

Attachment 6
Project Drawings

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
A	DEC 22	PAR SUBMISSION 1

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

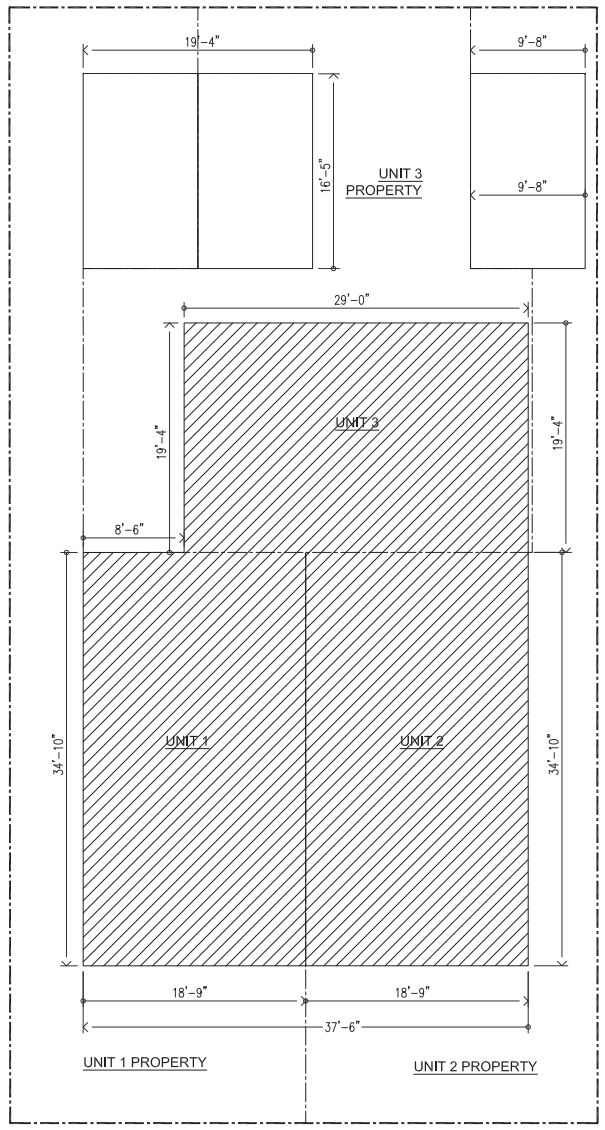
LEGEND:
SURFACE PARKING 152'3" = 456 SF
NEW HOUSE 1807 SF

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

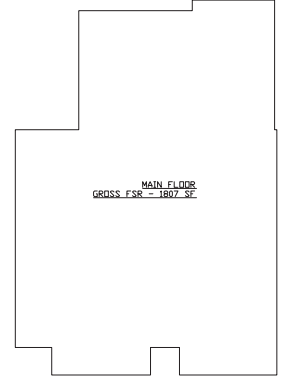
COVERAGE PROPOSED = 1807 SF/4564 SF = 0.40
COVERAGE ALLOWED = 0.45

PARKING PROPOSED - 456 SF/4564 SF = 0.0999
PARKING ALLOWED = 0.30

2 SITE COVERAGE CALCULATIONS
NA



3 SITE COVERAGE
1/8" = 1'-0"



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

3854SF/4564SF = 0.785

PROPOSED FSR 3854 SF > 0.785 FSR

GROSS FSR
MAIN LEVEL 1806 SF
2ND LEVEL 1778 SF
GROSS TOTAL 3584 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'

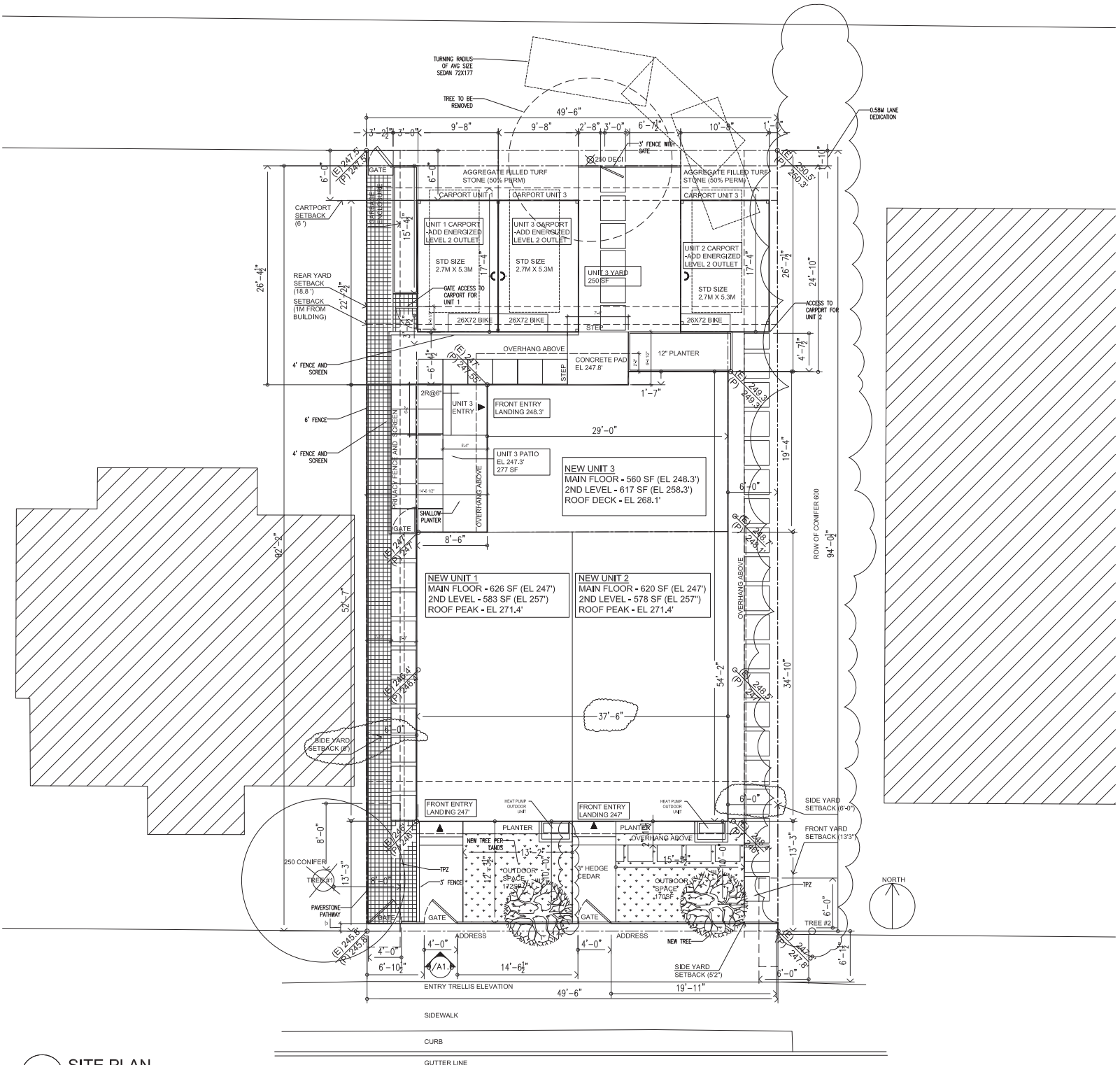
CARPORTS:
OPEN AREA - 9'-8" 17'-10"
HEIGHT - 9'-6" ROOF PEAK

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'

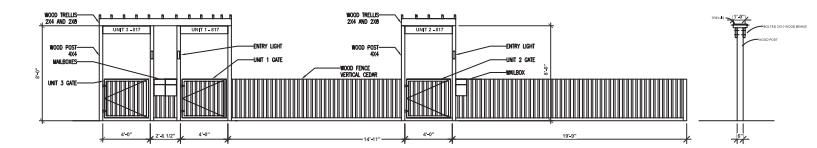
MAX HT - 271.4'
AVG GRADE 247.9'
HEIGHT - 23.5'

4 ZONING ANALYSIS
1/8" = 1'-0"



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

0 ENTRY GATES AT PL -2'
1/8" = 1'-0"



C

B

A

C

B

A



1 SouthEast View
NA



2 NorthWest View
NA



1 SouthWest View
NA

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
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
A	DEC 22	PAR SUBMISSION 1

MARK DATE DESCRIPTION

ISSUE INFORMATION

PLOT DATE: FEB 16 2022

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

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**

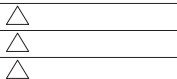
PROJECT ADDRESS:
817 SAINT ANDREWS
NEW WESTMINSTER BC

OWNER:

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



ARCHITECT'S SEAL



MARK DATE DESCRIPTION

REVISIONS

MARK	DATE	DESCRIPTION
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
A	DEC 22	PAR SUBMISSION 1

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

PERSPECTIVE VIEWS

SHEET NO.

A4.2

ORIGINAL SHEET SIZE IS 22"x34"



- 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

PRIMARY CONTACT:
 D. LUCIO PICCIANO
 UNIT 806 318 HOMER ST.
 Vancouver - BC - V6B 2V2
 t 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		
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
A	DEC 22	PAR SUBMISSION 1

ISSUE INFORMATION
 PLOT DATE: FEB 16 2022

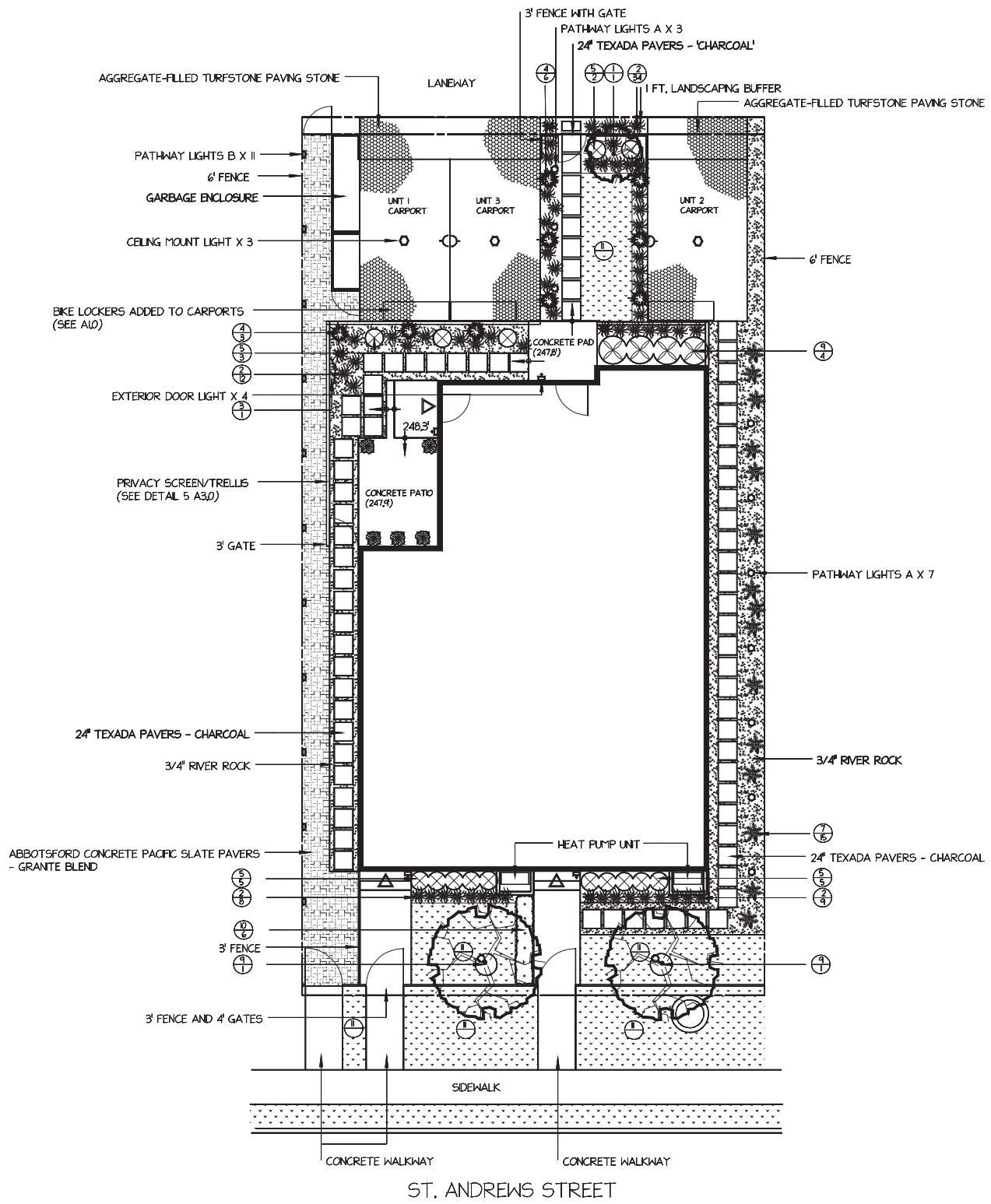
PROJECT NO.:
 DRAWN BY: dlp
 CHECKED BY: dlp
 PRINCIPAL IN CHARGE: Lucio Picciano AIBC

OWNER APPROVAL:

SHEET TITLE
**COLOUR
 ELEVATIONS**

SHEET NO.
A3.4
ORIGINAL SHEET SIZE IS 22"x34"

NOTES
All work performed shall meet BCLNA Standards.



- PLANT SCHEDULE**
- ① Acer palm, Koto no Ito
 - ② Carex Evergold - Evergold Sedge
 - ③ Clematis armandii - Evergreen Clematis
 - ④ Ilex crenata 'Sky Pencil' - Japanese Holly
 - ⑤ Nandina domestica 'Gulf Stream' - Heavenly Bamboo
 - ⑥ Panicum virgatum 'Little Red Gem' - Switchgrass
 - ⑦ Polystichum polyblepharum - Japanese Tassel Fern
 - ⑧ Rhododendron 'Honey Butter'
 - ⑨ Stewartia pseudocamellia - Japanese Stewartia
 - ⑩ Taxus x media 'Hill' - Hill's Yew
 - ⑪ Turf

- ⊙ CEILING MOUNT LIGHT X 3
- ⊙ DIRECTIONAL ACCENT LIGHTS x 2
- ⊙ PATHWAY LIGHTS A x 20
- ⊙ PATHWAY LIGHTS B x 3
- ⊙ EXTERIOR DOOR LIGHT X 4
- ⊙ EV CHARGING STATION X 3



NO.	DATE	DESCRIPTION



All drawings, specifications and related documents are the property of the landscape designer as an instrument of service and must be surrendered upon request. Reproduction is prohibited without prior written consent.

Landscape Plan
817 St. Andrews Street
New Westminster, BC

SCALE: 1/8" = 1'-0"	PROJECT NO.: 2022-05
DRAWN BY: Elaine Ahlgren	SHEET NO.:
CHECKED BY:	
DATE: 2022-02-15	
DATE OF PRINT:	

