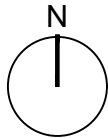
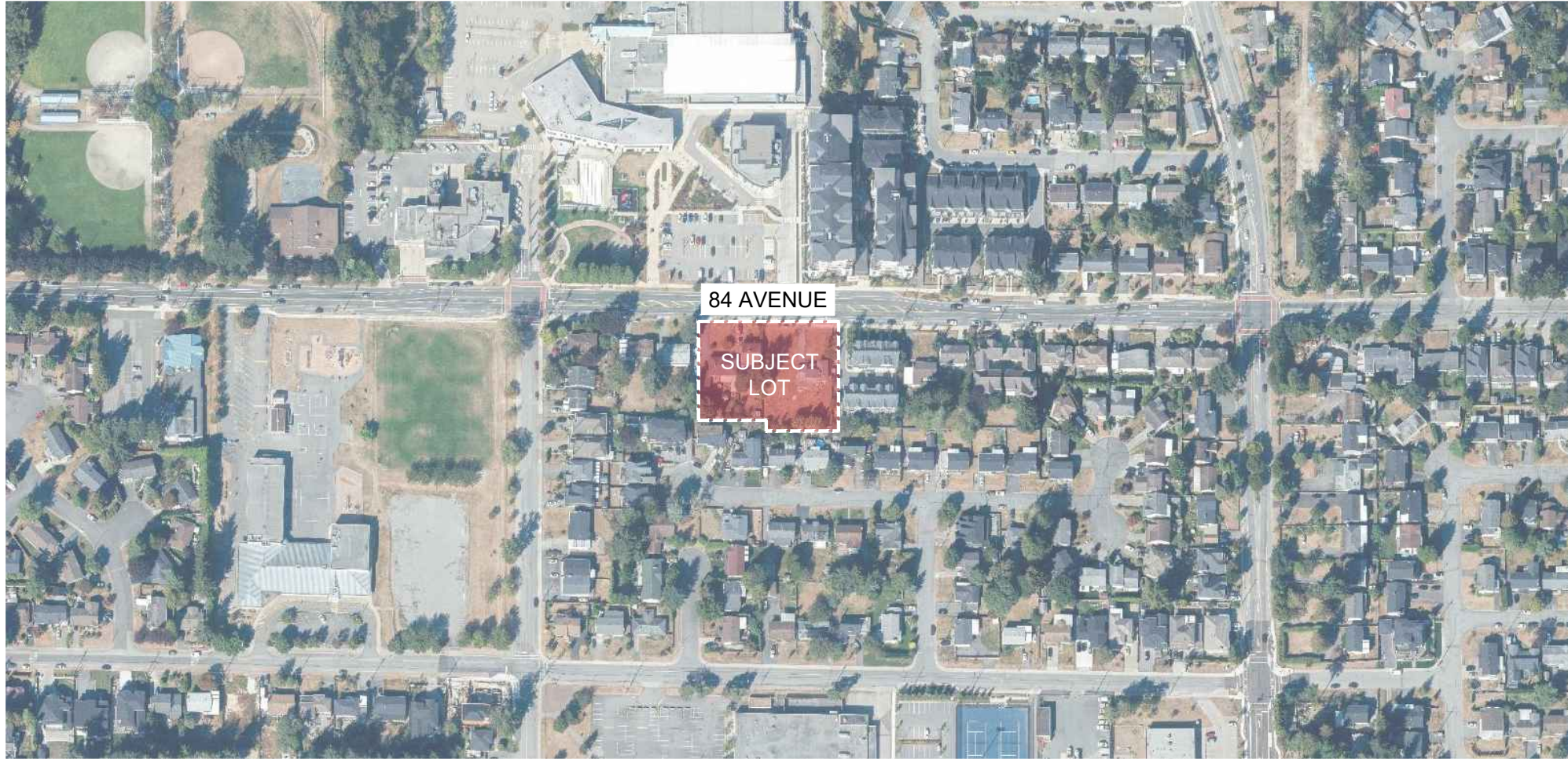


DRAWING LIST

COVER PAGE	A-0.1
LOCATION PLAN & TEAM	A-0.2
PROGRAM SUMMARY	A-0.3
BASE PLAN	A-0.4
CONTEXT PLAN	A-0.5
SITE PLAN	A-1.0
FIRE ACCESS PLAN	A-1.1
FLOOR PLANS	A-2.0 TO A-2.7
RENDERINGS	A-3.0 TO A-3.3
ELEVATIONS	A-3.4 TO A-3.7
SECTIONS	A-4.0 TO A-4.2
UNIT PLANS	A-5.0 TO A-5.5

LOCATION



PROJECT TEAM

- ARCHITECT - PARAMORPH ARCHITECTURE INC.**
308 - 9639 137A Street
Surrey, BC V3T 0M1
(604) 608-0161
info@paramorph.com
- SURVEYOR - WATSON & BARNARD B.C. LAND SURVEYORS**
1524 - 56th Street
Delta, BC V4L 2A8
(604) 943-9433
contact@wbsurveys.ca
- ARBORIST - KLIMO & ASSOCIATES LTD.**
#155-4300 North Fraser Way
Burnaby, BC V5J 5J8
(604) 358-5562
klimofrancis@gmail.com

- GEOTECH - BRAUN GEOTECHNICAL LTD.**
19049 95a Avenue
Surrey, BC V4N 4P3

avinder@braungeo.com

- LANDSCAPE - PMG LANDSCAPE ARCHITECTS**
C100 4185 Still Creek Drive
Burnaby, BC V5C 6G9
(604) 294-0011
Caelan@pmglandscape.com

- CIVIL - MAINLAND ENGINEERING DESIGN CORPORATION**
UNIT 206 8363 128TH STREET
SURREY, BC. V3W4G1
604 543 8044
civil@mainlandeng.com

- TRAFFIC - WATT CONSULTING GROUP**

380-825 Homer St, Vancouver
BC V6B 2W2

jahmed@wattconsultinggroup.com

PMA

ParaMorph
Architecture Inc

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

1690 West 2nd Avenue, Vancouver, BC V6J 1H4

604-608-0161 | www.paramorph.com

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

2024-03-21	DP Application
2023-12-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
11448,58 & 80-84 AVENUE, DELTA BC

Drawn By TS	Date 2023-11-27
Checked By PV	Project ID DE03_2311

Sheet Title
LOCATION PLAN & TEAM

Scale

Sheet No.
A-0.2

March 23, 2024

PROJECT SUMMARY					
LOT INFO	ADDRESS		11448,11458 & 11480 84 AVENUE, DELTA, BRITISH COLUMBIA		
	LEGAL DESCRIPTION		LT 272 SEC 25 TWP 4 NWD PL 52451, LT 273 SEC 25 TWP 4 NWD PL 52451, LT 135 SEC 25 TWP 4 NWD PL 37417		
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	41,294	3,836	0.95	0.38
	ROAD DEDICATION	0	0	0.00	0.00
	NET AREA	41,294	3,836	0.95	0.38

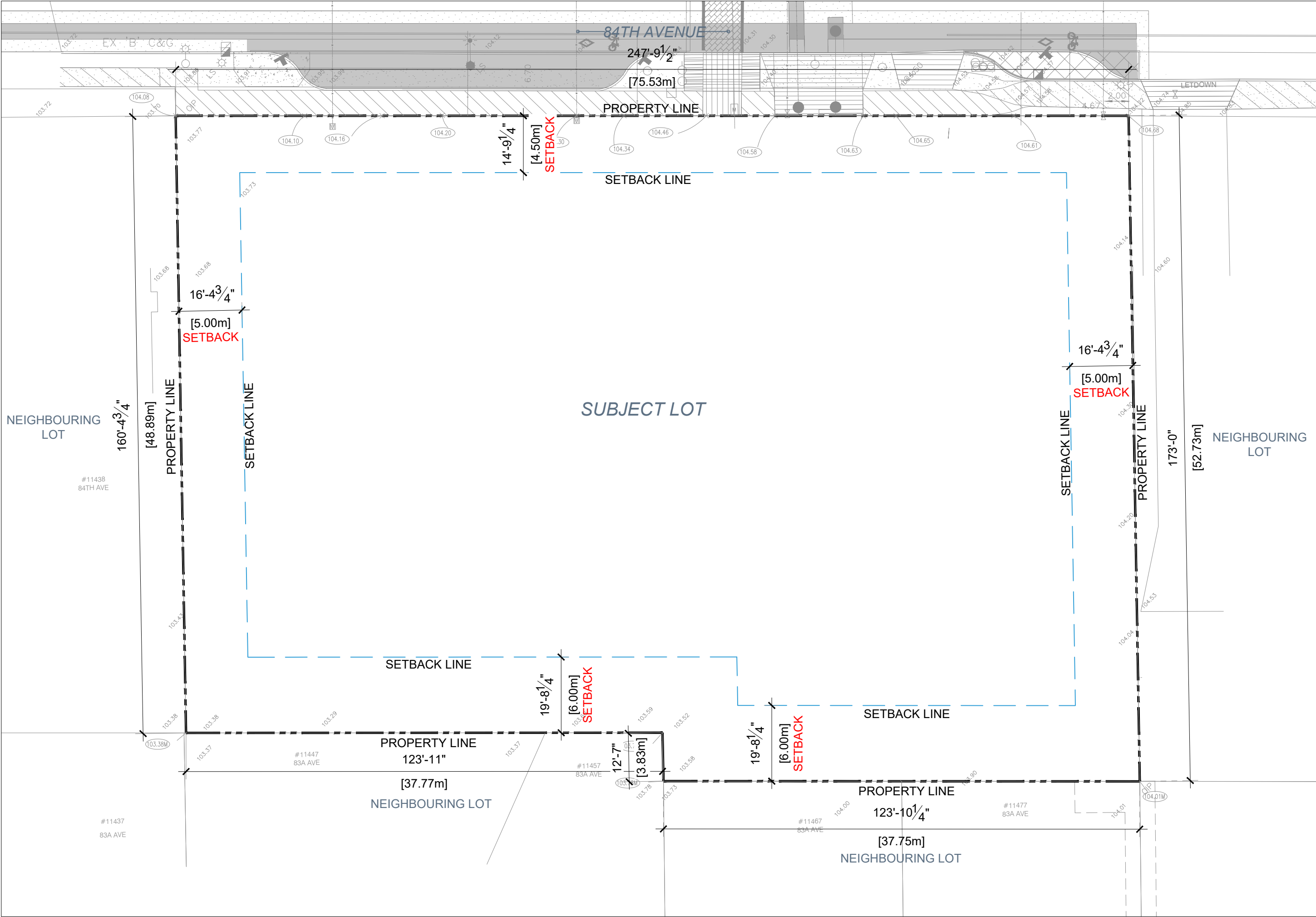
ZONING	ZONING	CURRENT	PROPOSED
		RS1, RD3	CD
	FAR	PERMITTED	PROPOSED
	FAR BASED ON NET AREA		2.86
	TOTAL FLOOR AREA(Sqft)		1,17,968
	SETBACKS	PERMITTED	PROPOSED
	NORTH (ALONG 84 AVENUE)		6.00 m
	SOUTH(ALONG NEIGHBOURING LOT)		7.05 m
	EAST(ALONG NEIGHBOURING LOT)		5.00 m
	WEST(ALONG NEIGHBOURING LOT)		5.00 m
	PERMITTED	PROPOSED	
BUILDING HEIGHT		6 STOREY	

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (NET)		(Sqft)	(Sqm)	(%age)	REMARKS				
	PROPOSED		20475	1,902	49.58%					
	FAR CALCULATION(NET)						UNIT COUNT			
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	RESIDENTIAL CIRCULATION (Sqft)	INDOOR AMENITY (sqft)	BUILDABLE (Sqft)	EFFICIENCY	STUDIO,1BR,1 BR+DEN	2BR, 2BR+DEN	3BR	TOTAL UNITS
	MAIN FLOOR LVL	15,333	2,822	1,573	19,729	86%	8	13	2	23
	SECOND FLOOR LVL	17,617	2,058	0	19,675	90%	7	20	0	27
	THIRD FLOOR LVL	17,583	2,058	0	19,641	90%	7	20	0	27
	FOURTH FLOOR LVL	17,583	2,058	0	19,641	90%	7	20	0	27
	FIFTH FLOOR LVL	17,583	2,058	0	19,641	90%	7	20	0	27
	SIXTH FLOOR LVL	17,583	2,058	0	19,641	90%	7	20	0	27
	TOTAL FLOOR AREA	1,03,281	13,114	1,573	1,17,968		43	113	2	158
	UNIT COUNT									
	TYPE	NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA(SQFT.)					
	UNIT-A	Jr. 2BDR	648.74	43	27,896					
	UNIT-A1	Jr. 2BDR	642.14	24	15,411					
	UNIT-A2	1BR	576.52	1	577					
	UNIT-B	2BR	776.95	6	4,662					
	UNIT-C	1BR	523.46	5	2,617					
	UNIT-C1	STUDIO	472.54	1	473					
	UNIT-D	2BR	781.11	17	13,279					
UNIT-D1	2BR	781.11	5	3,906						
UNIT-E	1BR	455.00	6	2,730						
UNIT-F	1BR	618.66	6	3,712						
UNIT-G	1BR	524.99	18	9,450						
UNIT-H	3BR	970.18	2	1,940						
UNIT-I	2BR	848.93	6	5,094						
UNIT-J	1BR	496.27	5	2,481						
UNIT-K	Jr. 2BDR	660.94	5	3,305						
UNIT-L	Jr. 2BDR	731.63	5	3,658						
UNIT-M	2BR	817.30	1	817						
UNIT-N	STUDIO	496.30	1	496						
UNIT-P	Jr. 2BDR	682.50	1	683						
TOTAL			158	1,03,186						

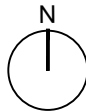
OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS	PROVIDED(@Parkade Lvl-1 & Parkade Lvl-2)
	Studio, 1 BR, 1 BR+Den	43	1.0/Unit	43	43
	2BR, 2BR+DEN & 3BR	115	1.3/Unit	149.5 SAY 150	151
	Visitor's	158	0.10	15.8 SAY 16	16
	TOTAL			209	209
	LOADING BAY			1	1(@ Main Floor Lvl)
	SMALL CARS	158	25% OF TOTAL UNITS	39.5	31
	ACCESSIBLE CAR PARKING	158		6	6
	BICYCLE PARKING(RESIDENTIAL)	158	1 / Unit + 5 Visitor	163	163

AMENITY CALCULATIONS	AMENITIES			
	INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	158	1,700	1 Sq.m
	PROPOSED(@MAIN LEVEL)	148	1,591	
	OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	948	10,200	6 Sq.m
	PROPOSED(@MAIN LEVEL)	641	6,900	

PM A ParaMorph Architecture Inc 308 - 9639 137A Street, Surrey BC V3T 0M1 1690 West 2nd Avenue, Vancouver, BC V6J 1H4 604-608-0161 www.paramorph.com	
Notes This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.	
2024-03-21	DP Application
2023-12-04	Preliminary Application
Date	Description
Issues / Revisions	
Seal	
Project Title	
MULTI FAMILY DEVELOPMENT	
Project Address	
11448,58 & 80-84 AVENUE, DELTA BC	
Drawn By TS	Date 2023-11-27
Checked By PV	Project ID DE03_2311
Sheet Title	
PROGRAM SUMMARY	
Scale	
Sheet No.	
A-0.3	



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2024-03-21	DP Application
2023-12-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
11448,58 & 80-84 AVENUE,
DELTA
BC

Drawn By TS	Date 2023-11-27
Checked By PV	Project ID DE03_2311

Sheet Title
BASE PLAN

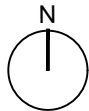
Scale

Sheet No.

A-0.4



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2024-03-21	DP Application
2023-12-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
11448,58 & 80-84 AVENUE,
DELTA
BC

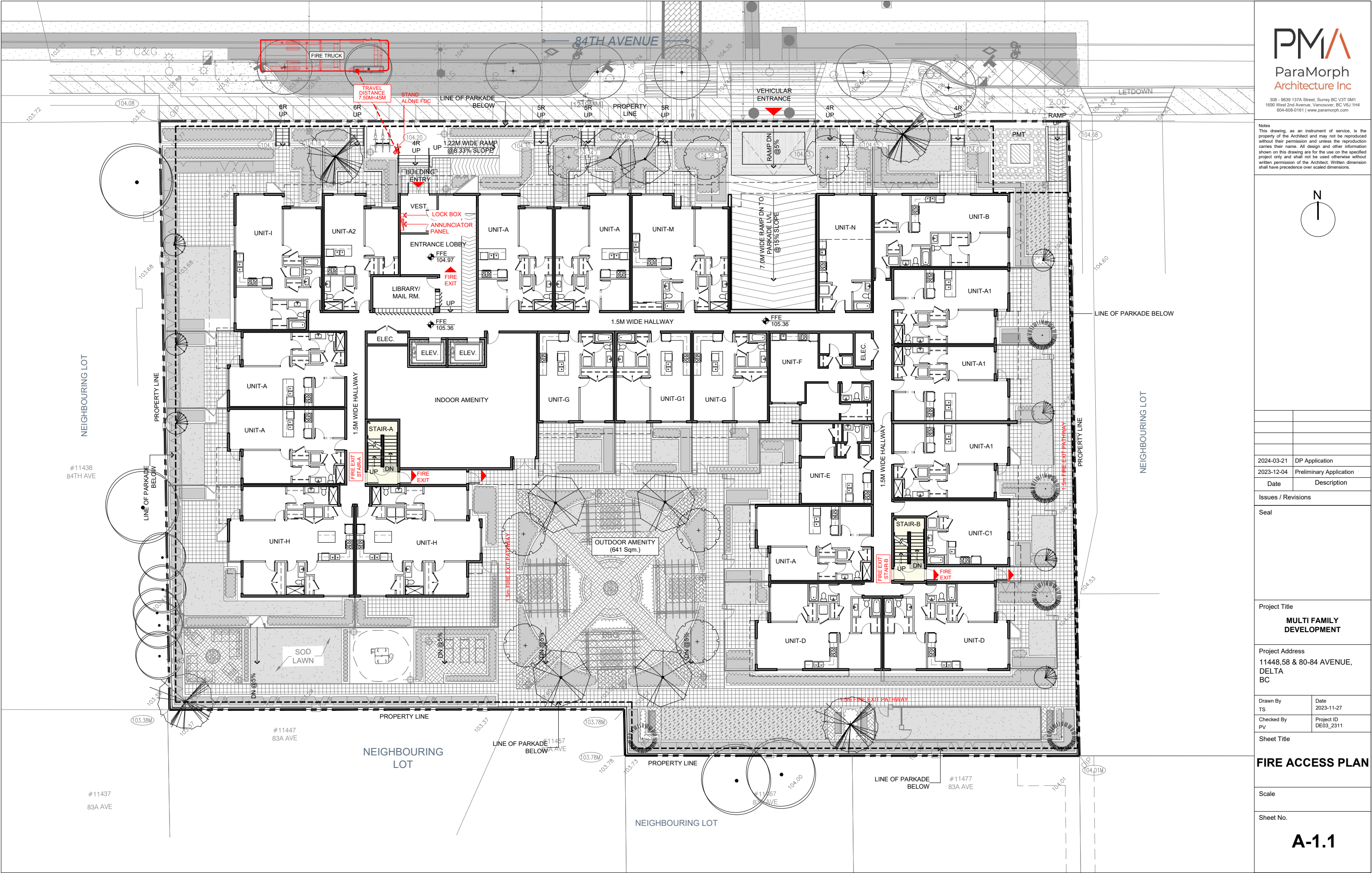
Drawn By TS	Date 2023-11-27
Checked By PV	Project ID DE03_2311

Sheet Title
CONTEXT PLAN

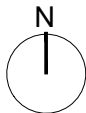
Scale

Sheet No.

A-0.5



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2024-03-21	DP Application
2023-12-04	Preliminary Application
Date	Description
Issues / Revisions	

Seal

Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

11448,58 & 80-84 AVENUE,
DELTA
BC

Drawn By

TS

Date

2023-11-27

Checked By

PV

Project ID

DE03_2311

Sheet Title

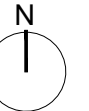
FIRE ACCESS PLAN

Scale

Sheet No.

A-1.1

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2024-03-21	DP Application
2023-12-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
11448,58 & 80-84 AVENUE,
DELTA
BC

Drawn By TS	Date 2023-11-27
Checked By PV	Project ID DE03_2311

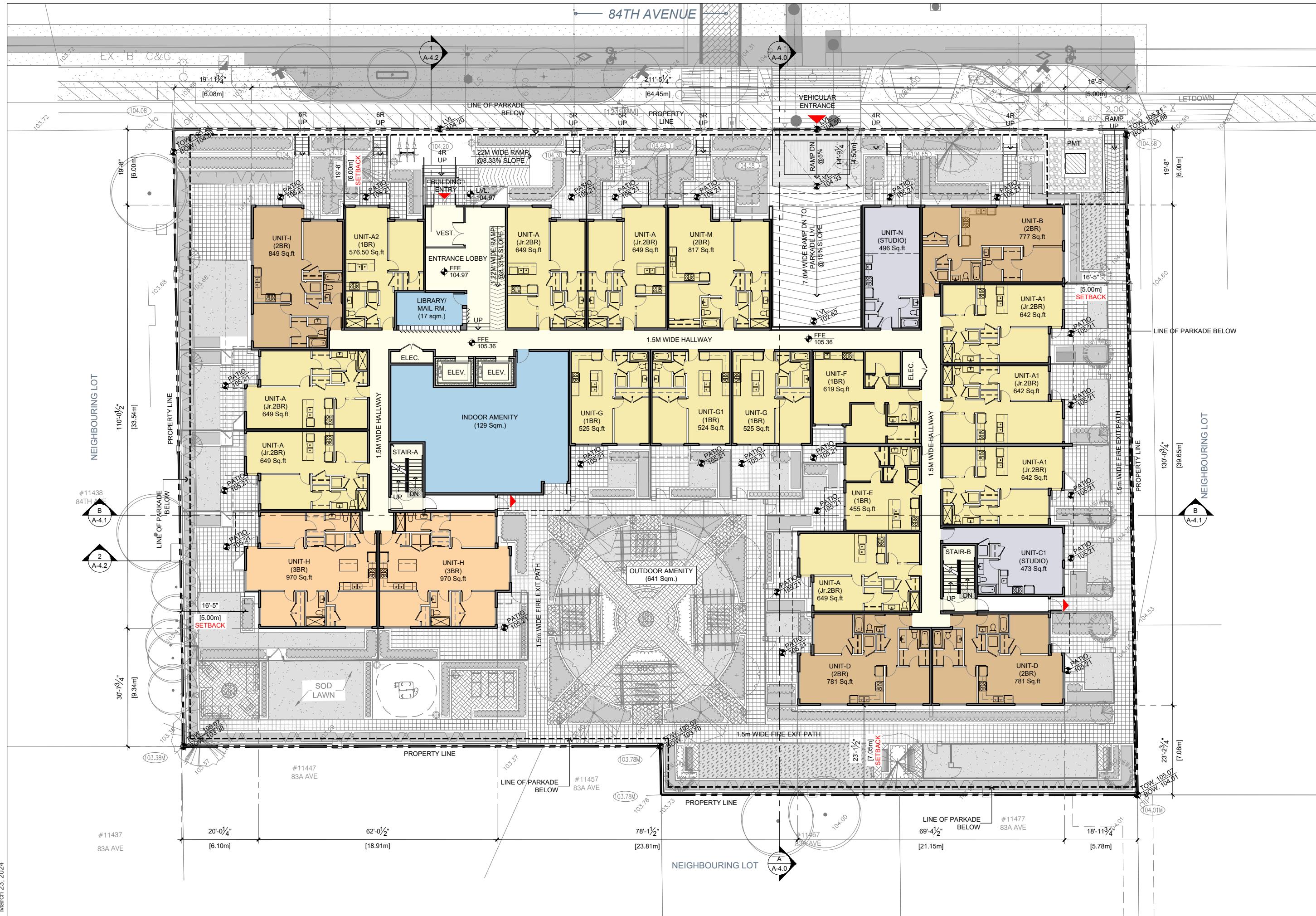
Sheet Title

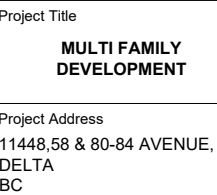
MAIN FLOOR PLAN

Scale

Sheet No.

A-2.0

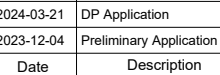


Sheet Title

Scale

Sheet No.

March 23, 2024

Issues / Revisions

Sea

Project Title

MULTI FAMILY DEVELOPMENT

Project Address
11448,58 & 80-84 AVENUE,
DELTA
BC

Drawn By TS	Date 2023-11-27
Checked By PV	Project ID DE03_231

Sheet Title

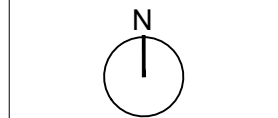
THIRD FLOOR PLAN

Scale

Sheet No.

A-2.2





Issues / Revisions	
--------------------	--

Project Title	
---------------	--

MULTI FAMILY
DEVELOPMENT

Project Address

DELTA
BC

Drawn By	Date
TO	2023-11-27

PV	DE03_2311
----	-----------

FOURTH FLOOR

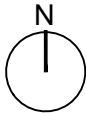
PLAN

400





Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2024-03-21	DP Application
2023-12-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
11448,58 & 80-84 AVENUE,
DELTA
BC

Drawn By TS	Date 2023-11-27
Checked By PV	Project ID DE03_2311

Sheet Title

FIFTH FLOOR PLAN

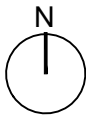
Scale

Sheet No.

A-2.4



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2024-03-21	DP Application
2023-12-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
11448,58 & 80-84 AVENUE,
DELTA
BC

Drawn By TS	Date 2023-11-27
Checked By PV	Project ID DE03_2311

Sheet Title

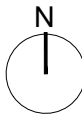
SIXTH FLOOR PLAN

Scale

Sheet No.

A-2.5

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2024-03-21	DP Application
2023-12-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

11448,58 & 80-84 AVENUE,
DELTA
BC

Drawn By

TS

Date

2023-11-27

Checked By

PV

Project ID

DE03_2311

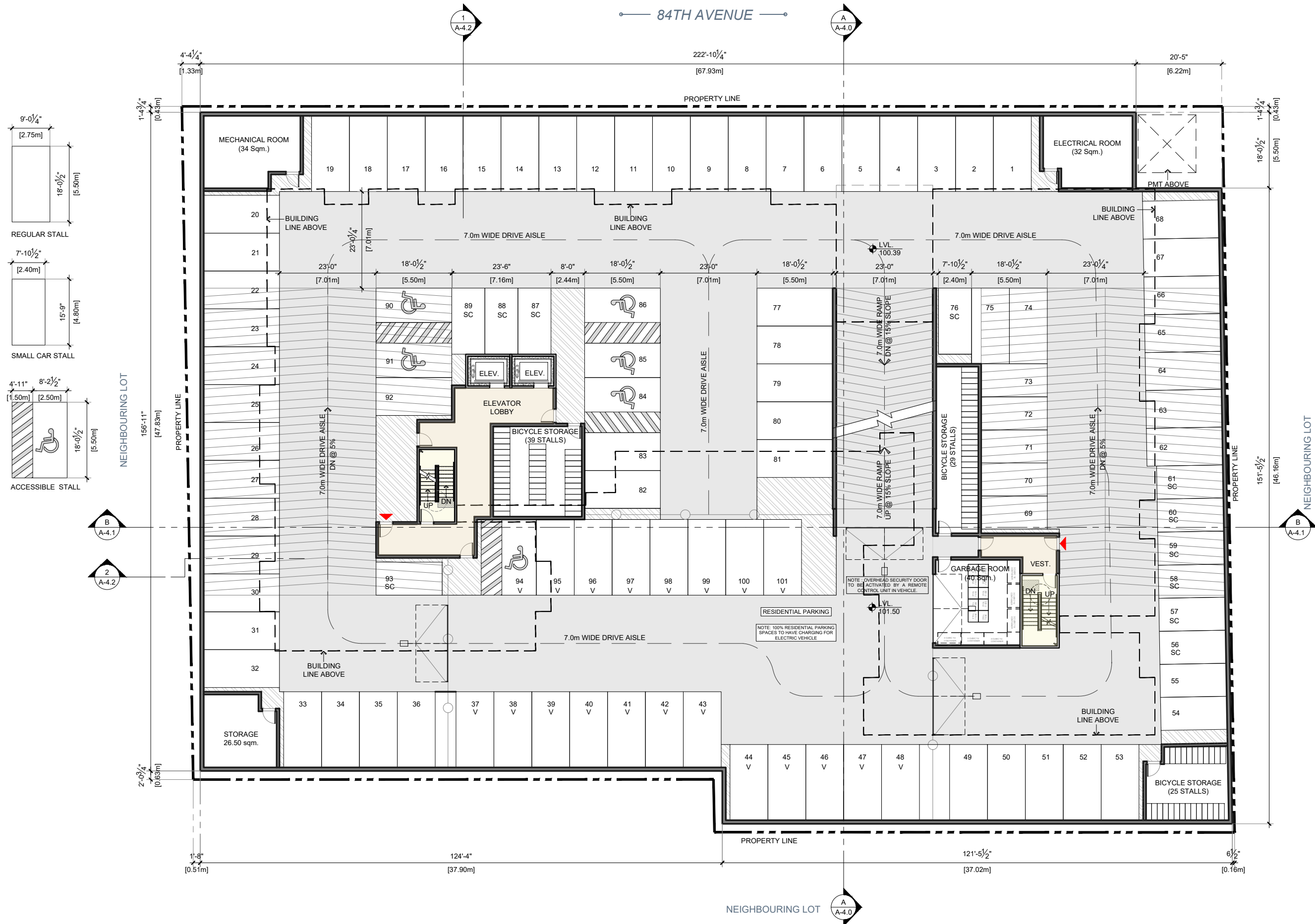
Sheet Title

**PARKADE PLAN
LVL-1**

Scale

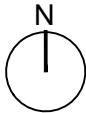
Sheet No.

A-2.6





Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2024-03-21	DP Application
2023-12-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
11448,58 & 80-84 AVENUE,
DELTA
BC

Drawn By TS	Date 2023-11-27
Checked By PV	Project ID DE03_2311

Sheet Title

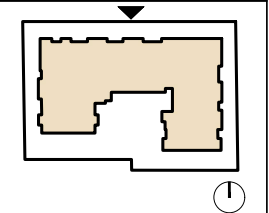
**PARKADE PLAN
LVL-2**

Scale

Sheet No.

A-2.7

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2024-03-21	DP Application
2023-12-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
11448,58 & 80-84 AVENUE,
DELTA
BC

Drawn By TS	Date 2023-11-27
Checked By PV	Project ID DE03_2311

Sheet Title

ELEVATIONS

Scale

Sheet No.

A-3.4

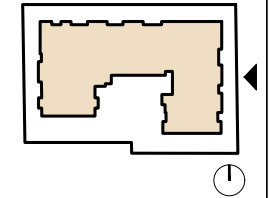


1 NORTH ELEVATION
Scale: N.T.S



1 EAST ELEVATION
Scale: N.T.S

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2024-03-21	DP Application
2023-12-04	Preliminary Application
Date	Description
Issues / Revisions	

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
11448,58 & 80-84 AVENUE,
DELTA
BC

Drawn By TS	Date 2023-11-27
Checked By PV	Project ID DE03_2311

Sheet Title
ELEVATIONS

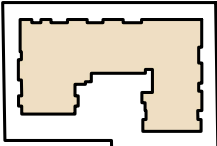
Scale

Sheet No.
A-3.5



1 NORTH ELEVATION
Scale: N.T.S

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2024-03-21	DP Application
2023-12-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
11448,58 & 80-84 AVENUE,
DELTA
BC

Drawn By TS	Date 2023-11-27
Checked By PV	Project ID DE03_2311

Sheet Title

ELEVATIONS

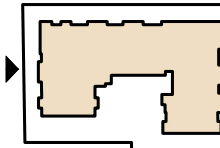
Scale

Sheet No.

A-3.6



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2024-03-21	DP Application
2023-12-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
11448,58 & 80-84 AVENUE,
DELTA
BC

Drawn By TS	Date 2023-11-27
Checked By PV	Project ID DE03_2311

Sheet Title

ELEVATIONS

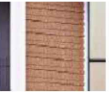
Scale

Sheet No.

A-3.7

March 21, 2024

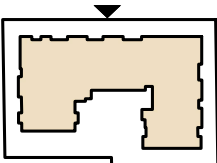
TYPE	DESCRIPTION	COLOUR	MATERIAL
A1	Fiber Cement Siding with Reveal	Charcoal Slate BM-HC178	
A2	Lux Folded Wall	Brushed Carbon	
A3	Metal Guardrail with Safety Glass	Metal Color - Black Glass - Graylite	
A4	Lux Fold Aluminum Cladding or Equivalent	Fawn	
A5	Fiber Cement Panelling with Reveal	Charcoal Slate BM-HC178	
A6	Facia	Charcoal Slate BM-HC178	
A7	Fiber Cement Panelling with Reveal	Fawn	
A8	Metal Guardrail	Metal Color- Black Safety Glass - Clear	

TYPE	DESCRIPTION	COLOUR	MATERIAL
A9	Variable Wall	Fawn	
A10	Variable Wall Variable Profile - VOI	Brushed Carbon	
A11	Fiber Cement Panelling with Reveal	Primary White	
A12	Fiber Cement Siding with Reveal	Primary White	
A13	Aluminium Composite Panel AL-13 (FR)	Orange-CC043 or equivalent	
A14	Aluminium Glass Guardrail -Powder Coated -Safety Galss	<u>Aluminium Color</u> Benjamin Morre-Black Safety Glass - Clear	
A15	Soffit Lux 4" smooth & Vented V-Groove	Fawn	



1 NORTH ELEVATION
Scale: N.T.S

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2024-03-21	DP Application
2023-12-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address
11448,58 & 80-84 AVENUE,
DELTA
BC

Drawn By TS	Date 2023-11-27
Checked By PV	Project ID DE03_2311

Sheet Title

ELEVATIONS

Scale

Sheet No.

A-3.8