Plotted: July 12, 2024 at 13:07:54am by Aaron.Lee

WALKER HOUSE 2
MIXED-USE DEVELOPMENT

DELTA, BRITISH COLUMBIA



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ARCHITECTURAL DRAWING INDEX

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REVISIONS

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WALKER HOUSE 2

9321 & 9361 - 120 ST.,
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COVER PAGE

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BRITISH COLUMBIA

2024-07-12

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CONTEXT PLAN
SCALE: 1" = 20'-0"

NORTH

SITE CALCULATIONS:

EXISTING ZONE: C-1 / CD 291

PROPOSED ZONE: CD

GROSS LOT SITE AREA: 36,174 SQ.FT. = 0.83 ac = 3,360.7 m²
NET LOT AREA: 33,430 SQ.FT. = 0.77 ac = 3,105.7 m²

SETBACKS:	PROPOSED
NORTH (93A AVE)	3.5m
SOUTH (ADJACENT BLDG)	0.0m
EAST (SCOTT ROAD)	3.5m
WEST (119B ST SRW)	3.5m

FLOOR SPACE RATIO (FSR):

LEVEL P1 (RENTAL LOBBY)		1,024 SF
LEVEL 1		14,212 SF
LEVEL 2-4	3 x 13,857 SF =	41,571 SF
LEVEL 5-31	27 x 7,899 SF =	213,273 SF
LEVEL 32		4,571 SF
MECH FLOORS		NOT INCL. IN FSR
TOTAL FOR FSR:		274,651 SF

PROPOSED FSR = 274,651 SF / 33,430 SF = 8.22 FSR

RESIDENTIAL UNIT SUMMARY:

TOWER	STUDIO	1BED	2 BED	TOTAL
LEVEL 5	1	3	4	8
LEVEL 6-31	54	108	162	324
LEVEL 32	0	0	4	4
TOTAL	55	111	170	336 (85.1%)

RENTAL	STUDIO	1BED	2 BED	TOTAL
LEVEL 1	0	4	1	5
LEVEL 2-4	15	18	21	54
TOTAL	15	22	22	59 (14.9%)

TOTAL UNITS PROPOSED 395

ADAPTABLE HOUSING
REQUIRED: 395 UNITS x 20% = 79 ADAPTABLE UNITS

PROVIDED: TOWER = 54 UNITS
RENTAL = 26 UNITS
TOTAL 80 ADAPTABLE UNITS

BUILDING HEIGHT
PROPOSED: 102m (EXCLUDES ELEVATOR AND MECHANICAL PENTHOUSE PER ZBL)

SITE COVERAGE
PROPOSED: 16,148 SF / 33,430 SF = 48.3%

PARKING:

TOWER PARKING REQUIRED (VARIANCE REQUIRED)

STUDIO:	55 UNITS X 0 STALL / UNIT =	0	STALLS
1 + 2 BED:	281 UNITS X 1.0 STALL / UNIT =	281	STALLS
PENTHOUSE:	4 UNITS X 2 STALLS / UNIT =	8	STALLS
VISITOR:	336 UNITS X 0.10 STALL / UNIT =	33.6 STALLS	(PER BYLAW)
TOTAL TOWER PARKING REQUIRED:		322.6 STALLS	

RENTAL PARKING REQUIRED (VARIANCE REQUIRED)

STUDIO:	15 UNITS X 0 STALL / UNIT =	0 STALLS	
1 + 2 BED:	44 UNITS X 1.0 STALL / UNIT =	44 STALLS	
VISITOR:	59 UNITS X 0.10 STALL / UNIT =	5.9 STALLS	(PER BYLAW)
TOTAL RENTAL PARKING REQUIRED:		49.9 STALLS	

COMMERCIAL PARKING REQUIRED (PER BYLAW WITH SCOTT ROAD ALLOWANCE)
REQUIRED: 3,467 SF (322.1m²) x 3.5 STALLS/100m² x 85% = 9.6 (10) STALLS
NO ACCESSIBLE STALLS REQUIRED WHEN LESS THAN 11 STALLS PROVIDED.

TOTAL PARKING REQUIRED: 322.6 + 49.9 + 9.6 = 382.1 STALLS (VARIANCE REQUIRED)

PARKING PROVIDED:

LEVEL P1:	58 STALLS
LEVEL P2:	81 STALLS
LEVEL P3:	82 STALLS
LEVEL P4:	85 STALLS
LEVEL P5:	85 STALLS
	391 STALLS

PARKING ALLOCATION:

COMM	10 STALLS
VISITOR	40 STALLS
RENTAL	30 STALLS
TOWER	311 STALLS
	391 STALLS

RESIDENTIAL ACCESSIBLE STALLS
REQUIRED: 50% OF ADAPTABLE UNITS = 80 x 50% = 40 STALLS
PROVIDED: 27 TOWER + 13 RENTAL = 40 STALLS

VISITOR ACCESSIBLE STALLS
REQUIRED: 26 - 50 STALLS = 2 ACCESSIBLE STALLS
PROVIDED: 1 TOWER + 1 RENTAL = 2 STALLS

PARKING VARIANCES
1. RESIDENTIAL STALL REDUCTION FOR PROJECT ON FREQUENT TRANSIT CORRIDOR
2. PARKADE COLUMN ENCROACHMENT PERMITED UP TO 0.15m INTO PARKING STALLS, PROVIDED COLUMN DOES NOT IMPEDE DOOR OPERATION

BICYCLE PARKING
REQUIRED: RESIDENTIAL (1 PER UNIT x 395) = 395
VISITORS (6 PER BLDG.) = 5
COMMERCIAL (1 PER CRU) = 3

PROVIDED: RESIDENTIAL 408 (60 RENTAL AND 348 TOWER, IN LOCKERS)
VISITORS 5
COMMERCIAL 3

INDOOR AMENITY SPACE (TOWER)
REQUIRED: 336 UNITS x 1m² PER UNIT = 336 m²
PROPOSED: 2,455 SF + 2,249 SF = 4,704 SF (437 m²)

INDOOR AMENITY SPACE (RENTAL)
REQUIRED: 59 UNITS x 1m² PER UNIT = 59 m²
PROPOSED: 743 SF (69.0 m²)

OUTDOOR AMENITY SPACE (TOWER) - VARIANCE PROPOSED
REQUIRED: 336 UNITS x 6m² PER UNIT = 2,016 m²
PROPOSED: 5,784 SF + 2,986 SF + 2,170 SF = 10,940 SF (1016.4m²) = 3.0 m² PER UNIT

OUTDOOR AMENITY SPACE (RENTAL) - VARIANCE PROPOSED
REQUIRED: 59 UNITS x 6m² PER UNIT = 354 m²
PROPOSED: 1690 SF + 807 SF = 2,497 SF (232.0 m²) = 3.9 m² PER UNIT

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DRAWING TITLE
CONTEXT PLAN CALCULATIONS

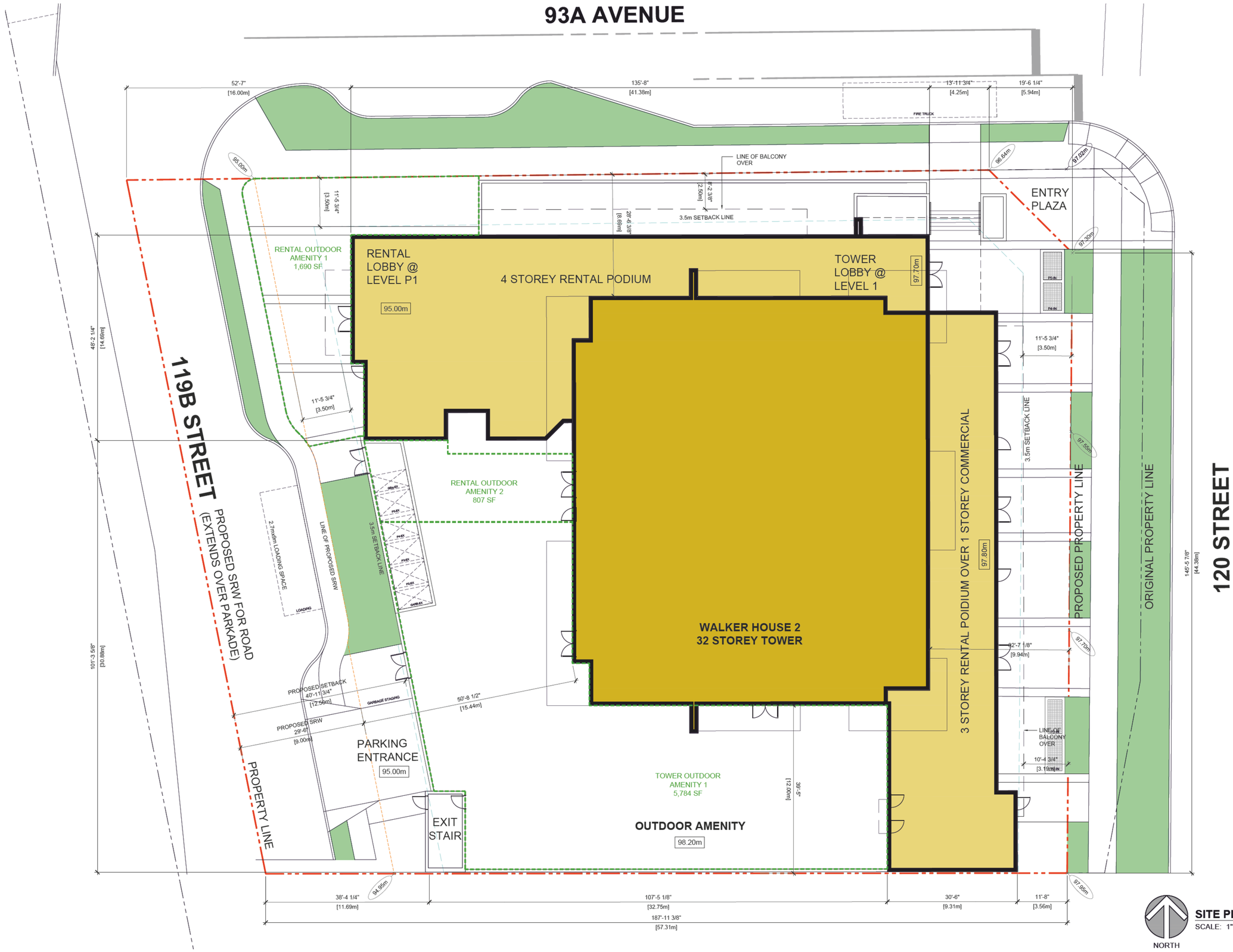
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SITE PLAN
SCALE: 1" = 10'-0"

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SITE PLAN

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9321 & 9361 - 120 ST.,
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DRAWING TITLE
SURVEY PLAN

DATE 2024.06.18 FILE NO. 2302
DWN. AL
CHK. CH

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2024-07-12

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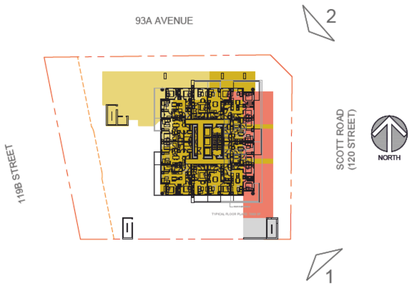
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NORTH
SURVEY
SCALE: 1" = 10'-0"

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1 **VIEW FROM SCOTT ROAD - SOUTH**
SCALE: N.A.



2 **VIEW FROM SCOTT ROAD - NORTH**
SCALE: N.A.

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DRAWING TITLE

3D VIEWS

DATE: **2024.06.18** FILE NO. **2302**
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AARON M. NUGENT
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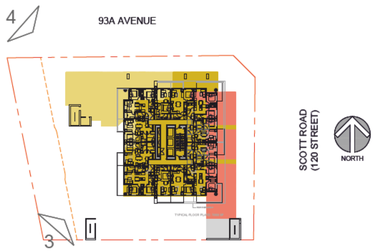
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3 VIEW FROM 119B ST. -SOUTH
SCALE: N.A.



4 VIEW FROM 119B ST. - NORTH
SCALE: N.A.

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3D VIEWS

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BRITISH COLUMBIA

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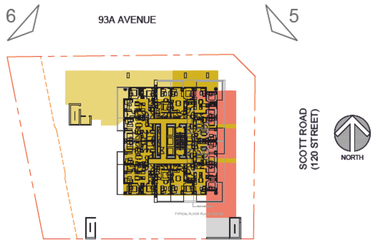
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5 **VIEW FROM SCOTT ROAD - NORTH**
SCALE: N.A.



6 **VIEW FROM 119B ST. - NORTH**
SCALE: N.A.

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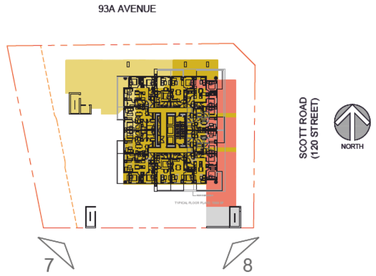
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7 **VIEW FROM 119B ST. - SOUTH**
SCALE: N.A.



8 **VIEW FROM 120 ST. - SOUTH**
SCALE: N.A.

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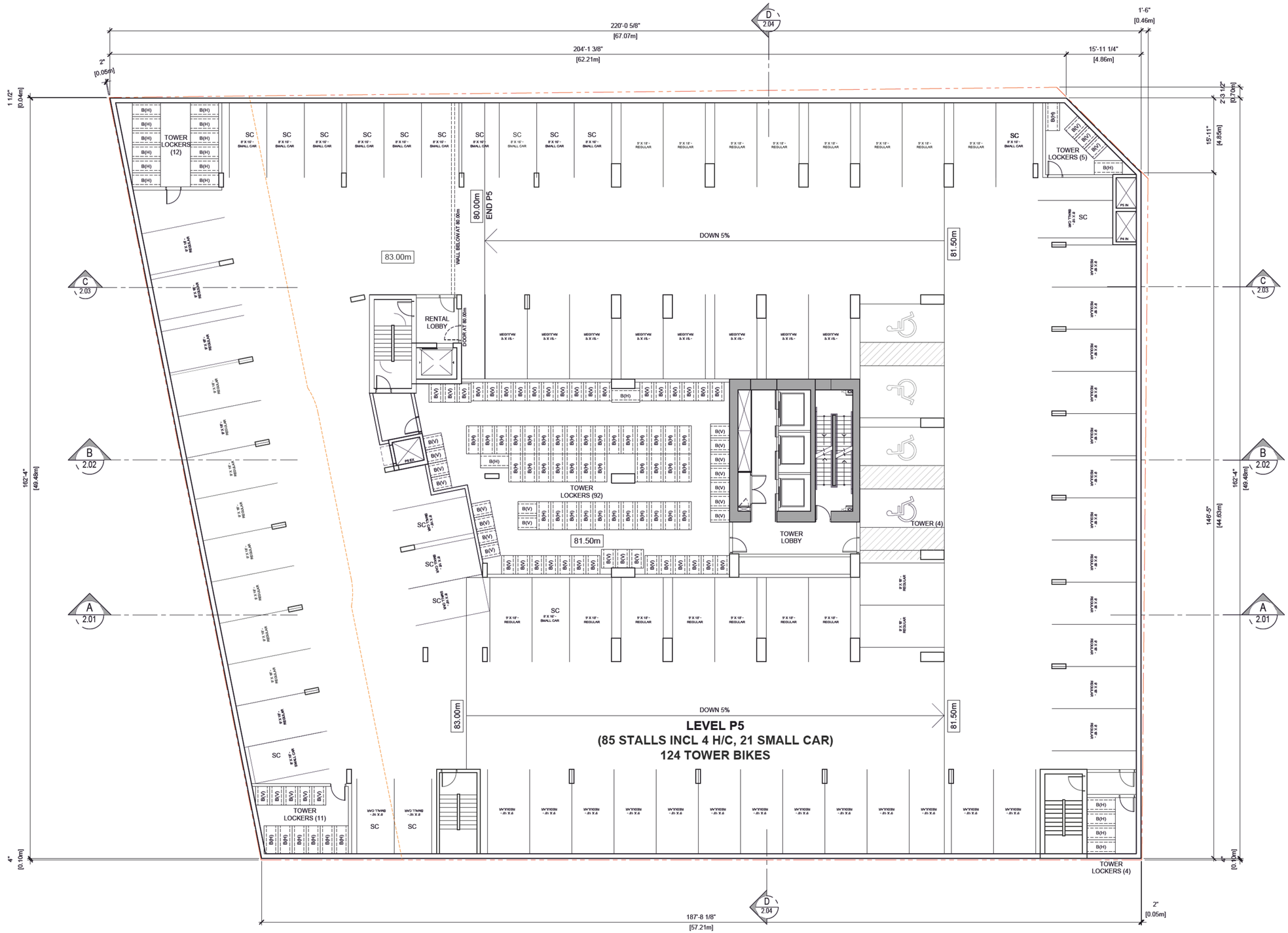
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LEVEL P5 PLAN
SCALE: 1" = 10'-0"

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LEVEL P5 PLAN

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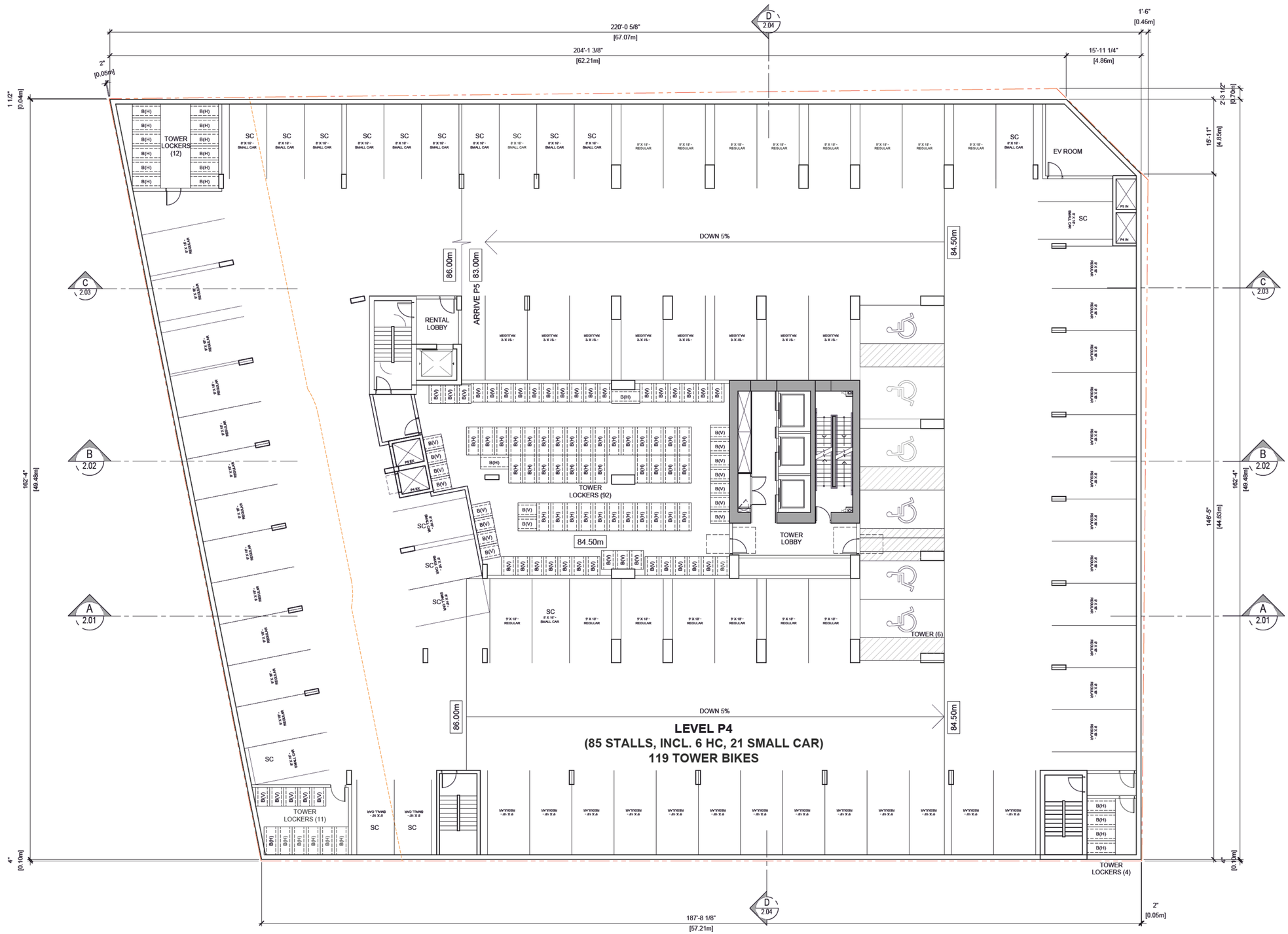
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LEVEL P4 PLAN

SCALE: 1" = 10'-0"

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LEVEL P4 PLAN

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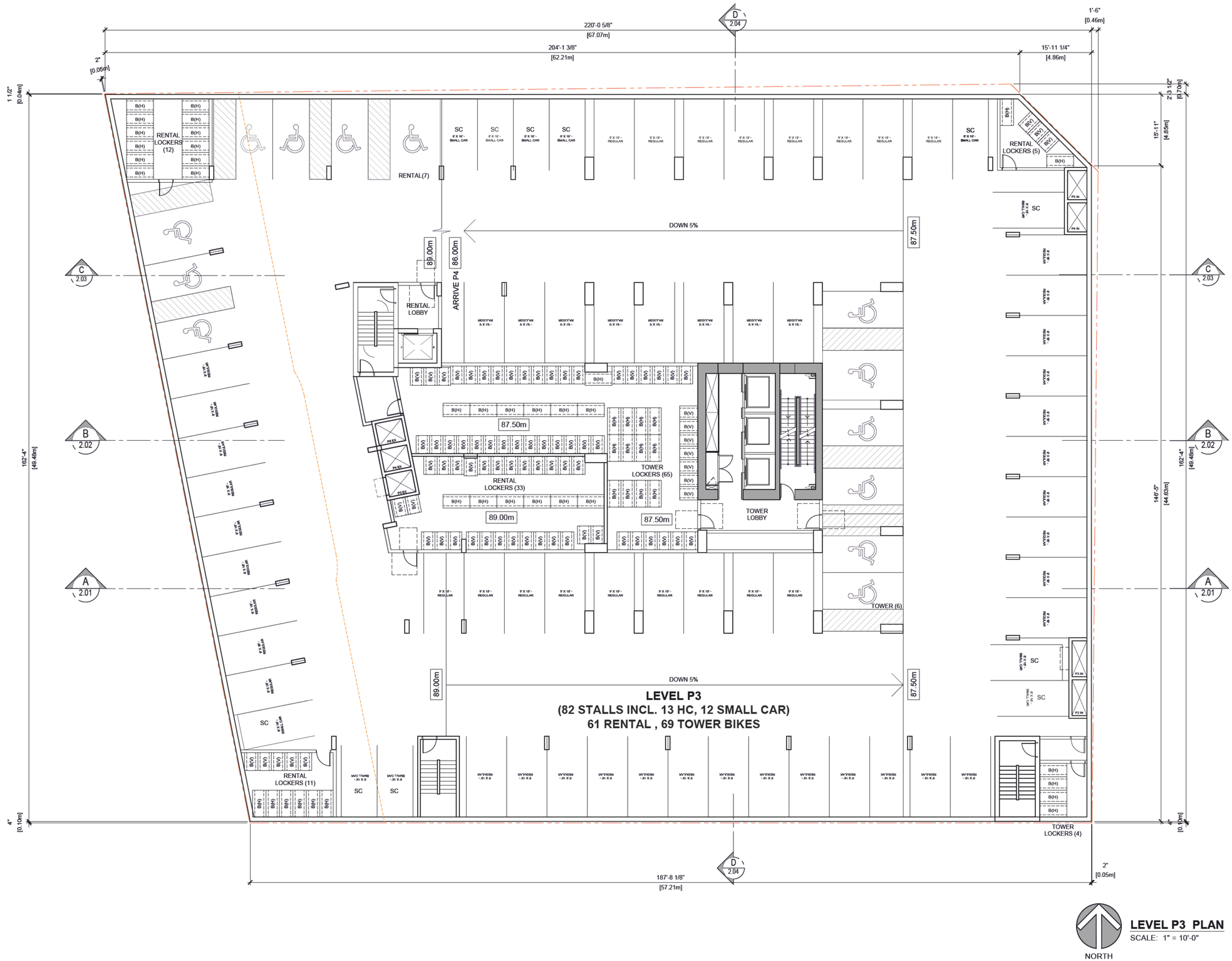
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LEVEL P3 PLAN

SCALE: 1" = 10'-0"

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SHEET NO.

DP-1.03

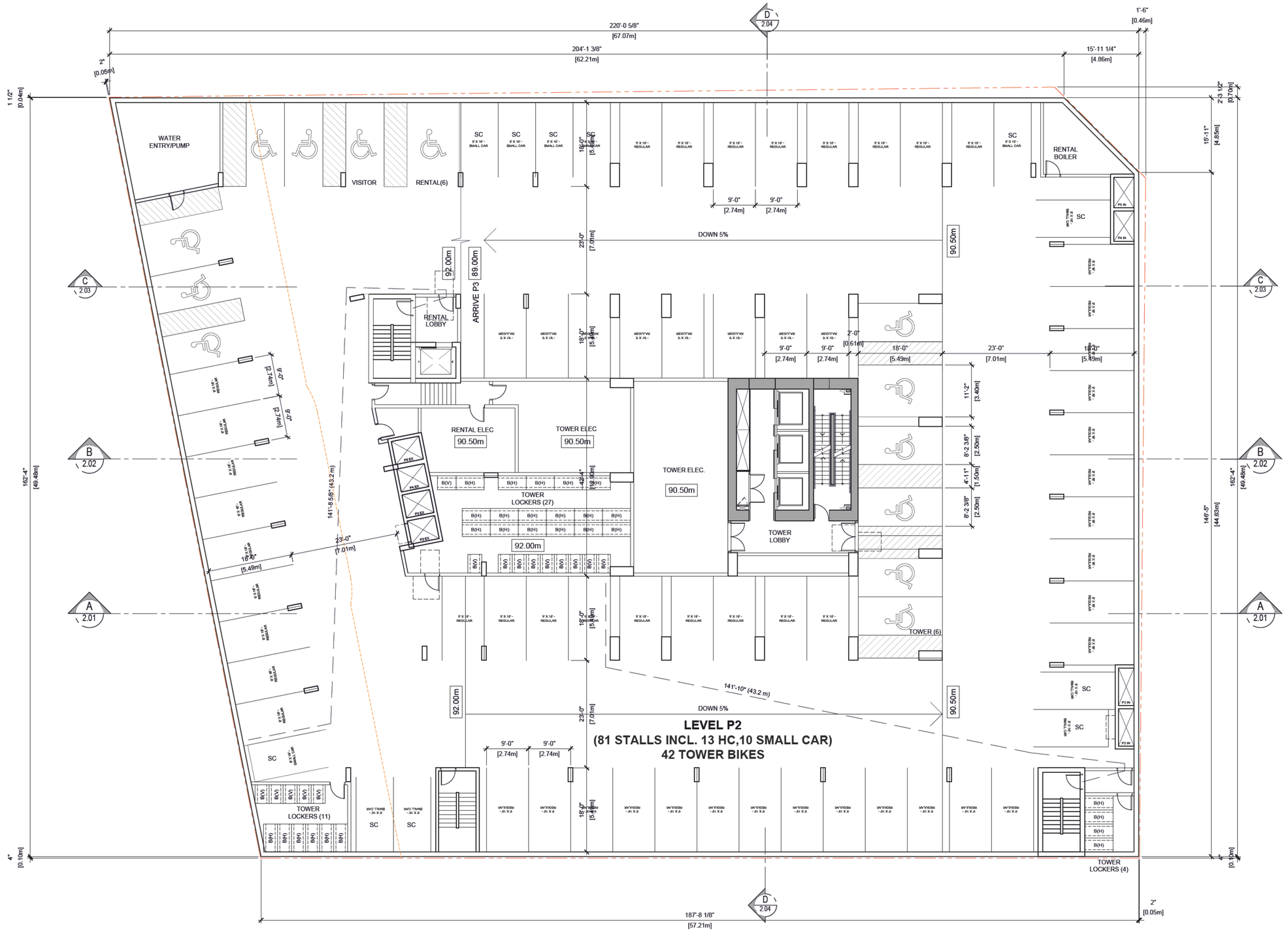
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Plotted: July 12, 2024 at 10:09:29am by Aaron Lee

File: Z:\2023 Projects\2302 - BMG - Delta tower 2\drawings\DP\2302 Building Plans.dwg - Layout: DP-1.04

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LEVEL P2 PLAN
SCALE: 1" = 10'-0"

1	2024-07-12 RE-ISSUED FOR RZ/DP
	2024-05-28 ISSUED FOR RZ/DP
	2024-02-26 REVISED CONCEPT
	2023-12-13 ISSUED FOR PRELIMINARY REVIEW

REVISIONS

CONSULTANT

CLIENT
BMG REAL ESTATE

PROJECT
WALKER HOUSE 2
9321 & 9361 - 120 ST.,
11958 93A AVE,
DELTA, BC

DRAWING TITLE
LEVEL P2 PLAN

DATE 2024.06.18 FILE NO.
DWN. AM
CHK. CH
2302

REGISTERED ARCHITECT AARON A. NUGENT BRITISH COLUMBIA
2024-07-12
SEAL

SHEET NO.
DP-1.04

Plotted: July 12, 2024 at 10:09:31am by Aaron Lee

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RENTAL SIGNAGE LOCATION

RENTAL LOBBY 1,024 sf

RENTAL OFFICE

MAIL

ARRIVE P2

GENERATOR (12' MIN CLG.)

UNIT SUBSTATION (12' MIN CLG.)

0.31m² x 396 units + 8m² = 130.76m² (1407.5 sf) req'd

GARBAGE/ RECYCLING 1,441 SF

COMM ELEC.

COMM

TOWER (5)

VISITOR

DOWN 5%

LEVEL P1
(58 CARS INCL. 6 HC, 5 SMALL CAR)

LEVEL P1 PLAN
SCALE: 1" = 10'-0"

NORTH

2024-07-12	RE-ISSUED FOR RZ/DP
2024-05-26	ISSUED FOR RZ/DP
2024-02-26	REVISED CONCEPT
2023-12-13	ISSUED FOR PRELIMINARY REVIEW

REVISIONS

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CLIENT

BMG REAL ESTATE

PROJECT

WALKER HOUSE 2

9321 & 9361 - 120 ST.,
11958 93A AVE,
DELTA, BC

DRAWING TITLE

LEVEL P1 PLAN

DATE	2024.06.18	FILE NO.	
DWN.	AM		2302
CHK.	CH		

REGISTERED ARCHITECT
ALVIN A. HUGHAN
BRITISH COLUMBIA

2024-07-12

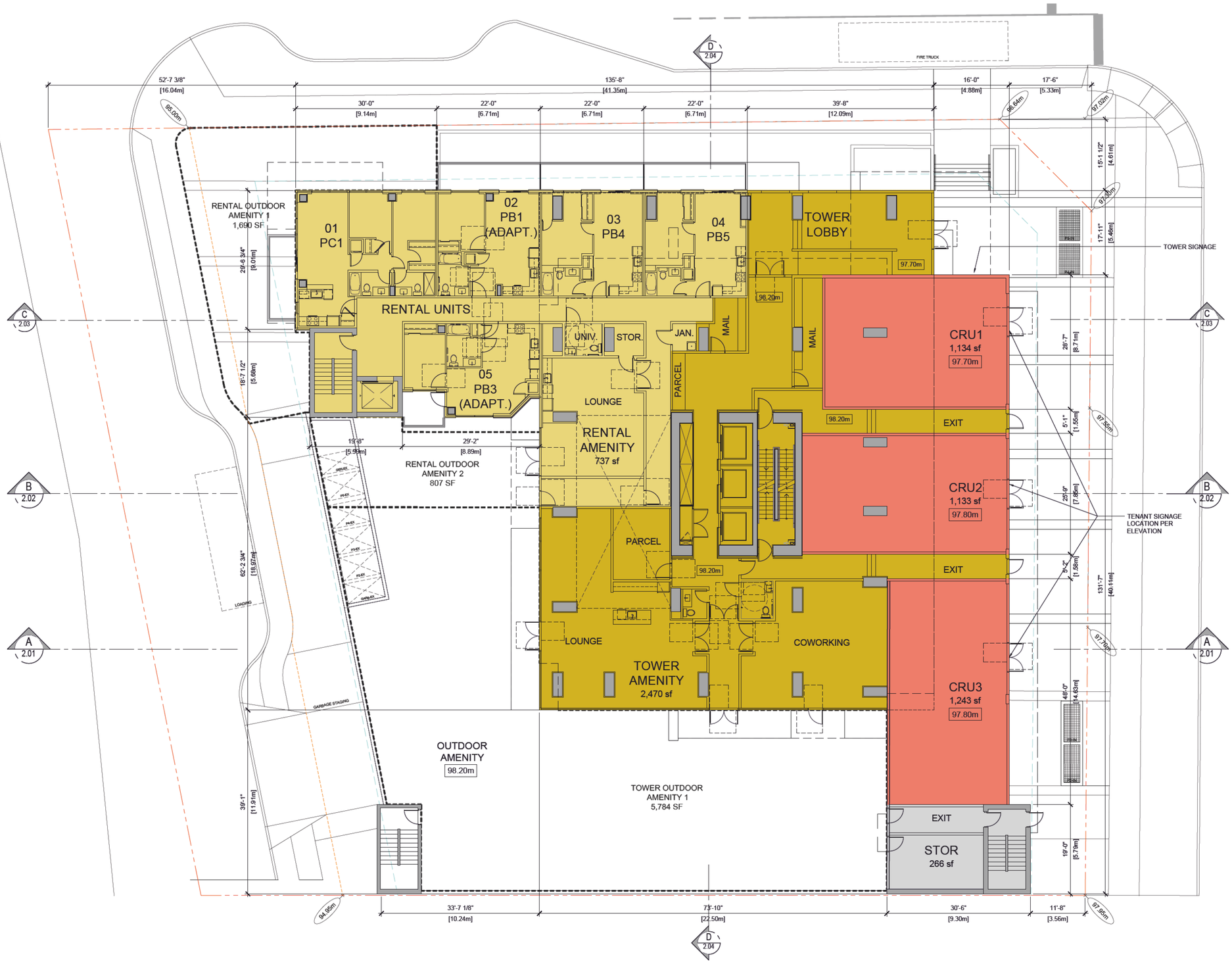
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SHEET NO.

DP-1.05

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NORTH

LEVEL 1 PLAN
SCALE: 1" = 10'-0"

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WALKER HOUSE 2

9321 & 9361 - 120 ST.,
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DELTA, BC

DRAWING TITLE

LEVEL 1 PLAN

DATE **2024.06.18** FILE NO.
DWN. **AM**
CHK. **CH** **2302**

REGISTERED ARCHITECT JOHN A. HOGAN BRITISH COLUMBIA

2024-07-12

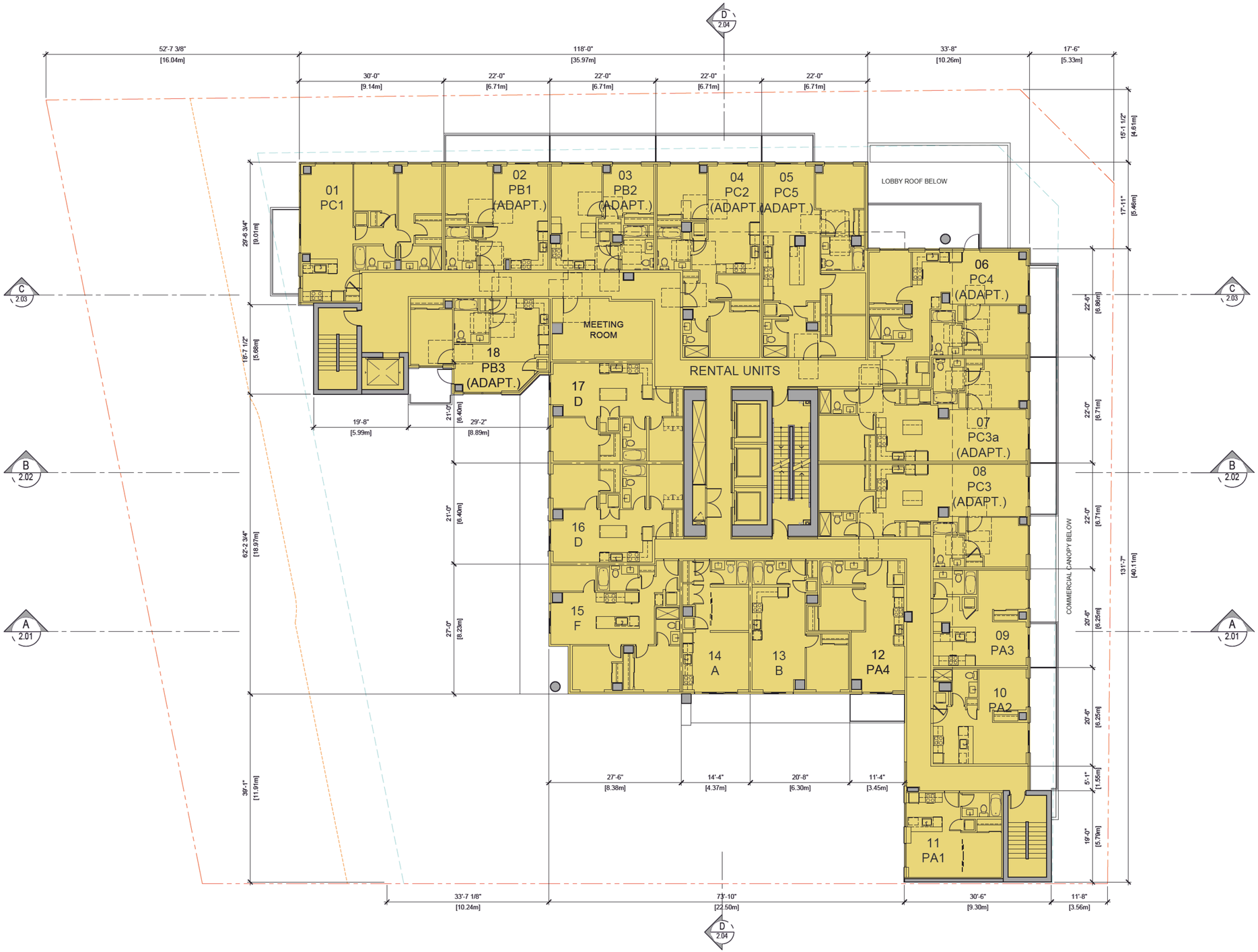
SEAL

SHEET NO.

DP-1.06

File: Z:\2023 Projects\2302 - BMG - Delta Inner 2\drawings\DP\2302 Building Plans.dwg - Layout: DP-1.06

Plotted: July 12, 2024 at 10:07:56am by Aaron Lee



NORTH

LEVEL 2 PLAN
SCALE: 1" = 10'-0"

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PROJECT

WALKER HOUSE 2

9321 & 9361 - 120 ST.,
11958 93A AVE,
DELTA, BC

DRAWING TITLE

LEVEL 2 PLAN

DATE 2024.06.18 FILE NO. 2302
DWN. AM
CHK. CH

REGISTERED ARCHITECT
ALEXANDER M. NUGARA
BRITISH COLUMBIA

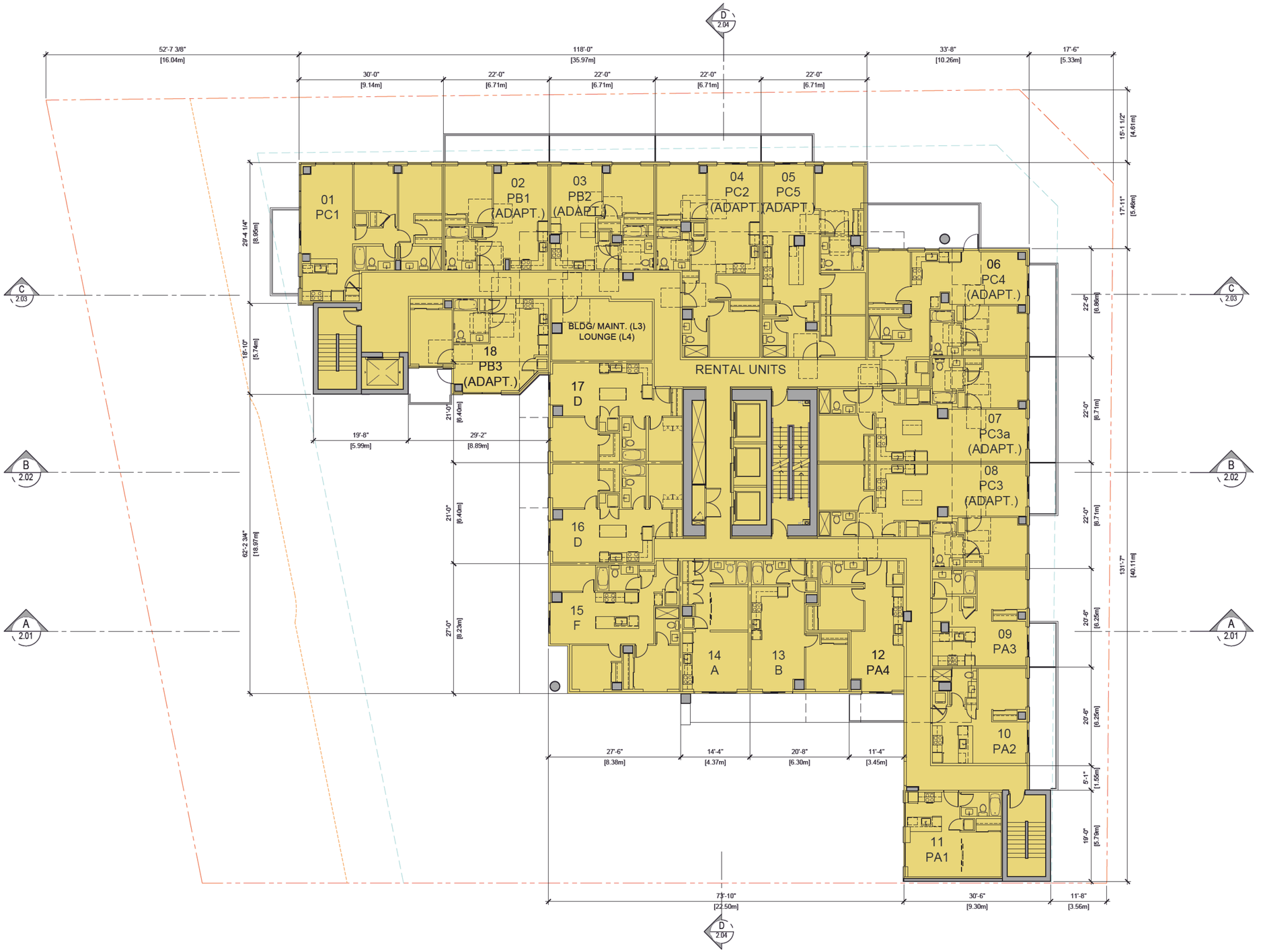
2024-07-12

SEAL

SHEET NO.

DP-1.07

Plotted: July 12, 2024 at 10:07:56am by Aaron Lee



NORTH

LEVEL 3 & 4 PLAN
SCALE: 1" = 10'-0"

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PROJECT

WALKER HOUSE 2

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11958 93A AVE,
DELTA, BC

DRAWING TITLE

LEVEL 3 & 4 PLAN

DATE 2024.06.18 FILE NO.
DWN. AM
CHK. CH
2302

REGISTERED ARCHITECT
ALEXANDRA NUGARA
BRITISH COLUMBIA

2024-07-12

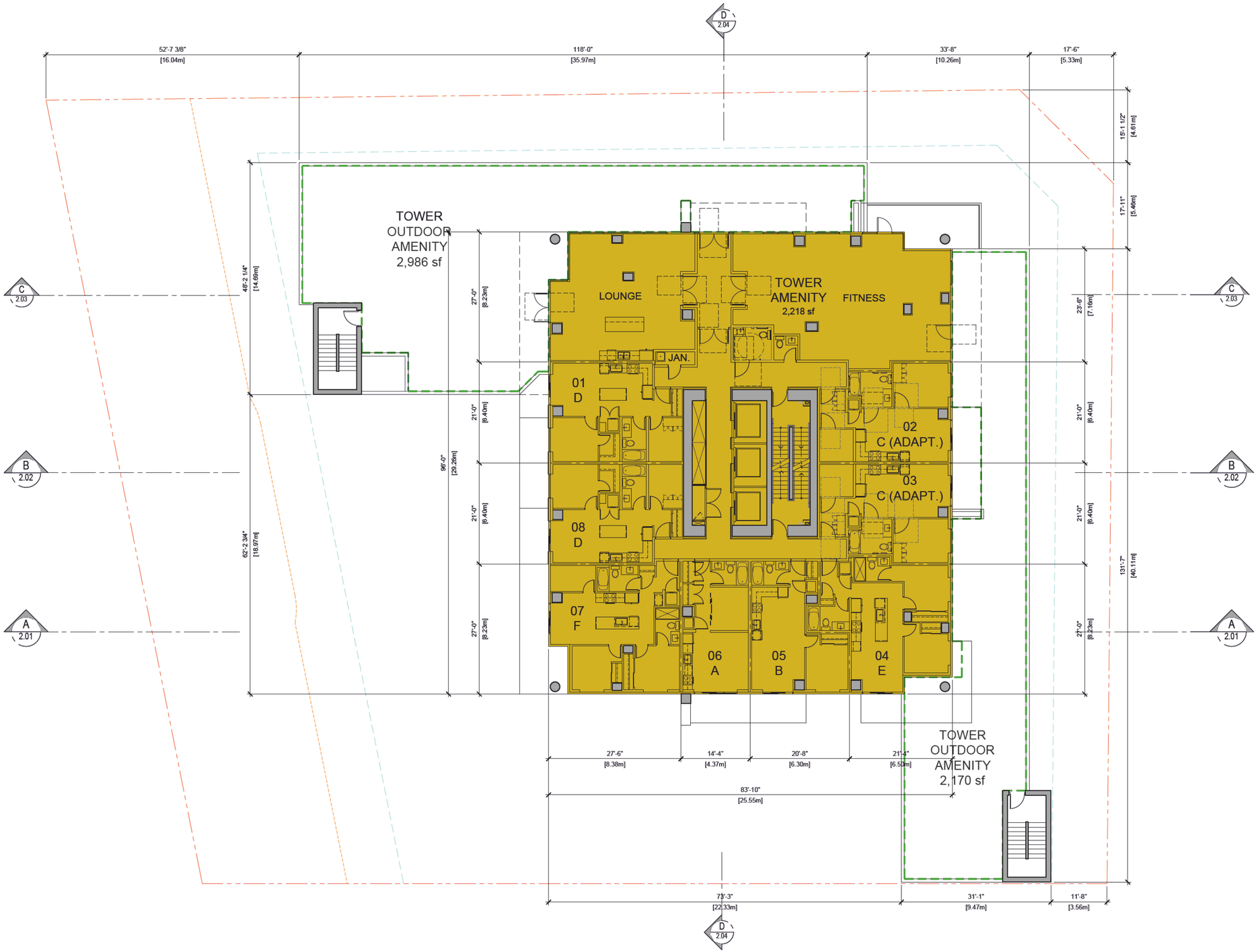
SEAL

SHEET NO.

DP-1.08

File: Z:\2023 Projects\2302 - BMG - Delta tower 2\drawings\DP\2302 Building Plans.dwg - Layout: DP-1.08

Plotted: July 12, 2024 at 10:08:45am by Aaron Lee



NORTH

LEVEL 5 PLAN
SCALE: 1" = 10'-0"

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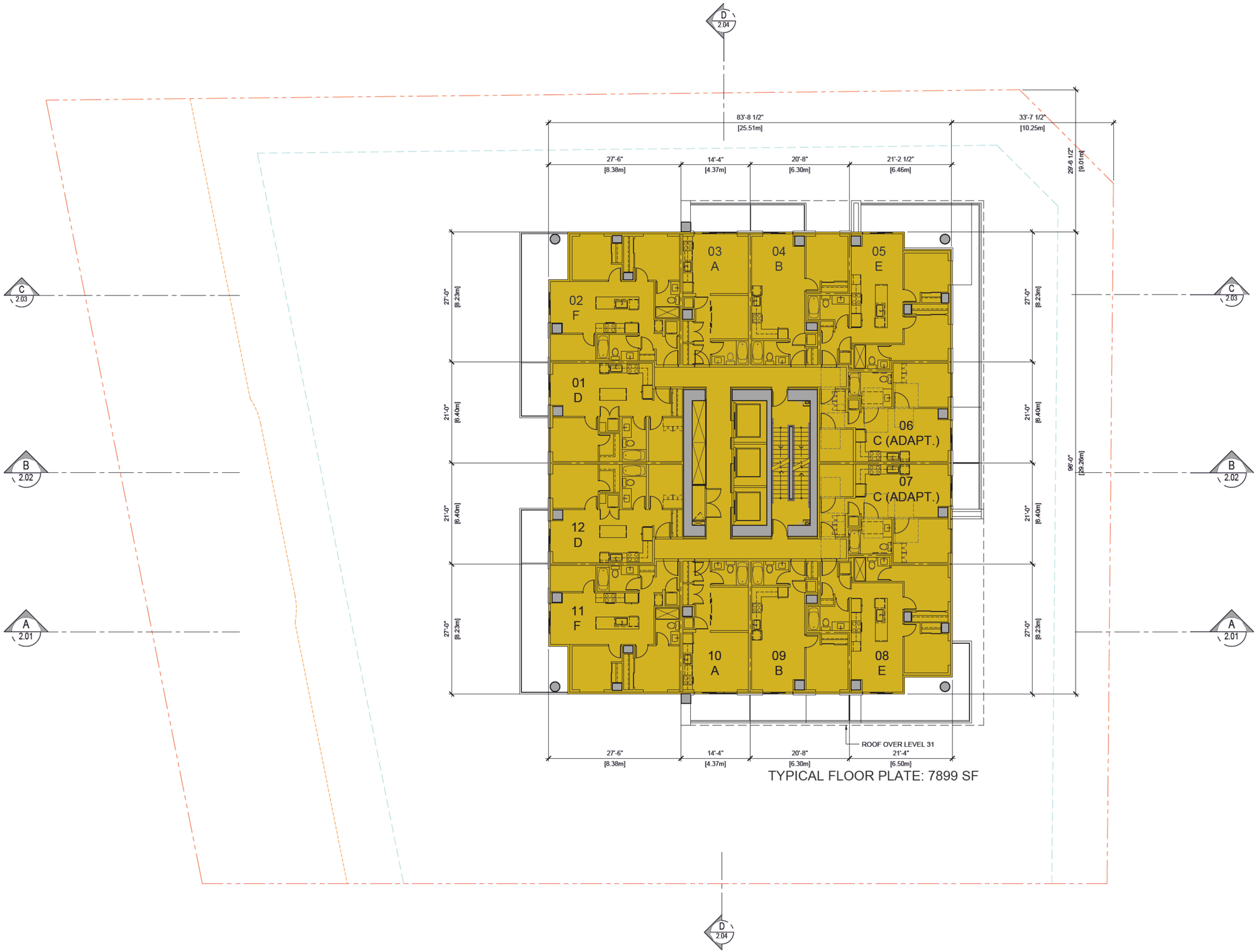
DRAWING TITLE
LEVEL 5 PLAN

DATE **2024.06.18** FILE NO. **2302**
DWN. **AM**
CHK. **CH**

REGISTERED ARCHITECT JOHN A. HUGHAN BRITISH COLUMBIA
2024-07-12
SEAL

SHEET NO.
DP-1.09

Plotted: July 12, 2024 at 10:08:18am by Aaron Lee



TYPICAL FLOOR PLATE: 7899 SF

NORTH

LEVEL 6-31 PLAN
SCALE: 1" = 10'-0"

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LEVEL 6-31 PLAN

DATE **2024.06.18** FILE NO.
DWN. **AM**
CHK. **CH** **2302**

REGISTERED ARCHITECT
AARON M. HUGHAN
BRITISH COLUMBIA

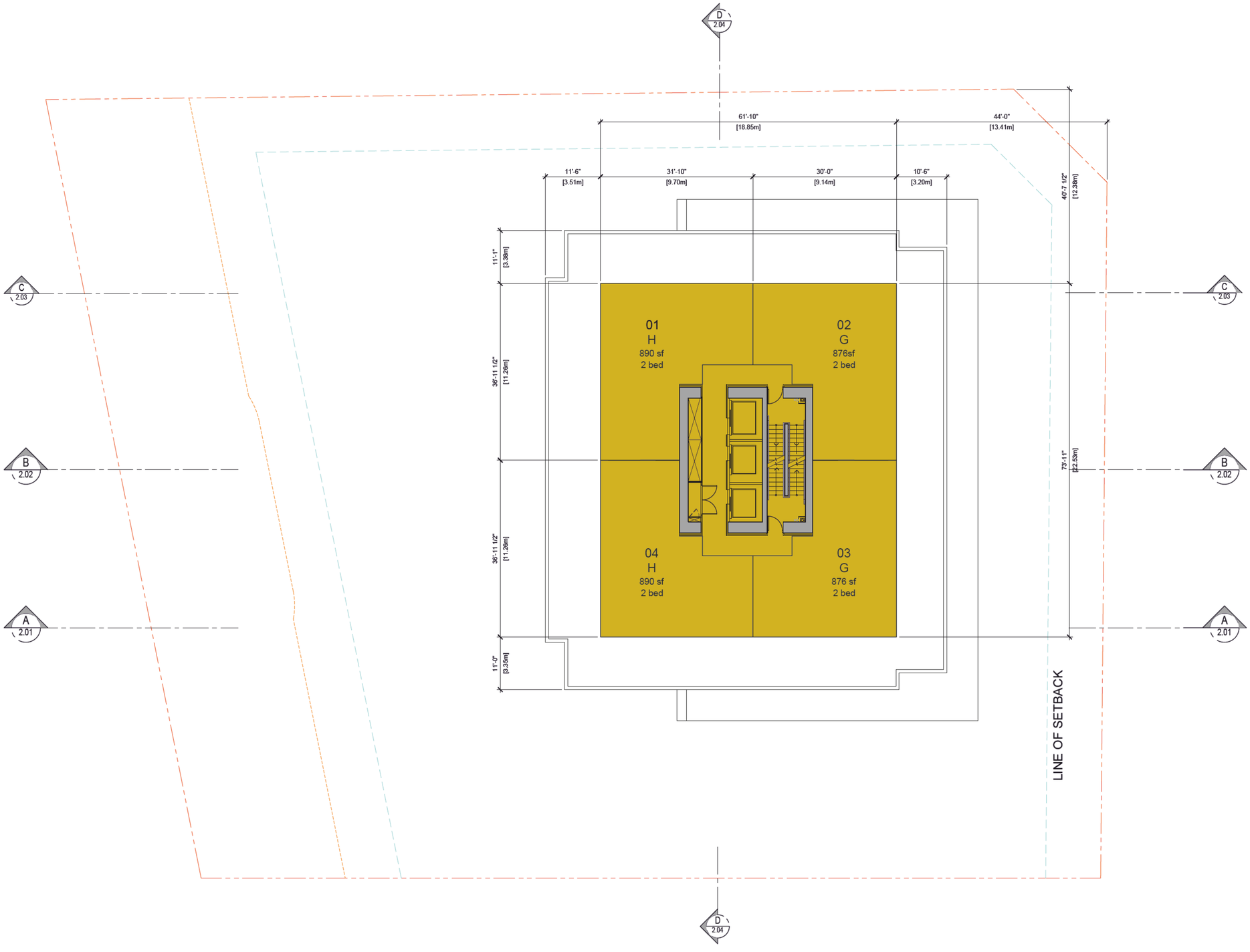
2024-07-12

SEAL

SHEET NO.

DP-1.10

Plotted: July 12, 2024 at 10:07:39am by Aaron Lee



LEVEL 32 PLAN
SCALE: 1" = 10'-0"

NORTH

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DRAWING TITLE

LEVEL 32 PLAN

DATE	**2024.06.18**	FILE NO.
DWN.	**AM**	**2302**
CHK.	**CH**	

REGISTERED ARCHITECT
JOHN A. HOGAN
BRITISH COLUMBIA

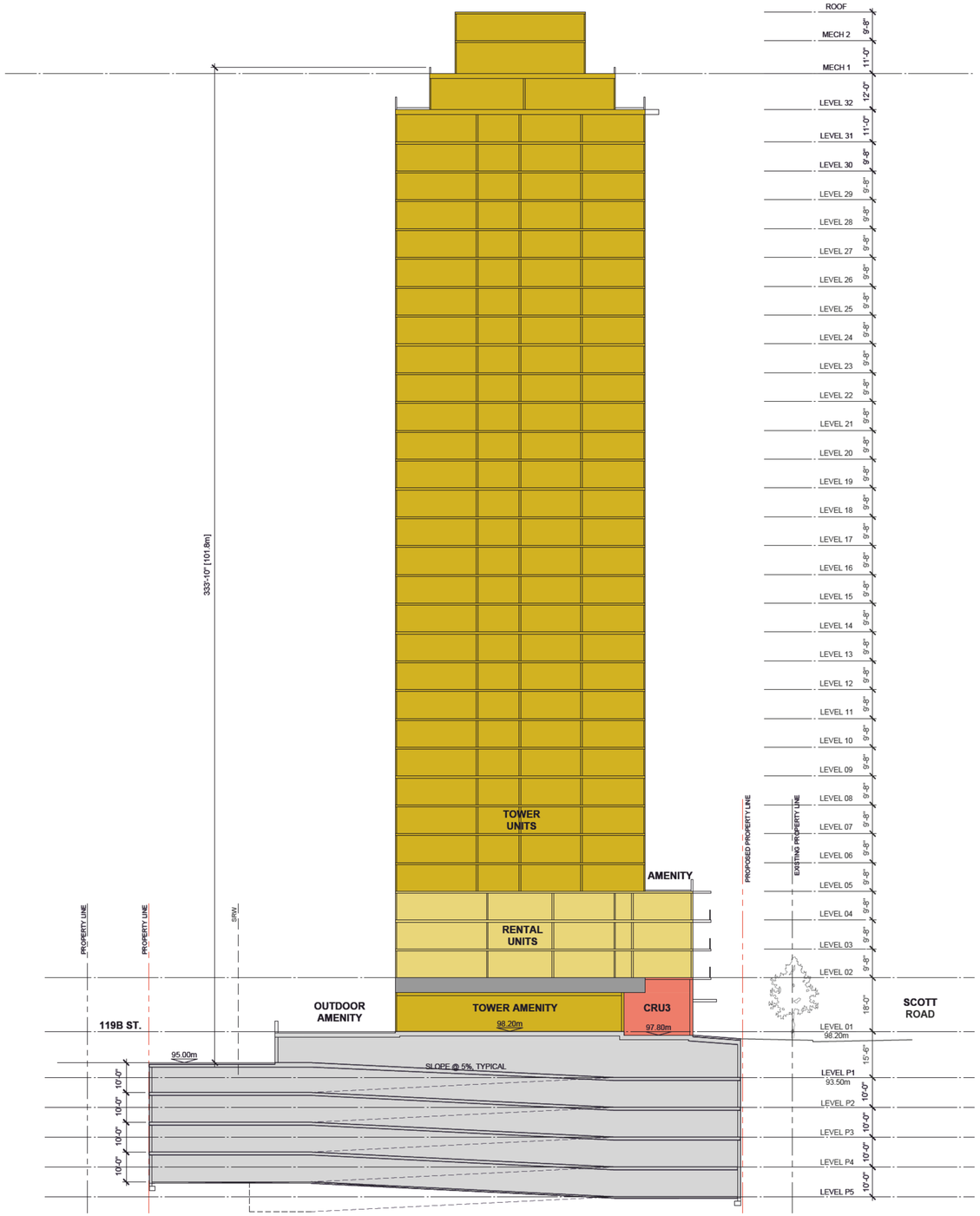
2024-07-12

SEAL

SHEET NO.

DP-1.11

Plotted: July 12, 2024 at 10:09:28am by Aaron Lee



SECTION A
SCALE: N.T.S.

File: Z:\2023 Projects\2302 - BMG - Delta tower 2\drawings\DP\2302 Section.dwg - Layout: DP-2.01

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DRAWING TITLE

SECTION A

DATE	2024.06.18	FILE NO.	
DWN.	AM		2302
CHK.	CH		

REGISTERED ARCHITECT
JOHN A. HOGAN
BRITISH COLUMBIA

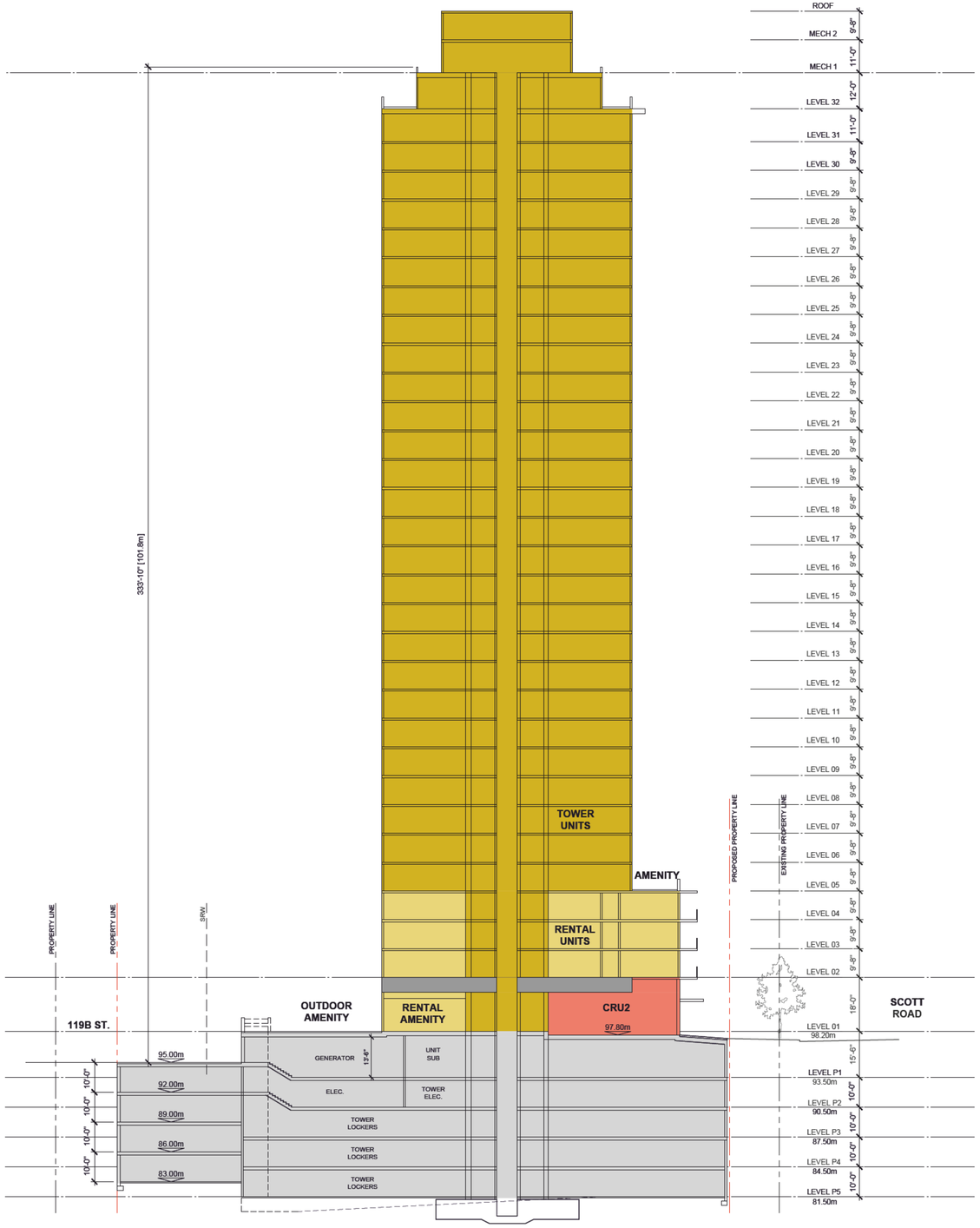
2024-07-12

SEAL

SHEET NO.

DP-2.01

Plotted: July 12, 2024 at 10:09:23am by Aaron Lee



SECTION B
SCALE: N.T.S.

File: Z:\2023 Projects\2302 - BMG - Delta tower 2\drawings\DP\2302 Section.dwg - Layout: DP-2.02

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SECTION B

DATE **2024.06.18** FILE NO. **2302**
DWN. **AM**
CHK. **CH**

REGISTERED ARCHITECT JOHN A. HOGAN BRITISH COLUMBIA

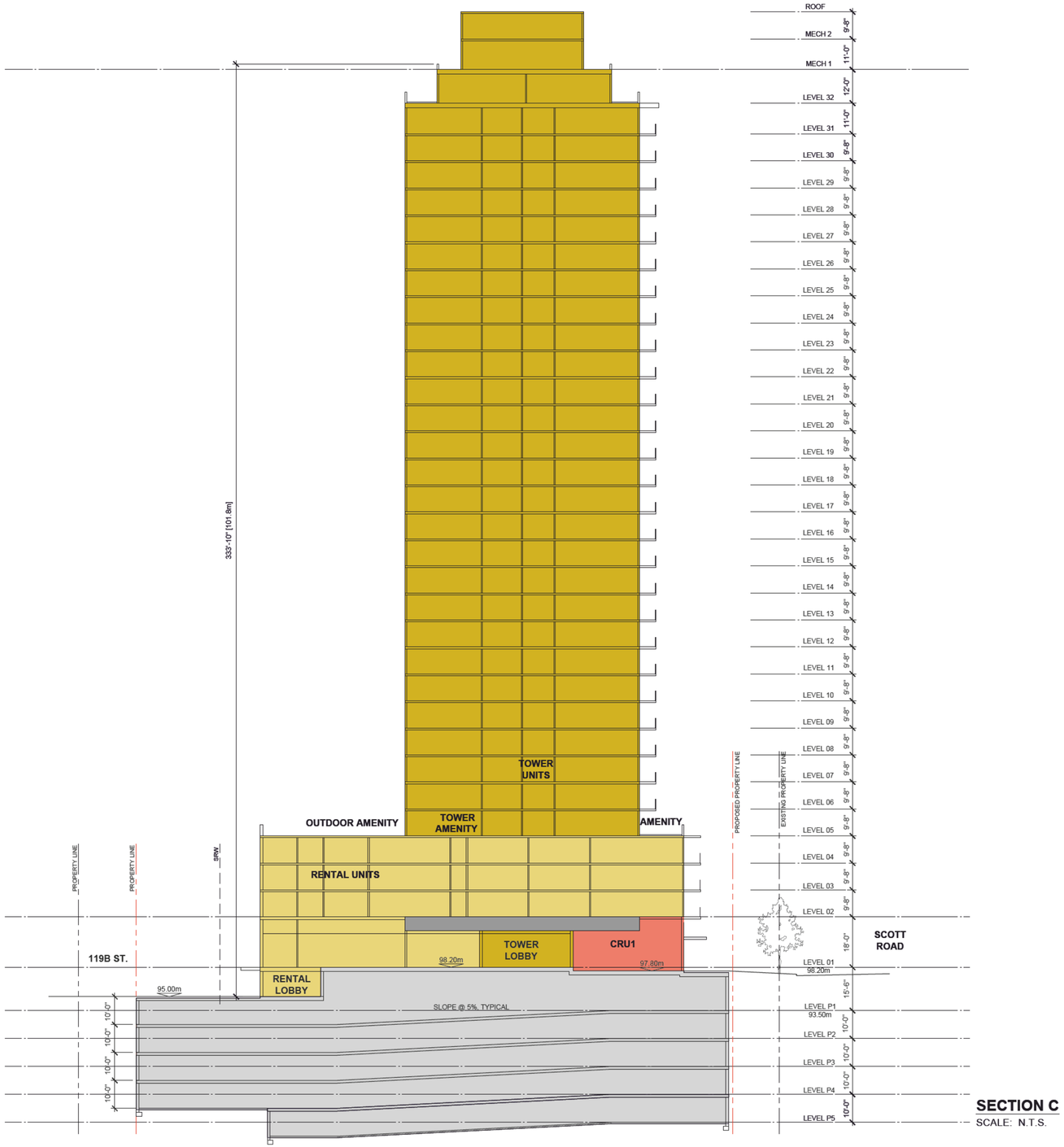
2024-07-12

SEAL

SHEET NO.

DP-2.02

Plotted: July 12, 2024 at 10:09:28am by Aaron Lee



SECTION C
SCALE: N.T.S.

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2023-12-13	ISSUED FOR PRELIMINARY REVIEW

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PROJECT

WALKER HOUSE 2

9321 & 9361 - 120 ST.,
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DELTA, BC

DRAWING TITLE

SECTION C

DATE **2024.06.18** FILE NO.
DWN. **AM**
CHK. **CH** **2302**

REGISTERED ARCHITECT JOHN A. HOGAN BRITISH COLUMBIA

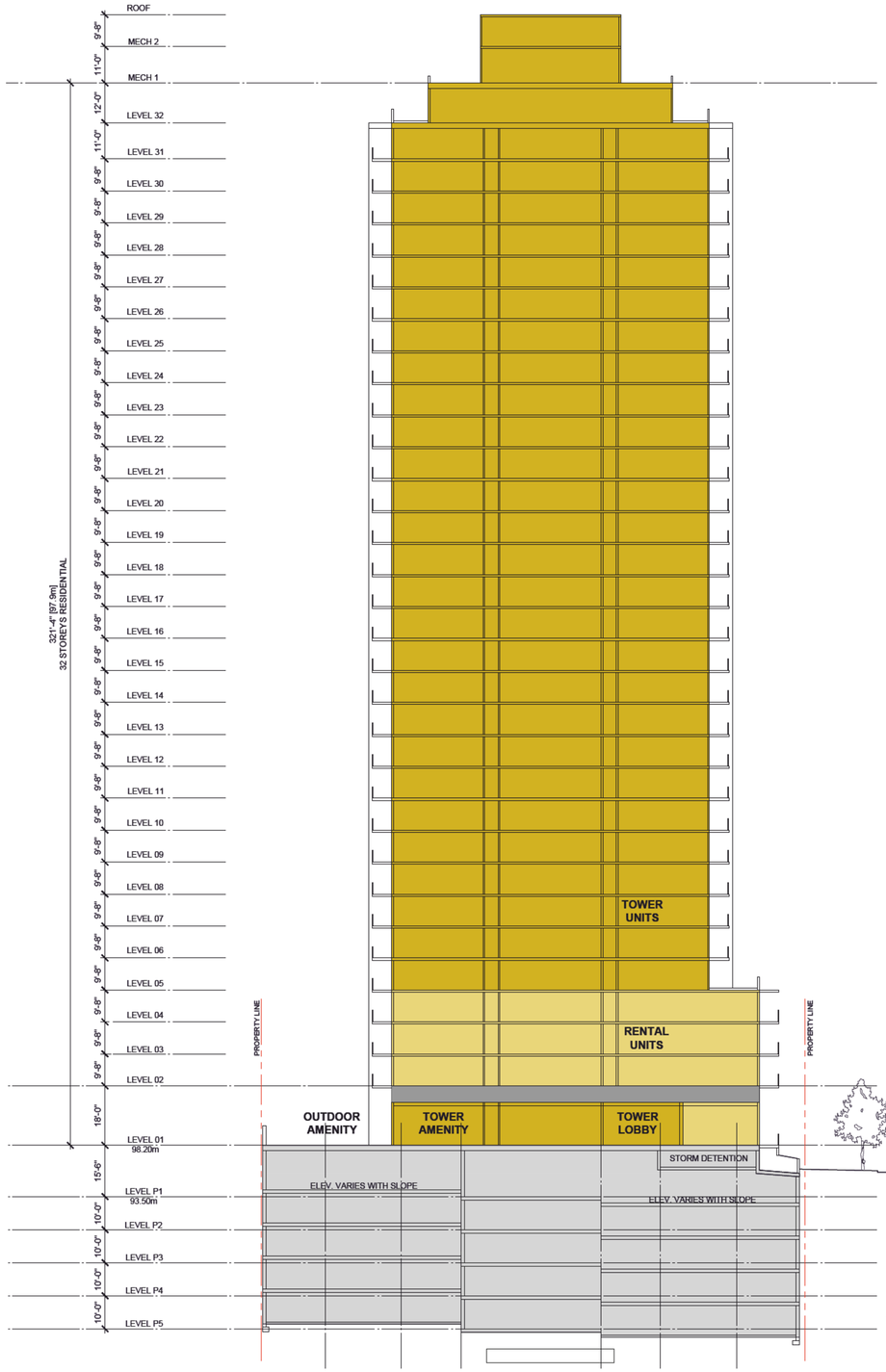
2024-07-12

SEAL

SHEET NO.

DP-2.03

Plotted: July 12, 2024 at 10:08:32am by Aaron Lee



WALKER HOUSE 2

WALKER HOUSE 1

SECTION D
SCALE: N.T.S.

File: Z:\2020 Projects\2022 - BMG - Delta tower 2\Drawings\DP\2303 Section.dwg - Layout: DP-2.04

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PROJECT

WALKER HOUSE 2

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11958 93A AVE,
DELTA, BC

DRAWING TITLE

SECTION D

DATE **2024.06.18** FILE NO.
DWN. **AM**
CHK. **CH** **2302**

REGISTERED ARCHITECT
AARON MICHAEL LEE
BRITISH COLUMBIA

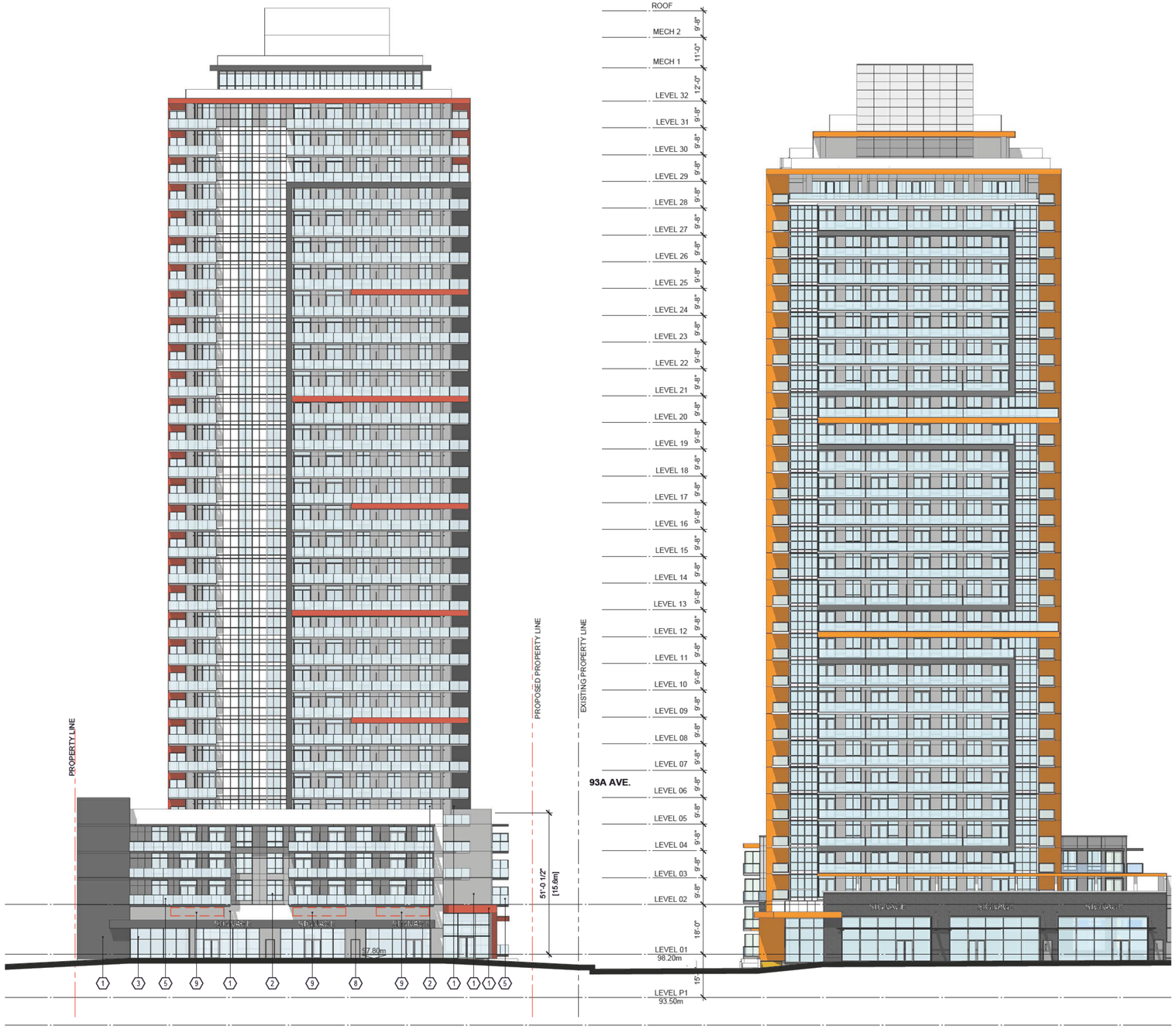
2024-07-12

SEAL

SHEET NO.

DP-2.04

Plotted: July 12, 2024 at 10:08:38am by Aaron Lee



ELEVATION MATERIAL LEGEND

1. METAL PANEL CLADDING
2. WINDOW WALL SYSTEM
3. STOREFRONT WINDOW SYSTEM
4. EXPOSED PAINTED CONCRETE
5. 42" HT. ALUMINIUM & GLASS GUARDRAIL
6. ALUMINUM FRAME PRIVACY SCREEN W/ TEMPERED FROSTED GLASS
7. SPANDREL GLASS PANELS
8. CANOPY
9. TENANT SIGNAGE ZONE: 42" HIGH X STOREFRONT WINDOW LENGTH SEPARATE SIGN PERMIT REQUIRED. NO BOX SIGNS TO BE PERMITTED
10. PARKING GARAGE SECURITY GRILLE SHUTTER
11. EXTERIOR STEEL DOOR W/ VIEW LITE, PAINTED
12. ROLL UP OVERHEAD DOOR
13. BLADE SIGN / LIGHTING
14. CONCRETE PLANTER
15. BUILDING IDENTIFICATION SIGNAGE ZONE: DETAILS T.B.D.

EAST ELEVATION (SCOTT ROAD)

SCALE: 1"=-20'-0"

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DELTA, BC

DRAWING TITLE

EAST ELEVATION

DATE **2024.06.18** FILE NO.
DWN. **AL**
CHK. **CH** **2302**

REGISTERED ARCHITECT
ALVIN A. HOLMAN
BRITISH COLUMBIA

2024-07-12

SEAL

SHEET NO.

DP-3.01

Plotted: July 12, 2024 at 10:09:11am by Aaron.Lee

ELEVATION MATERIAL LEGEND

1. METAL PANEL CLADDING
2. WINDOW WALL SYSTEM
3. STOREFRONT WINDOW SYSTEM
4. EXPOSED PAINTED CONCRETE
5. 42" HT. ALUMINIUM & GLASS GUARDRAIL
6. ALUMINUM FRAME PRIVACY SCREEN W/ TEMPERED FROSTED GLASS
7. SPANDREL GLASS PANELS
8. CANOPY
9. TENANT SIGNAGE ZONE: 42" HIGH X STOREFRONT WINDOW LENGTH SEPARATE SIGN PERMIT REQUIRED. NO BOX SIGNS TO BE PERMITTED
10. PARKING GARAGE SECURITY GRILLE SHUTTER
11. EXTERIOR STEEL DOOR W/ VIEW LITE, PAINTED
12. ROLL UP OVERHEAD DOOR
13. BLADE SIGN / LIGHTING
14. CONCRETE PLANTER
15. BUILDING IDENTIFICATION SIGNAGE ZONE: DETAILS T.B.D.



EAST ELEVATION (SCOTT ROAD)
SCALE: 1"=-20'-0"

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PROJECT
WALKER HOUSE 2
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DELTA, BC

DRAWING TITLE
EAST ELEVATION (PODIUM)

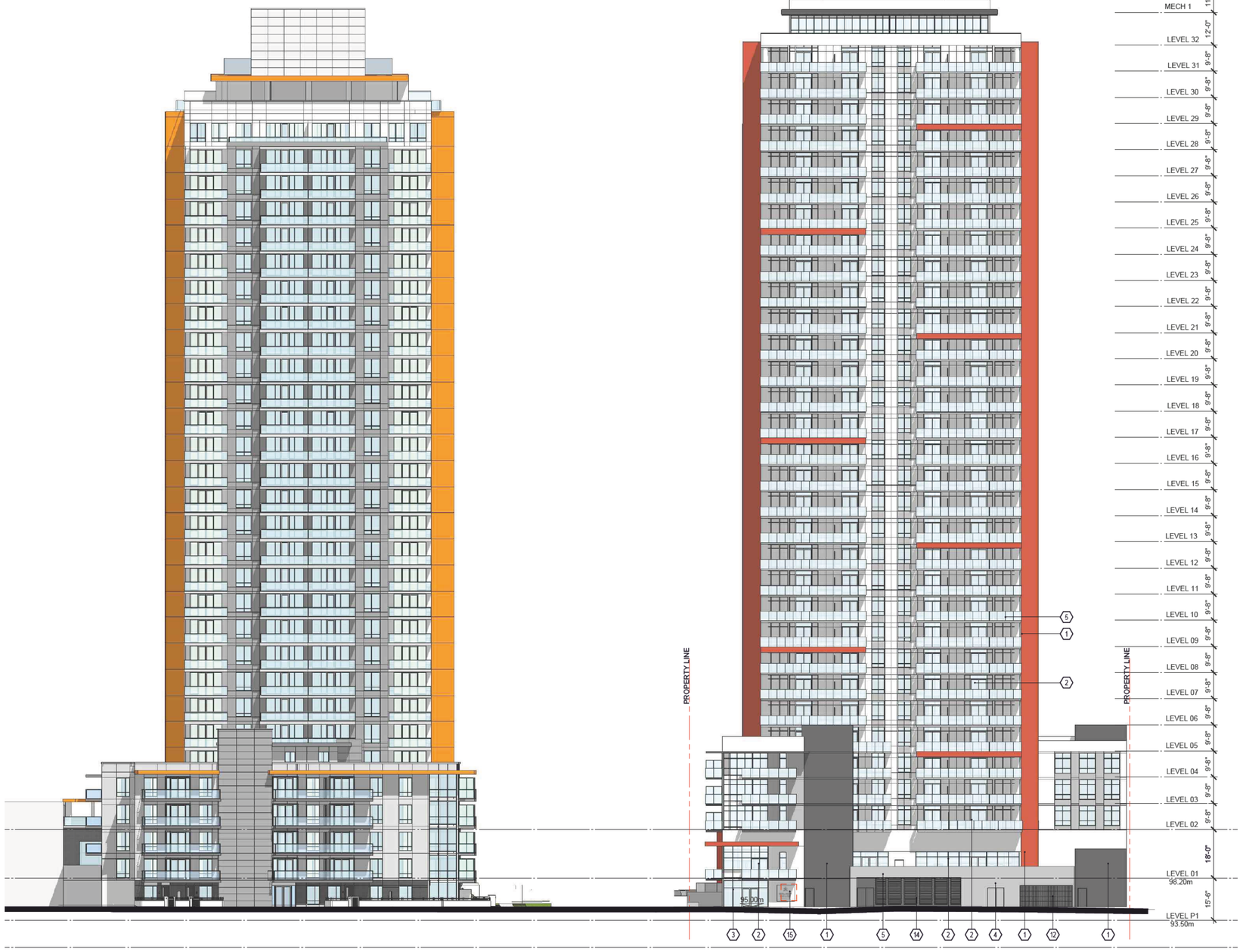
DATE 2024.06.18 FILE NO.
DWN. AL
CHK. CH
2302

REGISTERED ARCHITECT · COLIN A. HOGAN · BRITISH COLUMBIA
2024-07-12
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SHEET NO.
DP-3.02

File: Z:\2023 Projects\2302 - BMG - Delta Tower 2\Drawings\DP\2302 Elevations.dwg - Layout: DP-3.02

Plotted: July 12, 2024 at 10:08:09am by Aaron Lee



WEST ELEVATION (119B STREET)

SCALE: 1"=-20'-0"

ELEVATION MATERIAL LEGEND

1. METAL PANEL CLADDING
2. WINDOW WALL SYSTEM
3. STOREFRONT WINDOW SYSTEM
4. EXPOSED PAINTED CONCRETE
5. 42" HT. ALUMINIUM & GLASS GUARDRAIL
6. ALUMINUM FRAME PRIVACY SCREEN W/ TEMPERED FROSTED GLASS
7. SPANDREL GLASS PANELS
8. CANOPY
9. TENANT SIGNAGE ZONE: 42" HIGH X STOREFRONT WINDOW LENGTH SEPARATE SIGN PERMIT REQUIRED. NO BOX SIGNS TO BE PERMITTED
10. PARKING GARAGE SECURITY GRILLE SHUTTER
11. EXTERIOR STEEL DOOR W/ VIEW LITE, PAINTED
12. ROLL UP OVERHEAD DOOR
13. BLADE SIGN / LIGHTING
14. CONCRETE PLANTER
15. BUILDING IDENTIFICATION SIGNAGE ZONE: DETAILS T.B.D.

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1	2024-07-12 RE-ISSUED FOR RZ/DP
	2024-05-28 ISSUED FOR RZ/DP
	2024-02-26 REVISED CONCEPT
	2023-12-13 ISSUED FOR PRELIMINARY REVIEW

REVISIONS

CONSULTANT

CLIENT

BMG REAL ESTATE

PROJECT

WALKER HOUSE 2

9321 & 9361 - 120 ST.,
11958 93A AVE,
DELTA, BC

DRAWING TITLE

WEST ELEVATION

DATE **2024.06.18** FILE NO. **2302**
DWN. **AL**
CHK. **CH**

REGISTERED ARCHITECT ALAIN A. HOGAN BRITISH COLUMBIA

2024-07-12

SEAL

SHEET NO.

DP-3.03

File: Z:\2023 Projects\2302 - BMG - Delta tower 2\drawings\DP\2302 Elevations.dwg - Layout: DP-3.03

Plotted: July 12, 2024 at 10:08:11am by Aaron.Lee

ELEVATION MATERIAL LEGEND

1. METAL PANEL CLADDING
2. WINDOW WALL SYSTEM
3. STOREFRONT WINDOW SYSTEM
4. EXPOSED PAINTED CONCRETE
5. 42" HT. ALUMINIUM & GLASS GUARDRAIL
6. ALUMINUM FRAME PRIVACY SCREEN W/ TEMPERED FROSTED GLASS
7. SPANDREL GLASS PANELS
8. CANOPY
9. TENANT SIGNAGE ZONE:
   42" HIGH X STOREFRONT WINDOW LENGTH
   SEPARATE SIGN PERMIT REQUIRED.
   NO BOX SIGNS TO BE PERMITTED
10. PARKING GARAGE SECURITY GRILLE SHUTTER
11. EXTERIOR STEEL DOOR W/ VIEW LITE, PAINTED
12. ROLL UP OVERHEAD DOOR
13. BLADE SIGN / LIGHTING
14. CONCRETE PLANTER
15. BUILDING IDENTIFICATION SIGNAGE ZONE:
    DETAILS T.B.D.



WEST ELEVATION (119B STREET)

SCALE: 1"=-20'-0"

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2024-02-26	REVISED CONCEPT
2023-12-13	ISSUED FOR PRELIMINARY REVIEW

REVISIONS

CONSULTANT

CLIENT

BMG REAL ESTATE

PROJECT

WALKER HOUSE 2

9321 & 9361 - 120 ST.,
11958 93A AVE,
DELTA, BC

DRAWING TITLE

WEST ELEVATION (PODIUM)

DATE **2024.06.18** FILE NO.
DWN. **AL**
CHK. **CH** **2302**

REGISTERED ARCHITECT JOHN A. HOLMAN BRITISH COLUMBIA

2024-07-12

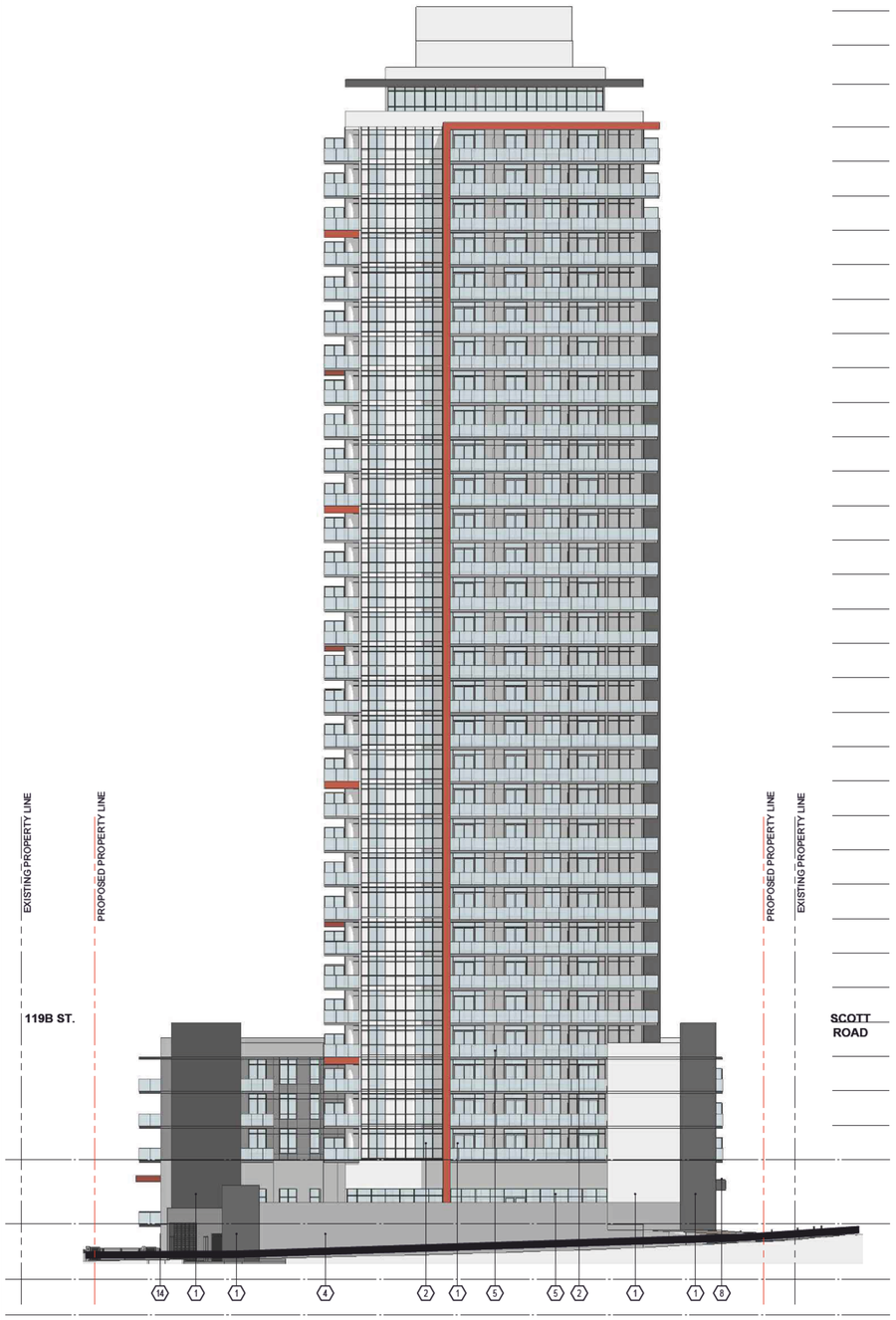
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SHEET NO.

DP-3.04

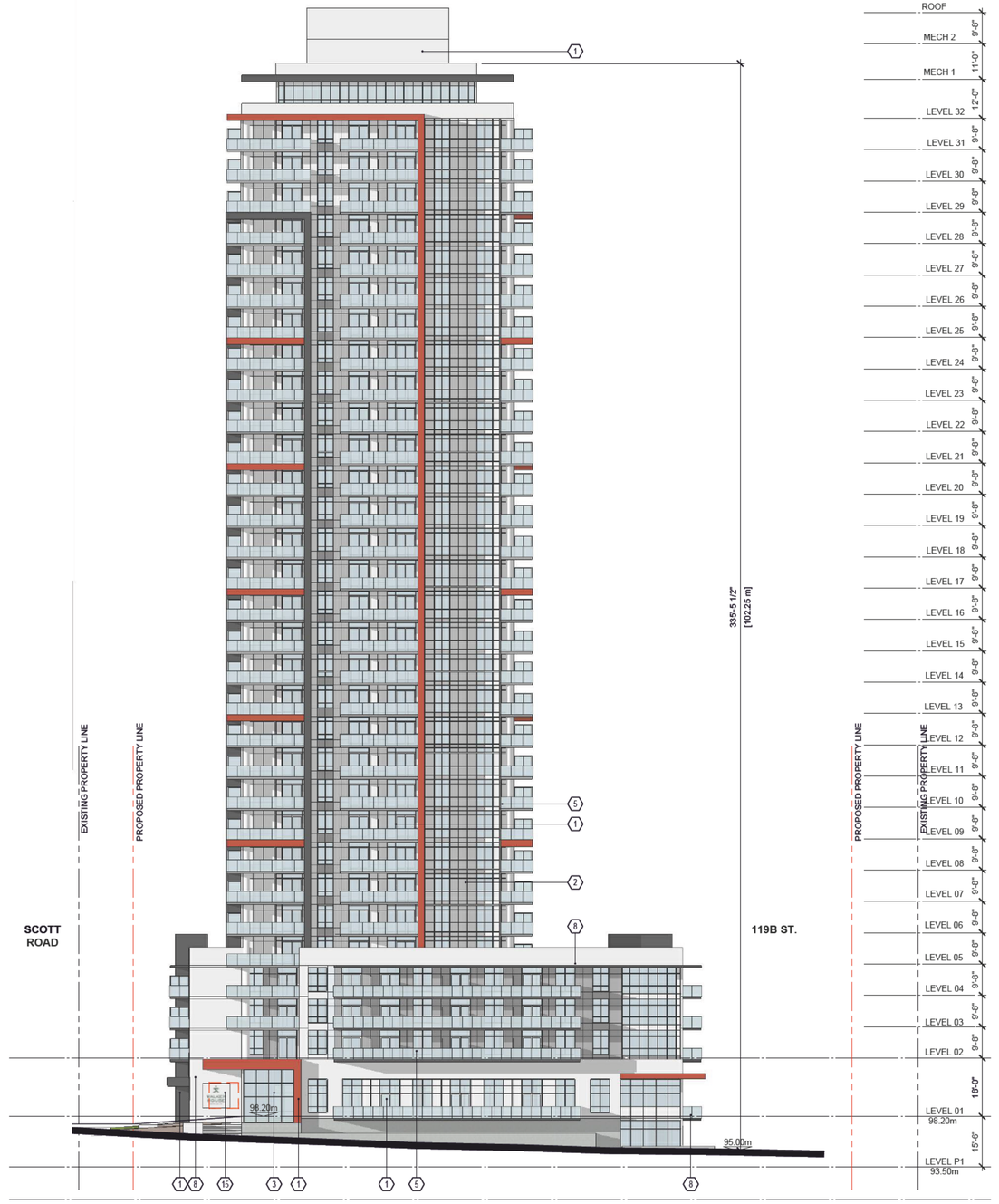
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Plotted: July 12, 2024 at 10:08 BY am by Aaron Lee



SOUTH ELEVATION

SCALE: 1"=-20'-0"



NORTH ELEVATION (93A AVENUE)

SCALE: 1"=-20'-0"

ELEVATION MATERIAL LEGEND

1. METAL PANEL CLADDING
2. WINDOW WALL SYSTEM
3. STOREFRONT WINDOW SYSTEM
4. EXPOSED PAINTED CONCRETE
5. 42" HT. ALUMINIUM & GLASS GUARDRAIL
6. ALUMINUM FRAME PRIVACY SCREEN W/ TEMPERED FROSTED GLASS
7. SPANDREL GLASS PANELS
8. CANOPY
9. TENANT SIGNAGE ZONE: 42" HIGH X STOREFRONT WINDOW LENGTH SEPARATE SIGN PERMIT REQUIRED. NO BOX SIGNS TO BE PERMITTED
10. PARKING GARAGE SECURITY GRILLE SHUTTER
11. EXTERIOR STEEL DOOR W/ VIEW LITE, PAINTED
12. ROLL UP OVERHEAD DOOR
13. BLADE SIGN / LIGHTING
14. CONCRETE PLANTER
15. BUILDING IDENTIFICATION SIGNAGE ZONE: DETAILS T.B.D.

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	2023-12-13 ISSUED FOR PRELIMINARY REVIEW

REVISIONS

CONSULTANT

CLIENT

BMG REAL ESTATE

PROJECT

WALKER HOUSE 2

9321 & 9361 - 120 ST.,
11958 93A AVE,
DELTA, BC

DRAWING TITLE

NORTH & SOUTH ELEVATIONS

DATE 2024.06.18 FILE NO. 2302
DWN. AL
CHK. CH

REGISTERED ARCHITECT — ALAN W. NUGENT — BRITISH COLUMBIA

2024-07-12

SEAL

SHEET NO.

DP-3.05

File: Z:\2023 Projects\2302 - BMG - Delta tower 2\drawings\DP\2302 Elevations.dwg - Layout: DP-3.05

Plotted: July 12, 2024 at 10:08:59am by Aaron Lee

ELEVATION MATERIAL LEGEND

1. METAL PANEL CLADDING
2. WINDOW WALL SYSTEM
3. STOREFRONT WINDOW SYSTEM
4. EXPOSED PAINTED CONCRETE
5. 42" HT. ALUMINIUM & GLASS GUARDRAIL
6. ALUMINUM FRAME PRIVACY SCREEN W/ TEMPERED FROSTED GLASS
7. SPANDREL GLASS PANELS
8. CANOPY
9. TENANT SIGNAGE ZONE: 42" HIGH X STOREFRONT WINDOW LENGTH SEPARATE SIGN PERMIT REQUIRED. NO BOX SIGNS TO BE PERMITTED
10. PARKING GARAGE SECURITY GRILLE SHUTTER
11. EXTERIOR STEEL DOOR W/ VIEW LITE, PAINTED
12. ROLL UP OVERHEAD DOOR
13. BLADE SIGN / LIGHTING
14. CONCRETE PLANTER
15. BUILDING IDENTIFICATION SIGNAGE ZONE: DETAILS T.B.D.



NORTH ELEVATION (93A AVENUE)

SCALE: 1"=-20'-0"

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REVISIONS

CONSULTANT

CLIENT

BMG REAL ESTATE

PROJECT

WALKER HOUSE 2

9321 & 9361 - 120 ST.,
11958 93A AVE,
DELTA, BC

DRAWING TITLE

NORTH ELEVATION (PODIUM)

DATE	2024.06.18	FILE NO.	
DWN.	AL		2302
CHK.	CH		

REGISTERED ARCHITECT JOHN A. HOLMAN BRITISH COLUMBIA

2024-07-12

SEAL

SHEET NO.

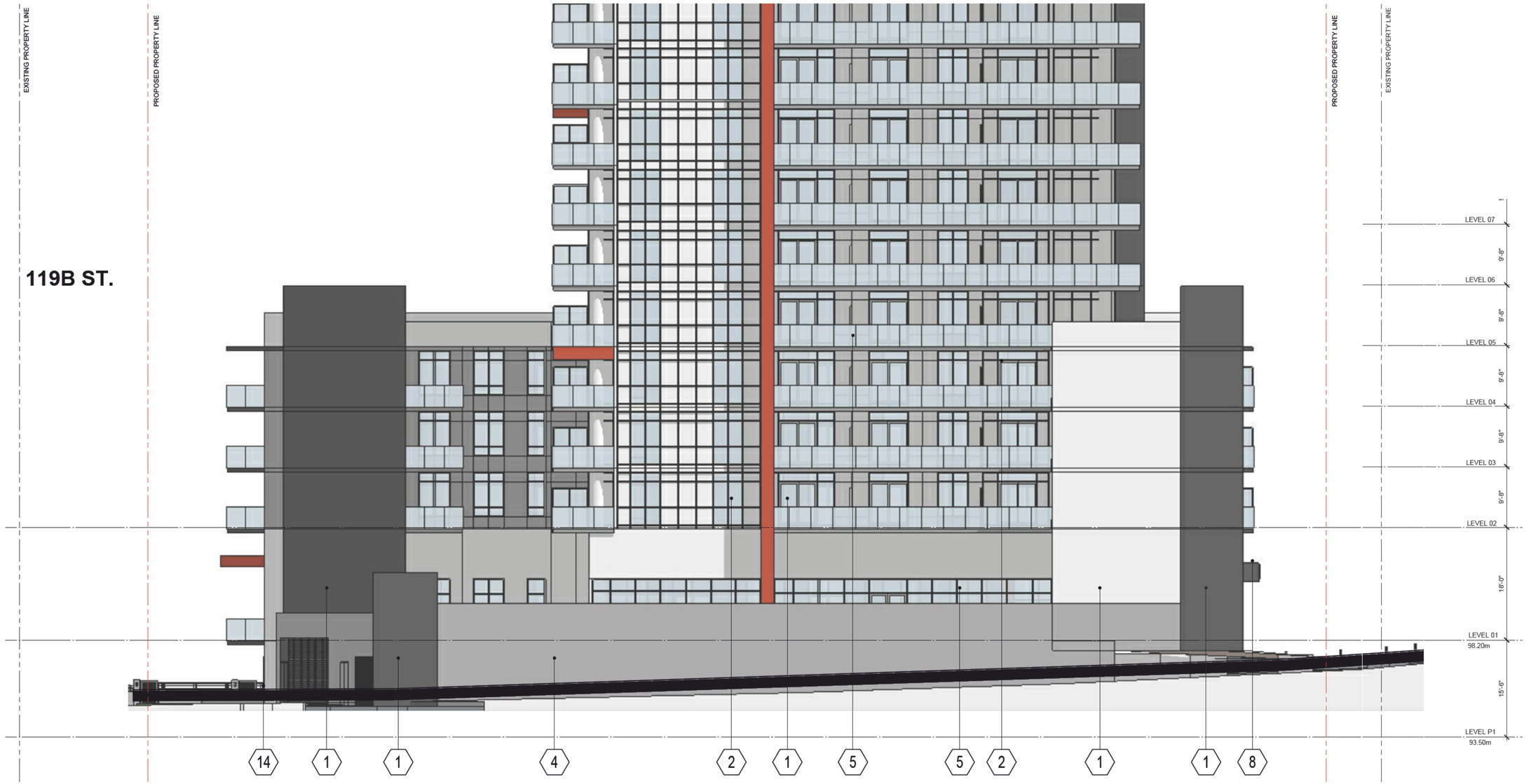
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Plotted: July 12, 2024 at 10:09:15am by Aaron.Lee

ELEVATION MATERIAL LEGEND

1. METAL PANEL CLADDING
2. WINDOW WALL SYSTEM
3. STOREFRONT WINDOW SYSTEM
4. EXPOSED PAINTED CONCRETE
5. 42" HT. ALUMINIUM & GLASS GUARDRAIL
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15. BUILDING IDENTIFICATION SIGNAGE ZONE:
    DETAILS T.B.D.



SOUTH ELEVATION
SCALE: 1"=-20'-0"

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DELTA, BC

DRAWING TITLE
WEST ELEVATION (PODIUM)

DATE 2024.06.18 FILE NO.
DWN. AL
CHK. CH
2302

REGISTERED ARCHITECT · KEVIN A. HOGAN · BRITISH COLUMBIA

2024-07-12
SEAL

SHEET NO.
DP-3.07

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