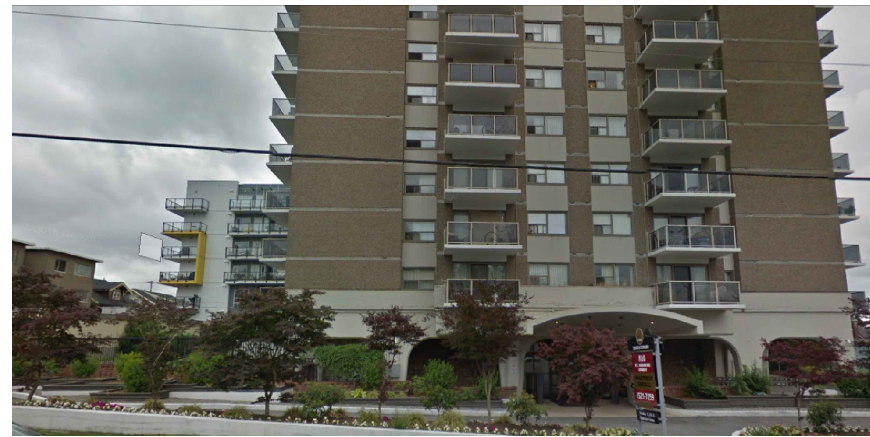


Attachment 4
Project Drawings



817

1 SAINT ANDREW AVENUE NORTH
NA



2 817 SAINT ANDREW AVE SOUTH
NA



3 817 SAINT ANDREW AVE PROPOSED TRIPLEX AND STREETSCAPE
FIT SCALE

ARCHITECT:

d|p
architecture

DLP ARCHITECTURE INC
UNIT 806 318 HOMER ST.
Vancouver - BC - V6B 2V2
1 778-889-6849

PRIMARY CONTACT:

D. LUCIO PICCIANO
UNIT 806 318 HOMER ST.
Vancouver - BC - V6B 2V2
1 778-889-6849

PROJECT:

**817 SAINT ANDREWS
PASSIVE HOUSE**

PROJECT ADDRESS:
817 SAINT ANDREWS
NEW WESTMINSTER BC

OWNER:

**INDY KHERA
CITY LINK DEVELOPMENT (LTD)**

ARCHITECT'S SEAL



MARK DATE DESCRIPTION

REVISIONS

| MARK | DATE | DESCRIPTION |
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| 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: OCT 20 2021

PROJECT NO.:
DRAWN BY: d|p
CHECKED BY: d|p
PRINCIPAL IN CHARGE: Lucio Picciano AIBC

OWNER APPROVAL:

SHEET TITLE

COVER SHEET

SHEET NO.

A0.1

ORIGINAL SHEET SIZE IS 22"x34"

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

ZONE CD

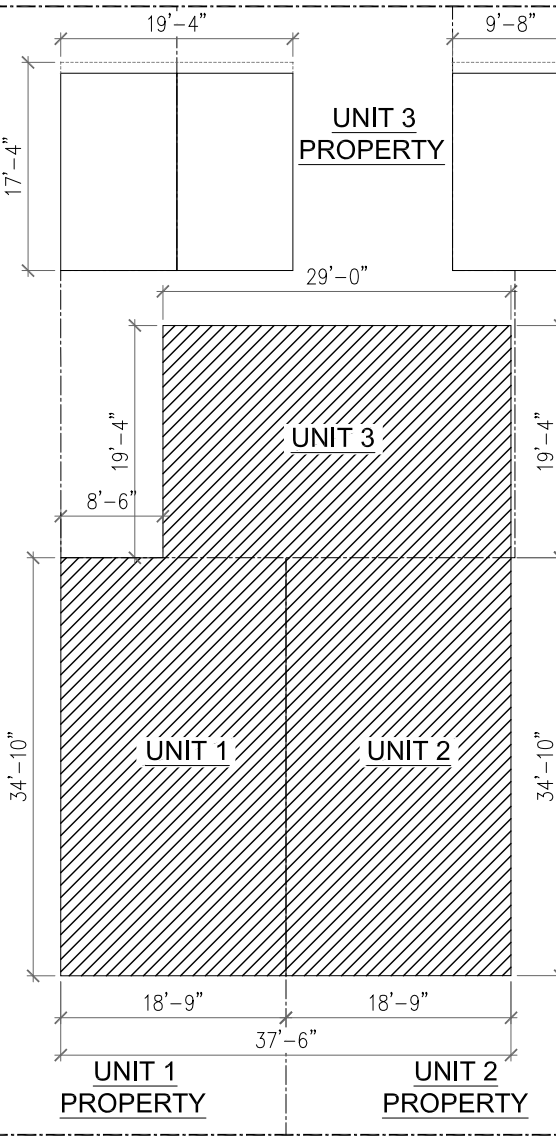
LEGEND:
 SURFACE PARKING 167*3 = 501 SF
 NEW HOUSE 1807 SF

SITE COVERAGE STATEMENT:
 SITE AREA - 4655 SF
 LANE DEDICATION - 91 SF
 NEW SITE AREA = 4564 SF

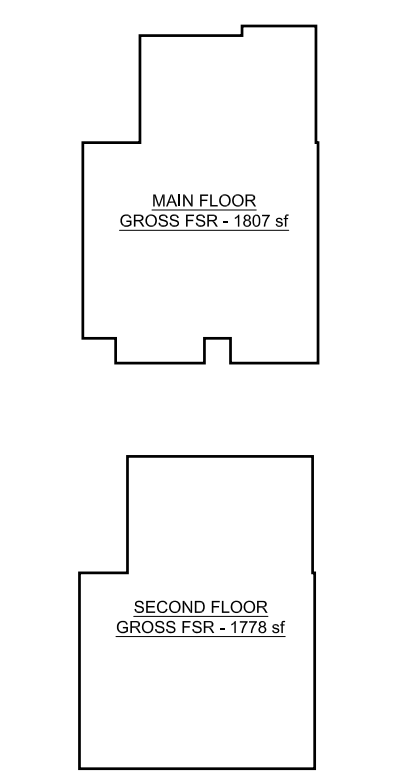
COVERAGE PROPOSED = 1807 SF/4564 SF = 0.40
 COVERAGE ALLOWED = 0.45

PARKING PROPOSED - 501 SF/4564 SF = 0.1
 PARKING ALLOWED = 0.30

2 SITE COVERAGE CALCULATIONS
 NA



3 SITE COVERAGE
 1/16" = 1'-0"



FLOOR SPACE RATIO STATEMENT
 SITE COVERAGE = 4655-91(LANE DED) = 4564 SF

PROPOSED FSR 3584 SF > 0.77 FSR

| | |
|--------------------|----------------|
| GROSS FSR | |
| MAIN LEVEL | 1806 SF |
| 2ND LEVEL | 1778 SF |
| GROSS TOTAL | 3585 SF |

| | |
|------------------------|----------------|
| DWELLING UNIT 1 | |
| MAIN LEVEL | 626 SF |
| 2ND LEVEL | 583 SF |
| GROSS TOTAL | 1209 SF |

AT GRADE OUTDOOR SPACE 172 SF

| | |
|------------------------|----------------|
| DWELLING UNIT 2 | |
| MAIN LEVEL | 620 SF |
| 2ND LEVEL | 578 SF |
| GROSS TOTAL | 1199 SF |

AT GRADE OUTDOOR SPACE 170 SF

| | |
|------------------------|----------------|
| DWELLING UNIT 3 | |
| MAIN LEVEL | 560 SF |
| 2ND LEVEL | 617 SF |
| GROSS TOTAL | 1177 SF |

AT GRADE OUTDOOR SPACE 627 SF

TOTAL FLOOR AREA 3584 SF

*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.

HEIGHTS:
 UNIT 1 ROOF PEAK - 271.4'
 UNIT 2 ROOF PEAK - 271.4'
 UNIT 3 PARAPET PEAK - 271.7'

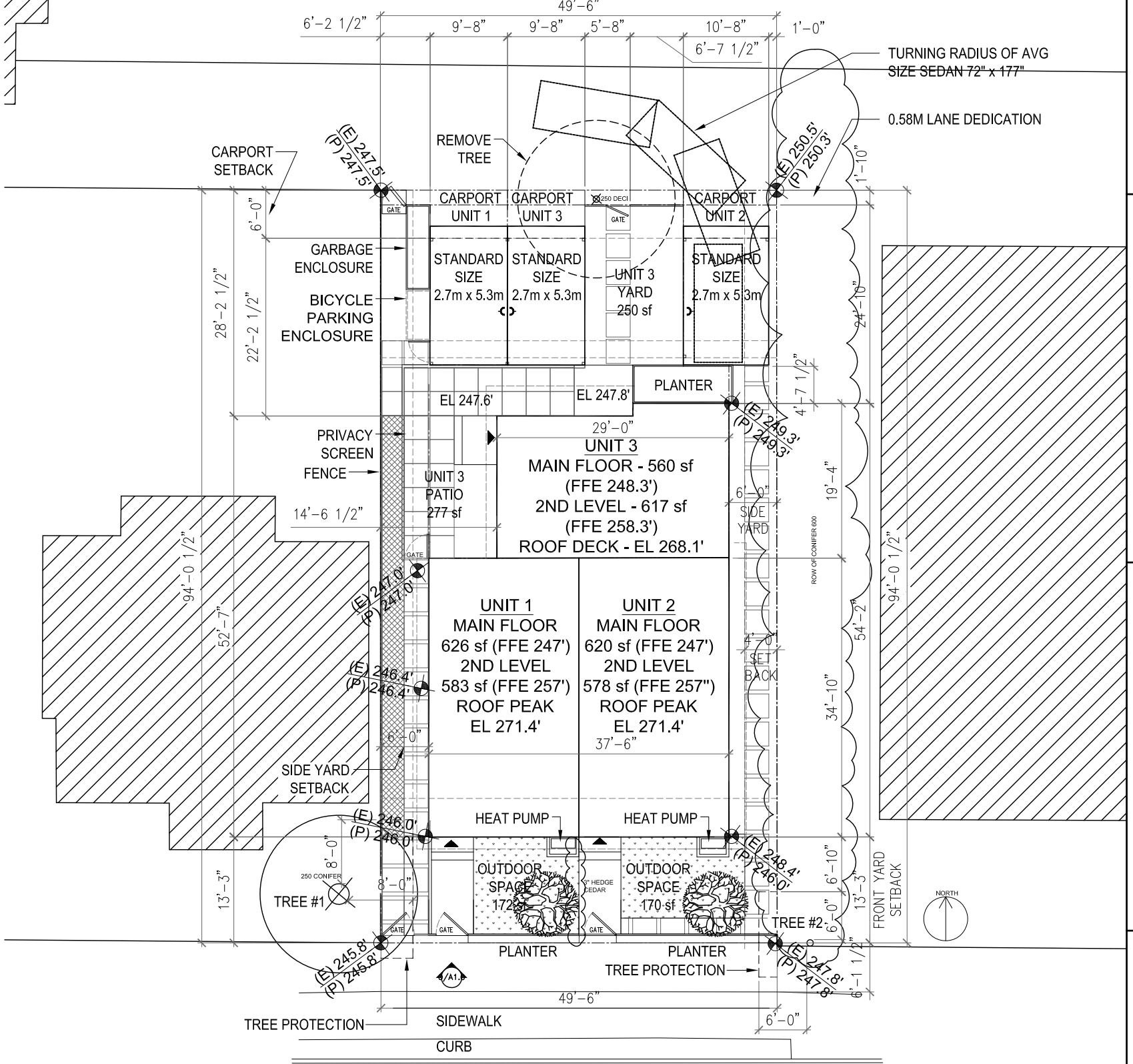
CARPORTS:
 OPEN AREA - 9'-8" 17'-10"
 HEIGHT - 9'-6" ROOF PEAK

SETBACKS:
 SIDE SETBACKS - 6"
 FRONT SETBACK - 13"
 REAR SETBACK - 24'-10" MIN

HEIGHT DATUM:
 247.5 + 250.5 + 247.7 + 245.8 = 991.6/4 = 247.9'

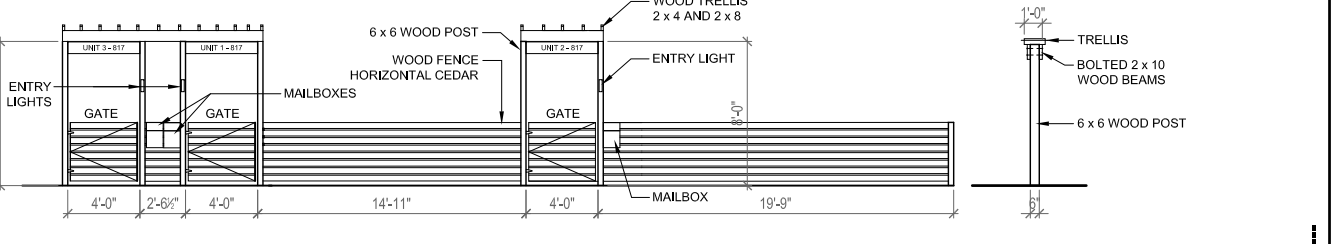
MAX HT - 271.4'
 AVG GRADE 247.9'
 HEIGHT - 23.5'

4 ZONING ANALYSIS



1 SITE PLAN
 1/16" = 1'-0"

0 ENTRY GATES AT PL -2'
 3/32" = 1'-0"



ARCHITECT:
dip
 architecture
 DLP ARCHITECTURE INC
 UNIT 806 318 HOMER ST.
 Vancouver - BC - V6B 2V2
 1 778-889-6849

PRIMARY CONTACT:
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 UNIT 806 318 HOMER ST.
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PROJECT:
817 SAINT ANDREWS PASSIVE HOUSE

PROJECT ADDRESS:
 817 SAINT ANDREWS
 NEW WESTMINSTER BC

OWNER:
INDY KHERA
 CITY LINK DEVELOPMENT (LTD)

ARCHITECT'S SEAL

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ISSUE INFORMATION
 PLOT DATE: OCT 20 2021

PROJECT NO.: dip
 DRAWN BY:
 CHECKED BY: dip
 PRINCIPAL IN CHARGE: Lucio Picciano AIBC

SHEET TITLE
SITE PLAN & SITE COVERAGE

SHEET NO.
A1.0



WEST ELEVATION
NTS

SOUTH ELEVATION
NTS

EAST ELEVATION
NTS

NORTH ELEVATION
NTS

- 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
- ⑥ VINYL WINDOW FRAMES - ANTHRACITE GREY (ALL DOORS AND WINDOWS)
- ⑦ STANDING SEAM METAL - REGAL WHITE

ARCHITECT:
d|p
architecture
DLP ARCHITECTURE INC
UNIT 806 318 HOMER ST.
Vancouver - BC - V6B 2V2
t 778-889-6849

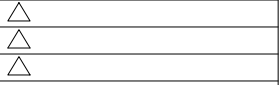
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PROJECT:
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CITY LINK DEVELOPMENT (LTD)**

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PRINCIPAL IN CHARGE: Lucio Picciano AIBC

OWNER APPROVAL:

SHEET TITLE
**COLOUR
ELEVATIONS**

SHEET NO.

A3.4

ORIGINAL SHEET SIZE IS 22"x34"



1 SouthEast View
NA



2 NorthWest View
NA



1 SouthWest View
NA

ARCHITECT:

d|p
architecture

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PROJECT:

**817 SAINT ANDREWS
PASSIVE HOUSE**

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NEW WESTMINSTER BC

OWNER:

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CITY LINK DEVELOPMENT (LTD)**

ARCHITECT'S SEAL



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MARK DATE DESCRIPTION

ISSUE INFORMATION

PLOT DATE: **OCT 20 2021**

PROJECT NO.:
DRAWN BY: **d|p**
CHECKED BY: **d|p**
PRINCIPAL IN CHARGE: **Lucio Picciano AIBC**

OWNER APPROVAL:

SHEET TITLE

PERSPECTIVE VIEWS

SHEET NO.

A4.1

ORIGINAL SHEET SIZE IS 22"x34"



6 Perspective View of the North facade
NA



5 Perspective View of the Carports from the NE
NA



4 View of the East fence and screen to Unit 3
NA



3 Perspective View of the Carports from the NW
NA



2 Front View
NA



1 Front View of the Unit gates
NA

ARCHITECT:

d|p
architecture

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PROJECT:

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ISSUE INFORMATION

PLOT DATE: **OCT 20 2021**

PROJECT NO.: _____
DRAWN BY: _____
CHECKED BY: _____
PRINCIPAL IN CHARGE: **Lucio Picciano AIBC**

OWNER APPROVAL:

SHEET TITLE

PERSPECTIVE VIEWS

SHEET NO.

A4.2

ORIGINAL SHEET SIZE IS 22"x34"