SANDHILL MULTI FAMILY DEV., 11944 92ND AVENUE, DELTA BC



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SANDHILL DEVELOPMENT LTD.

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2024-02-23

ISSUED FOR DEVELOPMENT PERMIT

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

COVER PAGE

SCALE

SD0.01

SITE DESCRIPTION

THE PROJECT SITE IS LOCATED ON THE NORTH EAST OF THE CITY ON 92ND AVENUE AND SCOTT ROAD DIRECTLY ADJACENT TO THE RAILWAY LINE. THE SITE IS SURROUNDED BY COMMERCIAL/RETAIL SERVICES TO THE SOUTH AND NORTH ARTERIAL CORRIDOR WHILE BEING ADJACENT TO RESIDENTIAL NEIGHBOURHOODS TO THE WEST AND EAST. 4 SCHOOLS ARE NEARBY: GIBSON ELEMENTARY, DELVIEW SECONDARY, IMMACULATE CONCEPTION AND KIRKBRIDGE ELEMENTARY. WALKING DISTANCE PARKS INCLUDE DELVIEW PARK, KENNEDY PARK AND 89A AVENUE PARK



1 GIBSON ELEMENTARY SCHOOL



2 DELVIEW SECONDARY SCHOOL



3 DELVIEW PARK





4 89A AVENUE PARK



5 IMMACULATE CONCEPTION SCHOOL



6 KENNEDY PARK



7 KIRKBRIDGE ELEMENTARY

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11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
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SANDHILL DEVELOPMENT

SITE CONTEXT

SCALE 1 1/2" = 1'-0"

SD1.01





A 92 AVE LOOKING EAST



B 92 AVE LOOKING SOUTHWEST



C 120 STREET LOOKING NORTHWEST

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SANDHILL MULTI FAMILY DEV.

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SANDHILL DEVELOPMENT

SITE CONTEXT

SCALE 1 1/2" = 1'-0"

SD1.02

DESIGN RATIONALE

PROJECT DESCRIPTION

THE PROJECT IS LOCATED ON THE SCOTT ROAD CORRIDOR, NEAR KINSMEN PARKETTE AND SCOTT ROAD. A RAILWAY ABUTS THE SITE ON THE EAST. THE SURROUNDING NEIGHBOURHOOD CONSIST OF MOSTLY SINGLE-FAMILY HOMES, WITH EXCEPTION OF SCOTT ROAD, WHICH HOUSES RETAIL, OFFICES, AND OTHER BUSINESSES, BESIDES BEING A ROUTE FOR PUBLIC TRANSPORTATION.
THIS PROPOSED DEVELOPMENT CONTAINS 51 TOWNHOME DWELLINGS ORGANIZED IN 8 BUILDINGS, AND A 6 STOREY MULTI-FAMILY APARTMENT BUILDING WITH 134 UNITS. THE FSR PROPOSED IS BELOW MAXIMUM AREA PERMITTED.
TWO LEVELS OF UNDERGROUND PARKADE SERVE THE APARTMENT BUILDING. THE TOWNHOMES OFFER 2 CAR GARAGE TO EACH UNIT AND SURFACE VISITOR PARKING STRATEGICALLY SPREAD THROUGH THE COMPLEX. THE GARBAGE ROOM FOR THE APARTMENT BUILDING IS ENCLOSED AT THE END OF THE PARKADE RAMP, UNDERNEATH THE AMENITY AREA AND COMPLETELY SCREENED FROM OUTDOOR AREAS.

ENVIRONMENTAL SUSTAINABILITY

SUSTAINABILITY IS ADDRESSED THROUGH SEVERAL DESIGN STRATEGIES AND INTERVENTIONS:

•A MID-RISE BUILDING WITH A HIGH-DENSITY HOUSING COMPONENT MAKES MORE EFFICIENT USE OF MUNICIPAL SERVICES AND FACILITATES ECONOMIES OF SCALE IN THE DELIVERY OF MASS
TRANSIT. DENSIFICATION IS AN IMPORTANT STRATEGY TO HELP REDUCE CARBON EMISSIONS.
•THE USE OF WOOD FRAME CONSTRUCTION HAS A LIGHTER CARBON FOOTPRINT THAN STEEL.
•NEW WATER EFFICIENT LANDSCAPING AND OUTDOOR AMENITY SPACES WILL AID IN STORM WATER MANAGEMENT.
•LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS
•THE BALCONY DESIGN PROVIDES SOLAR SHADING FOR MOST RESIDENTIAL UNITS, WITH PASSIVE
VENTILATION SUPPLIED THROUGH OPERABLE WINDOWS.
•PROVISION OF EV PARKING STALLS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXTERIOR PARKING
•GENEROUS BIKE STORAGE SUPPORTS ACTIVE TRANSPORTATION FOR RESIDENTS AND VISITORS ALIKE.
•STORAGE AND COLLECTION OF RECYCLABLES.
•RESIDENTIAL UNITS INCLUDE ENERGY EFFICIENT APPLIANCES AND LIGHTING SYSTEMS, AS WELL AS HIGH
EFFICIENCY HVAC SYSTEMS AND LOW-VOC PAINTS AND INTERIOR FINISHES.

MASSING, FORM & CHARACTER

THE APARTMENT BUILDING MASSING RESEMBLES A L-SHAPE VOLUME, WITH A RECESS BUILD ON LEVELS 5 & 6 FACING THE STREET TO IMPROVE SUN PATTERNS ON THE PUBLIC REALM AND PROVIDES A BETTER FIT TO THE NEIGHBOURHOOD. THE GROUND PLANE IS STRENGTHENED BY A VIBRANT RED CLADDING THAT MORPHS INTO FRAMES ON LEVELS ABOVE, STRATEGICALLY DISTRIBUTED TO RHYTHMICALLY DIVIDE THE LARGE VOLUME. DARK GRAY BUILD OUTS PROVIDE CONTRAST, VARIETY, AND CONTRIBUTES TO DEESCALATING THE OVERALL MASSING. WOOD LOOKING SIDING, FASCIAS, AND SOFFITS PROVIDE WARM AND TEXTURE. THE REMAINING OF THE VOLUME IS CLADDED ON A RANGE OF GRAYSCALE CEMENT BOARD, RANGING FROM WHITE TO DARK GRAY. OVERHANGS WERE INCORPORATED TO VISUALLY TERMINATE THE UPPER LEVELS OF BUILDING. THE PROMINENT YET RECESSED BUILDING ENTRY CONTAINS SIGNAGE AND NIGHTTIME LIGHTING.
THE TOWNHOUSE BUILDINGS ALSO HAVE A GROUNDING CLADDING ON THE 1ST LEVEL, WITH A RED BRICK FINISH. THE MASSING IS HUMAN SCALED BY CONTRASTING FRAMES ON THE LEVELS ABOVE, AND THE CONTEMPORARY ARCHITECTURE IS SOFTENED BY GABLES ON STRATEGIC LOCATIONS. THE UNITS' ENTRIES ARE PROTECTED FROM THE ELEMENTS BY A CANOPY SUPPORTED BY WOOD COLUMNS. 3 DIFFERENT COLOUR SCHEMES ARE APPLIED ON THE TOWNHOUSE BUILDINGS TO ENSURE VARIETY AND A PLEASANT EXPERIENCE TO RESIDENTS AND VISITORS.

CRIME PREVENTION

THE THREE KEY PRINCIPLES OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) ARE NATURAL SURVEILLANCE, ACCESS CONTROL, AND TERRITORIAL REINFORCEMENT.

NATURAL SURVEILLANCE IS INCORPORATED THROUGHOUT THE BUILDING PERIMETER AND THE INTERIOR COURTYARD THROUGH THE INTRODUCTION OF CLEAR SIGHTLINES AND "EYES ON THE STREET" VIA RESIDENTIAL WINDOWS, AND PRIVATE BALCONIES.

PRIMARY ENTRANCES ARE CLEARLY DEFINED AND GLAZED FOR HIGH VISIBILITY. THE INTERIOR OF THE PARKADE IS WELL LIT WITH VISITOR PARKING CLEARLY DESIGNATED. BUILDING LOBBIES AND THE PARKADE ARE SUPPLIED WITH AN ELECTRONIC ACCESS CONTROL SYSTEM.

TERRITORIAL REINFORCEMENT IS PROVIDED THROUGH THE PAVING DESIGN THAT CONNECTS THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES. RESIDENTIAL UNITS WITH GROUND FLOOR PATIOS OPEN DIRECTLY ONTO THE AMENITY COURTYARD, WHICH IS POPULATED WITH DIVERSE PROGRAMMATIC OFFERINGS TO ENCOURAGE ACTIVE OWNERSHIP OF THE SPACE.

PLEASE REFER TO THE ATTACHED REPORT BY AMR SYSTEMS FOR FURTHER DETAIL ON THE CPTED DESIGN.



APARTMENT MAIN ENTRANCE



TOWNHOMES PERSPECTIVE

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

DESIGN RATIONALE

SCALE

SD1.03



92nd AVE PERSPECTIVE



TOWNHOMES PERSPECTIVE 2

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SANDHILL MULTI FAMILY DEV.

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SANDHILL DEVELOPMENT

RENDERINGS

SCALE

SD1.04

PROJECT DATA - OVERALL

1.0.0 PROJECT DATA - OVERALL

PROJECT:	SANDHILL MULTI-FAMILY DEVELOPMENT
ZONING:	CURRENT: CD53, PROPOSED: APARTMENT - RA200 TOWNHOMES - RT76
OCP DESIGNATION:	MEDIUM DENSITY RESIDENTIAL (SCOTT ROAD)
CIVIC ADDRESS:	11944 92ND AVENUE, DETAL, B.C.
LEGAL DESCRIPTION:	STRATA PLAN NW79 SECTION 36 TOWNSHIP 4 NEW WESTMINSTER
OVERALL GROSS SITE AREA:	149,815 SF 13,918 m²
VARIANCES APPLIED FOR:	N/A
COORDINATING REGISTERED PROFESSIONAL:	STEVEN BARTOK, ARCHITECT AIBC, AAA, MRAIC, KEYSTONE ARCHITECTURE
CERTIFIED PROFESSIONAL:	N/A

NOTES:

1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.
2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.

1.0.1 UNIT COUNT SUMMARY - OVERALL

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
SITE 1 - APARTMENT			
STUDIO	1	0.5%	
1 BED	36	19.5%	
1 BED & DEN	6	3.2%	
JR 2 BED	31	16.8%	
JR 2 BED (ADAPTABLE)	27	14.6%	
2 BED	33	17.8%	
SITE 1 - APARTMENT: 134		**72.4%**	
SITE 2 - TOWNHOUSES			
UNIT A	5	2.7%	
UNIT B	16	8.6%	
UNIT B1	16	8.6%	
UNIT C	4	2.2%	
UNIT D	8	4.3%	
UNIT E	2	1.1%	
SITE 2 - TOWNHOUSES: 51		**27.6%**	
TOTAL UNITS: 185		**100.0%**	

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SANDHILL DEVELOPMENT

PROJECT DATA - OVERALL

SCALE

SD1.10

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2024-02-23

SCOTT ROAD

PARK

RAILWAY

BOTTOM OF EXISTING BERM

TOP OF EXISTING BERM

BOTTOM OF EXISTING BERM

3.50 m SETBACK

VIS.

REAR SETBACK 15.00 m

PROPOSED TOWNHOME OUTDOOR AMENITY AREA 2884 sf

TOWNHOUSE 8

TOWNHOUSE 7

TOWNHOUSE 6

SOUTH BUILDING
6 STOREY APARTMENT
1ST LEVEL ELEVATION - GEO:96.92 m

NORTH BUILDING
6 STOREY APARTMENT
1ST LEVEL ELEVATION - GEO:96.92 m

2 HOUR FIREWALL

5.00 m SETBACK LEVELS 1-4

7.50 m SETBACK LEVELS 5-6

MAIN ENTRY

PARKADE ACCESS

GARBAGE STAGING/TEMPORARY STALL

SITE ACCESS

STREET FACING ENTRY

7.50 m SETBACK

VIS.

WASTE STOR.

MAIL BOXES

TOWNHOUSE 1

TOWNHOUSE 2

TOWNHOUSE 3

TOWNHOUSE 4

TOWNHOUSE 5

3.00 m SETBACK

92 AVENUE

SITE PLAN - OVERALL

1 : 250

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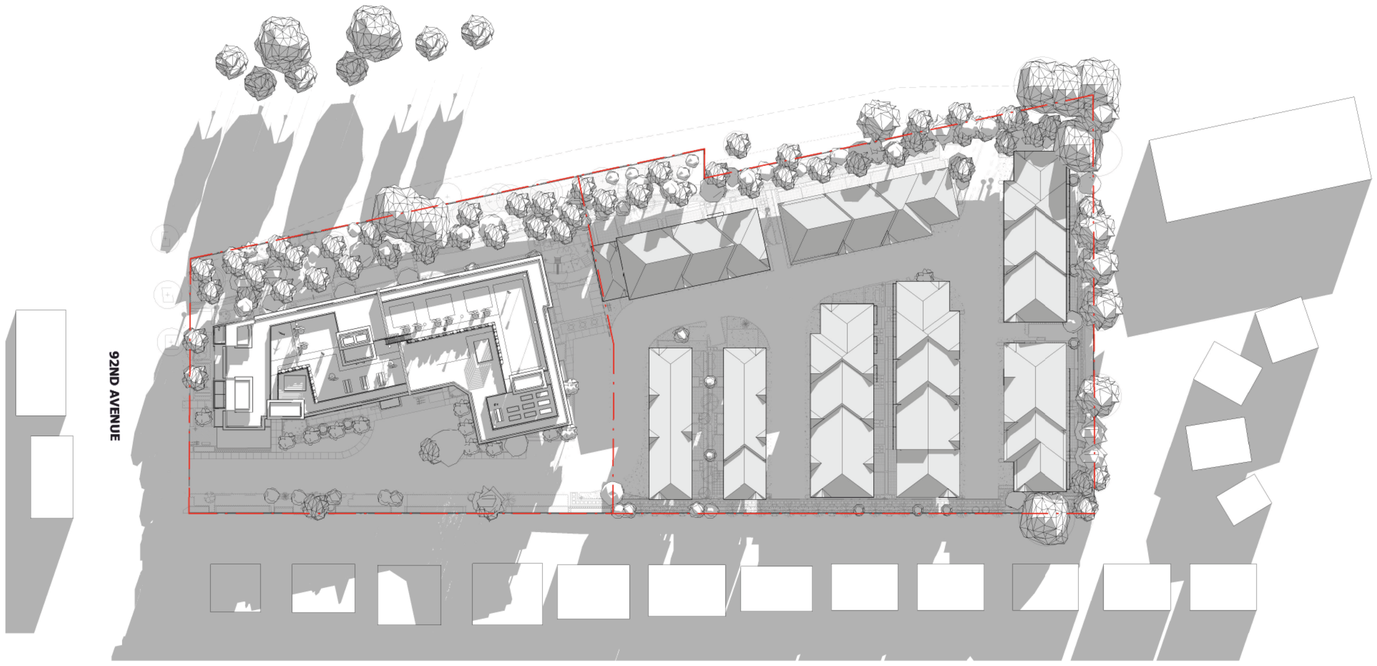
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SANDHILL DEVELOPMENT

OVERALL SITE PLAN

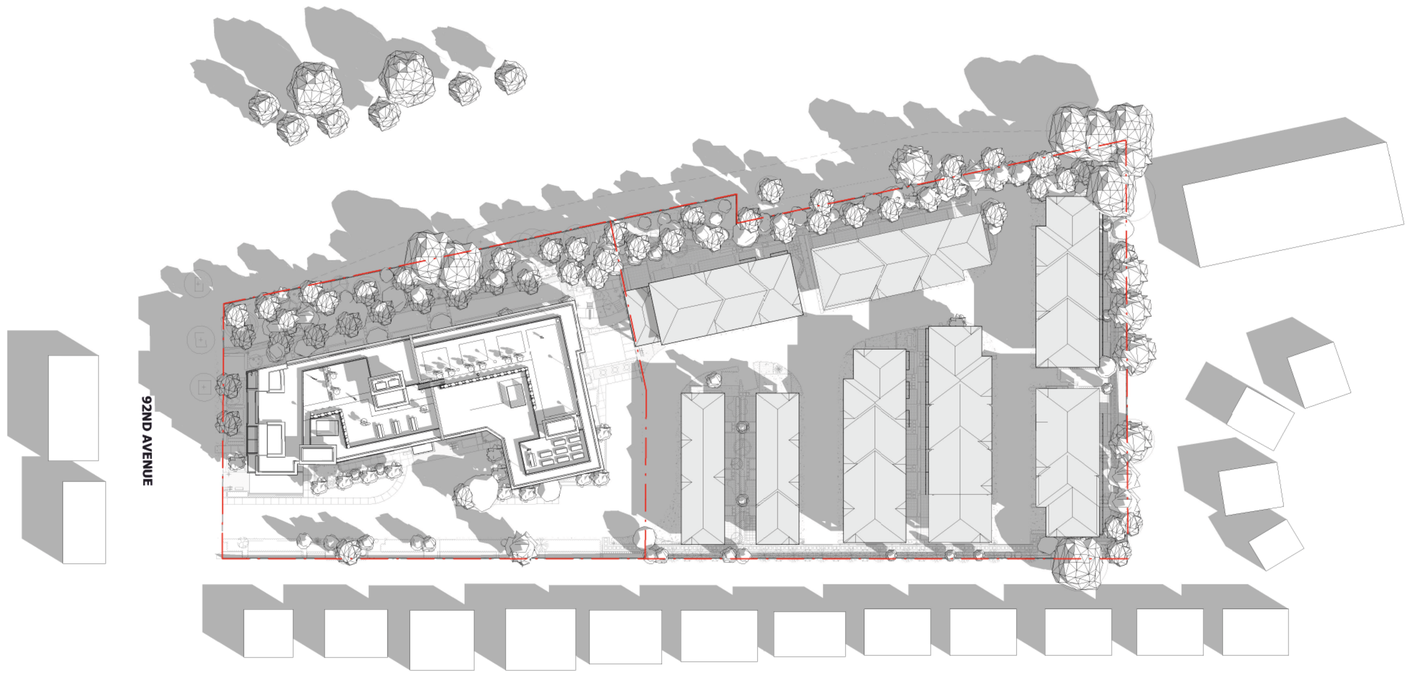
SCALE 1 : 250

SD2.00



MARCH 21 - 9AM

1" = 50'-0"



MARCH 21 - 3PM

1" = 50'-0"

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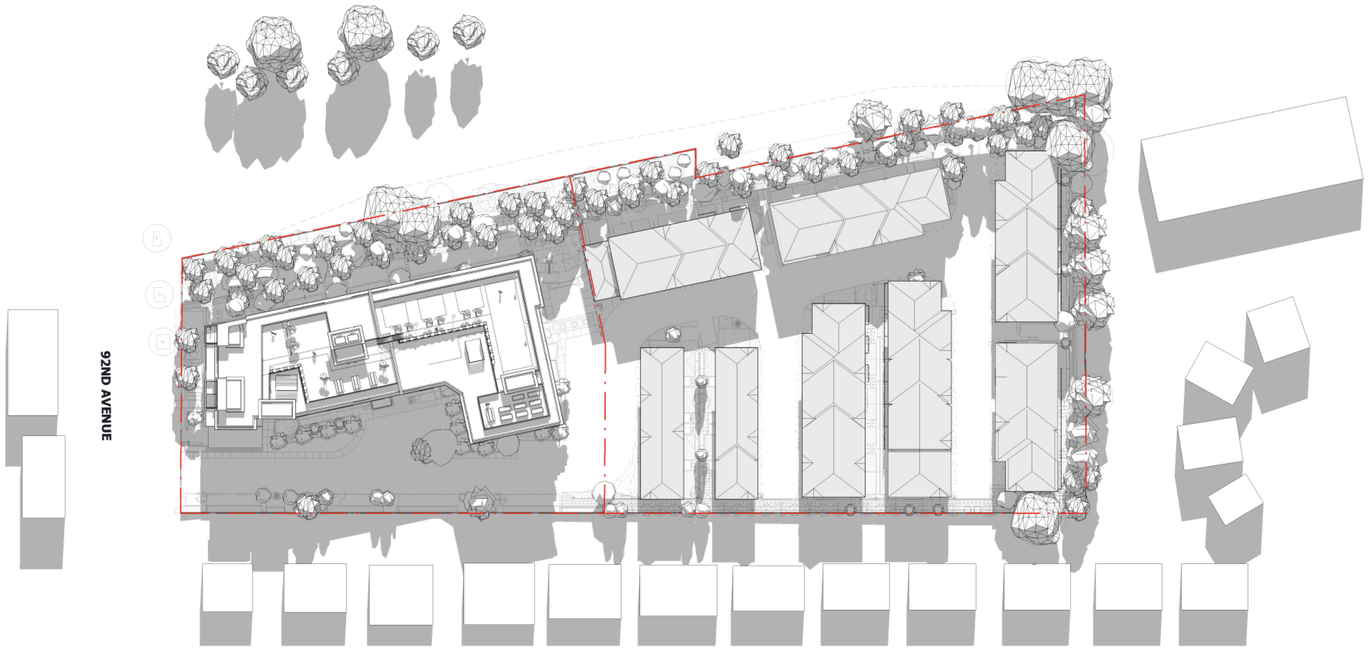
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SANDHILL DEVELOPMENT

SHADOW STUDIES

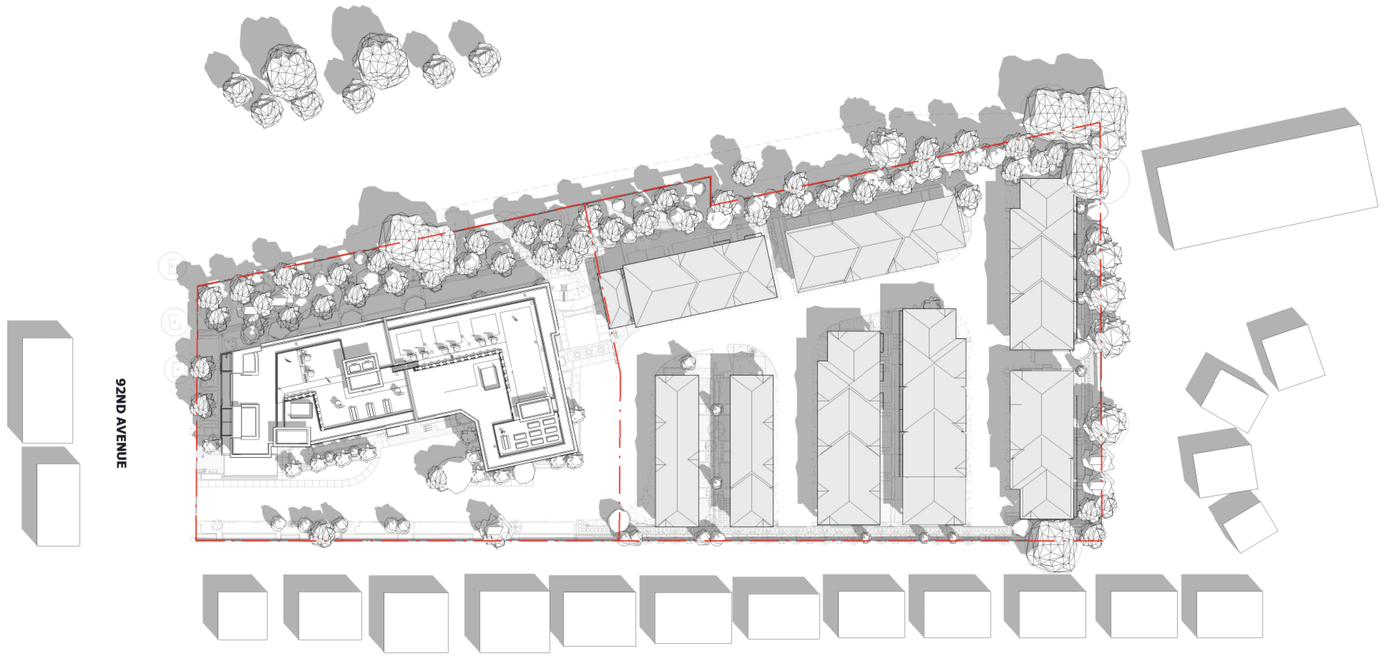
SCALE 1" = 50'-0"

SD3.00



JUNE 21 - 9AM

1" = 50'-0"



JUNE 21 - 3PM

1" = 50'-0"

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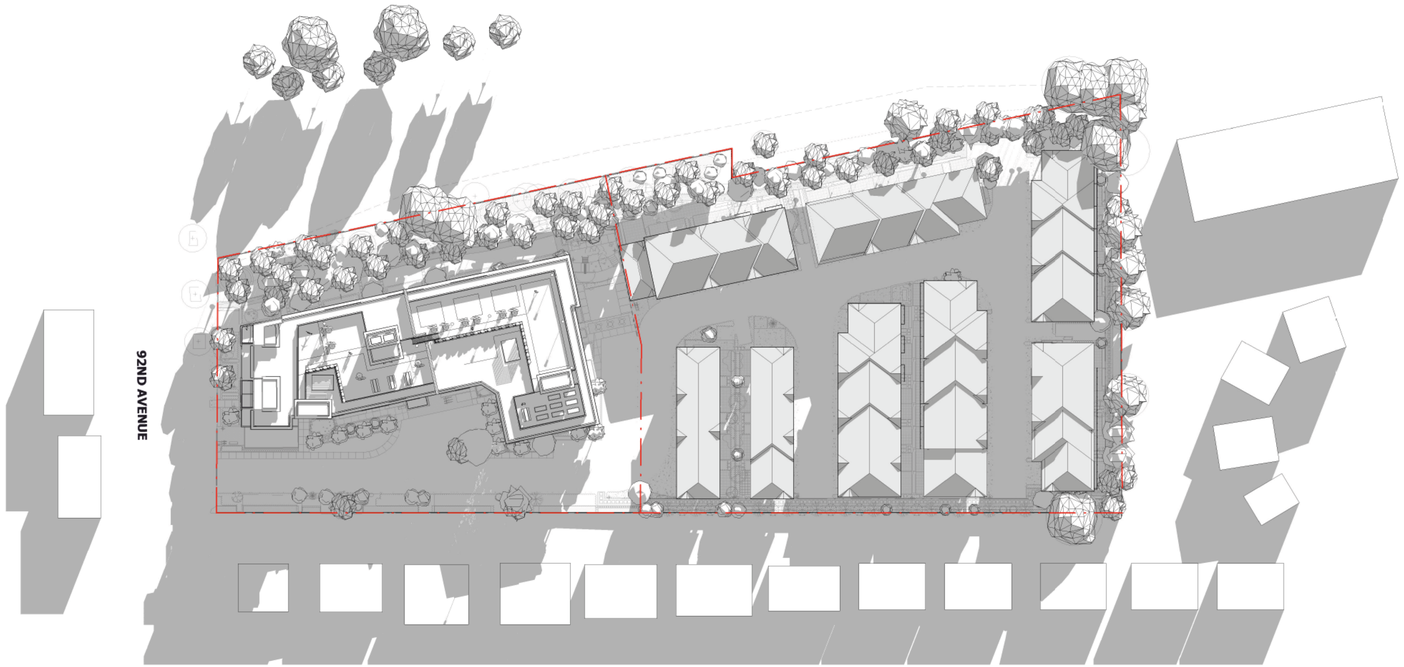
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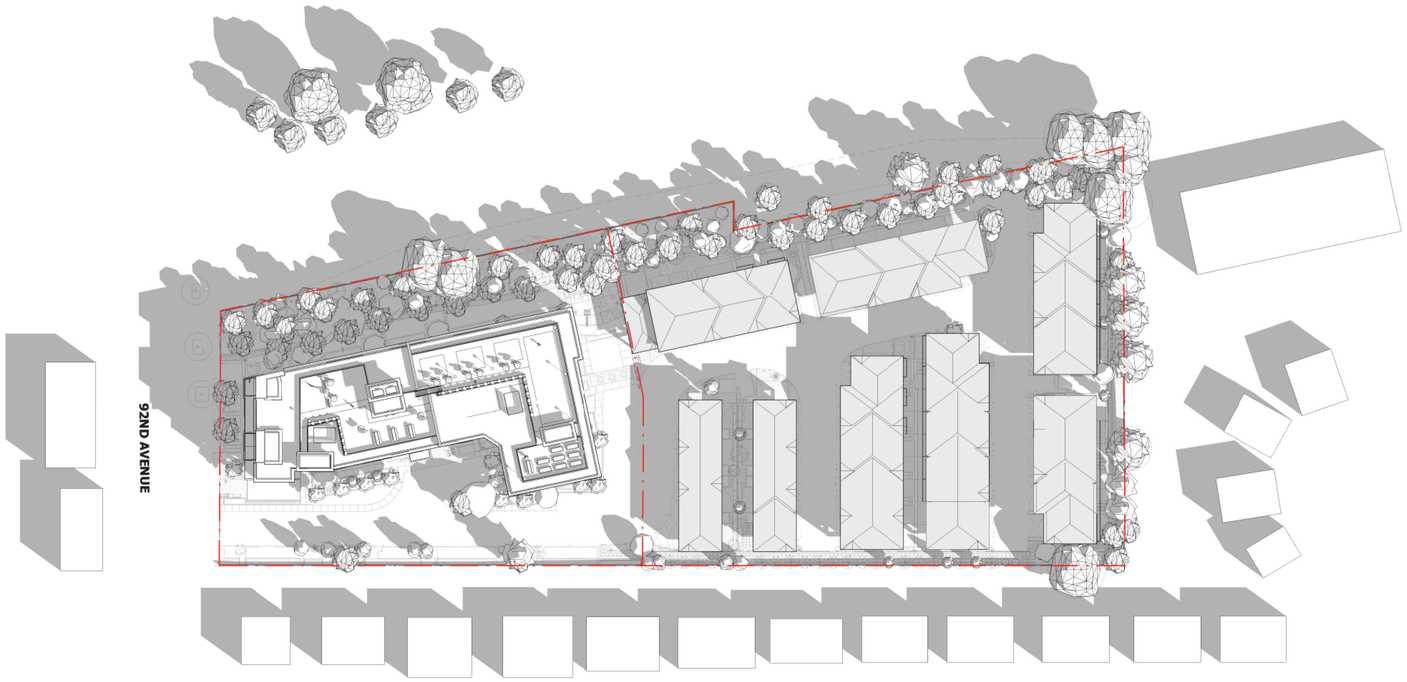
SCALE 1" = 50'-0"

SD3.01



SEPTEMBER 21 - 9AM

1" = 50'-0"



SEPTEMBER 21 - 3PM

1" = 50'-0"

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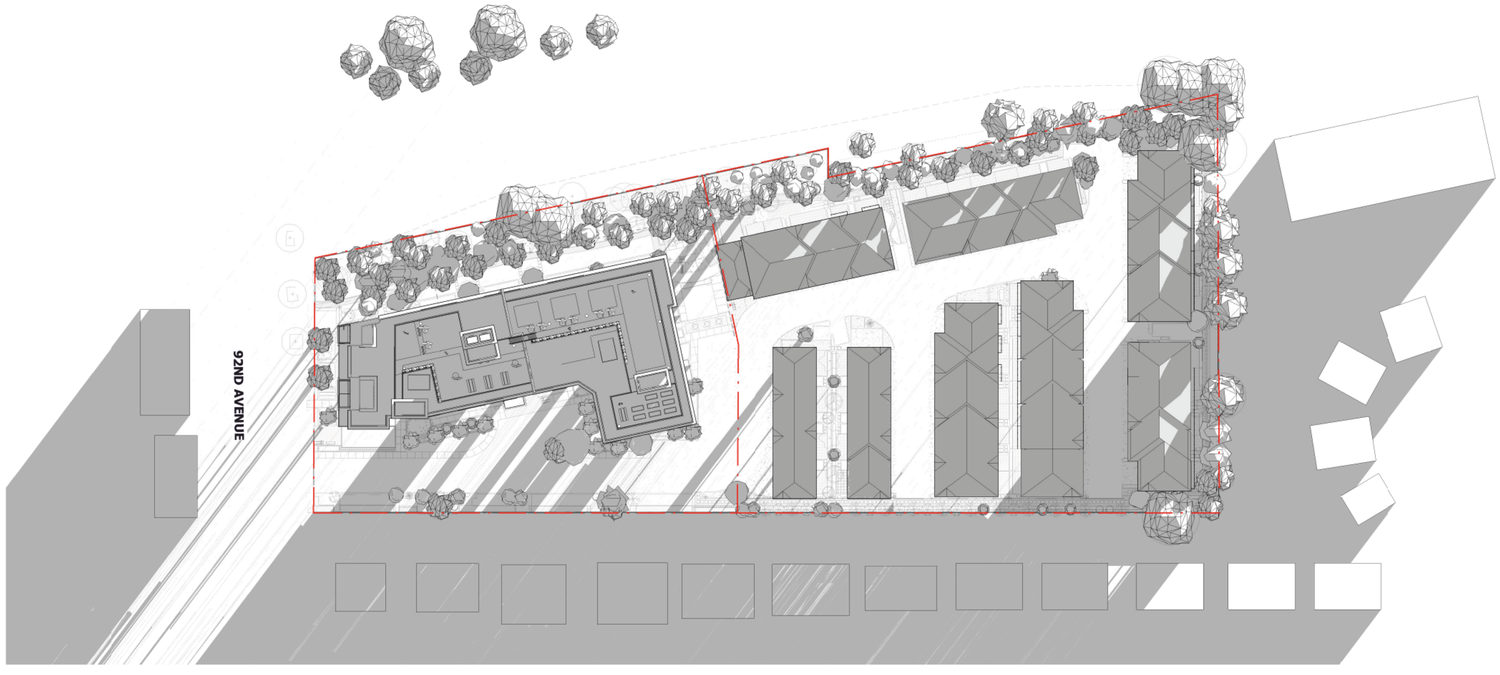
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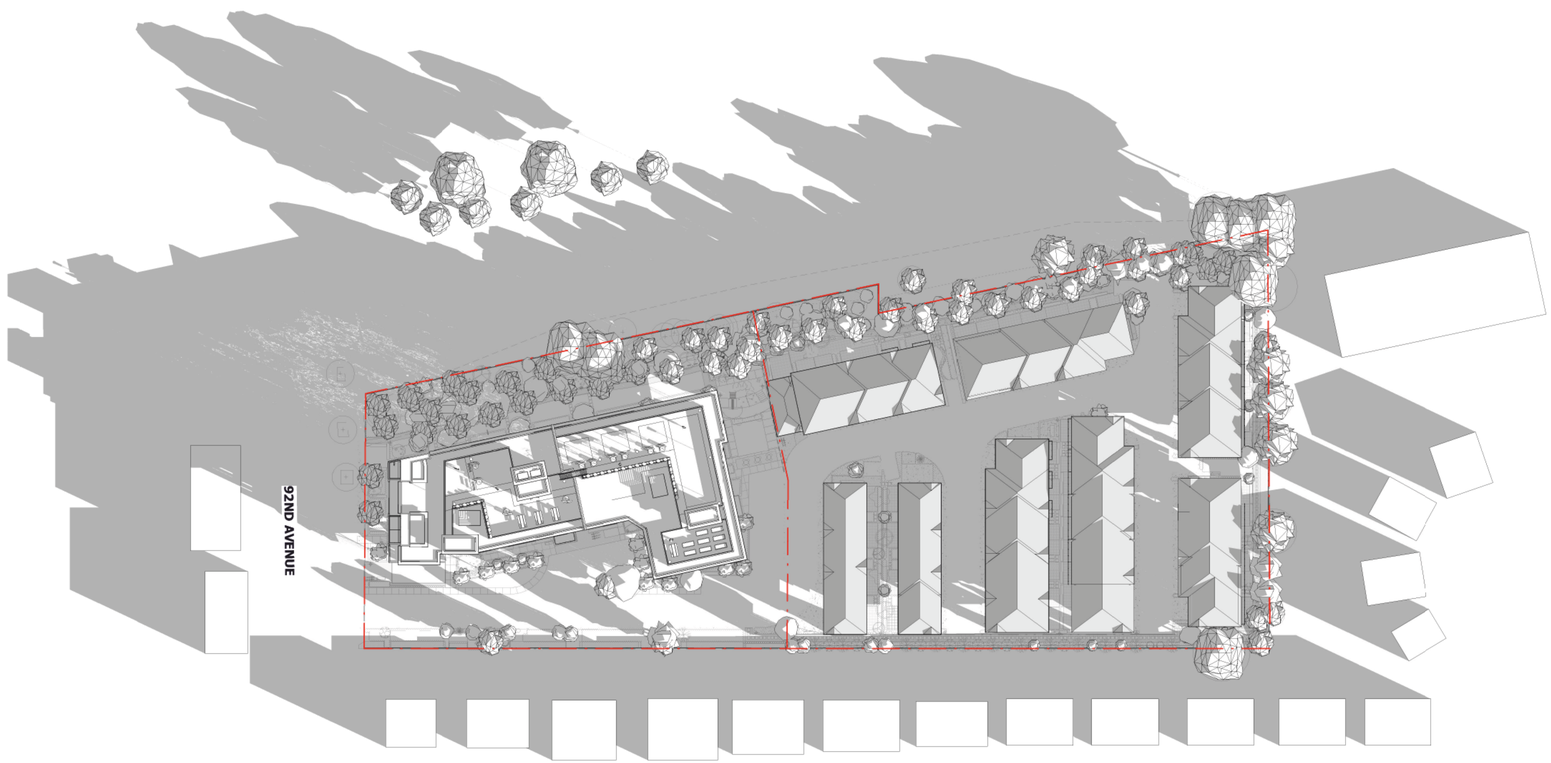
SCALE 1" = 50'-0"

SD3.02



DECEMBER 21 - 9AM

1" = 50'-0"



DECEMBER 21 - 3PM

1" = 50'-0"

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SANDHILL DEVELOPMENT

SHADOW STUDIES

SCALE 1" = 50'-0"

SD3.03

PROJECT DATA - APARTMENT

1.1.0 ZONING DATA - APARTMENT

	CURRENT/REQUIRED/PERMITTED	PROPOSED
ZONE:	CD 53	RA 200
OCP DESIGNATION:	MEDIUM DENSITY (SCOTT ROAD)	
SETBACKS:	FRONT: LEVEL 1 -4: 7.5m ON ARTERIAL STREETS, 5.0m ON STREETS OTHER THAN ARTERIALS, LEVELS 5-6: 7.5m	
	INTERIOR SIDE: 7.5m	
	EXTERIOR SIDE: LEVEL 1 -4: 7.5m ON ARTERIAL STREETS, 5.0m ON STREETS OTHER THAN ARTERIALS, LEVELS 5-6: 7.5m	
	REAR: 7.5m	
SITE AREA (GROSS)	149,815 SF 13,918 m²	
SITE 1 AREA (APARTMENT)	60,612 SF 5,631 SM	
DENSITY-GROSS FLOOR AREA (FSR):	a) 180 / 200 / 240 UPH b) 2.0 / 2.2 / 2.4	a) 134 / 0.56 HA = 240 b) 104,051 SF / 60,612 SF = 1.72
BUILDING HEIGHT:	24 m	22.11 m
LOT COVERAGE:	N/A	42,905 SF / 60,612 SF = 71%
INDOOR AMENITY AREA:	1 SM PER DWELLING UNIT = 1 SM X 134 DU = 134 SM (1442 SF)	194 SM (2,090 SF)
OUTDOOR AMENITY AREA:	6 SM PER DWELLING UNIT = 6 SM X 134 = 804 SM (8654 SF)	835 SM (8,993 SF)
PRIVATE OUTDOOR AMENTIY AREA:	N/A	
ADAPTABLE UNITS:	20% OF ALL SINGLE-STOREY UNITS IN AN APARTMENT BUILDING	27
ACCESSIBLE UNITS:	N/A	0
STORAGE LOCKERS:	N/A	21
STEP CODE:	STEP CODE 2	STEP CODE 2
NUMBER OF STREETS:	1	
WASTE & RECYCLING STORAGE:	THE MINIMUM SIZE REQUIRED OF THE COMBINED GARBAGE STORAGE SPACE AND RECYCLING STORAGE SPACE SHALL BE: (0.31 SM x 134 UNITS) + 8 SM = 48 SM	53 SM (568 SF)
UNIT COUNT:	134	
GROSS BUILDABLE AREA:	194,766 SF (18,094 SM)	
ZONING AVERAGE GRADE:	97.90 m = (97.22 m + 98.58 m) / 2	
	AVG ELEVATION AT FRONT LOT LINE (NORTH ELEVATION) = (96.34 m + 98.19 m/2) = 97.22 m	
	AVG ELEVATION AT REAR LOT LINE (SOUTH ELEVATIONS) = (100.69 m + 96.46 m/2) = 98.58 m	
BCBC LOWEST AVERAGE GRADE:	96.44m	
PROPOSED BUILDING HEIGHT (BCBC 2018)	6 STOREYS	
1ST STOREY TO UPPERMOST FLOOR:	16.45m	
1ST STOREY TO HIGHEST COMBUSTIBLE ROOF	24.44m	
FIRE ACCESS ROUTE TO UPPERMOST FLOOR	16.35m	
VARIANCES APPLIED FOR:	N/A	
NOTES:		
1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.		
2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.		

1.1.1 CODE SUMMARY- APARTMENT

APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1 - 2019/ ENERGY MODEL: STEP CODE 2		
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:		
1. PART 3 BUILDING		DIV. A - PART 1 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCY(IES):		3.1.2., & APPENDIX A - 3.1.2.1.(1)
2.1. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL		
2.2. RESIDENTIAL GROUP C		
3. BUILDING AREAS:		1.4.1.2. DEFINED TERMS -BUILDING AREA
BUILDING AREA (NO FIREWALL)	18,789 SF 1,746 m²	
NORTH BUILDING AREA	9,173 SF 852 m²	
SOUTH BUILDING AREA	9,615 SF 893 m²	
BASEMENT STORAGE GARAGE	42,905 SF 3,986 m²	
4. BUILDING CLASSIFICATION(S):		3.2.2.19.-3.2.2.92.
4.1. BASEMENT STORAGE GARAGE:		3.2.2.82
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED		3.2.2.82.(2)(a)
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.82.(2)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR		3.2.2.82.(2)(b)
MEZZANINES: N/A		
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING		3.2.2.82.(2)(d)
4.2 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.2.1.2.
FULLY SPRINKLERED		3.2.1.2(2)(a)
NON-COMBUSTIBLE CONSTRUCTION		3.2.1.2.(1)
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT		3.2.1.2.(1), 3.2.1.2.(2)&(2)(a)
2 HR FIRE RESISTANCE RATING		3.2.1.2.(1)
F.T. RATED FIRESTOP 3.1.9.1(2)		3.1.9.1(2)
4.3. RESIDENTIAL:		3.2.2.51
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED		3.2.2.51.(5)
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED		3.2.2.51.(5)
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.51.(1), 3.2.2.51.(1)(d)
MAX. ALLOWABLE BUILDING AREA: < 1500 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.51.(1)(d)(vi)
2 HR FIREWALL (MASONRY CONSTRUCTION)		3.1.10.2(2) & (3)
COMBUSTIBLE CONSTRUCTION		3.2.2.51.(2) EXCEPT (2)(c)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(a)
ROOF ASSEMBLIES: 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(c)
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(d)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.51.(2)(e)
4.3.1. BUILDING HEIGHT:	6 STOREYS	1.4.1.2. DEFINED TERMS -BUILDING HEIGHT
4.3.2. GRADE ELEVATION:	96.44 m (LOWEST AVG GRADE WEST ELEVATION: (96.41+96.46/2)	1.4.1.2. DEFINED TERMS -GRADE
4.3.3. FIRST STOREY ELEVATION:	96.92 m	1.4.1.2. DEFINED TERMS -FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE)
4.3.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	16.45 m	3.2.2.51 (1)(c) (MAXIMUM -18 m)
4.3.5. 1ST STOREY TO UPPERMOST ROOF:	24.44 m	GROUP C 3.2.2.51 (2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4.-3.2.2.8., 3.2.2.51.(5)
6. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8.(1)
7. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.2.2.51.(1)(c), 3.2.4.22., 6.9.2.3
8. FIREWALL:	2 HR	3.1.10.
9. MEZZANINE(S):	NA	3.2.1.1. (3) - (8)
10. MEZZANINE EXITING:	NA	3.4.2.2.
11. INTERCONNECTED FLOOR SPACE:	NA, STORAGE GARAGE EXEMPT	3.2.3.2.(3), 3.2.8., 3.1.3.1.(3), 3.2.8.2.(2)
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES	3.2.1.2.
13 SPRINKLER SYSTEM:	YES	3.2.2.18., 3.2.5.13.
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.3 FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2024, 3.2.5.16
14. STANDPIPE SYSTEM:	YES - NFPA 14- 2013	3.2.5.8., 3.2.5.9.
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-S524-19	3.2.4.1.
16. SMOKE CONTROL MEASURES:	YES	3.1.8.12
17. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9., 3.2.4.8.
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	16.53 m	3.2.5.6(2) (MAXIMUM - 20 m)
19. NUMBER OF STREETS:	1	3.2.2.10.(1)
NOTES:		
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024		

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2024-02-23

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
-	-	-
1	ISSUED FOR SD 60%	24-01-11
2	ISSUED FOR SD 90%	24-02-01
3	ISSED FOR DP	24-02-22

SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

PROJECT DATA - APARTMENT

SCALE

SD1.11A

PROJECT DATA - APARTMENT

1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES

1.	MEASURED TO OUTSIDE FACE OF SHEATHING OR CONCRETE, CENTERLINE OF PARTY WALL & INSIDE FACE OF CORRIDOR/STAIR WALL.
2.	EXCLUSIONS: EXTERIOR PARKADE EXHAUST SHAFTS, EXTERIOR PARKADE EXIT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY.
3.	AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE.

1.3.1 GROSS BUILDABLE AREA SUMMARY APARTMENT

LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
P2 LEVEL				
CIRCULATION	1,145 SF	106.38 m²	0.6%	
PARKADE	39,841 SF	3,701.31 m²	20.5%	
STORAGE	1,920 SF	178.35 m²	1.0%	
	42,905 SF	**3,986.04 m²**	**22.0%**	
P1 LEVEL				
CIRCULATION	1,201 SF	111.61 m²	0.6%	
PARKADE	38,309 SF	3,558.99 m²	19.7%	
SERVICES	1,146 SF	106.49 m²	0.6%	
STORAGE	2,249 SF	208.94 m²	1.2%	
	42,905 SF	**3,986.04 m²**	**22.0%**	
1ST LEVEL				
CIRCULATION	3,917 SF	363.95 m²	2.0%	
RESIDENTIAL	14,963 SF	1,390.12 m²	7.7%	
SERVICE ROOMS/SHAFTS	53 SF	4.95 m²	0.0%	
	18,934 SF	**1,759.02 m²**	**9.7%**	
2ND LEVEL				
CIRCULATION	2,252 SF	209.24 m²	1.2%	
RESIDENTIAL	15,759 SF	1,464.10 m²	8.1%	
SERVICE ROOMS/SHAFTS	53 SF	4.95 m²	0.0%	
	18,065 SF	**1,678.29 m²**	**9.3%**	
3RD LEVEL				
CIRCULATION	2,164 SF	201.05 m²	1.1%	
RESIDENTIAL	15,853 SF	1,472.80 m²	8.1%	
SERVICE ROOMS/SHAFTS	53 SF	4.95 m²	0.0%	
	18,070 SF	**1,678.80 m²**	**9.3%**	
4TH LEVEL				
CIRCULATION	2,164 SF	201.05 m²	1.1%	
RESIDENTIAL	15,853 SF	1,472.75 m²	8.1%	
SERVICE ROOMS/SHAFTS	53 SF	4.95 m²	0.0%	
	18,070 SF	**1,678.76 m²**	**9.3%**	
5TH LEVEL				
CIRCULATION	2,164 SF	201.05 m²	1.1%	
RESIDENTIAL	15,287 SF	1,420.16 m²	7.8%	
SERVICE ROOMS/SHAFTS	53 SF	4.95 m²	0.0%	
	17,504 SF	**1,626.17 m²**	**9.0%**	
6TH LEVEL				
CIRCULATION	2,164 SF	201.05 m²	1.1%	
RESIDENTIAL	15,286 SF	1,420.11 m²	7.8%	
SERVICE ROOMS/SHAFTS	53 SF	4.95 m²	0.0%	
	17,503 SF	**1,626.12 m²**	**9.0%**	
U/S ROOF STRUCT.				
CIRCULATION	809 SF	75.12 m²	0.4%	
	809 SF	**75.12 m²**	**0.4%**	
AREA GRAND TOTAL	**194,766 SF**	**18,094.36 m²**	**100.0%**	

1.4.0 UNIT COUNT SUMMARY - APARTMENT

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
STUDIO	1	0.7%	
1 BED	36	26.9%	
1 BED & DEN	6	4.5%	
JR 2 BED	31	23.1%	
JR 2 BED (ADAPTABLE)	27	20.1%	
2 BED	33	24.6%	
TOTAL UNITS: 134		**100.0%**	

1.4.1 UNIT FLOOR AREA SUMMARY NOTES - APARTMENT

1.	ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL
2.	AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE

1.4.2 UNIT FLOOR AREA SUMMARY

UNIT	UNIT TYPE	COUNT	UNIT AREA AVG (1 SF)	UNIT AREA AVG (1 m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
UNIT A1	STUDIO	1	447 SF	42 m²	447 SF	41.55 m²
UNIT B1	1 BED	4	507 SF	47 m²	2,028 SF	188.40 m²
UNIT B2	1 BED	5	513 SF	48 m²	2,564 SF	238.16 m²
UNIT B3	1 BED	1	513 SF	48 m²	513 SF	47.63 m²
UNIT B4	1 BED	2	559 SF	52 m²	1,118 SF	103.91 m²
UNIT B5	1 BED	6	568 SF	53 m²	3,409 SF	316.66 m²
UNIT B6	1 BED	1	591 SF	55 m²	591 SF	54.87 m²
UNIT B7	1 BED	1	603 SF	56 m²	603 SF	56.02 m²
UNIT B8	1 BED	5	604 SF	56 m²	3,018 SF	280.43 m²
UNIT B9	1 BED	1	612 SF	57 m²	612 SF	56.84 m²
UNIT B10	1 BED	5	612 SF	57 m²	3,062 SF	284.45 m²
UNIT B11	1 BED	5	643 SF	60 m²	3,217 SF	298.88 m²
UNIT C1	1 BED & DEN	6	606 SF	56 m²	3,638 SF	338.00 m²
UNIT D1	JR 2 BED	4	652 SF	61 m²	2,606 SF	242.12 m²
UNIT D2	JR 2 BED	1	651 SF	61 m²	651 SF	60.52 m²
UNIT D3	JR 2 BED	4	683 SF	63 m²	2,731 SF	253.71 m²
UNIT D4	JR 2 BED	4	688 SF	64 m²	2,750 SF	255.51 m²
UNIT D5 (ADAPTABLE DWELLING UNIT)	JR 2 BED (ADAPTABLE)	27	693 SF	64 m²	18,703 SF	1737.56 m²
UNIT D6	JR 2 BED	18	693 SF	64 m²	12,476 SF	1159.03 m²
UNIT E1	2 BED	5	753 SF	70 m²	3,765 SF	349.78 m²
UNIT E2	2 BED	6	755 SF	70 m²	4,532 SF	421.05 m²
UNIT E3	2 BED	3	764 SF	71 m²	2,291 SF	212.84 m²
UNIT E4	2 BED	1	764 SF	71 m²	764 SF	70.95 m²
UNIT E5	2 BED	6	767 SF	71 m²	4,601 SF	427.45 m²
UNIT E6	2 BED	12	840 SF	78 m²	10,085 SF	936.93 m²
UNIT TOTALS:		**134**			**90,774 SF**	**8433.21 m²**

KEYSTONE ARCHITECTURE

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ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
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1	ISSUED FOR SD 60%	24-01-11
2	ISSUED FOR SD 90%	24-02-01
3	ISSED FOR DP	24-02-22

SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

PROJECT DATA - APARTMENT

SCALE

SD1.12A

PROJECT DATA - APARTMENT

1.5.0 OFF-STREET VEHICLE/BICYCLE/STORAGE PARKING DATA- APARTMENT-REQUIRED

	UNITS / AREA	REQUIRED FACTOR	REQUIRED STALLS
VEHICLE PARKING STALL DATA			
RESIDENTS:			
STUDIO / 1 BED	37 UNITS	1.3	48.1
1 BED + DEN / 2 BED / 3 BED	97 UNITS	1.5	145.5
TOTAL			193.6
20% REDUCTION - DEV. 125m TO SCOTT RD			**155**
ELECTRIC VEHICLE CHARGING		100% OF RESIDENT STALLS	100% OF RESIDENT STALLS
SMALL CAR	N/A	25% MAX OF TOTAL STALLS (39 MAX)	0.25 (155) = 39 STALLS
ACCESSIBLE	N/A	50% OF REQUIRED ADAPTABLE DWELLING UNITS, MIN. 1 ACCESSIBLE SPACE PER ADAPTABLE DWELLING UNIT 50% OF REQUIRED ACCESSIBLE PARKING SPACES SHALL BE VAN ACCESSIBLE PARKING SPACE	27 ADAPTABLE UNITS (50%) = 14 ACCESSIBLE STALLS 7 OF 14 NOTED ABOVE TO BE VAN ACCESSIBLE STALLS
LOADING	N/A	1 SPACE PER BUILDING WITH MORE THAN 80 DWELLING UNITS - NOT LOCATED WITHIN REQUIRED MIN. FRONT OR SIDE SETBACK AREA - NOT CLOSER THAN 8m FROM THE NEAREST POINT OF INTERSECTION MIN. CLEAR HEIGHT OF 4.5m AND MIN. DIMENSION OF 2.75m X 9m	1
TOTAL RESIDENT STALLS:			**155 + 1 LOADING STALL**
VISITORS:			
STANDARD	134 UNITS	0.1	0.1 (134) = 13.4
20% REDUCTION - DEV. 125m TO SCOTT RD			**11**
SMALL CAR	N/A	25% MAX OF TOTAL STALLS (3 MAX)	0.25(11) = 2.75 = 3 STALLS
ACCESSIBLE	N/A	N/A	1 STALL
TOTAL VISITOR STALLS:			**11**
BICYCLE STALL DATA			
RESIDENT (UNIT) (CLASS 1)	134 UNITS	1	134
VISITOR	N/A	5 SPACES PER BUILDING	5
TOTAL BICYCLE STALLS:			**139**

1.5.2 OFF-STREET VEHICLE PARKING DATA-APARTMENT-PROVIDED

PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	COMMENTS
LOADING STALL	1	50.0%	1%	ON SURFACE PARKING, SITE 1
TEMP. STALL	1	50.0%	1%	ON SURFACE PARKING, SITE 1
: 2		**100.0%**	**1%**	
RESIDENT (EV)				
ACCESSIBLE	6	3.8%	3%	
SMALL CAR	27	17.0%	16%	
STANDARD	118	74.2%	68%	
VAN ACCESSIBLE	8	5.0%	5%	
RESIDENT (EV): 159		**100.0%**	**92%**	
VISITOR				
STANDARD	11	91.7%	6%	
VAN ACCESSIBLE	1	8.3%	1%	
VISITOR: 12		**100.0%**	**7%**	
TOTAL PARKING STALLS: 173			**100%**	

1.5.3 BIKE PARKING STALL DATA-APARTMENT-PROVIDED

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
VISITOR			
SURFACE MOUNT BIKE STALL	5	3.5%	2 BIKE CAPACITY PER RACK
VISITOR: 5		**3.5%**	
RESIDENT			
HORIZONTAL MOUNT BIKE STALL	45	31.3%	0.6m x 1.8m HORIZONTAL STALL DIMENSIONS
VERTICAL MOUNT BIKE STALL	94	65.3%	0.6m x 1.0m VERTICAL STALL DIMENSIONS
RESIDENT: 139		**96.5%**	
TOTAL BIKE PARKING STALLS: 144		**100.0%**	

1.5.4 BONUS STORAGE STALL DATA-APARTMENT-PROVIDED

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
RESIDENT			
STORAGE COMPARTMENT STALL	21	100.0%	MIN 5.67 m³
TOTAL STORAGE STALLS: 21		**100.0%**	

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ISSUED FOR DEVELOPMENT PERMIT

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

PROJECT DATA - APARTMENT

SCALE

SD1.13A

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES - APARTMENT

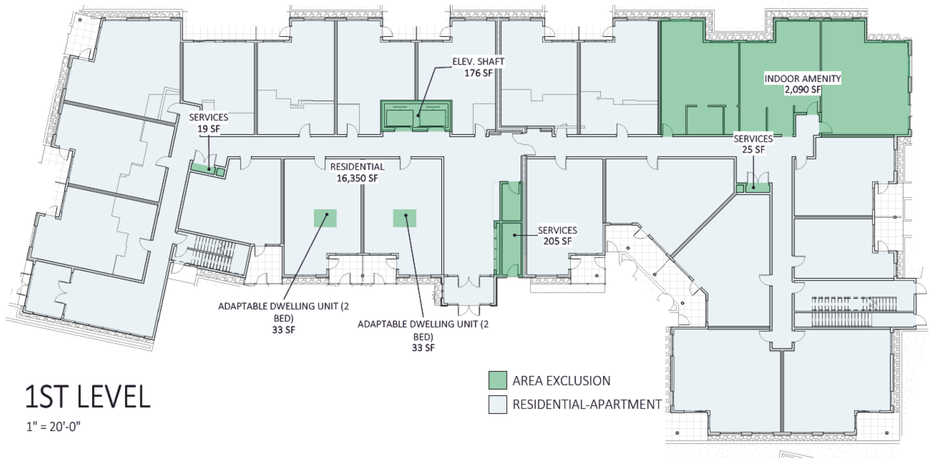
1.	GROSS FLOOR AREA MEANS THE TOTAL FLOOR AREA OF ALL STOREYS CONTAINED WITHIN THE EXTERIOR WALLS OF A BUILDING AND INCLUDES THE FLOOR AREA OF ANY HALF STOREY, ANY STAIRWELL IN EACH STOREY AND ANY GARAGE THAT FORMS PART OF THE BUILDING
2.	FLOOR AREA EXCLUSIONS: (iii) (1) PARKING AND LOADING AREAS AND ANY AREA USED AS VEHICULAR ACCESS AND MANOEUVERING SPACE FOR SUCH PARKING OR LOADING AREAS; (2) ANY OF THE FOLLOWING COMMON AREAS THAT ARE SHARED BY OCCUPANTS OF THE BUILDINGS: (2.1) ELEVATOR SHAFTS; (2.2) INDOOR AMENITY SPACE; (2.3) LAUNDRY FACILITIES; (2.4) MECHANICAL AND ELECTRICAL SERVICE ROOMS; (2.5) GARBAGE STORAGE GARAGE AND RECYCLING STORAGE SPACE; (2.6) STORAGE FACILITIES, INCLUDING BICYCLE STORAGE (iv) (1) FOR ADAPTABLE DWELLING UNITS: (1) THE FIRST 2 m² OF EACH STUDIO OR 1-BEDROOM DWELLING UNIT; (2) THE FIRST 3 m² OF EACH 2-BEDROOM OR LARGER DWELLING UNIT
3.	AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE.

1.6.1 GROSS FLOOR AREA (FSR) SUMMARY - APARTMENT

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
RESIDENTIAL-APARTMENT				
1ST LEVEL	16,350 SF	1518.99 m²	15.0%	
2ND LEVEL	17,618 SF	1636.72 m²	16.2%	
3RD LEVEL	17,682 SF	1642.74 m²	16.2%	
4TH LEVEL	17,621 SF	1637.01 m²	16.2%	
5TH LEVEL	17,149 SF	1593.23 m²	15.8%	
6TH LEVEL	16,999 SF	1579.27 m²	15.6%	
U/S ROOF STRUCT.	632 SF	58.71 m²	0.6%	
	104,051 SF	**9666.68 m²**	**95.6%**	
AREA EXCLUSION				
1ST LEVEL	2,579 SF	239.60 m²	2.4%	
2ND LEVEL	447 SF	41.54 m²	0.4%	
3RD LEVEL	382 SF	35.50 m²	0.4%	
4TH LEVEL	444 SF	41.28 m²	0.4%	
5TH LEVEL	350 SF	32.48 m²	0.3%	
6TH LEVEL	412 SF	38.26 m²	0.4%	
U/S ROOF STRUCT.	177 SF	16.42 m²	0.2%	
	4,791 SF	**445.09 m²**	**4.4%**	
AREA GRAND TOTAL	**108,842 SF**	**10111.77 m²**	**100.0%**	

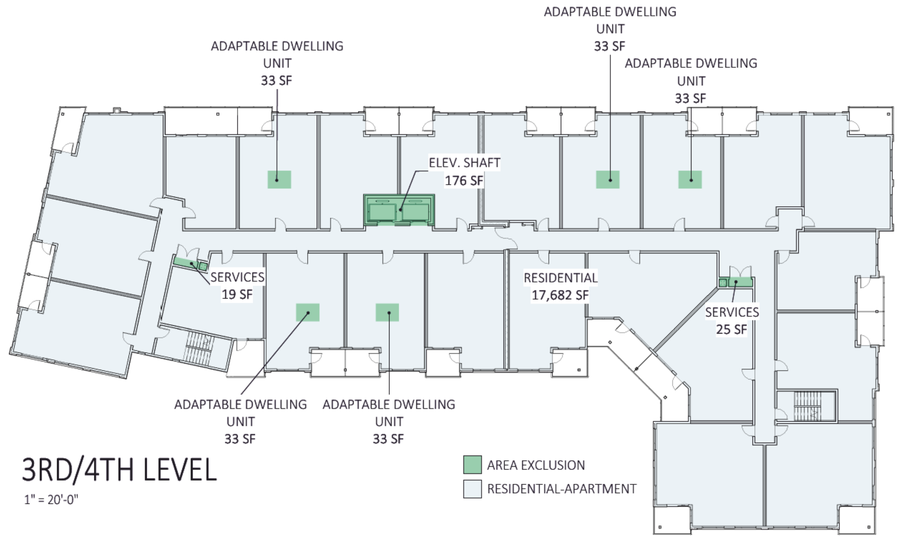
1.6.2 FSR CALCULATION - APARTMENT

GROSS FLOOR AREA (FSR) SF	SITE 1 AREA SF	FSR
104,051 SF	60,612 SF	1.72



1ST LEVEL

1" = 20'-0"



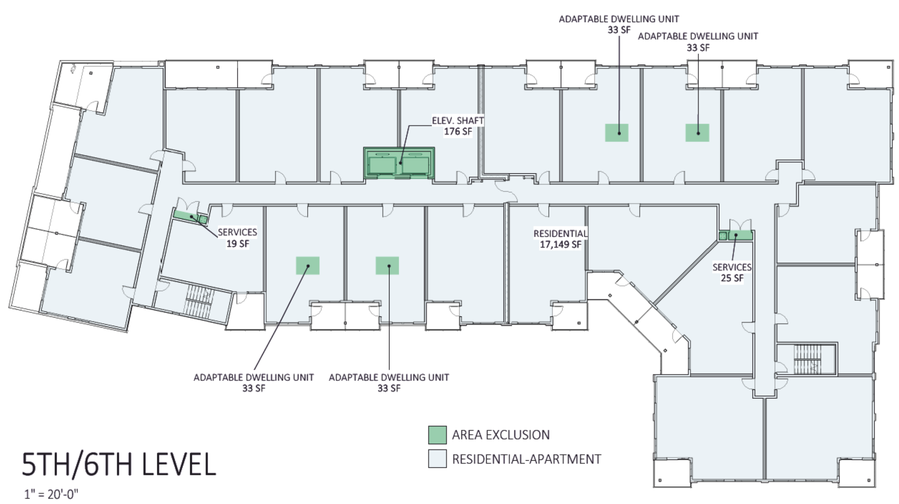
3RD/4TH LEVEL

1" = 20'-0"



2ND LEVEL

1" = 20'-0"



5TH/6TH LEVEL

1" = 20'-0"

KEYSTONE ARCHITECTURE

300 - 33131 | SOUTH FRASER WAY, ABBOTSFORD BC
V2S 2B1 | 604.850.0577
410 - 333 | 11TH AVENUE SW, CALGARY AB
T2R 1L9 | 587.391.4768

INFO@KEYSTONEARCH.CA

2024-02-23

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
-	-	-
1	ISSUED FOR SD 60%	24-01-11
2	ISSUED FOR SD 90%	24-02-01
3	ISSED FOR DP	24-02-22

SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

FSR PLANS - APARTMENT

SCALE 1" = 20'-0"

SD1.14A

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES - APARTMENT

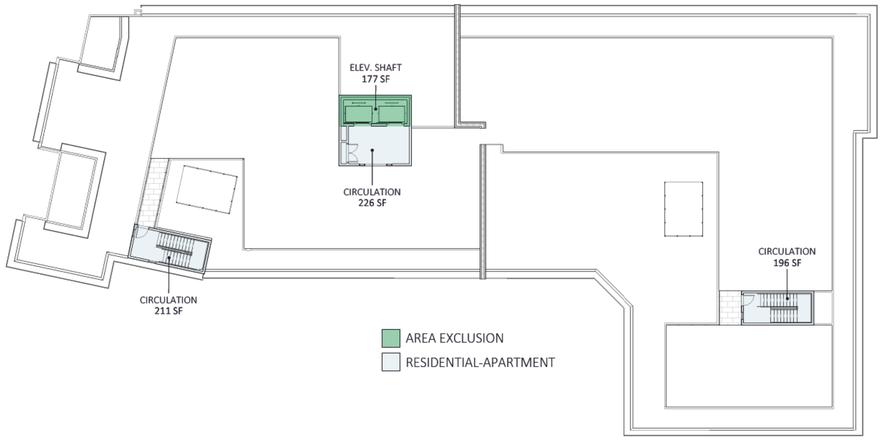
1.	GROSS FLOOR AREA MEANS THE TOTAL FLOOR AREA OF ALL STOREYS CONTAINED WITHIN THE EXTERIOR WALLS OF A BUILDING AND INCLUDES THE FLOOR AREA OF ANY HALF STOREY, ANY STAIRWELL IN EACH STOREY AND ANY GARAGE THAT FORMS PART OF THE BUILDING
2.	FLOOR AREA EXCLUSIONS: (iii) (1) PARKING AND LOADING AREAS AND ANY AREA USED AS VEHICULAR ACCESS AND MANOEUVERING SPACE FOR SUCH PARKING OR LOADING AREAS; (2) ANY OF THE FOLLOWING COMMON AREAS THAT ARE SHARED BY OCCUPANTS OF THE BUILDINGS: (2.1) ELEVATOR SHAFTS; (2.2) INDOOR AMENITY SPACE; (2.3) LAUNDRY FACILITIES; (2.4) MECHANICAL AND ELECTRICAL SERVICE ROOMS; (2.5) GARBAGE STORAGE GARAGE AND RECYCLING STORAGE SPACE; (2.6) STORAGE FACILITIES, INCLUDING BICYCLE STORAGE (iv) (1) FOR ADAPTABLE DWELLING UNITS: (1) THE FIRST 2 m² OF EACH STUDIO OR 1-BEDROOM DWELLING UNIT; (2) THE FIRST 3 m² OF EACH 2-BEDROOM OR LARGER DWELLING UNIT
3.	AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE.

1.6.1 GROSS FLOOR AREA (FSR) SUMMARY - APARTMENT

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
RESIDENTIAL-APARTMENT				
1ST LEVEL	16,350 SF	1518.99 m²	15.0%	
2ND LEVEL	17,618 SF	1636.72 m²	16.2%	
3RD LEVEL	17,682 SF	1642.74 m²	16.2%	
4TH LEVEL	17,621 SF	1637.01 m²	16.2%	
5TH LEVEL	17,149 SF	1593.23 m²	15.8%	
6TH LEVEL	16,999 SF	1579.27 m²	15.6%	
U/S ROOF STRUCT.	632 SF	58.71 m²	0.6%	
	104,051 SF	**9666.68 m²**	**95.6%**	
AREA EXCLUSION				
1ST LEVEL	2,579 SF	239.60 m²	2.4%	
2ND LEVEL	447 SF	41.54 m²	0.4%	
3RD LEVEL	382 SF	35.50 m²	0.4%	
4TH LEVEL	444 SF	41.28 m²	0.4%	
5TH LEVEL	350 SF	32.48 m²	0.3%	
6TH LEVEL	412 SF	38.26 m²	0.4%	
U/S ROOF STRUCT.	177 SF	16.42 m²	0.2%	
	4,791 SF	**445.09 m²**	**4.4%**	
AREA GRAND TOTAL	**108,842 SF**	**10111.77 m²**	**100.0%**	

1.6.2 FSR CALCULATION - APARTMENT

GROSS FLOOR AREA (FSR) SF	SITE 1 AREA SF	FSR
104,051 SF	60,612 SF	1.72



ROOF LEVEL

1" = 20'-0"

KEYSTONE ARCHITECTURE

300 - 33131 | SOUTH FRASER WAY, ABBOTSFORD BC
V2S 2B1 | 604.850.0577
410 - 333 | 11TH AVENUE SW, CALGARY AB
T2R 1L9 | 587.391.4768

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2024-02-23

ISSUED FOR DEVELOPMENT PERMIT

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3	ISSED FOR DP	24-02-22

SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

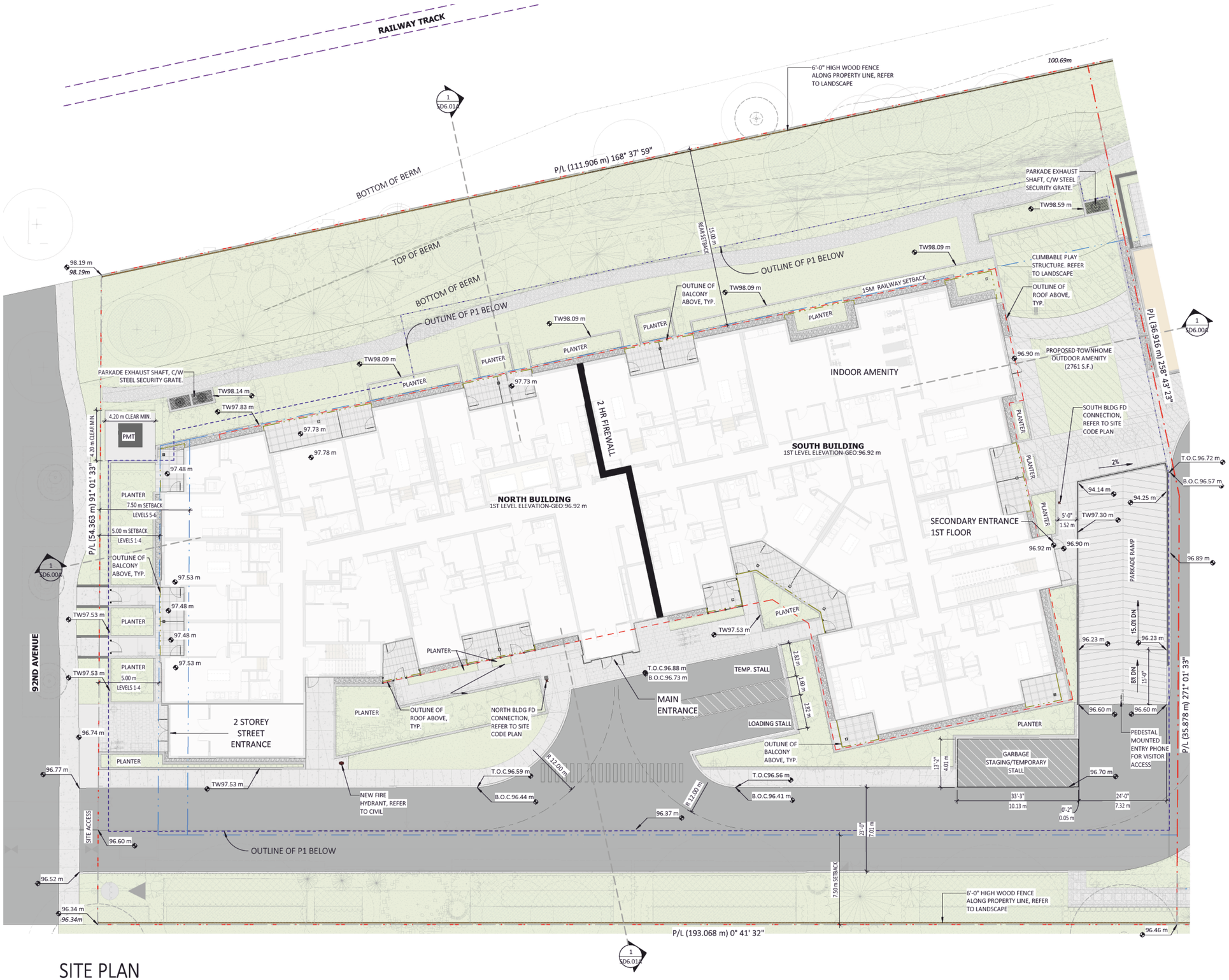
PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

FSR PLANS - APARTMENT

SCALE 1" = 20'-0"

SD1.15A



SITE PLAN

1 : 150

KEYSTONE ARCHITECTURE

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 PLAN

SCALE 1 : 150

SD2.01A



1ST LEVEL

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

300 - 33131 | SOUTH FRASER WAY, ABBOTSFORD BC
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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 - 1ST LEVEL PLAN

SCALE 3/32" = 1'-0"

SD2.10A



2ND LEVEL

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 - 2ND LEVEL PLAN

SCALE 3/32" = 1'-0"

SD2.11A



3RD LEVEL

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

300 - 33131 | SOUTH FRASER WAY, ABBOTSFORD BC
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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 - 3RD LEVEL PLAN

SCALE 3/32" = 1'-0"

SD2.12A



4TH LEVEL

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 - 4TH LEVEL PLAN

SCALE 3/32" = 1'-0"

SD2.13A



5TH LEVEL

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 - 5TH LEVEL PLAN

SCALE 3/32" = 1'-0"

SD2.14A



6TH LEVEL

3/32" = 1'-0"

KEYSTONE ARCHITECTURE

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 - 6TH LEVEL PLAN

SCALE 3/32" = 1'-0"

SD2.15A

KEYSTONE
ARCHITECTURE

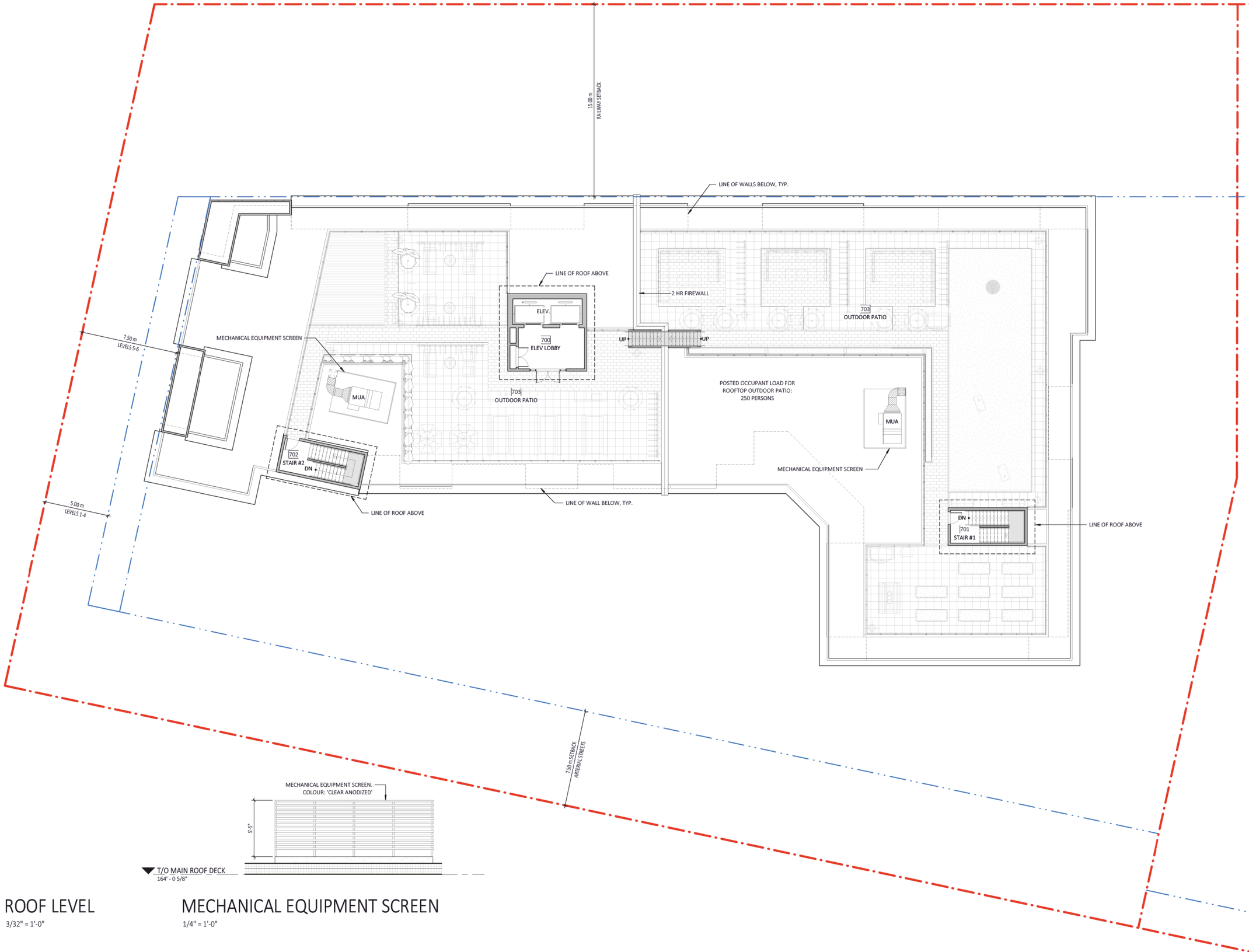
300 - 33131 | SOUTH FRASER WAY, ABBOTSFORD BC
V2S 2B1 | 604.850.0577
410 - 333 | 11TH AVENUE SW, CALGARY AB
T2R 1L9 | 587.391.4768

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

MECHANICAL EQUIPMENT SCREEN
1/4" = 1'-0"

SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

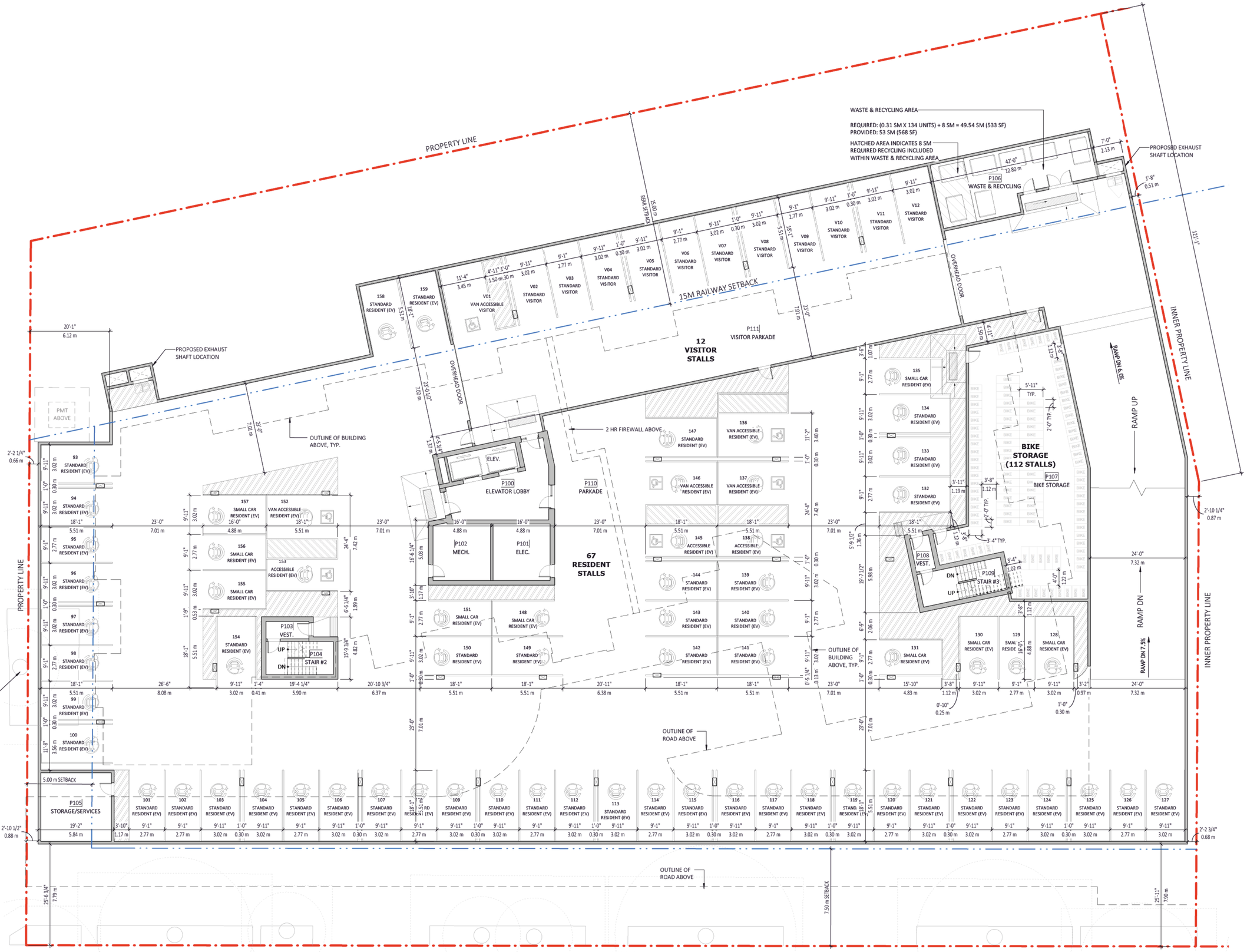
PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 - ROOF LEVEL PLAN

SCALE As indicated

SD2.16A



P1 LEVEL

3/32" = 1'-0"

KEYSTONE ARCHITECTURE

300 - 33131 | SOUTH FRASER WAY, ABBOTSFORD BC
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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

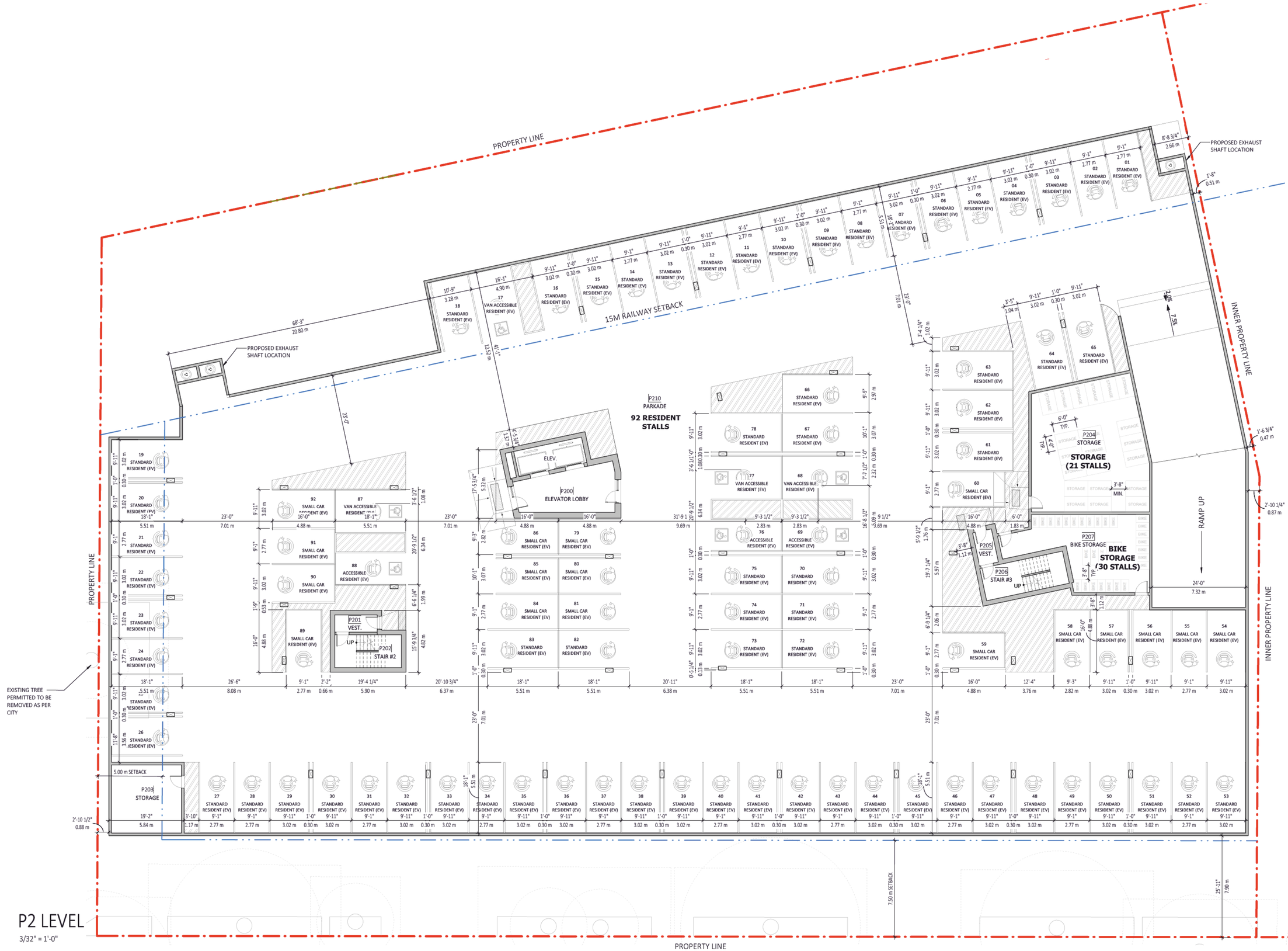
PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 - P1 LEVEL PLAN

SCALE 3/32" = 1'-0"

SD2.17A



P2 LEVEL

3/32" = 1'-0"

KEYSTONE ARCHITECTURE

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410 - 333 | 11TH AVENUE SW, CALGARY AB T2R 1L9 | 587.391.4768

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 - P2 LEVEL PLAN

SCALE 3/32" = 1'-0"

SD2.18A



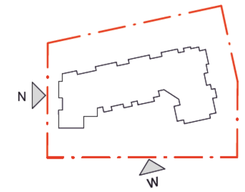
NORTH ELEVATION

3/32" = 1'-0"



WEST ELEVATION

3/32" = 1'-0"



KEYSTONE
ARCHITECTURE

300 - 33131 | SOUTH FRASER WAY, ABBOTSFORD BC
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410 - 333 | 11TH AVENUE SW, CALGARY AB
T2R 1L9 | 587.391.4768

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 - BUILDING ELEVATIONS

SCALE 3/32" = 1'-0"

SD3.00A



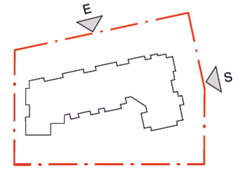
SOUTH ELEVATION

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"



KEYSTONE
ARCHITECTURE

300 - 33131 | SOUTH FRASER WAY, ABBOTSFORD BC
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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 - BUILDING ELEVATIONS

SCALE 3/32" = 1'-0"

SD3.01A



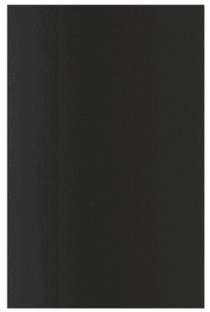
1

FIBRE CEMENT BOARD
COLOUR: WHITE



2

FIBRE CEMENT BOARD
COLOUR: LIGHT GRAY



3

FIBRE CEMENT BOARD
COLOUR: DARK GRAY



4

FIBRE CEMENT BOARD
COLOUR: RED



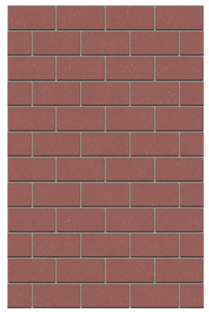
5

FIBRE CEMENT BOARD - LAP
COLOUR: LIGHT GRAY



6

FIBRE CEMENT BOARD - LAP
COLOUR: WHITE



7

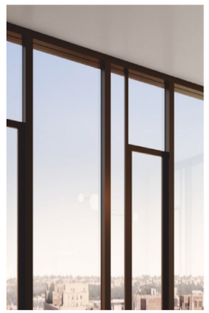
BRICK, TEXTURE: SMOOTH
COLOUR: RED



8

ROOF AND BALCONY ALUMINUM METAL SOFFIT
COLOUR: LIGHT WOODGRAIN

BALCONY FASCIA/COLUMN CLADDING
COLOUR: LIGHT WOODGRAIN



9

WINDOW
COLOUR: BLACK EXT/WHITE INT



10

ALUMINUM/GLASS GUARD/RAILING
COLOUR: BLACK

KEYSTONE
ARCHITECTURE

300 - 33131 | SOUTH FRASER WAY, ABBOTSFORD BC
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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 - MATERIAL BOARD

SCALE 6" = 1'-0"

SD4.00A



92ND AVENUE STREETSCAPE

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

300 - 33131 | SOUTH FRASER WAY, ABBOTSFORD BC
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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

STREETSCAPES

SCALE 3/32" = 1'-0"

SD5.01A

KEYSTONE
ARCHITECTURE

300 - 33131 | SOUTH FRASER WAY, ABBOTSFORD BC
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410 - 333 | 11TH AVENUE SW, CALGARY AB
T2R 1L9 | 587.391.4768

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2024-02-23

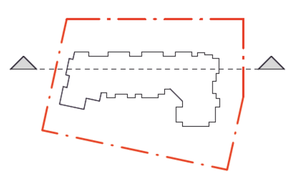


N/S BUILDING SECTION

3/32" = 1'-0"

OCCUPANCY USE

- GROUP C - ASSEMBLY NON FIXED SEATS
- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES



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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

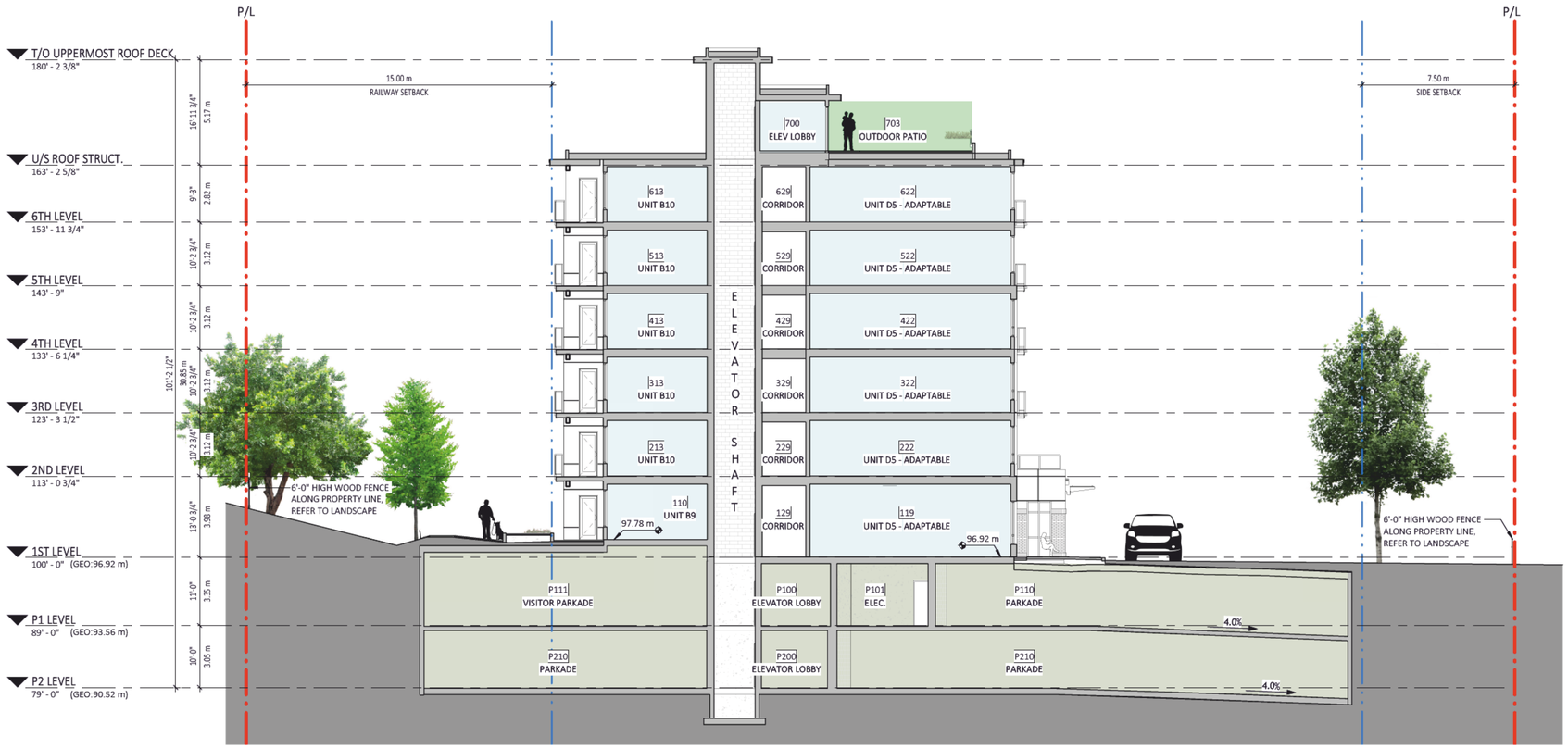
PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 - SECTIONS

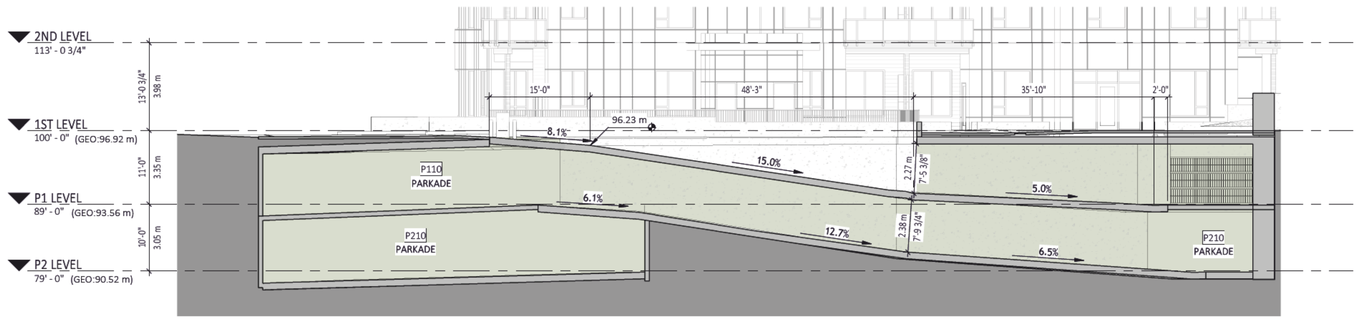
SCALE 3/32" = 1'-0"

SD6.00A



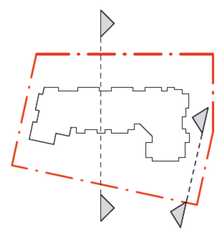
E/W BUILDING SECTION

3/32" = 1'-0"



PARKADE RAMP SECTION

3/32" = 1'-0"



KEYSTONE
ARCHITECTURE
300 - 33131 | SOUTH FRASER WAY, ABBOTSFORD BC
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410 - 333 | 11TH AVENUE SW, CALGARY AB
T2R 1L9 | 587.391.4768
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-	-	-
1	ISSUED FOR SD 60%	24-01-11
2	ISSUED FOR SD 90%	24-02-01
3	ISSED FOR DP	24-02-22

SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 - SECTIONS

SCALE 3/32" = 1'-0"

SD6.01A

LEGAL ADDRESS: STRATA PLAN NW79 SECTION 36, TOWNSHIP 4, NEW WESTMINSTER
CIVIC ADDRESS: 11944 92ND AVENUE, DELTA, B.C
PID: COM189

P/L (111.906 m) 168° 37' 59"

118'-1 1/2" 36.00 m

102'-1 3/4" 31.14 m

35'-0 1/4" 10.68 m

266'-0" 81.08 m

7'-6" 2.29 m

3'-2 1/4" 0.97 m

90.00°

27'-11" 8.51 m

15'-2 3/4" 4.64 m

1500 m RAILWAY SETBACK (EAST)

P/L (36.916 m) 258° 43' 23"

P/L (54.363 m) 91° 01' 33"

P/L (35.878 m) 271° 01' 33"

P/L (193.068 m) 0° 41' 32"

33'-7 1/2" 10.24 m

18'-9 1/2" 5.73 m

20'-6 1/4" 6.36 m

138'-9 3/4" 42.56 m

76'-9 1/4" 23.40 m

101'-10" 31.04 m

14'-10 1/2" 4.53 m

59'-8 3/4" 18.20 m

5.00 m FRONT SETBACK (NORTH)

7.50 m SIDE SETBACK (WEST)

BUILDING IS PARALLEL TO EAST P/L. LAYOUT BUILDING FROM INTERSECTION OF G/L P1 & PA

TEST PIT TP23-03 (REFER TO GEOPACIFIC CONSULTANTS REPORT 22604, JUNE 5, 2023

TEST PIT TP23-02 (REFER TO GEOPACIFIC CONSULTANTS REPORT 22604, JUNE 5, 2023

OUTLINE OF BALCONY ABOVE

OUTLINE OF ROOF ABOVE

OUTLINE OF PARKADE BELOW

PMT

NORTH BUILDING
6 STOREY BUILDING

SOUTH BUILDING
6 STOREY BUILDING

2 HR FIREWALL

PARKADE RAMP

92ND AVENUE

EXIST. SIDEWALK LOCATION

SECONDARY ENTRANCE 1ST FLOOR

MAIN ENTRANCE 1ST FLOOR

SITE LAYOUT PLAN

1 : 150

1.9.1 SITE LAYOUT PLAN

LEGEND

- PROPERTY LINE
- OUTLINE OF PARKADE
- OUTLINE OF ROOF ABOVE
- OUTLINE OF BALCONY ABOVE
- SETBACK
- BUILDING FOOTPRINT
- RIGHT OF WAY/EASEMENT

NOTES

1. REFER TO LEGAL SURVEY PLAN, COMPLETED BY OLSEN & ASSOCIATES DATED JULY 4, 2023 TO VERIFY ALL SITE INFORMATION.

KEYSTONE ARCHITECTURE

300 - 33131 | SOUTH FRASER WAY, ABBOTSFORD BC
V2S 2B1 | 604.850.0577
410 - 333 | 11TH AVENUE SW, CALGARY AB
T2R 1L9 | 587.391.4768

INFO@KEYSTONEARCH.CA

2024-02-23

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
-	-	-
1	ISSUED FOR SD 60%	24-01-11
2	ISSUED FOR SD 90%	24-02-01
3	ISSED FOR DP	24-02-22

SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 - LAYOUT PLAN

SCALE 1 : 150

SD7.00A

1.9.4 BLDG AREAS/PERIMETER - APARTMENT

BUILDING AREA:	AREA SF	AREA m²	PERIMETER m	10% OF PERIMETER m
BUILDING AREA (NO FIREWALL)	18,789 SF	1,746 m²	272 m	27.2 m
NORTH BUILDING AREA	9,173 SF	852 m²	157 m	15.7 m
SOUTH BUILDING AREA	9,615 SF	893 m²	163 m	16.3 m
BASEMENT STORAGE GARAGE	42,905 SF	3,986 m²	276 m	27.6 m

KEYSTONE ARCHITECTURE

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 1 - CODE PLAN

SCALE 1 : 150

SD7.10A

SITE CODE PLAN
1 : 150

PROJECT DATA TOWNHOUSES

1.1.0 ZONING DATA - TOWNHOUSE

	CURRENT/REQUIRED/PERMITTED	PROPOSED
ZONE:	CD 53	RT76
OCP DESIGNATION:	MEDIUM DENSITY (SCOTT ROAD)	
SETBACKS:	FRONT: 3.5m	EAST INTERIOR LOT LINE: 3.50 m
	INTERIOR SIDE: 3m	SOUTH INTERIOR LOT LINE: 3.5 m
	EXTERIOR SIDE: 3.5m	WEST INTERIOR LOT LINE: 3.0 m
	REAR: 3.5m	NORTH LOT LINE: N/A
SITE AREA (GROSS)	149,815 SF 13,918 m²	
SITE 2 AREA (TOWNHOUSE)	89,203 SF 8,287 SM	
DENSITY-GROSS FLOOR AREA (FSR):	MAXIMUM DENSITY: a) 76 UPH, b) MAXIMUM FLOOR SPACE RATIO: 1.2	TOWNHOUSE 1 7,920 SF 735.81 m² TOWNHOUSE 2 7,914 SF 735.25 m² TOWNHOUSE 3 15,292 SF 1,420.67 m² TOWNHOUSE 4 17,169 SF 1,595.05 m² TOWNHOUSE 5 11,533 SF 1,071.48 m² TOWNHOUSE 6 13,411 SF 1,245.96 m² TOWNHOUSE 7 13,669 SF 1,269.85 m² TOWNHOUSE 8 12,841 SF 1,192.93 m² AREA GRAND TOTAL 99,749 SF 9,266.99 m² a) 51 / 0.829 = 62, b) 9,266 SM / 8,287 SM = 1.12
BUILDING AREA (BCBC)		TOWNHOUSE 1 3,173 SF 295 m² TOWNHOUSE 2 3,173 SF 295 m² TOWNHOUSE 3 5,805 SF 539 m² TOWNHOUSE 4 6,498 SF 604 m² TOWNHOUSE 5 4,419 SF 411 m² TOWNHOUSE 6 5,112 SF 475 m² TOWNHOUSE 7 5,207 SF 484 m² TOWNHOUSE 8 5,153 SF 479 m²
AVERAGE GRADE:	3 STOREYS/ 13m TO ROOF RIDGE FOR A PITCHED ROOF	AVERAGE GRADE / BUILDING HEIGHT TOWNHOUSE 1 96.82 m 11.32 m (3 STOREYS) TOWNHOUSE 2 97.12 m 11.55 m (3 STOREYS) TOWNHOUSE 3 97.58 m 12.64 m (3 STOREYS) TOWNHOUSE 4 97.90 m 13.00 m (3 STOREYS) TOWNHOUSE 5 97.82 m 12.69 m (3 STOREYS) TOWNHOUSE 6 99.37 m 12.61m (3 STOREYS) TOWNHOUSE 7 98.96 m 12.59 m (3 STOREYS) TOWNHOUSE 8 97.55 m 12.63 m (3 STOREYS)
LOT COVERAGE:	MAX. LOT COVERAGE: 45%	38%
INDOOR AMENITY AREA:	2 SM PER DWELLING UNIT = 2 SM X 51 = 102 SM (1098 SF)	111 SM (1,200 SF)
OUTDOOR AMENITY AREA:	5 SM PER DWELLING UNIT = 5 SM X 51 = 255 SM (2745 SF)	268 SM (2,884 SF)
ADAPTABLE UNITS:	N/A	N/A
ACCESSIBLE UNITS:	N/A	N/A
STORAGE LOCKERS:	N/A	N/A
STEP CODE:	STEP CODE 2	STEP CODE 2
WASTE & RECYCLING STORAGE:	THE MINIMUM SIZE REQUIRED OF THE COMBINED GARBAGE STORAGE SPACE AND RECYCLING STORAGE SPACE SHALL BE: (0.31 SM x 51 UNITS) + 8 SM = 24 SM	27 SM (291 SF)
UNIT COUNT:	51	
GROSS BUILDABLE AREA:	9,266 SM (99,743 SM)	
ZONING AVERAGE GRADE:	98.92 m = (98.58 m + 99.26 m) / 2	
	AVG ELEVATION AT FRONT LOT LINE (NORTH ELEVATION) = (96.46 m + 100.69/2) = 98.58 m	
	AVG ELEVATION AT REAR LOT LINE (SOUTH ELEVATIONS) = (101.33 m + 96.46 m/2) = 99.26m	
VARIANCES APPLIED FOR:	1) APARTMENT RA200 ZONE ALLOWABLE DENSITY 113 UNITS, PROPOSED DENSITY OF 134 UNITS BUT STILL BELOW ALLOWABLE FSR	
NOTES:		
1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.		
2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.		

1.2.1 CODE DATA - TOWNHOUSE

APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ENERGY CODE - STEP CODE 2

BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: N/A

TITLE	VALUE	REFERENCE*
1. PART 3 BUILDING	PART 9	DIV A. - PART 1 COMPLIANCE 1.3.3.2
2. MAJOR OCCUPANCY(IES):	GROUP C, RESIDENTIAL	9.10.2, & APPENDIX A - 9.10.2.1
3. BUILDING CLASSIFICATION(S):	GROUP C, UP TO 3 STOREYS	9.10.2
4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	NA	
5. COMBUSTIBLE OR NON COMBUSTIBLE CONSTRUCTION:	COMBUSTIBLE OR NON COMBUSTIBLE	9.10.14.5-A
6. COMBUSTIBLE OR NON COMBUSTIBLE CLADDING:	NON COMBUSTIBLE	9.10.14.5-A
7. HIGH BUILDING:	NA	
8. FIREWALL:	NA	
9. INTERCONNECTED FLOOR SPACE:	NA	
10. STANDPIPE SYSTEM:	NA	
11. SPRINKLER SYSTEM:	NA	
12. FIRE ALARM SYSTEM:	NA	
13. SMOKE CONTROL MEASURES:	NA	
14. ANNUNCIATOR AND ZONE INDICATION:	NA	
15. FIRE SEPARATIONS:		
15.1 LOAD BEARING WALLS AND COLUMNS:	1 HR	9.10.8.10
15.2 FLOORS	45 MIN	TABLE 9.10.8.1
15.3 PARTY WALLS	1 HR	9.10.9.13
15.4 ELECTRICAL AND MECHANICAL ROOM WALLS	1 HR	9.10.8.5
15.5 ROOF	NA	9.10.8.1, 9.10.8.7
16. STREETS	1 STREET	3.2.2.5.5(2), 3.2.5.5(3)
NOTES:		
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024		

KEYSTONE ARCHITECTURE

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

PROJECT DATA - TOWNHOUSES

SCALE

SD1.11B

PROJECT DATA TOWNHOUSES

1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES

1.	MEASURED TO OUTSIDE FACE OF SHEATHING OR CONCRETE, CENTERLINE OF PARTY WALL & INSIDE FACE OF CORRIDOR/STAIR WALL.
2.	EXCLUSIONS: EXTERIOR PARKADE EXHAUST SHAFTS, EXTERIOR PARKADE EXIT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY.
3.	AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE.

1.3.2 GROSS BUILDABLE AREA SUMMARY TOWNHOUSE

BUILDING	AREA SF	AREA m²	AREA %	COMMENTS
TOWNHOUSE 1				
1ST LEVEL	2,701 SF	250.97 m²	2.7%	
2ND LEVEL	2,567 SF	238.46 m²	2.6%	
3RD LEVEL	2,652 SF	246.38 m²	2.7%	
	7,920 SF	**735.81 m²**	**7.9%**	
TOWNHOUSE 2				
1ST LEVEL	2,701 SF	250.97 m²	2.7%	
2ND LEVEL	2,567 SF	238.46 m²	2.6%	
3RD LEVEL	2,646 SF	245.83 m²	2.7%	
	7,914 SF	**735.25 m²**	**7.9%**	
TOWNHOUSE 3				
1ST LEVEL	5,162 SF	479.60 m²	5.2%	
2ND LEVEL	5,026 SF	466.91 m²	5.0%	
3RD LEVEL	5,104 SF	474.16 m²	5.1%	
	15,292 SF	**1,420.67 m²**	**15.3%**	
TOWNHOUSE 4				
1ST LEVEL	5,791 SF	538.01 m²	5.8%	
2ND LEVEL	5,644 SF	524.34 m²	5.7%	
3RD LEVEL	5,734 SF	532.70 m²	5.7%	
	17,169 SF	**1,595.05 m²**	**17.2%**	
TOWNHOUSE 5				
1ST LEVEL	3,902 SF	362.55 m²	3.9%	
2ND LEVEL	3,787 SF	351.87 m²	3.8%	
3RD LEVEL	3,843 SF	357.06 m²	3.9%	
	11,533 SF	**1,071.48 m²**	**11.6%**	
TOWNHOUSE 6				
1ST LEVEL	4,531 SF	420.95 m²	4.5%	
2ND LEVEL	4,406 SF	409.38 m²	4.4%	
3RD LEVEL	4,474 SF	415.63 m²	4.5%	
	13,411 SF	**1,245.96 m²**	**13.4%**	
TOWNHOUSE 7				
1ST LEVEL	4,614 SF	428.66 m²	4.6%	
2ND LEVEL	4,494 SF	417.52 m²	4.5%	
3RD LEVEL	4,560 SF	423.67 m²	4.6%	
	13,669 SF	**1,269.85 m²**	**13.7%**	
TOWNHOUSE 8				
1ST LEVEL	4,517 SF	419.63 m²	4.5%	
2ND LEVEL	4,449 SF	413.34 m²	4.5%	
3RD LEVEL	3,875 SF	359.96 m²	3.9%	
	12,841 SF	**1,192.93 m²**	**12.9%**	
AREA GRAND TOTAL	**99,749 SF**	**9,266.99 m²**	**100.0%**	

1.4.0 UNIT COUNT SUMMARY TOWNHOMES

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
UNIT A	5	9.8%	
UNIT B	16	31.4%	
UNIT B1	16	31.4%	
UNIT C	4	7.8%	
UNIT D	8	15.7%	
UNIT E	2	3.9%	
TOTAL UNITS: 51		100.0%	

1.5.0 OFF-STREET VEHICLE/BICYCLE/STORAGE PARKING DATA-REQUIRED AND PROPOSED - TOWNHOUSE

TOWNHOME RESIDENT VEHICLE PARKING STALL DATA

	UNITS / AREA	REQUIRED FACTOR	REQUIRED STALLS	PROPOSED STALLS
RESIDENTS:				
TOWNHOMES	51 UNITS	2.0	102	102
TOTAL RESIDENT STALLS:			**102**	**102 (INDIVIDUAL PRIVATE GARAGES)**
VISITORS:				
TOTAL	51	0.1	0.1 (51) = 5.1	
20% REDUCTION - DEV. 125m TO SCOTT RD			4	4
TOTAL VISITOR STALLS:			**4**	**4**
TOTAL VEHICLE STALLS:			**106**	**106**
NOTES:				

1.4.1 UNIT FLOOR AREA SUMMARY NOTES - TOWNHOUSE

1.	ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL
2.	AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE

1.4.3 UNIT FLOOR AREA SUMMARY TOWNHOMES

LEVEL	UNIT COUNT	UNIT AREA SF (1SF)	UNIT AREA m² (1m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
TOWNHOUSE 1					
UNIT D					
1ST LEVEL	2	1,320 SF	123 m²	1,320 SF	122.64 m²
1ST LEVEL	1	663 SF	62 m²	663 SF	61.59 m²
1ST LEVEL	1	669 SF	62 m²	669 SF	62.15 m²
2ND LEVEL	1	1,280 SF	119 m²	1,280 SF	118.95 m²
2ND LEVEL	1	1,286 SF	120 m²	1,286 SF	119.50 m²
3RD LEVEL	2	1,320 SF	123 m²	1,320 SF	122.64 m²
3RD LEVEL	1	663 SF	62 m²	663 SF	61.59 m²
3RD LEVEL	1	669 SF	62 m²	669 SF	62.15 m²
		7,871 SF	**731 m²**	**7,871 SF**	**731.21 m²**
TOWNHOUSE 2					
UNIT D					
1ST LEVEL	2	1,320 SF	123 m²	1,320 SF	122.64 m²
1ST LEVEL	1	663 SF	62 m²	663 SF	61.59 m²
1ST LEVEL	1	669 SF	62 m²	669 SF	62.15 m²
2ND LEVEL	1	1,280 SF	119 m²	1,280 SF	118.95 m²
2ND LEVEL	1	1,286 SF	120 m²	1,286 SF	119.50 m²
3RD LEVEL	2	1,320 SF	123 m²	1,320 SF	122.64 m²
3RD LEVEL	1	663 SF	62 m²	663 SF	61.59 m²
3RD LEVEL	1	669 SF	62 m²	669 SF	62.15 m²
		7,871 SF	**731 m²**	**7,871 SF**	**731.21 m²**
TOWNHOUSE 3					
UNIT A					
1ST LEVEL	1	693 SF	64 m²	693 SF	64.38 m²
2ND LEVEL	1	665 SF	62 m²	665 SF	61.76 m²
3RD LEVEL	1	693 SF	64 m²	693 SF	64.38 m²
UNIT B					
1ST LEVEL	3	1,890 SF	176 m²	1,890 SF	175.59 m²
2ND LEVEL	1	619 SF	57 m²	619 SF	57.50 m²
3RD LEVEL	3	1,894 SF	176 m²	1,894 SF	176.00 m²
UNIT B1					
1ST LEVEL	3	1,890 SF	176 m²	1,890 SF	175.59 m²
2ND LEVEL	1	620 SF	58 m²	620 SF	57.61 m²
2ND LEVEL	2	2,475 SF	230 m²	2,475 SF	229.93 m²
3RD LEVEL	3	1,886 SF	175 m²	1,886 SF	175.24 m²
UNIT C					
1ST LEVEL	1	630 SF	59 m²	630 SF	58.53 m²
2ND LEVEL	1	619 SF	57 m²	619 SF	57.48 m²
3RD LEVEL	1	630 SF	59 m²	630 SF	58.53 m²
		15,204 SF	**1413 m²**	**15,204 SF**	**1412.52 m²**
TOWNHOUSE 4					
UNIT A					
1ST LEVEL	1	693 SF	64 m²	693 SF	64.38 m²
2ND LEVEL	1	693 SF	64 m²	693 SF	64.38 m²
3RD LEVEL	1	693 SF	64 m²	693 SF	64.39 m²
UNIT B					
1ST LEVEL	4	2,520 SF	234 m²	2,520 SF	234.12 m²
2ND LEVEL	1	619 SF	57 m²	619 SF	57.48 m²
2ND LEVEL	3	3,713 SF	345 m²	3,713 SF	344.90 m²
3RD LEVEL	4	2,526 SF	235 m²	2,526 SF	234.66 m²
UNIT B1					
1ST LEVEL	4	2,520 SF	234 m²	2,520 SF	234.12 m²
2ND LEVEL	1	620 SF	58 m²	620 SF	57.61 m²

1.4.3 UNIT FLOOR AREA SUMMARY TOWNHOMES

LEVEL	UNIT COUNT	UNIT AREA SF (1SF)	UNIT AREA m² (1m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
3RD LEVEL	4	2,515 SF	234 m²	2,515 SF	233.64 m²
		17,111 SF	**1590 m²**	**17,111 SF**	**1589.69 m²**
TOWNHOUSE 5					
UNIT A					
1ST LEVEL	1	693 SF	64 m²	693 SF	64.38 m²
2ND LEVEL	1	693 SF	64 m²	693 SF	64.38 m²
3RD LEVEL	1	693 SF	64 m²	693 SF	64.38 m²
UNIT B					
1ST LEVEL	1	630 SF	59 m²	630 SF	58.53 m²
1ST LEVEL	1	631 SF	59 m²	631 SF	58.60 m²
2ND LEVEL	1	620 SF	58 m²	620 SF	57.61 m²
3RD LEVEL	1	3,151 SF	293 m²	3,151 SF	292.72 m²
UNIT B1					
1ST LEVEL	2	1,260 SF	117 m²	1,260 SF	117.06 m²
2ND LEVEL	1	619 SF	57 m²	619 SF	57.50 m²
2ND LEVEL	1	1,238 SF	115 m²	1,238 SF	114.97 m²
UNIT C					
1ST LEVEL	1	630 SF	59 m²	630 SF	58.53 m²
2ND LEVEL	1	618 SF	57 m²	618 SF	57.45 m²
		11,475 SF	**1066 m²**	**11,475 SF**	**1066.10 m²**
TOWNHOUSE 6					
UNIT A					
1ST LEVEL	1	693 SF	64 m²	693 SF	64.38 m²
2ND LEVEL	1	693 SF	64 m²	693 SF	64.38 m²
UNIT B					
1ST LEVEL	3	1,890 SF	176 m²	1,890 SF	175.59 m²
2ND LEVEL	1	619 SF	57 m²	619 SF	57.48 m²
3RD LEVEL	1	631 SF	59 m²	631 SF	58.65 m²
3RD LEVEL	2	1,263 SF	117 m²	1,263 SF	117.37 m²
UNIT B1					
1ST LEVEL	2	1,260 SF	117 m²	1,260 SF	117.06 m²
1ST LEVEL	1	631 SF	59 m²	631 SF	58.60 m²
2ND LEVEL	1	620 SF	58 m²	620 SF	57.57 m²
2ND LEVEL	2	2,475 SF	230 m²	2,475 SF	229.94 m²
3RD LEVEL	2	1,257 SF	117 m²	1,257 SF	116.74 m²
3RD LEVEL	1	1,322 SF	123 m²	1,322 SF	122.83 m²
		13,354 SF	**1241 m²**	**13,354 SF**	**1240.59 m²**
TOWNHOUSE 7					
UNIT A					
1ST LEVEL	1	693 SF	64 m²	693 SF	64.38 m²
2ND LEVEL	1	696 SF	65 m²	696 SF	64.70 m²
3RD LEVEL	1	693 SF	64 m²	693 SF	64.38 m²
UNIT B					
1ST LEVEL	1	630 SF	59 m²	630 SF	58.53 m²
1ST LEVEL	1	631 SF	59 m²	631 SF	58.60 m²
2ND LEVEL	1	616 SF	57 m²	616 SF	57.25 m²
2ND LEVEL	1	618 SF	57 m²	618 SF	57.46 m²
3RD LEVEL	1	631 SF	59 m²	631 SF	58.61 m²
3RD LEVEL	1	632 SF	59 m²	632 SF	58.67 m²
UNIT B1					
1ST LEVEL	1	630 SF	59 m²	630 SF	58.53 m²
1ST LEVEL	1	720 SF	67 m²	720 SF	66.93 m²
2ND LEVEL	1	619 SF	57 m²	619 SF	57.48 m²
2ND LEVEL	1	707 SF	66 m²	707 SF	65.67 m²
3RD LEVEL	1	630 SF	59 m²	630 SF	58.53 m²
3RD LEVEL	1	720 SF	67 m²	720 SF	66.92 m²
UNIT C					
1ST LEVEL	1	630 SF	58 m²	630 SF	58.49 m²
2ND LEVEL	1	618 SF	57 m²	618 SF	57.44 m²
3RD LEVEL	1	630 SF	59 m²	630 SF	58.54 m²
UNIT E					
1ST LEVEL	1	630 SF	59 m²	630 SF	58.53 m²
2ND LEVEL	1	619 SF	58 m²	619 SF	57.51 m²
3RD LEVEL	1	628 SF	58 m²	628 SF	58.39 m²
		13,622 SF	**1266 m²**	**13,622 SF**	**1265.54 m²**
TOWNHOUSE 8					
UNIT B					
1ST LEVEL	1	630 SF	59 m²	630 SF	58.53 m²
1ST LEVEL	1	720 SF	67 m²	720 SF	66.89 m²
2ND LEVEL	1	619 SF	57 m²	619 SF	57.48 m²
3RD LEVEL	1	631 SF	59 m²	631 SF	58.67 m²
3RD LEVEL	1	720 SF	67 m²	720 SF	66.89 m²
UNIT B1					
1ST LEVEL	1	630 SF	59 m²	630 SF	58.53 m²
1ST LEVEL	1	637 SF	59 m²	637 SF	59.19 m²
2ND LEVEL	2	1,237 SF	115 m²	1,237 SF	114.97 m²
2ND LEVEL	1	624 SF	58 m²	624 SF	57.94 m²
3RD LEVEL	1	632 SF	59 m²	632 SF	58.67 m²
3RD LEVEL	1	633 SF	59 m²	633 SF	58.82 m²
UNIT C					
1ST LEVEL	1	630 SF	59 m²	630 SF	58.53 m²
2ND LEVEL	1	619 SF	57 m²	619 SF	57.48 m²
3RD LEVEL	1	630 SF	59 m²	630 SF	58.53 m²
UNIT E					
1ST LEVEL	1	630 SF	59 m²	630 SF	58.53 m²
2ND LEVEL	1	709 SF	66 m²	709 SF	65.85 m²
3RD LEVEL	1	629 SF	58 m²	629 SF	58.40 m²
		11,559 SF	**1074 m²**	**11,559 SF**	**1073.89 m²**
GRAND TOTALS		**98,067 SF**	**9111 m²**	**98,067 SF**	**9110.76 m²**

KEYSTONE ARCHITECTURE

300 - 33131 | SOUTH FRASER WAY, ABBOTSFORD BC
V2S 2B1 | 604.850.0577
410 - 333 | 11TH AVENUE SW, CALGARY AB
T2R 1L9 | 587.391.4768

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2024-02-23

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3	ISSED FOR DP	24-02-22

SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

PROJECT DATA - TOWNHOUSES

SCALE

SD1.12B

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES - APARTMENT

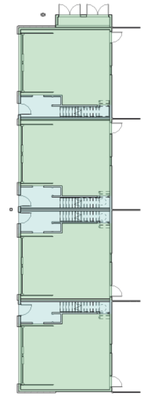
1.	GROSS FLOOR AREA MEANS THE TOTAL FLOOR AREA OF ALL STOREYS CONTAINED WITHIN THE EXTERIOR WALLS OF A BUILDING AND INCLUDES THE FLOOR AREA OF ANY HALF STOREY, ANY STAIRWELL IN EACH STOREY AND ANY GARAGE THAT FORMS PART OF THE BUILDING
2.	FLOOR AREA EXCLUSIONS: (iii) (1) PARKING AND LOADING AREAS AND ANY AREA USED AS VEHICULAR ACCESS AND MANOEUVERING SPACE FOR SUCH PARKING OR LOADING AREAS; (2) ANY OF THE FOLLOWING COMMON AREAS THAT ARE SHARED BY OCCUPANTS OF THE BUILDINGS: (2.1) ELEVATOR SHAFTS; (2.2) INDOOR AMENITY SPACE; (2.3) LAUNDRY FACILITIES; (2.4) MECHANICAL AND ELECTRICAL SERVICE ROOMS; (2.5) GARBAGE STORAGE GARAGE AND RECYCLING STORAGE SPACE; (2.6) STORAGE FACILITIES, INCLUDING BICYCLE STORAGE (iv) (1) FOR ADAPTABLE DWELLING UNITS: (1) THE FIRST 2 m² OF EACH STUDIO OR 1-BEDROOM DWELLING UNIT; (2) THE FIRST 3 m² OF EACH 2-BEDROOM OR LARGER DWELLING UNIT
3.	AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE.

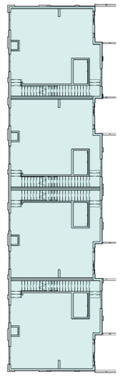
1.6.1 GROSS FLOOR AREA (FSR) SUMMARY - TOWNHOMES

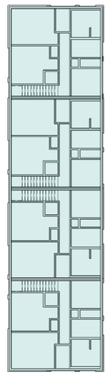
LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
RESIDENTIAL-TOWNHOUSE				
TOWNHOUSE 1				
1ST LEVEL	534 SF	49.58 m²	0.5%	
2ND LEVEL	2,567 SF	238.46 m²	2.6%	
3RD LEVEL	2,652 SF	246.38 m²	2.7%	
TOWNHOUSE 2				
1ST LEVEL	534 SF	49.58 m²	0.5%	
2ND LEVEL	2,567 SF	238.46 m²	2.6%	
3RD LEVEL	2,646 SF	245.83 m²	2.7%	
TOWNHOUSE 3				
1ST LEVEL	1,138 SF	105.71 m²	1.1%	
2ND LEVEL	5,026 SF	466.91 m²	5.0%	
3RD LEVEL	5,104 SF	474.16 m²	5.1%	
TOWNHOUSE 4				
1ST LEVEL	1,276 SF	118.52 m²	1.3%	
2ND LEVEL	5,644 SF	524.34 m²	5.7%	
3RD LEVEL	5,734 SF	532.70 m²	5.7%	
TOWNHOUSE 5				
1ST LEVEL	879 SF	81.67 m²	0.9%	
2ND LEVEL	3,787 SF	351.87 m²	3.8%	
3RD LEVEL	3,843 SF	357.06 m²	3.9%	
TOWNHOUSE 6				
1ST LEVEL	1,011 SF	93.90 m²	1.0%	
2ND LEVEL	4,406 SF	409.38 m²	4.4%	
3RD LEVEL	4,474 SF	415.63 m²	4.5%	
TOWNHOUSE 7				
1ST LEVEL	1,039 SF	96.57 m²	1.0%	
2ND LEVEL	4,494 SF	417.52 m²	4.5%	
3RD LEVEL	4,560 SF	423.67 m²	4.6%	
TOWNHOUSE 8				
1ST LEVEL	898 SF	83.42 m²	0.9%	
2ND LEVEL	3,799 SF	352.97 m²	3.8%	
3RD LEVEL	3,875 SF	359.96 m²	3.9%	
	72,486 SF	**6734.21 m²**	**72.7%**	
AREA EXCLUSION - TOWNHOUSE				
BASEMENT GARAGE				
1ST LEVEL	25,740 SF	2391.31 m²	25.8%	
SERVICES				
1ST LEVEL	223 SF	20.72 m²	0.2%	
TOWNHOUSE AMENITY				
1ST LEVEL	650 SF	60.38 m²	0.7%	
2ND LEVEL	650 SF	60.40 m²	0.7%	
	27,263 SF	**2532.80 m²**	**27.3%**	
AREA GRAND TOTAL	**99,749 SF**	**9267.02 m²**	**100.0%**	

1.6.2 FSR CALCULATION - TOWNHOUSE

GROSS FLOOR AREA (FSR) SF	SITE 2 AREA	FSR
99,749 SF	89,203 SF	1.12





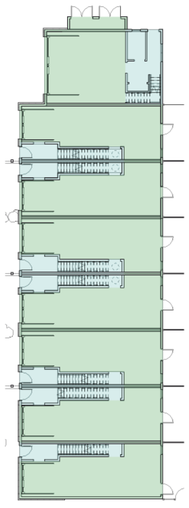


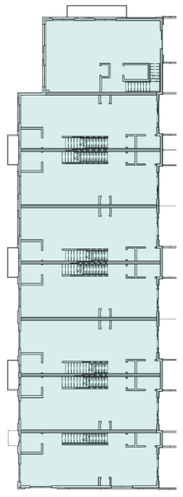
AREA EXCLUSION - TOWNHOUSE
RESIDENTIAL-TOWNHOUSE

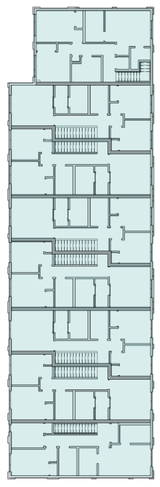
TOWNHOUSE 1

1" = 20'-0"

NOTE: SIMILAR TO TOWNHOUSE 2





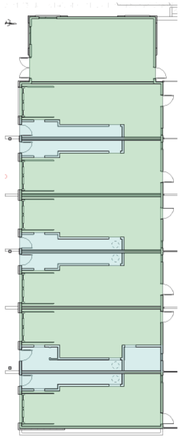


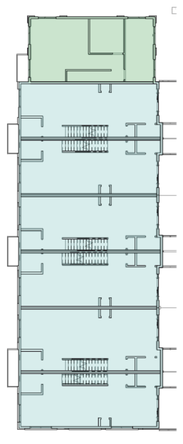
AREA EXCLUSION - TOWNHOUSE
RESIDENTIAL-TOWNHOUSE

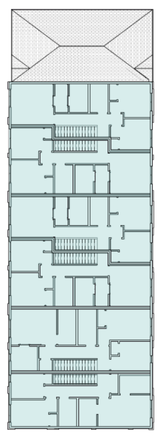
TOWNHOUSE 3

1" = 20'-0"

NOTE: SIMILAR TO TOWNHOUSE 4, 5 AND 6







AREA EXCLUSION - TOWNHOUSE
RESIDENTIAL-TOWNHOUSE

TOWNHOUSE 8

1" = 20'-0"

NOTE: SIMILAR TO TOWNHOUSE 7

KEYSTONE ARCHITECTURE

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
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SANDHILL DEVELOPMENT

FSR PLANS - TOWNHOUSES

SCALE 1" = 20'-0"

SD1.13B



SITE PLAN
1 : 150

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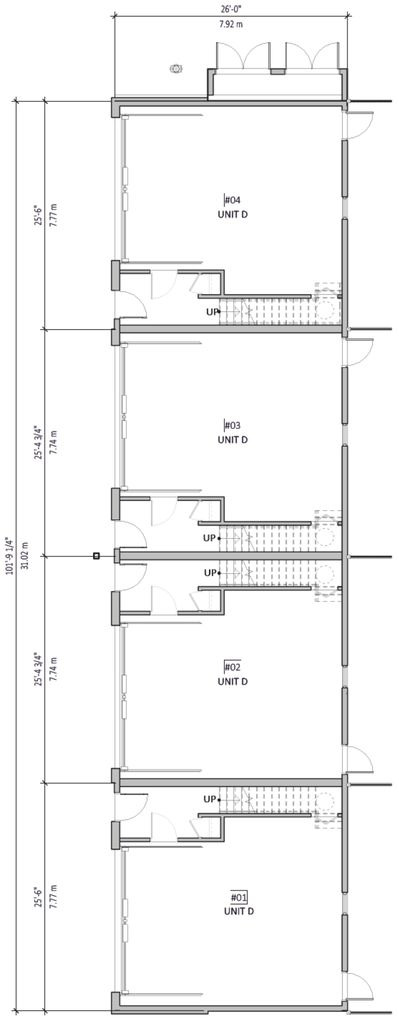
SANDHILL DEVELOPMENT

SITE 2 PLAN

SCALE 1 : 150

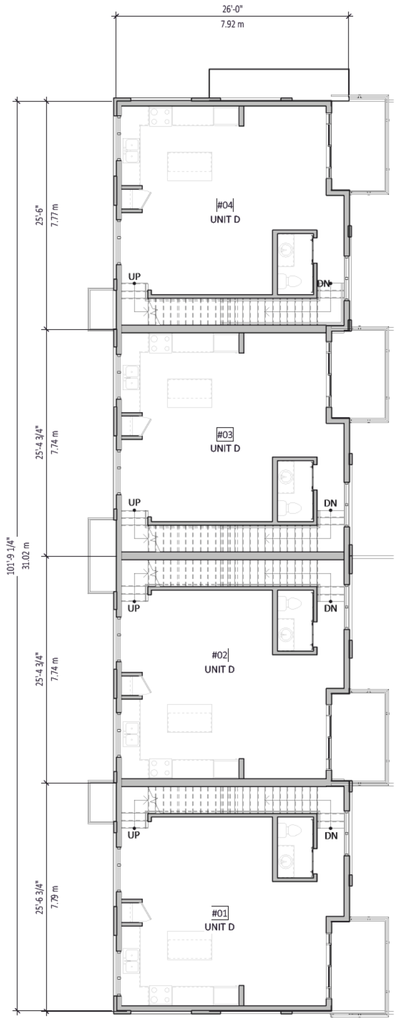
SD2.01B

NOTE: TOWNHOUSE 1 (SIMILAR TO TOWNHOUSE 2)



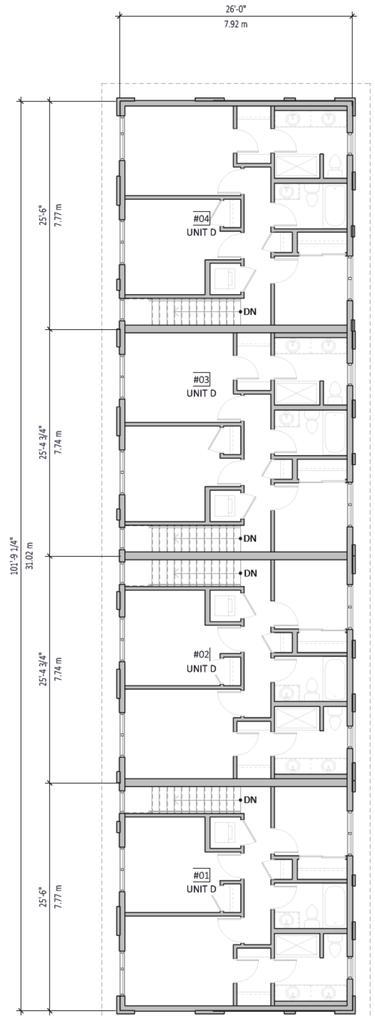
1ST LEVEL - TOWNHOUSE 1

1/8" = 1'-0"



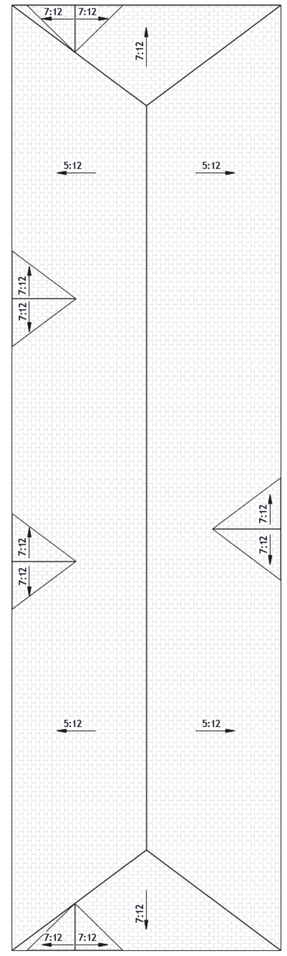
2ND LEVEL - TOWNHOUSE 1

1/8" = 1'-0"



3RD LEVEL - TOWNHOUSE 1

1/8" = 1'-0"



ROOF LEVEL - TOWNHOUSE 1

1/8" = 1'-0"

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
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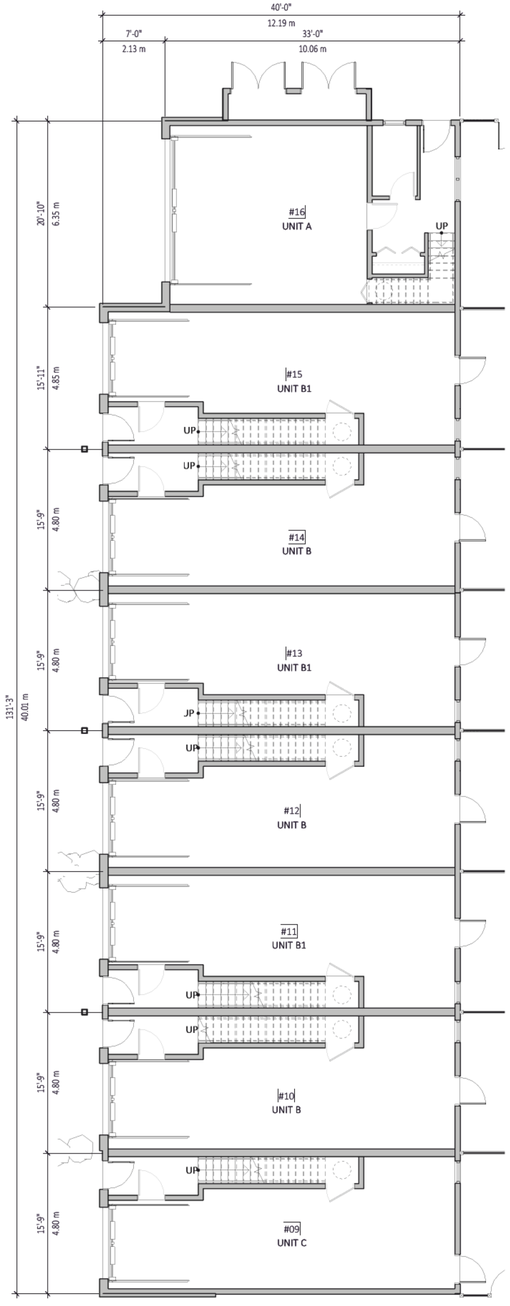
SANDHILL DEVELOPMENT

SITE 2 - LEVEL PLANS - TOWNHOUSE 1

SCALE 1/8" = 1'-0"

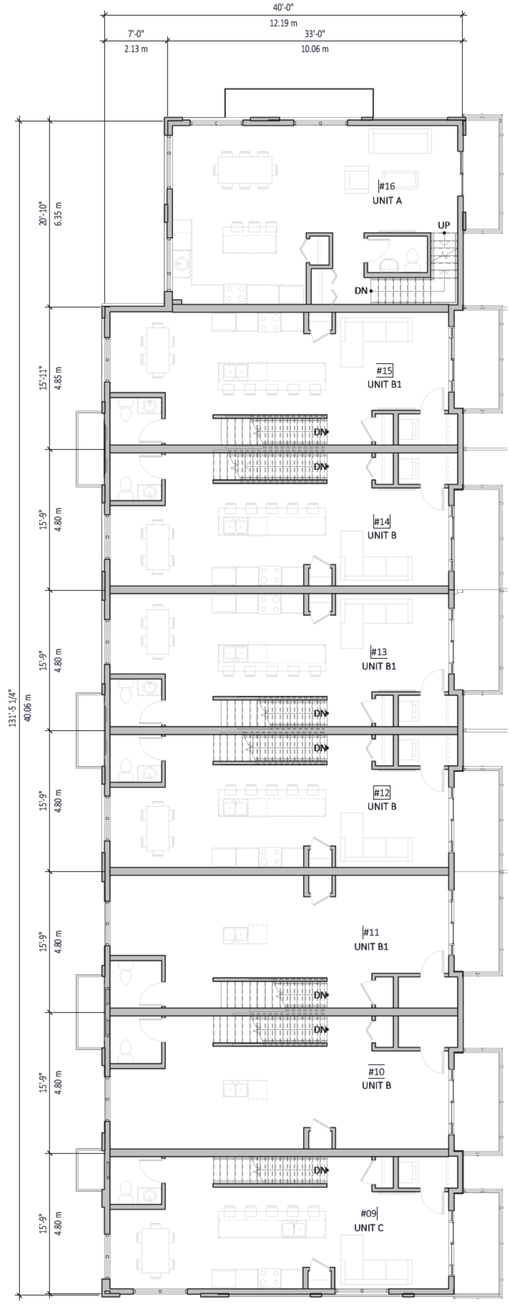
SD2.10B

NOTE: TOWNHOUSE 3 (SIMILAR TO TOWNHOUSE 4, 5 AND 6)



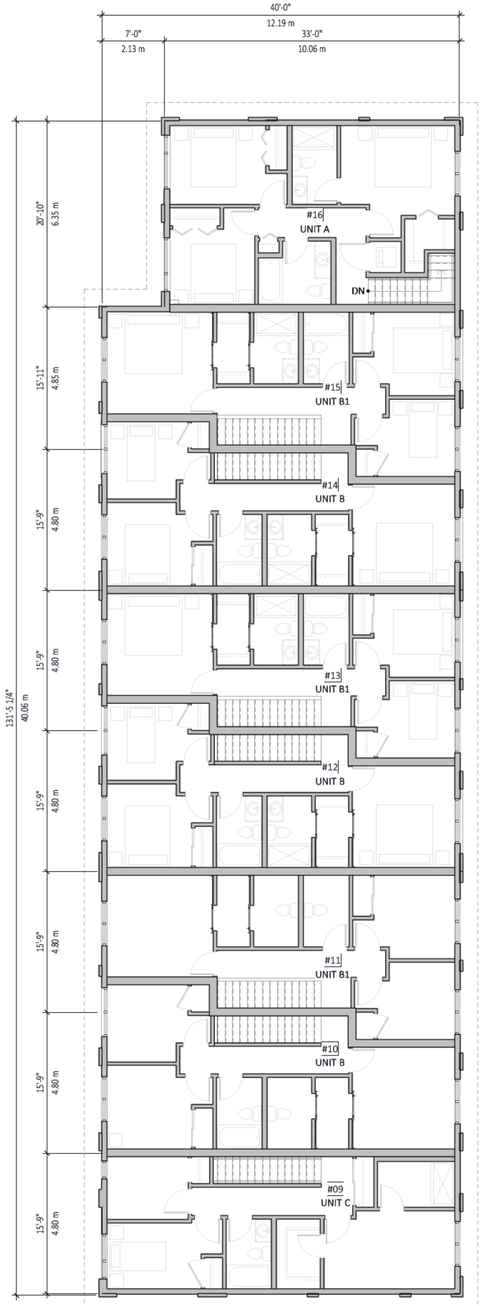
1ST LEVEL - TOWNHOUSE 3

1/8" = 1'-0"



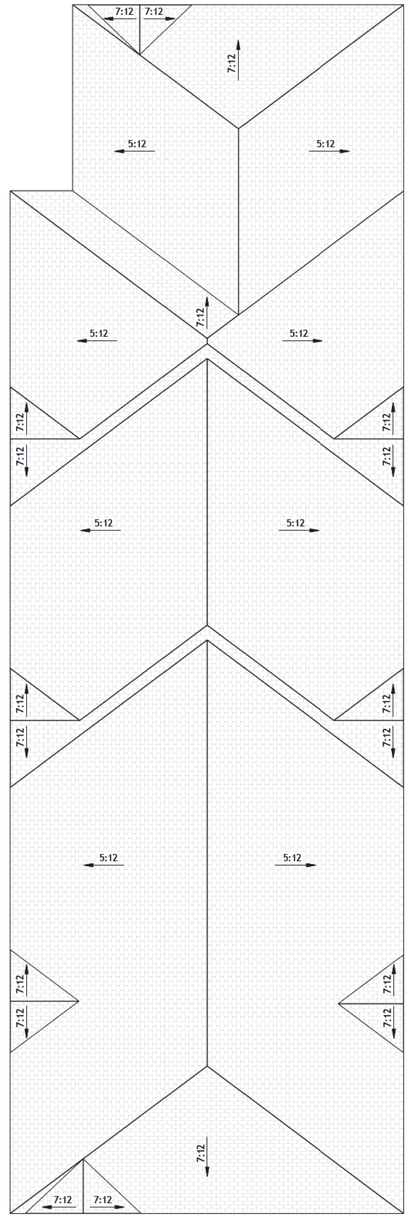
2ND LEVEL - TOWNHOUSE 3

1/8" = 1'-0"



3RD LEVEL - TOWNHOUSE 3

1/8" = 1'-0"



ROOF LEVEL - TOWNHOUSE 3

1/8" = 1'-0"

KEYSTONE
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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

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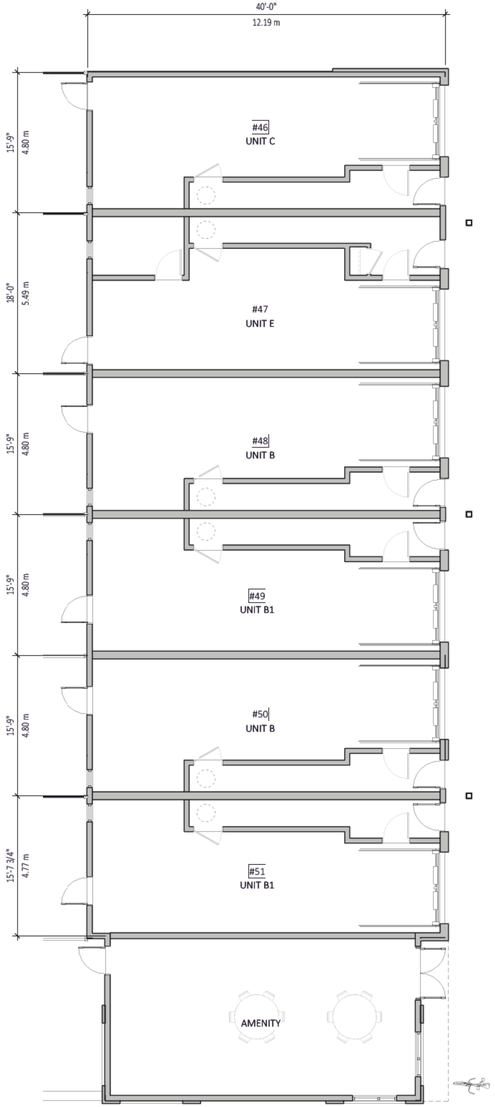
SANDHILL DEVELOPMENT

SITE 2 - LEVEL PLANS - TOWNHOUSE 3

SCALE 1/8" = 1'-0"

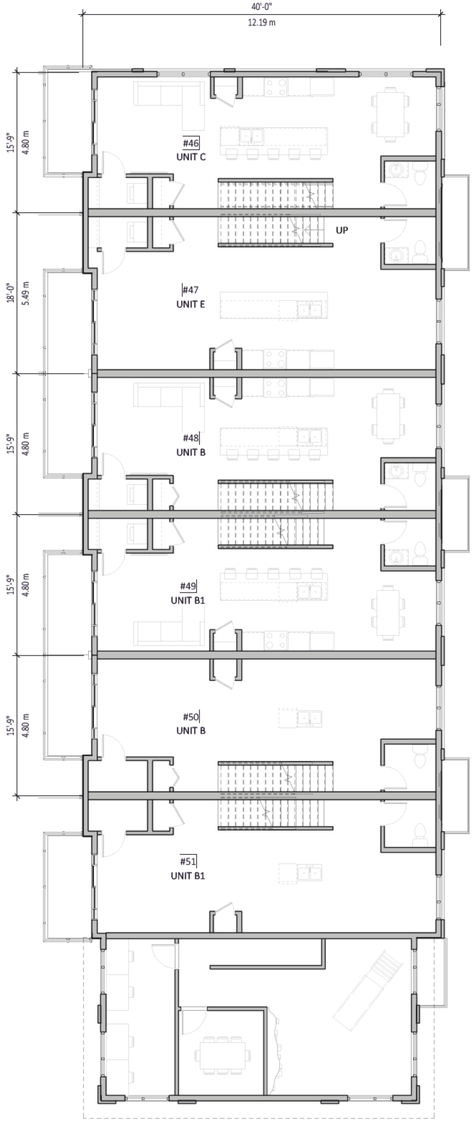
SD2.11B

NOTE: TOWNHOUSE 8 (SIMILAR TO TOWNHOUSE 7)



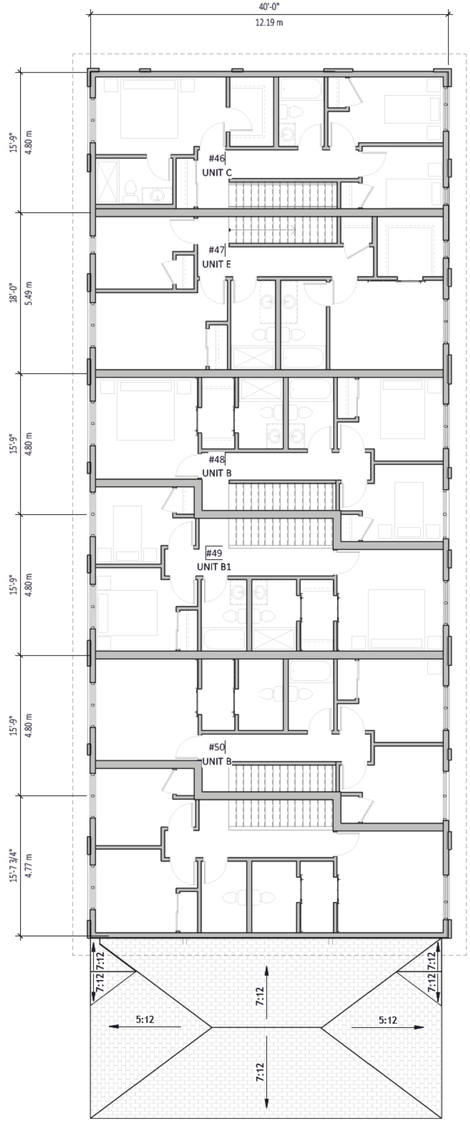
1ST LEVEL - TOWNHOUSE 8

1/8" = 1'-0"



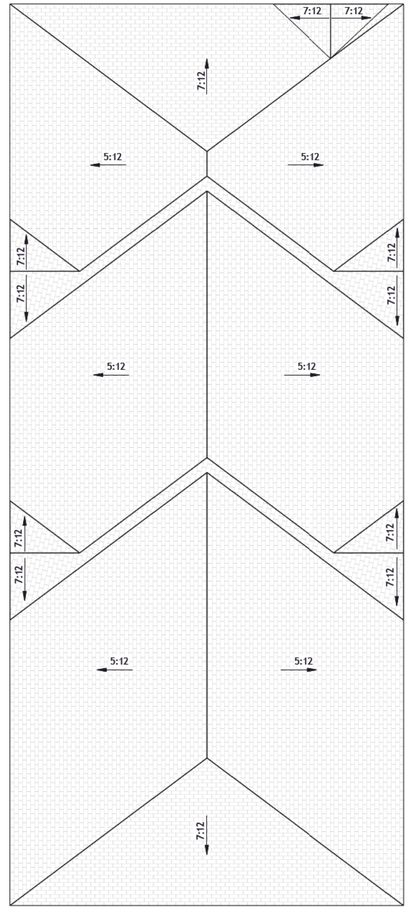
2ND LEVEL - TOWNHOUSE 8

1/8" = 1'-0"



3RD LEVEL - TOWNHOUSE 8

1/8" = 1'-0"



ROOF LEVEL - TOWNHOUSE 8

1/8" = 1'-0"

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

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CITY FILE #

SANDHILL DEVELOPMENT

SITE 2 - LEVEL PLANS - TOWNHOUSE 8

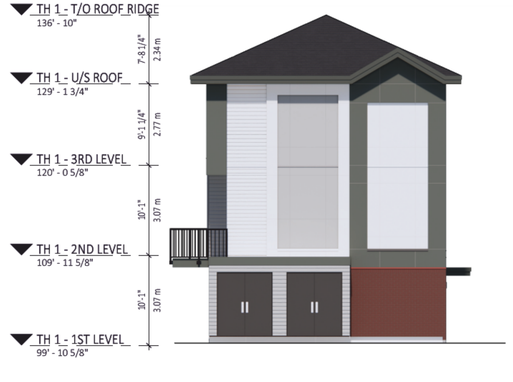
SCALE 1/8" = 1'-0"

SD2.12B



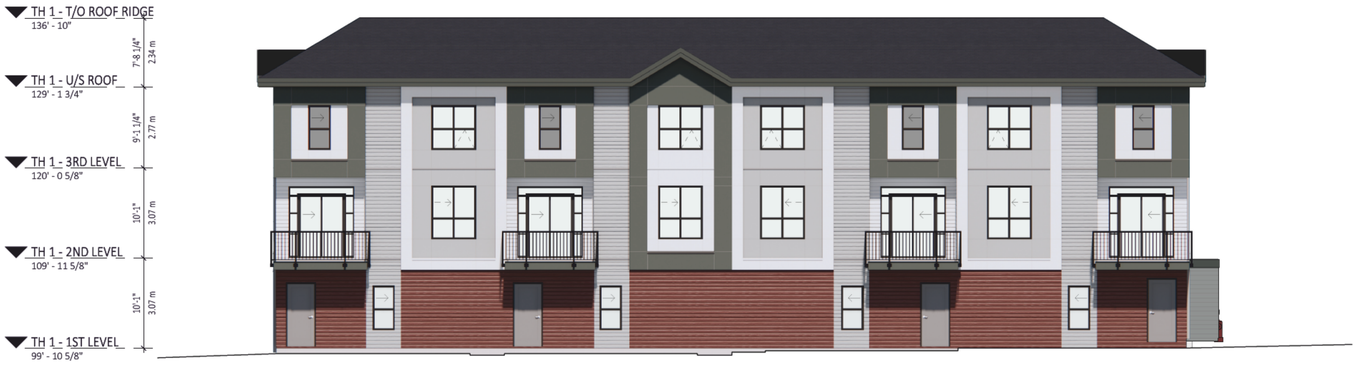
NORTH ELEVATION

1/8" = 1'-0"



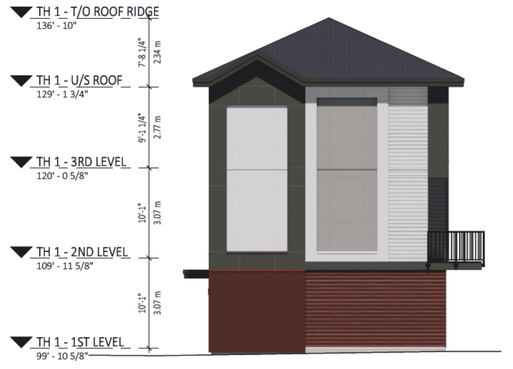
EAST ELEVATION

1/8" = 1'-0"



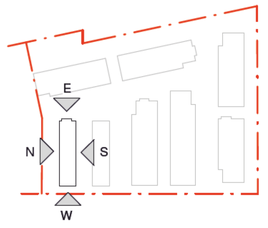
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



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SANDHILL DEVELOPMENT

SITE 2 - ELEVATIONS - TOWNHOUSE 1

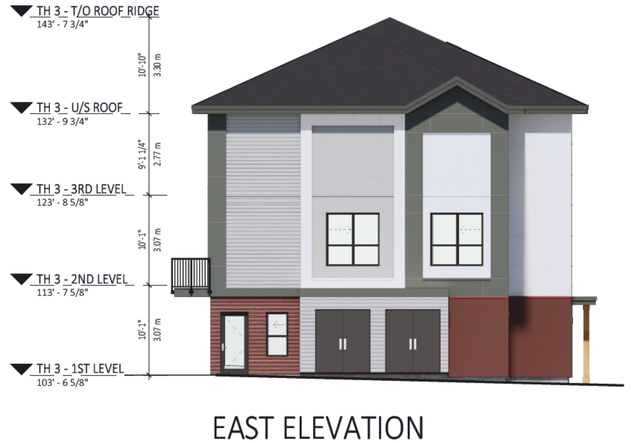
SCALE 1/8" = 1'-0"

SD3.10B



NORTH ELEVATION

1/8" = 1'-0"



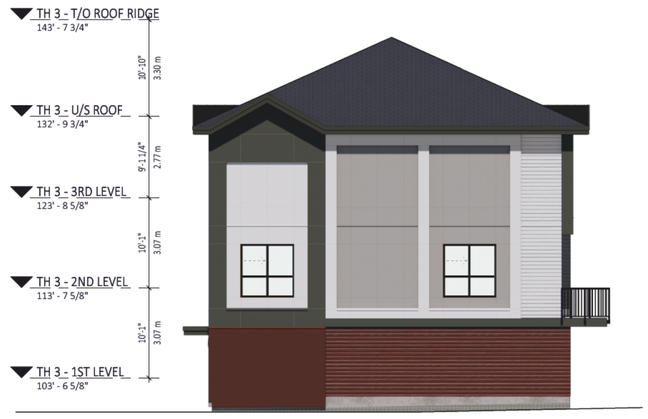
EAST ELEVATION

1/8" = 1'-0"



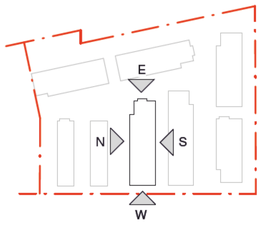
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



KEYSTONE
ARCHITECTURE

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11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 2 - ELEVATIONS - TOWNHOUSE 3

SCALE 1/8" = 1'-0"

SD3.11B



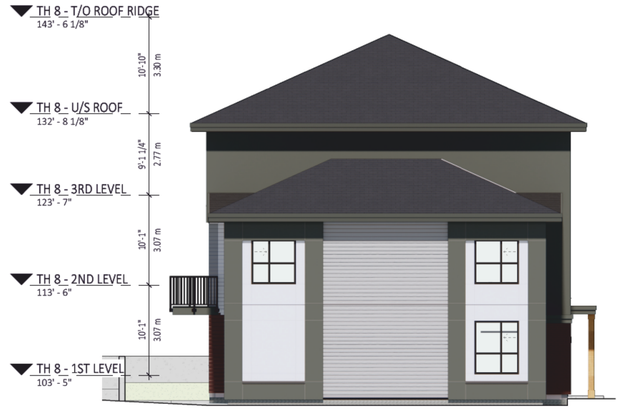
WEST ELEVATION

1/8" = 1'-0"



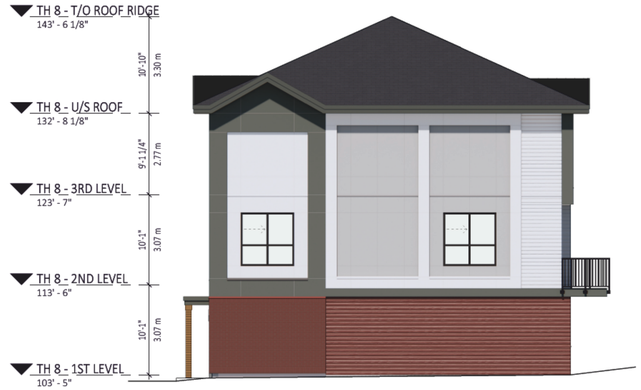
EAST ELEVATION

1/8" = 1'-0"



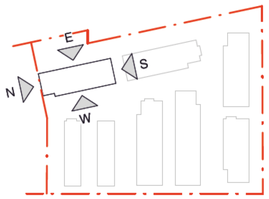
NORTH ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



KEYSTONE
ARCHITECTURE

300 - 33131 | SOUTH FRASER WAY, ABBOTSFORD BC
V2S 2B1 | 604.850.0577
410 - 333 | 11TH AVENUE SW, CALGARY AB
T2R 1L9 | 587.391.4768

INFO@KEYSTONEARCH.CA

2024-02-23

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
-	-	-
1	ISSUED FOR SD 60%	24-01-11
2	ISSUED FOR SD 90%	24-02-01
3	ISSED FOR DP	24-02-22

SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

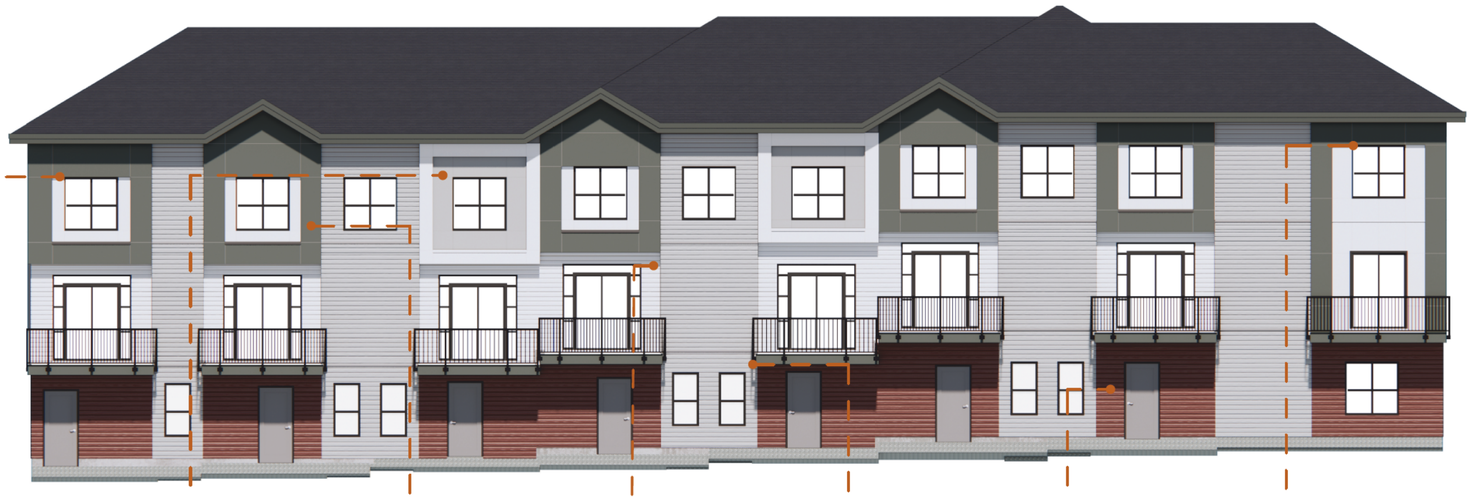
PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 2 - ELEVATIONS - TOWNHOUSE 8

SCALE 1/8" = 1'-0"

SD3.12B





1



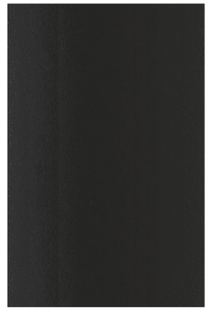
FIBRE CEMENT BOARD
COLOUR: WHITE

2



FIBRE CEMENT BOARD
COLOUR: LIGHT GRAY

3



FIBRE CEMENT BOARD
COLOUR: DARK GRAY

4



FIBRE CEMENT BOARD - LAP
COLOUR: WHITE

5



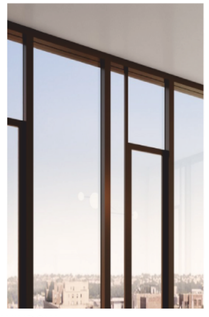
FIBRE CEMENT BOARD - LAP
COLOUR: LIGHT GRAY

6



FIBRE CEMENT BOARD
COLOUR: RED

7



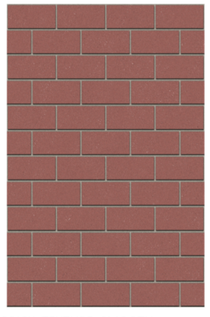
WINDOW
COLOUR: BLACK EXT/WHITE INT

8



ALUMINUM/GLASS GUARD/RAILING
COLOUR: BLACK

9



BRICK, TEXTURE: SMOOTH
COLOUR: RED

10



ROOF AND BALCONY ALUMINUM METAL SOFFIT
COLOUR: LIGHT WOODGRAIN

COLUMN CLADDING
COLOUR: LIGHT WOODGRAIN

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

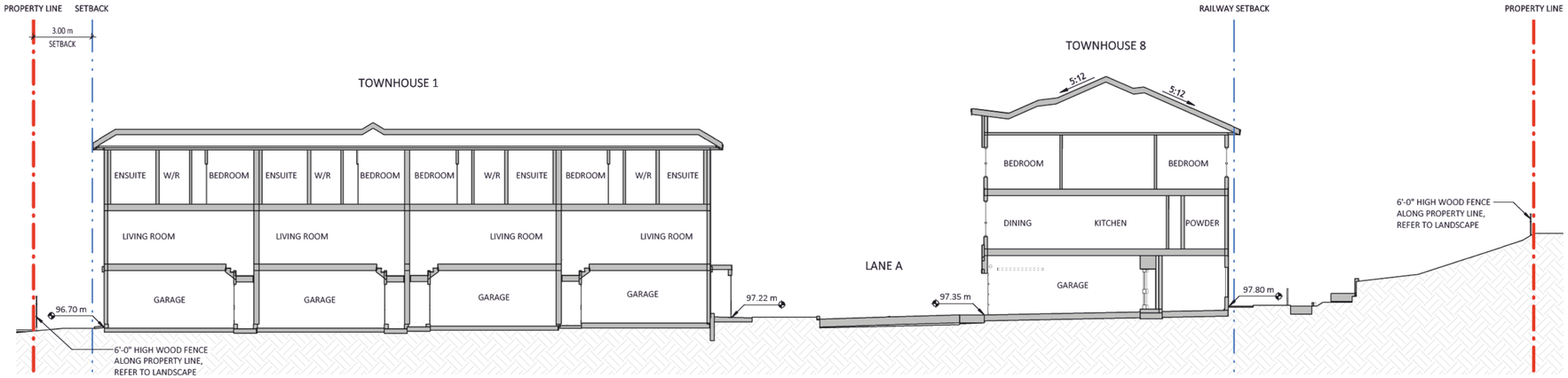
PROJECT # 22149.1
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SANDHILL DEVELOPMENT

SITE 2 - MATERIAL BOARD

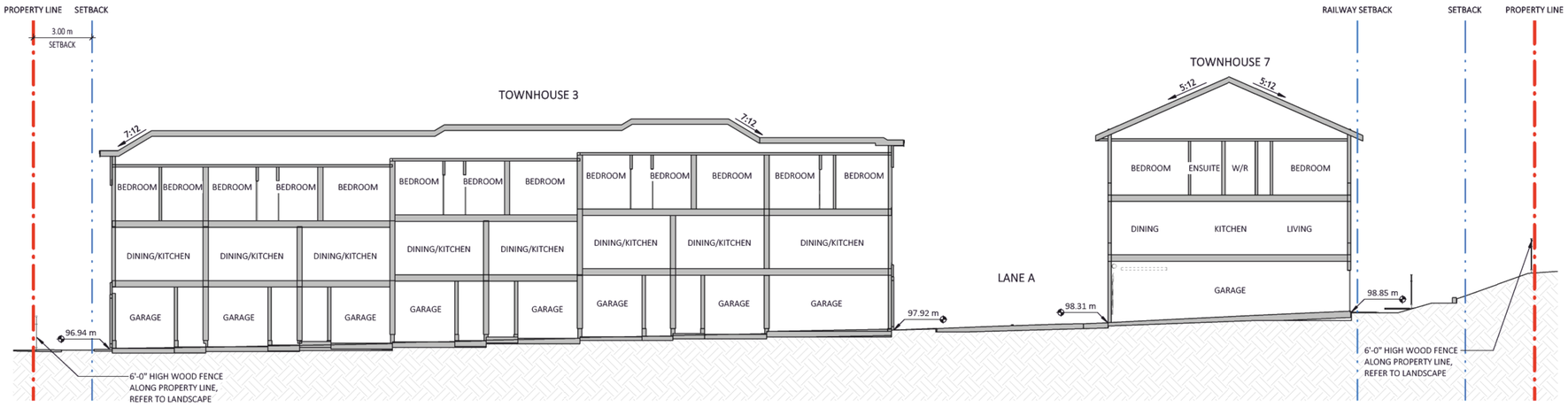
SCALE 6" = 1'-0"

SD4.10B



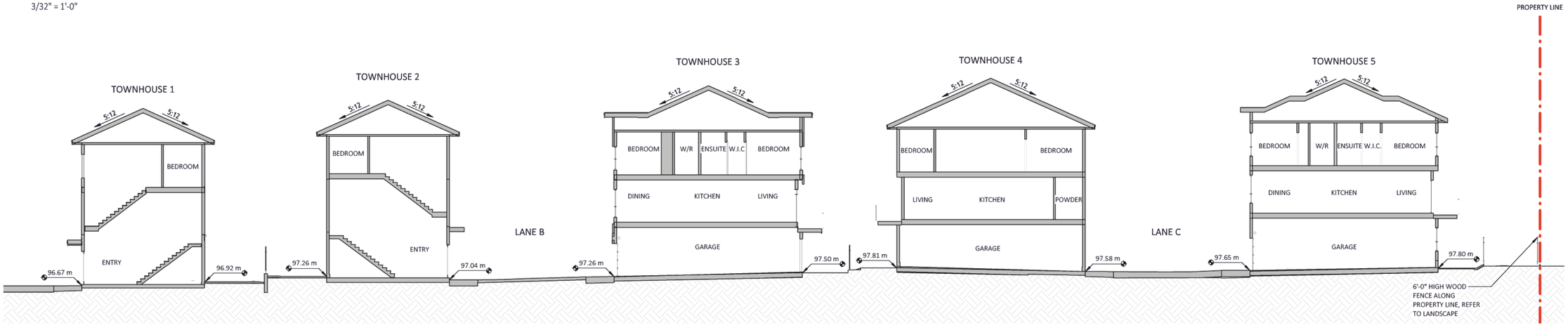
E/W SITE SECTION 1

3/32" = 1'-0"



E/W SITE SECTION 2

3/32" = 1'-0"



N/S SITE SECTION

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

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CITY FILE #

SANDHILL DEVELOPMENT

SITE 2 - SECTIONS

SCALE 3/32" = 1'-0"

SD6.10B

1.9.1 SITE LAYOUT PLAN

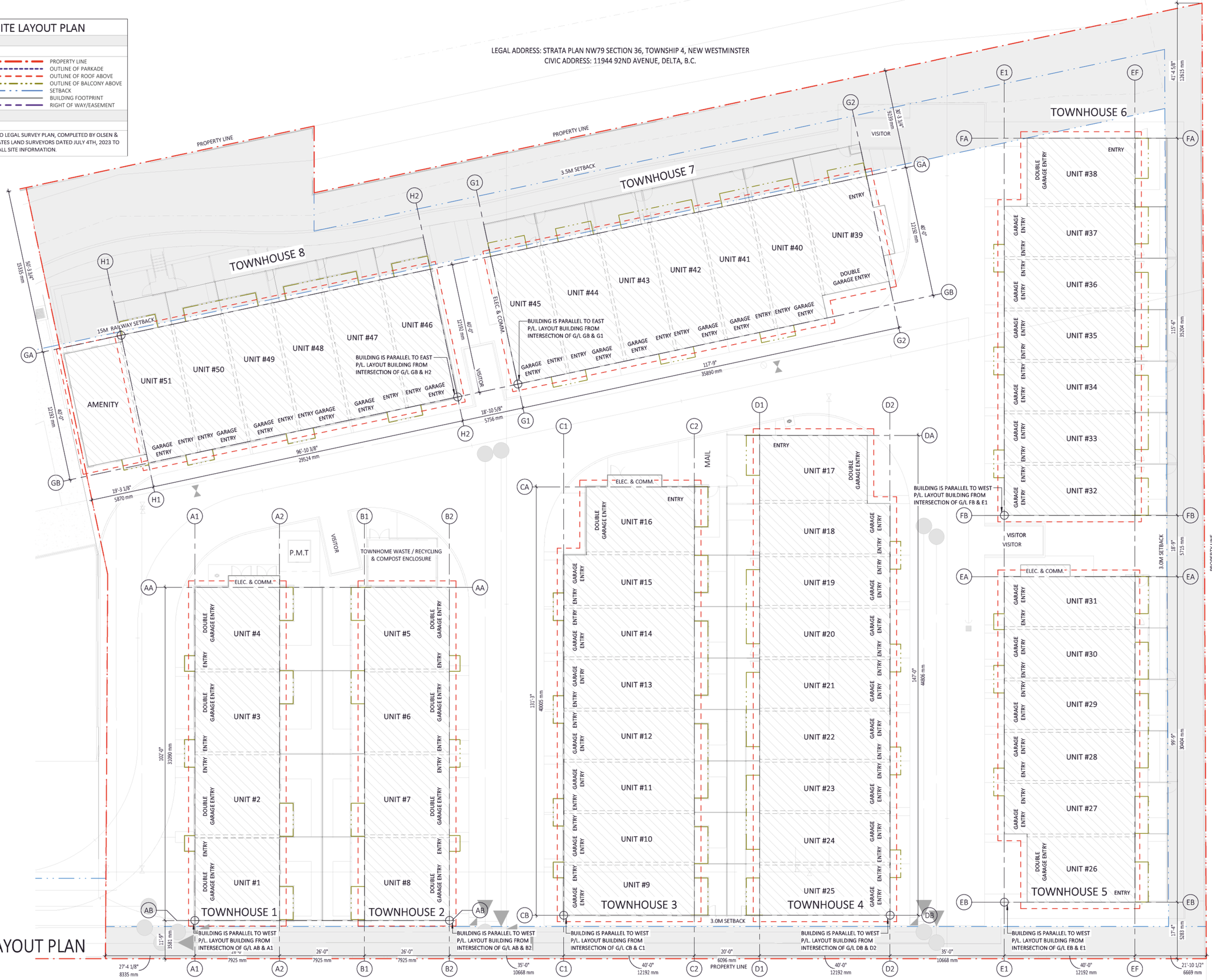
LEGEND

- PROPERTY LINE
- OUTLINE OF PARKADE
- OUTLINE OF ROOF ABOVE
- OUTLINE OF BALCONY ABOVE
- SETBACK
- BUILDING FOOTPRINT
- RIGHT OF WAY/EASEMENT

NOTES

1. REFER TO LEGAL SURVEY PLAN, COMPLETED BY OLSEN & ASSOCIATES LAND SURVEYORS DATED JULY 4TH, 2023 TO VERIFY ALL SITE INFORMATION.

LEGAL ADDRESS: STRATA PLAN NW79 SECTION 36, TOWNSHIP 4, NEW WESTMINSTER
CIVIC ADDRESS: 11944 92ND AVENUE, DELTA, B.C.



SITE LAYOUT PLAN

1 : 150

KEYSTONE ARCHITECTURE

300 - 33131 | SOUTH FRASER WAY, ABBOTSFORD BC V2S 2B1 | 604.850.0577
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SANDHILL MULTI FAMILY DEV.

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SANDHILL DEVELOPMENT

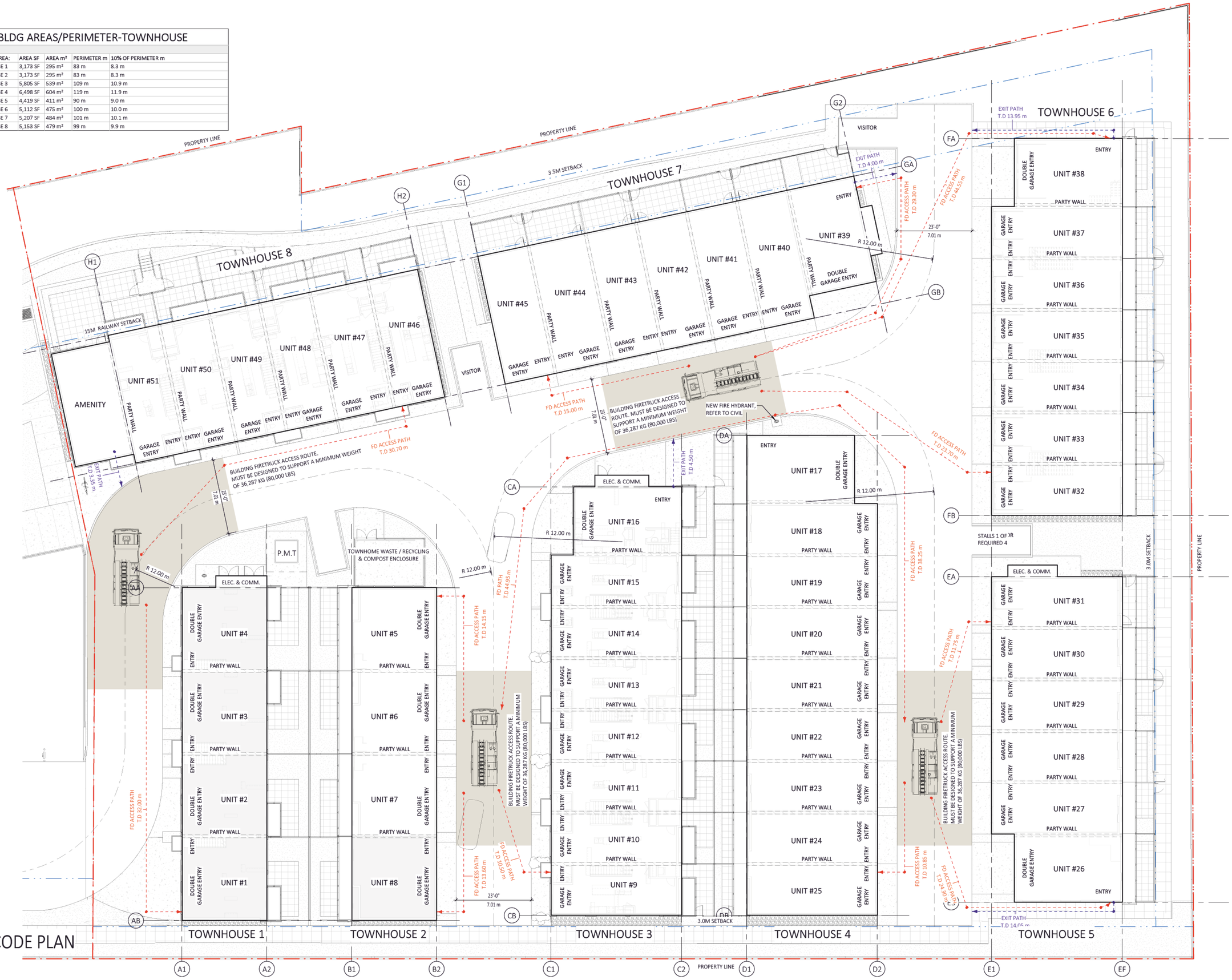
SITE 2 - LAYOUT PLAN

SCALE 1 : 150

SD7.20B

1.9.4 BLDG AREAS/PERIMETER-TOWNHOUSE

BUILDING AREA:	AREA SF	AREA m²	PERIMETER m	10% OF PERIMETER m
TOWNHOUSE 1	3,173 SF	295 m²	83 m	8.3 m
TOWNHOUSE 2	3,173 SF	295 m²	83 m	8.3 m
TOWNHOUSE 3	5,805 SF	539 m²	109 m	10.9 m
TOWNHOUSE 4	6,498 SF	604 m²	119 m	11.9 m
TOWNHOUSE 5	4,419 SF	411 m²	90 m	9.0 m
TOWNHOUSE 6	5,112 SF	475 m²	100 m	10.0 m
TOWNHOUSE 7	5,207 SF	484 m²	101 m	10.1 m
TOWNHOUSE 8	5,153 SF	479 m²	99 m	9.9 m



SITE CODE PLAN

1 : 150

KEYSTONE ARCHITECTURE

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SANDHILL MULTI FAMILY DEV.

11944 92ND AVENUE, DELTA BC

PROJECT # 22149.1
CITY FILE #

SANDHILL DEVELOPMENT

SITE 2 - CODE PLAN

SCALE 1 : 150

SD7.30B