

MULTI-UNIT RESIDENTIAL BUILDING

LONDON RESIDENCE

909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

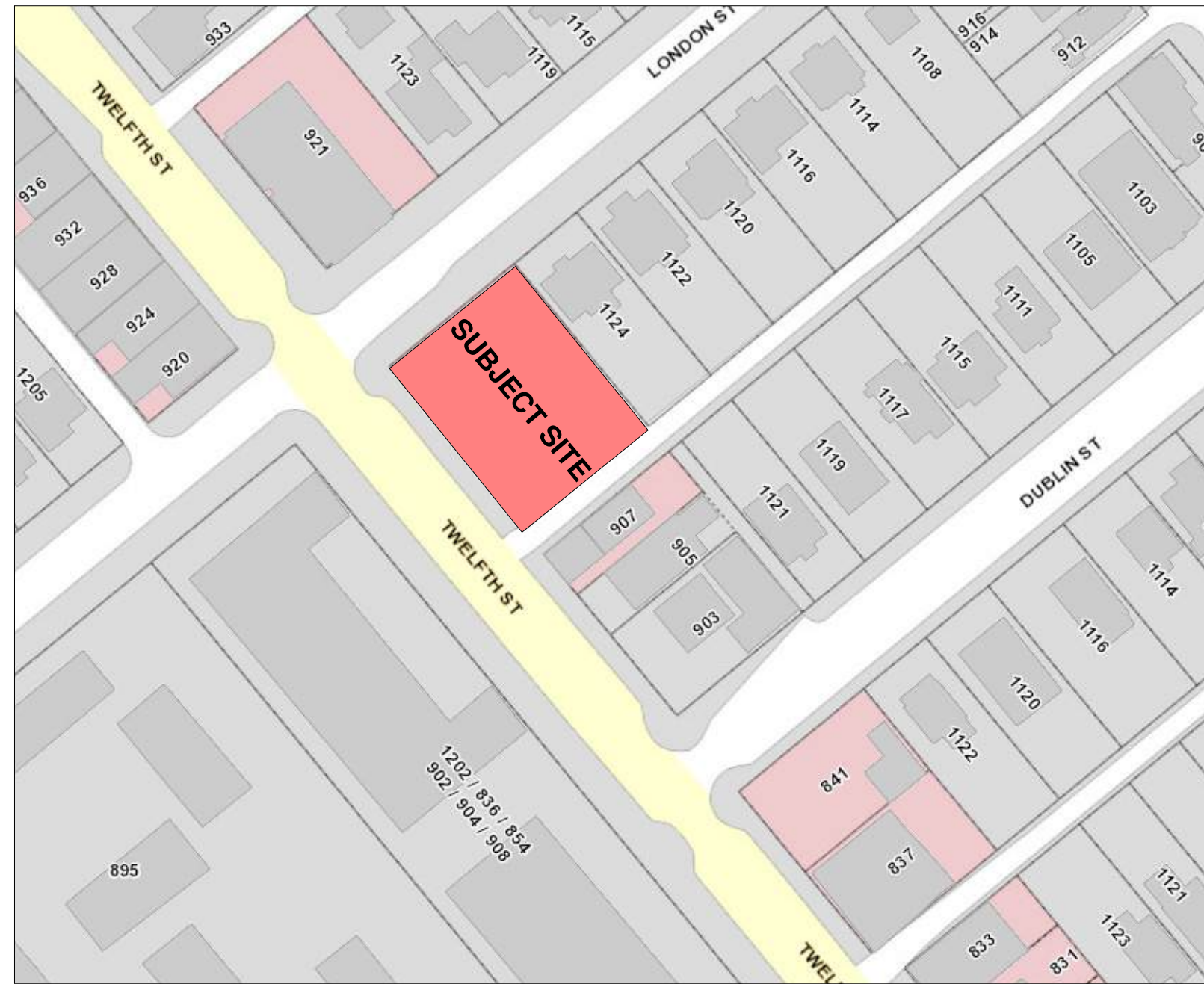
DEVELOPMENT DATA	
CIVIC ADDRESS:	909, 911 & 915- 12TH STREET, NEW WESTMINSTER
LEGAL DESCRIPTION:	LOT 20 OF LOT 3 SUBURBAN BLOCK 12 PLAN 2620. LOT 1 & 2 , NEW WEST DISTRICT, PLAN NWP9798 SUBURBAN BLOCK 12, GROUP 1.
PLANNING AREA(S):	DEVELOPMENT PERMIT AREA 2.1 (UPPER TWELFTH STREET RESIDENTIAL CORRIDOR)

SITE SIZE:	13,091 SF (1216 SM)
LAND-USES:	MIXED-USE
OCP DESIGNATION:	(RM) RESIDENTIAL - MULTIPLE UNIT BUILDINGS
ZONING:	COMMUNITY COMMERCIAL DISTRICT (MEDIUM RISE) (C-2A)

	BYLAW / OCP REQUIREMENT	PROPOSED
DENSITY:	90 UNITS PER ACRE=90 X 0.3(39.273) = 27	40 RESIDENTIAL UNITS
FLOOR SPACE RATIO:	-	2.50
LOT COVERAGE:	-	70 % (8,970 SF)
USABLE OPEN SPACE:	10% GROSS RESIDENTIAL SPACE	16% (4,416 SF)
HEIGHT:	4 STOREYS	5 STOREYS
GROSS FLOOR AREA:	-	32,599 SF (3,028 SM) - 2.49 FAR
HEIGHT	40 F (12.19 M)	52 F (16.08 M)
SETBACK - LONDON STREET (NORTH-WEST)	N/A	8' (2.4 M)
SETBACK - 12TH STREET (SOUTH-WEST)	N/A	9' - 10" (3.0 M)
SETBACK - REAR YARD (NORTH-EAST)	N/A	12' (3.7 M)
SETBACK - LANE (SOUTH EAST)	N/A	4'-10" (1.5 M)
SETBACK - REAR YARD (3RD STOREY)	12' (3.7 M)	21'-1" (6.4 M)
SETBACK - 4TH STOREY AND ABOVE	12' (3.7 M)	29'-3" (8.9 M)
ADAPTABLE UNITS	40% : 0.4 X 34 = 14	14
VEHICLE PARKING	1.2 PER 1-BEDROOM: 1.2 X 21 = 24 1.4 PER 2-BEDROOM: 1.4 X 13 = 18.2 1.5 PER 3-BEDROOM: 1.5 X 7 = 10.5 0.2 PER VISITOR: 0.2 X 40 = 8.0 TOTAL: 61	TOTAL: 62 VISITORS: 8
ACCESSIBLE PARKING SPACES:	3 SPACES FOR 70 SPACES	3
SMALL CAR PARKING SPACES:	30% OF TOTAL SPACES (18.3)	17
LOADING SPACE:	N/A	1
BICYCLE PARKING (LONG TERM)	1.25 PER UNIT: 1.25 X 40 = 50	54
BICYCLE PARKING (SHORT TERM)	6 SPACES	6



SHEET LIST	
SHEET NO.	SHEET NAME
A0.0	COVER
A1.0	SITE PLAN
A1.1	SURVEY PLAN
A1.2	AREA OVERLAYS
A2.0	PARKING LEVEL 2 FLOOR PLAN
A2.1	PARKING LEVEL 1 FLOOR PLAN
A2.2	LEVEL 1 FLOOR PLAN
A2.3	LEVEL 2 FLOOR PLAN
A2.4	LEVEL 3 FLOOR PLAN
A2.5	LEVEL 4 FLOOR PLAN
A2.6	LEVEL 5 FLOOR PLAN
A2.7	ROOF DECK FLOOR PLAN
A3.0	ELEVATION (NORTH & SOUTH)
A3.1	ELEVATION (EAST & WEST)
A4.0	SECTIONS
A4.1	SECTIONS
A5.0	SHADOW STUDY
A5.1	3D STUDIES
A5.2	3D STUDIES
A5.3	3D STUDIES
A5.4	3D STUDIES
A6.0	ENLARGED PLANS, PEDESTRIAN FLOW PLANS
A6.1	ENLARGED SECTIONS



UNIT TYPE AND COUNT								
UNIT TYPE	1BED	1BED + DEN	2 BED	2 BR TH	2 BR+DEN TH	3 BR TH	3 BED	
LEVEL	Sq.Ft.	500-587	546-647	616-826	803-869	1106-1174	957	764-883
LEVEL 1	1	1	1	2	3	1	-	1
LEVEL 2	3	1	1	-	-	-	-	1
LEVEL 3	5	3	2	-	-	-	-	1
LEVEL 4	3	-	2	-	-	-	-	2
LEVEL 5	3	-	2	-	-	-	-	2
TOTAL	15	5	8	2	3	1	6	
40 UNITS		20		13			7	
100%		50%		32.50%			17.50 %	

VividGreen
architecture inc.
UNIT 1141 - 11871 HORSESHOE WAY
RICHMOND, BC V7A 5H5
TEL: 778-389-4904
www.VividGreenArchitecture.com

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PERMIT**

6	23-05-01	DP-RZ REV 5	LR	RS
5	23-04-10	DP-RZ	LR	RS
4	21-10-15	DP-RZ	LR	RS
3	20-06-30	DP-RZ	BP	RS
2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

REV YY-MM-DD ISSUE DESCRIPTION DRAWN REVIEWED

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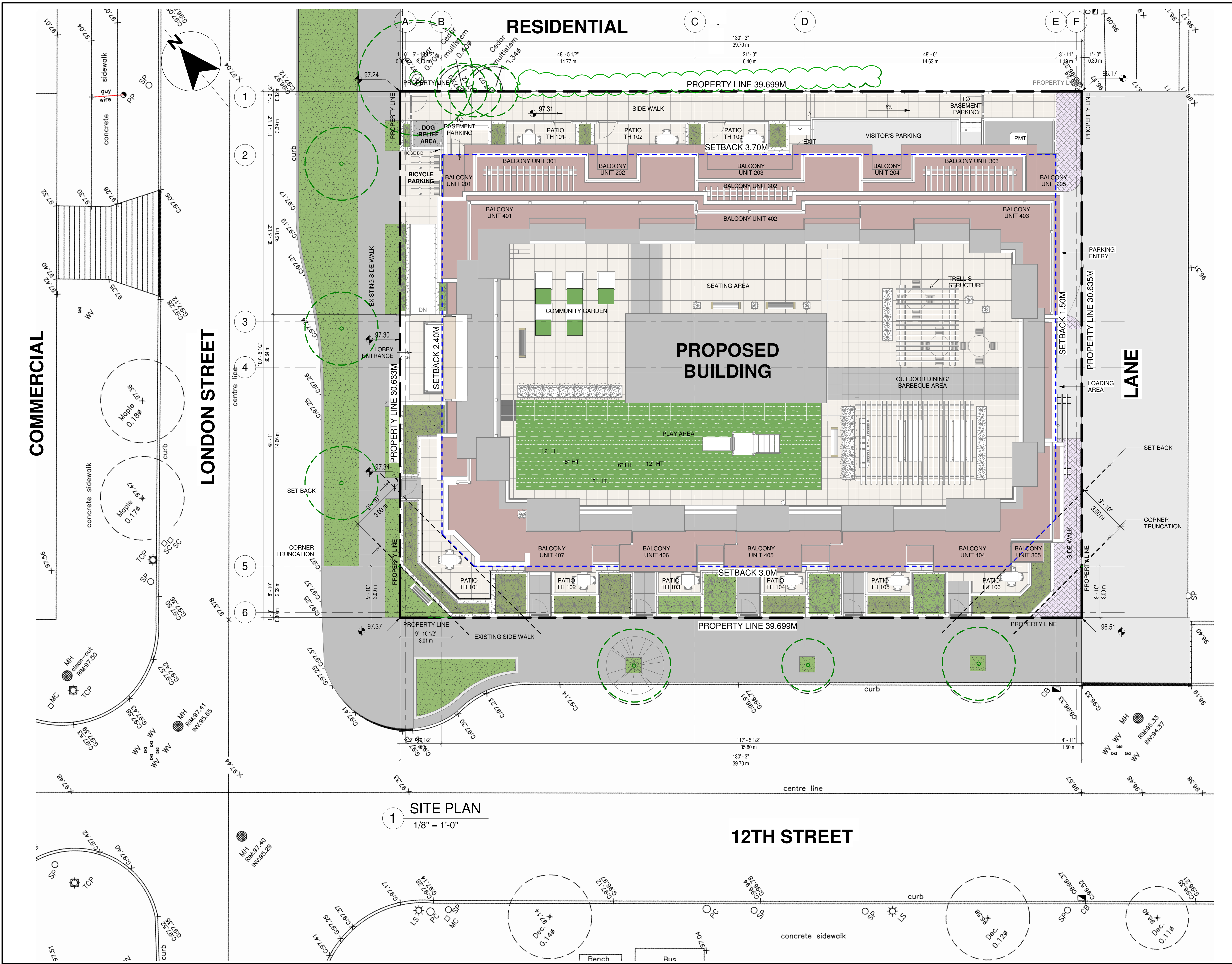
PROJECT
MULTI-UNIT RESIDENTIAL BUILDING

909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

ARCHITECTURAL	
COVER	
DESIGNED	RS
DRAWN	LR
SCALE	As indicated
DATE	18-09-28
PROJECT NO.	1832
DRAWING NO.	A0.0
REV	1

THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION LETTER

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6	23-05-01	DP-RZ	REV 5	LR	RS
5	23-04-10	DP-RZ		LR	RS
4	21-10-15	DP-RZ		LR	RS
3	20-06-30	DP-RZ		BP	RS
2	19-10-09	DP-RZ		BP	RS
1	18-09-28	Pre-Application		BP	RS

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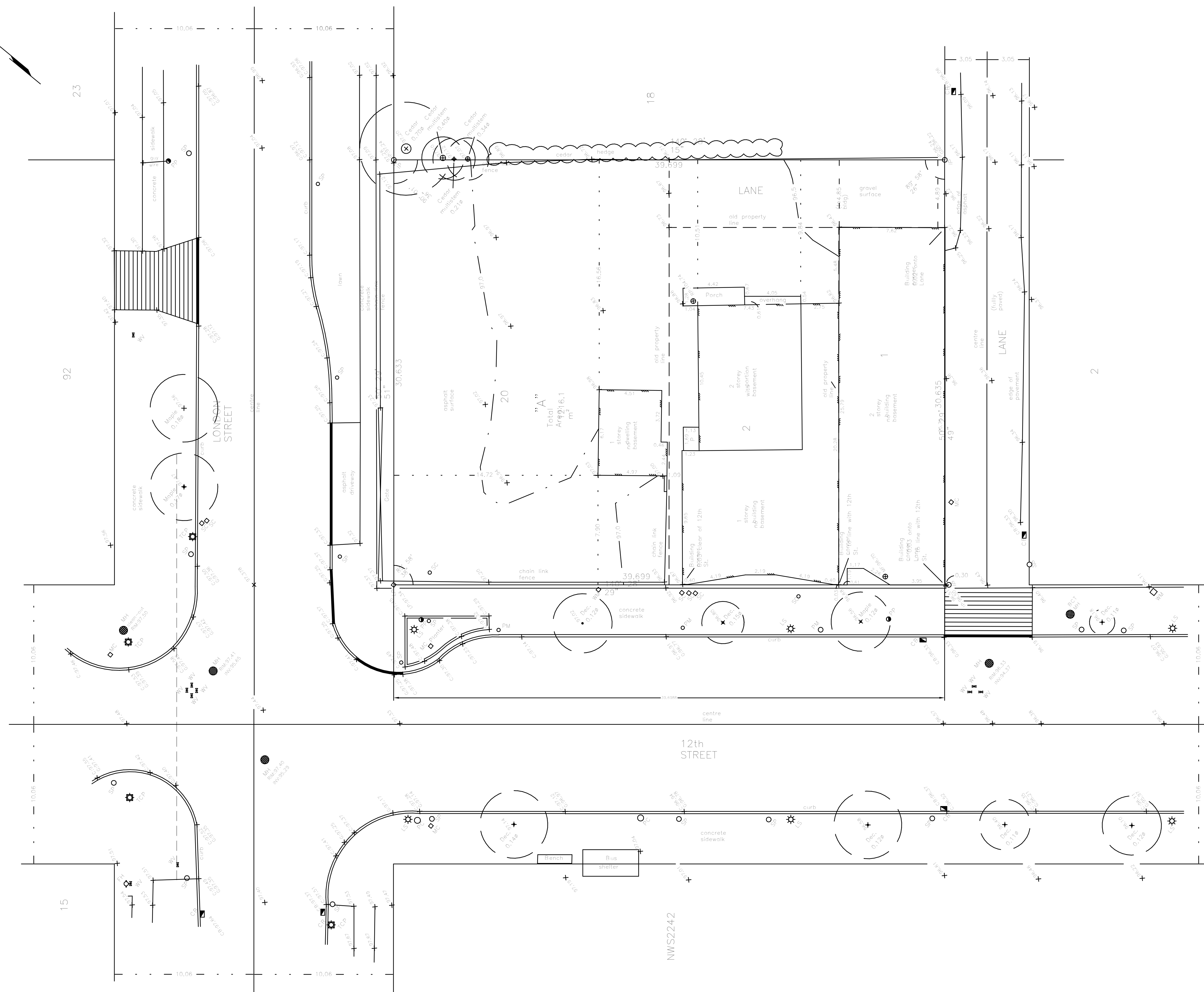
PROJECT
MULTI-UNIT RESIDENTIAL BUILDING
909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

ARCHITECTURAL
SITE PLAN

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	1/8" = 1'-0"	
DATE	18-09-28	

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REV

**ISSUED FOR
REZONING/DP
PERMIT**



- LEGEND**
- IP iron post
 - LP lead plug
 - PP power pole
 - RP roof peak
 - MF main floor
 - LS lamp standard
 - SC: sewer cover
 - CB catch basin
 - SP sign post
 - WV water valve
 - WM water meter
 - PM parking meter
 - MC metal cover
 - MH manhole
 - PC plastic cover
 - TC P traffic control post
 - C top of curb
 - G gutter
 - Dec. deciduous
 - a diameter
 - bldg building
 - P porch
 - BC Telephone
 - INV invert
 - GND ground

SURVEY PLAN
1 : 150

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
6	23-05-01	DP-RZ REV 5	LR	RS
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ARCHITECTURAL
SURVEY PLAN

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	1 : 150	
DATE	18-09-28	

PROJECT NO.	DRAWING NO.	REV
1832	A1.1	

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REZONING/DP
PERMIT**

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PROJECT
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909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

ARCHITECTURAL
AREA OVERLAYS

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	As indicated	
DATE	18-09-28	

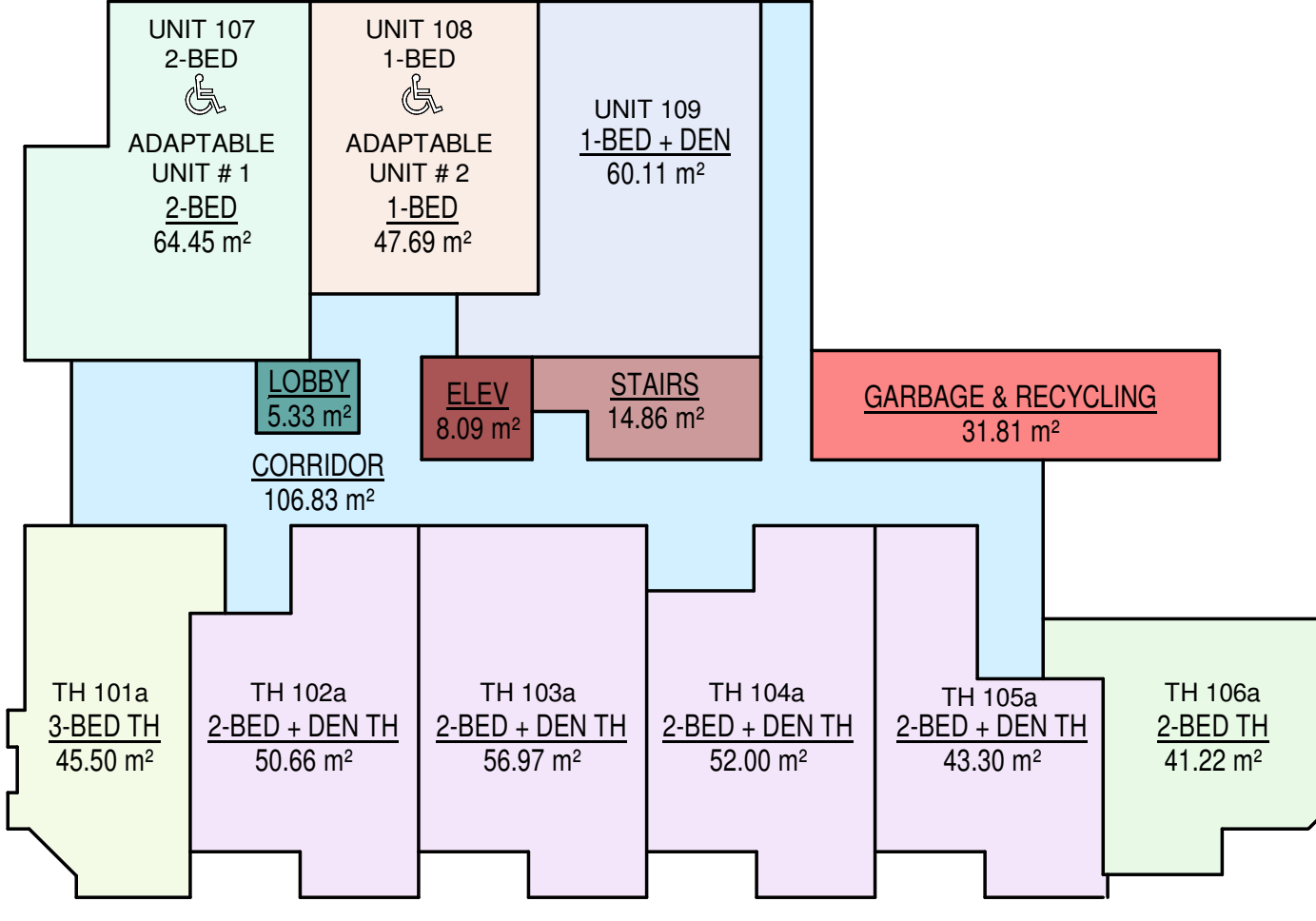
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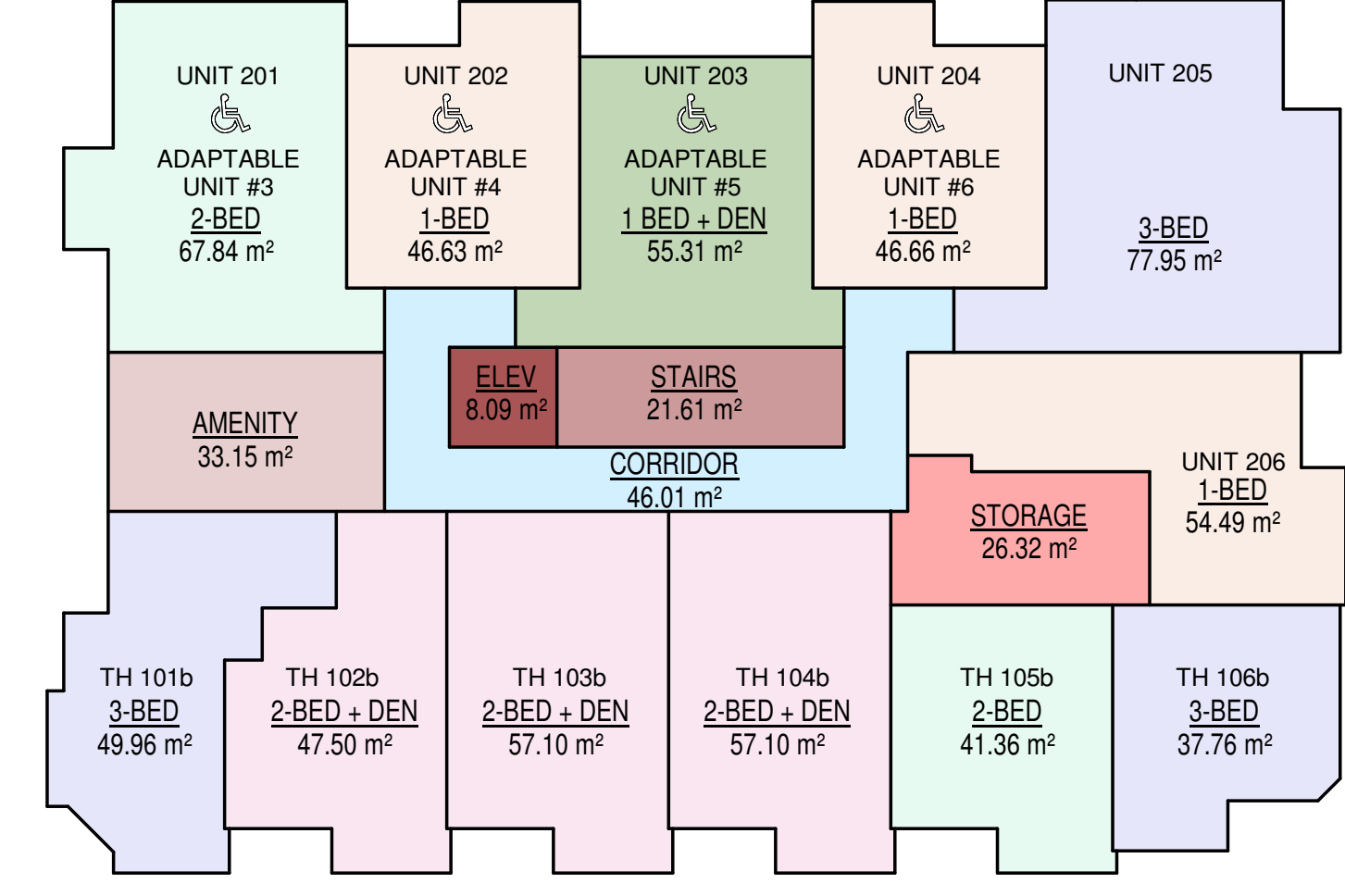
GROSS FLOOR AREA

ROOM NAME	UNIT NO.	LEVEL	AREA (SM)	AREA (SF)
LEVEL 1				
STAIRS		LEVEL 1	14.86	160
GARBAGE & RECYCLING		LEVEL 1	31.81	342
CORRIDOR		LEVEL 1	106.83	1150
ELEV		LEVEL 1	8.09	87
3-BED TH	TH 101-L1	LEVEL 1	45.50	490
2-BED + DEN TH	TH 102-L1	LEVEL 1	50.66	545
2-BED + DEN TH	TH 103-L1	LEVEL 1	56.97	613
2-BED + DEN TH	TH 104-L1	LEVEL 1	52.00	560
2-BED + DEN TH	TH 105-L1	LEVEL 1	43.30	466
2-BED TH	TH 106-L1	LEVEL 1	41.22	444
2-BED	UNIT 107 (ADAPTABLE)	LEVEL 1	64.45	694
1-BED	UNIT 108 (ADAPTABLE)	LEVEL 1	47.69	513
1-BED + DEN	UNIT 109	LEVEL 1	60.11	647
LEVEL 2				
ELEV		LEVEL 2	8.09	87
STAIRS		LEVEL 2	21.61	233
STORAGE		LEVEL 2	26.32	283
CORRIDOR		LEVEL 2	46.01	495
3-BED	TH 101-L2	LEVEL 2	49.96	538
2-BED + DEN	TH 102-L2	LEVEL 2	47.50	511
2-BED + DEN	TH 103-L2	LEVEL 2	57.10	615
2-BED + DEN	TH 104-L2	LEVEL 2	57.10	615
2-BED	TH 105-L2	LEVEL 2	41.36	445
3-BED	TH 106-L2	LEVEL 2	37.76	406
2-BED	UNIT 201 (ADAPTABLE)	LEVEL 2	67.84	730
1-BED	UNIT 202 (ADAPTABLE)	LEVEL 2	46.63	502
1-BED + DEN	UNIT 203 (ADAPTABLE)	LEVEL 2	55.31	595
1-BED	UNIT 204 (ADAPTABLE)	LEVEL 2	46.66	502
3-BED	UNIT 205	LEVEL 2	77.95	839
1-BED	UNIT 206	LEVEL 2	54.49	587
LEVEL 3				
ELEV		LEVEL 3	8.09	87
STAIRS		LEVEL 3	21.61	233
CORRIDOR		LEVEL 3	40.36	434
2-BED	UNIT 301	LEVEL 3	76.36	822
1-BED	UNIT 302 (ADAPTABLE)	LEVEL 3	49.42	532
2-BED	UNIT 303 (ADAPTABLE)	LEVEL 3	68.40	736
1-BED	UNIT 304	LEVEL 3	46.47	500
3-BED	UNIT 305	LEVEL 3	70.93	764
1-BED	UNIT 306	LEVEL 3	46.66	502
1-BED + DEN	UNIT 307	LEVEL 3	54.22	584
1-BED + DEN	UNIT 308	LEVEL 3	53.98	581
1-BED	UNIT 309	LEVEL 3	47.78	514
1-BED	UNIT 310	LEVEL 3	50.69	546
1-BED + DEN	UNIT 311	LEVEL 3	52.50	565
LEVEL 4				
ELEV		LEVEL 4	8.09	87
STAIRS		LEVEL 4	21.62	233
CORRIDOR		LEVEL 4	28.05	302
3-BED	UNIT 401	LEVEL 4	84.51	910
1-BED	UNIT 402	LEVEL 4	48.83	526
3-BED	UNIT 403	LEVEL 4	77.09	830
2-BED + DEN	UNIT 404	LEVEL 4	70.79	762
1-BED	UNIT 405 (ADAPTABLE)	LEVEL 4	46.65	502
1-BED	UNIT 406 (ADAPTABLE)	LEVEL 4	46.65	502
2-BED	UNIT 407 (ADAPTABLE)	LEVEL 4	65.65	707
LEVEL 5				
ELEV		LEVEL 5	8.09	87
STAIRS		LEVEL 5	21.61	233
CORRIDOR		LEVEL 5	28.07	302
3-BED	UNIT 501	LEVEL 5	84.50	910
1-BED	UNIT 502	LEVEL 5	48.85	526
3-BED	UNIT 503	LEVEL 5	77.09	830
2-BED + DEN	UNIT 504	LEVEL 5	70.79	762
1-BED	UNIT 505 (ADAPTABLE)	LEVEL 5	46.65	502
1-BED	UNIT 506 (ADAPTABLE)	LEVEL 5	46.65	502
2-BED	UNIT 507 (ADAPTABLE)	LEVEL 5	65.65	707
LEVEL ROOF 1				
CORRIDOR		LEVEL ROOF 1	10.65	115
GROSS FLOOR AREA			3059.19	32929

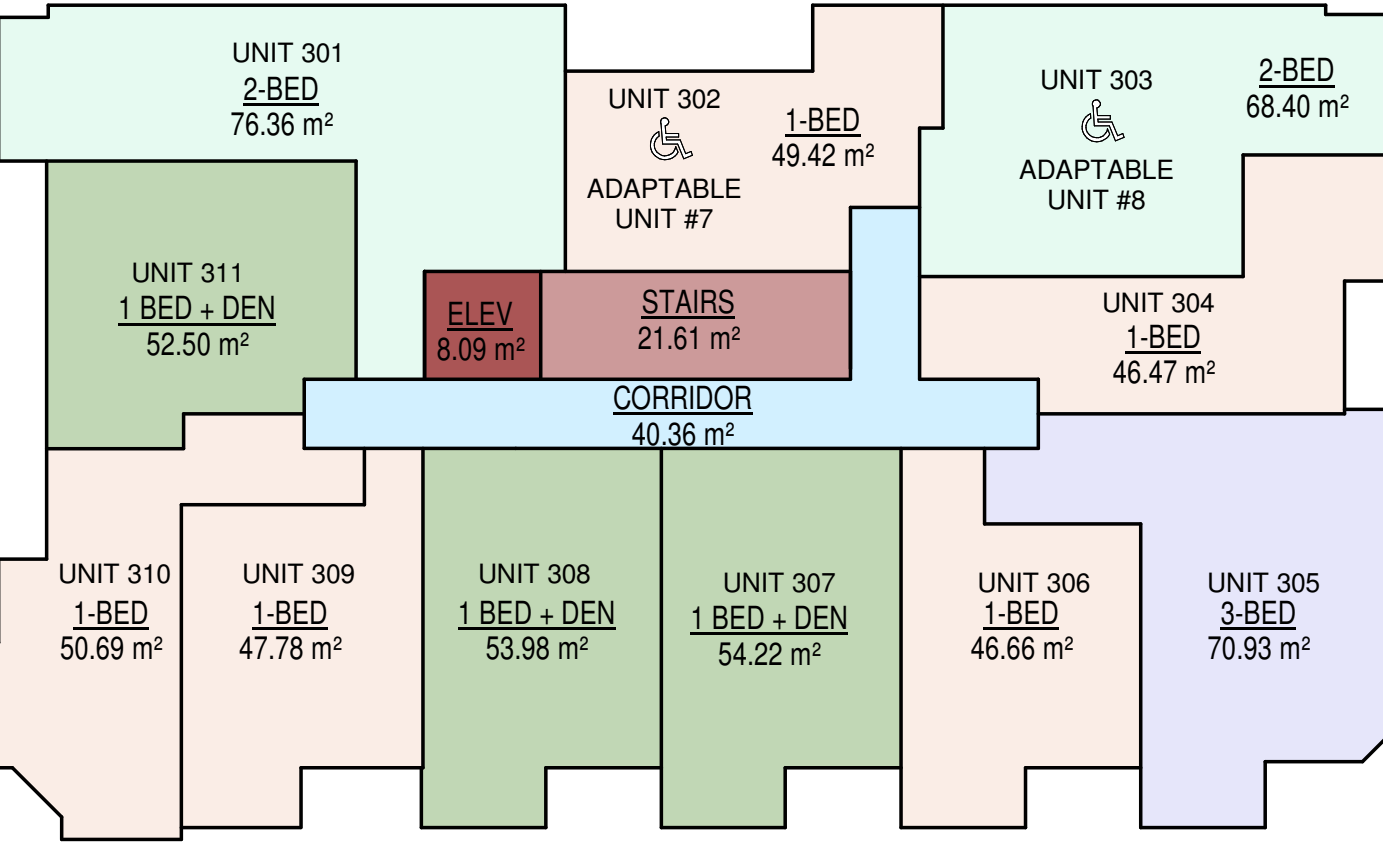
TOTAL GROSS FLOOR AREA BEFORE CREDIT	3,059.19 SM	32,929 SF
ADAPTABLE DWELLING UNIT FSR CREDIT	30.65 SM	330 SF
1 BR	9 UNITS x 1.85 SM	16.65 SM
2/3 BR	5 UNITS x 2.80 SM	14.00 SM
TOTAL GROSS FLOOR AREA	3,028.54 SM	32,599 SF



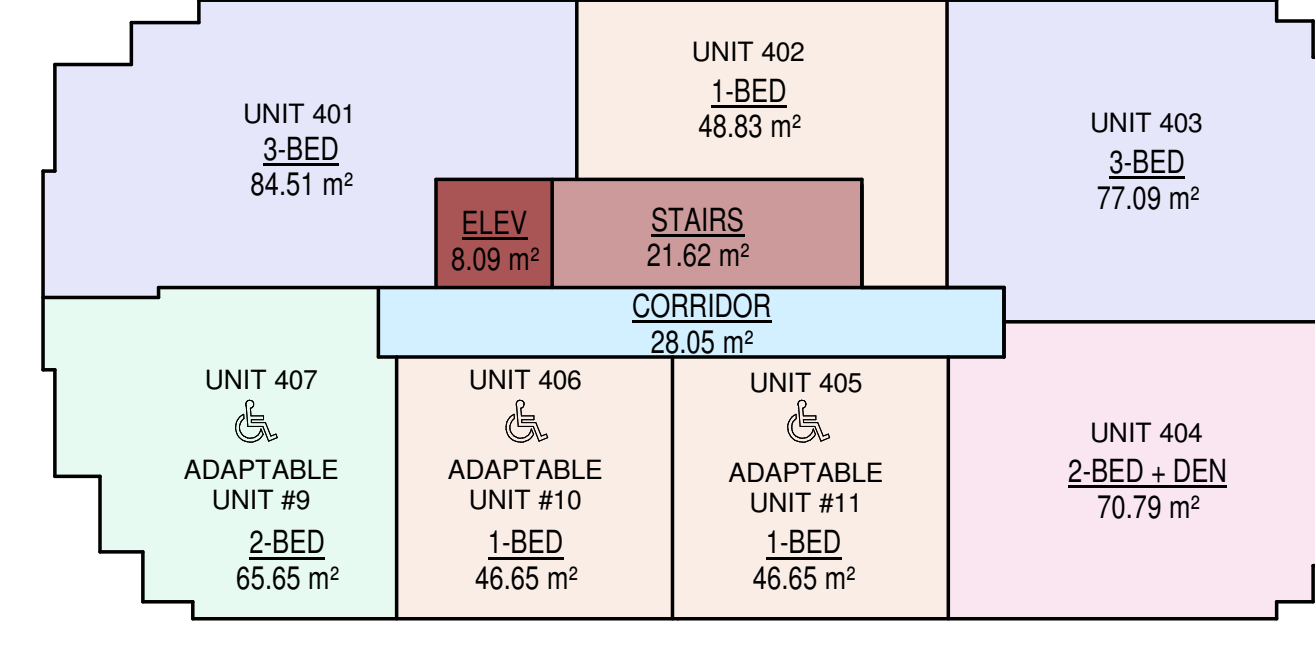
FSR OVERLAY - GROUND FLOOR



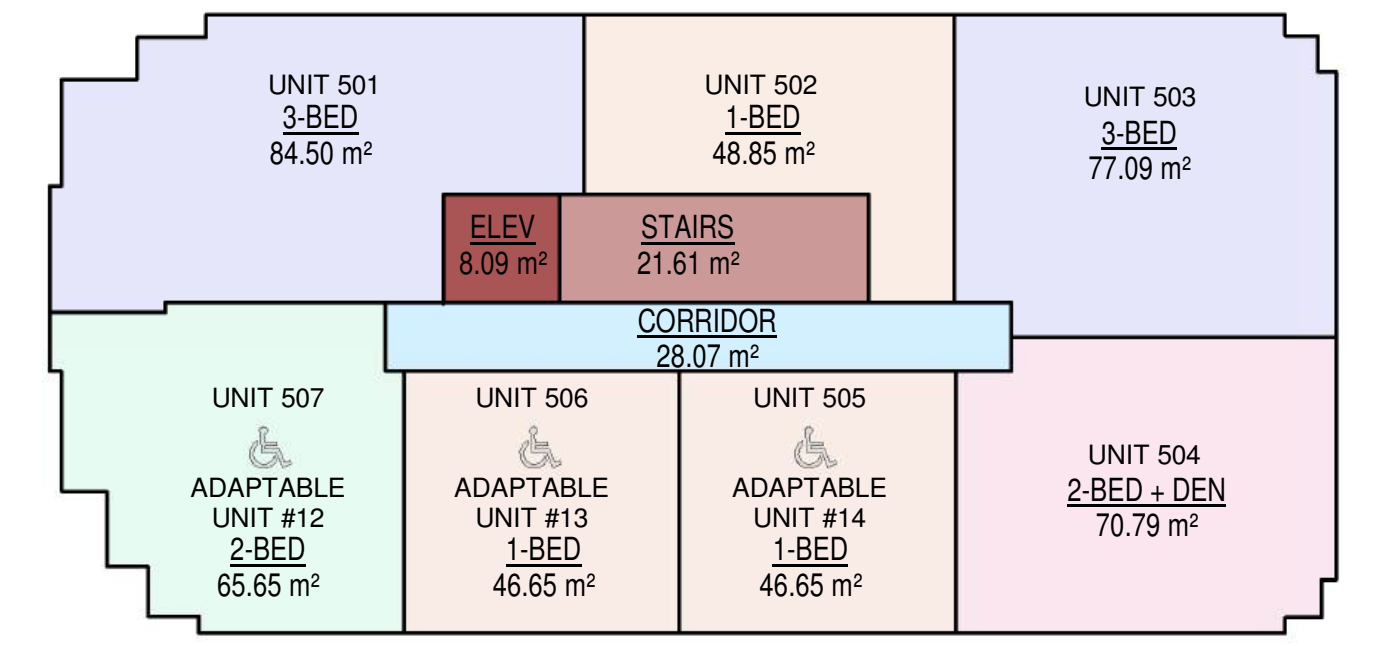
FSR OVERLAY - 2ND FLOOR



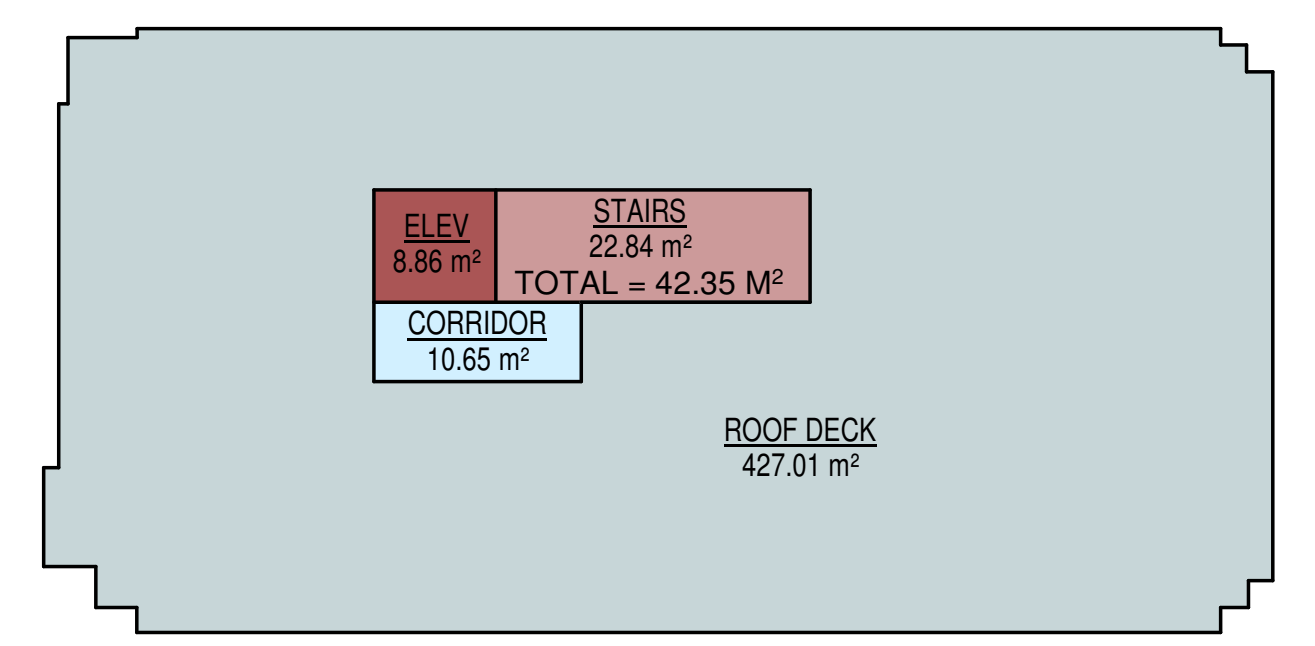
FSR OVERLAY - 3RD FLOOR



FSR OVERLAY - 4TH FLOOR



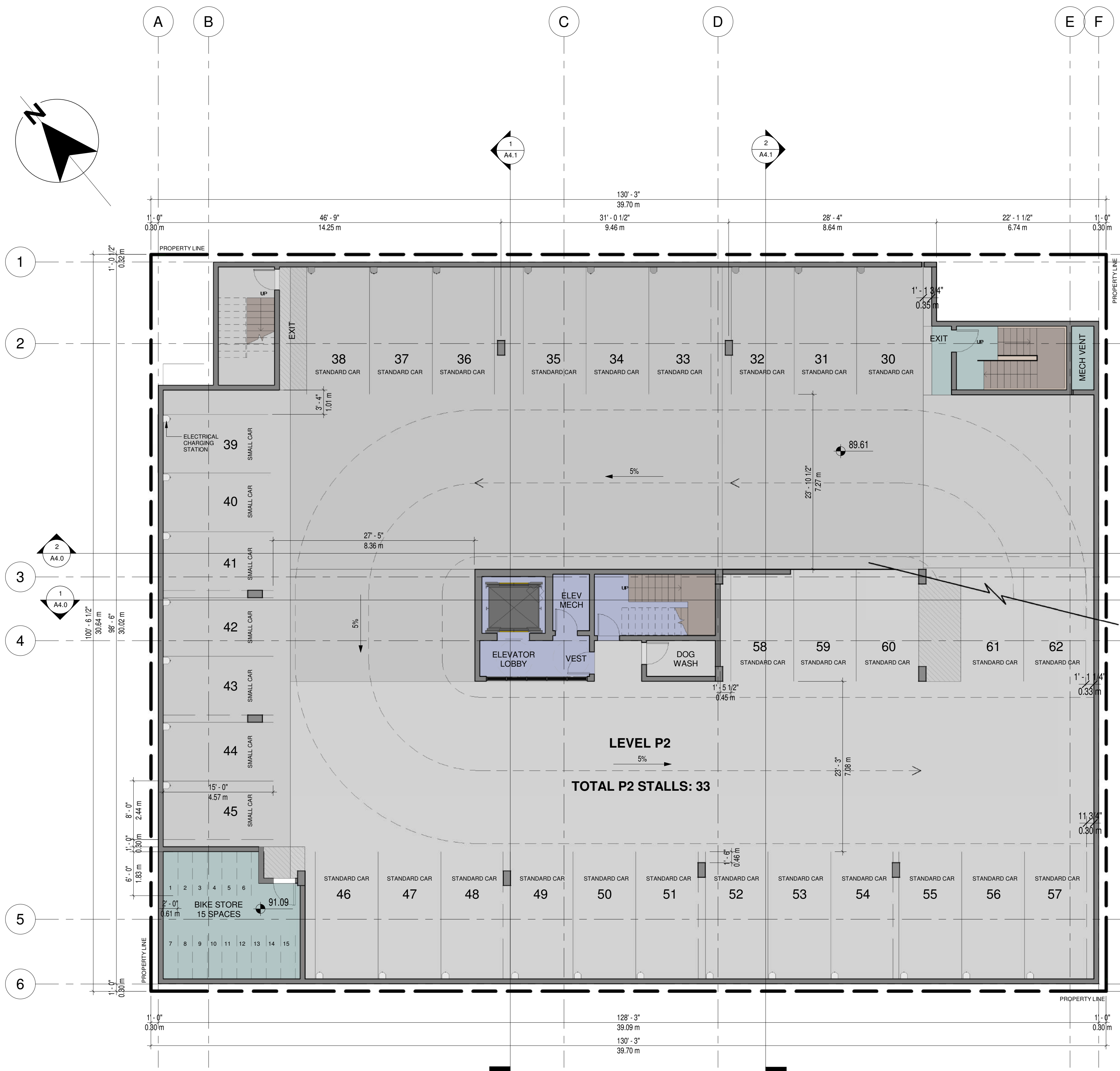
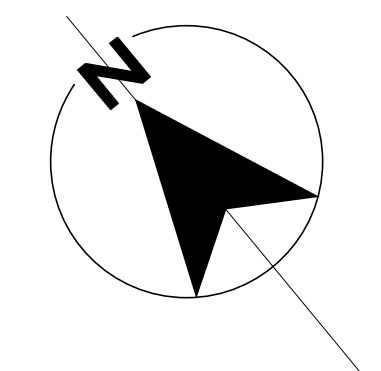
FSR OVERLAY - 5TH FLOOR



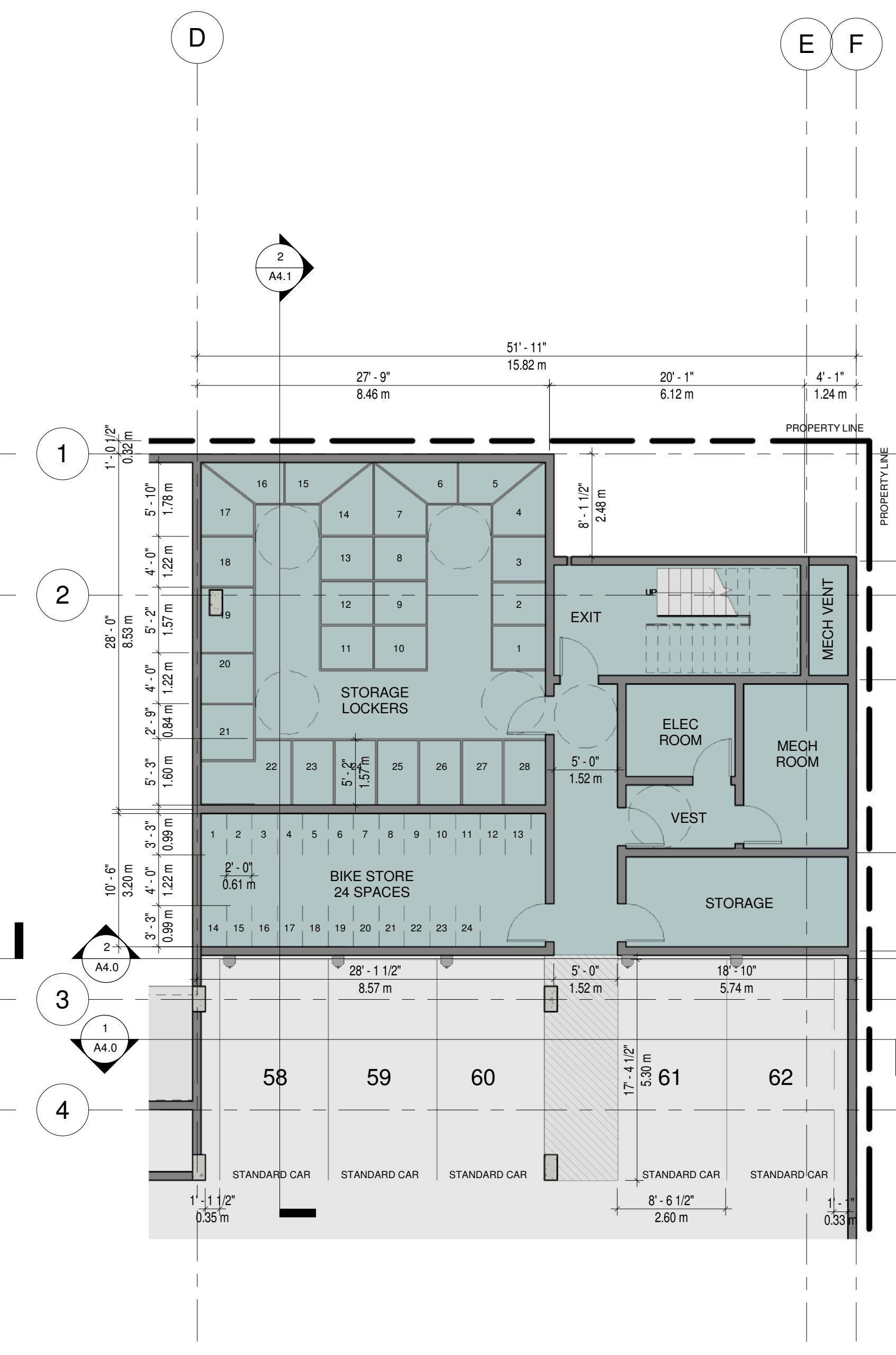
FSR OVERLAY - ROOF DECK

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1 **PARKING LEVEL 2**
1/8" = 1'-0"



2 **PARKING - STO.**
1/8" = 1'-0"

6	23-05-01	DP-RZ	REV 5	LR	RS
5	23-04-10	DP-RZ		LR	RS
4	21-10-15	DP-RZ		LR	RS
3	20-06-30	DP-RZ		BP	RS
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2	19_10_09	DP-RZ		BP RS
1	18-09-28	Pre-Application		BP RS

PROJECT
MULTI-UNIT RESIDENTIAL BUILDING

909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

ARCHITECTURAL
PARKING LEVEL 2 FLOOR PLAN

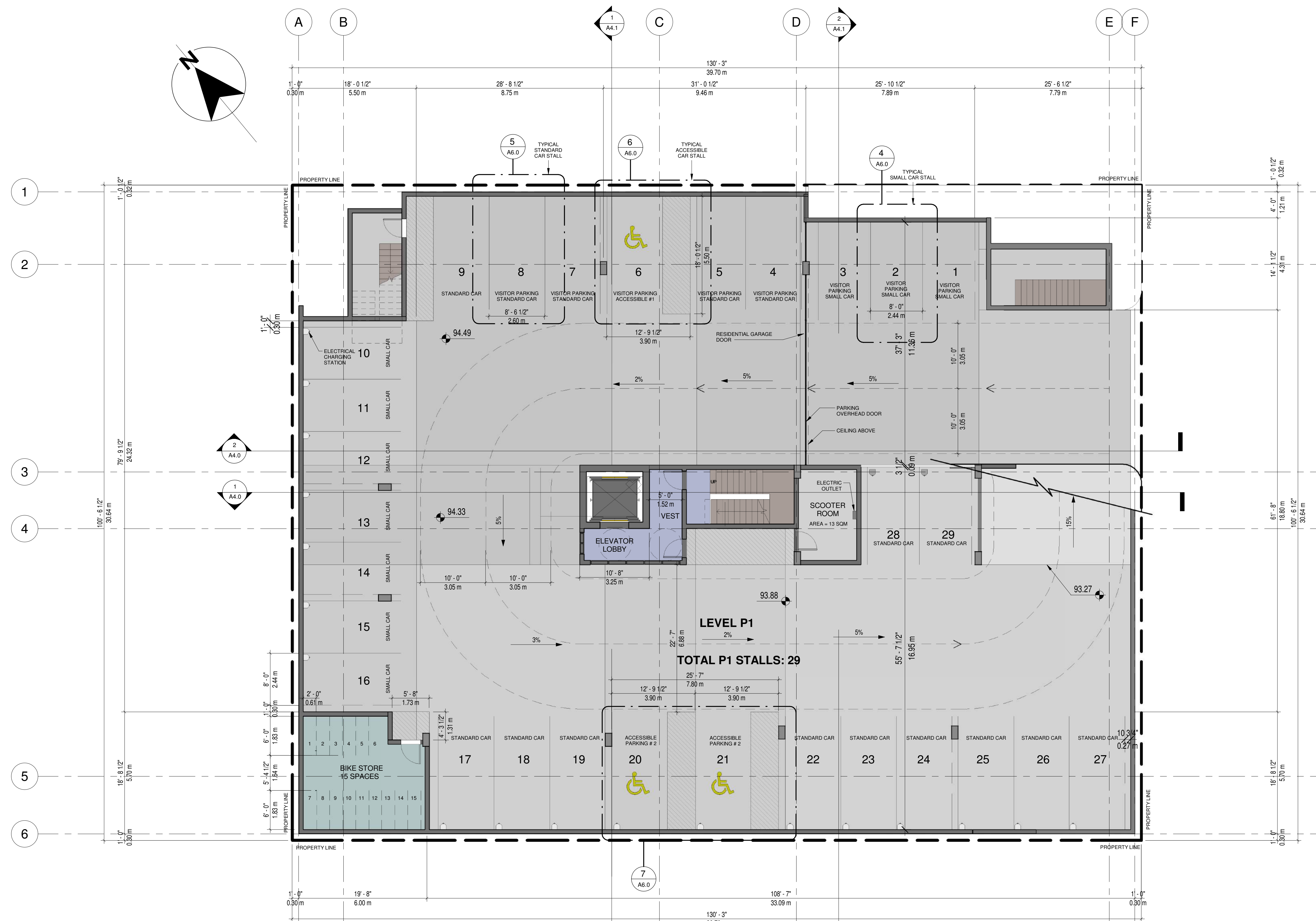
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PROJECT NO.	1832	DRAWING NO.	A2.0	REV	
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**ISSUED FOR
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1 PARKING LEVEL 1
1/8" = 1'-0"

6	23-05-01	DP-RZ REV 5	LR	RS
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2	19_10_09	DP-RZ	BP	RS
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ARCHITECTURAL
PARKING LEVEL 1 FLOOR PLAN

DESIGNED	RS	SEAL
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DATE	18-09-28	

PROJECT NO.	1832	DRAWING NO.	A2.1
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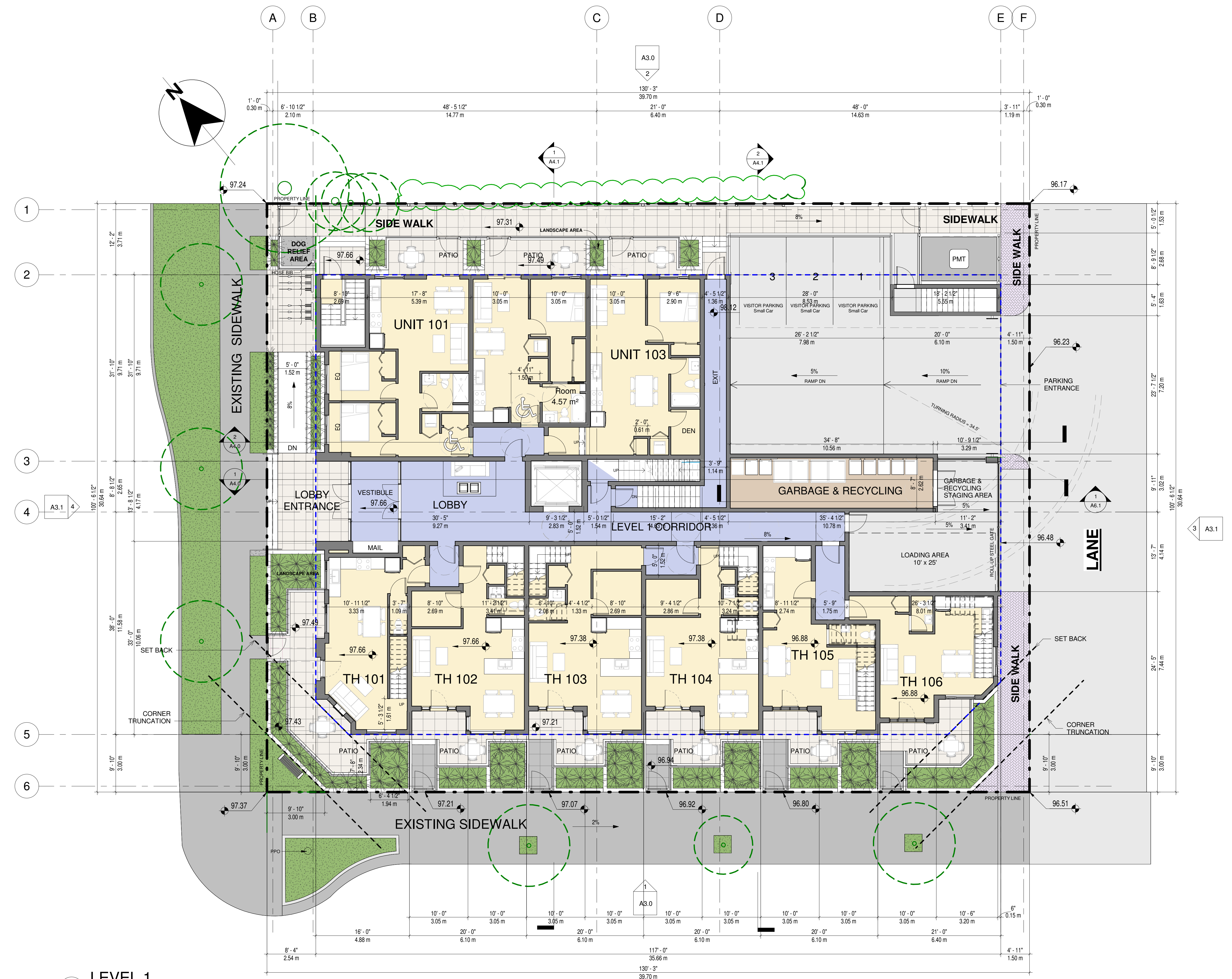
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LONDON STREET

12TH STREET



1 LEVEL 1
1/8" = 1'-0"

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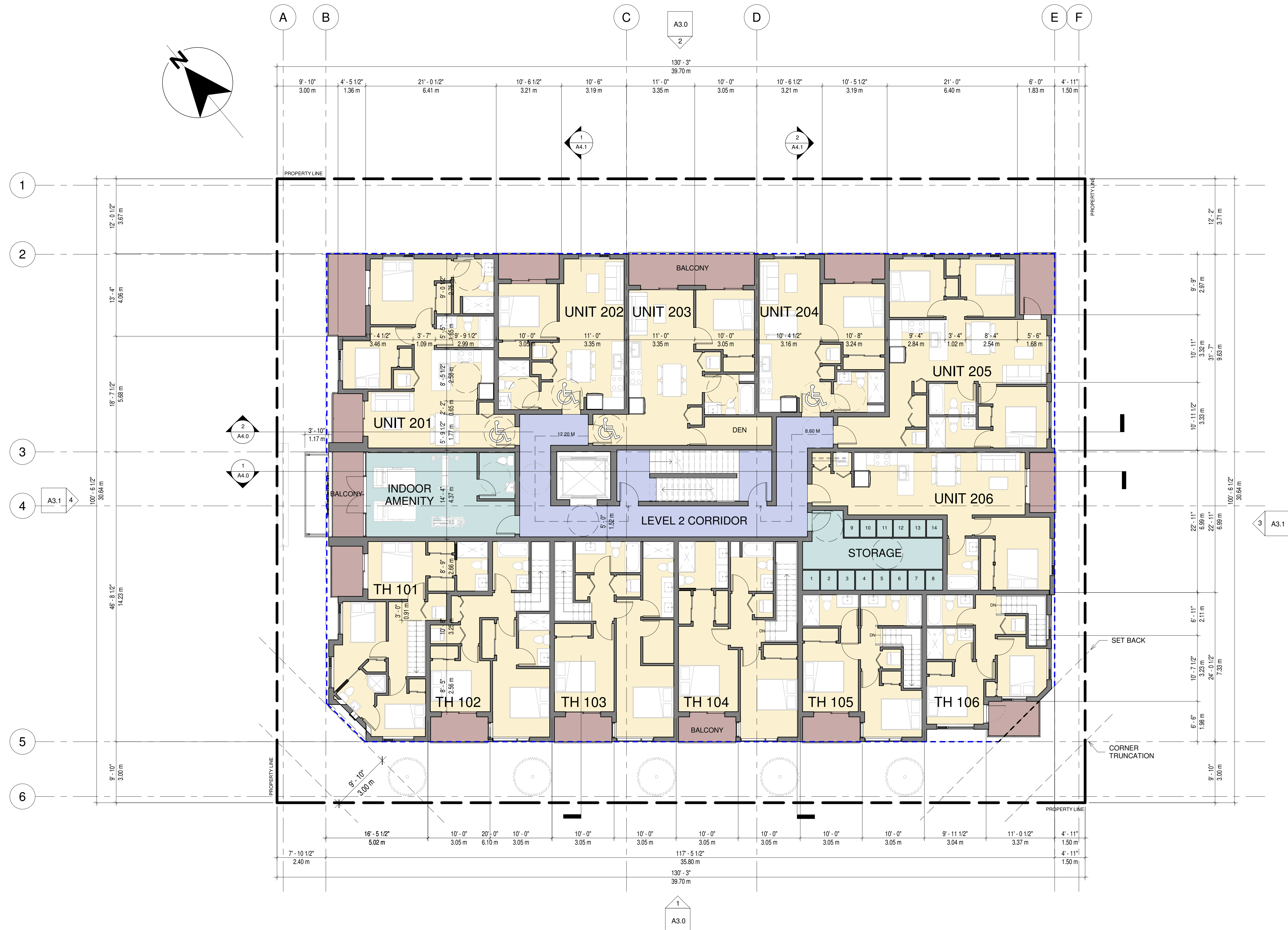
ARCHITECTURAL
LEVEL 1 FLOOR PLAN

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	1/8" = 1'-0"	
DATE	18-09-28	

PROJECT NO.	1832	DRAWING NO.	A2.2	REV	
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**ISSUED FOR
REZONING/DP
PERMIT**



1 LEVEL 2
1/8" = 1'-0"

6	23-05-01	DP-RZ REV 5	LR	RS
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2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

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PROJECT
MULTI-UNIT RESIDENTIAL BUILDING
909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

ARCHITECTURAL
LEVEL 2 FLOOR PLAN

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	1/8" = 1'-0"	
DATE	18-09-28	

PROJECT NO.	1832	DRAWING NO.	A2.3	REV	
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THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION LETTER

6/7/2023 5:45:21 PM C:\Users\N\Documents\1832\BOL_915_12th Street, New West_Central_Fin_VGA_User3.rvt
 CIVIL
 ELECT
 MECH
 STRUCT
 ARCH
 REVIEW
 SEEN BY

REZONING APPLICATION

6	23-05-01	DP-RZ REV 5	LR	RS
5	23-04-10	DP-RZ	LR	RS
4	21-10-15	DP-RZ	LR	RS
3	20-06-30	DP-RZ	BP	RS
2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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PROJECT
MULTI-UNIT RESIDENTIAL BUILDING

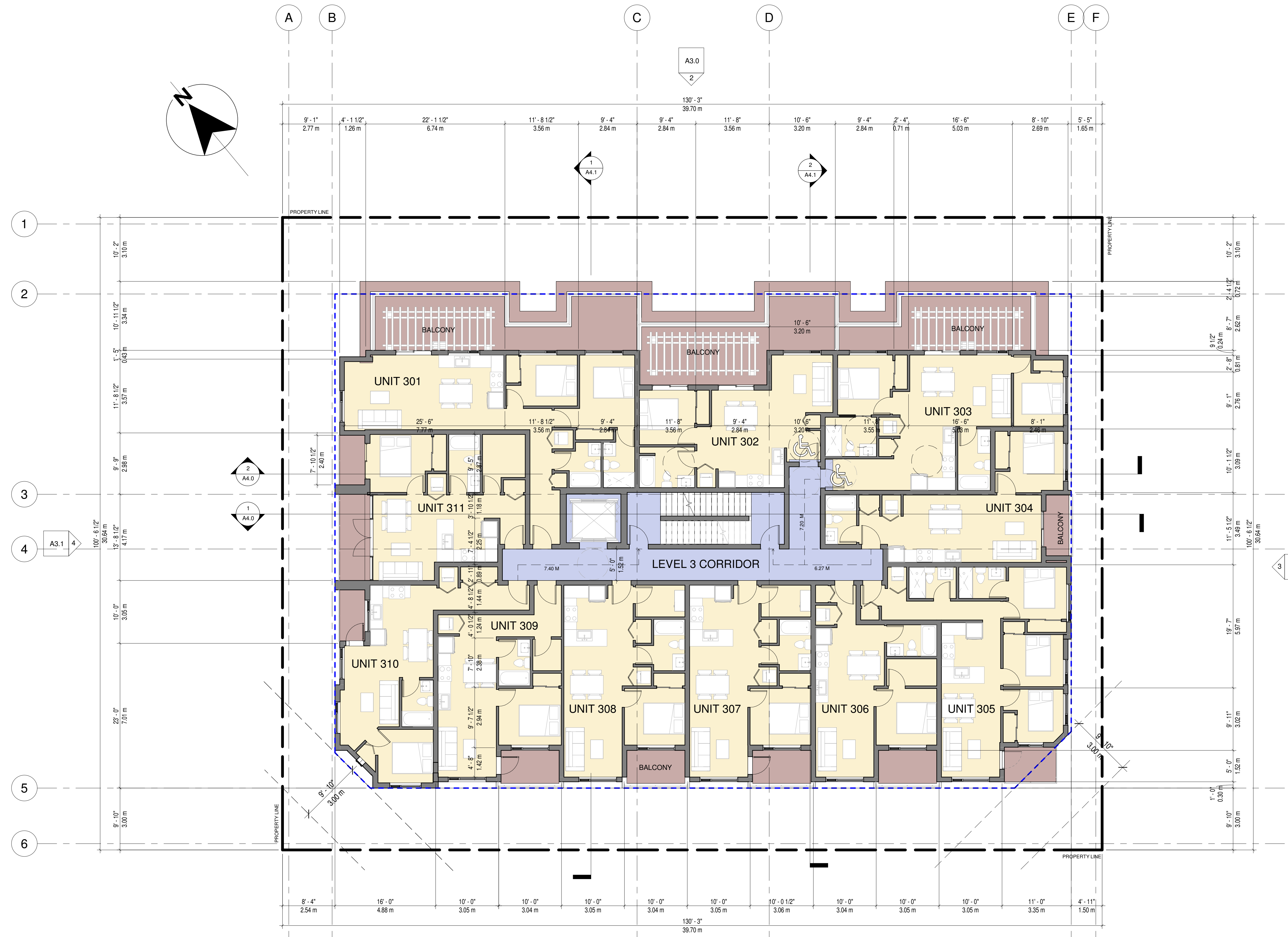
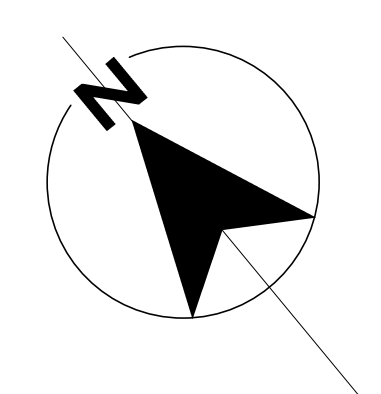
909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

ARCHITECTURAL
LEVEL 3 FLOOR PLAN

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	1/8" = 1'-0"	
DATE	18-09-28	

PROJECT NO.	1832	DRAWING NO.	A2.4	REV	
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THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION LETTER

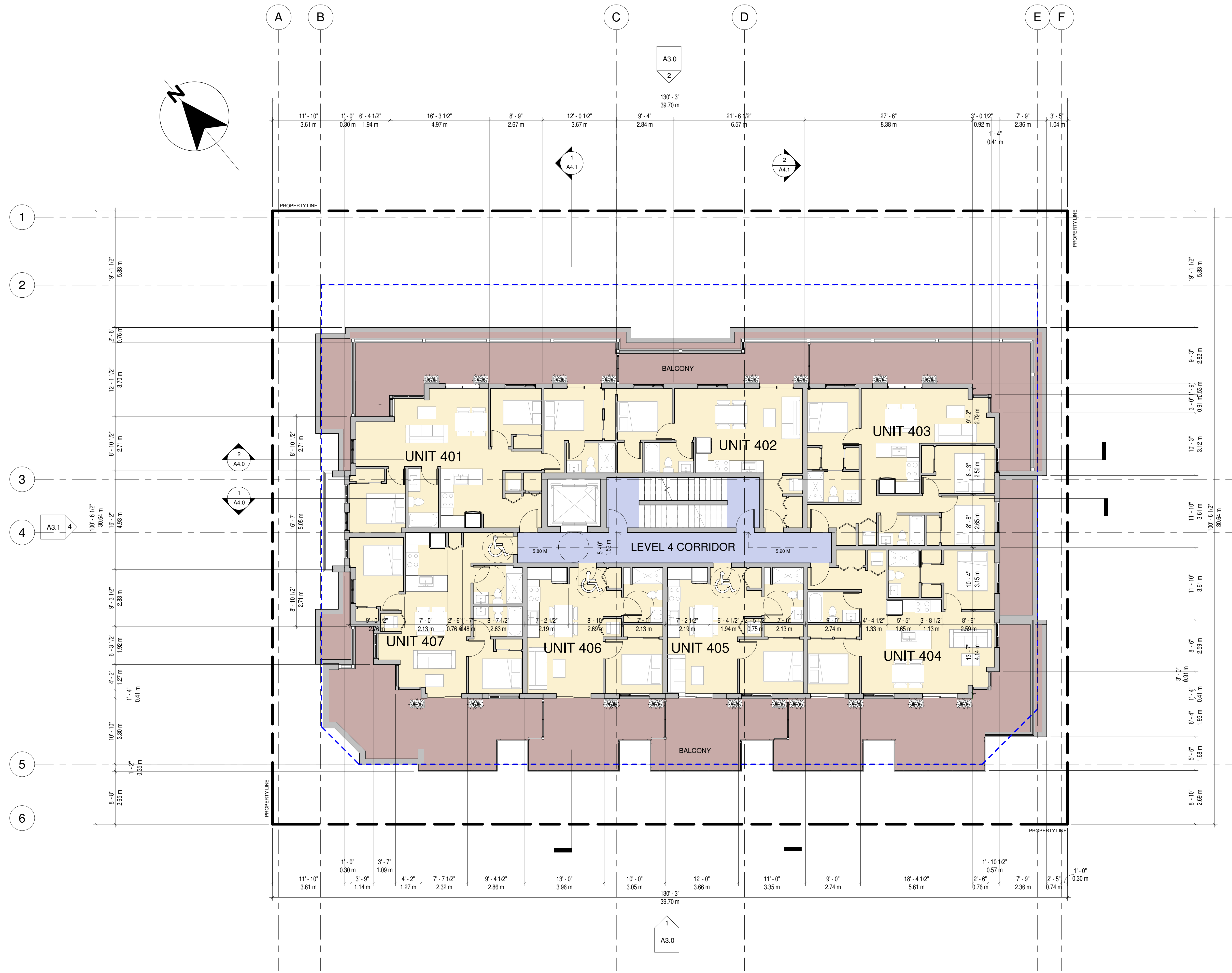


1 LEVEL 3
1/8" = 1'-0"

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**ISSUED FOR
REZONING/DP
PERMIT**

CIVIL
ELECT
MECH
STRUCT
ARCH
REVIEW
SEEN BY



1 LEVEL 4
1/8" = 1'-0"

6	23-05-01	DP-RZ REV 5	LR	RS
5	23-04-10	DP-RZ	LR	RS
4	21-10-15	DP-RZ	LR	RS
3	20-06-30	DP-RZ	BP	RS
2	19-10-09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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PROJECT
MULTI-UNIT RESIDENTIAL BUILDING

909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

ARCHITECTURAL
LEVEL 4 FLOOR PLAN

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	1/8" = 1'-0"	
DATE	18-09-28	

PROJECT NO.	1832	DRAWING NO.	A2.5	REV	
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**ISSUED FOR
REZONING/DP
PERMIT**

6	23-05-01	DP-RZ REV 5	LR	RS
5	23-04-10	DP-RZ	LR	RS
4	21-10-15	DP-RZ	LR	RS
3	20-06-30	DP-RZ	BP	RS
2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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PROJECT
MULTI-UNIT RESIDENTIAL BUILDING
909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

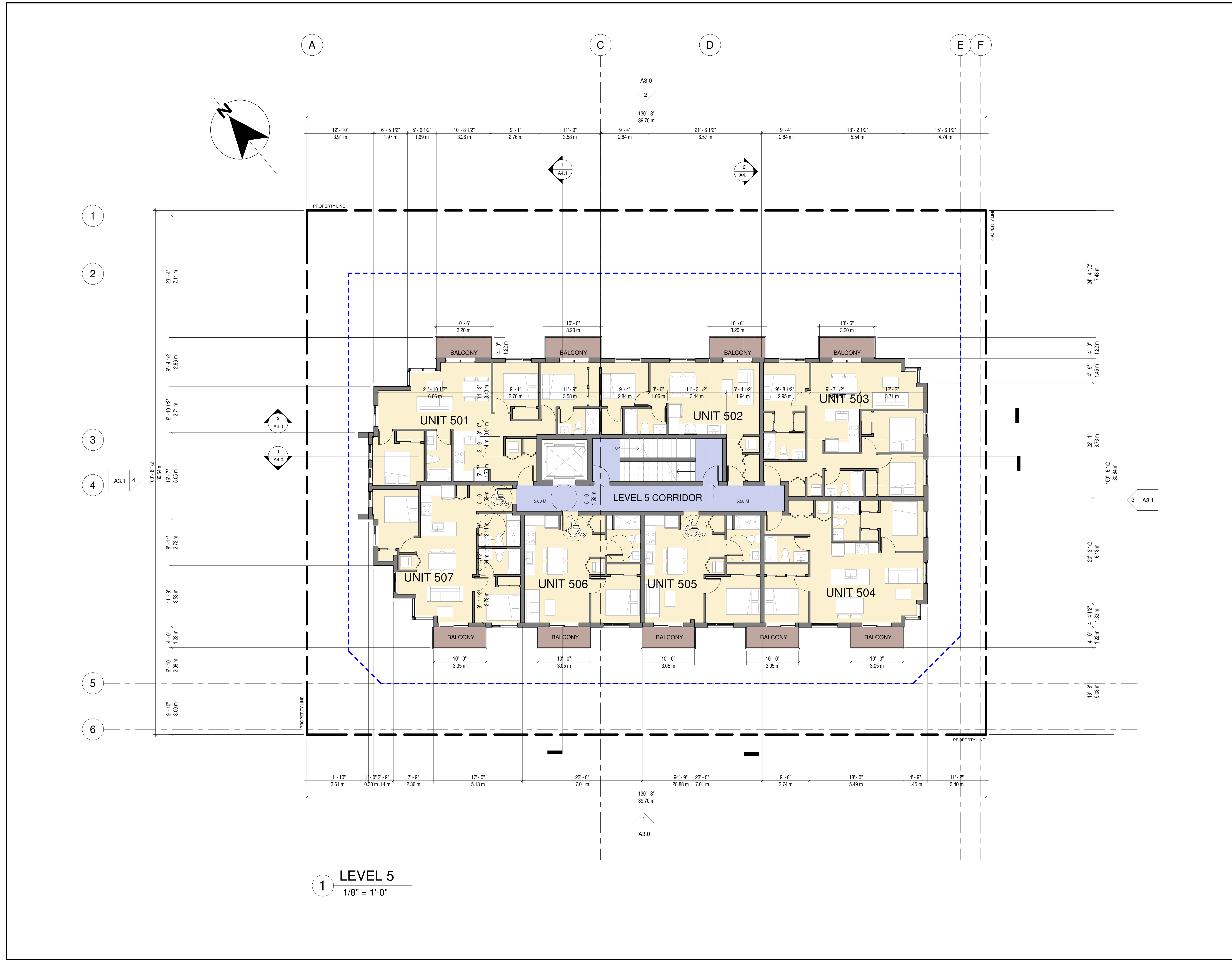
ARCHITECTURAL
LEVEL 5 FLOOR PLAN

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	1/8" = 1'-0"	
DATE	18-09-28	

PROJECT NO.	1832	DRAWING NO.	A2.6	REV	
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THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION LETTER

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1 LEVEL 5
1/8" = 1'-0"

**ISSUED FOR
REZONING/DP
PERMIT**

6	23-05-01	DP-RZ REV 5	LR	RS
5	23-04-10	DP-RZ	LR	RS
4	21-10-15	DP-RZ	LR	RS
3	20-06-30	DP-RZ	BP	RS
2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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PROJECT
MULTI-UNIT RESIDENTIAL BUILDING

909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

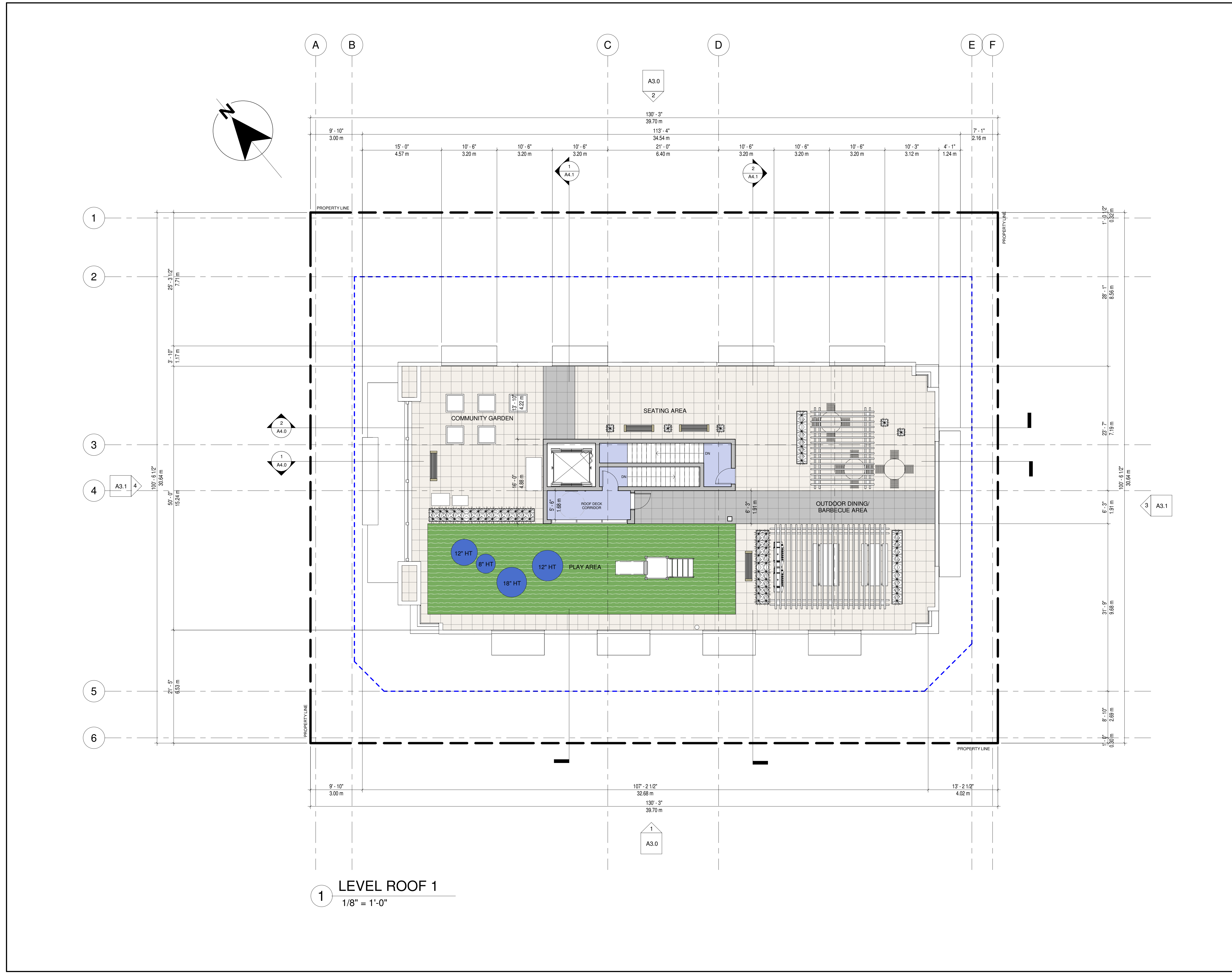
ARCHITECTURAL
ROOF DECK FLOOR PLAN

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	1/8" = 1'-0"	
DATE	18-09-28	

PROJECT NO.	DRAWING NO.	REV
1832	A2.7	1

THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION LETTER

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1 LEVEL ROOF 1
1/8" = 1'-0"



VividGreen
architecture inc.
UNIT 1141 - 11871 HORSESHOE WAY
RICHMOND, BC V7A 5H5
TEL: 778-389-4904
www.VividGreenArchitecture.com

**ISSUED FOR
REZONING/DP
PERMIT**

MATERIALS LEGEND	
MATERIAL NO.	MATERIAL DESCRIPTION
01	ALUMINUM RAILINGS WITH GLASS PANELS - DARK GREY BM DEEP CAVIAR 2130-20
02	METAL CLADDING - HORIZONTAL CORRUGATED - BONE WHITE FINISH
03	METAL CLADDING - HORIZONTAL CORRUGATED - WOODGRAIN FINISH
05	VINYL WINDOW FRAME - DARK GREY BM DEEP CAVIAR 2130-20
06	METAL RAILING - POWDER COATED GREY SCALE
07	CONCRETE WALL
08	METAL FRAMING - POWDER COATED GREY SCALE
09	FROSTED GLASS
10	FLAT SIDING - BM WHITE DOVE
11	METAL CLADDING - HORIZONTAL CORRUGATED - CHARCOAL GREY FINISH
12	FLAT SIDING - WOOD GRAIN FINISH
13	CEDAR - WOOD TRELLIS
14	BM CLASSIC GREY FINISH



1 SOUTH ELEVATION
1 : 100



2 NORTH ELEVATION
1/8" = 1'-0"

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
6	23-05-01	DP-RZ REV 5	LR	RS
5	23-04-10	DP-RZ	LR	RS
4	21-10-15	DP-RZ	LR	RS
3	20-06-30	DP-RZ	BP	RS
2	19-10-09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

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PROJECT
MULTI-UNIT RESIDENTIAL BUILDING
909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

ARCHITECTURAL
ELEVATION (NORTH & SOUTH)

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	As indicated	
DATE	18-09-28	

PROJECT NO.	DRAWING NO.	REV
1832	A3.0	1

THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION LETTER

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 CIVIL
 ELECT
 MECH
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 ARCH
 REVIEW
 SEEN BY

**ISSUED FOR
REZONING/DP
PERMIT**

MATERIALS LEGEND	
MATERIAL NO.	MATERIAL DESCRIPTION
01	ALUMINUM RAILINGS WITH GLASS PANELS - DARK GREY BM DEEP CAVIAR 2130-20
02	METAL CLADDING - HORIZONTAL CORRUGATED - BONE WHITE FINISH
03	METAL CLADDING - HORIZONTAL CORRUGATED - WOODGRAIN FINISH
05	VINYL WINDOW FRAME - DARK GREY BM DEEP CAVIAR 2130-20
06	METAL RAILING - POWDER COATED GREY SCALE
07	CONCRETE WALL
08	METAL FRAMING - POWDER COATED GREY SCALE
09	FROSTED GLASS
10	FLAT SIDING - BM WHITE DOVE
11	METAL CLADDING - HORIZONTAL CORRUGATED - CHARCOAL GREY FINISH
12	FLAT SIDING - WOOD GRAIN FINISH
13	CEDAR - WOOD TRELLIS
14	BM CLASSIC GREY FINISH



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



4 WEST ELEVATION
1/8" = 1'-0"

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
6	23-05-01	DP-RZ REV 5	LR	RS
5	23-04-10	DP-RZ	LR	RS
4	21-10-15	DP-RZ	LR	RS
3	20-06-30	DP-RZ	BP	RS
2	19-10-09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

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PROJECT
MULTI-UNIT RESIDENTIAL BUILDING
909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

ARCHITECTURAL
ELEVATION (EAST & WEST)

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	1/8" = 1'-0"	
DATE	18-09-28	

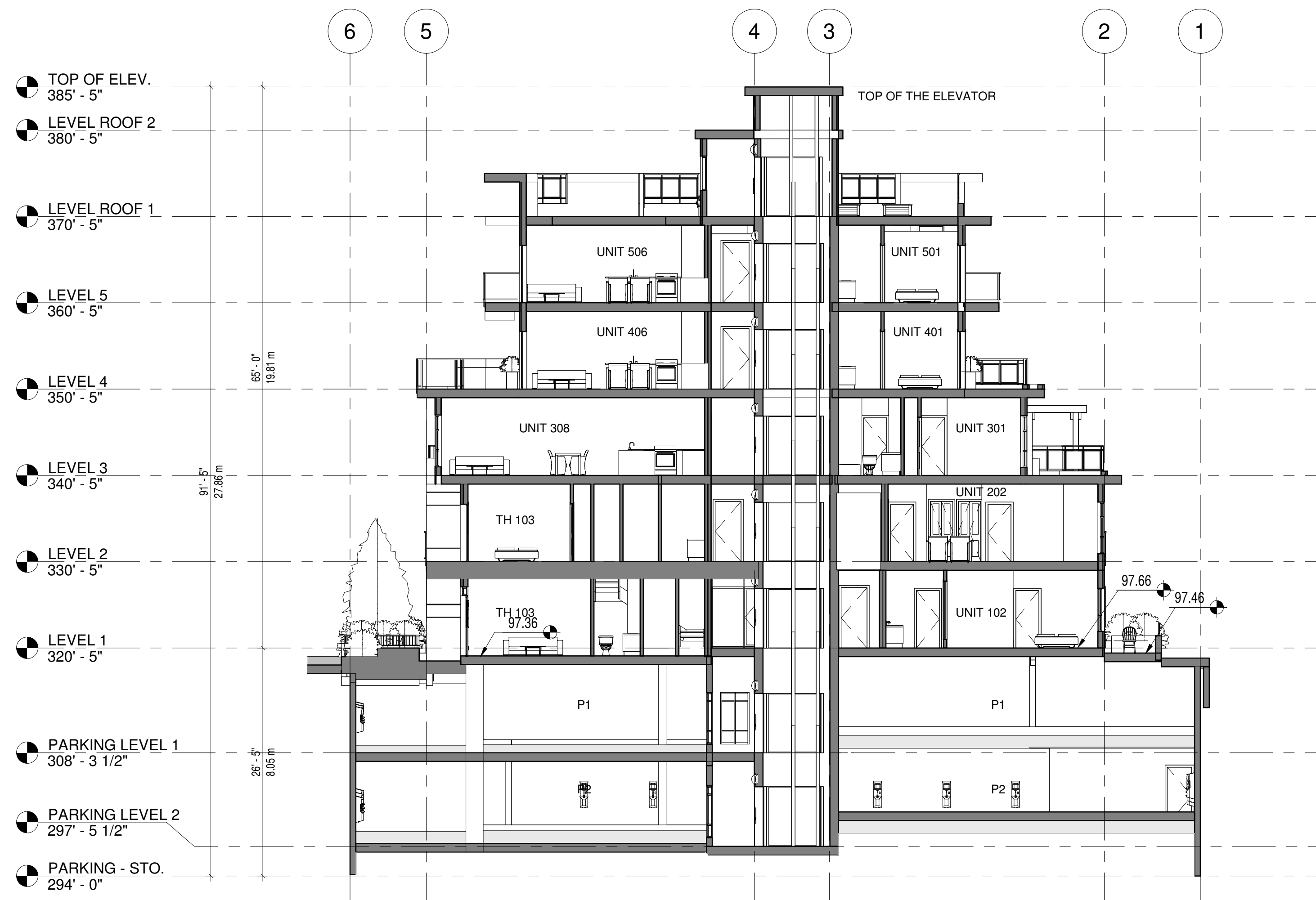
PROJECT NO. 1832	DRAWING NO. A3.1	REV 1
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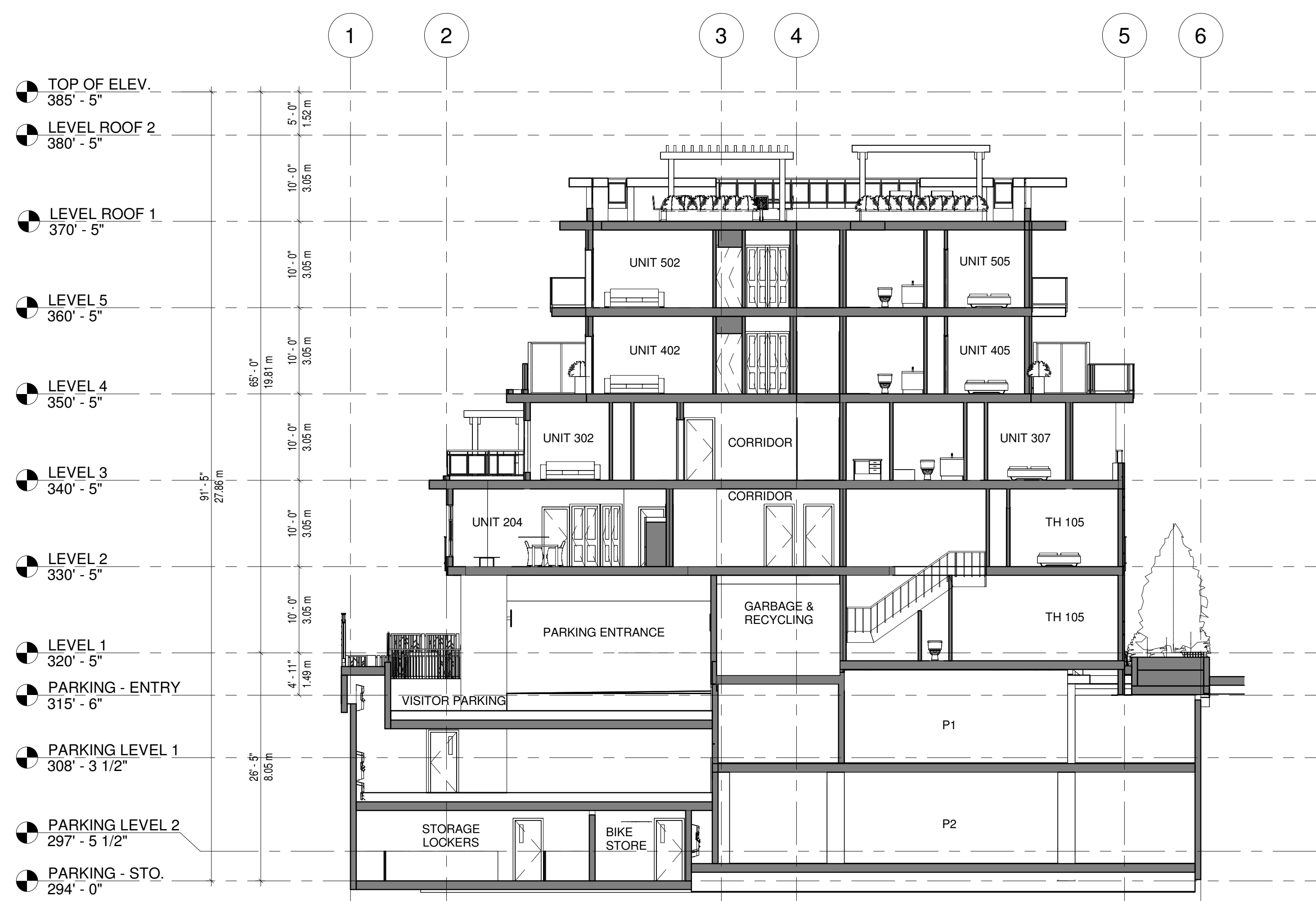
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1 SECTION C
1" = 10'-0"



2 SECTION D
1" = 10'-0"



REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
6	23-05-01	DP-RZ REV 5	LR	RS
5	23-04-10	DP-RZ	LR	RS
4	21-10-15	DP-RZ	LR	RS
3	20-06-30	DP-RZ	BP	RS
2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
6	23-05-01	DP-RZ REV 5	LR	RS
5	23-04-10	DP-RZ	LR	RS
4	21-10-15	DP-RZ	LR	RS
3	20-06-30	DP-RZ	BP	RS
2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

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PROJECT
MULTI-UNIT RESIDENTIAL BUILDING

909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

ARCHITECTURAL

SECTIONS

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	1" = 10'-0"	
DATE	18-09-28	
PROJECT NO.	1832	DRAWING NO. A4.1
		REV

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VividGreen
architecture inc.
UNIT 1141 - 11871 HORSESHOE WAY
RICHMOND, BC V7A 5H5
TEL: 778-389-4904
www.VividGreenArchitecture.com

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WEST VIEW



SOUTH VIEW



EAST VIEW



NORTH VIEW

6	23-05-01	DP-RZ REV 5	LR	RS
5	23-04-10	DP-RZ	LR	RS
4	21-10-15	DP-RZ	LR	RS
3	20-06-30	DP-RZ	BP	RS
2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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PROJECT
MULTI-UNIT RESIDENTIAL BUILDING

909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

ARCHITECTURAL
3D STUDIES

DESIGNED	RS	SEAL
DRAWN	LR, RA	
SCALE		
DATE	18-09-28	
PROJECT NO.	1832	DRAWING NO. A5.2

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REVIEW/SEEN BY
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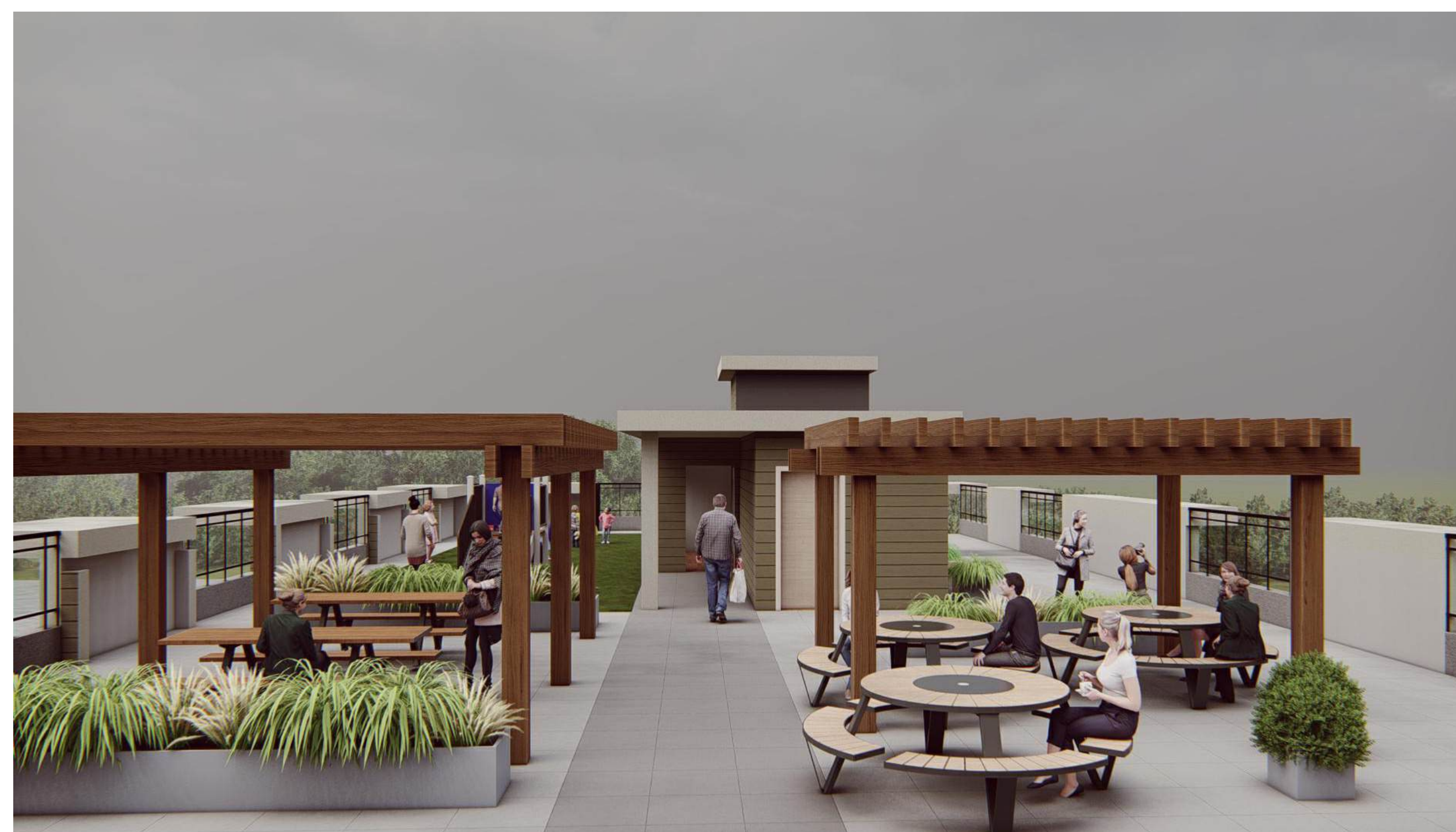
VIEW ALONG 12TH STREET



VIEW AT PARKING ENTRANCE



VIEW AT ROOF DECK



VIEW AT ROOF DECK

6	23-05-01	DP-RZ REV 5	LR	RS
5	23-04-10	DP-RZ	LR	RS
4	21-10-15	DP-RZ	LR	RS
3	20-06-30	DP-RZ	BP	RS
2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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PROJECT
 MULTI-UNIT RESIDENTIAL
 BUILDING
 909, 911 & 915 12TH STREET, NEW
 WESTMINSTER, BC

ARCHITECTURAL
 3D STUDIES

DESIGNED	RS	SEAL
DRAWN	LR, RA	
SCALE		
DATE	18-09-28	
PROJECT NO.	1832	DRAWING NO.
		A5.3

THIS REVISION SUPERSEDES
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 RICHMOND, BC V7A 5H5
 TEL: 778-389-4904
 www.VividGreenArchitecture.com

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VIEW AT THE INTERPRETIVE PANEL



VIEW AT THE ENTRANCE

6	23-05-01	DP-RZ REV 5	LR	RS
5	23-04-10	DP-RZ	LR	RS
4	21-10-15	DP-RZ	LR	RS
3	20-06-30	DP-RZ	BP	RS
2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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PROJECT
 MULTI-UNIT RESIDENTIAL
 BUILDING
 909, 911 & 915 12TH STREET, NEW
 WESTMINSTER, BC

ARCHITECTURAL
 3D STUDIES

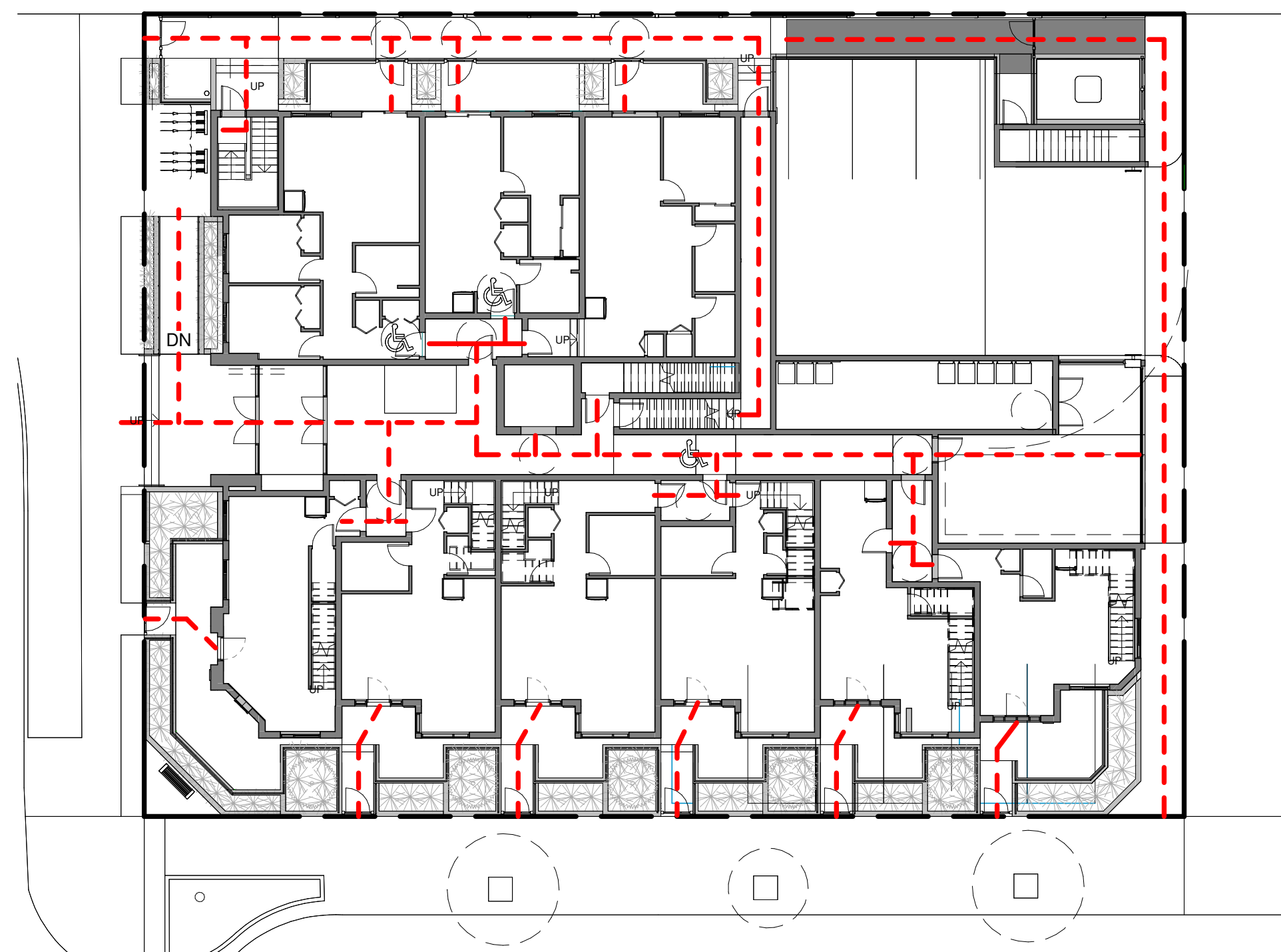
DESIGNED	RS	SEAL
DRAWN	LR, RA	
SCALE		
DATE	18-09-28	

PROJECT NO.	DRAWING NO.	REV
1832	A5.4	△

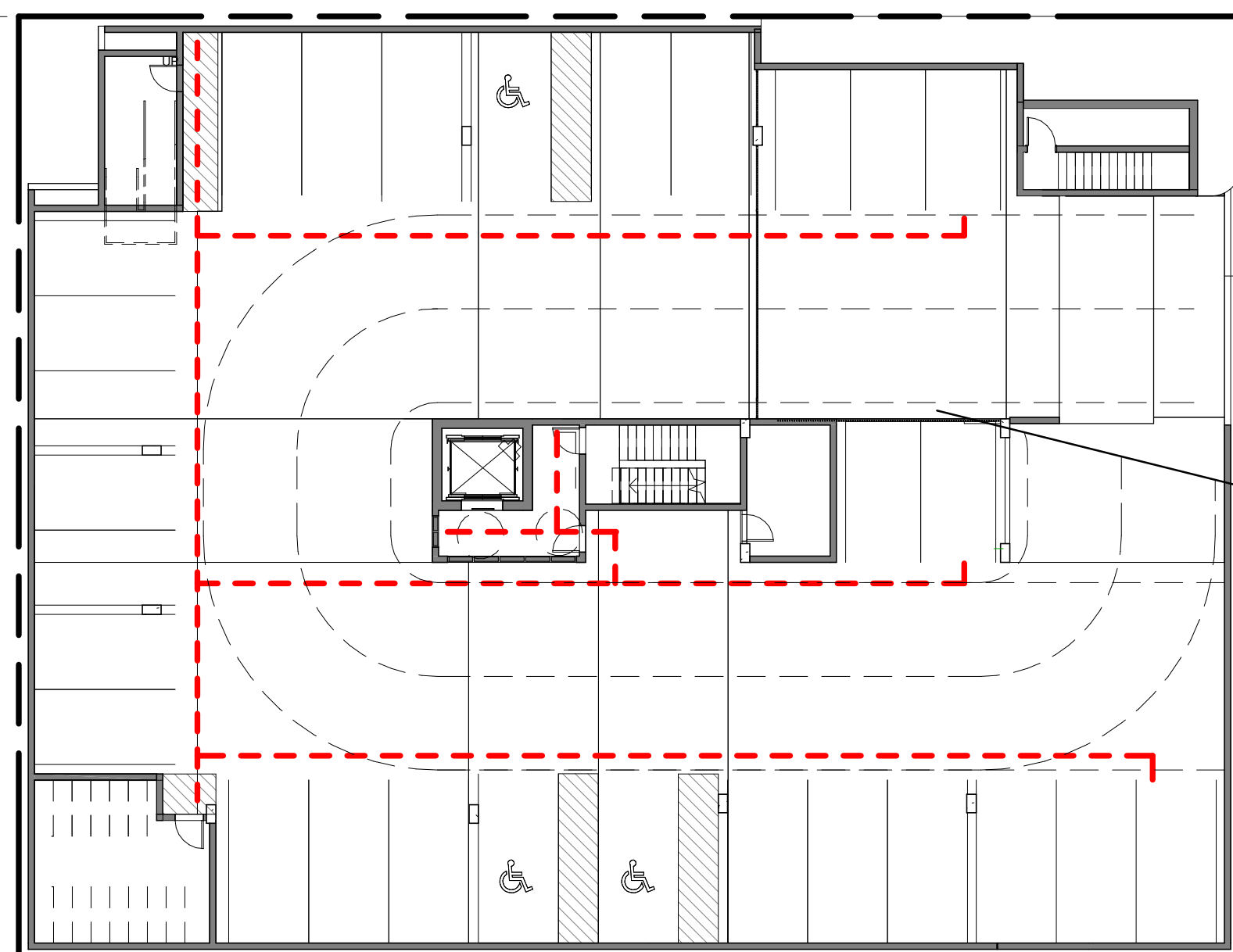
THIS REVISION SUPERSEDES
 DRAWINGS BEARING PREVIOUS
 REVISION LETTER

CIVIL
 ELECT
 MECH
 STRUCT
 ARCH
 REVIEW / SEEN BY
 8/7/2023 5:15:50 PM
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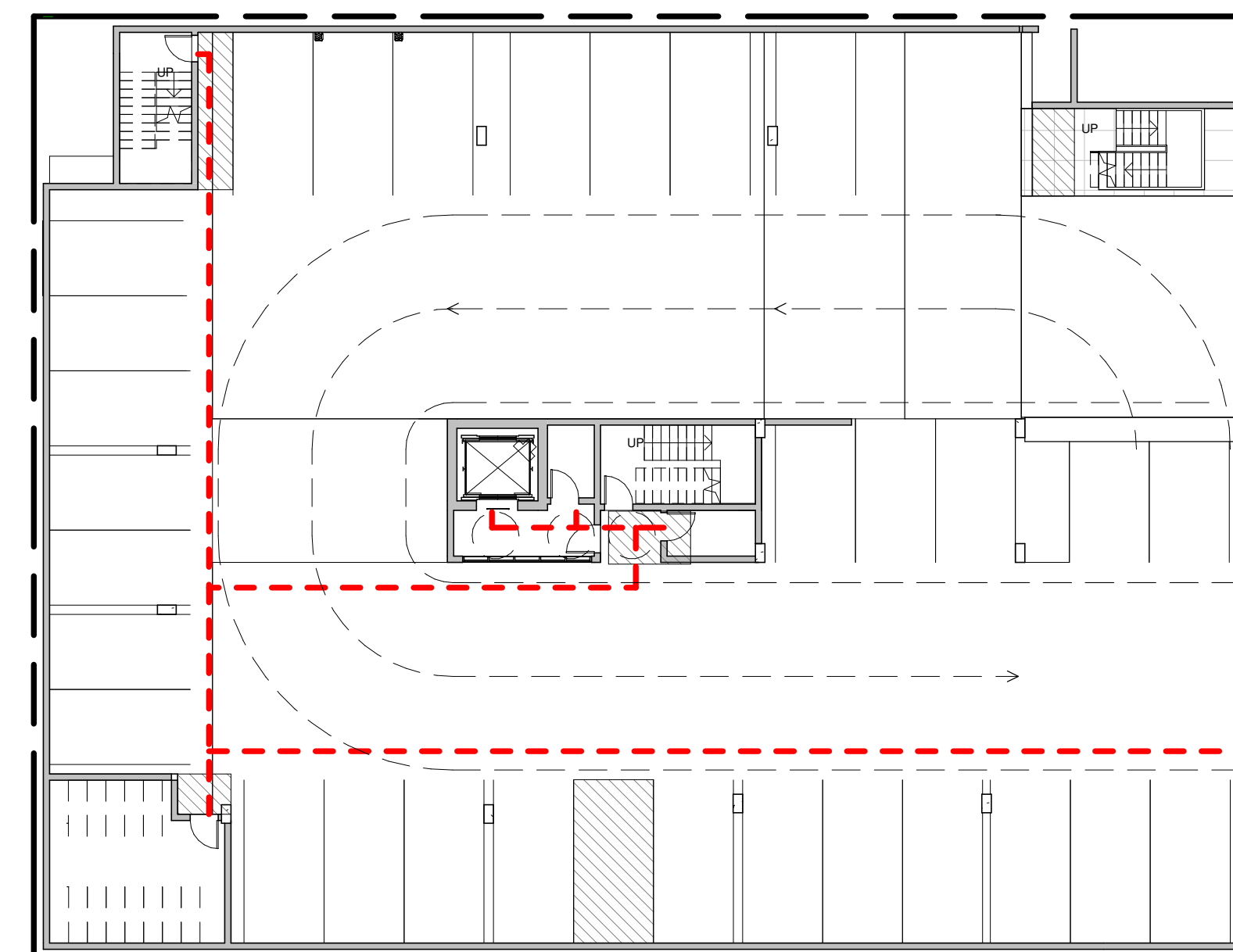
**ISSUED FOR
REZONING/DP
PERMIT**



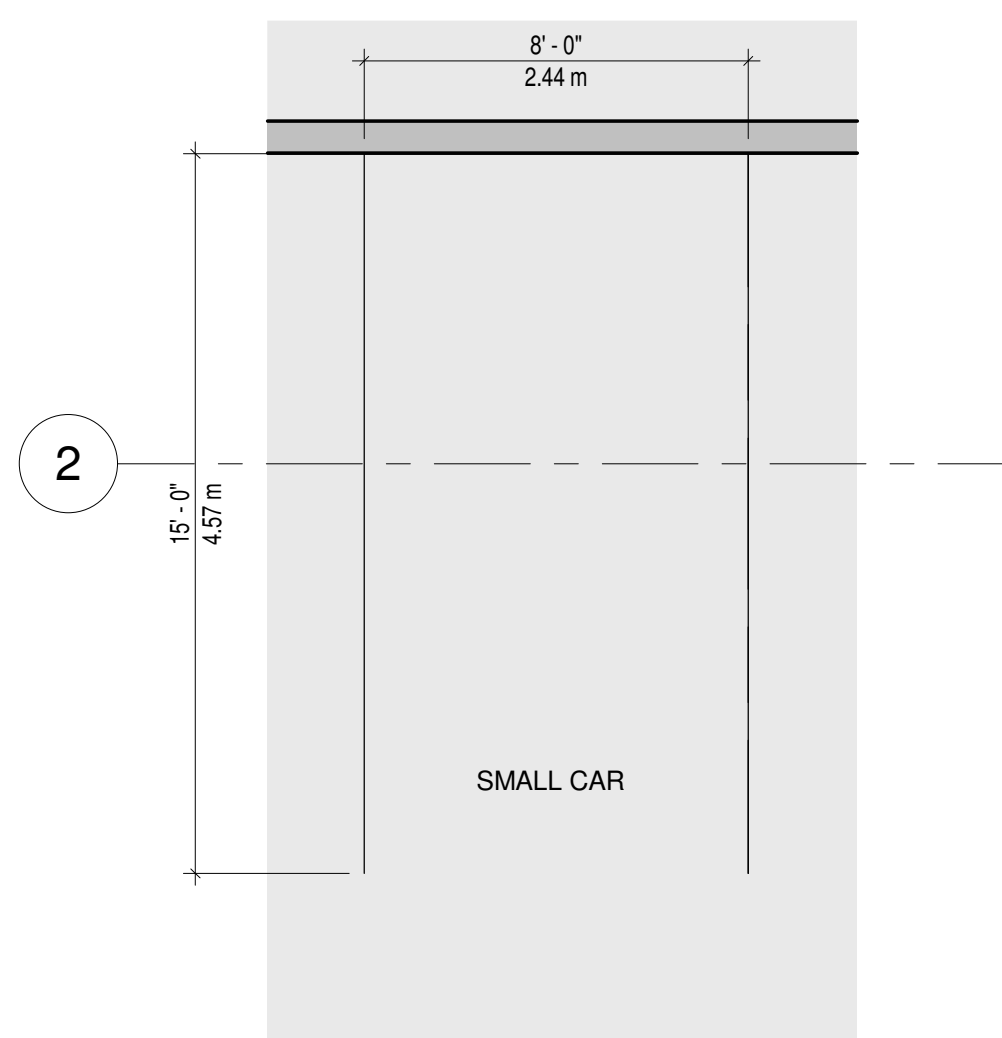
1 PEDESTRIAN FLOW PLAN - L1
1/16" = 1'-0"



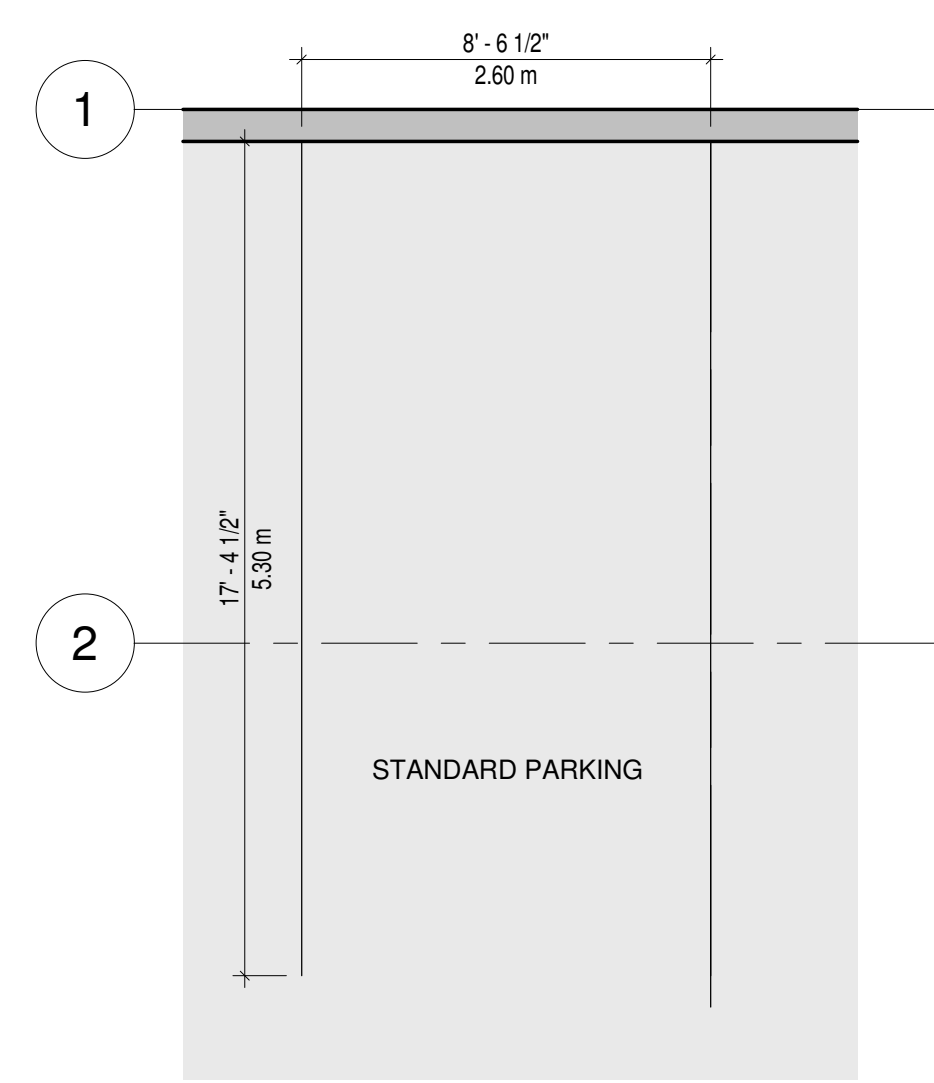
3 PEDESTRIAN FLOW PLAN - P1
1/16" = 1'-0"



2 PEDESTRIAN FLOW PLAN - P2
1/16" = 1'-0"



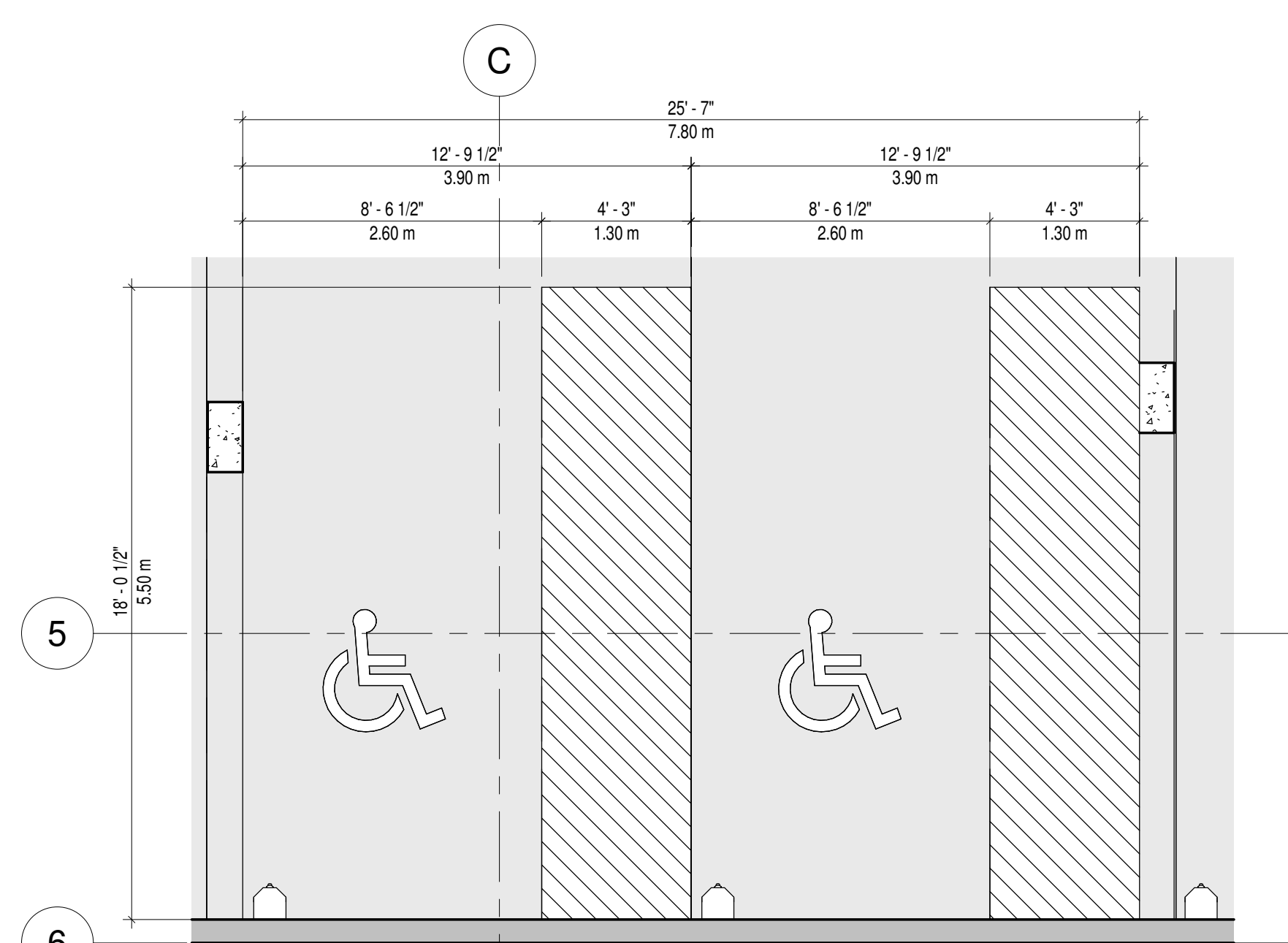
4 PARKING - SMALL CAR
1/4" = 1'-0"



5 PARKING STANDARD
1/4" = 1'-0"



6 ACCESSIBLE VISITOR PARKING
1/4" = 1'-0"



7 ACCESSIBLE TENANT PARKING
1/4" = 1'-0"

6	23-05-01	DP-RZ REV 5	LR	RS
5	23-04-10	DP-RZ	LR	RS
4	21-10-15	DP-RZ	LR	RS
3	20-06-30	DP-RZ	BP	RS
2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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PROJECT
MULTI-UNIT RESIDENTIAL BUILDING
909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

ARCHITECTURAL
ENLARGED PLANS, PEDESTRIAN FLOW PLANS

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	As indicated	
DATE	18-09-28	

PROJECT NO.	1832	DRAWING NO.	A6.0	REV	
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THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION LETTER

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