52 Street at Pebble Hill

686 52 Street, Delta BC



NOTE: The above image is an Artist's impression of the project concept. It is not intended to be referenced for construction purposes. Nothing depicted here shall be construed to represent instructions for materials, methods, or configuration of the Work. Refer to drawings and specifications.

ARCHITECTURAL

Sheet No.	Sheet Title
A000	Cover Sheet
A001	Statistics and Setbacks
A002	Area Context
A003	Site Context
A004	Street Elevations & Sections
A005	Single Family House - Site Elevations & Section
A006	Typical Building Sections
A100	Site Plan
A100 (1)	Site Plan
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A202	Overall Level 3 Floor Plan
A203	Overall Roof Plan
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A205	Typical Unit Layouts
A206	Typical Unit Layouts
A207	Storage & Bike Parking - Level 1& 2 Floor Plans
A208	Single Family House - Level 1-3 Floor and Roof Plans
A400	Building 1 Elevations
A401	Building 2 Elevations
A402	Building 3 Elevations
A403	Building 4 Elevations
A404	Building 5 & 6 Elevations
A405	Storage & Bike Parking Elevations
A406	Single Family House Elevations
A500	Materiality

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Bramor Development Group

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Surveyor	Connor Embleton	Watson & Bernard 604.943.9433
Traffic Engineer	Philip Wong	Traffic Analytics & Planning Inc 778.867.0801

REVISIONS

No.	Date	Notes
1	2025-02-05	Issued for Client Review
2	2025-06-05	Issued for Client Review

DRAWING ISSUES

No.	Date	Notes
1	2025-07-10	Issued for Development Permit

NOT FOR CONSTRUCTION

Project ID: 2431 BRMR52

Drawn By: SW

Checked By: JS

Date: 2025/03/14

Plot Date: 2025-07-10 1:35:41 PM

Consultant Seal

REGISTERED ARCHITECT
JEREMY SIM
2025-07-17
BRITISH COLUMBIA

Project Title

52 Street at Pebble Hill

686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title

Cover Sheet

Scale

Sheet No.

A000

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Civic Address	686 52 Street, 5236 7A Avenue		
Legal Description	LT 141 SEC 3 TWP 5 NWD PL 21416 (686) LT 8 SEC 3 TWP 5 NWD PL 21170 (5236		
PID	008-779-325, 010-321-381		

Existing Parcel Area		
686 52 Street	6714.2	m^2
5236 7A Avenue	833.1	m^2
Proposed Parcel Area		
Single Family House (Lot 1)	479.84	m^2
Townhouse Development (Lot 2)	7060.63	m^2

	Existing	Proposed	Notes
Zoning: Lot 1	RS1	RS6	rezoning required
Zoning: Lot 2	RS1	RT76	rezoning required
OCP Designation: Lot 1	Multi-Unit Residential (MR)	Multi-Unit Residential (MR)	No amendment required
OCP Designation: Lot 2	Multi-Unit Residential (MR)	Single Family Residential (SFR)	OCP amendment required
Maximum Density: Lot 1	0.3 + 93m2 FSR	68 UPH	Complies with RT76
Maximum Density: Lot 2	0.3 + 93m^2 FSR	0.33 FSR	Complies with RS6
No. of Lots	2	2	Subdivision and Consolidation Required

Single Family House (Lot 1)

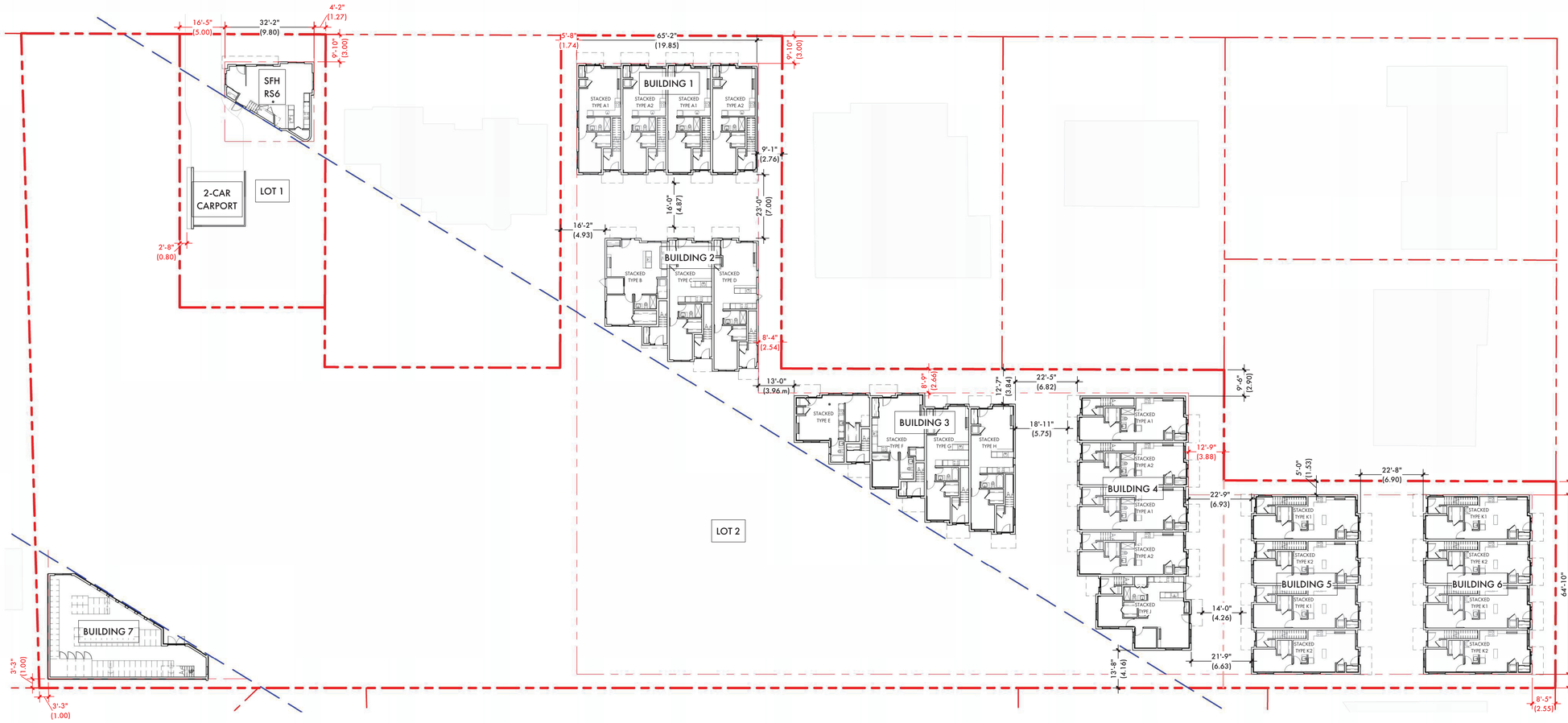
	Permitted under RS1 Zone	Permitted under RS6 Zone	Proposed (under RS6 Zone)	Notes
Floor Space Ratio	0.3 + 93m^2 FSR	0.5 FSR	0.33 FSR	
Floor Area	236.95 m^2	239.92 m^2	161.49 m^2	
Maximum No. of Storeys	2.5	2.5	2.5	
Maximum Building Height (mid-roof)	8 m	8 m	8.75 m	Variance required
Maximum Building Height (to ridge)	9.5 m	9.5 m	9.5 m	
Maximum Lot Coverage	45%	40%	12.82%	
	215.92 m^2	191.93 m^2	61.54 m^2	
Minimum Setbacks	Required under RS1 Zone	Required under RS6 Zone	Proposed (under RS6 Zone)	Notes
Front Setback - Primary	6.5 m	6.5 m	3 m	Variance required
Interior Side Setback - Primary	1.5 m	1.5 m	1.2 m	Variance required
Exterior Side Setback - Primary	3.5 m	3.5 m	N/A m	
Rear Side Setback - Primary	9 m	9 m	9 m	
Parking	Required under RS1 Zone	Required under RS6 Zone	Proposed (under RS6 Zone)	Notes
Off-Street Parking	1 stall	1 stall	2 stalls	

Townhouse Development (Lot 2)

	Permitted under RS1 Zone	Proposed (under RT76)	Notes
Floor Space Ratio	0.3 + 93m2 FSR	0.62 FSR	
Floor Area	2,211.18 m^2	4,445.85 m^2	
Maximum No. of Storeys	2.5	3	
Maximum Building Height (mid-roof)	8 m	10.3 m	
Maximum Building Height (to ridge)	9.5 m	11.5 m	
Maximum Lot Coverage	45%	23.00%	
	3,177.28 m^2	1,607.00 m^2	
Minimum Setbacks	Required under RS1 Zone	Proposed (under RT76)	Notes
Front Setback - Primary	6.5 m	2.6 m	Variance required
Front Setback - Accessory	12 m	3.5 m	
Interior Side Setback - Primary	1.5 m	1.4 m	Variance required
Interior Side Setback - Accessory	1 m	1 m	
Exterior Side Setback - Primary	3.5 m	3 m	Variance required
Exterior Side Setback - Accessory	6.5 m	3.5 m	
Rear Side Setback - Primary	9 m	3.5 m	
Rear Side Setback - Accessory	1 m	1 m	

Amenities	Required under RS1 Zone	Proposed (under RT76)	Notes
Private Outdoor		860 m^2	Ground level patios
		154 m^2	Balconies
		1014 m^2	Total
Range of sizes for private Patios		12.84 m^2	Min
		25.21 m^2	Max
Range of sizes for private Balconies		6.3 m^2	Min
		6.8 m^2	Max
Common Outdoor		590 m^2	
Central Waste Storage		40 m^2	Screened, outdoors
Parking	Required under RS1 Zone	Proposed (under RT76)	Notes
Off-Street Parking	1 spaces/unit	72 stalls	1.5 spaces/unit
Off-Street Visitor Parking	0 stalls	5 stalls	additionally, car & van accessible stalls and 2 loading stalls

Unit	Ground Floor Unit	Level 1	Second Floor Unit	Level 1	Level 2	Level 3	Total SF Unit	GFA	Qty	Total Built
A1	1 BR/1BATH	50.39 m^2	3 BR / 2.5 BATH	9.54 m^2	59.93 m^2	57.35 m^2	126.82 m^2	177.21 m^2	4	708.84 m^2
A2	1 BR/1BATH	49.5 m^2	3 BR / 2.5 BATH	9.54 m^2	59.48 m^2	56.07 m^2	125.09 m^2	174.59 m^2	4	698.36 m^2
B	1 BR + FLEX/1BATH	62.9 m^2	3 BR + FLEX/2.5 BATH	9.52 m^2	72.75 m^2	69.93 m^2	152.2 m^2	215.1 m^2	1	215.1 m^2
C	1 BR/1BATH	55.8 m^2	3 BR + FLEX/2.5 BATH	9.88 m^2	65.69 m^2	62.33 m^2	137.9 m^2	193.7 m^2	1	193.7 m^2
D	1 BR/1BATH	61.12 m^2	3 BR + FLEX/2.5 BATH	10.8 m^2	71.91 m^2	69.59 m^2	152.29 m^2	213.41 m^2	1	213.41 m^2
E	1 BR/1BATH	46.93 m^2	2 BR/2.5 BATH	9.01 m^2	56.26 m^2	53.41 m^2	118.68 m^2	165.61 m^2	1	165.61 m^2
F	1 BR/1BATH	57.11 m^2	3 BR/2.5 BATH	8.78 m^2	66.07 m^2	63.25 m^2	138.1 m^2	195.21 m^2	1	195.21 m^2
G	1 BR/1BATH	53.85 m^2	3 BR + FLEX/2.5 BATH	10.5 m^2	64.36 m^2	63.41 m^2	138.28 m^2	192.13 m^2	1	192.13 m^2
H	1 BR/1BATH	58.89 m^2	3 BR + FLEX/2.5 BATH	11.2 m^2	70.23 m^2	71.27 m^2	152.7 m^2	211.59 m^2	1	211.59 m^2
J	1 BR + FLEX/1BATH	66.95 m^2	4 BR + FLEX/2.5 BATH	7.11 m^2	74.48 m^2	74.48 m^2	156.07 m^2	223.02 m^2	1	223.02 m^2
K1	1 BR/1BATH	49.19 m^2	3 BR/2.5 BATH	9.33 m^2	58.52 m^2	57.8 m^2	125.65 m^2	174.84 m^2	4	699.36 m^2
K2	1 BR/1BATH	48.8 m^2	3 BR/2.5 BATH	8.92 m^2	58.01 m^2	58.44 m^2	125.37 m^2	174.17 m^2	4	696.68 m^2
TOTALS									24	4413 m^2



STATISTICS AND SETBACKS

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Traffic Engineer Philip Wong	Traffic Analytics & Planning Inc 778.867.0801

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Plot Date: 2025-07-10 1:35:59 PM
Consultant Seal: REGISTERED ARCHITECT JEREMY SAM 2025-07-17 BRITISH COLUMBIA

Project Title
52 Street at Pebble Hill
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title
Statistics and Setbacks

Scale: 1 : 250

Sheet No.
A001

BC HYDRO OVERHEAD POWER LINES for VANCOUVER ISLAND



WINSKILL AQUATIC and FITNESS CENTRE



WINSKILL ATHLETICS PARK



BAYSIDE VILLAGE







KINGDOM HALL of JEHOVAH'S WITNESSES



TSAWWASSEN UNITED CHURCH



SOUTH DELTA SECONDARY SCHOOL



SOUTH PARK ELEMENTARY SCHOOL



POINT ROBERTS, WA



SOUTHLANDS DEVELOPMENT

AREA CONTEXT

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Project Title
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Sheet Title
Area Context

Scale
As indicated

Sheet No.
A002

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BC HYDRO OVERHEAD POWER LINES for VANCOUVER ISLAND



DENNISON PARK



KINGDOM HALL of JEHOVAH'S WITNESSES



TSAWWASSEN UNITED CHURCH



SOUTH DELTA SECONDARY SCHOOL













SINGLE FAMILY DWELLINGS along 52 STREET







SINGLE FAMILY DWELLINGS along 7A AVENUE

SITE CONTEXT

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Bramor Development Group

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Ghazal Nickzad	604.294.0011
Surveyor	Watson & Bernard
Connor Embleton	604.943.9433
Traffic Engineer	Traffic Analytics & Planning Inc
Philip Wong	778.867.0801

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Project Title
52 Street at Pebble Hill
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title
Site Context

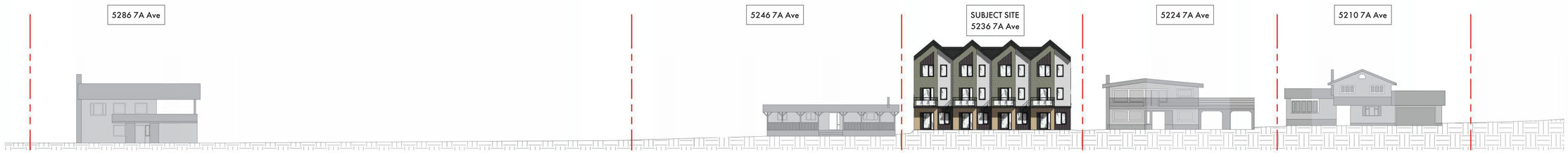
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A003

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1 / 1/A100 — 52 St. Street Elevation
Scale:1 : 250



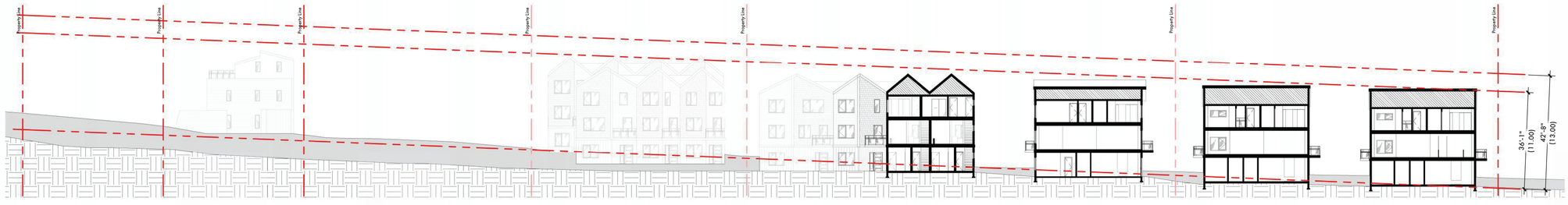
2 / 1/A100 — 7A Avenue Street Elevation
Scale:1 : 250



3 / 1/A100 — Internal East Elevation
Scale:1 : 250



4 / 1/A100 — Site Latitudinal Section
Scale:1 : 250



5 / 1/A100 — Site Longitudinal Section
Scale:1 : 250

STREETSCAPE & SECTIONS

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Bramor Development Group

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Surveyor Connor Embleton	Watson & Bernard 604.943.9433
Traffic Engineer Philip Wong	Traffic Analytics & Planning Inc 778.867.0801

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Project Title
52 Street at Pebble Hill
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title
Street Elevations & Sections

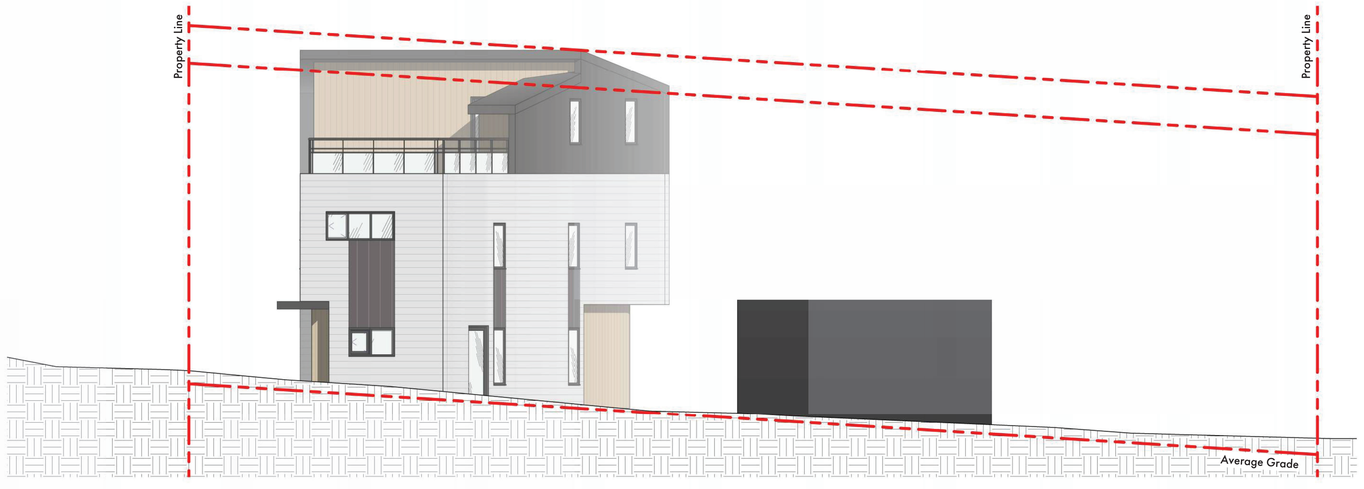
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Sheet No.
A004

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1
1/A100
Single Family House - Site Cross Section
Scale:1 : 75



2
1/A100
Single Family - South Elevation - Site
Scale:1 : 75

SITE ELEVATION & SECTION

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Project Title
52 Street at Pebble Hill
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title
Single Family House - Site Elevations & Section

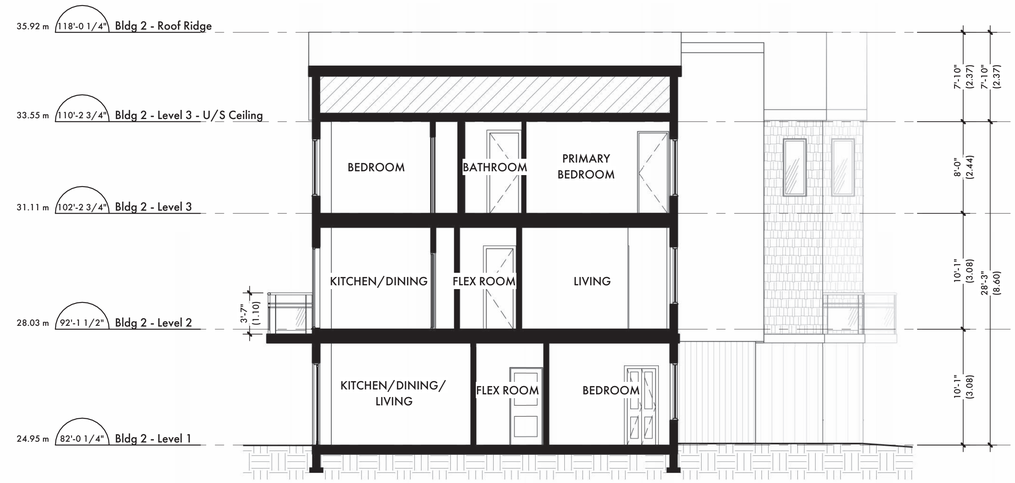
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Sheet No.
A005

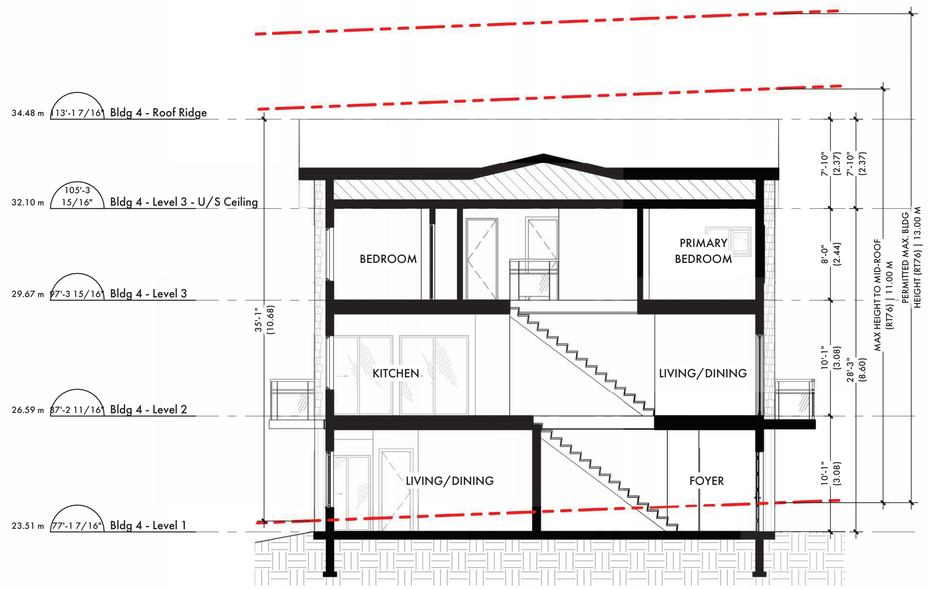
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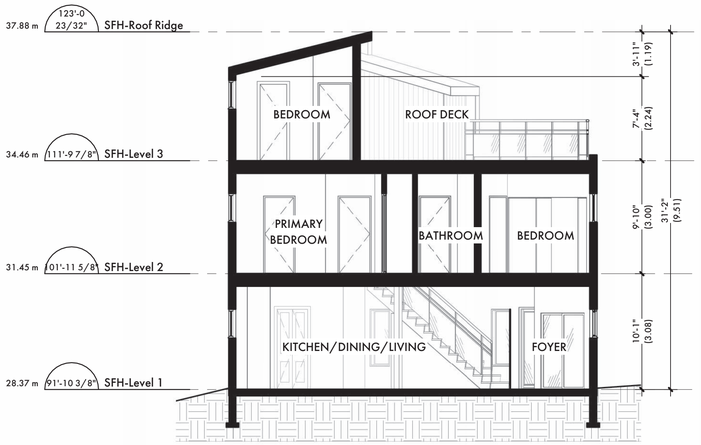
1 / 1/A100 Bldg 1 - North-South Cross Section Looking West
Scale:1 : 75



2 Building 2 - East-West Cross Section Looking North
Scale:1 : 75

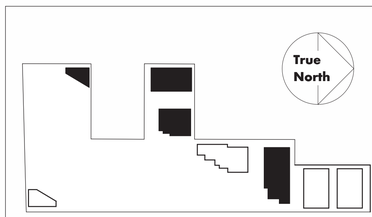


3 / 1/A100 Building 4 - North-South Cross Section Looking East
Scale:1 : 75



4 / 1/A100 Single Family House - North-South Cross Section
Scale:1 : 75

TYPICAL BUILDING SECTIONS



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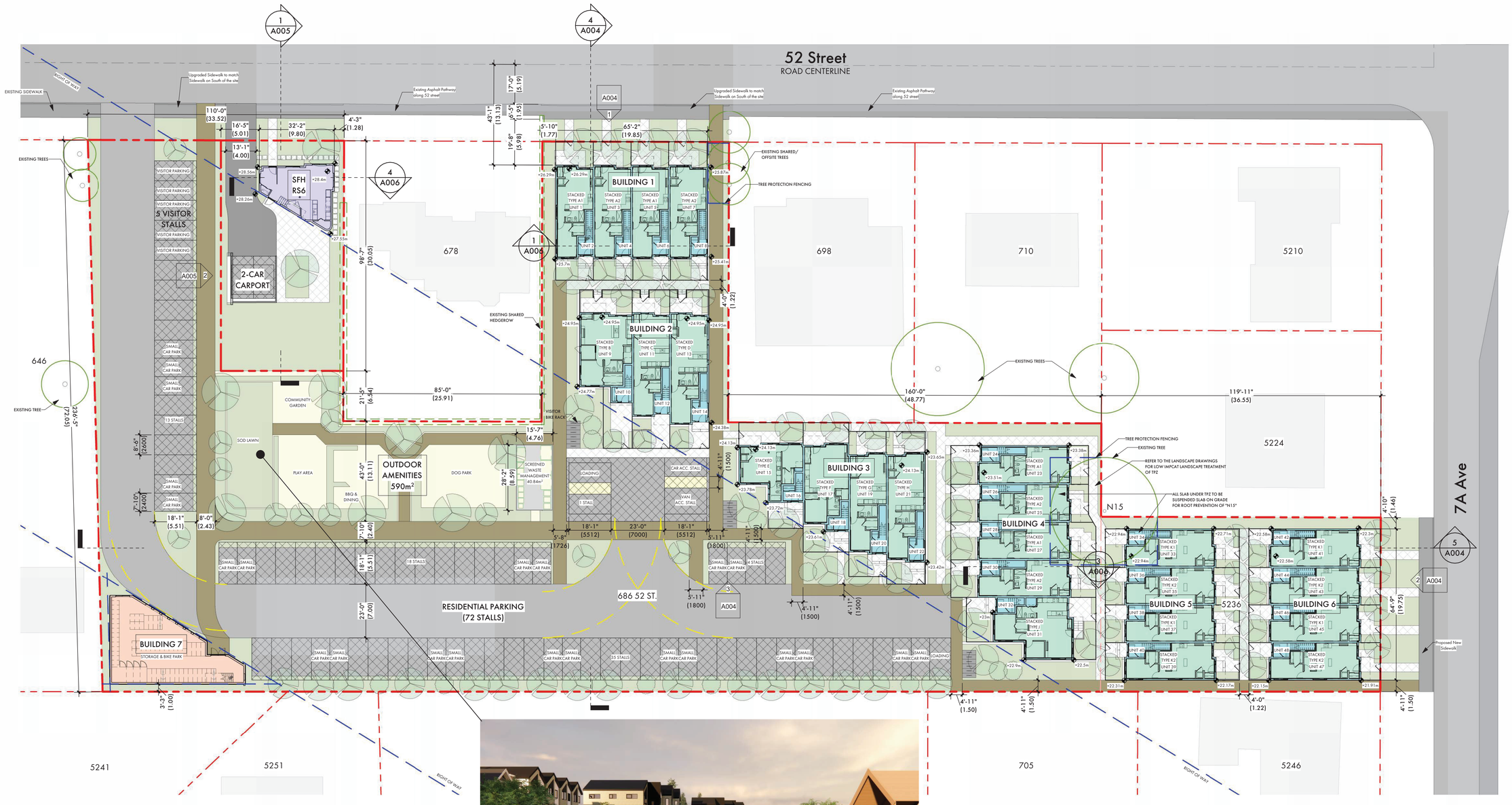
Project Title
52 Street at Pebble Hill
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Sheet Title
Typical Building Sections

Scale
1:75

Sheet No.
A006

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Lot Area (Lot 1)	479.84 m²
Impermeable Areas	
Driveway	73.8 m²
Carport	41.96 m²
Concrete Patio	78.06 m²
Walkways	14.23 m²
Building Area	61.53 m²
Total	269.58 m²

Lot Area (Lot 2)	7060.63 m²
Impermeable Areas	
Driveway	1,152.44 m²
Surface Parking	1,102.08 m²
Concrete Patio	447.26 m²
Walkways	896.8 m²
Building Area	1,481.46 m²
Total	5,080.04 m²



SITE PLAN

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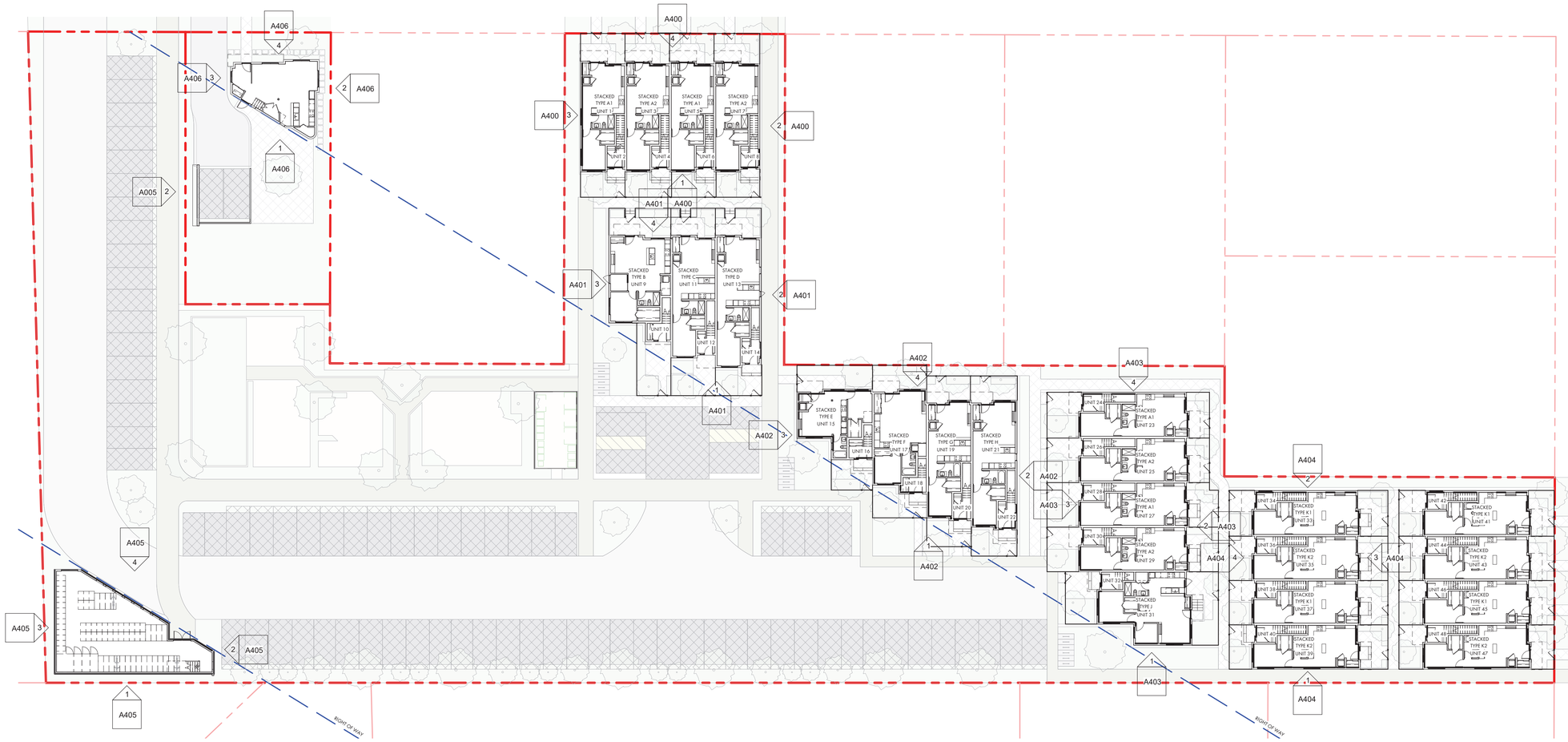
Project Title: 52 Street at Pebble Hill
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Sheet Title: Site Plan

Scale: 1 : 250

Sheet No.: A100

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OVERALL LEVEL 1 FLOOR PLAN

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Client
Bramor Development Group

Consultants

Arborist Norman Hol	ACL Group 604.275.3484
Landscape Architect Ghazal Nickzad	PMG Landscape Architects 604.294.0011
Surveyor Connor Embleton	Watson & Bernard 604.943.9433
Traffic Engineer Philip Wong	Traffic Analytics & Planning Inc 778.867.0801

REVISIONS

No.	Date	Notes
1	2025-02-05	Issued for Client Review
2	2025-06-05	Issued for Client Review

DRAWING ISSUES

No.	Date	Notes
1	2025-07-10	Issued for Development Permit

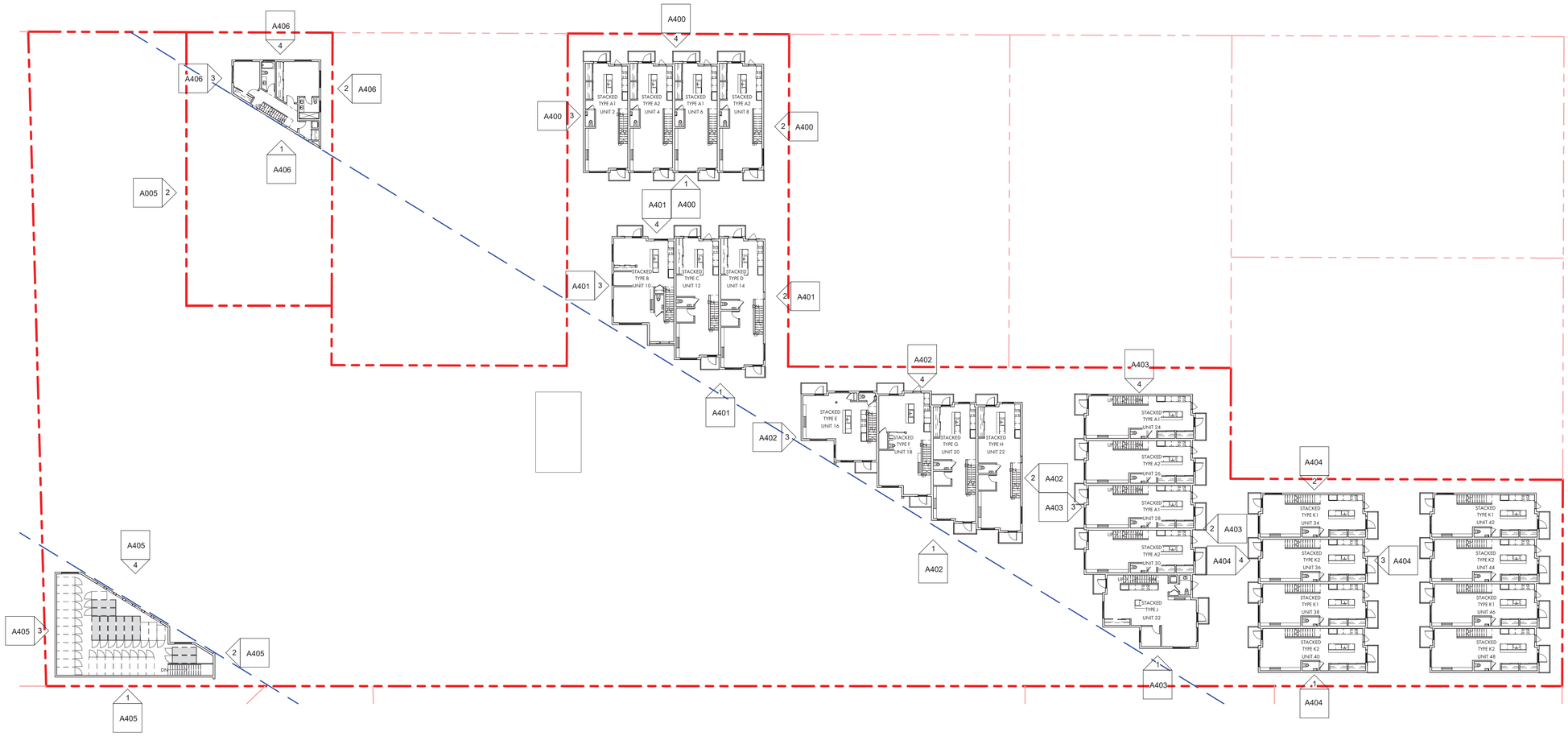
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Drawn By: SW
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Date: 2025/03/14
Plot Date: 2025-07-10 1:30:08 PM
Consultant Seal: REGISTERED ARCHITECT HSIEN WEI SHIAM BRITISH COLUMBIA 2025-07-17

Project Title
52 Street at Pebble Hill
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title
Overall Level 1 Floor Plan

Scale: 1 : 250

Sheet No.
A200



OVERALL LEVEL 2 FLOOR PLAN

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Client

Bramor Development Group

Consultants

Arborist Norman Hol	ACL Group 604.275.3484
Landscape Architect Ghazal Nickzad	PMG Landscape Architects 604.294.0011
Surveyor Connor Embleton	Watson & Bernard 604.943.9433
Traffic Engineer Philip Wong	Traffic Analytics & Planning Inc 778.867.0801

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DRAWING ISSUES

No.	Date	Notes
1	2025-07-10	Issued for Development Permit

NOT FOR CONSTRUCTION

Project ID: 2431 BRMR52

Drawn By: SW

Checked By: JS

Date: 2025/03/14

Plot Date: 2025-07-10 1:30:11 PM

Consultant Seal

REGISTERED ARCHITECT
JEREMY SIM
2025-07-17
BRITISH COLUMBIA

Project Title

52 Street at Pebble Hill

686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title

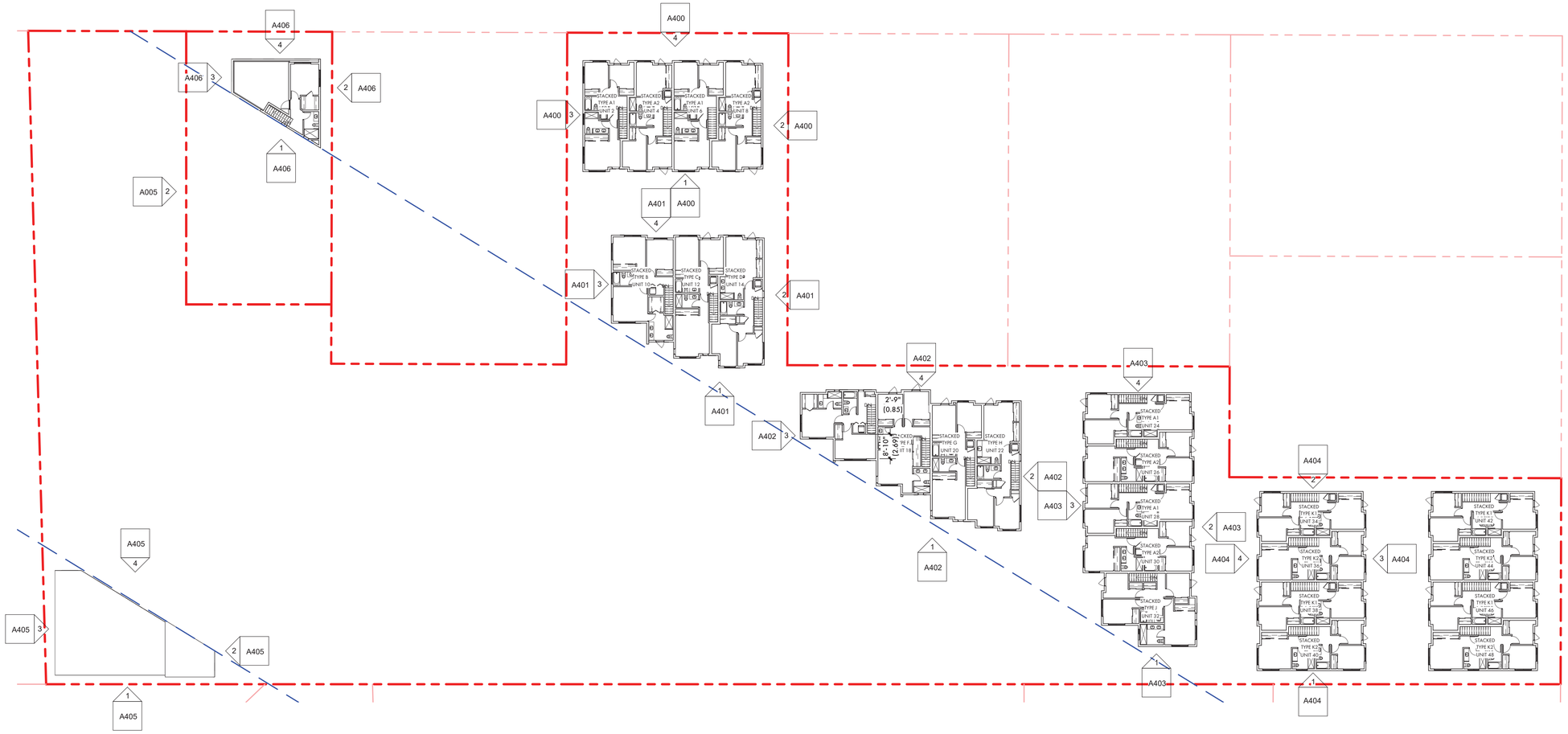
Overall Level 2 Floor Plan

Scale: 1 : 250

Sheet No.

A201

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OVERALL LEVEL 3 FLOOR PLAN

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Consultants

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Surveyor Connor Embleton	Watson & Bernard 604.943.9433
Traffic Engineer Philip Wong	Traffic Analytics & Planning Inc 778.867.0801

REVISIONS

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No.	Date	Notes
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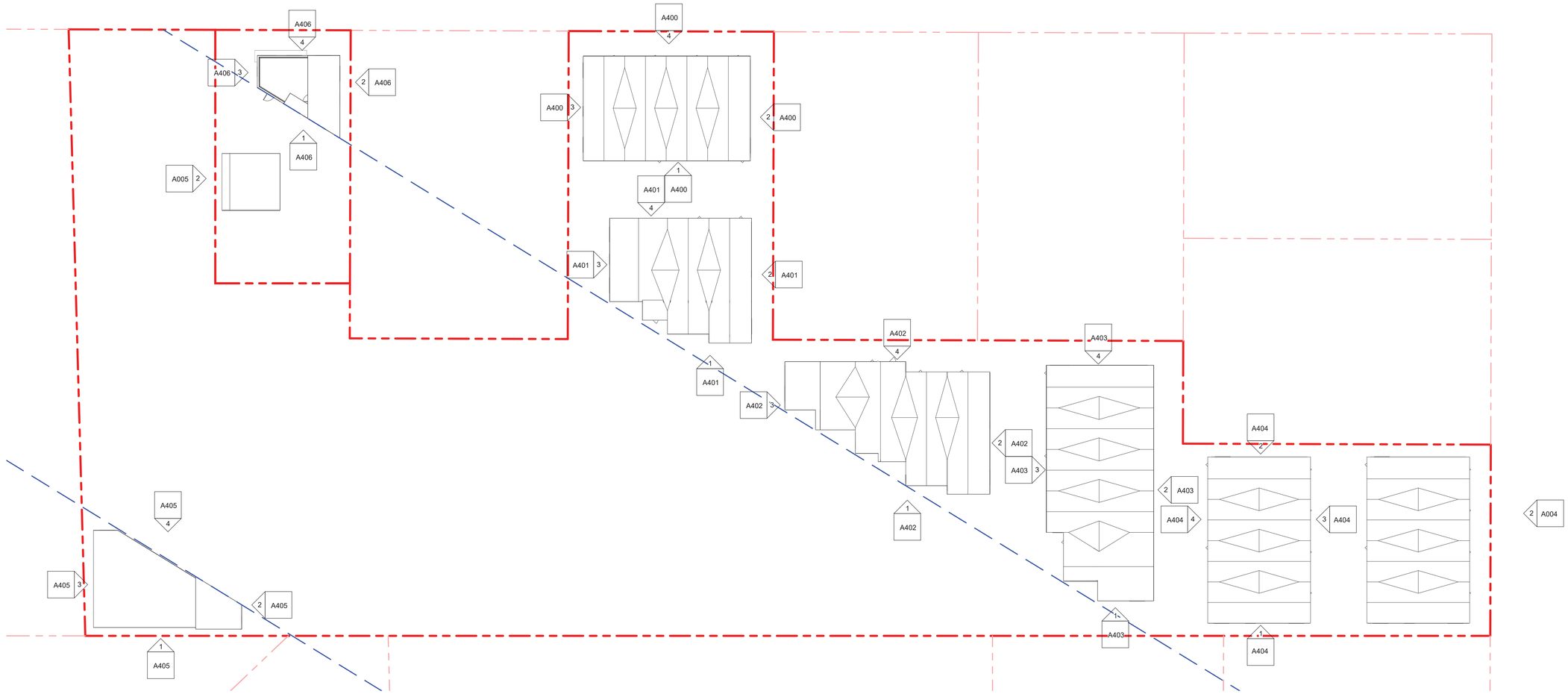
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Project Title
52 Street at Pebble Hill
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title
Overall Level 3 Floor Plan

Scale: 1 : 250

Sheet No.
A202



OVERALL ROOF PLAN

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Consultants

Arborist Norman Hol	ACL Group 604.275.3484
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Surveyor Connor Embleton	Watson & Bernard 604.943.9433
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REVISIONS

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DRAWING ISSUES

No.	Date	Notes
1	2025-07-10	Issued for Development Permit

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Drawn By: SW
Checked By: JS
Date: 2025/03/14
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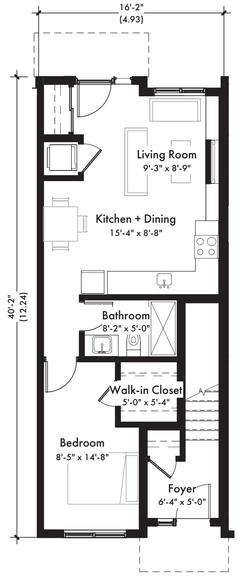
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Pebble Hill
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title
Overall Roof Plan

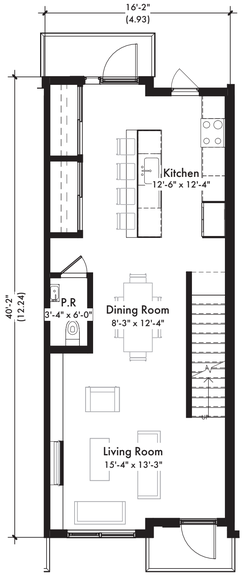
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Sheet No.
A203

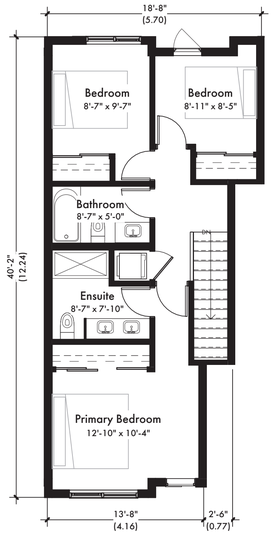
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Level 1- Type A1



Level 2 - Type A1

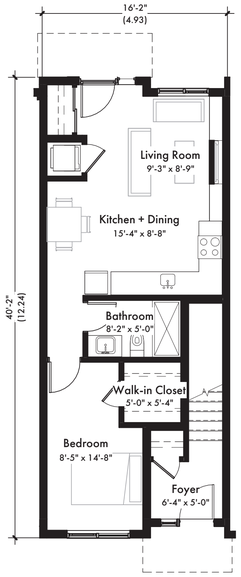


Level 3 - Type A1

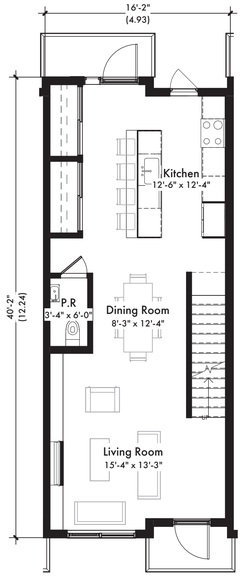
UNIT LAYOUT TYPE 'A1'

1 BED / 1 BATH | GROUND FLOOR UNIT
GROUND FLOOR : 50.39 SQM | 542.4 SQFT
TOTAL: 50.39 SQM | 542.4 SQFT

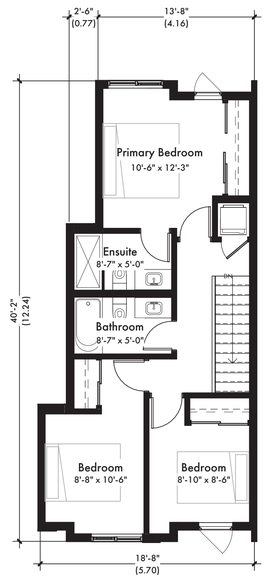
3 BED / 2.5 BATH | SECOND FLOOR UNIT
GROUND FLOOR : 9.54 SQM | 102.6 SQFT
SECOND FLOOR: 59.93 SQM | 645.1 SQFT
THIRD FLOOR: 57.35 SQM | 617.3 SQFT
TOTAL: 126.81 SQM | 1,365 SQFT



Level 1- Type A2



Level 2 - Type A2

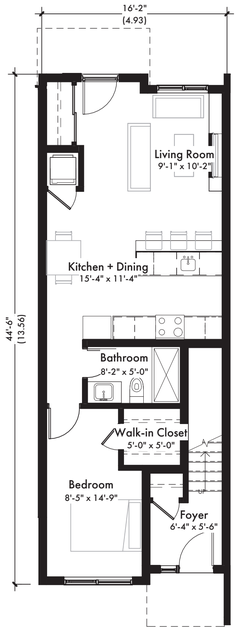


Level 3 - Type A2

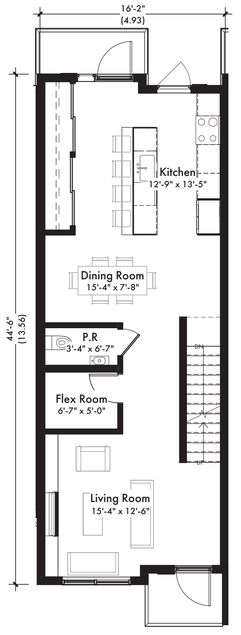
UNIT LAYOUT TYPE 'A2'

1 BED / 1 BATH | GROUND FLOOR UNIT
GROUND FLOOR : 49.5 SQM | 533.67 SQFT
TOTAL: 49.5 SQM | 533.67 SQFT

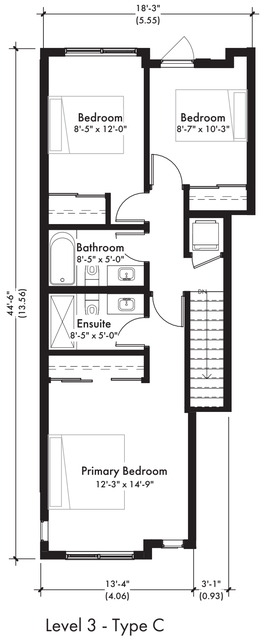
3 BED / 2.5 BATH | SECOND FLOOR UNIT
GROUND FLOOR : 9.54 SQM | 102.6 SQFT
SECOND FLOOR: 59.48 SQM | 640.34 SQFT
THIRD FLOOR: 56.07 SQM | 603.6 SQFT
TOTAL: 125.09 SQM | 1,346.5 SQFT



Level 1 - Type C



Level 2 - Type C

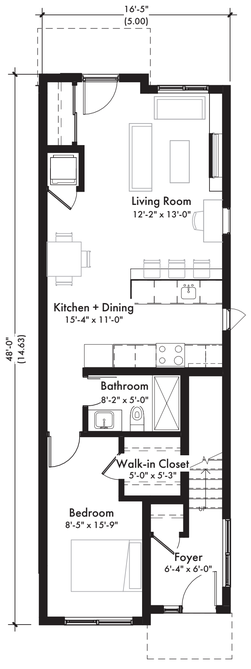


Level 3 - Type C

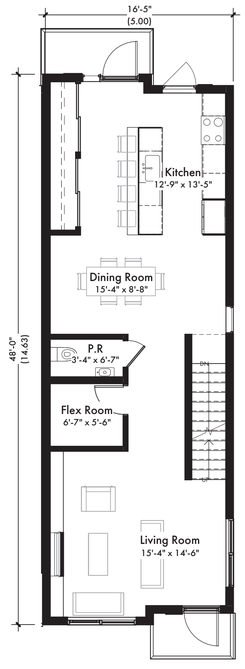
UNIT LAYOUT TYPE 'C'

1 BED / 1 BATH | GROUND FLOOR UNIT
GROUND FLOOR : 55.8 SQM | 600.7 SQFT
TOTAL: 55.8 SQM | 600.7 SQFT

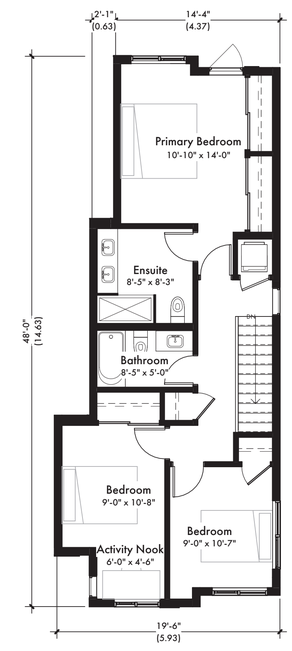
3 BED + FLEX ROOM / 2.5 BATH | SECOND FLOOR UNIT
GROUND FLOOR : 9.88 SQM | 106.4 SQFT
SECOND FLOOR: 65.69 SQM | 707 SQFT
THIRD FLOOR: 62.33 SQM | 670.9 SQFT
TOTAL: 137.89 SQM | 1,484.3 SQFT



Level 1 - Type D



Level 2 - Type D



Level 3 - Type D

UNIT LAYOUT TYPE 'D'

1 BED / 1 BATH | GROUND FLOOR UNIT
GROUND FLOOR : 61.12 SQM | 657.92 SQFT
TOTAL: 61.12 SQM | 657.92 SQFT

3 BED + FLEX ROOM / 2.5 BATH | SECOND FLOOR UNIT
GROUND FLOOR : 10.79 SQM | 116.2 SQFT
SECOND FLOOR: 71.91 SQM | 774.1 SQFT
THIRD FLOOR: 69.59 SQM | 749 SQFT
TOTAL: 152.29 SQM | 1,639.3 SQFT

TYPICAL UNIT LAYOUTS

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Client
Bramor Development Group

Consultants

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REVISIONS

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DRAWING ISSUES

No.	Date	Notes
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Project ID: 2431 BRMR52
Drawn By: SW
Checked By: JS
Date: 2025/03/14
Plot Date: 2025-07-10 1:30:19 PM
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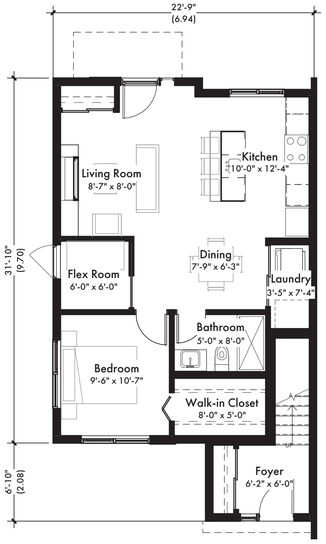
Project Title
52 Street at Pebble Hill
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title
Typical Unit Layouts

Scale: 1 : 75

Sheet No.
A204

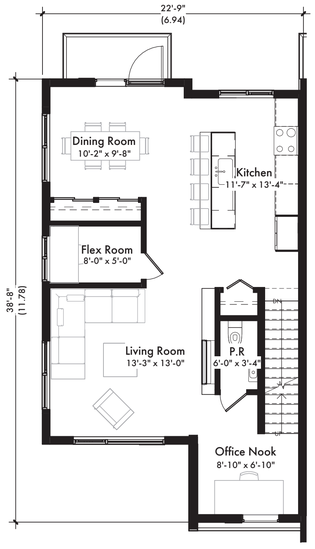
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Level 1 - Type B

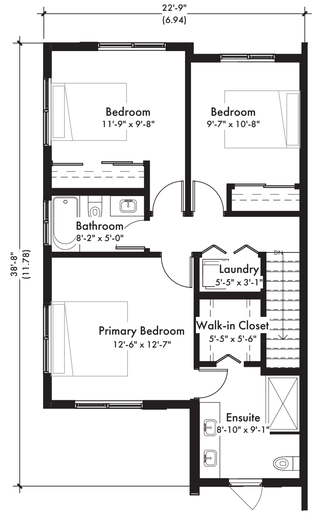
UNIT LAYOUT TYPE 'B'

1 BED + FLEX ROOM / 1 BATH | GROUND FLOOR UNIT
GROUND FLOOR : 62.9 SQM | 677.1 SQFT
TOTAL: 62.9 SQM | 677.1 SQFT

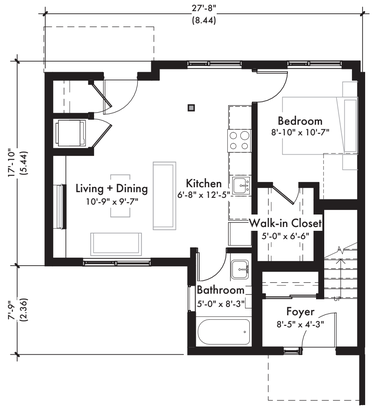


Level 2 - Type B

3 BED + FLEX ROOM / 2.5 BATH | SECOND FLOOR UNIT
GROUND FLOOR : 9.52 SQM | 102.5 SQFT
SECOND FLOOR: 72.75 SQM | 783.2 SQFT
THIRD FLOOR: 69.93 SQM | 752.8 SQFT
TOTAL: 152.22 SQM | 1,638.5 SQFT



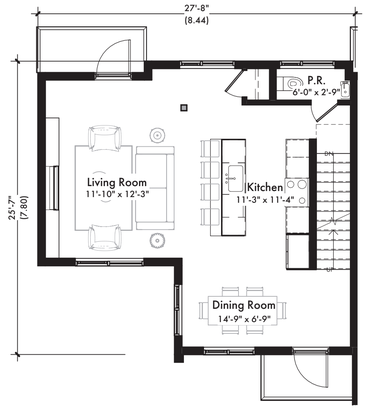
Level 3 - Type B



Level 1 - Type E

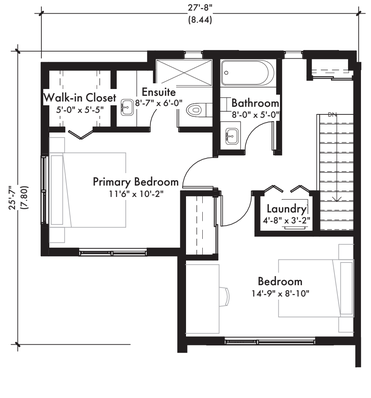
UNIT LAYOUT TYPE 'E'

1 BED / 1 BATH | GROUND FLOOR UNIT
GROUND FLOOR : 46.93 SQM | 505.2 SQFT
TOTAL: 46.93 SQM | 505.2 SQFT

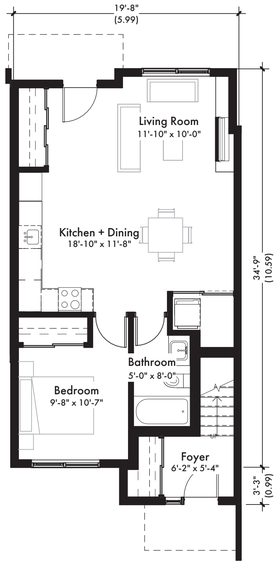


Level 2 - Type E

2 BED / 2.5 BATH | SECOND FLOOR UNIT
GROUND FLOOR : 9.01 SQM | 97 SQFT
SECOND FLOOR: 56.26 SQM | 605.61 SQFT
THIRD FLOOR: 53.41 SQM | 575 SQFT
TOTAL: 118.69 SQM | 1,277.6 SQFT



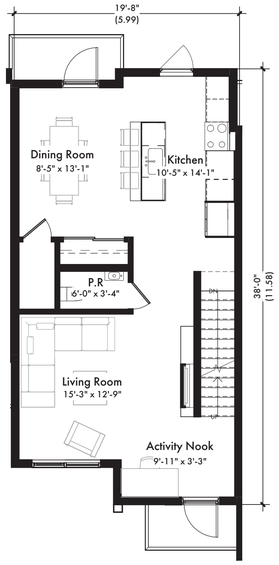
Level 3 - Type E



Level 1 - Type F

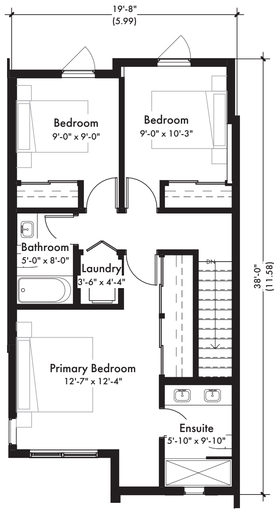
UNIT LAYOUT TYPE 'F'

1 BED / 1 BATH | GROUND FLOOR UNIT
GROUND FLOOR : 57.11 SQM | 614.7 SQFT
TOTAL: 57.11 SQM | 614.7 SQFT

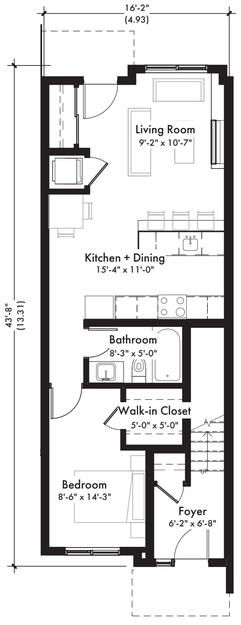


Level 2 - Type F

3 BED / 2.5 BATH | SECOND FLOOR UNIT
GROUND FLOOR : 8.78 SQM | 94.57 SQFT
SECOND FLOOR: 66.07 SQM | 711.2 SQFT
THIRD FLOOR: 63.25 SQM | 680.83 SQFT
TOTAL: 138.1 SQM | 1,486.6 SQFT



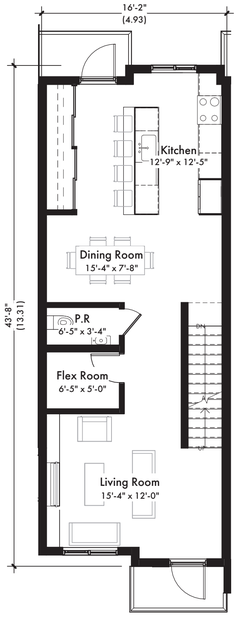
Level 3 - Type F



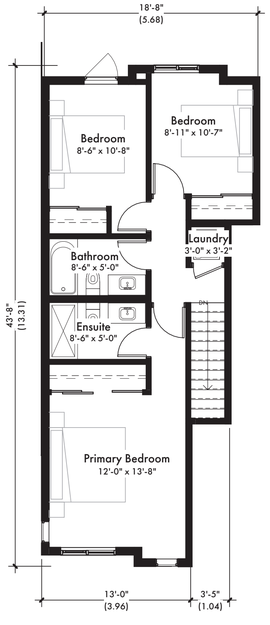
Level 1 - Type G

UNIT LAYOUT TYPE 'G'

1 BED / 1 BATH | GROUND FLOOR UNIT
GROUND FLOOR : 53.85 SQM | 579.6 SQFT
TOTAL: 53.85 SQM | 579.6 SQFT



Level 2 - Type G



Level 3 - Type G

3 BED + FLEX ROOM / 2.5 BATH | SECOND FLOOR UNIT
GROUND FLOOR : 10.51 SQM | 113.1 SQFT
SECOND FLOOR: 64.36 SQM | 692.8 SQFT
THIRD FLOOR: 63.41 SQM | 682.5 SQFT
TOTAL: 138.28 SQM | 1,488.4 SQFT

TYPICAL UNIT LAYOUTS

NOT FOR CONSTRUCTION

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Project ID: 2431 BRMR52
Drawn By: SW
Checked By: JS
Date: 2025/03/14
Plot Date: 2025-07-10 1:30:23 PM
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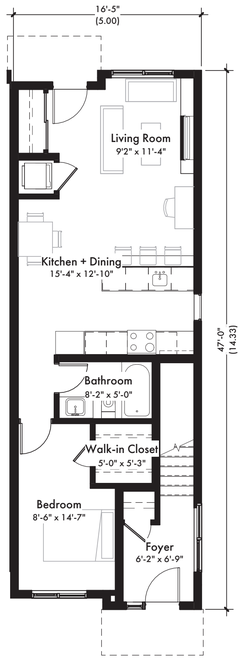
Project Title
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Delta, BC V4M 1R4

Sheet Title
Typical Unit Layouts

Scale: 1 : 75

Sheet No.
A205

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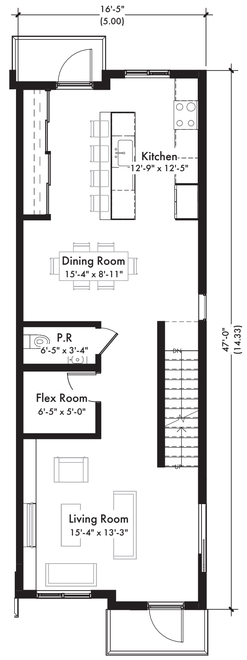
Level 1 - Type H

UNIT LAYOUT TYPE 'H'

1 BED / 1 BATH | GROUND FLOOR UNIT

GROUND FLOOR : 58.89 SQM | 633.9 SQFT

TOTAL: 58.89 SQM | 633.9 SQFT



Level 2 - Type H

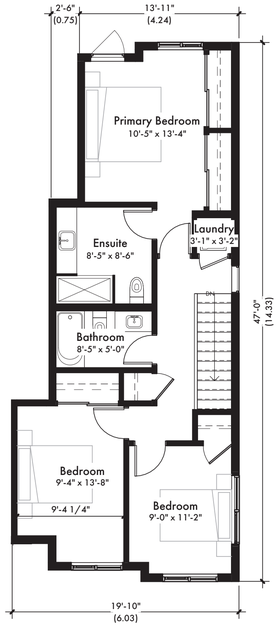
3 BED + FLEX ROOM / 2.5 BATH | SECOND FLOOR UNIT

GROUND FLOOR : 11.2 SQM | 120.65 SQFT

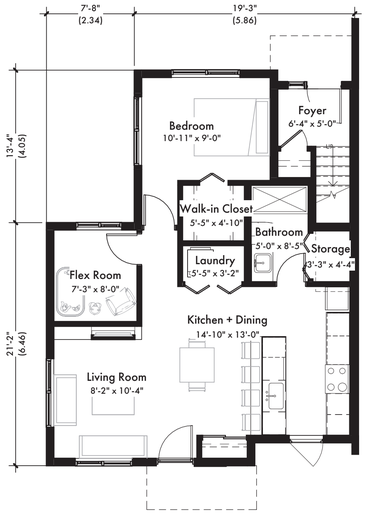
SECOND FLOOR: 70.23 SQM | 755.9 SQFT

THIRD FLOOR: 71.27 SQM | 767.2 SQFT

TOTAL: 152.7 SQM | 1,643.6 SQFT



Level 3 - Type H



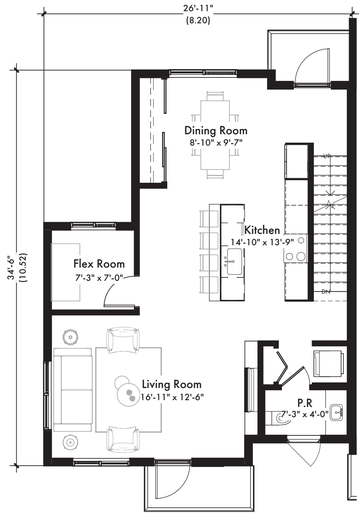
Level 1 - Type J

UNIT LAYOUT TYPE 'J'

1 BED + FLEX ROOM / 1 BATH | GROUND FLOOR UNIT

GROUND FLOOR : 66.95 SQM | 720.66 SQFT

TOTAL: 66.95 SQM | 720.66 SQFT



Level 2 - Type J

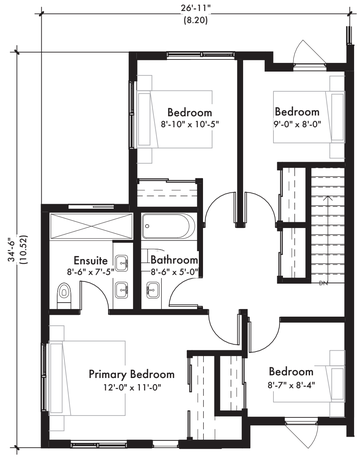
4 BED + FLEX ROOM / 2.5 BATH | SECOND FLOOR UNIT

GROUND FLOOR : 7.11 SQM | 76.6 SQFT

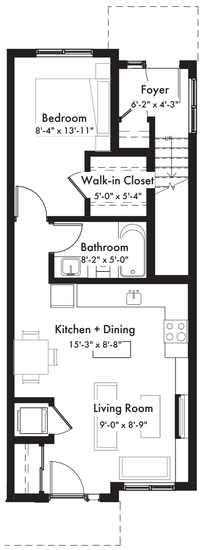
SECOND FLOOR: 74.48 SQM | 801.7 SQFT

THIRD FLOOR: 74.48 SQM | 801.7 SQFT

TOTAL: 156.07 SQM | 1,679.9 SQFT



Level 3 - Type J



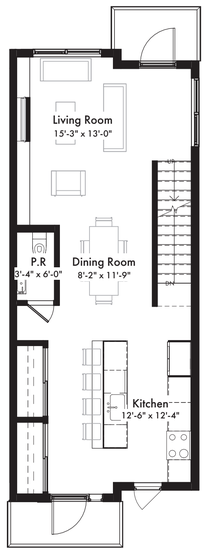
Level 1 - Type K1

UNIT LAYOUT TYPE 'K1'

1 BED / 1 BATH | GROUND FLOOR UNIT

GROUND FLOOR : 49.19 SQM | 529.55 SQFT

TOTAL: 49.19 SQM | 529.55 SQFT



Level 2 - Type K1

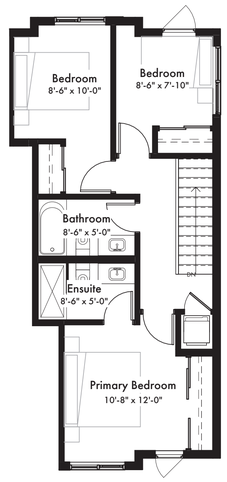
3 BED / 2.5 BATH | SECOND FLOOR UNIT

GROUND FLOOR : 9.33 SQM | 100.4 SQFT

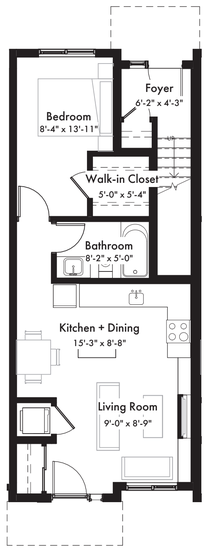
SECOND FLOOR: 58.52 SQM | 630 SQFT

THIRD FLOOR: 57.8 SQM | 622.2 SQFT

TOTAL: 125.65 SQM | 1,352.4 SQFT



Level 3 - Type K1



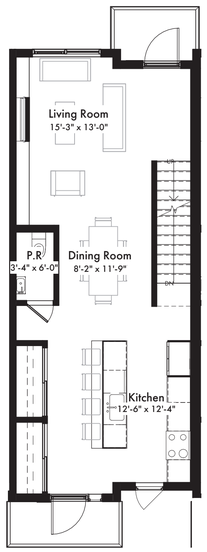
Level 1 - Type K2

UNIT LAYOUT TYPE 'K2'

1 BED / 1 BATH | GROUND FLOOR UNIT

GROUND FLOOR : 48.8 SQM | 525.3 SQFT

TOTAL: 48.8 SQM | 525.3 SQFT



Level 2 - Type K2

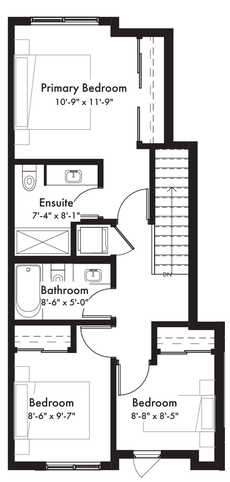
3 BED / 2.5 BATH | SECOND FLOOR UNIT

GROUND FLOOR : 8.92 SQM | 96 SQFT

SECOND FLOOR: 58.01 SQM | 624.4 SQFT

THIRD FLOOR: 58.44 SQM | 629 SQFT

TOTAL: 125.37 SQM | 1,349.4 SQFT



Level 3 - Type K2

TYPICAL UNIT LAYOUTS

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Client: Bramor Development Group

Consultants

Arborist Norman Hol	ACL Group 604.275.3484
Landscape Architect Ghazal Nickzad	PMG Landscape Architects 604.294.0011
Surveyor Connor Embleton	Watson & Bernard 604.943.9433
Traffic Engineer Philip Wong	Traffic Analytics & Planning Inc 778.867.0801

REVISIONS

No.	Date	Notes
1	2025-02-05	Issued for Client Review
2	2025-06-05	Issued for Client Review

DRAWING ISSUES

No.	Date	Notes
1	2025-07-10	Issued for Development Permit

Project ID: 2431 BRMR52

Drawn By: SW

Checked By: JS

Date: 2025/03/14

Plot Date: 2025-07-10 1:30:26 PM

Consultant Seal: REGISTERED ARCHITECT JESSE SWITZER 30387 BRITISH COLUMBIA 2025-07-17

Project Title: 52 Street at Pebble Hill

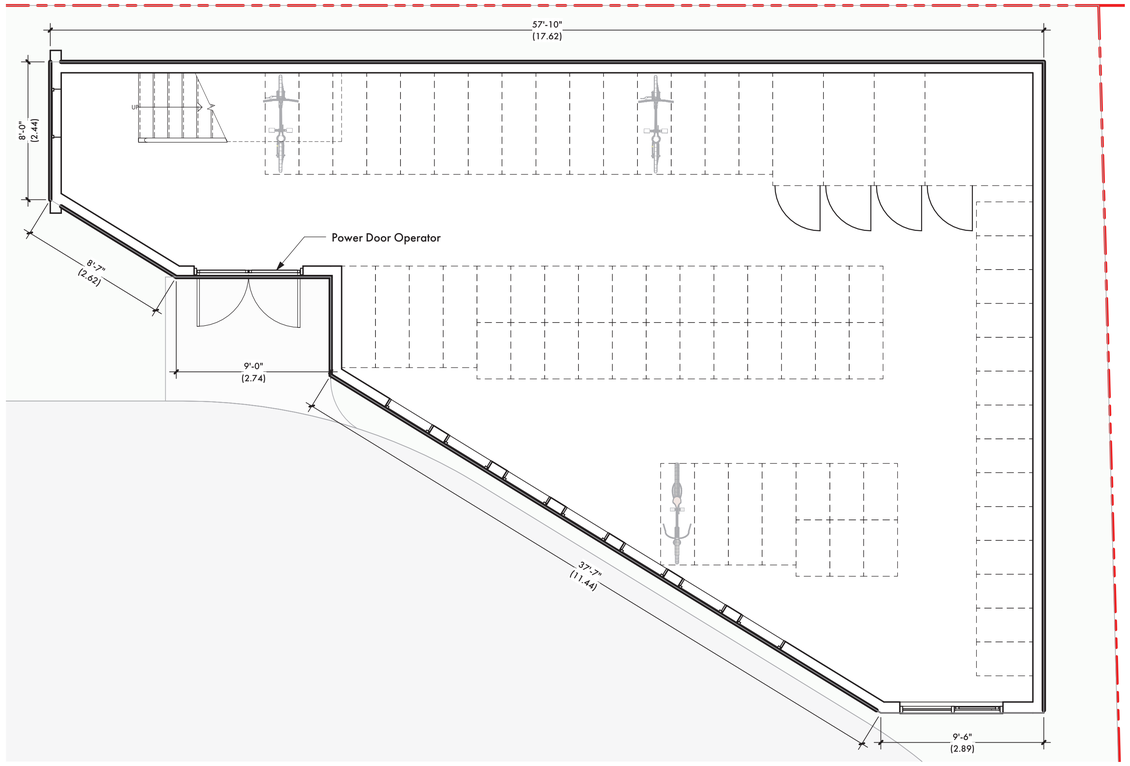
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title: Typical Unit Layouts

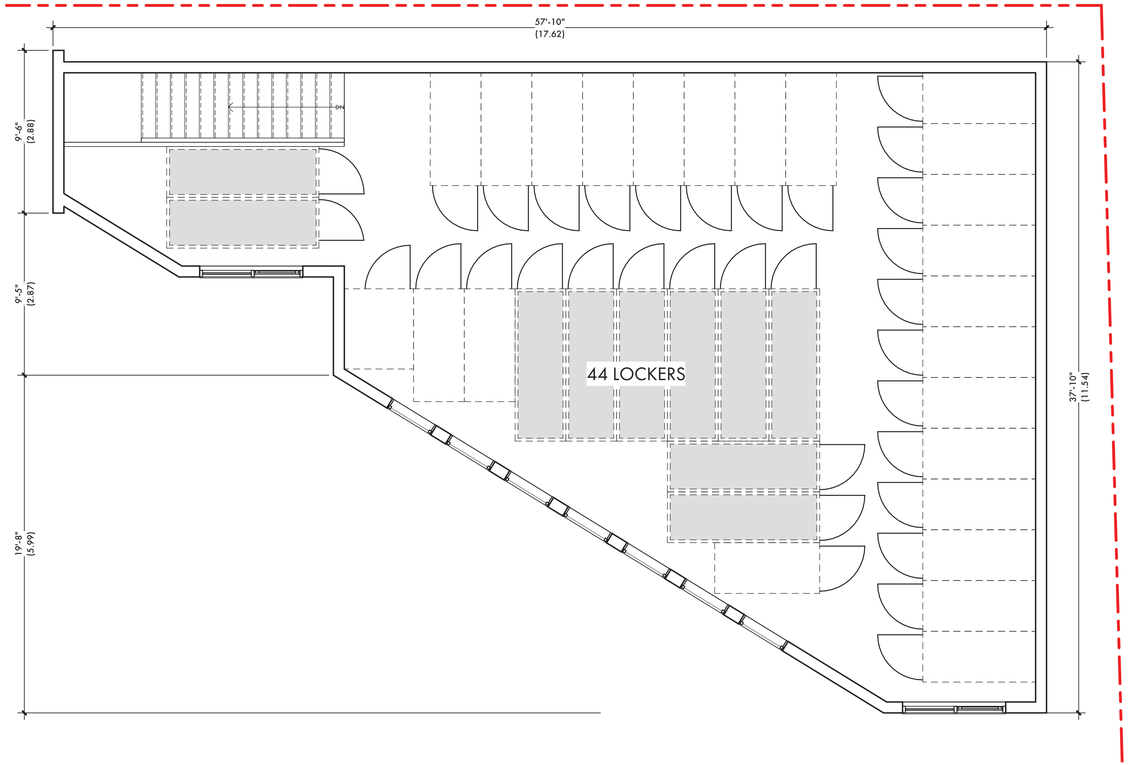
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1 Storage/ Bike Park - Level 1



2 Storage/Bike Park - Level 2

Storage Lockers + Bike Parking
GROUND FLOOR : 124 SQM | 1,334.8 SQFT
BIKE PARKING STALLS: 67
(with one electrical outlet for every four bicycle spaces)
BARRIER FREE LOCKERS: 4
SECOND FLOOR: 124 SQM | 1,334.8 SQFT
TWO-TIERED LOCKERS: 10
SINGLE-TIERED LOCKERS: 24
TOTAL: 248 SQM | 2,669.6 SQFT
TOTAL LOCKERS: 48

STORAGE & BIKE PARKING FLOOR PLANS

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Client
Bramor Development Group

Consultants	
Arborist	ACL Group
Norman Hol	604.275.3484
Landscape Architect	PMG Landscape Architects
Ghazal Nickzad	604.294.0011
Surveyor	Watson & Bernard
Connor Embleton	604.943.9433
Traffic Engineer	Traffic Analytics & Planning Inc
Philip Wong	778.867.0801

REVISIONS

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DRAWING ISSUES

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1	2025-07-10	Issued for Development Permit

Project ID: 2431 BRMR52
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Checked By: JS
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Consultant Seal: REGISTERED ARCHITECT JASON STAMP 2025-07-17 BRITISH COLUMBIA

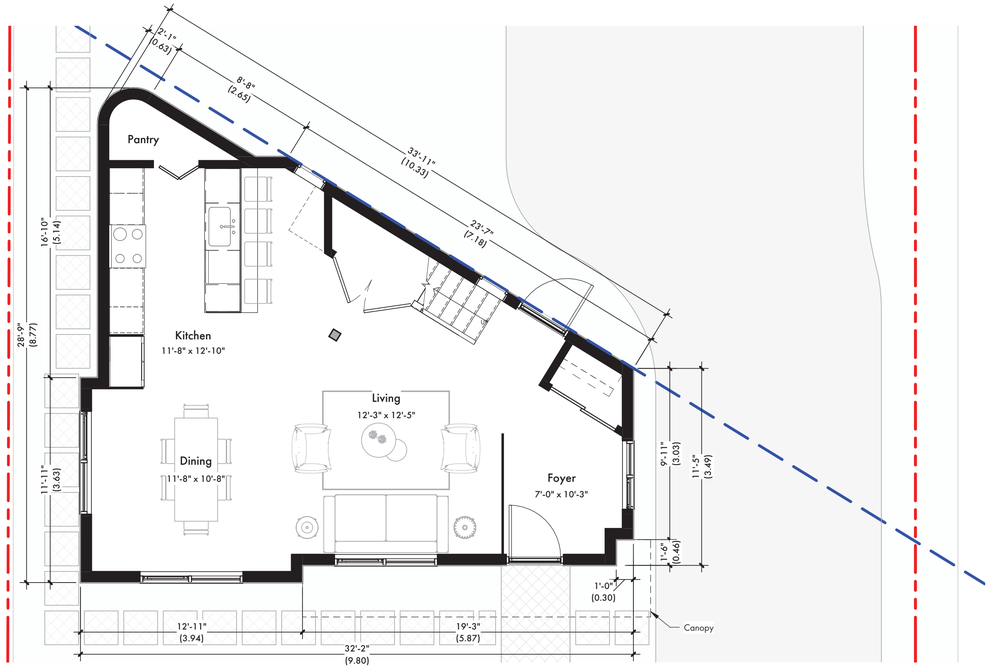
Project Title
52 Street at Pebble Hill
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title
Storage & Bike Parking - Level 1& 2 Floor Plans

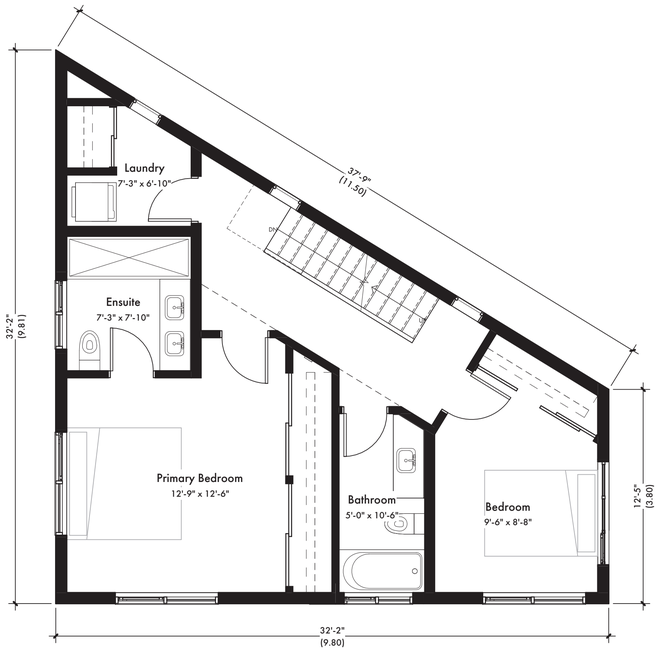
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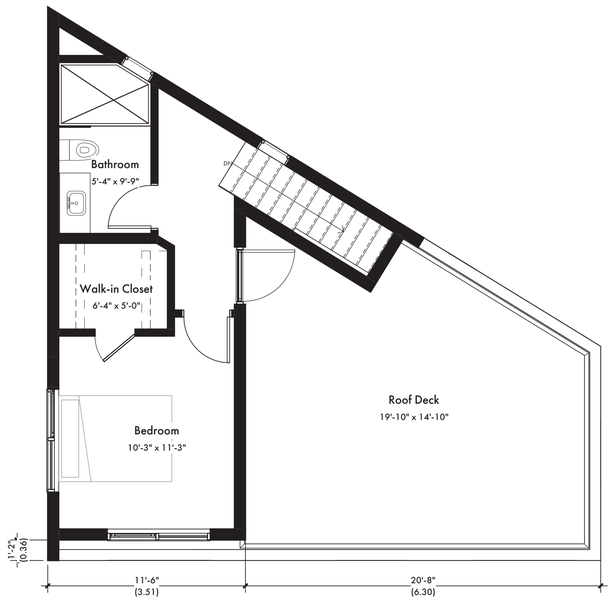
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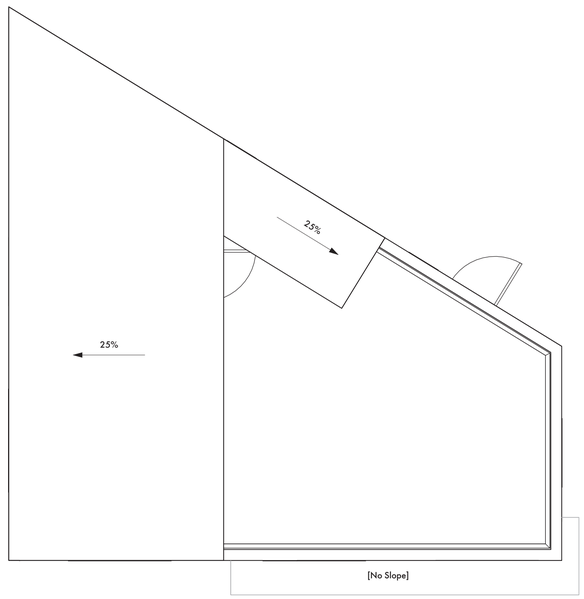
1 Single Family House - Level 1



2 Single Family House - Level 2



3 Single Family House - Level 3



4 Single Family House - Roof

3 BED / 3 BATH | 2.5 STOREY + ROOF DECK
GROUND FLOOR : 61.54 SQM | 662.4 SQFT
SECOND FLOOR: 66.68 SQM | 717.7 SQFT
THIRD FLOOR: 33.27 SQM | 358.1 SQFT
ROOF DECK: 29.46 SQM | 317.1 SQFT
TOTAL: 161.49 SQM | 1,738.26 SQFT + 29.46 SQM | 317.1 SQFT

SINGLE FAMILY HOUSE FLOOR PLANS

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Surveyor Connor Embleton	Watson & Bernard 604.943.9433
Traffic Engineer Philip Wong	Traffic Analytics & Planning Inc 778.867.0801

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Drawn By: SW
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Plot Date: 2025-07-10 1:30:29 PM
Consultant Seal: REGISTERED ARCHITECT JEFFREY SUM BRITISH COLUMBIA 2025-07-17

Project Title
52 Street at Pebble Hill
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title
Single Family House - Level 1-3 Floor and Roof Plans

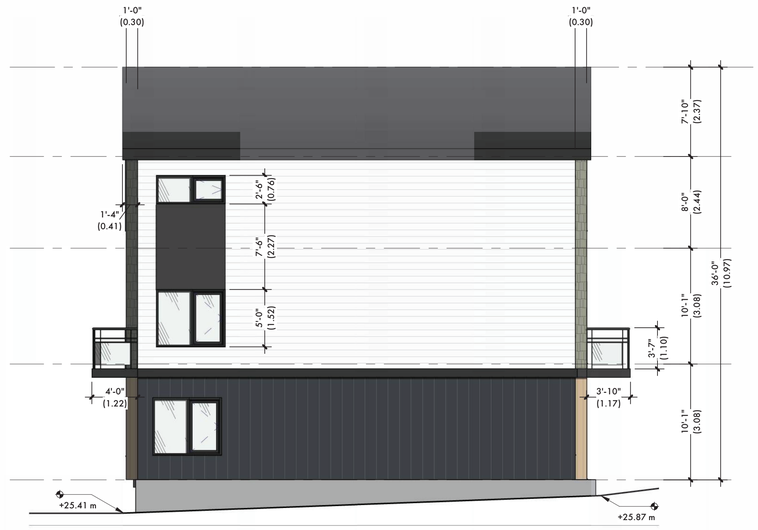
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1 / 1/A200 Bldg 1 - East Elevation
Scale:1 : 75



2 / 1/A200 Bldg 1 - North Elevation
Scale:1 : 75

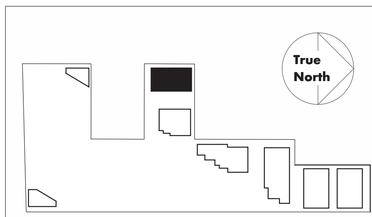


3 / 1/A200 Bldg 1 - South Elevation
Scale:1 : 75



4 / 1/A200 Bldg 1 - West Elevation
Scale:1 : 75

BUILDING ONE ELEVATIONS



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Traffic Engineer Philip Wong	Traffic Analytics & Planning Inc 778.867.0801

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DRAWING ISSUES

No.	Date	Notes
1	2025-07-10	Issued for Development Permit

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Drawn By: SW
Checked By: JS
Date: 2025/03/14
Plot Date: 2025-07-10 1:30:57 PM
Consultant Seal: REGISTERED ARCHITECT JEREMY SIM BRITISH COLUMBIA 2025-07-17

Project Title
52 Street at Pebble Hill
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title
Building 1 Elevations

Scale
1:75

Sheet No.
A400

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1 1/A200 Bldg 2 - East Elevation
Scale: 1 : 75



2 1/A200 Bldg 2 - North Elevation
Scale: 1 : 75

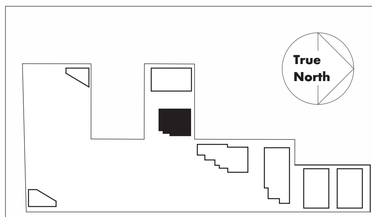


3 1/A200 Bldg 2 - South Elevation
Scale: 1 : 75



4 1/A200 Bldg 2 - West Elevation
Scale: 1 : 75

BUILDING TWO ELEVATIONS



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Surveyor Connor Embleton	Watson & Bernard 604.943.9433
Traffic Engineer Philip Wong	Traffic Analytics & Planning Inc 778.867.0801

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1	2025-07-10	Issued for Development Permit

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Project ID: 2431 BRMR52
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Date: 2025/03/14
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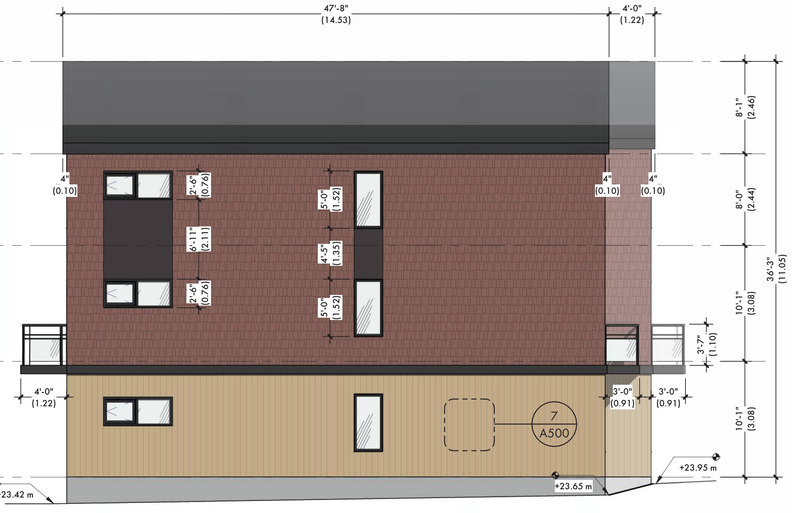
Project Title
52 Street at Pebble Hill
686 52 Street & 5236 7A AVE
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Sheet Title: Building 2 Elevations
Scale: 1:75
Sheet No.: A401

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1 / 1/A200 Bldg 3 - East Elevation
Scale: 1 : 75



2 / 1/A200 Bldg 3 - North Elevation
Scale: 1 : 75

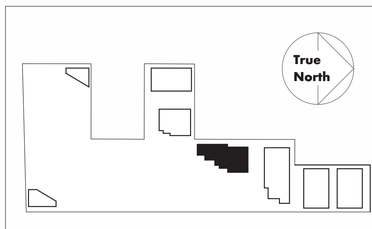


3 / 1/A200 Bldg 3 - South Elevation
Scale: 1 : 75



4 / 1/A200 Bldg 3 - West Elevation
Scale: 1 : 75

BUILDING THREE ELEVATIONS



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Client
Bramor Development Group

Consultants

Arborist Norman Hol	ACL Group 604.275.2484
Landscape Architect Ghazal Nickzad	PMG Landscape Architects 604.294.0011
Surveyor Connor Embleton	Watson & Bernard 604.943.9433
Traffic Engineer Philip Wong	Traffic Analytics & Planning Inc 778.867.0801

REVISIONS

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DRAWING ISSUES

No.	Date	Notes
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NOT FOR CONSTRUCTION

Project ID: 2431 BRMR52
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Checked By: JS
Date: 2025/03/14
Plot Date: 2025-07-10 1:31:54 PM
Consultant Seal: REGISTERED ARCHITECT JEREMY SIM BRITISH COLUMBIA 2025-07-17

Project Title
52 Street at Pebble Hill
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title
Building 3 Elevations

Scale
1:75

Sheet No.
A402

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1 / A200 — Bldg 4 - East Elevation
Scale: 1 : 75



2 / A200 — Bldg 4 - North Elevation
Scale: 1 : 75



3 / A200 — Bldg 4 - South Elevation
Scale: 1 : 75



4 / A200 — Bldg 4 - West Elevation
Scale: 1 : 75

BUILDING FOUR ELEVATIONS



NOT FOR CONSTRUCTION

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Consultants

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Landscape Architect Ghazal Nickzad	PMG Landscape Architects 604.294.0011
Surveyor Connor Embleton	Watson & Bernard 604.943.9433
Traffic Engineer Philip Wong	Traffic Analytics & Planning Inc 778.867.0801

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Drawn By: SW
Checked By: JS
Date: 2025/03/14
Plot Date: 2025-07-10 1:32:36 PM
Consultant Seal: REGISTERED ARCHITECT JEFFREY SIM BRITISH COLUMBIA 2025-07-17

Project Title
52 Street at Pebble Hill
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title
Building 4 Elevations

Scale: 1:75

Sheet No.
A403

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1 / 1/A200 Bldg 5 & 6 - East Elevation
Scale:1 : 75



3 / 1/A200 Bldg 5 North Elevation
Scale:1 : 75



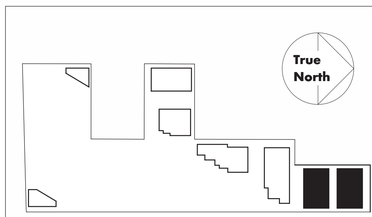
4 / 1/A200 Bldg 5 South Elevation
Scale:1 : 75



2 / 1/A200 Bldg 5 & 6 - West Elevation
Scale:1 : 75



BUILDING 5 & 6 ELEVATIONS



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Consultants

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Surveyor Connor Embleton	Watson & Bernard 604.943.9433
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Drawn By: SW
Checked By: JS
Date: 2025/03/14
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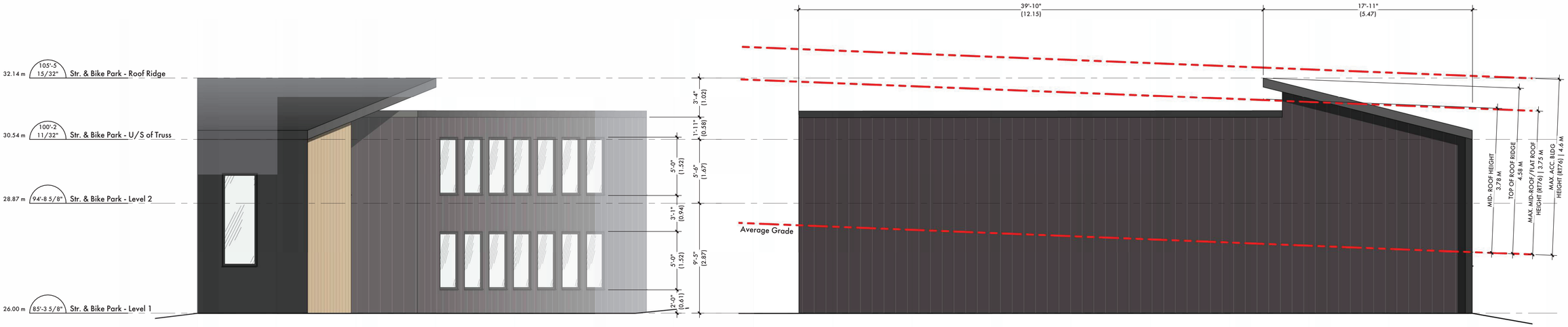
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686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title
Building 5 & 6 Elevations

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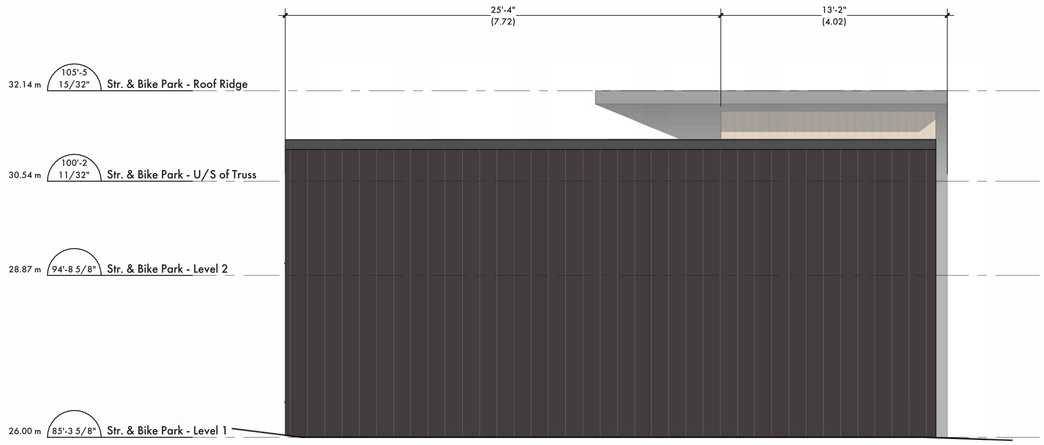
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A404

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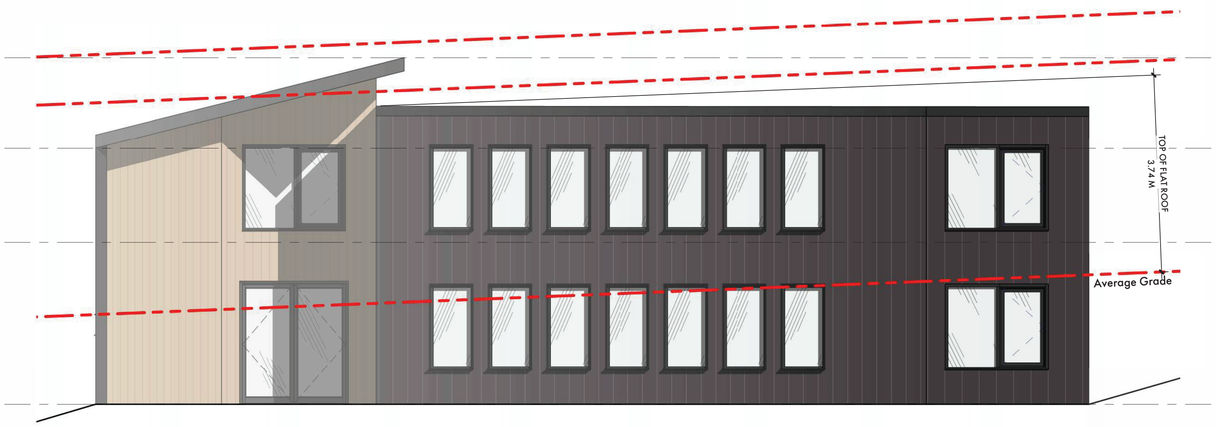


2 1/A200 Bike Storage - North Elevation
Scale:1 : 50

1 1/A200 Bike Storage - East Elevation
Scale:1 : 50



3 1/A200 Bike Storage - South Elevation
Scale:1 : 50



4 1/A200 Bike Storage - West Elevation
Scale:1 : 50

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Client
Bramor Development Group

Consultants

Arborist Norman Hol	ACL Group 604.275.3484
Landscape Architect Ghazal Nickzad	PMG Landscape Architects 604.294.0011
Surveyor Connor Embleton	Watson & Bernard 604.943.9433
Traffic Engineer Philip Wong	Traffic Analytics & Planning Inc 778.867.0801

REVISIONS

No.	Date	Notes
1	2025-02-05	Issued for Client Review
2	2025-06-05	Issued for Client Review

DRAWING ISSUES

No.	Date	Notes
1	2025-07-10	Issued for Development Permit

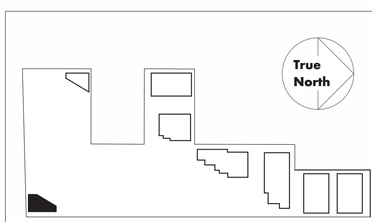
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Drawn By: SW
Checked By: JS
Date: 2025/03/14
Plot Date: 2025-07-10 1:33:35 PM
Consultant Seal: REGISTERED ARCHITECT JEREMY SIM BRITISH COLUMBIA 2025-07-17

Project Title
52 Street at Pebble Hill
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

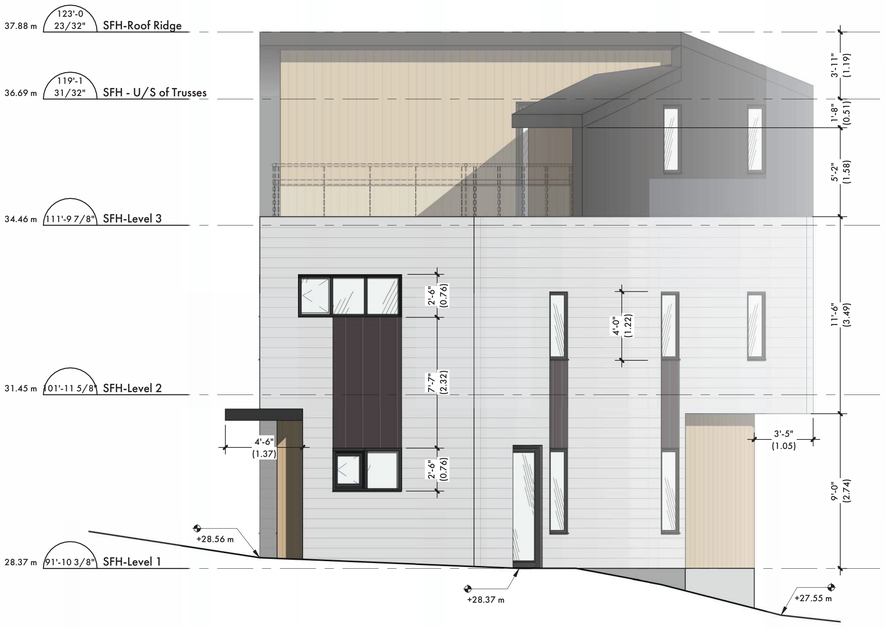
Sheet Title
Storage & Bike Parking Elevations

Scale: 1:50

Sheet No.
A405



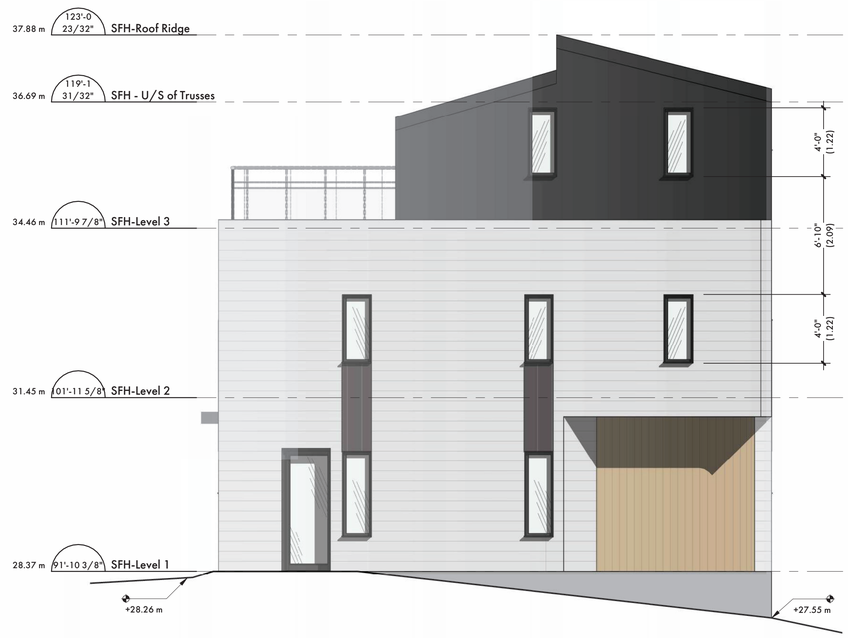
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3 1/A200 Single Family - South Elevation
Scale:1 : 50



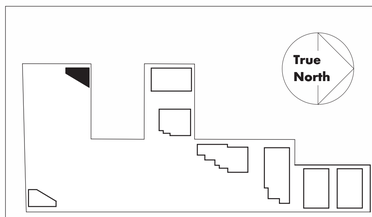
4 1/A200 Single Family - West Elevation
Scale:1 : 50



1 1/A200 Single Family - East Elevation
Scale:1 : 50



2 1/A200 Single Family - North Elevation
Scale:1 : 50



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DRAWING ISSUES

No.	Date	Notes
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Project ID: 2431 BRMR52
Drawn By: SW
Checked By: JS
Date: 2025/03/14
Plot Date: 2025-07-10 1:33:57 PM
Consultant Seal: REGISTERED ARCHITECT JEFFREY SIM 2025-07-17 BRITISH COLUMBIA

Project Title
52 Street at Pebble Hill
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title
Single Family House Elevations

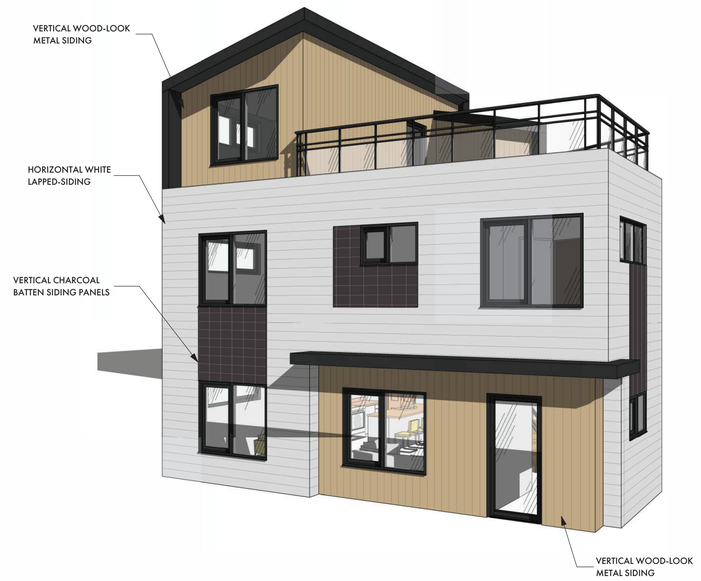
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1 Building 1 - Axo View



2 Single Family House - Axo View



3 Building 3 - Axo View

Warm Sage Straight-Edge Shingle Siding	Charcoal Board & Batten Siding
Earthy Blush Straight-Edge Shingle Siding	Wood Look Vertical Metal Siding
White Horizontal Lapped Siding	Charcoal Revealed Seam Flat Panel Cement Board

MATERIALITY

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Client
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DRAWING ISSUES

No.	Date	Notes
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Project ID: 2431 BRMR52
Drawn By: SW
Checked By: JS
Date: 2025/03/14
Plot Date: 2025-07-10 1:45:02 PM
Consultant Seal: REGISTERED ARCHITECT JEREMY SIM 2025-07-17 BRITISH COLUMBIA

Project Title
52 Street at Pebble Hill
686 52 Street & 5236 7A AVE
Delta, BC V4M 1R4

Sheet Title
Materiality

Scale: As indicated

Sheet No.
A500

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