Corporation of the City of
NEW WESTMINSTER

Appendix A

Applicant Submission Package (Design Rationale and Architectural / Landscape Drawings)

8TH & CUMBERLAND - TOWNHOUSE DEVELOPMENT

102 - 128 EAST 8TH AVENUE & 721 CUMBERLAND ST., NEW WESTMINSTER, BRITISH COLUMBIA

NWDP SUBMISSION - NOVEMBER 25, 2022

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PURE WEST
PROPERTY INVESTMENTS LTD.

CICCOZZI
ARCHITECTURE

TABLE OF CONTENTS

PROJECT STATISTICS

CICCOZZI ARCHITECTURE

PURE WEST PROPERTY INVESTMENTS LTD.

ZONING

PROPOSED ZONING	RT 1		
SITE AREA (GROSS)	69,003.3 sq ft.	6,410.6 m2	1.58 AC
DEDICATIONS	599.8 sq.ft.	55.7 m2	
SITE AREA (NET)	68,403.5 sq ft.	6,354.9 m2	1.57 AC

DENSIT		ALLOWED	PROPOSED	
BASEMENT	0.15 FSR	10,260.5 sq.ft.	11,861 sqft.	0.17 FSR
UPPER LEVEL	0.85 FSR	58,143.0 sq.ft.	56,469 sqft.	0.83 FSR
TOTAL	1.00 FSR	68,403.5 sq.ft.	68,330 sqft.	1.00 FSR

UNITS / ACRE	
PROPOSED	35.02 Units / Acre

SITE COVERAGE			
PROPOSED	37%	25,560 sqft.	2,374.6 m2
ALLOWED	45%	30,782 sqft.	2,859.6 m2

SETBACKS	REQUIRED	PROPOSED
NORTH (FRONT - 8th St)	4.27 m	4.27 m
SOUTH (BACK - Lane)	7.62 m	7.62 m
EAST (FLANK - York)	1.83 m	1.83 m
WEST (FLANK - Cumberland)	1.83 m	1.83 m

BUILDING AREAS

	LOWER LEVEL	MAIN LEVEL	UPPER LEVEL	TOTAL
BUILDING 1	3,673.7 sq.ft.	3,828.7 sq.ft.	2,328.0 sq.ft.	9,830.4 sq.ft.
BUILDING 2	3,646.0 sq.ft.	3,764.5 sq.ft.	2,362.9 sq.ft.	9,773.3 sq.ft.
BUILDING 3	3,646.0 sq.ft.	3,764.5 sq.ft.	2,375.1 sq.ft.	9,785.6 sq.ft.
BUILDING 4	1,823.0 sq.ft.	2,382.3 sq.ft.	1,708.2 sq.ft.	5,913.5 sq.ft.
BUILDING 5	** 2,384.1 sq.ft.	2,479.4 sq.ft.	1,600.1 sq.ft.	6,463.5 sq.ft.
BUILDING 6	** 3,790.6 sq.ft.	3,898.8 sq.ft.	2,508.3 sq.ft.	10,197.6 sq.ft.
BUILDING 7	** 3,317.9 sq.ft.	3,412.6 sq.ft.	2,195.5 sq.ft.	8,926.0 sq.ft.
BUILDING 8	** 2,367.9 sq.ft.	2,981.0 sq.ft.	2,091.1 sq.ft.	7,440.0 sq.ft.
(** BASEMENT)	11,860.5 sq.ft.			11,860.5 sq.ft.
UPPER	12,788.5 sq.ft.	26,511.7 sq.ft.	17,169.2 sq.ft.	56,469.4 sq.ft.

PARKING

	REQUIRED	PROPOSED		
RESIDENT STALLS (1.0 STALL PER UNIT)	55 STALLS	86 STALLS	DIFFERENCE	31 Stalls
ACCESSIBLE (3 PER 40-69 REQD. PARKING)	3 STALLS	3 STALLS	DIFFERENCE	0 Stalls
VAN ACCESSIBLE (1 PER 3 ACC.)	1 STALL(S)	1 STALL(S)	DIFFERENCE	0 Stalls
VISITOR STALLS (0.1 / UNIT)	6 STALLS	6 STALLS	DIFFERENCE	0 Stalls
BICYCLE PARKING - TYPE A	69 STALLS	69 STALLS (14 LOCKERS + 44 HOR.+ 11 VER.)		
BICYCLE PARKING - TYPE B	6 STALLS	6 STALLS		

UNIT ANALYSIS

TYPE	NET AREA	NO. OF UNITS	PERCENTAGES	TOTAL AREA
UNIT A (3 BR)	1,212.1 sq ft.	27	49.1%	32,727.9 sq ft.
UNIT B (3 BR + FLEX)	1,290.5 sq ft.	1	1.8%	1,290.5 sq ft.
UNIT C (2 BR)	1,014.8 sq ft.	1	1.8%	1,014.8 sq ft.
UNIT D (3 BR + FLEX)	1,271.6 sq ft.	24	43.6%	30,517.3 sq ft.
UNIT E (4 BR)	1,364.6 sq ft.	1	1.8%	1,364.6 sq ft.
UNIT F (2 BR)	1,067.3 sq ft.	1	1.8%	1,067.3 sq ft.
TOTAL		55 UNITS	100.0%	67,982 sq ft.

BUILDING HEIGHT INFORMATION

	AVERAGE EXISTING GRADE	HIGHEST POINT ELEV.	MAXIMUM HEIGHT (AVG. GRADE)
BUILDING 1	89.31 M	99.07 M	9.76 M
BUILDING 2	93.07 M	102.99 M	9.92 M
BUILDING 3	97.00 M	107.16 M	10.16 M
BUILDING 4	98.84 M	109.11 M	10.27 M
BUILDING 5	86.71 M	94.87 M	8.16 M
BUILDING 6	90.11 M	99.88 M	9.77 M
BUILDING 7	94.40 M	103.54 M	9.14 M
BUILDING 8	96.96 M	106.65 M	9.69 M

CONTEXT PHOTOS

CICCOZZI ARCHITECTURE

PURE WEST PROPERTY INVESTMENTS LTD.

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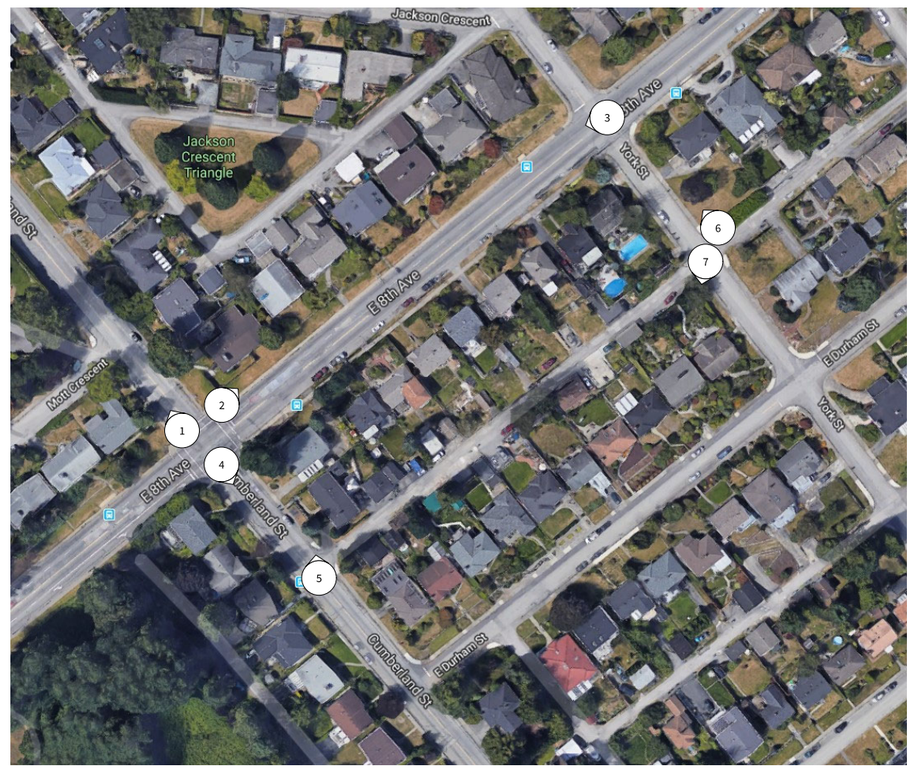

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DESIGN RATIONALE

CICCOZZI ARCHITECTURE

PURE WEST PROPERTY INVESTMENTS LTD.

Site Description and Context:

The proposed development, New Westminster Townhouses, is comprised of an assembly of 10 separate existing properties located in the McBride-Sapperton neighbourhood. the Townhouse Project site is situated on the south side of East Eighth Avenue between Cumberland Street and York Street, and is located one block away from the Justice Institute of BC. The lots have an approximate combined area of 6,411 sq. m. (69,003 sq. ft.).

The site has a fairly significant slope with a difference of approximately 17 m. (55 ft.) from the high end at the north-east corner down toward Cumberland Street and the rear lane at the south-west corner. Similar to neighbouring residential lots, the subject properties currently contain single detached dwellings. The lots to the north across East Eighth Avenue are also designated (RGO) Residential Ground Oriented Infill Housing, while those to the east, south, and west are designated (RD) Residential Detached and Semi-Detached Housing.
There is a transit bus stop located in front of the subject site along East Eighth Avenue.

The allowable density for the project area is 1.00 FSR (0.15FSR Basement + 0.85 FSR above grade). The total density calculated/proposed is 1.00 FSR (0.15FSR Basement + 0.85 FSR above grade).

The proposed project is to facilitate a 55-unit, ground-oriented infill townhouse development consisting of units that range from two to two-and-a-half / three storeys in height within eight buildings. The proposed units range from 94.2 sq. m. (1014 sq. ft.) to 126.8 sq. m. (1,365 sq. ft.), and the overall development would have a Floor Space Ratio (FSR) of 1.00.

A total of 86 (82 regular + 3 H/C + 1 Van) off-street parking spaces plus 6 off-street Visitor stalls are proposed. All of the resident spaces would be located in an underground parkade divided into two levels, with access off of the rear lane. Electric vehicle charging infrastructure, in accordance with zoning requirements, will be provided at the resident parking. Four of the total off-street parking stalls are currently designated as accessible, meeting the minimum required number of accessible parking spaces. An elevator will allow access from the parkade levels to the Mews level (outdoor) as well as the East 8th sidewalk level.

Key Design Features and Architectural Theme:

All the buildings of the development are oriented in an east-west direction to align with the long property line along East 8th Avenue. Each of the units have south facing facades with south-facing outdoor patios as well as south-facing, above-grade decks for a majority of the units--South-facing decks are provided on the upper levels of at least 53 of the 55 units.

The slope of the site from east to west step the units and buildings and, thus, provide massing breaks to the building faces. The slope of the site from north to south provides second story views for the units along East 8th avenue as they look over/between the units along the lane.

The architectural theme of the Project is designed to integrate with the surrounding residential neighborhood fabric--colours and materials have been chosen and employed in such a way as to provide architectural diversity: visually breaking down the project from one larger, overall project yet, at the same time, presenting a cohesive building/development. To accomplish this, the main buildings employ a number of architectural techniques to visually separate the overall project into 4 smaller, visual and experiential masses--along East 8th Avenue, each of the four buildings present to the public face a different architectural presence or style through focused design reworkings of architectural elements such as the main entrances; inclusion/exclusion of planter boxes and bays; roof styles and slopes; and the definitions provided by differing materials and colours for each style of home. This design variation is then continued through to the four buildings fronting the lane to the back, with their facades fronting the Mews walk (the outdoor walkway between the two sets of buildings) accepting the architectural styles of their partner building fronting East 8th. Thus, does the site visually and experientially break down its massing and presence into the massing of the surrounding neighbourhood.

Livability

The residential units are designated as market housing. The unit types and sizes presented have been reviewed and set by marketing studies. No One Bedroom units are provided as this is not a type that is recommended for townhouses. Two Bedroom and Den/Office however, is a possibility which could allow for working more from home.

Private open space for the individual townhouse units is provided via a combination of patio spaces and lawn on either end of the units. The DPA guidelines require a minimum of 14.86 sq. m. (160 sq. ft.) of private open space with a minimum dimension of 1.83 m. (6 ft.) for each unit. Each of the unit's outdoor patios meet or exceed these outdoor livability size requirements.

Family-Friendly Housing Policy

As per the City's Family-Friendly Housing Policy, the development would be required to
provide a minimum of 30% two and three-bedroom units, of which at least 10% of the overall
number of units would need to contain three or more bedrooms. All of the proposed units have at least two bedrooms, and 53 out of the 55 proposed units (89%) have three or more bedrooms.

Landscape and pedestrian realm and movement

An extensive, well-defined public realm and Strata (private) pedestrian network and realm is incorporated into the overall project design. Landscape materials as well as building form is used to define the public and private paths, with seating areas, outdoor meeting space, and an outdoor amenity space alongside each unit's outdoor private space. Shared open space includes pockets of resting, seating, and meeting areas along the central courtyard. There is also a common outdoor amenity area proposed in the middle of the site consisting of a picnic table and benches, a barbeque, seating, and a dog run area.

Along East 8th Avenue, there are green buffers along with street trees at each unit entry. Visitor Bike parking is provided directly aside the central muse entrances at the west and the east. Pedestrian seating is provided along the muse. Buffered landscaping and trees are also provided along the west, east and south property edges.

All units in the residential project open directly onto individual patios with garden gates opening onto either the muse walkway at the centre of the project or direct access to the lane to the south.

Alongside the residential buildings against the public walking realm, pedestrians are provided with ample street trees and landscaped views.

MATERIALS & COLORS

1. 6" LAP SIDING
   JAMES HARDIE - PAINTED
   BENJAMIN MOORE AF-225 FIRENZE
2. HARDIE PANEL
   EASY TRIM REVEALS - PAINTED
   BENJAMIN MOORE HC-170 STONINGTON GREY
3. HARDIE PANEL
   EASY TRIM REVEALS - PAINTED
   BENJAMIN MOORE OC-69 WHITE OPULENCE
4. ROOF SHINGLES
   PABCO ROOFING PRODUCTS
   OAKWOOD
5. TRIMS, FASCIAS & GUTTERS
   PAINTED
   BENJAMIN MOORE HC-166 KENDALL CHARCOAL
6. TOP ROOF FASCIAS
   PAINTED
   BENJAMIN MOORE 2121-70 CHANTILY LACE
7. VINYL WINDOWS & SLIDING DOORS
   STANDARD BLACK
   CLEAR GLAZING
8. ENTRANCE DOORS
   PAINTED
   BENJAMIN MOORE AF-225 FIRENZE
9. CONCRETE

SCHEME 1

1. SHINGLES
   JAMES HARDIE - PAINTED
   BENJAMIN MOORE 1471 SHORELINE
2. BOARD & BATTEN
   JAMES HARDIE - PAINTED
   BENJAMIN MOORE 1471 SHORELINE
2A. LAP SIDING 6"
   JAMES HARDIE - PAINTED
   BENJAMIN MOORE 1471 SHORELINE
3. TRIMS & FASCIAS
   PAINTED
   BENJAMIN MOORE 2121-70 CHANTILY LACE
4. ROOF SHINGLES
   PABCO ROOFING PRODUCTS
   DRIFTWOOD
5. GUTTERS
   PAINTED
   BENJAMIN MOORE 2121-70 CHANTILY LACE
6. VINYL WINDOWS & SLIDING DOORS
   STANDARD WHITE
   CLEAR GLAZING
7. ENTRANCE DOORS
   PAINTED
   BENJAMIN MOORE 2121-70 CHANTILY LACE
8. CONCRETE

SCHEME 3

1. BOARD & BATTEN
   JAMES HARDIE - PAINTED
   BENJAMIN MOORE 1629 BACHELOR BLUE
2. 4" LAP SIDING
   JAMES HARDIE - PAINTED
   BENJAMIN MOORE 2120-50 SILVER SPRING
3. TRIMS & FASCIAS
   PAINTED
   BENJAMIN MOORE 2121-70 CHANTILY LACE
4. ROOF SHINGLES
   PABCO ROOFING PRODUCTS
   ANTIQUE BLACK
5. GUTTERS
   PAINTED
   BENJAMIN MOORE 2121-70 CHANTILY LACE
6. VINYL WINDOWS & SLIDING DOORS
   STANDARD WHITE
   CLEAR GLAZING
7. ENTRANCE DOORS
   PAINTED
   BENJAMIN MOORE 2121-70 CHANTILY LACE
8. CONCRETE

SCHEME 2

1. SHINGLES
   JAMES HARDIE - PAINTED
   BENJAMIN MOORE HC-113 LOUISBURG GREEN
1A. LAP SIDING 6"
   JAMES HARDIE - PAINTED
   BENJAMIN MOORE HC-113 LOUISBURG GREEN
2. BOARD & BATTEN
   JAMES HARDIE - PAINTED
   BENJAMIN MOORE HC-172 REVERE PEWTER
3. TRIMS & FASCIAS
   PAINTED
   BENJAMIN MOORE 2121-70 CHANTILY LACE
4. ROOF SHINGLES
   PABCO ROOFING PRODUCTS
   ANTIQUE BLACK
5. GUTTERS
   PAINTED
   BENJAMIN MOORE 2121-70 CHANTILY LACE
6. VINYL WINDOWS & SLIDING DOORS
   STANDARD WHITE
   CLEAR GLAZING
7. ENTRANCE DOORS
   PAINTED
   BENJAMIN MOORE 2121-70 CHANTILY LACE
8. CONCRETE

SCHEME 4

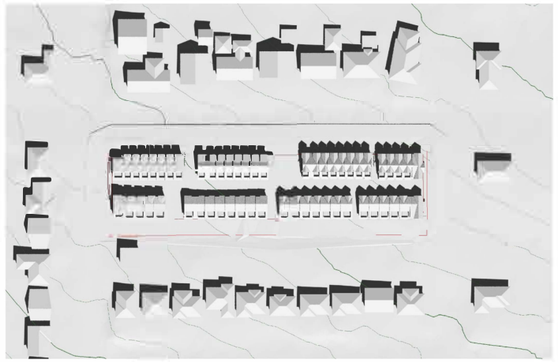
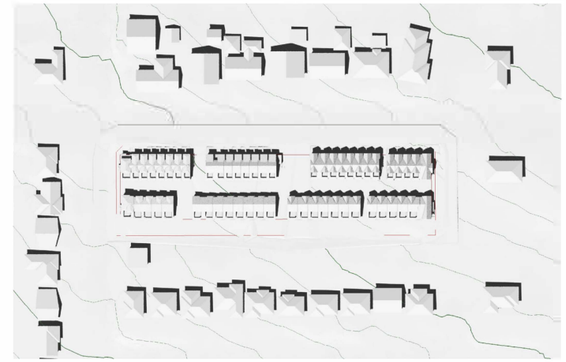
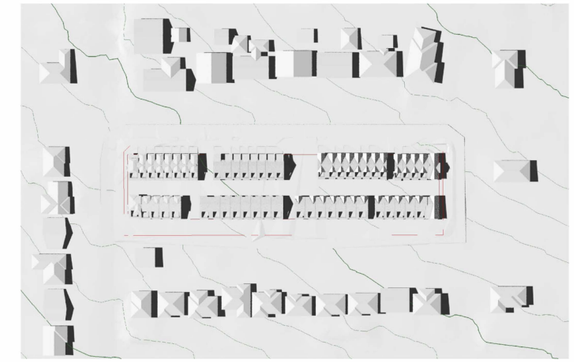
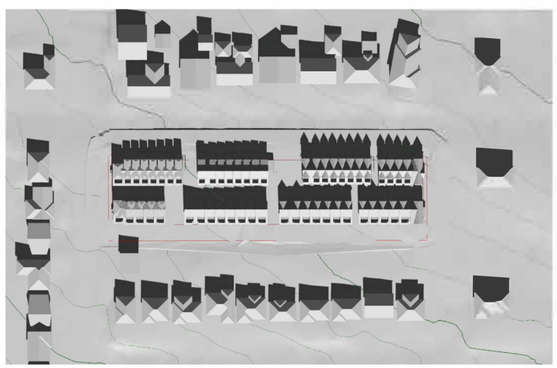
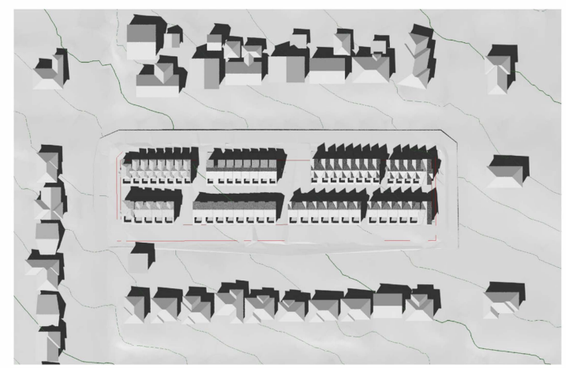
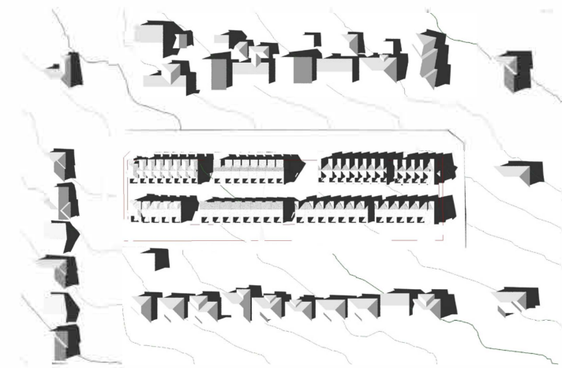
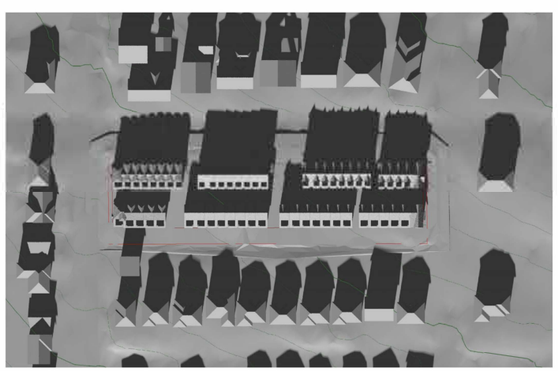
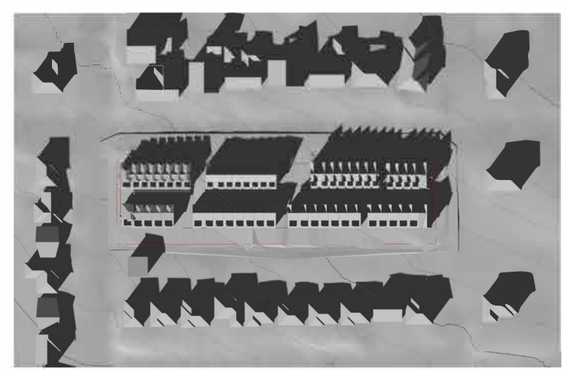
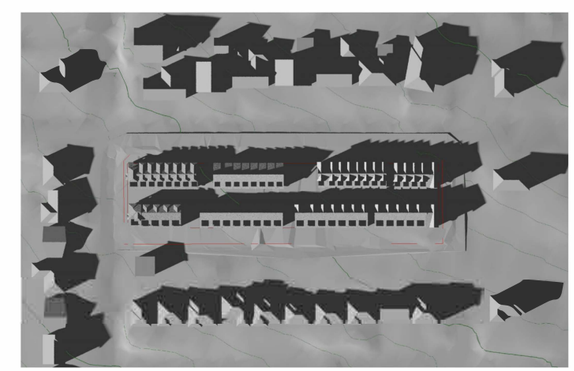
AERAIL VIEW LOOKING SOUTH FROM EAST EIGHTH AVENUE

VIEW FROM CUMBERLAND STREET TO THE MEWS

AERAIL VIEW LOOKING NORTH FROM YORK STREET

OUTDOOR AMENITY SPACE AND DOG RUN AREA

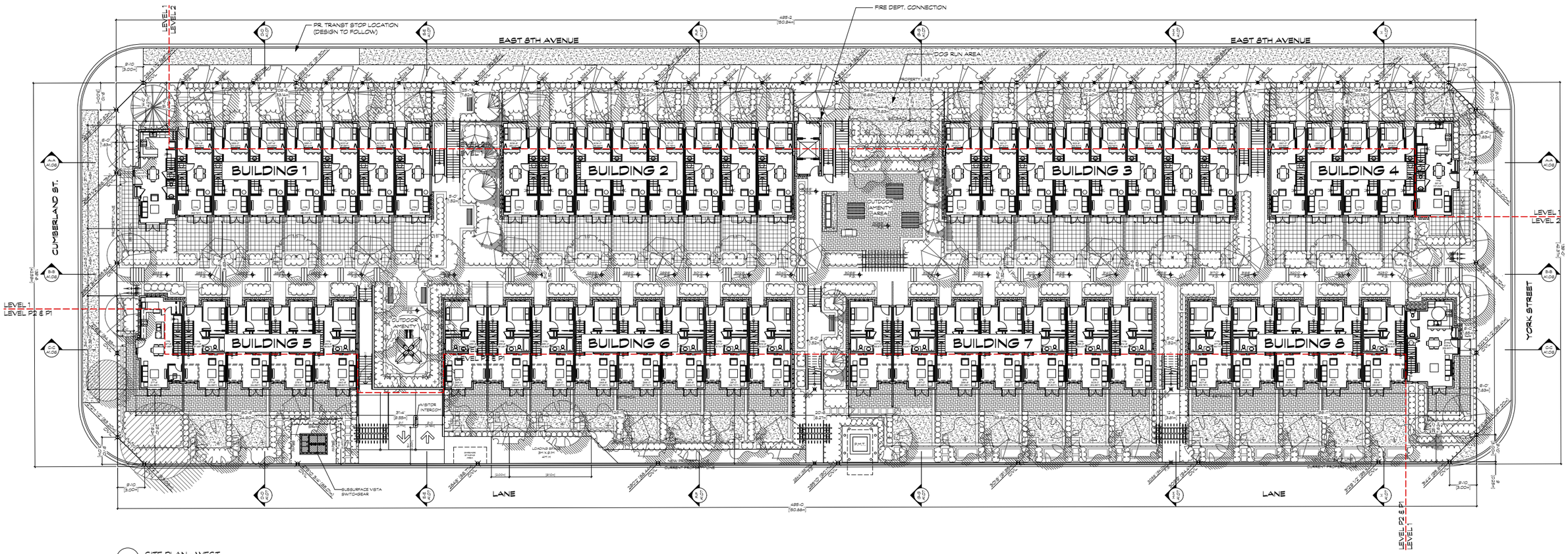
SHADOW STUDY

	10:00 AM	12:00 PM	2:00 PM
JUNE 21			
MARCH/SEPTEMBER 21			
DECEMBER 21			

SITE PLAN

CICCOZZI ARCHITECTURE

PURE WEST PROPERTY INVESTMENTS LTD.



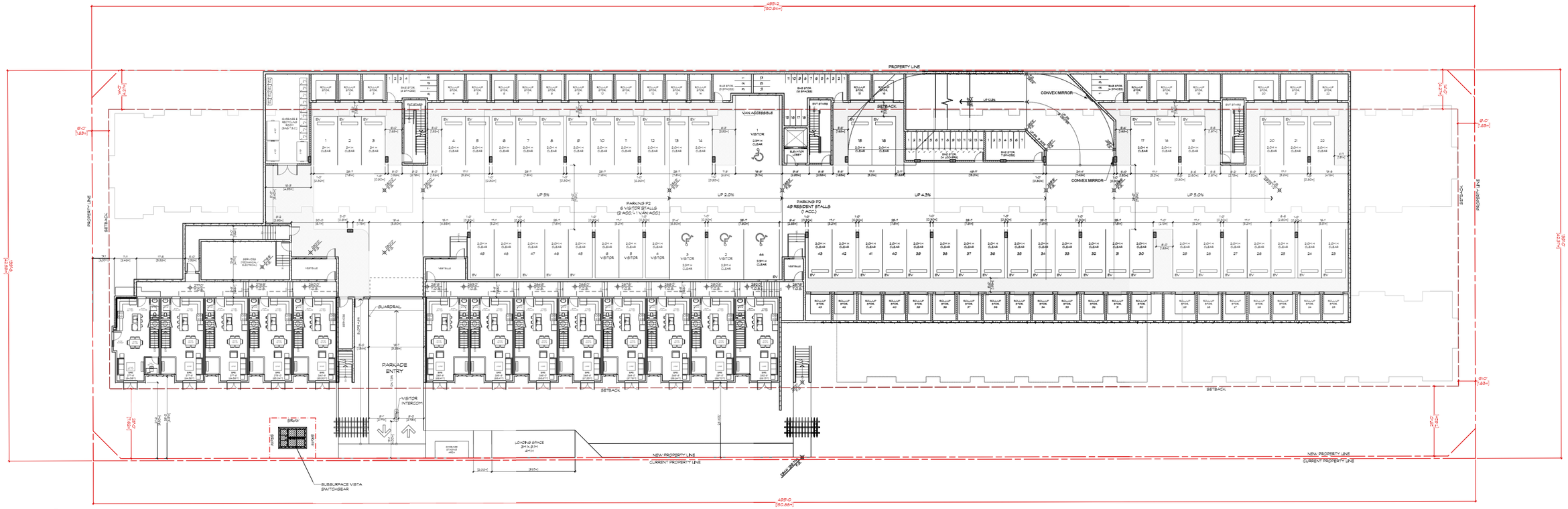
1 SITE PLAN - WEST
Scale: 1:200

NOTE: SEE LANDSCAPE DRAWINGS FOR SITE GRADING

PARKING PLAN - LEVEL P2

CICCOZZI ARCHITECTURE

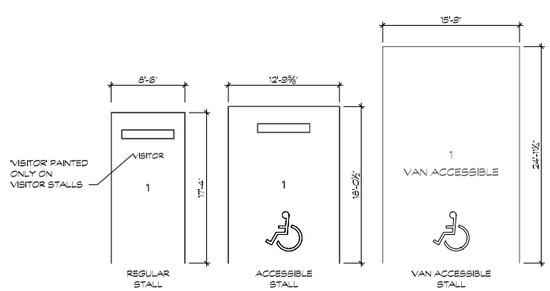
PURE WEST PROPERTY INVESTMENTS LTD.



1 PARKADE P2 / BASEMENT LEVEL PLAN - WEST
Scale: 1:200

NOTE: SEE LANDSCAPE DRAWINGS FOR SITE GRADING.

NOTE: ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE WILL BE PROVIDED FOR OFF-STREET PARKING SPACES AS PER 'SECTION 140' OF THE CITY OF NEW WESTMINSTER ZONING BYLAW.



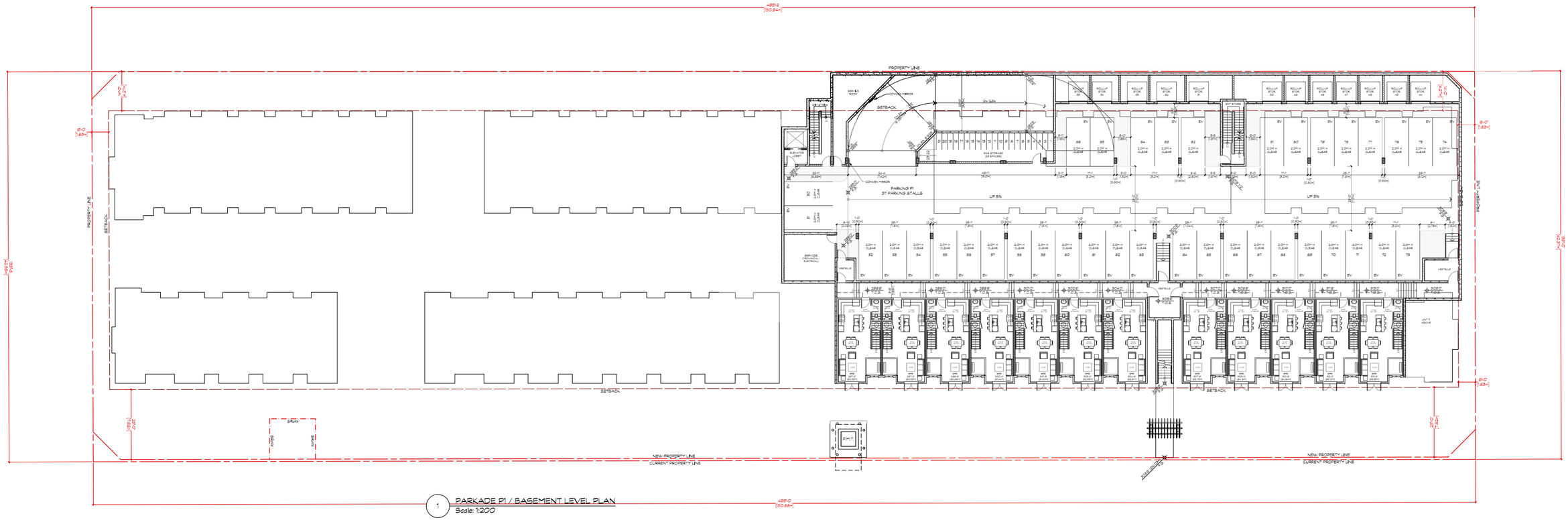
PROPOSED DEVELOPENT

8TH & CUMBERLAND, NEW WESTMINSTER, BC

PARKING PLAN - LEVEL P1

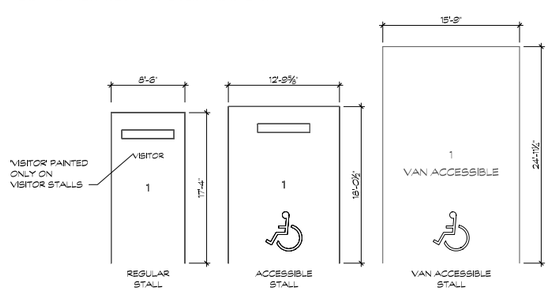
CICCOZZI ARCHITECTURE

PURE WEST PROPERTY INVESTMENTS LTD.



1 PARKADE P1 / BASEMENT LEVEL PLAN
Scale: 1:200

NOTE: ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE WILL BE PROVIDED FOR OFF-STREET PARKING SPACES AS PER 'SECTION 140' OF THE CITY OF NEW WESTMINSTER ZONING BYLAW.



PROPOSED DEVELOPENT

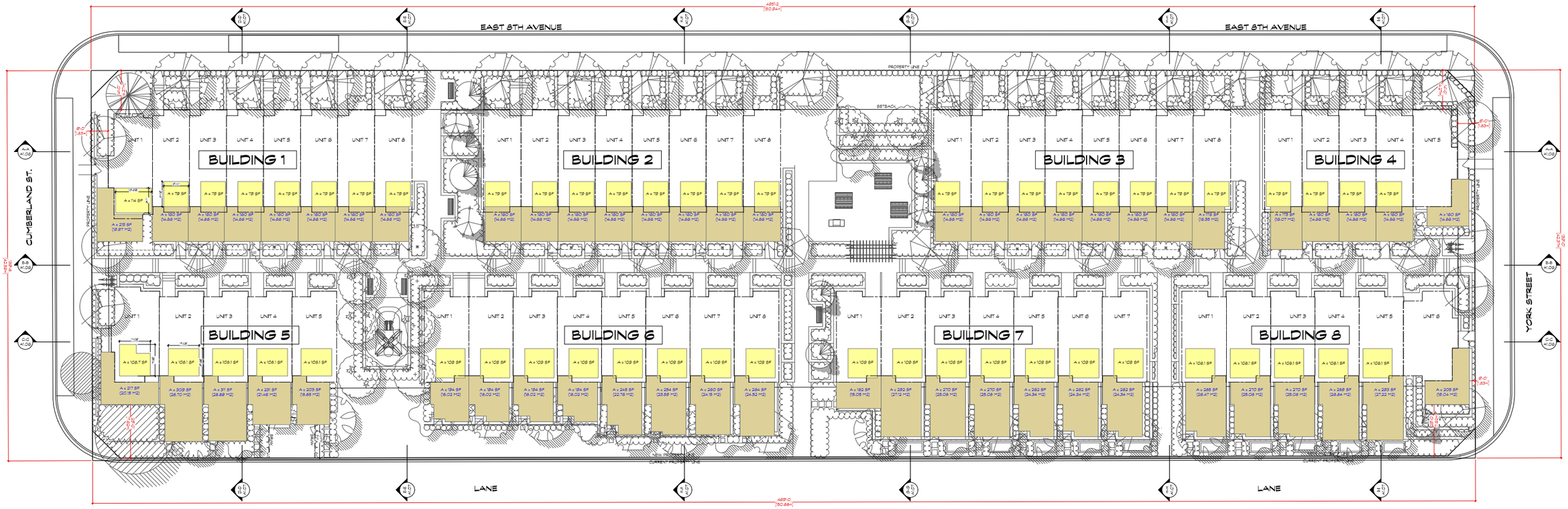
8TH & CUMBERLAND, NEW WESTMINSTER, BC

A1.02

PRIVATE OUTDOOR SPACES

CICCOZZI ARCHITECTURE

PURE WEST PROPERTY INVESTMENTS LTD.



PRIVATE OUTDOOR SPACE									
BUILDING 1	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	TOT AREA
GF PATIO	215.5 SF	180.4 SF	181.4 SF	184.7 SF	165.6 SF	165.6 SF	166.1 SF	183.6 SF	1382.9 SF
ROOF DECK	114.3 SF	79.1 SF	79.1 SF	79.1 SF	79.1 SF	79.1 SF	79.1 SF	79.1 SF	668.2 SF
TOT AREA	329.8 SF	239.5 SF	240.5 SF	243.8 SF	244.8 SF	244.8 SF	245.2 SF	242.7 SF	2051.1 SF
BUILDING 2	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	TOT AREA
GF PATIO	160.4 SF	165.4 SF	165.6 SF	165.6 SF	165.6 SF	165.6 SF	165.6 SF	167.6 SF	1321.5 SF
ROOF DECK	79.1 SF	79.1 SF	79.1 SF	79.1 SF	79.1 SF	79.1 SF	79.1 SF	79.1 SF	633.1 SF
TOT AREA	239.5 SF	244.5 SF	244.8 SF	244.8 SF	244.8 SF	244.8 SF	244.8 SF	246.7 SF	1954.5 SF
BUILDING 3	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	TOT AREA
GF PATIO	160.4 SF	165.6 SF	165.6 SF	165.6 SF	165.6 SF	165.6 SF	161.7 SF	176.0 SF	1326.3 SF
ROOF DECK	79.1 SF	79.1 SF	79.1 SF	79.1 SF	79.1 SF	79.1 SF	79.1 SF	79.1 SF	632.5 SF
TOT AREA	239.5 SF	244.7 SF	244.7 SF	244.7 SF	244.7 SF	244.7 SF	240.8 SF	255.1 SF	1958.7 SF
BUILDING 4	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5				TOT AREA
GF PATIO	173.4 SF	165.6 SF	165.6 SF	165.6 SF	165.4 SF				835.7 SF
ROOF DECK	79.1 SF	79.1 SF	79.1 SF	79.1 SF	0.0 SF				316.2 SF
TOT AREA	252.4 SF	244.7 SF	244.7 SF	244.7 SF	165.4 SF				1151.9 SF
BUILDING 5	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5				TOT AREA
GF PATIO	217.8 SF	302.8 SF	311.2 SF	231.8 SF	203.2 SF				1273.7 SF
ROOF DECK	108.7 SF	108.1 SF	108.1 SF	108.1 SF	108.1 SF				541.2 SF
TOT AREA	326.6 SF	417.7 SF	419.3 SF	339.9 SF	311.3 SF				1814.9 SF
BUILDING 6	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	TOT AREA
GF PATIO	194.7 SF	193.8 SF	193.4 SF	193.4 SF	245.5 SF	254.8 SF	280.5 SF	284.1 SF	1535.9 SF
ROOF DECK	109.9 SF	109.9 SF	109.9 SF	109.9 SF	109.9 SF	109.9 SF	109.9 SF	109.9 SF	878.8 SF
TOT AREA	304.5 SF	303.4 SF	303.2 SF	303.2 SF	355.4 SF	364.6 SF	390.4 SF	374.0 SF	2414.7 SF
BUILDING 7	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7		TOT AREA
GF PATIO	162.8 SF	292.6 SF	270.6 SF	270.6 SF	262.6 SF	262.6 SF	262.6 SF		1521.8 SF
ROOF DECK	109.9 SF	109.9 SF	109.9 SF	109.9 SF	109.9 SF	109.9 SF	109.9 SF		769.0 SF
TOT AREA	272.7 SF	402.4 SF	380.4 SF	380.4 SF	372.4 SF	372.4 SF	372.4 SF		2290.7 SF
BUILDING 8	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6			TOT AREA
GF PATIO	285.7 SF	270.1 SF	270.1 SF	289.9 SF	293.5 SF	205.7 SF			1409.2 SF
ROOF DECK	109.9 SF	109.9 SF	109.9 SF	109.9 SF	109.9 SF	0.0 SF			549.3 SF
TOT AREA	395.5 SF	379.9 SF	379.9 SF	399.8 SF	403.4 SF	205.7 SF			1958.5 SF
TOTAL PRIVATE OUTDOOR AREA									15575.1 SF

LEGEND

- GROUND FLOOR PATIO
- ROOF DECK

PROPOSED DEVELOPENT

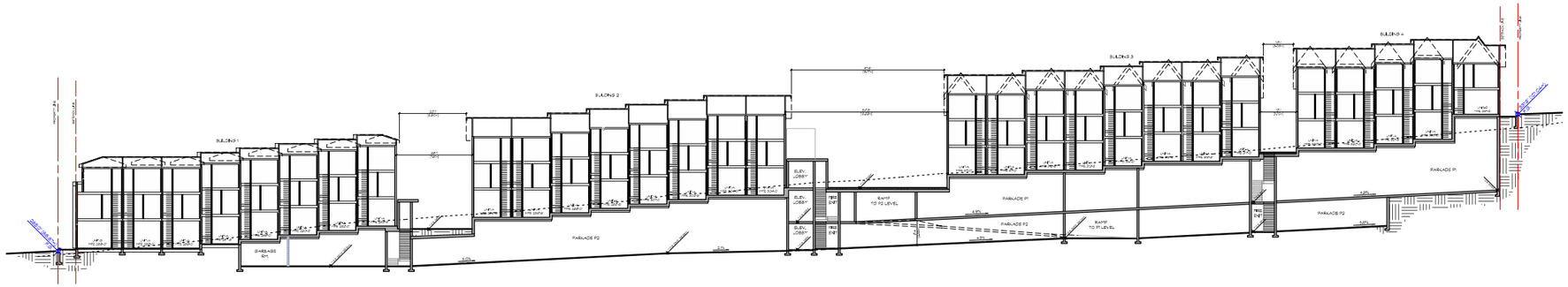
8TH & CUMBERLAND, NEW WESTMINSTER, BC

A1.03

SITE SECTIONS

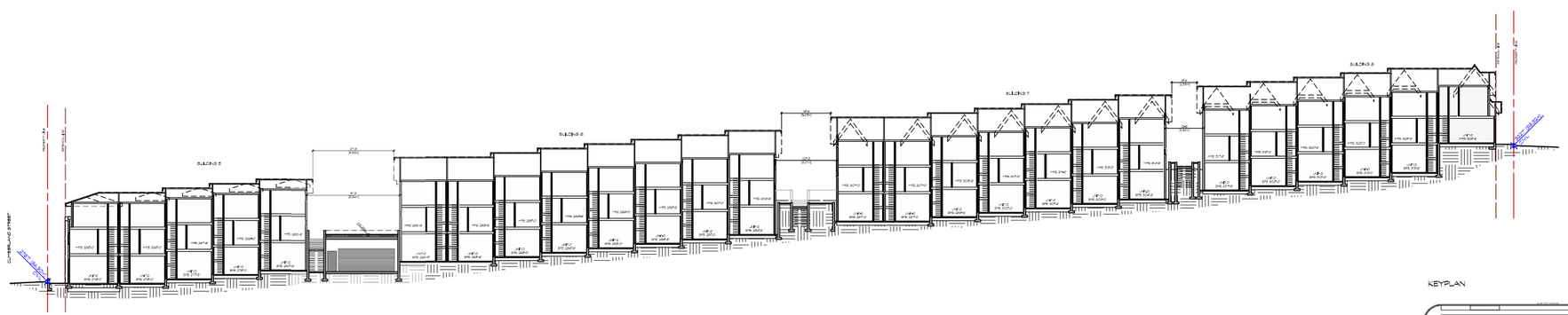
CICCOZZI ARCHITECTURE

PURE WEST PROPERTY INVESTMENTS LTD.



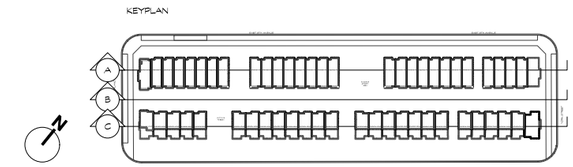
1 SECTION A-A
Scale: 1:250

2 SECTION B-B
Scale: 1:250



3 SECTION C-C
Scale: 1:250

KEYPLAN



PROPOSED DEVELOPENT

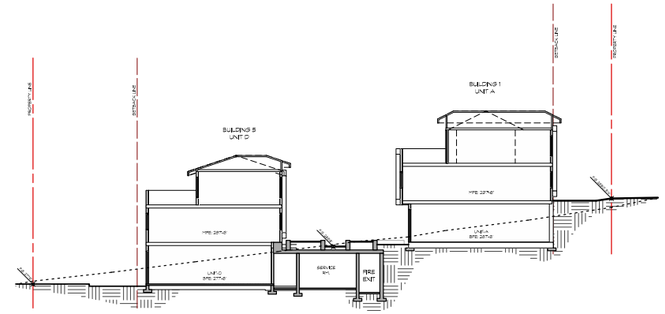
8TH & CUMBERLAND, NEW WESTMINSTER, BC

A1.04

SITE SECTIONS

CICCOZZI ARCHITECTURE

PURE WEST PROPERTY INVESTMENTS LTD.



1 SECTION D-D
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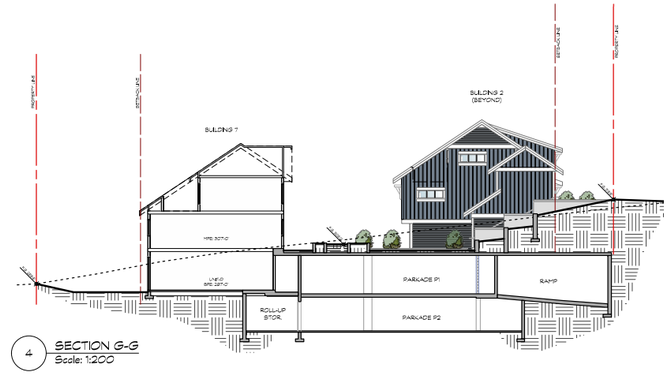
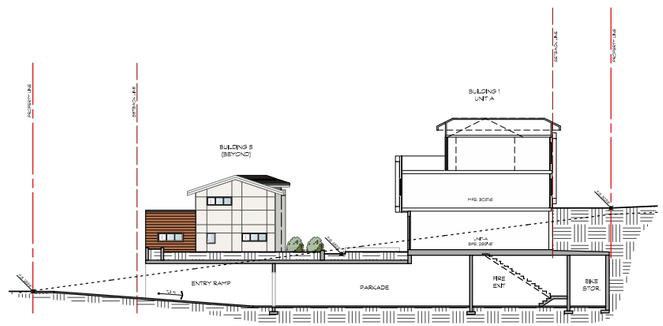
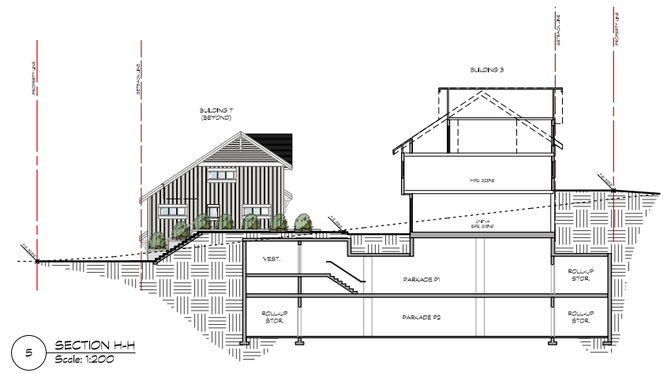


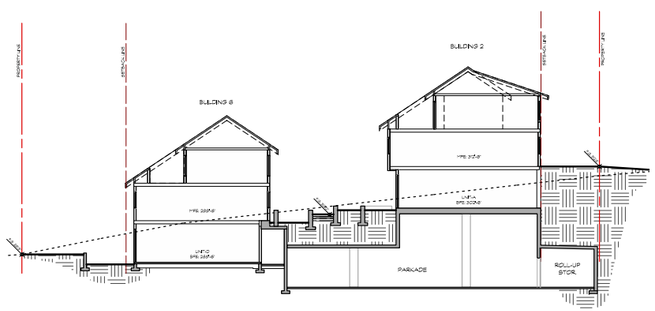
4 SECTION G-G
Scale: 1:200



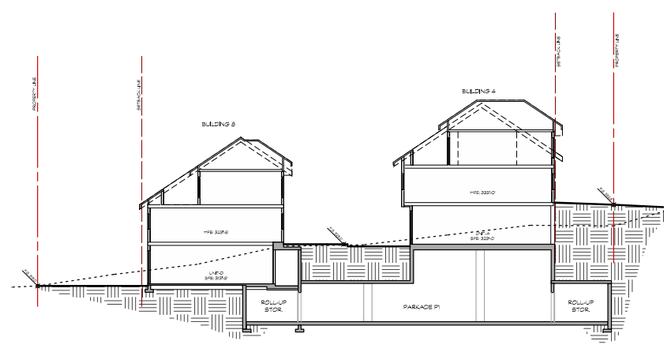
2 SECTION E-E
Scale: 1:200



5 SECTION H-H
Scale: 1:200

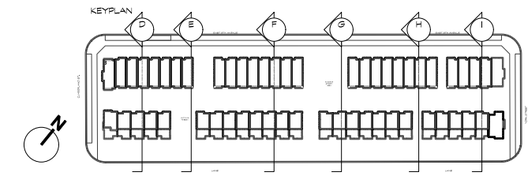


3 SECTION F-F
Scale: 1:200



6 SECTION I-I
Scale: 1:200

KEYPLAN



STREETSCAPE ELEVATIONS

CICCOZZI ARCHITECTURE

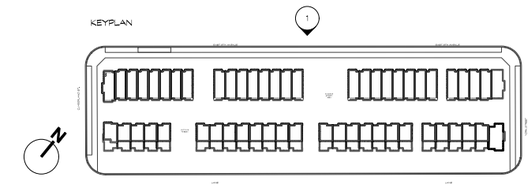
PURE WEST PROPERTY INVESTMENTS LTD.

1 STREETSCAPE - EAST 8TH AVENUE (OVERALL)
Scale: 1:250

2 STREETSCAPE - EAST 8TH AVENUE (BUILDING 3 & 4)
Scale: 1:150

3 STREETSCAPE - EAST 8TH AVENUE (BUILDING 1 & 2)
Scale: 1:150

KEYPLAN



PROPOSED DEVELOPENT

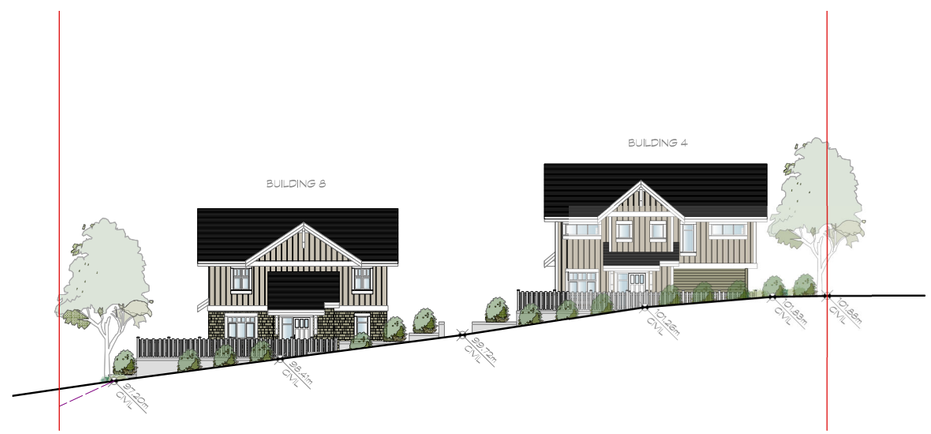
8TH & CUMBERLAND, NEW WESTMINSTER, BC | A1.06

STREETSCAPE ELEVATIONS

CICCOZZI ARCHITECTURE

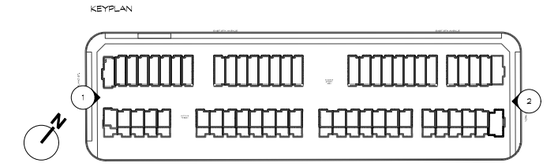
PURE WEST PROPERTY INVESTMENTS LTD.

1 STREETSCAPE - CUMBERLAND STREET (BUILDING 1 & 5)
Scale: 1:150



2 STREETSCAPE - YORK STREET (BUILDING 4 & 8)
Scale: 1:150

KEYPLAN



PROPOSED DEVELOPENT

8TH & CUMBERLAND, NEW WESTMINSTER, BC | A1.07

STREETSCAPE ELEVATIONS

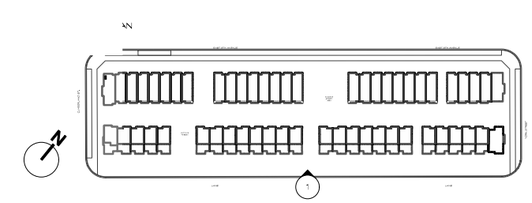
CICCOZZI ARCHITECTURE

PURE WEST PROPERTY INVESTMENTS LTD.

1 STREETSCAPE - LANE (OVERALL)
Scale: 1:250

2 STREETSCAPE - LANE (BUILDING 5 & 6)
Scale: 1:150

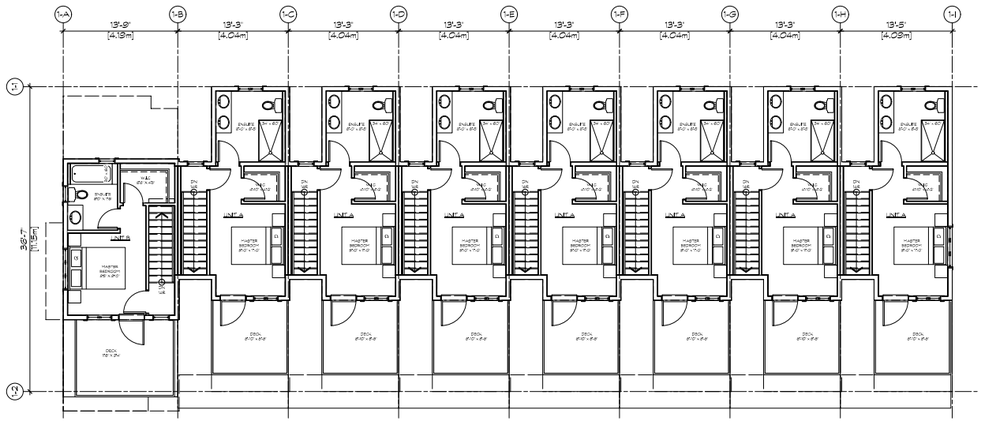
3 STREETSCAPE - LANE (BUILDING 7 & 8)
Scale: 1:150



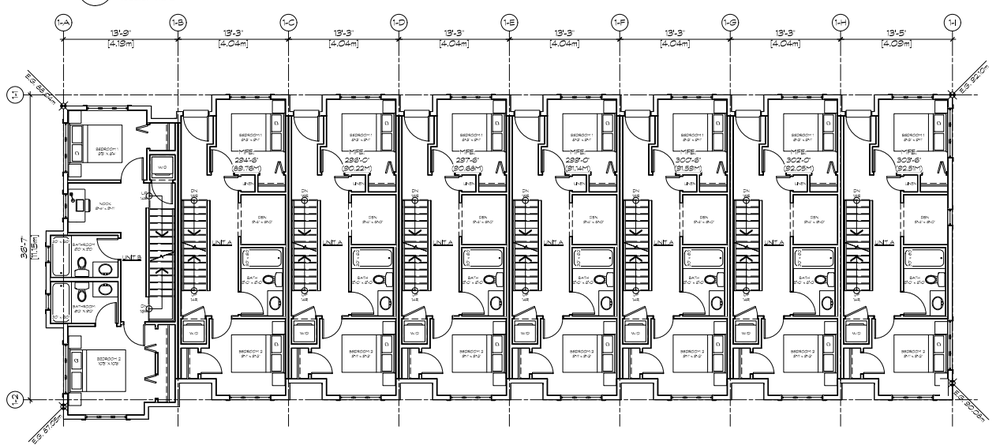
BUILDING 1 - FLOOR PLANS

CICCOZZI ARCHITECTURE

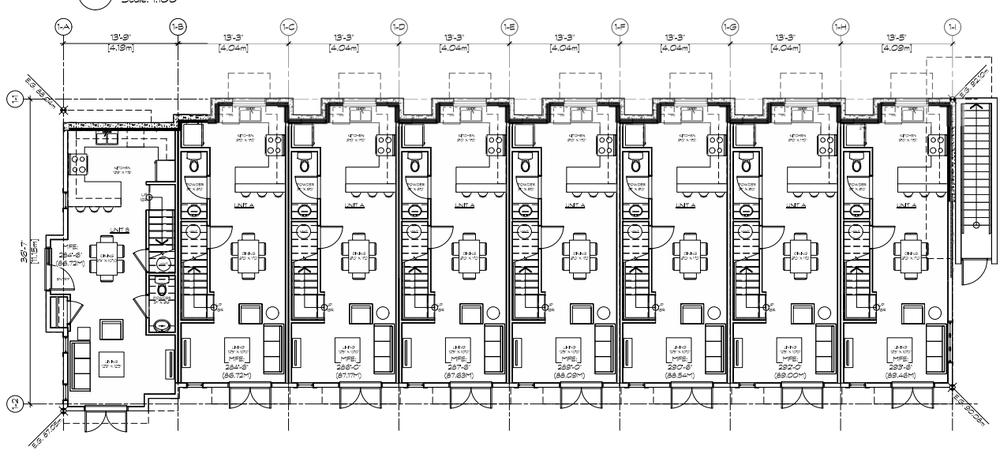
PURE WEST PROPERTY INVESTMENTS LTD.



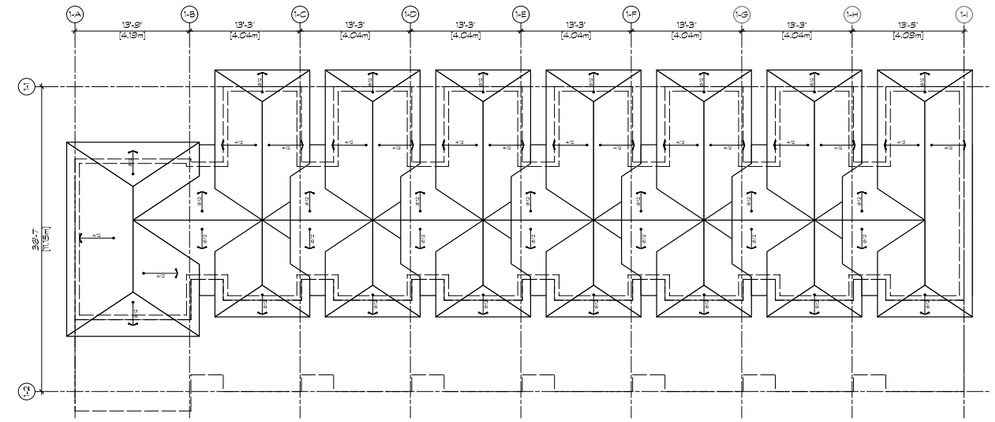
1 BUILDING 1-UPPER LEVEL
Scale: 1:100



2 BUILDING 1-MAIN LEVEL
Scale: 1:100



3 BUILDING 1-LOWER LEVEL
Scale: 1:100



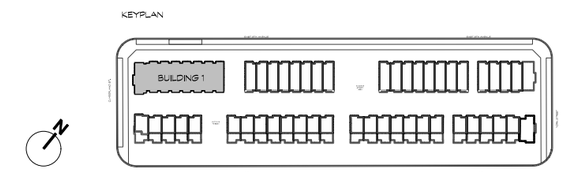
4 BUILDING 1-ROOF PLAN
Scale: 1:100

BUILDING 1 AREA	S.F	M2
00 LOWER LEVEL	3673.7 SF	341.3 M2
02 MAIN LEVEL	3828.7 SF	355.7 M2
03 UPPER LEVEL	2328.0 SF	216.3 M2
GROSS AREA	9830.4 SF	913.3 M2

AVERAGE EXISTING GRADE CALCULATIONS:

88.04 + 87.05 + 90.08 + 92.10 = 357.27 / 4 = 89.31m

KEYPLAN



PROPOSED DEVELOPENT

8TH & CUMBERLAND, NEW WESTMINSTER, BC | A2.01.1

BUILDING 1 - ELEVATIONS

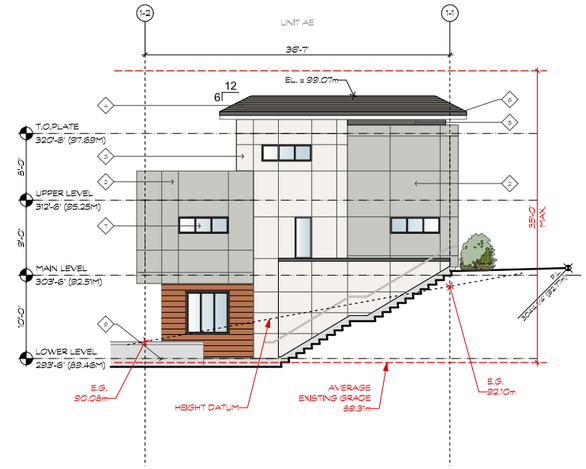
CICCOZZI ARCHITECTURE

PURE WEST PROPERTY INVESTMENTS LTD.

1 BUILDING 1 - NORTH ELEVATION (EAST 8TH AVE.)
Scale: 1:100

2 BUILDING 1 - WEST ELEVATION
Scale: 1:100

3 BUILDING 1 - SOUTH ELEVATION (MEWS)
Scale: 1:100



4 BUILDING 1 - EAST ELEVATION
Scale: 1:100

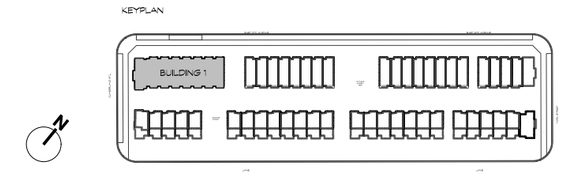
SCHEME 1

1. 6" LAP HARDIE SIDING PAINTED - SM - AF-225 FIRENZE
2. HARDIE PANELS W/ EASY TRIM REVEALS PAINTED - SM - HC-170 STONINGTON GREY
3. HARDIE PANELS W/ EASY TRIM REVEALS PAINTED - SM - OC-62 WHITE OPULENCE
4. ROOF SHINGLES PABCO PRODUCTS - OAKWOOD
5. TRIMS, FASCIAS & GUTTERS PAINTED - SM - HC-188 KENDALL CHARCOAL
6. FASCIAS PAINTED - SM - 2121-70 CHANTILY LACE
7. VINYL WINDOWS & SLIDING DOORS STD. BLACK W/ CLEAR GLAZING
8. ENTRANCE DOORS PAINTED - SM - AF-225 FIRENZE
9. CONCRETE

AVERAGE EXISTING GRADE CALCULATIONS:

88.04 + 87.05 + 90.08 + 92.10 = 357.27 / 4 = 89.31m

KEYPLAN



CITY OF NEW WESTMINSTER - ZONING BYLAW

405.5
For the purpose of this district, basement shall mean the lowest storey of a unit which, on the side of the unit with the highest existing grade level, shall not, at any point along that side of the unit, be more than 1 meter (3.28 feet) above the existing grade level.

405.6
A basement shall not extend beyond the walls of the storey above.

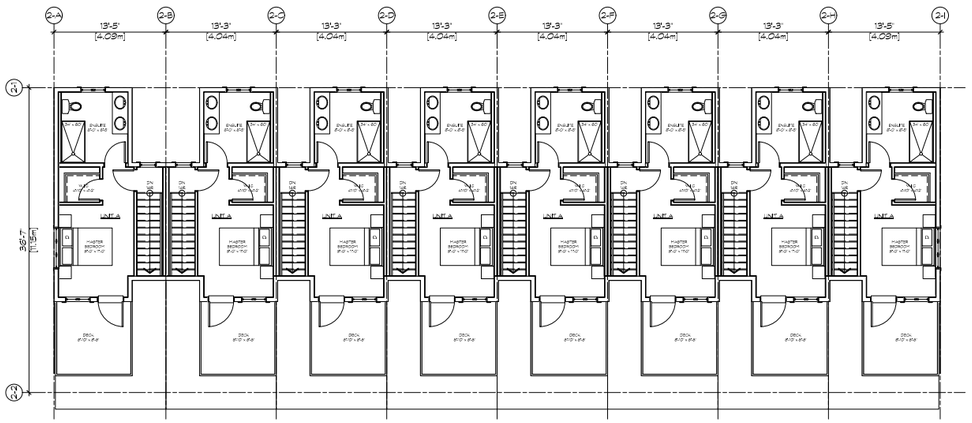
PROPOSED DEVELOPENT

8TH & CUMBERLAND, NEW WESTMINSTER, BC | A2.01.2

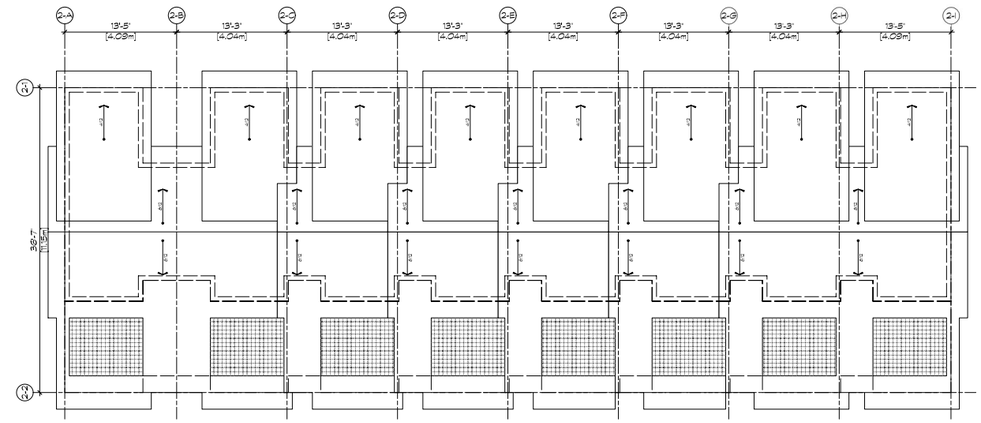
BUILDING 2 - FLOOR PLANS

CICCOZZI ARCHITECTURE

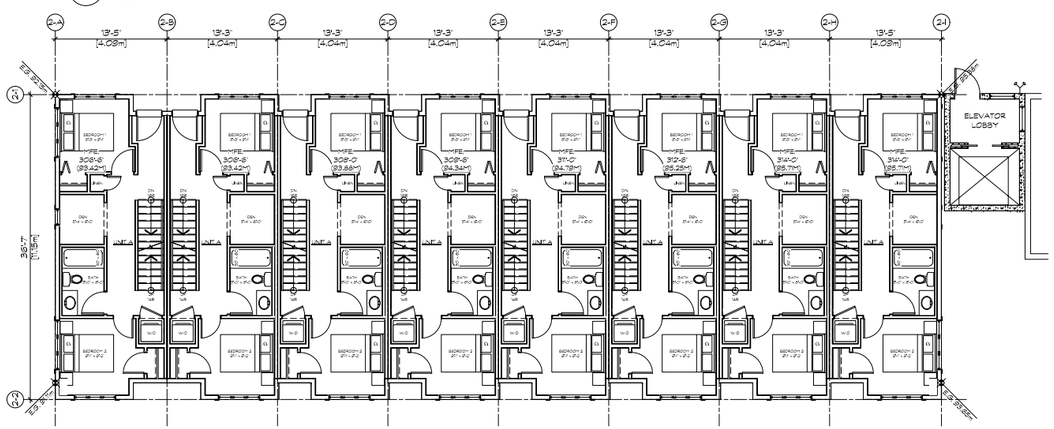
PURE WEST PROPERTY INVESTMENTS LTD.



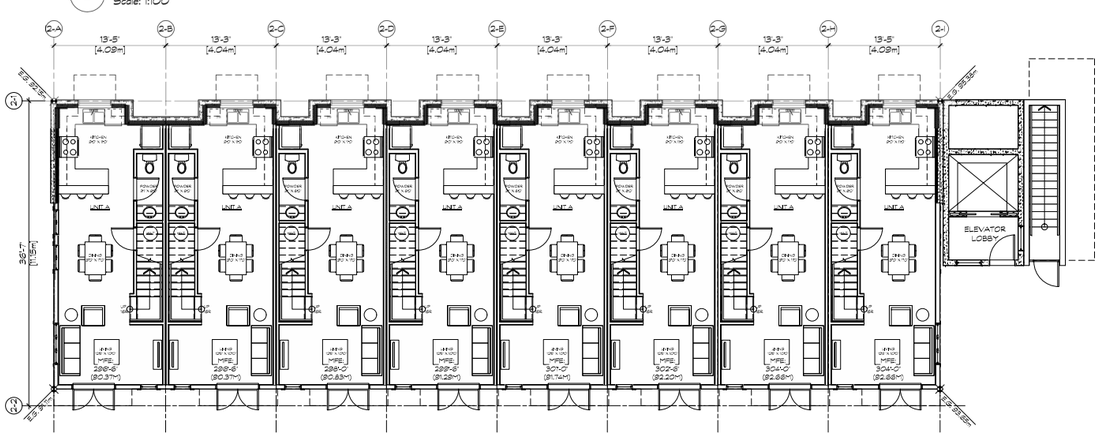
1 BUILDING 2-UPPER LEVEL
Scale: 1:100



4 BUILDING 2-ROOF PLAN
Scale: 1:100



2 BUILDING 2-MAIN LEVEL
Scale: 1:100



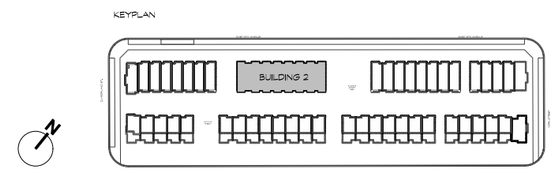
3 BUILDING 2-LOWER LEVEL
Scale: 1:100

BUILDING 2 AREA	S.F	M2
00 LOWER LEVEL	3646.0 S.F	338.7 M2
02 MAIN LEVEL	3764.5 S.F	349.7 M2
03 UPPER LEVEL	2362.9 S.F	219.5 M2
GROSS AREA	9773.3 S.F	908.0 M2

AVERAGE EXISTING GRADE CALCULATIONS:

92.15 + 91.11 + 93.65 + 95.38 = 372.29 / 4 = 93.07m

KEYPLAN



PROPOSED DEVELOPENT

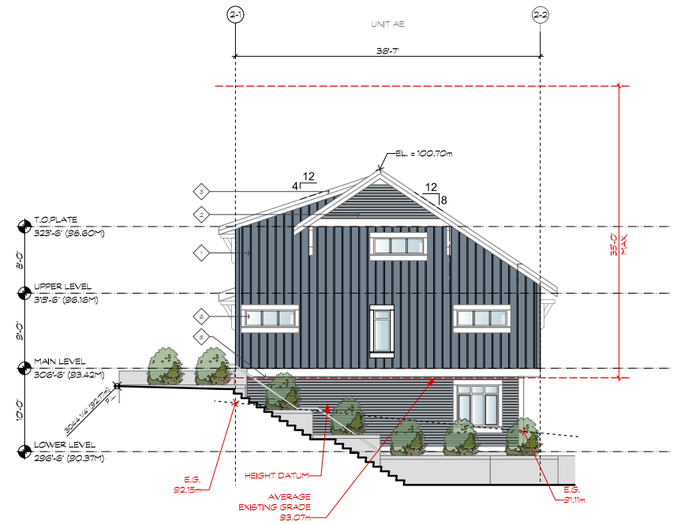
8TH & CUMBERLAND, NEW WESTMINSTER, BC | A2.02.1

BUILDING 2 - ELEVATIONS

CICCOZZI ARCHITECTURE

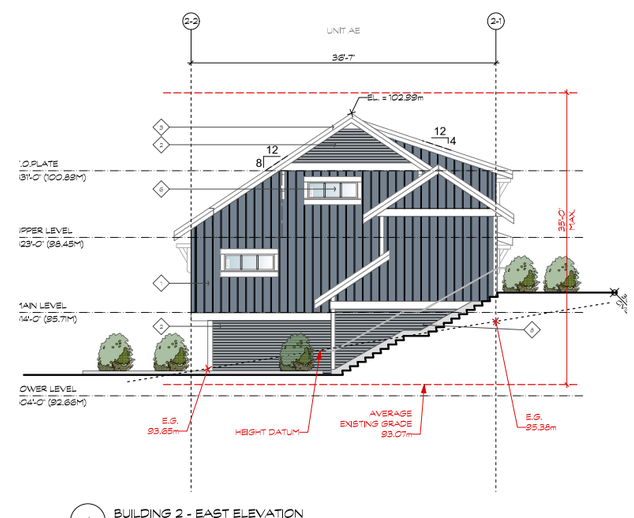
PURE WEST PROPERTY INVESTMENTS LTD.

1 BUILDING 2 - NORTH ELEVATION (EAST 8TH AVE.)
Scale: 1:100



2 BUILDING 2 - WEST ELEVATION
Scale: 1:100

3 BUILDING 2 - SOUTH ELEVATION (MEWS)
Scale: 1:100



4 BUILDING 2 - EAST ELEVATION
Scale: 1:100

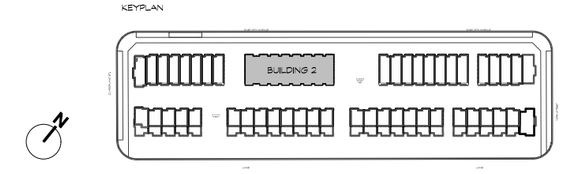
SCHEME 2

1. HARDIE BOARD & BATTEN
   PAINTED - SM - 1828 BACHELOR BLUE
2. 4" LAP HARDIE SIDING
   PAINTED - SM - 2120-50 SILVER SPRING
3. TRIMS, FASCIAS
   PAINTED - SM - 2121-70 CHANTILY LACE
4. ROOF SHINGLES
   PABCO PRODUCTS - ANTIQUE BLACK
5. GUTTERS
   PAINTED - SM - 2121-70 CHANTILY LACE
6. VINYL WINDOWS & SLIDING DOORS
   STD. WHITE W/ CLEAR GLAZING
7. ENTRANCE DOORS
   PAINTED - SM - 2121-70 CHANTILY LACE
8. CONCRETE

AVERAGE EXISTING GRADE CALCULATIONS:

92.15 + 91.11 + 93.65 + 95.38 = 372.29 / 4 = 93.07m

KEYPLAN



CITY OF NEW WESTMINSTER - ZONING BYLAW

405.5
For the purpose of this district, basement shall mean the lowest storey of a unit which, on the side of the unit with the highest existing grade level, shall not, at any point along that side of the unit, be more than 1 meter (3.28 feet) above the existing grade level.

405.6
A basement shall not extend beyond the walls of the storey above.

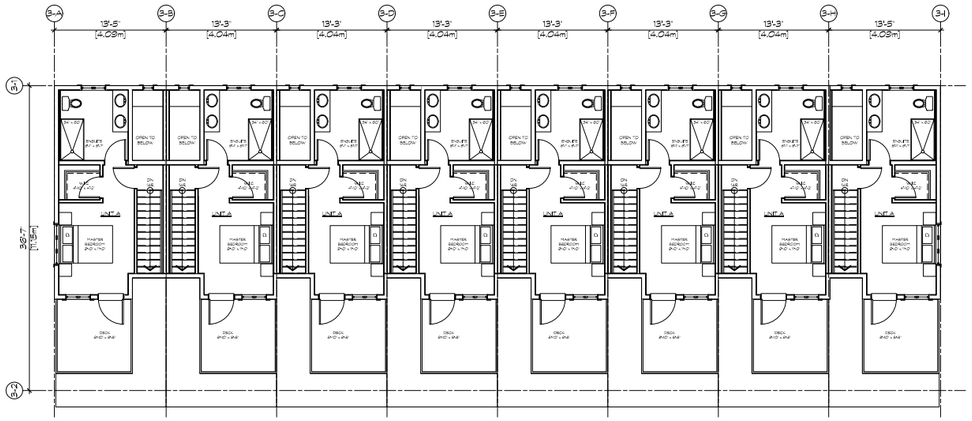
PROPOSED DEVELOPENT

8TH & CUMBERLAND, NEW WESTMINSTER, BC | A2.02.2

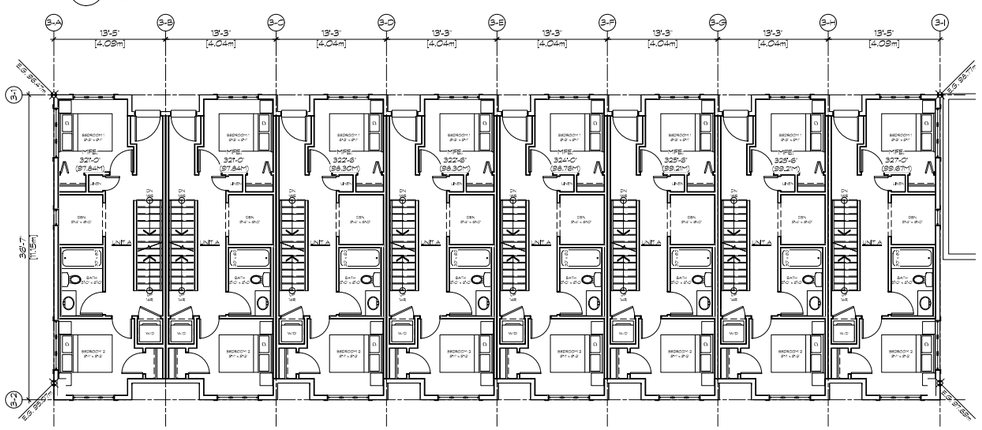
BUILDING 3 - FLOOR PLANS

CICCOZZI ARCHITECTURE

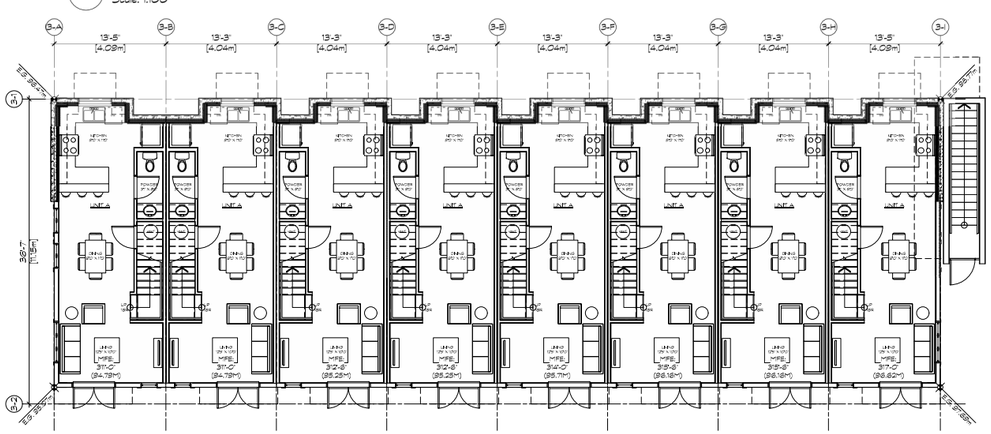
PURE WEST PROPERTY INVESTMENTS LTD.



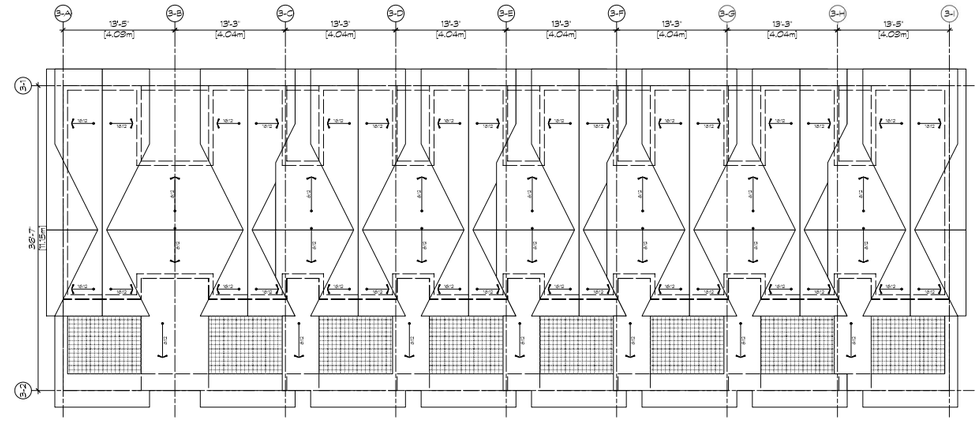
1 BUILDING 3-UPPER LEVEL
Scale: 1:100



2 BUILDING 3-MAIN LEVEL
Scale: 1:100



3 BUILDING 3-LOWER LEVEL
Scale: 1:100



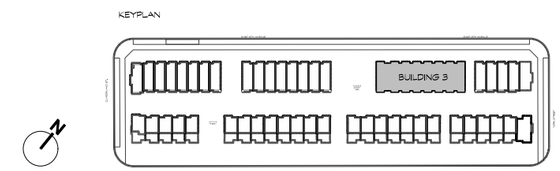
4 BUILDING 3-ROOF PLAN
Scale: 1:100

BUILDING 3 AREA	S.F	M2
00 LOWER LEVEL	3646.0 S.F	338.7 M2
02 MAIN LEVEL	3764.5 S.F	349.7 M2
03 UPPER LEVEL	2375.1 S.F	220.7 M2
GROSS AREA	9785.6 S.F	909.1 M2

AVERAGE EXISTING GRADE CALCULATIONS:

96.47 + 95.07 + 97.69 + 98.77 = 388.00 / 4 = 97.00M

KEYPLAN



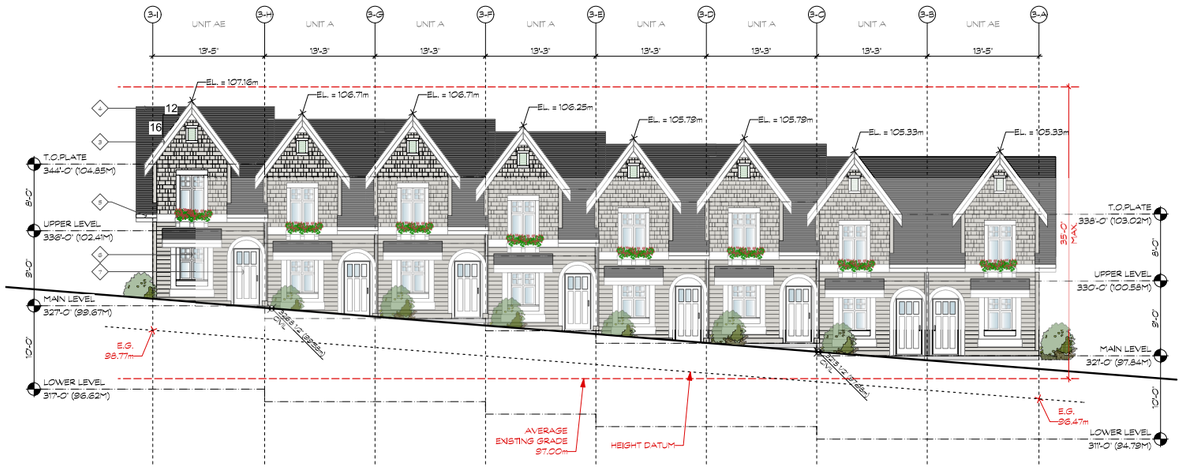
PROPOSED DEVELOPENT

8TH & CUMBERLAND, NEW WESTMINSTER, BC | A2.03.1

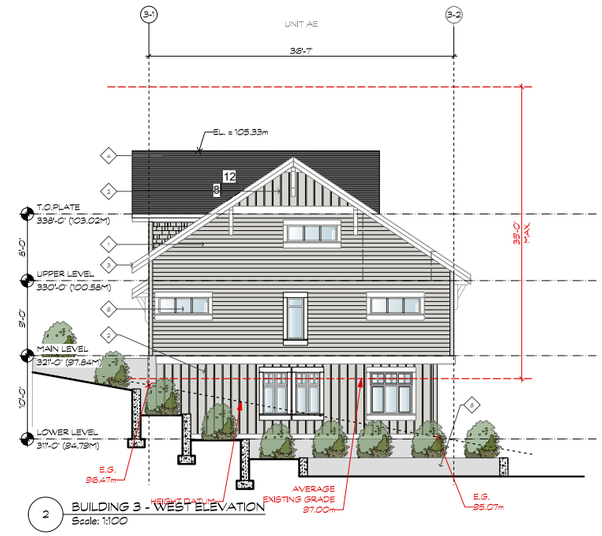
BUILDING 3 - ELEVATIONS

CICCOZZI ARCHITECTURE

PURE WEST PROPERTY INVESTMENTS LTD.

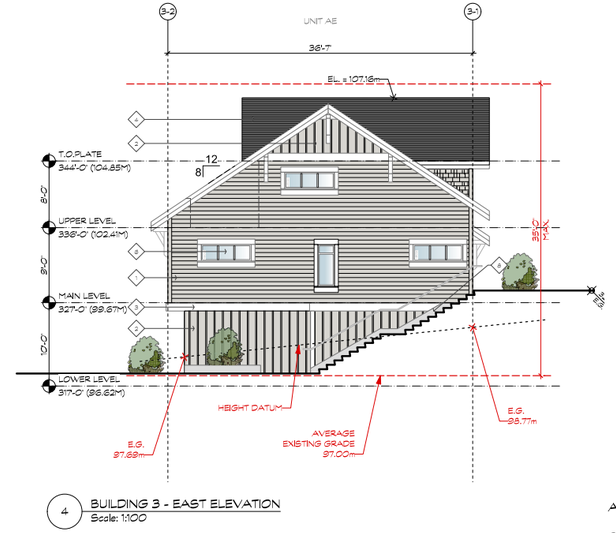


1 BUILDING 3 - NORTH ELEVATION (EAST 8TH AVE.)
Scale: 1:100



2 BUILDING 3 - WEST ELEVATION
Scale: 1:100

3 BUILDING 3 - SOUTH ELEVATION (MEWS)
Scale: 1:100



4 BUILDING 3 - EAST ELEVATION
Scale: 1:100

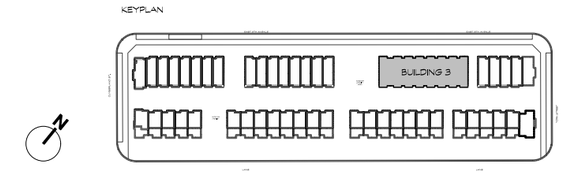
SCHEME 3

1. HARDIE SHINGLES
   PAINTED - SM - 1471 SHORELINE
2. HARDIE BOARD & BATTEN
   PAINTED - SM - 1471 SHORELINE
3. TRIMS, FASCIAS
   PAINTED - SM - 2121-70 CHANTILY LACE
4. ROOF SHINGLES
   PABCO PRODUCTS - DRIFTWOOD
5. GUTTERS
   PAINTED - SM - 2121-70 CHANTILY LACE
6. VINYL WINDOWS & SLIDING DOORS
   STD. WHITE W/ CLEAR GLAZING
7. ENTRANCE DOORS
   PAINTED - SM - 2121-70 CHANTILY LACE
8. CONCRETE

AVERAGE EXISTING GRADE CALCULATIONS:

96.47 + 95.07 + 97.69 + 98.77 = 388.00 / 4 = 97.00M

KEYPLAN



CITY OF NEW WESTMINSTER - ZONING BYLAW

405.5
For the purpose of this district, basement shall mean the lowest storey of a unit which, on the side of the unit with the highest existing grade level, shall not, at any point along that side of the unit, be more than 1 meter (3.28 feet) above the existing grade level.

405.6
A basement shall not extend beyond the walls of the storey above.

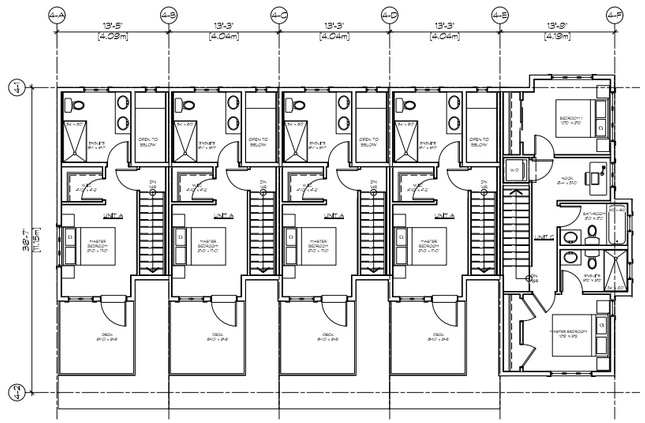
PROPOSED DEVELOPENT

8TH & CUMBERLAND, NEW WESTMINSTER, BC | A2.03.2

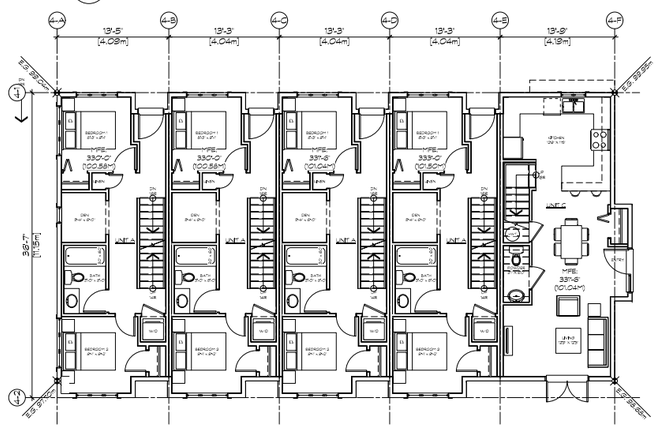
BUILDING 4 - FLOOR PLANS

CICCOZZI ARCHITECTURE

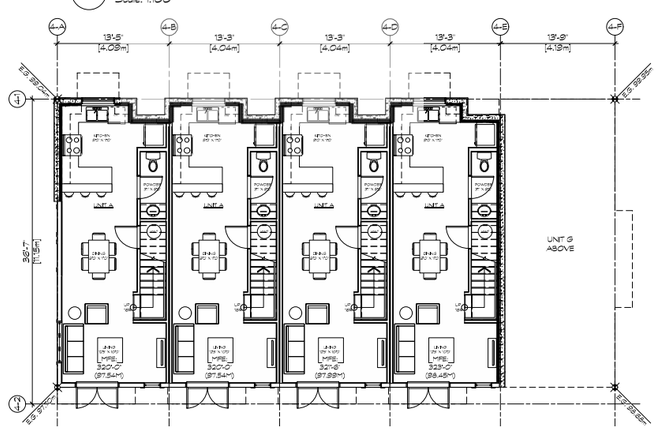
PURE WEST PROPERTY INVESTMENTS LTD.



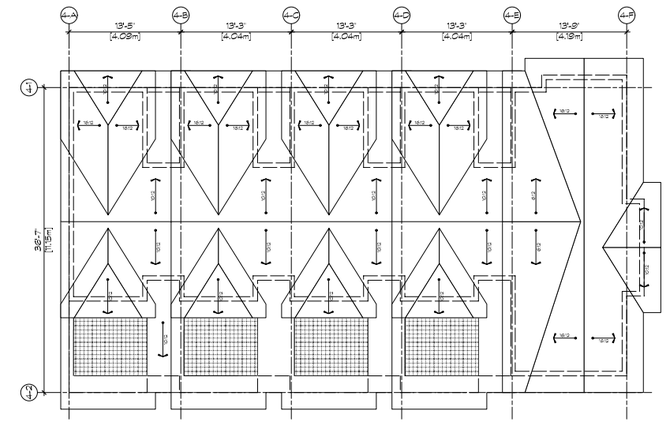
1 BUILDING 4-UPPER LEVEL
Scale: 1:100



2 BUILDING 4-MAIN LEVEL
Scale: 1:100



3 BUILDING 4-LOWER LEVEL
Scale: 1:100



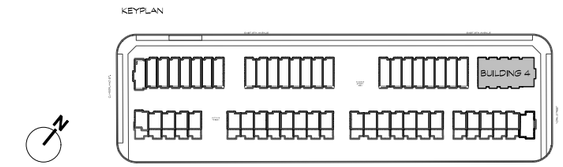
4 BUILDING 4-ROOF PLAN
Scale: 1:100

BUILDING 4 AREA	S.F	M2
00 LOWER LEVEL	1823.0 S.F	169.4 M2
02 MAIN LEVEL	2382.3 S.F	221.3 M2
03 UPPER LEVEL	1708.2 S.F	158.7 M2
GROSS AREA	5913.5 S.F	549.4 M2

AVERAGE EXISTING GRADE CALCULATIONS:

99.04 + 97.70 + 98.68 + 99.95 = 395.37 / 4 = 98.84m

KEYPLAN

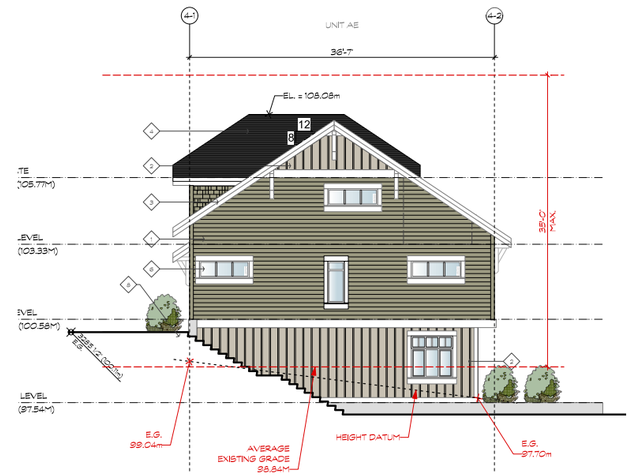


BUILDING 4 - ELEVATIONS

CICCOZZI ARCHITECTURE

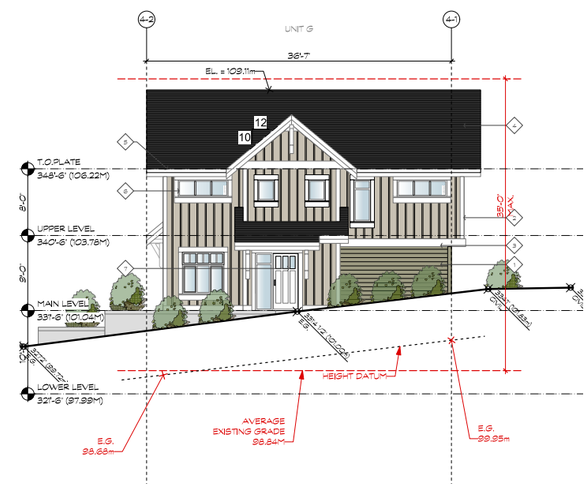
PURE WEST PROPERTY INVESTMENTS LTD.

1 BUILDING 4 - NORTH ELEVATION (EAST 8TH AVE.)
Scale: 1:100



2 BUILDING 4 - WEST ELEVATION
Scale: 1:100

3 BUILDING 4 - SOUTH ELEVATION (MEWS)
Scale: 1:100



4 BUILDING 4 - EAST ELEVATION
Scale: 1:100

SCHEME 4

1. HARDIE SHINGLES
   PAINTED - SM - HC-173 LOUDOUN GREEN
2. HARDIE BOARD & BATTEN
   PAINTED - SM - HC-168 CHELSEA GREY
3. TRIMS, FASCIAS
   PAINTED - SM - 2121-70 CHANTILY LACE
4. ROOF SHINGLES
   PABCO PRODUCTS - DRIFTWOOD
5. GUTTERS
   PAINTED - SM - 2121-70 CHANTILY LACE
6. VINYL WINDOWS & SLIDING DOORS
   STD. WHITE W/ CLEAR GLAZING
7. ENTRANCE DOORS
   PAINTED - SM - 2121-70 CHANTILY LACE
8. CONCRETE

AVERAGE EXISTING GRADE CALCULATIONS:

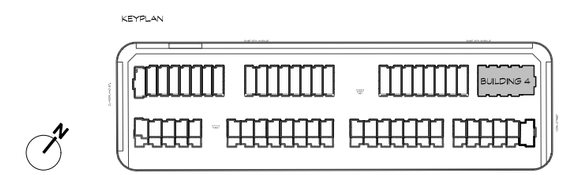
99.04 + 97.70 + 98.68 + 99.95 = 395.37 / 4 = 98.84m

CITY OF NEW WESTMINSTER - ZONING BYLAW

405.5
For the purpose of this district, basement shall mean the lowest storey of a unit which, on the side of the unit with the highest existing grade level, shall not, at any point along that side of the unit, be more than 1 meter (3.28 feet) above the existing grade level.

405.6
A basement shall not extend beyond the walls of the storey above.

KEYPLAN



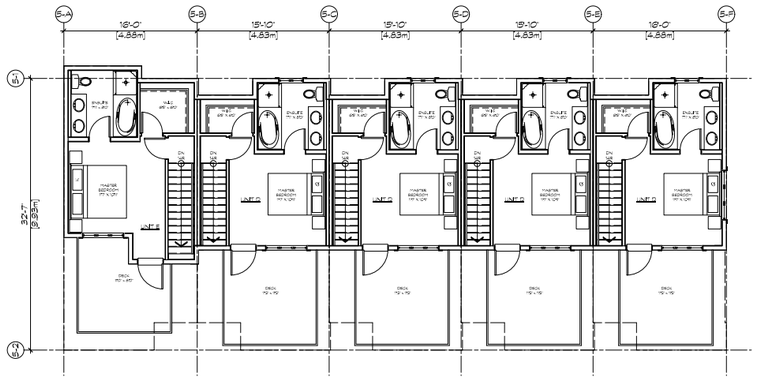
PROPOSED DEVELOPENT

8TH & CUMBERLAND, NEW WESTMINSTER, BC | A2.04.2

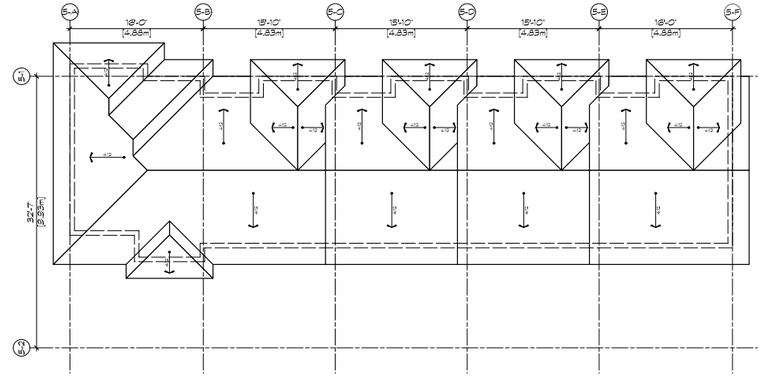
BUILDING 5 - FLOOR PLANS

CICCOZZI ARCHITECTURE

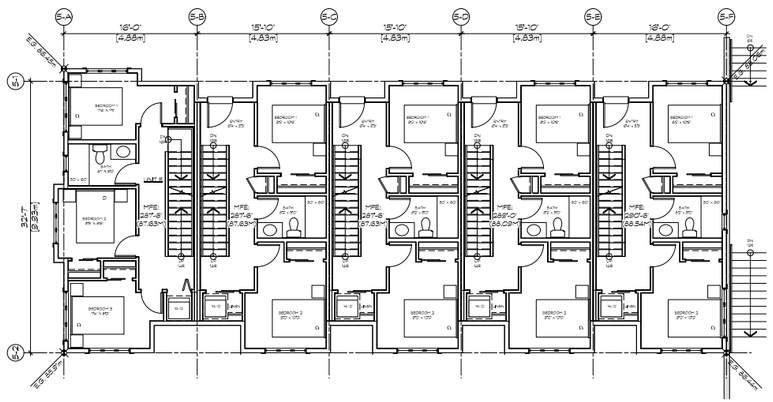
PURE WEST PROPERTY INVESTMENTS LTD.



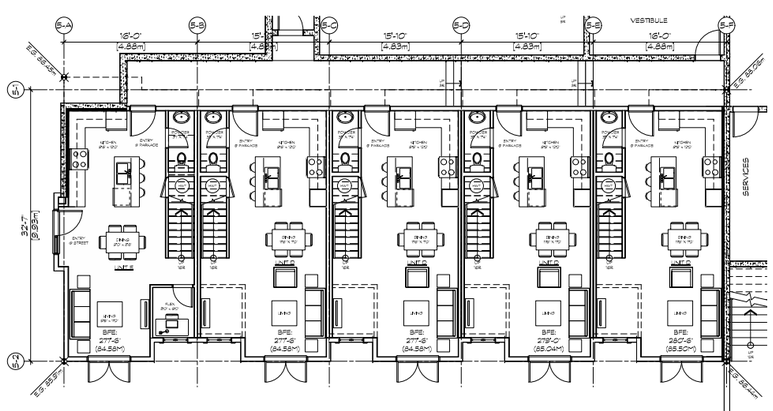
1 BUILDING 5-UPPER LEVEL
Scale: 1:100



4 BUILDING 5-ROOF PLAN
Scale: 1:100



2 BUILDING 5-MAIN LEVEL
Scale: 1:100



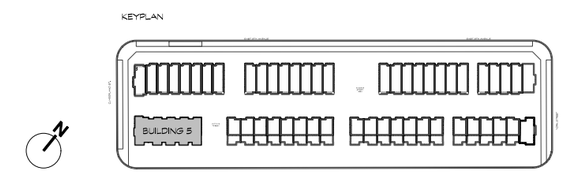
3 BUILDING 5-LOWER LEVEL
Scale: 1:100

BUILDING 5 AREA	S.F	M2
00 LOWER LEVEL	2384.1 S.F	221.5 M2
02 MAIN LEVEL	2479.4 S.F	230.3 M2
03 UPPER LEVEL	1600.1 S.F	148.7 M2
GROSS AREA	6463.5 S.F	600.5 M2

AVERAGE EXISTING GRADE CALCULATIONS:

86.45 + 85.91 + 86.44 + 88.06 = 346.86 / 4 = 86.71m

KEYPLAN

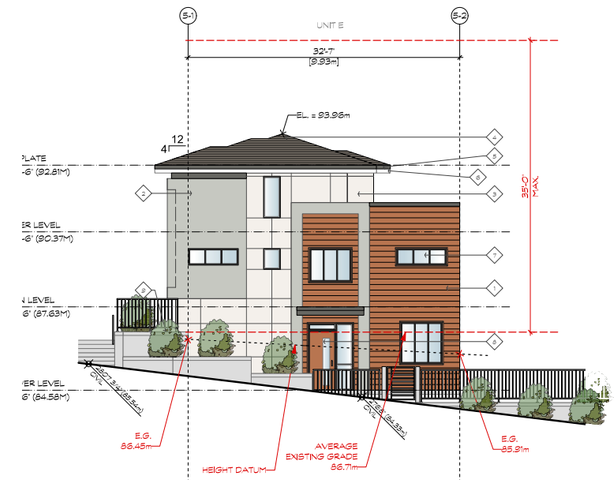


BUILDING 5 - ELEVATIONS

CICCOZZI ARCHITECTURE

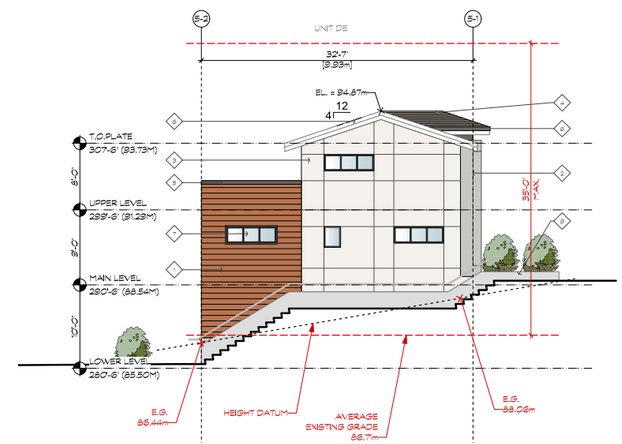
PURE WEST PROPERTY INVESTMENTS LTD.

1 BUILDING 5 - NORTH ELEVATION (MEWS)
Scale: 1:100



2 BUILDING 5 - WEST ELEVATION
Scale: 1:100

3 BUILDING 5 - SOUTH ELEVATION (LANE)
Scale: 1:100



4 BUILDING 5 - EAST ELEVATION
Scale: 1:100

SCHEME 1

1. 6" LAP HARDIE SIDING PAINTED - SW - AF-225 FIRENZE
2. HARDIE PANELS W/ EASY TRIM REVEALS PAINTED - SW - HC-170 STONINGTON GREY
3. HARDIE PANELS W/ EASY TRIM REVEALS PAINTED - SW - OC-69 WHITE OPULENCE
4. ROOF SHINGLES PABCO PRODUCTS - OAKWOOD
5. TRIMS, FASCIAS & GUTTERS PAINTED - SW - HC-168 KENDALL CHARCOAL
6. FASCIAS PAINTED - SW - 2121-70 CHANTILY LACE
7. VINYL WINDOWS & SLIDING DOORS STD. BLACK W/ CLEAR GLAZING
8. ENTRANCE DOORS PAINTED - SW - AF-225 FIRENZE
9. CONCRETE

AVERAGE EXISTING GRADE CALCULATIONS:

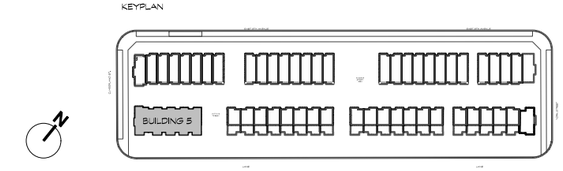
86.45 + 85.91 + 86.44 + 88.06 = 346.86 / 4 = 86.71m

CITY OF NEW WESTMINSTER - ZONING BYLAW

405.5
For the purpose of this district, basement shall mean the lowest storey of a unit which, on the side of the unit with the highest existing grade level, shall not, at any point along that side of the unit, be more than 1 meter (3.28 feet) above the existing grade level.

405.6
A basement shall not extend beyond the walls of the storey above.

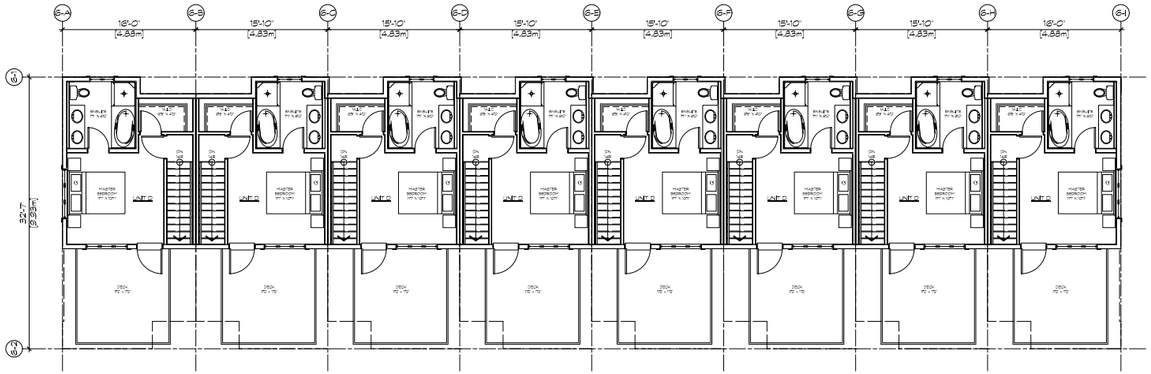
KEYPLAN



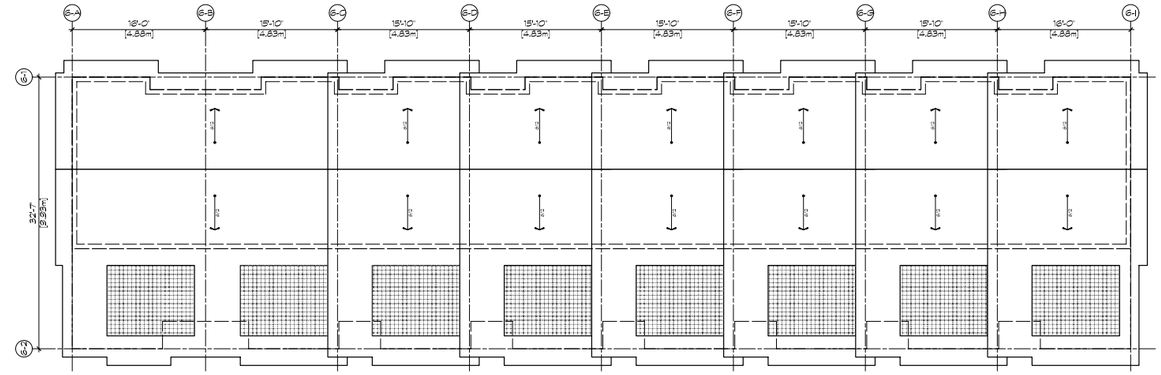
BUILDING 6 - FLOOR PLANS

CICCOZZI ARCHITECTURE

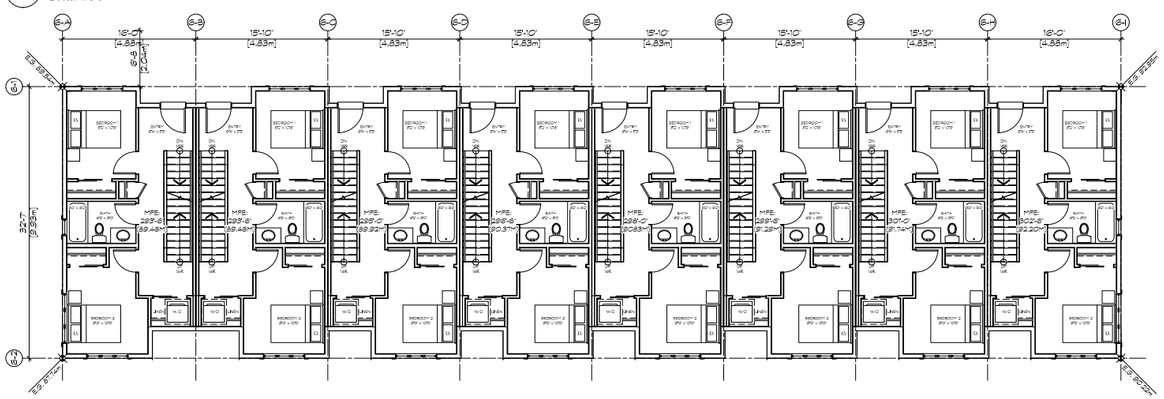
PURE WEST PROPERTY INVESTMENTS LTD.



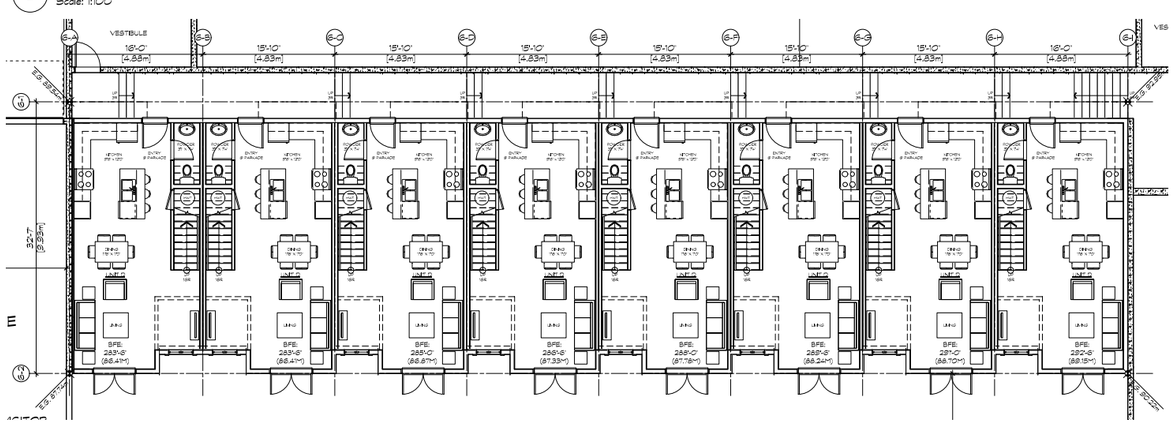
1 BUILDING 6-UPPER LEVEL
Scale: 1:100



4 BUILDING 6-ROOF PLAN
Scale: 1:100



2 BUILDING 6-MAIN LEVEL
Scale: 1:100



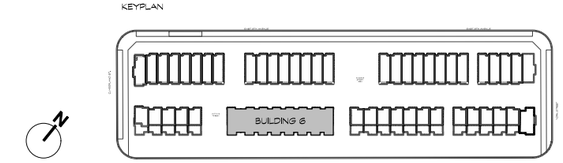
3 BUILDING 6-LOWER LEVEL
Scale: 1:100

BUILDING 6 AREA	S.F.	M2
00 LOWER LEVEL	3790.6 S.F.	352.2 M2
02 MAIN LEVEL	3898.8 S.F.	362.2 M2
03 UPPER LEVEL	2508.3 S.F.	233.0 M2
GROSS AREA	10197.6 S.F.	947.4 M2

AVERAGE EXISTING GRADE CALCULATIONS:

89.54 + 87.74 + 90.22 + 92.95 = 360.45 / 4 = 90.11m

KEYPLAN



PROPOSED DEVELOPENT

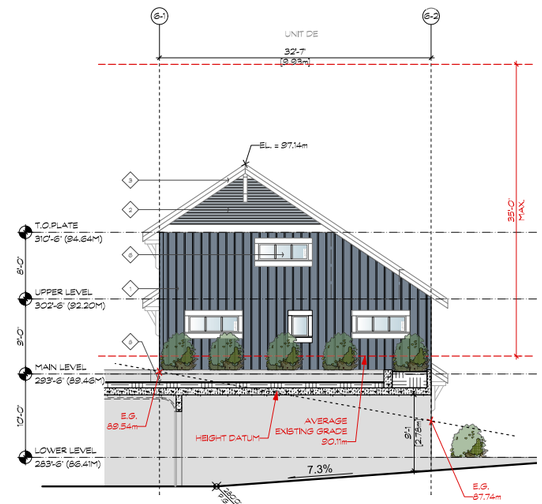
8TH & CUMBERLAND, NEW WESTMINSTER, BC | A2.06.1

BUILDING 6 - ELEVATIONS

CICCOZZI ARCHITECTURE

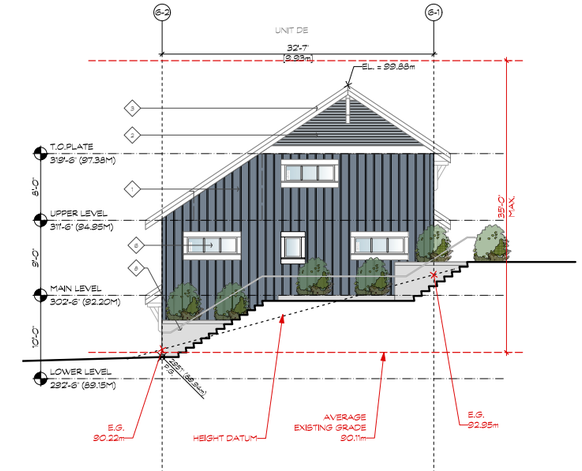
PURE WEST PROPERTY INVESTMENTS LTD.

1 BUILDING 6 - NORTH ELEVATION (MEWS)
Scale: 1:100



2 BUILDING 6 - WEST ELEVATION
Scale: 1:100

3 BUILDING 6 - SOUTH ELEVATION (LANE)
Scale: 1:100



4 BUILDING 6 - EAST ELEVATION
Scale: 1:100

SCHEME 2

1. HARDIE BOARD & BATTEN
   PAINTED - SM - 1629 BACHELOR BLUE
2. 4" LAP HARDIE SIDING
   PAINTED - SM - 2120-50 SILVER SPRING
3. TRIMS, FASCIAS
   PAINTED - SM - 2121-70 CHANTILY LACE
4. ROOF SHINGLES
   PABCO PRODUCTS - ANTIQUE BLACK
5. GUTTERS
   PAINTED - SM - 2121-70 CHANTILY LACE
6. VINYL WINDOWS & SLIDING DOORS
   STD. WHITE W/ CLEAR GLAZING
7. ENTRANCE DOORS
   PAINTED - SM - 2121-70 CHANTILY LACE
8. CONCRETE

AVERAGE EXISTING GRADE CALCULATIONS:

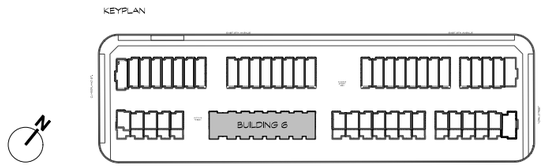
89.54 + 87.74 + 90.22 + 92.95 = 360.45 / 4 = 90.11m

CITY OF NEW WESTMINSTER - ZONING BYLAW

405.5
For the purpose of this district, basement shall mean the lowest storey of a unit which, on the side of the unit with the highest existing grade level, shall not, at any point along that side of the unit, be more than 1 meter (3.28 feet) above the existing grade level.

405.6
A basement shall not extend beyond the walls of the storey above.

KEYPLAN



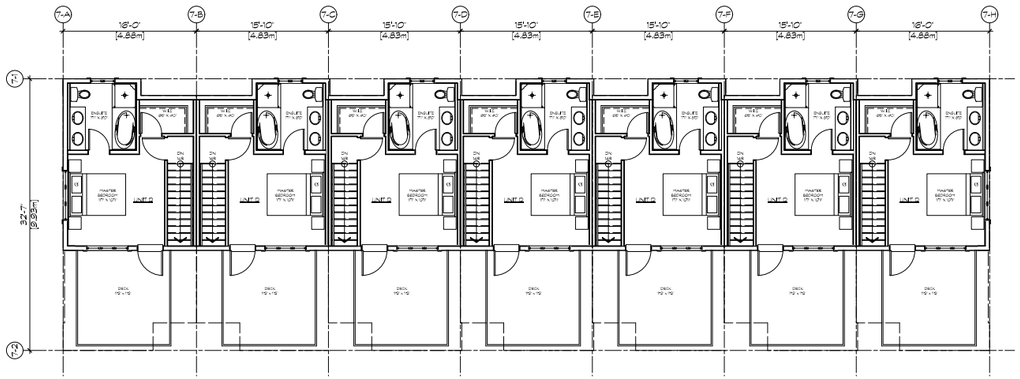
PROPOSED DEVELOPENT

8TH & CUMBERLAND, NEW WESTMINSTER, BC | A2.06.2

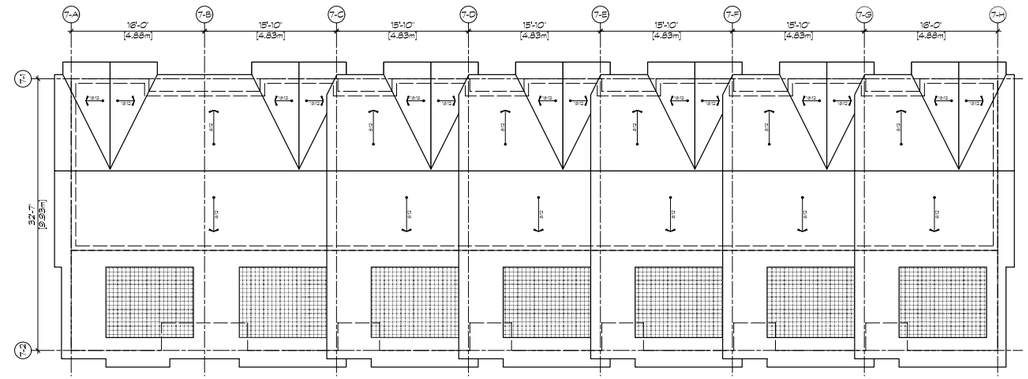
BUILDING 7 - FLOOR PLANS

CICCOZZI ARCHITECTURE

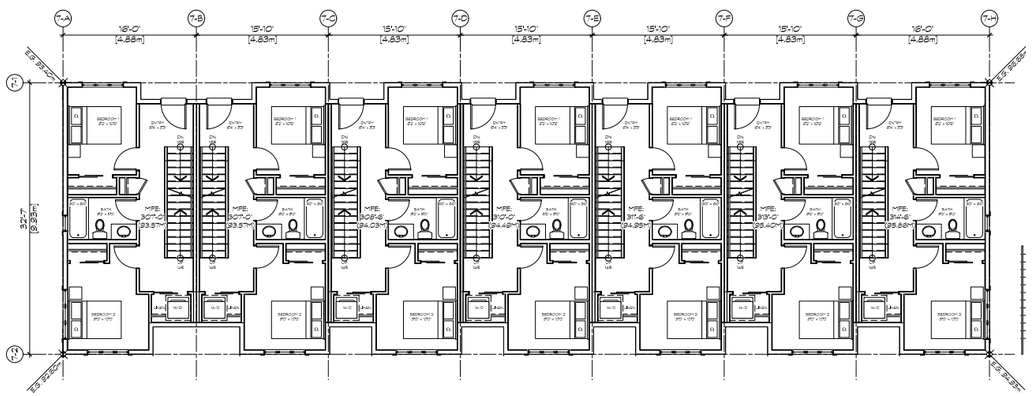
PURE WEST PROPERTY INVESTMENTS LTD.



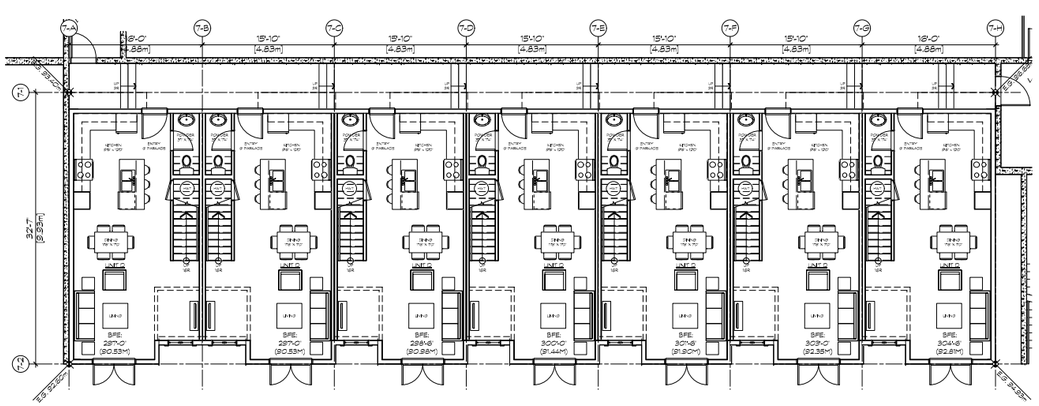
1 BUILDING 7-UPPER LEVEL
Scale: 1:100



4 BUILDING 7-ROOF PLAN
Scale: 1:100



2 BUILDING 7-MAIN LEVEL
Scale: 1:100



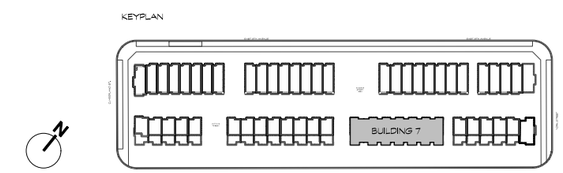
3 BUILDING 7-LOWER LEVEL
Scale: 1:100

BUILDING 7 AREA	S.F	M2
00 LOWER LEVEL	3317.9 S.F.	308.2 M2
02 MAIN LEVEL	3412.6 S.F.	317.0 M2
03 UPPER LEVEL	2195.5 S.F.	204.0 M2
GROSS AREA	8928.0 S.F.	829.3 M2

AVERAGE EXISTING GRADE CALCULATIONS:

93.40 + 92.60 + 94.93 + 96.68 = 377.61 / 4 = 94.40m

KEYPLAN

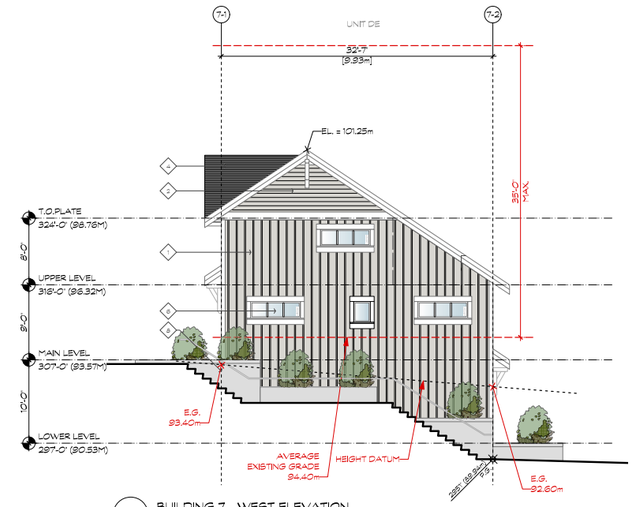


BUILDING 7 - ELEVATIONS

CICCOZZI ARCHITECTURE

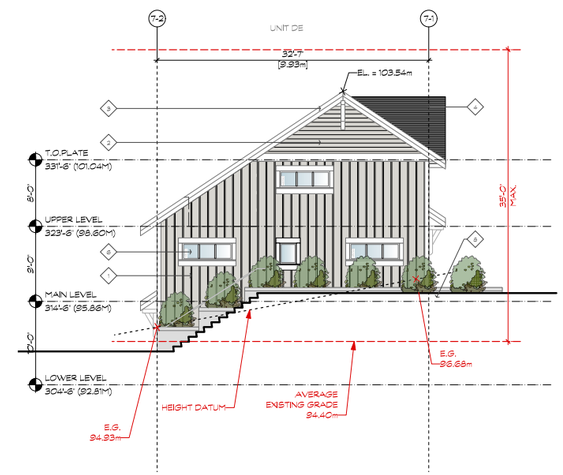
PURE WEST PROPERTY INVESTMENTS LTD.

1 BUILDING 7 - NORTH ELEVATION (MEWS)
Scale: 1:100



2 BUILDING 7 - WEST ELEVATION
Scale: 1:100

3 BUILDING 6 - SOUTH ELEVATION (LANE)
Scale: 1:100



4 BUILDING 7 - EAST ELEVATION
Scale: 1:100

SCHEME 3

1. HARDIE SHINGLES
   PAINTED - SM - 1471 SHORELINE
2. HARDIE BOARD & BATTEN
   PAINTED - SM - 1471 SHORELINE
3. TRIMS, FASCIAS
   PAINTED - SM - 2121-70 CHANTILY LACE
4. ROOF SHINGLES
   PABCO PRODUCTS - DRIFTWOOD
5. GUTTERS
   PAINTED - SM - 2121-70 CHANTILY LACE
6. VINYL WINDOWS & SLIDING DOORS
   STD. WHITE W/ CLEAR GLAZING
7. ENTRANCE DOORS
   PAINTED - SM - 2121-70 CHANTILY LACE
8. CONCRETE

AVERAGE EXISTING GRADE CALCULATIONS:

93.40 + 92.60 + 94.93 + 96.68 = 377.61 / 4 = 94.40m

CITY OF NEW WESTMINSTER - ZONING BYLAW

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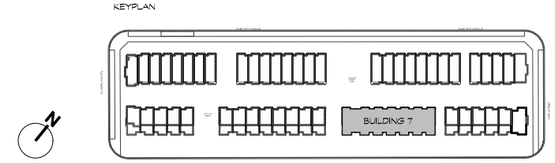
405.6
A basement shall not extend beyond the walls of the storey above.

KEYPLAN

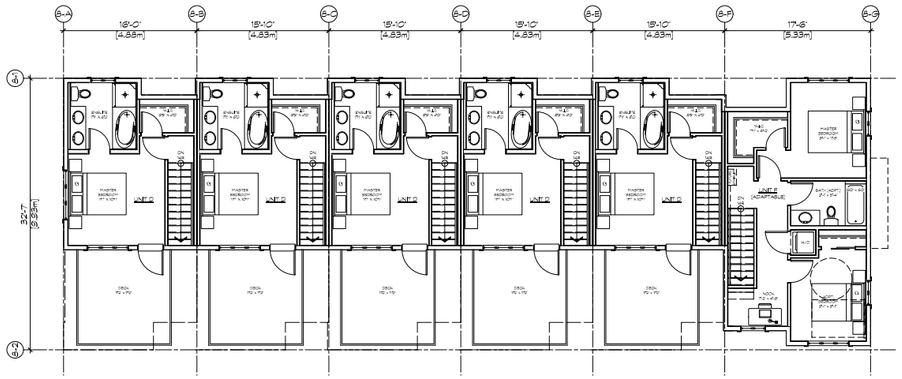


PROPOSED DEVELOPENT

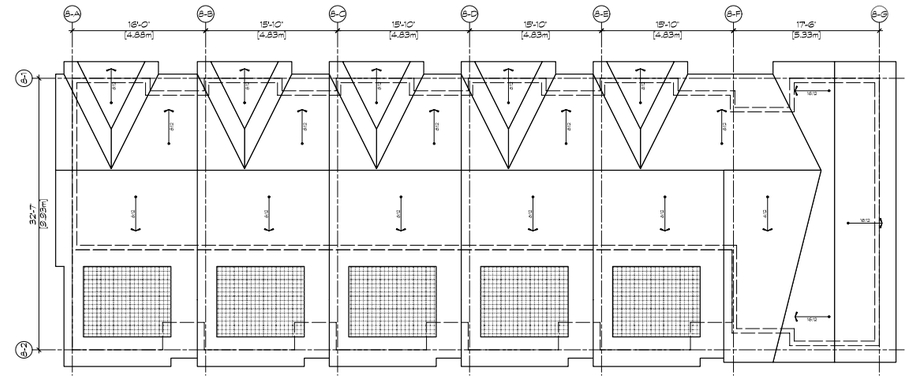
BUILDING 8 - FLOOR PLANS

CICCOZZI ARCHITECTURE

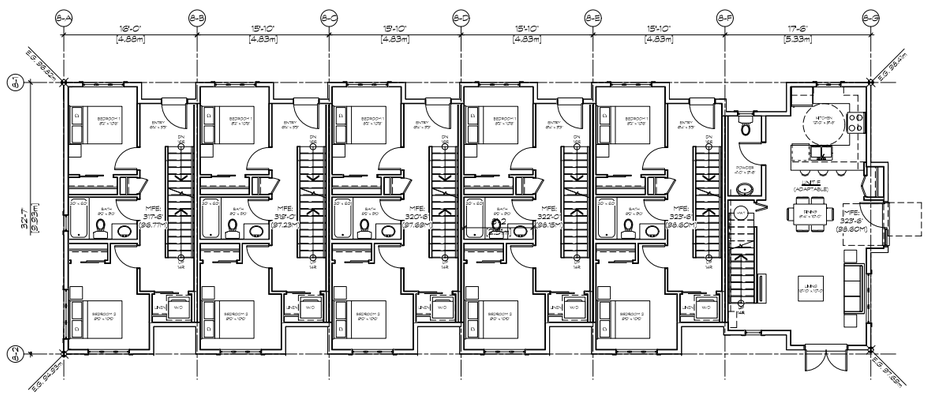
PURE WEST PROPERTY INVESTMENTS LTD.



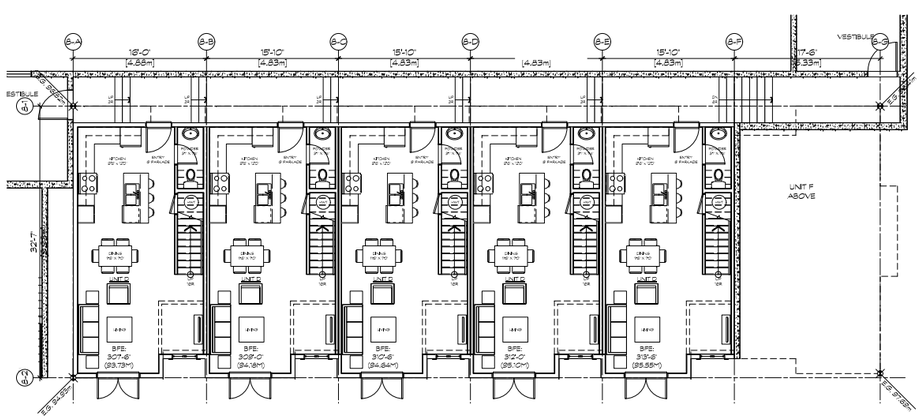
1 BUILDING 8-UPPER LEVEL
Scale: 1:100



4 BUILDING 8-ROOF PLAN
Scale: 1:100



2 BUILDING 8-MAIN LEVEL
Scale: 1:100



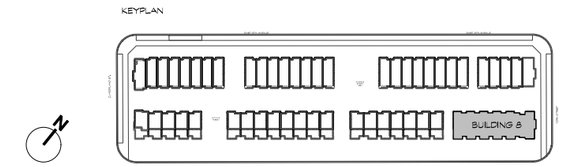
3 BUILDING 8-LOWER LEVEL
Scale: 1:100

BUILDING 8 AREA	S.F	M2
00 LOWER LEVEL	2367.9 S.F.	220.0 M2
02 MAIN LEVEL	2981.0 S.F.	276.9 M2
03 UPPER LEVEL	2091.1 S.F.	194.3 M2
GROSS AREA	7440.0 S.F.	691.2 M2

AVERAGE EXISTING GRADE CALCULATIONS:

96.82 + 94.93 + 97.69 + 98.41 = 387.85 / 4 = 96.96m

KEYPLAN

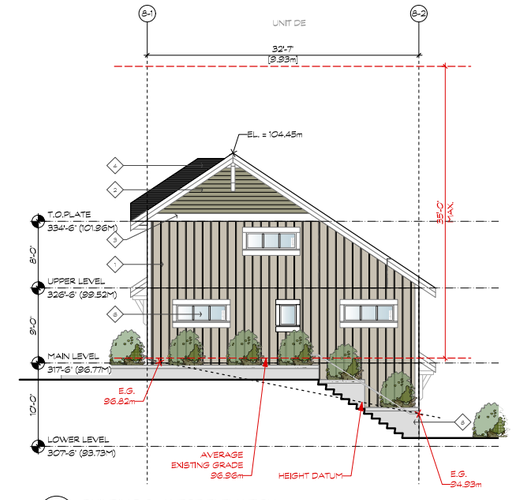


BUILDING 8 - ELEVATIONS

CICCOZZI ARCHITECTURE

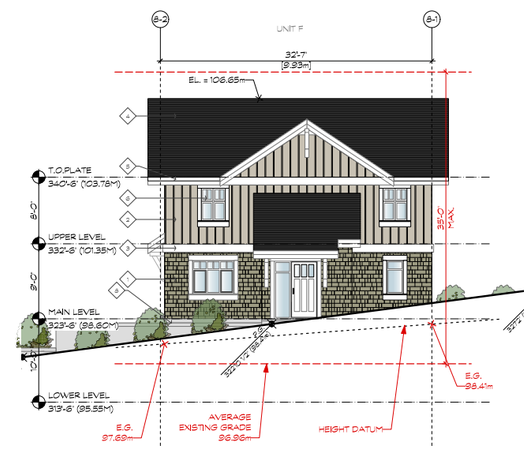
PURE WEST PROPERTY INVESTMENTS LTD.

1 BUILDING 8 - NORTH ELEVATION (MEWS)
Scale: 1:100



2 BUILDING 8 - WEST ELEVATION
Scale: 1:100

3 BUILDING 8 - SOUTH ELEVATION (LANE)
Scale: 1:100



4 BUILDING 8 - EAST ELEVATION (YORK STREET)
Scale: 1:100

SCHEME 4

1. HARDIE SHINGLES PAINTED - SM - HC-173 LOUDOUN GREEN
2. HARDIE BOARD & BATTEN PAINTED - SM - HC-168 CHELSEA GREY
3. TRIMS, FASCIAS PAINTED - SM - 2121-70 CHANTILY LACE
4. ROOF SHINGLES PABCO PRODUCTS - DRIFTWOOD
5. GUTTERS PAINTED - SM - 2121-70 CHANTILY LACE
6. VINYL WINDOWS & SLIDING DOORS STD. WHITE W/ CLEAR GLAZING
7. ENTRANCE DOORS PAINTED - SM - 2121-70 CHANTILY LACE
8. CONCRETE

AVERAGE EXISTING GRADE CALCULATIONS:

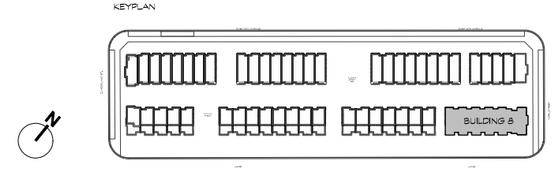
96.82 + 94.93 + 97.69 + 98.41 = 387.85 / 4 = 96.96m

CITY OF NEW WESTMINSTER - ZONING BYLAW

405.5
For the purpose of this district, basement shall mean the lowest storey of a unit which, on the side of the unit with the highest existing grade level, shall not, at any point along that side of the unit, be more than 1 meter (3.28 feet) above the existing grade level.

405.6
A basement shall not extend beyond the walls of the storey above.

KEYPLAN

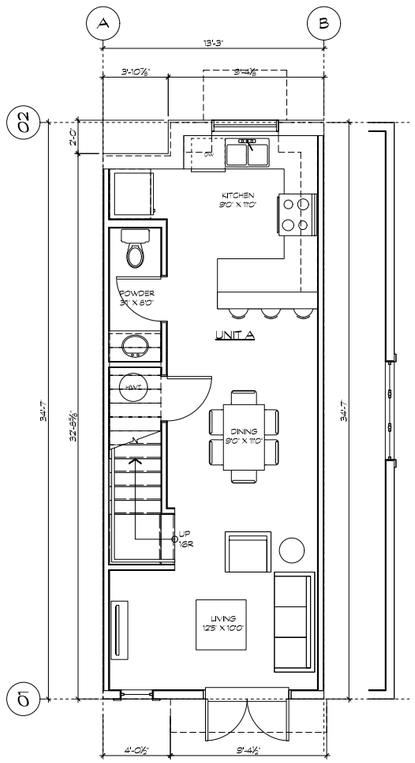


PROPOSED DEVELOPENT

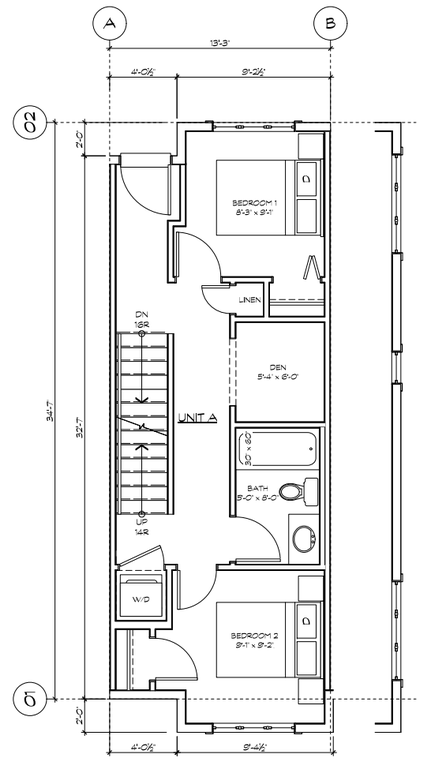
UNIT PLANS - TYPE A

CICCOZZI ARCHITECTURE

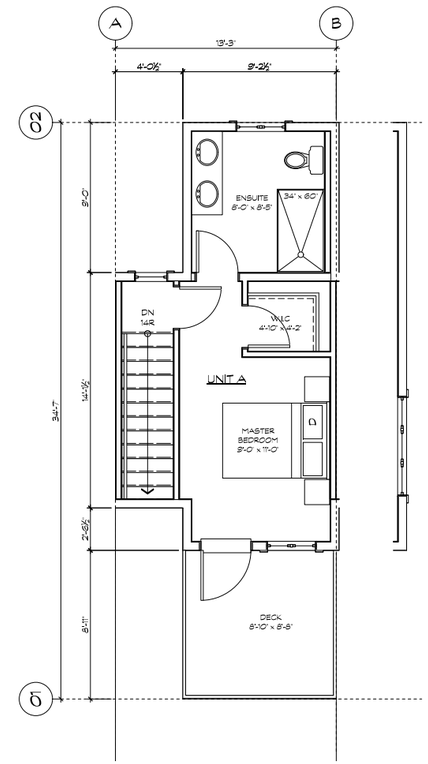
PURE WEST PROPERTY INVESTMENTS LTD.



1 UNIT A LEVEL 1
Scale: 1:50

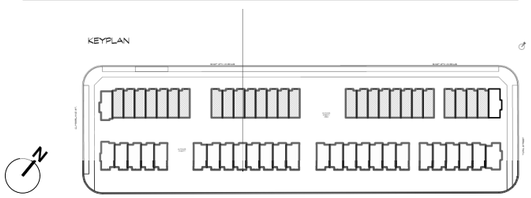


2 UNIT A LEVEL 2
Scale: 1:50

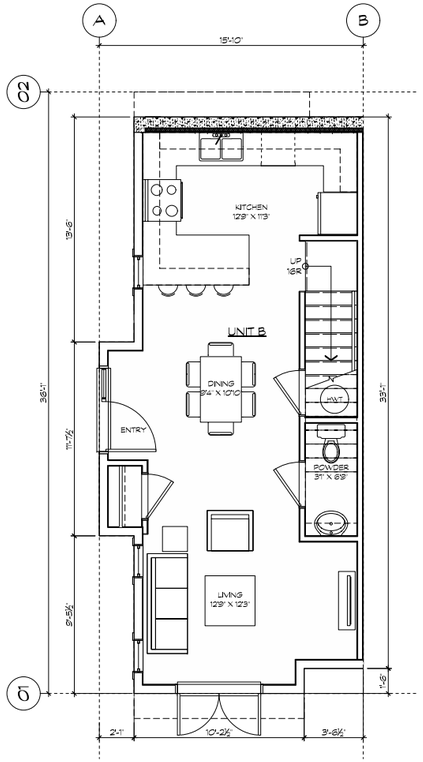


3 UNIT A LEVEL 3
Scale: 1:50

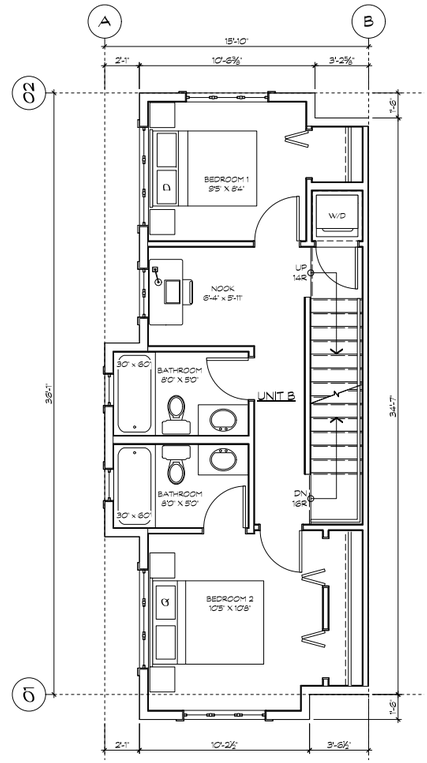
UNIT TYPE A DATA	S.F.	M2
00 LOWER LEVEL	450.1 S.F.	41.8 M2
02 MAIN LEVEL	468.6 S.F.	43.5 M2
03 UPPER LEVEL	293.4 S.F.	27.3 M2
GROSS AREA	1212.1 S.F.	112.6 M2
NET AREA	1212.1 S.F.	**112.6 M2**



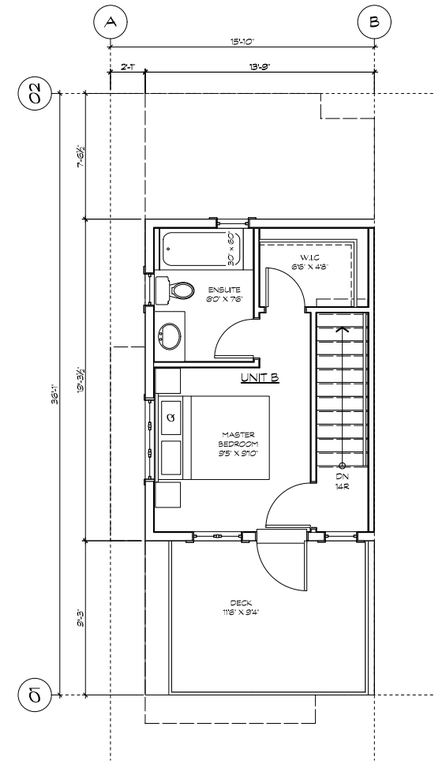
UNIT PLANS - TYPE B



1 UNIT B LEVEL 1
Scale: 1:50



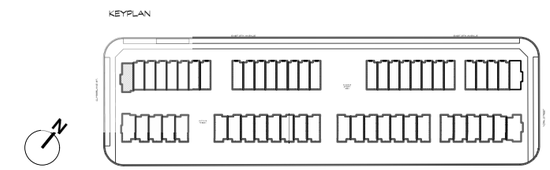
2 UNIT B LEVEL 2
Scale: 1:50



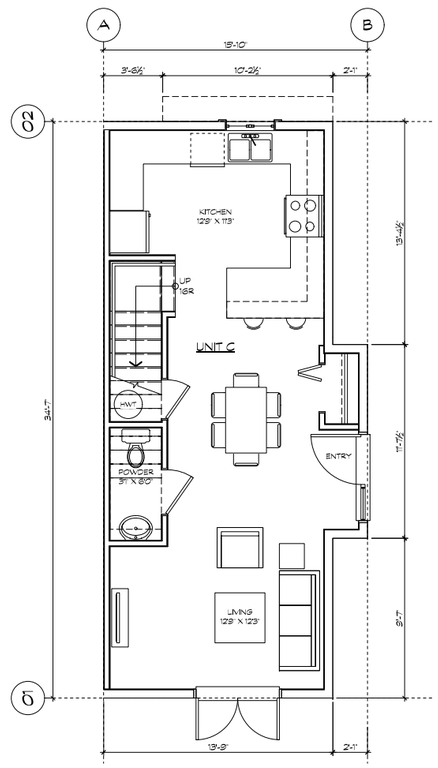
3 UNIT B LEVEL 3
Scale: 1:50

UNIT TYPE B DATA	S.F.	M2
00 LOWER LEVEL	494.4 S.F.	45.9 M2
02 MAIN LEVEL	530.8 S.F.	49.3 M2
03 UPPER LEVEL	265.3 S.F.	24.6 M2
GROSS AREA	1290.5 S.F.	119.9 M2
NET AREA	**1290.5 S.F.**	**119.9 M2**

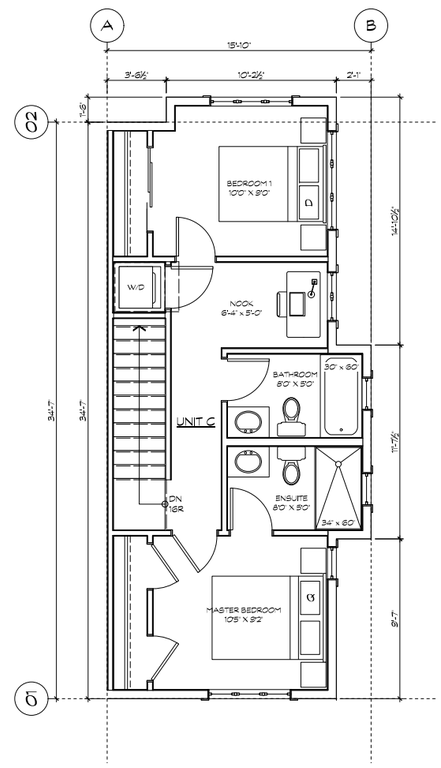
KEYPLAN



UNIT PLANS - TYPE C



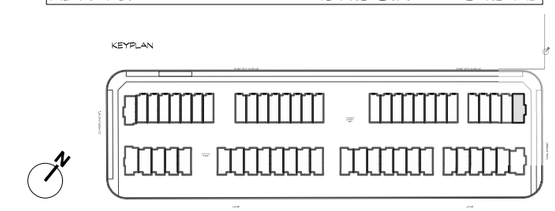
1 UNIT C LEVEL 1
Scale: 1:50



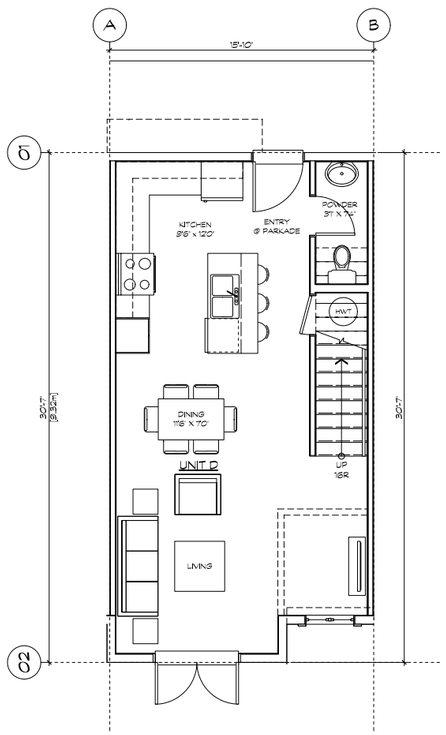
2 UNIT C LEVEL 2
Scale: 1:50

UNIT TYPE C DATA	S.F.	M2
00 LOWER LEVEL	499.7 S.F.	46.4 M2
02 MAIN LEVEL	515.1 S.F.	47.8 M2
03 UPPER LEVEL	0.0 S.F.	0.0 M2
GROSS AREA	1014.8 S.F.	94.3 M2
NET AREA	**1014.8 S.F.**	**94.3 M2**

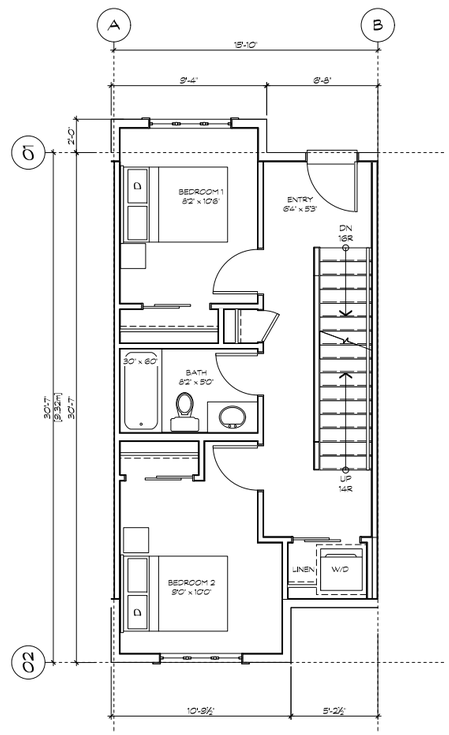
KEYPLAN



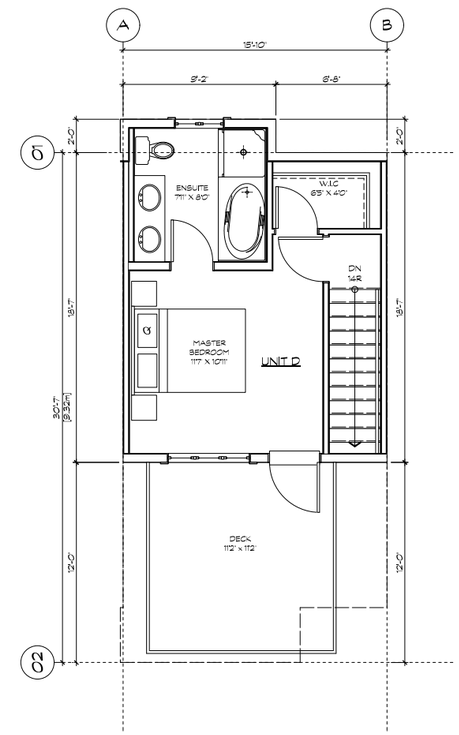
UNIT PLANS - TYPE D



1 UNIT D LEVEL 1
Scale: 1:50

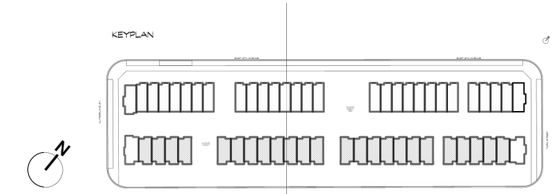


2 UNIT D LEVEL 2
Scale: 1:50

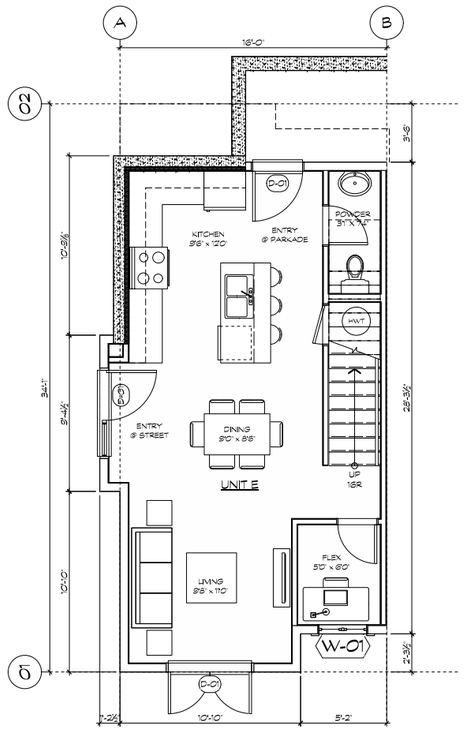


3 UNIT D LEVEL 3
Scale: 1:50

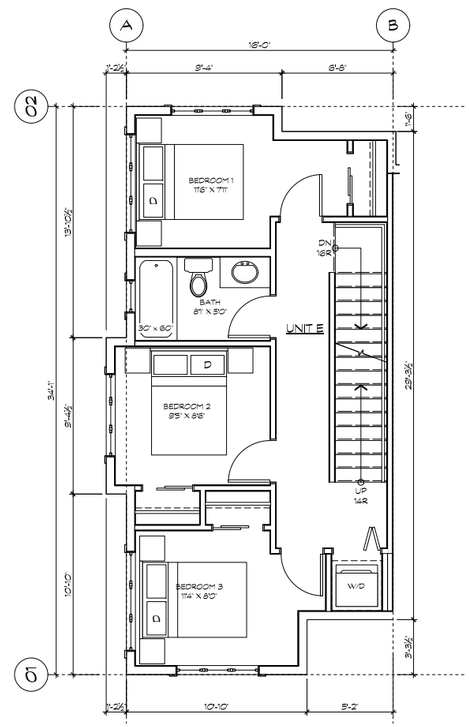
UNIT TYPE D DATA	S.F.	M2
00 LOWER LEVEL	472.3 S.F.	43.9 M2
02 MAIN LEVEL	486.4 S.F.	45.2 M2
03 UPPER LEVEL	312.9 S.F.	29.1 M2
GROSS AREA	1271.6 S.F.	118.1 M2
NET AREA	**1271.6 S.F.**	**118.1 M2**



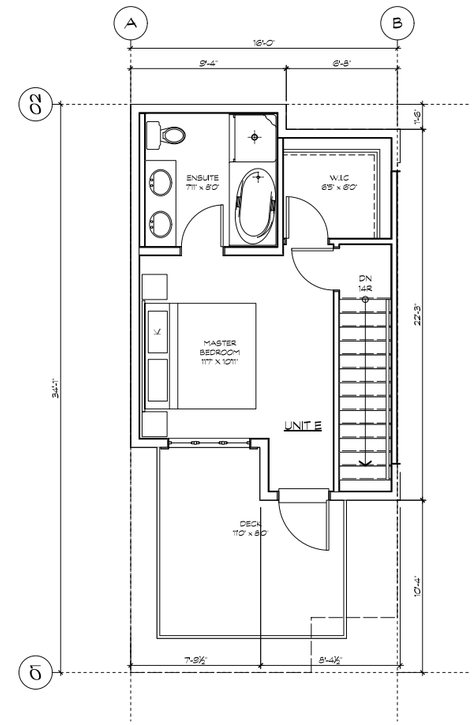
UNIT PLANS - TYPE E



1 UNIT E LEVEL 1
Scale: 1:50



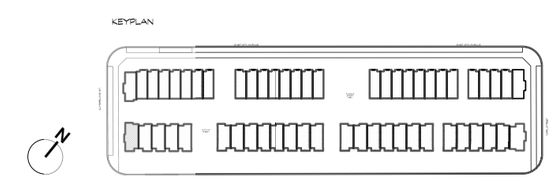
2 UNIT E LEVEL 2
Scale: 1:50



3 UNIT E LEVEL 3
Scale: 1:50

UNIT TYPE E DATA	S.F.	M2
00 LOWER LEVEL	488.8 S.F.	45.4 M2
02 MAIN LEVEL	530.0 S.F.	49.2 M2
03 UPPER LEVEL	345.8 S.F.	32.1 M2
GROSS AREA	1364.6 S.F.	126.8 M2
NET AREA	**1364.6 S.F.**	**126.8 M2**

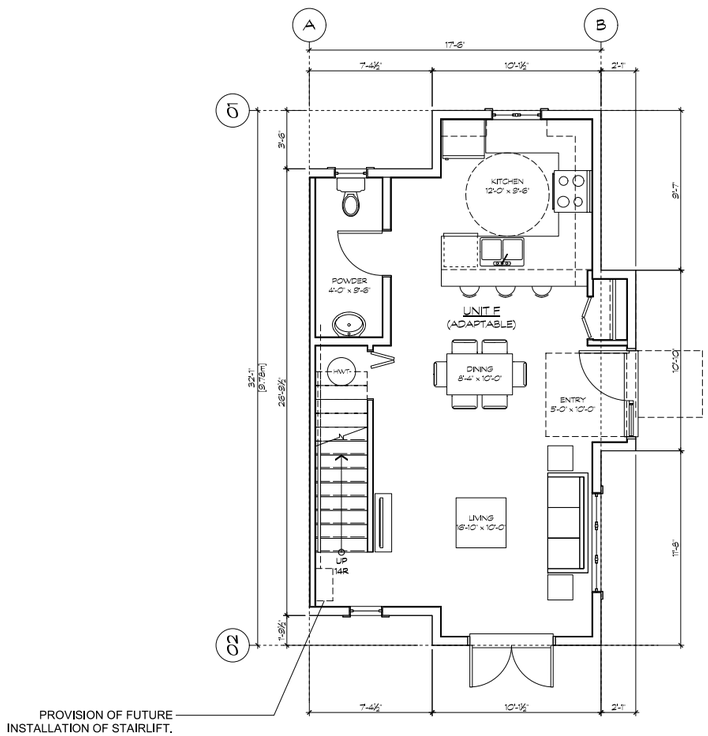
KEYPLAN



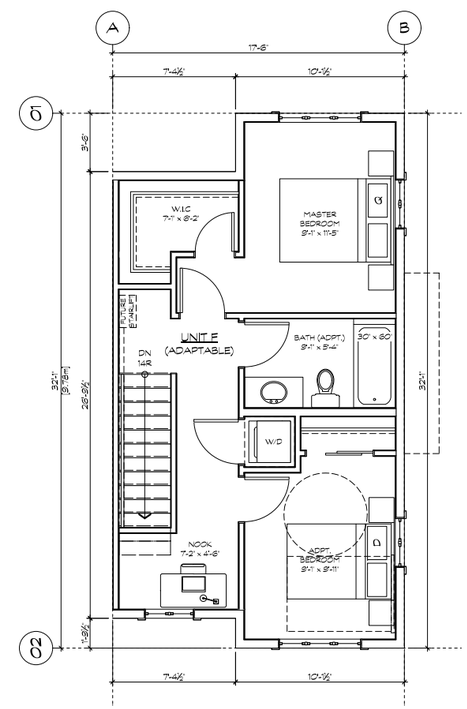
UNIT PLANS - TYPE F

CICCOZZI ARCHITECTURE

PURE WEST PROPERTY INVESTMENTS LTD.



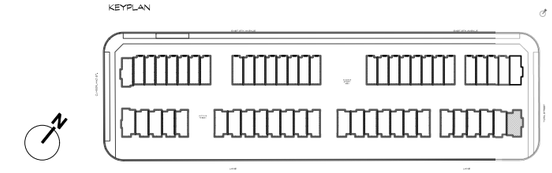
1 UNIT F LEVEL 1
Scale: 1:50



2 UNIT F LEVEL 2
Scale: 1:50

UNIT TYPE F DATA	S.F.	M2
00 LOWER LEVEL	545.0 S.F.	50.6 M2
02 MAIN LEVEL	522.3 S.F.	48.5 M2
03 UPPER LEVEL	0.0 S.F.	0.0 M2
GROSS AREA	1067.3 S.F.	99.2 M2
NET AREA	**1067.3 S.F.**	**99.2 M2**

KEYPLAN

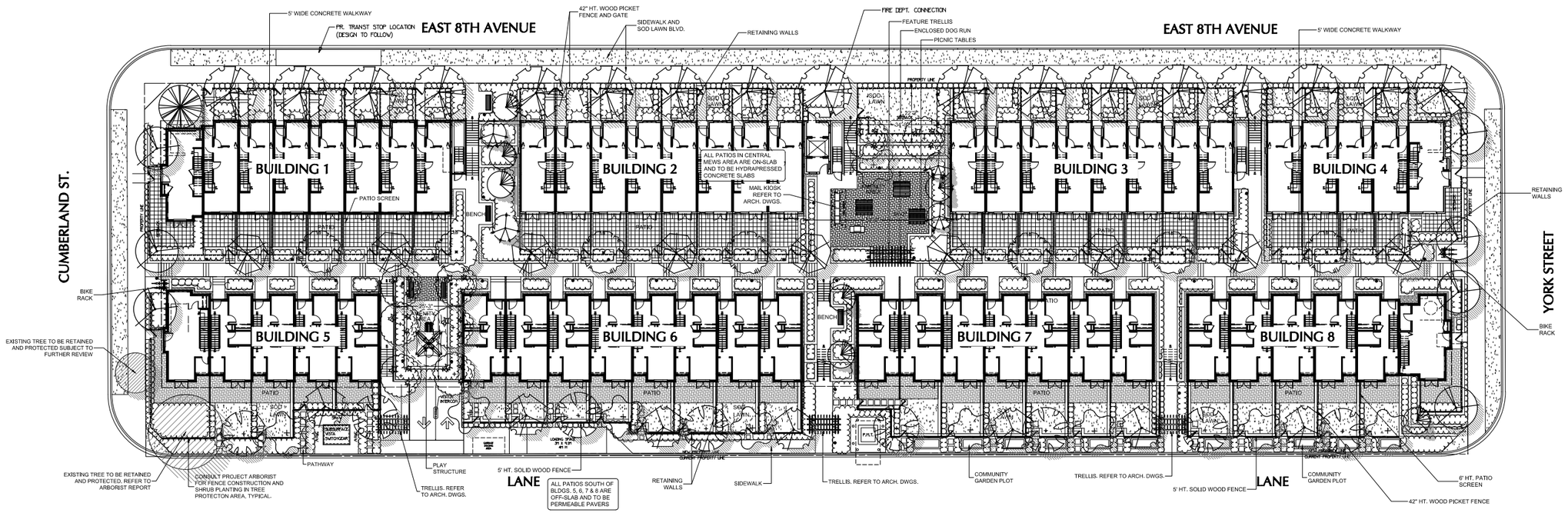


PLANT SCHEDULE

PMG PROJECT NUMBER: 19-117

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	17	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	6CM CAL; 2M STD; B&B
	7	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B
	8	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL; B&B
	4	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2.5M HT; B&B
	9	CORNUS EDDIE'S 'WHITE WONDER'	EDDIES WHITE WONDER DOGWOOD	5CM CAL; STD FORM; B&B
	8	MAGNOLIA x 'YELLOW BIRD'	YELLOW BIRD MAGNOLIA	5CM CAL; 1.5M STD; B&B
	7	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B
	9	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	6CM CAL; 1.5M STD; B&B
	1	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B
	7	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE ORNAMENTAL PEAR	6CM CAL; 1.5M STD; B&B
	7	STYRAX JAPONICUS	JAPANESE SNOWBELL	5CM 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 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. 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.



19117-6DP.ZIP

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	22.NOV.23	NEW SITE - VISTA SWTICH/CITY COMMENTS	DO
-	22.JAN.27	RE-ISSUED FOR RE-ZONING AND DP	MCY
6	22.JAN.19	NEW SITE PLAN	JH
5	21.DEC.23	REVISE PATIO/ WALKWAYS	JH
4	21.AUG.03	NEW SITE PLAN / CITY COMMENTS	DO
3	20.JUL.15	NEW SITE PLAN	DO
2	20.MAY.15	REVISE WALKWAY / YARDS	DO
1	20.JAN.27	NEW SITE PLAN / CITY COMMENTS	DO

CLIENT:

PROJECT:

RESIDENTIAL DEV.

102-128 EAST 8TH AVENUE
& 721 CUMBERLAND STREET
NEW WESTMINSTER, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	19.JUL.15	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	**L1**
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	**OF 6**

PMG PROJECT NUMBER: **19-117**

PLANT SCHEDULE

PMG PROJECT NUMBER: 19-117

KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB			
AZ	AZALEA JAPONICA 'GOLDEN LIGHTS'	DECIDUOUS AZALEA; YELLOW; L. MAY	#2 POT; 25CM
BS	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT; 40CM
CS	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#3 POT; 80CM
HA	HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA; LACECAP BLUE	#3 POT; 40CM
IC	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT; 50CM
KA	KALMIA LATIFOLIA	MOUNTAIN LAUREL	#3 POT; 50CM
LE	LEUCOTHOE FONTANESIANA 'SCARLETTA'	LEUCOTHOE; RED NEW GROWTH	#3 POT; 50CM
LI	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 40CM
NA	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
PI	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#3 POT; 50CM
PL	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABLES LAUREL	#3 POT; 50CM
RH2	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK	#3 POT; 30CM
RH	RHODODENDRON 'ROYAL PURPLE'	RHODODENDRON; DEEP PURPLE; L. MAY	#3 POT; 50CM
RV	RHODODENDRON 'VIRGINIA RICHARDS'	RHODODENDRON; PINK/CRIMSON BLOTCH	#3 POT; 50CM
RO	ROSA 'NOAMELL'	CARPET ROSE; PINK	#2 POT; 40CM
SK	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
SP	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT; 40CM
TA	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B
VD	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
VT	VIBURNUM TINUS DWARF	DWARF VIBURNUM	#3; POT; 50CM
GRASS			
CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
CO	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
FE	FESTUCA CINEREA	BLUE FESCUE	#1 POT
PERENNIAL			
HC	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN
HO	HOSTA FORTUNEI 'FRANCEE'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
GC			
AC	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK	#1 POT; 20CM
EC	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH; WHITE	#1 POT
EM	EUONYMUS JAPONICA 'EMERALD 'N GOLD'	EUONYMUS; GOLD VARIEGATED	#1 POT; 25CM
GS	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
PM	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

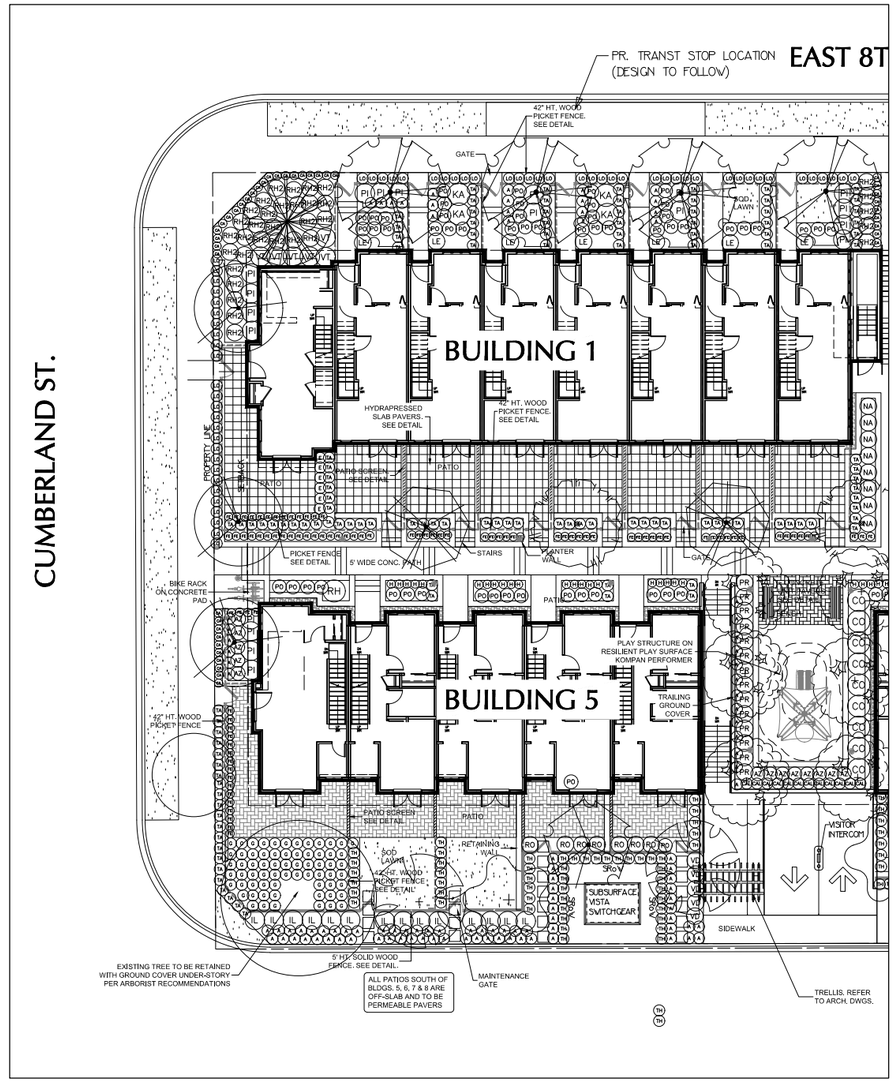
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER 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. 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.

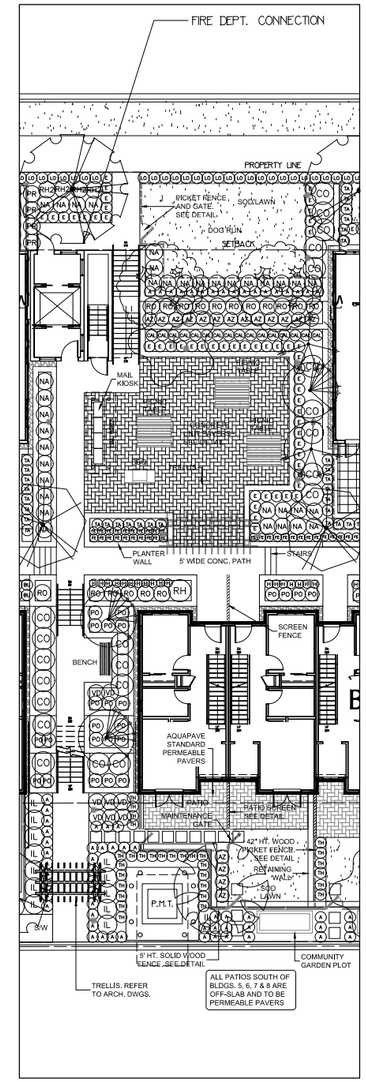
WISHBONE SITE FURNISHINGS RUTHERFORD BENCH (RW-6)

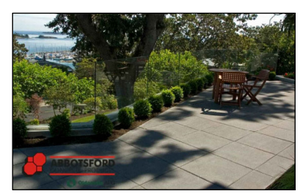
CORA EXPO BIKE RACK

WISHBONE SITE FURNISHINGS VINCENT PICNIC TABLE (VPT-6)

KOMPAN PERFORMER WITH SHADE (PCE105723)







pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	22.NOV.23	NEW SITE - VISTA SWITCH/CITY COMMENTS	DO
	22.JAN.27	RE-ISSUED FOR RE-ZONING AND DP	MCY
6	22.JAN.19	NEW SITE PLAN	JH
5	21.DEC.23	REVISE PATIO/ WALKWAYS	JH
4	21.AUG.03	NEW SITE PLAN / CITY COMMENTS	DO
3	20.JUL.15	NEW SITE PLAN	DO
2	20.MAY.15	REVISE WALKWAY / YARDS	DO
1	20.JAN.27	NEW SITE PLAN / CITY COMMENTS	DO

CLIENT:

PROJECT:

RESIDENTIAL DEV.

102-128 EAST 8TH AVENUE
& 721 CUMBERLAND STREET
NEW WESTMINSTER, BC

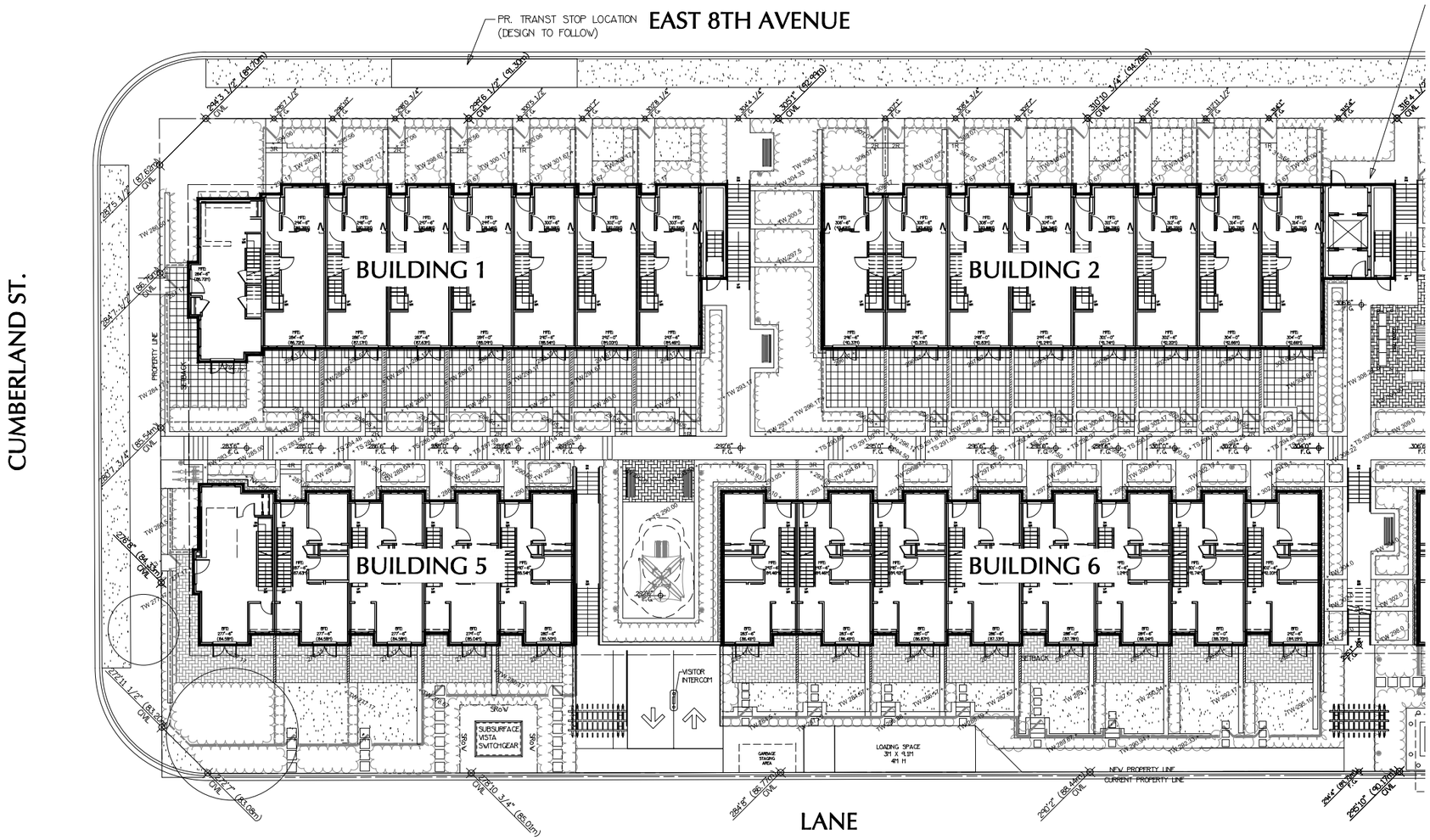
DRAWING TITLE:

SHRUB PLANTING ENLARGEMENTS

DATE:	19.JUL.15	DRAWING NUMBER:
SCALE:	1"=10'-0"	**L2**
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	**OF 6**

19117-6DP.ZIP

PMG PROJECT NUMBER: **19-117**



pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	22.NOV.23	NEW SITE - VISTA SWTICH/CITY COMMENTS	DO
	22.JAN.27	RE-ISSUED FOR RE-ZONING AND DP	MCY
6	22.JAN.19	NEW SITE PLAN	JH
5	21.DEC.23	REVISE PATIO/ WALKWAYS	JH
4	21.AUG.03	NEW SITE PLAN / CITY COMMENTS	DO
3	20.JUL.15	NEW SITE PLAN	DO
2	20.MAY.15	REVISE WALKWAY / YARDS	DO
1	20.JAN.27	NEW SITE PLAN / CITY COMMENTS	DO

CLIENT:

PROJECT:

RESIDENTIAL DEV.

102-128 EAST 8TH AVENUE
& 721 CUMBERLAND STREET
NEW WESTMINSTER, BC

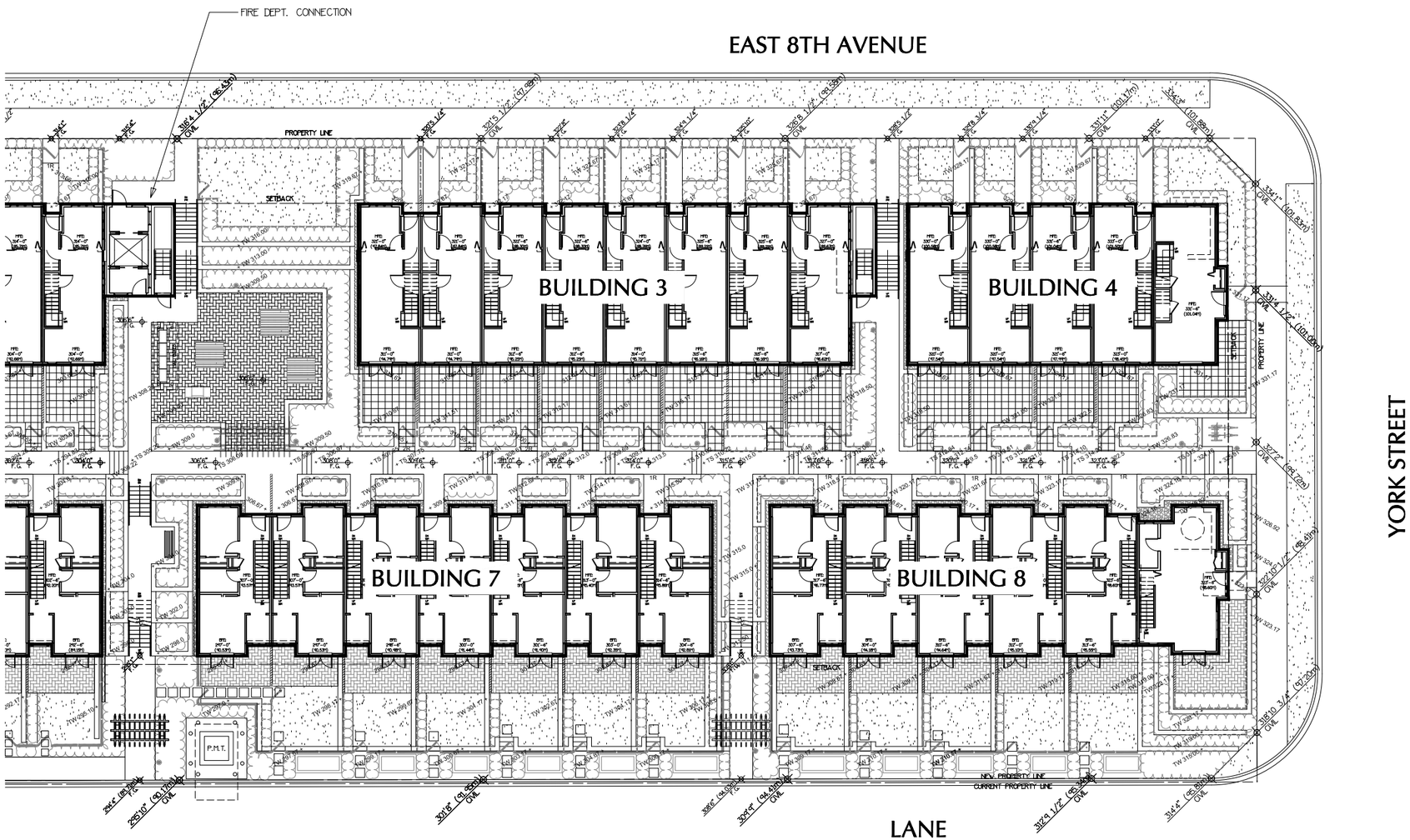
DRAWING TITLE:

GRADING PLAN

DATE:	19.JUL.15	DRAWING NUMBER:
SCALE:	1"=10'-0"	**L3**
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	**OF 6**

19117-6DP.ZIP

PMG PROJECT NUMBER: **19-117**



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4	21.AUG.03	NEW SITE PLAN / CITY COMMENTS	DO
3	20.JUL.15	NEW SITE PLAN	DO
2	20.MAY.15	REVISE WALKWAY / YARDS	DO
1	20.JAN.27	NEW SITE PLAN / CITY COMMENTS	DO

CLIENT:

PROJECT:

RESIDENTIAL DEV.

102-128 EAST 8TH AVENUE
& 721 CUMBERLAND STREET
NEW WESTMINSTER, BC

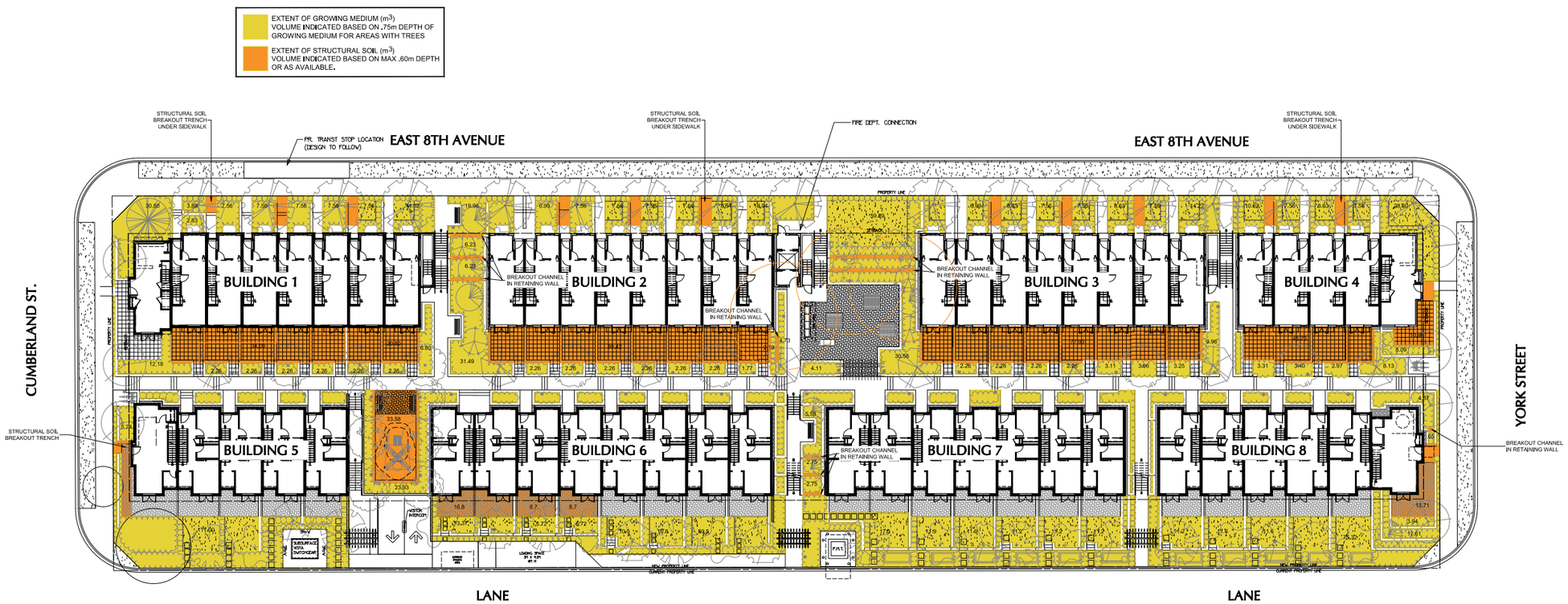
DRAWING TITLE:

GRADING PLAN

DATE:	19.JUL.15	DRAWING NUMBER:
SCALE:	1"=10'-0"	**L4**
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	**OF 6**

19117-6DP.ZIP

PMG PROJECT NUMBER: **19-117**



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
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3	20.JUL.15	NEW SITE PLAN	DO
2	20.MAY.15	REVISE WALKWAY / YARDS	DO
1	20.JAN.27	NEW SITE PLAN / CITY COMMENTS	DO

CLIENT:

PROJECT:

RESIDENTIAL DEV.

102-128 EAST 8TH AVENUE
& 721 CUMBERLAND STREET
NEW WESTMINSTER, BC

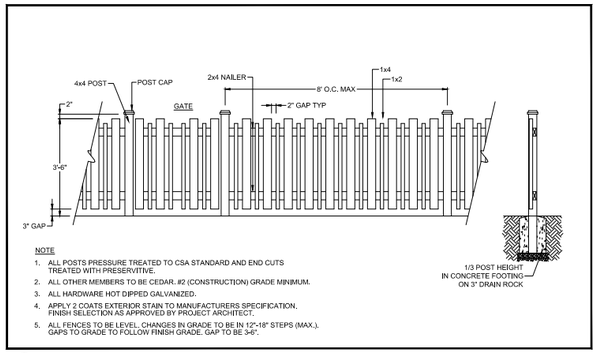
DRAWING TITLE:

SOIL VOLUME PLAN

DATE:	19.JUL.15	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	**L5**
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	**OF 6**

19117-6DP.ZIP

PMG PROJECT NUMBER: **19-117**

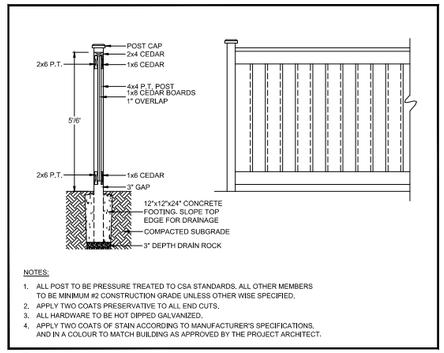


NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

1 / L1 42" HT. PICKET FENCE AND GATE

1/2"=1'-0"

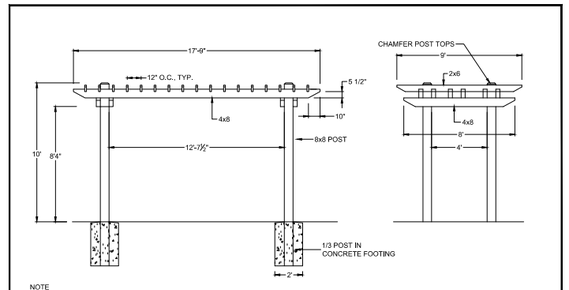


NOTES:

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.

2 / L1 5' / 6' SOLID WOOD FENCE - PATIO SCREEN

1/2"=1'-0"

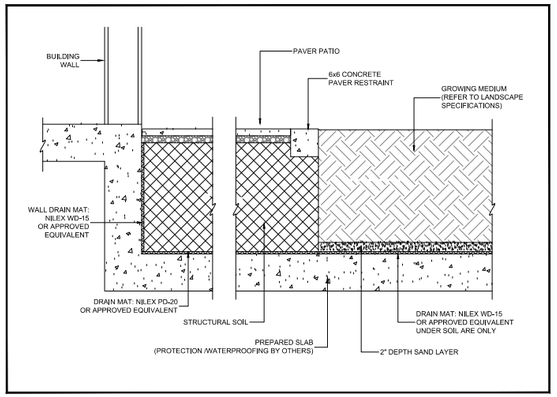


NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY OWNER

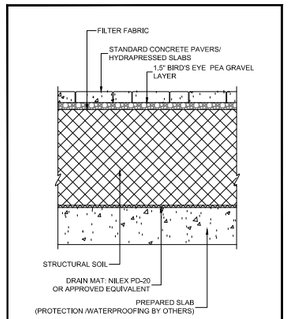
3 / L1 TRELLIS

1/4"=1'-0"



4 / L1 PATIO / LANDSCAPE AT SLAB DROP

1"=1'-0"

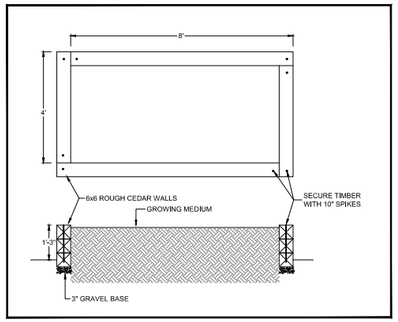


PRIVATE PATIO AREAS IN MEWS TO BE ABBOTSFORD CONCRETE HYDROPRESSED SLAB, NATURAL COLOUR. PRIVATE PATIO AREAS AT LANE TO BE ABBOTSFORD CONCRETE AQUAPAVE STANDARD PAVERS, NATURAL COLOUR. COMMON AREAS TO BE ABBOTSFORD CONCRETE STANDARD PAVERS, HERRINGBONE PATTERN, CHARCOAL COLOUR

REFER TO CIVIL DRAWINGS FOR PERMEABLE PAVERS BASE DETAILS

5 / L1 PAVERS AT SLAB DROP

1"=1'-0"



6 COMMUNITY GARDEN PLOT

3/4"=1'-0"

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CLIENT:

PROJECT:

RESIDENTIAL DEV.

102-128 EAST 8TH AVENUE
& 721 CUMBERLAND STREET
NEW WESTMINSTER, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	19.JUL.15	DRAWING NUMBER:
SCALE:	AS SHOWN	**L6**
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	**OF 6**

19117-6DP.ZIP

PMG PROJECT NUMBER: **19-117**