

DEVELOPMENT STATISTICS				
EXISTING CIVIC	11950 CLARK DRIVE			
LEGAL DESCRIPTION	LOT 25 PLAN NUP 726558 SECTION 1 TOWNSHIP NUD			
PID	000-595-161			
	LOT 1		LOT 2	
PROPOSED ZONING	R56		R56	
LOT AREA	510.0		584.0	
	ALLOWED	PROPOSED	ALLOWED	PROPOSED
LOT WIDTH	13.00	15.45	13.00	13.20
AVERAGE LOT DEPTH	30.00	33.10	30.00	35.10
FLOOR AREAS				
	ALLOWED	PROPOSED	ALLOWED	PROPOSED
INGROUND BASEMENT		11.5		111.2
BASEMENT PROJECTION	N/A			41.2
MAIN FLOOR		11.5		111.2
SECOND FLOOR		103.1		56.6
COACH HOUSE MAIN		N/A		54.0
COACH HOUSE UPPER		N/A		54.0
LESS GARAGE		-40.0		-40.0
LESS INGROUND		-13.3		-112.2
LESS COACH		N/A		-42.0
TOTAL FLOOR AREA (CARPED)	275.0	275.0	275.0	275.0
AS A PERCENTAGE	48.2%	48.2%	47.8%	47.1%
FRONT YARD LANDSCAPING				
FRONT YARD AREA	74.6		54.9	
LESS DRIVEWAY	21.5		0.0	
ELIGIBLE FOR LANDSCAPE	43.1		54.9	
50% REQUIRED	23.6		28.5	
PROVIDED		39.2		52.1
AS A PERCENTAGE	50.0%	83.2%	50.0%	91.5%
IMPERMEABILITY				
PATHS		8.3		6.2
DRIVEWAY		35.5		84.2
STEPS / CULOVAT		11.1		3.3
DECK		41.5		45.5
FRONT PORCH		6.1		4.3
COACH PORCH		N/A		5.3
COACH		N/A		54.0
PRINCIPAL		11.5		111.2
TOTAL LOT IMPERMEABLE	342	281.0	350.4	312.2
AS A PERCENTAGE	60.0%	45.4%	60.0%	54.5%
LOT COVERAGE				
FRONT PORCH		6.1		4.3
PRINCIPAL		11.5		111.2
BACK DECK		41.6		45.5
COACH		N/A		54.0
COACH PORCH		N/A		5.3
TOTAL LOT COVERAGE	228.0	215.6	224.4	220.3
AS A PERCENTAGE	48.0%	36.5%	40.0%	37.8%
SETBACKS				
FRONT YARD	5.0	6.0	5.0	6.0
EXTERIOR SIDE YARD	3.5	N/A	3.5	3.5
WEST SIDEYARD	1.5	1.5	1.5	1.5
EAST SIDEYARD	1.5	1.5	1.5	N/A
REAR YARD	9.0	9.3	9.0	13.2
BUILDING SEPARATION	N/A	N/A	1.5	6.3
COACH REAR YARD	N/A	N/A	1.0	1.5
WEST YARD	N/A	N/A	1.5	1.4
EAST YARD	N/A	N/A	1.5	1.5
FRONT YARD	N/A	N/A	25.0	28.6
DRIVEWAY AT FL	4'-6"	5.5	4'-6"	5.1
HEIGHT				
PRINCIPAL HOUSE RIDGE	9.5	N/A	9.5	9.5
PRINCIPAL HOUSE MD	8	8	8	8
STORIES	2.5	2.5	2.5	2.5
COACH RIDGE	N/A	N/A	1	N/A
COACH MD	N/A	N/A	6.75	6.75
STORIES	N/A	N/A	1	2
PARKING				
ENCLOSED	1.0	2.0	1.0	1.0
OPEN - DEDICATED	1.0	2.0	1.0	3.0
TOTAL	2.0	4.0	2.0	4.0

1200 West 73rd Avenue Suite 1100  
Vancouver BC V6P 6G5 P. 604-268-4877

www.HEARTHworks.ca

**BUILDER'S RESPONSIBILITY TO LAYOUT WORK**

It is the Builder's responsibility to lay out & carry out the work as indicated in the contract documents. It is therefore necessary for the Builder to pay very close attention to actual site conditions, quantities and conditions which may vary from those indicated on the drawings.

Any discrepancies when the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.

Written directions shall have precedence over scaled dimensions.

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Revisions

No.	Date	Details	By
1	MAR 8 2022	INITIAL REVIEW	HAI
2	APR 6 2022	CLIENT REVIEW	HAI
3	JAN 19 2023	COORD	HAI
4	FEB 10 2023	COORD	HAI
5	FEB 13 2023	CLIENT REVIEW	HAI
6	NOV 17 2023	LU APP	HAI
7	JAN 10 2024	LU APP	HAI
8	APR 23 2025	COORD	HAI
9	MAY 22 2025	LU APP - REV1	HAI

Project

SEIDEL  
SUBDIVISION

11950 CLARK DRIVE  
NORTH DELTA BC

Drawing Title

PROPOSED SITE PLAN

Date	MAR 2022	Project No.	2204
Scale	1"=60'	Drawing No.	
Drawn By	HAI		
Approved By	VJM		

SKI

PLAN OF TOPOGRAPHY SHOWING  
PROPOSED SUBDIVISION ON  
LOT 25, SECTION 1, TOWNSHIP 4,  
NEW WESTMINSTER DISTRICT, PLAN 29658

B.C.G.S. 92G.016

SCALE: 1:250

CIVIC: #11990 CLARK DRIVE, DELTA, B.C.

LEGEND:

- OCM DENOTES CONTROL MONUMENT FOUND.  
OIP DENOTES IRON BAR POST FOUND.  
CB DENOTES CATCH BASIN.  
MHSAN DENOTES SANITARY MANHOLE.  
MSTM DENOTES STORM MANHOLE.  
LB DENOTES LAWN BASIN.  
PP DENOTES POWER POLE.  
HYD DENOTES HYDRANT.  
WV DENOTES WATER VALVE.  
GV DENOTES GAS VALVE.  
EB DENOTES ELECTRICAL BOX.  
LS DENOTES LIGHT STANDARD.  
DCH DENOTES DITCH/SWALE.  
WM DENOTES WATER METER.  
XXX DENOTES EXISTING ELEVATION.  
XXX(X) DENOTES EXISTING RETAINING WALL ELEVATION.  
SS DENOTES PROPOSED ELEVATION.  
Sq.m DENOTES SQUARE METRES.  
P DENOTES PROPERTY LINE.  
F DENOTES DIRECTION OF OVERLAND FLOW.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF, UNLESS SHOWN OTHERWISE.  
-THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 13 "CITY OF DELTA" (NAD83(CRS) 4.0, BC, 1, GVRD).  
-GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 84H9452 AND 84H9451 (NAD83(CRS) 4.0, BC, 1, GVRD).  
-ELEVATIONS ARE GEODETIC, SHOWN IN METRES AND DERIVED FROM CITY OF DELTA INTEGRATED MONUMENT NO. 84H9451 ELEV. = 48.665m (CVD2963(RD2018)).  
-FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH WATSON AND BARNARD LAND SURVEYING.

PROPERTY:

- THIS PLAN IS NOT A BOUNDARY SURVEY.  
-LOT DIMENSIONS ARE DERIVED FROM PLAN 29658.  
-LOT DIMENSIONS ARE SUBJECT TO CHANGE UPON SURVEY OF THE BOUNDARIES.  
-OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

DESIGN:

- CURRENT ZONING: RS1  
PROPOSED ZONING:  
PROPOSED LOT 1: RS6  
PROPOSED LOT 2: RS6  
HOUSE DESIGNER TO CONFIRM ZONING & BUILDING ENVELOPE PRIOR TO DESIGN

- MOVE PROPOSED GARDEN SUITE, JUNE 15, 2025 (AJ)  
UPDATE TREES TO MATCH ARBORIST REPORT, MAY 6, 2025 (AJ)  
REVISED BUILDING FOOTPRINT FOR LOT 2 ADDED ON APRIL 29, 2025 (JK)  
UPDATE LOT 2 PROPOSED ZONING, APRIL 17, 2025 (AJ)  
UPDATE LOT AREAS AND PROPOSED ZONING, NOV 20, 2023 (AJ)  
BUILDING FOOTPRINT ADDED ON NOVEMBER 27, 2023 (JK)  
UPDATED TREES DETAIL ON JANUARY 12, 2023 (JK)

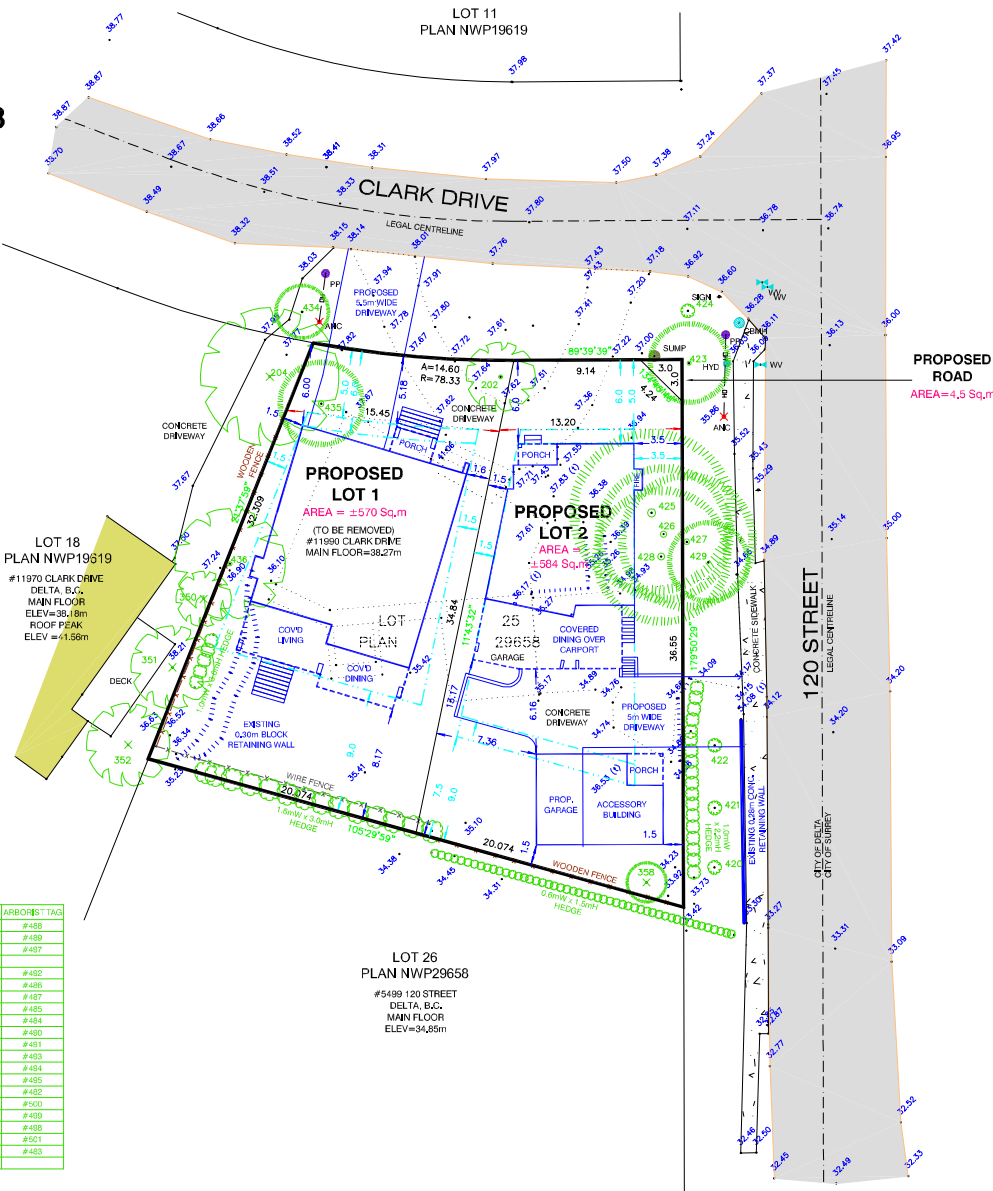
THIS 17th DAY OF JANUARY, 2022

Andrew  
Jenkins 7EUQ12

ANDREW D. JENKINS (983) B.C.L.S.

POINT #	TRUNK O	TYPE	CROWN O	ARBORIST TAG
436	0.30	DECID.	6.0	#486
435	0.50	CONIF.	6.0	#489
434	0.15	CONIF.	4.0	#487
429	0.15	CONIF.	6.0	#482
428	0.50	CONIF.	10.0	#485
427	0.40	CONIF.	15.0	#487
426	0.45	CONIF.	10.0	#485
425	0.50	CONIF.	12.0	#484
424	0.30	DECID.	1.0	#480
423	0.30	CONIF.	6.0	#481
422	0.08	DECID.	1.0	#483
421	0.07	DECID.	1.0	#484
420	0.05	DECID.	1.0	#485
359	CLUSTER	CONIF.	3.0	#482
357	CLUSTER	DECID.	6.0	#500
351	CLUSTER	DECID.	6.0	#489
350	2x0.22	DECID.	4.0	#488
204	0.25 3x0.20 2x0.15	DECID.	10.0	#501
202	0.30	DECID.	5.0	#483

SEC. 1 TP. 4 NWD



WATSON & BARNARD  
B.C. LAND SURVEYORS  
1524-56th STREET  
DELTA, B.C. V4L 2A8  
TEL. 943-9433 FAX 943-0421

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT  
CITY OF DELTA

FILE: 30937PSD DATE: 2025/06/15 MAP: J-1(S)

SERVER: J08530937DRAWINGS/TOPO/30937PSD.DWG (M20 000095-161 PK