

NEW HOUSE

CIVIC ADDRESS LEGAL DESCRIPTION

ZONING PARKING
RS-1 / HRA REQUIRED = 2 SPACES
PROPOSED = 2 SPACES

SITE SIZE SITE AREA
300' x 132.03' 3961 sq ft

FSR SITE COVERAGE
ALLOWED = 60% = 2376.18 sq ft
PROPOSED = 59.18% = 2361.88 sq ft
ALLOWED = 35% = 1386.35 sq ft
PROPOSED = 804.94 sq ft

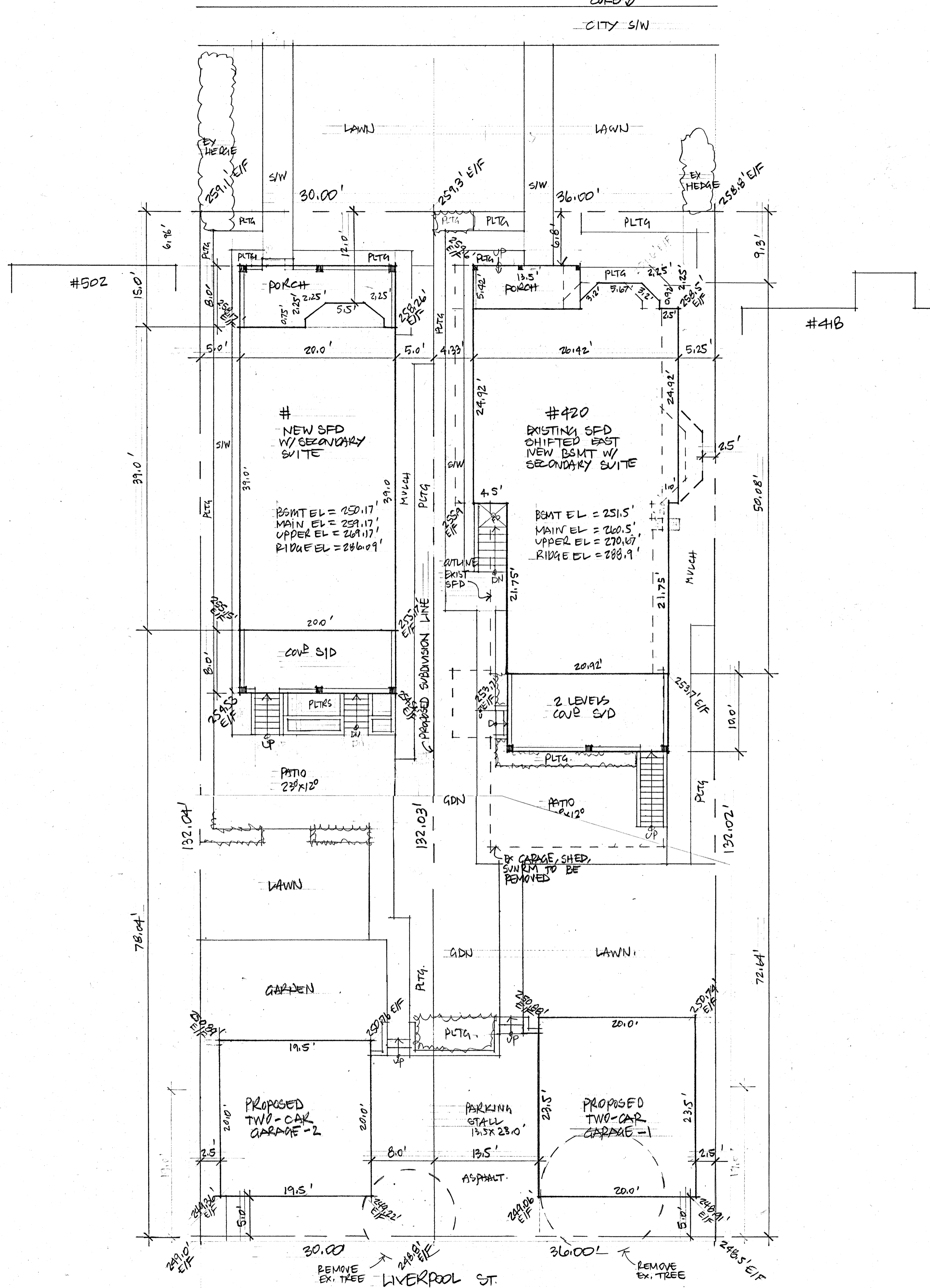
ATTACHED ACCESSORY DETACHED ACCESSORY
ALLOWED = 10% = 396.11 sq ft
PROPOSED = 295.0 sq ft
ALLOWED = 10% = 396.11 sq ft
PROPOSED = 395.0 sq ft

HEIGHT AVERAGE GRADE
ALLOWED = 25' TO MID
35' TO PEAK
PROPOSED = 27.21' TO MID
32.04' TO PEAK
259.11' + 259.13' + 248.8' + 249.0'
= 254.05' ±

SETBACKS
FRONT ALLOWED 25.0' PROPOSED 12.0'
REAR 25.0' 78.04'
SIDES 5.0' 5.0' + 5.0'

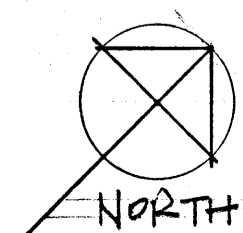
FLOOR AREAS
BASEMENT = 780.0 sq ft
MAIN = 804.94 sq ft
UPPER = 776.94 sq ft
TOTAL 2361.88 sq ft

ST. GEORGE ST



SITE PLAN

1/8" = 10'
REF: TARGET LAND SURVEYING
DWG 13 MAR 2014
FILE: N2584-1010-PT.
NOTE: E/F = EXISTING / FINISHED GRADES



EXISTING HOUSE

CIVIC ADDRESS LEGAL DESCRIPTION
420 ST. GEORGE ST. LOT 10, BLK H, ST. GEORGE'S SUBDIVISION
TV BV WESTMINSTER NWD PLAN 2620

ZONING PARKING
RS-1 / HRA REQUIRED = 2 SPACES
PROPOSED = 3 SPACES

SITE SIZE SITE AREA
361.0' x 132.02' 4752.72 sq ft

FSR SITE COVERAGE
ALLOWED = 50% = 2376.36 sq ft
PROPOSED = 71.88% = 3392.60 sq ft
ALLOWED = 35% = 1663.45 sq ft
PROPOSED = 1165.82 sq ft

ATTACHED ACCESSORY DETACHED ACCESSORY
ALLOWED = 10% = 475.27 sq ft
PROPOSED = 282.37 sq ft
ALLOWED = 10% = 475.27 sq ft
PROPOSED = 470.0 sq ft

HEIGHT AVERAGE GRADE
ALLOWED = 25.0' TO MID
35.0' TO PEAK
EXISTING = 28.64' TO MID
35.05' TO PEAK
259.25' + 258.8' + 248.5' + 248.8'
= 253.86' ±

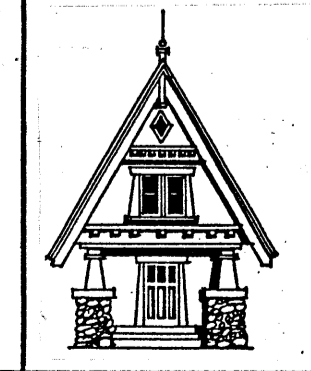
SETBACKS
FRONT ALLOWED 25.0' EXISTING 6.8' PROPOSED 7.3'
REAR 25.0' 50.8' 72.64'
SIDES 5.0' 32.6 / 4.8 4.33 / 5.25'

FLOOR AREAS
BASEMENT EXISTING 1442.78 sq ft CHANGE -329.39 PROPOSED 1113.39 sq ft
MAIN EXISTING 1595.11 sq ft CHANGE -429.29 PROPOSED 1165.82 sq ft
UPPER EXISTING 1113.39 sq ft CHANGE - PROPOSED 1113.39 sq ft
TOTAL EXISTING 4151.28 sq ft CHANGE -758.68 PROPOSED 3392.60 sq ft

ON TABLE for Item 3.3

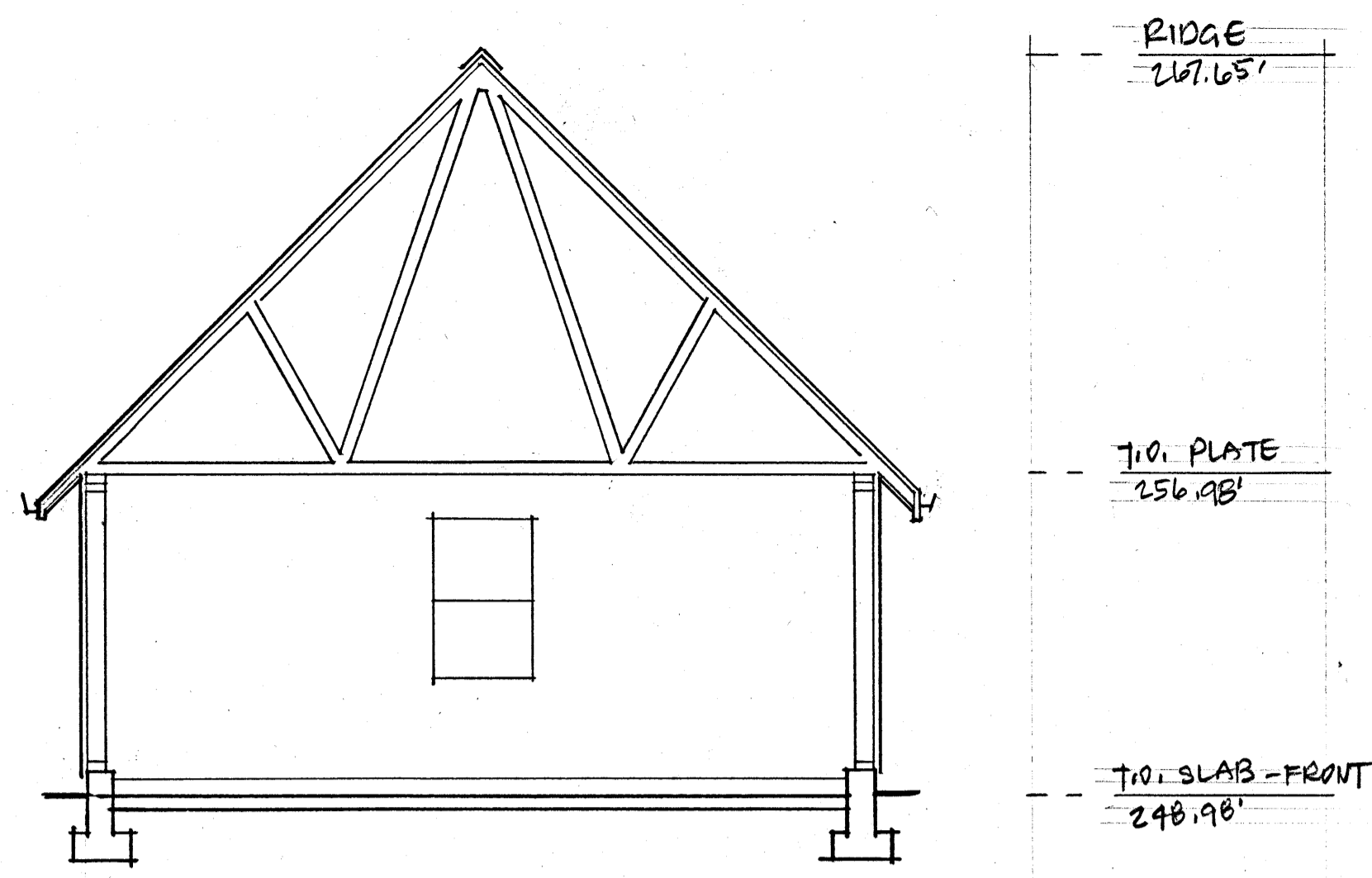
REVISED APPROVED 26 JAN 15

BURTON TAYLOR HOUSE
SUBDIVISION + HRA

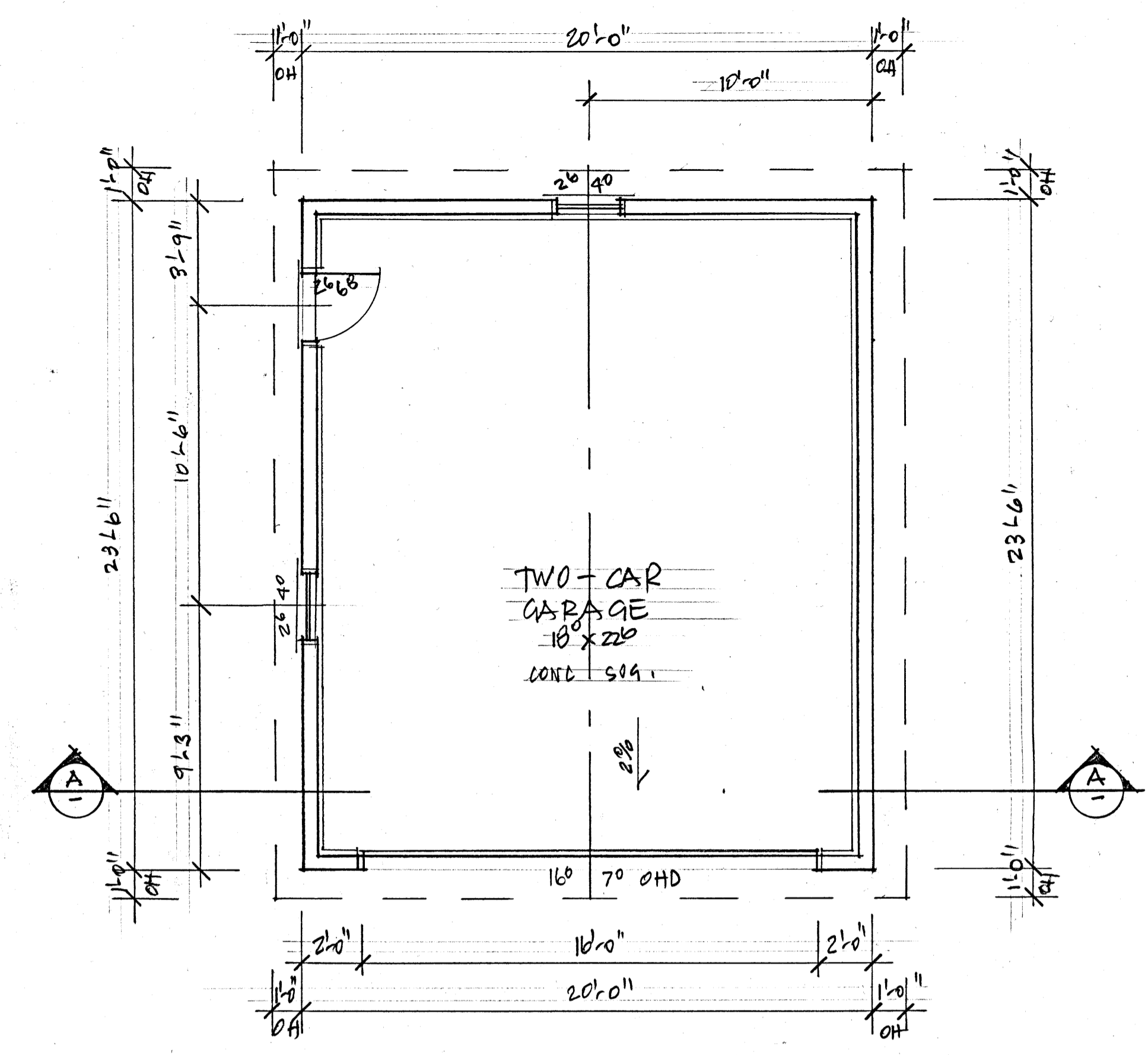


ROBERT JOHNSON
ARCHITECT
AIBC
821 Hanley Street, New Westminster, BC
V3M 4B8 Tel/Fax: (604) 320-3099

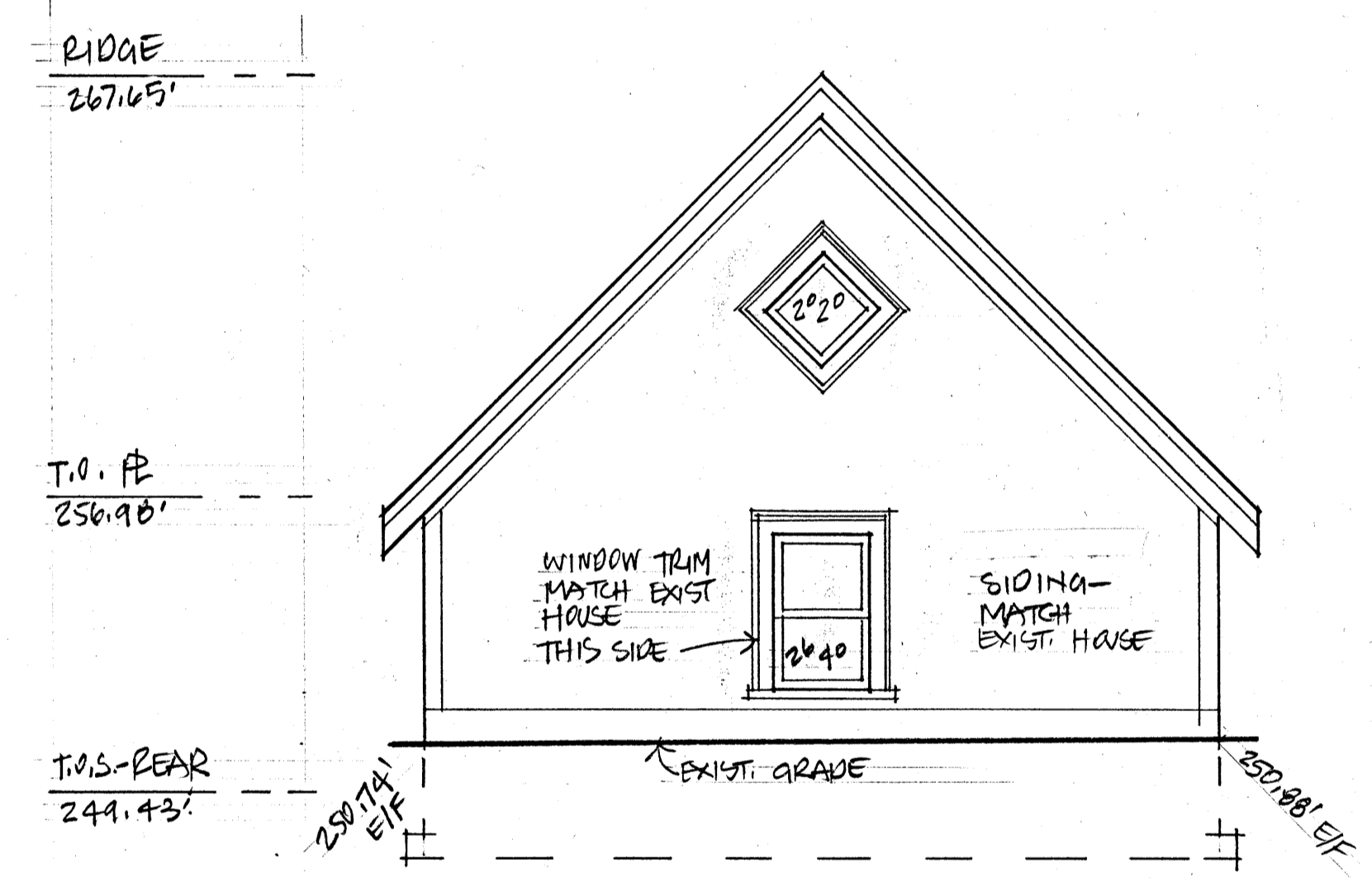
DATE: 24 NOV 14 DWG: 1 OF 9



SECTION A-A
1/4" = 1'-0"

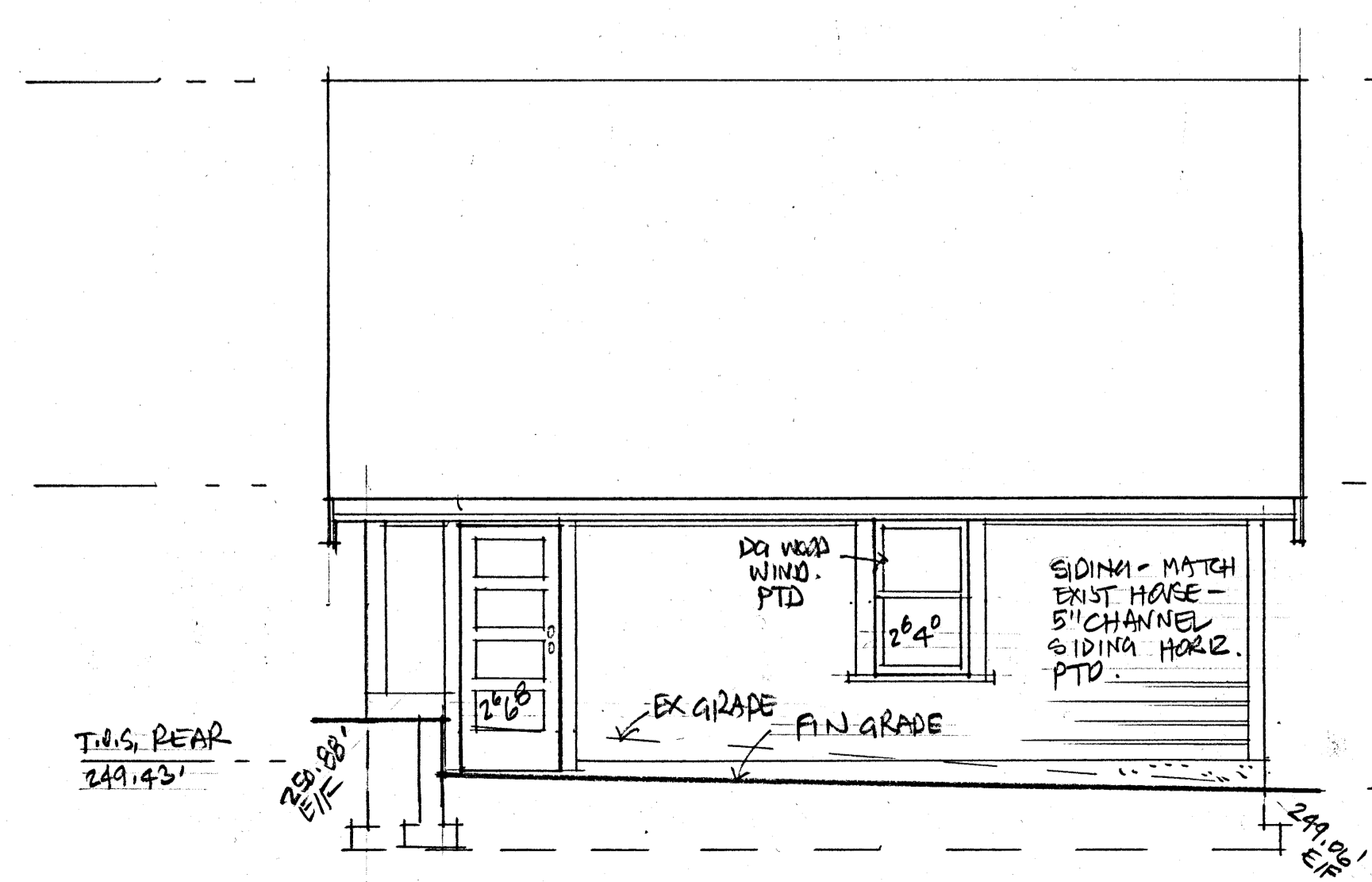


PLAN
1/4" = 1'-0"
470.0 15

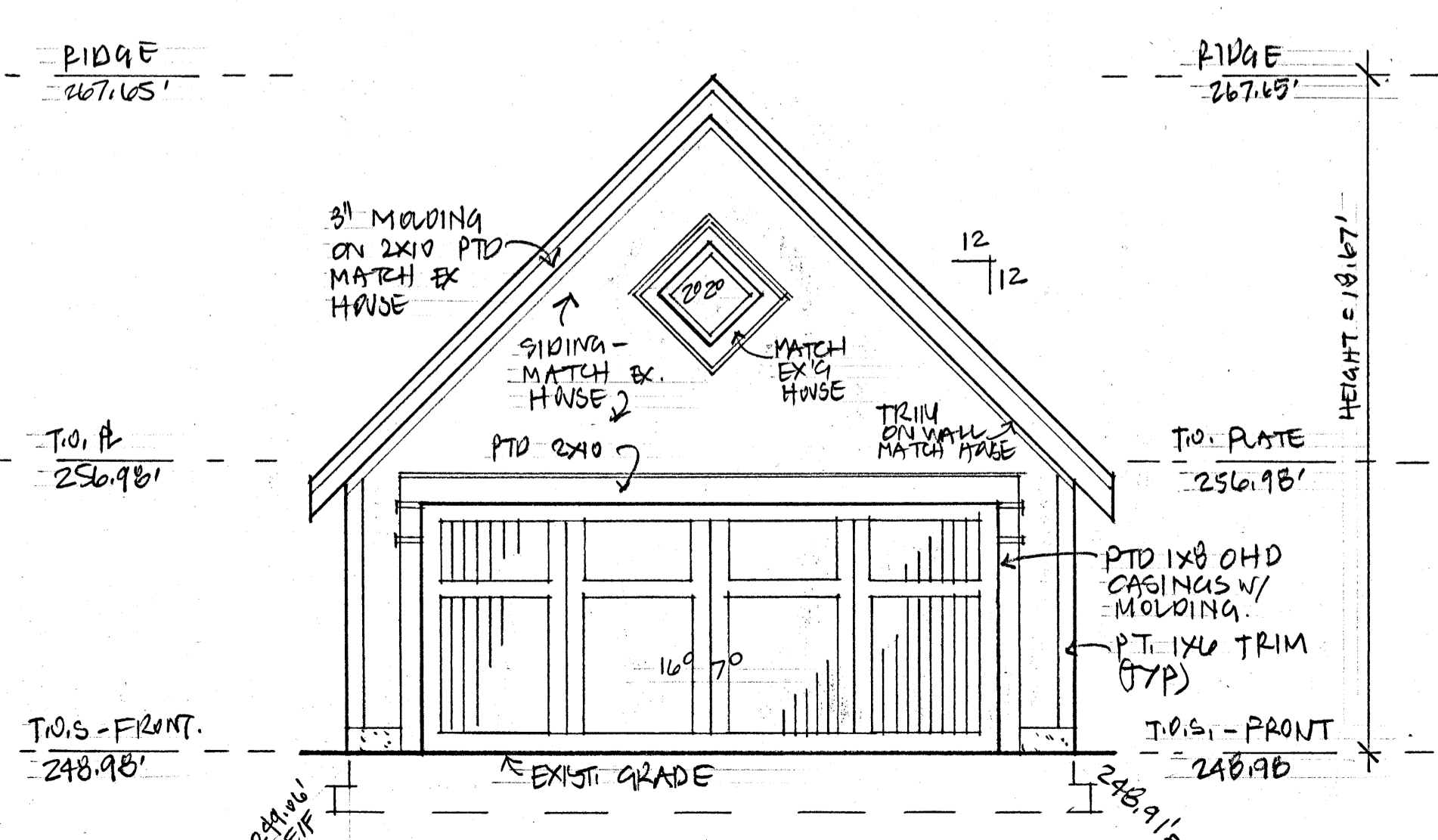


NORTHWEST ELEVATION
1/4" = 1'-0"

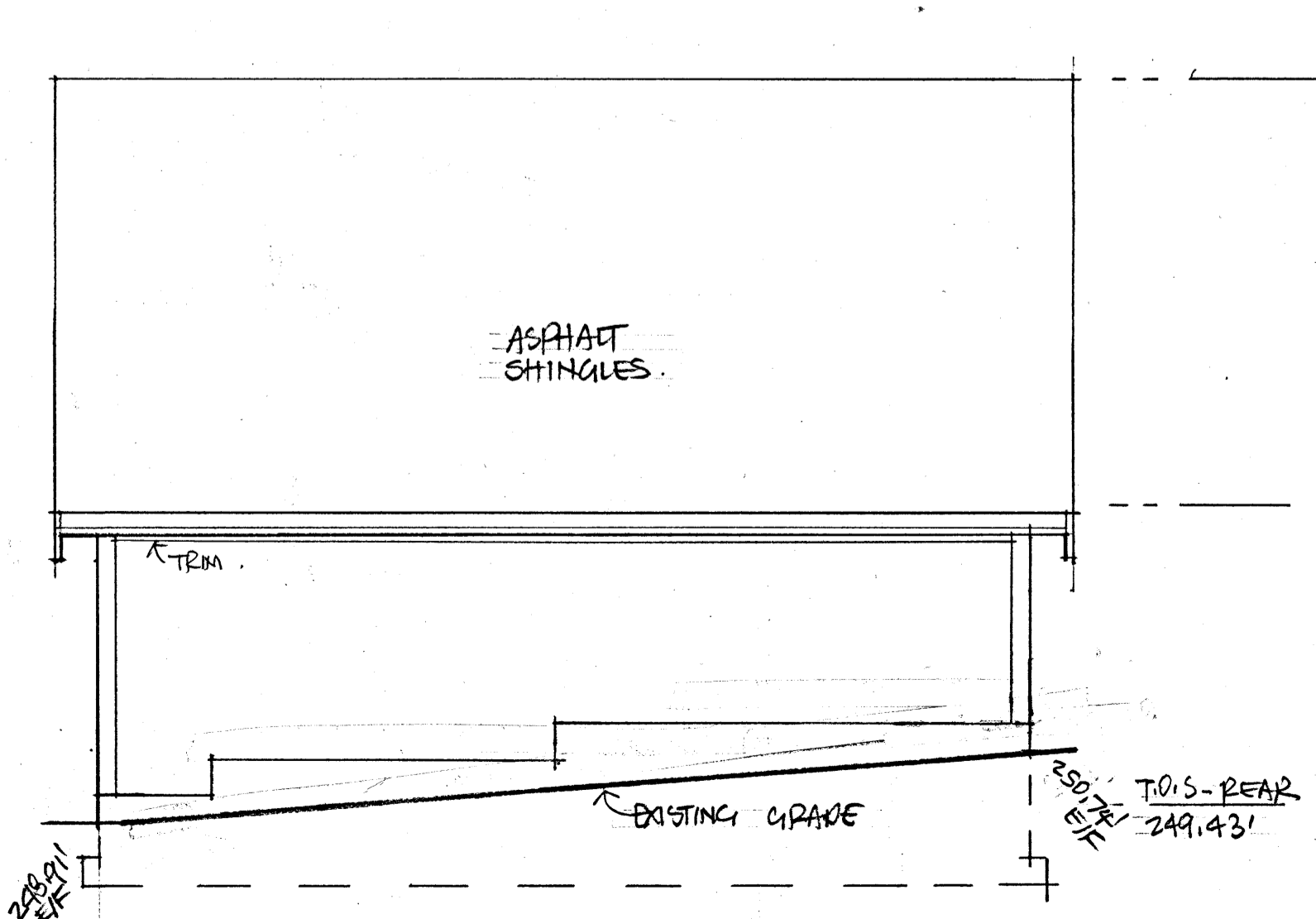
ON TABLE for Item 3.3



SOUTHWEST ELEVATION
1/4" = 1'-0"



SOUTHEAST (LANE) ELEVATION
1/4" = 1'-0"

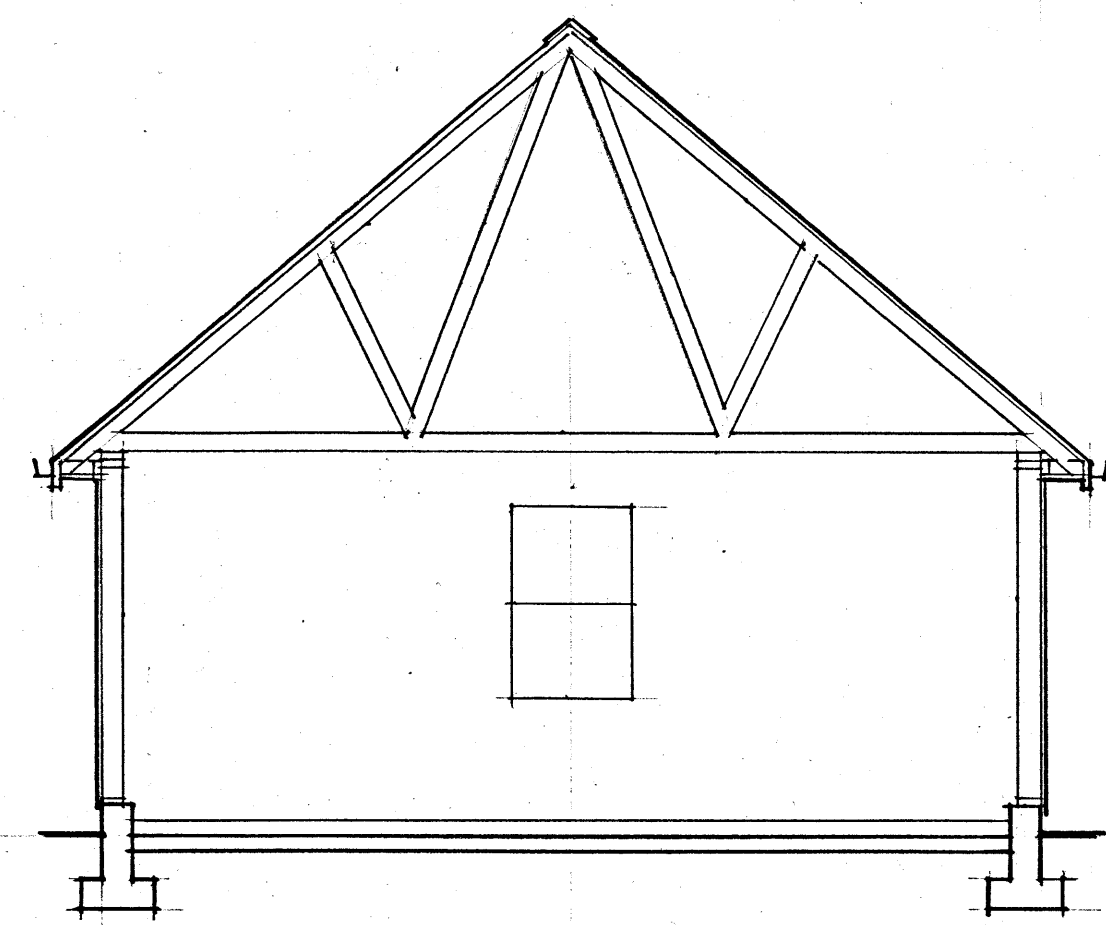


NORTHEAST ELEVATION
1/4" = 1'-0"

BURTON TAYLOR HOUSE
SUBDIVISION + HRA
GARAGE - 1

**ROBERT JOHNSON
ARCHITECT**
AIBC
821 Hensley Street, New Westminster, BC
V3M 4B8 Tel/Fax: (604) 520-3099

DATE: 26 JAN 15
DWG: 9
OF 10

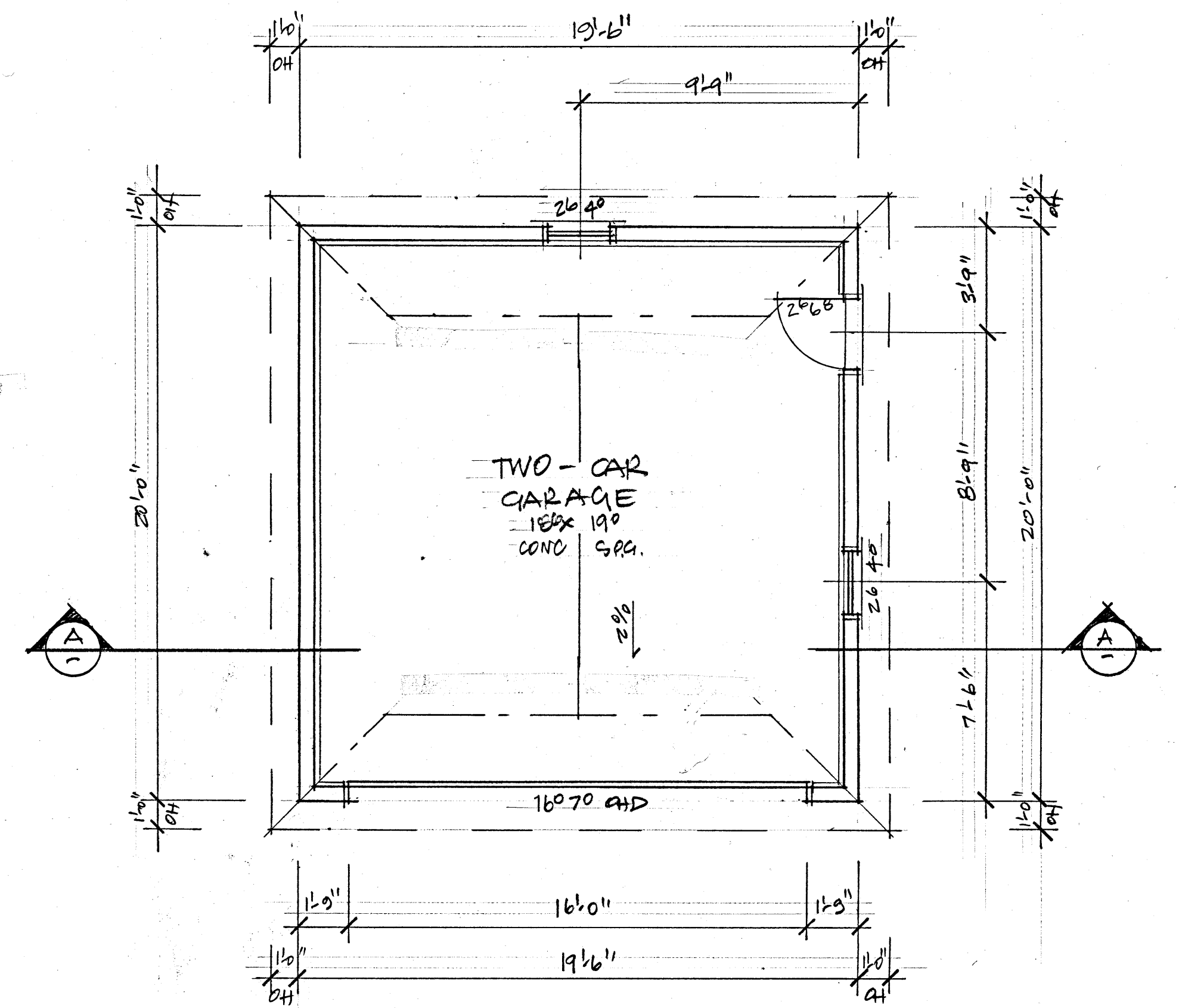


SECTION A-A
1/4" = 1'-0"

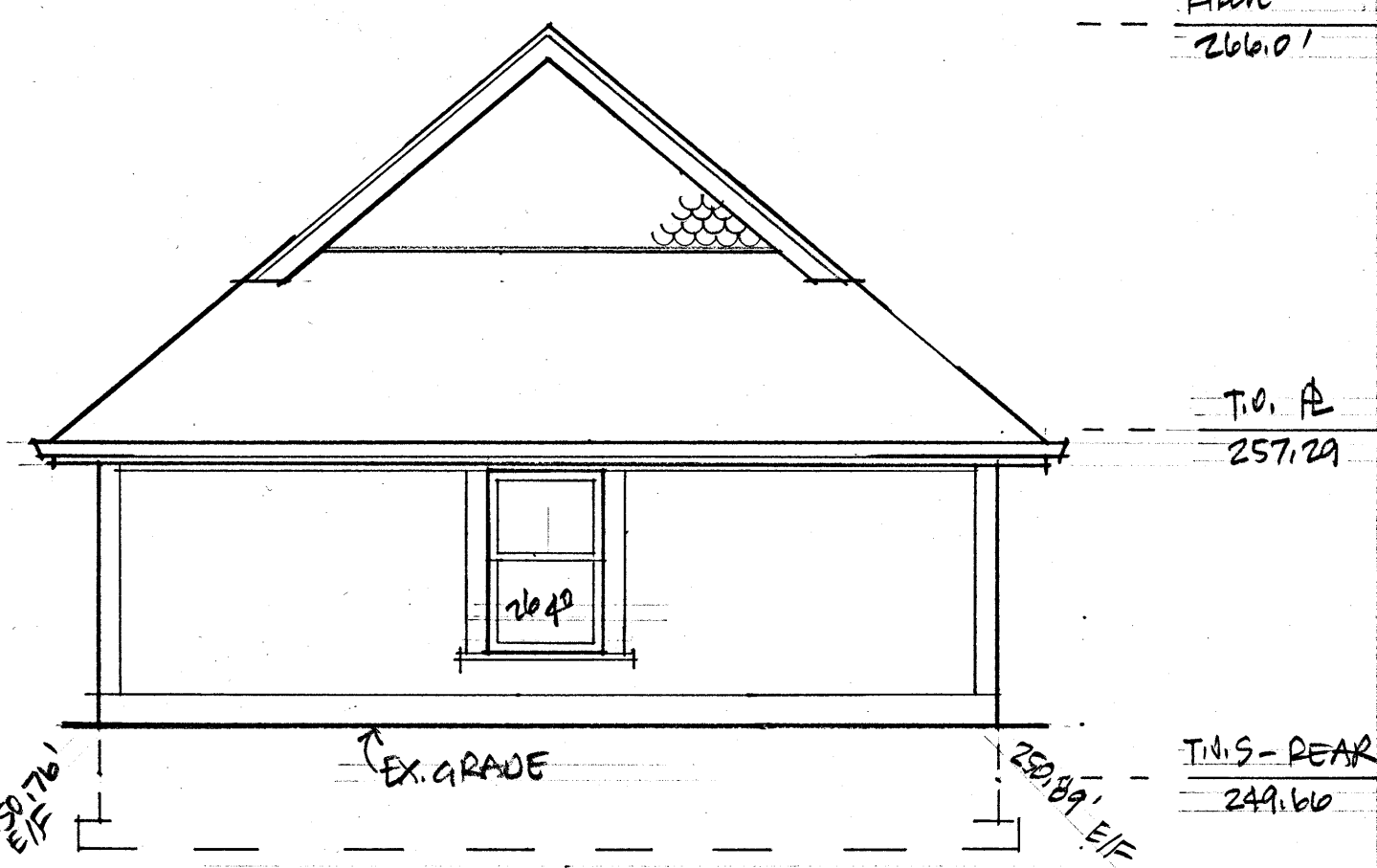
RIDGE
266.00'

T.O. PLATE
257.29'

T.O. SLAB - FRONT
249.29'



PLAN
1/4" = 1'-0"
390.0' ±



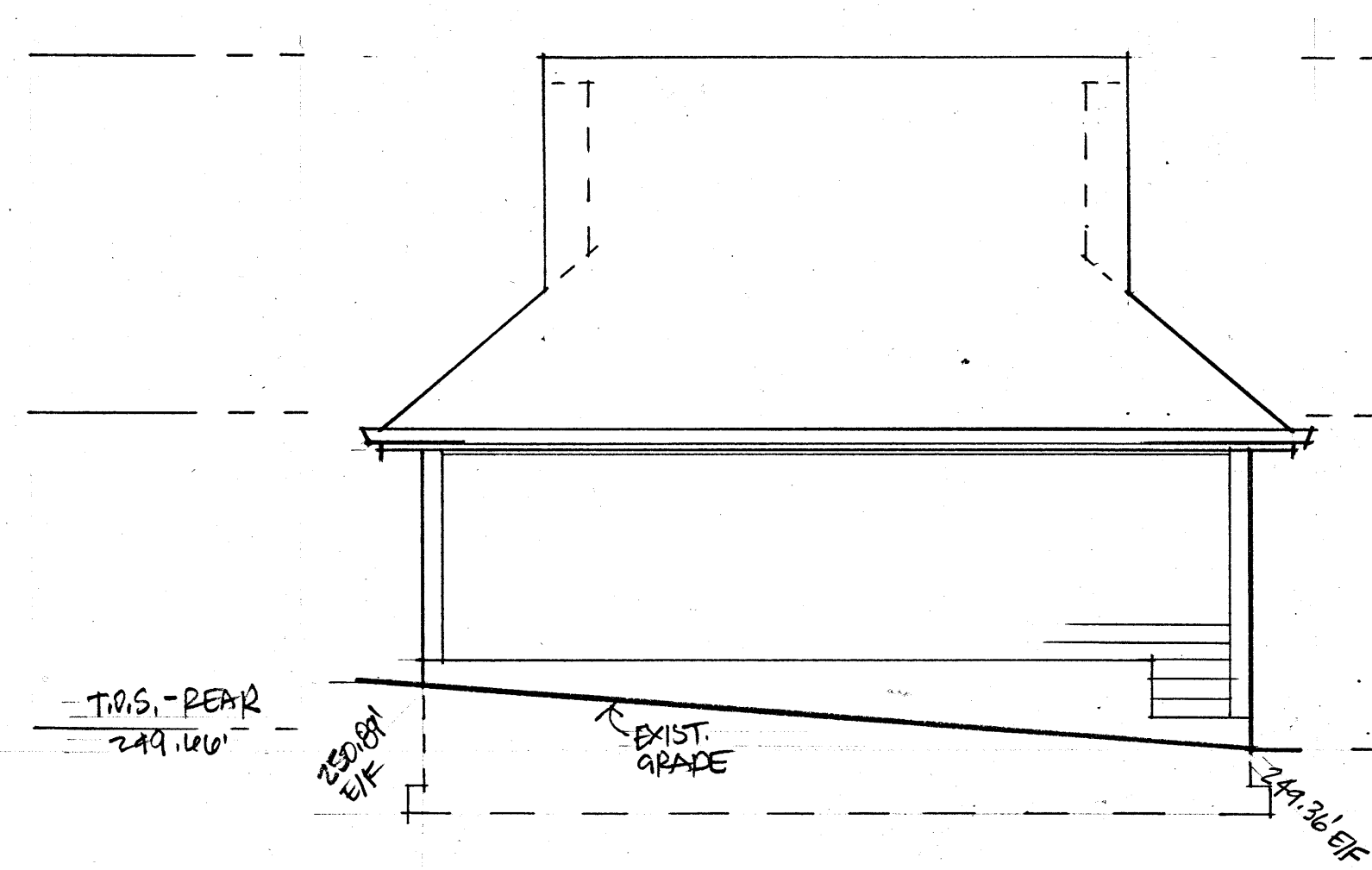
NORTHWEST ELEVATION
1/4" = 1'-0"

RIDGE
266.0'

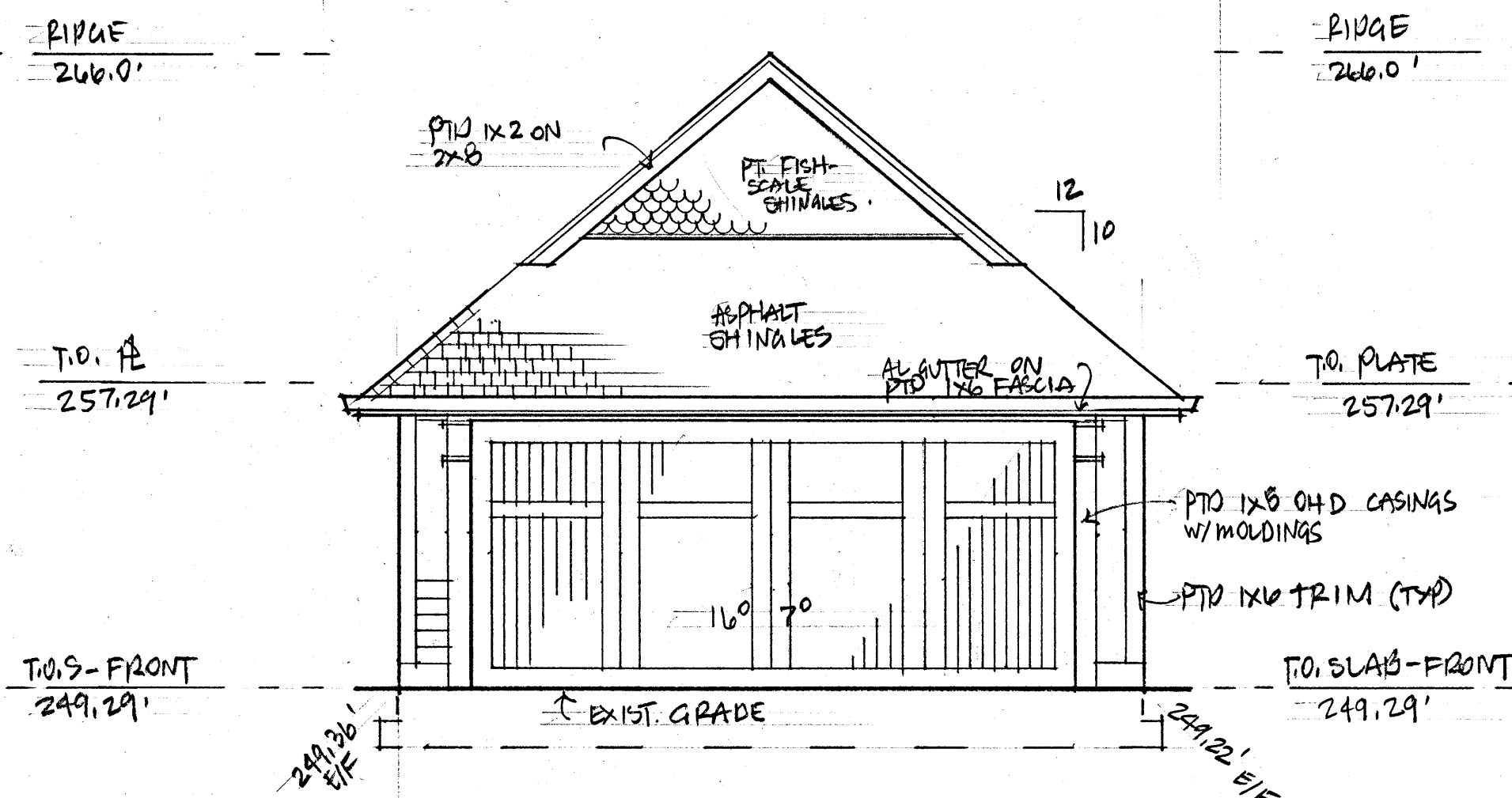
T.O. PLATE
257.29'

T.O.S. - REAR
249.66'

ON TABLE for Item 3.3



SOUTHWEST ELEVATION
1/4" = 1'-0"

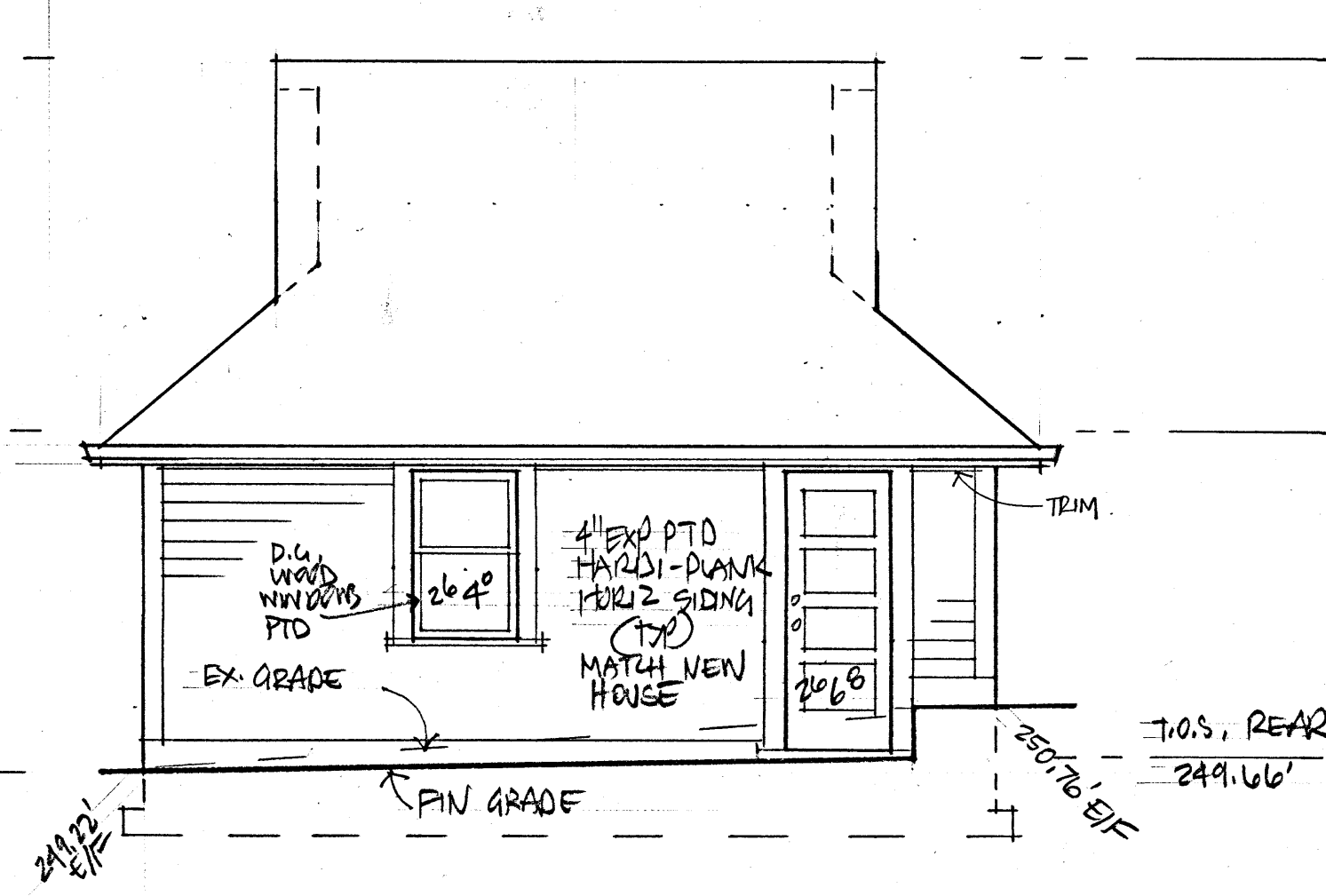


SOUTHEAST ELEVATION
1/4" = 1'-0"

RIDGE
266.0'

T.O. PLATE
257.29'

T.O. SLAB - FRONT
249.29'



NORTHEAST ELEVATION
1/4" = 1'-0"

BURTON TAYLOR HOUSE
SUBDIVISION + HRA
GARAGE - 2

**ROBERT JOHNSON
ARCHITECT**

AIBC
821 Hensley Street, New Westminster, BC
V3M 4B8 Tel/Fax: (604) 520-3099

DATE: 26 JAN 15 DWG: 10 OF 10