

Attachment 2

ISSUE	NO.	DATE
DP SUBMISSION	01	MAY 21, 2022
DP REVISIONS	02	FEBRUARY 24, 2023
DP REVISIONS	03	APRIL 17, 2023

PROFESSIONAL SEAL(S)
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SITE INFORMATION

PARCEL ZONING	R4
PARCEL AREA	13,043m ²
TOTAL FOOTPRINT AREA OF HOMES	4,534m ²
LOT COVERAGE	35%

AMENITY SPACE

FOR MORE THAN 1 BEDROOM UNIT	25.0m ² (269.1 ft ²)
TOTAL NUMBER OF UNITS	58
REQUIRED AMENITY AREA	25 X 60 = 1,500m ² OF AMENITY SPACE
AMENITY AREA PROVIDED	4,012 m ² for central court area and patios

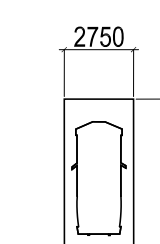
LOADING	
REQUIRED	PROVIDED
1 PER 15 UNITS TOTAL UNITS = 58 REQUIRED = 3.9 = 4	PROVIDE 1 DEDICATED LOADING ZONE ON QUAY LANE ON SUNDANCE 8 HOMES HAVE ADEQUATE DRIVEWAY AREA TO ALLOW FOR LOADING ON QUAY LANE 3 HOMES HAVE ADEQUATE DRIVEWAY AREA TO ALLOW FOR LOADING

TANDEM UNIT TYPE A: SHORT UNIT WITH ONE DEDICATED STALL IN GARAGE	TANDEM UNIT TYPE B: DEEP UNIT WITH 2 CAR TANDEM GARAGE	TANDEM UNIT TYPE C: SHORT UNIT WITH ONE DEDICATED STALL IN GARAGE. SUBSTANTIAL GRADE CHANGE RESULTS IN PATIO ONLY ACCESSIBLE AT 3RD LEVEL. FRONT DECK ALSO EXTENDED AT 2ND LEVEL ON FRONT OF UNIT.
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SUNDANCE DRIVE UNITS - SIDE BY SIDE	QUAY LANE UNITS - TANDEM		
TYPICAL UNIT AREA = 112.4m ²	TYPICAL UNIT AREA TYPE A = 59.92m ²	TYPICAL UNIT AREA TYPE B = 60.29m ²	TYPICAL UNIT AREA TYPE C = 59.92m ²
TOTAL NUMBER OF UNITS = 20	TOTAL NUMBER OF UNITS TYPE A = 6	TOTAL NUMBER OF UNITS TYPE B = 24	TOTAL NUMBER OF UNITS TYPE C = 8
TOTAL AREA FOR ALL UNIT 1 TO 20 = 2,248 m ²	TOTAL AREA FOR ALL UNITS = 360 m ²	TOTAL AREA FOR ALL UNITS = 1,447 m ²	TOTAL AREA FOR ALL UNITS = 479 m ²

UNIT PARKING			
REQUIRED	PROVIDED SUNDANCE	REQUIRED	PROVIDED QUAY
PER UNIT = 2 TOTAL UNITS = 20 REQUIRED = 40	GARAGE PARKING = 40 DRIVEWAY STALLS = 23 TOTAL = 63	PER UNIT = 2 TOTAL UNITS = 38 REQUIRED = 76	GARAGE PARKING = 62 DRIVEWAY STALLS = 14 TOTAL = 76
VISITOR PARKING		TOTAL REQUIRED PARKING = 40+76 = 116 x 10% = 11.6 OR 12 PROVIDED 12	
DEVELOPMENT VISITOR PARKING REQUIREMENT = 10% OF REQ. TOTAL REQUIRED = 40 + 76 = 116 x 10% = 11.6 OR 12		STALLS AVAILABLE = 7	
ALSO AVAILABLE IS STREET PARKING ALONG SUNDANCE ROAD			

ALL REQUIRED PARKING STALL SIZES SHOWN ARE DESIGNED AS PER BYLAW STALL SIZE REQUIREMENTS



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PROJECT
PROVIDENCE
RESIDENTIAL DEVELOPMENT

PROJECT NUMBER
DJA 2021-58

PROJECT LOCATION
3401 SUNDANCE DRIVE

SHEET TITLE
FULL SITE PLAN
PROJECT DETAILS

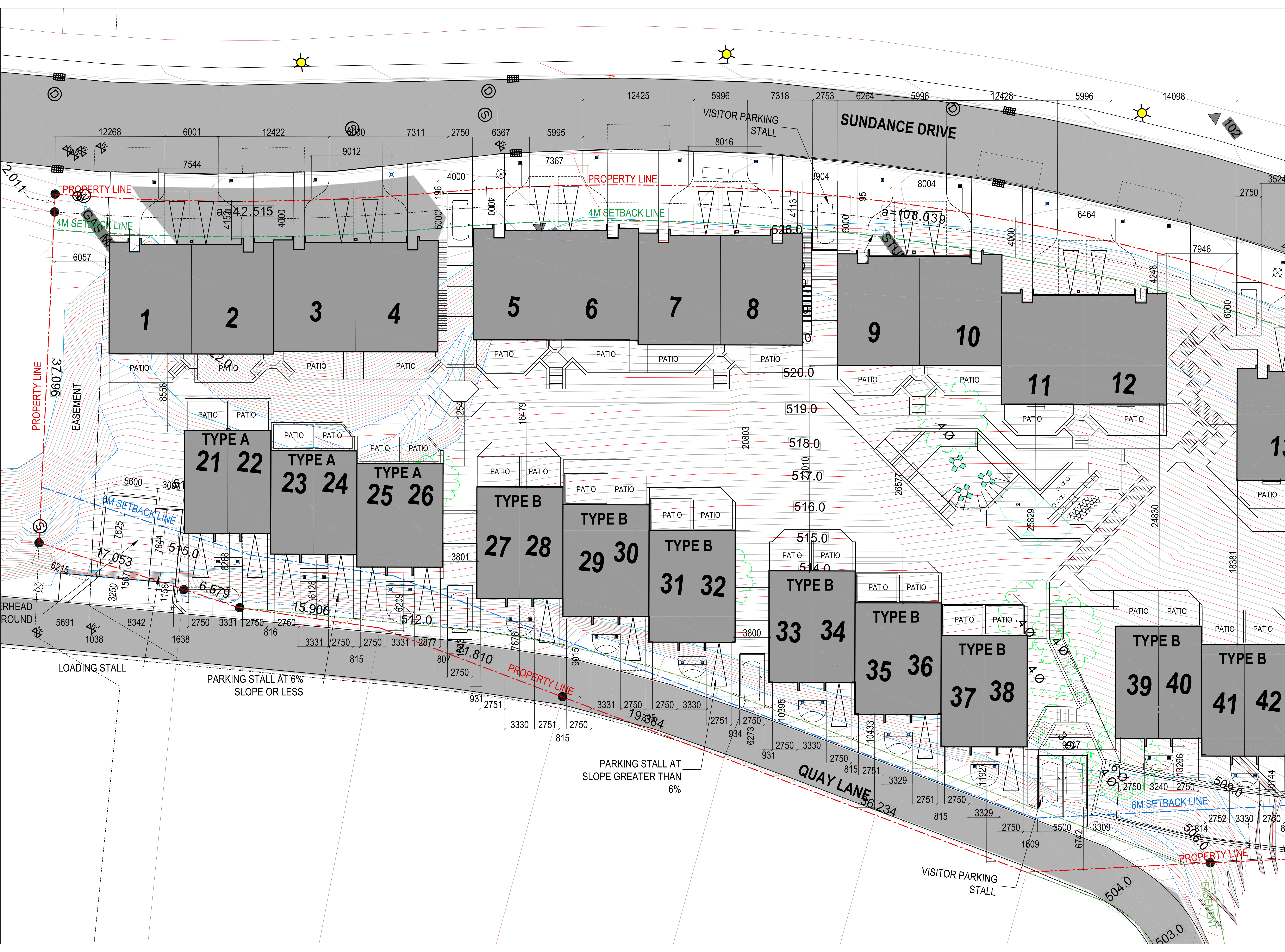
DATE
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SHEET NUMBER

A1.0

SCALE
1:300

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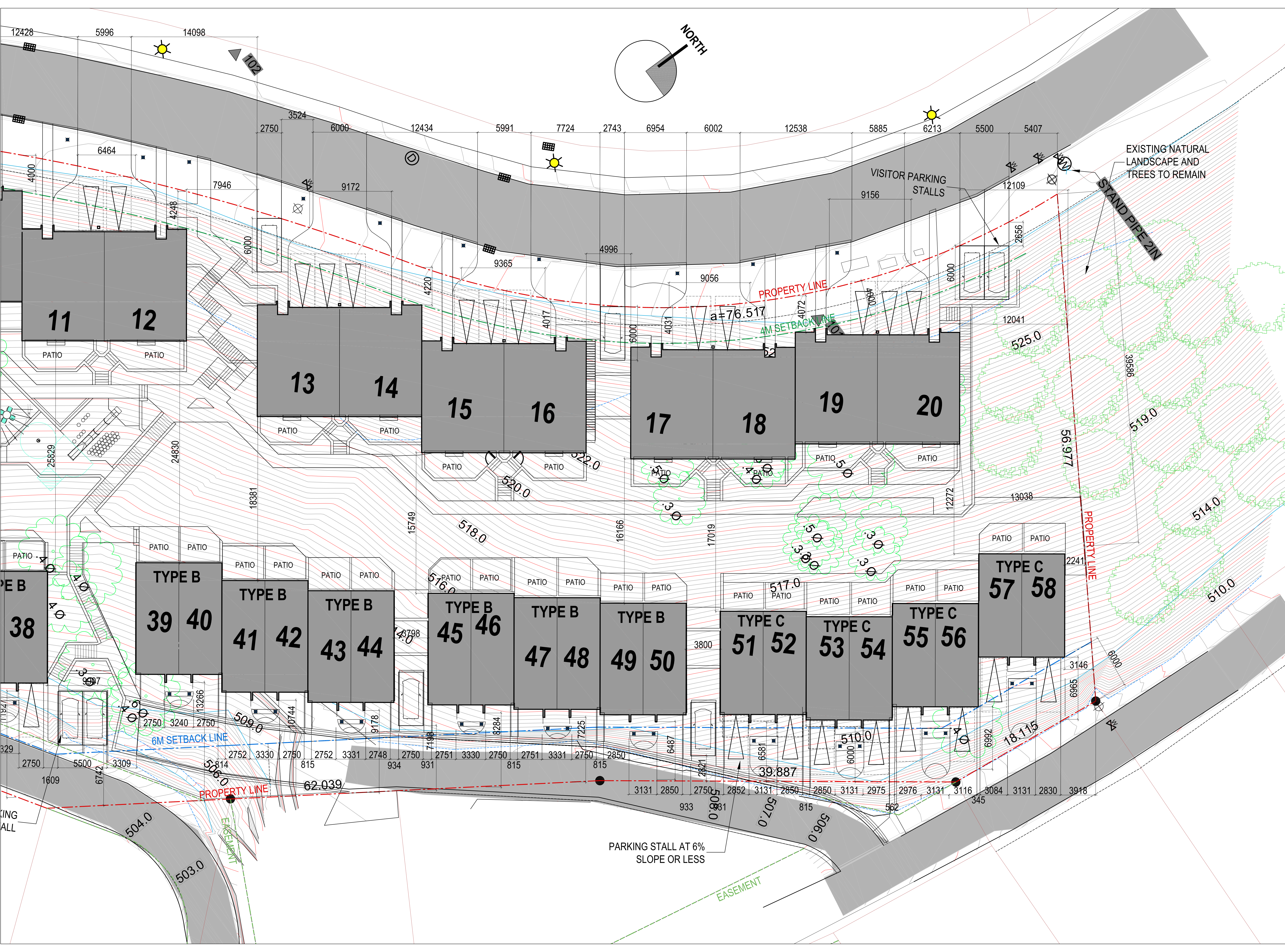
PROJECT LOCATION
3401 SUNDANCE DRIVE

SHEET TITLE
PARTIAL SITE PLAN
SETBACKS AND DIMENSIONS

DATE
FEBRUARY 24, 2023

SHEET NUMBER
A1.1

SCALE
1:175



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SHEET TITLE
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SETBACKS AND DIMENSIONS

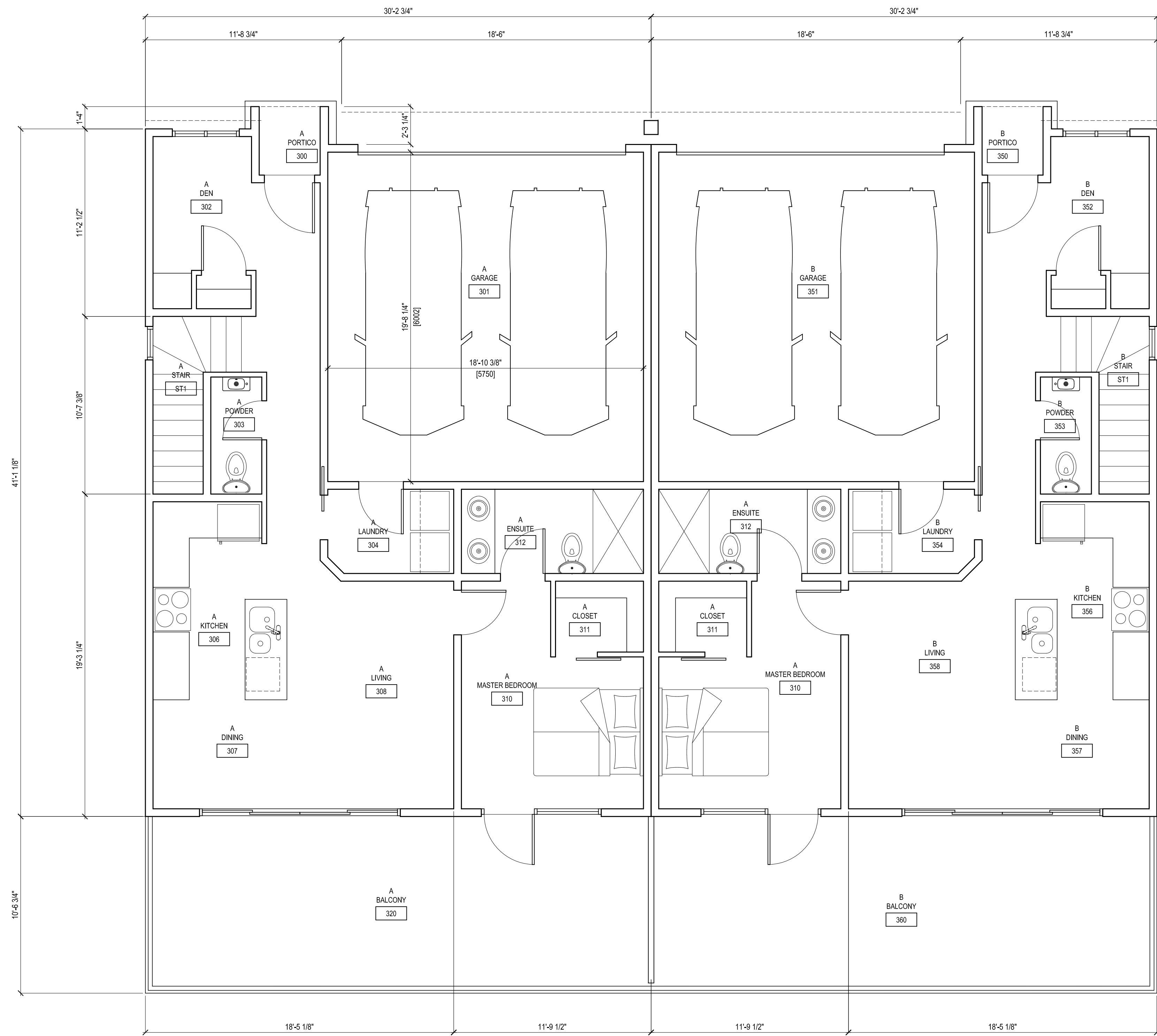
DATE
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SHEET NUMBER
A1.2

SCALE
1:175

ISSUE	NO.	DATE
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UNIT AREAS:
MAIN FLOOR (ENTRY LEVEL) = 1,210 sq.ft.
MID-LOWER LEVEL = 738 sq.ft.
BOTTOM LEVEL = 738 sq.ft.

GENERAL NOTES:

- PLANS SHOWN ARE THE TYPICAL TWO UNIT GROUPING. FOR THESE UNIT TYPES THEY WILL BE ASSEMBLED IN 2 GROUPS OF 2 FOR A TOTAL OF 4 UNITS AS PER THE SITE PLAN.
- SEE SITE PLAN FOR LOCATIONS AND SETBACKS ON LOTS

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**SIDE BY SIDE GARAGE UNIT
TYPICAL PLAN
SUNDANCE ROAD FRONTAGE**

1 ENTRY LEVEL
A2.1 1/4"=1'-0"

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PROJECT LOCATION
SUNDANCE ROAD

SHEET TITLE
SIDE BY SIDE UNITS
ENTRY LEVEL PLAN
SUNDANCE ROAD

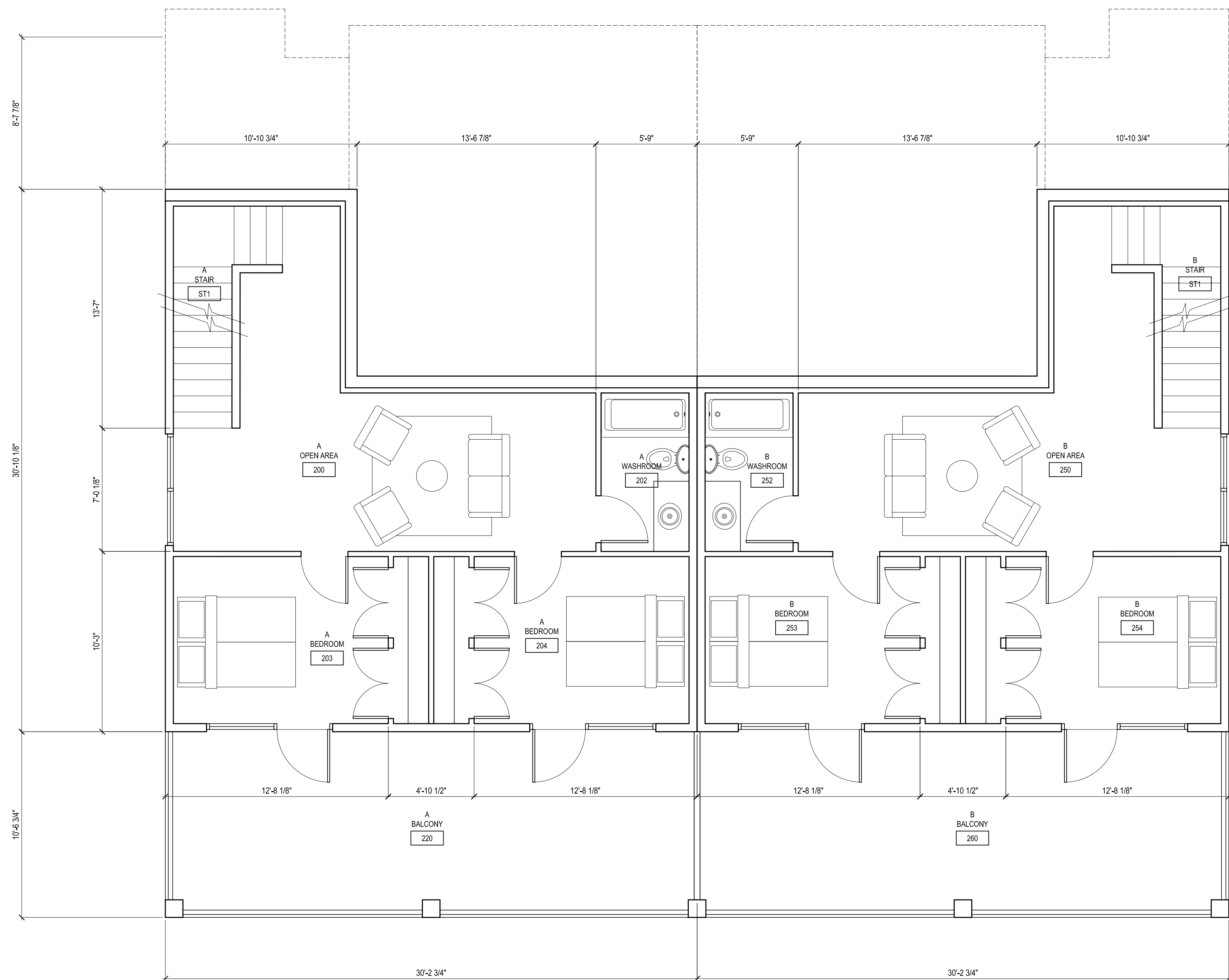
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SHEET NUMBER
A2.1

SCALE
1/4"=1'-0"

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PROJECT NUMBER
DJA 2021-58

PROJECT LOCATION
SUNDANCE ROAD

SHEET TITLE
SIDE BY SIDE UNITS
LOWER MID-LEVEL PLAN
SUNDANCE ROAD

DATE
FEBRUARY 24, 2023

SHEET NUMBER

A2.2

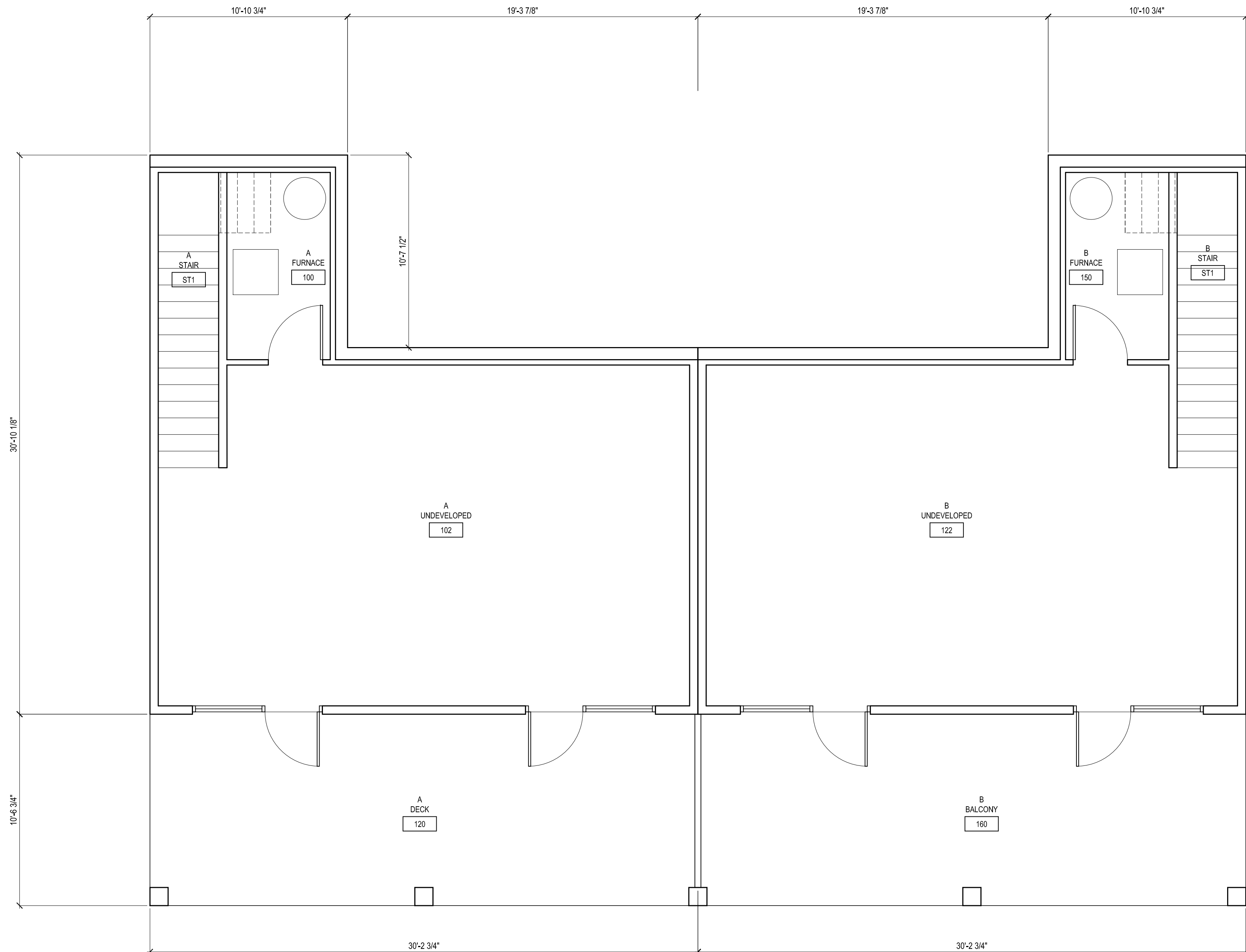
SCALE
1/4"=1'-0"

**SIDE BY SIDE GARAGE UNIT
TYPICAL PLAN
SUNDANCE ROAD FRONTAGE**

1
A2.2
MID-LOWER LEVEL
1/4"=1'-0"

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PROJECT LOCATION
SUNDANCE ROAD

SHEET TITLE
SIDE BY SIDE UNITS
BOTTOM LEVEL PLAN
SUNDANCE ROAD

DATE
FEBRUARY 24, 2023

SHEET NUMBER
A2.3

SCALE
1/4"=1'-0"

**SIDE BY SIDE GARAGE UNIT
TYPICAL PLAN
SUNDANCE ROAD FRONTAGE**

1
A2.3
LOW LEVEL
1/4"=1'-0"

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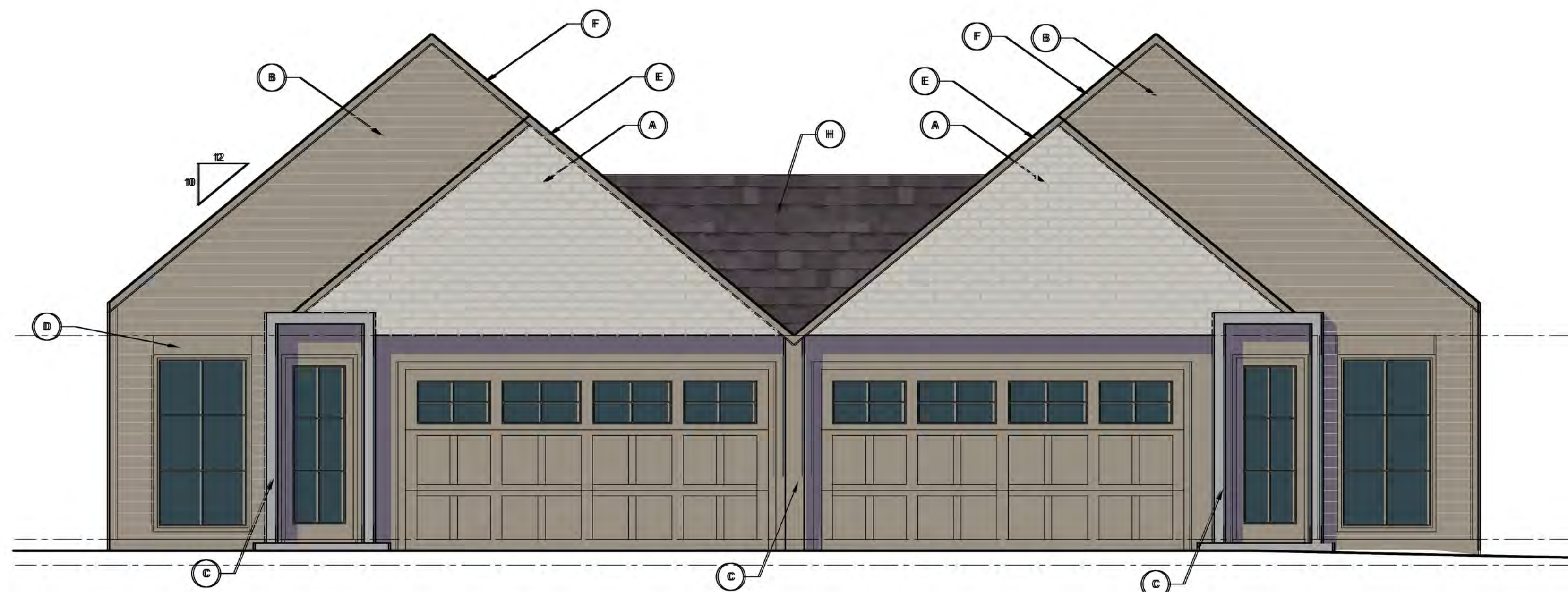
SHEET TITLE
SIDE BY SIDE UNITS
ELEVATIONS

DATE
FEBRUARY 24, 2023

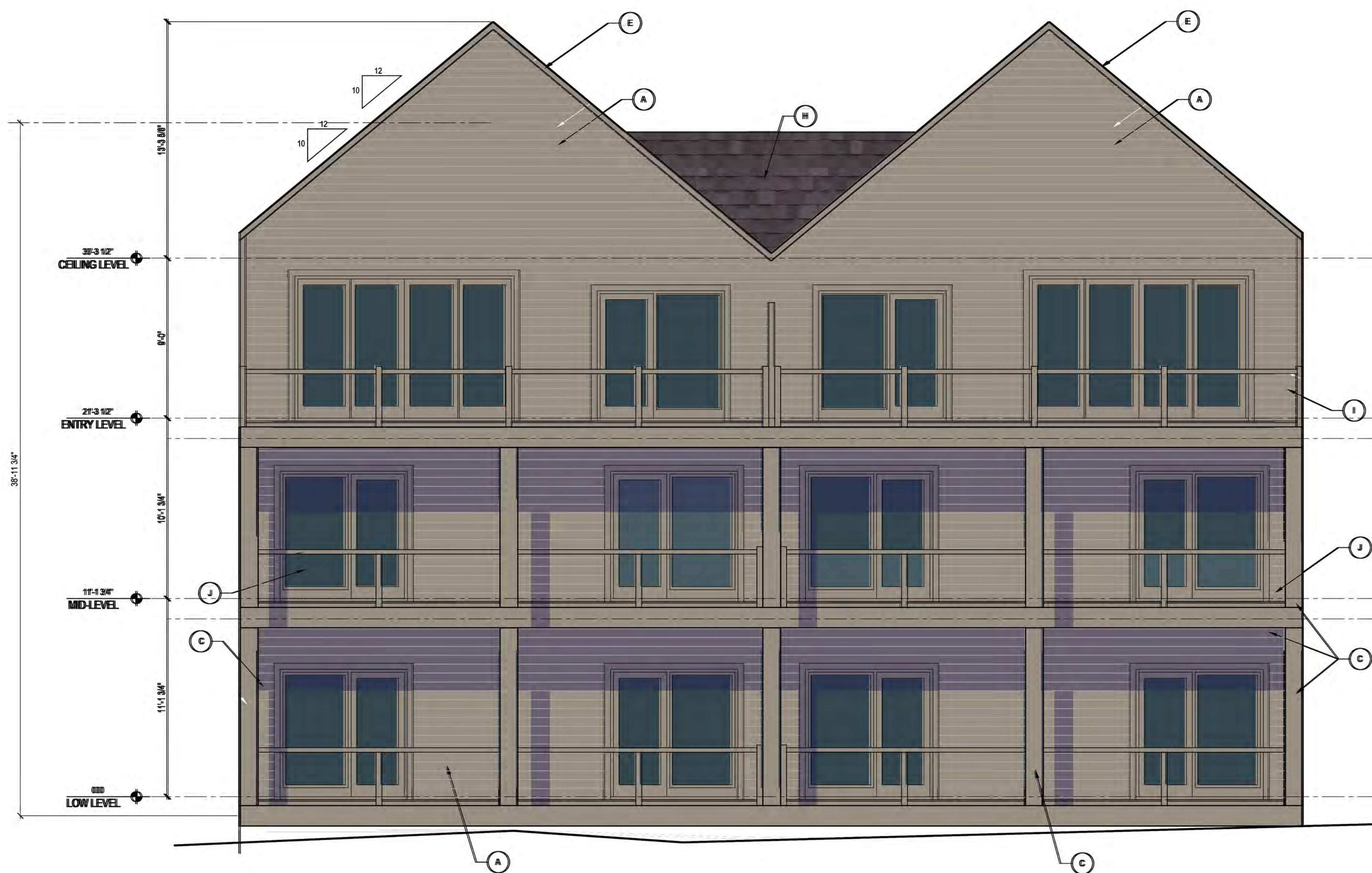
SHEET NUMBER

A2.4

SCALE
1/4"=1'-0"



1
A2.4
STREET ELEVATION - COMBINED
1/4"=1'-0"



2
A2.4
REAR ELEVATION - DOUBLE UNIT
1/4"=1'-0"

EXTERIOR CLADDING LEGEND

TYPE	DESCRIPTION	TYPE	DESCRIPTION
A	HARDIE PLANK LAP SIDING COLOUR: 3 VARIATIONS	F	PAINTED FASCIA COLOUR: 3 VARIATIONS
B	BRICK - PACIFIC ART STONE COLOUR: 3 VARIATIONS	H	ASPHALT SHINGLE ROOFING COLOUR: DUAL BLACK
C	HARDIE PLANK COLOUR: 3 VARIATIONS	I	ALUMINUM RAILING WITH GLASS PANELS COLOUR: 3 VARIATIONS
D	HARDIE BOARD TRIM LINTEL COLOUR: 3 VARIATIONS	J	ALUMINUM RAILING WITH PICKETS COLOUR: 3 VARIATIONS
E	PAINTED FASCIA COLOUR: 3 VARIATIONS		GLASS

BUILDING COLOUR VARIATIONS

3 COLOUR VARIATIONS WILL BE USED FOR THE DEVELOPMENT. EACH GROUPING OF BUILDING WILL USE ONE COLOUR OPTION WITH THE NEXT GROUP OF UNITS USING COLOUR VARIATION 2 AND THEN 3. THE GENERAL DIFFERENCE IS A CHANGE IN COLOUR TONES FROM LIGHT TO MID AND THEN TO DARK TONES. SEE ATTACHED CLADDING SPECIFICATION SHEETS AND RENDERINGS FOR FURTHER DETAILS. THE COLOURS SHOWN IN THIS ELEVATION REPRESENT THE MID-TONE COLOUR OPTION.

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1 SIDE ELEVATION
A2.5 1/4"=1'-0"



2 SIDE ELEVATION
A2.5 1/4"=1'-0"

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PROJECT NUMBER
DJA 2021-58

PROJECT LOCATION
SUNDANCE ROAD

SHEET TITLE
SIDE BY SIDE UNITS
ELEVATIONS

DATE
FEBRUARY 24, 2023

SHEET NUMBER

A2.5

SCALE
1/4"=1'-0"

GENERAL NOTES:

- STREET ELEVATION SHOWS TYPICAL GROUPING OF UNITS ALONG SUNDANCE ROAD. MATERIAL USAGE AND MODULATION WILL BE REPEATED IN THIS MANNER FOR FULL DEVELOPMENT AS PER RENDERINGS
- REAR ELEVATIONS WILL USE ONLY THE SIDING COLOUR USED ON THE FRONT ELEVATION WITH NO MODULAR PER 4 UNIT GROUPINGS.
- DEVELOPMENT TO HAVE 3 DIFFERENT COLOUR THEMES USED THROUGHOUT THE DEVELOPMENT. SEE THEMES OR VARIATIONS IN LEGEND AND IN STREET SCAPE ELEVATIONS FOR HOW COLOURS WILL BE ASSIGNED

EXTERIOR CLADDING LEGEND

TYPE	DESCRIPTION
A	HARDIE PLANK LAP SIDING COLOUR: 3 VARIATIONS
B	BRICK - PACIFIC ART STONE COLOUR: 3 VARIATIONS
C	HARDIE PLANK COLOUR: 3 VARIATIONS
D	HARDIE BOARD TRIM LINTEL COLOUR: 3 VARIATIONS
E	PAINTED FASCIA COLOUR: 3 VARIATIONS
F	PAINTED FASCIA COLOUR: 3 VARIATIONS
H	ASPHALT SHINGLE ROOFING COLOUR: DUAL BLACK
I	ALUMINUM RAILING WITH GLASS PANELS COLOUR: 3 VARIATIONS
J	ALUMINUM RAILING WITH PICKETS COLOUR: 3 VARIATIONS
	GLASS

BUILDING COLOUR VARIATIONS

3 COLOUR VARIATIONS WILL BE USED FOR THE DEVELOPMENT. EACH GROUPING OF BUILDING WILL USE ONE COLOUR OPTION WITH THE NEXT GROUPING USING COLOUR VARIATION 2 AND THEN 3. THE GENERAL DIFFERENCE IS A CHANGE FROM LIGHT TO MID TO DARK TONES. SEE ATTACHED CLADDING SPECIFICATION SHEETS AND RENDERINGS FOR FURTHER DETAILS

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PROJECT LOCATION
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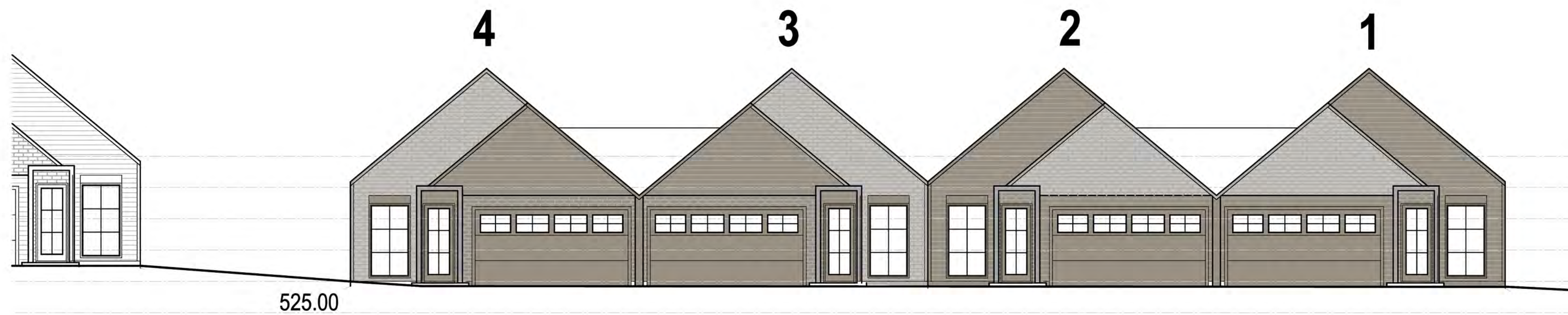
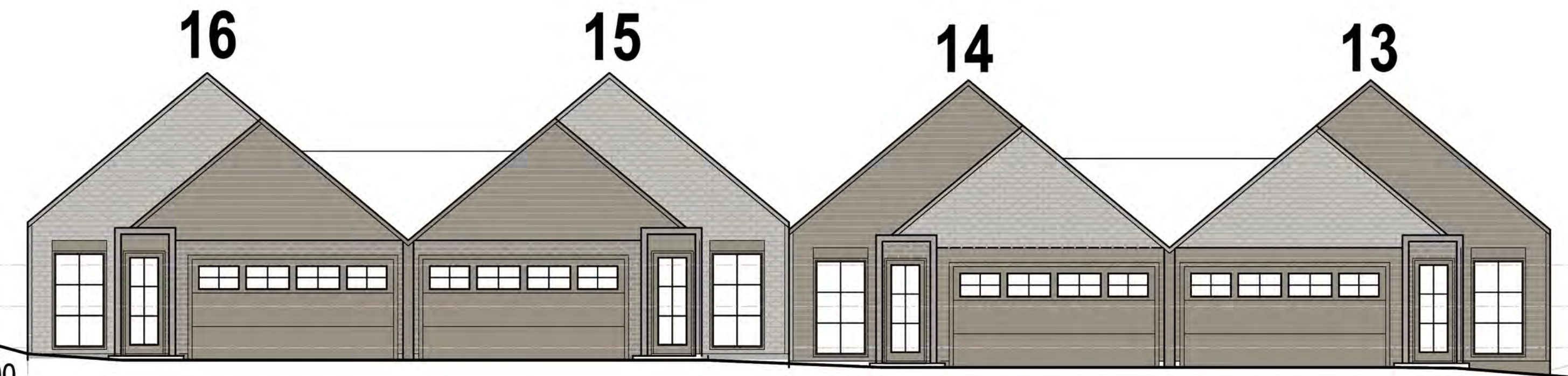
SHEET TITLE
SIDE BY SIDE UNITS
STREET SCAPE
ELEVATIONS

DATE
FEBRUARY 24, 2023

SHEET NUMBER

A2.6

SCALE
1/8"=1'-0"



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FINAL RENDERINGS BEING COMPLETED AND WILL BE SUBMITTED AS SOON AS DONE. MINOR CHANGES ONLY TO OCCUR TO IMAGES

PERSPECTIVE STREET VIEW OF SUNDANCE DRIVE SIDE-BY-SIDE UNITS SHOWING GROUPINGS OF LIGHT TONE UNITS AND MID TONE UNITS IN DISTANCE

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PERSPECTIVE STREET VIEW OF SUNDANCE DRIVE SIDE-BY-SIDE UNITS SHOWING GROUPING OF DARK TONE UNITS

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PROJECT LOCATION
SUNDANCE ROAD

SHEET TITLE
SIDE BY SIDE UNITS
RENDERED PERSPECTIVES

DATE
FEBRUARY 24, 2023

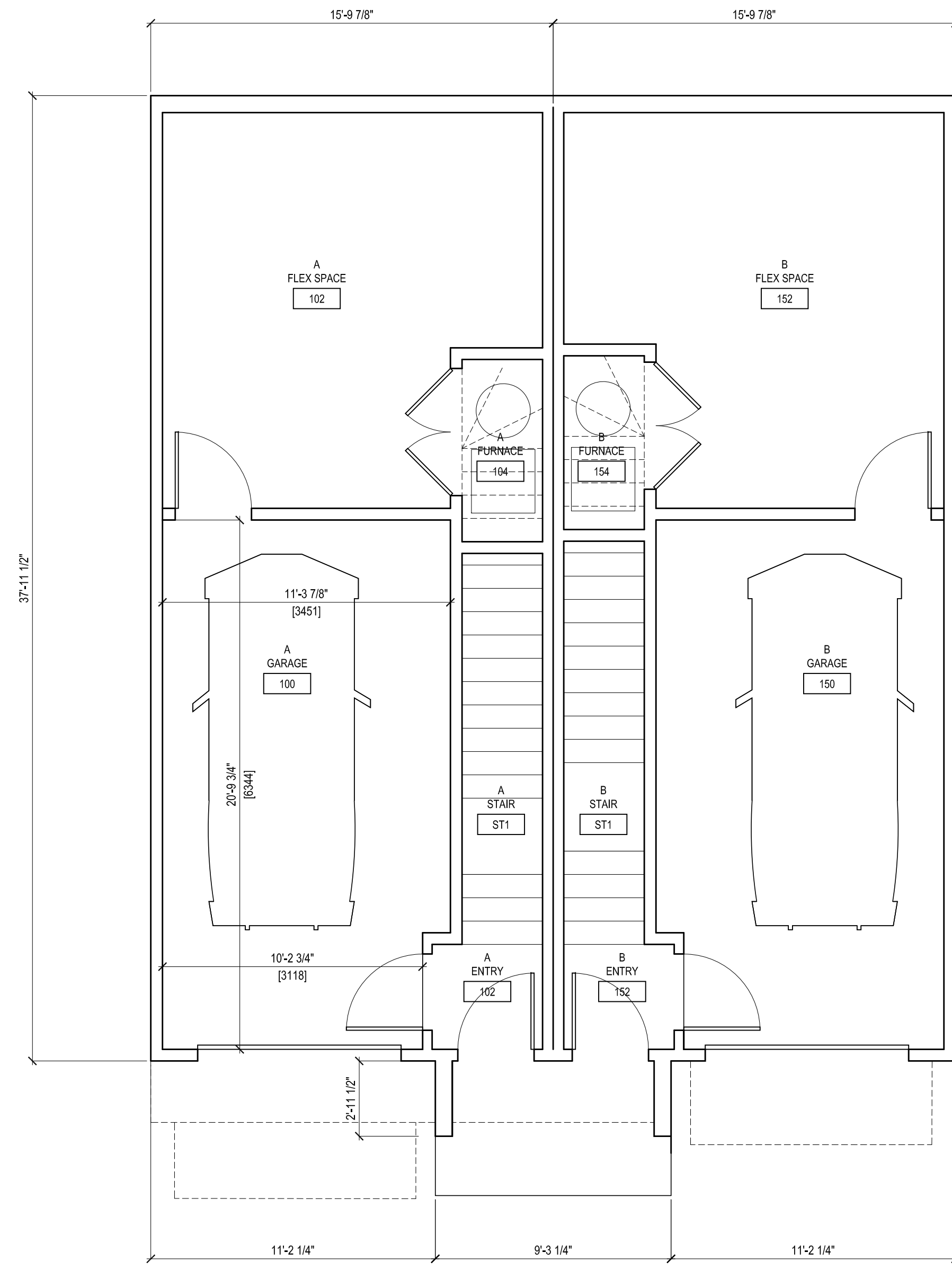
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SCALE
N.T.S.

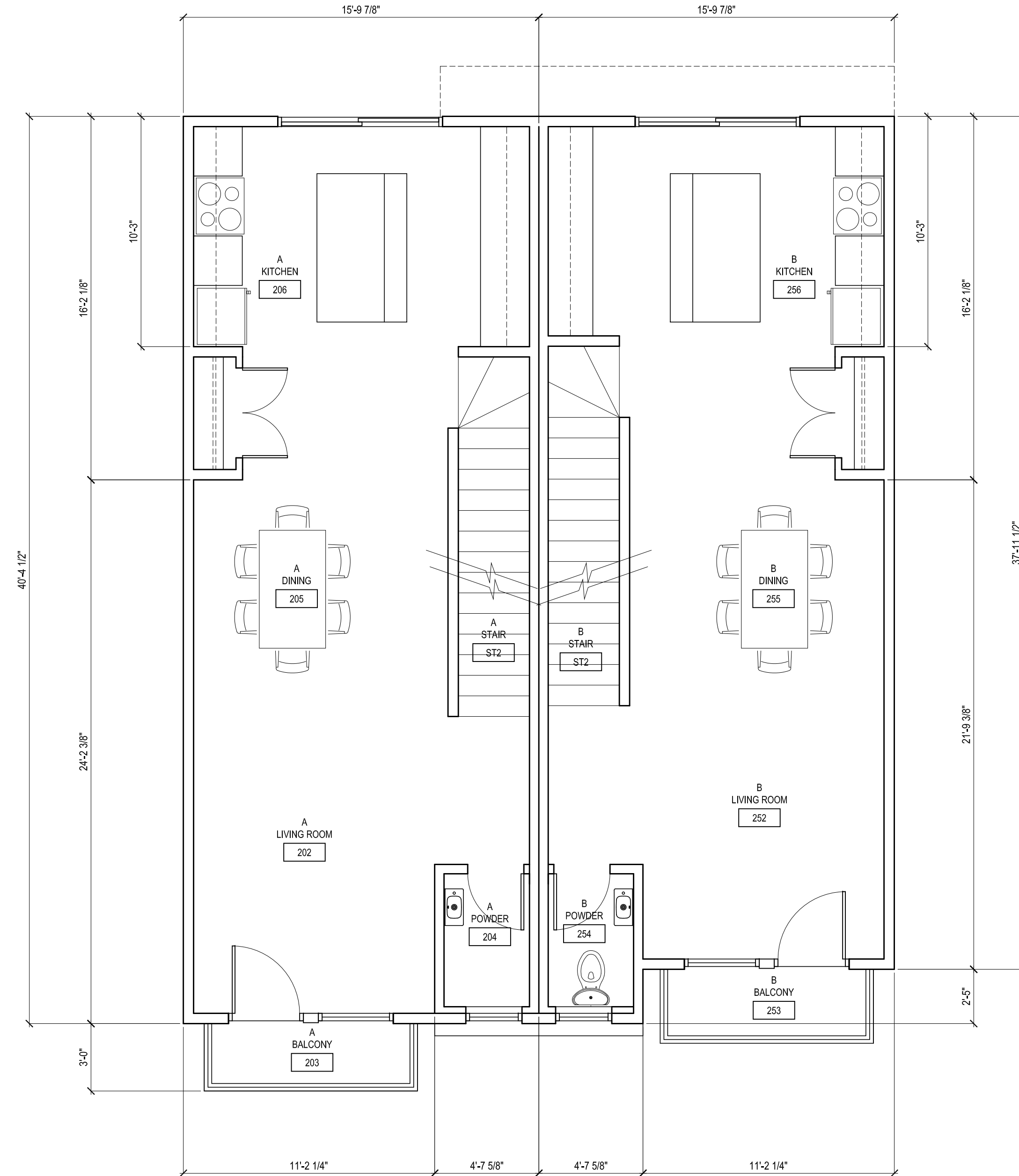
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- GENERAL NOTES:**
- PLANS SHOWN ARE THE TYPICAL TWO UNIT GROUPING. FOR THESE UNIT TYPES THEY WILL BE ASSEMBLED AS PER THE SITE PLAN
 - SEE SITE PLAN FOR LOCATIONS AND SETBACKS ON LOTS

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1 ENTRY LEVEL - TYPE A
A3.1 1/4" = 1'-0"



2 MID LEVEL - TYPE A
A3.1 1/4" = 1'-0"

**TANDEM GARAGE UNIT
UNIT TYPE A - SHORTENED PLAN
QUAY LANE FRONTAGE**

UNIT AREAS TYPE A:

SIDE A	SIDE B
ENTRY LEVEL (GARAGE) 645 sq.ft.	ENTRY LEVEL (GARAGE) 645 sq.ft.
MID LEVEL = 668 sq.ft.	MID LEVEL = 645 sq.ft.
TOP FLOOR = 679 sq.ft.	TOP FLOOR = 678 sq.ft.

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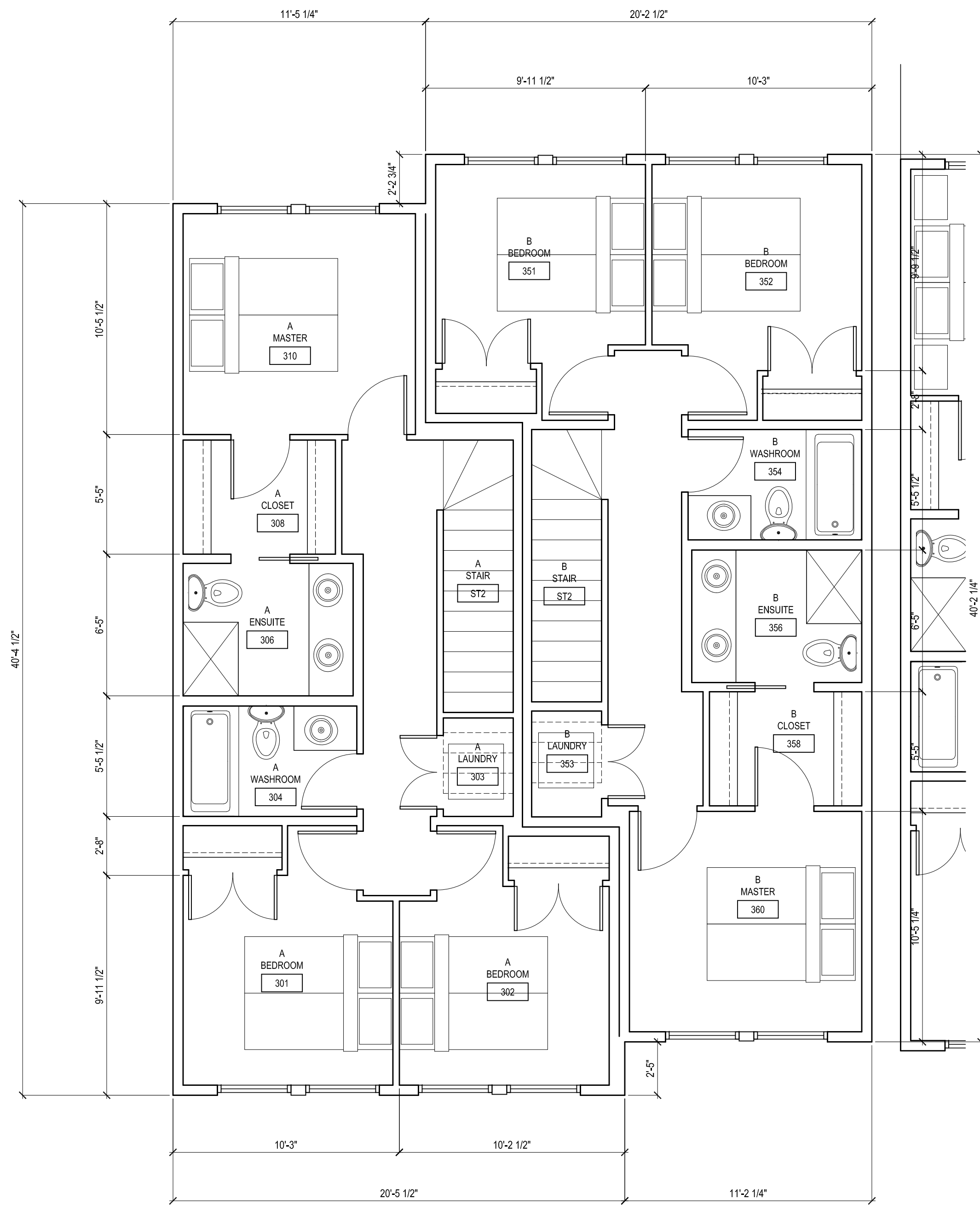
SHEET TITLE
**TANDEM UNITS - TYPE A
FLOOR PLANS
QUAY LANE**

DATE
FEBRUARY 24, 2023

SHEET NUMBER

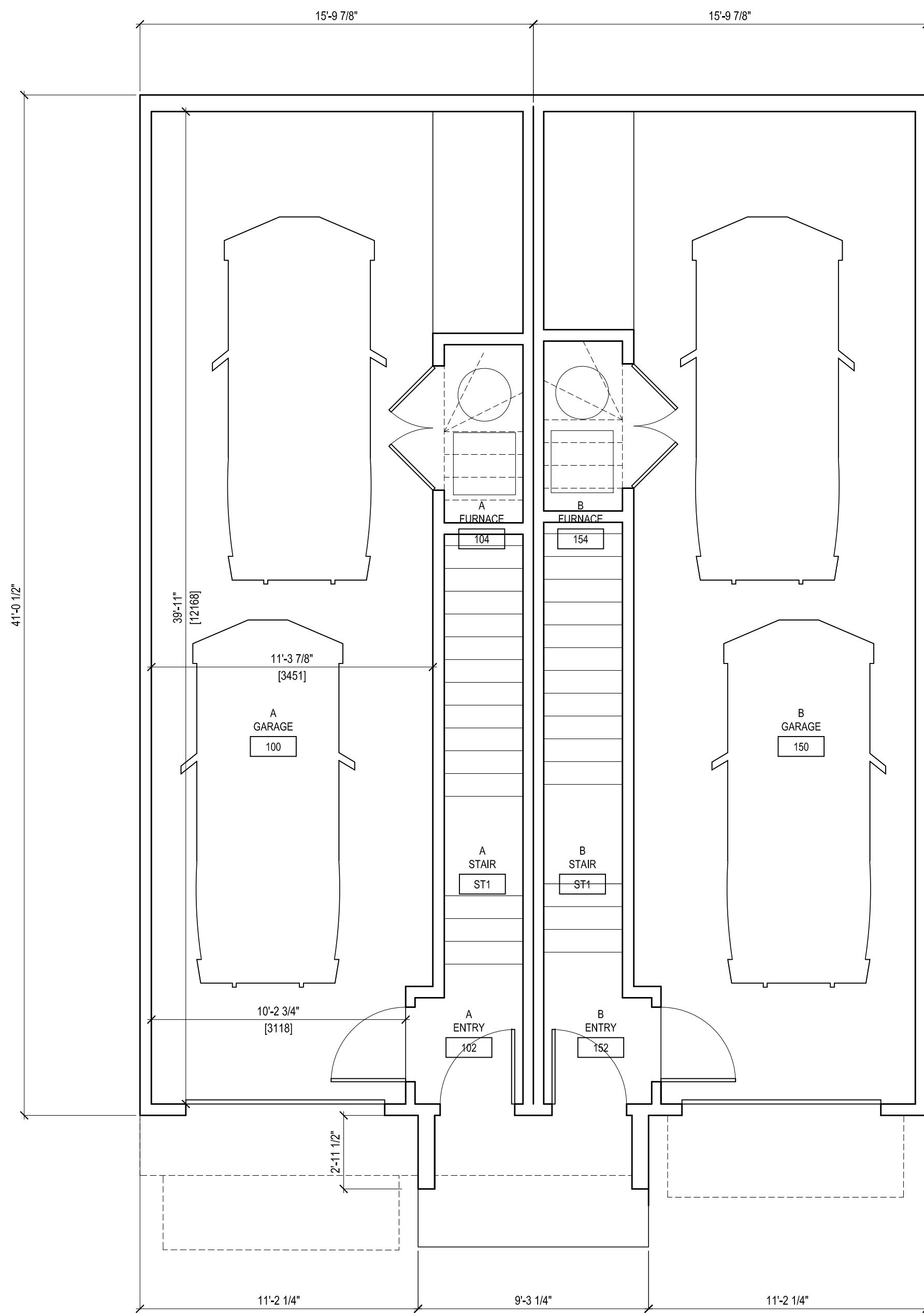
A3.1

SCALE
1/4" = 1'-0"



1 TOP LEVEL - TYPE A
A3.2 1/4" = 1'-0"

TANDEM GARAGE UNIT
UNIT TYPE A - SHORTENED PLAN
QUAY LANE FRONTAGE



2 ENTRY LEVEL - TYPE B
A3.2 1/4" = 1'-0"

TANDEM GARAGE UNIT
UNIT TYPE B - ELONGATED PLAN
QUAY LANE FRONTAGE

UNIT AREAS TYPE B:

SIDE A	SIDE B
ENTRY LEVEL (GARAGE) 649 sq.ft.	ENTRY LEVEL (GARAGE) 649 sq.ft.
MID LEVEL = 686 sq.ft.	MID LEVEL = 663 sq.ft.
TOP FLOOR = 683 sq.ft.	TOP FLOOR = 711 sq.ft.

- GENERAL NOTES:**
- PLANS SHOWN ARE THE TYPICAL TWO UNIT GROUPING. FOR THESE UNIT TYPES THEY WILL BE ASSEMBLED AS PER THE SITE PLAN
 - SEE SITE PLAN FOR LOCATIONS AND SETBACKS ON LOTS

ISSUE	NO.	DATE
DP SUBMISSION	01	MAY 21, 2022
DP REVISIONS	02	FEBRUARY 24, 2023
DP REVISIONS	03	MARCH 17, 2023

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PROJECT
PROVIDENCE

PROJECT NUMBER
DJA 2021-58

PROJECT LOCATION
SUNDANCE ROAD

SHEET TITLE
**TANDEM UNITS, TYPE A AND B
FLOOR PLANS
QUAY LANE**

DATE
FEBRUARY 24, 2023

SHEET NUMBER
A3.2

SCALE
1/4"=1'-0"

ISSUE	NO.	DATE
DP SUBMISSION	01	MAY 21, 2022
DP REVISIONS	02	FEBRUARY 24, 2023

GENERAL NOTES:

- PLANS SHOWN ARE THE TYPICAL TWO UNIT GROUPING. FOR THESE UNIT TYPES THEY WILL BE ASSEMBLED AS PER THE SITE PLAN
- SEE SITE PLAN FOR LOCATIONS AND SETBACKS ON LOTS

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PROJECT
PROVIDENCE

PROJECT NUMBER
DJA 2021-58

PROJECT LOCATION
SUNDANCE ROAD

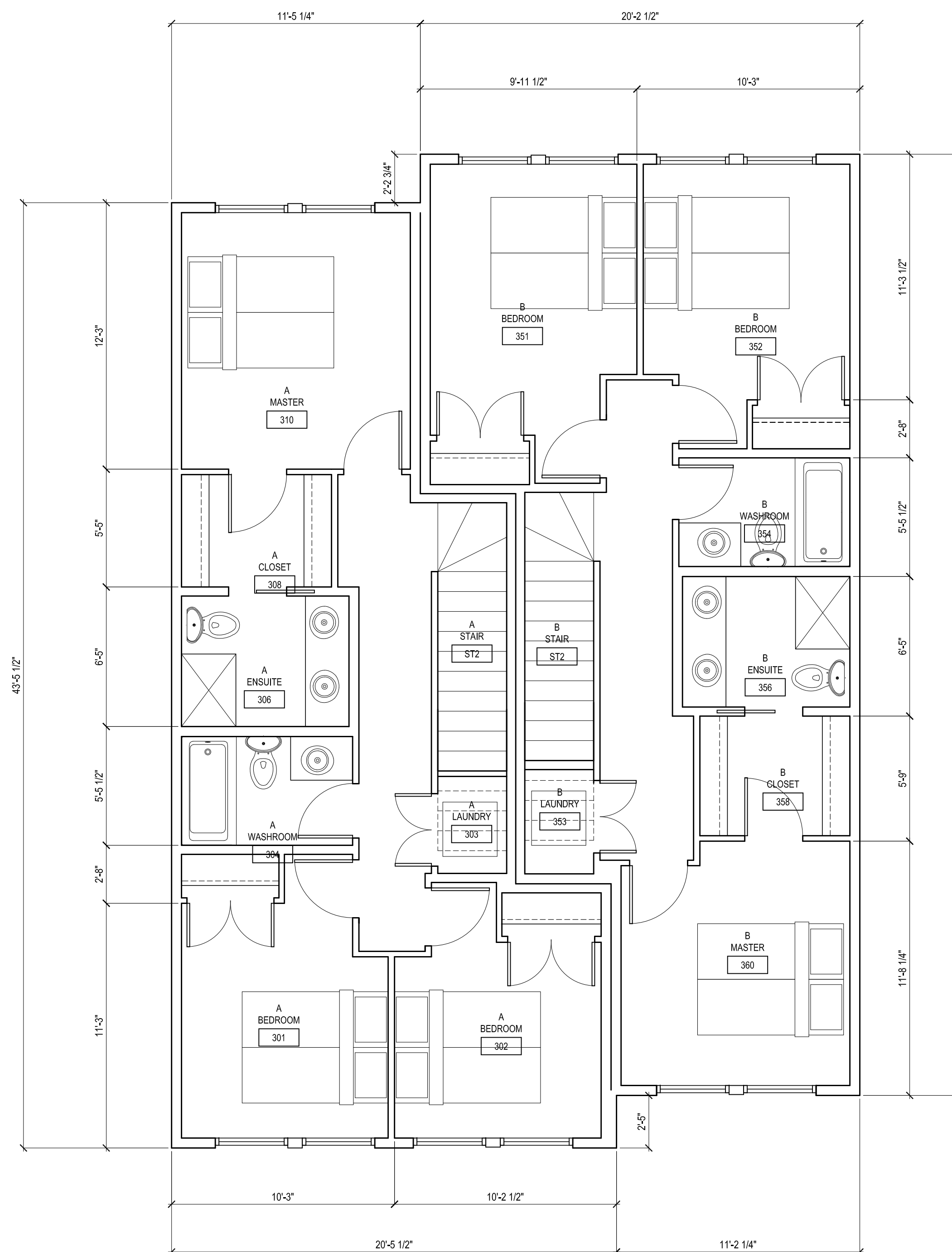
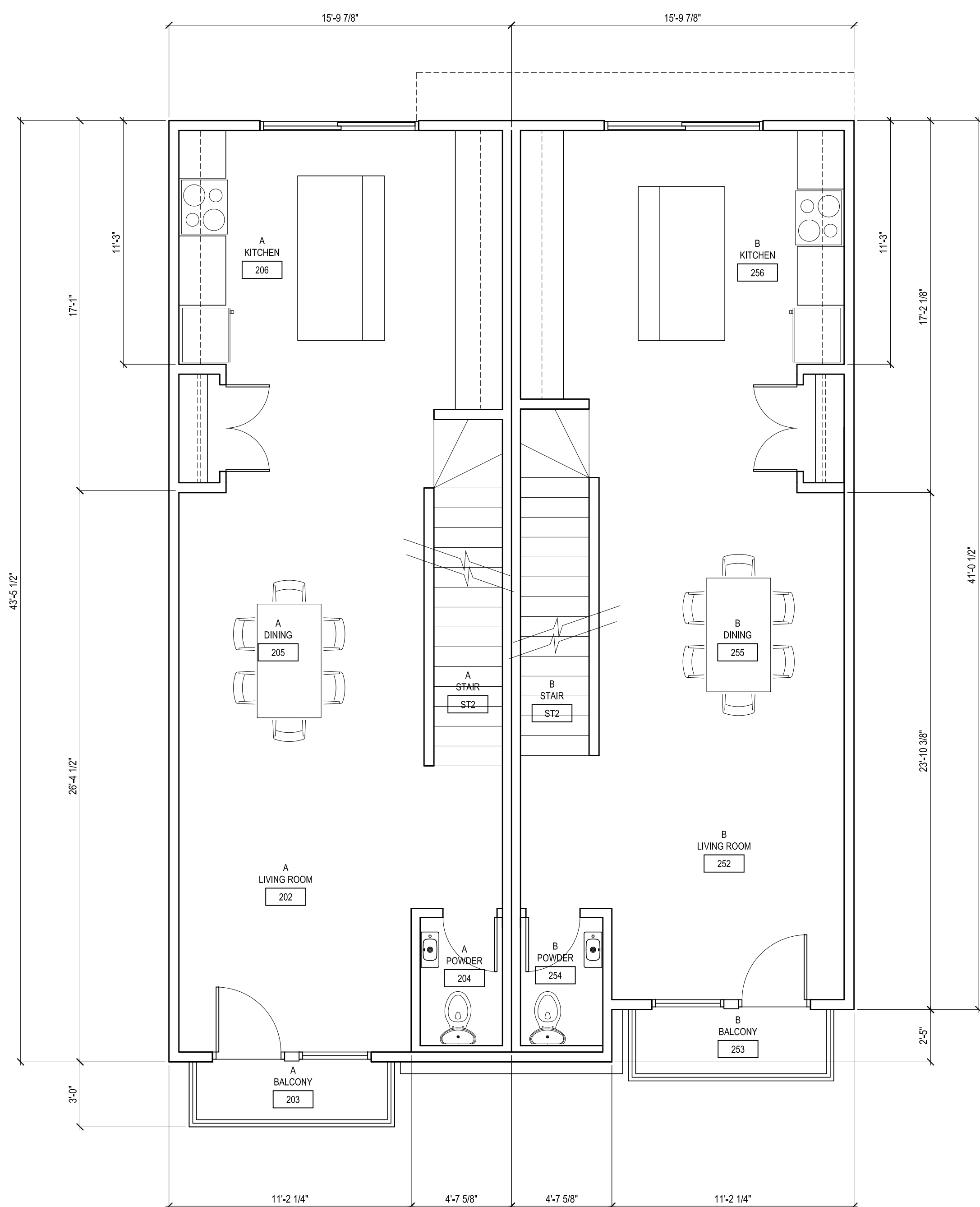
SHEET TITLE
**TANDEM UNITS - TYPE B
FLOOR PLANS
QUAY LANE**

DATE
FEBRUARY 24, 2023

SHEET NUMBER

A3.3

SCALE
1/4"=1'-0"



TANDEM GARAGE UNIT UNIT TYPE C - SHORTENED PLAN, EXTENDED FRONT DECK QUAY LANE FRONTAGE

UNIT AREAS TYPE C:

SIDE C
ENTRY LEVEL (GARAGE) 645 sq.ft.
MID LEVEL = 668 sq.ft.
TOP FLOOR = 679 sq.ft.

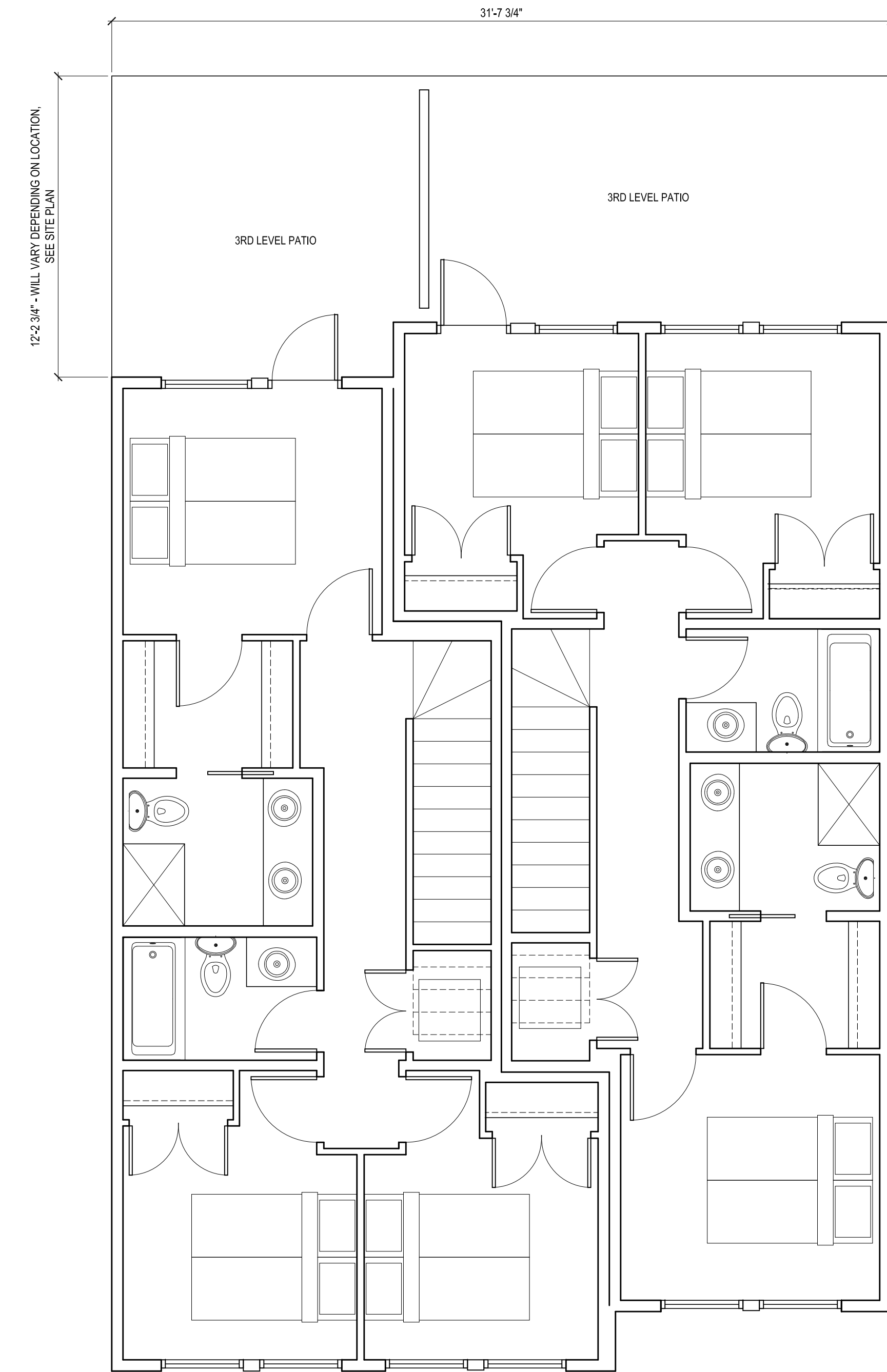
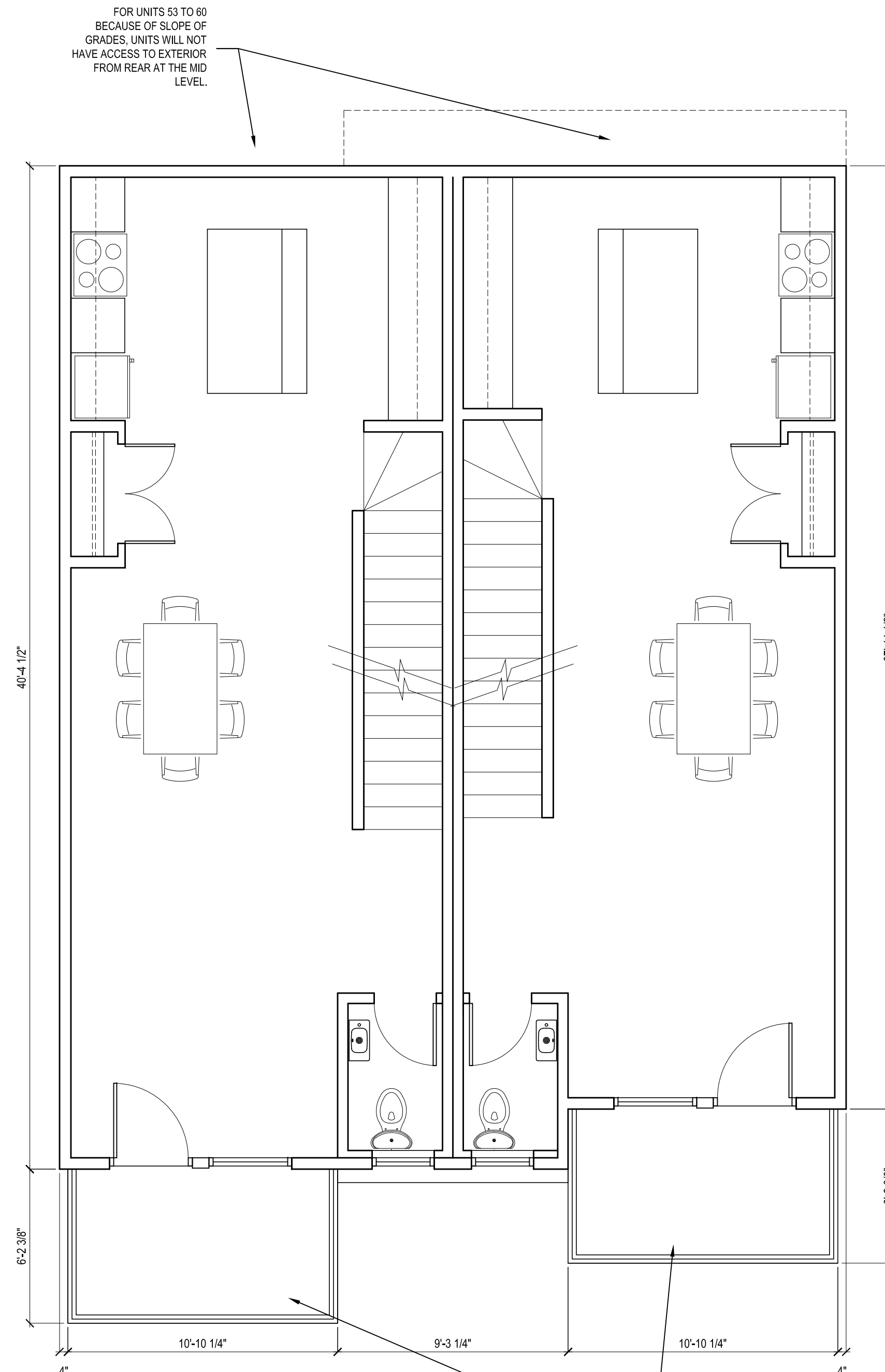
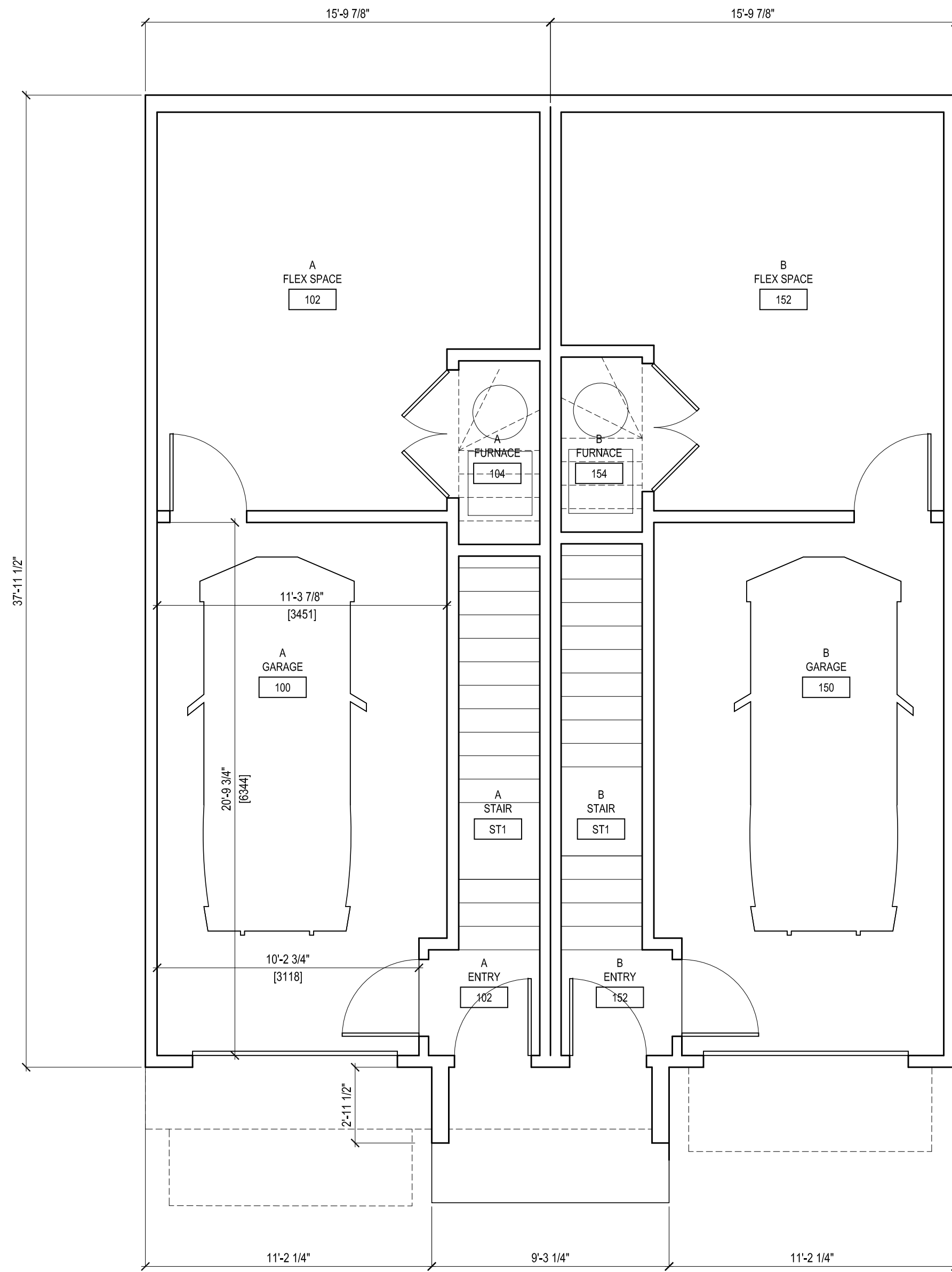
TANDEM UNITS 51 TO 58

GENERAL NOTES:

- PLANS SHOWN ARE THE TYPICAL TWO UNIT GROUPING. FOR THESE UNIT TYPES THEY WILL BE ASSEMBLED AS PER THE SITE PLAN
- SEE SITE PLAN FOR LOCATIONS AND SETBACKS ON LOTS

ISSUE	NO.	DATE
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DP REVISIONS	03	APRIL 17, 2023

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FOR UNITS 53 TO 60
BECAUSE OF SLOPE OF
GRADES, UNITS WILL NOT
HAVE ACCESS TO EXTERIOR
FROM REAR AT THE MID
LEVEL.

FOR UNITS 45 TO 58 LARGER
FRONT BALCONY WILL BE
PROVIDED. DIMENSIONS
WILL VARY DEPENDING ON
FRONT YARD SETBACKS

1 ENTRY LEVEL - TYPE C
1/4" = 1'-0"

2 MID LEVEL - TYPE C
1/4" = 1'-0"

3 TOP LEVEL - TYPE C
1/4" = 1'-0"

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PROJECT
PROVIDENCE

PROJECT NUMBER
DJA 2021-58

PROJECT LOCATION
SUNDANCE ROAD

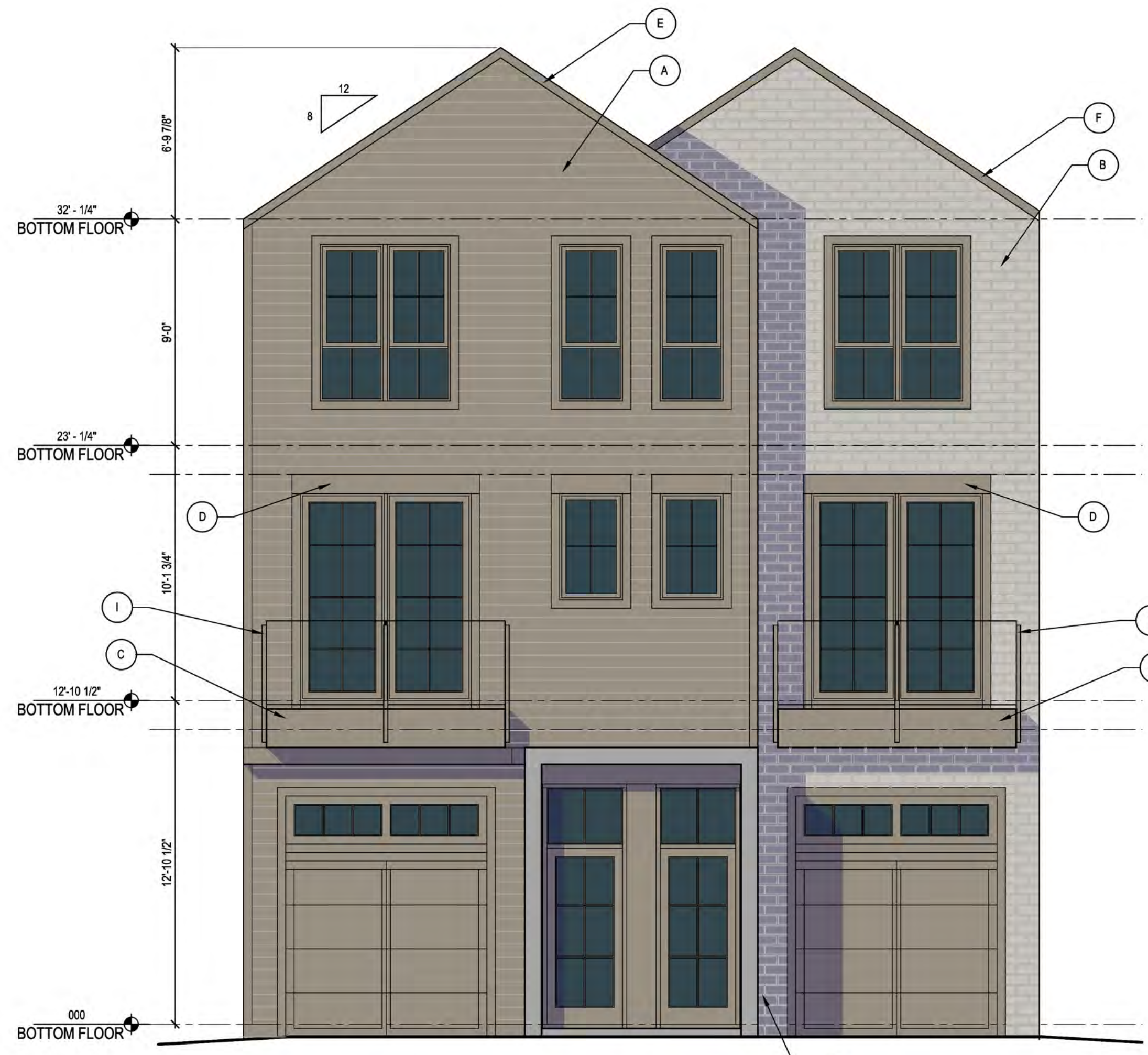
SHEET TITLE
TANDEM UNITS - TYPE C
FLOOR PLANS
QUAY LANE

DATE
FEBRUARY 24, 2023

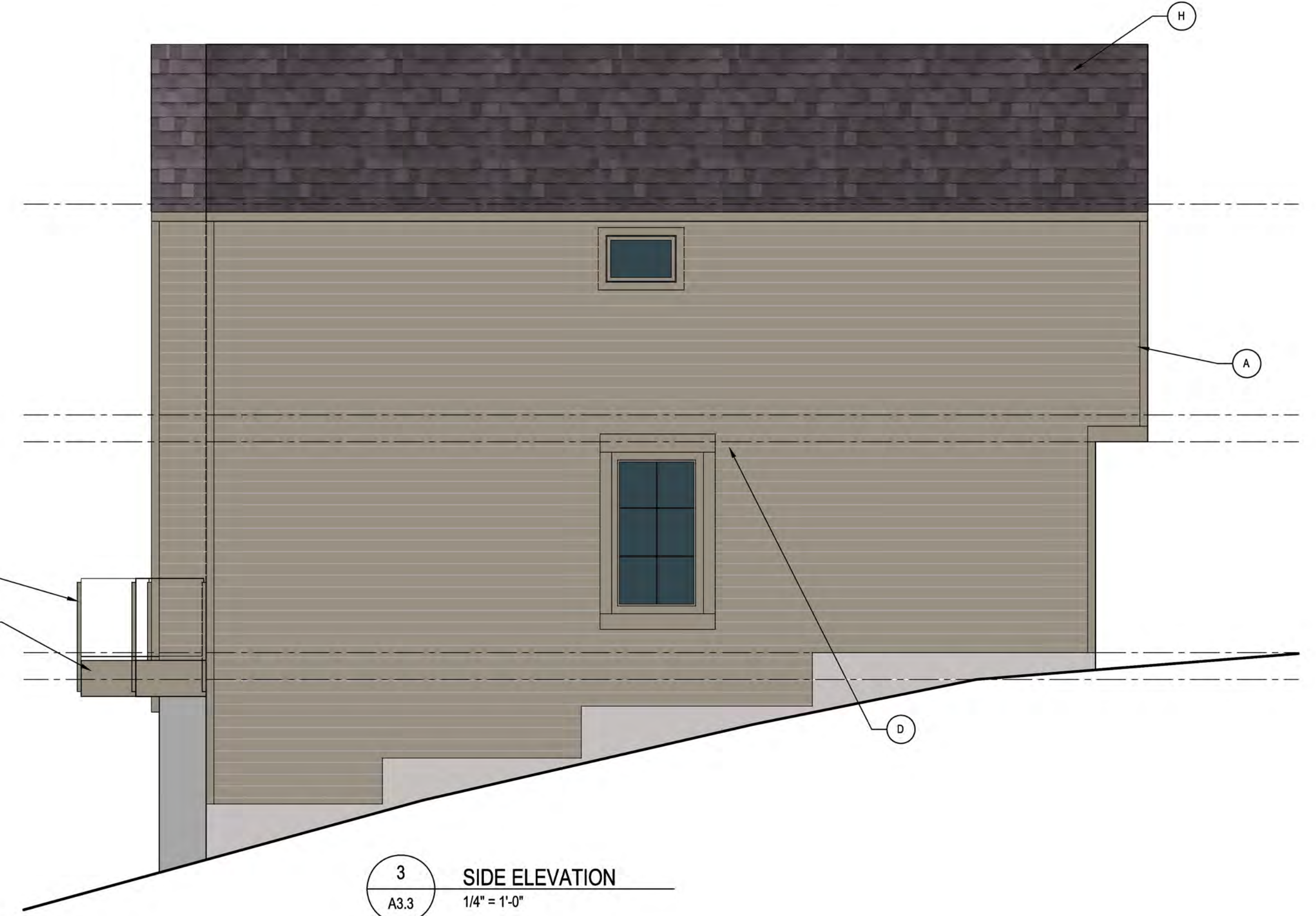
SHEET NUMBER

A3.4

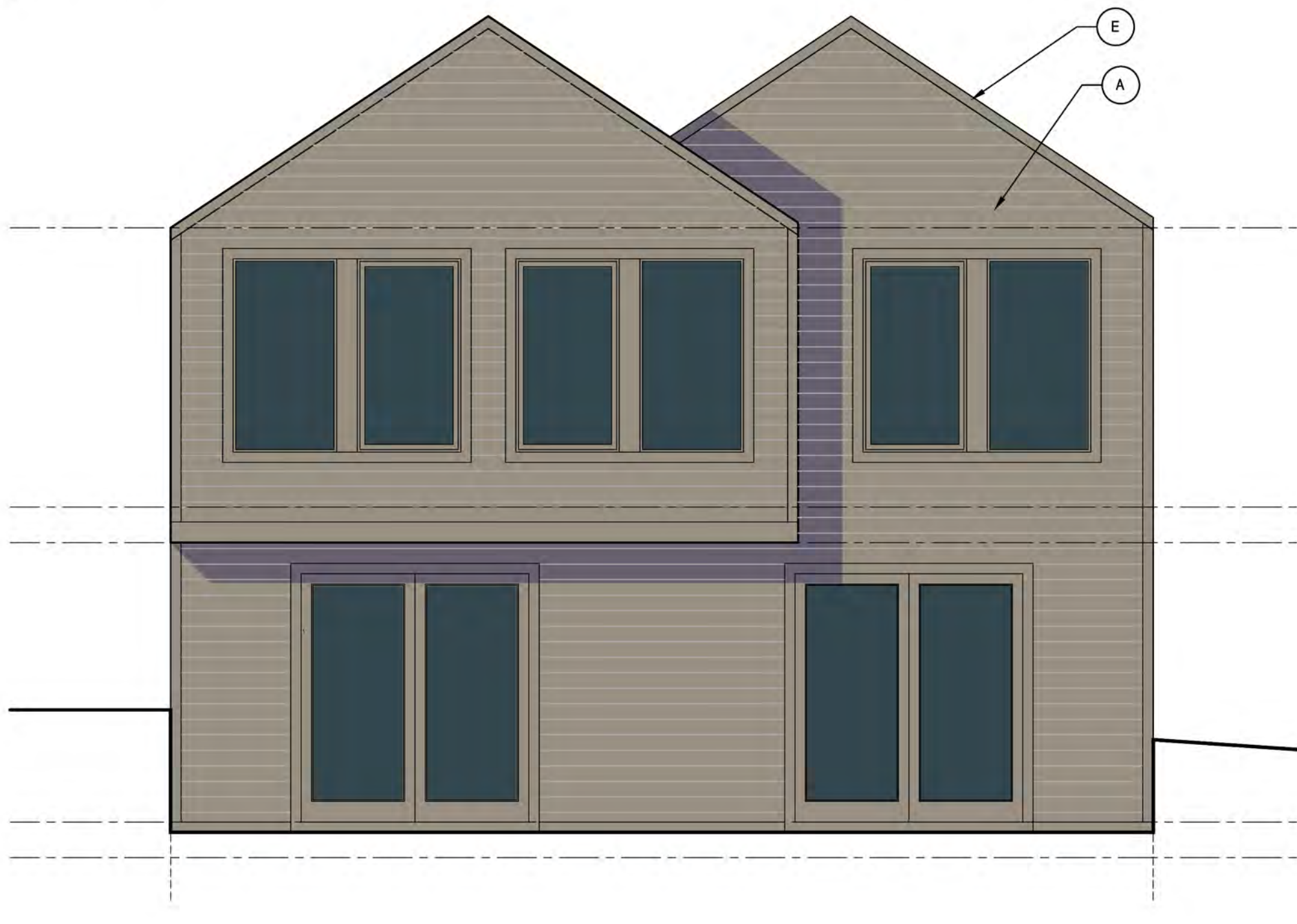
SCALE
1/4" = 1'-0"



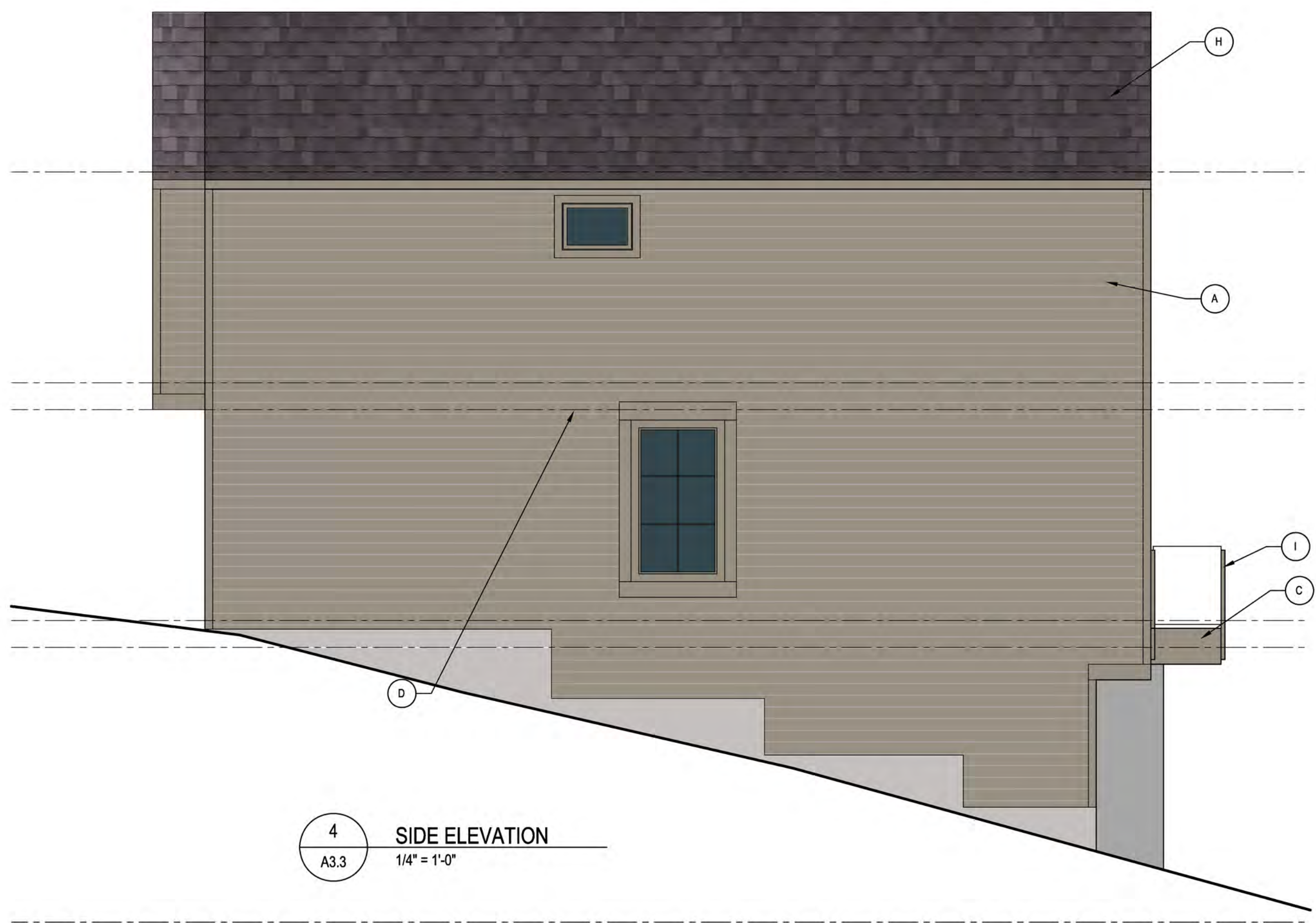
1 STREET ELEVATION
A3.3 1/4" = 1'-0"



3 SIDE ELEVATION
A3.3 1/4" = 1'-0"



2 REAR ELEVATION
A3.3 1/4" = 1'-0"



4 SIDE ELEVATION
A3.3 1/4" = 1'-0"

EXTERIOR CLADDING LEGEND

TYPE	DESCRIPTION
A	HARDIE PLANK LAP SIDING COLOUR: 3 VARIATIONS
B	BRICK - PACIFIC ART STONE COLOUR: 3 VARIATIONS
C	HARDIE PLANK CLAD ELEMENT COLOUR: 3 VARIATIONS
D	HARDIE BOARD TRIM LINTEL COLOUR: 3 VARIATIONS
E	PAINTED FASCIA COLOUR: 3 VARIATIONS
F	PAINTED FASCIA COLOUR: 3 VARIATIONS
H	ASPHALT SHINGLE ROOFING COLOUR: DUAL BLACK
I	ALUMINUM RAILING WITH GLASS PANELS COLOUR: 3 VARIATIONS
	GLASS

BUILDING COLOUR VARIATIONS

3 COLOUR VARIATIONS WILL BE USED FOR THE DEVELOPMENT. EACH GROUPING OF BUILDING WILL USE ONE COLOUR OPTION WITH THE NEXT GROUPING USING COLOUR VARIATION 2 AND THEN 3. THE GENERAL DIFFERENCE IS A CHANGE FROM LIGHT TO MID TO DARK TONES. SEE ATTACHED CLADDING SPECIFICATION SHEETS AND RENDERINGS FOR FURTHER DETAILS

GENERAL NOTES:

- STREET ELEVATION SHOWS TYPICAL GROUPING OF UNITS ALONG SUNDANCE ROAD. MATERIAL USAGE AND MODULATION WILL BE REPEATED IN THIS MANNER FOR FULL DEVELOPMENT AS PER RENDERINGS
- REAR ELEVATIONS WILL USE ONLY THE SIDING COLOUR USED ON THE FRONT ELEVATION WITH NO MODULAR PER 4 UNIT GROUPINGS.
- DEVELOPMENT TO HAVE 3 DIFFERENT COLOUR THEMES USED THROUGHOUT THE DEVELOPMENT. SEE THEMES OR VARIATIONS IN LEGEND AND IN STREET SCAPE ELEVATIONS FOR HOW COLOURS WILL BE ASSIGNED

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PROJECT
PROVIDENCE

PROJECT NUMBER
DJA 2021-58

PROJECT LOCATION
SUNDANCE ROAD

SHEET TITLE
TANDEM UNITS - TYPE C
STREETSCAPE ELEVATION
QUAY LANE

DATE
FEBRUARY 24, 2023

SHEET NUMBER

A3.6

SCALE
1/8"=1'-0"



ISSUE	NO.	DATE
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PERSPECTIVE STREET VIEW OF SUNDANCE DRIVE SIDE-BY-SIDE UNITS SHOWING GROUPINGS OF LIGHT TONE UNITS AND MID TONE UNITS IN DISTANCE

FINAL RENDERINGS BEING COMPLETED AND WILL BE SUBMITTED AS SOON AS DONE. MINOR CHANGES ONLY TO OCCUR TO IMAGES

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PROJECT NUMBER
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PROJECT LOCATION
SUNDANCE ROAD

SHEET TITLE
TANDEM UNITS
RENDERED VIEW
QUAY LANE

DATE
FEBRUARY 24, 2023

SHEET NUMBER
A3.7

SCALE
N.T.S.