

DEVELOPMENT PERMIT APPLICATION



TOWNHOUSE DEVELOPMENT
7734 197 STREET,
TOL, BC

DRAWING LIST

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LOCATION



PROJECT TEAM

ARCHITECT - PARAMORPH ARCHITECTURE INC.

9639 137a St unit 308,
Surrey, BC V3T 0M1
(604) 608-0161

SURVEYOR - TARGET LAND SURVEYING

C120-20178 96th Ave,
Langley, BC
(604) 597-9189

CIVIL - GURSIMER DESIGN AND MANAGMENT INC.

(778) 895-6358
nirvair@gs-dm.com

LANDSCAPE - PMG LANDSCAPE ARCHITECTS LTD.

C100 4185 Still Creek Dr.
Burnaby, BC
(604) 924-0011

QEP - EBB ENVIRONMENTAL CONSULTING INC.

18180 1215C 56th St.
Delta, BC, V4L 2M4
(604) 943-3209

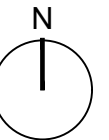
ARBORIST - MIKE FADUM & ASSOCIATES LTD.

Unit 105, 8277-129 street
Surrey, BC, V3W 0A6
(604) 593-0300

PMI
ParaMorph
Architecture Inc

3 - 9639 137A Street, Surrey BC V3T 0M1
West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | www.paramorph.com

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Issues / Revisions

Seal

Project Title

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Project Address

7734 197 Street,
Township of Langley,
British Columbia

Drawn By SK	Date 2023-08-01
Checked By py	Project ID LA20

Sheet Title

LOCATION PLAN & TEAM

Scale
1/16"=1'-0"

Sheet No. _____

A-0.2

PROGRAM SUMMARY

LOT INFO	ADDRESS		7734 197 STREET, TOWNSHIP OF LANGELY	
	LEGAL DESCRIPTION		LOT 8, SECTION 22, TOWNSHP 8, NEW WEST DISTRICT, PLAN NWP70469 PART NE1/4.	
	SITE AREA	(Sqft)	(Sqm)	(Acre)
		(Ha)		
	GROSS AREA	101,990	9,475	2.34
	UNDEVELOPABLE AREA	3,710	345	0.95
	NET AREA (DEVELOPABLE)	98,280	9,130	2.26
				0.91

ZONING	ZONING	CURRENT	PROPOSED
		SR2	CD
	SETBACKS	PERMITTED	PROPOSED
	NORTH (ALONG SPEA SETBACK)		10.0m
	SOUTH (ALONG NEIGHBOURING LOT)		4.0m
	EAST (ALONG SPEA SETBACK)		4.5 m
	WEST (ALONG 197 STREET)		4.0 m
	BLDG HEIGHT	PERMITTED	PROPOSED
		3 STOREY	3 STOREY
	DENSITY	PERMITTED	PROPOSED
	UPA (UNITS PER ACRE)		15.04
	NUMBER OF UNITS		34.00

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (NET)		(Sqft)	(Sqm)	(%)				
	PROPOSED		21586	2,005	21.96%				
	FAR CALCULATION								
	GROSS AREA (EXCLUDING GARAGE & AMENITY)	GARAGE (Sqft)	LVL-1 (Sqft)	TOTAL LVL-1 (Sqft)	LVL-2 (Sqft)	LVL-3 (Sqft)	TOTAL (Sqft)	NO. OF UNITS	TOTAL FLOOR AREA (Sqft)
	UNIT-A	418	202	620	625	716	1,543	2	3086
	UNIT-A1	418	202	620	613	705	1520	2	3040
	UNIT-B	462	223	685	672	764	1,659	7	11613
	UNIT-B2	462	223	685	683	789	1695	3	5085
	UNIT-C	512	100	612	641	646	1387	4	5548
	UNIT-C1	512	100	612	653	658	1411	4	5644
	UNIT-D	415	285	700	718	782	1785	2	3570
	UNIT-D1	415	285	700	718	782	1785	2	3570
	UNIT-E	533	102	635	632	681	1415	8	11320
								34	52476
TOTAL FAR (NET)								0.53	

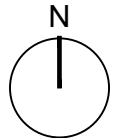
OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
	TOWNHOUSE	26	2 CAR / UNIT	52	52
	TOWNHOUSE (TANDEM GARAGE)	8	2.3/UNIT	18.4 SAY 18	18
	VISITOR'S	34	0.20	6.8 SAY 7	9
	TOTAL			77	79

OUTDOOR AMENITY	OUTDOOR AMENITY		
	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	102	1,098
	PROVIDED	194	2,088

INDOOR AMENITY	INDOOR AMENITY		
	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	102	1,098
	PROVIDED	102	1,098

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Drawn By SK	Date 2023-08-01
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PROGRAM SUMMARY	
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1/16"=1'-0"	
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A-0.3	

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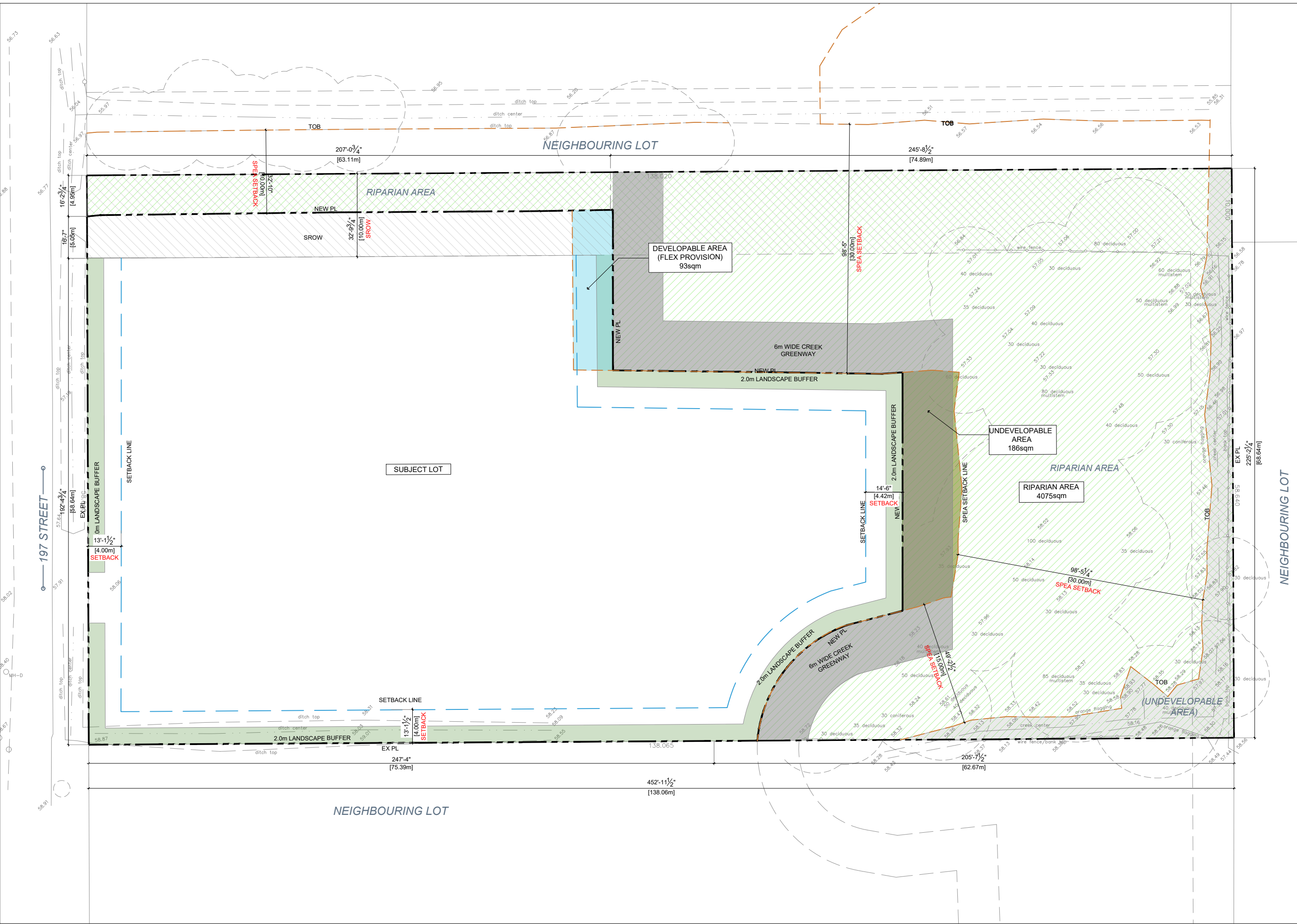
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Scale

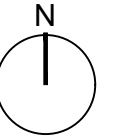
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A-0.4



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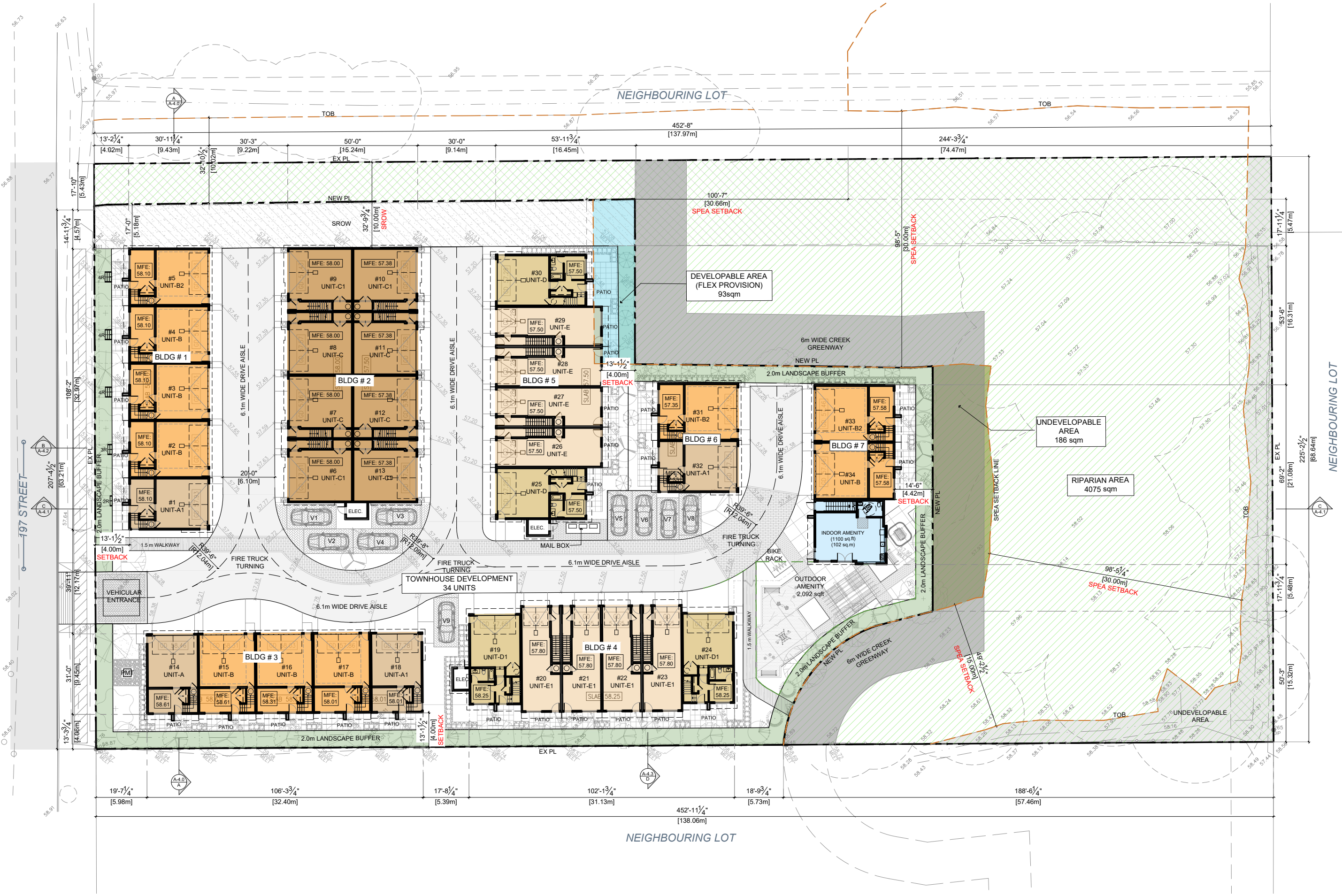
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Scale

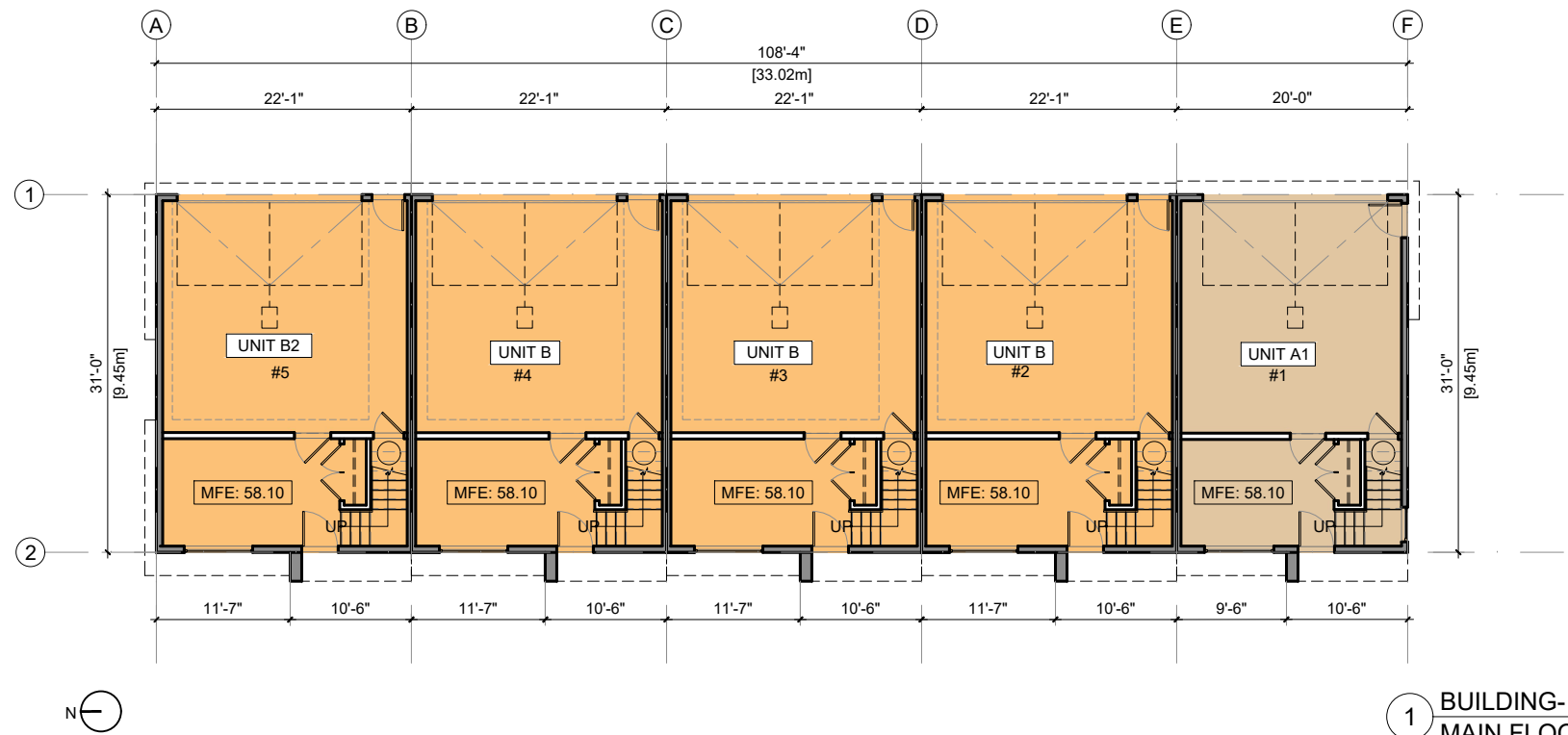
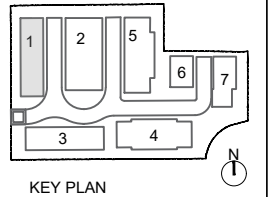
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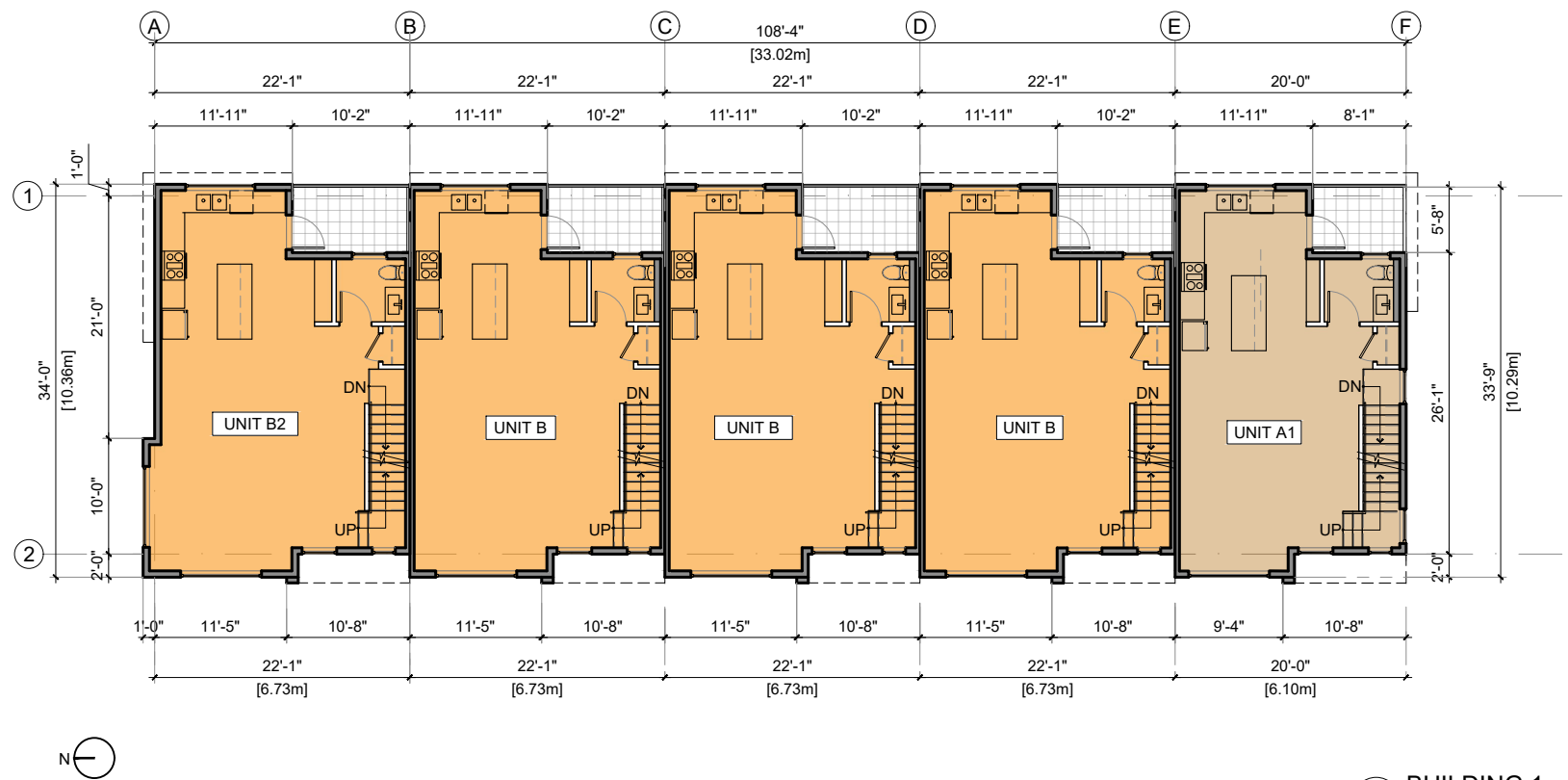
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1 BUILDING- 1
MAIN FLOOR PLAN



2 BUILDING 1
SECOND FLOOR PLAN

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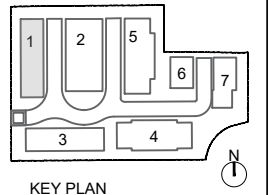
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BLDG-1**

Scale
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A-2.0

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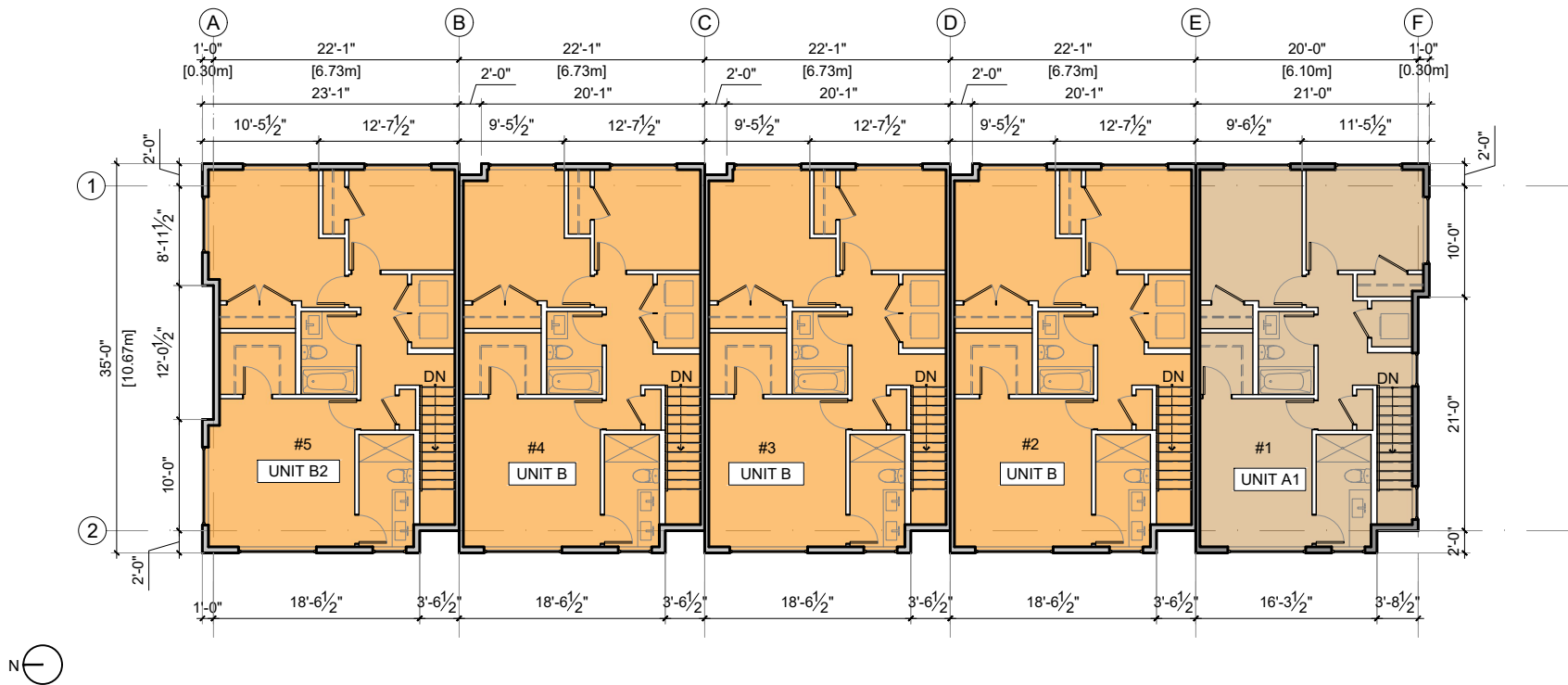
**FLOOR PLANS
BLDG-1**

Scale

1/16"=1'-0"

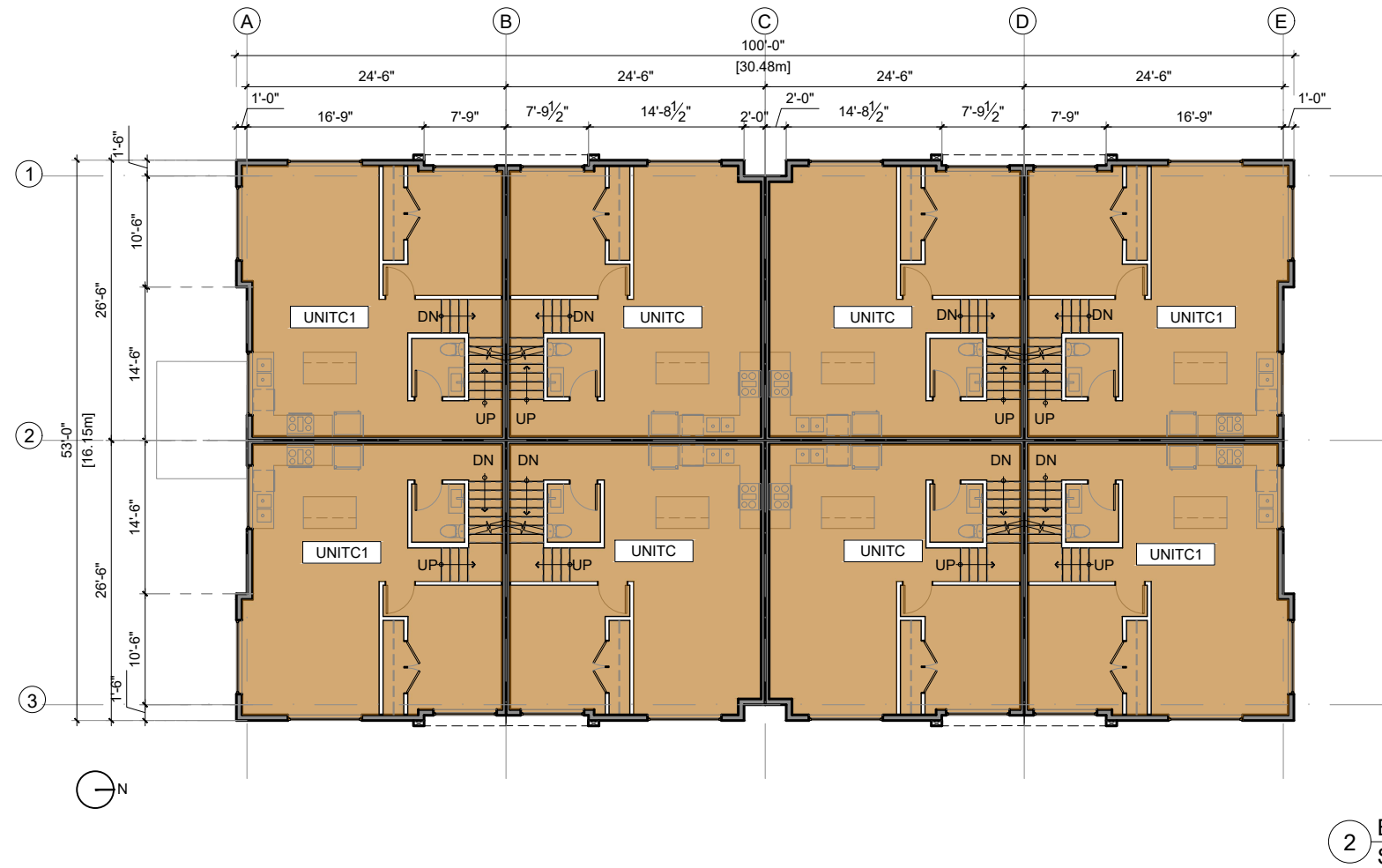
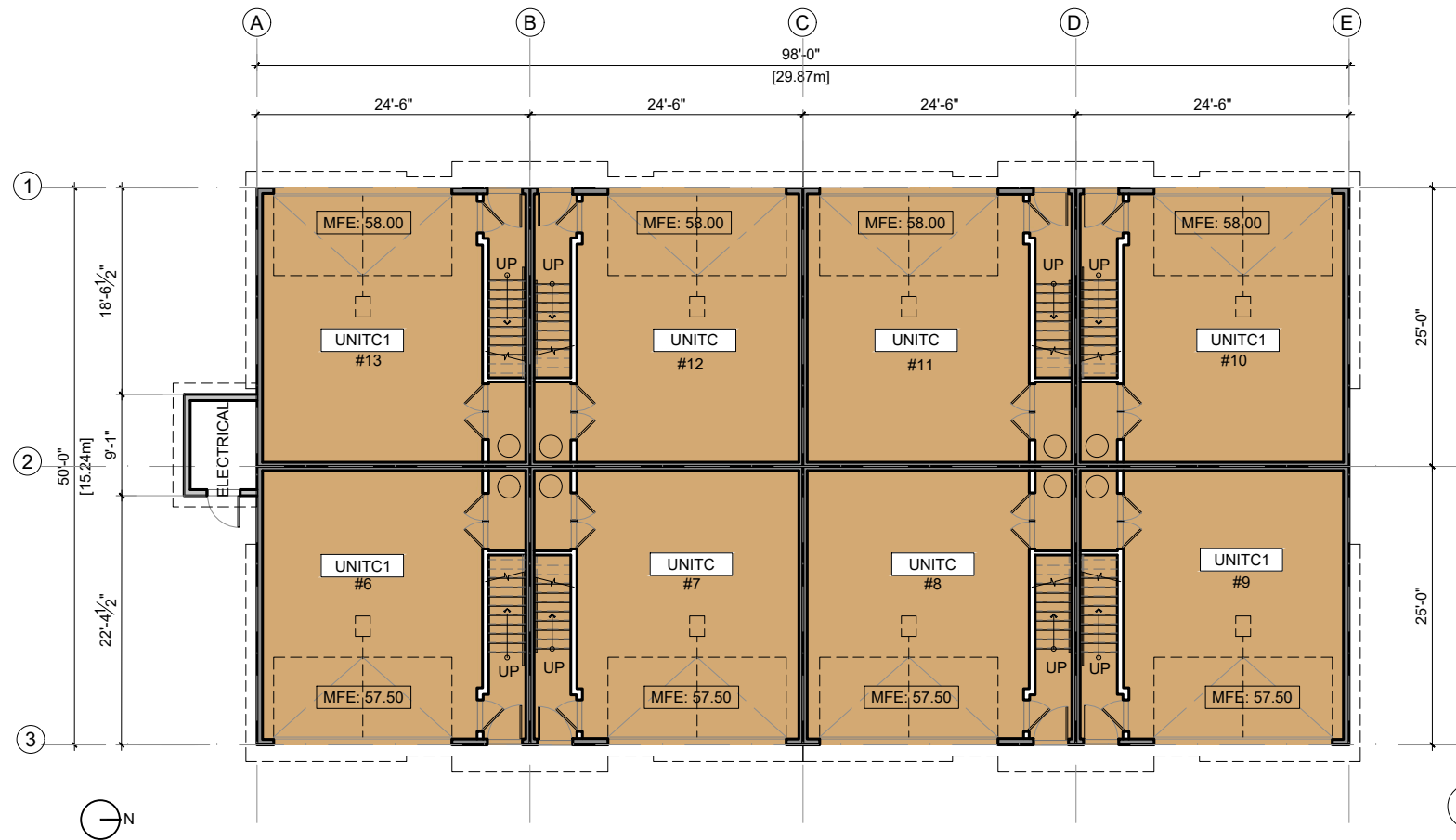
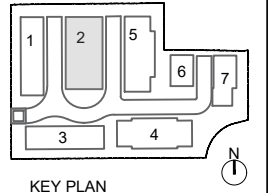
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**1 BUILDING- 1
THIRD FLOOR PLAN**

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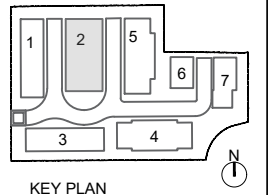
**FLOOR PLANS
BLDG-2**

Scale
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A-2.2

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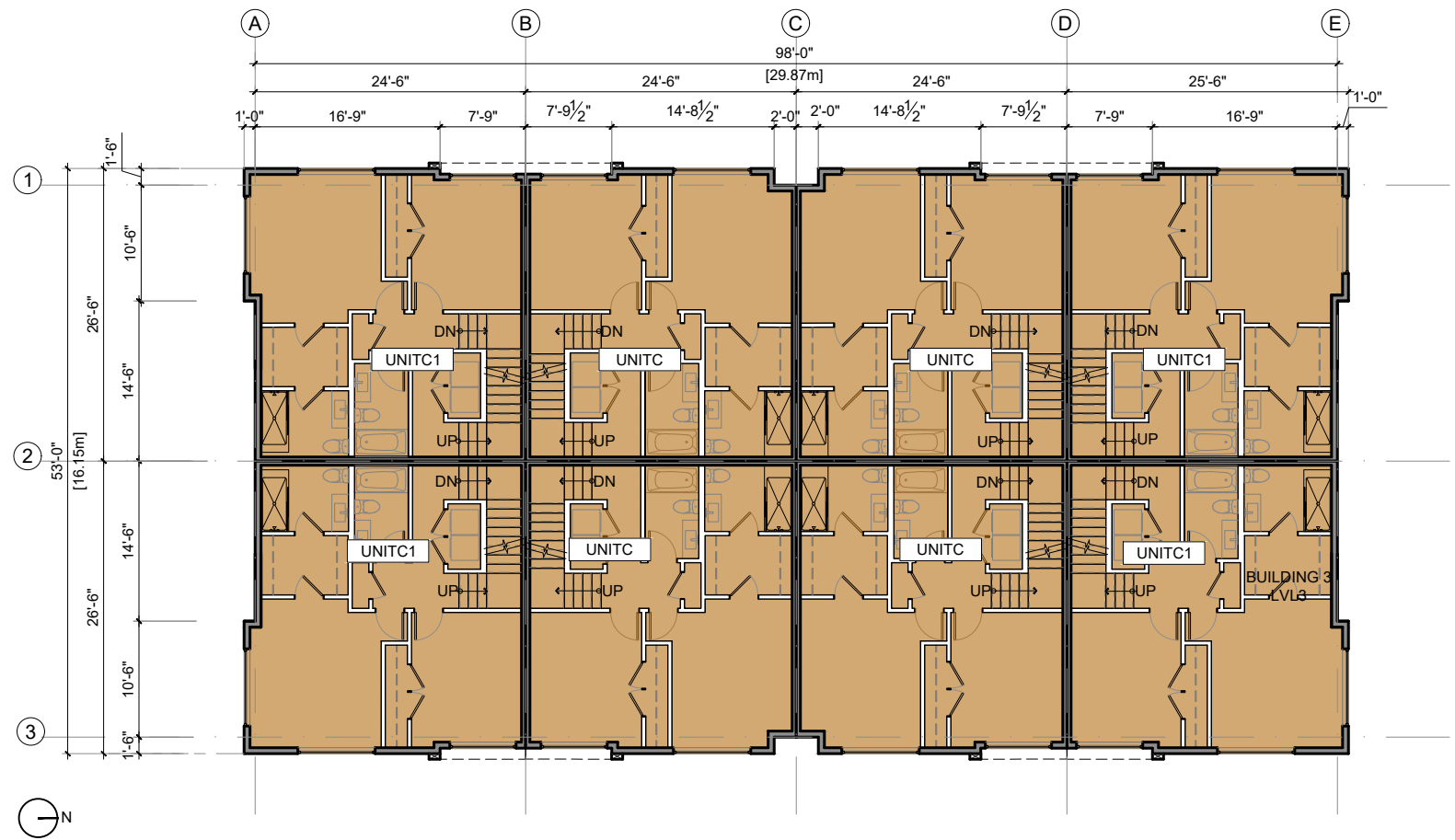
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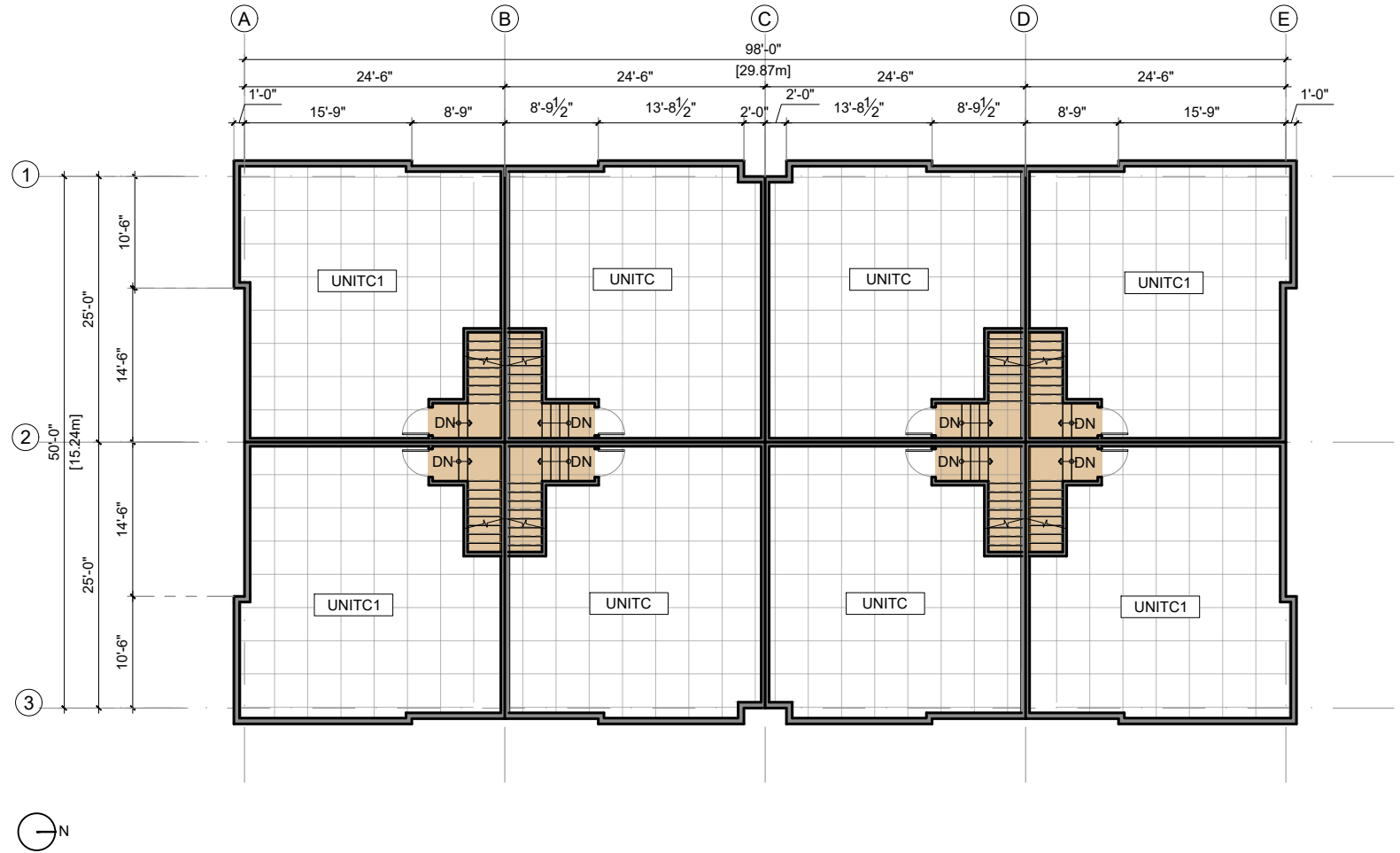
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BLDG-2**

Scale
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A-2.3

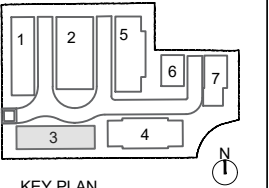


1 BUILDING- 2
THIRD FLOOR PLAN



2 BUILDING 2
ROOF PLAN

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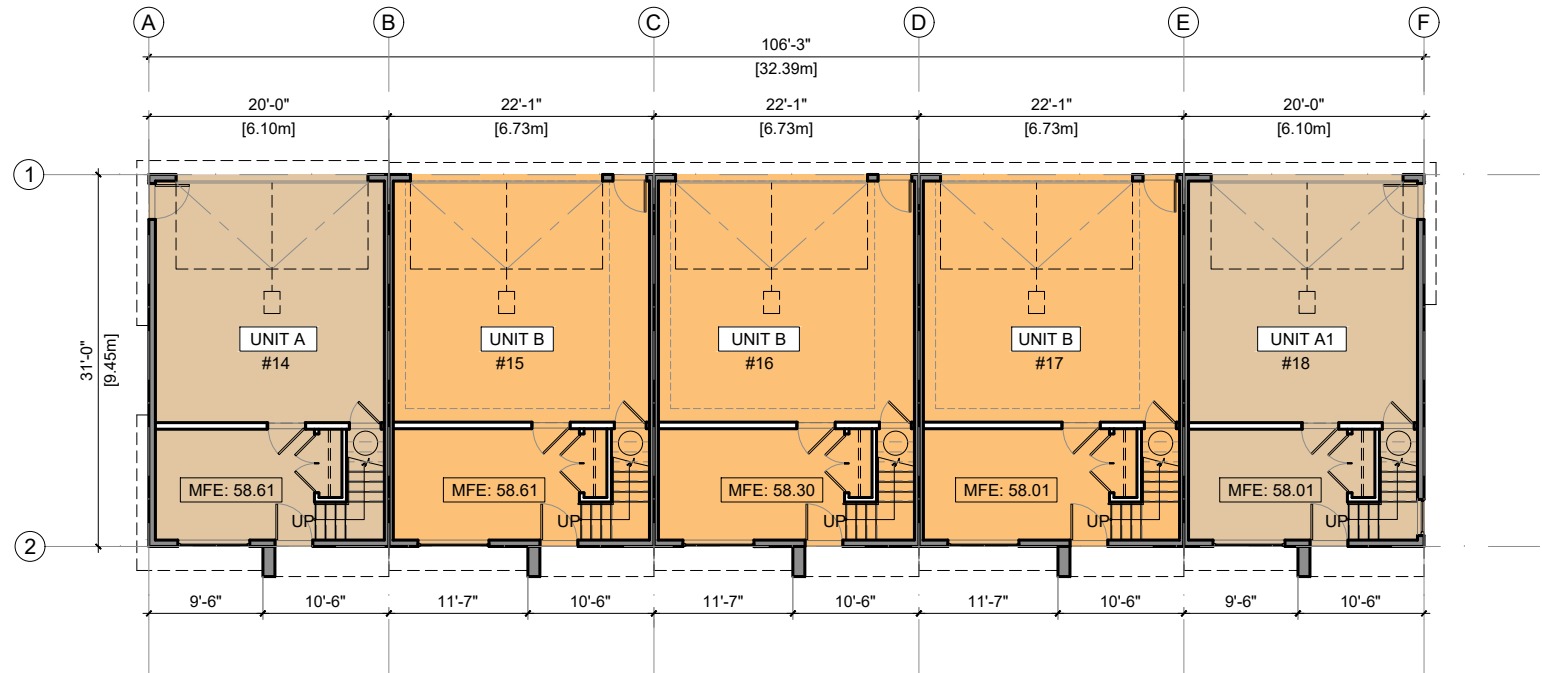
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BLDG-3**

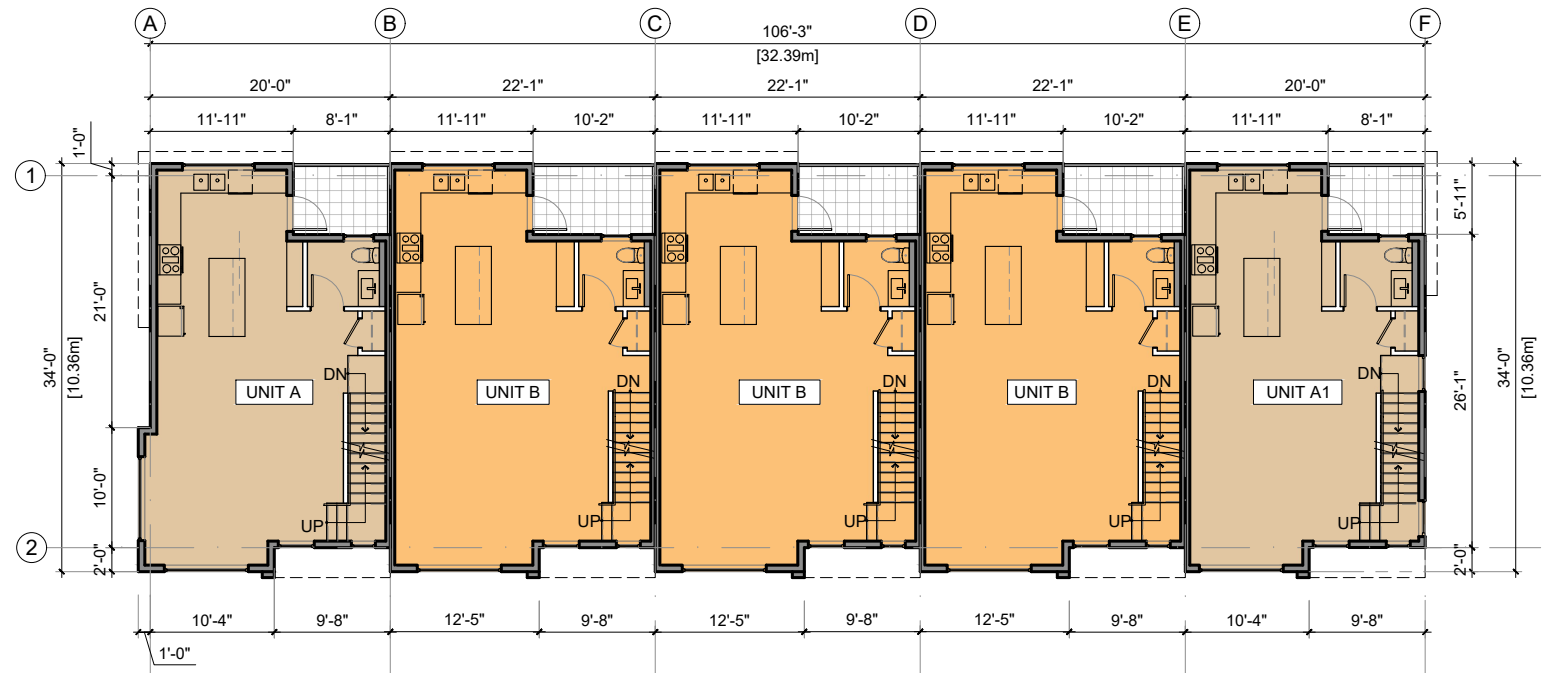
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A-2.4



**1 BUILDING 3
MAIN FLOOR PLAN**



**2 BUILDING 3
SECOND FLOOR PLAN**



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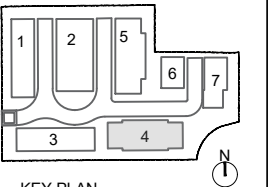
FLOOR PLANS
BLDG-3

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A-2.5

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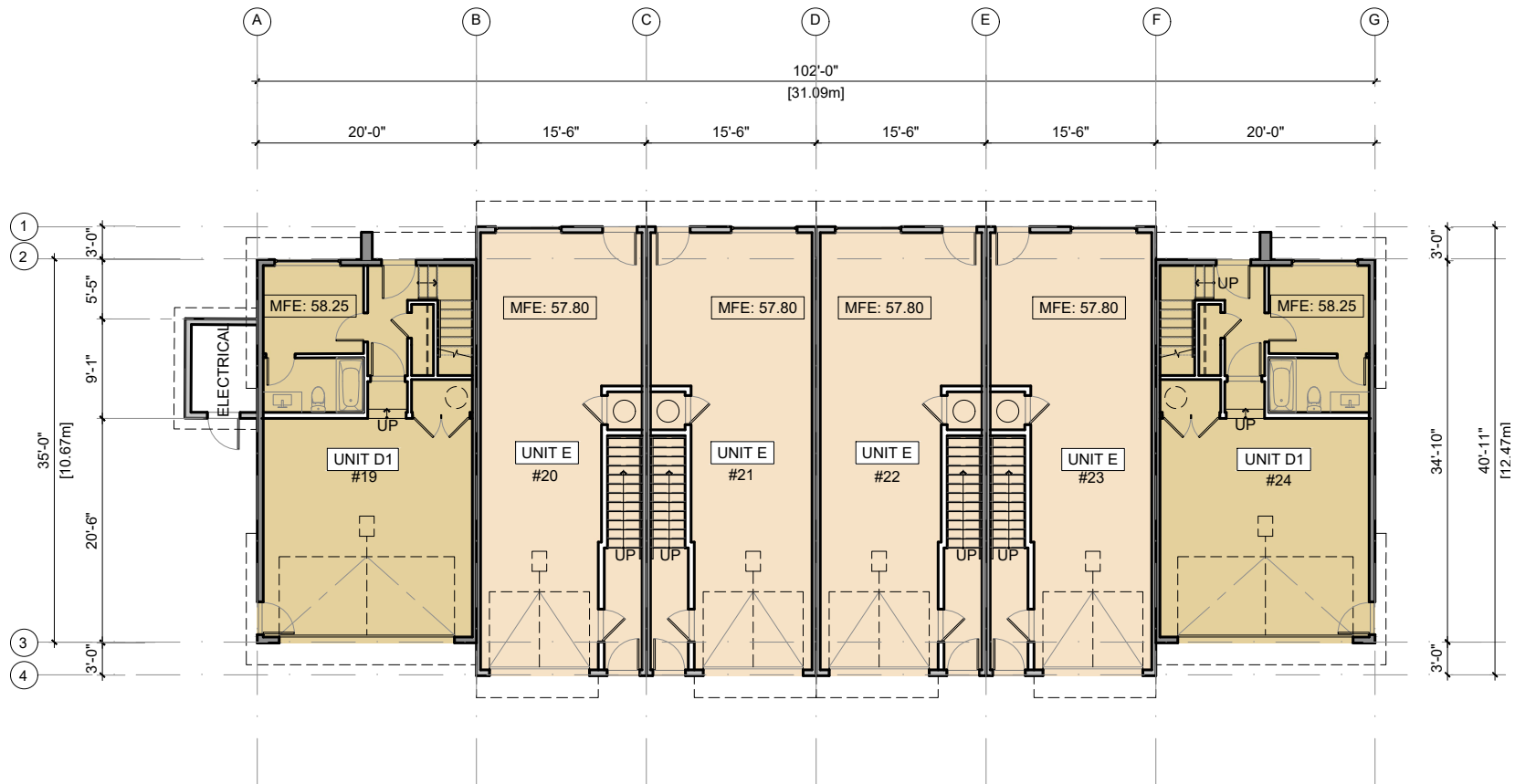
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**FLOOR PLANS
BLDG-4**

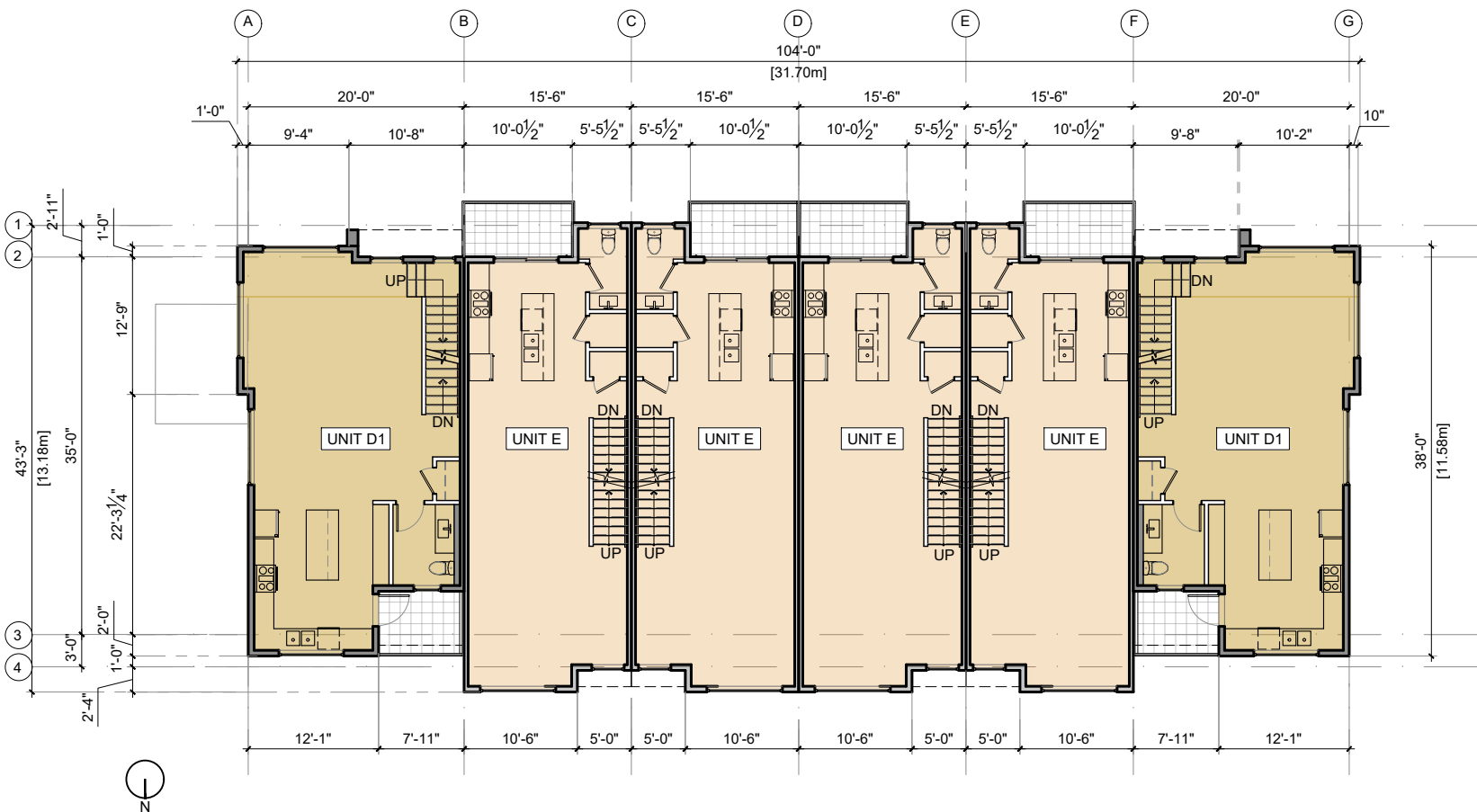
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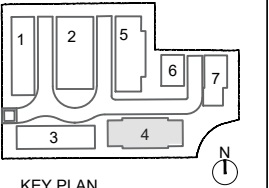


**1 BUILDING- 4
MAIN FLOOR PLAN**



**2 BUILDING 4
SECOND FLOOR PLAN**

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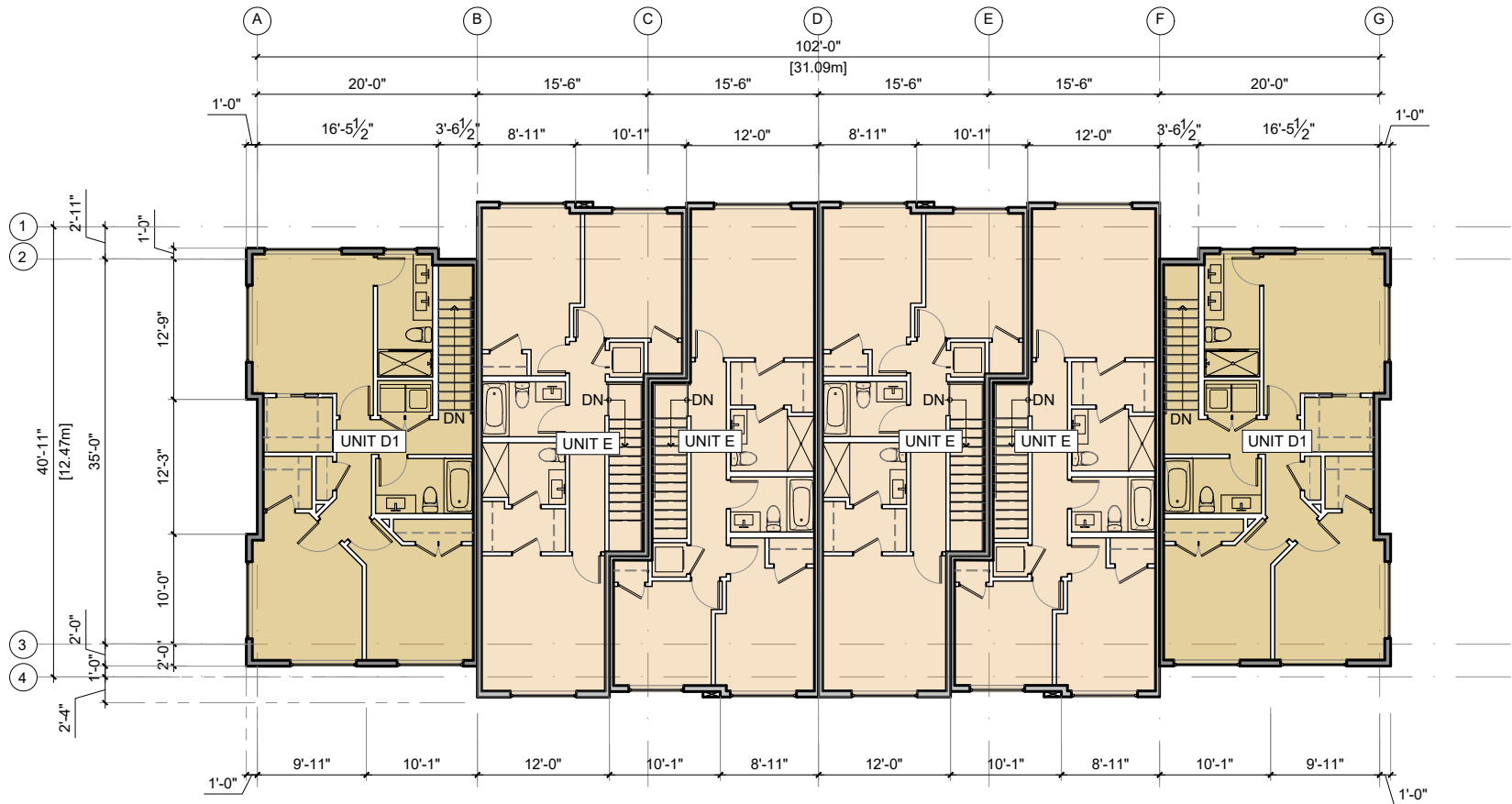
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**FLOOR PLANS
BLDG-4**

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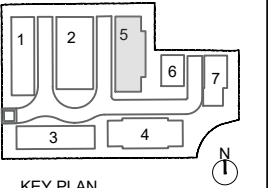
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**1 BUILDING- 4
THIRD FLOOR PLAN**

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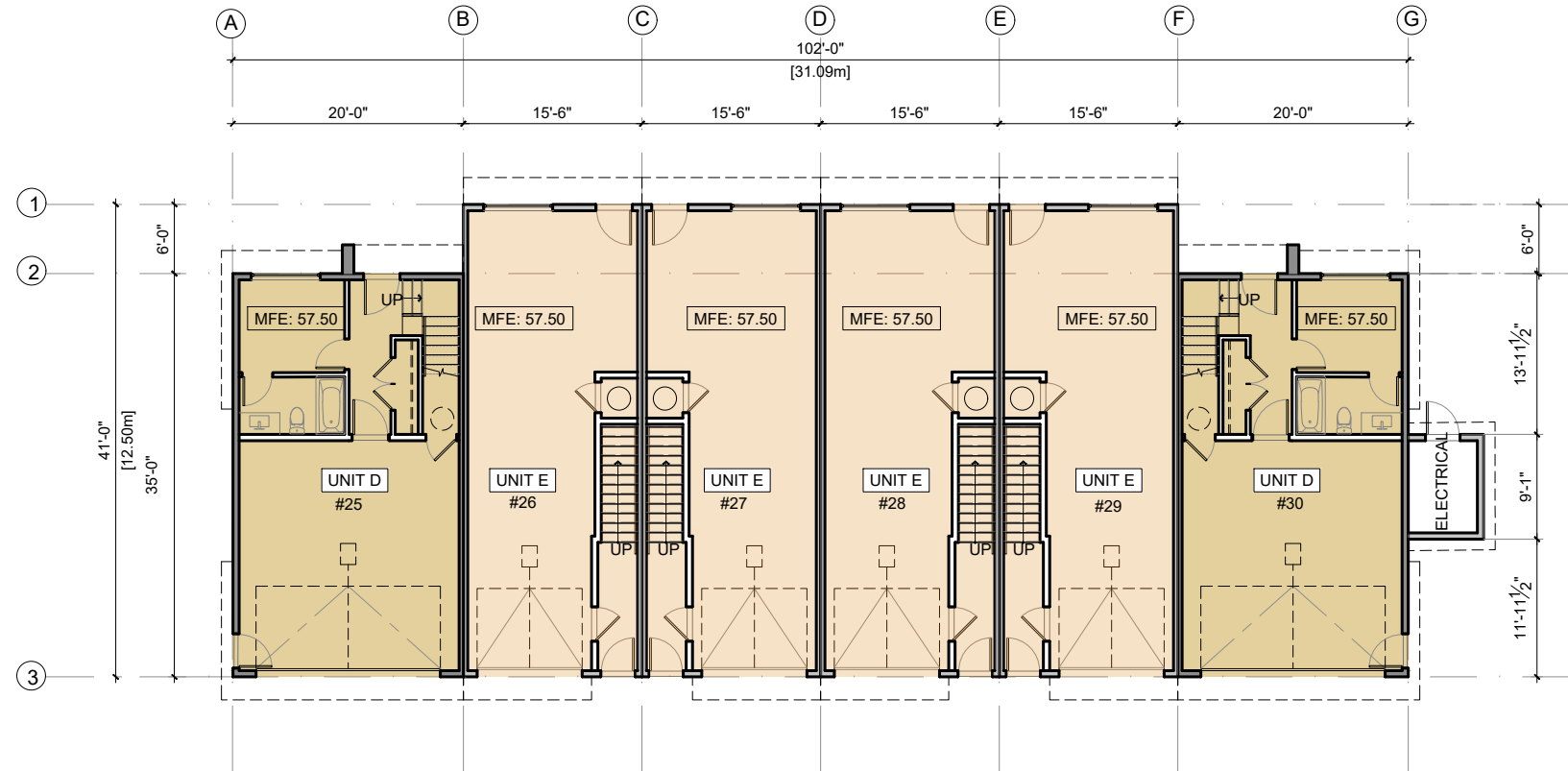
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**FLOOR PLANS
BLDG-5**

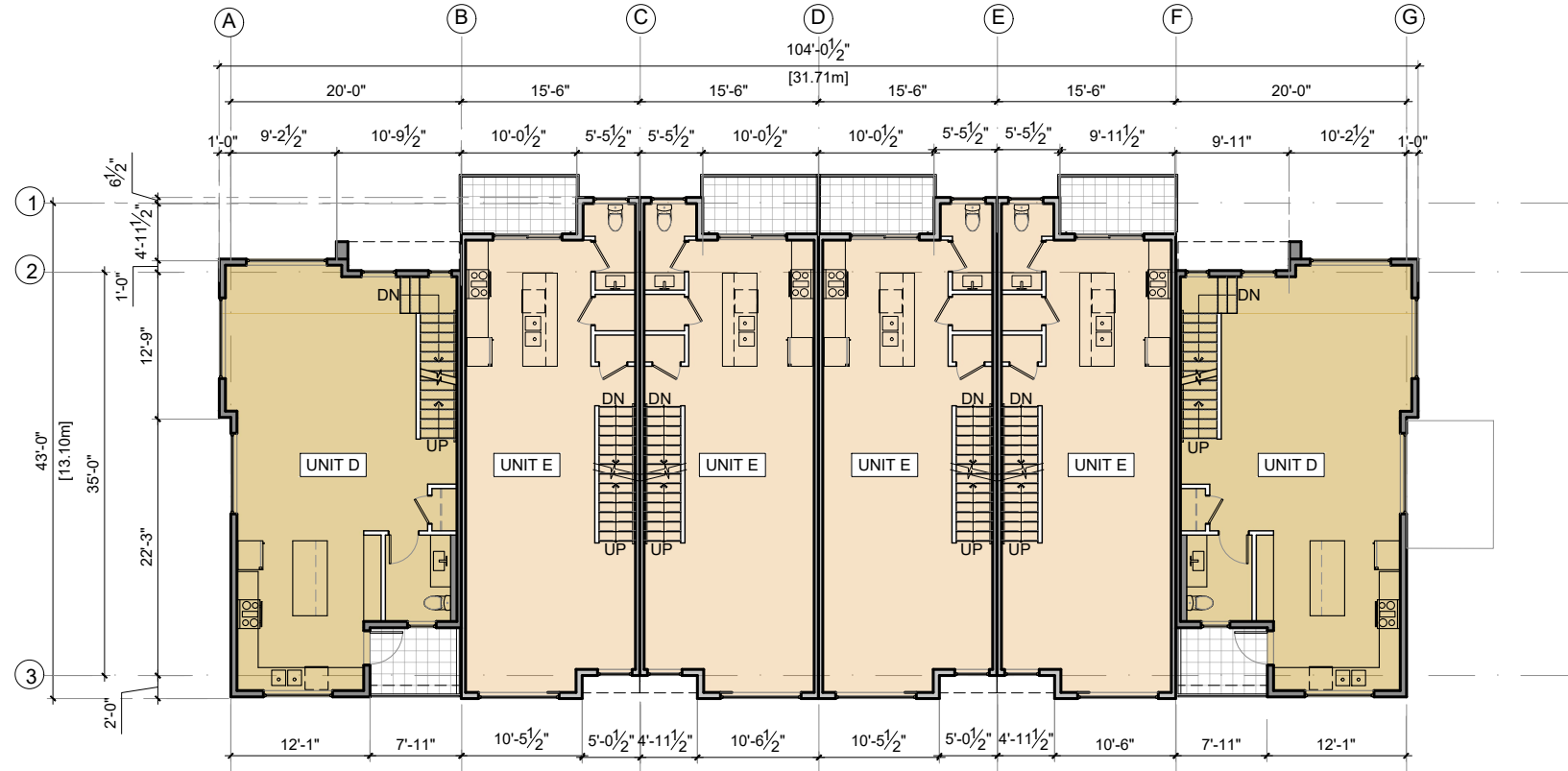
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Sheet No.

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**1 BUILDING-5
MAIN FLOOR PLAN**



**2 BUILDING 5
SECOND FLOOR PLAN**

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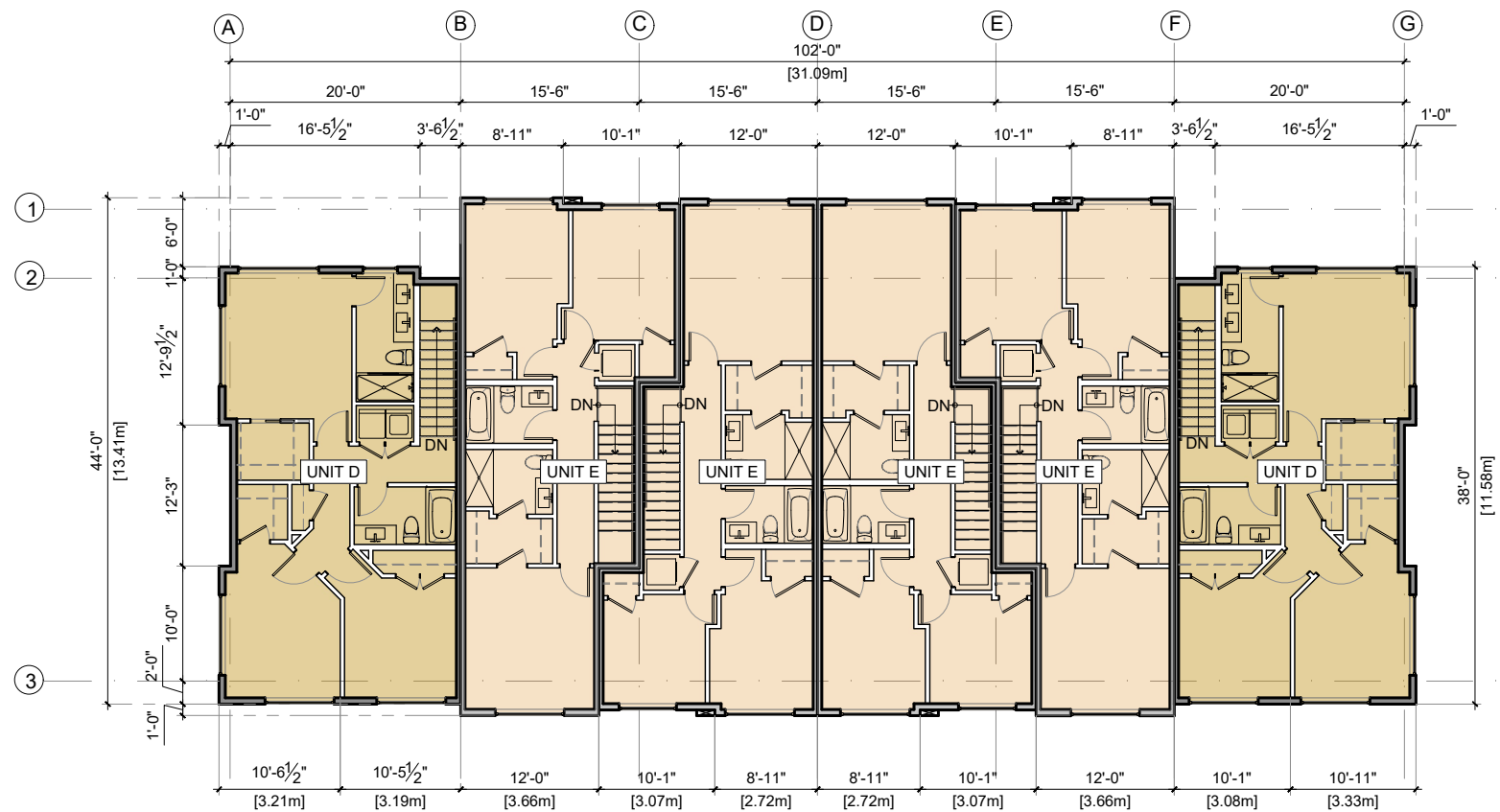
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FLOOR PLANS
BLDG-5

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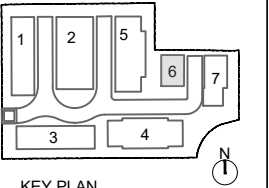
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1 BUILDING- 5
THIRD FLOOR PLAN

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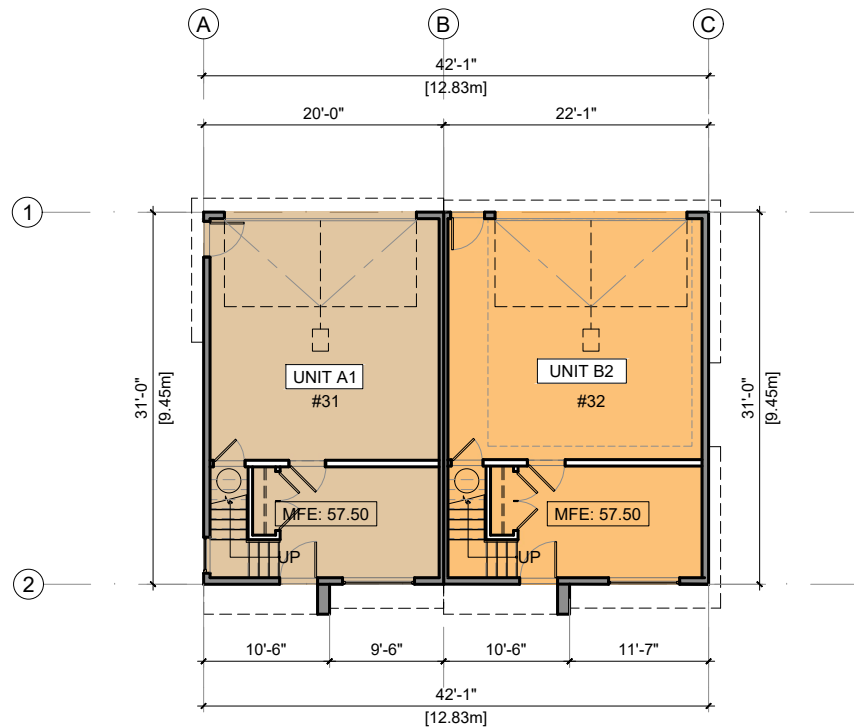
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**FLOOR PLANS
BLDG-6**

Scale
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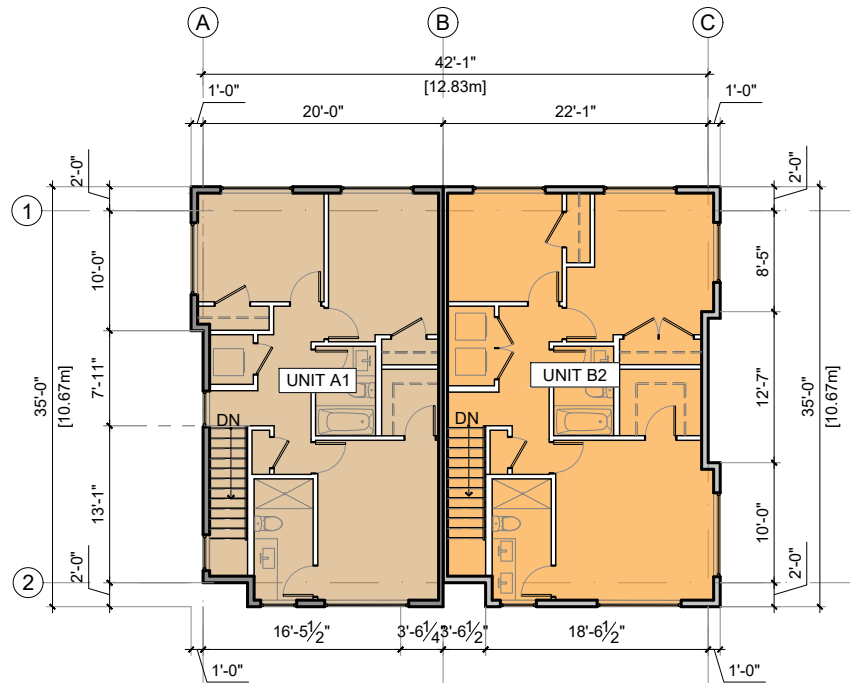
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**1 BUILDING- 6
MAIN FLOOR PLAN**

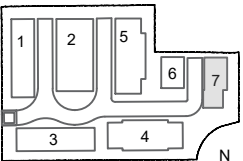


**2 BUILDING 6
SECOND FLOOR PLAN**



**3 BUILDING- 6
THIRD FLOOR PLAN**

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Project Title

**TOWNHOUSE
DEVELOPMENT**

Project Address

**7734 197 Street,
Township of Langley,
British Columbia**

Drawn By
SK

Date
2023-08-01

Checked By
PV

Project ID
LA20

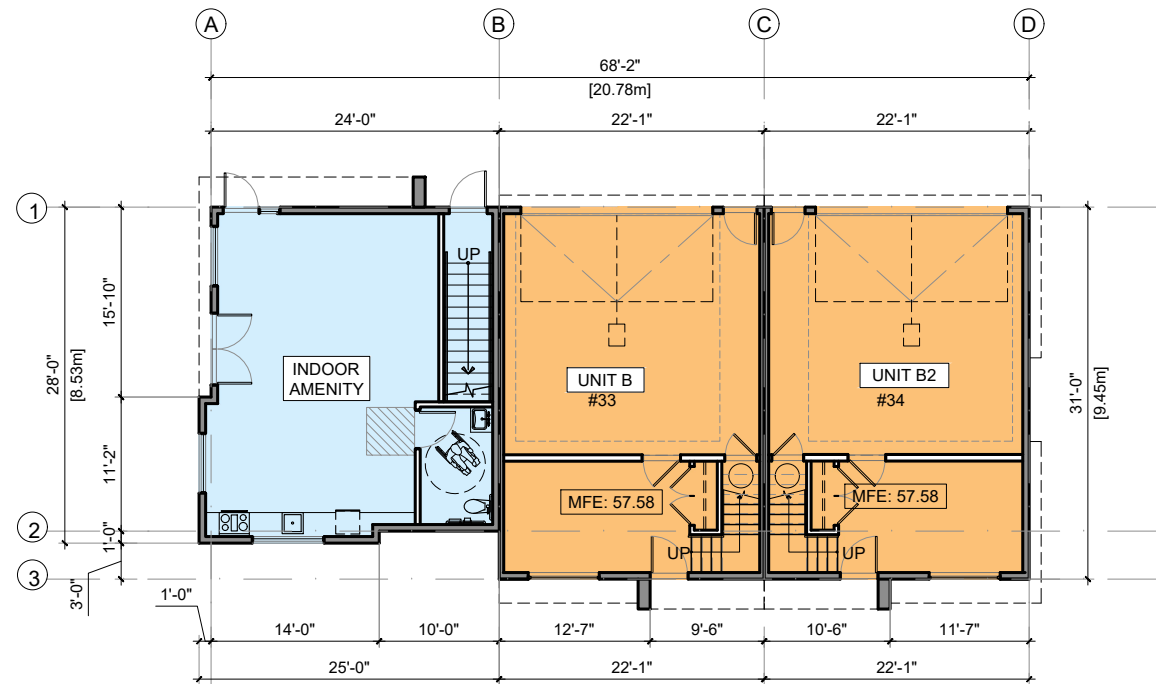
Sheet Title

**FLOOR PLANS
BLDG-7**

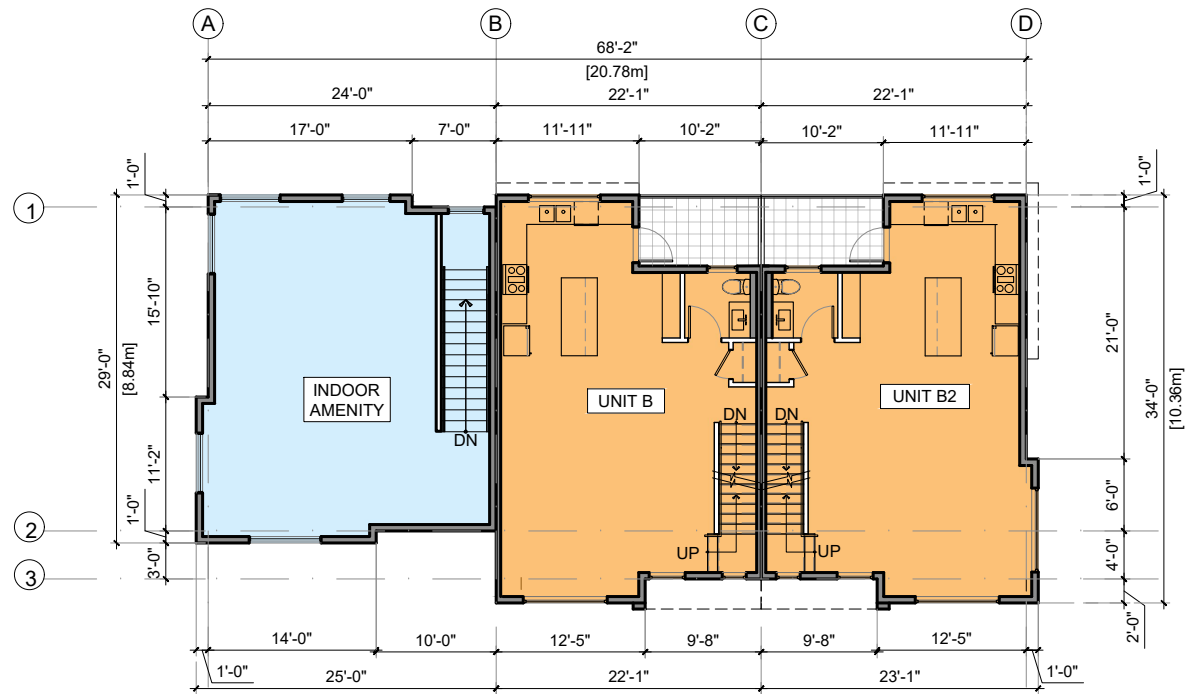
Scale
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Sheet No.

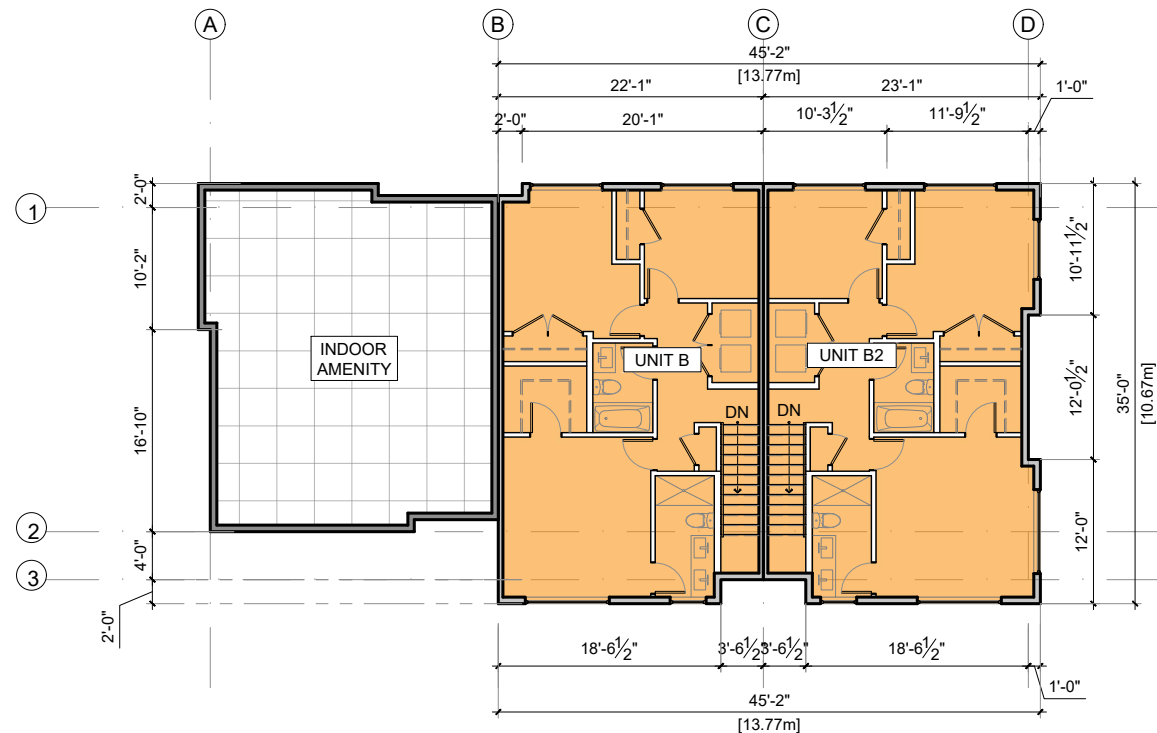
A-2.11



**1 BUILDING- 7
MAIN FLOOR PLAN**

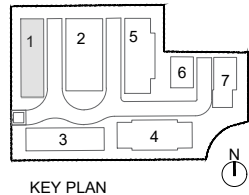


**2 BUILDING 7
SECOND FLOOR PLAN**



**3 BUILDING- 7
THIRD FLOOR PLAN**

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Sheet Title
**BUILDING 1
ELEVATIONS**

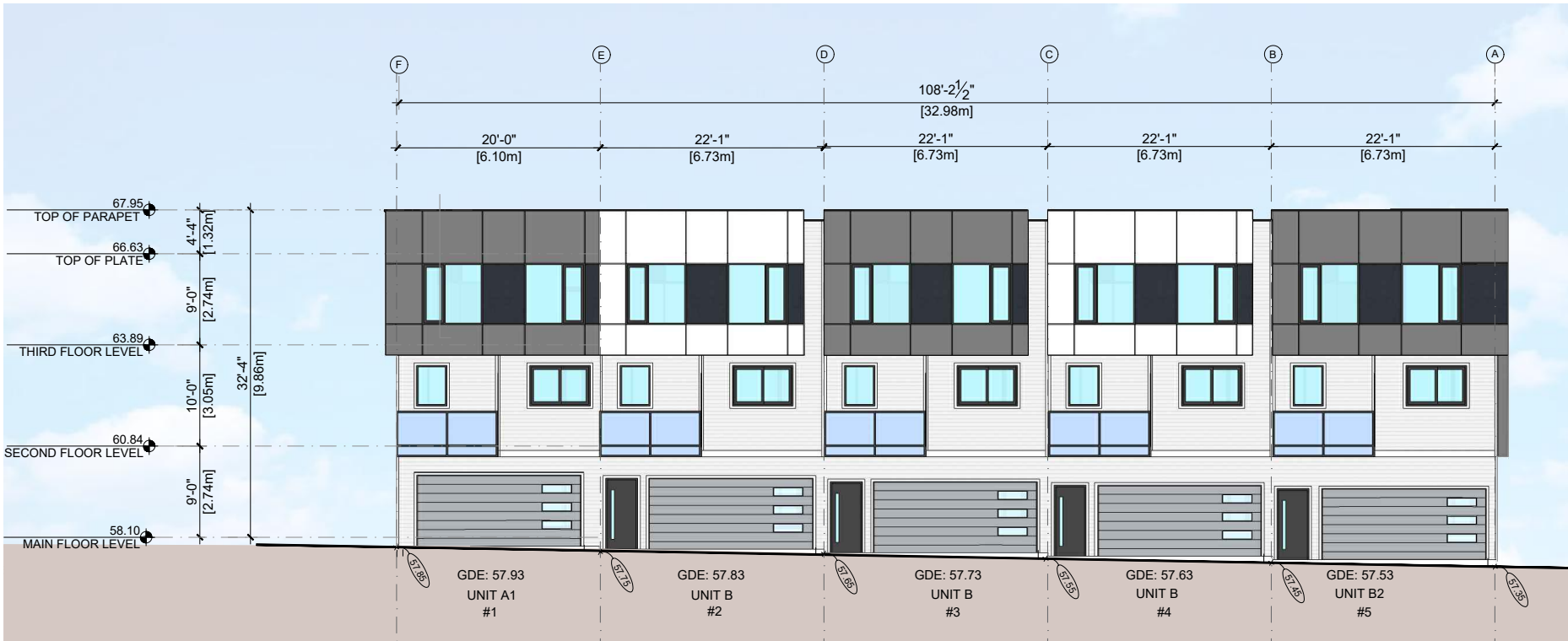
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Sheet No.

A-3.0

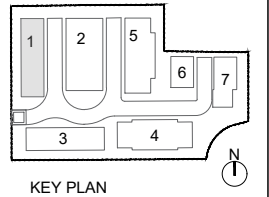


**1 BUILDING 1
WEST ELEVATION**



**2 BUILDING 1
EAST ELEVATION**

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Sheet Title

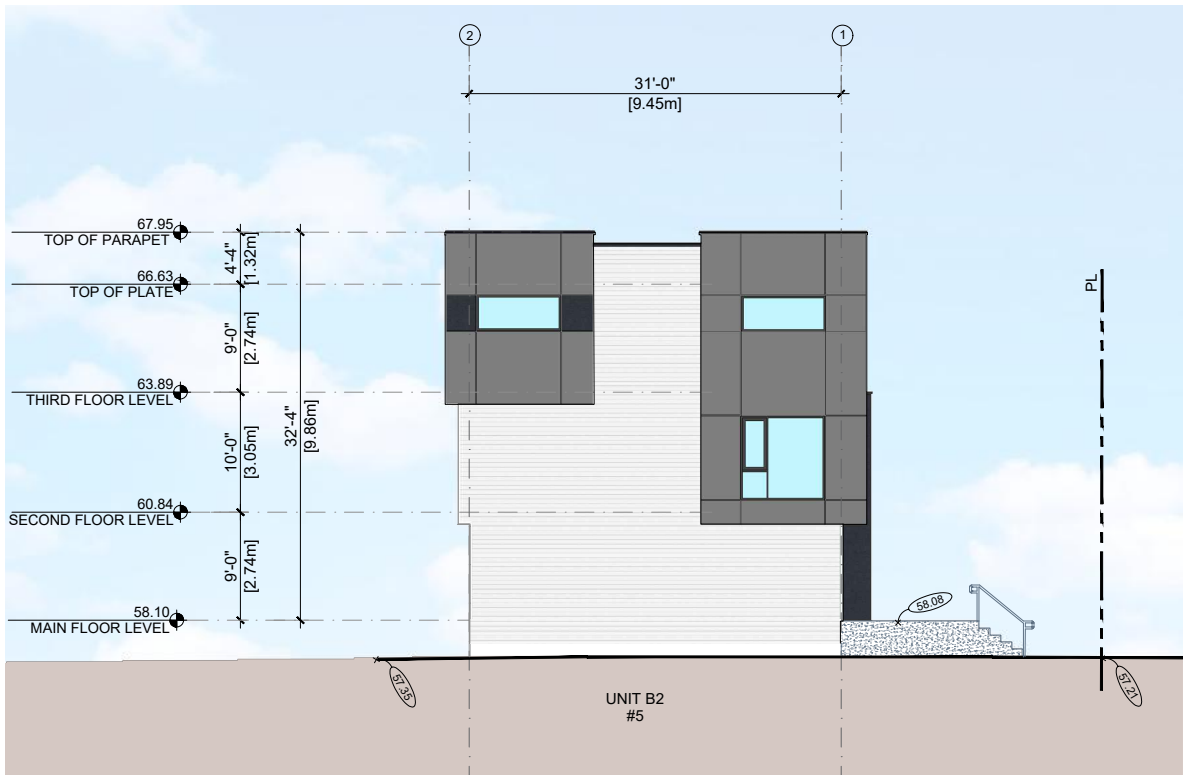
**BUILDING 1
ELEVATIONS**

Scale

1/16"=1'-0"

Sheet No.

A-3.1

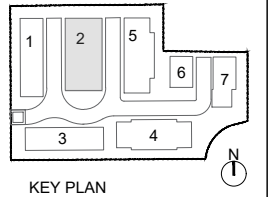


**1 BUILDING 1
NORTH ELEVATION**



**2 BUILDING 1
SOUTH ELEVATION**

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Sheet Title
**BUILDING 2
ELEVATIONS**

Scale
1/16"=1'-0"

Sheet No.

A-3.2

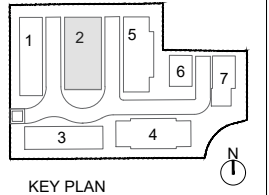


**1 BUILDING 2
WEST ELEVATION**



**2 BUILDING 2
EAST ELEVATION**

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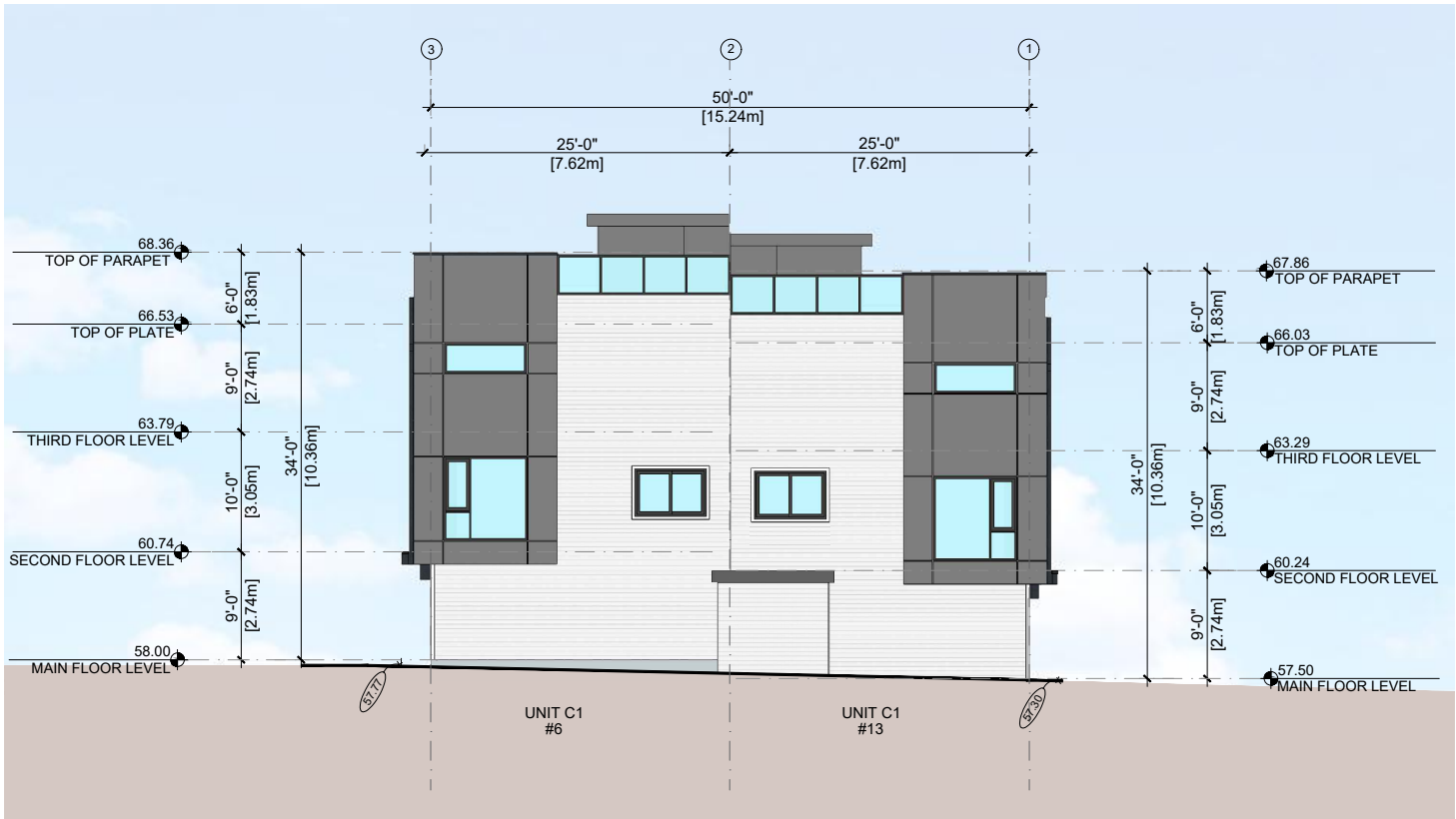
Project Address
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Sheet Title
**BUILDING 2
ELEVATIONS**

Scale
1/16"=1'-0"

Sheet No.
A-3.3



1 BUILDING 2
SOUTH ELEVATION



2 BUILDING 2
NORTH ELEVATION

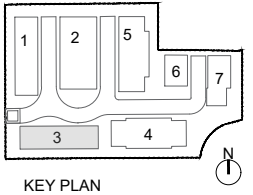


1 BUILDING 3
EAST ELEVATION



4 BUILDING 3
WEST ELEVATION

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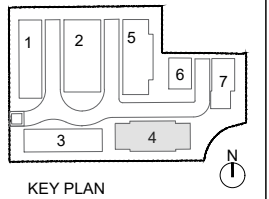
Sheet Title
**BUILDING 3
ELEVATIONS**

Scale
1/16"=1'-0"

Sheet No.

A-3.5

Notes
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Sheet Title

**BUILDING 4
ELEVATIONS**

Scale
1/16"=1'-0"

Sheet No.

A-3.6



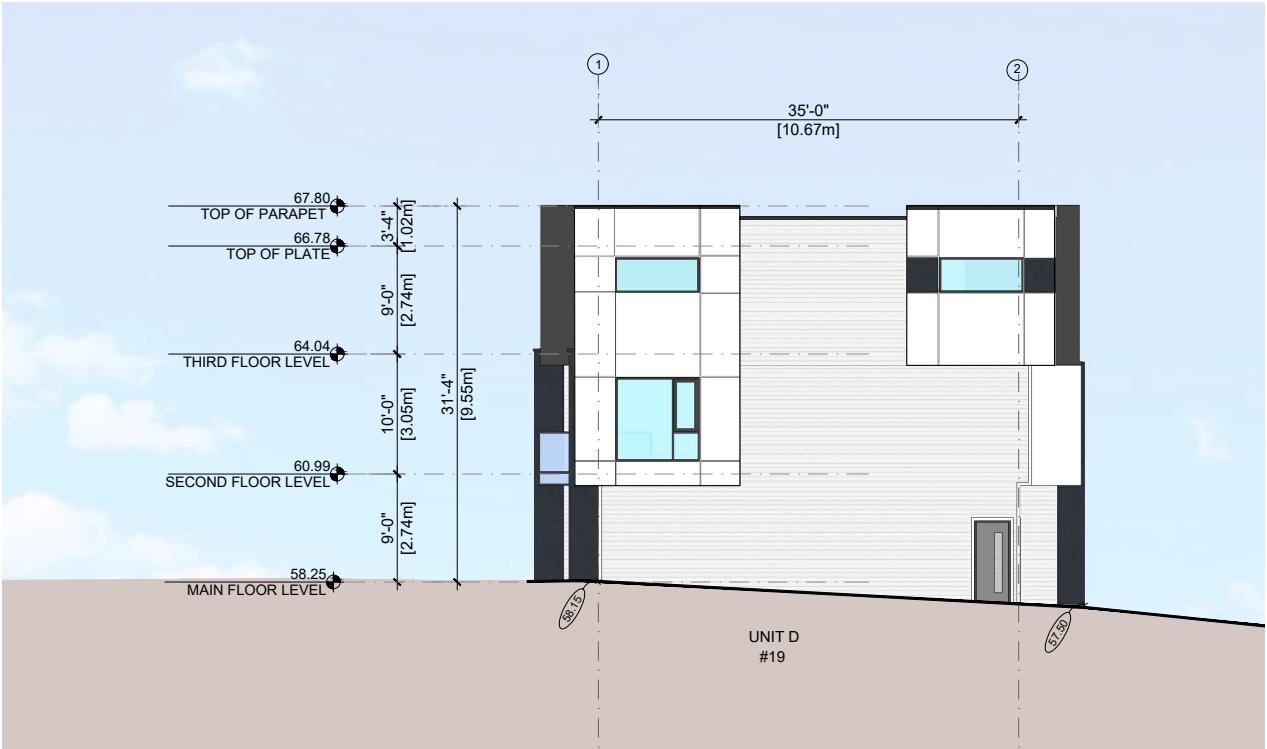
**1 BUILDING 4
NORTH ELEVATION**



**2 BUILDING 4
SOUTH ELEVATION**

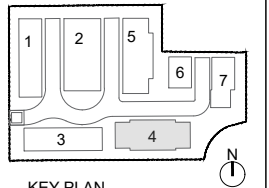


1 BUILDING 4
WEST ELEVATION



2 BUILDING 4
EAST ELEVATION

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Sheet Title

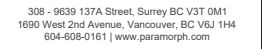
**BUILDING 4
ELEVATIONS**

Scale

1/16"=1'-0"

Sheet No.

A-3.7



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Architectural elevation drawing of a building facade showing units #25 through #30. The drawing includes vertical and horizontal dimensions, level markers, and unit labels.

Vertical Dimensions (Left Side):

- 67.05' TOP OF PARAPET
- 66.03' TOP OF PLATE
- 63.29' THIRD FLOOR LEVEL
- 60.24' SECOND FLOOR LEVEL
- 57.50' MAIN FLOOR LEVEL

Horizontal Dimensions (Top):

- 20'-0" [6.10m]
- 15'-6" [4.72m]
- 15'-6" [4.72m]
- 15'-6" [4.72m]
- 15'-6" [4.72m]
- 20'-0" [6.10m]

Unit Labels (Bottom):

- UNIT D #25
- UNIT E1 #26
- UNIT E #27
- UNIT E1 #28
- UNIT E #29
- UNIT D #30

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Sheet Title

BUILDING 5 ELEVATIONS

Scale
1/16"-1'-0"

Sheet No.

A-3.8

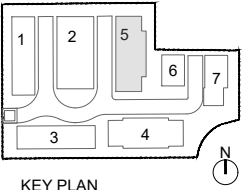


1 BUILDING 5
SOUTH ELEVATION



2 BUILDING 5
NORTH ELEVATION

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Sheet Title

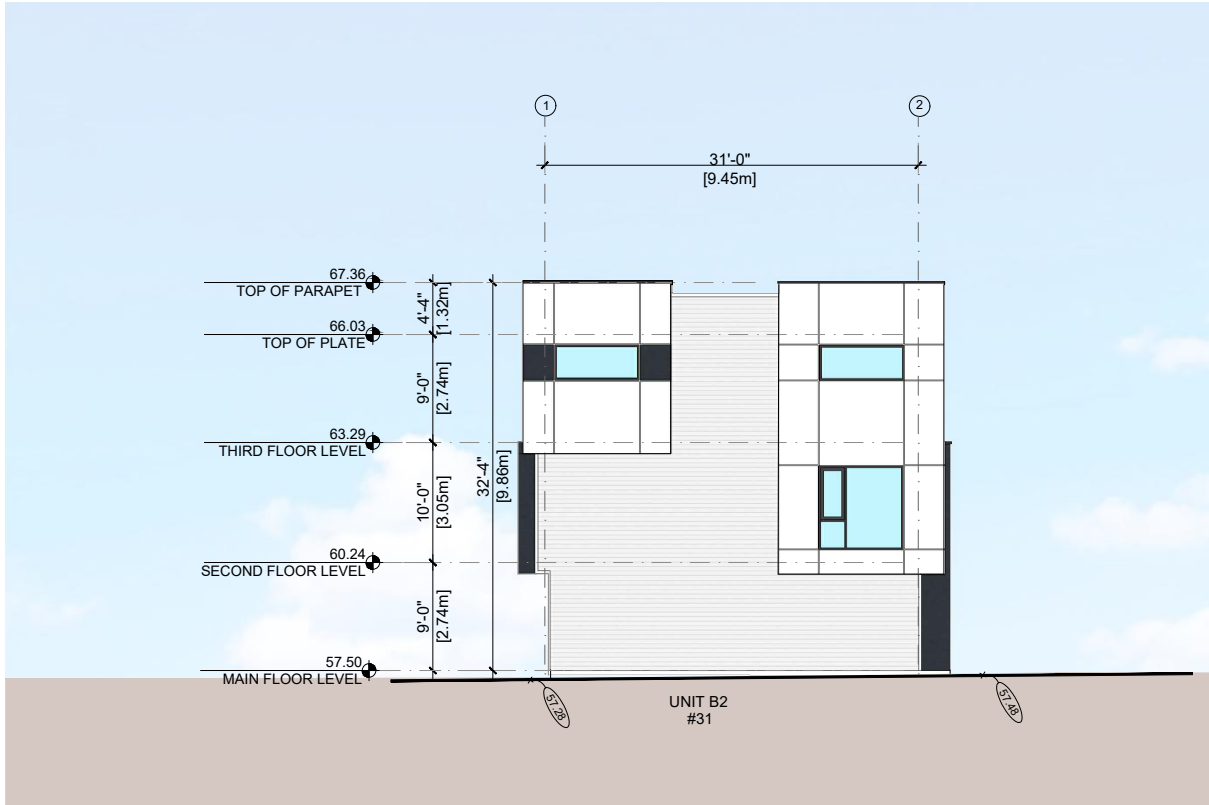
**BUILDING 5
ELEVATIONS**

Scale

1/16"=1'-0"

Sheet No.

A-3.9



1 BUILDING 6
NORTH ELEVATION



4 BUILDING 6
EAST ELEVATION

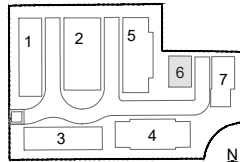


1 BUILDING 6
SOUTH ELEVATION



2 BUILDING 6
WEST ELEVATION

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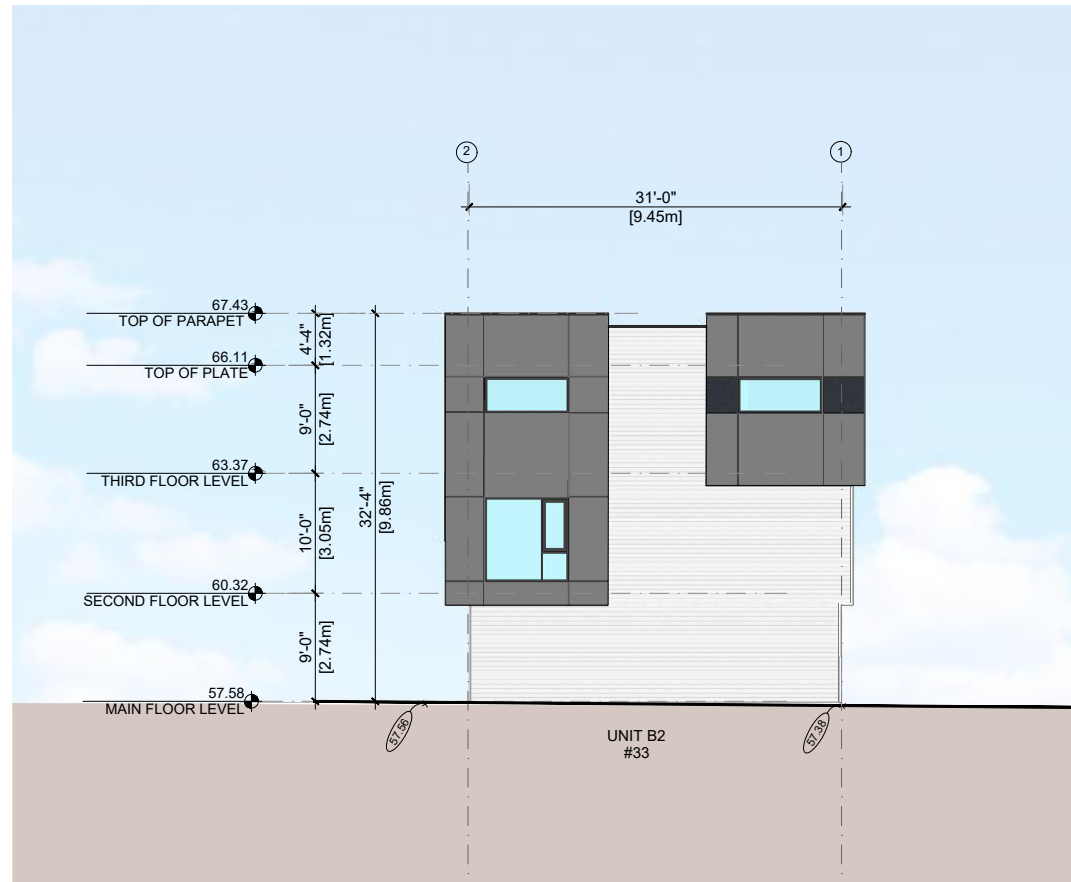
**BUILDING 6
ELEVATIONS**

Scale

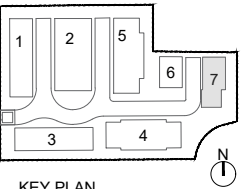
1/16"=1'-0"

Sheet No.

A-3.10



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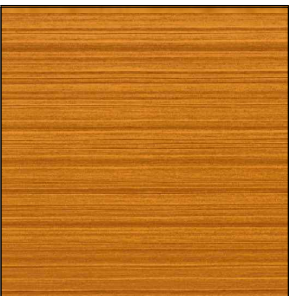
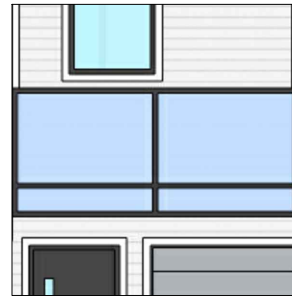
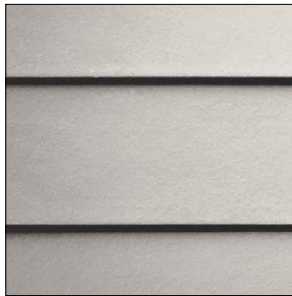
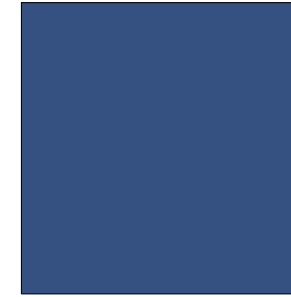
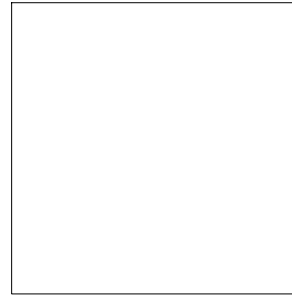
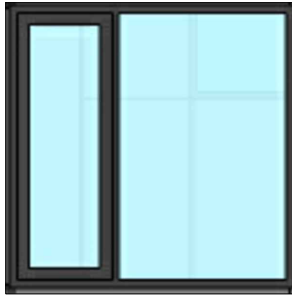
Sheet Title

BUILDING 7 ELEVATIONS

Scale
1/16"-1'-0"

Sheet No.

A-3.11



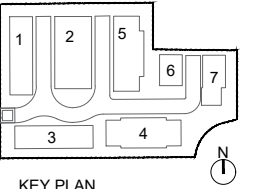
NOTE:

- **TRIMS & FLASHING TO MATCH SIDING COLOUR**



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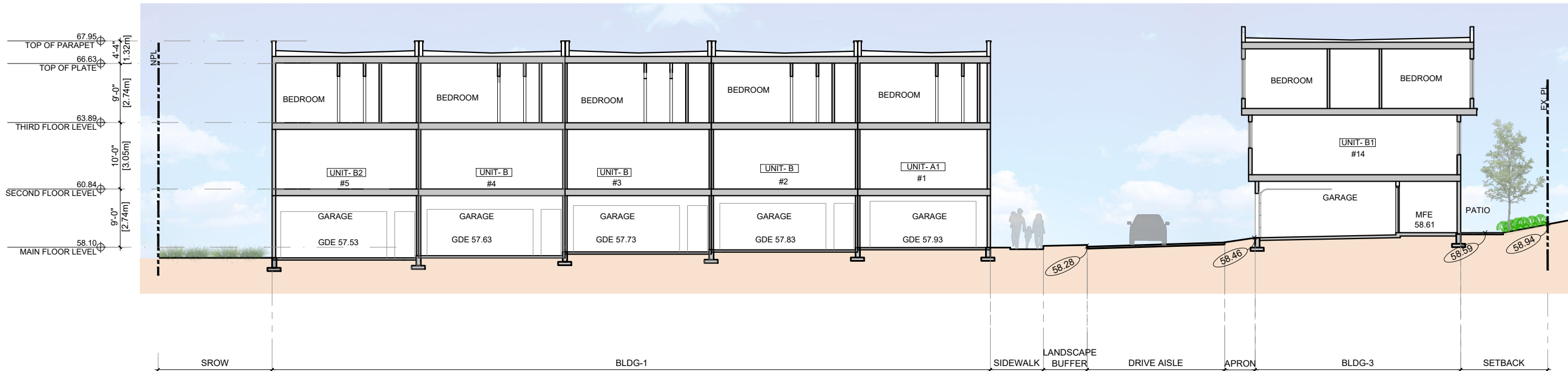
Sheet Title

MATERIAL BOARD

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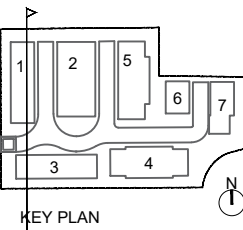
Sheet No. _____

A-3.12



1 SECTION-A
N.T.S

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Sheet Title

SECTION

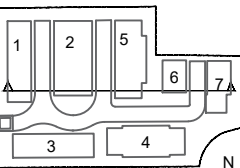
Scale

1/16"=1'-0"

Sheet No.

A-4.0

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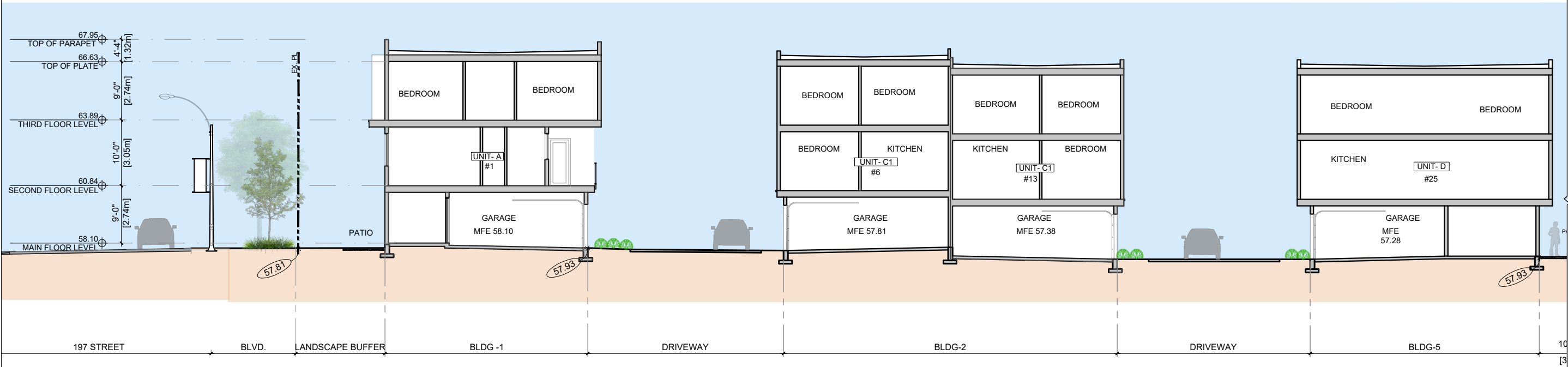
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SECTION

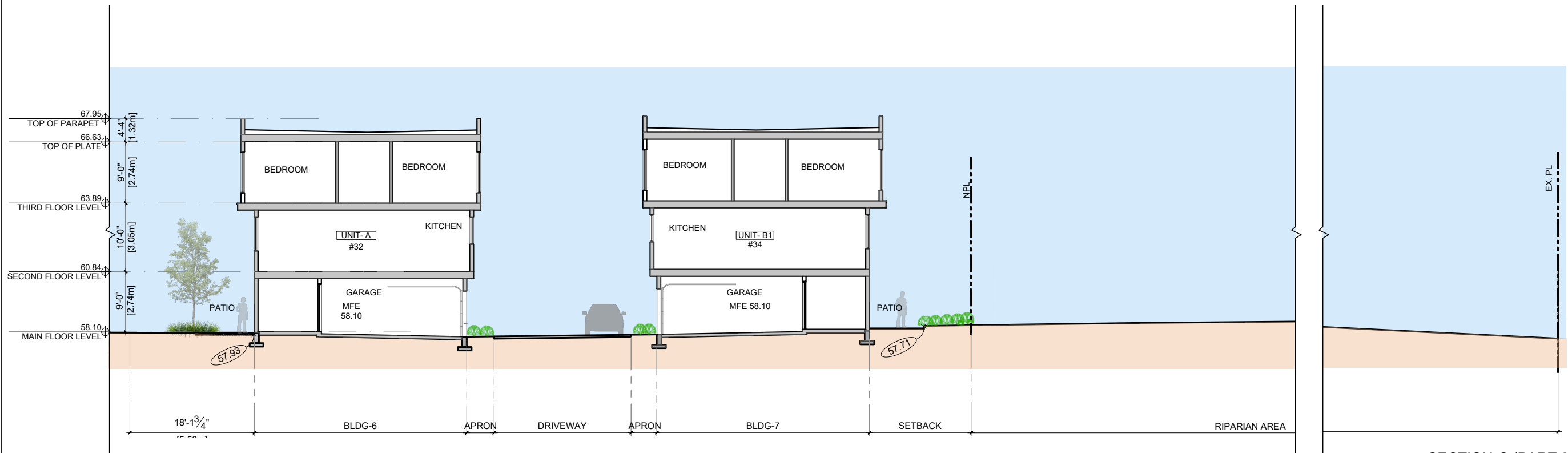
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Sheet No.

A-4.1



1 SECTION-C (PART 1)
N.T.S

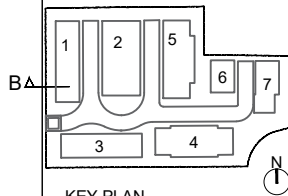


2 SECTION-C (PART 2)
N.T.S



1 SECTION-B
N.T.S

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SECTION

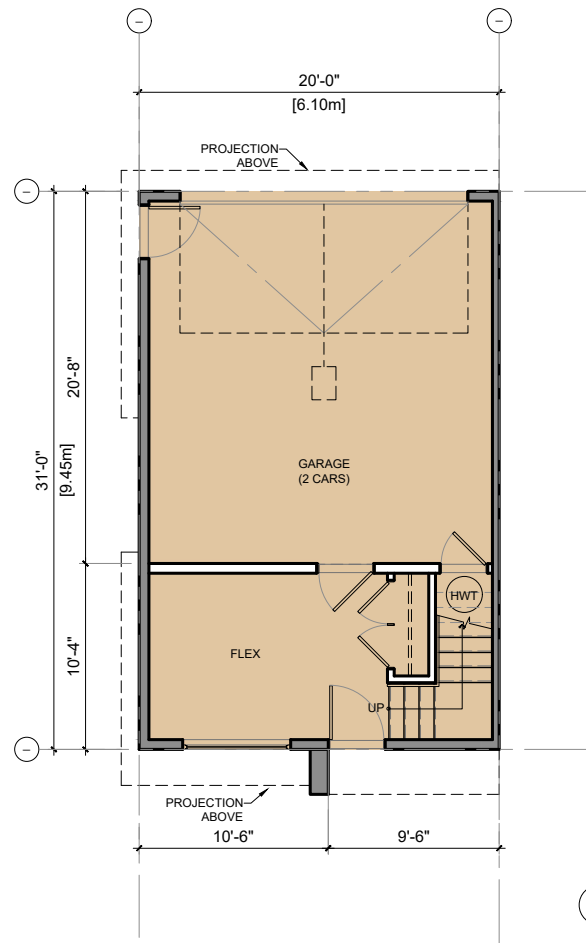
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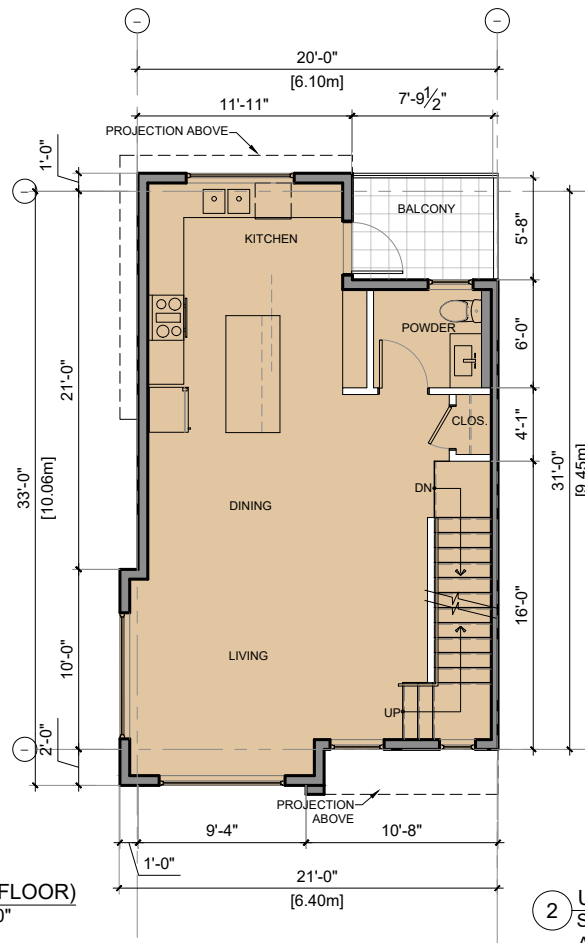
A-4.2



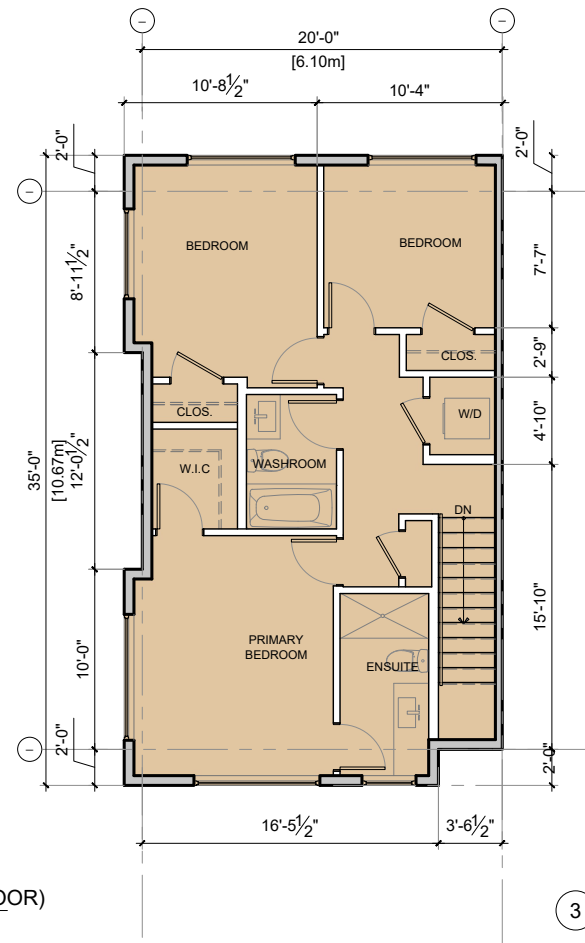
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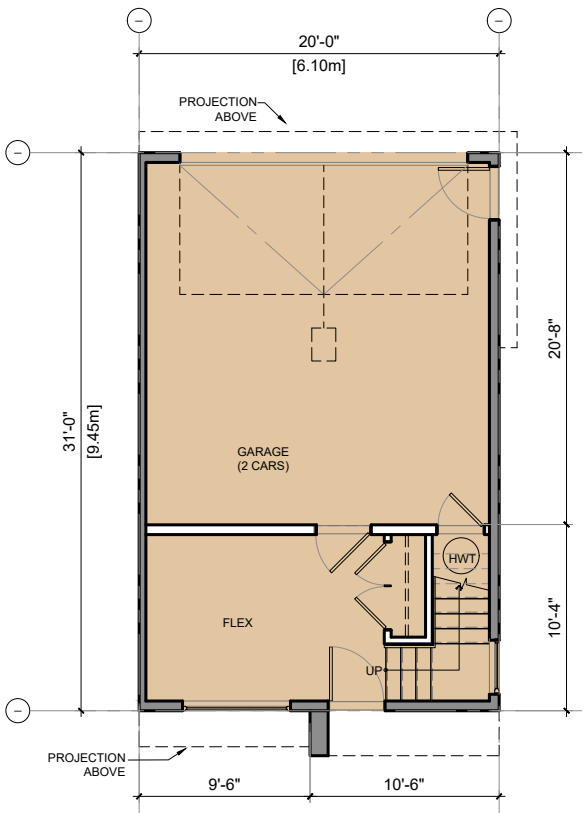
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Scale: 3/32" = 1'0"
G: 418 SQ. FT.
AREA: 202 SQ. FT.



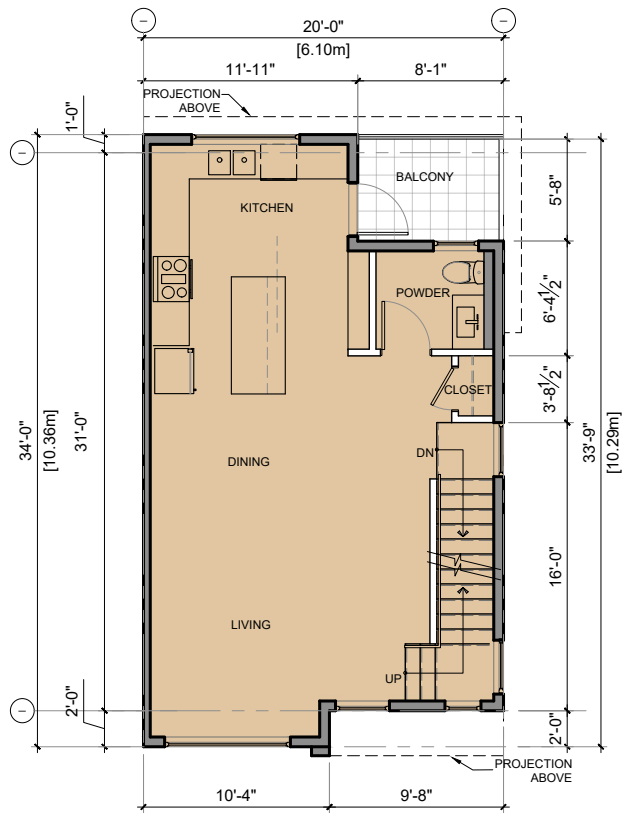
2 UNIT-A (SECOND FLOOR)
Scale: 3/32" = 1'0"
AREA: 625 SQ. FT.



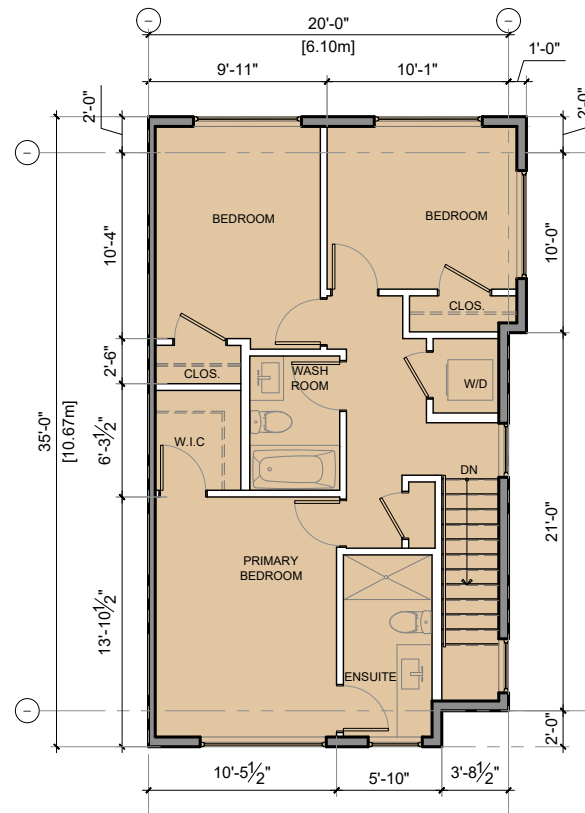
3 UNIT-A (THIRD FLOOR)
Scale: 3/32" = 1'0"
AREA: 716 SQ. FT.



1 UNIT-A1 (MAIN FLOOR)
Scale: 3/32" = 1'0"
G: 418 SQ. FT.
AREA: 202 SQ. FT.



2 UNIT-A1 (SECOND FLOOR)
Scale: 3/32" = 1'0"
AREA: 613 SQ. FT.



3 UNIT-A1 (THIRD FLOOR)
Scale: 3/32" = 1'0"
AREA: 705 SQ. FT.

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Township of Langley,
British Columbia**

Drawn By

SK

Date

2023-08-01

Checked By

PV

Project ID

LA20

Sheet Title

UNIT PLANS

Scale

3/32" = 1'-0"

Sheet No.

A-5.0

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2023-11-05	Development Permit
2023-10-03	Revisions as per comments
2023-08-01	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**7734 197 Street,
Township of Langley,
British Columbia**

Drawn By SK	Date 2023-08-01
Checked By PV	Project ID LA20

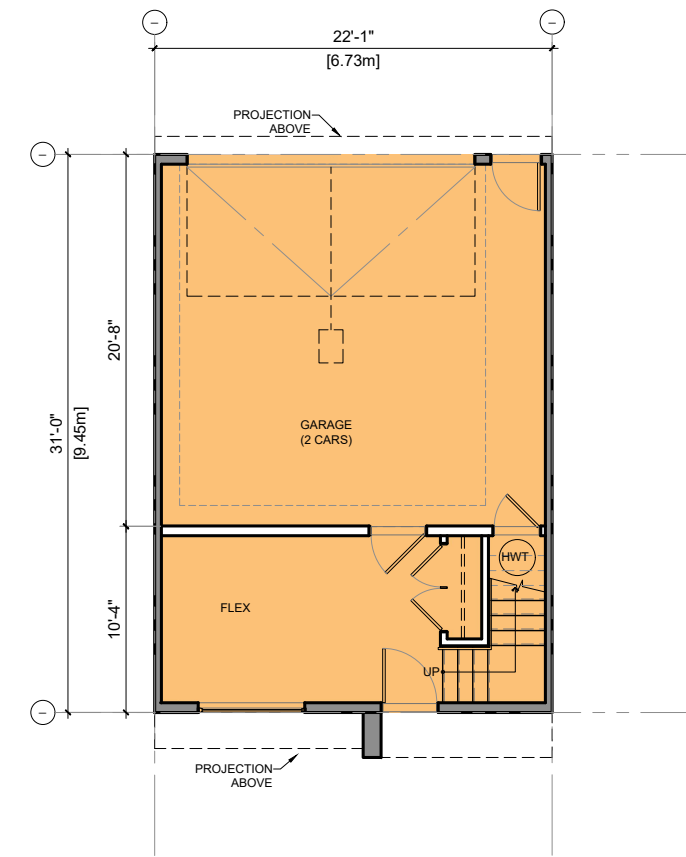
Sheet Title

UNIT PLANS

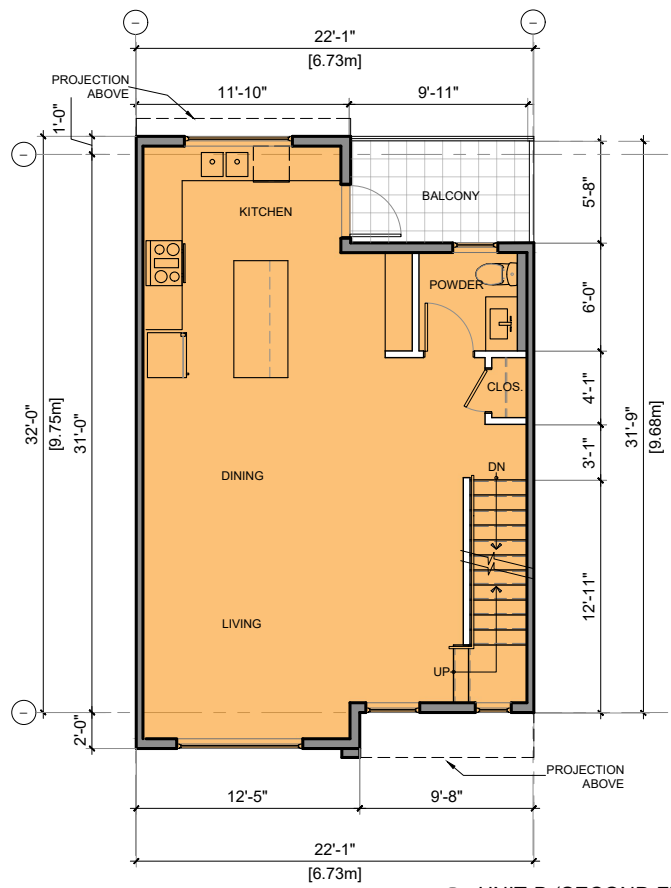
Scale
3/32" = 1'-0"

Sheet No.

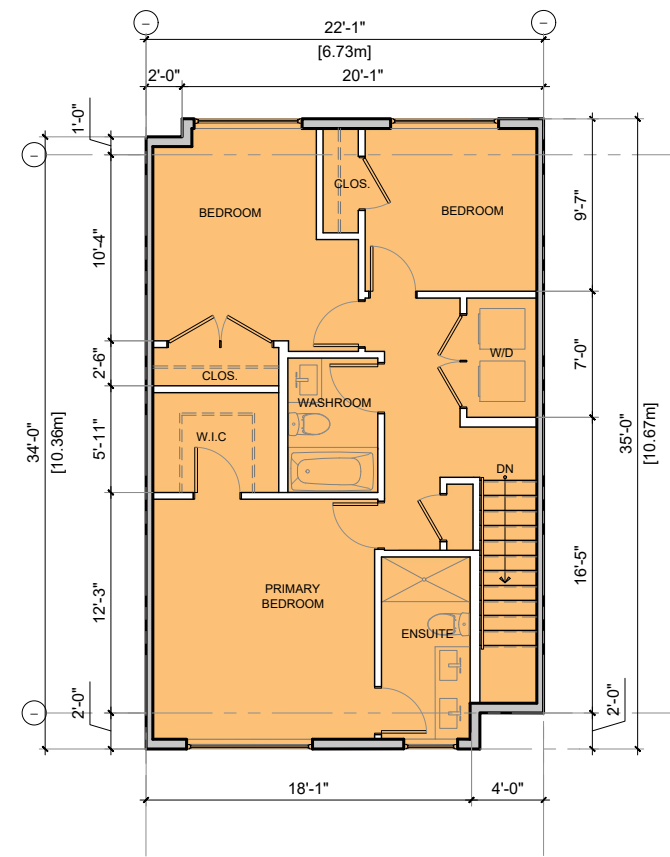
A-5.1



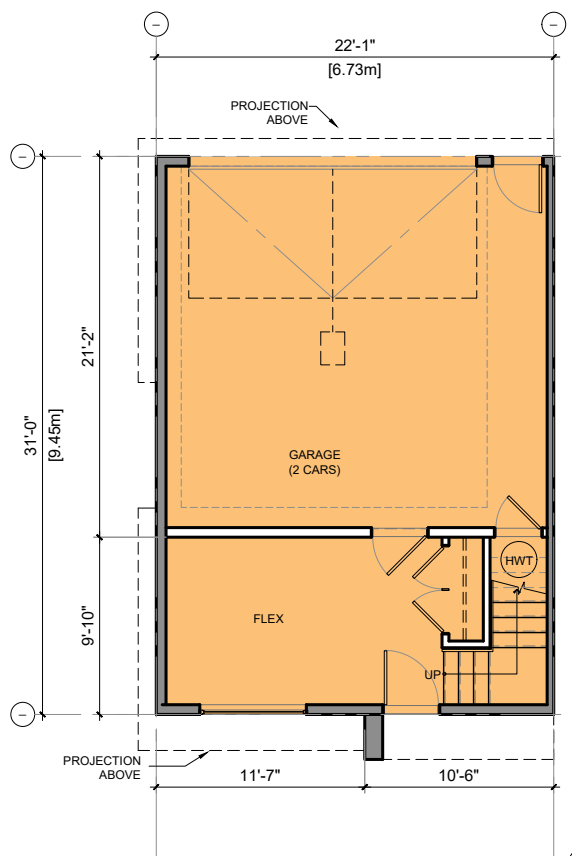
4 UNIT-B (MAIN FLOOR)
Scale: 3/32" = 1'-0"
G: 462 SQ. FT.
AREA: 223 SQ. FT.



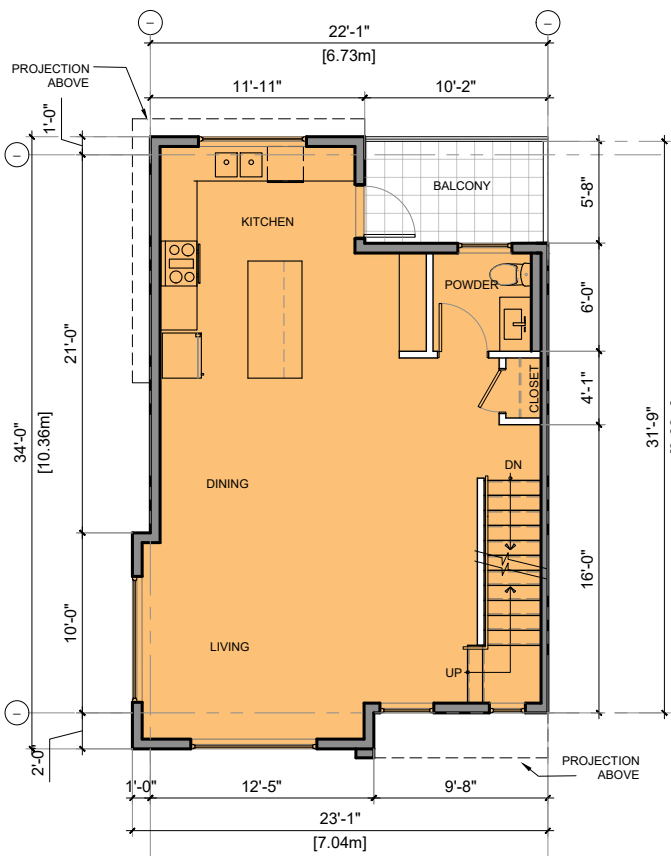
5 UNIT-B (SECOND FLOOR)
Scale: 3/32" = 1'-0"
AREA: 672 SQ. FT.



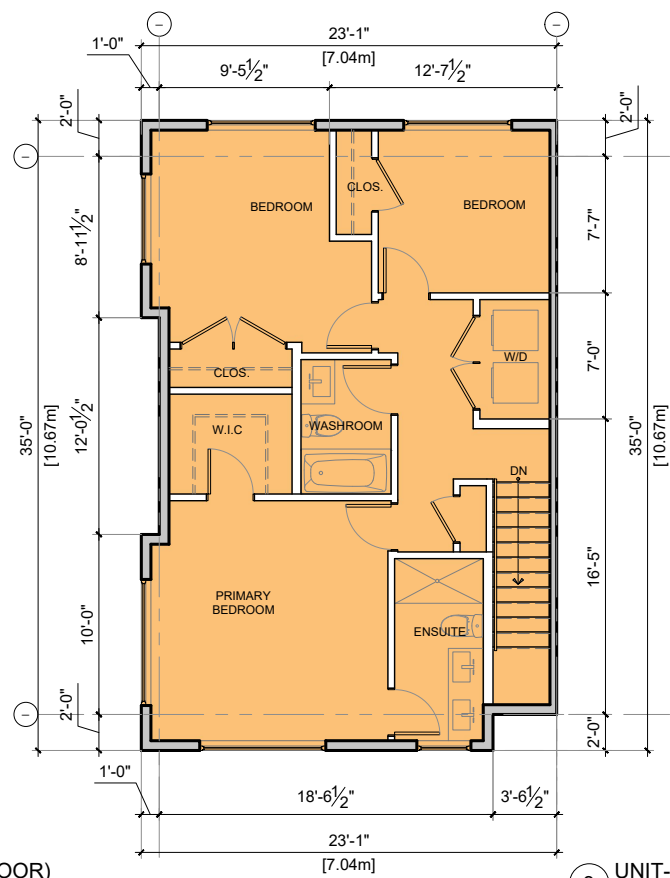
6 UNIT-B (THIRD FLOOR)
Scale: 3/32" = 1'-0"
AREA: 764 SQ. FT.



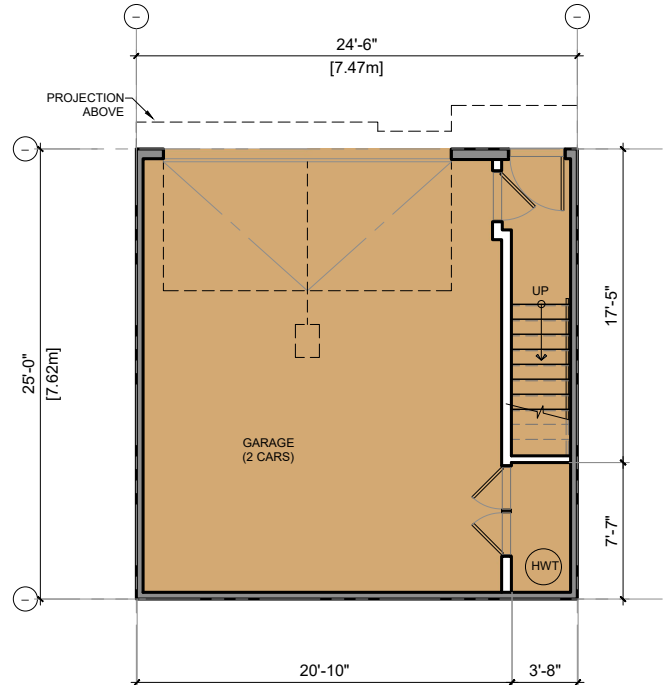
1 UNIT-B2 (MAIN FLOOR)
Scale: 3/32" = 1'-0"
G: 462 SQ. FT.
AREA: 223 SQ. FT.



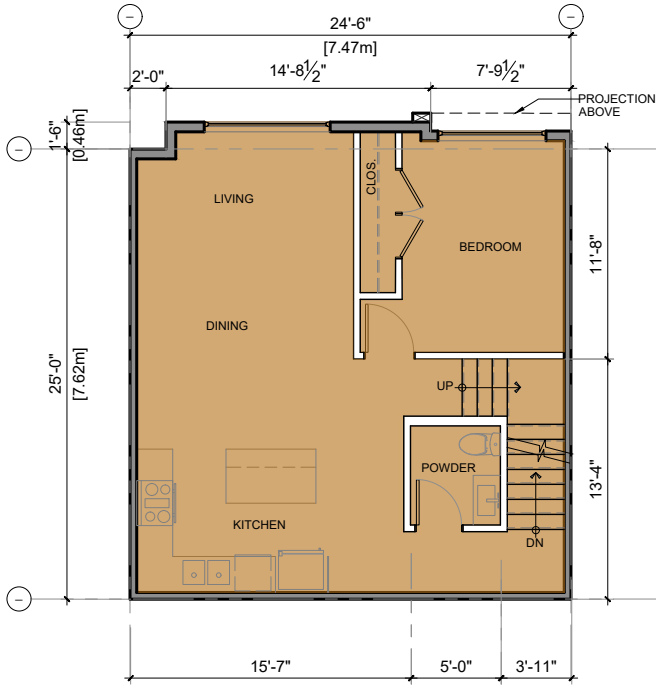
2 UNIT-B2 (SECOND FLOOR)
Scale: 3/32" = 1'-0"
AREA: 683 SQ. FT.



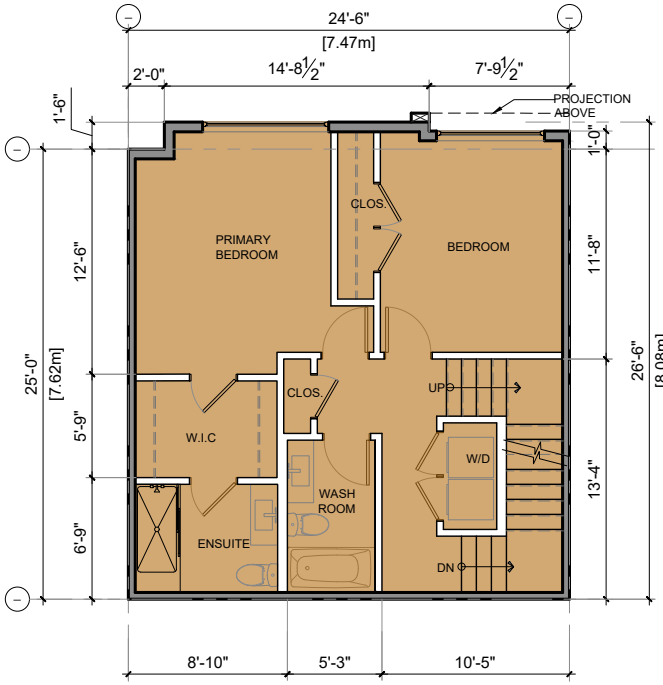
3 UNIT-B2 (THIRD FLOOR)
Scale: 3/32" = 1'-0"
AREA: 789 SQ. FT.



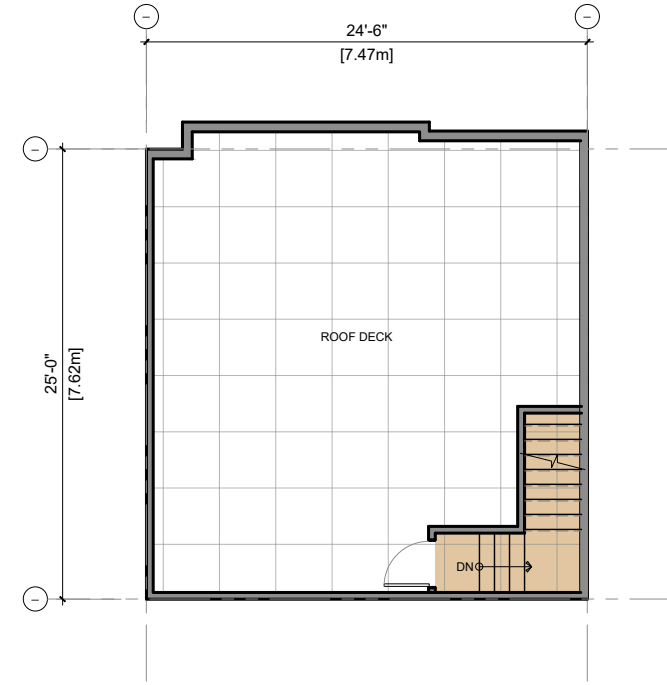
4 UNIT-C (MAIN FLOOR)
Scale: 3/32" = 1'0"
G: 512 SQ. FT.
AREA: 100 SQ. FT.



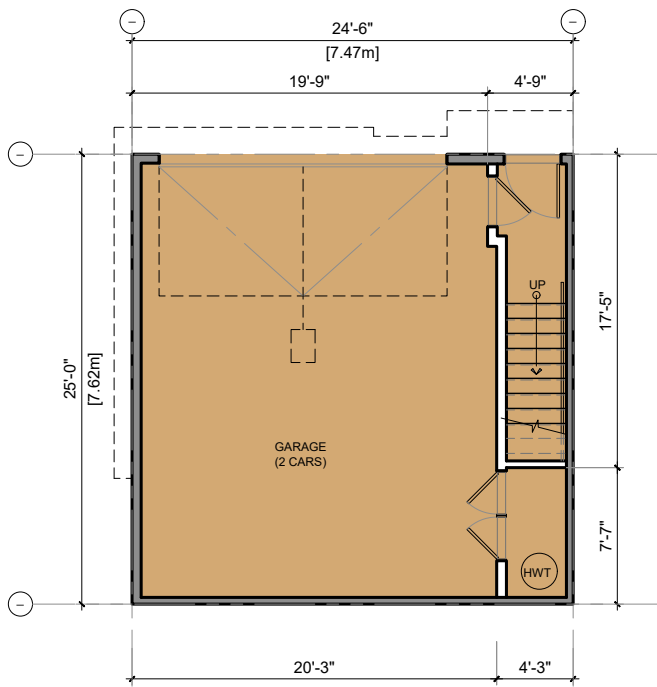
5 UNIT-C (SECOND FLOOR)
Scale: 3/32" = 1'0"
AREA: 641 SQ. FT.



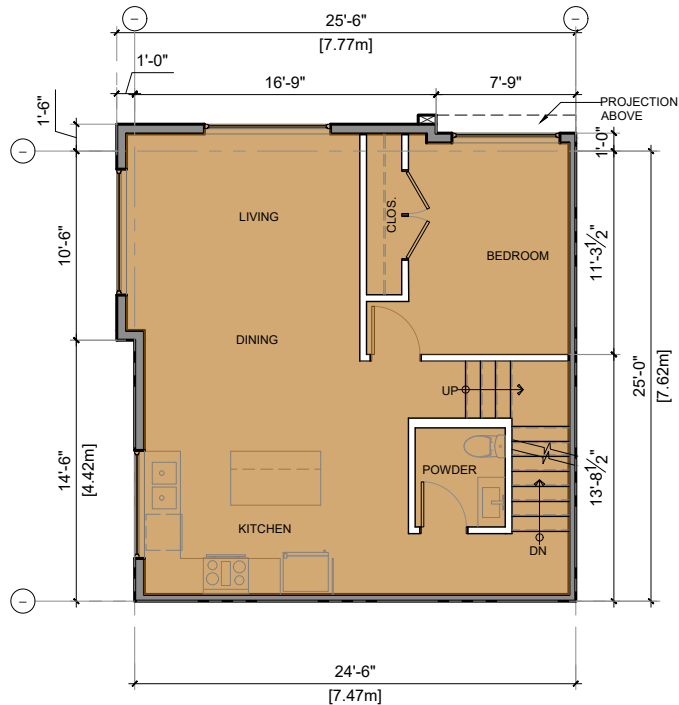
6 UNIT-C (THIRD FLOOR)
Scale: 3/32" = 1'0"
AREA: 646 SQ. FT.



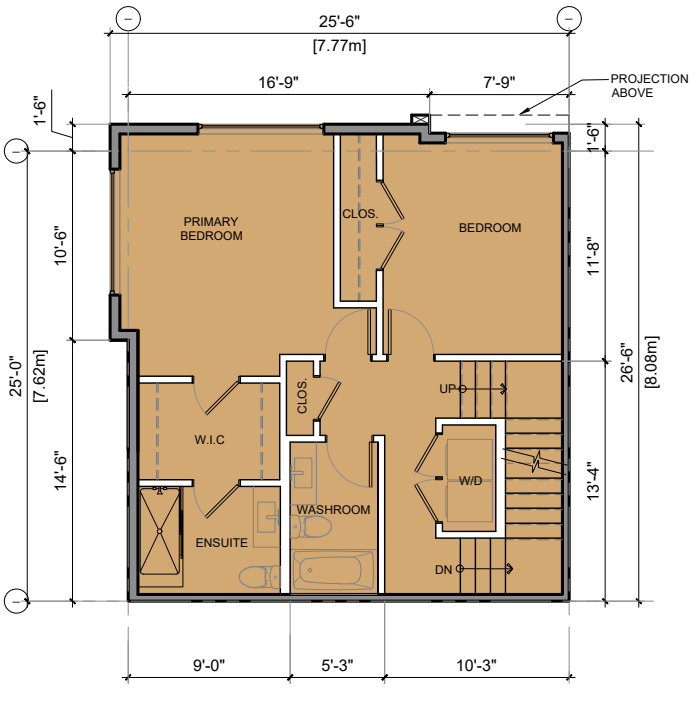
7 UNIT-C (ROOF)
Scale: 3/32" = 1'0"
AREA: 55 SQ. FT.



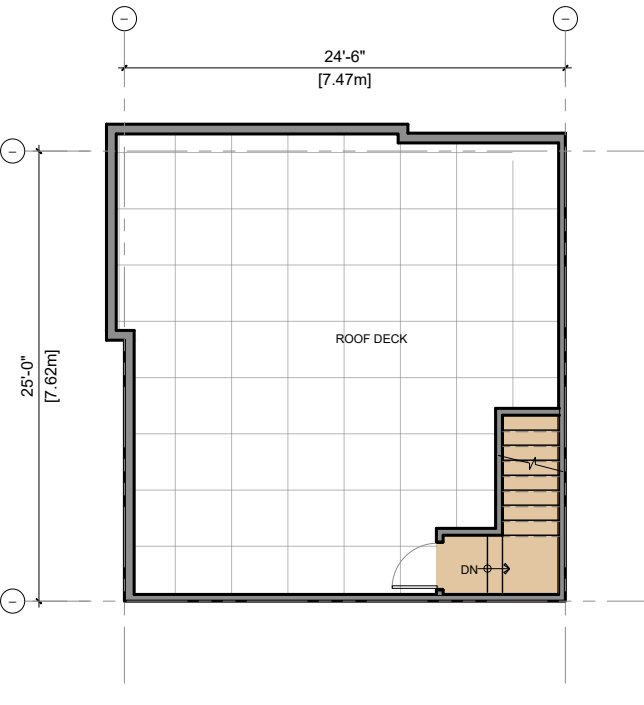
1 UNIT-C1 (MAIN FLOOR)
Scale: 3/32" = 1'0"
G: 512 SQ. FT.
AREA: 101 SQ. FT.



2 UNIT-C1 (SECOND FLOOR)
Scale: 3/32" = 1'0"
AREA: 653 SQ. FT.



3 UNIT-C1 (THIRD FLOOR)
Scale: 3/32" = 1'0"
AREA: 658 SQ. FT.



4 UNIT-C1 (ROOF)
Scale: 3/32" = 1'0"
AREA: 55 SQ. FT.

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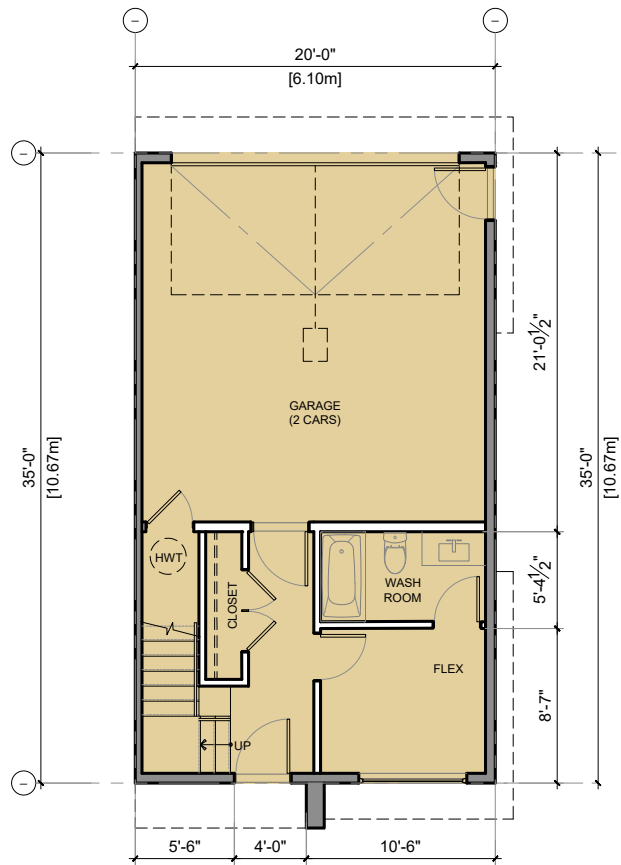
UNIT PLANS

Scale

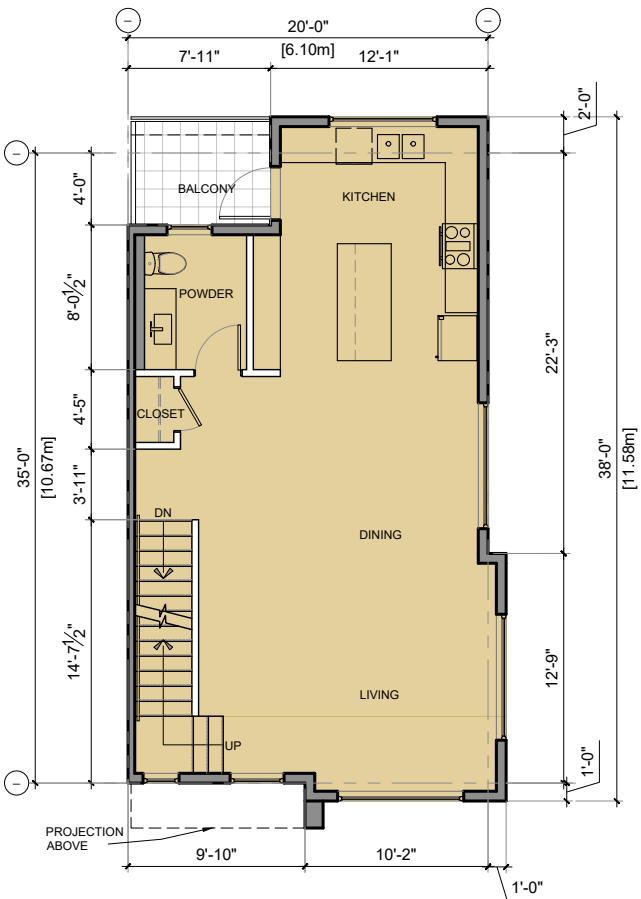
1/16"-1'-0"

Sheet No.

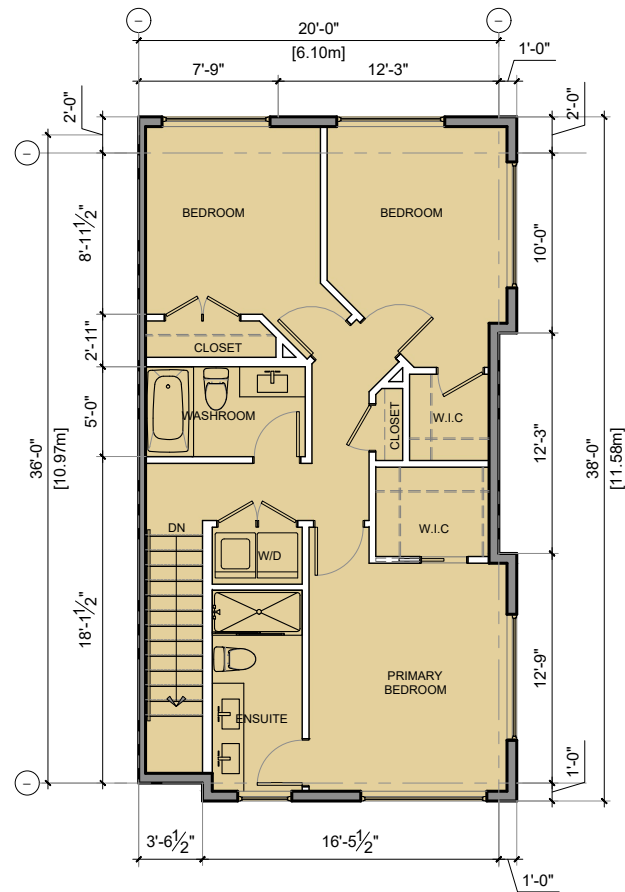
A-5.2



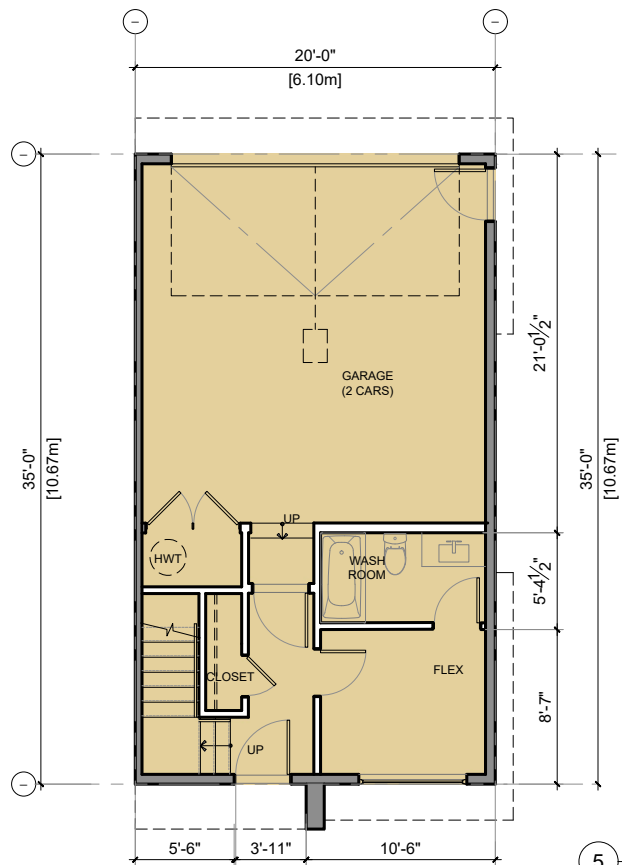
5 UNIT-D (MAIN FLOOR)
Scale: 3/32" = 1'0"
G: 415 SQ. FT.
AREA: 285 SQ. FT.



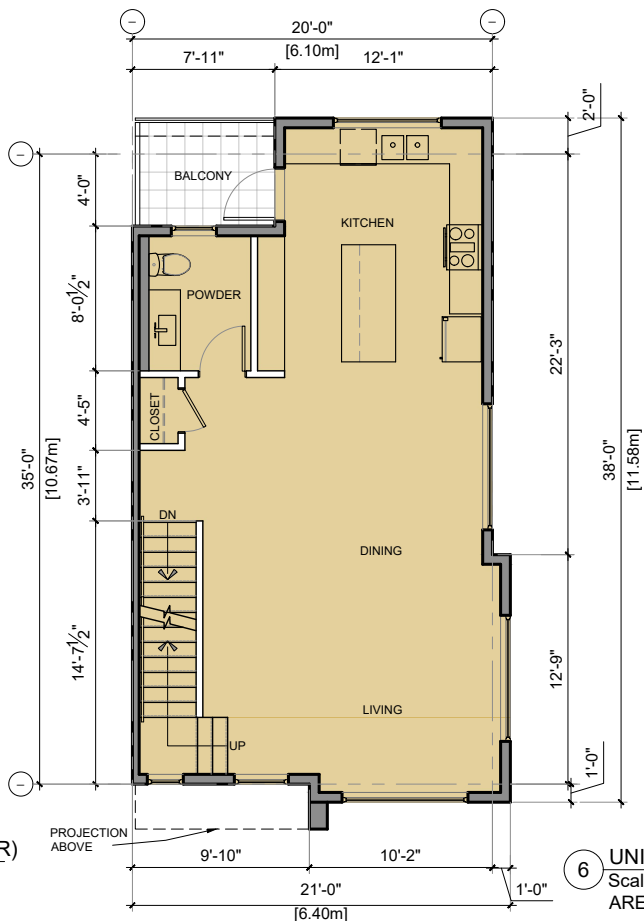
6 UNIT-D (SECOND FLOOR)
Scale: 3/32" = 1'0"
AREA: 718 SQ. FT.



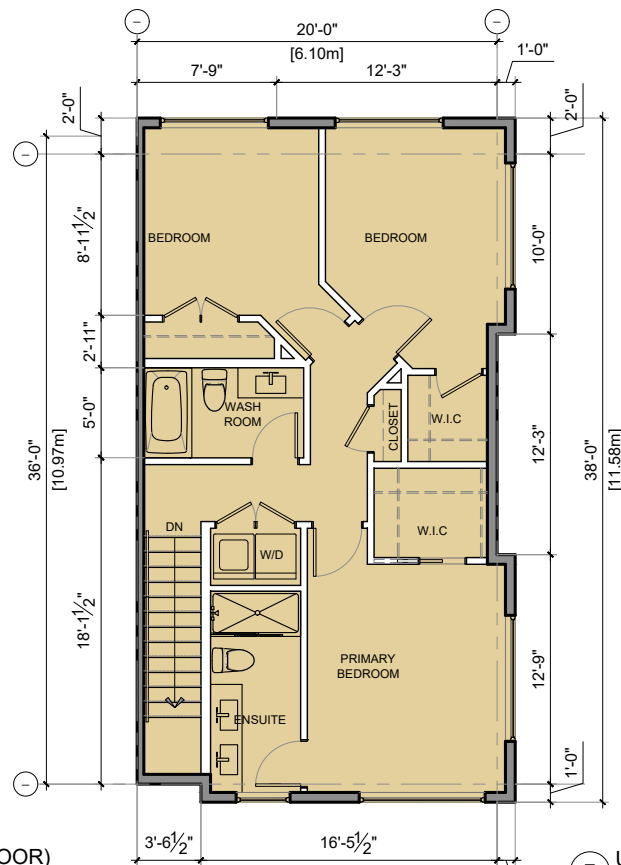
7 UNIT-D (THIRD FLOOR)
Scale: 3/32" = 1'0"
AREA: 782 SQ. FT.



5 UNIT-D1 (MAIN FLOOR)
Scale: 3/32" = 1'0"
G: 415 SQ. FT.
AREA: 285 SQ. FT.



6 UNIT-D1 (SECOND FLOOR)
Scale: 3/32" = 1'0"
AREA: 718 SQ. FT.



7 UNIT-D1 (THIRD FLOOR)
Scale: 3/32" = 1'0"
AREA: 782 SQ. FT.

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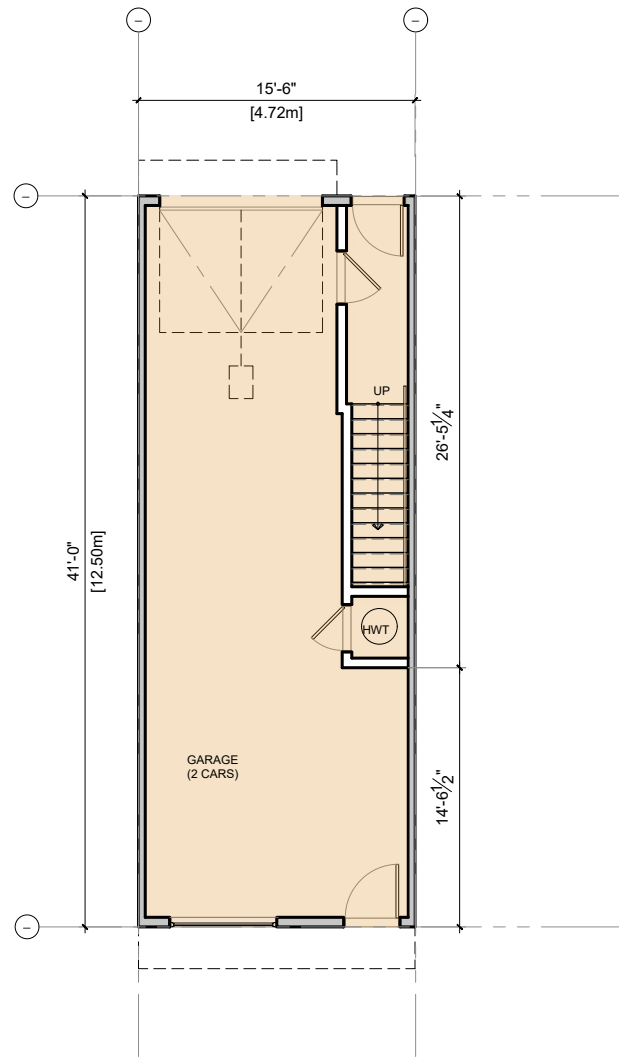
Scale

1/16"=1'-0"

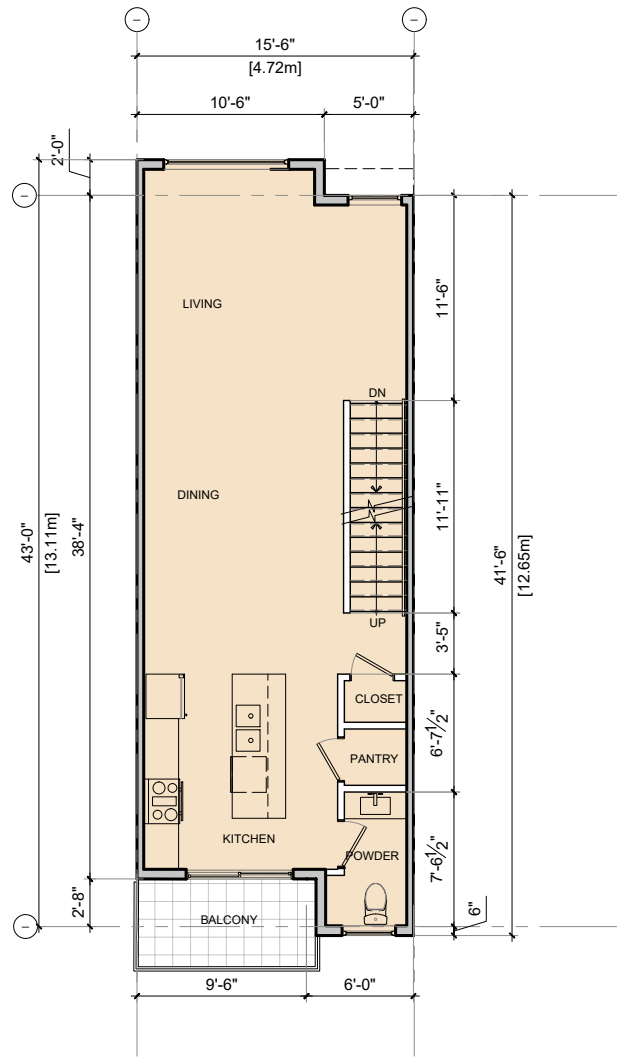
Sheet No.

A-5.3

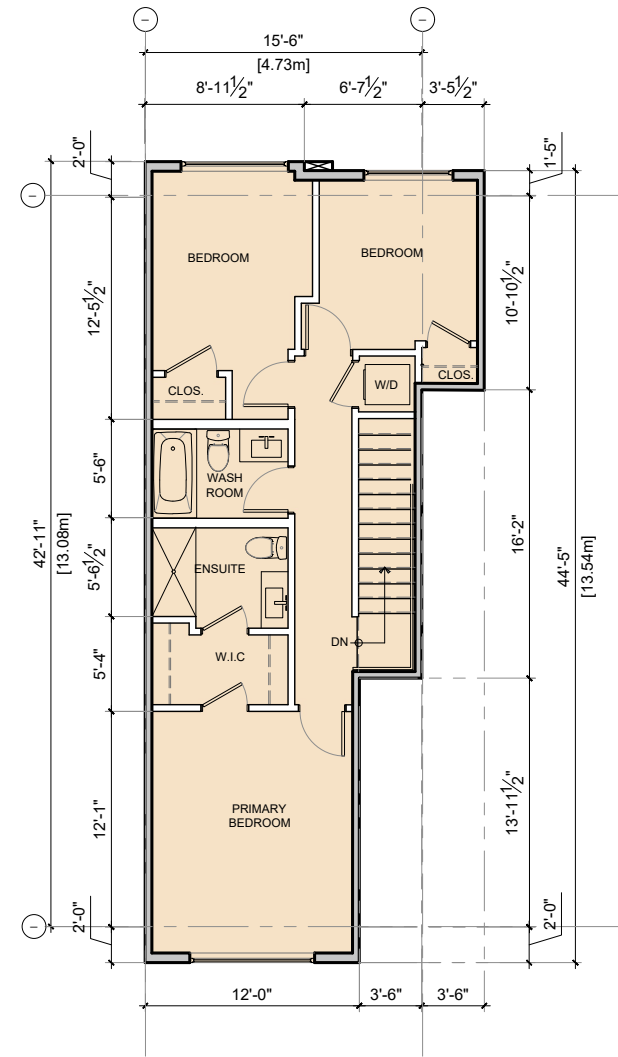
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1 UNIT-E (MAIN FLOOR)
Scale: 3/32" = 1'0"
G: 534 SQ. FT.
AREA: 102 SQ. FT.



2 UNIT-E (SECOND FLOOR)
Scale: 3/32" = 1'0"
AREA: 632 SQ. FT.



3 UNIT-E (THIRD FLOOR)
Scale: 3/32" = 1'0"
AREA: 681 SQ. FT.

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Scale
1/16"-1'-0"

Sheet No.

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