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	22.02.18
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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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

SITE LOCATION PLAN

PHOTO 1: LOOKING NORTH-WEST FROM FIRST ST

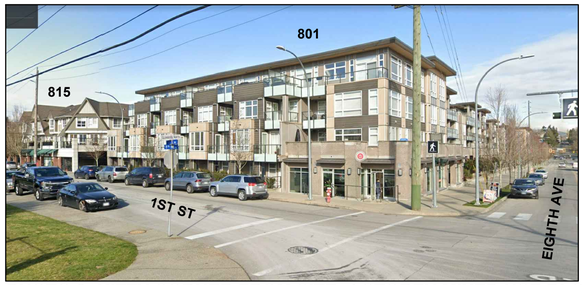

PHOTO 2: KITTY CORNER FROM SITE, 4 STOREY MIXED USE BLG

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 4: ACROSS EIGHTH AVE FROM SITE

PHOTO 10: IN LANE LOOKING NORTH-WEST

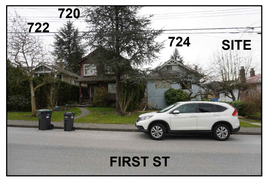

PHOTO 8: SOUTH NEIGHBOURS, 724 AND 720 FIRST ST

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

Revision No. 03

SITE LOCATION PLAN

PHOTO 9: IN LANE LOOKING NORTH-EAST

PHOTO 10: IN LANE LOOKING NORTH-WEST

PHOTO KEY PLAN

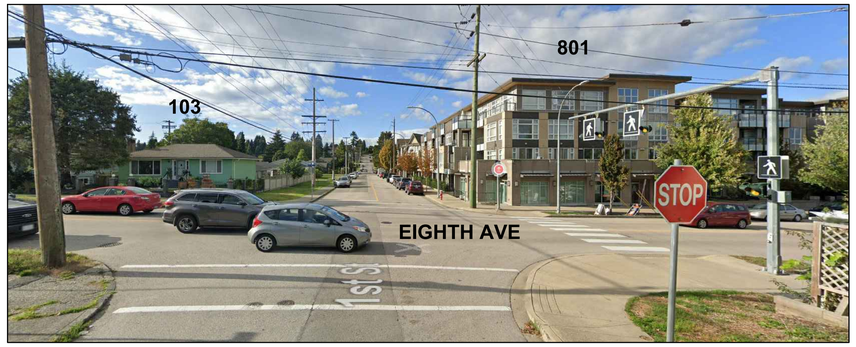

PHOTO 1: LOOKING NORTH-WEST FROM FIRST ST

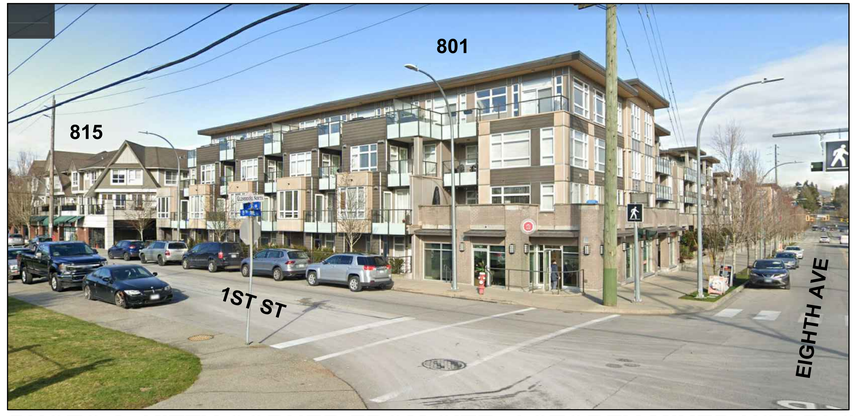

PHOTO 2: KITTY CORNER FROM SITE, 4 STOREY MIXED USE BLG

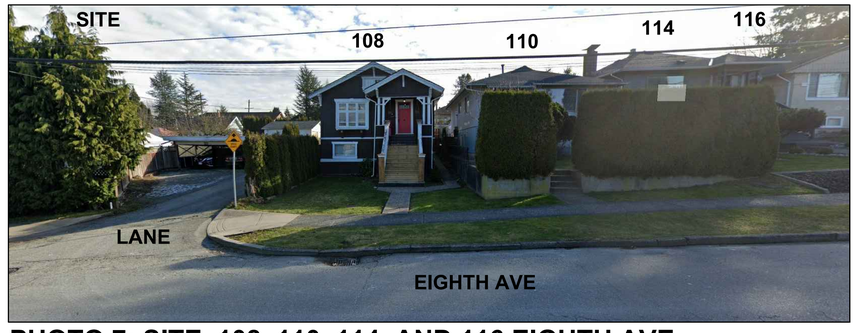

PHOTO 7: SITE, 108, 110, 114, AND 116 EIGHTH AVE

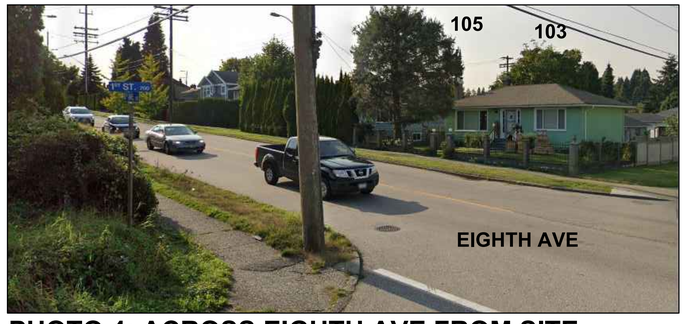

PHOTO 4: ACROSS EIGHTH AVE FROM SITE

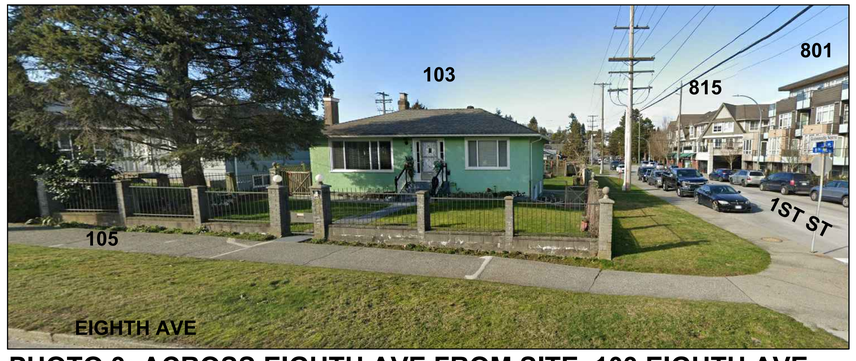

PHOTO 3: ACROSS EIGHTH AVE FROM SITE, 103 EIGHTH AVE

PHOTO 8: SOUTH NEIGHBOURS, 724 AND 720 FIRST ST

PHOTO 6: LOOKING AT SITE FROM ACROSS EIGHTH AVE

PHOTO 5: 52, 48 AND 44 EIGHTH AVE

PRECEDENTS

GLENBROOKE ROW

PROJECT DESCRIPTION / DESIGN RATIONALE:

CURRENT CONDITION:

728 FIRST STREET — SINGLE-FAMILY RESIDENCE

102/104 8TH AVENUE — EXISTING NON-CONFORMING DUPLEX

PROPOSED:

PROPERTY CONSOLIDATION

STRATIFIED 10-UNIT TOWNHOUSE DEVELOPMENT

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

SITE:

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

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

MASSING / SIZE / HEIGHT / ORIENTATION:

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

BUILDING A:

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

BUILDING B:

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

SETBACKS:

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

ARCHITECTURAL EXPRESSION:

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

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

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

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

LANDSCAPE DESIGN:

SOFT LANDSCAPING:

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

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

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

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A	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
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GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
PRECEDENTS
DESIGN RATIONALE

Scale: NTS
Project No.: 2108
Date: 23.01.16

A-004

Revision No. 02

BLDG B
BLDG A
EIGHTH AVENUE
FIRST STREET

EIGHTH AVENUE

FIRST STREET

LANE

road edge

NEW BOULEVARD TREES

sidewalk

NEIGHBOURING HOUSE

GARAGE

PRIVACY FENCE - 4'-0" H

PATH

POTENTIAL GAS METER LOCATION

ELECT

PROPERTY LINE

LANE DEDICATION

WHEEL STOP TYP.

11 ACCESSIBLE

10

9

GUARD @ 1'-6"H

8

GUARD @ 1'-6"H

7

GUARD @ 3'-0"H

GATE

6

GUARD @ 3'-0"H

5 SMALL CAR

4 SMALL CAR

3 SMALL CAR

PVT. EV CAR CHARGING STATION

2

1 GUEST / LOADING

BIKE LOCKER 2 BIKES

exist. cedar hedge h=4.97m

PATIO

PLANTER

UP

DN

BLDG A

UNIT 1
MAIN FLOOR
EL. 251.0 ft

UNIT 2
MAIN FLOOR
EL. 251.0 ft

UNIT 3
MAIN FLOOR
EL. 249.5 ft

UNIT 4
MAIN FLOOR
EL. 249.5 ft

UNIT 5
MAIN FLOOR
EL. 248.0 ft

RAMP 1IN12

EXIST. PROPERTY LINE

COURTYARD

UNCOVERED GATHERING

BIKE LOCKER 2 BIKES

COVERED GATHERING

BENCH

COURTYARD PAVILION

MAILBOXES

SHORT TERM BIKE

TOW 249.8'

UNIT 6
MAIN FLOOR
EL. 256.5 ft

UNIT 7
MAIN FLOOR
EL. 253.0 ft

UNIT 8
MAIN FLOOR
EL. 253.0 ft

UNIT 9
MAIN FLOOR
EL. 253.0 ft

UNIT 10
MAIN FLOOR
EL. 253.0 ft

BLDG B

437 OSPIK

252.9 ft

LAWN

PMT

BOULEVARD

SIDEWALK

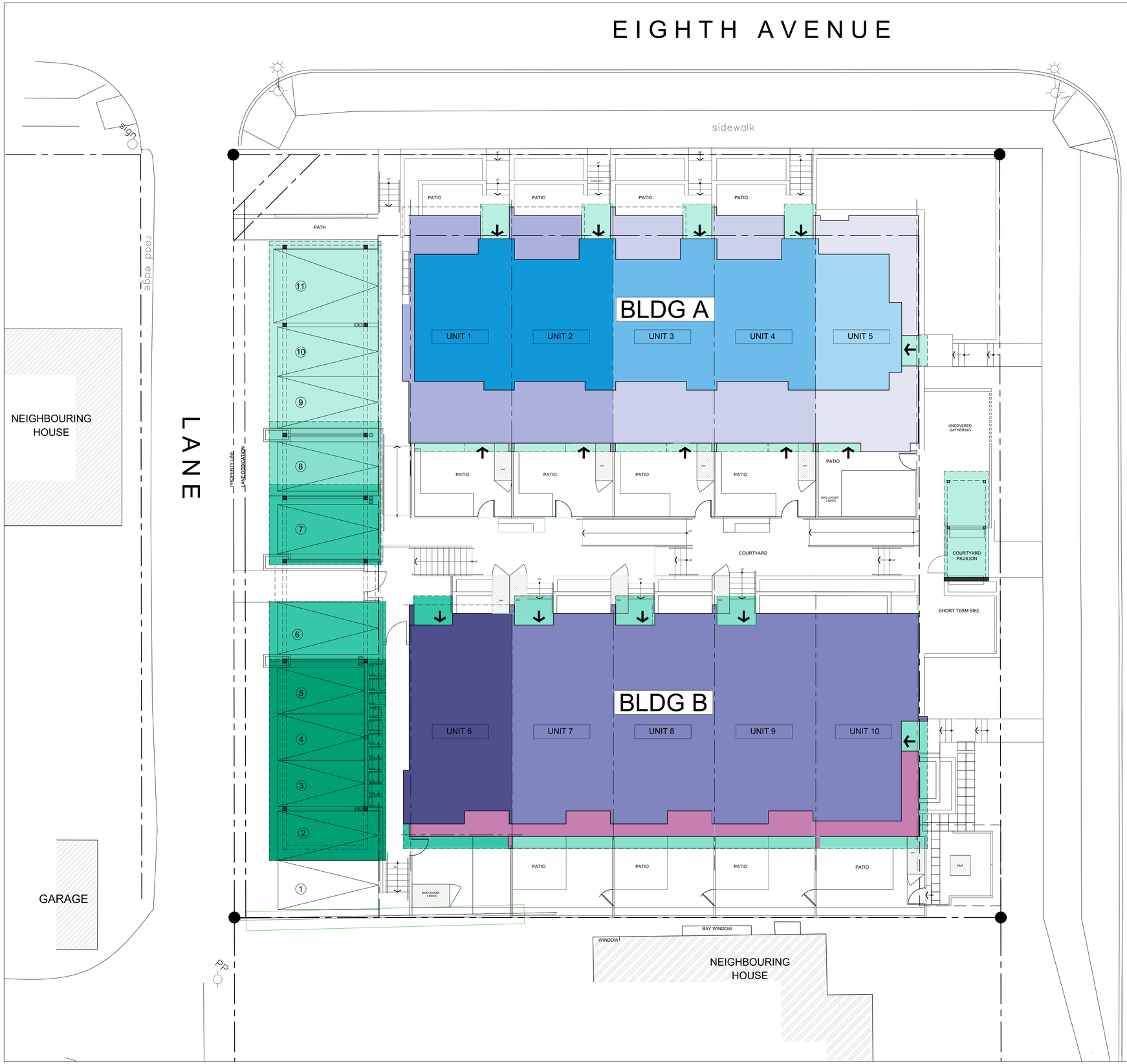
BOULEVARD

NEIGHBOURING HOUSE

SITE PLAN

SCALE (feet)

0 2 4 8 16



BUILDING MASSING PLAN

SCALE (feet)
0 2 4 8 16

RELATIVE GEODETIC ELEVATION

- HIGH — LOW: BUILDING FOOTPRINT - 3 FLOORS ABOVE GRADE
- HIGH — LOW: BUILDING FOOTPRINT - 2 FLOORS ABOVE GRADE
- BUILDING FOOTPRINT - 1 FLOOR ABOVE GRADE
- HIGH — LOW: COVERED OUTDOOR SPACE - AT GRADE

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PROJECT NORTH

TRUE NORTH

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

Title:

SITE DIAGRAM BUILDING MASSING PLAN

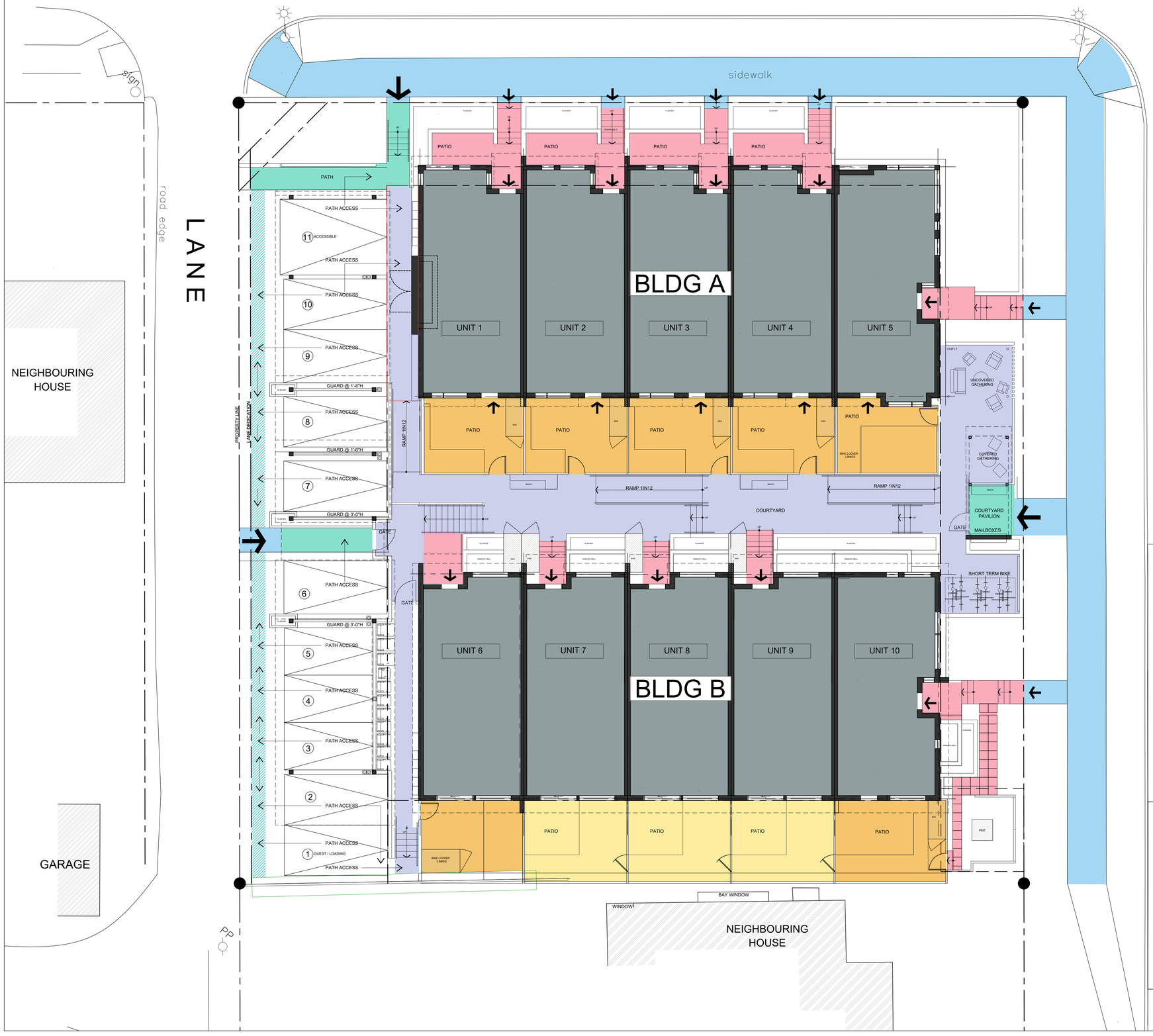
Scale: 1/8" = 1'-0"
Project No.: 2108
Date: 23.01.16

A-005

Revision No. 02

BLDG A
EIGHTH AVENUE

FIRST STREET ELEVATION



PEDESTRIAN / OUTDOOR AREAS

SCALE (feet)
0 2 4 8 16

- 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 MAILBOX ACCESS, BENCH SEATING, SECURED ENTRY ACCESS AND COVERED COMMON TABLE/SEATING 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 BUILDING A, WITH THE REMAINING WIDTH ACCOMMODATING WINDOW WELLS TO THE LOWER-LEVEL WINDOWS OF BUILDING B, LANDSCAPING AND STAIR AND RAMP TRANSITIONS.
- THE COURTYARD WILL HAVE TREES ALONG WITH BENCHED GATHERING SPACE.

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PROJECT NORTH

TRUE NORTH

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. 02

ACCESSIBILITY PLAN

SCALE (feet)

0 2 4 8 16

ACCESSIBLE EXTERIOR PATH

ACCESSIBLE PARKING STALL

PROJECT NORTH

TRUE NORTH

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

Title:
SITE DIAGRAM
ACCESSIBILITY PLAN

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

A-007

Revision No. 02

BLDG A
BLDG B
LANE
EIGHTH AVENUE

BLDG A
BLDG B
CARPORTS
LANE

BLDG A
BLDG B
LANE

EIGHTH AVENUE

FIRST STREET

LANE

sidewalk

road edge

sign

NEIGHBOURING HOUSE

GARAGE

PATH

PATIO

PLANTER

UP

DN

BLDG A

UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

BLDG B

UNIT 6

UNIT 7

UNIT 8

UNIT 9

UNIT 10

11 ACCESSIBLE

10

9

8

7

6

5 SMALL CAR

4 SMALL CAR

3 SMALL CAR

2 TYP. EV CAR CHARGING STATION

1 GUEST / LOADING

WHEEL STOP (TYP.)

GUARD @ 1'-6"H

GUARD @ 3'-0"H

GATE

PROPERTY LINE

LANE DEDICATION

VEHICLE TURNING PATH

16'-0" [4.88]

1'-11 1/2" [0.60]

COURTYARD

COURTYARD PAVILION

BENCH

SHORT TERM BIKE

BIKE LOCKER 2 BIKES

WASTE RECEPTACLE

PLANTER

FMT.

PP

MANEUVERING / PARKING PLAN

SCALE (feet)

0 2 4 8 16

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 LANE.
- 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 IS DIVIDED INTO FOUR SEPARATE ROOF PLANES TO ALLOW THE ROOFS TO STEP DOWN WITH THE SLOPED LANE. THE RESULTING DESIGN SERVES TO MINIMIZE THE VISUAL IMPACT OF THE CARPORT MASSING.

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NO.:	DESCRIPTION:	DATE:
A	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
B	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
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PROJECT NORTH

TRUE NORTH

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

Revision No. 02

GARBAGE / RECYCLING COLLECTION PLAN

SCALE (feet)

0 2 4 8 16

GARBAGE / RECYCLING COLLECTION PATH

- A GENEROUS NUMBER OF GARBAGE AND RECYCLING BINS CAN BE HOUSED WITHIN A COVERED AREA LOCATED WITH EASY ACCESS FROM ALL UNITS.
- THERE IS AN EASILY MANEUVERABLE, FLAT PATH FROM THE RECYCLING /GARBAGE AREA TO A LANE COLLECTION POINT. THE COLLECTION PATH WOULD SEE THE BINS TAKEN NORTH THROUGH THE GATED ENCLOSURE AND THEN WEST THROUGH THE PEDESTRIAN ACCESS GATE AND ALONG THE PATH TO THE LANE.
- THE AREA IS SCREENED FROM VIEW FROM BOTH INSIDE AND OUTSIDE OF THE DEVELOPMENT THROUGH RETAINING WALLS, METAL FENCING, AND GATED ACCESS.
- 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. 02

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PROJECT NORTH

TRUE NORTH

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

Title:

SITE DIAGRAM GARBAGE RECYCLING COLLECTION PLAN

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

Project No.: 2108

Date: 23.01.16

A-009

Revision No. 02

BIKE STORAGE PLAN

SCALE (feet)

0 2 4 8 16

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.

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PROJECT NORTH

TRUE NORTH

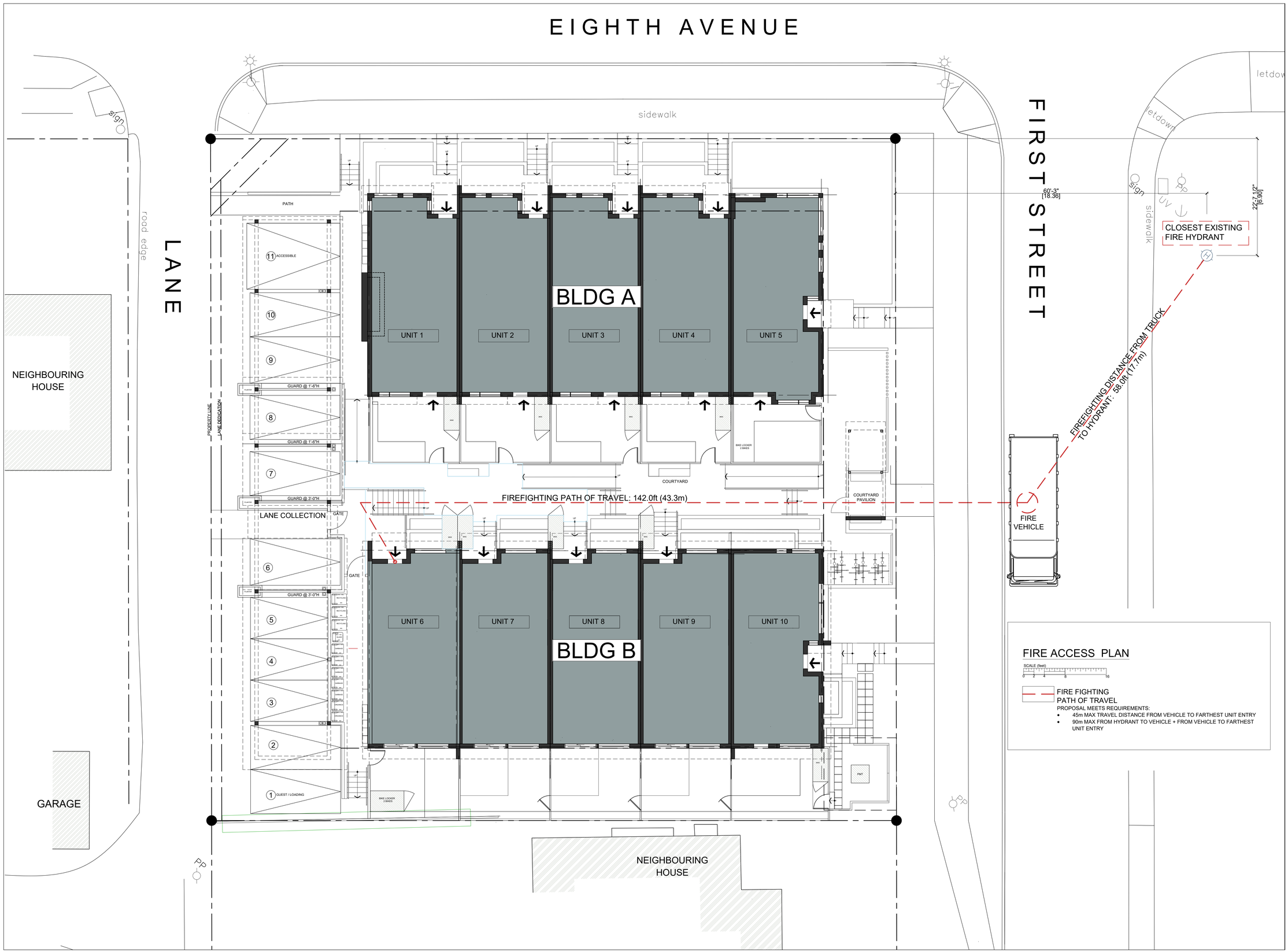
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
BIKE STORAGE PLAN

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

A-010

Revision No. 02



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PROJECT NORTH

TRUE NORTH

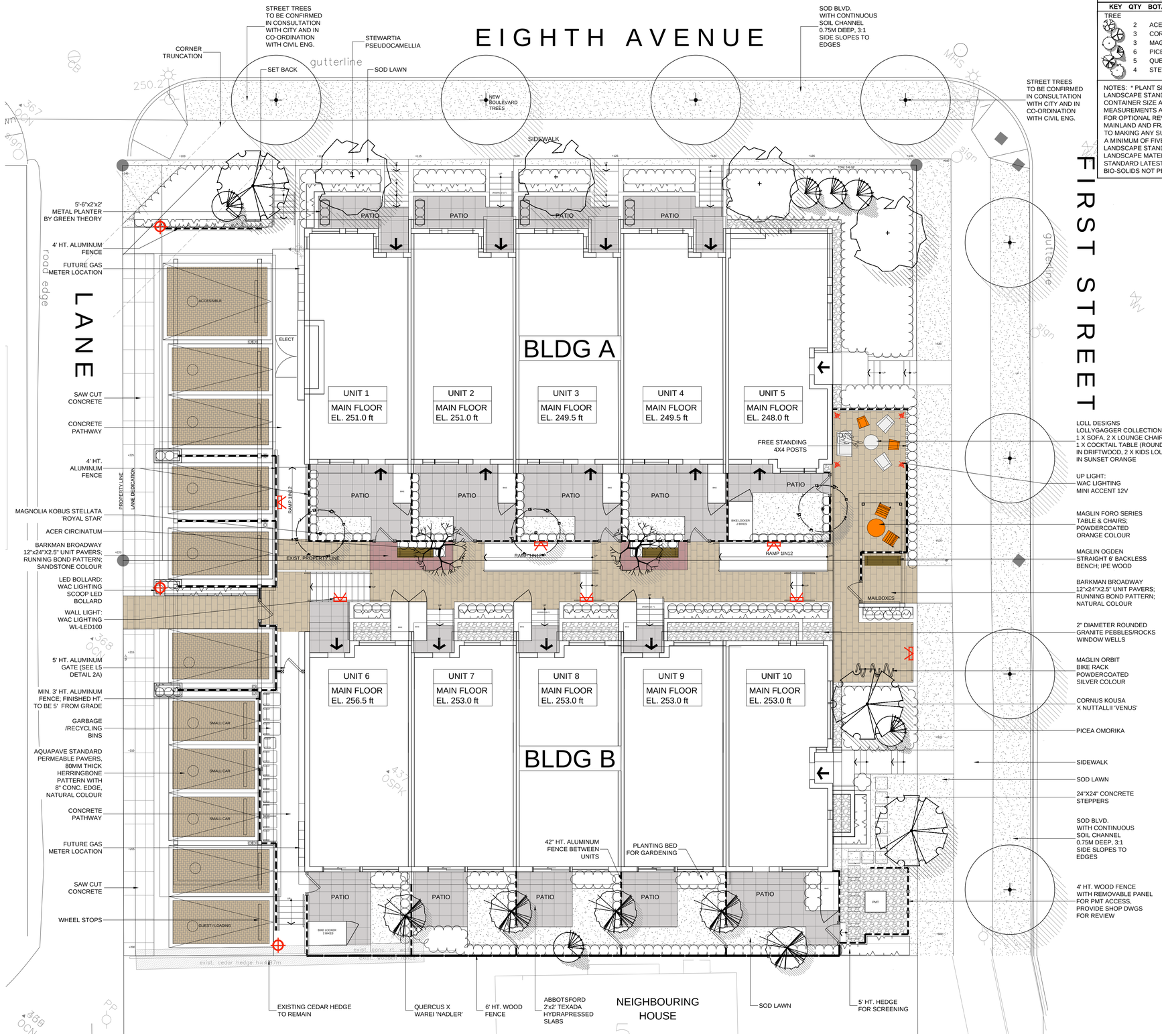
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
FIRE ACCESS PLAN

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

A-011

Revision No. 02



PLANT SCHEDULE

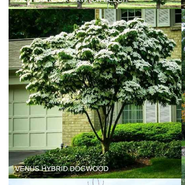
PMG PROJECT NUMBER: 22-004

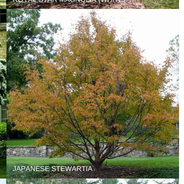
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	2	ACER CIRCINATUM	VINE MAPLE	1.5M HT; B&B; 3 STEM CLUMP
	3	CORNUS KOUSA X NUTTALLII 'VENUS'	VENUS HYBRID DOGWOOD	6CM CAL; B&B
	3	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	2.5M HT; B&B STD FORM
	6	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B
	5	QUERCUS X WAREI 'NADLER'	KINDRED SPIRIT OAK	6CM CAL; B&B
	4	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL 1.5M STD;B&B

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

VINE MAPLE

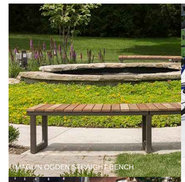
ROYAL STAR MAGNOLIA (WHITE)


VENUS HYBRID DOGWOOD


JAPANESE STEWARTIA

SERBIAN SPRUCE

VINE MAPLE


MAGLIN OGDEN STRAIGHT BENCH

MAGLIN ORBIT BIKE RACK

MAGLIN FORO SERIES TABLE & CHAIRS

LOLLYGAGGER LOUNGE CHAIR

LOLLYGAGGER COCKTAIL TABLE

LOLLYGAGGER LOUNGE SOFA

LOLLYGAGGER KIDS LOUNGE CHAIR

22004-3.ZIP

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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.
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 DEV.

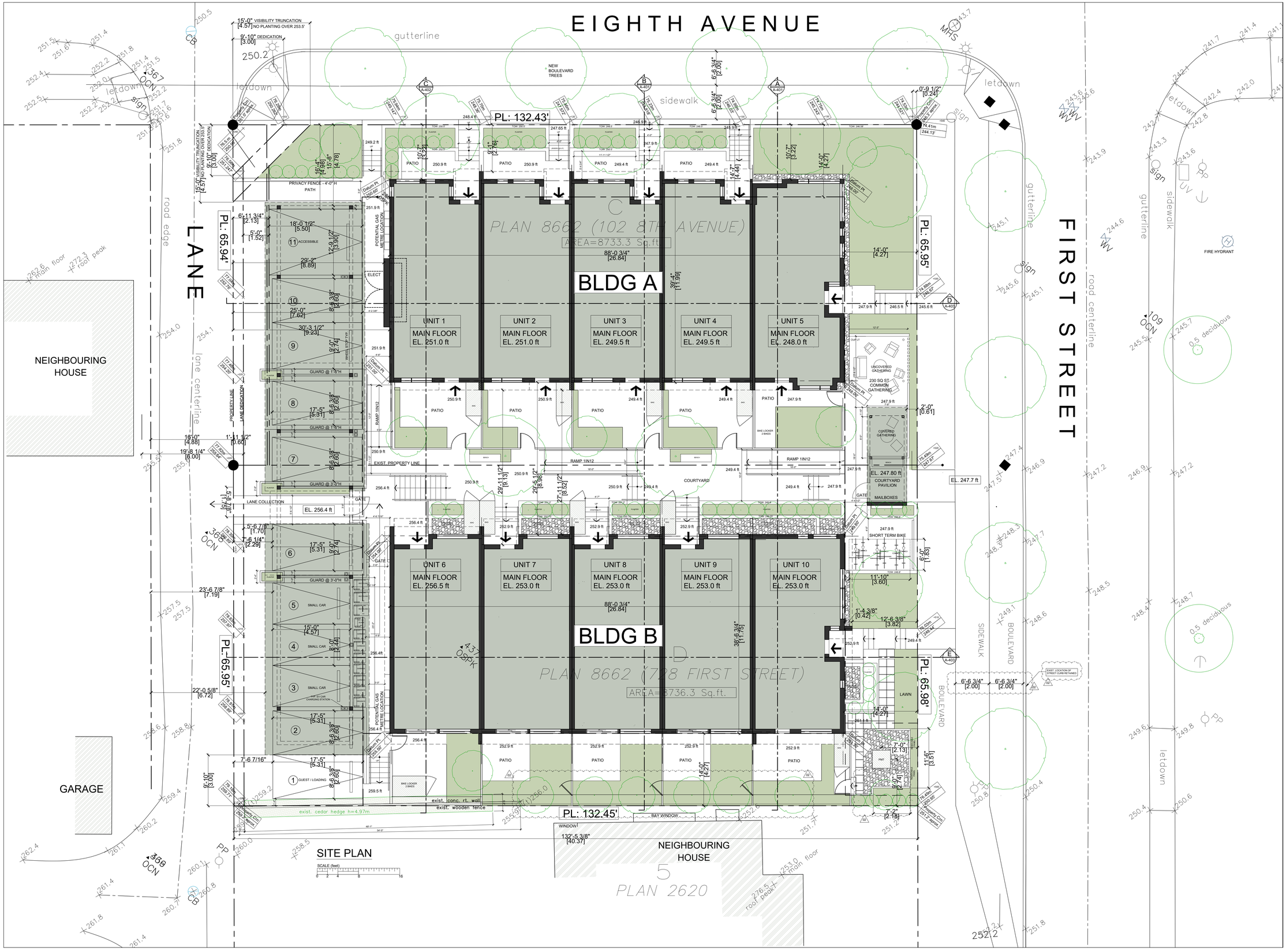
102 8TH AVE. AND 728 FIRST ST.
NEW WESTMINSTER, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	22.MAR.30	DRAWING NUMBER:
SCALE:	1/8" = 1'-0"	L1
DRAWN:	JR	
DESIGN:	JR	
CHK'D:	BA	OF 5

PMG PROJECT NUMBER: 22-004



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NO.:	DESCRIPTION:	DATE:
A	PRELIMINARY	21.10.03
B	PRELIMINARY	21.10.25
C	PRELIMINARY	21.12.07
D	FOR COORDINATION	22.01.05
E	FOR DISCUSSION	22.02.18
F	FOR COORDINATION	22.03.01
G	FOR COORDINATION	22.03.17
H	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
I	FOR COORDINATION	22.07.25
J	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION, REVISION 1	22.08.08
K	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
L	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16

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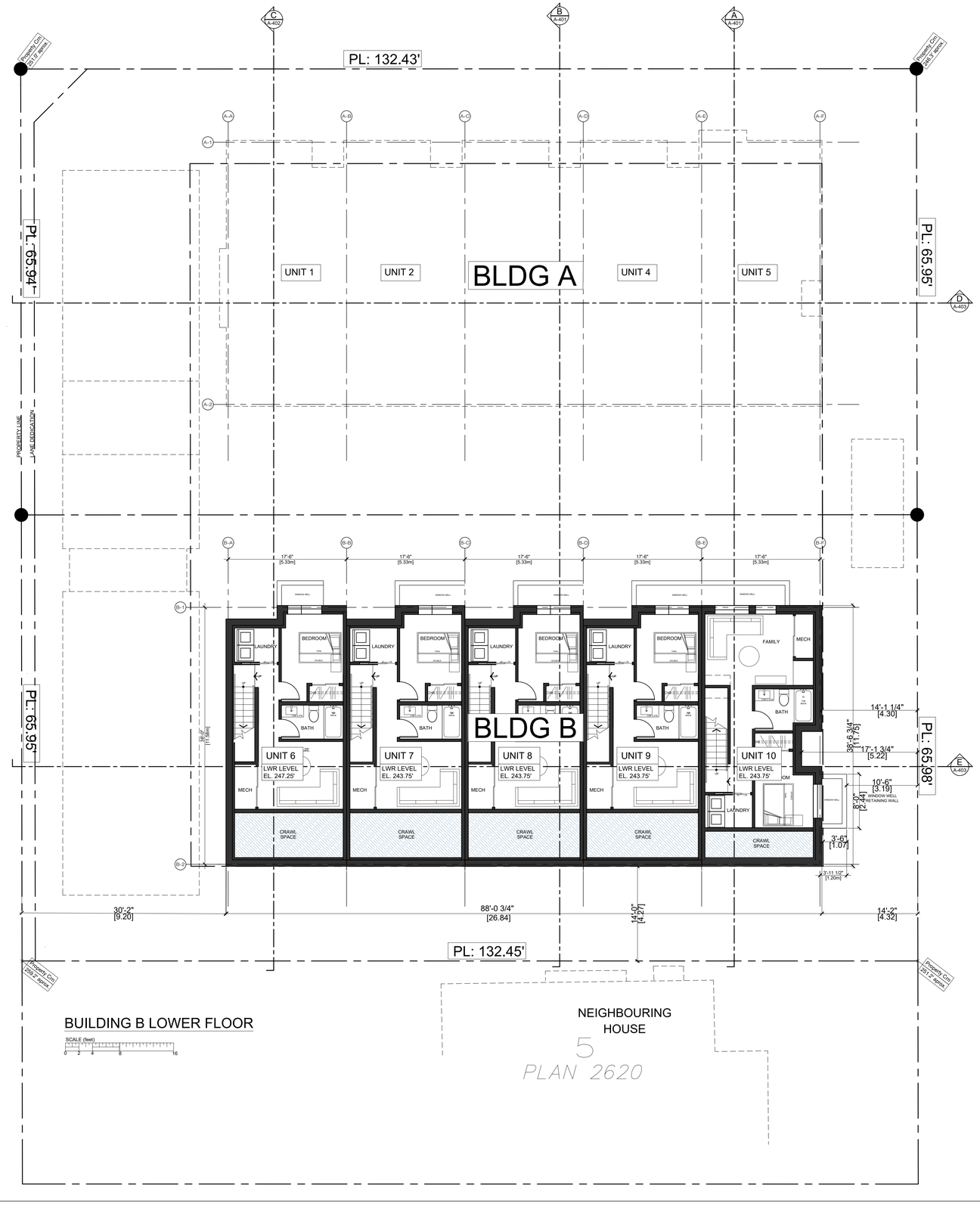
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
SITE PLAN

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

A-101
Revision No. 03



BUILDING B LOWER FLOOR

SCALE (feet)
0 2 4 8 16

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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
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PROJECT NORTH

TRUE NORTH

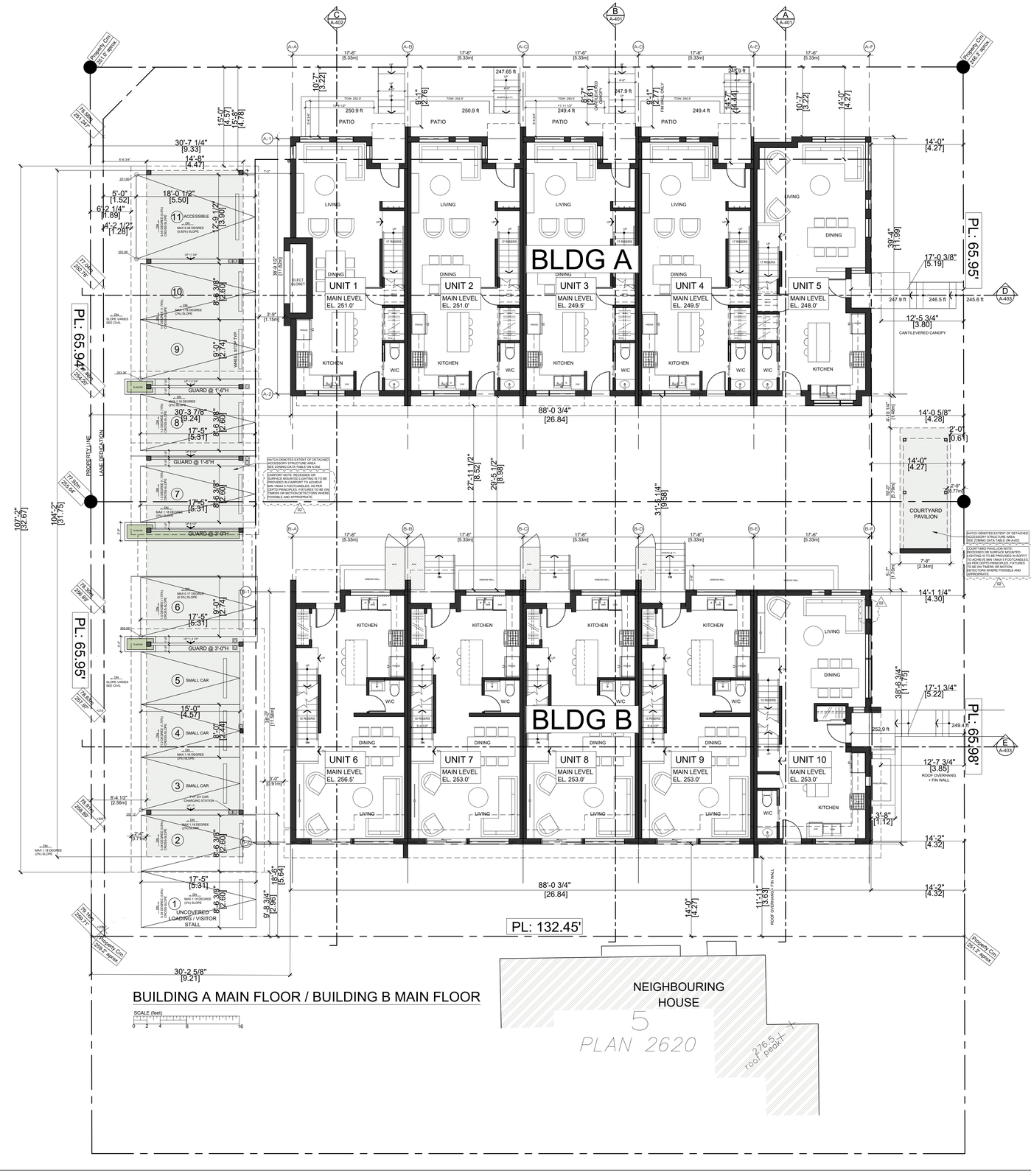
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
LOWER LEVEL BUILDING PLANS

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

A-102

Revision No. 03



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G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION - REVISION 1	22.08.08
H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
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PROJECT NORTH

TRUE NORTH

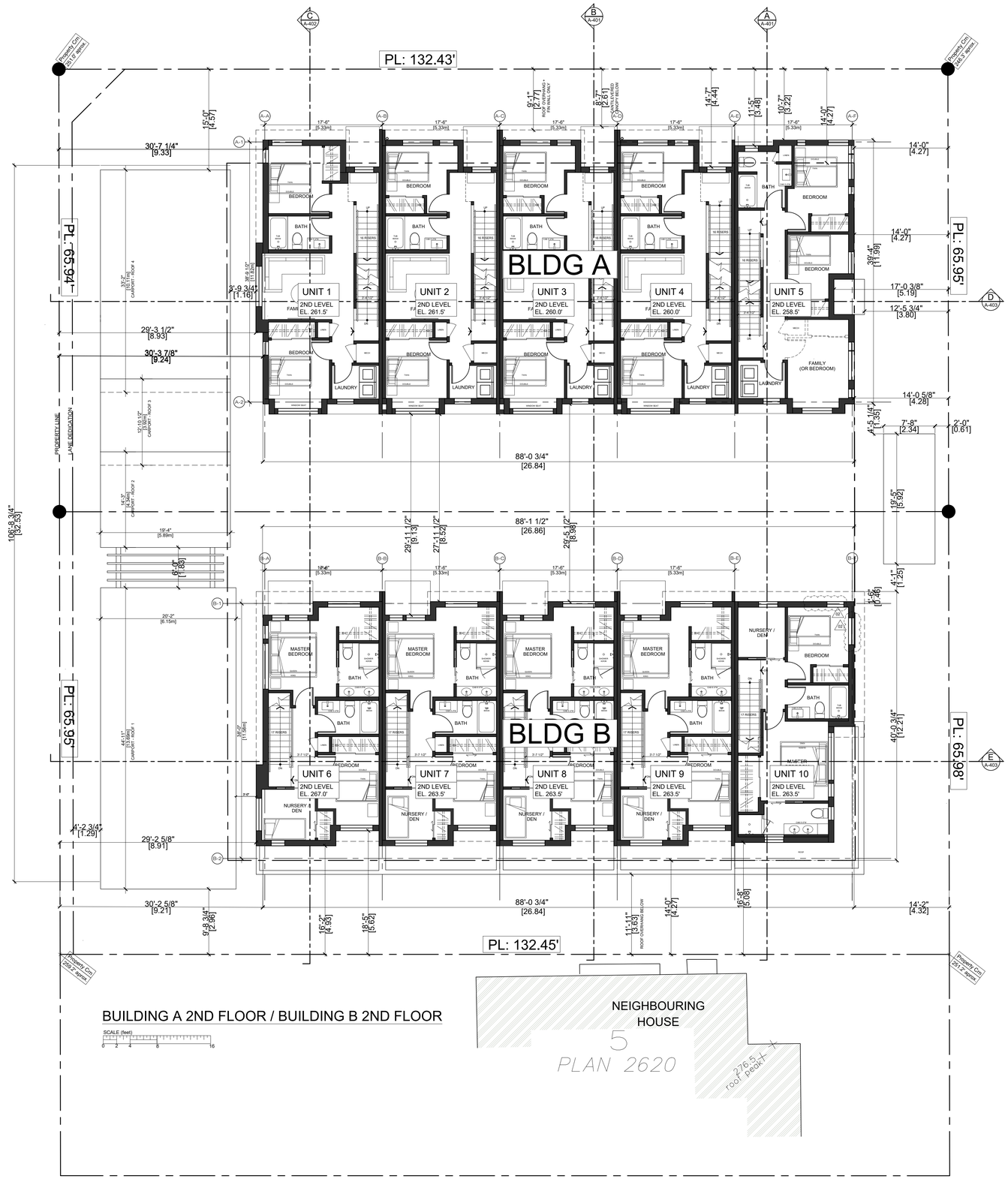
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
MAIN LEVEL BUILDING PLANS

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

A-103

Revision No. 02



BUILDING A 2ND FLOOR / BUILDING B 2ND FLOOR

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PROJECT NORTH

TRUE NORTH

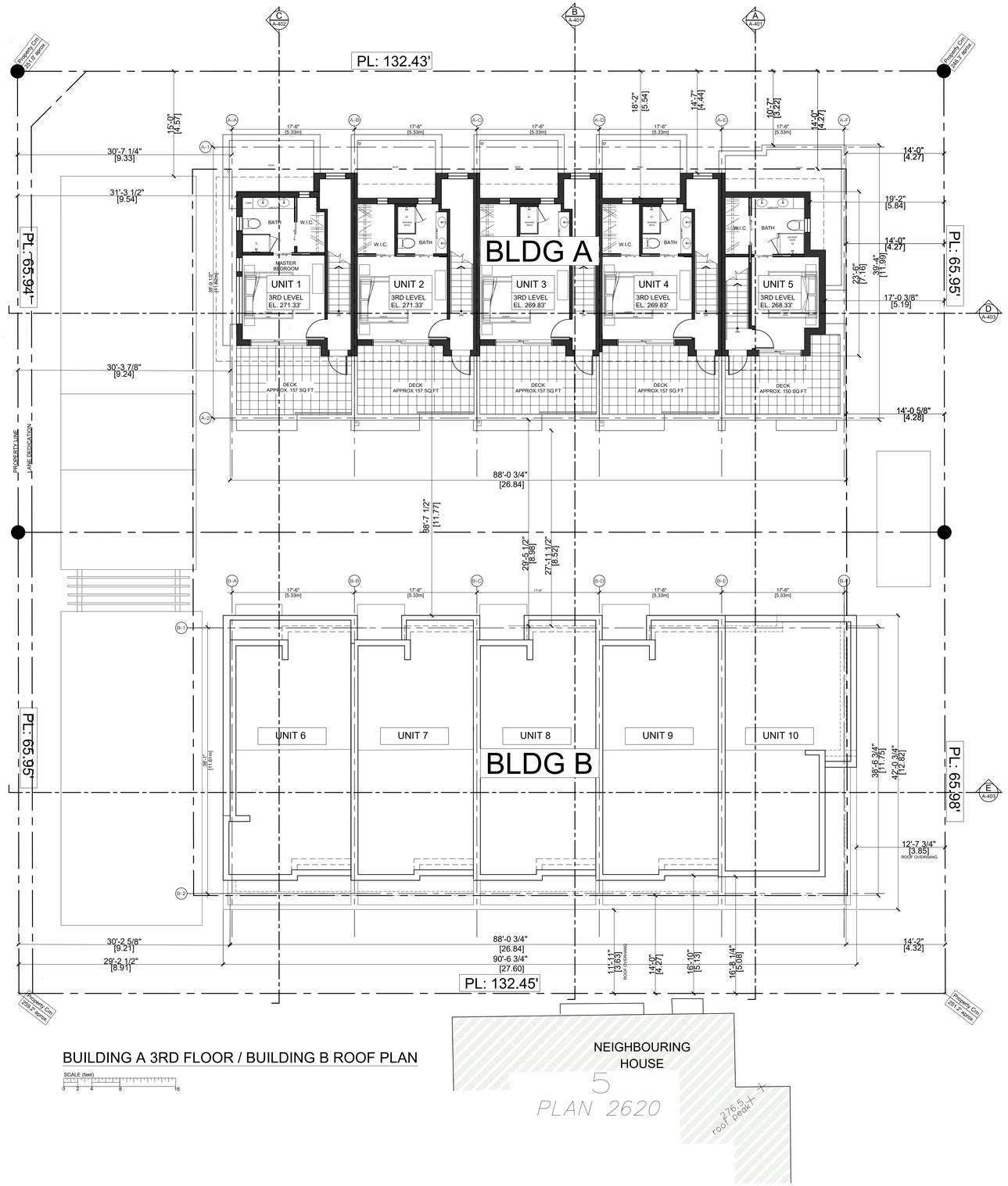
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
2ND LEVEL BUILDING PLANS

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

A-104

Revision No. 03



BUILDING A 3RD FLOOR / BUILDING B ROOF PLAN

SCALE (feet)
0 2 4 8 16

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PROJECT NORTH

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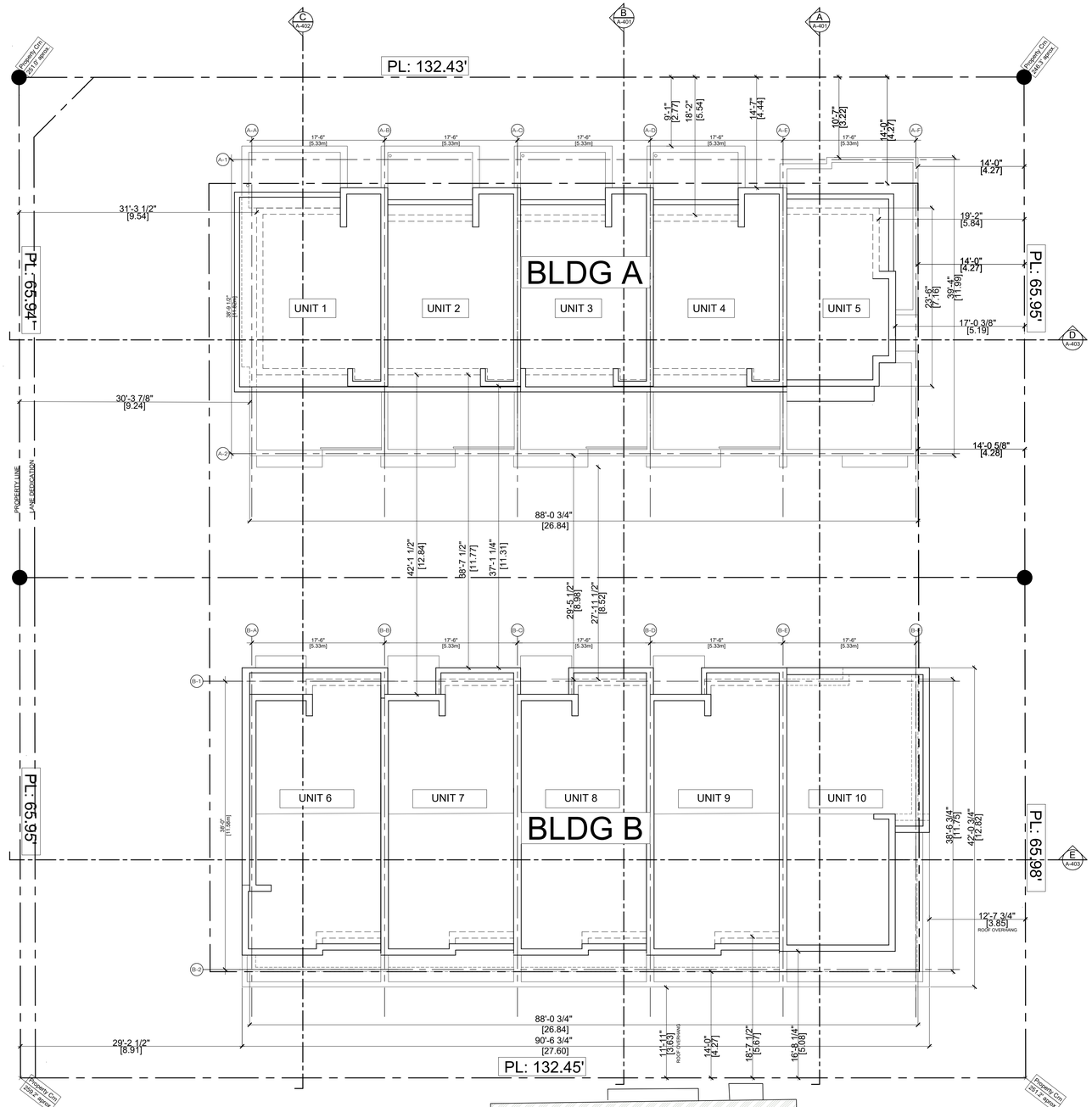
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
3RD LEVEL BUILDING PLANS

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

A-105

Revision No. 02



BUILDING A / BUILDING B ROOF PLANS

SCALE (feet)
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tel. 604.522.2258
info@gdparchitecture.ca

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

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PROJECT NORTH

TRUE NORTH

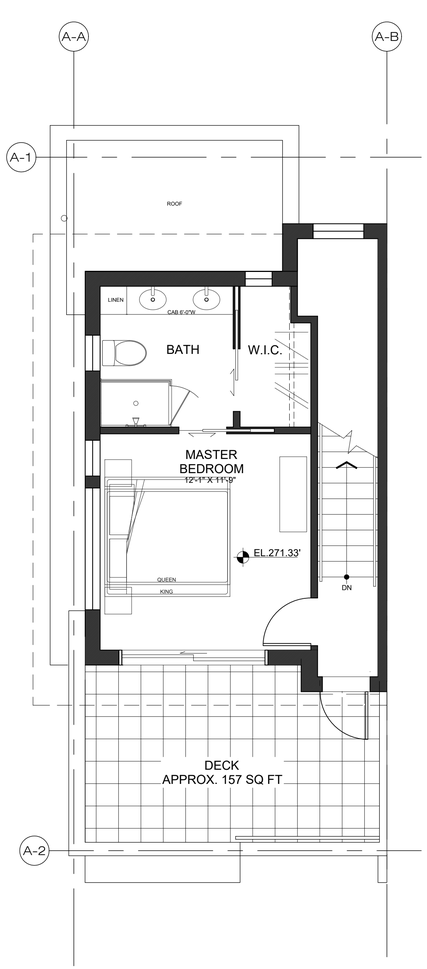
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

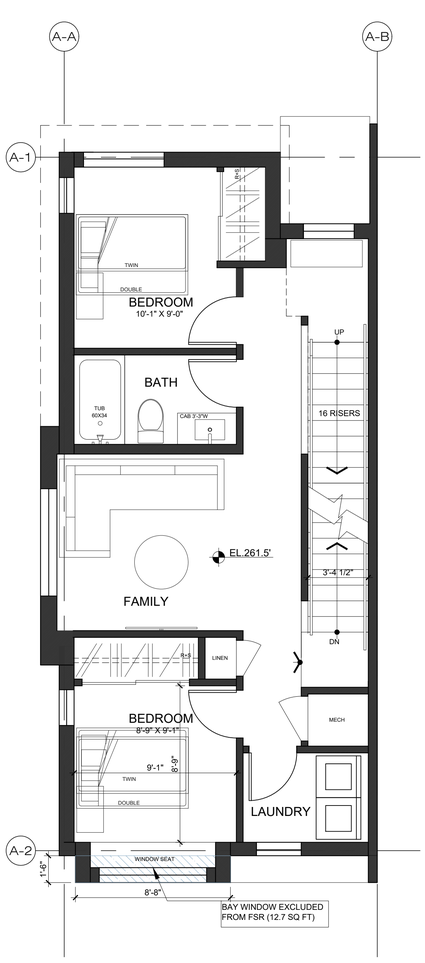
Title:
ROOF PLANS

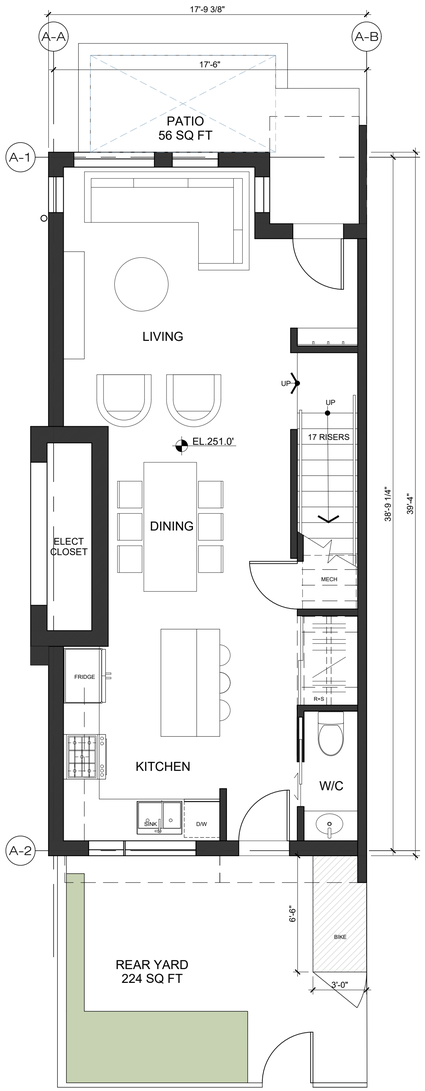
Scale: 1/8" = 1'-0"
Project No.: 2108
Date: 23.01.16

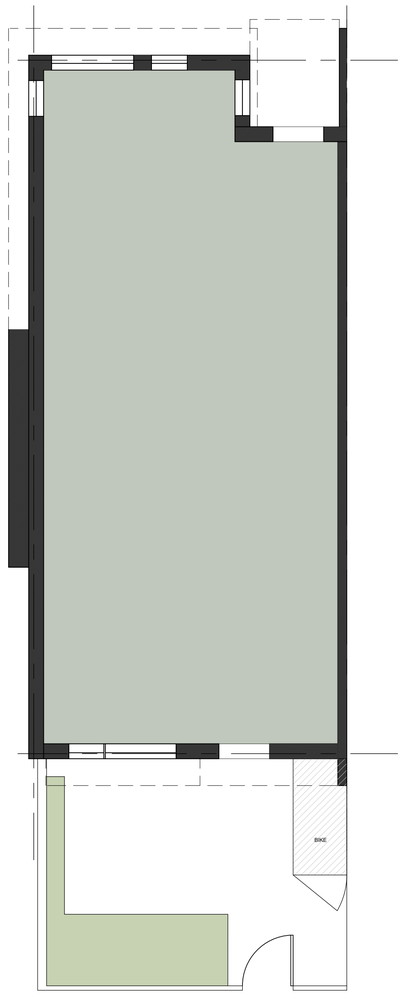
A-106

Revision No. 02









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

SCALE (feet)

0 2 4 8 16

BUILDING A
UNIT 1

gdp

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K		

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PROJECT NORTH

TRUE NORTH

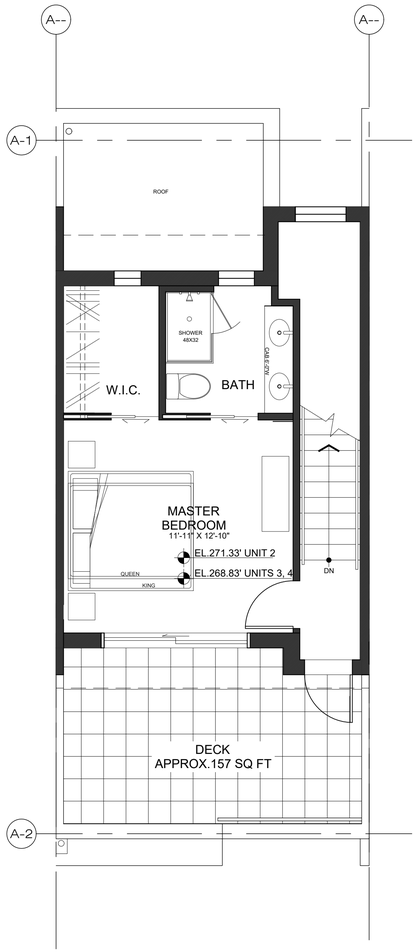
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

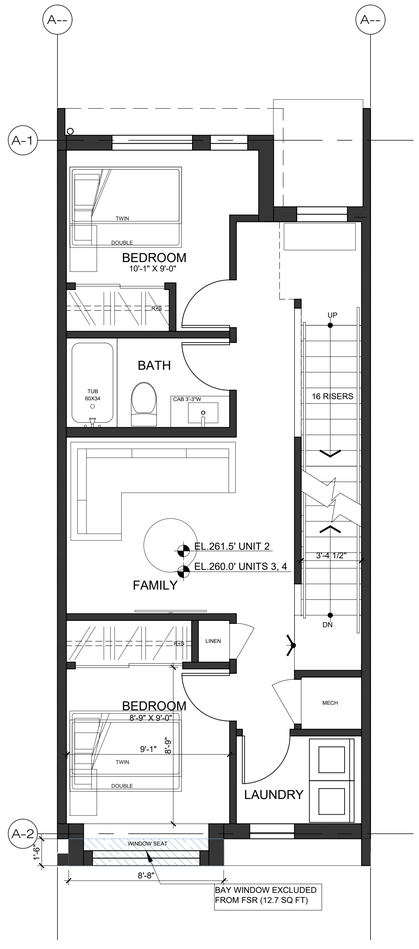
Title:
BUILDING A
UNIT 1 PLANS

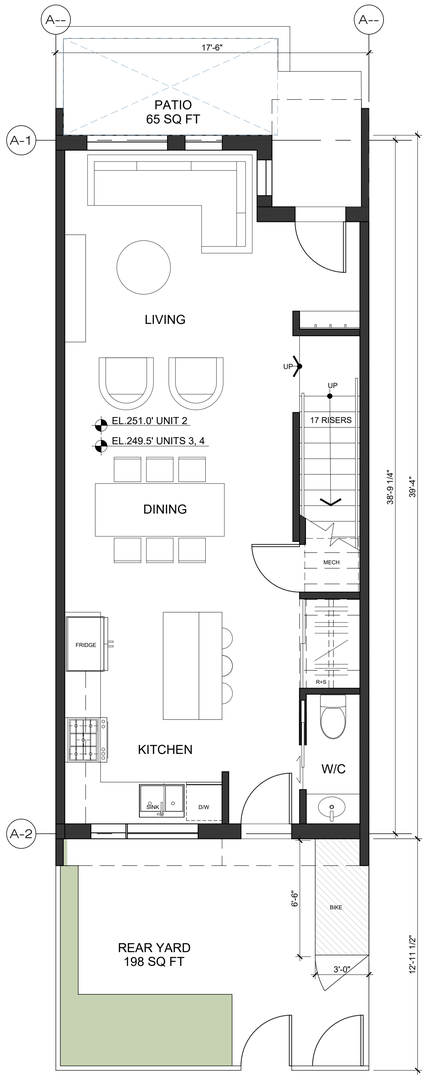
Scale: 1/4" = 1'-0"
Project No.: 2108
Date: 23.01.16

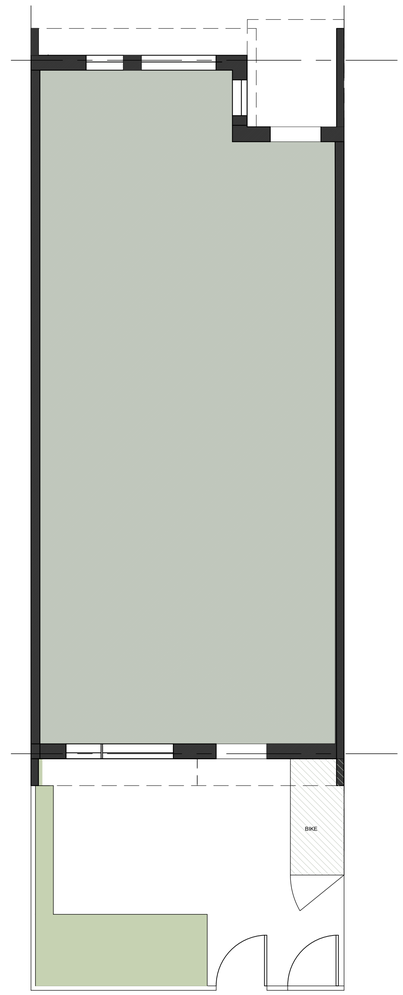
A-110

Revision No. 02









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

SCALE (feet)

0 2 4 8 16

BUILDING A
UNIT 2-4

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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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PROJECT NORTH

TRUE NORTH

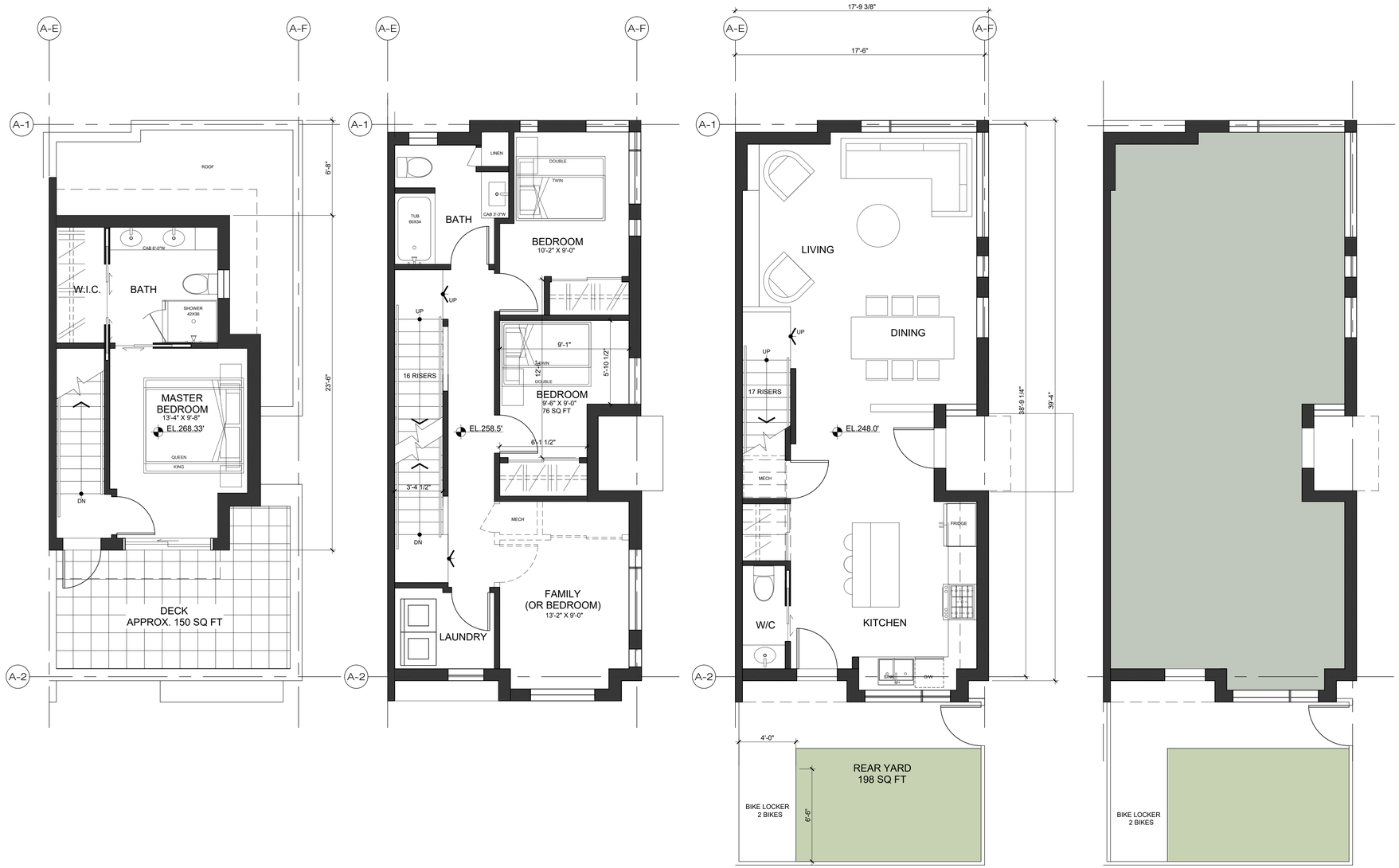
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
BUILDING A
UNIT 2, 3 AND 4 PLANS

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

A-111

Revision No. 03



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

SCALE (feet)

0 2 4 8 16

BUILDING A
UNIT 5

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PROJECT NORTH

TRUE NORTH

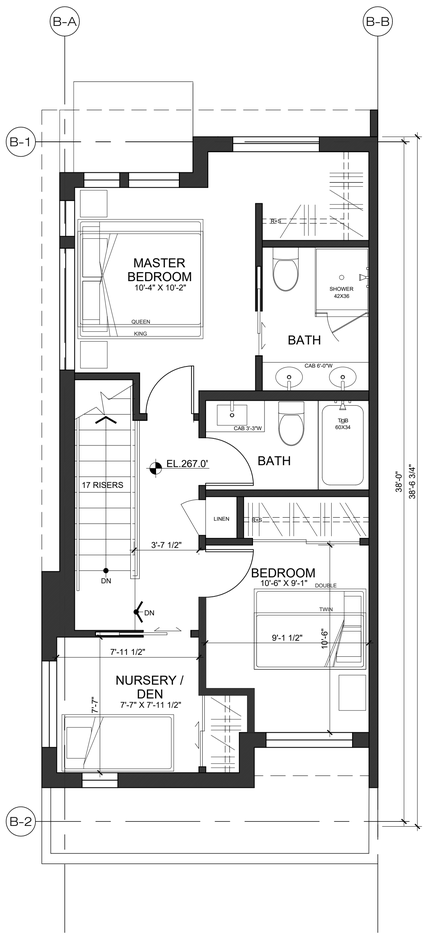
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
BUILDING A
EAST UNIT 5 PLAN

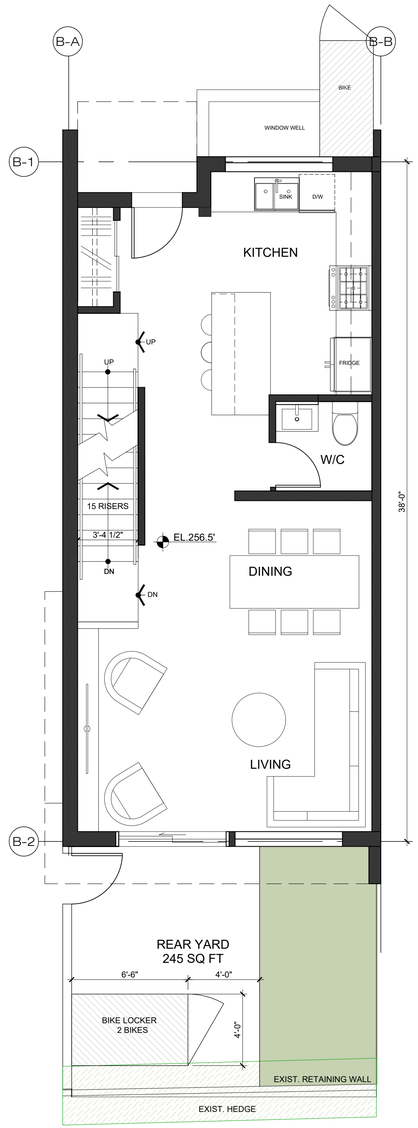
Scale: 1/4" = 1'-0"
Project No.: 2108
Date: 23.01.16

A-112

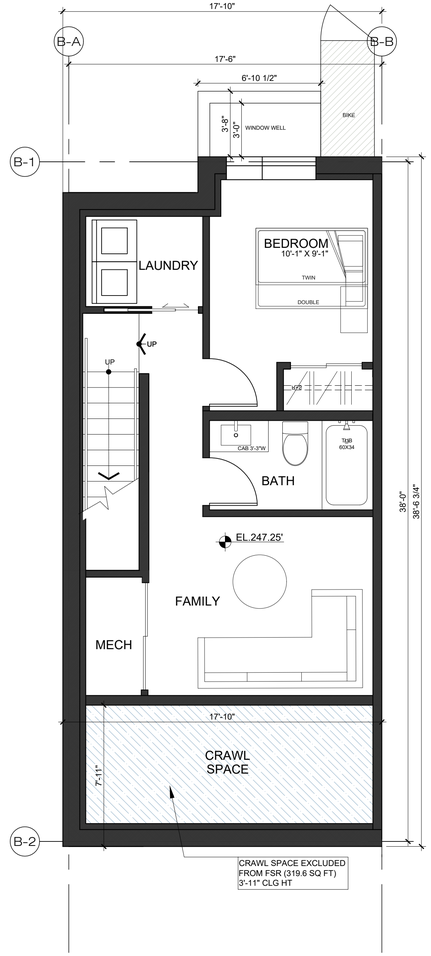
Revision No. 03



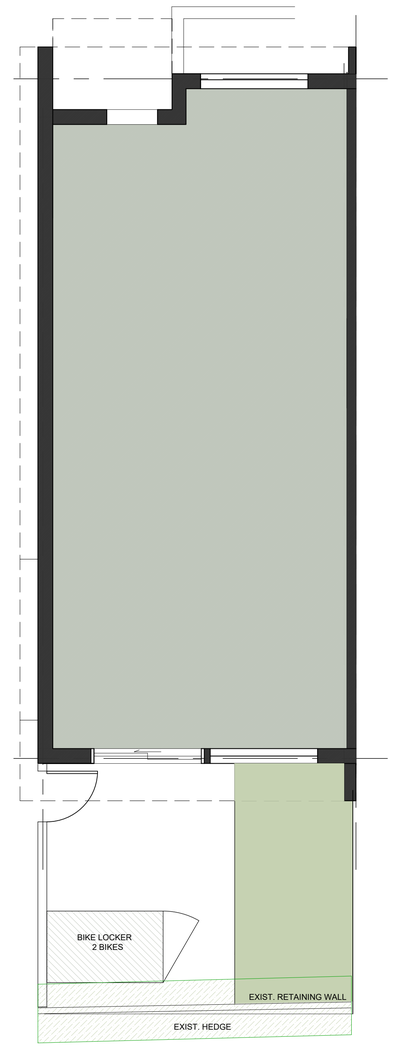
BUILDING B - UNIT 6
2ND LEVEL
APPROX. FLOOR AREAS:
GROSS - 626.2 SQ FT



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



SCALE (feet)

0 2 4 8 16

BUILDING B
UNIT 6

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PROJECT NORTH

TRUE NORTH

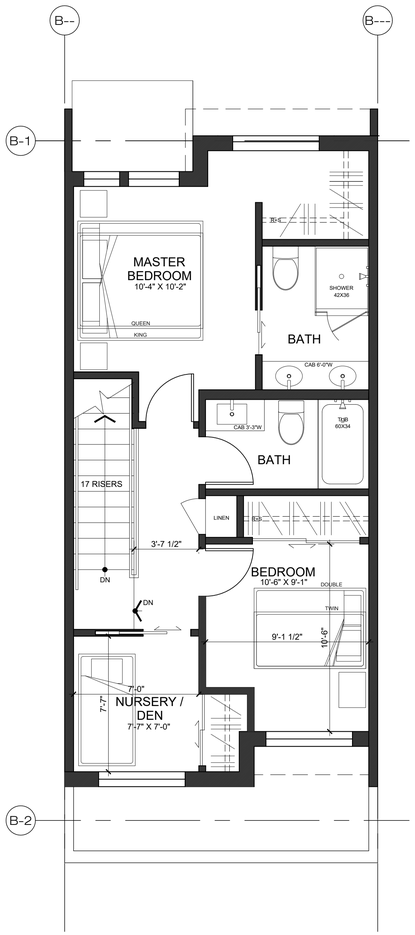
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
BUILDING B
UNIT 6 PLANS

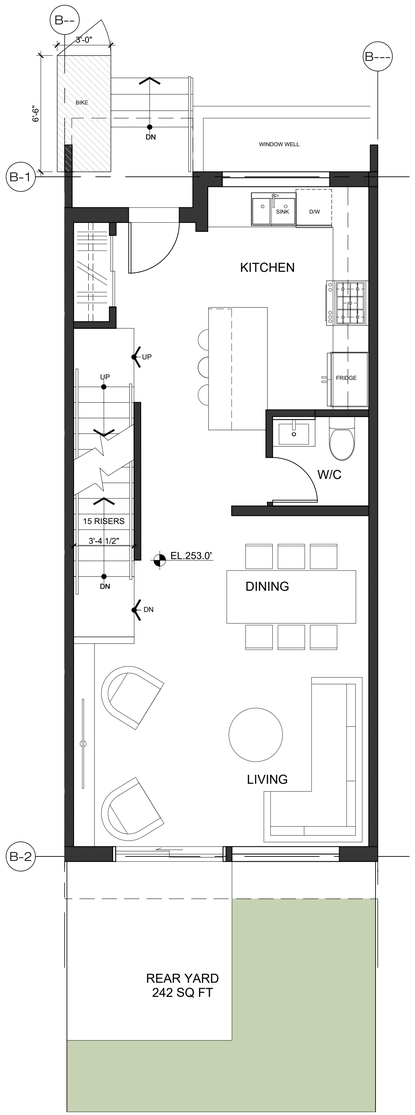
Scale: 1/4" = 1'-0"
Project No.: 2108
Date: 23.01.16

A-113

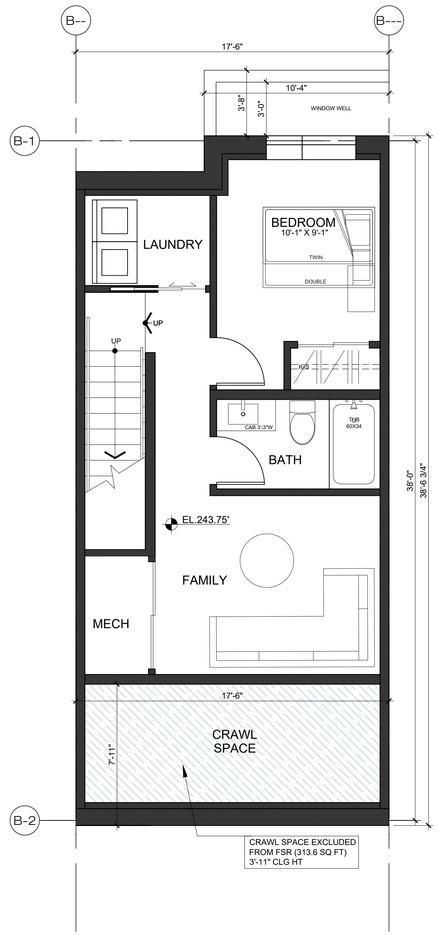
Revision No. 10



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

SCALE (feet)

0 2 4 8 16

BUILDING B
UNITS 7-9

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PROJECT NORTH

TRUE NORTH

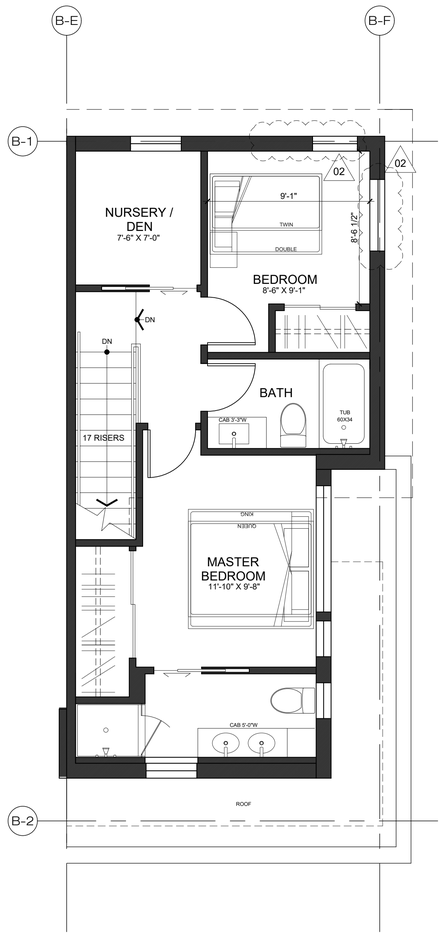
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

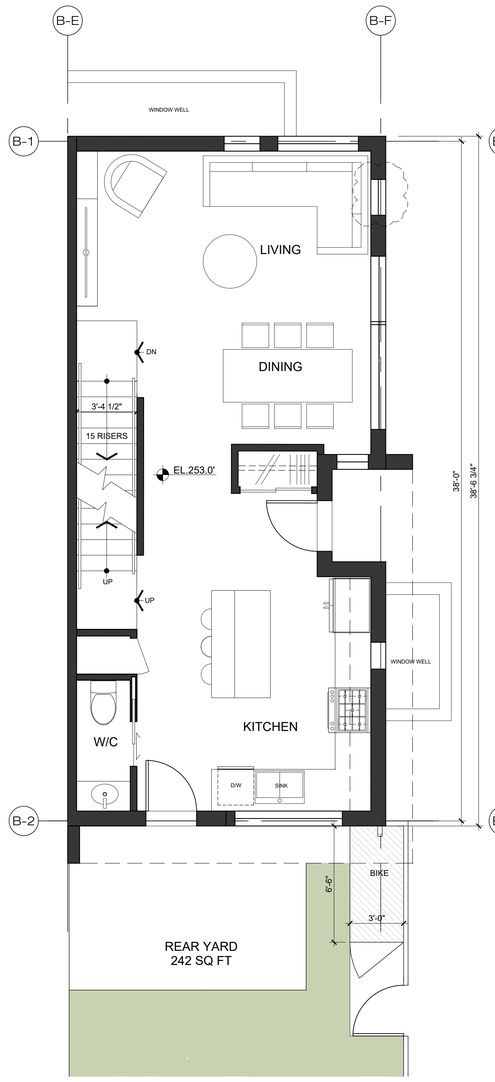
Title:
BUILDING B
UNITS 7, 8 AND 9 PLANS

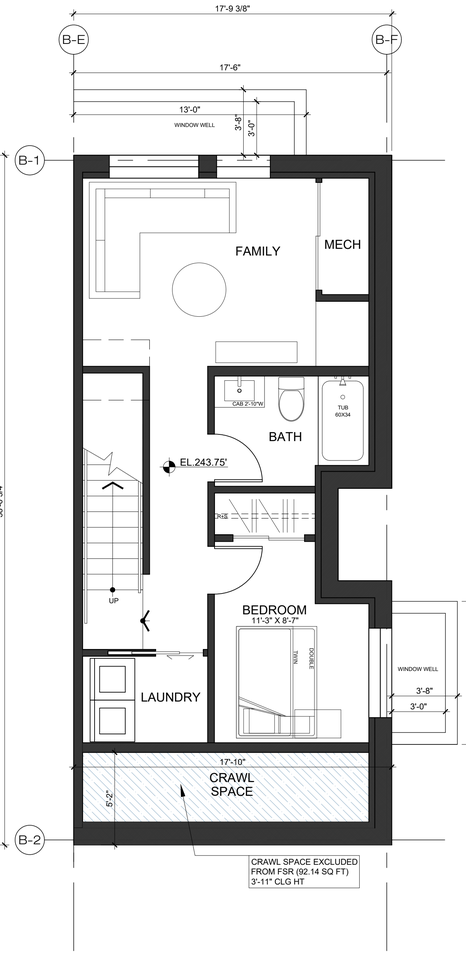
Scale: 1/4" = 1'-0"
Project No.: 2108
Date: 23.01.16

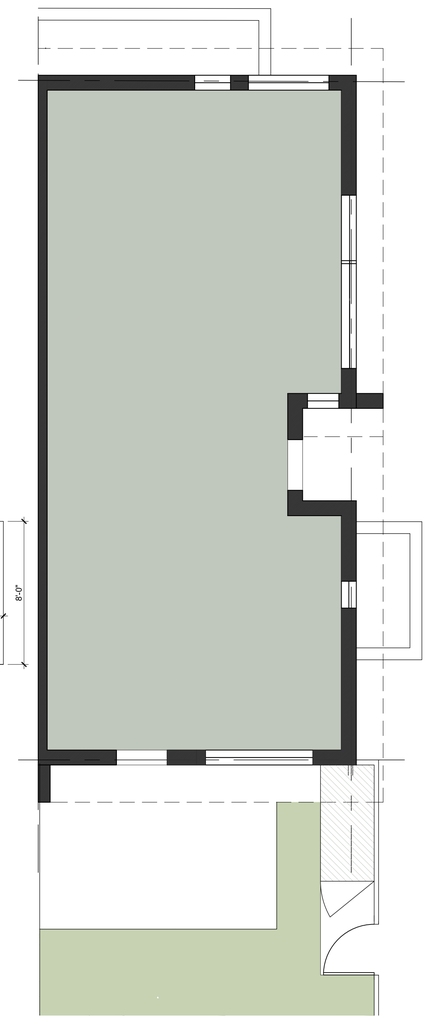
A-114

Revision No. 10









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

SCALE (feet)

0 2 4 8 16

BUILDING B
UNIT 10

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PROJECT NORTH

TRUE NORTH

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. 02

FIRST STREET ELEVATION

BLDG A
EIGHTH AVENUE

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GLENBROOKE ROW TOWNHOUSES

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

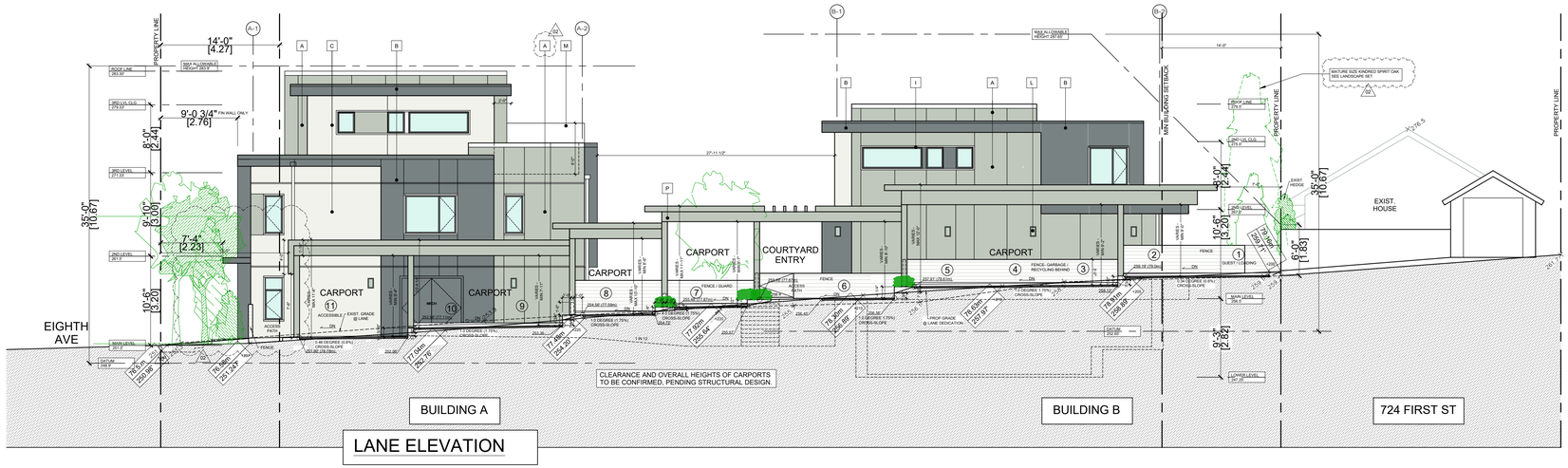
Title:

STREET ELEVATIONS

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

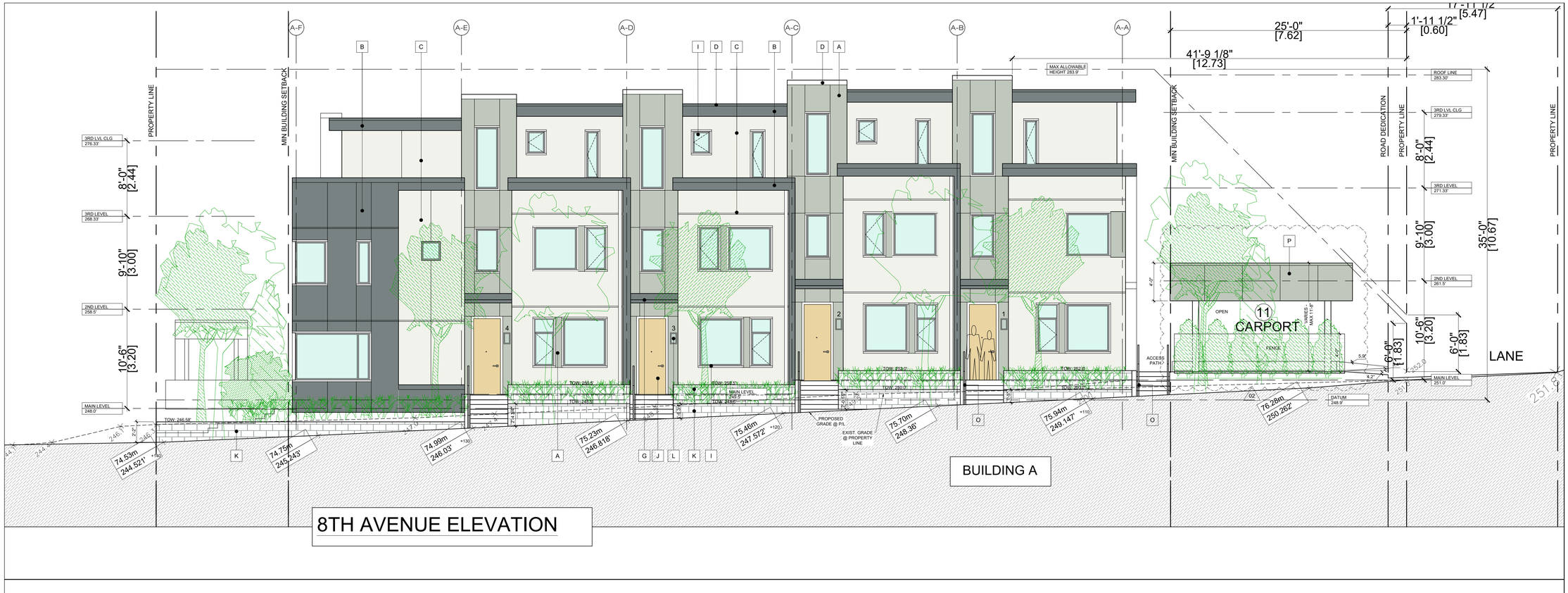
A-301

Revision No. 10


PROPERTY LINE
14'-0" [4.27]
MAX ALLOWABLE HEIGHT 257.33'
ROOF LINE 270.33'
3RD LVL CLG 270.33'
9'-0 3/4" [2.76] P/W WALL ONLY
8'-2" [2.50]
3RD LEVEL 261.33'
9'-0" [2.75]
35'-0" [10.67]
7'-4" [2.23]
2ND LEVEL 252.3'
10'-2" [3.10]
MAIN LEVEL 243.2'
EIGHTH AVE
EXISTING 242.9'
CARPORT
CARPORT
CARPORT
CARPORT
COURTYARD ENTRY
CARPORT
FENCE / GUARD
FENCE
ACCESS PATH
ACCESSIBLE / EXIST. GRADE @ LANE
FENCE: GARBAGE / RECYCLING BEHIND
PROP GRADE @ LANE DEDICATION
VARIES MIN 3'-0"
VARIES MAX 5'-0"
VARIES MAX 6'-0"
VARIES MIN 6'-0"
VARIES MIN 4'-0"
VARIES MIN 3'-0"
VARIES MIN 6'-0"
VARIES MIN 4'-0"
VARIES MIN 6'-0"
VARIES MIN 3'-0"
VARIES MIN 6'-0"
VARIES MIN 4

BUILDING A: 8TH AVENUE ELEVATION

BUILDING A: SOUTH ELEVATION
(INNER COURTYARD)



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

tel. 604.522.2258
info@gdparchitecture.ca

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	ISSED 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

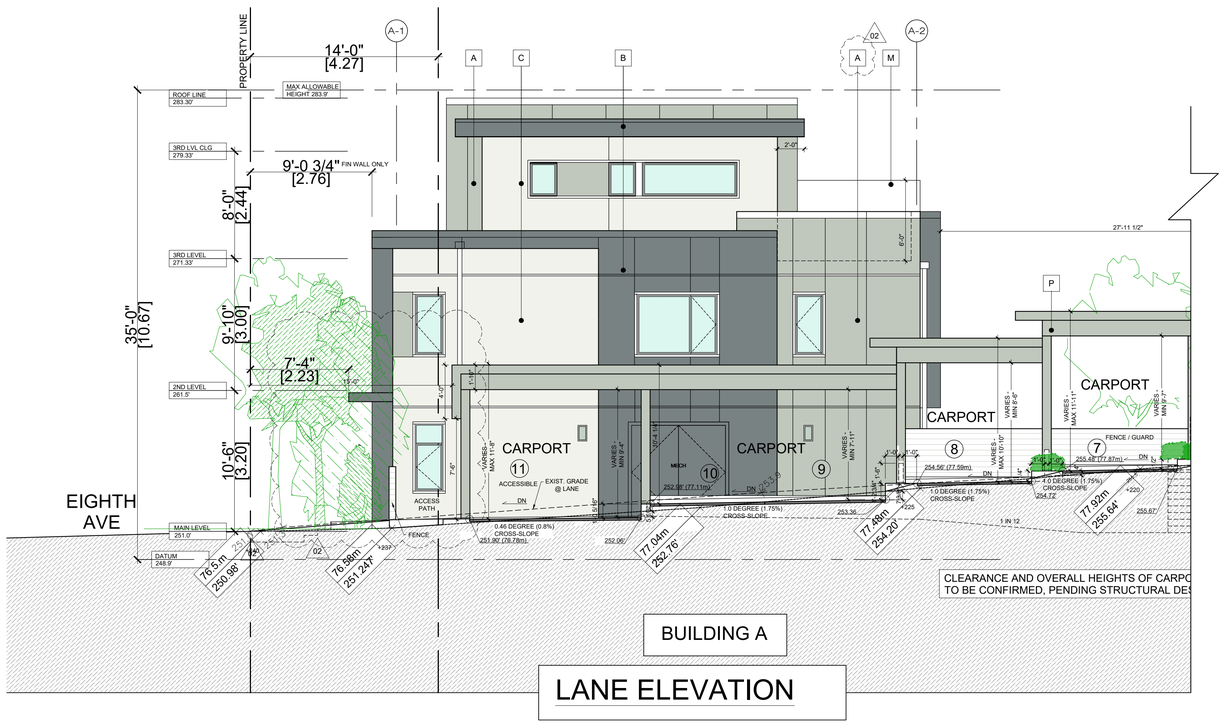
Title:
BUILDING A ELEVATIONS

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

A-303

Revision No. 02

FIRST STREET ELEVATION



BUILDING A

LANE ELEVATION

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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

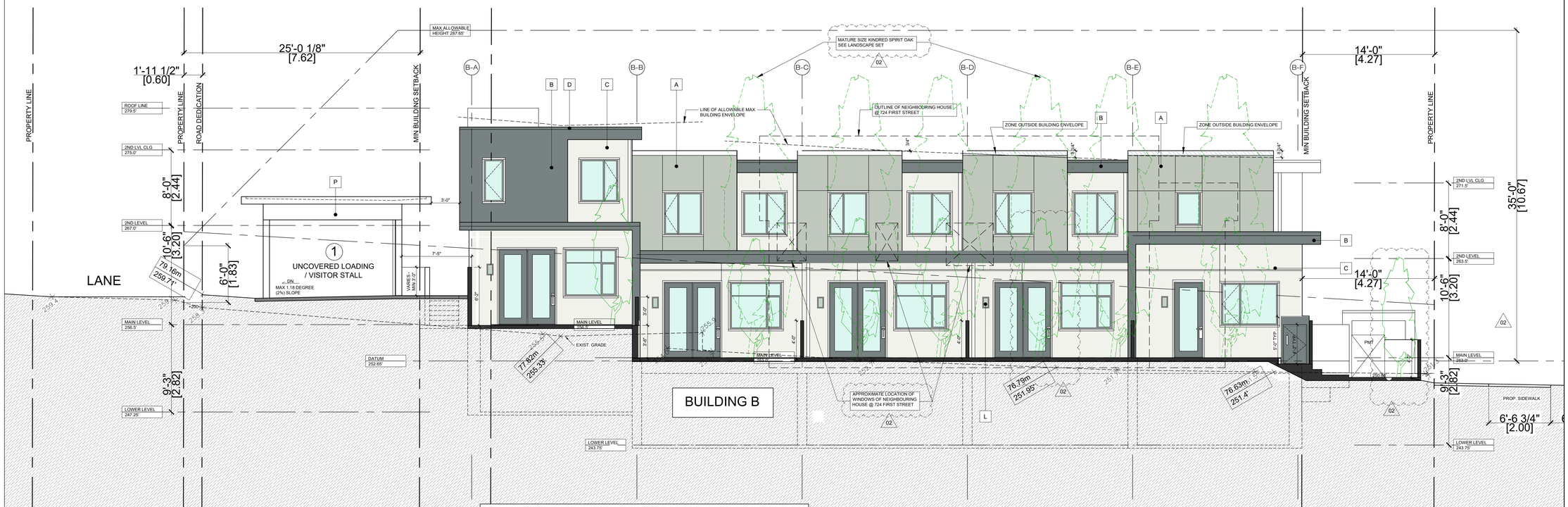
A-304

Revision No. 02

BUILDING B: NORTH ELEVATION
(INNER COURTYARD)

BUILDING B: SOUTH ELEVATION

SITE SECTION B (BUILDING B NORTH ELEVATION)



BUILDING B SOUTH ELEVATION

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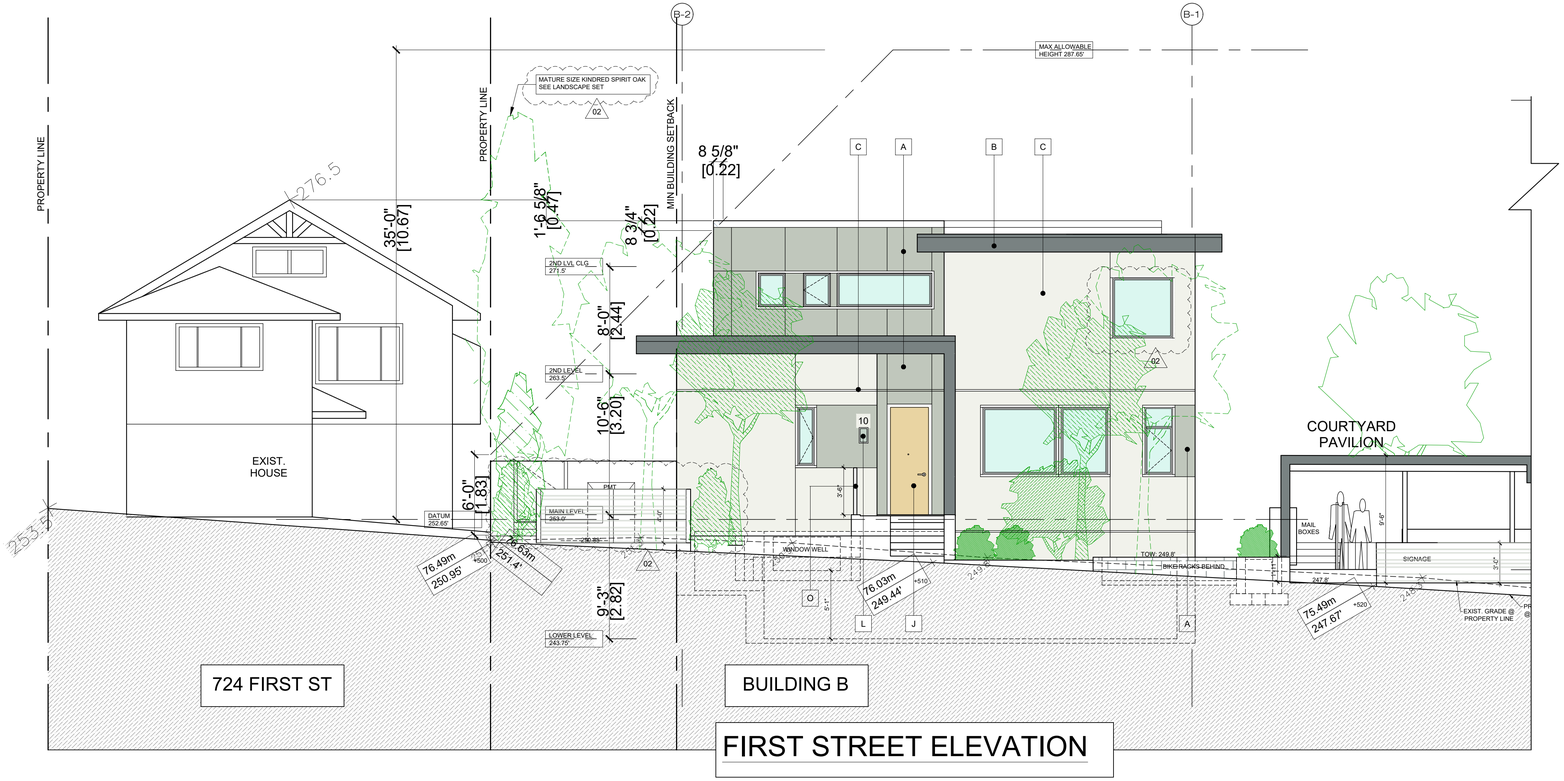
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
BUILDING B ELEVATIONS

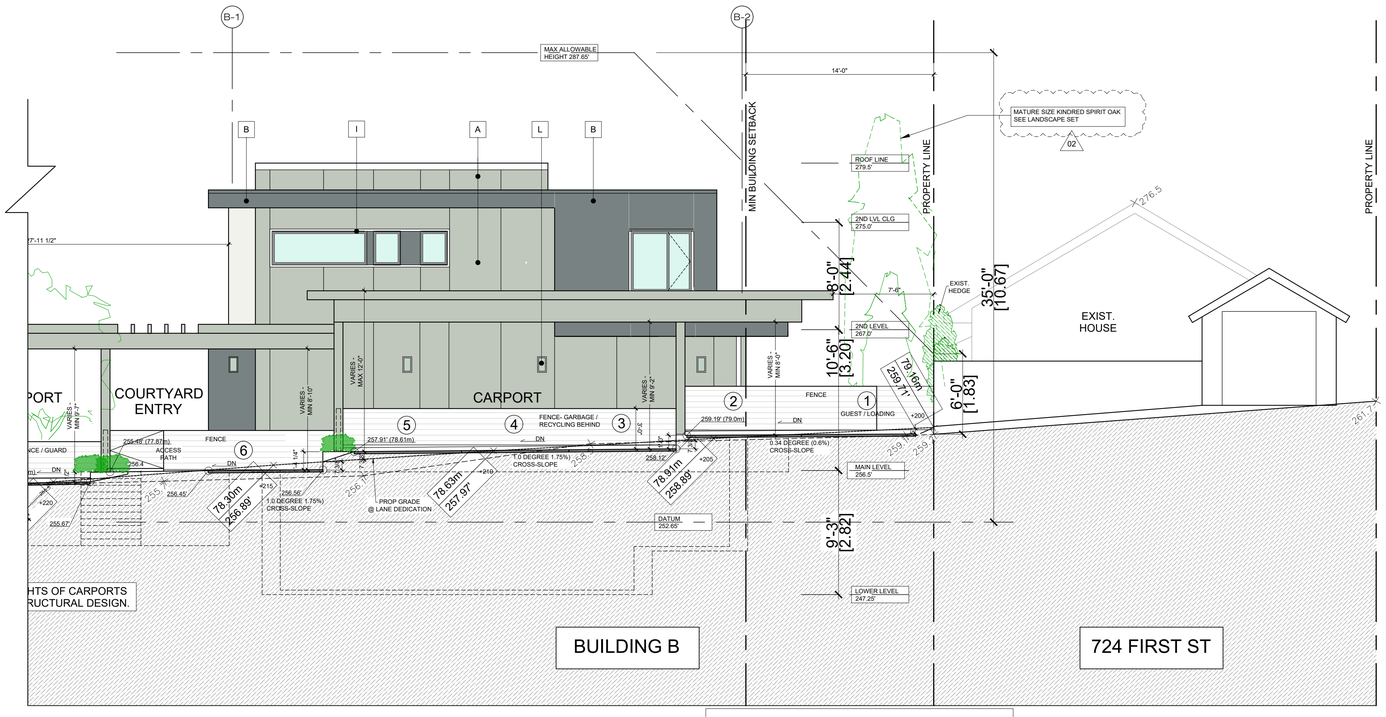
Scale: 3/16" = 1'-0"
Project No.: 2108
Date: 23.01.16

A-305

Revision No. 02



FIRST STREET ELEVATION



LANE ELEVATION

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D	FOR DISCUSSION	22.02.18
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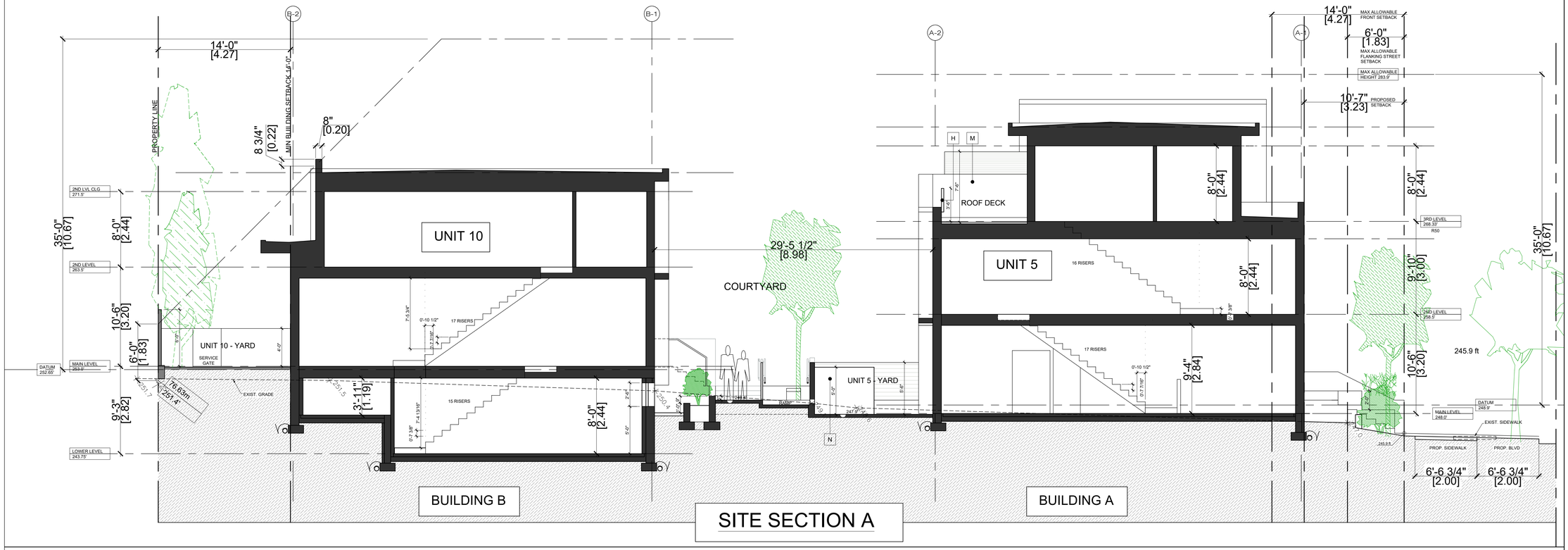
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
BUILDING B ELEVATIONS

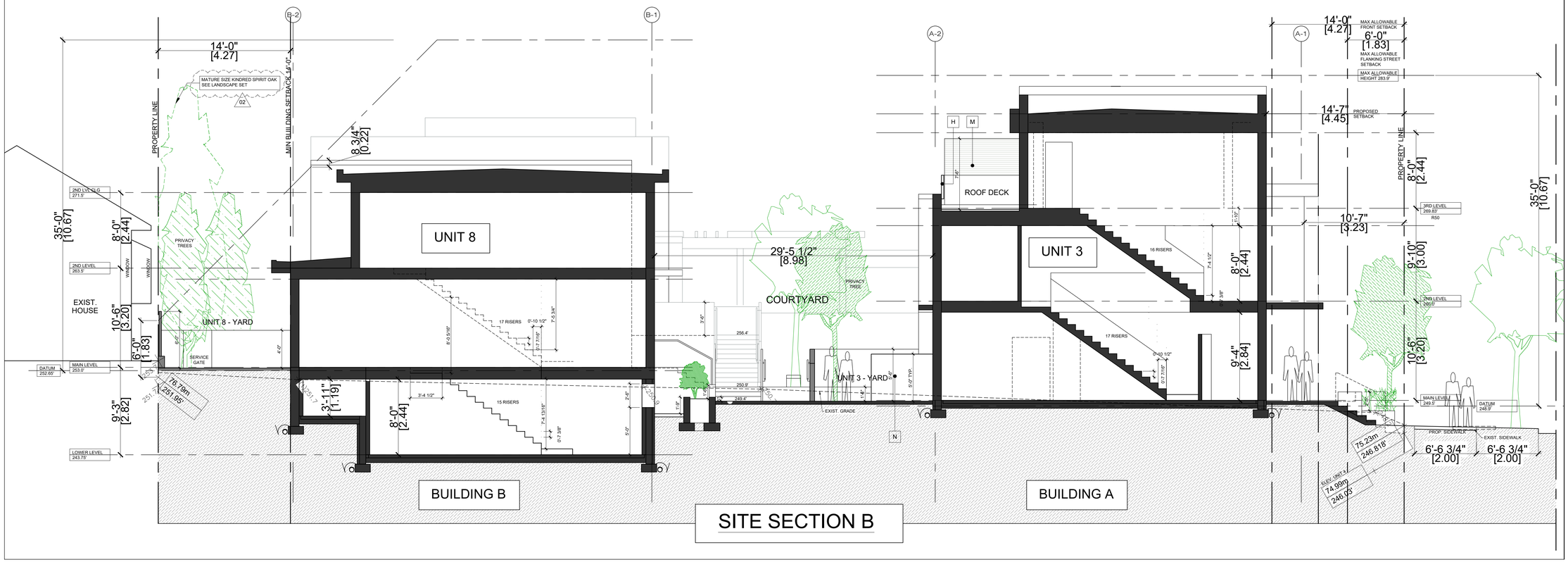
Scale: 3/16" = 1'-0"
Project No.: 2108
Date: 23.01.16

A-306

Revision No. 03



SITE SECTION A



SITE SECTION B

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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
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K		

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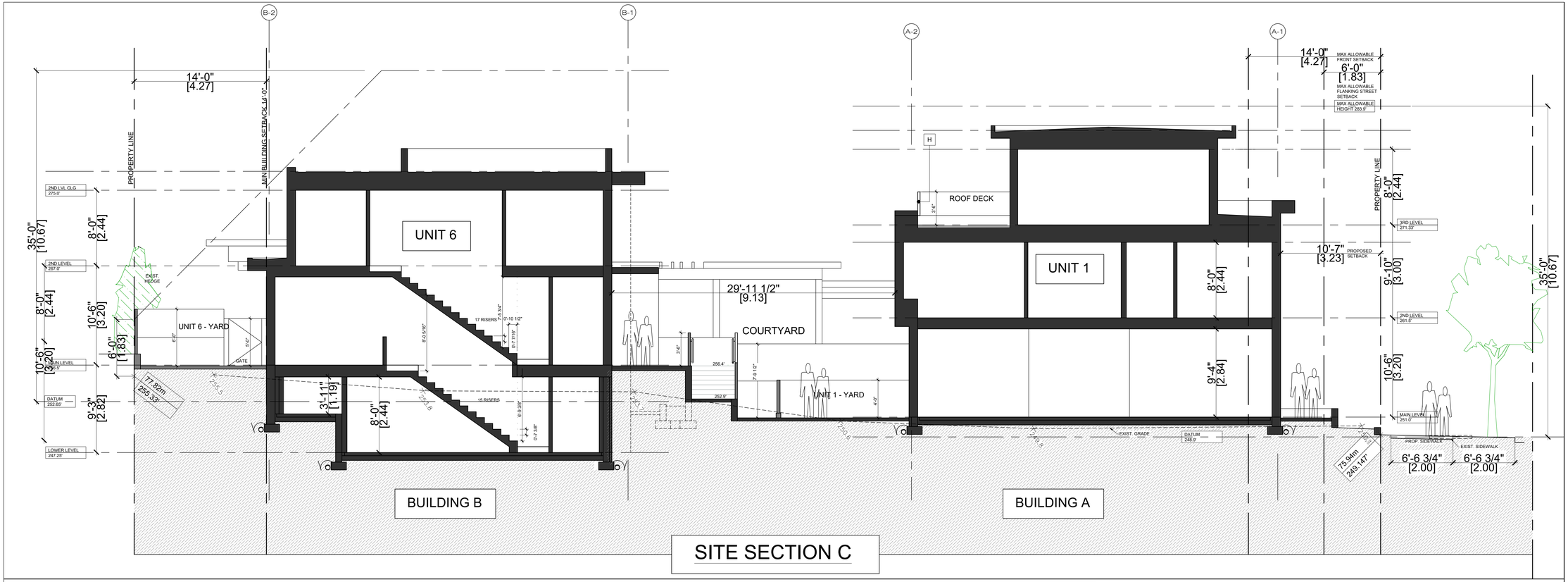
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
SECTION A
SECTION B

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

A-401

Revision No. 10



SITE SECTION C

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B		
C		
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E	FOR COORDINATION	22.03.17
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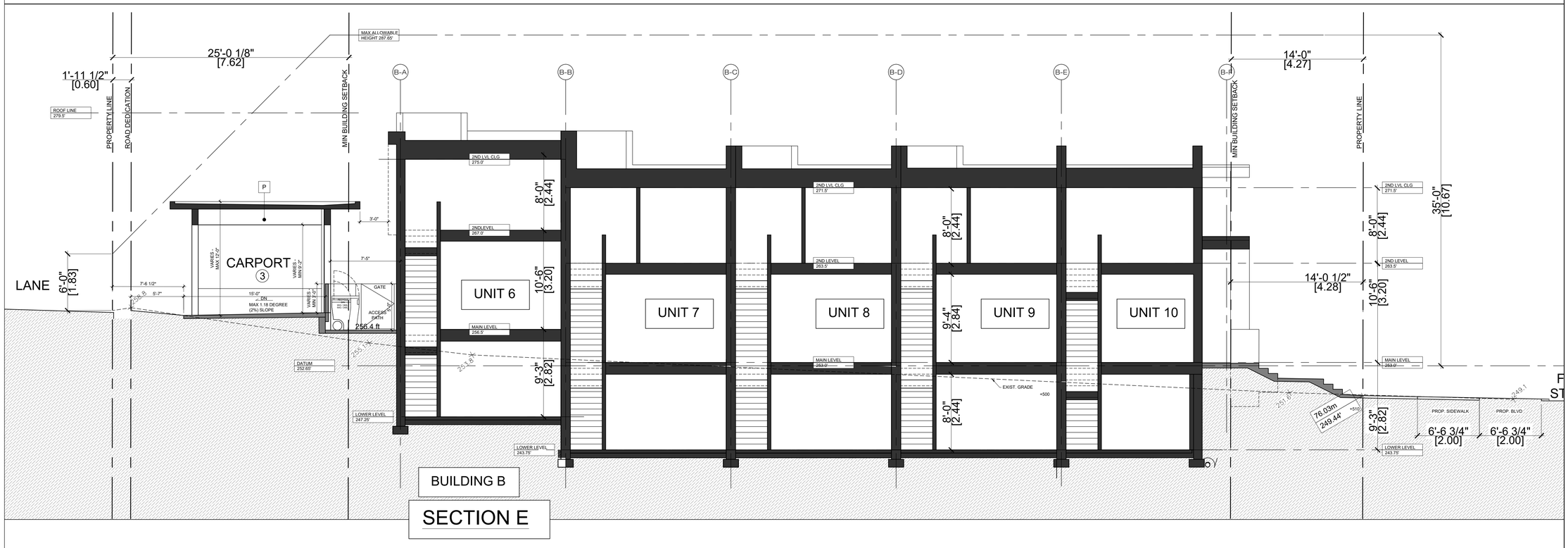
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
SECTION C

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

A-402

Revision No. 10



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NO.:	DESCRIPTION:	DATE:
A		
B		
C		
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E	FOR COORDINATION	22.03.17
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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

Revision No. 03

GLENBROOKE ROW TOWNHOUSES

PROJECT AND SITE DATA

THE SITE IS COMPRISED OF TWO PROPERTIES:

PROPERTY (1)
Street Address — **102 EIGHTH AVENUE, NEW WESTMINSTER, BC**
Legal Description: — **LOT C, NEW WESTMINSTER DISTRICT, PLAN NWP8662 SUBURBAN BLOCK 13, GROUP 1**
Folio: 10583000
PID: 011-431-424

PROPERTY (2)
Street Address — **728 FIRST STREET, NEW WESTMINSTER, BC**
Legal Description — **LOT D, NEW WEST DISTRICT, PLAN NWP8662 SUBURBAN BLOCK 13, GROUP 1**
Folio: 10581000
PID: 011-341-467

Applicable Codes and Bylaws — British Columbia Building Code 2018, PART 9
City of New Westminster, Zoning Bylaw 6680,2001
Bylaw Building Bylaw 8125, 2019

Building Form — Building Code Occupancy Type - residential
Number of Stories -3

Zoning
Existing: *SINGLE DETACHED RESIDENTIAL (RS-1)*
Proposed: *CD-100 COMPREHENSIVE DEVELOPMENT DISTRICT (102/104 EIGHTH AVENUE & 728 FIRST STREET)*

Land Use Designation
Existing: *RESIDENTIAL SEMI-DETACHED HOUSING* (RD)
Proposed: *RESIDENTIAL GROUND-ORIENTED INFILL HOUSING (RGO)*

TENURE OF DWELLING UNITS: **PROPOSED:** *STRATA*

02

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 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

02

02

CONSULTANTS:

	SURVEYOR **ELEVATE LAND SURVEYING** **Finny Philip BCLS** — **Email: finny@elevatelandsurveying.com** **Tel: 604-385-5571**
	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: 604-790-0579**

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
	Cantilevered canopy	8.58 ft (2.61 m)	min
	Fin wall	9.08 ft (2.77 m)	min
Distance from property line along First Street:	Cantilevered 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.	531.70 sq. ft.	522.30 sq. ft.	522.30 sq. ft.	522.30 sq. ft.	578.20 sq. ft.
Main Floor:	652.50 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.
Second Floor:	691.60 sq. ft.	666.70 sq. ft.	666.70 sq. ft.	666.70 sq. ft.	691.40 sq. ft.	626.20 sq. ft.	607.00 sq. ft.	607.00 sq. ft.	607.00 sq. ft.	586.00 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.	2,676.80	sq. ft.	15.58% **
Above Grade FSR	85%	14,601.48	sq. ft.	14,992.00	sq. ft.	87.27% **
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 - A115) 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	248.00 ft.
	ft.	South East	248.00 ft.
	ft.	North West	250.60 ft.
datum:	248.90 ft.	South West	251.00 ft.

	allowed	proposed
HEIGHT (peak):	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.

	allowed	proposed
HEIGHT (peak):	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.

Carports

Area (sq. ft.):	1527.80	sq. ft.	
Max Height:	12.00	ft.	12.00 ft. maximum allowed
setback from lane:	6.00	ft.	

Courtyard Entry Pavilion

Area (sq. ft.):	146.00	sq. ft.	
Max Height:	10.00	ft.	12.00 ft. maximum allowed

	allowed	proposed	
TOTAL AREA:	2576.73	1673.80	sq. ft.
	15%	9.7%	sq. ft.

SETBACKS:

		required	proposed				
front - 8th Avenue	min	15.00 ft.	15.00	ft.	to roof overhang	15.67	ft. to posts
rear - lane	min	6.00 ft.	6.20	ft.	to roof overhang	8.38	ft. to posts
south side:	min	- ft.	9.73	ft.	to roof overhang	18.50	ft. to posts
from principal buildings:	min	3.0 ft.	3.00	ft.	to roof overhang	7.17	ft. to posts
front - First Street		14.00 ft.	2.00	ft.		[siting relaxation required]	
from Building A:		3.0 ft.	4.85	ft.			
from Building B:		3.0 ft.	5.58	ft.			

PARKING:

	required	proposed	
Total Stalls	10	10	
Loading / Visitor	1	1	[siting relaxation required- located 1'-4" from property line)
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
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

Note: Garbage collecton proposed from private collector

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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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
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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:
DATA SHEET

Scale: NTS
Project No.: 2108
Date: 23.01.16

A-002

Revision No. 02

PLANT SCHEDULE

PMG PROJECT NUMBER: 22-004

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	2	ACER CIRCINATUM	VINE MAPLE	1.5M HT; B&B; 3 STEM CLUMP
	3	CORNUS KOUSA X NUTTALLII 'VENUS'	VENUS HYBRID DOGWOOD	6CM CAL; B&B
	2	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	2.5M HT; B&B STD FORM
	5	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B
	5	QUERCUS X WAREI 'NADLER'	KINDRED SPIRIT OAK	6CM CAL; B&B
	4	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL 1.5M STD;B&B
SHRUB				
ARB	7	ARBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#7 POT; 1.25M
BU	61	BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE-LEAF BOX	#3 POT; 45CM
CK	17	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#2 POT; 40CM
HY	33	HYDRANGEA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	#2 POT
MA	8	MAHONIA X MEDIA 'CHARITY'	CHARITY GRAPE HOLLY	#3 POT; 60CM
SA	3	SARCOCOCCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT; 25CM
SR	3	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#3 POT; 60CM
Y	54	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
GRASS				
KF	43	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
CI	179	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
HS	32	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
ST	43	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
BE2	29	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA; ROSE PINK	15CM POT
LO	38	FUCHSIA MAGELLANICA `AUREA'	FUSCHIA	15CM POT
Y	8	HEMEROCALLIS 'RED MAGIC'	DAYLILY; RED AND YELLOW	#2 POT; 2-3 FAN
RU	15	RUDBECKIA F SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT
GC				
U	68	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNIKINNICK	#1 POT; 20CM
W	20	VACCINIUM VITIS IDAEA	LINGONBERRY	#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.

22004-3.ZIP

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
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 DEV.

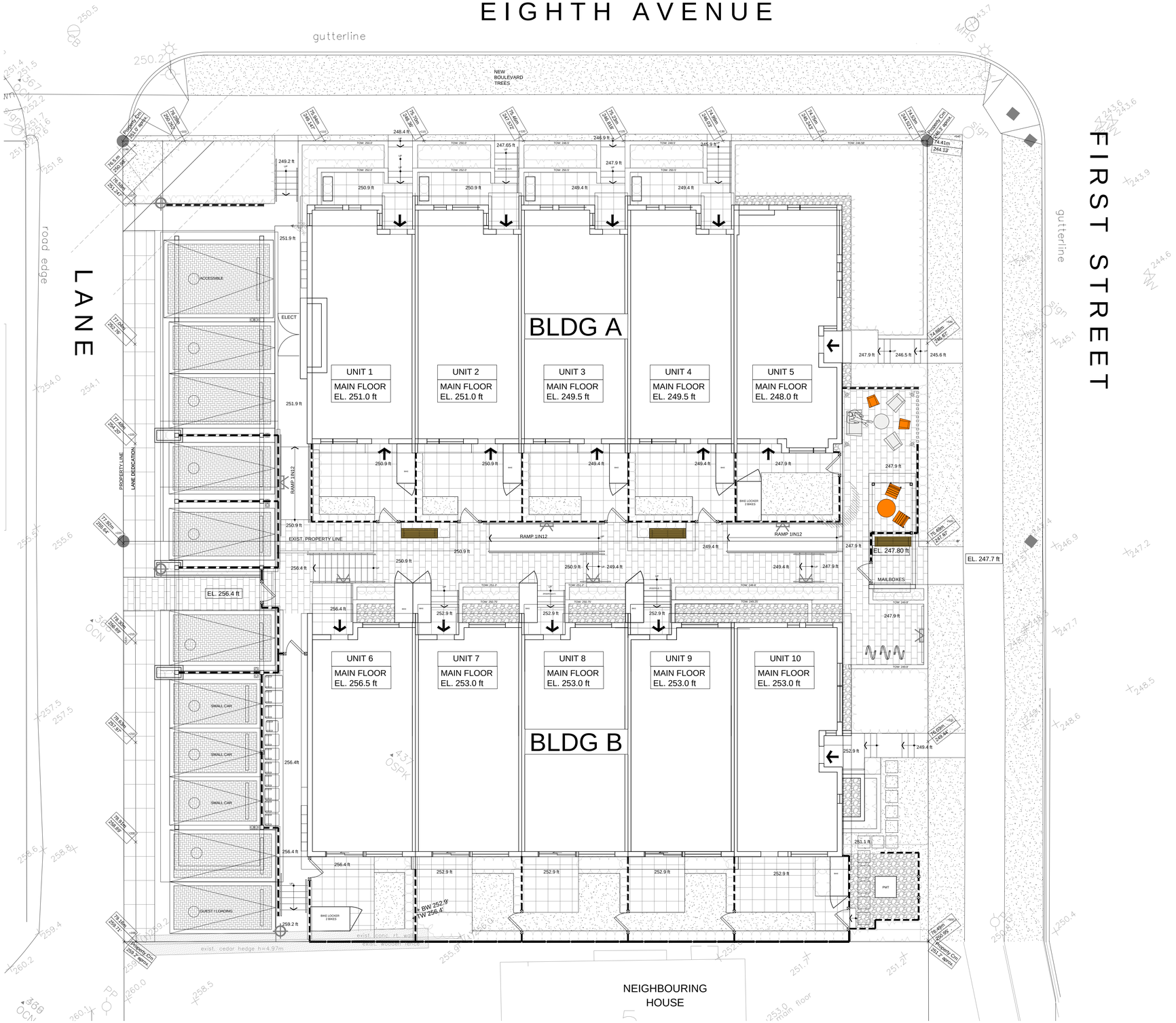
102 8TH AVE. AND 728 FIRST ST.
NEW WESTMINSTER, BC

DRAWING TITLE:

SHRUB PLAN

DATE:	22.MAR.30	DRAWING NUMBER:
SCALE:	1/8" = 1'-0"	**L2**
DRAWN:	JR	
DESIGN:	JR	
CHK'D:	BA	**OF 5**

PMG PROJECT NUMBER: **22-004**



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CLIENT:

PROJECT:

10 UNIT TOWNHOUSE DEV.

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

DRAWING TITLE:

GRADING PLAN

DATE:	22.MAR.30	DRAWING NUMBER:
SCALE:	1/8" = 1'-0"	**L3**
DRAWN:	JR	
DESIGN:	JR	
CHK'D:	BA	**OF 5**

22004-3.ZIP

PMG PROJECT NUMBER: **22-004**

MATERIAL LEGEND

KEY	SYMBOL	DESCRIPTION
A		CONCRETE
B		ABBOTSFORD TEXADA HYDRAPRESSED SLABS SIZE: 24"X24"X2" NATURAL COLOUR
C		BARKMAN BROADWAY PAVERS SIZE: 12"x24"X2.5" RUNNING BOND, NATURAL COLOUR
D		BARKMAN BROADWAY PAVERS SIZE: 12"X24"X2.5" RUNNING BOND, SANDSTONE COLOUR
E		ABBOTSFORD AQUAPAVE STANDARD PAVERS SIZE: 8.7"X4.3"X3.1" HERRINGBONE, NATURAL COLOUR
F		2" DIAMETER ROUNDED GRANITE PEBBLES/ROCKS
G		SOD LAWN
H		CONCRETE STEPPING PADS SIZE: 24"X24"X2"
I		SAW CUT CONCRETE

SITE FURNITURE LEGEND

KEY	SYMBOL	DESCRIPTION
F1		LOLL DESIGNS LOLLYGAGGER COLLECTION: SOFA, DRIFTWOOD COLOUR COCKTAIL TABLE (ROUND), DRIFTWOOD COLOUR
F2		LOLL DESIGNS LOLLYGAGGER COLLECTION: LOUNGE CHAIR, DRIFTWOOD COLOUR KIDS LOUNGE CHAIR, SUNSET ORANGE COLOUR
F3		MAGLIN FORO TABLE AND CHAIRS 1700 SERIES METAL PATTERN 1, ORANGE COLOUR
F4		MAGLIN OGDEN BENCH STRAIGHT BACKLESS 6' LONG IPE WOOD
F5		MAGLIN ORBIT BIKE RACK SILVER COLOUR
F6		GREEN THEORY METAL PLANTER 66"x24"x24"

LED BOLLARD:
WAC LIGHTING
SCOOD LED

WALL LIGHT:
WAC LIGHTING
WL-LED100

UP LIGHT:
WAC LIGHTING
MINI ACCENT 12V

FENCE LEGEND

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

22004-3.ZIP

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CLIENT:

PROJECT:

10 UNIT TOWNHOUSE DEV.

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

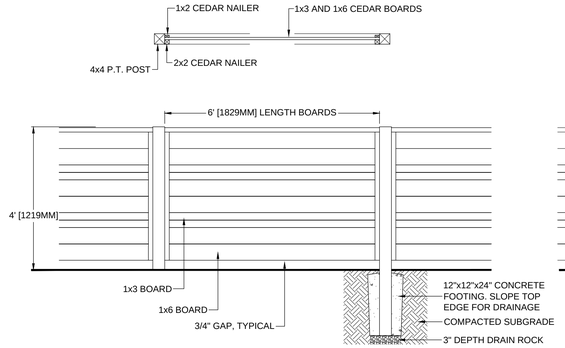
DRAWING TITLE:

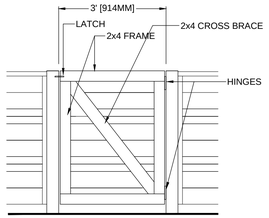
MATERIAL & FENCE PLAN

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

DRAWING NUMBER: **L4**
OF 5

PMG PROJECT NUMBER: **22-004**





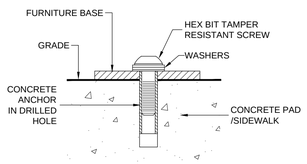
GATE (4' HT.)

NOTES:

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

1 4' HT. SOLID WOOD FENCE

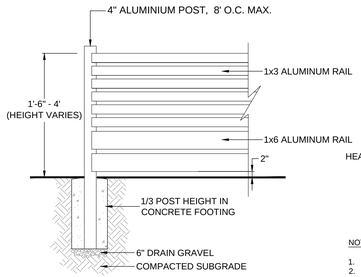
1/2"=1'-0"



NOTE:
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

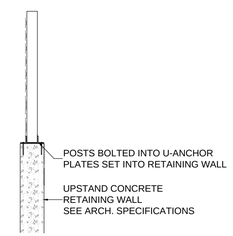
4 SITE FURNITURE MOUNTING

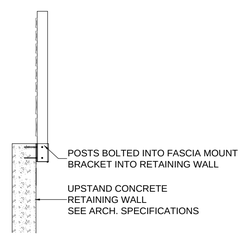
6"=1'-0"



2A 1.5'- 4' HT. ALUMINUM FENCE

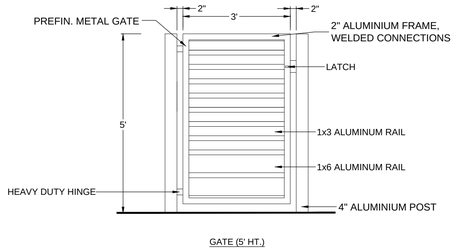
1/2"=1'-0"



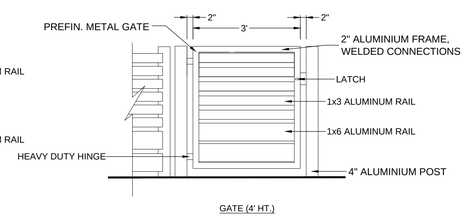


2B 42" HT. ALUMINUM FENCE ATTACHED TO WALL

1/2"=1'-0"



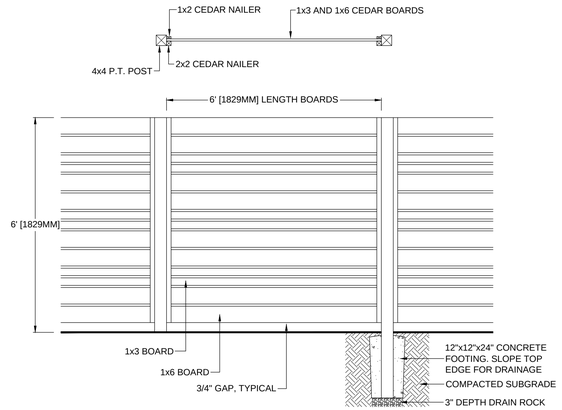
GATE (5' HT.)



GATE (4' HT.)

NOTES:

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



NOTES:

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

3 6' HT. SOLID WOOD FENCE

1/2"=1'-0"

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1	22.APR.06	REV. PER CLIENT'S COMMENTS	JR

CLIENT:

PROJECT:

10 UNIT TOWNHOUSE DEV.

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

DRAWING TITLE:

LANDSCAPE DETAILS

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

DRAWING NUMBER:
L5
OF 5

PMG PROJECT NUMBER: **22-004**

22004-3.ZIP

BLDG A
BLDG B
EIGHTH AVENUE

BUILDING B: NORTH ELEVATION (INNER COURTYARD)

BUILDING A: 8TH AVENUE ELEVATION

BUILDING B: SOUTH ELEVATION

BUILDING A: SOUTH ELEVATION (INNER COURTYARD)

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

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B		
C		
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E	FOR COORDINATION	22.03.17
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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:
MASSING MODEL IMAGES

Scale: NTS
Project No.: 2108
Date: 23.01.16

A-501

Revision No. 02

LANE ELEVATION

FIRST STREET ELEVATION

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Scale: NTS
Project No.: 2108
Date: 23.01.16

A-502

Revision No. 02