

TOWNHOUSE RESIDENTIAL DEVELOPMENT

4739 & 4749 60B STREET
DELTA, BC



DEVELOPMENT DATA				
ZONE: RS2 (EXISTING) PROPOSED: RT76				
GROSS SITE AREA	19609 SQ. FT.	1821.7 M2	0.45 ACRES	0.182 HA.
HEIGHT	10.8 M			
SETBACK	FRONT	3.5M		
	REAR	4.5 M		
	SIDE	3 M		
LOT COVERAGE	54.40%	10,618 SQ. FT		
DENSITY	16 UN T	35.55 UPA	87.91 UPHA	
F.S.R.	1.13	22,198 SQ. FT.	2,062 M2	
PARKING	REQUIRED	1 SPACE/UNIT	16	
		VISTOR 0.1/UNIT	1.6	
		TOTAL	17.6	
	PROVIDED	UNITS	30	
		VISTOR	2	
		TOTAL	32	

UNIT BREAKDOWN						
TYPE	NUMBER OF BEDROOMS	S.F.	M2	NUMBER OF UNITS	TOTAL S.F.	TOTAL M2
D	4	1,393	129	2	2,786	259
D1	4	1,474	137	2	2,948	274
D2	4	1,367	127	4	5,468	508
E	4	1,355	126	4	5,420	504
E1	4	1,409	131	2	2,818	262
E2	4	1,379	128	2	2,758	256
TOTAL:		8,377	778	16	22,198	2,062

PROJECT INFO

CIVIC ADDRESSES:

4739 60B STREET
4749 60B STREET

PROJECT DIRECTORY

CLIENT:

HARDEEP BASSI

CIVIL:

VECTOR
ENGINEERING
#150 6450 ROBERTS STREET,
BURNABY, BC V5G 4E1

ARCHITECTURAL:

BARNETT DEMBEK
ARCHITECTS INC.
#135 7536 130 ST.,
SURREY, BC V3W 1H8

LANDSCAPE:

PMG LANDSCAPE
ARCHITECTS
#C100 4185 STILL CREEK
DRIVE, BURNABY, BC V5C 6G9

ARCHITECTURAL DRAWINGS

Category	SHEET NO.	SHEET NAME	Category	SHEET NO.	SHEET NAME
STATISTICS	AC 01	COVER PAGE	UNIT PLANS	AC 301	UNIT PLANS
	AC 02	CONTEXT PLAN		AC 302	UNIT PLANS
SITE INFO	AC 101	SITE PLAN		AC 303	UNIT PLANS
				AC 304	UNIT PLANS
BUILDING PLANS	AC 201	BLDG - 1 (FLOOR PLAN LVL. 1)	ELEVATIONS	AC 401	EXTERIOR E
	AC 202	BLDG - 1 (FLOOR PLAN LVL. 2)		AC 402	EXTERIOR E
	AC 203	BLDG - 1 (FLOOR PLAN LVL. 3)		AC 403	EXTERIOR E
	AC 204	BLDG - 1 (FLOOR PLAN LVL. 4)		AC 403	EXTERIOR E
	AC 201	BLDG - 2 (FLOOR PLAN LVL. 1)			
	AC 201	BLDG - 2 (FLOOR PLAN LVL. 2)			
	AC 202	BLDG - 2 (FLOOR PLAN LVL. 3)			
	AC 203	BLDG - 2 (FLOOR PLAN LVL. 4)			
AC 204					

ZONING INFORMATION:

ZONE:
EXISTING: RS-2
PROPOSED: RT76

ISSUE		
2025-09-11	03	ISSUED FOR DP APPLICATION
2025-08-14	02	ISSUED FOR DP APPLICATION
2025-04-28	01	ISSUED FOR DP APPLICATION
DATE	NO	DESCRIPTION

barnett dembek
ARCHITECTS INC.

UNIT 135, 7536 130 STREET SURREY, B.C. V3W 1H8
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mail@barnettdev.com

GROUP 161

GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:
TOWNHOUSE DEVELOPMENT
4739, 4749 60B
DELTA

CLIENT:
HARDEEP BASSI

DRAWN: FS	
CHECKED: LC	
SCALE: 1/8" = 1'-0"	
JOB NO.: 24006	
DATE: 2025-03-13	

SHEET TITLE:
COVER SHEET

DRAWING No:	REVISION No:
AC-001	

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An aerial photograph of a residential area with several labels and arrows pointing to specific locations. The labels are: 'ASSOCIATION PARK' pointing to a green field on the left; 'SUBJECT SITE' pointing to a blue house in the center; 'PETERSON PARK' pointing to a large green field on the right; 'HIGHWAY 17A' pointing to a road on the right; '60B ST.' pointing to a street in the center; 'LADNER TRUNK RD.' pointing to a road on the far right; and 'RESIDENTIAL ACROSS FROM SUBJECT SITE' pointing to a residential area at the bottom. The map shows a mix of houses, trees, and open fields.

PETERSON PARK

SUBJECT SITE

HWY 17A

LADNER TRUNK RD.

ASSOCIATION PARK

60B ST.

LADNER TRUNK ROAD

60B ST.

SUBJECT SITE

An aerial photograph showing a residential street intersection. A white rectangular box labeled "SUBJECT SITE" is positioned over a grassy area on the left side of the road. The road is paved and has "60th St" painted on it in large, light-colored letters. To the right of the road, a white signpost with a sign that reads "60th St." is visible. The surrounding area includes trees, lawns, and some buildings in the background.

An aerial photograph of a park area. A road on the left is labeled '60B ST.'. A large tree in the center is labeled 'ASSOCIATION PARK'. A white box on the right is labeled 'SUBJECT SITE'. The area is green with grass and trees, and a fence runs along the road. The Google logo is at the bottom center.

[illegible]

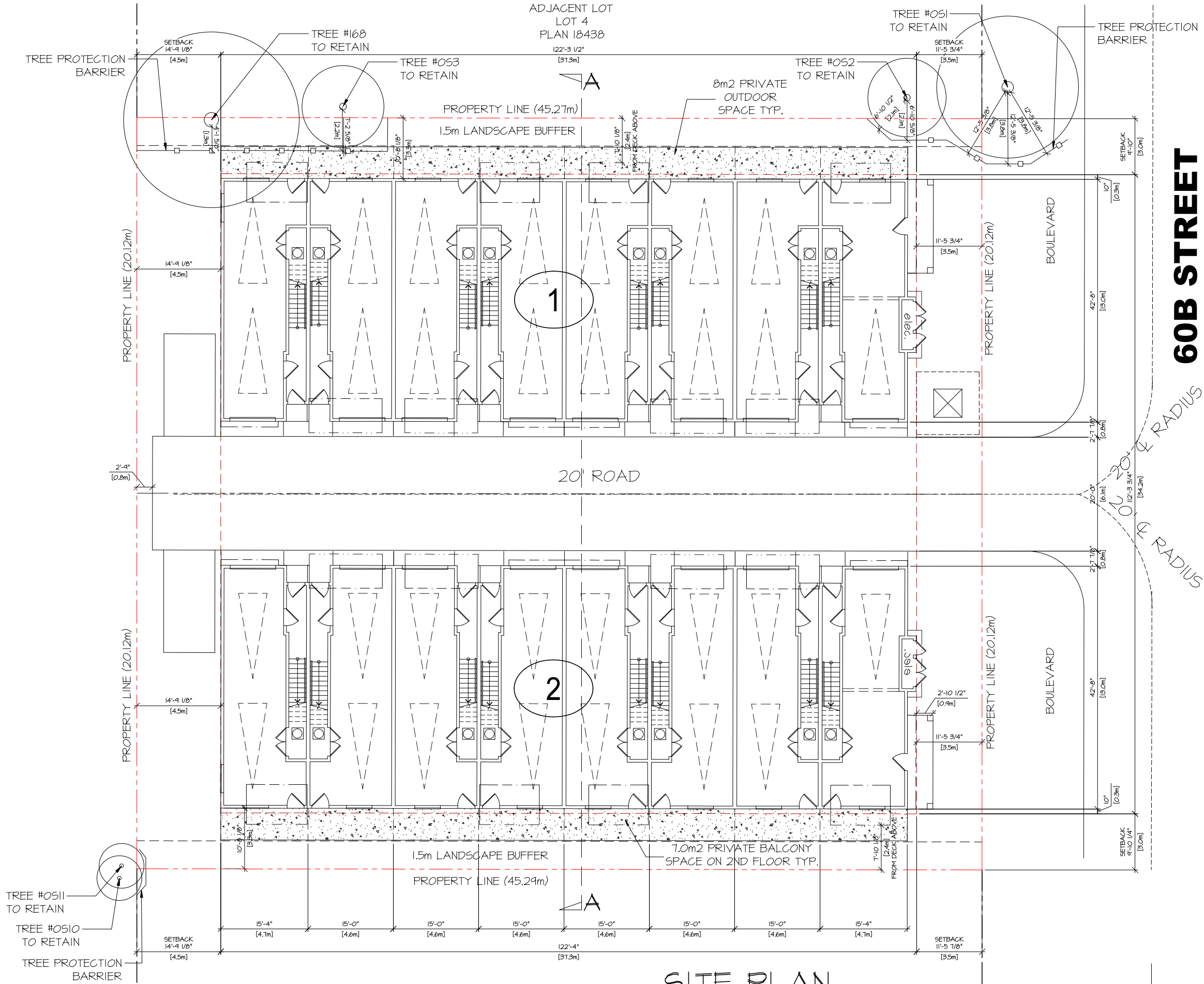
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CHECKED: LC	
SCALE: 1/8" = 1'-0"	
JOB NO.: 24006	
DATE: 2025-03-13	

DRAWING No.	REVISION No.	
AC-002		

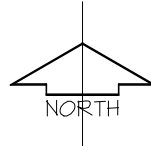
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SITE PLAN.

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

4739, 4749 60B STREET DELTA



DATE	NO	DESCRIPTION
2025-03-11	03	ISSUED FOR DP APPLICATION
2025-03-14	02	ISSUED FOR DP APPLICATION
2025-04-28	01	ISSUED FOR DP APPLICATION

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4739, 4749 60B
DELTA

CLIENT:
HARDEEP BASSI

DRAWN: FS	
CHECKED: LC	
SCALE: 1/8" = 1'-0"	
JOB NO.: 24006	
DATE: 2025-03-13	

SHEET TITLE:
CONCEPT
SITE PLAN

DRAWING No:	REVISION No:
AC-101	

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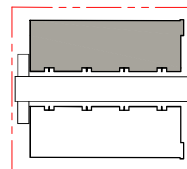
BUILDING #1 NORTH ELEVATION

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



BUILDING #1 SOUTH ELEVATION

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



KEY PLAN

DATE	NO	DESCRIPTION
2025-03-11	03	ISSUED FOR DP APPLICATION
2025-03-14	02	ISSUED FOR DP APPLICATION
2025-03-28	01	ISSUED FOR DP APPLICATION

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PROJECT:
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4739 & 4749, 60B STREET
DELTA, BC

CLIENT:
BASSI PROPERTIES

DRAWN: FS/IB	
CHECKED: JA	
SCALE: 3/16" = 1'-0"	
JOB NO.: 24006	
DATE: MAR 2025	

SHEET TITLE:
SOUTH & NORTH ELEVATION BUILDING 1

DRAWING NO.	REVISION NO.
AC-401	

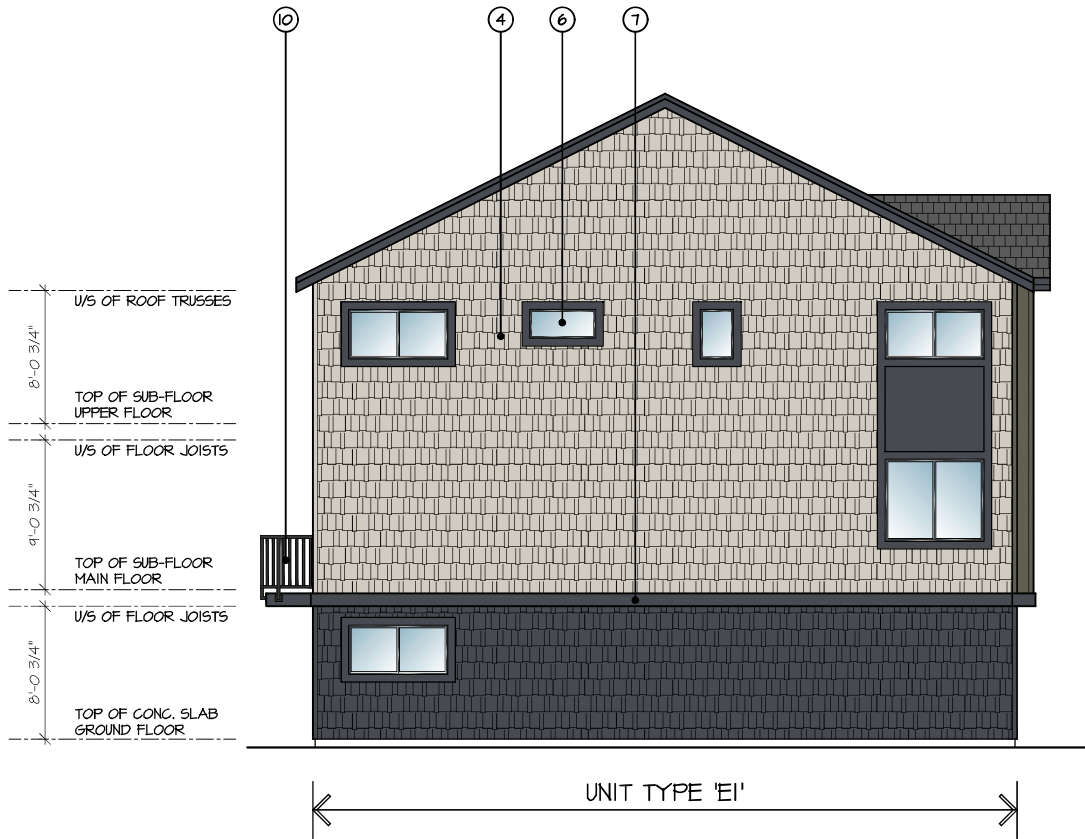
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SCHEDULE OF FINISHES

- 1 HIGH PROFILE ASPHALT SHINGLE ROOFING
- 2 1x4 TRIM ON 2x10 FASCIA
- 3 ALUMINUM GUTTER ON 2x10 FASCIA
- 4 FIBER CEMENT HORIZONTAL SIDING
- 5 FIBER CEMENT BOARD & BATTON SIDING
- 6 VINYL FRAMED WINDOWS
- 7 2x10 TRIM
- 8 BRICK VENEER
- 9 FIBER CEMENT SHAKES
- 10 POWDER COATED ALUMINUM RAILING

SCHEDULE OF COLOR

- BM 2138-30 - MOHEGAN SAGE
- BM 2119-30 - BABY SEAL BLACK
- BM 2118-10 - UNIVERSAL BLACK
- SW 7029 - AGREEABLE GRAY
- BRICK - PEWTER



3
4.01

BUILDING #1 WEST ELEVATION

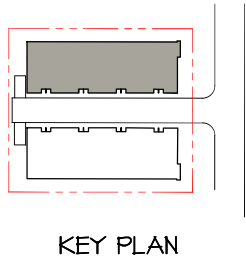
SCALE : 3/16" = 1'-0"



4
4.01

BUILDING #1 EAST ELEVATION

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



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DATE	NO	DESCRIPTION
2025-03-11	03	ISSUED FOR DP APPLICATION
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2025-03-28	01	ISSUED FOR DP APPLICATION

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DELTA, BC

CLIENT:
BASSI PROPERTIES

DRAWN: FS/AB

CHECKED: LC

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

JOB NO.: 24006

DATE: MAR 2025



SHEET TITLE:
EAST & WEST ELEVATION BUILDING 1

DRAWING No:

REVISION No:

AC-402

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- 10 POWDER COATED ALUMINUM RAILING

SCHEDULE OF COLOR

- BM 2138-30 - MOHEGAN SAGE
- BM 2119-30 - BABY SEAL BLACK
- BM 2118-10 - UNIVERSAL BLACK
- SW 7029 - AGREEABLE GRAY
- BRICK - PENTON



UNIT TYPE 'E1' * UNIT TYPE 'D' * UNIT TYPE 'E' * UNIT TYPE 'D' * UNIT TYPE 'E' * UNIT TYPE 'D' * UNIT TYPE 'E' * UNIT TYPE 'D'

BUILDING #2 SOUTH ELEVATION

5
4.01



UNIT TYPE 'D1' * UNIT TYPE 'E' * UNIT TYPE 'D' * UNIT TYPE 'E' * UNIT TYPE 'D' * UNIT TYPE 'E' * UNIT TYPE 'D' * UNIT TYPE 'E1'

BUILDING #2 NORTH ELEVATION

6
4.01

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

SCHEDULE OF FINISHES

- 1 HIGH PROFILE ASPHALT SHINGLE ROOFING
- 2 1x4 TRIM ON 2x10 FASCIA
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SCHEDULE OF COLOR

- BM 2138-30 - MOHEGAN SAGE
- BM 2119-30 - BABY SEAL BLACK
- BM 2118-10 - UNIVERSAL BLACK
- SW 7029 - AGREEABLE GRAY
- BRICK - PEWTER

DATE	NO	DESCRIPTION
2025-05-11	03	ISSUED FOR DP APPLICATION
2025-05-14	02	ISSUED FOR DP APPLICATION
2025-03-28	01	ISSUED FOR DP APPLICATION

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DELTA, BC

CLIENT:
BASSI PROPERTIES

DRAWN: FS/BS

CHECKED: LC

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

JOB NO.: 24006

DATE: MAR 2025

SHEET TITLE:

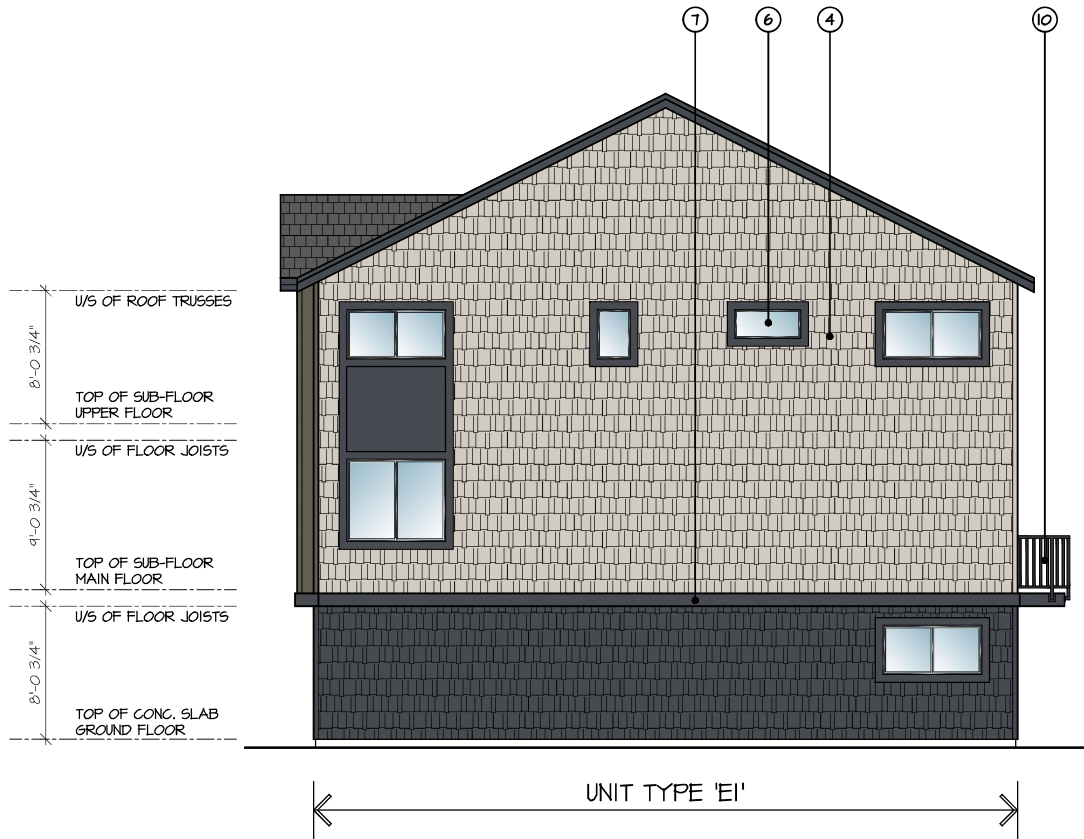
NORTH & SOUTH ELEVATIONS BUILDING 2

DRAWING No.

REVISION No.

AC-403

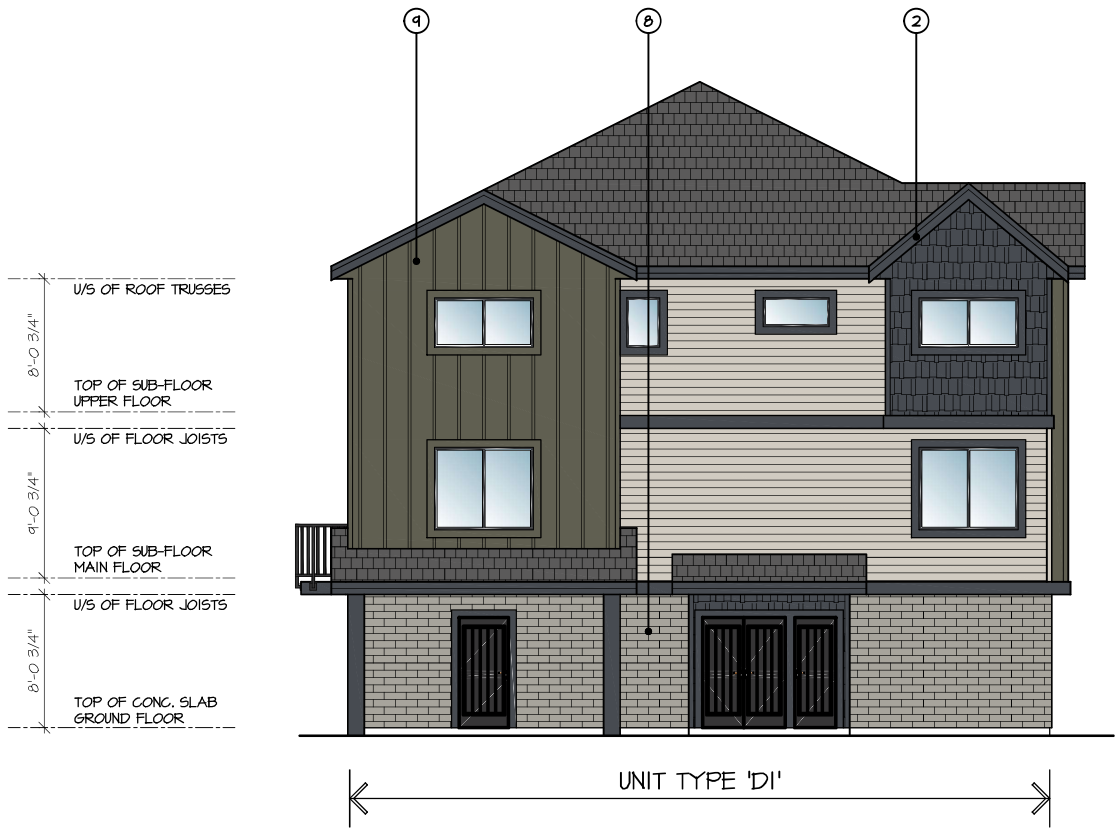
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7
4.01

BUILDING #2 WEST ELEVATION

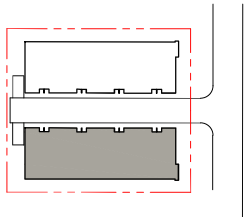
SCALE : 3/16" = 1'-0"



8
4.01

BUILDING #2 EAST ELEVATION

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



KEY PLAN

DATE	NO	DESCRIPTION
2025-05-11	03	ISSUED FOR DP APPLICATION
2025-05-14	02	ISSUED FOR DP APPLICATION
2025-02-28	01	ISSUED FOR DP APPLICATION

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DELTA, BC

CLIENT:
BASSI PROPERTIES

DRAWN: FS/IB	
CHECKED: LC	
SCALE: 3/16" = 1'-0"	
JOB NO.: 24006	
DATE: MAR 2025	

SHEET TITLE:
EAST & WEST ELEVATIONS BUILDING 2

DRAWING No.	REVISION No.
AC-404	

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SCHEDULE OF COLOR

- | | |
|--|------------------------------|
| | BM 2138-30 - MOHEGAN SAGE |
| | BM 2119-30 - BABY SEAL BLACK |
| | BM 2118-10 - UNIVERSAL BLACK |
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