

DRAWING LIST

ARCHITECTURAL

A-1 SITE PLAN, PROJECT DATA, CONTEXT PLAN, STREET ELEVATION

A-2 HERITAGE HOUSE: MAIN FLOOR PLAN, LOWER FLOOR PLAN, ROOF PLAN
A-3 HERITAGE HOUSE: BUILDING SECTIONS
A-4 HERITAGE HOUSE: ELEVATIONS

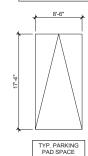
A-5 INFILL HOUSE MAIN: FLOOR PLAN, UPPER FLOOR PLAN
 A-6 INFILL HOUSE: EBULDING SECTIONS, ROOF PLAN
 A-7 INFILL HOUSE: ELEVATIONS
 A-8 COLOURED STREET ELEVATIONS
 A-9 CONTEXT PHOTOS: SURROUNDING PROPERTIES
 A-10 CONTEXT PHOTOS: HERITAGE HOUSE & ADJACENT PROPERTY

LANDSCAPE

L-01.1 HARDSCAPE PLAN L-02.1 PLANTING PLAN

DRAWING KEY	. Šy
FINISHED GRADE	tillagi x,tillagi
WALL/FLOOR/ROOF TYPE	\(\begin{picture}(10,0) \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
WINDOW TYPE	4
EXTERIOR MATERIAL TYPE	D
DOOR SCHEDULE	B DOOR TYPE 32 DOOR SIZE
DETAIL REFERENCE	DETAIL NO. A-1.4 SHEET FOUND ON
	>)
SECTION REFERENCE	3 SECTION NO. SHEET FOUND ON
SECTION OR DETAIL TITLE	2 DETAIL A-2.1 SCALE: 1/8"=1'-0"

PARKING STANDARD







PROJECT DATA

LOT 5, NWD PLAN 2620, SUBURBAN BLOCK 5, E75' OF LOTS 64 & 65, HAVING A FRONTAGE OF 75' ON HARTCO & TOWNSEND STREETS & A FRONTAGE OF 63' ON QUEENSBOROUGH 5T. LEGAL DESCRIPTION:

CIVIC ADDRESS: 221 TOWNSEND PLACE SINGLE DETACHED QUEENS PARK/RS-4

PROPOSED ZONING / USE: HERITAGE REVITALIZATION AGREEMENT (HRA)

LOT SIZE: 4721 SF [438.6m²]

PERMITTED/REQ'D EX'TG/PROPOSED

HERITAGE HOUSE		
LOT SIZE:	6000 SF (557.40m²)	2360.9 SF (219.3m²)
HEIGHT:	25.00'	20.2'
ROOF PEAK:	35.00'	24.1'
FLOOR SPACE RATIO	0.7 (1652.6 SF)	0.71 (1683.3 SF)
SITE COVERAGE:	35% (826.3 SF)	35.6% (841.6 SF)
ATTACHED ACCESSORY:	10% (236.1 SF)	5.7% (135.0SF)
SETBACKS:		
FRONT YARD (SOUTH):	12.6'	8.0' EX'TG
REAR YARD (NORTH):	12.6'	12.0' EX'TG
SIDE YARD (WEST):	4.0'	11.8'
SIDE YARD (EAST):	4.0'	4.0' EX'TG
PROJECTIONS INTO REQ'D FRONT YARD:	4.0'	-
PARKING:	1	1
INFILL HOUSE		
LOT SIZE:	6000 SF (557.40m²)	2360.2 SF (219.3m²)
HEIGHT:	25.00'	22.9'
ROOF PEAK:	35.00'	25.8'
FLOOR SPACE RATIO	0.7 (1652.1 SF)	0.70 (1641.3 SF)
SITE COVERAGE:	35% (826.88 SF)	35.0% (820.7 SF)
ATTACHED ACCESSORY:	10% (236.0 SF)	7.8% (185.3 SF)
SETBACKS:		
FRONT YARD (SOUTH):	11.8'	11.8'
REAR YARD (NORTH):	12.6'	12.6'
SIDE YARD (WEST):	4.0'	10.8'
SIDE YARD (EAST):	4.0'	4.0'
PROJECTIONS INTO REQ'D FRONT YARD:	4.0'	4.0'
PARKING:	1	1
=DEVELOPMENT VARIANCE REQUIRED		

BACK PORCH: TOTAL ATTACHED ACCESSORY:	21.00SF 135.00SF	TOTAL ATTACHED ACCESSORY:	185.33SF
DECK: BIKE STORAGE:	49.00SF 49.00SF	BACK PORCH: DECK:	54.00SF 60.00SF
FRONT PORCH:	16.00SF	FRONT PORCH:	71.33SF
TOTAL FLOOR AREA:	1683.33SF	TOTAL FLOOR AREA:	1641.34SF
LOWER FLOOR:	841.67SF	UPPER FLOOR:	820.67SF
MAIN FLOOR:	841.67SF	MAIN FLOOR:	820.67SF
HERITAGE HOUSE		INFILL HOUSE	
AREA SUMMARY:			

ABBREVIATIONS

ABBI	REVIATIONS		
AFF	- ABOVE FINISHED FLOOR	PNT.	- PAINT
ADJ.	- ADJUSTABLE	R+S	- CLOSET ROD & SHELF
AVG.	- AVERAGE	FD	- FLOOR DRAIN
A/B	- AIR BARRIER	CB	- CATCH BASIN
V/B	- VAPOUR BARRIER	RD	- ROOF DRAIN
A/V	- AIR & VAPOUR BARRIER	AD	- AREA DRAIN
C/W	- COMPLETE WITH	RWL	- RAINWATER LEADER
CMU	- CONCRETE MASONRY UNIT	REF.	- REFER TO
EL:	- DESIGN GRADE	R	- RISER (RISE)
EX:	- EXISTING GRADE	T	- TREAD (RUN)
EX'TG	- EXISTING	SC	- SCUPPER
2668		SAM	- SELF-ADHERED MEMBRANE
SG	- DOOR/WINDOW WITH SAFETY GLASS	SSM	 SYNTHETIC SHEATHING MEMB.
SC	- WOOD DOOR SOLID CORE	S/W	- SIDEWALK
	- DOOR WITH VENT GRILLE		- STAINLESS STEEL
PS	- PRESSED STEEL FRAME	SOG	
HM	- HOLLOW METAL DOOR		- TRUE DIVIDED LIGHT
EQ.			- THRU-WALL FLASHING
FSR	- FLOOR (AREA) SPACE (SITE) RATIO	TME	
FRR	- FIRE RESISTANCE RATING	TBD	- TO BE DETERMINED
EXT.	- EXTERIOR	TB	- TOWEL BAR x LENGTH
INT.	- INTERIOR	TR	- TOWEL RING
GWB	- GYPSUM WALL BOARD	TOW/S	S - TOP OF WALL/SLAB
K/D	- KILN DRIED	BOW	
MTL.	- METAL	UON	
NIC		U/S	- UNDERSIDE
	- ON CENTRE LAYOUT	U/V	- ULTRAVIOLET
⊗ SM/DT	- HARD-WIRED SMOKE/HEAT DETECTOR	W/P	- WATERPROOF
P/T	- PRESSURE TREATED WOOD PRODUCT	W/	- WITH



1003-420 Carnarvon Street New Westminster, BC

778-883-2024 christa@lodgecraft.ca

PROJECT NO.: 20-012

PROJECT TITLE:

DO NOT SCALE THIS DRAWING,

ISSUED FOR HRA REZONING

DAVEY HOUSE 1907 HERITAGE REVITALISATION **AGREEMENT** 221 TOWNSEND PLACE

NEW WESTMINSTER, BC DRAWING TITLE:

SITE PLAN PROJECT DATA CONTEXT PLAN

MAR. 2020 DWG, START DATE: SCALE:

A-1









DO NOT SCALE THIS DRAWING,

ISSUED FOR HRA REZONING

MATERIALS KEY

- ASPHALT SHINGLES, IKO DYNASTY COLOUR: EMERALD GREEN
- B ALUM. GUTTERS COLONIAL K-STYLE COLOUR: SLATE GREY
- C 1x4 T&G WOOD SOFFITS, COLOUR: TBD
- D RESTORED EX'TG/NEW HORZ'L WOOD SIDING COLOUR: EDWARDIAN PEWTER (VC-23)
- E RESTORED EX'TG/NEW WOOD TRIMS, COLUMNS & RAILINGS COLOUR: OXFORD IVORY (VC-1)
- F RESTORED EX'TG/NEW WOOD WINDOW COLOUR: COMOX GREEN (VC-19)
- G EX'TG WOOD DOOR COLOUR: COMOX GREEN (VC-19)
- H NEW GLAZED WOOD DOOR COLOUR: COMOX GREEN (VC-19)

- L NEW VERT'L WOOD SIDING COLOUR: EDWARDIAN PEWTER (VC-23)
- M NEW WOOD TRIMS AT NEW BALCONY,
 COLUMNS & RAILINGS
 COLOUR: EDWARDIAN PEWTER (VC-23)



1003-420 Carnarvon Street New Westminster, BC

778-883-2024 christa@lodgecraft.ca

PROJECT NO.: 20-012

PROJECT TITLE:

DAVEY HOUSE 1907 HERITAGE REVITALISATION **AGREEMENT** 221 TOWNSEND PLACE NEW WESTMINSTER, BC

HERITAGE HOUSE: COLOURED ELEVATIONS

DWG. START DATE: SCALE:

MAR. 2020

A-4 C









COPPRIGHT OF THIS DRAWING AND DESIGN IS RESERVED BY LODGE CRAFT. THE BRAWING AND ALL ASSOCIATED DOCUMENTS ARE AN INSTRUMENT OF SERVICE OF THE DESIGNER. THE DRAWING AND THE INFORMATION CONTAINED THEREIN ARE TO BE USED FOR THIS PROJECT ONLY AND DAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN DEBURSHIM YOUR COOKS CRAFT.

DO NOT SCALE THIS DRAWING,

CONTRACTORS SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PR TO COMMENCEMENT OF THE WORK AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY OR OMISSION TO THE DESIGNER.

ATE: ISSUE/REVISION
M/D

16 ISSUED FOR HRA REZONING

MATERIALS KEY

- ASPHALT SHINGLES, IKO ROYAL ESTA
- B ALUM. GUTTERS W/ RWLS, COLOUR: SLATE GREY
- C 1x4 T&G WOOD SOFFITS, COLOUR: TBD
- _
- D FIBRE-CEMENT HORZ'L SIDING W/ 6" EXP. COLOUR: JH10-20 ARCTIC WHITE
- TYP. WOOD TRIMS, COLUMNS, BRACKETS, STAIRS & RAILINGS COLOUR: RAL7031 BLUE GREY
- F DBL. GLAZED VINYL WINDOW COLOUR: BLACK
- G GLAZED FIBERGLASS DO
- H WOOD PORCH FLOOR & STEPS COLOUR: PORCH GREY (BM VC-24)
- J LATTICE COLOUR: TBD



1003-420 Carnarvon Street New Westminster, BC V3L 5P1 Canada

778-883-2024 christa@lodgecraft.ca

PROJECT NO.: 20-012

PROJECT TITLE:

DAVEY HOUSE 1907
HERITAGE REVITALISATION
AGREEMENT
221 TOWNSEND PLACE
NEW WESTMINSTER, BC

DRAWING TITI

INFILL HOUSE: ELEVATIONS

DWG. START DATE: MAR. 2

SCALE: 1/4"=1

REVISION NO.: 0

A-7C





COPYRIGHT OF THIS DRAWING AND DESIGN IS RESERVED BY LODGE CRAFT.

THE GRAWING AND ALL ASSOCIATED DOCUMENTS ARE AN INSTRUMENT OF

SERVICE OF THE DESIGNER. THE DRAWING AND THE INFORMATION.

CONTAINED THEREIN ARE TO BE USED FOR THIS PROJECT ONLY AND MAY

NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN

PERMISSION OF LODGE CRAFT.

DO NOT SCALE THIS DRAWING,

CONTRACTORS SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS F TO COMMENCEMENT OF THE WORK AND IS HELD RESPONSIBLE FOR

DATE: ISSUE/REVISION
Y/M/D
20/07/16 ISSUED FOR HRA REZONING



1003-420 Carnarvon Street New Westminster, BC V3L 5P1 Canada

778-883-2024 christa@lodgecraft.ca

PROJECT NO.: 20-012

PROJECT TITLE:

DAVEY HOUSE 1907
HERITAGE REVITALISATION
AGREEMENT
221 TOWNSEND PLACE
NEW WESTMINSTER, BC

DRAWING TIT

TOWNSEND PLACE: COLOURED STREET ELEVATIONS

DWG. START DATE:

SCALE:

REVISION NO.:

MAY. 2020 1/4"=1'-0"

A-8