

CIVIC ADDRESS:
633 12th STREET
NEW WESTMINSTER, BC.

LEGAL DESCRIPTION:
LOT 15, BLOCK 35
NWP 2620
PID: 002-680-114

ZONING: C-2A

NOTES:

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REV	DATE	ISSUED FOR:
R1	Aug 31 2015	Concept Design
R2		Building Permit
R3		Building Permit

PROJECT:	Mosque Concept Design
FILE:	CCD-1080075
ACAD FILE:	2020-1080075
PLOT:	Sept 04-2020
DRAWN:	C.C.D.
CHECK:	C.C.D.
DATE:	Aug 21 2015
UPDATED:	Sept 04-2020
SCALE:	1/4"=1'-0" 1/8"=1'-0" 3/16"=1'-0"
ENG:	
SEAL:	

A01
1 EXISTING KEY PLAN 31/08/2020
SCALE: 1/64" = 1'-0"

LOT AREA:	72.182' x 98.43' = 7,104.0 sq.ft.
BLDG. AREA:	69.83' x 79.0' = 3,435.0 sq.ft.
MAIN FLOOR AREA:	2,921.4 sq.ft.
UPPER FLOOR AREA:	975.4 sq.ft.
TOTAL FLOOR AREA:	3,897.0 sq.ft.

Designed As Per Zoning As Per: P-1 (Low Rise)

PERMITTED LOT COVERAGE:	@ 40% (7,104.0) = 2,841.6 sq.ft.
EXIST. LOT COVERAGE:	@ 40% = 2,841.6 sq.ft.
PROPOSED LOT COVERAGE:	@ 48.35% = 3,435.0 sq.ft.

DENSITY:

PROPOSED F.S.R.:	3,897.0 sq.ft.	54.85%
PERMITTED F.S.R.:	4,442.0 sq.ft.	60%

PERMITTED MAX HEIGHT: 30.0'

PROPOSED HEIGHT: 32.5'

PRINCIPAL BLDG SETBACKS:

PERMITTED FRONT SETBACK:	25.0'
PERMITTED REAR SETBACK:	25.0'
PERMITTED INT. SIDE SETBACK:	15.0'

A01
2 PROPOSED SITE PLAN 31/08/2020
SCALE: 1/16" = 1'-0"

DESIGNER:

CRYSLIS CONSULTING & DESIGN CO.

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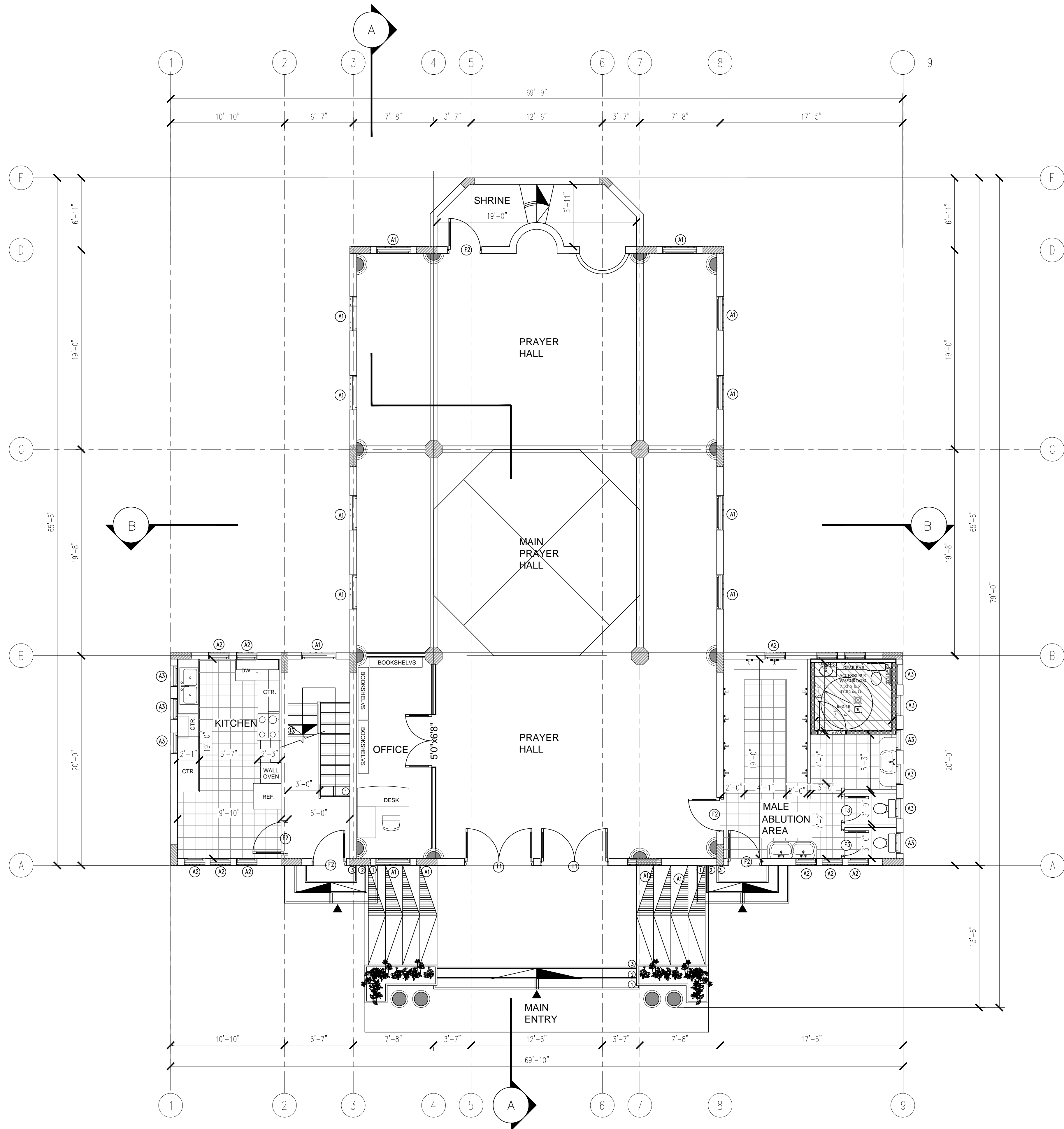
PROJECT TITLE:

Mosque Concept Design

633 TWELFTH STREET
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SHEET TITLE:

EXISTING & PROPOSED SITE AND KEY PLANS



A02
1 PROPOSED MAIN FLOOR PLAN 31/08/2020
 SCALE: 3/32" = 1'-0"
 0' 8' 16' 32'

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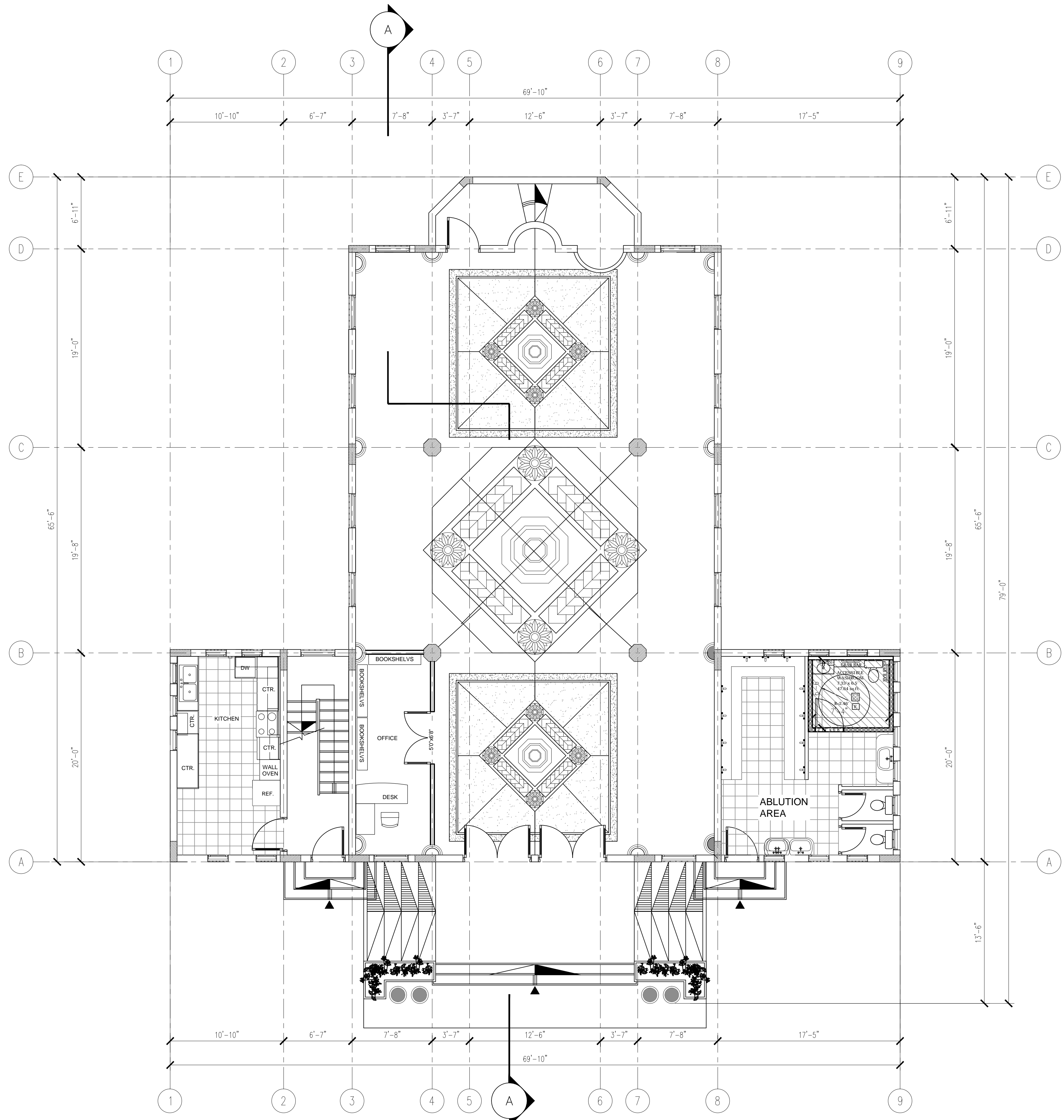
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SHEET TITLE:
 PROPOSED MAIN FLOOR PLAN



A03
1
PROPOSED FINISH MAIN FLOOR
 SCALE: 1/8" = 1'-0"
 0' 8' 16' 32'
 31/08/2020

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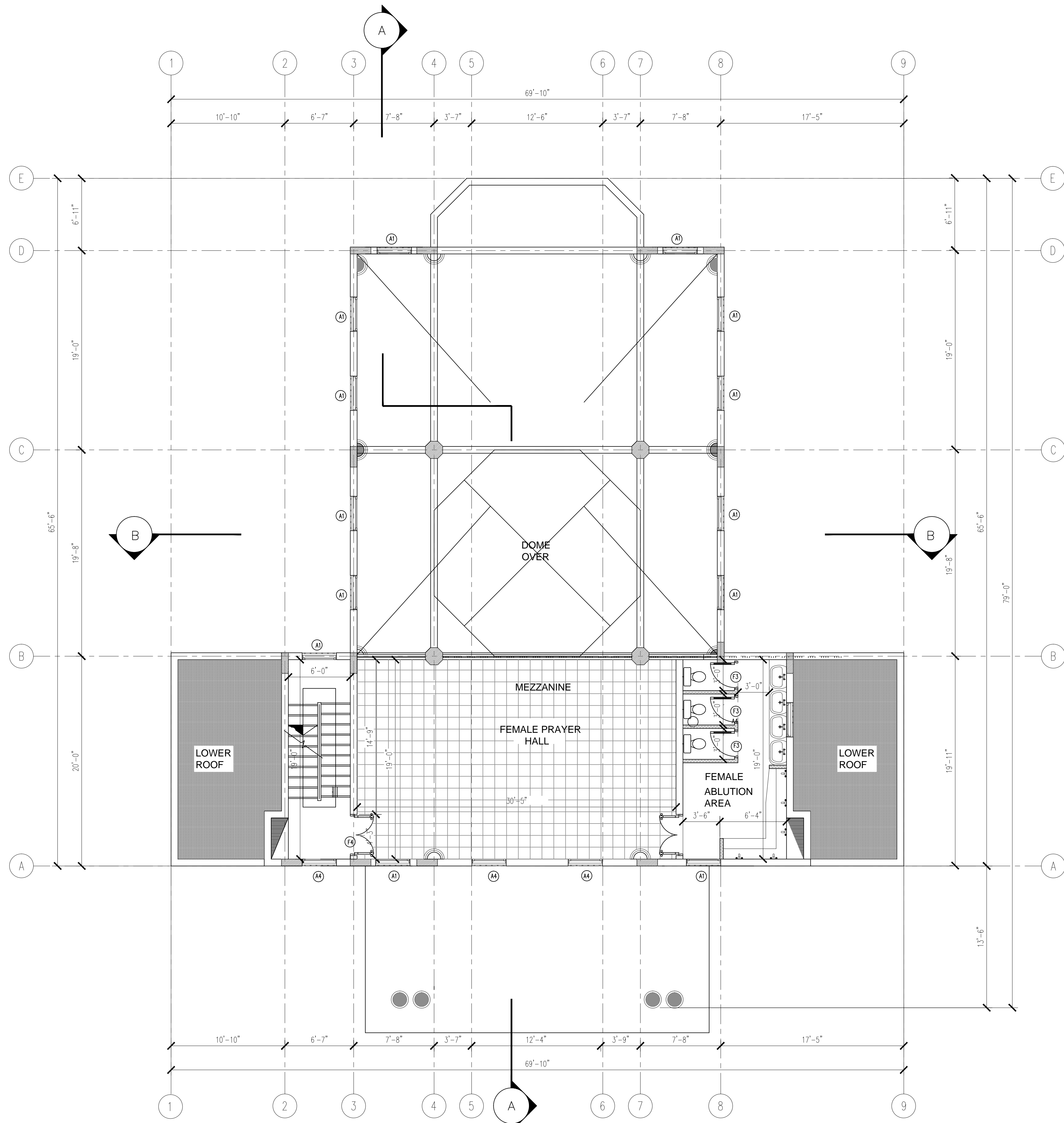
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SHEET TITLE:

PROPOSED MAIN FLOOR FINISH PLAN



A04
1 PROPOSED UPPER FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 0' 8' 16' 32'
 24/04/2018

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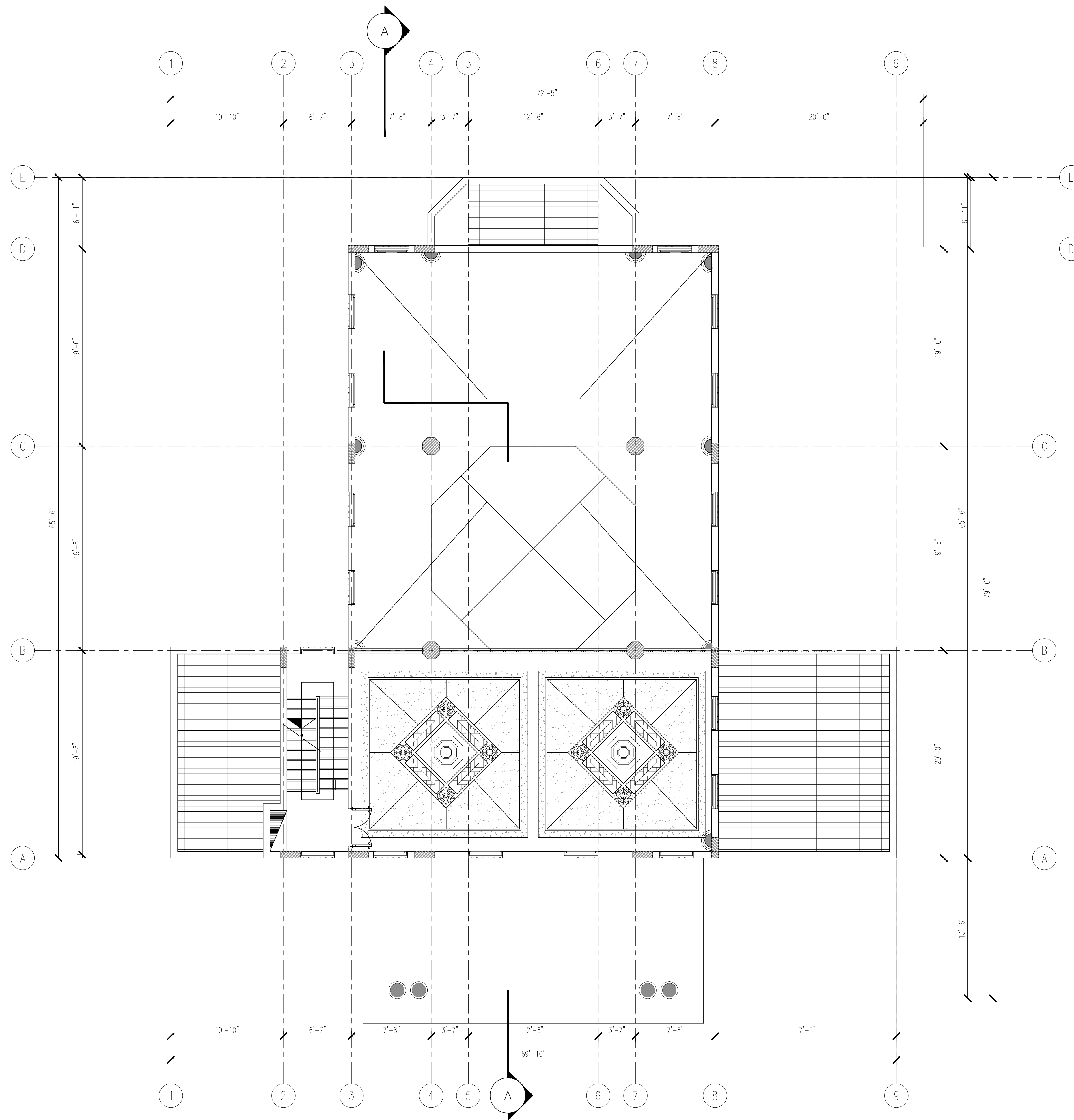
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SHEET TITLE:
 EXISTING TYPICAL FLOOR PLAN

SHEET PAGE: 4 OF 8

A04



A05 PROPOSED FINISH UPPER PLAN
 SCALE: 1/8" = 1'-0"
 0' 8' 16' 21/08/2020 32'

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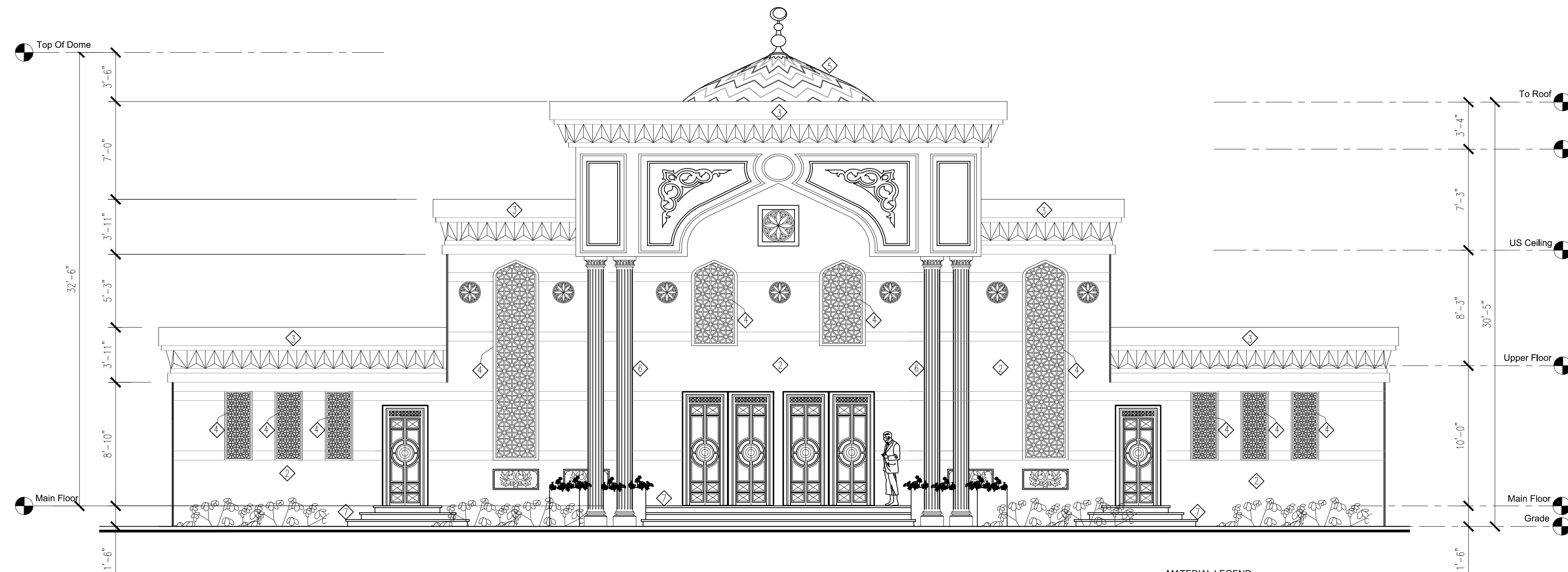
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SHEET TITLE:

PROPOSED FINISH UPPER FLOOR PLAN

SHEET PAGE: 5 OF 8

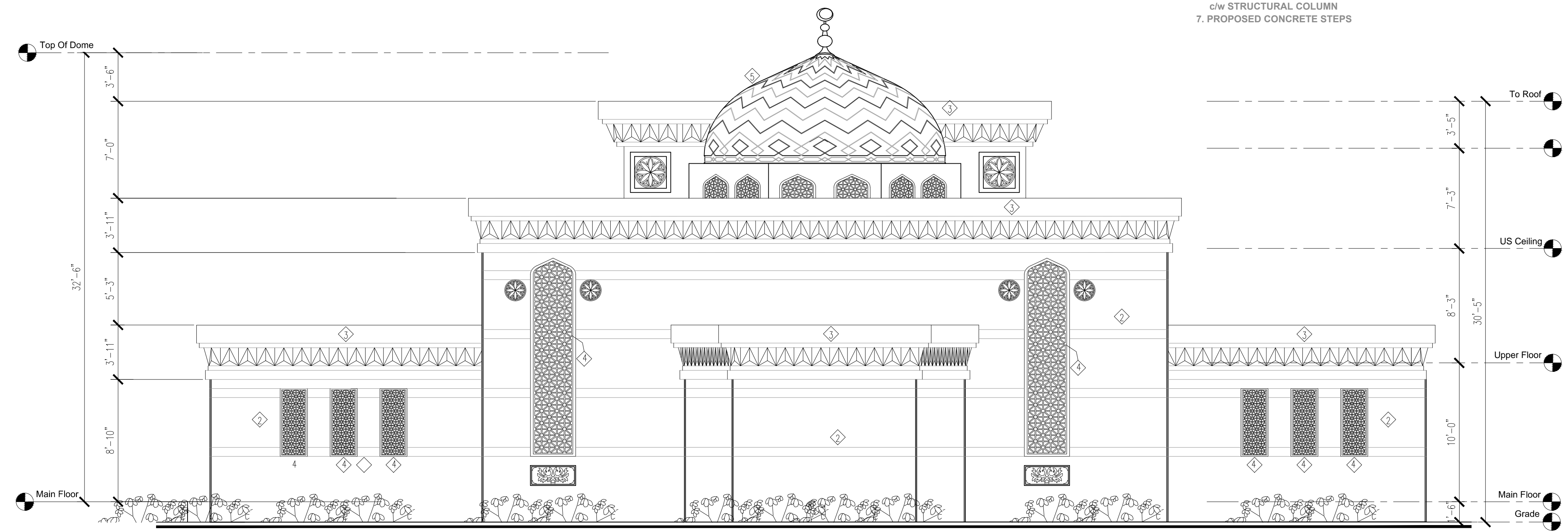
A05



A06 1 PROPOSED FRONT ELEVATION 31/08/2020
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND:

1. PROPOSED DOUBLE GLAZED HUNG WINDOWS
2. PROPOSED STUCCO FINISH ON STEEL STUD WALL
3. PROPOSED PARAPET GALV. FLASHING
4. PROPOSED OGEE ARCH WINDOW
c/w ORNAMENTAL DECORATIVE GLAZING
5. PROPOSED DOME
6. PROPOSED MOGARNAS CAPITAL
c/w STRUCTURAL COLUMN
7. PROPOSED CONCRETE STEPS



A06 2 PROPOSED REAR ELEVATION 31/08/2020
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND:

1. PROPOSED DOUBLE GLAZED HUNG WINDOWS
2. PROPOSED STUCCO FINISH ON STEEL STUD WALL
3. PROPOSED PARAPET GALV. FLASHING
4. PROPOSED OGEE ARCH WINDOW
c/w ORNAMENTAL DECORATIVE GLAZING
5. PROPOSED DOME
6. PROPOSED MOGARNAS CAPITAL
c/w STRUCTURAL COLUMN
7. PROPOSED CONCRETE STEPS

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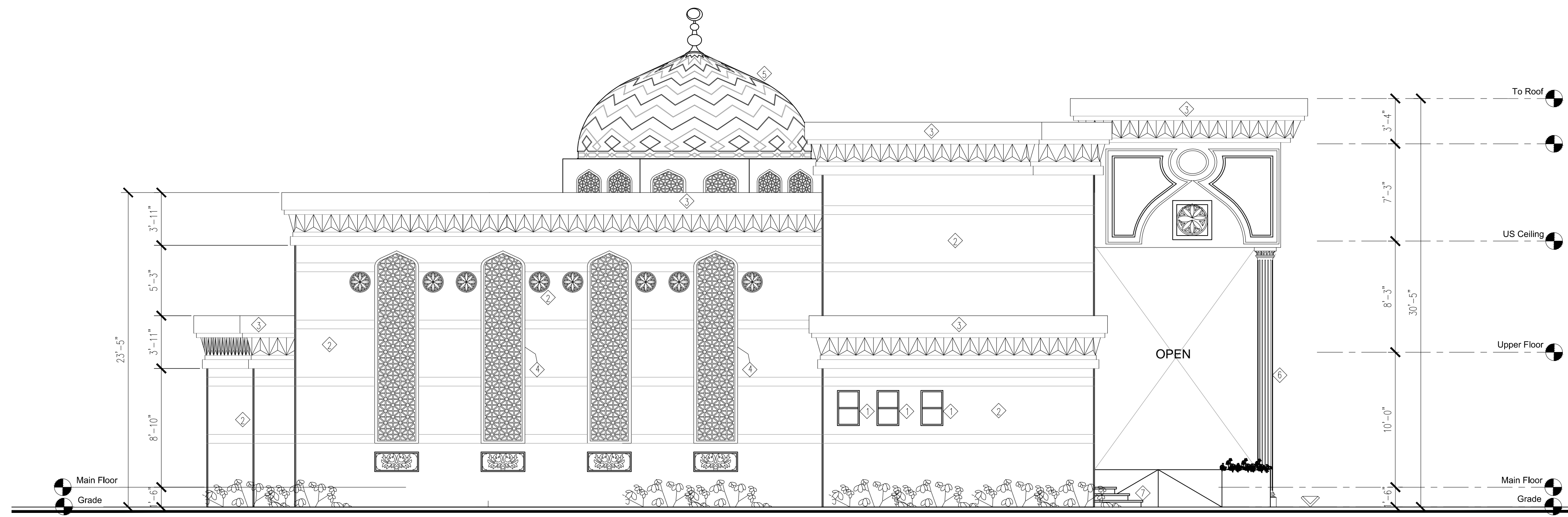
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SHEET TITLE:
PROPOSED FRONT AND REAR ELEVATIONS

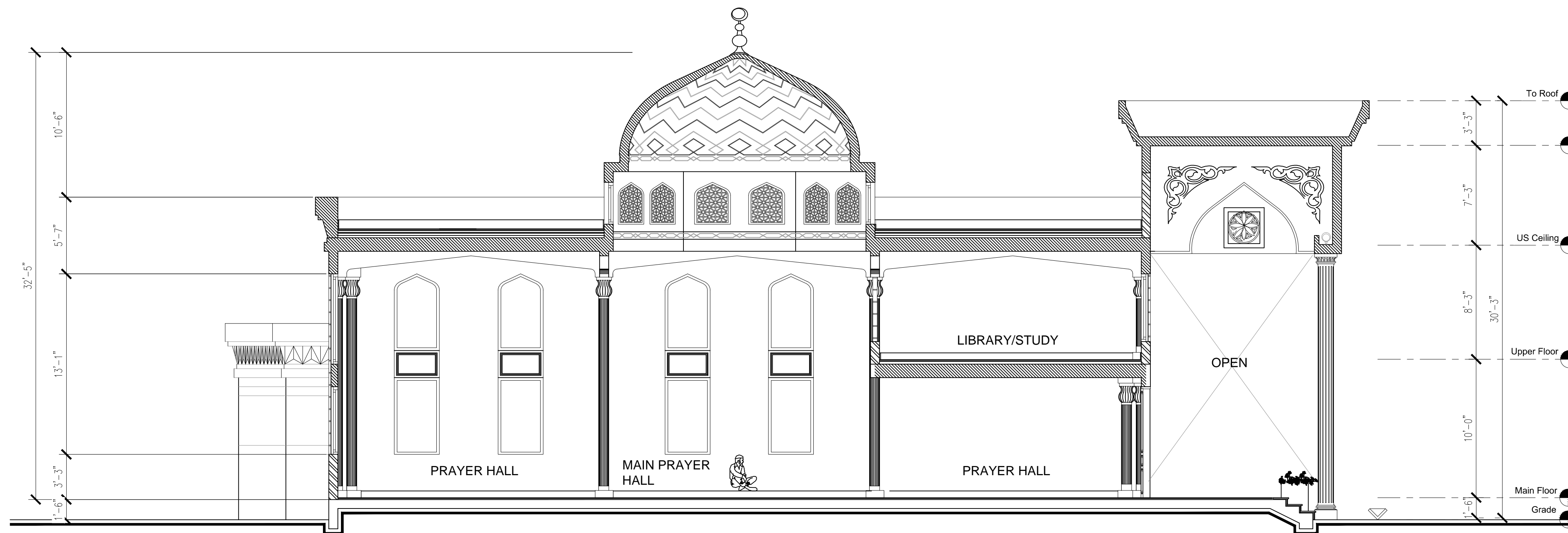
SHEET PAGE: 6 OF 8

A06



A07
1
PROPOSED SIDE ELEVATION 31/08/2020
SCALE: 1/8" = 1'-0"

- MATERIAL LEGEND:**
1. PROPOSED DOUBLE GLAZED HUNG WINDOWS
 2. PROPOSED STUCCO FINISH ON STEEL STUD WALL
 3. PROPOSED PARAPET GALV. FLASHING
 4. PROPOSED OGEE ARCH WINDOW
c/w ORNAMENTAL DECORATIVE GLAZING
 5. PROPOSED DOME
 6. PROPOSED MOGARNAS CAPITAL
c/w STRUCTURAL COLUMN
 7. PROPOSED CONCRETE STEPS



A07
2
PROPOSED SECTION A-A 31/08/2020
SCALE: 1/8" = 1'-0"

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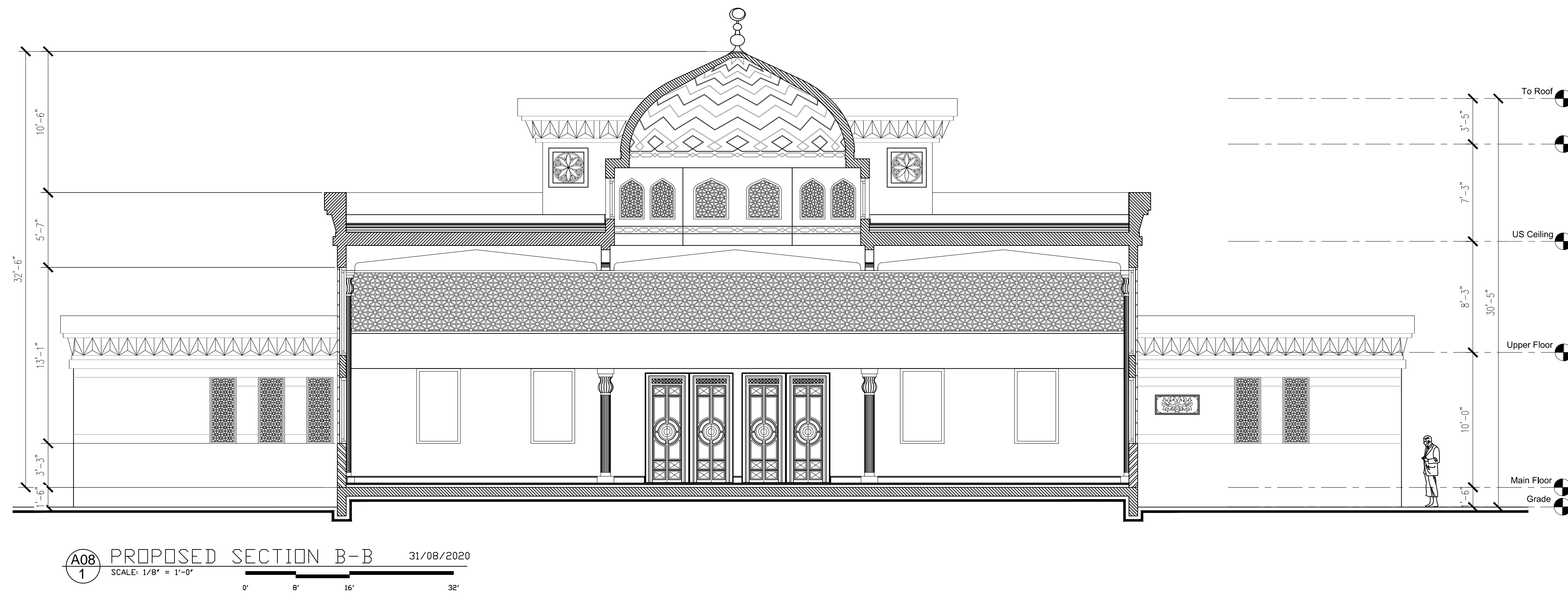
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SHEET TITLE:

PROPOSED SIDE ELEVATION AND SECTION

SHEET PAGE: 7 OF 8
A07



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PROPOSED SECTION

SHEET PAGE: 8 OF 8

A08