

6 UNIT ROWHOME DEVELOPMENT

20816 45A AVE, LANGLEY



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3	FEB 25-22	REISSUED FOR REZONING & DP			
2	FEB 01 - 22	REISSUED FOR REZONING & DP			
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NO.	DATE	REVISION / ISSUED			

PROJECT TITLE:

**ROWHOME
DEVELOPMENT**
20816 - 45A AVENUE,
LANGLEY, BC.

FOR:

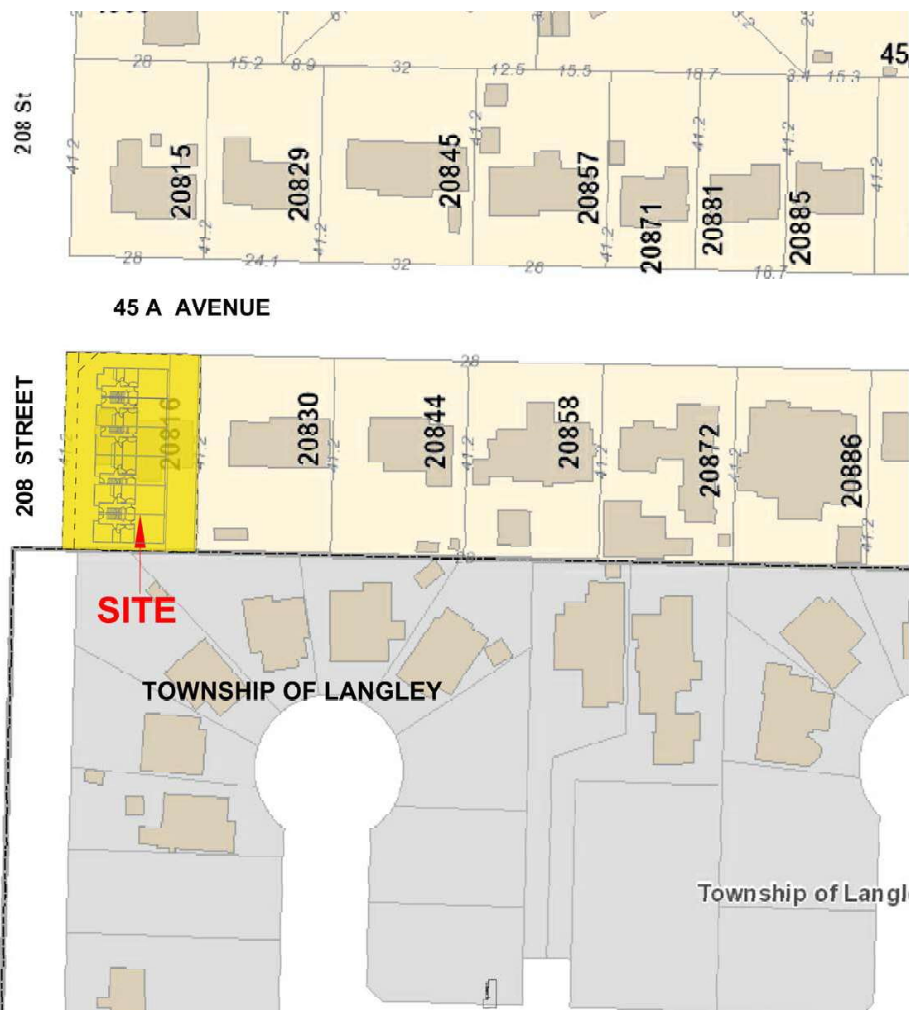
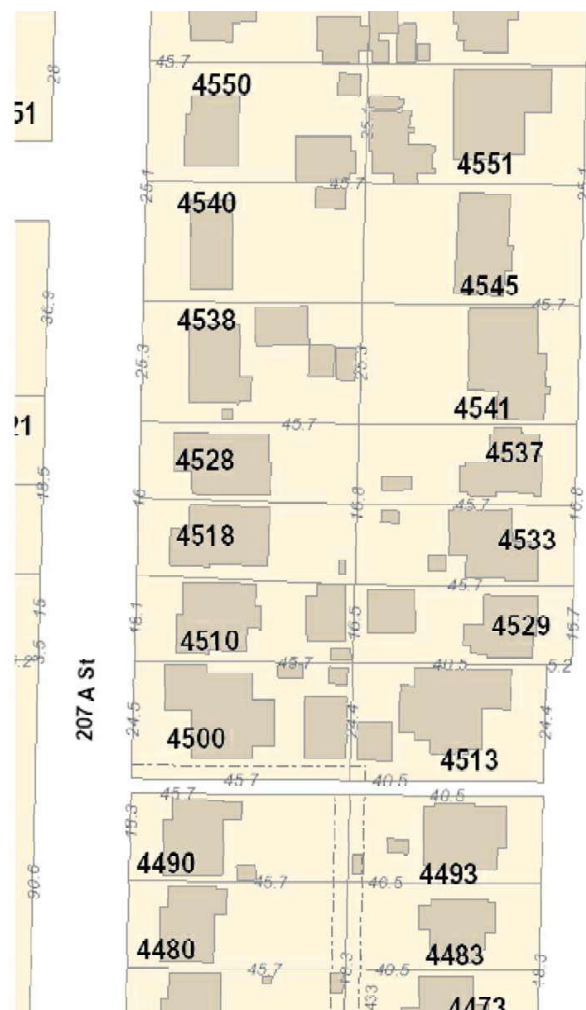
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

**COVER PAGE
INDEX AND CONTACT LIST**

DATE:	SEP 20/21	SHEET NO.:	
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DESIGN:	A.A.		
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A-1.0



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**ROWHOME
DEVELOPMENT**
20816 - 45A AVENUE
LANGLEY, BC.

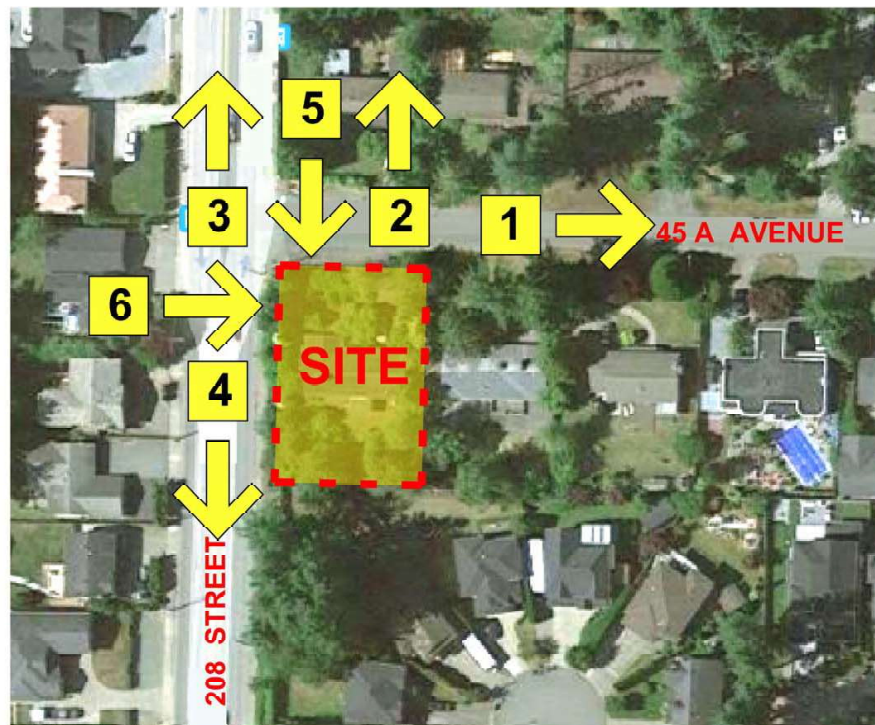
FOR:
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238 - 13986 CAMBIE ROAD
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
CONTEXT PLAN

DATE: Sep 2021	SHEET NO:
SCALE: NTS.	A-1.
DESIGN: A.A.	
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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:	SEP 2021	SHEET NO. A-1.
SCALE:	NTS.	
DESIGN:	AA.	
DRAWN:	AA.	
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	310
466	coniferous	430
467	coniferous	470
468	coniferous	280
469	coniferous	600
470	coniferous	380
471	coniferous	550
472	coniferous	450
473	coniferous	350
474	deciduous	300

SURVEY PLAN



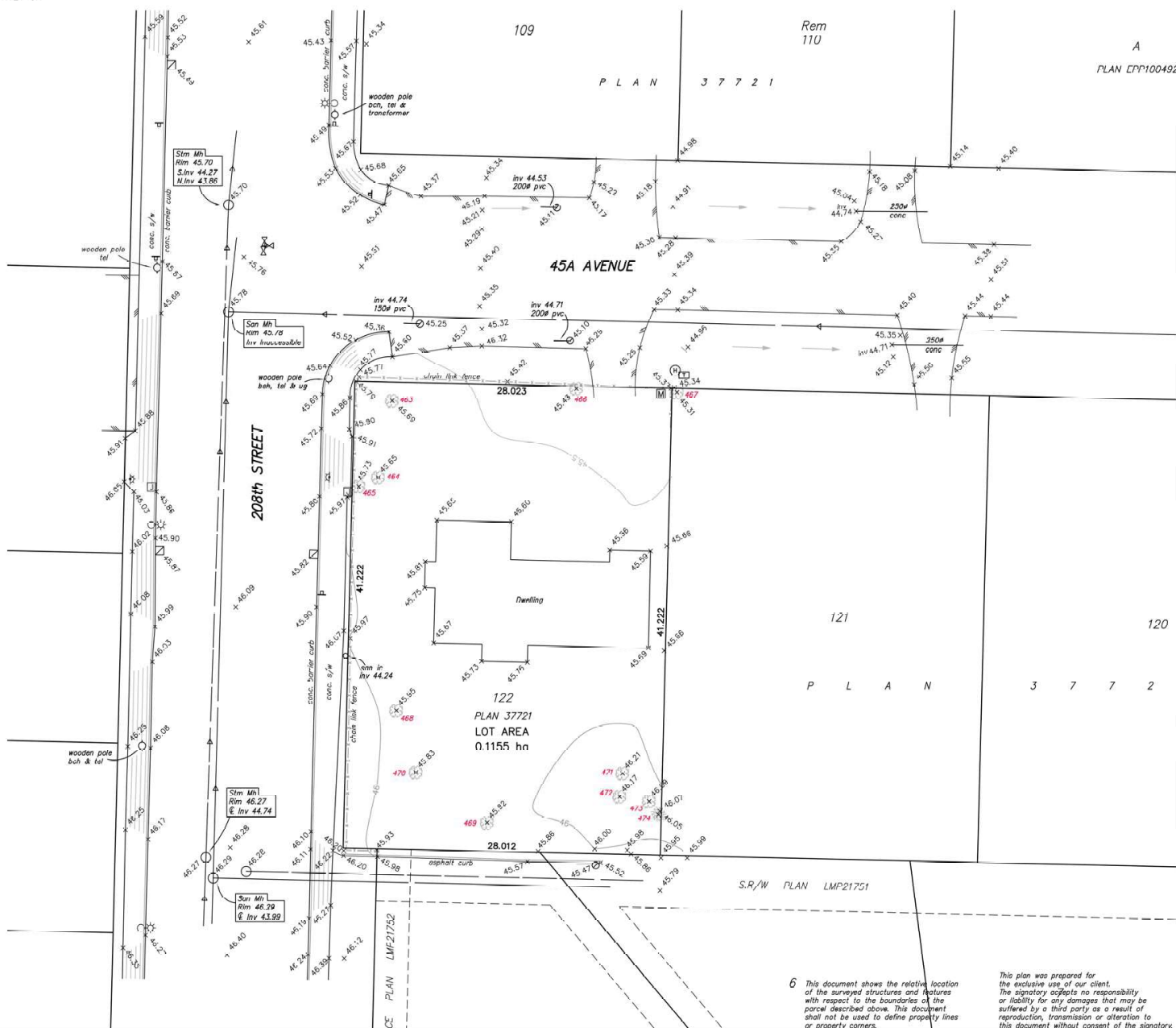
NOTE: LOT DIMENSIONS FROM FIELD SURVEY

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

B.M.:
Monument #89H5093 -
45A Avenue & 200th Street
(CEODETIC FLEV 45.617m(CVD28CVD2018))

CONTOURS ARE AT 0.5m INTERVALS

SOUTH FRASER LAND SURVEYING LTD.
#202 - 19252 60th AVENUE
SURREY, B.C. V3S 3M2
604-599-1886
211418LV



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.

This plan was prepared for
the exclusive use of our client.
The signatory accepts no responsibility
or liability for any damages that may be
suffered by a third party as a result of
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1	DEC 14 - 21	ISSUED FOR REZONING & DP

PROJECT TITLE:
**ROWHOMF
DEVF1 OPMFNT**
20R16 - 45A AVENUE
LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE: SURVEY PLAN		
DATE:	Rev	SHEET NO.
SCALE:	NTS.	A-1.3
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.	-	



KEY PLAN

LOT 01
LOT 02
LOT 03
LOT 04
LOT 05
LOT 06

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

SITE PLAN



208 STREET

208th STREET



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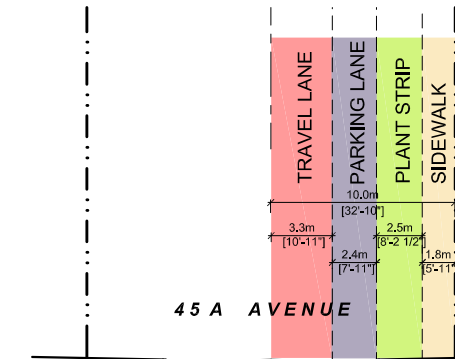
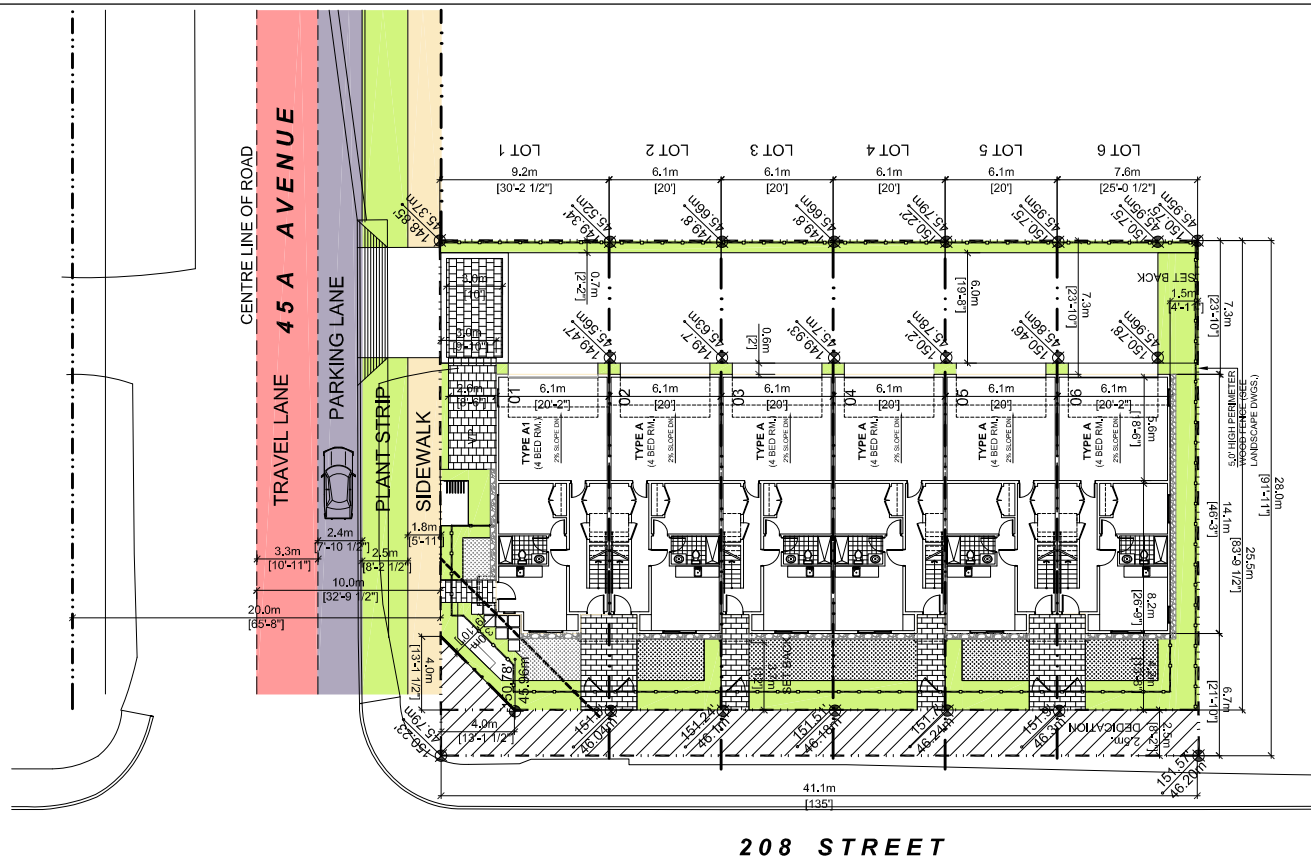
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1	DEC 14-21	ISSUED FOR REZONING & DP

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

DRAWING TITLE:
SITE PLAN

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



VIEW FROM 208 STREET
(WEST ELEVATION)



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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:
**SITE PLAN AND
WEST ELEVATION -
45A AVENUE FRONTAGE**

DATE:	Sep 2021	SHEET NO:
SCALE:	NTS.	A-1.4a
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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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:
SCALE:	N/A	A-1.5
DESIGN:	AJA	
DRAWN:	AJA	
PROJECT NO:	-	



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

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

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



VIEW FROM INTERNAL ROAD (EAST ELEVATION)



VIEW FROM 208 STREET (WEST ELEVATION)



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

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

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

A-1.7

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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20816 - 45A AVENUE,
LANGLEY, BC.
FOR:
LEONE HOMES INC.
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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2	FEB 01 - 22	REISSUED FOR REZONING & DP
1	DEC 14 - 21	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

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

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

Crime Prevention Through Environmental Design. "CPTED"

The rationale behind the CPTED strategy takes into account standard measures as well as items specifically related to this proposal. These provisions are aimed to enhance safety and strengthen the perception of security.

The proposed CPTED measure fall into the following categories:

Provision of identifiable territoriality

Provision of natural surveillance

Defining the hierarchy of space

Provision of access and perimeter control

- The windows and balconies along the streets ensure the outdoor presence of the people, which provide "eyes on the street" and security for the private and public spaces
- Lights would be installed on both sides of the home entries and garage doors illuminating the entire buildings and internal road. Outdoor lights are regulated by photo cell system
- The simplicity of the massing and its orientation creates an open space environment visible from every angle with no enclave or semi enclosed spaces for strangers and wandering people
- The access control is achieved by ensuring visible entrances overlooked by windows and balconies as well as defining the entrance ways and controlling the point of access to the site
- Brick has been introduced at the base of the building presenting a durable and high quality base free of graffiti
- Landscaping, plants, and fences are designed to prevent hidden spaces and secure residents control. The Strata Corporation should implement a maintenance manual.



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DRAWING TITLE:
**DESIGN RATIONALE
CPTED**

DATE:	Sep 2021	SHEET NO:
SCALE:	N/A	A-1.10
DESIGN:	AJA	
DRAWN:	AJA	
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

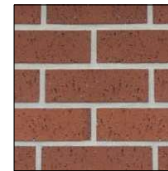


WEST ELEVATION

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



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DRAWING TITLE:
EXTERIOR FINISH

DATE: Sep 2021	SHEET NO:
SCALE: NTS.	A-1.11
DESIGN: A.A.	
DRAWING: 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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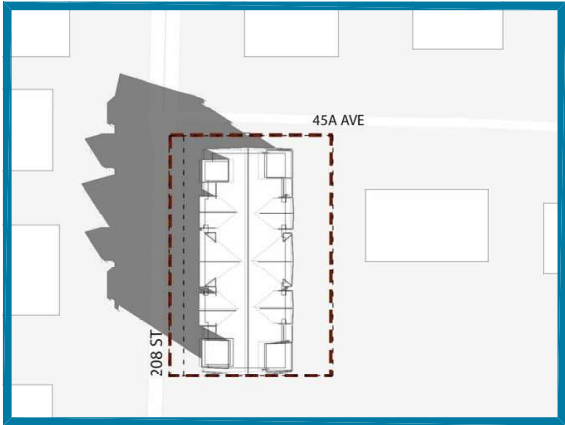
PROJECT TITLE:
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238 - 13986 CAMBIE ROAD,
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DRAWING TITLE:
**DESIGN RATIONALE -
LANDSCAPE**

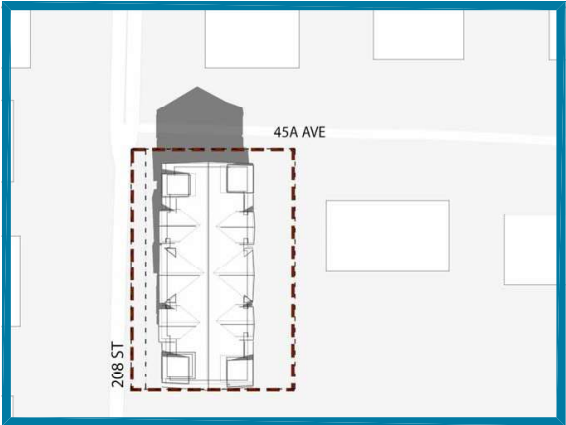
DATE:	Sep 2021	SHEET NO:
SCALE:	N/A	
DESIGN:	AJA	
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A-1.12

SHADOW ANALYSIS



MARCH 21 - 9 AM



MARCH 21 - 12 PM



MARCH 21 - 3 PM



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DRAWING TITLE:
SHADOW ANALYSIS

DATE:	Sep 2021	SHEET NO:
SCALE:	NTS.	A-1.13
DESIGN:	A.A.	
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DATE: Sep 2021	SHEET NO: A-2.1
SCALE: NTS.	
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: -	

A-2.1



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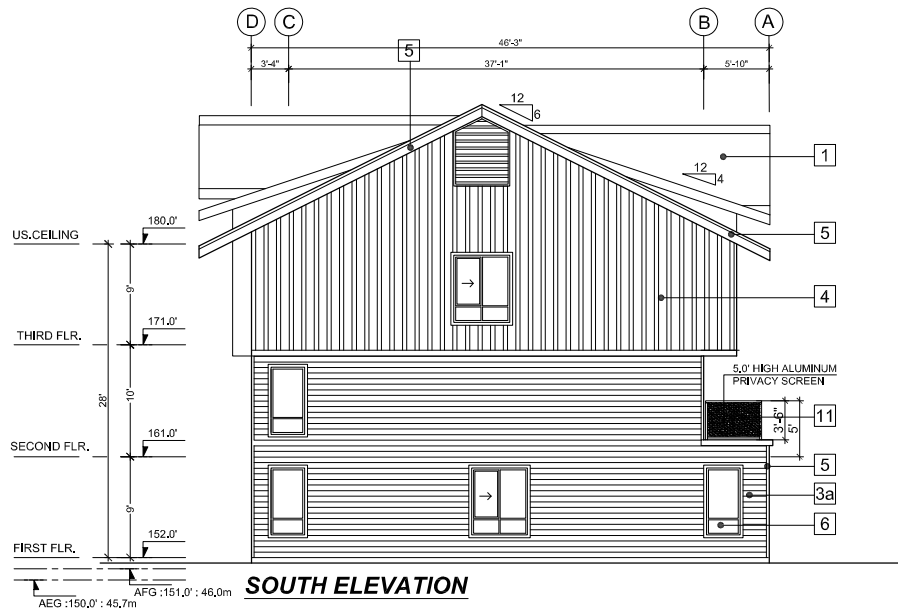
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DATE: Sep 2021	SHEET NO: A-2.2
SCALE: NTS.	
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: -	



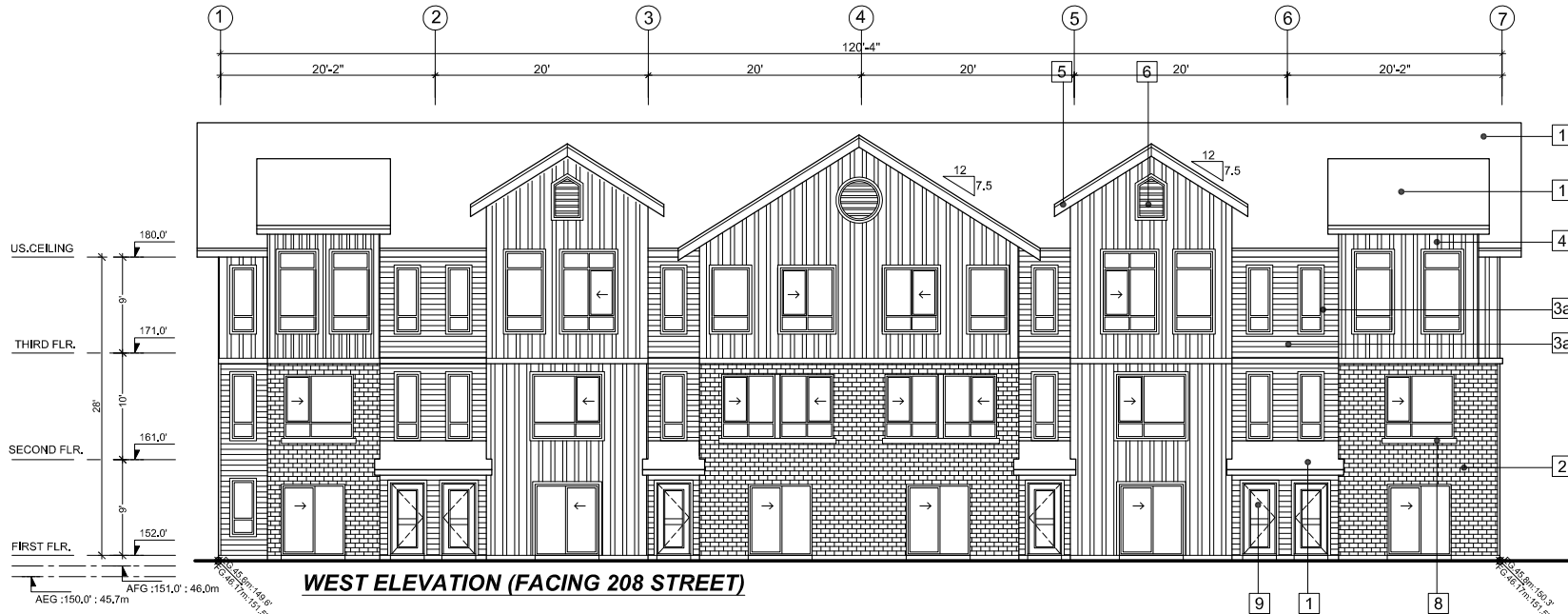
829 SQ. FT.

840 SQ. FT.



EXTERIOR FINISHES

- 1 ASPHALT SHINGLE : DRIFTWOOD - BY CERTAINTEED
- 2 BRICK GARNET - BY IXL
- 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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ROWHOME DEVELOPMENT
20816 - 45A AVENUE,
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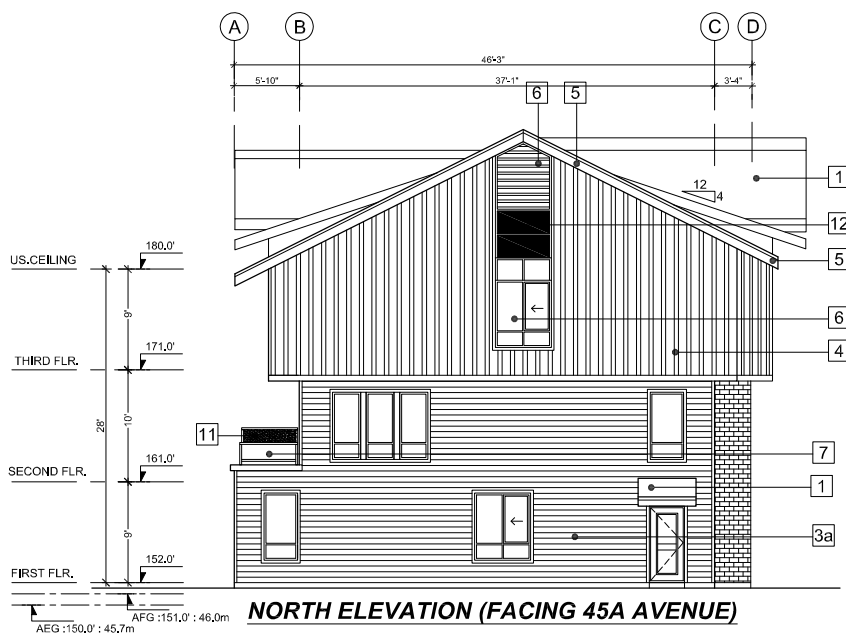
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
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DRAWING TITLE:

ELEVATIONS

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

A-3.1



EXTERIOR FINISHES

- 1 ASPHALT SHINGLE :
DRIFTWOOD - BY CERTANTEED
- 2 BRICK
GARNET - BY LXL
- 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 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



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A-3.2



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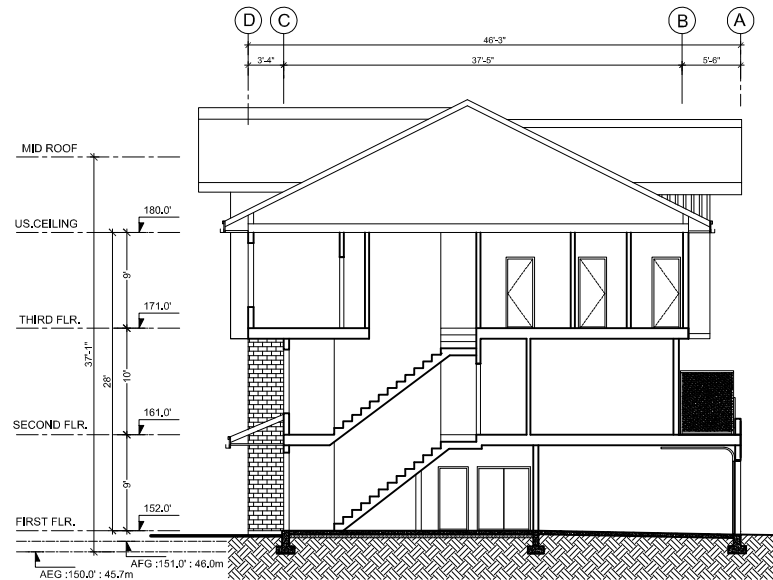
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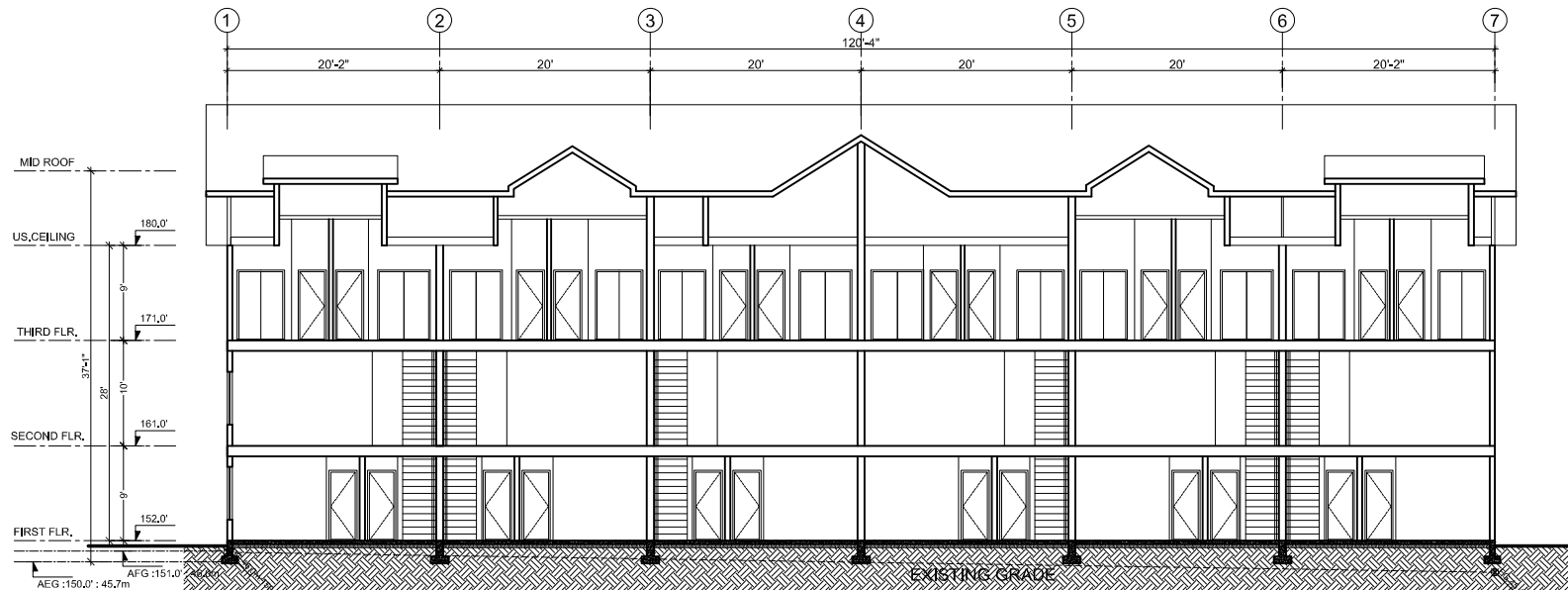
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DRAWING TITLE:
SECTIONS

DATE:	Sep 2021	SHEET NO:
SCALE:	NTS.	A-4.1
DESIGN:	AJA	
DRAWN:	AJA	
PROJECT NO:	-	



SECTION A-A



SECTION B-B