

Appendix B

*Architectural and Landscape
Drawings*



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

OCP AMENDMENT + DEVELOPMENT
PERMIT + REZONING SUBMISSION

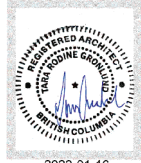
NOTE: MASSING MODEL IMAGES ARE INTENDED TO ILLUSTRATE THE ARCHITECTURAL DESIGN INTENT OF THE PROJECT AND ARE FOR ILLUSTRATION PURPOSES ONLY.

02

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NO.	DESCRIPTION	DATE
A		
B		
C		
D	FOR DISCUSSION	22.03.18
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	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
J		
K		

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

Title:
COVER SHEET

Scale:	NTS
Project No.:	2108
Date:	23.01.16

A-001

Revision No. 02

GLENBROOKE ROW TOWNHOUSES

PROJECT AND SITE DATA

THE SITE IS COMPRISED OF TWO PROPERTIES:

PROPERTY (1) Street Address Legal Description:	102 EIGHTH AVENUE, NEW WESTMINSTER, BC LOT C, NEW WESTMINSTER DISTRICT, PLAN NWP8662 SUBURBAN BLOCK 13, GROUP 1 Folio: 10581000 PID: 011-431-424
--	--

PROPERTY (2) Street Address Legal Description:	728 FIRST STREET, NEW WESTMINSTER, BC LOT D, NEW WEST DISTRICT, PLAN NWP8662 SUBURBAN BLOCK 13, GROUP 1 Folio: 10581000 PID: 011-341-467
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Applicable Codes and Bylaws	British Columbia Building Code 2018, PART 9 City of New Westminster, Zoning Bylaw 6680,2001 Bylaw Building Bylaw 8125, 2019
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Building Form	Building Code Occupancy Type - residential Number of Stories - 3
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Zoning	Existing: SINGLE DETACHED RESIDENTIAL (RS-1) Proposed: CD-100 COMPREHENSIVE DEVELOPMENT DISTRICT (102/104 EIGHTH AVENUE & 728 FIRST STREET)
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Land Use Designation	Existing: RESIDENTIAL SEMI-DETACHED HOUSING (RD) Proposed: RESIDENTIAL GROUND-ORIENTED INFILL HOUSING (RGO)
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TENURE OF DWELLING UNITS:	PROPOSED: STRATA
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DRAWING SET LIST			CURRENT ISSUE DATE
A001	TITLE SHEET		23.01.16
A002	PROJECT INFORMATION, DRAWING SET LIST, ZONING DATA		23.01.16
A003	CONTEXT INFORMATION		23.01.16
A004	PRECEDENTS, DESIGN RATIONALE		23.01.16
A005	SITE DIAGRAM: BUILDING MASSING PLAN		23.01.16
A006	SITE DIAGRAM: PEDESTRIAN / OUTDOOR AREA PLAN		23.01.16
A007	SITE DIAGRAM: ACCESSIBILITY PLAN		23.01.16
A008	SITE DIAGRAM: VEHICLE MANEUVERING PARKING PLAN		23.01.16
A009	SITE DIAGRAM: GARBAGE RECYCLING COLLECTION PLAN		23.01.16
A010	SITE DIAGRAM: BIKE STORAGE PLAN		23.01.16
A011	SITE DIAGRAM: FIRE ACCESS PLAN		23.01.16
A101	SITE PLAN		23.01.16
A102	LOWER LEVEL BUILDING PLANS		23.01.16
A103	MAIN LEVEL BUILDING PLANS		23.01.16
A104	2ND LEVEL BUILDING PLANS		23.01.16
A105	3RD LEVEL BUILDING PLANS		23.01.16
A106	ROOF PLANS		23.01.16
A110	BUILDING A: UNIT 1 PLANS		23.01.16
A111	BUILDING A: UNIT 2, 3, 4 PLANS		23.01.16
A112	BUILDING A: UNIT 5 PLANS		23.01.16
A113	BUILDING B: UNIT 6 PLANS		23.01.16
A114	BUILDING B: UNIT 7, 8, 9 PLANS		23.01.16
A115	BUILDING B: UNIT 10 PLANS		23.01.16
A301	STREET ELEVATIONS		23.01.16
A302	LANE ELEVATION, EXTERIOR MATERIAL KEY		23.01.16
A303	BUILDING A ELEVATIONS		23.01.16
A304	BUILDING A ELEVATIONS		23.01.16
A305	BUILDING B ELEVATIONS		23.01.16
A306	BUILDING B ELEVATIONS		23.01.16
A400	SECTION A, SECTION B		23.01.16
A401	SECTION C		23.01.16
A402	SECTION D, SECTION E		23.01.16
A501	MASSING MODEL IMAGES		23.01.16
A502	MASSING MODEL IMAGES		23.01.16

CONSULTANTS:

SURVEYOR ELEVATE LAND SURVEYING Finny Philip BCLS Email: finny@elevatelandsurveying.com Tel: 604-385-5574	CIVIL ENGINEER DELTADOT ENGINEERING INC. Keshav Nepal P.Eng, PMP Email: keshav.nepal@deltadotengineering.com Tel: 604-781-4970
LANDSCAPE ARCHITECT PMG LANDSCAPE ARCHITECTURE Pat Campbell, MBCSLA Email: pat@pmglandscape.com Tel: 604-294-0011	ARBORIST FROGGERS CREEK TREE CONSULTANTS Glenn Murray, Board Certified Arborist Email: glenn@froggerscreek.ca Tel: 604-721-6002
ELECTRICAL / MECHANICAL / PLUMBING / SPRINKLER ENGINEER: TAG ENGINEERING INC. Satwinder Singh, P.Eng Email: sat@tagengineering.ca Tel: 604-780-0579	

Zoning Data

Job #2108 as of 2022.08.08
Glenbrook North Townhouse Development

AREA:	width:	131.90 ft.
	depth:	132.43 ft.
	Site Area:	17,467.52 sq. ft.
	Lane/corner dedication:	289.31 sq. ft.
	Site Area for FSR calcs:	17,178.21 sq. ft.

YARDS:	required	proposed
front - 8th Avenue	TBD	10.58 ft. Building A - min 14.58 ft. Building A - max (main and second level)
front - First Street	TBD	14.00 ft. Building A - min 14.00 ft. Building B - min
rear - lane	25.00	29.16 ft. Building A - min 30.21 ft. Building B - min
south side:	14.00	14.00 ft. Building B - min

projections - from property line			
Building A			
Distance from property line along 8th Avenue:	Eave	9.08 ft (2.77 m)	min
	Cantilvered canopy	8.58 ft (2.61 m)	min
	Fin wall	9.08 ft (2.77 m)	min
Distance from property line along First Street:	Cantilvered canopy	12.50 ft (3.80 m)	min

Building B			
Distance from property line along First Street:	Eave	12.58 ft (3.85 m)	min
	Fin wall	12.58 ft (3.85 m)	min
	Window well	10.50 ft (3.19 m)	min

FLOOR AREA:		Building A					Building B				
		Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10
Lower Floor (basement)		- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.
Main Floor:		652.50 sq. ft.	666.70 sq. ft.	666.70 sq. ft.	666.70 sq. ft.	691.40 sq. ft.	531.70 sq. ft.	522.30 sq. ft.	522.30 sq. ft.	522.30 sq. ft.	578.20 sq. ft.
Second Floor:		691.60 sq. ft.	666.70 sq. ft.	666.70 sq. ft.	666.70 sq. ft.	691.40 sq. ft.	670.70 sq. ft.	660.50 sq. ft.	660.50 sq. ft.	660.50 sq. ft.	670.20 sq. ft.
Third Floor:		393.90 sq. ft.	397.20 sq. ft.	397.20 sq. ft.	397.20 sq. ft.	323.80 sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.
Total		1,738.00 sq. ft.	1,730.60 sq. ft.	1,730.60 sq. ft.	1,730.60 sq. ft.	1,706.60 sq. ft.	1,828.60 sq. ft.	1,789.80 sq. ft.	1,789.80 sq. ft.	1,789.80 sq. ft.	1,834.40 sq. ft.

Exclusions	crawl space	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	319.60 sq. ft.	313.60 sq. ft.	313.60 sq. ft.	313.60 sq. ft.	92.14 sq. ft.
	bay windows	12.70 sq. ft.	12.70 sq. ft.	12.70 sq. ft.	12.70 sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.

FSR Calculations	Permitted	Proposed
Below Grade FSR	15%	2,576.73 sq. ft.
Above Grade FSR	85%	14,601.48 sq. ft.
Subtotal FSR	100%	17,178.21 sq. ft.
Bonus FSR	3%	515.34621
Total FSR	103%	17,693.55 sq. ft.
		17,668.80 sq. ft.
		102.86%

** AREAS ARE APPROXIMATE
CITY STAFF TO CONFIRM AGREEMENT WITH FSR CALCULATIONS. SEE UNIT
PLANS (A110 - A119) FOR FSR EXCLUSIONS

HEIGHT CALCULATIONS:

[EXISTING CORNER ELEVATIONS FOR DATUM CALULATION ARE EXTRAPOLATED FROM SITE SURVEY, DATED 2021.09.13]

Building A		proposed	Lot Datum Calculation	
max elevation:	283.30 ft.	North East	246.00 ft.	
	ft.	South East	248.00 ft.	
	ft.	North West	250.60 ft.	
datum:	248.90 ft.	South West	251.00 ft.	
HEIGHT (peak):		allowed	proposed	
		35.00	34.40 ft.	

Building B		proposed	Lot Datum Calculation	
max elevation:	279.50 ft.	North East	249.80 ft.	
	ft.	South East	251.30 ft.	
	ft.	North West	254.00 ft.	
datum:	252.65 ft.	South West	255.50 ft.	
HEIGHT (peak):		allowed	proposed	
		35.00	34.40 ft.	

PRIVATE OPEN SPACE		Building A					Building B				
		Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10
At grade patio (front yard)		56.00 sq. ft.	65.00 sq. ft.	65.00 sq. ft.	65.00 sq. ft.						
At grade yard (rear yard)		224.00 sq. ft.	198.00 sq. ft.	198.00 sq. ft.	198.00 sq. ft.	198.00 sq. ft.	245.00 sq. ft.	242.00 sq. ft.	242.00 sq. ft.	242.00 sq. ft.	242.00 sq. ft.
Roof deck		157.00 sq. ft.	157.00 sq. ft.	157.00 sq. ft.	157.00 sq. ft.	150.00 sq. ft.					
Bike locker storage							19.50 sq. ft.	19.50 sq. ft.	19.50 sq. ft.	19.50 sq. ft.	
Total		437.00 sq. ft.	420.00 sq. ft.	420.00 sq. ft.	420.00 sq. ft.	348.00 sq. ft.	264.50 sq. ft.	261.50 sq. ft.	261.50 sq. ft.	261.50 sq. ft.	242.00 sq. ft.

Common Outdoor Gathering Space 230.00 sq. ft.

DETACHED ACCESSORY STRUCTURE

AREA:	Lane width:	16.00 ft.	SETBACKS:	required	proposed
Carports	Area (sq. ft.):	1527.80 sq. ft.	front - 8th Avenue	min 15.00 ft.	15.00 ft.
	Max Height:	12.00 ft.	rear - lane	min 6.00 ft.	6.20 ft.
	setback from lane:	6.00 ft.	south side:	min - ft.	9.73 ft.
			from principal buildings:	min 3.0 ft.	3.00 ft.
Courtyard Entry Pavilion	Area (sq. ft.):	146.00 sq. ft.	front - First Street	14.00 ft.	2.00 ft.
	Max Height:	10.00 ft.	from Building A:	3.0 ft.	4.85 ft.
			from Building B:	3.0 ft.	5.58 ft.
TOTAL AREA:		allowed	proposed		
		2576.73	1673.80 sq. ft.		
		15%	9.7%		

PARKING:	required	proposed
Total Stalls	10	10
Loading / Visitor	1	1
Accessible	1	1
Compact stalls	30%	30%
	3	3

BICYCLE PARKING:	required	proposed
Long Term (1.0/unit)	10	13
Short Term	0	6
zone for bike racks - 1.83m x 3.6m		

WASTE:	required	proposed capacity	Note: Garbage collecton proposed from private collector
Recycling	qty (3) - 360L/95g bins	qty (3) - 360L/95g bins	
Organics	qty (1) - 240L/65g bin	qty (2) - 360L/95g bins	
Garbage	qty (5) - 240L/90g bins	qty (5) - 240L/90g bins	
Glass	qty (1) 120L/45g bin	qty (1) 120L/45g bin	

PROTECTED TREES:	existing	to be removed	Replacement Required	Proposed
Protected Trees - on site	5	5	10	23
Protected Trees - city owned	3	3	as determined by city	
Protected Hedges - on site	1	1	2	
Total			12	23

Definitions - Protected Tree:
trunk more than 8" at 1.3m h (4.25')
any tree on city owned land
hedge higher than 5m (16.4')

ENERGY:	Proposed Step Code Level	4
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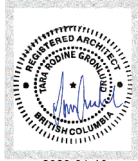
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NO.:	DESCRIPTION:	DATE:
A		
B		
C		
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION / REVISION 1	22.08.88
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
J		
K		

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GLENBROOKE ROW TOWNHOUSES

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

DATA SHEET

Scale: NTS

Project No.: 2108
Date: 23.01.16

A-002

Revision No. 02



SITE LOCATION PLAN

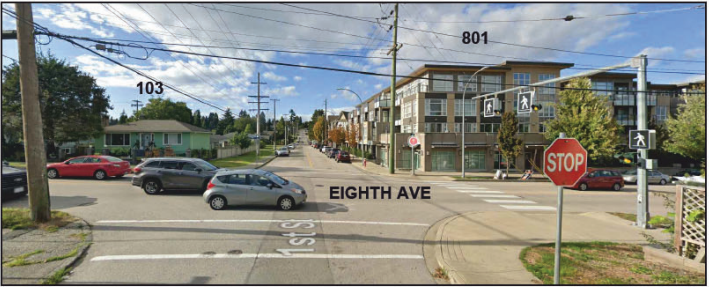


PHOTO 1: LOOKING NORTH-WEST FROM FIRST ST

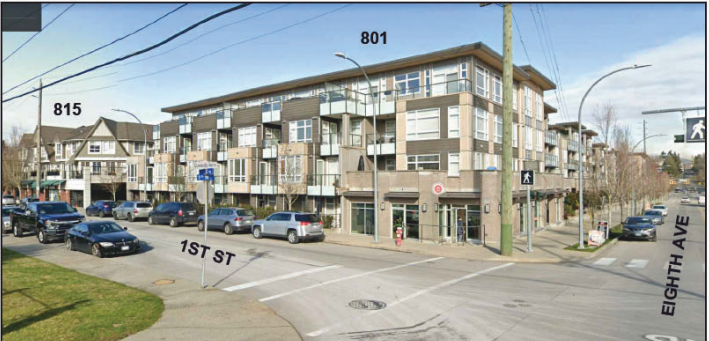


PHOTO 2: KITTY CORNER FROM SITE, 4 STOREY MIXED USE BLDG



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



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

Title:
CONTEXT INFORMATION

Scale: NTS
Project No.: 2108
Date: 23.01.16

A-003

[illegible]

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

Title:

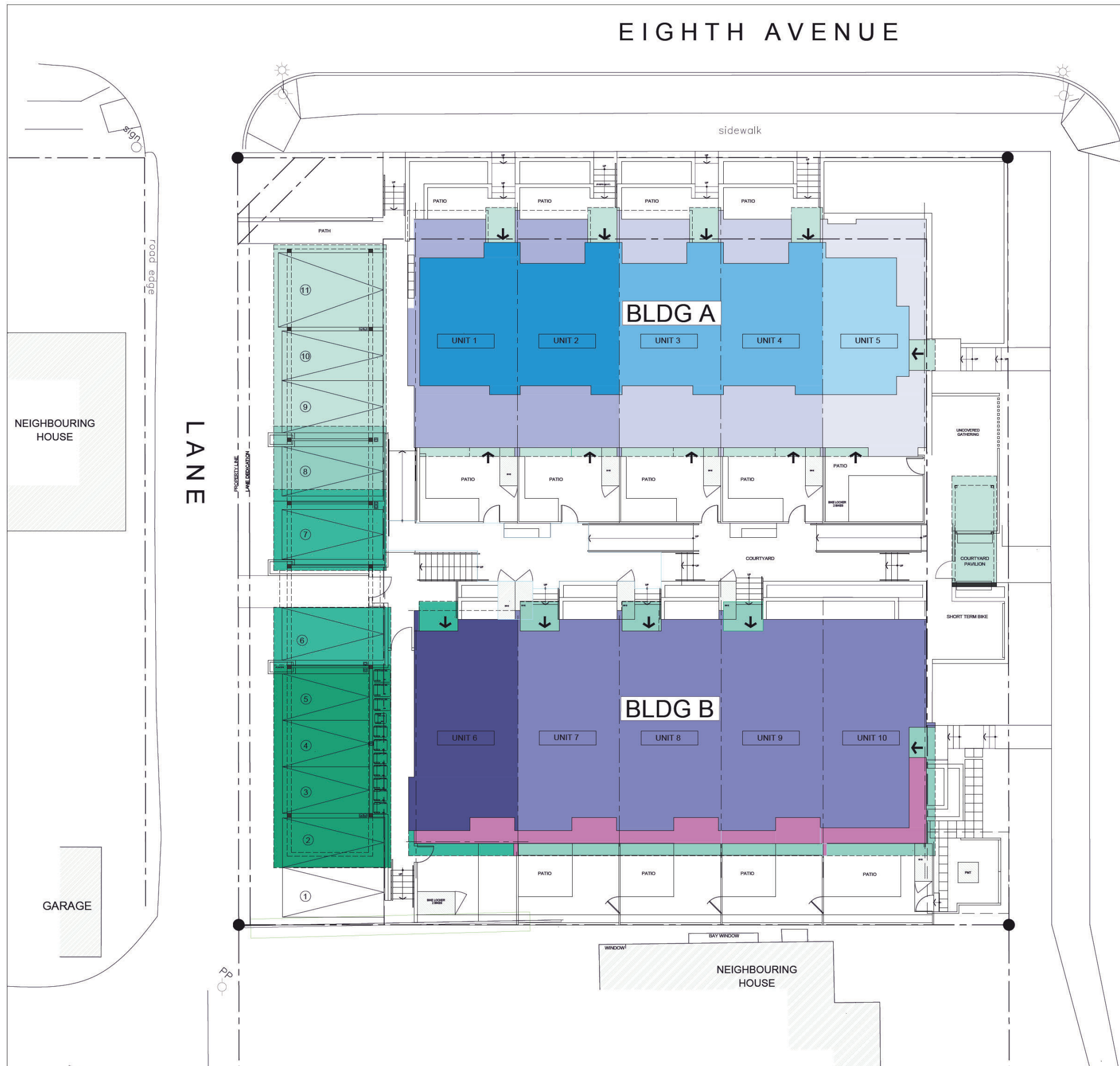
**SITE DIAGRAM
BUILDING MASSING
PLAN**

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

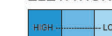
Project No.:	2108
Date:	23.01.16

A-005

Revision No. 1



BUILDING MASSING PLAN

RELATIVE GEODETIC
ELEVATION

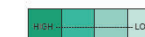
BUILDING FOOTPRINT -
3 FLOORS ABOVE GRADE



BUILDING FOOTPRINT -
2 FLOORS ABOVE GRADE



BUILDING FOOTPRINT -
1 FLOOR ABOVE GRADE



COVERED OUTDOOR SPACE -
AT GRADE

[illegible]

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

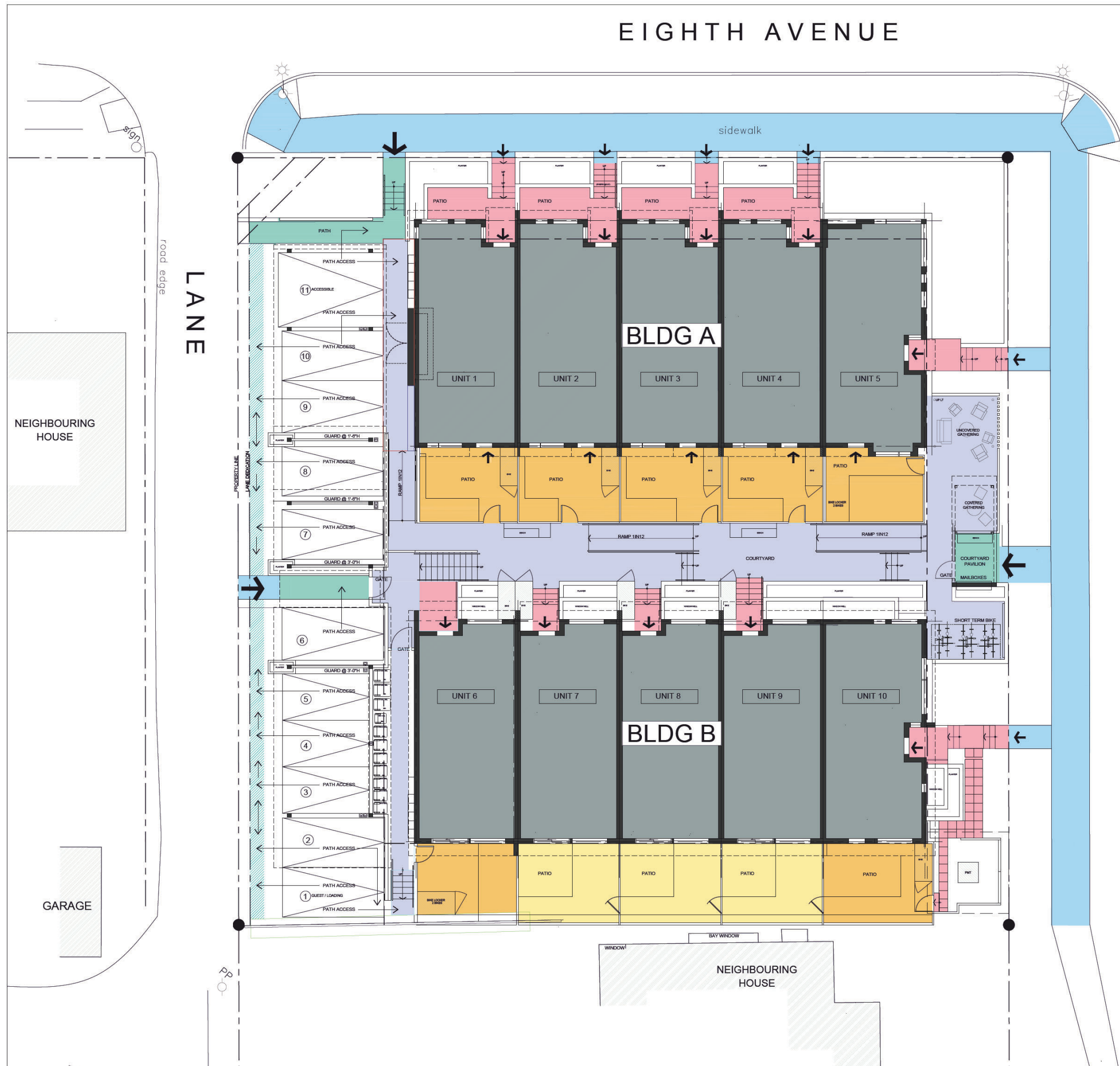
Title:

**SITE DIAGRAM
PEDESTRIAN /
OUTDOOR AREA PLAN**

Scale:	1/8" = 1'-0"
Project No.:	2108
Date:	23.01.16

A-006

Revision No. 1



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 OPEN-AIR PAVILION. THIS STRUCTURE WILL SERVE AS A ZONE OF WEATHER PROTECTION COMPLETE WITH MASONRY SCULPTURE, BENCHES, SEATING, SECURED ENTRY ACCESS AND COMMON GATHERING/ TABLES/EATING AREA LOCATED BEHIND A LOW PRIVACY FENCE. THE OPEN-AIR 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 THE BUILDINGS WITH THE REMAINING WIDTH ACCOMMODATING WINDOW WALLS TO THE LOWER-LEVEL WINDOWS OF BUILDING B, LANDSCAPING AND STAIR AND RAMP TRANSITIONS.
- THE COURTYARD WILL HAVE TREES ALONG WITH BENCHED GATHERING SPACE.

[illegible]

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ACCESSIBILITY PLAN



-  ACCESSIBLE EXTERIOR PATH
 ACCESSIBLE PARKING STALL



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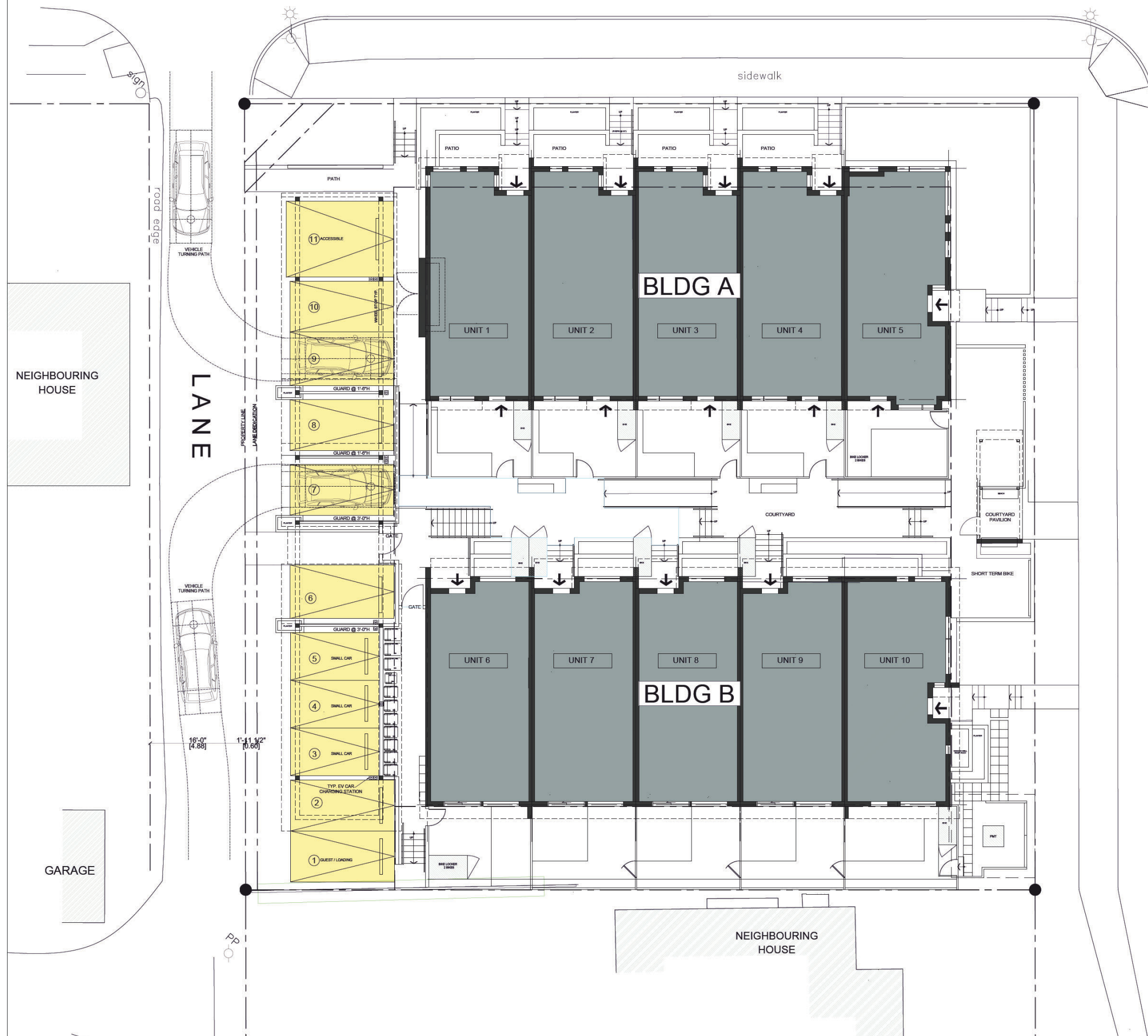
**SITE DIAGRAM
ACCESSIBILITY PLAN**

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

Project No.:	2108
Date:	23.01.16

A-007

EIGHTH AVENUE



FIRST STREET

MANEUVERING / PARKING PLAN

SCALE (feet)

 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 LAKE.
- 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 UNIT-ASSIGNED STALLS. THE CARPORT STRUCTURE DIVIDED INTO FOUR SEPARATE ROOF PLANES TO ALLOW THE ROOFS TO STEP DOWN WITH THE SLOPED LAKE. THE RESULTING DESIGN SERVES TO MINIMIZE THE VISUAL IMPACT OF THE CARPORT MASS.



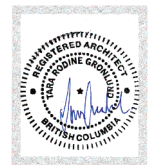
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tel. 604.522.2258

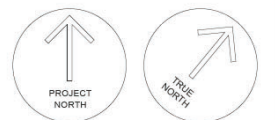
info@gdparchitecture.ca



2023-01-16

[illegible]

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

Title:

**SITE DIAGRAM
VEHICLE MANEUVERING
PARKING PLAN**

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

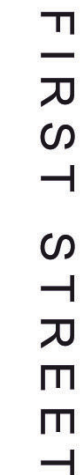
Project No.:	2108
Date:	23.01.16

A-008

Division No.

NO.:	DESCRIPTION:	DATE:
A	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
B	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.15
C		
D		
E		
F		
G		
H		
I		
J		
K		

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SCALE (feet)

- 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 TRUCK LOADING AREA 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.
- THE USE OF A PRIVATE HAULER IS PROPOSED FOR ALL GARBAGE AND RECYCLING SERVICING. AN ON-SITE STAGING AREA IS NOT PROPOSED. PRIVATE HAULER WILL REMOVE BINS FROM STORAGE LOCATION AND RETURN THEM TO THE STORAGE LOCATION ONCE LANE PICKUP HAS BEEN COMPLETED.



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

Project No.:	2108
Date:	23.01.16

A-009

[illegible]

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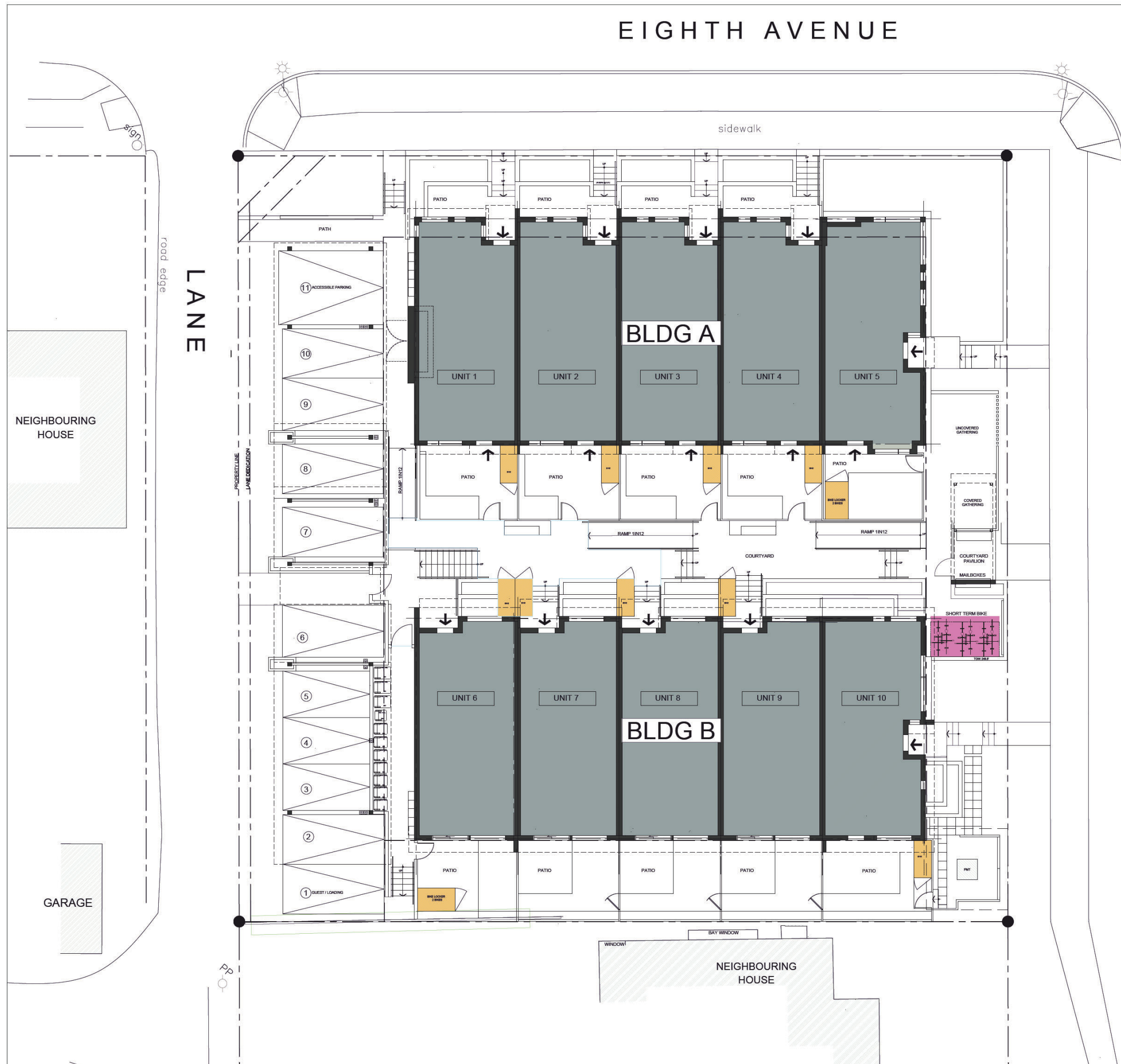
**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title: **BIKE STORAGE PLAN**

Scale:	1/8" = 1'-0"
Project No.:	2108
Date:	23.01.16

A-010

Revision No. 1



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.

[illegible]

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

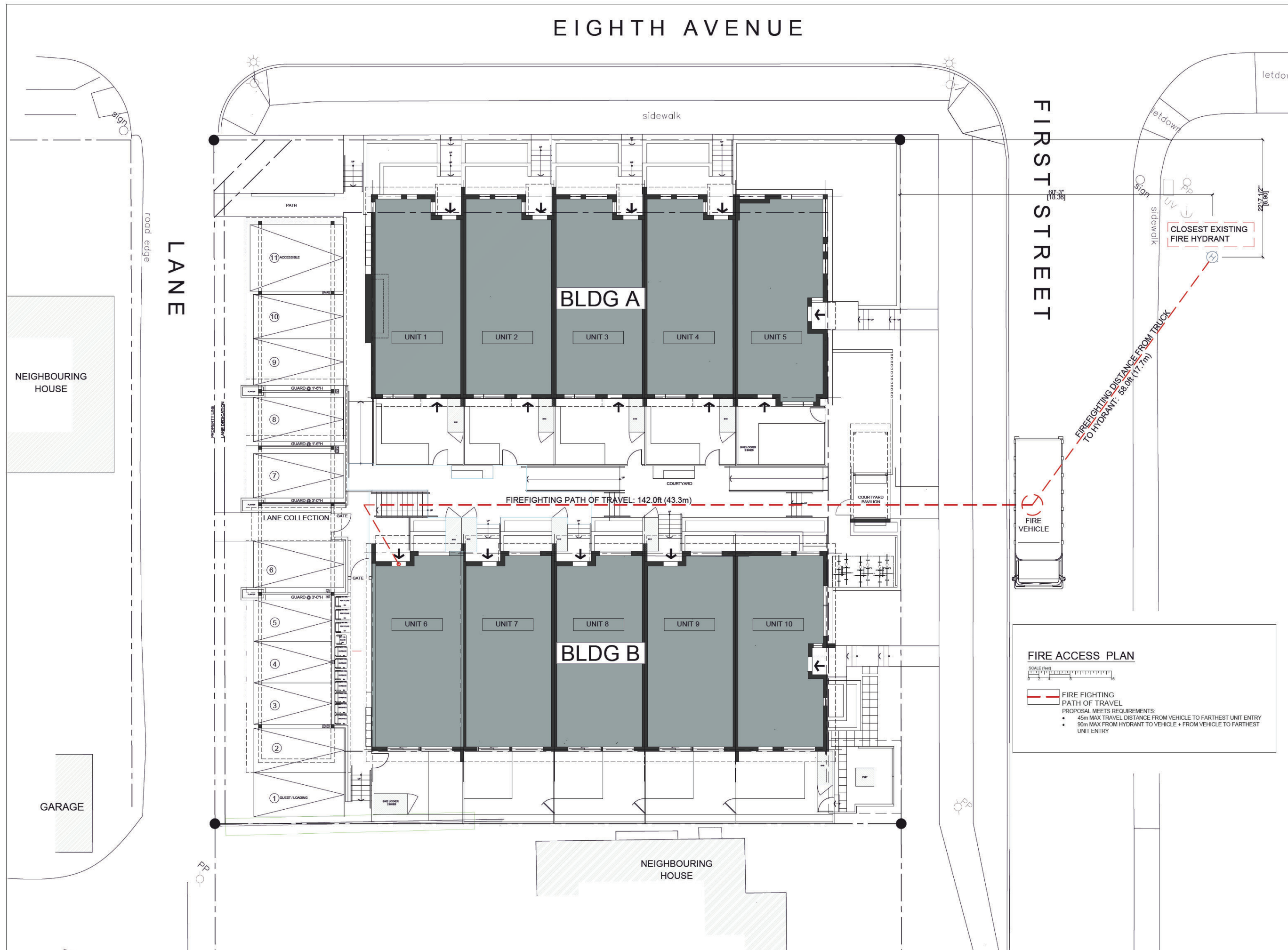
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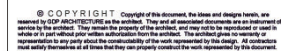
Scale: $1/8" = 1'-0"$

Project No.:	2108
Date:	23.01.16

A-011

Revision No. 1





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

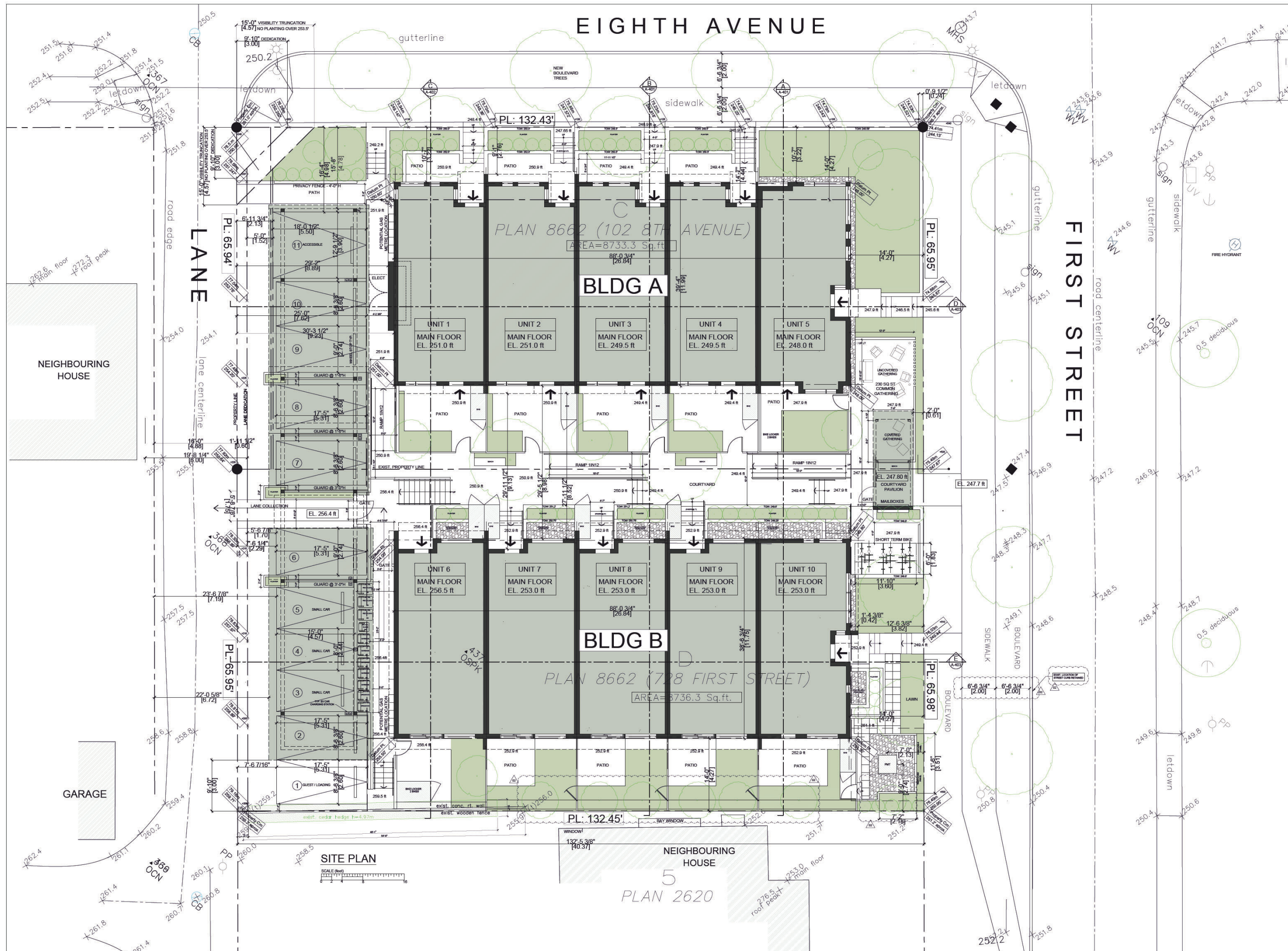
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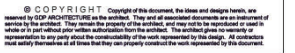
SITE PLAN

Project No.:	2108
Date:	23.01.16

A-101

Revision No. 1

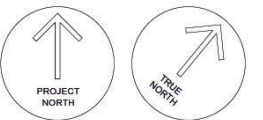




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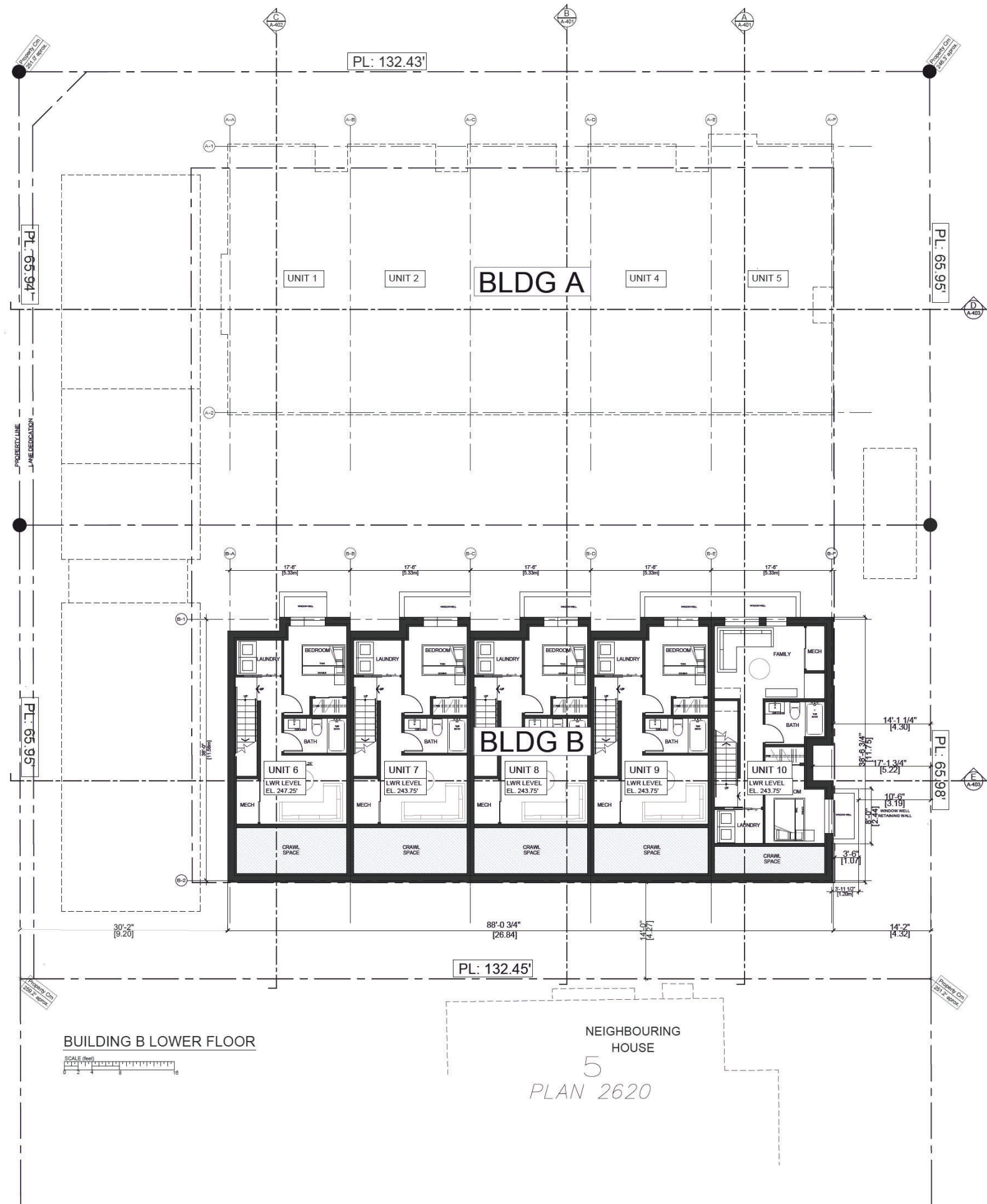


Title: **LOWER LEVEL BUILDING PLANS**

Scale:	1/8" = 1'-0"
Project No.:	2108
Date:	23.01.16

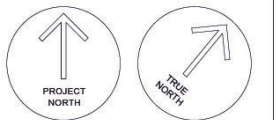
A-102

Version No. 02



[illegible]

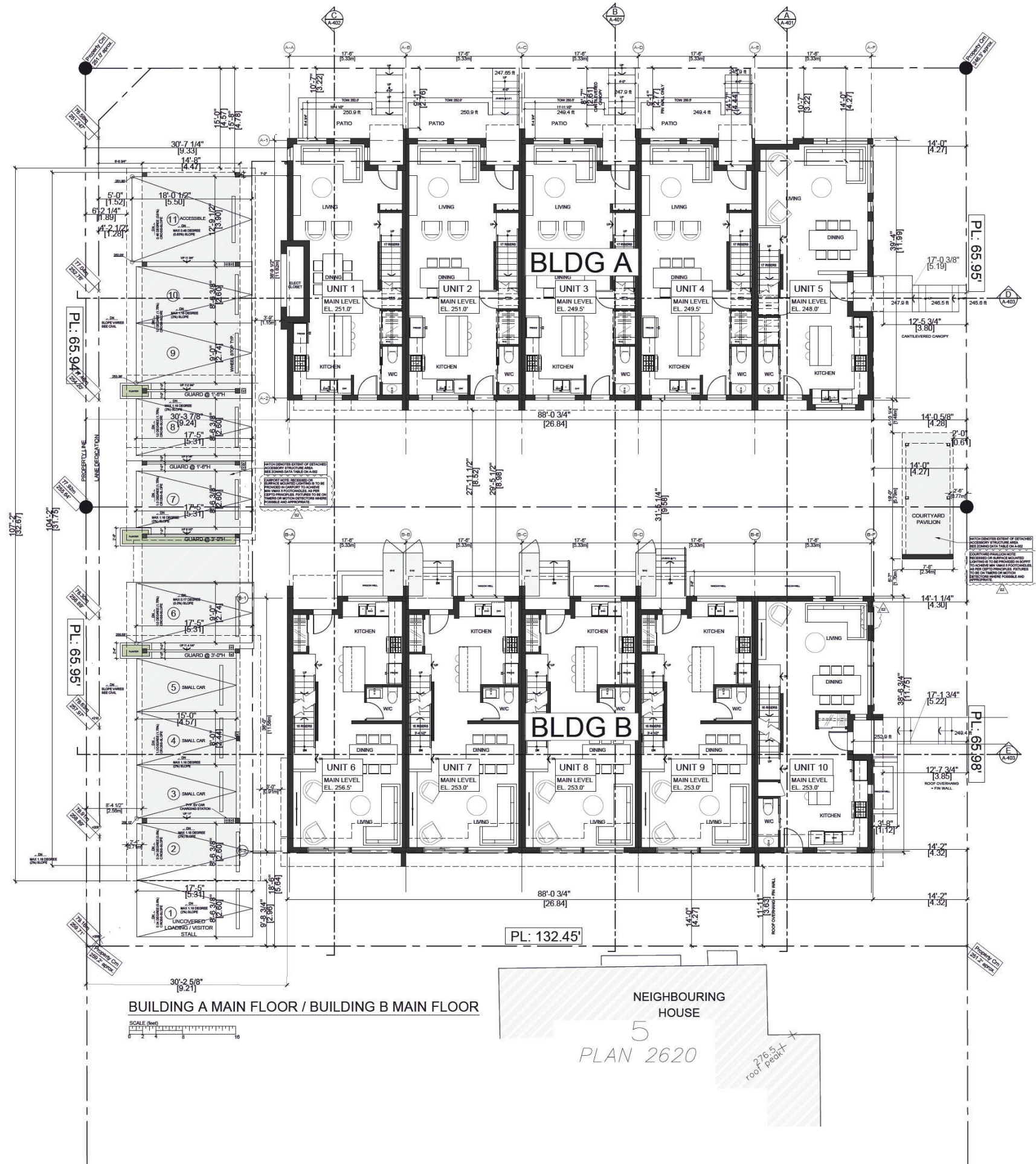
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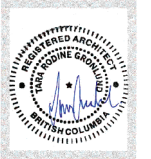


**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title: **MAIN LEVEL BUILDING PLANS**

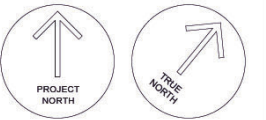
Scale: 1/8" = 1'-0"	A-103
Project No.: 2108	
Date: 23.01.16	

Revision No. 02



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	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
J		
K		

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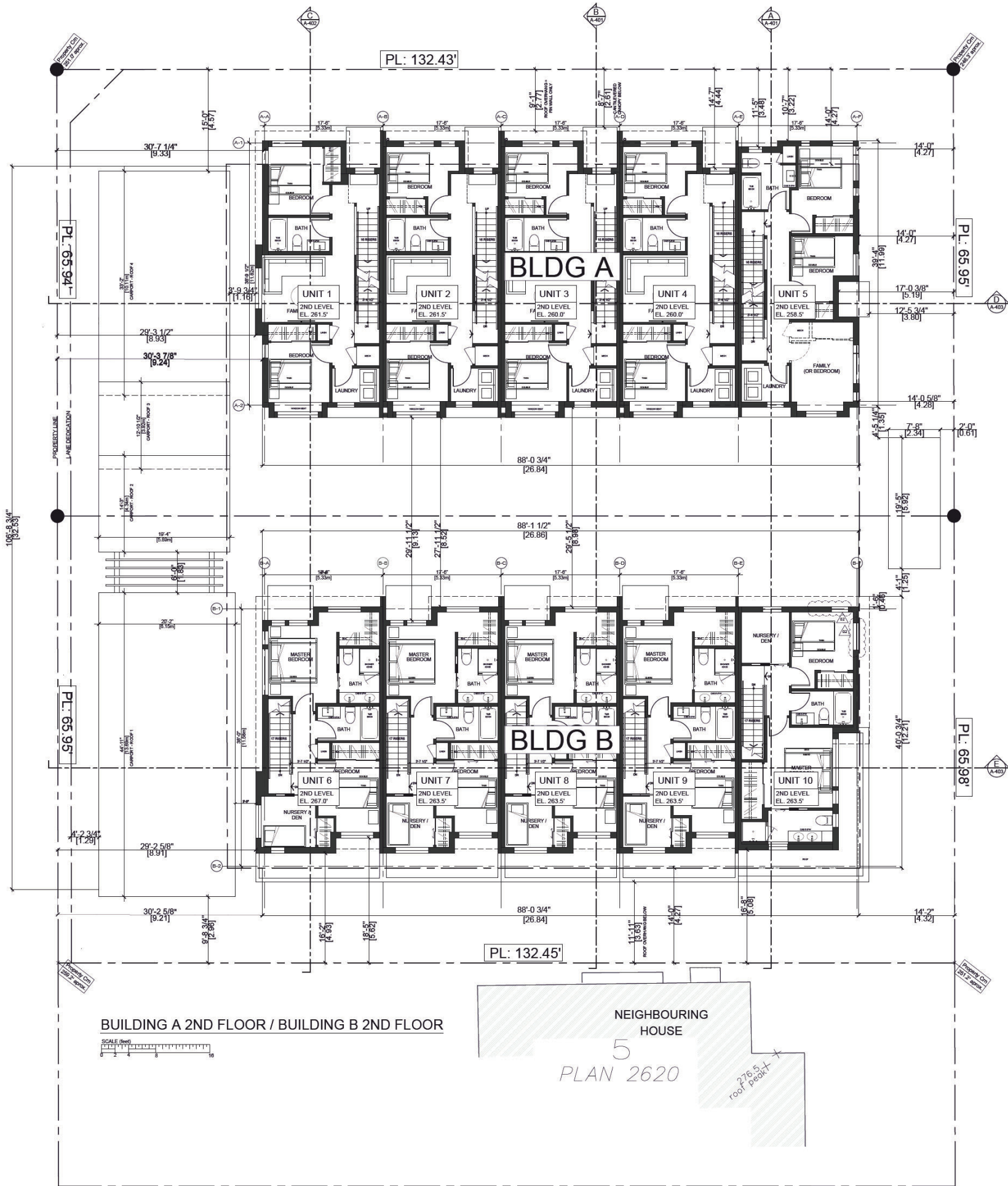
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
2ND LEVEL BUILDING PLANS

Scale: 1/8" = 1'-0"
Project No.: 2108
Date: 23.01.16

A-104

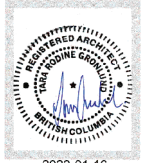
Revision No. 62





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NO.	DESCRIPTION	DATE
A		
B		
C		
D	FOR DISCUSSION	22.03.18
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	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
J		
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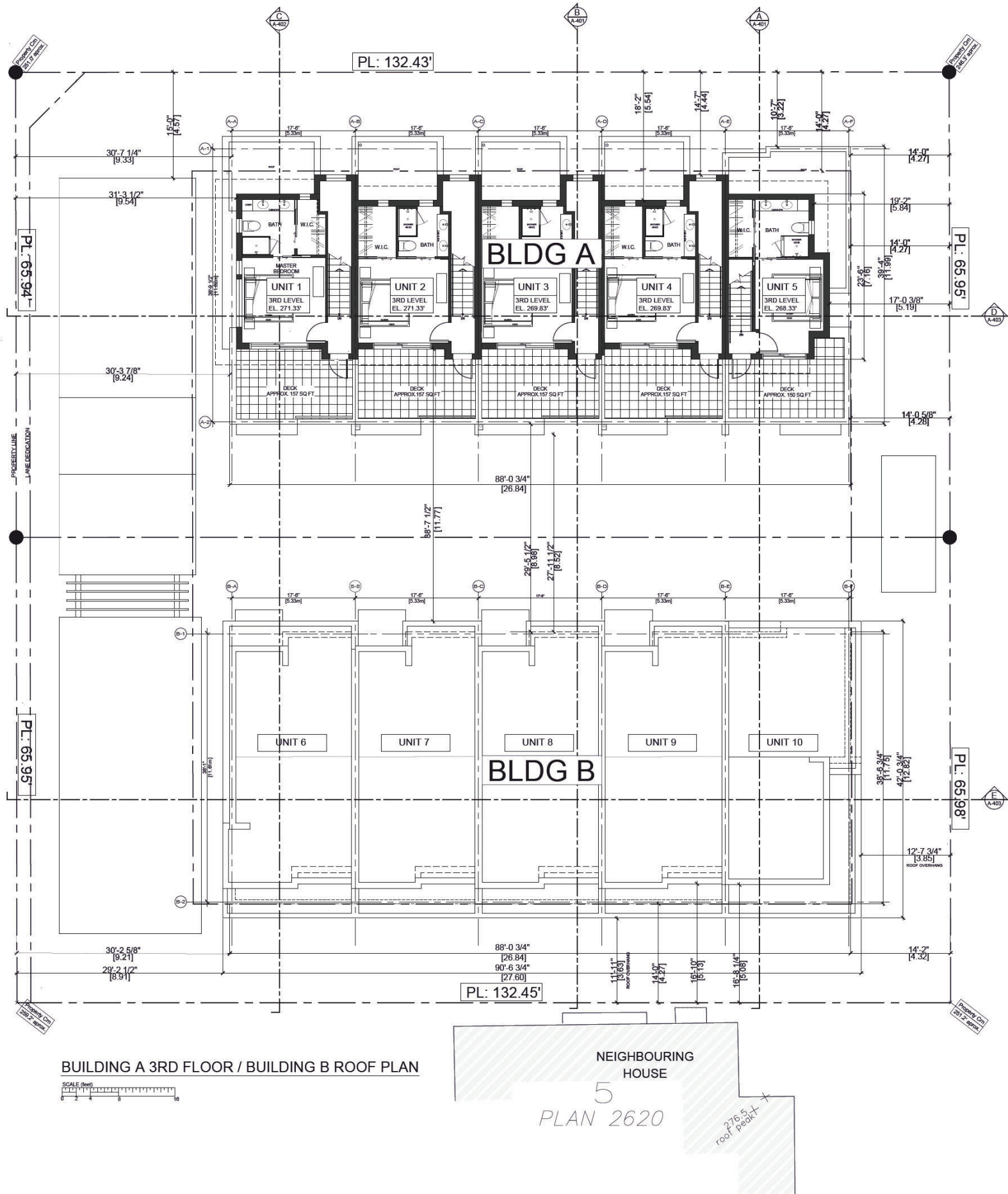
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
3RD LEVEL BUILDING PLANS

Scale: 1/8" = 1'-0"
Project No.: 2108
Date: 23.01.16

A-105

Revision No. 62



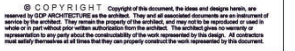
BUILDING A 3RD FLOOR / BUILDING B ROOF PLAN

SCALE (feet)
0 2 4 6 8 10

NEIGHBOURING HOUSE

5
PLAN 2620

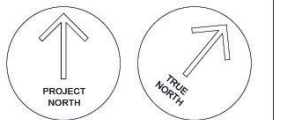
276.5' peak +
roof



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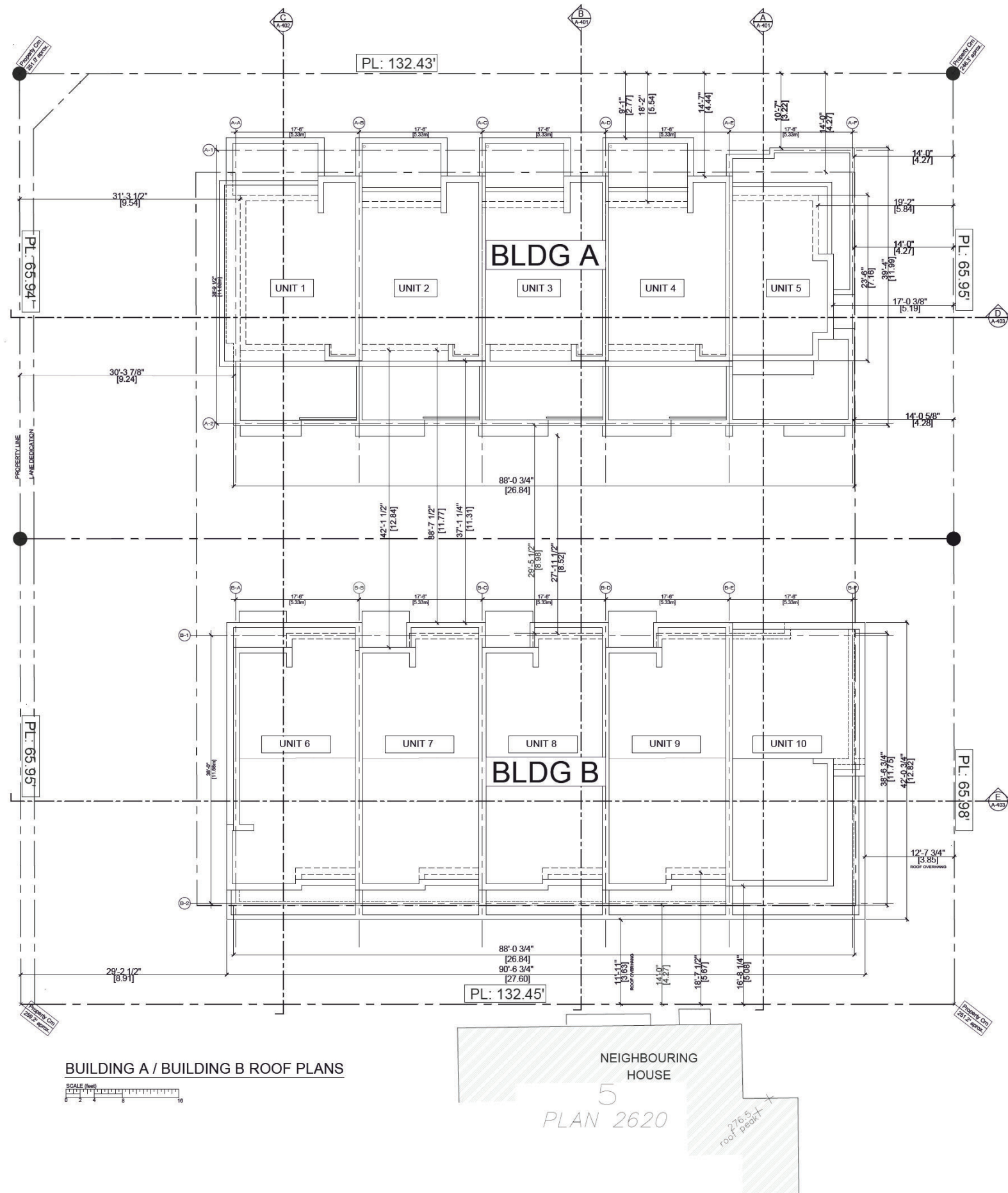
**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

ROOF PLANS

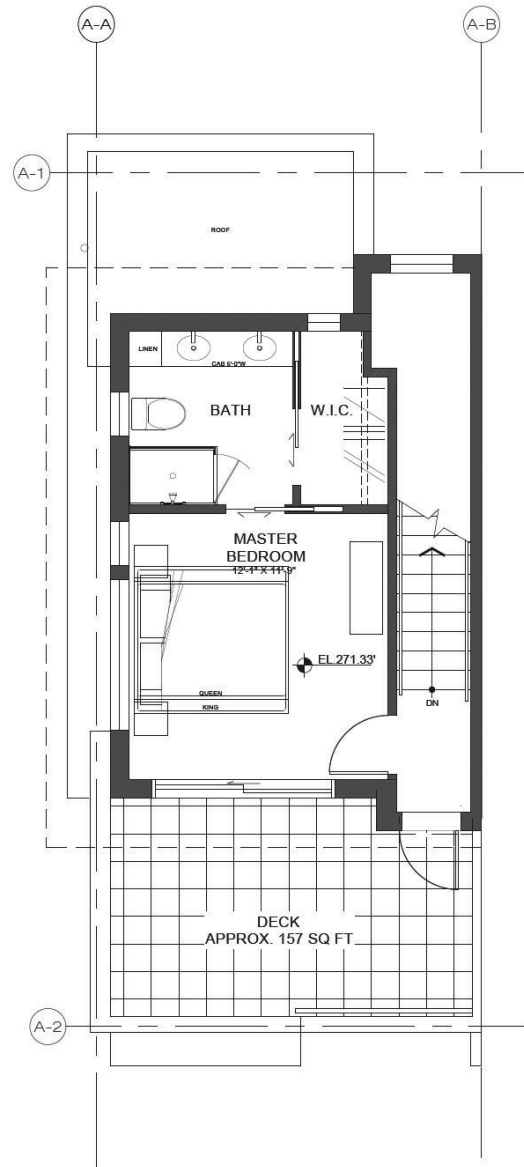
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Project No.:	2108
Date:	23.01.16

A-106

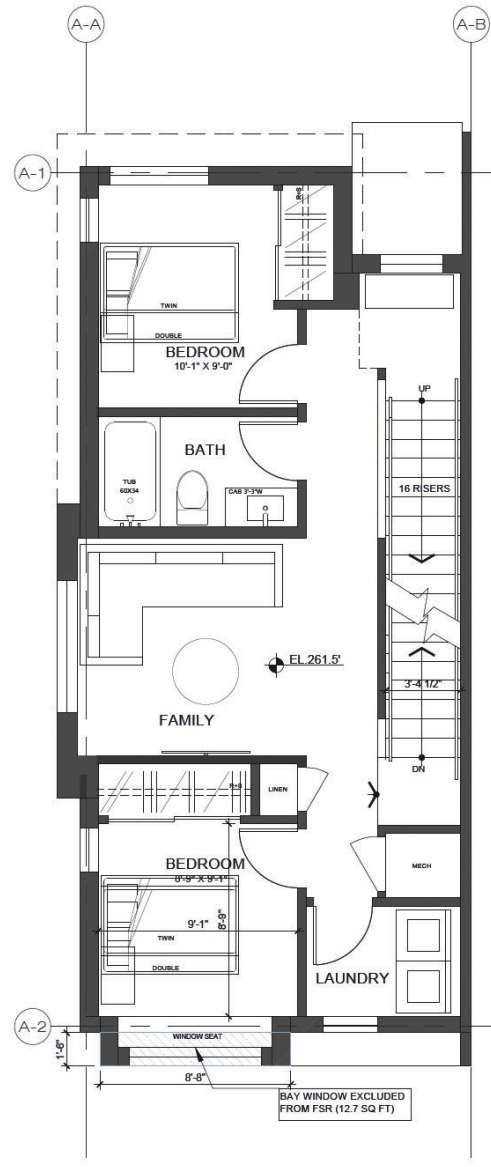
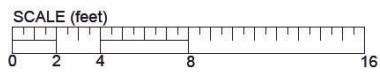
Division No. 02



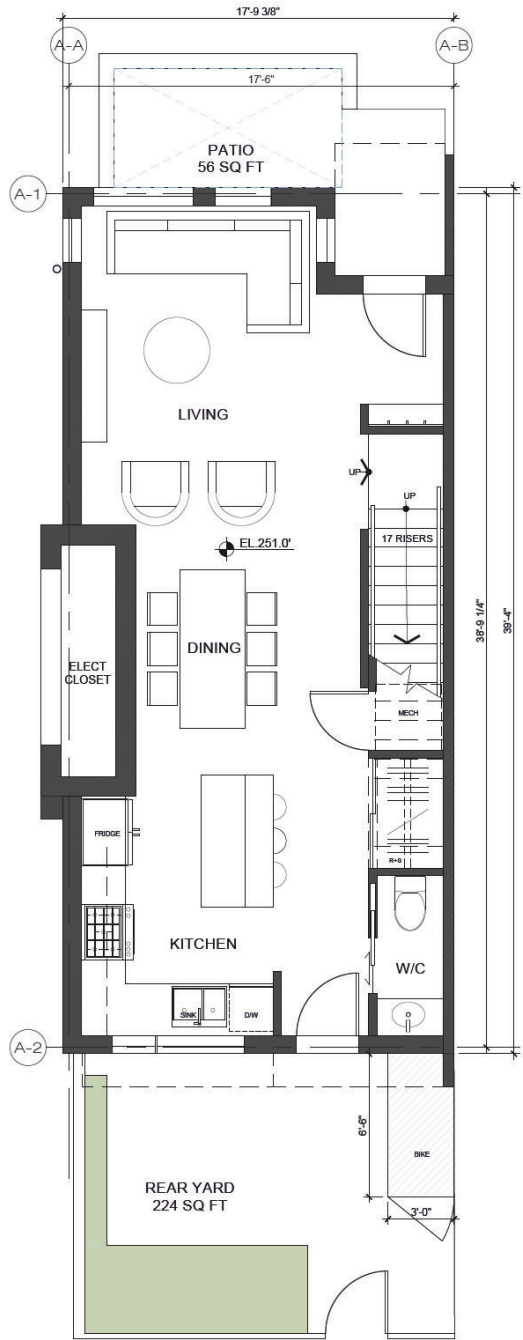
BUILDING A / BUILDING B ROOF PLANS



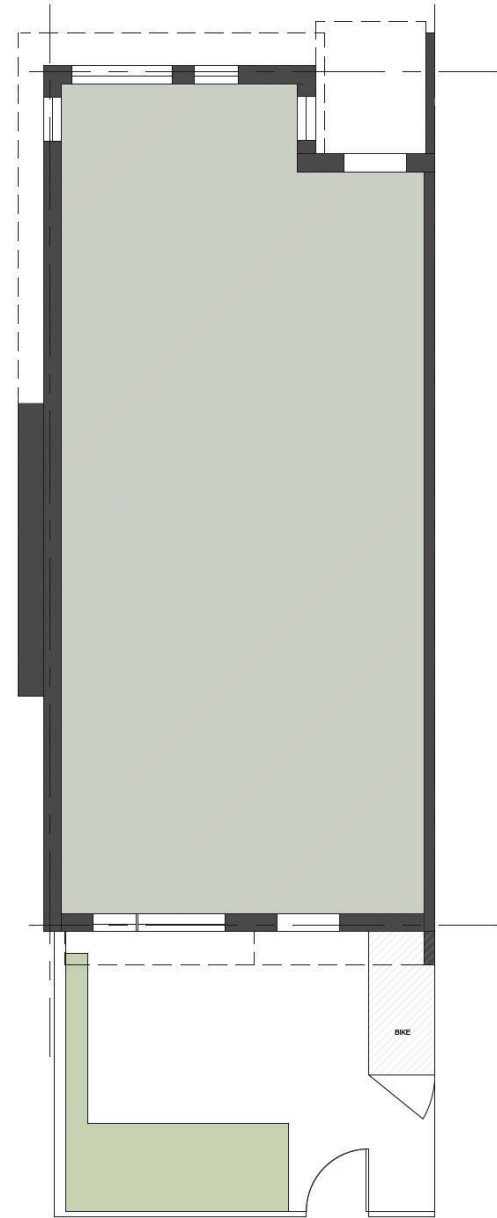
BUILDING A - UNIT 1
3RD LEVEL
APPROX. FLOOR AREAS:
GROSS - 393.9 SQ FT



BUILDING A - UNIT 1
2ND LEVEL
APPROX. FLOOR AREAS:
GROSS - 691.6 SQ FT (BAY WINDOW EXCLUDED)



BUILDING A - UNIT 1
MAIN LEVEL
APPROX. FLOOR AREAS:
GROSS - 652.5 SQ FT

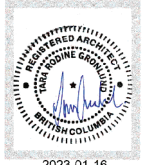


BUILDING A UNIT 1

gdp

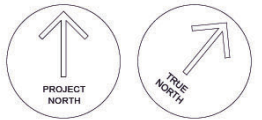
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NO.	DESCRIPTION	DATE
A		
B	PRELIMINARY	21.10.25
C	FOR COORDINATION	22.01.05
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.01
F	FOR COORDINATION	22.03.17
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
H	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION, REVISION 1	22.08.08
I	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
J	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
K		

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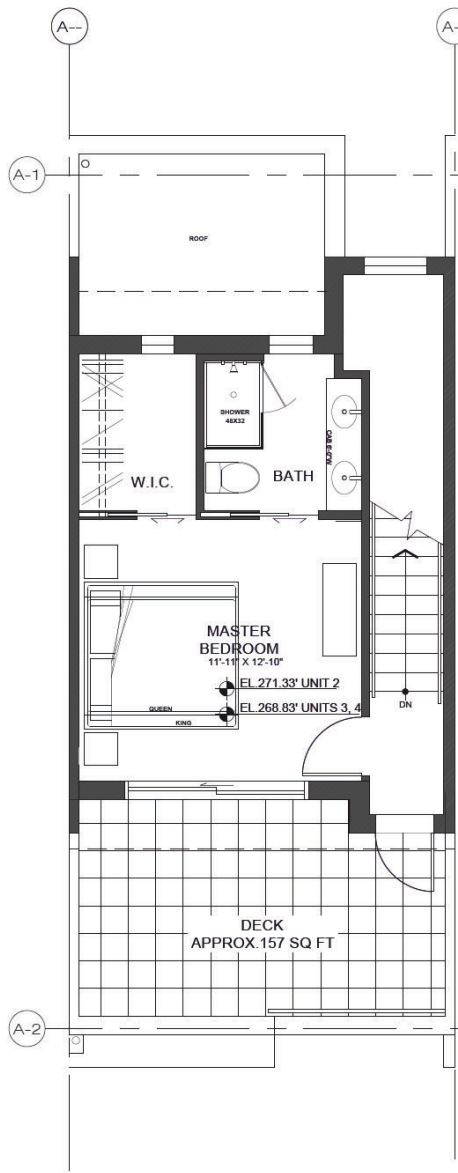


**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

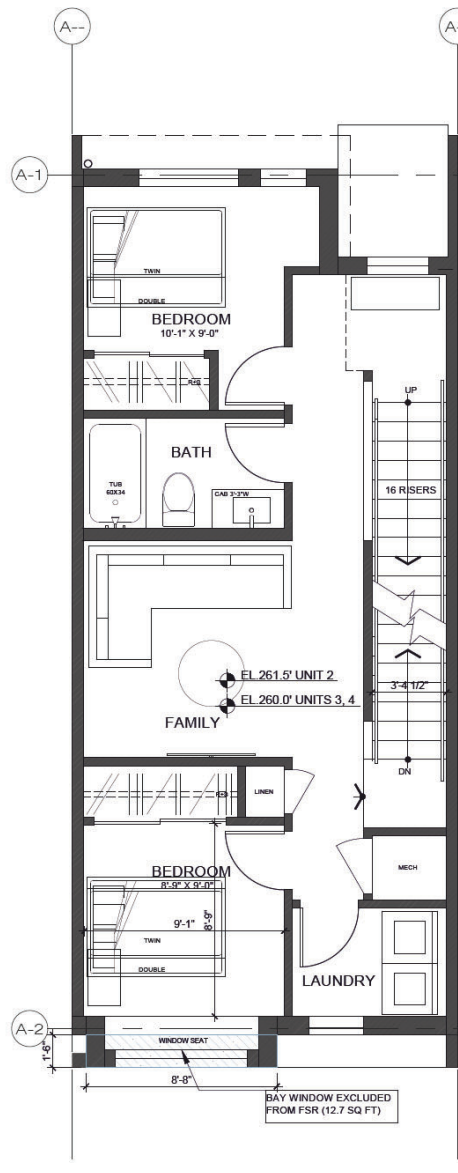
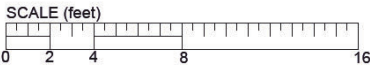
Title:
**BUILDING A
UNIT 1 PLANS**

Scale: 1/4" = 1'-0"
Project No.: 2108
Date: 23.01.16

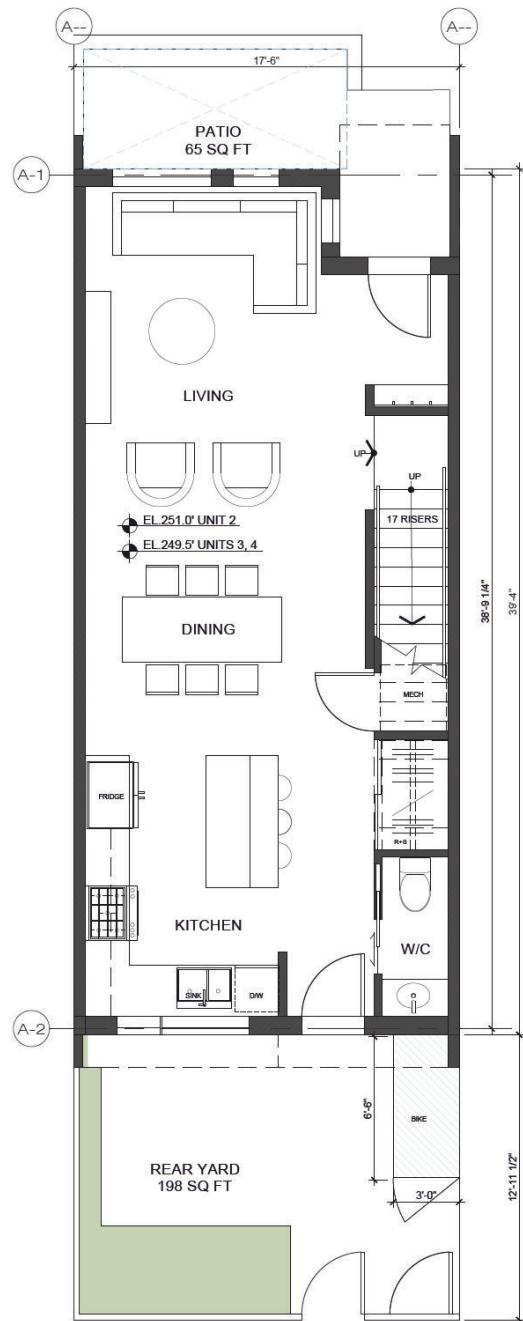
A-110



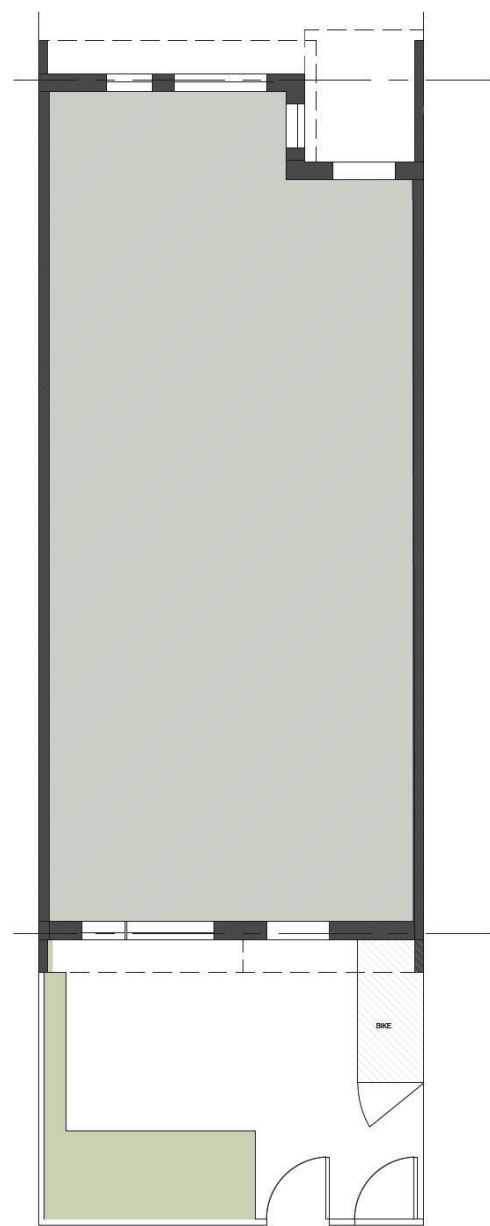
BUILDING A - UNITS 2, 3, 4
3RD LEVEL
APPROX. FLOOR AREAS:
GROSS - 397.2 SQ FT



BUILDING A - UNITS 2, 3, 4
2ND LEVEL
APPROX. FLOOR AREAS:
GROSS - 666.7 SQ FT (BAY WINDOW EXCLUDED)



BUILDING A - UNITS 2, 3, 4
MAIN LEVEL
APPROX. FLOOR AREAS:
GROSS - 666.7 SQ FT

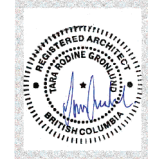


BUILDING A UNIT 2-4



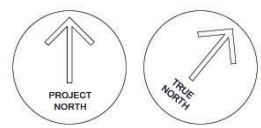
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F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION, REVISION 1	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
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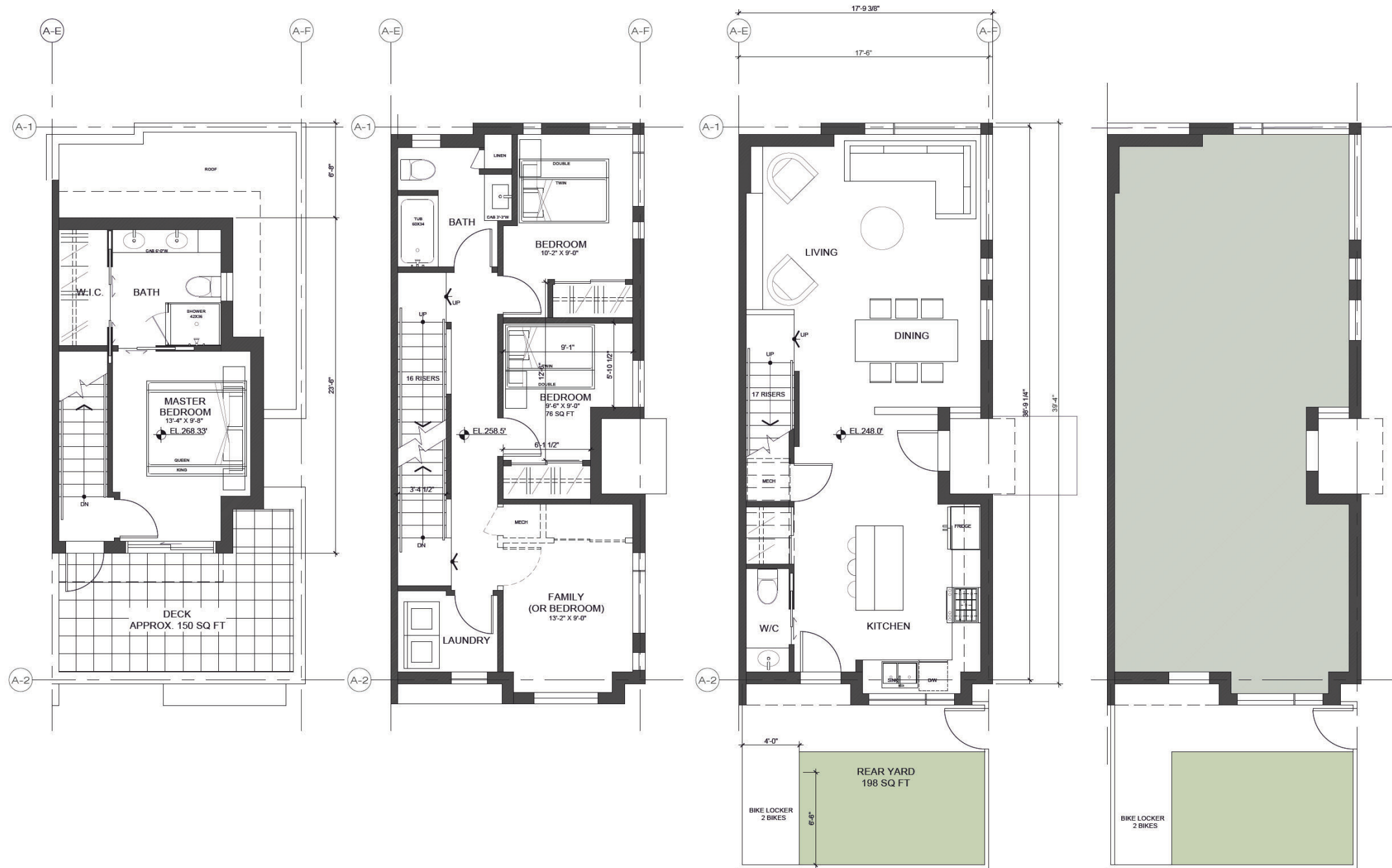


**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

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

Scale: 1/4" = 1'-0"
Project No.: 2108
Date: 23.01.16

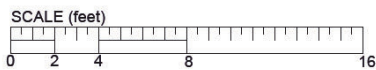
A-111



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

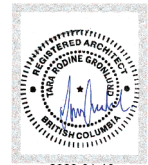


BUILDING A UNIT 5

gdp

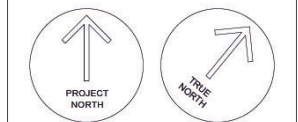
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NO.	DESCRIPTION	DATE
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C	FOR COORDINATION	22.01.05
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION, REVISION 1	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
J		
K		

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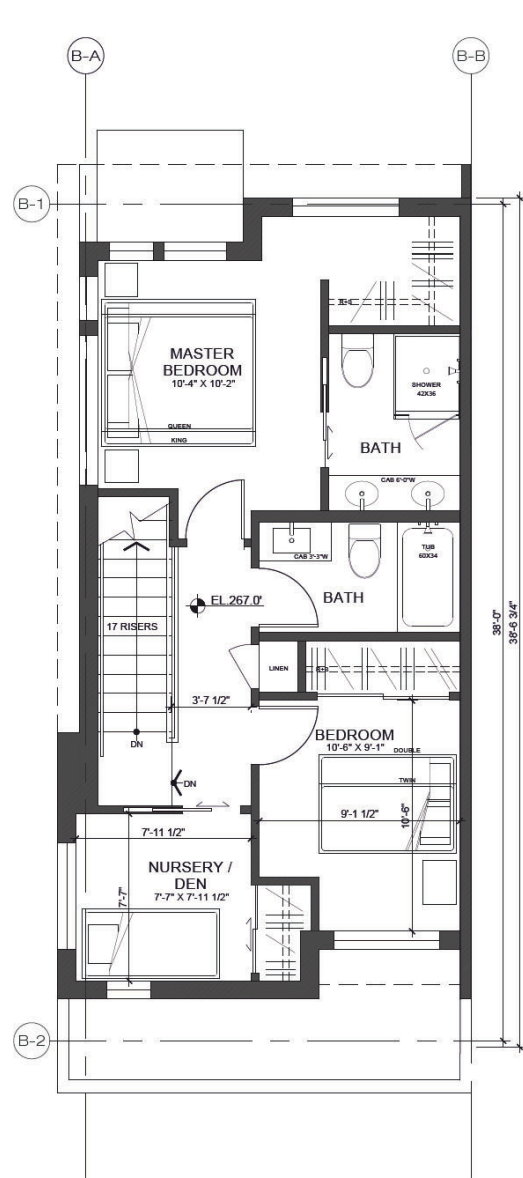
**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

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

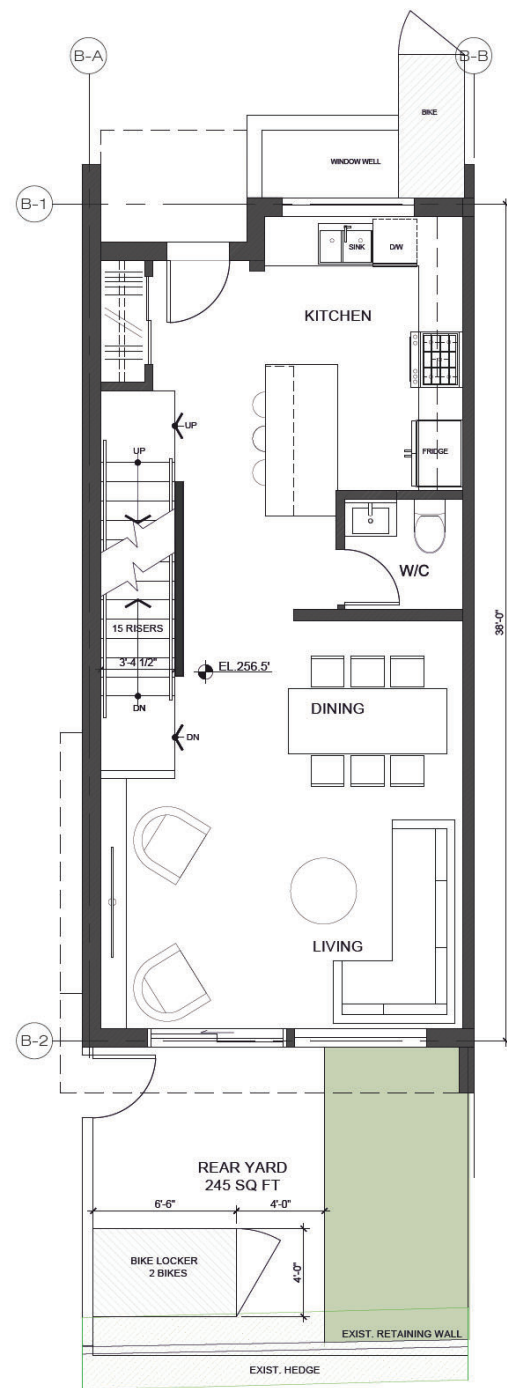
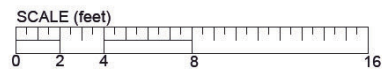
Scale: 1/4" = 1'-0"
Project No.: 2108
Date: 23.01.16

A-112

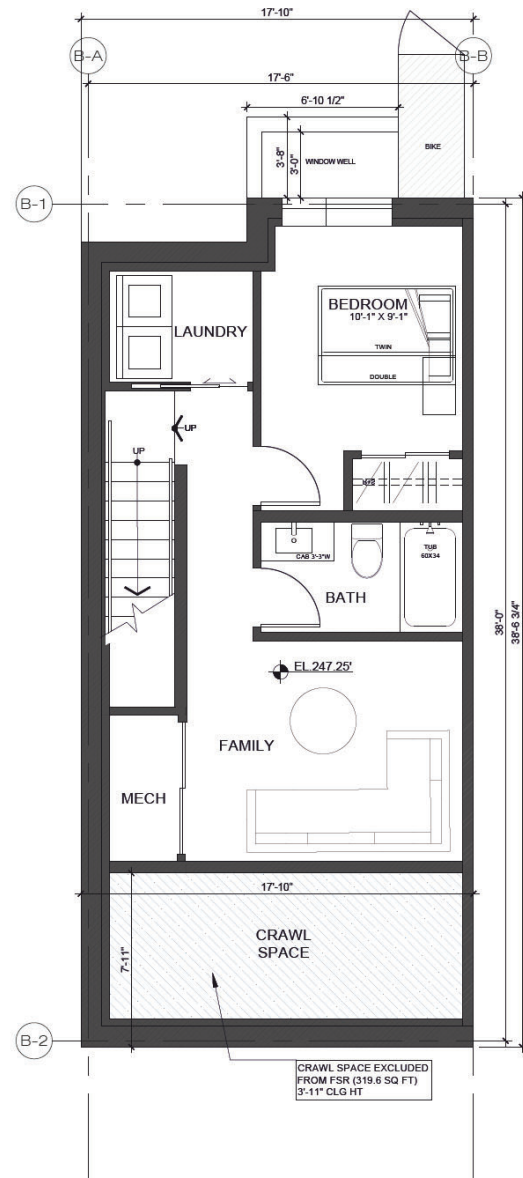
Revision No. 02



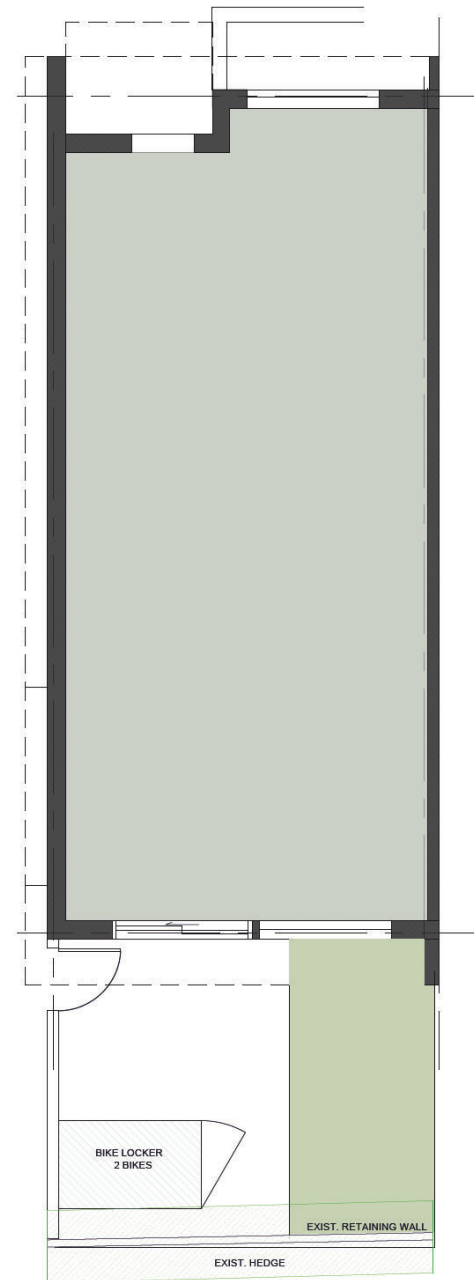
BUILDING B - UNIT 6
2ND LEVEL
APPROX. FLOOR AREAS:
GROSS - 626.2 SQ FT



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

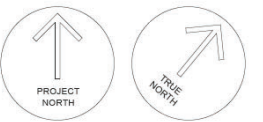
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tel. 604.522.2258
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NO.	DESCRIPTION	DATE
A	PRELIMINARY	21.10.25
B	FOR COORDINATION	22.01.05
C	FOR COORDINATION	22.02.18
D	FOR COORDINATION	22.03.01
E	FOR COORDINATION	22.03.17
F	FOR COORDINATION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.08.08
H	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION, REVISION 1	22.11.14
I	ISSUED FOR NEW WEST DESIGN PANEL COMMISSION, SET REVISION 2	23.01.16
J		
K		

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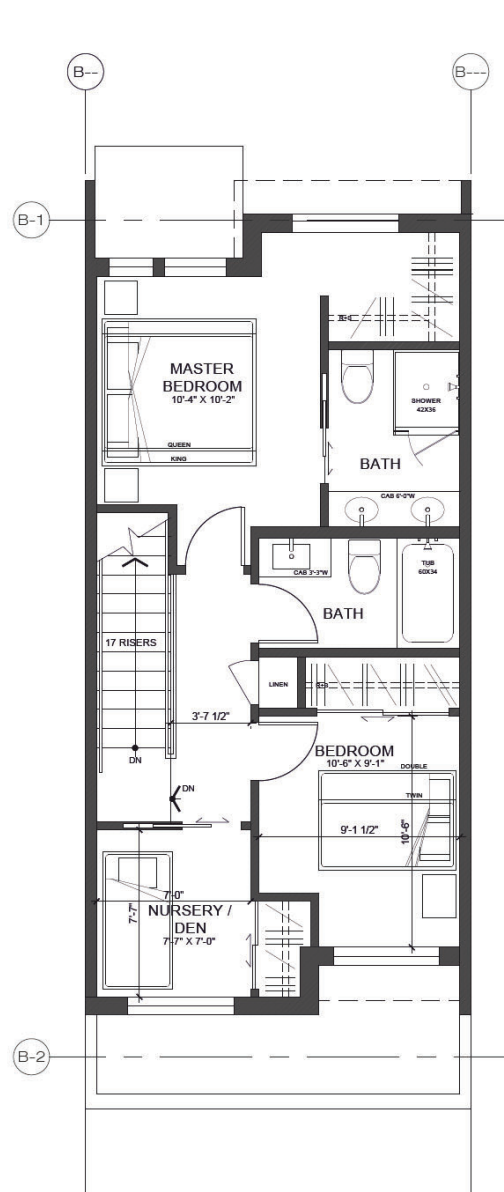
GLENBROOKE ROW
TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
**BUILDING B
UNIT 6 PLANS**

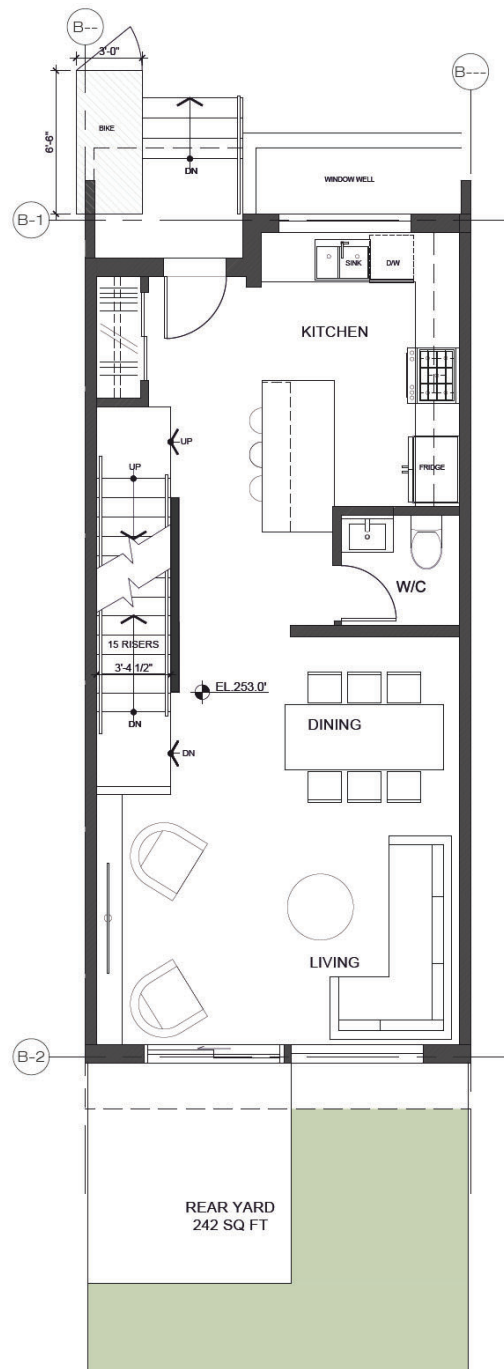
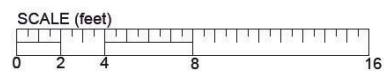
Scale: 1/4" = 1'-0"
Project No.: 2108
Date: 23.01.16

A-113

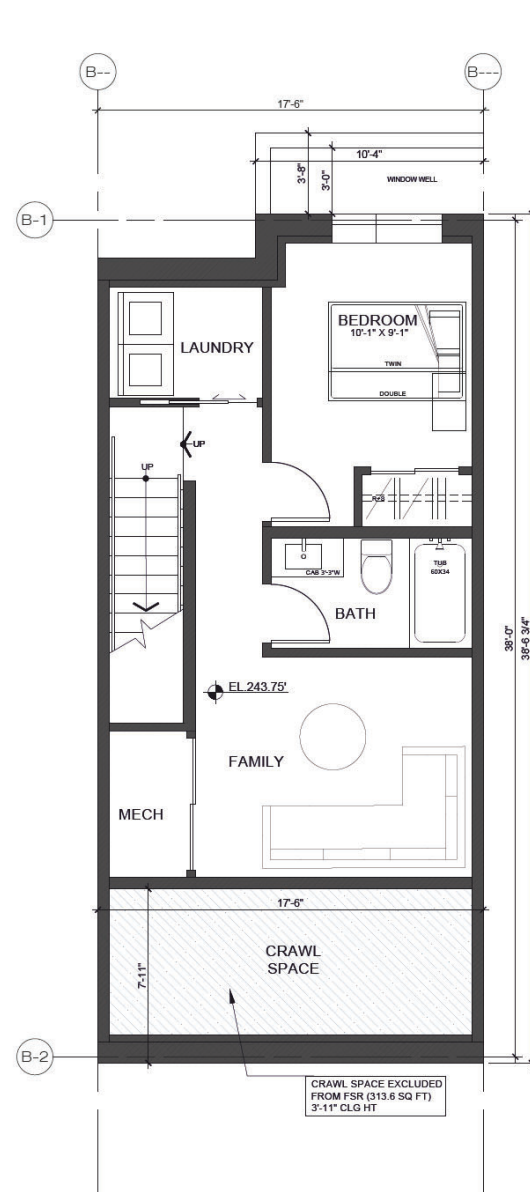
Revision No. 62



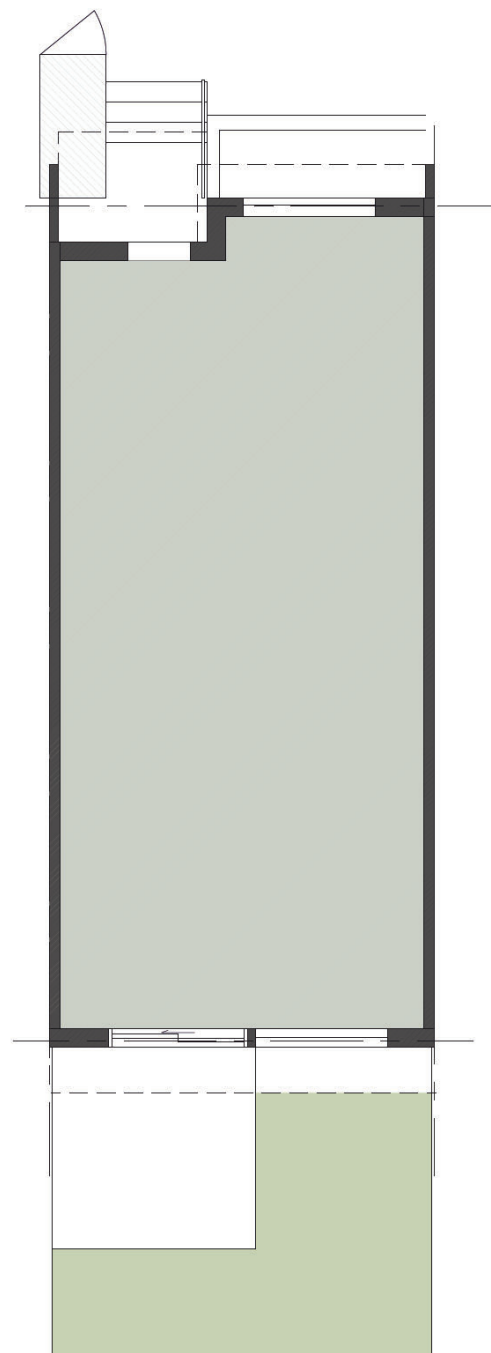
BUILDING B - UNITS 7, 8, 9
2ND LEVEL
APPROX. FLOOR AREAS:
GROSS - 607.0 SQ FT



BUILDING B - UNITS 7, 8, 9
MAIN LEVEL
APPROX. FLOOR AREAS:
GROSS - 660.5 SQ FT



BUILDING B - UNITS 7, 8, 9
LOWER LEVEL
APPROX. FLOOR AREAS:
GROSS - 522.3 SQ FT

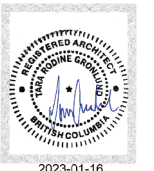


BUILDING B UNITS 7-9

gdp

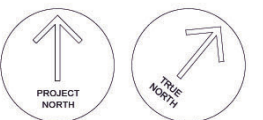
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NO.	DESCRIPTION	DATE
A	PRELIMINARY	21.10.03
B	PRELIMINARY	21.10.25
C	FOR COORDINATION	22.01.05
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION, REVISION 1	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
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K		

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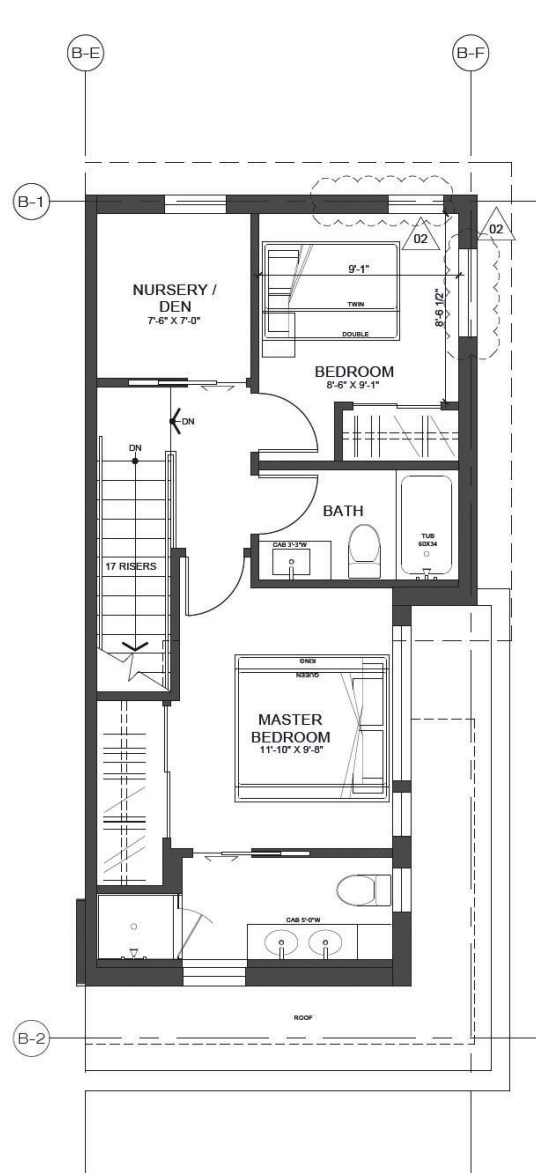
**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

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

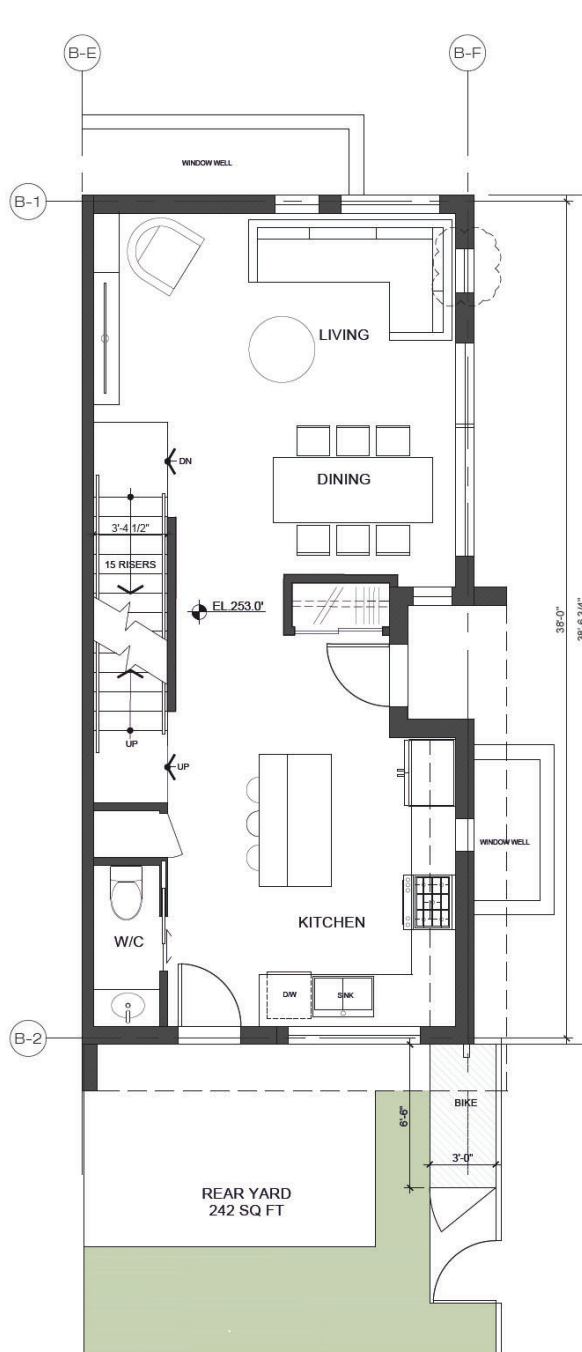
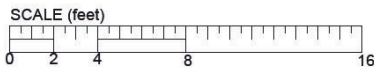
Scale: 1/4" = 1'-0"
Project No.: 2108
Date: 23.01.16

A-114

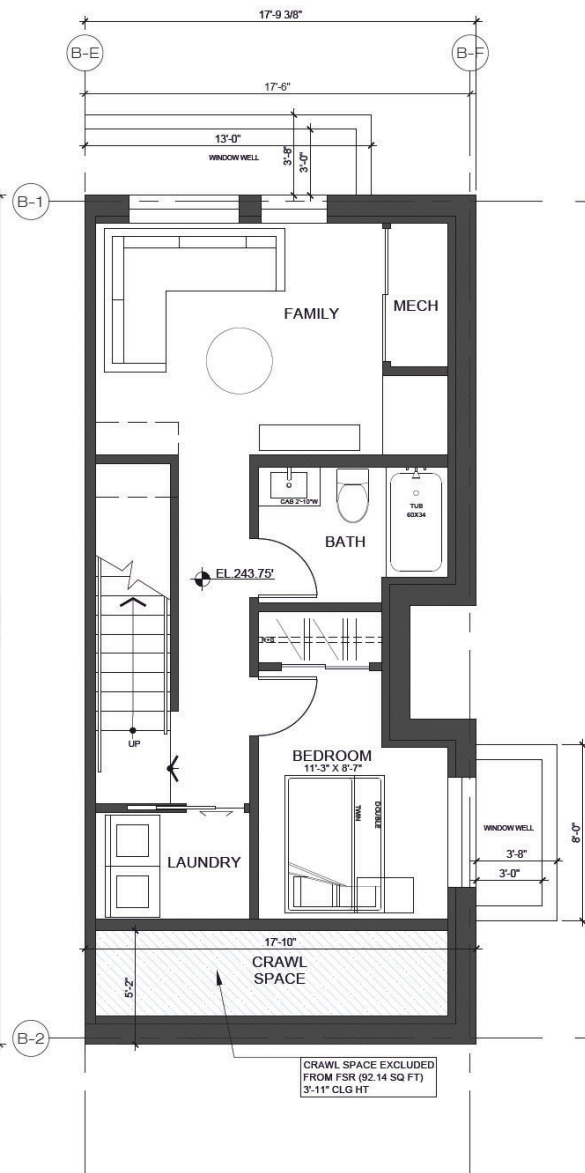
Revision No. 62



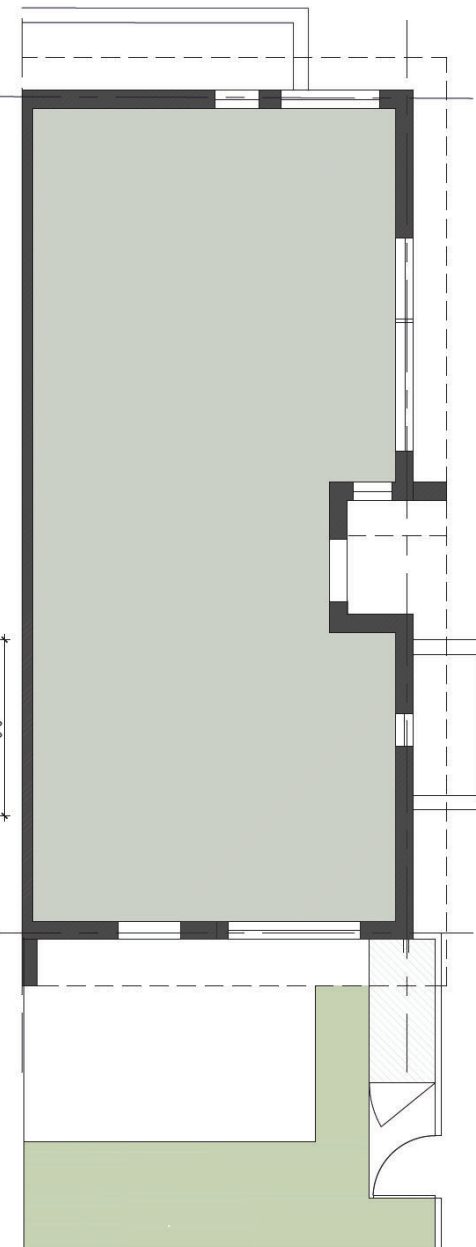
BUILDING B - UNIT 10
2ND LEVEL
APPROX. FLOOR AREAS:
GROSS - 586 SQ FT



BUILDING B - UNIT 10
MAIN LEVEL
APPROX. FLOOR AREAS:
GROSS - 670.2 SQ FT



BUILDING B - UNIT 10
LOWER LEVEL
APPROX. FLOOR AREAS:
GROSS - 578.2 SQ FT



BUILDING B UNIT 10

gdp

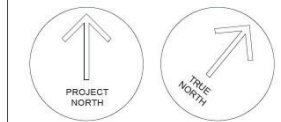
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NO.	DESCRIPTION	DATE
A		
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I	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
J	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
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**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
**BUILDING B
UNIT 10 PLANS**

Scale: 1/4" = 1'-0"
Project No.: 2108
Date: 23.01.16

A-115

Revision No. 62

[illegible]

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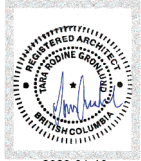
Division No. 02





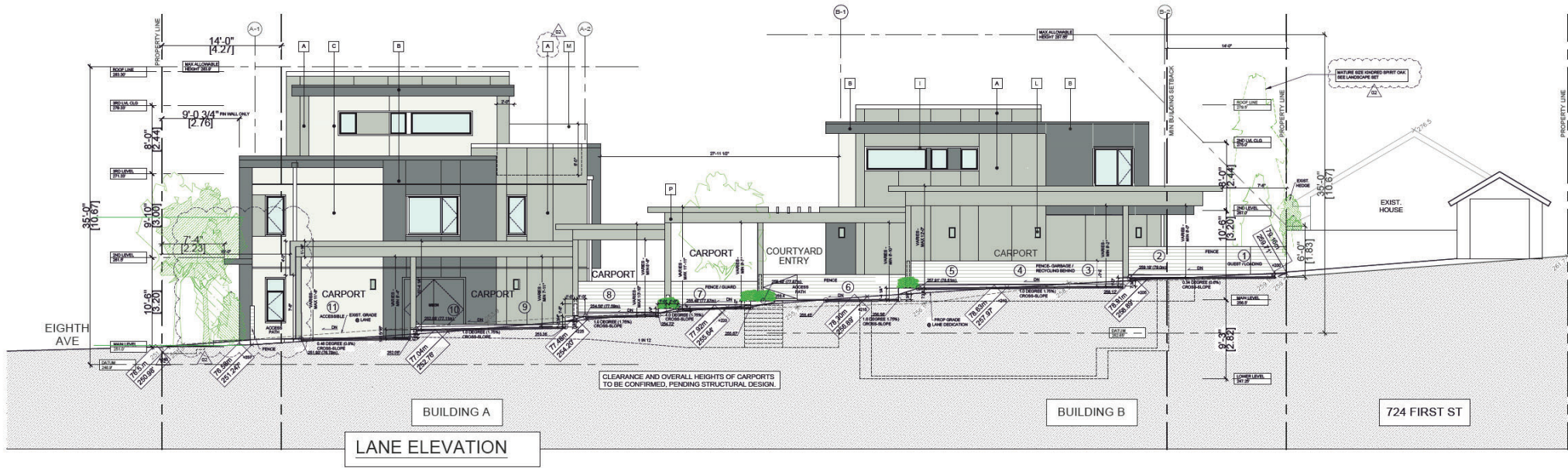
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NO.	DESCRIPTION	DATE
A		
B	PRELIMINARY	21.10.25
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D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.01
F	FOR COORDINATION	22.03.17
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
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I	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
J	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
K		

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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

02
PRINT
COLOUR
UPDATED

	F	PRE-FINISHED RAIN WATER LEADER COLOUR: COMPATIBLE WITH ADJACENT CLADDING
	G	METAL / WOOD CANOPY COLOUR: BENJAMIN MOORE VC-9 STRATHCONA GOLD
	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 OR METAL WITH EXPOSED WOODEN ELEMENTS BENJAMIN MOORE HC-168 CHELSEA GRAY / ALUMINUM OR SIMILAR EQUIVALENT

02

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

Title:
**LANE ELEVATION
FINISH LEGEND**

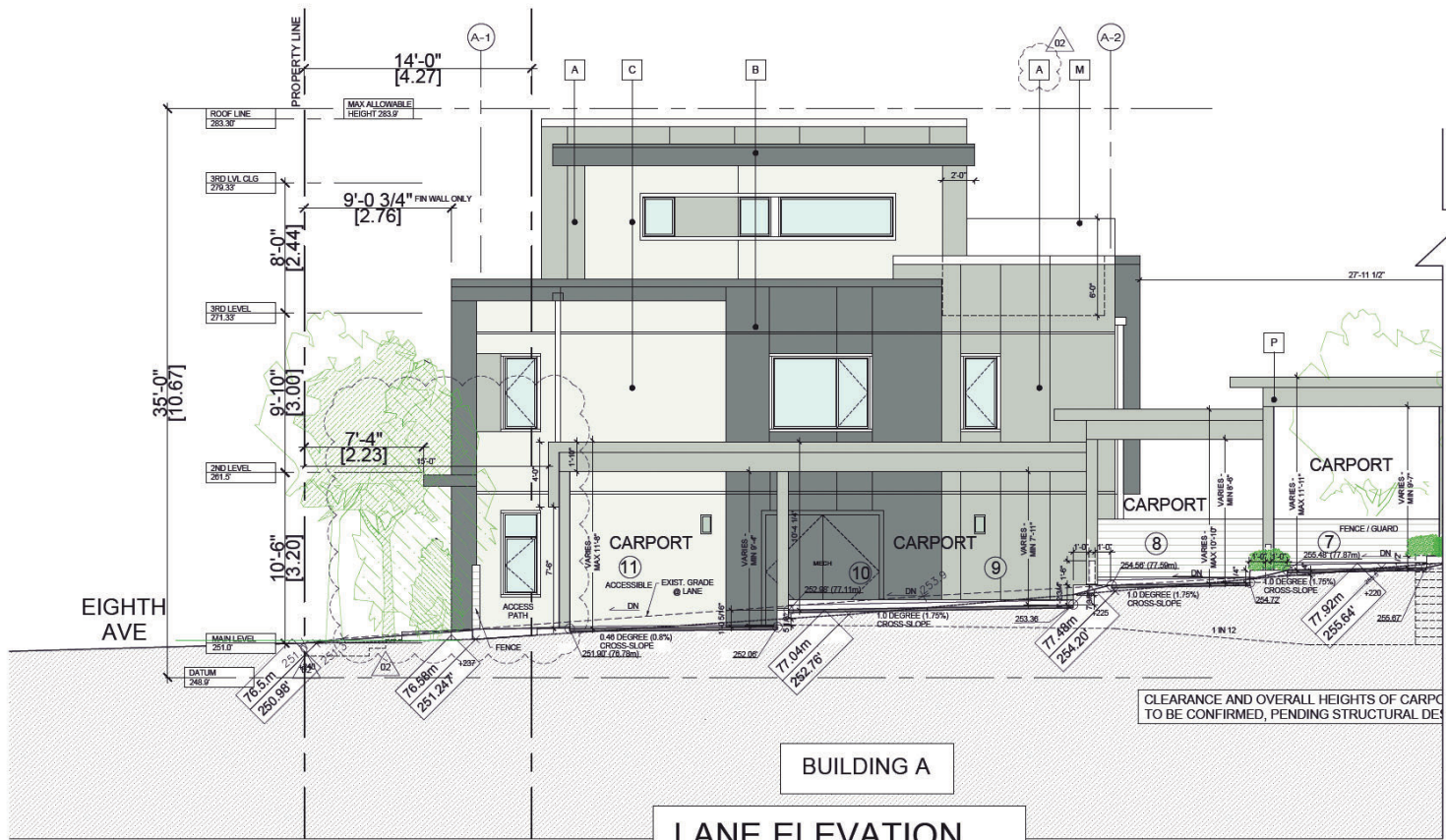
Scale:	
Project No.:	2108
Date:	23.01.16

A-302

Revision No.



FIRST STREET ELEVATION



BUILDING A

LANE ELEVATION

gdp

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NO.	DESCRIPTION	DATE
A		
B		
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	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
J		
K		

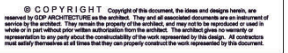
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GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
BUILDING A ELEVATIONS

Scale: 3/16" = 1'-0"
Project No.: 2108
Date: 23.01.16

A-304

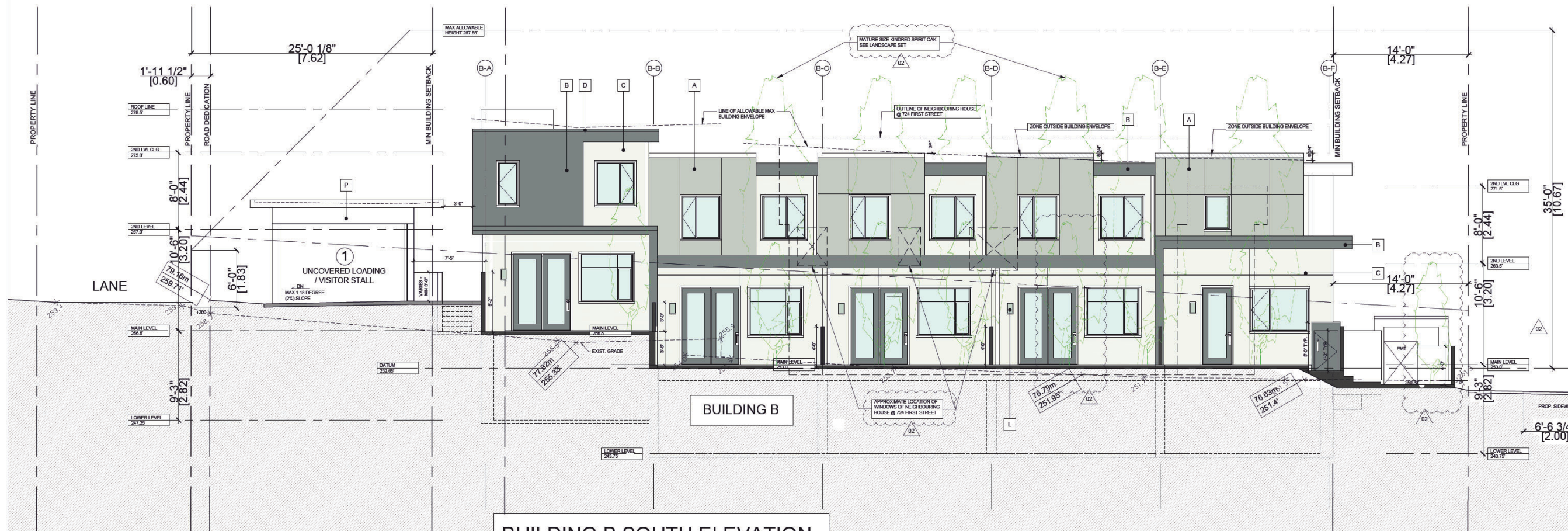


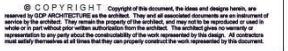
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D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION, REVISION 1	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
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K		

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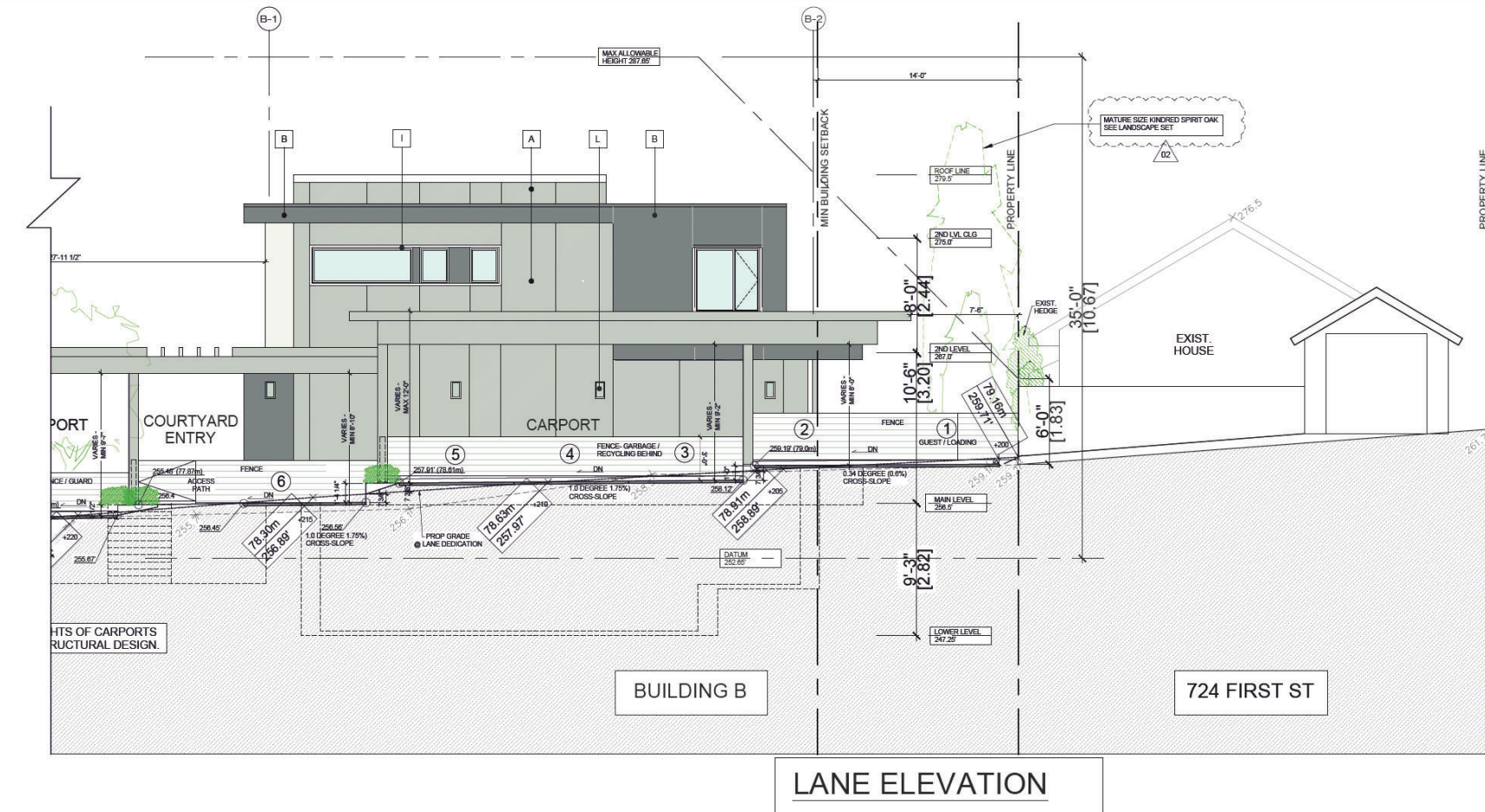
Title:

**BUILDING B
ELEVATIONS**

Scale:	3/16" = 1'-0"
Project No.:	2108
Date:	23.01.16

A-306

Version No. 02





NO.	DESCRIPTION	DATE
A	PRELIMINARY	21.10.25
B	FOR COORDINATION	22.01.05
C	FOR COORDINATION	22.02.18
D	FOR COORDINATION	22.03.01
E	FOR COORDINATION	22.03.17
F	FOR COORDINATION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.08.08
H	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION, REVISION 1	22.11.14
I	ISSUED FOR NEW WEST DESIGN PANEL COMMISSION, SET REVISION 2	23.01.16
J		
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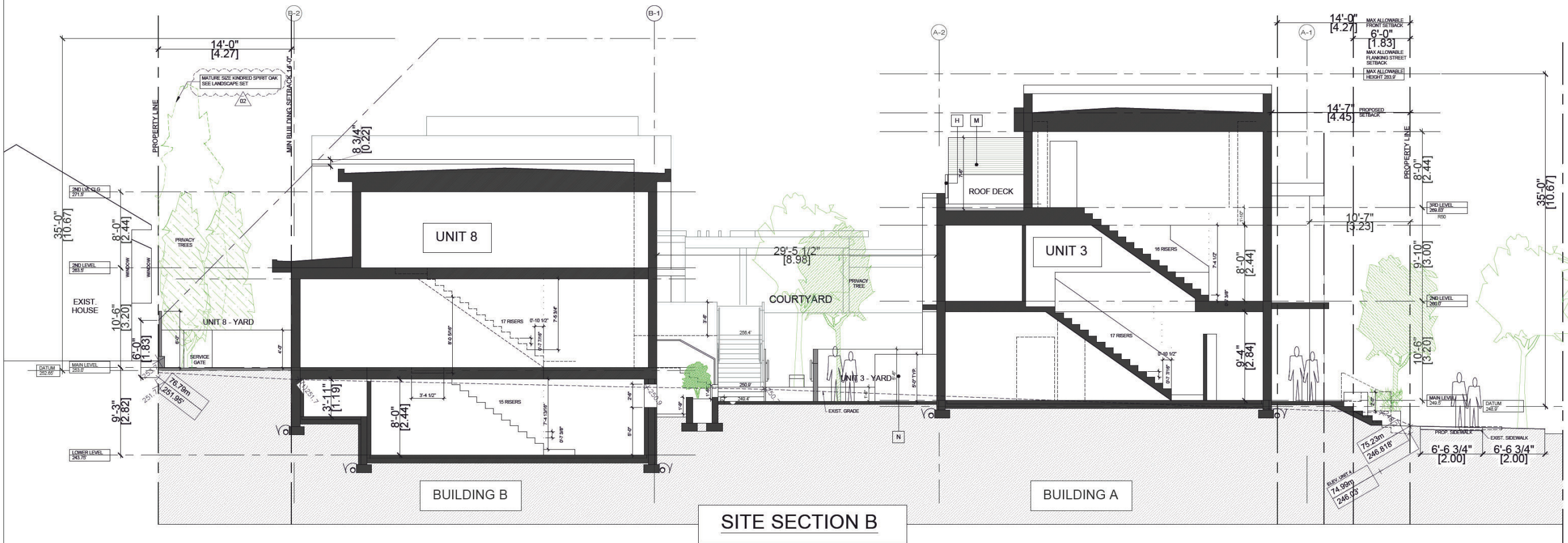
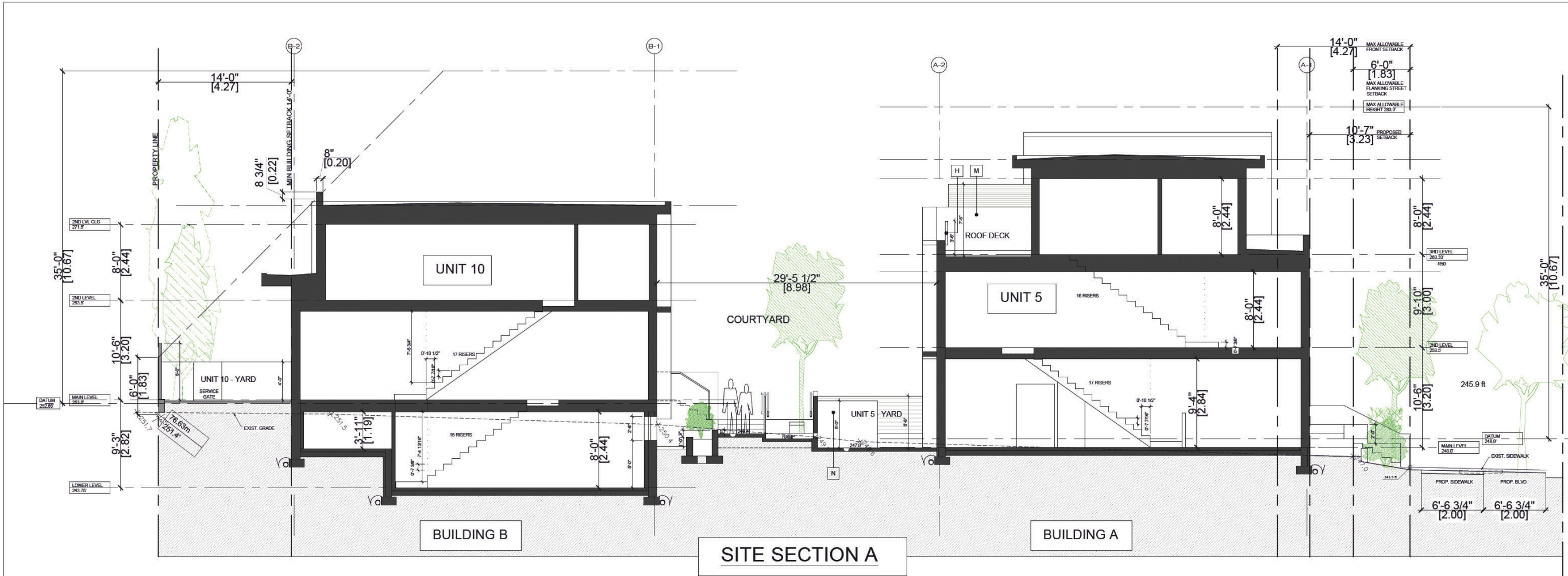
GLENBROOKE ROW TOWNHOUSES
102 6TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

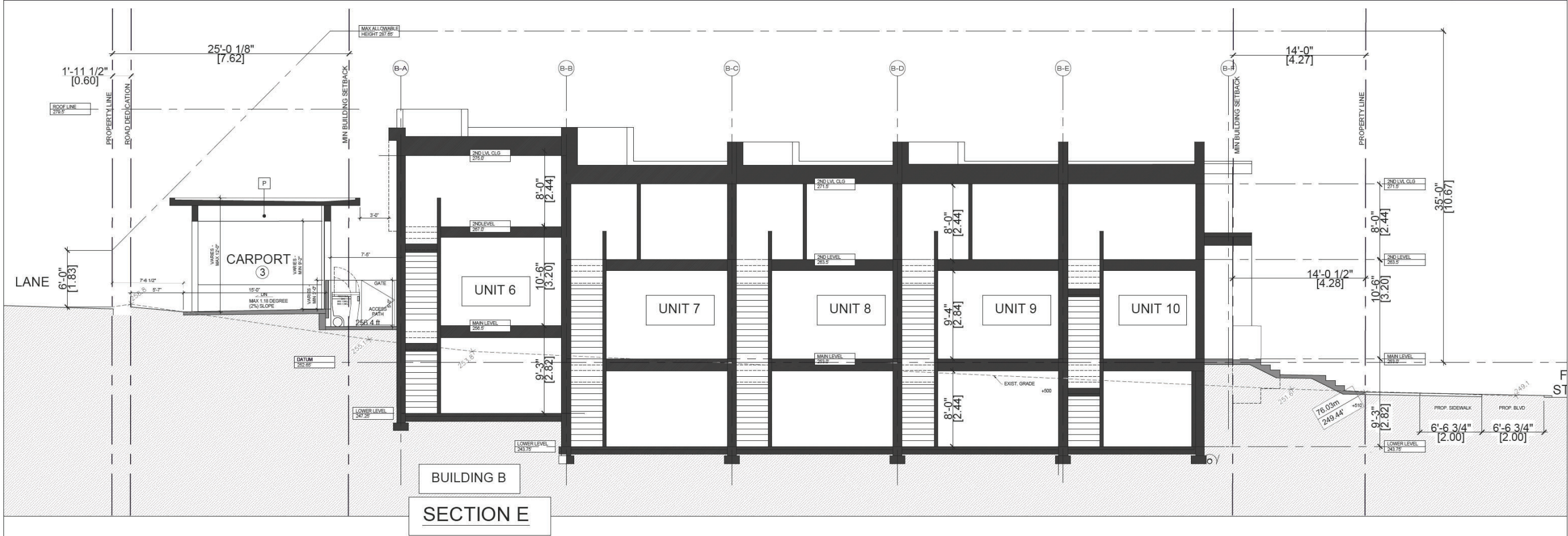
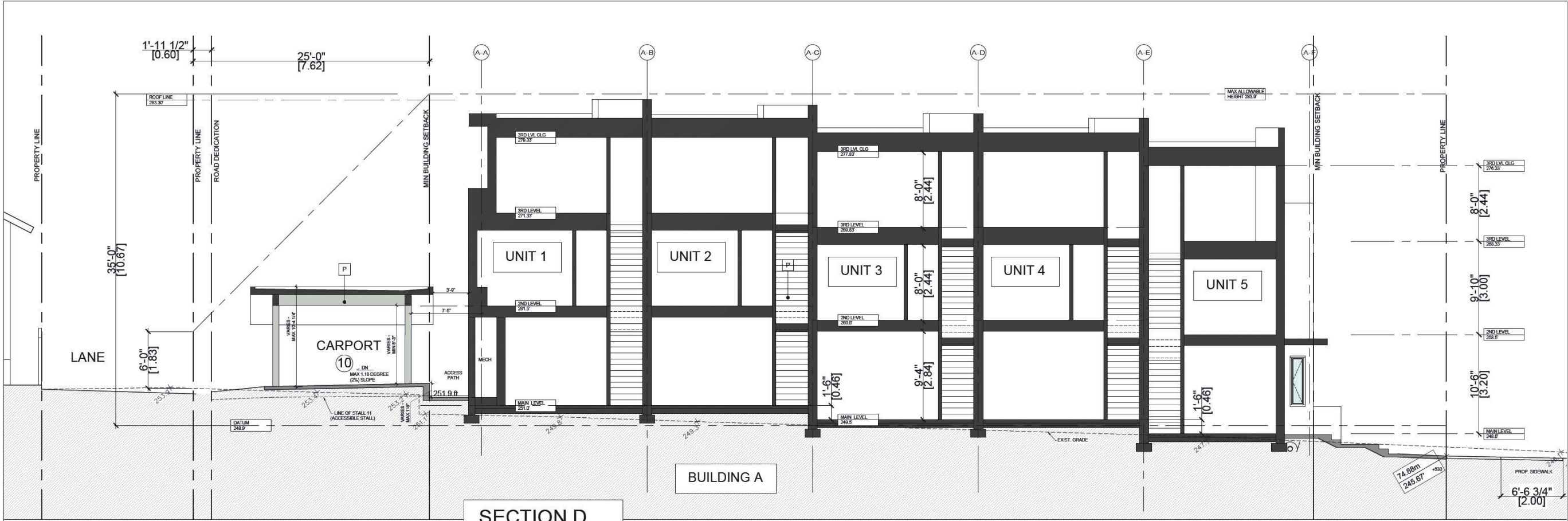
Title:
**SECTION A
SECTION B**

Scale: 3/16" = 1'-0"
Project No.: 2108
Date: 23.01.16

A-401

Revision No. 02

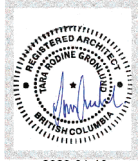




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NO.	DESCRIPTION	DATE
A		
B		
C		
D	FOR DISCUSSION	22.03.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION - REVISION 1	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
I	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
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GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
**SECTION D
SECTION E**

Scale: 3/16" = 1'-0"
Project No.: 2108
Date: 23.01.16

A-403



BUILDING B: NORTH ELEVATION
(INNER COURTYARD)



BUILDING A: 8TH AVENUE ELEVATION



BUILDING B: SOUTH ELEVATION

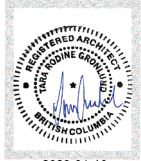


BUILDING A: SOUTH ELEVATION
(INNER COURTYARD)

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NO.	DESCRIPTION	DATE
A.		
B.		
C.		
D.	FOR DISCUSSION	22.02.18
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GLENBROOKE ROW
TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
**MASSING MODEL
IMAGES**

Scale:	NTS
Project No.:	2108
Date:	23.01.16

A-501



LANE ELEVATION

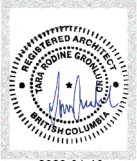
FIRST STREET ELEVATION

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

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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.	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
J.		
K.		

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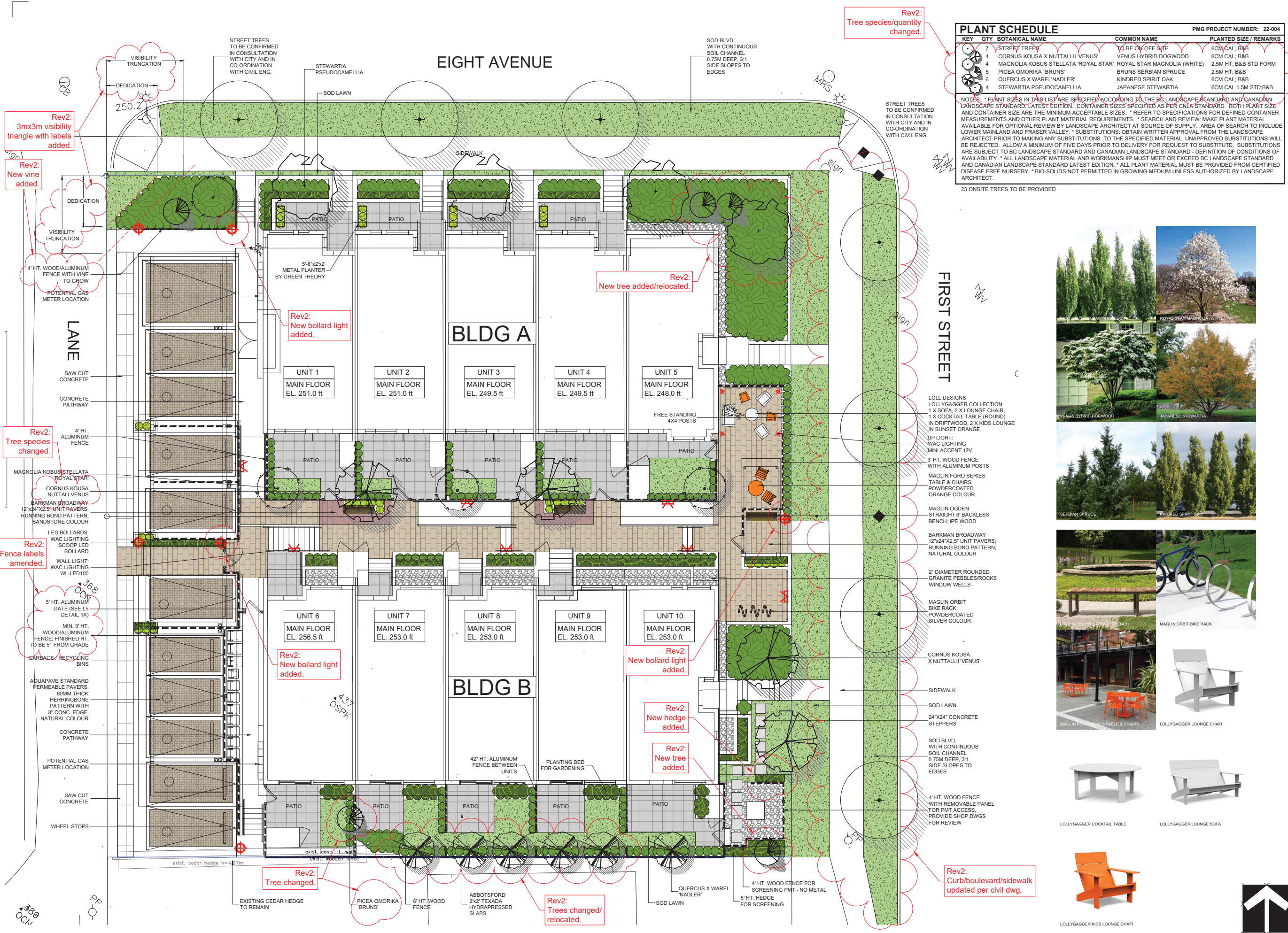
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
MASSING MODEL IMAGES

Scale: NTS
Project No.: 2108
Date: 23.01.16

A-502

Revision No. 62



PLANT SCHEDULE				PMG PROJECT NUMBER: 22-004
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
7	STREET TREES		TO BE ON OFF SITE	6CM CAL; B&B
4	CORNUS KOUSA X NUTTALLII 'VENUS'		VENUS HYBRID DOGWOOD	6CM CAL; B&B
4	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'		ROYAL STAR MAGNOLIA (WHITE)	2.5M HT; B&B STD FORM
5	PICEA OMORIKA 'BRUNS'		BRUNS SERBIAN SPRUCE	2.5M HT; B&B
6	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 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.				
23 ONSITE TREES TO BE PROVIDED				



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	23.JAN.17	REV. PER NEW ARCH PLAN/CITY COMMENTS	PC/JR
4	22.DEC.12	DRAFT TO ADP/CITY COMMENTS	PC
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

CLIENT:

PROJECT:

10 UNIT TOWNHOUSE DEVELOPMENT
102 8TH AVE. AND 728 FIRST ST.
NEW WESTMINSTER, BC

DRAWING TITLE:

LANDSCAPE PLAN

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

L1

OF 5

PMG PROJECT NUMBER:

22-004

22004-5.ZIP

CLIENT:

PROJECT:

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

DRAWING TITLE:

LANDSCAPE PLAN

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

DRAWING NUMBER

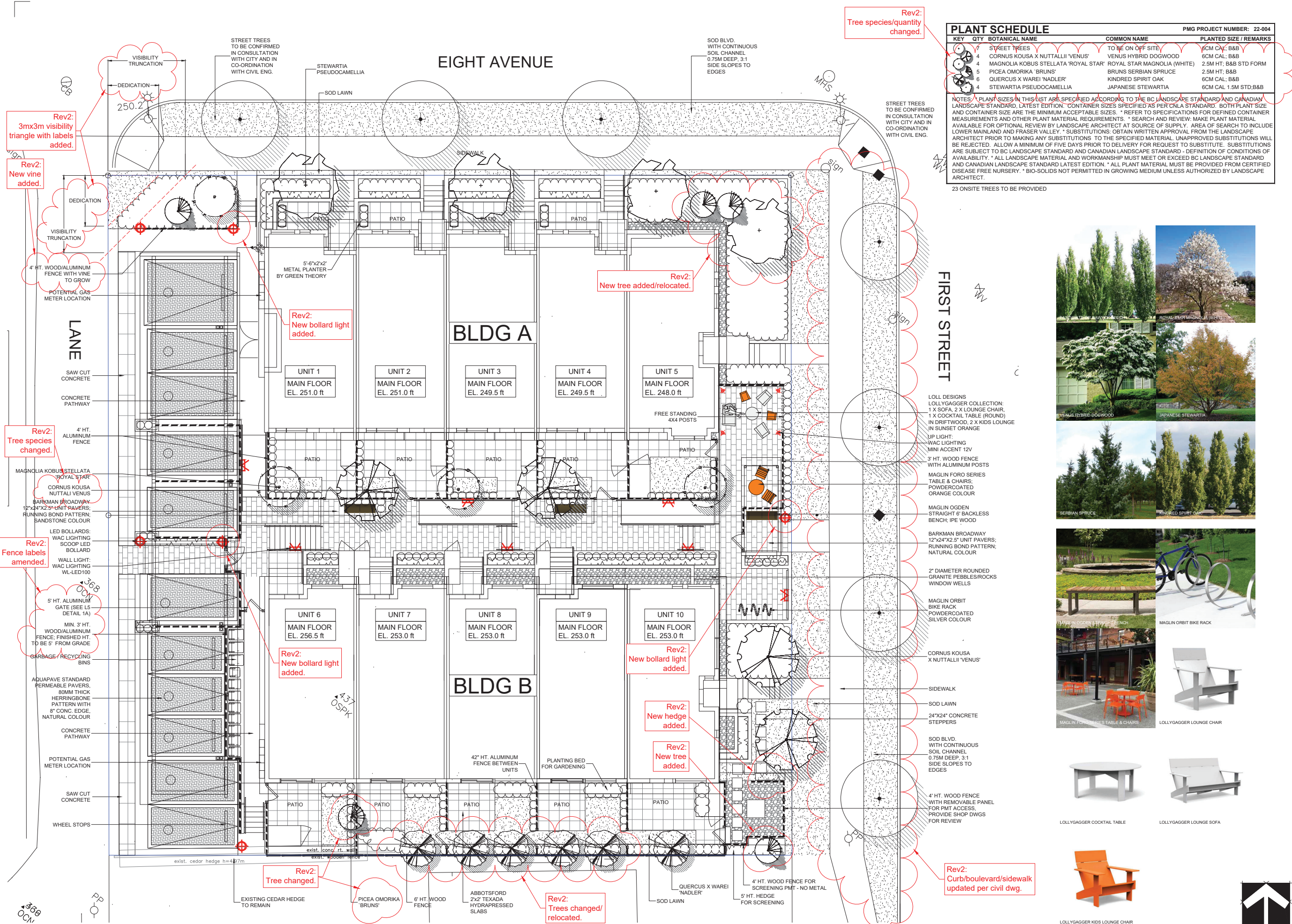
L1

OF 5

22004-5.ZIF

PMG PROJECT NUMBER:

22-004





Rev2:
Plant schedule
updated.

PLANT SCHEDULE			PMG PROJECT NUMBER: 22-04	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(ARB)	9	ARBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	1.0M
(BU)	60	BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE-LEAF BOX	#3 POT; 45CM
(CY)	12	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT; 40CM
(HY)	42	HYDRANGEA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	#2 POT
(MA)	6	MAHONIA X MEDIA 'CHARITY'	CHARITY GRAPE HOLLY	#3 POT; 60CM
(RH)	7	RHOODENDRON 'PATTY BEE'	DWARF RHOODENDRON; YELLOW	#3 POT; 30CM
(SA)	2	SARCOCOCOA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT; 25CM
(SP)	2	SPIRAEA X BUMBALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#3 POT; 60CM
(T)	58	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
GRASS				
(CA)	50	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
(CJ)	140	CAREX OSHIMENSES 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(CT)	43	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
VINE				
(CN)	2	CLEMATIS x 'MISS BATEMAN'	CLEMATIS; WHITE; SPRING	#2 POT; 60CM
PERENNIAL				
(BZ)	88	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA; ROSE PINK	15CM POT
(LO)	35	FUCHSIA MAGELLANICA 'AUREA'	FUCHSIA	15CM POT
(H)	8	HEMEROCALLIS 'RED MAGIC'	DAYLILY; RED AND YELLOW	15CM POT
(RU)	18	RUDBECKIA F. SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT
GC				
(U)	70	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINKINNICK	#1 POT; 20CM
(W)	21	VACCINIUM VITIS IDAEA	LINGONBERRY	#1 POT; 25CM

* PLANT SIZE(S) IN THIS AREA 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 REQUIRED FOR ALL PLANTS ORDERED FROM THE SUPPLIER. SUBSTITUTIONS WILL BE MADE AT THE LANDSCAPER'S DISCRETION.
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 PLANT OR ANALOGUE PLANT WITH SIMILAR CHARACTERISTICS. IF A PLANT IS NOT AVAILABLE, REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKSMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * ALL PLANTS ORDERED SHALL BE GUARANTEED TO BE SPECIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

Rev2:
New vine added.

[illegible]

CLIENT:

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

L3

OF 5

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"

LED BOLLARD: WAC LIGHTING SCOOD LED		WALL LIGHT: WAC LIGHTING WL-LED100	UP LIGHT: WAC LIGHTING MINI ACCENT 12V
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PROJECT:

**10 UNIT TOWNHOUSE
DEVELOPMENT**

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

DATE:	22.MAR.30	DRAWING NUMBER:	
SCALE:	1/8" = 1'-0"		
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NO.	DATE	REVISION DESCRIPTION	DR.

**10 UNIT TOWNHOUSE
DEVELOPMENT**

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

LANDSCAPE DETAILS

L5

OF 5

22-004

