

NEW HOUSE

CIVIC ADDRESS LEGAL DESCRIPTION

ZONING PARKING
RS-1 / HRA REQUIRED = 2 SPACES
PROPOSED = 2 SPACES

SITE SIZE SITE AREA
30.0' x 132.03' 3961 sq ft

FSR SITE COVERAGE
ALLOWED = 68% = 2376.6 sq ft
PROPOSED = 59.8% = 2341.88 sq ft
ALLOWED = 35% = 1386.35 sq ft
PROPOSED = 80.4% = 3194.94 sq ft

ATTACHED ACCESSORY DETACHED ACCESSORY
ALLOWED = 10% = 396.11 sq ft
PROPOSED = 295.0 sq ft
ALLOWED = 10% = 396.11 sq ft
PROPOSED = 440.0 sq ft

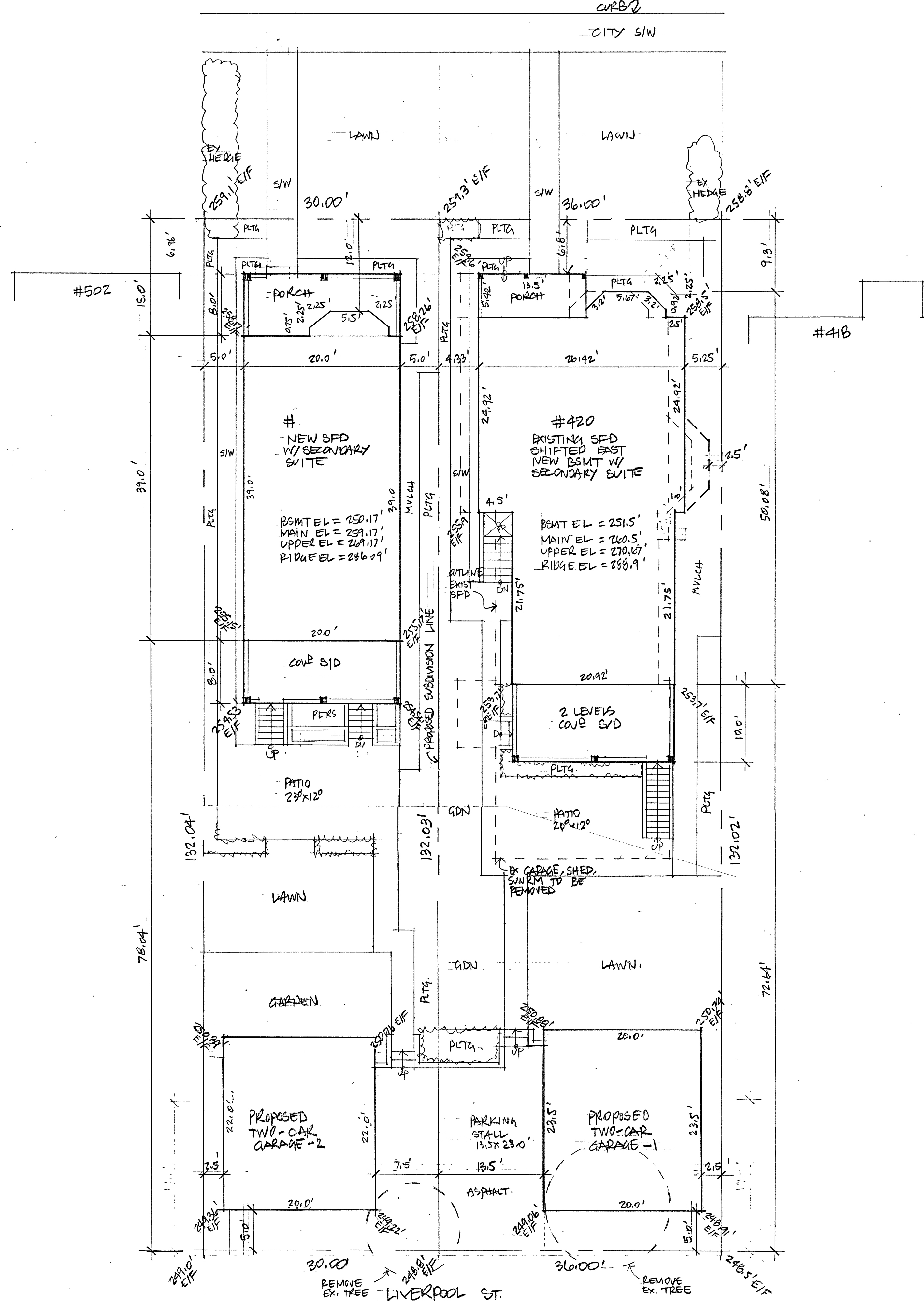
HEIGHT AVERAGE GRADE
ALLOWED = 25' TO MID
35' TO PEAK
PROPOSED = 27.21' TO MID
32.04' TO PEAK
259.11' + 259.13' + 248.6' + 249.0'
= 254.05' ±

SETBACKS
FRONT 25.0' ALLOWED 25.0' PROPOSED 12.0'
REAR 25.0' ALLOWED 25.0' PROPOSED 78.04'
SIDES 5.0' ALLOWED 5.0' PROPOSED 5.0' + 5.0'

FLOOR AREAS

BASEMENT = 780.0 sq ft
MAIN = 804.94 sq ft
UPPER = 776.94 sq ft
TOTAL 2361.88 sq ft

ST. GEORGE ST



SITE PLAN

1/8" = 1'-0"

REF: TARGET LAND SURVEYING
DWG 13 MAR 2014
FILE: N2584-10-10-FT

NOTE: E/F = EXISTING / FINISHED GRADES

EXISTING HOUSE

CIVIC ADDRESS LEGAL DESCRIPTION
420 ST. GEORGE ST. LOT 10, BLK H, ST. GEORGE'S SQUARE
NEW WESTMINSTER NWD PLAN 2620

ZONING PARKING
RS-1 / HRA REQUIRED = 2 SPACES
PROPOSED = 3 SPACES

SITE SIZE SITE AREA
36.0' x 132.02' 4752.72 sq ft

FSR SITE COVERAGE
ALLOWED = 50% = 2376.36 sq ft
PROPOSED = 71.8% = 3392.60 sq ft
ALLOWED = 35% = 1663.45 sq ft
PROPOSED = 1165.82 sq ft

ATTACHED ACCESSORY DETACHED ACCESSORY
ALLOWED = 10% = 475.27 sq ft
PROPOSED = 281.37 sq ft
ALLOWED = 10% = 475.27 sq ft
PROPOSED = 470.0 sq ft

HEIGHT AVERAGE GRADE
ALLOWED = 25.0' TO MID
35.0' TO PEAK
EXISTING = 28.64' TO MID
35.05' TO PEAK
259.3' + 258.8' + 248.5' + 248.8'
= 253.86' ±

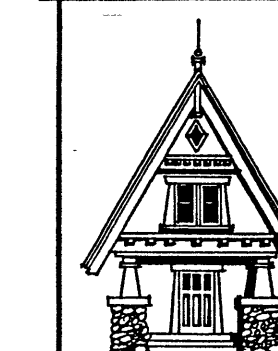
SETBACKS
FRONT 25.0' ALLOWED 25.0' EXISTING 6.8' PROPOSED 9.3'
REAR 25.0' ALLOWED 25.0' EXISTING 50.8' PROPOSED 72.64'
SIDES 5.0' ALLOWED 5.0' EXISTING 32.6 / 4.8 PROPOSED 4.33 / 5.25'

FLOOR AREAS

	EXISTING	CHANGE	PROPOSED
BASEMENT	1442.78 sq ft	-329.39	1113.39 sq ft
MAIN	1595.11 sq ft	-429.29	1165.82 sq ft
UPPER	1113.39 sq ft	-	1113.39 sq ft
TOTAL	4151.28 sq ft	-758.68	3392.60 sq ft

2. REVISED GARAGE 5 FE '15
1. REVISED GARAGE 26 JAN '15

BURTON TAYLOR HOUSE
SUBDIVISION + HRA



ROBERT JOHNSON
ARCHITECT

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DATE: 24 NOV 14 DWG: 1 OF 2