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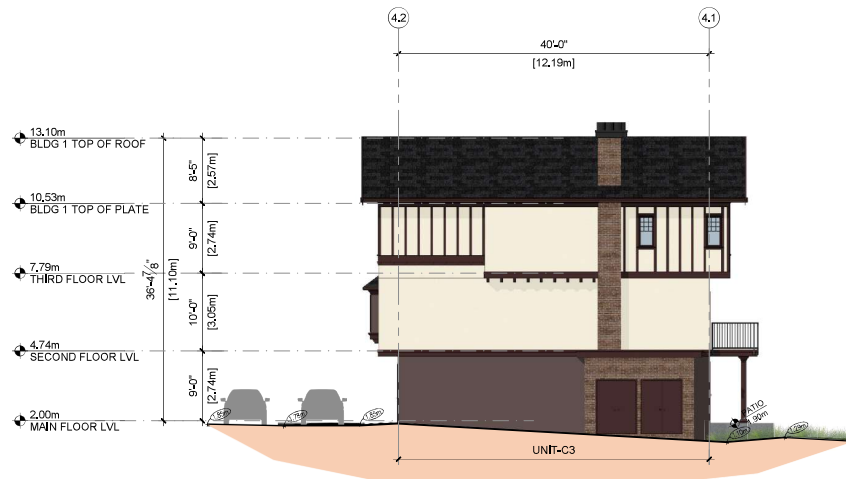
KEY PLAN



1 BLDG 4-NORTH ELEVATION
1/16" = 1'-0"



2 BLDG 4-EAST ELEVATION
1/16" = 1'-0"



2025-11-10	DP APPLICATION
2025-09-26	CO-ORDINATION
2025-07-24	CONCEPT FOR REVIEW
Date	Description

Issues / Revisions

Seal



Project Title

TOWNHOUSE
DEVELOPMENT

Project Address

4501 ARTHUR DRIVE,
DELTA,
BRITISH COLUMBIA

Drawn By

GC

Date

2025-07-23

Checked By

MS

Project ID

DE08

Sheet Title

ELEVATIONS

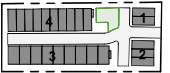
Scale

1/16" = 1'-0"

Sheet No.

A-3.5

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Date	Description
2025-11-10	DP APPLICATION
2025-09-26	CO-ORDINATION
2025-07-24	CONCEPT FOR REVIEW

Issues / Revisions

Seal



Project Title
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Project Address
4501 ARTHUR DRIVE,
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Drawn By GC	Date 2025-07-23
Checked By MS	Project ID DE09

Sheet Title

ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.

A-3.6

① BLDG 4-SOUTH ELEVATION
1/16" = 1'-0"



② BLDG 4-WEST ELEVATION
1/16" = 1'-0"





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2025-11-10	DP APPLICATION
2025-09-26	CO-ORDINATION
2025-07-24	CONCEPT FOR REVIEW
Date	Description

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
4501 ARTHUR DRIVE,
DELTA,
BRITISH COLUMBIA

Drawn By GC	Date 2025-07-23
Checked By MS	Project ID DE08

Sheet Title

PERSPECTIVES

Scale
NTS

Sheet No.
A-3.7



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2025-11-10	DP APPLICATION
2025-09-26	CO-ORDINATION
2025-07-24	CONCEPT FOR REVIEW
Date	Description

Issues / Revisions

Seal



Project Title
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DEVELOPMENT

Project Address
4501 ARTHUR DRIVE,
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BRITISH COLUMBIA

Drawn By GC	Date 2025-07-23
Checked By MS	Project ID DE09

Sheet Title

PERSPECTIVES

Scale
NTS

Sheet No.

A-3.8

November 10, 2025



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2025-07-24	CONCEPT FOR REVIEW
Date	Description

Issues / Revisions



Project Title
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DEVELOPMENT

Project Address
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BRITISH COLUMBIA

Drawn By	Date
GC	2025-07-23
Checked By	Project ID
MS	DE09

Sheet Title

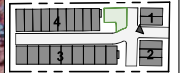
PERSPECTIVES

Scale	NTS
Sheet No.	

A-3.9



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2025-07-24	CONCEPT FOR REVIEW
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Issues / Revisions



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DEVELOPMENT

Project Address
4501 ARTHUR DRIVE,
DELTA,
BRITISH COLUMBIA

Drawn By GC	Date 2025-07-23
Checked By MS	Project ID DE09

Sheet Title

PERSPECTIVES

Scale
NTS

Sheet No.

A-3.10

THE ORIGINAL BUILDING IS DESIGNED IN TUDOR- REVIVAL ARCHITECTURE WITH DISTINCT FEATURES LIKE DARK WOOD ACCENTS, DENTIL BELLY BANDS AND STAINED GLASS WINDOWS WITH GEORGIAN BAR DETAILS.



Photo by NICK PROCAYLO /00101856A
<https://vancouversun.com/business/real-estate/delta-heritage-mansion-may-be-torn-down-for-rental-building>



Photo by NICK PROCAYLO /00101856A
<https://vancouver.sun.com/business/real-estate/delta-heritage-mansion-may-be-torn-down-for-rental-building>

SIGNATURE HALF-TIMBERING: THE MOST DISTINCT FEATURE OF THE EXISTING BUILDING IS ITS DECORATIVE HALF-TIMBERING ON THE SECOND STORY, WITH DARK WOOD BOARDS SET AGAINST A LIGHT STUCCO FINISH. BY REPLICATING THE PATTERN OF DARK BOARDS ON A LIGHT STUCCO FINISH FOR THE SECOND STORY, THE NEW DESIGN CREATES AN UNMISTAKABLE HOMAGE AND THE STRONGEST VISUAL CONNECTION TO THE ORIGINAL FACADE.

ROOF FORM AND PITCH:
THE DESIGN ECHOES THE ORIGINAL BUILDING'S STEEP ROOF PITCH AND DARK SHINGLES, A TUDOR-INSPIRED GABLE TO MAINTAIN THE SAME STRONG ROOFLINE AND ARCHITECTURAL CHARACTER.

WINDOWS: THE ORIGINAL HOUSE FEATURES MULTIPLE GROUPINGS OF CASEMENT WINDOWS WITH GEORGIAN BARS ON THE UPPER FLOOR. THE PROPOSAL MIRRORS THIS BY ARRANGING ITS UPPER-FLOOR WINDOWS IN DISTINCT GROUPS OF THREE. FURTHERMORE, THE EXISTING HOUSE FEATURES PROJECTING BAY WINDOWS ON THE GROUND FLOOR. THE NEW DESIGN INCORPORATES SIMILAR BAY WINDOWS, WHICH SERVE AS A DIRECT REFERENCE TO THIS SPECIFIC FEATURE OF THE ORIGINAL HOME.

HORIZONTAL BELLY BANDS WITH TOOTH DETAILING :
THE DESIGN REINTERPRETS THE ORIGINAL BUILDING 'S
HORIZONTAL BELLY BANDS AND DECORATIVE DENTIL
DETAILING BY INTRODUCING DARK TRIM BANDS THAT
DEFINE THE TRANSITION FROM BRICK TO STUCCO, ECHOING
THE CRAFTSMANSHIP AND REFINED CHARACTER OF THE
EXISTING STRUCTURE.



3 PROPOSED DESIGN RENDERING

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2025-07-24	CONCEPT FOR REVIEW
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Issues / Revisions



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Drawn By GC	Date 2025-07-23
Checked By MS	Project ID DE08

Sheet Title

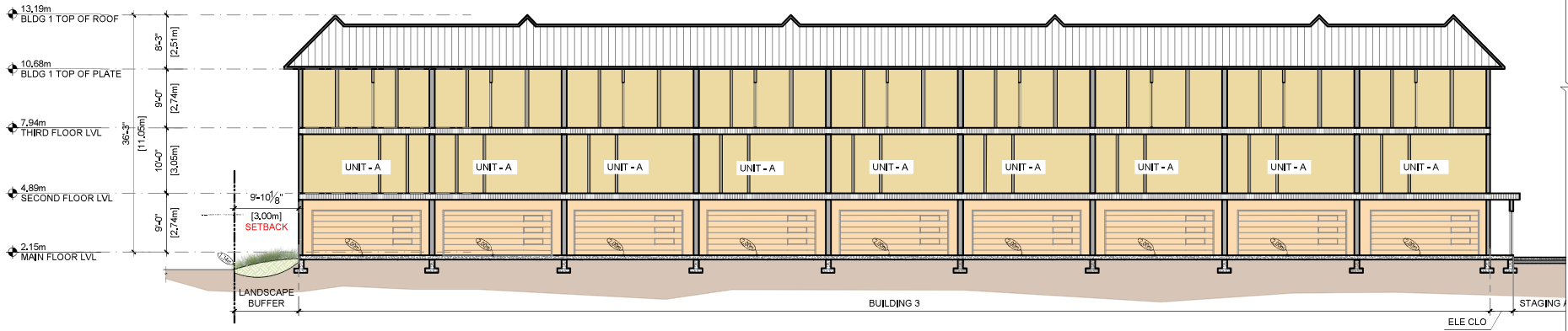
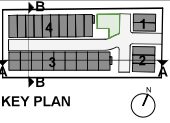
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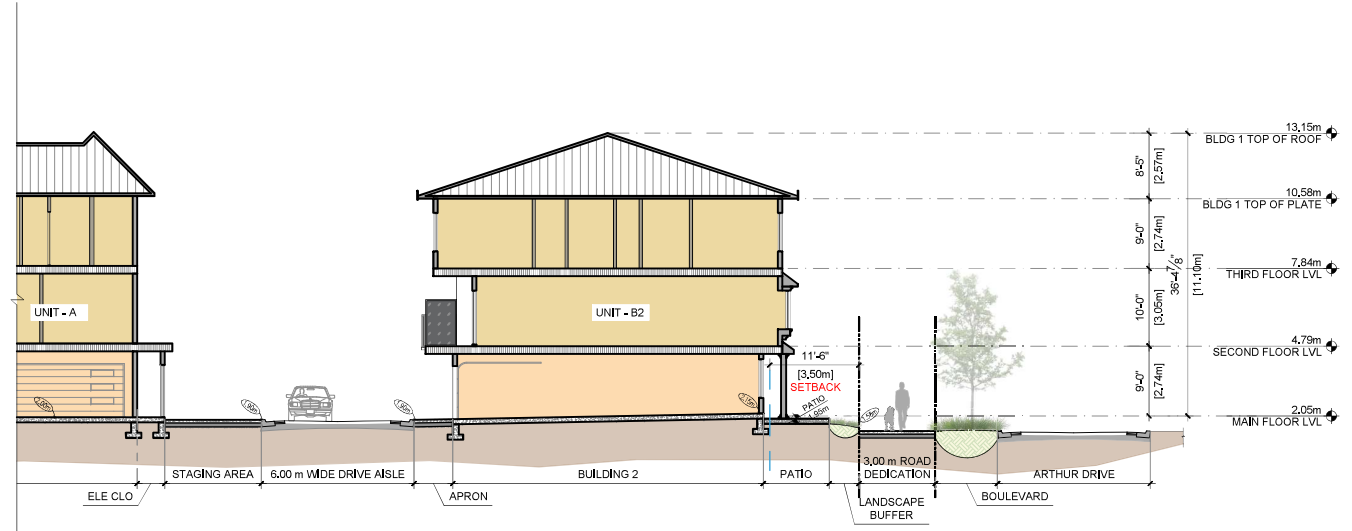
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A-3.11

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1 SECTION AA
1/16" = 1'-0"



1 SECTION AA
1/16" = 1'-0"

2025-11-10	DP APPLICATION
2025-08-26	CO-ORDINATION
2025-07-24	CONCEPT FOR REVIEW
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Project ID
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Sheet Title

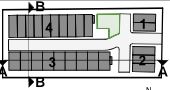
SECTIONS

Scale
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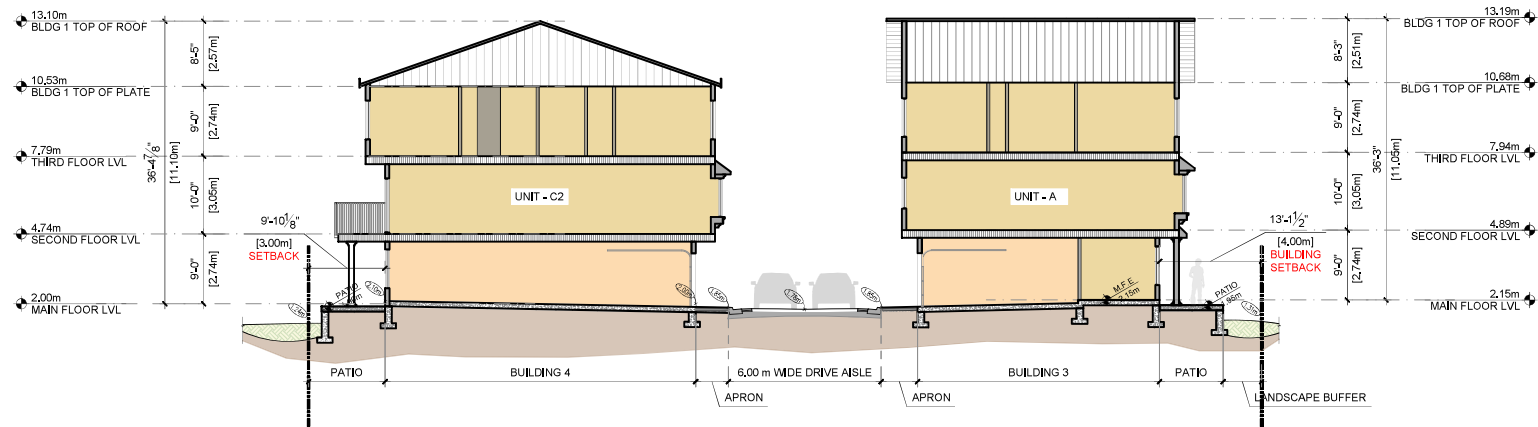
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A-4.0

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KEY PLAN



1 SECTION BB
1/16" = 1'-0"

2025-11-10	DP APPLICATION
2025-09-26	CO-ORDINATION
2025-07-24	CONCEPT FOR REVIEW

Date	Description
------	-------------

Issues / Revisions



Project Title
TOWNHOUSE
DEVELOPMENT

Project Address
4501 ARTHUR DRIVE,
DELTA,
BRITISH COLUMBIA

Drawn By GC	Date 2025-07-23
Checked By MS	Project ID DE09

Sheet Title

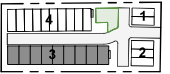
SECTIONS

Scale
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Sheet No.

A-4.1

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2025-07-24	CONCEPT FOR REVIEW
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Issues / Revisions



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Checked By	MS	Project ID	DE09

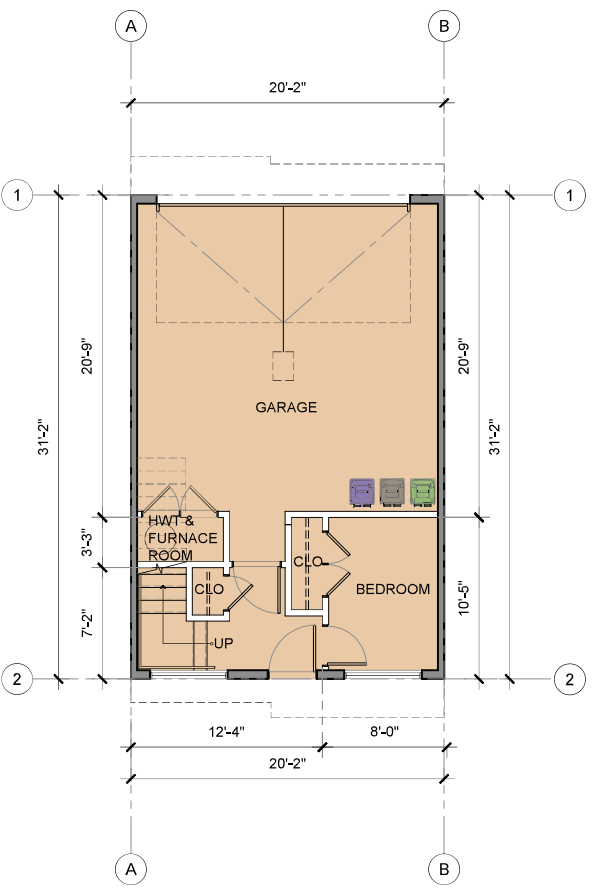
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UNIT PLANS

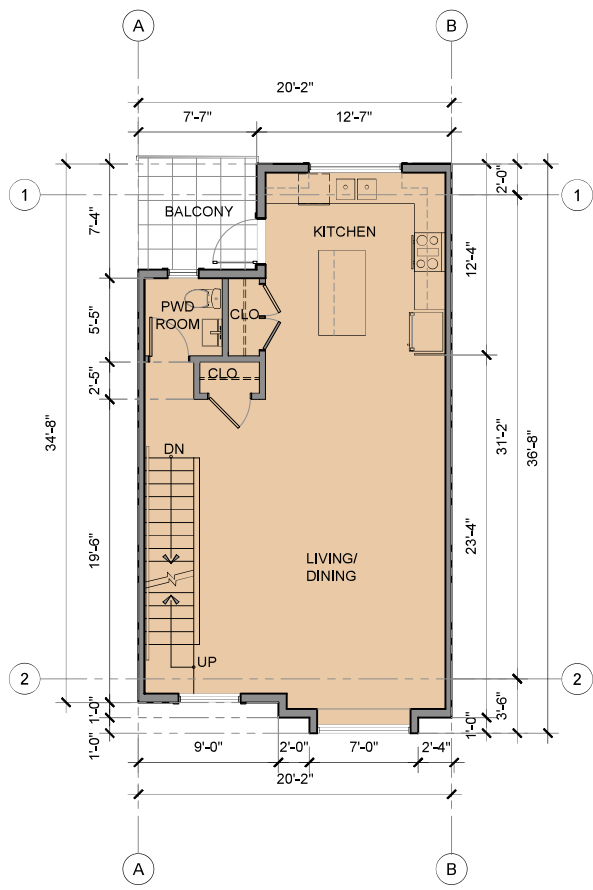
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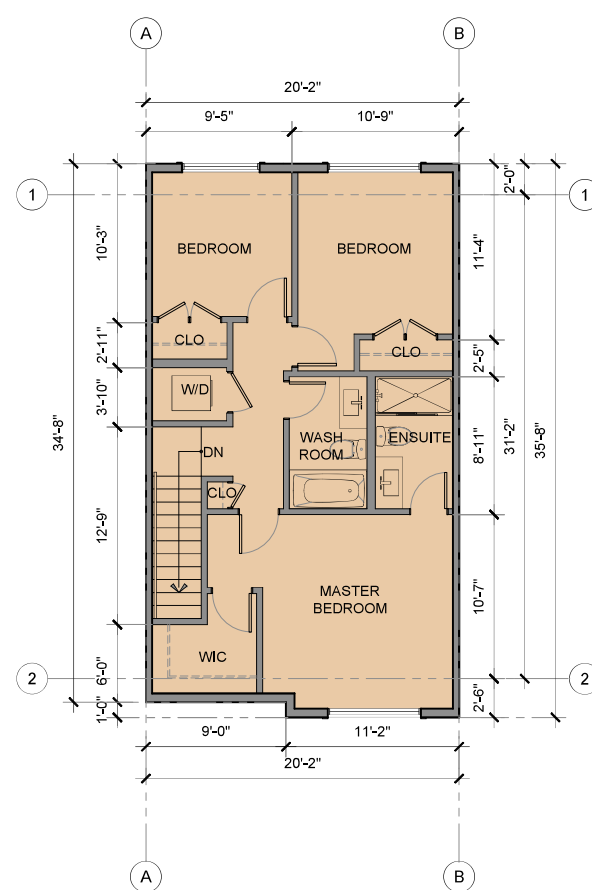
A-5.0



1 UNIT-A LEVEL-1 PLAN



2 UNIT-A LEVEL-2 PLAN

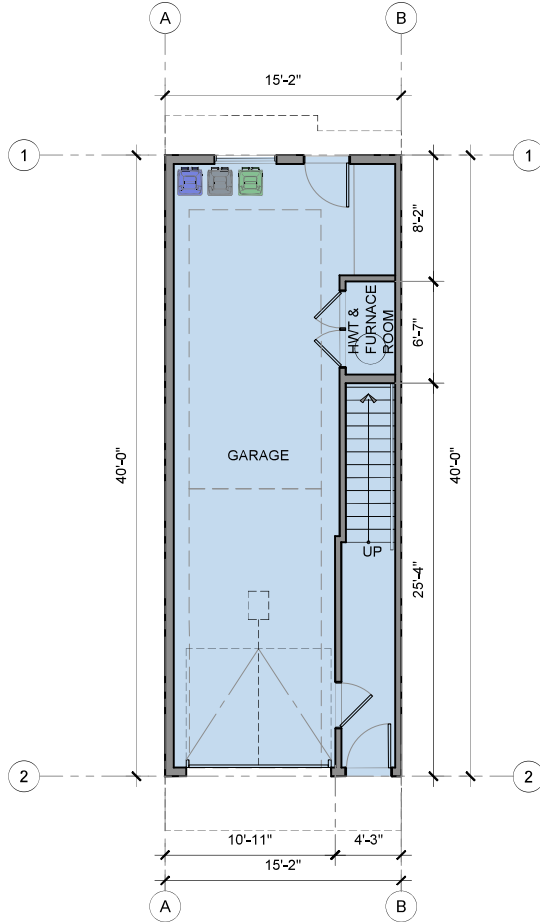


3 UNIT-A LEVEL-3 PLAN

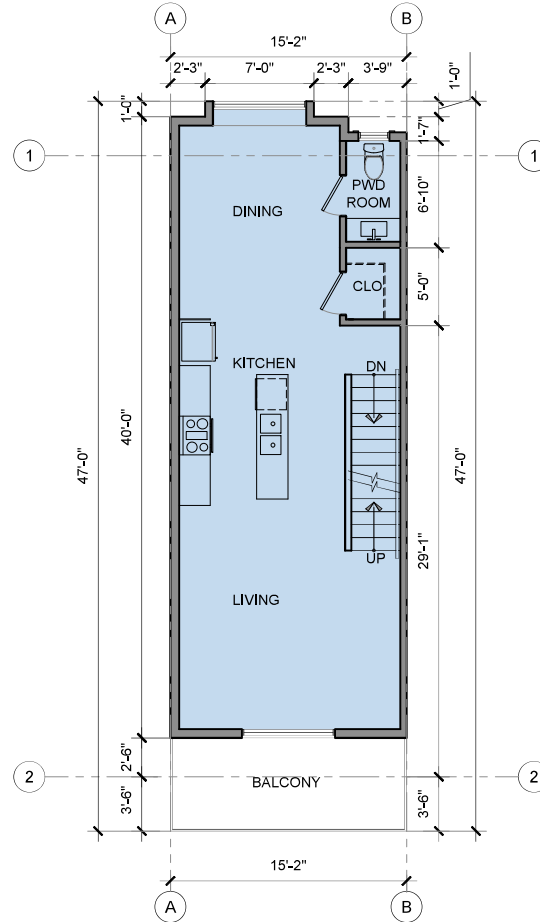
AREA DETAILS

Garage	: 427.62 Sqft
Main Floor	: 201.02 Sqft
Total LVL-1	: 629 Sqft
LVL-2	: 658.61 Sqft
LVL-3	: 710.48 Sqft

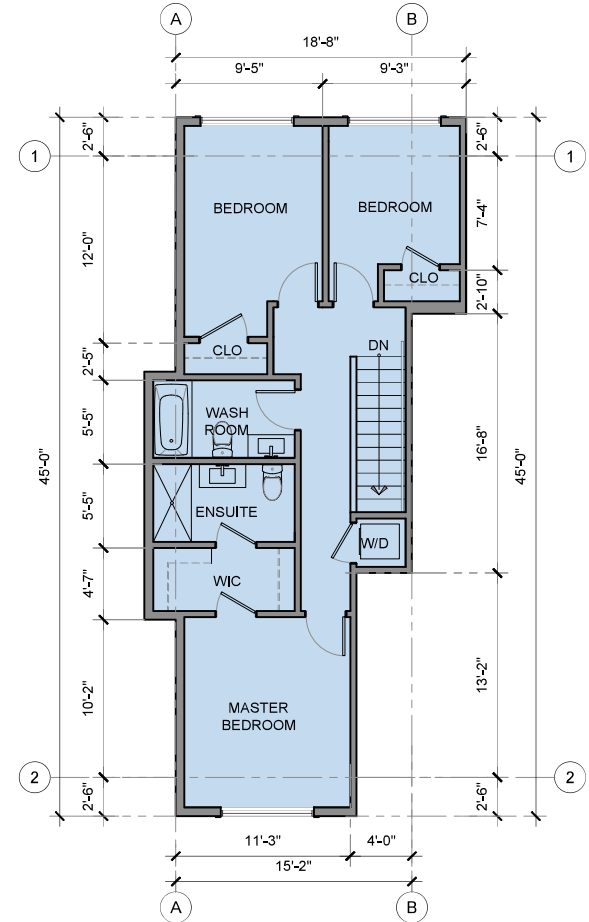
**Total Floor Area : 1570.11 Sqft
 (excluding Garage)**



1 UNIT-B LEVEL-1 PLAN



2 UNIT-B LEVEL-2 PLAN



3 UNIT-B LEVEL-3 PLAN

AREA DETAILS
 Garage : 483.01 Sqft
 Main Floor : 125.31 Sqft
 Total LVL-1 : 608.32 Sqft
 LVL-2 : 604.61 Sqft
 LVL-3 : 705.01 Sqft

Total Floor Area : 1434.93 Sqft
 (excluding Garage)

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2025-07-24	CONCEPT FOR REVIEW
Date	Description

Issues / Revisions



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Project Address
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 BRITISH COLUMBIA**

Drawn By
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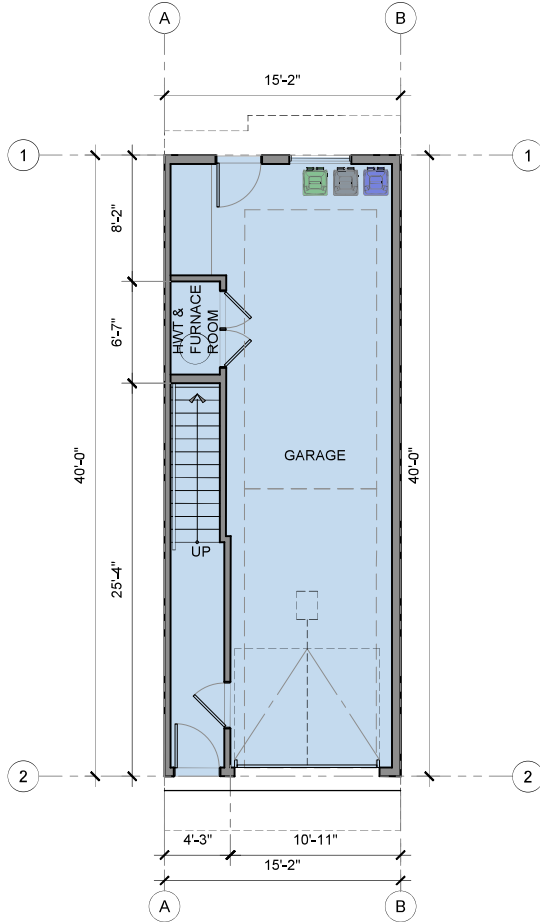
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FLOOR PLANS

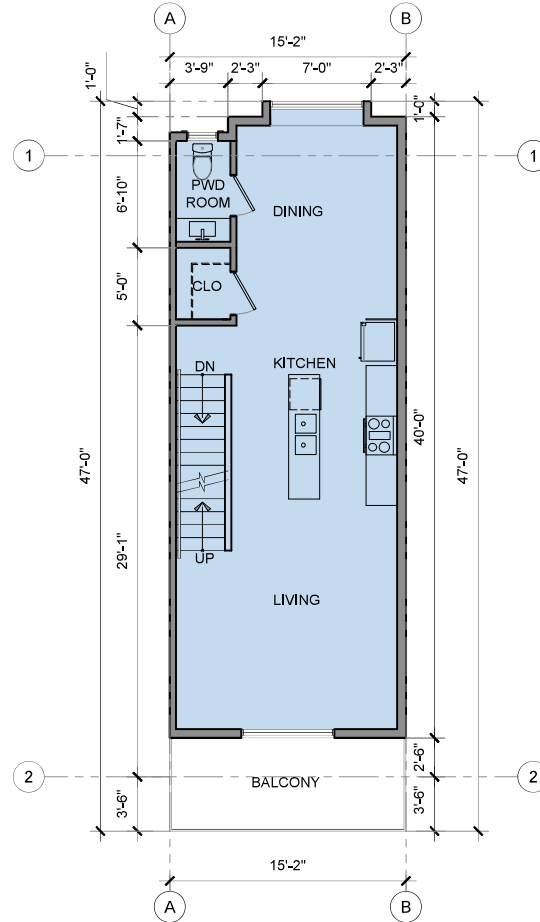
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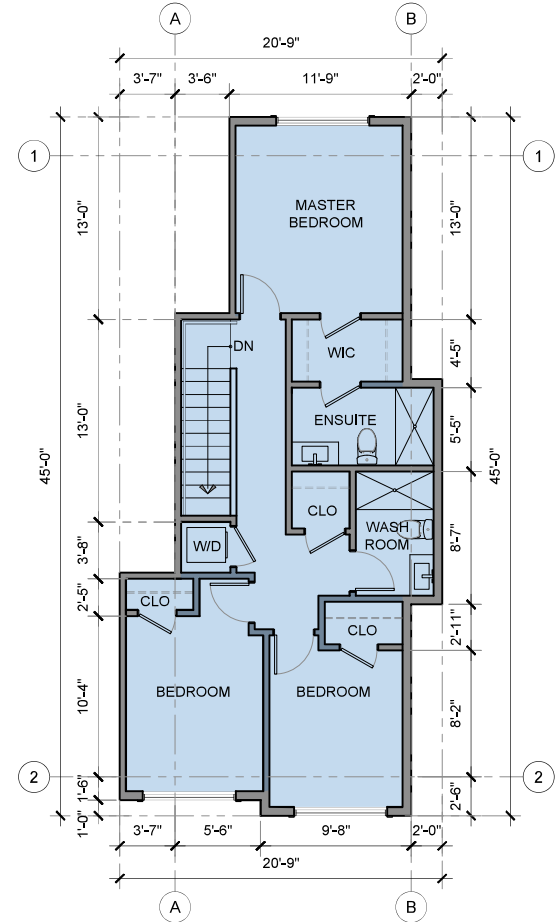
A-5.1



1 UNIT-B1 LEVEL-1 PLAN



2 UNIT-B1 LEVEL-2 PLAN

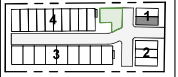


3 UNIT-B1 LEVEL-3 PLAN

AREA DETAILS
 Garage : 483.01 Sqft
 Main Floor : 125.31 Sqft
 Total LVL-1 : 608.32 Sqft
 LVL-2 : 604.61 Sqft
 LVL-3 : 715.57 Sqft

Total Floor Area : 1445.49 Sqft
 (excluding Garage)

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2025-11-10	DP APPLICATION
2025-09-26	CO-ORDINATION
2025-07-24	CONCEPT FOR REVIEW
Date	Description

Issues / Revisions

Seal



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Drawn By
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 Date
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 Project ID
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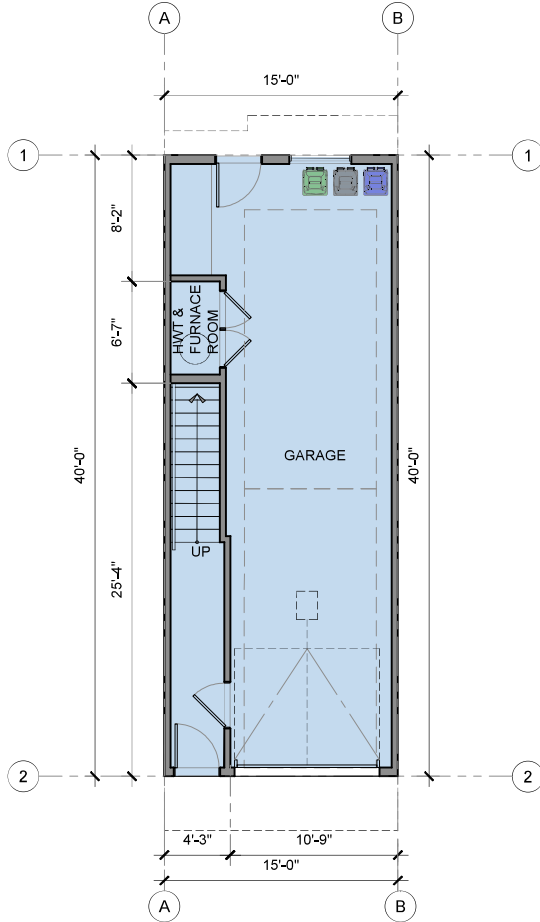
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FLOOR PLANS

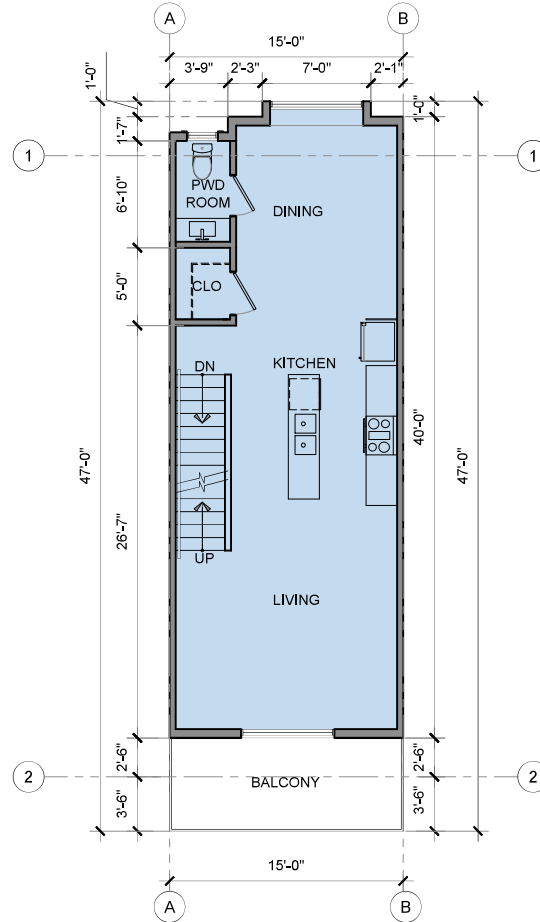
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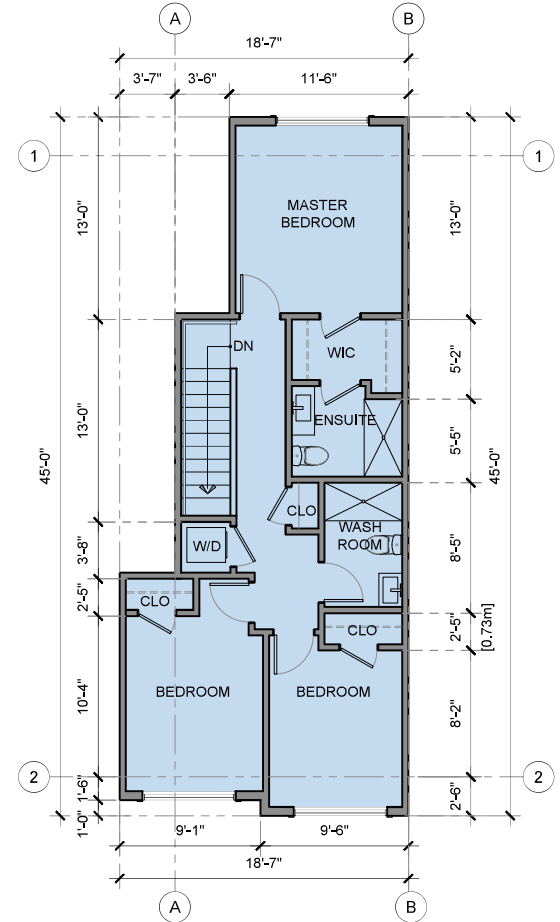
A-5.2



1 UNIT-B2 LEVEL-1 PLAN



2 UNIT-B2 LEVEL-2 PLAN

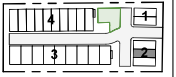


3 UNIT-B2 LEVEL-3 PLAN

AREA DETAILS
 Garage : 476.35 Sqft
 Main Floor : 125.31 Sqft
 Total LVL-1 : 601.66 Sqft
 LVL-2 : 597.90 Sqft
 LVL-3 : 678.89 Sqft

Total Floor Area : 1402.10 Sqft
 (excluding Garage)

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2025-08-26	CO-ORDINATION
2025-07-24	CONCEPT FOR REVIEW
Date	Description

Issues / Revisions



Project Title
 TOWNHOUSE
 DEVELOPMENT

Project Address
 4501 ARTHUR DRIVE,
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Drawn By : GC
 Checked By : MS
 Date : 2025-07-23
 Project ID : DE09

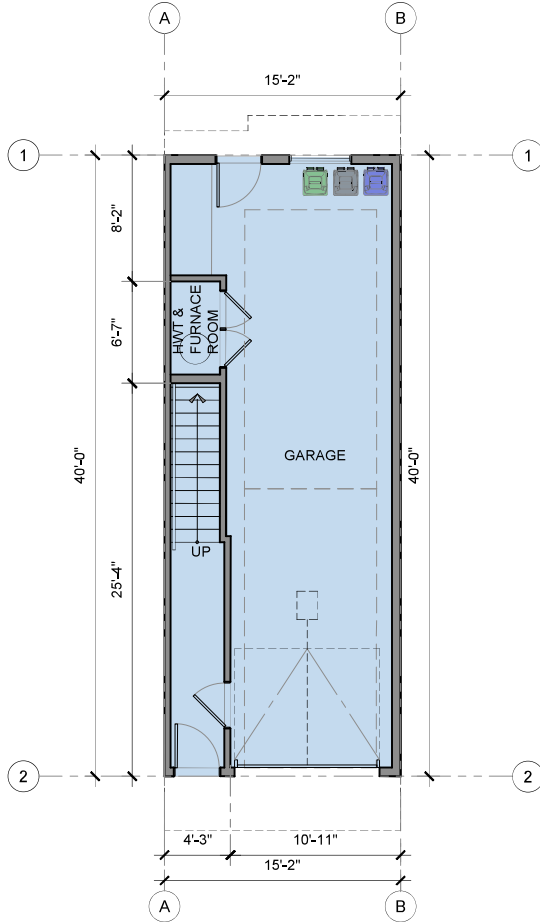
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FLOOR PLANS

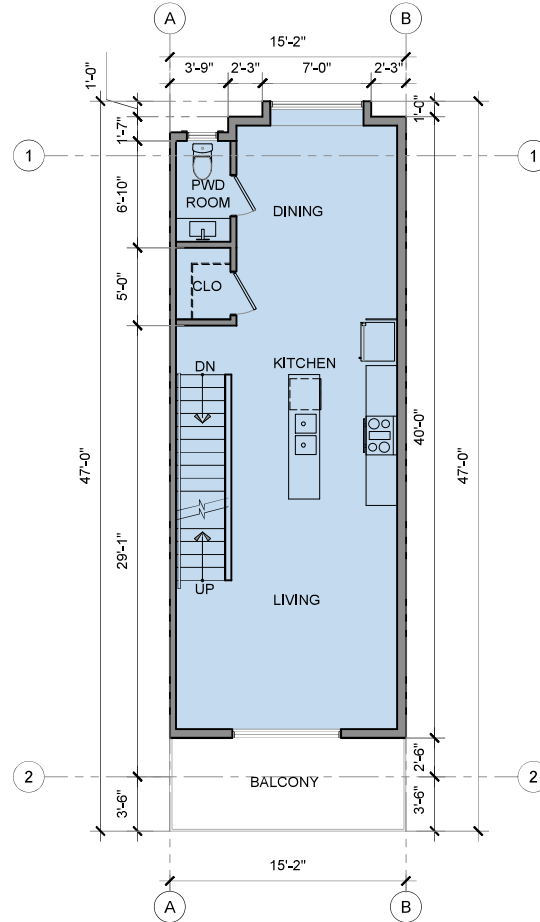
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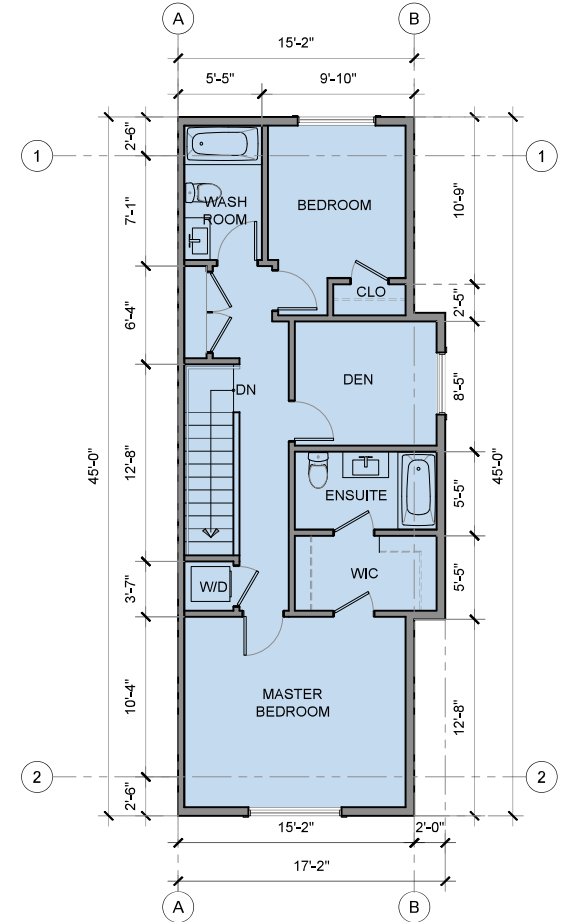
A-5.3



1 UNIT-B3 LEVEL-1 PLAN



2 UNIT-B3 LEVEL-2 PLAN

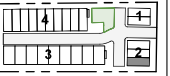


3 UNIT-B3 LEVEL-3 PLAN

AREA DETAILS
 Garage : 483.01 Sqft
 Main Floor : 125.31 Sqft
 Total LVL-1 : 608.32 Sqft
 LVL-2 : 604.57 Sqft
 LVL-3 : 723.94 Sqft

Total Floor Area : 1453.82 Sqft
 (excluding Garage)

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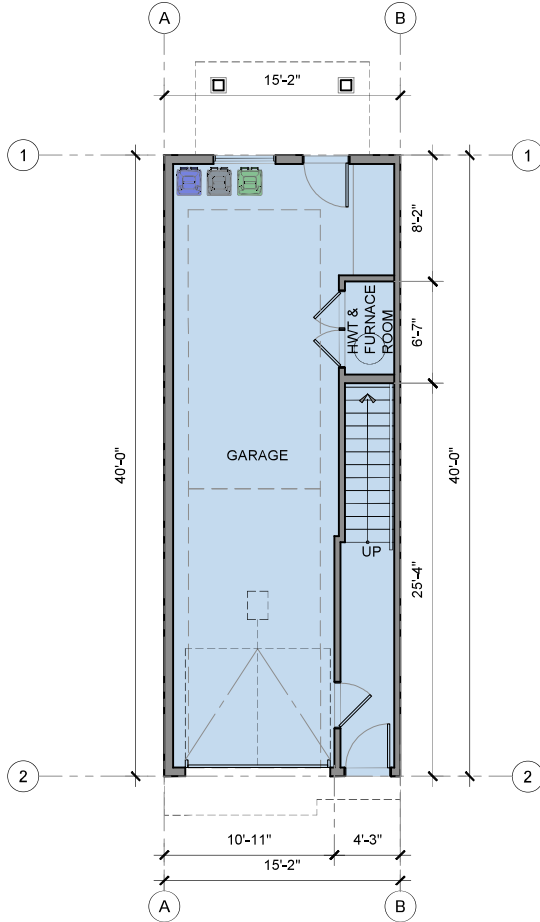
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FLOOR PLANS

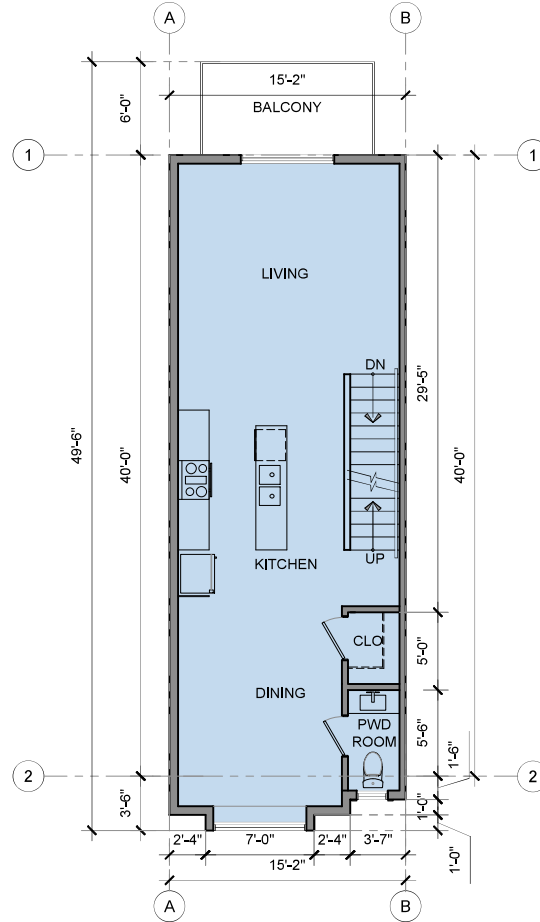
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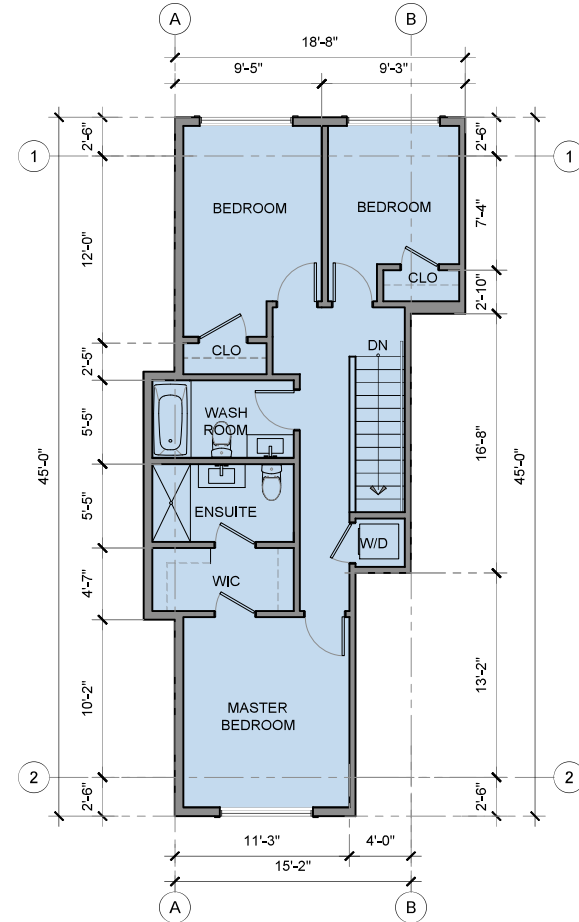
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1 UNIT-C LEVEL-1 PLAN



2 UNIT-C LEVEL-2 PLAN



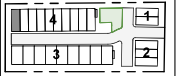
3 UNIT-C LEVEL-3 PLAN

AREA DETAILS

Garage : 483.01 Sqft
Main Floor : 125.31 Sqft
Total LVL-1 : 608.32 Sqft
LVL-2 : 642.80 Sqft
LVL-3 : 705.01 Sqft

Total Floor Area : 1473.12 Sqft
(excluding Garage)

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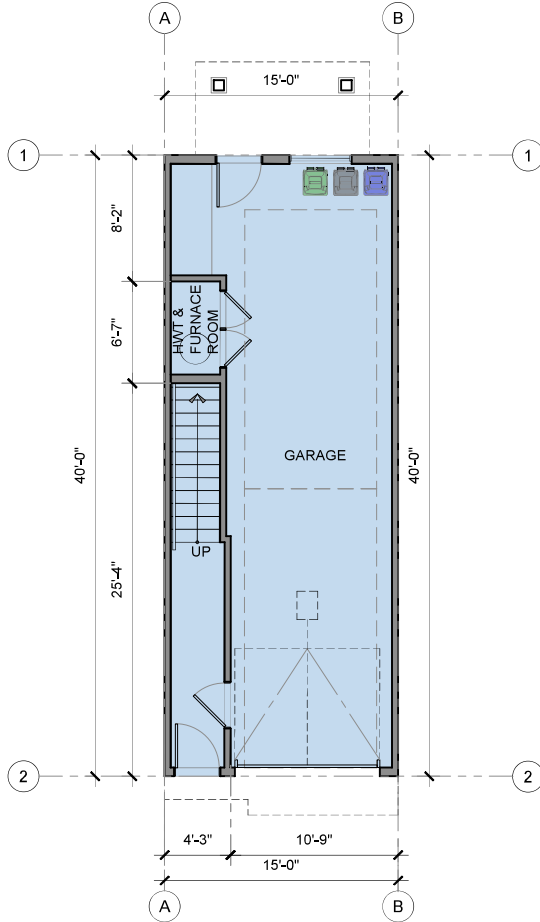
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FLOOR PLANS

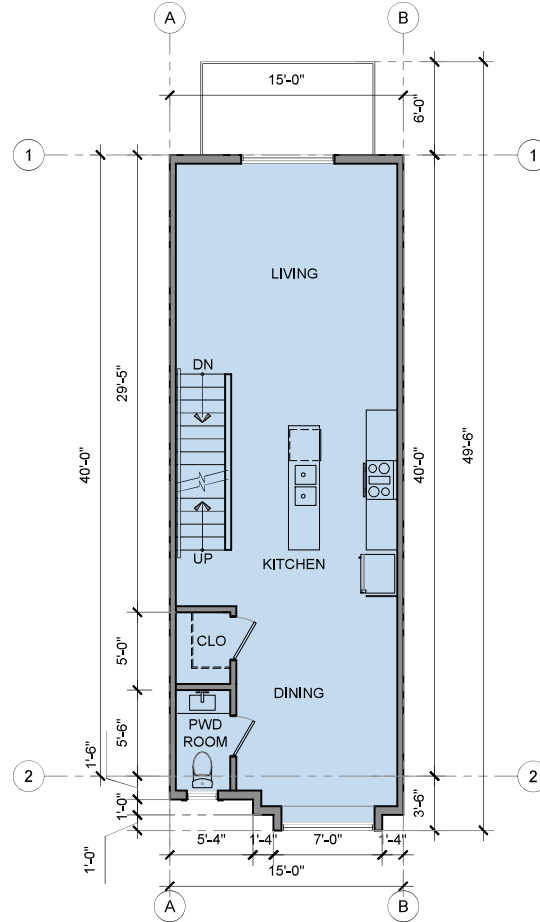
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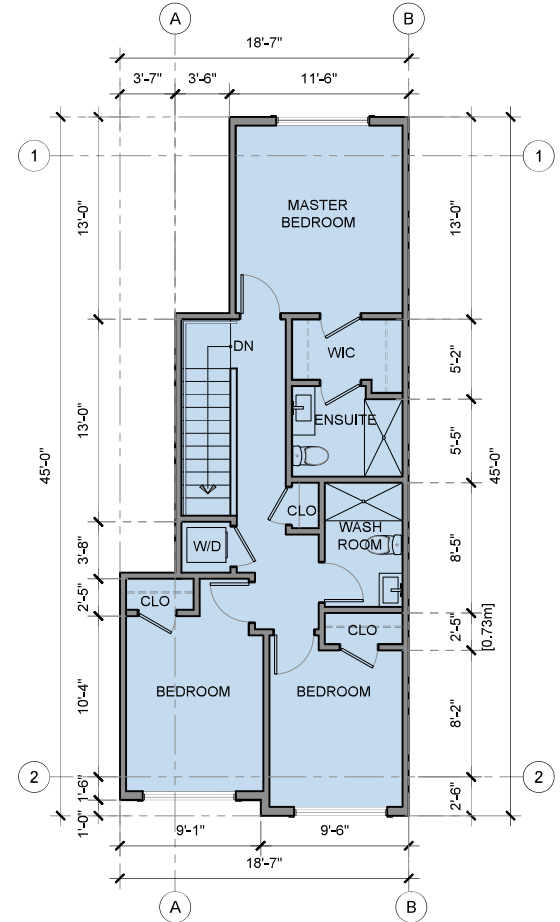
A-5.5



1 UNIT-C1 LEVEL-1 PLAN



2 UNIT-C1 LEVEL-2 PLAN



3 UNIT-C1 LEVEL-3 PLAN

AREA DETAILS
Garage : 476.28 Sqft
Main Floor : 125.31 Sqft
Total LVL-1 : 601.57 Sqft
LVL-2 : 633.93 Sqft
LVL-3 : 678.89 Sqft

Total Floor Area : 1438.13 Sqft
(excluding Garage)

Notes
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KEY PLAN

2025-11-10	DP APPLICATION
2025-09-26	CO-ORDINATION
2025-07-24	CONCEPT FOR REVIEW
Date	Description

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
4501 ARTHUR DRIVE, DELTA, BRITISH COLUMBIA

Drawn By GC	Date 2025-07-23
Checked By MS	Project ID DE09

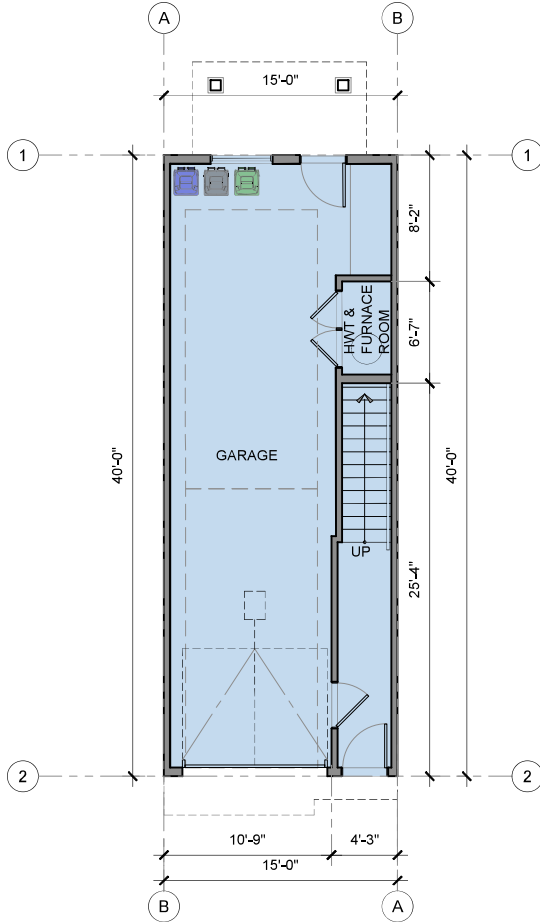
Sheet Title

FLOOR PLANS

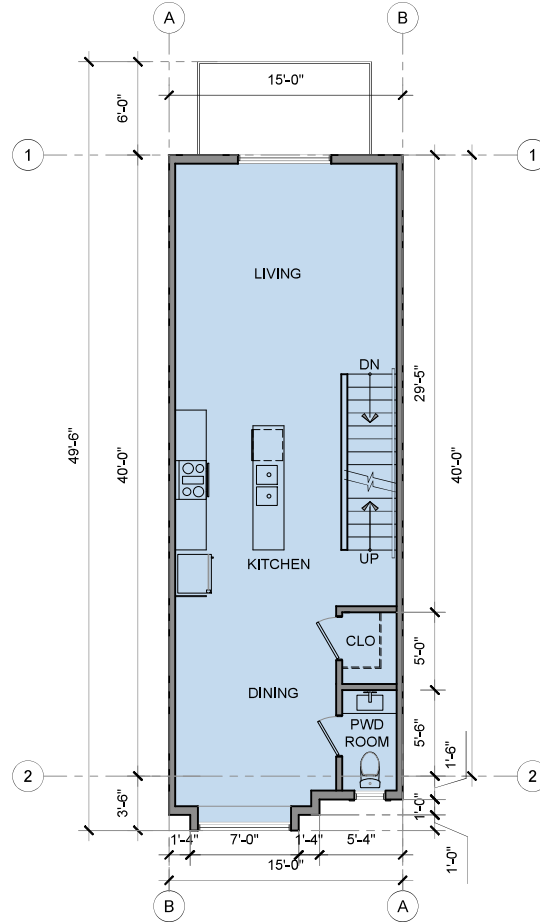
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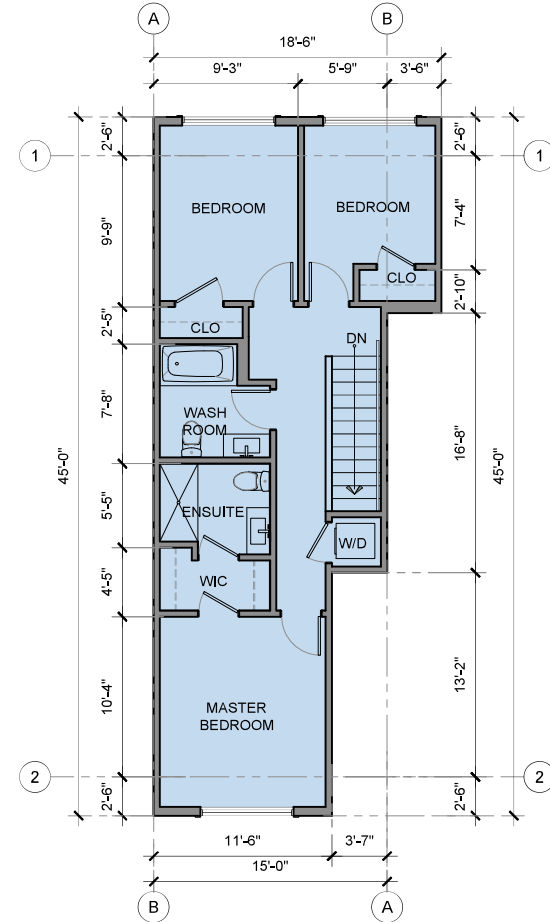
A-5.6



1 UNIT-C2 LEVEL-1 PLAN



2 UNIT-C2 LEVEL-2 PLAN



3 UNIT-C2 LEVEL-3 PLAN

AREA DETAILS
Garage : 476.28 Sqft
Main Floor : 125.31 Sqft
Total LVL-1 : 601.57 Sqft
LVL-2 : 633.93 Sqft
LVL-3 : 665.36 Sqft

Total Floor Area : 1424.60 Sqft
(excluding Garage)

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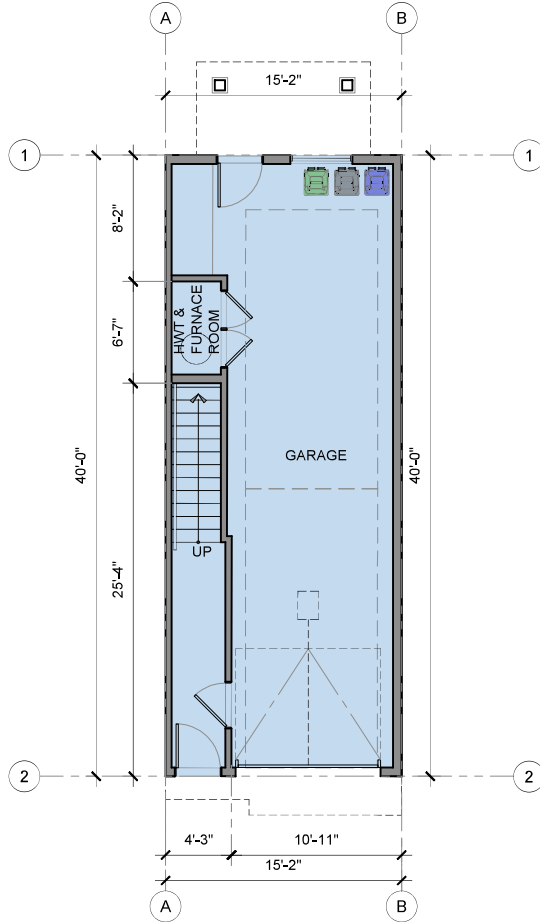
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FLOOR PLANS

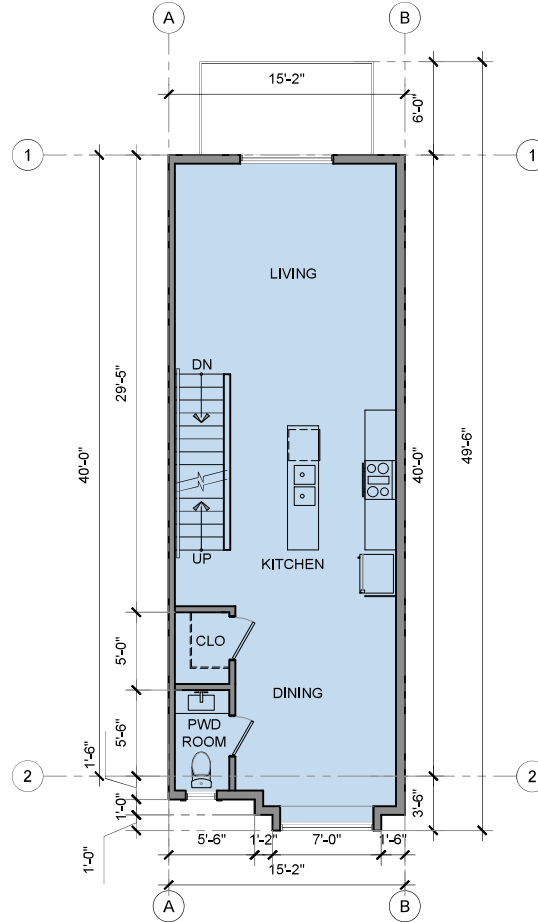
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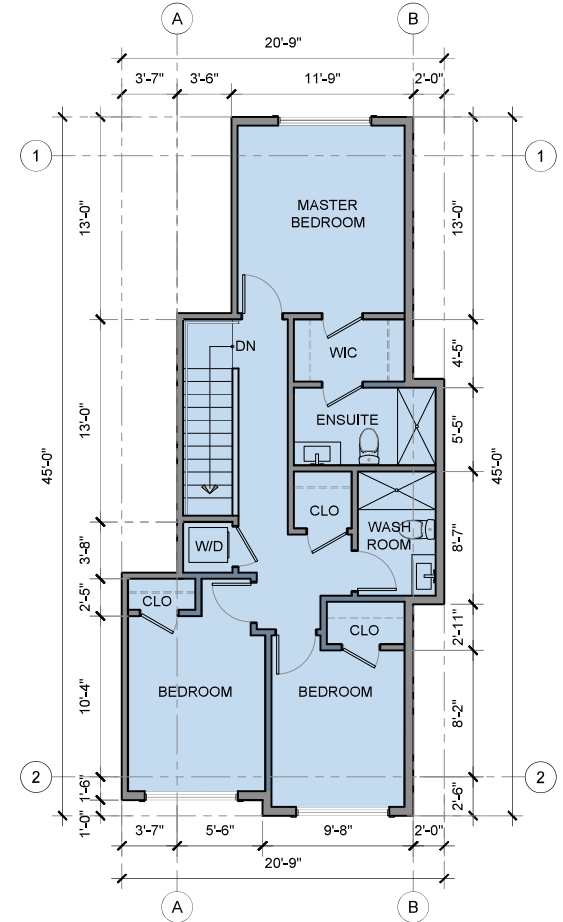
A-5.7



1 UNIT-C3 LEVEL-1 PLAN



2 UNIT-C3 LEVEL-2 PLAN



3 UNIT-C3 LEVEL-3 PLAN

AREA DETAILS

Garage	: 482.95 Sqft
Main Floor	: 125.31 Sqft
Total LVL-1	: 608.26 Sqft
LVL-2	: 640.83 Sqft
LVL-3	: 715.57 Sqft

Total Floor Area : 1481.71 Sqft
(excluding Garage)

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KEY PLAN



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2025-08-26	CO-ORDINATION
2025-07-24	CONCEPT FOR REVIEW

Date	Description
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Issues / Revisions

Seal



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DEVELOPMENT

Project Address
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FLOOR PLANS

Scale
1/8" = 1'-0"

Sheet No.

A-5.8