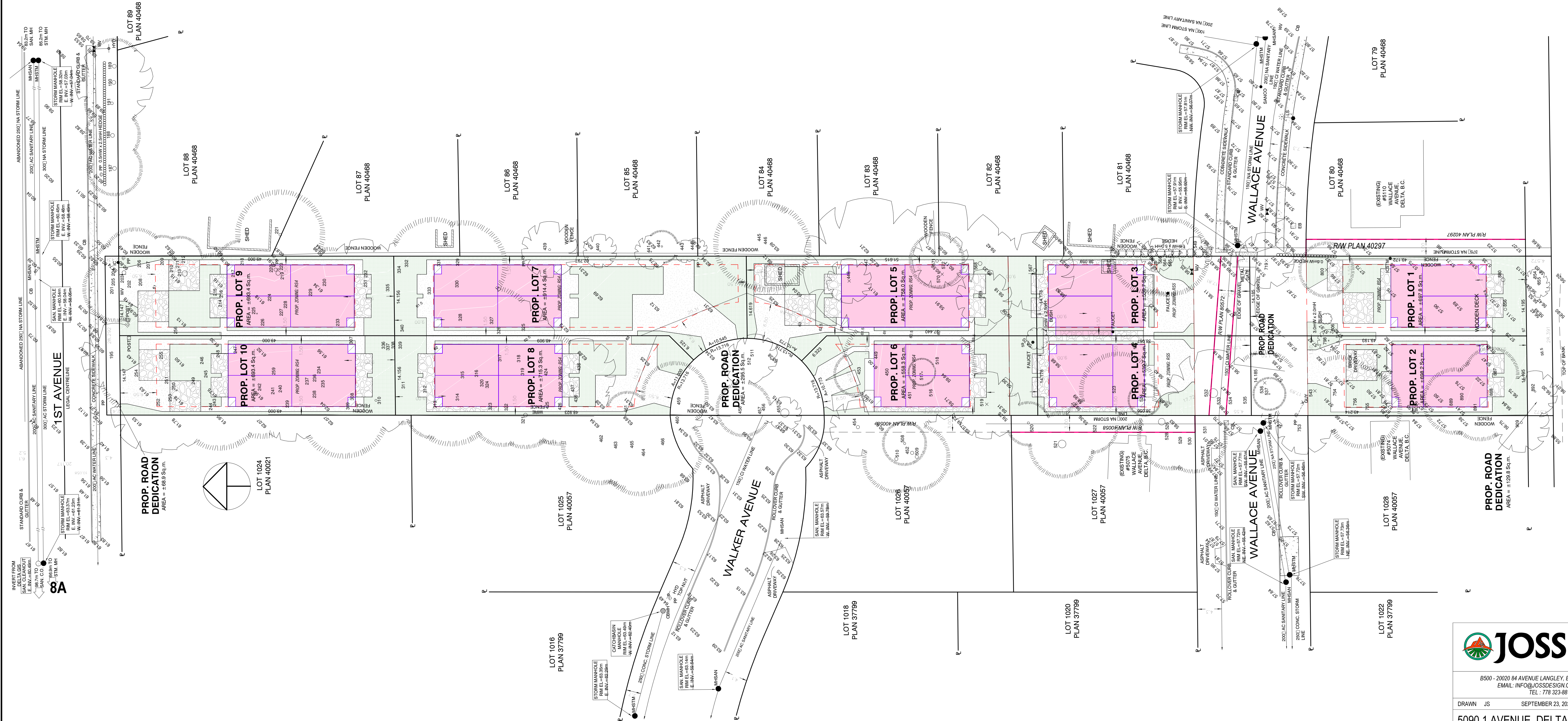




SITE SURVEY
SCALE: 1:320



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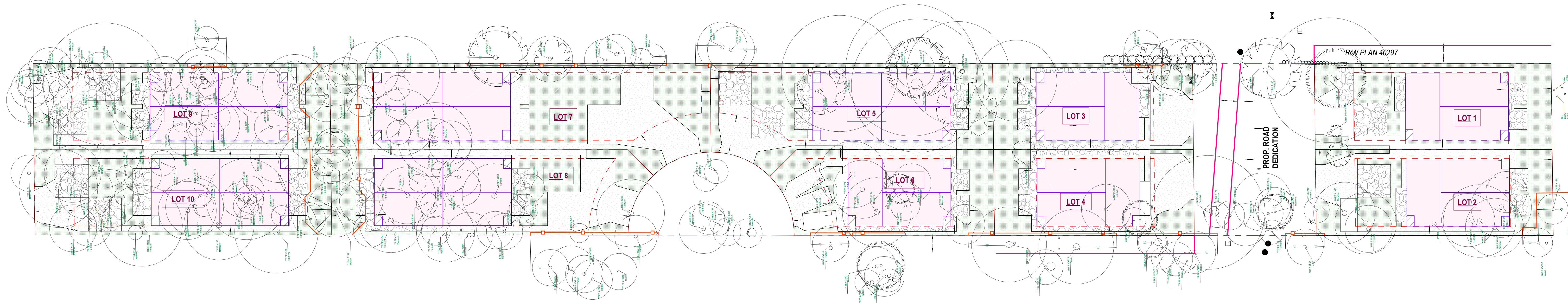
5090 1 AVENUE, DELTA

PROJECT
SCALE AS - NOTED

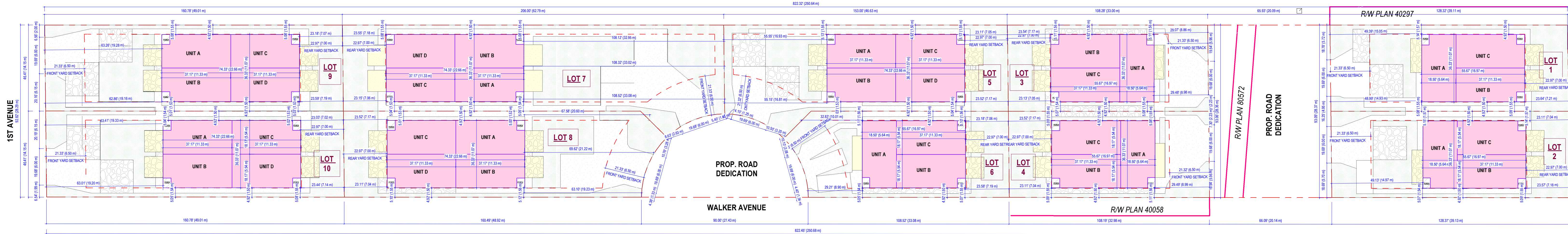
SITE SURVEY

DRAWING TITLE

SHEET NUMBER 1



TREE MANAGEMENT PLAN
SCALE: 1"=25'-0"



KEY PLAN
SCALE: 1"=25'-0"

PROPOSED NEW SINGLE DWELLING CLIENT: BASSI PROPERTIES		
LEGAL DESCRIPTION LOT 4 EXCEPT : WEST 103.1 FEET, SECTION 3, TOWNSHIP 5, NWD, PLAN 7524 PID : 011-255-013		
CIVIC ADDRESS 5090 1ST AVENUE, DELTA, BC V4M 1B5		
ZONING ANALYSIS ZONING : EXISTING = RS1 PROPOSED = CD_ZONE RS6: SINGLE DETACHED RESIDENTIAL 6 ZONE (WITH MAX FSR VARIANCE)		
OCP DESIGNATION : EXISTING = SSR PROPOSED = NO CHANGE	LOT AREA = 78,727.7 SF (7316.70 SM) PROPOSED = LOT 1 = 5,976.12 SF (555.20 SM) LOT 2 = 5,979.35 SF (555.50 SM) LOT 3 = 5,036.43 SF (467.90 SM) LOT 4 = 5,036.43 SF (467.90 SM) LOT 5 = 7,395.88 SF (687.10 SM) LOT 6 = 5,246.33 SF (487.40 SM) LOT 7 = 9,842.52 SF (914.40 SM) LOT 8 = 7,699.43 SF (715.30 SM) LOT 9 = 7,463.70 SF (693.40 SM) LOT 10 = 7,463.70 SF (693.40 SM)	MAXIMUM ALLOWABLE DENSITY = 69% PROPOSED F.S.R = LOT 01 = 65% FSR LOT 02 = 64% FSR LOT 03 = 77% FSR LOT 04 = 77% FSR LOT 05 = 69% FSR LOT 06 = 73% FSR LOT 07 = 52% FSR LOT 08 = 66% FSR LOT 09 = 68% FSR LOT 10 = 68% FSR FLOOR AREA = APROX. 4,4761.05 SF (4158.44 SM) LOT 1 = 3,855.13 SF (358.15 SM) LOT 2 = 3,855.13 SF (358.15 SM) LOT 3 = 3,855.13 SF (358.15 SM) LOT 4 = 3,855.13 SF (358.15 SM) LOT 5 = 5,097.08 SF (473.53 SM) LOT 6 = 3,855.13 SF (358.15 SM) LOT 7 = 5,097.08 SF (473.53 SM) LOT 8 = 5,097.08 SF (473.53 SM) LOT 9 = 5,097.08 SF (473.53 SM) LOT 10 = 5,097.08 SF (473.53 SM)
NUMBER OF LOTS : EXISTING = 1 PROPOSED = 10	LOT WIDTH : EXISTING = 28.29 m (92'-10") PROPOSED = 14.15 m (46'-5") to 14.19 (46'-6 12")	AVERAGE LOT DEPTH = EXISTING = 250.66 M (822'-4 1/4") PROPOSED = LOT 01: 39.14 M (128'-5") LOT 02: 39.12 M (128'-4 14 ") LOT 03: 33.01 M (108'-3 34") LOT 04: 33.00 M (108'-3") LOT 05: 46.60 M (152'-10 3/4") LOT 06: 34.62 M (113'-7") LOT 07: 62.80 M (206'-0 1/4") LOT 08: 50.96 M (167'-2 1/4") LOT 09: 49.00 M (160'-9") LOT 10: 49.00 M (160'-9")
NUMBER OF DWELLING UNITS : EXISTING = 1 PROPOSED = 35 (5X QUADPLEXES & 5X TRIPLEXES)	MAX. NUMBER STOREYS = 2.5 MAX. BUILDING HEIGHT (TO ROOF RIDGE) = 9.50m PROP. BUILDING HEIGHT (TO ROOF RIDGE) = 9.50m	SETBACK FRONT MIN. 6.50 m = >6.50m REAR MIN. 7.00 m = 7.00 m SIDE (INTERIOR) MIN. 1.50 m =1.50 m
OFF-STREET PARKING : PROPOSED = 35 SPACES (1 PER DWELLING UNIT)		



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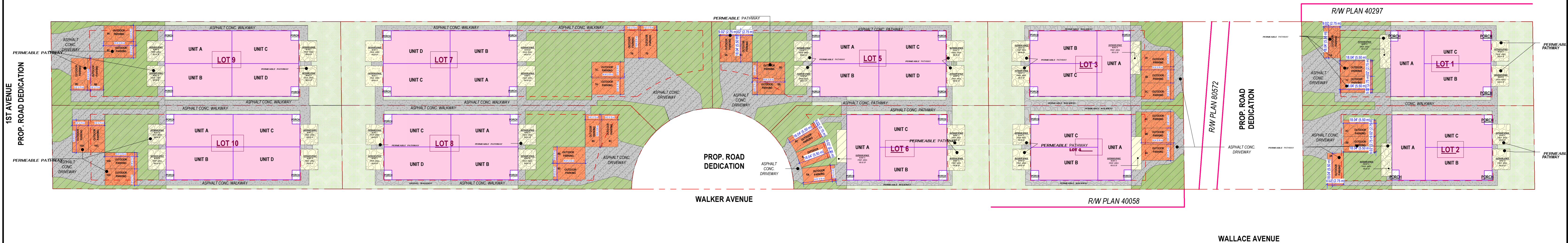
5090 1 AVENUE, DELTA

PROJECT
SCALE AS - NOTED

REZONING
APPLICATION

DRAWING TITLE

SHEET NUMBER
2



IMPERMEABLE SURFACE PLAN
SCALE: 1"=25'-0"

IMPERMEABLE & LANDSCAPED AREA CALCULATION			
LOT 01 MAX. IMPERMEABLE AREA 60.00% = 3585.67 SF PROP. IMPERMEABLE AREA 55.80% = 3334.80 SF - COV'D. AREA = 2025.57 SF - WALKWAYS & DRIVEWAY = 1309.23 SF MIN. FRONT YARD 40.00% = 915.86 SF PROP. LANDSCAPED 41.23% = 943.99 SF	LOT 04 MAX. IMPERMEABLE AREA 60.00% = 3021.86 SF PROP. IMPERMEABLE AREA 56.25% = 2833.03 SF - COV'D. AREA = 2025.57 SF - WALKWAYS & DRIVEWAY = 807.46 SF MIN. FRONT YARD 40.00% = 545.11 SF PROP. LANDSCAPED 40.86% = 556.82 SF	LOT 07 MAX. IMPERMEABLE AREA 60.00% = 5905.51 SF PROP. IMPERMEABLE AREA 58.98% = 5800.13 SF - COV'D. AREA = 2700.76 SF - WALKWAYS & DRIVEWAY = 835.22 SF MIN. FRONT YARD 40.00% = 2121.68 SF PROP. LANDSCAPED 56.17% = 5979.47 SF	LOT 10 MAX. IMPERMEABLE AREA 60.00% = 4478.22 SF PROP. IMPERMEABLE AREA 55.01% = 4105.80 SF - COV'D. AREA = 2700.76 SF - WALKWAYS & DRIVEWAY = 1405.04 SF MIN. FRONT YARD 40.00% = 1173.61 SF PROP. LANDSCAPED 40.48% = 1187.75 SF
LOT 02 MAX. IMPERMEABLE AREA 60.00% = 3587.61 SF PROP. IMPERMEABLE AREA 52.55% = 3142.25 SF - COV'D. AREA = 2025.57 SF - WALKWAYS & DRIVEWAY = 1116.68 SF MIN. FRONT YARD 40.00% = 918.54 SF PROP. LANDSCAPED 42.32% = 971.70 SF	LOT 05 MAX. IMPERMEABLE AREA 60.00% = 4437.53 SF PROP. IMPERMEABLE AREA 54.94% = 4063.58 SF - COV'D. AREA = 2700.76 SF - WALKWAYS & DRIVEWAY = 1362.82 SF MIN. FRONT YARD 40.00% = 1143.26 SF PROP. LANDSCAPED 70.03% = 2001.63 SF	LOT 08 MAX. IMPERMEABLE AREA 60.00% = 4619.66 SF PROP. IMPERMEABLE AREA 59.42% = 4574.87 SF - COV'D. AREA = 2700.76 SF - WALKWAYS & DRIVEWAY = 1874.11 SF MIN. FRONT YARD 40.00% = 1264.98 SF PROP. LANDSCAPED 45.34% = 1433.98 SF	
LOT 03 MAX. IMPERMEABLE AREA 60.00% = 3021.86 SF PROP. IMPERMEABLE AREA 56.63% = 2852.12 SF - COV'D. AREA = 826.55 SF - WALKWAYS & DRIVEWAY = 835.22 SF MIN. FRONT YARD 40.00% = 544.87 SF PROP. LANDSCAPED 40.20% = 547.59 SF	LOT 06 MAX. IMPERMEABLE AREA 60.00% = 3147.80 SF PROP. IMPERMEABLE AREA 53.55% = 2809.36 SF - COV'D. AREA = 2025.57 SF - WALKWAYS & DRIVEWAY = 783.79 SF MIN. FRONT YARD 40.00% = 629.56 SF PROP. LANDSCAPED 44.52% = 700.74 SF	LOT 09 MAX. IMPERMEABLE AREA 60.00% = 4478.22 SF PROP. IMPERMEABLE AREA 54.99% = 4104.46 SF - COV'D. AREA = 2700.76 SF - WALKWAYS & DRIVEWAY = 835.22 SF MIN. FRONT YARD 40.00% = 1170.84 SF PROP. LANDSCAPED 40.39% = 1182.12 SF	



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PROJECT

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IMPERMEABLE SURFACE PLAN

DRAWING TITLE

SHEET NUMBER

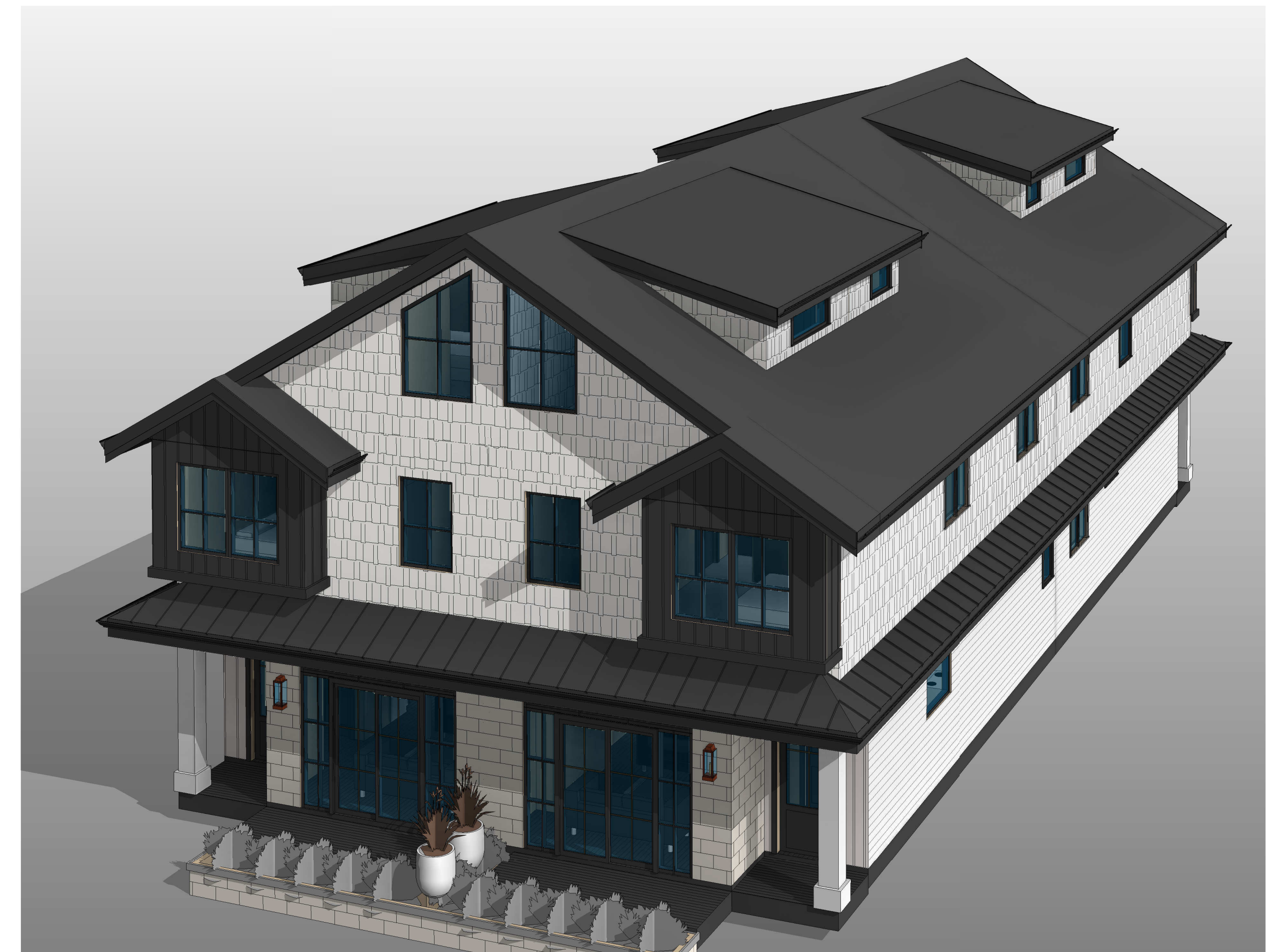
3



FRONT VIEW
UNIT A & B



FRONT LEFT PERSPECTIVE

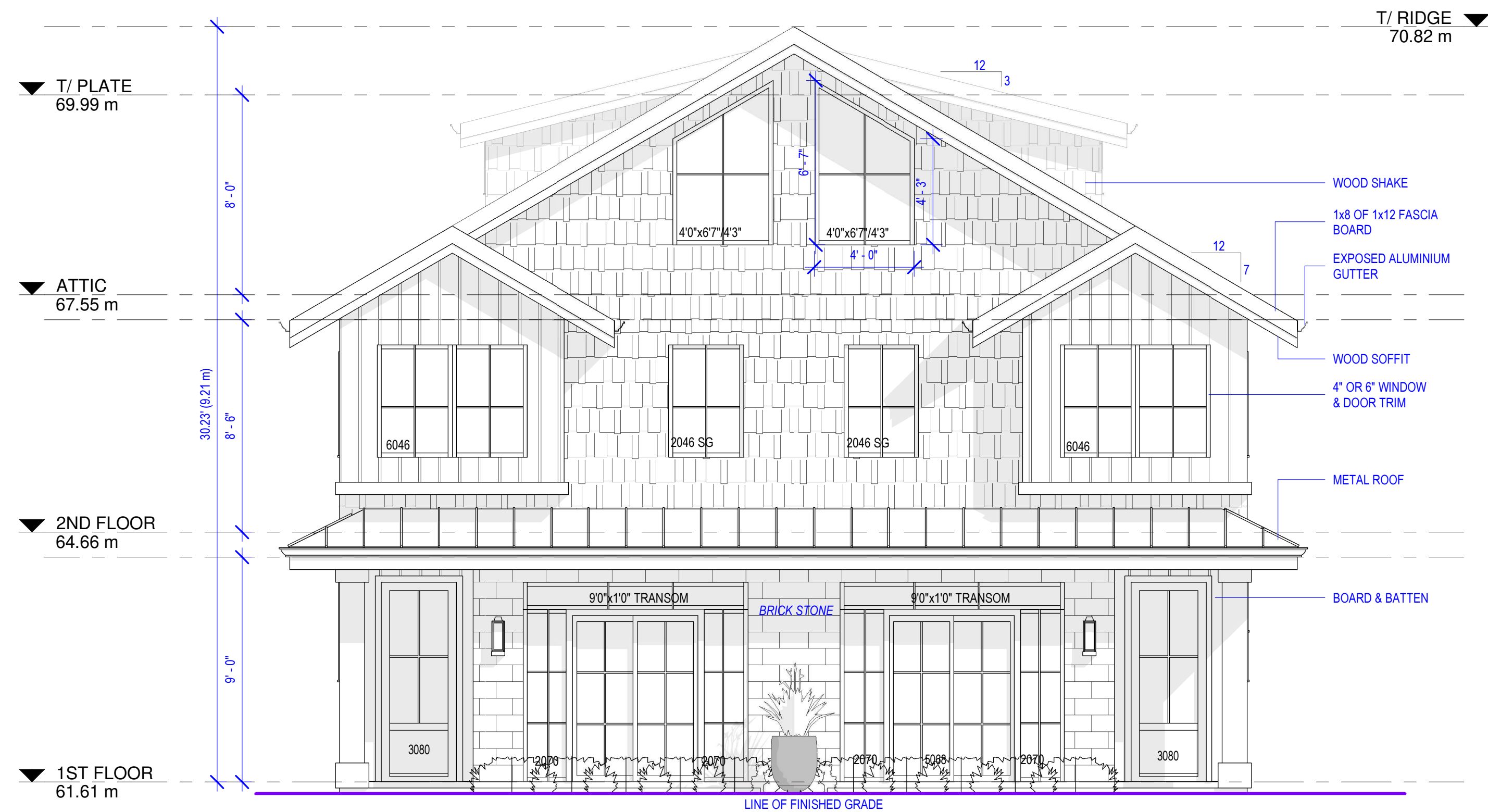


FRONT RIGHT PERSPECTIVE

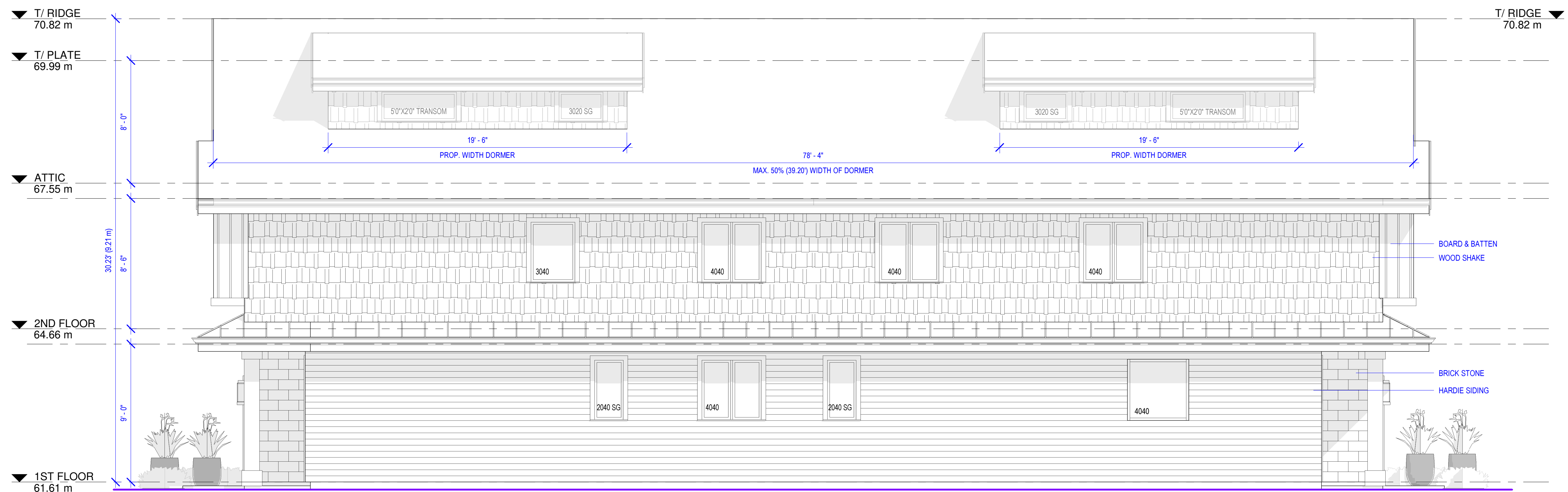


THESE PLANS CONFORM TO THE B.C. BUILDING CODE 2024

 JOSS		
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DRAWN	JS	SEPTEMBER 23, 2025
5090 1 AVENUE, DELTA		
PROJECT		
SCALE	1/8"=1'-0"	
SITE PLAN LOT 10		
DRAWING TITLE		
5		
SHEET NUMBER		



FRONT (NORTH) ELEVATION



LEFT (EAST) ELEVATION



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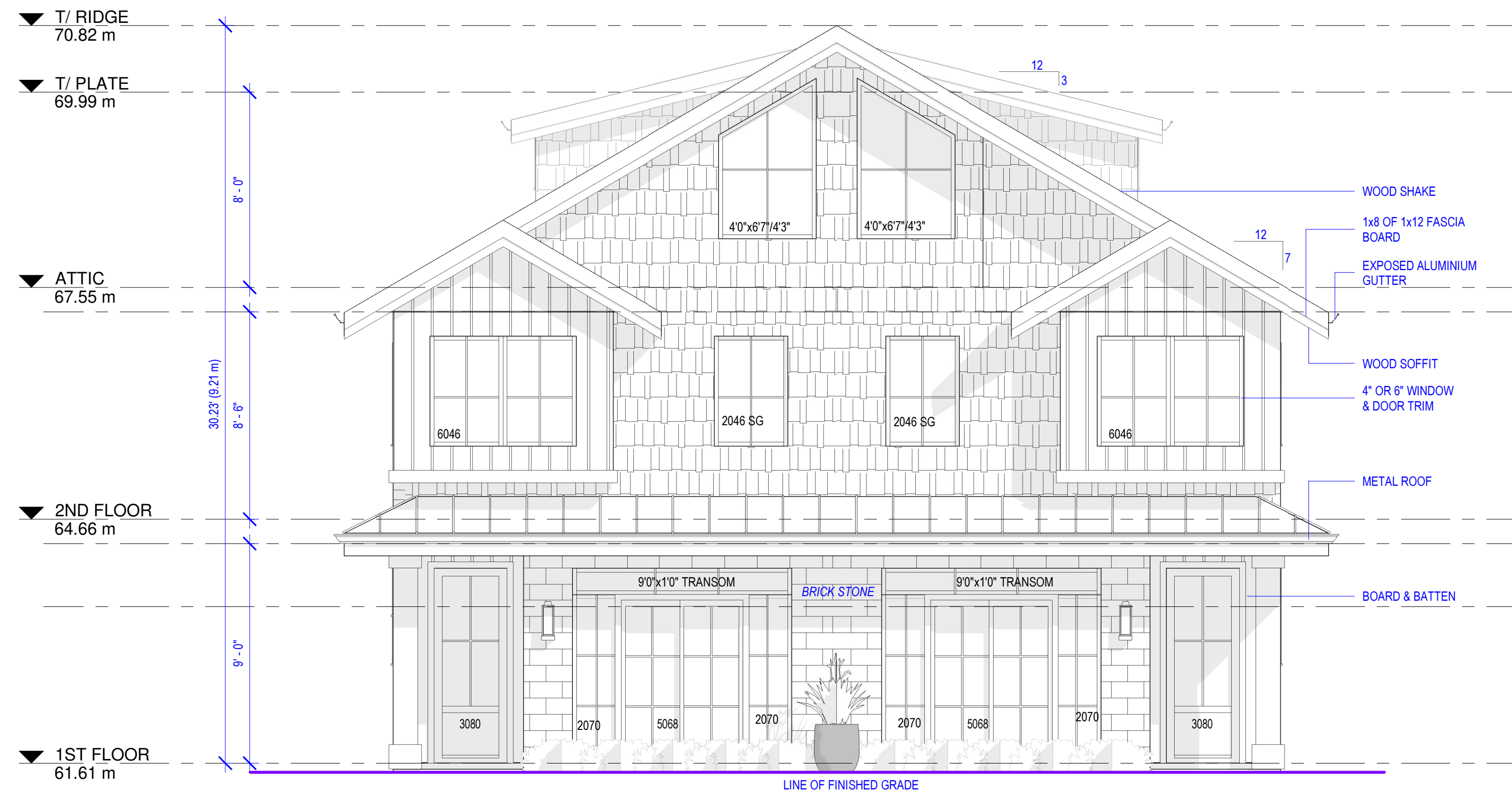
LOT 10_5666 10A
AVENUE, DELTA

PROJECT
SCALE 1/4"=1'-0"

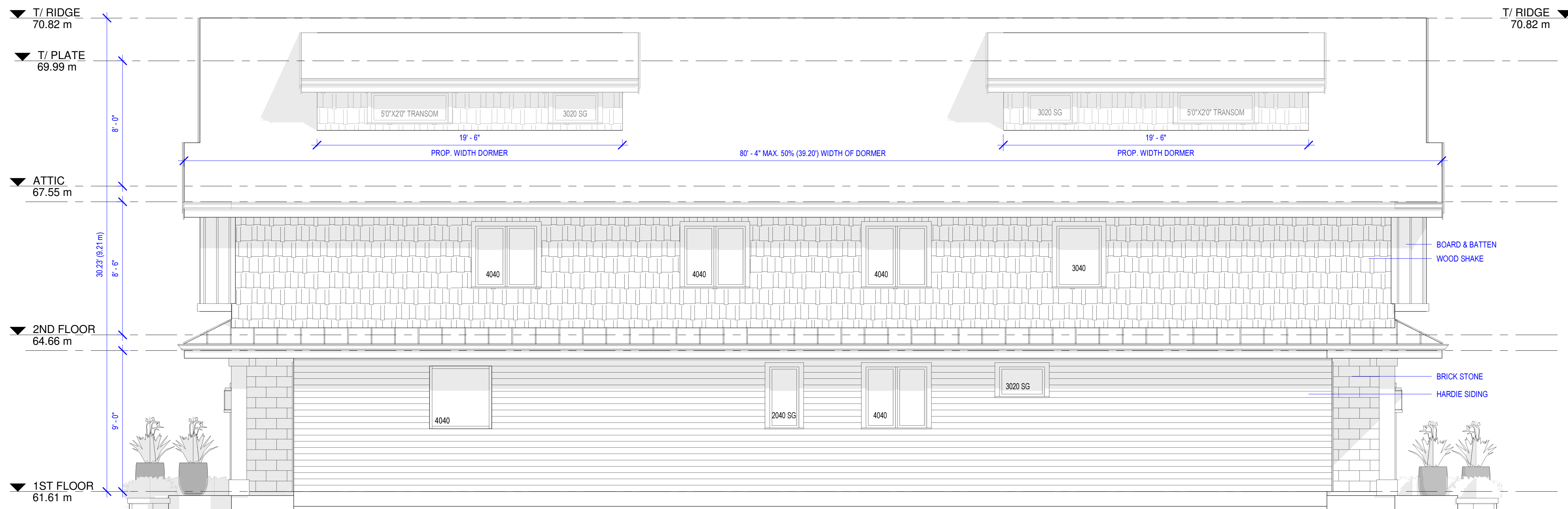
FRONT & LEFT
ELEVATIONS

DRAWING TITLE

6
SHEET NUMBER



REAR (SOUTH) ELEVATION



RIGHT (WEST) ELEVATION



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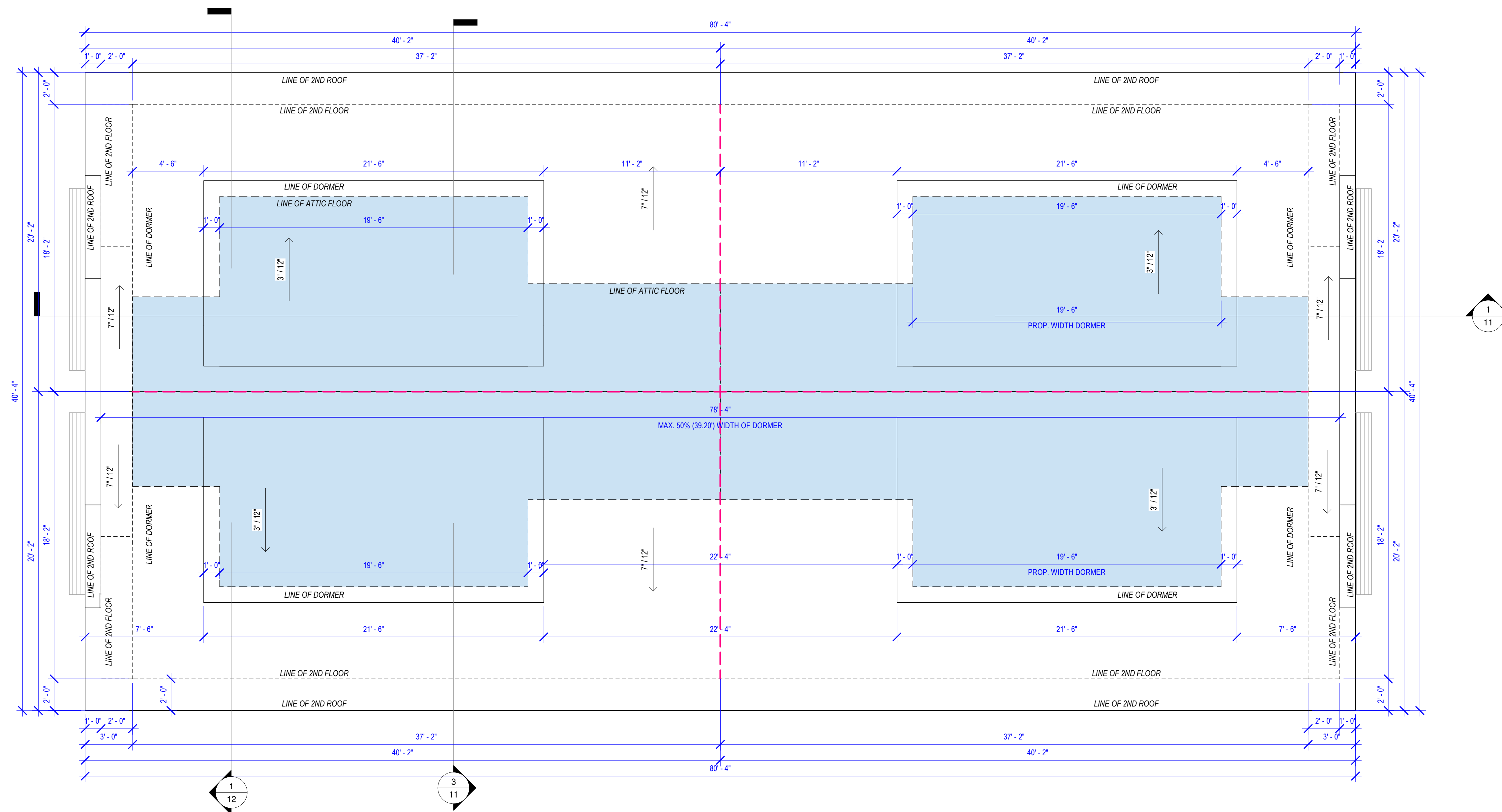
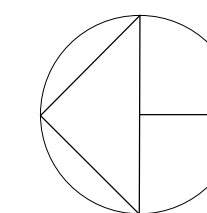
LOT 10_5666 10A
AVENUE, DELTA

PROJECT
SCALE 1/4"=1'-0"

REAR & RIGHT
ELEVATIONS

DRAWING TITLE

7
SHEET NUMBER



ROOF PLAN



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LOT 10_5666 10A
AVENUE, DELTA

PROJECT

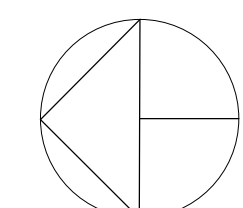
SCALE 1/4"=1'-0"

ROOF PLAN

DRAWING TITLE

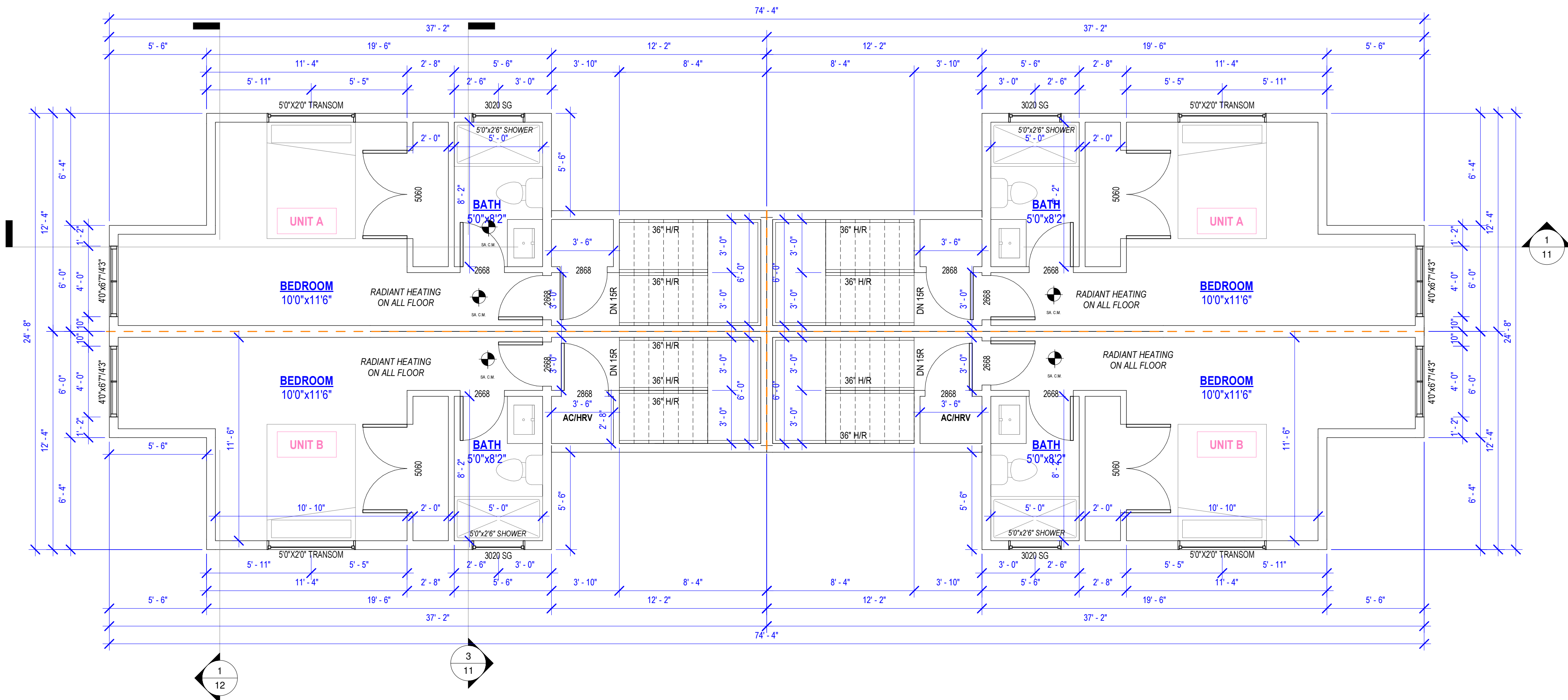
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SHEET NUMBER



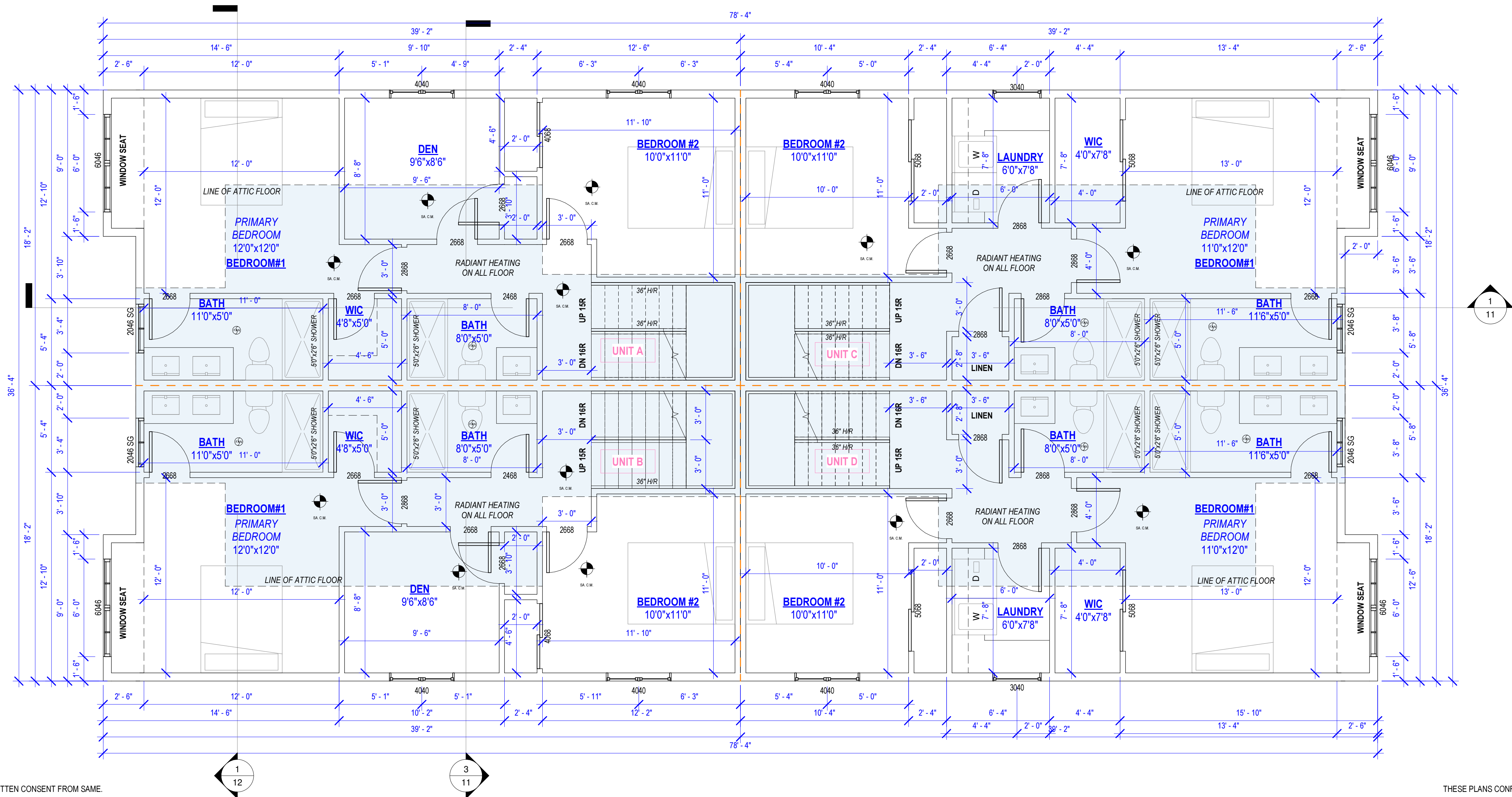
ATTIC FLOOR PLAN

TOTAL ATTIC FLOOR = 1234.52 SF
UNIT A =
- MAX. 50% ATTIC FLOOR = 311.09 SF
- PROP. ATTIC FLOOR = 308.63 SF
UNIT B =
- MAX. 50% ATTIC FLOOR = 311.09 SF
- PROP. ATTIC FLOOR = 308.63 SF
UNIT C =
- MAX. 50% ATTIC FLOOR = 311.09 SF
- PROP. ATTIC FLOOR = 308.63 SF
UNIT D =
- MAX. 50% ATTIC FLOOR = 311.09 SF
- PROP. ATTIC FLOOR = 308.63 SF



2ND FLOOR PLAN

TOTAL 2ND FLOOR = 2488.76 SF
UNIT A = 622.19 SF
UNIT B = 622.19 SF
UNIT C = 622.19 SF
UNIT D = 622.19 SF





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LOT 10_5666 10A
AVENUE, DELTA

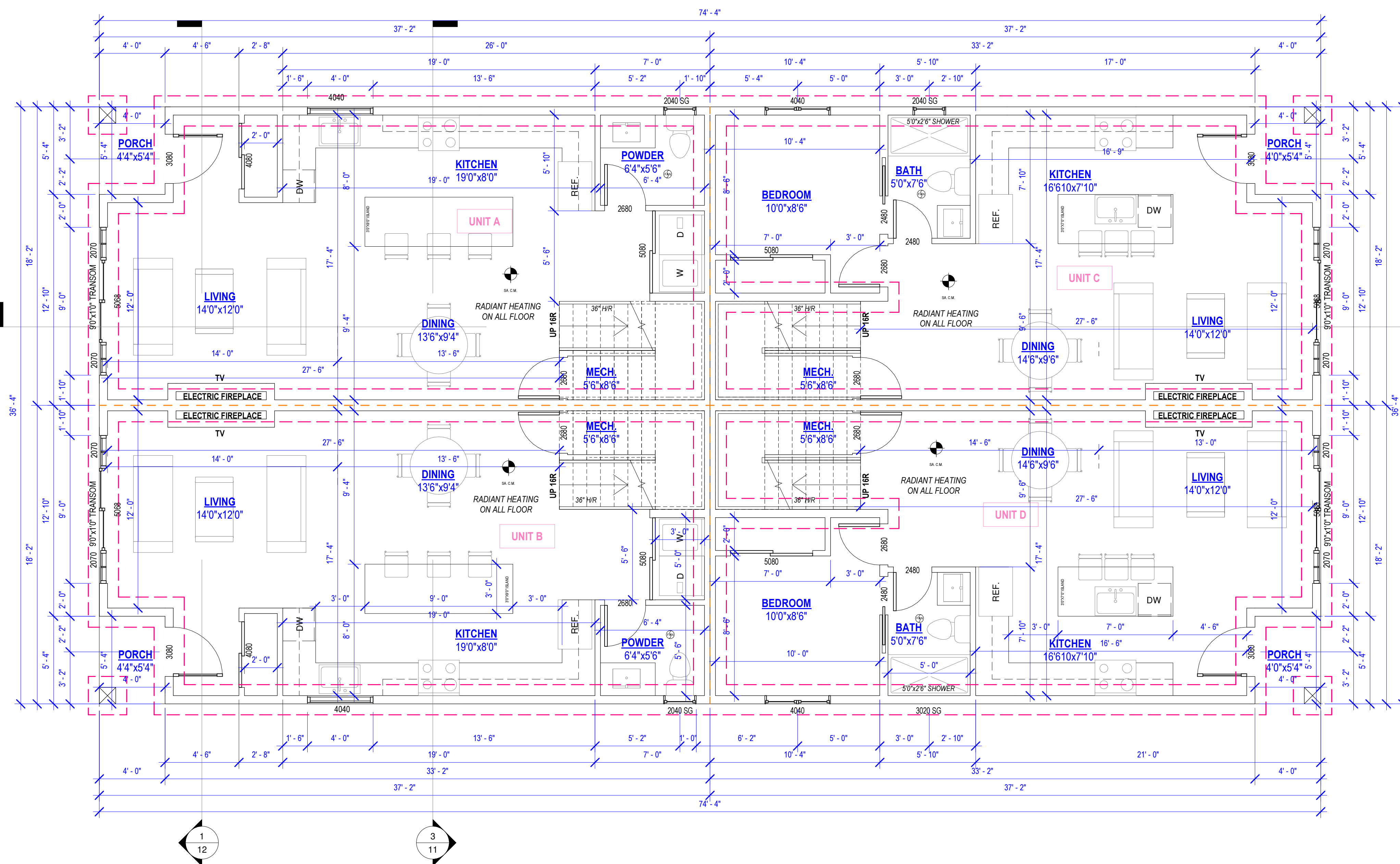
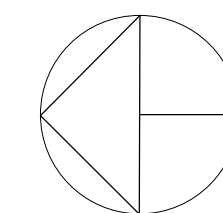
PROJECT

SCALE 1/4"=1'-0"

ATTIC & 2ND FLOOR
PLAN

DRAWING TITLE

SHEET NUMBER



1ST FLOOR & FOUNDATION PLAN

TOTAL 1ST FLOOR AREA = 2608.32 SF
UNIT A = 652.08 SF
UNIT B = 652.08 SF
UNIT C = 652.08 SF
UNIT D = 652.08 SF



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LOT 10_5666 10A
AVENUE, DELTA

PROJECT

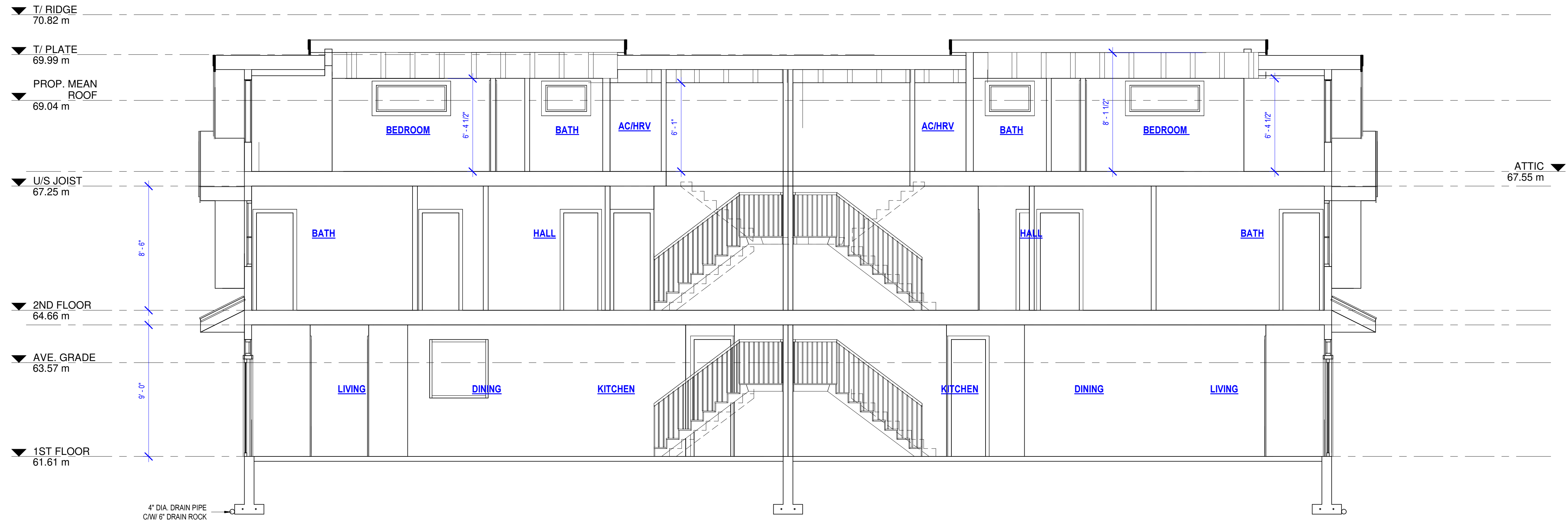
SCALE 1/4"=1'-0"

1ST FLOOR &
FOUNDATION PLAN

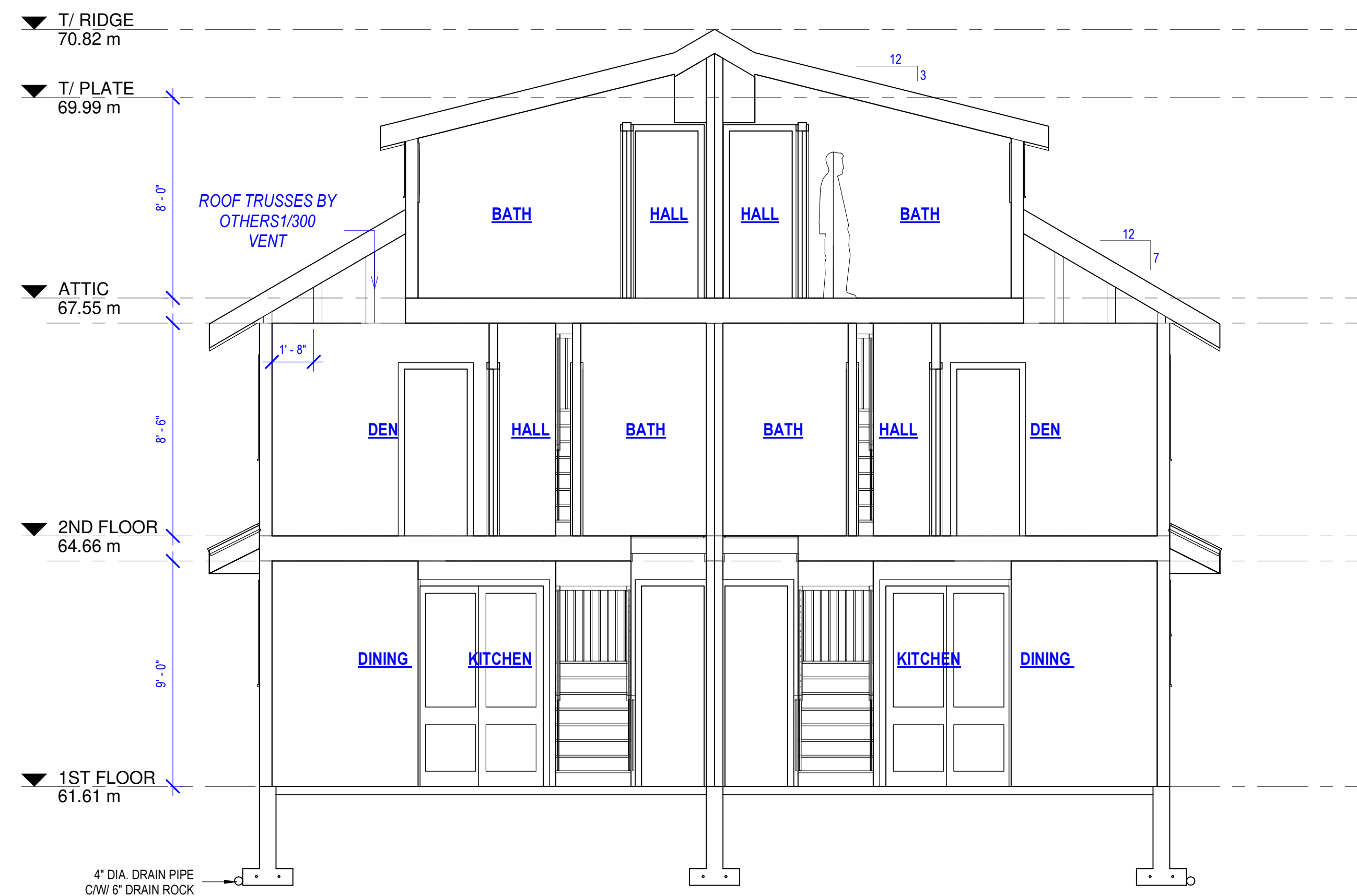
DRAWING TITLE

SHEET NUMBER

10

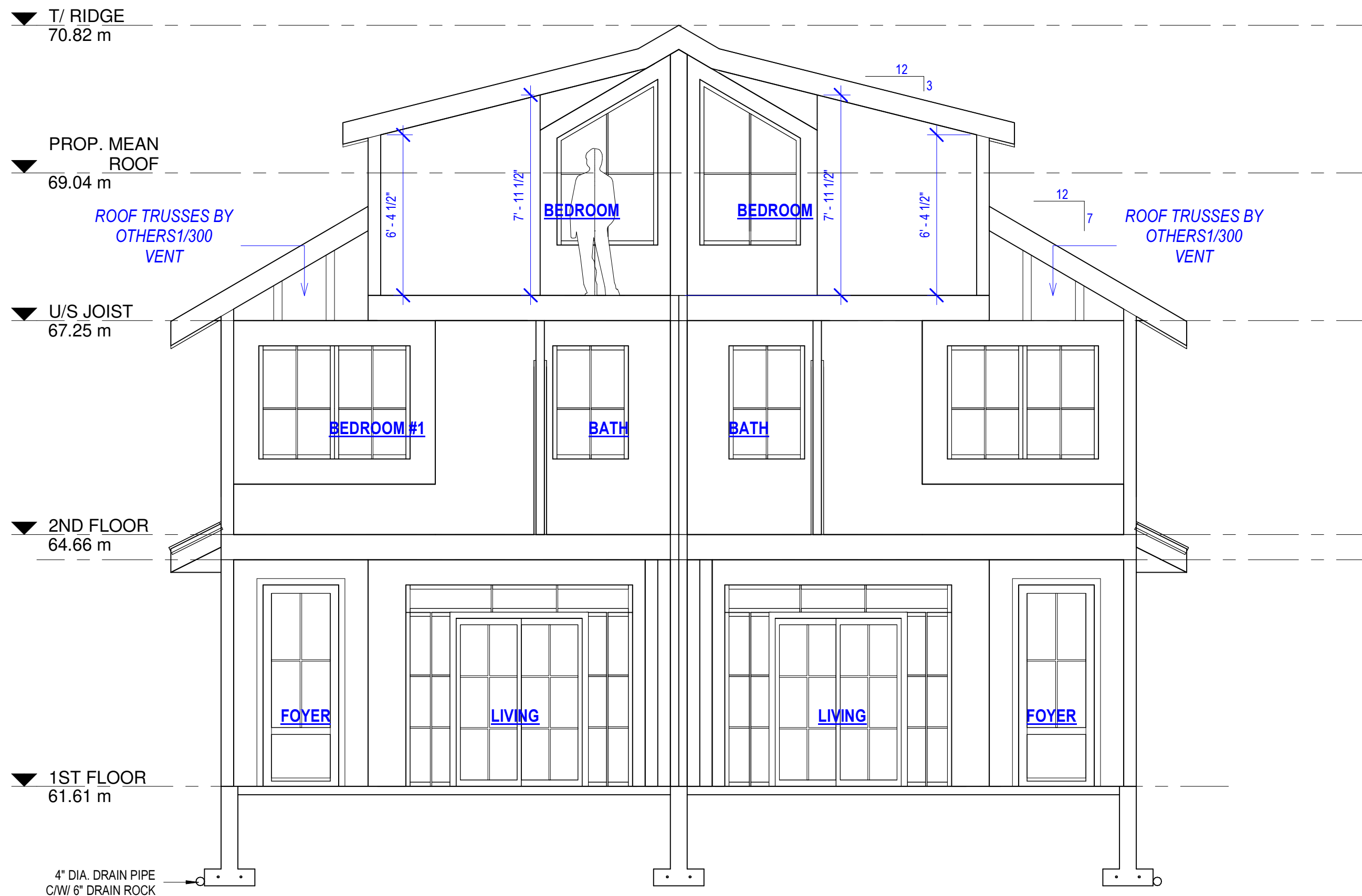


SECTION 1

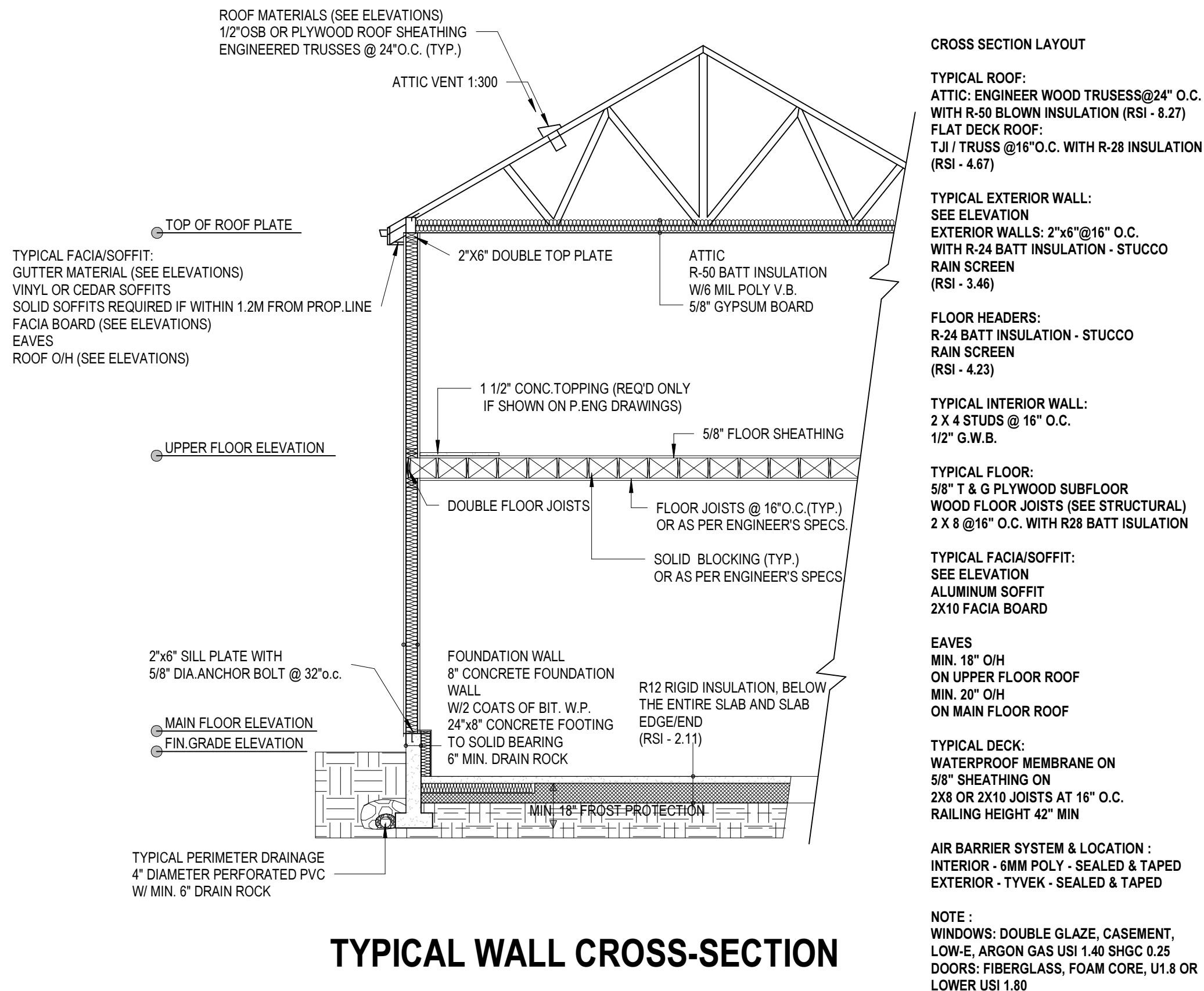


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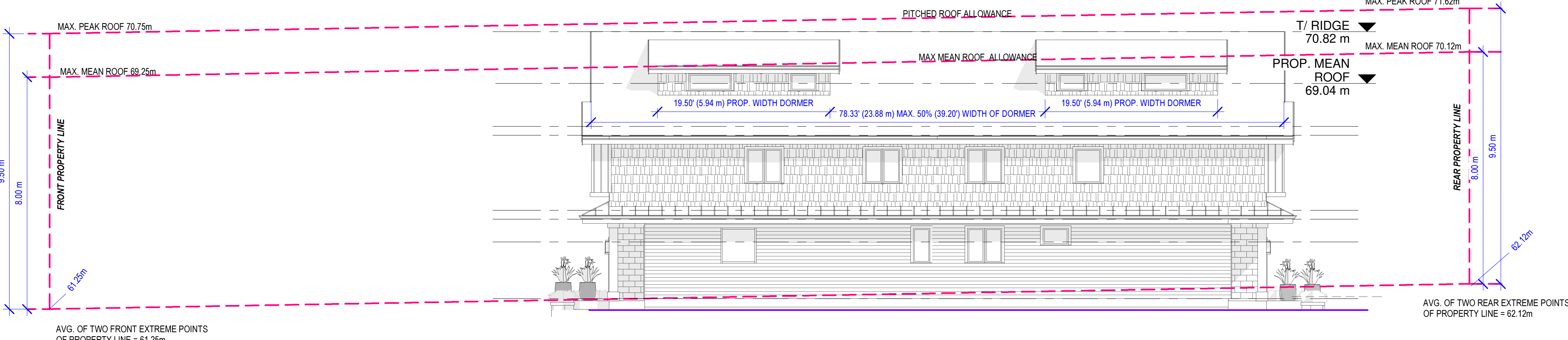
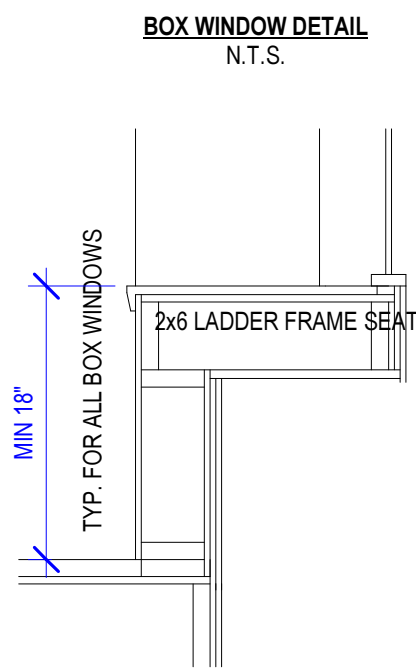
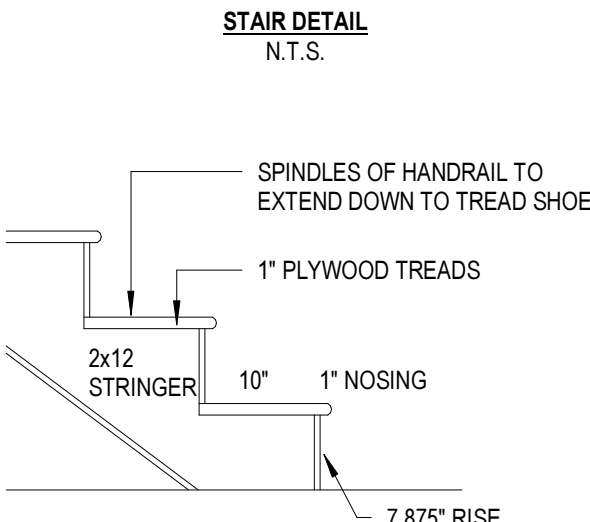
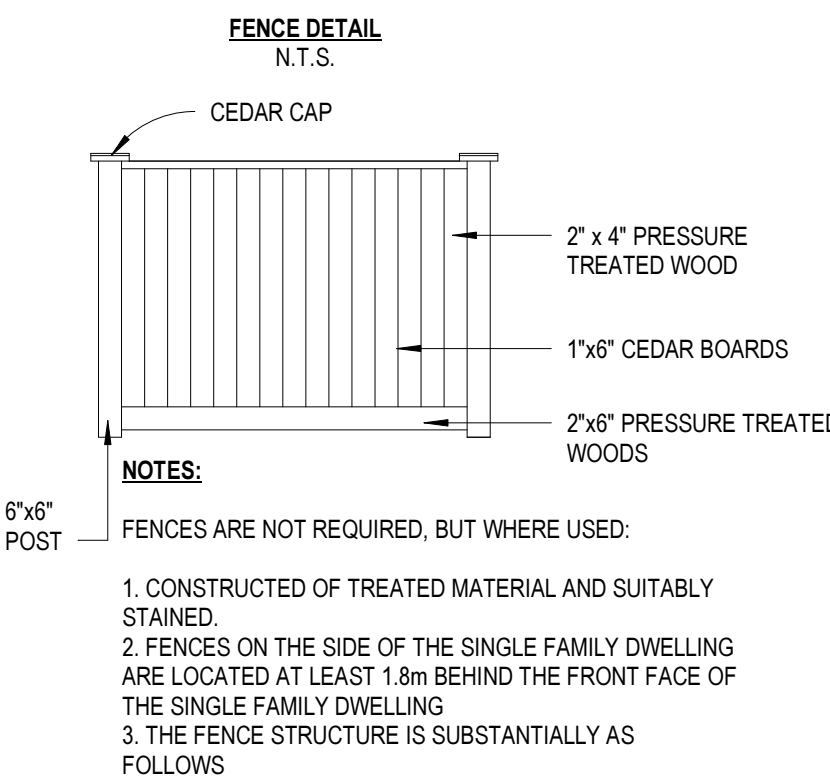
	
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DRAWN JS	SEPTEMBER 23, 2025
LOT 10_5666 10A AVENUE, DELTA	
PROJECT	
SCALE 1/4"=1'-0"	
SECTIONS & DETAILS	
DRAWING TITLE	
11	
SHEET NUMBER	



SECTION 3



TYPICAL WALL CROSS-SECTION



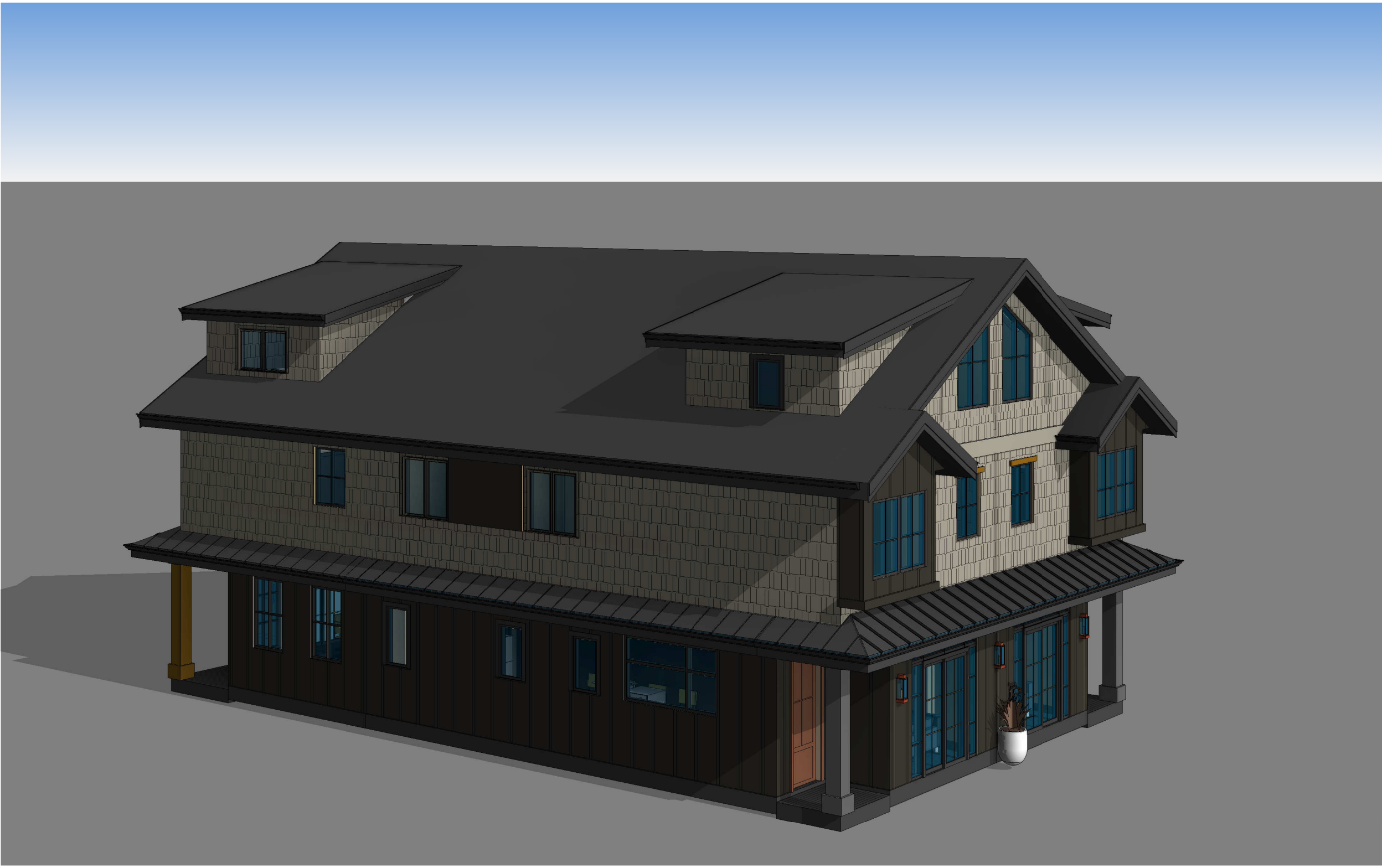
HEIGHT SCHEMATIC



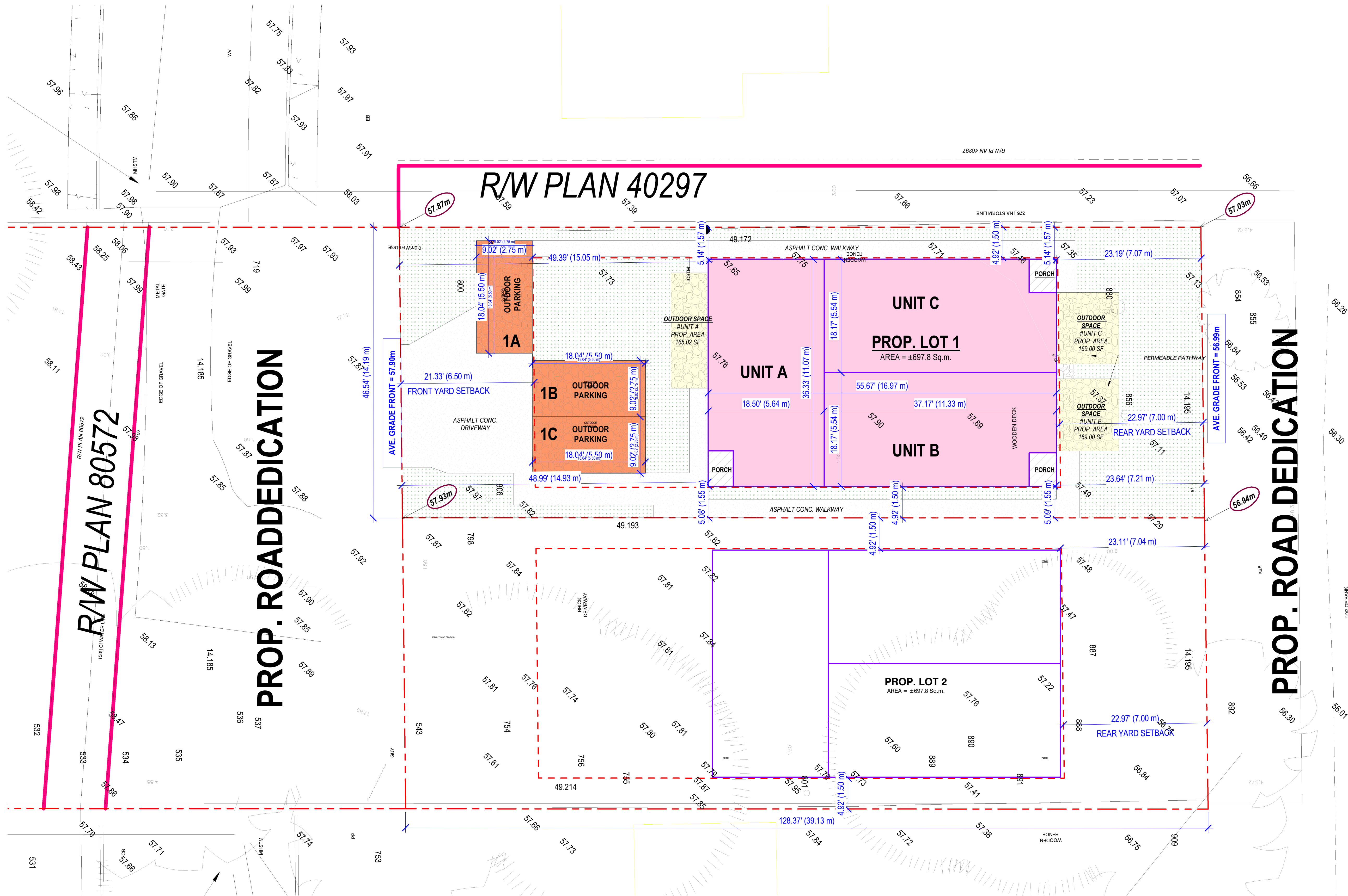
FRONT VIEW



FRONT LEFT PERSPECTIVE



REAR RIGHT PERSPECTIVE



SITE PLAN
SCALE: 1/8"=1'-0"

ZONING ANALYSIS		
ZONE = RS4		
LOT AREA = 5976.12 SF (555.20 SM)		
SITE COVERAGE		
PERMITTED 40% =		2390.45 SF
PROPOSED AREA =		2029.21 SF
UNIT A = 678.83 SF		
UNIT B = 675.19 SF		
UNIT C = 675.19 SF		
FLOOR AREA RATIO		
PERMITTED F.S.R. 69% =		4123.52 SF
PROPOSED F.S.R. =		3855.13 SF
UNIT A = 1283.50 SF		
MAIN FLOOR = 643.83 SF		
UPPER FLOOR = 639.67 SF		
UNIT B = 1285.77 SF		
MAIN FLOOR = 652.08 SF		
UPPER FLOOR = 633.69 SF		
UNIT C = 1285.77 SF		
MAIN FLOOR = 652.08 SF		
UPPER FLOOR = 633.69 SF		
BUILDING SETBACKS		
FRONT YARD (MIN. 6.50m) =		14.93m
LEFT SIDE YARD (MIN. 1.50m) =		1.55m
RIGHT SIDE YARD (MIN. 1.50m) =		1.57m
REAR SIDE YARD (MIN. 7.00m) =		7.07m



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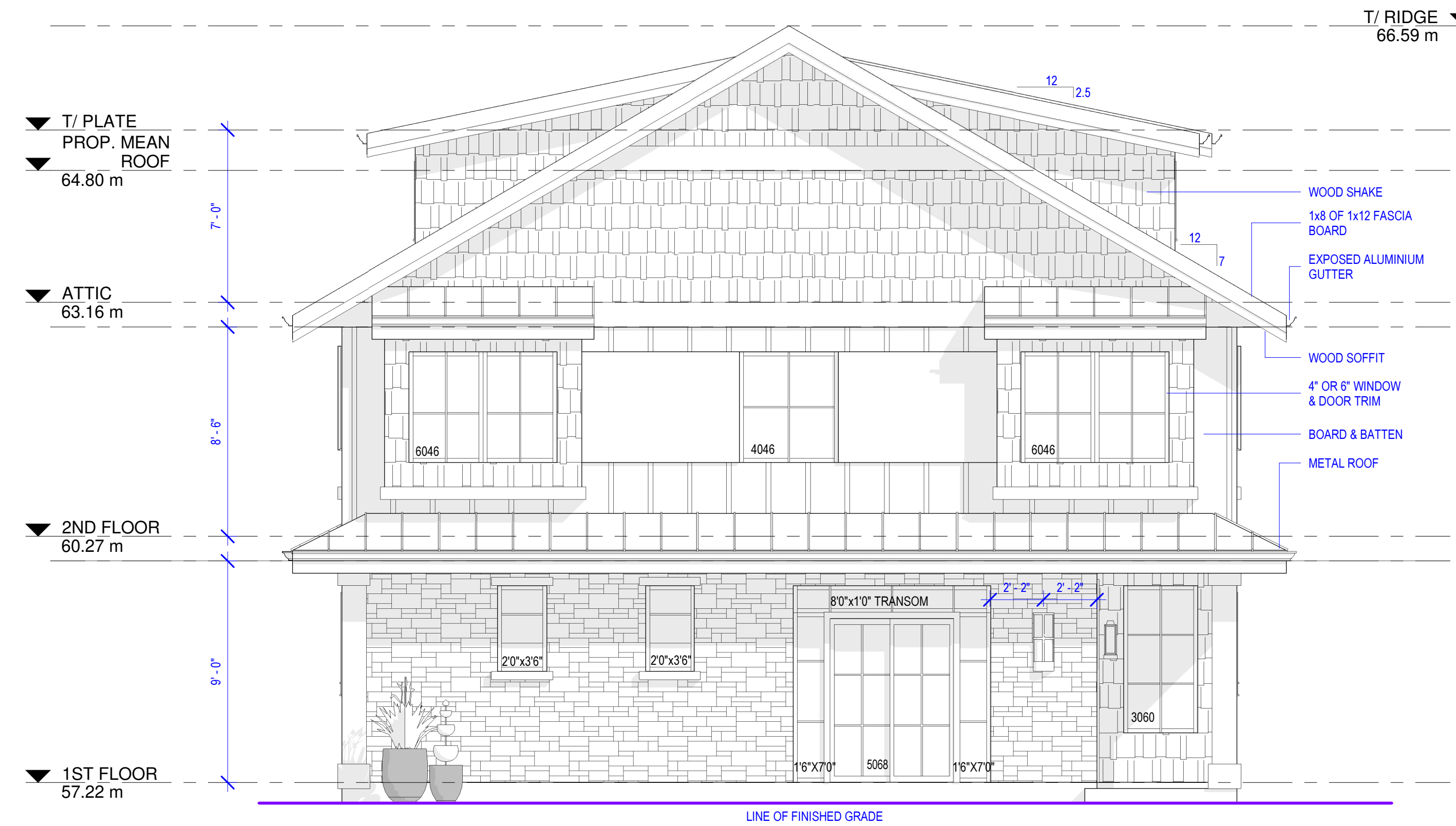
PROJECT

SCALE 1/8"=1'-0"

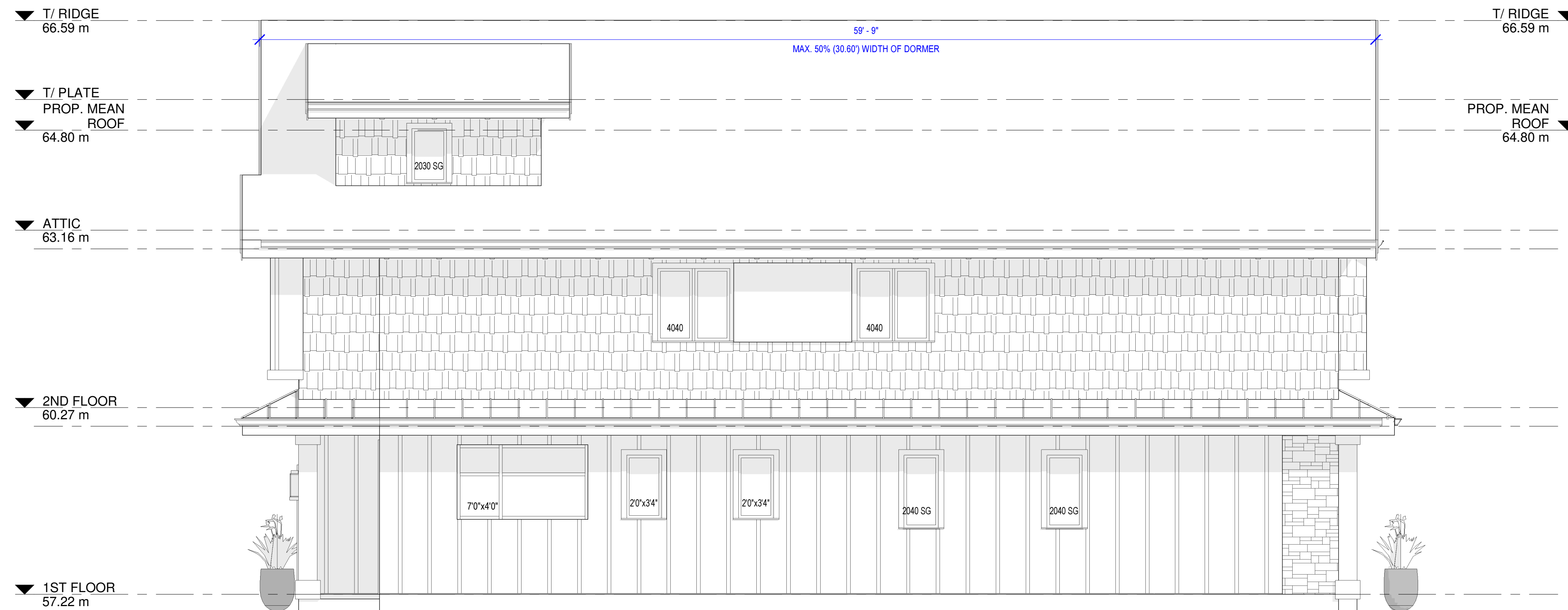
SITE PLAN LOT 1

DRAWING TITLE

SHEET NUMBER
14



FRONT (NORTH) ELEVATION



LEFT (EAST) ELEVATION



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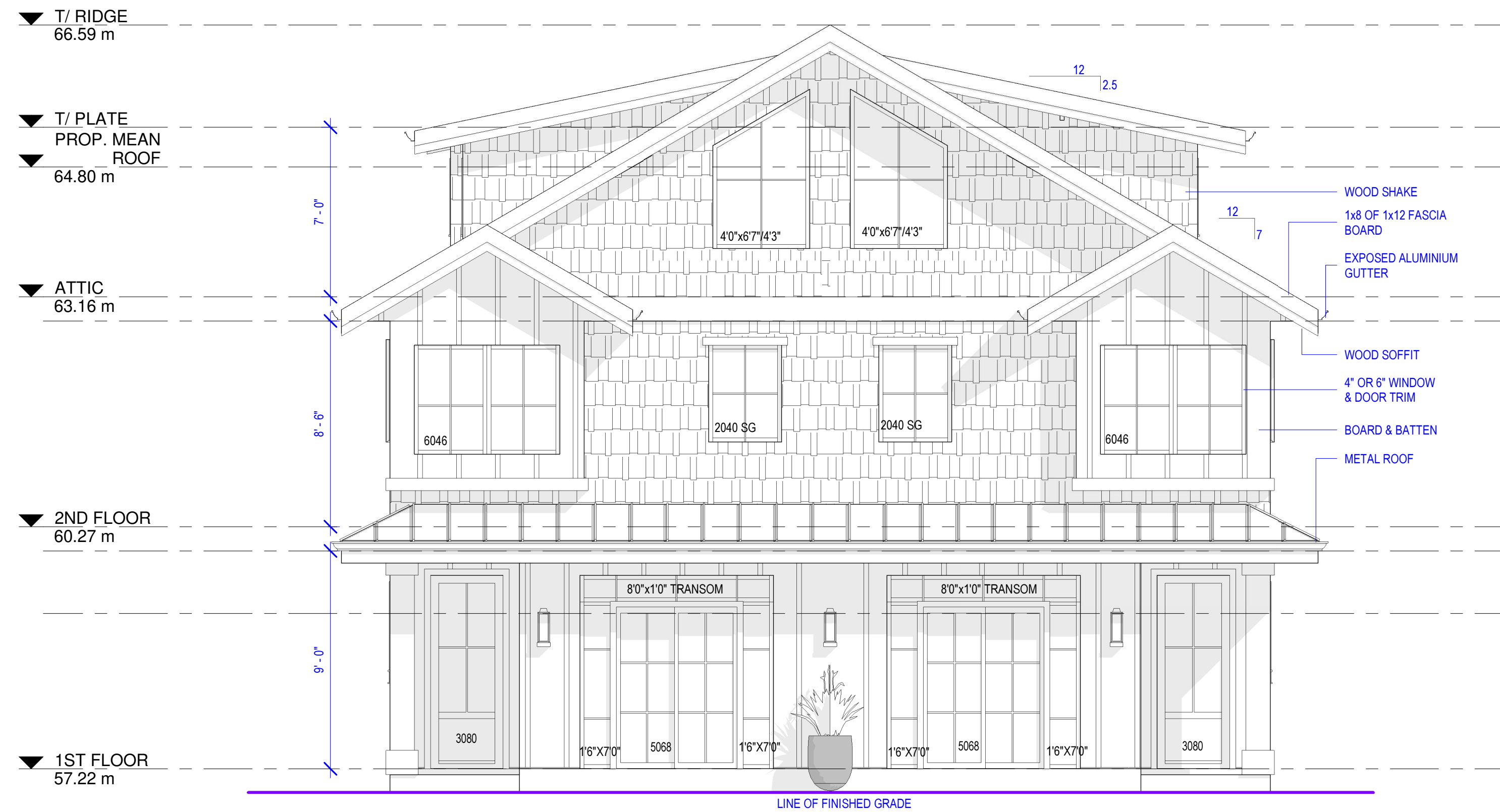
5666 10A AVENUE,
DELTA

PROJECT
SCALE 1/4"=1'-0"

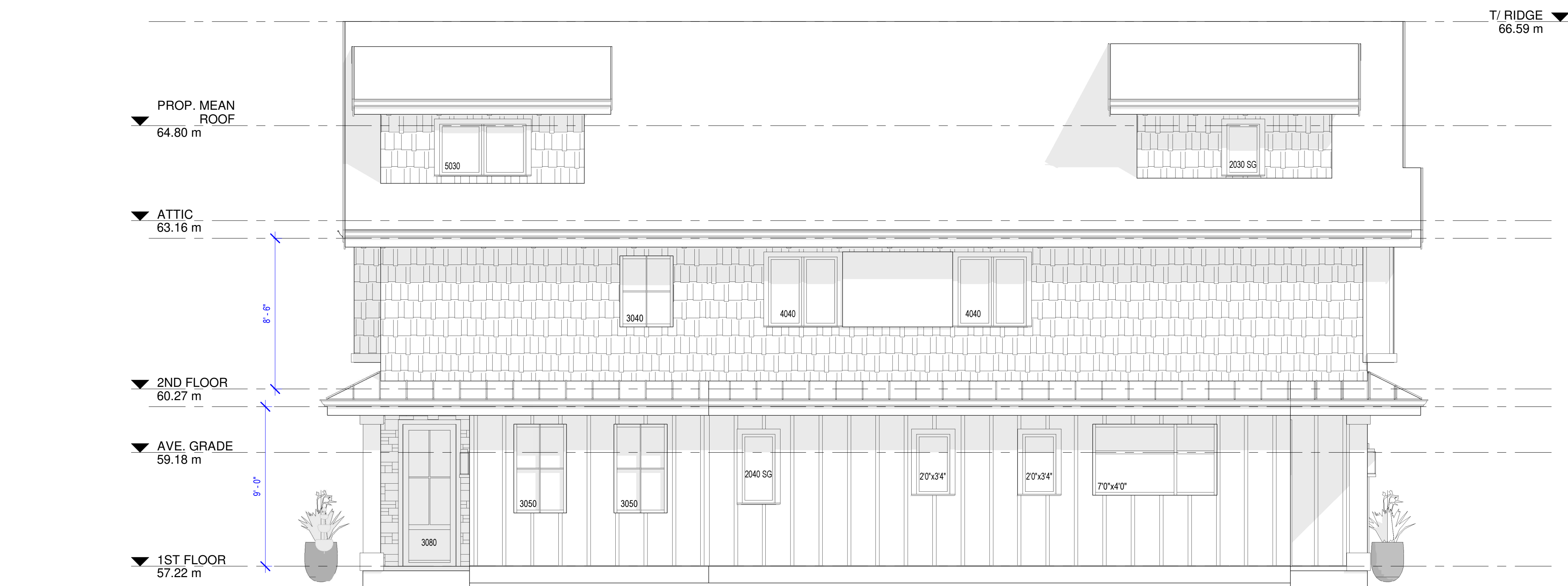
FRONT & LEFT
ELEVATIONS

DRAWING TITLE

15
SHEET NUMBER



REAR (SOUTH) ELEVATION



RIGHT (WEST) ELEVATION



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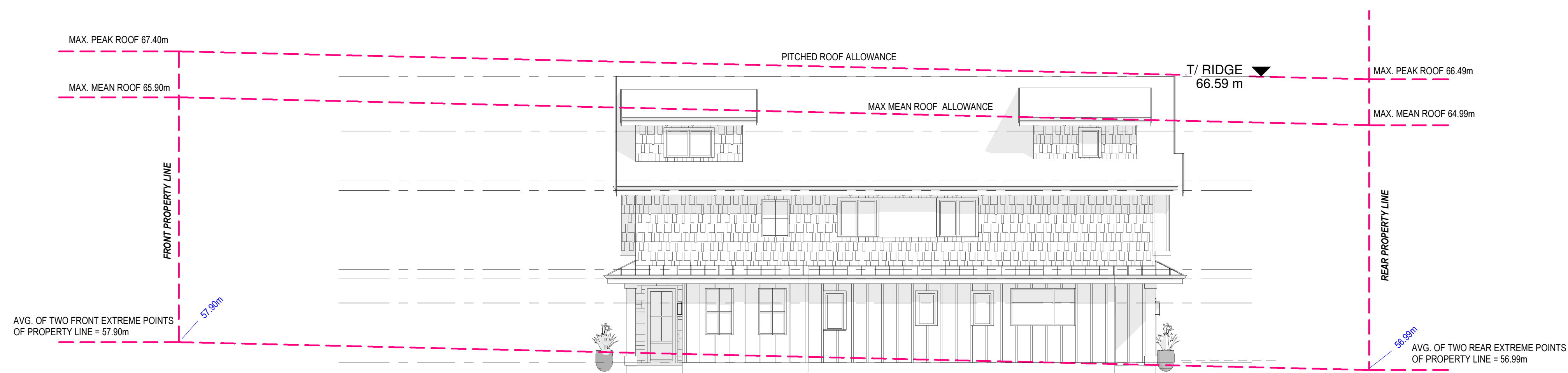
5666 10A AVENUE,
DELTA

PROJECT
SCALE 1/4"=1'-0"

REAR & RIGHT
ELEVATIONS

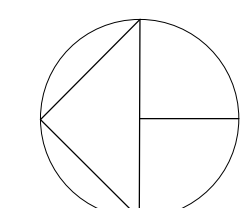
DRAWING TITLE

16
SHEET NUMBER



The diagram is a roof plan showing two dormer sections. The left dormer has a width of 11'-6" and a depth of 31'-2". The right dormer has a width of 11'-0" and a depth of 31'-2". Both dormers are labeled "PROP. WIDTH DORMER". The plan includes various lines indicating the roof, attic floor, and window seat. Dimensions are provided in feet and inches. The overall width of the roof is 61'-8", and the overall depth is 40'-4". The plan is labeled "ROOF PLAN" at the bottom.





ATTIC FLOOR PLAN

TOTAL ATTIC FLOOR = 931.37 SF

UNIT A =

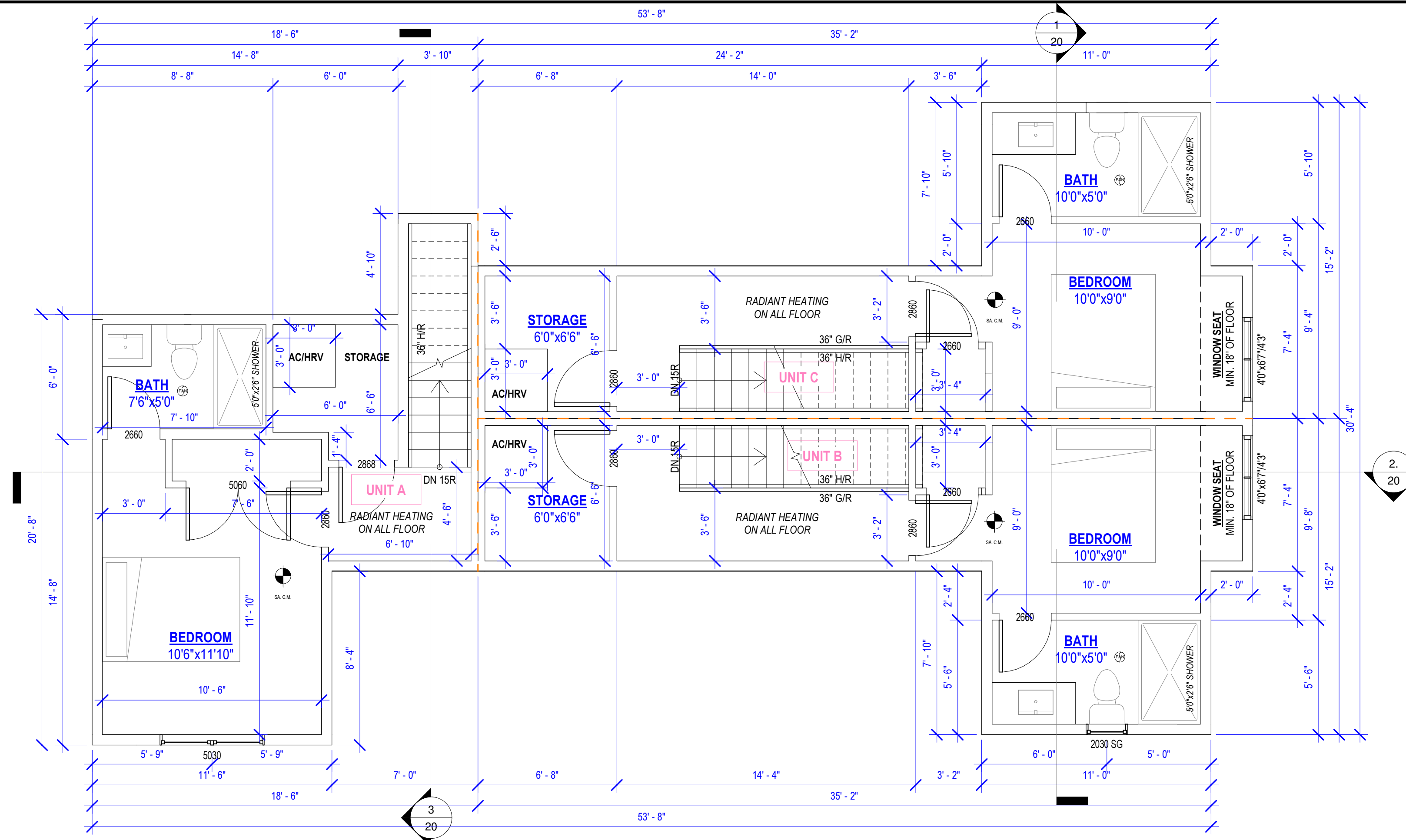
- MAX. 50% ATTIC FLOOR = 319.83 SF
- PROP. ATTIC FLOOR = 308.25 SF

UNIT B =

- MAX. 50% ATTIC FLOOR = 316.84 SF
- PROP. ATTIC FLOOR = 311.06 SF

UNIT C =

- MAX. 50% ATTIC FLOOR = 316.84 SF
- PROP. ATTIC FLOOR = 311.06 SF



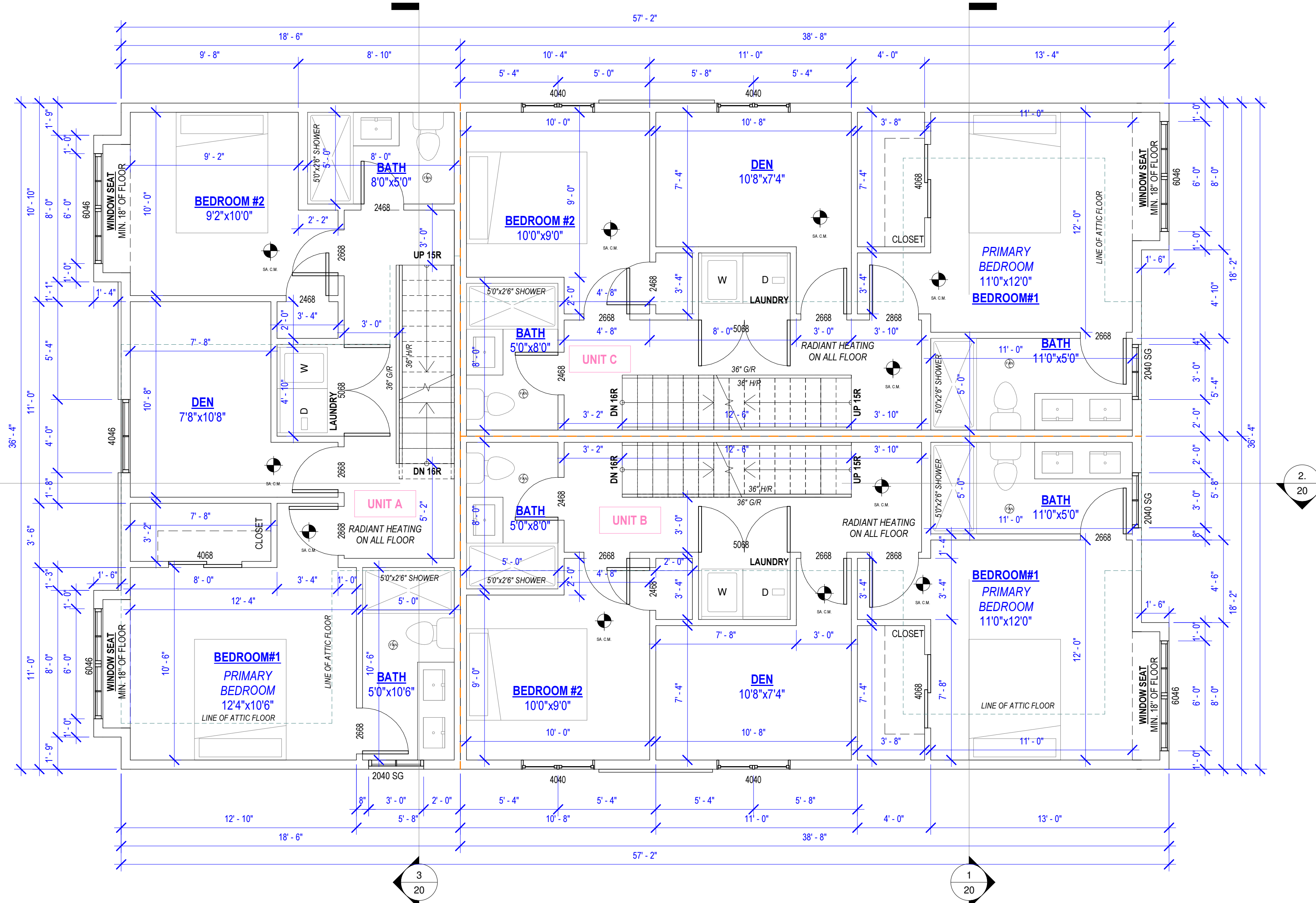
2ND FLOOR PLAN

TOTAL 2ND FLOOR = 1907.05 SF

UNIT A = 639.67 SF

UNIT B = 633.69 SF

UNIT C = 633.69 SF



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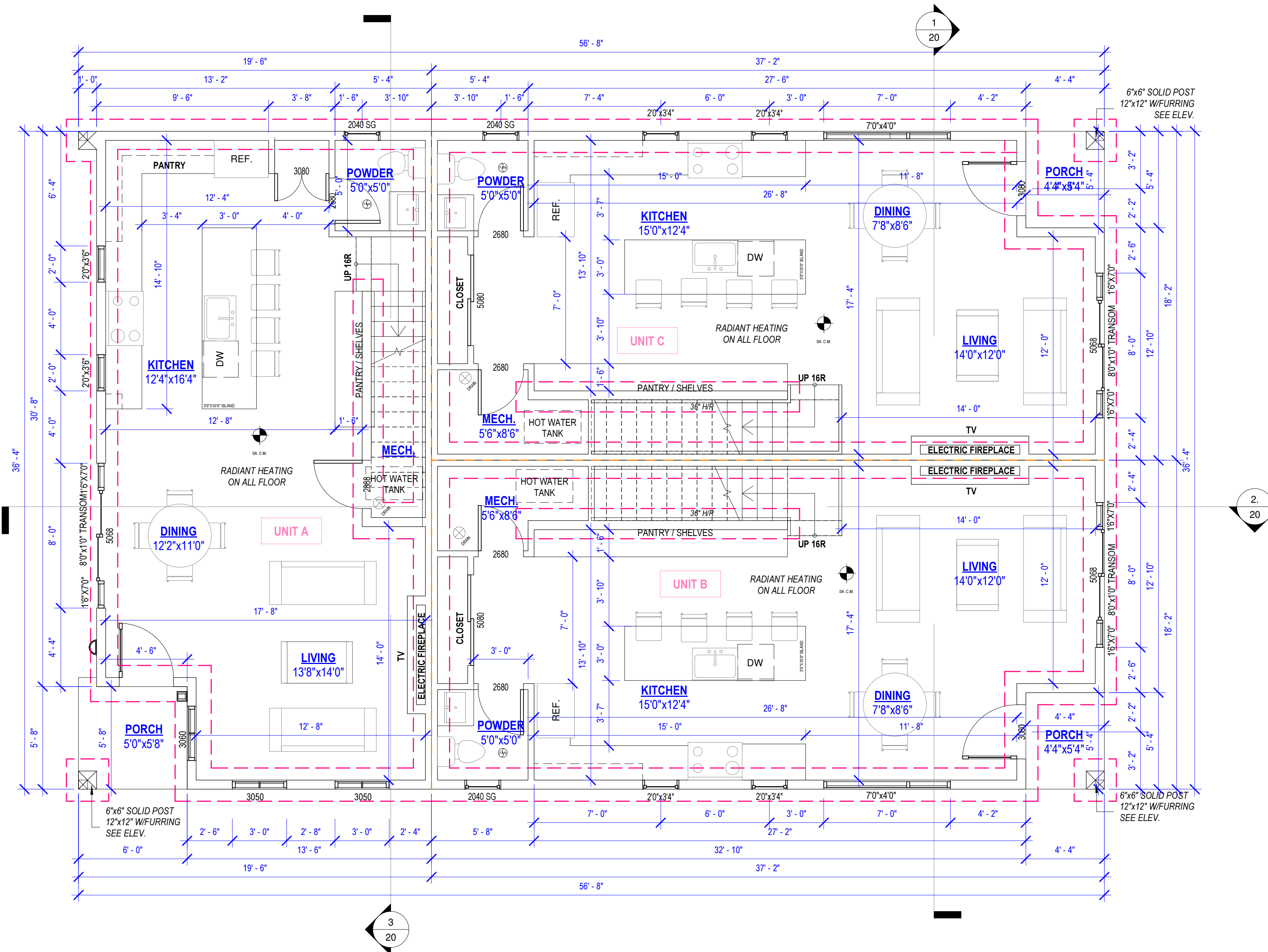
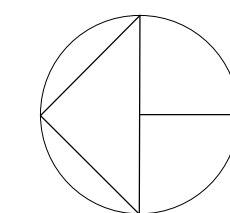
5666 10A AVENUE,
DELTA

PROJECT
SCALE 1/4"=1'-0"

ATTIC & 2ND FLOOR
PLAN

DRAWING TITLE

SHEET NUMBER
18



1ST FLOOR & FOUNDATION PLAN

TOTAL 1ST FLOOR AREA = 1948.08 SF
UNIT A = 643.83 SF
UNIT B = 652.17 SF
UNIT C = 652.17 SF



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5666 10A AVENUE,
DELTA

PROJECT

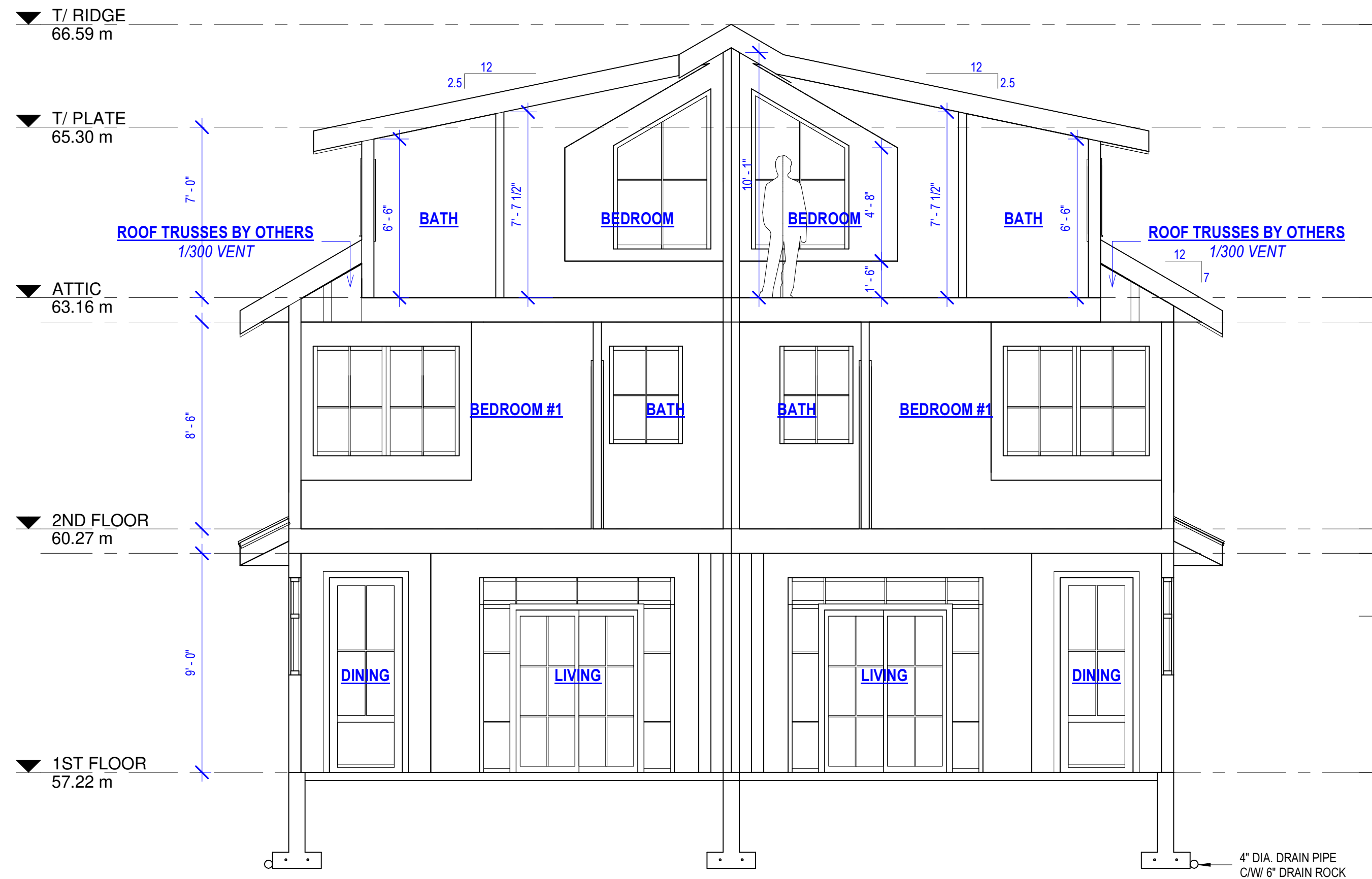
SCALE 1/4"=1'-0"

1ST FLOOR &
FOUNDATION PLAN

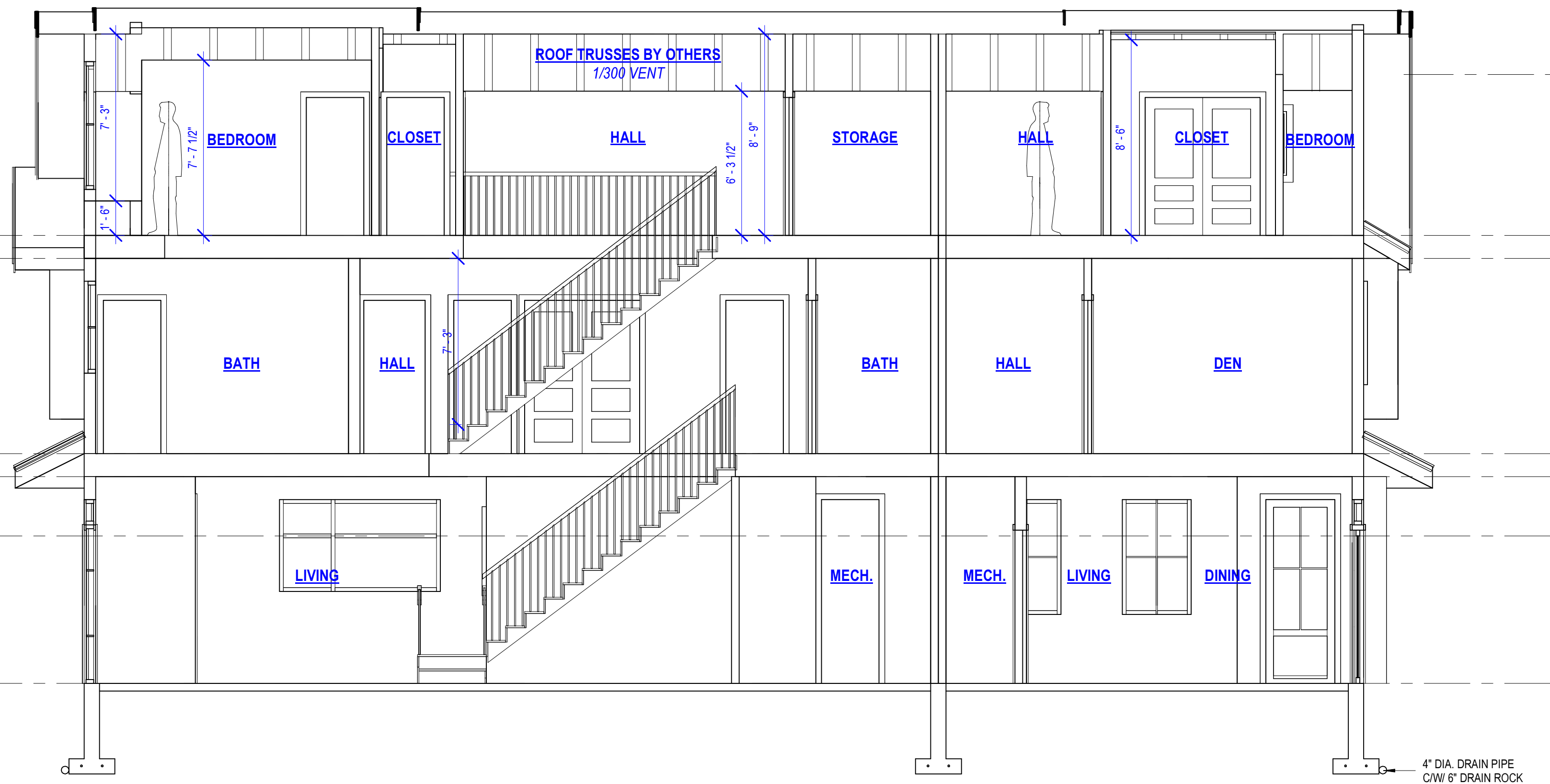
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19

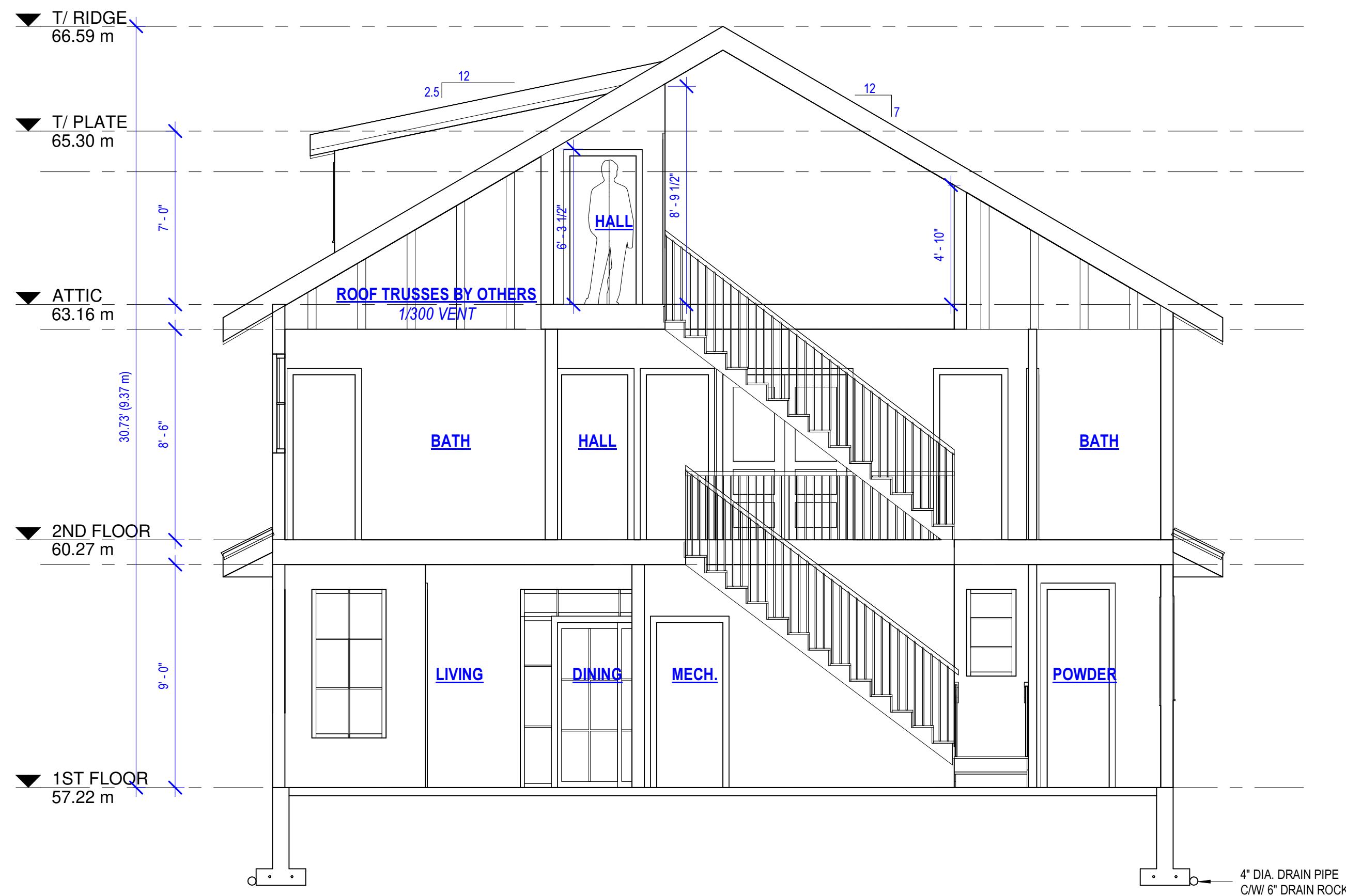
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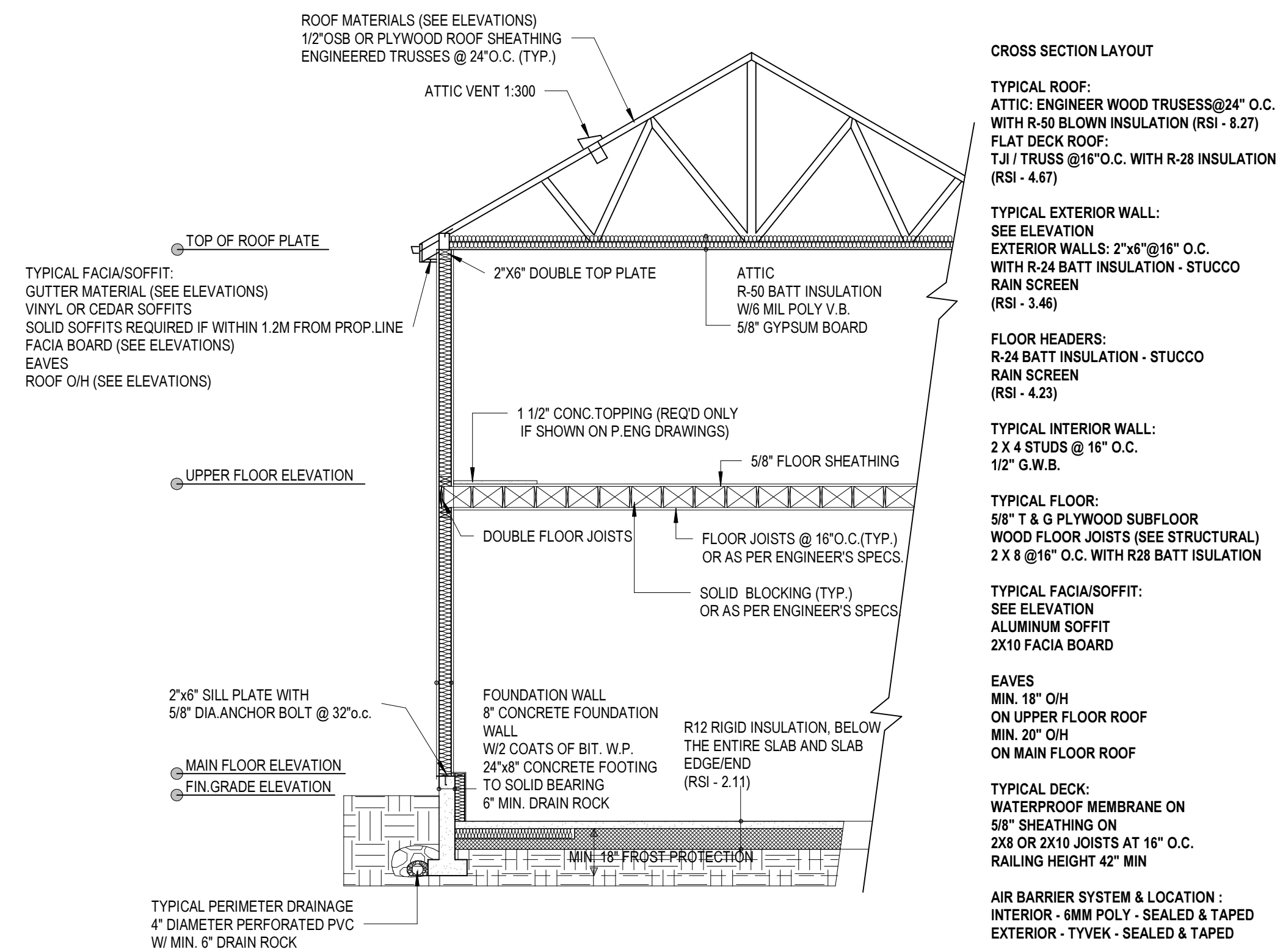
SECTION 1



SECTION 2



SECTION 3



TYPICAL WALL CROSS-SECTION

