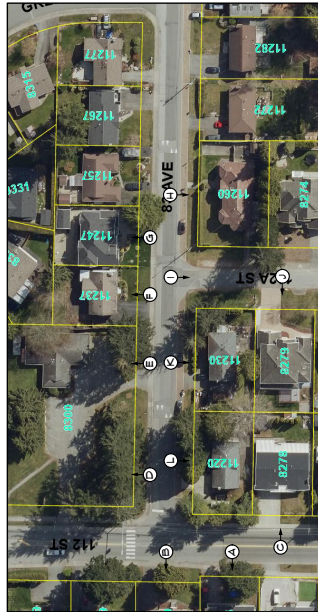


 HEARTH architectural 450 Southwest Marine Drive Suite 1800 Vancouver BC V6X 0C3 P: 604-266-4677 www.hearthworks.ca		PROJECT INFORMATION CITY ADDRESS: 1120 - 1126 83RD AVENUE LEGAL ADDRESS: 1120-1126 83RD AVENUE PID: 00210-442 AND 010-340-156 TOTAL LOT AREA: 481.4 + 0.82 + 195.6 SQ M CURRENT OCP: NR CURRENT ZONING: MCR CURRENT ZONING: MCR CURRENT DENSITY: 14.1 UPH PROPOSED OCP: NR PROPOSED ZONING: MCR PROPOSED DENSITY: 33.5 UPH PROPOSED DENSITY: 1.0 PROPOSED FRONT SETBACK: 4.6 M PROPOSED REAR SETBACK: 3.0 M PROPOSED SIDE SETBACK: 3.0 M PROPOSED LOT COVERAGE: 5.0 M PROPOSED LOT COVERAGE: 5.0 M		TAHER MULTI-LEVEL DEVELOPMENT 1120-1126 83RD AVENUE NORTH DELTA BC		NDAP/ZONING/FIGURE GROUND SITE PHOTOS PROJECT STATISTICS	
It is the client's responsibility to provide all the necessary information and data for the preparation of the drawings. The client is responsible for the accuracy and completeness of the information provided. The client is responsible for the accuracy and completeness of the information provided. The client is responsible for the accuracy and completeness of the information provided.		Copyright Reserved This plan and drawings, and all of them, remain the property of HEARTH ARCHITECTURAL. They may not be used for any other project without the written consent of HEARTH ARCHITECTURAL.		Project			
Drawings based on: No. Date Details By APR 21 2022 LU APP & D VJM OCT 1 2024 FOR RESPONSE VJM APR 15 2025 FINAL RESPONSE VJM		Project		Drawings Title			
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PROJECT INFORMATION

CITY ADDRESS: 1120 - 1126 83RD AVENUE
LEGAL ADDRESS: 1120-1126 83RD AVENUE
PID: 00210-442 AND 010-340-156
TOTAL LOT AREA: 481.4 + 0.82 + 195.6 SQ M
CURRENT OCP: NR
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CURRENT DENSITY: 14.1 UPH
PROPOSED OCP: NR
PROPOSED ZONING: MCR
PROPOSED DENSITY: 33.5 UPH
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PROPOSED REAR SETBACK: 3.0 M
PROPOSED SIDE SETBACK: 3.0 M
PROPOSED LOT COVERAGE: 5.0 M
PROPOSED LOT COVERAGE: 5.0 M



OCF CONTEXT
NOT TO SCALE
SOURCE: DELTA



PHOTO D: 8300 83RD AVENUE

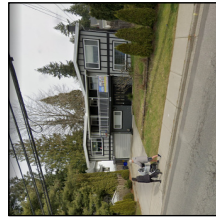


PHOTO C: 8210 11TH STREET

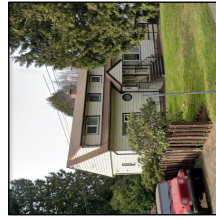


PHOTO B: 8300 11TH STREET

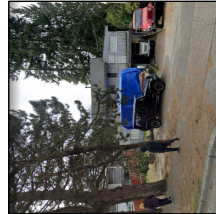


PHOTO A: 8250 112TH STREET



PHOTO H: 1120 83RD AVENUE



PHOTO G: 1124 83RD AVENUE

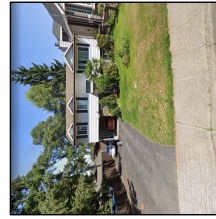


PHOTO F: 1121 83RD AVENUE



PHOTO E: 8300 83RD AVENUE



PHOTO L: 1120 83RD AVENUE



PHOTO K: 1120 83RD AVENUE



PHOTO J: 8210 112A STREET

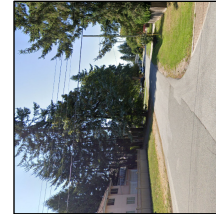
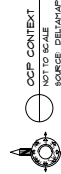
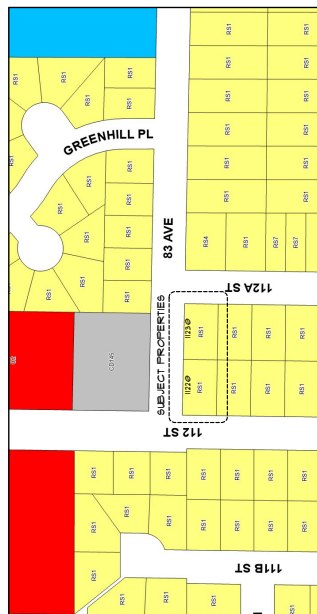


PHOTO I: VIEW DOWN 112A STREET



OCF CONTEXT
NOT TO SCALE
SOURCE: DELTA



ZONING CONTEXT
NOT TO SCALE
SOURCE: DELTA

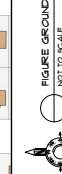


FIGURE GROUND
NOT TO SCALE
SOURCE: DELTA