



**PROPOSED DUPLEX
5443 PATON DRIVE
DELTA, BC
V4K 2G4**

PROJECT: 2022-002

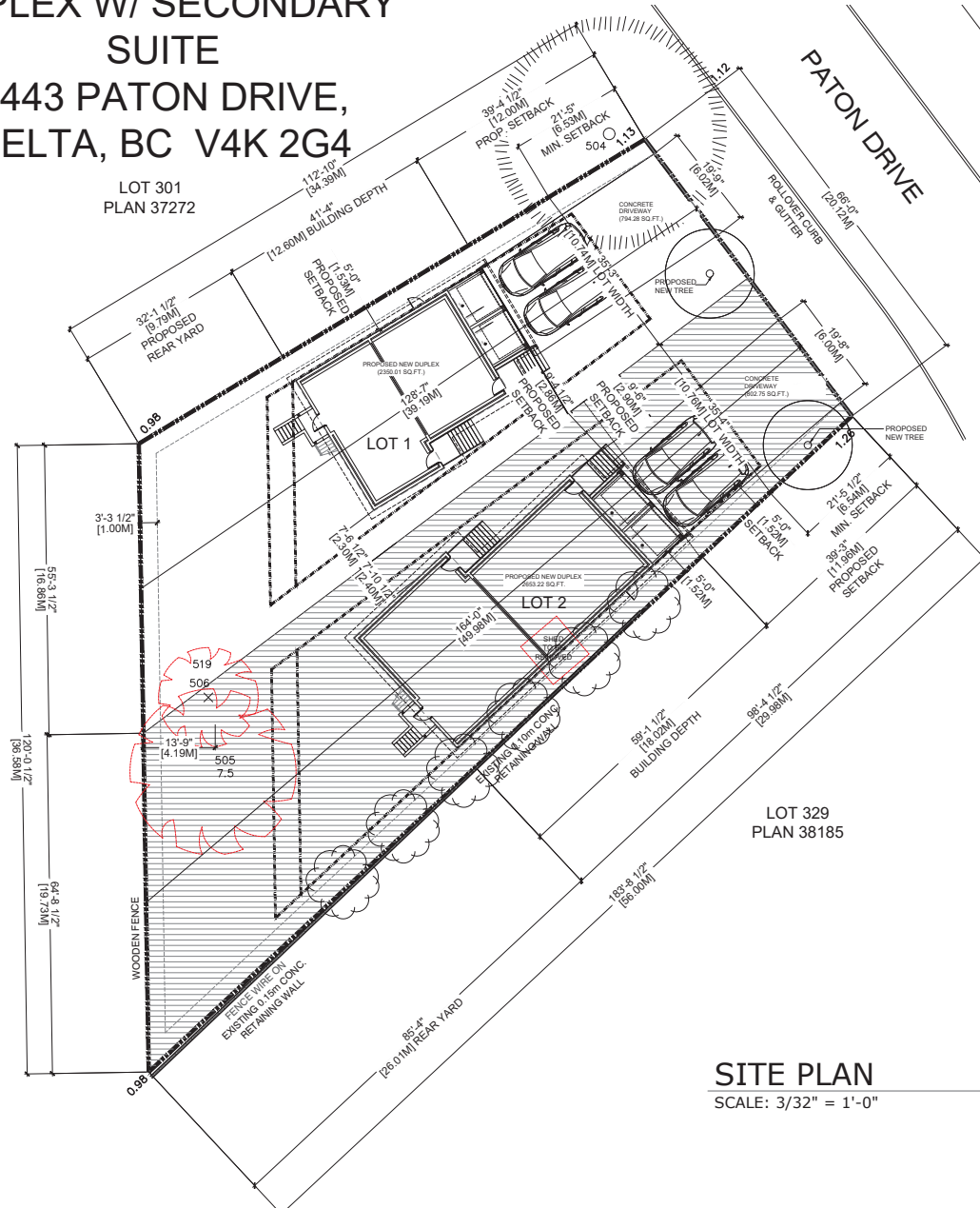
Note: This drawing is the property of the Owner and may not be reproduced or used without the expressed consent of the Owner. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Owner and obtain clarification prior to commencing work. Do not scale the drawings.

TITLE:	SITE PLAN
DATE:	AUGUST 6, 2024
SCALE:	3/32" = 1'-0"
DRAWN:	D KWAN
REVISION:	
ISSUED FOR PERMIT:	
ISSUED FOR TENDER:	
ISSUED FOR CONSTRUCTION:	

DWG. NO.: **P1.0**

**PROPOSED SUBDIVISION
DUPLEX W/ SECONDARY
SUITE
5443 PATON DRIVE,
DELTA, BC V4K 2G4**

LOT 301
PLAN 37272



SITE PLAN
SCALE: 3/32" = 1'-0"

PROPOSED SUBDIVISION 11.70.8:

LOT AREA:

MIN. REQUIRED [11.70.8]:	3605.91 ft ²	[335m ²]
PROPOSED LOT AREA:	5088.28 ft ²	[472.71 m ²]

LOT WIDTH:

MIN. REQUIRED [11.70.8]:	36'-1"	[11m]
PROPOSED SITE (LOT 1):	35'-3"	[10.74m]

LOT DEPTH:

AVERAGE MIN. REQUIRED [11.70.8]:	98'-5"	[30m]
PROPOSED SITE (LOT 1):	125'-7"	[38.19m]

PROPOSED DUPLEX 11.70.8:

SET BACKS 11.70.6:

MIN. FRONT YARD SETBACK [11.70.6]:	16'-5"	[5.0m]
PROPOSED FRONT YARD SETBACK:	39'-4 1/2"	[12.0m]
MIN. INTERIOR SIDE [11.70.6]:	4'-11"	[1.5m]
PROPOSED INTERIOR SIDE (NORTH):	5'-0"	[1.53m]
PROPOSED INTERIOR SIDE (SOUTH):	9'-4 1/2"	[2.86m]
MIN. REAR YARD SETBACK [11.70.6]:	29'-6 1/2"	[9.0m]
PROPOSED REAR SETBACK:	32'-1 1/2"	[9.79m]

HEIGHT 11.70.7:

MAX STOREY [11.70.7]:	2.5	
PROPOSED STOREY:	2.5	
MAX MID-ROOF [11.70.7]:	26'-3"	[8m]
MAX ROOF PITCH [11.70.7]:	31'-2"	[9.5m]

DENSITY:

MAX. ALLOWED [11.70.4(a)]:	50% OF SITE AREA	2544.14 ft ²	[236.35 m ²]
----------------------------	------------------	-------------------------	--------------------------

PROPOSED FSR:

UNIT 1 SECONDARY SUITE (LOWER LVL)	558.05 ft ²	
UNIT 2 SECONDARY SUITE (LOWER LVL)	1622.78 ft ²	
TOTAL LOWER LEVEL AREA:	1180.84 ft ²	[109.70 m ²]
LOWER LEVEL:	1180.84 ft ²	
MAIN LEVEL:	1169.17 ft ²	
ATTIC LEVEL:	575.38 ft ²	
TOTAL MAX. FLOOR AREA EXCL. ATTIC:	2350.01 ft ²	[218.32 m ²]

PROPOSED LOT COVERAGE:

MIN. REQUIRED (40% OF SITE):	2035.31 ft ²	[189.09 m ²]
DUPLEX (INC. EAVES):	1458.78 ft ²	
GARAGE (INC. EAVES):	558.27 ft ²	
TOTAL LOT COVERAGE:	2027.05 ft ²	[188.31 m ²]

PROPOSED IMPERMEABLE:

MIN. REQUIRED (60% OF SITE):	3052.97 ft ²	[283.63 m ²]
DUPLEX (INC. STAIRS):	1299.39 ft ²	
CONCRETE DRIVEWAY:	861.26 ft ²	
GARAGE:	423.78 ft ²	
TOTAL LOT COVERAGE:	2584.41 ft ²	[240.10 m ²]

PROPOSED FRONT YARD LANDSCAPED:

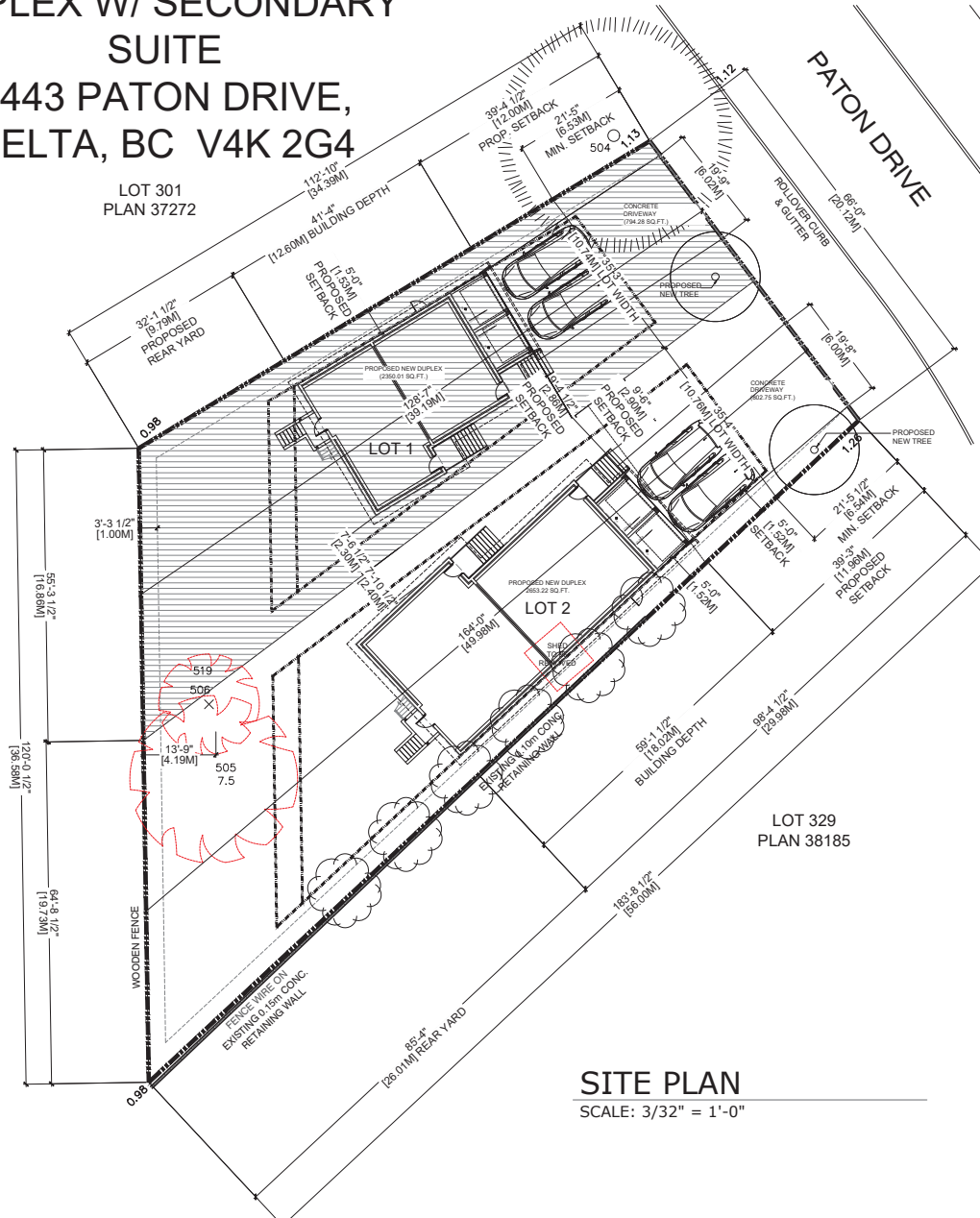
FRONT YARD:	1447.54 ft ²	[134.48 m ²]
MIN. REQUIRED (50% OF FRONT YARD):	723.77 ft ²	[67.24 m ²]
PROPOSED:	677.64 ft ²	[62.95 m ²]



PROPOSED SUBDIVISION DUPLEX W/ SECONDARY SUITE

5443 PATON DRIVE, DELTA, BC V4K 2G4

LOT 301
PLAN 37272



SITE PLAN
SCALE: 3/32" = 1'-0"

PROPOSED SUBDIVISION 11.70.8:

LOT AREA:

MIN. REQUIRED [11.70.8]:	3605.91 ft ²	[335m ²]
PROPOSED LOT AREA:	6799.80 ft ²	[631.72m ²]

LOT WIDTH:

MIN. REQUIRED [11.70.8]:	36'-1"	[11m]
PROPOSED SITE (LOT 2):	35'-4"	[10.76m]

LOT DEPTH:

AVERAGE MIN. REQUIRED [11.70.8]:	98'-5"	[30m]
PROPOSED SITE (LOT 2):	164'-4"	[49.98m]

PROPOSED DUPLEX 11.70.8:

SET BACKS 11.70.6:

MIN. FRONT YARD SETBACK [11.70.6]:	15'-5"	[5.0m]
PROPOSED FRONT YARD SETBACK:	39'-3"	[11.96m]
MIN. INTERIOR SIDE [11.70.6]:	4'-11"	[1.5m]
PROPOSED INTERIOR SIDE (NORTH):	9'-6"	[2.90m]
PROPOSED INTERIOR SIDE (SOUTH):	5'-0"	[1.52m]
MIN. REAR YARD SETBACK [11.70.6]:	29'-6 1/2"	[9m]
PROPOSED REAR SETBACK:	85'-4"	[26.01m]

HEIGHT 11.70.7:

MAX STOREY [11.70.7]:	2.5	
PROPOSED STOREY:	2.5	
MAX MID-ROOF [11.70.7]:	26'-3"	[8m]
MAX ROOF PITCH [11.70.7]:	31'-2"	[9.5m]

DENSITY:

MAX. ALLOWED [11.70.4(a)]:	% OF SITE AREA	250.00 m ²
PROPOSED:	2690.86 ft ²	[250.00 m ²]

PROPOSED FSR:

UNIT 1 SECONDARY SUITE (LOWER LVL):	628.59 ft ²	
UNIT 2 SECONDARY SUITE (LOWER LVL):	702.50 ft ²	
TOTAL LOWER LEVEL AREA:	1331.09 ft ²	[123.66 m ²]
LOWER LEVEL:	1331.09 ft ²	
MAIN LEVEL:	1322.13 ft ²	
ATTIC LEVEL:	642.67 ft ²	
TOTAL MAX. FLOOR AREA EXCL. ATTIC:	2653.22 ft ²	[246.49 m ²]

PROPOSED LOT COVERAGE:

MIN. REQUIRED (40% OF SITE):	2719.92 ft ²	[252.69 m ²]
DUPLEX (INC. EAVES):	1635.17 ft ²	
GARAGE (INC. EAVES):	558.27 ft ²	
TOTAL FLOOR AREA:	2203.44 ft ²	[204.71 m ²]

PROPOSED IMPERMEABLE:

MIN. REQUIRED (60% OF SITE):	4079.88 ft ²	[379.03 m ²]
DUPLEX (INC. STAIRS):	1462.08 ft ²	
CONCRETE DRIVEWAY:	861.26 ft ²	
GARAGE:	423.76 ft ²	
TOTAL LOT COVERAGE:	2747.10 ft ²	[255.21 m ²]

PROPOSED FRONT YARD LANDSCAPED:

FRONT YARD:	1443.91 ft ²	[134.13 m ²]
MIN. REQUIRED (50% OF FRONT YARD):	721.90 ft ²	[67.07 m ²]
PROPOSED:	641.06 ft ²	[59.56 m ²]

PROPOSED DUPLEX 5443 PATON DRIVE DELTA, BC V4K 2G4

PROJECT: 2022-002

Note: This drawing is the property of the Owner and may not be reproduced or used without the expressed consent of the Owner. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Owner and obtain clarification prior to commencing work. Do not scale the drawings.

TITLE:	SITE PLAN
DATE:	AUGUST 6, 2024
SCALE:	3/32" = 1'-0"
DRAWN:	D KWAN
REVISION:	
ISSUED FOR PERMIT:	
ISSUED FOR TENDER:	
ISSUED FOR CONSTRUCTION:	

DWG. NO.: **P2.0**

PLAN OF TOPOGRAPHY SHOWING PROPOSED SUBDIVISION ON LOT 300, DISTRICT LOT 116, GROUP 2, NEW WESTMINSTER DISTRICT, PLAN 37272

B.C.G.S. 92G.015

SCALE: 1:250

CIVIC: #5443 PATON DRIVE, DELTA, B.C.

PID:006-574-149

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250 (C SIZE)

LEGEND:

- OCM DENOTES CONTROL MONUMENT FOUND.
- CIP DENOTES IRON BAR POST FOUND.
- CB DENOTES CATCH BASIN.
- MHSAN DENOTES SANITARY MANHOLE.
- MHSTM DENOTES STORM MANHOLE.
- LB DENOTES LAWN BASIN.
- PP/UP DENOTES POWER POLE/ UTILITY POLE.
- PP DENOTES POWER POLE WITH TRANSFORMER.
- HYD DENOTES HYDRANT.
- WV DENOTES WATER VALVE.
- GV DENOTES GAS VALVE.
- EB DENOTES ELECTRICAL BOX.
- LS DENOTES LIGHT STANDARD.
- DENOTES DITCH/SWALE.
- DENOTES WATER METER.
- DENOTES EXISTING ELEVATION.
- DENOTES EXISTING RETAINING WALL ELEVATION.
- DENOTES PROPOSED ELEVATION.
- DENOTES SQUARE METRES.
- DENOTES PROPERTY LINE.
- DENOTES DIRECTION OF OVERLAND FLOW.
- DENOTES SIGN.

NOTES:

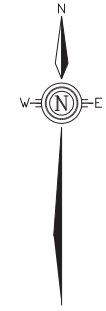
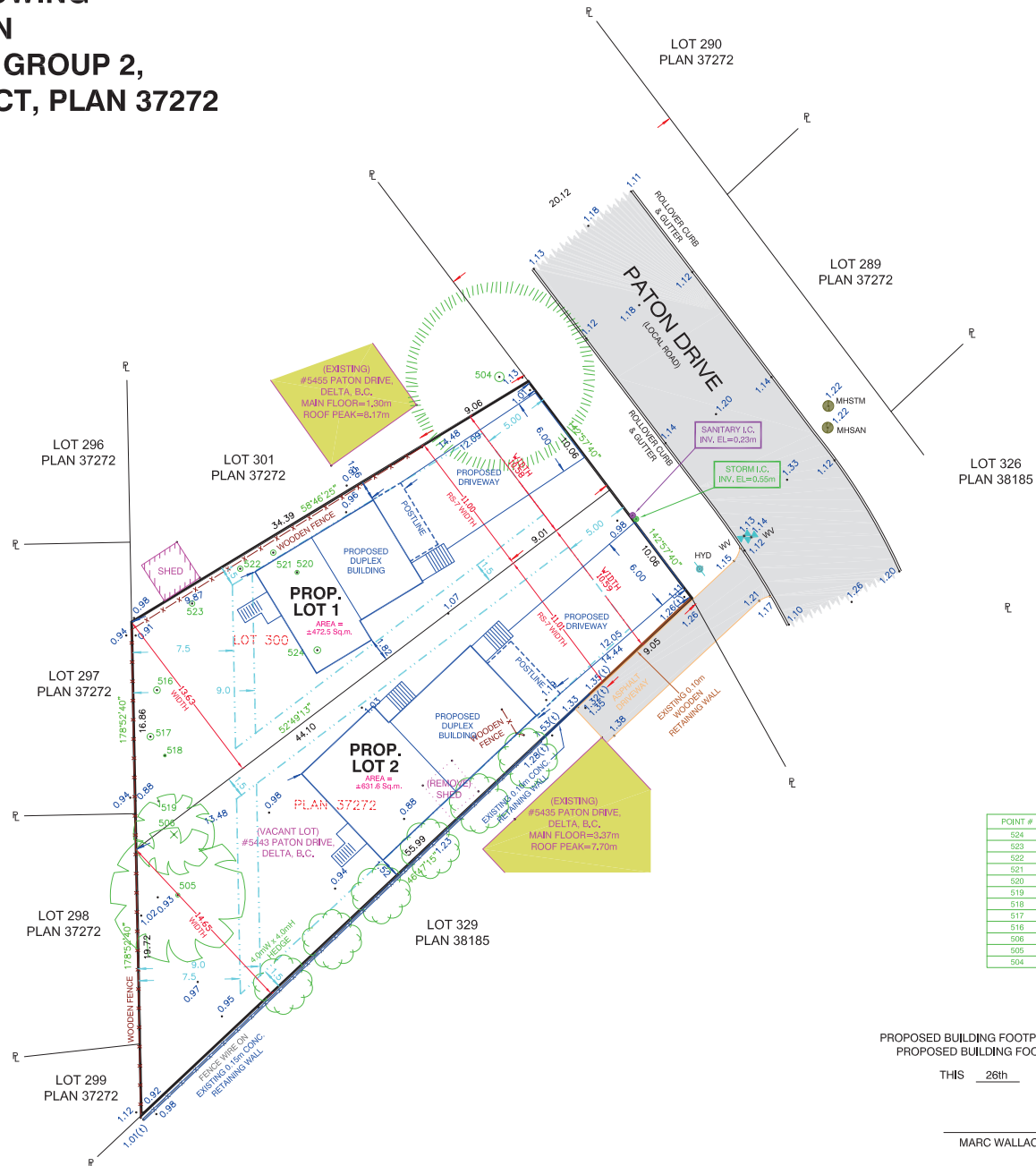
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF, UNLESS SHOWN OTHERWISE.
- THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No. 13 'CITY OF DELTA' NAD83(CRS) 4.0,0.BC.1.MVRD.
- GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 86H2448 AND 86H2447 (NAD83(CRS) 4.0,0.BC.1.MVRD).
- ELEVATIONS ARE GEODETIC, SHOWN IN METRES AND DERIVED FROM CITY OF DELTA INTEGRATED MONUMENT NO. 86H2448 ELEV. = 1.490m (CVD286GVRD2018).
- 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 37272
- LOT DIMENSIONS ARE SUBJECT TO CHANGE UPON SURVEY OF THE BOUNDARIES.
- OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.
- SEE RESTRICTIVE COVENANT (BUILDING SCHEME) ON TITLE: CA9371167

DESIGN:

- CURRENT ZONING: RS-2
- PROPOSED ZONING: RS-7
- HOUSE DESIGNER TO CONFIRM ZONING & BUILDING ENVELOPE PRIOR TO DESIGN



TREE LIST			
POINT #	TRUNK Ø	TYPE	CROWN Ø
524		STUMP WITH DIA. 0.50m	
523		STUMP WITH DIA. 0.40m	
522		STUMP WITH DIA. 0.40m	
521		STUMP WITH DIA. 0.40m	
520		STUMP WITH DIA. 0.30m	
519		STUMP WITH DIA. 0.25m	
518		STUMP WITH DIA. 0.20m	
517		STUMP	
516		STUMP WITH DIA. 0.50m	
506	CLUSTER	DECID.	6.0
505	0.30	DECID.	10.0
504	0.70	CONIF.	14.0

PROPOSED BUILDING FOOTPRINT ADDED SEPTEMBER 9th 2024 (MW)
 PROPOSED BUILDING FOOTPRINT AMENDED JULY 28 2025(MW)
 THIS 26th DAY OF JUNE, 2024

MARC WALLACE (1048) B.C.L.S.

D.L. 116 GP. 2 NWD

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

WATSON & BARNARD
 B.C. LAND SURVEYORS
 1524 56th STREET
 DELTA, B.C., V4L 2A8
 P: 604 943 9433

FILE: 41053P5D DATE: 2025/07/28 MAP: DELTA

SERVER:\QBS\41053\DWGS\TP\41053P5D_M250_DATA\MS41053.dwg 006574-149_UK