

Appendix B
Drawing Package (Select)

PROJECT DATA

CIVIC ADDRESS: 802 & 806 8TH ST AND 809 8TH AVE, NEW WESTMINSTER, BC
LEGAL DESCRIPTION: 802 EIGHTH ST: LOT 18, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 12, OF LOT 4 OF LOT 13
 806 EIGHTH ST: LOT 17, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 12, OF LOT 4 OF LOT 13
 809 EIGHTH AVE: LOT 19, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 12, OF LOT 4 OF LOT 13
ZONING BYLAW: 6680, 2001 (CONSOLIDATED DECEMBER 3, 2018)
CURRENT ZONING: NR-2 (NEIGHBOURHOOD SINGLE DETACHED RESIDENTIAL DISTRICTS)
OFFICIAL COMMUNITY PLAN BYLAW No. 7929, 2017:
AREA DESIGNATION: RT (RESIDENTIAL - INFILL TOWNHOUSE)
PROPOSAL: TO DEVELOP 8, 3-STORY TOWNHOME UNITS, 5, 2-STORY TOWNHOME UNITS, 4 ACCESSIBLE GROUND-ORIENTED UNITS, AND ONE SINGLE DETACHED DWELLING WITH BASEMENT BEING RETAINED FOR ITS HERITAGE VALUE
 *BLDGS 1 & 2 ARE STREET ORIENTED, BLDG 3, COURTYARD & STREET ORIENTED WHILE BLDG 4 IS COURTYARD ORIENTED
NOTES: *HYBRID CONFIGURATION BASED ON THE DEVELOPMENT PERMIT AREA 1.3 WITHIN THE OCP BYLAW No. 7929, 2017
EXISTING GROSS SITE AREA:
 LOT 18: 649m² (6988SF)
 LOT 17: 640m² (6885SF)
 LOT 19: 599m² (6444SF)
GROSS SITE AREA (AFTER LAND ASSEMBLY): 1887m² (20317SF)
NET SITE AREA (AFTER DEDICATION):
 LOT "A": 1644m² (17697SF)
 LOT "B": 226m² (2437SF)
TOTAL NET SITE AREA: 1870m² (20134SF)

ANALYSIS PER ZONING BYLAW RT FOR THE PROPOSED LOT "A" (RESIDENTIAL - INFILL TOWNHOUSE)
405.4 - DENSITY (FSR):
 BASEMENT: PERMITTED: 0.15x1644m²=246.60m² PROPOSED: 0.0839 = 137.87m²
 ABOVE GRADE: PERMITTED: 0.85x1644m²=1397.40m² PROPOSED: 1.0467 = 1720.88m²
 TOTAL GFA: PERMITTED: 1.00x1644m²=1644.00m² PROPOSED: 1.1306 = 1858.75m² **VARIANCE REQUEST**

405.7 - PRINCIPAL BUILDING HEIGHT:
 REQUIRED: 10.67m PROPOSED BUILDING 1: 12.08m **VARIANCE REQUEST**
 PROPOSED BUILDING 2: SEE STATS ON LOT "B" HERITAGE HOUSE BELOW
 PROPOSED BUILDING 3: 11.13m **VARIANCE REQUEST**
 PROPOSED BUILDING 4: 8.40m

140 - OFF-STREET PARKING:
 PARKING: REQUIRED: = 17 PROPOSED: 13
 PARKING (VISITORS): REQUIRED: = 02 PROPOSED: 01
 TOTAL: REQUIRED: = 19 PROPOSED: 14 **VARIANCE REQUEST**

NOTES: 1. PARKING REQUIREMENT PER CITY OF NEW WESTMINSTER CAR-LITE PILOT PROGRAM. SEE TRAFFIC TECHNICAL MEMO
 2. ONE ACCESSIBLE PARKING STALL IS PROVIDED
 3. FOUR UNITS ARE FULLY ACCESSIBLE, MICRO UNITS*
 4. COMPACT PARKING STALLS ALLOWED = 30% = 17.0.30=0.5, TOTAL PROVIDED = 03 (20%)
 5. SHARED EV CHARGING CAPABILITY WILL BE PROVIDED FOR ALL PARKING STALLS
 6. OFF-STREET LOADING TO BE SHARED WITH VISITOR PARKING STALL PER 405.9.(e)

150.3 - BICYCLE PARKING:
 TOTAL LONG TERM: MIN REQUIRED: 1.25/17 = 21 PROPOSED: 24
 SHORT TERM BICYCLE: REQUIRED: = N/A PROPOSED: 04
NOTES: 1. OUT OF THE PROPOSED 24 BICYCLE SPACES, 8 (33%) WILL BE VERTICAL PARKING. EXCEEDS 150.8.(f) REQUIREMENT
 2. OUT OF THE PROPOSED 24 BICYCLE SPACES, 6 (25%) WILL BE SECURED IN LOCKERS. EXCEEDS 150.8.(g) REQUIREMENT

ANALYSIS PER DPA 1.3 - TOWNHOUSES & ROWHOUSES, OCP BYLAW No. 7929, 2017
1.3.3 - SETBACKS:
 EAST SIDE SETBACK (BLDG 1): REQUIRED: 1.83m PROPOSED: 1.83m
 WEST SIDE SETBACK (BLDG 1): REQUIRED: 1.83m PROPOSED: 2.59m
 EAST SIDE SETBACK (BLDG 2): SEE STATS ON LOT "B" HERITAGE HOUSE
 WEST SIDE SETBACK (BLDG 2): SEE STATS ON LOT "B" HERITAGE HOUSE
 EAST SIDE SETBACK (BLDG 3): REQUIRED: 1.83m PROPOSED: 1.83m
 WEST SIDE SETBACK (BLDG 4): REQUIRED: 1.83m PROPOSED: 2.06m
 FRONT SETBACK (BLDG 1): REQUIRED: 4.27m PROPOSED: 4.27m
 REAR SETBACK (BLDGS 3&4): REQUIRED: 7.62m PROPOSED: 8.02m
 BUILDING SEPARATION (BLDGS 1&3): REQUIRED: 8.53m PROPOSED: 8.53m
 PARKING SIDE SETBACK (EAST): REQUIRED: 1.52m PROPOSED: 6.93m
 PARKING SIDE SETBACK (WEST): REQUIRED: 1.52m PROPOSED: 0.93m
 PARKING REAR SETBACK: REQUIRED: 1.52m PROPOSED: 0.61m (PER 140.47(b)) **VARIANCE REQUEST**
 (PER 140.47(b)) **VARIANCE REQUEST**

1.3.4 - BUILDING MASSING:
 MAX BUILDING LENGTH: PERMITTED: 38.10m PROPOSED: 29.26m (BLDG 1)
 TH BUILDING ENVELOPES: REFER TO SHEET 15 FOR MORE INFO

ANALYSIS PER ZONING BYLAW NR-1 FOR THE PROPOSED LOT "B" HERITAGE HOUSE (BUILT PRIOR TO 1997)
320.4 - AVERAGE BASEMENT HEIGHT ABOVE GRADE:
 MAIN FLOOR 302.82FT (92.3m)
 CORNER GEODETIC EXIST GRADE TO MAIN FLOOR
 SOUTH EAST 299.00' (91.14m) 3.82' (1.16m)
 SOUTH WEST 298.73' (91.05m) 4.09' (1.25m)
 NORTH EAST 299.40' (91.26m) 3.42' (1.04m)
 NORTH WEST 298.30' (90.92m) 4.52' (1.38m)
 BHAG 3.96' (1.21m)

320.17 & 320.18 - DENSITY (HOUSE BUILT PRIOR TO 1997):
 TOTAL FSR: PERMITTED: 0.6 = 226m²x0.6=135.6m² PROPOSED: 0.707 = 159.95m² **VARIANCE REQUEST**

320.21 - SITE AREA AND FRONTAGE:
 SITE AREA: MINIMUM SIZE: 557.4m² (6000SF) PROPOSED: 226m² (2437SF) **VARIANCE REQUEST**
 FRONTAGE: MINIMUM 10% OF PERMIETER: 0.10x60.35m=6.035m PROPOSED: 14.05m

320.22 - PRINCIPAL BUILDING ENVELOPE:
 MIN FRONT YARD: REQUIRED: *3.23m PROPOSED: 4.27m
 MIN REAR SETBACK: REQUIRED: *3.23m PROPOSED: 2.96m **VARIANCE REQUEST**
 MIN SIDE SETBACK: REQUIRED: 1.22m PROPOSED: 1.83m (WEST)
 PROPOSED: 1.75m (EAST)

MIN COMBINED SIDE SETBACK: REQUIRED: *3.51m PROPOSED: 3.58m
 MAX BLDG HEIGHT: REQUIRED: 7.62m PROPOSED: 4.53m
 MAX PEAK HEIGHT: REQUIRED: 10.67m PROPOSED: 5.93m
 MAX SITE COVERAGE: REQUIRED: ***79.10m² PROPOSED: 82.60m² (36.48%) **VARIANCE REQUEST**

NOTES:
 * 20% OF THE DEPTH OF SITE = 0.20x16.13m=3.23m
 ** 25% OF THE FRONTAGE OF SITE = 0.25x14.05m=3.51m
 *** 35% OF THE SITE AREA = 0.35x226m²=79.10m²

140.9 - OFF-STREET PARKING & LOADING REQUIREMENTS:
 OFF-STREET PARKING: REQUIRED: 1 PROPOSED: 1 **VARIANCE REQUEST**
 LOADING: REQUIRED: N/A PROPOSED: N/A
 BICYCLE PARKING: REQUIRED: N/A PROPOSED: N/A

NOTES:
 * THE PROPOSED PARKING SPACE IS LOCATED ON ADJACENT LOT "A", WITH RESIDENTIAL USE

UNIT BREAKDOWN

LEVEL	AREA (m ²)	AREA (SF)
UNIT 01 (3 BDRMS)		
FIRST LEVEL	43.05 m ²	463.33 SF
SECOND LEVEL	36.67 m ²	394.67 SF
THIRD LEVEL	46.57 m ²	501.23 SF
	126.28 m ²	1359.23 SF
UNIT 02 (3 BDRMS)		
FIRST LEVEL	42.86 m ²	461.32 SF
SECOND LEVEL	39.64 m ²	426.67 SF
THIRD LEVEL	36.72 m ²	395.23 SF
	119.22 m ²	1283.22 SF
UNIT 03 (3 BDRMS)		
FIRST LEVEL	42.86 m ²	461.32 SF
SECOND LEVEL	39.64 m ²	426.67 SF
THIRD LEVEL	37.24 m ²	400.9 SF
	119.74 m ²	1288.89 SF
UNIT 04 (3 BDRMS)		
FIRST LEVEL	42.86 m ²	461.32 SF
SECOND LEVEL	39.83 m ²	428.75 SF
THIRD LEVEL	38.07 m ²	409.8 SF
	120.76 m ²	1299.87 SF
UNIT 05 (4 BDRMS)		
BASEMENT	45.96 m ²	494.67 SF
FIRST LEVEL	44.79 m ²	482.17 SF
SECOND LEVEL	39.64 m ²	426.67 SF
	130.39 m ²	1403.5 SF
UNIT 06 (4 BDRMS)		
BASEMENT	45.96 m ²	494.67 SF
FIRST LEVEL	44.79 m ²	482.17 SF
SECOND LEVEL	36.86 m ²	396.75 SF
	127.61 m ²	1373.58 SF
UNIT 07 (STUDIO)		
BASEMENT	43.97 m ²	473.33 SF
	43.97 m ²	473.33 SF
UNIT 08 (STUDIO)		
BASEMENT	43.97 m ²	473.33 SF
	43.97 m ²	473.33 SF
UNIT 09 (STUDIO)		
BASEMENT	43.97 m ²	473.33 SF
	43.97 m ²	473.33 SF
UNIT 10 (STUDIO)		
BASEMENT	43.97 m ²	473.33 SF
	43.97 m ²	473.33 SF
UNIT 11 (3 BDRMS)		
BASEMENT	77.35 m ²	832.58 SF
FIRST LEVEL	82.6 m ²	889.09 SF
	159.95 m ²	1721.67 SF
UNIT 12 (3 BDRMS)		
FIRST LEVEL	44.79 m ²	482.17 SF
SECOND LEVEL	36.67 m ²	394.67 SF
THIRD LEVEL	51.11 m ²	550.2 SF
	132.58 m ²	1427.03 SF
UNIT 13 (3 BDRMS)		
FIRST LEVEL	52.45 m ²	564.61 SF
SECOND LEVEL	42.78 m ²	460.44 SF
THIRD LEVEL	41.29 m ²	444.45 SF
	136.52 m ²	1469.51 SF
UNIT 14 (3 BDRMS)		
FIRST LEVEL	52.45 m ²	564.61 SF
SECOND LEVEL	42.78 m ²	460.44 SF
THIRD LEVEL	43.27 m ²	465.71 SF
	138.5 m ²	1490.76 SF
UNIT 15 (3 BDRMS)		
FIRST LEVEL	52.45 m ²	564.61 SF
SECOND LEVEL	42.78 m ²	460.44 SF
THIRD LEVEL	46.53 m ²	500.84 SF
	141.76 m ²	1525.89 SF
UNIT 16 (3 BDRMS)		
BASEMENT	45.96 m ²	494.67 SF
FIRST LEVEL	44.79 m ²	482.17 SF
SECOND LEVEL	39.09 m ²	420.75 SF
	129.84 m ²	1397.58 SF
UNIT 17 (3 BDRMS)		
BASEMENT	45.96 m ²	494.67 SF
FIRST LEVEL	44.79 m ²	482.17 SF
SECOND LEVEL	39.64 m ²	426.67 SF
	130.39 m ²	1403.5 SF
UNIT 18 (3 BDRMS)		
BASEMENT	45.96 m ²	494.67 SF
FIRST LEVEL	44.79 m ²	482.17 SF
SECOND LEVEL	39.09 m ²	420.75 SF
	129.84 m ²	1397.58 SF

UNIT SUMMARY

UNIT No.	AREA (m ²)	AREA (SF)
BUILDING 1		
3 BEDROOMS		
UNIT 01	126.28 m ²	1359.23 SF
UNIT 02	119.22 m ²	1283.22 SF
UNIT 03	119.74 m ²	1288.89 SF
UNIT 04	120.76 m ²	1299.87 SF
4 BEDROOMS		
UNIT 05	130.39 m ²	1403.5 SF
UNIT 06	127.61 m ²	1373.58 SF
STUDIO		
UNIT 07	43.97 m ²	473.33 SF
UNIT 08	43.97 m ²	473.33 SF
UNIT 09	43.97 m ²	473.33 SF
UNIT 10	43.97 m ²	473.33 SF
BUILDING 2		
3 BEDROOMS		
UNIT 11	159.95 m ²	1721.67 SF
BUILDING 3		
3 BEDROOMS		
UNIT 12	132.58 m ²	1427.03 SF
UNIT 13	136.52 m ²	1469.51 SF
UNIT 14	138.5 m ²	1490.76 SF
UNIT 15	141.76 m ²	1525.89 SF
BUILDING 4		
3 BEDROOMS		
UNIT 16	129.84 m ²	1397.58 SF
UNIT 17	130.39 m ²	1403.5 SF
UNIT 18	129.84 m ²	1397.58 SF

DENSITY LOT A

GFA (m ²)	GFA (SF)	FSR
137.87 m ²	1484 SF	0.0839
BASEMENT		
267.81 m ²	2882.67 SF	0.1629
134.38 m ²	1446.5 SF	0.0817
202.16 m ²	2176 SF	0.1230
261.77 m ²	2817.67 SF	0.1592
117.82 m ²	1268.16 SF	0.0717
165 m ²	1776 SF	0.1004
232.56 m ²	2503.21 SF	0.1414
182.2 m ²	1961.19 SF	0.1108
157.19 m ²	1691.96 SF	0.0956
1720.88 m ²	18523.36 SF	1.0467
1858.75 m ²	20007.36 SF	1.1306

DENSITY LOT B

GFA (m ²)	GFA (SF)	FSR
77.35 m ²	832.58 SF	0.342
82.60 m ²	889.09 SF	0.365
BASEMENT		
159.95 m ²	1721.67 SF	0.706

UNIT MIX

No. BEDROOMS	QTY	%	NOTES
STUDIO	04	22.22%	ACCESSIBLE UNITS (BASEMENT BLDG 1)
3	11	61.11%	BUILDINGS 1 & 3
3	01	05.56%	BUILDING 2, SINGLE DETACHED DWELLING
4	02	11.11%	BUILDING 1
	18	100.00%	

SITE COVERAGE LOT A

BLDG No.	AREA (m ²)	AREA (SF)	SC (%)
BLDG-1	295.87 m ²	3184.72 SF	18.00%
BLDG-3	225.33 m ²	2425.47 SF	13.71%
BLDG-4	164.87 m ²	1774.62 SF	10.03%
TOTAL:	686.07 m ²	7384.81 SF	41.73%

SITE COVERAGE LOT B

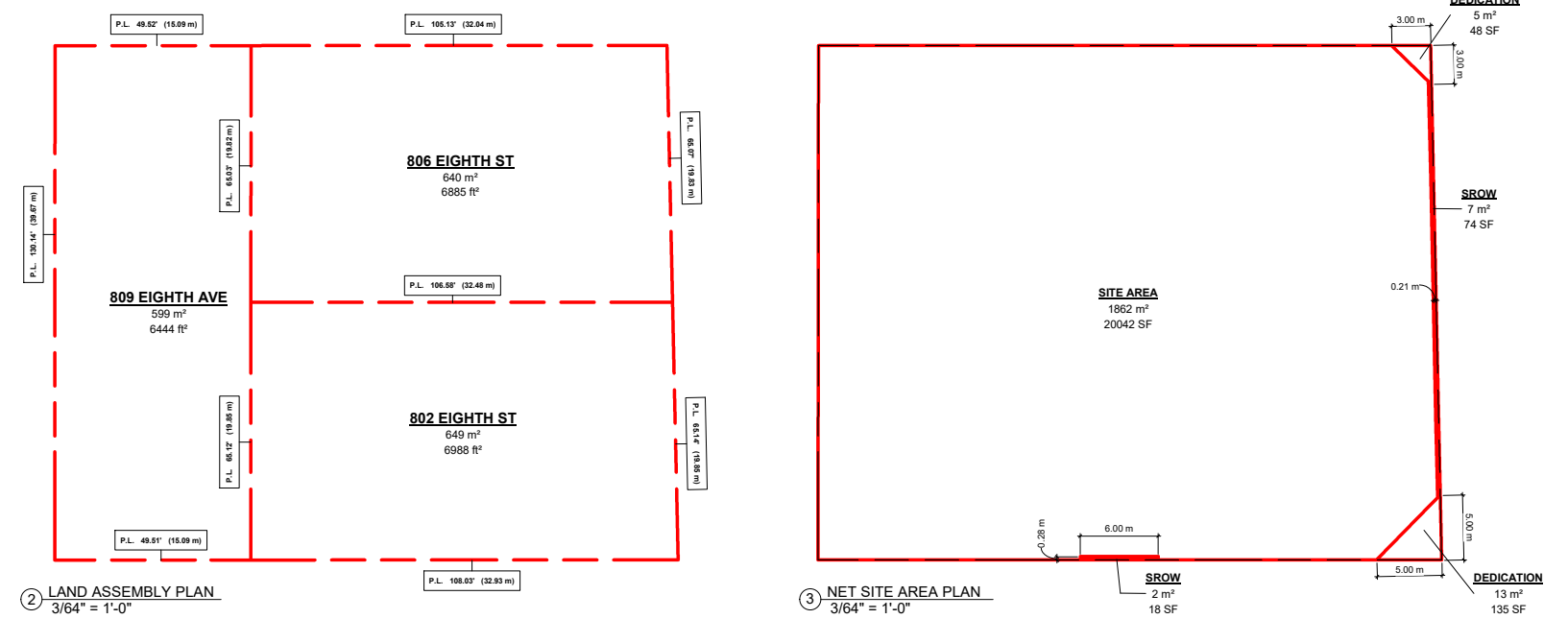
BLDG No.	AREA (m ²)	AREA (SF)	SC (%)
BLDG-2	82.6 m ²	889.09 SF	36.48%
TOTAL:	82.6 m ²	889.09 SF	36.48%

HH (EXISTING)

LEVEL	AREA (m ²)	AREA (SF)
BASEMENT	77.35 m ²	832.58 SF
MAIN LEVEL	82.6 m ²	889.09 SF
TOTAL:	159.95 m ²	1721.67 SF

HH (PROPOSED)

LEVEL	AREA (m ²)	AREA (SF)
BASEMENT	77.35 m ²	832.58 SF
MAIN LEVEL	82.6 m ²	889.09 SF
TOTAL:	159.95 m ²	1721.67 SF

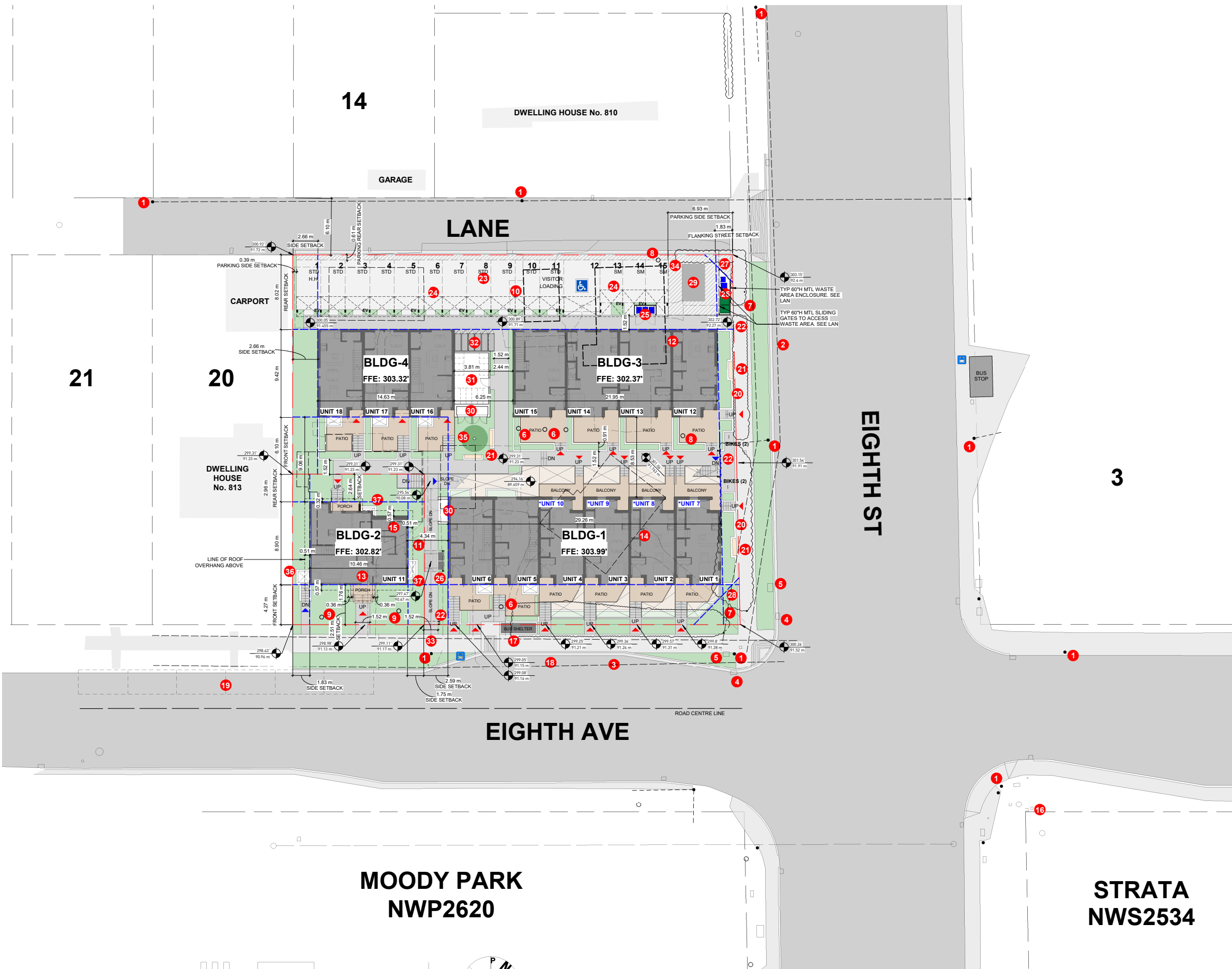


LAND ASSEMBLY

CIVIC ADDRESS LEGAL DESCRIPTION
 802 EIGHTH ST LOT 18, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 12, OF LOT 4 OF LOT 13 649 m² 6988 SF
 806 EIGHTH ST LOT 17, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 12, OF LOT 4 OF LOT 13 640 m² 6885 SF
 809 EIGHTH AVE LOT 19, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 12, OF LOT 4 OF LOT 13 599 m² 6444 SF

OPEN SPACE DECKS

UNIT No.	LEVEL	AREA (m ²)	AREA (SF)
UNIT 1	MAIN LEVEL	8.43 m ²	90.73 SF
UNIT 2	MAIN LEVEL	8.43 m ²	90.73 SF
UNIT 3	MAIN LEVEL	8.43 m ²	90.73 SF
UNIT 4	MAIN LEVEL	8.43 m ²	90.73 SF
UNIT 5	MAIN LEVEL	12.84 m ²	138.25 SF
UNIT 6	MAIN LEVEL	10.83 m ²	116.57 SF
UNIT 7	BASEMENT	9.13 m ²	98.23 SF
UNIT 7	BASEMENT	13.75 m ²	147.99 SF
UNIT 8	BASEMENT	6.45 m ²	69.45 SF
UNIT 8	BASEMENT	16.85 m ²	181.34 SF
UNIT 9	BASEMENT	7.55 m ²	81.31 SF
UNIT 9	BASEMENT	16.85 m ²	

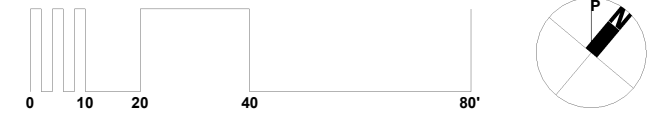


LEGEND

- ▼ UNIT ENTRY AT MAIN FLOOR
- ▼ UNIT ENTRY AT BASEMENT
- 1 UTILITY POLE
- 2 O/H POWER LINES ABOVE (@325.3')
- 3 O/H POWER LINES ABOVE (@342.7')
- 4 CATCH BASIN
- 5 SERVICE BOX
- 6 EXIST TREES TO BE REMOVED. SEE LAN DWGS
- 7 EXIST HEDGE TO BE REPLACED. SEE LAN DWGS
- 8 EXIST SHRUB TO BE RELOCATED. SEE LAN DWGS
- 9 PROPOSED RELOCATION OF SHRUB. SEE LAN DWGS
- 10 EXIST GRAPE VINE TO BE RELOCATED. SEE LAN DWGS
- 11 PROPOSED PERGOLA/TRELLIS FOR GRAPE VINE RELOCATION. SEE LAN DWGS
- 12 EXIST DWELLING HOUSE No. 806 TO BE RELOCATED
- 13 PROPOSED NEW LOCATION OF DWELLING HOUSE No. 806
- 14 EXIST DWELLING HOUSE No. 802 TO BE REMOVED
- 15 EXIST DWELLING HOUSE No. 809 TO BE REMOVED
- 16 FIRE HYDRANT
- 17 PROPOSED BUS SHELTER. SEE TO SHEET 17.1 & CIVIL DWGS
- 18 PROPOSED BUS PULL-OUT. SEE TO SHEET 17.1 & CIVIL DWGS
- 19 EXIST STREET PARKING
- 20 PROPOSED CIP CONC WALL. SEE LAN DWGS
- 21 PROPOSED BENCH. SEE LAN DWGS
- 22 PROPOSED ENTRY PERGOLA. SEE LAN DWGS
- 23 PROPOSED PAVING. SEE LAN DWGS
- 24 **PROPOSED GREEN TRELLIS/PERGOLA ABOVE. SEE LAN DWGS
- 25 PROPOSED WASTE AREA. SEE SHEET 17.1 & LAN DWGS
- 26 CANADA POST COMMUNITY MAILBOX
- 27 3m x 3m CORNER TRUNCATION
- 28 5m x 5m CORNER TRUNCATION
- 29 8'Wx13'Dx4'H PMT
- 30 ELECTRICAL / TELECOM CLOSETS
- 31 SECURED BICYCLE STORAGE
- 32 BICYCLE LOCKERS. MIN INT DIMENSIONS: 0.6m WIDE, x 1.8m LONG x 1.2m HIGH
- 33 TOP OF RAMP TO ACCESSIBLE UNITS
- 34 ACCESS PATH FROM LANE
- 35 AMENITY AREA
- 36 1.49m² (4'x4') LOCALIZED DEPRESSION PER 320.12
- 37 1.49m² (2'-10"x5'-8") LOCALIZED DEPRESSION PER 320.12

NOTES:
 1. *UNITS 7 TO 10 LOCATED IN BASEMENT BELOW. REFER TO SHEETS 18 & 18.1
 2. ** 2.3m OVERHEAD CLEARANCE ABOVE ALL STALLS. SEE SECTIONS

SITE PLAN



8TH + 8TH TOWNHOMES

NOVEMBER 17, 2021

802 & 806 8TH ST. 809 8TH AVE. NWM

REVISIONS No.	DATE
1	2021.03.02
2	2021.08.17
3	2021.11.12

GRIMWOOD ARCHITECTURE

HRA / DP RE-SUBMISSION

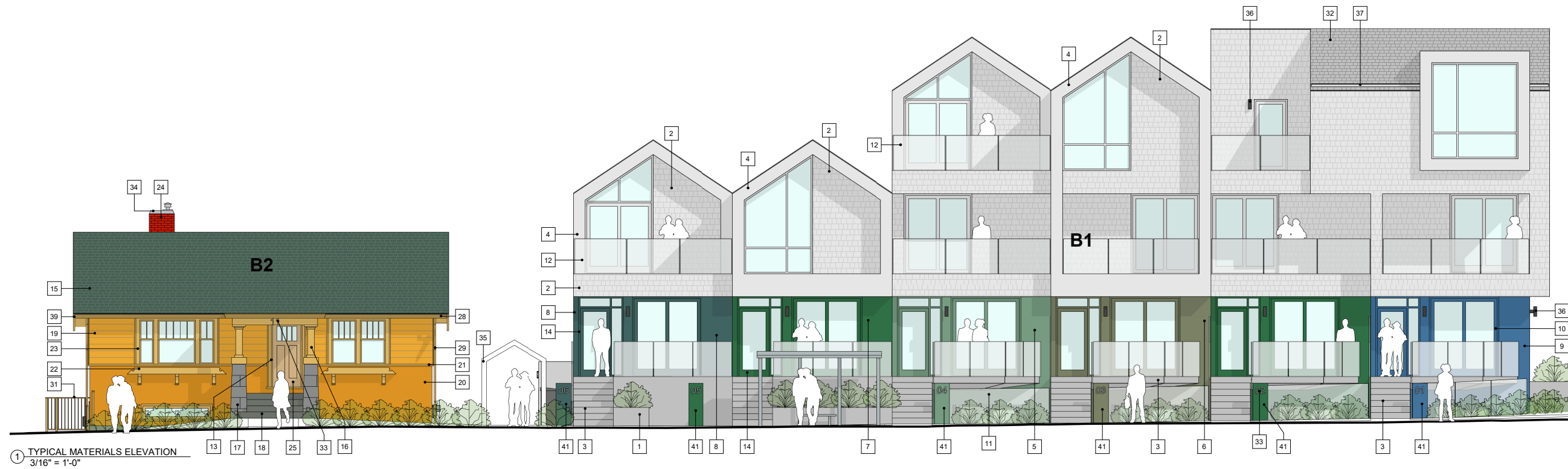
MATERIALS LEGEND

SYMBOL	QTY	DESCRIPTION
		PAVING TYPE 1 Concrete Unit Pavers Various Sizes, Two Colours
		PAVING TYPE 2 Aristokrat Porcelain Pavers 48" x 24" Running Bond
		PAVING TYPE 3 AquaPave Standard by Abbotsford Herringbone Pattern
		STEPS Cast-in-Place Concrete Steps
		CITY OF NEW WESTMINSTER SIDEWALK Cast-in-Place Concrete Refer to Civil
		PLANTING TYPE 1 Planting Bed
		PLANTING TYPE 2 CIP Concrete Planter Ht. Varies, Refer to Details
		PARKING TRELLIS Overhead Cable Trellis
		HERITAGE TRELLIS Thermally Modified Wood Trellis
		ENTRY TRELLIS Powdercoated Metal Pergola. Refer to Arch.
		RAIL TYPE 1 Glass Guard Rail 4'-0" HT.
		RAIL TYPE 2 Stainless Steel Hand Rail
		WALL TYPE 1 Cast-in-Place Retaining Wall Height Varies, Refer to Details
		WALL TYPE 2 Cedar Fence 6'-0" Ht.
		PAD-MOUNTED TRANSFORMER Refer to Architecture
		SITE FURNISHING By Unit Owners, For Graphic Information Only
		SITE FURNISHING Class B Bike Racks Product TBD
		SITE FURNISHING Wood Bench Product TBD
		HOSE BIB One per unit patio.

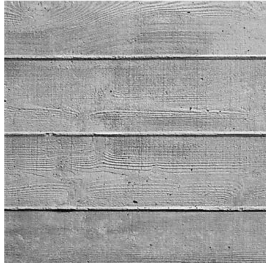
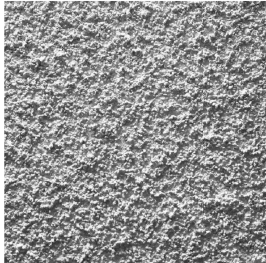



EXISTING UTILITIES LEGEND

SYMBOL	DESCRIPTION
	OVERHEAD UTILITY (HYDRO)
	UTILITY POLE
	TRAFFIC SIGN
	TRAFFIC POLE
	UTILITY ACCESS
	WATER VALVE








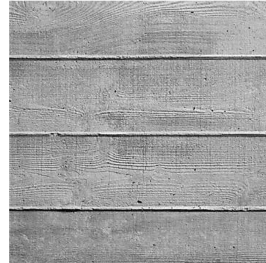
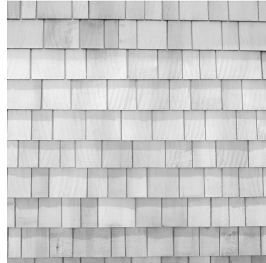

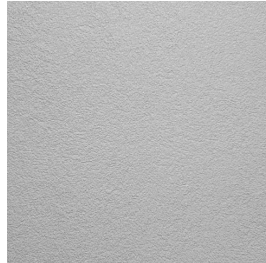


HERITAGE HOUSE

	
1 CONCRETE WALL - HORIZ. BOARD FORM FINISH	19 RETAINED - WIDE PLANK - HORIZ LAP SIDING - LIGHT YELLOW
	
20 RETAINED CIP STUCCO - ROUGH FINISH - STRAW	15 ASPHALT SHINGLES - IKO - EMERALD GREEN
	
11 TEMPERED GLASS RAILING - CLEAR FINISH	31 POWDER COATED MTL PICKET RAILING - GROOVY GOLD

COLOUR LEGEND

	A. GROOVY GOLD B. MARBLEHEAD GOLD HC-11 C. DEB765 D. 222 183 101
	A. LIGHT YELLOW 4A1010 B. YELLOW MARIGOLD 2155-30 C. EBA832 D. 235 168 50
	A. STRAW 4A1012 B. GOLD MINE 2155-20 C. DD9323 D. 221 147 35
A. 1920's GORDON VAN TINE B. BENJAMIN MOORE C. HEX D. RGB	

NEW CONSTRUCTION

	
1 CONCRETE WALL - HORIZ. BOARD FORM FINISH	2 PRE-FINISHED NATURAL WOOD SHINGLE - SEMI-TRANSPARENT STAIN
	
4 FIBRE CEMENT PANEL - SMOOTH FINISH - LIGHT GREY	5 - 9 CIP STUCCO - SMOOTH FINISH - SEE MATL LEGEND
	
32 ASPHALT SHINGLES - IKO - FROSTONE GREY	11 TEMPERED GLASS RAILING - CLEAR FINISH

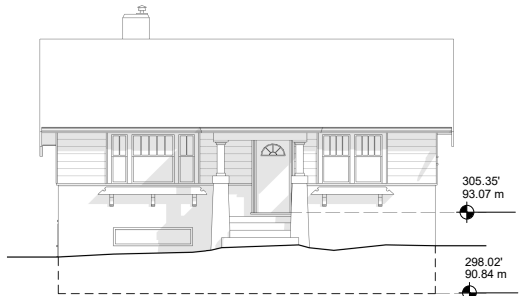
COLOUR LEGEND

	A. PEA GREEN 4A1014 B. CLEARSPRING GREEN HC-128 C. 769B81 D. 118 155 129
	A. OLIVE 4A1019 B. GREAT BARRINGTON GREEN HC-122 C. 7A8165 D. 122 129 101
	A. BRIGHT GREEN 4A1015 B. CAT'S EYE 2036-10 C. 307047 D. 48 112 71
	A. LAWN GREEN 4A3201 B. POLAR JADE CC-754 C. 406462 D. 64 100 98
	A. BLUE 4A1008 B. WINTER'S EVE CC-844 C. 41739D D. 65 115 157
A. 1920's GORDON VAN TINE B. BENJAMIN MOORE C. HEX D. RGB	

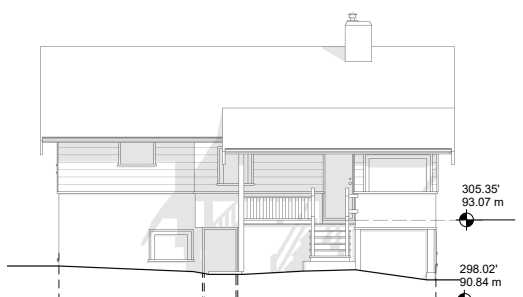
MATERIALS LEGEND

- # MATERIAL
- 1 CIP CONCRETE, FORMBOARD FINISH
 - 2 PRE-FINISHED NATURAL WOOD SHINGLES, SEMI-TRANSPARENT STAIN
 - 3 CONCRETE STAIRS, LIGHT BROOM FINISH
 - 4 FIBRE CEMENT, PANEL, SMOOTH FINISH, LIGHT GREY
 - 5 CIP STUCCO, SMOOTH FINISH, PEA GREEN
 - 6 CIP STUCCO, SMOOTH FINISH, OLIVE
 - 7 CIP STUCCO, SMOOTH FINISH, BRIGHT GREEN
 - 8 CIP STUCCO, SMOOTH FINISH, LAWN GREEN
 - 9 CIP STUCCO, SMOOTH FINISH, BLUE
 - 10 MTL WINDOWS/DOORS, COLOUR TO MATCH ADJACENT BLDG FACE
 - 11 MTL/GLASS RAILING, PC, COLOUR TO MATCH UNIT BLDG FACE
 - 12 MTL/GLASS RAILING, PC, LIGHT GREY
 - 13 RETAINED ORIGINAL ENTRY DOOR FRAME & TRIM, GROOVY GOLD
 - 14 MTL GLAZED ENTRY DOOR, COLOUR TO MATCH ADJACENT BLDG FACE
 - 15 ROOF, ASPHALT SHINGLES, IKO, EMERALD GREEN
 - 16 RETAINED WOOD SUPPORT COLUMNS, PORCH, GROOVY GOLD
 - 17 RETAINED FLARED GRANITE PIERS
 - 18 RE-BUILT ROUNDED CORNERS AT END LOWEST CONCRETE STAIR
 - 19 RETAINED WIDE PLANK, HORIZ. LAP SIDING, LIGHT YELLOW
 - 20 RETAINED CIP STUCCO, ROUGH FINISH, STRAW
 - 21 RETAINED WOOD DRIP CAP W/ MOULDING, GROOVY GOLD
 - 22 RETAINED FLOWER BOX W/ DECORATIVE RELIEF/BRAKETS, GROOVY GOLD
 - 23 RETAINED ORIGINAL WINDOWS W/ FRAME & TRIM, GROOVY GOLD
 - 24 RETAINED BRICK CHIMNEY (NON-FUNCTIONAL)
 - 25 1920's CATALOGUE FRONT DOOR, No. 5, WOOD, LACQUERED
 - 26 RE-BUILT WOOD STAIRS W/ ROUNDED CORNERS CONCRETE BOTTOM LANDING
 - 27 MTL PRIVACY SCREEN, PC, GROOVY GOLD
 - 28 ORNAMENTAL MTL GUTTER, GROOVY GOLD
 - 29 ORNAMENTAL MTL RWL, GROOVY GOLD
 - 30 MTL WINDOWS AND DOORS (ALL WEATHER), GROOVY GOLD
 - 31 PC MTL PICKET RAILING, LIGHT YELLOW
 - 32 ROOF, ASPHALT SHINGLES, IKO, FROSTONE GREY
 - 33 ADDRESS NUMBER, METAL-HALO LED LIGHT
 - 34 RETAIN / REPAIR CHIMNEY CONCRETE CAP
 - 35 PC MTL ENTRY TRELLIS, COLOUR TBD
 - 36 WALL MOUNT LIGHT FIXTURE, PC, BLACK
 - 37 PRE-FINISHED CONCEALED MTL GUTTER & RWL, LIGHT GREY
 - 38 RETAINED WOOD COLUMNS, STRAW
 - 39 RETAINED ROOF WOOD TRIM, GROOVY GOLD
 - 40 RETAINED ORIGINAL WINDOWS, FRAME & TRIM, GROOVY GOLD
 - 41 PC MTL ADDRESS PEDESTAL, COLOUR TO MATCH ADJACENT BLDG FACE

EXISTING CONDITION



1 EXISTING EAST ELEVATION
1/8" = 1'-0"



2 EXISTING WEST ELEVATION
1/8" = 1'-0"

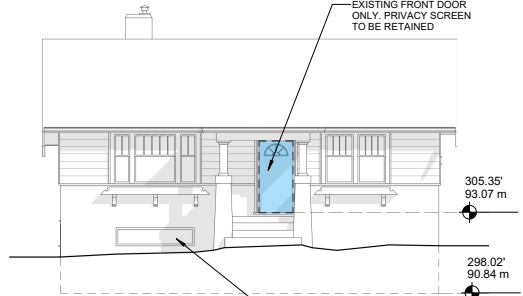


3 EXISTING NORTH ELEVATION
1/8" = 1'-0"

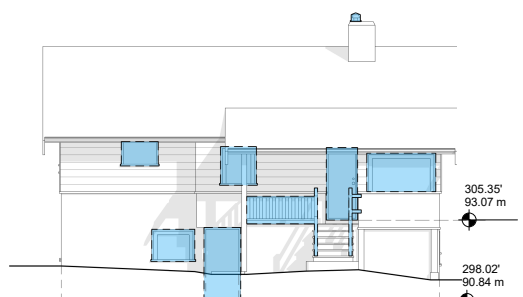


4 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

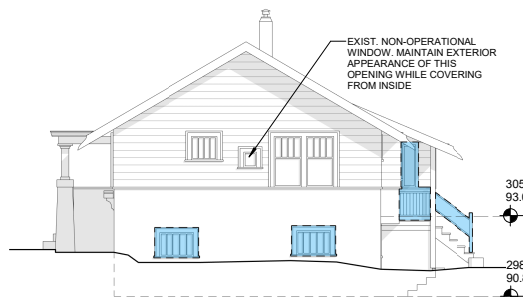
DEMOLITION (HIGHLIGHTED IN BLUE)



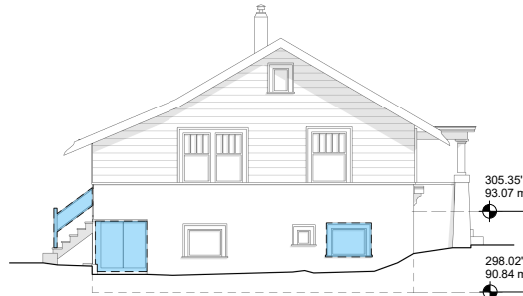
5 EXISTING EAST ELEVATION
1/8" = 1'-0"



6 EXISTING WEST ELEVATION
1/8" = 1'-0"

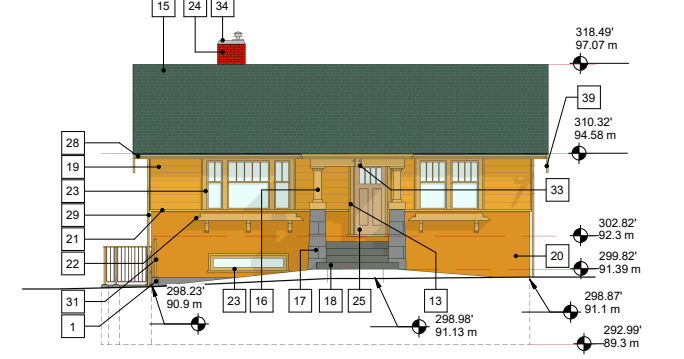


7 EXISTING NORTH ELEVATION
1/8" = 1'-0"

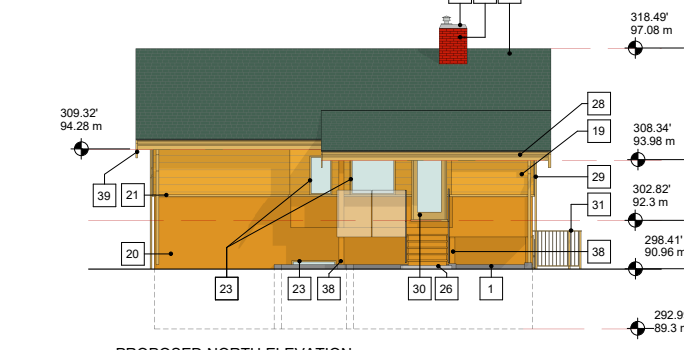


8 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

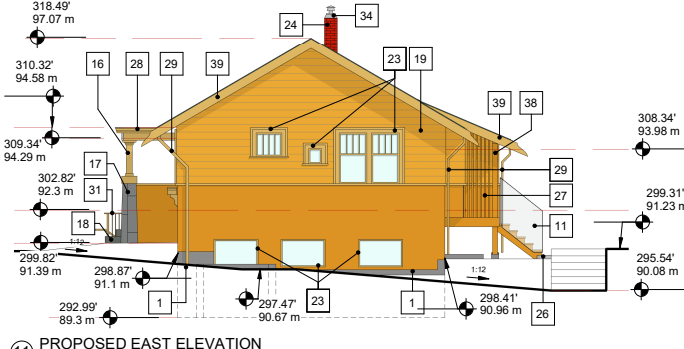
PROPOSED (AFTER RE-LOCATION)



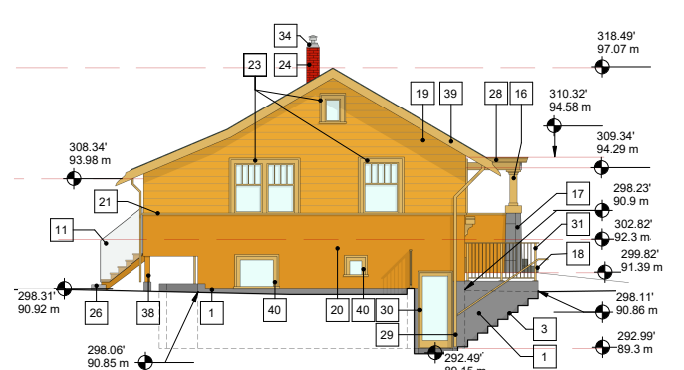
9 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



10 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



11 PROPOSED EAST ELEVATION
1/8" = 1'-0"



13 PROPOSED WEST ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

- # MATERIAL
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- 3 CONCRETE STAIRS, LIGHT BROOM FINISH
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- 6 CIP STUCCO, SMOOTH FINISH, OLIVE
- 7 CIP STUCCO, SMOOTH FINISH, BRIGHT GREEN
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- 28 ORNAMENTAL MTL GUTTER, GROOVY GOLD
- 29 ORNAMENTAL MTL RWL, GROOVY GOLD
- 30 MTL WINDOWS AND DOORS (ALL WEATHER), GROOVY GOLD
- 31 PC MTL PICKET RAILING, LIGHT YELLOW
- 32 ROOF, ASPHALT SHINGLES, IKO, FROSTONE GREY
- 33 ADDRESS NUMBER, METAL/HALO LED LIGHT
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- 36 WALL MOUNT LIGHT FIXTURE, PC, BLACK
- 37 PRE-FINISHED CONCEALED MTL GUTTER & RWL, LIGHT GREY
- 38 RETAINED WOOD COLUMNS, STRAW
- 39 RETAINED ROOF WOOD TRIM, GROOVY GOLD
- 40 RETAINED ORIGINAL WINDOWS, FRAME & TRIM, GROOVY GOLD
- 41 PC MTL ADDRESS PEDESTAL, COLOUR TO MATCH ADJACENT BLDG FACE

COLOUR LEGEND

- A. GROOVY GOLD
- B.
- C. DEB765
- D. 222 183 101
- A. LIGHT YELLOW 4A1010
- B. YELLOW MARIGOLD 2155-30
- C. EBA832
- D. 235 168 50
- A. STRAW 4A1012
- B. GOLD MINE 2155-20
- C. DD9323
- D. 221 147 35
- A. 1920's GORDON VAN TINE
- B. BENJAMIN MOORE
- C. HEX
- D. RGB

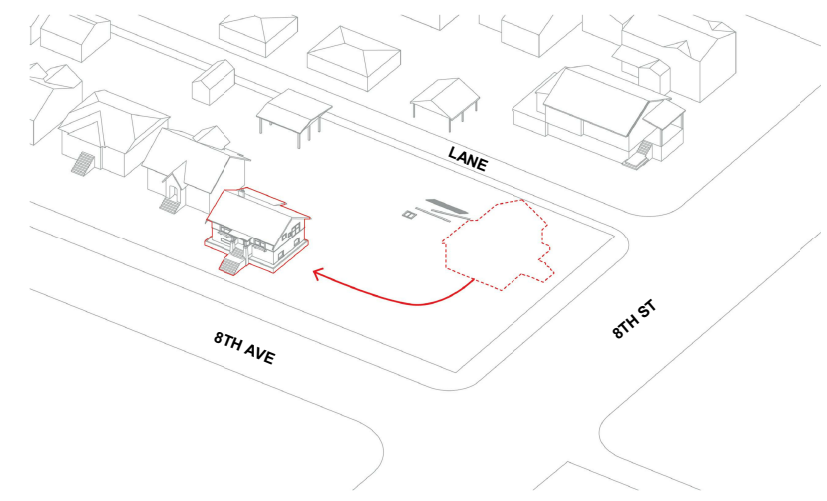


DIAGRAM SHOWING HERITAGE HOUSE RE-LOCATION

ELEVATIONS - HERITAGE HOUSE 8TH + 8TH TOWNHOMES

NOVEMBER 12, 2021

802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS	No.	DATE
	1	2021.03.02
	2	2021.08.17
	3	2021.11.12

GRIMWOOD
ARCHITECTURE



① SOUTH ELEVATION (8TH AVENUE)
1/8" = 1'-0"



② EAST ELEVATION (8TH STREET)
1/8" = 1'-0"



③ NORTH ELEVATION (LANE)
1/8" = 1'-0"

HRA / DP RE-SUBMISSION

ELEVATIONS

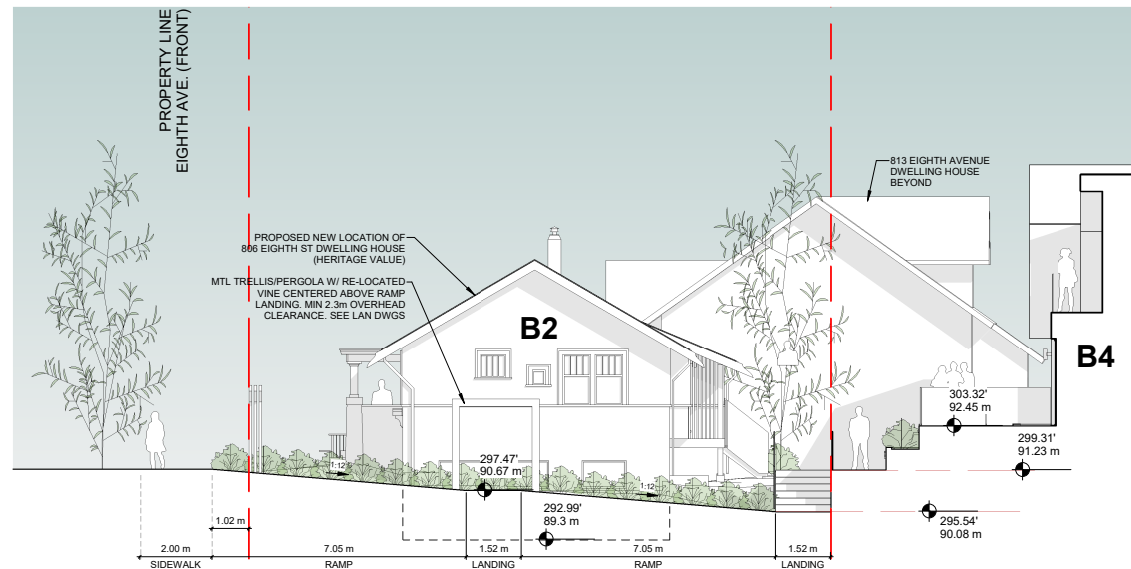
8TH + 8TH TOWNHOMES

NOVEMBER 17, 2021
802 & 806 8TH ST. 809 8TH AVE. NWM

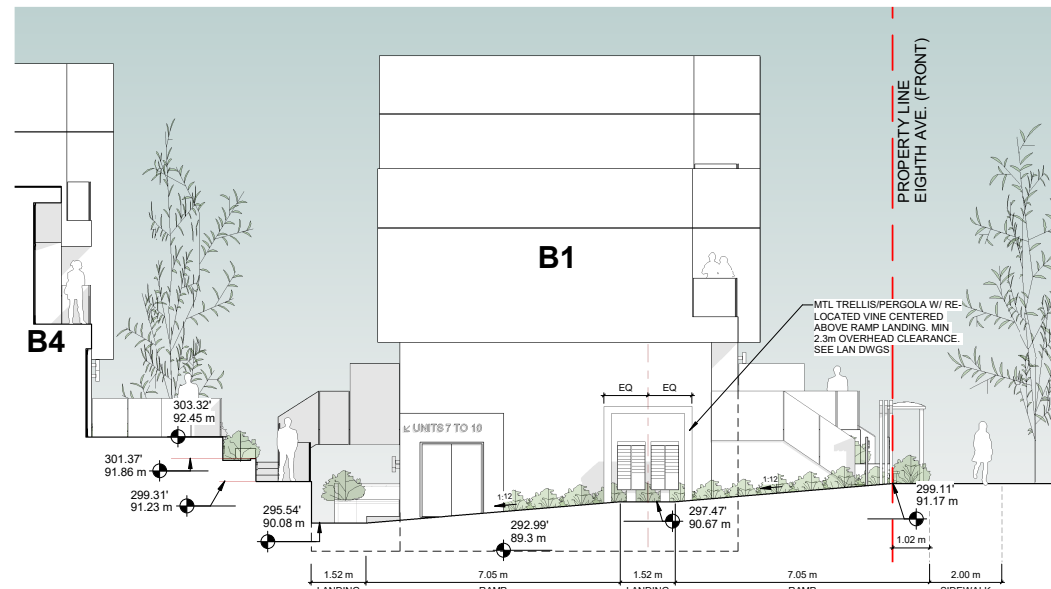
REVISIONS		GRIMWOOD ARCHITECTURE
No.	DATE	
1	2021.03.02	
2	2021.08.17	
3	2021.11.12	



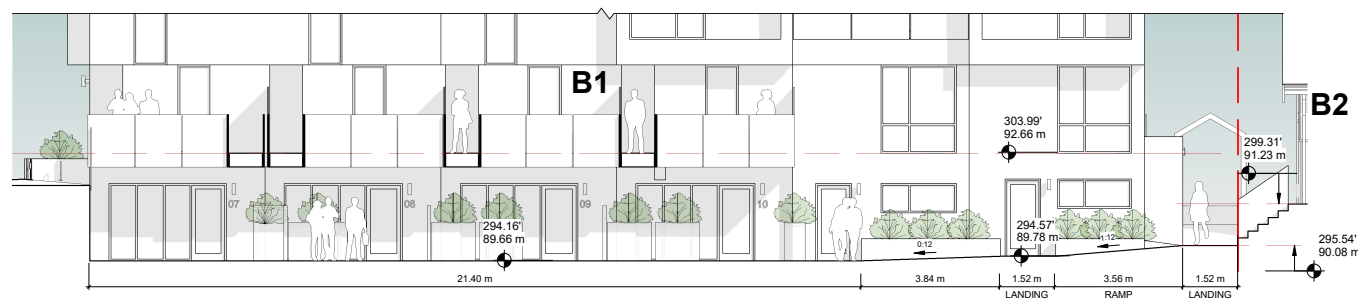
① WEST ELEVATION
1/8" = 1'-0"



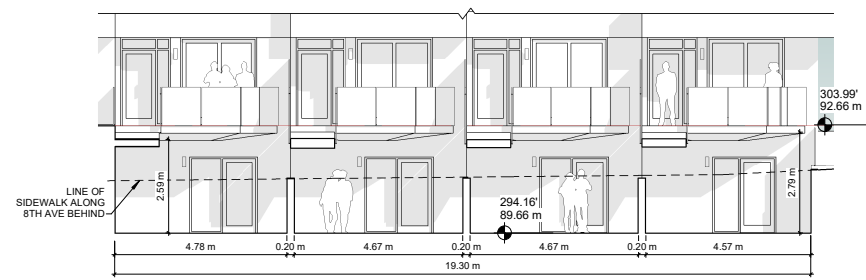
② BLDG 2 (HERITAGE HOUSE) EAST ELEV
1/8" = 1'-0"



④ BLDG 1 WEST ELEVATION
1/8" = 1'-0"



③ BLDG 1 BASEMENT NORTH ELEVATION
1/8" = 1'-0"



⑤ BLDG 1 BASEMENT SOUTH ELEVATION
1/8" = 1'-0"

ELEVATIONS

8TH + 8TH TOWNHOMES

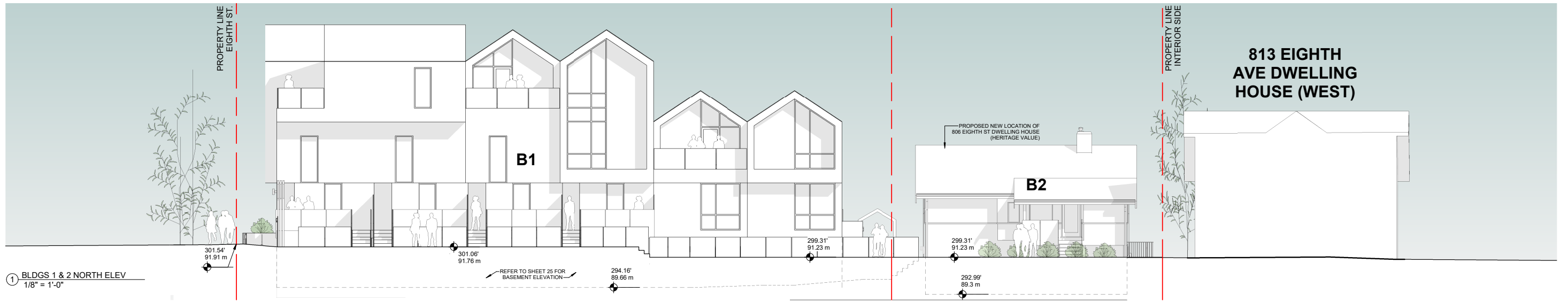
NOVEMBER 12, 2021

802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS	No.	DATE
	1	2021.03.02
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GRIMWOOD
ARCHITECTURE

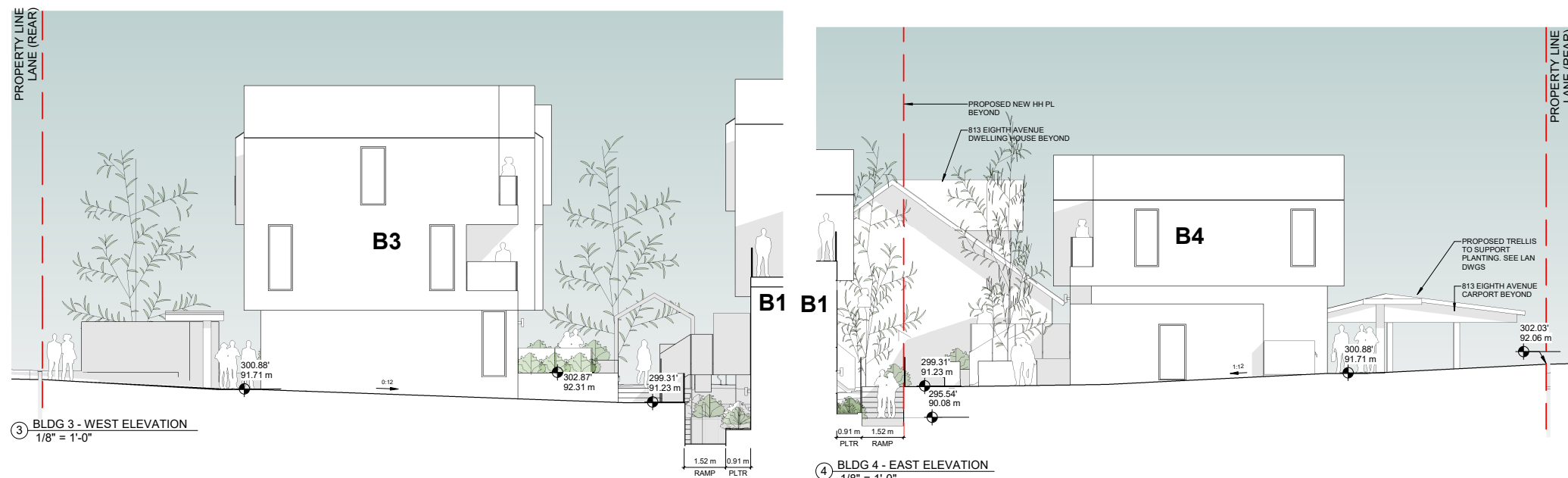
HRA / DP RE-SUBMISSION



① BLDGS 1 & 2 NORTH ELEV
1/8" = 1'-0"



② BLDGS 3 & 4 SOUTH ELEVATION
1/8" = 1'-0"



③ BLDG 3 - WEST ELEVATION
1/8" = 1'-0"

④ BLDG 4 - EAST ELEVATION
1/8" = 1'-0"

ELEVATIONS

8TH + 8TH TOWNHOMES

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GRIMWOOD
ARCHITECTURE



① SOUTH EAST CORNER



② SOUTH WEST CORNER

HRA / DP RE-SUBMISSION

RENDERINGS

8TH + 8TH TOWNHOMES

NOVEMBER 12, 2021

802 & 806 8TH ST, 809 8TH AVE, NWM

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GRIMWOOD
ARCHITECTURE



① SOUTH (8TH AVENUE)



② EAST (8TH STREET)

RENDERINGS
8TH + 8TH TOWNHOMES

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802 & 806 8TH ST, 809 8TH AVE, NWM

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GRIMWOOD
 ARCHITECTURE

HRA / DP RE-SUBMISSION



① NORTH EAST CORNER



② NORTH WEST CORNER

HRA / DP RE-SUBMISSION

RENDERINGS
8TH + 8TH TOWNHOMES

NOVEMBER 12, 2021

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GRIMWOOD
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