BASSI PROPERTIES- CONDOMINIUM DEVELOPMENT

5349, 5359, 5367 Ladner Trunk Rd. & 4834 & 4844 53rd Street, Delta, B.C.

RE-ISSUED FOR DP

2024-07-10



SOUTH WEST VIEW



SOUTH EAST VIEW

CONSULTANTS

CLIENT

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CLIENT: BASSI PROPERTIES

PROJECT: CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE: COVER SHEET

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barnett dembek ARCHITECTS INC.
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DRAWING No. A00.00



NORTH EAST VIEW



SOUTH VIEW



AERIAL VIEW 1



NORTH VIEW



SOUTH EAST VIEW



AERIAL VIEW 2

CLIENT:

BASSI PROPERTIES

PROJECT:

CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE:

3D VIEWS

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DRAWING No.

A00.01

BASSI PROPERTIES- CONDOMINIUM DEVELOPMENT

5349, 5359, 5367 Ladner Trunk Rd. & 4834 & 4844 53rd Street, Delta, B.C.

DEVELOPMENT DATA

ZONING :	CD					
PROPOSED SITE AREA:		76,130 S.F.	1.748 Ac.	7,073 M^2	0.707 Ha.	
SITE AREA BEFORE REALIGNMENT:		78,186 S.F.	1.795 Ac.	7,264 M^2	0.726 Ha.	
SETBACKS	NORTH:	4.57m				
	EAST:	0.53m				
	SOUTH:	18.0m	To centerline of Ladner Trunk Rd.			
	WEST:	4.57m				
F.S.R.	BASED ON PROP. AREA: (WITHOUT PARKING)	2.39	181,960 S.F.	16,904 M^2		
	BASED ON PROP. AREA: (INCLUDING PARKING)	3.65	278,239 S.F.	25,848 M^2		
DENSITY :	BASED ON PROP. AREA:	127.0	U.P. A.	314	U.P. HA.	
SITE COVERAGE :	BASED ON PROP. AREA: (INCLUDING PARKING)	92%	69,695 S.F.	6,475 M^2		
BUILDING HEIGHT:	PROPOSED:	(TOTAL SIX STORIES)		22.08 m		
AMENITY	INDOOR					
	REQUIRED : BLDG 1	(1m² /UNIT) :	92 UNITS	990 S.F.	92.0 M^2	
	REQUIRED : BLDG 2	(1m² /UNIT) :	130 UNITS	1,399 S.F.	130.0 M^2	
	Total			2,390 S.F.	222.0 M^2	
	INDOOR PROPOSED: Total			2,400 S.F.±	223.0 M^2	
	OUTDOOR					
	REQUIRED :	(6m² /UNIT) :	222 UNITS	14,338 S.F.	1,332 M^2	
	PROPOSED:			14,600 S.F.	1,356 M^2 ±	

BUILDING #1	1st FLOOR (Residential)	954 S.F.	88.6 M^2		
FLOOR AREA	2nd FLOOR (Residential)	9,383 S.F.	871.7 M^2	12 UNITS	2 Adaptable
(RENTAL)	3rdFLOOR	14,491 S.F.	1,346.2 M^2	20 UNITS	5 Adaptable
	4th FLOOR	14,491 S.F.	1,346.2 M^2	20 UNITS	5 Adaptable
	5th FLOOR	14,491 S.F.	1,346.2 M^2	20 UNITS	5 Adaptable
	6th FLOOR	14,491 S.F.	1,346.2 M^2	20 UNITS	5 Adaptable
BUILDING #1	Total Residential Area	68,301 S.F.	6,345.2 M^2	92 UNITS	22 Adaptable
BUILDING #2	1st FLOOR (Residential)	892 S.F.	82.9 M^2		
FLOOR AREA	1st FLOOR (Offices)	1,455 S.F.	135.2 M^2		
(MARKET)	2nd FLOOR (Residential)	15,340 S.F.	1,425.1 M^2	18 UNITS	2 Adaptable
	3rdFLOOR	23,659 S.F.	22,915.0 M^2	28 UNITS	6 Adaptable
	4th FLOOR	22,915 S.F.	22,915.0 M^2	28 UNITS	6 Adaptable
	5th FLOOR	22,915 S.F.	22,915.0 M^2	28 UNITS	6 Adaptable
	6th FLOOR	22,915 S.F.	22,915.0 M^2	28 UNITS	6 Adaptable
BUILDING #2	Total Residential Area	110,091 S.F.	10,227.5 M^2	130 UNITS	26 Adaptable
PARKING	1st FLOOR (Parking)	62,534 S.F.	5,809.4 M^2		
FLOOR AREA	2nd FLOOR (Parking)	31,857 S.F.	2,959.5 M^2		
	Total Parking Area	94,391 S.F.	8,768.9 M^2		
TOTAL AREA	**Residential Only**	**178,392 S.F.**	**16,572.6 M^2**		
	Including Parking	**272,783 S.F.**	**25,341.6 M^2**		
TOTAL NUMBER OF UNITS		**222 Units**	**48 Adaptable**	**22%**	

PARKING	**REQUIRED BUILDING #1 (MARKET):**					
REQUIRED:	RESIDENTIAL - 1 Bed	(1.3/1 BED UNIT) :@	46 UNITS	=	59.8 SPACES	
	RESIDENTIAL - 2 Bed	(1.5/2 BED UNIT) :@	32 UNITS	=	48.0 SPACES	
	VISITOR	(0.1/UNIT) :@	92 UNITS	=	9.2 SPACES	
		TOTAL:			117.0 SPACES	
	REQUIRED BUILDING #2 (MARKET):					
	RESIDENTIAL - 1 Bed	(1.0/1 BED UNIT) :@	47 UNITS	=	47.0 SPACES	
	RESIDENTIAL - 2 Bed	(1.0/2 BED UNIT) :@	73 UNITS	=	73.0 SPACES	
	VISITOR	(0.1/UNIT) :@	130 UNITS	=	13.0 SPACES	
		TOTAL:			133.0 SPACES	
	TOTAL RESIDENTIAL REQUIRED			=	227.8 SPACES	
	TOTAL VISITOR REQUIRED			=	22.2 SPACES	
	TOTAL REQ'D BOTH BUILDINGS:			=	**250.0 SPACES**	
	ACCESSIBLE	Unit	48 UNITS	=	24 SPACES	required
	SMALL CAR	25% of total stalls		=	29 SPACES	maximum
	ELECTRIC VEHICLE CHARGING					
		RESIDENTIAL	*100% of all stalls*	=	228 SPACES	minimum
		VISITOR	*0% of all visitor stalls*	=	0 SPACES	minimum
		ACCESSIBLE	*100% of all stalls*	=	24 SPACES	minimum
PARKING PROPOSED:	**PROPOSED BOTH BUILDINGS :**					
	RESIDENTIAL MARKET	0.98 /UNIT		=	127 SPACES	
	RESIDENTIAL MARKET	0.93 /UNIT		=	86 SPACES	
	VISITOR	(0.1/UNIT) (Including 6 SC/1 Accessible)		=	22 SPACES	
		TOTAL:			**235 SPACES**	
	ACCESSIBLE (Including 9 Van)			=	16 SPACES	
	VISITOR ACCESSIBLE			=	1 SPACES	
	SMALL CAR			=	58 SPACES	25%
	ELECTRIC VEHICLE CHARGING					
		RESIDENTIAL	*100% of all stalls*	=	213 SPACES	
		VISITOR	*0% of all stalls*	=	0 SPACES	
		ACCESSIBLE	*100% of all stalls*	=	16 SPACES	
BICYCLE PARKING	**REQUIRED :**					
	SECURE:	(1 UNIT) :@	222 UNITS	=	222 SPACES	
	VISITOR:	5/ Building		=	10 SPACES	
				TOTAL:	**232 SPACES**	
	PROPOSED:					
	SECURE:			=	231 SPACES	
	VISITOR:			=	10 SPACES	
				TOTAL:	**241 SPACES**	

UNIT BREAKDOWN - BUILDING #1 - MARKET

UNIT AD1	1 BED / DEN	590 S.F. ±	x	28 UNITS =	16,520 S.F.	1534.76 M^2
UNIT AD1d	1 BED / DEN	576 S.F. ±	x	5 UNITS =	2,880 S.F.	267.56 M^2
UNIT A11	1 BED - ADAPTABLE	567 S.F. ±	x	13 UNITS =	7,371 S.F.	684.79 M^2
UNIT B4	2 BED	695 S.F. ±	x	5 UNITS =	3,475 S.F.	322.84 M^2
UNIT B5	2 BED	704 S.F. ±	x	5 UNITS =	3,520 S.F.	327.02 M^2
UNIT B6	2 BED	743 S.F. ±	x	5 UNITS =	3,715 S.F.	345.13 M^2
UNIT BD2	2 BED / DEN	860 S.F. ±	x	4 UNITS =	3,440 S.F.	319.59 M^2
UNIT B11	2 BED - ADAPTABLE	867 S.F. ±	x	4 UNITS =	3,468 S.F.	322.19 M^2
UNIT B12	2 BED - ADAPTABLE	774 S.F. ±	x	5 UNITS =	3,870 S.F.	359.53 M^2
UNIT C1	3 BED	922 S.F. ±	x	4 UNITS =	3,688 S.F.	342.63 M^2
UNIT D3	STUDIO	435 S.F. ±	x	4 UNITS =	1,740 S.F.	161.65 M^2
UNIT D3a	STUDIO	400 S.F. ±	x	10 UNITS =	4,000 S.F.	371.61 M^2
TOTAL UNITS				92 UNITS =	57,687 S.F.	5359.30 M^2

UNIT BREAKDOWN - BUILDING #2 - MARKET

UNIT AD1	1 BED / DEN	590 S.F. ±	x	10 UNITS =	5,900 S.F.	548.13 M^2
UNIT AD1a	1 BED / DEN	576 S.F. ±	x	5 UNITS =	2,880 S.F.	267.56 M^2
UNIT AD1b	1 BED / DEN	640 S.F. ±	x	4 UNITS =	2,560 S.F.	237.83 M^2
UNIT AD1c	1 BED / DEN	590 S.F. ±	x	4 UNITS =	2,360 S.F.	219.25 M^2
UNIT AD2	1 BED / DEN	540 S.F. ±	x	10 UNITS =	5,400 S.F.	501.68 M^2
UNIT A10	1 BED - ADAPTABLE	495 S.F. ±	x	5 UNITS =	2,475 S.F.	229.94 M^2
UNIT A10a	1 BED - ADAPTABLE	490 S.F. ±	x	4 UNITS =	1,960 S.F.	182.09 M^2
UNIT A11a	1 BED - ADAPTABLE	570 S.F. ±	x	5 UNITS =	2,850 S.F.	264.77 M^2
UNIT B1	2 BED	705 S.F. ±	x	5 UNITS =	3,525 S.F.	327.48 M^2
UNIT B2	2 BED	863 S.F. ±	x	5 UNITS =	4,315 S.F.	400.88 M^2
UNIT B3	2 BED	772 S.F. ±	x	5 UNITS =	3,860 S.F.	358.61 M^2
UNIT BD1	2 BED / DEN	842 S.F. ±	x	5 UNITS =	4,210 S.F.	391.12 M^2
UNIT BD2	2 BED / DEN	846 S.F. ±	x	14 UNITS =	11,844 S.F.	1100.34 M^2
UNIT BD2a	2 BED / DEN	846 S.F. ±	x	10 UNITS =	8,460 S.F.	785.96 M^2
UNIT BD2b	2 BED / DEN	846 S.F. ±	x	4 UNITS =	3,384 S.F.	314.38 M^2
UNIT BD3	2 BED / DEN	761 S.F. ±	x	5 UNITS =	3,805 S.F.	353.50 M^2
UNIT B10	2 BED - ADAPTABLE	889 S.F. ±	x	8 UNITS =	7,112 S.F.	660.73 M^2
UNIT B11	2 BED - ADAPTABLE	866 S.F. ±	x	4 UNITS =	3,464 S.F.	321.82 M^2
UNIT C2	3 BED	997 S.F. ±	x	4 UNITS =	3,988 S.F.	370.50 M^2
UNIT C3	3 BED	907 S.F. ±	x	4 UNITS =	3,628 S.F.	337.05 M^2
UNIT D1	STUDIO	415 S.F. ±	x	5 UNITS =	2,075 S.F.	192.77 M^2
UNIT D2	STUDIO	395 S.F. ±	x	5 UNITS =	1,975 S.F.	183.48 M^2
TOTAL UNITS				130 UNITS =	92,030 S.F.	8549.87 M^2

RESIDENTIAL UNIT MIX - BUILDING #1 - MARKET

STUDIO	14	15.22%
1 BED - ADAPTABLE	13	14.13%
1 BED / DEN	33	35.87%
2 BED	15	16.30%
2 BED - ADAPTABLE	9	9.78%
2 BED / DEN	4	4.35%
3 BED	4	4.35%
TOTAL UNITS	92	100.00%
Adaptable =	22	24%

RESIDENTIAL UNIT MIX - BUILDING #2 - MARKET

STUDIO	10		7.69%
1 BED - ADAPTABLE	14		10.77%
1 BED / DEN	33		25.38%
2 BED	15		11.54%
2 BED - ADAPTABLE	12		9.23%
2 BED / DEN	38		29.23%
3 BED	8		6.15%
TOTAL UNITS	130		100.00%
Adaptable =	26	Units	20%

CLIENT: BASSI PROPERTIES

PROJECT: CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE: PROJECT DATA

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DRAWING No. AC1.01



48 A AVENUE STREETSCAPE



53RD STREET STREETSCAPE



LADNER TRUNK ROAD STREETSCAPE

CLIENT:
BASSI PROPERTIES

PROJECT:
CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE:
STREESCAPES (SITE& SURROUNDINGS)

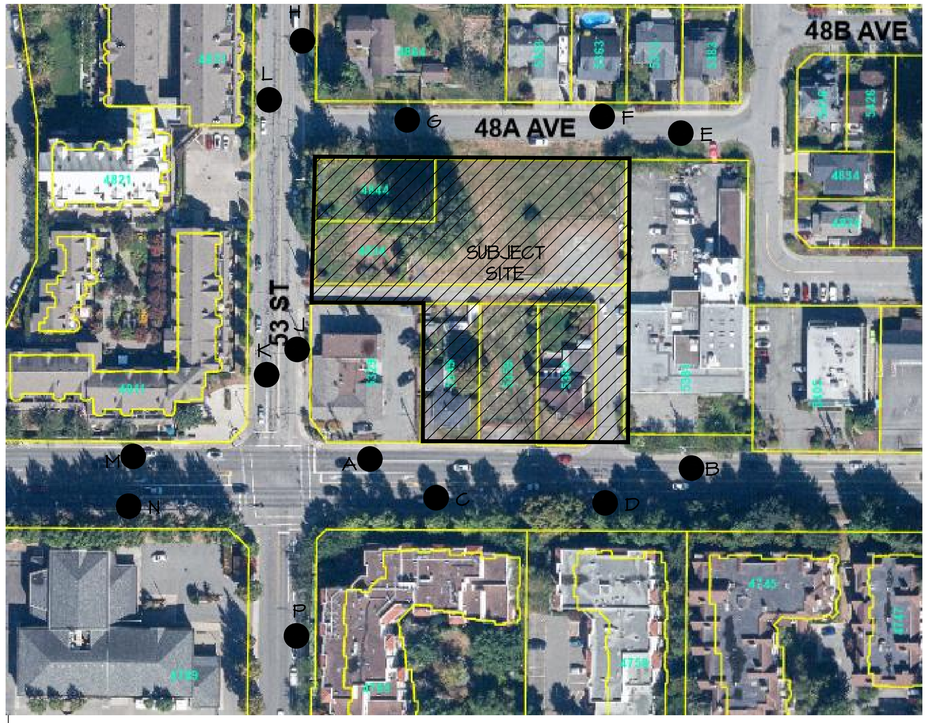
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	09 JUL 2024	02	REISSUED FOR DP
	10 MAY 2024	01	ISSUED FOR DP

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DRAWING No.
AC. 1.02



MAP/ PLAN VIEW OF SUBJECT SITE

NORTH



A) VIEW FROM LADNER TRUNK RD (LOOKING NORTH)



B) VIEW FROM LADNER TRUNK RD (LOOKING NORTH)



C) VIEW FROM LADNER TRUNK TD (LOOKING SOUTH)



D) VIEW FROM LADNER TRUNK TD (LOOKING SOUTH)



E) VIEW FROM 48A AVENUE (LOOKING SOUTH)



F) VIEW FROM 48A AVENUE (LOOKING NORTH)

CLIENT:

BASSI PROPERTIES

PROJECT:

CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE:

CONTEXT PLAN (SITE& SURROUNDINGS)

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DRAWING No.

AC. 1.03



G) VIEW FROM 48A AVENUE (LOOKING NORTH)



H) VIEW FROM 53 STREET (LOOKING EAST)



J) VIEW FROM 53 STREET (LOOKING EAST)



K) VIEW FROM 53 STREET (LOOKING WEST)



L) VIEW FROM 53 STREET (LOOKING WEST)



M) VIEW FROM LADNER TRUNK RD. (LOOKING NORTH)



N) VIEW FROM LADNER TRUNK RD. (LOOKING SOUTH)



P) VIEW FROM 53 STREET (LOOKING EAST)

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BASSI PROPERTIES

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5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE:

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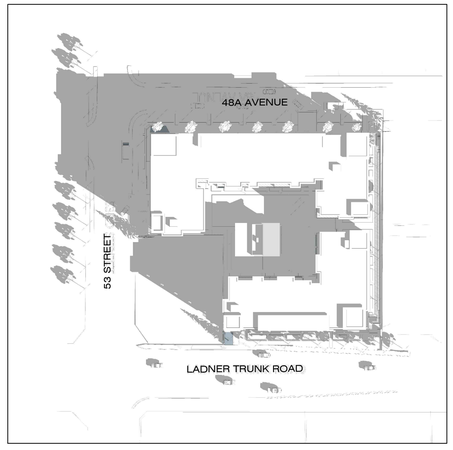
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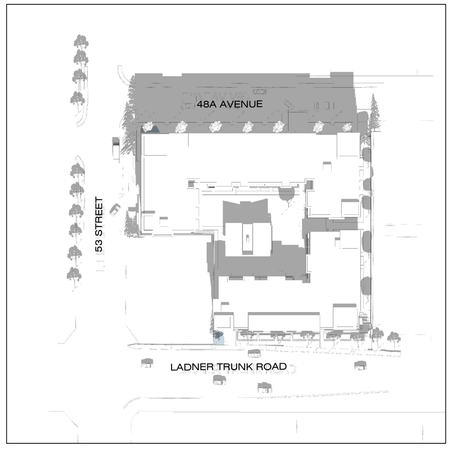
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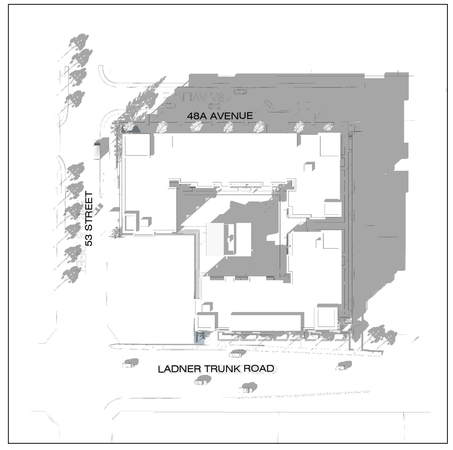
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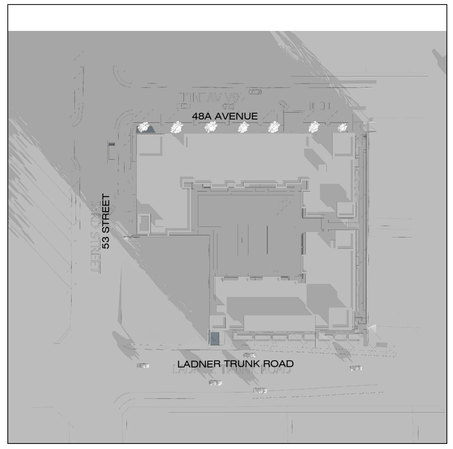
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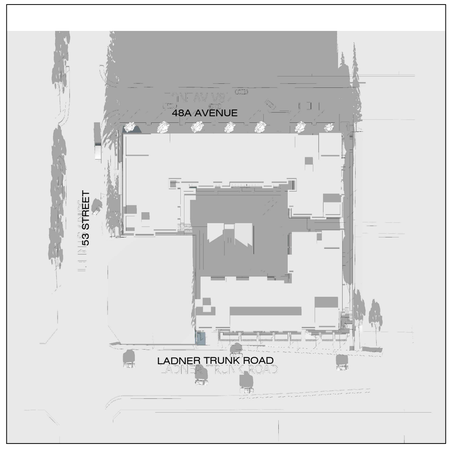
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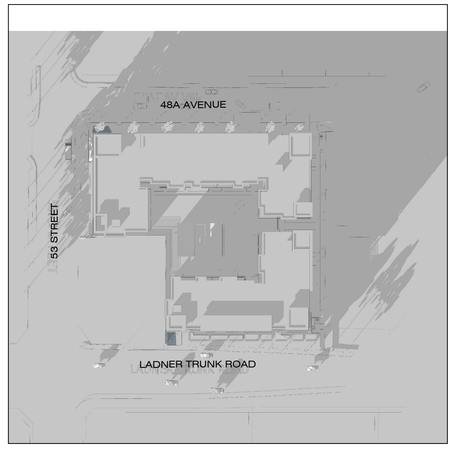
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DECEMBER 21, 3:00 PM

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5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE:
SHADOW STUDY

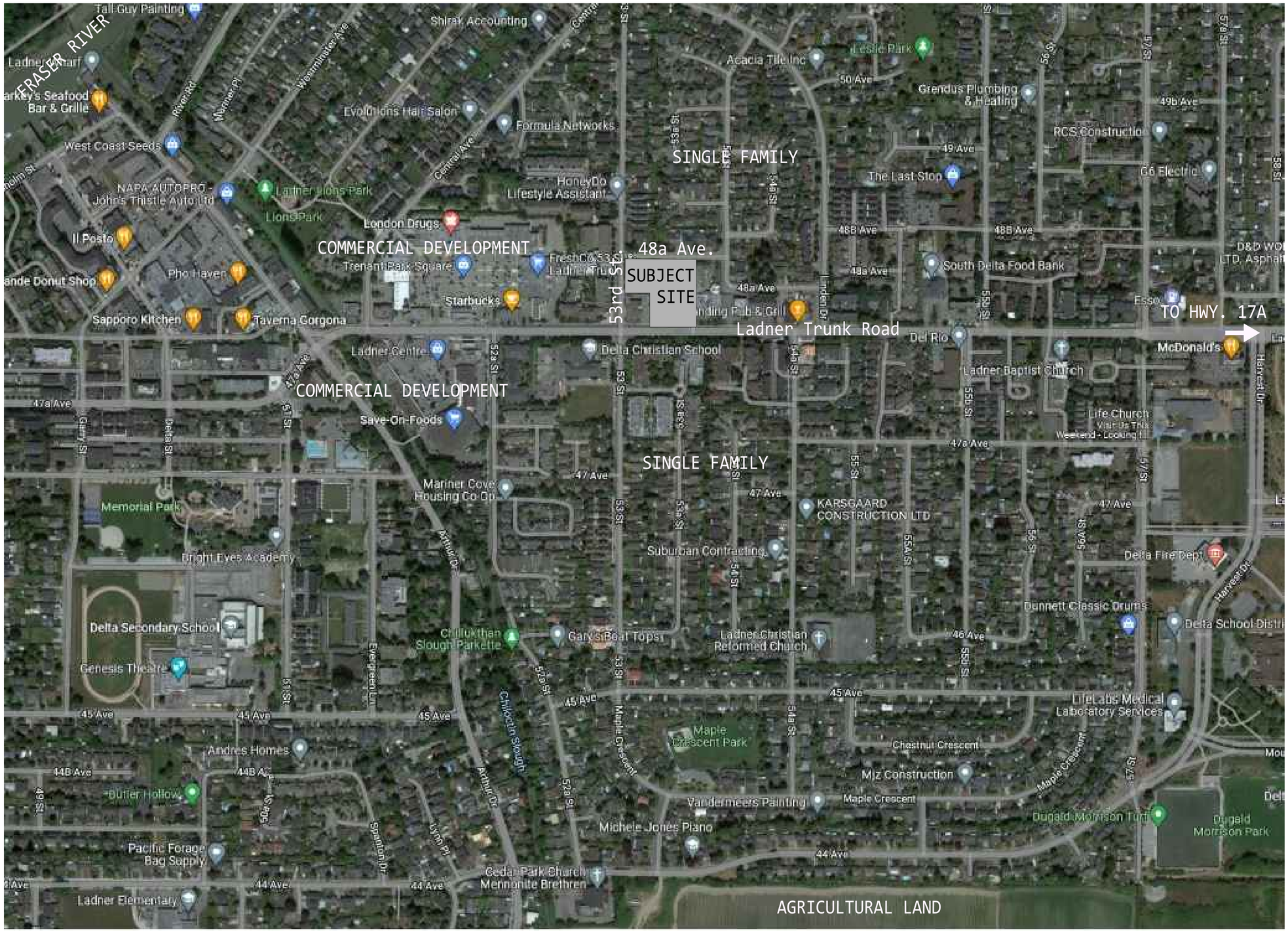
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CHECKED:	LC
SCALE:	NTS
JOB NO.:	22012

ISSUE	DATE	NO	DESCRIPTION
	11 JUL 2024	03	RE-ISSUED FOR DP REVIEW
	04 JUL 2024	02	RE-ISSUED FOR DP
	10 MAY 2024	01	ISSUED FOR DP

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DRAWING No.
AC 1.05



NORTH

URBAN CONTEXT PLAN

CLIENT:
BASSI PROPERTIES

PROJECT:
CONDOMINIUM DEVELOPMENT - DELTA
5344,5354,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE:
CONTEXT URBAN PLAN

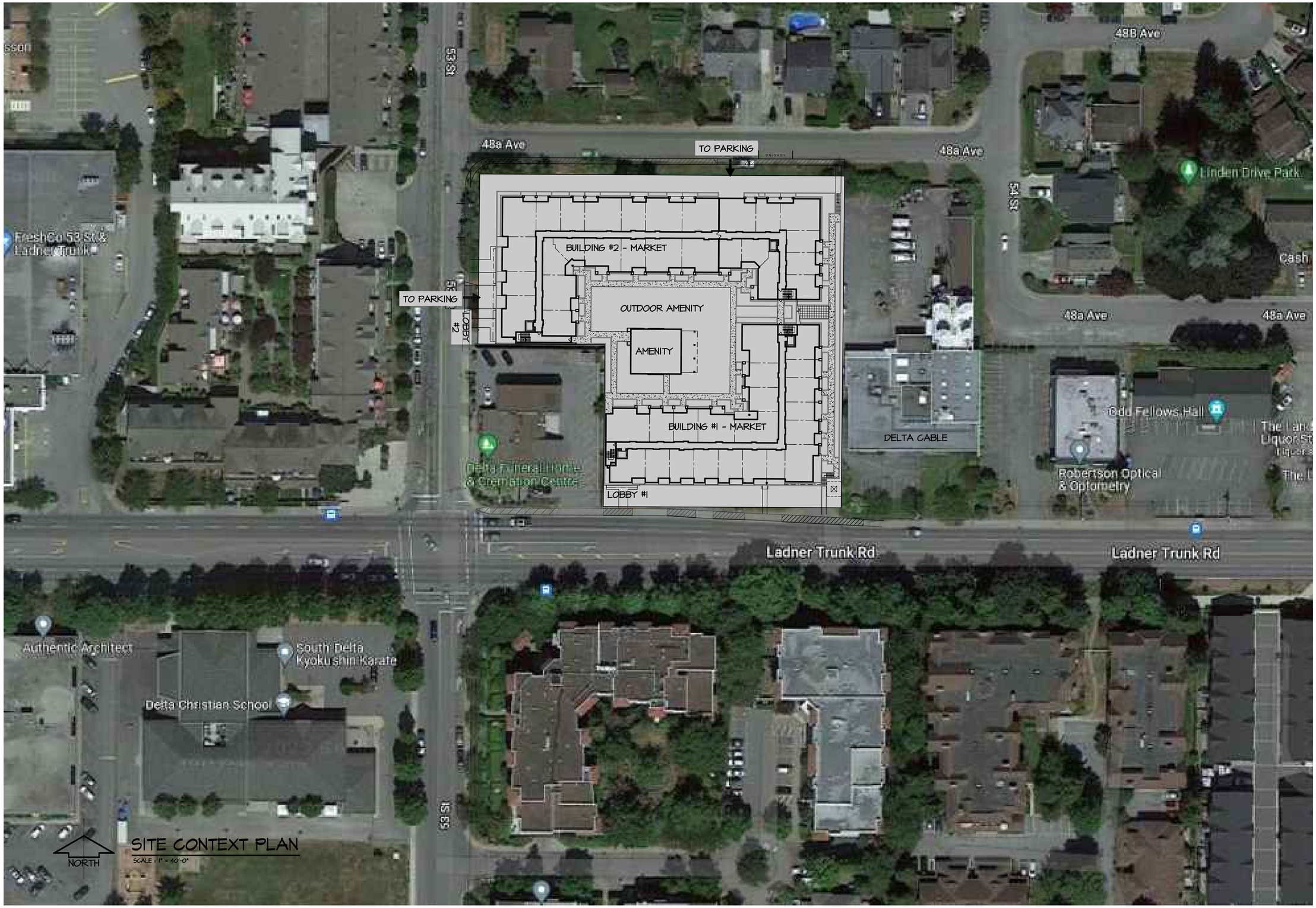
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DATE:	JUL 09, 24
DRAWN:	ED
CHECKED:	L.C
SCALE:	NTS
JOB NO.:	22012

ISSUE	DATE	NO	DESCRIPTION
	17 JUL 2024	03	REISSUED FOR DP REVIEW
	09 JUL 2024	02	REISSUED FOR DP
	10 MAY 2024	01	ISSUED FOR DP

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DRAWING No.
AC 2.01



SITE CONTEXT PLAN

SCALE : 1" = 40'-0"

CLIENT:

BASSI PROPERTIES

PROJECT:

CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE:

SITE CONTEXT PLAN

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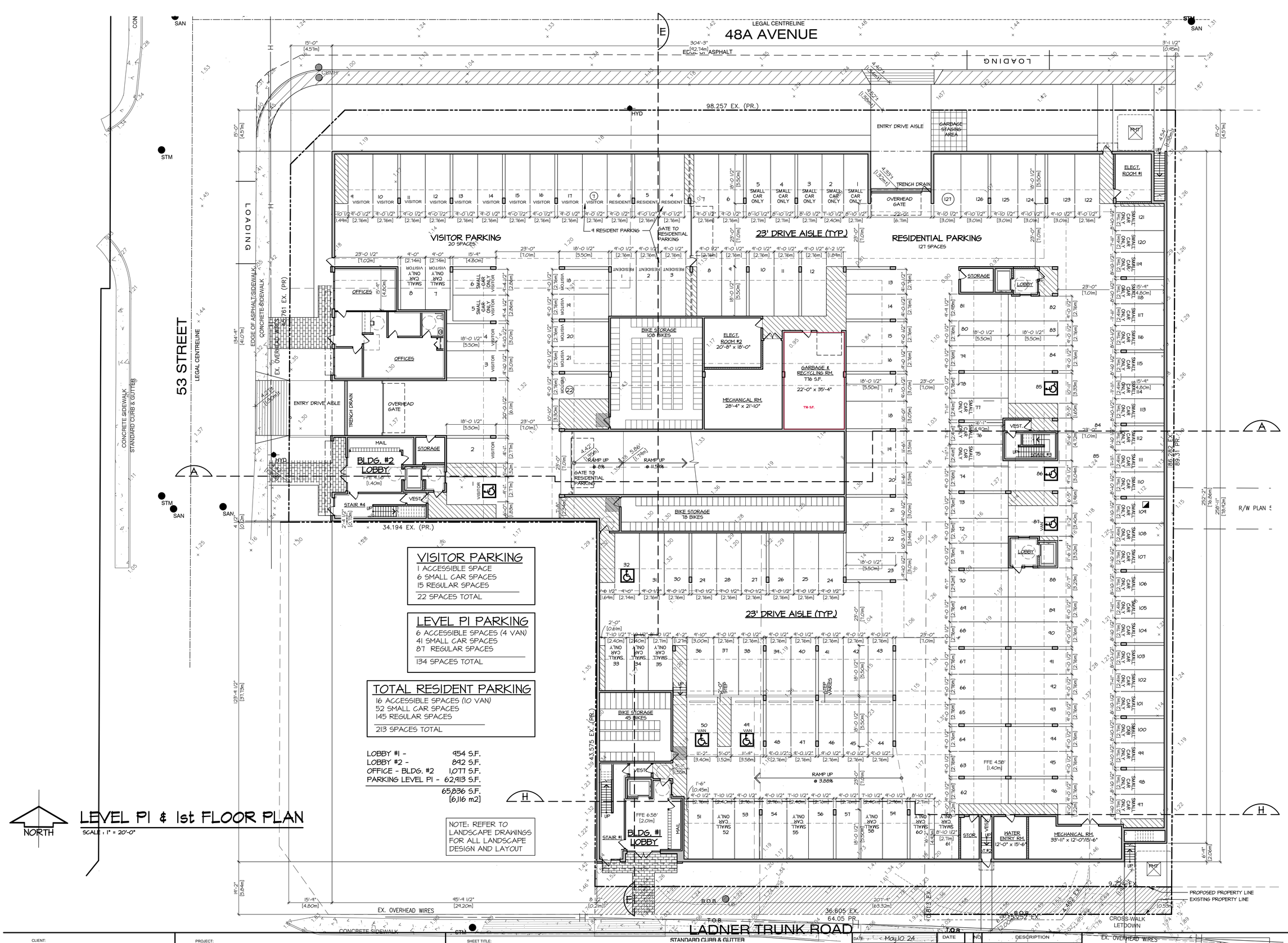
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DRAWN:	ED
CHECKED:	L.C
SCALE:	1" = 40'-0"
JOB NO.:	22012

ISSUE	NO	DESCRIPTION	DATE
	03	REISSUED FOR DP REVIEW	11 JUL 2024
	02	REISSUED FOR DP	04 JUL 2024
	01	ISSUED FOR DP	10 MAY 2024

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DRAWING No.

AC 2.02



VISITOR PARKING

1 ACCESSIBLE SPACE
6 SMALL CAR SPACES
15 REGULAR SPACES

22 SPACES TOTAL

LEVEL P1 PARKING

6 ACCESSIBLE SPACES (4 VAN)
41 SMALL CAR SPACES
87 REGULAR SPACES

134 SPACES TOTAL

TOTAL RESIDENT PARKING

16 ACCESSIBLE SPACES (10 VAN)
52 SMALL CAR SPACES
145 REGULAR SPACES

213 SPACES TOTAL

LOBBY #1 -	954 S.F.
LOBBY #2 -	842 S.F.
OFFICE - BLDG. #2	1,077 S.F.
PARKING LEVEL P1 -	62,913 S.F.
	65,836 S.F.
	[6,116 m2]

NOTE: REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE DESIGN AND LAYOUT

NORTH

LEVEL P1 & 1st FLOOR PLAN

SCALE : 1" = 20'-0"

CLIENT:

BASSI PROPERTIES

PROJECT:

CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE:

LEVEL P1 & 1ST FLOOR PLAN

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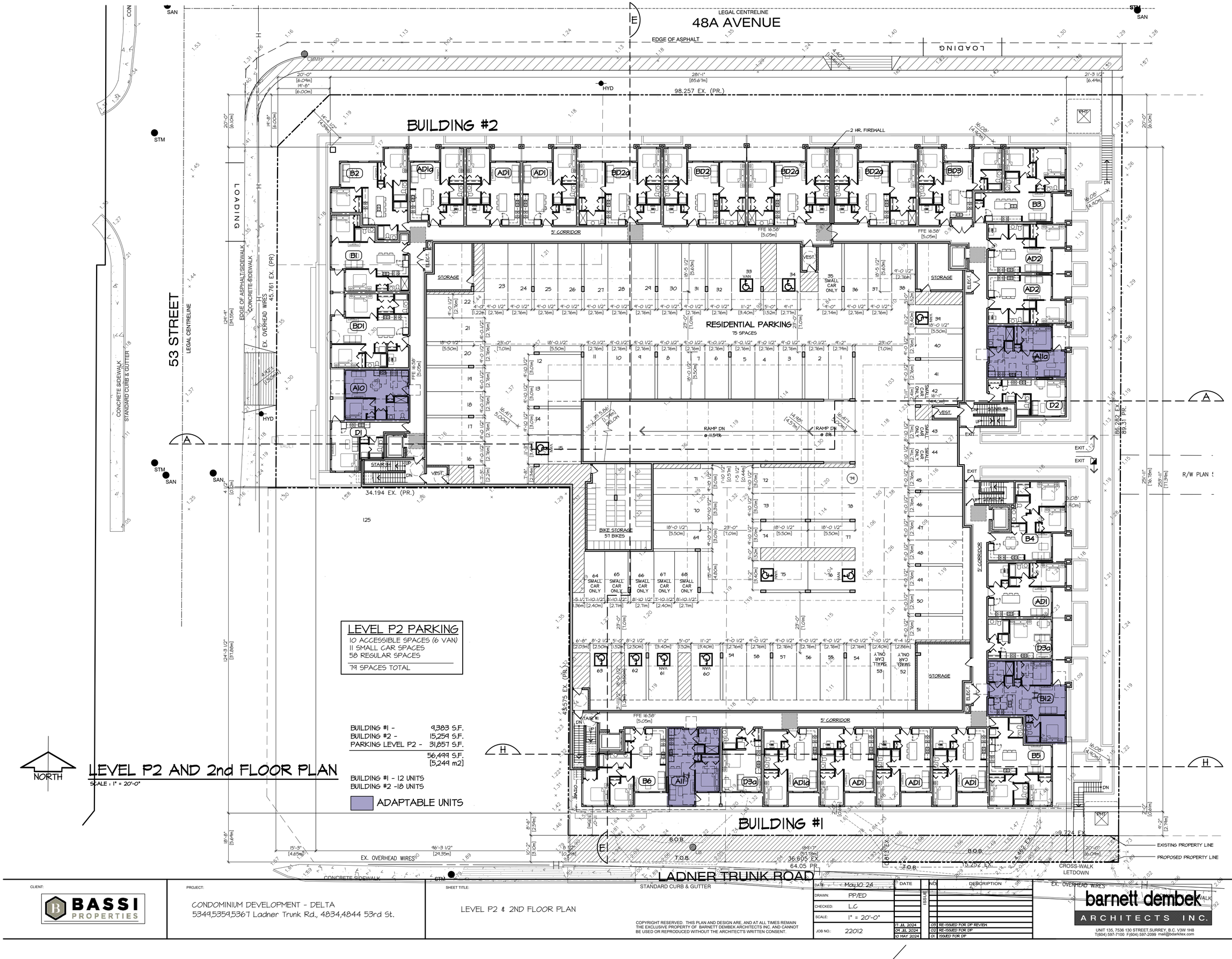
DATE:	May.10 24
DRAWN:	PP/ED
CHECKED:	L.C
SCALE:	1" = 20'-0"
JOB NO.:	22012

ISSUE	DATE	NO.	DESCRIPTION
	11 JUL 2024	03	RE-ISSUED FOR DP REVIEW
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	10 MAY 2024	01	ISSUED FOR DP

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DRAWING No.

AC 4.01



LEVEL P2 AND 2nd FLOOR PLAN

SCALE : 1" = 20'-0"

CLIENT:	BASSI PROPERTIES
PROJECT:	CONDOMINIUM DEVELOPMENT - DELTA 5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.
SHEET TITLE:	LEVEL P2 & 2ND FLOOR PLAN
DATE:	May.10 24
DRAWN:	PP/ED
CHECKED:	L.C
SCALE:	1" = 20'-0"
JOB NO.:	22012

NO.	DESCRIPTION	DATE
03	RE-ISSUED FOR DP REVIEW	11 JUL 2024
02	RE-ISSUED FOR DP	04 JUL 2024
01	ISSUED FOR DP	10 MAY 2024

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DRAWING No. AC 4.02

48A AVENUE

EDGE OF ASPHALT

LOADING

CBMH

281'-1" [85.67m]

21'-3 1/2" [6.49m]

98.257 EX. (PR.)

BUILDING #2

2 HR. FIREWALL

5' CORRIDOR

ELEC.T.

FFE 28.58' [8.71m]

NOTE: REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE DESIGN AND LAYOUT

OUTDOOR AMENITY 14,900 S.F. [1,336 m2]

49'-5" [15.06m]

45'-1" [13.74m]

48'-0" [14.63m]

54'-0" [16.46m]

LOBBY

UP

DN

STAIR #4

VAULT

LOADING

53 STREET

LEGAL CENTRELINE

124'-3" [37.87m]

EDGE OF ASPHALT/SIDEWALK

CONCRETE SIDEWALK

EX. OVERHEAD WIRES

45.761 EX. (PR.)

CONCRETE SIDEWALK

STANDARD CURB & GUTTER

STM

SAN

4 1/2" [0.12m]

5'-6" [1.68m]

66'-0" [20.12m]

34.194 EX. (PR.)

28.06' [8.56m]

40'-6" [12.34m]

48'-1" [14.66m]

30'-0" [9.14m]

66'-0" [20.12m]

43.575 EX. (PR.)

STAIR #1

LOBBY

HK

STOR.

W/C

FITNESS

LOUNGE #1

AMENITY BUILDING

COVERED PATIO

STAIR #2

STAIR #3

ELEC.T.

20'-0" [6.10m]

109'-1" [33.44m]

86.282 EX.

89.31 PR.

24'-3" [7.40m]

25'-1" [76.78m]

R/W PLAN S

125'-1" [38.26m]

1'-0" [0.30m]

10'-2" [3.10m]

9'-11 1/2" [3.03m]

5'-2" [1.57m]

9.724 EX.

19'-9" [5.79m]

72 1/2" [6.44m]

Q.613 EX.

36.605 EX.

64.05 PR.

15.252 EX.

4.463 EX.

5'-4" [1.63m]

19'-11 1/2" [6.09m]

CROSS-WALK LETDOWN

EX. OVERHEAD WIRES

CONCRETE SIDEWALK

STANDARD CURB & GUTTER

LADNER TRUNK ROAD

BUILDING #1 - 14,491 S.F.
BUILDING #2 - 22,655 S.F.
AMENITY - 1,200 S.F. ±
38,346 S.F. [3,562 m2]

BUILDING #1 - 20 UNITS
BUILDING #2 -28 UNITS

ADAPTABLE UNITS

NORTH

3rd FLOOR PLAN

SCALE : 1" = 20'-0"

CLIENT:

BASSI PROPERTIES

PROJECT:

CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE:

3RD FLOOR PLAN

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DRAWING No.

AC 4.03



4th FLOOR PLANS

SCALE : 1" = 20'-0"

4th FLOOR

BUILDING #1 -	14,491 S.F.
BUILDING #2 -	22,655 S.F.
AMENITY -	1,200 S.F. ±
	38,346 S.F.
	[3,562 m2]

BUILDING #1 - 20 UNITS
BUILDING #2 -28 UNITS

ADAPTABLE UNITS

CLIENT: BASSI PROPERTIES

PROJECT: CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE: 4TH FLOOR PLAN

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DATE:	May.10 24
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SCALE:	1" = 20'-0"
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	10 MAY 2024	01	ISSUED FOR DP

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DRAWING No. AC 4.04



5th FLOOR		6th FLOOR	
BUILDING #1 -	14,491 S.F.	BUILDING #1 -	14,491 S.F.
BUILDING #2 -	22,655 S.F.	BUILDING #2 -	22,655 S.F.
	37,146 S.F. [3,451 m2]		37,146 S.F. [3,451 m2]

BUILDING #1 - 20 UNITS
BUILDING #2 -28 UNITS

ADAPTABLE UNITS

NORTH

5th & 6th FLOOR PLAN

SCALE : 1" = 20'-0"

CLIENT: BASSI PROPERTIES

PROJECT:
CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE:
5TH & 6TH FLOOR PLAN

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DRAWING No.
AC 4.05

48A AVENUE

EDGE OF ASPHALT

LOADING

CBMH

281'-1" [85.67m]

98.257 EX. (PR.)

BUILDING #2

LOADING

EDGE OF ASPHALT/SIDEWALK

CONCRETE SIDEWALK

EX. OVERHEAD WIRES

45.761 EX. (PR.)

53 STREET

LEGAL CENTRELINE

CONCRETE SIDEWALK

STANDARD CURB & GUTTER

STM

SAN

VAULT

41'-0" [12.2m]

122'-3" [37.26m]

119'-4" [36.6m]

62'-6" [19.05m]

89'-11" [25.59m]

44'-11" [15.2m]

160'-2" [48.82m]

54'-11" [16.74m]

45'-0" [13.72m]

56'-0" [17.07m]

66'-0" [20.12m]

21'-11" [6.69m]

86.282 EX.
89.31 PR.

R/W PLAN

4'-6" [1.3m]

5'-2" [1.57m]

6'-5" [2.0m]

34.194 EX. (PR.)

MECH. EQUIP.

40'-0" [12.19m]

66'-0" [20.12m]

48'-1" [14.66m]

30'-0" [9.14m]

43.575 EX. (PR.)

66'-0" [20.12m]

395'-3" [42.44m]

1'-4" [2.44m]

BUILDING #1

9.724 EX.

0.613 EX.

4.882 EX.

15.252 EX.

95'-7" [29.48m]

36.605 EX.

64.05 PR.

EX. OVERHEAD WIRES

CONCRETE SIDEWALK

STM

LADNER TRUNK ROAD

STANDARD CURB & GUTTER

CROSS-WALK LETDOWN

EX. OVERHEAD WIRES

CONCRETE SIDEWALK

NORTH

ROOF PLANS

SCALE : 1" = 20'-0"

CLIENT:

BASSI PROPERTIES

PROJECT:

CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE:

ROOF FLOOR PLAN

DATE:	May.10 24
DRAWN:	PP/ED
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SCALE:	1" = 20'-0"
JOB NO.:	22012

ISSUE	DATE	NO.	DESCRIPTION
	11 JUL 2024	03	RE-ISSUED FOR DP REVIEW
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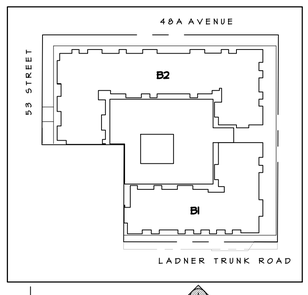
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DRAWING No.

AC 4.06



SOUTH ELEVATION



KEY PLAN

SCHEDULE OF FINISHES

1. FIBRE-CEMENT PANEL SIDING - GRAY SLATE - [SMOOTH FINISH]
2. FIBRE-CEMENT PANEL SIDING - ARCTIC WHITE - [SMOOTH FINISH]
3. FIBRE-CEMENT PANEL SIDING - IRON GRAY - [SMOOTH FINISH]
4. FIBRE-CEMENT PANEL SIDING - WOOD TONE - (VERTICAL PANELS)
5. SEALED ARCHITECTURAL FINISHED CONCRETE - C/W REVEALS AS SHOWN
6. COMPOSITE BRICK VENEER - C/W WEEP HOLES - FACE BRICK - KING KLINKER - VOLCANIC BLACK
7. VINYL FRAMED WINDOWS (BLACK OUTSIDE & WHITE INSIDE) - WITH CLEAR WINDOWS
8. POWER COATED ALUMINUM GUARDRAIL C/W PICKETS (BLACK) - FLAT BLACK
9. METAL CLAD CANOPY - FLAT BLACK
10. BALCONY POST - FIBER CEMENT CLADDING - COLOUR TO MATCH ADJACENT CLADDING - SMOOTH
11. BALCONY FASCIA AND FLASHING - COLOUR - GRAY SLATE
12. THRU WALL METALFLASHING - COLOUR TO MATCH ADJACENT CLADDING
13. PERFORATED POWDER COATED METAL SCREEN PANELS - TO MATCH RAILING COLOUR
14. METAL SIGNAGE C/W INDIVIDUAL 18" RAISED CHANNEL LETTERS (S.S. BRUSHED METAL) FACE MOUNTED
15. DEVELOPMENT SIGNAGE LOGO - BY OTHERS
16. CMU WALL (PRECISION) - COLOUR TO MATCH "DEEP OCEAN"
17. ANODIZED ALUM/GLASS DOOR W/ TRANSOM- COLOUR- BLACK
18. CLEAR ANODIZED ALUMINUM FRAMED STOREFRONT DOORS AND WINDOWS
19. POWDER COATED ALUMINUM FENCE W/ PICKETS (BLACK)
20. OVERHEAD REMOTE CONTROLLED ALUMINUM PARKING ENTRY DOOR - BLACK
21. VINYL SLIDING GLASS PATIO DOORS (BLACK)
22. ALUM SOFFIT - WOOD TONE VENTED - SUMMER WHEAT

CLIENT: BASSI PROPERTIES

PROJECT: CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE: SOUTH ELEVATION

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DATE:	JUL 09,2024
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SCALE:	3/32" = 1'-0"
JOB NO.:	22012

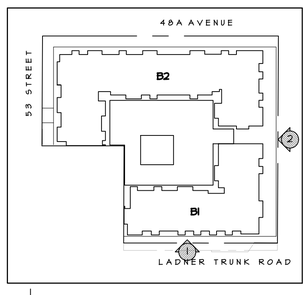
ISSUE	NO	DESCRIPTION	DATE
	03	REISSUED FOR DP	11 JUL 2024
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	01	ISSUED FOR DP	10 MAY 2024

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DRAWING No. AC 5.01C



EAST ELEVATION



KEY PLAN

SCHEDULE OF FINISHES

1. FIBRE-CEMENT PANEL SIDING - GRAY SLATE - [SMOOTH FINISH]
2. FIBRE-CEMENT PANEL SIDING - ARCTIC WHITE - [SMOOTH FINISH]
3. FIBRE-CEMENT PANEL SIDING - IRON GRAY - [SMOOTH FINISH]
4. FIBRE-CEMENT PANEL SIDING - WOOD TONE - (VERTICAL PANELS)
5. SEALED ARCHITECTURAL FINISHED CONCRETE - C/W REVEALS AS SHOWN
6. COMPOSITE BRICK VENEER - C/W WEEP HOLES - FACE BRICK - KING KLINKER - VOLCANIC BLACK
7. VINYL FRAMED WINDOWS (BLACK OUTSIDE & WHITE INSIDE) - WITH CLEAR WINDOWS
8. POWER COATED ALUMINUM GUARDRAIL C/W PICKETS (BLACK) - FLAT BLACK
9. METAL CLAD CANOPY - FLAT BLACK
10. BALCONY POST - FIBER CEMENT CLADDING - COLOUR TO MATCH ADJACENT CLADDING - SMOOTH
11. BALCONY FASCIA AND FLASHING - COLOUR - GRAY SLATE
12. THRU WALL METALFLASHING - COLOUR TO MATCH ADJACENT CLADDING
13. PERFORATED POWDER COATED METAL SCREEN PANELS - TO MATCH RAILING COLOUR
14. METAL SIGNAGE C/W INDIVIDUAL 18" RAISED CHANNEL LETTERS (S.S. BRUSHED METAL) FACE MOUNTED
15. DEVELOPMENT SIGNAGE LOGO - BY OTHERS
16. CMU WALL (PRECISION) - COLOUR TO MATCH "DEEP OCEAN"
17. ANODIZED ALUM/GLASS DOOR W/ TRANSOM- COLOUR- BLACK
18. CLEAR ANODIZED ALUMINUM FRAMED STOREFRONT DOORS AND WINDOWS
19. POWDER COATED ALUMINUM FENCE W/ PICKETS (BLACK)
20. OVERHEAD REMOTE CONTROLLED ALUMINUM PARKING ENTRY DOOR - BLACK
21. VINYL SLIDING GLASS PATIO DOORS (BLACK)
22. ALUM SOFFIT - WOOD TONE VENTED - SUMMER WHEAT

CLIENT: BASSI PROPERTIES

PROJECT: CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE: EAST ELEVATION

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DATE:	JUL 09,2024
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SCALE:	3/32" = 1'-0"
JOB NO.:	22012

DATE	NO	DESCRIPTION
11 JUL 2024	03	REISSUED FOR DP
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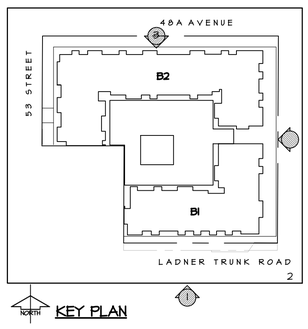
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DRAWING No. AC 5.02C



NORTH ELEVATION



KEY PLAN

SCHEDULE OF FINISHES

1. FIBRE-CEMENT PANEL SIDING - GRAY SLATE - [SMOOTH FINISH]
2. FIBRE-CEMENT PANEL SIDING - ARCTIC WHITE - [SMOOTH FINISH]
3. FIBRE-CEMENT PANEL SIDING - IRON GRAY - [SMOOTH FINISH]
4. FIBRE-CEMENT PANEL SIDING - WOOD TONE - (VERTICAL PANELS)
5. SEALED ARCHITECTURAL FINISHED CONCRETE - C/W REVEALS AS SHOWN
6. COMPOSITE BRICK VENEER - C/W WEEP HOLES - FACE BRICK - KING KLINKER - VOLCANIC BLACK
7. VINYL FRAMED WINDOWS (BLACK OUTSIDE & WHITE INSIDE) - WITH CLEAR WINDOWS
8. POWER COATED ALUMINUM GUARDRAIL C/W PICKETS (BLACK) - FLAT BLACK
9. METAL CLAD CANOPY - FLAT BLACK
10. BALCONY POST - FIBER CEMENT CLADDING - COLOUR TO MATCH ADJACENT CLADDING - SMOOTH
11. BALCONY FASCIA AND FLASHING - COLOUR - GRAY SLATE
12. THRU WALL METALFLASHING - COLOUR TO MATCH ADJACENT CLADDING
13. PERFORATED POWDER COATED METAL SCREEN PANELS - TO MATCH RAILING COLOUR
14. METAL SIGNAGE C/W INDIVIDUAL 18" RAISED CHANNEL LETTERS (S.S. BRUSHED METAL) FACE MOUNTED
15. DEVELOPMENT SIGNAGE LOGO - BY OTHERS
16. CMU WALL (PRECISION) - COLOUR TO MATCH "DEEP OCEAN"
17. ANODIZED ALUM/GLASS DOOR W/ TRANSOM- COLOUR- BLACK
18. CLEAR ANODIZED ALUMINUM FRAMED STOREFRONT DOORS AND WINDOWS
19. POWDER COATED ALUMINUM FENCE W/ PICKETS (BLACK)
20. OVERHEAD REMOTE CONTROLLED ALUMINUM PARKING ENTRY DOOR - BLACK
21. VINYL SLIDING GLASS PATIO DOORS (BLACK)
22. ALUM SOFFIT - WOOD TONE VENTED - SUMMER WHEAT

CLIENT: BASSI PROPERTIES

PROJECT: CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE: NORTH ELEVATION

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JOB NO.:	22012

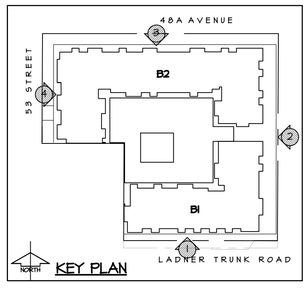
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	03	REISSUED FOR DP	17 JUL 2024
	02	REISSUED FOR DP	04 JUL 2024
	01	ISSUED FOR DP	10 MAY 2024

barnett dembek ARCHITECTS INC.
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DRAWING No. AC 5.03C



WEST ELEVATION



KEY PLAN

SCHEDULE OF FINISHES

1. FIBRE-CEMENT PANEL SIDING - GRAY SLATE - [SMOOTH FINISH]
2. FIBRE-CEMENT PANEL SIDING - ARCTIC WHITE - [SMOOTH FINISH]
3. FIBRE-CEMENT PANEL SIDING - IRON GRAY - [SMOOTH FINISH]
4. FIBRE-CEMENT PANEL SIDING - WOOD TONE - (VERTICAL PANELS)
5. SEALED ARCHITECTURAL FINISHED CONCRETE - C/W REVEALS AS SHOWN
6. COMPOSITE BRICK VENEER - C/W WEEP HOLES - FACE BRICK - KING KLINKER - VOLCANIC BLACK
7. VINYL FRAMED WINDOWS (BLACK OUTSIDE & WHITE INSIDE) - WITH CLEAR WINDOWS
8. POWER COATED ALUMINUM GUARDRAIL C/W PICKETS (BLACK) - FLAT BLACK
9. METAL CLAD CANOPY - FLAT BLACK
10. BALCONY POST - FIBER CEMENT CLADDING - COLOUR TO MATCH ADJACENT CLADDING - SMOOTH
11. BALCONY FASCIA AND FLASHING - COLOUR - GRAY SLATE
12. THRU WALL METALFLASHING - COLOUR TO MATCH ADJACENT CLADDING
13. PERFORATED POWDER COATED METAL SCREEN PANELS - TO MATCH RAILING COLOUR
14. METAL SIGNAGE C/W INDIVIDUAL 18" RAISED CHANNEL LETTERS (S.S. BRUSHED METAL) FACE MOUNTED
15. DEVELOPMENT SIGNAGE LOGO - BY OTHERS
16. CMU WALL (PRECISION) - COLOUR TO MATCH "DEEP OCEAN"
17. ANODIZED ALUM/GLASS DOOR W/ TRANSOM- COLOUR- BLACK
18. CLEAR ANODIZED ALUMINUM FRAMED STOREFRONT DOORS AND WINDOWS
19. POWDER COATED ALUMINUM FENCE W/ PICKETS (BLACK)
20. OVERHEAD REMOTE CONTROLLED ALUMINUM PARKING ENTRY DOOR - BLACK
21. VINYL SLIDING GLASS PATIO DOORS (BLACK)
22. ALUM SOFFIT - WOOD TONE VENTED - SUMMER WHEAT

CLIENT: BASSI PROPERTIES

PROJECT: CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE: WEST ELEVATION

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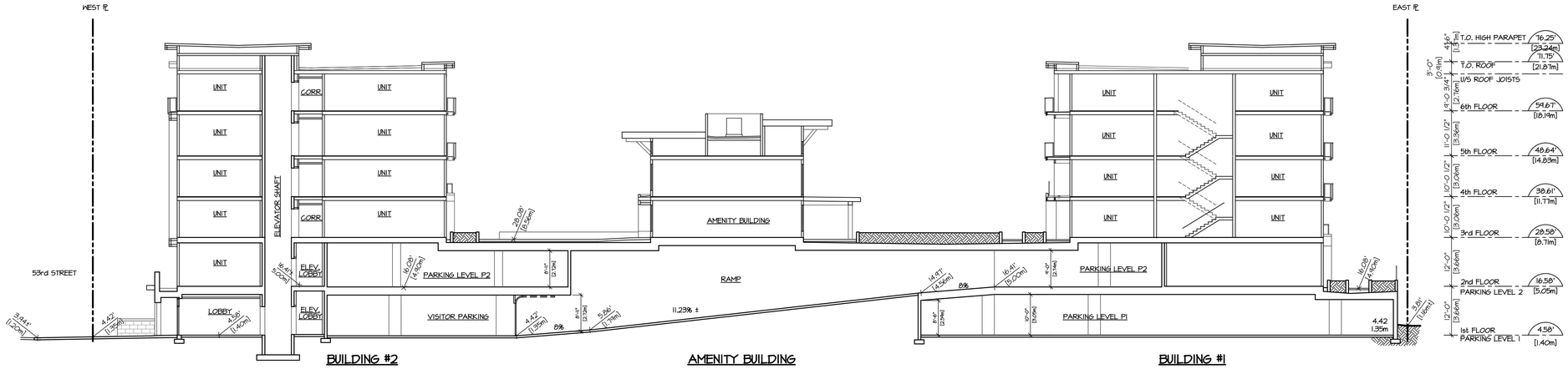
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04 JUL 2024	02	REISSUED FOR DP
10 MAY 2024	01	ISSUED FOR DP

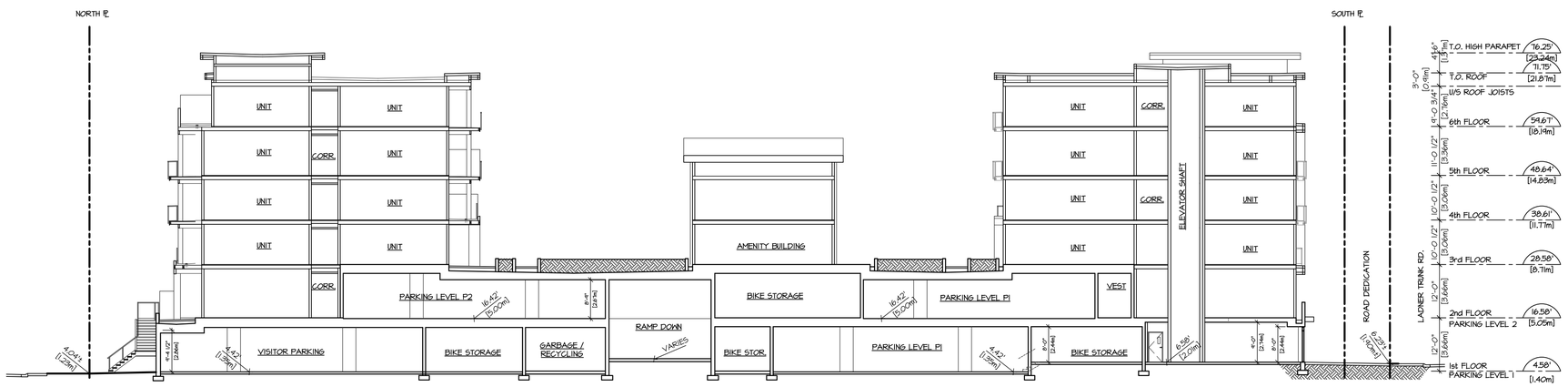
ISSUE

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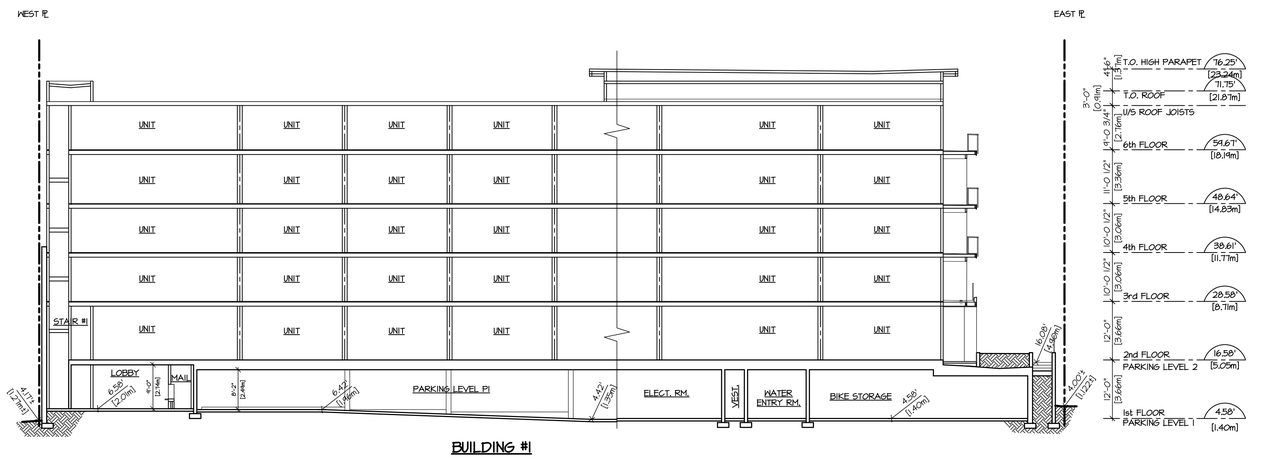
DRAWING No. AC 5.04C



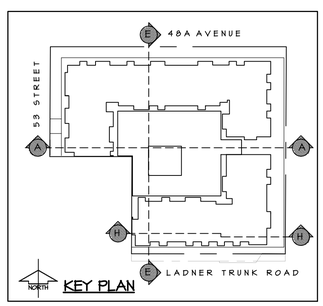
SECTION A-A



SECTION E-E



SECTION H-H



KEY PLAN

CLIENT:
BASSI PROPERTIES

PROJECT:
CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE:
BUILDING SECTIONS

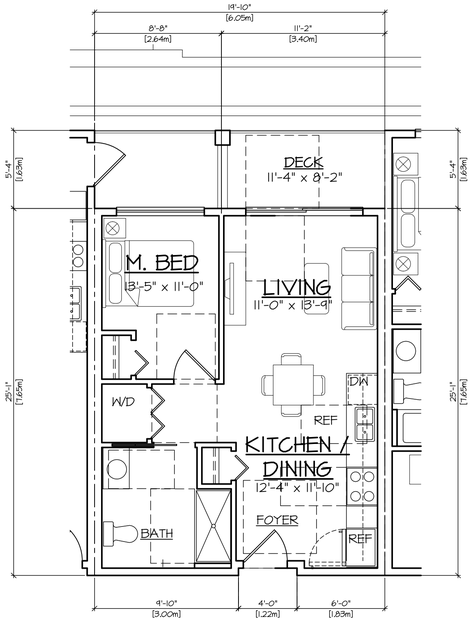
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ISSUE	NO	DESCRIPTION
11 JUL 2024	03	REISSUED FOR DP REVIEW
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10 MAY 2024	01	ISSUED FOR DP

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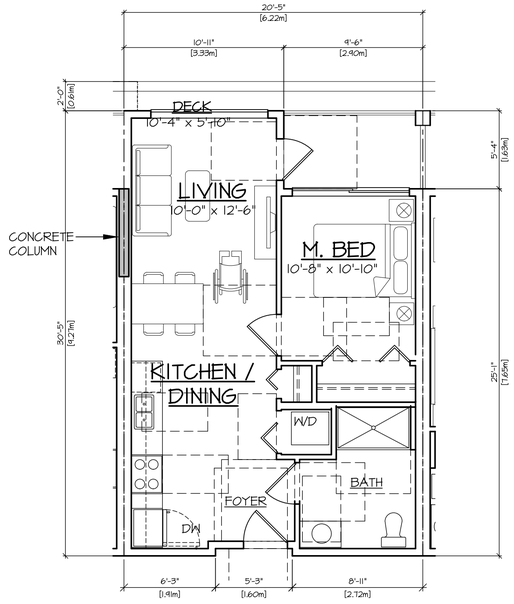
DRAWING No.
AC 6.01



UNIT TYPE 'A10' 1 BED/ADAPT.

SCALE : 3/16" = 1'-0"
(A10a-SIMILAR)
@Building 1

490SF
46SQM

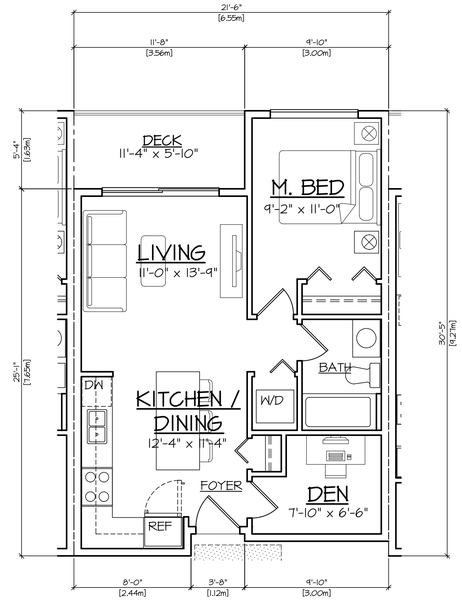


UNIT TYPE 'A11' 1BED/ADAPT.

SCALE : 3/16" = 1'-0"
(A11a-SIMILAR)
@Building 1

562SF

52SQM

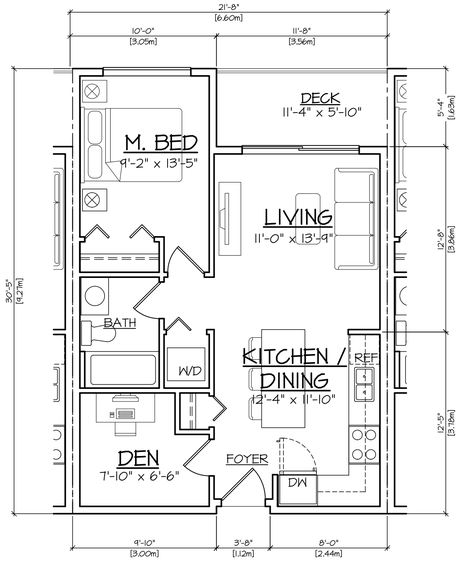


UNIT TYPE 'AD1' 1 BED/DEN

SCALE : 3/16" = 1'-0"

@Building 1&2

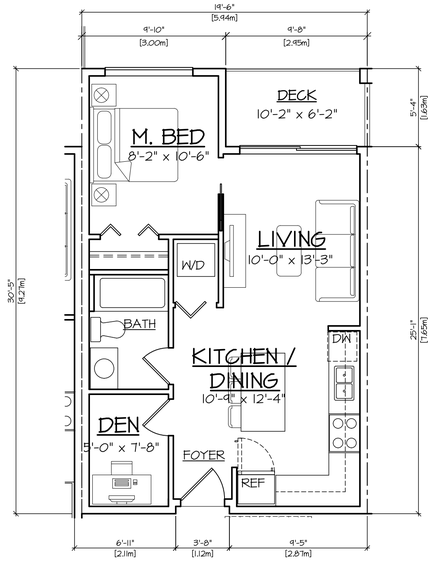
560SF
52SQM



UNIT TYPE 'AD1a' 1 BED/DEN

SCALE : 3/16" = 1'-0"
(AD1b-SIMILAR)
(AD1c-SIMILAR)
@Building 1&2

575 S.F.
56.03 m2



UNIT TYPE 'AD2' 1 BED/DEN

SCALE : 3/16" = 1'-0"

@Building 2

535SF
50SQM

CLIENT:
BASSI PROPERTIES

PROJECT:
CONDOMINIUM DEVELOPMENT - DELTA
5349,5354,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE:
BUILDING 1 &2 UNIT PLANS

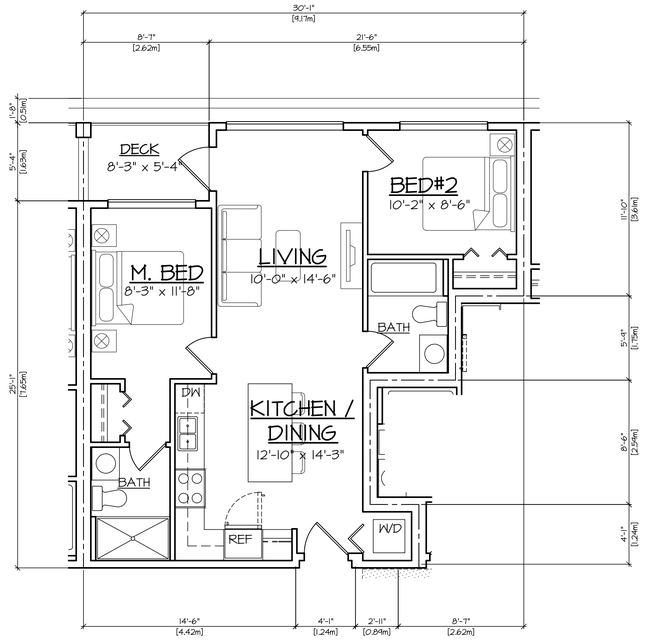
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DATE:	MAY 22, 24
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SCALE:	AS SHOWN
JOB NO.:	22012

ISSUE	DATE	NO	DESCRIPTION
	17 JUL 2024	03	RE-ISSUED FOR DP REVIEW
	04 JUL 2024	02	RE-ISSUED FOR DP
	22 MAY 2024	01	ISSUED FOR DP

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DRAWING No.
AC 7.01



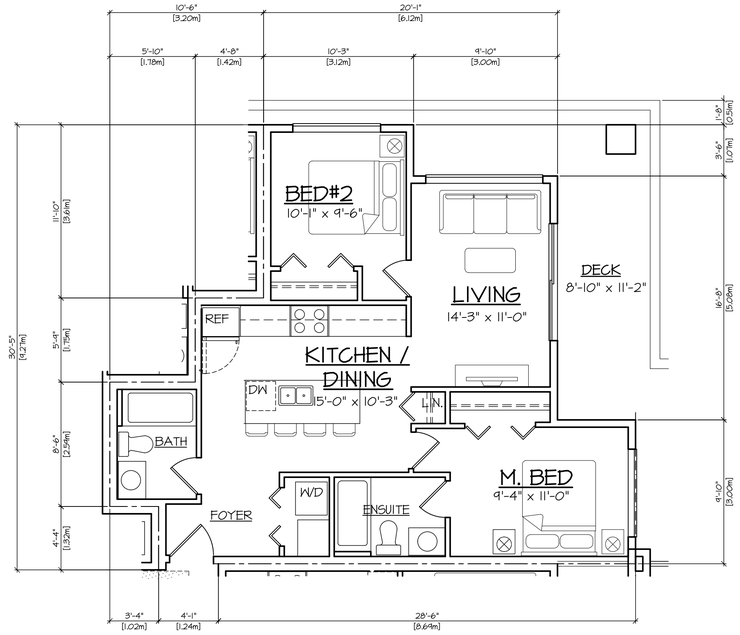
UNIT TYPE 'B1'

2 BED

SCALE : 3/16" = 1'-0"

@Building 2

714SF
66SQM



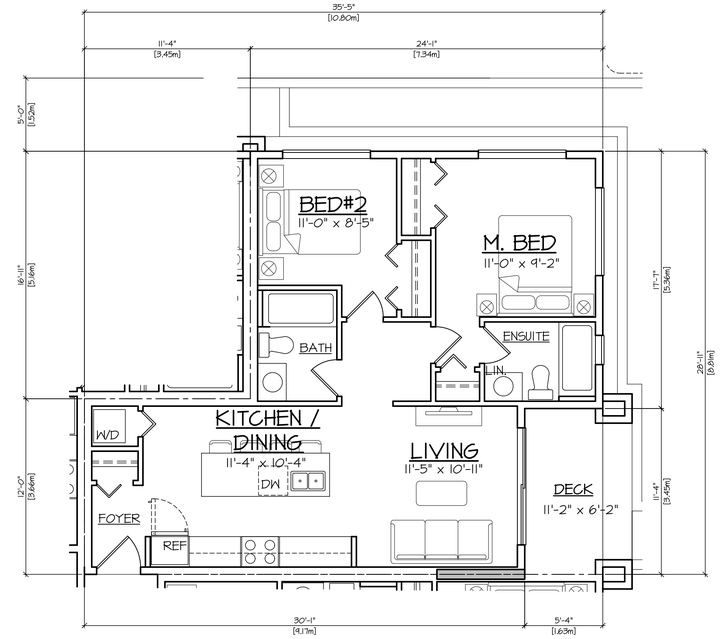
UNIT TYPE 'B2'

2 BED

SCALE : 3/16" = 1'-0"

@Building 2

765SF
71SQM



UNIT TYPE 'B3'

2 BED

SCALE : 3/16" = 1'-0"

@Building 2

962 S.F.
89.35 m2



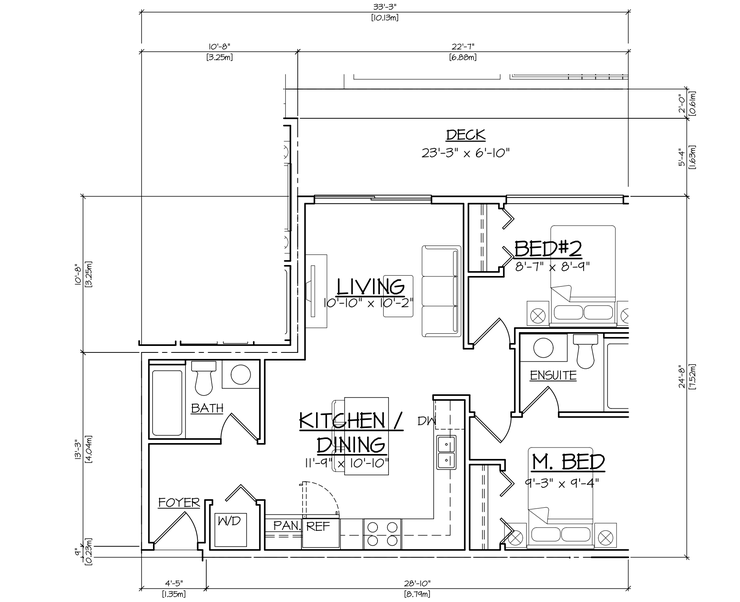
UNIT TYPE 'B4'

2 BED

SCALE : 3/16" = 1'-0"

@Building 1

705SF
66SQM



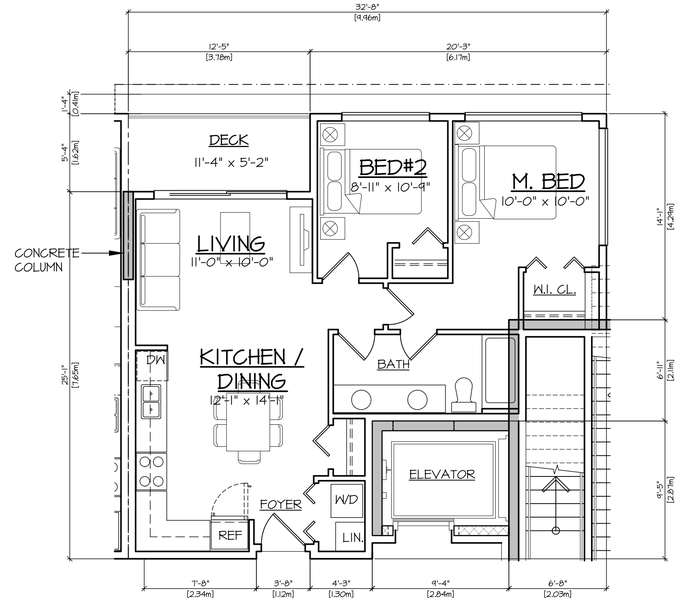
UNIT TYPE 'B5'

2 BED

SCALE : 3/16" = 1'-0"

@Building 1

712SF
66SQM



UNIT TYPE 'B6'

2 BED

SCALE : 3/16" = 1'-0"

@Building 1

724SF
67SQM

CLIENT:

BASSI PROPERTIES

PROJECT:

CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE:

BUILDING 1&2 UNIT PLANS

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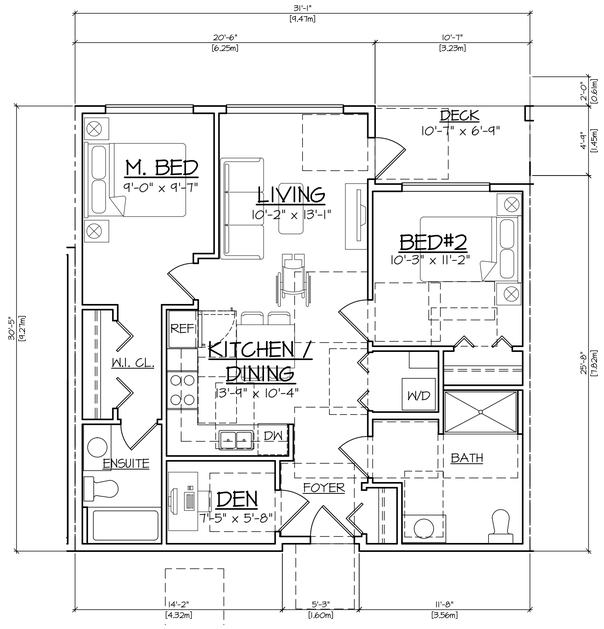
DATE:	MAY 22, 24
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ISSUE	NO	DESCRIPTION	DATE
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	07	RE-ISSUED FOR DP	04 JUL 2024
	01	ISSUED FOR DP	22 MAY 2024

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DRAWING No.

AC 7.02

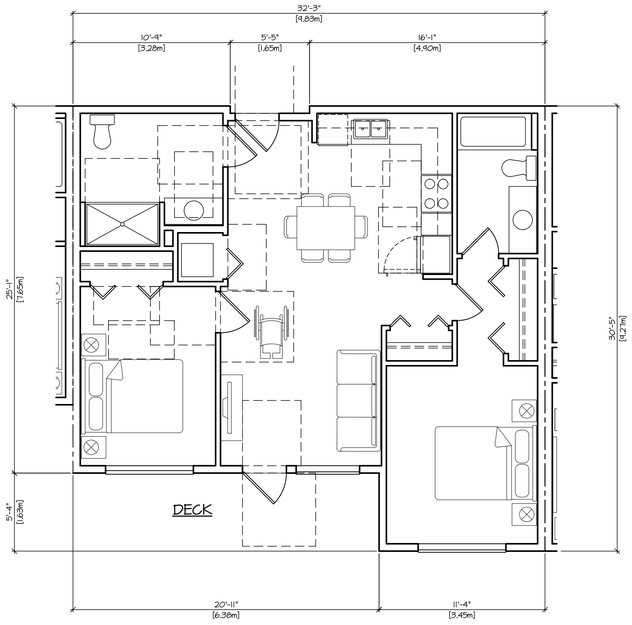


UNIT TYPE 'B10' 2 BED/DEN-ADAPT.

SCALE : 3/16" = 1'-0"

@Building 2

885SF
82SQM

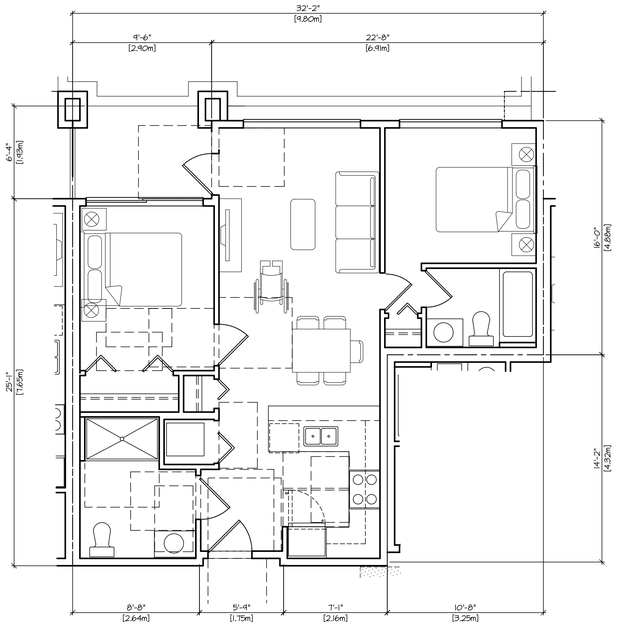


UNIT TYPE 'B11' 2 BED - ADAPT.

SCALE : 3/16" = 1'-0"

@Building 1&2

858SF
80SQM

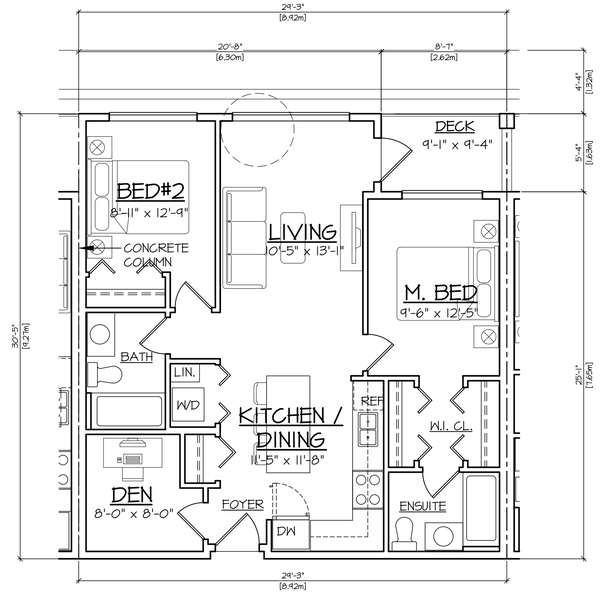


UNIT TYPE 'B12' 2 BED/ADAPT.

SCALE : 3/16" = 1'-0"

@Building 1

766SF
71SQM

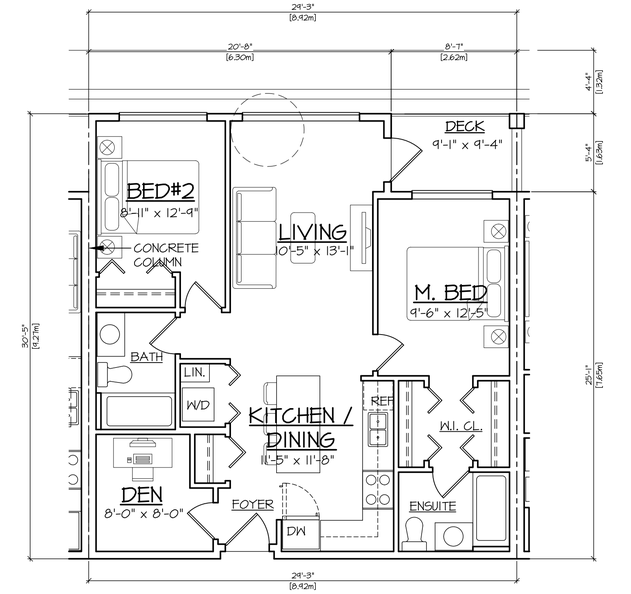


UNIT TYPE 'BD1' 2 BED/DEN

SCALE : 3/16" = 1'-0"

@Building 2

835SF
78SQM

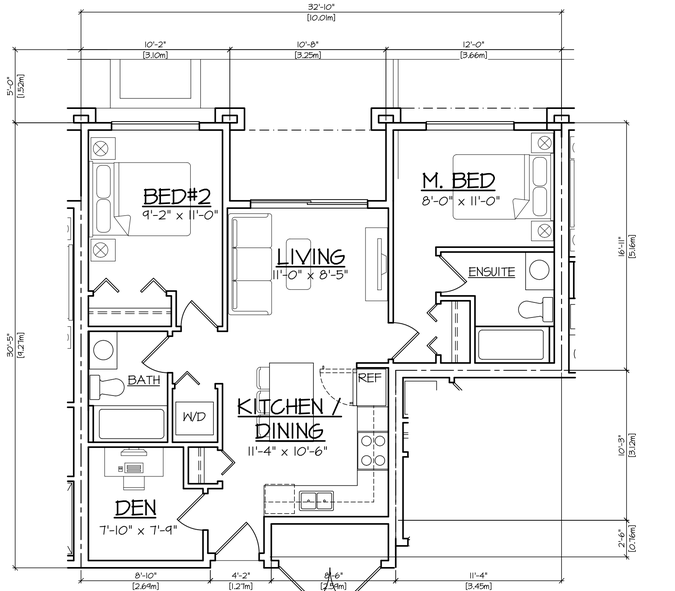


UNIT TYPE 'BD2' 2 BED/DEN

SCALE : 3/16" = 1'-0"

(BD2a-SIMILAR)
(BD2b-SIMILAR)
@Building 2

835SF
78SQM



UNIT TYPE 'BD3' 2 BED/DEN

SCALE : 3/16" = 1'-0"

@Building 2

755SF
70SQM

CLIENT:

BASSI PROPERTIES

PROJECT:

CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE:

BUILDING 1&2 UNIT PLANS

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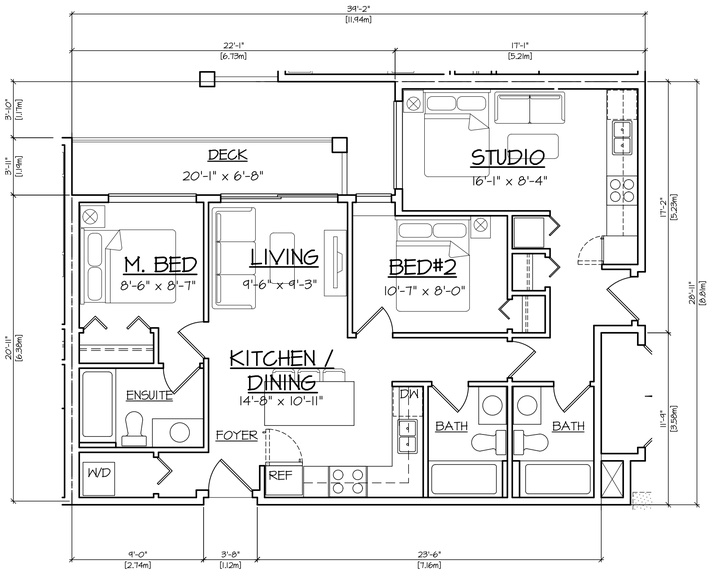
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08	RE-ISSUED FOR DP REVIEW	17 JUL 2024
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01	ISSUED FOR DP	22 MAY 2024

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DRAWING No.

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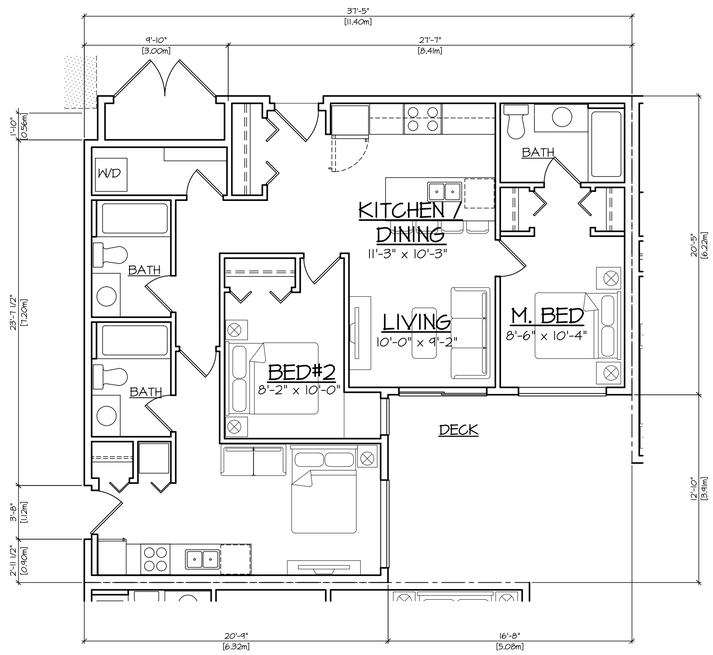


UNIT TYPE 'C1' 3 BED

SCALE : 3/16" = 1'-0"

910 S.F.
84.53 m2

@Building 1

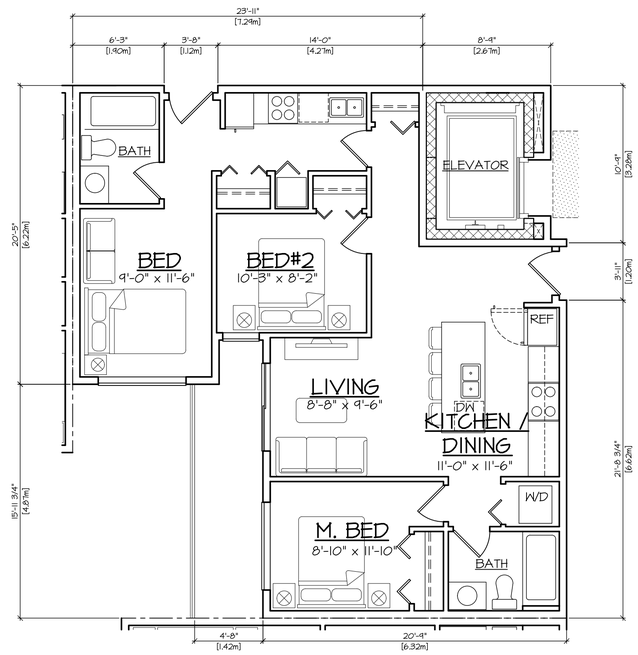


UNIT TYPE 'C2' 3 BED

SCALE : 3/16" = 1'-0"

990SF
92SQM

@Building 2

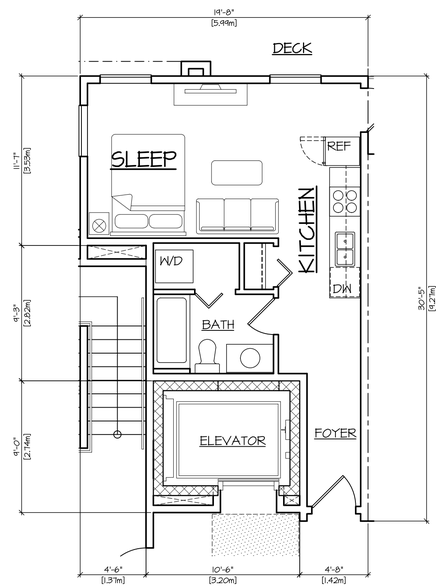


UNIT TYPE 'C3' 3 BED

SCALE : 3/16" = 1'-0"

858SF
80SQM

@Building 2

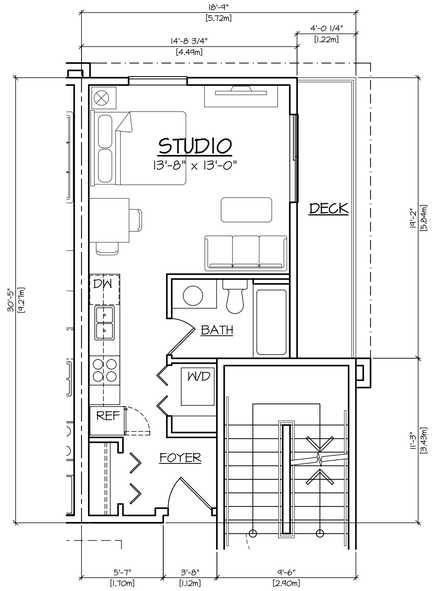


UNIT TYPE 'D1' STUDIO

SCALE : 3/16" = 1'-0"

408SF
38SQM

@Building 2

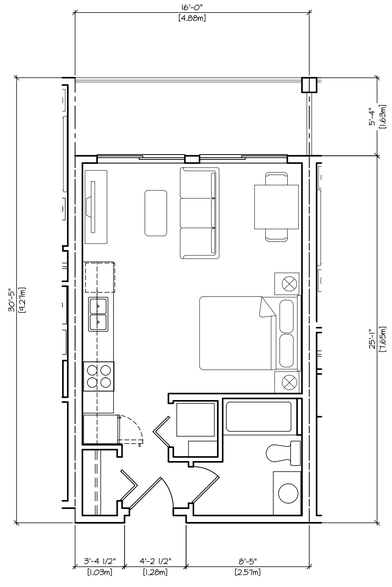


UNIT TYPE 'D2' STUDIO

SCALE : 3/16" = 1'-0"

386SF
36SQM

@Building 2

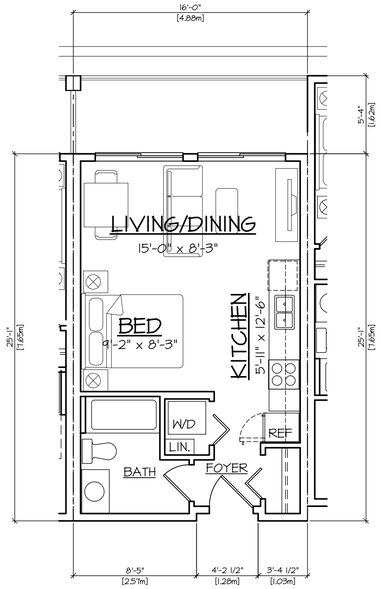


UNIT TYPE 'D3' STUDIO

SCALE : 3/16" = 1'-0"

395SF
37SQM

@Building 1



UNIT TYPE 'D3a' STUDIO

SCALE : 3/16" = 1'-0"

395SF
37SQM

@Building 1

CLIENT:

BASSI PROPERTIES

PROJECT:

CONDOMINIUM DEVELOPMENT - DELTA
5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET TITLE:

BUILDING 1&2 UNIT PLANS

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	22 MAY 2024	01	ISSUED FOR DP

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