

Attachment 3 Drawing Package / Design Rationale





928 13th St. New Westminster, BC 604-604-6747 WWW.D3DESIGN.CA

328 Second Street, New Westminster



Property Owner: Diana Martins and James Garbutt Surveyor: Amray Land Surveying Designer: D3 Dimension Drafting and Design Inc. Heritage: Elana Zysblat, CAHP, Ance Building Services

Diana Martins and James Garbutt
328 Second Street
New West

Cover

 Project number
 1499

 Date
 September 28th,2021

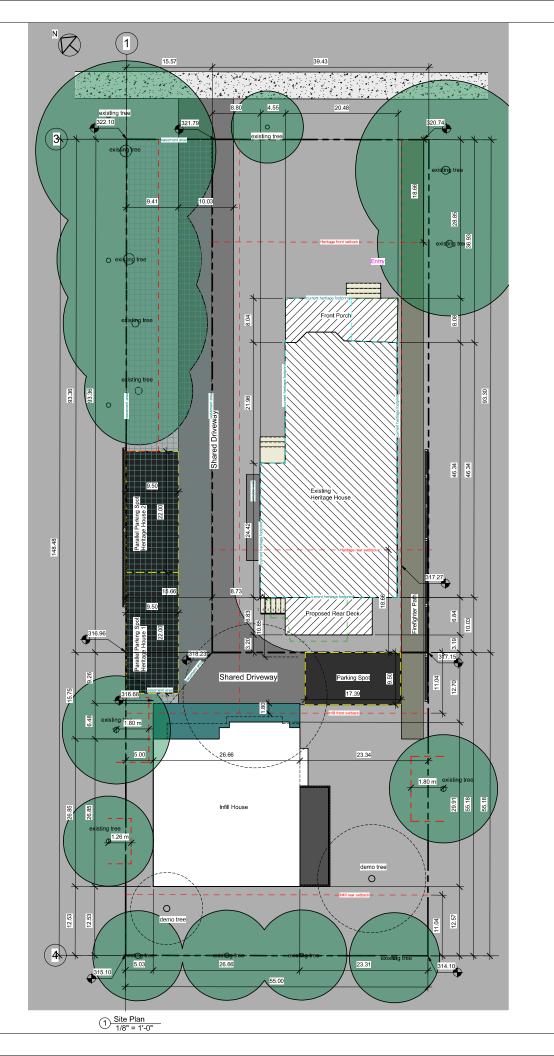
 Drawn by
 Jespreet Gill

 Checked by
 Kirsten Sutton

Α0

12" = 1'-0"

1'-0"





Project Information (HRA)		
Property Owner	Diana Martins and James Garbutt	
Site Address	HRA 328 Second St, New West V3L 2K8	
Project Type	HRA	
Jurisdiction Authority	City of New Westminster	
Legal Description	Parcel "C" (529635E5) of Lot 44, Suburban Block 6 Group 1 NWD Plan 2620	
PID	013-420-828	
Zone	RS-4	
CONSUL	TANTS	

	CONSOLIANTS			
	Surveyor	Amray Land Surveying Ltd.	604-620-5299	
Designer		D3 Design	604-603-6747	
	Engineer			
	Builder			
	Energy Consultant			
	Arborist	Arbor & Co.	778-886-1566	

Zonina	Analysis	<u> </u>
Site	•	Notes
Lot Width	39.43 ft	
Lot Depth	93.30 ft	
Lot Size	3678.82 ft²	Variance
Step Code		

Primary Dwelling			
Coverage	Required/Allowed	Proposed	Notes
Principle Site Coverage	35% (1287.59 SF)	1070.30 SF	
Set Backs	Required/Allowed	Proposed	Notes
Front:	18.66 ft	28.85 ft	
Front projection	4.0 ft	0 ft	
Rear:	18.66 ft	10.03 ft	Variance
Rear projection:	4.0 ft	2.8 ft	Variance
Right Side:	4.0 ft	5.59 ft	
Left Side:	4.0 ft	8.80 ft	
Floor Area	Required/Allowed	Proposed	Notes
Basement		1041.87 SF	
First Floor		1070.73 SF	
Second Floor		789.61 SF	
Total	2575.17 SF (70%)	2902.21 SF (79%)	Variance
Secondary Suite Area	N/A	593.21 SF	
Off street parking	2	2 (off site)	Variance
Attached Accessory Area	Required/Allowed	Proposed	Notes
Front Porch		149.80 SF	
Back Deck		107.70 SF	
Suite covered area		107.70 SF	
Total	367.8 SF (10%)	365.2 SF (10%)	
Detached Accessory Area	Required/Allowed	Proposed	Notes
Carport		N/A	
Total	400 SF (10%)	0 SF (0%)	
Height	Required/Allowed	Proposed	Notes
Left Front Elevation		321.79 ft	
Right Front Elevation		318.23 ft	
Left Rear Elevation		326.23 ft	
Right Rear Elevation		317.15 ft	
Average Grade		319.48 ft	
U/S Eave Elevation		337.01 ft	
Roof Peak Elevation		349.29 ft	
Roof Peak from AG	35 ft	29.82 ft	
Roof Eave From AG		17.35 ft	
Midpoint Elevation	25 ft	23.67 ft	

Project Information (SFD)			
Property Owner	Diana Martins and Jame	es Garbutt	
Site Address	330 Second Street		
Project Type	New SFD		
Jurisdiction Authority	City of New Westminster		
Legal Description	TBD		
PID	TBD		
Zone	RS-5		
CONSULT	TANTS		
Surveyor	Amray Land Surveying I	_td.	604-620-5299
Designer	D3 Design		604-603-6747
Engineer			
Builder			
Energy Consultant			
Arborist	Arbor & Co.		778-847-0669
Zoning Ana	alvsis		ı
Site	, 0.0		Notes
Lot Width	IRR		Hotes
Lot Depth	IRR		
Lot Depth Lot Size	4487.58 ft ²		
			Variance
Step Code	Step Code 3		
Primary Dwelling			T
Coverage	Required/Allowed	Proposed	Notes
Principle Site Coverage	35% (1570.65 SF)	757.843 SF	
Set Backs	Required/Allowed	Proposed	Notes
Front:	20% (11.03)	12.70 ft	
Front projection	4.0 ft	1.80 ft	
Rear:	20% (11.03)	12.53 ft	
Right Side:	5.0 ft	23.31 ft	
Left Side:	5.0 ft	5.0 ft	
Lot width (Frontage)	406.96 ft x 10%= 40.7 ft	15.57 ft	Variance
Floor Area	Required/Allowed	Proposed	Notes
Basement		695.74 SF	
First Floor		757.84 SF	
Second Floor		790.04 SF	
Floor Space Ratio	2243.79 SF (50%)	2243.62 SF	
Secondary Suite Area	N/A	N/A	
Parking sec.140.46 A	Required/Allowed	Proposed	Notes
	0	3	Variance
Attached Accessory Area	Required/Allowed	Proposed	Notes
Front Porch		124.92SF	
Rear Deck		>2' from grade	
Total	448.76 SF (10%)	124.92 SF	
Detached Accessory Area	Required/Allowed	Proposed	Notes
Total	448.76 SF (10%)	0 SF	
Height	Required/Allowed	Proposed	Notes
Left Front Elevation		316.96 ft	
Right Front Elevation		317.15 ft	
Left Rear Elevation		315.10 ft	
Right Rear Elevation		314.10 ft	
Average Grade		315.83 ft	
U/S Eave Elevation		334.94 ft	
	l		

29.41 ft

19.11 ft 24.26 ft

Roof Peak Height

Roof Eave Height



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No.	Description	Date
	Diana Martins and James Garbi	itt
,		
	328 Second Stre	et
	New West	

CH	to Dlan Street V	
Site Plan, Street View,		

Zoning

A1

Project number

1499

As indicated

September 28th,2021 Trenton Cowley Kirsten Sutton



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DIMENSION DRAFTING DESIGN INC.

> 928 13th St. New Westminster, BC 604-604-6747 WWW.D3DESIGN.CA

Diana Martins and James Garbutt
328 Second Street
New West

Heritage Existing Elevations

 Project number
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 Date
 September 28th,2021

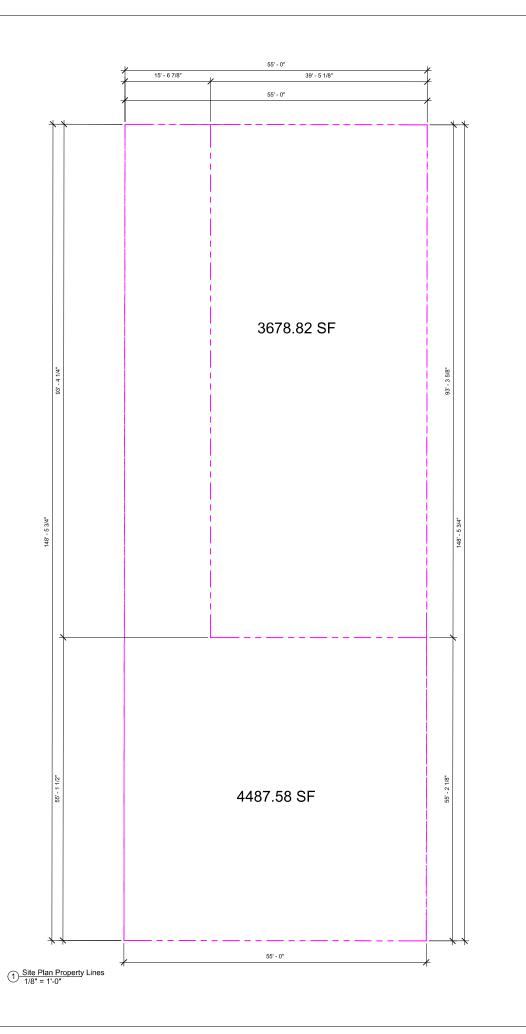
 Drawn by
 Author

 Checked by
 Checker

A5

3/16" = 1'-0"







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No.	Description	Date
_		
Diana Martins and James Garbutt 328 Second Street		
New West		

Property Lines

number 1499
September 28th,2021
by Trenton Cowley
d by Kirsten Sutton

A8

1/8" = 1'-0"











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Diana Martins and James Garbutt 328 Second Street New West		
1,00, 1,000		

Renders

C8

September 28th,2021 Jespreet Gill Kirsten Sutton

