E COLUMBIA ST MIXED USE

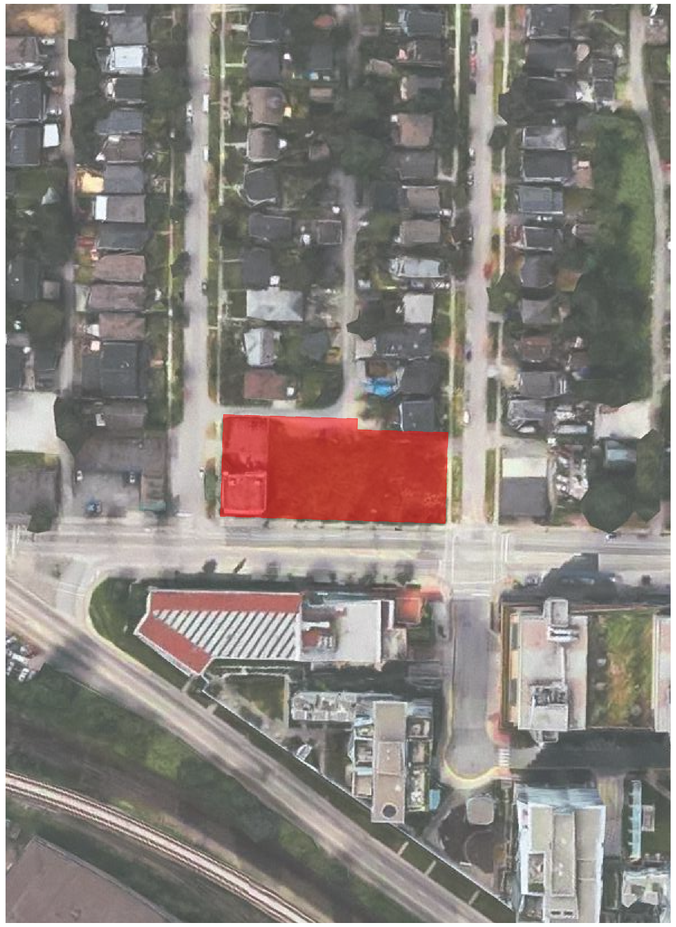
Issue 03 - RZ/DP RESUBMISSION

Friday, September 8, 2023

Civic Address:
145 - 209 E Columbia St, New Westminster, BC

Development Permit Number: **N/A**

Building Permit Number: **N/A**



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Architectural Drawing Issues

2023-03-03	Issue 01 - Rezoning and Development Permit Application
2023-08-31	Issue 02 - Rezoning and Development Permit Resubmission
2023-09-08	Issue 03 - Rezoning and Development Permit Resubmission

Note: Drawings only to scale when printed on 30x42 sheets

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SHAMUS F SACHS
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Cover

22599 [PROJECT]

[SCALE]

Friday, September 8, 2023 [DATE]

03 - RZ/DP RESUBMISSION [ISSUE]

[DRAWING]

A-0.000

Proposed 6 Storey Mixed Use Development

PROJECT OWNER:	Third Space Properties Inc			
PROJECT CONTACT:	Frankie Bailey	Third Space Propoerties Inc	177 W 7th Ave, Vancouver, BC V5Y 1L8	T.604.495.1076
PROJECT ARCHITECT:	Shamus Sachs	Integra Architecture Inc.	2330 - 200 Granville Street, Vancouver, BC V6C 1S4	T.604.688.4220

PROJECT NUMBER: 22599

CIVIC ADDRESS: 145, 149, 153, 201 & 209 E Columbia St, New Westminster, BC

LEGAL DESCRIPTION:
LOT 1 OF THE NORTHERLY PORTION OF LOT 5, SUBURBAN BLOCK 3, PLAN 3827
LOT 2 OF THE NORTHERLY PORTION OF LOT 5, SUBURBAN BLOCK 3, PLAN 3827,
LOT 3, SUBURBAN BLOCK 3, PLAN 3827
LOT 4 OF LOT 6, SUBURBAN BLOCK 3, PLAN 2620
LOT 3 OF LOT 6, SUBURBAN BLOCK 3, PLAN 2620

PROJECT DESCRIPTION: 6-Storey Mixed Use Development

ZONING:

Existing Zoning:	Service (CS-1) /Community Commercial (C-2)
Proposed Zoning:	CD
OCP Designation	Mixed Use Low Rise
Development Permit Area	East Columbia ST Commerical Corridor DPA

ISSUE: Issue 03 - RZ/DP Application Resubmission

DATE: 2023-09-08

SITE AREA

Total Site Area

Total Gross Site Area	0.613	Acres	26,705	SF	TBC	2,481.00 m^2

** Confirmed by Survey - July 13,2022*

Dedications

N/A	0.000	Acres	0	SF		0.00 m^2
Net Site Area	0.613	Acres	26,705	SF	TBC	2,481.00 m^2

FLOOR AREA RATIO (FAR)

Proposed FAR

Floor Area				**110,836.13**	**SF**	**10,297.3** m^2
Exclusions - Mechanical (incl. penhouse)	(Max 10% Site Coverage)			**1,017.82**	**SF**	**94.6** m^2
Exclusions - Service @ L1				**4,029.60**	**SF**	**374.4** m^2
Exclusions - Access to Parking				**360.27**	**SF**	**33.5** m^2
Exclusions - 1 Bed Adaptable Units	40	@	19.9	**796.00**	**SF**	**74.0** m^2
Exclusions - 2+ Bed Adaptable Units	3	@	30.14	**90.42**	**SF**	**8.4** m^2
Exclusions - Indoor Amenity	(<5% GFA)			**1,384.13**	**SF**	**128.6** m^2
Proposed Floor Area	**3.86**			**103,157.89**	**SF**	**10,223.3** m^2
Common Amenity Space	**3**	**m2/unit**		**3,196.80**	**SF**	**297.0** m^2
Proposed Indoor Amenity				1,384.13	SF	128.6 m^2
Proposed Outdoor Amenity				3,300.17	SF	306.6 m^2
Proposed Amenity Space Total				**4,684.30**	**SF**	**435.2** m^2
Proposed Building Site Coverage	**66.69%**			17,808.56	SF	1,654.5 m^2

GROSS FLOOR AREA (GFA)

Floor Areas

Level		Residential Unit Areas	Commercial Unit Areas	Common Areas					Total Common Area		Total Floor Area		Efficiency
		SF	SF	Amenity	Lobby	Common	Service	Mech - Roof			SF	m^2	
Level 1			11,867.25	637.15	793.55	4510.61			**5,941.31**		**17,808.56**	1,654.47	66.6%
Level 1 - Mezzanine			1,256.32						**0.00**		**1,256.32**	116.72	100.0%
Level 1 - Service							4,029.60		**4,029.60**		**4,029.60**	374.36	0.0%
Level 2			18,165.74			2751.21			**2,751.21**		**20,916.95**	1,943.25	86.8%
Level 3		13,575.19		746.98		2071.56			**2,818.54**		**16,393.73**	1,523.03	82.8%
Level 4		14,548.30				1845.43			**1,845.43**		**16,393.73**	1,523.03	88.7%
Level 5		14,548.30				1845.43			**1,845.43**		**16,393.73**	1,523.03	88.7%
Level 6		14,548.30				1845.43			**1,845.43**		**16,393.73**	1,523.03	88.7%
Roof Level						489.78		760.00	**1,249.78**		**1,249.78**	116.11	0.0%
Area Totals		**57,220.09**	**31,289.31**	1,384.13	793.55	14869.67	4,029.60	0.00	**21,076.95**		**110,836.13**	**10,180.91**	**80%**

Apartment Unit Areas

Unit Types	Level	Unit Areas SF	Number of Units / Floor L1	L2	L3	L4	L5	L6	Total Units				% of Units
Unit A1 Studio		415.00			2	2	2	2	8				8.1%
Unit A1.1 Studio - Adaptable		415.00			2	2	2	2	8				8.1%
Unit A2 Studio		416.67			1	1	1	1	4				4.0%
Unit A3 Studio - Adaptable		408.06			1	1	1	1	4				4.0%
Unit B1 1 Bed - Adaptable		546.00			6	6	6	6	24				24.2%
Unit B2 1 Bed		553.33			2	3	3	3	11				11.1%
Unit B3 1 Bed		459.80			2	2	2	2	8				8.1%
Unit B4 1 Bed - Adaptable		602.92			1	1	1	1	4				4.0%
Unit D1 2 Bedroom		691.49			1				1				1.0%
Unit D2 2 Bedroom		800.85			1	1	1	1	4				4.0%
Unit D3 2 Bedroom		689.81			1	1	1	1	4				4.0%
Unit D4 2 Bedroom - Adaptable		746.48				1	1	1	3				3.0%
Unit D6 2 Bedroom		649.42			1				1				1.0%
Unit D7 2 Bedroom		707.77			2	2	2	2	8				8.1%
Unit D8 2 Bedroom		937.03			1				1				1.0%
Unit F1 3 Bedroom		1012.03				1	1	1	3				3.0%
Unit F2 3 Bedroom		938.70				1	1	1	3				3.0%
Unit Totals			0	0	24	25	25	25	**99**				**100%**

Commercial Unit Areas

Unit Types	Level	Floor Areas SF	CRU Elev.	Subtotal					Total	Number of Units	Total Unit Area SF	m^2	% of Units
CRU	L1	11,867.25		11,867.25					**11,867.25**	8	**11,867.25**	1,102.50	38.1%
	L1 -Mezz	1,256.32		1,256.32					**1,256.32**		**1,256.32**	116.72	
OFFICE	L2	18,165.74		18,165.74					**18,165.74**	13	**18,165.74**	1,687.65	61.9%
Total									**31,289.31**	**21**	**31,289.31**	**2,906.87**	**100%**

APARTMENT UNIT MIX

	No.	Percentage						
Studio	24	24.2%		Adaptable Units	Required	Units	Provided	Units
1 Bedroom	47	47.5%			40%	40	43%	43
2 Bedroom	22	22.2%						
3 Bedroom (5% Required)	6	6.1%		Family Friendly Units (2BD & 3BD)	25%	25	28%	28
Total	99	100.0%						

OFF-STREET PARKING

Apartment Parking		**Zoning ByLaw**			
Residential Parking (Market rental)	1.0 Spaces Per dwelling unit	**99.00** Spaces Required	**Total Req'd**		**96** Spaces Provided
Visitor Parking	0.1 Spaces Per Unit	**10.00** Spaces Required	**109**		**10** Spaces Provided
Disabled Parking	4 Spaces per 70-100 required spaces (inclusive)	4.00 Spaces Required			4 Spaces Provided
Disabled Parking	1 Space for addtl 30 required spaces in excess of 100 (inclusive	0.00 Spaces Required			0 Spaces of Provided
Van Accessible Parking	1 Van Space for every 3 Accessible Parking Stalls (inclusive)	2.00 Spaces Required			2 Spaces of Provided
Max. Small Cars Allowed (residential)	30% of Required Spaces	29.70 Spaces Max.			**29** Spaces Provided
Extra Stalls Converted to Small Stalls	0 Total Extra stalls	-3.00 Small Spaces Max (Extra)			4 Spaces Provided
Car Wash Stall	0 Space per 100 Units	0.00 Spaces Required			0 Spaces Provided
Commercial Parking					
Commercial Parking (CRU)	1.0 Spaces for each 50 m2 (538.2 SF)	**23.00** Spaces Required	**Total Req'd**		**91** Spaces Provided
	**5% with more than 30 commerical spaces to be reserved for car or van pool use with signage*		**74**		
Commercial Parking (Medical Office)	1.0 Spaces for each 33.33 m2	**51.00** Spaces Required			
Max. Commercial Parking Allowed	1.0 Spaces for each 33.33 m2+1.0 Space for each 25 m2	**101.00** Spaces Max			
Disabled Parking (CRU)	1 Space per 1-25 required spaces (inclusive)	1.00 Spaces Required			1 Spaces Provided (shared)
Disabled Parking (Medical Office)	10% of all required off-street parking spaces	6.00 Spaces Required			6 Spaces Provided (shared)
Van Accessible Parking	1 Van Space for every 3 Accessible Parking Stalls	3.00 Spaces Required			3 Spaces of Provided
Max. Small Cars Allowed (commercial)	30% of Required Spaces	22.20 Spaces Max.			23 Spaces Provided
Extra Stalls Converted to Small Stalls	17 Total Extra stalls	15.00 Small Spaces Max (Extra)			13 Spaces Provided
					36 Spaces Provided
Loading					
Commercial Loading Required	1 Spaces for < 1800m2 (19375SF)	2.00 Spaces Required			1 Spaces Provided*
Residential Loading Required		1.00 Spaces Required			1 Spaces Provided

*Commerical and residential loading can be shared within mixed use dwelling

Electric Vehicle Charging EV Level 2 Required for all residential and car share vehicles (provided)

Scooters 10 Sq. Meter required for plug in and charging area (provided)

Parking Space Dimensions

	Required (Width x Length x Height)
Standard Space	2.7m (8.86 FT) x 5.3m (18.37 FT) x 2.0m (6.56 FT) x 6.6M (21.65') drive aisle
Small Cars	2.44m (8.01' FT) x 4.57m (15 FT) x 2.0m (6.56 FT) x 6.7M (21.98') drive aisle
Accessible Space	5.5m (18.04 FT) x 3.9m (12.80 FT) x 2.3m (6.56 FT)
Van Accessible Space	7.6m (24.94 FT) x 4.8m (15.75 FT) x 2.3m (6.56 FT)
Loading	3.0m (9.8 FT) x 9.0m (29.53 FT) x 3.5m (11.48 FT) (To be confirmed)
Min. Distance to Continuous Wall	0.3m (0.98 FT) (1'-0")
Min. Drive Aisle Width	5.49m (18'-0" FT)
Min. Maneuvering Aisle Width	6.7m (21.98 FT) (22'-0")
Min Overhead clearance	2.0m (6.56 FT)

BICYCLE STALLS

Long Term Parking (Class A)

Residential Bicycle Spaces Required	1.50 Bicycle Stalls Per Unit			149 Stalls Required
Residential Bicycle Spaces Provided	0.0 Bicycle Stalls Per Unit	Vertical (50% max)	74.00 spaces max	69 Stalls Provided
		Horizontal		69 Stalls Provided
Commercial Bicycle Spaces Required	1.0 Bicycle Stalls Per 500 sq.metres.			6 Stalls Required
Commercial Bicycle Spaces Provided	1.5 Bicycle Stalls Per Unit	Vertical		7 Stalls Provided
		Horizontal		0 Stalls Provided
			Total	**145 Stalls Provided**

Short Term Parking (Class B)

Residential Spaces Required	9.0 Bicycle Spaces		9 Spaces Required
Residential Spaces Provided	0.1 Bicycle Spaces Per Unit	Racks	7 Spaces Provided
Commercial (CRU) Spaces Required	6 Bicycle Spaces for a Building of 1,000 sq. metres net floor area		6 Spaces Required
Commercial (CRU) Spaces Provided	0.2 Bicycle Spaces Per Unit		10 Spaces Provided
Commercial (Office) Spaces Required	6 Bicycle Spaces for a Building of 1,000 sq. metres net floor area		6 Spaces Required
Commercial (Office) Spaces Provided	0.1 Bicycle Spaces Per Unit		5 Spaces Provided
		Total	**22 Spaces Provided**

Bicycle Room Lockers	Minimum 20% long term bicycles shall be bicycle lockers
Bicycle Room Locker size	Minimum 1.8M (l) x 1.2M (H) x 1.2M Aisle Width
Bicycle Spaces (Horizontal)	Minimum .6M(W) x 1.8M (L) x 1.2M Aisle Width
Bicycle Spaces (Veritcal)	Minimum .6M(W) x 1.0M (L) x 1.2M Aisle Width

SOLID WASTE & RECYCLING - Metro Vancouver

Residential Garbage

Total Waste & Recycling Area	Provided	537 SF	49.89 m2

Recyclable Materials Carts	99 units @	3 360L Bins /	12 units	24.75 360L Bins	25.00 360 Litre Bins	(36"x30"x43")
Food Scraps Carts	99 units @	1 240L Bins /	49 units	2.02 240L Bins	3.00 240 Litre Bins	(36"x30"x43")
Total Recyling Containers Required				26.77 totes	28.00 totes (360 liters)	(36"x30"x43")
Cardboard	99 units @	1 bin/	100 units	0.99 bin	1.00 bin (5'x7')	or 5 compactor bin

Commercial Garbage

Total Waste & Recycling Area - RETAIL		Provided	596 SF	55.37 m2
Temporary Storage Area	50% of Storage Area	Provided	604 SF	27.69 m2

PROPOSED SETBACKS

E Columbia St	0.0 m
Alberta St	0.0 m
Strand Avenue	0.0 m
Lane	3.0 m
Side Yard	3.0 m

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REGISTERED ARCHITECT SHAMUS F. SACHS 2023-09-08 BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Statistics

22599 [PROJECT]

[SCALE]

Friday, September 8, 2023 [DATE]

03 - RZ/DP RESUBMISSION [ISSUE]

[DRAWING]

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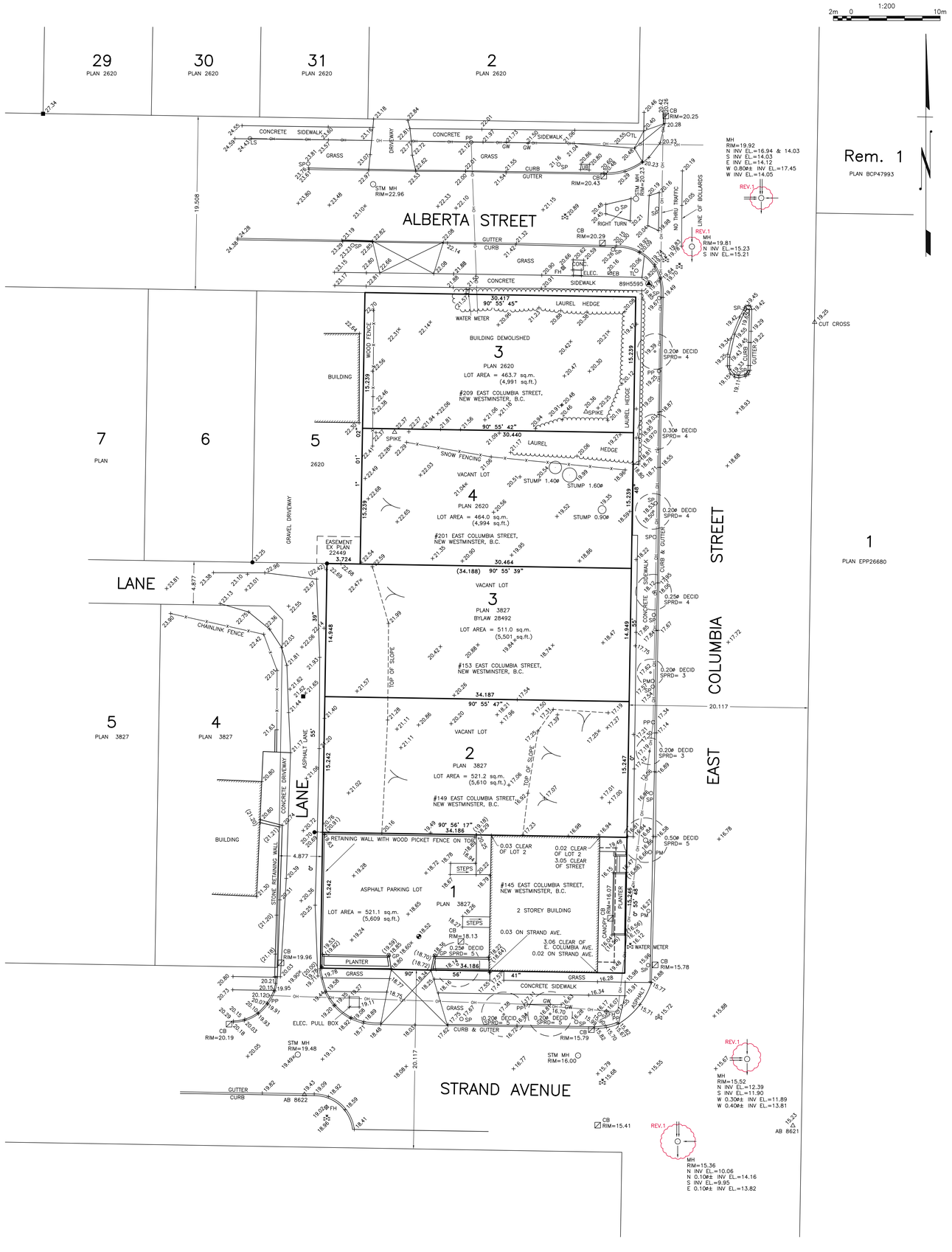

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THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
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Survey

[PROJECT] **22599**

[SCALE]

[DATE] **Friday, September 8, 2023**

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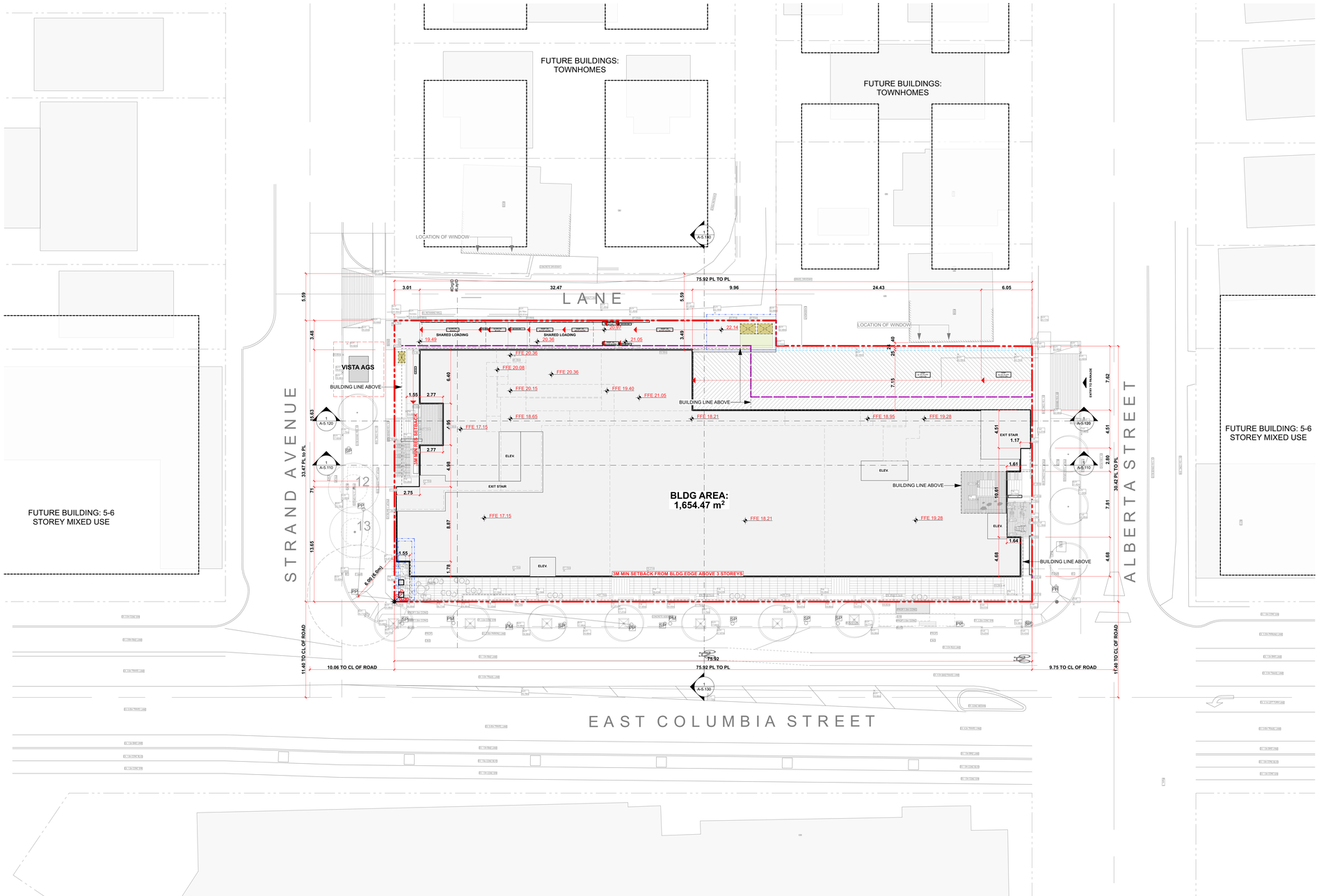

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THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Site Plan

22599	[PROJECT]
1:200	[SCALE]
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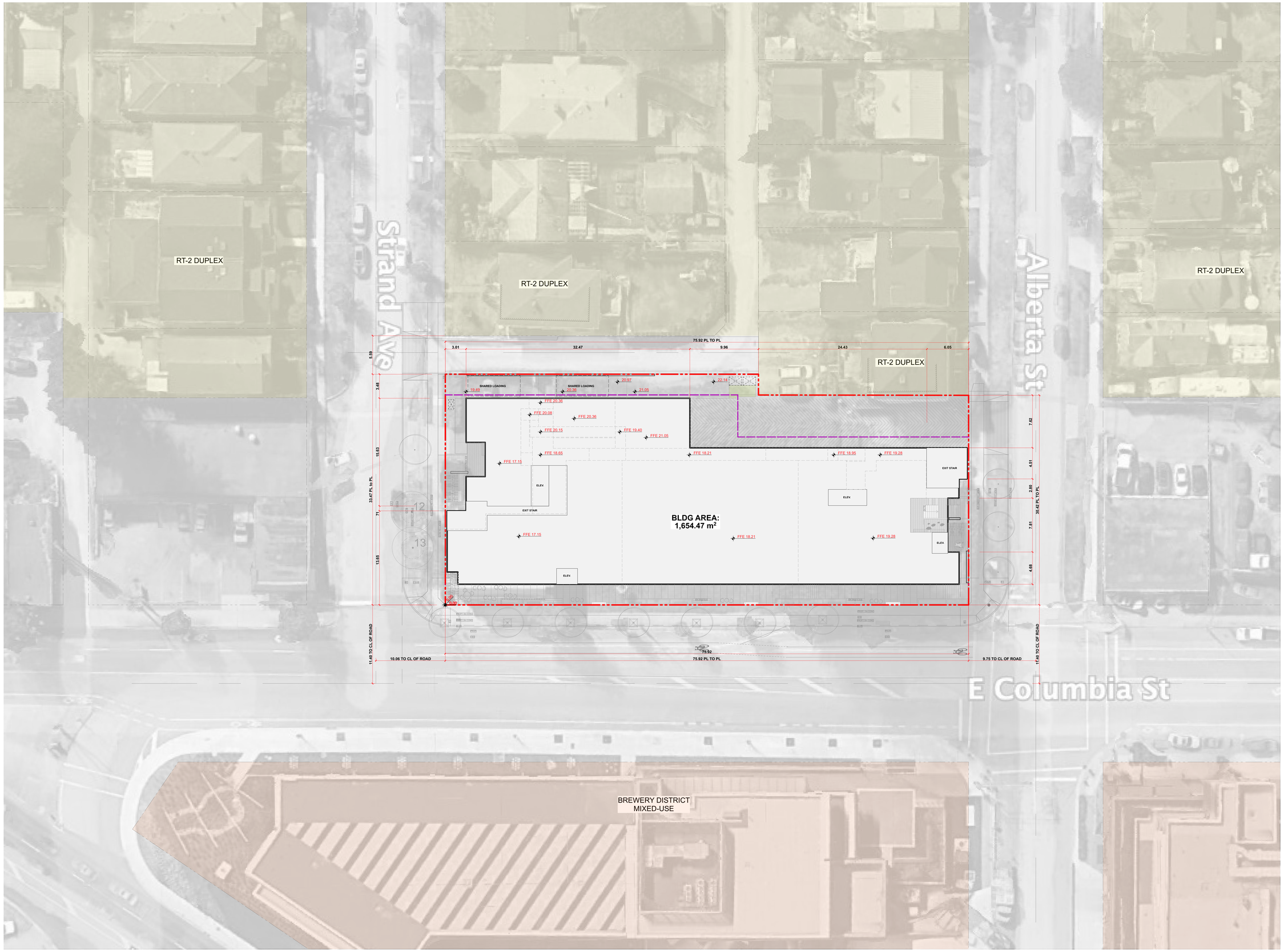

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[PROJECT]

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Site Context Plan

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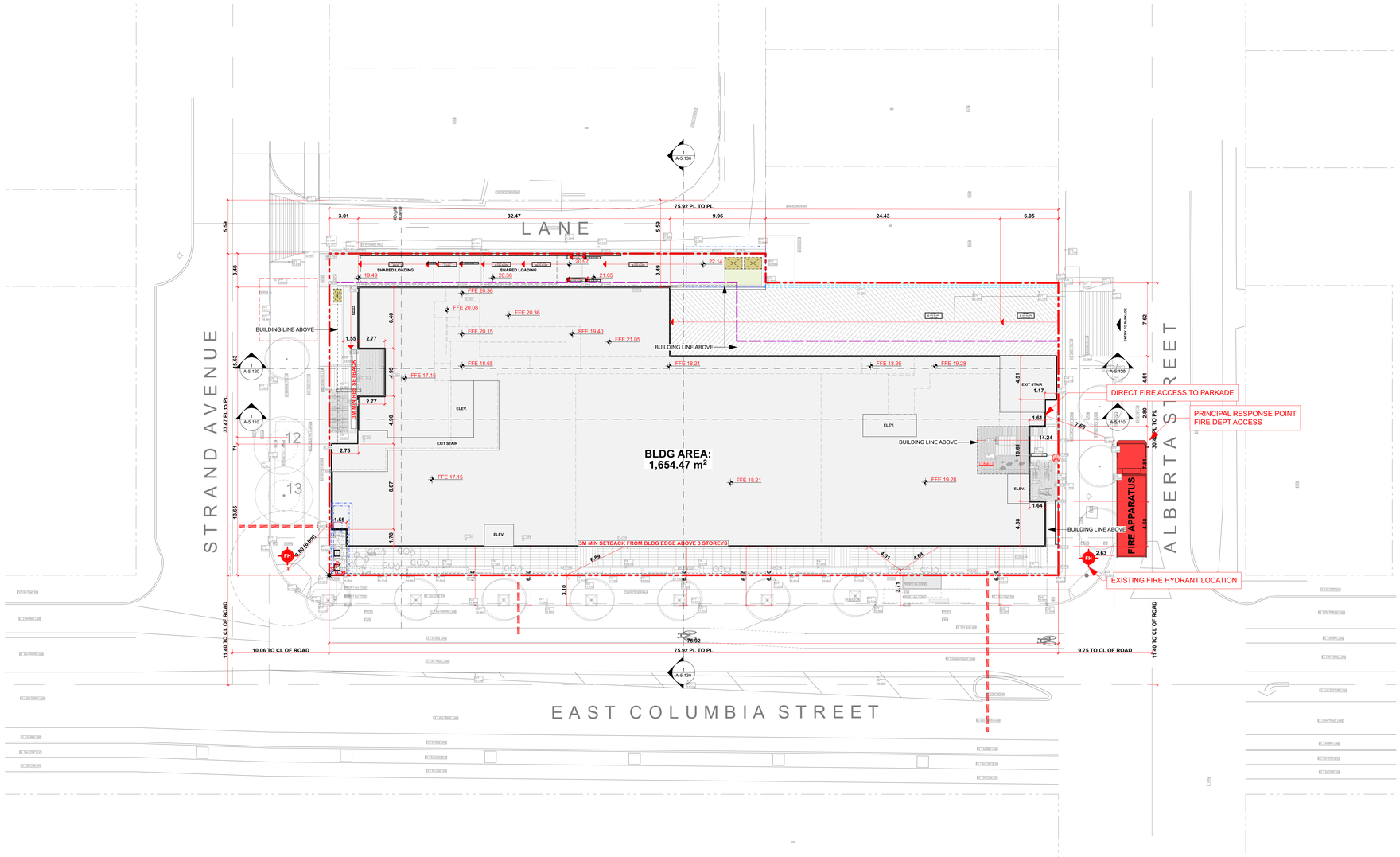

KEY

- FIRE HYDRANT
- SPRINKLER / STANDPIPE CONNECTION
- FIRE ALARM ANNUNCIATOR
- TRAVEL DISTANCE

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REGISTERED ARCHITECT
MARKUS F SACKS
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

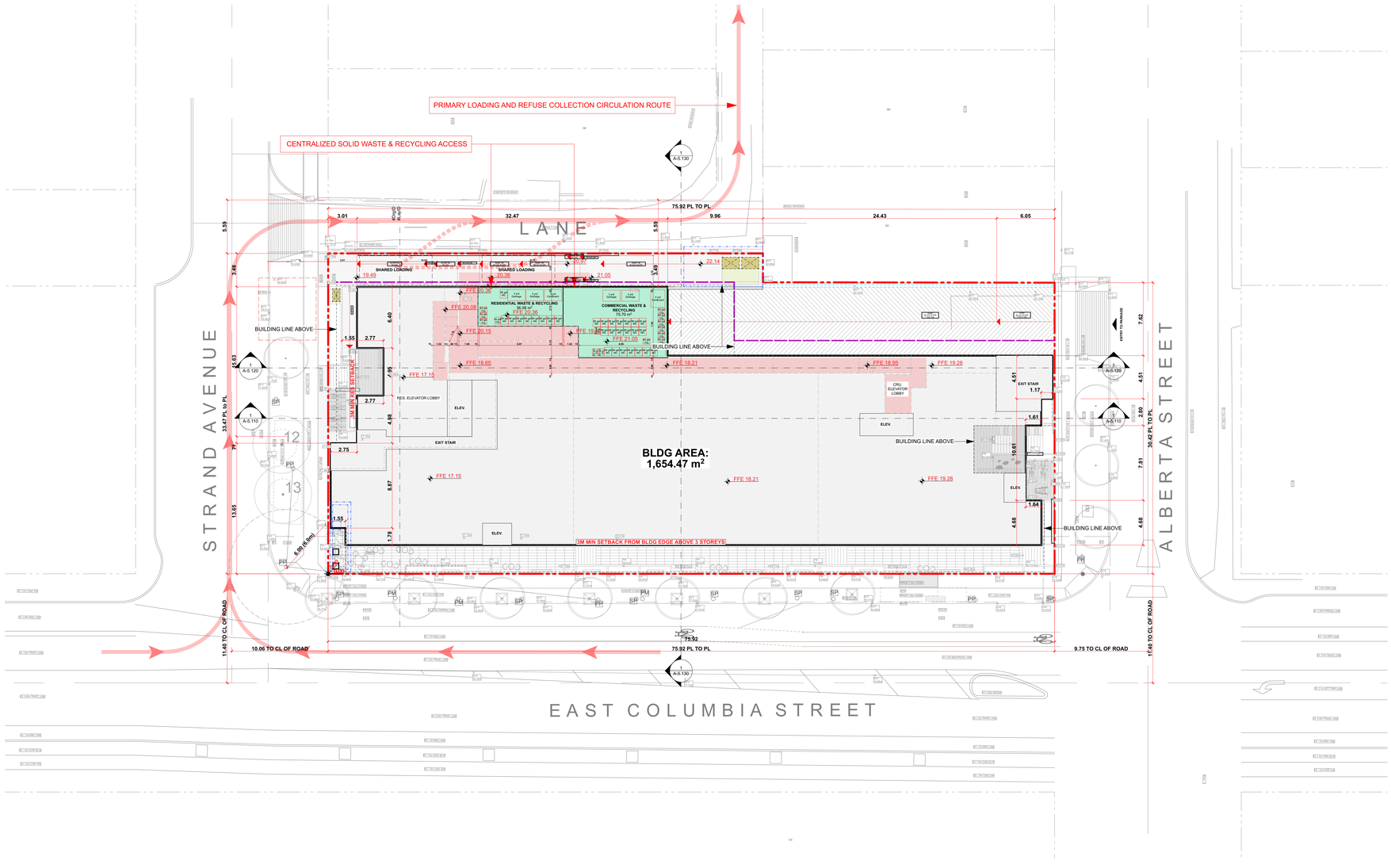
Firefighting Access Plan

22599	[PROJECT]
1:200	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]

[DRAWING]

A-1.300

SOLID WASTE FACILITY DESIGN	Residential	Commercial
Type of Service	Private	Private
Frequency of Pick-Up	Weekly	Weekly Recycling/Organics; Twice Weekly Garbage/ Cardboard
Type of Storage Facility	Centralized	Centralized



ACCESSIBLE ROUTE OF TRAVEL

SOLID WASTE & RECYCLING ROOMS

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www.integra-arch.com
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[PROJECT TEAM]

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIMAMUS F SAKI
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

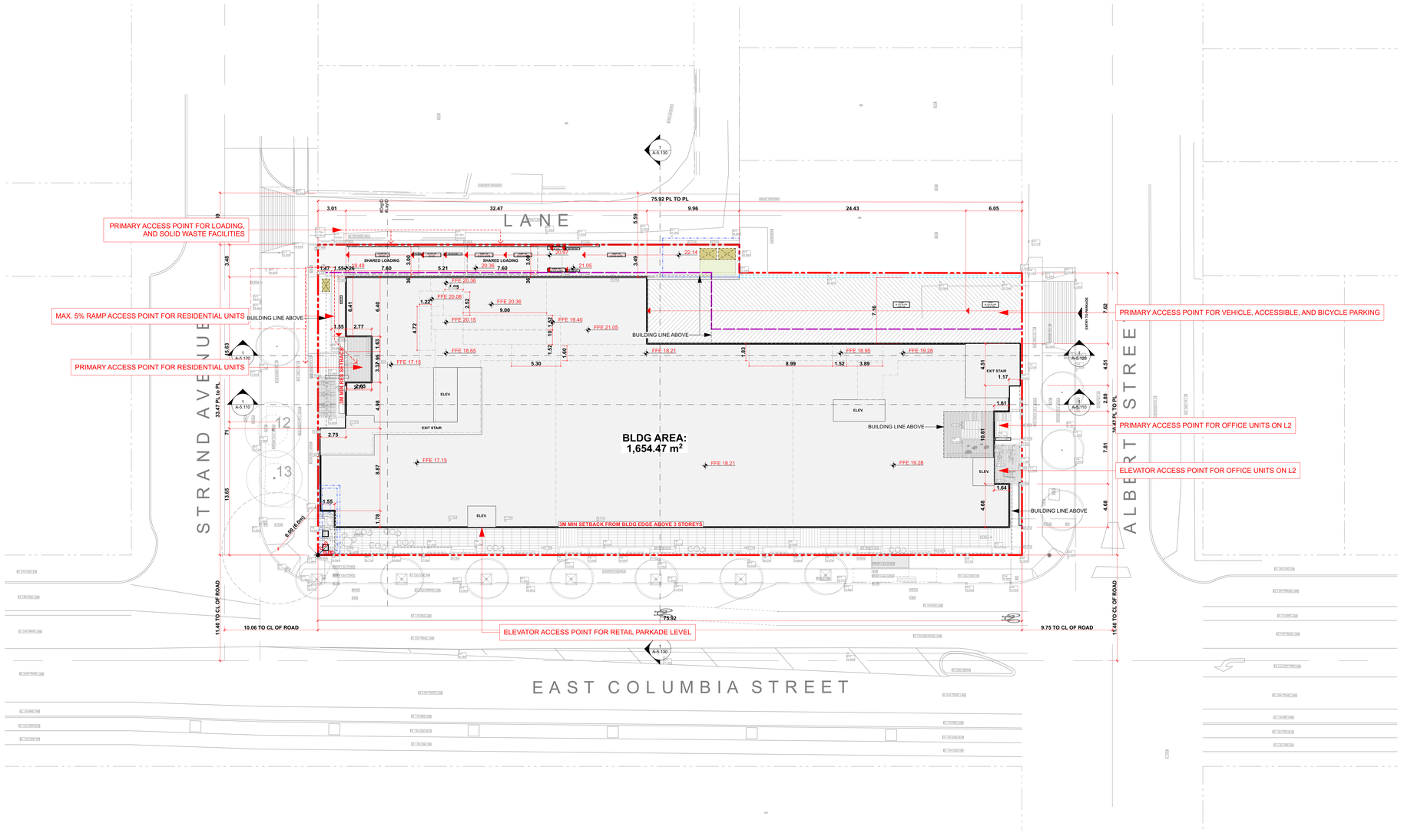
[TITLE]

Solid Waste & Recycling Site Plan

22599	[PROJECT]
1:200	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]

[DRAWING]

A-1.400



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[PROJECT TEAM]

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIMAMUS F SAKI
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

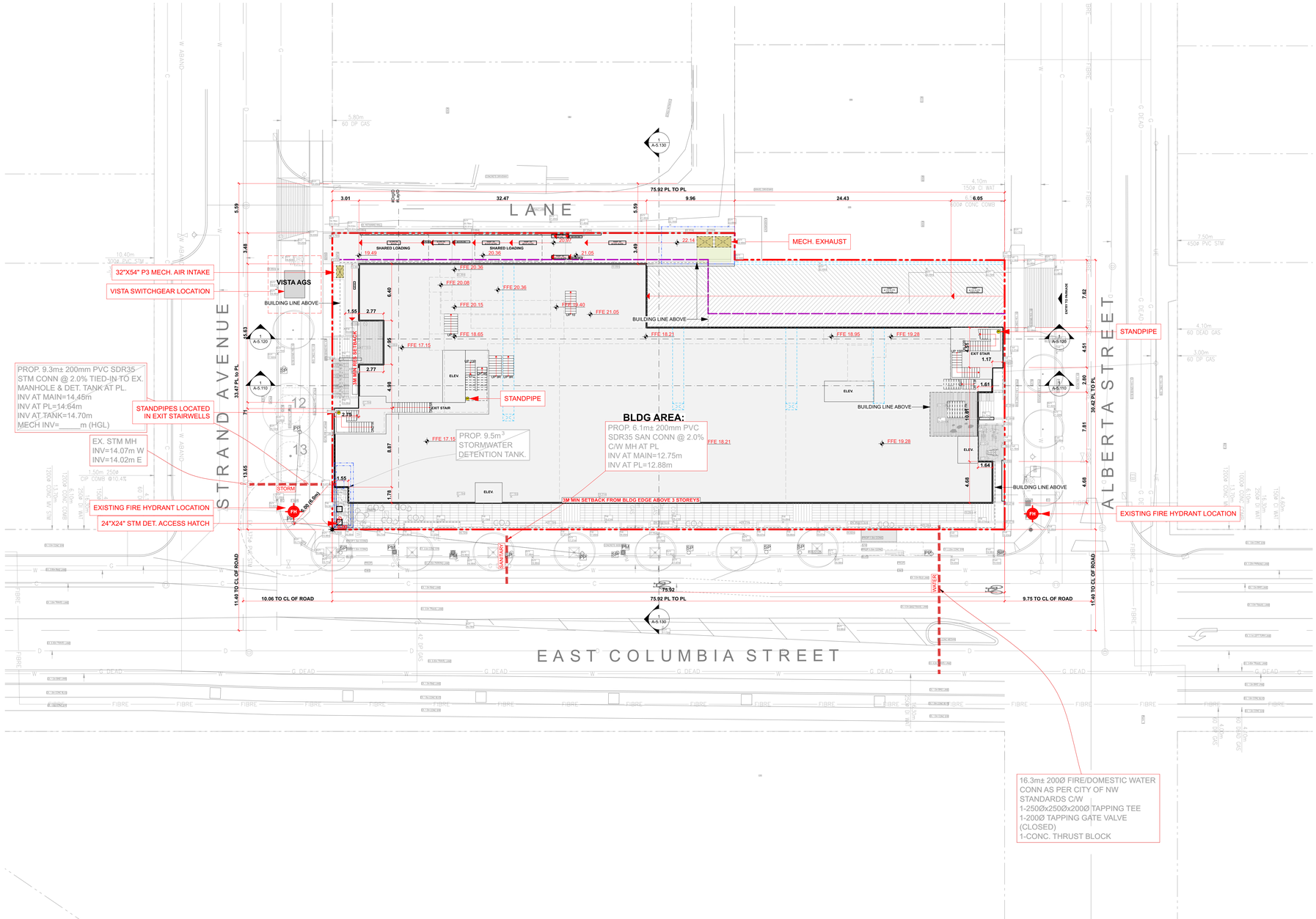
[TITLE]

Transportation Plan

22599	[PROJECT]
1:200	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]

[DRAWING]

A-1.500



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[ARCHITECT SEAL]

REGISTERED ARCHITECT
MARIUS F. SASKA
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Utilities Plan

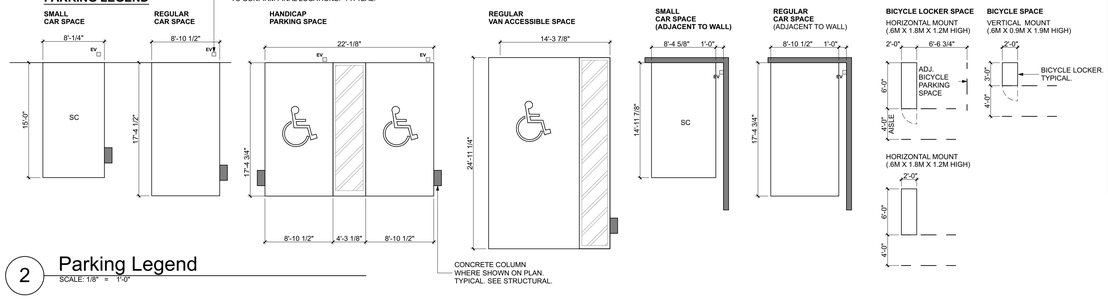
22599	[PROJECT]
1:200	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]

[DRAWING]

A-1.600

PARKING LEGEND

'EV' DENOTES WALL OR SURFACE MOUNTED LEVEL 2 EV CHARGING LOCATION. PROVIDE ROUGH-IN ONLY. REFER TO PARKADE PLAN FOR 10% EV READY STALLS. OWNER TO CONFIRM FINAL LOCATIONS. TYPICAL.



2 Parking Legend
SCALE: 1/8" = 1'-0"

PARKING P1		
	TYPE	SUBTYPE
PARKING, Level P1 Parking Plan		
	COMMERCIAL	ACCESSIBLE
		2
	COMMERCIAL	REGULAR
		25
	COMMERCIAL	SMALL
		10
	COMMERCIAL	VAN ACCESSIBLE
		3
	VISITOR	REGULAR
		10
		50

PARKING P2		
	TYPE	SUBTYPE
PARKING, Level P2 Parking Plan		
	COMMERCIAL	ACCESSIBLE
		2
	COMMERCIAL	REGULAR
		23
	COMMERCIAL	SMALL
		26
	RESIDENTIAL	REGULAR
		18
		69

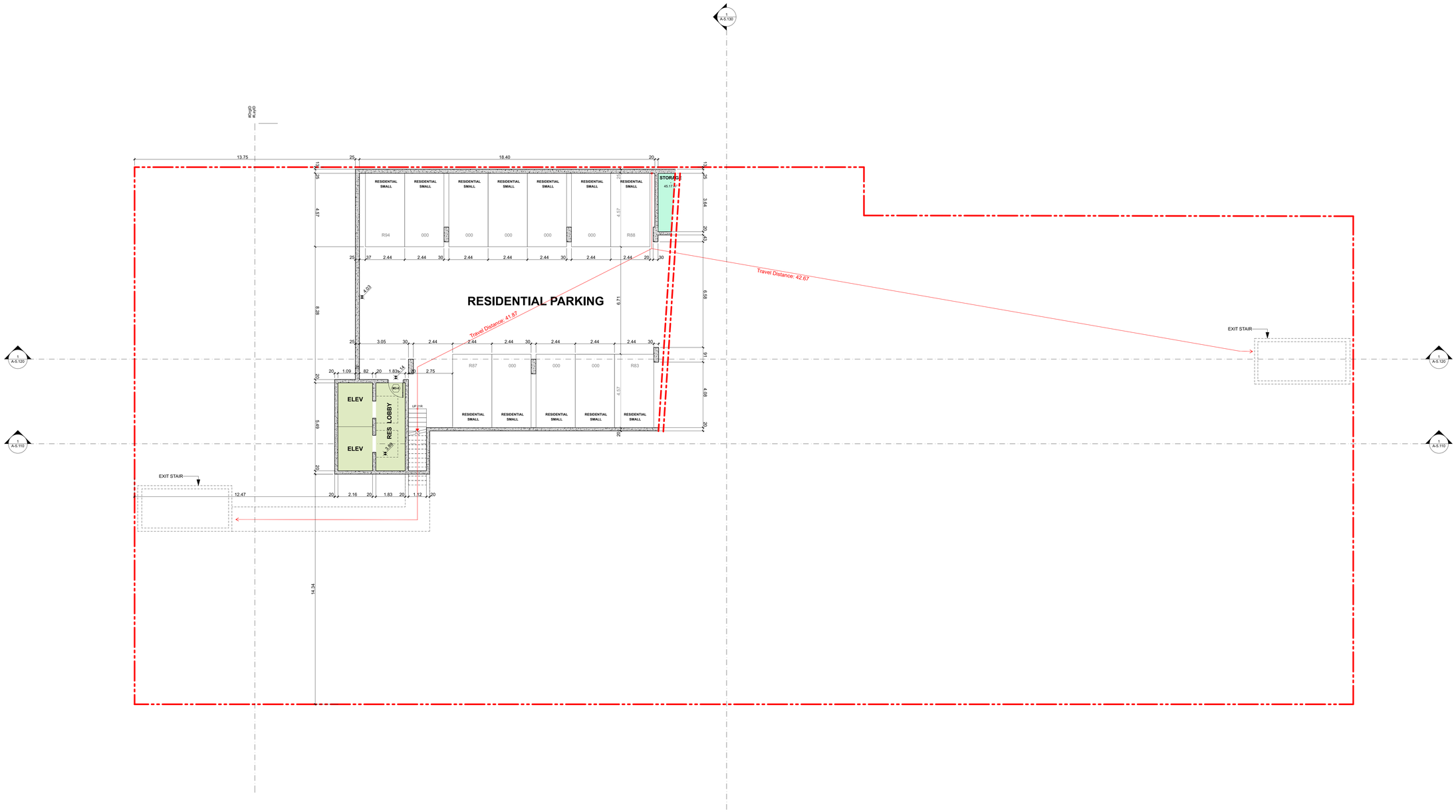
PARKING P3		
	TYPE	SUBTYPE
PARKING, Level P3 Parking Plan		
	RESIDENTIAL	ACCESSIBLE
		2
	RESIDENTIAL	REGULAR
		39
	RESIDENTIAL	SMALL
		21
	RESIDENTIAL	VAN ACCESSIBLE
		2
		64

PARKING P4		
	TYPE	SUBTYPE
PARKING, Level P4 Parking Plan		
	RESIDENTIAL	SMALL
		12

TOTAL PARKING COUNTS
TYPE
COMMERCIAL
91
RESIDENTIAL
94
SHARED LOADING
2
VISITOR
10
197

BICYCLES		
	LEVEL	TYPE
BICYCLES	Level P1 Parking Plan	BIKE (V)
		72
BICYCLES	Level P1 Parking Plan	BIKE H
		67
		139

STORAGE LOCKERS	
LEVEL	TYPE
Level P3 Parking Plan	S
	50
Level P2 Parking Plan	S
	36
	86



1 Level P4 Parking Plan
SCALE: 1:100

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[ARCHITECT SEAL]

REGISTERED ARCHITECT SIMMUS F SAMIMI 2023-09-08 BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Level P4 Parking Plan

22599 [PROJECT]

1:100 [SCALE]

Friday, September 8, 2023 [DATE]

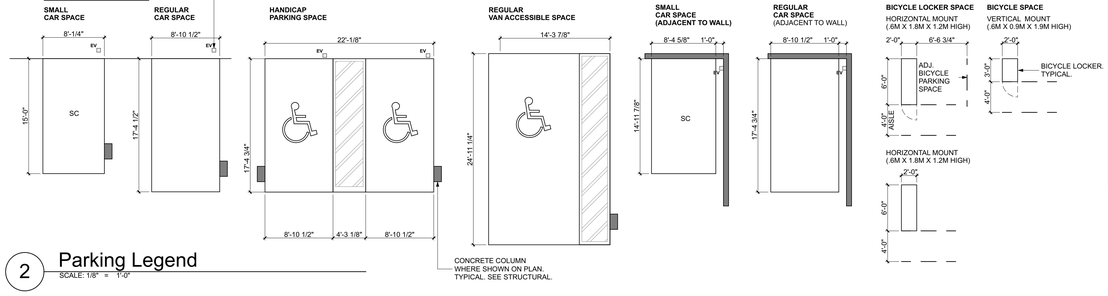
03 - RZ/DP RESUBMISSION [ISSUE]

[DRAWING]

A-2.010

PARKING LEGEND

'EV' DENOTES WALL OR SURFACE MOUNTED LEVEL 2 EV CHARGING LOCATION. PROVIDE ROUGH-IN ONLY. REFER TO PARKADE PLAN FOR 10% EV READY STALLS. OWNER TO CONFIRM FINAL LOCATIONS. TYPICAL.



2 Parking Legend
SCALE: 1/8" = 1'-0"

PARKING P1		
	TYPE	SUBTYPE
PARKING, Level P1 Parking Plan		
	COMMERCIAL	ACCESSIBLE
		2
	COMMERCIAL	REGULAR
		25
	COMMERCIAL	SMALL
		10
	COMMERCIAL	VAN ACCESSIBLE
		3
	VISITOR	REGULAR
		10
		50

PARKING P2		
	TYPE	SUBTYPE
PARKING, Level P2 Parking Plan		
	COMMERCIAL	ACCESSIBLE
		2
	COMMERCIAL	REGULAR
		23
	COMMERCIAL	SMALL
		26
	RESIDENTIAL	REGULAR
		18
		69

PARKING P3		
	TYPE	SUBTYPE
PARKING, Level P3 Parking Plan		
	RESIDENTIAL	ACCESSIBLE
		2
	RESIDENTIAL	REGULAR
		39
	RESIDENTIAL	SMALL
		21
	RESIDENTIAL	VAN ACCESSIBLE
		2
		64

PARKING P4		
	TYPE	SUBTYPE
PARKING, Level P4 Parking Plan		
	RESIDENTIAL	SMALL
		12

TOTAL PARKING COUNTS
TYPE
COMMERCIAL
91
RESIDENTIAL
94
SHARED LOADING
2
VISITOR
10
197

BICYCLES		
	LEVEL	TYPE
BICYCLES	Level P1 Parking Plan	BIKE (V)
		72
BICYCLES	Level P1 Parking Plan	BIKE H
		67
		139

STORAGE LOCKERS	
LEVEL	TYPE
Level P3 Parking Plan	S
	50
Level P2 Parking Plan	S
	36
	86

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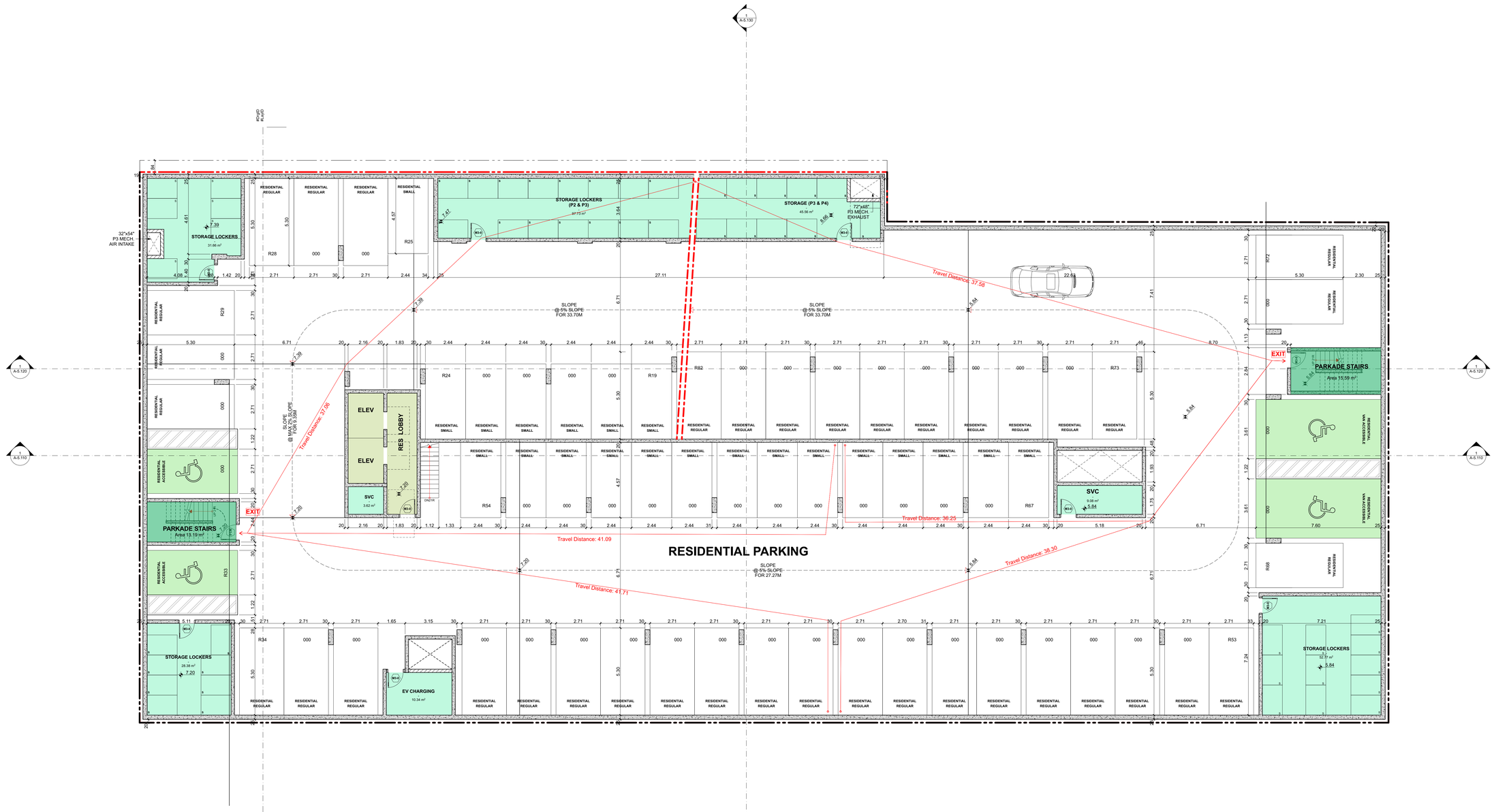


1 Level P3 Parking Plan
SCALE: 1:100

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAUN S. SHIN
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Level P3 Parking Plan

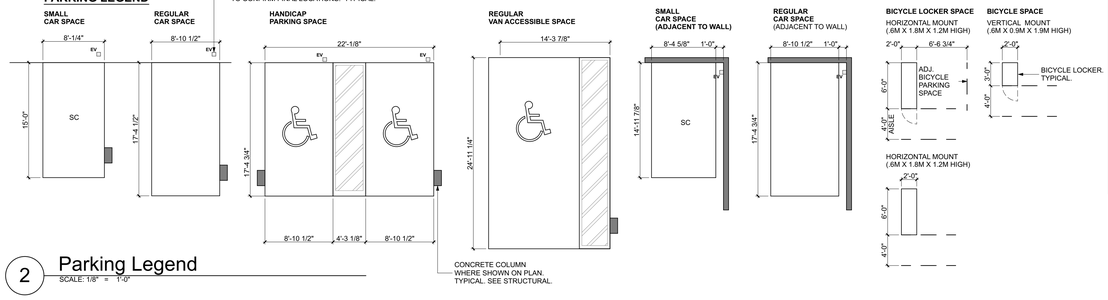
22599	[PROJECT]
1:100	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.020

PARKING LEGEND

'EV' DENOTES WALL OR SURFACE MOUNTED LEVEL 2 EV CHARGING LOCATION. PROVIDE ROUGH-IN ONLY. REFER TO PARKADE PLAN FOR 10% EV READY STALLS. OWNER TO CONFIRM FINAL LOCATIONS. TYPICAL.



2 Parking Legend
SCALE: 1/8" = 1'-0"

PARKING P1		
	TYPE	SUBTYPE
PARKING, Level P1 Parking Plan		
	COMMERCIAL	ACCESSIBLE
		2
	COMMERCIAL	REGULAR
		25
	COMMERCIAL	SMALL
		10
	COMMERCIAL	VAN ACCESSIBLE
		3
	VISITOR	REGULAR
		10
		50

PARKING P2		
	TYPE	SUBTYPE
PARKING, Level P2 Parking Plan		
	COMMERCIAL	ACCESSIBLE
		2
	COMMERCIAL	REGULAR
		23
	COMMERCIAL	SMALL
		26
	RESIDENTIAL	REGULAR
		18
		69

PARKING P3		
	TYPE	SUBTYPE
PARKING, Level P3 Parking Plan		
	RESIDENTIAL	ACCESSIBLE
		2
	RESIDENTIAL	REGULAR
		39
	RESIDENTIAL	SMALL
		21
	RESIDENTIAL	VAN ACCESSIBLE
		2
		64

PARKING P4		
	TYPE	SUBTYPE
PARKING, Level P4 Parking Plan		
	RESIDENTIAL	SMALL
		12

TOTAL PARKING COUNTS
TYPE
COMMERCIAL
91
RESIDENTIAL
94
SHARED LOADING
2
VISITOR
10
197

BICYCLES		
	LEVEL	TYPE
BICYCLES	Level P1 Parking Plan	BIKE (V)
		72
BICYCLES	Level P1 Parking Plan	BIKE H
		67
		139

STORAGE LOCKERS	
LEVEL	TYPE
Level P3 Parking Plan	S
	50
Level P2 Parking Plan	S
	36
	86

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1 Level P2 Parking Plan
SCALE: 1:100

[ARCHITECT SEAL]

REGISTERED ARCHITECT
JAMAUS F. SAGON
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Level P2 Parking Plan

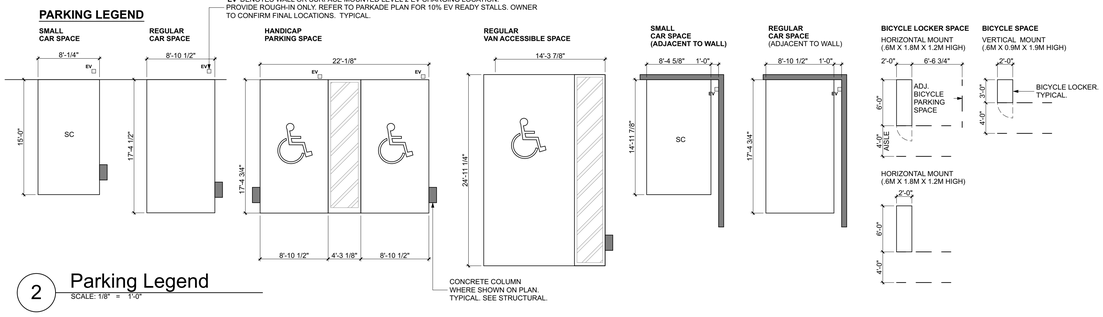
22599	[PROJECT]
1:100	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.030

PARKING LEGEND

'EV' DENOTES WALL OR SURFACE MOUNTED LEVEL 2 EV CHARGING LOCATION. PROVIDE ROUGH-IN ONLY. REFER TO PARKADE PLAN FOR 10% EV READY STALLS. OWNER TO CONFIRM FINAL LOCATIONS. TYPICAL.



2 Parking Legend
SCALE: 1/8" = 1'-0"

PARKING P1		
	TYPE	SUBTYPE
PARKING, Level P1 Parking Plan		
	COMMERCIAL	ACCESSIBLE
		2
	COMMERCIAL	REGULAR
		25
	COMMERCIAL	SMALL
		10
	COMMERCIAL	VAN ACCESSIBLE
		3
	VISITOR	REGULAR
		10
		50

PARKING P2		
	TYPE	SUBTYPE
PARKING, Level P2 Parking Plan		
	COMMERCIAL	ACCESSIBLE
		2
	COMMERCIAL	REGULAR
		23
	COMMERCIAL	SMALL
		26
	RESIDENTIAL	REGULAR
		18
		69

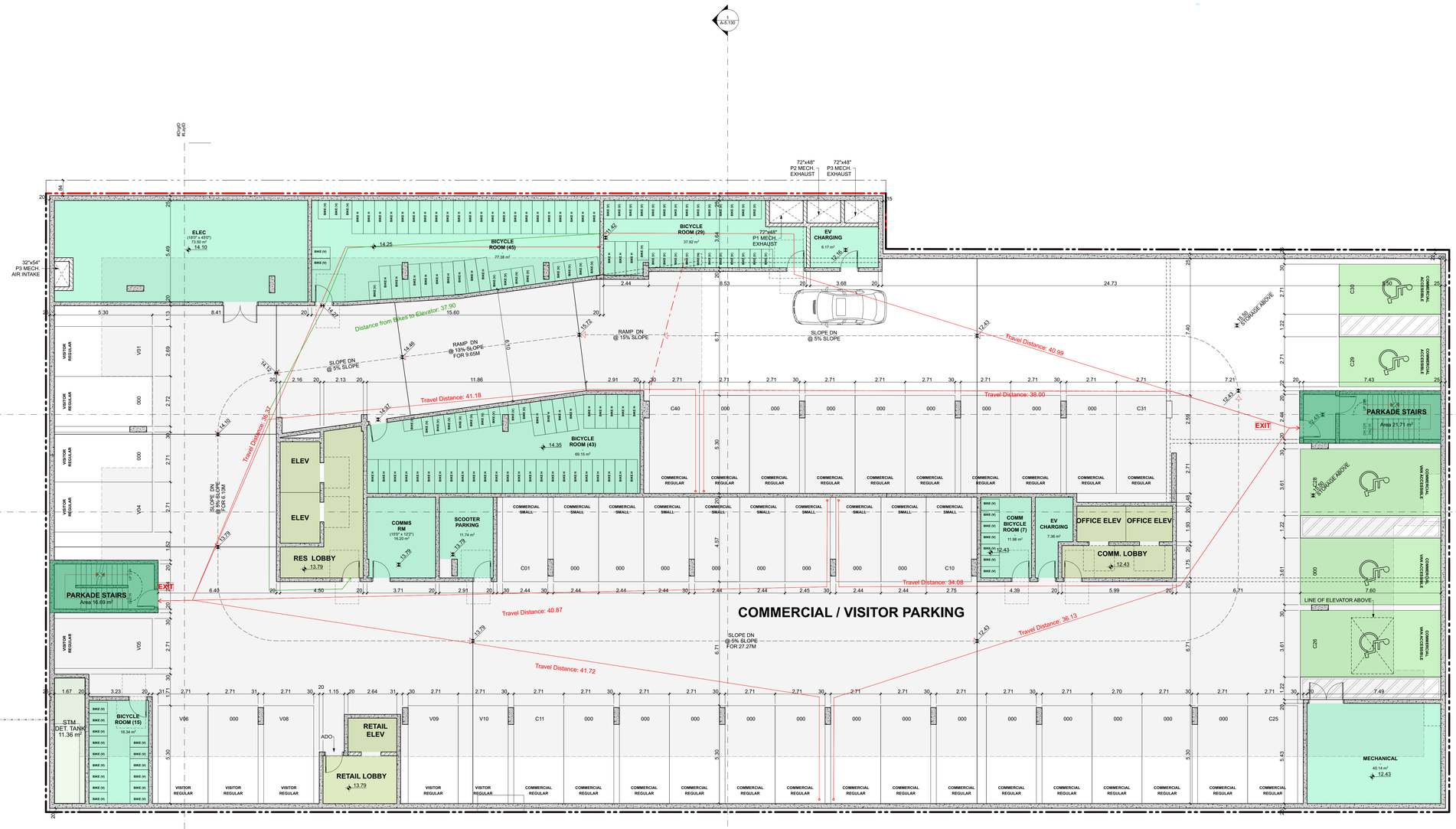
PARKING P3		
	TYPE	SUBTYPE
PARKING, Level P3 Parking Plan		
	RESIDENTIAL	ACCESSIBLE
		2
	RESIDENTIAL	REGULAR
		39
	RESIDENTIAL	SMALL
		21
	RESIDENTIAL	VAN ACCESSIBLE
		2
		64

PARKING P4		
	TYPE	SUBTYPE
PARKING, Level P4 Parking Plan		
	RESIDENTIAL	SMALL
		12

TOTAL PARKING COUNTS
TYPE
COMMERCIAL
91
RESIDENTIAL
94
SHARED LOADING
2
VISITOR
10
197

BICYCLES		
	LEVEL	TYPE
BICYCLES	Level P1 Parking Plan	BIKE (V)
		72
BICYCLES	Level P1 Parking Plan	BIKE H
		67
		139

STORAGE LOCKERS	
LEVEL	TYPE
Level P3 Parking Plan	S
	50
Level P2 Parking Plan	S
	36
	86



1 Level P1 Parking Plan
SCALE: 1:100

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[PROJECT TEAM]

3.™

[ARCHITECT SEAL]

REGISTERED ARCHITECT
JAMIUS F. SAKAI
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

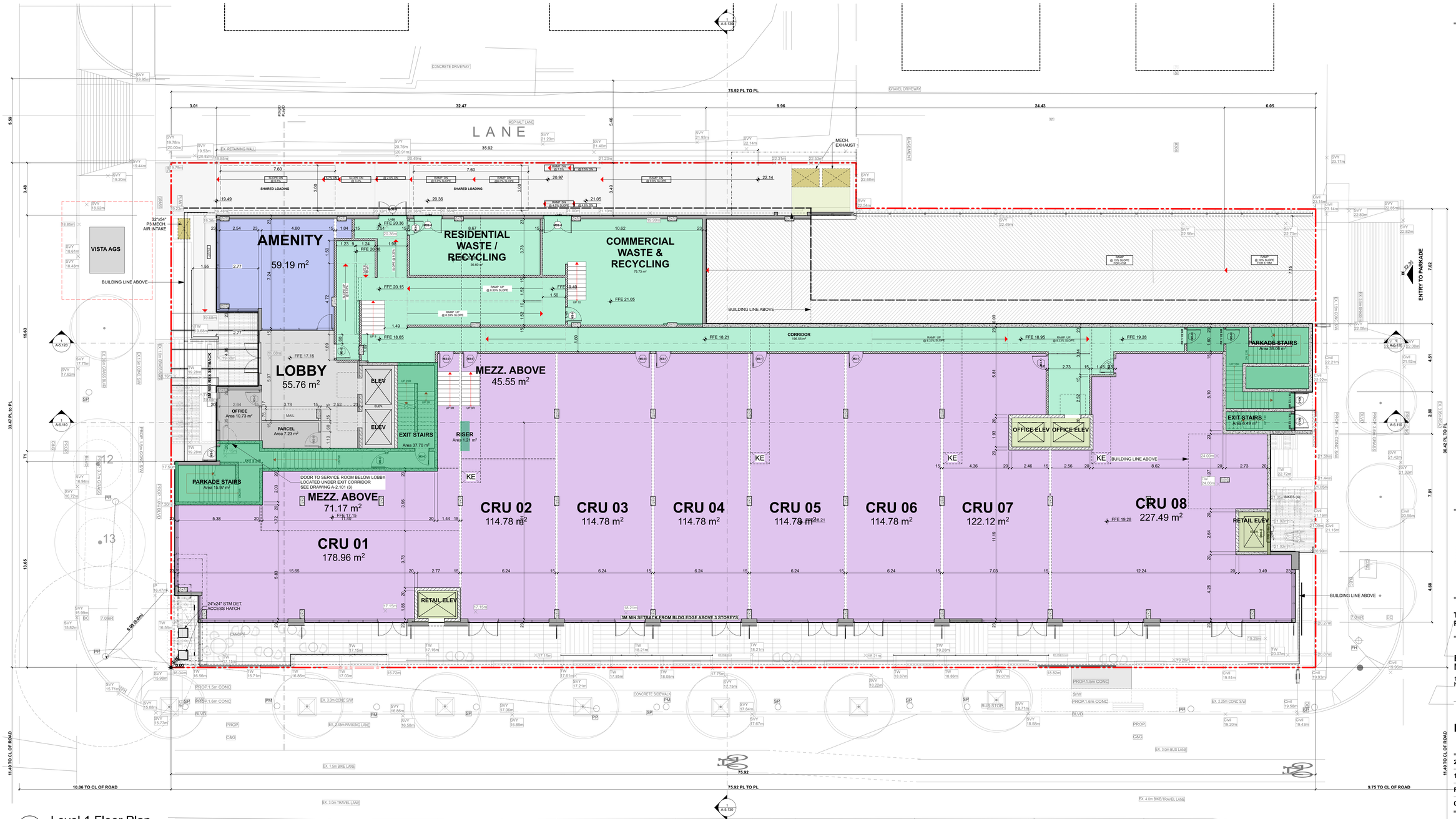
[TITLE]

Level P1 Parking Plan

22599	[PROJECT]
1:100	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.040



1 Level 1 Floor Plan
SCALE: 1:100

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[ARCHITECT SEAL]
REGISTERED ARCHITECT
SIMMUS F SAMANI
2023-09-08
BRITISH COLUMBIA

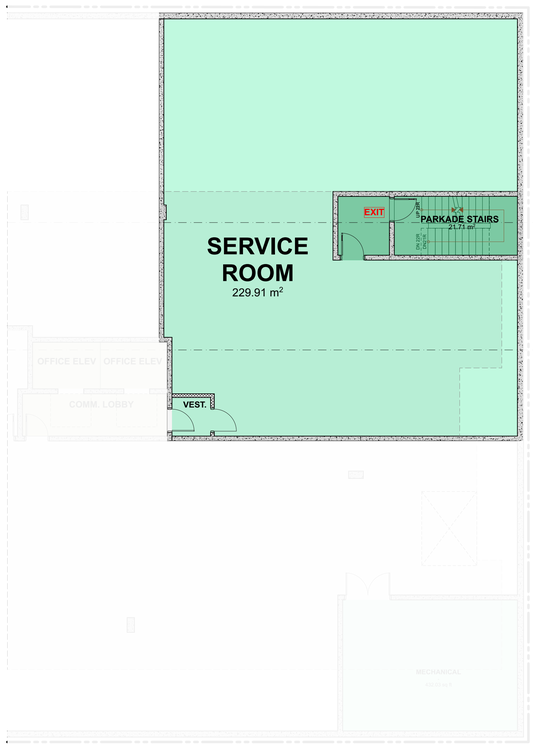
[CLIENT]
THIRD SPACE PROPERTIES INC

[PROJECT]
E COLUMBIA ST MIXED USE
145 - 209 E Columbia St
New Westminster, BC

[TITLE]
Level 1 Floor Plan

[PROJECT] 22599
[SCALE] 1:100
[DATE] Friday, September 8, 2023
[ISSUE] 03 - RZ/DP RESUBMISSION
[DRAWING] A-2.100

1 L1 - SERVICE ROOM - PLAN
SCALE: 1:100



2 P1 - MID LEVEL SERVICE ROOM - PLAN
SCALE: 1:100

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[PROJECT TEAM]

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
MARIUS F. SIEMS
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE
PROPERTIES INC

[PROJECT]

E COLUMBIA ST
MIXED USE

145 - 209 E Columbia St
New Westminster, BC

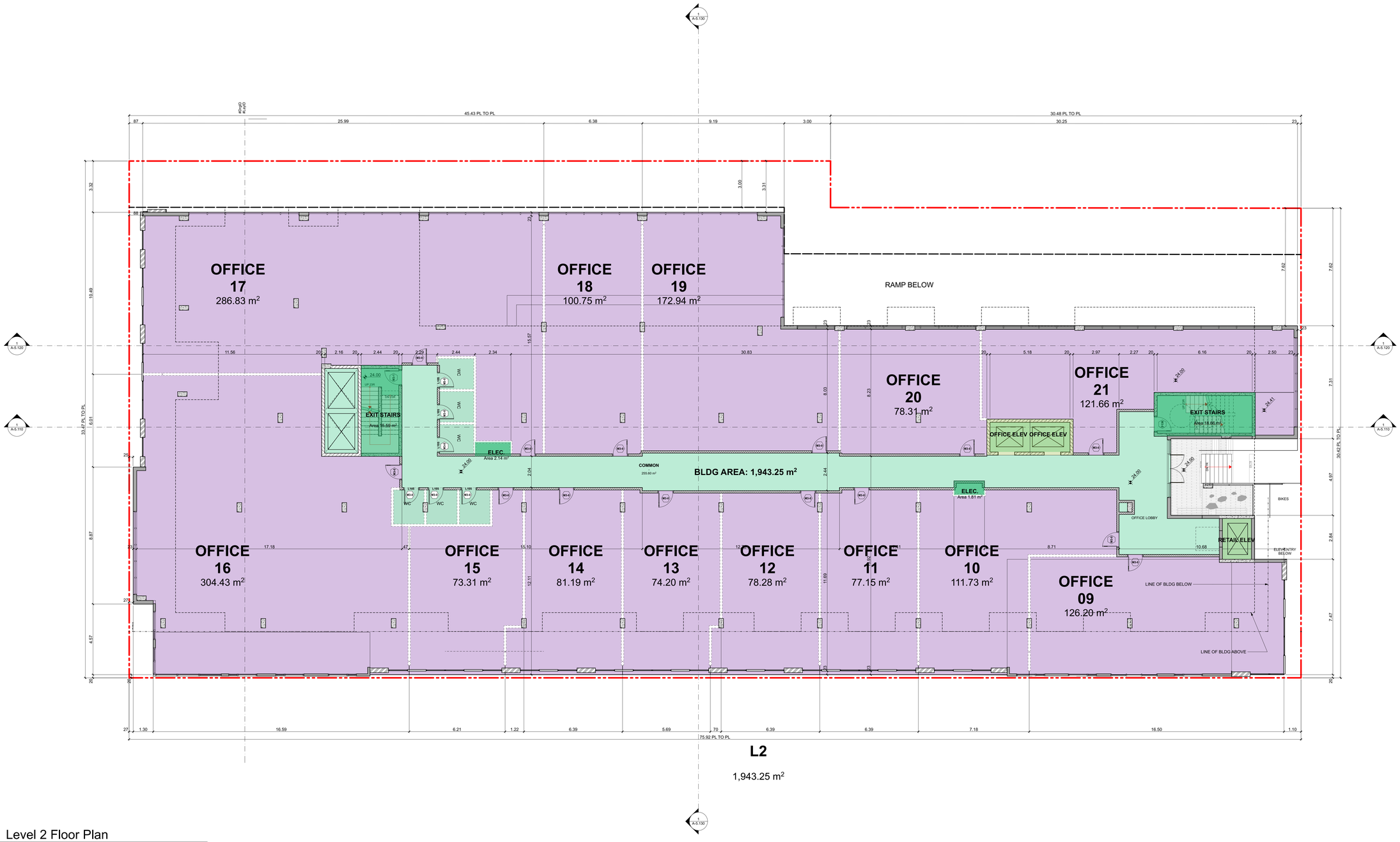
[TITLE]

Service Level

22599	[PROJECT]
1:100	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.101



1 Level 2 Floor Plan
SCALE: 1:100

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3.™

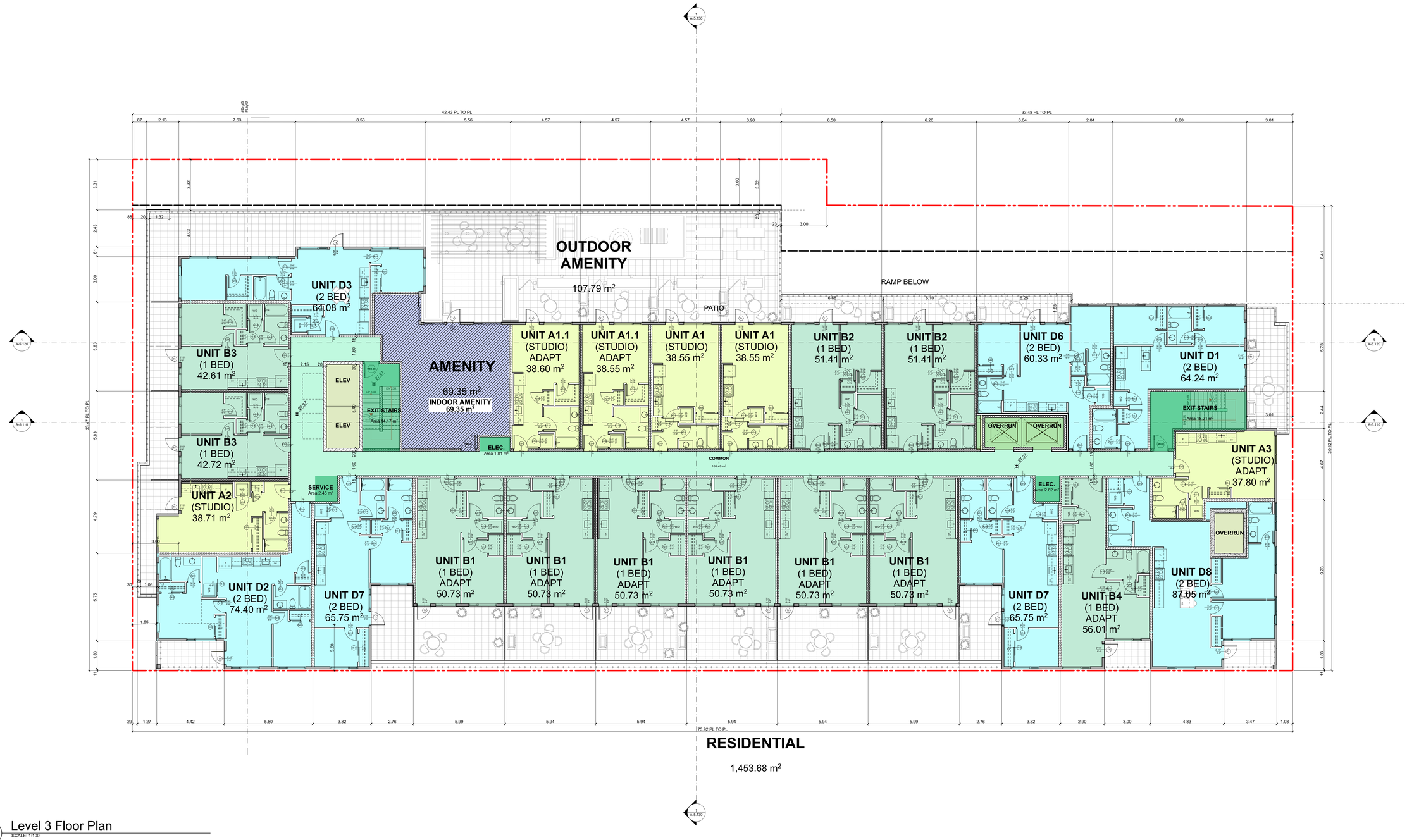
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SIMMUS F SAGHAFI
2023-09-08
BRITISH COLUMBIA

[CLIENT]
THIRD SPACE PROPERTIES INC

[PROJECT]
E COLUMBIA ST MIXED USE
145 - 209 E Columbia St
New Westminster, BC

[TITLE]
Level 2 Floor Plan

[PROJECT] 22599
[SCALE] 1:100
[DATE] Friday, September 8, 2023
[ISSUE] 03 - RZ/DP RESUBMISSION
[DRAWING] A-2.200



1 Level 3 Floor Plan
SCALE: 1:100

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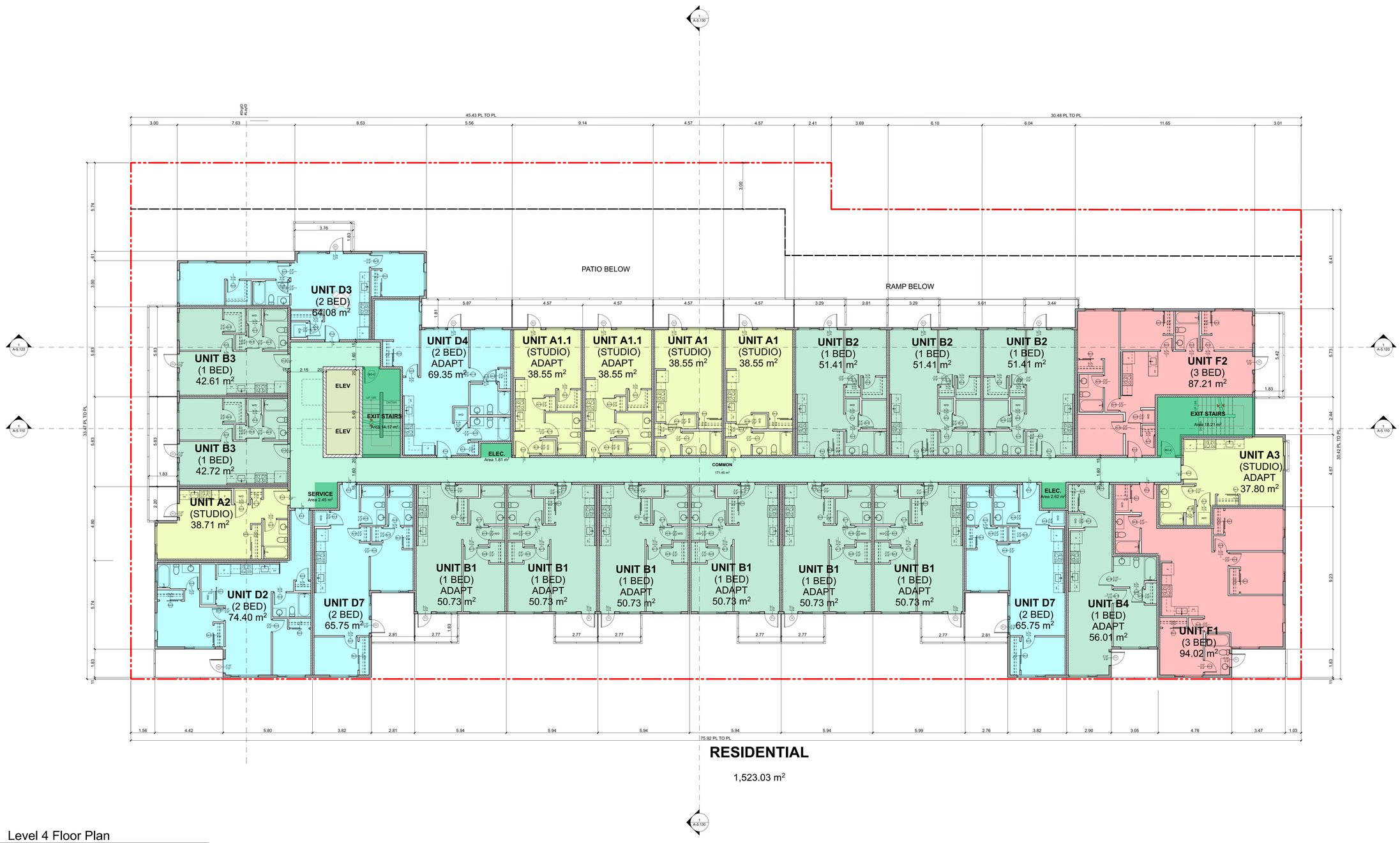
[ARCHITECT SEAL]
REGISTERED ARCHITECT
JAMES F SAUNDERS
2023-09-08
BRITISH COLUMBIA

[CLIENT]
THIRD SPACE PROPERTIES INC

[PROJECT]
E COLUMBIA ST MIXED USE
145 - 209 E Columbia St
New Westminster, BC

[TITLE]
Level 3 Floor Plan

22599	[PROJECT]
1:100	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]
A-2.300	[DRAWING]



RESIDENTIAL

1,523.03 m²

1 Level 4 Floor Plan
SCALE: 1:100

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N

[PROJECT TEAM]

3.™

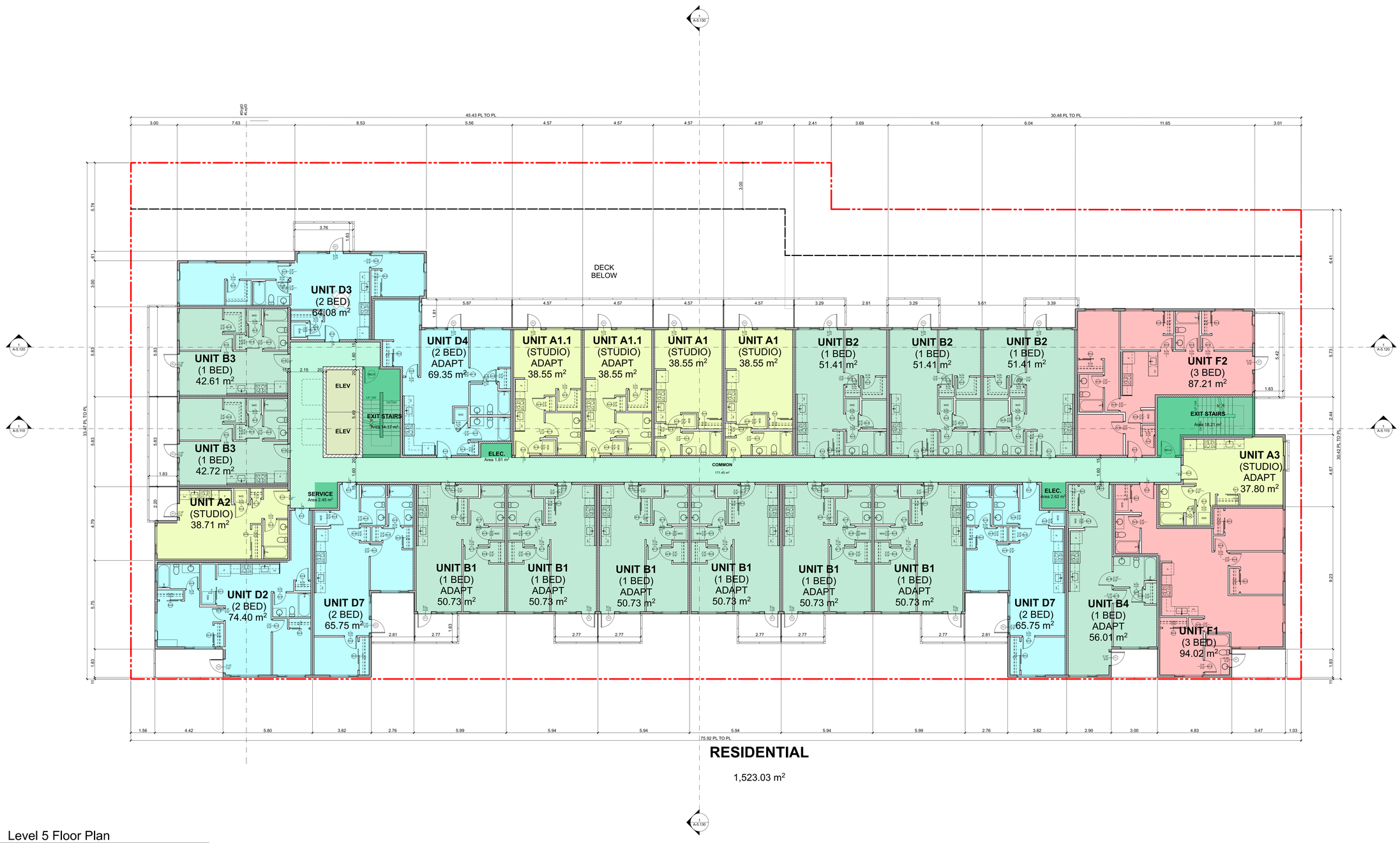
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F. SAMPSON
2023-09-08
BRITISH COLUMBIA

[CLIENT]
THIRD SPACE PROPERTIES INC

[PROJECT]
E COLUMBIA ST MIXED USE
145 - 209 E Columbia St
New Westminster, BC

[TITLE]
Level 4 Floor Plan

[PROJECT] 22599
[SCALE] 1:100
[DATE] Friday, September 8, 2023
[ISSUE] 03 - RZ/DP RESUBMISSION
[DRAWING] A-2.400



RESIDENTIAL

1,523.03 m²

1 Level 5 Floor Plan
SCALE: 1:100

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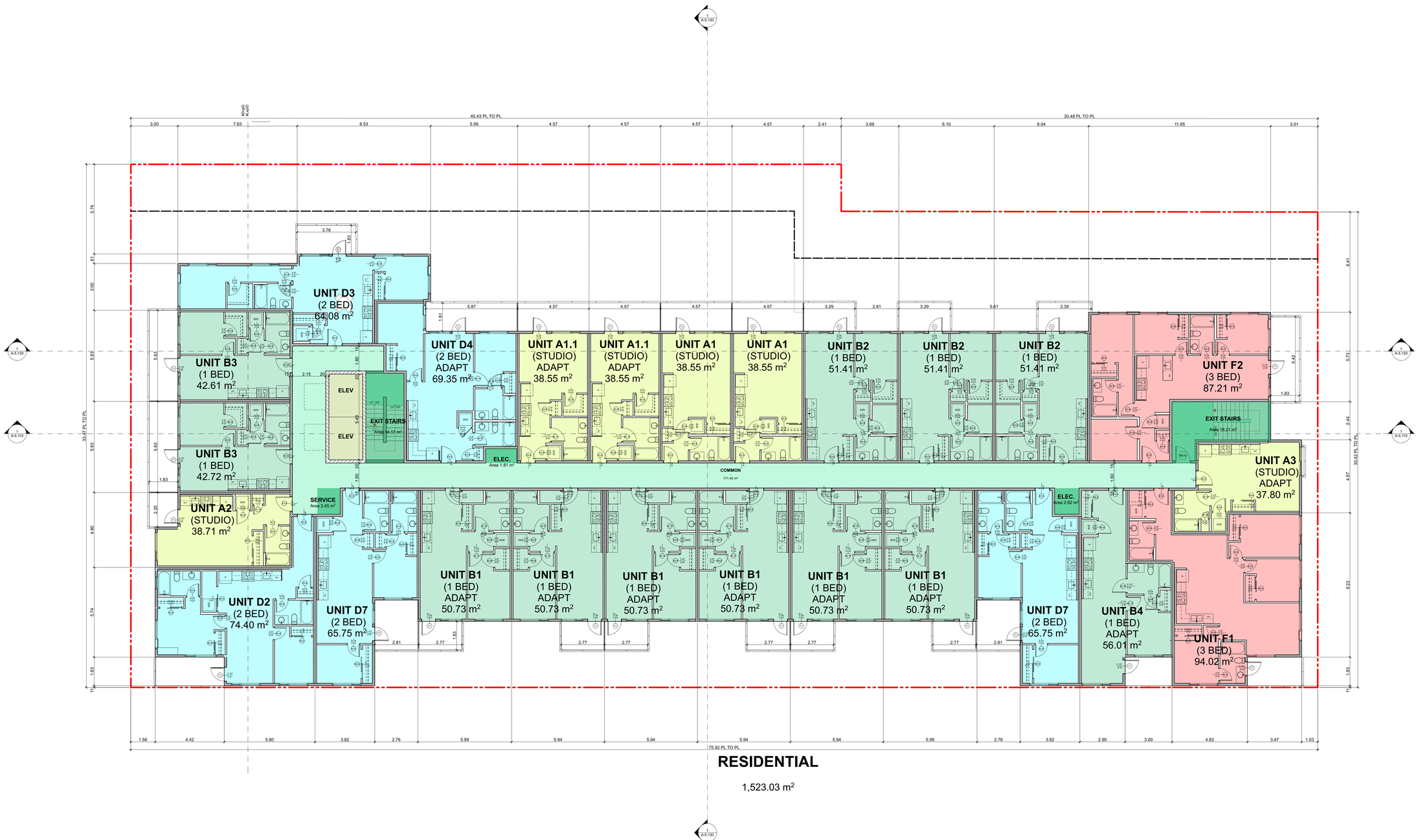
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F. SAUNDERS
2023-09-08
BRITISH COLUMBIA

[CLIENT]
THIRD SPACE PROPERTIES INC

[PROJECT]
E COLUMBIA ST MIXED USE
145 - 209 E Columbia St
New Westminster, BC

[TITLE]
Level 5 Floor Plan

[PROJECT] 22599
[SCALE] 1:100
[DATE] Friday, September 8, 2023
[ISSUE] 03 - RZ/DP RESUBMISSION
[DRAWING] A-2.500



RESIDENTIAL

1,523.03 m²

1 Level 6 Floor Plan
SCALE: 1:100

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[PROJECT TEAM]

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[ARCHITECT SEAL]
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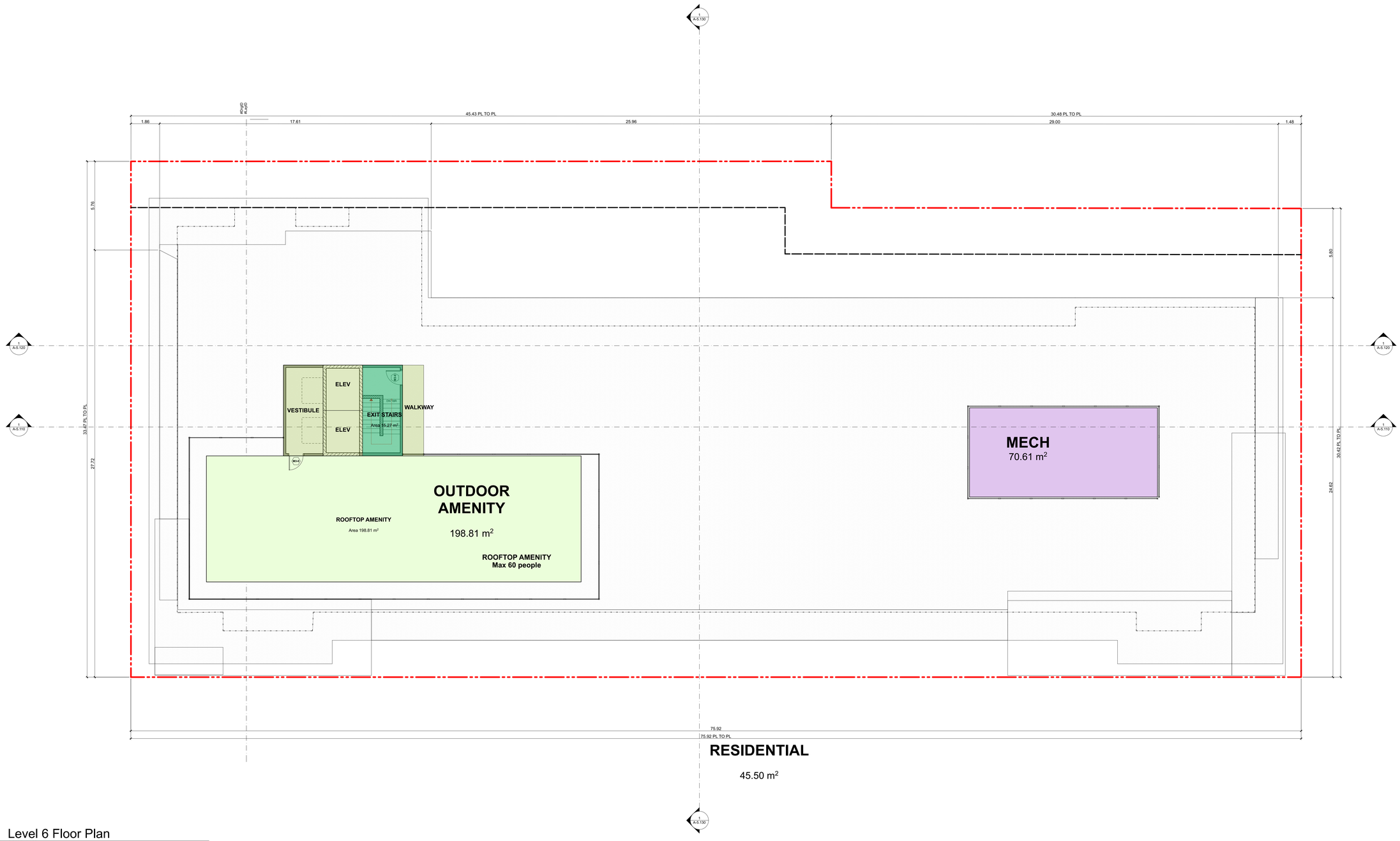
MARCUS F SACHS
2023-09-08
BRITISH COLUMBIA

[CLIENT]
THIRD SPACE PROPERTIES INC

[PROJECT]
E COLUMBIA ST MIXED USE
145 - 209 E Columbia St
New Westminster, BC

[TITLE]
Level 6 Floor Plan

[PROJECT] 22599
[SCALE] 1:100
[DATE] Friday, September 8, 2023
[ISSUE] 03 - RZ/DP RESUBMISSION
[DRAWING] A-2.600



1 Level 6 Floor Plan
SCALE: 1:100

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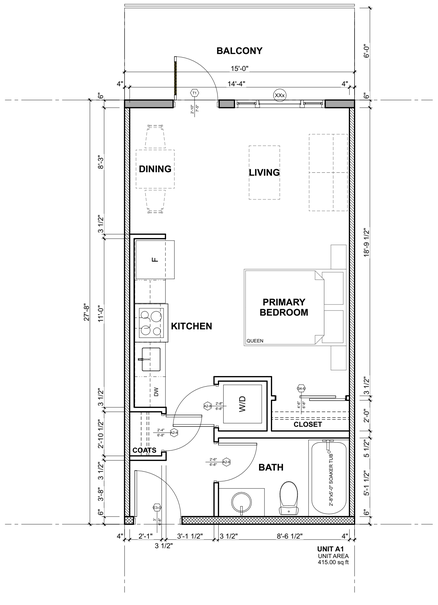
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F. SCANLON
2023-09-08
BRITISH COLUMBIA

[CLIENT]
THIRD SPACE PROPERTIES INC

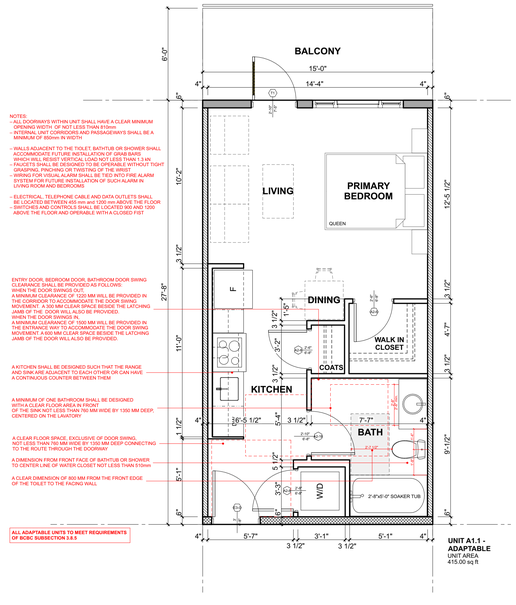
[PROJECT]
E COLUMBIA ST MIXED USE
145 - 209 E Columbia St
New Westminster, BC

[TITLE]
Roof Plan

22599	[PROJECT]
1:100	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]
A-2.700	[DRAWING]



1 Unit A1
SCALE: 1/4" = 1'-0"



NOTES:
- ALL DOORWAYS WITHIN UNIT SHALL HAVE A CLEAR MINIMUM OPENING WIDTH OF NOT LESS THAN 810mm
- INTERNAL UNIT CORRIDORS AND PASSAGEWAYS SHALL BE A MINIMUM OF 850mm IN WIDTH
- WALLS ADJACENT TO THE TOILET, BATHTUB OR SHOWER SHALL ACCOMMODATE FUTURE INSTALLATION OF GRAB BARS WHICH WILL RESIST VERTICAL LOAD NOT LESS THAN 1.3 kN
- FAUCETS SHALL BE DESIGNED TO BE OPERABLE WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST
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ENTRY DOOR, BEDROOM DOOR, BATHROOM DOOR SWING CLEARANCE SHALL BE PROVIDED AS FOLLOWS:
WHEN THE DOOR SWINGS OUT:
A MINIMUM CLEARANCE OF 1220 MM WILL BE PROVIDED IN THE CORRIDOR TO ACCOMMODATE THE DOOR SWING. MANEUVERING A 300 MM CLEAR SPACE BESIDE THE LATCHING JAMB OF THE DOOR WILL BE PROVIDED.
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A MINIMUM CLEARANCE OF 1500 MM WILL BE PROVIDED IN THE ENTRANCE WAY TO ACCOMMODATE THE DOOR SWING MOVEMENT. A 600 MM CLEAR SPACE BESIDE THE LATCHING JAMB OF THE DOOR WILL ALSO BE PROVIDED.

A KITCHEN SHALL BE DESIGNED SUCH THAT THE RANGE AND SINK ARE ADJACENT TO EACH OTHER OR CAN HAVE A CONTINUOUS COUNTER BETWEEN THEM

A MINIMUM OF ONE BATHROOM SHALL BE DESIGNED WITH A CLEAR FLOOR AREA IN FRONT OF THE SINK NOT LESS THAN 760 MM WIDE BY 1350 MM DEEP, CENTERED ON THE LAVATORY

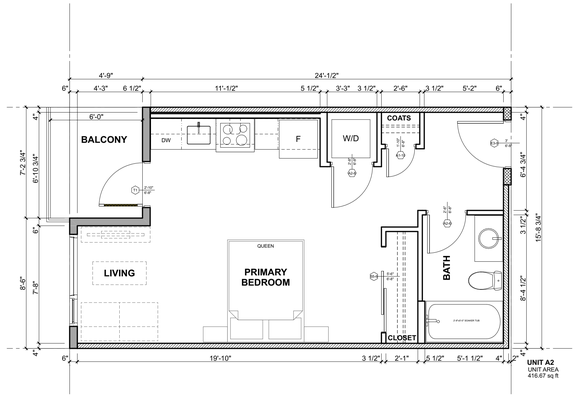
A CLEAR FLOOR SPACE, EXCLUSIVE OF DOOR SWING, NOT LESS THAN 760 MM WIDE BY 1350 MM DEEP CONNECTING TO THE ROUTE THROUGH THE DOORWAY

A DIMENSION FROM FRONT FACE OF BATHTUB OR SHOWER TO CENTER LINE OF WATER CLOSET NOT LESS THAN 510mm

A CLEAR DIMENSION OF 800 MM FROM THE FRONT EDGE OF THE TOILET TO THE FACING WALL

ALL ADAPTABLE UNITS TO MEET REQUIREMENTS OF BCBC SUBSECTION 3.8.5

2 Unit A1.1 - Adaptable
SCALE: 1/4" = 1'-0"



3 Unit A2
SCALE: 1/4" = 1'-0"

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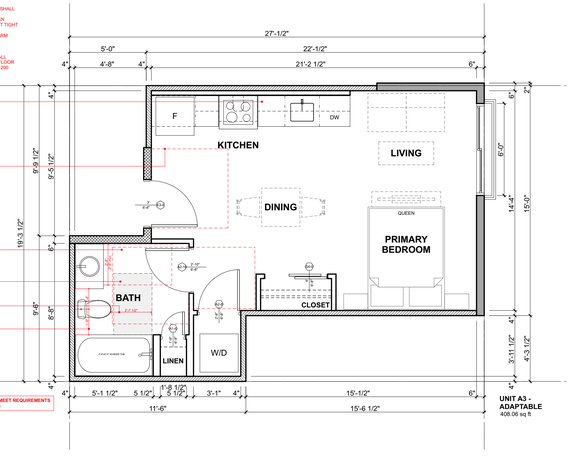
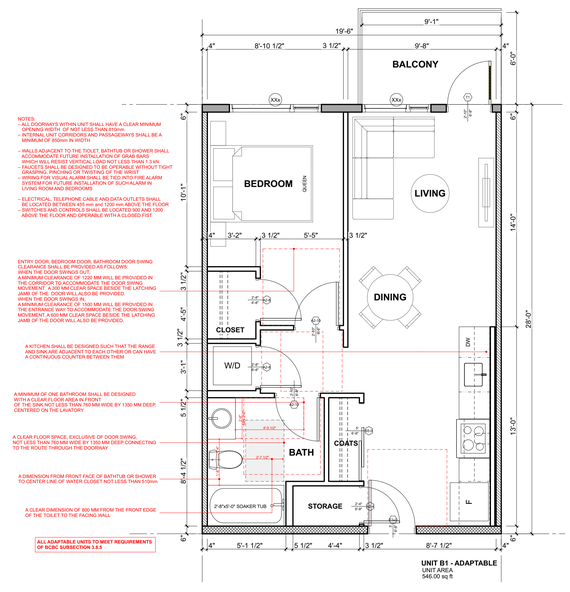
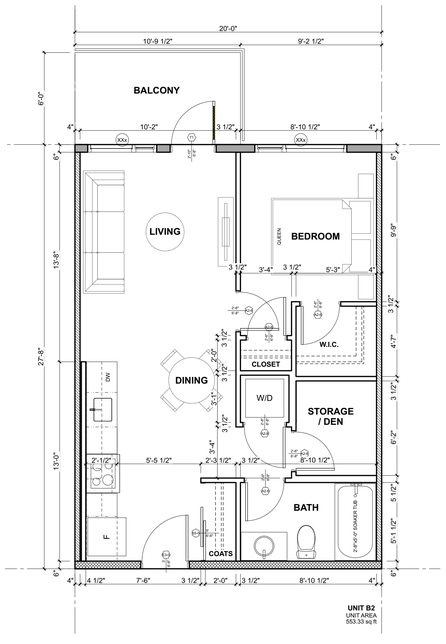
ALL ADAPTABLE UNITS TO MEET REQUIREMENTS OF BCBC SUBSECTION 3.8.5



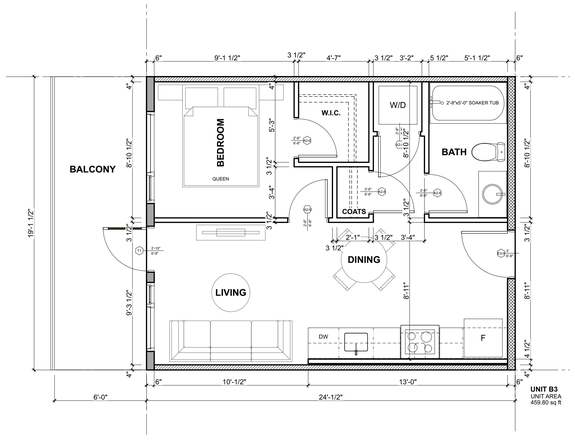
4 Unit A3 - Adaptable
SCALE: 1/4" = 1'-0"



5 Unit B1 - Adaptable
SCALE: 1/4" = 1'-0"



6 Unit B2
SCALE: 1/4" = 1'-0"



7 Unit B3
SCALE: 1/4" = 1'-0"

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[PROJECT TEAM]

3.™

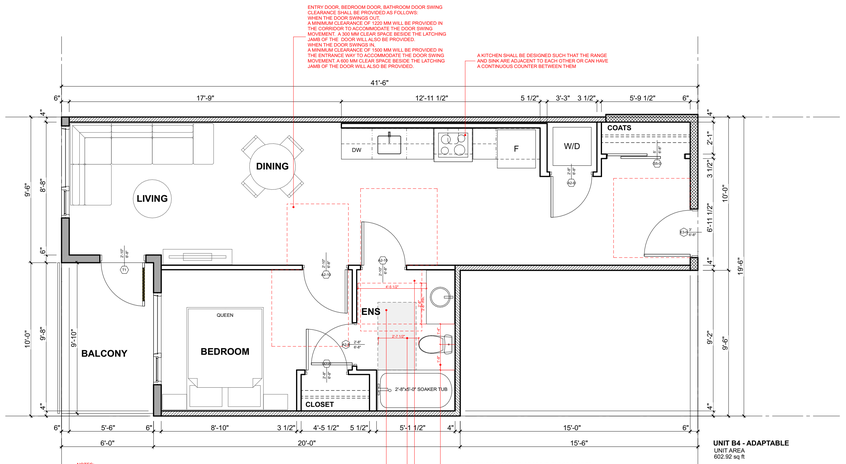
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMAUS F. SHOU
2023-09-08
BRITISH COLUMBIA

[CLIENT]
THIRD SPACE PROPERTIES INC

[PROJECT]
E COLUMBIA ST MIXED USE
145 - 209 E Columbia St
New Westminster, BC

[TITLE]
Unit Plans

[PROJECT] 22599
[SCALE]
[DATE] Friday, September 8, 2023
[ISSUE] 03 - RZ/DP RESUBMISSION
[DRAWING] A-3.101



UNIT B4 - ADAPTABLE
UNIT AREA
602.92 sq ft

ALL ADAPTABLE UNITS TO MEET REQUIREMENTS OF BCBC SUBSECTION 3.8.5

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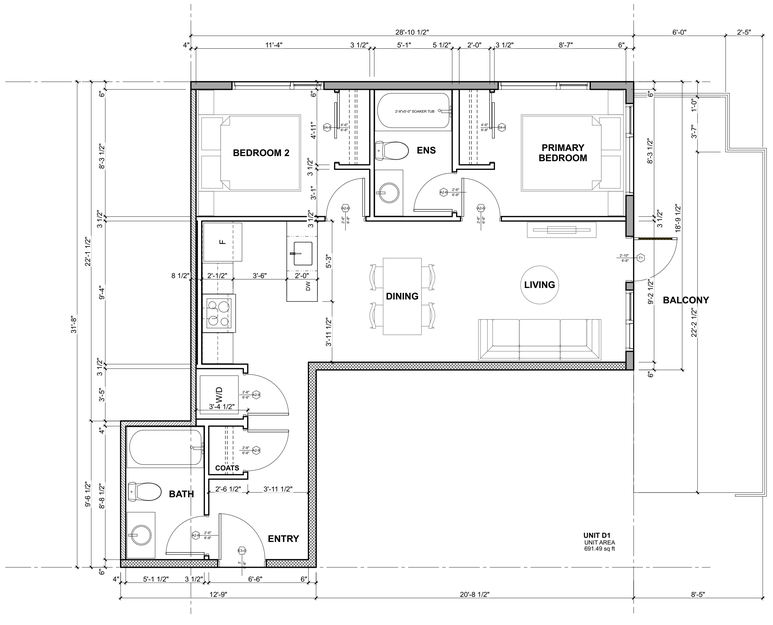
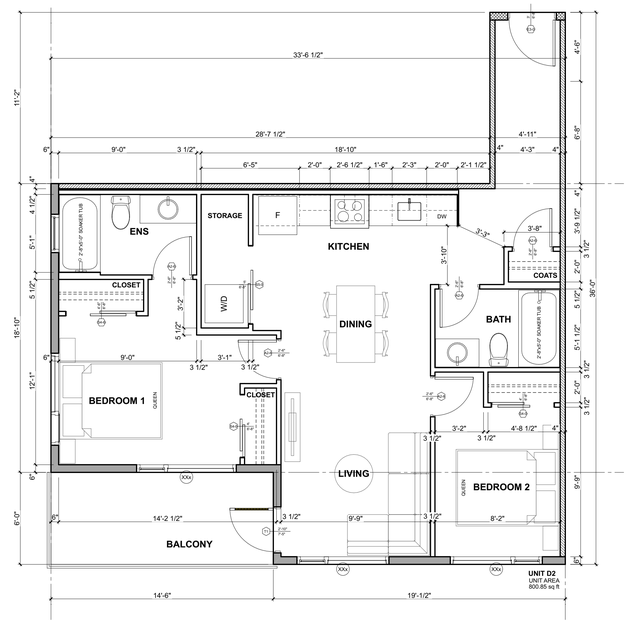
1 Unit B4 - Adaptable
SCALE: 1/4" = 1'-0"



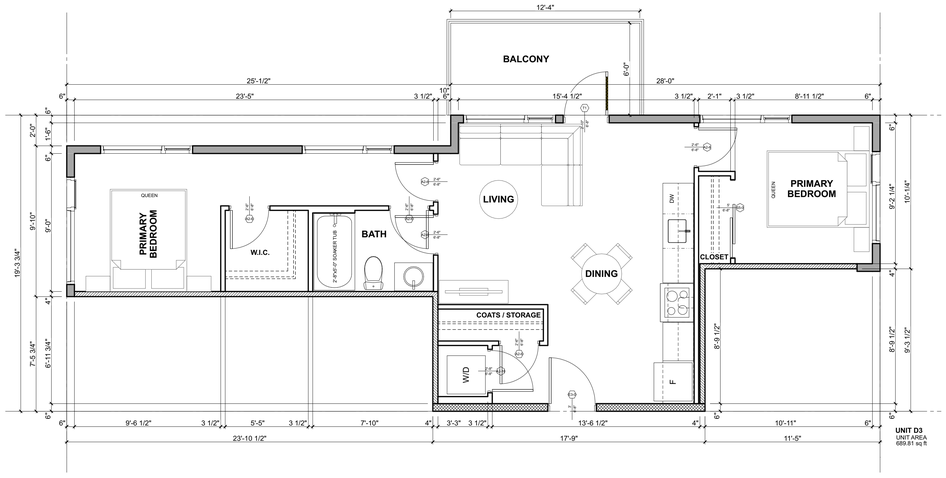
UNIT D1
UNIT AREA
691.49 sq ft

2 Unit D1
SCALE: 1/4" = 1'-0"



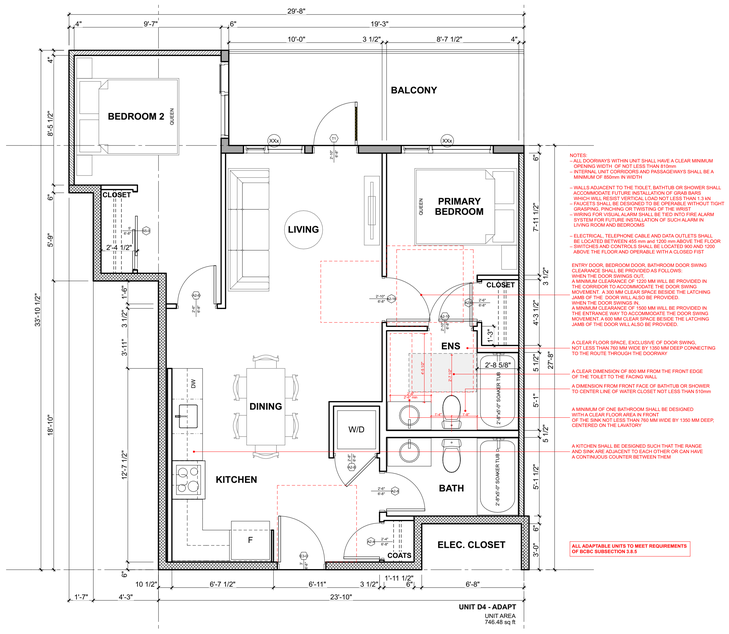
UNIT D2
UNIT AREA
800.85 sq ft

3 Unit D2
SCALE: 1/4" = 1'-0"



UNIT D3
UNIT AREA
689.81 sq ft

4 Unit D3
SCALE: 1/4" = 1'-0"



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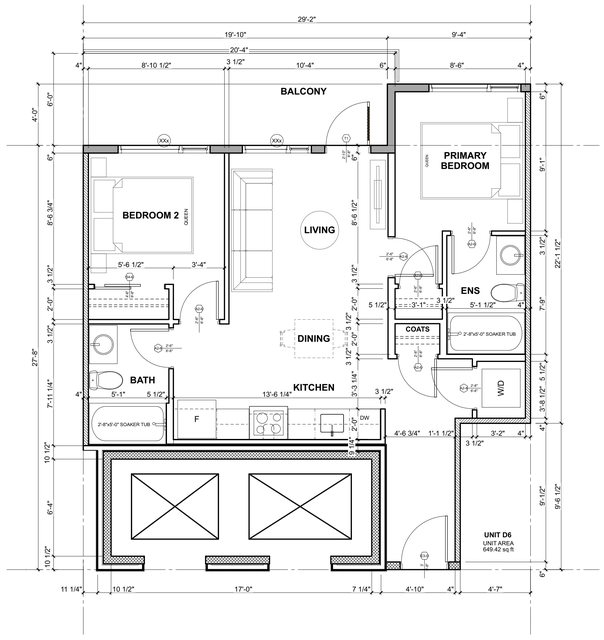
ALL ADAPTABLE UNITS TO MEET REQUIREMENTS OF BCBC SUBSECTION 3.8.5

UNIT D4 - ADAPT
UNIT AREA
746.48 sq ft

5 Unit D4 - Adaptable
SCALE: 1/4" = 1'-0"



UNIT D6
UNIT AREA
649.42 sq ft

6 Unit D6
SCALE: 1/4" = 1'-0"

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[PROJECT TEAM]

3. TM

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMON P. SCHOCH
2023-09-08
BRITISH COLUMBIA

[CLIENT]
THIRD SPACE PROPERTIES INC

[PROJECT]
E COLUMBIA ST MIXED USE
145 - 209 E Columbia St
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[TITLE]
Unit Plans

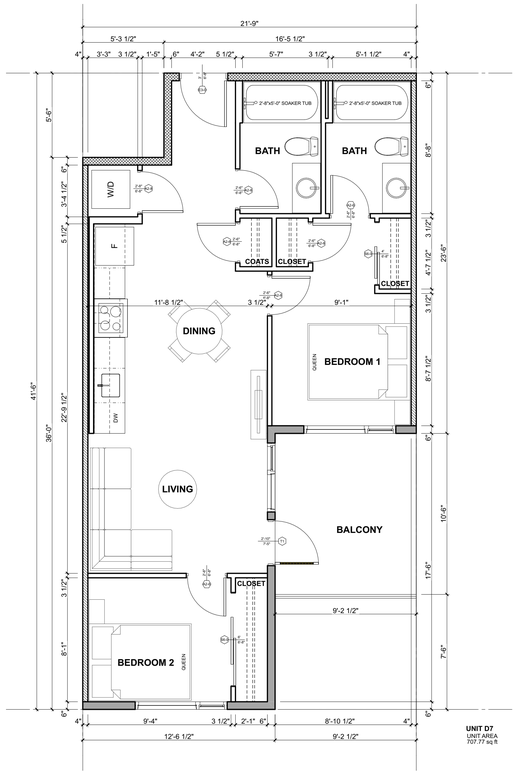
[PROJECT] 22599

[SCALE]

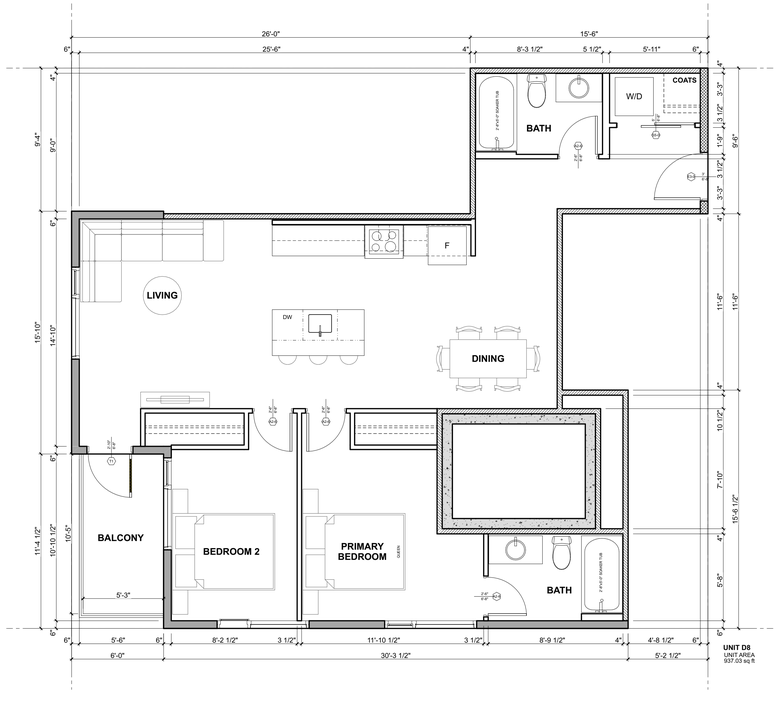
[DATE] Friday, September 8, 2023

[ISSUE] 03 - RZ/DP RESUBMISSION

[DRAWING]
A-3.102

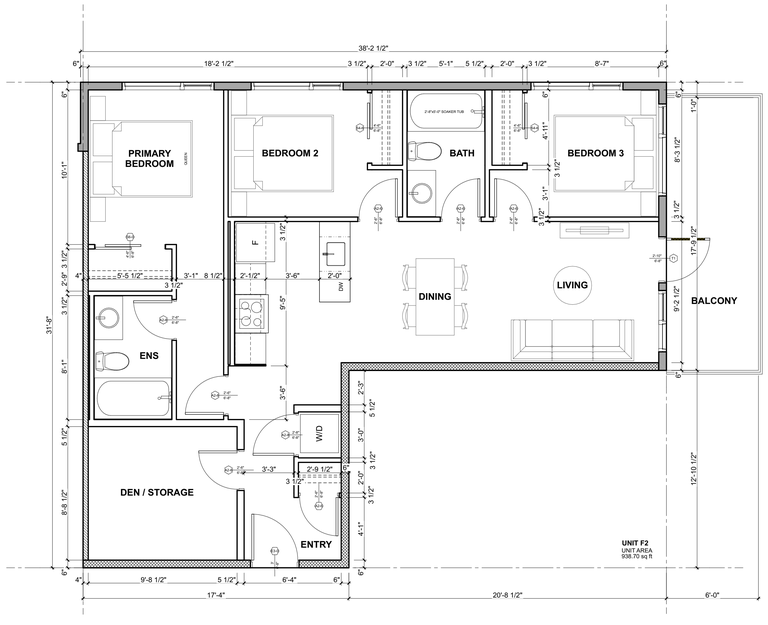


1 Unit D7
SCALE: 1/4" = 1'-0"



2 Unit D8
SCALE: 1/4" = 1'-0"

3 Unit F1
SCALE: 1/4" = 1'-0"



4 Unit F2
SCALE: 1/4" = 1'-0"

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[PROJECT TEAM]

3. TM

[ARCHITECT SEAL]

REGISTERED ARCHITECT
MARCUS F. SIGG
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
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[TITLE]

Unit Plans

[PROJECT] **22599**

[SCALE]

[DATE] **Friday, September 8, 2023**

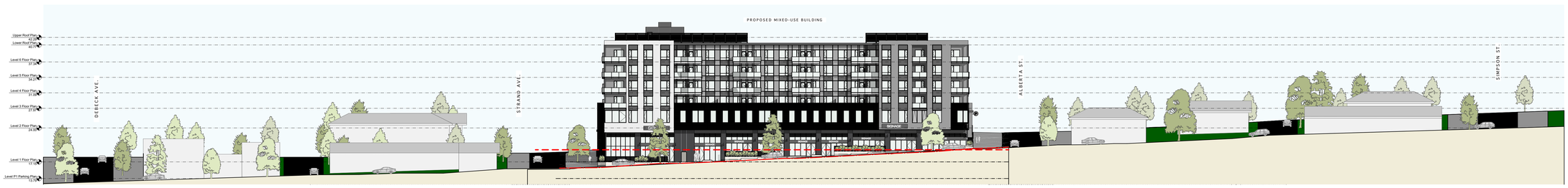
[ISSUE] **03 - RZ/DP RESUBMISSION**

[DRAWING]

A-3.103

1 Streetscape - Alberta St.
SCALE: 1:350

2 Streetscape - Strand Ave.
SCALE: 1:350



3 Streetscape - East Columbia St.
SCALE: 1:350

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[ARCHITECT SEAL]

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[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
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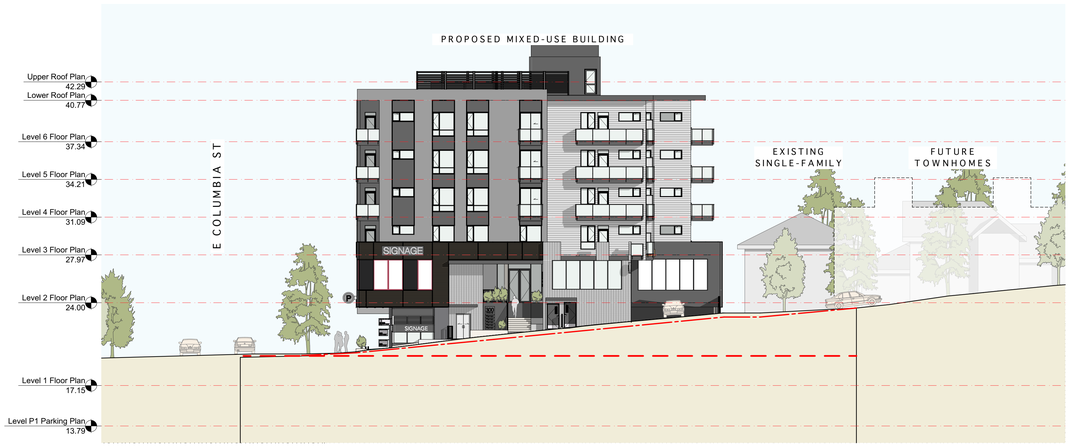
[TITLE]

Streetscapes

22599	[PROJECT]
Not To Scale	[SCALE]
Friday, September 8, 2023	[DATE]
PRELIMINARY	[ISSUE]

[DRAWING]

A-4.000



1 Future Streetscape - Alberta St.
SCALE: 1:200

3 Aerial View Looking NW

2 Future Streetscape - East Columbia St.
SCALE: 1:200

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[PROJECT TEAM]

3.™

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIMONUS F SAN
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Future Streetscapes

22599	[PROJECT]
Not To Scale	[SCALE]
Friday, September 8, 2023	[DATE]
PRELIMINARY	[ISSUE]

[DRAWING]

A-4.001

1.1 Cementitious Lap Siding w/ 5" Exposure - Deep Silver

1.2 Cementitious Lap Siding w/ 5" Exposure - White

1.3 Cementitious Panel Board - Black

1.4 Cementitious Panel Board - Beige

1.5 Cementitious Panel Board - Grey

1.6 Cementitious Panel Board - Beige

1.7 Cementitious Panel Board - Charcoal Grey

1.8 Mutual Materials - Brick - White

1.9 Wall with Concrete as Finish - Charcoal Grey

1.10 Cementitious Panel Board - White

1.11 Cementitious Panel Board - Charcoal Grey

MATERIAL & COLOUR SCHEDULE

	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	1.10	1.11	2.1	2.2	3.1	4.1	4.2	5.1	5.2	5.3	6.1
Building Elements	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Soffit	Soffit	Trims / Flashings	Roofs / Decks	Roofs / Decks	Windows / Glazing	Windows / Glazing	Windows / Glazing	Doors
Colour	Grey	White	Black	Beige	Grey	Beige	Grey	White	Grey	White	Grey	Wood	Wood	Grey	Black	White	Black	Black	Clear	Charcoal
Product (to match)	Cementitious Lap Siding w/ 5" Exposure	Cementitious Lap Siding w/ 5" Exposure	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Mutual Materials - Brick	Wall with Concrete as Finish	Cementitious Panel Board	Cementitious Panel Board	Metal Soffit Board	Metal Soffit Board	Metal Flashing	TBC	TBC	Vinyl Windows	Curtain wall	Railings	-
Finish (to match)	Deep Silver	White	Black	Beige	Grey	Beige	Grey	White	Charcoal Grey	White	Charcoal Grey	Cedar	Cedar	Deep Silver	TBD	TBD	Black	Black	Black	TBD
Location	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Overhangs - Commercial Entrance	Overhangs - Entrance	Exterior Walls	SBS Membrane at flat roofs	SBS Membrane at flat roofs	Prefinished vinyl windows	Anodized aluminum storefront	Black railings w/ clear glazing	Entry Doors
Manufacturer	JamesHardie or Similar	JamesHardie or Similar	JamesHardie or Similar	EQUITONE™ or Similar	EQUITONE™ or Similar	Concrete	Concrete	TBC	Concrete	JamesHardie or Similar	JamesHardie or Similar	Lux or Similar	Lux or Similar	TBC	TBC	TBC	TBC	TBC	TBC	TBC

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[PROJECT TEAM]

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIMONUS F SAMUEL
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Material Board

[PROJECT] **22599**

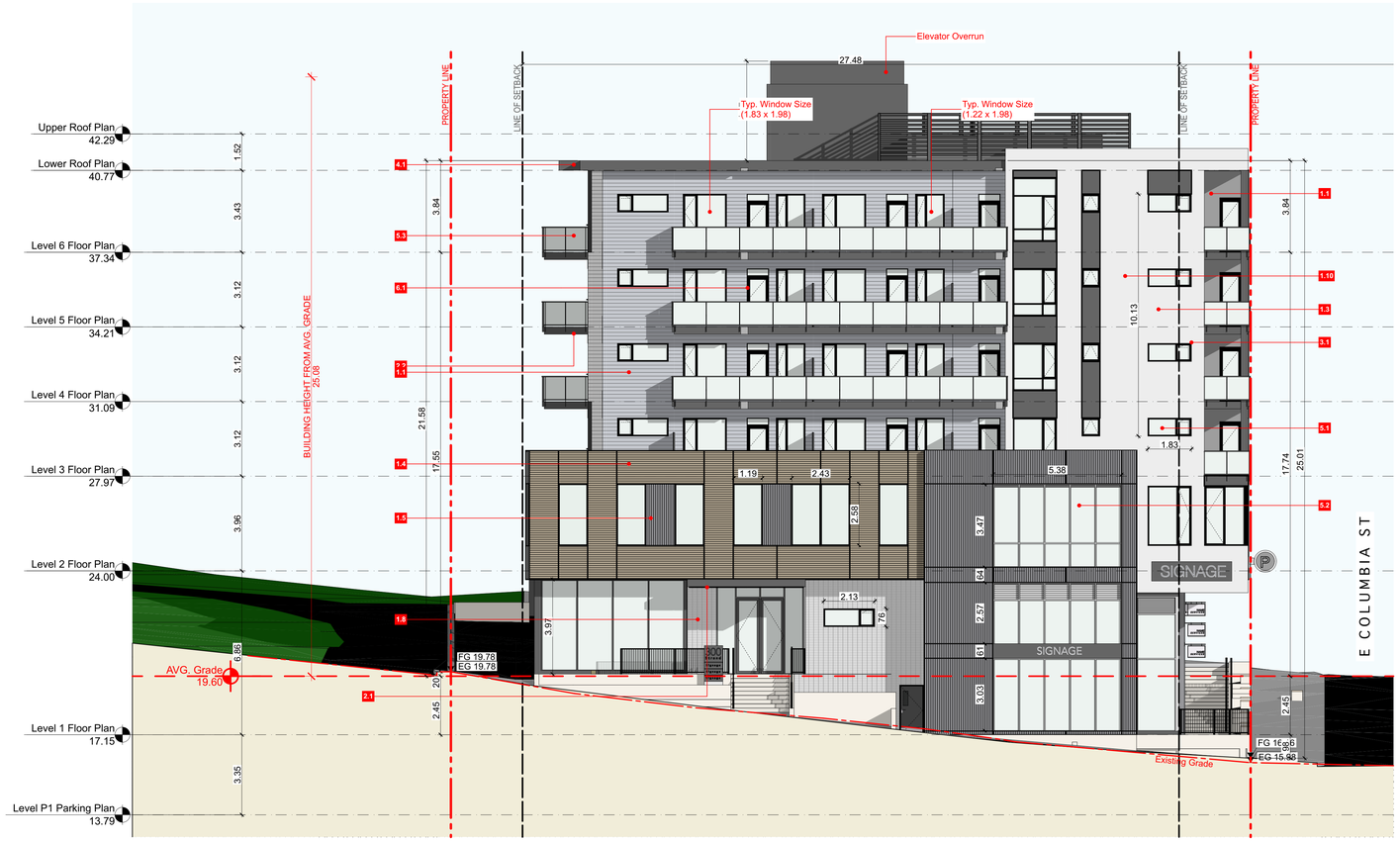
[SCALE] **Not To Scale**

[DATE] **Friday, September 8, 2023**

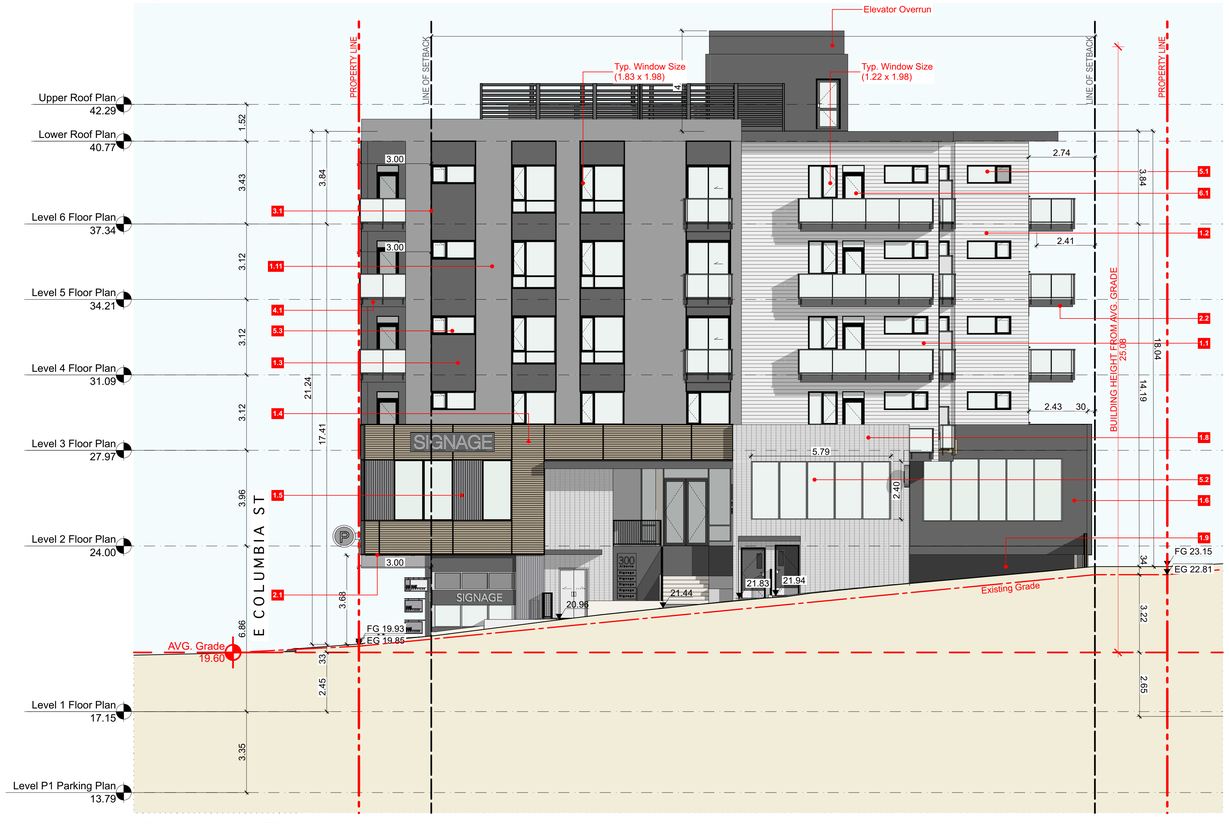
[ISSUE] **PRELIMINARY**

[DRAWING]

A-4.010



1 Building Elevation - South
SCALE: 1:100



2 Building Elevation - North
SCALE: 1:100

AVG. Grade Calculation Per Zoning By-Law

22.81m
19.85m
19.78m
15.98m
4

AVG. Grade = 19.60m

MATERIAL & COLOUR SCHEDULE

	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	1.10	1.11	2.1	2.2	3.1	4.1	4.2	5.1	5.2	5.3	6.1
Building Elements	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Soffit	Soffit	Trims / Flashings	Roofs / Decks	Roofs / Decks	Windows / Glazing	Windows / Glazing	Windows / Glazing	Doors
Colour	Grey	White	Black	Beige	Grey	Beige	Grey	White	Grey	White	Grey	Wood	Wood	Grey	Black	White	Black	Black	Clear	Charcoal
Product (to match)	Cementitious Lap Siding w/ 5" Exposure	Cementitious Lap Siding w/ 5" Exposure	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Mutual Materials - Brick	Wall with Concrete as Finish	Cementitious Panel Board	Cementitious Panel Board	Metal Soffit Board	Metal Soffit Board	Metal Flashing	TBC	TBC	Vinyl Windows	Curtain wall	Railings	-
Finish (to match)	Deep Silver	White	Black	Beige	Grey	Beige	Grey	White	Charcoal Grey	White	Charcoal Grey	Cedar	Cedar	Deep Silver	TBD	TBD	Black	Black	Black	TBD
Location	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Overhangs - Commercial Entrance	Overhangs - Entrance	Exterior Walls	SBS Membrane at flat roofs	SBS Membrane at flat roofs	Prefinished vinyl windows	Anodized aluminum storefront	Black railings w/ clear glazing	Entry Doors
Manufacturer	JamesHardie or Similar	JamesHardie or Similar	JamesHardie or Similar	EQUITONE™ or Similar	EQUITONE™ or Similar	Concrete	Concrete	TBC	Concrete	JamesHardie or Similar	JamesHardie or Similar	Lux or Similar	Lux or Similar	TBC	TBC	TBC	TBC	TBC	TBC	TBC

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[PROJECT TEAM]

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
MAXIMUS F. SIKKEMA
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Building Elevations

[PROJECT] **22599**

[SCALE] **1:100**

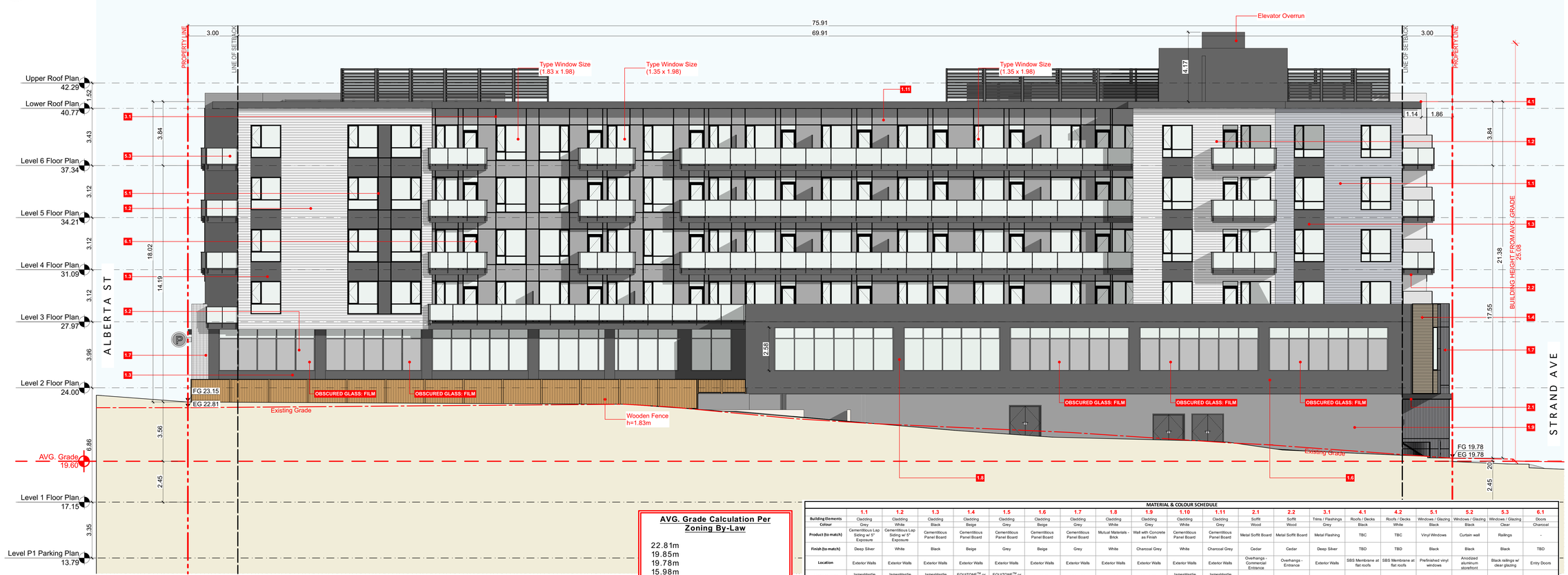
[DATE] **Friday, September 8, 2023**

[ISSUE] **03 - RZ/DP RESUBMISSION**

[DRAWING]

A-4.100

1 Building Elevation - East
SCALE: 1:100



2 Building Elevation - West
SCALE: 1:100

AVG. Grade Calculation Per Zoning By-Law

22.81m
19.85m
19.78m
15.98m
4

AVG. Grade = 19.60m

MATERIAL & COLOUR SCHEDULE

	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	1.10	1.11	2.1	2.2	3.1	4.1	4.2	5.1	5.2	5.3	6.1
Building Elements	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Soffit	Soffit	Trims / Flashings	Roofs / Decks	Roofs / Decks	Windows / Glazing	Windows / Glazing	Windows / Glazing	Doors
Colour	Grey	White	Black	Beige	Grey	Beige	Grey	White	Grey	White	Grey	Wood	Wood	Grey	Black	White	Black	Black	Clear	Charcoal
Product (to match)	Cementitious Lap Siding w/ 5" Exposure	Cementitious Lap Siding w/ 5" Exposure	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Mutual Materials - Brick	Wall with Concrete as Finish	Cementitious Panel Board	Cementitious Panel Board	Metal Soffit Board	Metal Soffit Board	Metal Flashing	TBC	TBC	Vinyl Windows	Curtain wall	Railings	-
Finish (to match)	Deep Silver	White	Black	Beige	Grey	Beige	Grey	White	Charcoal Grey	White	Charcoal Grey	Cedar	Cedar	Deep Silver	TBD	TBD	Black	Black	Black	TBD
Location	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Exterior Walls	Overhangs - Commercial Entrance	Overhangs - Entrance	Exterior Walls	SBS Membrane at flat roofs	SBS Membrane at flat roofs	Prefinished vinyl windows	Anodized aluminum storefront	Black railings w/ clear glazing	Entry Doors
Manufacturer	JamesHardie or Similar	JamesHardie or Similar	JamesHardie or Similar	EQUITONE™ or Similar	EQUITONE™ or Similar	Concrete	Concrete	TBC	Concrete	JamesHardie or Similar	JamesHardie or Similar	Lux or Similar	Lux or Similar	TBC	TBC	TBC	TBC	TBC	TBC	TBC

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIMMUS F SAMANI
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Building Elevations

[PROJECT] 22599

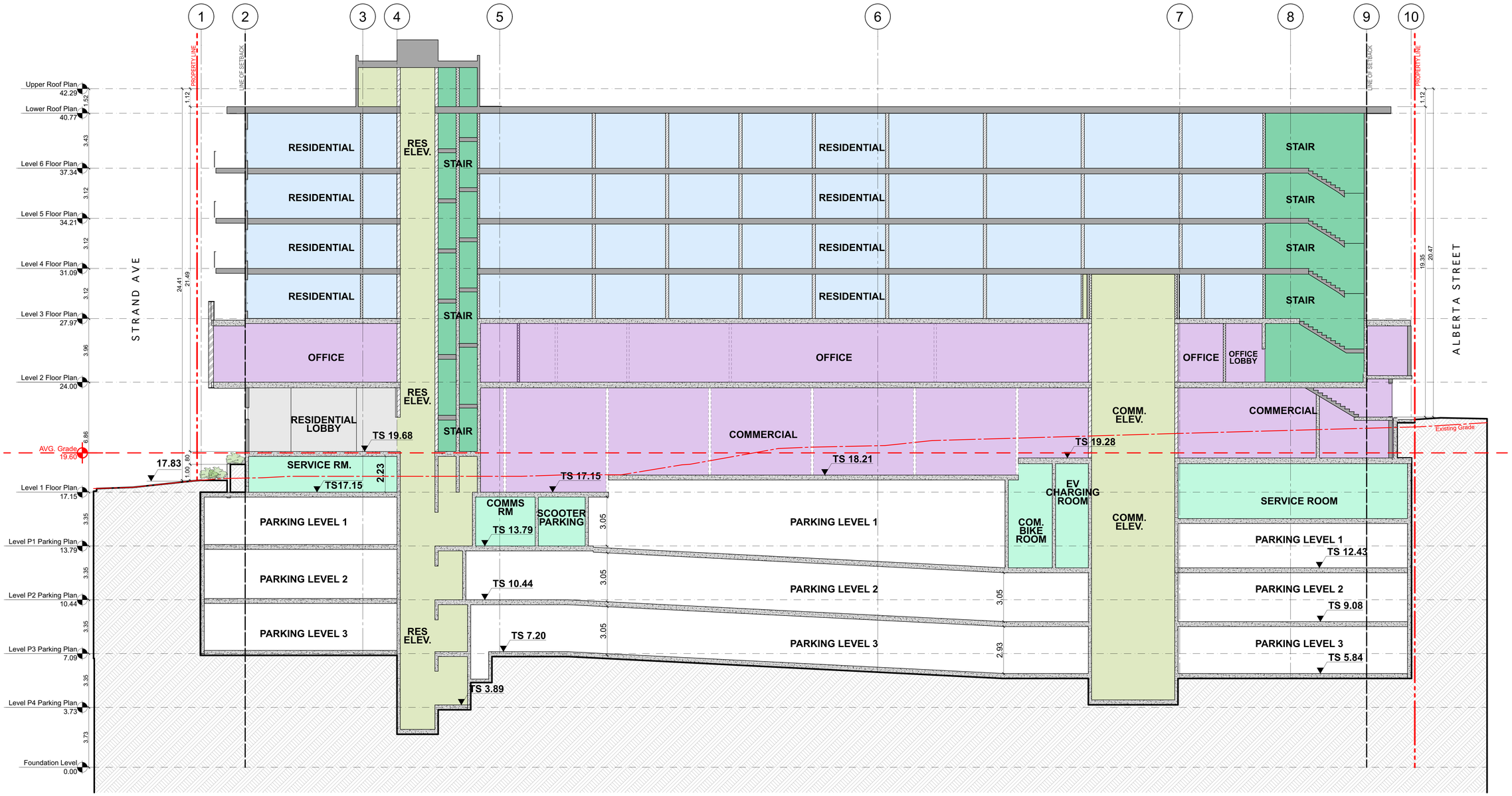
[SCALE] 1:100

[DATE] Friday, September 8, 2023

[ISSUE] 03 - RZ/DP RESUBMISSION

[DRAWING]

A-4.200



1 Building Section - North-South 01
SCALE: 1:100

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REGISTERED ARCHITECT
MARCUS F SACKS
2023-09-08
BRITISH COLUMBIA

[CLIENT]
THIRD SPACE PROPERTIES INC

[PROJECT]
E COLUMBIA ST MIXED USE
145 - 209 E Columbia St
New Westminster, BC

[TITLE]
Building Section

22599 [PROJECT]
1:100 [SCALE]
Friday, September 8, 2023 [DATE]
03 - RZ/DP RESUBMISSION [ISSUE]

[DRAWING]
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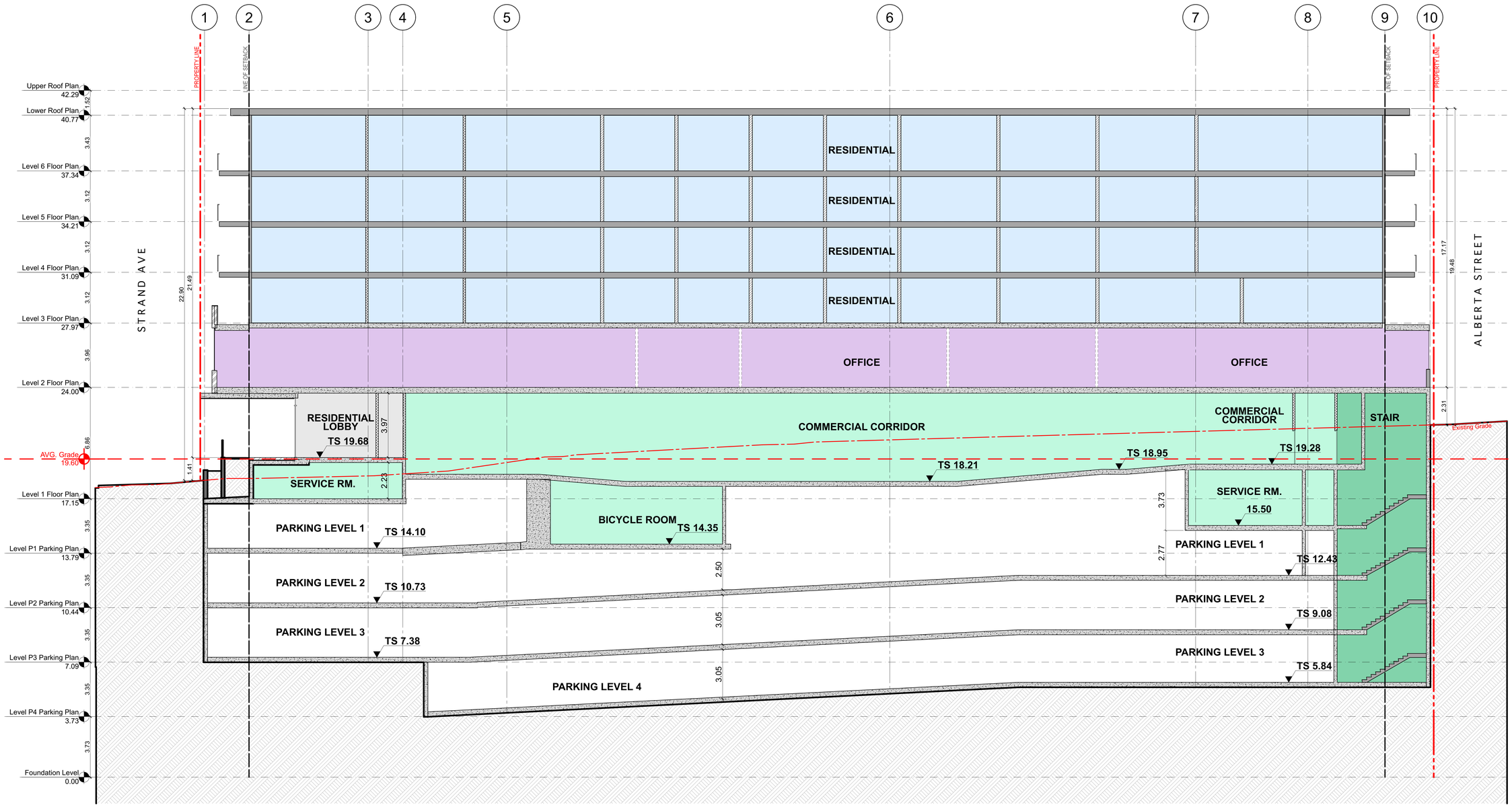

1 Building Section - North-South 02
SCALE: 1:100

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REGISTERED ARCHITECT
SIMMUS F SACHS
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Building Section

22599	[PROJECT]
1:100	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]

[DRAWING]

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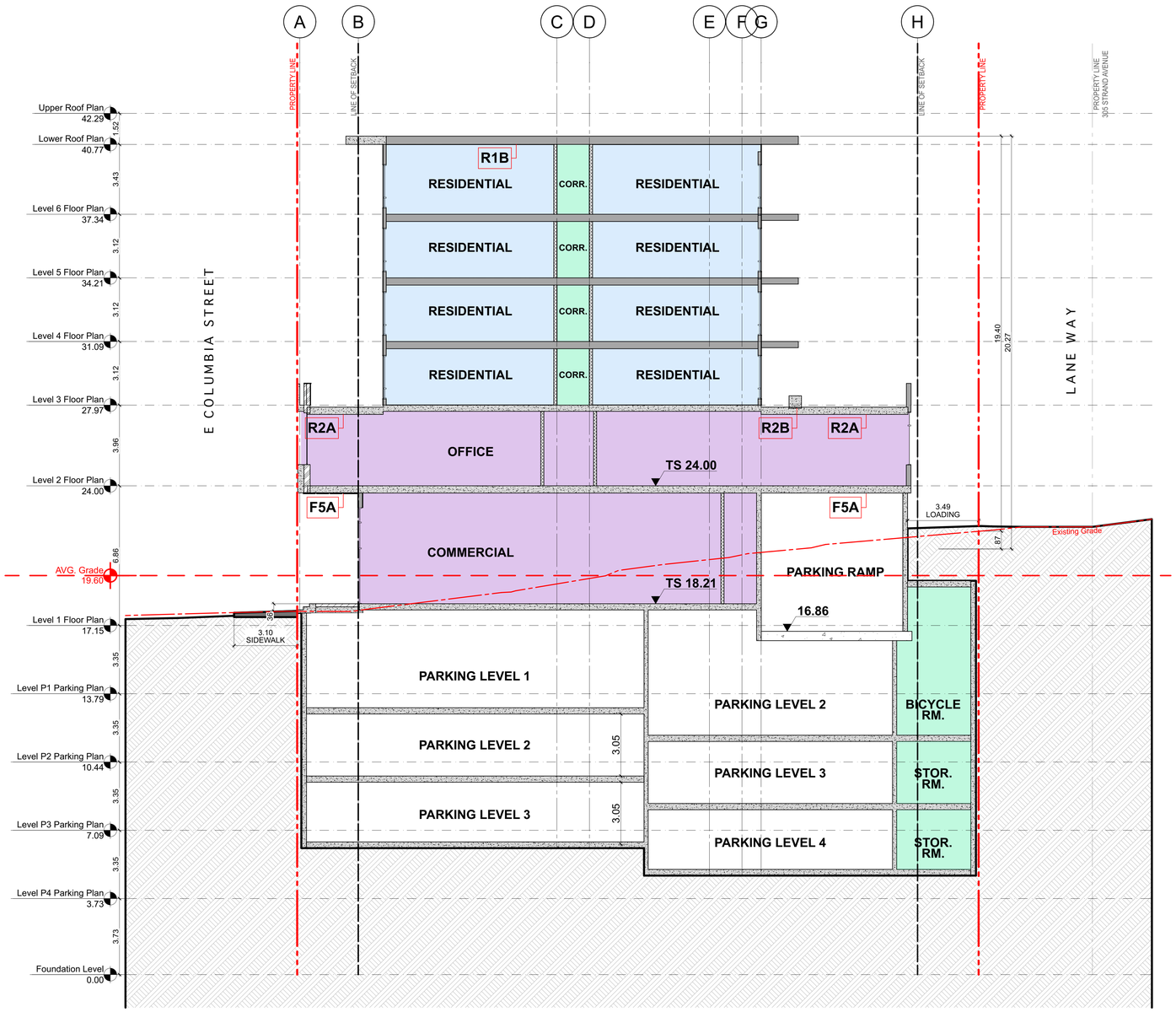

1 Building Section - East-West 01

SCALE: 1:100

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REGISTERED ARCHITECT
SHAMUS E. SAUNDERS
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

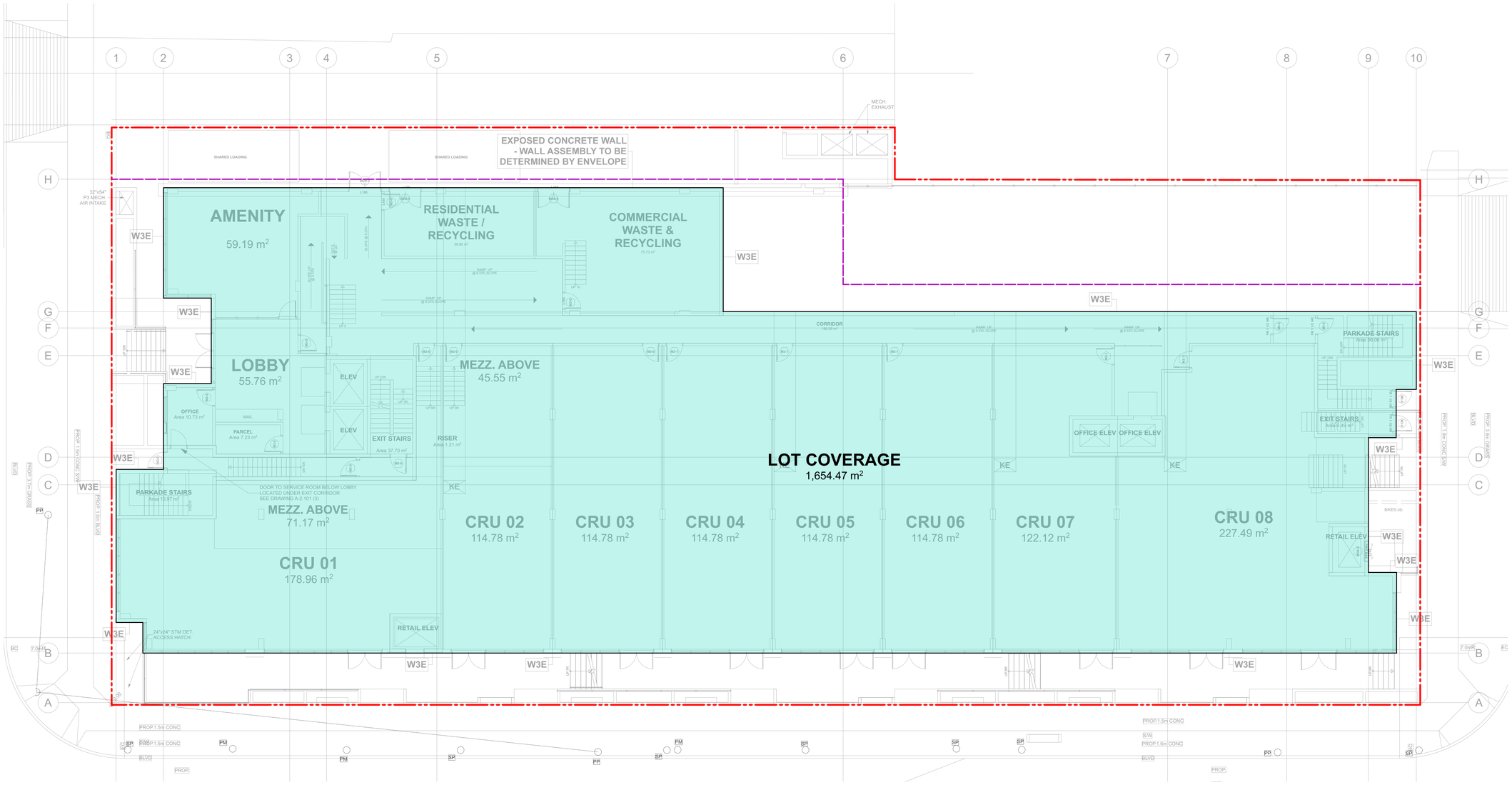
[TITLE]

Building Section

22599	[PROJECT]
1:100	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]

[DRAWING]

A-5.130



1 Level 1 - Lot Coverage
SCALE: 1:100

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIMMUS F SAMIMI
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

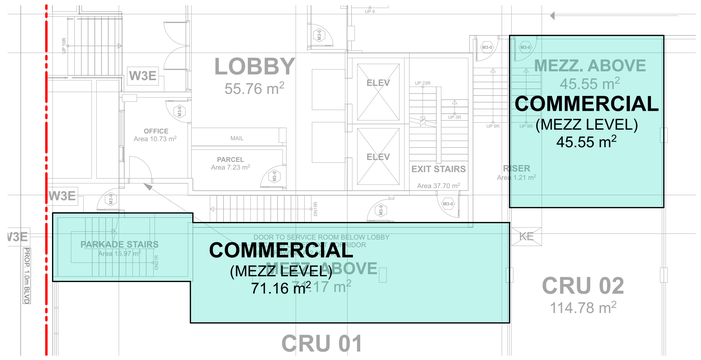
[TITLE]

Area Overlay - Lot Coverage

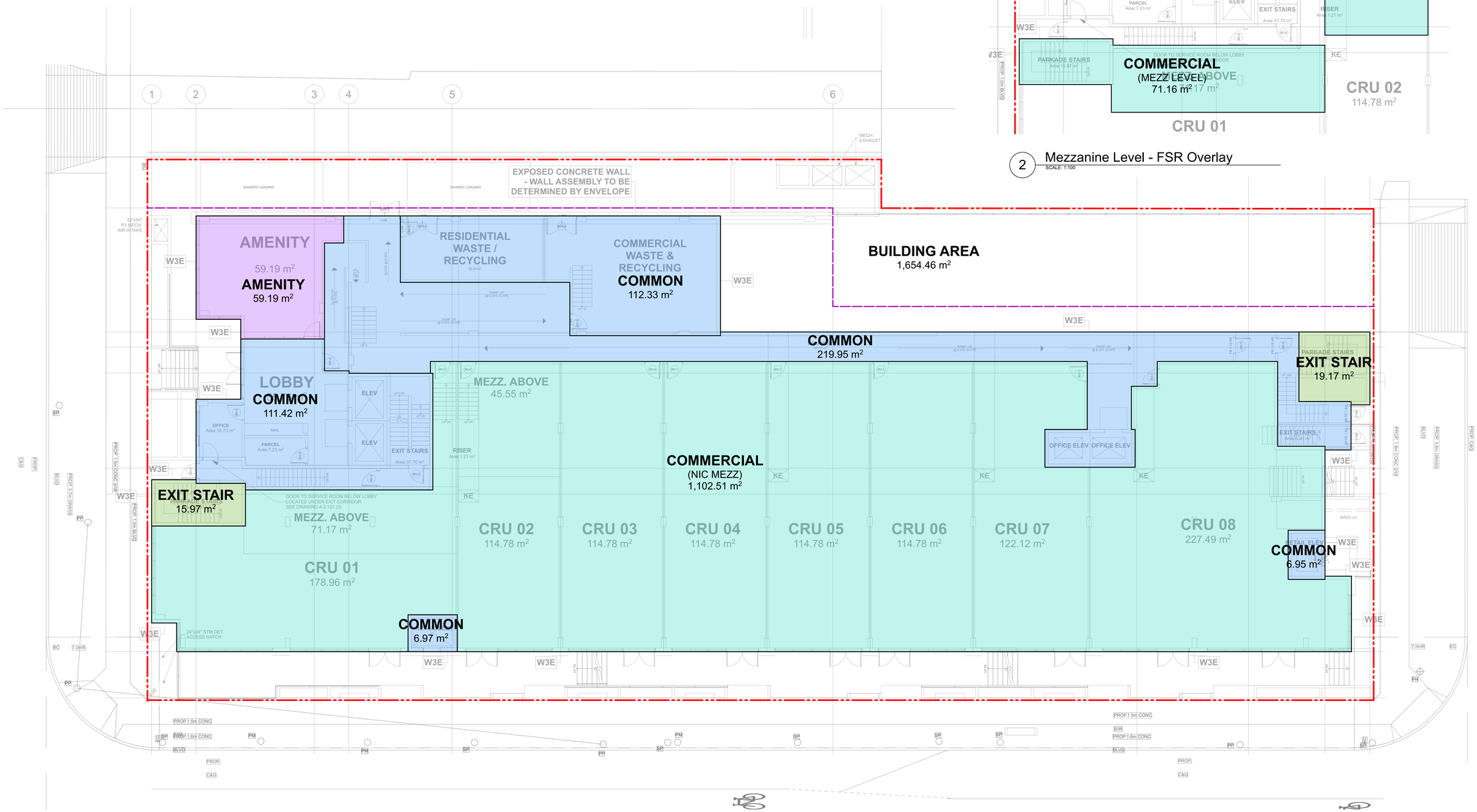
22599	[PROJECT]
1:100	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]

[DRAWING]

A-8.110



2 Mezzanine Level - FSR Overlay
SCALE: 1:100



1 Level 1 - FSR Overlay
SCALE: 1:100

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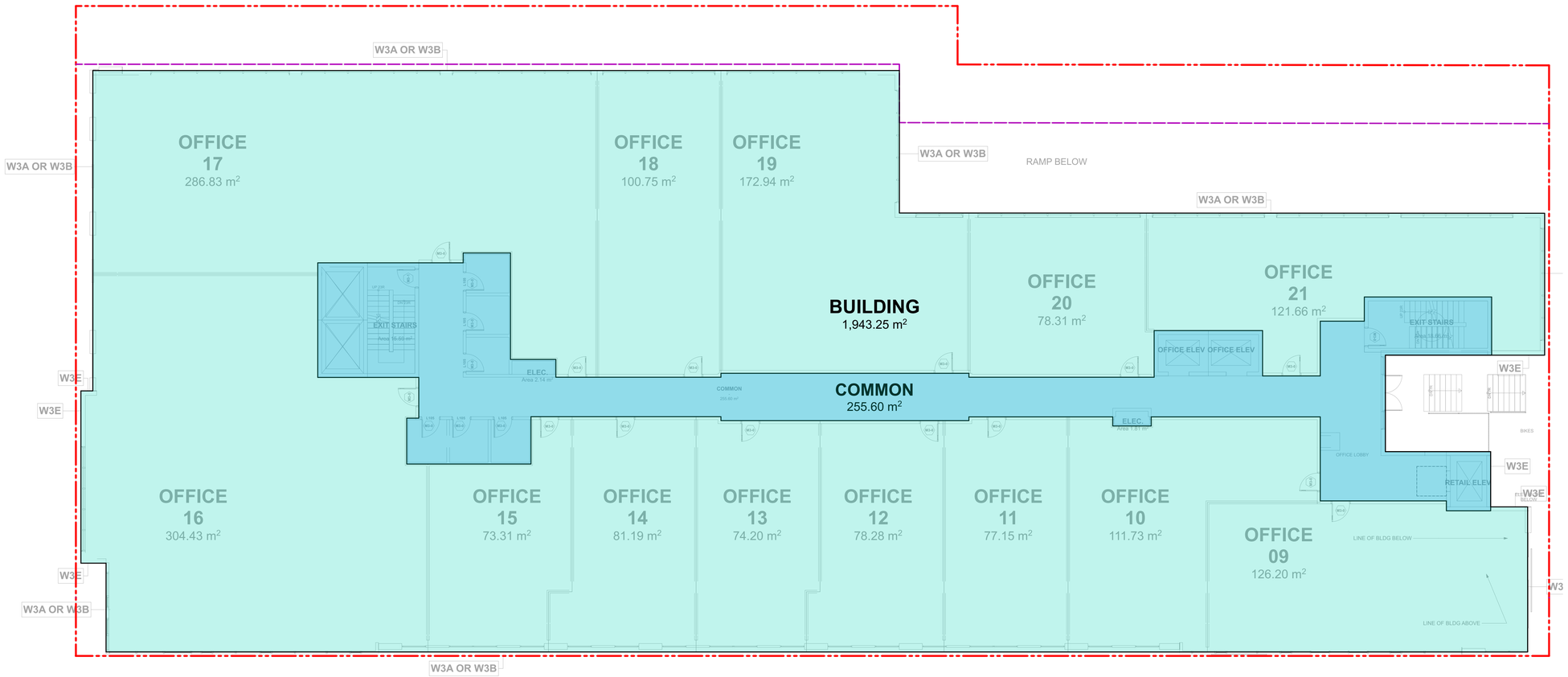
[ARCHITECT SEAL]
REGISTERED ARCHITECT
JAMES K. SHOU
2023-09-08
BRITISH COLUMBIA

[CLIENT]
THIRD SPACE PROPERTIES INC

[PROJECT]
E COLUMBIA ST MIXED USE
145 - 209 E Columbia St
New Westminster, BC

[TITLE]
Level 1 FAR Overlay

[PROJECT] 22599
[SCALE] 1:100
[DATE] Friday, September 8, 2023
[ISSUE] 03 - RZ/DP RESUBMISSION
[DRAWING] A-8.210



1 Level 2 - FSR Overlay
SCALE: 1:100

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
MICHAEL P. SCHAFER
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

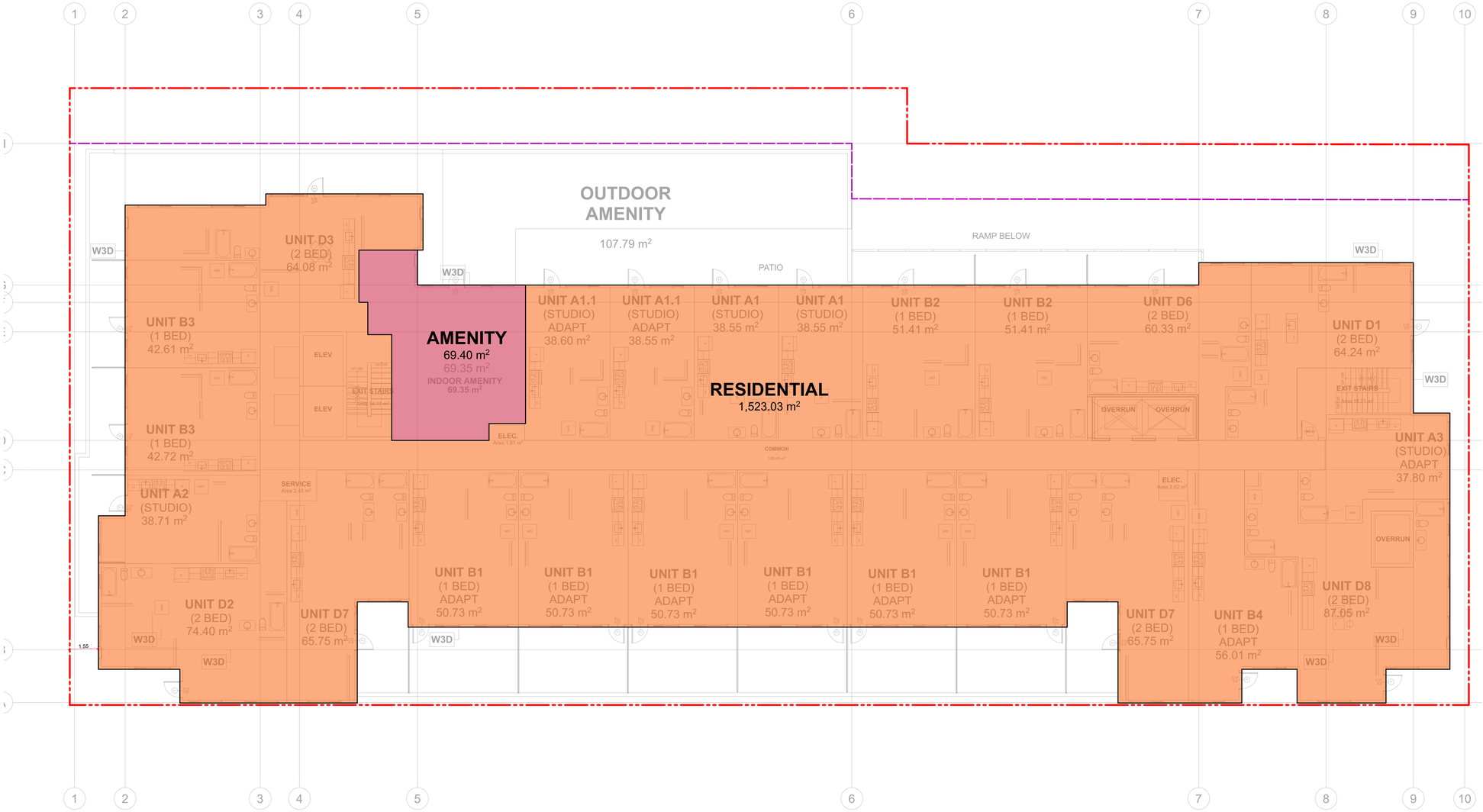
[TITLE]

Level 2 FAR Overlay

22599	[PROJECT]
1:100	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]

[DRAWING]

A-8.220



1 Level 3 - FSR Overlay
SCALE: 1:100

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[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAUN S. SANG
2023-09-08
BRITISH COLUMBIA

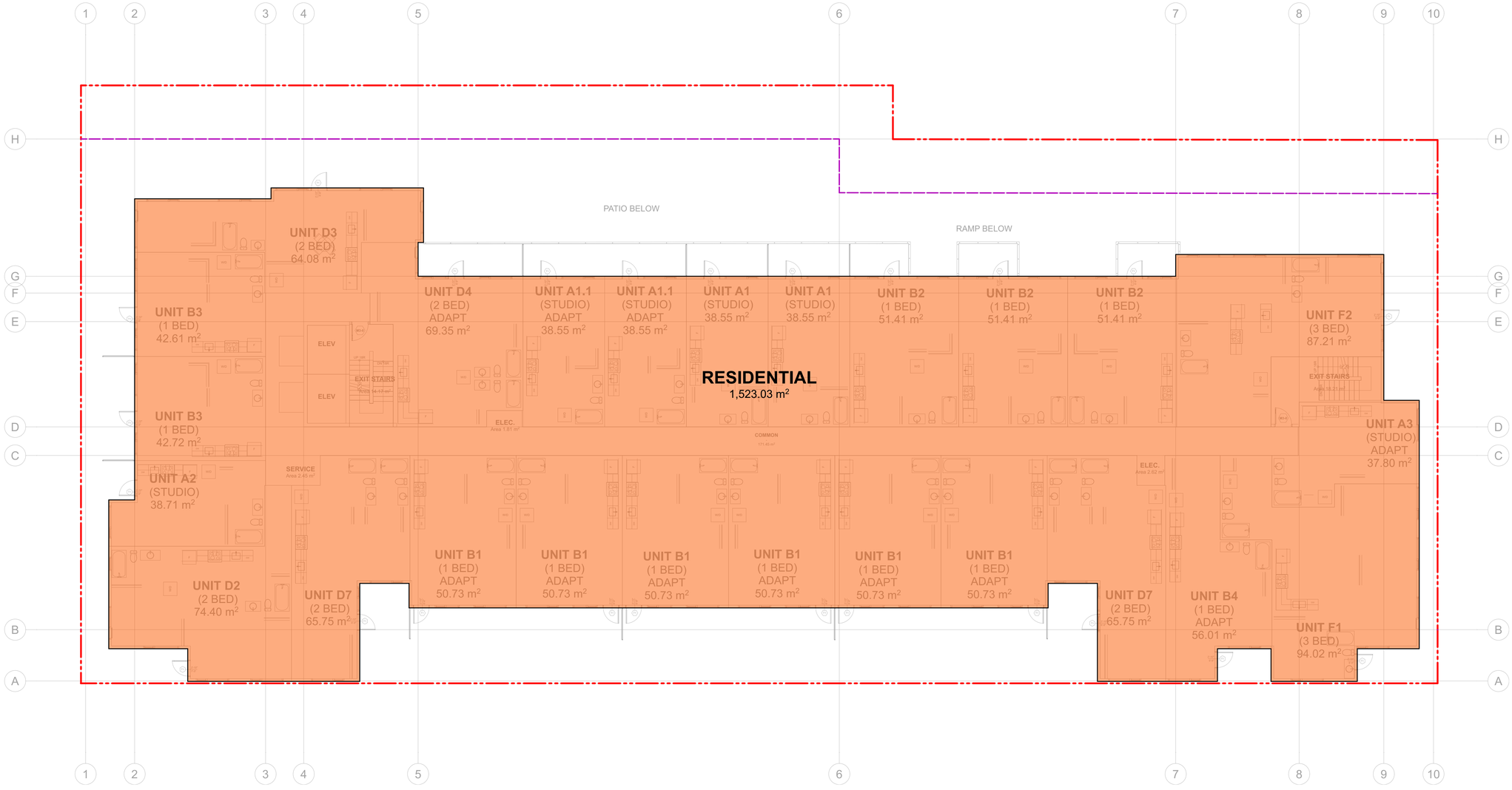
[CLIENT]
THIRD SPACE PROPERTIES INC

[PROJECT]
E COLUMBIA ST MIXED USE
145 - 209 E Columbia St
New Westminster, BC

[TITLE]
Level 3 FAR Overlay

[PROJECT] 22599
[SCALE] 1:100
[DATE] Friday, September 8, 2023
[ISSUE] 03 - RZ/DP RESUBMISSION

[DRAWING]
A-8.230



1 Level 4 - FSR Overlay
SCALE: 1:100

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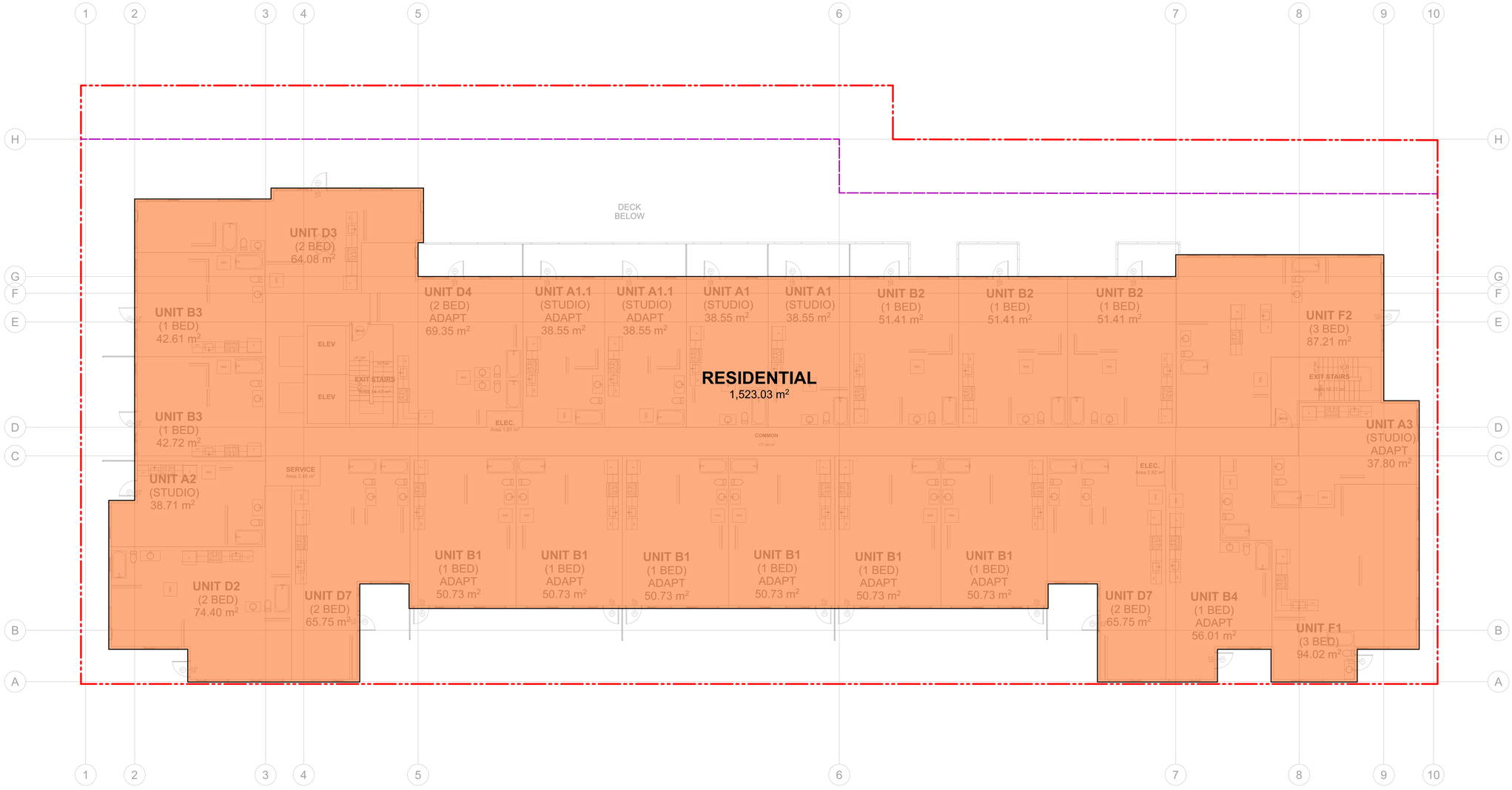
[ARCHITECT SEAL]
REGISTERED ARCHITECT
JAMES F. SKOK
2023-09-08
BRITISH COLUMBIA

[CLIENT]
THIRD SPACE PROPERTIES INC

[PROJECT]
E COLUMBIA ST MIXED USE
145 - 209 E Columbia St
New Westminster, BC

[TITLE]
Level 4 FAR Overlay

[PROJECT] 22599
[SCALE] 1:100
[DATE] Friday, September 8, 2023
[ISSUE] 03 - RZ/DP RESUBMISSION
[DRAWING] A-8.240



1 Level 5 - FSR Overlay
SCALE: 1:100

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[PROJECT TEAM]

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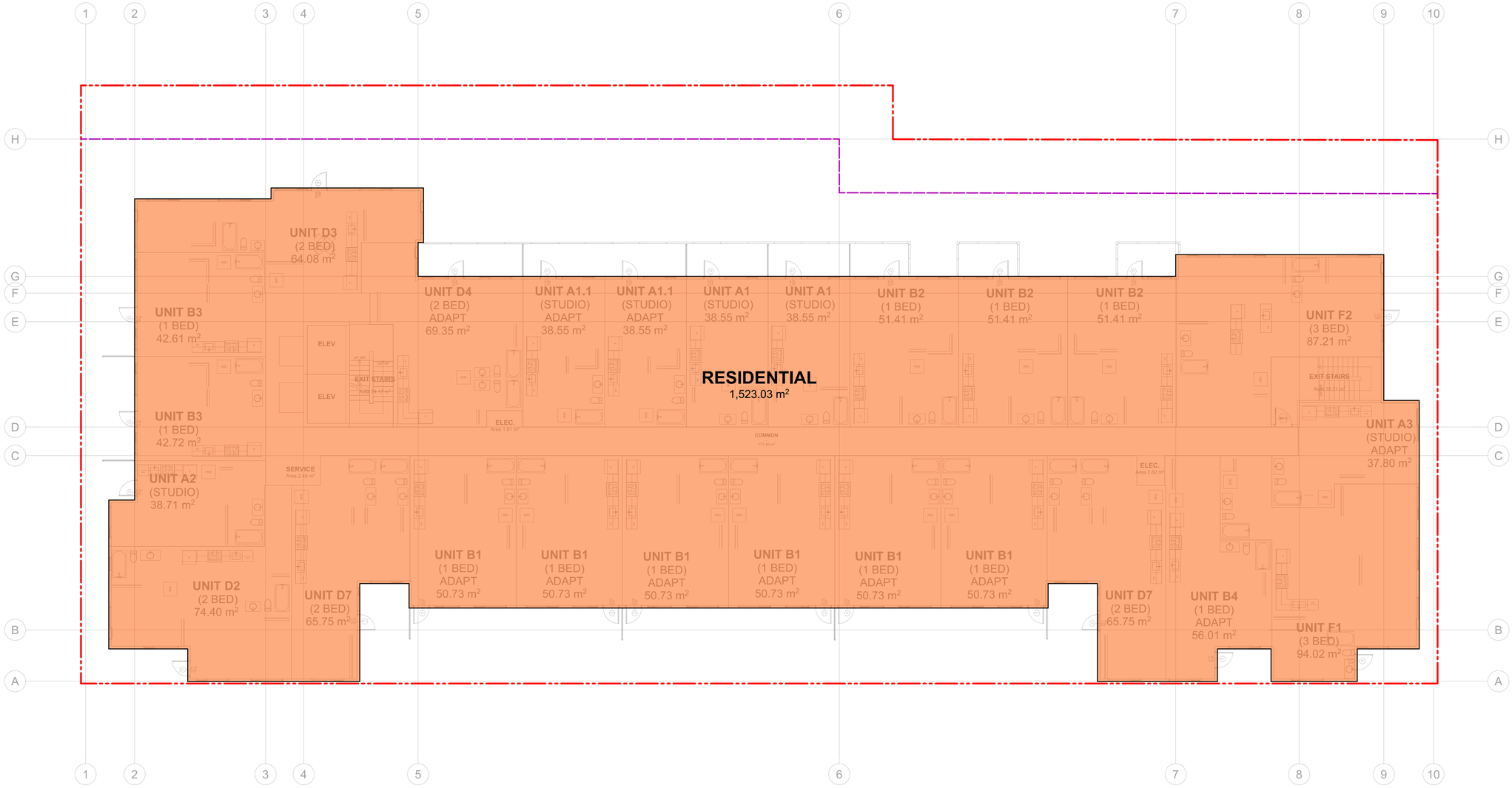
[ARCHITECT SEAL]
REGISTERED ARCHITECT
MARIUS F. SAUCA
2023-09-08
BRITISH COLUMBIA

[CLIENT]
THIRD SPACE PROPERTIES INC

[PROJECT]
E COLUMBIA ST MIXED USE
145 - 209 E Columbia St
New Westminster, BC

[TITLE]
Level 5 FAR Overlay

[PROJECT] 22599
[SCALE] 1:100
[DATE] Friday, September 8, 2023
[ISSUE] 03 - RZ/DP RESUBMISSION
[DRAWING] A-8.250



1 Level 6 - FSR Overlay
SCALE: 1:100

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[PROJECT TEAM]

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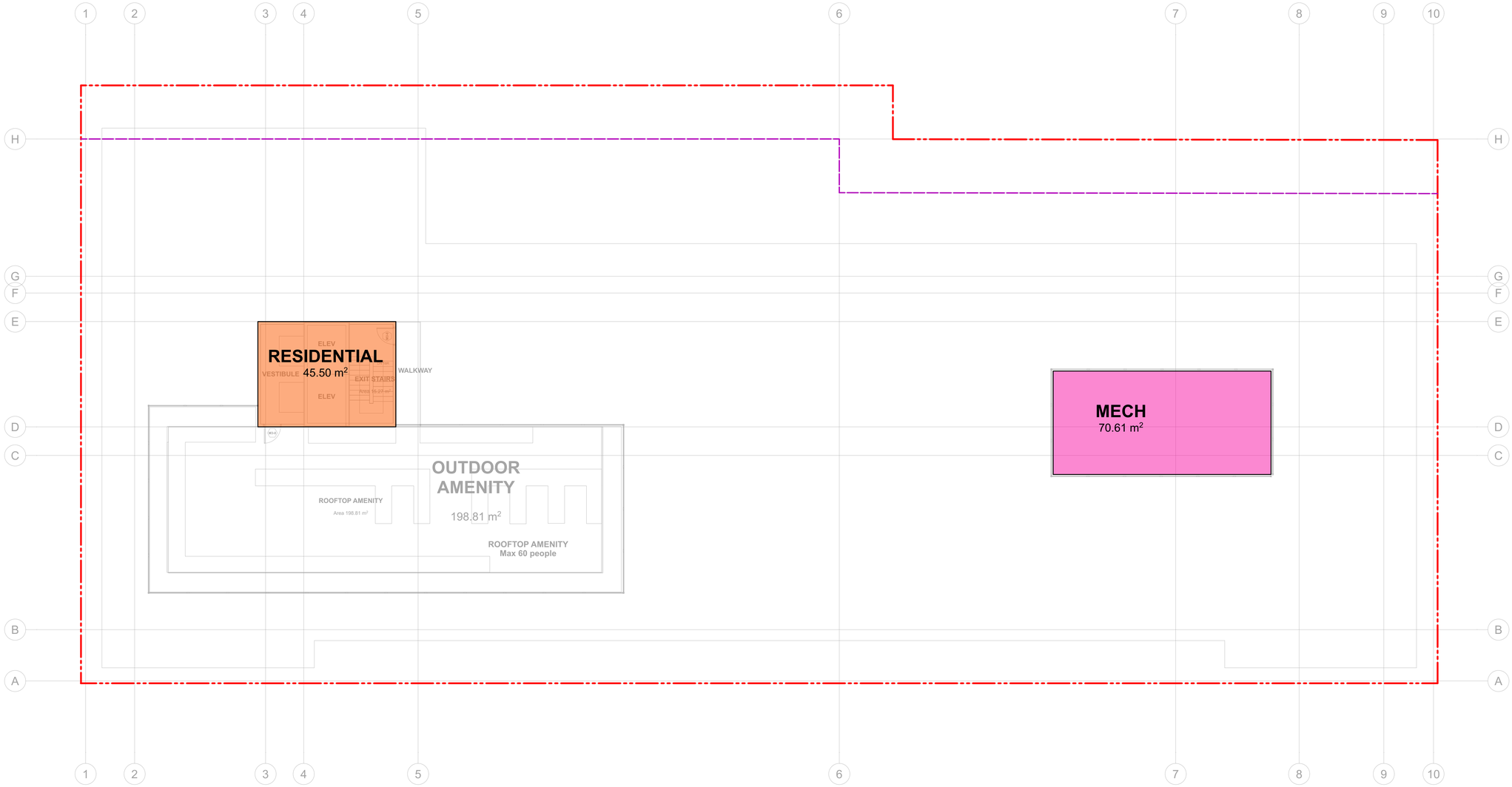
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAWN F. SHOK
2023-09-08
BRITISH COLUMBIA

[CLIENT]
THIRD SPACE PROPERTIES INC

[PROJECT]
E COLUMBIA ST MIXED USE
145 - 209 E Columbia St
New Westminster, BC

[TITLE]
Level 6 FAR Overlay

[PROJECT] 22599
[SCALE] 1:100
[DATE] Friday, September 8, 2023
[ISSUE] 03 - RZ/DP RESUBMISSION
[DRAWING] A-8.260



1 Lower Roof - FSR Overlay
SCALE: 1:100

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[PROJECT TEAM]

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
MARCUS F. SIEGLER
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Roof Level FAR Overlay

[PROJECT] 22599

[SCALE] 1:100

[DATE] Friday, September 8, 2023

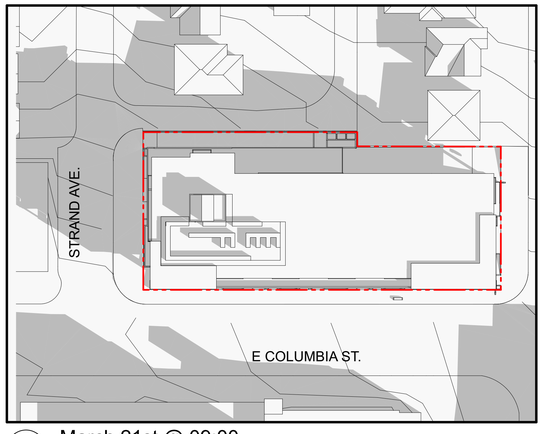
[ISSUE] 03 - RZ/DP RESUBMISSION

[DRAWING]

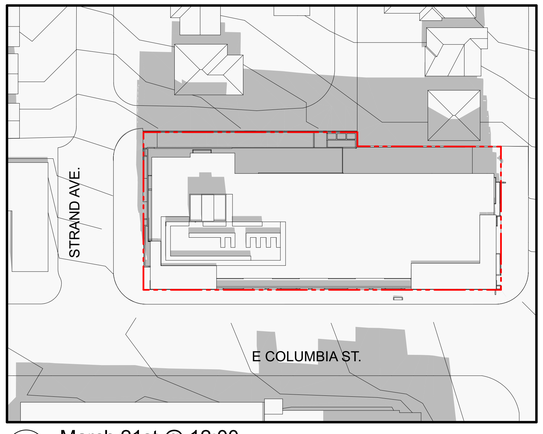
A-8.270

Spring Equinox
March 21st

EQUINOX



1 March 21st @ 09:00



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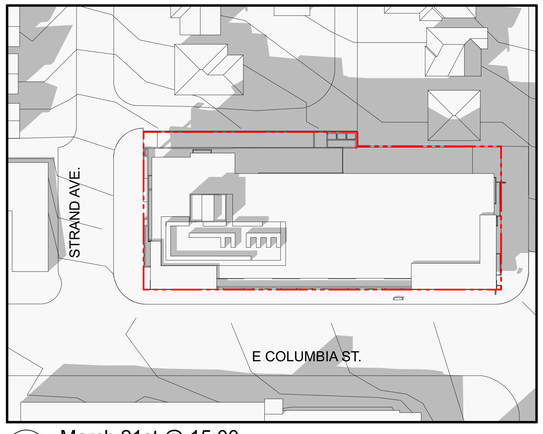

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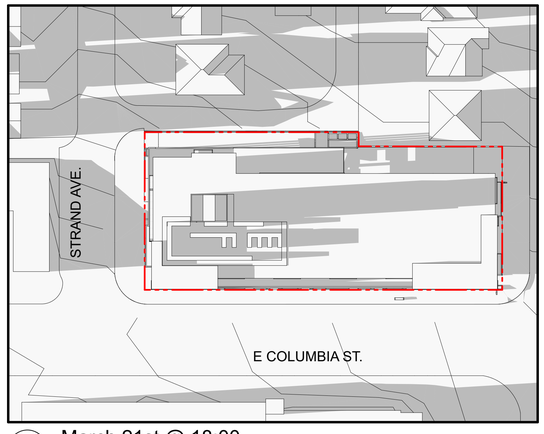
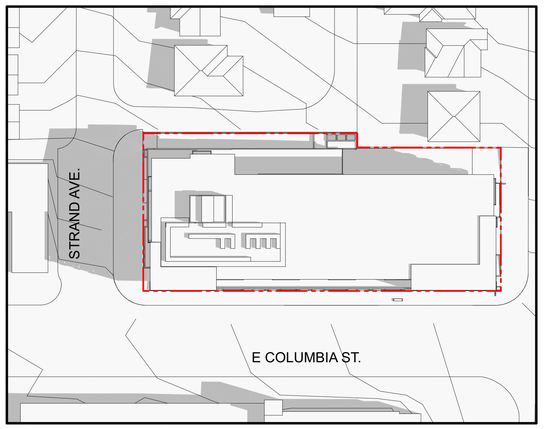
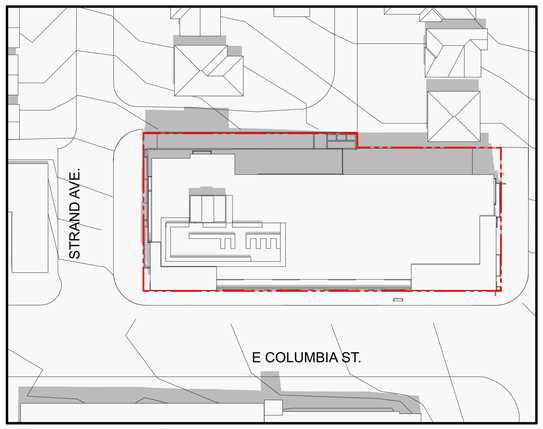


4 March 21st @ 18:00

Summer
June 21st



1 June 21st @ 9:00



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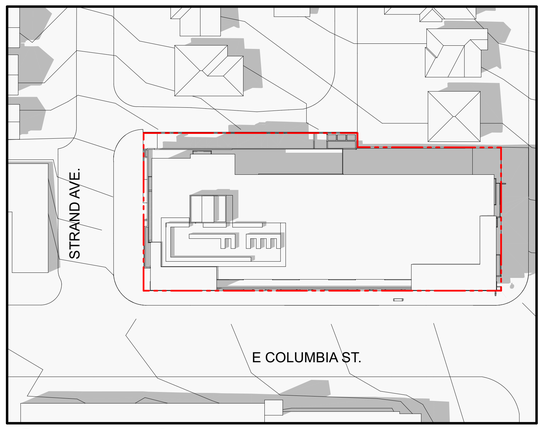

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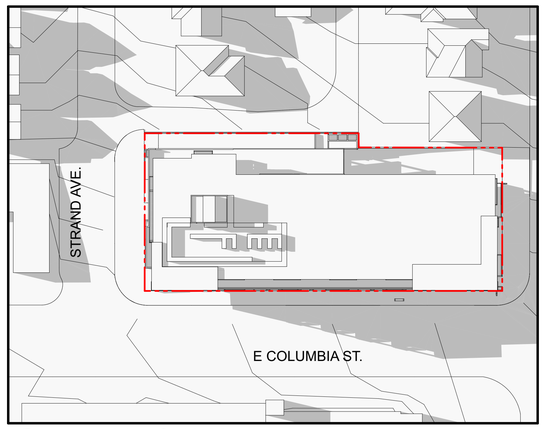

4 June 21st @ 18:00

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[PROJECT TEAM]

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIMMUS Y SACHS
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Shadow Study

22599 [PROJECT]

[SCALE]

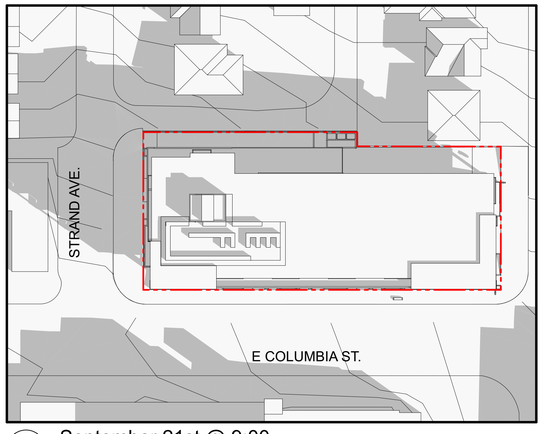
Friday, September 8, 2023 [DATE]

03 - RZ/DP RESUBMISSION [ISSUE]

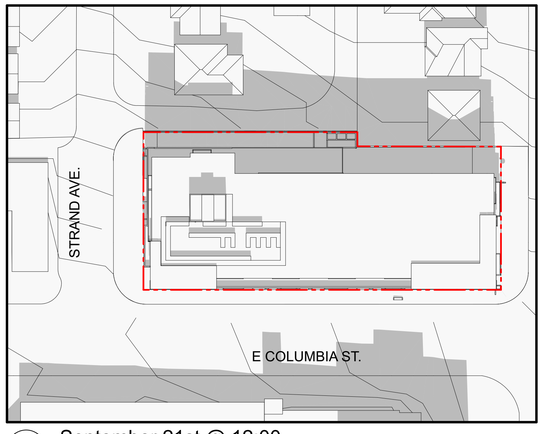
[DRAWING]

A-8.501

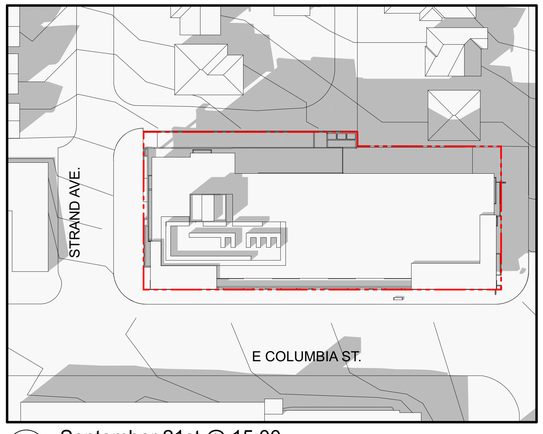
Autumn Equinox
September 21st



1 September 21st @ 9:00
SCALE: 1:512



2 September 21st @ 12:00
SCALE: 1:512



3 September 21st @ 15:00
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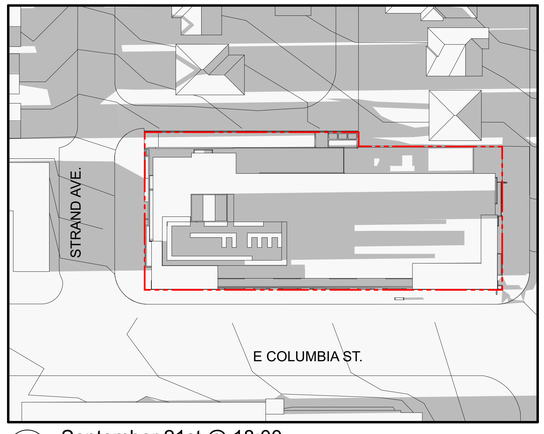
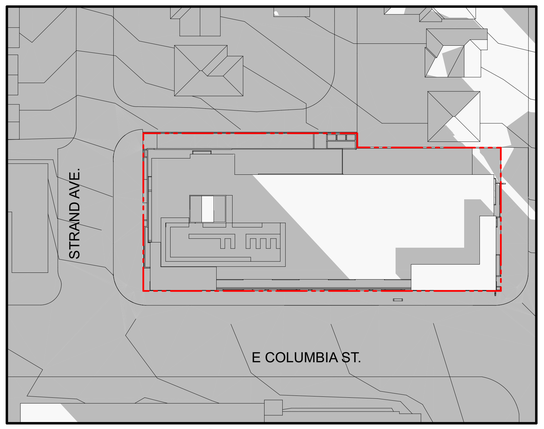


4 September 21st @ 18:00
SCALE: 1:512

Winter
December 21st



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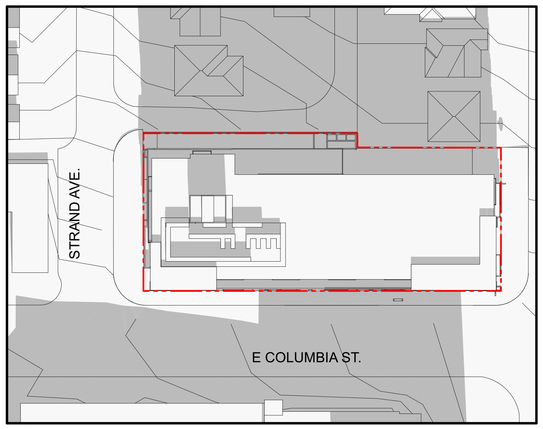

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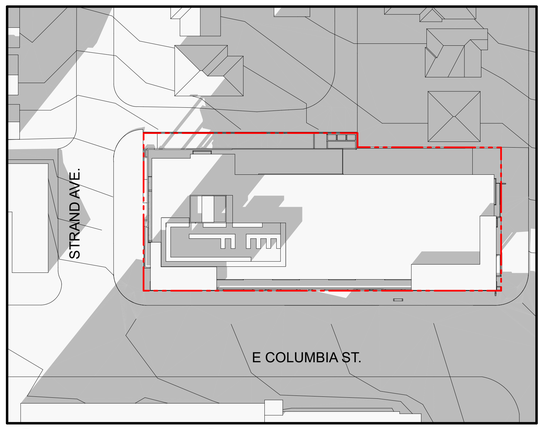

7 December 21st @ 15:00
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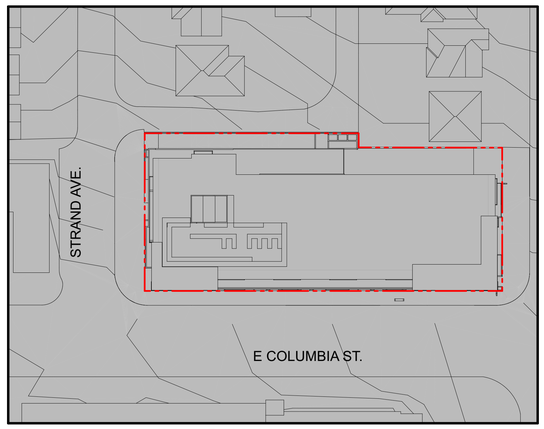

8 December 21st @ 18:00
SCALE: 1:512

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIMMUS Y SACHS
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Shadow Study

22599 [PROJECT]

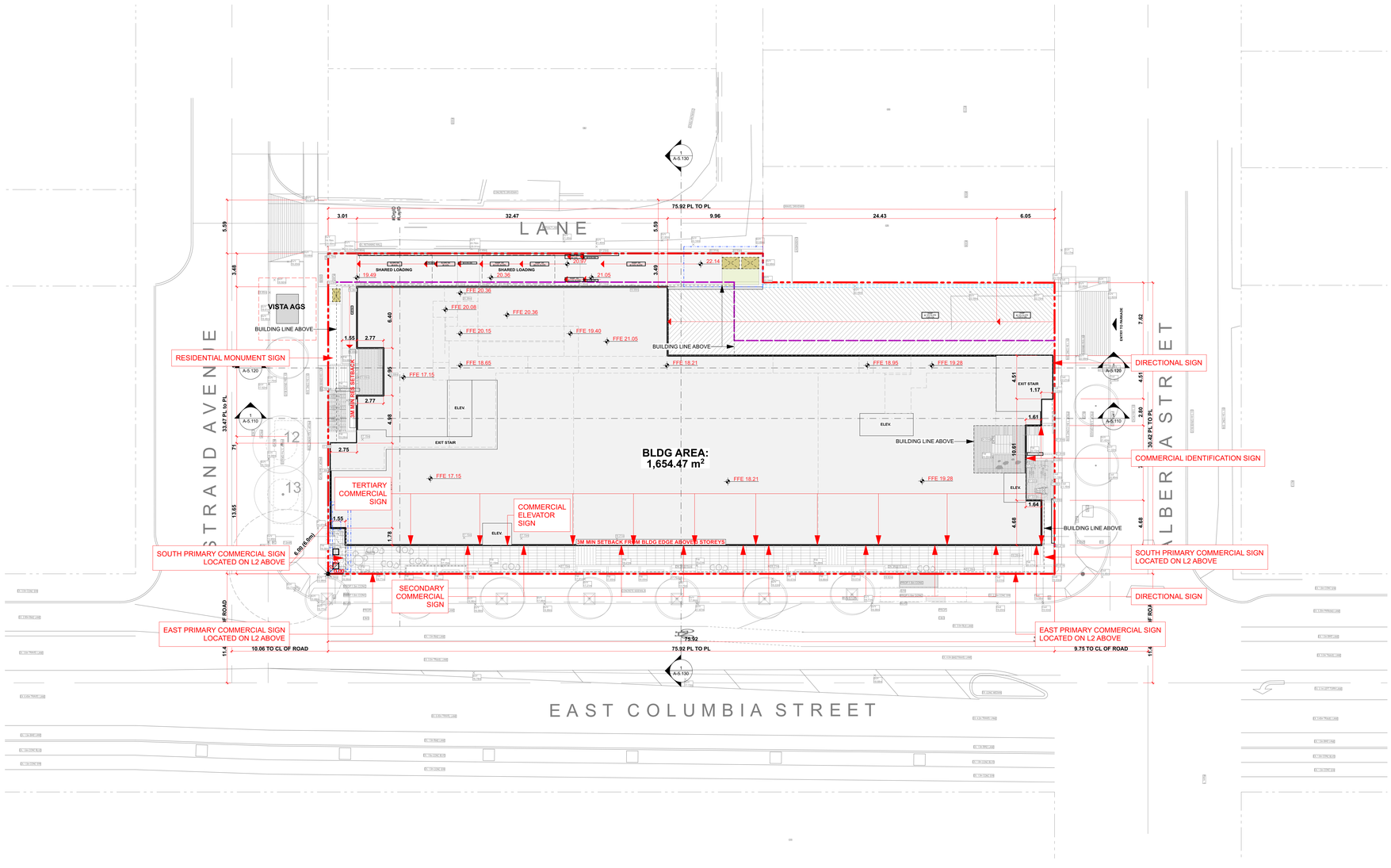
[SCALE]

Friday, September 8, 2023 [DATE]

03 - RZ/DP RESUBMISSION [ISSUE]

[DRAWING]

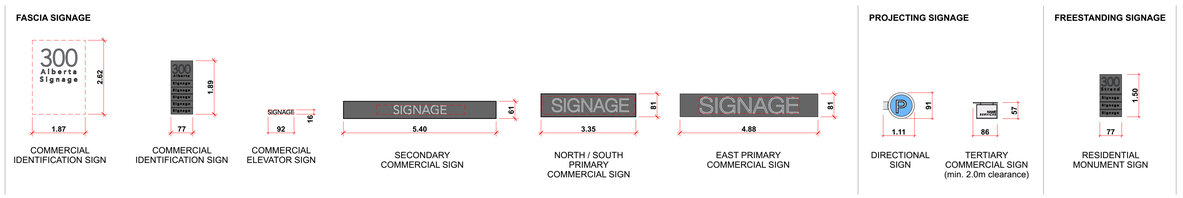
A-8.502



9.1 Sign Area

The maximum **sign area** of any combination of **awning signs**, **canopy signs** and **fascia signs** shall not exceed 1.0 square metre of **sign area** for each 1.0 linear metre of **building** wall to a maximum **sign area** of 14.0 square metres, except in the C-10 Large Format Commercial District to a maximum of 37.2 square meters.

Note: Excerpt taken from Corporation of the city of New Westminster, Sign Bylaw NO. 7867, 2017.



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[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIMAMUS F SAFAI
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Comprehensive Signage Plan

22599	[PROJECT]
1:200	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]

[DRAWING]

A-8.601

1 Building Elevation Signage - North

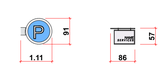
SCALE: 1:100

2 Building Elevation Signage - South

SCALE: 1:100

FASCIA SIGNAGE

PROJECTING SIGNAGE



FREESTANDING SIGNAGE

9.1 Sign Area

The maximum **sign area** of any combination of **awning signs**, **canopy signs** and **fascia signs** shall not exceed 1.0 square metre of **sign area** for each 1.0 linear metre of **building** wall to a maximum **sign area** of 14.0 square metres, except in the C-10 Large Format Commercial District to a maximum of 37.2 square meters.

Note: Excerpt taken from Corporation of the city of New Westminster, Sign Bylaw NO. 7867, 2017.

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[ARCHITECT SEAL]

REGISTERED ARCHITECT SIMMUS F SAHOTA 2023-09-08 BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

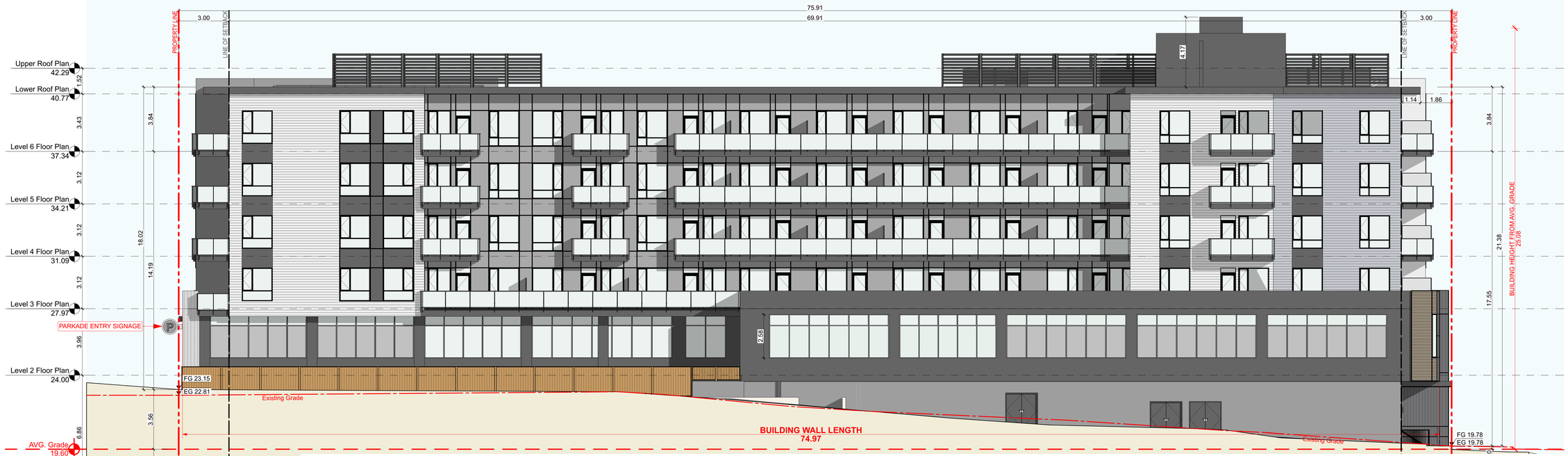
145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Elevation Signage

22599	[PROJECT]
1:100	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]
A-8.602	[DRAWING]

1 Building Elevation Signage - East
SCALE: 1:100

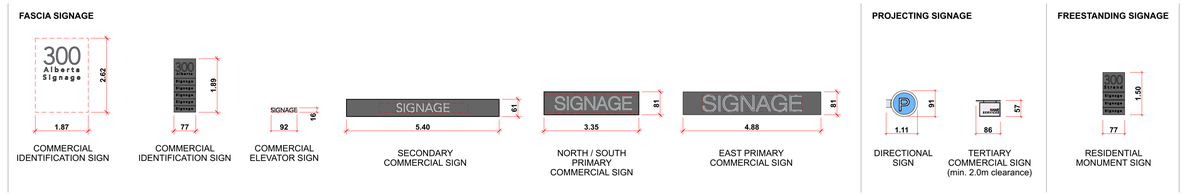


2 Building Elevation Signage - West
SCALE: 1:100

9.1 Sign Area

The maximum **sign area** of any combination of **awning signs**, **canopy signs** and **fascia signs** shall not exceed 1.0 square metre of **sign area** for each 1.0 linear metre of **building** wall to a maximum **sign area** of 14.0 square metres, except in the C-10 Large Format Commercial District to a maximum of 37.2 square meters.

Note: Excerpt taken from Corporation of the city of New Westminster, Sign Bylaw NO. 7867, 2017.



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[ARCHITECT SEAL]

REGISTERED ARCHITECT
JAMES F SCHUMUS
2023-09-08
BRITISH COLUMBIA

[CLIENT]

THIRD SPACE PROPERTIES INC

[PROJECT]

E COLUMBIA ST MIXED USE

145 - 209 E Columbia St
New Westminster, BC

[TITLE]

Elevation Signage

22599	[PROJECT]
1:100	[SCALE]
Friday, September 8, 2023	[DATE]
03 - RZ/DP RESUBMISSION	[ISSUE]
A-8.603	[DRAWING]