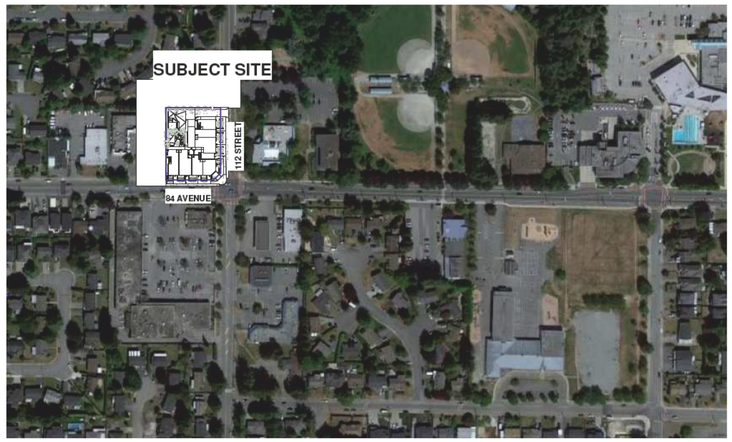
DELTA MIXED-USE DEVELOPMENT

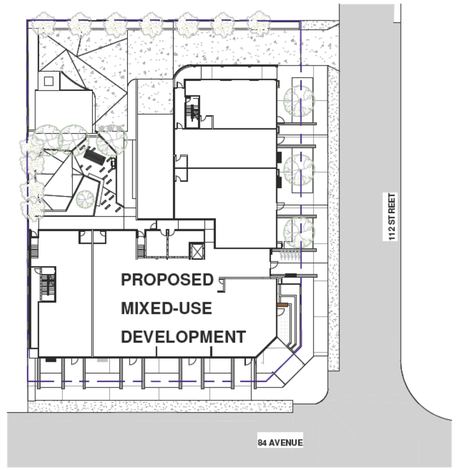
11199 84 AVENUE, DELTA, BC



CORNER VIEW FROM SOUTH-EAST



AERIAL VIEW



KEY PLAN

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

DRAWING LIST ARCHITECTURAL	
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A-006	SHADOW ANALYSIS
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A-401	ENLARGED UNIT PLANS
A-402	ENLARGED UNIT PLANS
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A-404	ENLARGED UNIT PLANS
A-405	ENLARGED UNIT PLANS
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A-905	3D VIEW_OUTDOOR AMENITY
A-906	3D VIEW_ROOFTOP AMENITY

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
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COVER PAGE

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PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE: As indicated	REVIEWED: DJ

DRAWING NO. A-000 REVISION 4

PROJECT INFORMATION

DATA SHEET				
PROJECT NAME:	**MIXED-USE DEVELOPMENT**			
CIVIC ADDRESS:	**11199 - 84 AVENUE, DELTA, B.C.**			
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 (2)	ND12			
BUILDING HEIGHT				
REQUIRED	18M MAX.			
PROPOSED BUILDING HEIGHT	23.12M			
GROSS SITE AREA	30738 Sq.Ft. OR			0.29 Hectare
DEDICATION AREA	0 Sq.Ft. OR			0.00 Hectare
NET SITE AREA	30738 Sq.Ft. OR			0.29 Hectare

FLOOR NAME	**NO. OF RES. UNITS**	**FLOOR AREA**
PARKADE FLOOR AREA (P1&P2)		58557.29 Sq. M.
GARBAGE, MECH AND MAIL ROOM		1,056.84 Sq. M.
MAIN FLOOR AREA - COMMERCIAL (CRU)	7	12327.82 Sq. M.
MAIN FLOOR AREA - RESIDENTIAL (LOBBY, STAIRS, ELEV.)		1933.05 Sq. M.
SECOND FLOOR AREA - RESIDENTIAL	16	12,759.89 Sq. M.
SECOND FLOOR AREA - INDOOR AMENITY		1588.27 Sq. M.
THIRD FLOOR AREA	18	14339.06 Sq. M.
FOURTH FLOOR AREA	18	14339.06 Sq. M.
FIFTH FLOOR AREA	16	12542.65 Sq. M.
SIXTH FLOOR AREA	16	12542.65 Sq. M.
TOTAL UNITS	84	
TOTAL COMMERCIAL FLOOR AREA		**12327.82 Sq. M.**
TOTAL RESIDENTIAL FLOOR AREA		**68456.36 Sq. M.**

UNIT MIX		
STUDIO	2	2%
1-BED	18	21%
1-BED + DEN	25	30%
2-BED	8	10%
2-BED + DEN	11	13%
3-BED	2	2%
ADAPTABLE UNITS	18	21%
TOTAL NO. OF UNITS	84	100%

TOTAL AREA FOR FSR (EXCLUDING AMENITY AND PARKING)			
FLOOR AREA RATIO			
F.A.R. (RESIDENTIAL) = NET AREA / SITE AREA			
	68456.36 Sq. Ft.	/	**FSR**
F.A.R. (COMMERCIAL) = NET AREA / SITE AREA			
	12327.82 Sq. Ft.	/	**FSR**
F.A.R. (TOTAL) = NET AREA / SITE AREA			
	80784.18 Sq. Ft.	/	**FSR**
LOT COVERAGE = MAIN FLOOR AREA / NET SITE AREA			
	15317.71 Sq. Ft.	/	
AMENITY AREA			
REQUIRED OUTDOOR AMENITY AREA (6 SQ.M. PER UNIT)	504.00 Sq. M.		
PROVIDED OUTDOOR AMENITY ON-GRADE	236.83 Sq. M.		
PROVIDED OUTDOOR AMENITY - MULTIPURPOSE	185.84 Sq. M.		
PROVIDED OUTDOOR AMENITY ON-ROOFTOP	296.23 Sq. M.		
PROVIDED TOTAL OUTDOOR AMENITY (ON-GRADE+ROOFTOP+MULTIPURPOSE)	**718.90** Sq. M.		
REQUIRED INDOOR AMENITY AREA (1 SQ.M. PER UNIT OR 50 SQ.M.)	84.00 Sq. M.		
PROVIDED INDOOR AMENITY	147.56 Sq. M.		

RESIDENTIAL CAR PARKING				
	NO. OF UNITS	**REQUIRED (City of Delta)**	**REQ (Within 400m of frequent bus only)**	**PROPOSED**
1.5 STALLS FOR EACH 3 BED UNIT	13	19.5	**0.72 x 84 UNITS = 61 STALLS**	**66**
1.3 STALLS FOR EACH 2 BED UNIT	33	42.9		
1.3 STALLS FOR EACH 1-BED UNIT AND STUDIO UNIT	20	26		
1.3 STALLS FOR EACH ADAPTABLE UNIT	18	23.4		
0.1 STALL FOR VISITOR PARKING	84	8.4	**0.1 x 84 UNITS = 8.4 STALLS**	**8**
TOTAL RESIDENTIAL PARKING		**120.2**	**69.00 STALLS (9 ACCESSIBLE)**	**74.00 STALLS (9 ACCESS)**

COMMERCIAL CAR PARKING			
	AREA	**REQUIRED (City of Delta)**	**PROPOSED**
3.5 STALLS REQUIRED FOR EVERY 100 SQ.M.(CRU-RETAIL)	853.65 Sq. M.	29.88	
10 STALLS REQUIRED FOR EVERY 100 SQ.M.(COFFEE SHOP - CRU 4 & 5 ONLY, INCLUDES PATIOS)	371.46 Sq. M.	37.15	
TOTAL COMMERCIAL PARKING		**67.02 (therefore 67 Stalls)**	**73 STALLS (5 ACCESSIBLE)**

TOTAL PARKING (RESIDENTIAL + COMMERCIAL)	**REQUIRED**	**PROPOSED**
	136	**147**
PARKING STALL TYPES		
ELECTRIC CHARGING STALLS	87 (13 COMM. 67 RESID.)	91 (17 COMMERCIAL, 74 RESID.)
STANDARD CAR PARKING	-	107
SMALL CAR PARKING	36.75 ALLOWED	29
ACCESSIBLE CAR PARKING	11	11
OFF-STREET LOADING	1	1

BIKE STORAGE	**REQUIRED**	**PROPOSED**
RESIDENTIAL (1 PER UNIT)	84	101
VISITOR RESIDENTIAL	5	6
COMMERCIAL (1 PER UNIT)	7	7
TOTAL	96	114

CRU AREA

CRU	AREA (in Sq. Ft.)	AREA (in Sq.M.)
CRU - RETAIL		
CRU-1	1288.22 ft²	119.68 m²
CRU-2	1291.03 ft²	119.94 m²
CRU-3	2225.05 ft²	206.71 m²
CRU-6	2305.63 ft²	214.20 m²
CRU-7	2078.68 ft²	193.12 m²
	9188.61 ft²	853.65 m²
CRU - CAFE		
CRU 4 - PATIO	595.93 ft²	55.36 m²
CRU 5 - PATIO	263.20 ft²	24.45 m²
CRU-4	1587.63 ft²	147.50 m²
CRU-5	1551.58 ft²	144.15 m²
	3998.34 ft²	371.46 m²

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PROVINCE OF BRITISH COLUMBIA

2024-06-27

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PROJECT

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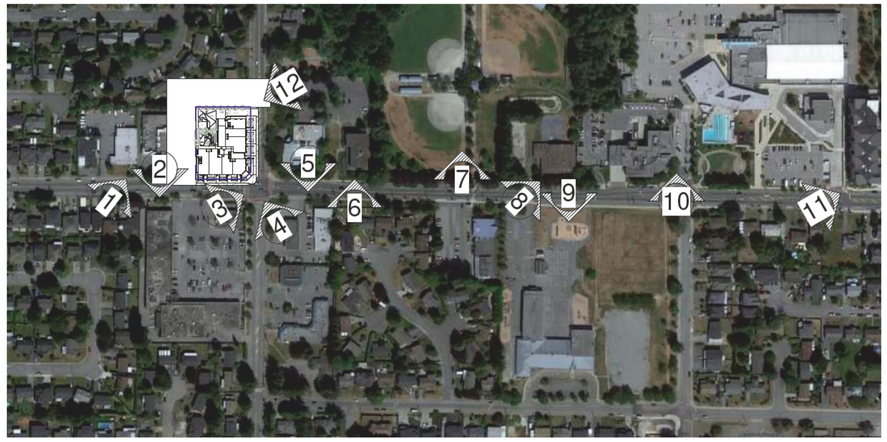
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PROJECT

DELTA MIXED-USE DEVELOPMENT

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CONTEXT PHOTOS

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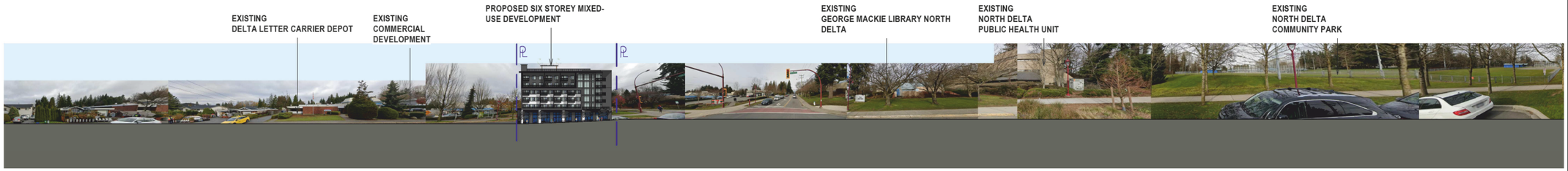
DRAWING NO. A-002

REVISION 4



2 / A-003 STREETSCAPE ALONG 112 STREET

1" = 80'-0"



1 / A-003 STREETSCAPE ALONG 84 AVENUE

1" = 80'-0"

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STREETSCAPE

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REVISION 4



KEY PLAN



FIGURE 1 - OCP LAND USE DESIGNATION

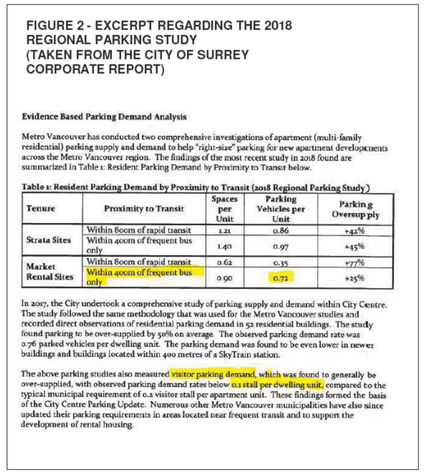


FIGURE 2 - EXCERPT REGARDING THE 2018 REGIONAL PARKING STUDY (TAKEN FROM THE CITY OF SURREY CORPORATE REPORT)

Evidence Based Parking Demand Analysis

Metro Vancouver has conducted two comprehensive investigations of apartment (multi-family residential) parking supply and demand to help "right-size" parking for new apartment developments across the Metro Vancouver region. The findings of the most recent study in 2018 found are summarized in Table 1: Resident Parking Demand by Proximity to Transit below.

Table 1: Resident Parking Demand by Proximity to Transit (2018 Regional Parking Study)

Tenure	Proximity to Transit:	Spaces per Unit	Parking Vehicles per Unit	Parking Oversupply
Strata Sites	Within 800m of rapid transit	1.21	0.86	+42%
	Within 400m of frequent bus only	1.40	0.97	+45%
Market Rental Sites	Within 800m of rapid transit	0.62	0.35	+77%
	Within 400m of frequent bus only	0.90	0.72	+25%

In 2017, the City undertook a comprehensive study of parking supply and demand within City Centre. The study followed the same methodology that was used for the Metro Vancouver studies and recorded direct observations of residential parking demand in 52 residential buildings. The study found parking to be over-supplied by 50% on average. The observed parking demand rate was 0.76 parked vehicles per dwelling unit. The parking demand was found to be even lower in newer buildings and buildings located within 400 metres of a SkyTrain station.

The above parking studies also measured visitor parking demand, which was found to generally be over-supplied, with observed parking demand rates below 0.1 stall per dwelling unit, compared to the typical municipal requirement of 0.2 visitor stall per apartment unit. These findings formed the basis of the City Centre Parking Update. Numerous other Metro Vancouver municipalities have also since updated their parking requirements in areas located near frequent transit and to support the development of rental housing.

PLANNING 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.
- Rezoning 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.

TRANSIT ORIENTED AREA - PROPOSED VEHICULAR PARKING PROVISIONS

- The Development proposes a **reduction in vehicular parking provisions** deviating from the City of Delta's requirements given the proximity (within 400m) of the project site to frequent bus service (Bus Route 301 & 314 along 84th Avenue and Route 312 along 112 St.)
- Reduced vehicular parking provisions (only for residential and visitor parking) are in accordance with the Metro Vancouver 2018 Regional Parking Study. An excerpt from this study has been provided the key rates the Development is following highlighted (See Figure 2).
- Provisions for commercial parking will be adherred to as per the City of Delta's parking bylaws.

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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PROJECT

DELTA MIXED-USE DEVELOPMENT

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

DRAWING TITLE

DESIGN RATIONALE

DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE: 1" = 30'-0"	REVIEWED: DJ

DRAWING NO. A-004

REVISION 4

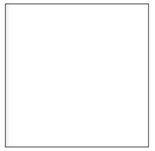

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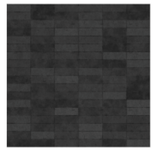

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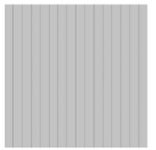

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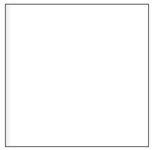
8


9


10


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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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
4	06-26-2024	ISSUED FOR DP RESUBMISSION	ST
3	06-03-2024	ISSUED FOR DP RESUBMISSION	ST
2	10-18-2023	REISSUED FOR DP	ST
1	07-21-2023	ISSUED FOR DP SUBMISSION	ST

CONSULTANT

PERMIT STAMP

SEAL

REGISTERED ARCHITECT DOUGLAS RICHARD JOHNSTON BRITISH COLUMBIA

2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

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

DRAWING TITLE

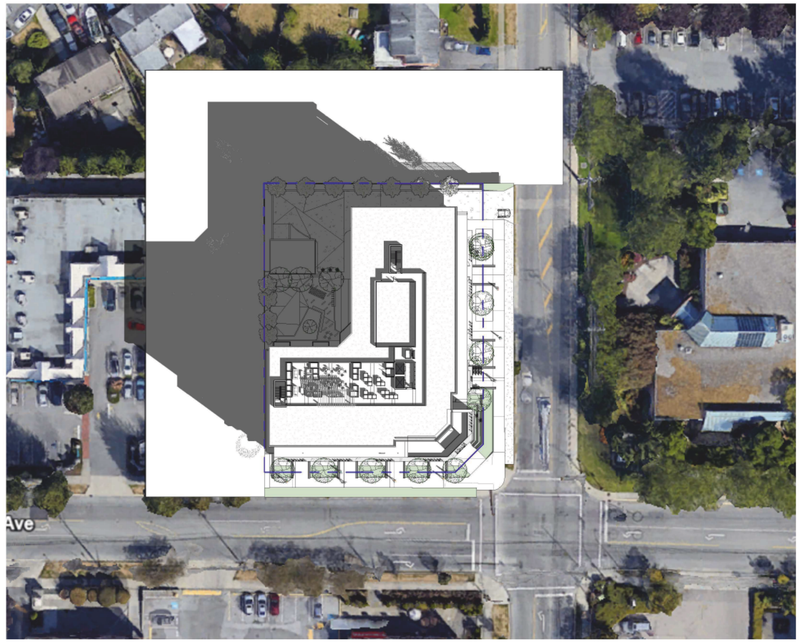
BUILDING MATERIAL & COLOUR SCHEDULE

DRAWING ISSUE

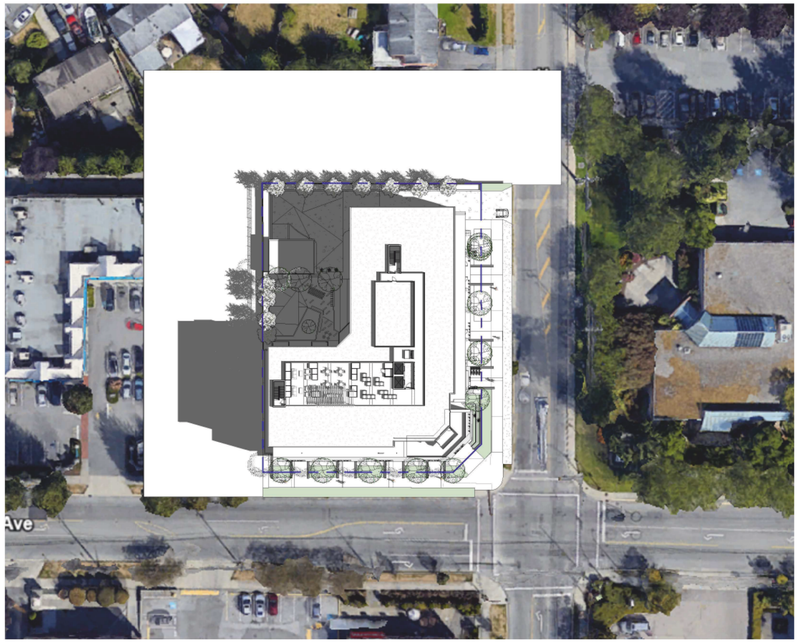
ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE 1/4" = 1'-0"	REVIEWED DJ

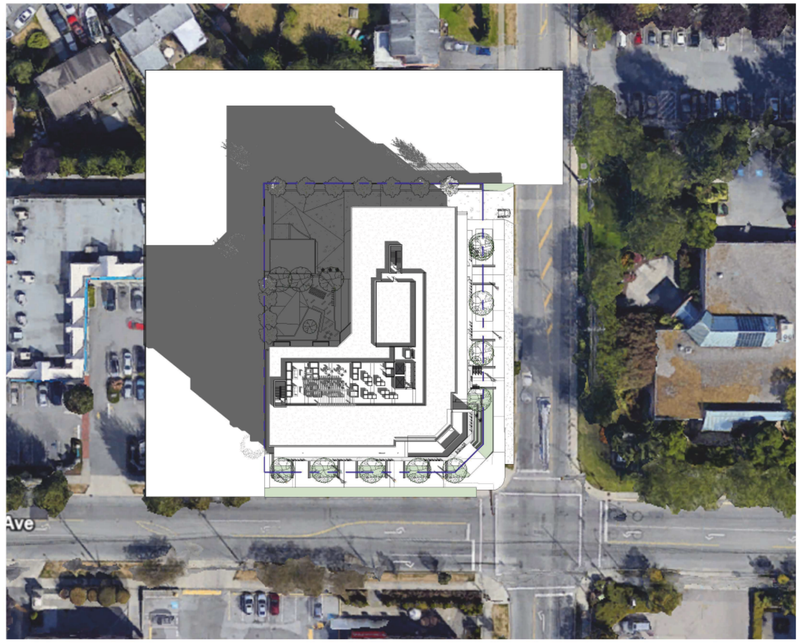
DRAWING NO. A-005 REVISION 4



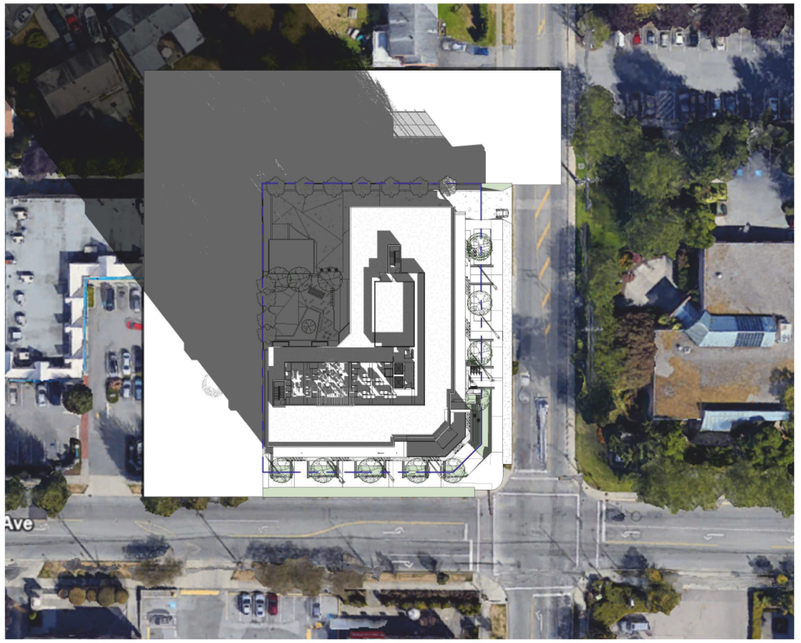
1 A-006 SCIOGRAPHY AS ON MARCH 21st
1" = 50'-0"



2 A-006 SCIOGRAPHY AS ON JUNE 21st
1" = 50'-0"



3 A-006 SCIOGRAPHY AS ON SEPTEMBER 21st
1" = 50'-0"



4 A-006 SCIOGRAPHY AS ON DECEMBER 21st
1" = 50'-0"

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1	07-21-2023	ISSUED FOR DP SUBMISSION	ST

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DOUGLAS RICHARD JOHNSTON
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DELTA MIXED-USE DEVELOPMENT

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DRAWING TITLE

SHADOW ANALYSIS

DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE 1" = 50'-0"	REVIEWED DJ

DRAWING NO. A-006

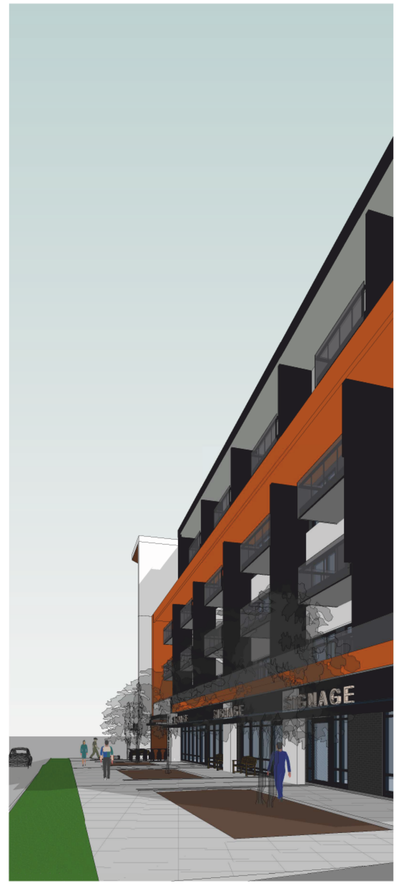
REVISION 4



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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3	06-03-2024	ISSUED FOR DP RESUBMISSION	ST
2	10-18-2023	REISSUED FOR DP	ST
1	07-21-2023	ISSUED FOR DP SUBMISSION	ST

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PROJECT

DELTA MIXED-USE DEVELOPMENT

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

DRAWING TITLE

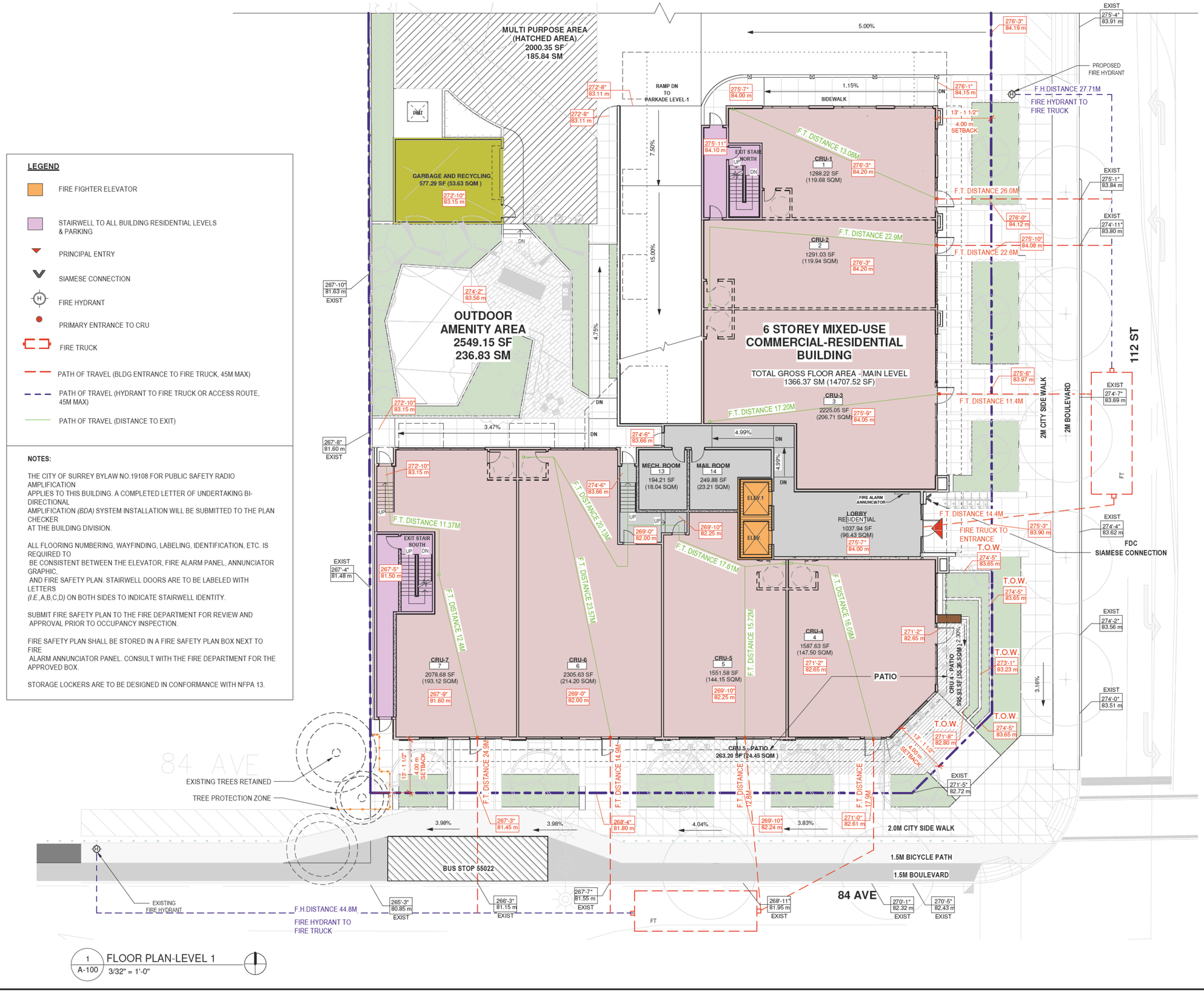
STREET LEVEL VIEWS

DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE	REVIEWED
		DJ

DRAWING NO.	REVISION
A-007	4



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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
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3	06-03-2024	ISSUED FOR DP RESUBMISSION	ST
2	10-18-2023	REISSUED FOR DP	ST
1	07-21-2023	ISSUED FOR DP SUBMISSION	ST

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PROJECT

DELTA MIXED-USE DEVELOPMENT

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

DRAWING TITLE

FIRE EGRESS PLAN

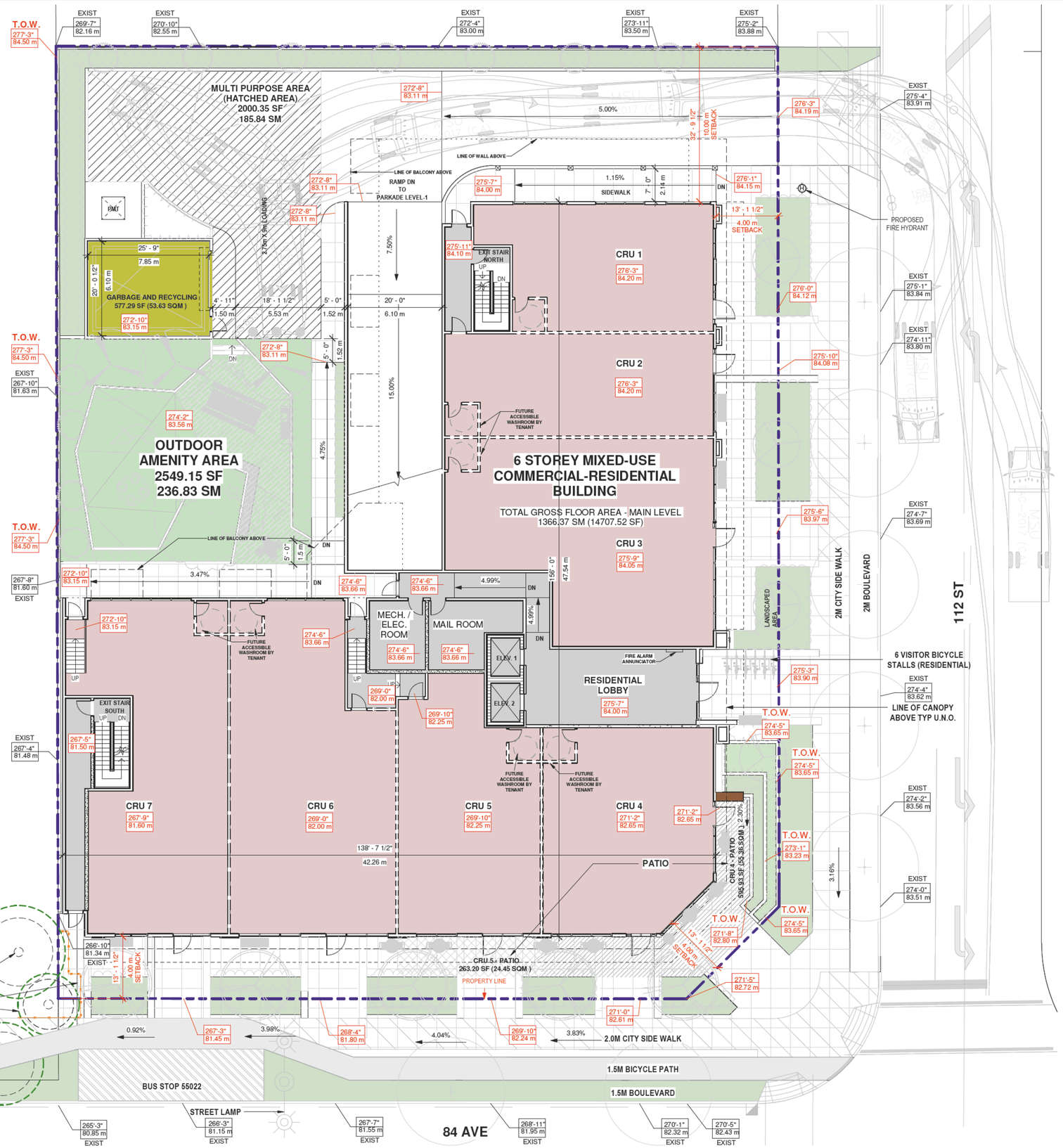
DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	Author
	SCALE: As indicated	REVIEWED: Checker

DRAWING NO. A-100

REVISION 4



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 = 6359.80 m2 (68456.36 sq. ft.)

TOTAL COMMERCIAL = 1145.29 m2 (12327.82 sq. ft.)

1 / A-101 SITE PLAN 3/32" = 1'-0"

TN

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3	06-03-2024	ISSUED FOR DP RESUBMISSION	ST
2	10-18-2023	REISSUED FOR DP	ST
1	07-21-2023	ISSUED FOR DP SUBMISSION	ST

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PROJECT

DELTA MIXED-USE DEVELOPMENT

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

DRAWING TITLE

SITE PLAN

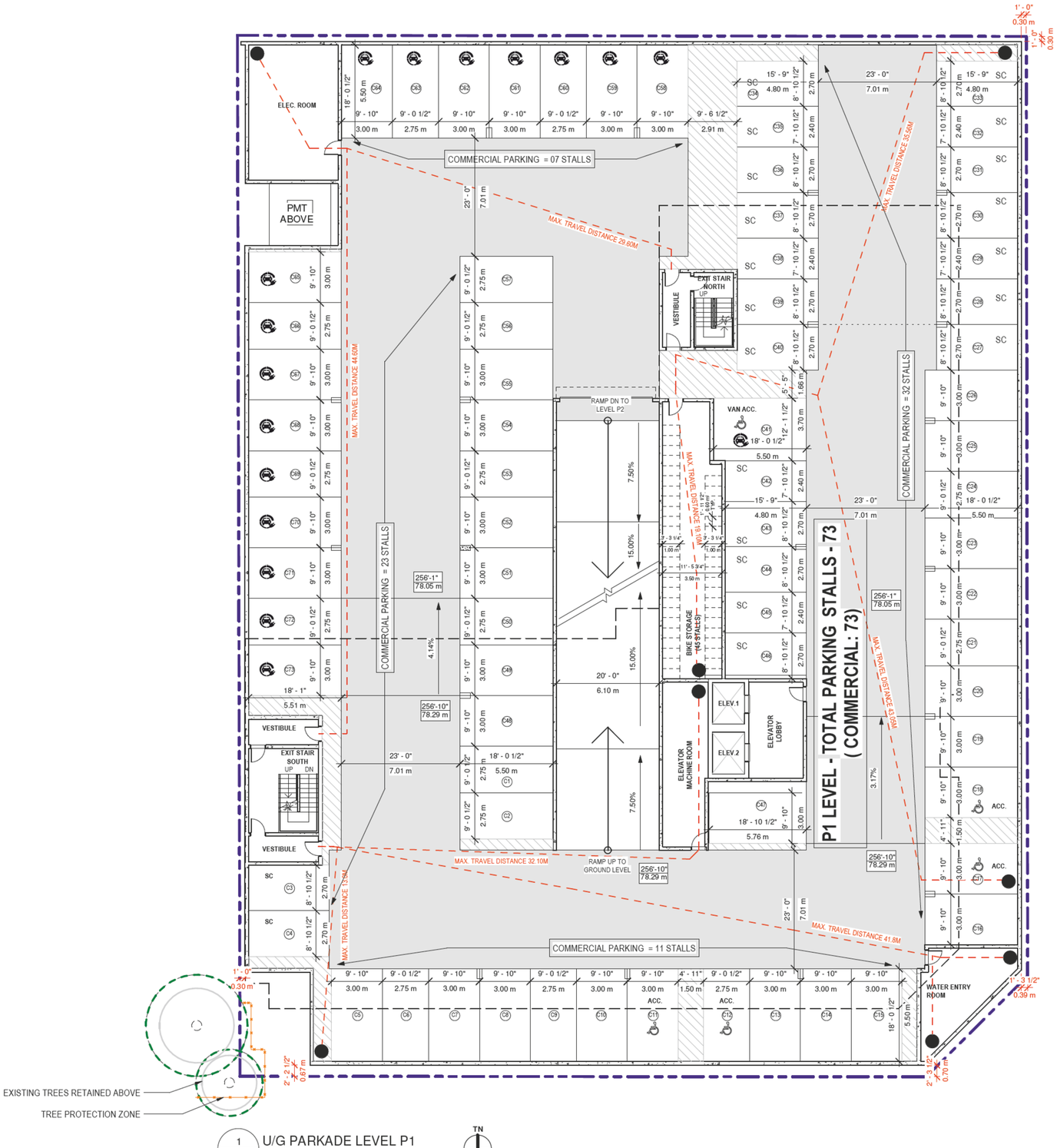
DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE 3/32" = 1'-0"	REVIEWED DJ

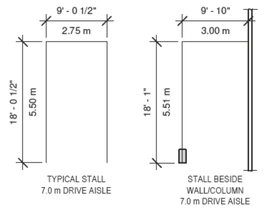
DRAWING NO. A-101

REVISION 4

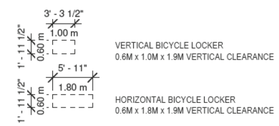


1 / A-102 U/G PARKADE LEVEL P1
3/32" = 1'-0"

PARKING STALL LEGEND



BICYCLE STALL LEGEND



PARKING SCHEDULE - PARKADE LEVEL 1	
PARKING STALL	COUNT
COMMERCIAL PARKING	73
Grand total	73

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
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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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PROJECT

DELTA MIXED-USE DEVELOPMENT

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

DRAWING TITLE

FLOOR PLAN-U/G PARKADE LEVEL P1

DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST.
	SCALE 3/32" = 1'-0"	REVIEWED DJ

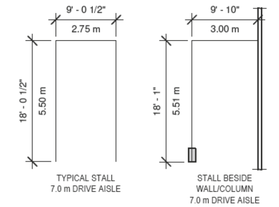
DRAWING NO. A-102

REVISION 4

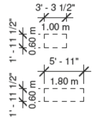


1 A-103 U/G PARKADE LEVEL P2
3/32" = 1'-0"

PARKING STALL LEGEND



BICYCLE STALL LEGEND



PARKING SCHEDULE - PARKADE LEVEL 2	
PARKING STALL	COUNT
RESIDENTIAL PARKING	66
VISITOR PARKING	8
Grand total	74

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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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PROJECT

DELTA MIXED-USE DEVELOPMENT

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DRAWING TITLE

FLOOR PLAN-U/G PARKADE LEVEL P2

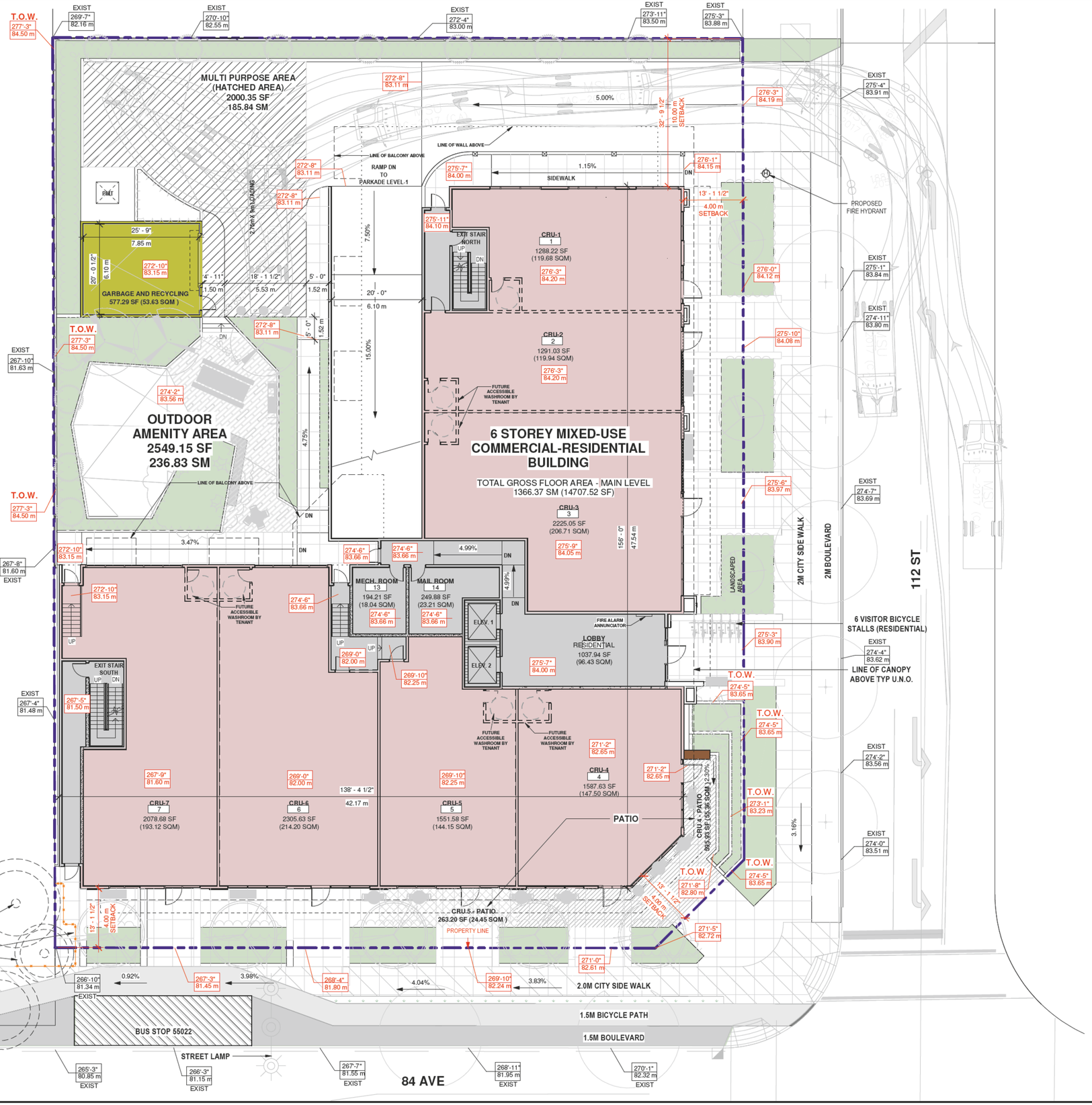
DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE 3/32" = 1'-0"	REVIEWED DJ

DRAWING NO. A-103

REVISION 4



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

TOTAL RESIDENTIAL = 6359.80 m2 (68456.36 sq. ft.)

TOTAL COMMERCIAL = 1145.29 m2 (12327.82 sq. ft.)

TN

1 / A-104 FLOOR PLAN-LEVEL 1
3/32" = 1'-0"

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BRITISH COLUMBIA

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PROJECT

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11199 84 AVENUE, DELTA,
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DRAWING TITLE

FLOOR PLAN-LEVEL 1

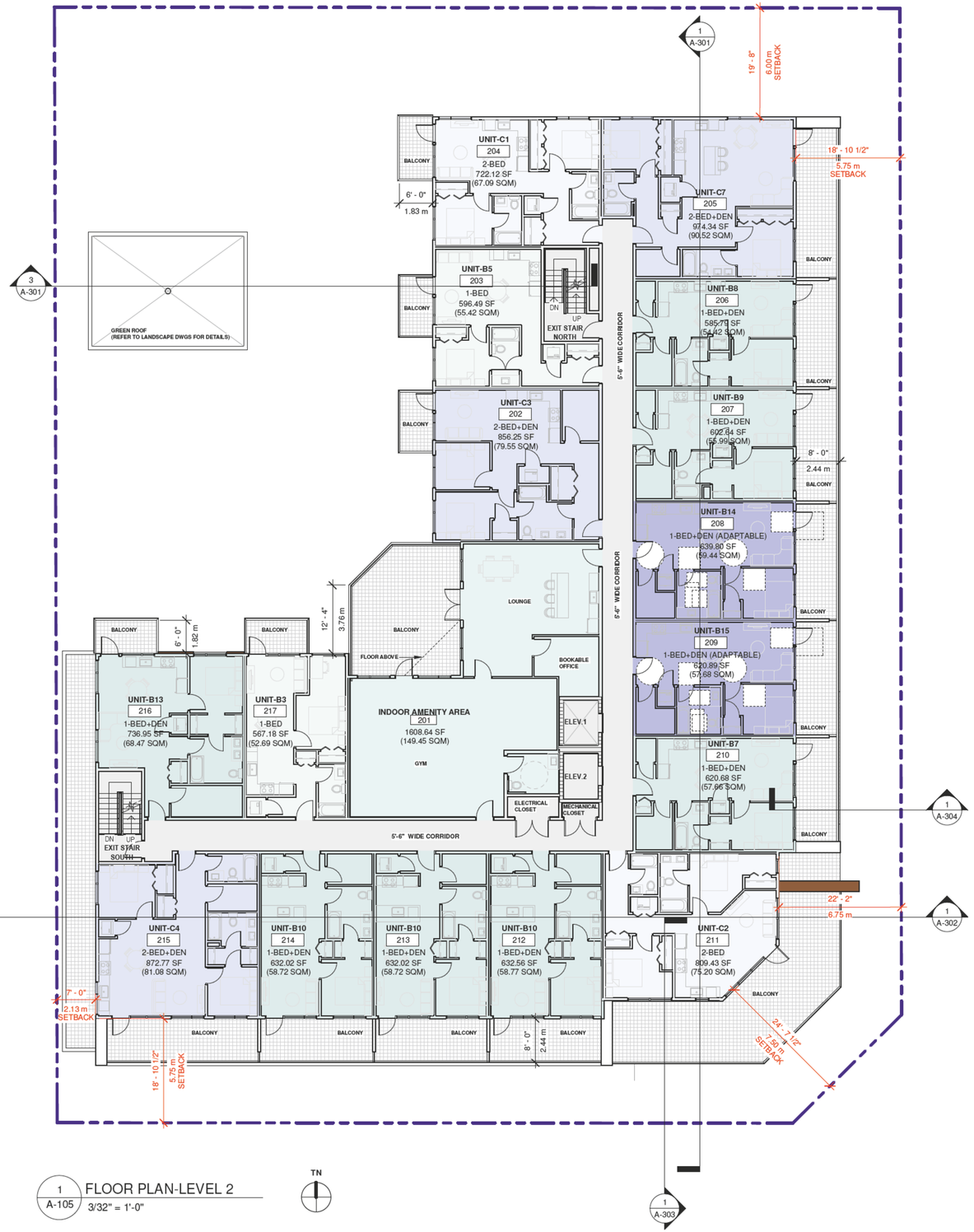
DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE 3/32" = 1'-0"	REVIEWED DJ

DRAWING NO. A-104

REVISION 4



1 A-105 FLOOR PLAN-LEVEL 2

3/32" = 1'-0"

TN

UNIT TYPE LEGEND

- CORRIDOR
- ELECTRICAL CLOSET
- ELEVATOR SHAFT
- INDOOR AMENITY AREA
- UNIT-B3
- UNIT-B5
- UNIT-B7
- UNIT-B8
- UNIT-B9
- UNIT-B10
- UNIT-B13
- UNIT-B14
- UNIT-B15
- UNIT-C1
- UNIT-C2
- UNIT-C3
- UNIT-C4
- UNIT-C7

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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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BRITISH COLUMBIA

2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
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DRAWING TITLE

FLOOR PLAN-LEVEL 2

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PROJECT NO.	PLOT DATE	DRAWN
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	SCALE 3/32" = 1'-0"	REVIEWED DJ

DRAWING NO. A-105

REVISION 4



1 A-106 FLOOR PLAN- LEVEL 3

3/32" = 1'-0"

TN

UNIT TYPE LEGEND

- CORRIDOR
- ELECTRICAL CLOSET
- ELEVATOR SHAFT
- EXIT CORRIDOR
- UNIT-B3
- UNIT-B5
- UNIT-B8
- UNIT-B9
- UNIT-B10
- UNIT-B11
- UNIT-B13
- UNIT-B15
- UNIT-B16
- UNIT-B17
- UNIT-C1
- UNIT-C2
- UNIT-C3
- UNIT-C4
- UNIT-C7

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PROVINCE OF BRITISH COLUMBIA

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DRAWING TITLE

FLOOR PLAN-LEVEL 3

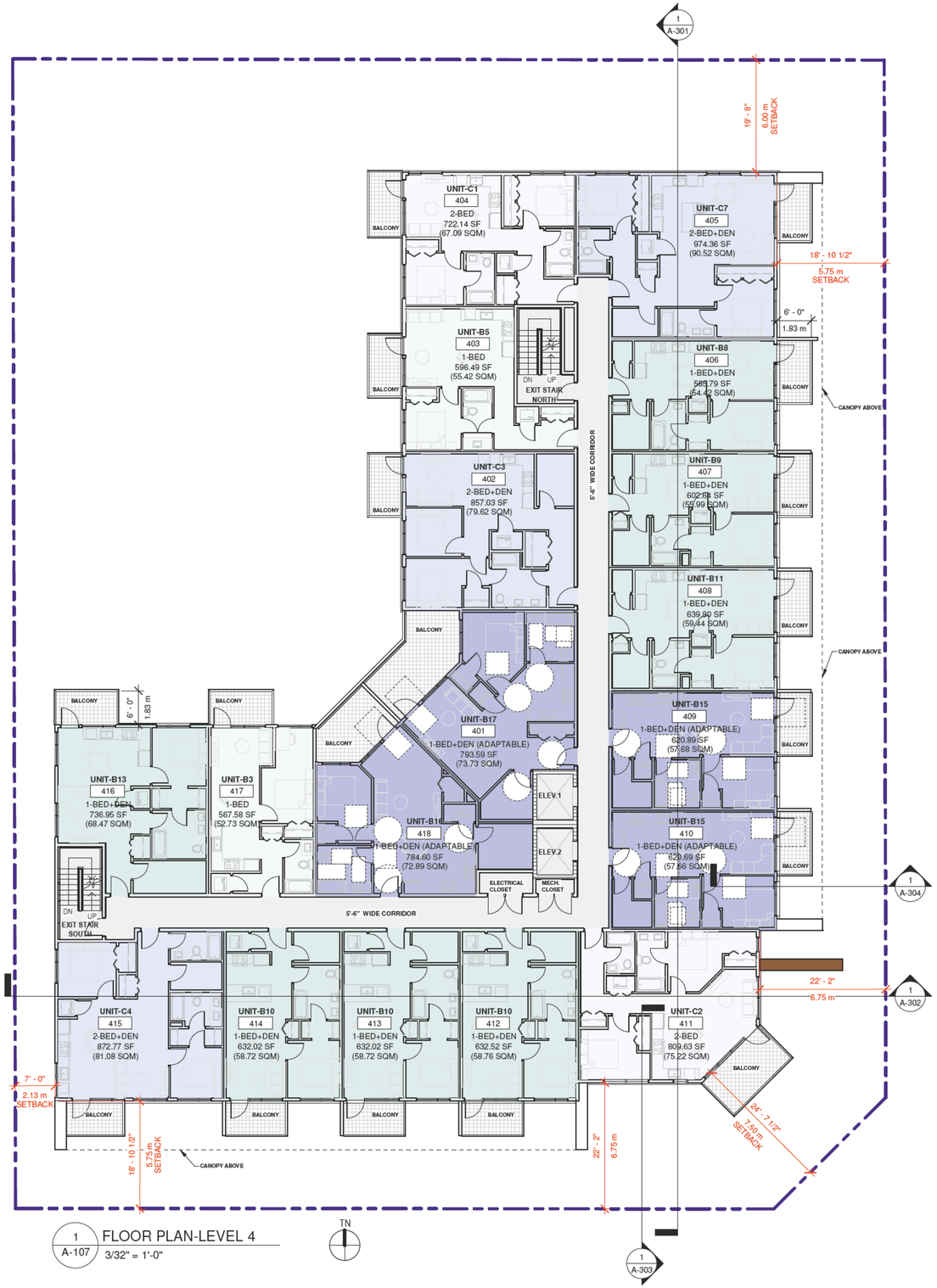
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PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE 3/32" = 1'-0"	REVIEWED DJ

DRAWING NO. A-106

REVISION 4



1 A-107 FLOOR PLAN-LEVEL 4
3/32" = 1'-0"

TN

UNIT TYPE LEGEND

- CORRIDOR
- ELECTRICAL CLOSET
- ELEVATOR SHAFT
- EXIT CORRIDOR
- UNIT-B3
- UNIT-B5
- UNIT-B8
- UNIT-B9
- UNIT-B10
- UNIT-B11
- UNIT-B13
- UNIT-B15
- UNIT-B16
- UNIT-B17
- UNIT-C1
- UNIT-C2
- UNIT-C3
- UNIT-C4
- UNIT-C7

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DRAWING TITLE

FLOOR PLAN-LEVEL 4

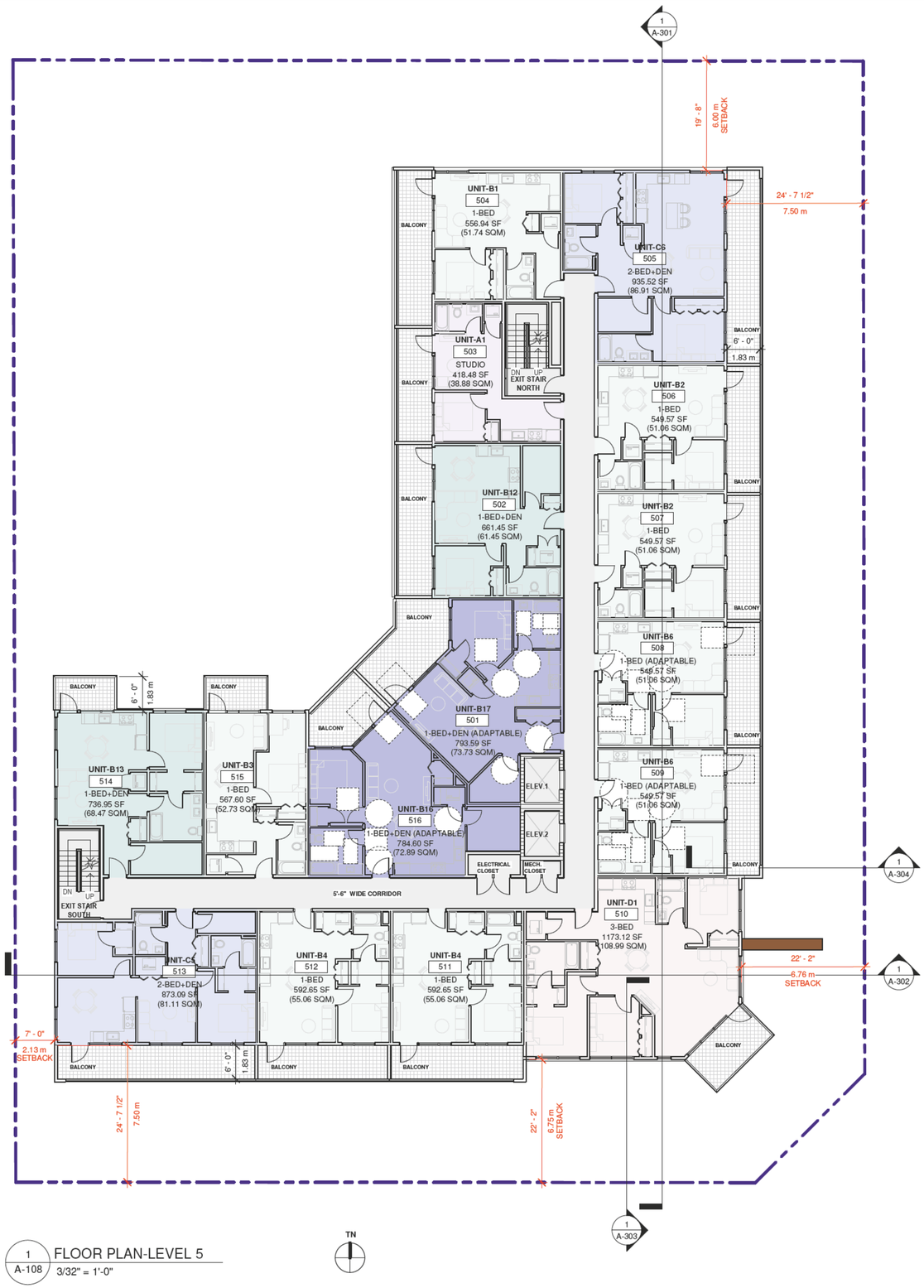
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DRAWING NO. A-107

REVISION 4



1 FLOOR PLAN-LEVEL 5
A-108
3/32" = 1'-0"

UNIT TYPE LEGEND

- CORRIDOR
- ELECTRICAL CLOSET
- ELEVATOR SHAFT
- MECH. ROOM
- UNIT-A1
- UNIT-B1
- UNIT-B2
- UNIT-B3
- UNIT-B4
- UNIT-B6
- UNIT-B12
- UNIT-B13
- UNIT-B16
- UNIT-B17
- UNIT-C5
- UNIT-C6
- UNIT-D1

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DRAWING TITLE

FLOOR PLAN-LEVEL 5

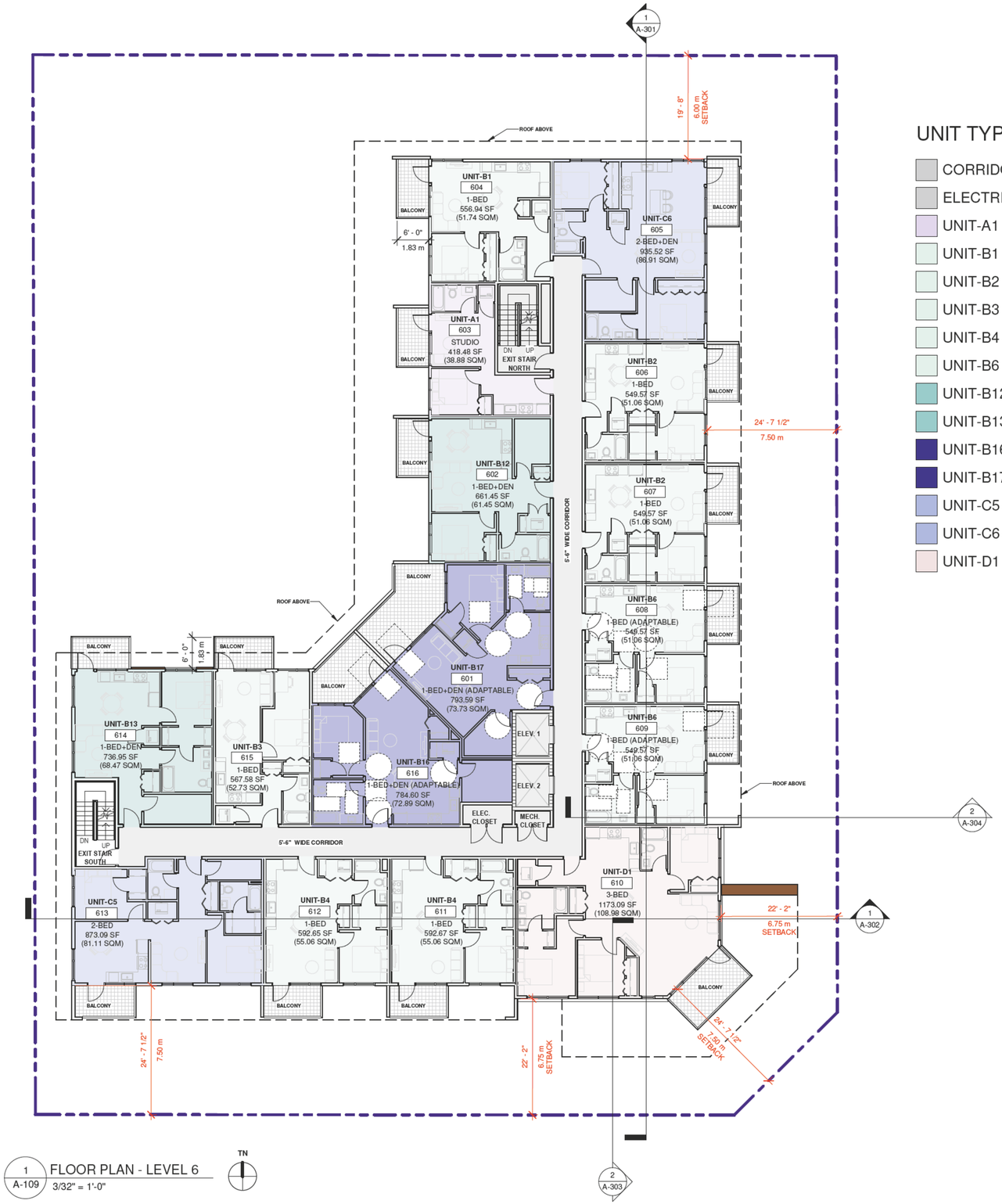
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DRAWING NO. A-108

REVISION 4



1 A-109 FLOOR PLAN - LEVEL 6
3/32" = 1'-0"

TN

UNIT TYPE LEGEND

- CORRIDOR
- ELECTRICAL CLOSET
- UNIT-A1
- UNIT-B1
- UNIT-B2
- UNIT-B3
- UNIT-B4
- UNIT-B6
- UNIT-B12
- UNIT-B13
- UNIT-B16
- UNIT-B17
- UNIT-C5
- UNIT-C6
- UNIT-D1

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DRAWING TITLE

FLOOR PLAN-LEVEL 6

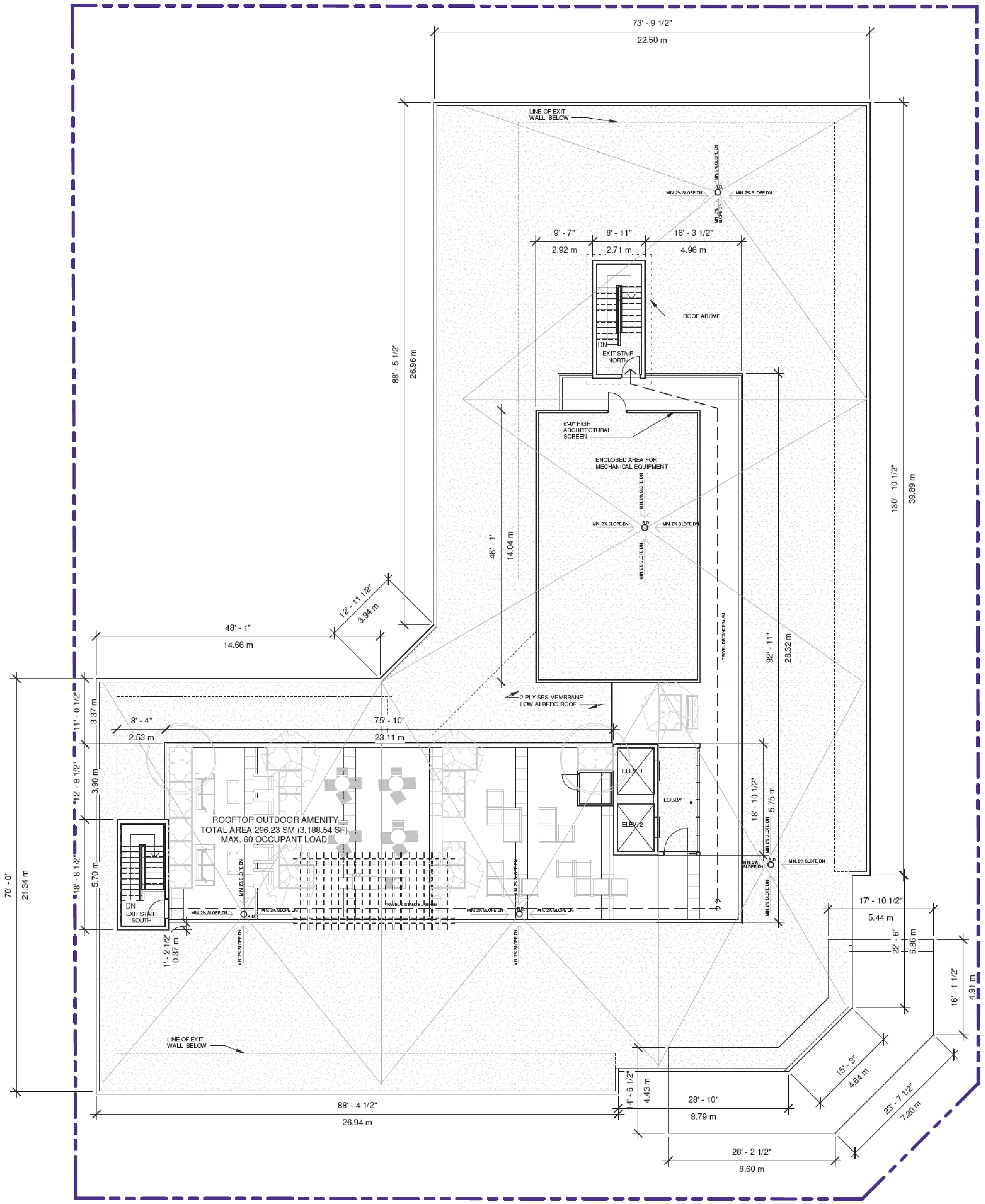
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DRAWING NO. A-109

REVISION 4



1 ROOF PLAN
A-110
3/32" = 1'-0"

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PROJECT

DELTA MIXED-USE DEVELOPMENT

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DRAWING TITLE

ROOF PLAN

DRAWING ISSUE

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PROJECT NO.	PLOT DATE	DRAWN
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DRAWING NO. A-110

REVISION 4



1 A-201 SOUTH ELEVATION
1/8" = 1'-0"

Avg. Grade = $\frac{84.10+84.20+82.65+81.50+83.15+83.66}{6}$ **= 83.21m**

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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DRAWING TITLE

SOUTH ELEVATION

DRAWING ISSUE

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PROJECT NO.	PLOT DATE	DRAWN
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DRAWING NO. A-201 REVISION 4



1 / A-202 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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DRAWING TITLE

EAST ELEVATION

DRAWING ISSUE

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PROJECT NO.	PLOT DATE	DRAWN
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DRAWING NO. A-202 REVISION 4



1 A-203 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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DRAWING TITLE

NORTH ELEVATION

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722026	June 26 2024	ST
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DRAWING NO. A-203 REVISION 4



1 / A-204 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
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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4	06-26-2024	ISSUED FOR DP RESUBMISSION	ST
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1	07-21-2023	ISSUED FOR DP SUBMISSION	ST

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2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

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

DRAWING TITLE

WEST ELEVATION

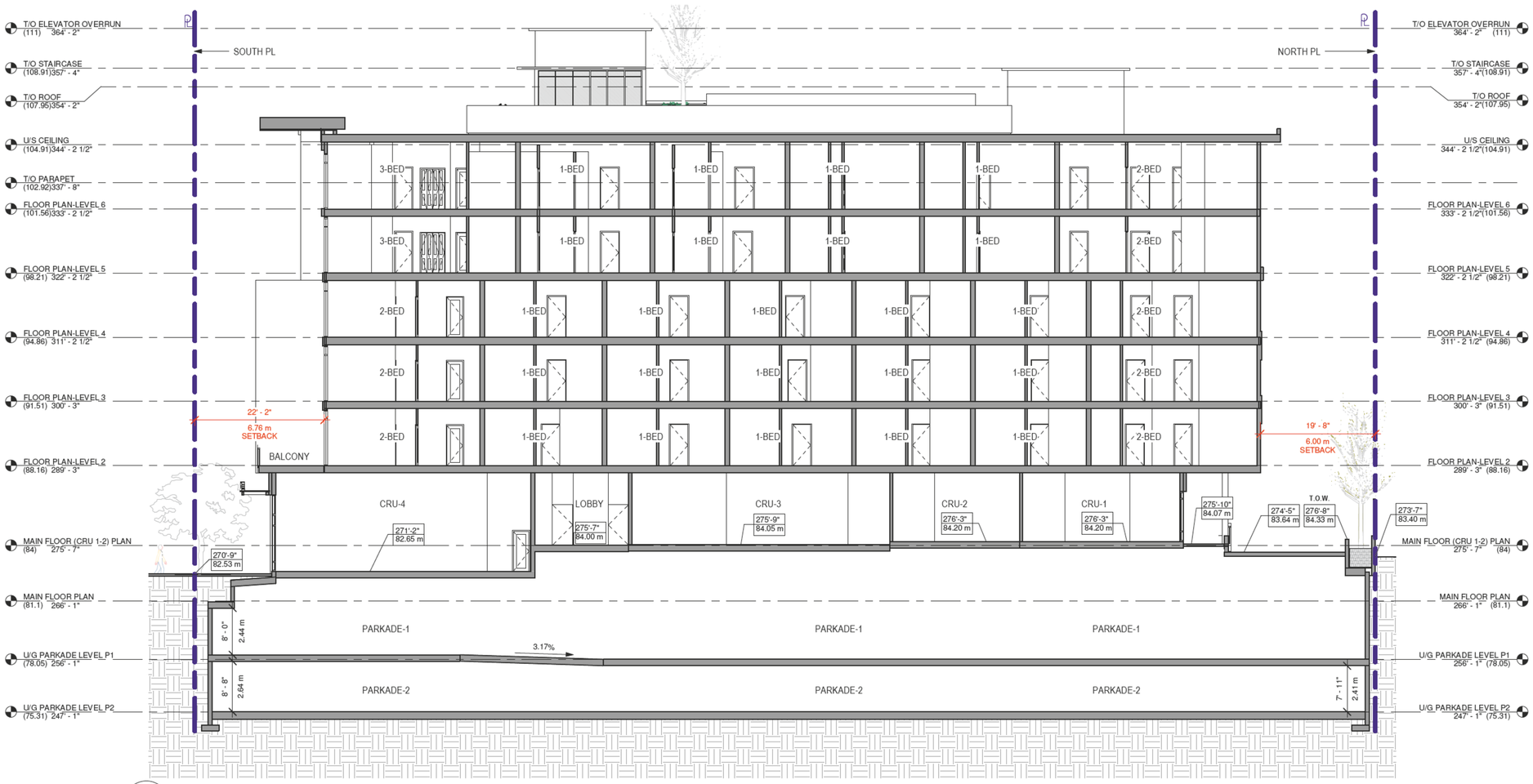
DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

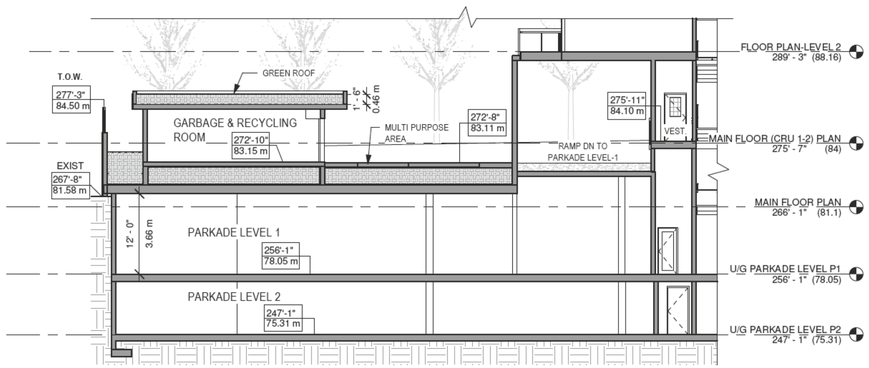
PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE: As indicated	REVIEWED: DJ

DRAWING NO. A-204

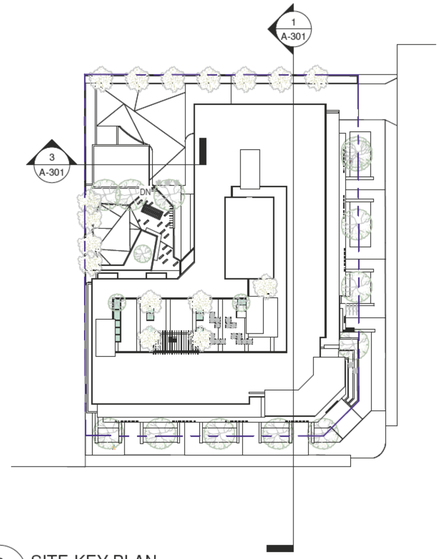
REVISION 4



1 A-301 BUILDING SECTION-1
1" = 10'-0"



3 A-301 SECTION THROUGH GARBAGE AND RECYCLING ROOM
3/32" = 1'-0"



2 A-301 SITE-KEY PLAN
1" = 40'-0"

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2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

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

DRAWING TITLE

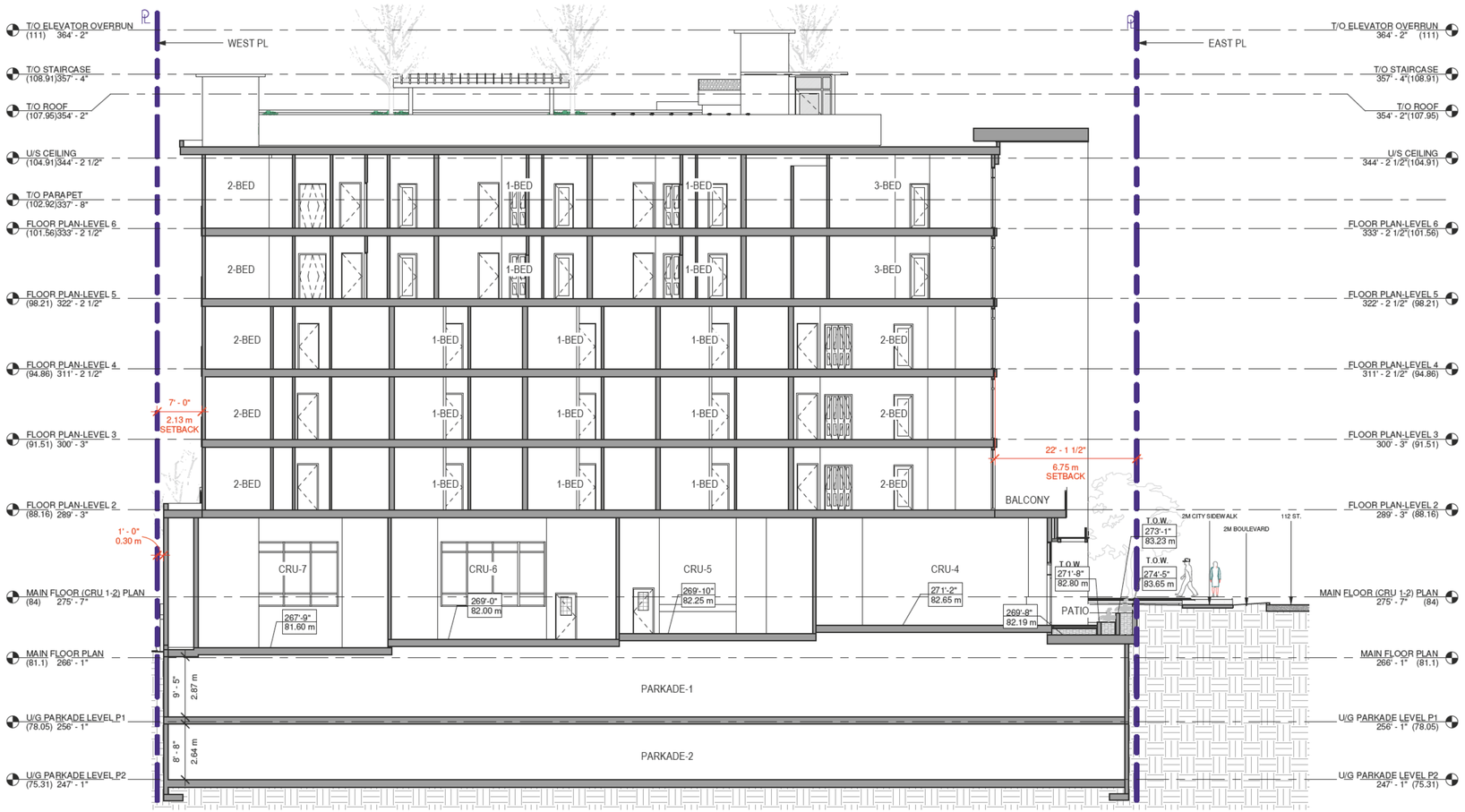
BUILDING SECTION

DRAWING ISSUE

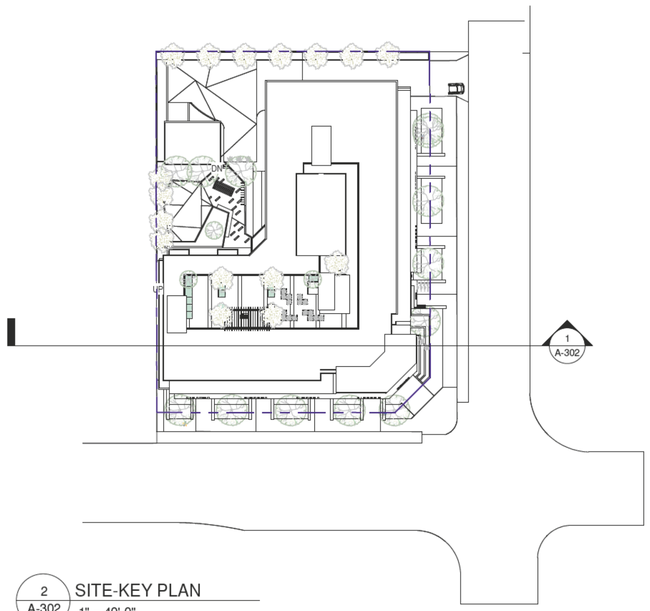
ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE: As indicated	REVIEWED: DJ

DRAWING NO. A-301 REVISION 4



1 A-302 BUILDING SECTION-2
1" = 10'-0"



2 A-302 SITE-KEY PLAN
1" = 40'-0"

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1	07-21-2023	ISSUED FOR DP SUBMISSION	ST

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BRITISH COLUMBIA

2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

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

DRAWING TITLE

BUILDING SECTION

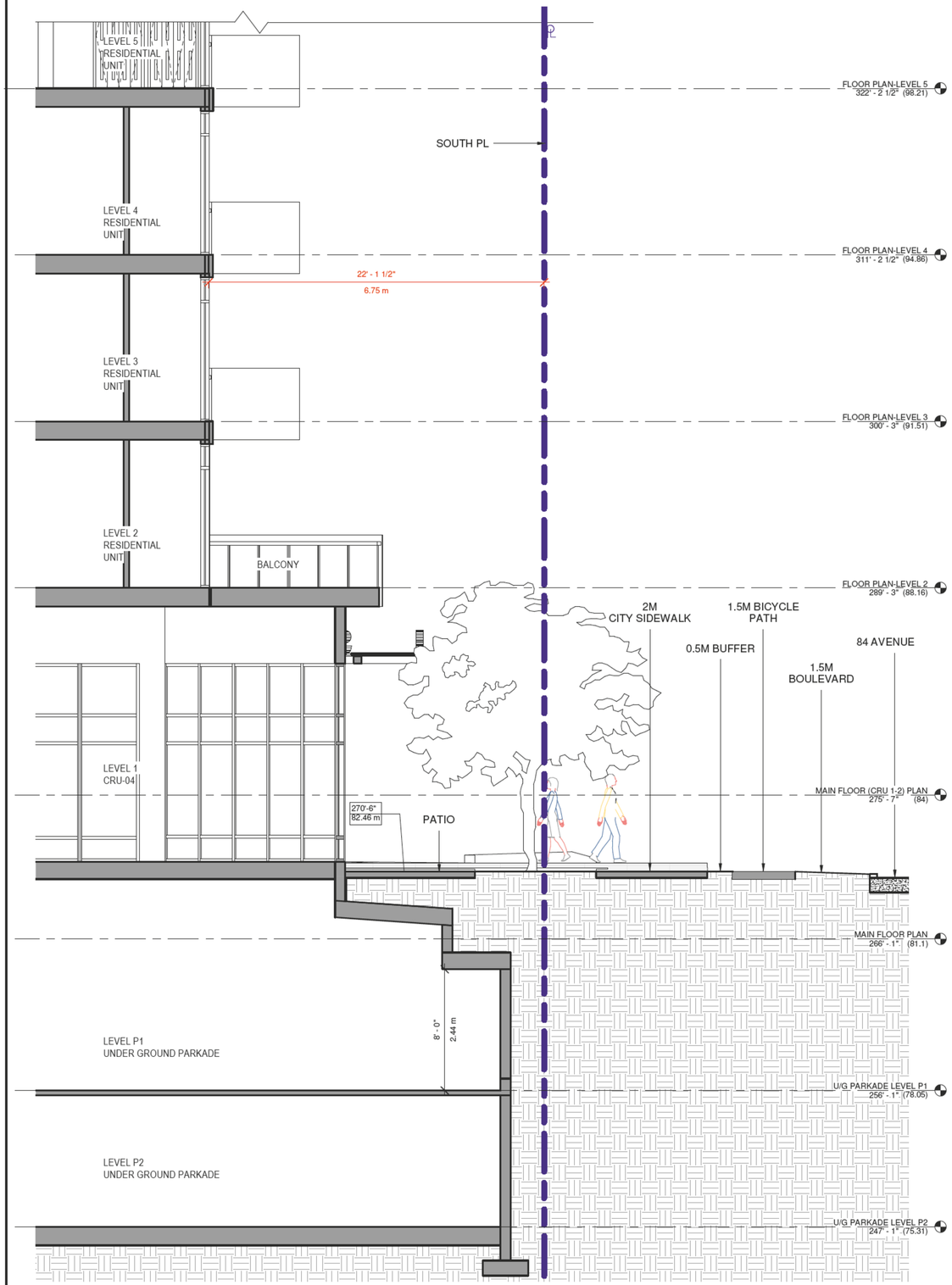
DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

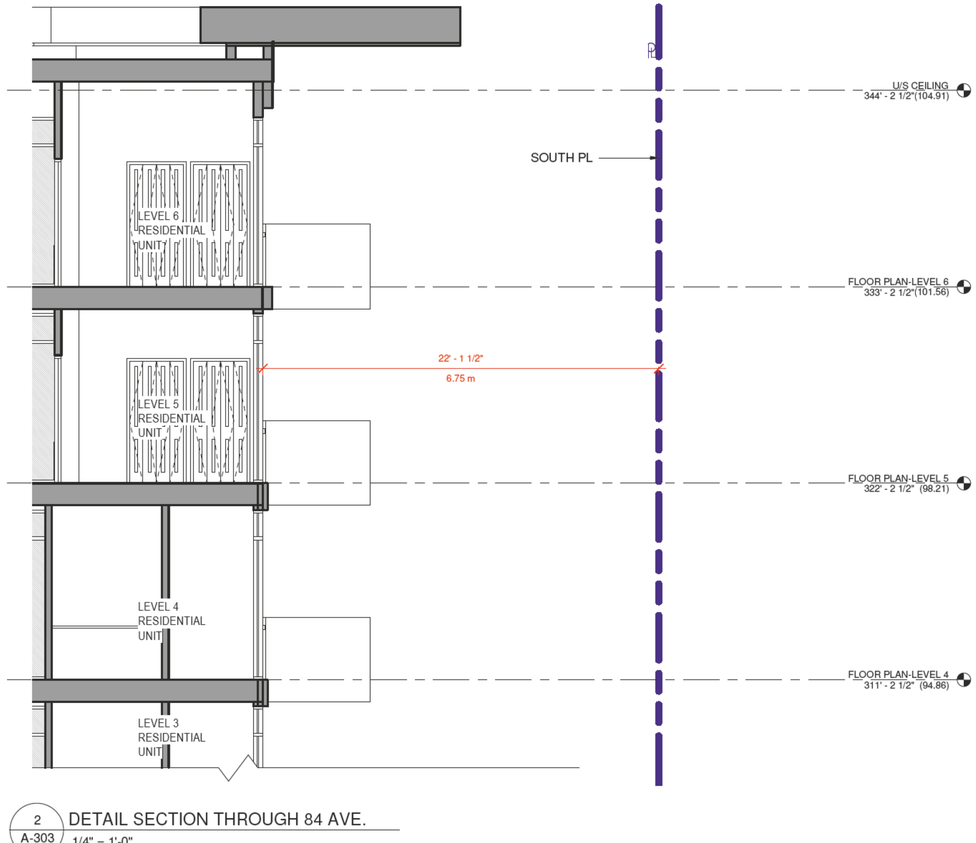
PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE: As indicated	REVIEWED: DJ

DRAWING NO. A-302

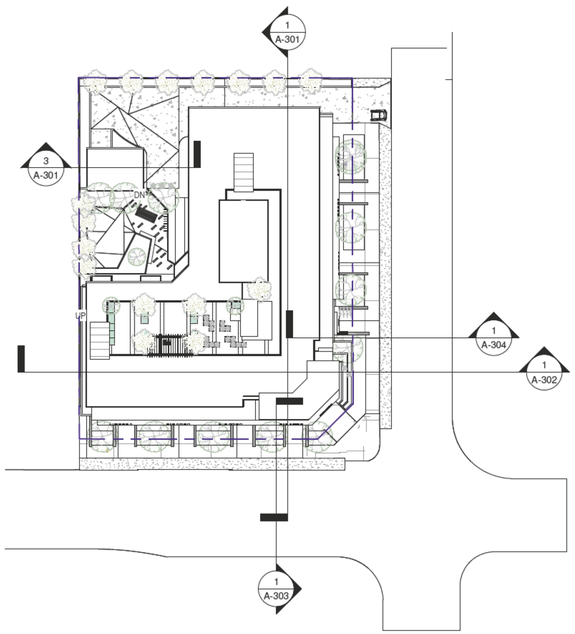
REVISION 4



1 / A-303 DETAIL SECTION THROUGH 84 AVE.
1/4" = 1'-0"



2 / A-303 DETAIL SECTION THROUGH 84 AVE.
1/4" = 1'-0"



3 / A-303 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

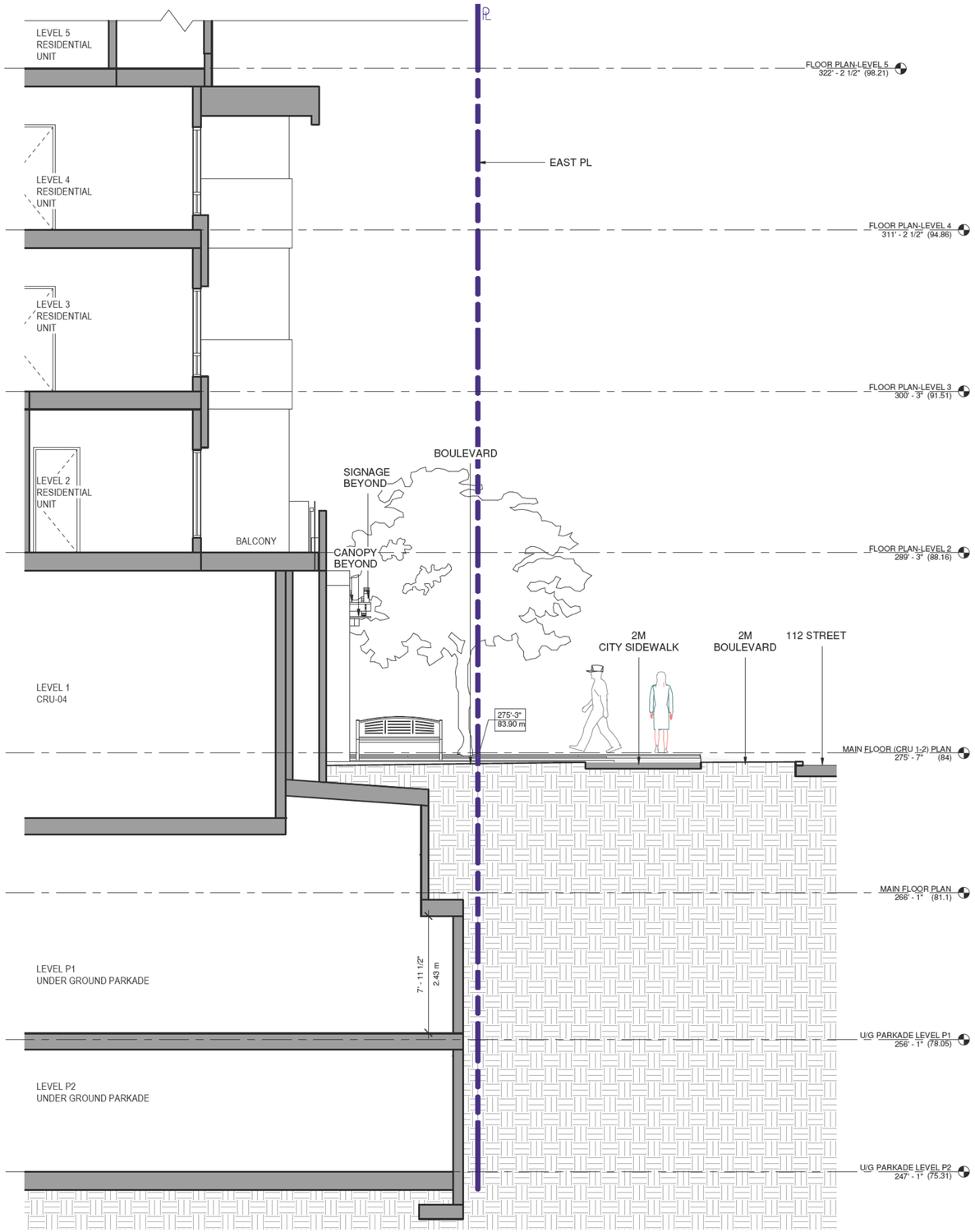
DETAIL SECTION

DRAWING ISSUE

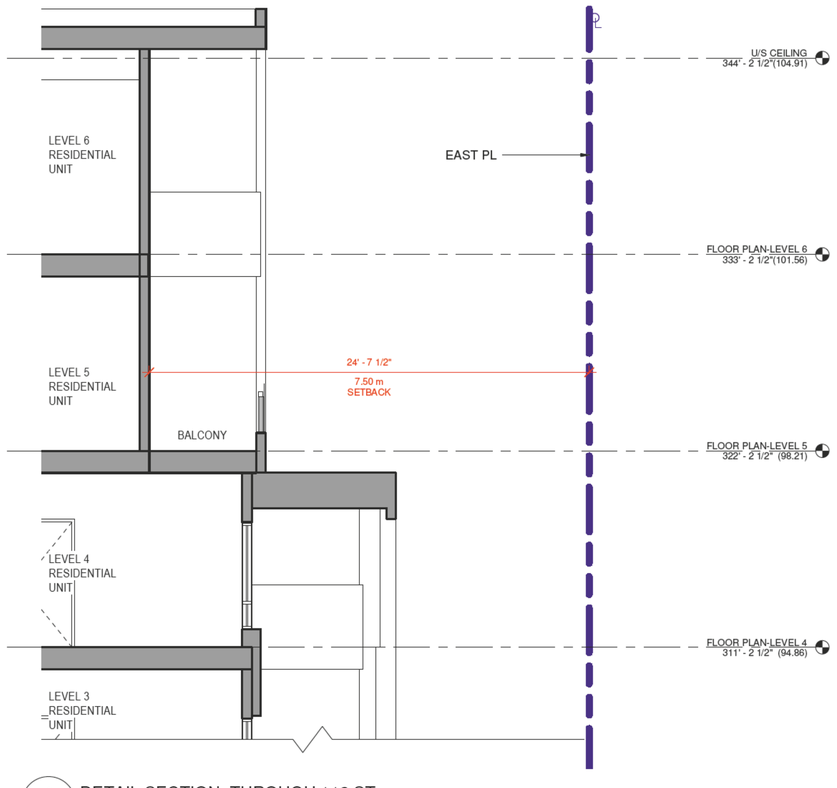
ISSUED FOR DP RESUBMISSION

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	SCALE: As indicated	REVIEWED: DJ

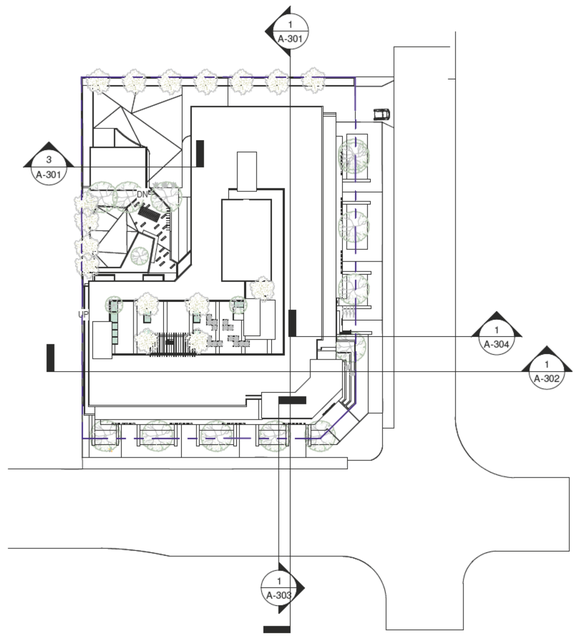
DRAWING NO. A-303 REVISION 4



1 A-304 DETAIL SECTION THROUGH 112 ST.
1/4" = 1'-0"



2 A-304 DETAIL SECTION THROUGH 112 ST.
1/4" = 1'-0"



3 A-304 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

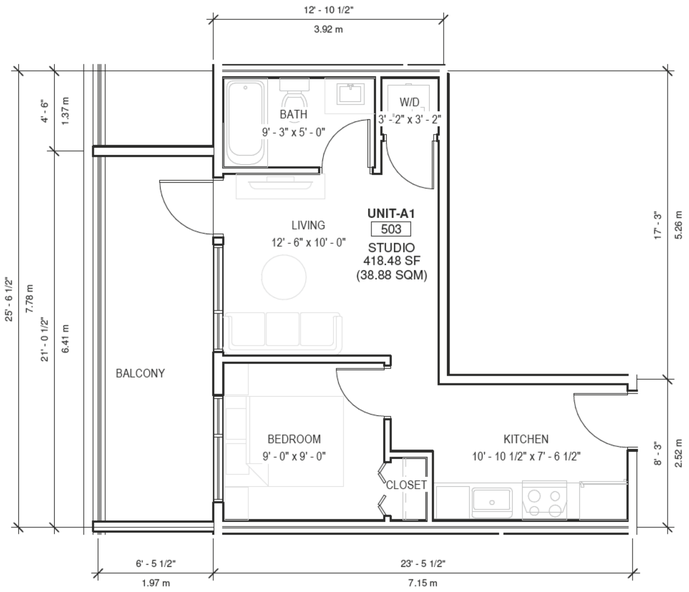
DETAIL SECTON

DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

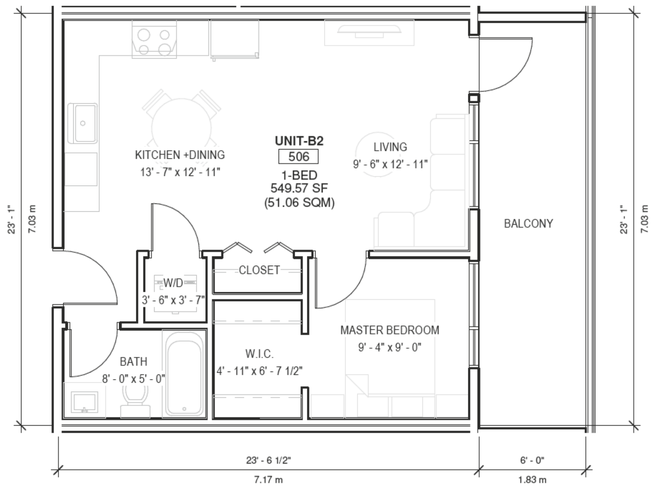
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DRAWING NO. A-304 REVISION 4



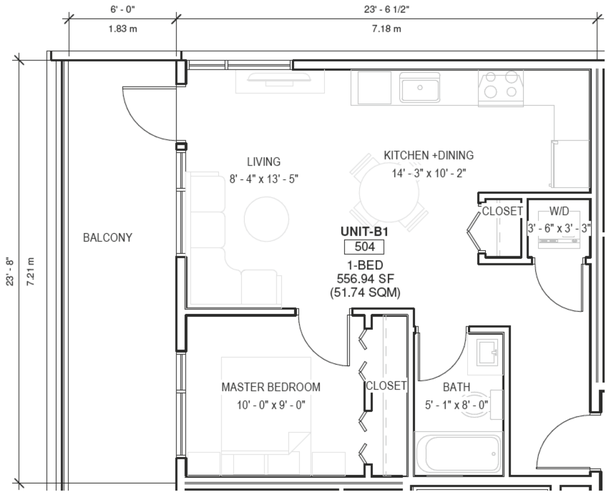
1 A-401 UNIT TYPE - A1 (STUDIO)

1/4" = 1'-0"



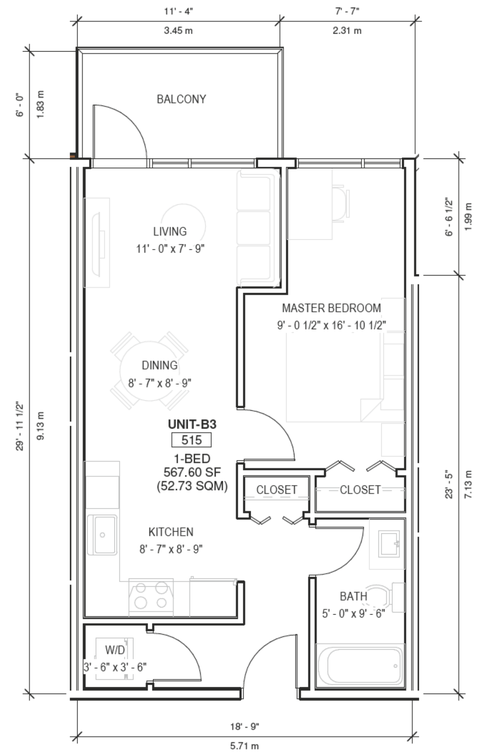
3 A-401 UNIT TYPE - B2 (1-BED)

1/4" = 1'-0"



2 A-401 UNIT TYPE - B1(1-BED)

1/4" = 1'-0"



4 A-401 UNIT TYPE - B3 (1-BED)

1/4" = 1'-0"

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DOUGLAS RICHARD JOHNSTON
BRITISH COLUMBIA

2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

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

DRAWING TITLE

ENLARGED UNIT PLANS

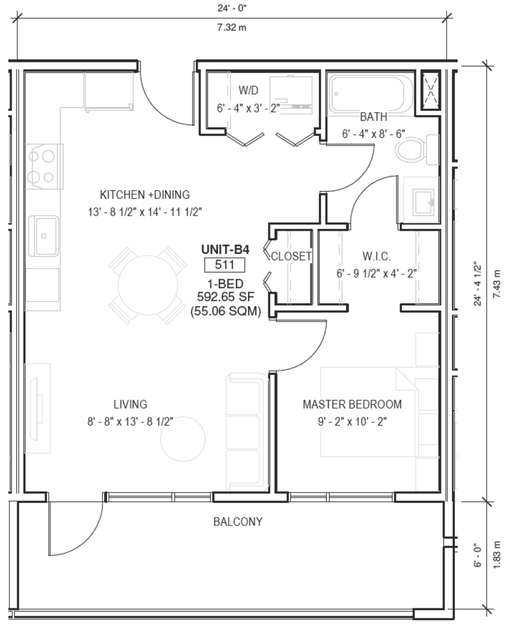
DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

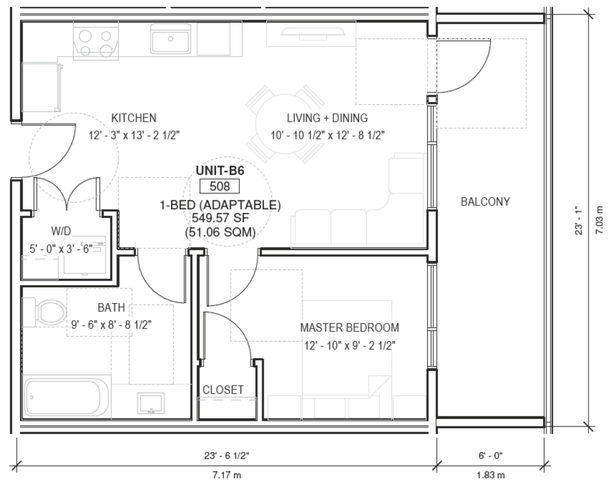
PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE 1/4" = 1'-0"	REVIEWED DJ

DRAWING NO. A-401

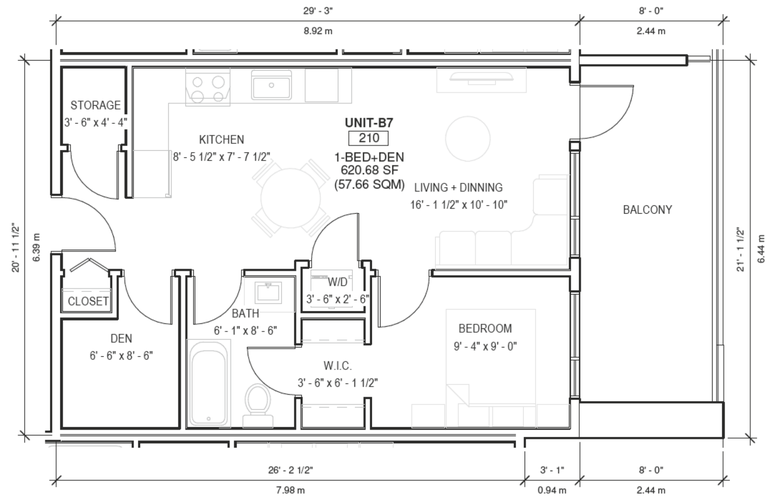
REVISION 4



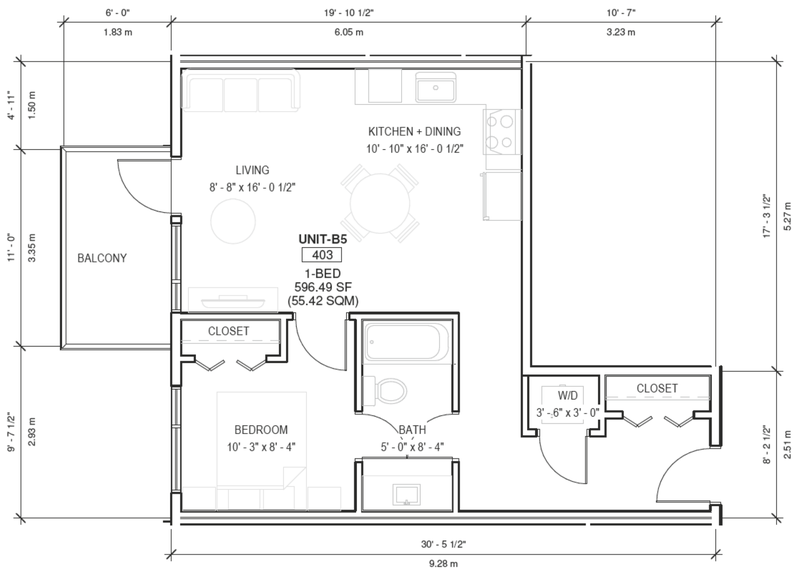
1 A-402 UNIT TYPE - B4 (1-BED)
1/4" = 1'-0"



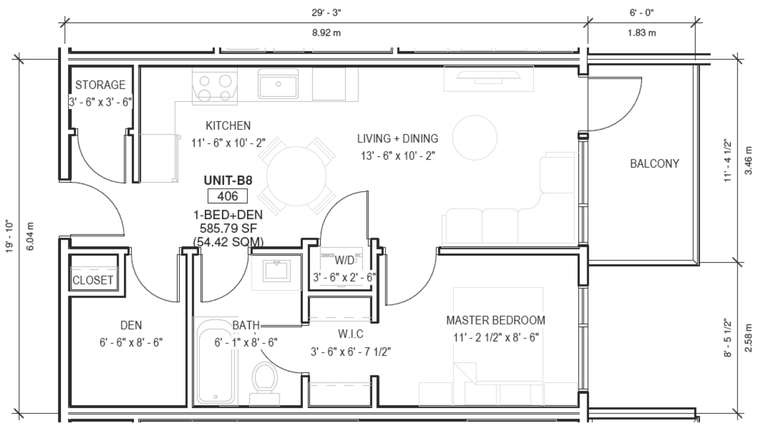
3 A-402 UNIT TYPE - B6 (1-BED (ADAPTABLE))
1/4" = 1'-0"



5 A-402 UNIT TYPE - B7 (1-BED+DEN)
1/4" = 1'-0"



2 A-402 UNIT TYPE - B5 (1-BED)
1/4" = 1'-0"



4 A-402 UNIT TYPE - B8 (1-BED+DEN)
1/4" = 1'-0"

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REGISTERED ARCHITECT
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PROVINCE OF BRITISH COLUMBIA
2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

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

DRAWING TITLE

ENLARGED UNIT PLANS

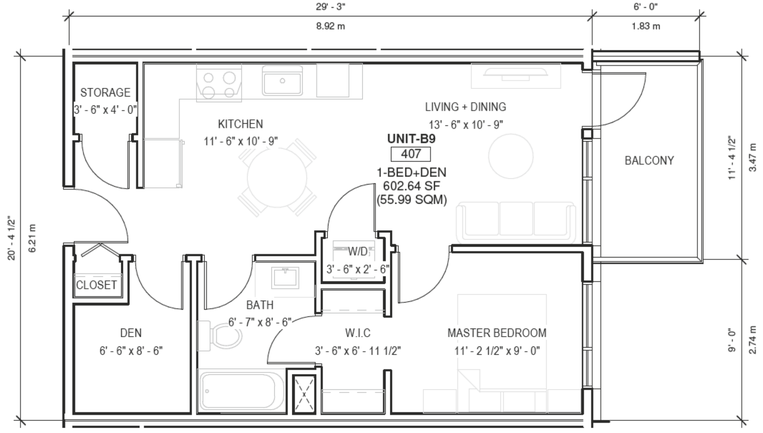
DRAWING ISSUE

ISSUED FOR DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
722026	June 26 2024	ST
	SCALE 1/4" = 1'-0"	REVIEWED DJ

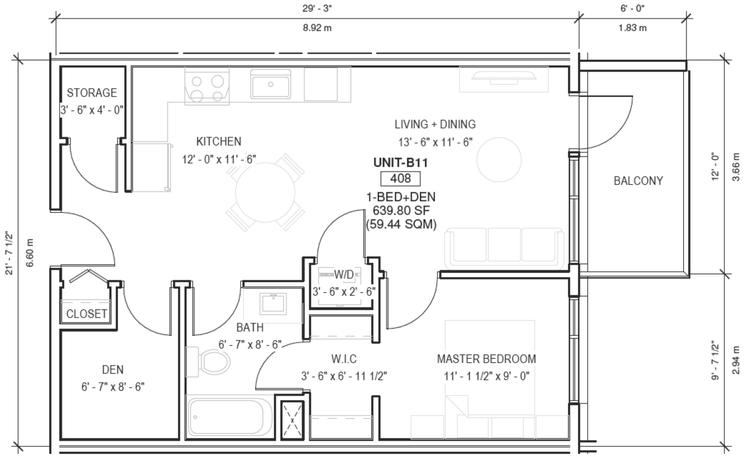
DRAWING NO. A-402

REVISION 4



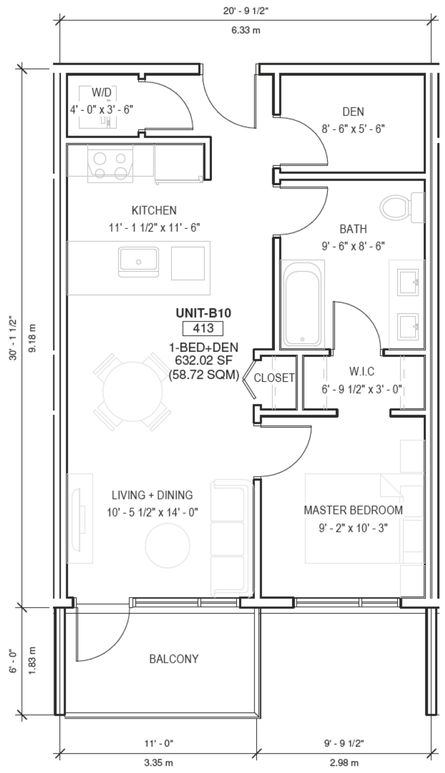
1 A-403 UNIT TYPE - B9 (1-BED+DEN)

1/4" = 1'-0"



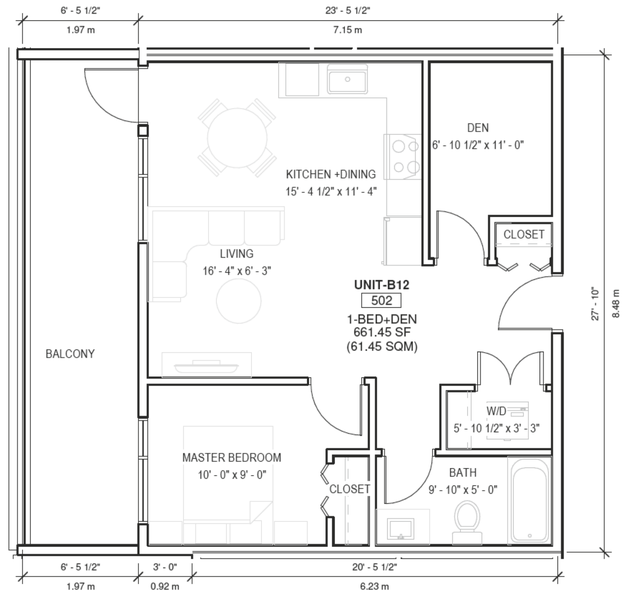
3 A-403 UNIT TYPE - B11 (1-BED+DEN)

1/4" = 1'-0"



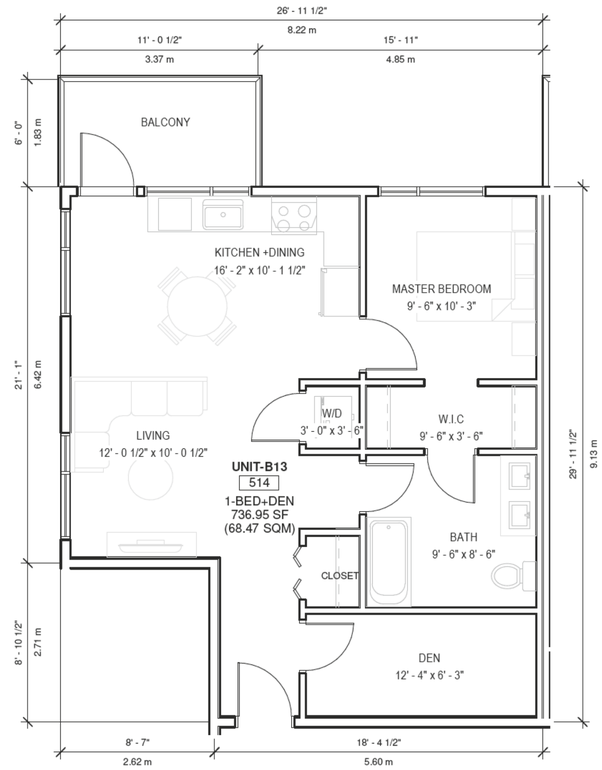
2 A-403 UNIT TYPE - B10 (1-BED+DEN)

1/4" = 1'-0"



4 A-403 UNIT TYPE - B12 (1-BED+DEN)

1/4" = 1'-0"



5 A-403 UNIT TYPE - B13 (1-BED+DEN)

1/4" = 1'-0"

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RICHARD JOHN DOUGLAS STRONG
BRITISH COLUMBIA

2024-06-27

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PROJECT

DELTA MIXED-USE DEVELOPMENT

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

DRAWING TITLE

ENLARGED UNIT PLANS

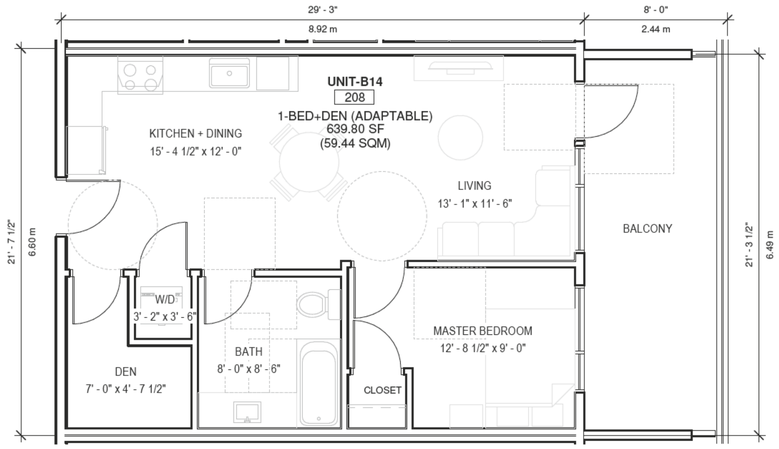
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	SCALE 1/4" = 1'-0"	REVIEWED DJ

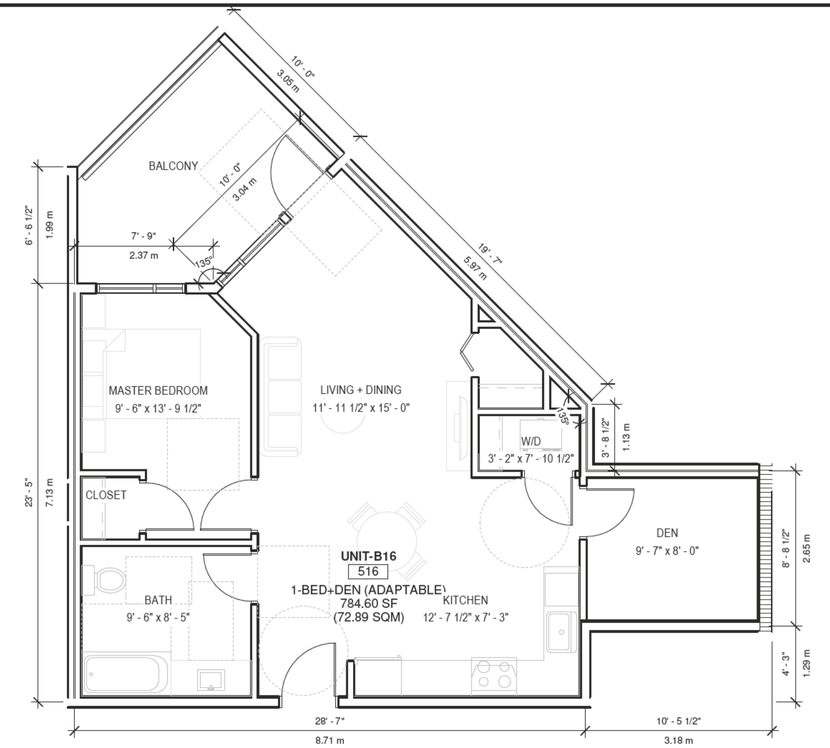
DRAWING NO. A-403

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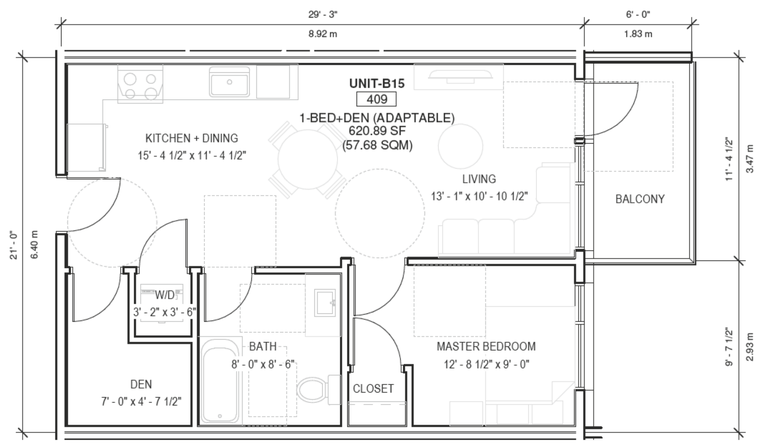
1 A-404 UNIT TYPE - B14 (1-BED+DEN (ADAPTABLE))

1/4" = 1'-0"



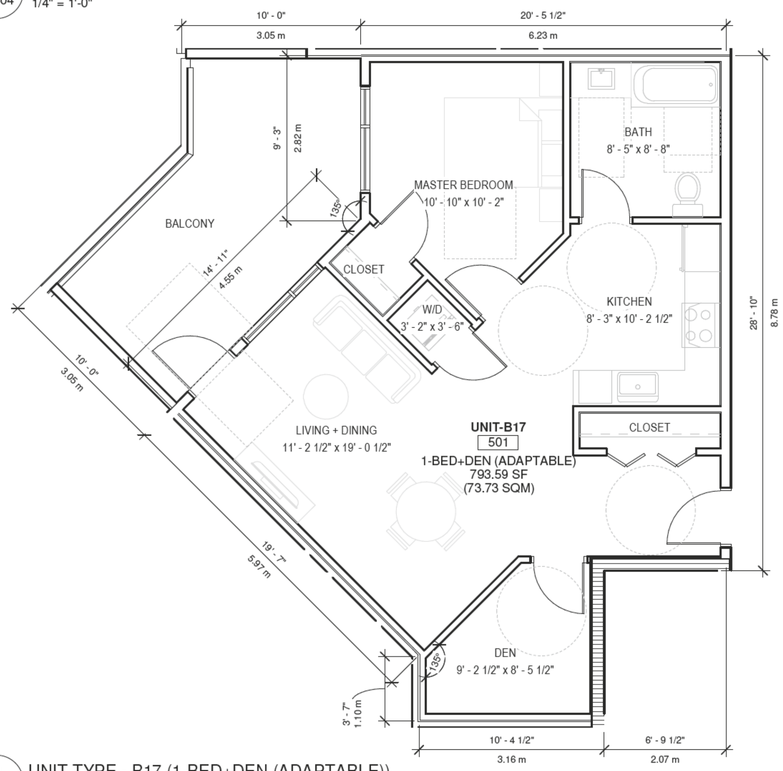
3 A-404 UNIT TYPE - B16 (1-BED+DEN (ADAPTABLE))

1/4" = 1'-0"



2 A-404 UNIT TYPE - B15 (1-BED+DEN (ADAPTABLE))

1/4" = 1'-0"



4 A-404 UNIT TYPE - B17 (1-BED+DEN (ADAPTABLE))

1/4" = 1'-0"

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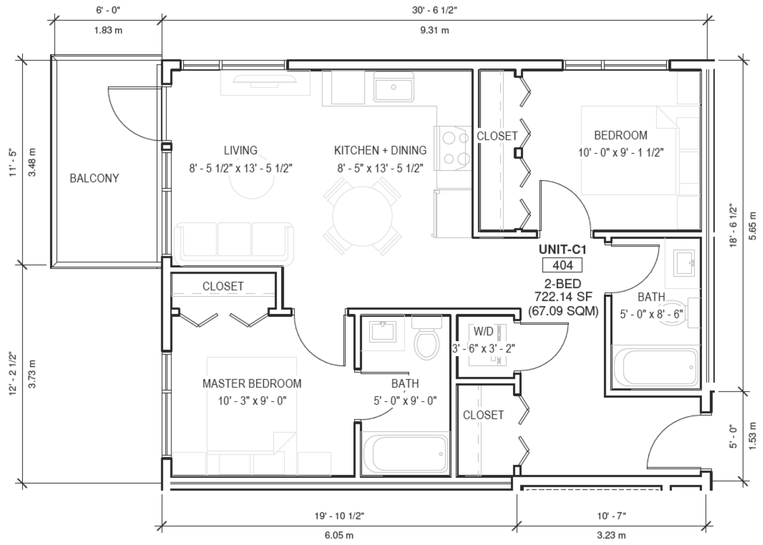
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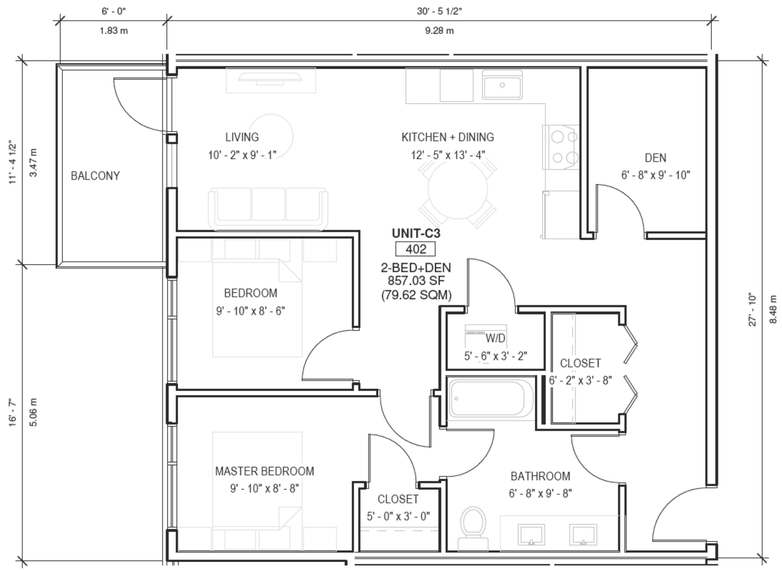
PROJECT NO.	PLOT DATE	DRAWN
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	SCALE 1/4" = 1'-0"	REVIEWED DJ

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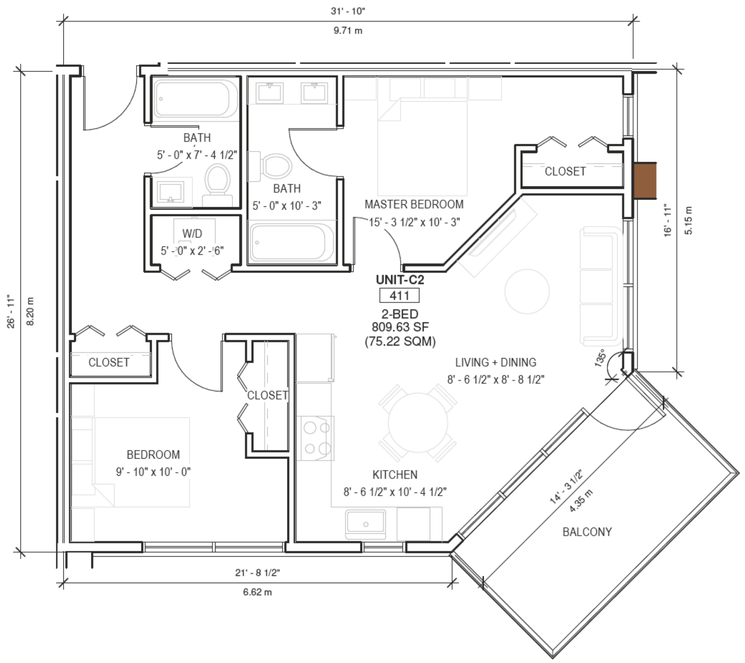
REVISION 4



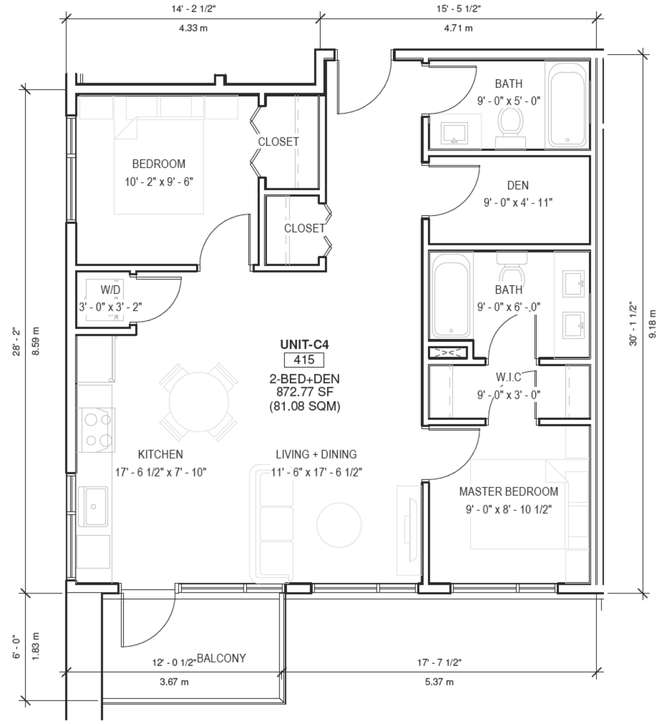
1 A-405 UNIT TYPE - C1 (2-BED)
1/4" = 1'-0"



3 A-405 UNIT TYPE - C3 (2-BED+DEN)
1/4" = 1'-0"



2 A-405 UNIT TYPE - C2 (2-BED)
1/4" = 1'-0"



4 A-405 UNIT TYPE - C4 (2-BED+DEN)
1/4" = 1'-0"

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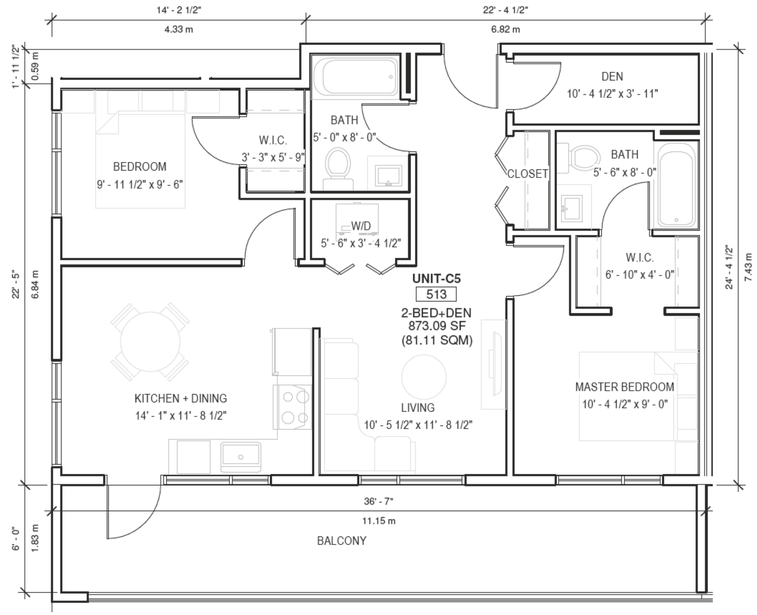
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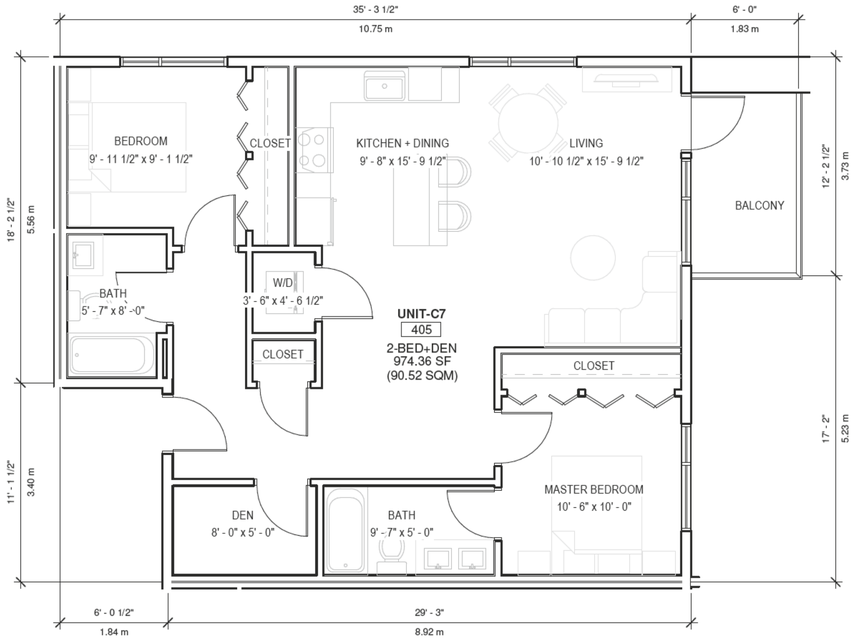
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DRAWING NO. A-405

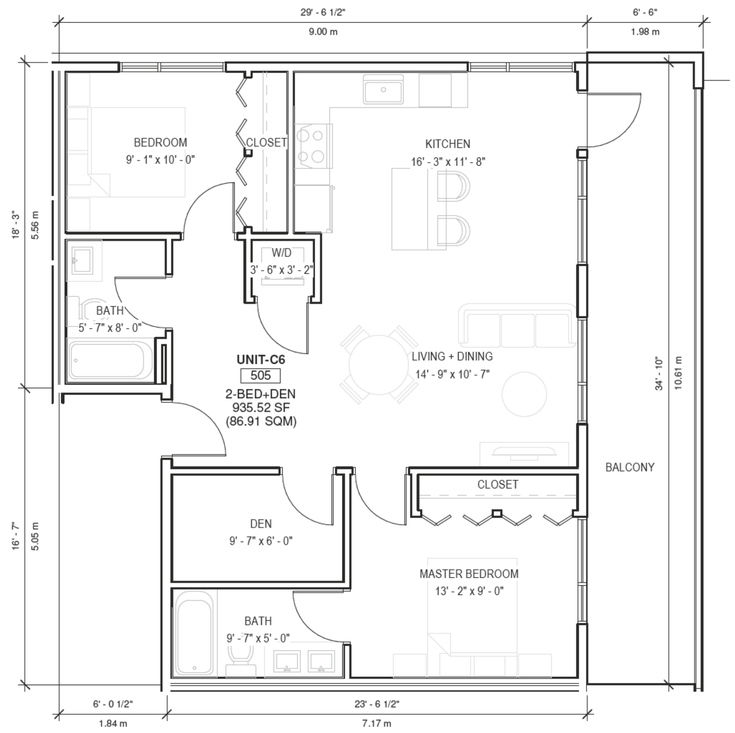
REVISION 4



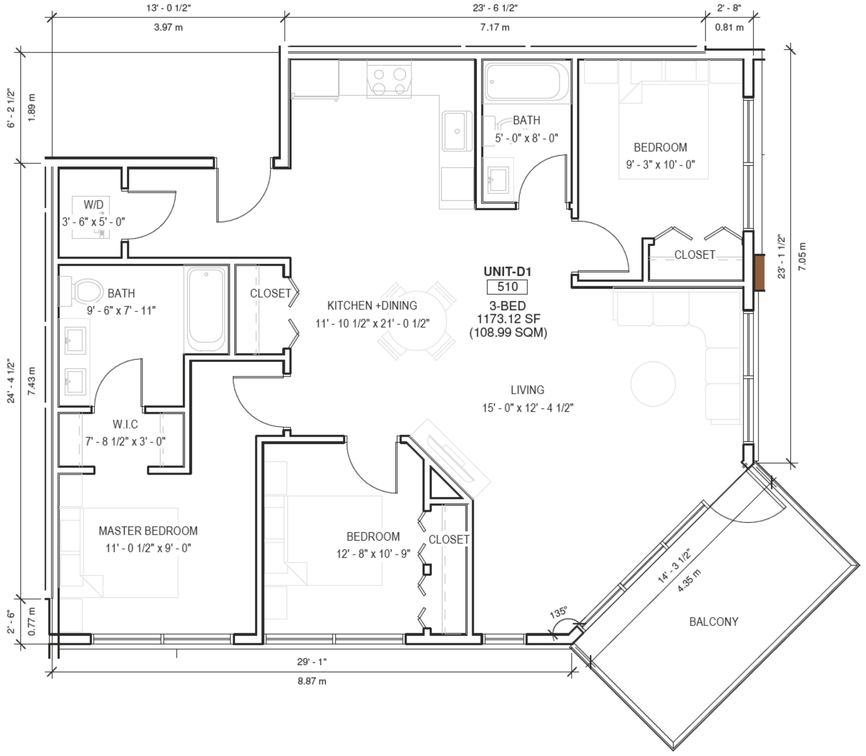
1 A-406 UNIT TYPE - C5 (2-BED+DEN)
1/4" = 1'-0"



3 A-406 UNIT TYPE - C7 (2-BED+DEN)
1/4" = 1'-0"



2 A-406 UNIT TYPE - C6 (2-BED+DEN)
1/4" = 1'-0"



4 A-406 UNIT TYPE - D1 (3-BED)
1/4" = 1'-0"

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ENLARGED UNIT PLANS

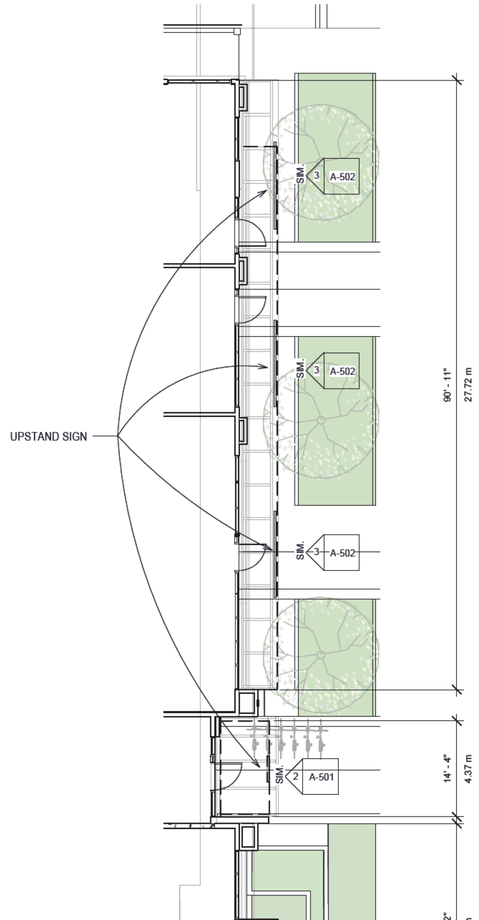
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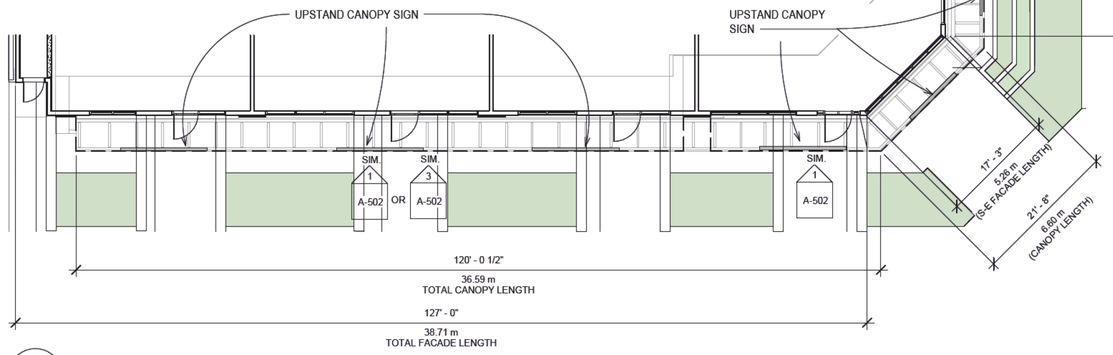
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PROJECT NO.	PLOT DATE	DRAWN
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	SCALE 1/4" = 1'-0"	REVIEWED DJ

DRAWING NO. A-406

REVISION 4





1 A-501 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	38.71 m	36.59 m	14.63 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

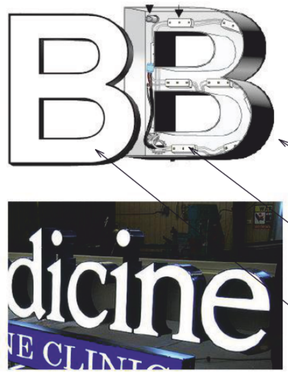
SIGNAGE - SPECIFICATION AND DESIGN ELEMENTS:

- 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.

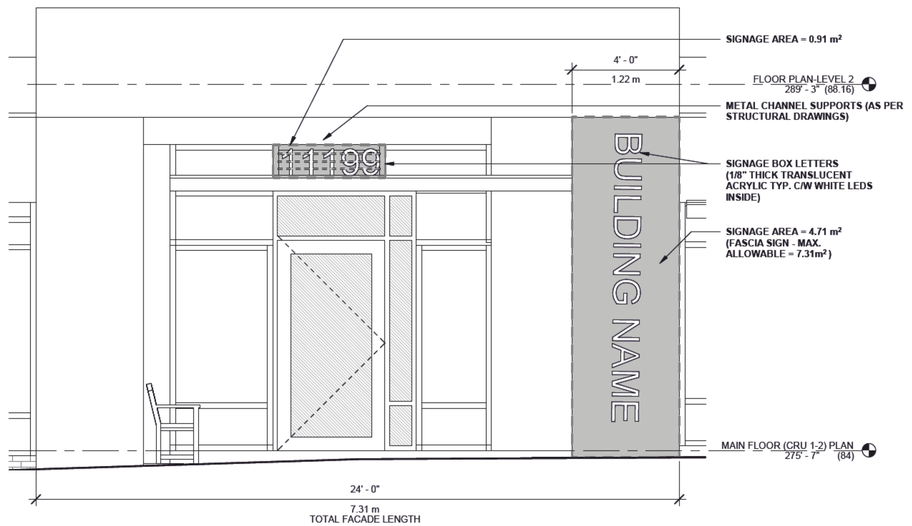




Channel Letters finished with a Matte Black Colour

White LED's use to illuminate face of letters

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



2 A-501 RESIDENTIAL ENTRY SIGNAGE - ELEVATIONAL VIEW
3/8" = 1'-0"

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PROJECT

DELTA MIXED-USE DEVELOPMENT

11199 84 AVENUE, DELTA,
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DRAWING TITLE

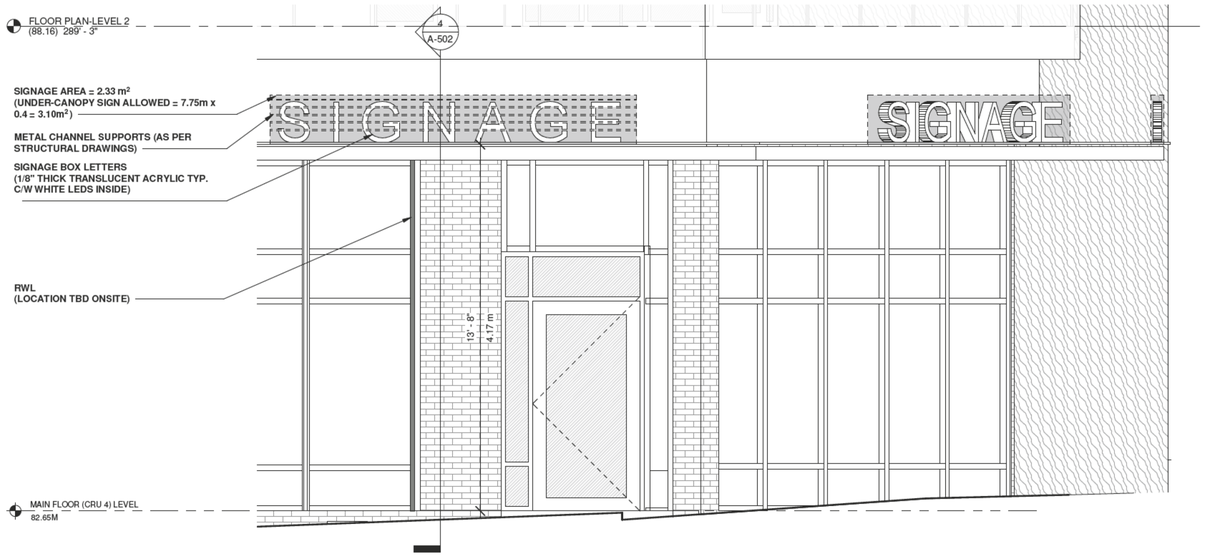
CANOPY AND SIGNAGE DETAILS

DRAWING ISSUE

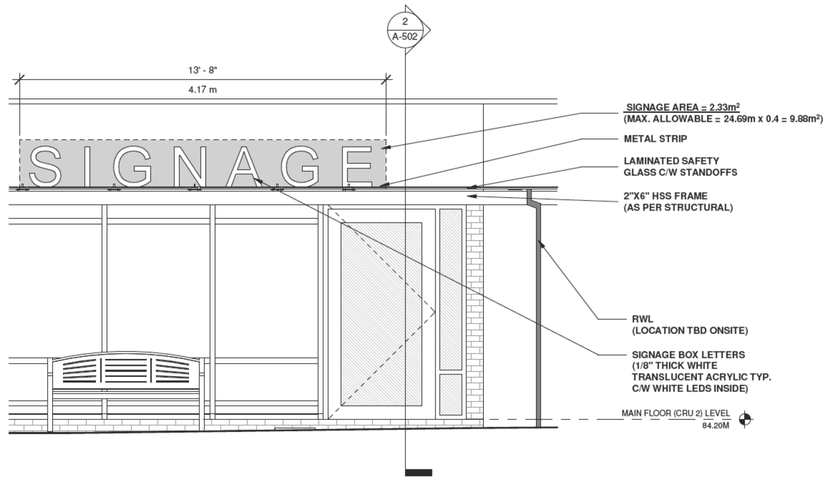
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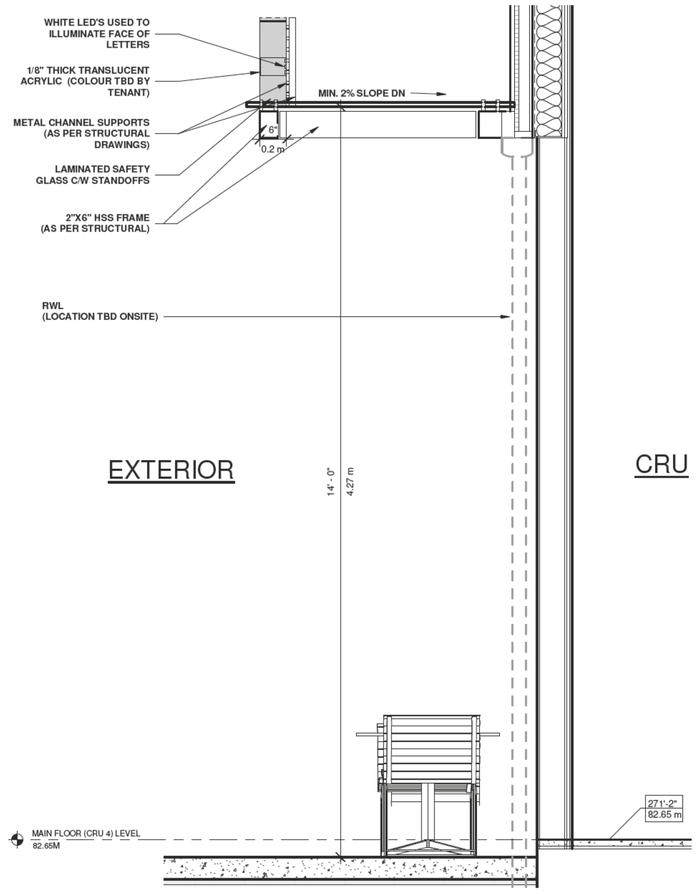
DRAWING NO. A-501 REVISION 4



1 A-502 TYPICAL UPSTAND CANOPY SIGNAGE - ELEVATIONAL VIEW 1
3/8" = 1'-0"



3 A-502 TYPICAL UPSTAND CANOPY SIGNAGE - ELEVATIONAL VIEW 2
3/8" = 1'-0"



4 A-502 TYPICAL UPSTAND CANOPY SIGNAGE - SECTION VIEW 1
3/4" = 1'-0"

2 A-502 TYPICAL UPSTAND CANOPY SIGNAGE - SECTION VIEW 2
3/4" = 1'-0"

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PROJECT

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11199 84 AVENUE, DELTA,
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DRAWING TITLE

CANOPY AND SIGNAGE DETAILS

DRAWING ISSUE

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DRAWING NO. A-502 REVISION 4



1 A-901 NORTH EAST VIEW

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DRAWING TITLE

3D VIEW_NORTH-EAST

DRAWING ISSUE

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A-901	4



1
A-902
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

DRAWING ISSUE

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1
A-903
NORTH WEST VIEW

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

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RICHARD HOWARD STRONG
BRITISH COLUMBIA

2024-06-27

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DRAWING TITLE

3D VIEW_NORTH-WEST

DRAWING ISSUE

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722026	June 26 2024	Author
	SCALE	REVIEWED Checker

DRAWING NO. A-903

REVISION



3D VIEW_SOUTH-EAST

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4	06-26-2024	ISSUED FOR DP RESUBMISSION	ST
3	06-03-2024	ISSUED FOR DP RESUBMISSION	ST
2	10-18-2023	REISSUED FOR DP	ST
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DRAWING TITLE

3D VIEW_CORNER VIEW

DRAWING ISSUE

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3D VIEW_OUTDOOR AMENITY

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3D VIEW_OUTDOOR AMENITY

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REVISION 4



3D VIEW_ROOFTOP AMENITY

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