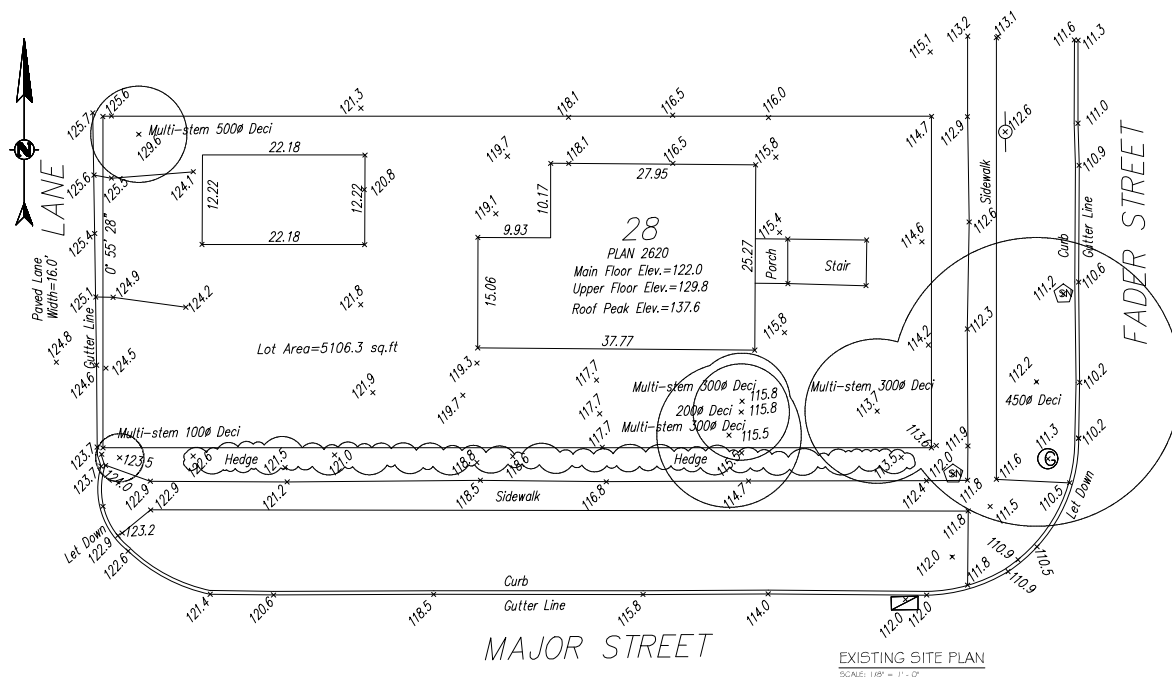
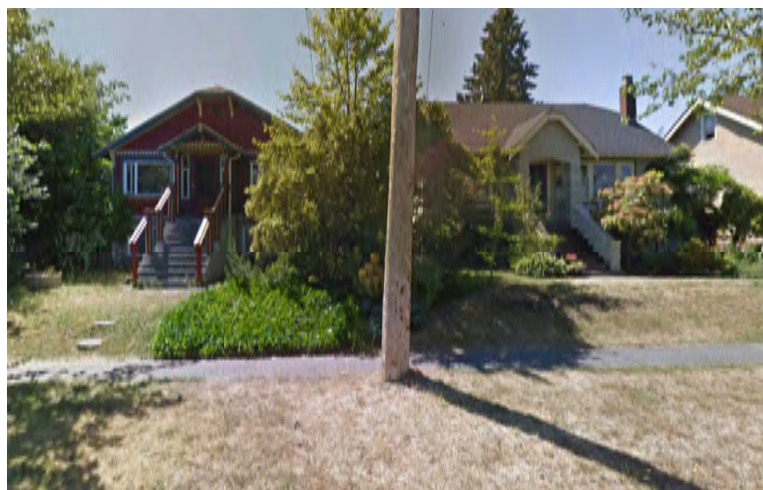


Attachment B

Proposed Project Drawings



EXISTING HOUSE FROM GOOGLE



EXISTING HOUSE FROM FADER STREET

PROPOSED HRA for HERITAGE HOUSE on 441 FADER ST. AND INFILL HOUSE on 247 MAJOR ST. FOR TOMAS MALAPITAN on CITY OF NEW WESTMINSTER, B.C.

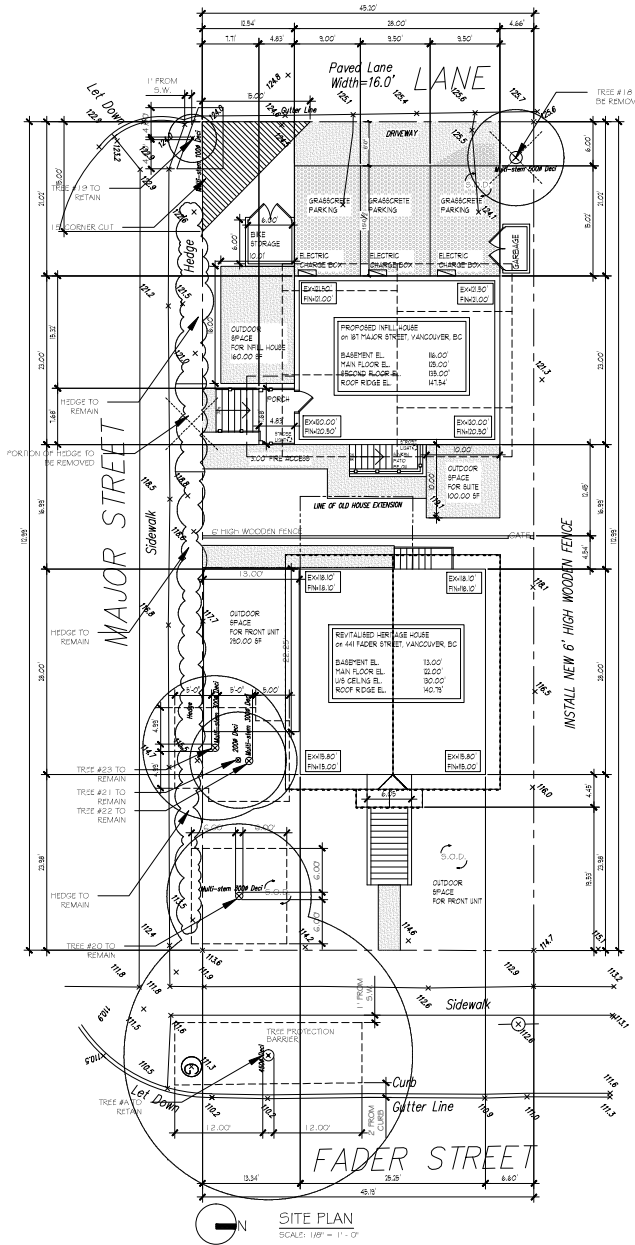
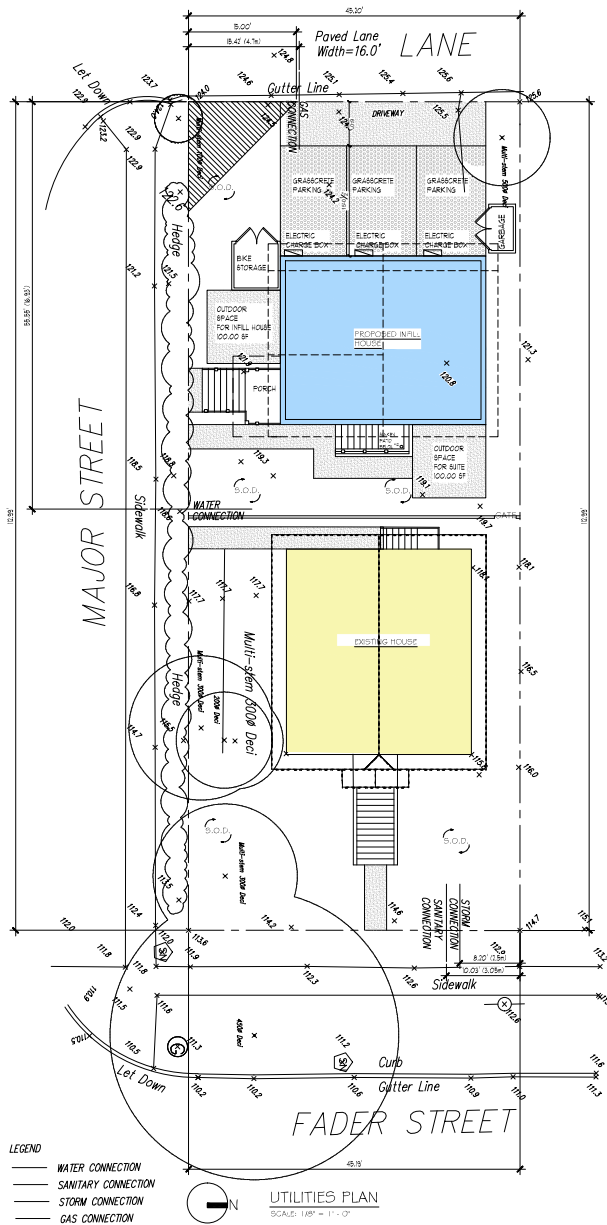
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SCALE: AS SHOWN
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REV: APRIL 11, 2022
REV2: MAY 10, 2022

PLAN: 23-0-6-21
DRAWN: X

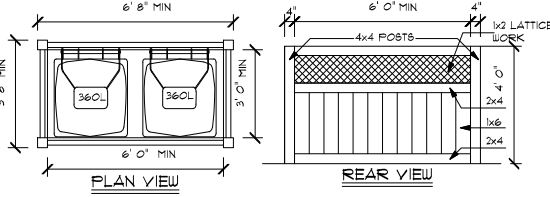
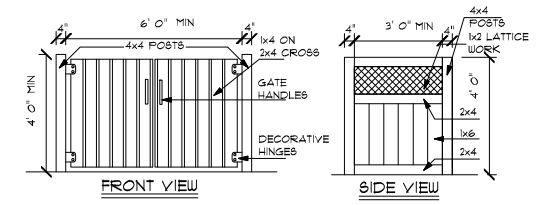
1

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PROJECT DATA	
LEGAL DESCRIPTION	LOT 28 OF BLOCK 4 OF LOT 6 TO 9, 13 AND 14, SUBDIVISION BLOCK 2 AND OF LOT 13 SUBDIVISION BLOCK 1
CIVIC ADDRESS	441 FADER STREET, NEW WESTMINSTER, B.C.
ZONING	R3-1
EXISTING HOUSE AREA	
MAIN FLOOR	707.00 SF
BASEMENT	707.00 SF
TOTAL	1414.00 SF
INFILL HOUSE AREA	
MAIN FLOOR	680.80 SF
BASEMENT	645.20 SF
TOTAL	1326.00 SF
EXISTING HOUSE SETBACKS	
FRONT (EAST)	23.28'
RIGHT (NORTH)	6.62'
LEFT (SOUTH)	13.34'
DIST. BETWEEN HOUSES	14.89'
INFILL HOUSE SETBACKS	
LEFT (WEST)	21.02'
FRONT (SOUTH)	12.54'
REAR (NORTH)	4.62'
DIST. BETWEEN HOUSES	14.89'
TOTAL FLOOR AREA	= 1414.00 + 1326.00
LOT AREA	= 5106.30 SF
FSR = 3382.70 / 5106.30	= 662 / 66.20%

ZONING RULE	PERMITTED	PROPOSED	CODE MET	CODE NOT MET
FLOOR SPACE RATIO	5.0% OF LOT = 255.31 SF	6.62% OF LOT = 3382.70 SF		
LOT COVERAGE	35.0% OF LOT = 1787.21 SF	27.1% OF LOT = 1387.30 SF		
VEHICLE PARKING	3 VEHICLES	3 VEHICLES		
CYCLIST PARKING	3 CYCLES	3 CYCLES		
HEIGHT MAIN UNIT	7.62 M (25.00')	4.32 M (14.14')		
PEAK HEIGHT MAIN UNIT	10.67 M (35.00')	5.62 M (18.42')		
HEIGHT INFILL UNIT	7.62 M (25.00')	5.15 M (16.89')		
PEAK HEIGHT INFILL UNIT	10.67 M (35.00')	8.24 M (27.04')		



GARBAGE ENCLOSURE
SCALE: 1/2" = 1'-0"

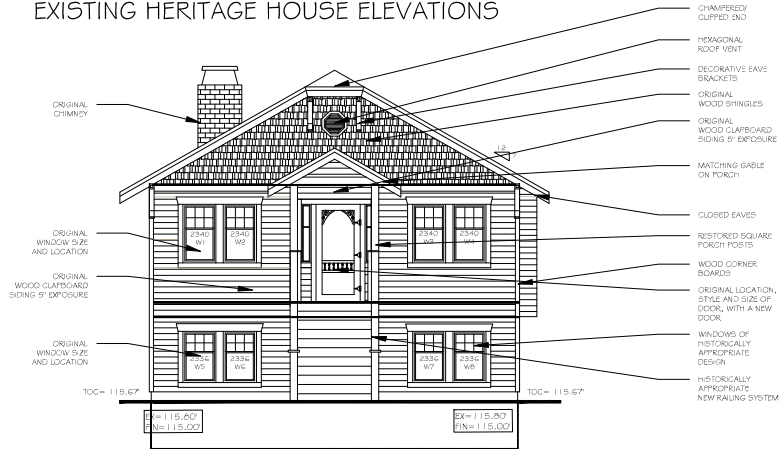
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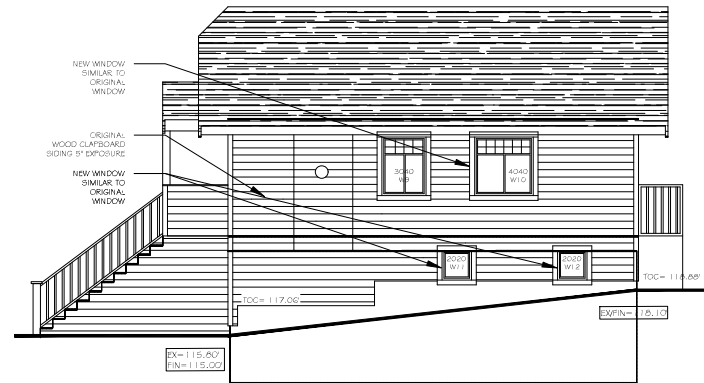
PLAN: 23-04-21
DRAWN: A

EXISTING HERITAGE HOUSE ELEVATIONS



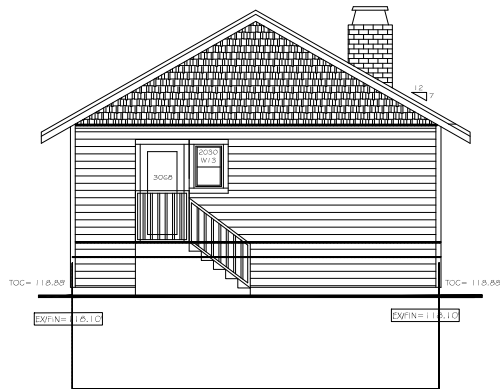
FRONT (EAST) ELEVATION

SCALE: 1/4\" = 1' - 0"



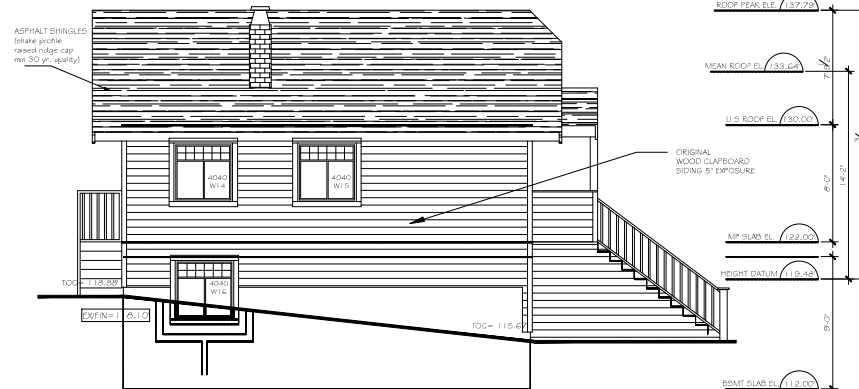
RIGHT (NORTH) ELEVATION

SCALE: 1/4\" = 1' - 0"



REAR (WEST) ELEVATION

SCALE: 1/4\" = 1' - 0"



LEFT (SOUTH) ELEVATION

SCALE: 1/4\" = 1' - 0"

HERITAGE HOUSE WINDOW SCHEDULE

WINDOW NUMBER	SIZE	MATERIAL	TYPE	RETAIN	REPAIR	REPLACE
#W1	2340	WOOD OR WOOD VENEER	SINGLE HUNG			
#W2	2340	WOOD OR WOOD VENEER	SINGLE HUNG			
#W3	2340	WOOD OR WOOD VENEER	SINGLE HUNG			
#W4	2340	WOOD OR WOOD VENEER	SINGLE HUNG			
#W5	2336	WOOD OR WOOD VENEER	SINGLE HUNG			
#W6	2336	WOOD OR WOOD VENEER	SINGLE HUNG			
#W7	2336	WOOD OR WOOD VENEER	SINGLE HUNG			
#W8	2336	WOOD OR WOOD VENEER	SINGLE HUNG			
#W9	3040	WOOD OR WOOD VENEER	SLIDER			
#W10	4040	WOOD OR WOOD VENEER	SLIDER			
#W11	2020	WOOD OR WOOD VENEER	CASEMENT			
#W12	2020	WOOD OR WOOD VENEER	CASEMENT			
#W13	2030	WOOD OR WOOD VENEER	DOUBLE HUNG			
#W14	4040	WOOD OR WOOD VENEER	SLIDER			
#W15	4040	WOOD OR WOOD VENEER	SLIDER			
#W16	4040	WOOD OR WOOD VENEER	SLIDER			

PROPOSED HRA for HERITAGE HOUSE on 441 FADER ST. AND INFILL HOUSE on 247 MAJOR ST. FOR TOMAS MALAPITAN on CITY OF NEW WESTMINSTER, B.C.

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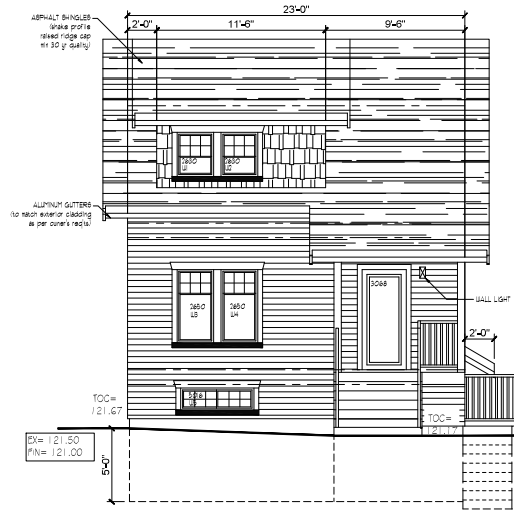
PJN: 23-0-6-21

DRAWN: J.

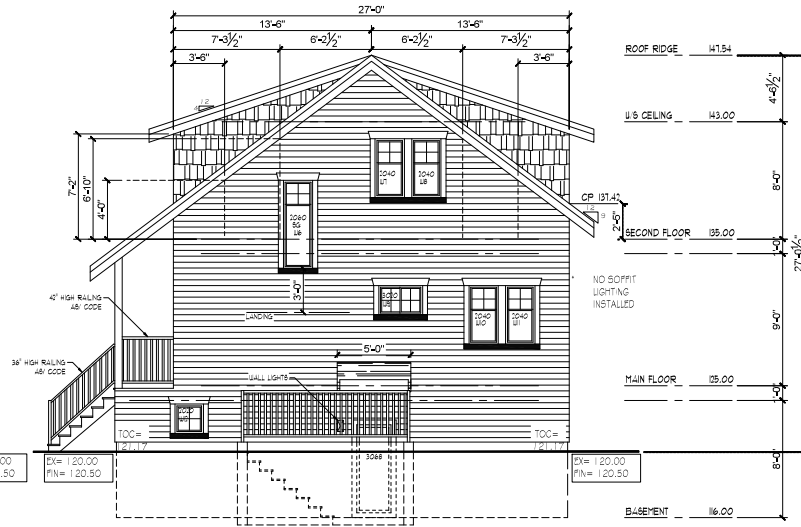
5

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PROPOSED INFILL HOUSE ELEVATIONS

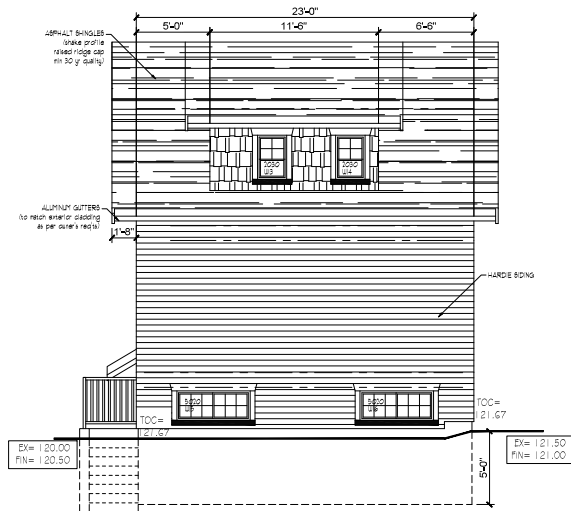


FRONT (SOUTH) ELEVATION
FACING MAJOR STREET
PROPOSED GLAZED OPENINGS: 67.50 SF



RIGHT (EAST) ELEVATION
FACING FADER STREET

TOTAL WALL AREA: 605.00 SF
LIMITING DISTANCE: 12.45'
UNPROTECTED OPENINGS PERMITTED:
(75.02% GLAZING) 156.42 SF
UNPROTECTED OPENINGS PROPOSED: 74.00 SF



REAR (NORTH) ELEVATION

TOTAL WALL AREA: 424.00 SF
LIMITING DISTANCE: 4.66'
UNPROTECTED OPENINGS PERMITTED:
(7.78% GLAZING) 32.98 SF
UNPROTECTED OPENINGS PROPOSED: 32.00 SF



LEFT (WEST) ELEVATION
FACING LANE

TOTAL WALL AREA: 605.00 SF
LIMITING DISTANCE: 12.45'
UNPROTECTED OPENINGS PERMITTED:
(75.02% GLAZING) 156.42 SF
UNPROTECTED OPENINGS PROPOSED: 74.00 SF

INFILL HOUSE WINDOW SCHEDULE

WINDOW NUMBER	SIZE	MATERIAL	TYPE	PROPOSED
#W1	2630	WOOD OR WOOD VENEER	DOUBLE HUNG	
#W2	2630	WOOD OR WOOD VENEER	DOUBLE HUNG	
#W3	2630	WOOD OR WOOD VENEER	CASEMENT	
#W4	2630	WOOD OR WOOD VENEER	CASEMENT	
#W5	5016	WOOD OR WOOD VENEER	SIDING	
#W6	2030	WOOD OR WOOD VENEER	FIXED	
#W7	2040	WOOD OR WOOD VENEER	DOUBLE HUNG	
#W8	2040	WOOD OR WOOD VENEER	DOUBLE HUNG	
#W9	3020	WOOD OR WOOD VENEER	SIDING	
#W10	2040	WOOD OR WOOD VENEER	DOUBLE HUNG	
#W11	2040	WOOD OR WOOD VENEER	DOUBLE HUNG	
#W12	2020	WOOD OR WOOD VENEER	CASEMENT	
#W13	2030	WOOD OR WOOD VENEER	DOUBLE HUNG	
#W14	2030	WOOD OR WOOD VENEER	DOUBLE HUNG	
#W15	3020	WOOD OR WOOD VENEER	SIDING	
#W16	5020	WOOD OR WOOD VENEER	SIDING	
#W17	2040	WOOD OR WOOD VENEER	DOUBLE HUNG	
#W18	2030	WOOD OR WOOD VENEER	DOUBLE HUNG	
#W19	2630	WOOD OR WOOD VENEER	CASEMENT	
#W20	2630	WOOD OR WOOD VENEER	CASEMENT	
#W21	2630	WOOD OR WOOD VENEER	CASEMENT	
#W22	2630	WOOD OR WOOD VENEER	CASEMENT	

PROPOSED HRA for HERITAGE HOUSE on 441 FADER ST. AND INFILL HOUSE on 247 MAJOR ST. FOR TOMAS MALAPITAN on CITY OF NEW WESTMINSTER, B.C.

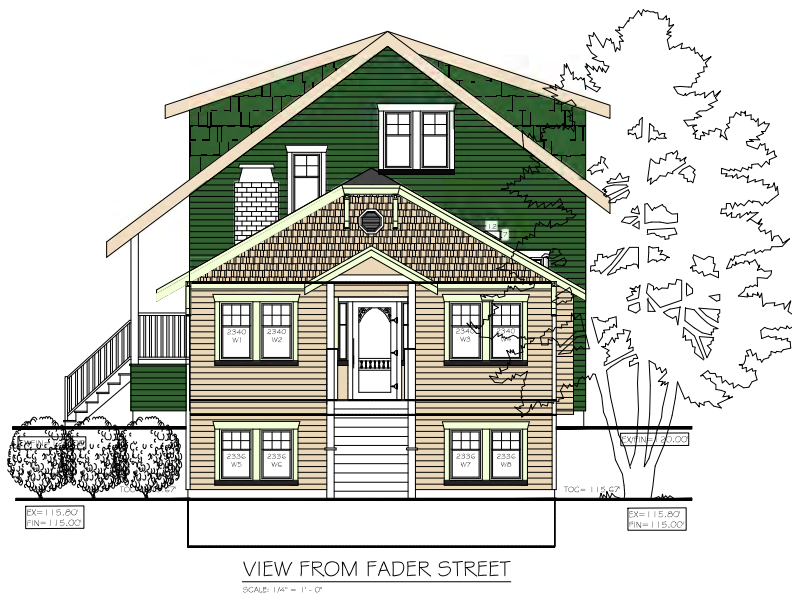
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COLOUR SCHEME

- CONSENTINO CHARDONNAY (BENJAMIN MOORE 247)
- FOREST GREEN (BENJAMIN MOORE 2047-10)
- JET BLACK (BENJAMIN MOORE 2120-10)
- DARK GREY OR BLACK ASPHALT SHINGLES

PROPOSED HRA for HERITAGE HOUSE on 441 FADER ST. AND INFILL HOUSE on 247 MAJOR ST. FOR TOMAS MALAPITAN on CITY OF NEW WESTMINSTER, B.C.

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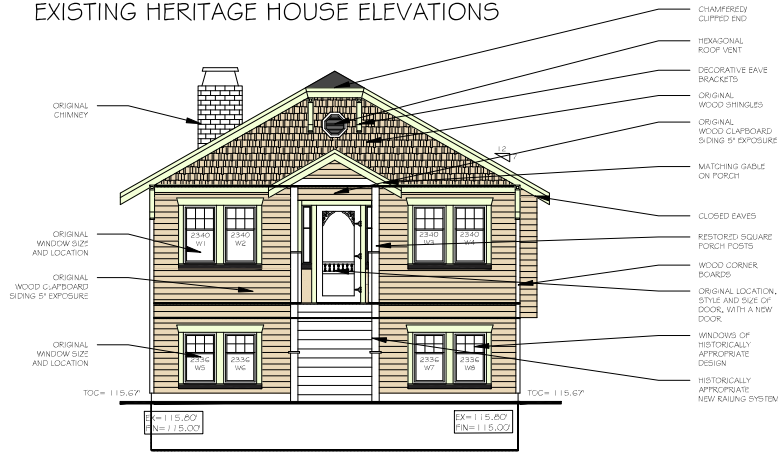
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DRAWN: X

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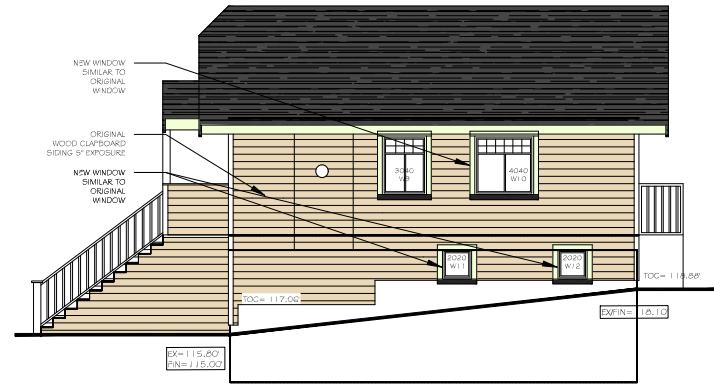
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EXISTING HERITAGE HOUSE ELEVATIONS



FRONT (EAST) ELEVATION

SCALE: 1/4\"/>

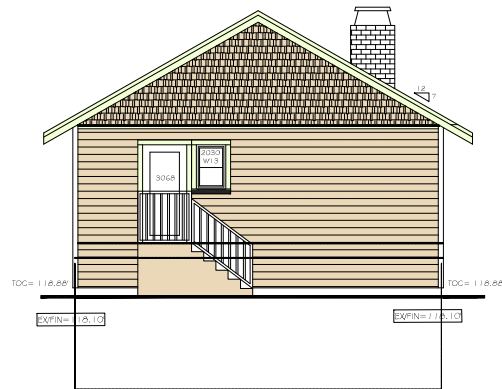


RIGHT (NORTH) ELEVATION

SCALE: 1/4\"/>

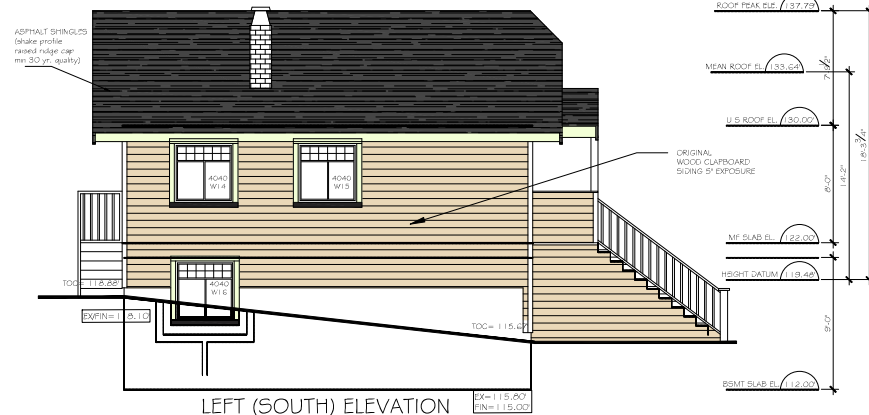
COLOUR SCHEME

- BUTE TAUPE (BENJAMIN MOORE VC-13)
- OXFORD IVORY (BENJAMIN MOORE VC-1)
- GLOSS BLACK (BENJAMIN MOORE VC-35)
- DARK GREY OR BLACK ASPHALT SHINGLES



REAR (WEST) ELEVATION

SCALE: 1/4\"/>



LEFT (SOUTH) ELEVATION

SCALE: 1/4\"/>

PROPOSED HRA for HERITAGE HOUSE on 441 FADER ST. AND INFILL HOUSE on 247 MAJOR ST. FOR TOMAS MALAPITAN on CITY OF NEW WESTMINSTER, B.C.

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PLAN: 23-0-0-21

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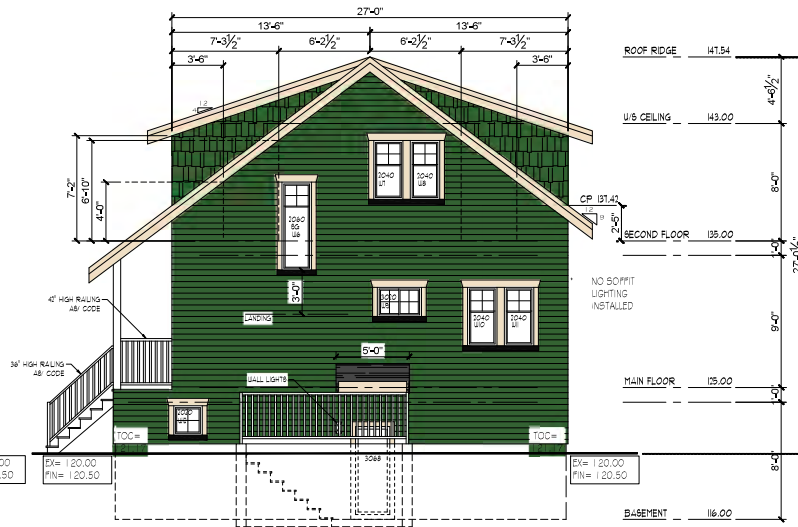
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PROPOSED INFILL HOUSE ELEVATIONS

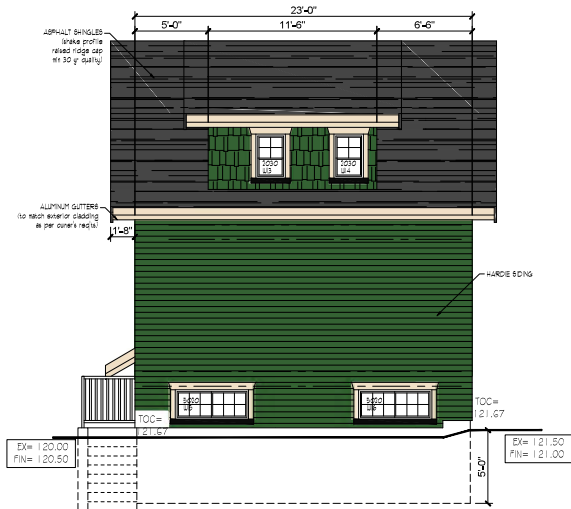


FRONT (SOUTH) ELEVATION
FACING MAJOR STREET
PROPOSED GLAZED OPENINGS: 61.50 SF



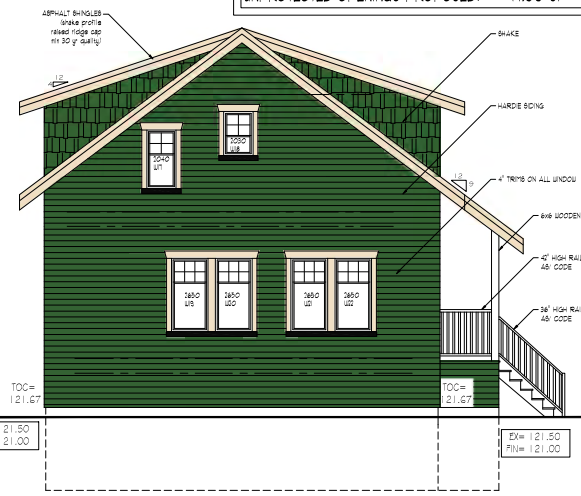
RIGHT (EAST) ELEVATION
FACING FADER STREET

TOTAL WALL AREA:	605.00 SF
LIMITING DISTANCE:	12.45'
UNPROTECTED OPENINGS PERMITTED: (25.0% GLAZING)	156.42 SF
UNPROTECTED OPENINGS PROPOSED:	74.00 SF



REAR (NORTH) ELEVATION

TOTAL WALL AREA:	424.00 SF
LIMITING DISTANCE:	4.66'
UNPROTECTED OPENINGS PERMITTED: (1.18% GLAZING)	32.98 SF
UNPROTECTED OPENINGS PROPOSED:	32.00 SF



LEFT (WEST) ELEVATION
FACING LANE

TOTAL WALL AREA:	605.00 SF
LIMITING DISTANCE:	29.02'
UNPROTECTED OPENINGS PERMITTED: (100% GLAZING)	605.00 SF
UNPROTECTED OPENINGS PROPOSED:	64.00 SF

COLOUR SCHEME

- CONSENTINO CHARDONNAY (BENJAMIN MOORE)
- FOREST GREEN (BENJAMIN MOORE 2047-10)
- JET BLACK (BENJAMIN MOORE 2120-10)
- DARK GREY OR BLACK ASPHALT SHINGLES

PROPOSED HRA for HERITAGE HOUSE on 441 FADER ST. AND INFILL HOUSE on 247 MAJOR ST. FOR TOMAS MALAPITAN on CITY OF NEW WESTMINSTER, B.C.

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