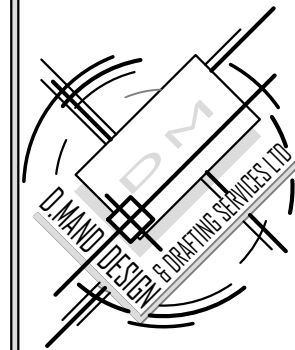


Attachment 6
Project Drawings



14658 - 84 AVENUE
 SURREY, BC
 V3S 9K7
 t: 6045971838
 f: 6045971350
 dmand@telus.net
 www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2018
 CONSTRUCTION SHALL COMPLY WITH
 THESE PLANS AND LOCAL BUILDING
 BY-LAWS.
 CONTRACTOR SHALL CONFIRM ALL
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 DO NOT SCALE DRAWINGS
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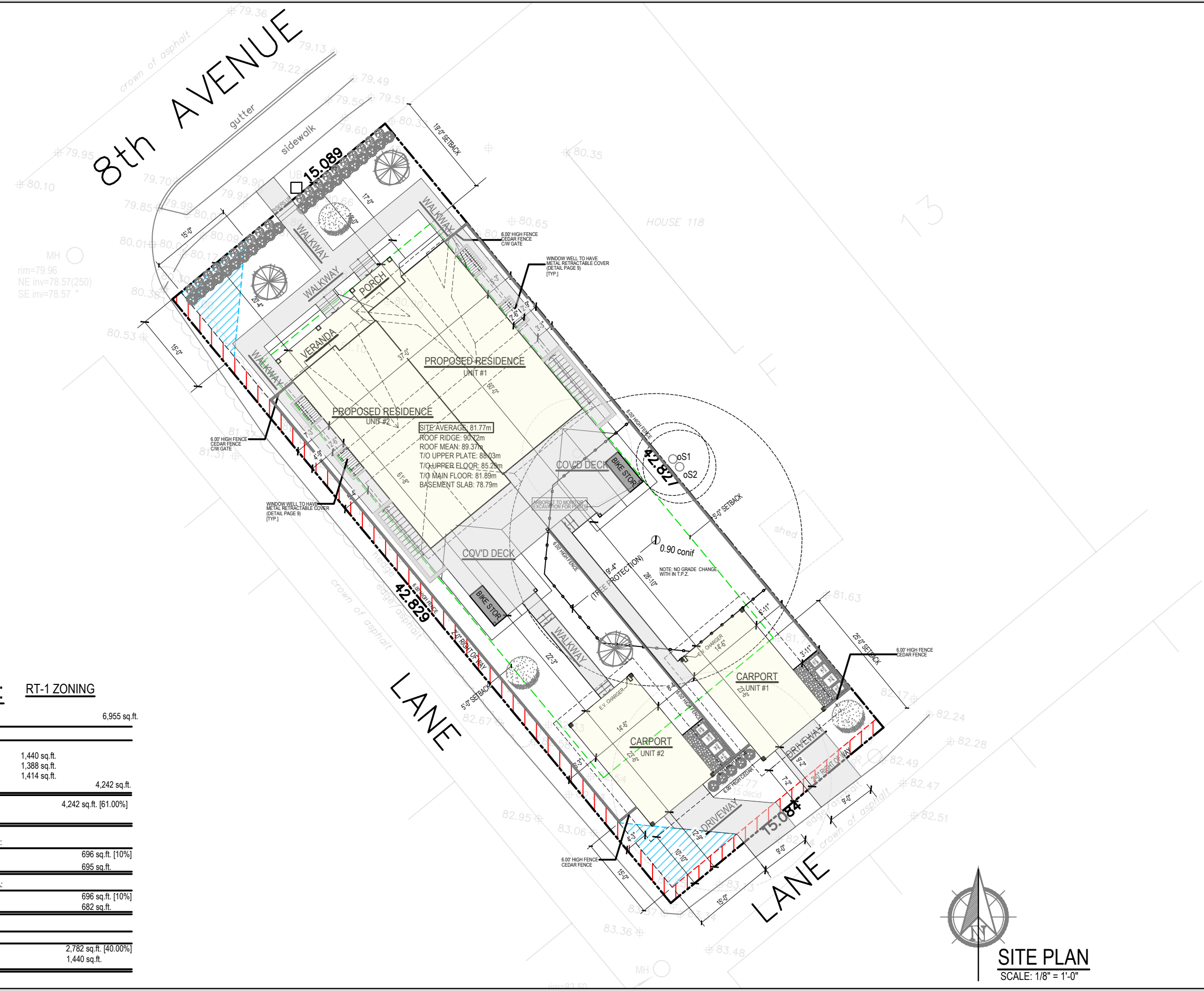
JOB DESCRIPTION:
**PROPOSED DUPLEX
 DWELLING**

ADDRESS:
**122 EIGHTH AVENUE
 NEW WESTMINSTER**

LEGAL DESCRIPTION:
**LOT E
 SUBURBAN BLOCK 13
 PLAN 9424**

P.I.D. 011-390-964
 CLIENT:
**JAZZ BHATIA
 (604) 897-5220
 libranz2003@yahoo.com**

DATE:
MARCH 2022
 SCALE:
1/4" = 1'-0" (UND)
 DRAWN: **D.M.** CHECKED: **D.M.**



CALCULATIONS : RT-1 ZONING

LOT SIZE:	6,955 sq.ft.
PROPOSED FLOOR AREAS:	
PRINCIPAL BUILDING:	
MAIN FLOOR :	1,440 sq.ft.
UPPER FLOOR:	1,388 sq.ft.
BASEMENT FLOOR:	1,414 sq.ft.
PROPOSED GROSS FAR :	4,242 sq.ft.
PERMITTED GROSS FAR: (STEP CODE 3)	4,242 sq.ft. [61.00%]
ATTACHED ACCESSORY STRUCTURE AREA:	
PERMITTED:	696 sq.ft. [10%]
PROPOSED:	695 sq.ft.
DETACHED ACCESSORY STRUCTURE AREA:	
PERMITTED:	696 sq.ft. [10%]
PROPOSED:	682 sq.ft.
LOT COVERAGE:	
PERMITTED:	2,782 sq.ft. [40.00%]
PROPOSED:	1,440 sq.ft.

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



DECORATIVE LAMP POST

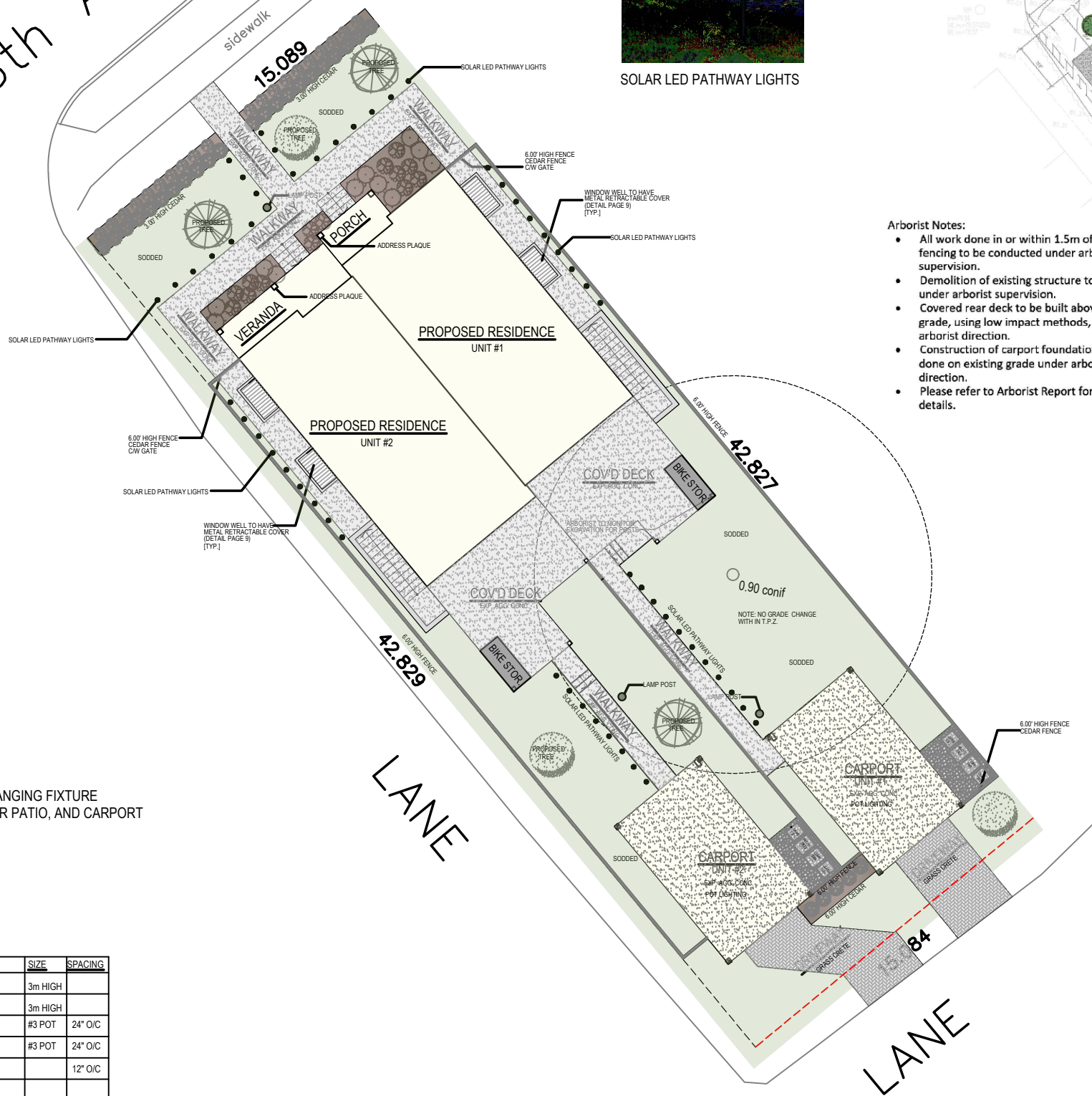


EXTERIOR LIGHTING WALL FIXTURE AT EVERY EXTERIOR DOOR



EXTERIOR LIGHTING HANGING FIXTURE AT FRONT PORCH, REAR PATIO, AND CARPORT

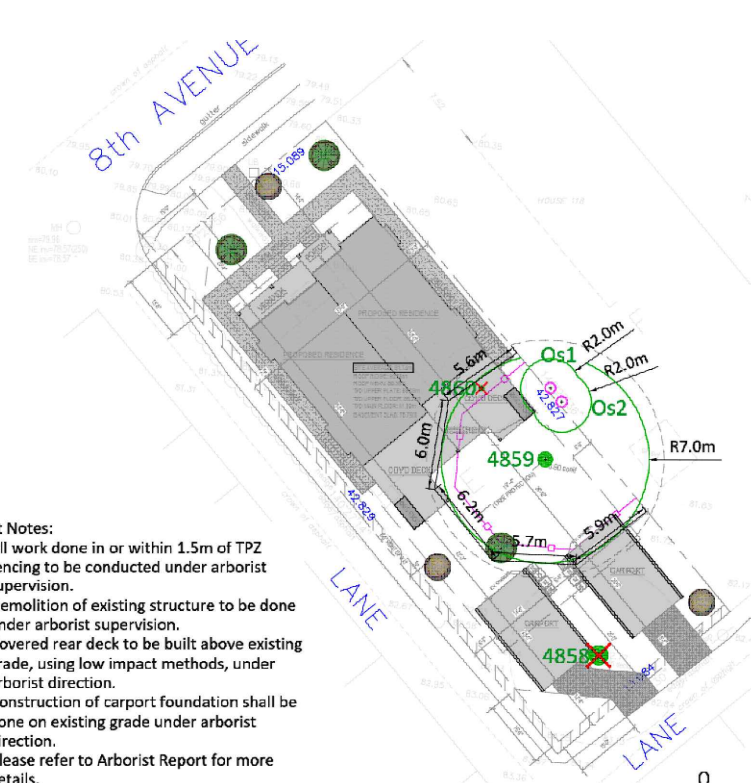
8th AVENUE



SOLAR LED PATHWAY LIGHTS

Arborist Notes:

- All work done in or within 1.5m of TPZ fencing to be conducted under arborist supervision.
- Demolition of existing structure to be done under arborist supervision.
- Covered rear deck to be built above existing grade, using low impact methods, under arborist direction.
- Construction of carport foundation shall be done on existing grade under arborist direction.
- Please refer to Arborist Report for more details.

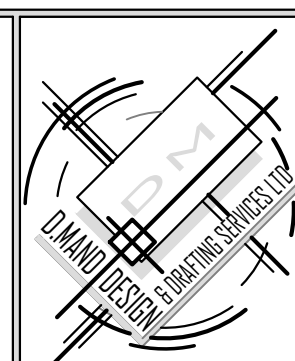


ARBORIST REPORT



FENCE DETAIL

NOTE: 6.00' HIGH CEDAR FENCE



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DRAWN: D.M. CHECKED: D.M.

2

PLANT LIST

KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
	NORWAY SPRUCE	PICEA ABIES	3m HIGH	
	FREEMAN MAPLE	ACER X FREEMANII	3m HIGH	
	BIRDS NEST SPRUCE	PICEA ABIES NIDIFORMIS	#3 POT	24" O/C
	SNOWBRUSH	CEANOTHUS VELUTINOUS	#3 POT	24" O/C
	CEDAR HEDGES			12" O/C

NOTE: ALL LANDSCAPING AND LANDSCAPING MATERIALS TO CONFORM TO THE BCNA/BCSLA STANDARDS.
- SHRUB BEDS: 0.4m DEPTH
- LAWN: 0.15m DEPTH
- TREES: 0.3m DEPTH AROUND ALL ROOT BALLS



LANDSCAPE PLAN

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



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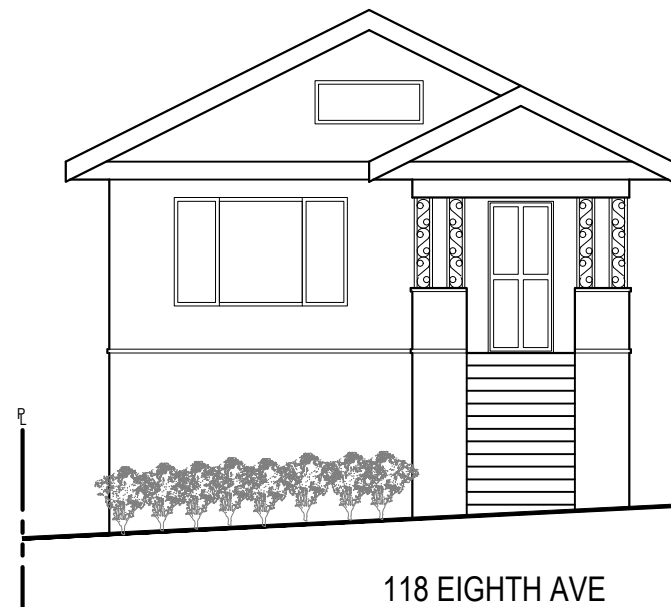
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5
 OF 13



118 EIGHTH AVE



122 EIGHTH AVE



LANE
 STREET PROFILE



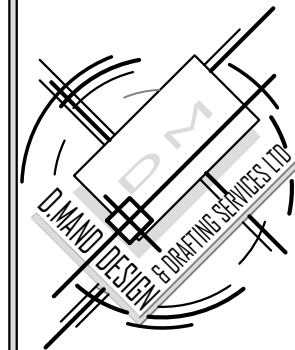
EXISTING HOUSE AT FRONT STREET



EXISTING HOUSE AT SIDE LANE



EXISTING HOUSE AT REAR LANE



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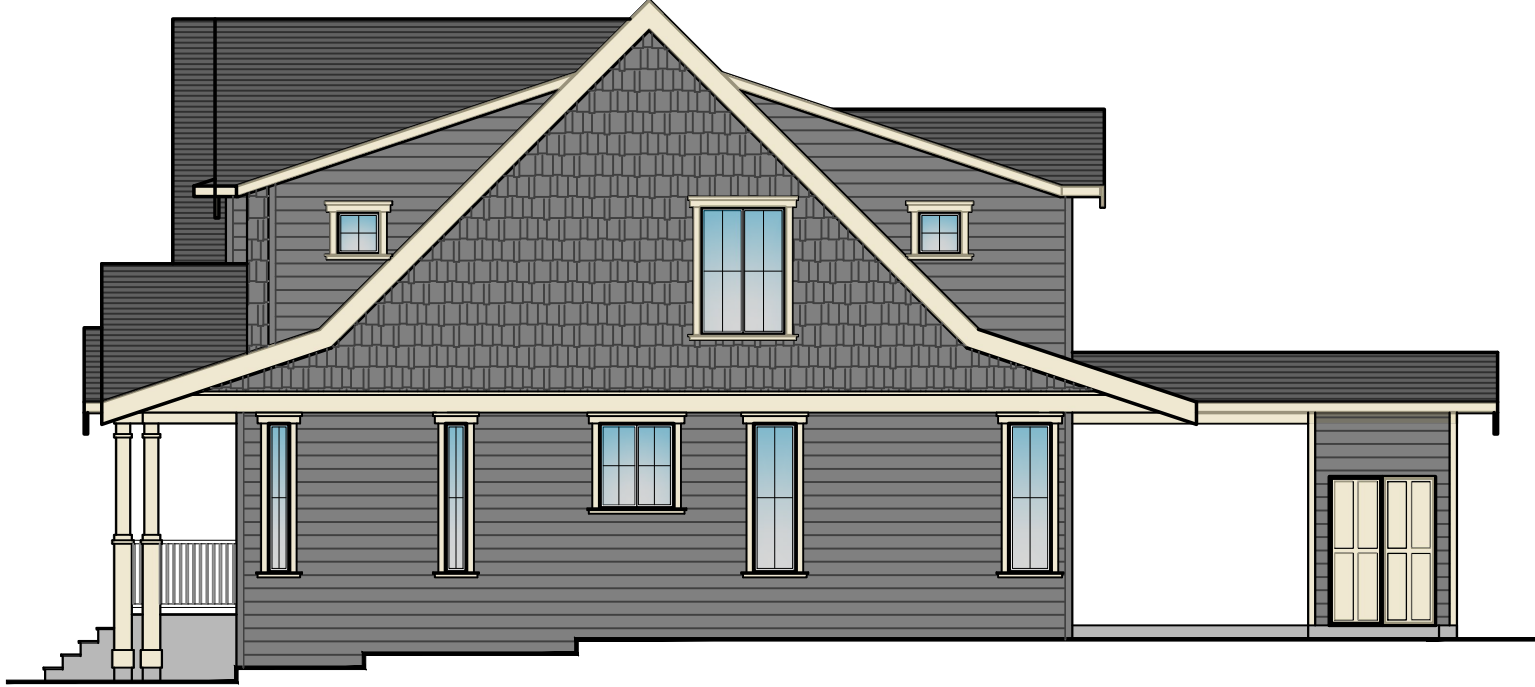
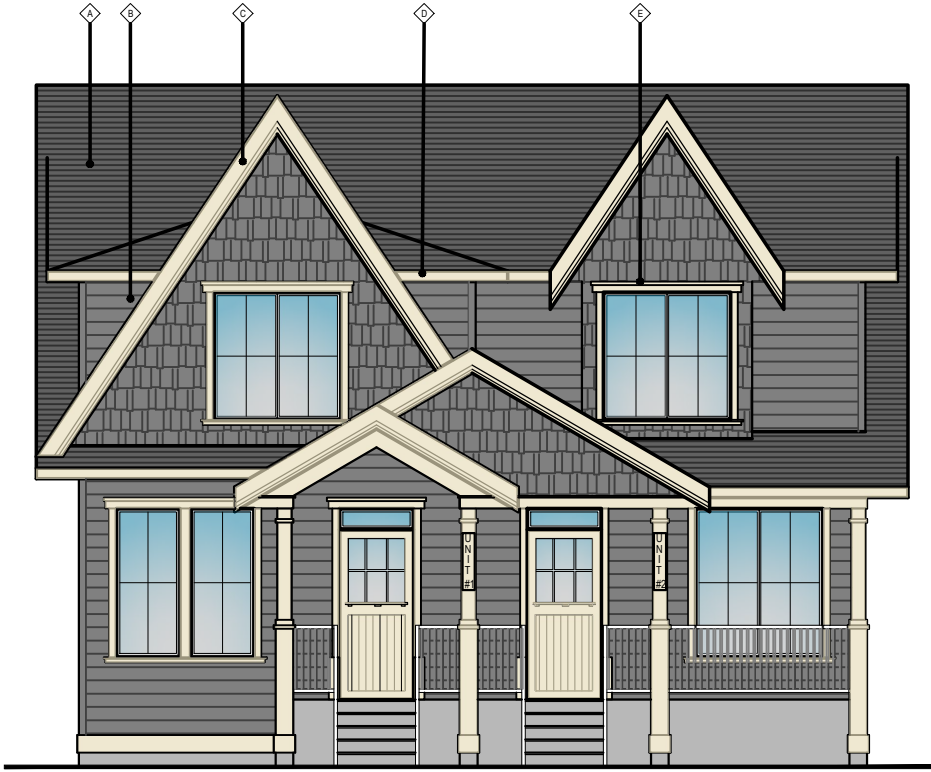
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6



NO.	DESCRIPTION	MANUFACTURER	ITEM NUMBER
1	ASPHALT SHINGLE	IKO - DYNASTY	GRANITE BLACK
2	LAP SIDING	JAMES HARDIE HARDIEPLANK	BENJAMIN MOORE VC-13 BUTE TAUPE
3	1" X 10" BARGE BOARD		BENJAMIN MOORE VC-1 OXFORD IVORY
4	1" X 6" FASCIA BOARD		BENJAMIN MOORE VC-1 OXFORD IVORY
5	1" X 6" WINDOW/DOOR TRIM		BENJAMIN MOORE VC-1 OXFORD IVORY

