SITE STATISTICS

CIVIC ADDRESS:		20120 86 Ave T.O. Lanlgey BC	
LEGAL DISCRIPTION		LOT 56, SECTION 26, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP62363 PART NW 1/4, EXCEPT PLAN E1/2.	
ZONING	SR2 TO CD		
GROSS SITE AREA:	9478 sq.m.	2.34 Acre	
ROAD DEDICATIONS:	2462 sq.m.		
NET AREA	7016 sq.m.	1.73 Acre	
S.R.O.W	355 sq.m.		
ZONING			
		BUILDING A	BUILDING B
SETBACKS			
NORTH		4.0 m	2.0 m
SOUTH			2.0 m
EAST:		3.7 m	2.0 m
WEST		4.0 m	2.0 m
LOT COVERAGE			
	PROPOSED	43.67%	
DENSITY			
PARCEL 1			
NET AREA		2073.14 sq.m.	
FSR AS PER CARVOLTH NEIGHBOURHOOD PLAN		1.9 FSR	
PROPOSED FSR		1.10 ON NET	
PROPOSED BUILT UP AREA		2270.50 sq.m.	
PARCEL 2			
NET AREA		2874.43 sq.m.	
FSR AS PER CARVOLTH NEIGHBOURHOOD PLAN		2.8 FSR	
PROPOSED FSR		3.00 ON NET	
PROPOSED BUILT UP AREA		8625.50 sq.m.	
PARCEL 3			
NET AREA		2068.35 sq.m.	
FSR AS PER CARVOLTH NEIGHBOURHOOD PLAN		2.0 FSR	
PROPOSED FSR		13.29 ON NET	
PROPOSED BUILT UP AREA		27497.30 sq.m.	

BUILDING FLOOR AREA			
	BUILDING A- 6 STOREY		
		GROSS AREA	
	LEVEL 1	1891.20 sq.m.	20 units
	LEVEL 2-4	5616.06 sq.m.	81 units
	LEVEL 5-6	3565.71 sq.m.	54 units
	TOTAL	**11072.97 sq.m.**	**155 Units**
	BUILDING B- 39 STOREY MIX USE		
	LEVEL 1	1173.48 sq.m.	
	LEVEL 2	656.65 sq.m.	
	LEVEL 3-5	3607.44 sq.m.	
	LEVEL 6	659.61 sq.m.	7 units
	LEVEL 7-38	21107.44 sq.m.	320 units
	LEVEL 39	445.28 sq.m.	4 units
	TOTAL	**27649.90 sq.m.**	**331 units**
	GROSS TOTAL	38722.87 sq.m.	**486 Units**
	TOTAL WITHOUT INDOOR AMENITY	38393.36 sq.m.	

OUTDOOR AMENITY:			
	186 x 3 = 558 sq.m.		
	300 x 1 sq.m. = 300 sq.m.		
TOTAL REQUIRED	**858 sq.m.**		
	Social Plaza	1417 sq.m.	
	BLDG. A Level 1 Outdoor Amenity	208 sq.m.	
	Daycare Play area	160 sq.m.	
	BLDG. B Level 6 Outdoor Amenity	316 sq.m.	
OUTDOOR AMENITY PROVIDED		**2101 sq.m.**	
INDOOR AMENITY			
		PROPOSED	
	BUILDING A LEVEL 1	176.91 sq.m.	
	BUILDING B LEVEL 6	152.60 sq.m.	
DAYCARE			
		PROPOSED	
		187.55 sq.m.	
OFF STREET PARKING			
		REQUIRED	*PROVIDED*
RESIDENTIAL	PARKING RESIDENTIAL UNITS	449 x 1.5 = 673.5 STALLS	674 STALLS
	PARKING STUDIO UNITS	37 x 1 = 37 STALLS	37 STALLS
COMMERCIAL	1 PER 35 sq.m. (4638.65 sq.m.)	132.5 STALLS	133 STALLS
DAYCARE	1 PER 35 sq.m. (187.55 sq.m.)	5.3 STALLS	6 STALLS
TOTAL PARKING		848.3 STALLS	850 STALLS
VISITORS PARKING			
		REQUIRED	PROVIDED
	VISITOR PARKING (10% OF TOTAL RESIDENTIAL)	71.05 STALLS	72 STALLS
H/C PARKING			
			PROVIDED
RES PARKING		1 PER 50 STALLS = 14.21 STALLS	15 STALLS
COMM PARKING		1 PER 50 STALLS =2.66 STALLS	3 STALLS
DAY CARE		1 PER 50 STALLS = 1 STALLS	1 STALLS
BICYCLE PARKING LOCKERS			
		REQUIRED	PROVIDED
SECURE PARKING	RES. APARTMENT	1.2 PER UNIT = 592 LOCKERS	592 STALLS
	COMM	.06 PER 100 sq.m. = 27.8 STALLS	28 STALLS
NON SECURE NEAR ENTRANCE		6 SPACES FOR BUILDING A	6 STALLS
		6 SPACES FOR BUILDING B	6 STALLS
		6 SPACES FOR DAY CARE	6 STALLS

FLAT ARCHITECTURE INC.
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PROJECT INFO:
MIX USE DEVELOPMENT AT
20120 86TH AVE T.O.LANGLEY BC
CLIENT:
CARVOLTH 86TH/ AVENUE LANDS LTD
. C/O MASKEEN

DATE
7-Nov-23

PROJECT NO:
21-254

SCALE:

DRAWN BY:
R.W.

REV	DESCRIPTION	BY	DATE

DATA SHEET

A-0.1



1 **SITE CONTEXT**
1" = 160'-0"

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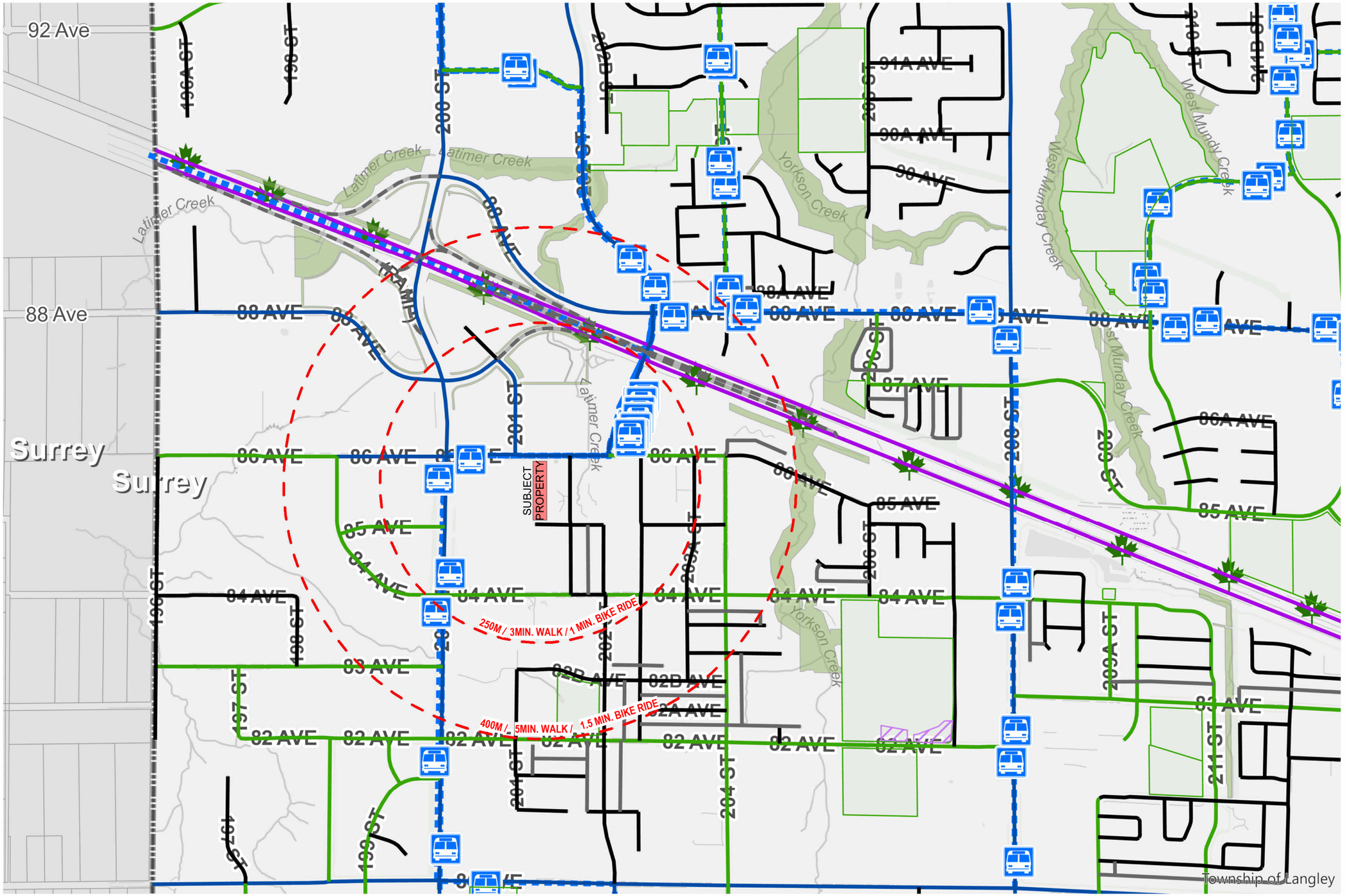
PROJECT NO:
21-254

SCALE: 1" = 160'-0"
DRAWN BY: R.W.

REV	DESCRIPTION	BY	DATE

CONTEXT PLAN

A1.0A



Parcels
Off Leash Dog Areas
Parks
Greenways

Conservation Areas
Conservation Areas
Bus Stops
Rail Crossings

Walkways
Asphalt
Concrete
Unknown

Roads (Class)
Major Road Network
Ministry of Transportation
Arterial
Arterial
Collector
Collector
Local
Lane
Gravel
Highway Ramp
Bus Routes
Rail Lines

1 **TRANSIT DIAGRAM**

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PROJECT NO:
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SCALE:
1 : 6000

DRAWN BY:
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REV	DESCRIPTION	BY	DATE

TRANSIT DIAGRAM

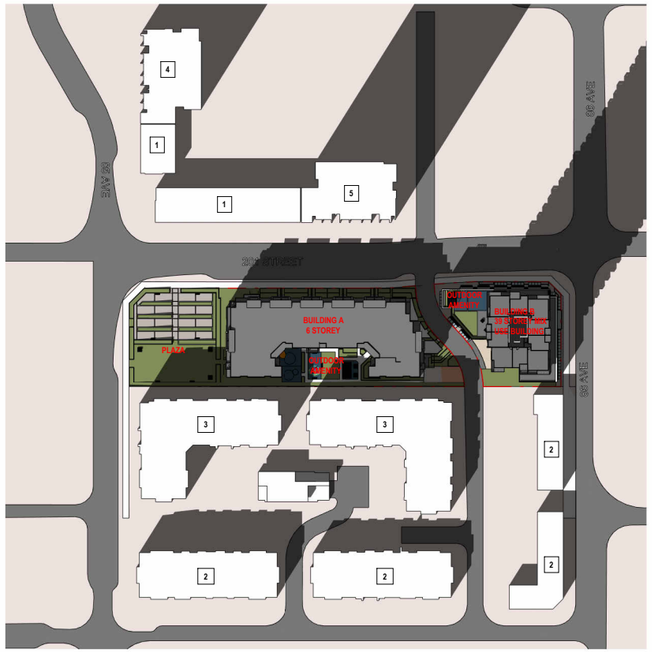
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1 **20 MARCH 10 AM**
1" = 200'-0"



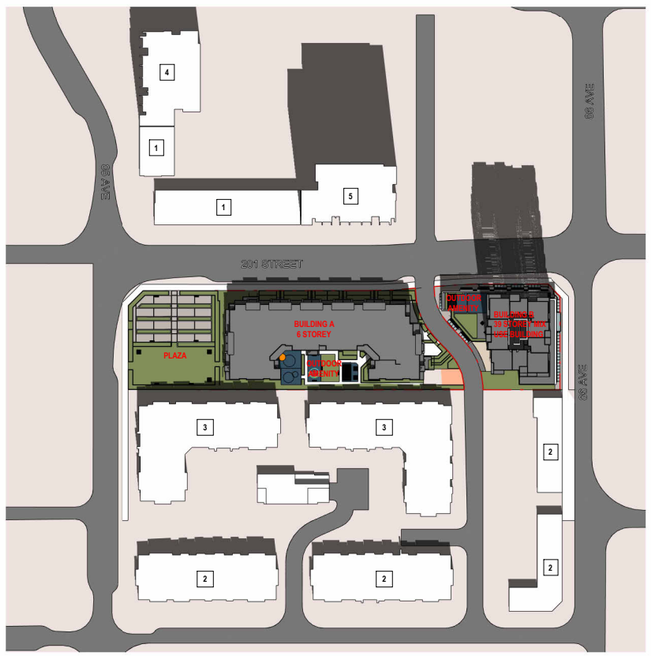
2 **20 MARCH 12 PM**
1" = 200'-0"



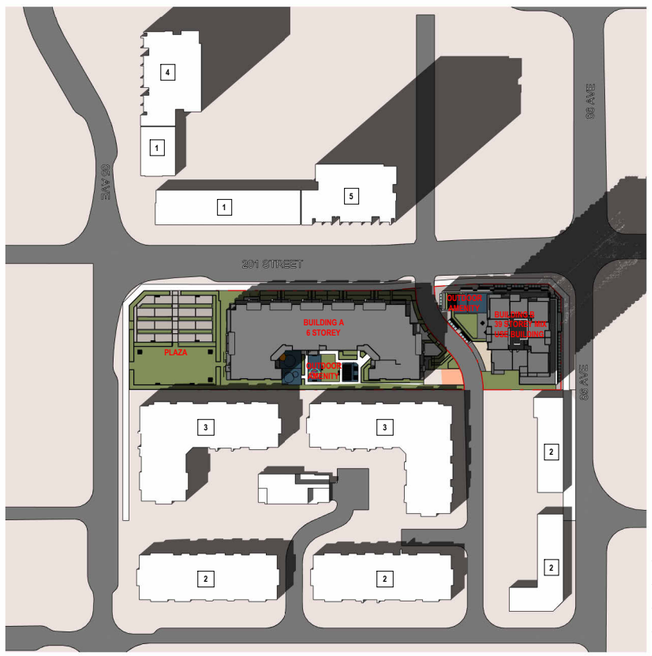
3 **20 MARCH 2 PM**
1" = 200'-0"



4 **22 SEP 10 AM**
1" = 200'-0"



5 **22 SEP 12 PM**
1" = 200'-0"



6 **22 SEP 2 PM**
1" = 200'-0"

LEGEND:

1	3 STOREY TOWN HOUSES
2	5 STOREY BUILDING
3	6 STOREY BUILDING
4	24 STOREY BUILDING
5	34 STOREY BUILDING
6	39 STOREY BUILDING

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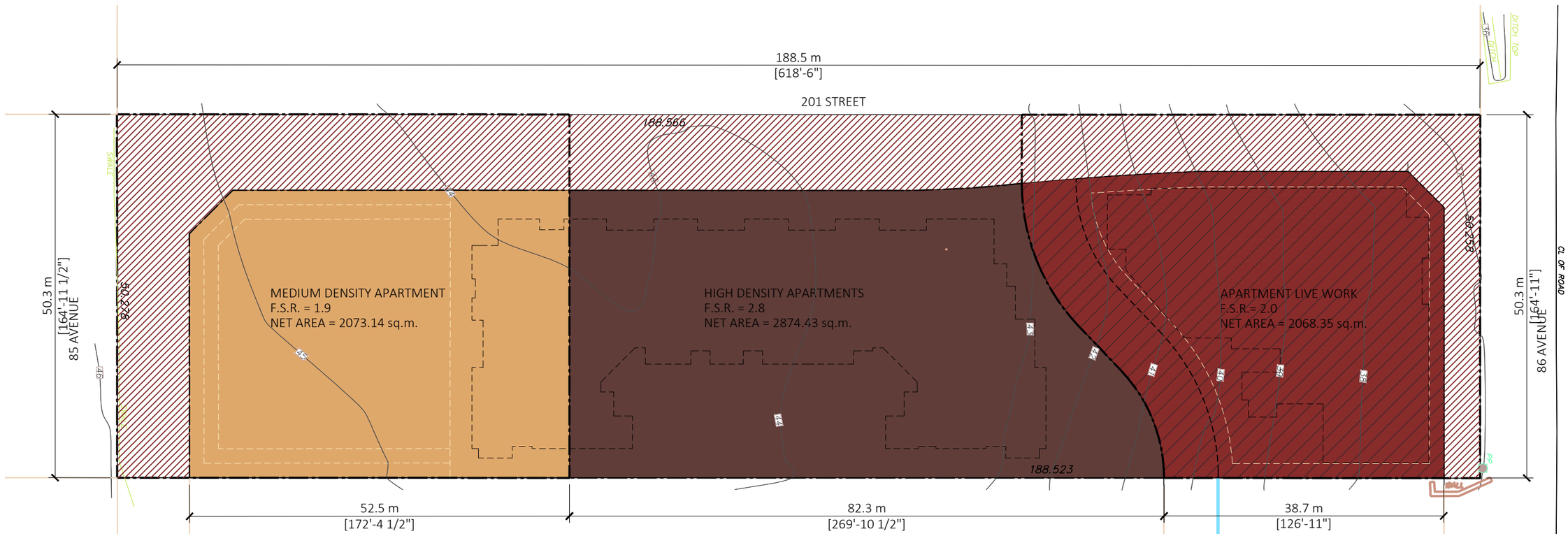
SCALE:
1" = 200'-0"

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REV	DESCRIPTION	BY	DATE

CONCEPTUAL
SHADOW STUDY

A1.0C



1 ZONING PLAN
Scale: 1/48"=1'-0"

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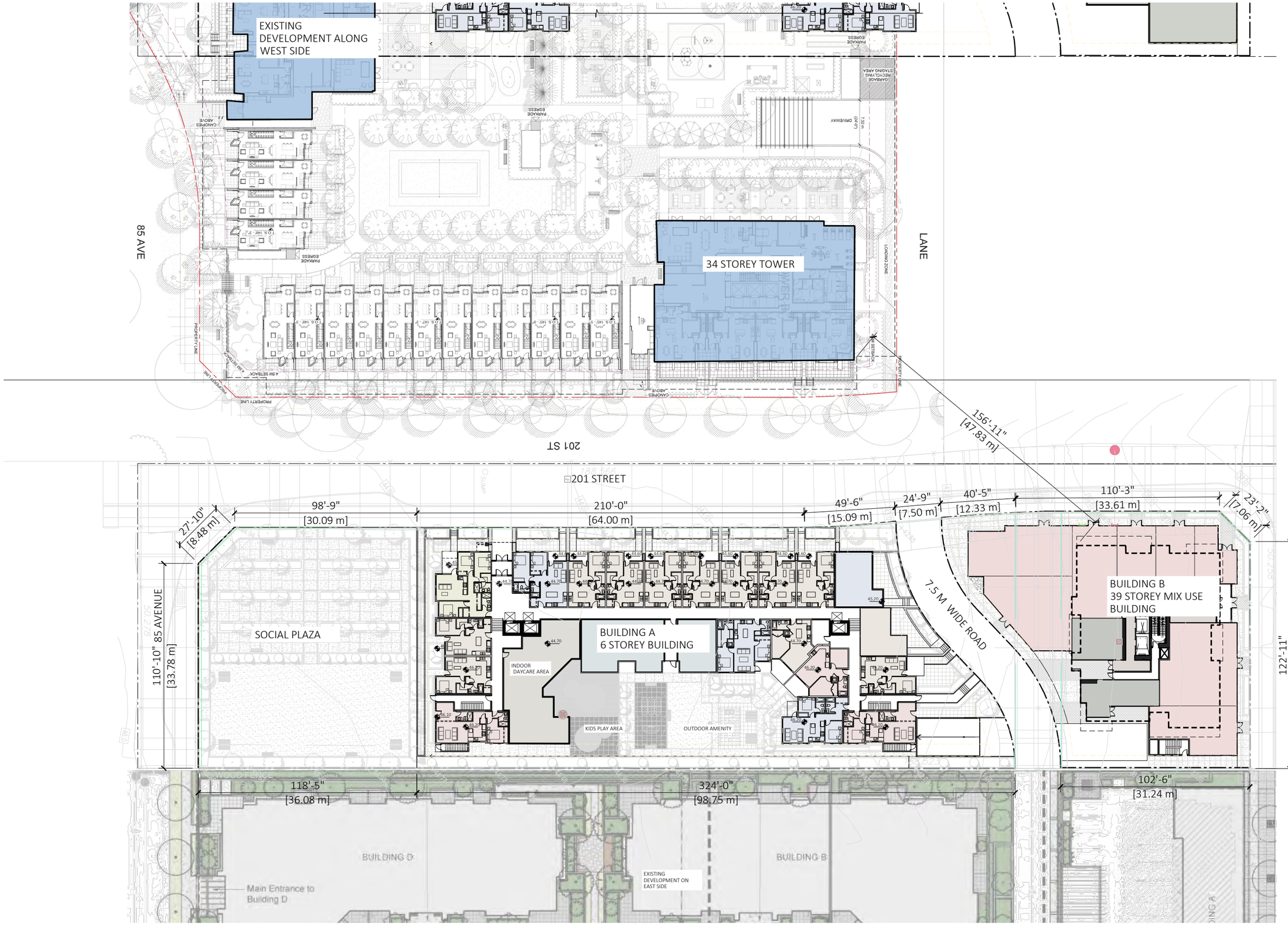
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BY
REV

ZONING PLAN

A1.0D



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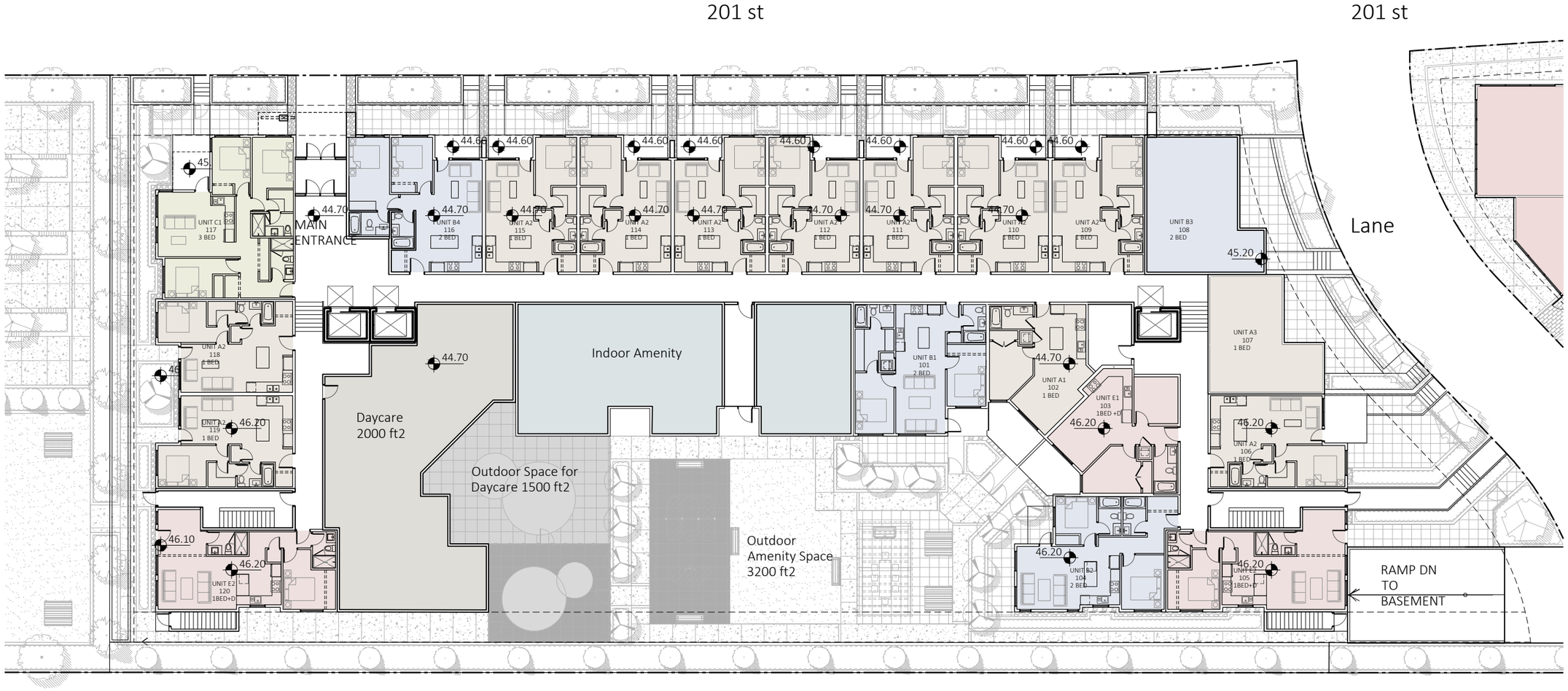
DATE
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PROJECT NO:
21-254
SCALE:
1/16"=1'
DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

LEVEL 1

SITE PLAN

A-2.0



1 BUILDING A LEVEL 1
Scale: 1/16"=1'-0"

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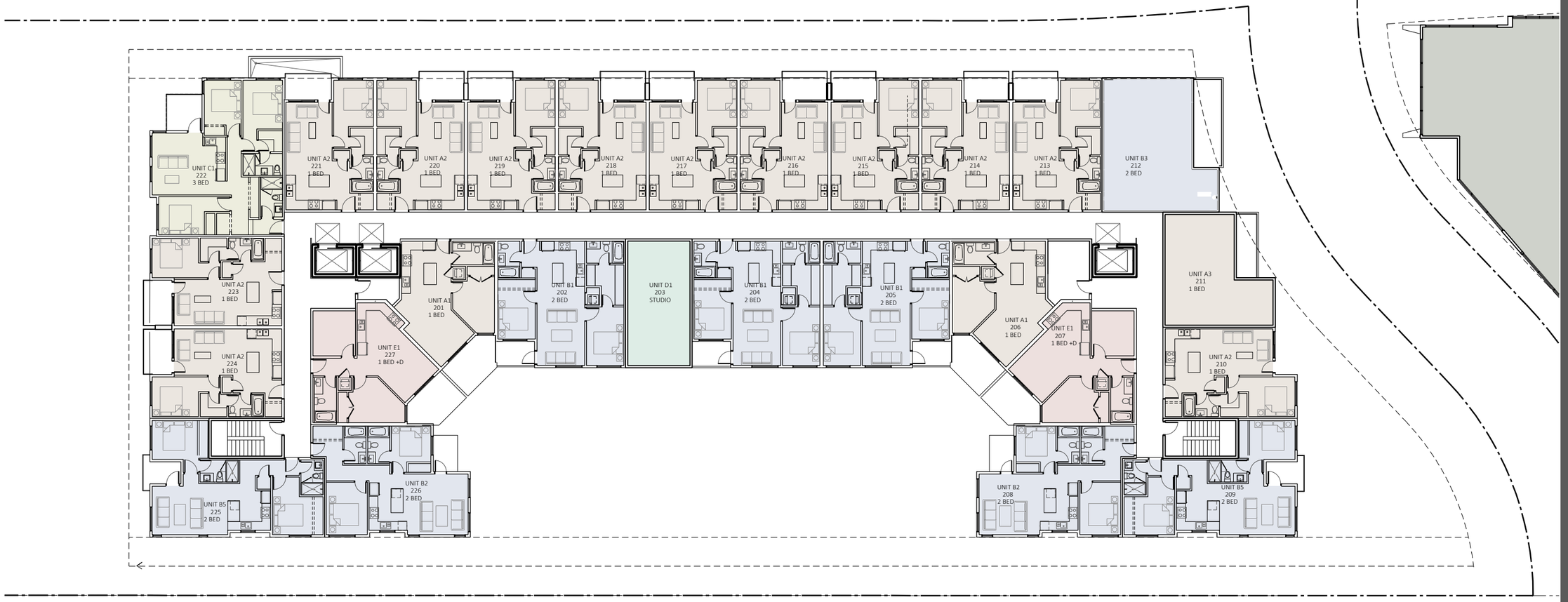
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DATE
BY
REV

LEVEL 1

FLOOR PLAN

A-2.1



1 BUILDING A LEVEL 2-4
Scale: 1/16"=1'-0"

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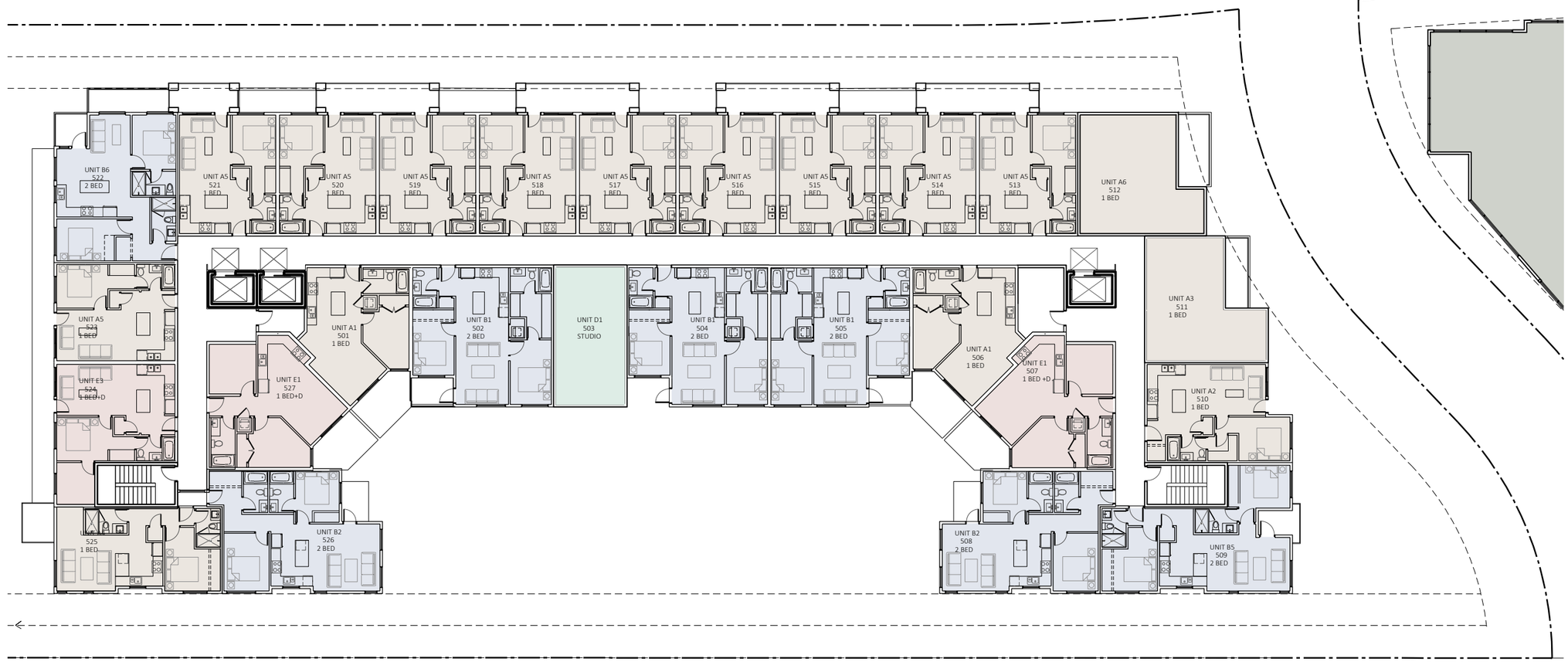
DATE
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PROJECT NO:
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SCALE:
1/16"=1'
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R.W

REV	BY	DATE

LEVEL 2-4

FLOOR PLAN

A-2.2



1 BUILDING A LEVEL 5-6
Scale: 1/16"=1'-0"

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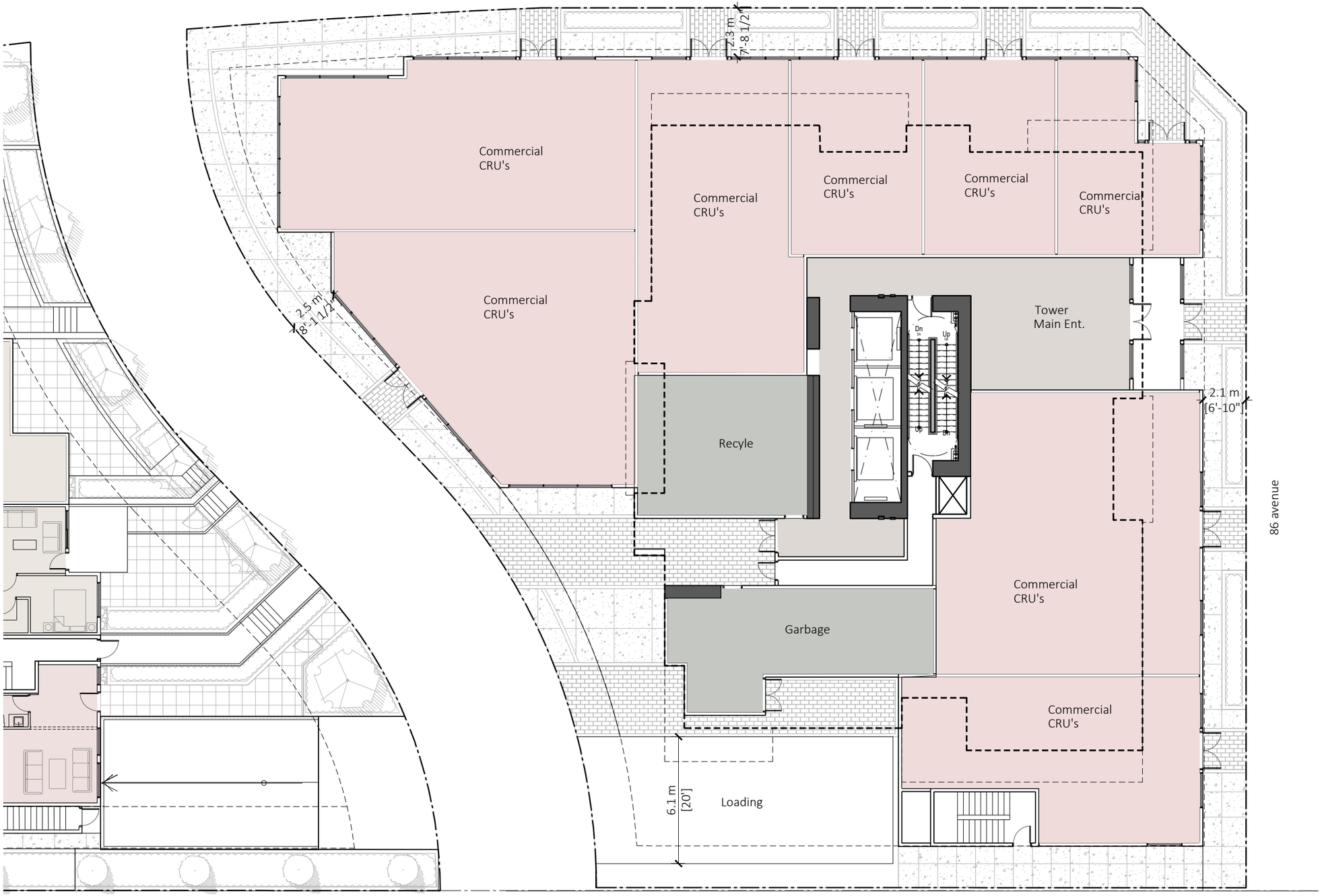
SCALE: 1/16"=1'
DRAWN BY: R.W

REV	BY	DATE

LEVEL 5-6

FLOOR PLAN

A-2.3



1 BUILDING B- LEVEL 1
Scale: 1/16"=1'-0"

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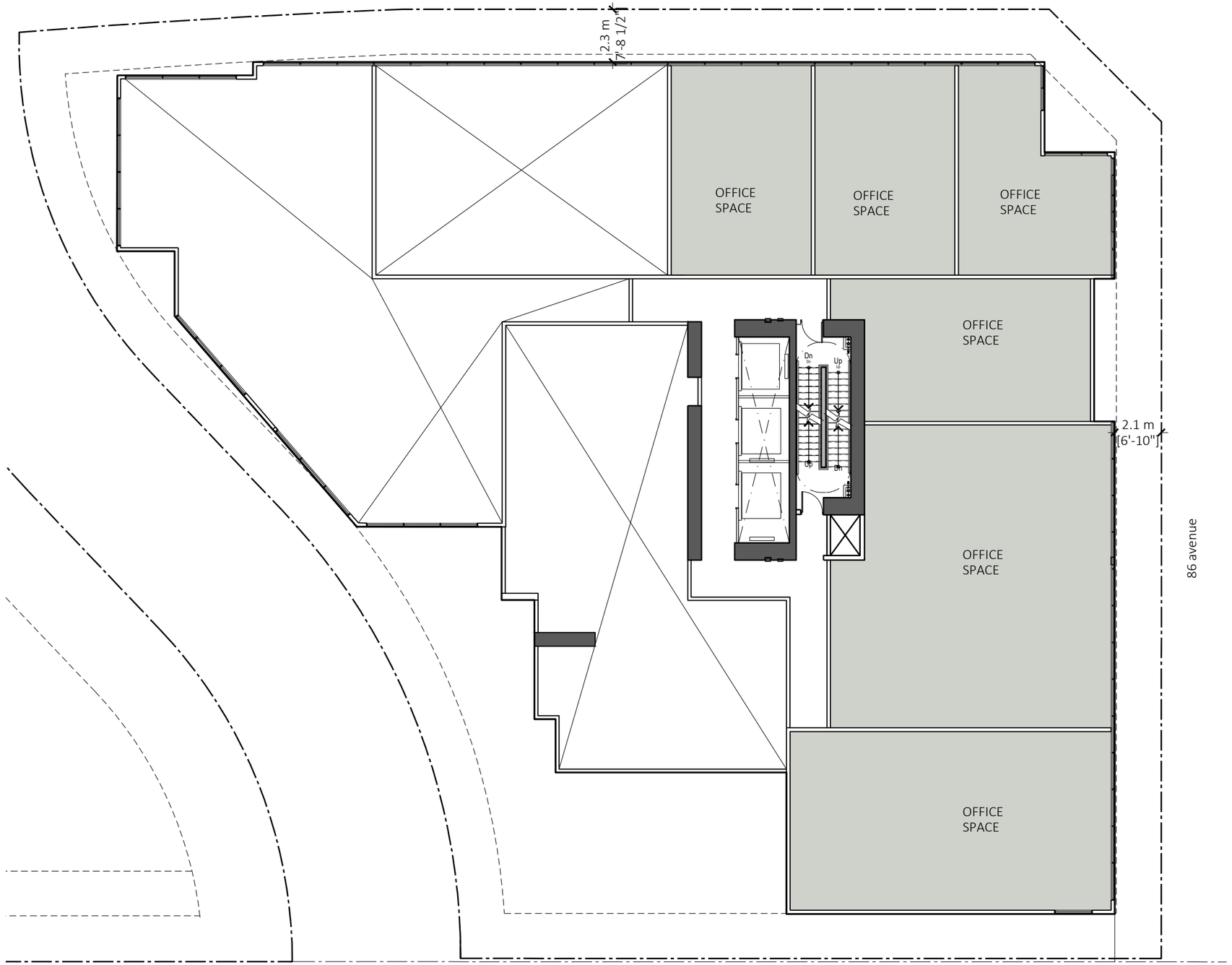
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PROJECT NO:
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SCALE:
1/16"=1'
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REV	BY	DATE

LEVEL 1

B-2.1



1 BUILDING B- LEVEL 2
Scale: 1/16"=1'-0"

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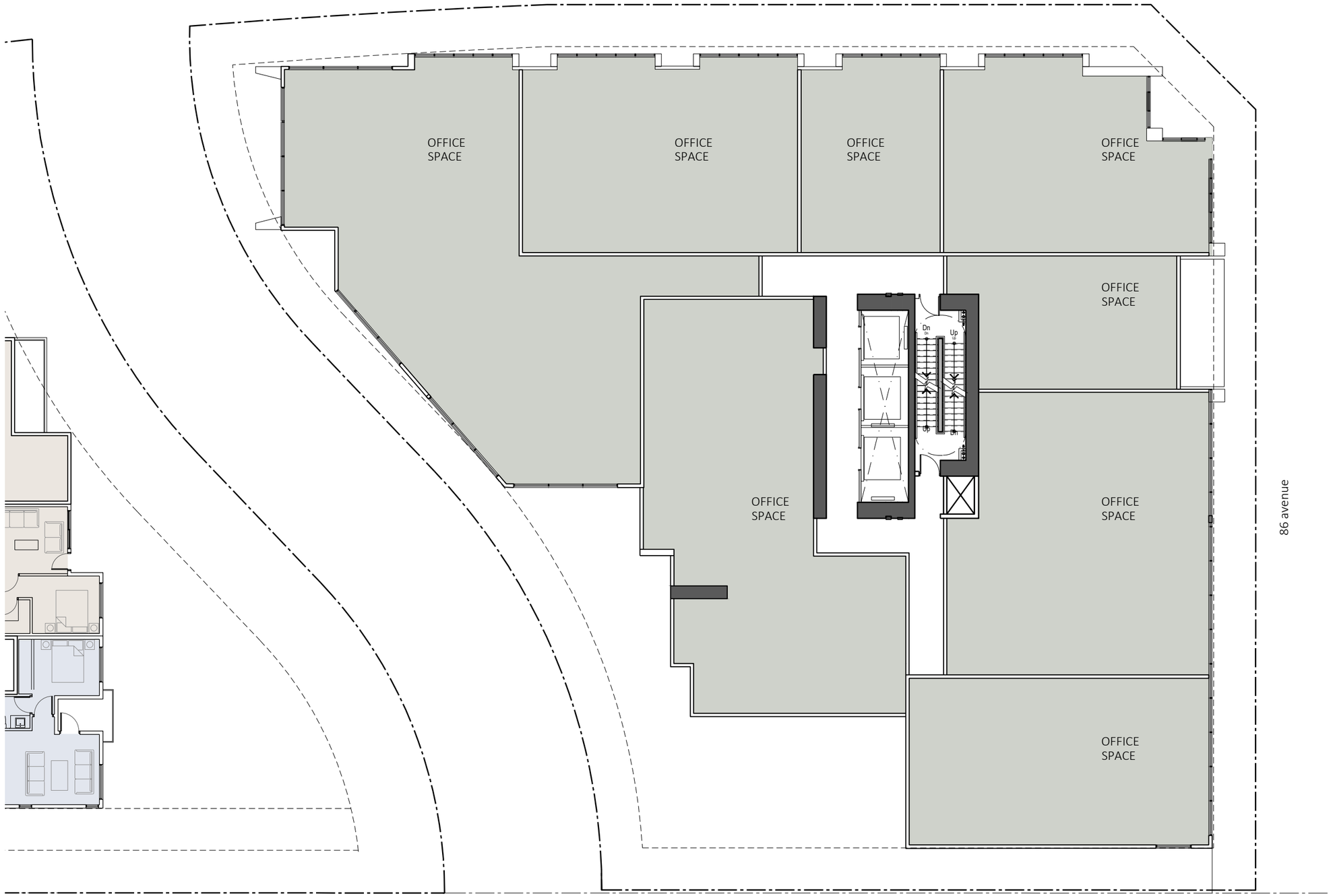
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LEVEL 2

B-2.2



1 BUILDING B- LEVEL 3-5
Scale: 1/16"=1'-0"

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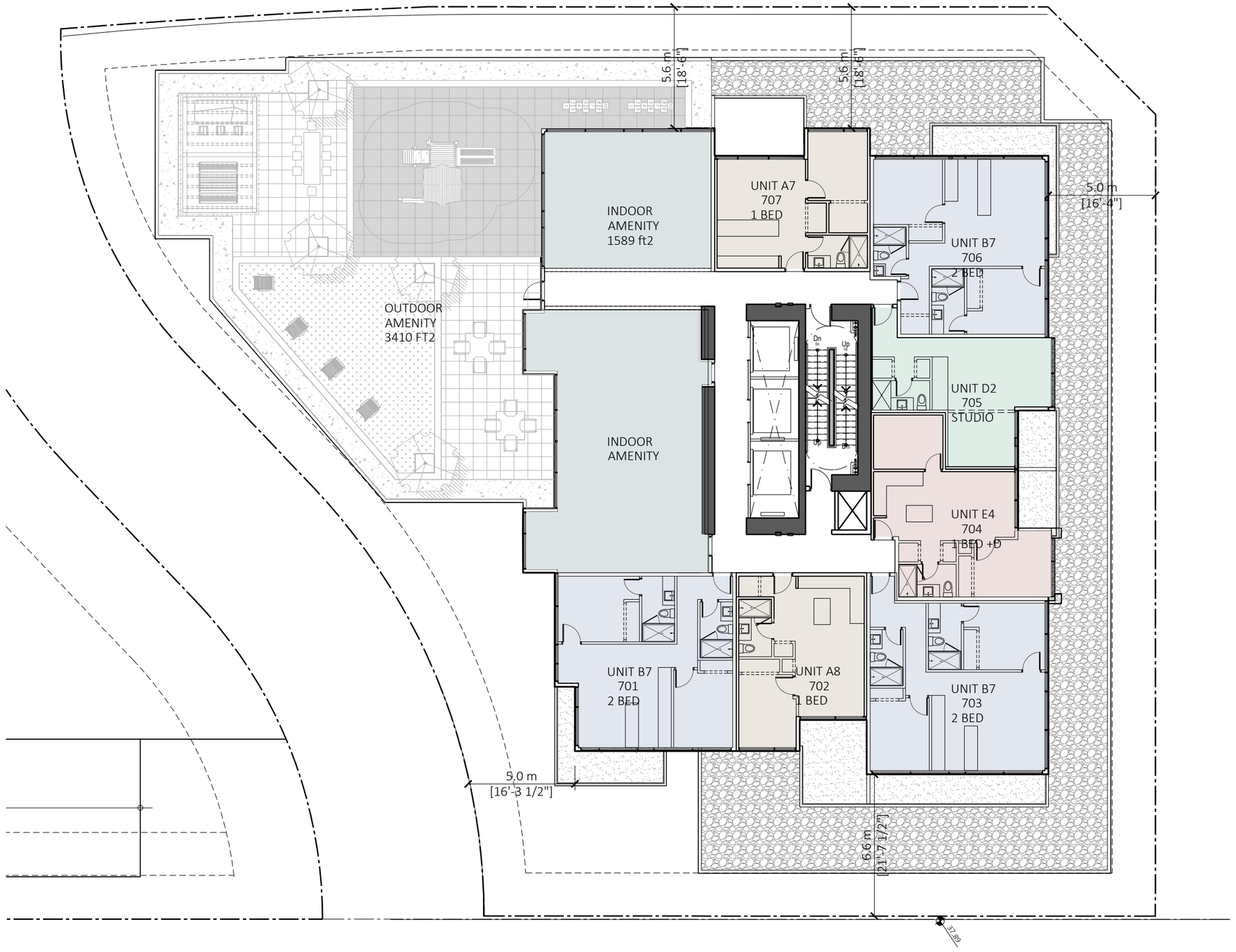
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REV	BY	DATE

LEVEL 3-5

B-2.3



1 BUILDING B- LEVEL6
Scale: 1/16"=1'-0"

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SCALE:
1/16"=1'
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DATE
BY
REV

LEVEL 6

B-2.4



1 BUILDING B- LEVEL 7-38 TOWER
Scale: 1/16"=1'-0"

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LEVEL 7-38

B-2.5

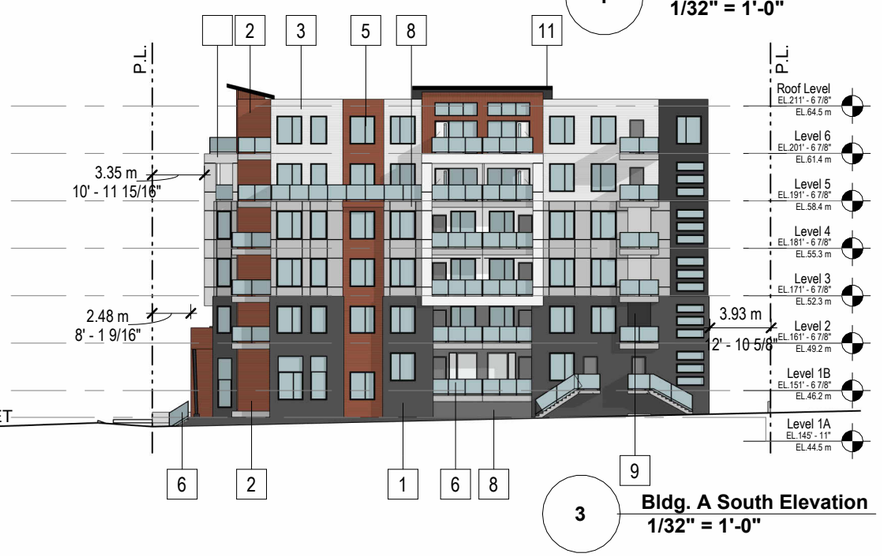


1 **Bldg. A East Elevation**
1/32" = 1'-0"

MATERIAL LEGEND	
1	Brick by Ceramic Mora; Finish: Baco Stoneware; Size: 238x115x47cm
2	4" Cementitious Plank Lap Siding; Finish: Wood; Colour: Copper Mountain(Benjamin Moore AC-12)
3	4" Cementitious Plank Lap Siding; Finish: Smooth; Color: White
5	Thermally Broken Vinyl Double Glazed window
6	Aluminium guardrails with glass panel; Color: Clear
7	Cementitious Board Siding; Finish: Smooth; Color: White
8	Cementitious Board Siding; Finish: Smooth; Color: Grey
9	Cementitious Board Siding; Finish: Smooth; Color: Charcoal or Similar
11	Fascia Color: Black
12	Ceiling Color: Charcoal or Similar
14	Metal Panel; Finish: Smooth; Color: White
15	Metal Panel; Finish: Smooth; Color: Charcoal Grey or Similar
16	Glass Canopy
17	Spandrel Glass
18	Aluminium guardrails with glass panel; Color: Black
19	Sunshade
20	Metal Panel; Finish: Smooth; Color: Black



2 **Bldg. A North Elevation**
1/32" = 1'-0"



3 **Bldg. A South Elevation**
1/32" = 1'-0"



4 **Bldg. A West Elevation**
1/32" = 1'-0"

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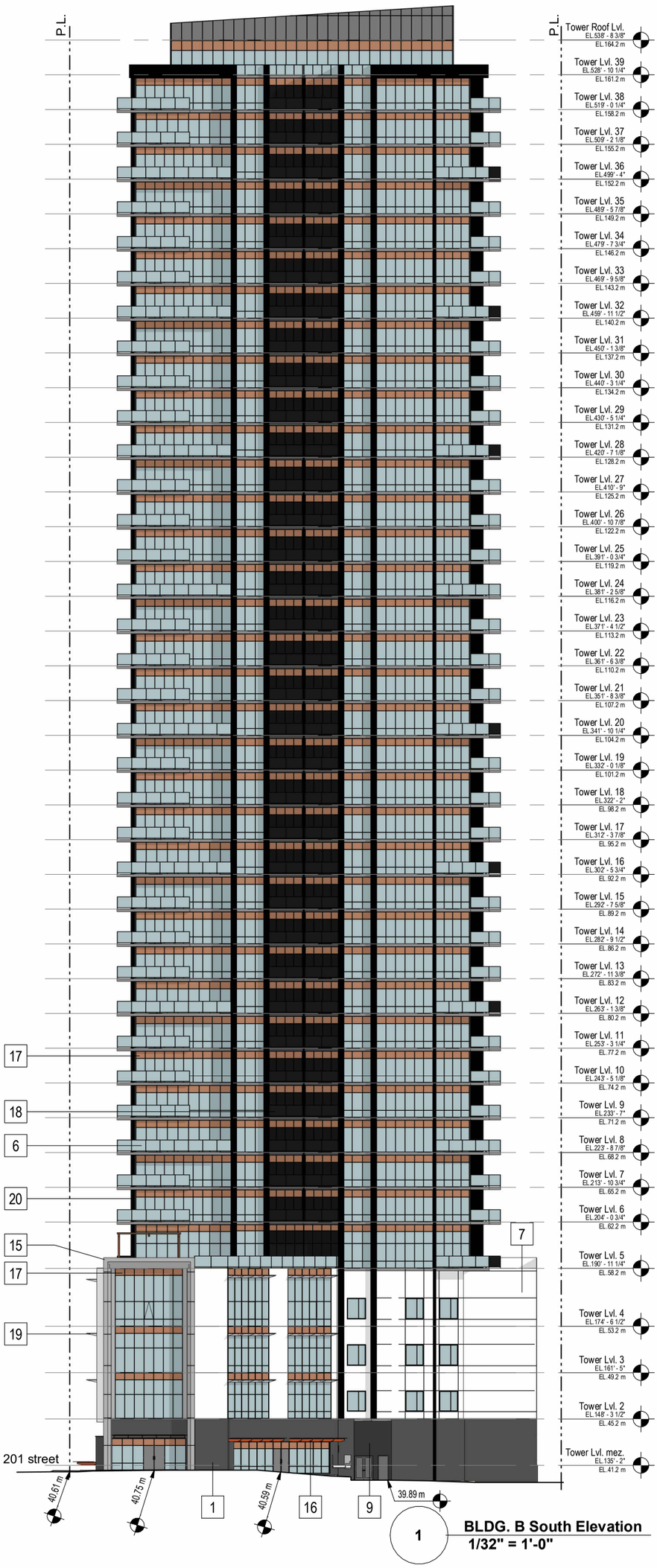
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DRAWN BY: Author

REV	DESCRIPTION	BY	DATE

BLDG. A ELEVATIONS

A3.01

MATERIAL LEGEND	
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2	4" Cementitious Plank Lap Siding; Finish: Wood; Colour: Copper Mountain(Benjamin Moore AC-12)
3	4" Cementitious Plank Lap Siding; Finish: Smooth; Color: White
5	Thermally Broken Vinyl Double Glazed window
6	Aluminium guardrails with glass panel; Color: Clear
7	Cementitious Board Siding; Finish: Smooth; Color: White
8	Cementitious Board Siding; Finish: Smooth; Color: Grey
9	Cementitious Board Siding; Finish: Smooth; Color: Charcoal or Similar
11	Fascia Color: Black
12	Ceiling Color: Charcoal or Similar
14	Metal Panel; Finish: Smooth; Color: White
15	Metal Panel; Finish: Smooth; Color: Charcoal Grey or Similar
16	Glass Canopy
17	Spandrel Glass
18	Aluminium guardrails with glass panel; Color: Black
19	Sunshade
20	Metal Panel; Finish: Smooth; Color: Black



BLDG. B South Elevation
1/32" = 1'-0"

A3.02

BLDG. B ELEVATION

REV	DESCRIPTION	BY	DATE

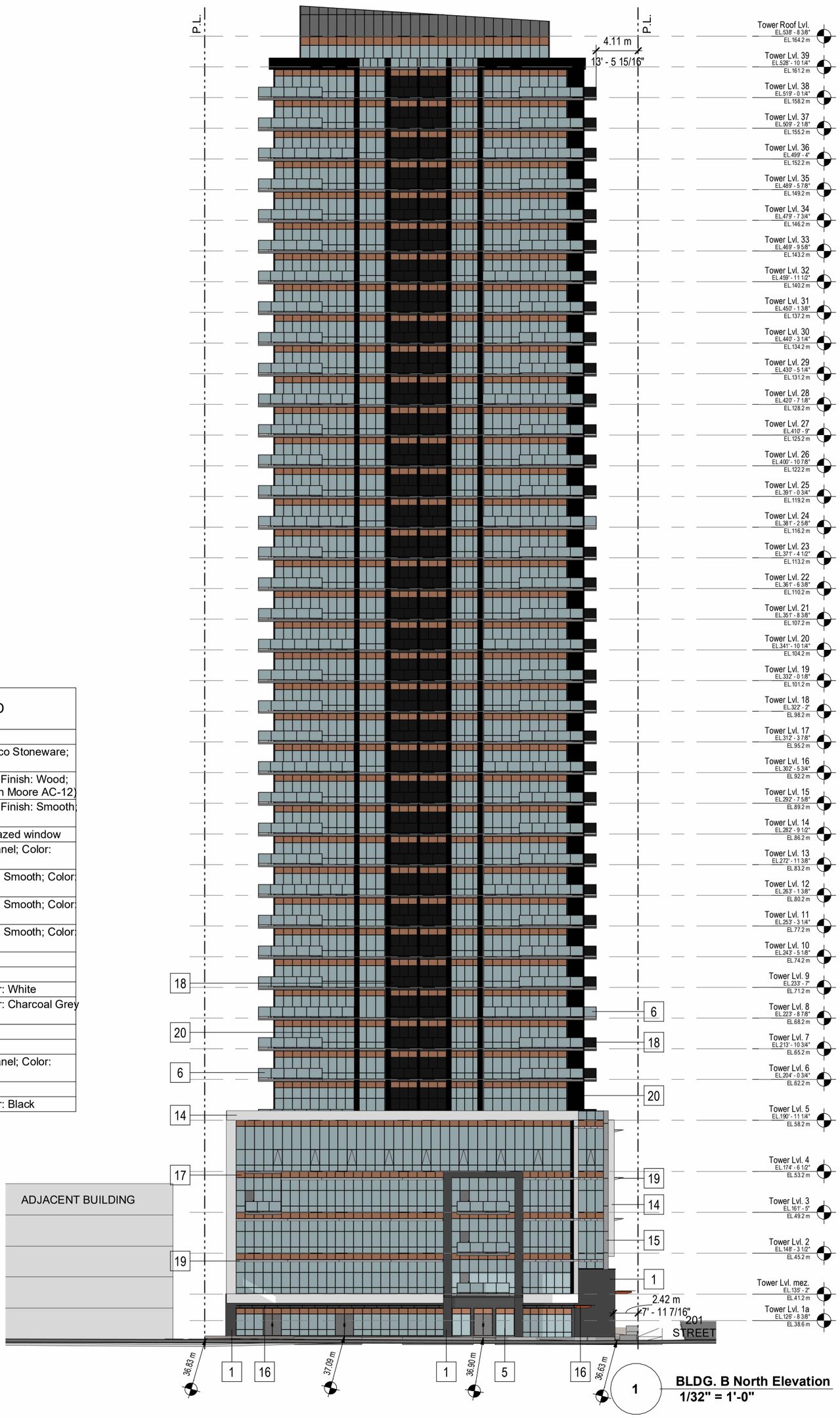
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MATERIAL LEGEND	
1	Brick by Ceramic Mora; Finish: Baco Stoneware; Size: 238x115x47cm
2	4" Cementitious Plank Lap Siding; Finish: Wood; Colour: Copper Mountain(Benjamin Moore AC-12)
3	4" Cementitious Plank Lap Siding; Finish: Smooth; Color: White
5	Thermally Broken Vinyl Double Glazed window
6	Aluminium guardrails with glass panel; Color: Clear
7	Cementitious Board Siding; Finish: Smooth; Color: White
8	Cementitious Board Siding; Finish: Smooth; Color: Grey
9	Cementitious Board Siding; Finish: Smooth; Color: Charcoal or Similar
11	Fascia Color: Black
12	Ceiling Color: Charcoal or Similar
14	Metal Panel; Finish: Smooth; Color: White
15	Metal Panel; Finish: Smooth; Color: Charcoal Grey or Similar
16	Glass Canopy
17	Spandrel Glass
18	Aluminium guardrails with glass panel; Color: Black
19	Sunshade
20	Metal Panel; Finish: Smooth; Color: Black



A3.03

BLDG. B ELEVATION

REV	DESCRIPTION	BY	DATE

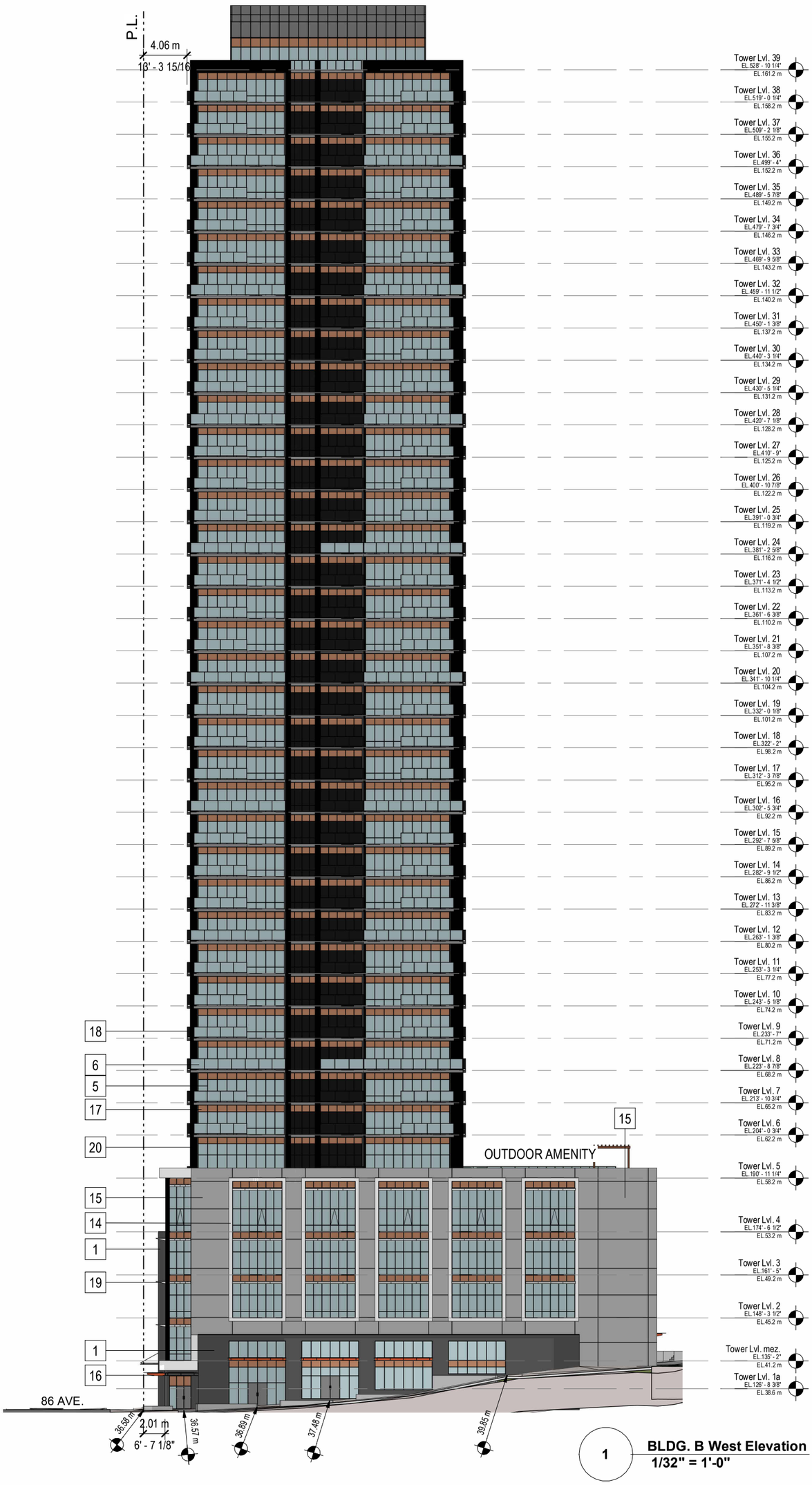
SCALE: 1/32" = 1'-0"
DRAWN BY: Author
PROJECT NO: 21-254
DATE 07-Nov-23

PROJECT INFO:
MIX USE DEVELOPMENT AT
20120 86TH AVE T.O.LANGLEY BC
CLIENT:
CARVOLTH 86TH/ AVENUE LANDS LTD
. C/O MASKEEN

Ph: 604-503-4484
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

FLAT ARCHITECTURE INC.

MATERIAL LEGEND	
1	Brick by Ceramic Mora; Finish: Baco Stoneware; Size: 238x115x47cm
2	4" Cementitious Plank Lap Siding; Finish: Wood; Colour: Copper Mountain(Benjamin Moore AC-12)
3	4" Cementitious Plank Lap Siding; Finish: Smooth; Color: White
5	Thermally Broken Vinyl Double Glazed window
6	Aluminium guardrails with glass panel; Color: Clear
7	Cementitious Board Siding; Finish: Smooth; Color: White
8	Cementitious Board Siding; Finish: Smooth; Color: Grey
9	Cementitious Board Siding; Finish: Smooth; Color: Charcoal or Similar
11	Fascia Color: Black
12	Ceiling Color: Charcoal or Similar
14	Metal Panel; Finish: Smooth; Color: White
15	Metal Panel; Finish: Smooth; Color: Charcoal Grey or Similar
16	Glass Canopy
17	Spandrel Glass
18	Aluminium guardrails with glass panel; Color: Black
19	Sunshade
20	Metal Panel; Finish: Smooth; Color: Black



1 **BLDG. B West Elevation**
1/32" = 1'-0"

A3.04

BLDG. B ELEVATION

REV	DESCRIPTION	BY	DATE

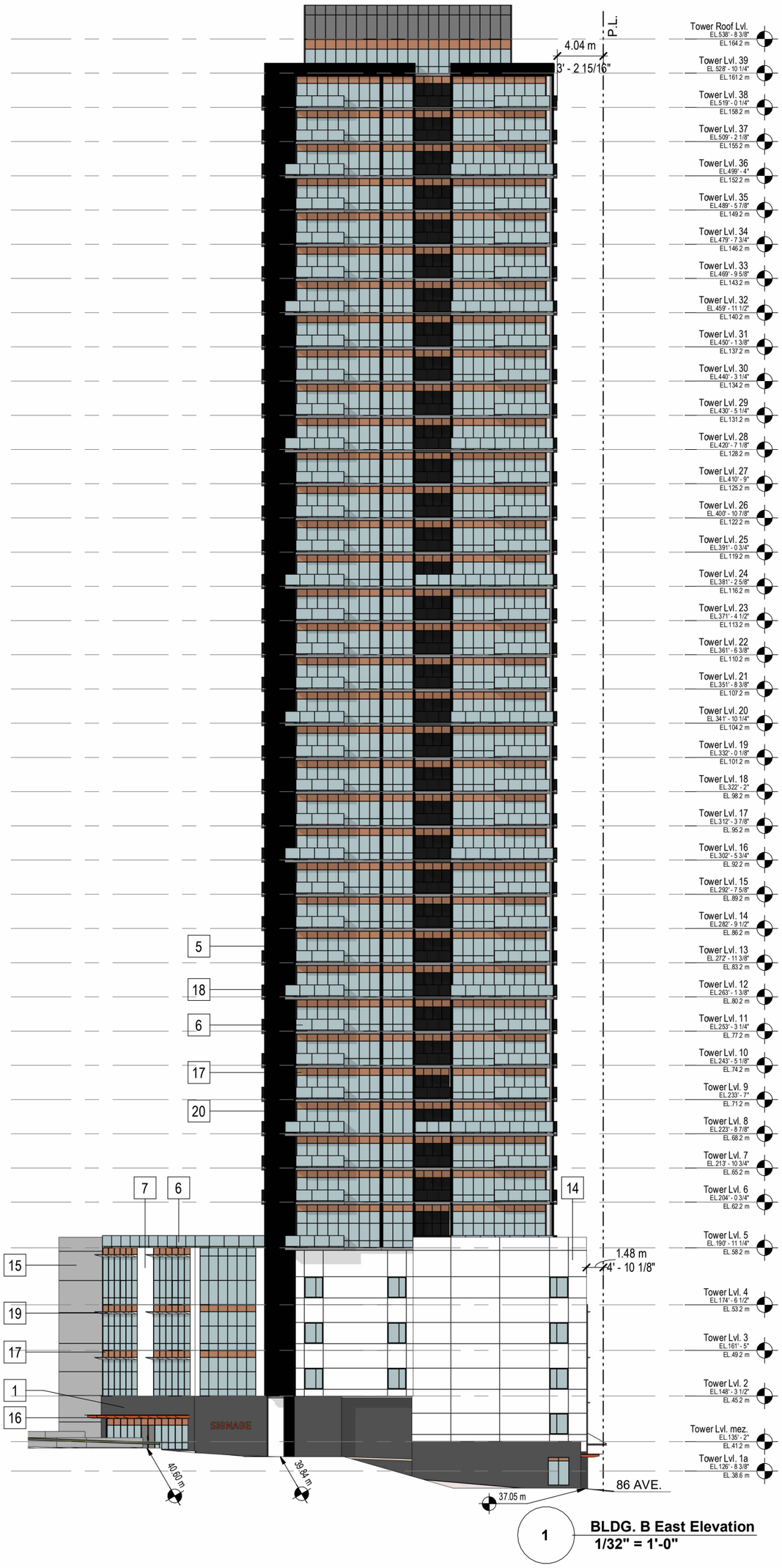
SCALE: 1/32" = 1'-0"
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9	Cementitious Board Siding; Finish: Smooth; Color: Charcoal or Similar
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12	Ceiling Color: Charcoal or Similar
14	Metal Panel; Finish: Smooth; Color: White
15	Metal Panel; Finish: Smooth; Color: Charcoal Grey or Similar
16	Glass Canopy
17	Spandrel Glass
18	Aluminium guardrails with glass panel; Color: Black
19	Sunshade
20	Metal Panel; Finish: Smooth; Color: Black



1 BLDG. B East Elevation
1/32" = 1'-0"

A3.05

BLDG. B ELEVATION

REV	DESCRIPTION	BY	DATE

SCALE: 1/32" = 1'-0"
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Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

FLAT ARCHITECTURE INC.



VIEW FROM CORNER OF 86 AVE AND 201 STREET

FLAT INC.
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:
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DATE
07-Nov-23

PROJECT NO:
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SCALE:

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REV	DESCRIPTION	BY	DATE

SCHEMATIC VIEW

A4.01



VIEW FROM 201 STREET

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ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

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REV	DESCRIPTION	BY	DATE

SCHEMATIC VIEW

A4.02



VIEW FROM 201 STREET

FLAT ARCHITECTURE INC.

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

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DATE
07-Nov-23

PROJECT NO:
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Author

REV	DESCRIPTION	BY	DATE

SCHEMATIC VIEW

A4.03



VIEW FROM 201 STREET

FLAT ARCHITECTURE INC.

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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REV	DESCRIPTION	BY	DATE

SCHEMATIC VIEW

A4.04



VIEW FROM 201 STREET

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Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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REV	DESCRIPTION	BY	DATE

SCHEMATIC VIEW

A4.05



VIEW FROM 201 STREET

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Author

REV	DESCRIPTION	BY	DATE

SCHEMATIC VIEW

A4.06



VIEW FROM 86 AVE

FLAT INC.
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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PROJECT NO:
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Author

REV	DESCRIPTION	BY	DATE

SCHEMATIC VIEW

A4.07



VIEW FROM 86 AVE

FLAT INC.
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

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REV	DESCRIPTION	BY	DATE

SCHEMATIC VIEW

A4.08



AERIAL VIEW

FLAT ARCHITECTURE INC.

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

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21-254

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REV	DESCRIPTION	BY	DATE

SCHEMATIC VIEW

A4.09



AERIAL VIEW

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www.flatarchitecture.ca
contact@flatarchitecture.ca

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REV	DESCRIPTION	BY	DATE

SCHEMATIC VIEW

A4.10



VIEW FROM BUILDING B OUTDOOR AMENITY

FLAT INC.
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

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PROJECT NO:
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SCALE:

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Author

REV	DESCRIPTION	BY	DATE

SCHEMATIC VIEW

A4.11



VIEW OF THE RESIDENTIAL TOWER FROM THE OUTDOOR AMENITY BLDG. B

FLAT ARCHITECTURE INC.

Unit 209- 6321 King George Blvd
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REV	DESCRIPTION	BY	DATE

SCHEMATIC VIEW

A4.12



VIEW FROM THE INTERNAL ROAD

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ARCHITECTURE

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www.flatarchitecture.ca
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SCHEMATIC VIEW

A4.13