

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

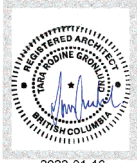
NOTE: MASSING MODEL IMAGES ARE INTENDED TO ILLUSTRATE THE ARCHITECTURAL DESIGN INTENT OF THE PROJECT AND ARE FOR ILLUSTRATION PURPOSES ONLY.

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		

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

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

Title:
COVER SHEET

Scale: **NTS**
Project No.: **2108**
Date: **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
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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
	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.	- 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.

** 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.

	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.
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DETACHED ACCESSORY STRUCTURE

AREA:			SETBACKS:			required		proposed			
	Lane width:	16.00 ft.									
Carports											
Area (sq. ft.):	1527.80	sq. ft.	12.00 ft. maximum allowed	front - 8th Avenue		min	15.00 ft.	15.00 ft.	to roof overhang	15.67 ft.	to posts
	Max Height:	12.00 ft.		rear - lane		min	6.00 ft.	6.20 ft.	to roof overhang	8.38 ft.	to posts
	setback from lane:	6.00 ft.		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	
Courtyard Entry Pavilion											
Area (sq. ft.):	146.00	sq. ft.	12.00 ft. maximum allowed	front - First Street		14.00 ft.	2.00 ft.	[siting relaxation required]			
	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%	sq. ft.								

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
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 collector 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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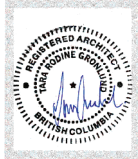
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NO.:	DESCRIPTION:	DATE:
A		
B		
C		
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION / REVISION 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

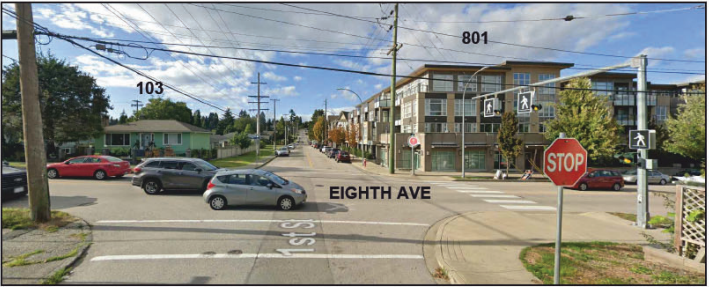


PHOTO 1: LOOKING NORTH-WEST FROM FIRST ST



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

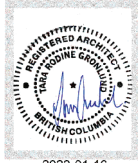
PHOTO KEY PLAN



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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

Revision No. 62

[illegible]

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

Title:

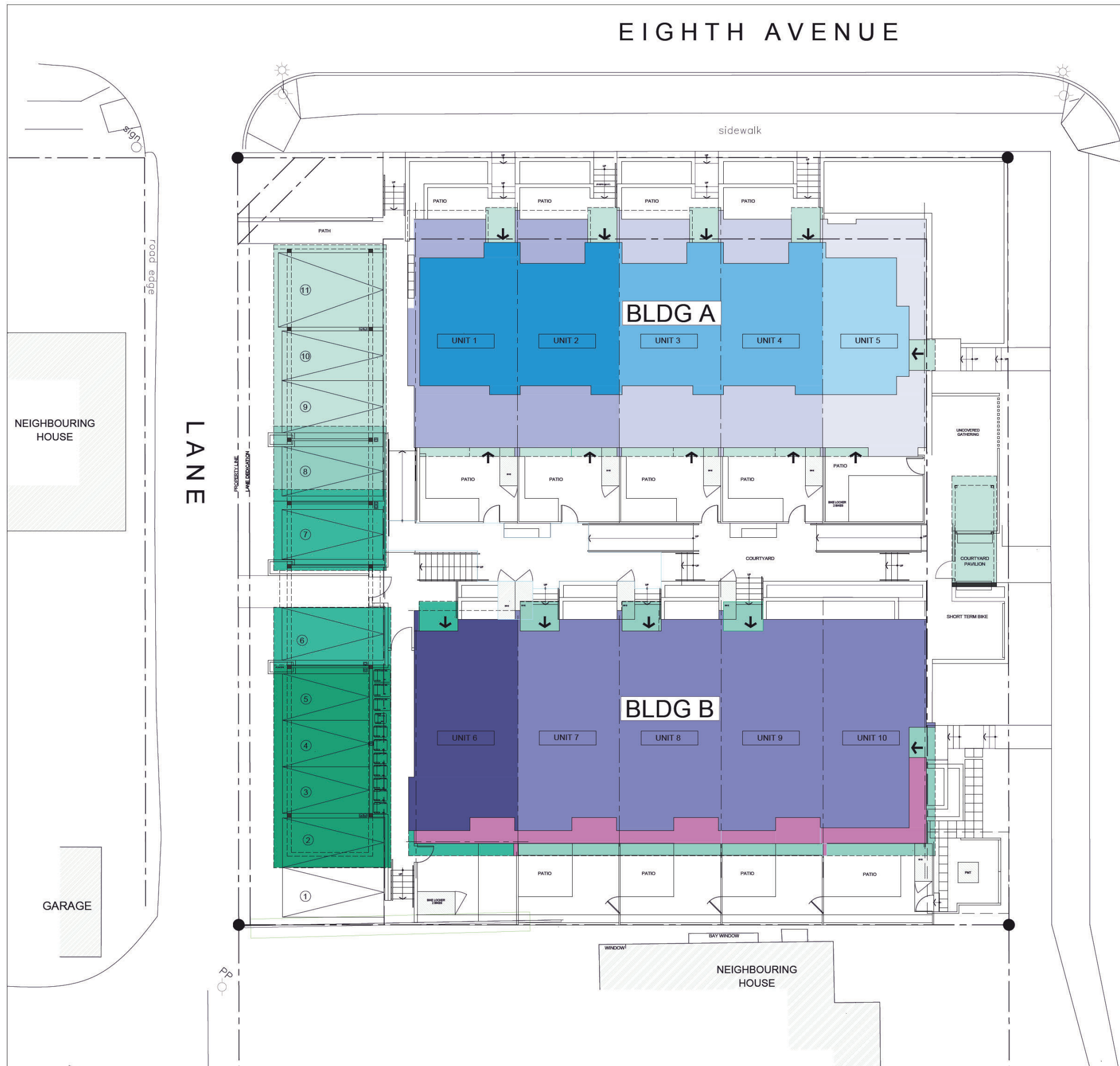
**SITE DIAGRAM
BUILDING MASSING
PLAN**

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

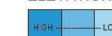
Project No.:	2108
Date:	23.01.16

A-005

Revision No. 01



BUILDING MASSING PLAN

RELATIVE GEODETIC
ELEVATION

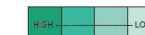
BUILDING FOOTPRINT -
3 FLOORS ABOVE GRADE



BUILDING FOOTPRINT -
2 FLOORS ABOVE GRADE



BUILDING FOOTPRINT -
1 FLOOR ABOVE GRADE










COVERED OUTDOOR SPACE -
AT GRADE

[illegible]

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SCALE (feet)

-  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 MAILBOXES, BENCHES, SEATING, SECURED ENTRY AND A COVERED COMMON LOADING AREA. THE LOADING AREA LOCATED BEHIND A PRIVACY FENCE TO THE PLAZA PAVILION IS FLANKED BY A SUNKEN STORIED BOX STORAGE AREA TO THE SOUTH AND A COMMON OUTDOOR LOUNGE SEPARATE AREA TO THE NORTH.
- APPROXIMATELY HALF THE WIDTH OF THE COURTYARD WILL ACCOMMODATE THE "BACK YARDS" OF TOWNHOMES 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 GATING SPACE.



**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

[illegible]

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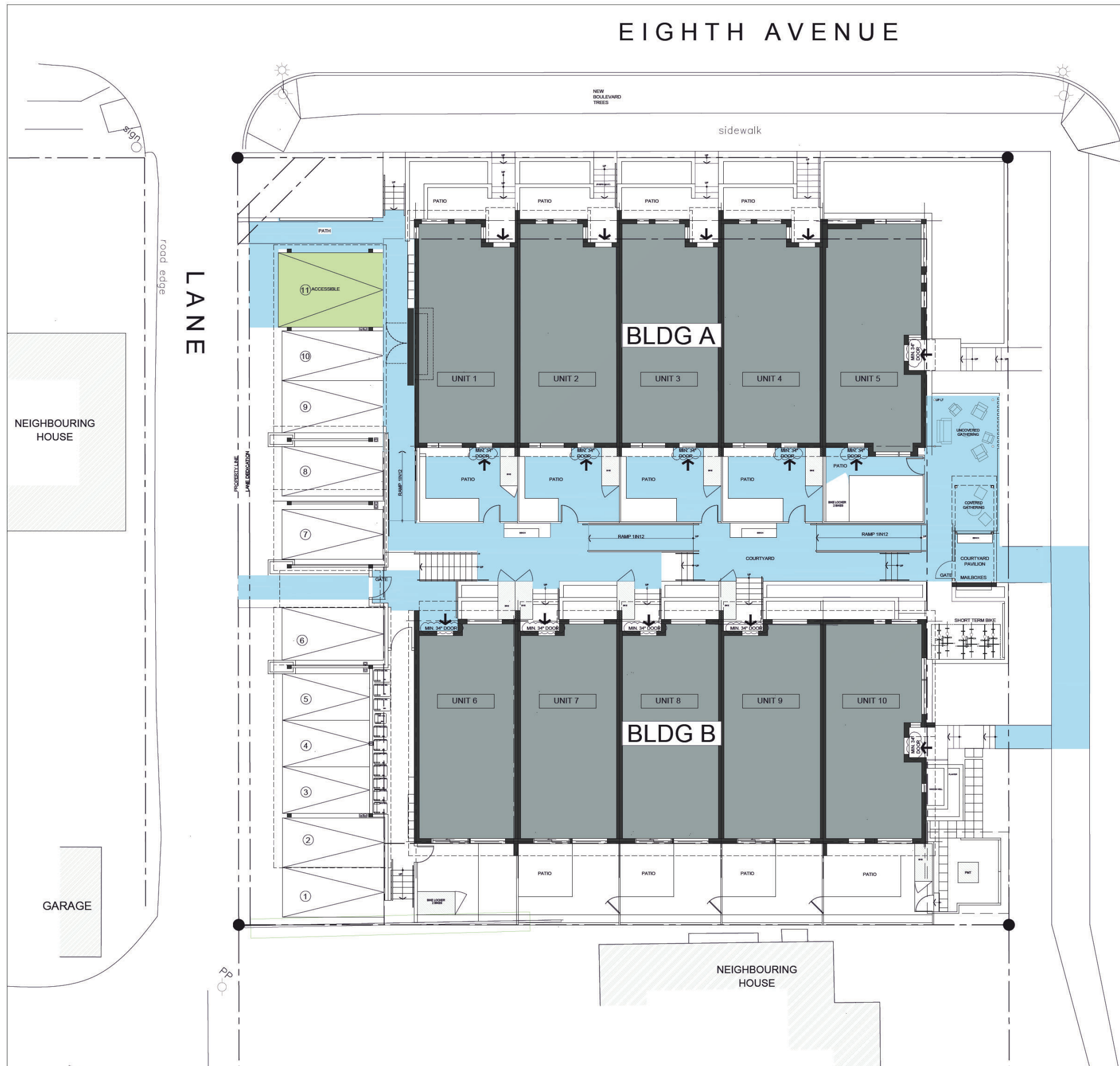
SITE DIAGRAM ACCESSIBILITY PLAN

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

Project No.:	2108
Date:	23.01.16

A-007

Revision No. 01



ACCESSIBILITY PLAN

SCALE (feet)

 ACCESSIBLE EXTERIOR PATH

 ACCESSIBLE PARKING STALL

The site plan illustrates a residential development layout. At the top, **EIGHTH AVENUE** runs horizontally. To the left, a **road edge** and **VEHICLE TURNING PATH** are shown, with a **NEIGHBOURING HOUSE** to the west. A vertical **LANE** runs along the left side of the buildings, containing 11 numbered spaces: 1 (GUEST / LOADING), 2 (TYP. EV CAR. CHARGING STATION), 3 (SMALL CAR), 4 (SMALL CAR), 5 (SMALL CAR), 6 (SMALL CAR), 7 (GUARD @ 3'-0" H), 8 (GUARD @ 1'-0" H), 9 (GUARD @ 1'-0" H), 10 (GUARD @ 1'-0" H), and 11 (ACCESSIBLE). Dimensions for the lane are 16'-0" [4.88] and 1'-11 1/2" [0.60].

The development consists of two main buildings: **BLDG A** (top) and **BLDG B** (bottom), each containing five units (UNIT 1 to UNIT 5 for BLDG A, and UNIT 6 to UNIT 10 for BLDG B). Each unit has an associated **PATIO**. A central **COURTYARD** is located between the two buildings. To the right of the courtyard is a **COURTYARD PAVILION** and a **SHORT TERM BIKE** area. A **BIKE LOCKER 2 BIKES** is located near the bottom right. The site is bounded by a **sidewalk** on the north and a **NEIGHBOURING HOUSE** on the south. A **GARAGE** is located to the west of the lane. The plan also shows various **PATH**s, **VEHICLE TURNING PATH**s, and **BIKE LOCKER 2 BIKES** areas.

MANEUVERING / PARKING PLAN



VEHICLE PARKING

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

gdp

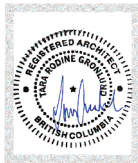
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2023-01-16

[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

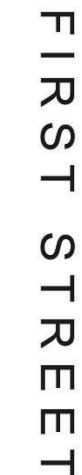
Date: 23.01.16

A-008

Revision No. 1

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.

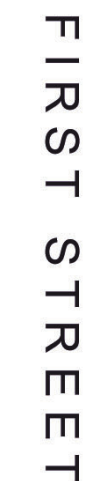


Title: **SITE DIAGRAM
GARBAGE RECYCLING
COLLECTION PLAN**

A-009

[illegible]

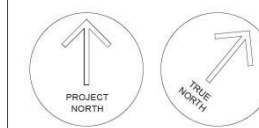
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SCALE (feet)

- 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.

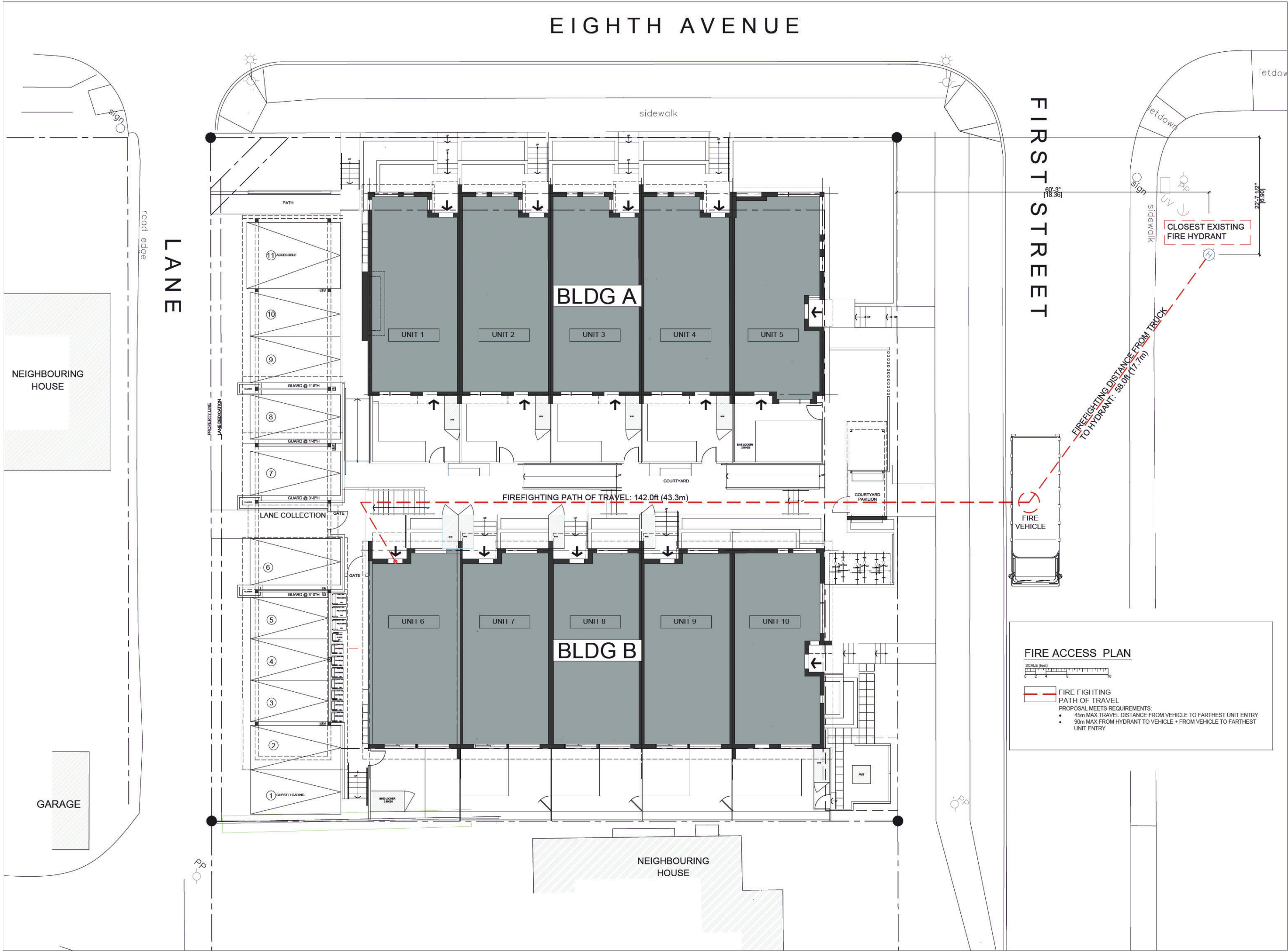


**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title: **BIKE STORAGE PLAN**

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

A-010



FIRE ACCESS PLAN

SCALE (feet)

FIRE FIGHTING PATH OF TRAVEL

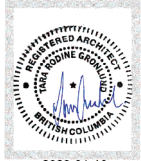
PROPOSAL MEETS REQUIREMENTS:

- 45m MAX TRAVEL DISTANCE FROM VEHICLE TO FARTHEST UNIT ENTRY
- 90m MAX FROM HYDRANT TO VEHICLE + FROM VEHICLE TO FARTHEST UNIT ENTRY



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NO.	DESCRIPTION	DATE
A	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
B		
C		
D		
E		
F		
G		
H		
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R		
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X		
Y		
Z		

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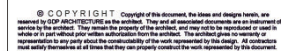


GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
FIRE ACCESS PLAN

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

A-011

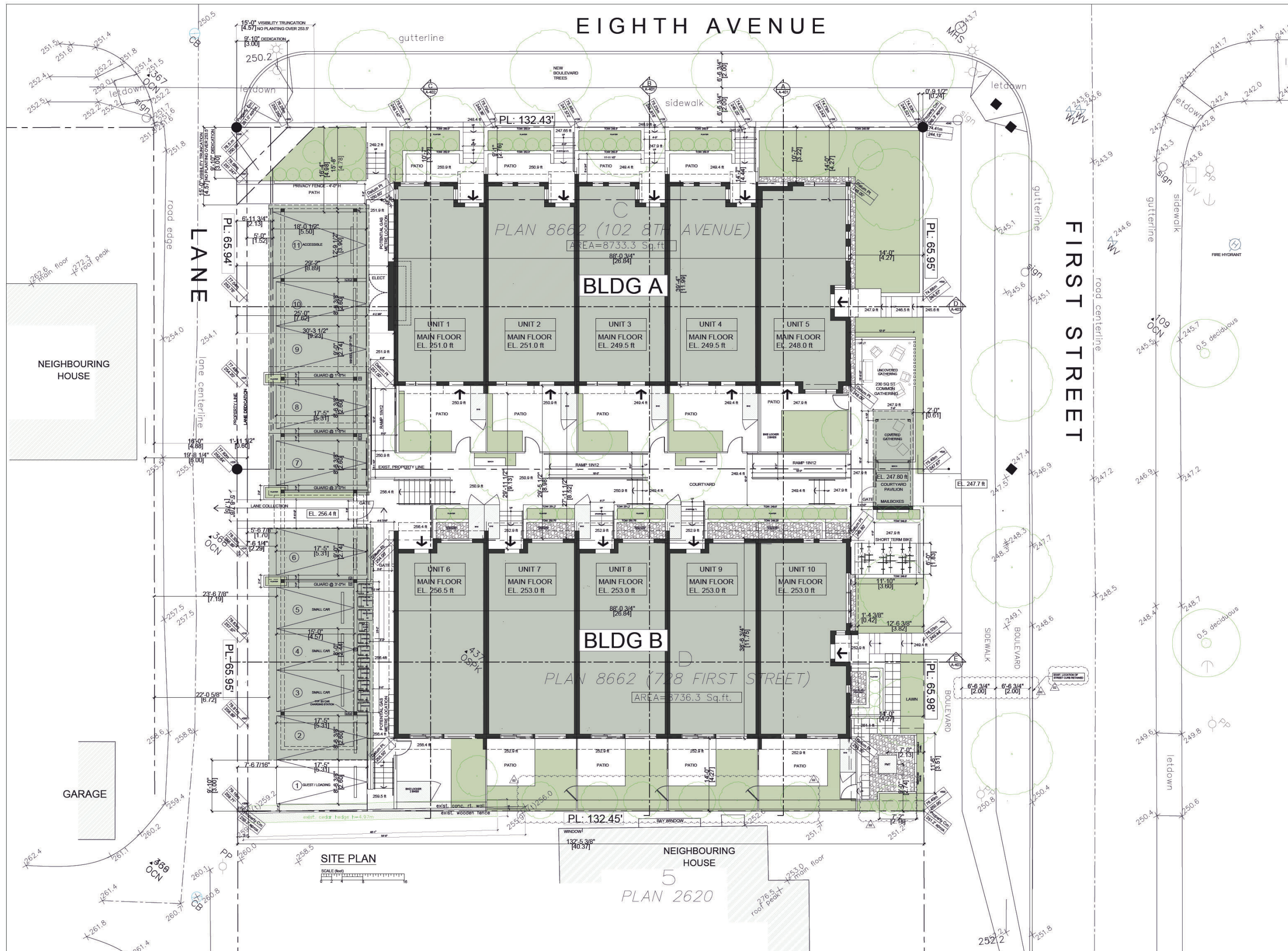


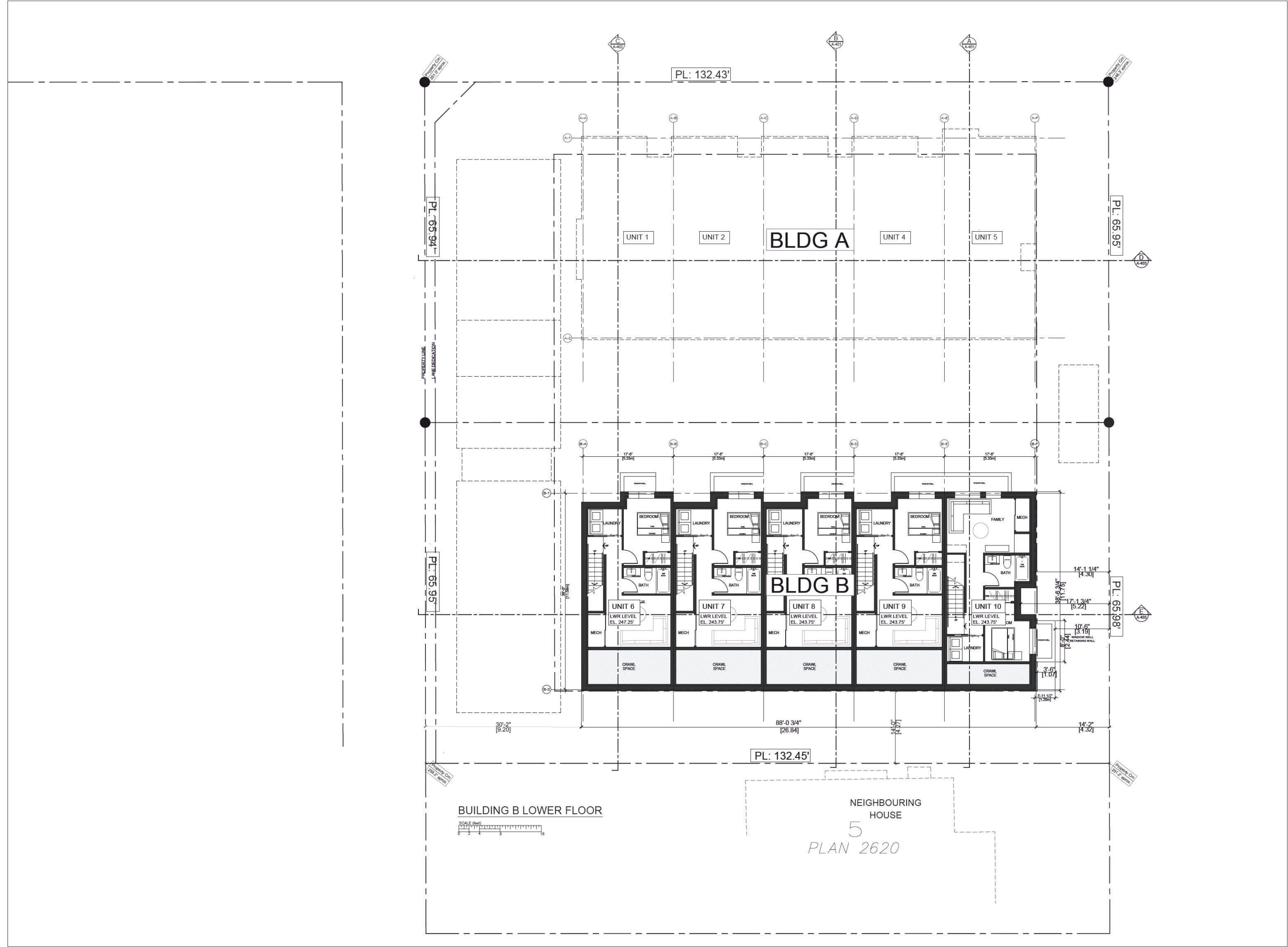
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Scale: $1/8" = 1'-0"$

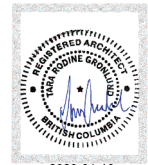
A-101

Revision No. Δ
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
J		
K		

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

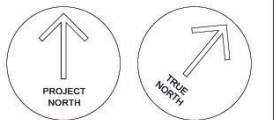
Title:
LOWER LEVEL BUILDING PLANS

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

A-102

[illegible]

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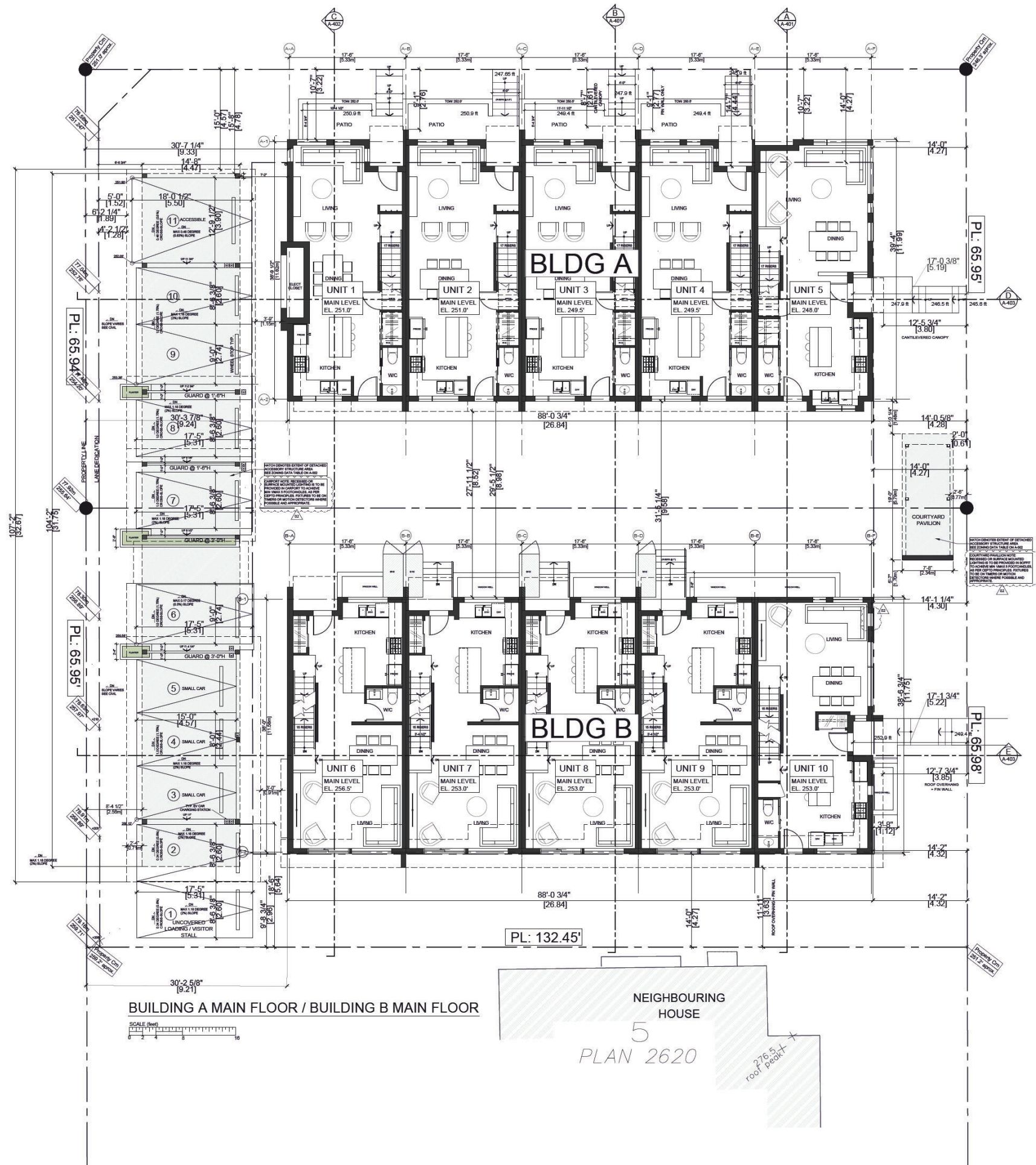
**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

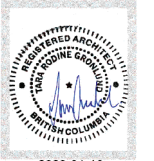
MAIN LEVEL BUILDING PLANS

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

A-103

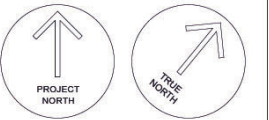
Division No. 02





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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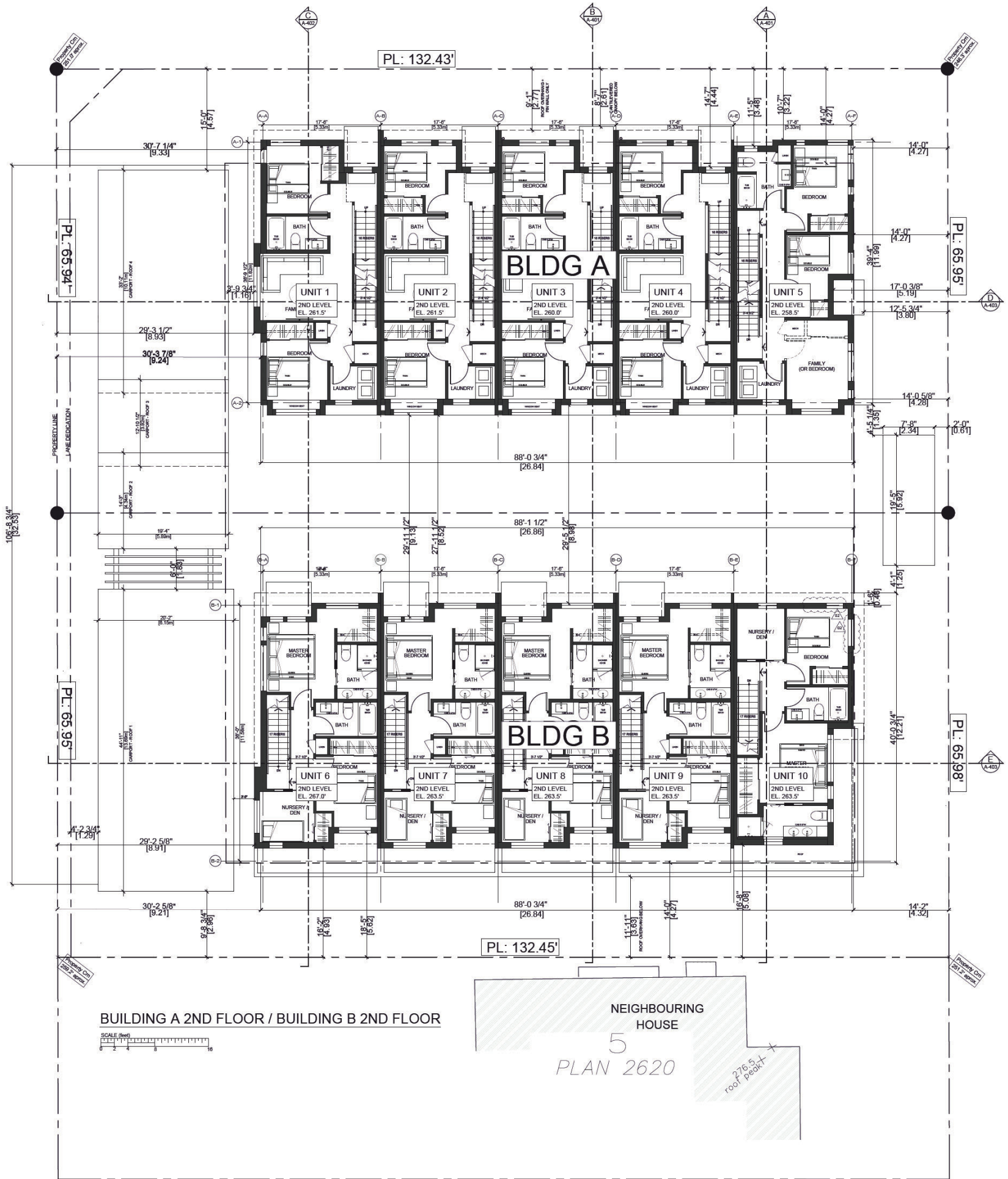


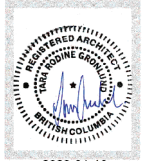
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
2ND LEVEL BUILDING PLANS

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

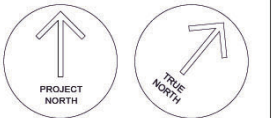
A-104





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		
K		

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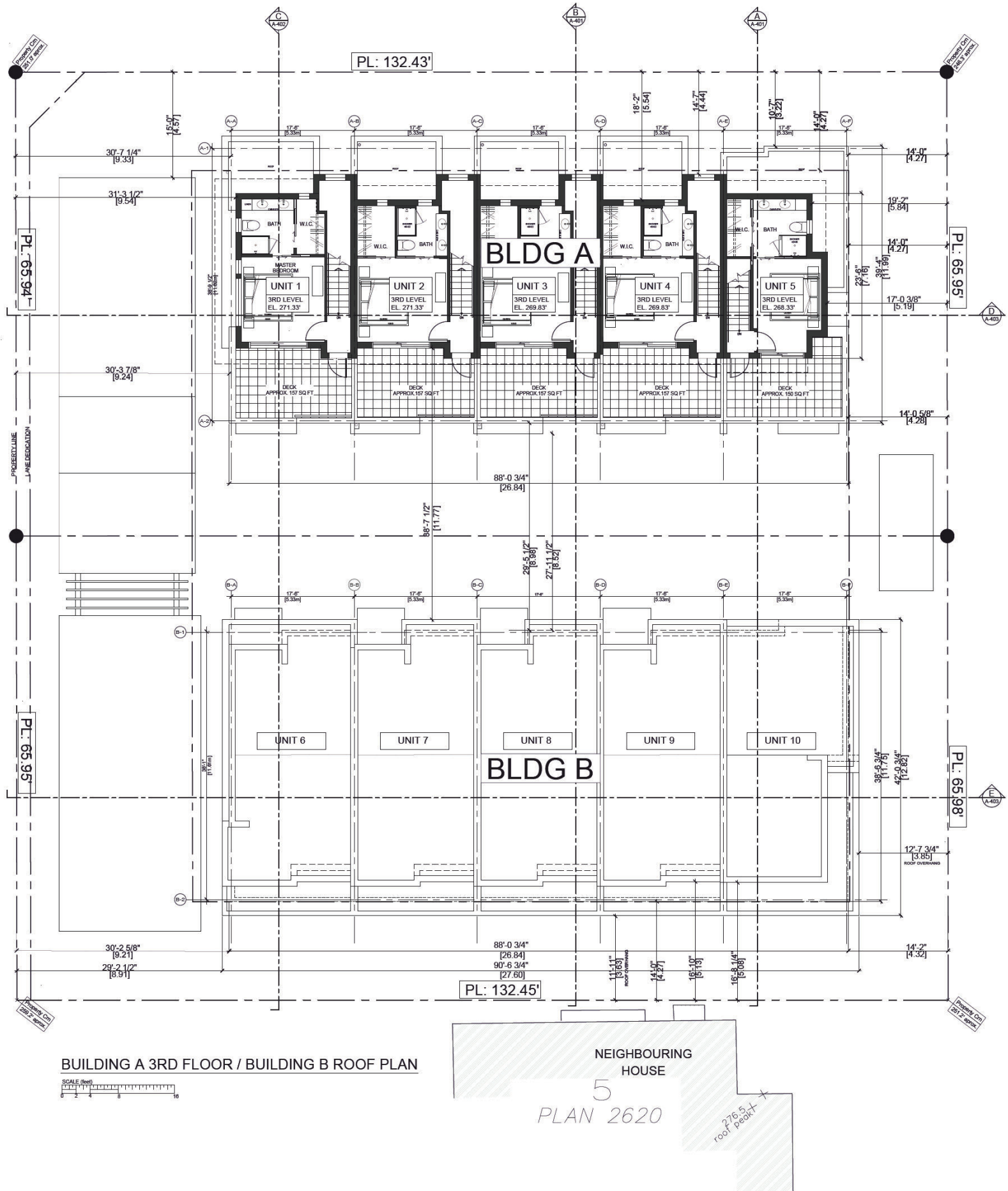
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
3RD LEVEL BUILDING PLANS

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

A-105

Revision No. 62

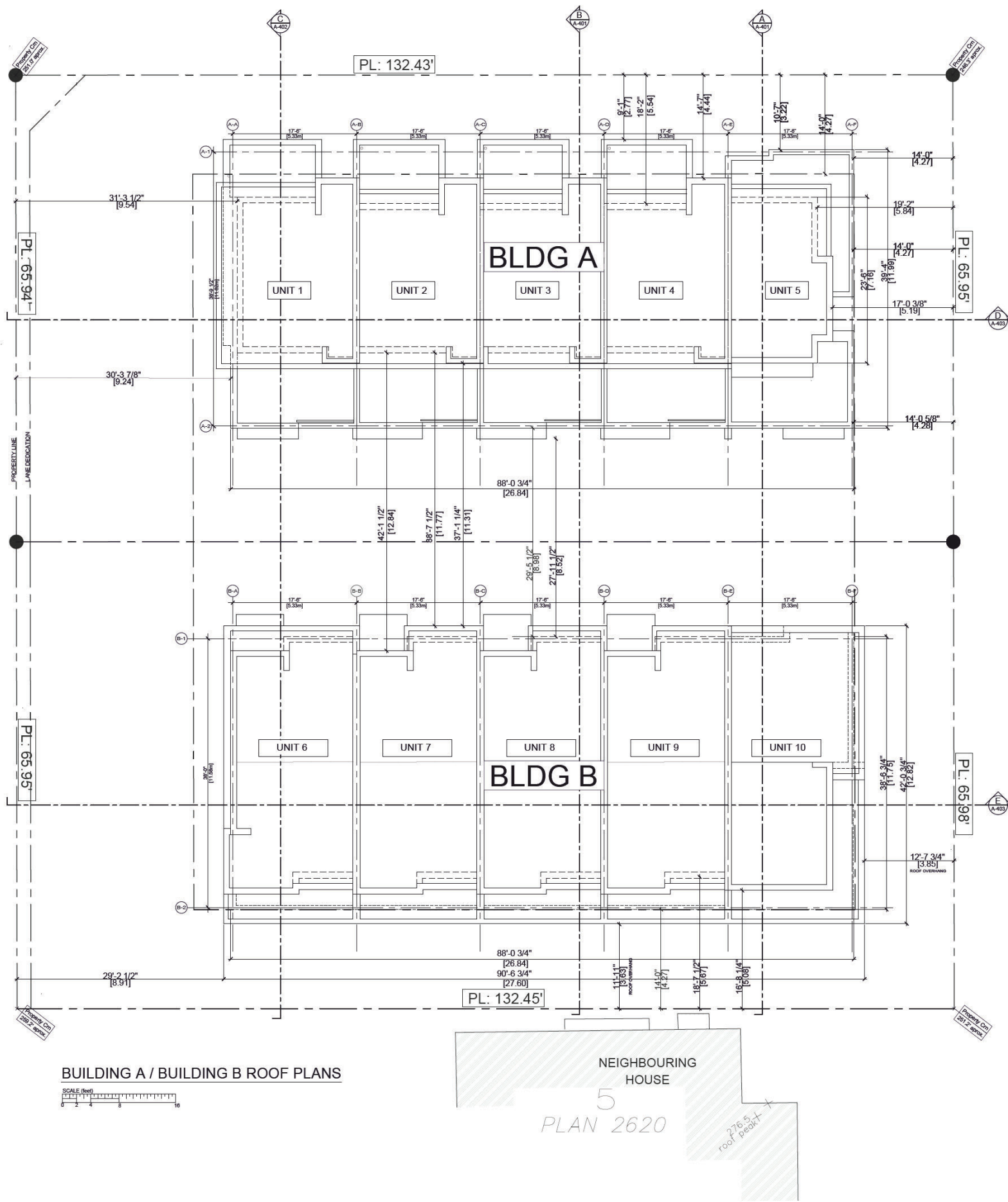


BUILDING A 3RD FLOOR / BUILDING B ROOF PLAN

SCALE (feet)
0 2 4 6 8 10

NEIGHBOURING HOUSE
5
PLAN 2620

276.5 peak +
roof

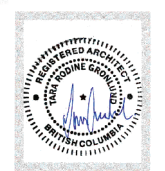


BUILDING A / BUILDING B ROOF PLANS



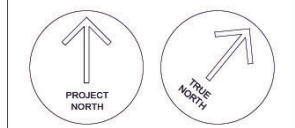
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NO.	DESCRIPTION	DATE
A		
B		
C		
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION - REVISION 1	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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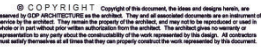


GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
ROOF PLANS

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

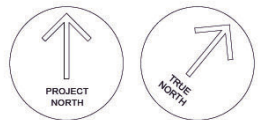
A-106



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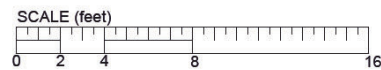


**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

BUILDING A UNIT 1 PLANS

Scale:	1/4" = 1'-0"	A-110
Project No.:	2108	
Date:	23.01.16	

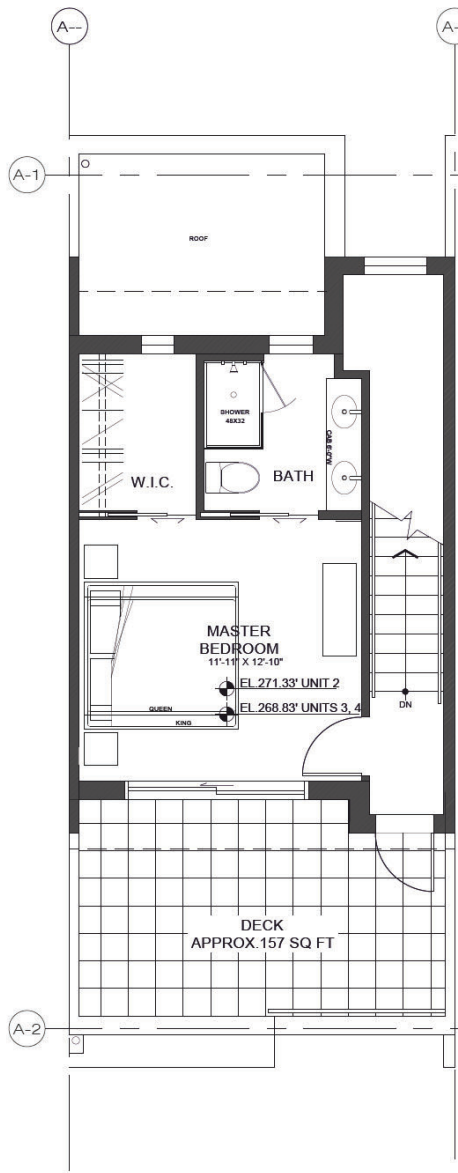
A-110



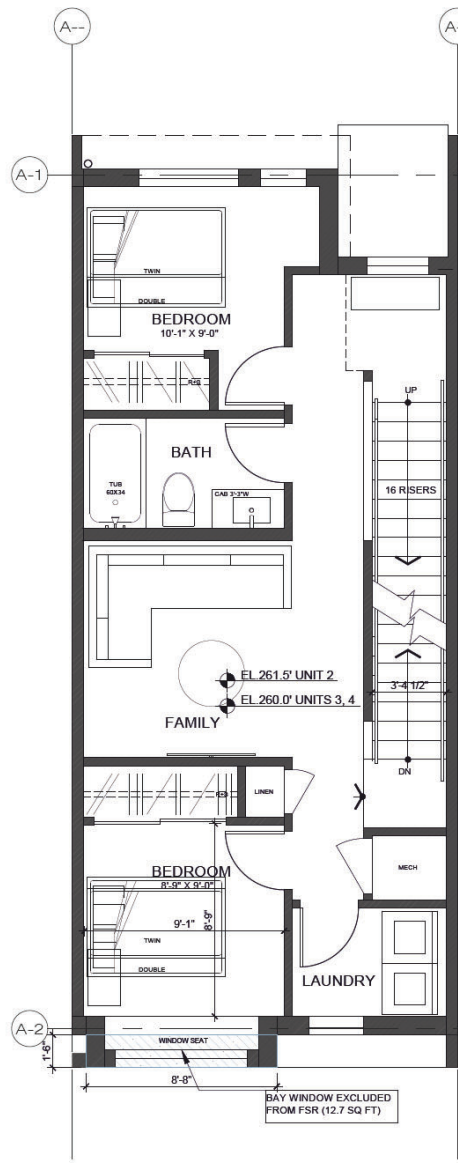
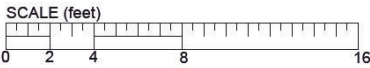
BUILDING A - UNIT 1
2ND LEVEL
APPROX. FLOOR AREAS:
GROSS - 691.6 SQ FT (BAY WINDOW EXCLUDED)



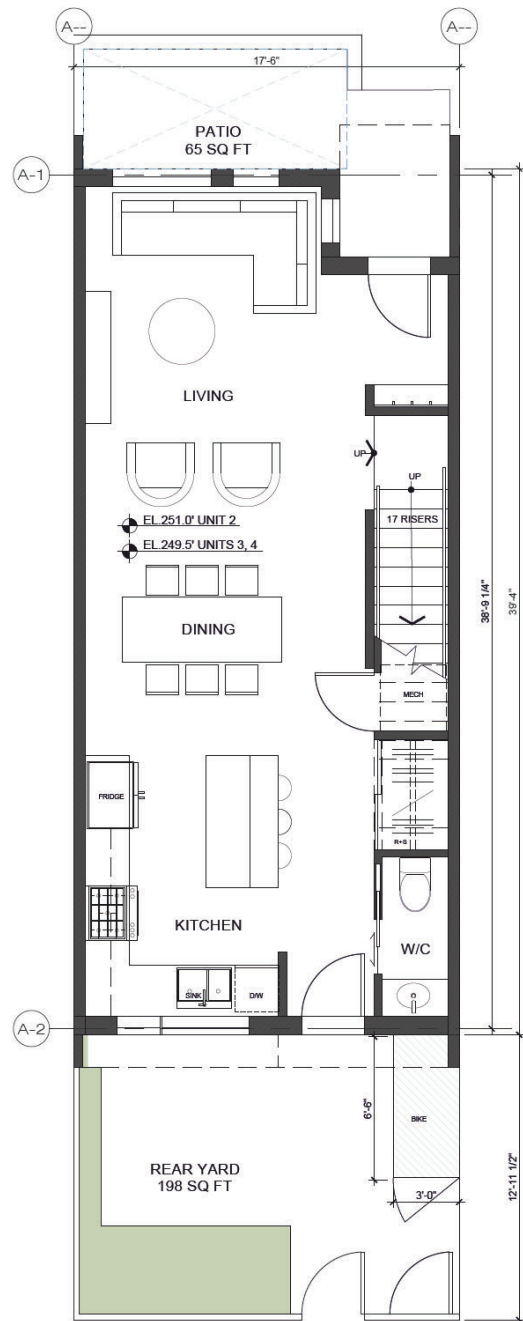
BUILDING A UNIT 1



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)



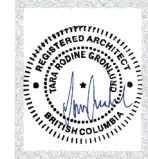
BUILDING A - UNITS 2, 3, 4
MAIN LEVEL
APPROX. FLOOR AREAS:
GROSS - 666.7 SQ FT

BUILDING A UNIT 2-4



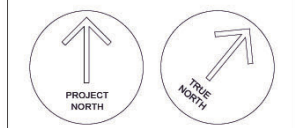
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NO.	DESCRIPTION	DATE
A	PRELIMINARY	21.10.03
B	PRELIMINARY	21.10.25
C	FOR COORDINATION	22.01.05
D	FOR DISCUSSION	22.02.18
E	FOR COORDINATION	22.03.17
F	ISSUED FOR OCP AMENDMENT / REZONING / DEVELOPMENT PERMIT SUBMISSION	22.04.13
G	ISSUED FOR OCP AMENDMENT / 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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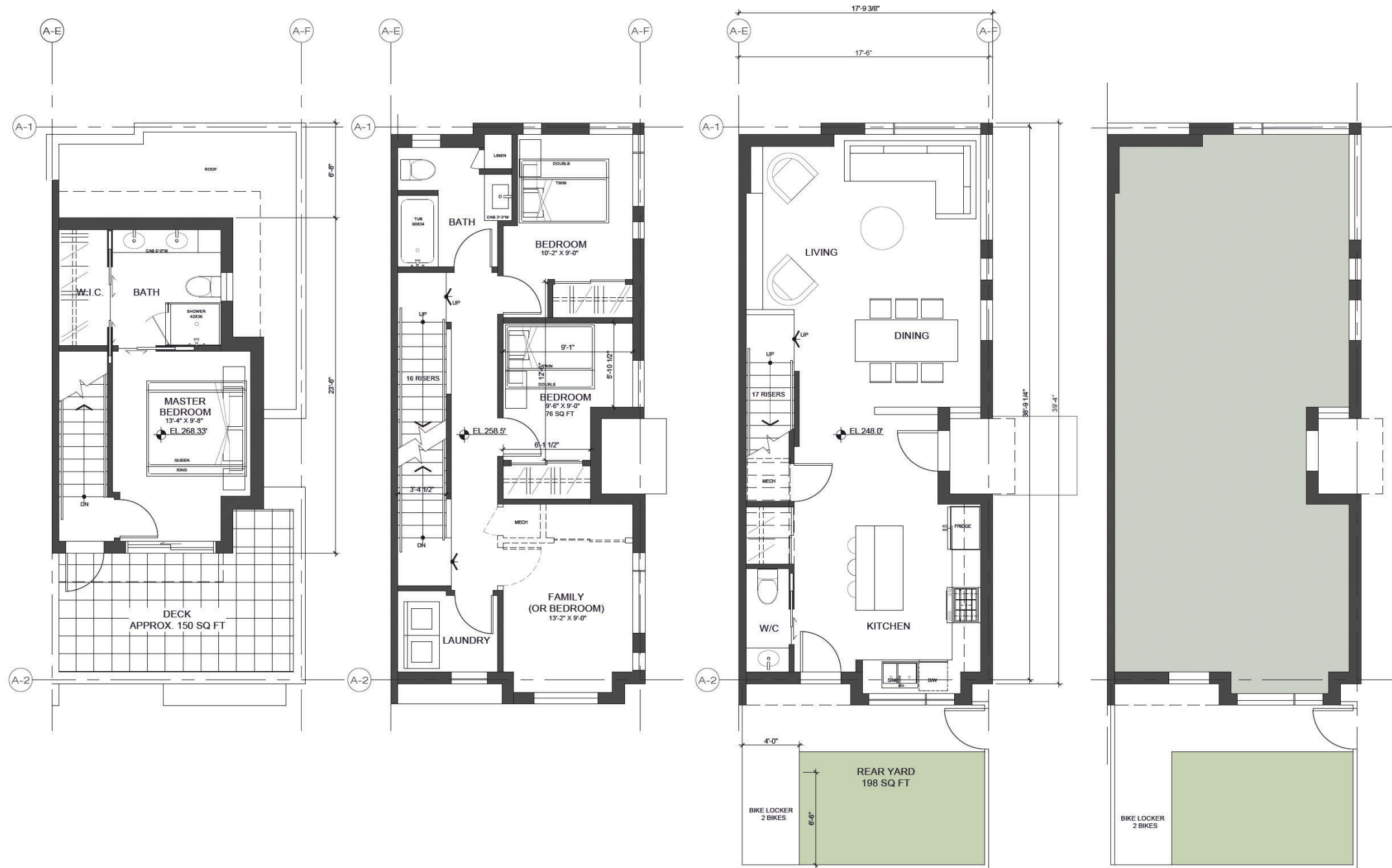


**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

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

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

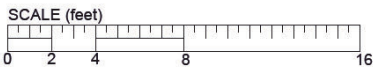
A-111



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

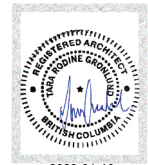


BUILDING A UNIT 5

gdp

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



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

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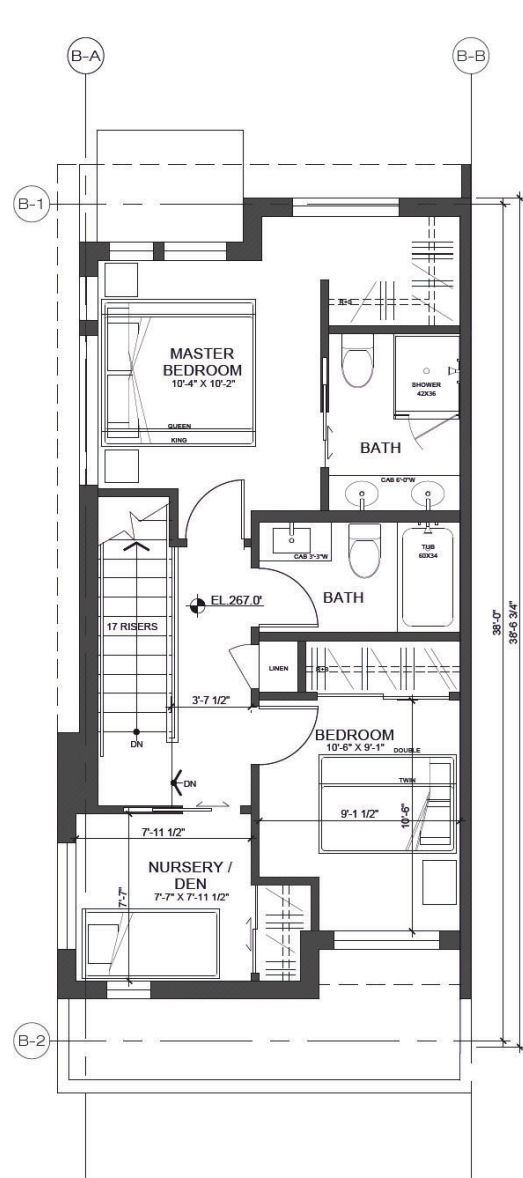
**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

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

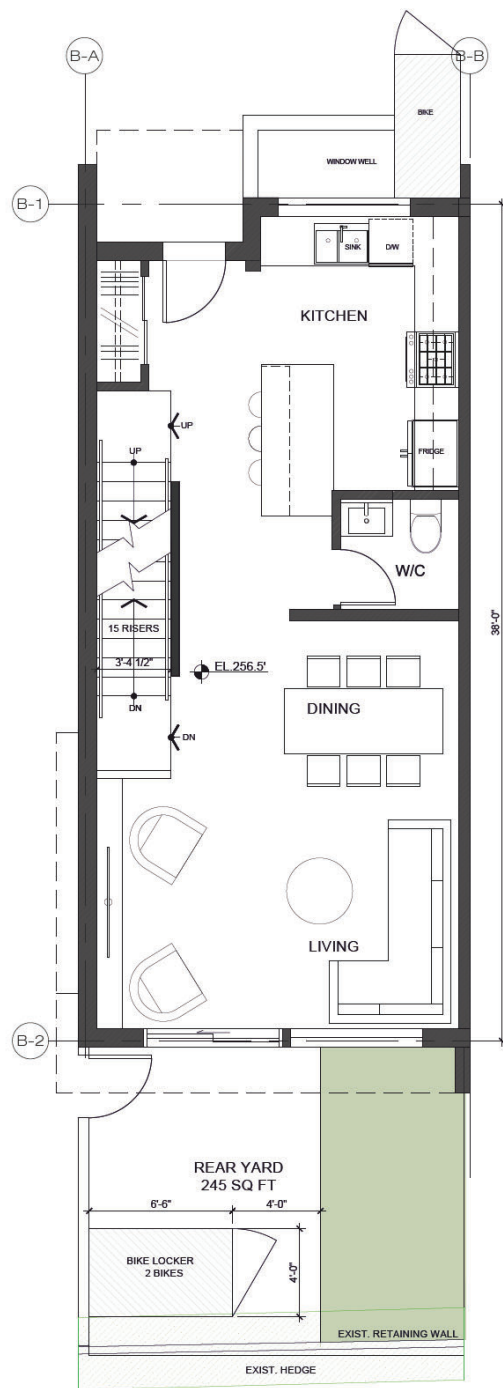
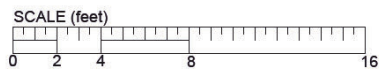
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Project No.: 2108
Date: 23.01.16

A-112

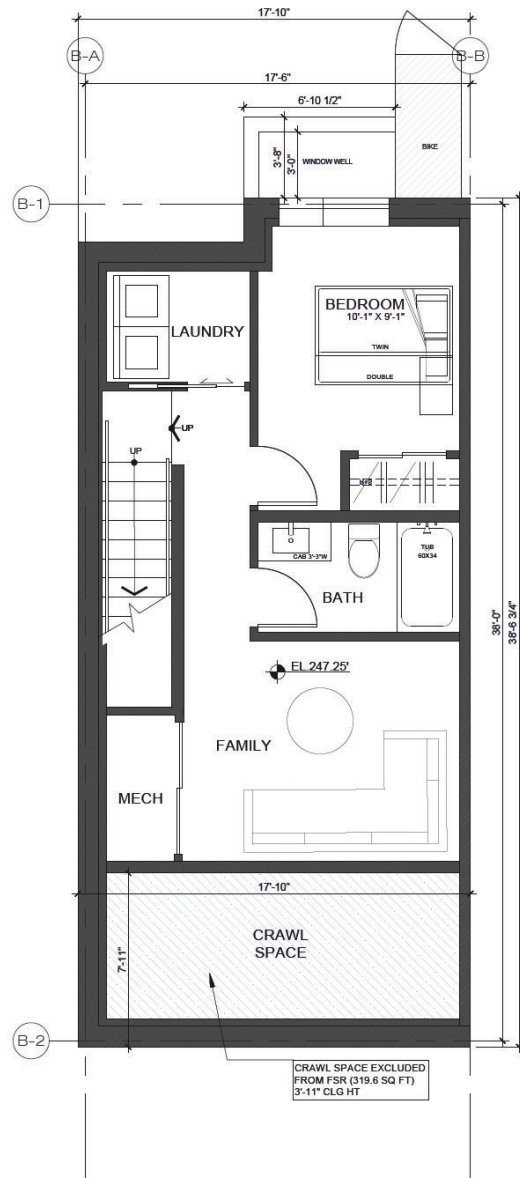
Revision No. 02



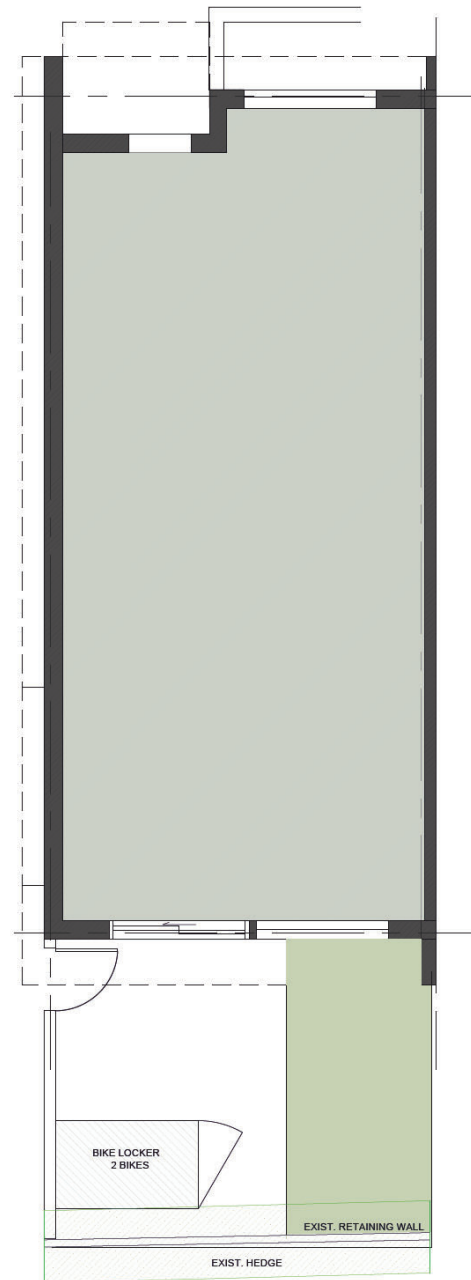
BUILDING B - UNIT 6
2ND LEVEL
APPROX. FLOOR AREAS:
GROSS - 626.2 SQ FT



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

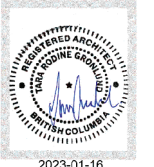


BUILDING B UNIT 6

gdp

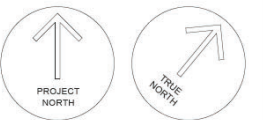
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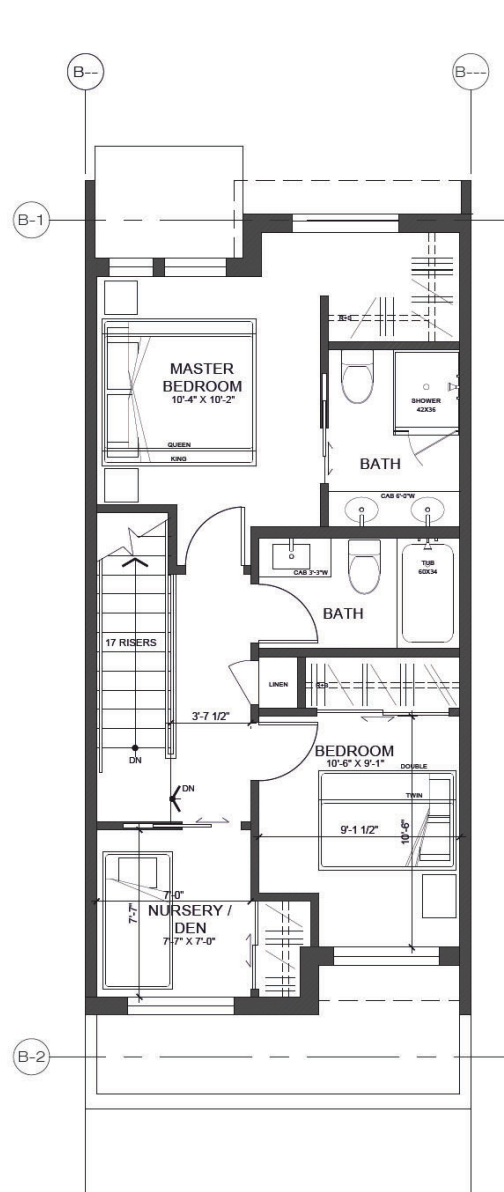
**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
**BUILDING B
UNIT 6 PLANS**

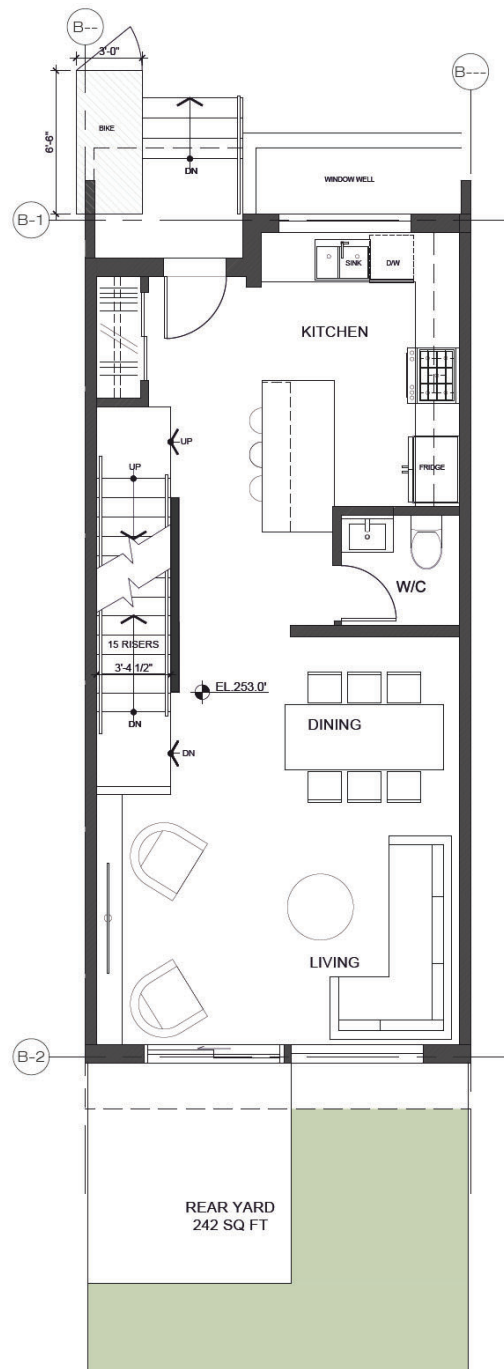
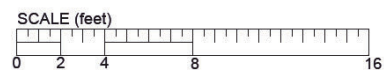
Scale: 1/4" = 1'-0"
Project No.: 2108
Date: 23.01.16

A-113

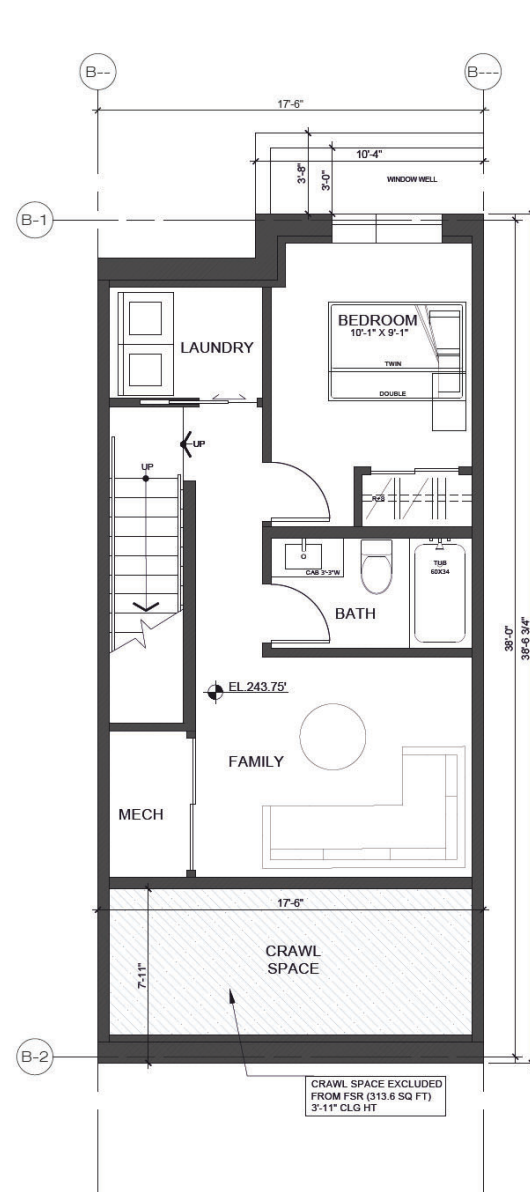
Revision No. 62



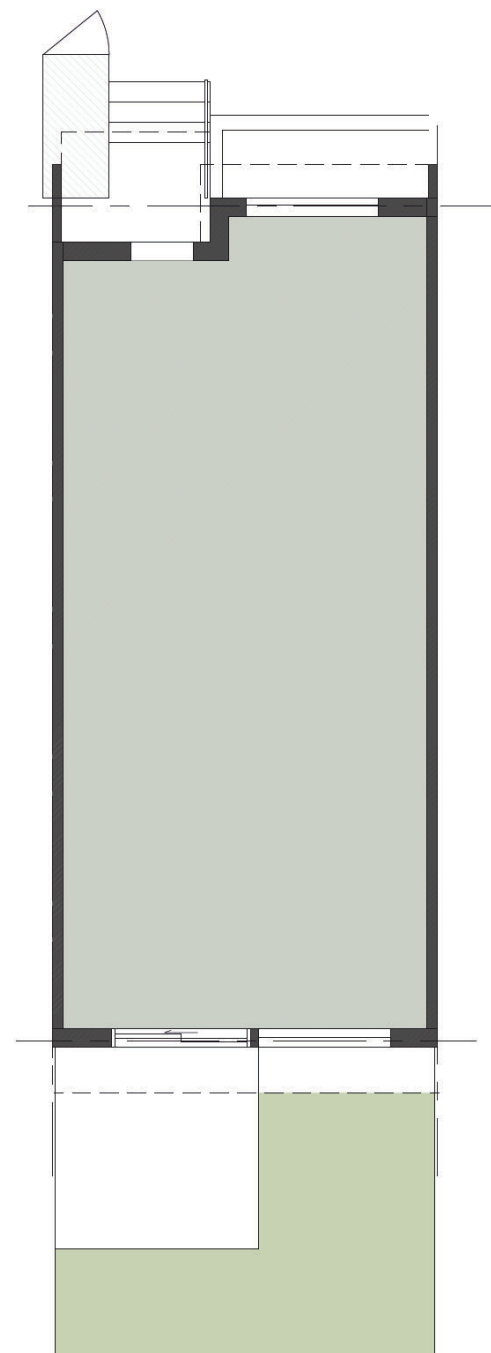
BUILDING B - UNITS 7, 8, 9
2ND LEVEL
APPROX. FLOOR AREAS:
GROSS - 607.0 SQ FT



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

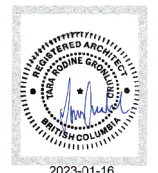


BUILDING B UNITS 7-9

gdp

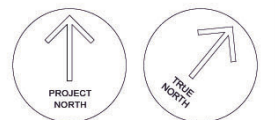
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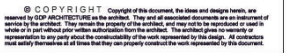
**GLENBROOKE ROW
TOWNHOUSES**
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

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. 02



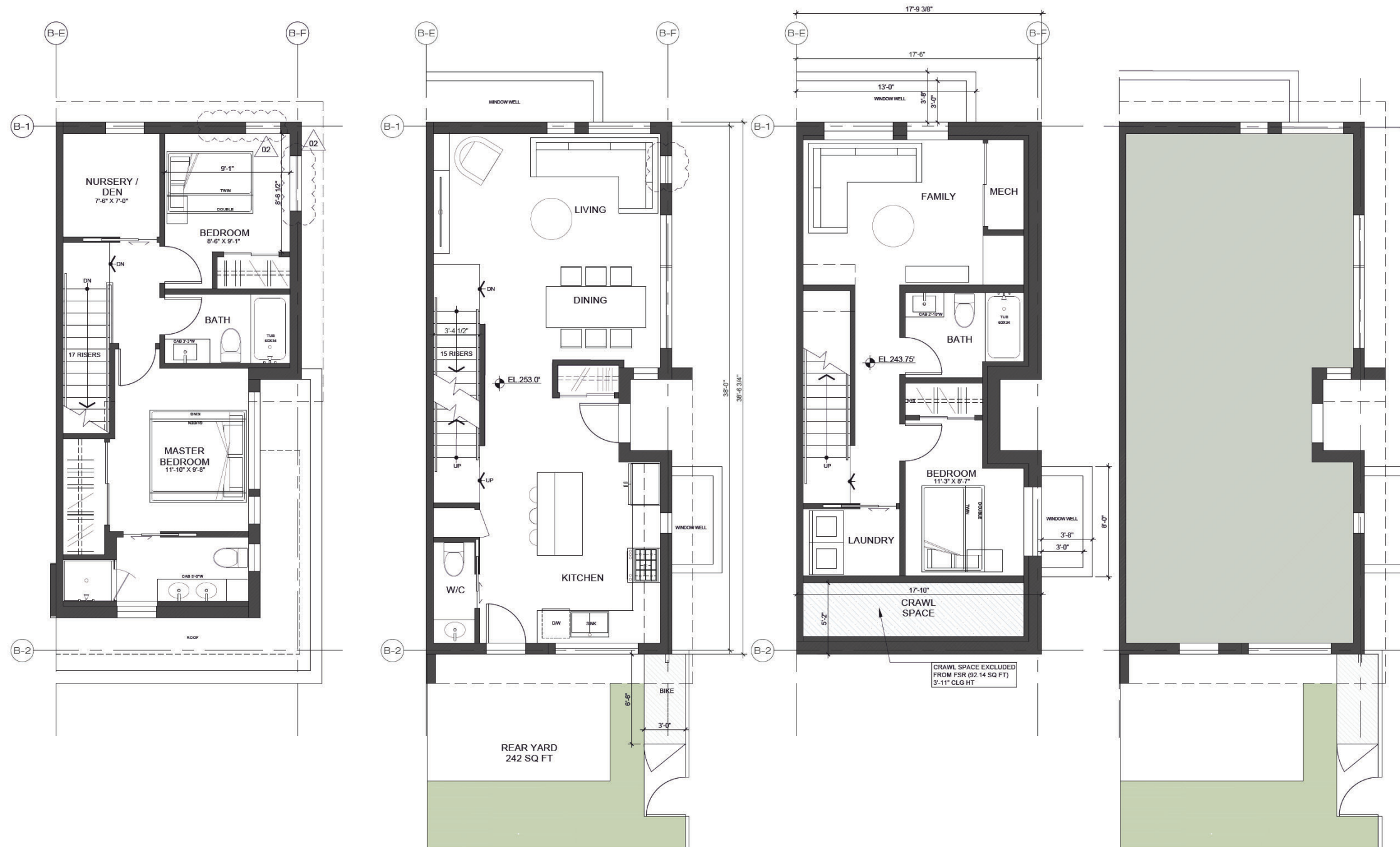
NO.	DESCRIPTION:	DATE:
A		
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I	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
J	ISSUED FOR ADVISORY PLANNING COMMISSION, SET REVISION 2	23.01.16
K		

Title: **BUILDING B
UNIT 10 PLANS**

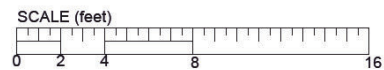
Scale: 1/4" = 1'-0"	A-115
Project No.: 2108	
Date: 23.01.16	

A-115

02



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

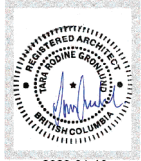
BUILDING B - UNIT 10
LOWER LEVEL
APPROX. FLOOR AREAS:
GROSS - 578.2 SQ FT

BUILDING B
UNIT 10

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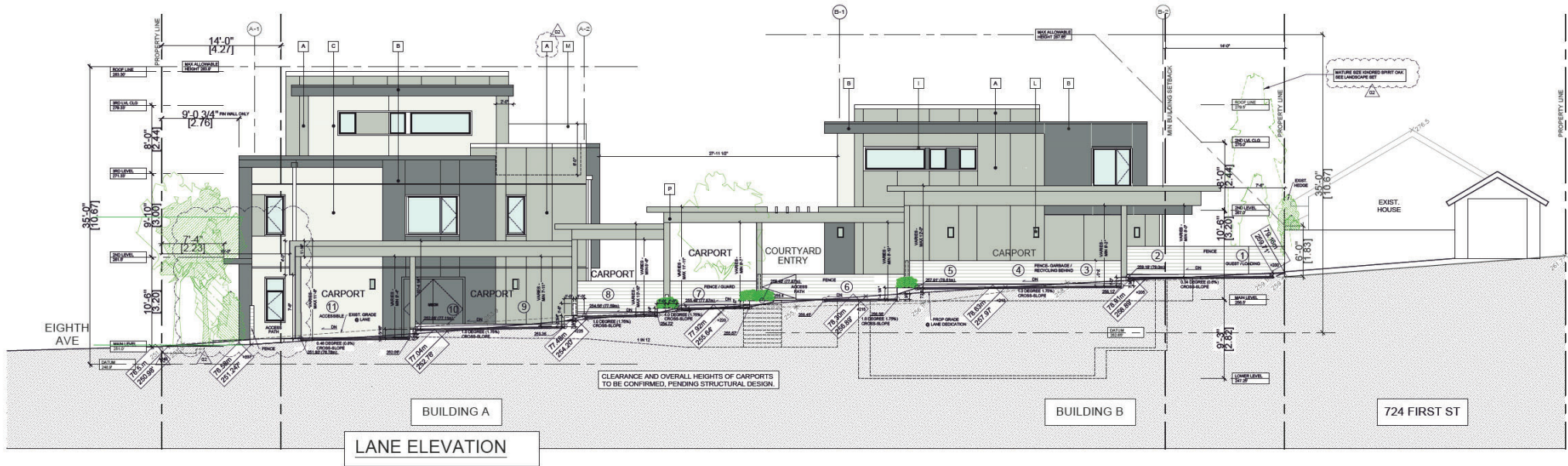
A-301





NO.	DESCRIPTION	DATE
A	PRELIMINARY	21.10.25
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C	FOR COORDINATION	22.02.18
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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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M		
N		
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P		

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FINISH LEGEND

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

F	PRE-FINISHED RAIN WATER LEADER COLOUR: COMPATIBLE WITH ADJACENT CLADDING
G	METAL / WOOD CANOPY COLOUR: BENJAMIN MOORE VC-9 STRATHCONA GOLD (VANCOUVER HISTORICAL TRUE COLOUR COLLECTION)
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

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

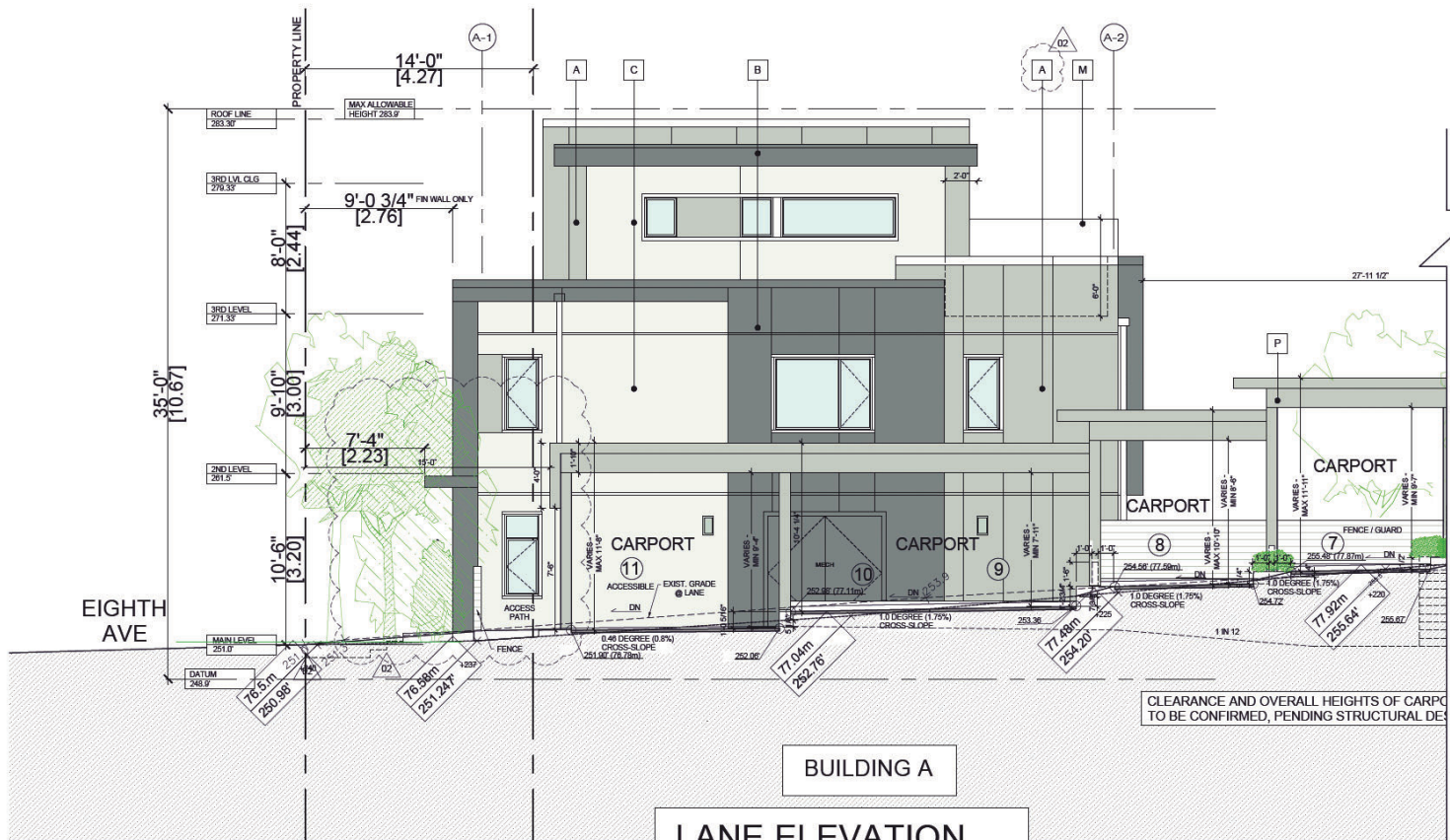
Title:
**LANE ELEVATION
FINISH LEGEND**

Scale:	
Project No.:	2108
Date:	23.01.16

A-302



FIRST STREET ELEVATION



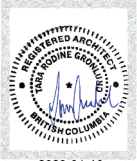
BUILDING A

LANE ELEVATION

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H	ISSUED FOR NEW WEST DESIGN PANEL	22.11.14
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J		
K		

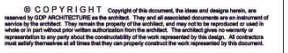
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GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
BUILDING A ELEVATIONS

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

A-304

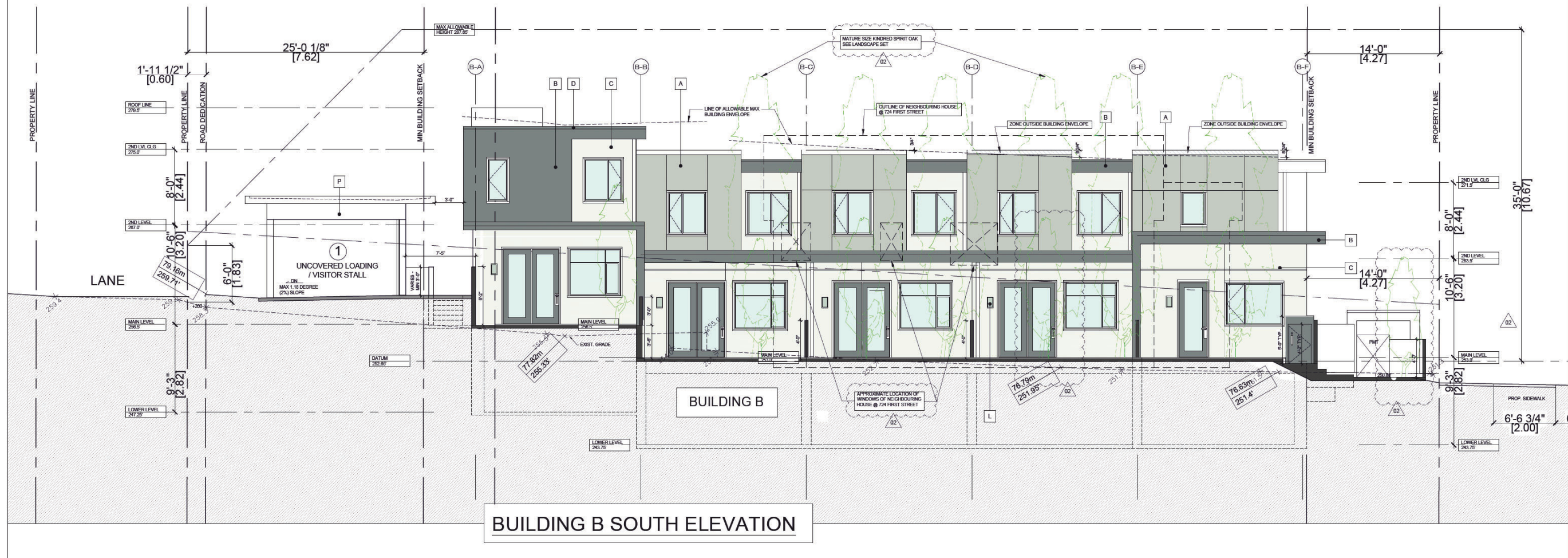


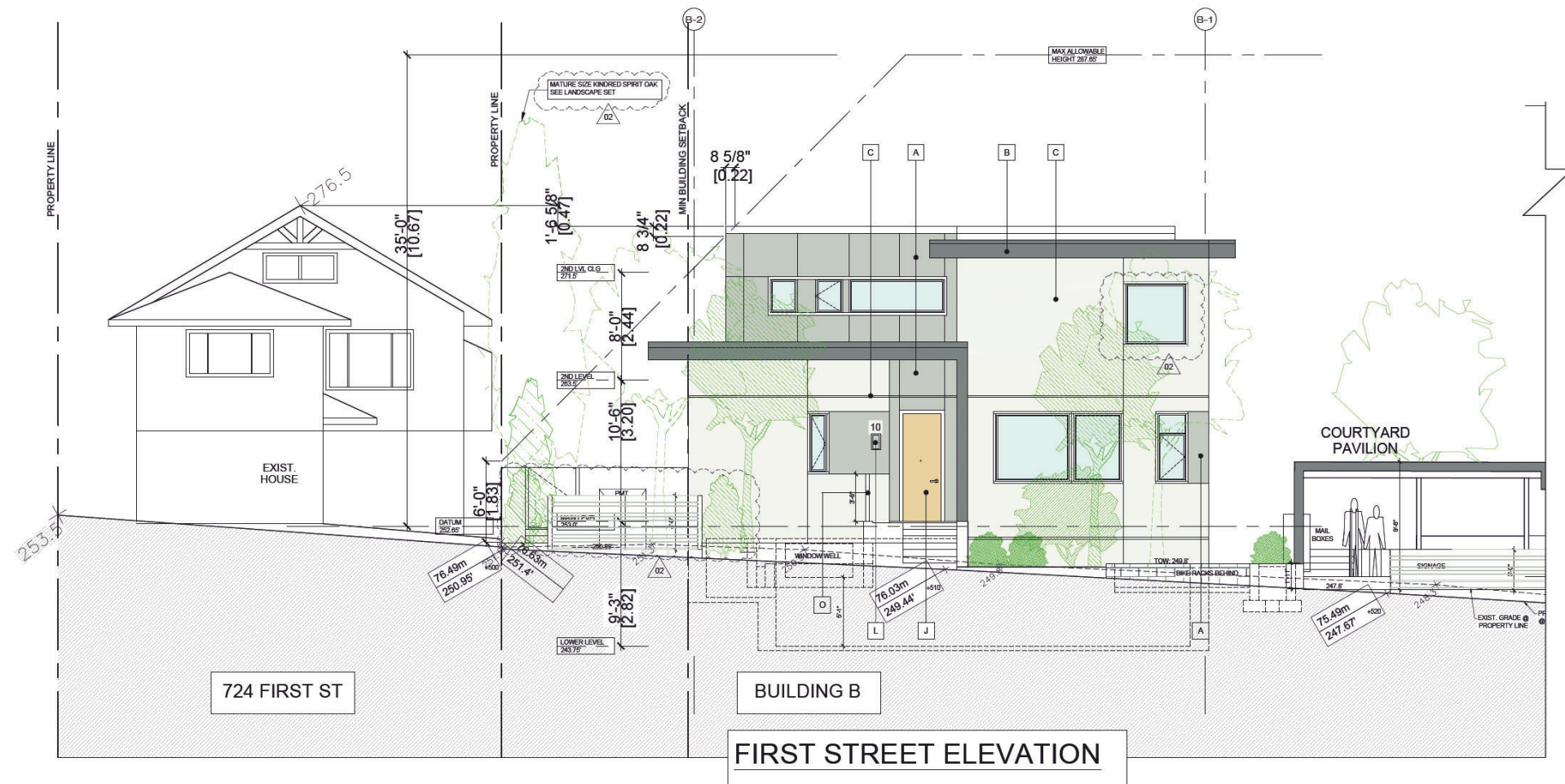
tel. 604.522.2258
info@gdparchitecture.



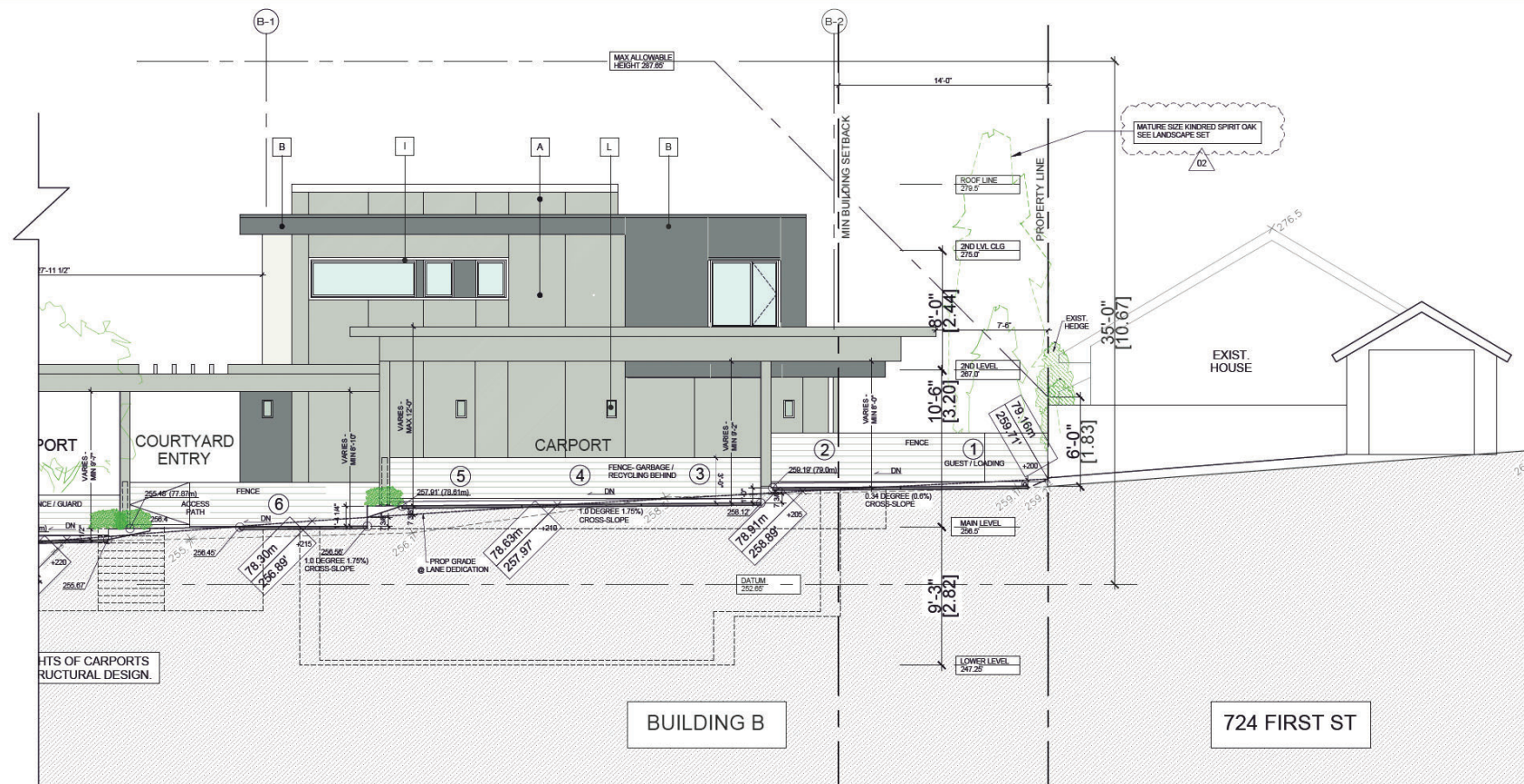
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Division No.  02





FIRST STREET ELEVATION

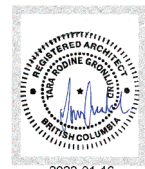


LANE ELEVATION

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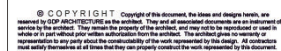
GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

Title:
BUILDING B ELEVATIONS

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

A-306

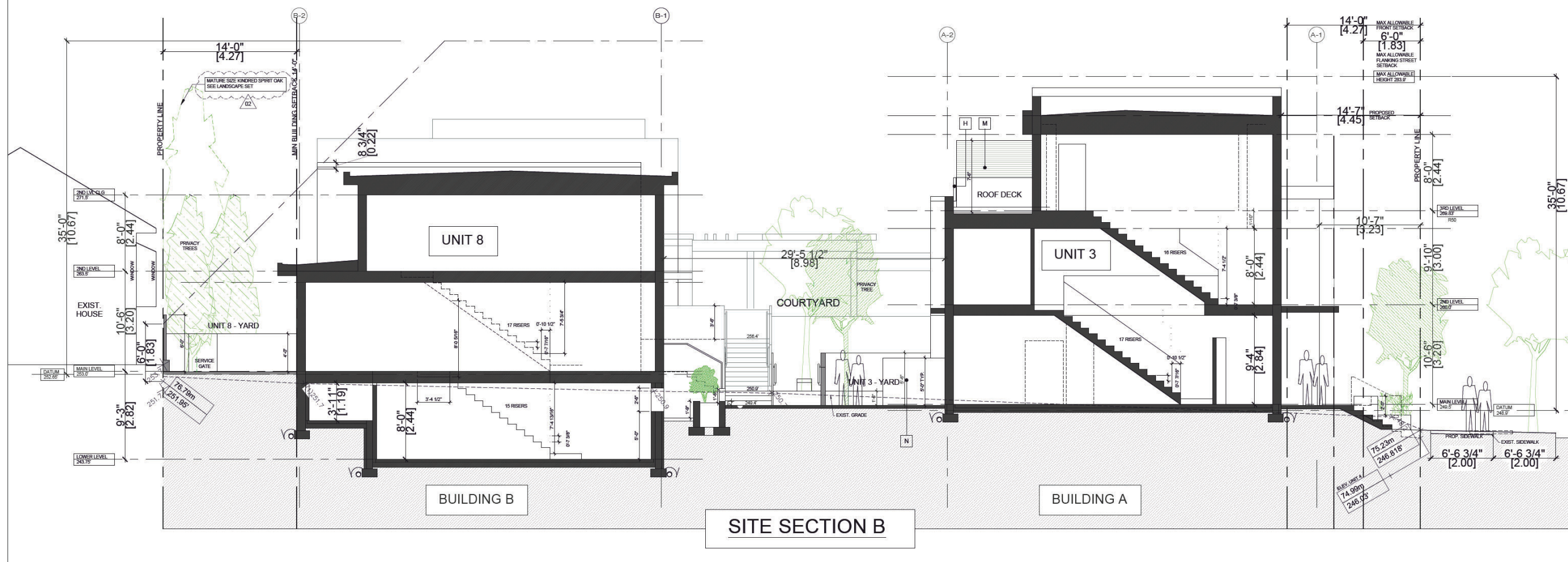
Revision No. 02

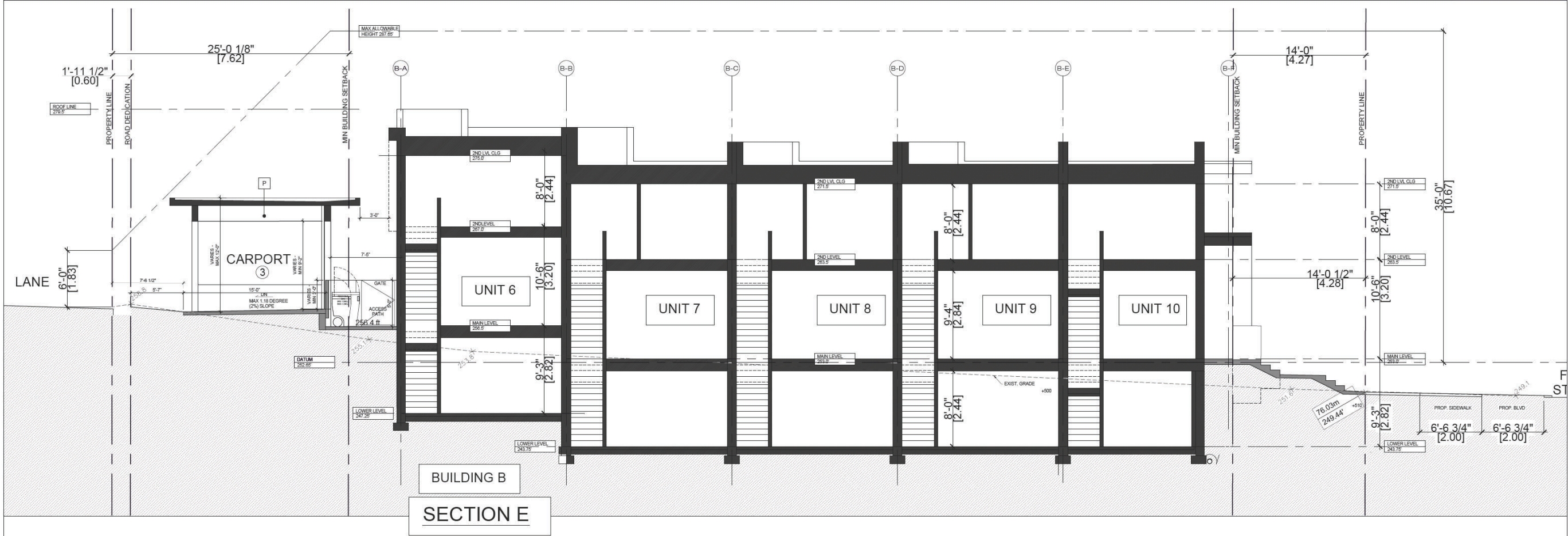
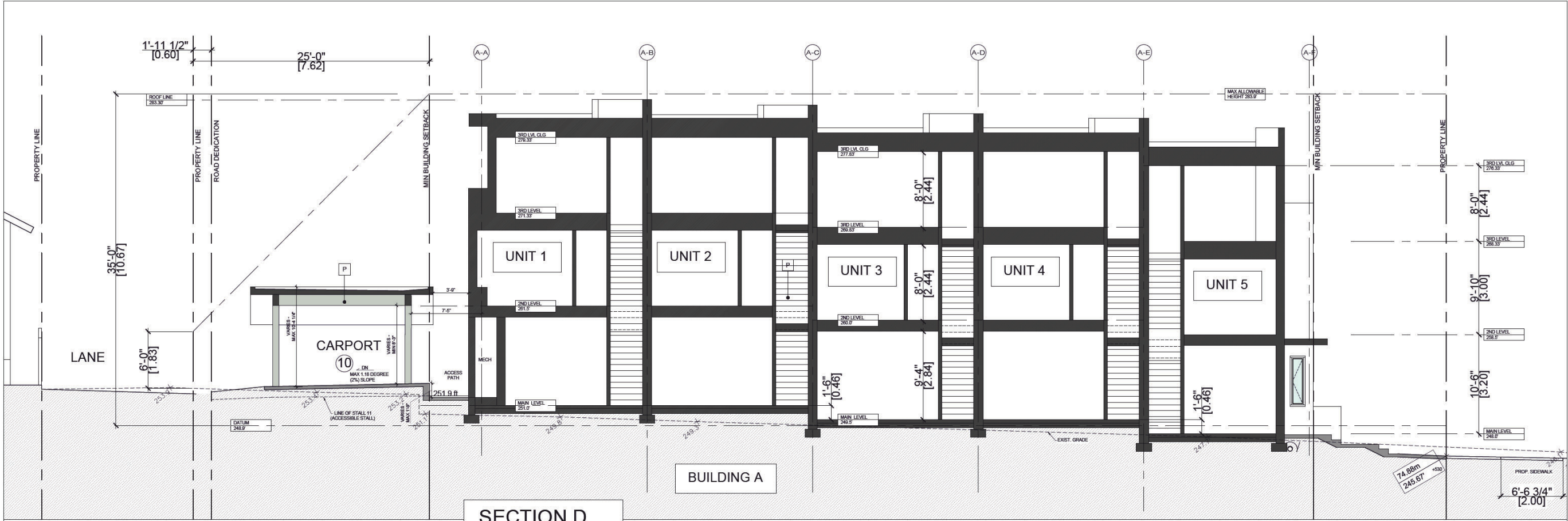


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A-401

Revision No. 02

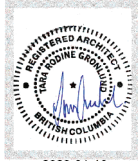




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GLENBROOKE ROW TOWNHOUSES
102 8TH AVENUE AND 728 FIRST STREET
NEW WESTMINSTER, BC

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

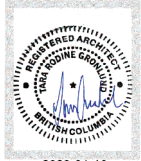


**BUILDING A: SOUTH ELEVATION
(INNER COURTYARD)**

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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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.		

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

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

Title:
**MASSING MODEL
IMAGES**

Scale:	NTS
Project No.:	2108
Date:	23.01.16

A-501



LANE ELEVATION



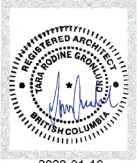
FIRST STREET ELEVATION

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

gdp

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info@gdparchitecture.ca



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

Scale: NTS
Project No.: 2108
Date: 23.01.16

A-502

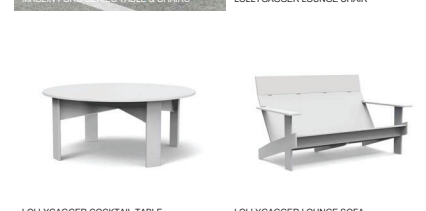
Revision No. 62



PLANT SCHEDULE				PMG PROJECT NUMBER: 22-004
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
7		STREET TREES	TO BE ON OFF SITE	
1		CORONADO KOWALSKA NUTTALLII 'VENUS'	VENUS HYBRID DOGWOOD	6CM CAJ, 8x8
4		MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	2.5M HT, 8x8 STD FORM
5		PICEA OMORICA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; 8x8
6		QUERCUS X WAREI 'NADLER'	KINDRED SPIRIT OAK	6CM CAL, 8x8
4		STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL, 1.5M STD, 8x8

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 INSPECTION BY THE ARCHITECT AT THE PROJECT SITE. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE AT THE ARCHITECT'S RISK. * ALL PLANT MATERIAL SHALL BE Sourced FROM THE 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 AT THE ARCHITECT'S RISK. * ALL LANDSCAPE MATERIAL AND WORKSMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCES. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

23 ONSITE TREES TO BE PROVIDED



5	23.JAN.17	REV. PER NEW ARCH PLAN/CITY COMMENTS	PC/JR
4	22.DEC.12	DRAFT TO ADP/CITY COMMENTS	PC/JR
3	22.AUG.03	REV. PER CITY/CLIENT'S COMMENTS	JR
2	22.JUL.29	REV. PER NEW ARCH PLAN	JR
1	22.APR.06	REV. PER CLIENT'S COMMENTS	JR
NO.	DATE	REVISION DESCRIPTION	DR

CLIENT:

PROJECT:

10 UNIT TOWNHOUSE DEVELOPMENT

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:

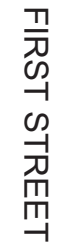
22-004

[illegible]

**10 UNIT TOWNHOUSE
DEVELOPMENT**

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

PMG PROJECT NUMBER: 22-004



Rev2:
New vine added.

[illegible]

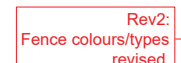
CLIENT:

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









DATE: 22.MAR.30
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
(F2)		LOLL DESIGNS LOLLYGAGGER COLLECTION: LOUNGE CHAIR, DRIFTWOOD COLOUR
(F3)		MAGLIN FORO TABLE AND CHAIRS 1700 SERIES METAL PATTERN 1, ORANGE COLOUR
(F4)		MAGLIN OGDEN BENCH STRAIGHT BACKLESS 6' LONG IPE WOOD
(F5)		MAGLIN ORBIT BIKE RACK SILVER COLOUR
(F6)		GREEN THEORY METAL PLANTER 66"x24"x24"
<div> <div> <p>LED BOLLARD: WAC LIGHTING SCOOD LED</p> </div> <div> <p>WALL LIGHT: WAC LIGHTING W-LED100</p> </div> <div> <p>UP LIGHT: WAC LIGHTING MINI ACCENT 12"</p> </div> </div>		

FENCE LEGEND	
	4' HT. ALUMINUM FENCE
	3' HT. ALUMINUM FENCE
	18" HT. ALUMINUM FENCE
	WOOD/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
	3' HT. WOOD/ALUMINUM FENCE
	4' HT. WOOD/ALUMINUM FENCE



CLIENT:

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
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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

