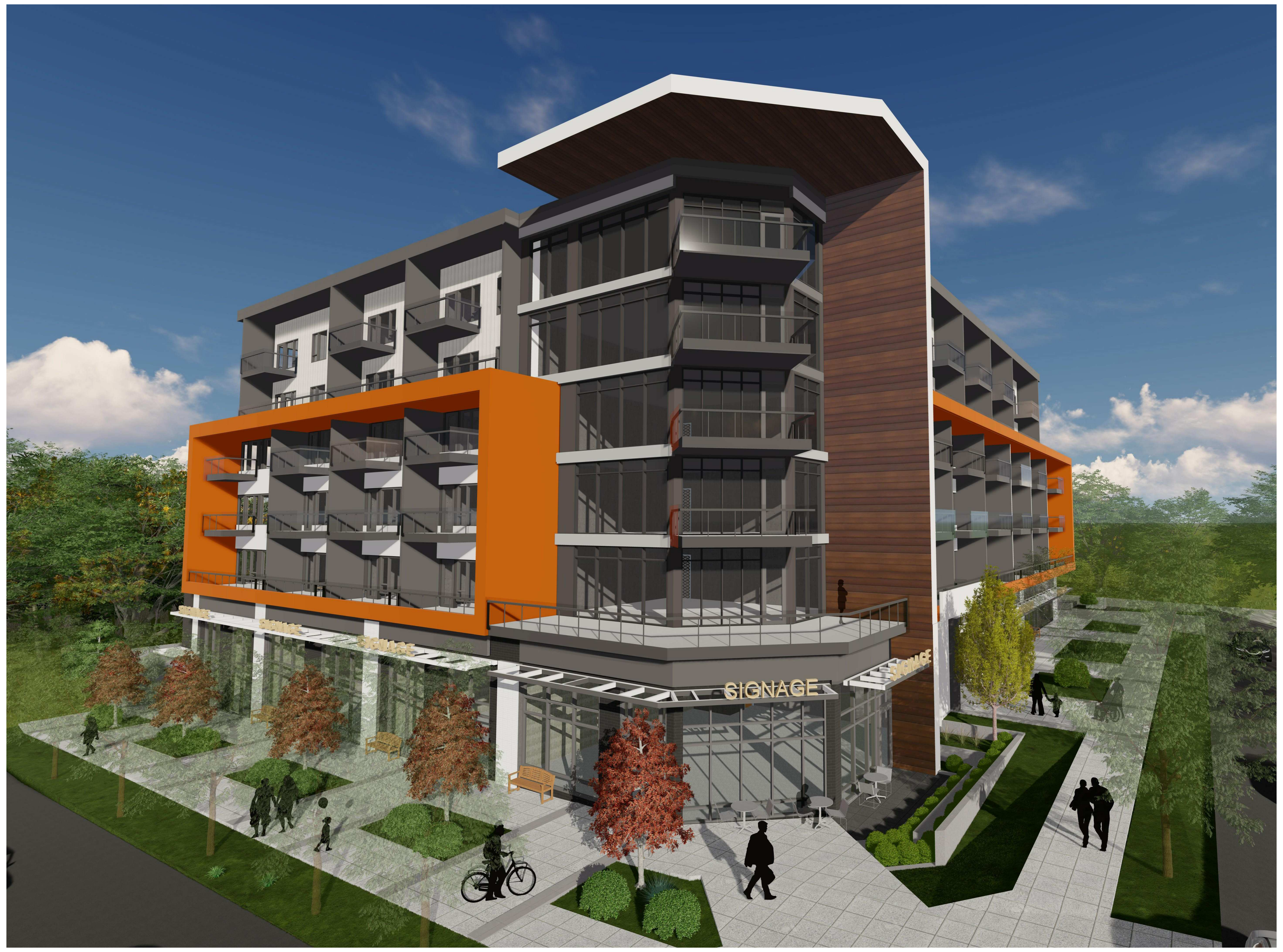
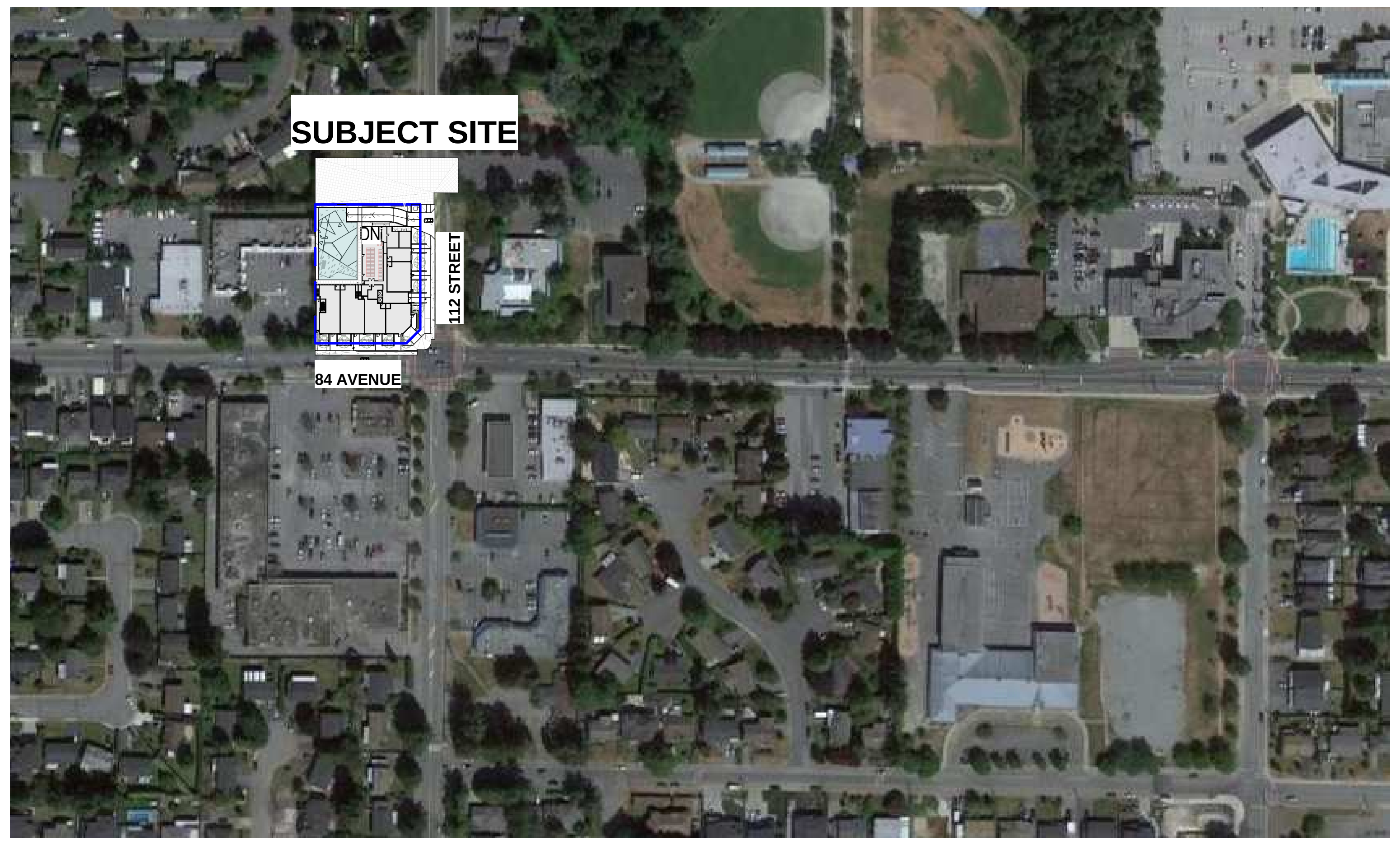
DELTA MIXED-USE DEVELOPMENT

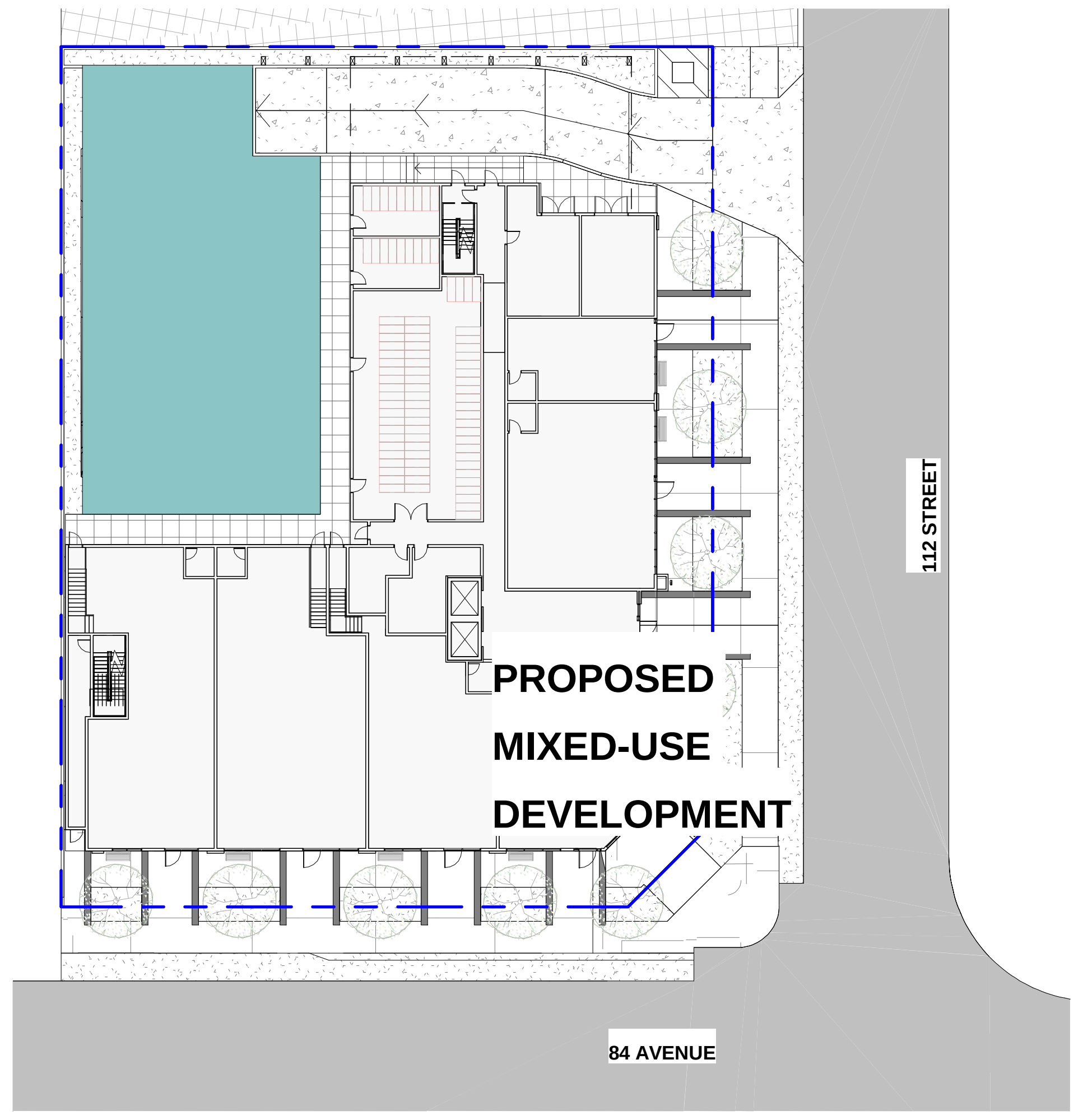
11199 84 AVENUE, DELTA, BC



CORNER VIEW FROM SOUTH-EAST



AERIAL VIEW



KEY PLAN

DEVELOPMENT PERMIT APPLICATION FOR
SIX STOREY RESIDENTIAL/COMMERCIAL MIXED-USE BUILDING

DRAWING LIST

ARCHITECTURAL

A-000	COVER PAGE
A-001	PROJECT INFORMATION
A-002	CONTEXT PHOTOS
A-003	STREETSCAPE
A-004	DESIGN RATIONALE
A-500	BUILDING MATERIAL AND COLOUR SCHEDULE
A-006	SHADOW ANALYSIS
A-007	STREET LEVEL VIEWS
A-101	SITE PLAN
A-101.1	CANOPY AND SIGNAGE DETAILS
A-101.2	CANOPY AND SIGNAGE DETAILS
A-102.1	FLOOR PLAN-U/G PARKADE LEVEL P1
A-102.2	FLOOR PLAN-U/G PARKADE LEVEL P2
A-103.1	FLOOR PLAN-LEVEL 1
A-103.2	FLOOR PLAN-LEVEL 2
A-103.3	FLOOR PLAN-LEVEL 3
A-103.4	FLOOR PLAN-LEVEL 4
A-103.5	FLOOR PLAN-LEVEL 5
A-103.6	FLOOR PLAN-LEVEL 6
A-103.7	ROOF PLAN
A-201	SOUTH ELEVATION
A-202	EAST ELEVATION
A-203	NORTH ELEVATION
A-204	WEST ELEVATION
A-301	BUILDING SECTION
A-303	CONTEXT
A-304	MATERIAL BOARD
A-401	DETAIL SECTION
A-402	DETAIL SECTION
A-901	3D VIEW- NORTH EAST
A-902	3D VIEW- SOUTH EAST
A-903	3D VIEW- CORNER VIEW
A-904	3D VIEW- OUTDOOR AMENITY
A-905	3D VIEW- ROOFTOP AMENITY

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CITIWEST CONSULTING LTD-CIVIL ENGINEERS
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PHONE: 604-591-2213

ARBORIST

WOODRIDGE TREE CONSULTING ARBORISTS LTD.
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TRAFFIC STUDY CONSULTANTS

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2	10-18-2023	REISSUED FOR DP	ST
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SEAL

DOUGLAS RICHARD JOHNSON
OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

COVER PAGE

DRAWING ISSUE

REISSUED FOR DP

PROJECT NO. 722026	PLOT DATE 07/21/2023	DRAWN Author
	SCALE As indicated	REVIEWED Checker
DRAWING NO. A-000		REVISION 2

DATA SHEET

PROJECT NAME:	**MIXED-USE DEVELOPMENT**	
CIVIC ADDRESS:	**11199 - 84 AVENUE, DELTA, B.C.**	
P.I.D.:	026-131-838	
LEGAL DESCRIPTION:	LT 1, DL 440, GP2, NWD PL BCP14758	
ZONING:	**EXISTING**	**PROPOSED**
	CD471	-
OCP DESIGNATION:	SCHEDULE A - TC	-
AREA PLAN DESIGNATION	MU(ND)4	-
DEVELOPMENT PERMIT AREA	ND12	-
SETBACKS	**EXISTING**	**PROPOSED**
NORTH	4.0M	9.75M (MAIN FL.), 6.0M (2ND to 6TH FL,)
SOUTH	4.0M	4.0M (MAIN FL.), 5.75M to 6.75M (2ND FL. to 4TH FL.), 6.75M to 7.50M (5TH FL. to 6TH FL.),
SOUTH-EAST	4.0M	4.0M (MAIN FL.), 7.50M (2ND FL. to 6TH FL.),
EAST	4.0M	4.0M (MAIN FL.), 5.75M (2ND FL. to 5TH FL.), 7.50M (5TH to 6TH FL.)
WEST	4.0M	0.3M (MAIN FL.), 2.13M (2ND FL. to 6TH FL.)
BUILDING HEIGHT		
REQUIRED	18M MAX.	
PROPOSED BUILDING HEIGHT	23.12M	

GROSS SITE AREA	30758	Sq.Ft. OR 2857.51	Sq M. OR 0.71	Acres
DEDICATION AREA	0	Sq.Ft. OR 0.00	Sq M. OR 0.00	Acres
NET SITE AREA	30758	Sq.Ft. OR 2857.51	Sq M. OR 0.71	Acres

FLOOR NAME	**NO. OF RES. UNITS**	**FLOOR AREA**	
PARKADE FLOOR AREA		30540 S.Ft.	2837.26 Sq. M.
GARBAGE/RECYCLE, BIKE STORAGE, MECH AND MAIL ROOM		3682.09 Sq.Ft.	342.08 Sq. M.
MAIN FLOOR AREA - COMMERCIAL (CRU)	6	9899.5 Sq.Ft.	929.16 Sq. M.
MAIN FLOOR AREA - RESIDENTIAL (LOBBY, STAIRS, ELEV.)		2098.31 Sq.Ft.	194.94 Sq. M.
SECOND FLOOR AREA - RESIDENTIAL	16	12815 Sq.Ft.	1190.55 Sq. M.
SECOND FLOOR AREA - INDOOR AMENITY		1600.48 Sq.Ft.	148.69 Sq. M.
THIRD FLOOR AREA	18	14428.64 Sq.Ft.	1340.46 Sq. M.
FOURTH FLOOR AREA	18	14428.64 Sq.Ft.	1340.46 Sq. M.
FIFTH FLOOR AREA	16	13033.03 Sq.Ft.	1210.81 Sq. M.
SIXTH FLOOR AREA	16	13033.03 Sq.Ft.	1210.81 Sq. M.
TOTAL UNITS	84		
TOTAL COMMERCIAL GROSS FLOOR AREA		**9899.50 Sq.Ft.**	**929.16 Sq. M.**
TOTAL RESIDENTIAL GROSS FLOOR AREA (Including Lobby, Stairs, Elev., Excludes Indoor Amenity, Bike Storage, Garbage, Mech/Mail Rooms)		**85018.72 Sq.Ft.**	**7907.96 Sq. M.**

NUMBER OF UNITS	
1-BED (65% OF TOTAL UNITS)	54
2-BED (33% OF TOTAL UNITS)	28
3-BED (2% OF TOTAL UNITS)	2
TOTAL NO. OF UNITS	84

TOTAL AREA FOR FSR (EXCLUDING AMENITY AND PARKING)

FLOOR AREA RATIO					
F.A.R. (RESIDENTIAL) = GROSS AREA / SITE AREA					
	85018.72 Sq. Ft.	/	30758 Sq. Ft.	**2.76**	**FSR**
F.A.R. (COMMERCIAL) = GROSS AREA / SITE AREA					
	9899.50 Sq. Ft.	/	30758 Sq. Ft.	**0.32**	**FSR**
F.A.R. (TOTAL) = TOTAL GROSS AREA / SITE AREA					
	94918.22 Sq. Ft.	/	30758 Sq. Ft.	**3.09**	**FSR**
LOT COVERAGE = MAIN FLOOR AREA / NET SITE AREA					
	15753.15 Sq. Ft.	/	30758 Sq. Ft.	**51.22%**	

AMENITY AREA		
REQUIRED OUTDOOR AMENITY AREA (6 SQ.M. PER UNIT)	504	Sq. M.
PROVIDED OUTDOOR AMENITY	551.47	Sq. M.
REQUIRED INDOOR AMENITY AREA (1 SQ.M. PER UNIT OR 50...	84	Sq. M.
PROVIDED INDOOR AMENITY	148.64	Sq. M.

REQUIRED CAR PARKING	
3 STALLS REQUIRED FOR EVERY 100 SQ.M.(CRU)	27.79
1.5 STALLS FOR EACH 2 & 3 BED UNIT	45
1.3 STALLS FOR EACH 1-BED UNIT (44 UNITS)	57.2
1.0 STALLS FOR EACH ADAPTABLE UNIT (10 UNITS)	10
0.2 STALL FOR VISITOR PARKING	16.8
NUMBER OF STALLS WITH ELECTRIC CHARGING	31
OFF-STREET LOADING	1
TOTAL PARKING REQUIRED	**158**

PROPOSED CAR PARKING		
NO. OF ACCESSIBLE SPACES	2	STALLS
NO. OF VAN ACCESSIBLE SPACES	3	STALLS
STANDARD PARKING	93	STALLS
SMALL CAR PARKING	40	STALLS
VISITOR PARKING	17	STALLS
NUMBER OF SMALL CAR STALLS WITH ELECTRIC CHARGING	13	STALLS
NUMBER OF STANDARD PARKING STALLS WITH ELECTRIC CHARGING	48	STALLS
TOTAL ELECTRIC CHARGING STALLS	61	STALLS
OFF-STREET LOADING	0	STALLS
PARKING PROVIDED ON PARKADE LEVEL-1	77	STALLS
PARKING PROVIDED ON PARKADE LEVEL-2	78	STALLS
TOTAL PARKING PROVIDED	**155**	**STALLS**

BIKE STORAGE	**REQUIRED**	**PROPOSED**
RESIDENTIAL (1 PER UNIT + 5 FOR VISITOR)	89	96
COMMERCIAL (1 PER UNIT)	6	8
TOTAL	95	104

MULTI-FAMILY RESIDENTIAL (Gross, M2)			
	# of units	Plus factor	**TOTAL FOR MULTI-FAMILY (Sq. M) (CENTRALIZED GARBAGE AND RECYCLING STORAGE)**
0.31	86	8	**34.66**
			TOTAL FOR RECYCLING WITHIN THE GARBAGE AND RECYCLING STORAGE (Sq. M.)
0.16	92	5	**19.72**
			FLEX SPACE (50% OF RECYCLING) (Sq. M.)
			9.86
PROPOSED RESIDENTIAL:	**COMBINED GARBAGE AND...**	**32.57 Sq. M**	
	RECYCLING (within Combined)	**20.25 Sq. M**	
	FLEX STORAGE	**12.22 Sq. M**	
	GRAND TOTAL	**44.79 Sq. M**	

COMMERCIAL (Gross, M2)				
926.16				
COMBINED GARBAGE STORAGE SPACE AND RECYCLING				
	MULTIPLIER	GROSS BUILDING FLOOR SPACE (Sq. M.)	ADDITIONAL FACTOR	TOTAL (Sq. M.)
RETAIL	0.0182	926.16	3.7	20.56
OFFICE	0.0089	926.16	3.3	11.54
RESTAURANT	0.0331	926.16	6.8	**37.45**
MINIMUM RECYCLING STORAGE SPACE ALLOCATION (WITHIN COMBINED STORAGE)				
	MULTIPLIER	GROSS BUILDING FLOOR SPACE (Sq. M.)	ADDITIONAL FACTOR	TOTAL (Sq. M.)
RETAIL	0.014	926.16	3	15.97
OFFICE	0.007	926.16	3	9.483
RESTAURANT	0.03	926.16	7	**34.78**
PROPOSED COMMERCIAL:	**GRAND TOTAL**	**41.16 Sq. M.**		

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CONSULTANT

PERMIT STAMP

SEAL

DOUGLAS RICHARD JOHNSON

OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

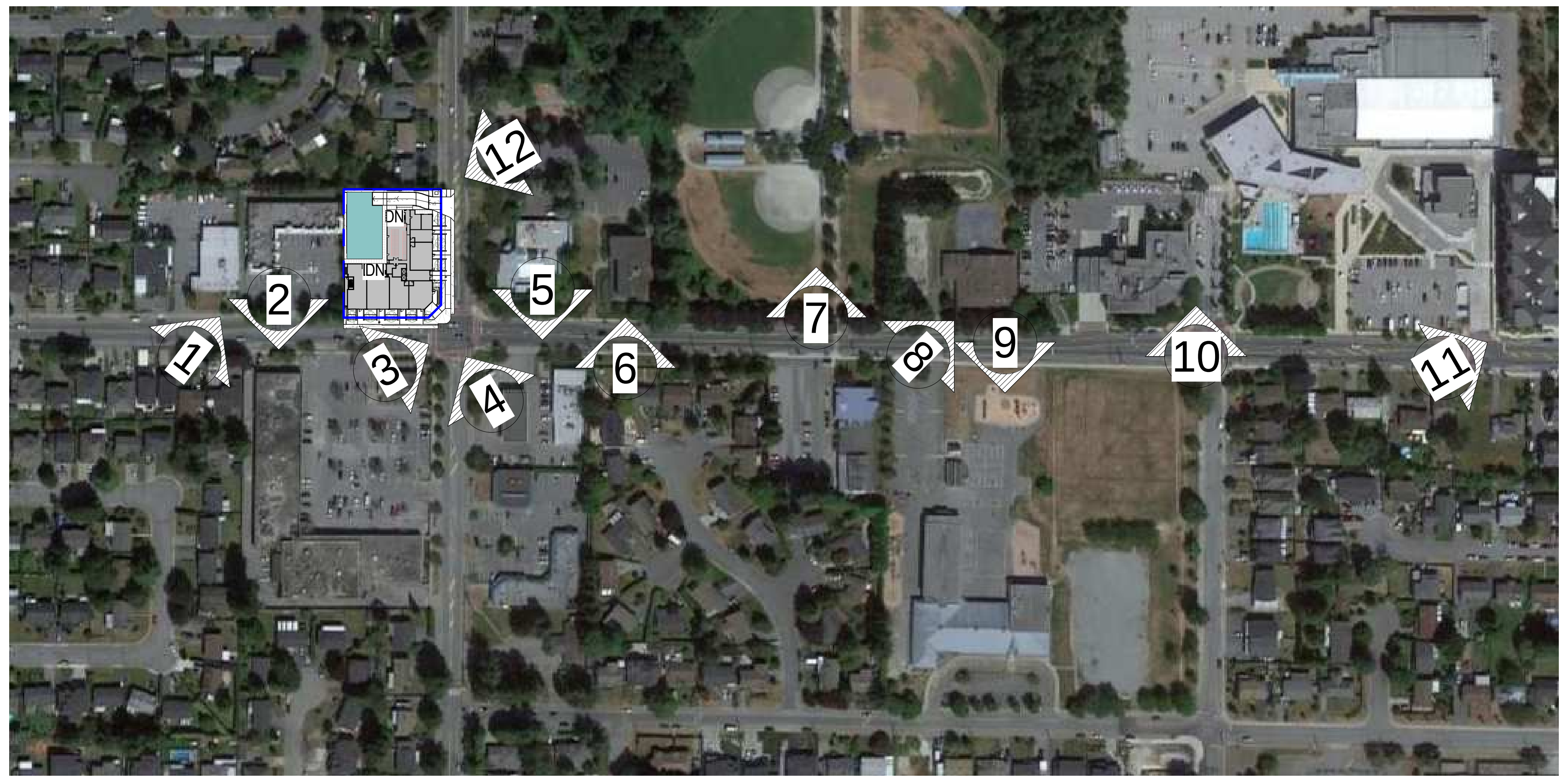
PROJECT INFORMATION

DRAWING ISSUE

REISSUED FOR DP

PROJECT NO.	PLOT DATE	DRAWN
722026	07/21/2023	MS
	SCALE	REVIEWED
		DJ/TD

DRAWING NO.	REVISION
A-001	2



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REGISTERED ARCHITECT
BRITISH COLUMBIA
OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

CONTEXT PHOTOS

DRAWING ISSUE

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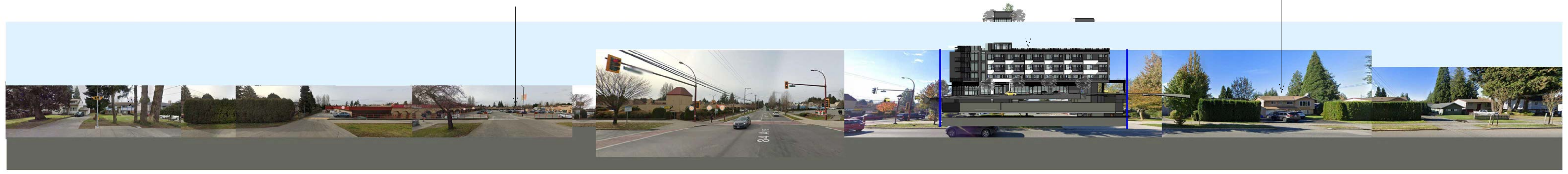
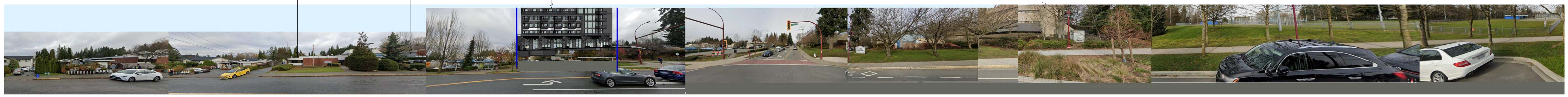
PROJECT NO. 722026
PLOT DATE 07/21/2023
SCALE 1" = 200'-0"
DRAWN Author
REVIEWED Checker
DRAWING NO. A-002
REVISION 2


EXISTING RESIDENTIAL DEVELOPMENT
EXISTING COMMERCIAL DEVELOPMENT
PROPOSED SIX STOREY MIXED-USE DEVELOPMENT
EXISTING RESIDENTIAL DEVELOPMENT

2 STREETSCAPE ALONG 112 STREET

1" = 80'-0"


EXISTING DELTA LETTER CARRIER DEPOT
EXISTING COMMERCIAL DEVELOPMENT
PROPOSED SIX STOREY MIXED-USE DEVELOPMENT
EXISTING GEORGE MACKIE LIBRARY NORTH DELTA
EXISTING NORTH DELTA PUBLIC HEALTH UNIT
EXISTING NORTH DELTA COMMUNITY PARK

1 STREETSCAPE ALONG 84 AVENUE

1" = 80'-0"

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SEAL

DOUGLAS RICHARD JOHNSON

OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

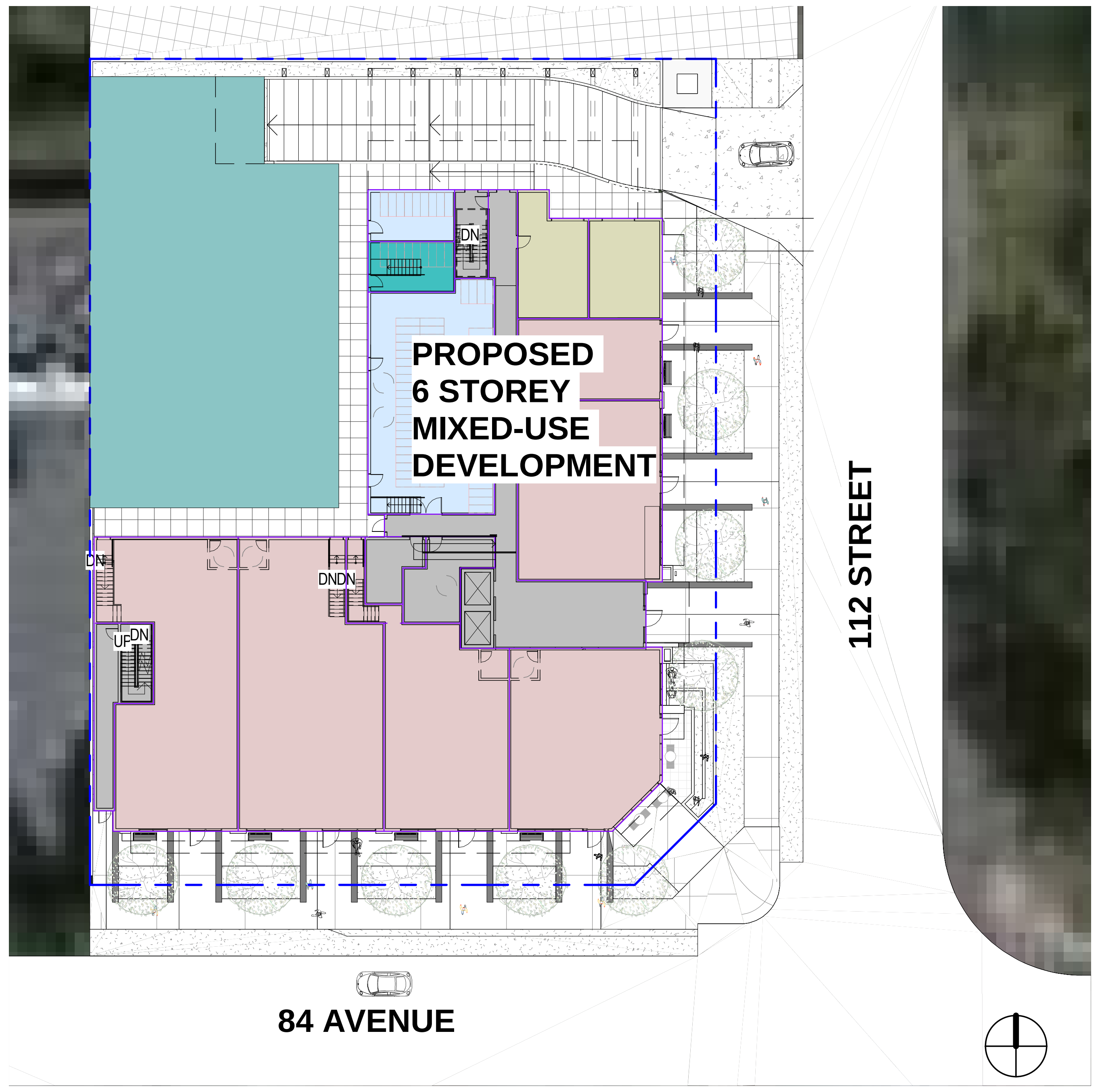
DRAWING TITLE

STREETSCAPE

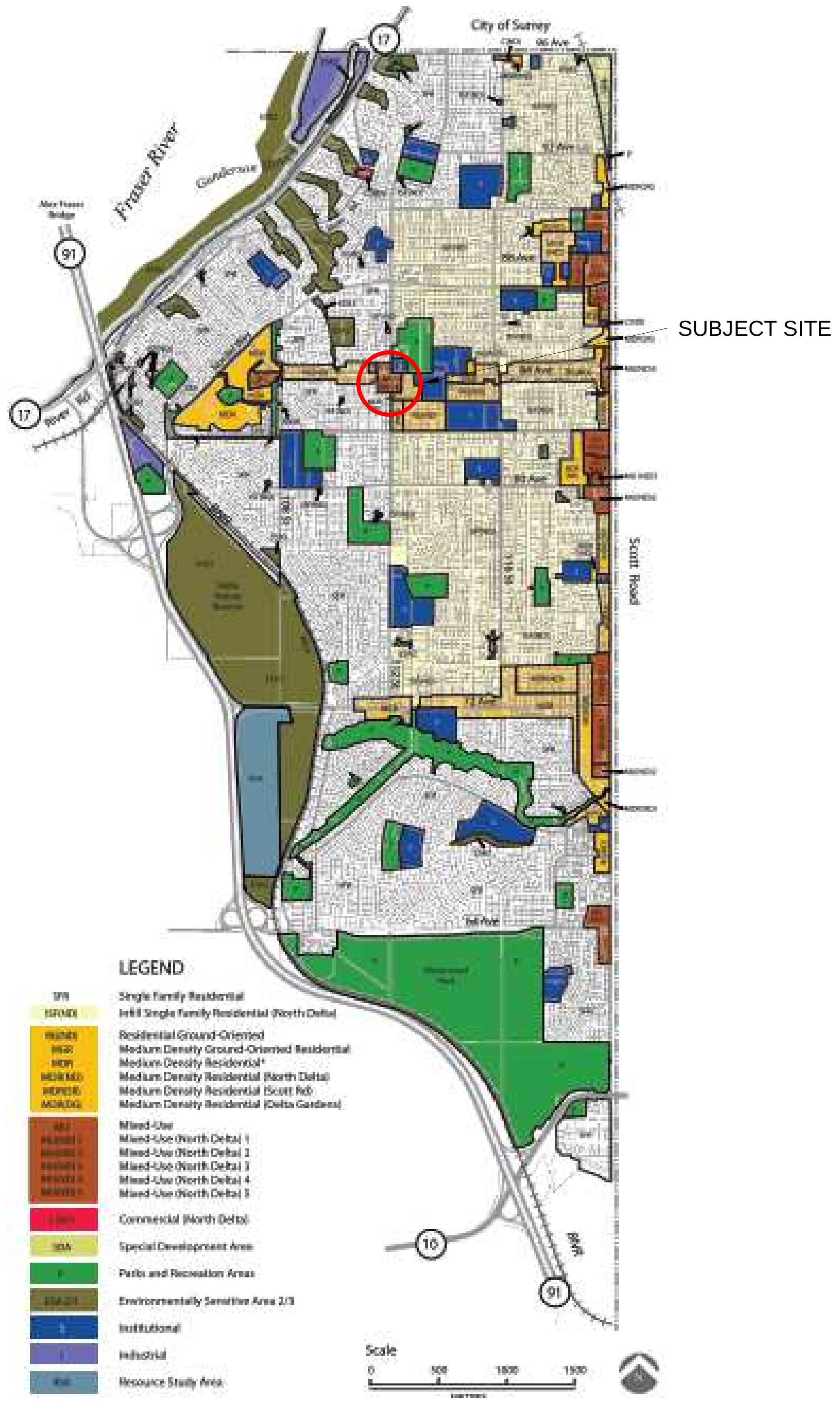
DRAWING ISSUE

REISSUED FOR DP

PROJECT NO. 722026	PLOT DATE 07/21/2023	DRAWN Author
	SCALE 1" = 80'-0"	REVIEWED Checker
DRAWING NO. A-003		REVISION 2



KEY PLAN


City of Surrey
Fraser River
91
17
10
Scott Road
SUBJECT SITE
LEGEND
SFR Single Family Residential
ISF(ND) Infill Single Family Residential (North Delta)
Residential Ground-Oriented
Medium Density Ground-Oriented Residential
Medium Density Residential*
Medium Density Residential (North Delta)
Medium Density Residential (Scott Rd)
Medium Density Residential (Delta Gardens)
Mixed-Use
Mixed-Use (North Delta) 1
Mixed-Use (North Delta) 2
Mixed-Use (North Delta) 3
Mixed-Use (North Delta) 4
Mixed-Use (North Delta) 5
Commercial (North Delta)
SDA Special Development Area
Parks and Recreation Areas
Environmentally Sensitive Area 2/3
Institutional
Industrial
Resource Study Area
Scale
0
500
1000
1500

OCP LAND USE DESIGNATION

PLANING POLICY: OCP, ZONING

- The Site is located at the North Delta **Nordel Social Heart Neighbourhood** in the jurisdiction of the City of Delta.
- Land Use designation for the Site falls under TC, as per Official Community Plan and under MU(ND)4 as per Area Plan.
- Rezonning has been done for the Site before, from 'RA - Residential Zone' to 'CD471 - Comprehensive Development Zone'. to achieve harmonious blend of the proposed development with adjacent neighbourhood

SITE CONTEXT

- The Site is bound by the 84 Avenue to the south, 112 Street to the east, adjacent existing residential properties to the North and existing commercial development to the West.
- The overall dimension of the rectangular shaped Site are: 61m long west property line, 47m deep north property line,
- Total net Site area is 0.7 Acre (2,857.5 sm)

PROJECT DESCRIPTION

- The proposed mixed-use Development consists of commercial units at the ground level and five stories of multi-family residential units above. A total of 84 residential units. There is in total a six storey building on top of a two level underground parkade.
- There is combination of restaurant, child care facility and retail occupancies considered for the CRUs at the ground level with residential units above. This complies and follows complement with the OCP designation for the area.
- There is a continuity of sidewalk along the Commercial Retail Unit street frontage for both 84 Avenue and 112 Street, a corner plaza expression, and stepped back residential units at the 2nd level and 5th & 6th levels along the south and east sides. These architectural and urban design elements complement and provide a pedestrian friendly development for the area: **Nordel Social Heart Neighbourhood.**
- The residential lobby access is from 112 Street at the east of the property.
- There is a ground level outdoor amenity as well as a rooftop outdoor amenity area.
- The Indoor amenity area has been provided featured in the 2nd level with a larger balcony.

VEHICULAR AND PEDESTRIAN CIRCULATION

- The Development provides quality design elements including high levels of landscaping and a street-level pedestrian friendly experience
- Landscape buffers are provided all around the site including at street interfaces designed as per OCP Design Guidelines.
- The Vehicular access to the Development is from 112 Street at the north-east corner of the property.
- There are continuous canopies along all ground level CRU frontages at the south and east facades of the Development, designed for weather and sun protection.

URBAN DESIGN/FORM OF DEVELOPMENT

- The building is designed with a contemporary architectural vocabulary aiming to draw in the public from the surrounding neighbourhood.
- An interplay of colours and building materials have been selected and chosen with considerations for a similar vocabulary as seen in the neighbourhood development and OCP land-use designation plans
- The accent colour of orange has been selected to adhere to the concept of a "social heart," where the public's eye is drawn in to the site.
- The use of glass railings and a perforrated metal, mechanical enclosure have been introduced throughout the project for aesthetic visibility.
- The south-east corner treatment follows that of an "open patio/urban plaza" expression enhanced with the imposition of a vertical element above..

SUSTAINABILITY FEATURE, ENVIRONMENTAL AND SOCIAL CONSIDERATION

- The Development provides quality design elements including high levels of landscaping and a continuous sidewalk experience along street frontages
- Landscape buffers are provided all around the site including street interface designed as per OCP Design Guidelines.
- There is a rooftop amenity area at the southeast corner and balconies at each residential unit as well as an indoor amenity area at the 2nd floor with a large-sized balcony
- Canopies over ground level CRUs and horiztonal Sunshades at the west facade have been provided for weather and sun protection.

CPTED STRATEGY

- Adequate non-glare lighting throughout the building and at the pedestrian level will be incorporated into the Landscape design enhance and contribute to a sense of safety and security throughout the site.
- Clear sight lines and limited hiding spots were considered in the design and have been implemented.
- Natural territorial reinforcement have been considered during the siting and planning of the Development. The interplay of design elements at the pedestrian level contribute to a sense of safety for the occupants.

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DOUGLAS RICHARD JOHNSON
BRITISH COLUMBIA
OCT 1 8 2023

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DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
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DRAWING TITLE

DESIGN RATIONALE

DRAWING ISSUE

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PROJECT NO.	PLOT DATE	DRAWN
722026	07/21/2023	MS
	SCALE 1" = 30'-0"	REVIEWED DJ

DRAWING NO.
A-004

REVISION
2

1

2

3

4

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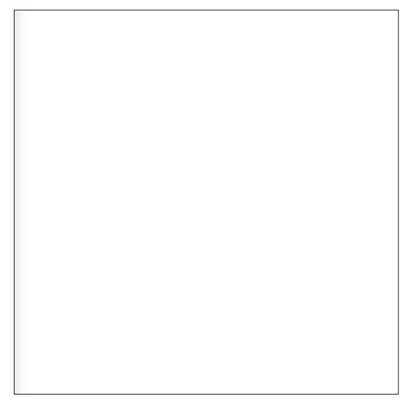
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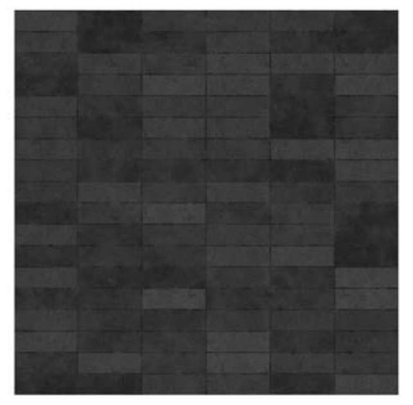
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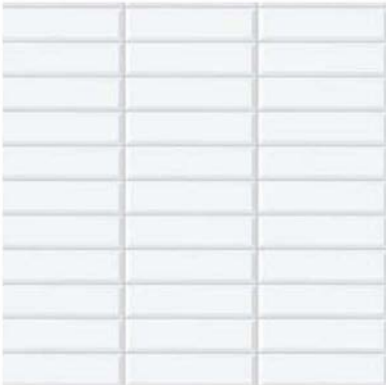
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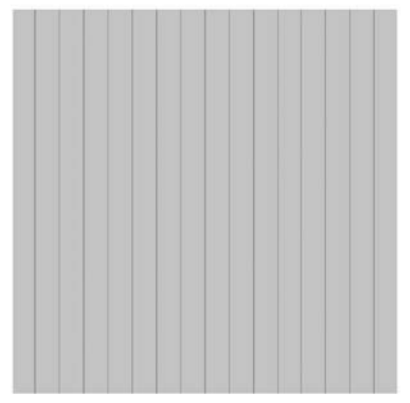
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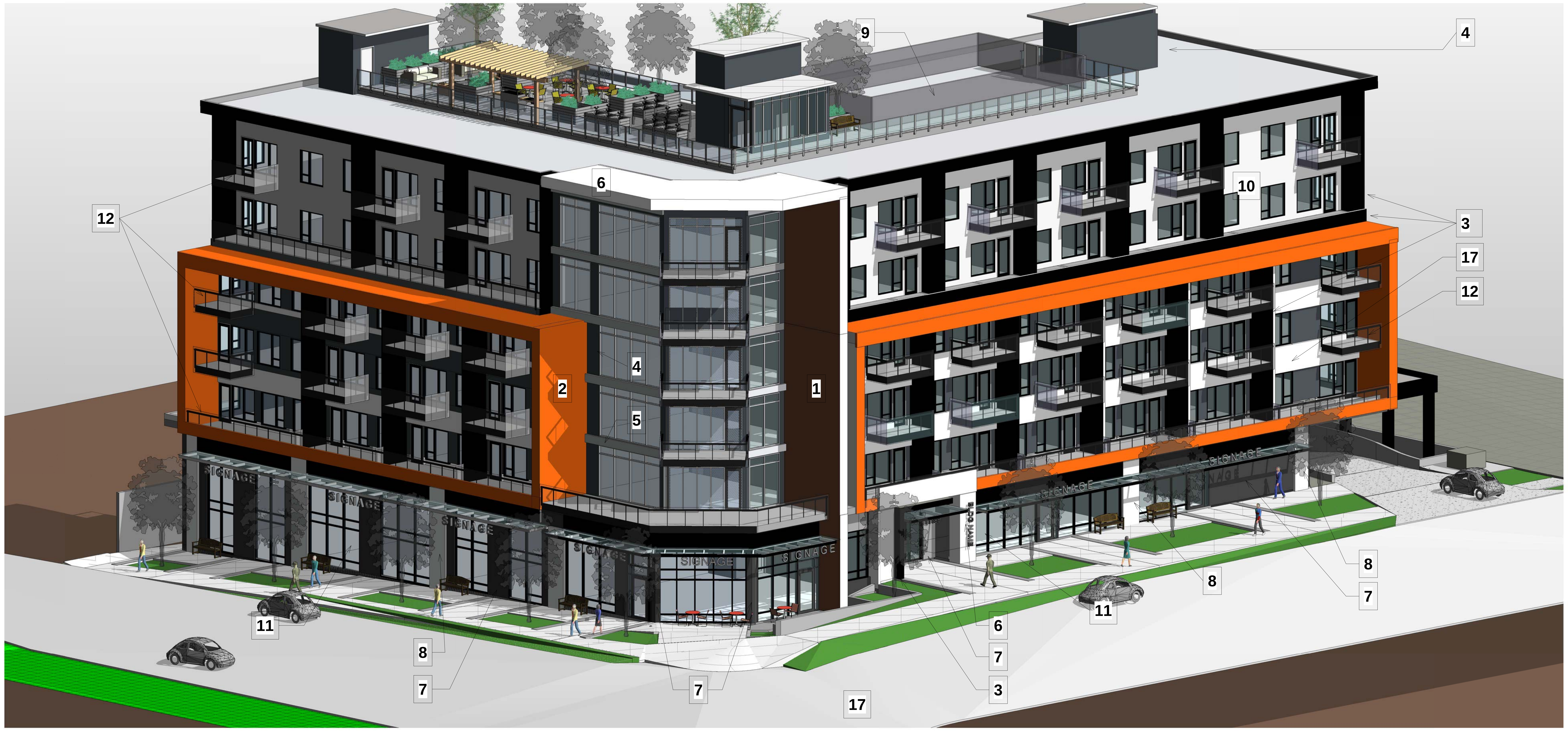
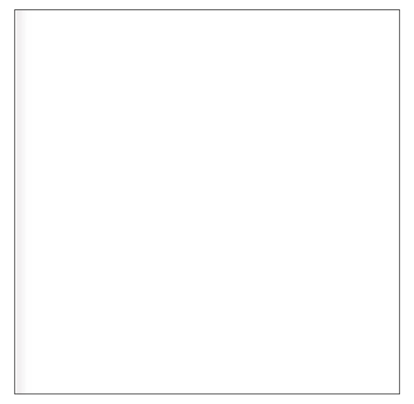
11

12




17

LEGEND: MATERIALS, COLOUR AND FINISH

MATERIAL LIST	COLOUR AND FINISHES		
1 LINEAR METAL SOFFIT AND CLADDING- HORIZONTAL SIDING	COLOUR TO MATCH LONG BOARD DARK CHERRY	**10** HIGH DENSITY FIBER CEMENT CLADDING-VERTICAL SIDING	COLOUR TO MATCH CERACLAD LIGHT GRAY
2 COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND DEEP ORANGE	**11** STOREFRONT , DOOR AND WINDOW	COLOUR TO MATCH ANODIZED ALUMINUM-BLACK
3 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE IRON GRAY	**12** BALCONY TINTED GLASS RAILING	COLOUR TO MATCH DARK GRAY
4 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE NIGHT GRAY	**13** GLASS AND METAL CANOPY	COLOUR TO MATCH BLACK POWDER COATED FRAME AND CLEAR GLASS
5 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE PEARL GRAY	**14** METAL DOOR	COLOUR TO MATCH ADJACENT WALL
6 COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND WHITE	**15** CONCRETE UPSTAND	COLOUR TO MATCH NATURAL SAND BLAST FINISH
7 BRICK VENEER	COLOUR TO MATCH MORA BRICK DARK GRAY KLINKER W/GROUT TO MATCH BRICK	**16** SIGNAGE BY TENANT	
8 BRICK VENEER	COLOUR TO MATCH MORA BRICK WHITE W/GROUT TO MATCH BRICK	**17** HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE ARCTIC WHITE
9 ARCHITECTURAL MESH SCREEN	COLOUR TO MATCH BANKER WIRE TXZ 3-RAVEN BLACK POWDER COAT		

NOTE:
- **ADD KRYTON HYDROSTOP-SEALER TO THE ARCHITECTURAL CONCRETE**.
- ALL TRIM AND REVEAL COLOUR TO MATCH ADJACENT PANEL.

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2	10-18-2023	REISSUED FOR DP	ST
1	07-21-2023	ISSUED FOR DP SUBMISSION	ST

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OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

BUILDING MATERIAL & COLOUR SCHEDULE

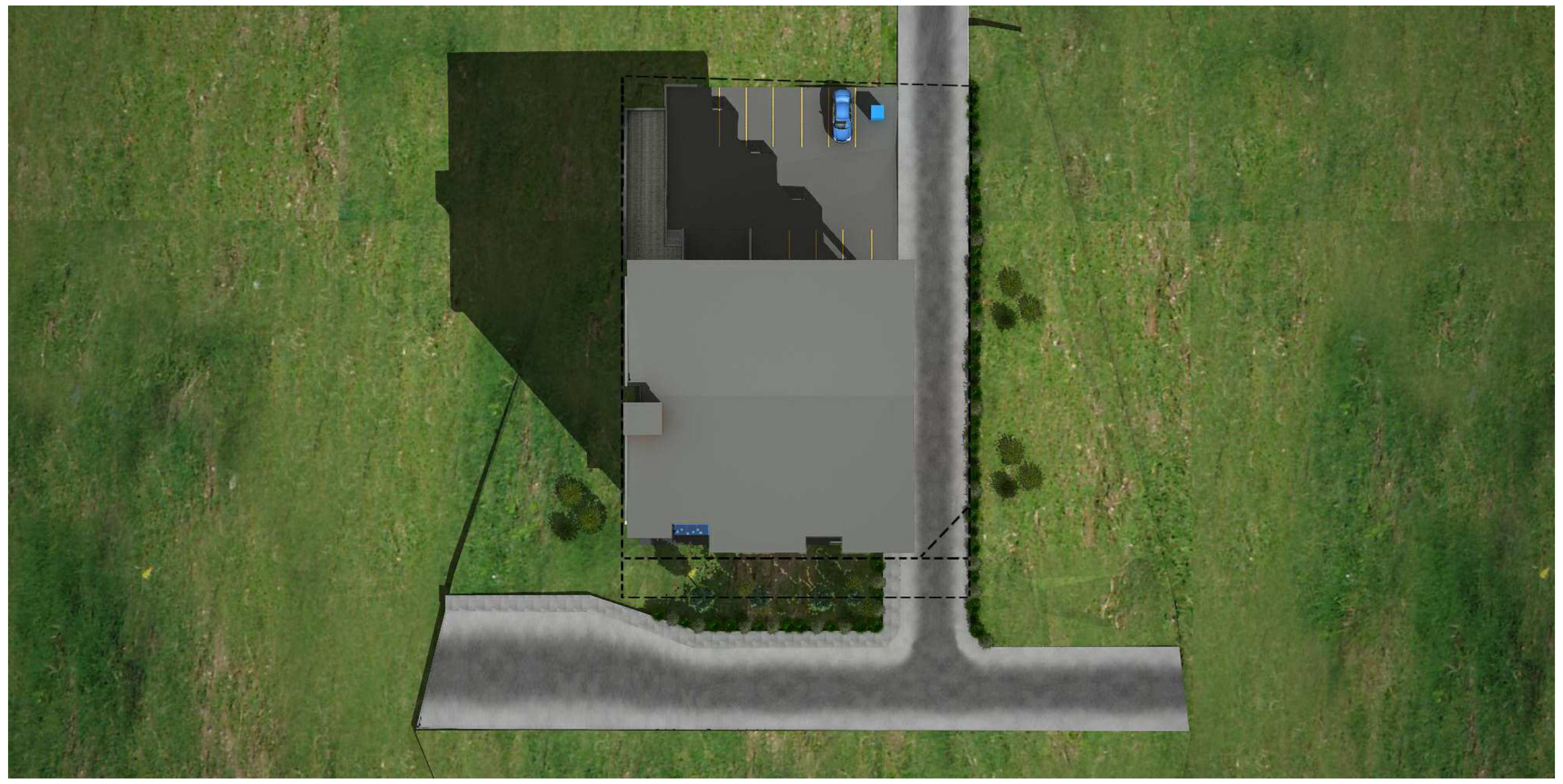
DRAWING ISSUE

REISSUED FOR DP

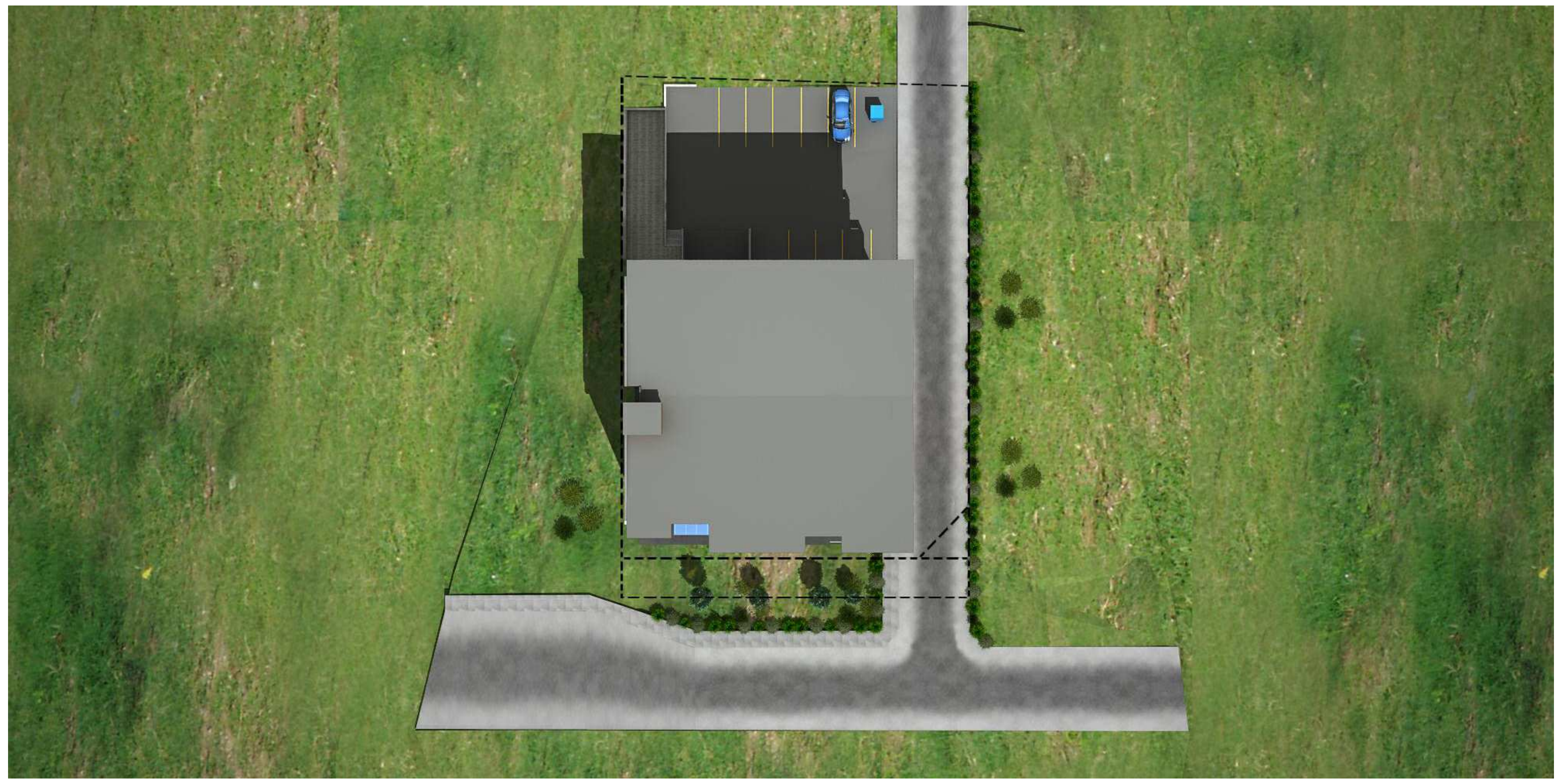
PROJECT NO.	PLOT DATE	DRAWN
722026	07/21/2023	Author
	SCALE 1/4" = 1'-0"	REVIEWED Checker

DRAWING NO. A-005

REVISION 2



1 SCIOGRAPHY AS ON MARCH 21st
N.T.S



2 SCIOGRAPHY AS ON JUNE 21st
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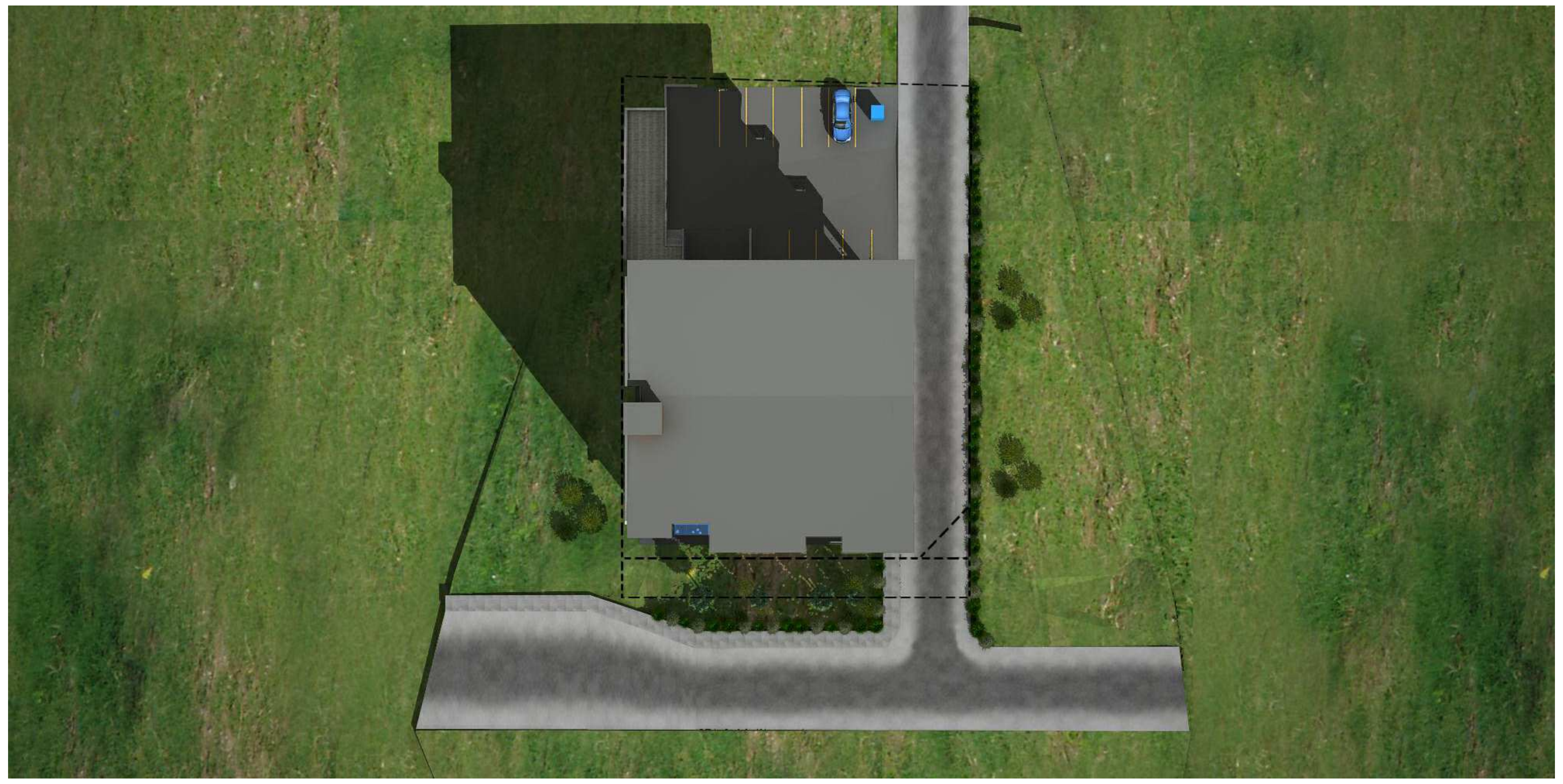

3 SCIOGRAPHY AS ON SEPTEMBER 21st
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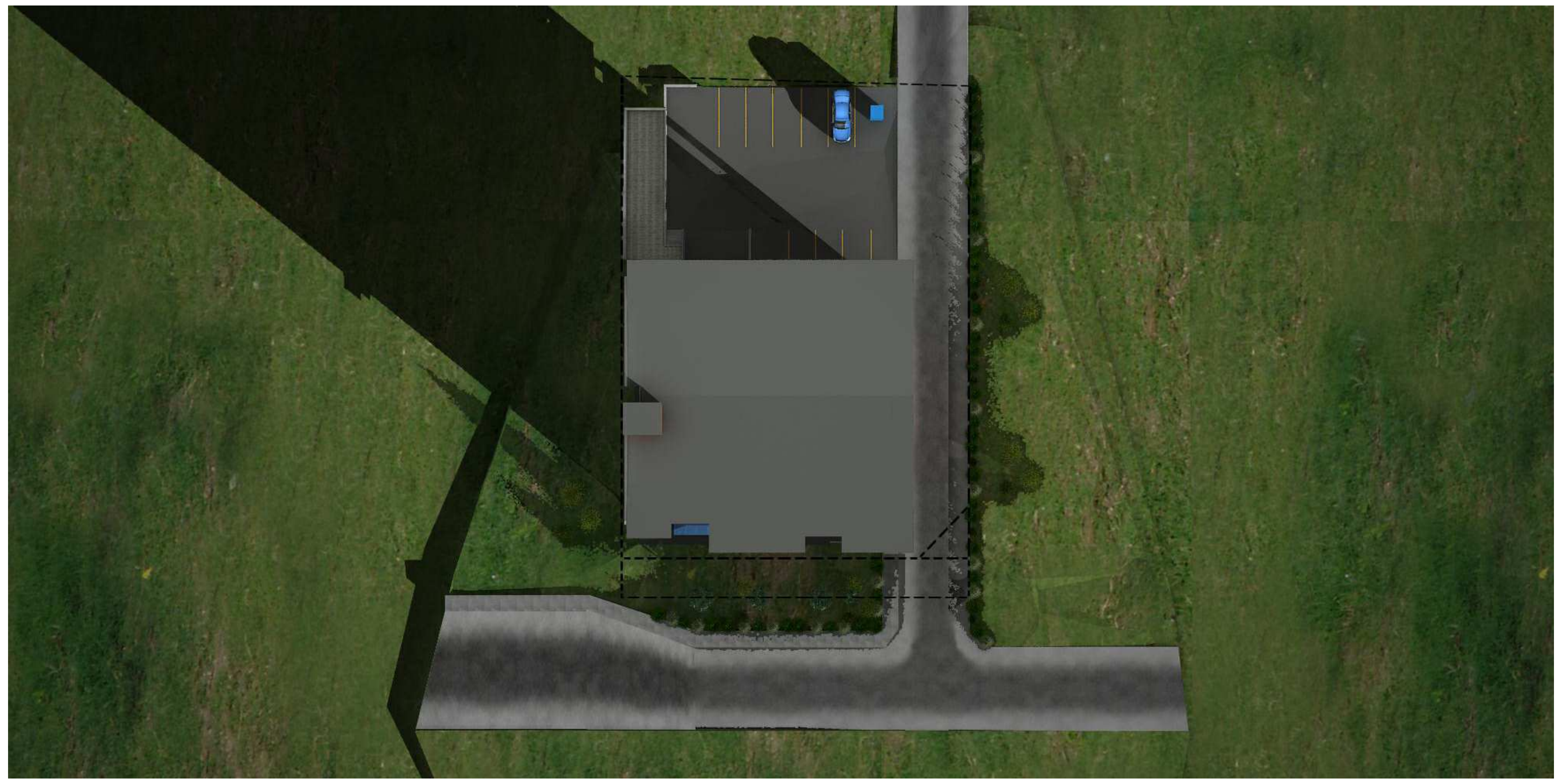

4 SCIOGRAPHY AS ON DECEMBER 21st
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DOUGLAS RICHARD JOHNSON
OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

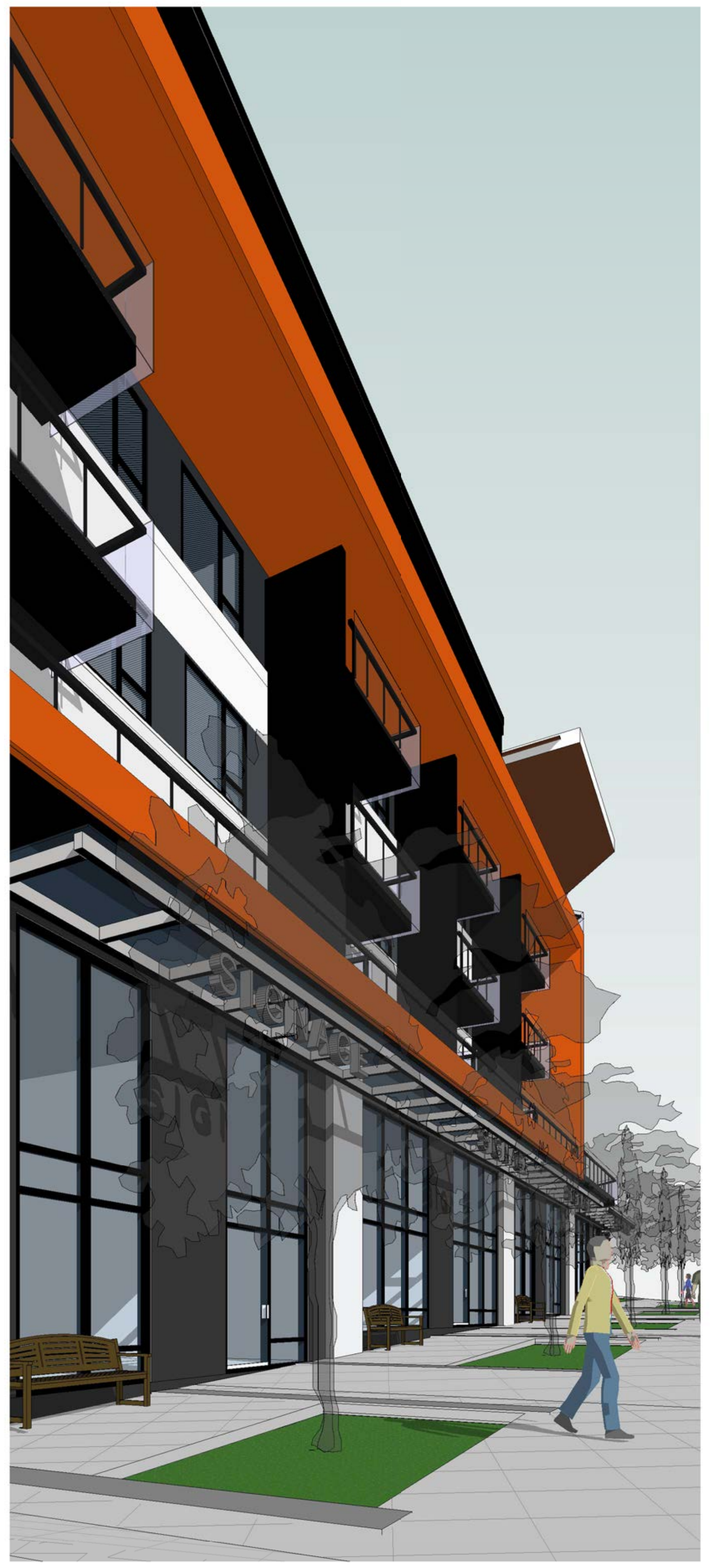
DRAWING TITLE

SHADOW ANALYSIS

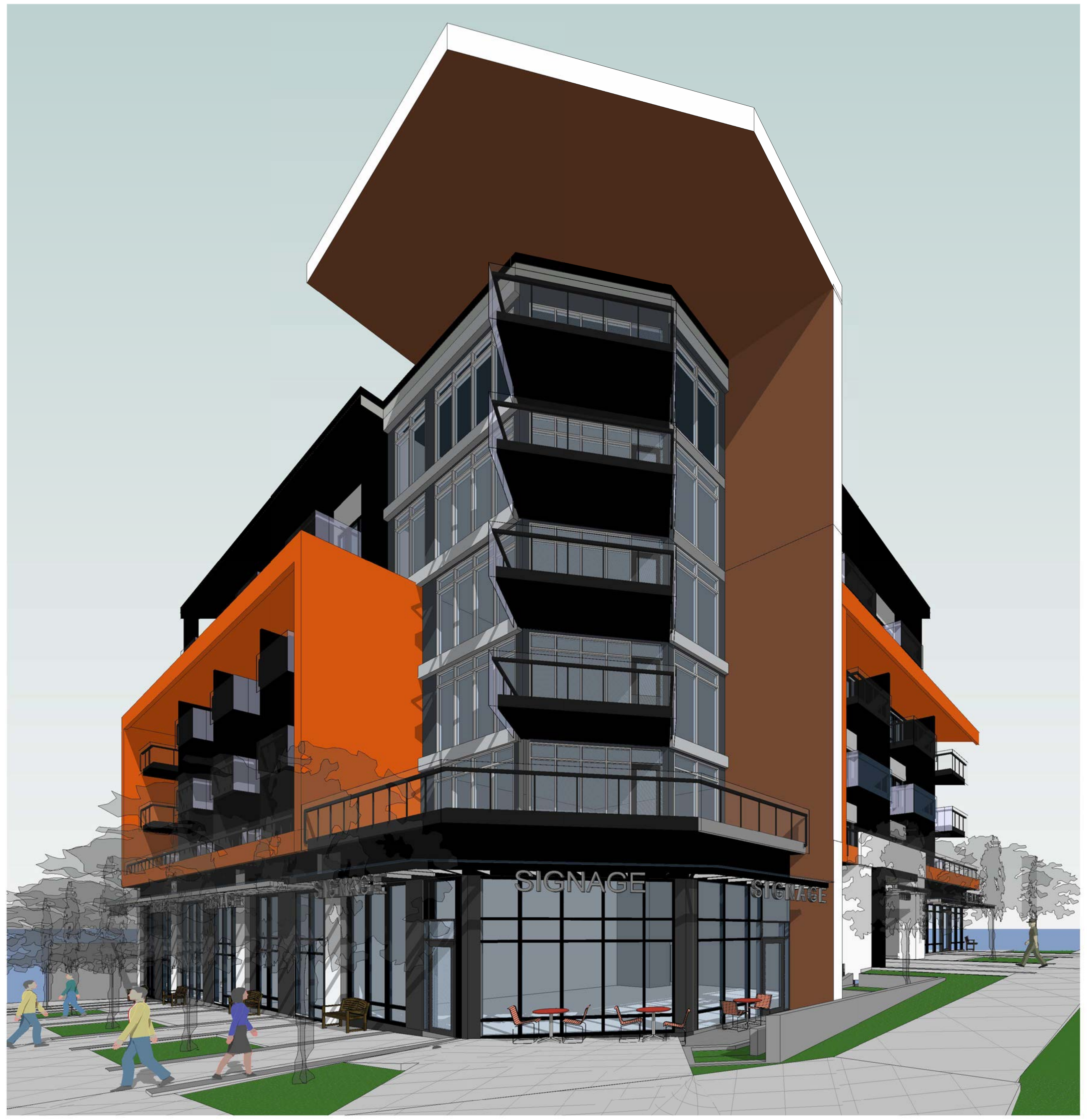
DRAWING ISSUE

REISSUED FOR DP

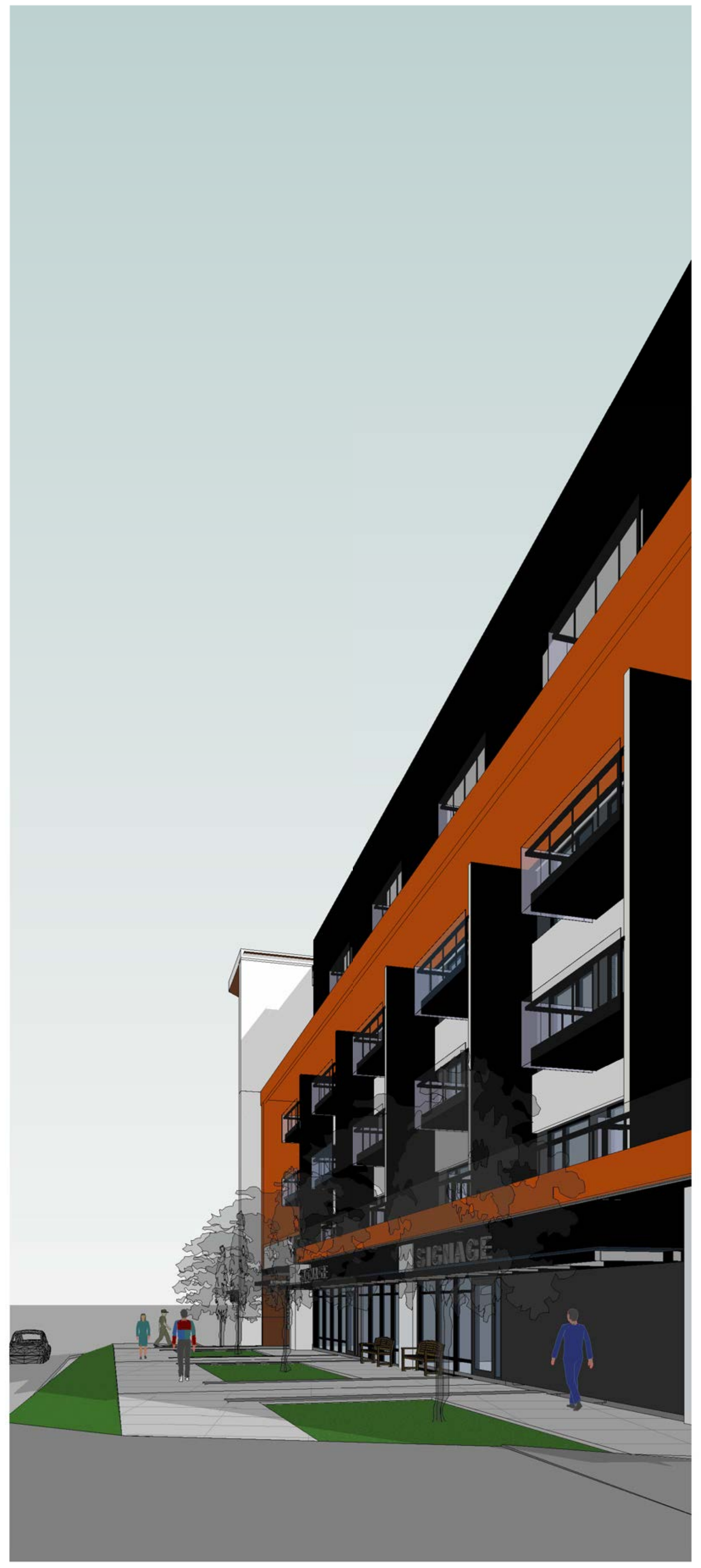
PROJECT NO. 722026	PLOT DATE 07/21/2023	DRAWN Author	
	SCALE As indicated	REVIEWED 4	
DRAWING NO. A-006			REVISION 2



STREET LEVEL VIEW ALONG 84 AVENUE



STREET LEVEL CORNER VIEW ALONG 84 AVENUE & 112 STREET



STREET LEVEL VIEW ALONG 112 STREET

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REGISTERED ARCHITECT
DOUGLAS RICHARD JOHNSON
BRITISH COLUMBIA
OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

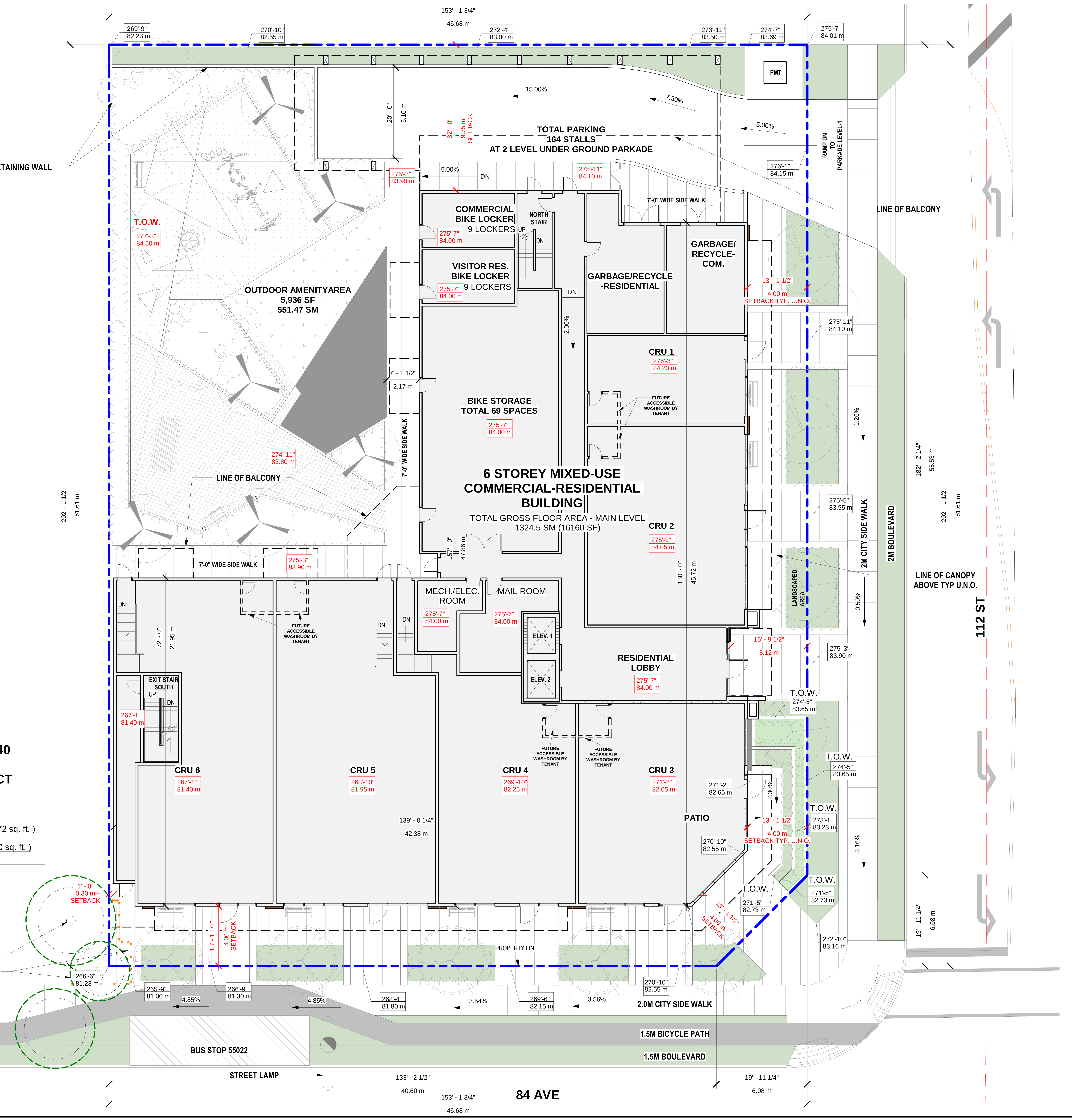
DRAWING TITLE

STREET LEVEL VIEWS

DRAWING ISSUE

REISSUED FOR DP

PROJECT NO. 722026
PLOT DATE 07/21/2023
DRAWN Author
SCALE
REVIEWED Checker
DRAWING NO. A-007
REVISION 2



CIVIC ADDRESS:
11199 84TH AVENUE,
DELTA, B.C. V4C 2K4

LEGAL ADDRESS:
PID: 026-131-838
LOT 1 DISTRICT LOT 440
GROUP 2 NEW
WESTMINSTER DISTRICT
PLAN BCP14758

TOTAL RESIDENTIAL = 7907.96 m2 (85,018.72 sq. ft.)

TOTAL COMMERCIAL = 929.16 m2 (9,899.50 sq. ft.)

1 SITE PLAN
3/32" = 1'-0"
TN

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

SITE PLAN

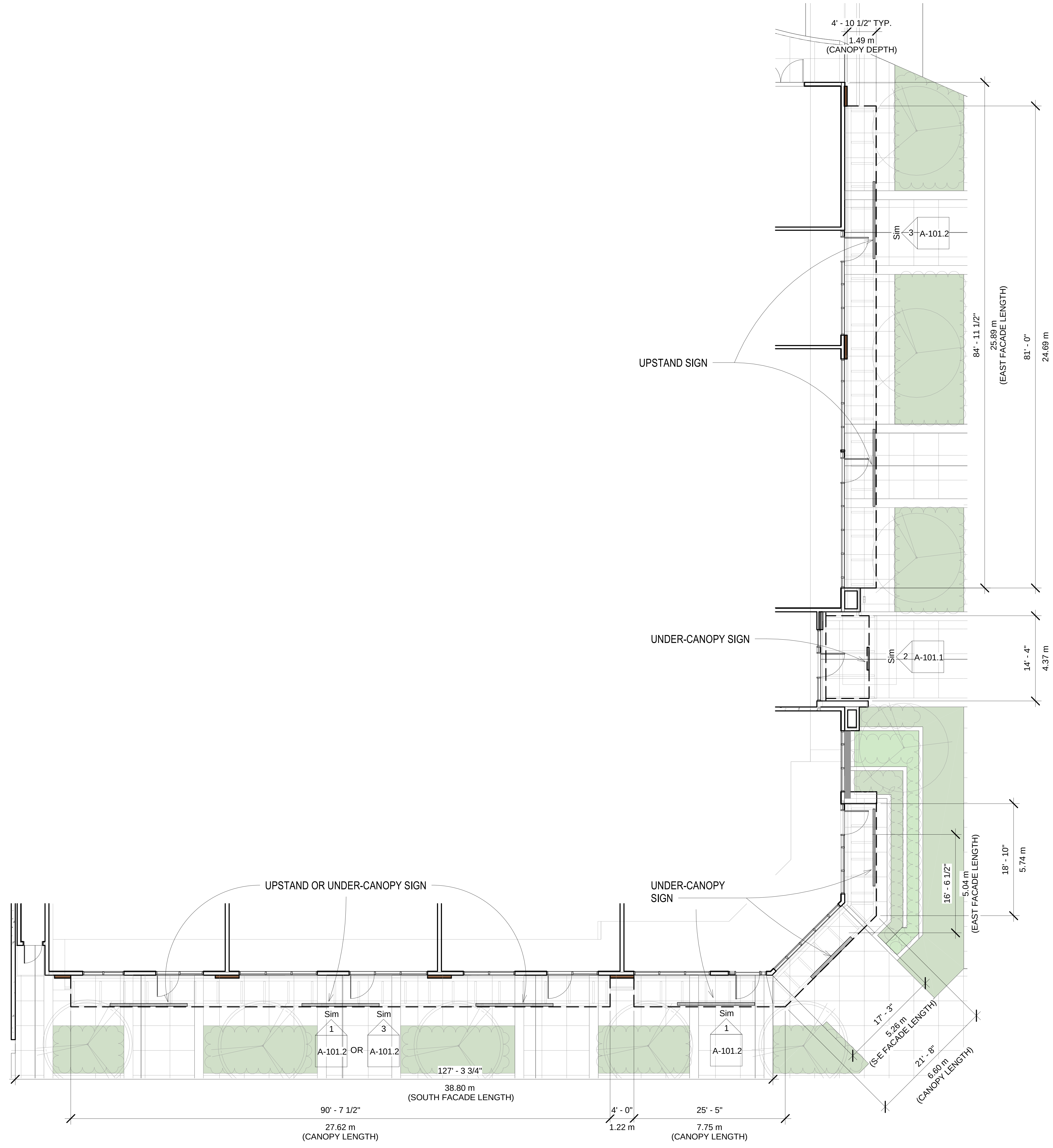
DRAWING ISSUE

REISSUED FOR DP

PROJECT NO.	PLOT DATE	DRAWN
722026	07/21/2023	MS
	SCALE 3/32" = 1'-0"	REVIEWED DJ/TD

DRAWING NO. A-101

REVISION 2



1 CANOPY PLAN
3/32" = 1'-0"

SIGNAGE - AREA CALCULATIONS

	TOTAL FACADE LENGTH	TOTAL CANOPY LENGTH	TOTAL PERMITTED SIGN AREA (0.4m2 per 1.0m of Canopy Length)	PROPOSED SIGNAGE AREA
	Meters	Meters	Sq. M.	Sq. M.
SOUTH FACADE	38.80 m	35.37 m	14.15 m2	6.99 m2 + 2.33 m2 = 9.32 m2
SOUTH-EAST FACADE	5.26 m	6.60 m	2.64 m2	2.33 m2
EAST FACADE - COMMERCIAL	5.04 m	5.74 m	2.30 m2	2.33 m2
EAST FACADE - RESIDENTIAL		4.37m	1.75 m2	0.91 m2

SIGNAGE - SPECIFICATION AND DESIGN ELEMENTS:

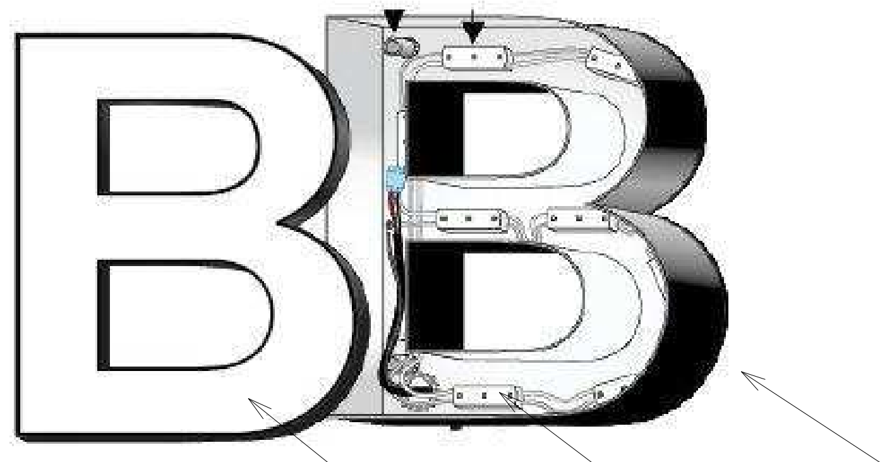
- LOCATION - Commercial Signs to be located under or above glass canopy along the South and South-East Facades. Only above canopy signs to be featured along the East Commercial Facades.

- LETTERING - All Signs to feature boxed-out, channel letters complete with backlit illumination provided by LED lights (See illustrations provided below).

- MATERIALITY, COLOUR, SIZE - Signage font and colour to be determined by future Commercial tenants with boxed-out, channel letter edges to utilize a black matte finish. Signage text will be restricted to the pre-determined areas shown in the provided signage detail drawings designed in accordance with the maximum allowable areas as per the City of Delta Sign Bylaw No. 5860.

SIGNAGE - ILLUSTRATION OF LOOK & FEEL:

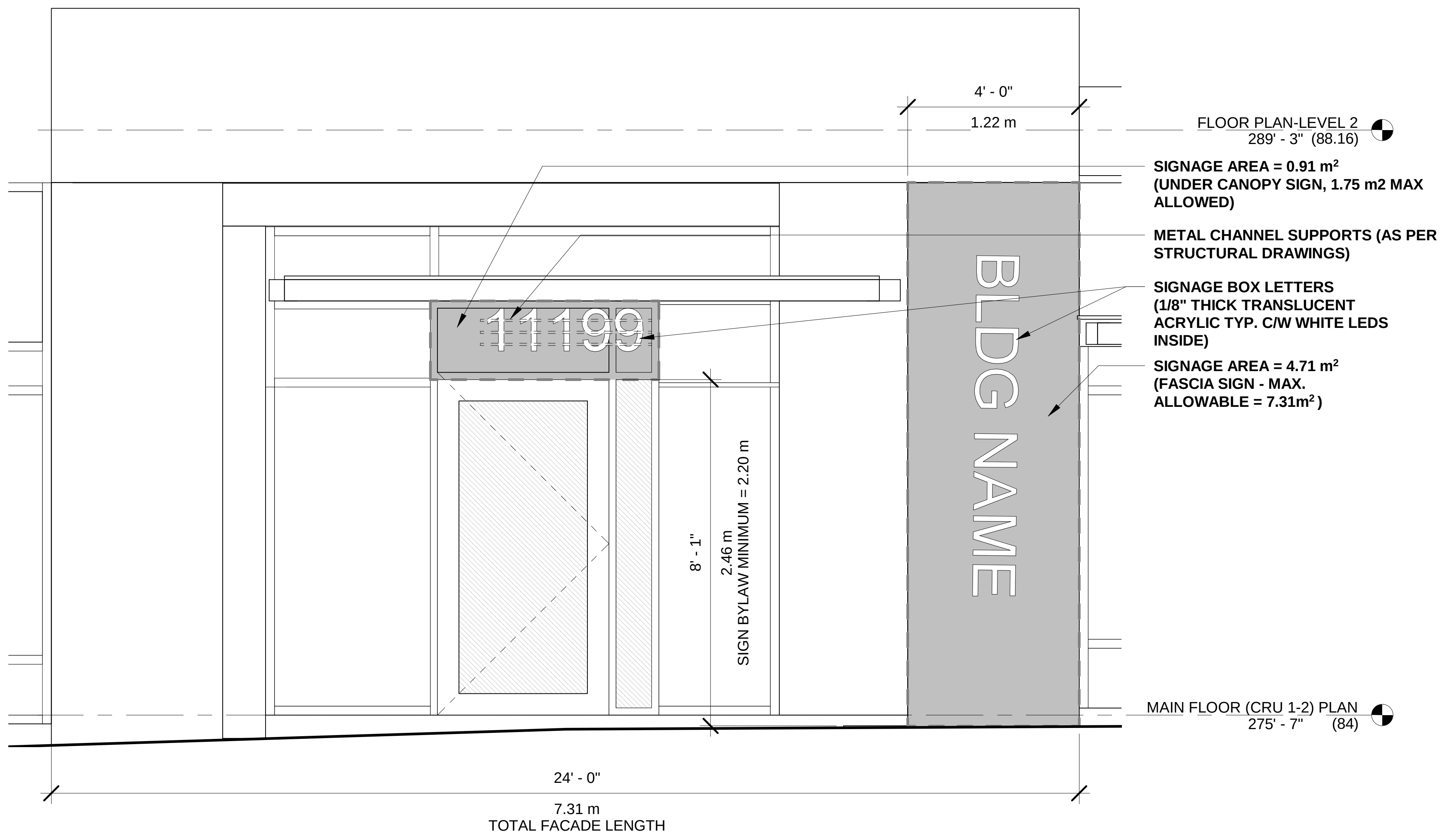
Images displaying face illuminated white channel letters.



Channel Letters finished with a Matte Black Colour

White LED's use to illuminate face of letters

1/8" Thick Translucent Acrylic Colour: TBD by Tenants



SIGNAGE AREA = 0.91 m²
(UNDER CANOPY SIGN, 1.75 m2 MAX ALLOWED)

METAL CHANNEL SUPPORTS (AS PER STRUCTURAL DRAWINGS)

SIGNAGE BOX LETTERS
(1/8" THICK TRANSLUCENT ACRYLIC TYP. C/W WHITE LEDS INSIDE)

SIGNAGE AREA = 4.71 m²
(FASCIA SIGN - MAX. ALLOWABLE = 7.31m²)

2 RESIDENTIAL ENTRY SIGNAGE - ELEVATIONAL VIEW
3/8" = 1'-0"

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

CANOPY AND SIGNAGE DETAILS

DRAWING ISSUE

REISSUED FOR DP

PROJECT NO.	PLOT DATE	DRAWN
722026	07/21/2023	Author
	SCALE	REVIEWED
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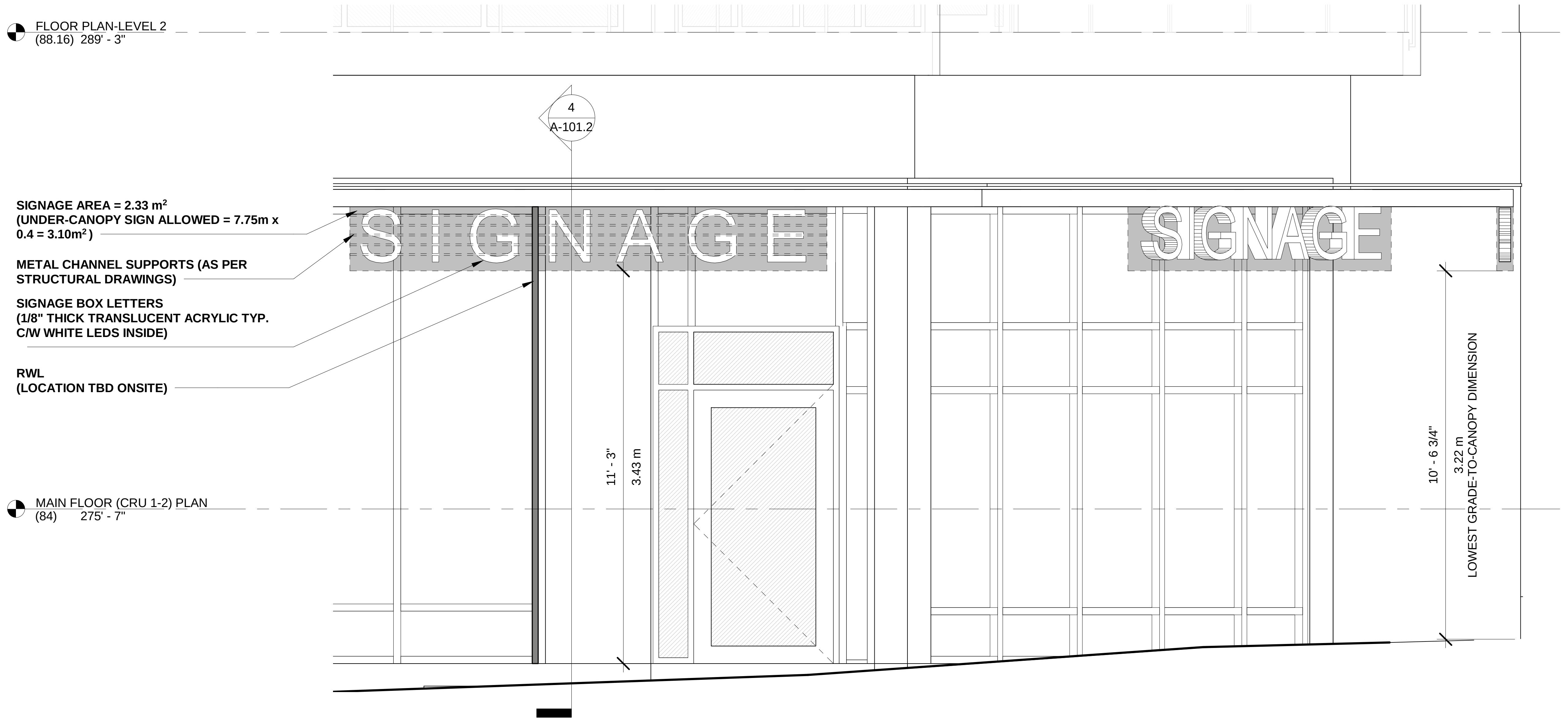
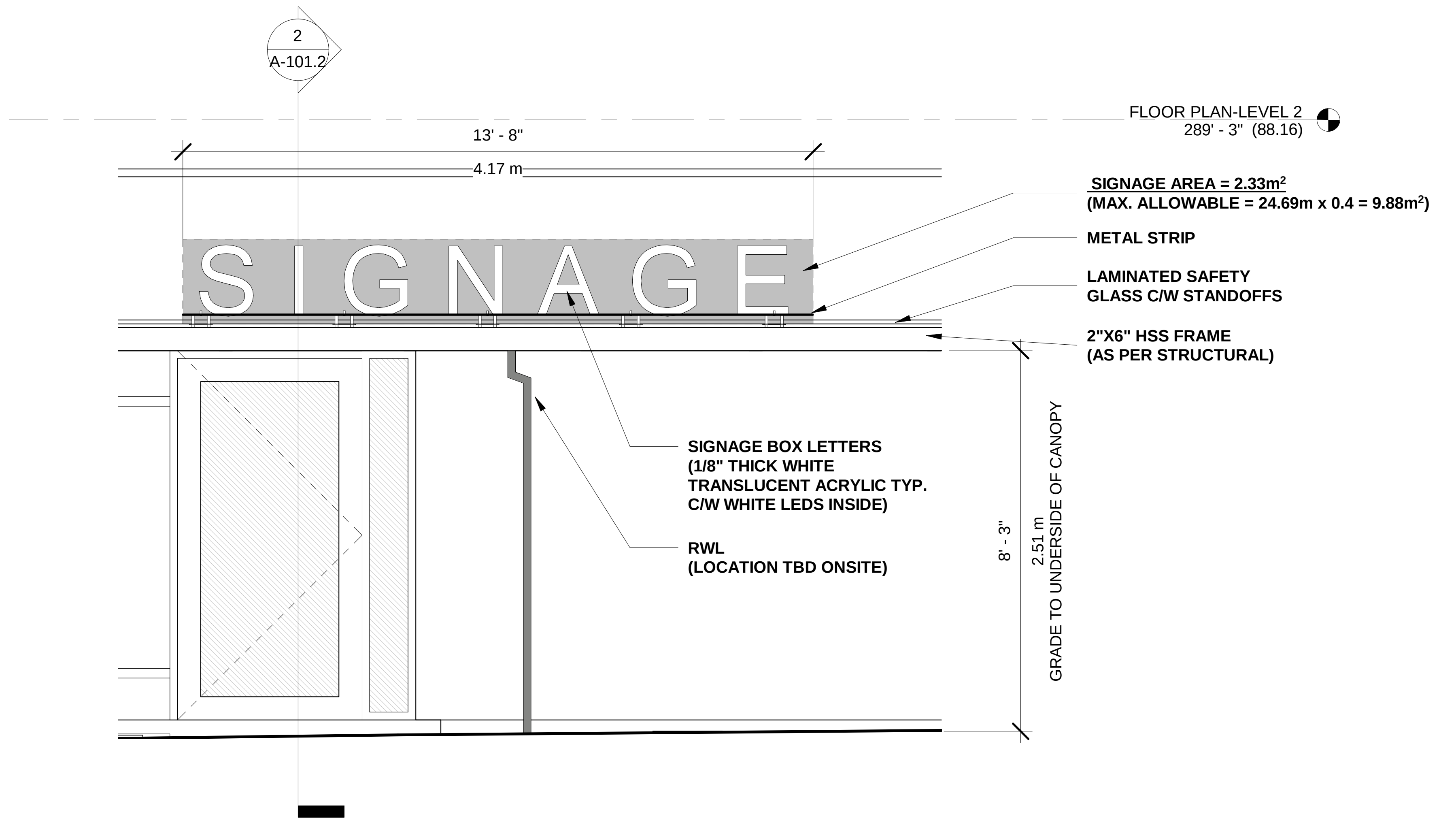
DRAWING NO.
A-101.1

REVISION
2


FLOOR PLAN-LEVEL 2
(88.16) 289' - 3"
4
A-101.2
SIGNAGE AREA = 2.33 m²
(UNDER-CANOPY SIGN ALLOWED = 7.75m x 0.4 = 3.10m²)
METAL CHANNEL SUPPORTS (AS PER STRUCTURAL DRAWINGS)
SIGNAGE BOX LETTERS
(1/8" THICK TRANSLUCENT ACRYLIC TYP. C/W WHITE LEDS INSIDE)
RWL
(LOCATION TBD ONSITE)
SIGNAGE
SIGNAGE
11' - 3"
3.43 m
10' - 6 3/4"
3.22 m
LOWEST GRADE-TO-CANOPY DIMENSION
MAIN FLOOR (CRU 1-2) PLAN
(84) 275' - 7"

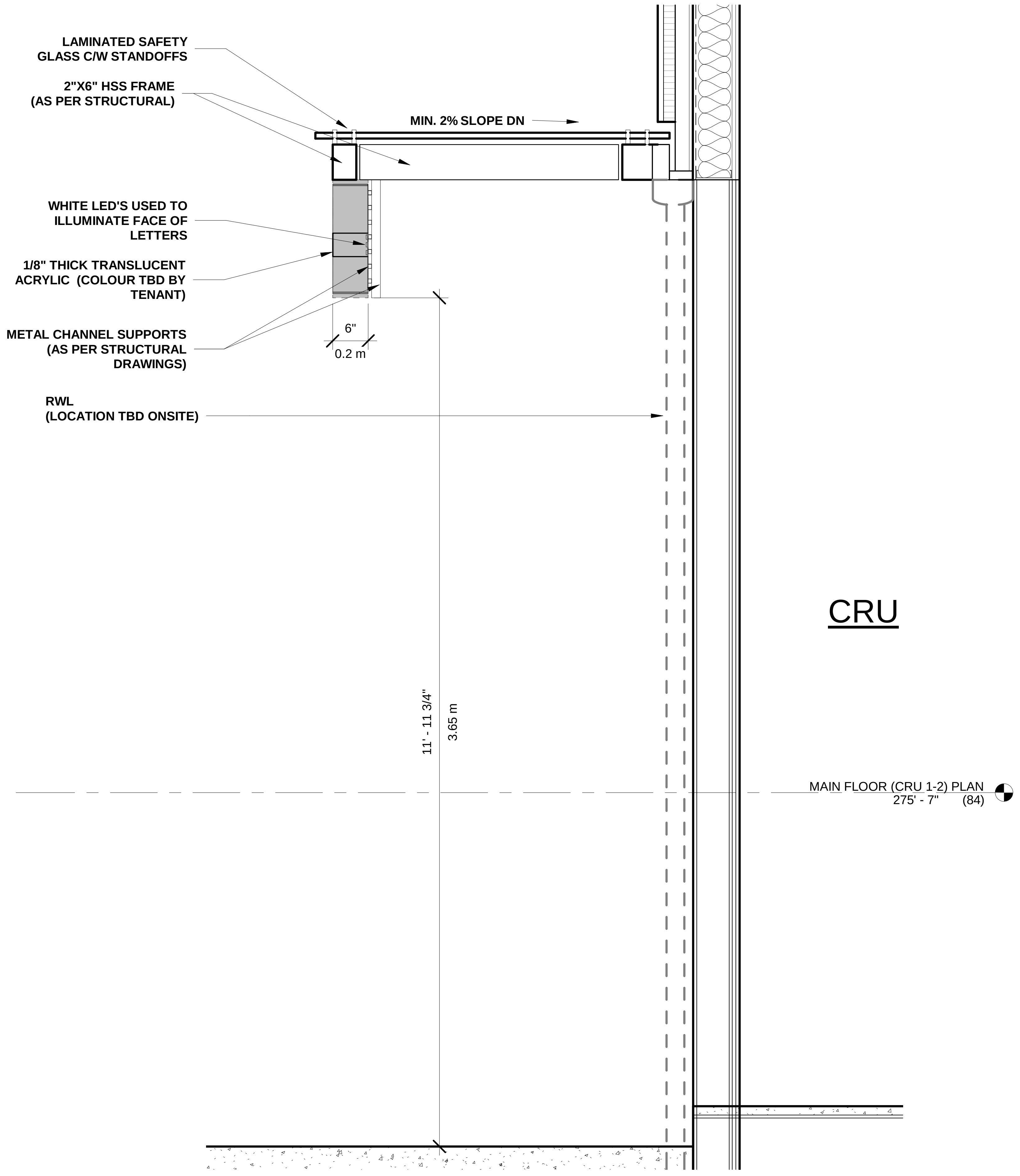
1 TYPICAL UNDER CANOPY SIGNAGE - ELEVATIONAL VIEW

3/8" = 1'-0"


2
A-101.2
FLOOR PLAN-LEVEL 2
289' - 3" (88.16)
13' - 8"
4.17 m
SIGNAGE AREA = 2.33m²
(MAX. ALLOWABLE = 24.69m x 0.4 = 9.88m²)
METAL STRIP
LAMINATED SAFETY GLASS C/W STANDOFFS
2"X6" HSS FRAME (AS PER STRUCTURAL)
SIGNAGE
SIGNAGE BOX LETTERS (1/8" THICK WHITE TRANSLUCENT ACRYLIC TYP. C/W WHITE LEDS INSIDE)
RWL (LOCATION TBD ONSITE)
8' - 3"
2.51 m
GRADE TO UNDERSIDE OF CANOPY

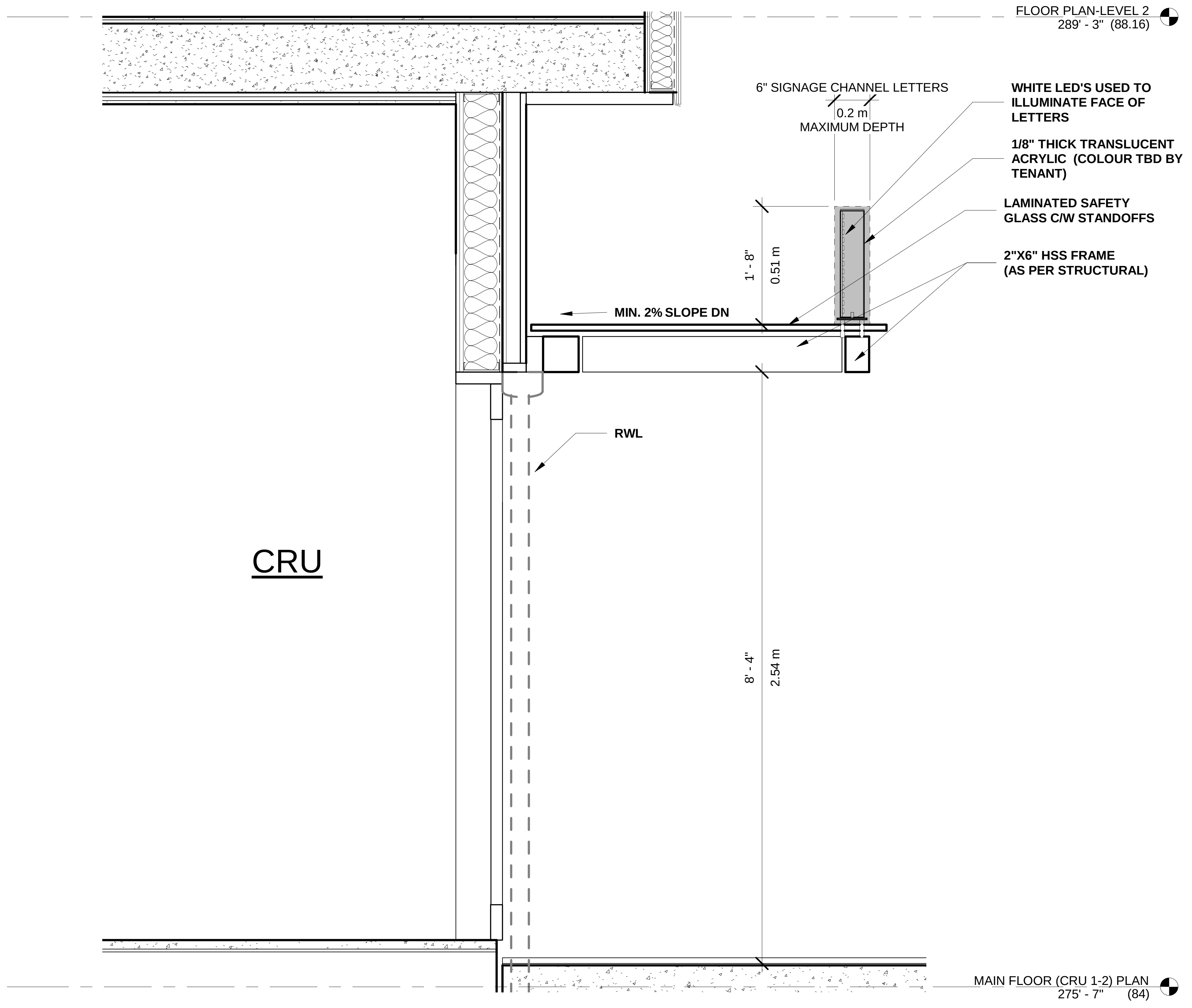
3 TYPICAL UPSTAND SIGNAGE - ELEVATIONAL VIEW

3/8" = 1'-0"


LAMINATED SAFETY GLASS C/W STANDOFFS
2"X6" HSS FRAME (AS PER STRUCTURAL)
MIN. 2% SLOPE DN
WHITE LED'S USED TO ILLUMINATE FACE OF LETTERS
1/8" THICK TRANSLUCENT ACRYLIC (COLOUR TBD BY TENANT)
METAL CHANNEL SUPPORTS (AS PER STRUCTURAL DRAWINGS)
6"
0.2 m
RWL (LOCATION TBD ONSITE)
CRU
11' - 11 3/4"
3.65 m
MAIN FLOOR (CRU 1-2) PLAN
275' - 7" (84)

4 TYPICAL UNDER CANOPY SIGNAGE - SECTION VIEW

3/4" = 1'-0"


FLOOR PLAN-LEVEL 2
289' - 3" (88.16)
6" SIGNAGE CHANNEL LETTERS
0.2 m
MAXIMUM DEPTH
WHITE LED'S USED TO ILLUMINATE FACE OF LETTERS
1/8" THICK TRANSLUCENT ACRYLIC (COLOUR TBD BY TENANT)
LAMINATED SAFETY GLASS C/W STANDOFFS
2"X6" HSS FRAME (AS PER STRUCTURAL)
1' - 8"
0.51 m
MIN. 2% SLOPE DN
RWL
CRU
8' - 4"
2.54 m
MAIN FLOOR (CRU 1-2) PLAN
275' - 7" (84)

2 TYPICAL UPSTAND SIGNAGE - SECTION VIEW

3/4" = 1'-0"

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OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

CANOPY AND SIGNAGE DETAILS

DRAWING ISSUE

REISSUED FOR DP

PROJECT NO.	PLOT DATE	DRAWN
722026	07/21/2023	Author
	SCALE: As indicated	REVIEWED: Checker

DRAWING NO. A-101.2

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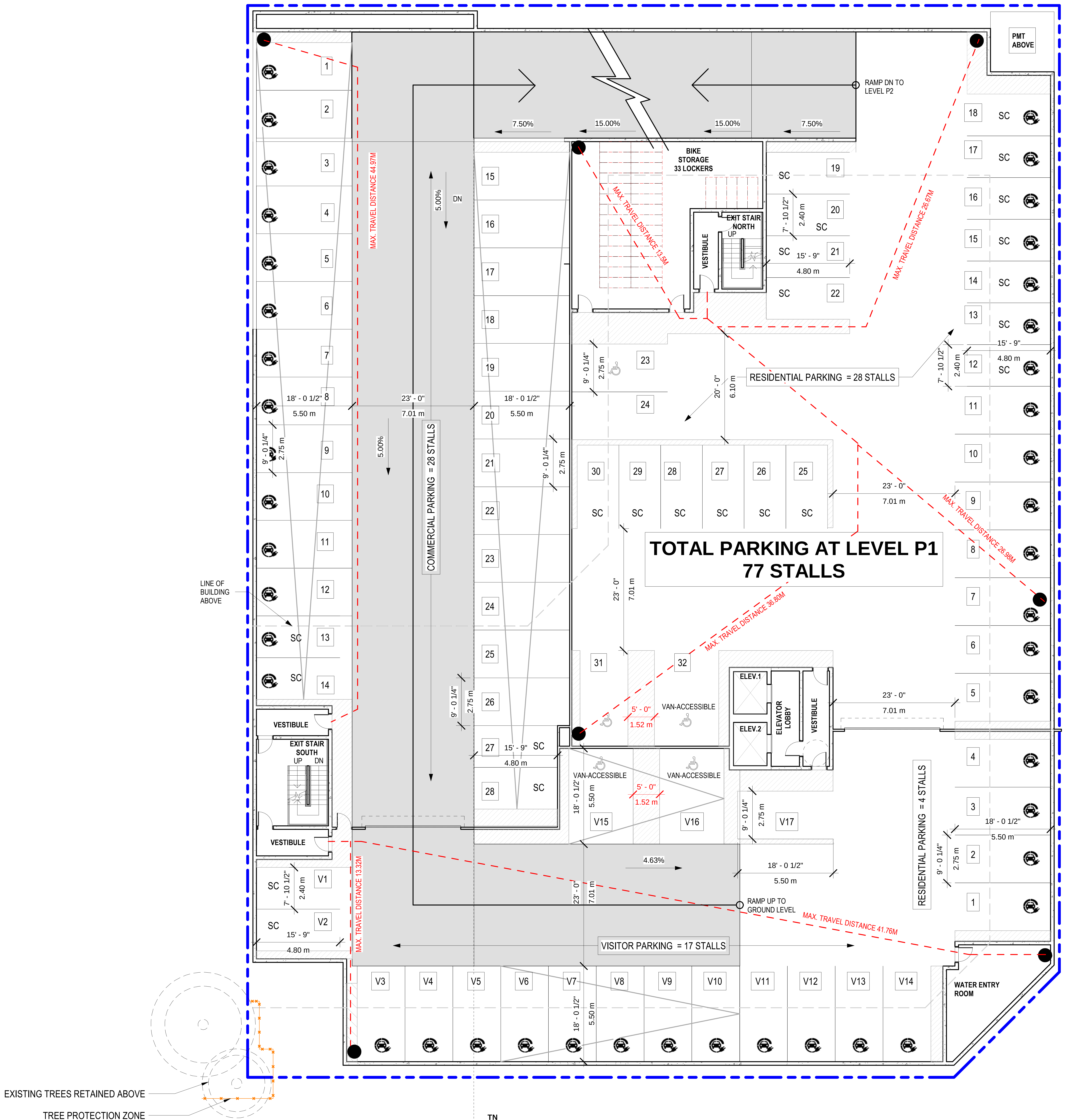

1 U/G PARKADE LEVEL P1
3/32" = 1'-0"

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DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
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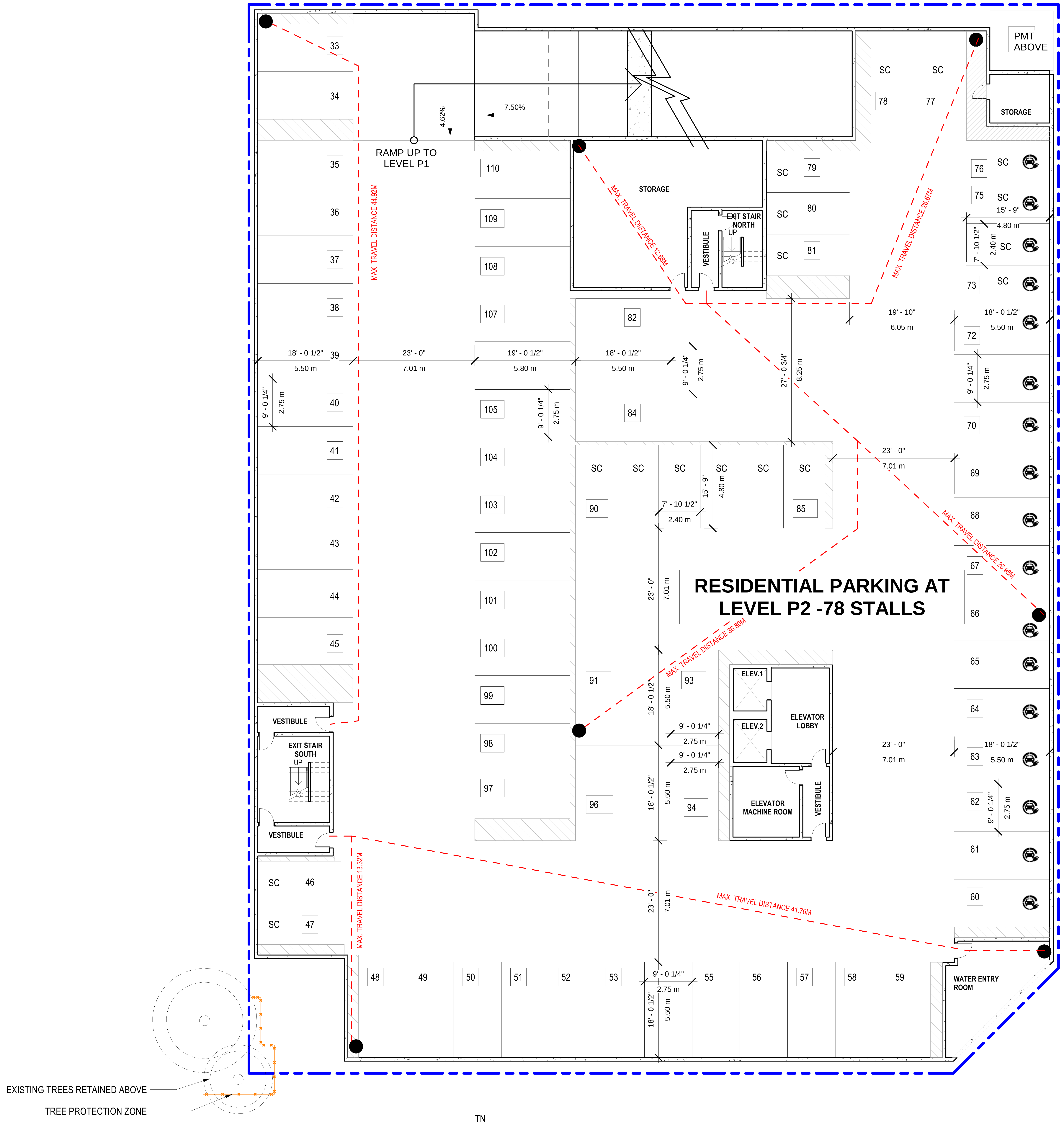
DRAWING TITLE

FLOOR PLAN-U/G PARKADE LEVEL P1

DRAWING ISSUE

REISSUED FOR DP

PROJECT NO. 722026	PLOT DATE 07/21/2023	DRAWN Author
	SCALE 3/32" = 1'-0"	REVIEWED 5
DRAWING NO. A-102.1		REVISION 2



1 U/G PARKADE LEVEL P2
3/32" = 1'-0"

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DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
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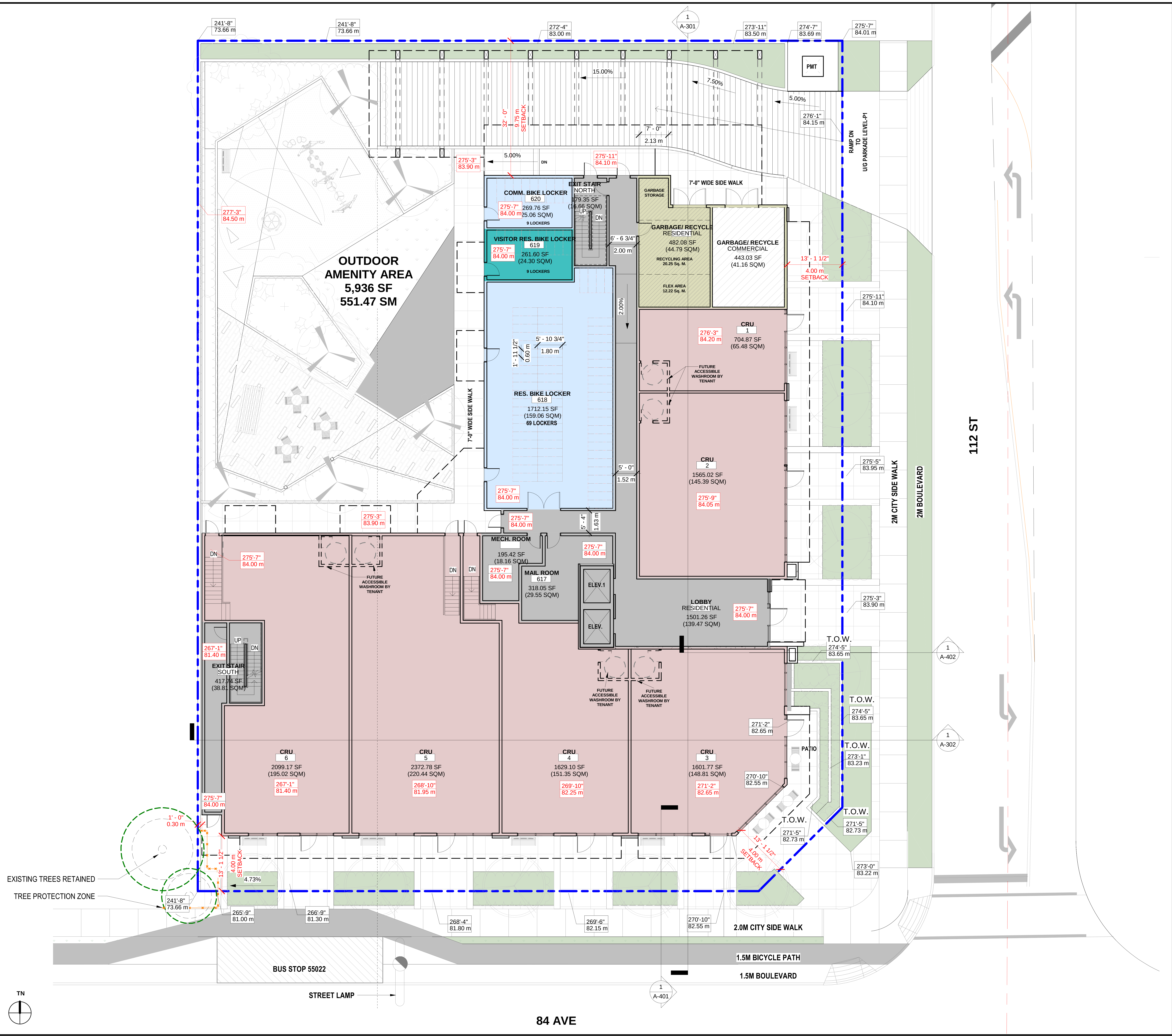
DRAWING TITLE

FLOOR PLAN-U/G PARKADE LEVEL P2

DRAWING ISSUE

REISSUED FOR DP

PROJECT NO. 722026
PLOT DATE 07/21/2023
SCALE 3/32" = 1'-0"
DRAWN Author
REVIEWED Checker
DRAWING NO. A-102.2
REVISION 2



1 FLOOR PLAN-LEVEL 1
3/32" = 1'-0"

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DOUGLAS RICHARD JOHNSON

OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

FLOOR PLAN- LEVEL 1

DRAWING ISSUE

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722026	07/21/2023	Author
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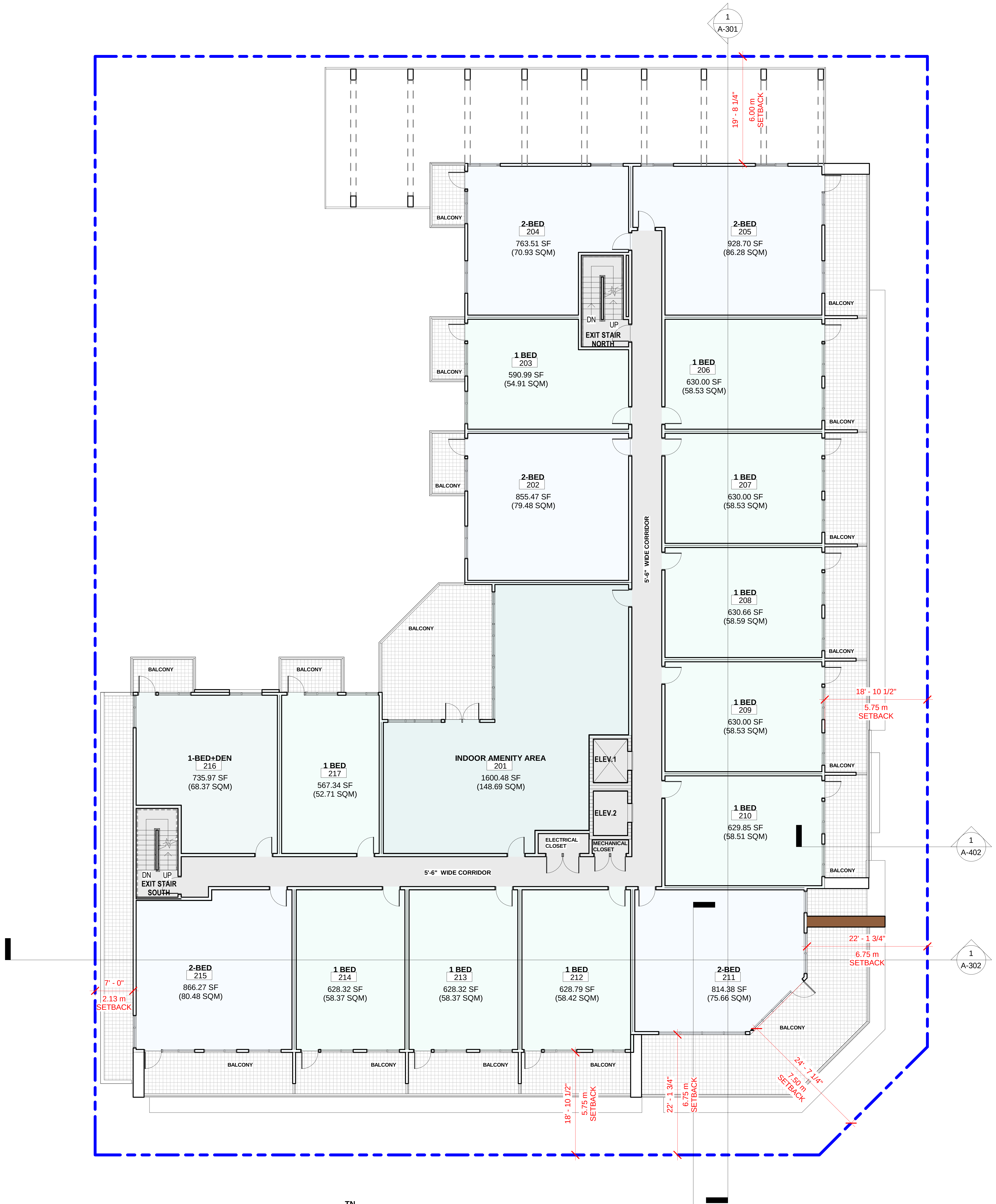
	3/32" = 1'-0"	Checker

DRAWING NO.	REVISION
A-103.1	2



1 FLOOR PLAN-LEVEL 2

3/32" = 1'-0"

TN

UNIT MIX- LEVEL 2			
UNIT TYPE	NO. OF UNIT	FLOOR AREA	
		Sq. Ft.	Sq. M.
1 BED ROOM	10	6194.26	575.46
BED+DEN	1	735.97	68.37
2 BED ROOM	5	4228.35	392.82
TOTAL UNITS	16	11158.58	1036.66
STAIRS/CORRIDORS /ELEC. CLOSET		1,488.55	138.29
TOTAL NET FLOOR AREA		**12647.13**	**1174.95**
ELEVATOR SHAFT/ MECH. ROOM		167.89	15.60
INDOOR AMENITY AREA		1600.48	148.69
TOTAL GROSS FLOOR AREA		**14415.5**	**1339.23**

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DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
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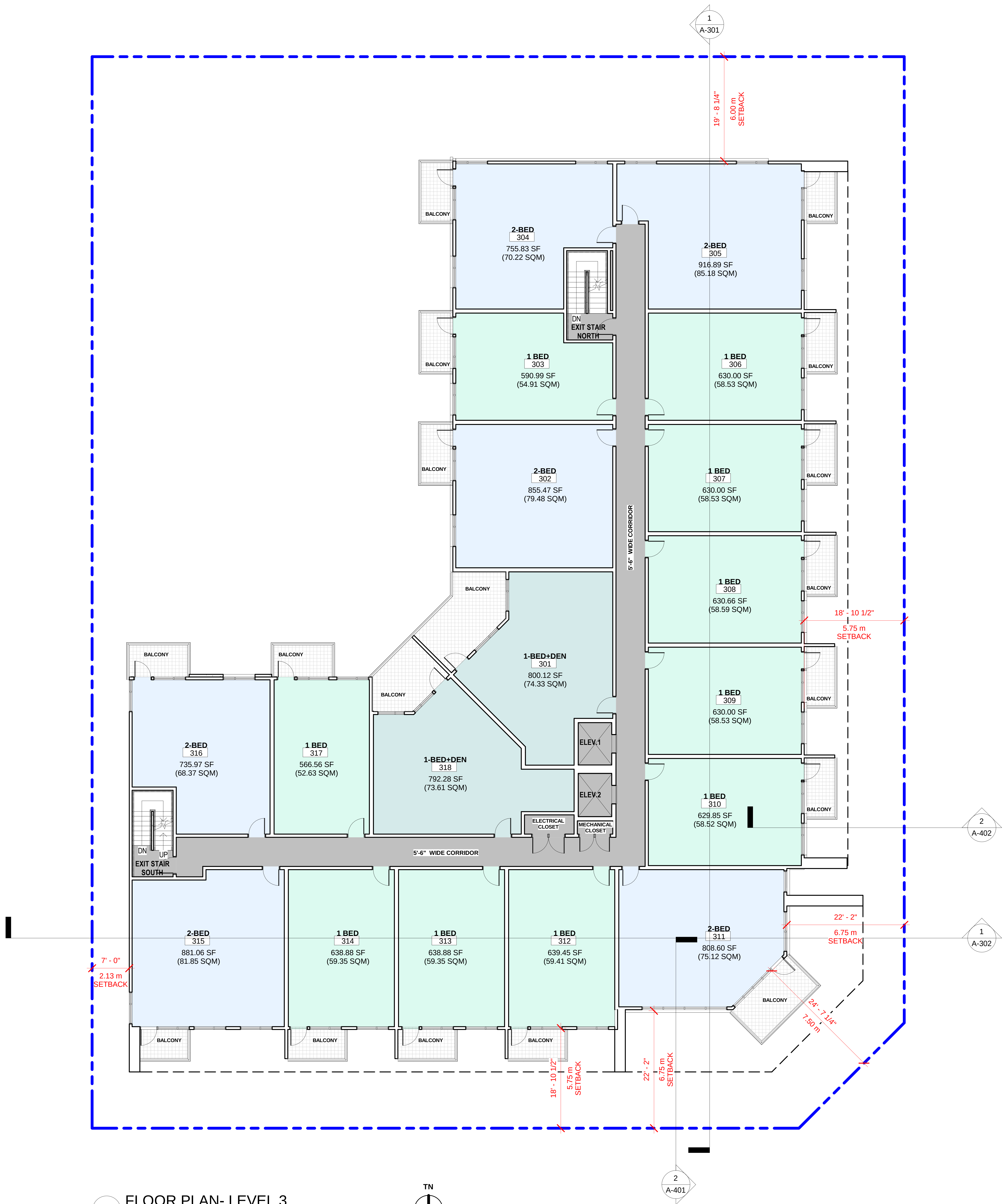
DRAWING TITLE

FLOOR PLAN - LEVEL 2

DRAWING ISSUE

REISSUED FOR DP

PROJECT NO. 722026
PLOT DATE 07/21/2023
DRAWN MS
SCALE 3/32" = 1'-0"
REVIEWED DJ/TD
DRAWING NO. A-103.2
REVISION 2



1 FLOOR PLAN- LEVEL 3

3/32" = 1'-0"

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
2	10-18-2023	REISSUED FOR DP	ST
1	07-21-2023	ISSUED FOR DP SUBMISSION	ST

CONSULTANT

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SEAL

DOUGLAS RICHARD JOHNSON

OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

FLOOR PLAN-LEVEL 3

DRAWING ISSUE

REISSUED FOR DP

PROJECT NO. 722026

PLOT DATE 07/21/2023

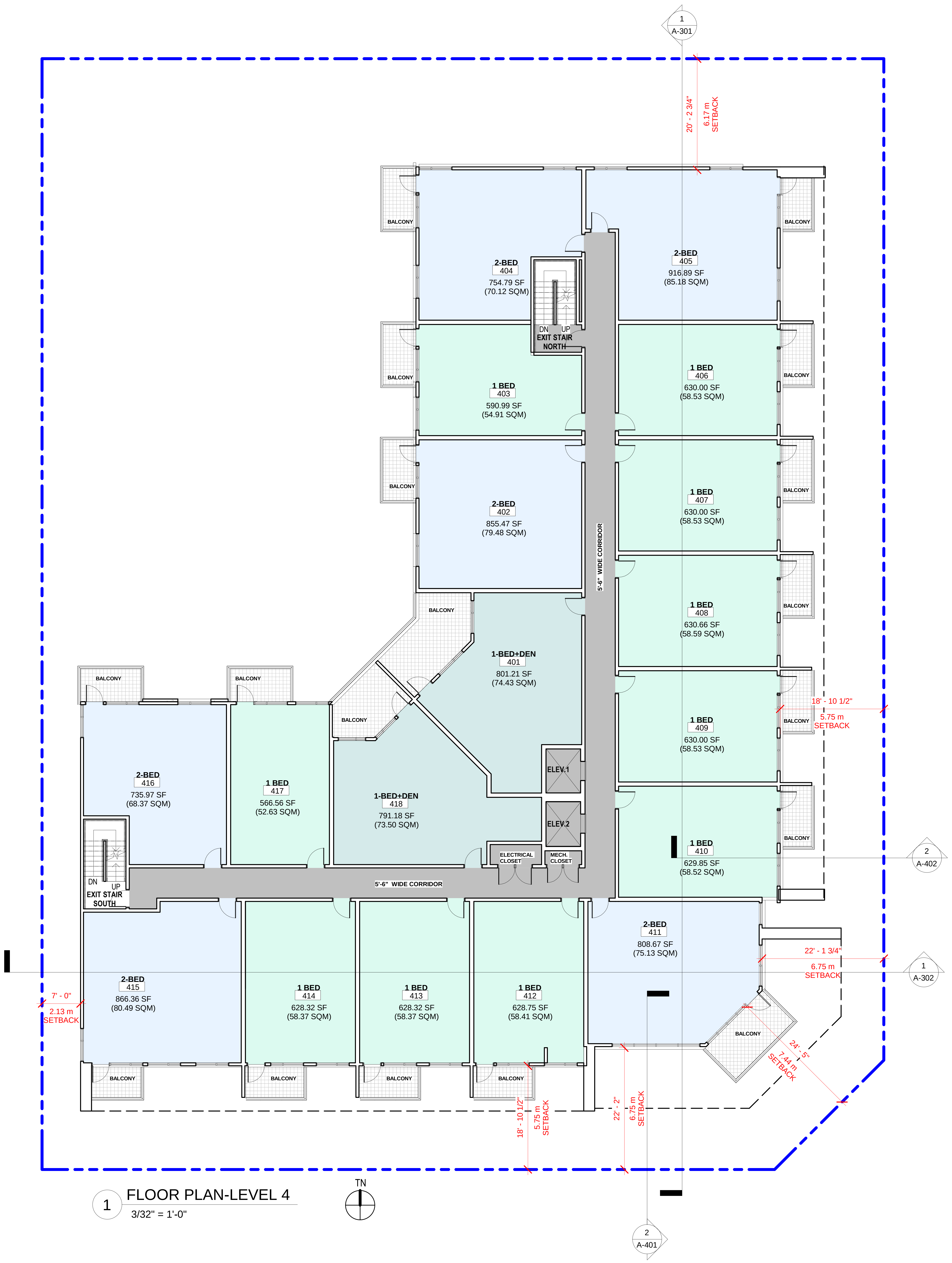
DRAWN MS

SCALE 3/32" = 1'-0"

REVIEWED DG/TD

DRAWING NO. A-103.3

REVISION 2



1 FLOOR PLAN-LEVEL 4

3/32" = 1'-0"

UNIT MIX- LEVEL 4			
UNIT TYPE	**NO. OF UNIT**	**FLOOR AREA**	
		Sq. Ft.	**Sq. M.**
1 BED ROOM	10	6225.27	578.34
BED+DEN	3	1592.4	147.94
2 BED ROOM	5	4953.81	460.22
TOTAL UNITS	18	12771.48	1186.50
STAIRS/CORRIDORS /ELEC. CLOSET		1,491.80	138.59
TOTAL NET FLOOR AREA		**14263.28**	**1325.09**
ELEVATOR SHAFT/ MECH. ROOM		165.37	15.36
TOTAL GROSS FLOOR AREA		**14428.65**	**1340.45**

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DOUGLAS RICHARD JOHNSON

OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

FLOOR PLAN-LEVEL 4

DRAWING ISSUE

REISSUED FOR DP

PROJECT NO.
722026

PLOT DATE
07/21/2023

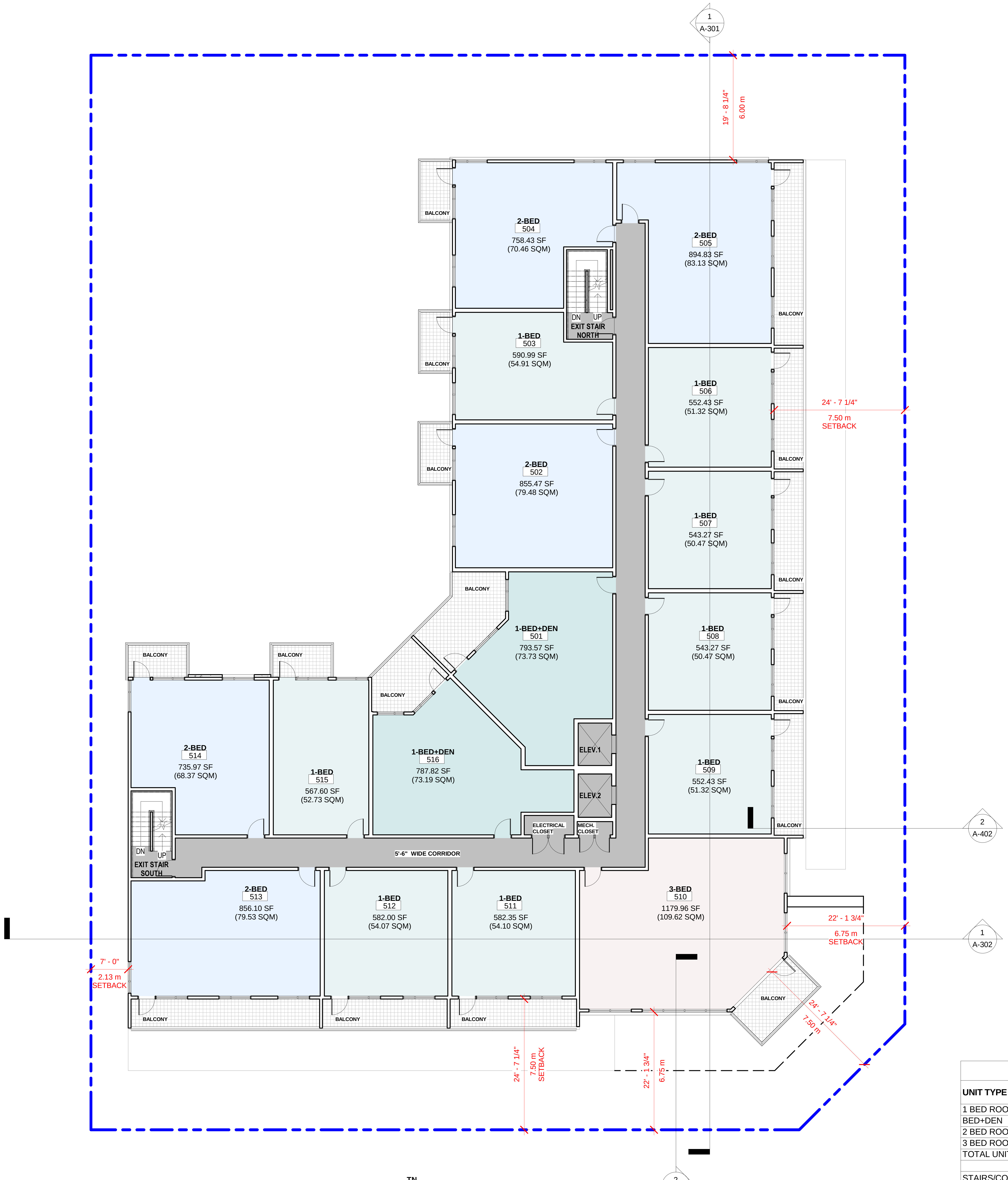
DRAWN
MS

SCALE
3/32" = 1'-0"

REVIEWED
DJ/TD

DRAWING NO.
A-103.4

REVISION
2



1 FLOOR PLAN-LEVEL 5

3/32" = 1'-0"

UNIT MIX- LEVEL 5			
UNIT TYPE	NO. OF UNIT	FLOOR AREA	
		Sq. Ft.	Sq. M.
1 BED ROOM	8	4514.34	419.39
BED+DEN	2	1581.39	146.91
2 BED ROOM	5	4100.81	380.97
3 BED ROOM	1	1179.89	109.61
TOTAL UNITS	16	11376.43	1056.90
STAIRS/CORRIDORS /ELEC. CLOSET		1,491.23	138.54
TOTAL NET FLOOR AREA		**12867.66**	**1195.43**
ELEVATOR SHAFT/ MECH. ROOM		165.37	15.36
TOTAL GROSS FLOOR AREA		**13033.03**	**1210.80**

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

FLOOR PLAN-LEVEL 5

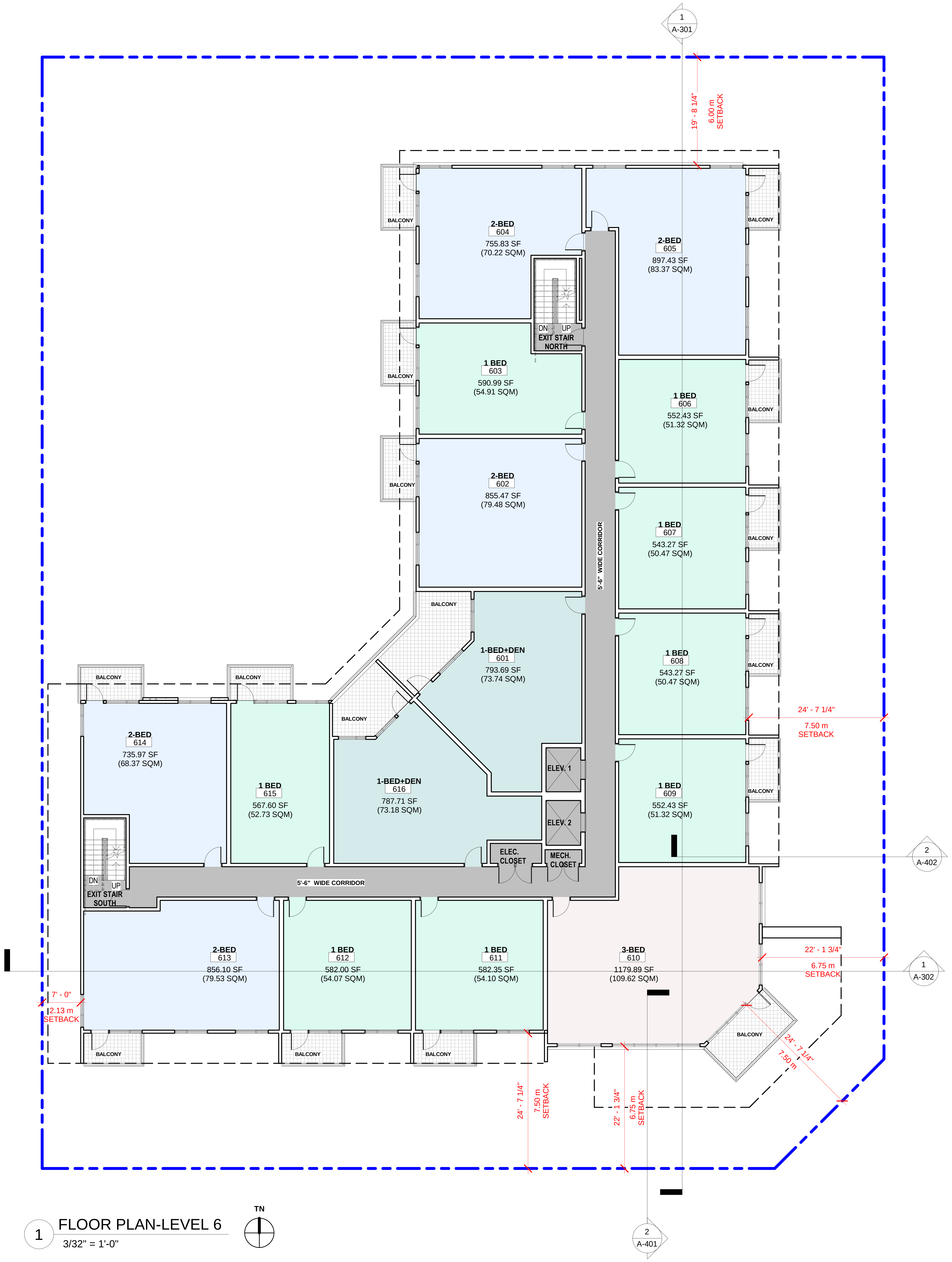
DRAWING ISSUE

REISSUED FOR DP

PROJECT NO.	PLOT DATE	DRAWN
722026	07/21/2023	MS
	SCALE 3/32" = 1'-0"	REVIEWED DJ/TD

DRAWING NO.
A-103.5

REVISION
2



1 FLOOR PLAN-LEVEL 6

3/32" = 1'-0"

UNIT MIX- LEVEL 6			
UNIT TYPE	**NO. OF UNIT**	**FLOOR AREA**	
		Sq. Ft.	**Sq. M.**
1 BED ROOM	8	4514.34	419.39
BED+DEN	2	1581.39	146.91
2 BED ROOM	5	4100.81	380.97
3 BED ROOM	1	1179.89	109.61
TOTAL UNITS	16	11376.43	1056.90
STAIRS/CORRIDORS /ELEC. CLOSET		1,491.23	138.54
TOTAL NET FLOOR AREA		**12867.66**	**1195.43**
ELEVATOR SHAFT/ MECH. ROOM		165.37	15.36
TOTAL GROSS FLOOR AREA		**13033.03**	**1210.80**

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

FLOOR PLAN-LEVEL 6

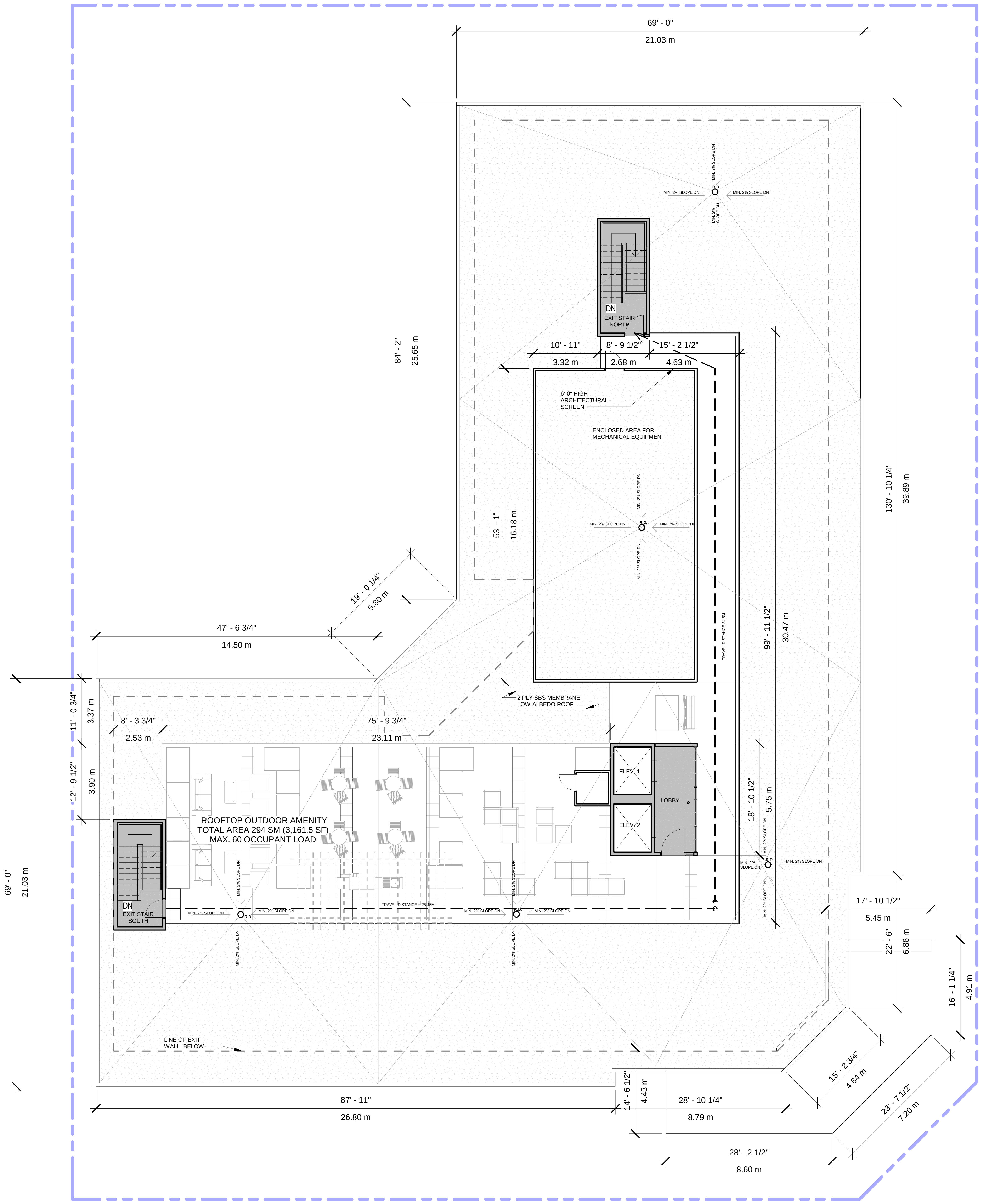
DRAWING ISSUE

REISSUED FOR DP

PROJECT NO.	PLOT DATE	DRAWN
722026	07/21/2023	MS
	SCALE: 3/32" = 1'-0"	REVIEWED: DJ/TD

DRAWING NO. A-103.6

REVISION 2



1 ROOF PLAN
3/32" = 1'-0"

TN

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
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DRAWING TITLE

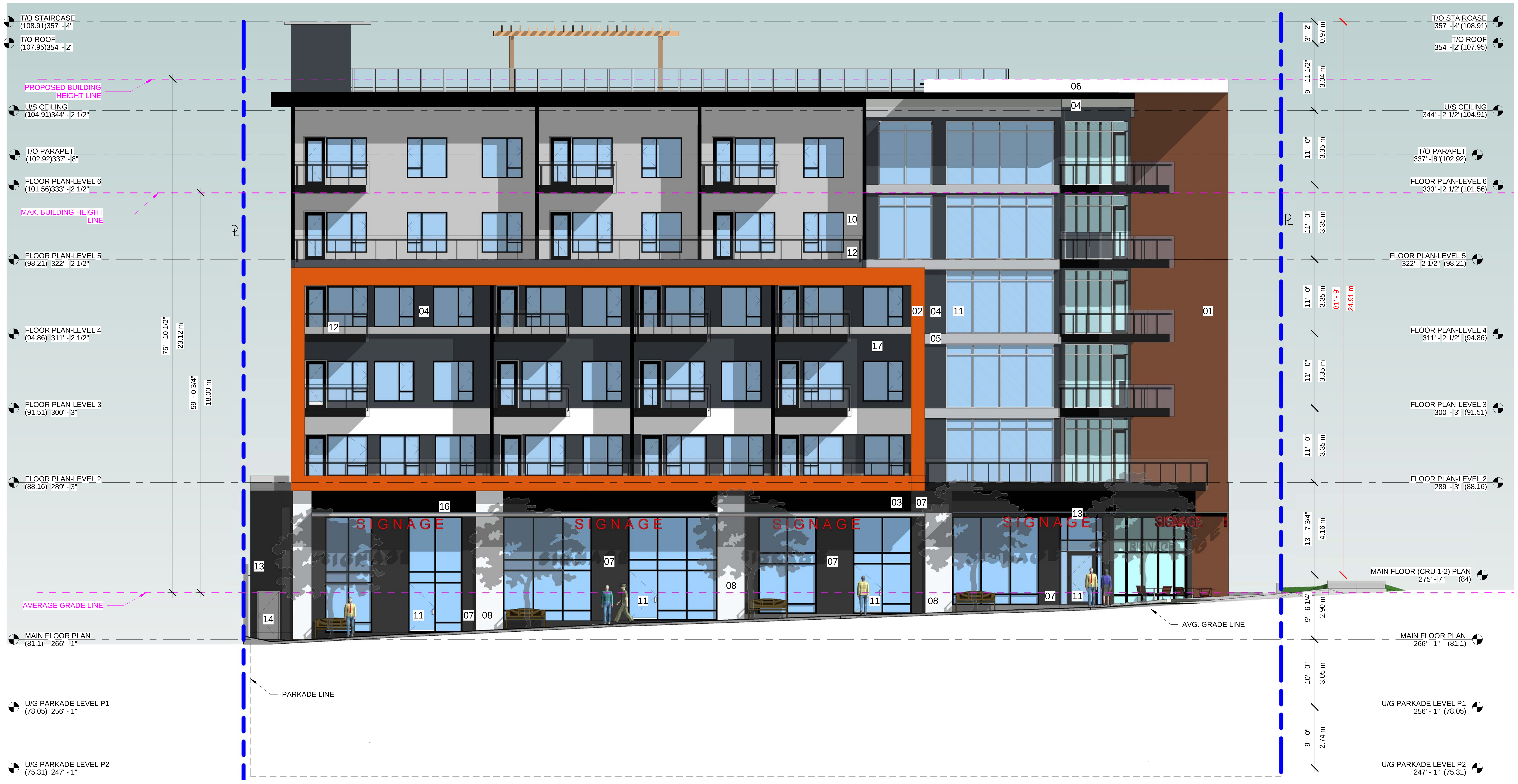
ROOF PLAN

DRAWING ISSUE

REISSUED FOR DP

PROJECT NO.	PLOT DATE	DRAWN
722026	07/21/2023	MS
	SCALE 3/32" = 1'-0"	REVIEWED DJ

DRAWING NO. A-103.7
REVISION 2


T/O STAIRCASE (108.91)357' - 4"
T/O ROOF (107.95)354' - 2"
PROPOSED BUILDING HEIGHT LINE
U/S CEILING (104.91)344' - 2 1/2"
T/O PARAPET (102.92)337' - 8"
FLOOR PLAN-LEVEL 6 (101.56)333' - 2 1/2"
MAX. BUILDING HEIGHT LINE
FLOOR PLAN-LEVEL 5 (98.21) 322' - 2 1/2"
FLOOR PLAN-LEVEL 4 (94.86) 311' - 2 1/2"
FLOOR PLAN-LEVEL 3 (91.51) 300' - 3"
FLOOR PLAN-LEVEL 2 (88.16) 289' - 3"
AVERAGE GRADE LINE
MAIN FLOOR PLAN (81.1) 266' - 1"
U/G PARKADE LEVEL P1 (78.05) 256' - 1"
U/G PARKADE LEVEL P2 (75.31) 247' - 1"
75' - 10 1/2"
23.12 m
59' - 0 3/4"
18.00 m
PL
PARKADE LINE
06
04
10
12
04
12
02
04
11
05
17
01
16
03
07
13
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
07
08
11
07
08
14
11
07
08
07
11
AVG. GRADE LINE
3' - 2"
0.97 m
9' - 11 1/2"
3.04 m
11' - 0"
3.35 m
11' - 0"
3.35 m
11' - 0"
3.35 m
81' - 9"
24.91 m
11' - 0"
3.35 m
11' - 0"
3.35 m
13' - 7 3/4"
4.16 m
9' - 6 1/4"
2.90 m
10' - 0"
3.05 m
9' - 0"
2.74 m
T/O STAIRCASE 357' - 4"(108.91)
T/O ROOF 354' - 2"(107.95)
U/S CEILING 344' - 2 1/2"(104.91)
T/O PARAPET 337' - 8"(102.92)
FLOOR PLAN-LEVEL 6 333' - 2 1/2"(101.56)
FLOOR PLAN-LEVEL 5 322' - 2 1/2" (98.21)
FLOOR PLAN-LEVEL 4 311' - 2 1/2" (94.86)
FLOOR PLAN-LEVEL 3 300' - 3" (91.51)
FLOOR PLAN-LEVEL 2 289' - 3" (88.16)
MAIN FLOOR (CRU 1-2) PLAN 275' - 7" (84)
MAIN FLOOR PLAN 266' - 1" (81.1)
U/G PARKADE LEVEL P1 256' - 1" (78.05)
U/G PARKADE LEVEL P2 247' - 1" (75.31)

1 SOUTH ELEVATION

1/8" = 1'-0"

$$\text{Avg. Grade} = \frac{84.10+84.00+84.00+84.00+81.10+82.65+82.65}{7} = 83.21\text{m}$$

LEGEND: MATERIALS, COLOUR AND FINISH

	MATERIAL LIST	COLOUR AND FINISHES			
1	LINEAR METAL SOFFIT AND CLADDING- HORIZONTAL SIDING	COLOUR TO MATCH LONG BOARD DARK CHERRY	**10**	HIGH DENSITY FIBER CEMENT CLADDING-VERTICAL SIDING	COLOUR TO MATCH CERACLAD LIGHT GRAY
2	COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND DEEP ORANGE	**11**	STOREFRONT , DOOR AND WINDOW	COLOUR TO MATCH ANODIZED ALUMINUM-BLACK
3	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE IRON GRAY	**12**	BALCONY TINTED GLASS RAILING	COLOUR TO MATCH DARK GRAY
4	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE NIGHT GRAY	**13**	GLASS AND METAL CANOPY	COLOUR TO MATCH BLACK POWDER COATED FRAME AND CLEAR GLASS
5	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE PEARL GRAY	**14**	METAL DOOR	COLOUR TO MATCH ADJACENT WALL
6	COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND WHITE	**15**	CONCRETE UPSTAND	COLOUR TO MATCH NATURAL SAND BLAST FINISH
7	BRICK VENEER	COLOUR TO MATCH MORA BRICK DARK GRAY KLINKER W/GROUT TO MATCH BRICK	**16**	SIGNAGE BY TENANT	
8	BRICK VENEER	COLOUR TO MATCH MORA BRICK WHITE W/GROUT TO MATCH BRICK	**17**	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE ARCTIC WHITE
9	ARCHITECTURAL MESH SCREEN	COLOUR TO MATCH BANKER WIRE TXZ 3-RAVEN BLACK POWDER COAT			

NOTE:
- **ADD KRYTON HYDROSTOP-SEALER TO THE ARCHITECTURAL CONCRETE**.
- ALL TRIM AND REVEAL COLOUR TO MATCH ADJACENT PANEL.

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
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DRAWING TITLE

SOUTH ELEVATION

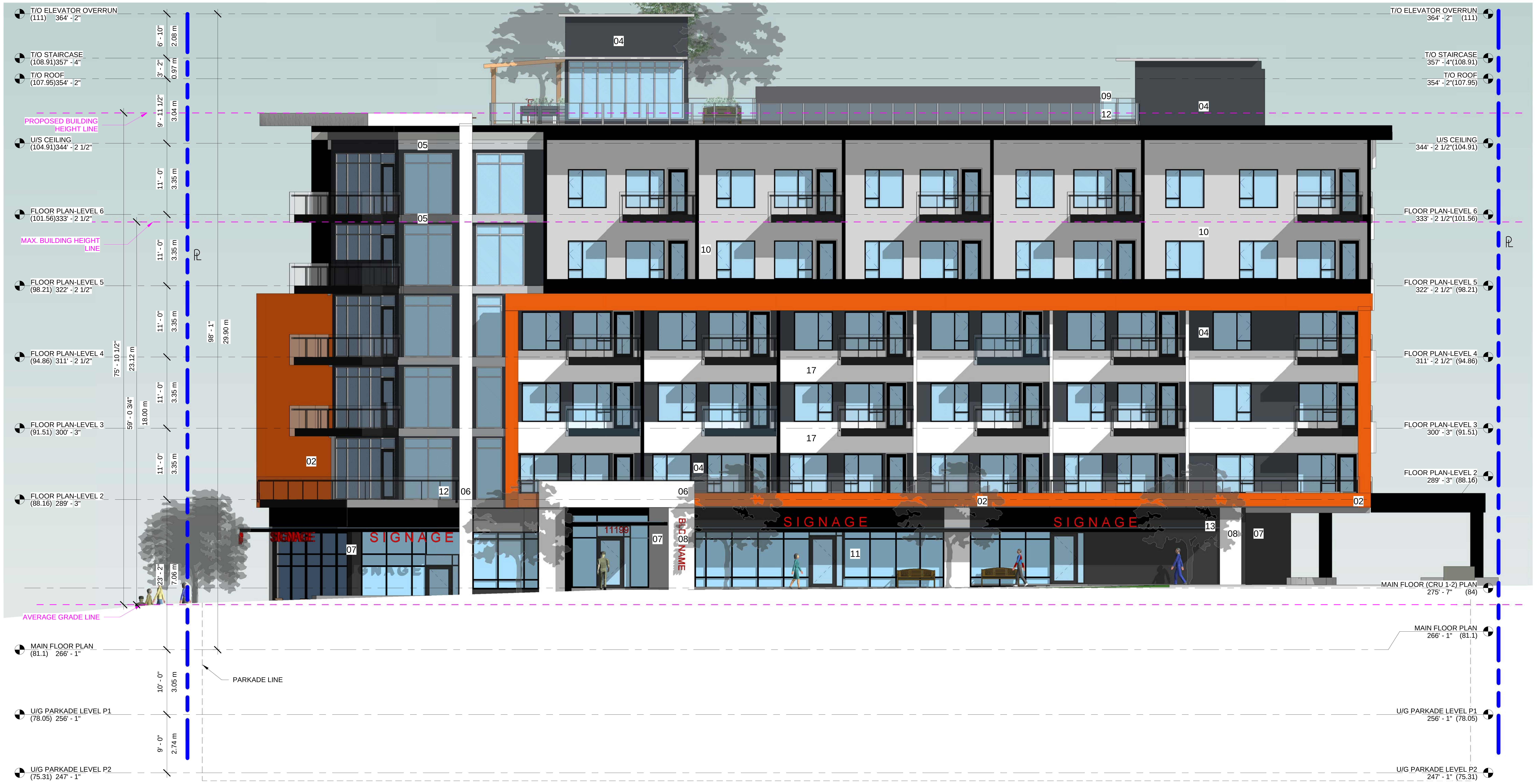
DRAWING ISSUE

REISSUED FOR DP

PROJECT NO.	PLOT DATE	DRAWN
722026	07/21/2023	MS
	SCALE: As indicated	REVIEWED: DJ/TD

DRAWING NO. A-201

REVISION 2



1 EAST ELEVATION
1/8" = 1'-0"

LEGEND: MATERIALS, COLOUR AND FINISH

MATERIAL LIST	COLOUR AND FINISHES		
1 LINEAR METAL SOFFIT AND CLADDING- HORIZONTAL SIDING	COLOUR TO MATCH LONG BOARD DARK CHERRY	10 HIGH DENSITY FIBER CEMENT CLADDING-VERTICAL SIDING	COLOUR TO MATCH CERACLAD LIGHT GRAY
2 COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND DEEP ORANGE	11 STOREFRONT , DOOR AND WINDOW	COLOUR TO MATCH ANODIZED ALUMINUM-BLACK
3 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE IRON GRAY	12 BALCONY TINTED GLASS RAILING	COLOUR TO MATCH DARK GRAY
4 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE NIGHT GRAY	13 GLASS AND METAL CANOPY	COLOUR TO MATCH BLACK POWDER COATED FRAME AND CLEAR GLASS
5 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE PEARL GRAY	14 METAL DOOR	COLOUR TO MATCH ADJACENT WALL
6 COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND WHITE	15 CONCRETE UPSTAND	COLOUR TO MATCH NATURAL SAND BLAST FINISH
7 BRICK VENEER	COLOUR TO MATCH MORA BRICK DARK GRAY KLINKER W/GROUT TO MATCH BRICK	16 SIGNAGE BY TENANT	
8 BRICK VENEER	COLOUR TO MATCH MORA BRICK WHITE W/GROUT TO MATCH BRICK	17 HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE ARCTIC WHITE
9 ARCHITECTURAL MESH SCREEN	COLOUR TO MATCH BANKER WIRE TXZ 3-RAVEN BLACK POWDER COAT		

NOTE:
- **ADD KRYTON HYDROSTOP-SEALER TO THE ARCHITECTURAL CONCRETE**.
- ALL TRIM AND REVEAL COLOUR TO MATCH ADJACENT PANEL.

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DOUGLAS RICHARD JOHNSON
OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

EAST ELEVATION

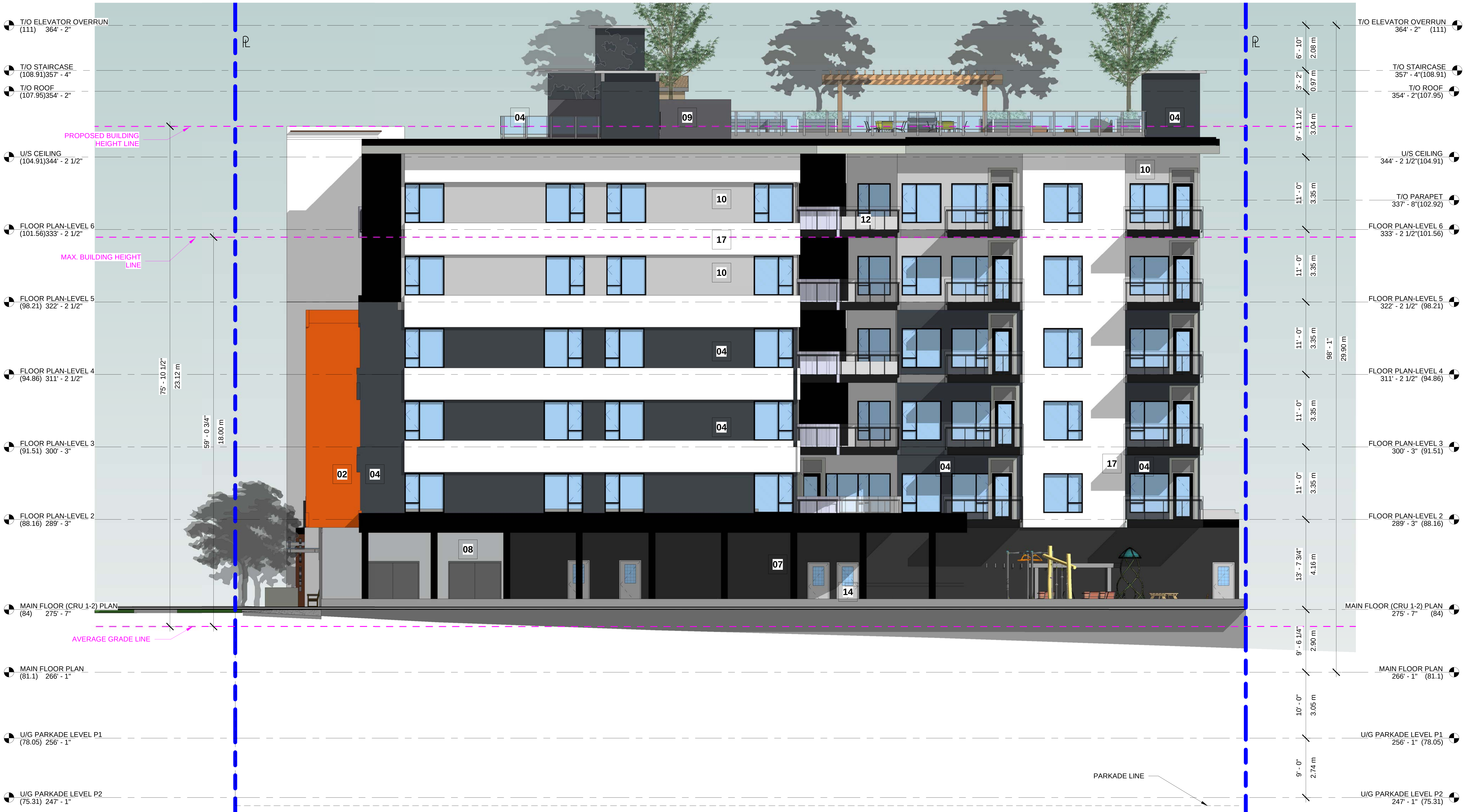
DRAWING ISSUE

REISSUED FOR DP

PROJECT NO.	PLOT DATE	DRAWN
722026	07/21/2023	MS
	SCALE As indicated	REVIEWED DJ/TD

DRAWING NO.
A-202

REVISION
2



1 NORTH ELEVATION

1/8" = 1'-0"

LEGEND: MATERIALS, COLOUR AND FINISH

MATERIAL LIST		COLOUR AND FINISHES			
1	LINEAR METAL SOFFIT AND CLADDING- HORIZONTAL SIDING	COLOUR TO MATCH LONG BOARD DARK CHERRY	10	HIGH DENSITY FIBER CEMENT CLADDING-VERTICAL SIDING	COLOUR TO MATCH CERACLAD LIGHT GRAY
2	COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND DEEP ORANGE	11	STOREFRONT , DOOR AND WINDOW	COLOUR TO MATCH ANODIZED ALUMINUM-BLACK
3	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE IRON GRAY	12	BALCONY TINTED GLASS RAILING	COLOUR TO MATCH DARK GRAY
4	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE NIGHT GRAY	13	GLASS AND METAL CANOPY	COLOUR TO MATCH BLACK POWDER COATED FRAME AND CLEAR GLASS
5	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE PEARL GRAY	14	METAL DOOR	COLOUR TO MATCH ADJACENT WALL
6	COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND WHITE	15	CONCRETE UPSTAND	COLOUR TO MATCH NATURAL SAND BLAST FINISH
7	BRICK VENEER	COLOUR TO MATCH MORA BRICK DARK GRAY KLINKER W/GROUT TO MATCH BRICK	16	SIGNAGE BY TENANT	
8	BRICK VENEER	COLOUR TO MATCH MORA BRICK WHITE W/GROUT TO MATCH BRICK	17	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE ARCTIC WHITE
9	ARCHITECTURAL MESH SCREEN	COLOUR TO MATCH BANKER WIRE TXZ 3- RAVEN BLACK POWDER COAT			

NOTE:
- ADD KRYTON HYDROSTOP-SEALER TO THE ARCHITECTURAL CONCRETE.
- ALL TRIM AND REVEAL COLOUR TO MATCH ADJACENT PANEL.

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DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
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DRAWING TITLE

NORTH ELEVATION

DRAWING ISSUE

REISSUED FOR DP

PROJECT NO. 722026

PLOT DATE 07/21/2023

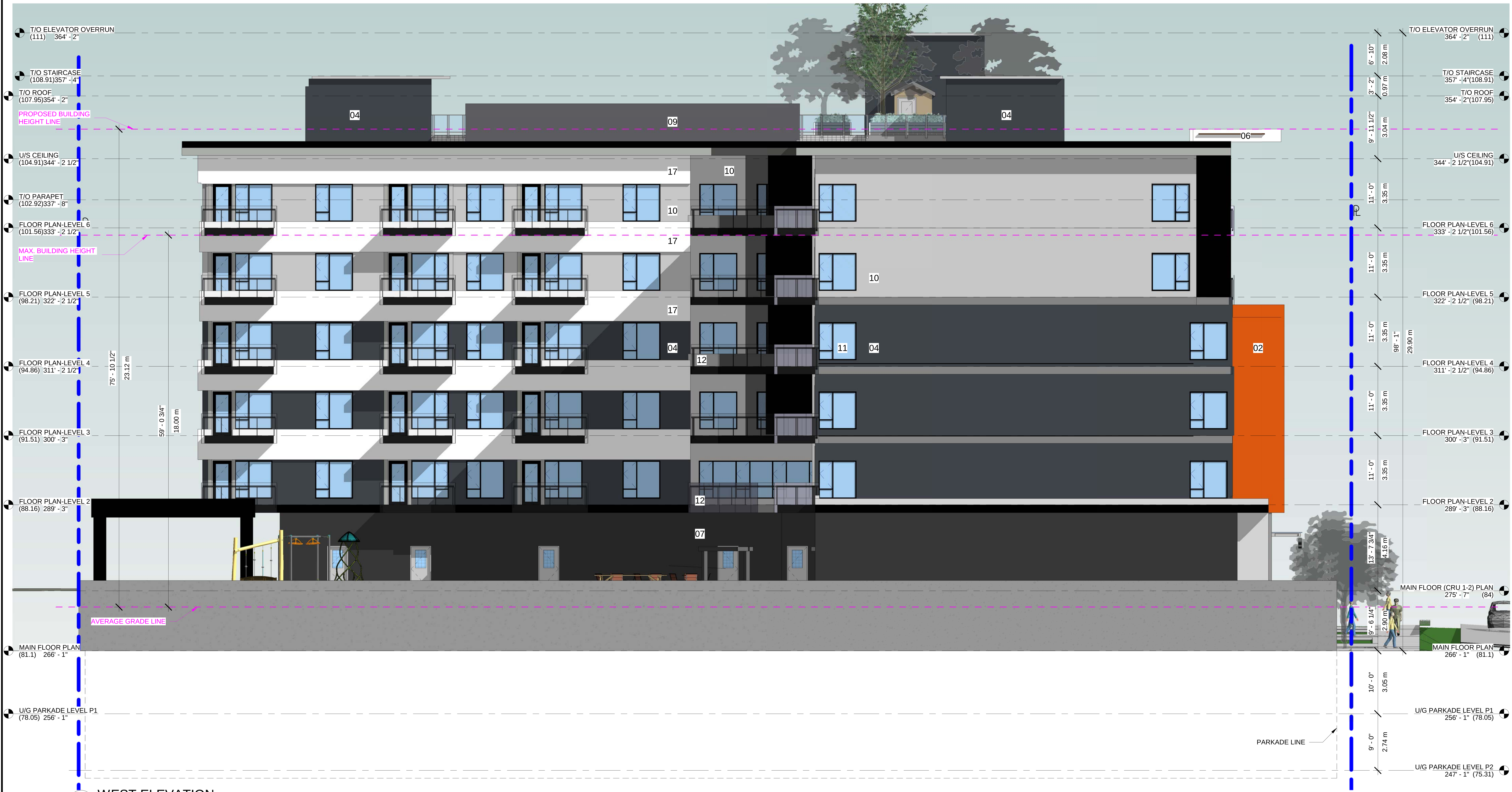
DRAWN MS

SCALE As indicated

REVIEWED DJ/TD

DRAWING NO. A-203

REVISION 2



1 WEST ELEVATION

1/8" = 1'-0"

LEGEND: MATERIALS, COLOUR AND FINISH

	MATERIAL LIST	COLOUR AND FINISHES			
1	LINEAR METAL SOFFIT AND CLADDING- HORIZONTAL SIDING	COLOUR TO MATCH LONG BOARD DARK CHERRY	**10**	HIGH DENSITY FIBER CEMENT CLADDING-VERTICAL SIDING	COLOUR TO MATCH CERACLAD LIGHT GRAY
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8	BRICK VENEER	COLOUR TO MATCH MORA BRICK WHITE W/GROUT TO MATCH BRICK	**17**	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE ARCTIC WHITE
9	ARCHITECTURAL MESH SCREEN	COLOUR TO MATCH BANKER WIRE TXZ 3-RAVEN BLACK POWDER COAT			

NOTE:
- **ADD KRYTON HYDROSTOP-SEALER TO THE ARCHITECTURAL CONCRETE**.
- ALL TRIM AND REVEAL COLOUR TO MATCH ADJACENT PANEL.

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

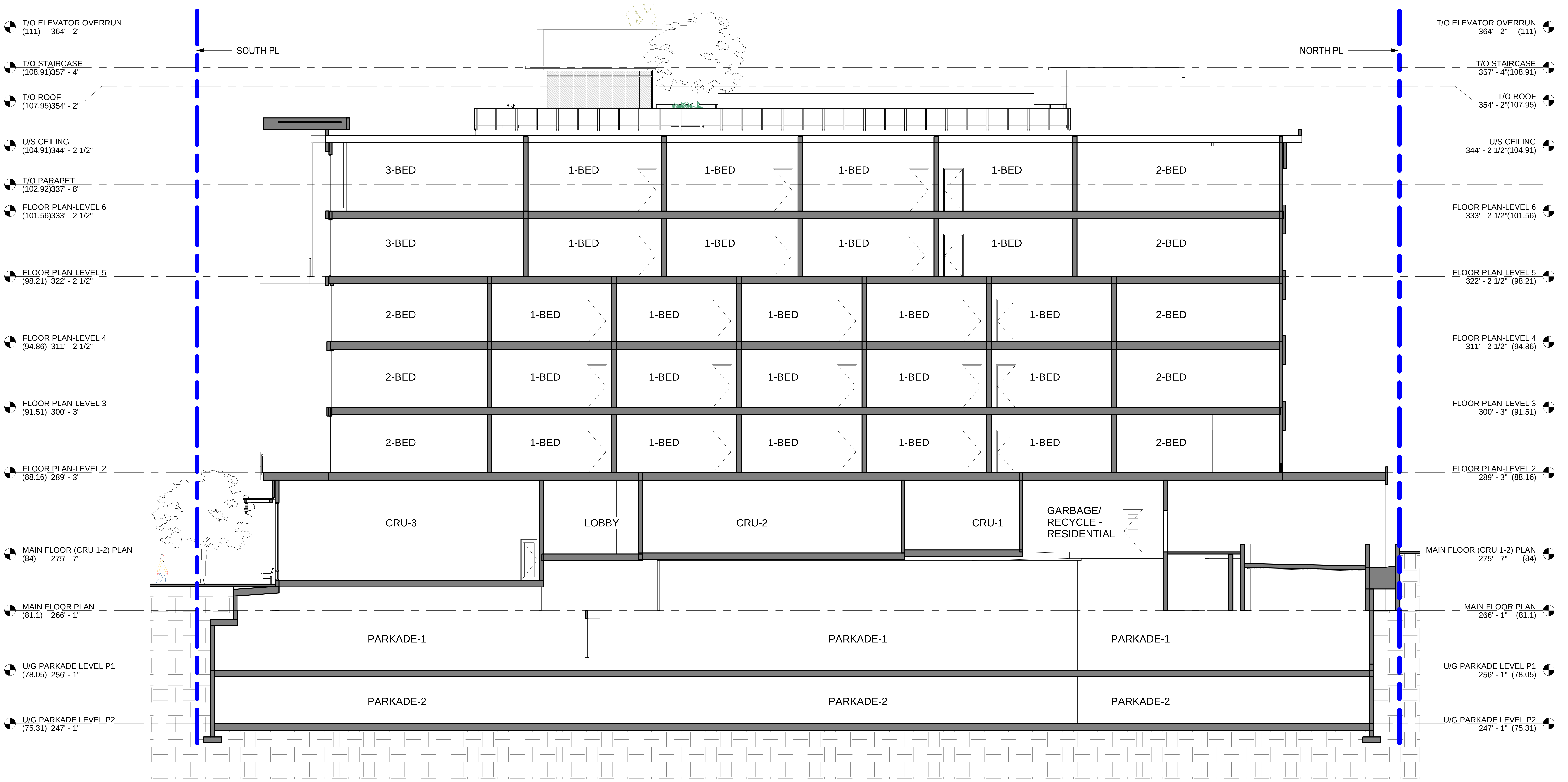
WEST ELEVATION

DRAWING ISSUE

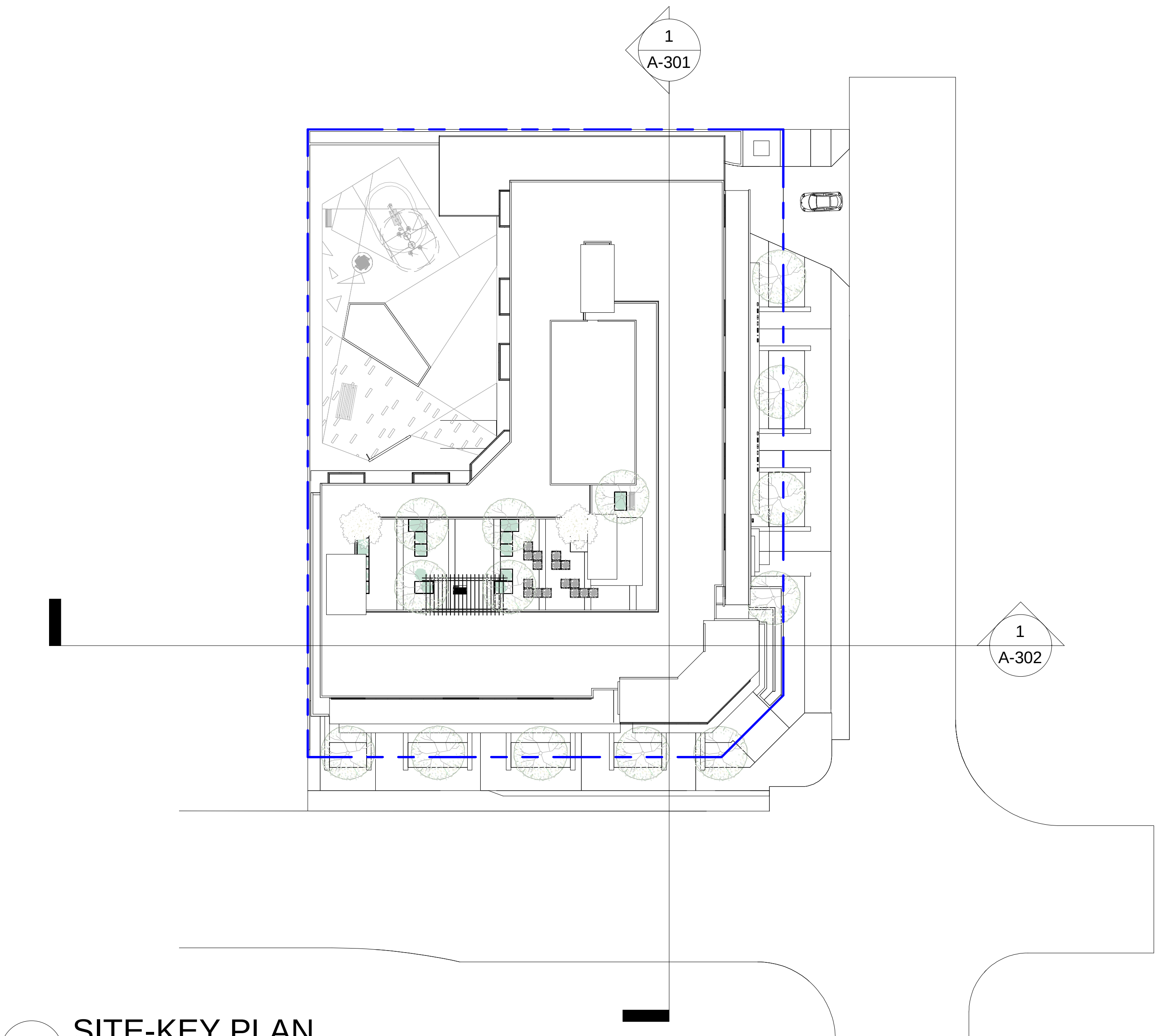
REISSUED FOR DP

PROJECT NO.	PLOT DATE	DRAWN
722026	07/21/2023	Author
	SCALE	REVIEWED
	As indicated	DJ/TD

DRAWING NO.	REVISION
A-204	2



1 BUILDING SECTION-1
1" = 10'-0"



2 SITE-KEY PLAN
1" = 40'-0"

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

BUILDING SECTION

DRAWING ISSUE

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PROJECT NO.	PLOT DATE	DRAWN
722026	07/21/2023	Author
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DRAWING NO.
A-301

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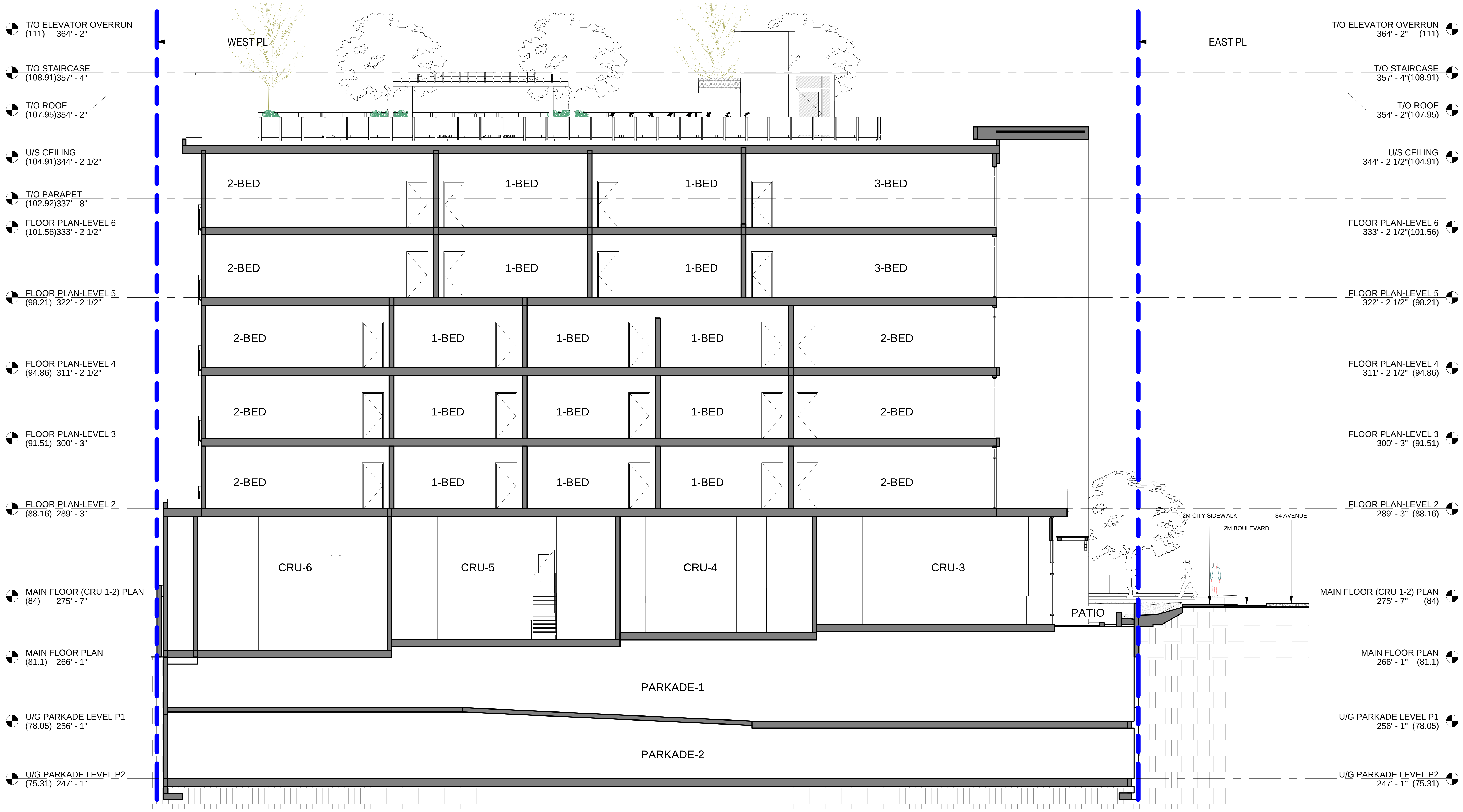
2


T/O ELEVATOR OVERRUN (111) 364' - 2"
T/O STAIRCASE (108.91)357' - 4"
T/O ROOF (107.95)354' - 2"
U/S CEILING (104.91)344' - 2 1/2"
T/O PARAPET (102.92)337' - 8"
FLOOR PLAN-LEVEL 6 (101.56)333' - 2 1/2"
FLOOR PLAN-LEVEL 5 (98.21) 322' - 2 1/2"
FLOOR PLAN-LEVEL 4 (94.86) 311' - 2 1/2"
FLOOR PLAN-LEVEL 3 (91.51) 300' - 3"
FLOOR PLAN-LEVEL 2 (88.16) 289' - 3"
MAIN FLOOR (CRU 1-2) PLAN (84) 275' - 7"
MAIN FLOOR PLAN (81.1) 266' - 1"
U/G PARKADE LEVEL P1 (78.05) 256' - 1"
U/G PARKADE LEVEL P2 (75.31) 247' - 1"
WEST PL
EAST PL
2-BED
1-BED
1-BED
3-BED
2-BED
1-BED
1-BED
3-BED
2-BED
1-BED
1-BED
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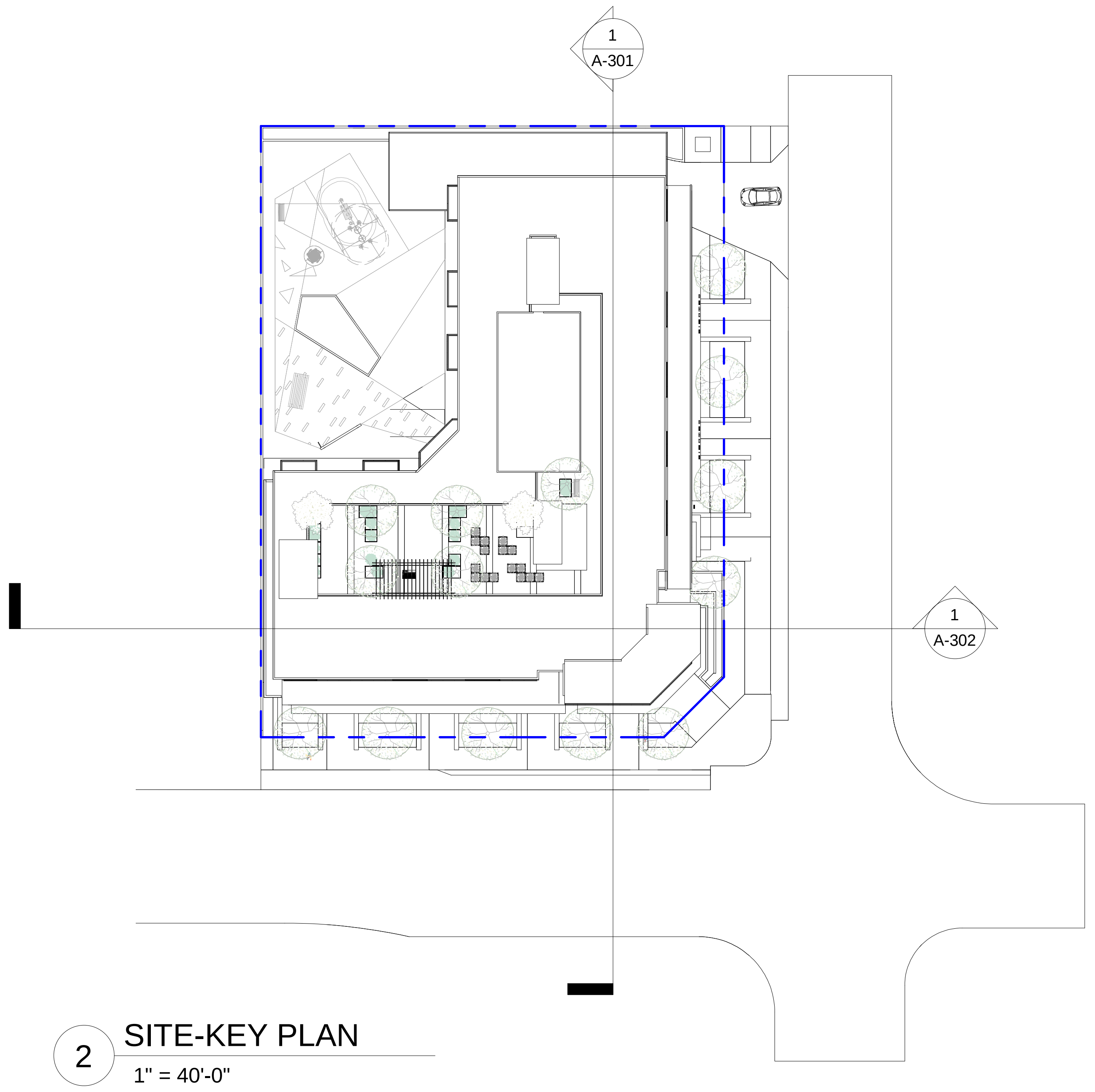
2-BED
2-BED
1-BED
1-BED
1-BED
2-BED
CRU-6
CRU-5
CRU-4
CRU-3
PATIO
PARKADE-1
PARKADE-2
2M CITY SIDEWALK
2M BOULEVARD
84 AVENUE
T/O ELEVATOR OVERRUN 364' - 2" (111)
T/O STAIRCASE 357' - 4"(108.91)
T/O ROOF 354' - 2"(107.95)
U/S CEILING 344' - 2 1/2"(104.91)
FLOOR PLAN-LEVEL 6 333' - 2 1/2"(101.56)
FLOOR PLAN-LEVEL 5 322' - 2 1/2" (98.21)
FLOOR PLAN-LEVEL 4 311' - 2 1/2" (94.86)
FLOOR PLAN-LEVEL 3 300' - 3" (91.51)
FLOOR PLAN-LEVEL 2 289' - 3" (88.16)
MAIN FLOOR (CRU 1-2) PLAN 275' - 7" (84)
MAIN FLOOR PLAN 266' - 1" (81.1)
U/G PARKADE LEVEL P1 256' - 1" (78.05)
U/G PARKADE LEVEL P2 247' - 1" (75.31)

① BUILDING SECTION-2

1" = 10'-0"



② SITE-KEY PLAN

1" = 40'-0"

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2	10-18-2023	REISSUED FOR DP	ST
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CONSULTANT

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SEAL

DOUGLAS RICHARD JOHNSON

OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

BUILDING SECTION

DRAWING ISSUE

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722026	07/21/2023	Author
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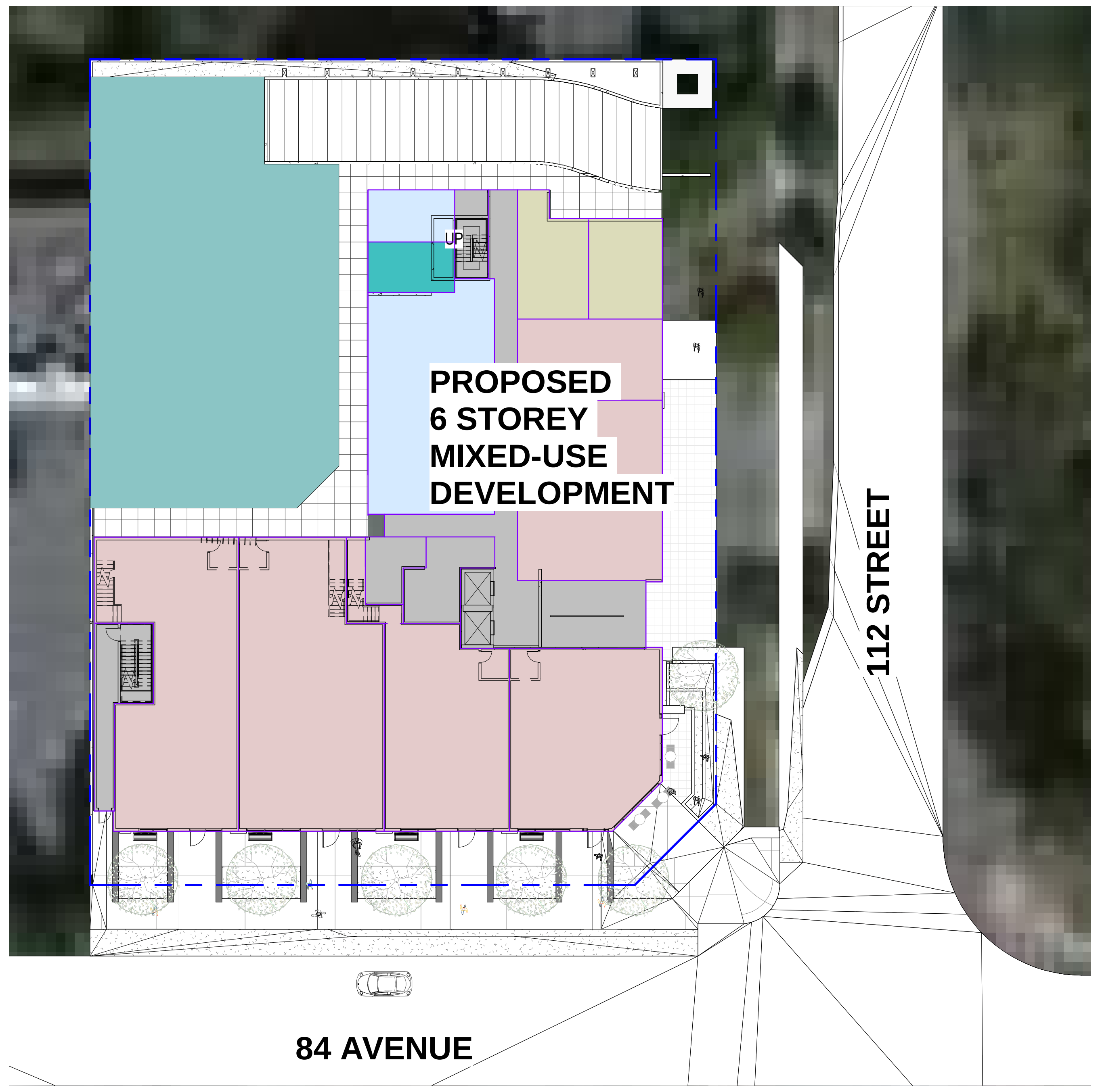
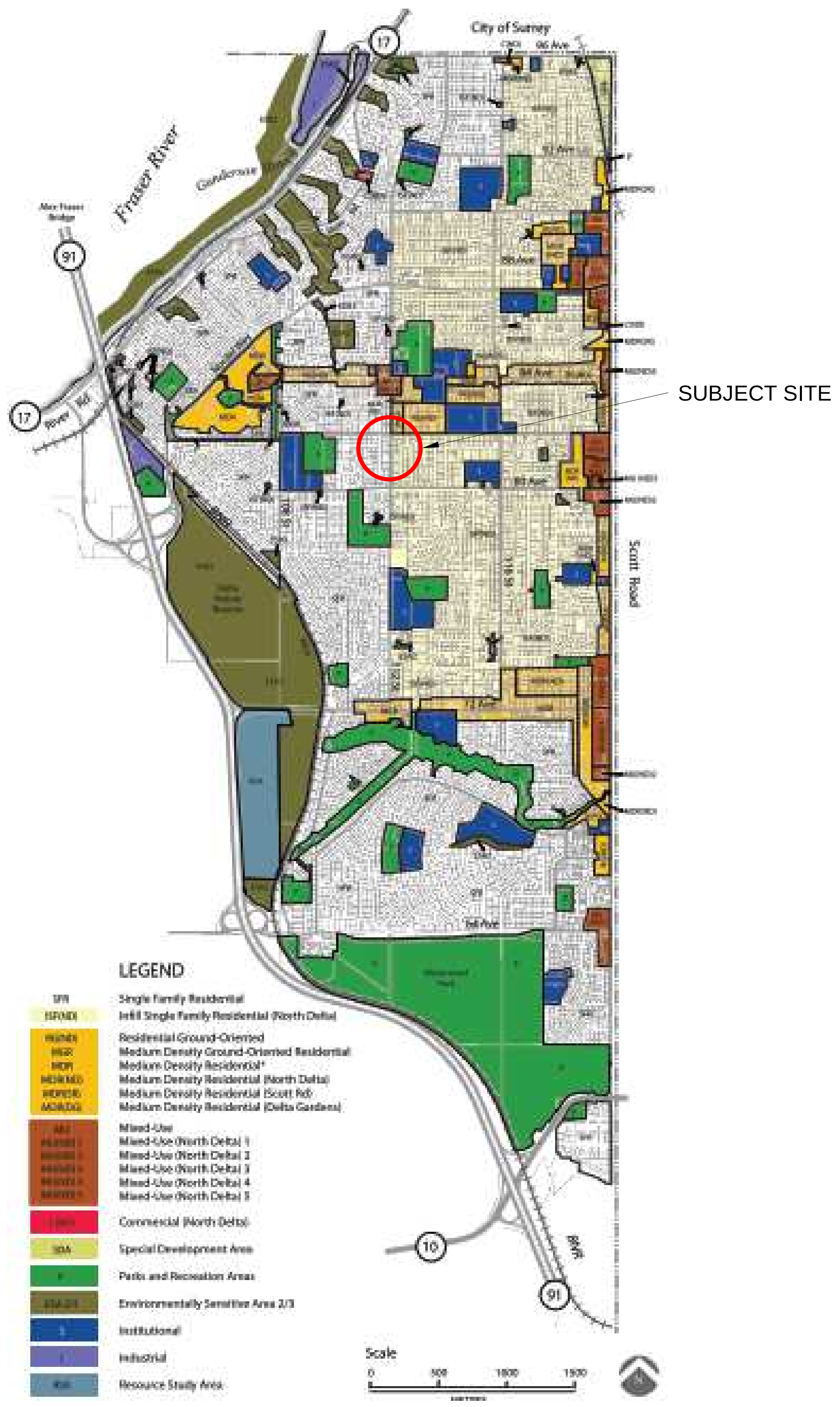
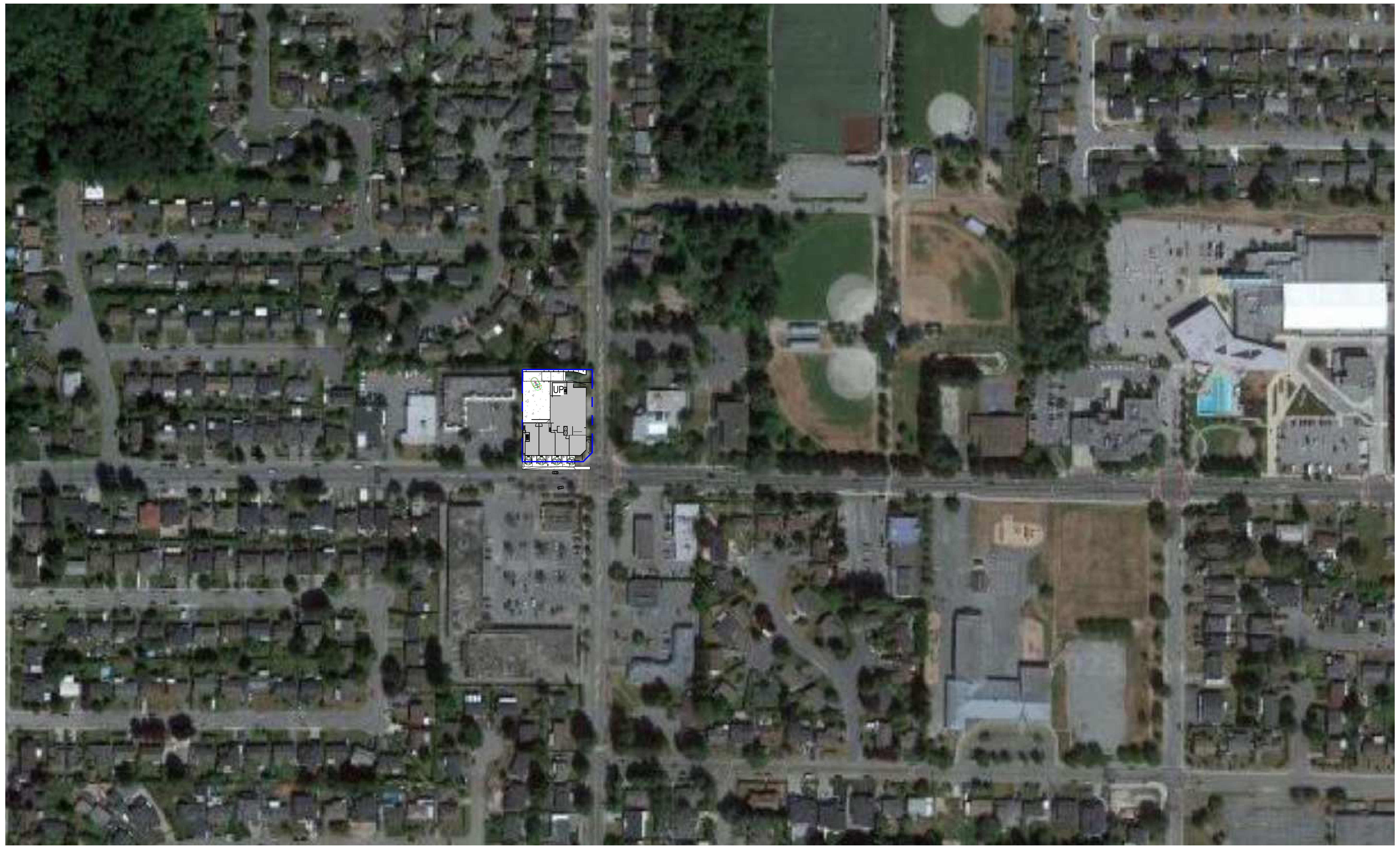


KEY PLAN


City of Surrey
Fraser River
Alex Fraser Bridge
91
17
River Rd
Scott Road
10
SUBJECT SITE
LEGEND
SFR Single Family Residential
ISFR(ND) Infill Single Family Residential (North Delta)
Residential Ground-Oriented
MGR Medium Density Ground-Oriented Residential
MDR Medium Density Residential*
Medium Density Residential (North Delta)
Medium Density Residential (Scott Rd)
Medium Density Residential (Delta Gardens)
MU Mixed-Use
Mixed-Use (North Delta) 1
Mixed-Use (North Delta) 2
Mixed-Use (North Delta) 3
Mixed-Use (North Delta) 4
Mixed-Use (North Delta) 5
Commercial (North Delta)
SDA Special Development Area
P Parks and Recreation Areas
Environmentally Sensitive Area 2/3
I Institutional
Industrial
RSA Resource Study Area
Scale
0 500 1000 1500

OCP LAND USE DESIGNATION



NEIGHBOURHOOD CONTEXT

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REGISTERED ARCHITECT
DOUGLAS RICHARD JOHNSON
BRITISH COLUMBIA
OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

CONTEXT

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DRAWING NO. A-303

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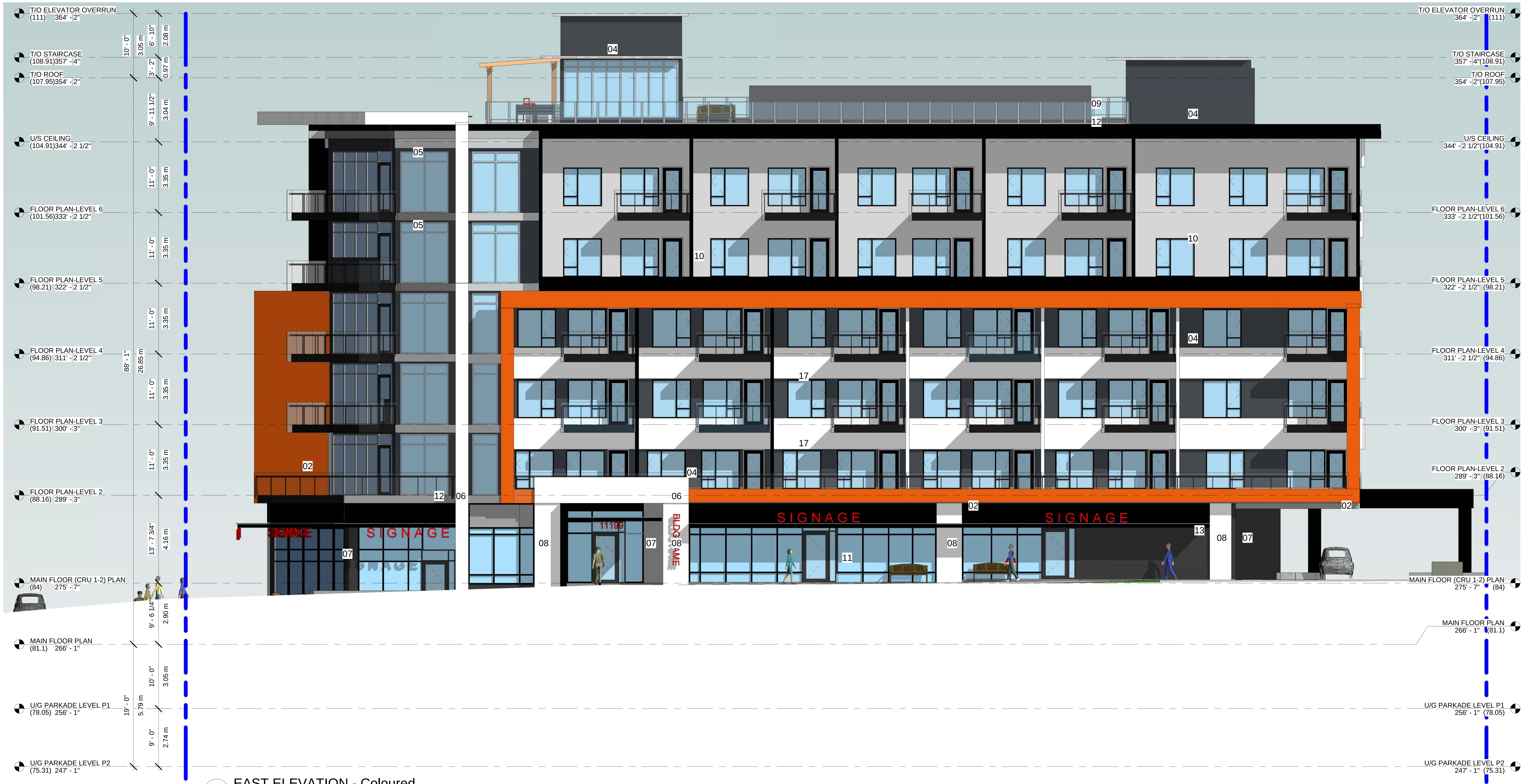
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MAIN FLOOR PLAN (81.1) 266' - 1"
U/G PARKADE LEVEL P1 (78.05) 256' - 1"
U/G PARKADE LEVEL P2 (75.31) 247' - 1"
10' - 0" 3.05 m
6' - 10" 2.08 m
3' - 2" 0.97 m
9' - 11 1/2" 3.04 m
11' - 0" 3.35 m
11' - 0" 3.35 m
11' - 0" 3.35 m
88' - 1" 26.85 m
11' - 0" 3.35 m
11' - 0" 3.35 m
13' - 7 3/4" 4.16 m
9' - 6 1/4" 2.90 m
10' - 0" 3.05 m
19' - 0" 5.79 m
9' - 0" 2.74 m
04
05
05
09
12
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10
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17
17
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04
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02
02
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
07
08
11199
07
BLDG NAME
08
11
08
13
08
07
T/O ELEVATOR OVERRUN 364' - 2" (111)
T/O STAIRCASE 357' - 4"(108.91)
T/O ROOF 354' - 2"(107.95)
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U/G PARKADE LEVEL P2 247' - 1" (75.31)

1 EAST ELEVATION - Coloured
N.T.S

LEGEND: MATERIALS, COLOUR AND FINISH

MATERIAL LIST		COLOUR AND FINISHES					
1	LINEAR METAL SOFFIT AND CLADDING- HORIZONTAL SIDING	COLOUR TO MATCH LONG BOARD DARK CHERRY	■	10	HIGH DENSITY FIBER CEMENT CLADDING-VERTICAL SIDING	COLOUR TO MATCH CERACLAD LIGHT GRAY	▥
2	COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND DEEP ORANGE	■	11	STOREFRONT , DOOR AND WINDOW	COLOUR TO MATCH ANODIZED ALUMINUM-BLACK	
3	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE IRON GRAY	■	12	BALCONY TINTED GLASS RAILING	COLOUR TO MATCH DARK GRAY	
4	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE NIGHT GRAY	■	13	GLASS AND METAL CANOPY	COLOUR TO MATCH BLACK POWDER COATED FRAME AND CLEAR GLASS	
5	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE PEARL GRAY	■	14	METAL DOOR	COLOUR TO MATCH ADJACENT WALL	
6	COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND WHITE	□	15	CONCRETE UPSTAND	COLOUR TO MATCH NATURAL SAND BLAST FINISH	
7	BRICK VENEER	COLOUR TO MATCH MORA BRICK DARK GRAY KLINKER W/GROUT TO MATCH BRICK	▦	16	SIGNAGE BY TENANT		
8	BRICK VENEER	COLOUR TO MATCH MORA BRICK WHITE W/GROUT TO MATCH BRICK	▦	17	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE ARCTIC WHITE	
9	ARCHITECTURAL MESH SCREEN	COLOUR TO MATCH BANKER WIRE TXZ 3-RAVEN BLACK POWDER COAT	▦				

NOTE:
- **ADD KRYTON HYDROSTOP-SEALER TO THE ARCHITECTURAL CONCRETE.**
- ALL TRIM AND REVEAL COLOUR TO MATCH ADJACENT PANEL.

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BRITISH COLUMBIA
OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

MATERIAL BOARD

DRAWING ISSUE

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722026	07/21/2023	Author
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DRAWING NO. A-304
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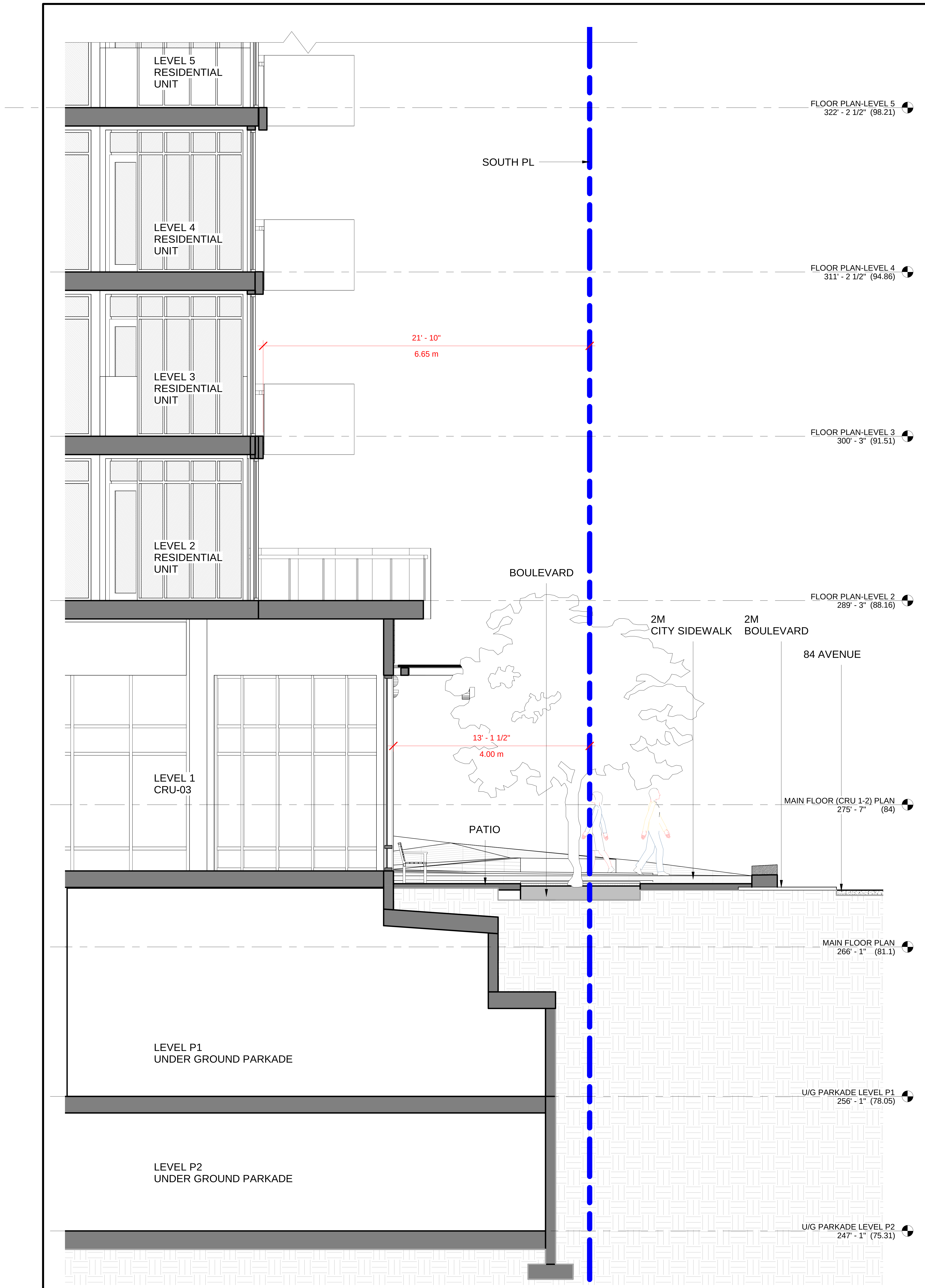
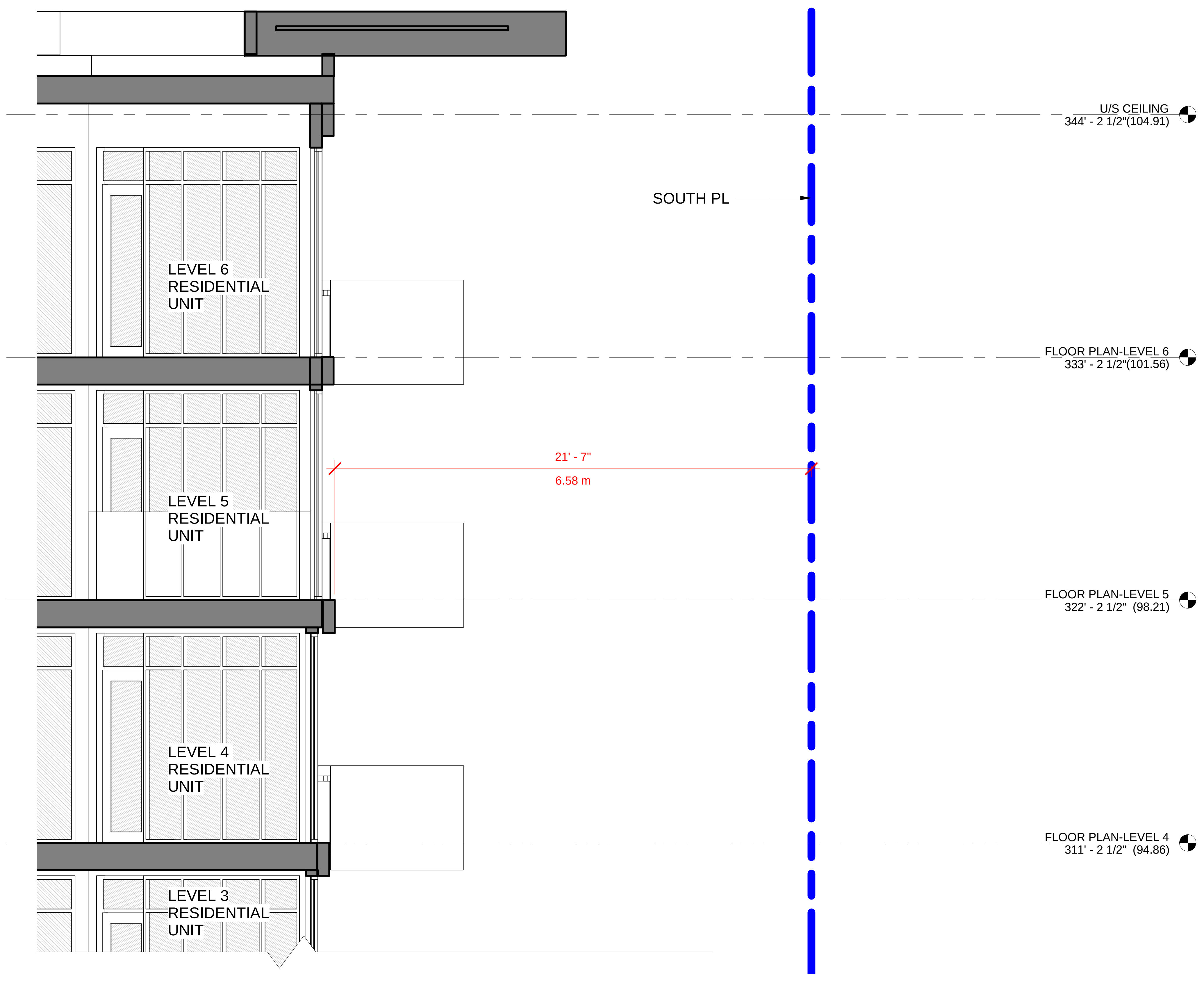
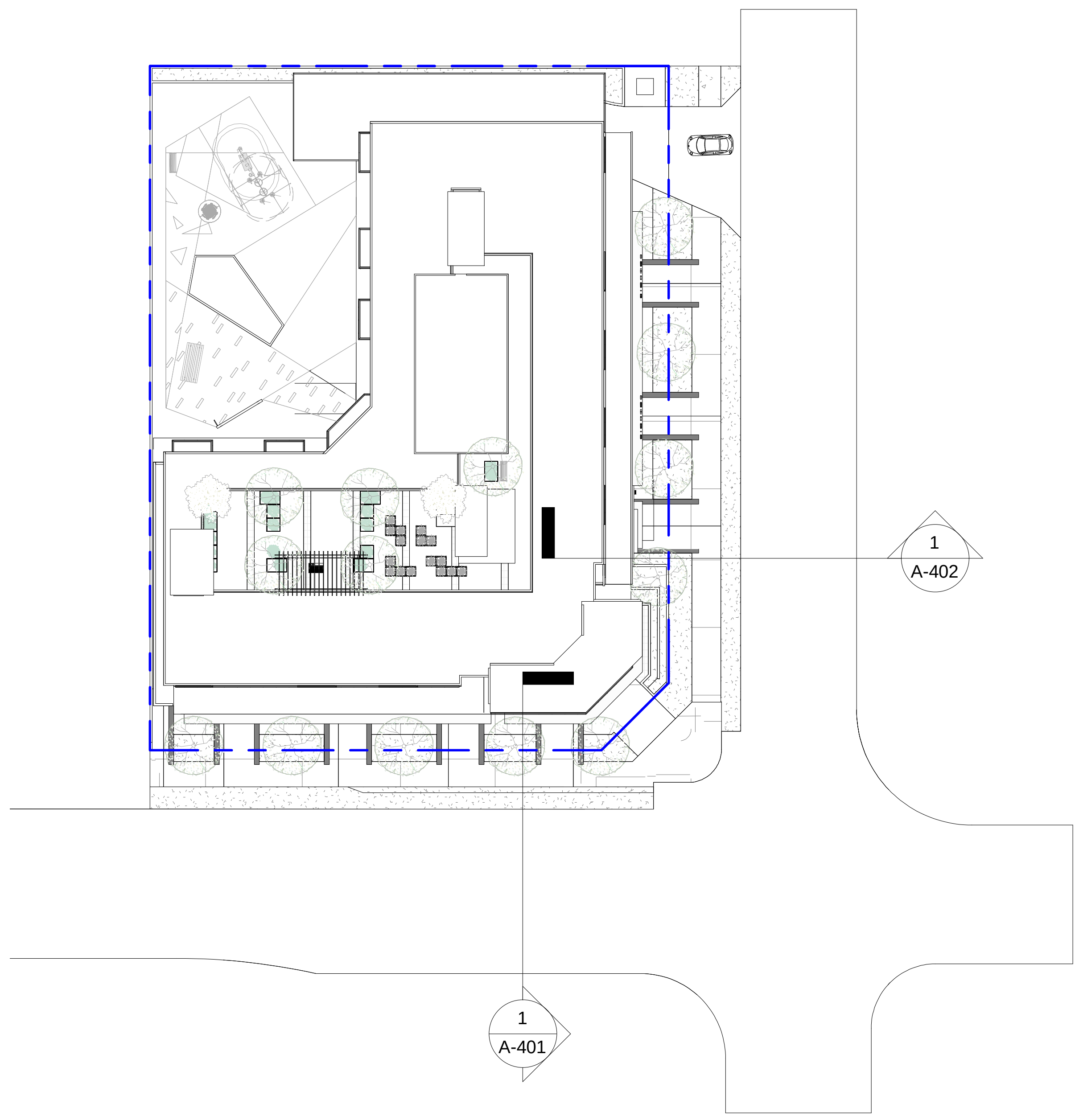


1 DETAIL SECTION THROUGH 84 AVE.
1/4" = 1'-0"



2 DETAIL SECTION THROUGH 84 AVE.
1/4" = 1'-0"



3 SITE-KEY PLAN
1" = 40'-0"

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OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
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DRAWING TITLE

DETAIL SECTION

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PROJECT NO.	PLOT DATE	DRAWN
722026	07/21/2023	MS
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	As indicated	DJ

DRAWING NO.
A-401

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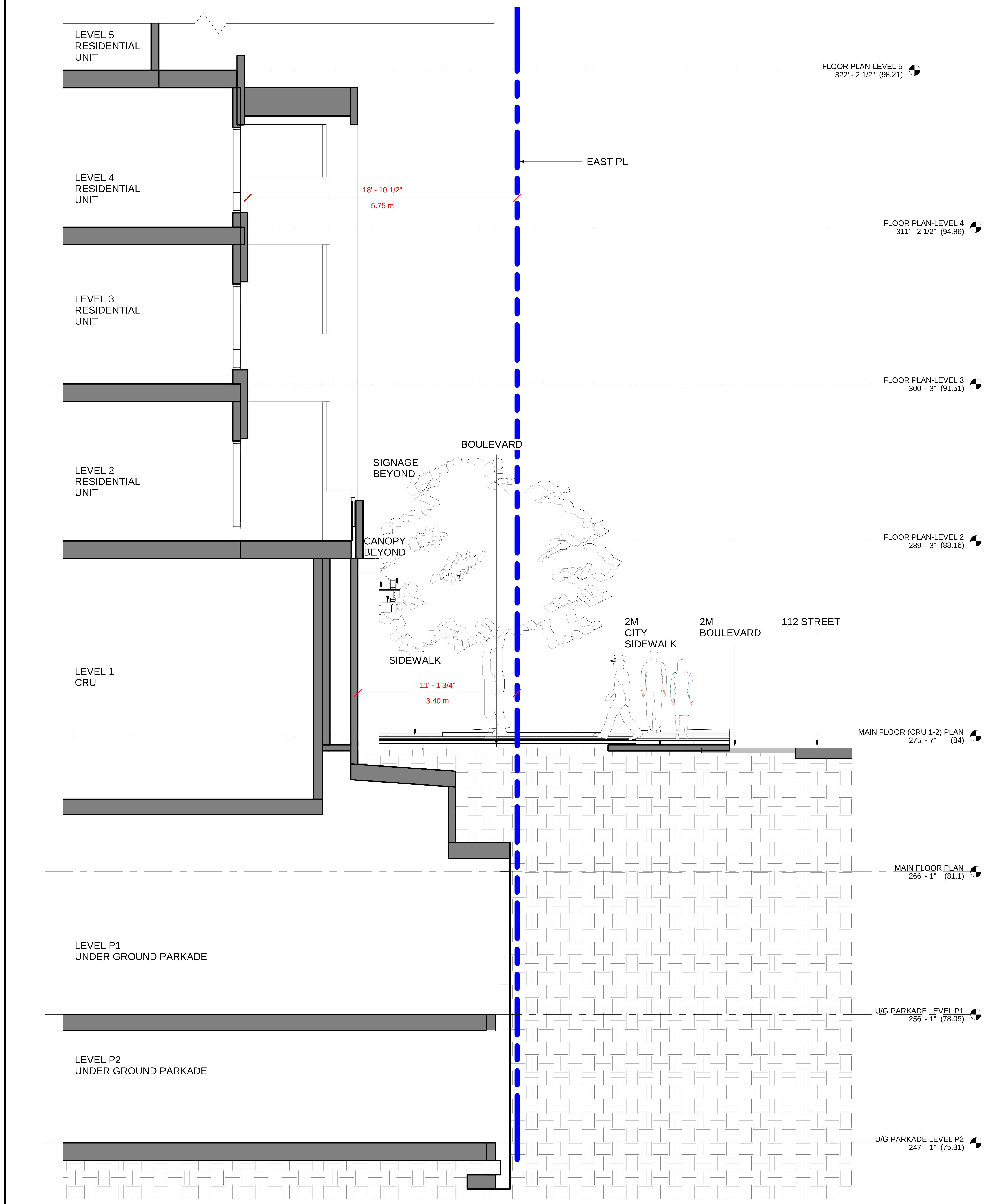
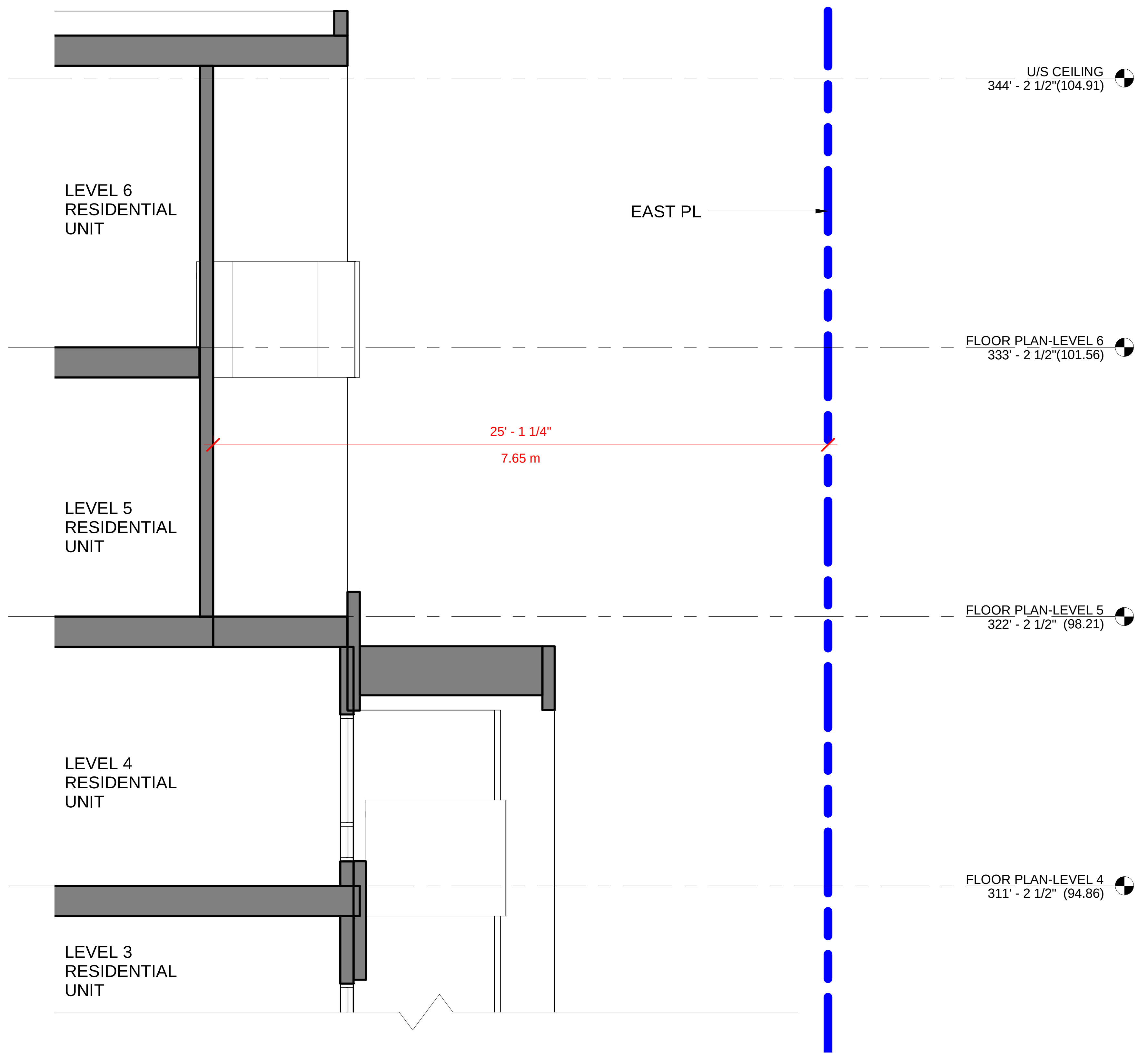
2



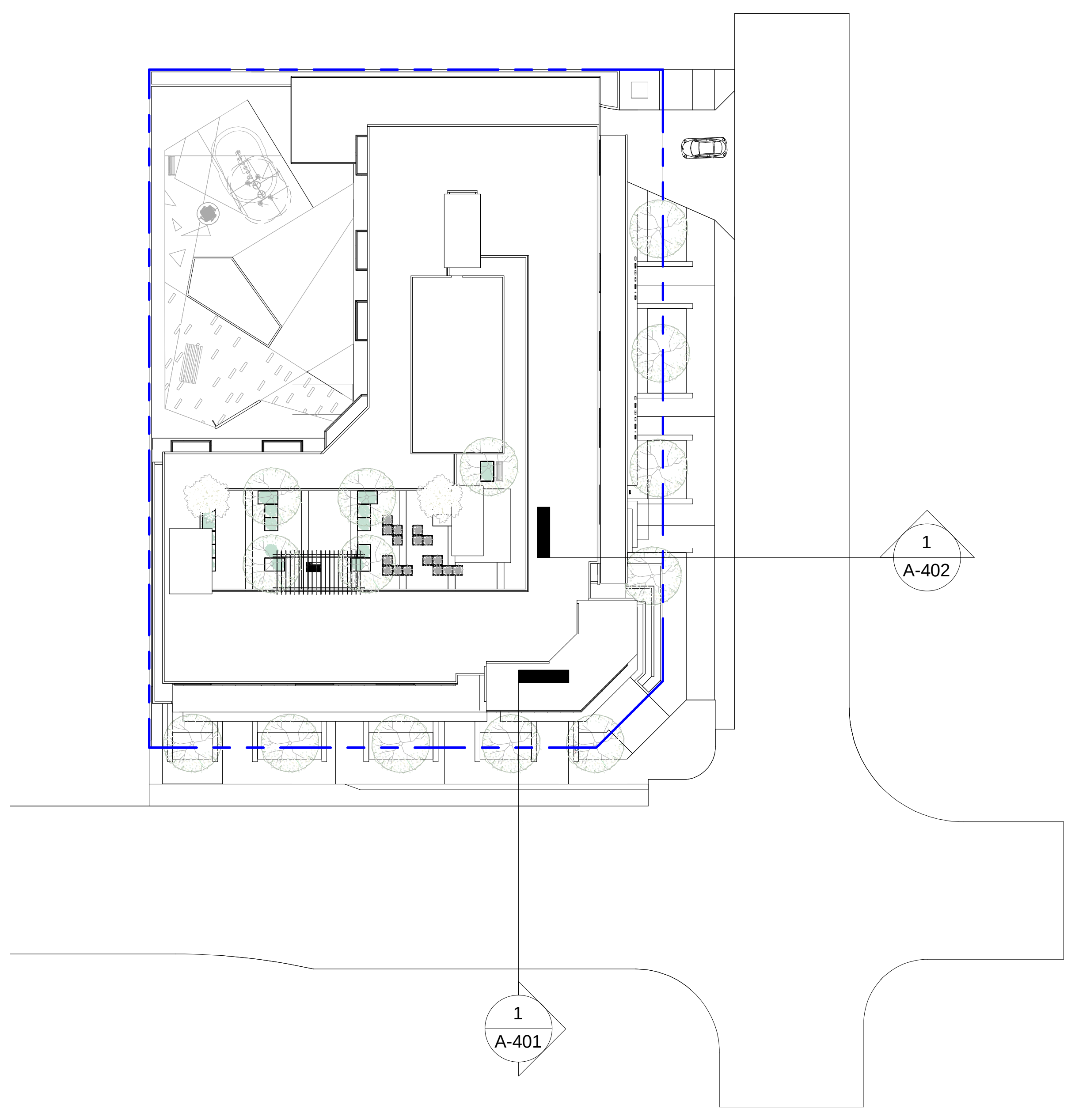
1 DETAIL SECTION THROUGH 112 ST.

1/4" = 1'-0"



2 DETAIL SECTION THROUGH 112 ST.

1/4" = 1'-0"



3 SITE-KEY PLAN

1" = 40'-0"

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DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

DETAIL SECTON

DRAWING ISSUE

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PROJECT NO. 722026

PLOT DATE 07/21/2023

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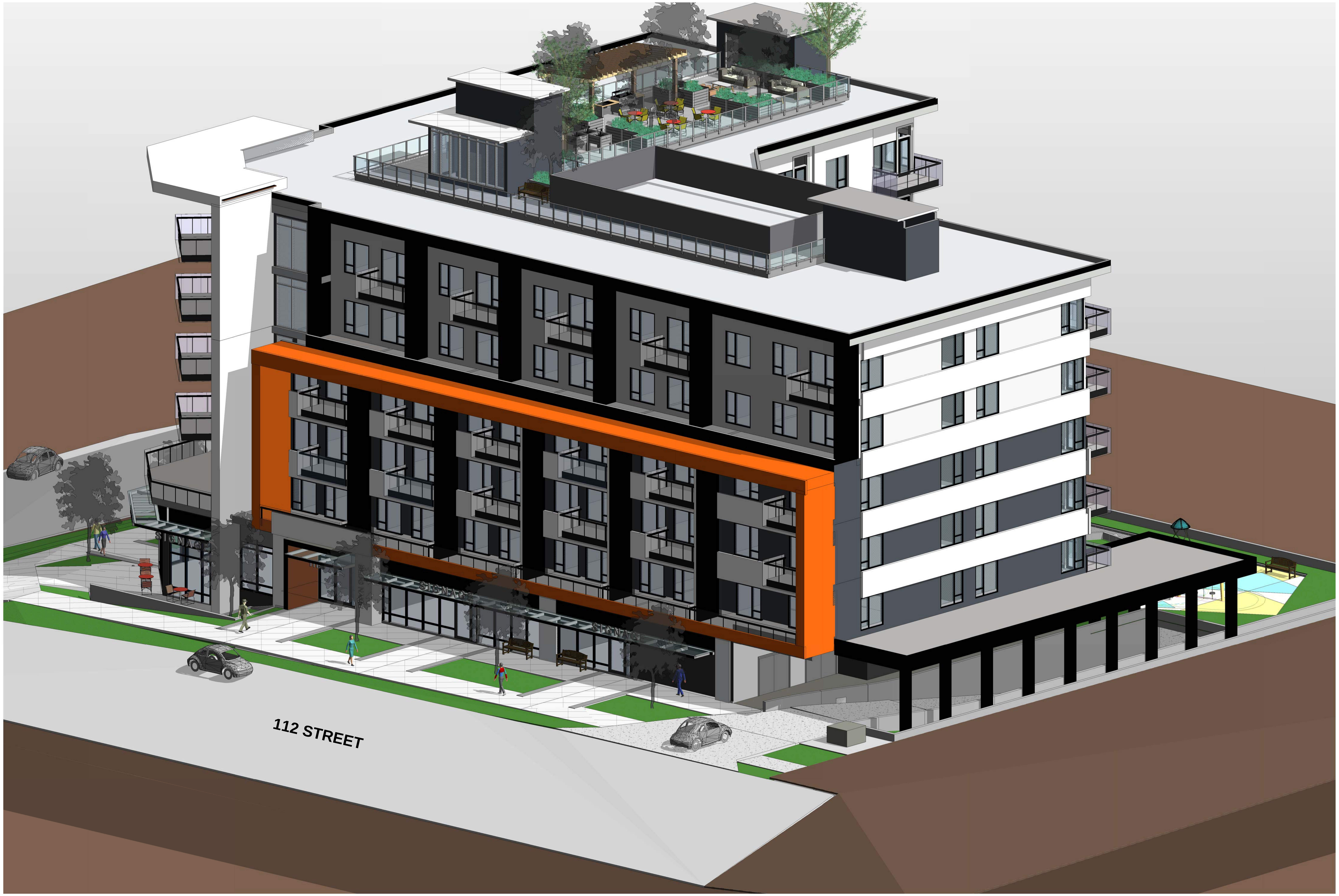

1 NORTH EAST VIEW

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DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

3D VIEWS_NORTH-EAST

DRAWING ISSUE

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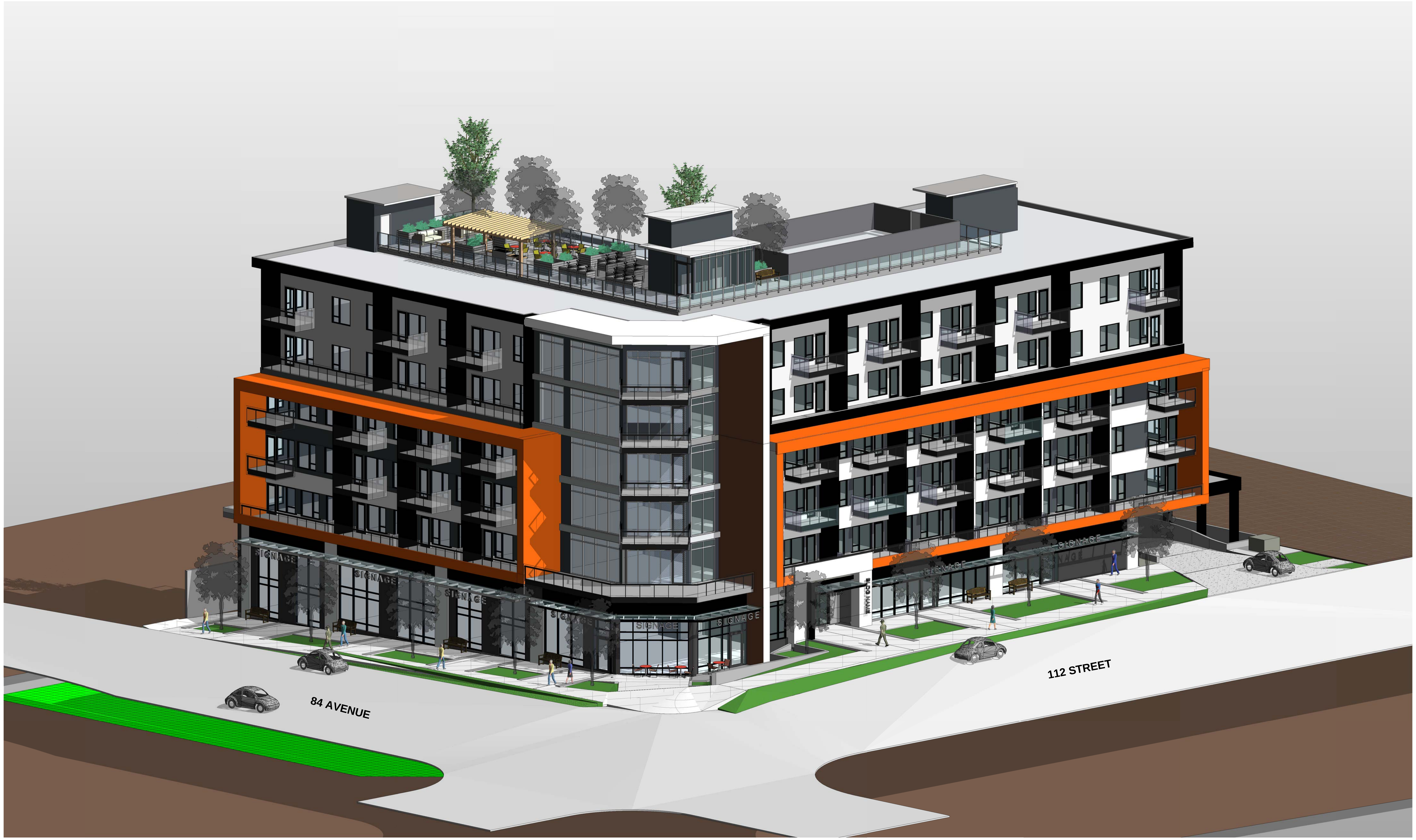
PROJECT NO. 722026
PLOT DATE 07/21/2023
DRAWN Author
SCALE
REVIEWED Checker
DRAWING NO. A-901
REVISION 2



1 SOUTH EAST VIEW ALONG 84 AVENUE AND 112 STREET

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DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
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DRAWING TITLE

3D VIEW_SOUTH-EAST

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722026

PLOT DATE
07/21/2023

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DRAWING NO.
A-902

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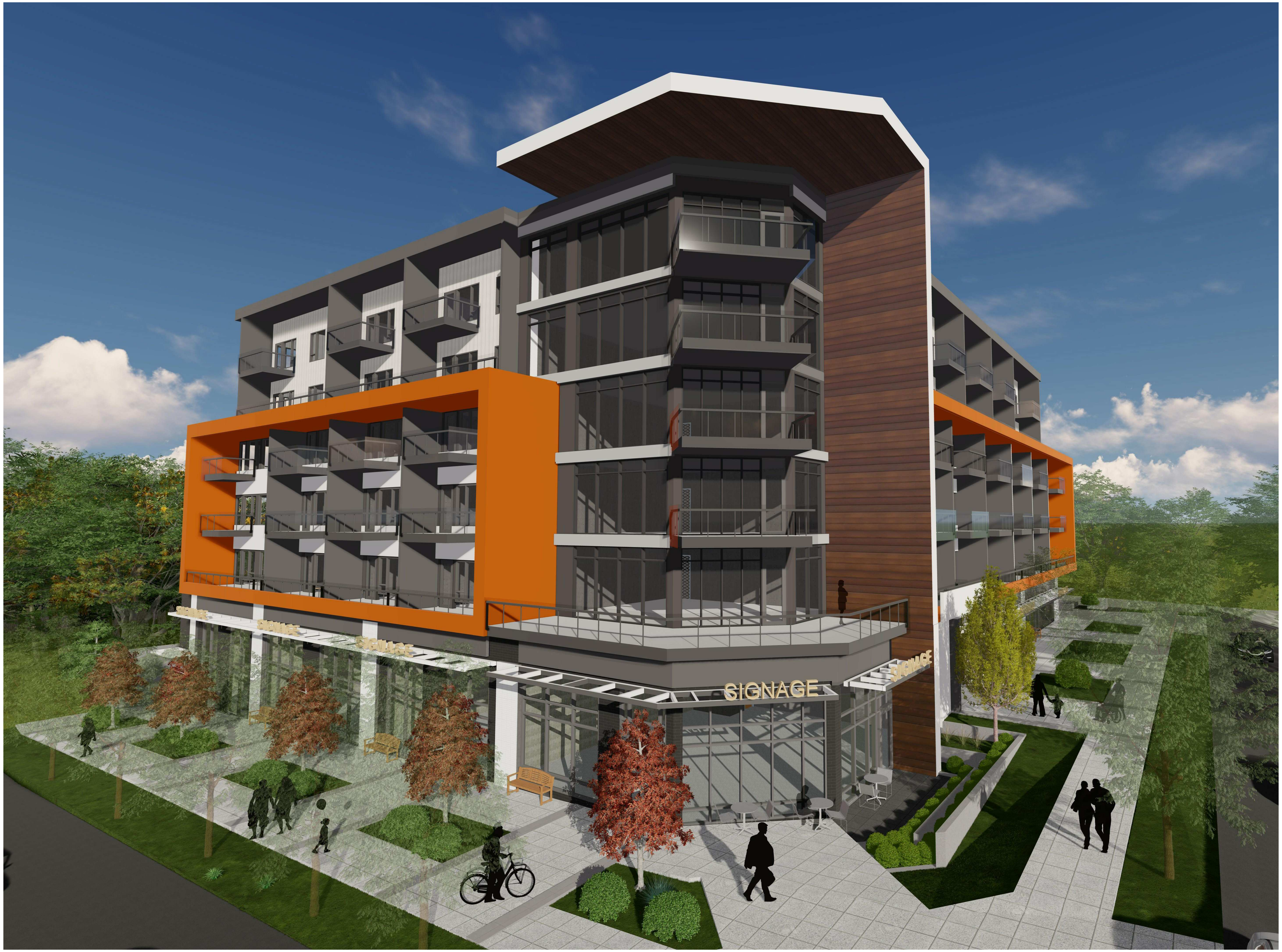
2



3D VIEW_SOUTH-EAST

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11199 84 AVENUE, DELTA,
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DRAWING TITLE

3D VIEW_CORNER VIEW

DRAWING ISSUE

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Author

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A-903

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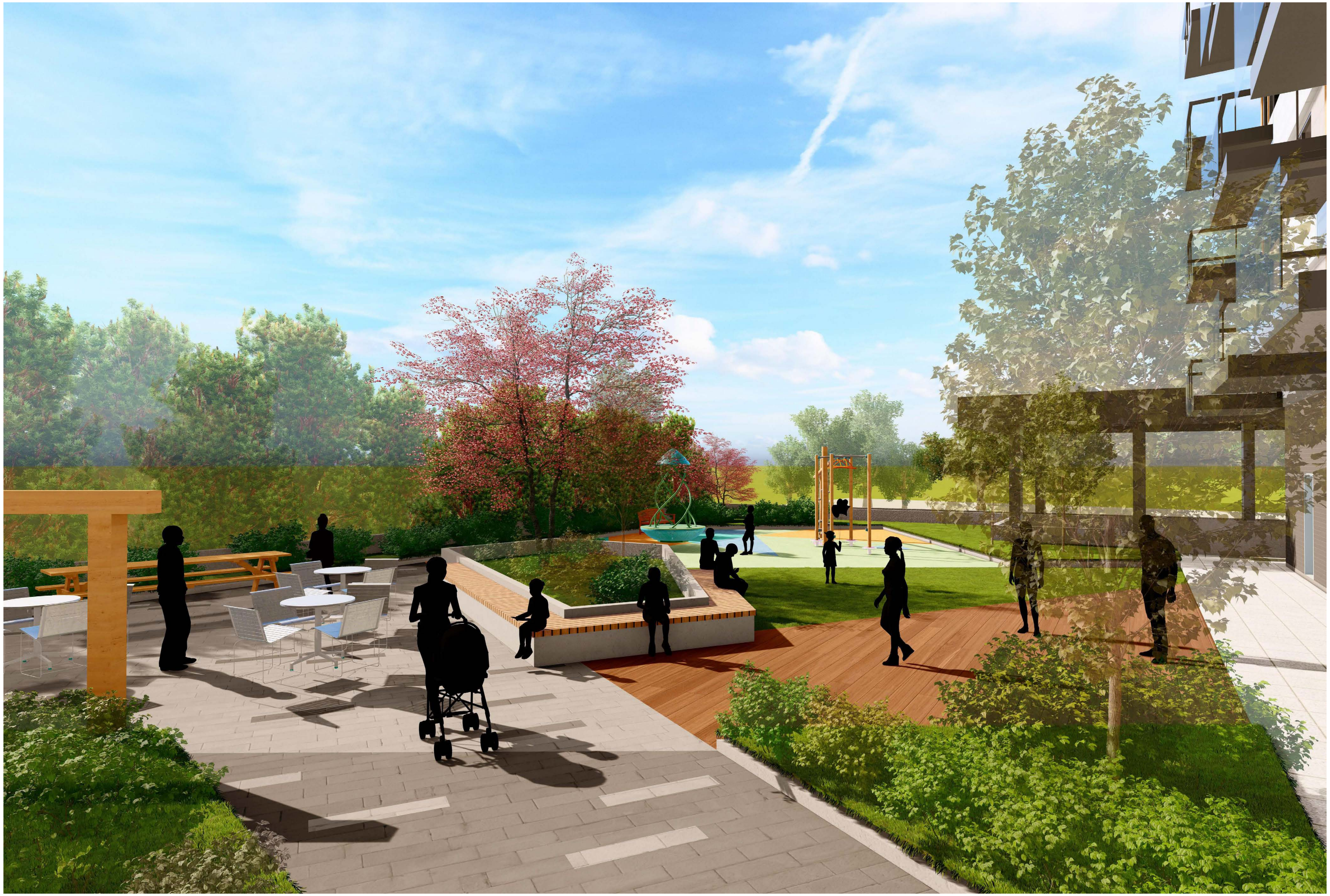
2



3D VIEW_OUTDOOR AMENITY

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3D VIEW_OUTDOOR AMENITY

DRAWING ISSUE

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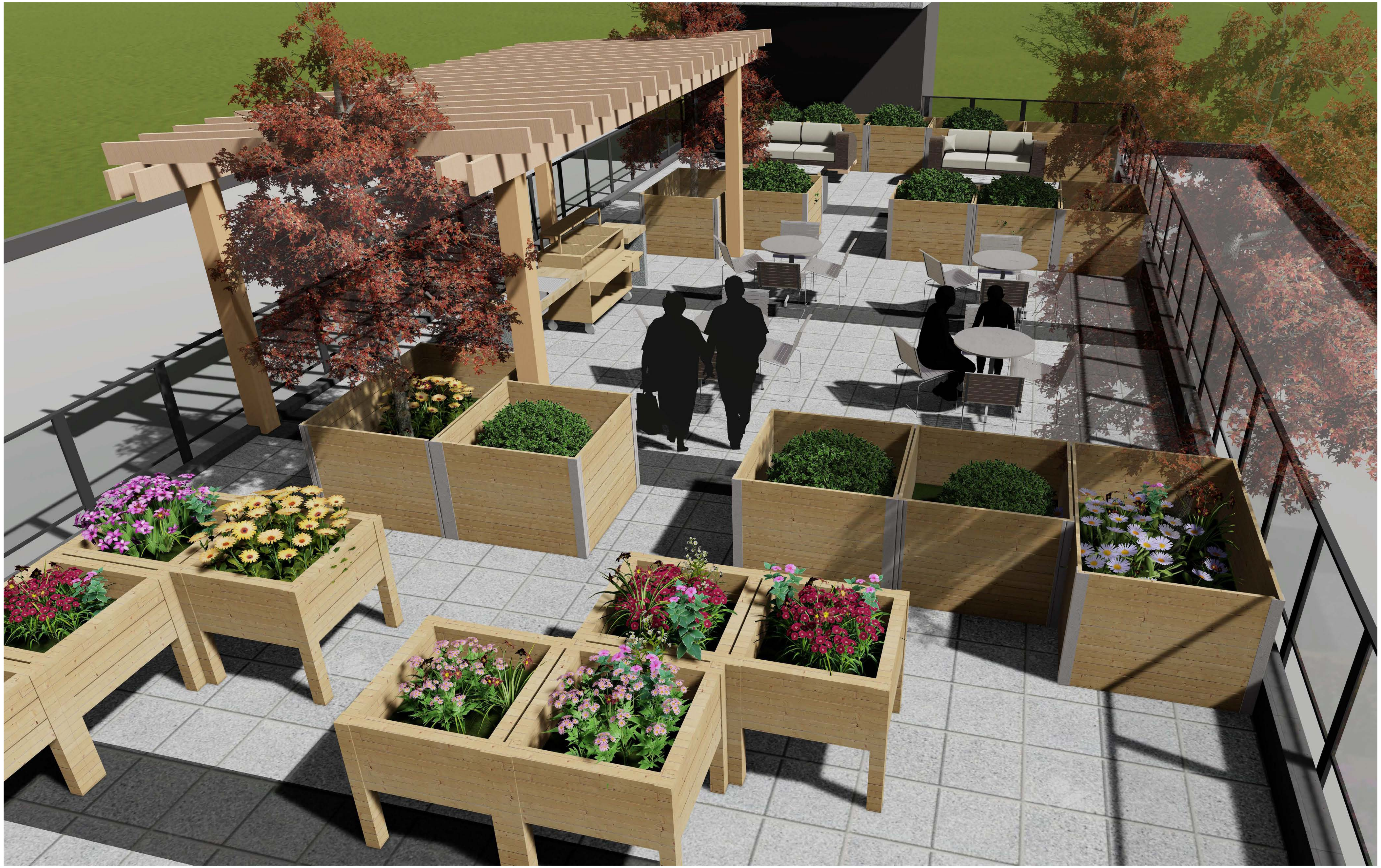
PROJECT NO. 722026	PLOT DATE 07/21/2023	DRAWN Author
	SCALE	REVIEWED Checker
DRAWING NO.	A-904	REVISION 2



3D VIEW_ROOFTOP AMENITY

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REGISTERED ARCHITECT
DOUGLAS RICHARD JOHNSON
BRITISH COLUMBIA
OCT 1 8 2023

PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
V4C 2K4, BC, CANADA

DRAWING TITLE

3D VIEW_ROOFTOP AMENITY

DRAWING ISSUE

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722026

PLOT DATE
07/21/2023

DRAWN
Author

SCALE

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Checker

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2