



## DEVELOPMENT PERMIT APPLICATION



## MULTI FAMILY DEVELOPMENT

20239 & 20247, 54A Avenue,  
Langley City, British Columbia

**PM**  
ParaMorph  
Architecture Inc

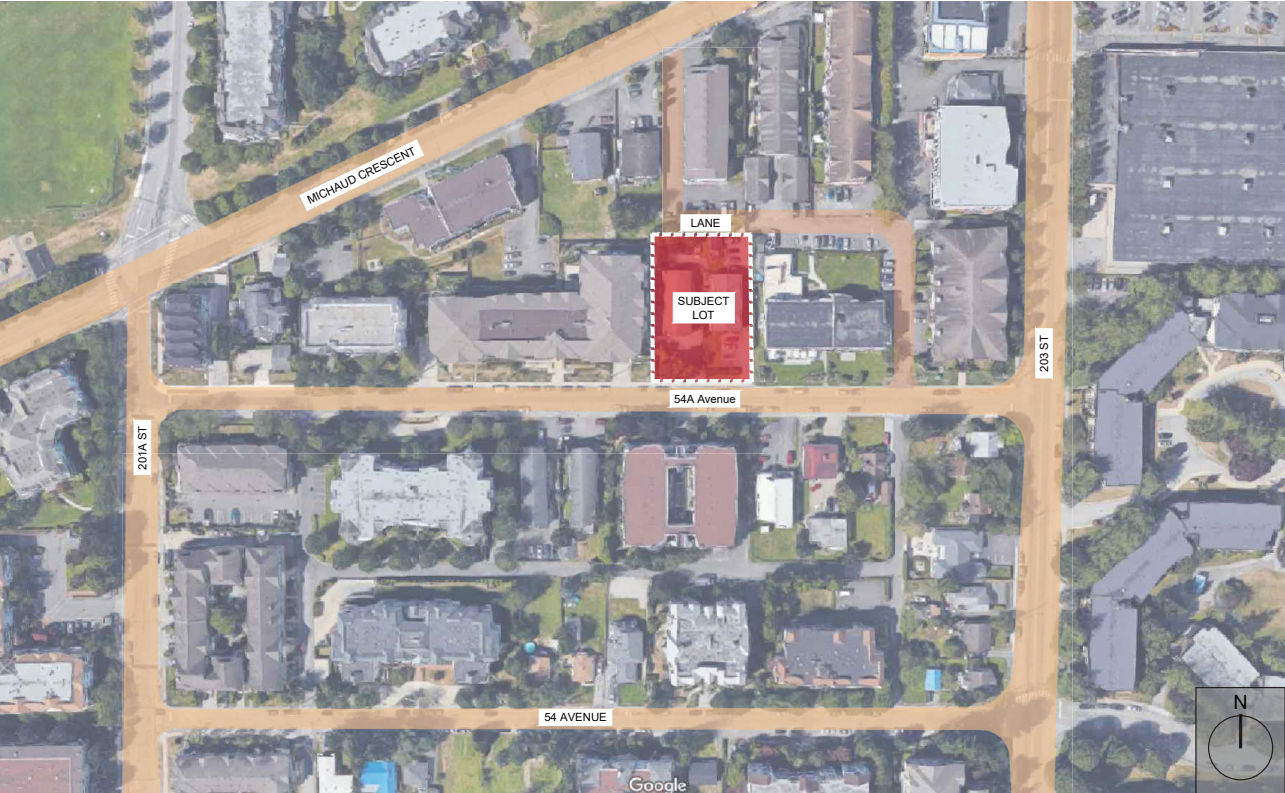
DRAWING LIST

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PROJECT TEAM

<b>ARCHITECT - PARAMORPH ARCHITECTURE INC.</b> 308-9639 137A Street Surrey,BC V3T0M1 (604) 608-0161 info@paramorph.com	
<b>SURVEYOR - TARGET LAND SURVEYING</b> Surrey, BC (604) 583-6161	
<b>LANDSCAPE - DAVID STOYKO LANDSCAPE ARCHITECT</b> 2686 6th Avenue East Vancouver, BC V5M 1R3 (604) 720-0048 david@davidstyko.com	

LOCATION



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Issues / Revisions

Seal

2025-01-17

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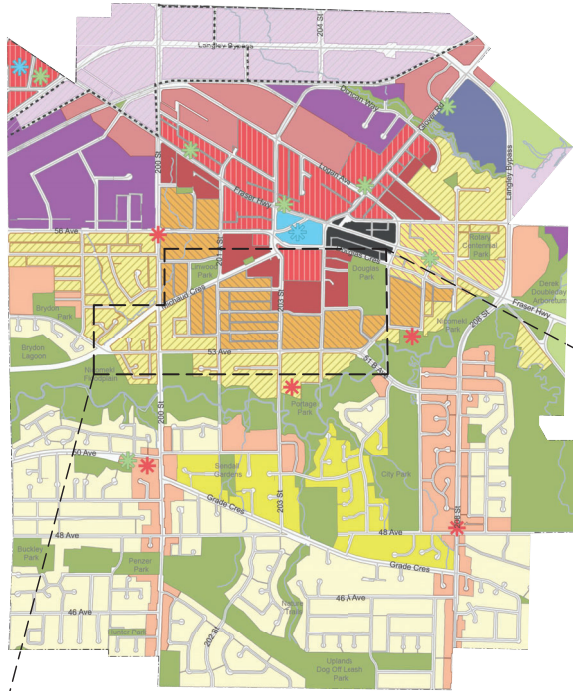
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Sheet Title  
**PROJECT SUMMARY**

Scale

Sheet No.

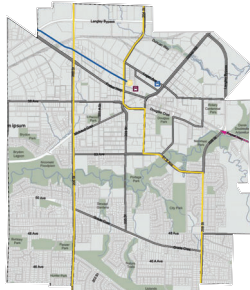
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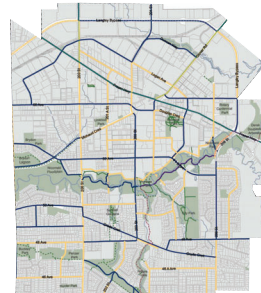
LANGLEY CITY - LAND USE CONCEPT PLAN



PARKS AND OPEN SPACE CONCEPT PLAN



FUTURE TRANSPORTATION CONCEPT - ROAD NETWORK

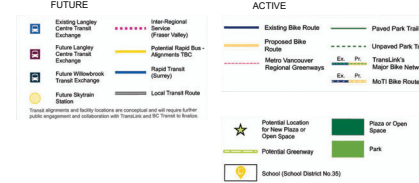


ACTIVE TRANSPORTATION CONCEPT - ROAD NETWORK

LEGEND FOR LAND USE CONCEPT PLAN



LEGEND FOR TRANSPORTATION CONCEPT-ROAD NETWORK



308 - 9639 137A Street, Surrey BC V3T 0M1  
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LA19\_2906

Sheet Title

LAND USE AND CONCEPT PLAN

Scale

N.T.S.

Sheet No.

A-0.3



SUBJECT LOT  
PROPOSED 6 STOREY  
MULTIFAMILY RESIDENTIAL

54A AVENUE

LANE

54 AVENUE

53A AVENUE

53 AVENUE

201 STREET

203 STREET

204 STREET

MICHAUD CRES

MID RISE RESIDENTIAL

TRANSIT-ORIENTED RESIDENTIAL

TRANSIT-ORIENTED CORE

TRANSIT-ORIENTED RESIDENTIAL

PARKS AND OPEN SPACE

LOW RISE RESIDENTIAL

LOW RISE RESIDENTIAL

LOW RISE RESIDENTIAL

PARKS AND OPEN SPACE

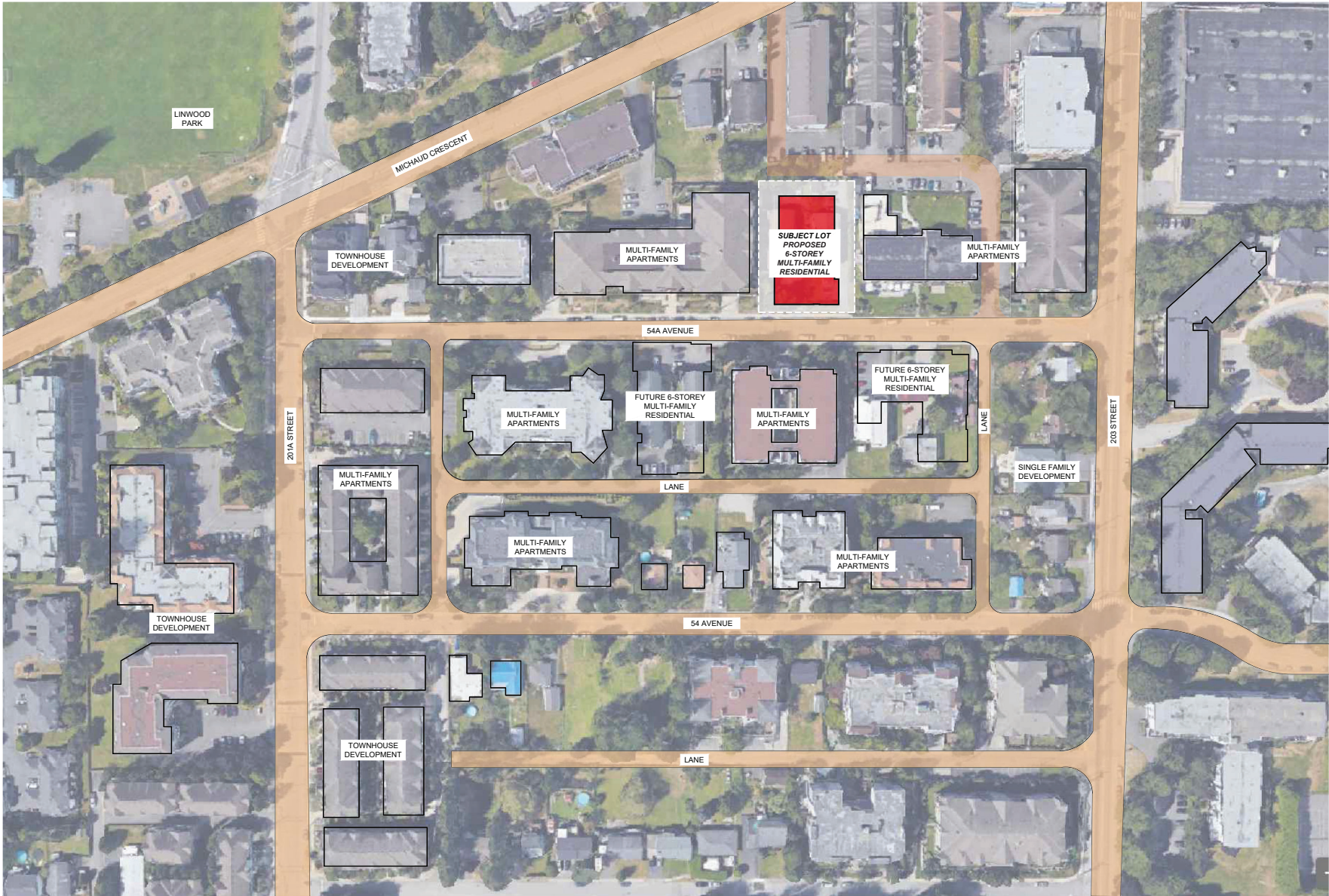
LOW RISE RESIDENTIAL

LOW RISE RESIDENTIAL

LOW RISE RESIDENTIAL

LOW RISE RESIDENTIAL

PARKS AND OPEN SPACE



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Sheet Title

**CONTEXT PLAN**

Scale  
**N.T.S.**

Sheet No.

**A-0.4**

Program Summary

LOT INFO	ADDRESS	20239,20247 54A Ave, Langley City			
	LEGAL DESCRIPTION	PLAN NWS2626 LOT 1 & Plan NWS1617 Lot 1			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	20,058	1,863	0.46	0.19
	DEDICATION	736	68	0.02	0.01
	NET AREA (AFTER DEDICATION)	19,321	1,795	0.44	0.18

ZONING	ZONING		CURRENT	PROPOSED
				CD
	FAR (ON GROSS AREA)		PERMITTED	PROPOSED
	FAR			2.68
	TOTAL AREA(SQ FT.)			53778
	SETBACKS		PERMITTED	PROPOSED
	NORTH (ALONG LANE)			6.00m
	SOUTH(ALONG 54 A Ave)			3.00m
	EAST (ALONG NEIGHBOURING LOT)			6.00m
	WEST (ALONG NEIGHBOURING LOT)			6.00m
			PERMITTED	PROPOSED
	BLDG HEIGHT			6 STOREY
	NO. OF DWELLING UNITS			70
	NO. OF ADAPTABLE UNITS			15 (21% OF TOTAL UNITS)

	SITE COVERAGE (ON NET AREA)	(Sqft)	(Sqm)	(%age)	REMARKS
	PROPOSED	9440	877	48.86%	

FAR CALCULATION (GROSS)					
RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATIONS (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
MAIN FLOOR LVL	2,906.40	1,362.58	2,309	6,578.07	79%
SECOND FLOOR LVL	8,443.60	996.34	0	9,439.94	89%
THIRD FLOOR LVL	8,443.60	996.34	0	9,439.94	89%
FOURTH FLOOR LVL	8,443.60	996.34	0	9,439.94	89%
FIFTH FLOOR LVL	8,443.60	996.34	0	9,439.94	89%
SIXTH FLOOR LVL.	8,443.60	996.34	0	9,439.94	89%
TOTAL FLOOR AREA				53,777.79	

PROPOSED FLOOR AREA SUMMARY	UNIT COUNT			
	TYPE	NO. OF BR.	AREA	TOTAL UNITS
	UNIT-A	1BR	491.00	5
	UNIT-A1	1BR	535.00	1
	UNIT-B	2BR	789.00	6
	UNIT-C	STUDIO	512.00	11
	UNIT-C1	STUDIO	501.00	1
	UNIT-C2	STUDIO	573.00	1
	UNIT-D (ADAP.)	1BR	537.00	5
	UNIT-E	3BR	853.00	5
	UNIT-F	1BR	432.00	5
	UNIT-G	1 BR	634.00	5
	UNIT-H (ADAP.)	1 BR	688.00	10
	UNIT-J	2BR	666.00	5
	UNIT-K	2BR	885.00	5
	UNIT-K1	2BR	797.00	5
	TOTAL			70
				45,330

PARKING REQUIREMENTS BREAKDOWN				
Studio	13	1.0 / Unit	13	5
1 Bedroom , 1 Bedroom+Den	31	1.1/ Unit	34.1 SAY 34	22
2 bedroom	21	1.3/ Unit	27.3 SAY 27	11
3 bedroom	5	1.5/ Unit	7.5 SAY 8	4
VISITORS	70	0.2 CAR / UNIT	14.0	14
TOTAL			96	56
SMALL CARS	60% OF TOTAL STALLS		33.6 SAY 34	12
ACCESSIBLE	5% OF TOTAL STALLS		2.8 SAY 3	5
LOADING BAY			1	1
RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED
BICYCLE PARKING	70	0.5 / Unit + 6.0 spaces per building	41	41
Provided @ Parkade Lvl-1 + Surface				35 + 6 @Grade
STORAGE LOCKERS	70	1/ Unit	70	73
Provided @PARKADE LVL-1 & in UNITS				60 in Units + 13 @ PARKADE Lvl

AMENITY CALCULATIONS	AMENITIES		
	INDOOR AMENITY	Sq.m.	Sq.ft.
	REQUIRED	161	1,733
	PROPOSED( MAIN FLOOR)	215	2,309
	REMARKS	2.3 Sq.m. or 24.75 Sq.ft/ UNIT	
	OUTDOOR AMENITY	Sq.m.	Sq.ft.
	REQUIRED		
	PROPOSED (ROOF TOP & MAIN FLOOR)	299	3,213
	REMARKS		



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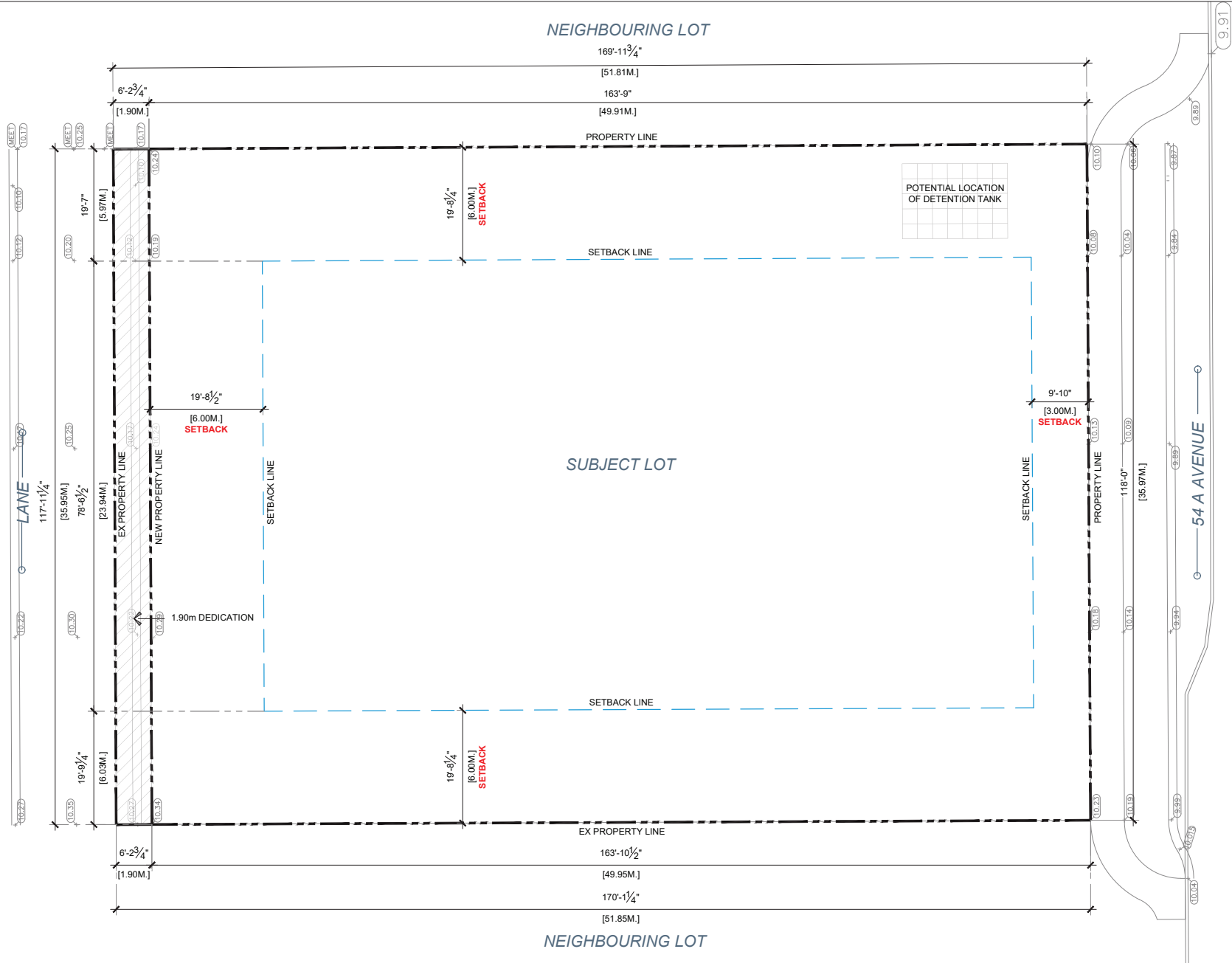
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Sheet Title  
**PROGRAM SUMMARY**

Scale

Sheet No.

**A-0.5**



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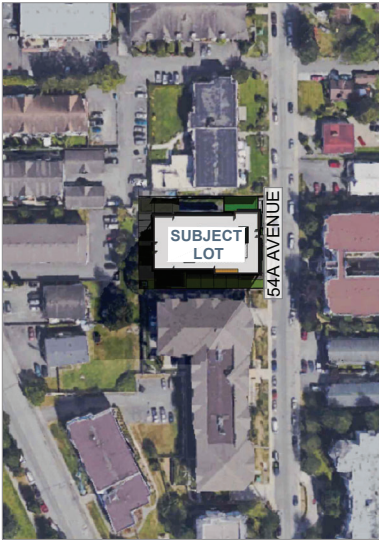
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**BASE PLAN**

Scale

Sheet No.

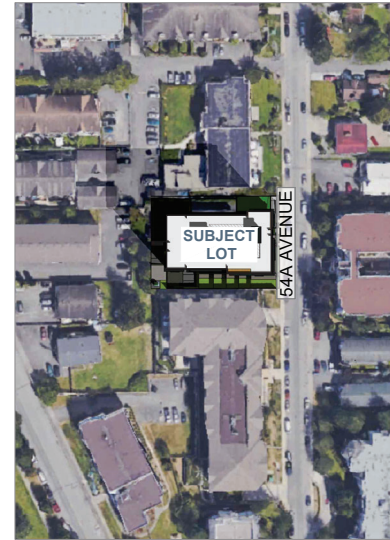
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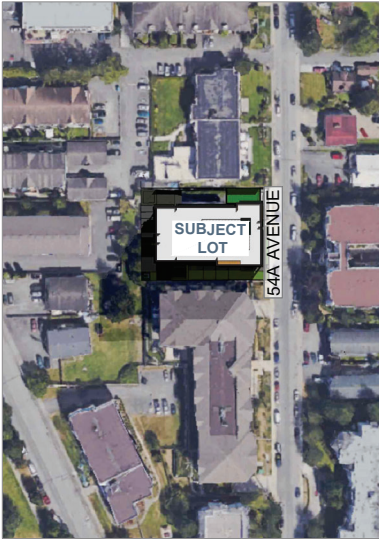
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2 SHADOW @ EQUINOX MARCH 20 12NOON



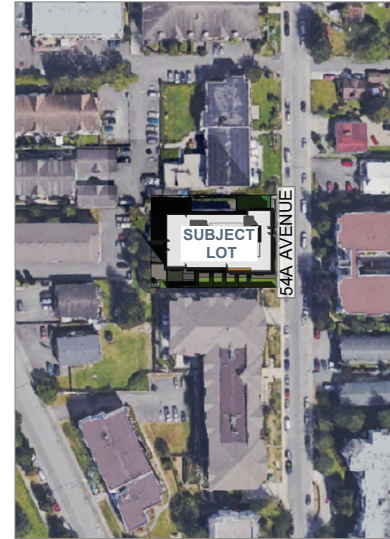
3 SHADOW @ EQUINOX MARCH 20 3PM



4 SHADOW @ EQUINOX SEP 20 9AM



5 SHADOW @ EQUINOX SEP 20 12NOON



6 SHADOW @ EQUINOX SEP 20 3PM

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**SHADOW STUDY**

Scale  
**N.T.S.**

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**A-0.7**

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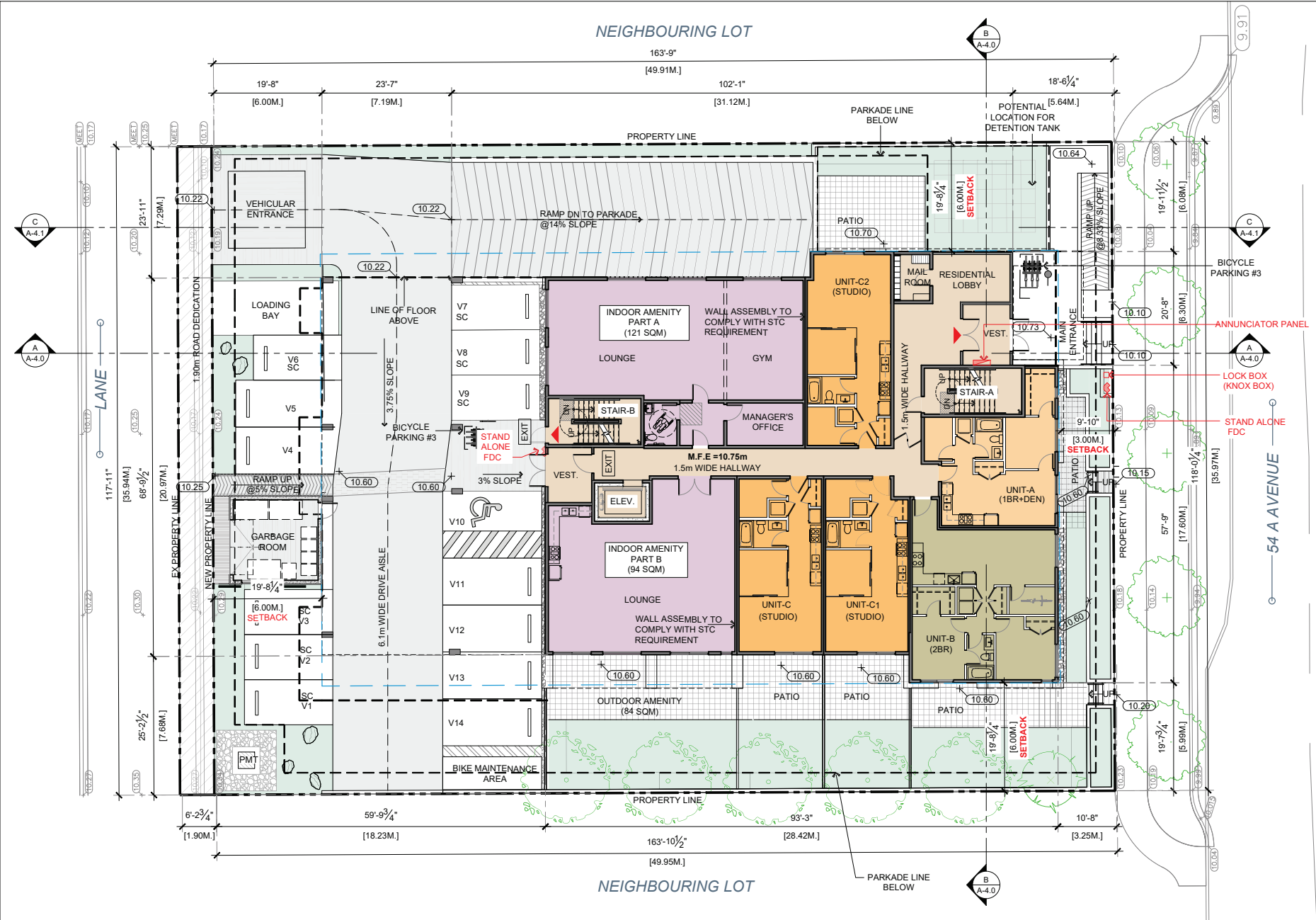
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LA19\_2906  
Sheet Title

**SITE PLAN**

Scale  
1/16" = 1'-0"

Sheet No.

**A-1.0**



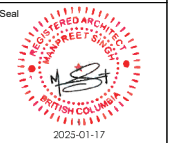


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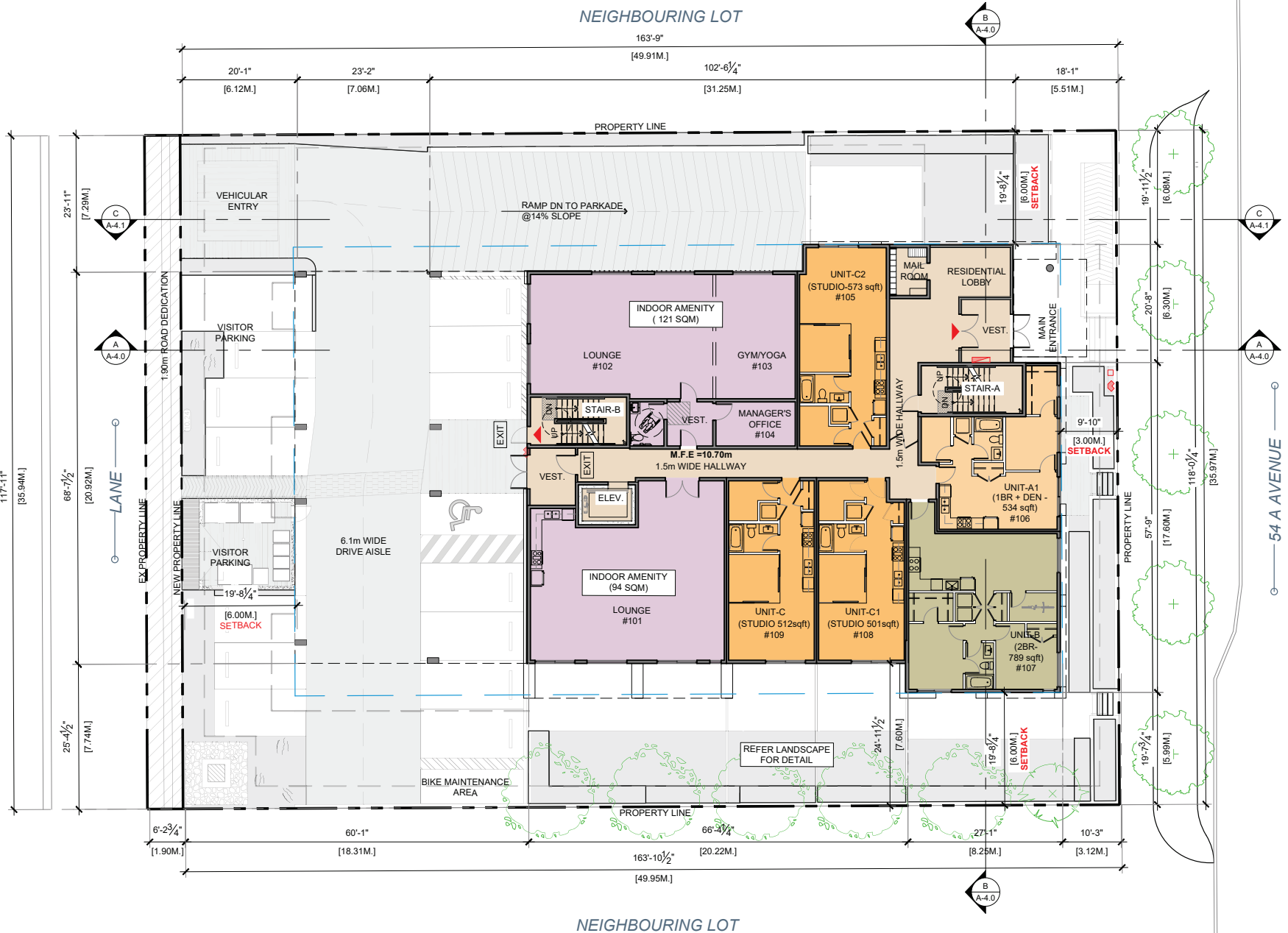
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LA19\_2306  
Sheet Title

**MAIN FLOOR PLAN**

Scale  
1/16" = 1'-0"  
Sheet No.

**A-2.1**



NEIGHBOURING LOT

NEIGHBOURING LOT

54 A AVENUE

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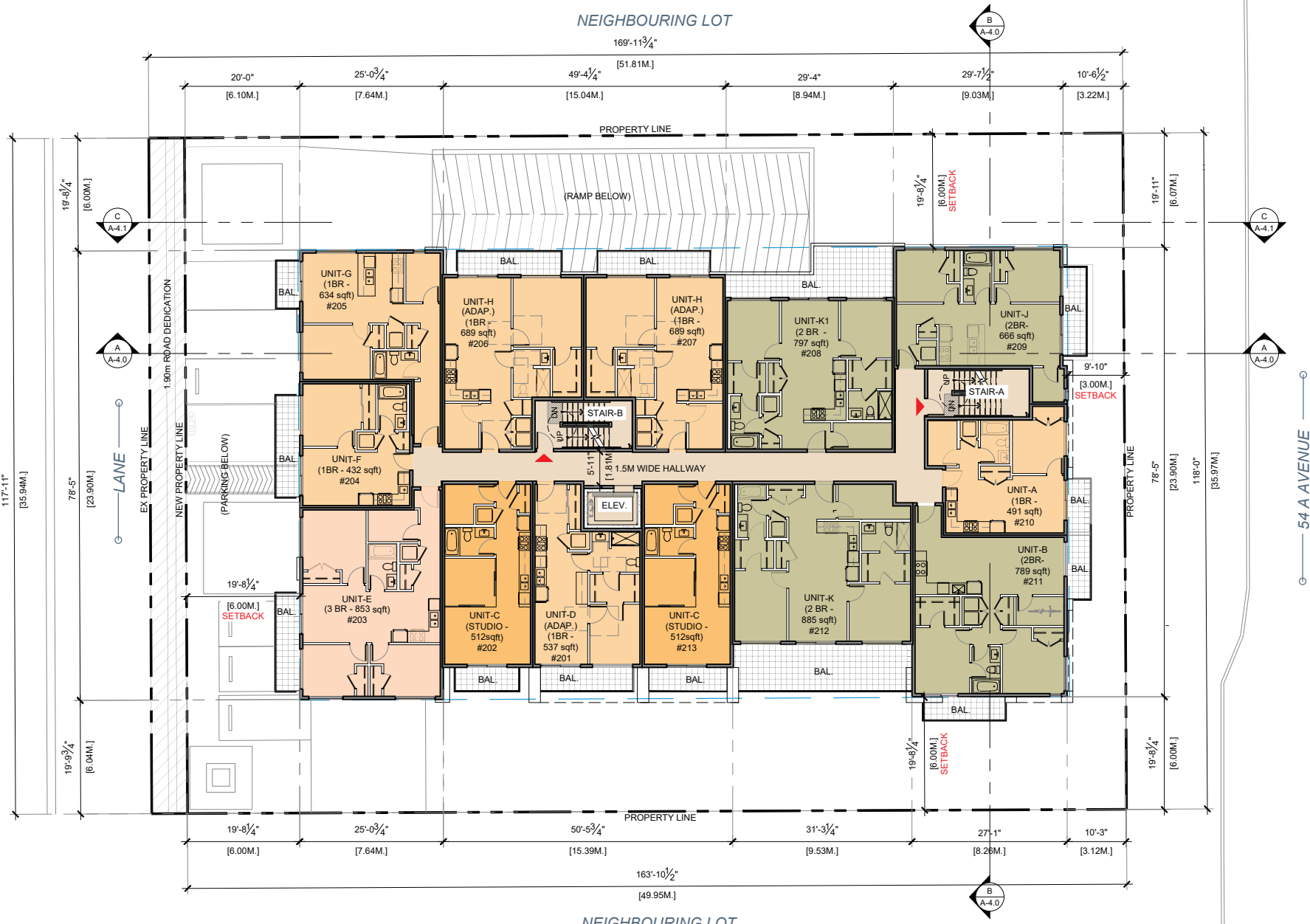
Project ID  
 LA19\_2306

Sheet Title  
**SECOND FLOOR  
 PLAN**

Scale  
**1/16" = 1'-0"**

Sheet No.

**A-2.2**



NEIGHBOURING LOT

NEIGHBOURING LOT

54 A AVENUE

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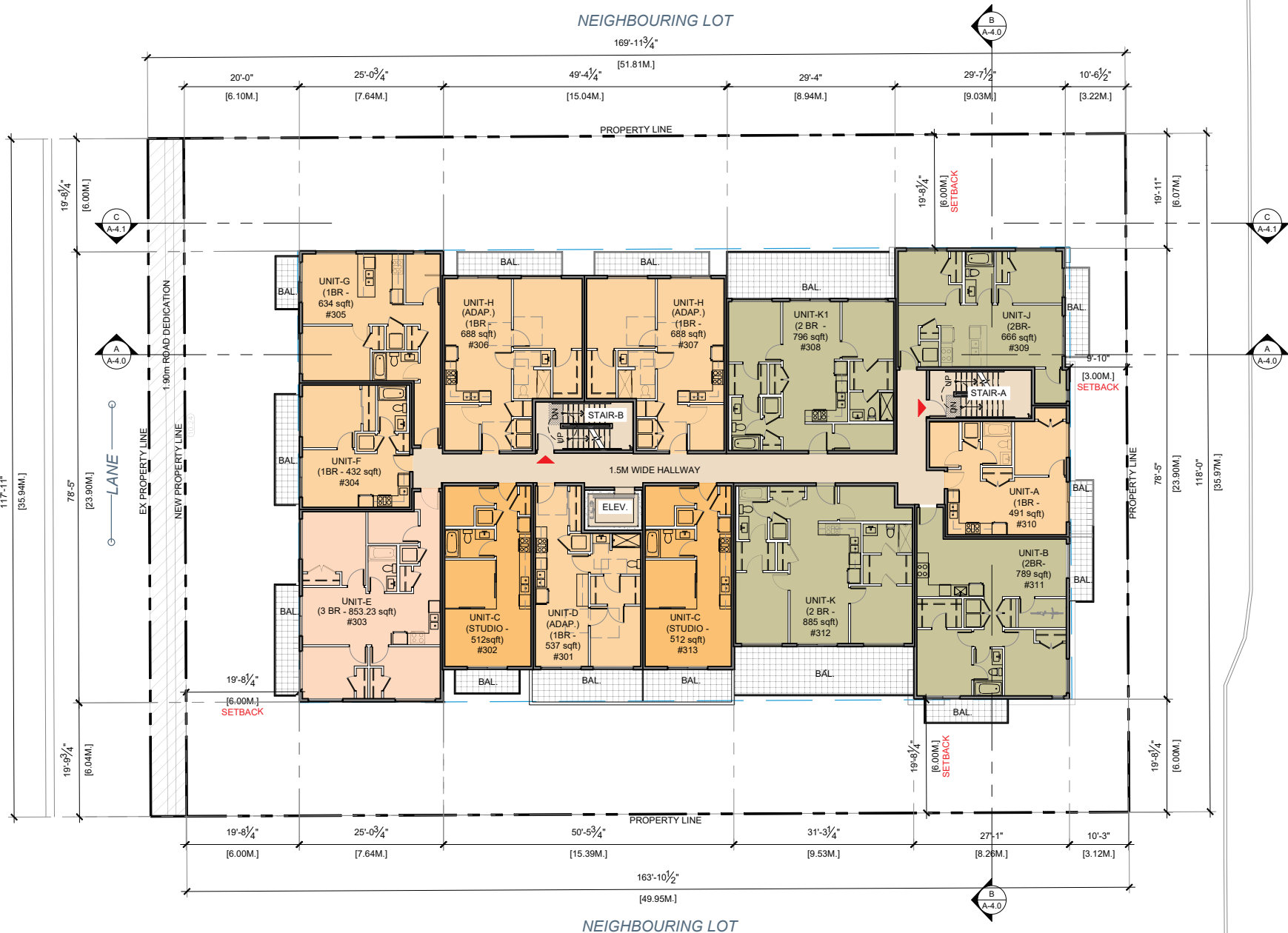
**THIRD FLOOR PLAN**

Scale

1/16" = 1'-0"

Sheet No.

**A-2.3**



54 A AVENUE

NEIGHBOURING LOT

NEIGHBOURING LOT

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Sheet Title  
**FOURTH FLOOR  
PLAN**

Scale  
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Sheet No.

**A-2.4**



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**FIFTH FLOOR PLAN**

Scale  
**1/16" = 1'-0"**

Sheet No.

**A-2.5**



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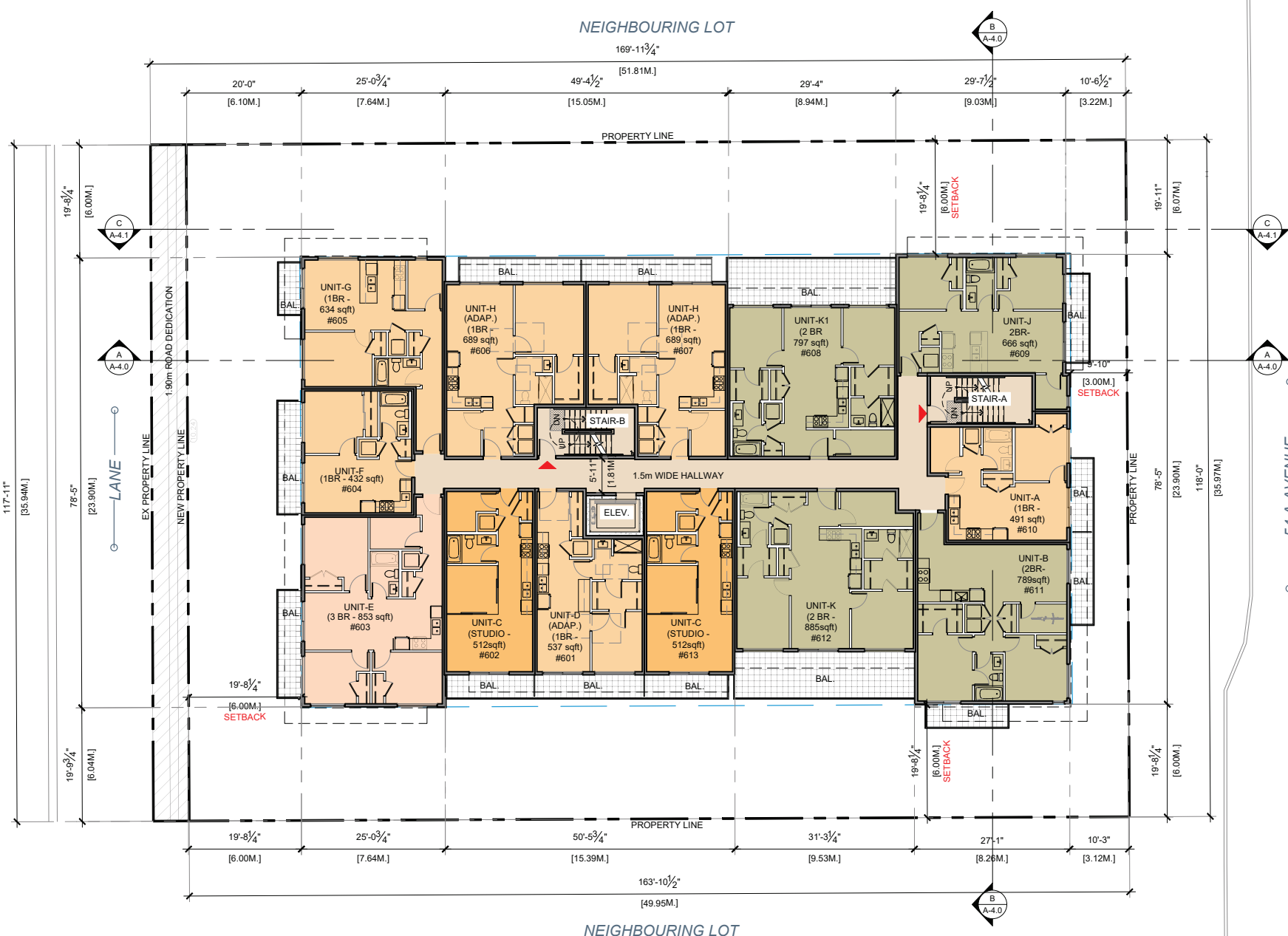
**SIXTH FLOOR PLAN**

Scale

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Sheet No.

**A-2.6**



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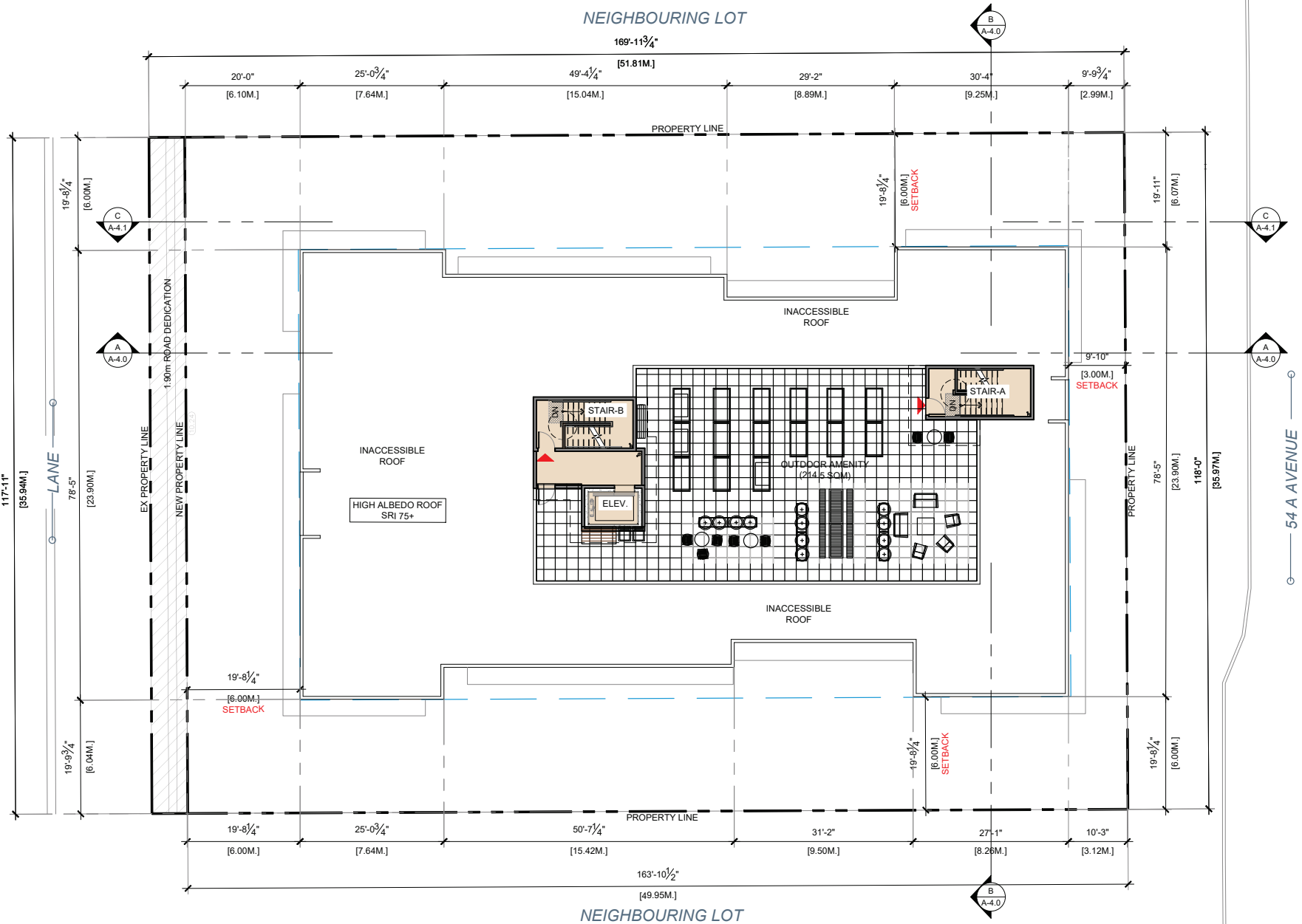
Sheet Title

**ROOF TOP**

Scale  
**1/16" = 1'-0"**

Sheet No.

**A-2.7**



NEIGHBOURING LOT

NEIGHBOURING LOT

54 AVENUE

LANE



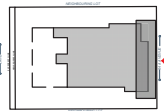
① PERSPECTIVE VIEW  
ALONG 54A AVENUE



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2023-12-13	D.P. Submission
2023-07-10	Preliminary Application

Date	Description
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Issues / Revisions

Seal



2025-01-17

Project Title  
**MULTI FAMILY  
DEVELOPMENT**

Project Address  
**20239,20247 54A Ave,  
Langley City, BC**

Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2906

Sheet Title

**PERSPECTIVES**

Scale  
**N.T.S**

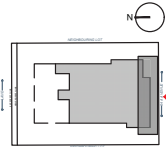
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**A-3.0**



① PERSPECTIVE VIEW  
ALONG 54A AVENUE (ENTRANCE)

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Sheet Title

**PERSPECTIVES**

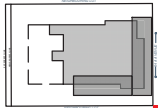
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**N.T.S**  
Sheet No.

**A-3.1**



① PERSPECTIVE VIEW  
ALONG SOUTH-WEST CORNER

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Sheet Title

**PERSPECTIVES**

Scale  
**N.T.S**  
Sheet No.

**A-3.2**



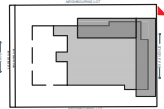
① PERSPECTIVE VIEW  
ALONG SOUTH-EAST CORNER



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2025-01-17

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Drawn By PS	Date 2023-07-10
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**PERSPECTIVES**

Scale  
**N.T.S**

Sheet No.

**A-3.3**



① PERSPECTIVE VIEW  
FROM WEST NEIGHBOURING LOT



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Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2906

Sheet Title

**PERSPECTIVES**

Scale  
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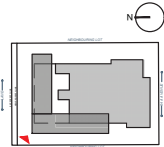
Sheet No.

**A-3.4**



① PERSPECTIVE VIEW  
FROM NORTH-WEST CORNER

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PS

Date

2023-07-10

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MG

Project ID

LA19\_2906

Sheet Title

**PERSPECTIVES**

Scale

N.T.S

Sheet No.

**A-3.5**



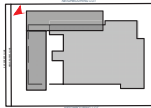
① PERSPECTIVE VIEW  
FROM NORTH-EAST CORNER



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2025-01-17

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PS

Date

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MG

Project ID

LA19\_2906

Sheet Title

**PERSPECTIVES**

Scale

**N.T.S**

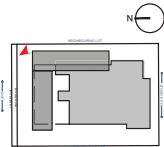
Sheet No.

**A-3.6**



① PERSPECTIVE VIEW  
FROM NE CORNER (REAR ENTRANCE)

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Project Address  
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Sheet Title

**PERSPECTIVES**

Scale  
**N.T.S**

Sheet No.

**A-3.7**



SOUTH ELEVATION (ALONG 54 AVE)



1 - Double Glazed Windows  
Color to Match: Benjamin Moore  
Black Ink\_2127-20  
Glass: Clear



2 - Aluminium Door & Double  
Glazed Glass  
Color to Match: Benjamin Moore  
Black Ink 2127-20  
Glass: Clear



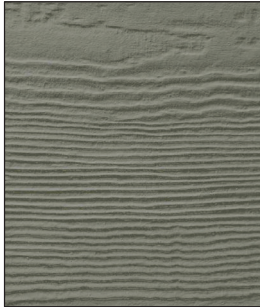
3- Brick Veneer : IXL Building  
Products Ltd.  
Color: Thin brick - Sienna Ironspot



4- James Hardie Siding \_Rustic  
Series : Woodtone  
Color to Match: Sand Castle  
Size: 6" Siding



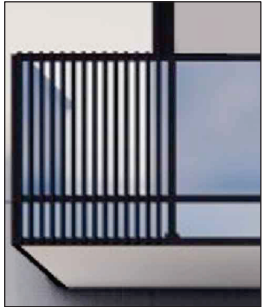
5- Metal Railing:  
Color To Match: Benjamin Moore  
Black Ink\_2127-20



6- Fiber Cement Panelling with Reveal  
Color to Match: James Hardie\_ Gray  
Slate



7- Fiber Cement Panelling with Reveal  
Color to Match: James Hardie\_ Iron  
Gray

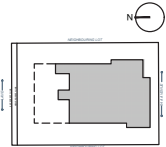


8 - Metal Railing:  
Color To Match: Benjamin Moore  
Black Ink\_2127-20  
Clear Glass



\* NOTE: All fiber cement panels trims/recess, reveals, reglets, etc. must be colored matching to the panels they are attached to.

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**MATERIAL BOARD**

Scale

Sheet No.

**A-3.8**



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Seal 

Project Title	
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MULTI FAMILY DEVELOPMENT

Project Address

20239,20247 54A Ave,  
Langley City, BC

Drawn By PS	Date 2023-07-10
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Checked By MG	Project ID LA19_2306
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Sheet Title

### ELEVATIONS

Scale **1/16" = 1'-0"**

Sheet No.

### A-3.9



January 13, 2025

1 SOUTH ELEVATION  
SCALE- 1/16" = 1'-0"

2 NORTH ELEVATION  
SCALE- 1/16" = 1'-0"



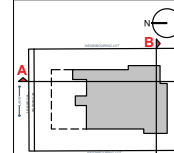
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Issues / Revisions	
Seal	
Project Title	
MULTI FAMILY DEVELOPMENT	
Project Address	
20239,20247 54A Ave, Langley City, BC	
Drawn By	Date
PS	2023-07-10
Checked By	Project ID
MG	LA19_2906
Sheet Title	
ELEVATIONS	
Scale	1/16" = 1'-0"
Sheet No.	
A-3.10	

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PS

Date

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Project ID

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Sheet Title

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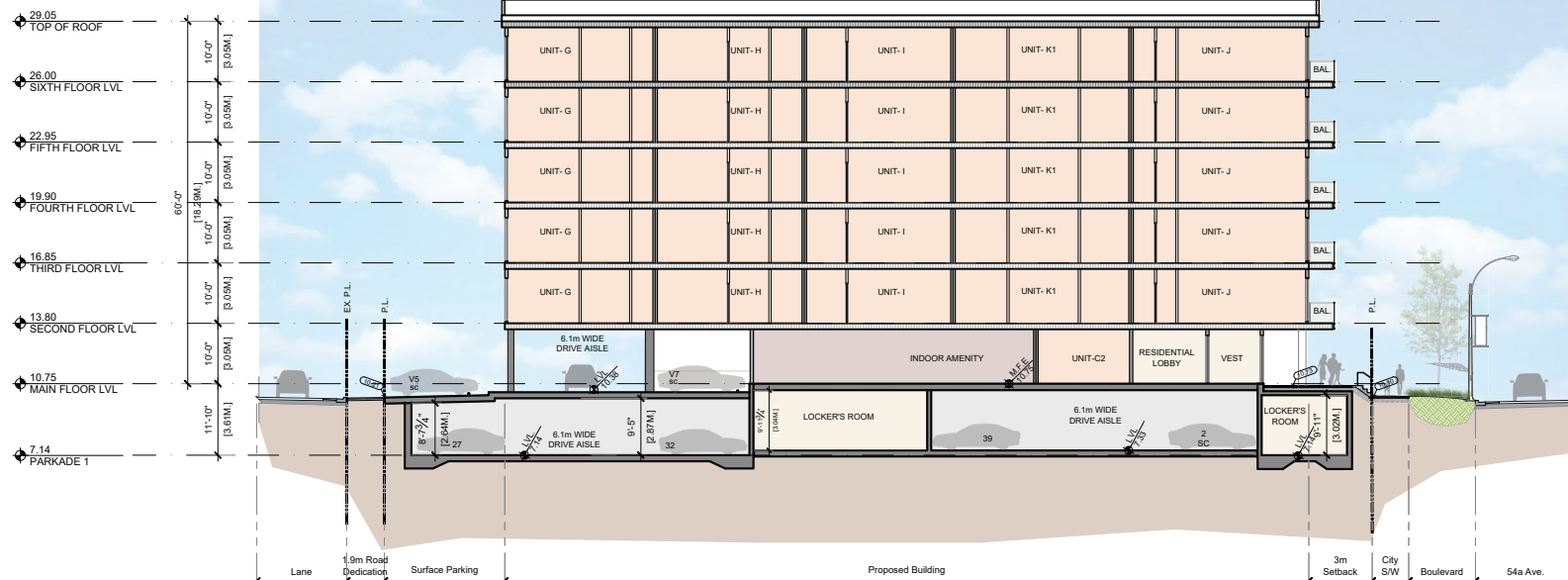
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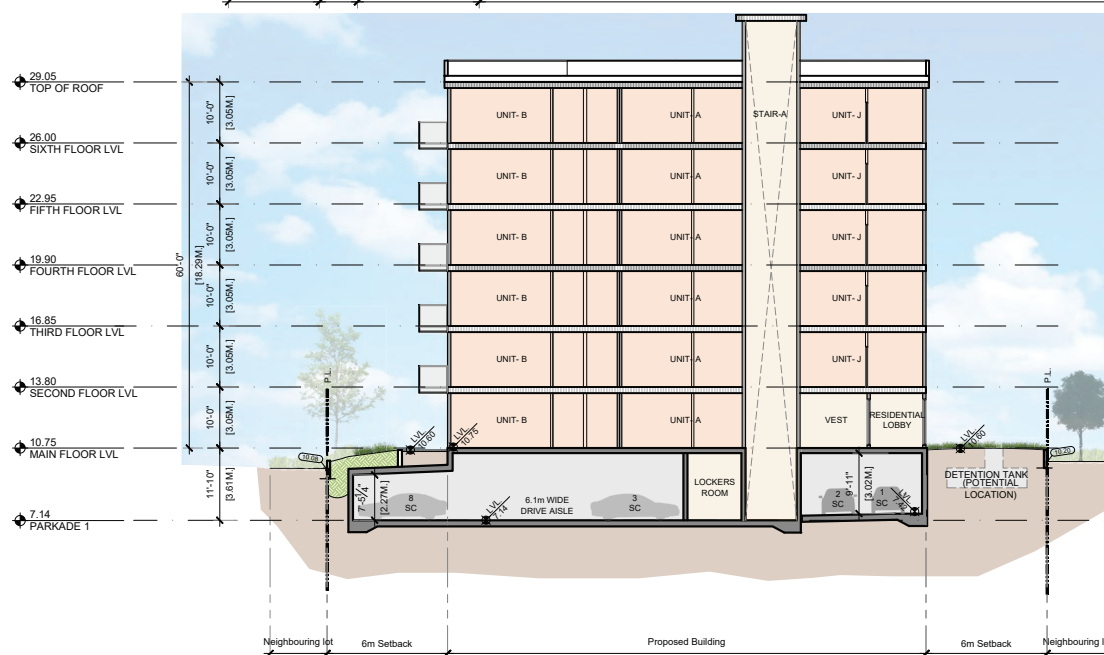
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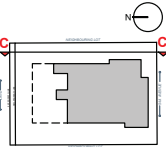
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**2 SECTION B-B**  
Scale: N.T.S



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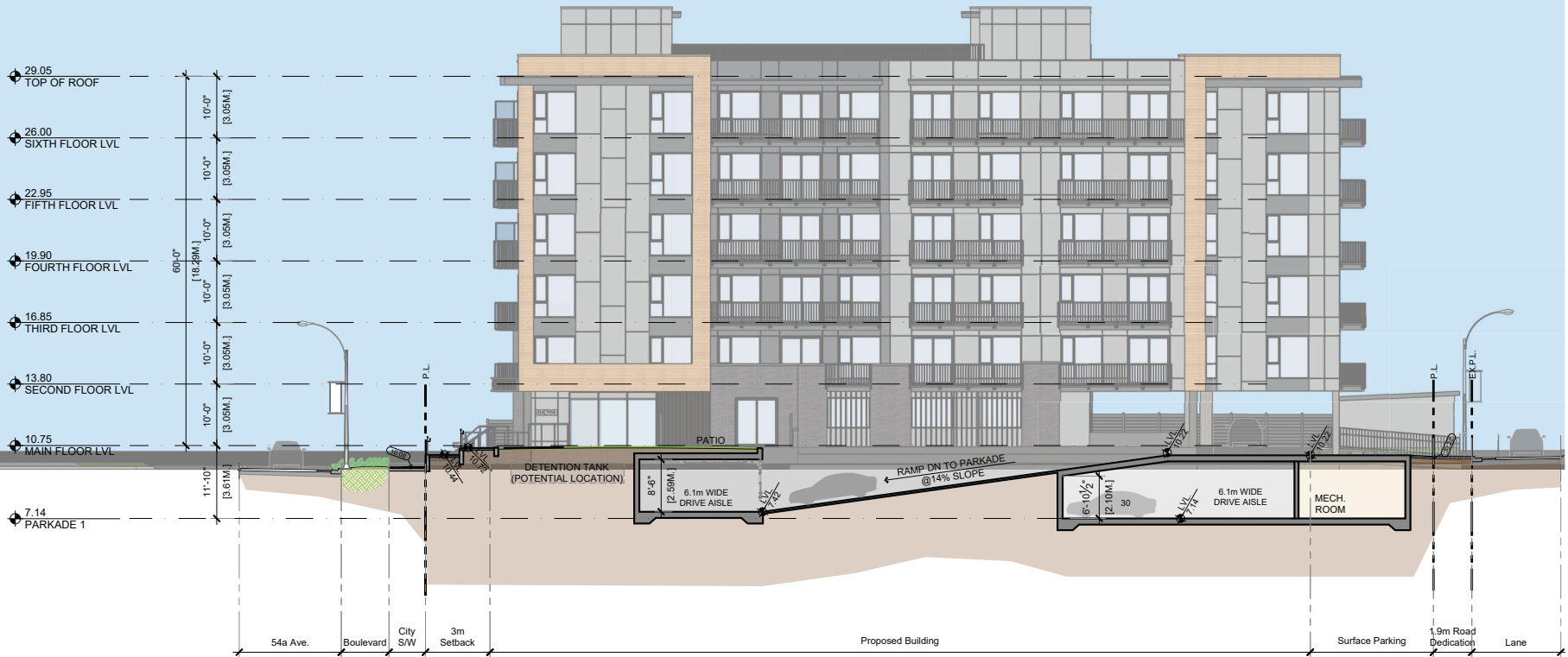
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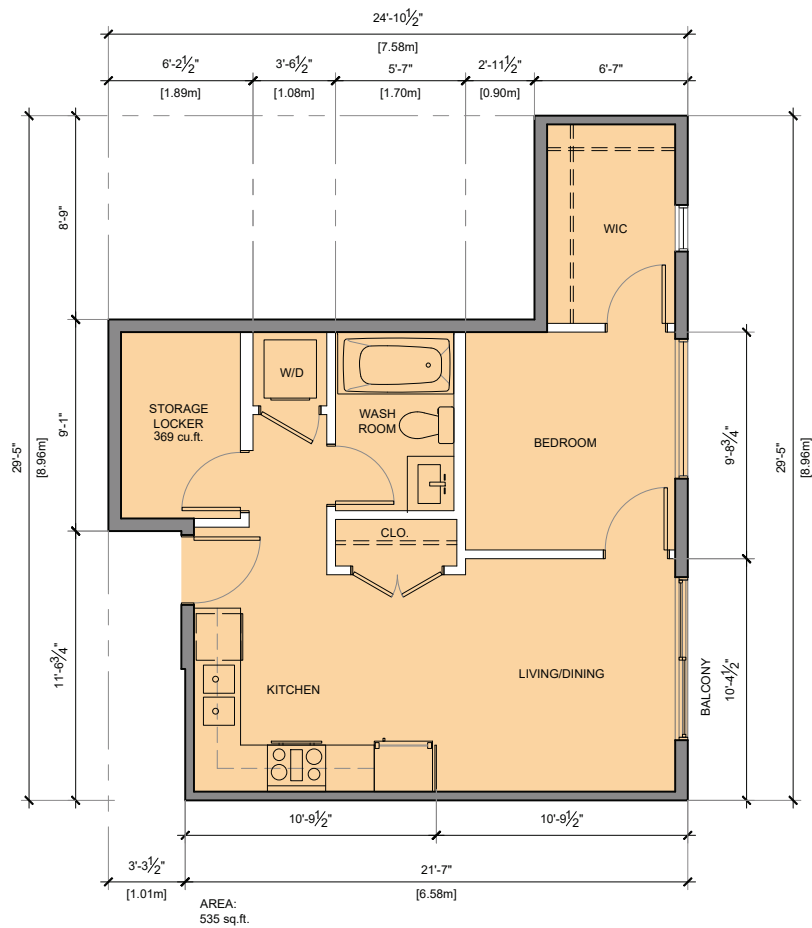
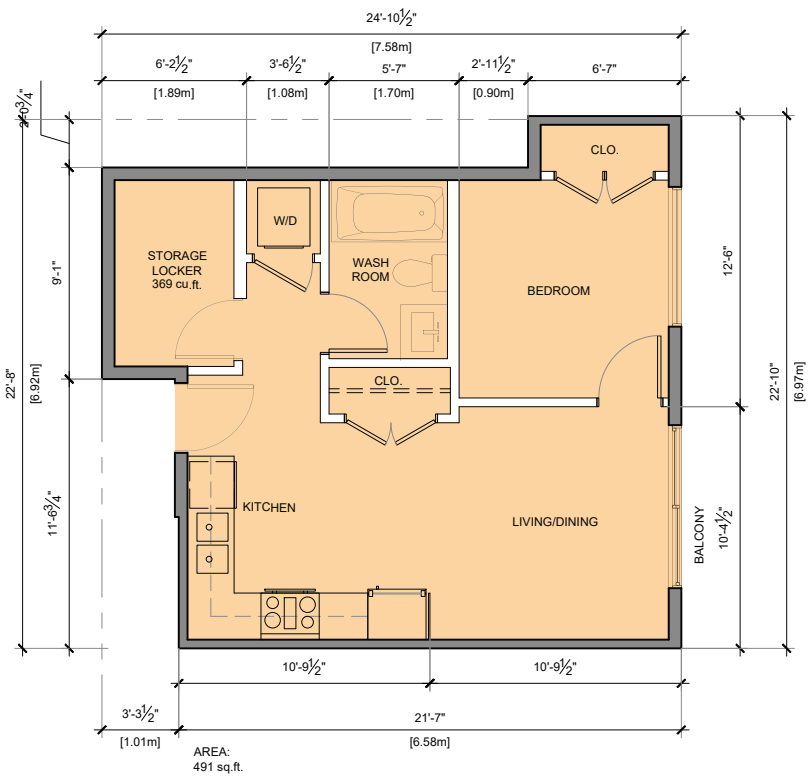
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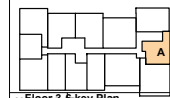
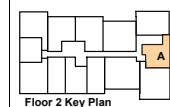
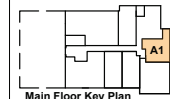
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1 SECTION C-C  
Scale: N.T.S



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Drawn By  
PS

Date  
2023-07-10

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MG

Project ID  
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Sheet Title

**UNIT PLANS**

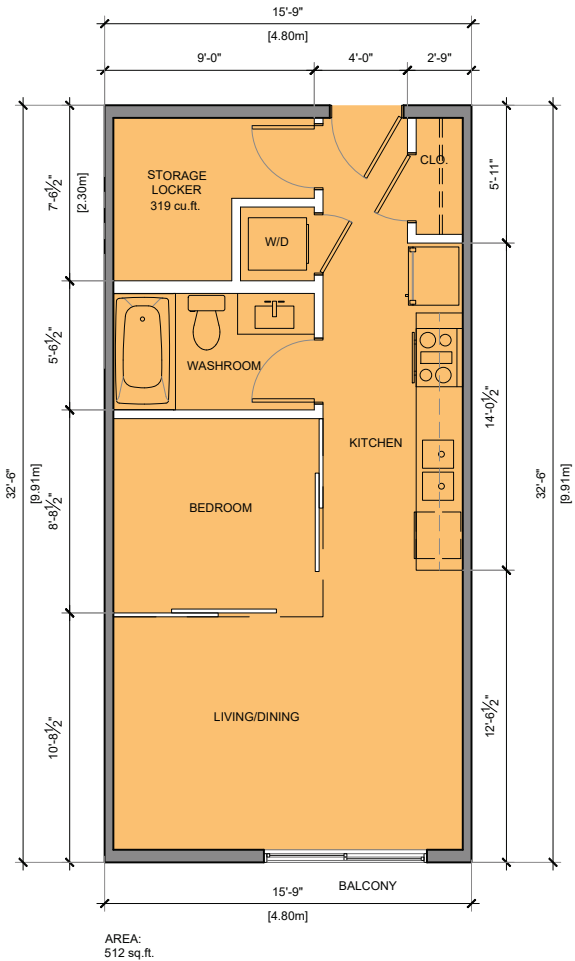
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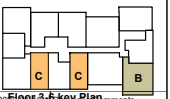
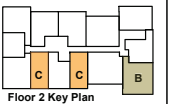


① UNIT TYPE-B  
2BR



② UNIT TYPE-C  
STUDIO

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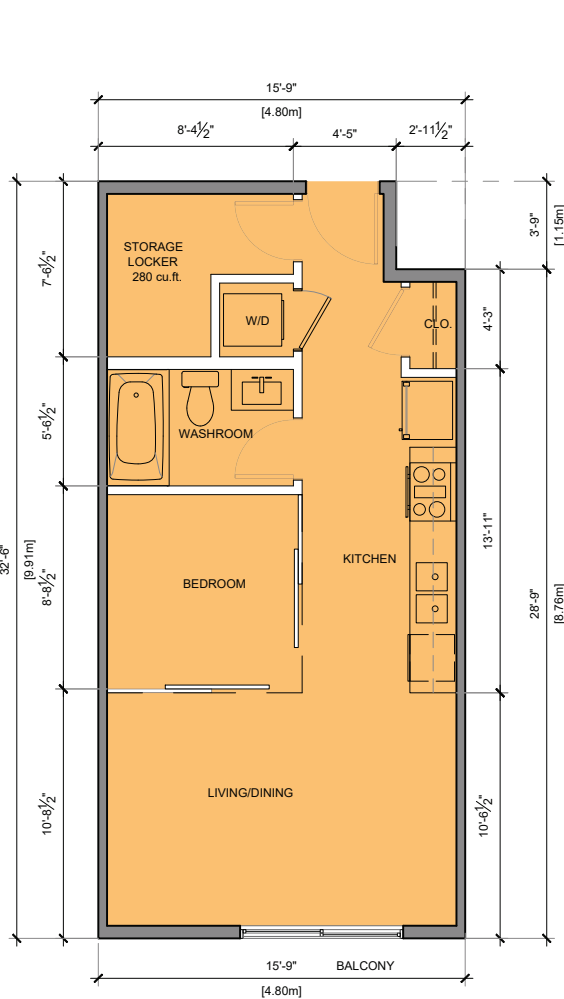
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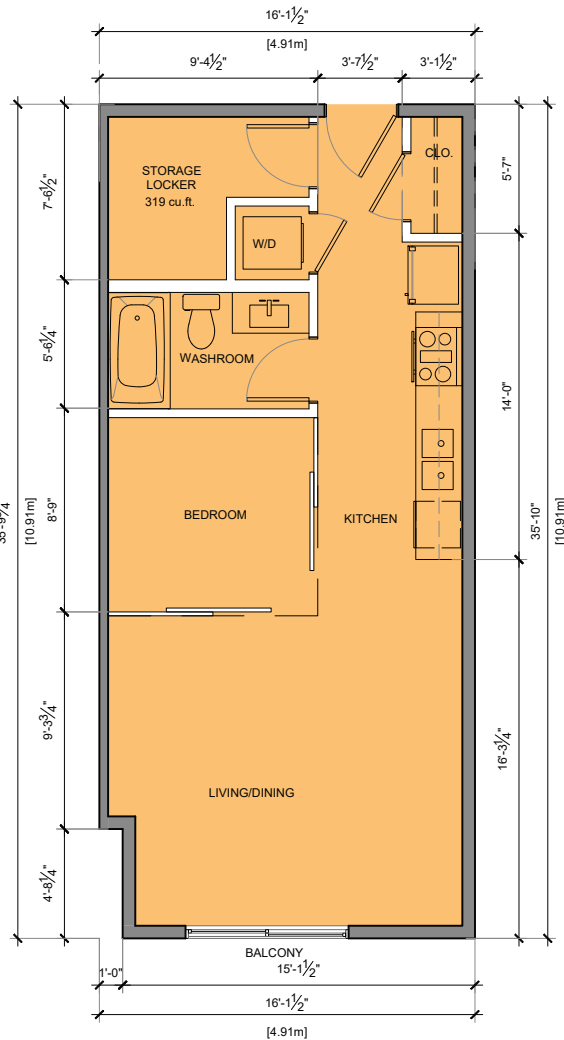
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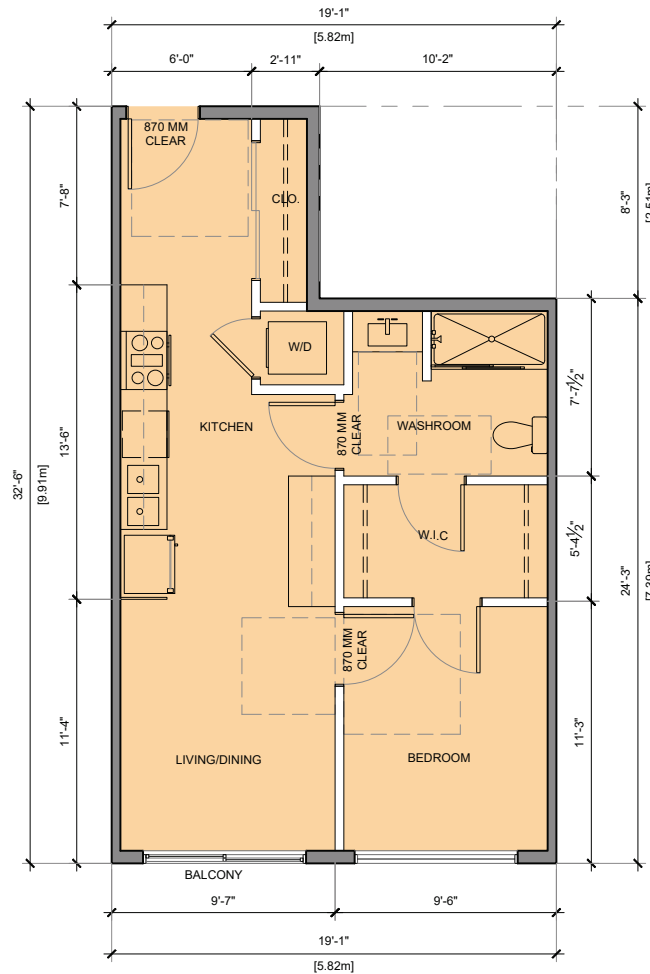
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① UNIT TYPE-C  
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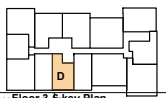
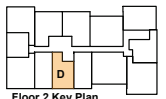


② UNIT TYPE-C2  
STUDIO



③ UNIT TYPE-D (ADAPTABLE UNIT)  
1BR

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2023-12-13	D.P. Submission
2023-07-10	Preliminary Application

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Project Title  
**MULTI FAMILY DEVELOPMENT**

Project Address  
**20239, 20247 54A Ave,  
Langley City, BC**

Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2306

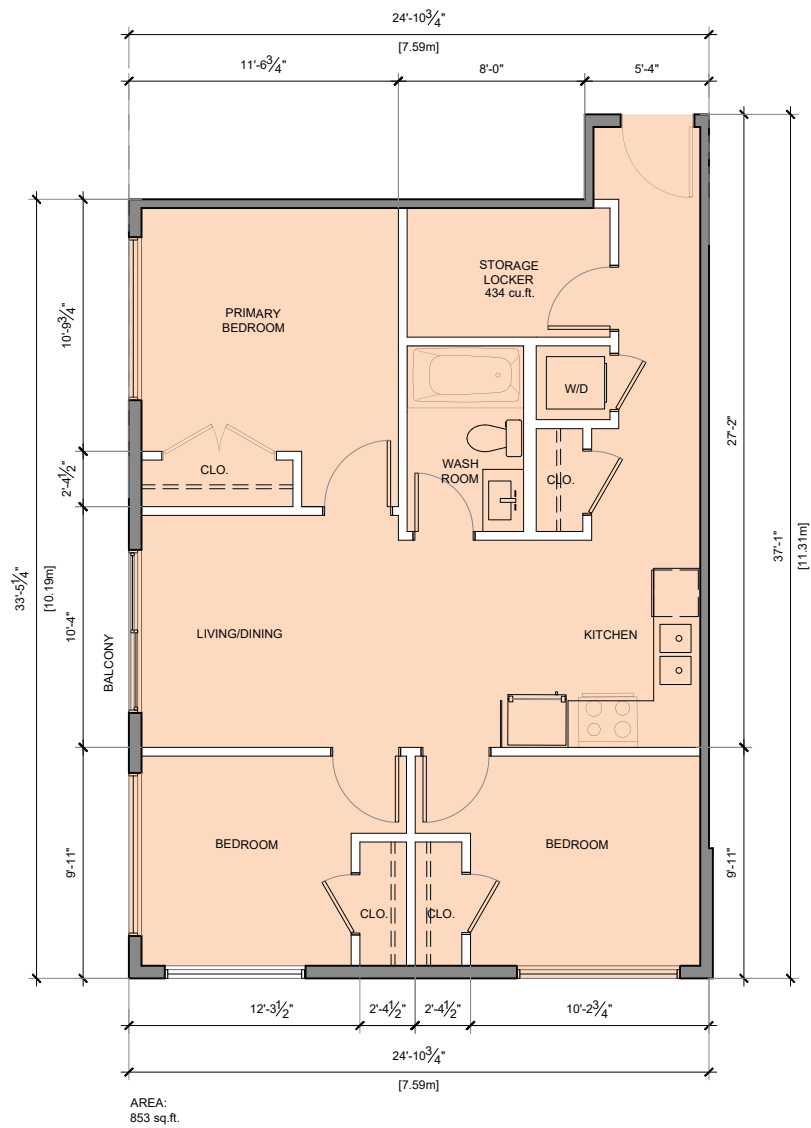
Sheet Title

**UNIT PLANS**

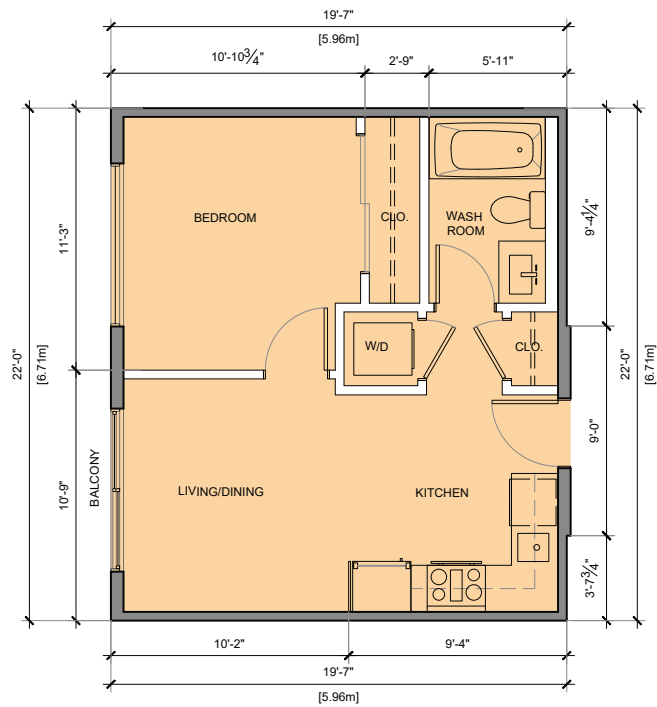
Scale  
**3/16" = 1'-0"**

Sheet No.

**A-5.2**

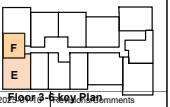
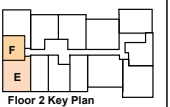


1 UNIT TYPE-E  
3BR



2 UNIT TYPE-F  
1BR

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2024 Revisions/Comments	
2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions



Project Title  
**MULTI FAMILY DEVELOPMENT**

Project Address  
**20239, 20247 54A Ave,  
Langley City, BC**

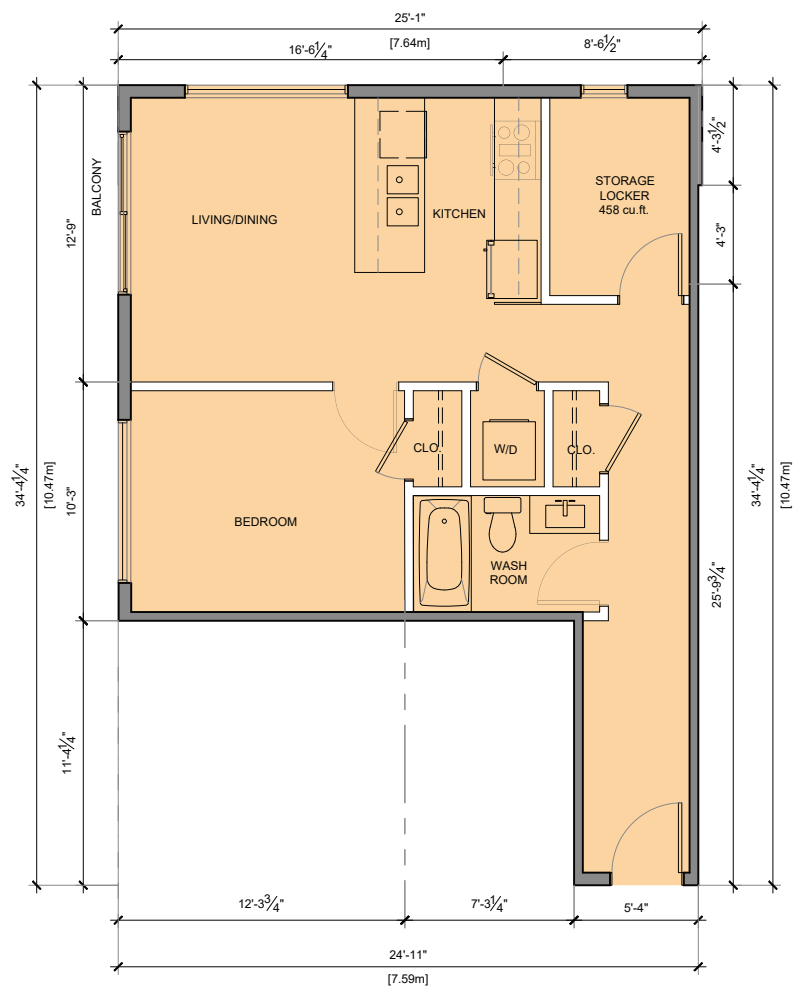
Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2306

Sheet Title  
**UNIT PLANS**

Scale  
**3/16" = 1'-0"**

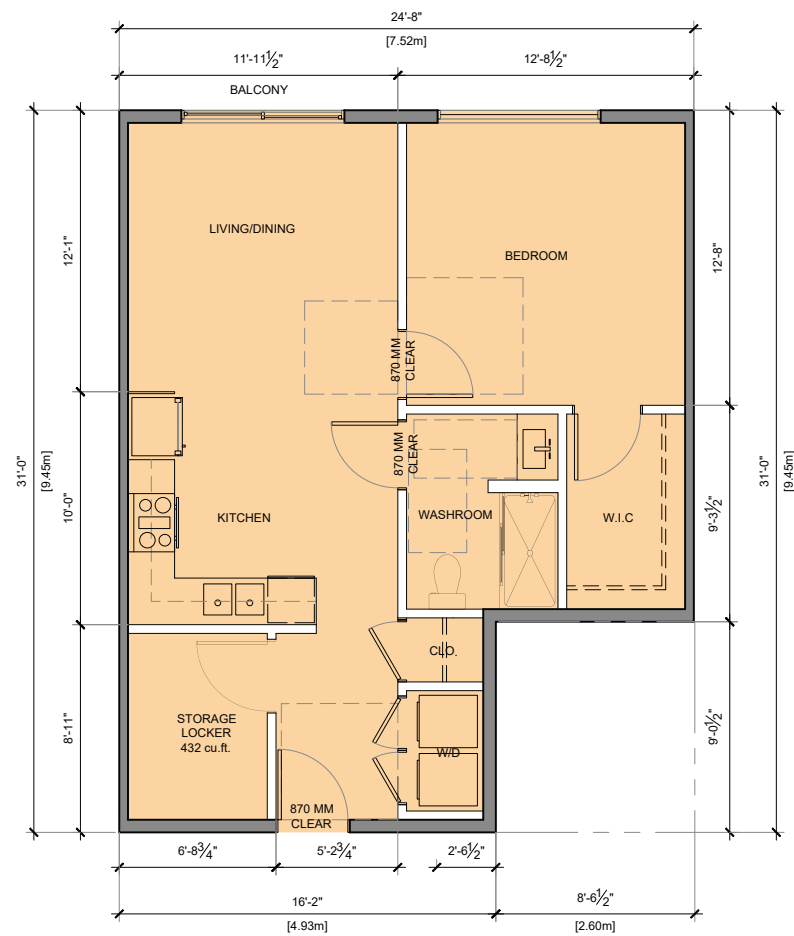
Sheet No.

**A-5.3**



AREA:  
634 sq.ft.

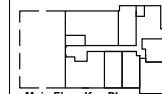
① UNIT TYPE-G  
1BR



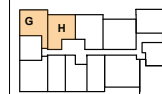
AREA:  
688 sq.ft.

② UNIT TYPE-H (ADAPTABLE UNIT)  
1BR

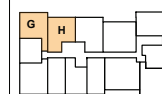
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Main Floor Key Plan



Floor 2 Key Plan



**Floor 3-6-key Plan**

2023-07-10	Preliminary Application
2023-12-13	D.P. Submission
2024-06-13	D.P. Submission
2024-09-06	Revisions/Comments
2024-10-17	Revisions/Comments
2024-11-19	Revisions/Comments
2025-04-09	Revisions/Comments
Date	Description

Issues / Revisions
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Se



2025-01-17

Project Title
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MULTI FAMILY  
DEVELOPMENT

Project Address

20239,20247 54A Ave,  
Langley City, BC

Drawn By

PS	2023-07-10
Checked By MG	Project ID LA19 2300

Sheet Title

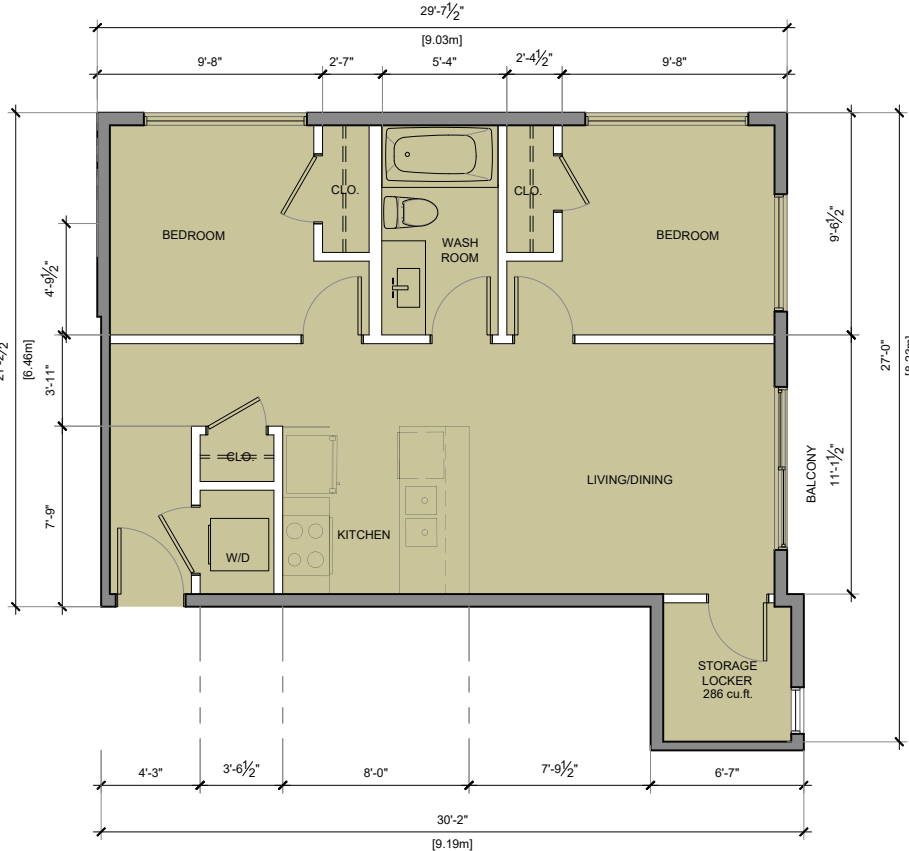
Sheet Title

UNIT PLANS

Scale  $3/16" = 1'-0"$

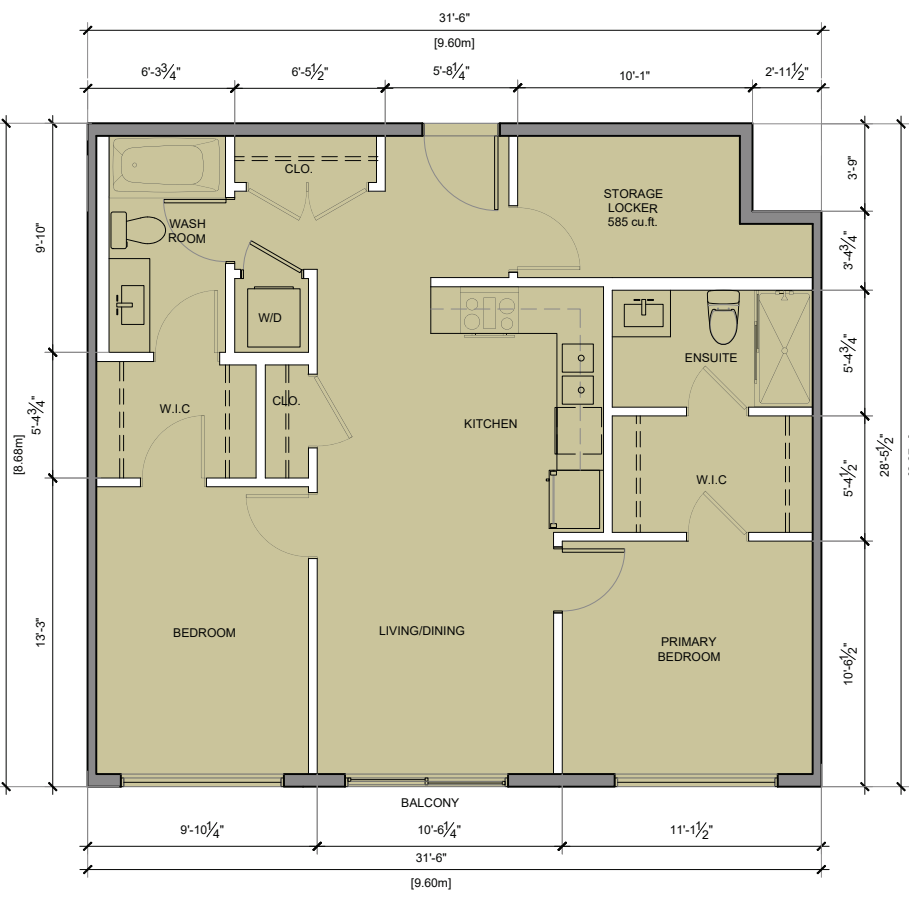
Sheet No.

### A-5.4



AREA:  
666 sq. ft.

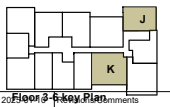
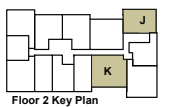
1 UNIT TYPE-J  
2BR



AREA:  
885 sq. ft.

2 UNIT TYPE-K  
2BR

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2023-07-10 Preliminary Application	
Date	Description
2023-12-13	D.P. Submission
2024-06-13	D.P. Submission
2024-09-06	Revisions/Comments
2024-10-17	Revisions/Comments
2024-11-19	Revisions/Comments

Issues / Revisions



Project Title  
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Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2306

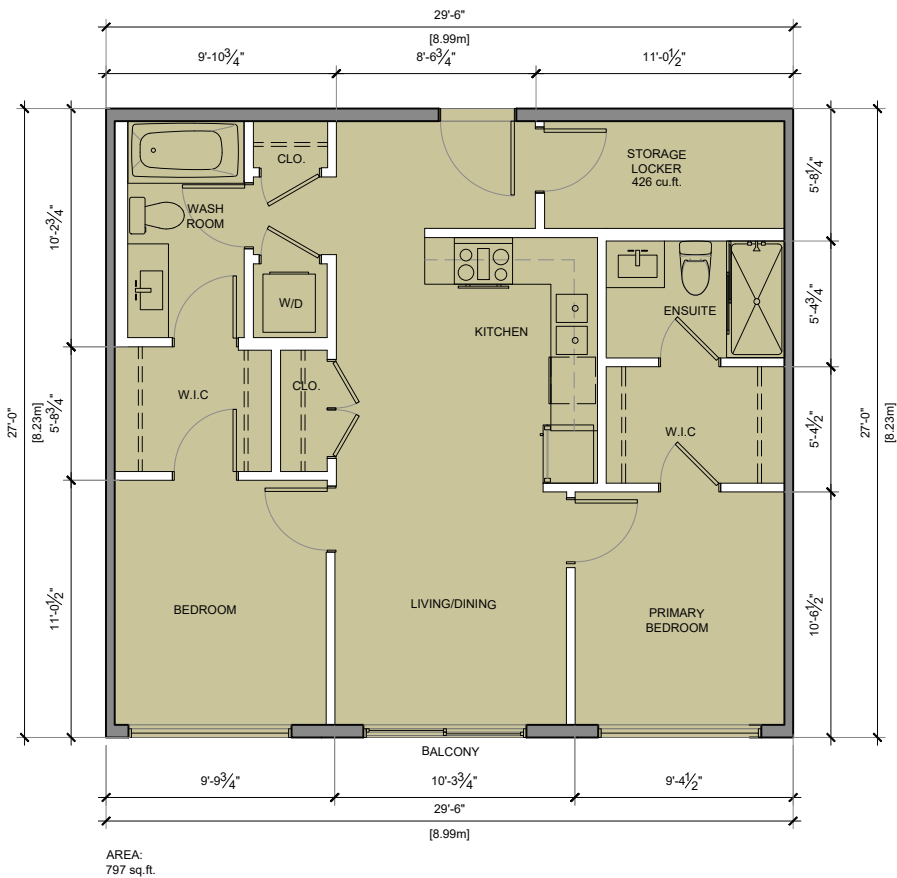
Sheet Title

**UNIT PLANS**

Scale  
**3/16" = 1'-0"**

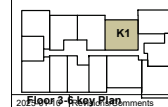
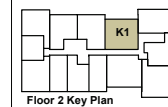
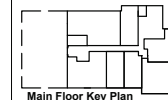
Sheet No.

**A-5.5**



1 UNIT TYPE-K1  
2BR

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2024-11-10 Revisions/Comments

2024-10-17 Revisions/Comments

2024-09-06 Revisions/Comments

2024-06-13 D.P. Submission

2023-12-13 D.P. Submission

2023-07-10 Preliminary Application

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Seal



Project Title  
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Drawn By PS	Date 2023-07-10
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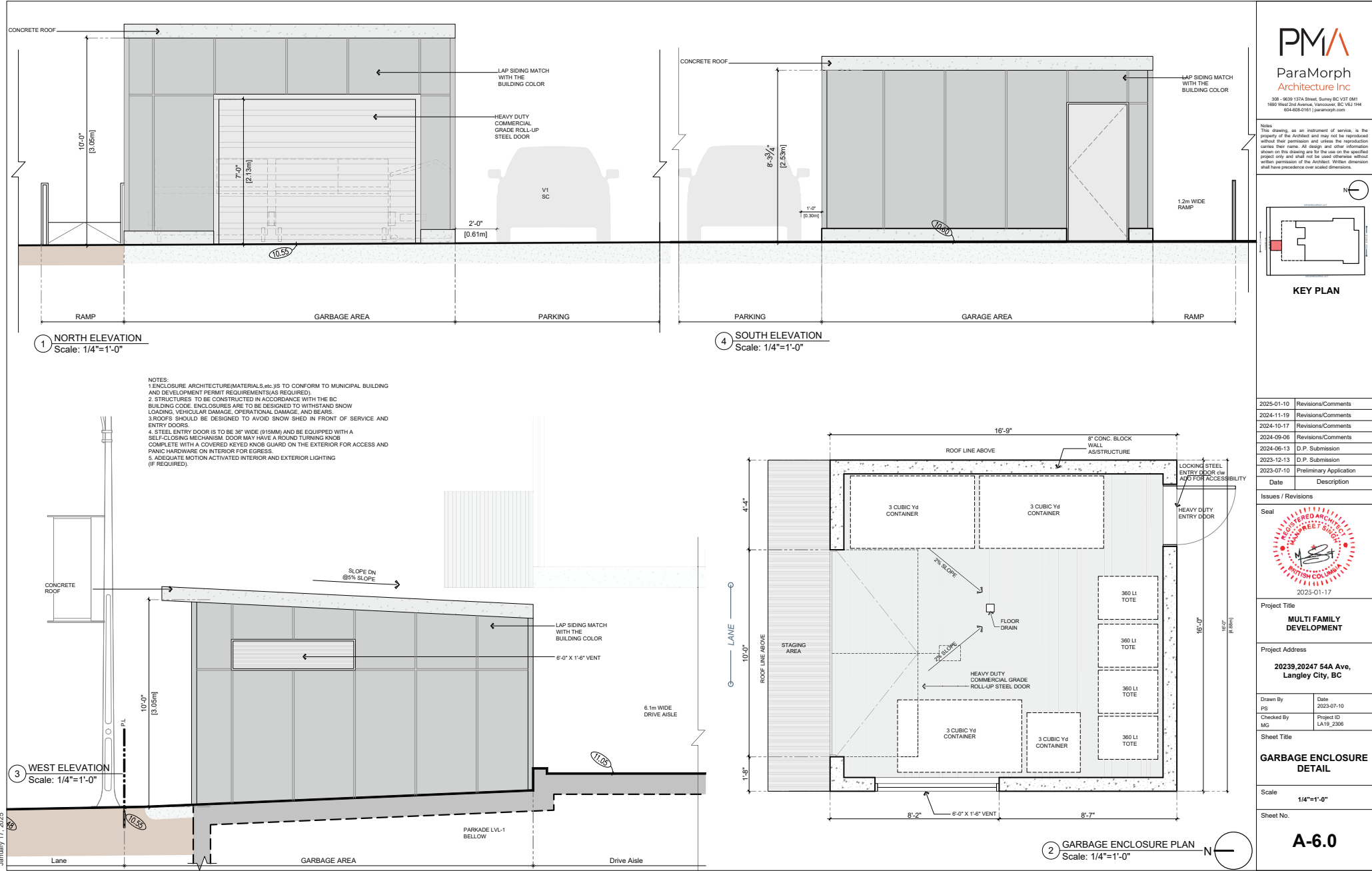
Sheet Title

**UNIT PLANS**

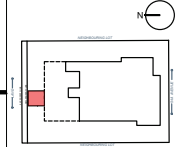
Scale  
**3/16" = 1'-0"**

Sheet No.

**A-5.6**



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KEY PLAN

2025-01-10	Revisions/Comments
2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
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2023-12-13	D.P. Submission
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Date	Description

Issues / Revisions

Seal

REGISTERED ARCHITECT  
BRITISH COLUMBIA

2025-01-17

Project Title  
**MULTI FAMILY DEVELOPMENT**

Project Address  
**20239, 20247 54A Ave,  
Langley City, BC**

Drawn By  
PS

Checked By  
MG

Date  
2023-07-10

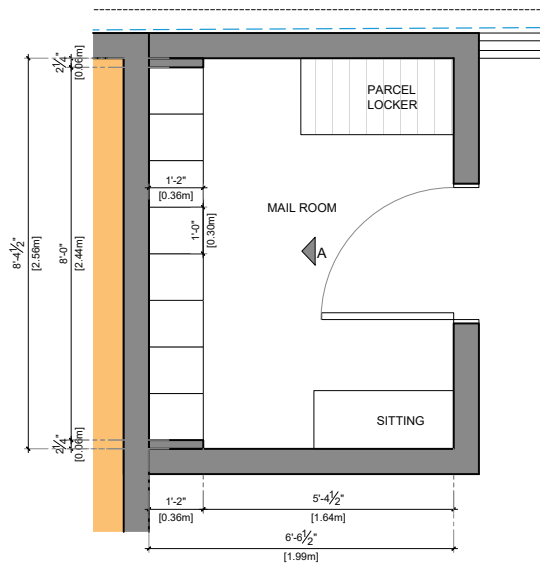
Project ID  
LA19\_2306

Sheet Title  
**GARBAGE ENCLOSURE  
DETAIL**

Scale  
1/4"=1'-0"

Sheet No.

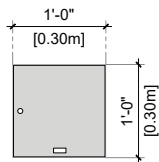
**A-6.0**



1 MAIL ROOM PLAN  
Scale: 3/8" = 1'-0"

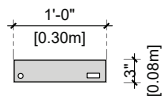
Note:

Canada Post recommended hardware to be used only.



"D" size [11 UNIT]

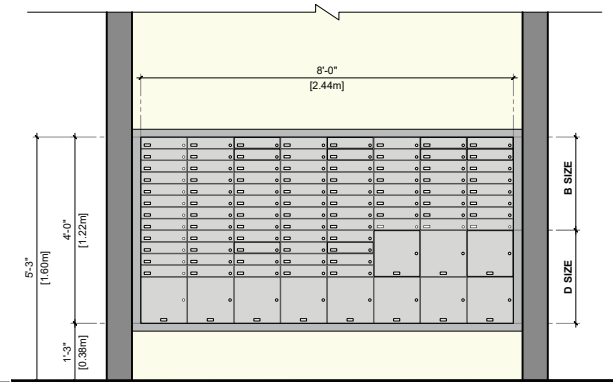
Approximately 30.5 cm x 30.5 cm. Used for large volume receivers in business applications as well as optional parcel compartments.



"B" size [84 UNIT]

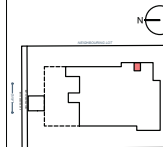
Personal compartments for residential and small business applications. These are minimum size requirements, regardless of front-loading or rear-loading lockbox assemblies. All with 35 cm of minimum (min.) depth.(As/Canada Post)

MAIN FLOOR LVL.  
11.05



2 MAIL ROOM ELEVATION - A  
Scale: 3/8" = 1'-0"

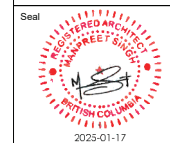
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2025-01-17

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PS  
Date  
2023-07-10

Checked By  
MG  
Project ID  
LA19\_2306

Sheet Title

**MAILBOX DETAIL**

Scale  
**3/8" = 1'-0"**

Sheet No.

**A-6.1**