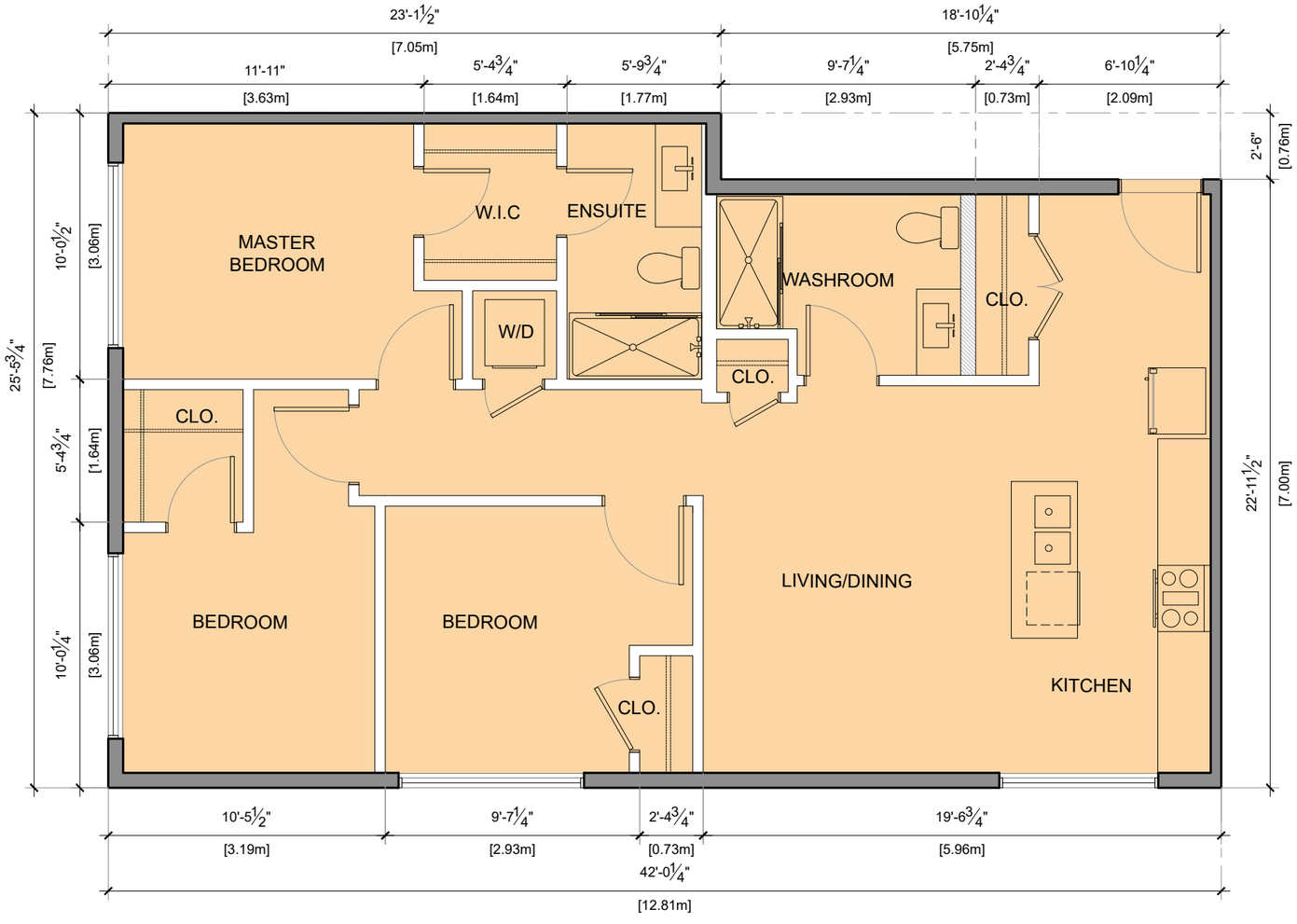
UNIT PLAN

Scale

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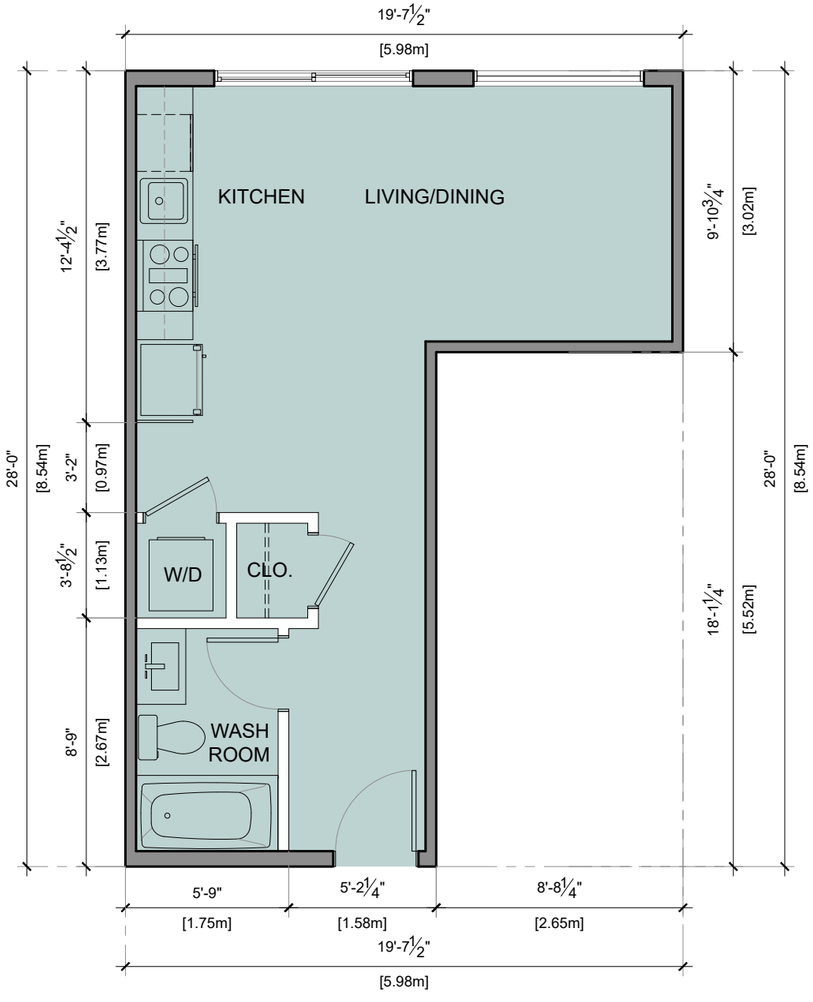
Sheet No.

A-5.15



1 UNIT-C5 (3 BED)
3/16"=1'-0"

AREA(1022.09Sq.ft.)



2 UNIT-S1 (STUDIO)
3/16"=1'-0"

AREA(392.41Sq.ft.)

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Issues / Revisions

Seal

REGISTERED ARCHITECT MANPREET SINGH BRITISH COLUMBIA 2025-08-07

Project Title

MIXED-USE DEVELOPMENT

Project Address

12040 240 Street
Maple Ridge,
British Columbia

Drawn By AJ	Date 2025-05-06
Checked By MG	Project ID MR05

Sheet Title

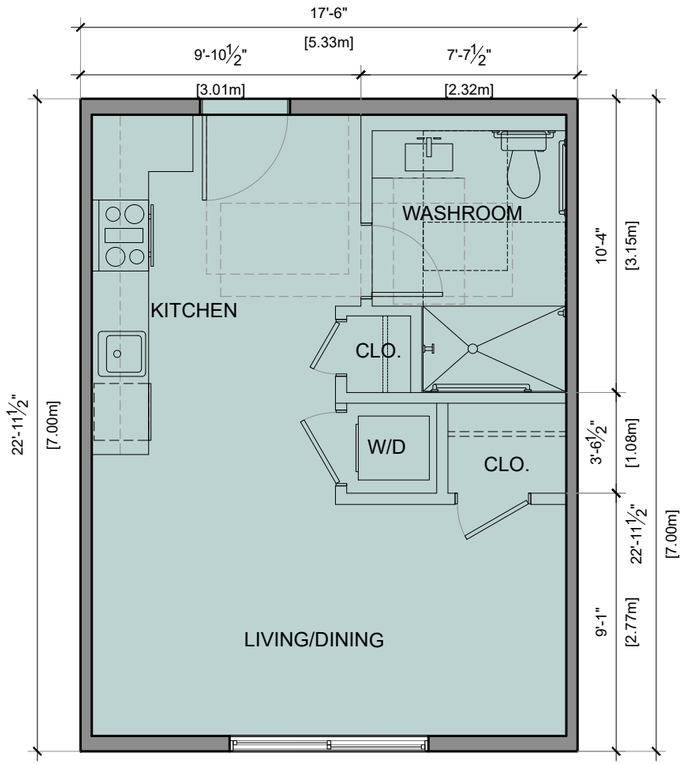
UNIT PLAN

Scale

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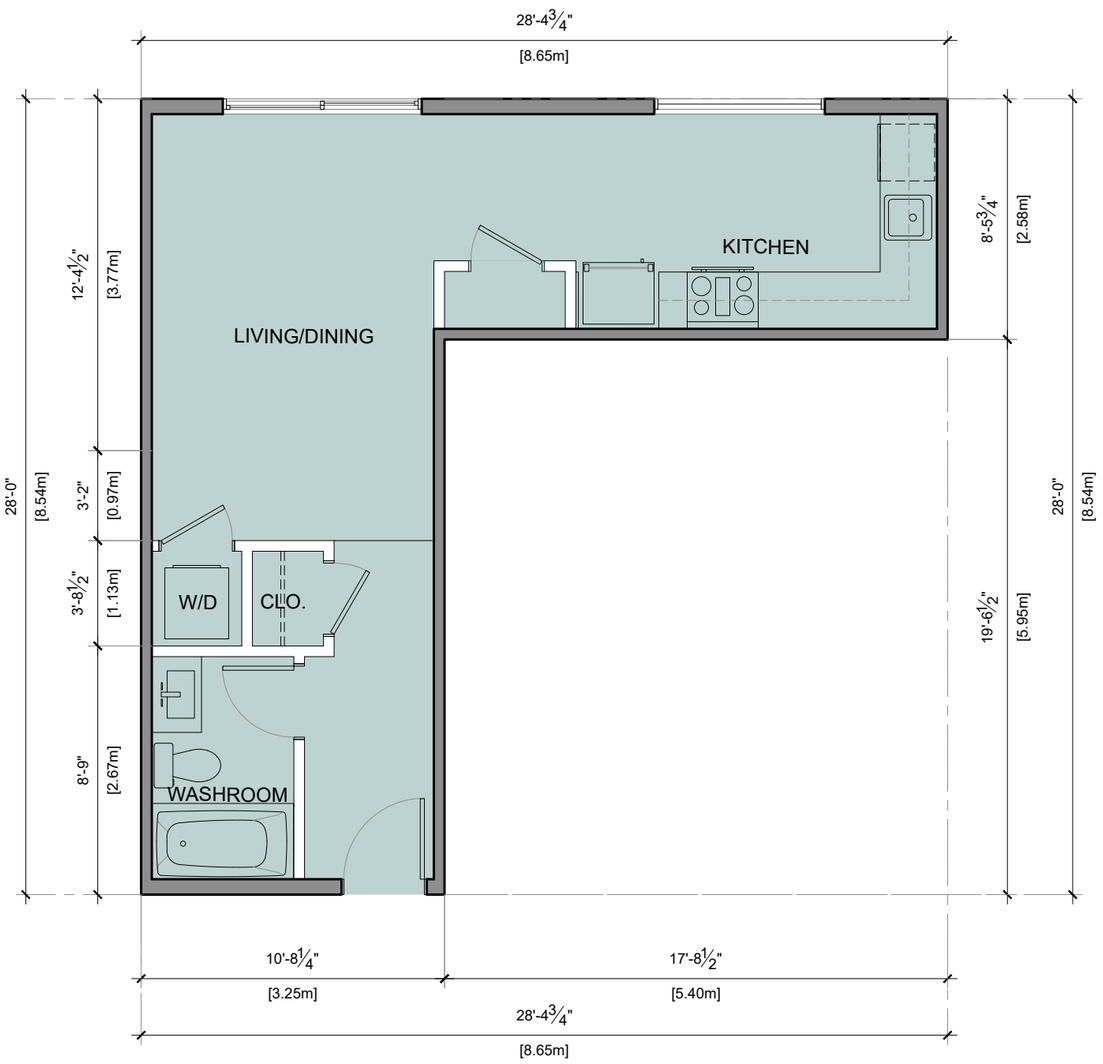
Sheet No.

A-5.16



2 UNIT-S1.2 (STUDIO)
3/16"=1'-0"

AREA(401.78Sq.ft.)



2 UNIT-S3 (STUDIO)
3/16"=1'-0"

AREA(449.47Sq.ft.)

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Issues / Revisions

Seal

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MG	MR05

Sheet Title

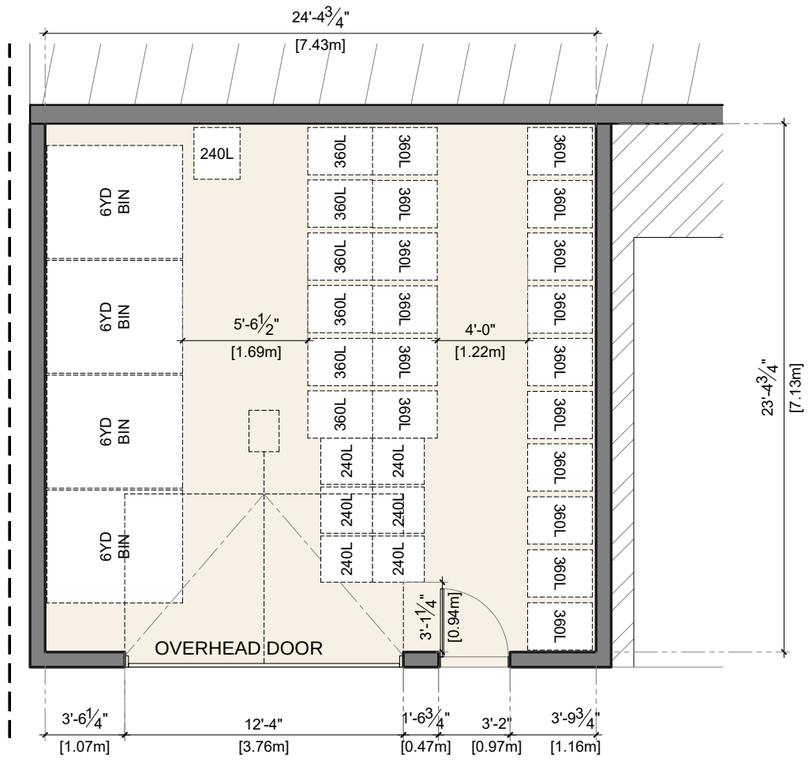
UNIT PLAN

Scale

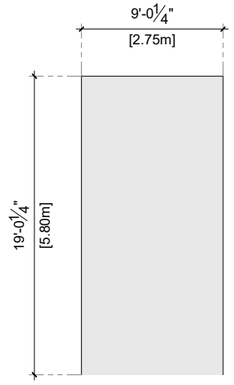
3/16"=1'-0"

Sheet No.

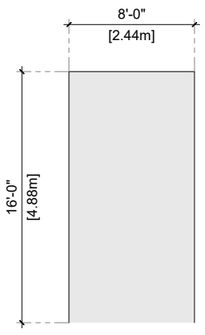
A-5.17



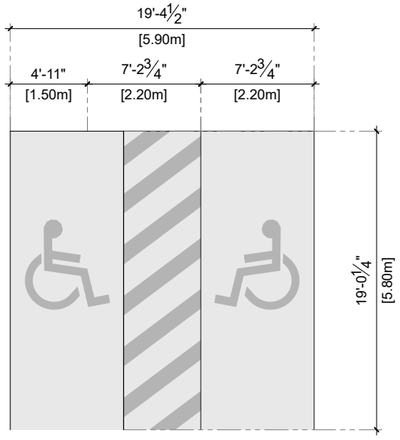
1 GARBAGE ROOM DETAILS
SCALE:NTS



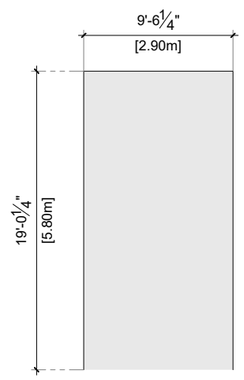
2 REGULAR PARKING STALL
2.75M X 5.80M



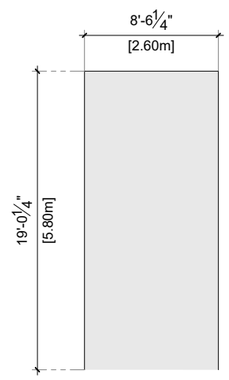
3 SMALL CAR PARKING STALL
2.44M X 4.88M



4 ACCESSIBLE PARKING STALL
3.70M X 5.80M



5 REGULAR PARKING STALL
2.90M X 5.80M-(6.0M DRIVE AISLE)



6 REGULAR PARKING STALL
2.60M X 5.80M-(7.30M DRIVE AISLE)

July 30, 2025

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Date	Description
2025-07-30	Revised / Comments
2024-10-03	Revised / Comments
2024-04-29	Rezoning Application

Issues / Revisions

Seal

REGISTERED ARCHITECT MANPREET SINGH BRITISH COLUMBIA
2025-08-07

Project Title
APARTMENT DEVELOPMENT

Project Address
8360 201 STREET TOL, BRITISH COLUMBIA

Drawn By	Date
AJ	2024-02-27
Checked By	Project ID
MG	LA25_2402

Sheet Title
SITE DETAILS

Scale

Sheet No.
A-6.0



1 ELEVATION
Scale: N.T.S



1 WEST ELEVATION
BUILDING-1

2 WEST ELEVATION
BUILDING-2

MATERIAL LEGEND:

1 **Fiber cement siding panel**
Color: Benjamin Moore Chalk White 2126-70Trim I James Hardie.
Reveals to Match Panel siding

2 **Fiber cement siding panel**
Color: Benjamin Moore Antique Pewter 1560Trim I James Hardie.
Reveals to Match Panel siding

3 **Fascia Board**
Color: Benjamin Moore Countrylane Red 2088-20
Reveals to Match Panel siding

4 **Fascia Board**
Color: Benjamin Moore Iron Mountain 2134-30 Trim I James Hardie.

5 **Interstate Brick**
Color: Ironstone

6 **Fiber cement siding panel**
Color: Benjamin Moore Iron Mountain 2134-30 Trim I James Hardie.
Reveals to Match Panel siding

7 **Aluminum Soffit (6INCH)**
Color: White

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

9 **Curtain wall system(Spandrel)**
Glass: White

10 **Curtain wall system(without cap)**
Glass:Translucent

July 30, 2025

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Key Plan



Date	Description
2025-07-30	Revised / Comments
2024-10-03	Revised / Comments
2024-04-29	Rezoning Application

Issues / Revisions

Seal



Project Title
APARTMENT DEVELOPMENT

Project Address
8360 201 STREET TOL, BRITISH COLUMBIA

Drawn By	Date
AJ	2024-02-27
Checked By: MG	Project ID: LA25_2402

Sheet Title
ELEVATION

Scale

Sheet No.
A-3.7



1 SOUTH ELEVATION
BUILDING-1



2 NORTH ELEVATION
BUILDING-1

MATERIAL LEGEND:

1 **Fiber cement siding panel**
Color: Benjamin Moore Chalk White 2126-70Trim I James Hardie.
Reveals to Match Panel siding

2 **Fiber cement siding panel**
Color: Benjamin Moore Antique Pewter 1560Trim I James Hardie.
Reveals to Match Panel siding

3 **Fascia Board**
Color: Benjamin Moore Countrylane Red 2088-20
Reveals to Match Panel siding

4 **Fascia Board**
Color: Benjamin Moore Iron Mountain 2134-30 Trim I James Hardie.

5 **Interstate Brick**
Color: Ironstone

6 **Fiber cement siding panel**
Color: Benjamin Moore Iron Mountain 2134-30 Trim I James Hardie.
Reveals to Match Panel siding

7 **Aluminum Soffit (6INCH)**
Color: White

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

9 **Curtain wall system(Spandrel)**
Glass: White

10 **Curtain wall system(without cap)**
Glass:Translucent

July 30, 2025

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Key Plan



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Issues / Revisions

Seal



Project Title
APARTMENT DEVELOPMENT

Project Address
8360 201 STREET TOL, BRITISH COLUMBIA

Drawn By	Date
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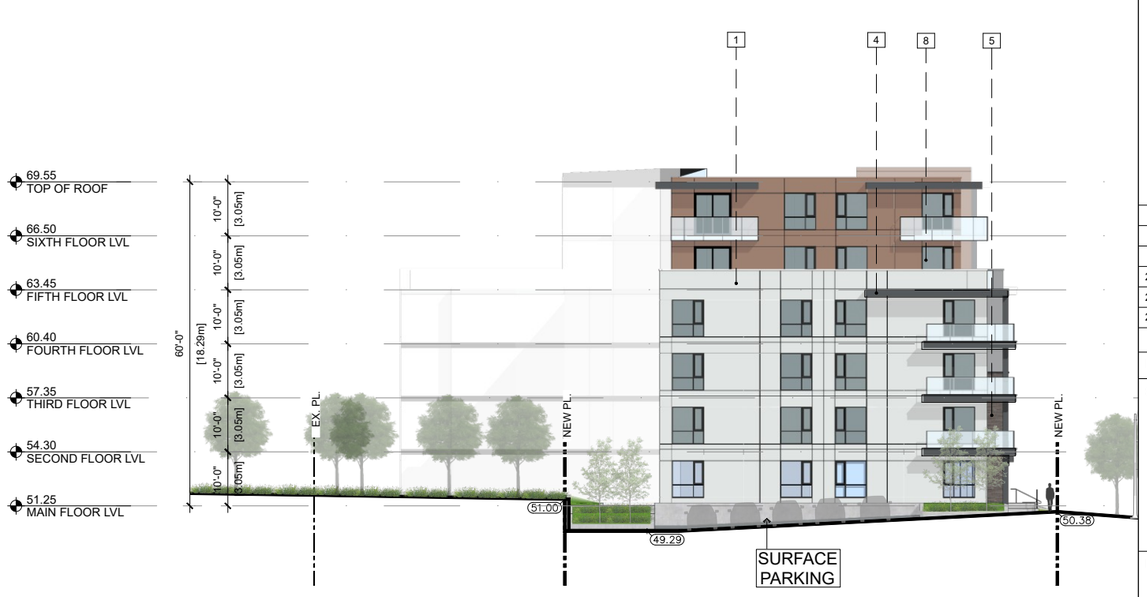
Sheet Title
ELEVATION

Scale

Sheet No.
A-3.8



1 SOUTH ELEVATION
BUILDING-2



2 NORTH ELEVATION
BUILDING-2

MATERIAL LEGEND:

1 **Fiber cement siding panel**
Color: Benjamin Moore Chalk White 2126-70Trim I James Hardie.
Reveals to Match Panel siding

2 **Fiber cement siding panel**
Color: Benjamin Moore Antique Pewter 1560Trim I James Hardie.
Reveals to Match Panel siding

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Glass:Translucent

July 30, 2025

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Key Plan



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Issues / Revisions

Seal



Project Title
APARTMENT DEVELOPMENT

Project Address
8360 201 STREET TOL, BRITISH COLUMBIA

Drawn By	Date
AJ	2024-02-27
Checked By	Project ID
MG	LA25_2402

Sheet Title
ELEVATION

Scale

Sheet No.
A-3.9