

6 UNIT ROWHOME DEVELOPMENT

20816 45A AVE, LANGLEY



LIST OF DRAWINGS :

- A-1.0 PROJECT INDEX - CONTACTS LIST
- A-1.1 CONTEXT PLAN
- A-1.2 AFRIAI MAP -CONTEXT PHOTOS
- A-1.3 SURVEY PLAN
- A-1.4 SITE PLAN
- A-1.5 PROJECT STATISTICS
- A-1.6 PERSPECTIVE VIEW
- A-1.7 COLOURED ELEVATIONS
- A-1.8 DESIGN RATIONALE - SITE CHARACTERISTICS, MASSING, FORM AND CHARACTER
- A-1.9 DESIGN RATIONALE- LIVIBILITY, ENERGY SAVING AND GREEN MEASURES
- A-1.10 DESIGN RATIONALE- CPTED
- A-1.11 EXTFRIOR FINISH
- A-1.12 DESIGN RATIONALE LANDSCAPE
- A-1.13 SHADOW ANALYSIS

- A-2.1 FLOOR PLANS (1ST & 2ND FLOOR PLANS)
- A-2.2 FLOOR PLANS (3RD FLOOR & ROOF PLANS)

- A-3.1 ELEVATIONS (SOUTH & EAST)
- A-3.2 ELEVATIONS (NORTH & WEST)

- A-4.1 SECTIONS A-A & B-B

- L1 TREE PLAN
- L2 SHRUB PLAN
- L3 LANDSCAPE DETAILS
- L4 LANDSCAPE SPECIFICATIONS

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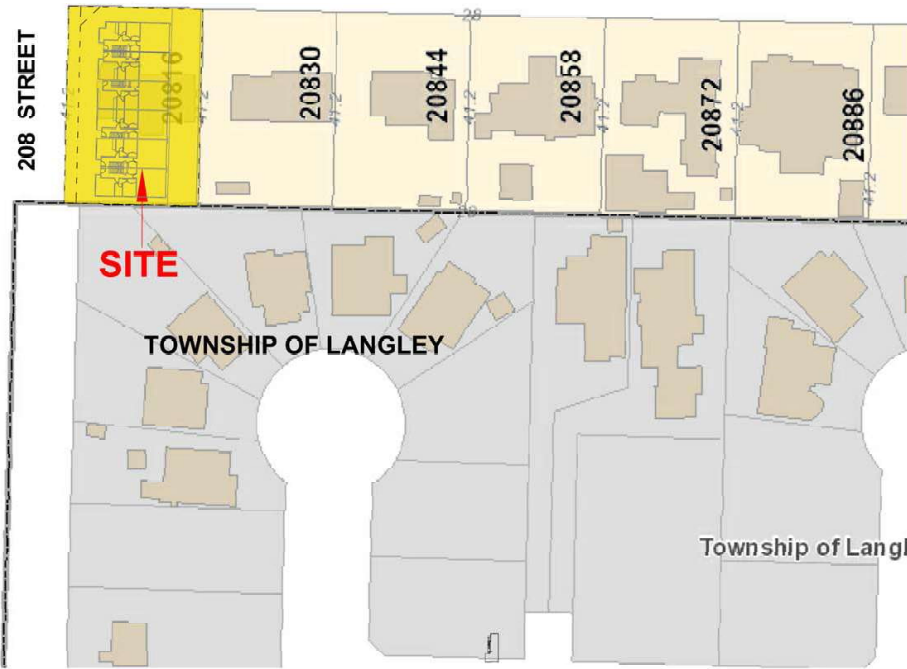
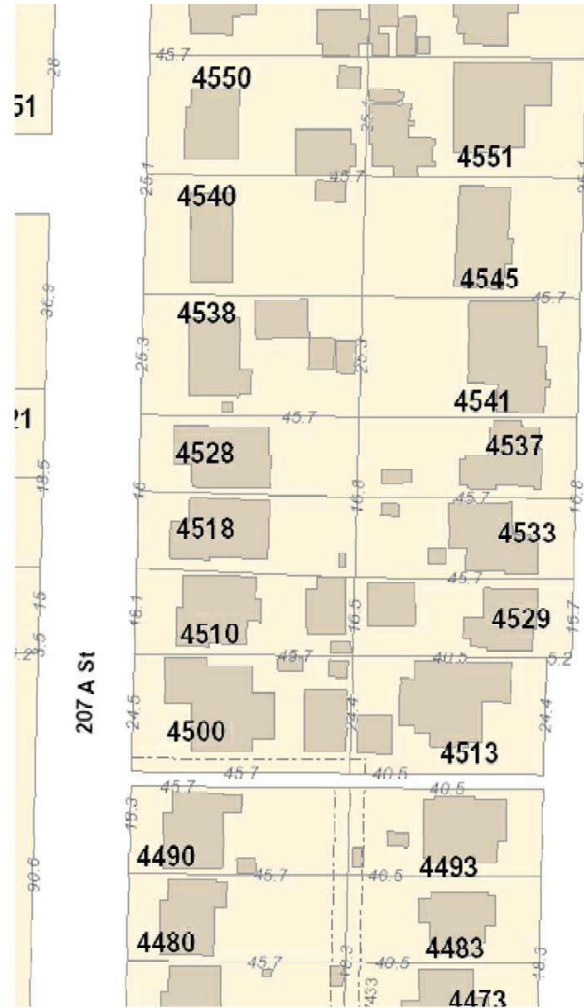
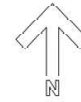
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3	FEB 25-22	REISSUED FOR REZONING & DP
2	FEB 01-22	REISSUED FOR REZONING & DP
1	DEC 14-21	ISSUED FOR REZONING & DP

PROJECT TITLE:
ROWHOME DEVELOPMENT
20816 - 45A AVENUE,
LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3.

DRAWING TITLE:
COVER PAGE
INDEX AND CONTACT LIST

DATE:	SHEET NO.:
SEP 2021	
SCALE: N/A	
DESIGN: A.A.	
DRAWN: A.A.	A-1.0
PROJECT NO: -	

CONTEXT PLAN



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20816 - 45A AVENUE
LANGLEY, BC.

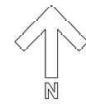
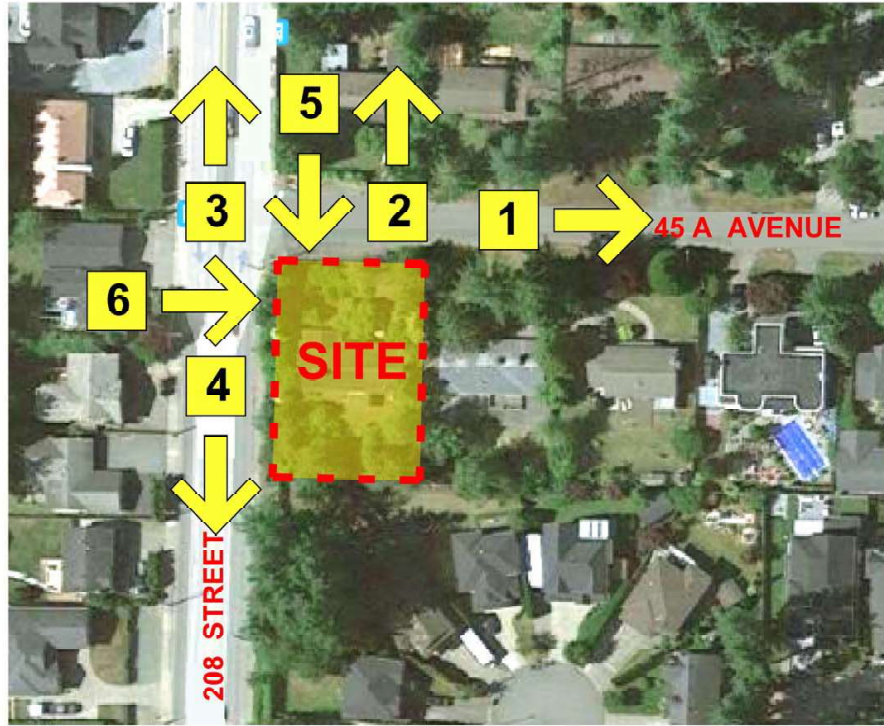
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
CONTEXT PLAN

DATE:	REV:	SHEET NO.:
SCALE:	NTS.	A-1.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	-	



AERIAL MAP



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20816 - 45A AVENUE
LANGLEY, BC.

FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

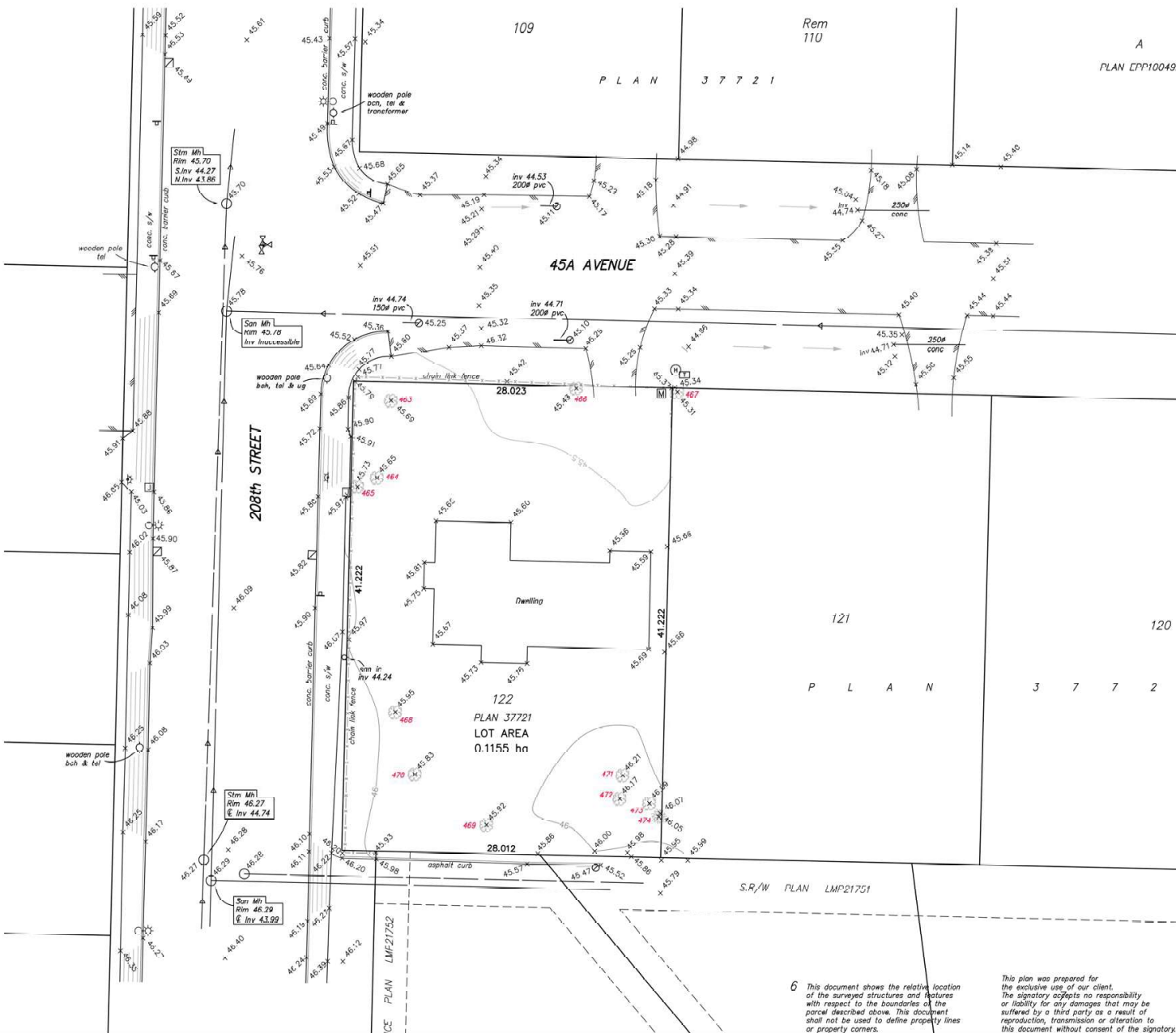
DRAWING TITLE:
CONTEXT PLAN

DATE	REV	SHEET NO.
SCALE:	NTS.	A-1.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	-	

B.C. LAND SURVEYOR'S PLAN SHOWING TOPOGRAPHIC SURVEY ON
 LOT 122 SECTION 36 TOWNSHIP 7
 NEW WESTMINSTER DISTRICT PLAN 37721

TREE TAG No.	DESCRIPTION	DIAMETER (mm)
463	coniferous	280
464	coniferous	310
465	coniferous	340
466	coniferous	430
467	coniferous	470
468	coniferous	260
469	coniferous	600
470	coniferous	360
471	coniferous	550
472	coniferous	450
473	coniferous	350
474	deciduous	300

SURVEY PLAN



NOTE: LOT DIMENSIONS FROM FIELD SURVEY

NOTE:
 Elevations shown are in METRES and derived from CEODETIC DATUM(CVD28CVD2018).

B.M.:
 Monument #89H5093 -
 45A Avenue & 200th St. int.
 CEODETIC FLEV 45.817m(CVD28CVD2018)

CONTOURS ARE AT 0.5m INTERVALS

SOUTH FRASER LAND SURVEYING LTD.
 #202 - 19282 60th AVENUE
 SURREY, B.C. V3S 3M2
 604-599-1886
 211418ELV

PLAN EFP100492



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PROJECT TITLE:
ROWHOMES DEVELOPMENT
 20816 - 45A AVENUE
 LANGLEY, BC.
 FOR:
LEONE HOMES INC.
 238 - 13986 CAMBIE ROAD,
 RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
SURVEY PLAN

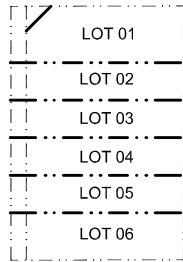
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SCALE:	NTS.	A-1.3
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	-	

6 This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

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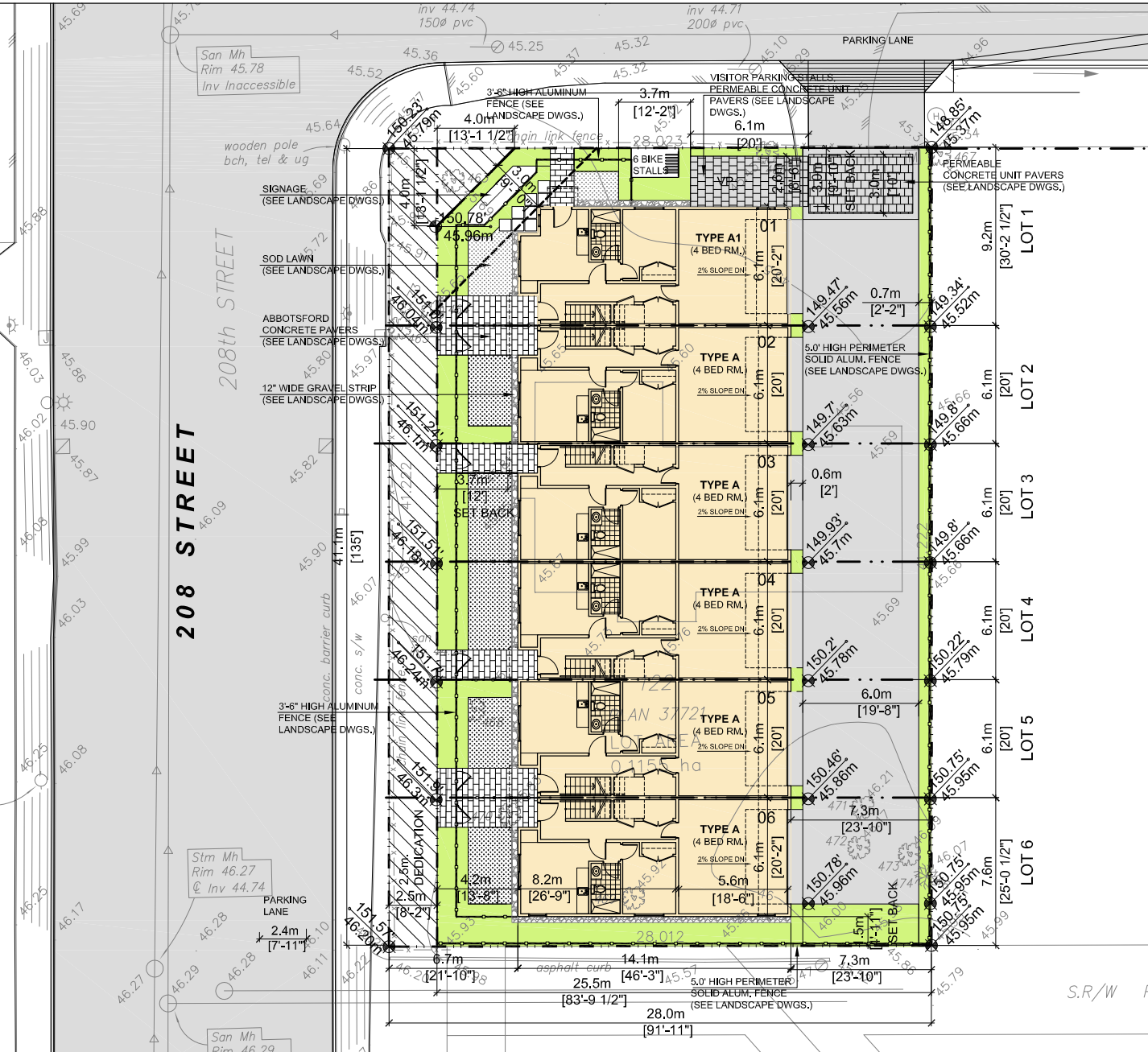


KEY PLAN



NOTE :
UNIT NUMBERS TO BE INSTALLED ON BOTH FRONT AND REAR SIDE OF EACH UNIT

SITE PLAN



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PROJECT TITLE:
ROWHOME DEVELOPMENT
20816 + 45A AVENUE,
LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 + 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

SITE PLAN

DATE: Sep 2021	SHEET NO:
SCALE: NTS.	A-1.4
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: -	

STATISTICS :

CIVIC ADDRESS :

20816, 45A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION :

LOT 122, SECTION 36, TOWNSHIP 7,
NEW WESTMINSTER DISTRICT, PLAN 37721

ZONING :

EXISTING : RS1
PROPOSED : CD

SITE AREA :

BEFORE DEDICATION : 0.1155 HA. = 0.285 ACRE
12432 SQ.FT. = 1155 m²

AFTER DEDICATION : 11237.3 SQ.FT. = 1043.9 m²
(2.5M = 8'-2" DEDICATION ALONG 208 STREET)

AREA OF EACH PROPOSED LOT :

BEFORE DEDICATION :	AFTER DEDICATION :
LOT 1 : 257.6m ² : 2768 SQ.FT.	234.6m ² : 2439.3 SQ.FT.
LOT 2 : 170.8m ² : 1838.5 SQ.FT.	155.5m ² : 1674.4 SQ.FT.
LOT 3 : 170.8m ² : 1838.5 SQ.FT.	155.5m ² : 1674.4 SQ.FT.
LOT 4 : 170.8m ² : 1838.5 SQ.FT.	155.5m ² : 1674.4 SQ.FT.
LOT 5 : 170.8m ² : 1838.5 SQ.FT.	155.5m ² : 1674.4 SQ.FT.
LOT 6 : 212.8m ² : 2310 SQ.FT.	193.8m ² : 2086.1 SQ.FT.

FLOOR AREA :

	UNIT 01 :	UNITS 02 TO 06 :
FIRST FLOOR	: 848 SQ.FT.	862 SQ.FT.
SECOND FLOOR	: 777 SQ.FT.	792 SQ.FT.
THIRD FLOOR	: 829 SQ.FT.	840 SQ.FT.
TOTAL	: 2454 SQ.FT.	2494 SQ.FT.

TOTAL AREA : 14924 SQ.FT. = 1386.4 m²

UNIT #01 : 2665 SQ.FT.=247.50 m ²	FSR : 2454/2439.2 = 1.00
UNIT #02 : 2720 SQ.FT.=252.68 m ²	FSR : 2494/1838.5 = 1.35
UNIT #03 : 2720 SQ.FT.=252.68 m ²	FSR : 2494/1838.5 = 1.35
UNIT #04 : 2720 SQ.FT.=252.68 m ²	FSR : 2494/1838.5 = 1.35
UNIT #05 : 2720 SQ.FT.=252.68 m ²	FSR : 2494/1838.5 = 1.35
UNIT #06 : 2720 SQ.FT.=252.68 m ²	FSR : 2494/2310 = 1.07

FSR (TOTAL):

ALLOWED : 1.2
PROVIDED : 14924 / 12432 = 1.200

SITE COVERAGE PER LOT :

LOT 1 : 864 SQ.FT. / 2439.3 SQ.FT. : 35%
LOT 2 : 936 SQ.FT. / 1674.4 SQ.FT. : 56%
LOT 3 : 936 SQ.FT. / 1674.4 SQ.FT. : 56%
LOT 4 : 936 SQ.FT. / 1674.4 SQ.FT. : 56%
LOT 5 : 936 SQ.FT. / 1674.4 SQ.FT. : 56%
LOT 6 : 936 SQ.FT. / 2086.1 SQ.FT. : 44%

SITE COVERAGE (TOTAL) :

ALLOWED : 45%
PROVIDED : 5547 / 12432 = 44%

HEIGHT :

ALLOWED : 11m.
PROPOSED : 30'=9.1m. (3 STOREYS)

SETBACKS :

	MIN.REQUIRED	PROVIDED
WEST (208 ST.)	: 3m.(9'-10")	3.65m. (12'-0")
NORTH (45A AVE.)	: 3m.(9'-10")	3m. (9'-10")
EAST	: 6m.(19'-8")	6.8m. (22'-2")
SOUTH	: 1.5m.(4'-11")	1.5m. (4'-11")

PARKING :

	REQUIRED	PROVIDED
2 STALLS / UNIT	: 2X6 = 12	12
VISITORS : 0.2/UNIT	: 02X6=1.2	1



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**ROWHOME
DEVELOPMENT**
20816 - 45A AVENUE,
LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
STATISTICS

DATE:	Sep 2021	SHEET NO:	A-1.5
SCALE:	N/A		
DESIGN:	AJA		
DRAWN:	AJA		
PROJECT NO:	-		



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RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
**PERSPECTIVE VIEW
FROM CORNER OF
45A AVE. AND 208 ST.**

DATE:	Sep 2021	SHEET NO.:	A-1.6
SCALE:	N/A		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	-		



VIEW FROM INTERNAL ROAD (EAST ELEVATION)



VIEW FROM 208 STREET (WEST ELEVATION)



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DRAWING TITLE:
**WEST AND EAST
COLORED ELEVATIONS**

DATE:	Sep 2021	SHEET NO.:
SCALE:	N/A	A-1.7
DESIGN:	A-A	
DRAWN:	A-A	
PROJECT NO.:	-	

Design Rationale / Statement of Intent

20816, 45 A Avenue, Langley, BC

Introduction

This Design Rationale is to be read as part of a rezoning and development application for 6-unit row home development at 20816, 45 A Avenue, Langley.

For detailed information refer to the architectural, landscape, civil drawings, rendering and other related documents.

Site Characteristics, History and Context

This development proposal would occupy one single family lot on 20816, 45 A Avenue. The total lot area is 1155 square meter. It has a moderate slope from north to south and from east to west.

There is 2.5-meter dedication along 208 Street and a 6-meter setback is provided from the east property line allowing for an internal road for vehicular access.

There is also 4-meter corner cut at the intersection of 209 Street and 45 A Avenue.

The proposed development seeks rezoning from RS1 to CD (Row Home) and consists of 6 row homes along 200 Street with double car garages at rear. The average size of the units is 3,000 sqft. The ground floor is occupied with a garage, one bedroom and a study room. Living, dining and kitchens are at 2nd floor and 3 bedrooms on the 3rd floor.

Orientation, Massing, Form and Character

The building orientation responds to the site setting by facing two streets and an internal lane. The proposed massing has frontages along 200 Street and vehicular access from the internal lane.

From a massing point of view, the building have been designed to create visually appealing character by variations on the roof lines with combination of shed roof and gables. Some of the units have vaulted ceiling and taller windows

All units have direct access to the street from pedestrian walkway along 200 Street. Architectural expression and finishing material demonstrates an urban character with emphasis on a west coast vocabulary with articulations and detailing.

Variety of architectural articulations are introduced by means of bay windows, rich roof lines and a combination of gables and shed roofs



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238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
**DESIGN RATIONALE
SITE CHARACTERISTICS
ORIENTATION, MASSING & FORM**

DATE:	Sep 2021	SHEET NO:
SCALE:	N/A	A-1.8
DESIGN:	AJA	
DRAWN:	AJA	
PROJECT NO:	-	

Livability, Energy Saving and Green Measures

Many green building strategies have been incorporated into the project design including the following items:

- The building envelope, glazing, and mechanical system will be design based on the 2018 code and in compliance with ASHRE 90, 2010
- Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products. Low emission adhesives paint and flooring will also be used throughout the units
- Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water
- All units have private patios at grade and also decks on the 2nd floor contributing to livability of the units and creating a family oriented environment
- The water consumption strategy is enforced through the use of alternate solution for sprinkler system by utilizing the domestic cold water system instead of a separate sprinkler line.
- Mechanical system is equipped with heat pump system providing both cool and hot air as well as heat recovery system 'HRV" for recycling the heat energy.
- All garages are equipped with electric chargers.



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NORTH VANCOUVER, BC V7P 2S4
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2	FEB 01 - 22	REISSUED FOR REZONING & DP
1	DEC 14 - 21	ISSUED FOR REZONING & DP

PROJECT TITLE:
**ROWHOME
DEVELOPMENT**
20816 - 45A AVENUE,
LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
**DESIGN RATIONALE
LIVABILITY, ENERGY SAVING &
GREEN MEASURES**

DATE: Sep 2021	SHEET NO:
SCALE: N/A	A-1.9
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: -	

Exterior Finishes and Colour

The selection of the exterior finishes has been based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

A variety of building materials is used with emphasis on brick, prefabricated board and batten panels and hardy siding. No vinyl siding is introduced on any facades of the buildings.

The colours are selected with emphasis on creating contrast by using red brick and combination of grey and white sidings and board and batten. Windows, privacy screens and railings are black

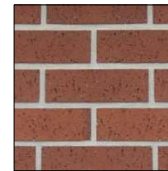


WEST ELEVATION

EXTERIOR FINISH COLOUR SCHEME



1
ASPHALT SHINGLE :
DRIFTWOOD - BY CERTAINTEED



2
BRICK :
GARNET BY I.X.L



3
HARDIE SIDING/TRIM
SW 7017 DORIAN GRAY
BY SHERWIN WILLIAMS



4
HARDIE BOARD & BATTEN/TRIM
SW 7757 REFLECTIVE WHITE
BY SHERWIN WILLIAMS



**F. ADAB
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FOR:
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238 - 13988 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
EXTERIOR FINISH

DATE: Sep 2021	SHEET NO:
SCALE: NTS.	A-1.11
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: -	

LANDSCAPE DESIGN RATIONALE

The landscape design proposes an urban face to the development on the ground floors with unique paving identifying entrances and special paving at driveway entries. Each residence enjoys a private patio garden with room for furnishings by the homeowner.

Planting includes trees and a wide variety of seasonably interesting shrubs, ground covers, and perennials and will provide passive shading to the southern exposure of the units. The "Ivory Silk" trees in the west provide an ornamental and shading element to the private patios. Trees offer contextual beauty and enhance of wildlife habitat.

The current site layout provides for safe onsite circulation for vehicles and pedestrian traffic with convenient access to all townhouse entries.

We believe the proposed design maximizes the potential of the site while providing many sustainability attributes and promoting a form and character that is suited to the local neighbourhood.



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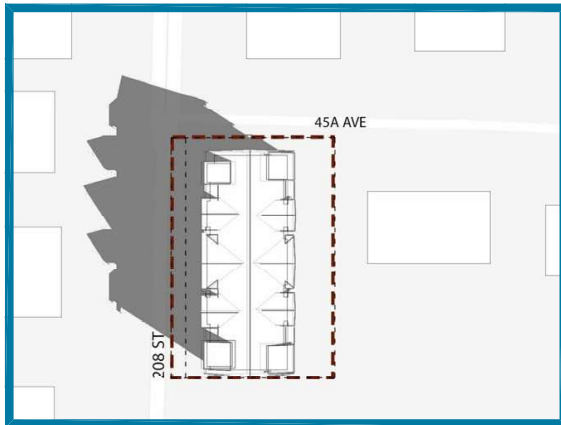
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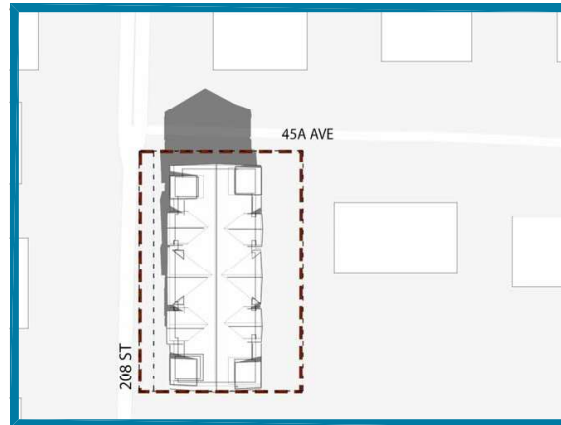
DRAWING TITLE:
**DESIGN RATIONALE -
LANDSCAPE**

DATE: Sep 2021	SHEET NO:
SCALE: N/A	A-1,12
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: -	

SHADOW ANALYSIS



MARCH 21 - 9 AM



MARCH 21 - 12 PM



MARCH 21 - 3 PM



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LEONE HOMES INC.
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DRAWING TITLE:
SHADOW ANALYSIS

DATE: Sep 2021	SHEET NO.:
SCALE: NTS.	A-1.13
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: -	



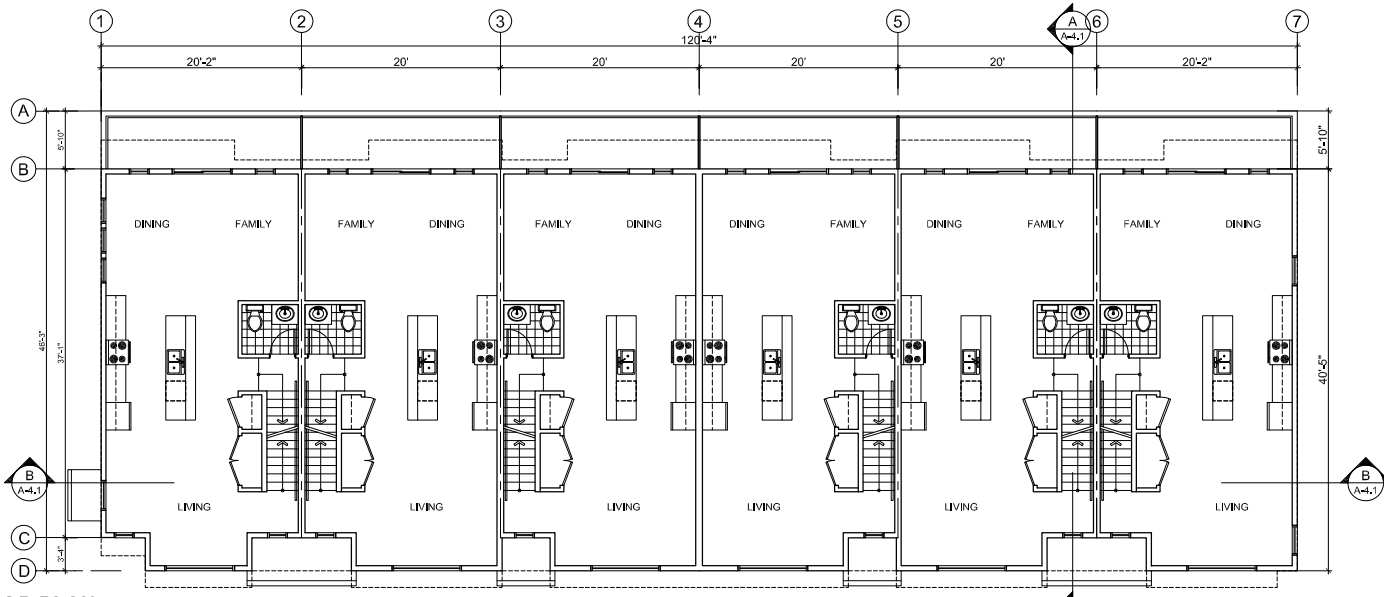
F. ADAB ARCHITECTS INC.

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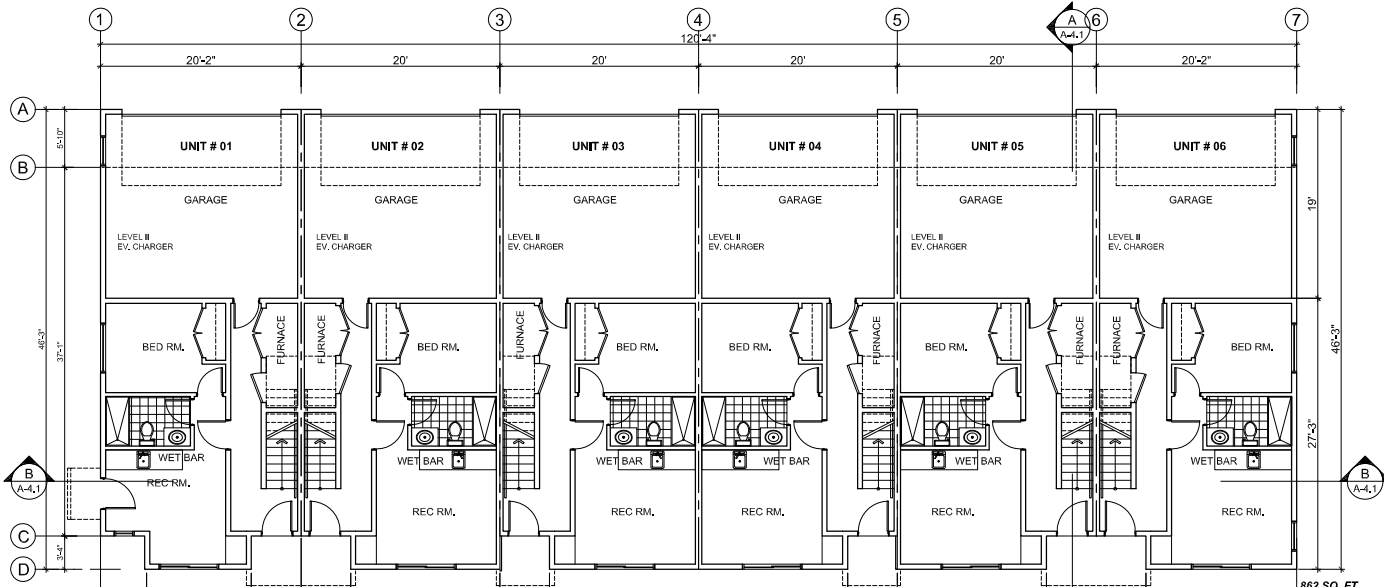
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SECOND FLOOR PLAN 777 SQ. FT.

792 SQ. FT.



FIRST FLOOR PLAN 848 SQ. FT.

862 SQ. FT.

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FOR:
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 238 - 13986 CAMBIE ROAD,
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DRAWING TITLE:
FLOOR PLANS

DATE:	Sep 2021	SHEET NO.:
SCALE:	NTS.	A-2.1
DESIGN:	AA	
DRAWN:	AA	
PROJECT NO.:	-	



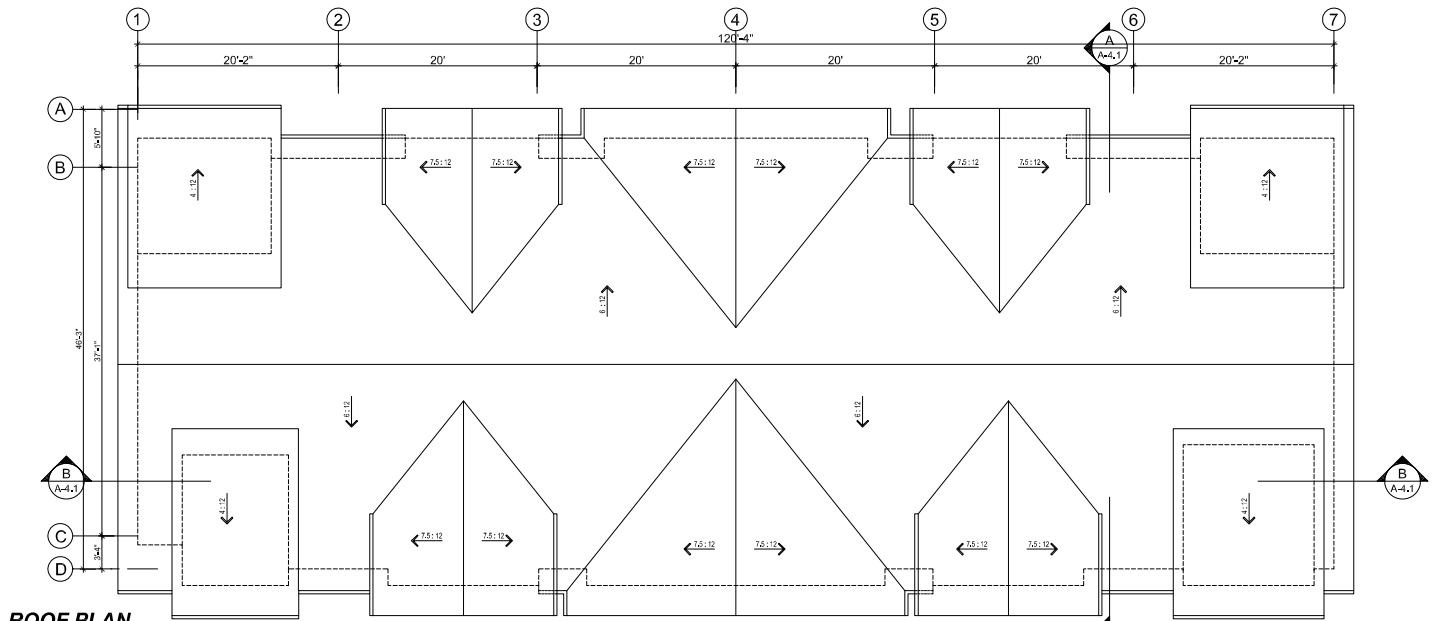
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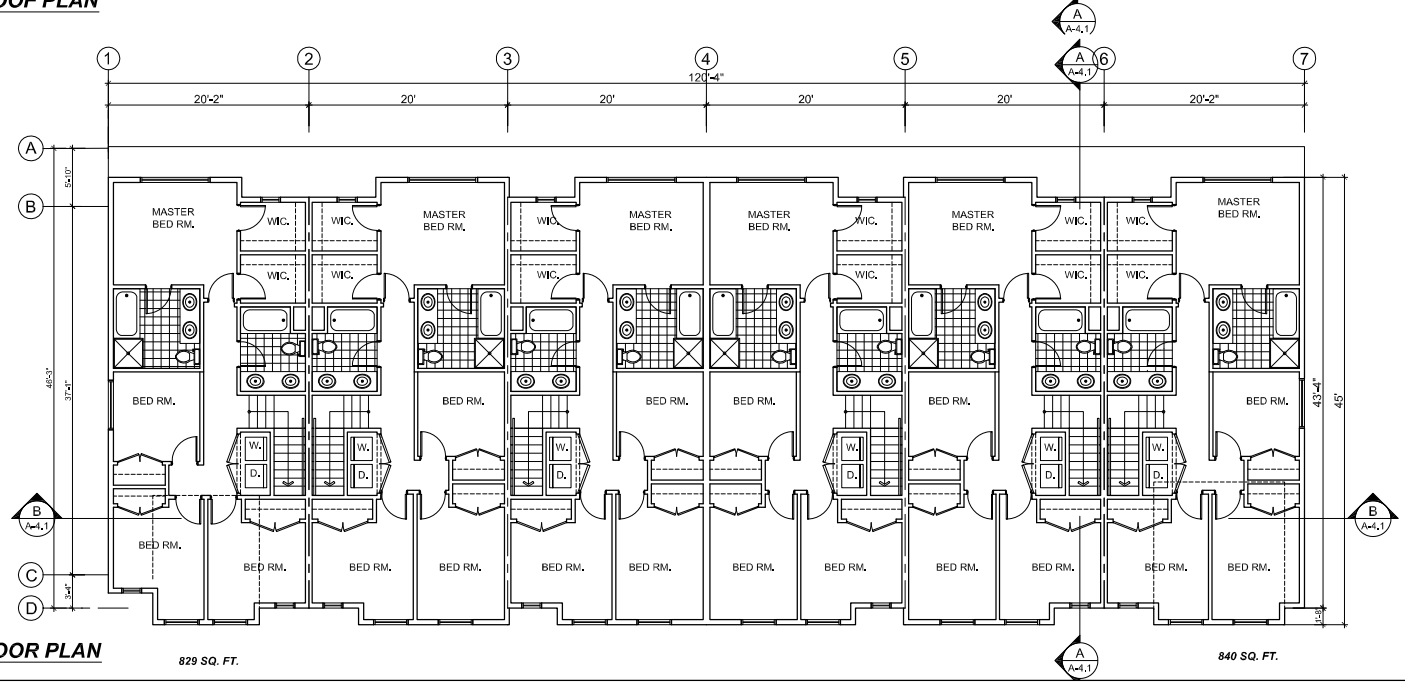
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ROOF PLAN



THIRD FLOOR PLAN

829 SQ. FT.

840 SQ. FT.

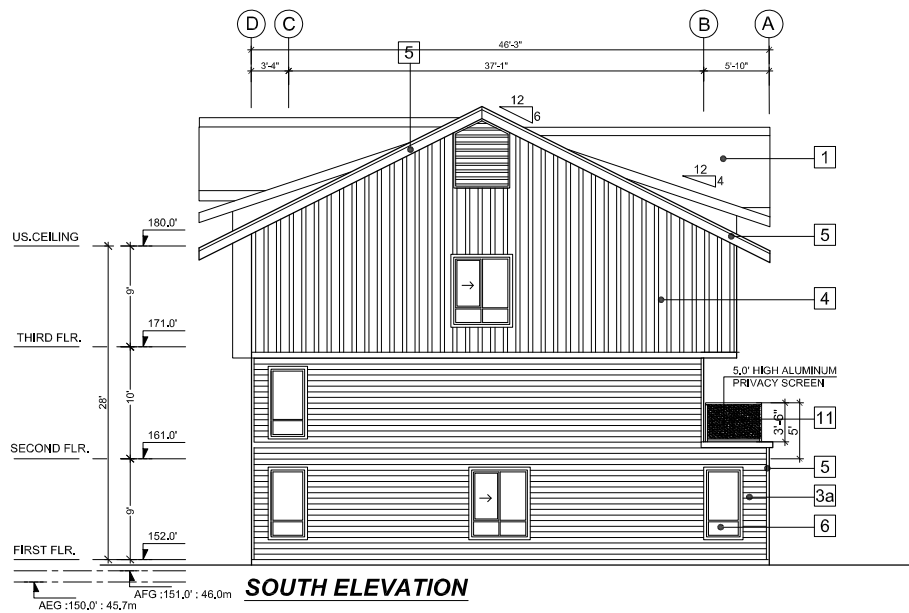
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238 - 13986 CAMBIE ROAD,
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DRAWING TITLE:
FLOOR PLANS


DATE:	Sep 2021	SHEET NO.:
SCALE:	NTS.	A-2.2
DESIGN:	AA	
DRAWN:	AA	
PROJECT NO.:	-	



EXTERIOR FINISHES

- 1 ASPHALT SHINGLE : DRIFTWOOD - BY CERTANTEED
- 2 BRICK GARNET - BY I.X.L.
- 3a 6" HORIZONTAL HARDIE SIDING & TRIMS - SW 7017 DORIAN GRAY - BY SHERWIN WILLIAMS
- 3b 6" HORIZONTAL HARDIE SIDING & TRIMS - SW 7757 REFLECTIVE WHITE - BY SHERWIN WILLIAMS
- 4 HARDIE BOARD & BATTEN & TRIMS - SW 7757 REFLECTIVE WHITE - BY SHERWIN WILLIAMS
- 5 ROOF GABLE FASCIAS SW 7020 BLACK FOX - BY SHERWIN WILLIAMS
- 6 WINDOWS - VENT GRILLES VINYL - BLACK
- 7 RAILING
a : ALUMINUM - BLACK
b : SAFETY GLASS WITH BLACK ALUMINUM FRAME
- 8 PRE-CAST CONCRETE SILL AND CAP SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
- 9 ENTRY DOORS STAINED CEDAR WOOD
- 10 GARAGE DOORS
- SW 7019 GAUNTLET GRAY - BY SHERWIN WILLIAMS
- GLASS
- 11 PRIVACY SCREEN
- ALUMINUM FRAME AND SOLID PLATE
- 12 SPANDREL GLASS WITH GRAY WALL BEHIND





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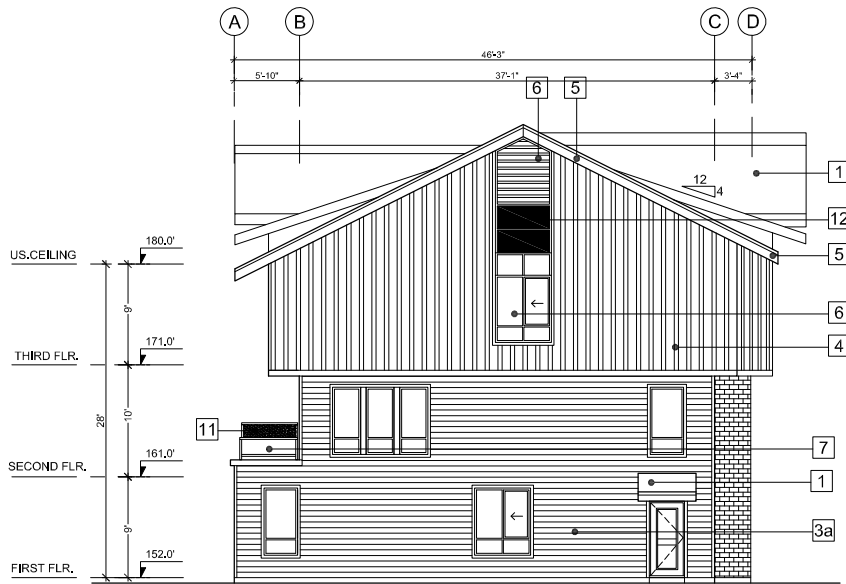
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FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
ELEVATIONS

DATE: Sep 2021	SHEET NO:
SCALE: NTS.	
DESIGN: A.A.	A-3.1
DRAWN: A.A.	
PROJECT NO: -	



NORTH ELEVATION (FACING 45A AVENUE)

EXTERIOR FINISHES

- 1 ASPHALT SHINGLE : DRIFTWOOD - BY CERTAINEED
- 2 BRICK GARNET - BY I.X.L.
- 3a 6" HORIZONTAL HARDIE SIDING & TRIMS - SW 7017 DORIAN GRAY - BY SHERWIN WILLIAMS
- 3b 6" HORIZONTAL HARDIE SIDING & TRIMS - SW 7757 REFLECTIVE WHITE - BY SHERWIN WILLIAMS
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- 5 ROOF GABLE FASCIAS SW 7020 BLACK FOX - BY SHERWIN WILLIAMS
- 6 WINDOWS - VENT GRILLES VINYL - BLACK
- 7 RAILING a : ALUMINUM - BLACK b : SAFETY GLASS WITH BLACK ALUMINUM FRAME
- 8 PRE-CAST CONCRETE SILL AND CAP SW 0065 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
- 9 ENTRY DOORS STAINED CEDAR WOOD
- 10 GARAGE DOORS - SW 7019 GAUNTLET GRAY - BY SHERWIN WILLIAMS - GLASS
- 11 PRIVACY SCREEN - ALUMINUM FRAME AND SOLID PLATE
- 12 SPANDREL GLASS WITH GRAY WALL BEHIND



EAST ELEVATION



F. ADAB ARCHITECTS INC.

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DRAWING TITLE:
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DATE: Sep 2021	SHEET NO:
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PROJECT NO: -	

