

Attachment 2

*Applicant's Architectural
and Landscape
Submission Package*



GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND
728 FIRST STREET
NEW WESTMINSTER, BC

OCP AMENDMENT + DEVELOPMENT
PERMIT + REZONING SUBMISSION

NOTE: MASSING MODEL IMAGES ARE INTENDED TO ILLUSTRATE THE ARCHITECTURAL DESIGN INTENT OF THE PROJECT AND ARE FOR ILLUSTRATION PURPOSES ONLY.

gdp

© COPYRIGHT. Design of this document, the plans and design herein are copyright of GDP and its clients. They are all reserved documents and are not to be used or reproduced in any way without prior written permission from the architect. The architect gives no warranty or representation as to the accuracy of the information contained herein. All information must satisfy the requirements of all laws that may apply to the project.

gdp architecture
SUITE 2100, 1055 WEST GEORGIA STREET
VANCOUVER, BC, V6E 3P3
tel. 604.522.2258
info@gdparchitecture.ca

NO.	DESCRIPTION	DATE
A		
B		
C		
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION / REVISION 1	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I		
J		
K		

THESE PLANS & DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED AND DATED AS "ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION SECTION OF THE TITLE BAR ABOVE.

GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
COVER SHEET

Scale:	NTS
Project No.:	2108
Date:	22.11.14

A-001

Revision No. 01

[illegible]



SITE LOCATION PLAN

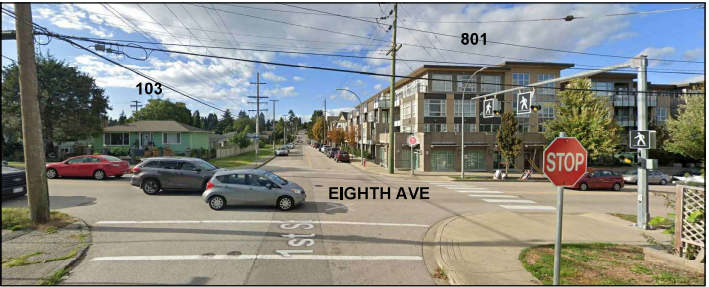


PHOTO 1: LOOKING NORTH-WEST FROM FIRST ST



PHOTO 2: KITTY CORNER FROM SITE, 4 STOREY MIXED USE BLDG



PHOTO 3: ACROSS EIGHTH AVE FROM SITE, 103 EIGHTH AVE



PHOTO 5: 52, 48 AND 44 EIGHTH AVE



PHOTO 6: LOOKING AT SITE FROM ACROSS EIGHTH AVE



PHOTO 7: SITE, 108, 110, 114, AND 116 EIGHTH AVE



PHOTO 9: IN LANE LOOKING NORTH-EAST



PHOTO 10: IN LANE LOOKING NORTH-WEST



PHOTO 4: ACROSS EIGHTH AVE FROM SITE

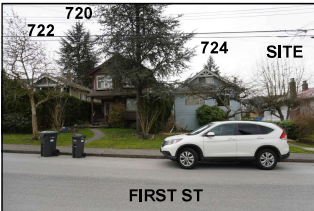


PHOTO 8: SOUTH NEIGHBOURS, 724 AND 720 FIRST ST

PHOTO KEY PLAN



gdp

© COPYRIGHT. Copyright of this document, the plans and design herein are reserved by GDP and its affiliates. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from GDP. All rights reserved. This document is for informational purposes only and does not constitute an offer of any financial product or service. It is not to be used for any purpose other than that intended by GDP. All other rights reserved.

gdp architecture
SUITE 2100, 1055 WEST GEORGIA STREET
VANCOUVER, BC, V6E 3P3
tel. 604.522.2258
info@gdparchitecture.ca

NO.	DESCRIPTION	DATE
A		
B		
C		
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION / REVISION 1	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I		
J		
K		

THESE PLANS & DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED AND DATED AS "ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION SECTION OF THE TITLE BAR ABOVE.

GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
CONTEXT INFORMATION

Scale: NTS
Project No.: 2108
Date: 22.11.14

A-003

Revision No. 91

PRECEDENTS



GLENBROOKE ROW

	CLADDING MATERIAL - FIBRE CEMENT PANEL COLOUR: BENJAMIN MOORE HC-168 CHELSEA GRAY OR SIMILAR EQUIVALENT
	CLADDING MATERIAL - FIBRE CEMENT PANEL COLOUR: BENJAMIN MOORE CSP-625 DEEP SECRET OR SIMILAR EQUIVALENT
	CLADDING MATERIAL - 3-PART ACRYLIC STUCCO COLOUR: BEIGE (EXACT COLOUR TBD) FINISH: MEDIUM SANDFLOAT
	FIBREGLASS UNIT ENTRY DOOR COLOUR: BENJAMIN MOORE VC-6 STRATHCONA GOLD (VANCOUVER HISTORICAL TRUE COLOUR COLLECTION)



PROJECT DESCRIPTION / DESIGN RATIONALE:

CURRENT CONDITION:

728 FIRST STREET	SINGLE-FAMILY RESIDENCE
102/104 8TH AVENUE	EXISTING NON-CONFORMING DUPLEX

PROPOSED:

PROPERTY CONSOLIDATION

STRATIFIED 10-UNIT TOWNHOUSE DEVELOPMENT

- HYBRID BETWEEN CITY OF NW DEFINED "STREET-ORIENTED" AND "COURTYARD-ORIENTED" TOWNHOUSE LAYOUT
- 2 BUILDINGS WITH 5 SIDE-BY-SIDE UNITS EACH
- COURTYARD IN BETWEEN BUILDINGS
- CARPORT STRUCTURES FACING LANE

SITE:

THE *SITE* OFFERS SEVERAL OPPORTUNITIES BASED ON IT BEING BOUNDED BY TWO STREETS AND A LANE. 8TH AVENUE IS A BUSIER THOROUGHFARE, WITH A MORE URBAN CONDITION, WHILE FIRST STREET PRESENTS A MORE RESIDENTIAL CHARACTER, PRIMARILY SERVICING ONLY LOCAL TRAFFIC.

THE *SITE* SLOPES UPWARDS FROM THE LOW POINT AT THE NORTH-EAST CORNER TO THE HIGH POINT AT THE SOUTH-WEST CORNER. THE SLOPE IS USED TO CREATE A NUMBER OF INTEGRATED LEVEL TRANSITIONS IN THE LANDSCAPE, AND A STEPPING OF BUILDING HEIGHTS AND ELEMENTS.

MASSING / SIZE / HEIGHT / ORIENTATION:

THE PROPOSED APPROXIMATE OVERALL HEIGHT OF BOTH BUILDINGS IS LESS THAN THE MAXIMUM ALLOWABLE HEIGHT.

BUILDING A:

- THE UNITS OF BUILDING A ALL HAVE A TOTAL OF TWO AND A HALF LEVELS, WITH A THIRD LEVEL ROOF DECK.
- BUILDING A IS ORIENTED ALONG 8TH AVENUE, WITH FOUR UNITS (1-4) HAVING THEIR PRIMARY ENTRIES FACING NORTH TO 8TH AVENUE, AND ONE UNIT (5) HAVING ITS PRIMARY ENTRY FACING FIRST STREET.
- THE HEIGHTS OF EACH UNIT ARE VARIED SUCH THAT THEY STEP DOWN WITH THE EXISTING SLOPE. THIS ADDS A LEVEL OF VARIETY AND INDIVIDUATION THAT PLAYS AGAINST THE UNIFORMITY OF THE ELEVATIONS.
- UNIT ENTRIES, AND THEIR ATTENDANT OUTDOOR SPACES, ARE ELEVATED FROM THE STREET GRADE TO ENHANCE PRIVACY AND CREATE A TRANSITION ZONE FROM THE STREET.
- THE MASSING OF UNIT 5 RESPONDS TO THE MORE URBAN CORNER STREET CONDITION THROUGH IT'S DIFFERENT TWO AND A HALF STOREY FORM. ITS THIRD FLOOR IS SMALLER THAN THE LOWER TWO, AND OCCUPIES THE CENTRE OF THE FLOOR PLATE, SERVING TO MINIMIZE THE OVERALL MASSING OF THE BUILDING. THE AIM IS TO STRENGTHEN THE PRESENCE AT THE CORNER WHILE KEEPING THE OVERALL SCALE CLOSER TO THE SINGLE-FAMILY HOUSING THAT SITS FURTHER AWAY FROM 8TH AVENUE.
- UNIT 1 (END UNIT AT ALLEY) ALSO RESPONDS TO ITS CORNER AND END-WALL LOCATION, ALTHOUGH WITH UNIQUE ASPECTS OF A MORE SUBTLE NATURE.

BUILDING B:

- THE UNITS OF BUILDING B ALL HAVE A TOTAL OF THREE LEVELS, WITH THE LOWEST LEVEL A BASEMENT CONDITION.
- FOUR UNITS (6-9) HAVE THEIR FRONT ENTRIES FACING NORTH TO THE PROJECT'S INNER COURTYARD.
- UNIT 10 (FACING FIRST STREET), HAS ITS MAIN ENTRY ORIENTED TO THE STREET. IT IS ELEVATED FROM THE STREET GRADE, CREATING A TRANSITION ZONE TO ENHANCE PRIVACY. ITS FORMS WORK WITH THOSE OF UNIT 5, WHILE REDUCING IN SCALE TO RESPOND TO THE ADJACENT SINGLE-FAMILY NEIGHBOURHOOD.

SETBACKS:

GIVEN THAT THIS PROPOSAL IS A HYBRID BETWEEN A STREET-ORIENTED TOWNHOUSE LAYOUT AND A COURTYARD-ORIENTED DEVELOPMENT, THIS PROPOSAL PROPOSES A MERGING OF THE TWO APPLICABLE SETBACK STANDARDS ("STREET-ORIENTED CORNER SETBACKS", AND "COURTYARD DEVELOPMENT SETBACKS") AS DETAILED IN THE *NEW WESTMINSTER OFFICIAL COMMUNITY PLAN - TOWNHOUSE AND ROWHOUSE DEVELOPMENT PERMIT GUIDELINES*.

ARCHITECTURAL EXPRESSION:

IN KEEPING WITH THE *NEW WESTMINSTER OFFICIAL COMMUNITY PLAN - TOWNHOUSE AND ROWHOUSE DEVELOPMENT PERMIT GUIDELINES*, THE PROJECT AIMS TO BALANCE SIMPLE AND CONTEMPORARY BUILDING FORMS WITH A FINER SCALE OF DETAIL AND COMPOSITION.

THE WHOLE PROJECT PROPOSES A RESTRAINED MATERIAL RANGE, ALONG WITH A TRADITIONAL PALETTE OF COLOURS.

EACH OF THE TWO BUILDINGS IS COMPRISED OF A CENTRAL STRETCH OF THREE (3) REPEATING UNIT FORMS CAPPED AT EACH END WITH UNITS HAVING MORE ARTICULATED AND UNIQUE CHARACTERS.

- THE DESIGN AIMS FOR A BALANCE BETWEEN A THE WHOLE AND ITS PARTS, SO THAT THE PROJECT HAS A UNITY OF EXPRESSION BALANCED WITH THE "ARCHITECTURAL DIVERSITY" REQUIRED FOR INDIVIDUAL UNIT IDENTITY AND A "VARIED STREETSCAPE."
- THE DEFINITION OF EACH UNIT IS CLEARLY EXPRESSED WHILE THE WHOLE IS TIED TOGETHER THROUGH THE SCALE AND ARCHITECTURAL ARTICULATION: SHARED SHAPES, FORMS, DETAILING, COMMON MATERIALITY, AND COMMON LANDSCAPING.
- EACH UNIT'S MAIN ENTRY IS CRITICAL TO THEIR EXPRESSION. EACH IS DENOTED THROUGH THE USE OF A DEFINING VERTICAL ELEMENT AND CONTRASTING DOOR COLOUR. ALL ENTRIES HAVE WEATHER PROTECTION IN THE FORM OF CANTILEVERED CANOPIES.
- THE REPEATING UNITS INCLUDE VARIATIONS THAT BALANCE THEIR PRIMARY REGULARITY/REPETITION WITH A SECONDARY LEVEL OF UNIQUENESS.
- THE END UNITS ARE DESIGNED TO MEET TWO PRIME OBJECTIVES: 1) TO ADDRESS THEIR OWN UNIQUE SITE CIRCUMSTANCES AND OPPORTUNITIES, AND 2) TO RESOLVE EACH OF THE TWO BUILDING BLOCKS IN A MANNER WHICH BALANCES THE WHOLE COMPOSITION. THEIR UNIQUENESS RANGES FROM THE MORE SUBTLE (UNITS 1 AND 6 FACING THE PARKING STRUCTURE AND LANEWAY) TO INCREASINGLY DIFFERENT EXPRESSIONS FROM UNIT 10 AND UNIT 5.
- THE MOST UNIQUE UNIT IS UNIT 5. IT'S SIMPLICITY AND BOLDER SHAPES DIRECTLY FACE THE STREET CORNER AND THE LARGER BUILDINGS FURTHER NORTH ALONG 8TH AVENUE, WHILE DIFFERENT IN ITS DESIGN LANGUAGE, IT RELATES TO THE OTHER UNITS THROUGH SHARED SHAPES, FORMS, AND WINDOW DETAILING.

LANDSCAPE DESIGN:

SOFT LANDSCAPING:

- UTILIZATION OF DROUGHT-RESISTANT PLANTING.
- TREES ALONG STREET FRONT ENHANCE PRIVACY.
- TREES IN COURTYARD AND TREE IN THE REAR YARD OF UNIT 3 MINIMIZE OVERLOOK BETWEEN BUILDINGS.
- TREES IN THE REAR YARDS OF BUILDING B MINIMIZE OVERLOOK BETWEEN BUILDING B AND THE ADJACENT PROPERTY TO THE SOUTH.

PERMEABLE SURFACES ARE USED WHERE FEASIBLE, INCLUDING PERMEABLE PAVERS FOR PARKING.

A MIXTURE OF METAL AND WOOD FENCING OF VARIOUS HEIGHTS IS PROPOSED, WITH THE CHARACTER AND HEIGHT OF THE FENCE DETERMINED BY ITS FUNCTION.



© COPYRIGHT. Copyright of this document, the ideas and designs herein are proprietary and shall remain the property of the architect. They are all reserved and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. The architect gives no warranty, or representation as to any data used in the preparation of this design. All references must satisfy themselves as to the accuracy of the data used in the preparation of this document.

gdp architecture

SUITE 2100, 1055 WEST GEORGIA STREET
VANCOUVER, BC, V6E 3P3

tel. 604.522.2258
info@gdparchitecture.ca

NO.	DESCRIPTION	DATE
A	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
B		
C		
D		
E		
F		
G		
H		
I		
J		
K		

THESE PLANS & DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED AND DATED AS "ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION SECTION OF THE TITLE BAR ABOVE.

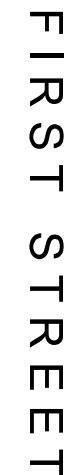
GLENBROOKE ROW TOWNHOUSES

102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

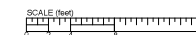
Title:
**PRECEDENTS
DESIGN RATIONALE**








Scale:	NTS
Project No.:	2108
Date:	22.11.14

A-004



PEDESTRIAN / OUTDOOR AREAS



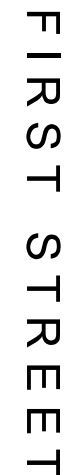
-  PUBLIC REALM - OFF-SITE
-  PUBLIC REALM - ON-SITE
-  COMMUNAL REALM
-  UNIT REALM - ACCESS POINTS / UN-GATED AREA
-  UNIT REALM - GATED AREA
-  UNIT REALM - AREA ONLY ACCESSIBLE FROM UNIT
(ACCEPT MAINTENANCE ACCESS)
-  ACCESS TO/FROM PARKING STALLS

PRIVATE OPEN SPACE:

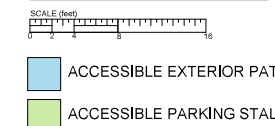
- GENEROUS AT-GRADE PRIVATE YARDS ARE PROVIDED FOR ALL 10 UNITS.
- ALL UNITS IN BUILDING A HAVE A PRIVATE THIRD LEVEL DECK.
- UNITS 1-4 IN BUILDING A HAVE A SMALL OUTDOOR AT-GRADE PATIO FACING 8TH AVENUE.

SHARED OPEN SPACE:

- A **LINEAR PUBLIC COURTYARD** SEPARATES THE TWO BUILDINGS. IT WILL HAVE GATED ENTRIES AT EITHER END.
- ALONG FIRST STREET, THE PUBLIC COURTYARD ENTRY IS DEFINED BY A COVERED OPENAIR PAVILION. THE STRUCTURE WILL SERVE AS A ZONE OF WEATHER PROTECTION COMPLETE WITH MALLS, SEATING, BENCHES, AND A COMMON GATEWAY TO THE COMMON TALKING AREA LOCATED BEHIND A LOW PRIVACY FENCE. THE OPENAIR PAVILION IS FLANKED BY A SUNKEN SHORT TERM BIKE STORAGE AREA TO THE SOUTH AND A COMMON OUTDOOR LOUNGE SEATING AREA TO THE NORTH.
- APPROXIMATELY HALF THE WIDTH OF THE COURTYARD WILL ACCOMMODATE THE BACK YARDS OF EXISTING HOMES. WITH THE REMAINING WIDTH ACCOMMODATING WINDOW WELLS TO THE LOWER LEVEL WINDOWS OF BUILDING B, LANDSCAPING AND STAIR AND RAMP TRANSITIONS.
- THE COURTYARD WALL WILL HAVE TREES ALONG WITH BENCHED GATED ENTRANCES.



ACCESSIBILITY PLAN

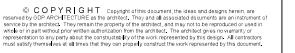


[illegible]

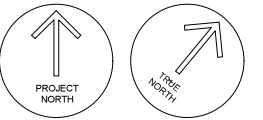
MANEUVERING / PARKING PLAN

 VEHICLE PARKING

- * ONE COVERED PARKING STALL PER UNIT.
- * ONE WHEELCHAIR ACCESSIBLE STALL IS PROPOSED WITH ACCESSIBLE RAMPED ACCESS TO COURTYARD LEVELS.
- * ONE LOADING/VISITOR PARKING STALL LOCATED ADJACENT TO THE NEIGHBOURING PROPERTY AT 724 FIRST STREET, 1-4' FROM THE SIDE PROPERTY LINE. THIS STALL WILL BE BUFFERED FROM THE NEIGHBOURING PROPERTY BY THE EXISTING CEDAR HEDGE AND FENCING ALONG THE PROPERTY LINE.
- * ALL STALLS ARE DIRECTLY ACCESSIBLE FROM THE LAINE.
- * PLANTING IS PROVIDED WHERE FEASIBLE IN BETWEEN STALLS.
- * ALL ASSIGNED STALLS WILL BE EQUIPPED WITH ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE AND CHARGING STATIONS.
- * COVERED CARPORTS ARE PROVIDED FOR ALL UNASSIGNED STALLS. THE CARPORT STRUCTURE IS DESIGNED INTO FOUR SEPARATE ROOF PLANES TO ALLOW THE ROOFS TO STEP DOWN WITH THE SLOPED LAINE. THE RESULTING DESIGN SERVES TO MINIMIZE THE VISUAL IMPACT OF THE CARPORT MASSING.

[illegible]

THESE PLANS & DOCUMENTS ARE NOT TO BE USED
FOR CONSTRUCTION UNTIL ISSUED AND DATED AS
"ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION
SECTION OF THE TITLE BAR ABOVE.



**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

**SITE DIAGRAM
VEHICLE MANEUVERING
PARKING PLAN**

Scale: 1/8" = 1'-0"	A-008
Project No.: 2108	
Date: 22.11.14	

A-008

Q1

The site plan illustrates a residential development layout. At the top, **EIGHTH AVENUE** runs horizontally, with a **sidewalk** indicated just below it. To the left of the main development is a **LANE**, oriented vertically. A **COLLECTION VEHICLE** is shown in the lane, with a yellow-shaded **LANE COLLECTION** area and arrows indicating traffic flow. A **PROPERTY LINE** and **LANE DEMARCATION** are marked along the lane's edge. A **road edge** is also noted. To the far left, a **NEIGHBOURING HOUSE** and a **GARAGE** are shown. The development consists of two main building footprints, **BLDG A** and **BLDG B**, each containing five units (**UNIT 1** through **UNIT 5** for Bldg A, and **UNIT 6** through **UNIT 10** for Bldg B). A central **COURTYARD** is located between the two buildings. To the right of Bldg B is another **COURTYARD** and a **COURTYARD RAVELIN**. A **PATH** is shown at the top left, leading to a series of numbered zones (1-11) along the lane. These zones include **11 ACCESSIBLE**, **10**, **9**, **8**, **7**, **6**, **5**, **4**, **3**, **2**, and **1 QUEST / LOADING**. Guardrails are indicated with labels like **GUARD @ 1-5' H**, **GUARD @ 1-6' H**, **GUARD @ 3-4' H**, and **GUARD @ 3-5' H**. Gates are marked with **GATE** labels. The plan also shows various architectural details like stairs, doors, and windows. A north arrow is located in the top right corner.

GARBAGE / RECYCLING COLLECTION PLAN



- A GENEROUS NUMBER OF GARBAGE AND RECYCLING BINS CAN BE HOUSED WITHIN A COVERED AREA LOCATED WITH EASY ACCESS FROM ALL UNITS.
- THERE IS AN EASILY MANEUVERABLE, FLAT PATH FROM THE RECYCLING /GARBAGE AREA TO A LANE COLLECTION POINT. THE COLLECTION PATH WOULD SEE THE BINS TAKEN NORTH THROUGH THE GATED ENCLOSURE AND THEN WEST THROUGH THE PEDESTRIAN ACCESS GATE AND ALONG THE PATH TO THE LANE.
- THE AREA IS SCREENED FROM VIEW FROM BOTH INSIDE AND OUTSIDE OF THE DEVELOPMENT THROUGH RETAINING WALLS, METAL FENCING, AND GATED ACCESS.

© COPYRIGHT Copyright of this document, the ideas and designs herein, are reserved by ODP ARCHITECTURE as the architect. They and all associated documents are instruments of service by the architect. They remain the property of the architect, and may not be reproduced or used in whole or in part without prior written authorization from the architect. The architect gives no warranty or representation to any party about the constitutionality of the work represented by this design. All contractors must satisfy themselves at all times that they can properly construct the work represented by this document.

tel. 604.522.2258
info@gdparchitecture.ca

[illegible]

THESE PLANS & DOCUMENTS ARE NOT TO BE USED
FOR CONSTRUCTION UNTIL ISSUED AND DATED AS
"ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION
SECTION OF THE TITLE BAR ABOVE.



**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title: **SITE DIAGRAM
GARBAGE RECYCLING
COLLECTION PLAN**

Project No.:	2108
Date:	22.11.14

A-009

Division No. Q1

EIGHTH AVENUE

sidewalk

LANE

BLDG A

BLDG E

FIRST STREET

BIKE STORAGE PLAN

SCALE (feet)

LONG TERM BIKE LOCKERS

SHORT TERM BIKE RACKS

- EACH UNIT WILL BE SUPPLIED WITH LOCKABLE BICYCLE STORAGE ACCESSIBLE FROM THE COURTYARD OR THE UNIT'S REAR-YARD, THERE IS A MIXTURE ONE AND TWO-BIKE STORAGE LOCKERS.
- SIX SHORT-TERM BICYCLE STALLS WILL BE SUPPLIED ADJACENT TO THE COURTYARD ENTRANCE AND ARE PLACED WITHIN A SUNKEN COURT.

gdp

© COPYRIGHT Copyright affords the author the ideas and designs herein, are reserved by GDP ARCHITECTURE as the architect. They and all associated documents are instruments of service by the architect. They remain the property of the architect, and may not be reproduced or used in whole or in part without prior written authorization from the architect. The architect gives no warranty or representation to any party about the substantiality of the work represented by this design. All contractors must satisfy themselves at all times that they can properly construct the work represented by this document.

gdp architecture

SUITE 2100, 1055 WEST GEORGIA STREET
VANCOUVER, BC, V6E 3P3

tel. 604.522.2258
info@gdparchitecture.ca

[illegible]

THESE PLANS & DOCUMENTS ARE NOT TO BE USED
FOR CONSTRUCTION UNTIL ISSUED AND DATED AS
"ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION
SECTION OF THE TITLE BAR ABOVE.

GLENBROOKE ROW
TOWNHOUSES

102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

BIKE STORAGE PLAN

Scale: $1/8" = 1'-0"$

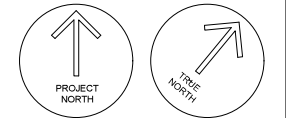
Project No.:	2108
Date:	22.11.14

A-010

Division No.  01

NO.	DESCRIPTION	DATE
A		
B		
C		
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION - REVISION 1	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I		
J		
K		

THESE PLANS & DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED AND DATED AS "ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION SECTION OF THE TITLE BAR ABOVE.



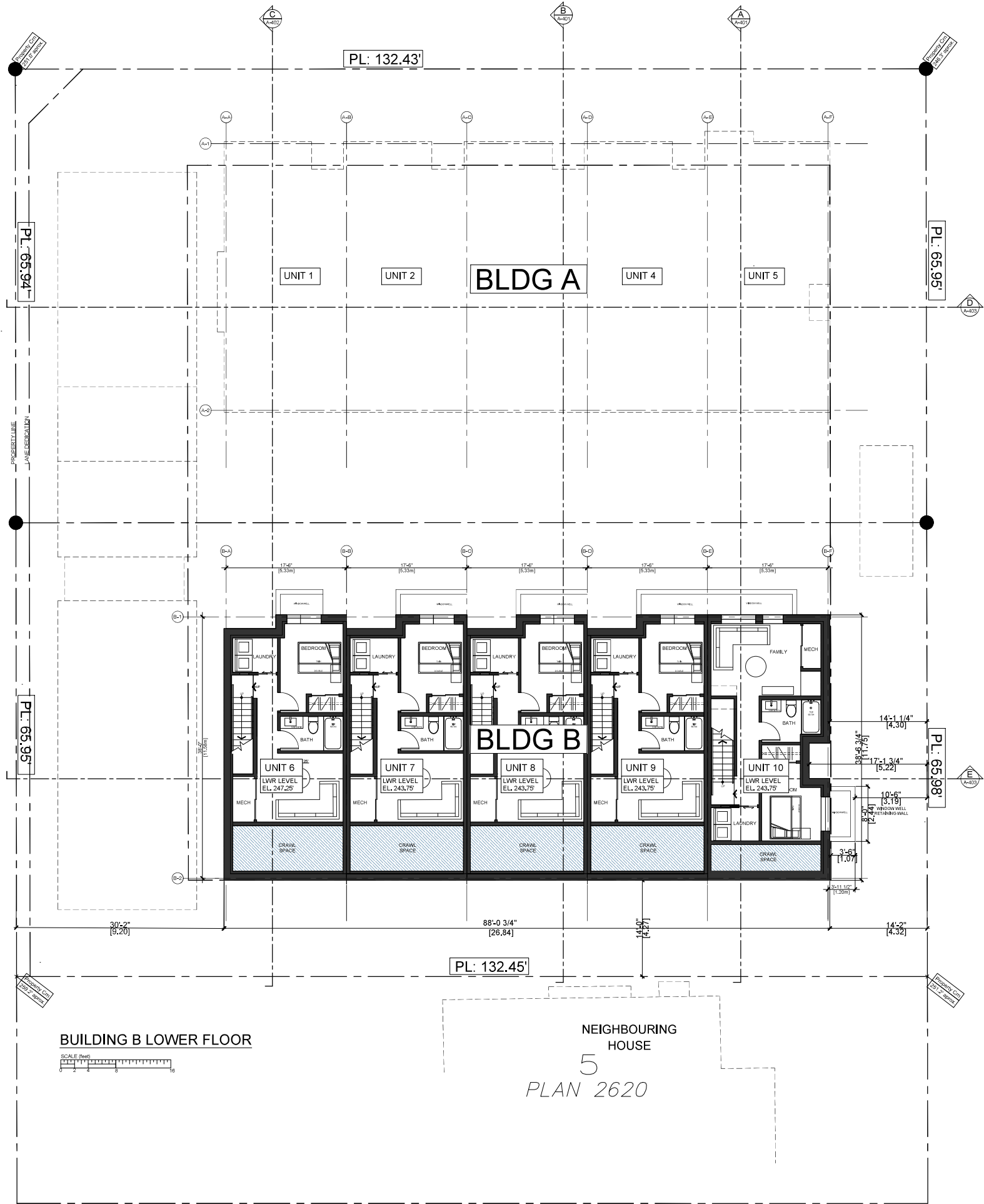
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
LOWER LEVEL BUILDING PLANS

Scale:	1/8" = 1'-0"
Project No.:	2108
Date:	22.11.14

A-102

Revision No. 91



BUILDING B LOWER FLOOR



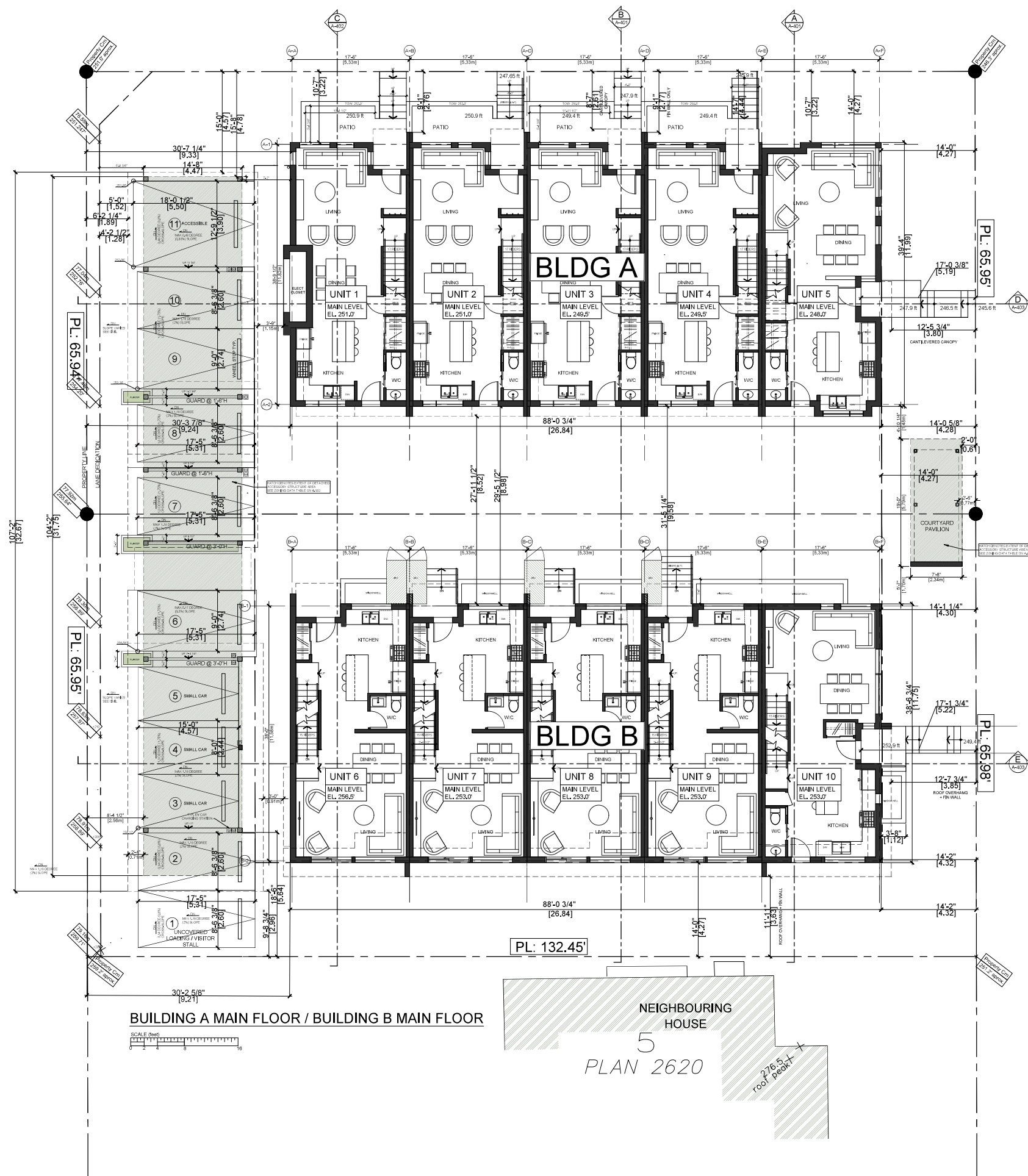
NEIGHBOURING HOUSE

5
PLAN 2620

MAIN LEVEL BUILDING PLANS

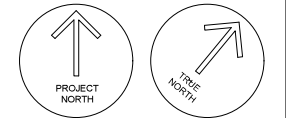
A-103

Revision No. \triangle
01



NO.	DESCRIPTION	DATE
A		
B		
C		
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION - REVISION 1	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I		
J		
K		

THESE PLANS & DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED AND DATED AS "ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION SECTION OF THE TITLE BAR ABOVE.



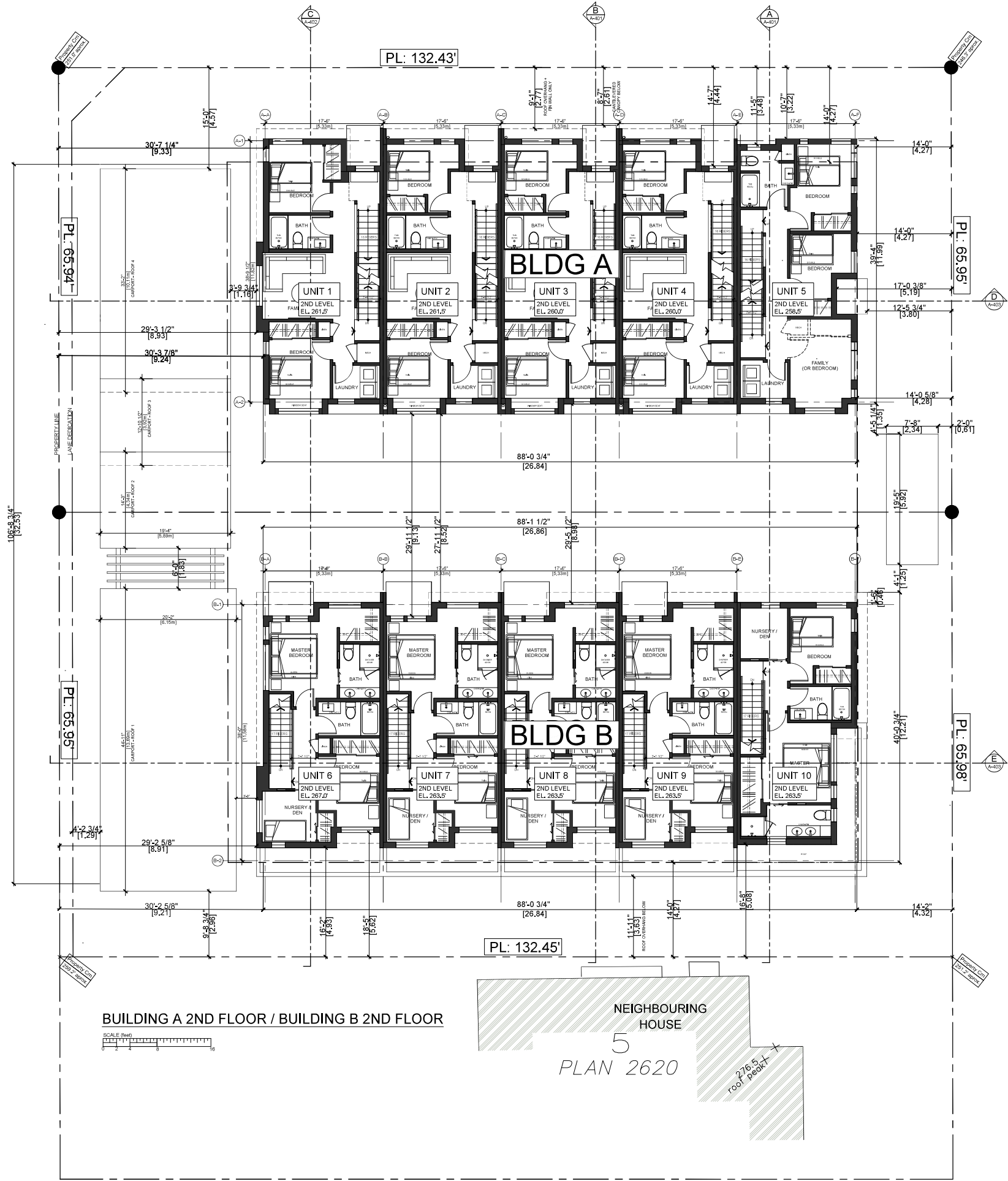
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
2ND LEVEL BUILDING PLANS

Scale: 1/8" = 1'-0"
Project No.: 2108
Date: 22.11.14

A-104

Revision No. 91



BUILDING A 2ND FLOOR / BUILDING B 2ND FLOOR



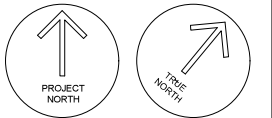
NEIGHBOURING HOUSE

5
PLAN 2620

276.5' peak +

NO.	DESCRIPTION	DATE
A		
B		
C		
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING DEVELOPMENT PERMIT SUBMISSION - REVISION 1	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I		
J		
K		

THESE PLANS & DOCUMENTS ARE NOT TO BE USED
FOR CONSTRUCTION UNTIL ISSUED AND DATED AS
"ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION
SECTION OF THE TITLE BAR ABOVE.



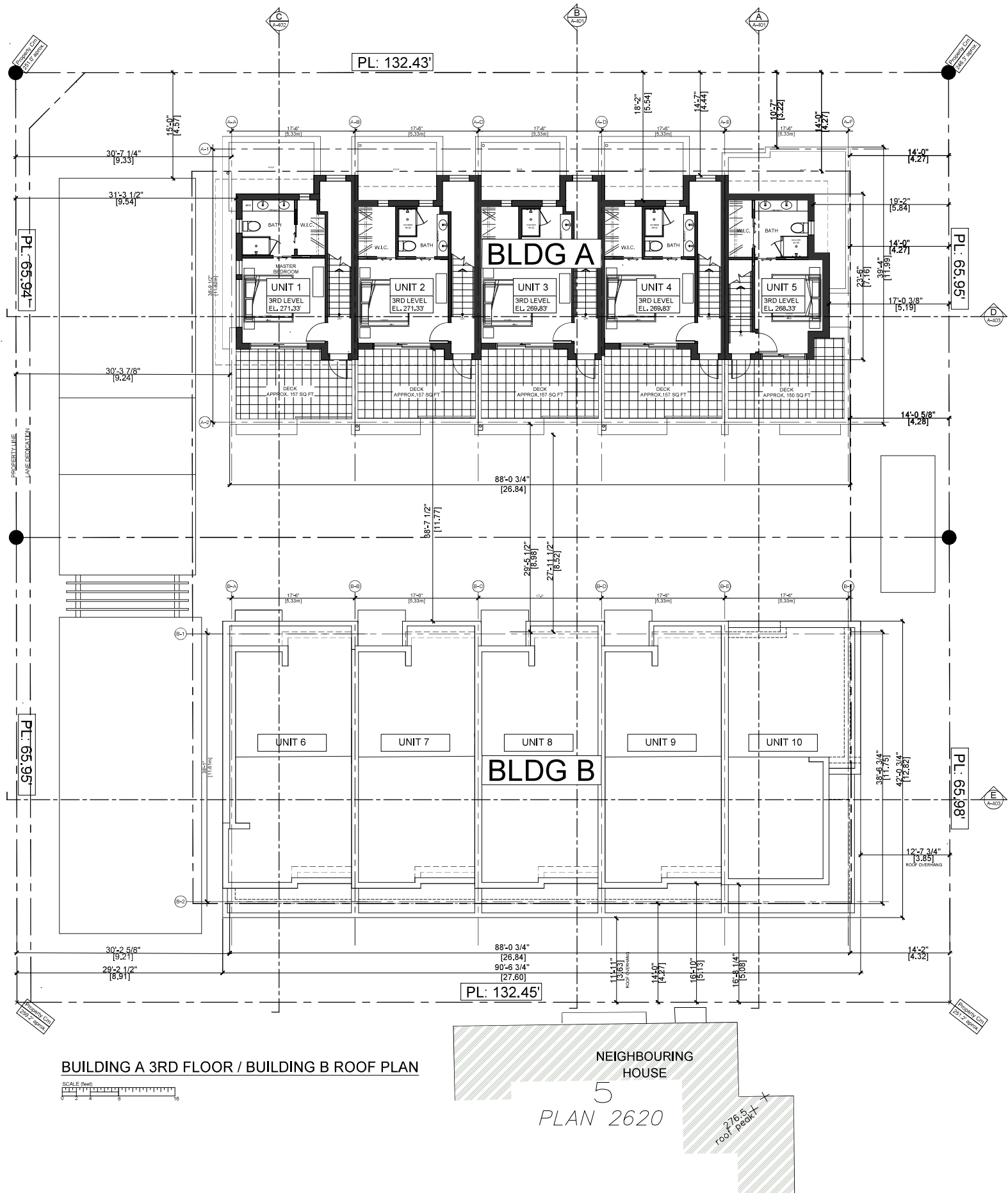
**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title: **3RD LEVEL BUILDING PLANS**

Project No.:	2108
Date:	22.11.14

A-105

Q1



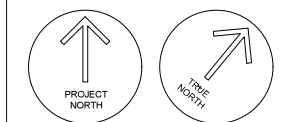
BUILDING A 3RD FLOOR / BUILDING B ROOF PLAN

SCALE (feet)

NEIGHBOURING HOUSE

5
PLAN 2620

THESE PLANS & DOCUMENTS ARE NOT TO BE USED
FOR CONSTRUCTION UNTIL ISSUED AND DATED AS
"ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION
SECTION OF THE TITLE BAR ABOVE.



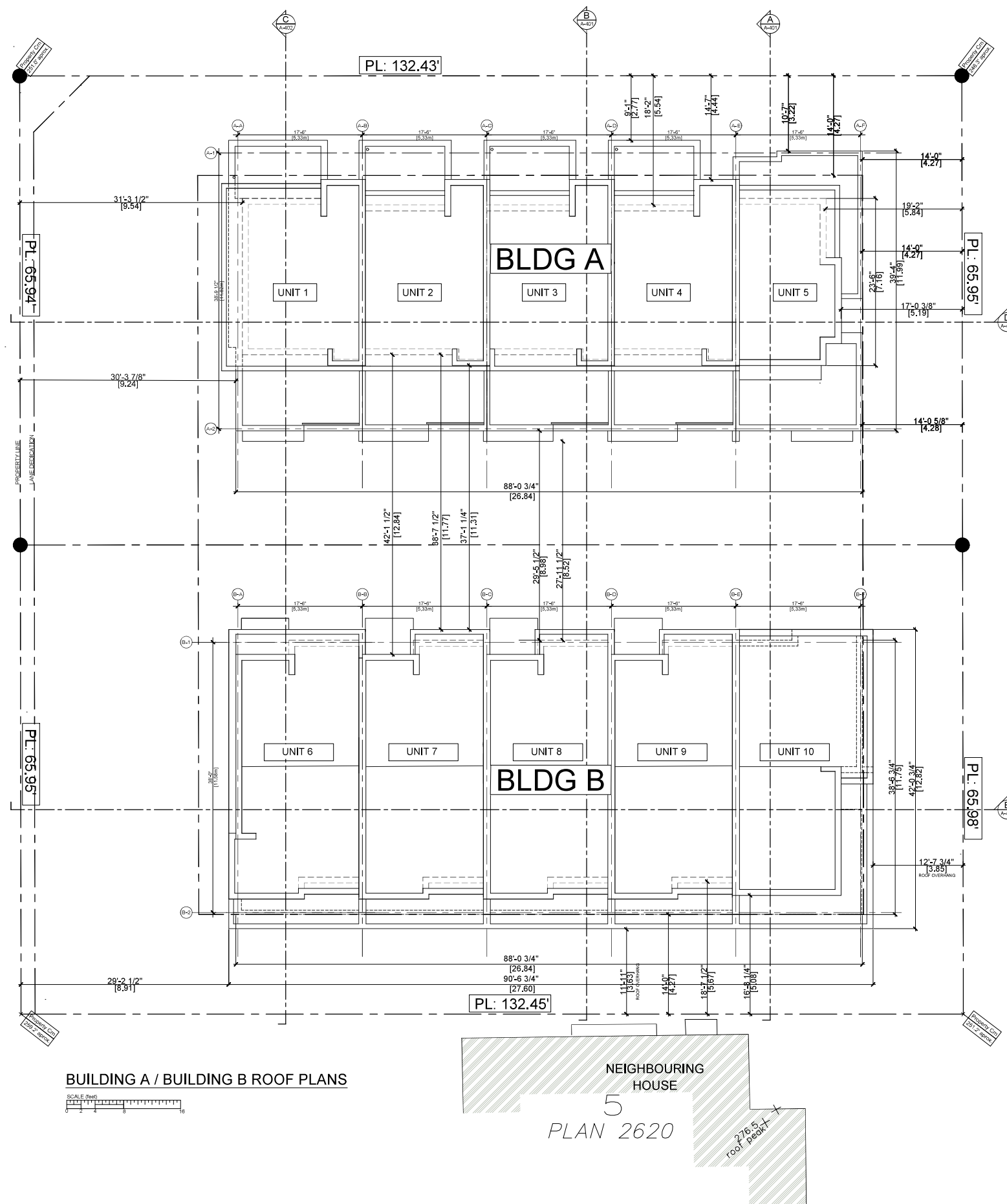
**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title: **ROOF PLANS**

Scale: 1/8" = 1'-0"	A-106
Project No.: 2108	
Date: 22.11.14	

A-106

Revision No. 01



BUILDING A / BUILDING B ROOF PLANS

SCALE (feet)

NEIGHBOURING
HOUSE

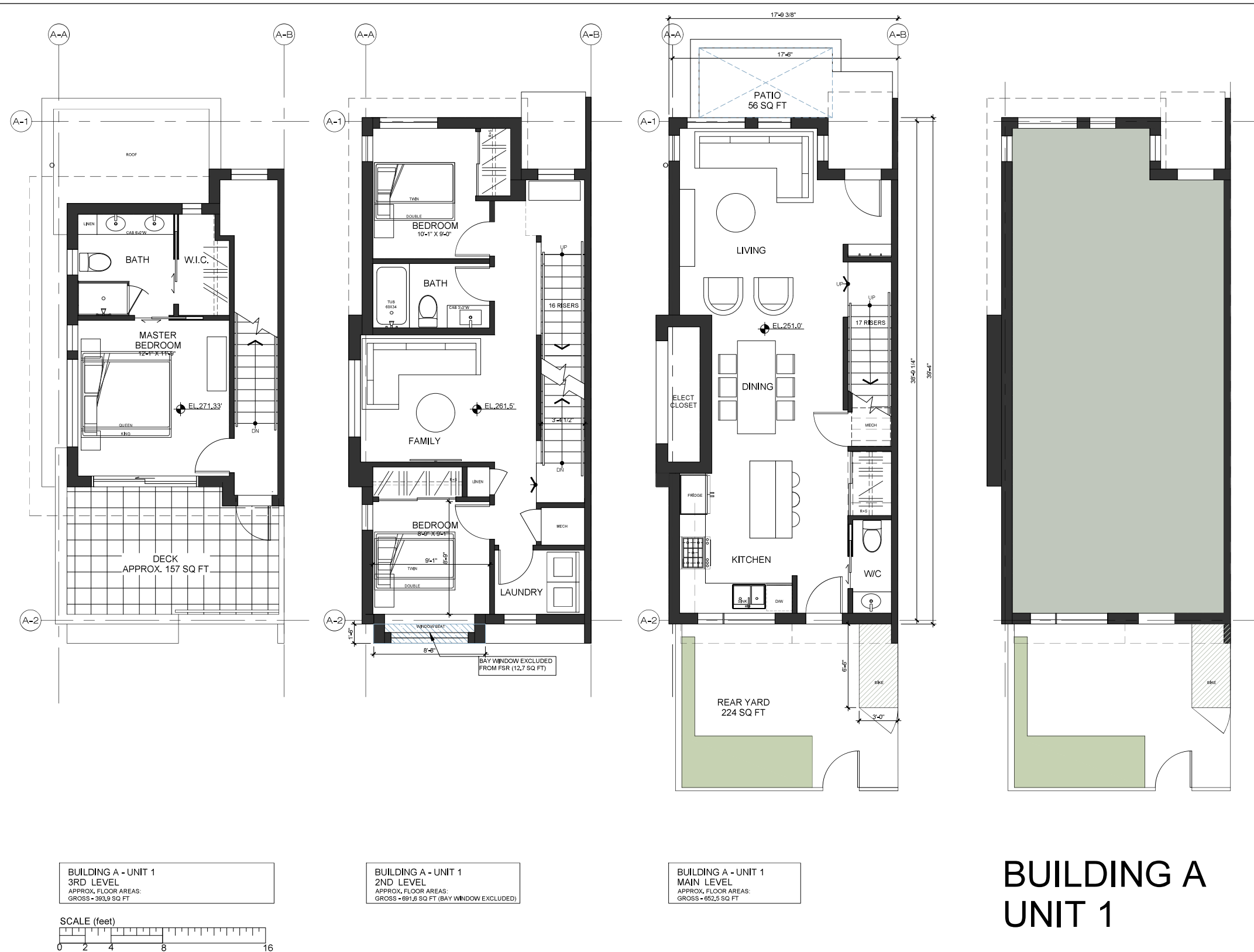
5
PLAN 2620

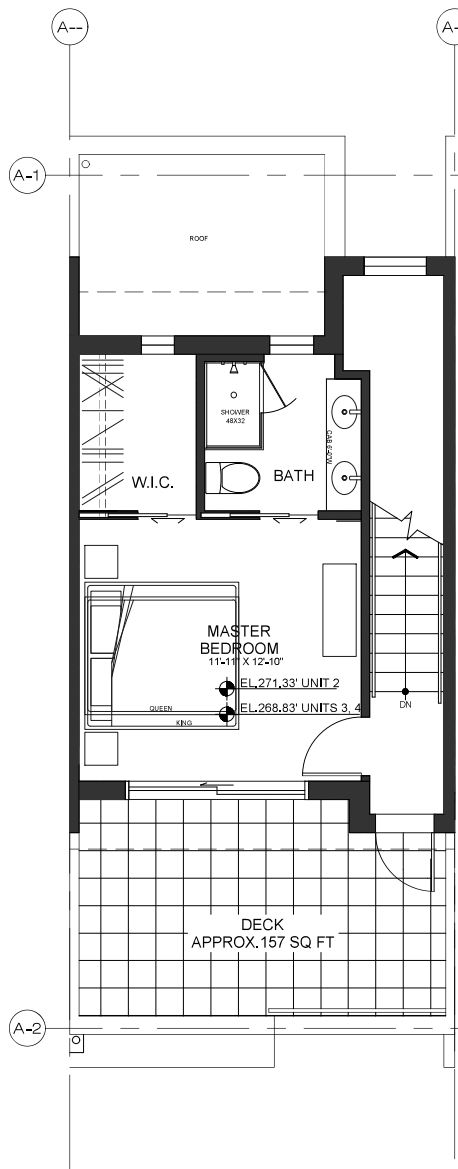
[illegible]

Building A Unit 1 Plans

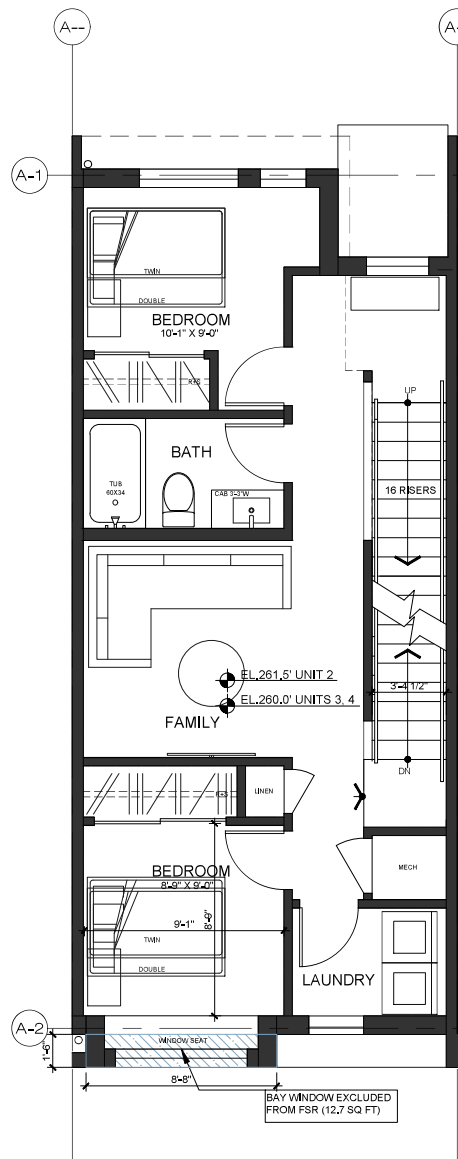
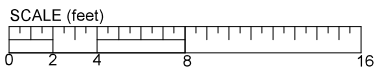
A-110

Revision No. 01

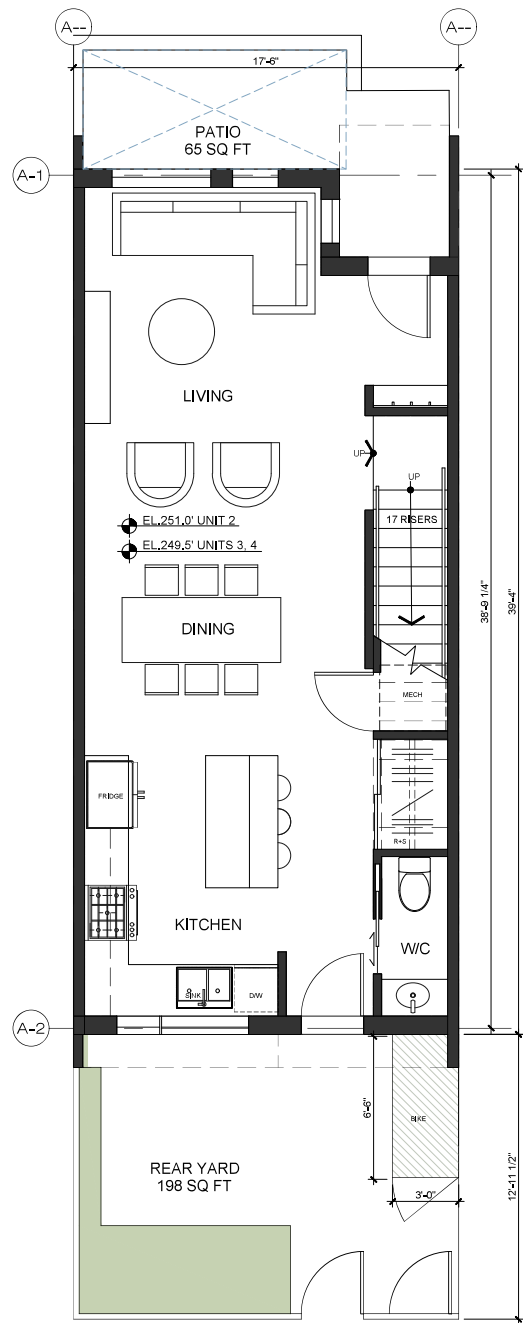




BUILDING A - UNITS 2, 3, 4
3RD LEVEL
APPROX. FLOOR AREAS:
GROSS - 397,2 SQ FT



BUILDING A - UNITS 2, 3, 4
2ND LEVEL
APPROX. FLOOR AREAS:
GROSS - 668,7 SQ FT (BAY WINDOW EXCLUDED)



BUILDING A - UNITS 2, 3, 4
MAIN LEVEL
APPROX. FLOOR AREAS:
GROSS - 666,7 SQ FT

BUILDING A UNIT 2-4

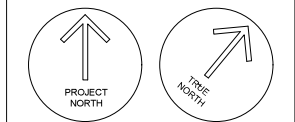
gdp

© COPYRIGHT. Design of this document, the ideas and design herein are the property of GDP and its clients. They are all reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from the architect. The architect gives no warranty or representation as to the accuracy of the information contained herein. All dimensions must satisfy themselves as to the accuracy of the information contained herein.

gdp architecture
SUITE 2100, 1055 WEST GEORGIA STREET
VANCOUVER, BC, V6E 3P3
tel. 604.522.2258
info@gdparchitecture.ca

NO.	DESCRIPTION	DATE
A	PRELIMINARY	21.10.03
B	PRELIMINARY	21.10.25
C	FOR COORDINATION	22.01.05
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION, REVISION 1	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I		
J		
K		

THESE PLANS & DOCUMENTS ARE NOT TO BE USED
FOR CONSTRUCTION UNTIL ISSUED AND DATED AS
"ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION
SECTION OF THE TITLE BAR ABOVE.



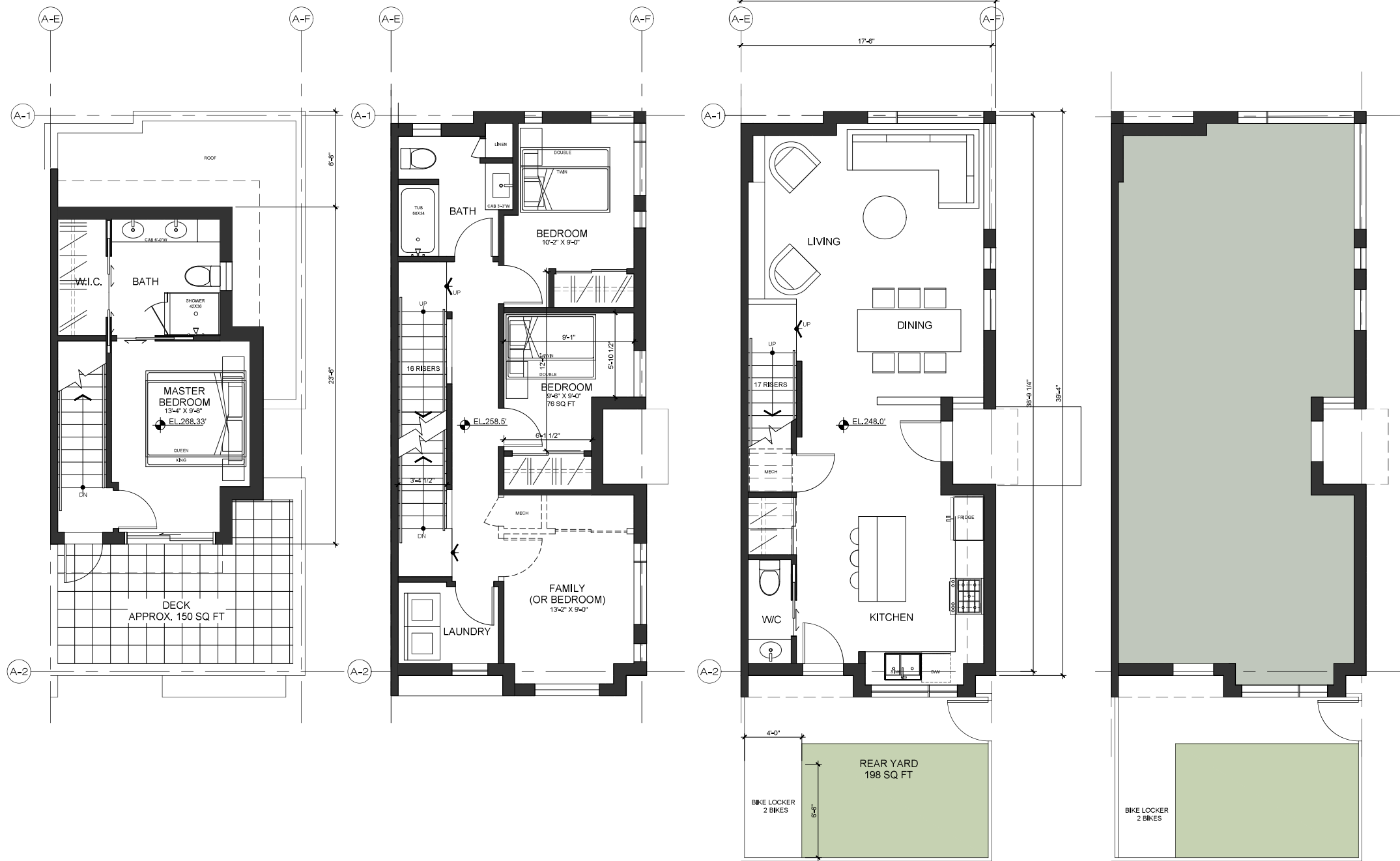
**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
**BUILDING A
UNIT 2, 3 AND 4 PLANS**

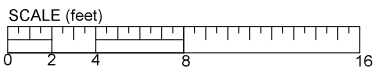
Scale: 1/4" = 1'-0"
Project No.: 2108
Date: 22.11.14

A-111

Revision No. 01



BUILDING A - UNIT 5
3RD LEVEL
APPROX. FLOOR AREAS:
GROSS - 323,8 SQ FT



BUILDING A - UNIT 5
2ND LEVEL
APPROX. FLOOR AREAS:
GROSS - 691,4 SQ FT

BUILDING A - UNIT 5
MAIN LEVEL
APPROX. FLOOR AREAS:
GROSS - 691,4 SQ FT

BUILDING A UNIT 5

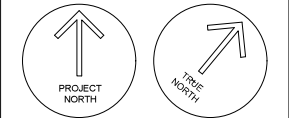
gdp

© COPYRIGHT. Copyright of this document, the plans and design herein are the property of GDP ARCHITECTURE. They are all reserved and cannot be reproduced or used in any way without prior written authorization for the project. The architect gives no warranty or representation as to any plan and the contractor is solely responsible for the design. All dimensions must satisfy themselves and others that they are properly indicated on the plans represented by this document.

gdp architecture
SUITE 2100, 1055 WEST GEORGIA STREET
VANCOUVER, BC, V6E 3P3
tel. 604.522.2258
info@gdparchitecture.ca

NO.	DESCRIPTION	DATE
A	PRELIMINARY	21.10.03
B	PRELIMINARY	21.10.05
C	FOR COORDINATION	22.01.05
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION, REVISION 1	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I		
J		
K		

THESE PLANS & DOCUMENTS ARE NOT TO BE USED
FOR CONSTRUCTION UNTIL ISSUED AND DATED AS
"ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION
SECTION OF THE TITLE BAR ABOVE.



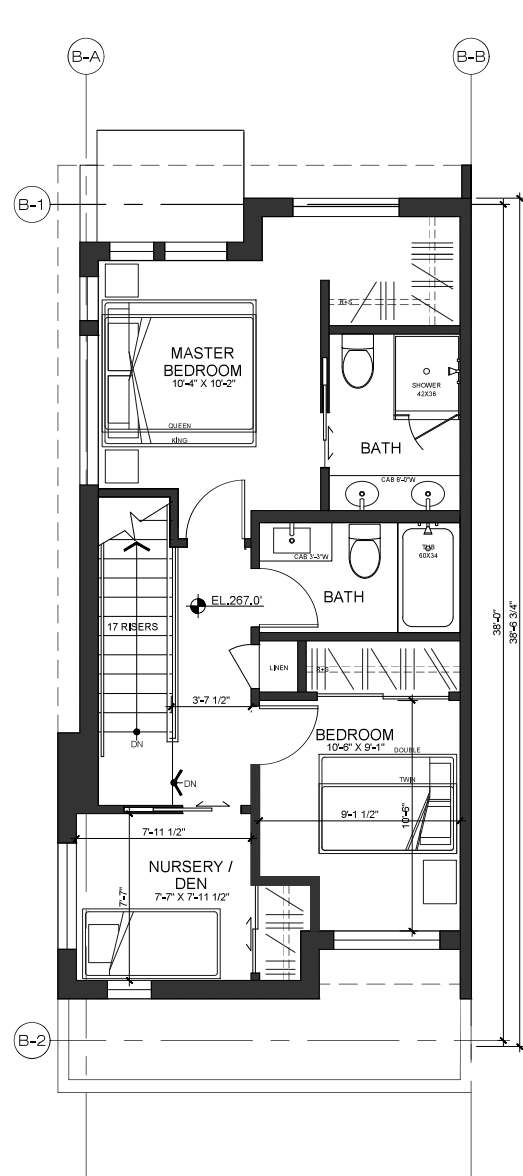
**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
**BUILDING A
EAST UNIT 5 PLAN**

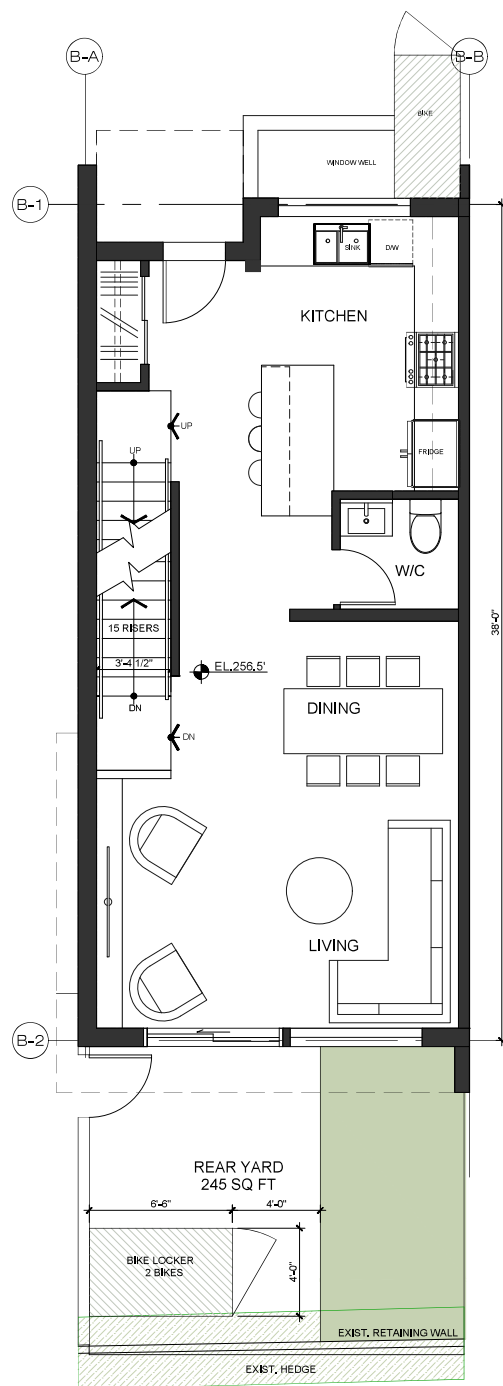
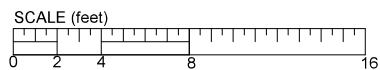
Scale:	1/4" = 1'-0"
Project No.:	2108
Date:	22.11.14

A-112

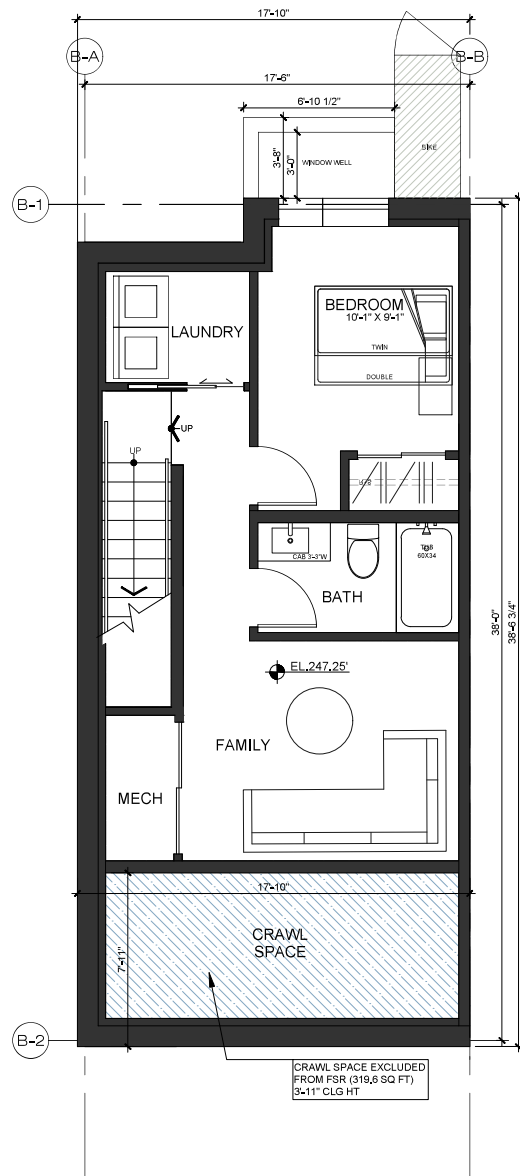
Revision No. 01



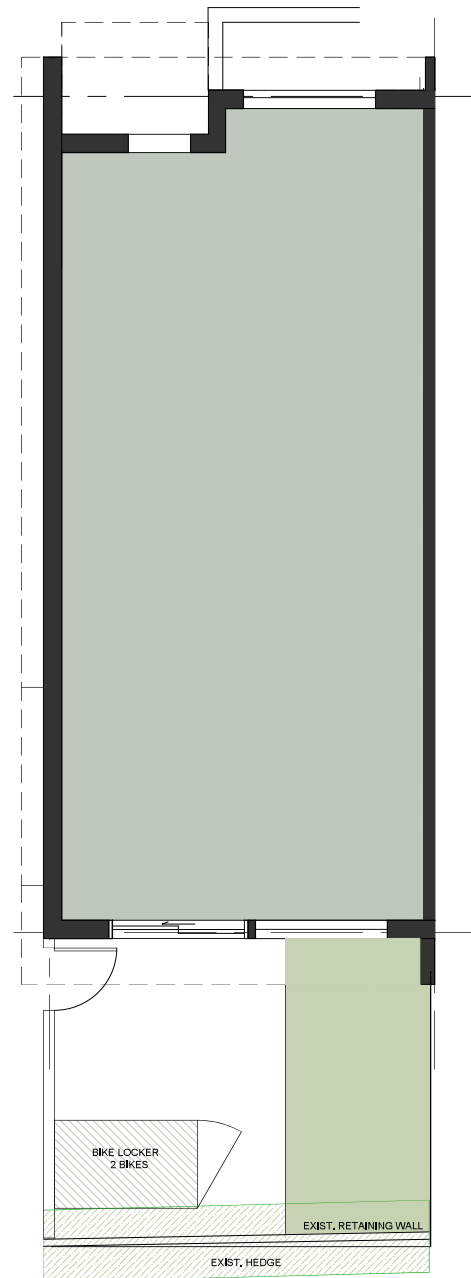
BUILDING B - UNIT 6
2ND LEVEL
APPROX. FLOOR AREAS:
GROSS • 626,2 SQ FT



BUILDING B - UNIT 6
MAIN LEVEL
APPROX. FLOOR AREAS:
GROSS • 670,7 SQ FT



BUILDING B - UNIT 6
LOWER LEVEL
APPROX. FLOOR AREAS:
GROSS • 531,7 SQ FT



BUILDING B UNIT 6

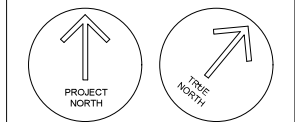
gdp

© COPYRIGHT. Copyright of this document, the plans and designs herein, are the property of GDP ARCHITECTURE. They are to be used only for the project and site for which they were prepared. They are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of GDP ARCHITECTURE. All dimensions and notes are to be taken from the original drawings and not from any reproduction. All dimensions and notes are to be taken from the original drawings and not from any reproduction.

gdp architecture
SUITE 2100, 1055 WEST GEORGIA STREET
VANCOUVER, BC, V6E 3P3
tel. 604.522.2258
info@gdparchitecture.ca

NO.	DESCRIPTION	DATE
A		
B	PRELIMINARY	21.10.25
C	FOR COORDINATION	22.01.05
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.01
F	FOR COORDINATION	22.03.17
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
H	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION, REVISION 1	22.08.08
I	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
J		
K		

THESE PLANS & DOCUMENTS ARE NOT TO BE USED
FOR CONSTRUCTION UNTIL ISSUED AND DATED AS
"ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION
SECTION OF THE TITLE BAR ABOVE.



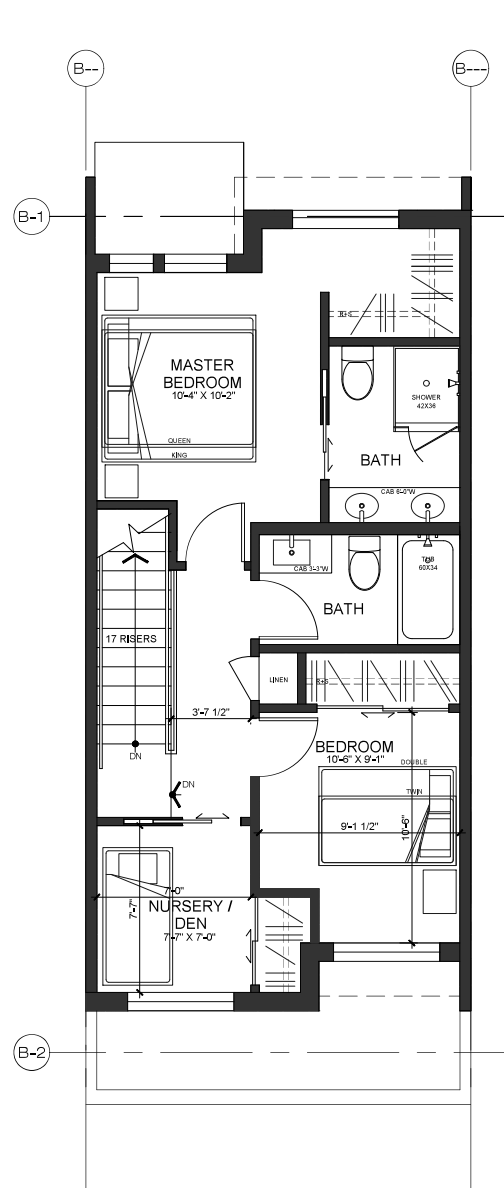
**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
**BUILDING B
UNIT 6 PLANS**

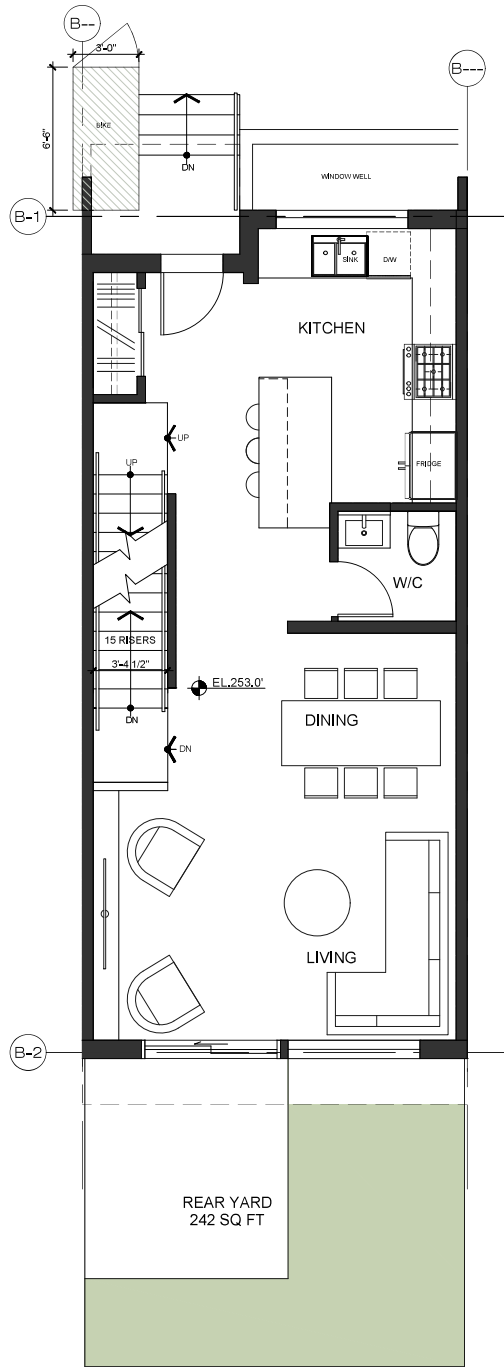
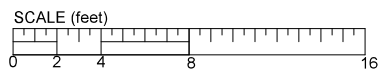
Scale:	1/4" = 1'-0"
Project No.:	2108
Date:	22.11.14

A-113

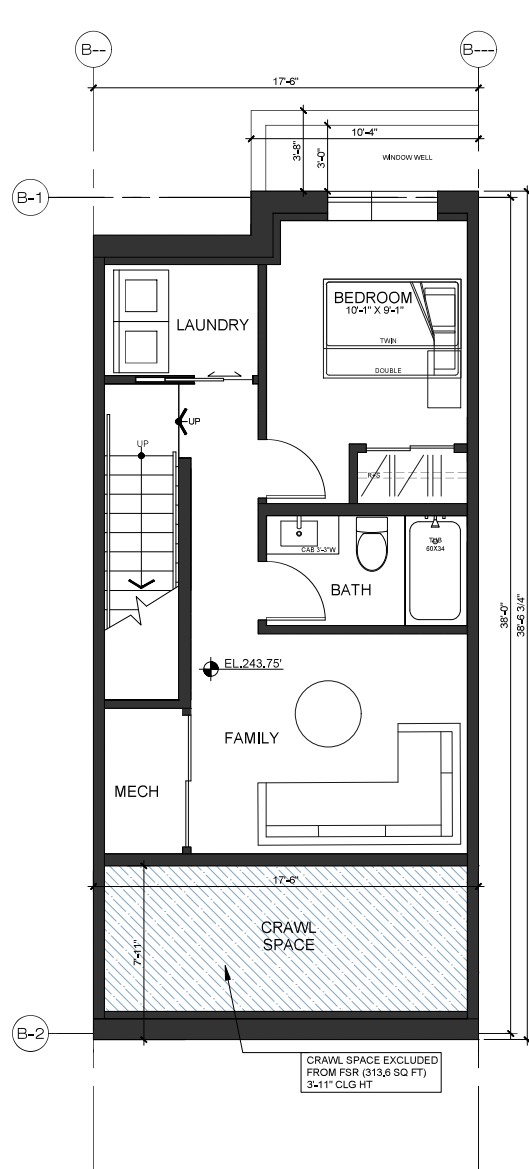
Revision No. 91



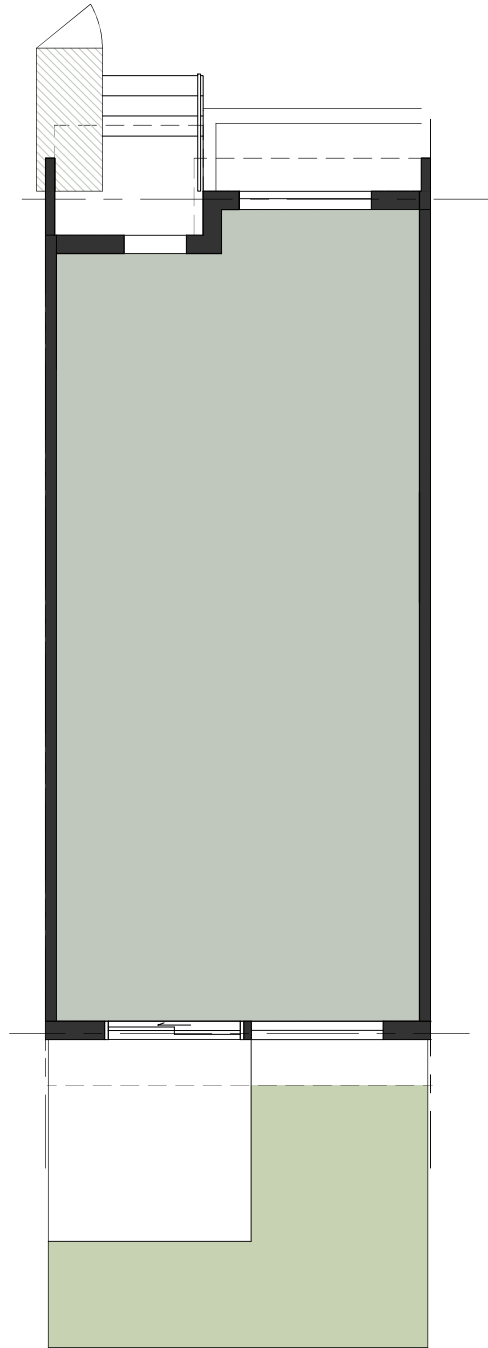
BUILDING B - UNITS 7, 8, 9
2ND LEVEL
APPROX. FLOOR AREAS:
GROSS - 607,0 SQ FT



BUILDING B - UNITS 7, 8, 9
MAIN LEVEL
APPROX. FLOOR AREAS:
GROSS - 680,5 SQ FT



BUILDING B - UNITS 7, 8, 9
LOWER LEVEL
APPROX. FLOOR AREAS:
GROSS - 522,3 SQ FT



BUILDING B UNITS 7-9

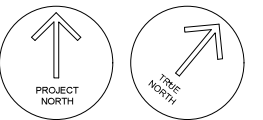
gdp

© COPYRIGHT. Copyright of this document, the plans and design herein are the property of GDP ARCHITECTURE. They are to be used for the project only and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of GDP ARCHITECTURE. All rights reserved.

gdp architecture
SUITE 2100, 1055 WEST GEORGIA STREET
VANCOUVER, BC, V6E 3P3
tel. 604.522.2258
info@gdparchitecture.ca

NO.	DESCRIPTION	DATE
A	PRELIMINARY	21.10.03
B	PRELIMINARY	21.10.26
C	FOR COORDINATION	22.01.05
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION, REVISION 1	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I		
J		
K		

THESE PLANS & DOCUMENTS ARE NOT TO BE USED
FOR CONSTRUCTION UNTIL ISSUED AND DATED AS
"ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION
SECTION OF THE TITLE BAR ABOVE.



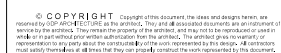
**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
**BUILDING B
UNITS 7, 8 AND 9 PLANS**

Scale:	1/4" = 1'-0"
Project No.:	2108
Date:	22.11.14

A-114

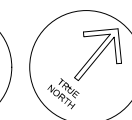
Revision No. 91



tel. 604.522.2258
info@gdparchitect

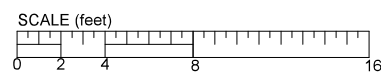
[illegible]

THESE PLANS & DOCUMENTS ARE NOT TO BE USED
FOR CONSTRUCTION UNTIL ISSUED AND DATED AS
"ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION
SECTION OF THE TITLE BAR ABOVE.



Title: **BUILDING B
UNIT 10 PLANS**

A-115

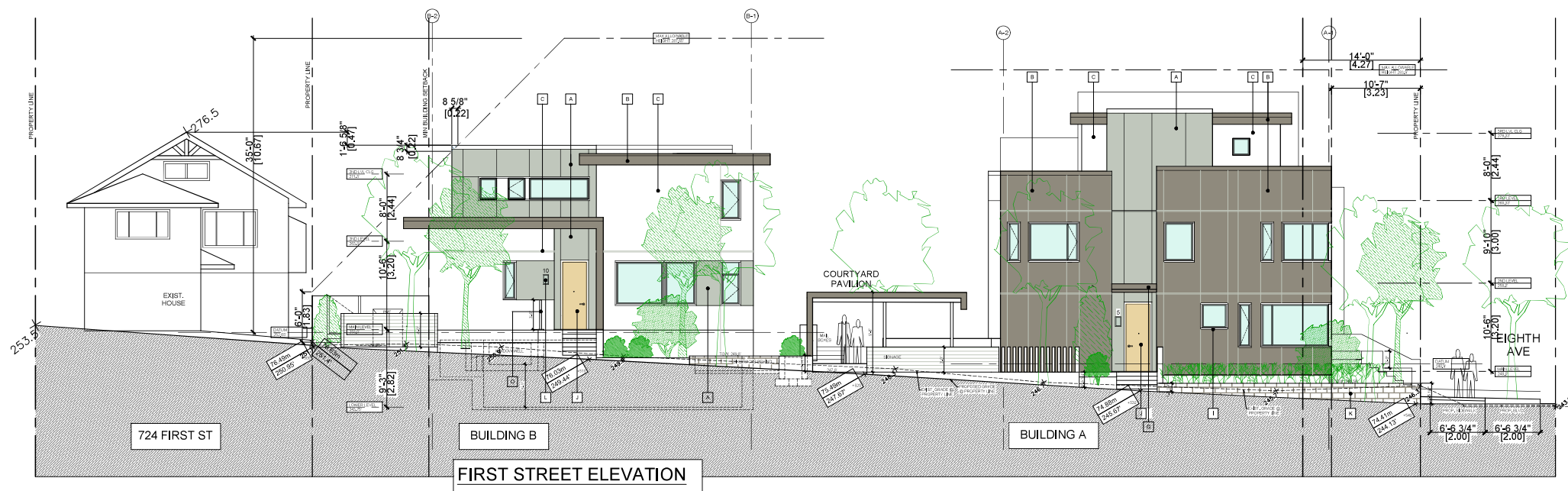
Revision No. 01

BUILDING B
UNIT 10

**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Scale: 1/8" = 1'-0"	A-301
Project No.: 2108	
Date: 22.11.14	

Revision No. 01



NO.	DESCRIPTION	DATE
A		
B	PRELIMINARY	21.10.25
C	FOR COORDINATION	22.01.05
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.01
F	FOR COORDINATION	22.03.17
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
H	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION, REVISION 1	22.08.08
I	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
J		
K		

THESE PLANS & DOCUMENTS ARE NOT TO BE USED
FOR CONSTRUCTION UNTIL ISSUED AND DATED AS
"ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION
SECTION OF THE TITLE BAR ABOVE.

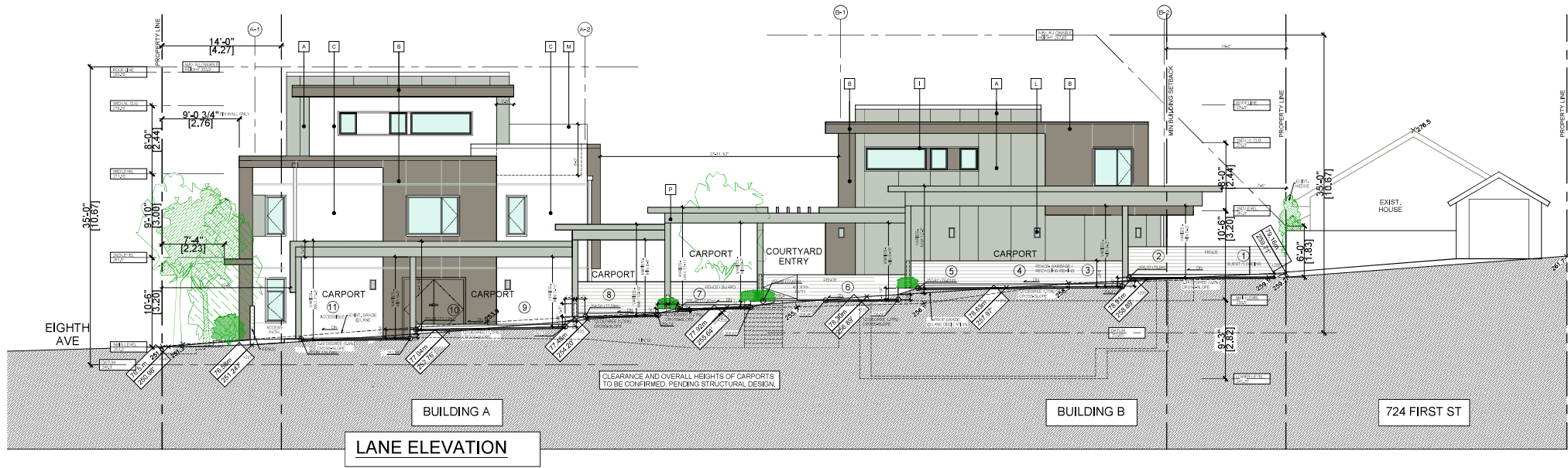
**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
**LANE ELEVATION
FINISH LEGEND**

Scale:	
Project No.:	2108
Date:	22.11.14

A-302

Revision No. 91



FINISH LEGEND

	A	CLADDING MATERIAL - FIBRE CEMENT PANEL COLOUR: BENJAMIN MOORE HC-168 CHELSEA GRAY OR SIMILAR EQUIVALENT
	B	CLADDING MATERIAL - FIBRE CEMENT PANEL COLOUR: BENJAMIN MOORE CSP-625 DEEP SECRET OR SIMILAR EQUIVALENT
	C	CLADDING MATERIAL - 3-PART ACRYLIC STUCCO COLOUR: BEIGE (EXACT COLOUR TBD) FINISH: MEDIUM SANDFLOAT
	D	PRE-FINISHED CONTINUOUS METAL FLASHING COLOUR: TO MATCH ADJACENT CLADDING
	E	VENTED SOFFIT MATERIAL COLOUR: BLACK

	F	PRE-FINISHED RAIN WATER LEADER COLOUR: COMPATIBLE WITH ADJACENT CLADDING
	G	METAL / WOOD CANOPY COLOUR: BENJAMIN MOORE CSP-625 DEEP SECRET
	H	ALUMINUM AND GLASS RAILING SYSTEM - INSIDE FASCIA MOUNT COLOUR: ALUMINUM / GREY, TEMPERED GLASS
	I	VINYL WINDOWS / DOORS - MINIMUM DOUBLE GLAZED, LOW E COLOUR: ALUMINUM / GREY
	J	FIBREGLASS UNIT ENTRY DOOR COLOUR: BENJAMIN MOORE VC-9 STRATHCONA GOLD (VANCOUVER HISTORICAL TRUE COLOUR COLLECTION)

	K	CONCRETE RETAINING BLOCK ALLAN BLOCK METROPOLITAN GRANVILLE GREY OR APPROVED EQUIVALENT
	L	TYPICAL EXTERIOR WALL MOUNT LIGHT FIXTURE ALUMINUM / FROSTED GLASS
	M	PRIVACY SCREEN HORIZONTAL WOOD OR METAL SLATS COLOUR: GREY
	N	PRIVATE BIKE LOCKER - METAL CONSTRUCTION W/ SLOPED TOP COLOUR: BLACK 3'-0" X 6'-6" X 4'-6" H.
	O	EXTERIOR GUARDS AND HANDRAILS ALUMINUM - GREY
	P	WOOD / METAL CARPORT STRUCTURE BENJAMIN MOORE HC-168 CHELSEA GRAY / ALUMINUM OR SIMILAR EQUIVALENT



tel. 604.522.2258
info@gdparchitect

[illegible]

THESE PLANS & DOCUMENTS ARE NOT TO BE USED
FOR CONSTRUCTION UNTIL ISSUED AND DATED AS
"ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION
SECTION OF THE TITLE BAR ABOVE.

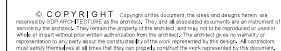
BUILDING A ELEVATIONS

Project No.:	2108
Date:	22.11.14

A-303

Revision No. 01





tel. 604.522.2258
info@gdparchitect

[illegible]

THESE PLANS & DOCUMENTS ARE NOT TO BE USED
FOR CONSTRUCTION UNTIL ISSUED AND DATED AS
"ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION
SECTION OF THE TITLE BAR ABOVE.

BUILDING A ELEVATIONS

Project No.:	2108
Date:	22.11.14

A-304

Revision No. 01





tel. 604.522.2258
info@gdparchitect

THESE PLANS & DOCUMENTS ARE NOT TO BE USED
FOR CONSTRUCTION UNTIL ISSUED AND DATED AS
"ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION
SECTION OF THE TITLE BAR ABOVE.

Revision No. 01



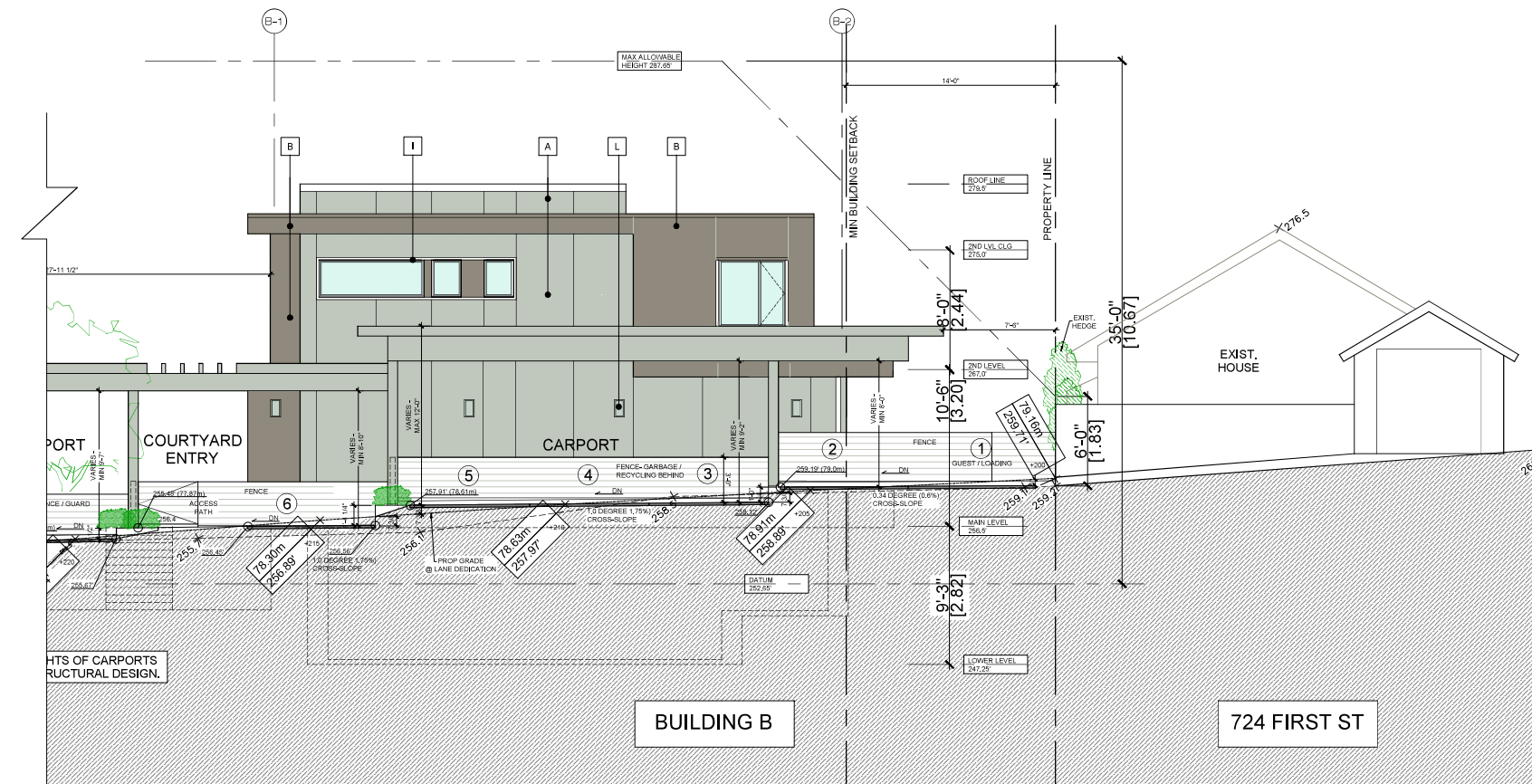
NO.	DESCRIPTION	DATE
A		
B		
C	FOR COORDINATION	22.01.05
D	FOR DISCUSSION	22.02.16
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION, REVISION 1	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I		
J		
K		

**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

BUILDING B ELEVATIONS

Scale: 3/16" = 1'-0"	A-306
Project No.: 2108	
Date: 22.11.14	

A-306

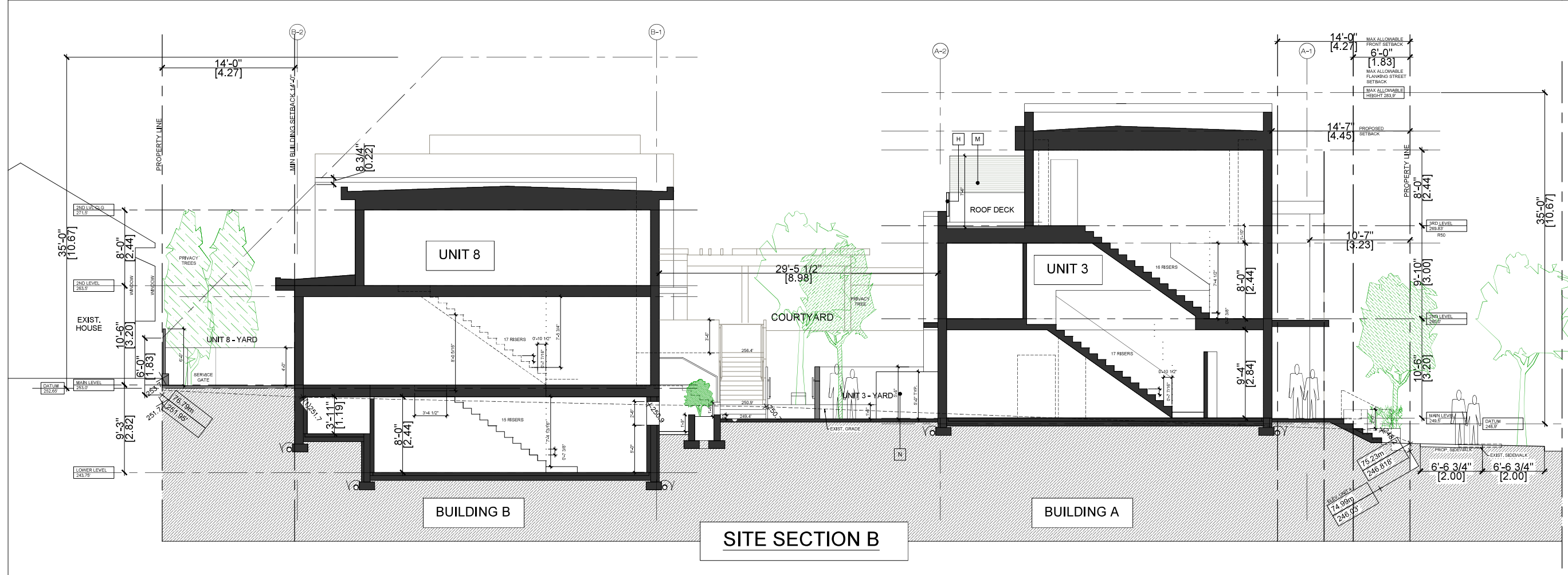


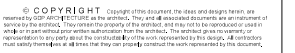
[illegible]

**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Scale: 3/16" = 1'-0"	A-401
Project No.: 2108	
Date: 22.11.14	

Revision No. 01



[illegible]

THESE PLANS & DOCUMENTS ARE NOT TO BE USED
FOR CONSTRUCTION UNTIL ISSUED AND DATED AS
"ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION
SECTION OF THE TITLE BAR ABOVE.

Title: **SECTION C**

A-402

Revision No.

THESE PLANS & DOCUMENTS ARE NOT TO BE USED
OR CONSTRUCTION UNTIL ISSUED AND DATED AS
ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION
SECTION OF THE TITLE BAR ABOVE.

Division No.



NO.	DESCRIPTION	DATE
A		
B		
C		
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I		
J		
K		

THESE PLANS & DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED AND DATED AS "ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION SECTION OF THE TITLE BAR ABOVE.

GLENBROOKE ROW
TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
**MASSING MODEL
IMAGES**

Scale:	NTS
Project No.:	2108
Date:	22.11.14

A-501

Revision No. 01



**BUILDING B: NORTH ELEVATION
(INNER COURTYARD)**



BUILDING A: 8TH AVENUE ELEVATION



BUILDING B: SOUTH ELEVATION



**BUILDING A: SOUTH ELEVATION
(INNER COURTYARD)**

NOTE: MASSING MODEL IMAGES ARE INTENDED TO ILLUSTRATE THE ARCHITECTURAL DESIGN INTENT OF THE PROJECT AND ARE FOR ILLUSTRATION PURPOSES ONLY.



LANE ELEVATION

FIRST STREET ELEVATION

NOTE: MASSING MODEL IMAGES ARE INTENDED TO ILLUSTRATE THE ARCHITECTURAL DESIGN INTENT OF THE PROJECT AND ARE FOR ILLUSTRATION PURPOSES ONLY.

gdp

© COPYRIGHT. Design of this document, the plans and design herein are the property of GDP ARCHITECTURE. They are all reserved documents and are not to be used for any other purpose without the written consent of GDP ARCHITECTURE. Any reproduction or use of these documents without the written consent of GDP ARCHITECTURE is strictly prohibited. All rights reserved.

gdp architecture
SUITE 2100, 1055 WEST GEORGIA STREET
VANCOUVER, BC, V6E 3P3
tel. 604.522.2258
info@gdparchitecture.ca

NO.	DESCRIPTION	DATE
A		
B		
C		
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I		
J		
K		

THESE PLANS & DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED AND DATED AS "ISSUED FOR CONSTRUCTION" IN THE DESCRIPTION SECTION OF THE TITLE BAR ABOVE.







GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
MASSING MODEL IMAGES

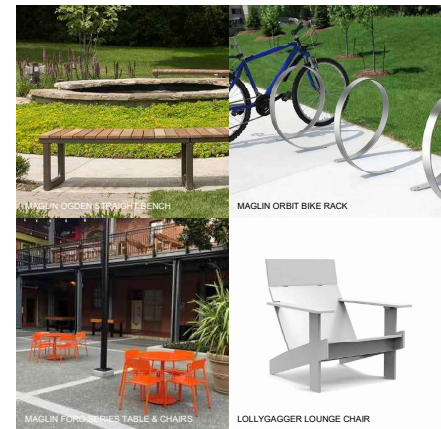
Scale:	NTS	A-502
Project No.:	2108	
Date:	22.11.14	
Revision No. 91		



SEAL:

PLANT SCHEDULE				PMG PROJECT NUMBER: 22-004
TREE	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	3	ACER CIRCINATUM	VINE MAPLE	1.5M HT. B&B; 3 STEM CLUMP
	3	CORNUS KOUSA X NUTTALLII 'VENUS'	VENUS HYBRID DOGWOOD	6CM CAL. B&B
	3	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	2.5M HT. B&B STD FORM.
	6	PIERIS OMORICA	SERBIAN SPRUCE	3M HT. B&B
	5	QUERCUS X WAREI 'NADLER'	KINDRED SPIRIT OAK	6CM CAL. B&B
	4	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL. 1.5M STD:B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



3	22.AUG.03	REV. PER CITY/CLIENT'S COMMENTS	JR
2	22.JUL.29	REV. PER NEW ARCH PLAN	JR
1	22.APR.06	REV. PER CLIENT'S COMMENTS	JR
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

10 UNIT TOWNHOUSE DEV.

102 8TH AVE. AND 728 FIRST ST.
NEW WESTMINSTER, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 22.MAR.30

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

DRAWN: 12

DRAWN: JR

DESIGN: JR

L1

F 5

SEAL:

CLIENT:

PROJECT:

10 UNIT TOWNHOUSE DEV.

102 8TH AVE. AND 728 FIRST ST.
NEW WESTMINSTER, BC

DRAWING TITLE:

SHRUB
PLAN

DATE: 22.MAR.30

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

DRAWN: JR

DESIGN: JR

CHK'D: BA

DRAWING NUMBER

JR

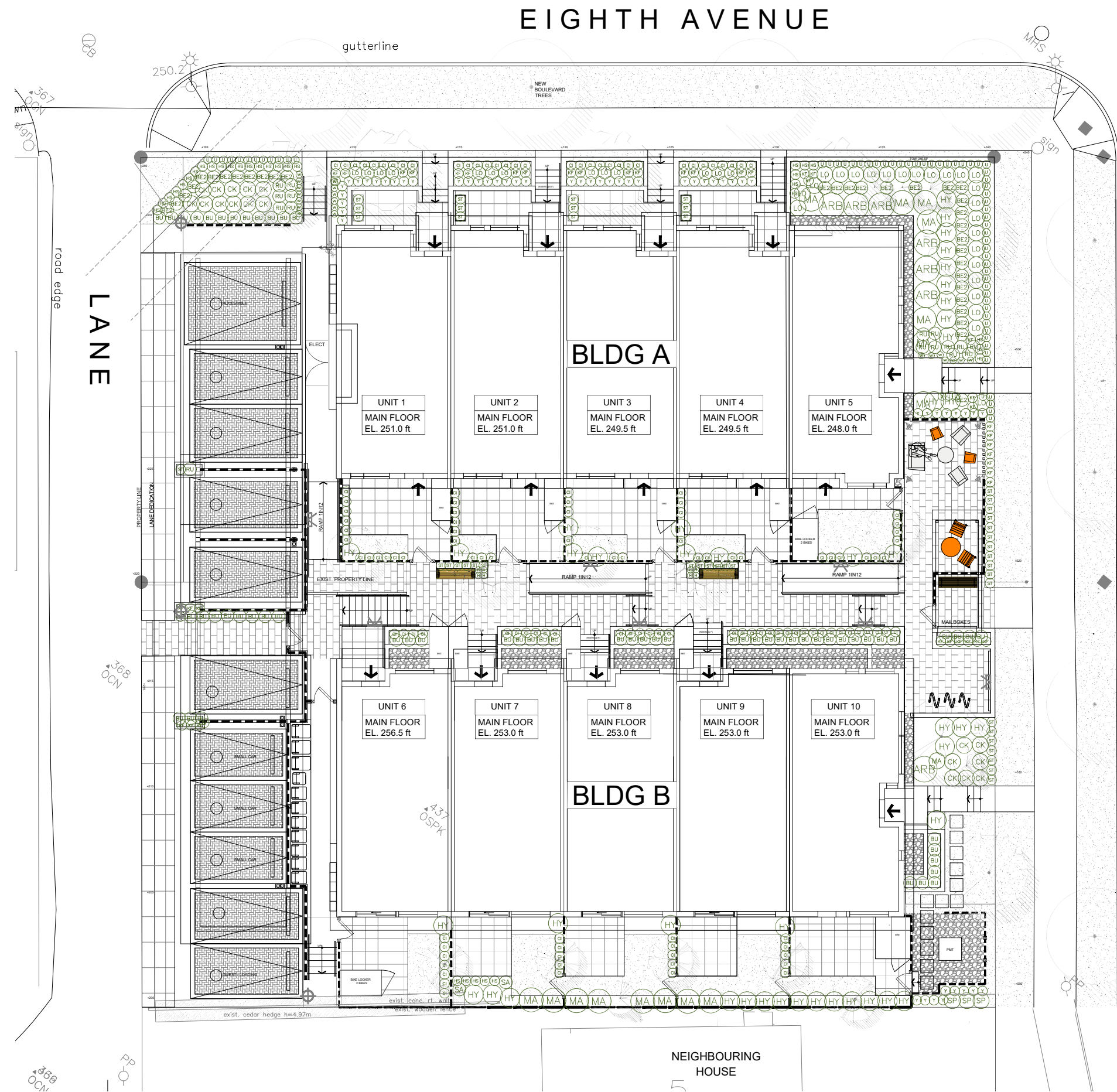
JR

OF 5

























22004-3.ZIP

PMG PROJECT NUMBER:

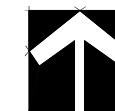
22-004



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	2	ACER CIRCINATUM	VINE MAPLE	1.5M HT; B&B; 3 STEM CLUM
	3	CORNUS KOUSA X NUTTALLII 'VENUS'	VENUS HYBRID DOGWOOD	6CM CAL; B&B
	2	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	2.5M HT; B&B STD FORM
	5	PICEA OMORICA	SERBIAN SPRUCE	3M HT; B&B
	5	QUERCUS X WAREI 'NADLER'	KINDRED SPIRIT OAK	6CM CAL; B&B
	4	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL 1.5M STD; B&B
SHRUB				
	7	ARBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#7 POT; 125M
	61	BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE-LEAF BOX	#3 POT; 45CM
	17	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT; 40CM
	3	HYDRANGEA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	#2 POT
	8'	MAHONIA X MEDIA 'CHARITY'	CHARITY GRAPE HOLLY	#3 POT; 60CM
	3	SARCOCOCCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT; 25CM
	3	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#3 POT; 60CM
	54	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
GRASS				
	43	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
	179	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
	32	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
	43	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
	29	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA; ROSE PINK	15CM POT
	38	FUCHSIA MAGELLANICA 'AUREA'	FUCHSIA	15CM POT
	8	HEMEROCALLIS 'RED MAGIC'	DAYLILY; RED AND YELLOW	#2 POT; 2-3 FAN
	15	RUDEBECKIA F SULLIVANTII 'GOLDSTURM'	RUDEBECKIA; YELLOW	15CM POT
GC				
	68	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNICKINICK	#1 POT; 25CM
	20	VACCINIUM VITIS IDAEA	LINGONBERRY	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. * CONDITIONS ARE SUBJECT TO LANDSCAPE ARCHITECT'S STANDARD SPECIFICATIONS AND SPECIFICATION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



SEAL:

3	22.AUG.03	REV. PER CITY/CLIENT'S COMMENTS	JR
2	22.JUL.29	REV. PER NEW ARCH PLAN	JR
1	22.APR.06	REV. PER CLIENT'S COMMENTS	JR

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

10 UNIT TOWNHOUSE DEV.

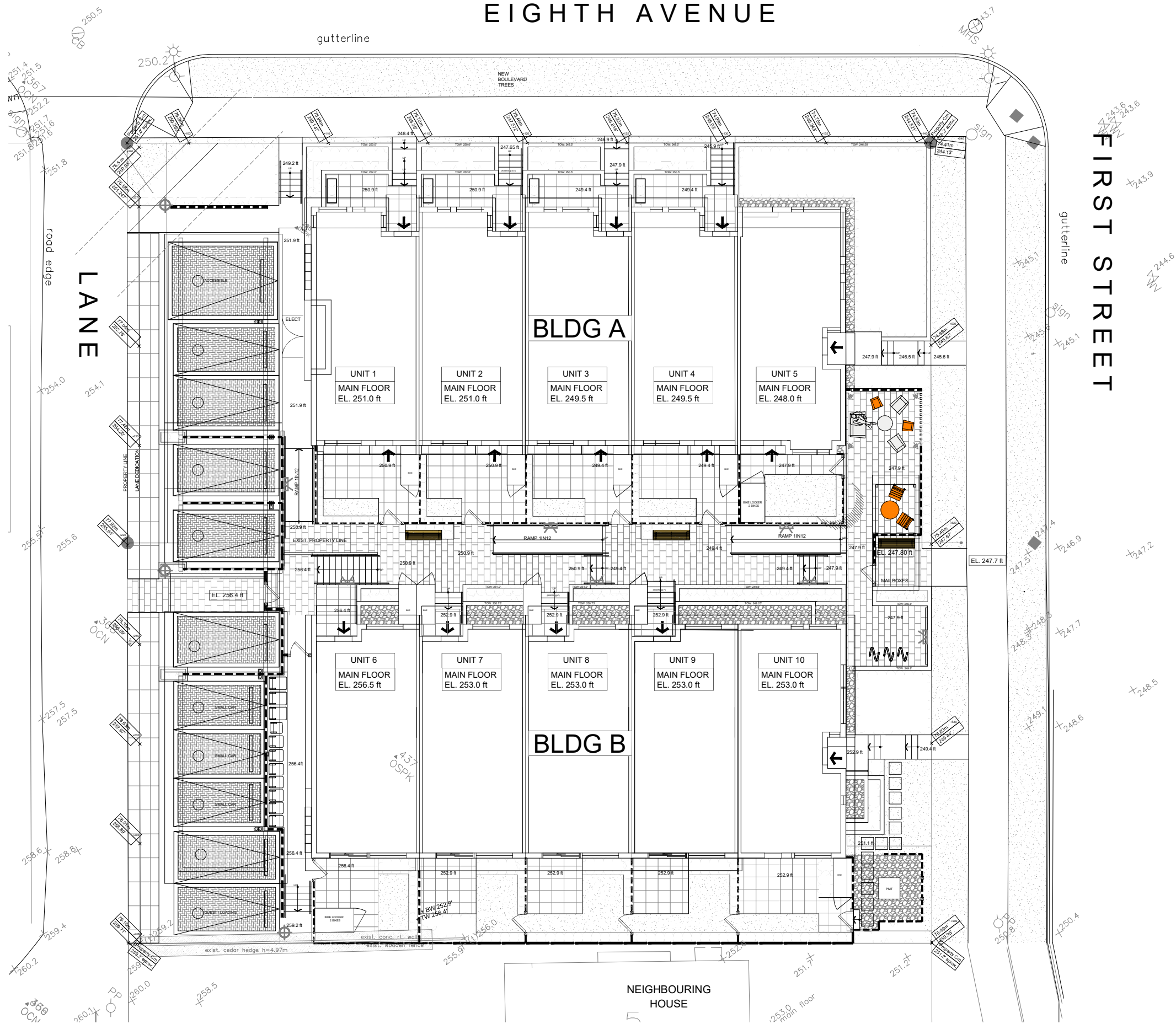
**102 8TH AVE. AND 728 FIRST ST.
NEW WESTMINSTER, BC**

DRAWING TITLE:



















**GRADING
PLAN**











DATE: 22.MAR.30
SCALE: 1/8" = 1'-0"
DRAWN: JR
DESIGN: JR
CHK'D: BA







DRAWING NUMBER:
L3
OF 5

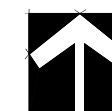




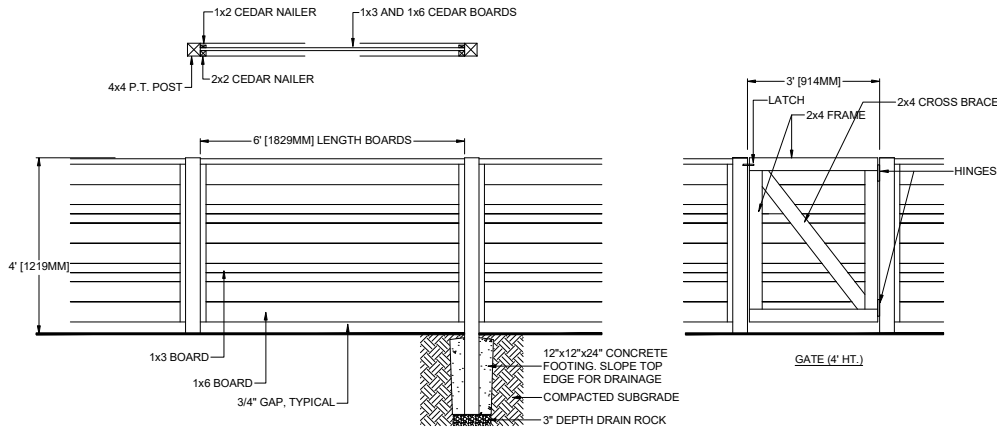
MATERIAL LEGEND		
KEY	SYMBOL	DESCRIPTION
		CONCRETE
		ABBOTSFORD TEXADA HYDRAPRESSED SLABS SIZE: 24"x24"x2" NATURAL COLOUR
		BARKMAN BROADWAY PAVERS SIZE: 12"x24"x2.5" RUNNING BOND, NATURAL COLOUR
		BARKMAN BROADWAY PAVERS SIZE: 12"x24"x2.5" RUNNING BOND, SANDSTONE COLOUR
		ABBOTSFORD AQUAPAVE STANDARD PAVERS SIZE: 8.7"x4.3"x3.1" HERRINGBONE, NATURAL COLOUR
		2" DIAMETER ROUNDED GRANITE PEBBLES/ROCKS
		SOD LAWN
		CONCRETE STEPPING PADS SIZE: 24"x24"x2"
		SAW CUT CONCRETE

SITE FURNITURE LEGEND		
KEY	SYMBOL	DESCRIPTION
(F1)		LOLL. DESIGNS LOLLYGAGGER COLLECTION: SOFA, DRIFTWOOD COLOUR COCKTAIL TABLE (ROUND), DRIFTWOOD COLOUR
(F2)		LOLL. DESIGNS LOLLYGAGGER COLLECTION: LOUNGE CHAIR, DRIFTWOOD COLOUR KIDS LOUNGE CHAIR, SUNSET ORANGE COLOUR
(F3)		MAGLIN FORO TABLE AND CHAIRS 1700 SERIES METAL PATTERN 1, ORANGE COLOUR
(F4)		MAGLIN OGDEN BENCH STRAIGHT BACKLESS 6' LONG IPE WOOD
(F5)		MAGLIN ORBIT BIKE RACK SILVER COLOUR
(F6)		GREEN THEORY METAL PLANTER 66"x24"x24"
<div>  <div> <p>LED BOLLARD: WAC LIGHTING SCOOD LED</p>    </div> <div> <p>WALL LIGHT: WAC LIGHTING WL-LED100</p> <p>UP LIGHT: WAC LIGHTING MINI ACCENT 120</p> </div> </div>		

FENCE LEGEND	
	4' HT. ALUMINUM FENCE
	3' HT. ALUMINUM FENCE
	18" HT. ALUMINUM FENCE
	ALUMINUM FENCE WITH VARIOUS HEIGHT; MIN. 3' HT; FINISHED HT. TO BE 5' FROM GRADE
	4' HT. WOOD FENCE WITH REMOVABLE PANEL FOR PMT ACCESS
	6' HT. WOOD FENCE



SEAL:

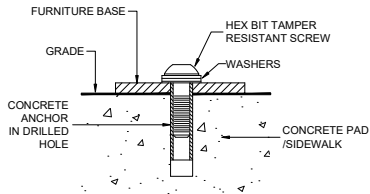


NOTES:

1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHER WISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS. AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

1 4' HT. SOLID WOOD FENCE

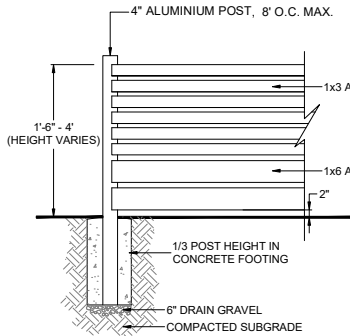
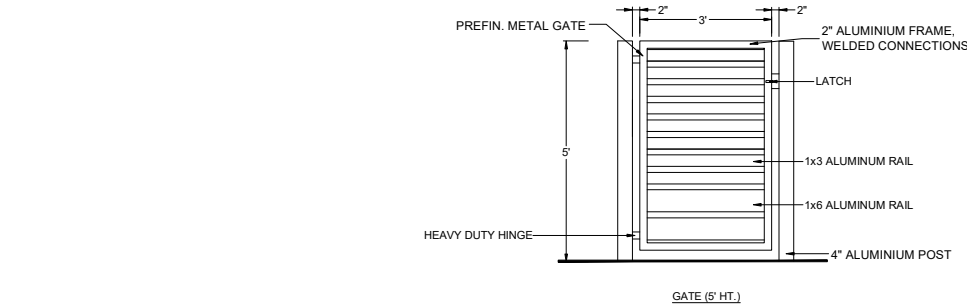
1/2"=1'-0"



NOTE:
SITE FURNISHINGS TO BE INSTALLED TO
MANUFACTURERS SPECIFICATIONS

4 SITE FURNITURE MOUNTING

6"=1'-0"

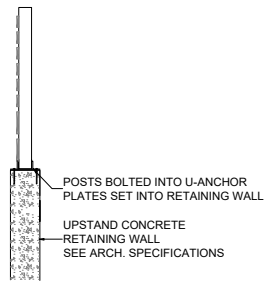


NOTES:

1. FENCE TO HAVE 2 COATS OF POWDER COAT IN GREY.
2. GATE TO HAVE 2 COATS OF POWDER COAT IN GREY.

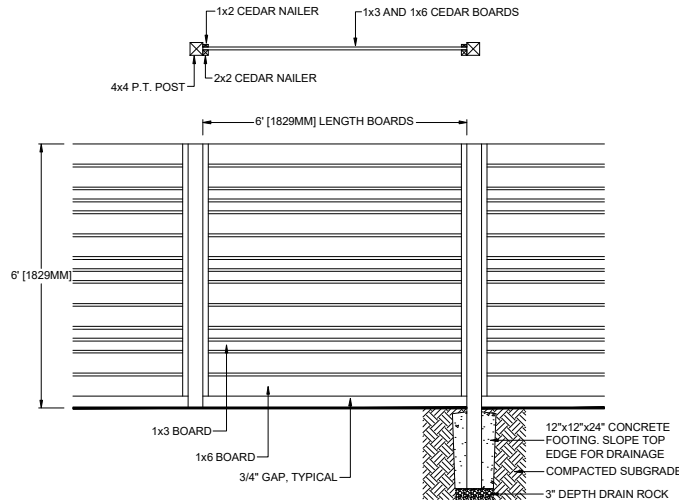
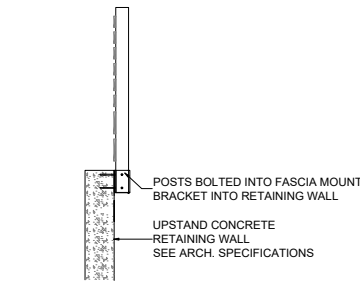
2A 1.5'- 4' HT. ALUMINUM FENCE

1/2"=1'-0"



2B 42" HT. ALUMINUM FENCE ATTACHED TO WALL

1/2"=1'-0"



NOTES:

1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHER WISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS. AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

3 6' HT. SOLID WOOD FENCE

1/2"=1'-0"

PROJECT:

10 UNIT TOWNHOUSE DEV.

102 8TH AVE. AND 728 FIRST ST.
NEW WESTMINSTER, BC

DRAWING TITLE:

LANDSCAPE
DETAILS

DATE: 22.MAR.30 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: JR
DESIGN: JR
CHK'D: BA

L5

OF 5