JERICHO CROSSING - PHASE 2 - DEVELOPMENT PERMIT

2021 - AUGUST - 10

PROJECT STATISTICS

CIVIC ADDRESS:	**19976 - 80th AVE**	**19970 - 80th AVE**
SITE AREA (GROSS):	97,493.98 S.F.	108,869.39 S.F.
SITE AREA (NET):	74,667.86 S.F.	73,833.59 S.F.
DEDICATIONS:	22,826.12 S.F.	35,035.80 S.F.
LOT COVERAGE % ALLOWED	60%	45%
LOT COVERAGE % PROPOSED	46%	56%
LOT COVERAGE S.F. ALLOWED	44,800.71 S.F.	33,225.11 S.F.
LOT COVERAGE S.F. PROPOSED	34,356.03 S.F. (21,618.87 S.F. RENTAL)	41,525.87 S.F.
ALLOWABLE F.S.R.	.75	2.0
ALLOWABLE F.S.R (S.F.)	81,647 S.F.	217,725.1 S.F.
TOTAL ALLOWABLE F.S.R (S.F.)	299,372 S.F.	
TOTAL PROPOSED F.S.R (S.F.)	406,790.58 S.F.	
INCREASED F.S.R.	107,418.58 S.F.	
TOTAL PROPOSED F.S.R.	1.97	

		EXISTING	**PROPOSED**
ZONING		SINGLE FAMILY	HIGH DENSITY MIXED-USED
		ALLOWED/REQ.	**PROPOSED**
SETBACKS:	NORTH	N/A	2.0M
	EAST	N/A	2.0M
	SOUTH	N/A	2.0M
	WEST	N/A	2.0M
BUILDING HEIGHT		20 STOREY	7 STOREY

RESIDENTIAL (MARKET)	**GROSS FLOOR AREA**	**EXCLUSIONS**	**NET FLOOR AREA**
BUILDING 1 - TH MAIN LEVEL	3,421.89 SF		3,421.89 SF
BUILDING 1 - LEVEL 1	10,037.33 SF		10,037.33 SF
BUILDING 1 - LEVEL 2	11,090.13 SF	941.8 S.F. (O.T.B. + PARKING STAIRS)	10,148.33 SF
BUILDING 1 - LEVEL 3	18,827.92 SF		18,827.92 SF
BUILDING 1 - LEVEL 4	18,828.17 SF		18,828.17 SF
BUILDING 1 - LEVEL 5	18,828.17 SF		18,828.17 SF
BUILDING 1 - LEVEL 6	15,708.03 SF		15,708.03 SF
BUILDING 1 - LEVEL 7	11,497.09 SF	1,716.44 S.F. (AMENITY)	9,780.65 SF
BUILDING 1 - ROOF LEVEL	580.86 SF		580.86 SF
TOTAL	108,819.58 SF		106,161.33 SF
BUILDING 2 - LEVEL 1	6,894.93 SF	1,792.75 S.F. (AMENITY+ PARKING STAIRS)	5,102.18 SF
BUILDING 2 - LEVEL 2	19,841.11 SF	14,100.37 S.F. (O.T.B.)	5,740.74 SF
BUILDING 2 - LEVEL 3	16,828.33 SF		16,828.33 SF
BUILDING 2 - LEVEL 4	16,828.34 SF		16,828.34 SF
BUILDING 2 - LEVEL 5	16,828.33 SF		16,828.33 SF
BUILDING 2 - LEVEL 6	16,828.33 SF		16,828.33 SF
BUILDING 2 - LEVEL 7	12,599.66 SF	1,193.86 S.F. (AMENITY)	11,405.80 SF
BUILDING 2 - ROOF LEVEL	707.55 SF		707.55 SF
TOTAL	107,356.60 SF		90,269.61 SF
RESIDENTIAL (RENTAL)			
BUILDING 4 - LEVEL 1	1,961.42 SF	239.42 S.F. (PARKING STAIRS)	1,722.00 SF
BUILDING 4 - LEVEL 2	17,213.12 SF		17,213.12 SF
BUILDING 4 - LEVEL 3	17,213.55 SF		17,213.55 SF
BUILDING 4 - LEVEL 4	17,213.12 SF		17,213.12 SF
BUILDING 4 - LEVEL 5	17,213.12 SF		17,213.12 SF
BUILDING 4 - LEVEL 6	17,213.12 SF		17,213.12 SF
BUILDING 4 - ROOF LEVEL	759.74 SF		759.74 SF
TOTAL	88,787.19 SF		88,547.77 SF
COMMERCIAL			
BUILDING 1 - LEVEL 2	8,553.65 SF		
BUILDING 2 - LEVEL 1	9,142.91 SF		
BUILDING 3 - LEVEL 1	5,385.00 SF		
BUILDING 4 - LEVEL 1	18,435.74 SF		
TOTAL	41,517.30 SF		
DAYCARE			
BUILDING 2 - LEVEL 1	4,337.13 SF		
TOTAL	4,337.13 SF		
OFFICE			
BUILDING 3 - LEVEL 1	6,844.54 SF		
BUILDING 3 - LEVEL 2	13,499.32 SF	232.16 S.F. (O.T.B.)	
BUILDING 3 - LEVEL 3	13,675.96 SF		
BUILDING 3 - LEVEL 4	13,675.96 SF		
BUILDING 3 - LEVEL 5	13,675.96 SF		
BUILDING 3 - LEVEL 6	13,678.13 SF		
BUILDING 3 - ROOF LEVEL	907.56 SF		
TOTAL	75,957.43 SF		
INDOOR AMENITY			
BUILDING 1 - LEVEL 7	1,716.45 SF		
BUILDING 2 - LEVEL 1	1,627.24 SF		
BUILDING 2 - LEVEL 7	1,193.87 SF		
TOTAL	4,537.55 SF		

TOTAL AGE FRIENDLY OUTDOOR AMENITY AREA REQUIRED:

BUILDING 1: 5,684 S.F.
BUILDING 2: 4,866 S.F.
BUILDING 4: 4,952 S.F.

*4m² PER UNIT
8m² PER TH

TOTAL PROVIDED (REFER TO LANDSCAPE FOR USABLE AREA)

BUILDING 1	16,321.81 SF
BUILDING 2	14,585.51 SF
BUILDING 3	12,768.40 SF
BUILDING 4	16,704.11 SF
TOTAL	60,379.83 SF

PARKING BREAKDOWN

Residential - Rental	115 UNITS	1.5/UNIT (10% VISITOR)	173 (17 VISITOR)	2	148 (15 VISITOR)	25 (14.5 %)
TOTAL RESIDENTIAL			521	6	427	
	GROSS FLOOR AREA					
Commercial	3857.08m²	1 PARKING PER 20 m²	193		174	19 (9.9 %)
Office	7039.26m²	1 PARKING PER 28 m²	252		217	35 (13.9 %)
OFFICE & COMMERCIAL COMBINED			445		391	
Daycare	8 EMPLOYEES	1 PER STAFF + 1 DROPOFF	9		9	0
TOTAL			975	6	827	148

PARKING REDUCTION RATIONALE

THE PARKING REDUCTION RATIONALE IS BASED ON THE JERICHO SUB-NEIGHBOURHOOD PLAN SUB SECTION 6.1.7 THAT STATES "THE JERICHO NEIGHBOURHOOD ENCOURAGES THE PROVISION OF PARKING IN A MANNER THAT BALANCES THE NEED FOR AUTO STORAGE AND CONVENIENT ACCESS FOR NEIGHBOURHOOD BUSINESSES, WHILE ENCOURAGING COMPACT DEVELOPMENT, ALTERNATIVE MEANS OF TRANSPORTATION, AND AN URBAN FORM THAT IS NOT DOMINATED BY ROWS OF PARKED VEHICLES."

UNIT BREAKDOWN

	QUANTITY	**NET AREA RANGE**	**TOTAL**
BUILDING 1			
1 BED	4	562.84 S.F. - 563.09 S.F.	3.3%
1 BED + DEN	58	559.74 S.F. - 643.96 S.F.	47.9%
2 BED	23	752.97 S.F. - 802.32 S.F.	18.2%
2 BED + DEN	22	758.70 S.F. - 840.12 S.F.	17.4%
2 BED JR.	5	673.49 S.F.	4.1%
3 BED	4	938.05 S.F.	3.3%
3 BED TOWNHOUSE	4	1363.91 S.F. - 1398.55 S.F.	3.3%
4 BED TOWNHOUSE	3	1770.47 S.F. - 1775.25 S.F.	2.5%
TOTAL: 123	123		100.0%
BUILDING 2			
1 BED	4	601.50 S.F. - 601.51 S.F.	3.7%
1 BED + DEN	53	548.08 S.F. - 629.93 S.F.	49.1%
2 BED	14	752.19 S.F. - 778.70 S.F.	13.0%
2 BED + DEN	20	735.85 S.F. - 858.18 S.F.	17.6%
2 BED JR.	10	672.53 S.F. - 695.79 S.F.	9.3%
3 BED	4	933.55 S.F.	3.7%
3 BED TOWNHOUSE	3	1523.42 S.F. - 1523.74 S.F.	2.8%
4 BED TOWNHOUSE	1	1887.83 S.F.	0.9%
TOTAL: 109	109		100.0%
BUILDING 4 (RENTAL)			
1 BED	5	523.75 S.F. - 742.03 S.F.	4.4%
1 BED + DEN	55	546.74 S.F. - 634.21 S.F.	47.4%
2 BED	40	744.97 S.F. - 777.08 S.F.	35.1%
2 BED + DEN	5	741.62 S.F.	4.4%
2 BED JR.	5	673.72 S.F.	4.4%
3 BED	5	983.75 S.F.	4.4%
TOTAL: 115	115		100.0%

TOTAL MARKET UNITS: 232

TOTAL RENTAL UNITS: 115

PROJECT CONTACT LIST

CLIENT
ESSENCE PROPERTIES
118 - 3950 191 ST,
SURREY, B.C., CANADA V3Z 0Y6

ARCHITECT
CICCOZZI ARCHITECTURE
15TH FLOOR - 1095 WEST PENDER ST,
VANCOUVER, B.C., CANADA V6E 2M6

CIVIL
APLIN MARTIN
201-12448 82nd AVE
SURREY, B.C., CANADA V3W 3E9

LANDSCAPE
VDZ+A
102 - 355 KINGSWAY
VANCOUVER, B.C., CANADA V5T 3J7

ARBORIST
VDZ+A
102 - 355 KINGSWAY
VANCOUVER, B.C., CANADA V5T 3J7

SURVEYOR
ELEVATE LAND SURVEYING
18249 98th ST,
SURREY, BC, V4N 5A9

INTERIOR DESIGNER
KLEEN DESIGN
13412 25th AVE,
SURREY, BC, V4P 1Y8

TRAFFIC ENGINEER
CREATIVE TRANSPORTATION SOLUTIONS
101A - 1952 KINGSWAY AVE,
COQUITLAM, BC, VC3 6C2

CODE CONSULTANT
JENSEN HUGHES
1195 W BROADWAY,
VANCOUVER, BC, V6H 3X5

CONTACT
SHIVANI GUGLANI
T: +1 (778) 574-0777
E: Shivani@essenceliving.com

CONTACT
ROBERT CICCOZZI
SHANNON SEEFELDT
AMIN NIKFARJAM
T: +1 (604) 687 4741
E: Rob@ciccozziarchitecture.com
Shannon@ciccozziarchitecture.com
Amin@ciccozziarchitecture.com

CONTACT
DEREK HULL
CHESLEY BLAHUT
T: +1 (604) 362 6352 (DEREK)
+1 (647) 459 5423 (CHESLEY)
E: Dhull@aplinmartin.com
Cblahut@aplinmartin.com

CONTACT
JENNIFER WALL
MARK VAN DER ZALM
T: +1 (604) 882 0024
E: Jennifer@vdz.ca
Mark@vdz.ca

CONTACT
KYLE MACGREGOR
MARK VAN DER ZALM
T: +1 (604) 882 0024
E: Kyle@vdz.ca
Mark@vdz.ca

CONTACT
FINNY PHILIP
T: +1 (604) 385 5668
E: Finny@elevatelandsurveying.com

CONTACT
SAMANTHA MULLER
T: +1 (604) 619 0454
E: Sam@kleendesign.ca

CONTACT
GARY VLIEG
T: +1 (250) 404 9094
E: Gvlieg@cts-bc.com

CONTACT
HONG TSUI
T: +1 (778) 650 0563
E: Htsui@jensenhughes.com

ENVIRONMENTAL (SOIL)
DOCTOR AUJLA CORP.
202-15388 24 AVE,
SURREY, BC, V4A 2J2

ENVIRONMENTAL (WATER)
STICKLEBACK ENVIRONMENT

GEOTECH ENGINEER
EARTHTEC-GEOTECHNICAL CONSULTANT
9525 189 ST,
SURREY, BC, V4N 5L8

SITE ELECTRICAL SERVICES (BC HYDRO)
PRIMARY ENGINEERING & CONSTRUCTION
209-8327 EASTLAKE DR,
BURNABY, BC, V5A 4W2

CONTACT
RAJ AUJLA
T: +1 (778) 294 2930
E: Raj@doctoraujla.com

CONTACT
ANDREW BOOTH
T: +1 (778) 294 2930
E: Andrewbooth@hotmail.com

CONTACT
ALEXEI MIROCHNIKAV
T: +1 (604) 500 7362
E: Alexei@earthtec.ca

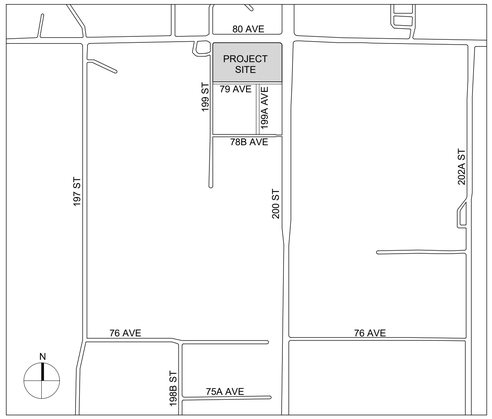
CONTACT
ANDREWA ADDO
T: +1 (604) 558 0401 (EXT. 24)
E: Aaddo@primaryend.com



DRAWING LIST

SHEET	**NAME**	**SHEET**	**NAME**
A0.00	COVER SHEET	A4.07	BUILDING 4 ELEVATIONS
A1.00	SITE PLAN W/ GROUND FLOOR	A4.08	BUILDING 4 ELEVATIONS
A1.01	SITE PLAN W/ ROOF	A5.00	SECTION
A1.10	PARKING P4	A5.01	SECTION
A1.11	PARKING P3	A5.02	SECTION
A1.12	PARKING P2		
A1.13	PARKING P1		
A1.14	ON GRADE PARKING - BUILDING 4		
A2.00	BUILDING 1 LEVEL 1		
A2.01	BUILDING 1 LEVEL 2		
A2.02	BUILDING 1 LEVEL 3-5		
A2.03	BUILDING 1 LEVEL 6		
A2.04	BUILDING 1 LEVEL 7/ROOF		
A2.05	BUILDING 1A LEVEL 2		
A2.06	BUILDING 1A LEVEL 3-7		
A2.07	BUILDING 1A LEVEL ROOF		
A2.08	BUILDING 2 LEVEL 1		
A2.09	BUILDING 2 LEVEL 2		
A2.10	BUILDING 2 LEVEL 3-6		
A2.11	BUILDING 2 LEVEL 7		
A2.12	BUILDING 2 LEVEL ROOF		
A2.13	BUILDING 3 LEVEL 1		
A2.14	BUILDING 3 LEVEL 2		
A2.15	BUILDING 3 LEVEL 3-5		
A2.16	BUILDING 3 LEVEL 6		
A2.17	BUILDING 3 LEVEL ROOF		
A2.18	BUILDING 4 LEVEL 1		
A2.19	BUILDING 4 LEVEL 2-6		
A2.20	BUILDING 4 LEVEL ROOF		
A4.00	MATERIAL BOARD		
A4.01	BUILDING 1 ELEVATIONS		
A4.02	BUILDING 1 ELEVATIONS		
A4.03	BUILDING 2 ELEVATIONS		
A4.04	BUILDING 2 ELEVATIONS		
A4.05	BUILDING 3 ELEVATIONS		
A4.06	BUILDING 3 ELEVATIONS		

VICINITY PLAN



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NO.:	DATE:	DESCRIPTION:

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DATE:	DESCRIPTION:
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CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

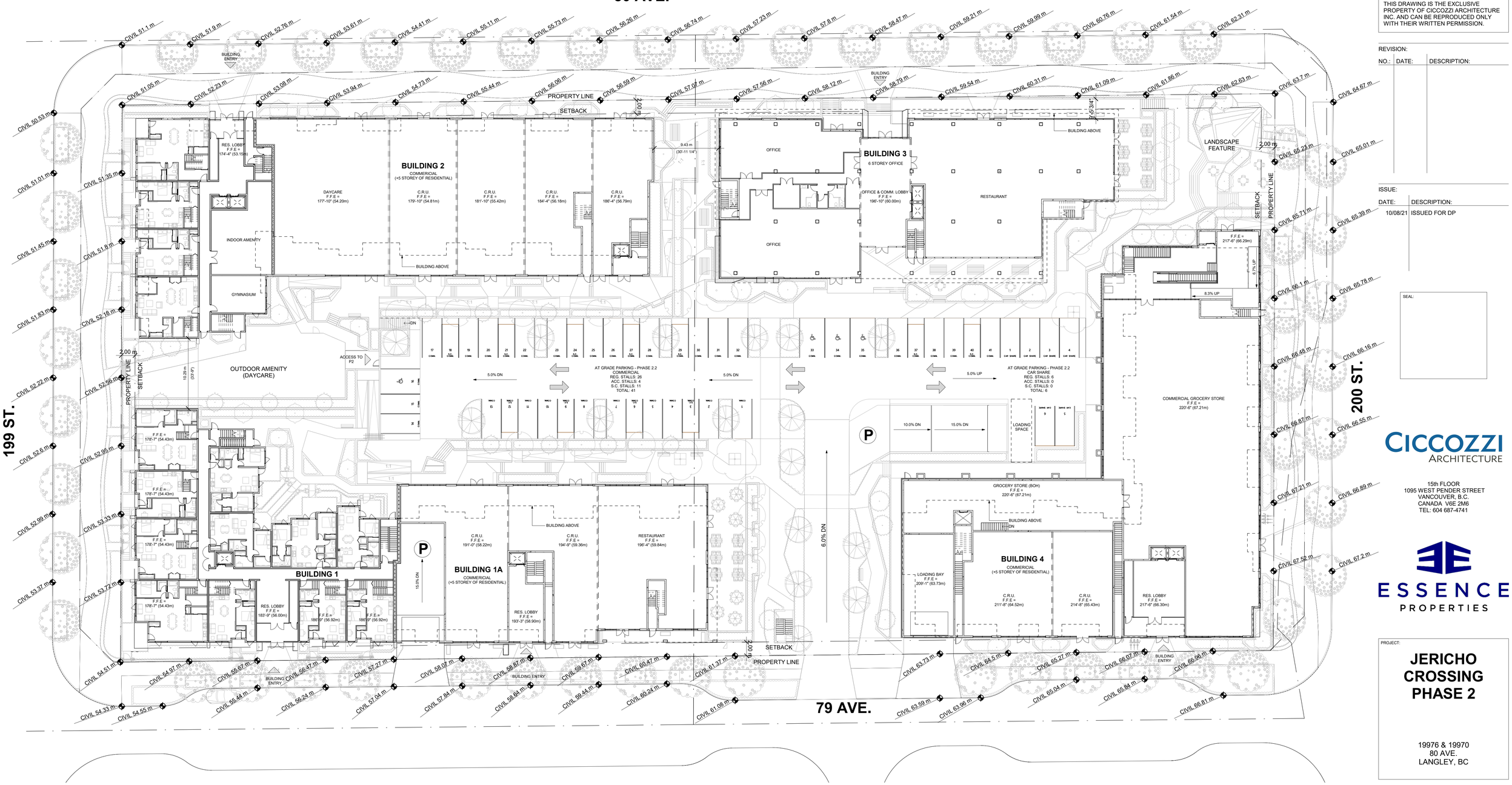
PROJECT:
JERICHO CROSSING PHASE 2
19976 & 19970
80 AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
WN/AN	RC
SCALE: NTS	PROJECT NO.: 706

SHEET TITLE:
COVER SHEET

REV. NO.:

SHEET NO.:
A0.00



1 SITE PLAN W/ GROUND FLOOR
1 : 250

NOTE: SEE LANDSCAPE DRAWING FOR SITE GRADING

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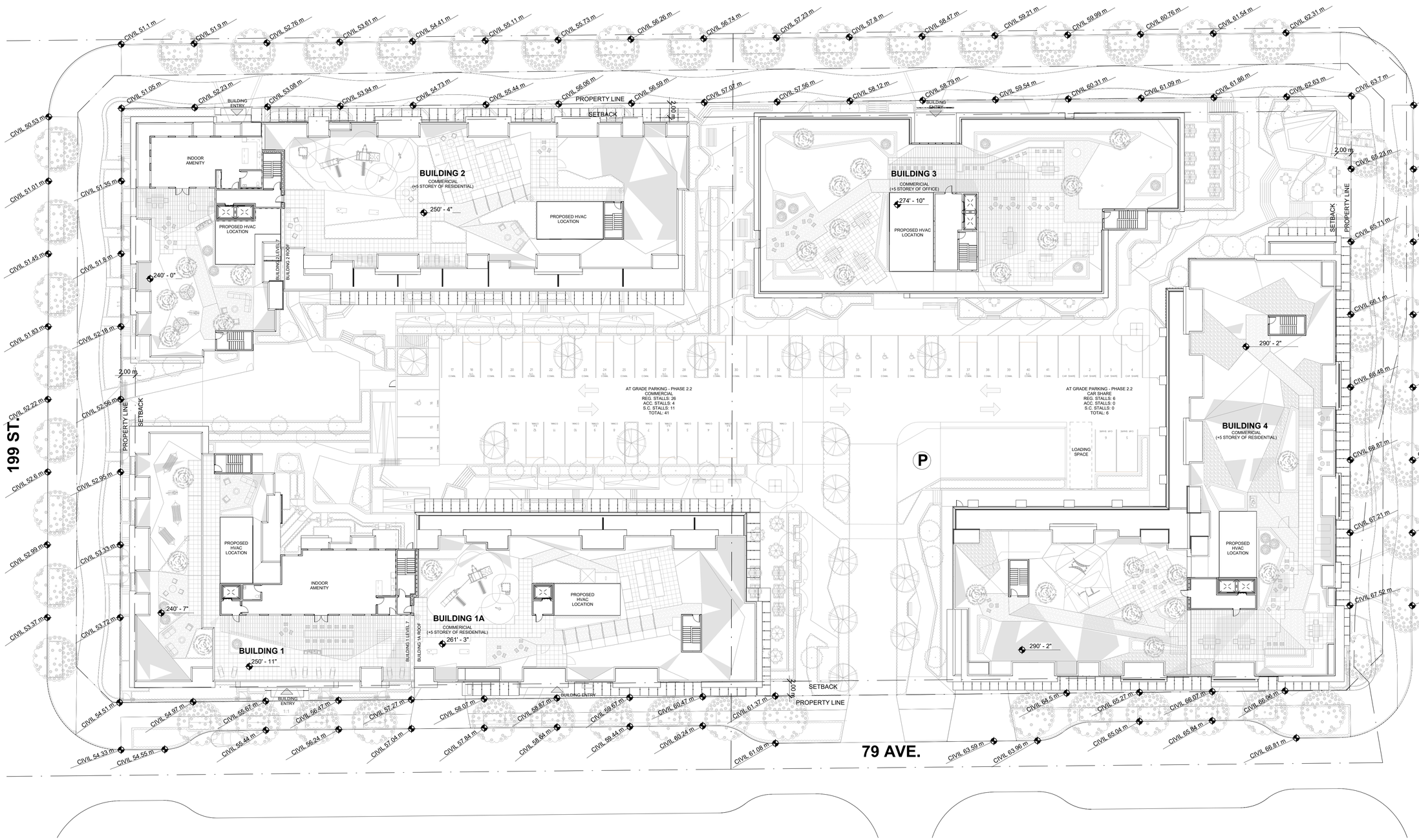
JERICHO CROSSING PHASE 2

19976 & 19970
80 AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE: 1 : 250	PROJECT NO.: 706

SHEET TITLE: **SITE PLAN W/ GROUND FLOOR**

REV. NO.:	SHEET NO.:
	A1.00



1 SITE PLAN W/ ROOF
1 : 250

NOTE: SEE LANDSCAPE DRAWING FOR SITE GRADING

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PROJECT:

JERICHO CROSSING PHASE 2

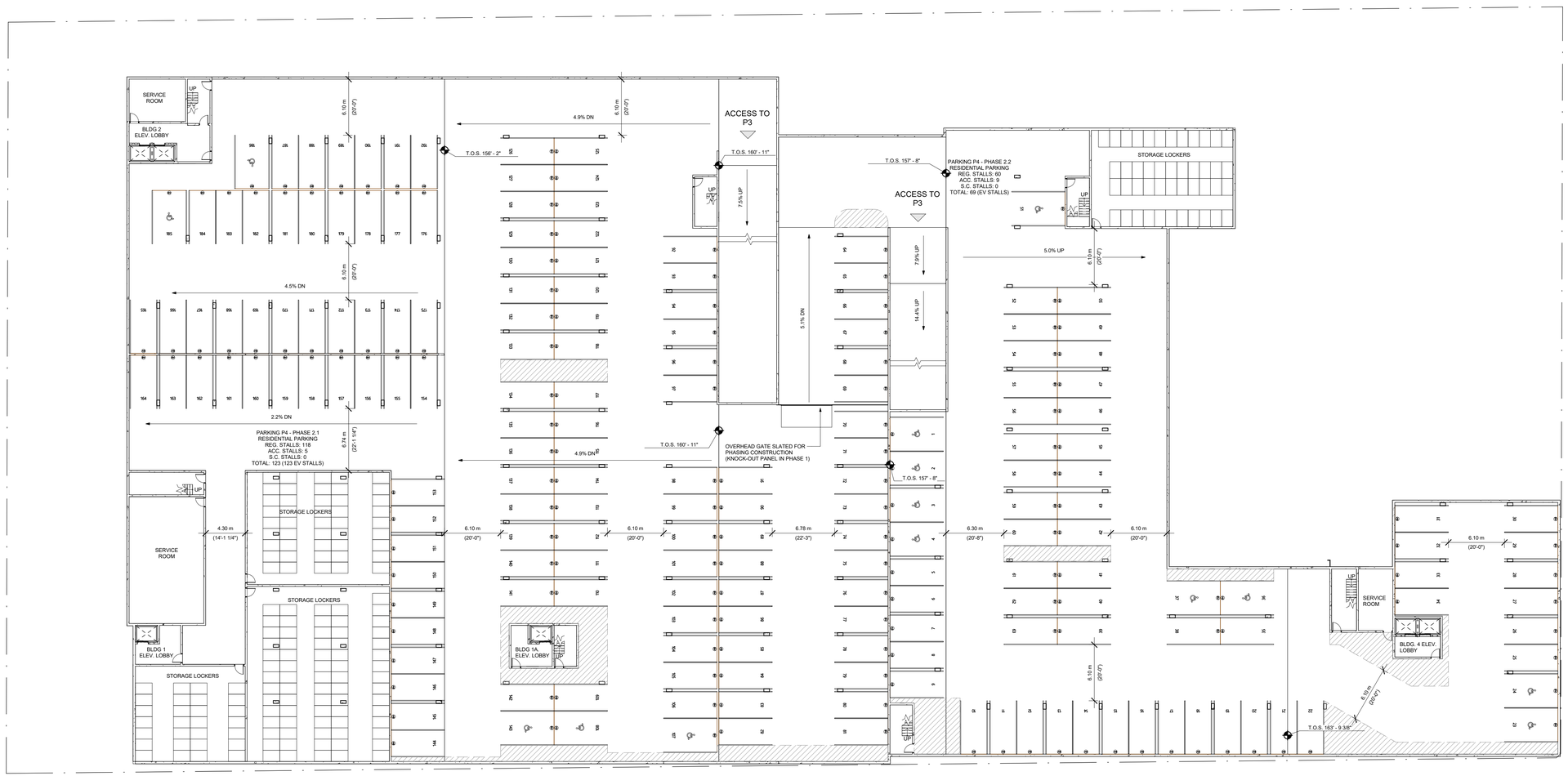
19976 & 19970
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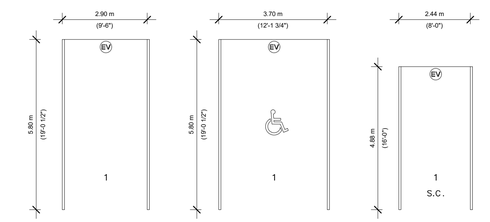
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REV. NO.:

SHEET NO.: **A1.01**



1 PARKING PLAN LEVEL P4
1 : 250

KEY	STANDARD SPACE DIMENSIONS (TOL ZONING BYLAW)
VEHICLE PARKING: VIS. - VISITOR STALL COMM. - COMMERCIAL STALL SC - SMALL CAR STALL DAYCARE - DAYCARE STAFF PARKING OFFICE - OFFICE PARKING CARSHARE - RIDE SHARE STALL EV - ELECTRIC VEHICLE CHARGER	
BULK STORAGE - TYPICAL DETAIL	
	

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VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 2

19976 & 19970
80 AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE: As indicated	PROJECT NO.: 706

SHEET TITLE:

PARKING P4

N

REV. NO.:

SHEET NO.:

A1.10

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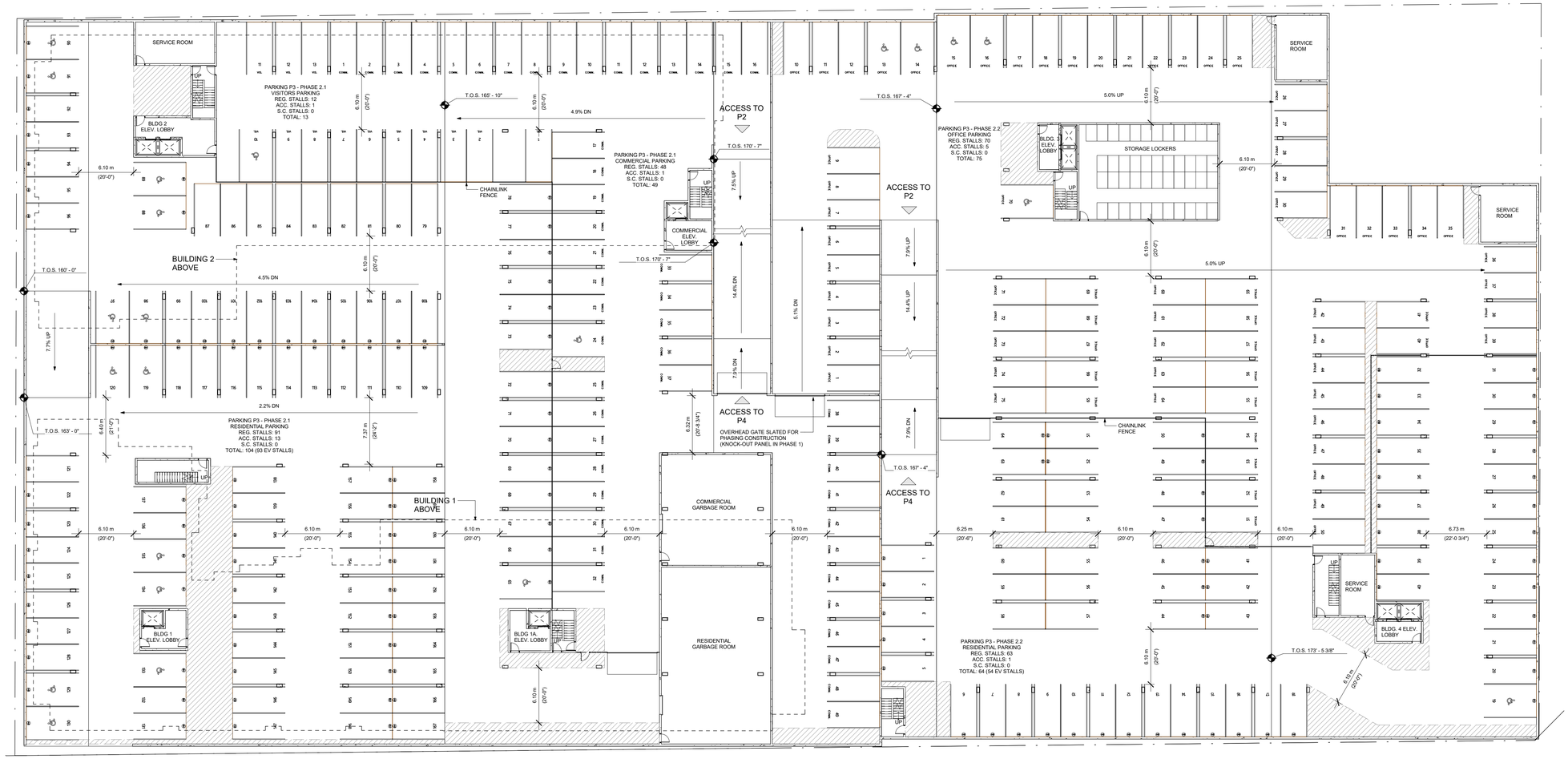
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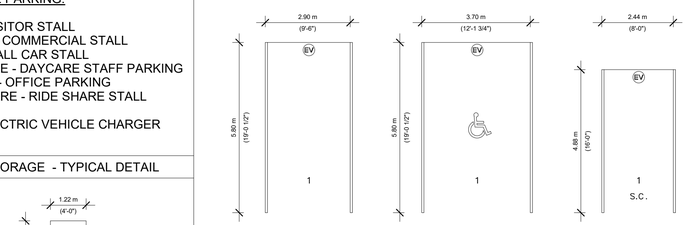
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1 PARKING PLAN LEVEL P3
1 : 250

KEY	STANDARD SPACE DIMENSIONS (TOL ZONING BYLAW)
VEHICLE PARKING: VIS. - VISITOR STALL COMM. - COMMERCIAL STALL SC - SMALL CAR STALL DAYCARE - DAYCARE STAFF PARKING OFFICE - OFFICE PARKING CARSHARE - RIDE SHARE STALL EV - ELECTRIC VEHICLE CHARGER	
BULK STORAGE - TYPICAL DETAIL	



CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 2

19976 & 19970
80 AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE: As indicated	PROJECT NO.: 706

SHEET TITLE: **PARKING P3**

REV. NO.:

SHEET NO.: **A1.11**

N

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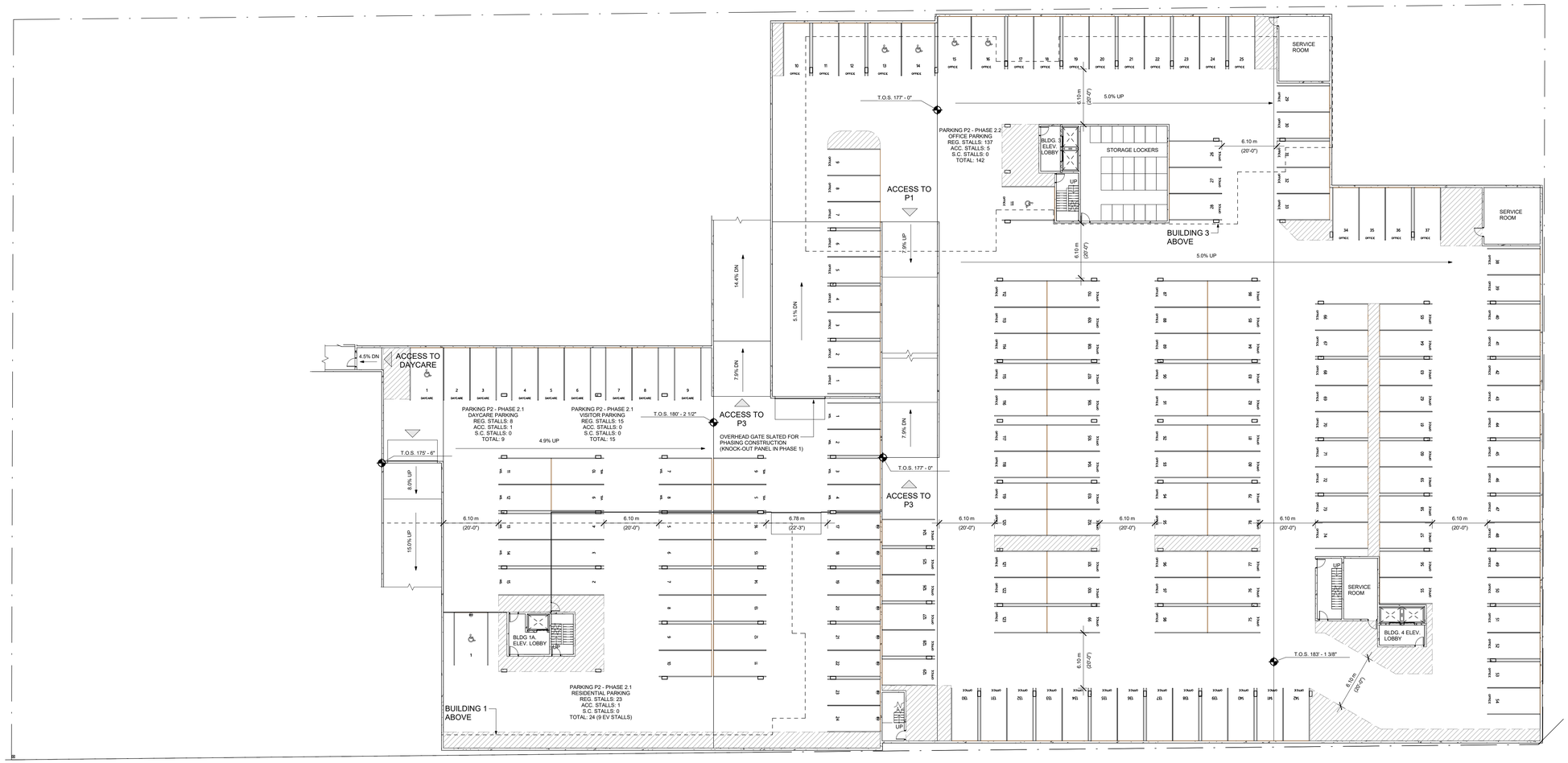
REVISION:

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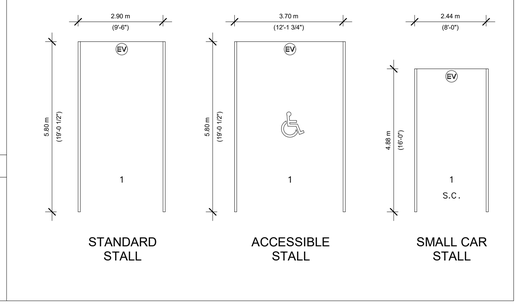
ISSUE:

DATE:	DESCRIPTION:
10/08/21	ISSUED FOR DP

SEAL:



2 PARKING PLAN LEVEL P2
1 : 250

KEY	STANDARD SPACE DIMENSIONS (TOL ZONING BYLAW)
VEHICLE PARKING: VIS. - VISITOR STALL COMM. - COMMERCIAL STALL SC - SMALL CAR STALL DAYCARE - DAYCARE STAFF PARKING OFFICE - OFFICE PARKING CARSHARE - RIDE SHARE STALL EV - ELECTRIC VEHICLE CHARGER	
BULK STORAGE - TYPICAL DETAIL	
	

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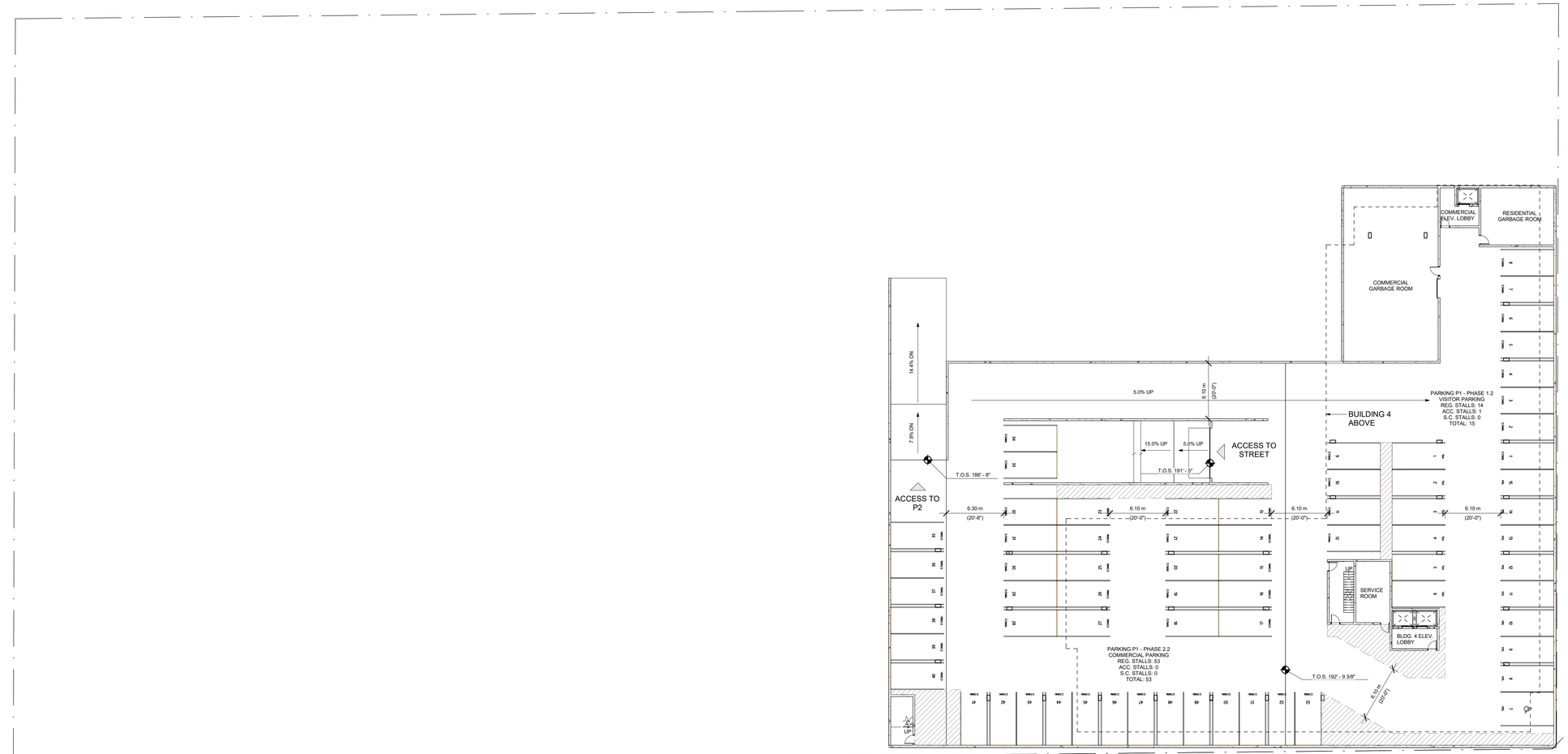
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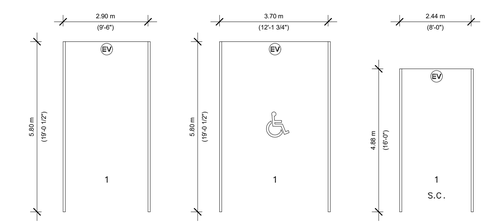
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1 PARKING PLAN LEVEL P1
1 : 250

KEY	STANDARD SPACE DIMENSIONS (TOL ZONING BYLAW)
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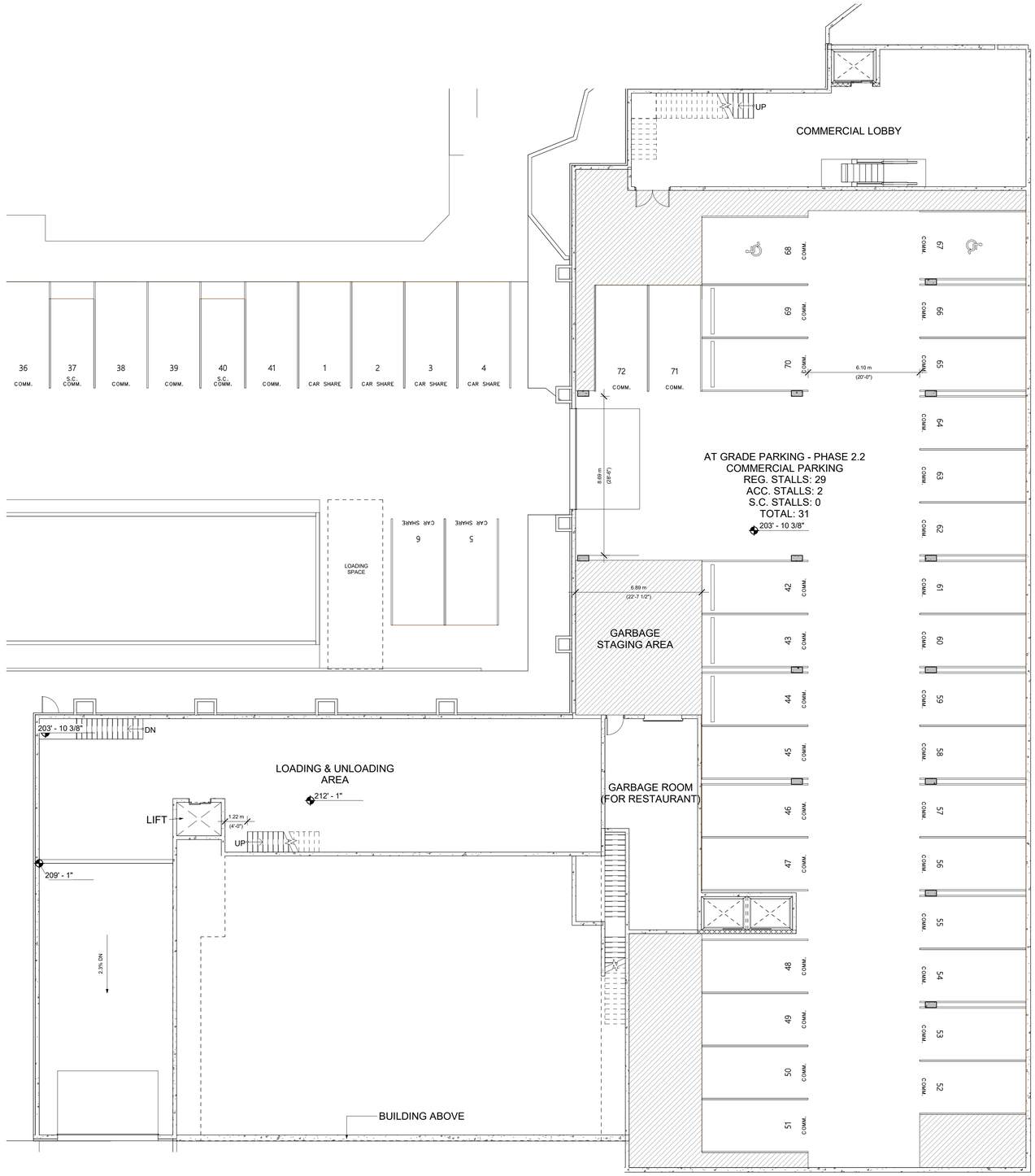
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1 ON GRADE PARKING - BUILDING 4
1 : 125

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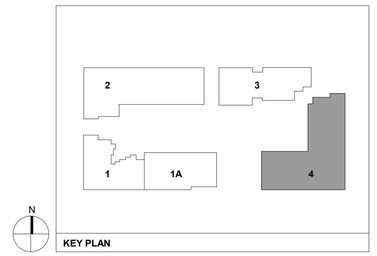
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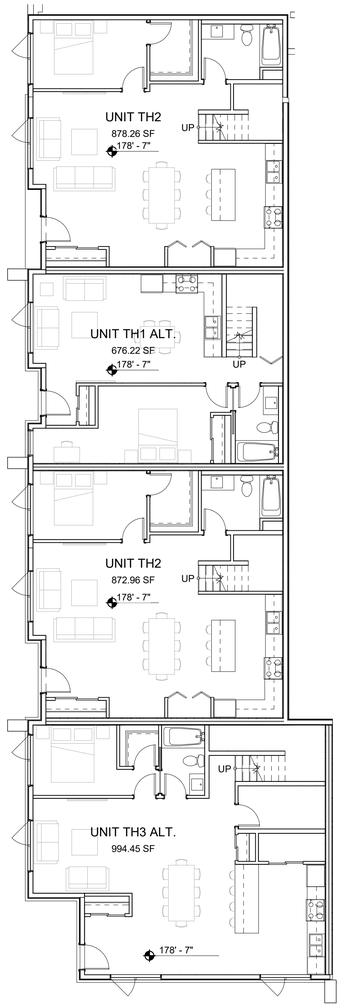
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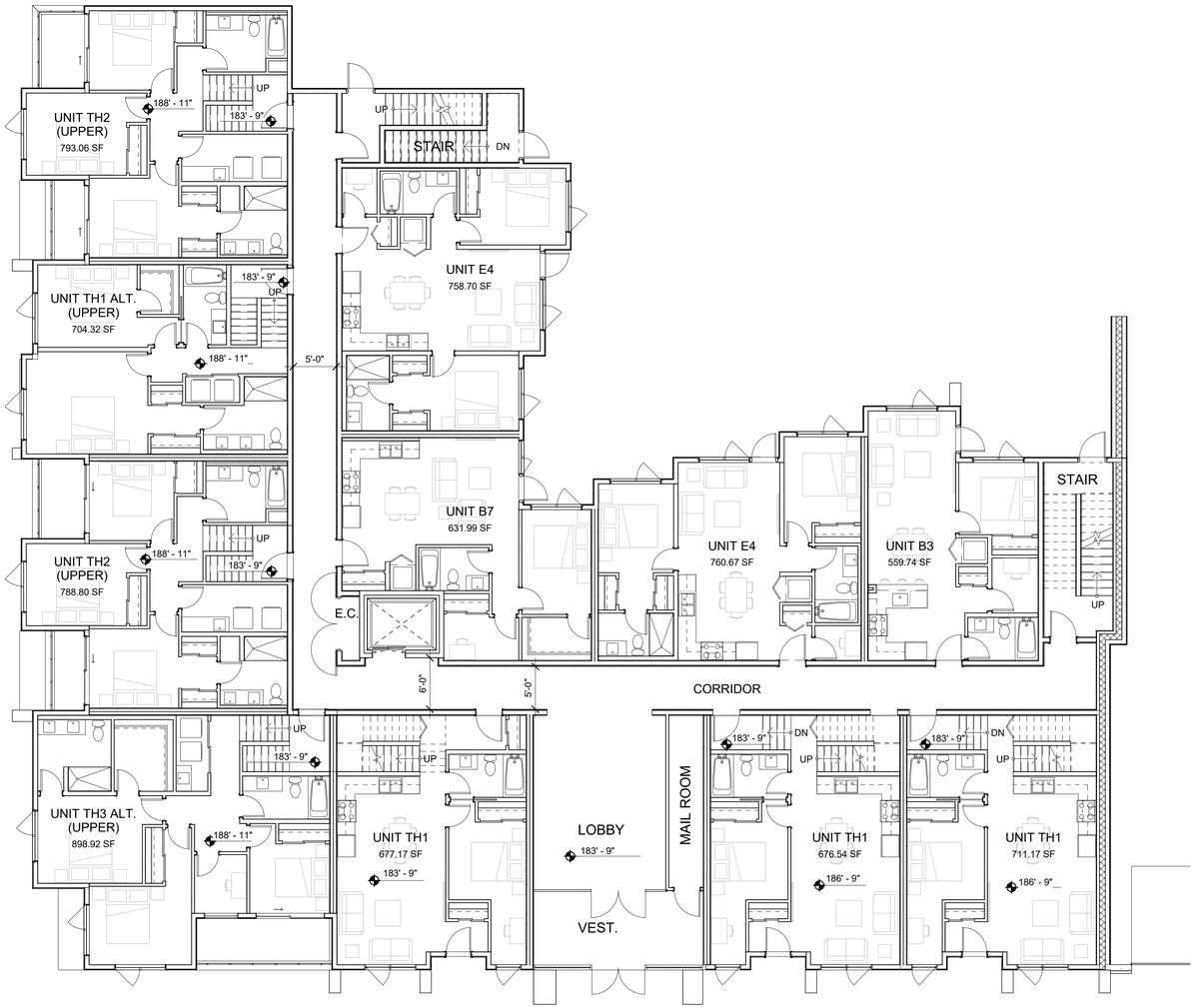


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1 BUILDING 1 TH MAIN LEVEL
1 : 100



2 BUILDING 1 LEVEL 1
1 : 100

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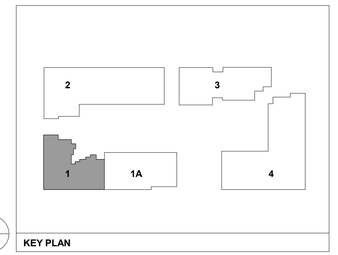
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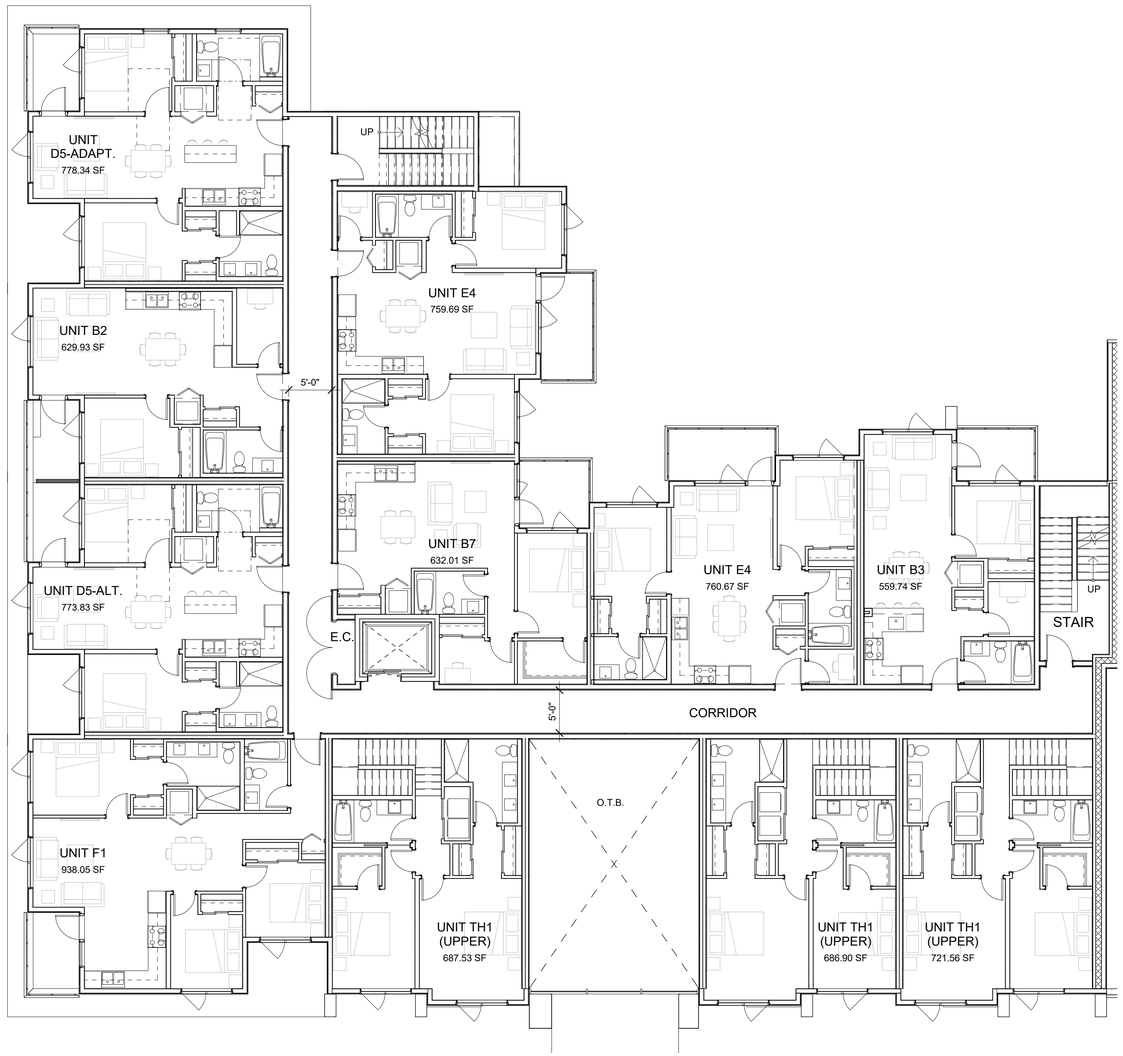


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SHEET TITLE: **BUILDING 1 LEVEL 1**

REV. NO.:

SHEET NO.: **A2.00**



1 BUILDING 1 LEVEL 2
1 : 100

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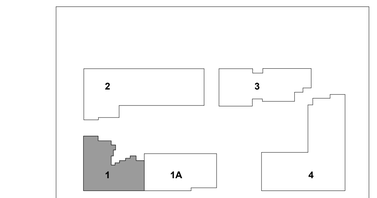
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SHEET TITLE:

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1 BUILDING 1 LEVEL 3-5
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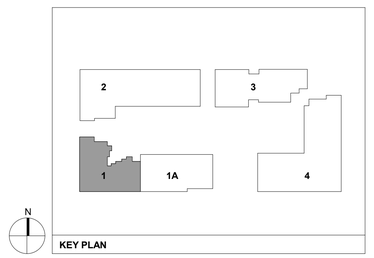
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SHEET TITLE:

BUILDING 1 LEVEL 3-5

REV. NO.:

SHEET NO.:

A2.02



1 BUILDING 1 LEVEL 6
1 : 100

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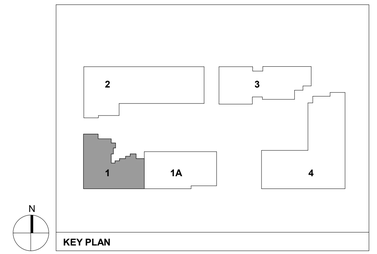
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SHEET TITLE:

BUILDING 1 LEVEL 6

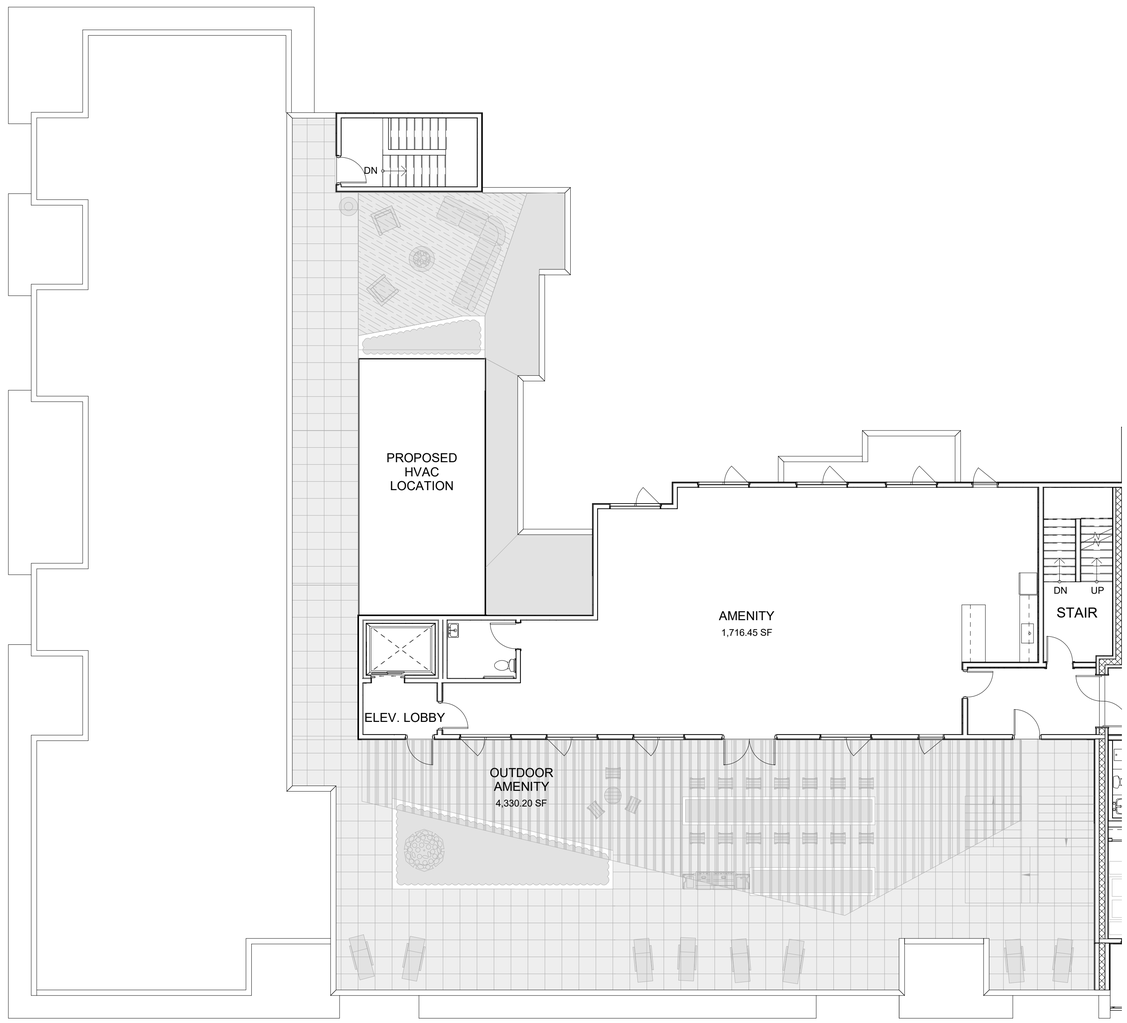


KEY PLAN

REV. NO.:

SHEET NO.:

A2.03



1 BUILDING 1 LEVEL 7/ROOF
1 : 100

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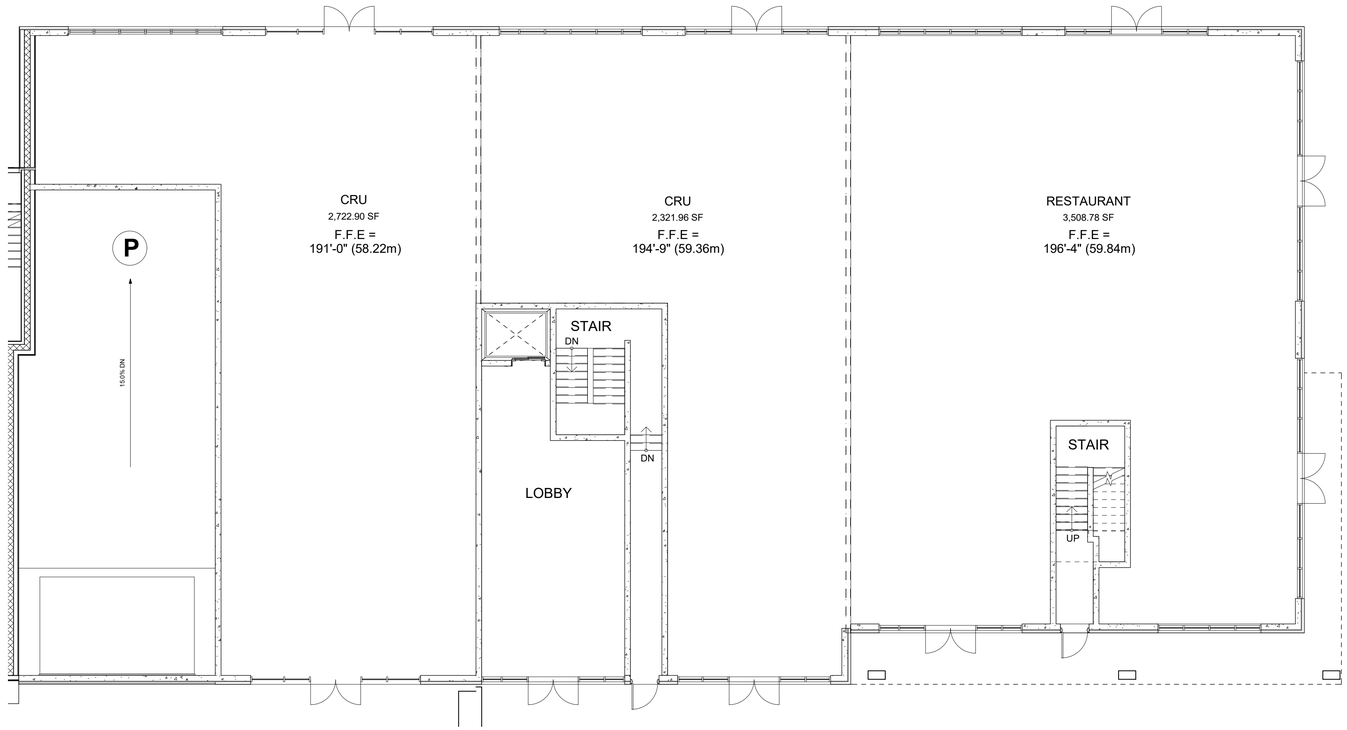
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SHEET TITLE:

BUILDING 1 LEVEL 7/ROOF

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1 BUILDING 1A LEVEL 2
1 : 100

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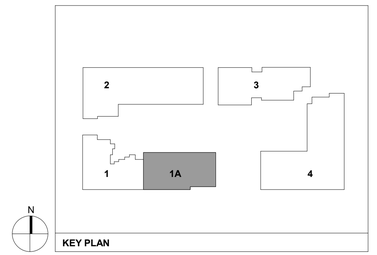
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1 BUILDING 1 LEVEL 3-7
1 : 100

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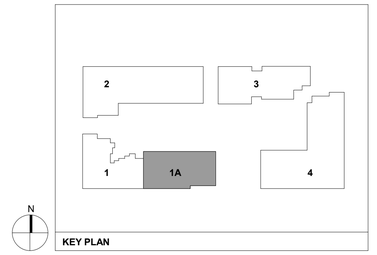
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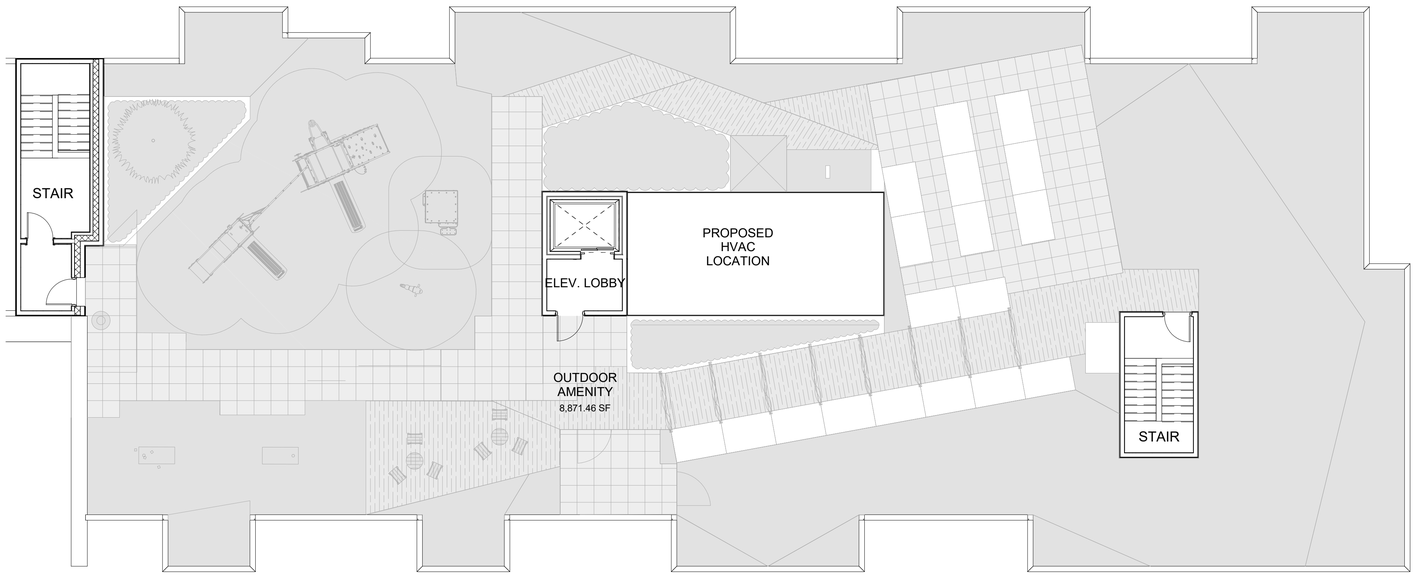
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1 BUILDING 1A ROOF
1 : 100

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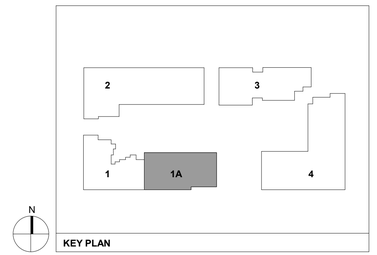
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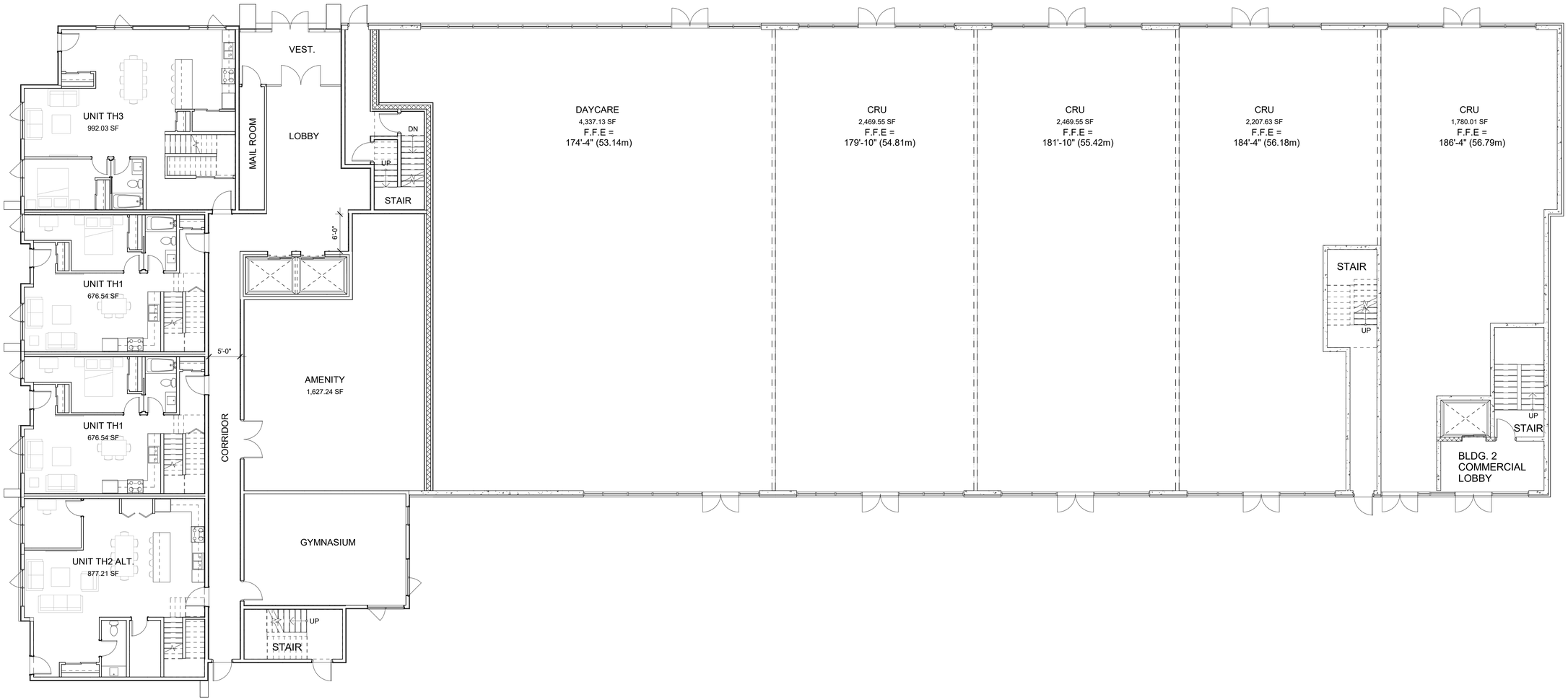


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1 BUILDING 2 LEVEL 1
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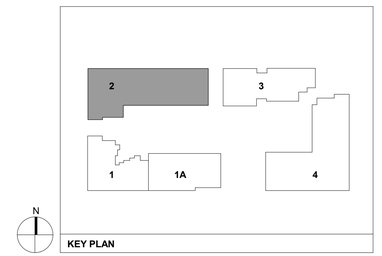
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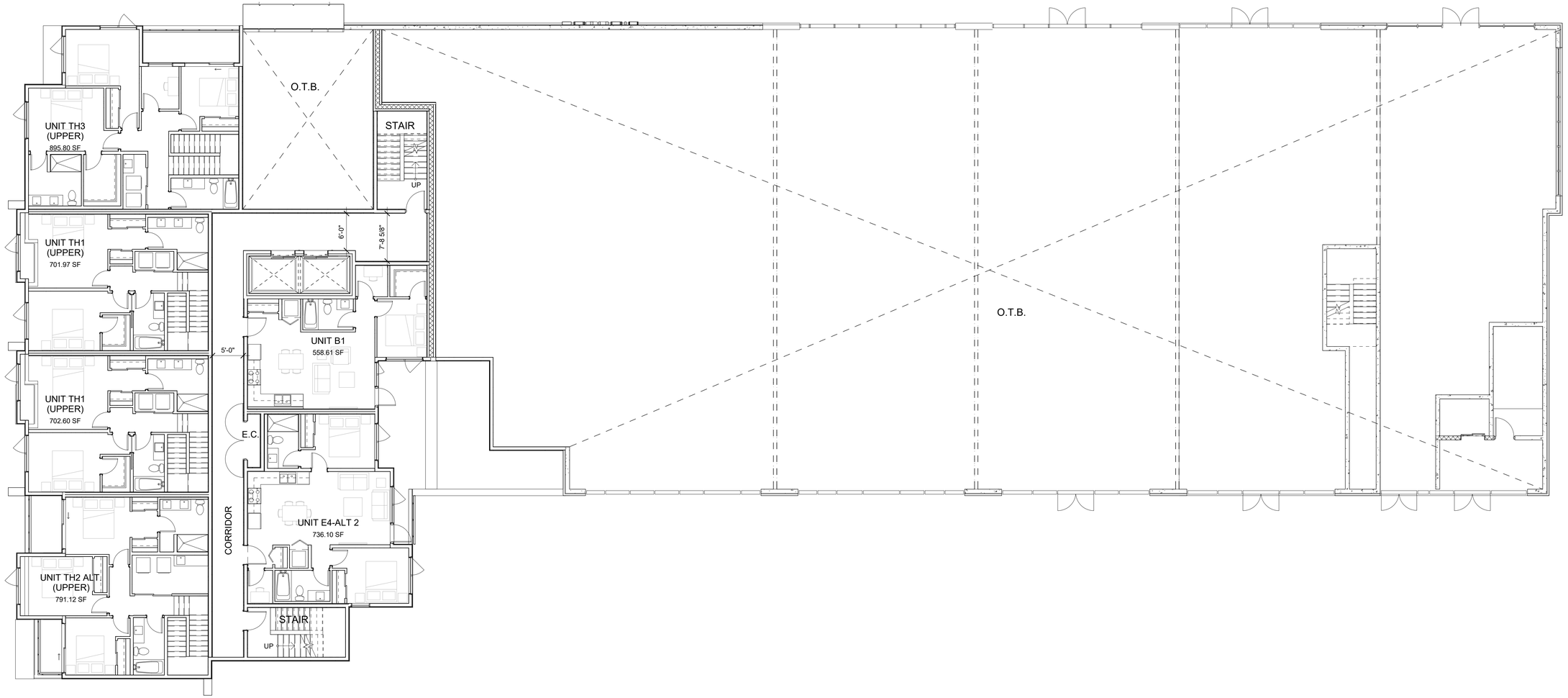
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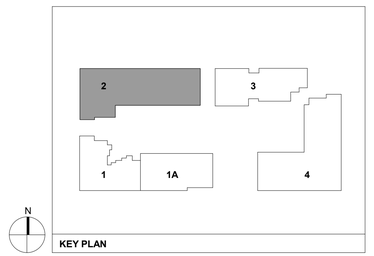
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1 BUILDING 2 LEVEL 2
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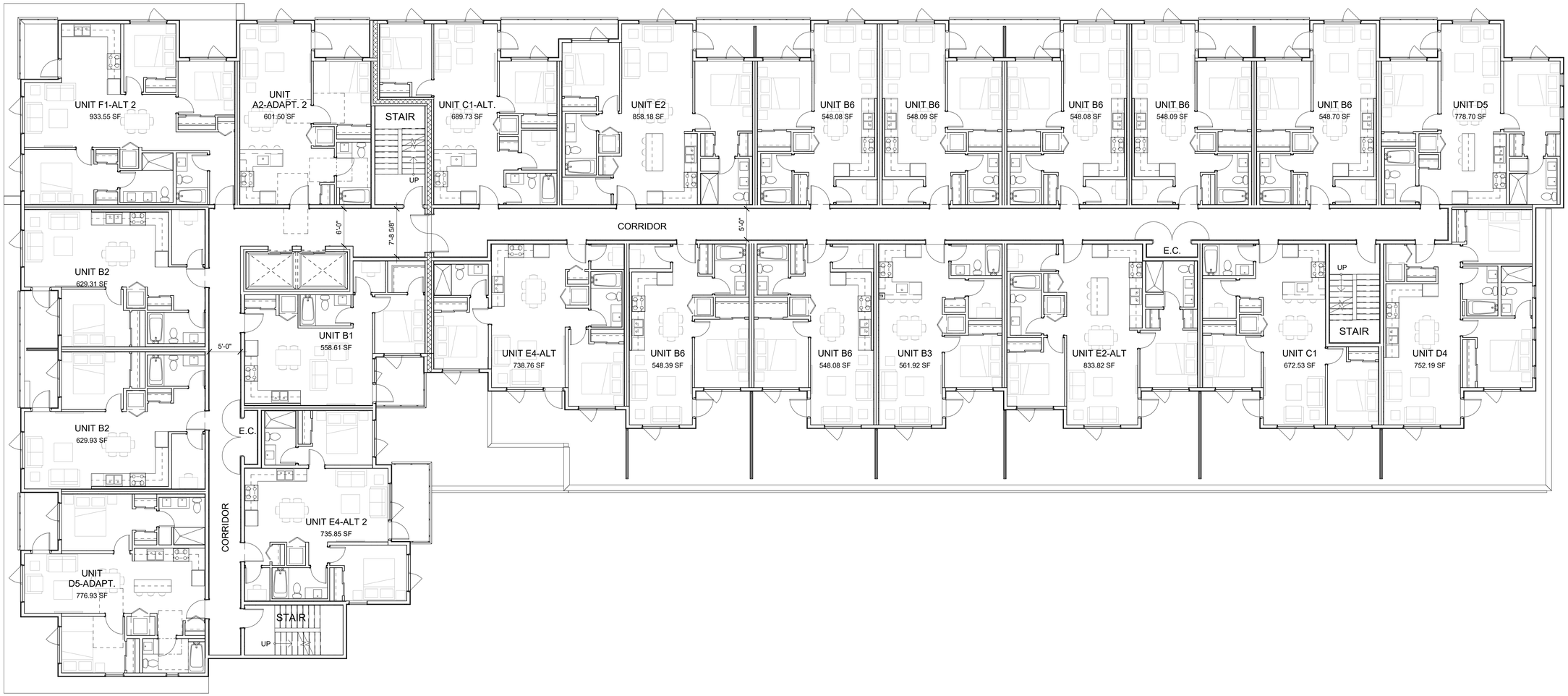
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1 BUILDING 2 LEVEL 3-6
1 : 100

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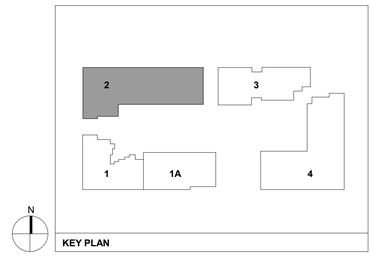
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1 BUILDING 2 LEVEL 7
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VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

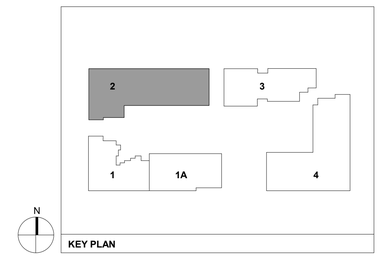
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19976 & 19970
80 AVE.
LANGLEY, BC

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Author	Checker
SCALE: 1 : 100	PROJECT NO.: 706

SHEET TITLE:

BUILDING 2 LEVEL 7



REV. NO.:

SHEET NO.:

A2.11

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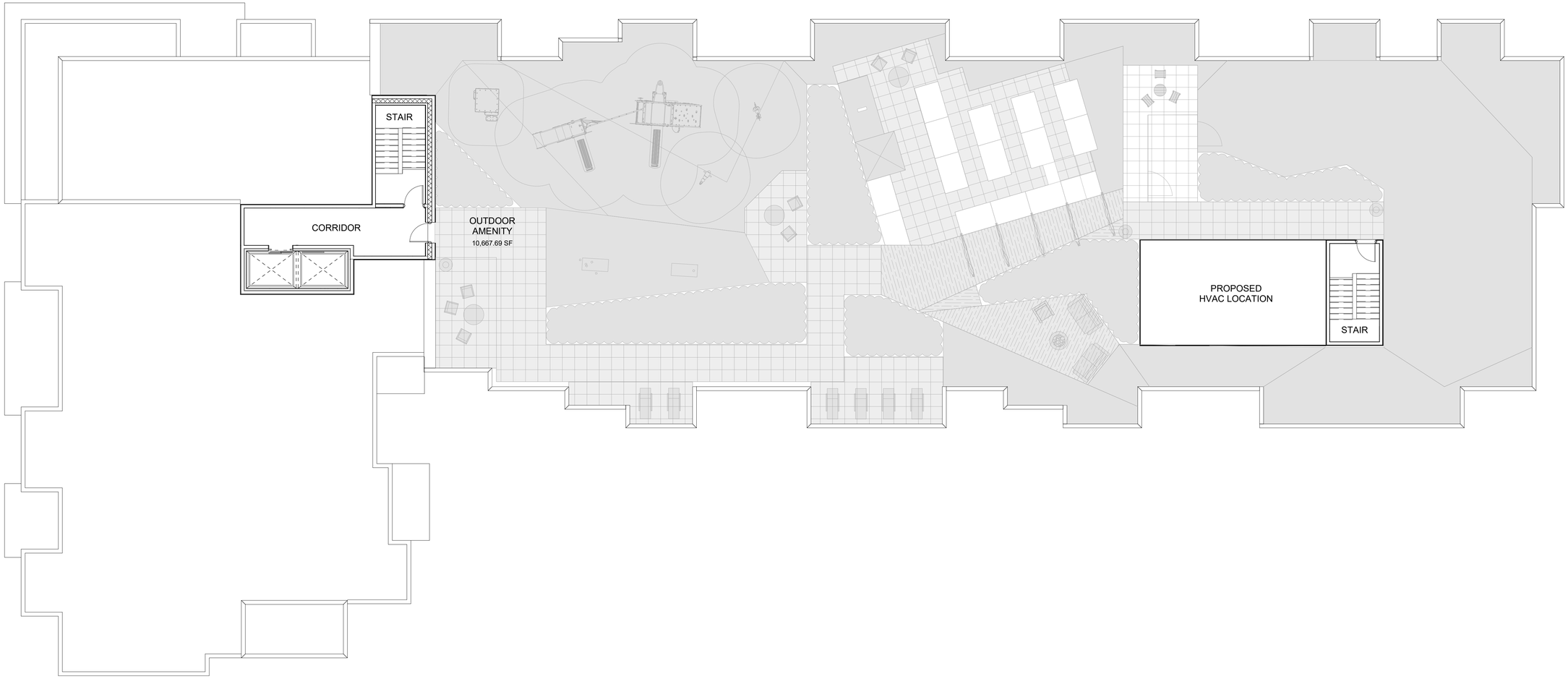
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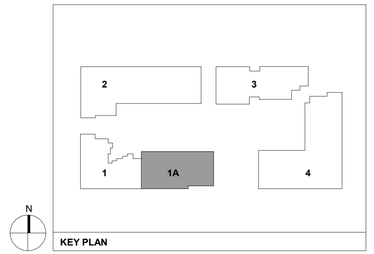
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1 BUILDING 2 ROOF
1 : 100



KEY PLAN

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PROPERTIES

PROJECT:

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80 AVE.
LANGLEY, BC

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SCALE: 1 : 100	PROJECT NO.: 706

SHEET TITLE:

BUILDING 2 LEVEL ROOF

REV. NO.:

SHEET NO.:

A2.12

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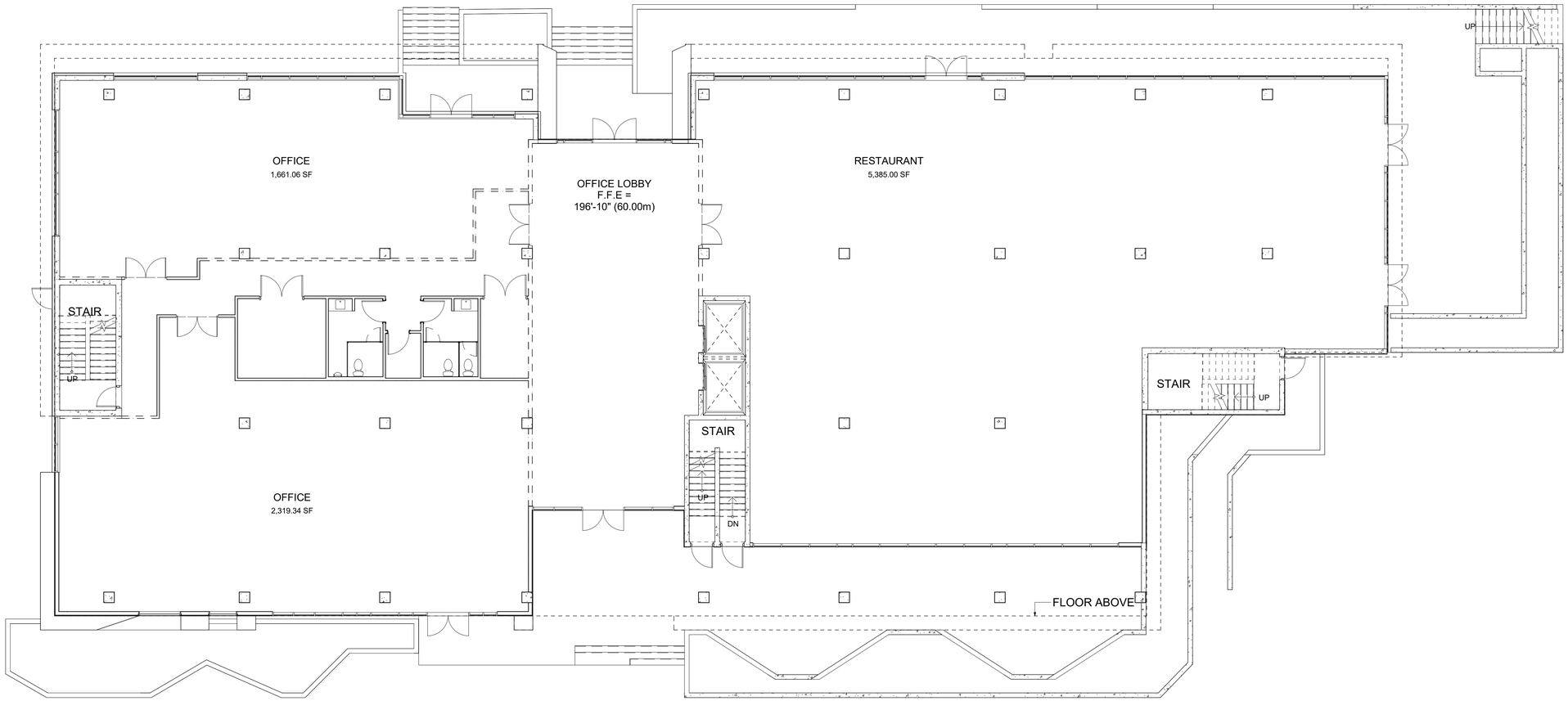
REVISION:

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1 BUILDING 3 LEVEL 1
1 : 100

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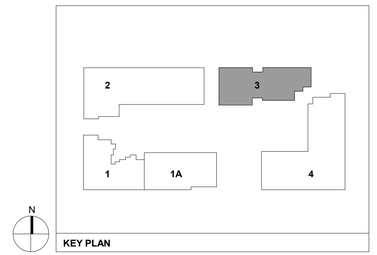
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LANGLEY, BC

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SCALE: 1 : 100	PROJECT NO.: 706

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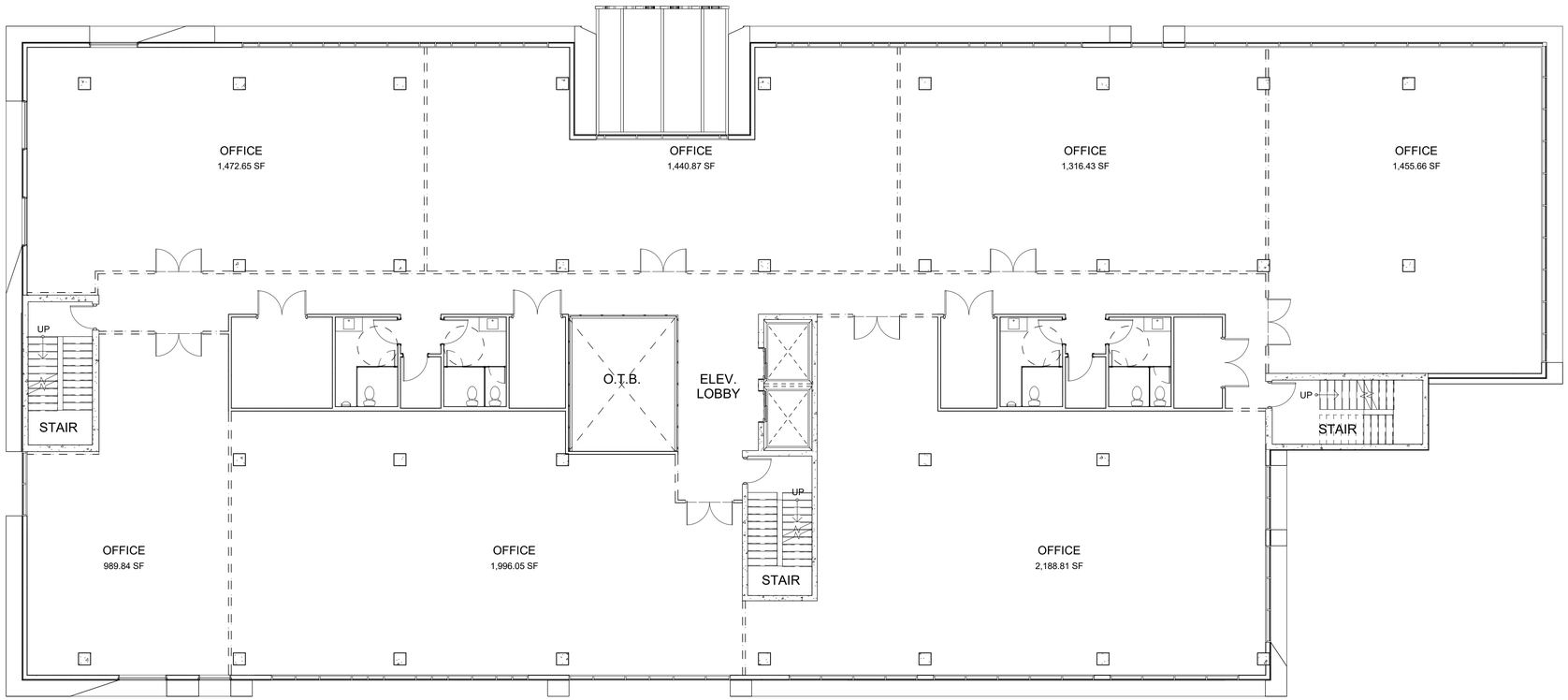
BUILDING 3 LEVEL 1



REV. NO.:

SHEET NO.:

A2.13



1 BUILDING 3 LEVEL 2
1 : 100

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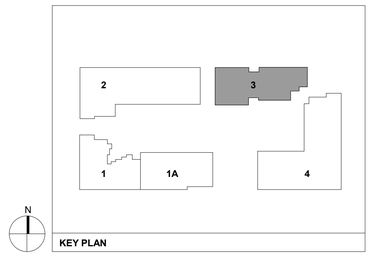
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SCALE: 1 : 100	PROJECT NO.: 706

SHEET TITLE:
BUILDING 3 LEVEL 2



KEY PLAN

REV. NO.:

SHEET NO.:
A2.14

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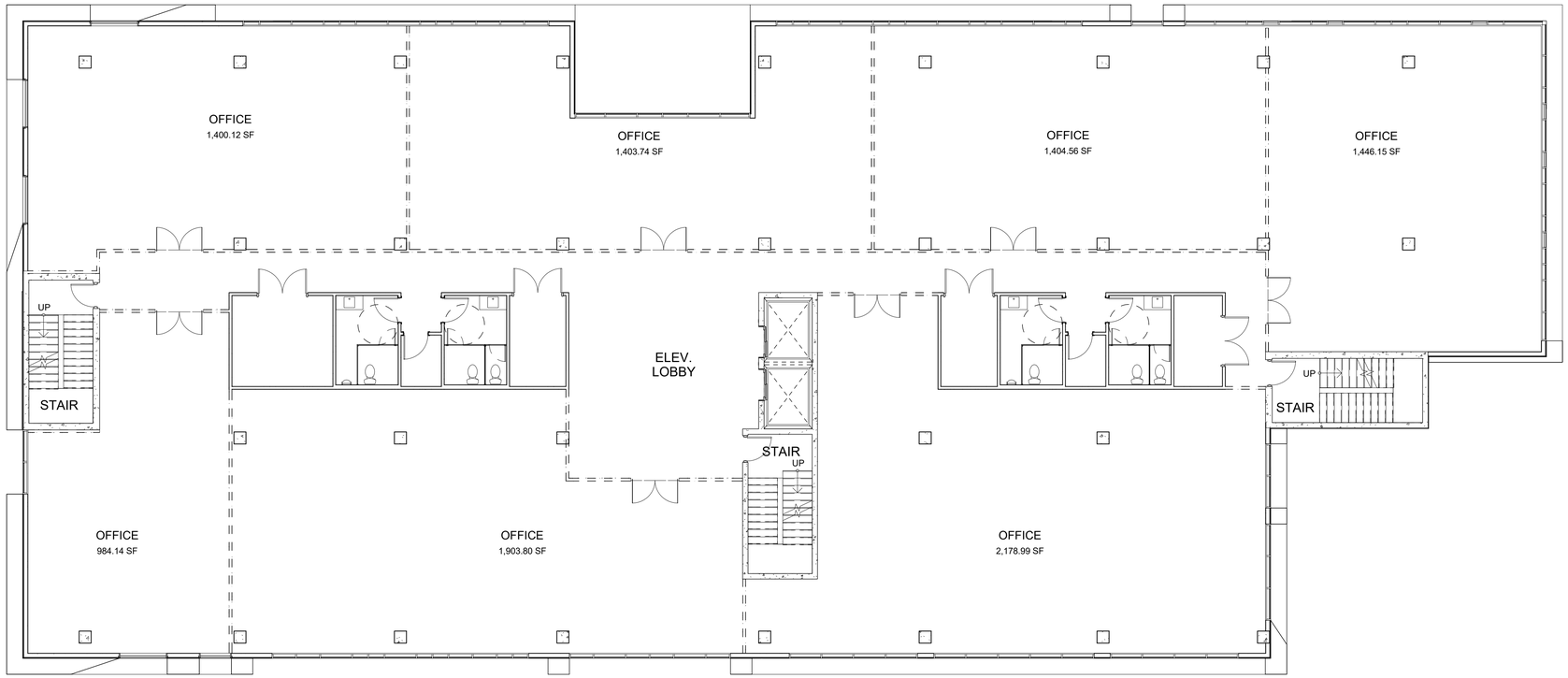
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NO.:	DATE:	DESCRIPTION:

ISSUE:

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1 BUILDING 3 LEVEL 3-5
1 : 100

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PROJECT:

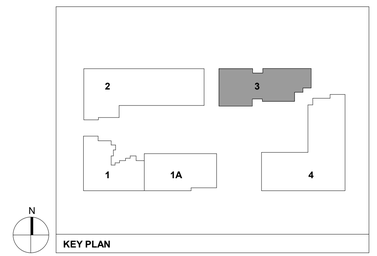
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SCALE: 1 : 100	PROJECT NO.: 706

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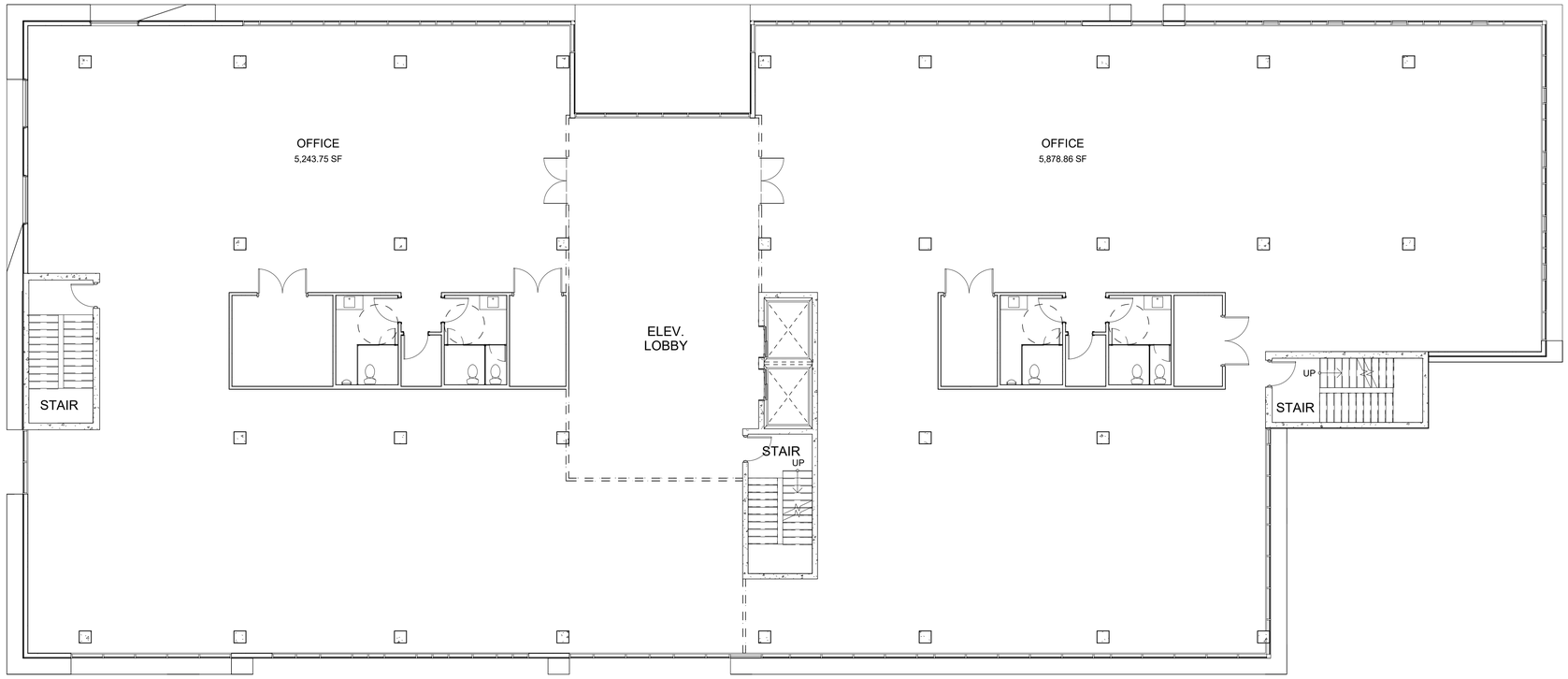
BUILDING 3 LEVEL 3-5



REV. NO.:

SHEET NO.:

A2.15



1 BUILDING 3 LEVEL 6
1 : 100

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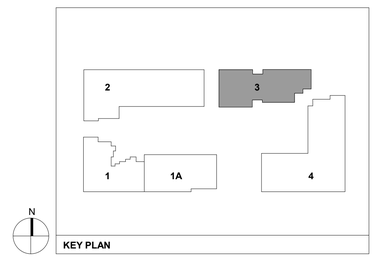
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SCALE: 1 : 100	PROJECT NO.: 706

SHEET TITLE:

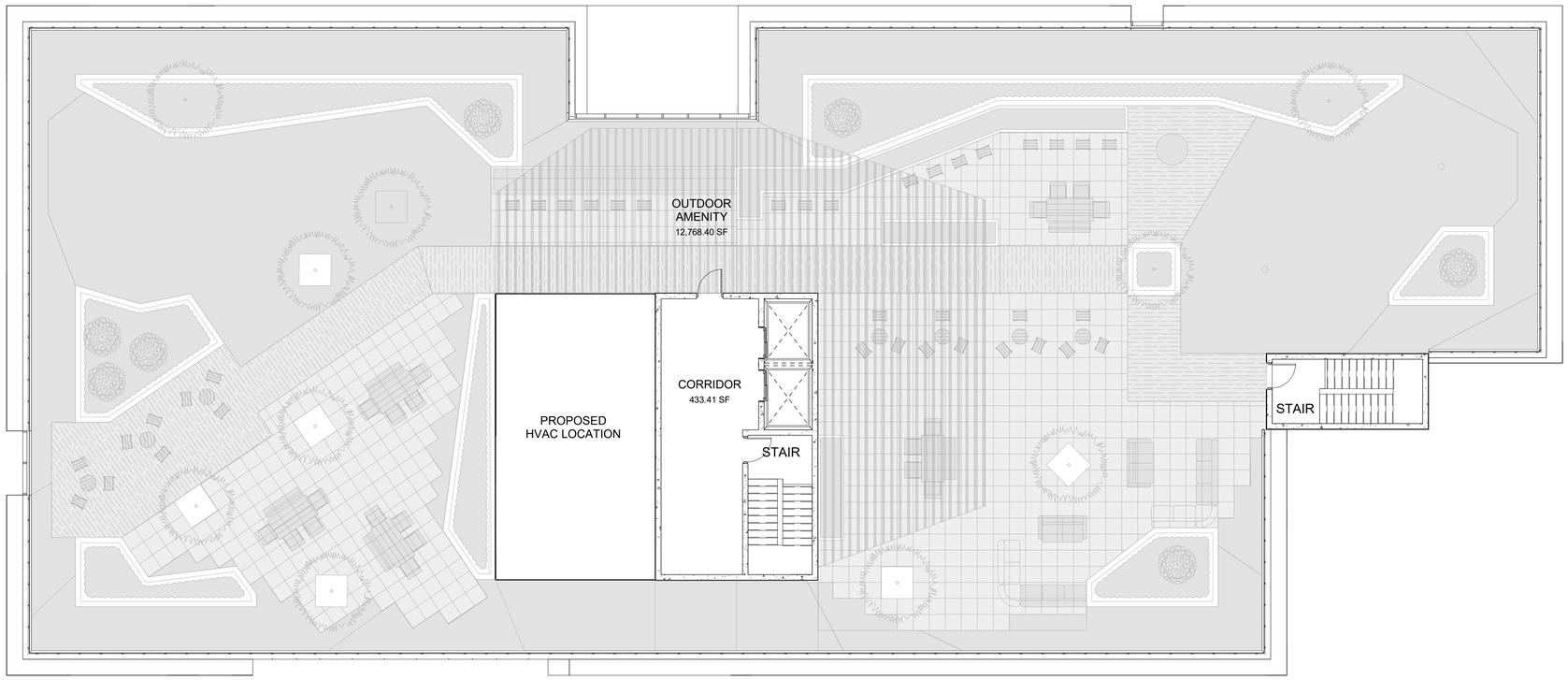
BUILDING 3 LEVEL 6



REV. NO.:

SHEET NO.:

A2.16



1 BUILDING 3 ROOF
1 : 100

NOTE: SEE LANDSCAPE DRAWING FOR USABLE AREA

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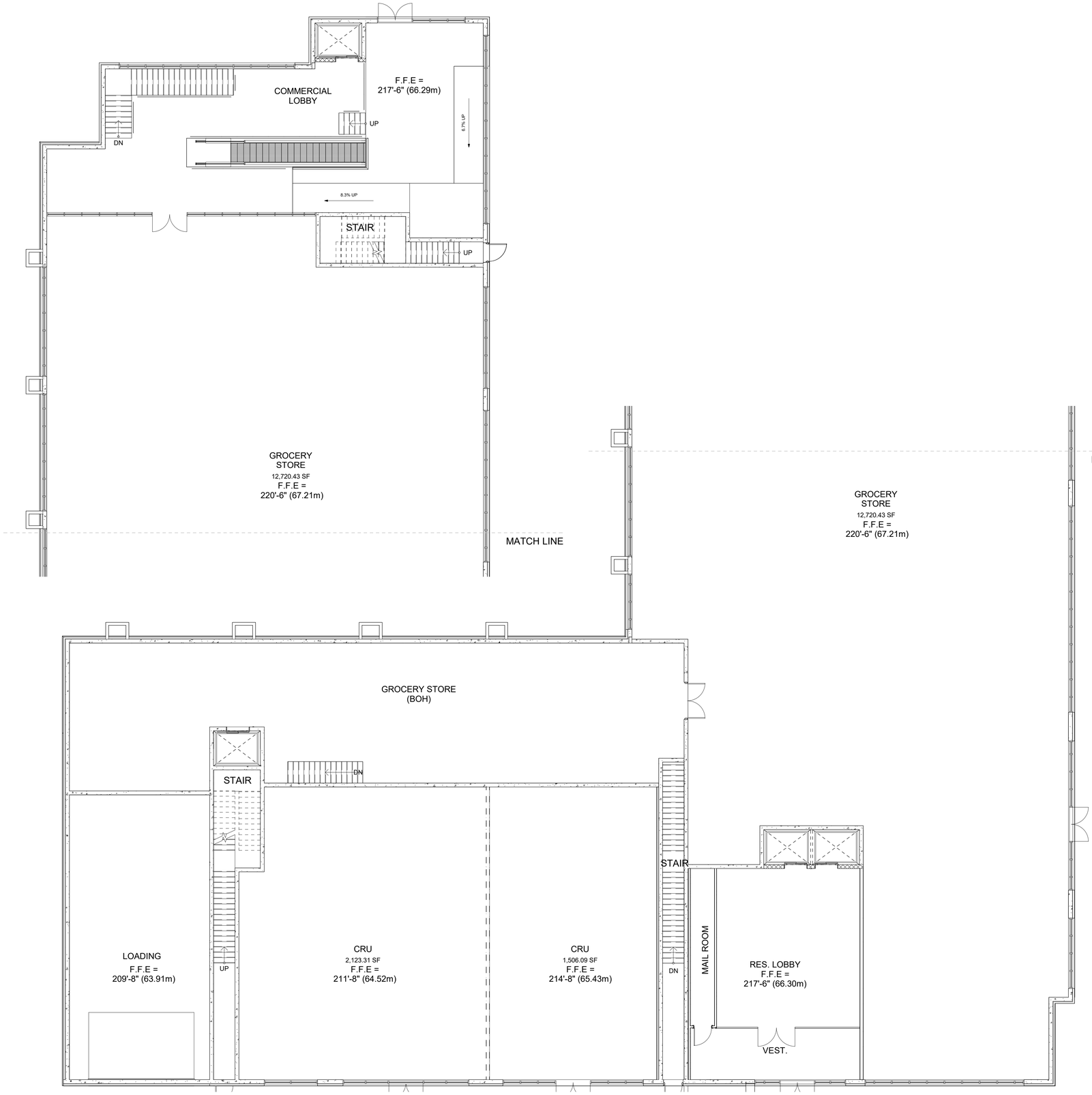
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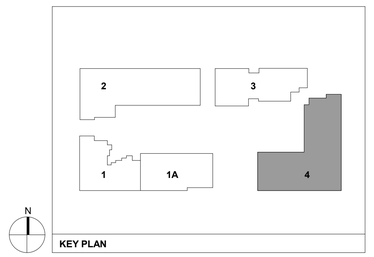
SHEET TITLE:

BUILDING 3 LEVEL ROOF

REV. NO.:	SHEET NO.:
	A2.17



1 BUILDING 4 LEVEL 1
1 : 100



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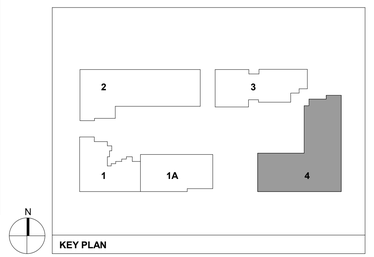
SHEET TITLE:

BUILDING 4 LEVEL 1

REV. NO.:	SHEET NO.:
	A2.18



1 BUILDING 4 LEVEL 2-6
1 : 100



KEY PLAN

N

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SHEET TITLE:

BUILDING 4 LEVEL 2-6

REV. NO.:

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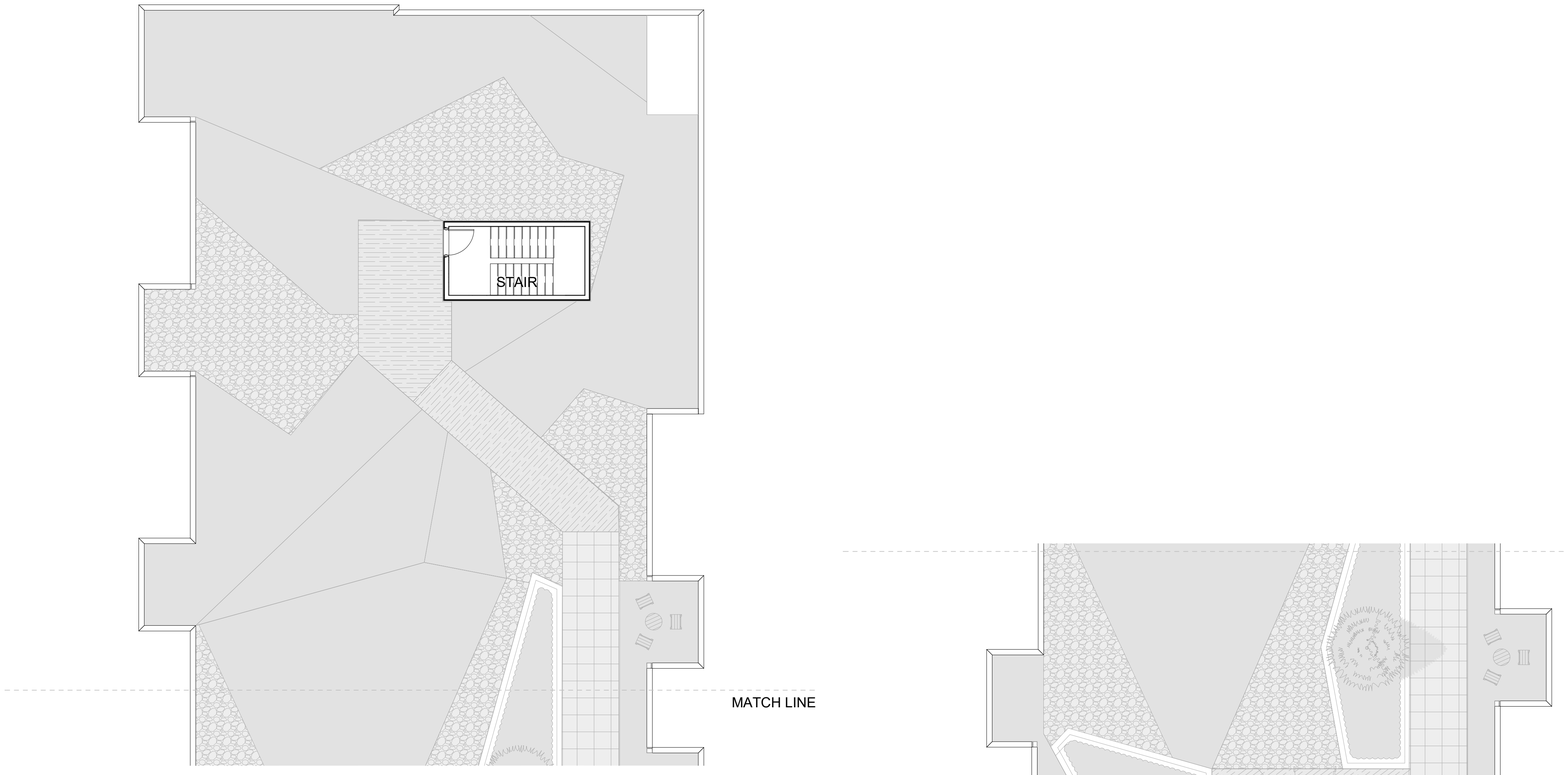
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1 BUILDING 4 ROOF
1 : 100

NOTE: SEE LANDSCAPE DRAWING FOR USABLE AREA

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SHEET TITLE:

BUILDING 4 LEVEL ROOF

REV. NO.:	SHEET NO.:
	A2.20

MATERIAL LEGEND

A — MUTUAL MATERIALS
ASH
SMOOTH BRICK

B — MUTUAL MATERIALS
ANCHOR GREY
SMOOTH BRICK

C — HARDIE PANEL
HARDIE - REVEAL PANEL SYS. - PAINTED
BM - OC-130 - CLOUD WHITE

D — HARDIE PANEL
HARDIE - REVEAL PANEL SYS. - PAINTED
BM - 2134-30 - IRON MOUNTAIN

E — HARDIE PANEL
HARDIE - REVEAL PANEL SYS. - PAINTED
BM - 2112-50 - STORMY MONDAY

F — HARDIE SIDING 4"
JAMES HARDIE - PAINTED
BM - AF-240 - SATCHEL

G — HARDIE SIDING 4"
JAMES HARDIE - PAINTED
BM - 2134-30 - IRON MOUNTAIN

H — HARDIE SIDING 4"
JAMES HARDIE - PAINTED
BM - OC-130 - CLOUD WHITE

I — METAL PANEL
PAINTED
BM - 2134-30 - IRON MOUNTAIN

J — BALCONIES & RAILINGS
STD. BLACK
SIDE MOUNTED ALUMINUM POST

K — WINDOWS & DOORS
STD. BLACK
PRE-FINISHED ALUMINUM FRAME

L — GLASS SPANREL
BM - 2112-50 - STORMY MONDAY

M — ARCHITECTURAL CONCRETE
SMOOTH FINISH





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SHEET TITLE:

MATERIAL BOARD

REV. NO.:

SHEET NO.: **A4.00**



1 BUILDING 1 SOUTH ELEVATION
1 : 125



2 BUILDING 1 WEST ELEVATION
1 : 125

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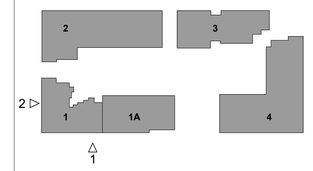
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DATE:	DESCRIPTION:
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MATERIAL LEGEND

A	MUTUAL MATERIALS ASH SMOOTH BRICK	H	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - OC-130 - CLOUD WHITE
B	MUTUAL MATERIALS ANCHOR GREY SMOOTH BRICK	I	METAL PANEL PAINTED BM - 2134-30 - IRON MOUNTAIN
C	HARDIE PANEL JAMES HARDIE - PAINTED BM - OC-130 - CLOUD WHITE	J	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST
D	HARDIE PANEL JAMES HARDIE - PAINTED BM - 2134-30 - IRON MOUNTAIN	K	WINDOWS & DOORS STD. BLACK PRE-FINISHED ALUMINUM FRAME
E	HARDIE PANEL JAMES HARDIE - PAINTED BM - 2112-50 - STORMY MONDAY	L	GLASS SPANREL BM - 2134-30 - IRON MOUNTAIN
F	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - AF-240 - SATCHEL	M	ARCHITECTURAL CONCRETE SMOOTH FINISH
G	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - 2134-30 - IRON MOUNTAIN		



KEY PLAN

CICCOZZI ARCHITECTURE
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SHEET TITLE:

BUILDING 1 ELEVATIONS

REV. NO.:

SHEET NO.:

A4.01



1 BUILDING 1 NORTH ELEVATION
1 : 125



2 BUILDING 1 EAST ELEVATION
1 : 125

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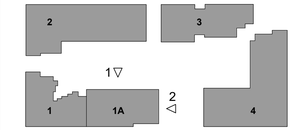
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MATERIAL LEGEND

A	MUTUAL MATERIALS ASH SMOOTH BRICK	H	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - OC-130 - CLOUD WHITE
B	MUTUAL MATERIALS ANCHOR GREY SMOOTH BRICK	I	METAL PANEL PAINTED BM - 2134-30 - IRON MOUNTAIN
C	HARDIE PANEL JAMES HARDIE - PAINTED BM - OC-130 - CLOUD WHITE	J	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST
D	HARDIE PANEL JAMES HARDIE - PAINTED BM - 2134-30 - IRON MOUNTAIN	K	WINDOWS & DOORS STD. BLACK PRE-FINISHED ALUMINUM FRAME
E	HARDIE PANEL JAMES HARDIE - PAINTED BM - 2112-50 - STORMY MONDAY	L	GLASS SPANREL BM - 2134-30 - IRON MOUNTAIN
F	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - AF-240 - SATCHEL	M	ARCHITECTURAL CONCRETE SMOOTH FINISH
G	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - 2134-30 - IRON MOUNTAIN		



KEY PLAN

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SHEET TITLE:

BUILDING 1 ELEVATIONS

REV. NO.:

SHEET NO.:

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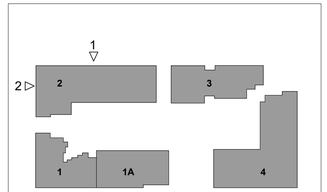
1 BUILDING 2 NORTH ELEVATION
1 : 125



2 BUILDING 2 WEST ELEVATION
1 : 125

MATERIAL LEGEND

A	MUTUAL MATERIALS ASH SMOOTH BRICK	H	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - OC-130 - CLOUD WHITE
B	MUTUAL MATERIALS ANCHOR GREY SMOOTH BRICK	I	METAL PANEL PAINTED BM - 2134-30 - IRON MOUNTAIN
C	HARDIE PANEL JAMES HARDIE - PAINTED BM - OC-130 - CLOUD WHITE	J	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST
D	HARDIE PANEL JAMES HARDIE - PAINTED BM - 2134-30 - IRON MOUNTAIN	K	WINDOWS & DOORS STD. BLACK PRE-FINISHED ALUMINUM FRAME
E	HARDIE PANEL JAMES HARDIE - PAINTED BM - 2112-50 - STORMY MONDAY	L	GLASS SPANREL BM - 2134-30 - IRON MOUNTAIN
F	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - AF-240 - SATCHEL	M	ARCHITECTURAL CONCRETE SMOOTH FINISH
G	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - 2134-30 - IRON MOUNTAIN		



KEY PLAN

CICCOZZI ARCHITECTURE

15th FLOOR
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VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

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PROJECT:

JERICHO CROSSING PHASE 2

19976 & 19970
80 AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE:	PROJECT NO.:
As indicated	706

SHEET TITLE:

BUILDING 2 ELEVATIONS

REV. NO.:

SHEET NO.:

A4.03



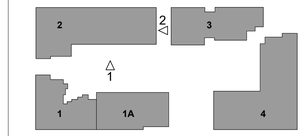
1 BUILDING 2 SOUTH ELEVATION
1 : 125



2 BUILDING 2 EAST ELEVATION
1 : 125

MATERIAL LEGEND

A	MUTUAL MATERIALS ASH SMOOTH BRICK	H	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - OC-130 - CLOUD WHITE
B	MUTUAL MATERIALS ANCHOR GREY SMOOTH BRICK	I	METAL PANEL PAINTED BM - 2134-30 - IRON MOUNTAIN
C	HARDIE PANEL JAMES HARDIE - PAINTED BM - OC-130 - CLOUD WHITE	J	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST
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E	HARDIE PANEL JAMES HARDIE - PAINTED BM - 2112-50 - STORMY MONDAY	L	GLASS SPANREL BM - 2134-30 - IRON MOUNTAIN
F	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - AF-240 - SATCHEL	M	ARCHITECTURAL CONCRETE SMOOTH FINISH
G	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - 2134-30 - IRON MOUNTAIN		



KEY PLAN

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SHEET TITLE:

BUILDING 2 ELEVATIONS

REV. NO.:

SHEET NO.:

A4.04



1 BUILDING 3 NORTH ELEVATION
1 : 125



2 BUILDING 3 WEST ELEVATION
1 : 125

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MATERIAL LEGEND

A — MUTUAL MATERIALS
ASH
SMOOTH BRICK

B — MUTUAL MATERIALS
ANCHOR GREY
SMOOTH BRICK

C — HARDIE PANEL
JAMES HARDIE - PAINTED
BM - OC-130 - CLOUD WHITE

D — HARDIE PANEL
JAMES HARDIE - PAINTED
BM - 2134-30 - IRON MOUNTAIN

E — HARDIE PANEL
JAMES HARDIE - PAINTED
BM - 2112-50 - STORMY MONDAY

F — HARDIE SIDING 4"
JAMES HARDIE - PAINTED
BM - AF-240 - SATCHEL

G — HARDIE SIDING 4"
JAMES HARDIE - PAINTED
BM - 2134-30 - IRON MOUNTAIN

H — HARDIE SIDING 4"
JAMES HARDIE - PAINTED
BM - OC-130 - CLOUD WHITE

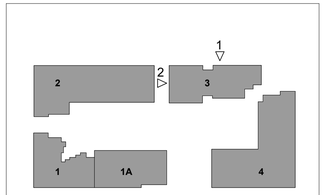
I — METAL PANEL
PAINTED
BM - 2134-30 - IRON MOUNTAIN

J — BALCONIES & RAILINGS
STD. BLACK
SIDE MOUNTED ALUMINUM POST

K — WINDOWS & DOORS
STD. BLACK
PRE-FINISHED ALUMINUM FRAME

L — GLASS SPANREL
BM - 2134-30 - IRON MOUNTAIN

M — ARCHITECTURAL CONCRETE
SMOOTH FINISH



KEY PLAN

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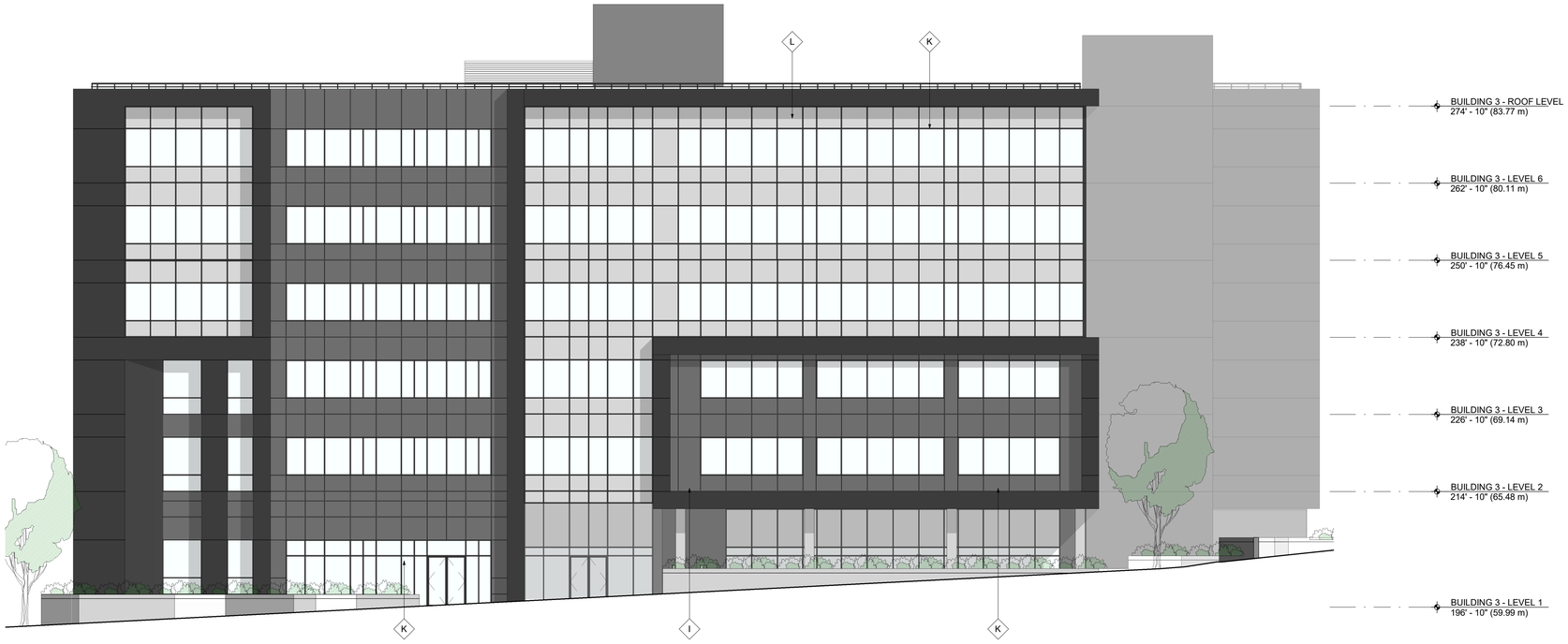
SHEET TITLE:

BUILDING 3 ELEVATIONS

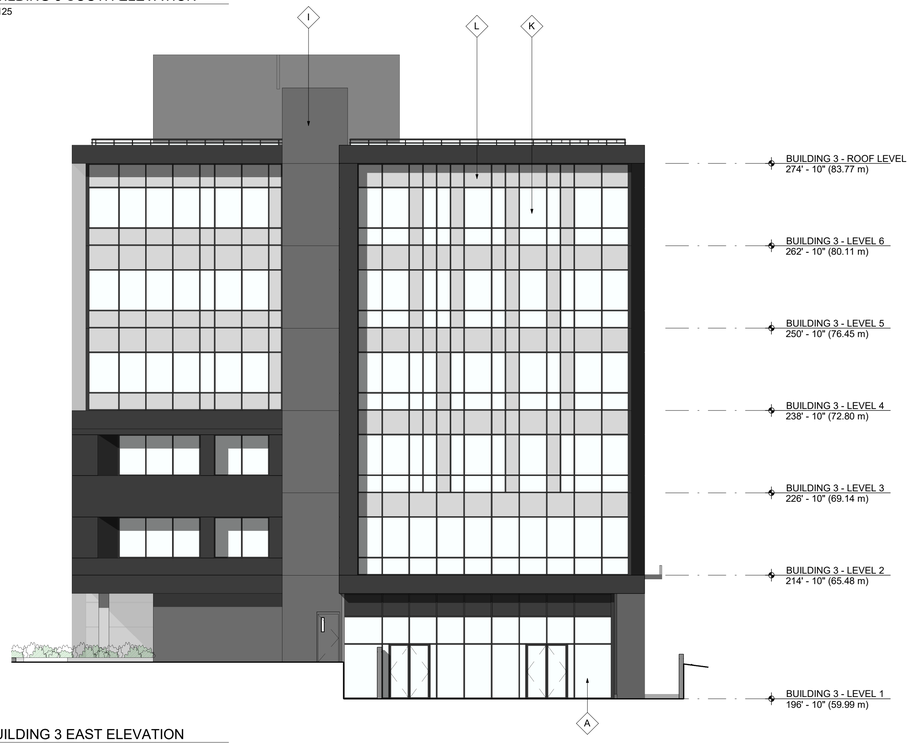
REV. NO.:

SHEET NO.:

A4.05



1 BUILDING 3 SOUTH ELEVATION
1 : 125



2 BUILDING 3 EAST ELEVATION
1 : 125

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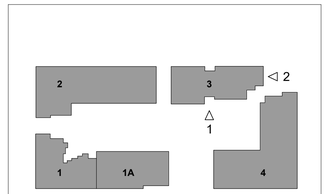
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MATERIAL LEGEND

A	MUTUAL MATERIALS ASH SMOOTH BRICK	H	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - OC-130 - CLOUD WHITE
B	MUTUAL MATERIALS ANCHOR GREY SMOOTH BRICK	I	METAL PANEL PAINTED BM - 2134-30 - IRON MOUNTAIN
C	HARDIE PANEL JAMES HARDIE - PAINTED BM - OC-130 - CLOUD WHITE	J	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST
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F	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - AF-240 - SATCHEL	M	ARCHITECTURAL CONCRETE SMOOTH FINISH
G	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - 2134-30 - IRON MOUNTAIN		



KEY PLAN

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SHEET TITLE:

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SHEET NO.:

A4.06



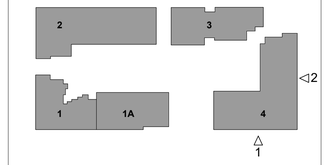
1 BUILDING 4 SOUTH ELEVATION
1 : 125



2 BUILDING 4 EAST ELEVATION
1 : 125

MATERIAL LEGEND

A	MUTUAL MATERIALS ASH SMOOTH BRICK	H	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - OC-130 - CLOUD WHITE
B	MUTUAL MATERIALS ANCHOR GREY SMOOTH BRICK	I	METAL PANEL PAINTED BM - 2134-30 - IRON MOUNTAIN
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E	HARDIE PANEL JAMES HARDIE - PAINTED BM - 2112-50 - STORMY MONDAY	L	GLASS SPANREL BM - 2134-30 - IRON MOUNTAIN
F	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - AF-240 - SATCHEL	M	ARCHITECTURAL CONCRETE SMOOTH FINISH
G	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - 2134-30 - IRON MOUNTAIN		



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SHEET TITLE:

BUILDING 4 ELEVATIONS

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SHEET NO.:

A4.07



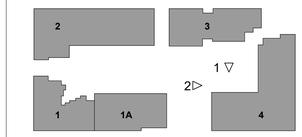
1 BUILDING 4 NORTH ELEVATION
1 : 125



2 BUILDING 4 WEST ELEVATION
1 : 125

MATERIAL LEGEND

A	MUTUAL MATERIALS ASH SMOOTH BRICK	H	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - OC-130 - CLOUD WHITE
B	MUTUAL MATERIALS ANCHOR GREY SMOOTH BRICK	I	METAL PANEL PAINTED BM - 2134-30 - IRON MOUNTAIN
C	HARDIE PANEL JAMES HARDIE - PAINTED BM - OC-130 - CLOUD WHITE	J	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST
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G	HARDIE SIDING 4" JAMES HARDIE - PAINTED BM - 2134-30 - IRON MOUNTAIN		



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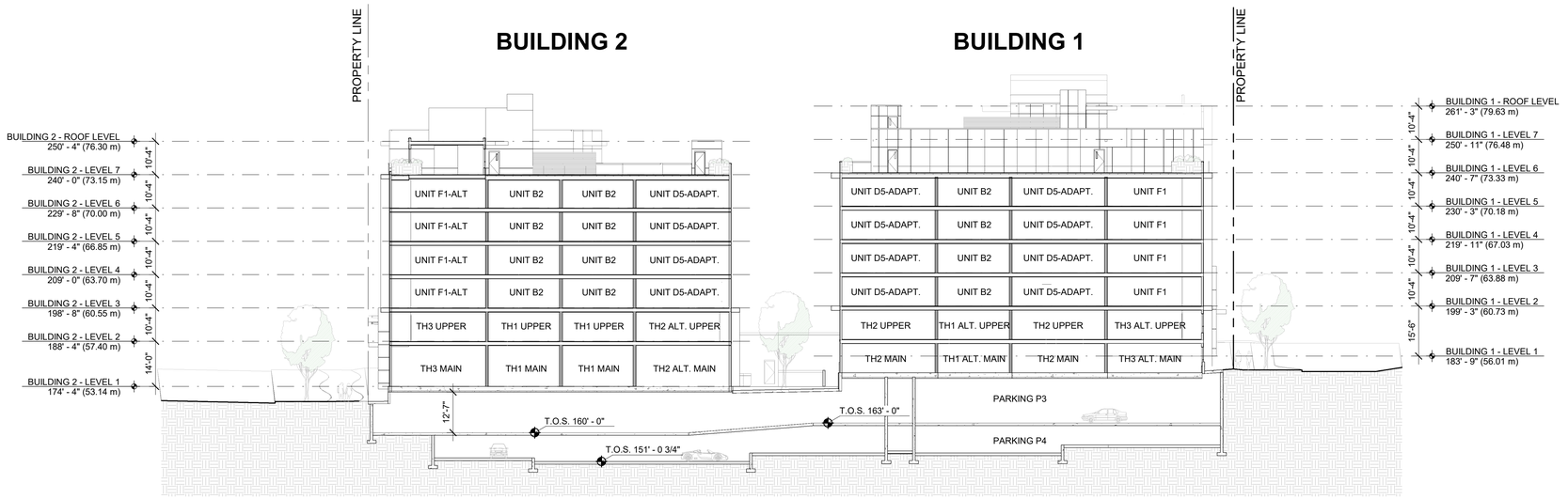
SHEET TITLE:

BUILDING 4 ELEVATIONS

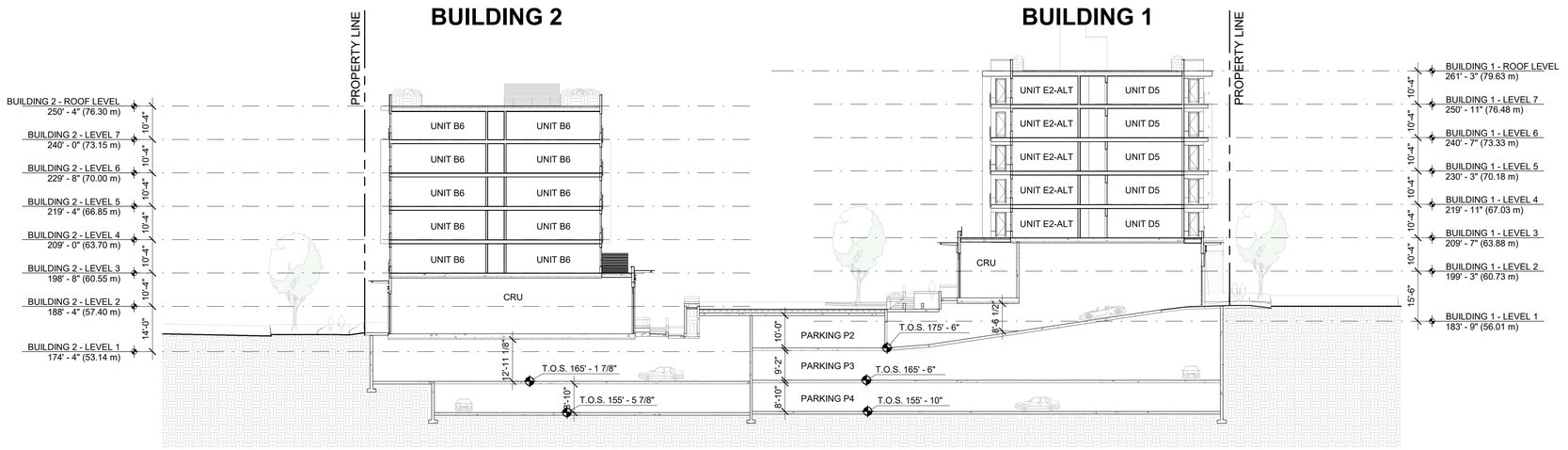
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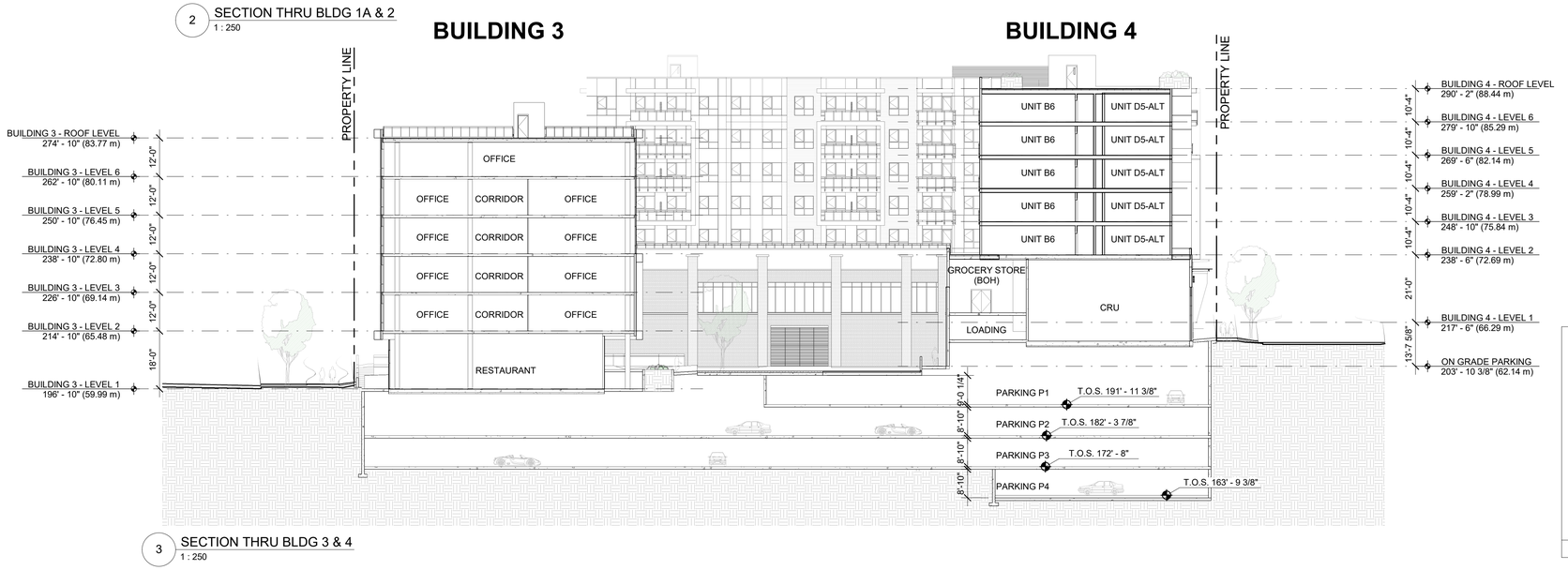
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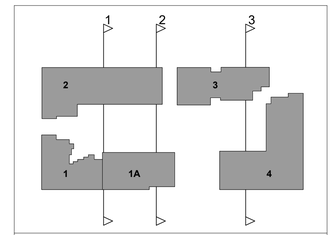
1 SECTION THRU BLDG 1 & 2
1 : 250



2 SECTION THRU BLDG 1A & 2
1 : 250



3 SECTION THRU BLDG 3 & 4
1 : 250



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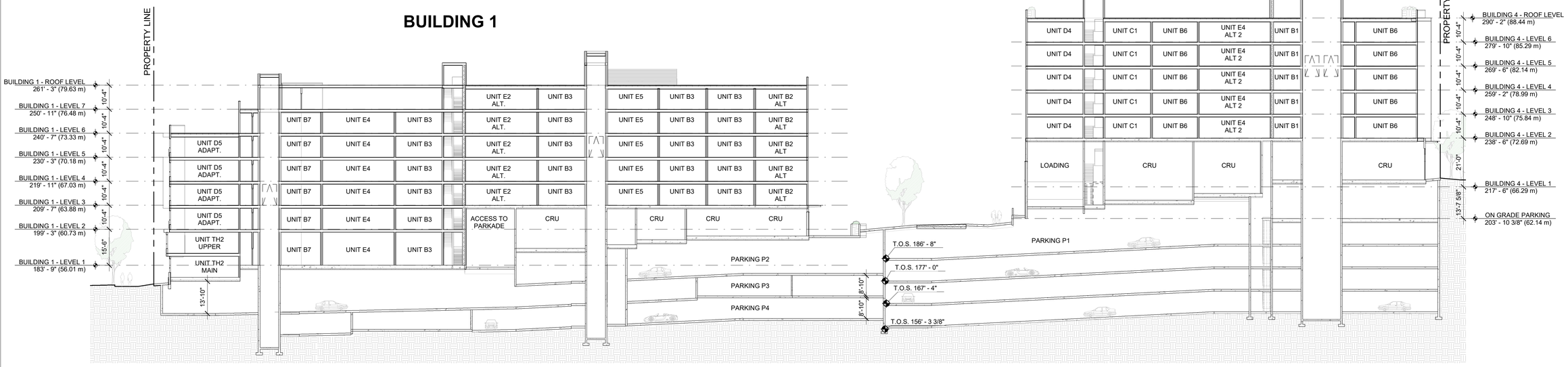
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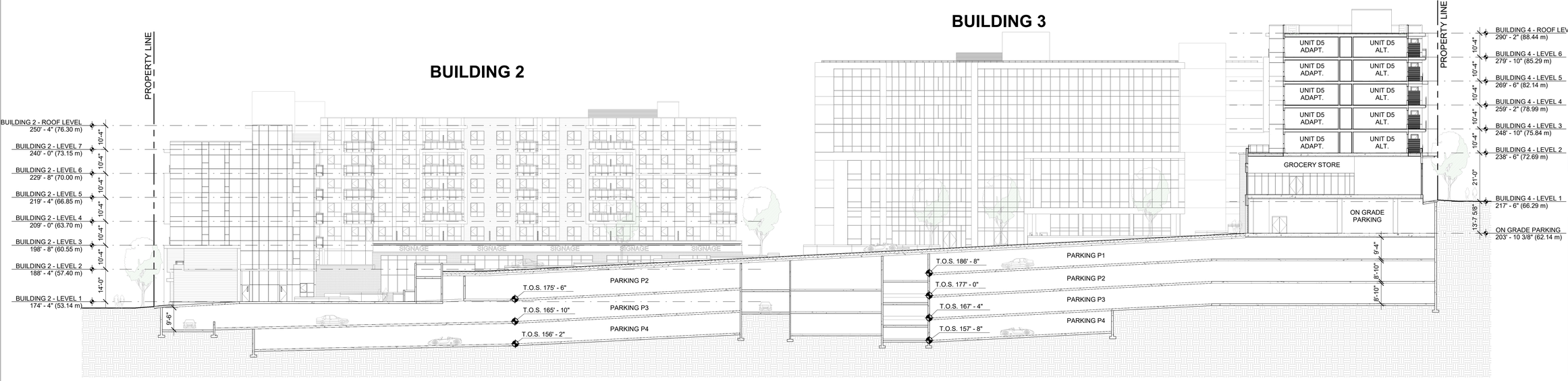
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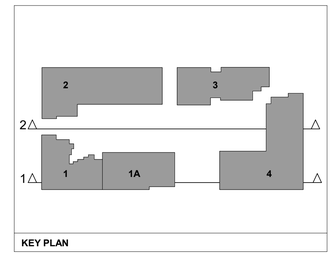
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1 SECTION THRU BLDG 1 & 4
1 : 250



2 SECTION THRU SITE
1 : 250



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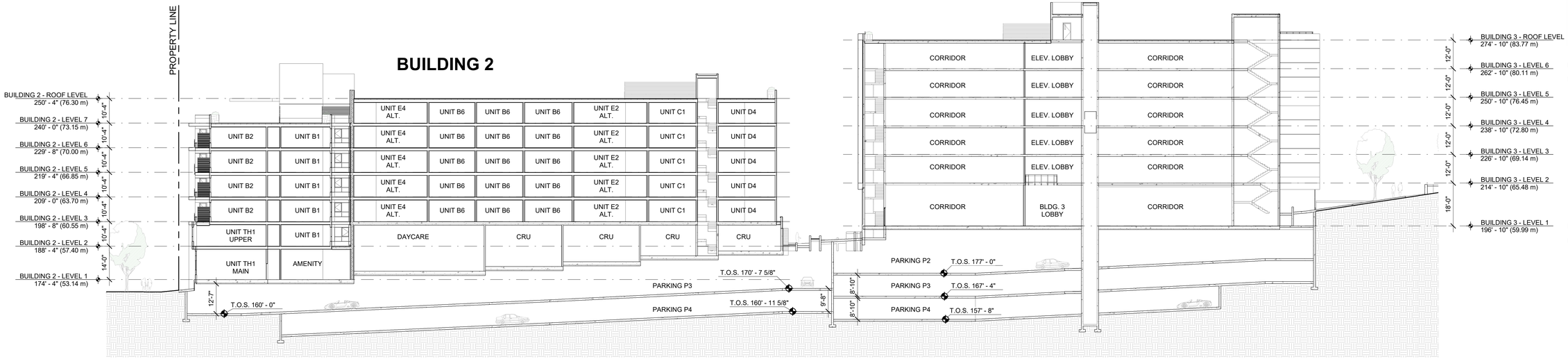
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SCALE: 1 : 250	PROJECT NO.: 706

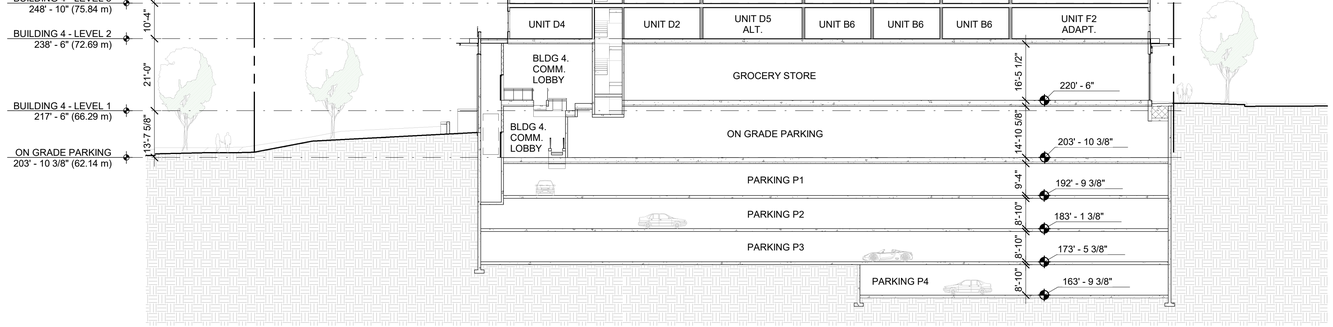
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SHEET NO.: **A5.01**



1 SECTION THRU BLDG 2 & 3
1 : 250



2 SECTION THRU BLDG 4
1 : 250

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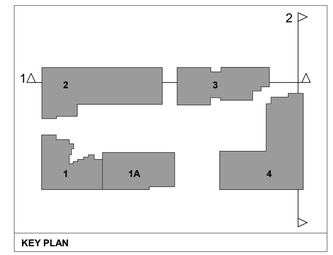
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SHEET TITLE: **SECTION**

REV. NO.:

SHEET NO.: **A5.02**