

Appendix A  
*Applicant Submission Package*  
*(Architectural/Landscape*  
*Drawings)*

ARCHITECTURE INC.

# SMARTSTOP SELF - STORAGE

## 805 BOYD STREET, NEW WESTMINSTER, B.C.

### APPLICATION FOR DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT



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FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION

- GENERAL NOTES TYPICAL:**
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
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NO.	DATE	DESCRIPTION
1	2022-04-14	FOR DEVELOPMENT PERMIT
2	2022-04-19	FOR DPA
3	2022-04-22	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION
4	2022-04-24	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION
5	2022-04-26	REVISIONS

DESIGNER:

CIVIL:

ELECTRICAL:

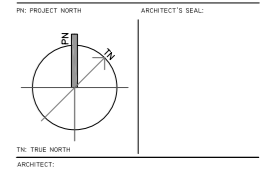
MECHANICAL:

STRUCTURAL:

PLANNER AND LANDSCAPE:



CLIENT:  
SMARTCENTRES  
11120 HORSESHOE WAY  
SUITE 201, RICHMOND, BC V7A 5H7  
TEL: 604 448 9112

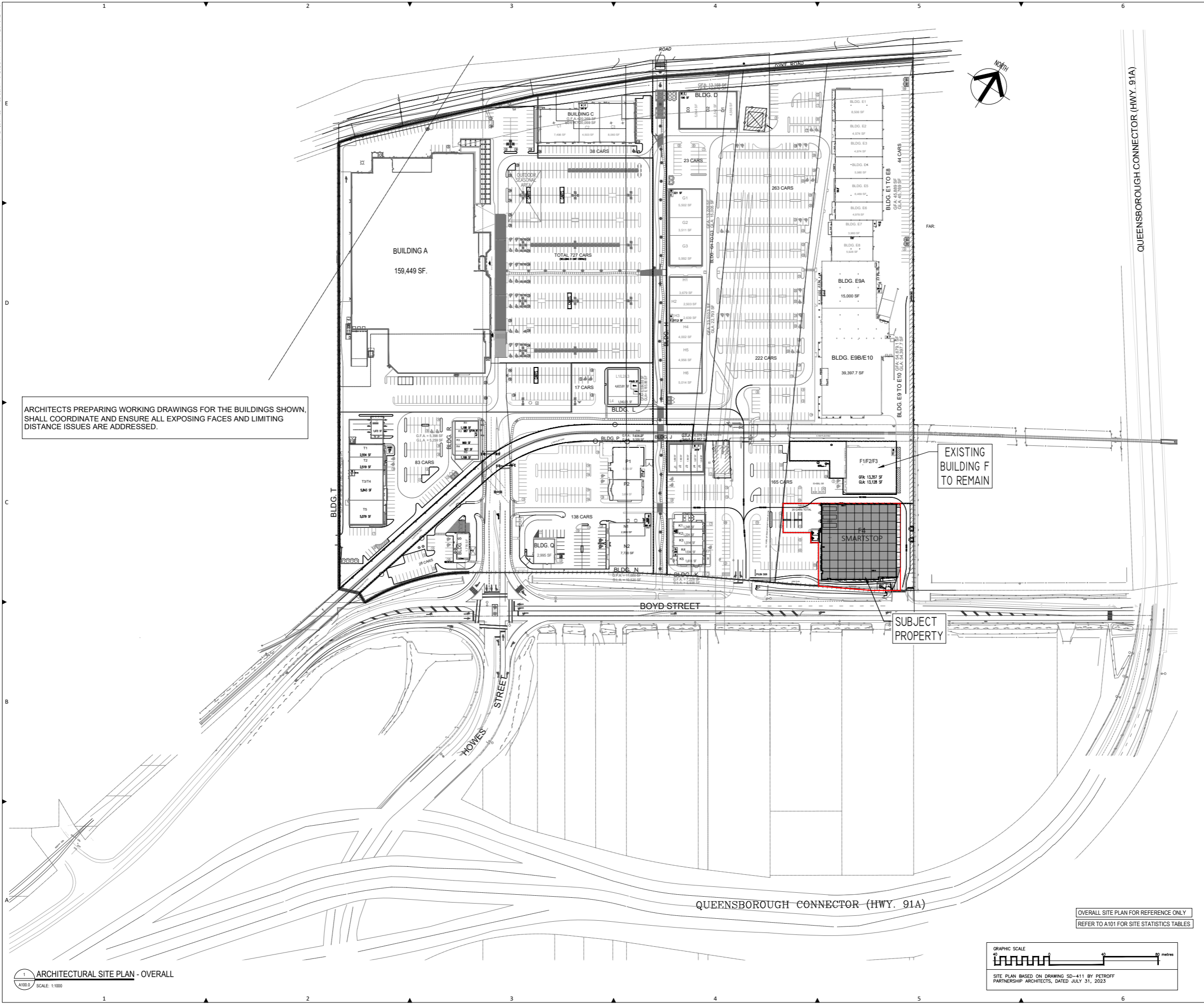


WPT PROJECT #: 2020-0157-01 MUNICIPAL #: \_\_\_\_\_  
CLIENT PROJECT #: \_\_\_\_\_ CLIENT CONTRACT #: \_\_\_\_\_

PROJECT NAME AND LOCATION: SMARTSTOP  
805 BOYD ST  
NEW WESTMINSTER, BC

SHEET NAME: COVER PAGE

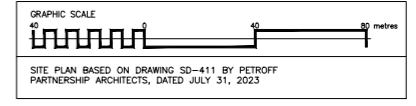
SCALE: N.T.S.  
DRAWN BY: XGM SHEET #: A001



ARCHITECTS PREPARING WORKING DRAWINGS FOR THE BUILDINGS SHOWN, SHALL COORDINATE AND ENSURE ALL EXPOSING FACES AND LIMITING DISTANCE ISSUES ARE ADDRESSED.

1 ARCHITECTURAL SITE PLAN - OVERALL  
A100.0 SCALE: 1:1000

OVERALL SITE PLAN FOR REFERENCE ONLY  
REFER TO A101 FOR SITE STATISTICS TABLES



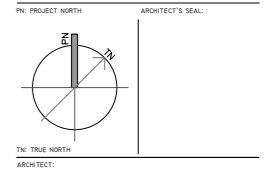
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2	2023-02-01	FOR DISCUSSION PURPOSES
1	2022-09-22	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION
#	YYYY-MM-DD	REVISIONS

DESIGNER:  
 CIVIL:  
 ELECTRICAL:  
 MECHANICAL:  
 STRUCTURAL:  
 PLANNER AND LANDSCAPE:



CLIENT LOGO:  
 CLIENT:  
 SMARTCENTRES  
 11120 HORSESHOE WAY  
 SUITE 201, RICHMOND, BC V7A 5H7  
 TEL: 604 448 9112

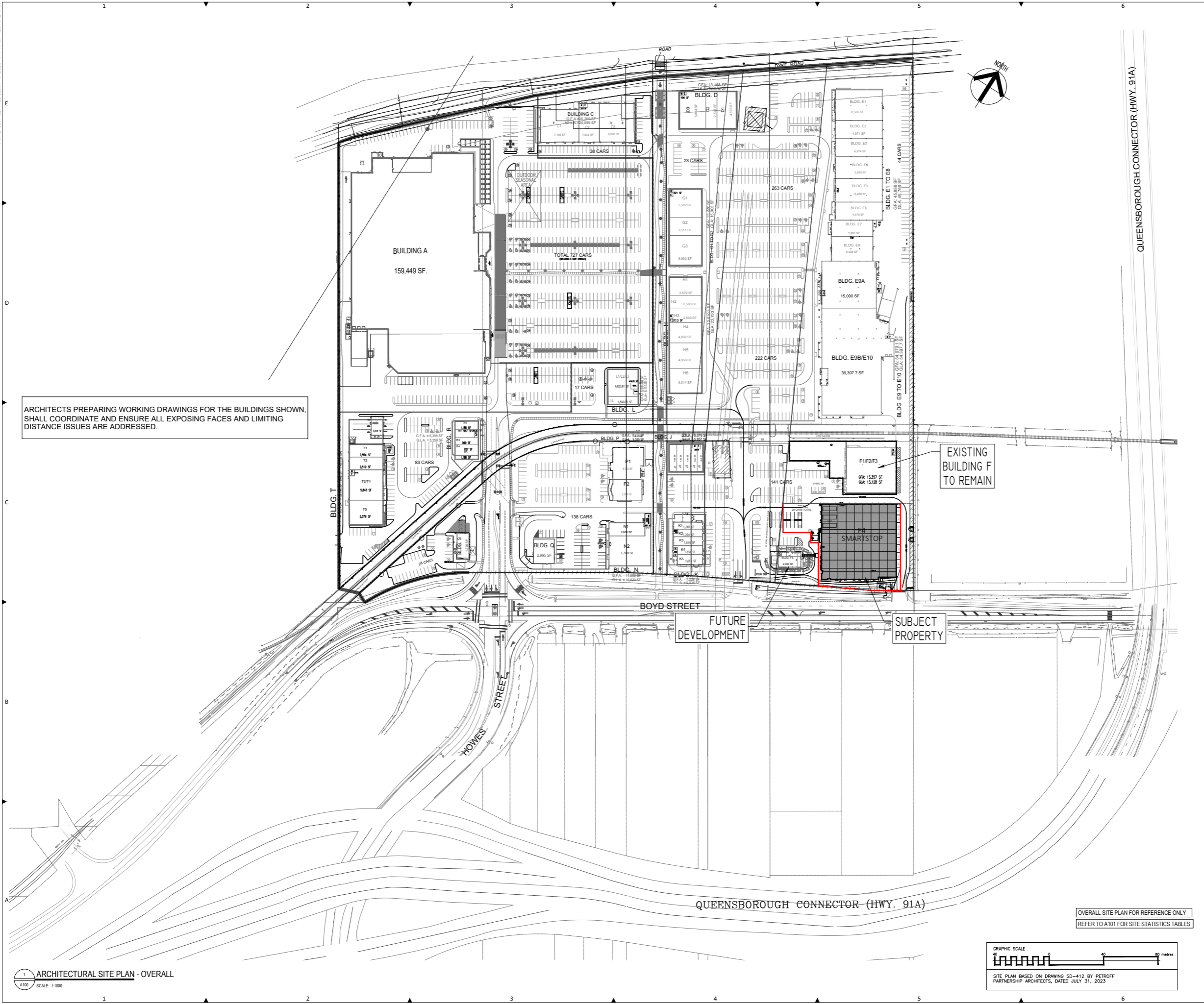


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 CLIENT PROJECT #: [ ]  
 MUNICIPAL #: [ ]  
 CLIENT CONTRACT #: [ ]

PROJECT NAME AND LOCATION:  
 SMARTSTOP  
 805 BOYD ST  
 NEW WESTMINSTER, BC

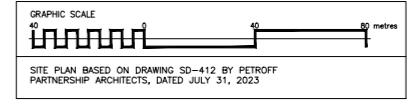
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 ARCHITECTURAL SITE PLAN

SCALE: 1:200  
 SHEET #: A100.0  
 DRAWN BY: XGM/A.F



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SCALE: 1:1000



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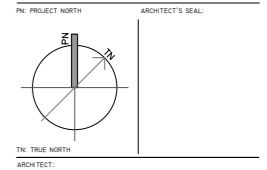
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14	2023-03-31	FOR COORDINATION
1	YYYY-MM-DD	REVISIONS

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STRUCTURAL:  
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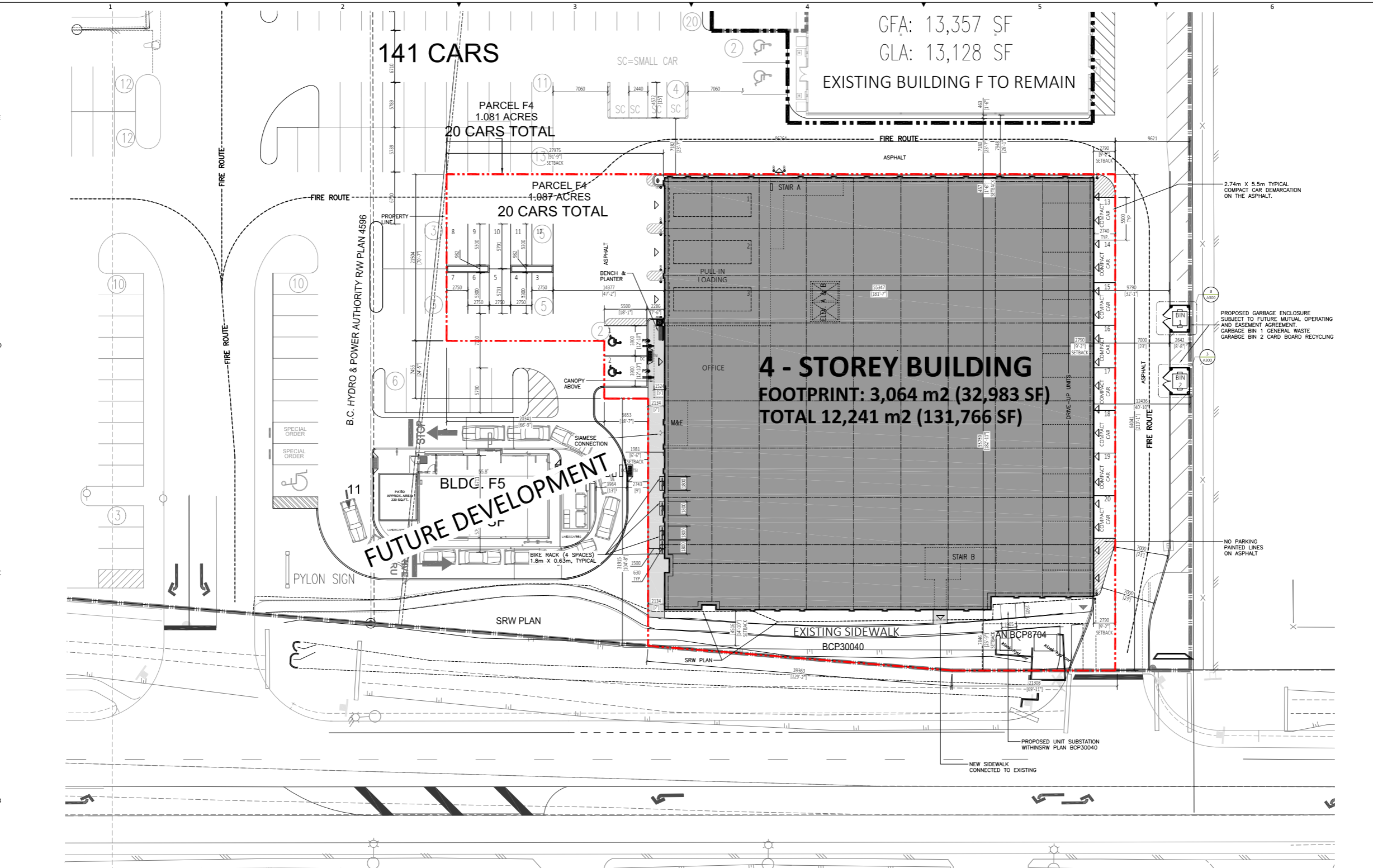


WPT PROJECT #: 2023-0057-01  
MUNICIPAL #: CLIENT PROJECT #: CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:  
SMARTSTOP  
805 BOYD ST  
NEW WESTMINSTER, BC

SHEET NAME:  
ARCHITECTURAL SITE PLAN

SCALE: 1:200  
SHEET #: A100  
DRAWN BY: XGM/A.F



GFA: 13,357 SF  
 GLA: 13,128 SF  
 EXISTING BUILDING F TO REMAIN

141 CARS

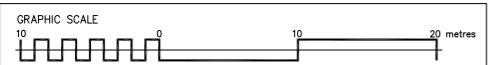
PARCEL F4  
 1.081 ACRES  
 20 CARS TOTAL

PARCEL F4  
 1.087 ACRES  
 20 CARS TOTAL

**4 - STOREY BUILDING**  
 FOOTPRINT: 3,064 m<sup>2</sup> (32,983 SF)  
 TOTAL 12,241 m<sup>2</sup> (131,766 SF)

**FUTURE DEVELOPMENT**

1 ARCHITECTURAL SITE PLAN  
 A101 SCALE: 1:200



SITE PLAN BASED ON DRAWING SD-412 BY PETROFF PARTNERSHIP ARCHITECTS, DATED JULY 31, 2023

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17	2023-04-27	FOR DPA
16	2023-04-12	FOR REVIEW
15	2023-03-28	FOR COORDINATION
1	YYYY-MM-DD	REVISED

DESIGNER:

CIVIL:

ELECTRICAL:

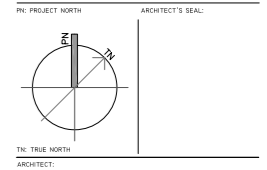
MECHANICAL:

STRUCTURAL:

PLANNER AND LANDSCAPE:



CLIENT:  
 SMARTCENTRES  
 11120 HORSESHOE WAY  
 SUITE 201, RICHMOND, BC V7A 5H7  
 TEL: 604 448 9112



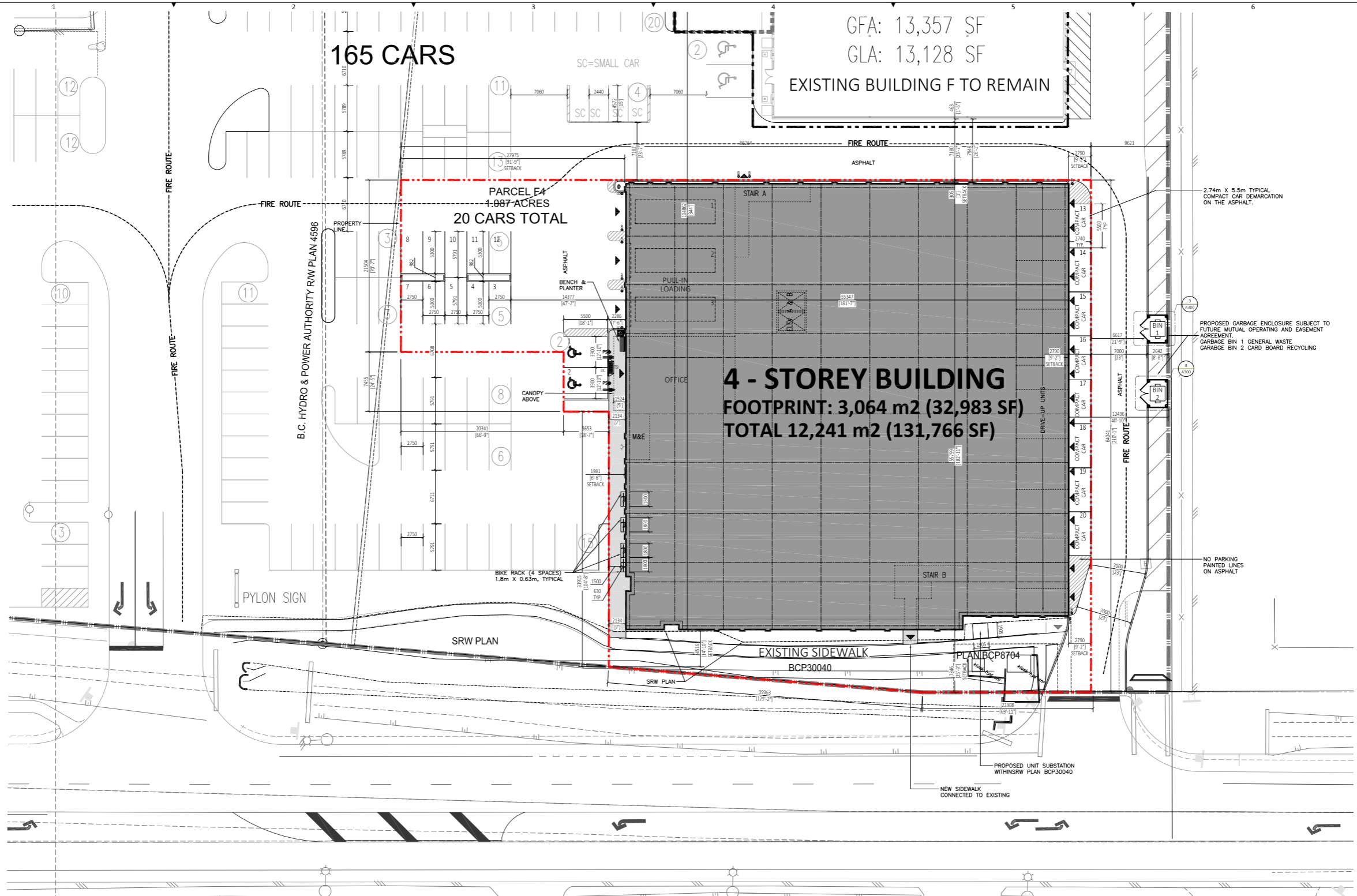
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 MUNICIPAL #:  
 CLIENT PROJECT #:  
 CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:  
 SMARTSTOP  
 805 BOYD ST  
 NEW WESTMINSTER, BC

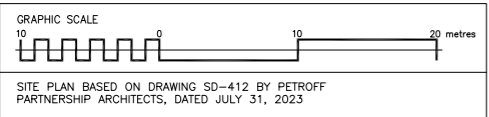
ARCHITECTURAL SITE PLAN

SCALE: 1:200  
 SHEET #: A101  
 DRAWN BY: XGM/AF

SITE STATISTICS		
Section	Proposed*	
Min. Lot Area	47,362 ft <sup>2</sup> (4,400 m <sup>2</sup> ) (1.087 Acres) (0.44 Hectares)	
Building Footprint	32,983 ft <sup>2</sup> (3,064 m <sup>2</sup> )	
Total Building Area (GFA)	131,766 ft <sup>2</sup> (12,241 m <sup>2</sup> )	
Total Building Area (GLA)	92,560 ft <sup>2</sup> (8,599 m <sup>2</sup> )	
Total # of Units	1,081 (TO BE CONFIRMED AT PERMIT STAGE)	
Min. Lot Frontage	N/A	
Lot Coverage	69.64%	
Floor Space Ratio (FSR)	Per MP 2.78	
Setbacks	Front (West)	1.981m (6'-6")
	Rear (East)	2.790m (9'-2")
	Side (Interior - North)	0.305m (1'-0")
	Side (Exterior - South)	4.516m (14'-10")
Building Height	19.87m (65'-2 1/2") Measured from the site datum (3.53m), Ground Floor FFE to the top of Roof	
Off-street parking	Municipal required 38 (2 accessible stalls) 20 (including 2 accessible) Parking ratio: 0.15/1,000 SF (GFA)	
Loading Spaces	Municipal required 5 3 interior	
Bicycle parking	Municipal required 72 short term and 12 long term 4 short term	



**1 ARCHITECTURAL SITE PLAN**  
A101 SCALE: 1:200



SITE STATISTICS		
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Total Building Area (GLA)	92,560 ft <sup>2</sup> (8,599 m <sup>2</sup> )	
Total # of Units	1,081 (TO BE CONFIRMED AT PERMIT STAGE)	
Min. Lot Frontage	N/A	
Lot Coverage	69.64%	
Floor Space Ratio (FSR)	Per MP 2.78	
Setbacks	Front (West)	1.98m (6'-6")
	Rear (East)	2.790m (9'-2")
	Side (Interior - North)	0.305m (1'-0")
	Side (Exterior - South)	4.510m (14'-0")
Building Height	19.87m (65'-2 1/2") Measured from the site datum (3.53m), Ground Floor FFE to the top of Roof	
Off-street parking	Municipal required 38 (2 accessible stalls) 20 (including 2 accessible) Parking ratio: 0.15/1,000 SF (GFA)	
Loading Spaces	Municipal required 5 3 interior	
Bicycle parking	Municipal required 72 (short term and 12 long term) 4 5'x10' term	

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|-----|------------|--|
| 1   | 2023-09-22 | FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION |
| 2   | 2023-02-02 | FOR DISCUSSION PURPOSES  |
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| 4   | 2023-03-31 | FOR COORDINATION   |
| 5   | 2023-04-12 | FOR REVIEW   |
| 6   | 2023-04-27 | FOR DPA  |
| 7   | 2023-04-05 | FOR COORDINATION   |
| 8   | 2023-08-01 | FOR COORDINATION   |
| 9   | 2023-08-18 | FOR DEVELOPMENT PERMIT   |

DESIGNER:  
CIVIL:  
ELECTRICAL:  
MECHANICAL:  
STRUCTURAL:  
PLANNER AND LANDSCAPE:

CLIENT LOGO:  
**SMARTCENTRES** **SmartStop**  
REAL ESTATE INVESTMENT TRUST  
Self Storage

CLIENT:  
**SMARTCENTRES**  
11120 HORSESHOE WAY  
SUITE 201, RICHMOND, BC V7A 5H7  
TEL: 604 448 9112

PROJECT NORTH  
ARCHITECT'S SEAL



**WPT ARCHITECTURE INC.**  
ARCHITECT AIBC  
wpt@wptarchitecture.ca

WPT PROJECT #:  
2023-0157-01

MUNICIPAL #:  
CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:  
**SMARTSTOP**  
805 BOYD ST  
NEW WESTMINSTER, BC

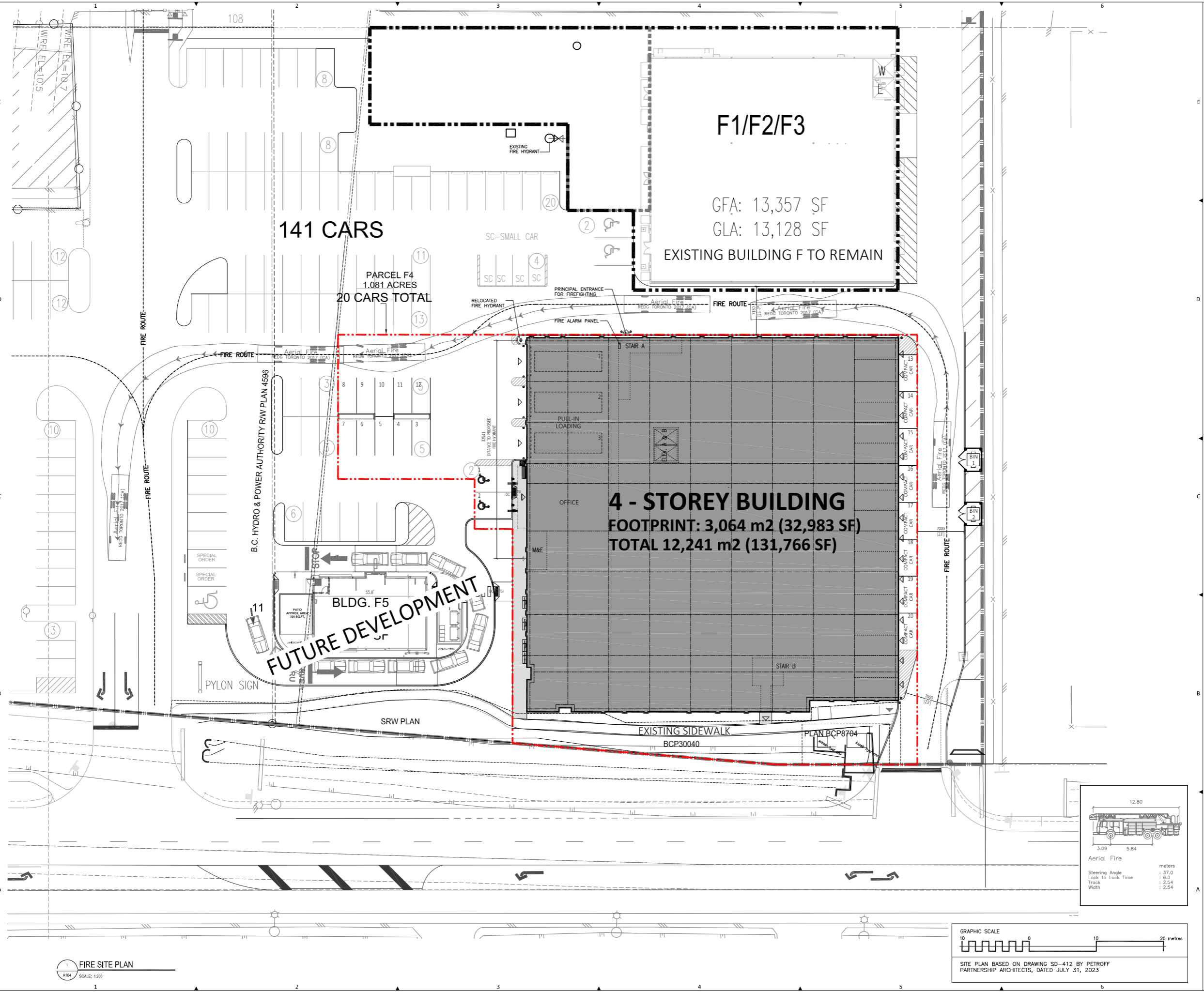
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**ARCHITECTURAL SITE PLAN**

SCALE:  
1:200

SHEET #:  
**A101.0**

DRAWN BY:  
XGM/AF

ARCHITECTURE INC.



F1/F2/F3

GFA: 13,357 SF  
GLA: 13,128 SF

EXISTING BUILDING F TO REMAIN

141 CARS

PARCEL F4  
1.081 ACRES  
20 CARS TOTAL

4 - STOREY BUILDING  
FOOTPRINT: 3,064 m2 (32,983 SF)  
TOTAL 12,241 m2 (131,766 SF)

BLDG. F5

FUTURE DEVELOPMENT

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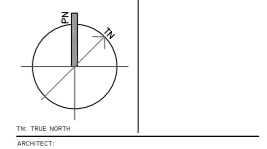
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Revision table with columns for revision number, date, and description.

DESIGNER:  
CIVIL:  
ELECTRICAL:  
MECHANICAL:  
STRUCTURAL:  
PLANNER AND LANDSCAPE:

CLIENT LOGO: SmartCentres, SmartStop Self Storage  
CLIENT: SMARTCENTRES  
11120 HORSESHOE WAY  
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PROJECT NORTH  
ARCHITECT'S SEAL



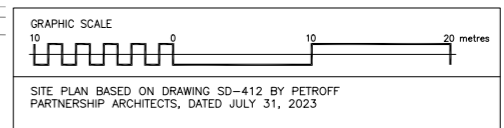
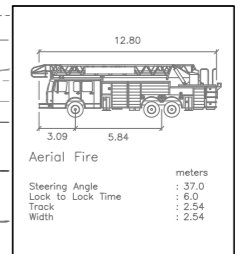
WPT ARCHITECTURE INC.  
ARCHITECT AIBC  
wpt@wptarchitecture.ca

WPT PROJECT #:  
CLIENT PROJECT #:  
MUNICIPAL #:  
CLIENT CONTRACT #:

PROJECT NAME AND LOCATION: SMARTSTOP  
805 BOYD ST  
NEW WESTMINSTER, BC

SHEET NAME: FIRE SITE PLAN

SCALE: 1:200  
DRAWN BY: XGM  
SHEET #: A104



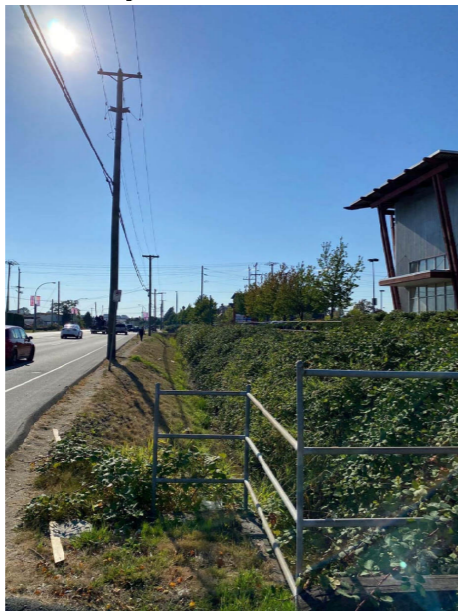
SITE PLAN BASED ON DRAWING SD-412 BY PETROFF PARTNERSHIP ARCHITECTS, DATED JULY 31, 2023

1 FIRE SITE PLAN  
A104 SCALE: 1:200

ARCHITECTURE INC.



1 VIEW LOOKING WEST  
A105 NTS



2 VIEW LOOKING WEST  
A105 NTS



3 VIEW LOOKING EAST  
A105 NTS



4 VIEW LOOKING EAST  
A105 NTS



5 VIEW LOOKING NORTH  
A105 NTS



6 VIEW LOOKING WEST  
A105 NTS



7 VIEW LOOKING NORTH  
A105 NTS



8 VIEW LOOKING WEST  
A105 NTS



9 VIEW LOOKING SOUTH  
A105 NTS

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VARIANCE PERMIT APPLICATION

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PROJECT NORTH ARCHITECT'S SEAL

TRUE NORTH



WPT PROJECT #: 2020-0157 (I)  
MUNICIPAL #: CLIENT PROJECT #: CLIENT CONTRACT #:

PROJECT NAME AND LOCATION: SMARTSTOP  
805 BOYD ST  
NEW WESTMINSTER, BC

SHEET NAME: EXISTING SITE PHOTOS

SCALE: AS NOTED  
DRAWN BY: A/F  
SHEET #: A105



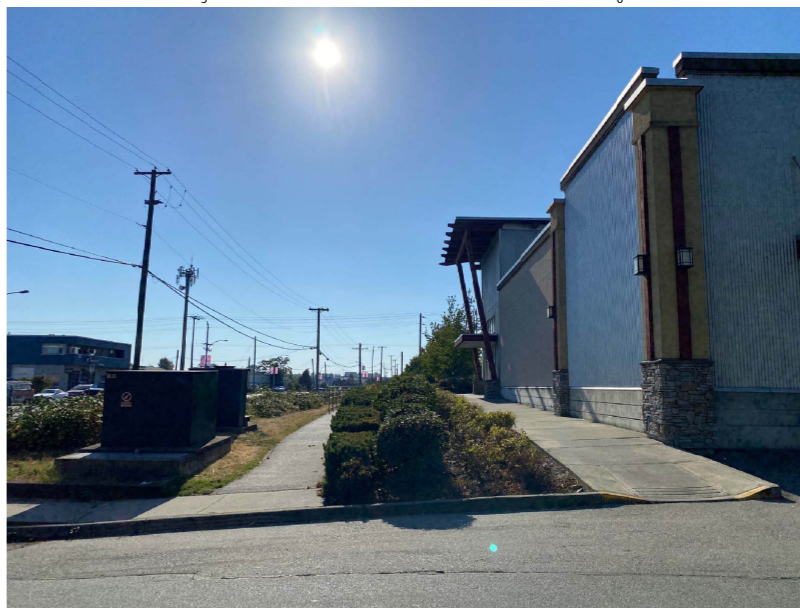
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12 VIEW LOOKING SOUTH  
A106 NTS



13 VIEW LOOKING SOUTH-EAST  
A106 NTS



14 VIEW LOOKING SOUTH-WEST  
A106 NTS



15 VIEW LOOKING SOUTH-WEST  
A106 NTS



16 VIEW LOOKING NORTH-EAST  
A106 NTS



18 VIEW LOOKING NORTH-EAST  
A106 NTS



17 VIEW LOOKING NORTH  
A106 NTS

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NO.	DATE	DESCRIPTION
4	2023-04-18	FOR DEVELOPMENT PERMIT
3	2023-04-27	FOR DPA
2	2022-10-14	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION
1	2022-10-07	FOR REVIEW
#	YYYY-MM-DD	REVISIONS

DESIGNER:

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNER AND LANDSCAPE:



CLIENT:  
**SMARTCENTRES**  
 11120 HORSESHOE WAY  
 SUITE 201, RICHMOND, BC V7A 5H7  
 TEL: 604 448 9112

PROJECT NORTH ARCHITECT'S SEAL:



WPT PROJECT #: 2020-0157 (R)  
 CLIENT PROJECT #: ARCHITECT CONTRACT #:

PROJECT NAME AND LOCATION:  
**SMARTSTOP**  
 805 BOYD ST  
 NEW WESTMINSTER, BC

SHEET NAME:  
**EXISTING SITE PHOTOS**

SCALE: AS NOTED  
 DRAWN BY: A/F  
 SHEET #: **A106**

**GENERAL NOTES TYPICAL:**

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NO.	DATE	DESCRIPTION
2	2021-08-18	FOR DEVELOPMENT PERMIT
1	2021-04-28	ISSUED FOR DPA
#	17711-08-00	REVISIONS

DESIGNER: \_\_\_\_\_

CIVIL: \_\_\_\_\_

ELECTRICAL: \_\_\_\_\_

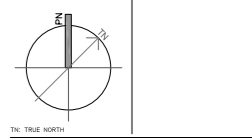
MECHANICAL: \_\_\_\_\_

STRUCTURAL: \_\_\_\_\_

PLANNER AND LANDSCAPE: \_\_\_\_\_



CLIENT: SMARTCENTRES  
 11120 HORSESHOE WAY  
 SUITE 201, RICHMOND, BC V7A 5H7  
 TEL: 604 448 9112

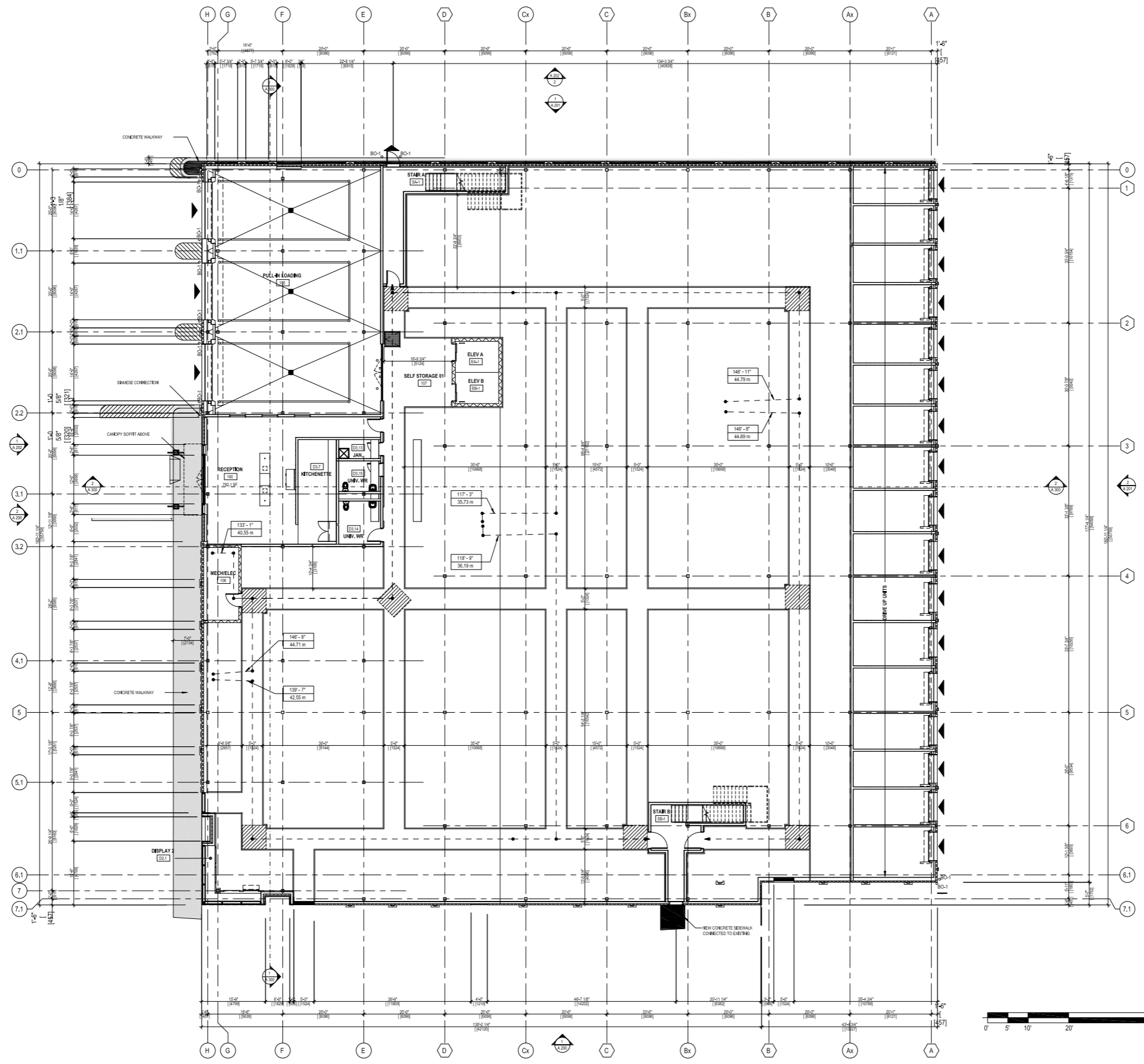


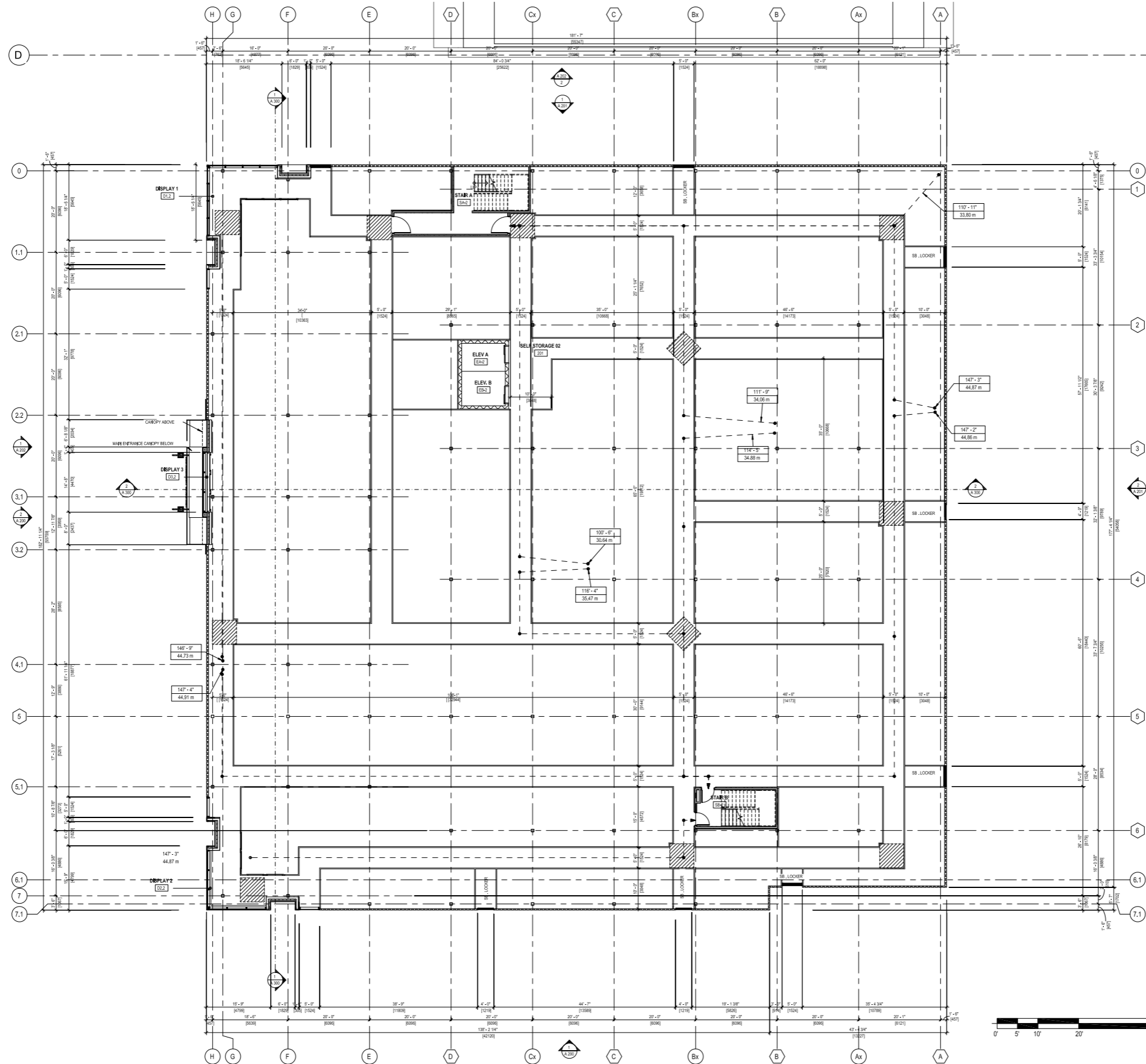
WPT PROJECT #: 2020.0057.01 MUNICIPAL #: \_\_\_\_\_  
 CLIENT PROJECT #: \_\_\_\_\_ CLIENT CONTRACT #: \_\_\_\_\_

PROJECT NAME AND LOCATION: SMARTSTOP  
 805 BOYD ST  
 NEW WESTMINSTER, BC

SHEET NAME: GROUND FLOOR PLAN

SCALE: AS NOTED SHEET #: A III  
 DRAWN BY: KB/HL





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NO.	DATE	DESCRIPTION
2	2023-08-18	FOR DEVELOPMENT PERMIT
1	2023-06-08	ISSUED FOR DPA
#	YYYY-MM-DD	REVISIONS

DESIGNER: \_\_\_\_\_

CIVIL: \_\_\_\_\_

ELECTRICAL: \_\_\_\_\_

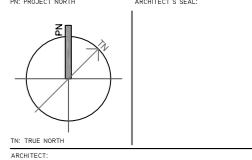
MECHANICAL: \_\_\_\_\_

STRUCTURAL: \_\_\_\_\_

PLANNER AND LANDSCAPE: \_\_\_\_\_



CLIENT: SMARTCENTRES  
 11120 HORSESHOE WAY  
 SUITE 201, RICHMOND, BC V7A 5H7  
 TEL: 604 448 9112

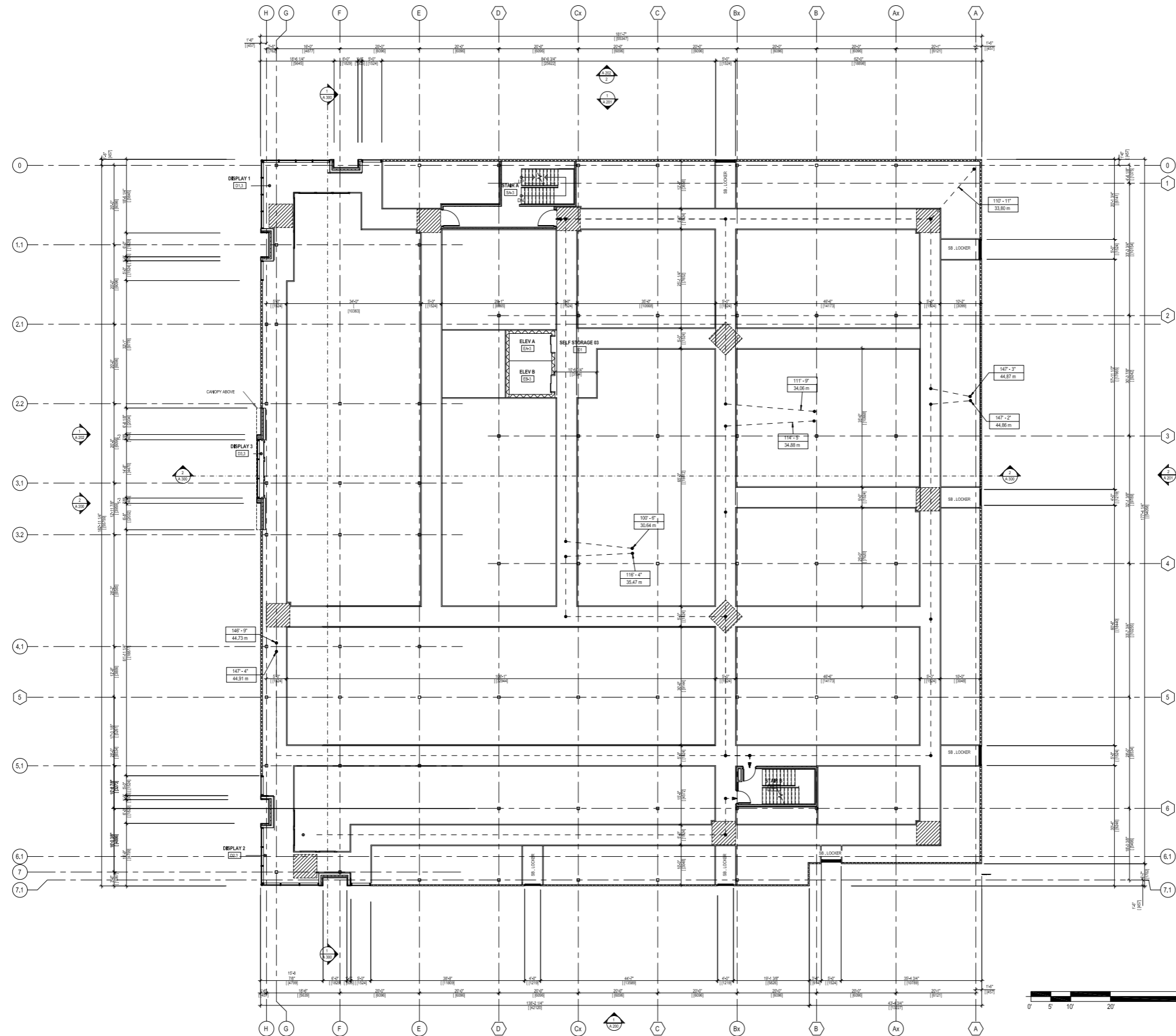


WPT PROJECT #: 2020.0057.01 MUNICIPAL #:  
 CLIENT PROJECT #: \_\_\_\_\_ CLIENT CONTRACT #:

PROJECT NAME AND LOCATION: SMARTSTOP  
 805 BOYD ST  
 NEW WESTMINSTER, BC

SHEET NAME: SECOND FLOOR PLAN

SCALE: AS NOTED SHEET #:  
 DRAWN BY: KB/HL SHEET #:  
A 121



**GENERAL NOTES TYPICAL:**

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
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NO.	DATE	DESCRIPTION
2	2021-08-18	FOR DEVELOPMENT PERMIT
1	2021-06-01	ISSUED FOR DPA
#	YYYY-MM-DD	REVISIONS

DESIGNER: \_\_\_\_\_

CIVIL: \_\_\_\_\_

ELECTRICAL: \_\_\_\_\_

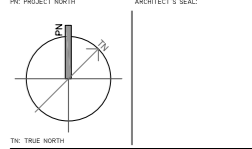
MECHANICAL: \_\_\_\_\_

STRUCTURAL: \_\_\_\_\_

PLANNER AND LANDSCAPE: \_\_\_\_\_



CLIENT: SMARTCENTRES  
11120 HORSESHOE WAY  
SUITE 201, RICHMOND, BC V7A 5H7  
TEL: 604 448 9112

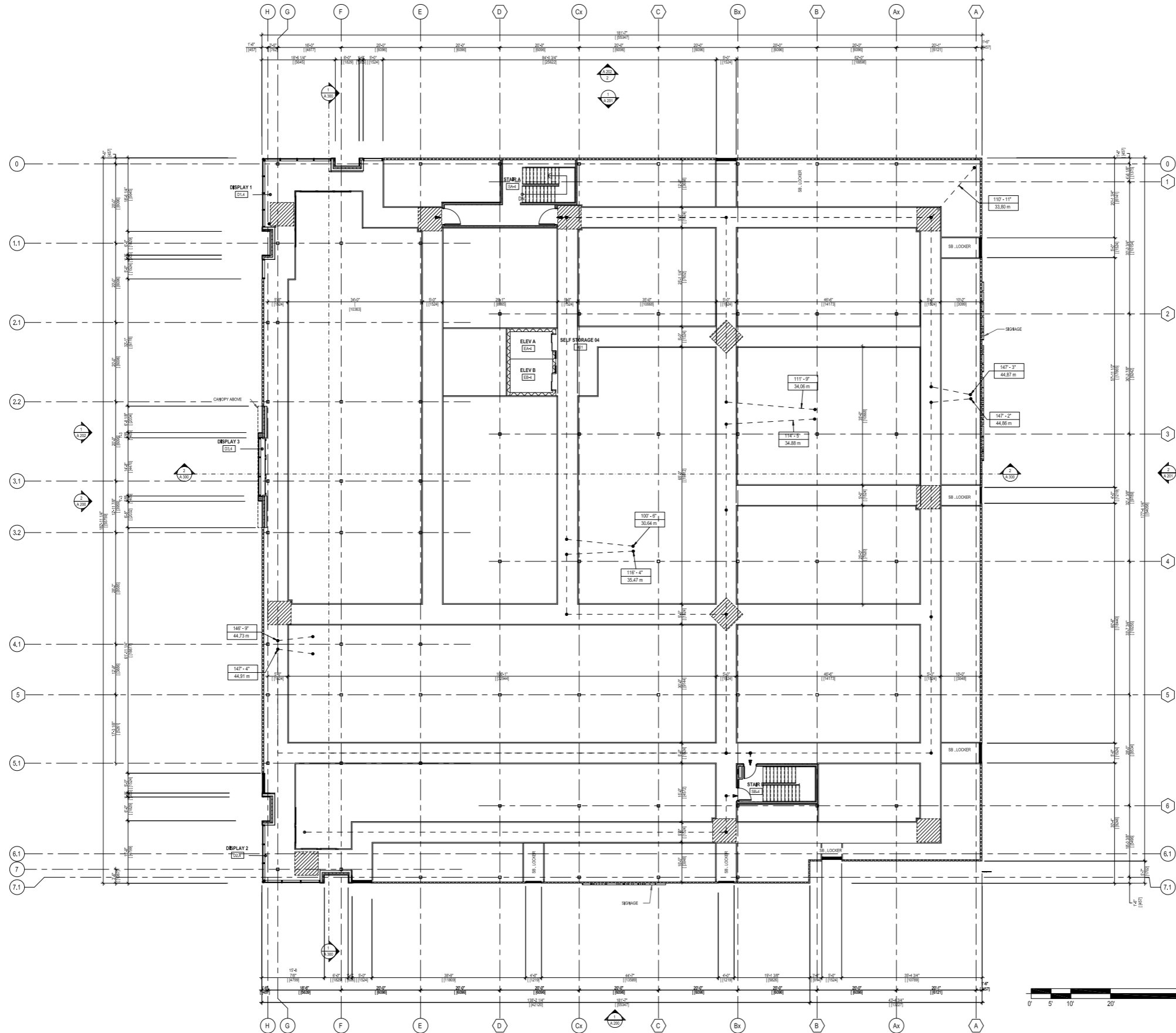


WPT PROJECT #: 2020.0057.01 MUNICIPAL #: \_\_\_\_\_  
CLIENT PROJECT #: \_\_\_\_\_ CLIENT CONTRACT #: \_\_\_\_\_

PROJECT NAME AND LOCATION: SMARTSTOP  
805 BOYD ST  
NEW WESTMINSTER, BC

SHEET NAME: THIRD FLOOR PLAN

SCALE: AS NOTED SHEET #: A 131  
DRAWN BY: KB/HL



**GENERAL NOTES TYPICAL:**

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2	2021-08-18	FOR DEVELOPMENT PERMIT
1	2021-06-28	ISSUED FOR DPA
#	YYYY-MM-DD	REVISIONS

DESIGNER: \_\_\_\_\_

CIVIL: \_\_\_\_\_

ELECTRICAL: \_\_\_\_\_

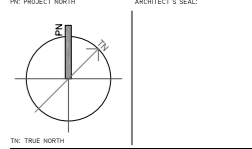
MECHANICAL: \_\_\_\_\_

STRUCTURAL: \_\_\_\_\_

PLANNER AND LANDSCAPE: \_\_\_\_\_



CLIENT: SMARTCENTRES  
 11120 HORSESHOE WAY  
 SUITE 201, RICHMOND, BC V7A 5H7  
 TEL: 604 448 9112

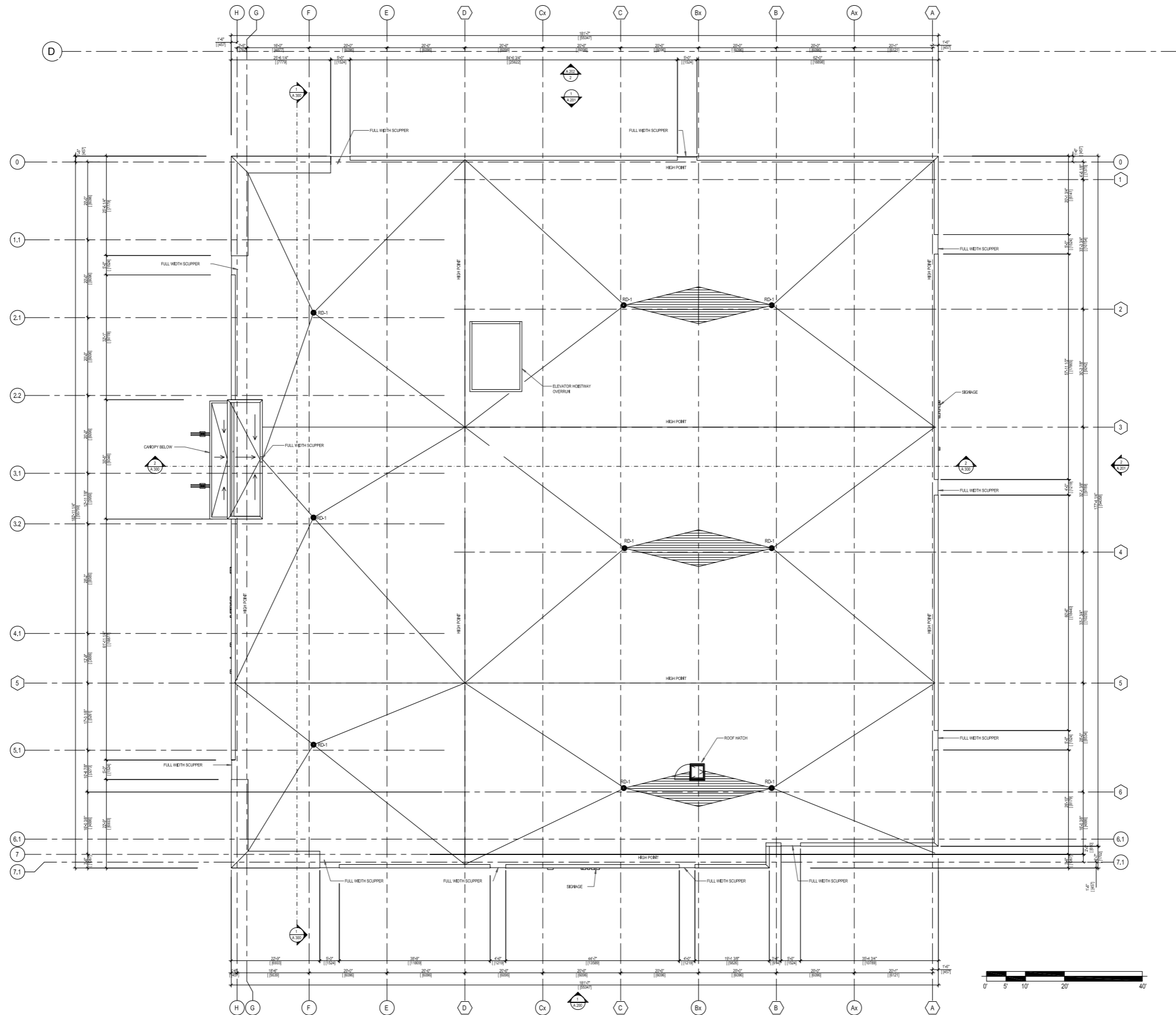


WPT PROJECT #: 2020.0057.01 MUNICIPAL #:  
 CLIENT PROJECT #: CLIENT CONTRACT #:

PROJECT NAME AND LOCATION: SMARTSTOP  
 805 BOYD ST  
 NEW WESTMINSTER, BC

SHEET NAME: FOURTH FLOOR PLAN

SCALE: AS NOTED SHEET #:  
 DRAWN BY: KB/HL SHEET #:  
A 141



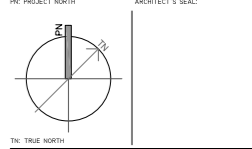
**GENERAL NOTES TYPICAL:**

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NO.	DATE	DESCRIPTION
2	2021-08-18	FOR DEVELOPMENT PERMIT
1	2021-06-08	ISSUED FOR DPA
#	YYYY-MM-DD	REVISIONS

DESIGNER: \_\_\_\_\_  
 CIVIL: \_\_\_\_\_  
 ELECTRICAL: \_\_\_\_\_  
 MECHANICAL: \_\_\_\_\_  
 STRUCTURAL: \_\_\_\_\_  
 PLANNER AND LANDSCAPE: \_\_\_\_\_

CLIENT LOGO:  
  
 CLIENT: SMARTCENTRES  
 11120 HORSESHOE WAY  
 SUITE 201, RICHMOND, BC V7A 5H7  
 TEL: 604 448 9112



ARCHITECT:  
 WPT ARCHITECTURE INC.  
 ARCHITECT AIBC  
 wpt@wptarchitecture.ca

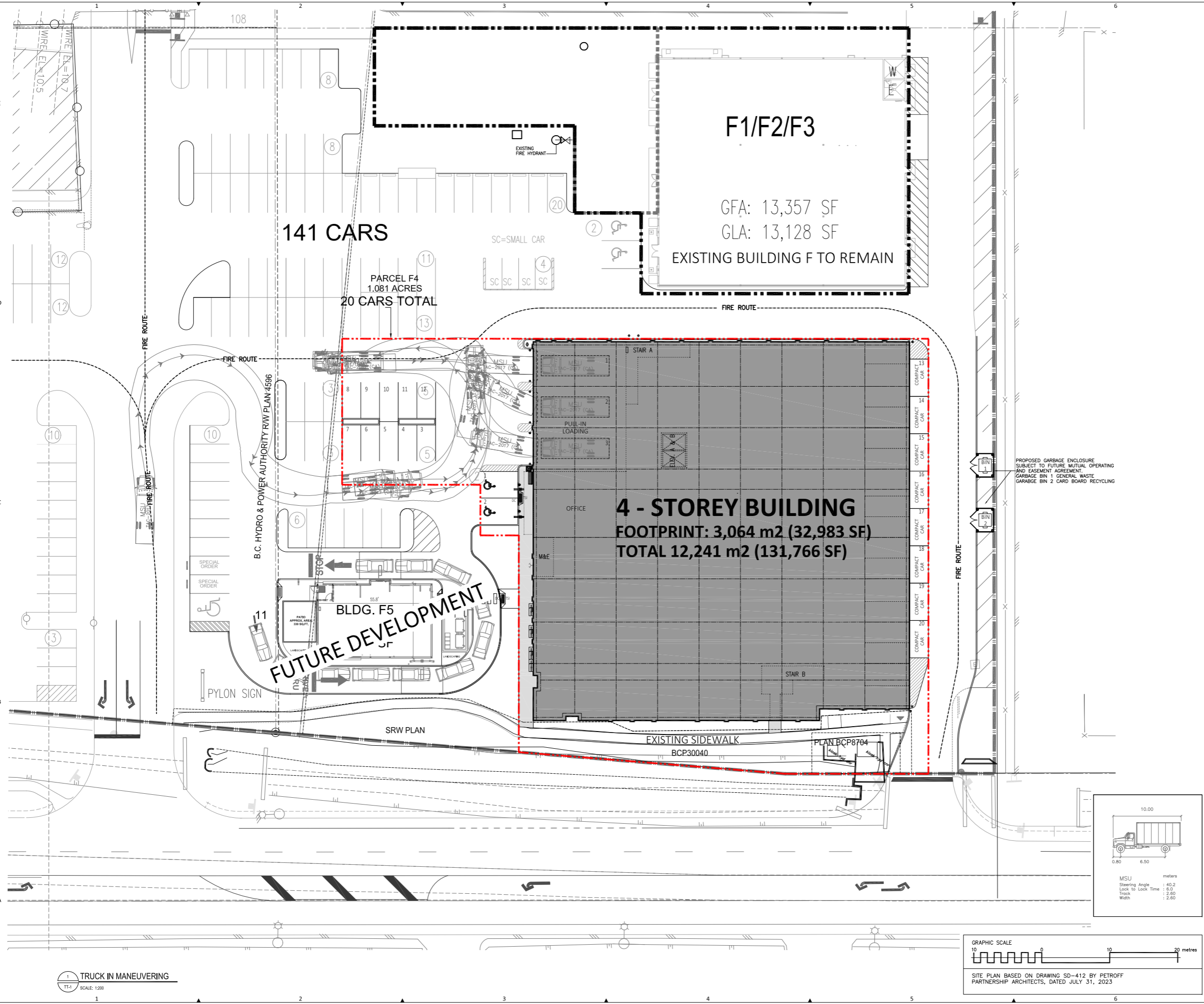
WPT PROJECT #: 2020.0057.01      MUNICIPAL #: \_\_\_\_\_  
 CLIENT PROJECT #: \_\_\_\_\_      CLIENT CONTRACT #: \_\_\_\_\_

PROJECT NAME AND LOCATION: SMARTSTOP  
 805 BOYD ST  
 NEW WESTMINSTER, BC

SHEET NAME: ROOF PLAN

SCALE: AS NOTED      SHEET #: A 151  
 DRAWN BY: KB/HL

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FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION

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NO.	DATE	DESCRIPTION
1	2023-03-14	FOR DEVELOPMENT PERMIT
2	2023-04-27	FOR DPA
1	2023-06-12	FOR REVIEW
1	TTTT-RR-00	REVISED

DESIGNER:

CIVIL:

ELECTRICAL:

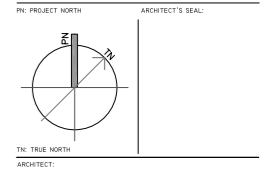
MECHANICAL:

STRUCTURAL:

PLANNER AND LANDSCAPE:

CLIENT LOGO:

CLIENT:  
**SMARTCENTRES**  
 11120 HORSESHOE WAY  
 SUITE 201, RICHMOND, BC V7A 5H7  
 TEL: 604 448 9112



ARCHITECT:  
  
**WPT ARCHITECTURE INC.**  
 ARCHITECT AIBC  
 wpt@wptarchitecture.ca

WPT PROJECT #:  
 2023-0517-01

MUNICIPAL #:  
 CLIENT PROJECT #:  
 CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:  
**SMARTSTOP**  
 805 BOYD ST  
 NEW WESTMINSTER, BC

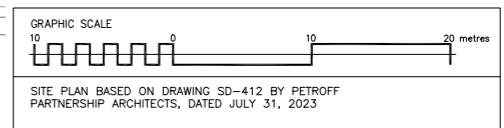
SHEET NAME:  
**TRUCK IN MANEUVERING TEMPLATE**

SCALE:  
 1:200

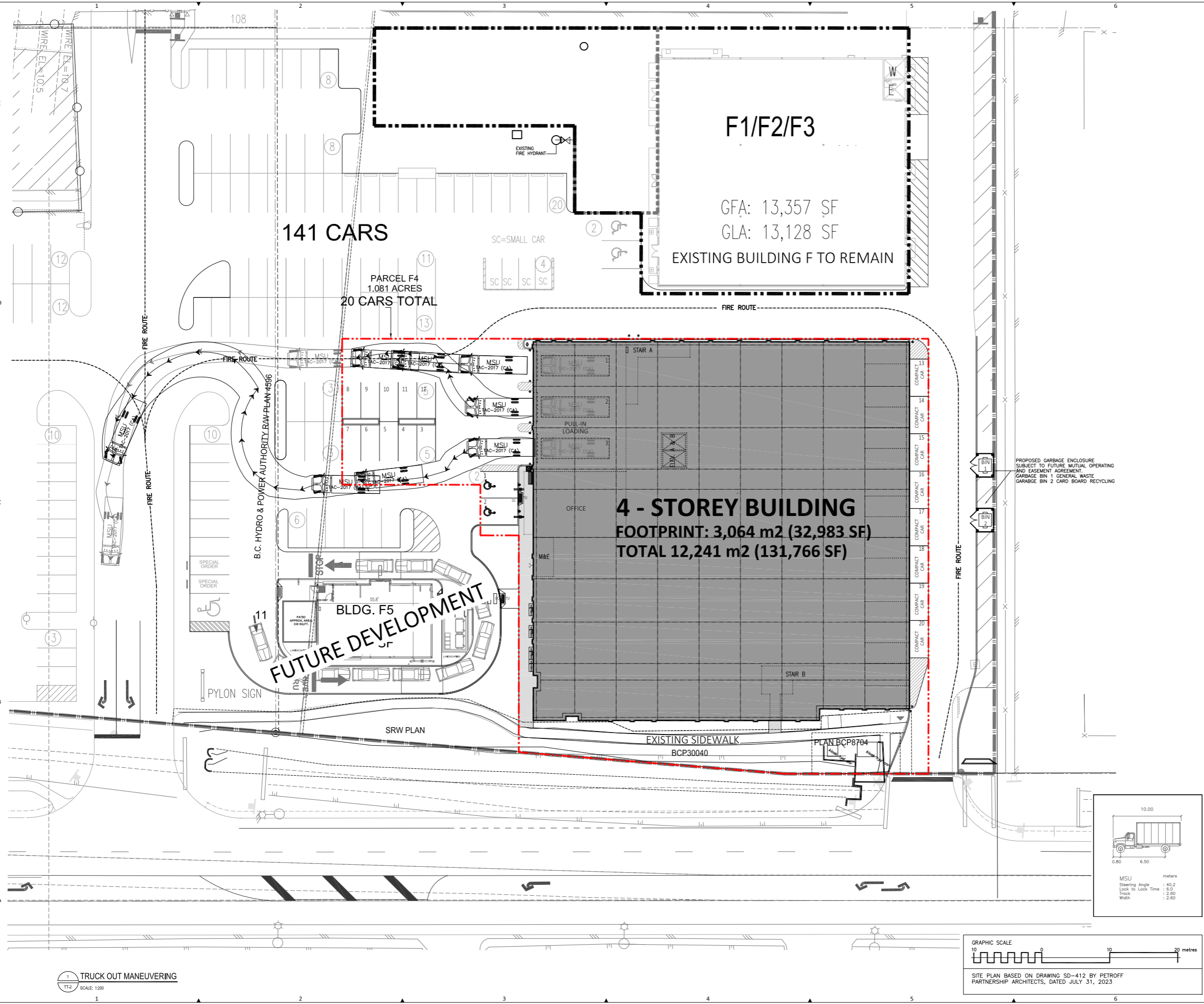
SHEET #:  
**TT-1**

DRAWN BY:  
 XGM

1 TRUCK IN MANEUVERING  
 TT-1 SCALE: 1:200



ARCHITECTURE INC.



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 FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION

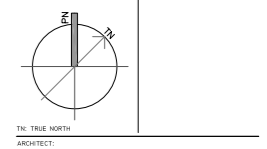
**GENERAL NOTES TYPICAL:**  
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NO.	DATE	REVISIONS
1	2023-03-14	FOR DEVELOPMENT PERMIT
2	2023-04-27	FOR DPA
1	2023-06-12	FOR REVIEW
1	TTTT-RR-00	REVISIONS

DESIGNER:
CIVIL:
ELECTRICAL:
MECHANICAL:
STRUCTURAL:
PLANNER AND LANDSCAPE:

CLIENT LOGO:
<b>CLIENT:</b> SMARTCENTRES 11120 HORSESHOE WAY SUITE 201, RICHMOND, BC V7A 5H7 TEL: 604 448 9112
<b>PROJECT NORTH:</b>
<b>ARCHITECT:</b> WPT ARCHITECTURE INC. ARCHITECT AIBC wpt@wptarchitecture.ca

PROPOSED GARBAGE ENCLOSURE  
 SUBJECT TO FUTURE MUTUAL OPERATING AND EASEMENT AGREEMENT.  
 GARBAGE BIN 1 GENERAL WASTE  
 GARBAGE BIN 2 CARD BOARD RECYCLING



WPT ARCHITECTURE INC.  
 ARCHITECT AIBC  
 wpt@wptarchitecture.ca

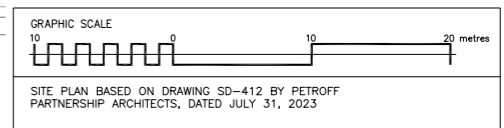
PROJECT NAME AND LOCATION:
SMARTSTOP 805 BOYD ST NEW WESTMINSTER, BC

PROJECT NAME AND LOCATION: SMARTSTOP  
 805 BOYD ST  
 NEW WESTMINSTER, BC

TRUCK OUT MANEUVERING TEMPLATE

SCALE: 1:200  
 SHEET #: TT-2  
 DRAWN BY: XGM

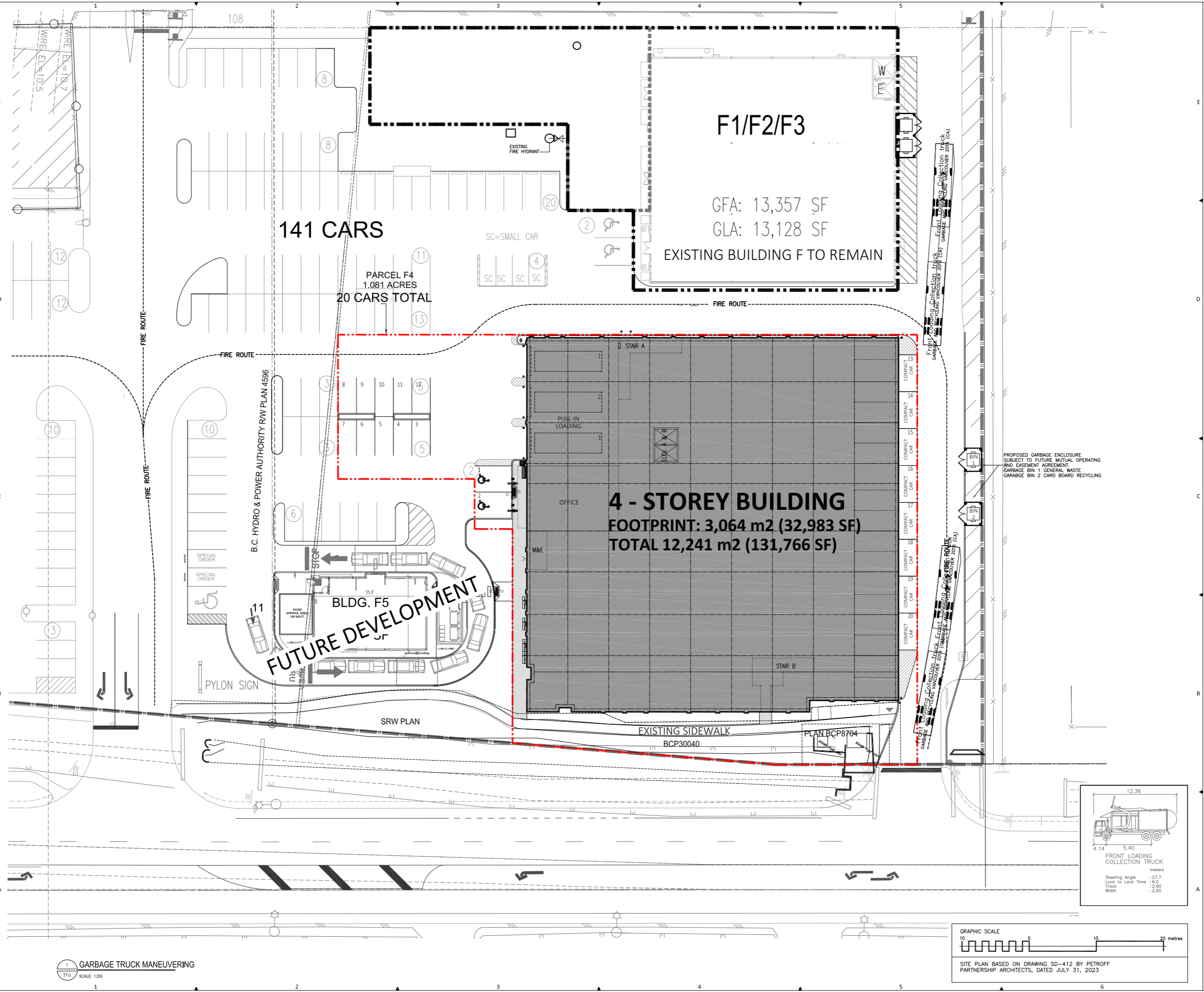
1 TRUCK OUT MANEUVERING  
 TT-2 SCALE: 1:200



SITE PLAN BASED ON DRAWING SD-412 BY PETROFF PARTNERSHIP ARCHITECTS, DATED JULY 31, 2023



ARCHITECTURE INC.



F1/F2/F3

GFA: 13,357 SF  
GLA: 13,128 SF

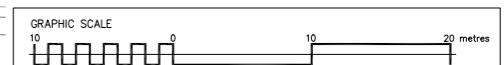
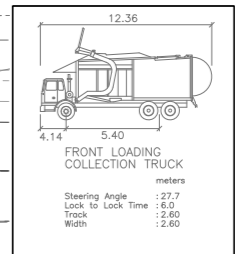
EXISTING BUILDING F TO REMAIN

141 CARS

PARCEL F4  
1.081 ACRES  
20 CARS TOTAL

4 - STOREY BUILDING  
FOOTPRINT: 3,064 m2 (32,983 SF)  
TOTAL 12,241 m2 (131,766 SF)

FUTURE DEVELOPMENT



SITE PLAN BASED ON DRAWING SD-412 BY PETROFF PARTNERSHIP ARCHITECTS, DATED JULY 31, 2023

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FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION

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NO.	DATE	DESCRIPTION
1	2023-03-14	FOR DEVELOPMENT PERMIT
2	2023-04-27	FOR DPA
1	2023-06-12	FOR REVIEW
1	TTTT-RR-00	REVISED

DESIGNER:	
CIVIL:	
ELECTRICAL:	
MECHANICAL:	
STRUCTURAL:	
PLANNER AND LANDSCAPE:	

CLIENT LOGO:	
CLIENT:	SMARTCENTRES 11120 HORSESHOE WAY SUITE 201, RICHMOND, BC V7A 5H7 TEL: 604 448 9112
PROJECT NORTH:	ARCHITECT'S SEAL:



WPT ARCHITECTURE INC.  
ARCHITECT AIBC  
wpt@wptarchitecture.ca

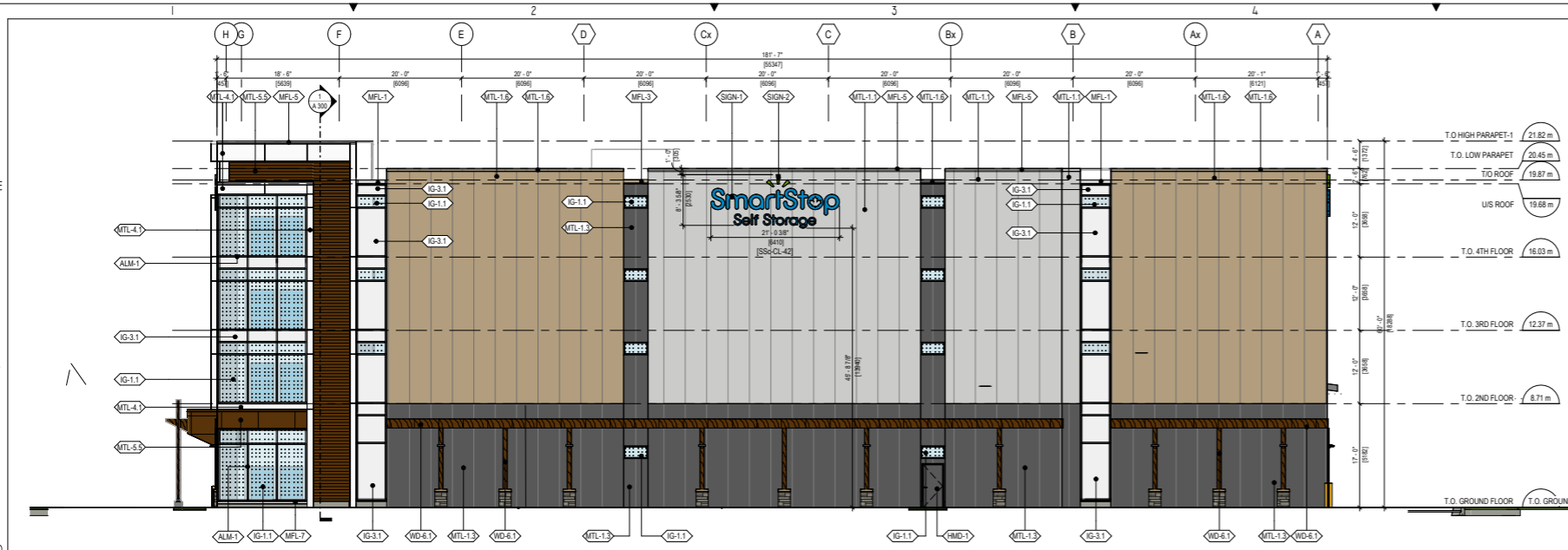
WPT PROJECT #:	MUNICIPAL #:
CLIENT PROJECT #:	CLIENT CONTRACT #:

PROJECT NAME AND LOCATION: SMARTSTOP  
805 BOYD ST  
NEW WESTMINSTER, BC

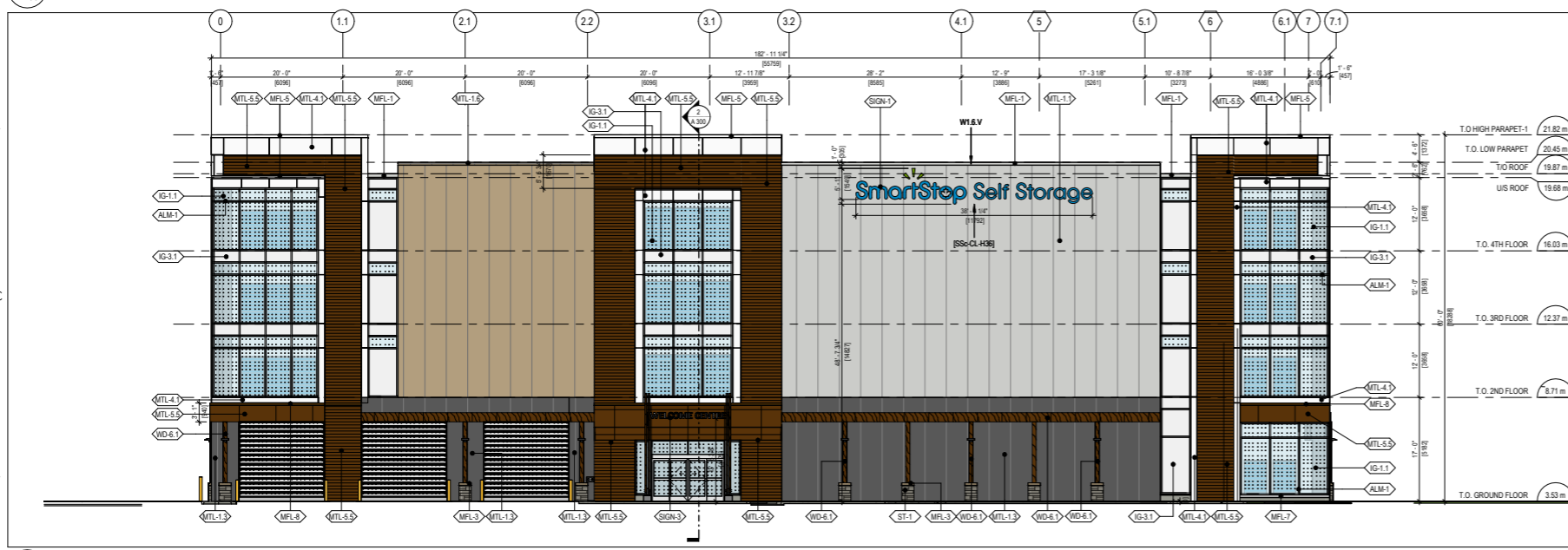
SHEET NAME: GARBAGE TRUCK MANEUVERING TEMPLATE

SCALE: 1:200  
DRAWN BY: XGM  
SHEET #: TT-3

1 GARBAGE TRUCK MANEUVERING  
TT-3 SCALE: 1:200



1 SOUTH ELEVATION  
1" = 10'-0"



2 WEST ELEVATION  
1" = 10'-0"

EXTERIOR FINISHES LEGEND				
CODE	MATERIAL	SURFACE	MANUFACTURER	DESCRIPTION
ALM-1	ANODIZED ALUMINUM MULLION		KAWNEER	CLEAR ANODIZED ALUMINUM MULLION
ALM-2	ANODIZED ALUMINUM SLIDING DOOR		KAWNEER	ANODIZED ALUMINUM AUTOMATIC SLIDING BI-PART DOOR W/ GLAZING INSERTS
HMD-1	PAINT	HOLLOW METAL DOOR	SHERWIN WILLIAMS	COLOR TO MATCH ADJACENT MATERIAL
IG-1.1	GLAZING	LOW-E CLEAR DOUBLE GLAZING WITH BIRD FRIENDLY FILM		LOW-E CLEAR DOUBLE GLAZING WITH BIRD FRIENDLY FILM. SUBMIT OPTIONS FOR CLIENT APPROVAL
IG-3.1	GLAZING	CURTAIN WALL		LOW-E SPANDREL GLASS W/ INSULATED ALUMINUM BACKPAN COLOR: PASSIVE GREY
MFL-1	FLASHING	EXTERIOR WALLS		PRE-FINISHED METAL FLASHING COLOR: MATCH SHERWIN WILLIAMS 7064 "PASSIVE"
MFL-3	FLASHING	EXTERIOR WALLS		PRE-FINISHED METAL FLASHING COLOR: MATCH SHERWIN WILLIAMS 7064 "PEPPERCORN"
MFL-4	FLASHING	EXTERIOR WALLS		PRE-FINISHED METAL FLASHING COLOR: WHITE
MFL-6	FLASHING	EXTERIOR WALLS		PRE-FINISHED METAL FLASHING COLOR: MATCH MTL-4.3
MTL-1.1	METAL WALL PANELS	EXTERIOR WALLS	KINGSPAN OR EQUIVALENT	INSULATED METAL PANEL ORIENTATION: VERTICAL WITH CONCEALED FASTENERS EXTERIOR PANEL FACE: SHADOWLINE INTERIOR PANEL FACE: SHADOWLINE COLOR: MATCH SHERWIN WILLIAMS 7064 "PASSIVE"
MTL-1.3	METAL WALL PANELS	EXTERIOR WALLS	KINGSPAN OR EQUIVALENT	INSULATED METAL PANEL ORIENTATION: VERTICAL WITH CONCEALED FASTENERS EXTERIOR PANEL FACE: SHADOWLINE INTERIOR PANEL FACE: SHADOWLINE COLOR: MATCH SHERWIN WILLIAMS 7064 "PEPPERCORN"
MTL-1.5	METAL WALL PANELS	EXTERIOR WALLS	KINGSPAN OR EQUIVALENT	INSULATED METAL PANEL ORIENTATION: VERTICAL WITH CONCEALED FASTENERS EXTERIOR PANEL FACE: SHADOWLINE INTERIOR PANEL FACE: SHADOWLINE COLOR: "SURREY BEIGE"
MTL-1.6	METAL WALL PANELS	EXTERIOR WALLS	KINGSPAN OR EQUIVALENT	INSULATED METAL PANEL ORIENTATION: HORIZONTAL WITH CONCEALED FASTENERS EXTERIOR PANEL FACE: SHADOWLINE INTERIOR PANEL FACE: SHADOWLINE COLOR: "WHITE"
MTL-4.1	METAL WALL PANELS	EXTERIOR WALLS		ALUMINUM COMPOSITE MATERIAL PANEL COLOR: WHITE
MTL-5.5	METAL WALL PANELS	EXTERIOR WALLS	VICWEST	CORRUGATED METAL LINEAR PANEL ORIENTATION: HORIZONTAL COLOR: DARK CEDAR
OHD-1	METAL OVERHEAD DOOR	OVERHEAD DOOR	RYTEK	SPIRAL FV ULTRA HIGH SPEED OVERHEAD DOOR. COLOR: CLEAR ANODIZED
OHD-2	METAL OVERHEAD DOOR	OVERHEAD DOOR		METAL OVERHEAD DOOR. COLOR: MATCH MTL-1.3
SIGN-1	POLYCARBONATE / VINYL	SIGNAGE	3M	POLYCARBONATE ILLUMINATED SIGNAGE W/ TRANSLUCENT VINYL FILM. COLOR: PMS-2173C
SIGN-2	POLYCARBONATE / VINYL	SIGNAGE	3M	POLYCARBONATE ILLUMINATED SIGNAGE W/ TRANSLUCENT VINYL FILM. COLOR: PMS-376
SIGN-3	POLYCARBONATE / VINYL	SIGNAGE	3M	POLYCARBONATE ILLUMINATED SIGNAGE W/ TRANSLUCENT VINYL FILM. COLOR: WHITE
ST-1	STONE VENEER	EXTERIOR WALLS	ARRISCRRAFT	ARCHITECTURAL MASONRY UNIT DUSK - SHADOWSTONE
WD-6.1	WOOD	EXTERIOR WALLS		LUMBER DECORATIVE PLASTER COLOR: PAINTED CHESTNUT



GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT MEETS THE REQUIRED 3.53 METERS ABOVE GEODETIC SURVEY OF CANADA DATUM FOR AREA 'A' OF THE NATURAL HAZARDS DEVELOPMENT PERMIT AREA #1 - FLOOD HAZARDS OF THE QUEENSBOROUGH COMMUNITY PLAN.

FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION

**GENERAL NOTES TYPICAL:**  
 • CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.  
 • DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DOCUMENTATION.  
 • DO NOT SCALE DRAWINGS. DO NOT USE DOCUMENTS FOR CONSTRUCTION UNLESS INDICATED AS "FOR CONSTRUCTION" AND STAMPED AND SIGNED BY THE ARCHITECT AND CONSULTANTS.  
 • CONTRACTOR AND CONSTRUCTION MUST COMPLY WITH PERTINENT CODES: BYLAW, PROVINCIAL AND FEDERAL REGULATORY REQUIREMENTS.  
 • ALL DOCUMENTS REMAIN THE PROPERTY OF THE CONSULTANTS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

NO.	DATE	DESCRIPTION
11	2023/07/11	FOR COORDINATION
10	2023/04/28	ISSUED FOR OPA
9	2023/04/13	ISSUED FOR REVIEW
8	2023/03/28	FOR DISCUSSION PURPOSES
7	2023/03/25	FOR COORDINATION
6	2022/11/22	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION
5	2022/10/14	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION
4	2022/10/07	FOR DISCUSSION PURPOSES
#	YYYY-MM-DD	REVISIONS

CIVIL: \_\_\_\_\_

ELECTRICAL: \_\_\_\_\_

MECHANICAL: \_\_\_\_\_

STRUCTURAL: \_\_\_\_\_

PLANNING: \_\_\_\_\_

LANDSCAPING: \_\_\_\_\_

CLIENT LOGO:

CLIENT: **SMARTCENTRES**  
 3200 HIGHWAY 7, SUITE 230  
 VAUGHAN, ON, L4L 5Z5  
 TEL: 905 326 6400

PN: PROJECT NORTH

ARCHITECT'S SEAL:

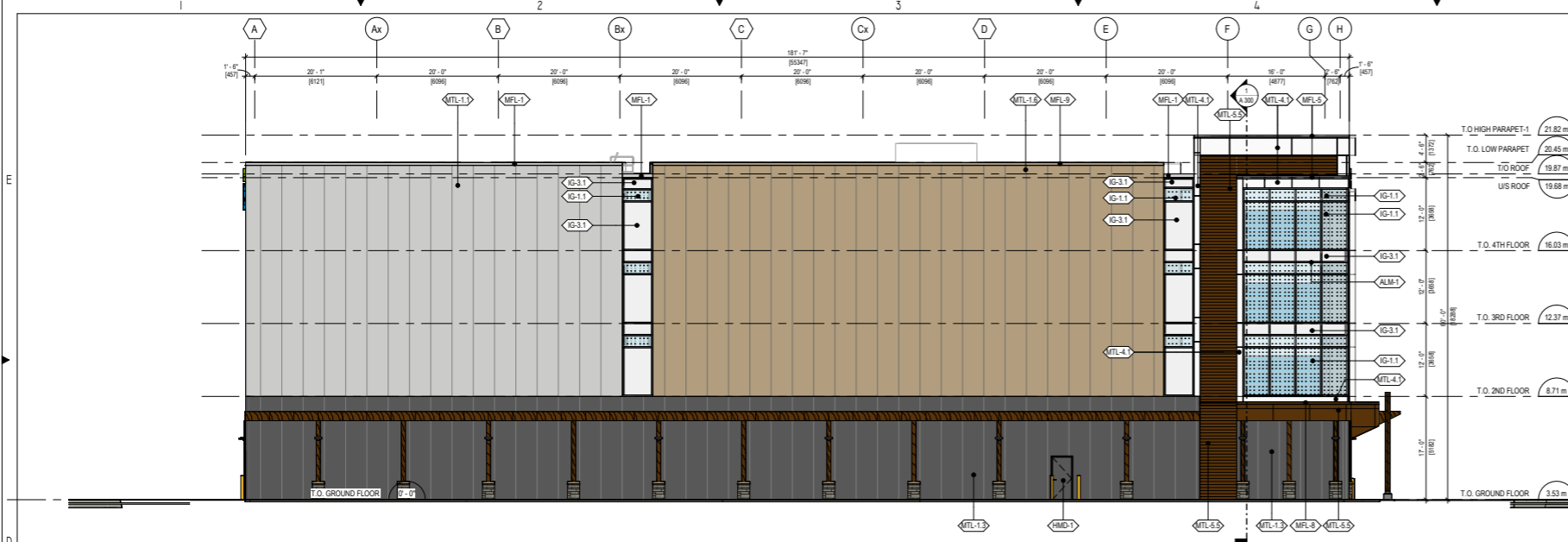
WPT PROJECT #: 2022.0057.01  
 MUNICIPAL #:  
 CLIENT PROJECT #:  
 CLIENT CONTRACT #:  
 PROJECT NAME AND LOCATION:

**SMARTSTOP**  
 805 BOYD ST  
 NEW WESTMINSTER, BC

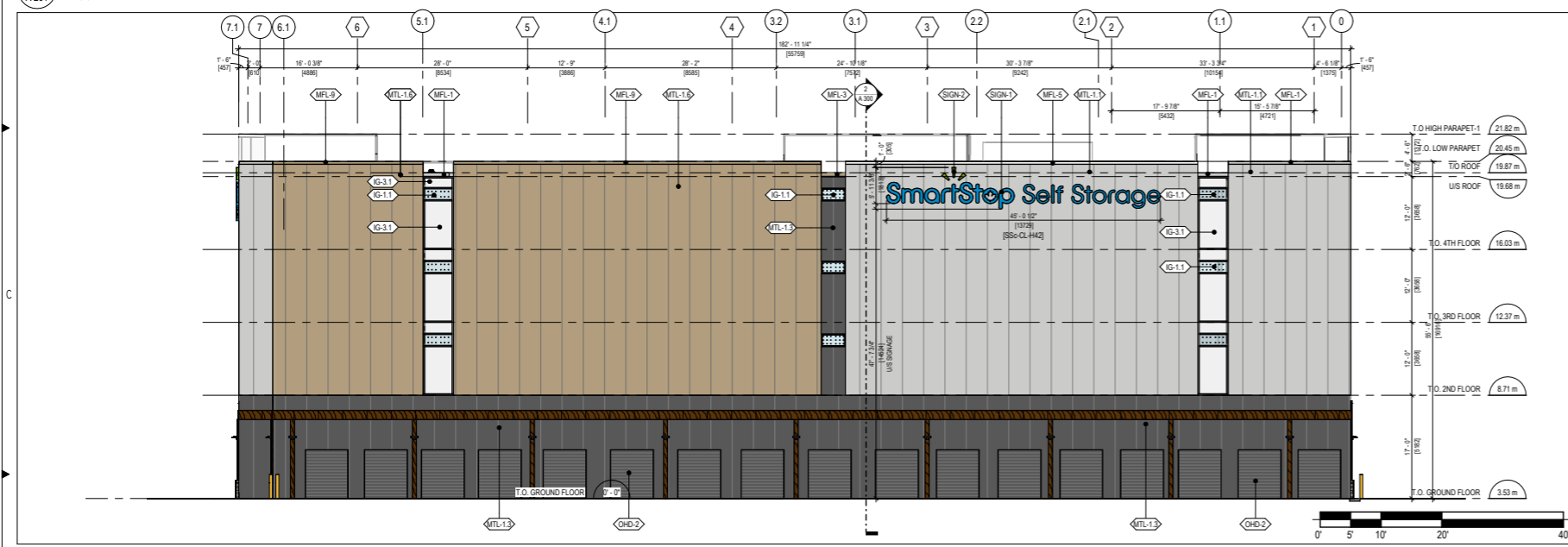
SHEET NAME:  
**SOUTH & WEST ELEVATIONS**

SCALE: AS INDICATED  
 DRAWN BY: KB/HL  
 SHEET #: **A 200**

- MTL-1.1** INSULATED METAL PANEL MAIN PANEL  
ORIENTATION - VERTICAL  
COLOUR - SW 7064 "PASSIVE"
- MTL-1.3** INSULATED METAL PANEL ACCENT PANEL  
ORIENTATION - VERTICAL  
COLOUR - SW 7674 "PEPPERCORN"
- MTL-4.1** ALUMINUM COMPOSITE PANEL DISPLAY FEATURE WALL  
ORIENTATION - HORIZONTAL/VERTICAL  
COLOUR - WHITE
- MTL-4.3** ALUMINUM COMPOSITE PANEL CANOPY FASCIA & SOFFIT  
ORIENTATION - VERTICAL  
COLOUR - AUTUMN CHESTNUT
- MTL-4.4** ALUMINUM COMPOSITE PANEL DISPLAY FEATURE WALL  
ORIENTATION - HORIZONTAL/VERTICAL  
COLOUR - WHITE
- MTL-5.5** CORRUGATED METAL CLADDING DISPLAY FEATURE WALL  
ORIENTATION - HORIZONTAL  
COLOUR - DARK CEDAR
- MTL-1.6** INSULATED METAL PANEL MAIN PANEL  
ORIENTATION - VERTICAL  
COLOUR - SURREY BEIGE
- ST-1** STONE MASONRY SELECT AREAS AT BASE OF BUILDING  
COLOUR - ARRISCRRAFT SHADOWSTONE "DUSK"
- WD-6.1** WOOD DECORATIVE COLUMN PILLASTER  
ORIENTATION - VERTICAL  
COLOUR - PAINTED CHESTNUT



**1 NORTH ELEVATION**  
A 201  
1" = 10'-0"



**2 EAST ELEVATION**  
A 201  
1" = 10'-0"

EXTERIOR FINISHES LEGEND				
CODE	MATERIAL	SURFACE	MANUFACTURER	DESCRIPTION
ALM-1	ANODIZED ALUMINUM	MULLION	KAWNEER	CLEAR ANODIZED ALUMINUM MULLION
ALM-2	ANODIZED ALUMINUM	SLIDING DOOR	KAWNEER	ANODIZED ALUMINUM AUTOMATIC SLIDING BI-PART DOOR W/ GLAZING INSERTS
HMD-1	PAINT	HOLLOW METAL DOOR	SHERWIN WILLIAMS	COLOUR TO MATCH ADJACENT MATERIAL
IG-1.1	GLAZING	LOW-E CLEAR DOUBLE GLAZING WITH BIRD FRIENDLY FILM		LOW-E SPANDREL GLASS W/ INSULATED ALUMINUM BACKPAN COLOUR: PASSIVE GREY
IG-3.1	GLAZING	CURTAIN WALL		PRE-FINISHED METAL FLASHING COLOUR: MATCH SHERWIN WILLIAMS 7064 "PASSIVE"
MFL-1	FLASHING	EXTERIOR WALLS		PRE-FINISHED METAL FLASHING COLOUR: MATCH SHERWIN WILLIAMS 7064 "PASSIVE"
MFL-3	FLASHING	EXTERIOR WALLS		PRE-FINISHED METAL FLASHING COLOUR: MATCH SHERWIN WILLIAMS 7074 "PEPPER CORN"
MFL-6	FLASHING	EXTERIOR WALLS		PRE-FINISHED METAL FLASHING COLOUR: WHITE
MFL-8	FLASHING	EXTERIOR WALLS		PRE-FINISHED METAL FLASHING COLOUR: MATCH MTL-4.3
MTL-1.1	METAL WALL PANELS	EXTERIOR WALLS	KINGSPAN OR EQUIVALENT	INSULATED METAL PANEL ORIENTATION: VERTICAL WITH CONCEALED FASTENERS EXTERIOR PANEL FACE: SHADOWLINE INTERIOR PANEL FACE: SHADOWLINE COLOUR: MATCH SHERWIN WILLIAMS 7064 "PASSIVE"
MTL-1.3	METAL WALL PANELS	EXTERIOR WALLS	KINGSPAN OR EQUIVALENT	INSULATED METAL PANEL ORIENTATION: VERTICAL WITH CONCEALED FASTENERS EXTERIOR PANEL FACE: SHADOWLINE INTERIOR PANEL FACE: SHADOWLINE COLOUR: MATCH SHERWIN WILLIAMS 7074 "PEPPER CORN"
MTL-1.5	METAL WALL PANELS	EXTERIOR WALLS	KINGSPAN OR EQUIVALENT	INSULATED METAL PANEL ORIENTATION: VERTICAL WITH CONCEALED FASTENERS EXTERIOR PANEL FACE: SHADOWLINE INTERIOR PANEL FACE: SHADOWLINE COLOUR: "SURREY BEIGE"
MTL-1.6	METAL WALL PANELS	EXTERIOR WALLS	KINGSPAN OR EQUIVALENT	INSULATED METAL PANEL ORIENTATION: VERTICAL WITH CONCEALED FASTENERS EXTERIOR PANEL FACE: SHADOWLINE INTERIOR PANEL FACE: SHADOWLINE COLOUR: "WHITE"
MTL-4.1	METAL WALL PANELS	EXTERIOR WALLS	VIWEST	CORRUGATED METAL LINEAR PANEL ORIENTATION: HORIZONTAL COLOUR: DARK CEDAR
MTL-5.5	METAL WALL PANELS	EXTERIOR WALLS	RYTEK	SPIRAL FV ULTRA HIGH SPEED OVERHEAD DOOR COLOUR: CLEAR ANODIZED
OHD-1	METAL OVERHEAD DOOR	OVERHEAD DOOR	RYTEK	METAL OVERHEAD DOOR COLOUR: MATCH MTL-1.3
OHD-2	METAL OVERHEAD DOOR	OVERHEAD DOOR		METAL OVERHEAD DOOR COLOUR: MATCH MTL-1.3
SIGN-1	POLYCARBONATE / VINYL	SIGNAGE	3M	POLYCARBONATE ILLUMINATED SIGNAGE W/ TRANSLUCENT VINYL FILM COLOUR: PMS-2173C
SIGN-2	POLYCARBONATE / VINYL	SIGNAGE	3M	POLYCARBONATE ILLUMINATED SIGNAGE W/ TRANSLUCENT VINYL FILM COLOUR: PMS-376
SIGN-3	POLYCARBONATE / VINYL	SIGNAGE	3M	POLYCARBONATE ILLUMINATED SIGNAGE W/ TRANSLUCENT VINYL FILM COLOUR: WHITE
ST-1	STONE VENEER	EXTERIOR WALLS	ARRISRAFT	ARCHITECTURAL MASONRY UNIT DUSK - SHADOWSTONE COLOUR: WHITE
WD-6.1	WOOD	EXTERIOR WALLS		LUMBER DECORATIVE PILLASTER COLOUR: PAINTED CHESTNUT



**GENERAL NOTES:**

- THE PROPOSED DEVELOPMENT MEETS THE REQUIRED 3.65 METERS ABOVE GEODETIC SURVEY OF CANADA DATUM FOR AREA 'A' OF THE NATURAL HAZARDS DEVELOPMENT PERMIT AREA #1 - FLOOD HAZARDS OF THE QUEENSBOROUGH COMMUNITY PLAN.

<p><b>MTL-1.1</b> INSULATED METAL PANEL MAIN PANEL ORIENTATION - VERTICAL COLOUR - SW 7064 "PASSIVE"</p>	<p><b>MTL-4.3</b> ALUMINUM COMPOSITE PANEL CANOPY FASCIA &amp; SOFFIT ORIENTATION - VERTICAL COLOUR - AUTUMN CHESTNUT</p>	<p><b>MTL-5.5</b> CORRUGATED METAL CLADDING DISPLAY FEATURE WALL ORIENTATION - HORIZONTAL COLOUR - DARK CEDAR</p>	<p><b>WD-6.1</b> WOOD DECORATIVE COLUMN PILLASTER ORIENTATION - VERTICAL COLOUR - PAINTED CHESTNUT</p>
<p><b>MTL-1.3</b> INSULATED METAL PANEL ACCENT PANEL ORIENTATION - VERTICAL COLOUR - SW 7674 "PEPPER CORN"</p>	<p><b>MTL-4.1</b> ALUMINUM COMPOSITE PANEL DISPLAY FEATURE WALL ORIENTATION - HORIZONTAL/VERTICAL COLOUR - WHITE</p>	<p><b>MTL-1.6</b> INSULATED METAL PANEL MAIN PANEL ORIENTATION - VERTICAL COLOUR - SURREY BEIGE</p>	<p><b>ST-1</b> STONE MASONRY SELECT AREAS AT BASE OF BUILDING COLOUR - ARRISRAFT SHADOWSTONE "DUSK"</p>

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**FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION**

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NO.	DATE	DESCRIPTION
12	2023/08/18	FOR DEVELOPMENT PERMIT
11	2023/07/11	FOR COORDINATION
10	2023/04/28	ISSUED FOR DPA
9	2023/04/13	ISSUED FOR REVIEW
8	2023/03/28	FOR DISCUSSION PURPOSES
7	2023/03/25	FOR COORDINATION
6	2022/11/22	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION
5	2022/10/14	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION

## YYYY-MM-DD REVISIONS

CIVIL: \_\_\_\_\_

ELECTRICAL: \_\_\_\_\_

MECHANICAL: \_\_\_\_\_

STRUCTURAL: \_\_\_\_\_

PLANNING: \_\_\_\_\_

LANDSCAPING: \_\_\_\_\_

CLIENT LOGO:

CLIENT: **SMARTCENTRES**  
3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4L 5Z5  
TEL: 905 326 6400

PN: PROJECT NORTH

ARCHITECT'S SEAL:

WPT ARCHITECTURE INC.  
wpt@wptarchitecture.ca

WPT PROJECT #: 2320.0057.01  
MUNICIPAL #: \_\_\_\_\_  
CLIENT PROJECT #: \_\_\_\_\_  
CLIENT CONTRACT #: \_\_\_\_\_

PROJECT NAME AND LOCATION:  
**SMARTSTOP**  
805 BOYD ST  
NEW WESTMINSTER, BC

SHEET NAME:  
**NORTH & EAST ELEVATIONS**

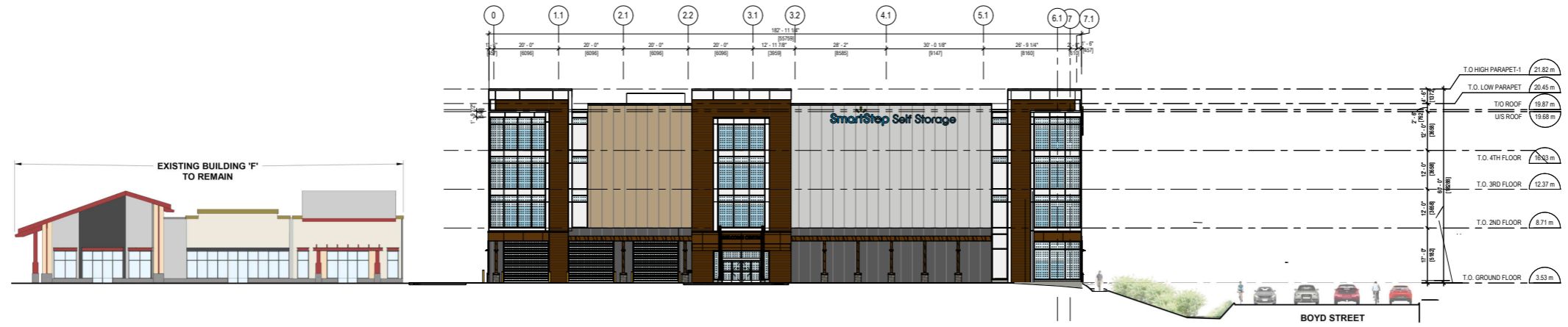
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DRAWN BY: KB/HL  
SHEET #: **A 201**

FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION

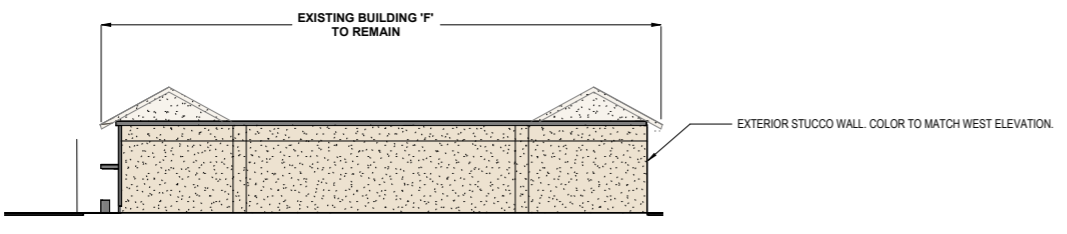
**GENERAL NOTES TYPICAL:**

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
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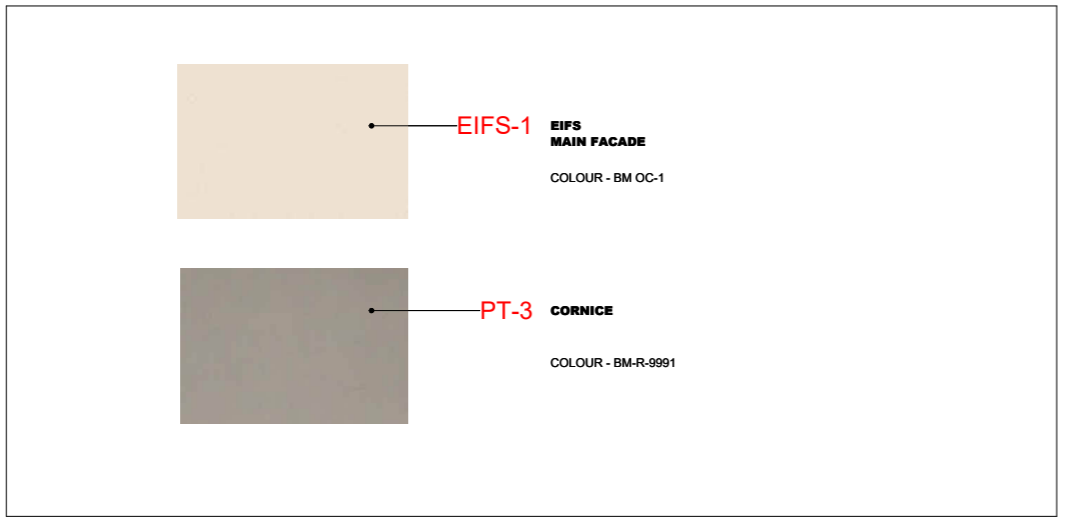
7	2023/06/18	FOR DEVELOPMENT PERMIT
6	2023/04/28	ISSUED FOR OPA
5	2023/04/13	ISSUED FOR REVIEW
4	2023/03/28	FOR DISCUSSION PURPOSES
3	2023/03/25	FOR COORDINATION
2	2022/11/22	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION
1	2022/10/14	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION
# YYYY-MM-DD REVISIONS		



1 WEST ELEVATION - SITE CONTEXT  
A 202 1/16" = 1'-0"



2 SOUTH ELEVATION BUILDING 'F'  
A 202 1/16" = 1'-0"



CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNING:

LANDSCAPING:

CLIENT LOGO:

CLIENT: **SMARTCENTRES**  
3200 HIGHWAY 7, SUITE 230  
VAUGAN, ON, L4L 5Z5  
TEL: 905 326 6400

PN: PROJECT NORTH

TN: TRUE NORTH

ARCHITECT'S SEAL:

ARCHITECT:

WPT PROJECT #: 2020 0057.01	MUNICIPAL #:
CLIENT PROJECT #:	CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:  
**SMARTSTOP**  
805 BOYD ST  
NEW WESTMINSTER, BC

SHEET NAME:  
**WEST ELEVATION - SITE CONTEXT**

SCALE: 1/16" = 1'-0"  
DRAWN BY: KB

SHEET #:  
**A 202**

ARCH/EL/020423/TITLE BLOCK © 2023, WPT ARCHITECTURE INC.



VIEW FROM SOUTH WEST

- GENERAL NOTES TYPICAL:**
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
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NO.	DATE	DESCRIPTION
1	2023-08-18	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

DESIGNER:

CIVIL:

ELECTRICAL:

MECHANICAL:

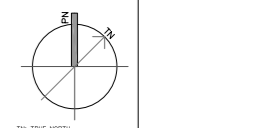
STRUCTURAL:

PLANNER AND LANDSCAPE:



CLIENT:  
**SMARTCENTRES**  
 11120 HORSESHOE WAY  
 SUITE 201, RICHMOND, BC V7A 5H7  
 TEL: 604 448 9112

P/N: PROJECT NORTH ARCHITECT'S SEAL:



THE TRUE NORTH ARCHITECT:



WPT PROJECT #: 2023-0817-01	MUNICIPAL #:
CLIENT PROJECT #:	CLIENT CONTRACT #:

PROJECT NAME AND LOCATION: SMARTSTOP  
 805 BOYD ST  
 NEW WESTMINSTER, BC

SHEET NAME:  
3D PERSPECTIVE VIEW

SCALE: N. T.S.	SHEET #: A206
DRAWN BY: KB/HL	

ARCHITECTURE INC.



VIEW FROM NORTH WEST

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 FOR DEVELOPMENT PERMIT & DEVELOPMENT  
 VARIANCE PERMIT APPLICATION

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NO.	DATE	DESCRIPTION
1	2022-04-14	FOR DEVELOPMENT PERMIT
2	2022-04-14	FOR OPA
3	2022-04-14	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION
4	2022-04-14	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION
5	2022-04-14	REVISIONS

DESIGNER: \_\_\_\_\_

CIVIL: \_\_\_\_\_

ELECTRICAL: \_\_\_\_\_

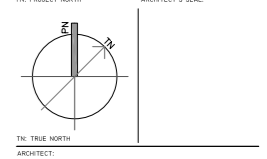
MECHANICAL: \_\_\_\_\_

STRUCTURAL: \_\_\_\_\_

PLANNER AND LANDSCAPE: \_\_\_\_\_



CLIENT:  
**SMARTCENTRES**  
 11120 HORSESHOE WAY  
 SUITE 201, RICHMOND, BC V7A 5H7  
 TEL: 604 448 9112

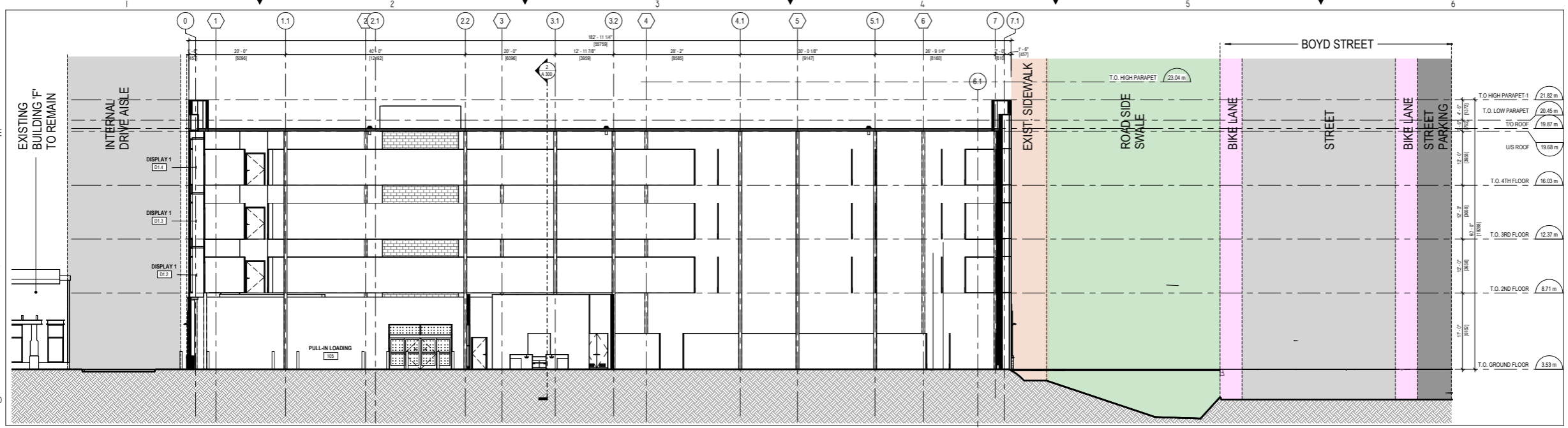


WPT PROJECT #: 2020-0157-01	MUNICIPAL #:
CLIENT PROJECT #:	CLIENT CONTRACT #:

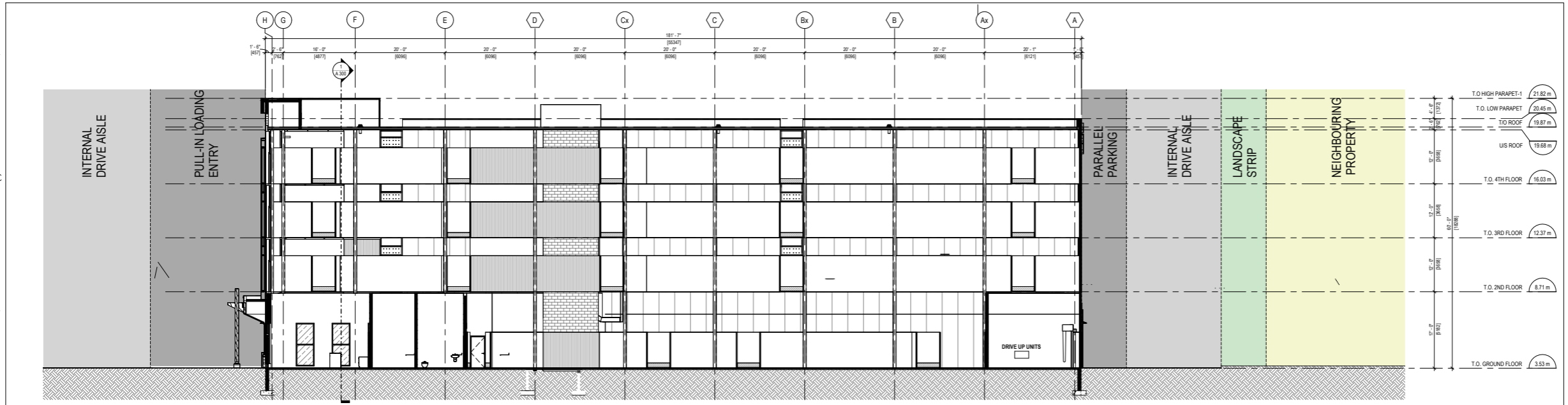
PROJECT NAME AND LOCATION:  
**SMARTSTOP**  
 805 BOYD ST  
 NEW WESTMINSTER, BC

SHEET NAME:  
**3D PERSPECTIVE VIEW**

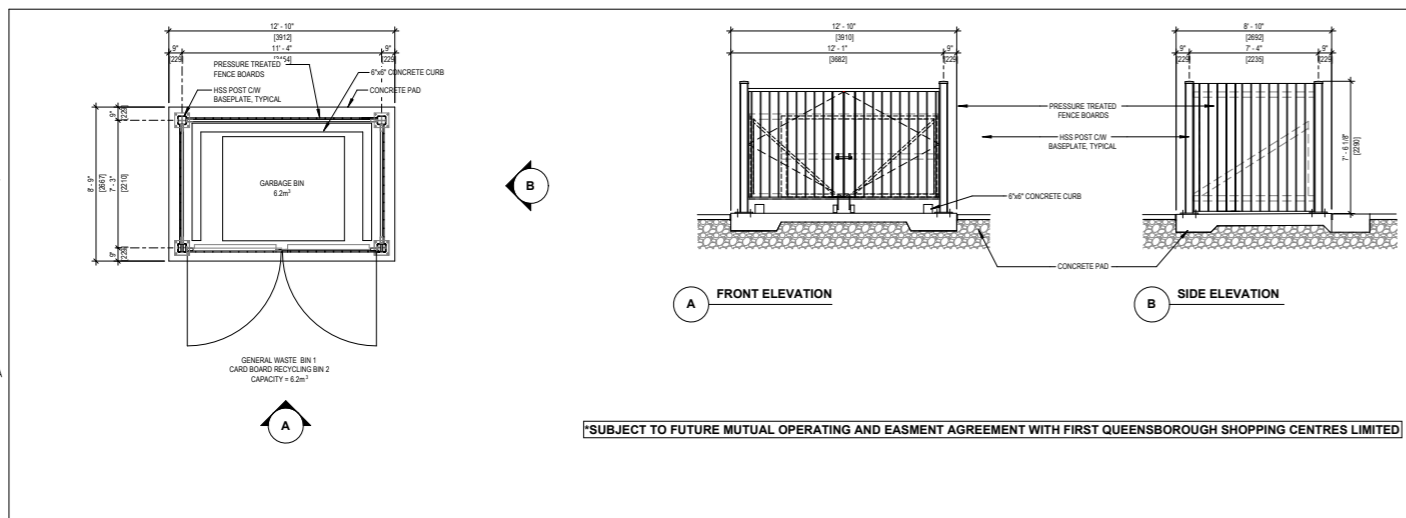
SCALE: N. T.S.	SHEET #: <b>A205</b>
DRAWN BY: KB/HL	



1 BUILDING SECTION A  
A 300  
1" = 10'-0"



2 BUILDING SECTION B  
A 300  
1" = 10'-0"



**SUBJECT TO FUTURE MUTUAL OPERATING AND EASMENT AGREEMENT WITH FIRST QUEENSBOROUGH SHOPPING CENTRES LIMITED**

3 SITE - GARBAGE ENCLOSURE (PLAN & ELEVATIONS)  
A 300  
1/4" = 1'-0"

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FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION

**GENERAL NOTES TYPICAL:**  
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5	2023/08/18	FOR DEVELOPMENT PERMIT
4	2023/04/28	ISSUED FOR DPA
3	2022/11/22	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION
2	2022/10/14	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION
1	2022/10/07	FOR DISCUSSION PURPOSES
#	YYYY-MM-DD	REVISIONS

CIVIL: \_\_\_\_\_

ELECTRICAL: \_\_\_\_\_

MECHANICAL: \_\_\_\_\_

STRUCTURAL: \_\_\_\_\_

PLANNING: \_\_\_\_\_

LANDSCAPING: \_\_\_\_\_

CLIENT LOGO:

CLIENT: **SMARTCENTRES**  
 3200 HIGHWAY 7, SUITE 230  
 VAUGHAN, ON, L4L 5Z5  
 TEL: 905 326 6400

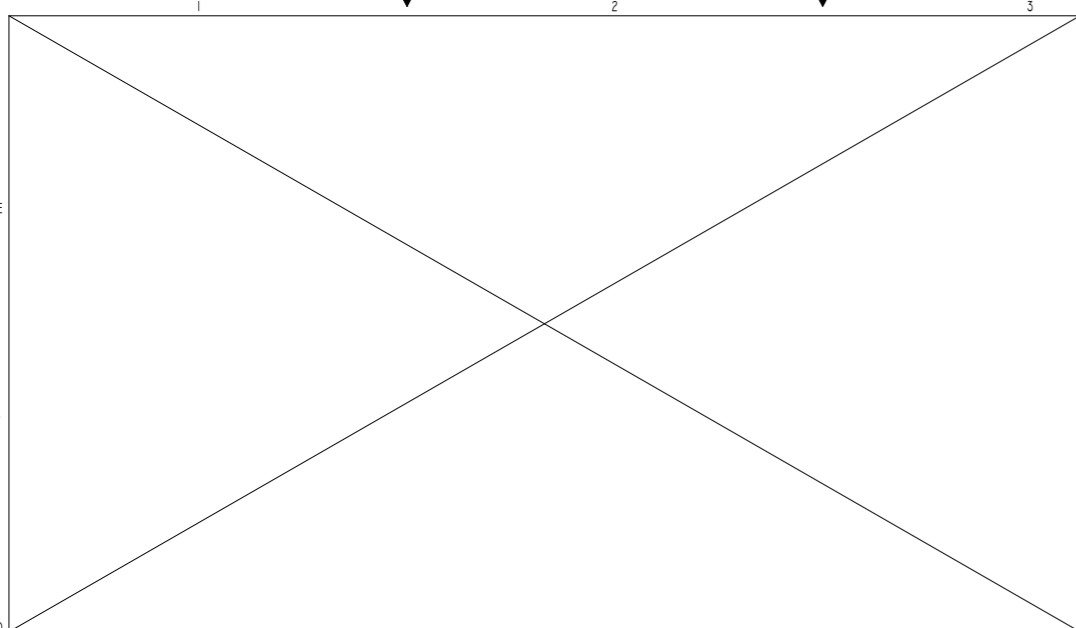
PN: PROJECT NORTH  
 TN: TRUE NORTH  
 ARCHITECT'S SEAL: \_\_\_\_\_

**ENERGY ADVISOR**  
 COMPANY: FOOTPRINT  
 NAME: LYLE SCOTT, PRINCIPAL  
 EMAIL: LYLE.SCOTT@SA-FOOTPRINT.COM  
 PHONE: 416-218-7100  
 CELL: 647-654-5572



WPT PROJECT #: 2020.0057.01  
 MUNICIPAL #: \_\_\_\_\_  
 CLIENT PROJECT #: \_\_\_\_\_  
 CLIENT CONTRACT #: \_\_\_\_\_  
 PROJECT NAME AND LOCATION:  
**SMARTSTOP**  
 805 BOYD ST  
 NEW WESTMINSTER, BC

SHEET NAME:  
**BUILDING SECTIONS & ARCHITECTURAL SITE DETAILS**  
 SCALE: AS INDICATED  
 SHEET #: **A 300**  
 DRAWN BY: KB



LINEAR FLUSH MOUNT CHANNEL LETTER SET

LETTERING FINISH: WHITE

3 SIGNAGE 1 - WELCOME CENTRE - ELEVATION  
A 530 1/2" = 1'-0"

1/2" DEEP FABRICATED ALUMINUM WIREWAY PAINTED WHITE

CANOPY FASCIA

COUNTERSUNK SCREW / INTERNAL CLIP ATTACHMENT

1/8" THICK ROUTED ALUMINUM PLATE FACE

3/4" WHITE ACRYLIC POCKET ROUTED FOR 1/2" PUSH THROUGH VISIBLE

WHITE PERFORATED VINYL 1ST SURFACE ON PUSH THROUGH ACRYLIC

WHITE V180 MINI SLOAN LED DIODE MODULE

LOW VOLTAGE ELECTRONIC TRANSFORMER

1/8" ALUMINUM BACK WELDED TO SIDES

3/8" THREADED RIVETS INSERTED FOR INSTALLATION

SILICONE SEAL ALL INTERIOR BEAMS

GROUNDING WALL PASS THRU SEALED WATER TIGHT

4 SIGNAGE - WELCOME CENTRE - SECTION  
A 530 1 1/2" = 1'-0"

**GENERAL NOTES:**

- BRAND SIGNAGE BY SIGNAGE VENDOR (HIRED BY OWNER). GENERAL CONTRACTOR TO PROVIDE BLOCKING, POWER, METAL STUD INFILL W/ FIRE RATED PLYWOOD SHEATHING BEHIND ALL EXTERIOR SIGNAGE, AND COMPLETE FINAL HOOK UP.
- THIS DRAWING TO BE USED AS A GUIDE ONLY. REFER TO ELEVATIONS & SPECIFICATIONS. SIGNAGE SUPPLIER TO PROVIDE SHOP DRAWINGS SIGNED BY LICENSED PROFESSIONAL ENGINEER IN THE PROVINCE OF BRITISH COLUMBIA.
- COORDINATE PANEL PENETRATIONS W/ JOINERY. DO NOT PENETRATE PANEL JOINERY. ALL PANEL PENETRATIONS MUST BE PROPERLY SEALED WITH SILICONE.
- COVER EXPOSED CONDUITS / WIRES WITHIN STORAGE UNIT WITH GALVALUME.
- ALUMINUM NUMERIC ADDRESS. FINISH COLOR: BLACK. TO BE SUPPLIED AND INSTALLED BY SIGNAGE VENDOR AND COORDINATED WITH GENERAL CONTRACTOR.

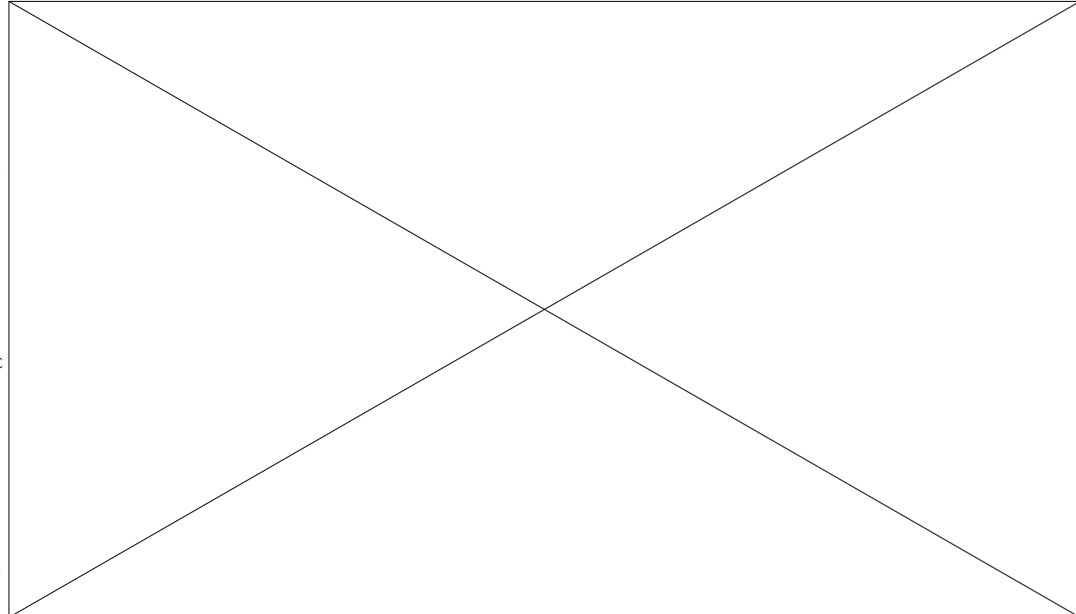
FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION

**GENERAL NOTES TYPICAL:**

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
- DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DOCUMENTATION.
- DO NOT SCALE DRAWINGS. DO NOT USE DOCUMENTS FOR CONSTRUCTION UNLESS INDICATED AS "FOR CONSTRUCTION" AND STAMPED AND SIGNED BY THE ARCHITECT AND CONSULTANTS.
- CONTRACTOR AND CONSTRUCTION MUST COMPLY WITH PERTINENT CODES, BYLAWS, PROVINCIAL AND FEDERAL REGULATORY REQUIREMENTS.
- ALL DOCUMENTS REMAIN THE PROPERTY OF THE CONSULTANTS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

4	2023/08/18	FOR DEVELOPMENT PERMIT
3	2023/04/28	ISSUED FOR OPA
2	2022/11/22	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION
1	2022/10/14	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION

# YYYY-MM-DD REVISIONS



LINEAR FLUSH MOUNT CHANNEL LETTER SET

EYEBROW FINISH: PMS 376 PAINT - SW 8822 "OUTRAGEOUS GREEN" VINYL - 3M 3630-106 "BRILLIANT GREEN"

LETTERING FINISH: PMS 3461 PAINT - SW 8856 "DYNAMIC BLUE" VINYL - 3M 3630-67 "OLYMPIC BLUE"

2 SIGNAGE 2 & 3 - LFM-CL - ELEVATION  
A 530 3/16" = 1'-0"

8" FABRICATED 1/4" ALUMINUM LETTER RETURNS PAINTED TO MATCH FACE. PAINT INTERIOR WITH LIGHT ENHANCING PAINT.

JUNCTION BOX MOUNTED TO US OF STRUCTURE IN CORRIDOR

POWER LINE IN CONDUIT

1" TRIM CAP PAINTED TO MATCH RETURNS

3/16" THICK PLEXOPOLYCARBONATE FACE WHITE WITH 1ST SURFACE TRANSLUCENT VINYL

2 1/2" x 2 1/2" x 1/8" ALUM ANGLE

ALUMINUM ANGLE COVER BOX

LED DIODE MODULE WHITE

1/8" FLAT ALUMINUM BACK

INSULATED METAL PANEL, REFER TO WALL SECTIONS

STEEL GIRT, REFER TO STRUCTURAL DRAWINGS

1/4" WEEP HOLES (2) TWO PER LETTER

ASTRONOMICAL TIMER

ELECTRICAL PANEL

2 1/2" x 2 1/2" x 1/8" ALUM ANGLE

5 SIGNAGE - LFM-CL - SECTION  
A 530 3/4" = 1'-0"

NAME	A	B	C	D	E	F	G
SS-CL-H12	1'-0"	12'-10 3/4"	1'-8 3/8"	6'-3/8"	6'-5 5/8"	7"	11"
SS-CL-H18	1'-6"	19'-4"	2'-6 1/2"	9'-1 1/2"	9'-8 1/2"	10 5/8"	1'-4 3/8"
SS-CL-H24	2'-0"	25'-9 1/2"	3'-4 3/4"	12'-5/8"	12'-11 1/4"	1'-2 1/8"	1'-10"
SS-CL-H30	2'-6"	32'-3"	4'-3"	15'-1"	15'-2"	1'-5 5/8"	2'-3 3/8"
SS-CL-H36	3'-0"	38'-8 1/4"	5'-1"	18'-1"	19'-5"	1'-9 1/4"	2'-8 3/4"
SS-CL-H42	3'-6"	45'-1 1/2"	5'-11 3/8"	21'-1 1/4"	22'-7 3/4"	2'-1 1/2"	3'-2 1/4"
SS-CL-H48	4'-0"	51'-7"	6'-9 1/2"	24'-1 3/8"	25'-10 1/2"	2'-4 1/4"	3'-7 3/4"

**BY LAW NO. 8132, 2019 | C-10 ZONING**

- SIGNAGE 1 - CANOPY SIGN, CHANNEL LETTER TYPE MOUNTED ON WEST CANOPY 50mm DEEP @ 4.1m MEASURED FROM SIDE WALK TO BOTTOM OF SIGNAGE.
- SIGNAGE 2 - FASCIA SIGNAGE, CHANNEL LETTER TYPE MOUNTED ON WEST ELEVATION 200mm DEEP, MOUNTED @ 14.8m MEASURED FROM SIDEWALK TO BOTTOM OF SIGNAGE.
- SIGNAGE 3 - FASCIA SIGNAGE, CHANNEL LETTER TYPE MOUNTED ON EAST ELEVATION 200mm DEEP, MOUNTED @ 14.5m MEASURED FROM DRIVE AISLE TO BOTTOM OF SIGNAGE.
- SIGNAGE 4 - FASCIA SIGNAGE, CHANNEL LETTER TYPE MOUNTED ON SOUTH ELEVATION 200mm DEEP, MOUNTED @ 13.9m MEASURED FROM DRIVE AISLE TO BOTTOM OF SIGNAGE.

**MAXIMUM AREA ALLOWED BY ZONING C-10**  
LARGE FORMAT COMMERCIAL DISTRICT = 18.6m<sup>2</sup> (200.2 ft<sup>2</sup>)

CIVIL: \_\_\_\_\_

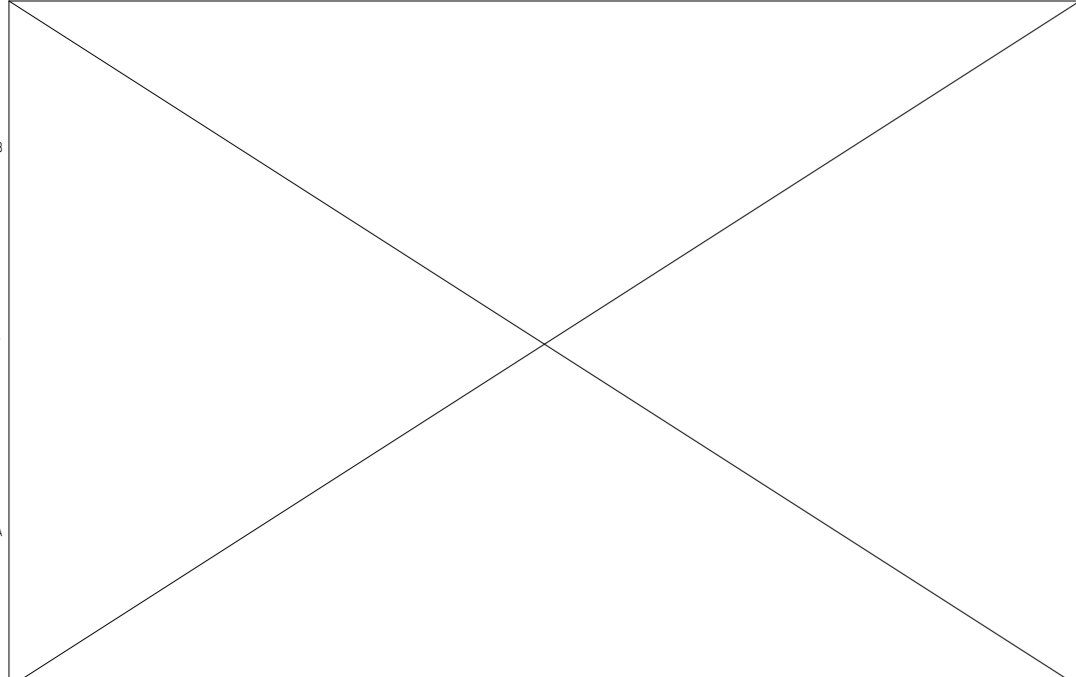
ELECTRICAL: \_\_\_\_\_

MECHANICAL: \_\_\_\_\_

STRUCTURAL: \_\_\_\_\_

PLANNING: \_\_\_\_\_

LANDSCAPING: \_\_\_\_\_



STACKED FLUSH MOUNT CHANNEL LETTER SET

EYEBROW FINISH: PMS 376 PAINT - SW 8822 "OUTRAGEOUS GREEN" VINYL - 3M 3630-106 "BRILLIANT GREEN"

LETTERING FINISH: PMS 3461 PAINT - SW 8856 "DYNAMIC BLUE" VINYL - 3M 3630-67 "OLYMPIC BLUE"

1 SIGNAGE 4 - SFM-CL - ELEVATION  
A 530 3/16" = 1'-0"

8" FABRICATED 1/4" ALUMINUM LETTER RETURNS PAINTED TO MATCH FACE. PAINT INTERIOR WITH LIGHT ENHANCING PAINT.

JUNCTION BOX MOUNTED TO US OF STRUCTURE IN CORRIDOR

POWER LINE IN CONDUIT

1" TRIM CAP PAINTED TO MATCH RETURNS

3/16" THICK PLEXOPOLYCARBONATE FACE WHITE WITH 1ST SURFACE TRANSLUCENT VINYL

2 1/2" x 2 1/2" x 1/8" ALUM ANGLE

ALUMINUM ANGLE COVER BOX

LED DIODE MODULE WHITE

1/8" FLAT ALUMINUM BACK

INSULATED METAL PANEL, REFER TO WALL SECTIONS

STEEL GIRT, REFER TO STRUCTURAL DRAWINGS

1/4" WEEP HOLES (2) TWO PER LETTER

ASTRONOMICAL TIMER

ELECTRICAL PANEL

2 1/2" x 2 1/2" x 1/8" ALUM ANGLE

6 SIGNAGE - SFM-CL - SECTION  
A 530 3/4" = 1'-0"

NAME	A	B	C	D	E	F
SS-CL-12	1'-0"	6'-0"	2'-4 1/2"	7"	6 1/2"	3'-10"
SS-CL-18	1'-6"	9'-0"	3'-6 3/4"	10 1/2"	9 3/4"	5'-9"
SS-CL-24	2'-0"	12'-0"	4'-9"	1'-2"	1'-1"	7'-8"
SS-CL-30	2'-6"	15'-1 1/4"	5'-11"	1'-5 1/2"	1'-4 1/4"	9'-3"
SS-CL-36	3'-0"	18'-1 1/4"	7'-1 1/2"	1'-9"	1'-7 1/2"	11'-6"
SS-CL-42	3'-6"	21'-3 3/8"	8'-3 5/8"	2'-1 1/2"	1'-10 3/4"	13'-5"
SS-CL-48	4'-0"	24'-3 3/8"	9'-6"	2'-4"	2'-2"	15'-4"

**CLIENT LOGO:**

**CLIENT:** SMARTCENTRES  
3200 HIGHWAY 7, SUITE 230  
VAUGAN, ON, L4L 5Z5  
TEL: 905 326 6400

**PROJECT NORTH:**

**ARCHITECT'S SEAL:**

**WPT ARCHITECTURE INC.**  
wpt@wptarchitecture.ca

**WPT PROJECT #:** 2020.0057.01  
**MUNICIPAL #:** \_\_\_\_\_

**CLIENT PROJECT #:** \_\_\_\_\_  
**CLIENT CONTRACT #:** \_\_\_\_\_

**PROJECT NAME AND LOCATION:** SMARTSTOP  
805 BOYD ST  
NEW WESTMINSTER, BC

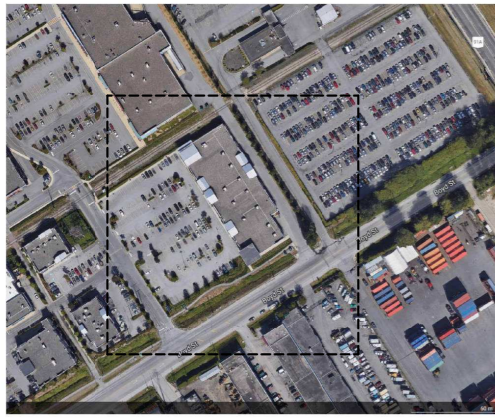
**SHEET NAME:** SIGNAGE DETAILS

**SCALE:** AS INDICATED  
**SHEET #:** A 530

**DRAWN BY:** KB

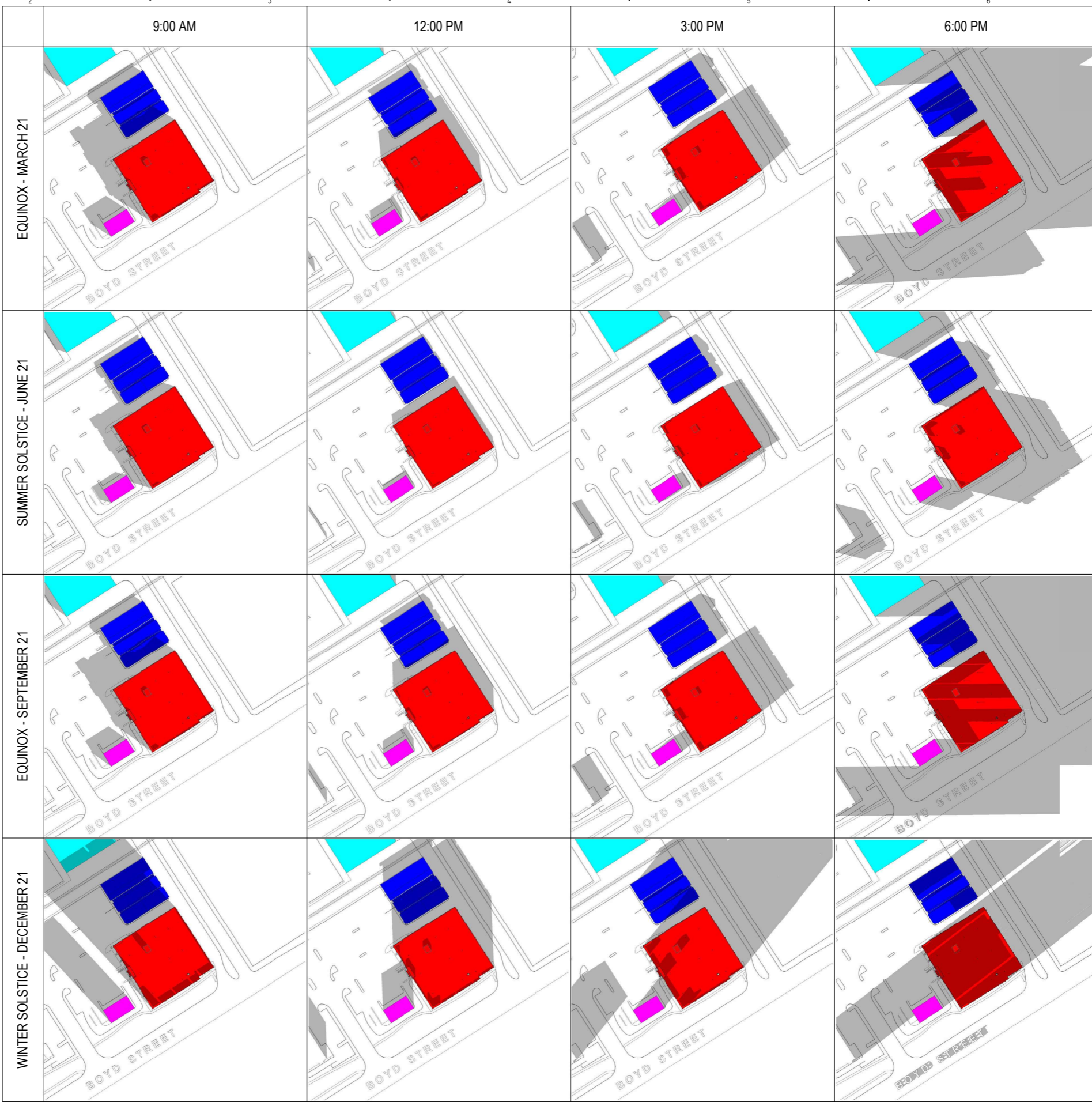


SITE LOCATION



LEGEND:

- PROPOSED BUILDING
- EXISTING BUILDING 'F'
- FUTURE BUILDING
- EXISTING BUILDING 'E'



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 FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION

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6	2023/08/18	FOR DEVELOPMENT PERMIT
5	2023/07/11	FOR COORDINATION
4	2023/04/28	ISSUED FOR OPA
3	2022/11/22	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION
2	2022/10/14	FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION
1	2022/10/07	FOR DISCUSSION PURPOSES
#	YYYY-MM-DD	REVISIONS

CIVIL: \_\_\_\_\_

ELECTRICAL: \_\_\_\_\_

MECHANICAL: \_\_\_\_\_

STRUCTURAL: \_\_\_\_\_

PLANNING: \_\_\_\_\_

LANDSCAPING: \_\_\_\_\_

CLIENT LOGO:

CLIENT: **SMARTCENTRES**  
 3200 HIGHWAY 7, SUITE 230  
 VAUGHAN, ON, L4L 5Z5  
 TEL: 905 326 6400

PN: PROJECT NORTH      ARCHITECT'S SEAL: \_\_\_\_\_

TN: TRUE NORTH

ARCHITECT: \_\_\_\_\_

WPT ARCHITECTURE INC  
 wpt@wptarchitecture.ca

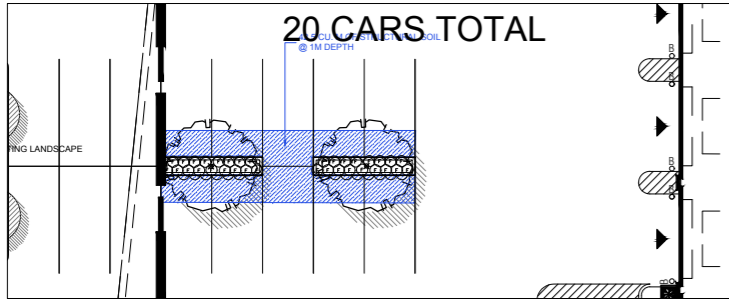
WPT PROJECT #: 2020.0057.01      MUNICIPAL #: \_\_\_\_\_  
 CLIENT PROJECT #: \_\_\_\_\_      CLIENT CONTRACT #: \_\_\_\_\_

PROJECT NAME AND LOCATION:  
**SMARTSTOP**  
 805 BOYD ST  
 NEW WESTMINSTER, BC

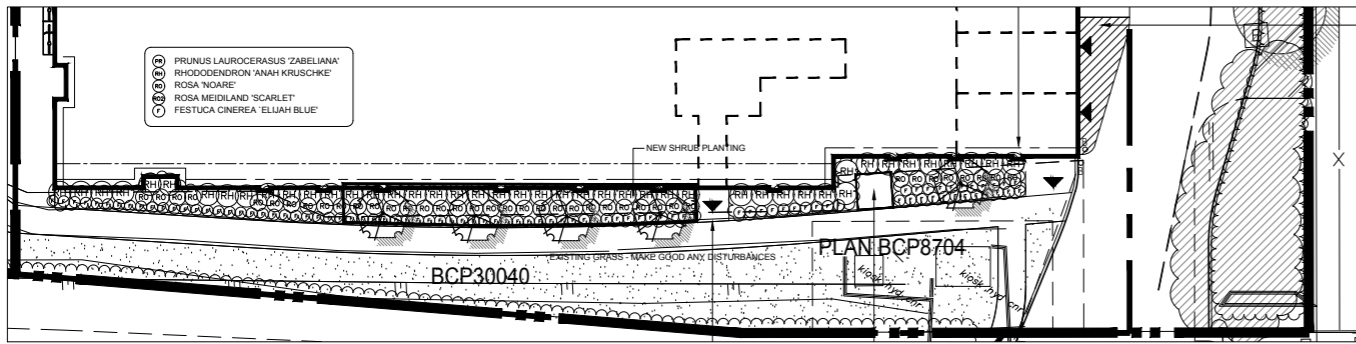
SHEET NAME:  
**SUN STUDY**

SCALE: AS INDICATED      SHEET #: **A 900**  
 DRAWN BY: KB

SEAL:



WISHBONE PLANTER - SELF WATERING UFSW-38S TEXTURED SILVER - SAND SLATS  
WISHBONE HUTCH BACKLESS BENCH - HB-6 TEXTURED SILVER - SAND SLATS  
WISHBONE WEST COAST 2 SPACE BIKE RACK - WCBR-37 TEXTURED SILVER - SAND

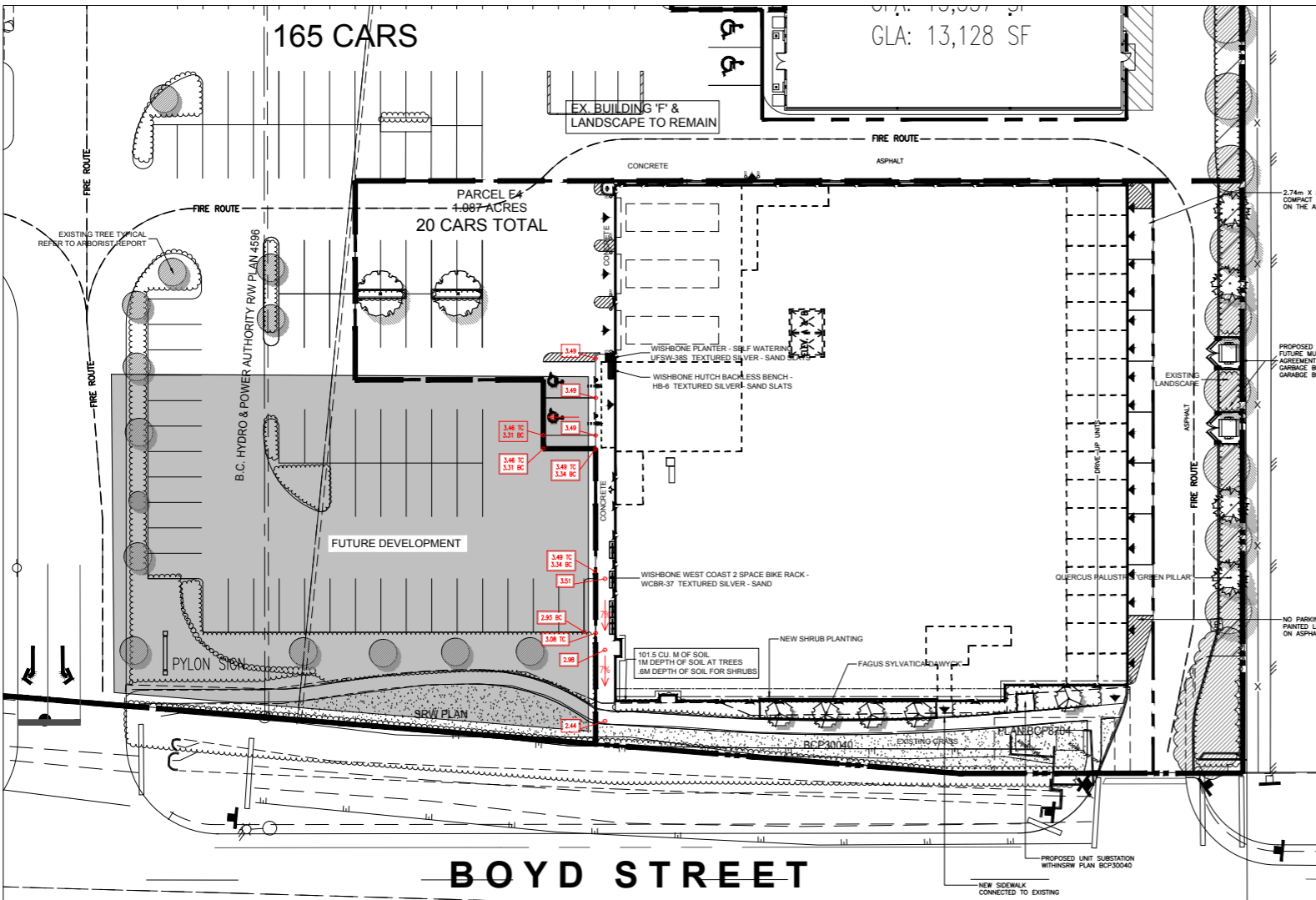


SHRUB PLAN  
1:150

PLANT SCHEDULE				PMG PROJECT NUMBER: 22-189
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>TREE</b>				
⊙	5	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH	6CM CAL; B&B
⊙	2	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL; 2M STD; B&B
⊙	4	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6CM CAL; 1.8M STD; B&B
<b>SHRUB</b>				
⊙	46	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON: BLUE	#3 POT; 50CM
⊙	39	ROSA 'NOARE'	CARPET ROSE: RED	#2 POT; 40CM
<b>GRASS</b>				
⊙	126	FESTUCA CINEREA 'ELUAH BLUE'	FESTUCA	#1 POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

ALL SOFT LANDSCAPE AREAS ARE TO BE IRRIGATED WITH HIGH EFFICIENCY AUTOMATIC UNDERGROUND SYSTEM. SYSTEM TO BE "DESIGN-BUILD" AND TO COMPLY WITH I.L.A.B.C STANDARDS.



TREE PLAN  
1:250

4	23.AUG.10	GRADING INFORMATION	BA
3	23.JULY.07	SUBSTATION ADDED	MM
2	23.APR.05	CLIENT COMMENTS	MM
1	22.NOV.09	CLIENT COMMENTS	MM

NO. DATE REVISION DESCRIPTION DR.

PROJECT:  
**COMMERCIAL DEVELOPMENT  
PARCEL F4**

**BOYD STREET  
NEW WESTMINSTER, BC**

DRAWING TITLE:  
**LANDSCAPE  
PLAN**

DATE: 22.SEP.29 DRAWING NUMBER:  
SCALE: 1:250  
DRAWN: DO  
DESIGN: MCY  
CHKD: MCY

**L1**

OF 3

PMG PROJECT NUMBER: 22-189

