

DEVELOPMENT PERMIT APPLICATION

20861 83rd Avenue, Langley, BC

ARCHITECTURAL

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A1.02	SITE PLAN
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A3.00	BUILDING R2 - NORTH ELEVATION
A3.01	BUILDING R2 - SOUTH ELEVATION
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A3.04	BUILDING R3 - EAST AND WEST ELEVATIONS
A3.05	BUILDING R3 - SOUTH ELEVATION
A3.06	BUILDING R3 - NORTH ELEVATION
A4.00	SITE SECTION
A4.01	BUILDING SECTIONS
A5.00	3D VIEWS
A5.01	3D VIEW



PRINCIPALS

Christopher Block
M Arch, Architect AIBC, AAA,
SAA, OAA, LEED AP BD+C

Marcel S. Proskow
CRX, CDP

ADDRESS

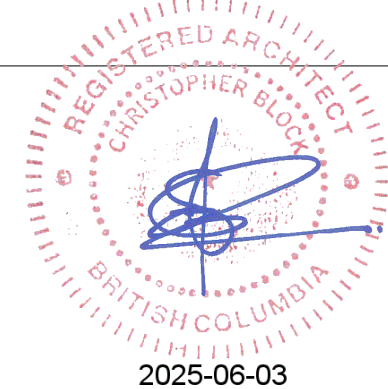
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e office@c-8.ca
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ATHENRY GATE

20861 83rd Avenue, Langley, BC



COVER

PROJECT No: **16029**
DATE: **May 30th 2025**
SCALE:

A0.00

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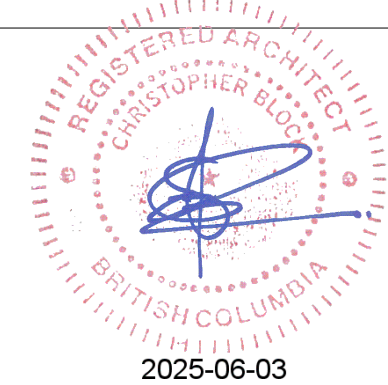
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TOPOGRAPHIC SURVEY PLAN

PROJECT No: 16029
DATE: May 30th 2025
SCALE:

A1.00

B.C. LAND SURVEYOR'S TOPOGRAPHIC PLAN OF LOTS 1-4, LOT 6,
AND LOT 5 EXCEPT PHASE ONE STRATA PLAN EPS1830;
ALL OF SECTION 25 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN BCP47544

LOT 1 PID: 028-494-407 LOT 2 PID: 028-494-431
LOT 3 PID: 028-494-458 LOT 4 PID: 028-494-474
Rem.5 PID: 028-494-512 LOT 6 PID: 028-494-563

SCALE 1 : 250

DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 1120m IN WIDTH BY 854m
IN HEIGHT (E. SIDE) WHEN PLOTTED AT A SCALE OF 1:250
LOT DIMENSIONS AND CLEARANCES ARE ACCORDING TO FIELD SURVEY/LAND
TITLE OFFICE RECORDS
BUILDING DIMENSIONS ARE TO EXTERIOR SIDING/FOUNDATION
ELEVATIONS ARE IN METRES GEODESIC AND ARE DERIVED
FROM CONTROL MONUMENT 821155 AND ARE DERIVED
LOCATED ON THE SOUTHERLY SIDE OF 83RD AVENUE
21.4m WEST OF THE C/A OF 211A STREET
ELEVATION = 48.48m, DATUM CHD80/820218

LOT 1: DOCUMENT NUMBERS B0193663,
B0193664 ARE REGISTERED ON TITLE AND
MAY AFFECT THE LOCATION OF IMPROVEMENTS.
LOT 2: DOCUMENT NUMBERS B0193667,
B0193670, B0193665, B0193669,
B0193682 ARE REGISTERED ON TITLE AND
MAY AFFECT THE LOCATION OF IMPROVEMENTS.
LOT 3: DOCUMENT NUMBERS B0193668,
B0193674, B0193680, B0193681, B0193682,
B0193685, B0193701, CA357833, CA357834
ARE REGISTERED ON TITLE AND MAY AFFECT THE
LOCATION OF IMPROVEMENTS.
LOT 4: DOCUMENT NUMBERS B0193670,
B0193672, B0193681, B0193683, B0193684,
B0193686, B0193701, CA357833, CA357834,
CA358072 ARE REGISTERED ON TITLE AND MAY
AFFECT THE LOCATION OF IMPROVEMENTS.
Rem. 5: DOCUMENT NUMBERS B0193686,
B0193687, B0193670, B0193683, B0193688,
B0193701, CA357833, CA357834, CA358072,
CA358083, CA358084, CA358085, CA358086
ARE REGISTERED ON TITLE AND MAY AFFECT THE
LOCATION OF IMPROVEMENTS.
LOT 6: NONE

PREPARED FOR: LUXOR HOME COLLECTION

LEGEND

○ DENOTES SPOT ELEVATION
○ DENOTES BOLLARD
○ DENOTES CATCH BASIN
○ DENOTES ROUND CATCH BASIN
○ DENOTES SQUARE CATCH BASIN
○ DENOTES CLEANDY
○ DENOTES UTILITY BOX
○ DENOTES FIRE HYDRANT
○ DENOTES GUY WIRE
○ DENOTES GAS MARKER
○ DENOTES GAS VALVE
○ DENOTES LAMP STANDARD
○ DENOTES ORNAMENTAL LAMP
○ DENOTES MANGROVE
○ DENOTES POWER POLE
○ DENOTES SIGN
○ DENOTES WATER METER
○ DENOTES WATER VALVE
○ DENOTES DIAMETER IN MILLIMETRES
○ DENOTES TREE LOCATION
○ DENOTES EXTENTS OF DAPLINE
○ DENOTES CONSPICUOUS TREE
○ DENOTES DECIDUOUS TREE
○ DENOTES TOP OF WALL ELEVATION
○ DENOTES INACCESSIBLE AT TIME OF SURVEY

CONTOUR INTERVAL = 0.5m

TABLE OF AREAS		
DESCRIPTION	Sq. Metres	Sq. Feet
LOT 1 PLAN BCP47544	272.7 m ²	2935.3 ft ²
LOT 2 PLAN BCP47544	2008.0 m ²	21613.9 ft ²
LOT 3 PLAN BCP47544	2812.5 m ²	30273.5 ft ²
LOT 4 PLAN BCP47544	2034.2 m ²	21885.9 ft ²
Rem. 5 PLAN BCP47544	4407.2 m ²	47438.7 ft ²
LOT 6 PLAN BCP47544	96.4 m ²	1037.6 ft ²

CIVIC ADDRESS:

LOT 2: 20861 83rd AVENUE LANGLEY, BC
LOT 3: 20845 83rd AVENUE LANGLEY, BC
LOT 4: 20861 83rd AVENUE LANGLEY, BC

CERTIFIED CORRECT THIS 16th DAY OF APRIL, 2024.

Scott M. Todd

SCOTT M. TODD

This document is not valid unless digitally signed,
or originally signed and sealed.
FOR MUNICIPAL AND OR ADJACENT PURPOSES

B.C.L.S.

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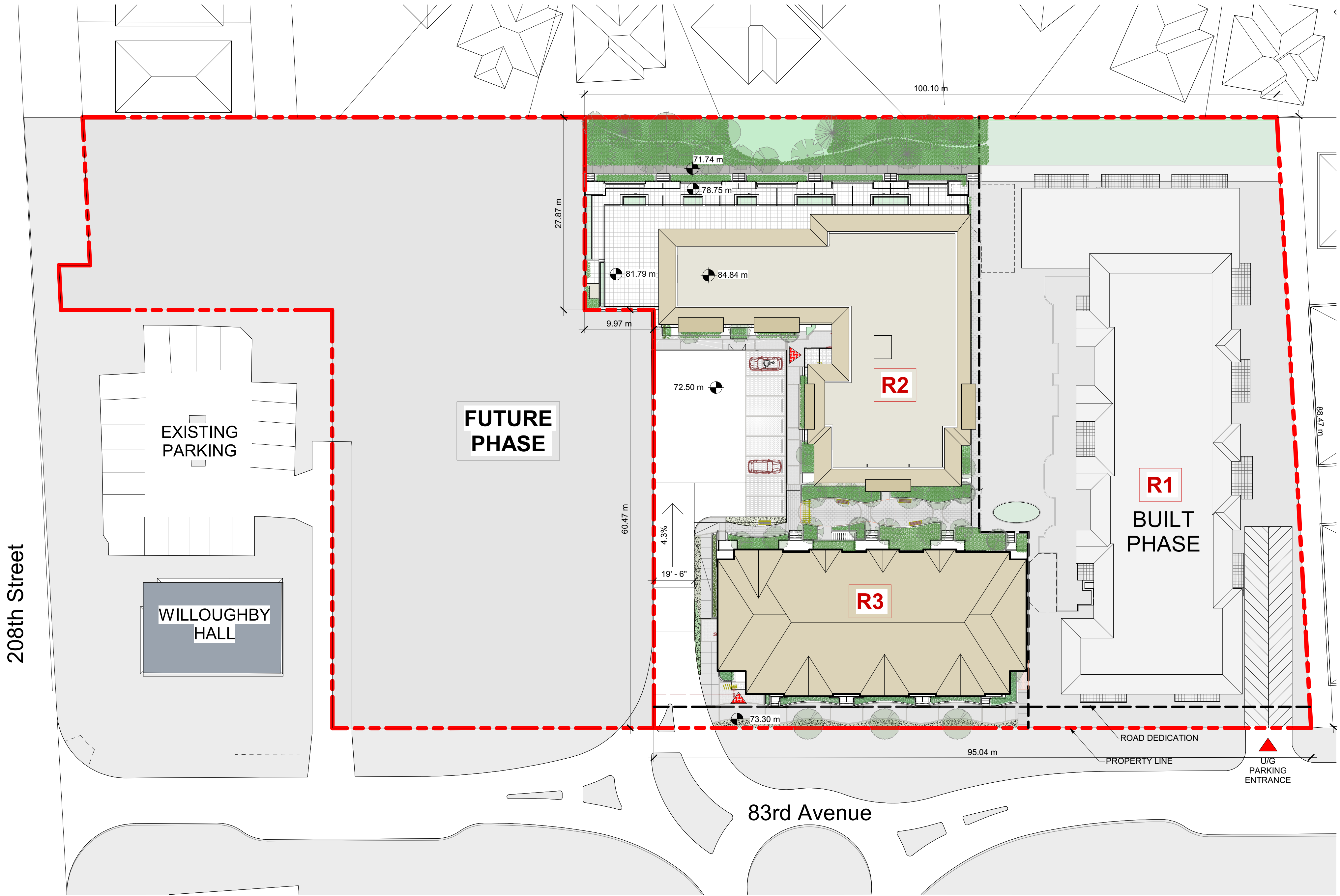
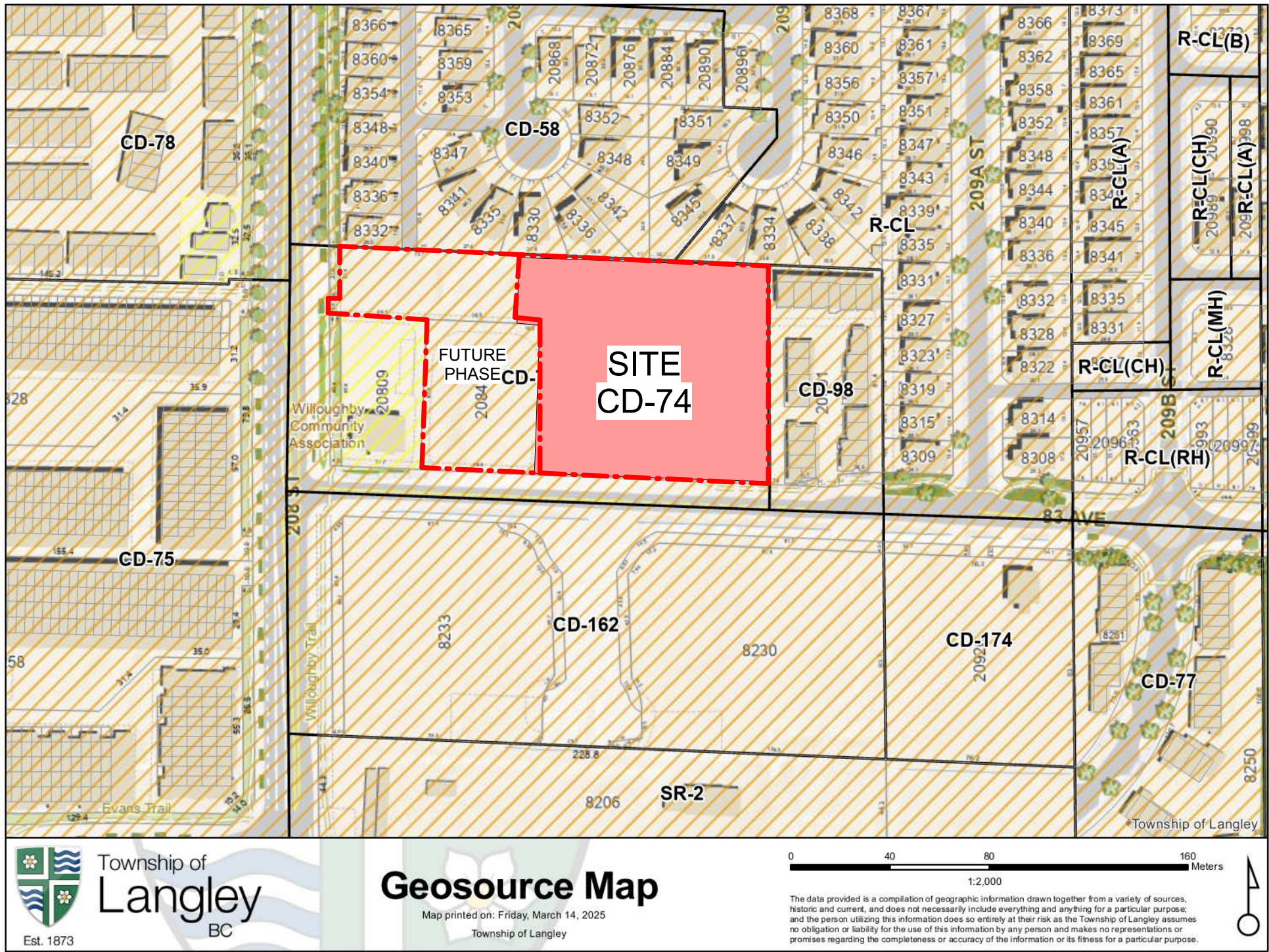
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OVERALL SITE PLAN
SCALE: 1" = 30'-0"

PRINCIPALS

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CRX, CDP

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20861 83rd Avenue, Langley, BC



SITE PLAN OVERALL

PROJECT No: 16029
DATE: May 30th 2025
SCALE: As indicated

STATISTICS

LOT AREA
R1 + R2 + R3 = 2.08 ACRES = 90,742 sqf

DENSITY
UNITS = 164
79 UNITS PER ACRE

BUILDING R1 (EXISTING)
4 STOREY
UNITS = 66
GFA = 62,876 sqf

BUILDING R2
4 STOREY
UNITS = 62
GFA = 56,771 sqf

BUILDING R3
4 STOREY
UNITS = 38
GFA = 33,570 sqf

NUMBER OF UNITS / DENSITY
PREVIOUS DP = 153 / 74 UNITS PER ACRE
PROPOSED DP = 164 / 79 UNITS PER ACRE

GFA
PREVIOUS DP = 139,288 sqf
PROPOSED DP = 153,217 sqf

LOT COVERAGE
PREVIOUS DP = 42.8 %
PROPOSED DP = 44.14 %

AGE FRIENDLY AMENITY AREA
EXISTING = 3,638sqf
NEW = 1,821 sqf
TOTAL = 4,459 sqf

- LEGEND
- EXISTING AGE FRIENDLY AMENITY AREA
 - REMOVED EXISTING AGE FRIENDLY AMENITY AREA
 - AGE FRIENDLY AMENITY AREA
 - PROPERTY LINE
 - EXISTING U/G PARKING SLAB
 - PREVIOUS DP BUILDING OUTLINE
 - PHASE LINE
 - SET BACK
 - ROAD DEDICATION

SITE PLAN
SCALE: 1/16" = 1'-0"



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STATISTICS

PROJECT No: 16029
DATE: May 30th 2025
SCALE:

PROJECT STATISTICS - PREVIOUS DP						
					SQUARE METERS	SQUARE FEET
SITE AREA					8,430.2	90,742.0
TOTAL PROPOSED GROSS BUILDABLE AREA					12,940.4	139,288.9
	RESIDENTIAL GROSS AREA		COMMERCIAL GROSS AREA		TOTAL GROSS AREA	
	SQUARE METERS	SQUARE FEET	SQUARE METERS	SQUARE FEET	SQUARE METERS	SQUARE FEET
BUILDING R1	5,841.4	62,876.4	-	-	5,841.4	62,876.4
BUILDING R2	4,082.3	43,941.2	-	-	4,082.3	43,941.2
BUILDING R3	2,894.8	31,159.0	121.9	1,312.3	3,016.7	32,471.3
TOTAL GFA	12,818.4	137,976.6	121.9	1,312.3	12,940.4	139,288.9
INDOOR CHILD FRIENDLY AMENITY					136.1	1,464.6
TOTAL AREA					13,076.4	140,753.5
FSR (GFA / SITE AREA)						1.535
LOT COVERAGE						42,8%

PARKING STATISTICS		
RESIDENTIAL PARKING		
	REQUIRED	PROVIDED
FOR RESIDENTS	203	205
VISITORS	23	23
COMMERCIAL PARKING	6	6
TOTAL	232	234

NUMBERS OF UNITS	
BUILDING R1 (BUILT)	66
BUILDING R2	48
BUILDING R3	39

TOTAL	153
-------	-----

PROJECT STATISTICS - CURRENT DP SUBMISSION						
					SQUARE METERS	SQUARE FEET
SITE AREA					8,430.2	90,742.0
TOTAL PROPOSED GROSS BUILDABLE AREA					14,234.4	153,217.4
	RESIDENTIAL GROSS AREA		COMMERCIAL GROSS AREA		TOTAL GROSS AREA	
	SQUARE METERS	SQUARE FEET	SQUARE METERS	SQUARE FEET	SQUARE METERS	SQUARE FEET
BUILDING R1	5,841.4	62,876.4	-	-	5,841.4	62,876.4
BUILDING R2	5,274.2	56,771.0	-	-	5,274.2	56,771.0
BUILDING R3	3,118.8	33,570.0	-	-	3,118.8	33,570.0
TOTAL GROSS AREA OF BUILDINGS	14,234.4	153,217.4	-	-	14,234.4	153,217.4

FSR (GFA / SITE AREA)	1.688	<	PREVIOUS DP AREA + 10% 153,217.8
---------------------------	-------	---	-------------------------------------

			PREVIOUS DP FSR + 10% 1.688
			PREVIOUS DP LOT COVERAGE + 10% 47.08
LOT COVERAGE	44.14%	<	

PARKING STATISTICS		
RESIDENTIAL PARKING		
	REQUIRED	PROVIDED
FOR RESIDENTS	248	248
VISITORS	25	25

TOTAL	273	273
-------	-----	-----

NUMBERS OF UNITS	
BUILDING R1 (BUILT)	66
BUILDING R2	62
BUILDING R3	38

			PREVIOUS DP NUMBER OF UNITS + 10% 168.3
TOTAL	166	<	

PARKING STALLS REQUIRED FOR BUILDINGS R1 - R2 - R3					
units n.					parking stalls
Building R1 (EXISTING)	studio	2	x	1	= 2
	unit apartment	64	x	1.5	= 96
	visitors 10%	98	x	0.1	= 10
	TOTAL				108
Building R2	studio	0	x	1	= 0
	unit apartments one or more	62	x	1.5	= 93
	visitors 10%	93	x	0.1	= 9
	TOTAL				102
Building R3	unit apartments one or more	38	x	1.5	= 57
	visitors 10%	57	x	0.1	= 6
	TOTAL				63
Total parking stalls required					273

PARKING PROVIDED	STANDARD STALLS	SMALL CARS STALLS	BARRIER FREE STALLS		TOTAL STALLS
Ground level PROPOSAL parking	7	0	1	=	8
P1 Underground EXISTING parking	71	32	1	=	104
P1 Underground PROPOSAL parking	60	18	3	=	82
P2 Underground PROPOSAL parking	61	16	1	=	79
Total parking stalls	199	66	6	=	273

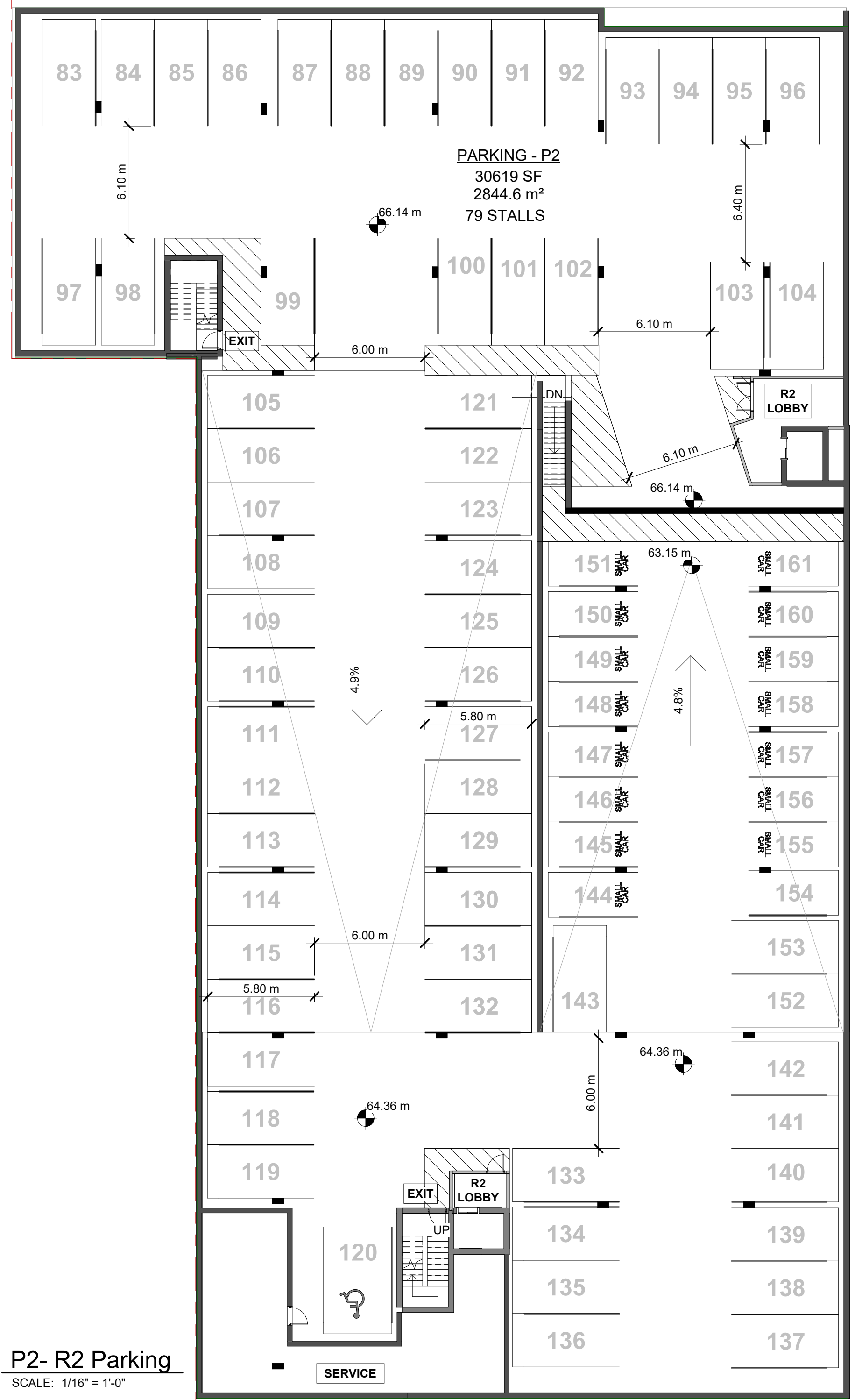
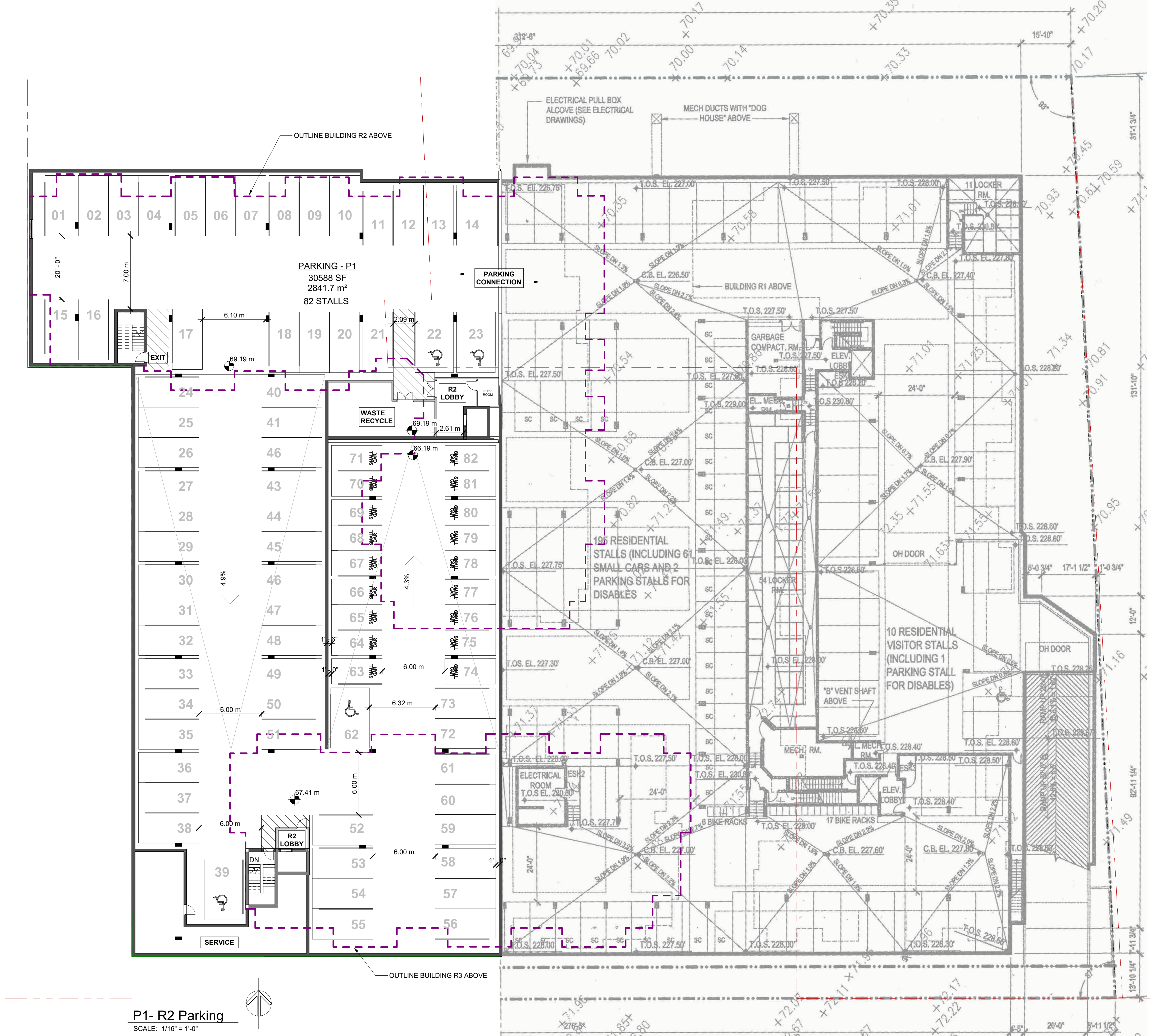
BICYCLE STALLS (bicycle storage located under the R3 building) REQUIRED AND PROVIDED FOR BUILDINGS R2 - R3			
units n.		REQUIRED	PROVIDED
Building R2	62	62	62
Building R3	38	38	38
Total parking stalls PROVIDED			100

BICYCLE STALLS for visitors = 6 stalls per building located at each building main entrance
--

AGE FRIENDLY AMENITY AREA (in square meters)

	PREVIOUS DP PLAY AREA	CURRENT DP A.F.A.A.
AREA A	107	79
AREA B	230	230
AREA C	29	29
AREAD D (INDOOR)	140	0
AREA E		169
TOTAL	506	507
N. OF UNITS	153	166
AREA PER UNIT	506 / 153 = 3.3 sq m	166 X 3.3 = 548

AREA REQUIRED 548 sqm
AREA PROVIDED 507 sqm
AREA TO ADD IN THE FUTURE PHASE 41 sqm



P1- R2 Parking
SCALE: 1/16" = 1'-0"

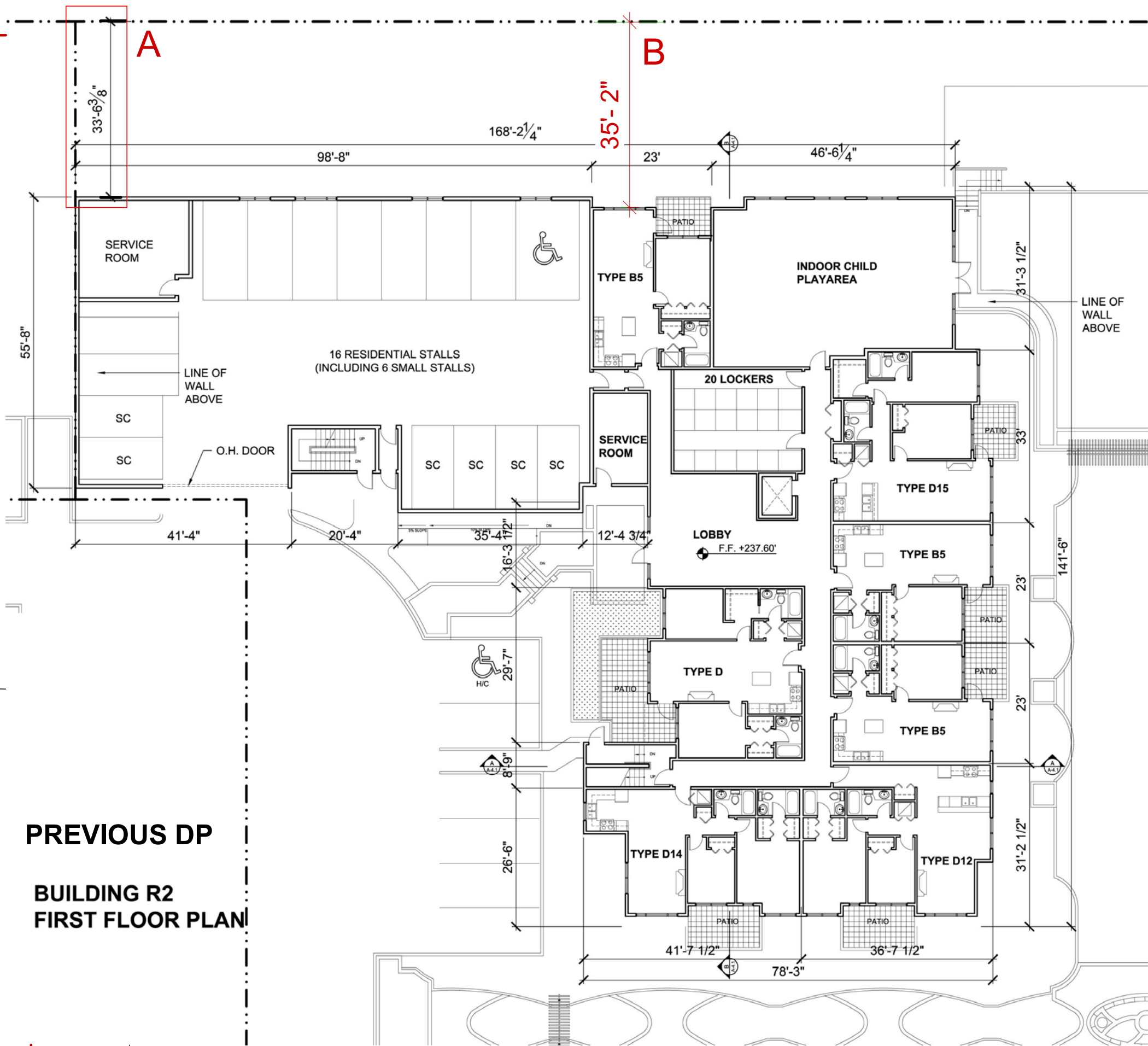
P2- R2 Parking
SCALE: 1/16" = 1'-0"

		ORIGINAL DP		PROPOSED DP		DIFFERENCE	PERCENTAGE (FROM THE ORIGINAL DP)
		FEET	METER	FEET	METER		
LEVEL 1	A	33' - 6 3/8"	10.22	31' - 6"	9.6	0.62	- 6.07%
	B	35' - 2"	10.7	37' - 6"	11.43	0.73	+ 6.82%
LEVEL 2	C	31' - 6 1/8"	9.6	31' - 6"	9.6	0.00	= 0.00%
	D	35' - 6 1/8"	10.82	37' - 6"	11.43	0.61	+ 5.64%
LEVEL 3	E	47' - 4"	14.42	43'	13.1	1.32	- 9.15%
	F	39' - 9 1/4"	12.12	36' - 6"	11.15	0.97	- 8.00%
LEVEL 4	G	56' - 10 3/16"	17.32	59'	17.98	0.66	+ 3.81%
	H	56' - 9 5/8"	17.3	57' - 6"	17.53	0.23	+ 1.33%
	I	52' - 9 3/8"	16.08	57' - 6"	17.53	1.45	+ 9.02%
	J	49' - 9 5/8"	15.17	48' - 6"	14.8	0.37	- 2.44%
	K	51' - 9 5/8"	15.78	48' - 6"	14.8	0.98	- 6.21%

NORTH SIDE SETBACKS:



BUILDING R2 - LEVEL 1
SCALE: 1" = 10'-0"



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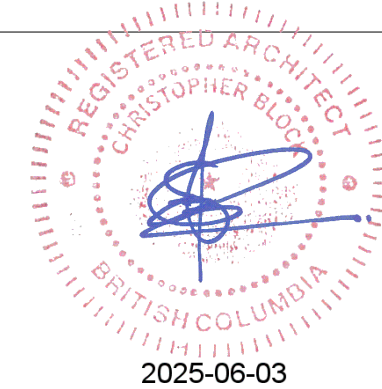
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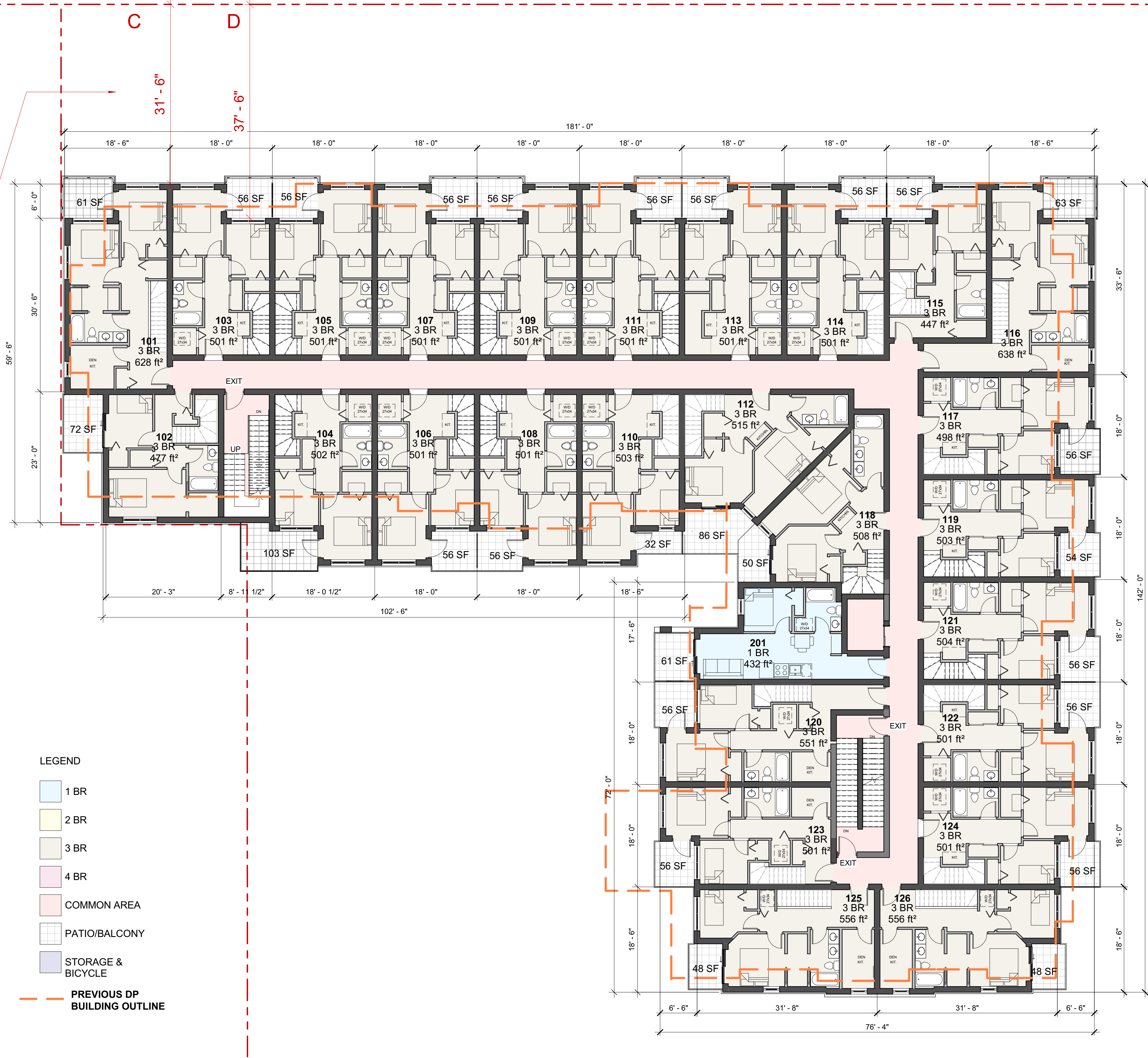
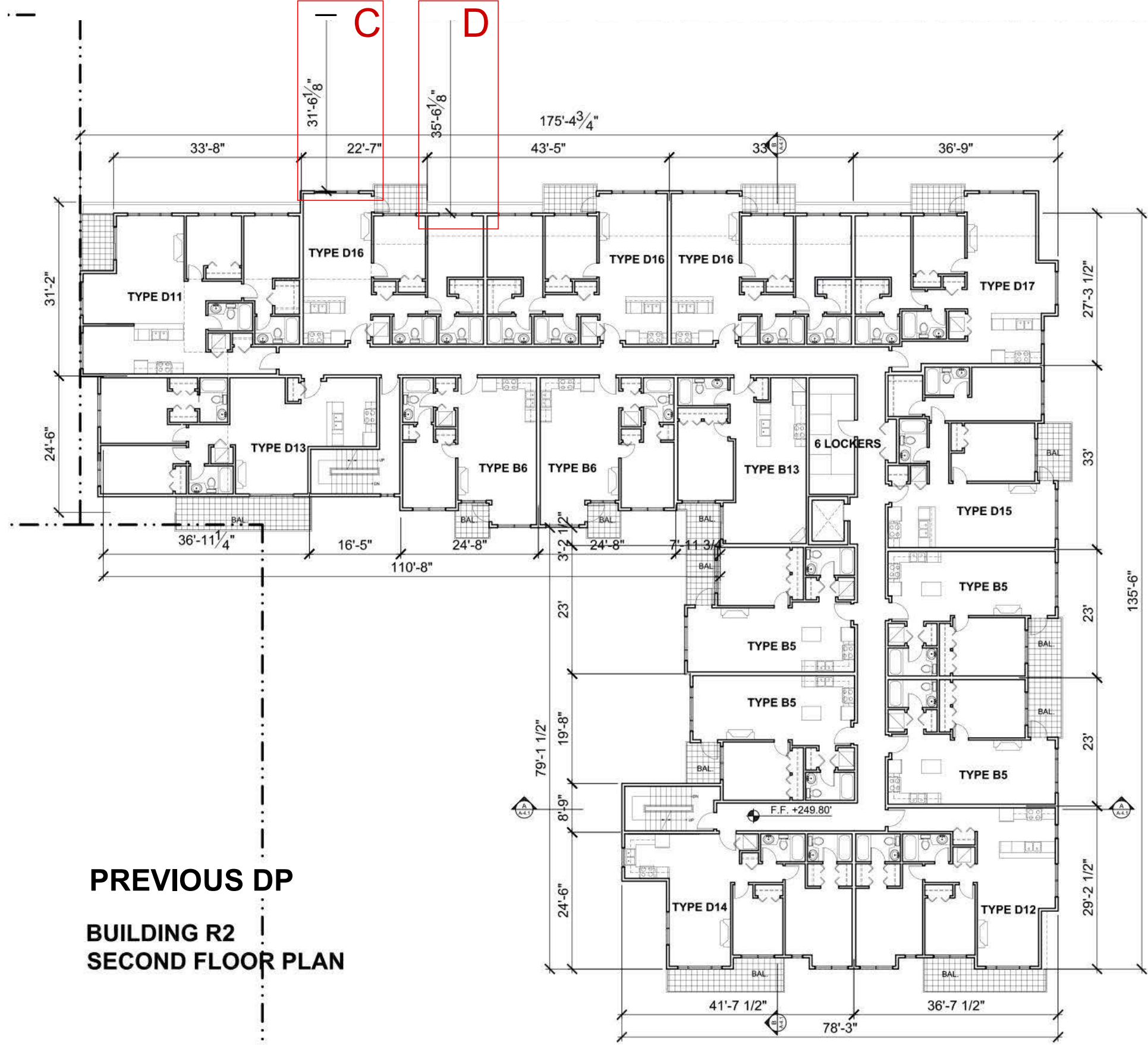


BUILDING R2 - LEVEL 1

PROJECT No: 16029
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		ORIGINAL DP		PROPOSED DP		DIFFERENCE	PERCENTAGE (FROM THE ORIGINAL DP)
		FEET	METER	FEET	METER		
LEVEL 1	A	33' - 6 3/8"	10.22	31' - 6"	9.6	0.62	- 6.07%
	B	35' - 2"	10.7	37' - 6"	11.43	0.73	+ 6.82%
LEVEL 2	C	31' - 6 1/8"	9.6	31' - 6"	9.6	0.00	= 0.00%
	D	35' - 6 1/8"	10.82	37' - 6"	11.43	0.61	+ 5.64%
LEVEL 3	E	47' - 4"	14.42	43'	13.1	1.32	- 9.15%
	F	39' - 9 1/4"	12.12	36' - 6"	11.15	0.97	- 8.00%
LEVEL 4	G	56' - 10 3/16"	17.32	59'	17.98	0.66	+ 3.81%
	H	56' - 9 5/8"	17.3	57' - 6"	17.53	0.23	+ 1.33%
	I	52' - 9 3/8"	16.08	57' - 6"	17.53	1.45	+ 9.02%
	J	49' - 9 5/8"	15.17	48' - 6"	14.8	0.37	- 2.44%
	K	51' - 9 5/8"	15.78	48' - 6"	14.8	0.98	- 6.21%

NORTH SIDE SETBACKS:



BUILDING R2 - LEVEL 2
SCALE: 1" = 10'-0"

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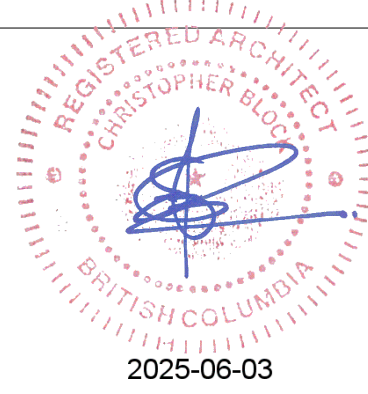
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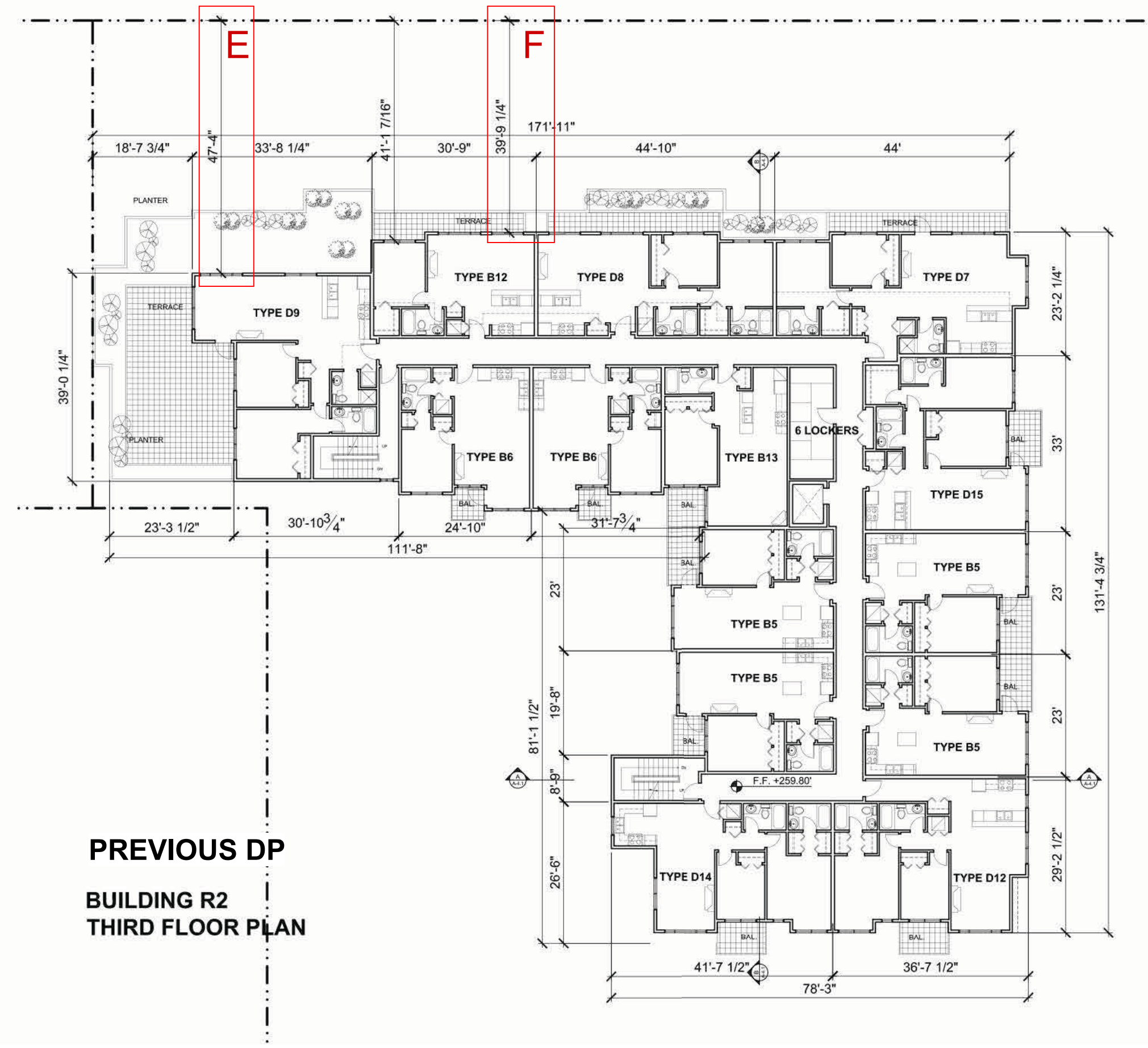


BUILDING R2 - LEVEL 2

PROJECT No: 16029
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SCALE: 1" = 10'-0"

		ORIGINAL DP		PROPOSED DP		DIFFERENCE	PERCENTAGE (FROM THE ORIGINAL DP)
		FEET	METER	FEET	METER		
LEVEL 1	A	33' - 6 3/8"	10.22	31' - 6"	9.6	0.62	- 6.07%
	B	35' - 2"	10.7	37' - 6"	11.43	0.73	+ 6.82%
LEVEL 2	C	31' - 6 1/8"	9.6	31' - 6"	9.6	0.00	= 0.00%
	D	35' - 6 1/8"	10.82	37' - 6"	11.43	0.61	+ 5.64%
LEVEL 3	E	47' - 4"	14.42	43'	13.1	1.32	- 9.15%
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	H	56' - 9 5/8"	17.3	57' - 6"	17.53	0.23	+ 1.33%
	I	52' - 9 3/8"	16.08	57' - 6"	17.53	1.45	+ 9.02%
	J	49' - 9 5/8"	15.17	48' - 6"	14.8	0.37	- 2.44%
	K	51' - 9 5/8"	15.78	48' - 6"	14.8	0.98	- 6.21%

NORTH SIDE SETBACKS:



PREVIOUS DP
BUILDING R2
THIRD FLOOR PLAN



- LEGEND
- 1 BR
 - 2 BR
 - 3 BR
 - 4 BR
 - COMMON AREA
 - PATIO/BALCONY
 - STORAGE & BICYCLE
 - PREVIOUS DP BUILDING OUTLINE

BUILDING R2 - LEVEL 3
SCALE: 1" = 10'-0"

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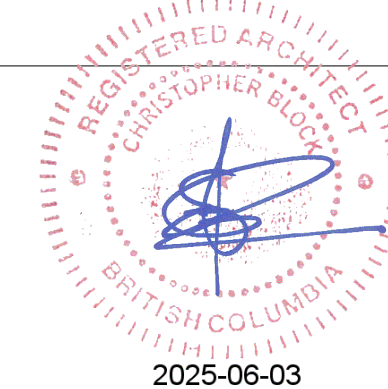
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ATHENRY GATE

20861 83rd Avenue, Langley, BC

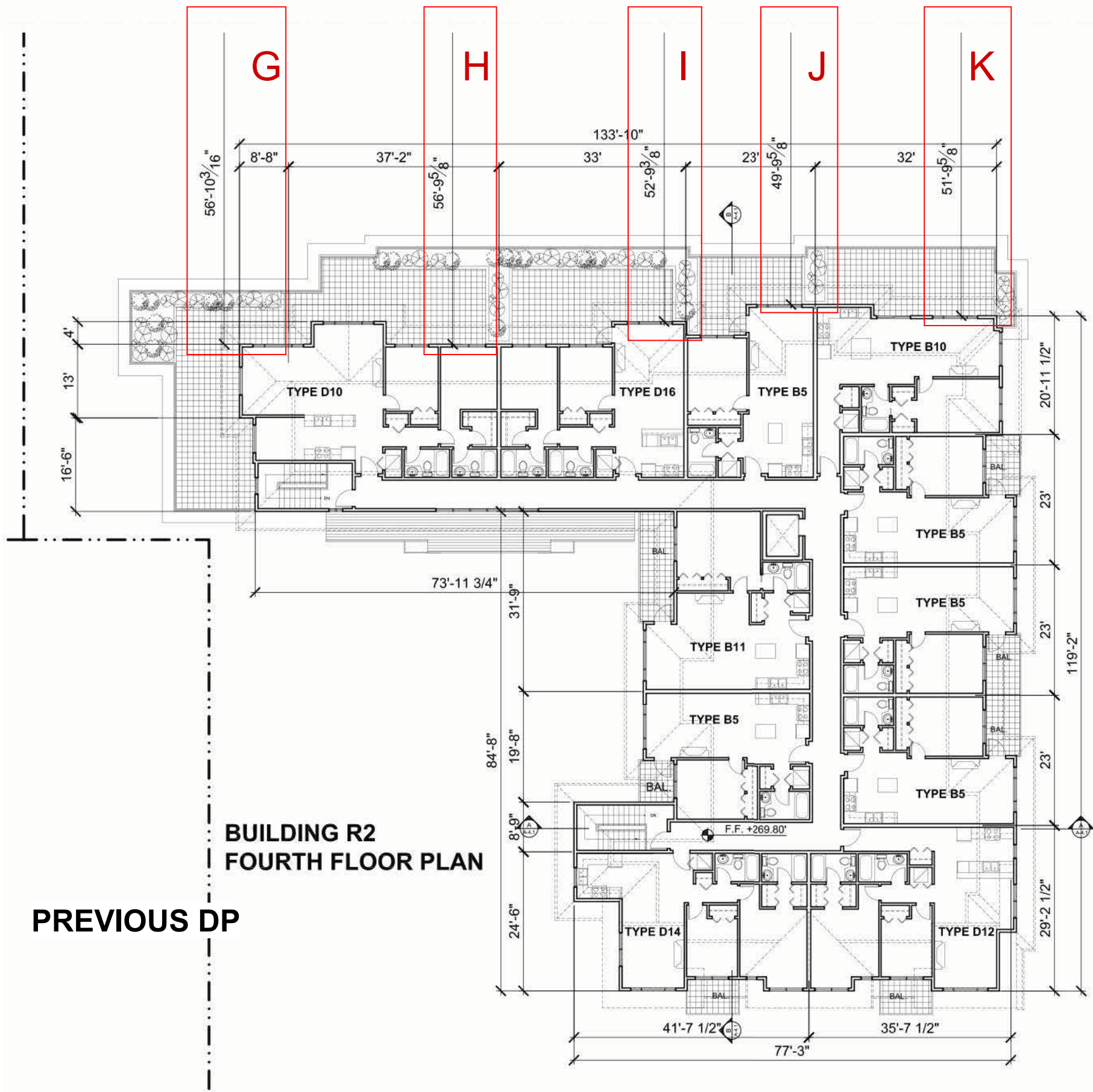


BUILDING R2 - LEVEL 3

PROJECT No: 16029
DATE: May 30th 2025
SCALE: 1" = 10'-0"

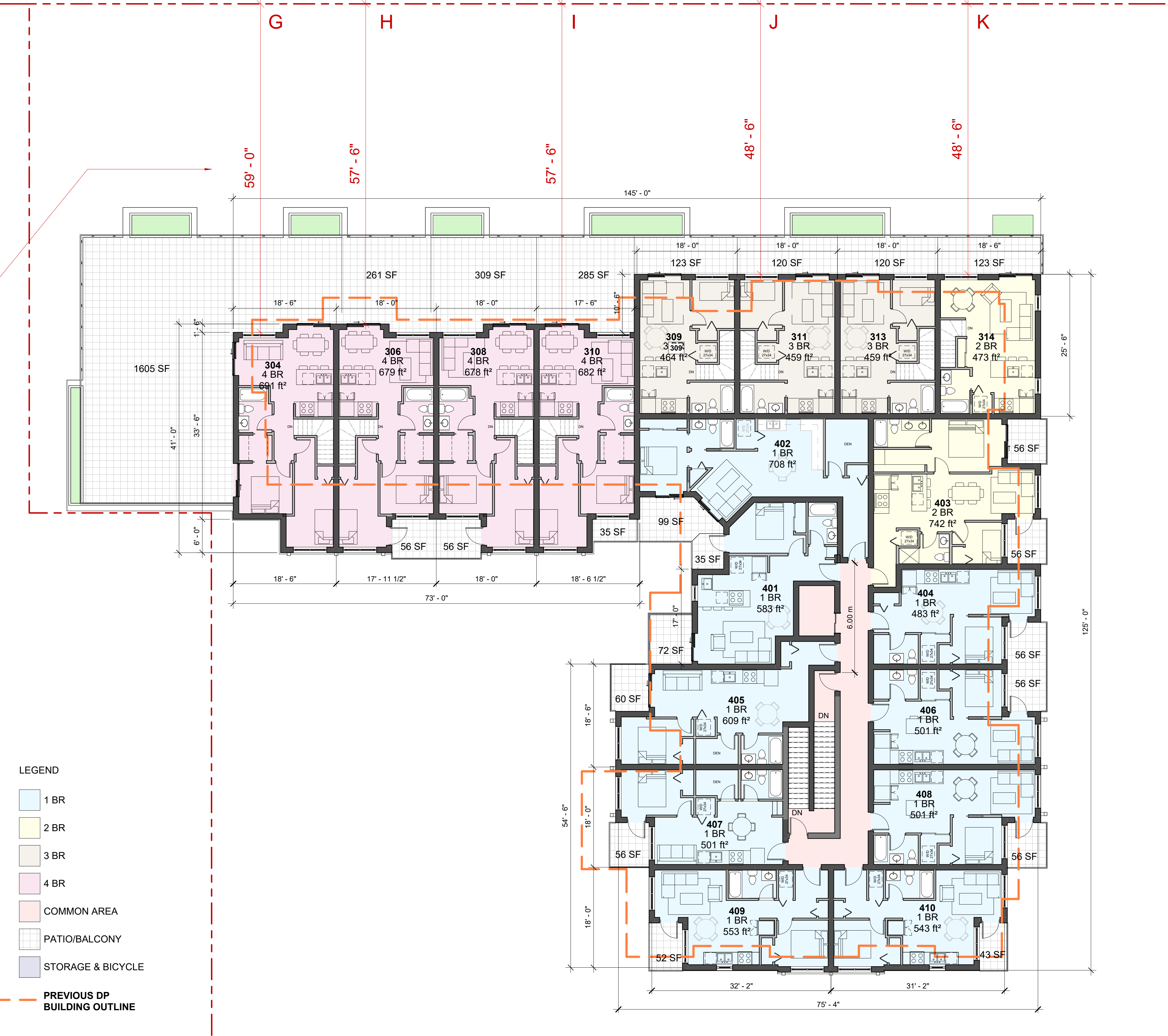
		ORIGINAL DP		PROPOSED DP		DIFFERENCE	PERCENTAGE (FROM THE ORIGINAL DP)
		FEET	METER	FEET	METER		
LEVEL 1	A	33' - 6 3/8"	10.22	31' - 6"	9.6	0.62	- 6.07%
	B	35' - 2"	10.7	37' - 6"	11.43	0.73	+ 6.82%
LEVEL 2	C	31' - 6 1/8"	9.6	31' - 6"	9.6	0.00	= 0.00%
	D	35' - 6 1/8"	10.82	37' - 6"	11.43	0.61	+ 5.64%
LEVEL 3	E	47' - 4"	14.42	43'	13.1	1.32	- 9.15%
	F	39' - 9 1/4"	12.12	36' - 6"	11.15	0.97	- 8.00%
LEVEL 4	G	56' - 10 3/16"	17.32	59'	17.98	0.66	+ 3.81%
	H	56' - 9 5/8"	17.3	57' - 6"	17.53	0.23	+ 1.33%
	I	52' - 9 3/8"	16.08	57' - 6"	17.53	1.45	+ 9.02%
	J	49' - 9 5/8"	15.17	48' - 6"	14.8	0.37	- 2.44%
	K	51' - 9 5/8"	15.78	48' - 6"	14.8	0.98	- 6.21%

NORTH SIDE SETBACKS:



- LEGEND
- 1 BR
 - 2 BR
 - 3 BR
 - 4 BR
 - COMMON AREA
 - PATIO/BALCONY
 - STORAGE & BICYCLE
 - PREVIOUS DP BUILDING OUTLINE

BUILDING R2 - LEVEL 4
SCALE: 1" = 10'-0"



PRINCIPALS

Christopher Block
M Arch, Architect AIBC, AAA,
SAA, OAA, LEED AP BD+C

Marcel S. Proskow
CRX, CDP

ADDRESS

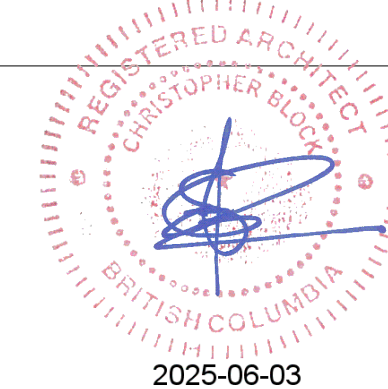
a The Marine Building
180, 355 Burrard St.
Vancouver, BC Canada V6C 2G8

t +1 604 687 3390
e office@c-8.ca
s www.c-8.ca

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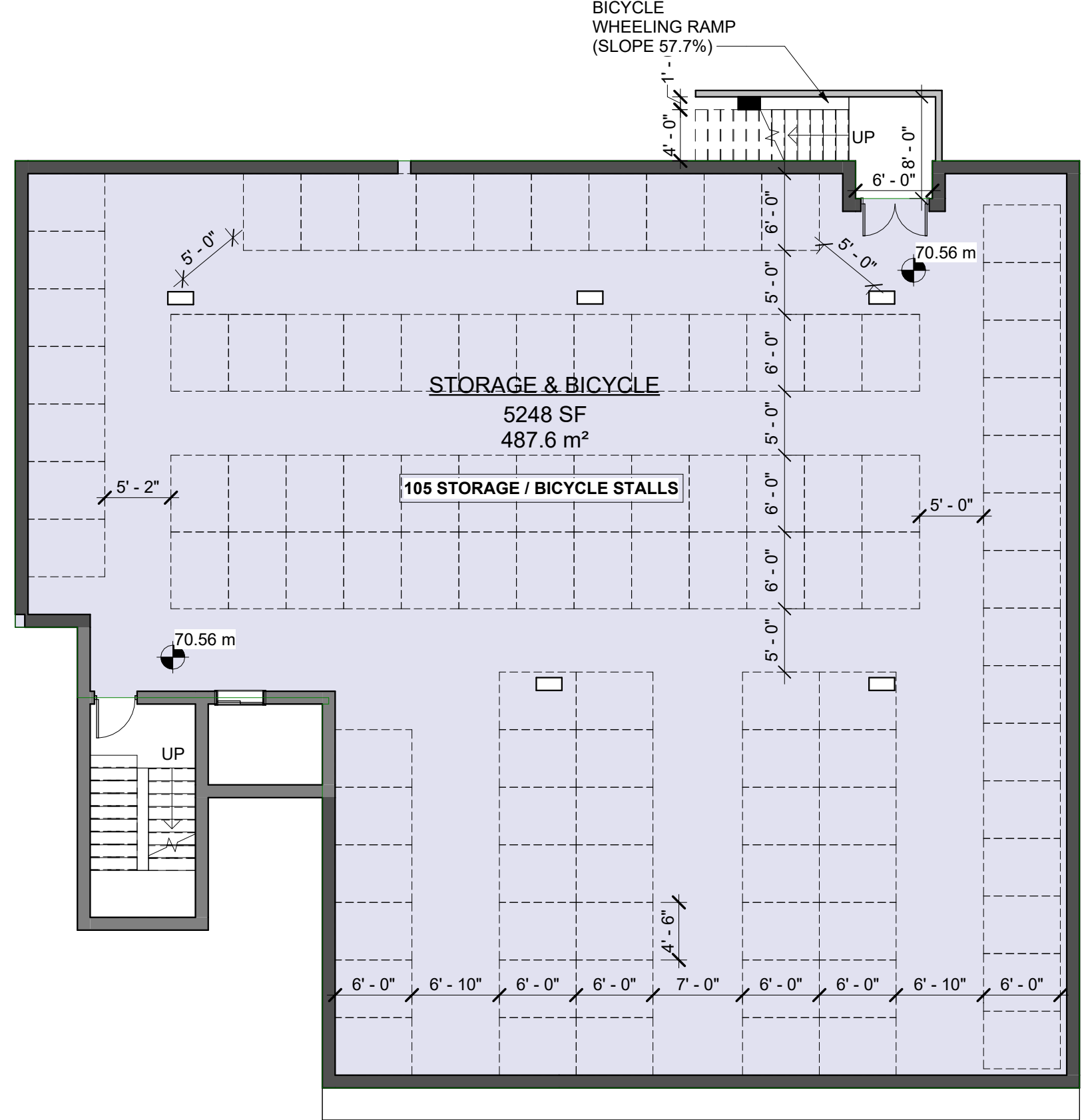
ATHENRY GATE

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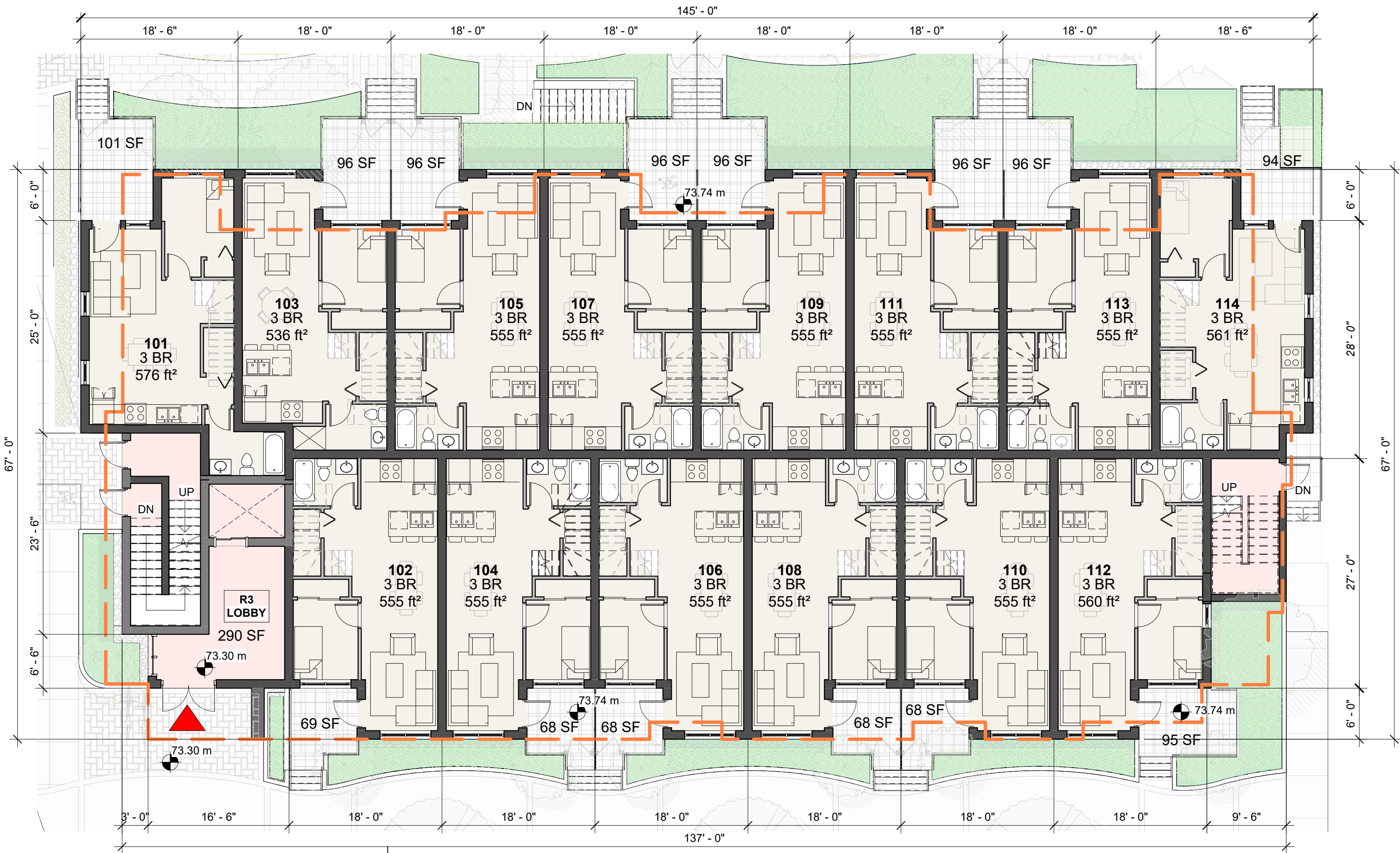
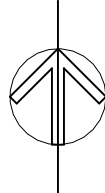


BUILDING R2 - LEVEL 4

PROJECT No: 16029
DATE: May 30th 2025
SCALE: 1" = 10'-0"



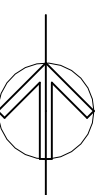
STORAGE LEVEL
SCALE: 1" = 10'-0"



BUILDING R3 - LEVEL 1
SCALE: 1" = 10'-0"



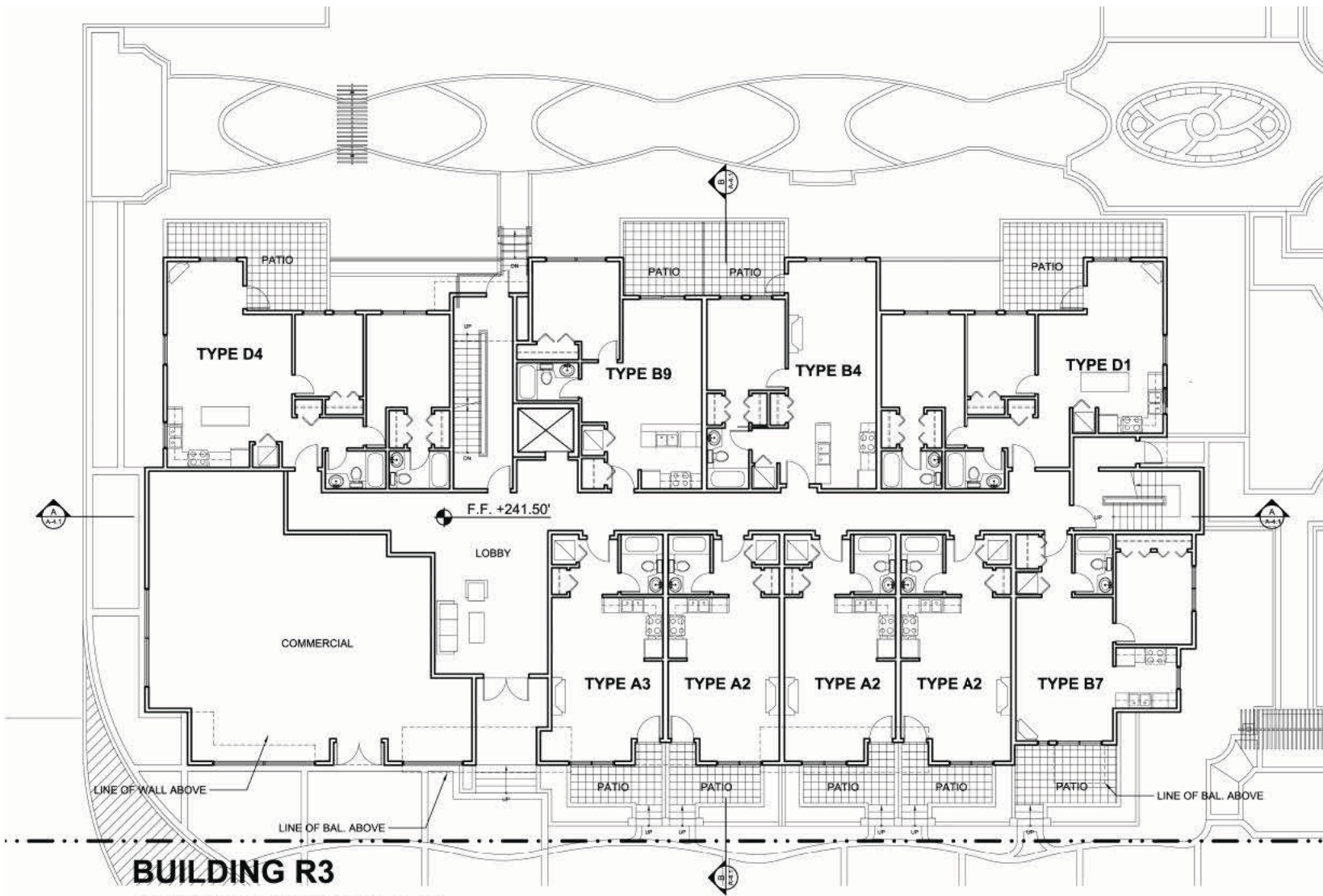
BUILDING R3 - LEVEL 2
SCALE: 1" = 10'-0"



LEGEND

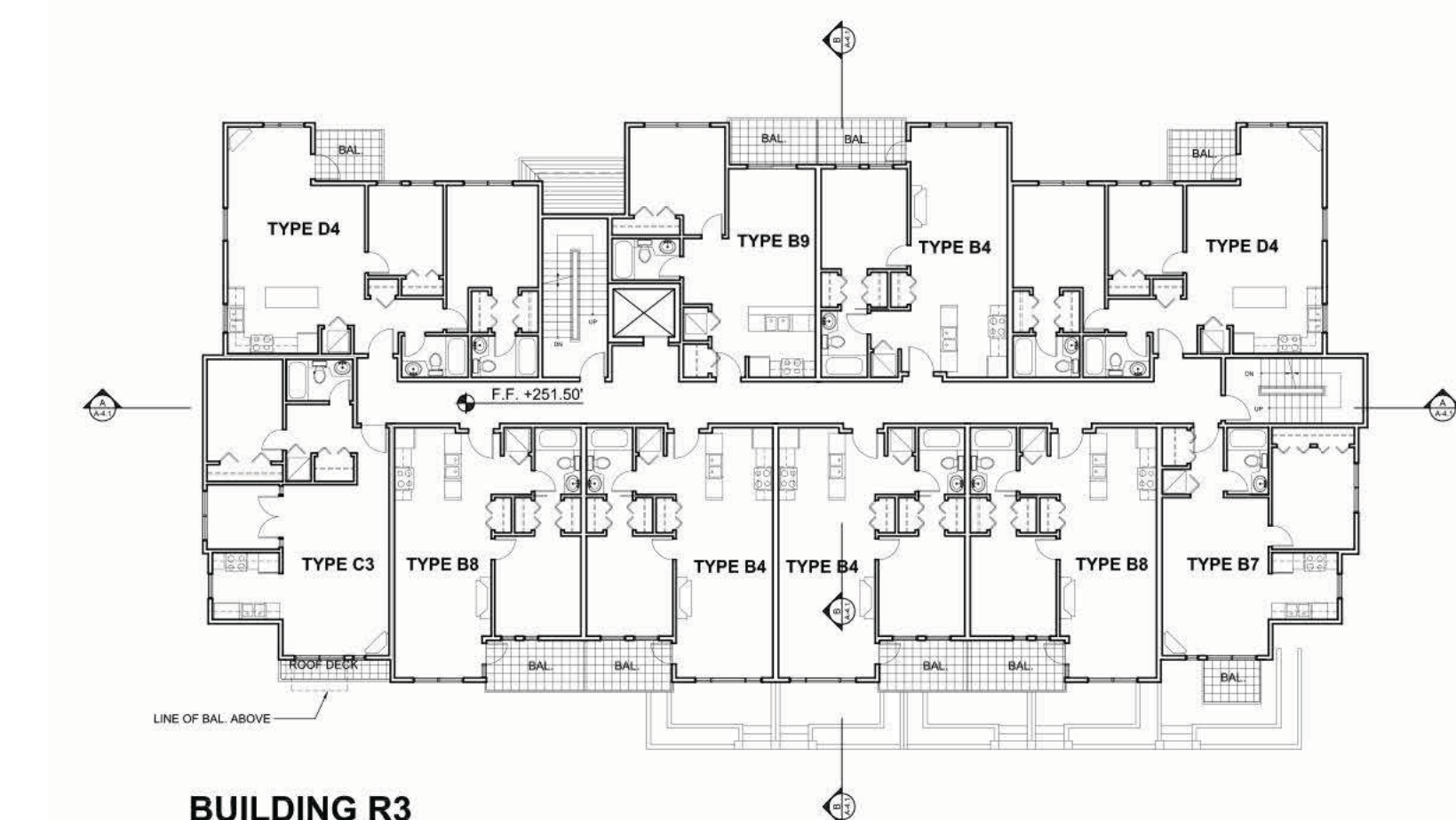
- 1 BR
- 2 BR
- 3 BR
- 4 BR
- COMMON AREA
- PATIO/BALCONY
- STORAGE & BICYCLE

PREVIOUS DP
BUILDING OUTLINE



BUILDING R3
FIRST FLOOR PLAN

PREVIOUS DP



BUILDING R3
SECOND FLOOR PLAN

PREVIOUS DP

PRINCIPALS

Christopher Block
M Arch, Architect AIBC, AAA,
SAA, OAA, LEED AP BD+C

Marcel S. Proskow
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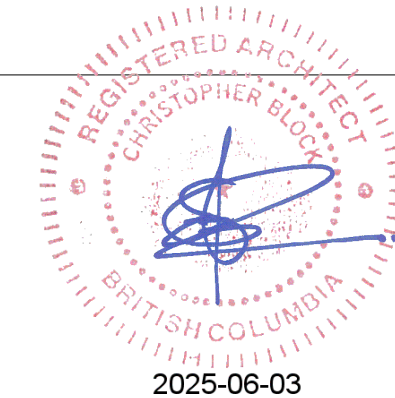
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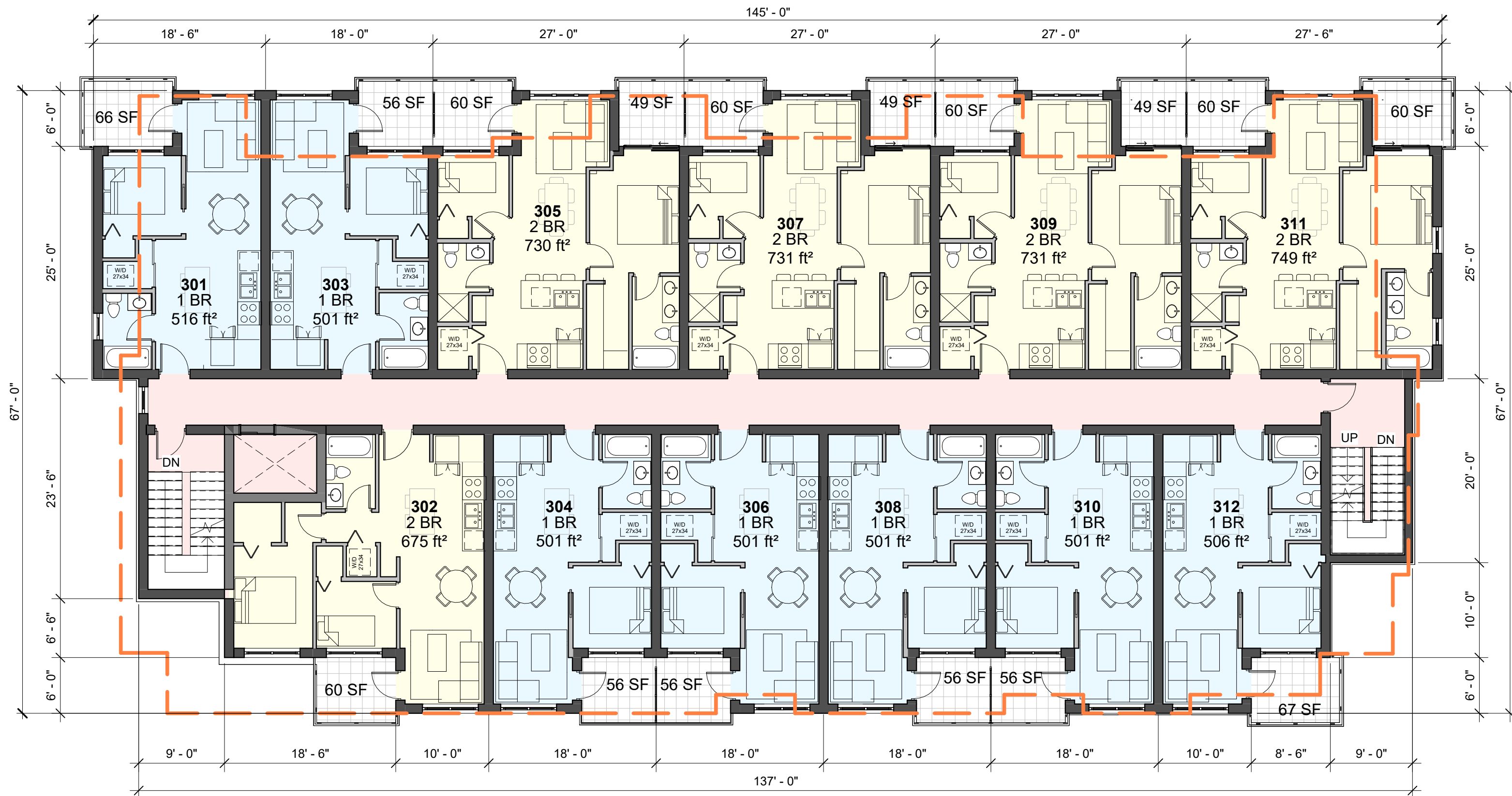
ATHENRY GATE

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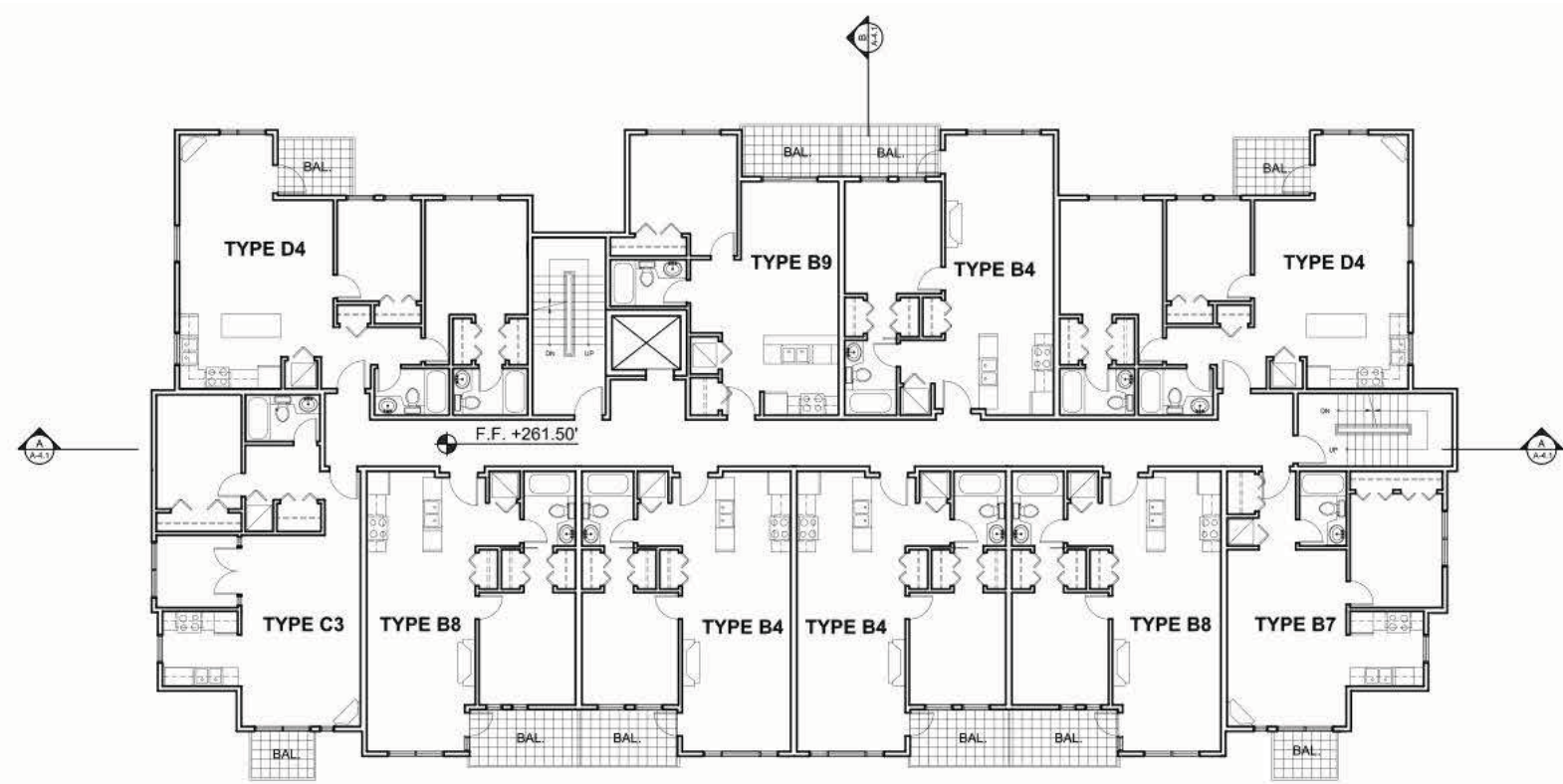


BUILDING R3 - STORAGE LEVEL,
LEVEL 1 & LEVEL 2

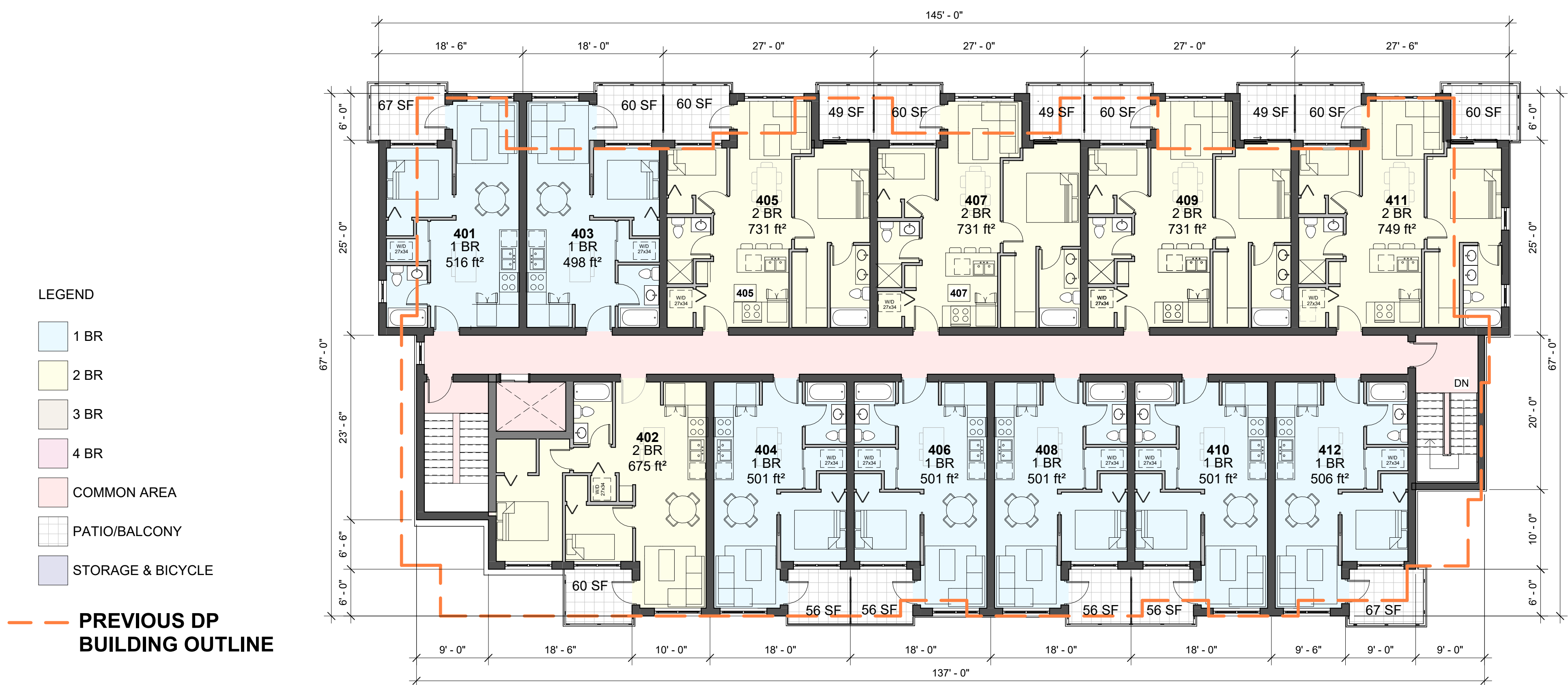
PROJECT No: 16029
DATE: May 30th 2025
SCALE: 1" = 10'-0"



BUILDING R3 - LEVEL 3
SCALE: 1" = 10'-0"



**BUILDING R3
THIRD FLOOR PLAN
PREVIOUS DP**

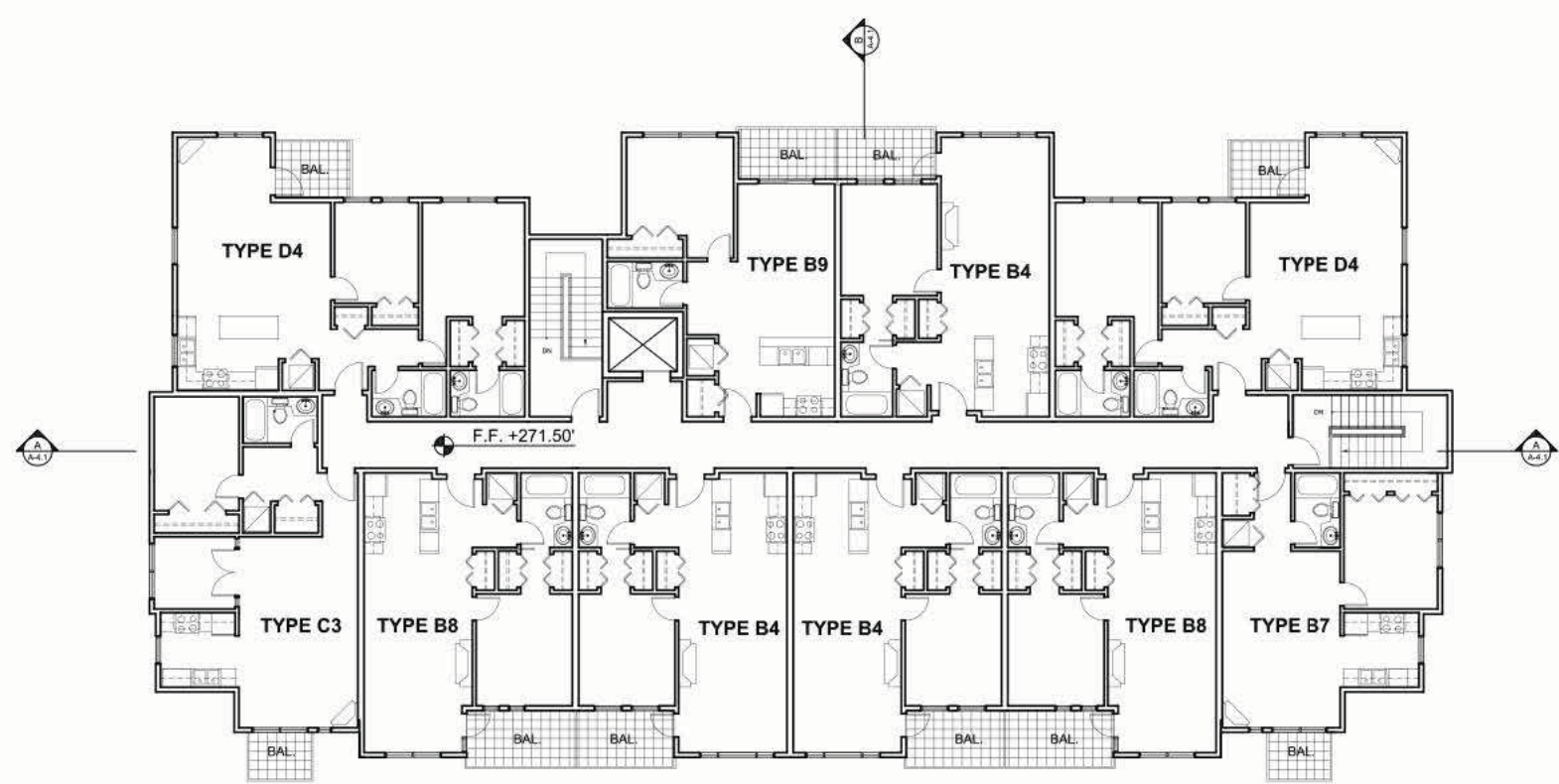


LEGEND

- 1 BR
- 2 BR
- 3 BR
- 4 BR
- COMMON AREA
- PATIO/BALCONY
- STORAGE & BICYCLE

**PREVIOUS DP
BUILDING OUTLINE**

BUILDING R3 - LEVEL 4
SCALE: 1" = 10'-0"



**BUILDING R3
FOURTH FLOOR PLAN
PREVIOUS DP**