

AVERAGE NATURAL GRADE CALCULATIONS:		
MIDPOINT #1 (NORTH)	234.08 FT	71.35
MIDPOINT #2 (WEST)	231.46 FT	70.56
MIDPOINT #3 (SOUTH)	228.70 FT	69.71
MIDPOINT #4 (EAST)	231.56 FT	70.58
AVERAGE NATURAL GRADE	231.46 FT	70.55
MAXIMUM BUILDING HEIGHT (+7.70M)	256.72 FT	78.26
PROPOSED BUILDING HEIGHT	256.29 FT	78.11

TOTAL SITE AREA =	7,995.00 SF
	742.74 SM
TOTAL BUILDING AREA =	2,263.97 SF
	210.32 SM
ORAGE ALLOWED @ 40% =	3,198.00 SF
	297.09 SM

BASEMENT FLOOR AREA	N/A
GROUND FLOOR AREA	697.73 SF
UPPER FLOOR AREA	1,191.90 SF
TOTAL NORTH UNIT "A" =	1,889.63 SF
	175.55 SM

BASEMENT FLOOR AREA	195.23	SF
GROUND FLOOR AREA	966.31	SF
UPPER FLOOR AREA	943.98	SF
<u>TOTAL SOUTH UNIT "B" =</u>	2,105.52	SF
	195.60	SM

3,995.15 SF

3,997.50 SF

231.46 FT [70.55 M]

25.26 FT [7.70 M]

256.72 FT { 78.25 M
356.74 FT { 78.24 M

FRONT YARD SETBACK (NORTH PROP LINE)
MINIMUM ALLOWED = 24.61 FT [7.50 M]
PROPOSED = 24.61 FT [7.50 M]

REAR YARD SETBACK (SOUTH PROP LINE)
MINIMUM ALLOWED = 24.61 FT [7.50 M]
PROPOSED = 32.04 FT [9.76 M]

INTERIOR SIDE YARD SETBACK (EAST PROP. LINE)
MINIMUM ALLOWED = 4.92 FT [1.50 M]
PROPOSED = 5.00 FT [1.52 M]

EXTERIOR SIDE YARD SETBACK (WEST PROP. LINE)
MINIMUM ALLOWED = 12.47 FT [3.80 M]
PROPOSED = 13.31 FT [4.05 M]

UPPER FLOOR

SOUTH UNIT "B"
943.98 SF
[87.69 SM]

NORTH UNIT "A"
1,191.99 SF
[110.73 SM]

GROUND FLOOR

GARAGE

697.73 SF
[64.81 SM]

966.31 SF
[89.77 SM]

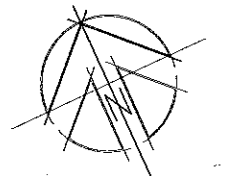
BASEMENT

GARAGE

195.23 SF
[18.13 SM]

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08/04/28	FINAL DESIGN REVIEW
08/06/06	ISSUED FOR ADVISORY D
08/08/20	REVD - ADP COMMENTS



LEGAL DESCRIPTION:
LOT 5, BLOCK 35,
SECTION 11, TOWNSHIP 1
N.W.D. PLAN 2525

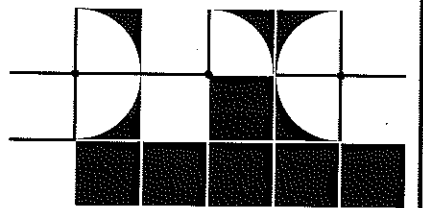
SITE PLAN & PROJECT SUMMARY

DRAWING NO.:

A110

MYKT / 040220

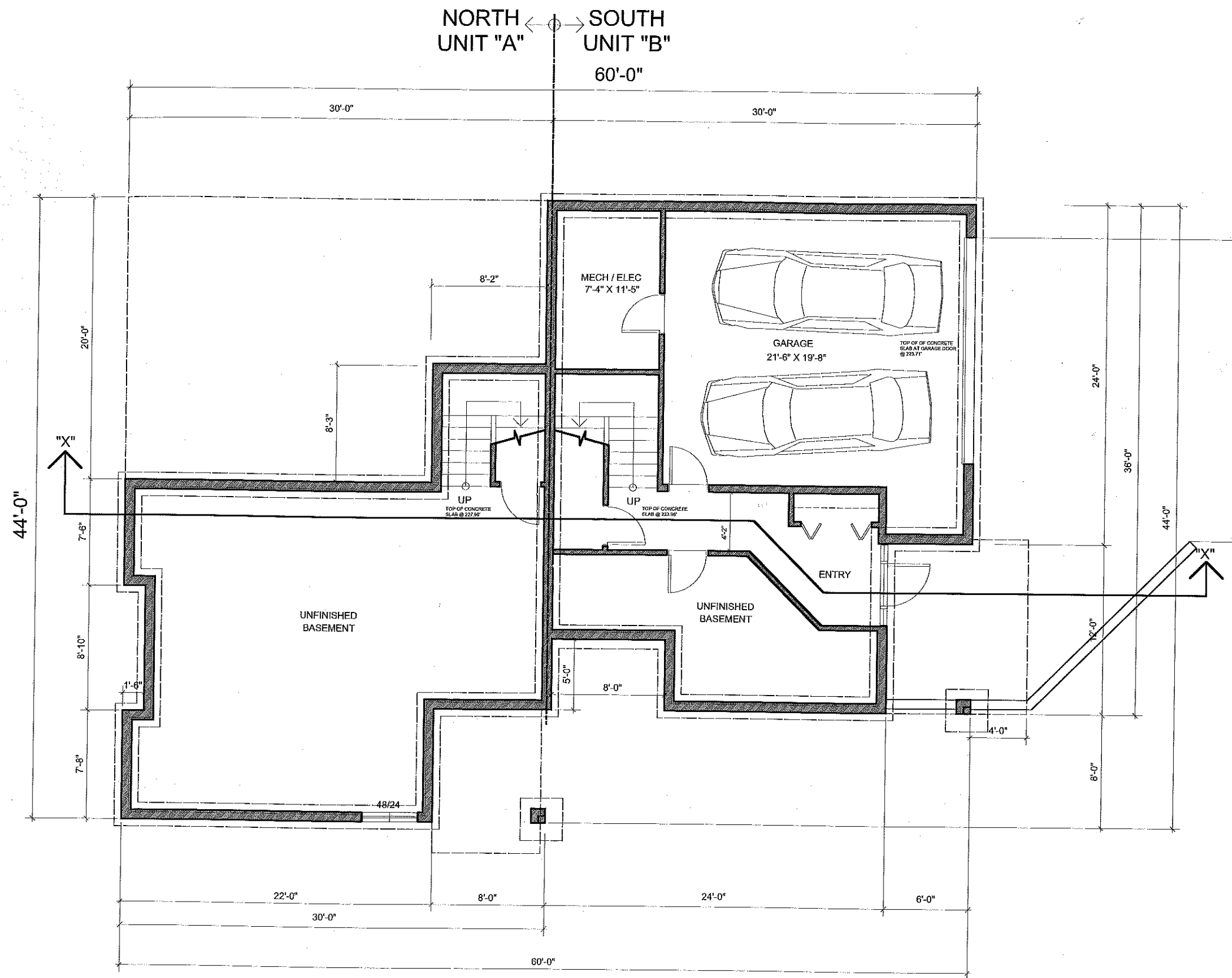
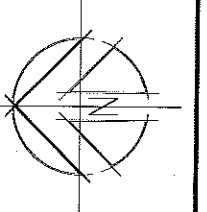
NYK 100-270



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**RESIDENTIAL DUPLEX AT
1120 JOHNSTON ROAD
WHITE ROCK, BC**

LEGAL DESCRIPTION:
LOT 5, BLOCK 35,
SECTION 11, TOWNSHIP 1
N.W.D. PLAN 2525

TITLE:

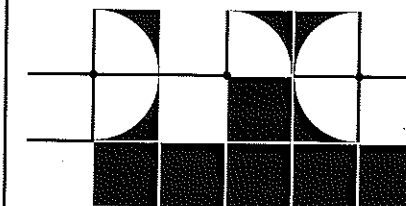
BASEMENT FLOOR PLAN

SCALE:
1/8" = 1'-0"

DATE:
08/04/21

DRAWING NO.:

A210



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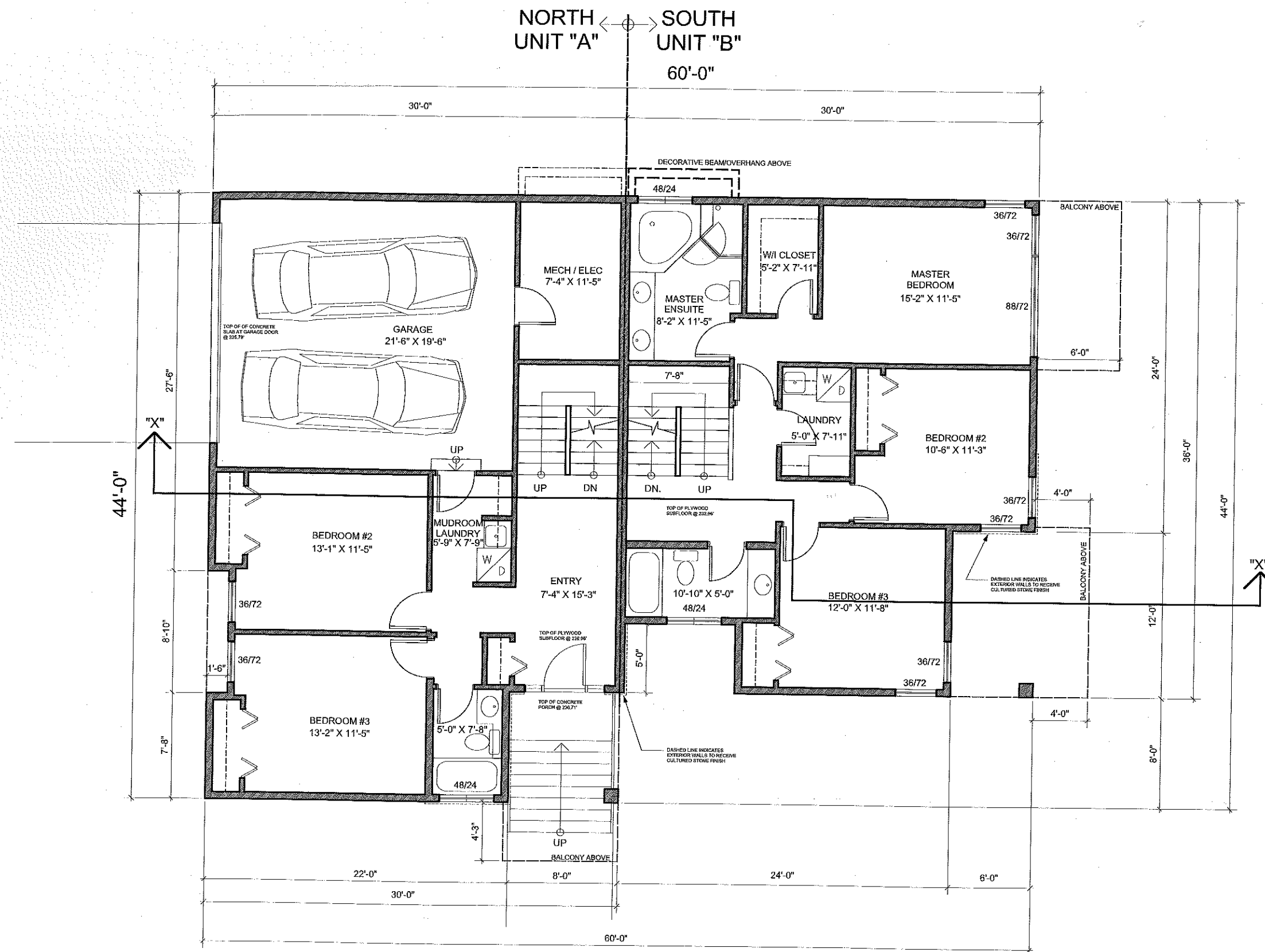
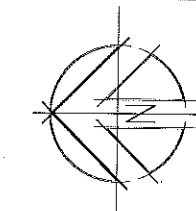
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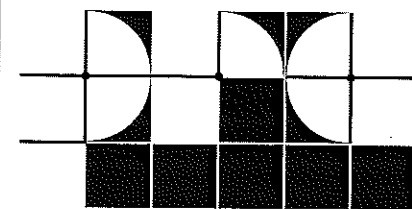
RESIDENTIAL DUPLEX AT
1120 JOHNSTON ROAD
WHITE ROCK, BC

LEGAL DESCRIPTION:
LOT 5, BLOCK 35,
SECTION 11, TOWNSHIP 1
N.W.D. PLAN 2525

TITLE:
GROUND FLOOR PLAN

SCALE:
1/8" = 1'-0"
DATE:
08/04/21

DRAWING NO.:
A220

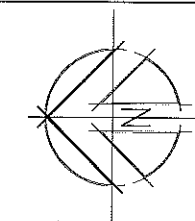


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**RESIDENTIAL DUPLEX AT
1120 JOHNSTON ROAD
WHITE ROCK, BC**

LEGAL DESCRIPTION:
LOT 5, BLOCK 35,
SECTION 11, TOWNSHIP 1
N.W.D. PLAN 2525

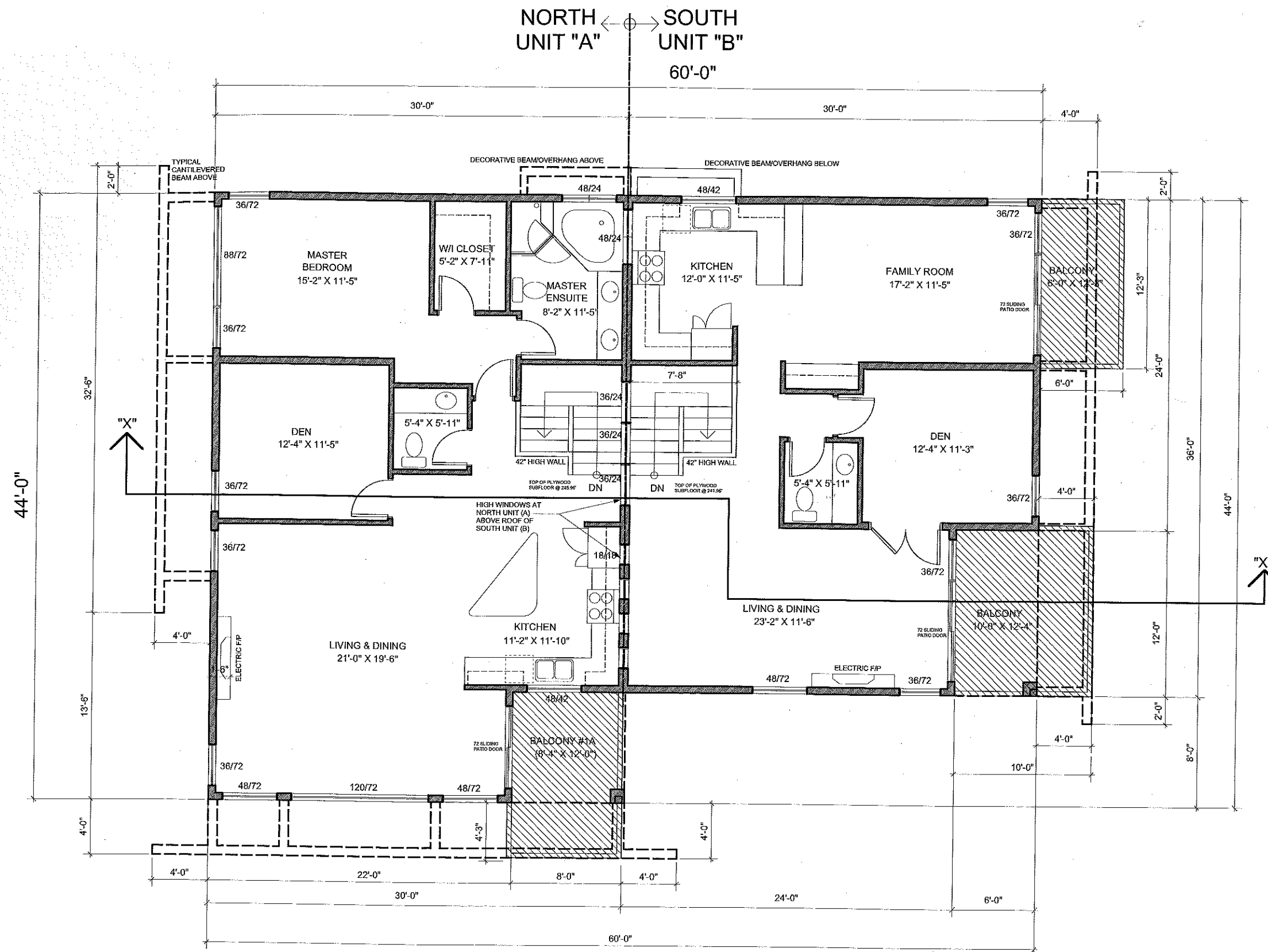
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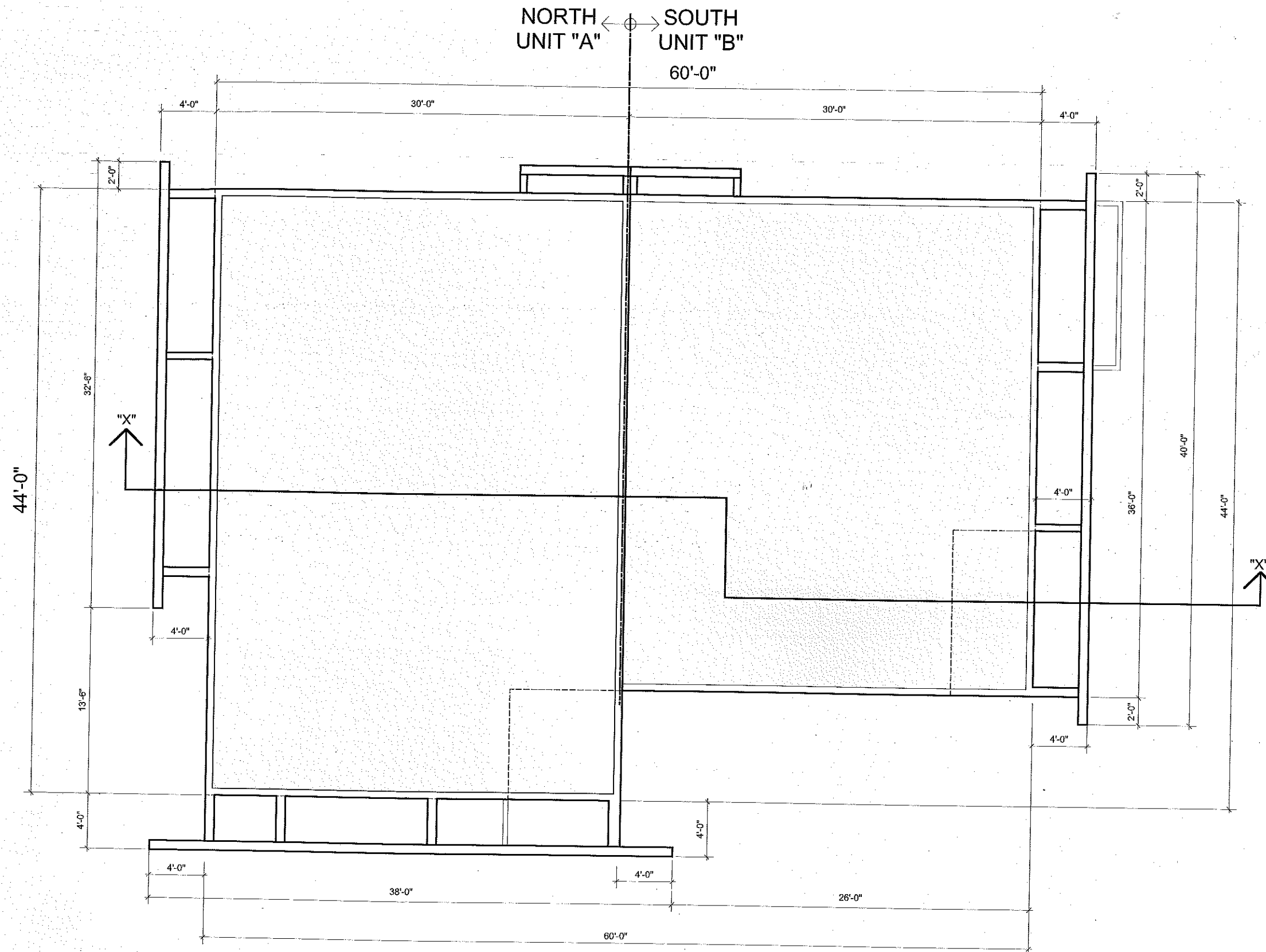
UPPER FLOOR PLAN

SCALE:
1/8" = 1'-0"
DATE:
08/04/21

DRAWING NO.:
A230

MYR 1180220

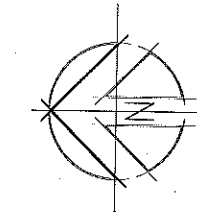




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**RESIDENTIAL DUPLEX AT
1120 JOHNSTON ROAD
WHITE ROCK, BC**

LEGAL DESCRIPTION:
LOT 5, BLOCK 35,
SECTION 11, TOWNSHIP 1
N.W.D. PLAN 2525

TITLE:

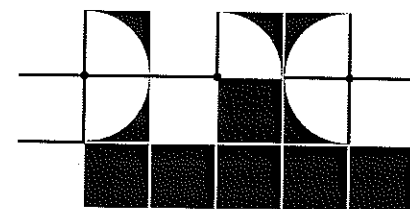
ROOF PLAN

SCALE:
1/8" = 1'-0"

DATE:
08/04/21

DRAWING NO.:

A240



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08/05/06	ISSUED FOR ADVISORY DESIGN PANEL
08/08/20	REVD - ADP COMMENTS

EXTERIOR FINISHES:

- 1A ACRYLIC STUCCO FINISH
IMASCO - FLORENTINE GOLD-2007/245A-6A
TEXTURE FFSFDB
- 1B ACRYLIC STUCCO FINISH
IMASCO - RENAISSANCE CLAY-2007/318A-6A
TEXTURE FFSFDB
- 2 CULTURED STONE VENEER
ELDORADO - CHAPEL HILL STACKED STONE
- 3 CLEAR STAINED T&G CEDAR SOFFIT W/VENTS
- 4 CLEAR ANODIZED ALUMINUM
DOUBLE - GLAZED WINDOWS
- 5 CLEAR ANODIZED ALUMINUM RAILING,
C/W FRAMELESS 12MIL GLASS PANEL
- 6 EXPOSED AGGREGATE CONCRETE STAIRS
- 7 PRE-FINISHED ALUMINUM CAP FLASHING AT
PARAPETS AND TOP OF BEAMS,
KAYCAN - CHARCOAL

RESIDENTIAL DUPLEX AT
1120 JOHNSTON ROAD
WHITE ROCK, BC

LEGAL DESCRIPTION:
LOT 5, BLOCK 35,
SECTION 11, TOWNSHIP 1
N.W.D. PLAN 2525

TITLE:

WEST ELEVATION
EAST ELEVATION

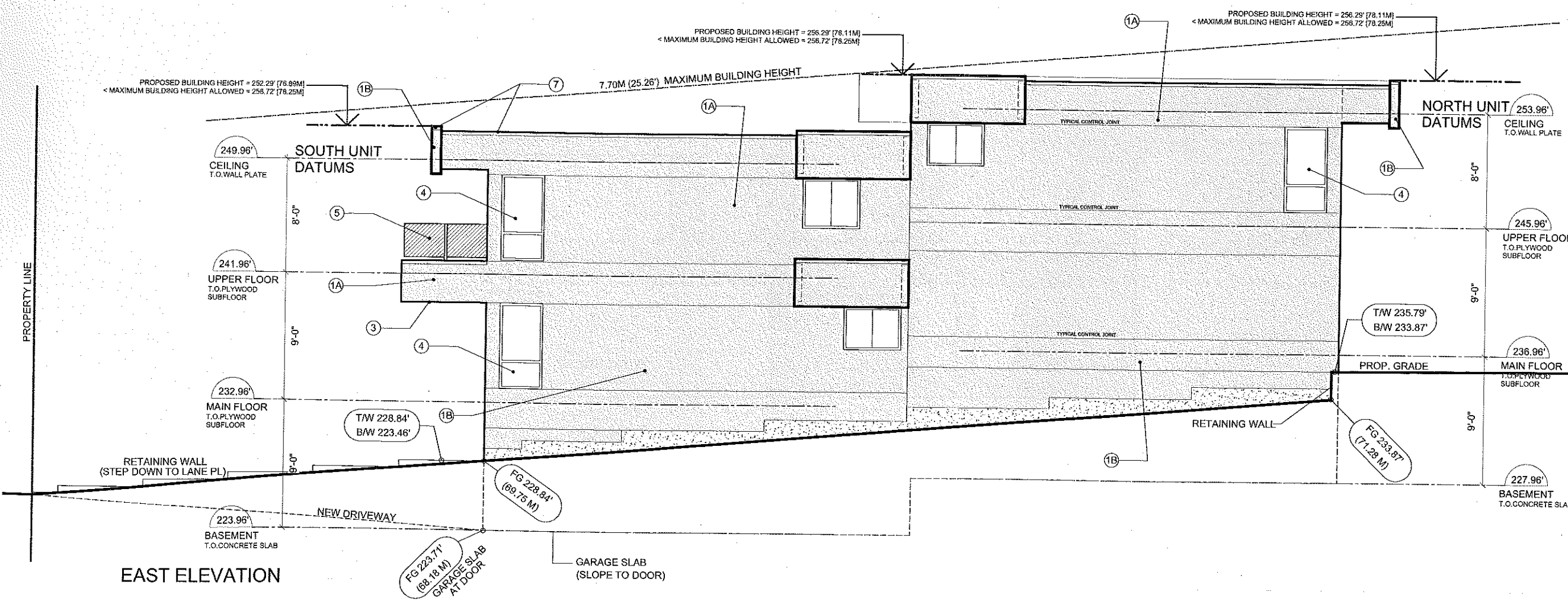
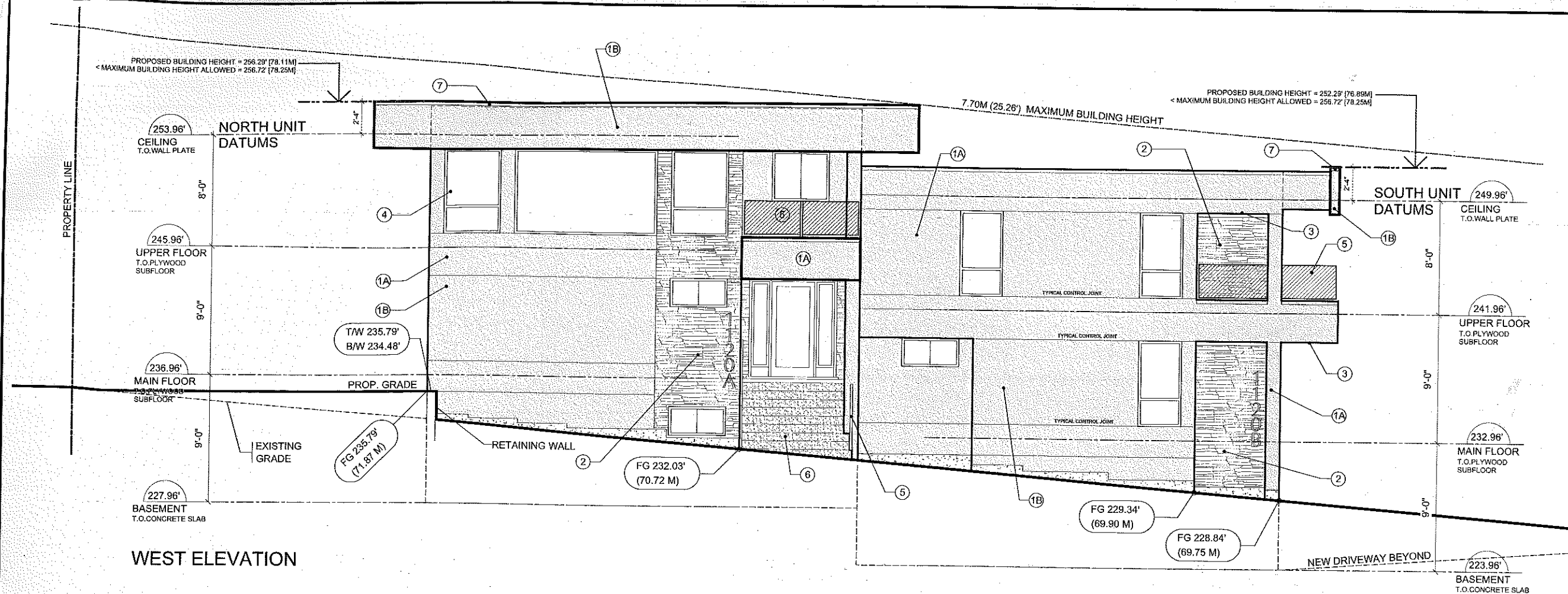
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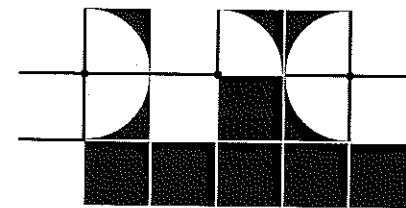
DATE:
08/04/21

DRAWING NO.:

A310

8/10/21/080220





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08/04/28	FINAL DESIGN REVIEW
08/06/08	ISSUED FOR ADVISORY DESIGN PANEL
08/08/20	REV'D - ADP COMMENTS

EXTERIOR FINISHES:

- ①A ACRYLIC STUCCO FINISH
IMASCO - FLORENTINE GOLD-2007/245A-6A
TEXTURE FFSFDB
- ①B ACRYLIC STUCCO FINISH
IMASCO - RENAISSANCE CLAY-2007/318A-6A
TEXTURE FFSFDB
- ② CULTURED STONE VENEER
ELDORADO - CHAPEL HILL STACKED STONE
- ③ CLEAR STAINED T&G CEDAR SOFFIT W/VENTS
- ④ CLEAR ANODIZED ALUMINUM
DOUBLE- GLAZED WINDOWS
- ⑤ CLEAR ANODIZED ALUMINUM RAILING,
C/W FRAMLESS 12MIL GLASS PANEL
- ⑥ EXPOSED AGGREGATE CONCRETE STAIRS
- ⑦ PRE-FINISHED ALUMINUM CAP FLASHING AT
PARAPETS AND TOP OF BEAMS,
KAYCAN - CHARCOAL

RESIDENTIAL DUPLEX AT 1120 JOHNSTON ROAD WHITE ROCK, BC

LEGAL DESCRIPTION:
LOT 5, BLOCK 35,
SECTION 11, TOWNSHIP 1
N.W.D. PLAN 2525

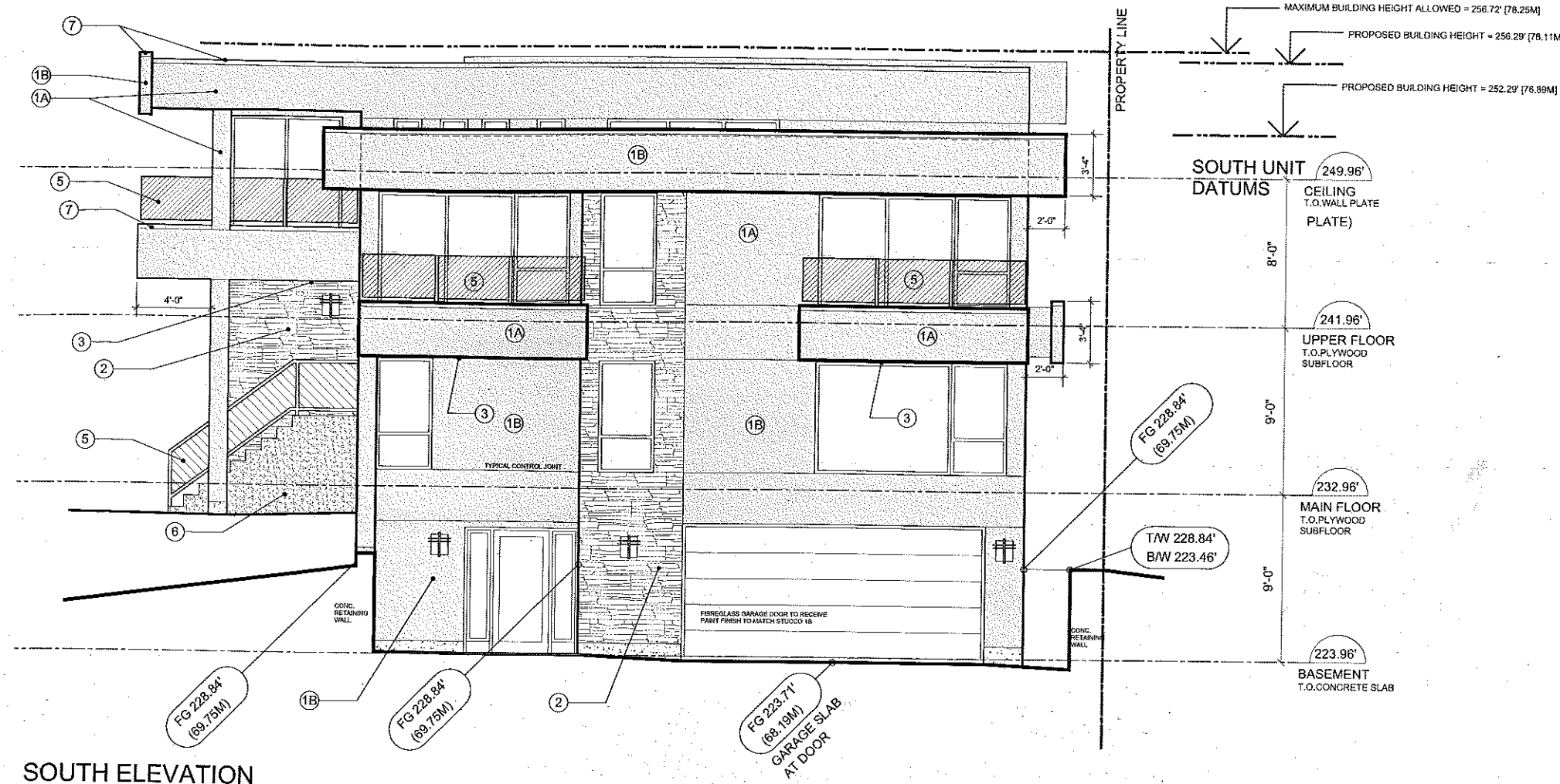
TITLE:

SOUTH ELEVATION
NORTH ELEVATION

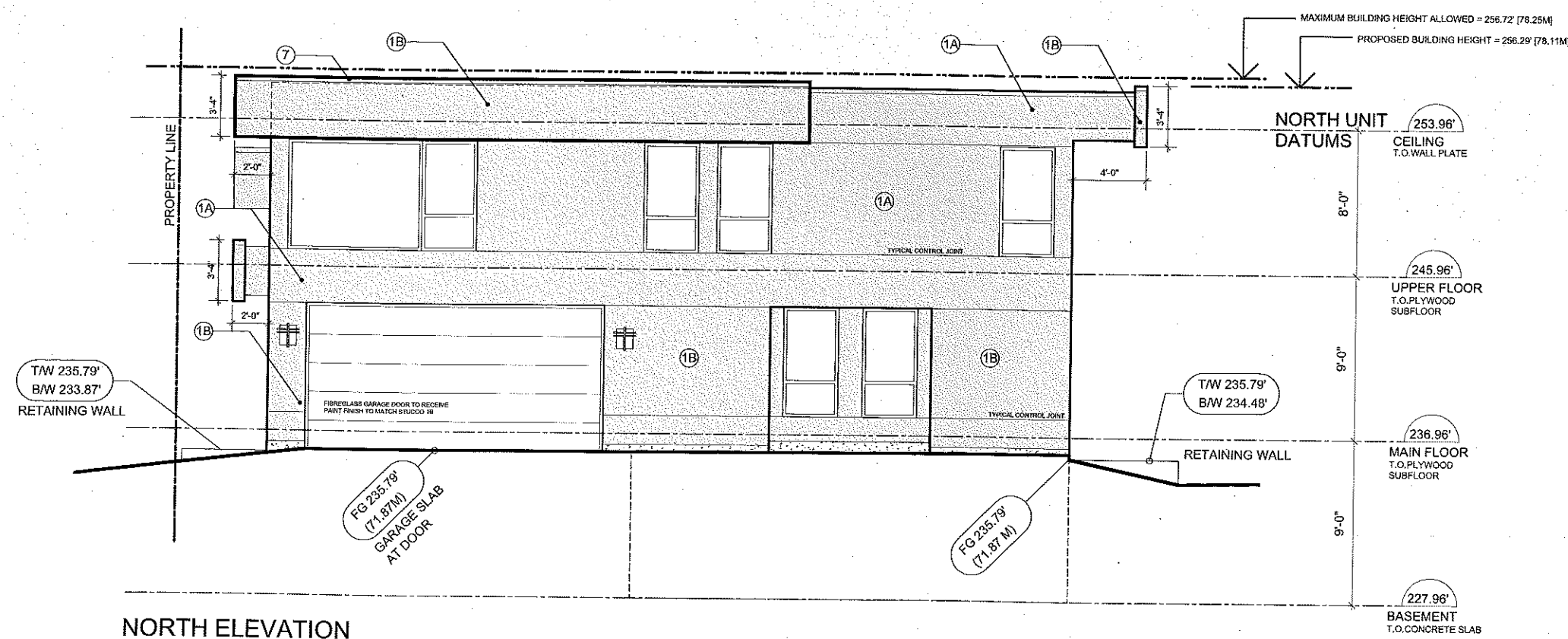
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DATE:
08/04/21

DRAWING NO.:
A320

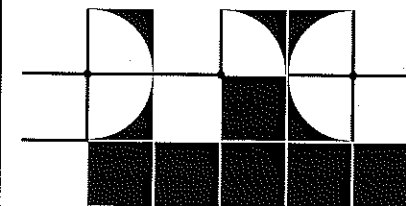
ARCT 1/08/20



SOUTH ELEVATION



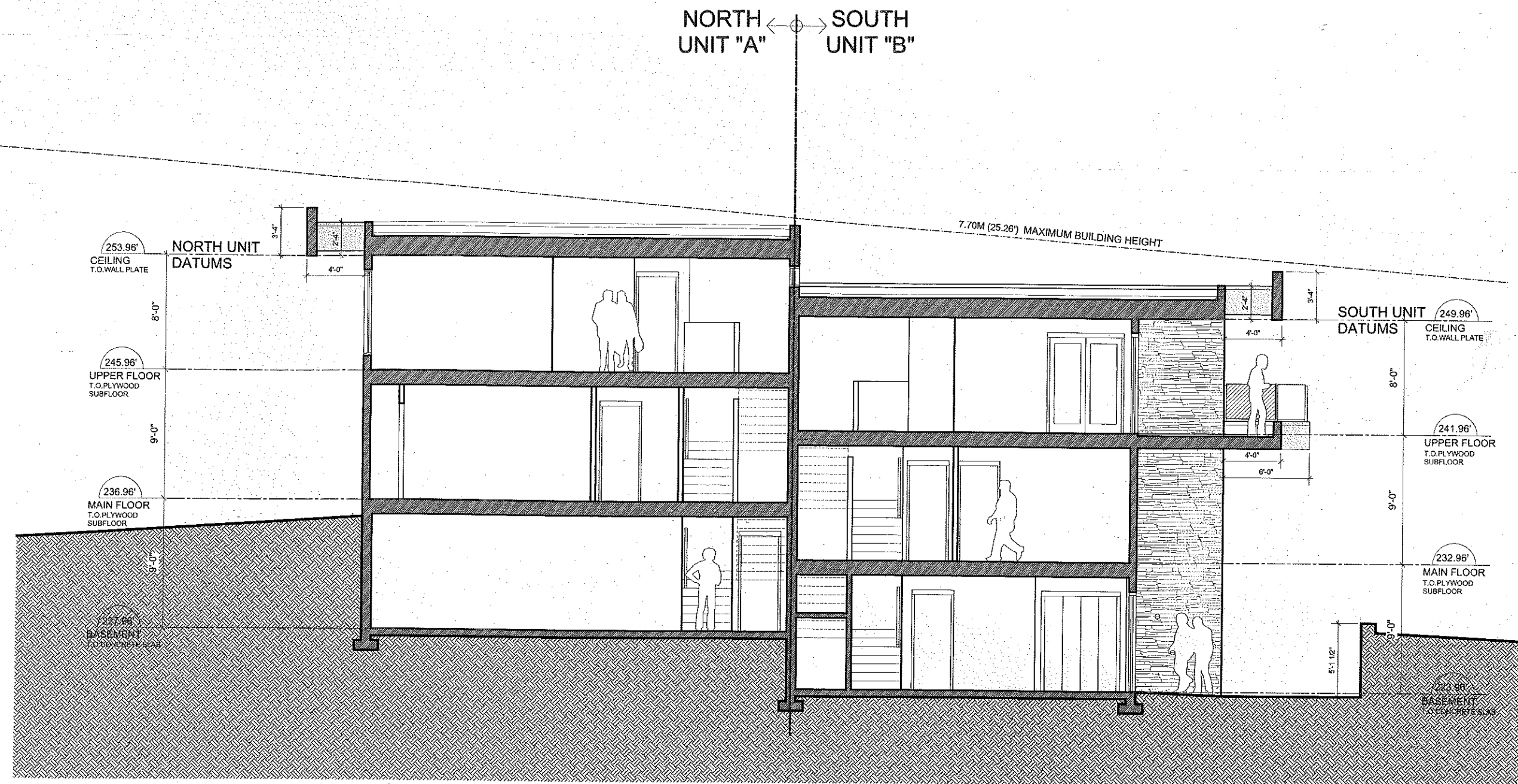
NORTH ELEVATION



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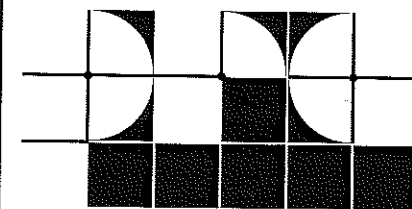


**RESIDENTIAL DUPLEX AT
1120 JOHNSTON ROAD
WHITE ROCK, BC**

LEGAL DESCRIPTION:
LOT 5, BLOCK 35,
SECTION 11, TOWNSHIP 1
N.W.D. PLAN 2525

TITLE: BUILDING SECTION "XX"	
SCALE: 1/8" = 1'-0"	DRAWING NO.: A410
DATE: 08/05/16	

NYKT 080225

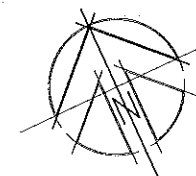


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08/04/28 FINAL DESIGN REVIEW
08/06/06 ISSUED FOR ADVISORY DESIGN PANEL



RESIDENTIAL DUPLEX AT
1120 JOHNSTON ROAD
WHITE ROCK, BC

LEGAL DESCRIPTION:
LOT 5, BLOCK 35,
SECTION 11, TOWNSHIP 1
N.W.D. PLAN 2525

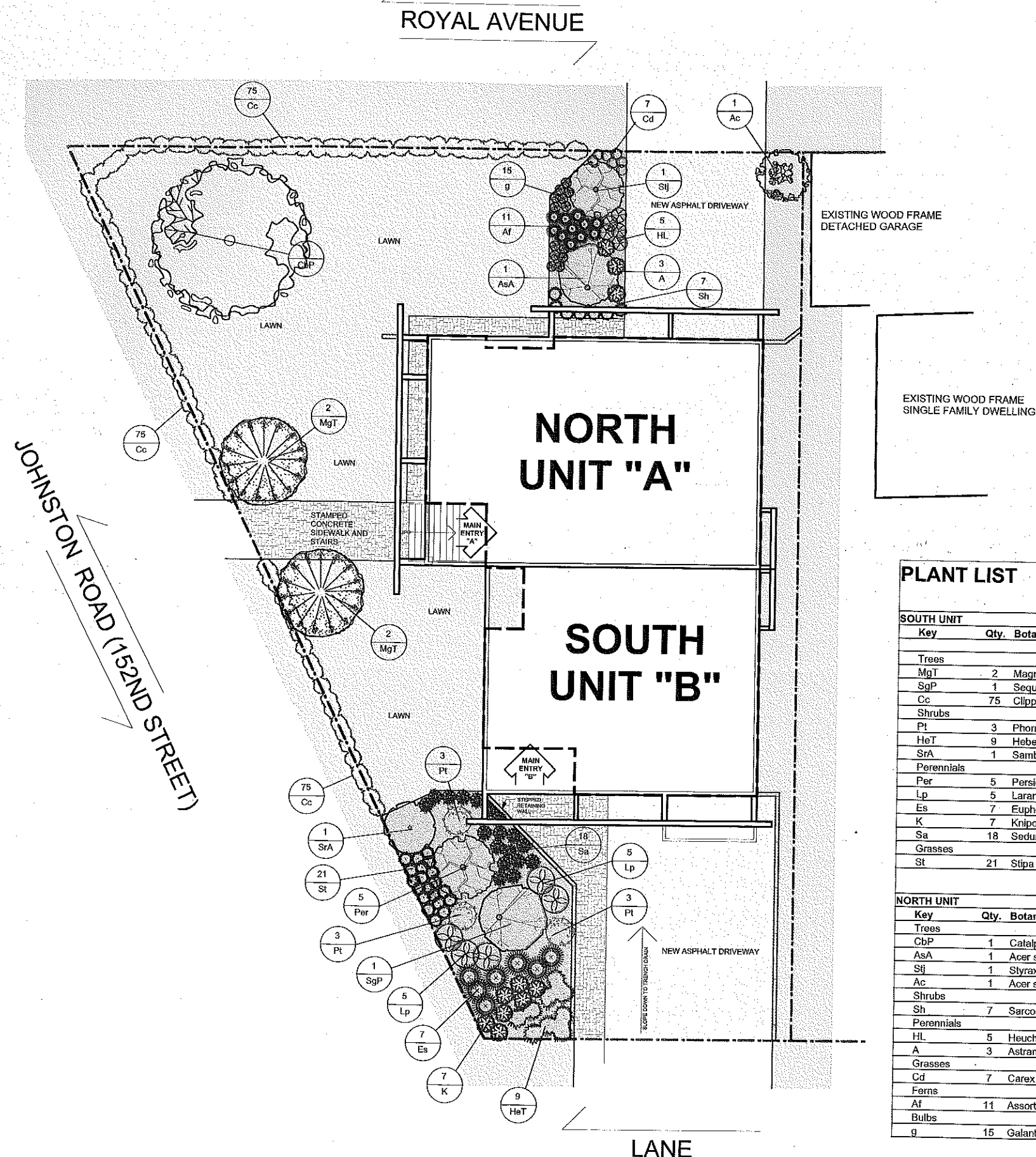
TITLE:

LANDSCAPE PLAN

SCALE:
1/8" = 1'-0"
DATE:
08/06/18

DRAWING NO.:
L100

MYCY 198023



PLANT LIST

SOUTH UNIT

Key	Qty.	Botanical Name	Common Name	Size
Trees				
MgT	2	Magnolia graciflora 'Teddy Bear'	Evergreen Magnolia	10-12', 5-6 cmc
SgP	1	Sequoia gigantea 'Pendula'	Grinch Tree	8'0"
Cc	75	Clipped Cedar Smargd	Emerald Green Cedar Hedge	-5'7"
Shrubs				
Pl	3	Phormium tenax	New Zealand Flax green or bronze	#15 pot
HeT	9	Hebe 'Carl Tescher'	Hebe	#2 pot
SrA	1	Sambuca racemosa plumosa aurea	Elderberry	#5 pot
Perennials				
Per	5	Persicaria Taurus	Knotweed	#1 pot
Lp	5	Larandula intermedia 'Provence' or 'Grosso'	English Lavender	#1-#2 pot
Es	7	Euphorbia characias 'shorty'	Evergreen Sponge	#1-#2 pot
K	7	Kniphofia 'little maid'	Torchlily	#1 pot
Sa	18	Sedum 'Angelina'	Stone Crop groundcover	4" pot
Grasses				
St	21	Stipa (Nasella) tenuissima	Mexican Feather Grass	#1 pot

NORTH UNIT

Key	Qty.	Botanical Name	Common Name	Size
Trees				
CbP	1	Catalpa bignonioides 'Purpurea' or 'aurea'	Common Catalpa	10-12', 5 cmc
AsA	1	Acer shirasawanum Aureum	Full Moon Maple	5', 4 cmc
Stj	1	Styrax Japonica	Japanese Snowdrop	8-10', 4-5 cmc
Ac	1	Acer sp.	Maple Small Upright	#10 pot
Shrubs				
Sh	7	Sarcococca humilis	Sweetbox	#2-#5 pot
Perennials				
HL	5	Heuchera 'Lime Ricky'	Coral Bells	#1 pot
A	3	Astrantia 'Shaggy'	Masterwort	#1 pot
Grasses				
Cd	7	Carex dipsacea	Sedge	#1 pot
Ferns				
Af	11	Assorted Ferns, Polystichum polypleperum, Pol. Japanese Tassel, Softshield Ferns		#1 pot
Bulbs				
g	15	Galanthus sp	Snowdrop	4" pot