

## Attachment 6 Project Drawings

ARCHITECT: 817 SAINT ANDREWS AVE LEGAL DESCRIPTION SURVEY PLAN OF LOT 15 OF LOT A BLOCK 175, DISTRICT LOT 264A NEW WESTMINSTER DISTRICT, PLANS 345 AND 1771 TURNING RADIUS-OF AVG SIZE SEDAN 72X177 ZONE CD DLP ARCHITECTURE INC UNIT 806 318 HOMER ST. Vancouver - BC - V6B 2V2 t 778-889-6849 TREE TO BE-LEGEND: SURFACE PARKING 152\*3 = 456 SF NEW HOUSE 1807 SF SECOND FLOOR GROSS FSR - 1778 SF SITE COVERAGE STATEMENT: PRIMARY CONTACT: SITE AREA - 4655 SF D. LUCIO PICCIANO LANE DEDICATION - 91 SF UNIT 806 318 HOMER ST. NEW SITE AREA = 4564 SF Vancouver - BC - V6B 2V2 t 778-889-6849 COVERAGE PROPOSED = 1807 SF/4564 SF = 0.40 COVERAGE ALLOWED = 0.45 STD SIZE 2.7M X 5.3M PARKING PROPOSED - 456 SF/4564 SF = 0.0999 PARKING ALLOWED = 0.30 SETBACK (18.8 ') SETBACK (1M FROM BUILDING) **817 SAINT ANDREWS** SITE COVERAGE CALCULATIONS PASSIVE HOUSE 2 PROJECT ADDRESS: 817 SAINT ANDREWS NEW WESTMINTER BC NEW UNIT 3 MAIN FLOOR - 560 SF (EL 248.3') 2ND LEVEL - 617 SF (EL 258.3') ROOF DECK - EL 268.1' MAIN FLOOR GROSS FSR - 1807 SF UNIT 3 PROPERTY 9'-8" INDY KHERA 8'-6"\_\_\_ CITY LINK DEVELOPMENT (LTD) NEW UNIT 1 MAIN FLOOR - 626 SF (EL 247') 2ND LEVEL - 583 SF (EL 257') ROOF PEAK - EL 271.4' NEW UNIT 2 MAIN FLOOR - 620 SF (EL 247') 2ND LEVEL - 578 SF (EL 257") ROOF PEAK - EL 271.4' FLOOR SPACE RATIO STATEMENT SITE COVERAGE = 4655-91(LANE DED) = 4564 SF 3854SF/4564SF = 0.785 PROPOSED FSR 3584 SF > 0.785 FSR ARCHITECT'S SEAL GROSS FSR MAIN LEVEL 2ND LEVEL GROSS TOTAL DWELLING UNIT 1 MAIN LEVEL 2ND LEVEL GROSS TOTAL MARK DATE DESCRIPTION AT GRADE OUTDOOR SPACE 172 SF REVISIONS DWELLING UNIT 2 MAIN LEVEL FEB 16 2022 DP AND REZONING 3 D OCT 20 2021 DP AND REZONING 2 2ND LEVEL GROSS TOTAL C NOV 25 2020 DP AND REZONING AT GRADE OUTDOOR SPACE 170 SF TREDET B FEB 25 2020 PAR SUBMISSION 2 DWELLING UNIT 3 MAIN LEVEL A DEC 22 PAR SUBMISSION 1 2ND LEVEL GROSS TOTAL MARK DATE DESCRIPTION AT GRADE OUTDOOR SPACE 627 SF ISSUE INFORMATION PLOT DATE: **FEB 16 2022** TOTAL FLOOR AREA SIDE YARD SETBACK (5) \*THIS PROJECT IS DESIGNED TO MEET THE REQUIREMENTS OF THE INT'L PASSIVE HOUSE STANDARD, CLASSIC, SEE PHPP VERIFICATION SHEET ON A1.1 DETAIL 2. 49'-6" DRAWN BY: CHECKED BY: PRINCIPAL IN CHARGE: Lucio Picciano AIBC HEIGHTS: UNIT 1 ROOF PEAK - 271.4' UNIT 2 ROOF PEAK - 271.4' UNIT 3 PARAPET PEAK - 271.7' OWNER APPROVAL SITE PLAN 18'-9" SHEET TITLE SITE PLAN FRONT SETBACK - 13' REAR SETBACK - 24'-10" MIN UNIT 1 PROPERTY UNIT 2 PROPERTY & SITE COVERAGE HEIGHT DATUM: 247.5 + 250.5 + 247.7 + 245.8 = 991.6/4 = 247.9' SHEET NO. AVG GRADE 247.9' HEIGHT - 23.5' A1.0 SITE COVERAGE ENTRY GATES AT PL -2' ZONING ANALYSIS ORIGINAL SHEET SIZE IS 22"x34" Climate: PHPP-Standard Qh 13 kWh/m²a TFA 267 m² Heat Loss Form Factor - .--

SouthEast View



NorthWest View



SouthWest View

ARCHITECT:

DLP ARCHITECTURE INC UNIT 806 318 HOMER ST. Vancouver - BC - V6B 2V2 t 778-889-6849

PRIMARY CONTACT:

D. LUCIO PICCIANO UNIT 806 318 HOMER ST. Vancouver - BC - V6B 2V2 t 778-889-6849

## 817 SAINT ANDREWS PASSIVE HOUSE

PROJECT ADDRESS: 817 SAINT ANDREWS NEW WESTMINTER BC

OWNER:

INDY KHERA

CITY LINK DEVELOPMENT (LTD)



ARCHITECT'S SEAL MARK DATE DESCRIPTION REVISIONS FEB 16 2022 DP AND REZONING 3 OCT 20 2021 DP AND REZONING 2

NOV 25 2020 DP AND REZONING B FEB 25 2020 PAR SUBMISSION 2

A DEC 22 PAR SUBMISSION 1 MARK DATE DESCRIPTION

ISSUE INFORMATION PLOT DATE: **FEB 16 2022** 

PROJECT NO.:

DRAWN BY: CHECKED BY: PRINCIPAL IN CHARGE: Lucio Picciano AIBC

OWNER APPROVAL

PERSPECTIVE VIEWS

SHEET NO.

**A4.1** 

Climate: PHPP-Standard
Qh. 13 kWh/m³a
SEA 267 m
Each





6 Perspective View of the North facade

Perspective View of the Carports from the NE

View of the East fence and screen to Unit 3





Climate: PHPP-Standard
Qh 13 kWh/m²a
TFA 267 m²
Heat Loss Form Factor -, --

Perspective View of the Carports from the NW

Pront View

1 Front View of the Unit gates

ARCHITECT:

d|p

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OWNER:

INDY KHERA
CITY LINK DEVELOPMENT (LTD)



ARCHITECT'S SEAL

ARCHITECT'S SEAL

ARCHITECT'S SEAL

ARCHITECT'S SEAL

ARCHITECT'S SEAL

ARCHITECT'S SEAL

BY ARCHITECT'S SEAL

ARCHITECT

 D
 OCT 20 2021
 DP AND REZONING 2

 C
 NOV 25 2020
 DP AND REZONING

 B
 FEB 25 2020
 PAR SUBMISSION 2

A DEC 22 PAR SUBMISSION 1

MARK DATE DESCRIPTION

ISSUE INFORMATION
PLOT DATE: FEB 16 2022

PROJECT NO.:

DRAWN BY:

CHECKED BY:

PRINCIPAL IN CHARGE: Lucio Picciano AIBC

OWNER APPROVAL:

SHEET TITLE

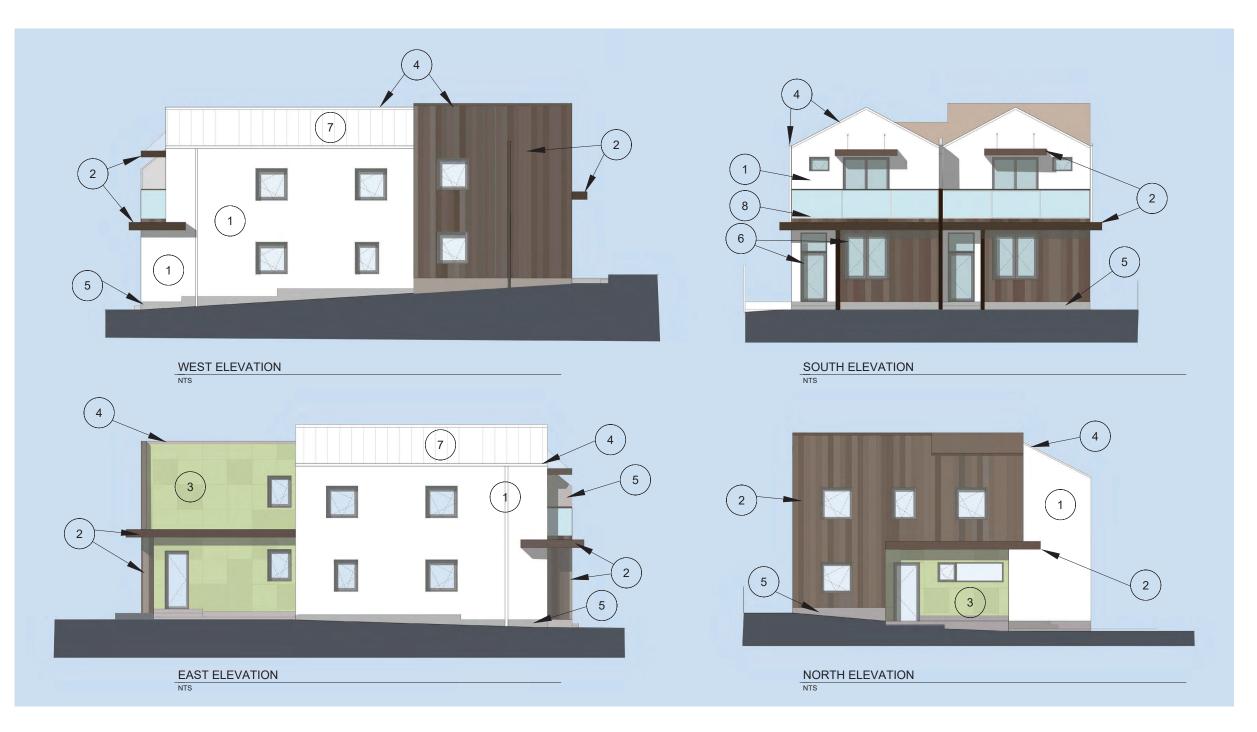
PERSPECTIVE VIEWS

SHEET NO.

A4.2

IGINAL SHEET SIZE IS 22"x34"

2



1 MEDIUM DASH STUCCO - REGAL WHITE

2 CEDAR - SCORCHED EBONY VERTICAL 2X6, ALL OTHER WOOD TO MATCH

3 FIBRE CEMENT PANEL - CERES GREEN INSTALLED IN 3FT SQUARES

(4) METAL FLASHING - MATCH ADJACENT MATERIAL TYPICAL INCL GUTTERS AND DOWNSPOUT

5 CEMENTITIOUS BOARD - GREY STUCCO FINISH

 $\begin{pmatrix} 6 \end{pmatrix}$  VINYL WINDOW FRAMES - ANTHRACITE GREY (ALL DOORS AND WINDOWS)

7 STANDING SEAM METAL - REGAL WHITE

ARCHITECT:

d|p

architecture

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PROJEC:

## 817 SAINT ANDREWS PASSIVE HOUSE

PROJECT ADDRESS: 817 SAINT ANDREWS NEW WESTMINTER BC

OWNER:

INDY KHERA

CITY LINK DEVELOPMENT (LTD)



ARCHITECT'S SEAL

REVISIONS

MARK DATE DESCRIPTION

E FEB 16 2022 DP AND REZONING 3

D OCT 20 2021 DP AND REZONING 2

 C
 NOV 25 2020
 DP AND REZONING

 B
 FEB 25 2020
 PAR SUBMISSION 2

MARK DATE DESCRIPTION

ISSUE INFORMATION
PLOT DATE: FEB 16 2022

PROJECT NO.:

DRAWN BY: dlp

CHECKED BY: dlp

PRINCIPAL IN CHARGE: Lucio Picciano AIBC

OWNER APPROVAL:

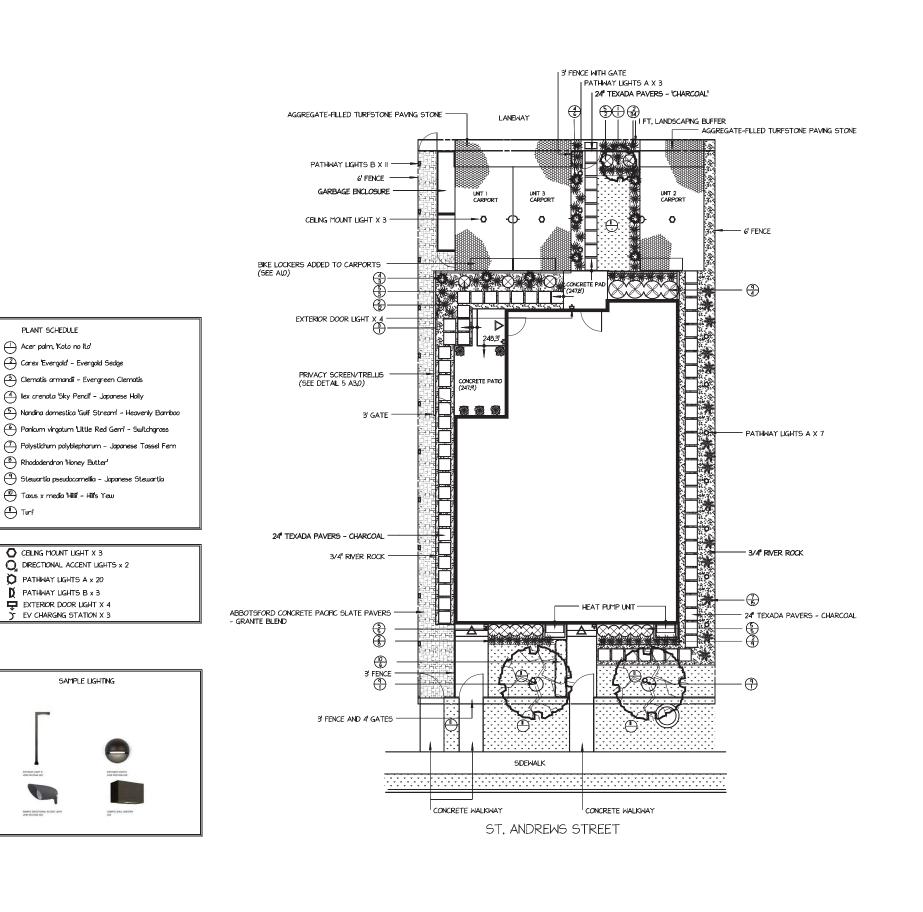
SHEET TITLE

COLOUR ELEVATIONS

SHEET NO.

A3.4

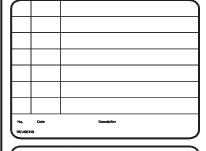
RIGINAL SHEET SIZE IS 22'x34



Turf

PATHWAY LIGHT A LOW VOLTAGE LED

All work performed shall meet BCLNA Standards,





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> Landscape Plan 817 St. Andrews Street New Westminster, BC



1/8" = 1-0" Eldine Ahlgren 2022-02-15 DATE OF PRINT

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