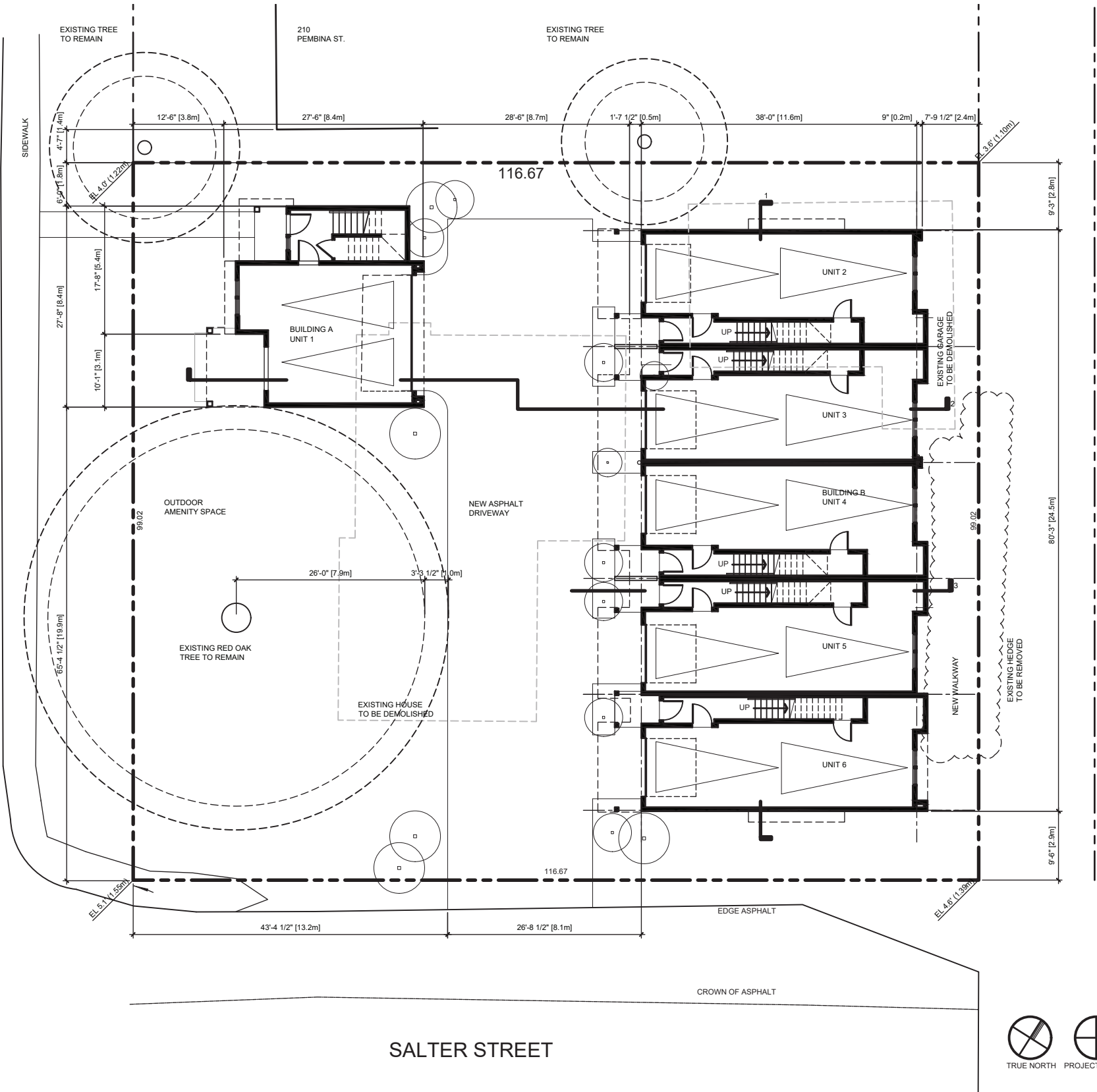


Appendix B

*Conceptual Site Plan*

PEMBINA STREET

CROWN OF ASPHALT



PROJECT DATA

CIVIC ADDRESS:	203 PEMBINA STREET, NEW WESTMINSTER, BC.	
LEGAL DESCRIPTION:	LOT 1, DL 757, GROUP 1, NWD 2586	
LOT AREA:	11,550.72sf (1073sm)	
LOT COVERAGE:	BUILDINGS: (4,068.00sf) 11550.72sf/100 = 35.19%	
FLOOR SPACE RATIO:	8,513sf/ 11550sf = .74	
ZONING:	CURRENT - SINGLE FAMILY RESIDENTIAL RQ-1 PROPOSED - COMPREHENSIVE DEVELOPMENT DISTRICT (RT-3A)	
SETBACKS:	BUILDING A	BUILDING B
SIDE NORTH	6.0 FT (1.8m)	9.25 FT (2.8m)
SIDE SOUTH	64.38 FT (19.9m)	9.5 FT (2.9m)
FRONT WEST	12.5 FT (3.8m)	70.08 FT (21.36m)
REAR EAST		7.78 FT (2.4)
BETWEEN BUILDINGS	28.5 FT (8.7m)	
FLOOR AREA:	UNIT 1: 1,427sf (132.3sm) UNIT 2: 1,428sf (132.7sm) UNIT 3: 1,364sf (126.72sm) UNIT 4: 1,380sf (126.21sm) UNIT 5: 1,366sf (126.9sm) UNIT 6: 1,466sf (783.27sm)	
TOTAL BUILDING AREA:	8,431sf (789.9sm)	

