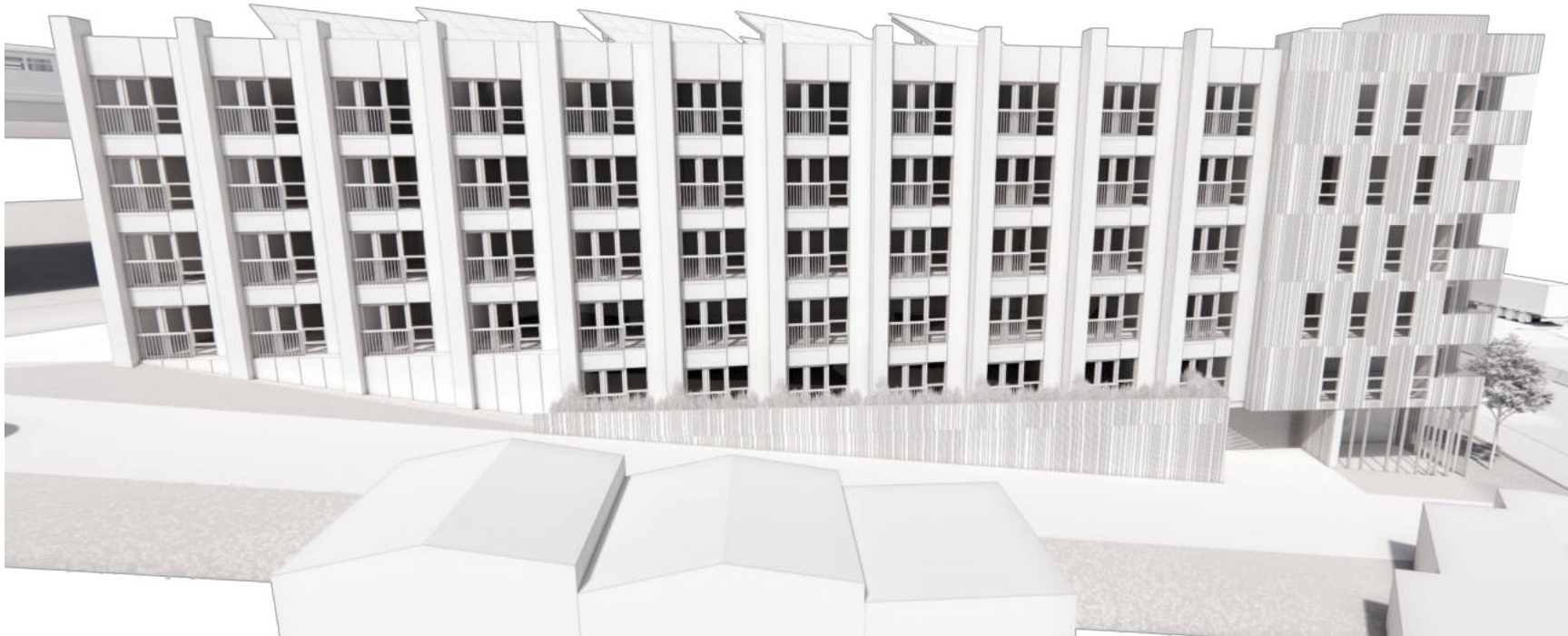


Attachment 3

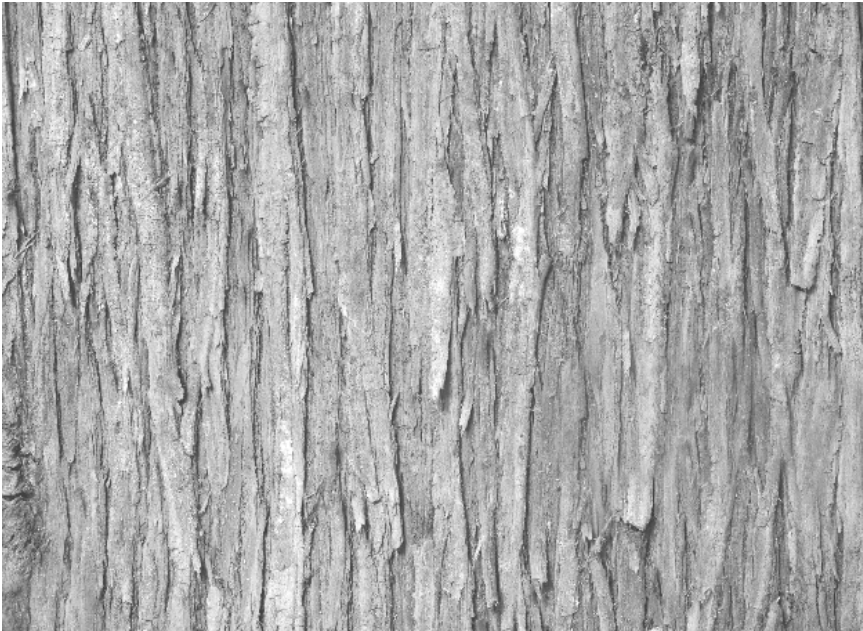
Preliminary Concept Drawings



AUNT LEAH'S

1923-1927 Marine Way | New Westminster

Design Update | 17 May 2024



EXECUTIVE SUMMARY

Density (FSR)	2.19	
Total Residential Area [sf] - TRA	41,453	SF
Gross Livable Area [sf] - GLA	50,469	SF
Efficiency - TRA/GLA	82.1%	
Residential Units	90	Units
Parking Provided	25	Stalls
Min Req'd Stalls (BC TOD)	4	Stalls
Min Req'd Bike Stalls (CoNW)	113	Bike Stalls
Short Term Bike Stalls (CoNW)	6	Bike Stalls

STATISTICS

AREA SUMMARY

Level	Total Enclosed Area (incl/ under-ground) [sf]	Above Ground GFA [sf]	Circulation / Service [sf]	Unit Area [sf]	Amenity Area / Laundry / Office [sf]	Service [sf]	Under-ground Parking [sf]	Bike/Residential Storage [sf]	FSR Area [sf]	Total Residential Area [sf] - TRA	Gross Livable Area [sf] - GLA	"Efficiency [%] (TRA/GLA)"	Notes
L1 Lobby Level	17,687	1,405						4,816	1,405	0	1,394	0.0%	Lobby/Mail/Office
L2	12,039	7,874	1,170	6,583	1,467	965	11,033	1,541	6,407	6,821	8,132	83.9%	Amenity/Storage/Laundry
L3 Upper Lane Level	10,430	10,430	2,044	8,508					10,430	8,508	10,430	81.6%	Refuse
L4	10,171	10,171	1,475	8,708					10,171	8,708	10,171	85.6%	Typical Floor
L5	10,171	10,171	1,475	8,708					10,171	8,708	10,171	85.6%	Typical Floor
L6	10,171	10,171	1,475	8,708					10,171	8,708	10,171	85.6%	Typical Floor
Totals	70,669	50,222	7,639	41,215	1,467	965		6,357	48,755	41,453	50,469	82.1%	

FSR: 2.19

UNIT SUMMARY

	STUDIO A	1 BR-A	2 BR-A	2 BR-B	2 BR-C	TOTAL
Area[sf]	350	525	752	756	725	
L1 PARKADE						-
L2	7	5	1	1		14
L3	11	6	1	1		19
L4	11	5	1	1	1	19
L5	11	5	1	1	1	19
L6	11	5	1	1	1	19
TOTAL	51	26	5	5	3	90
	56.7%	28.9%	5.6%	5.6%	3.3%	100.0%

PARKING SUMMARY

TYPE	TOTAL UNITS	STALLS/UNIT	REQD.	REQD.	PROVIDED
		(per Bylaw 140.9)	Municipal Parking	BC TOD	
STUDIO	51	0.75	38	0	
1 BR	26	0.75	17	0	
2 BR	13	1	14	0	
Visitor	-	0.05	4	4	
Admin.	0	0	0	0	
Accessible Stalls (145.4)			3	1	
TOTAL	90		73	4	25

BICYCLE STORAGE SUMMARY

TOTAL UNITS	STALLS/UNIT (per Bylaw 150.3)	TOTAL STALLS	SHORT TERM BIKE STALLS
90	1.25	113	6

CONTEXT PLAN



SITE PLAN



LONG SECTION



GBL ARCHITECTS
300 - 224 WEST 8TH AVENUE
VANCOUVER, CANADA V5Y 1N5
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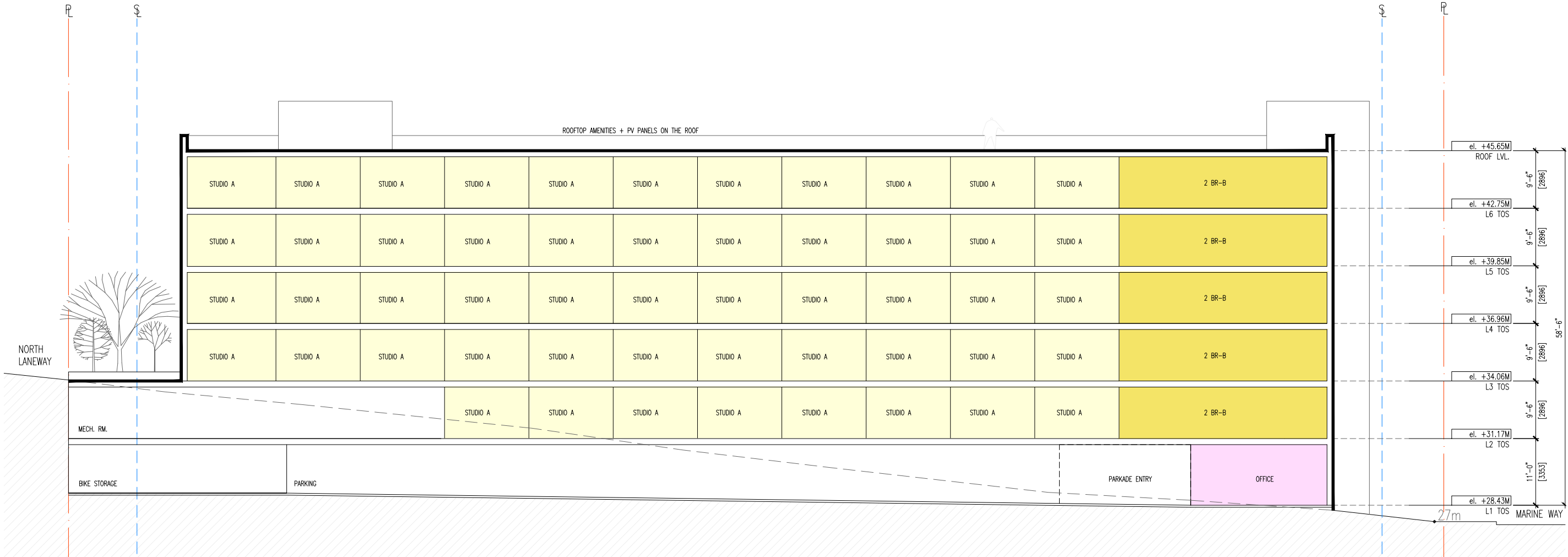
PLOT INFO.

NOTES

NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	25 APR 2024	PRELIM COORDINATION SET
2	08 MAY 2024	DESIGN PROGRESS



AUNT LEAH'S PLACE
RESIDENTIAL
PROJECT
1923 MARINE WAY
NEW WESTMINSTER, BC

SCHEMATIC SECTION

DATE	24 APR 2024
DRAWN BY	TCL
CHECKED BY	
SCALE	1/8"=1'-0" (1:96)
JOB NUMBER	24004



A4.01

REVISIONS		
NO.	DATE	REMARKS
1	25 APR 2024	PRELIM COORDINATION SET
2	08 MAY 2024	DESIGN PROGRESS

AUNT LEAH'S PLACE RESIDENTIAL PROJECT

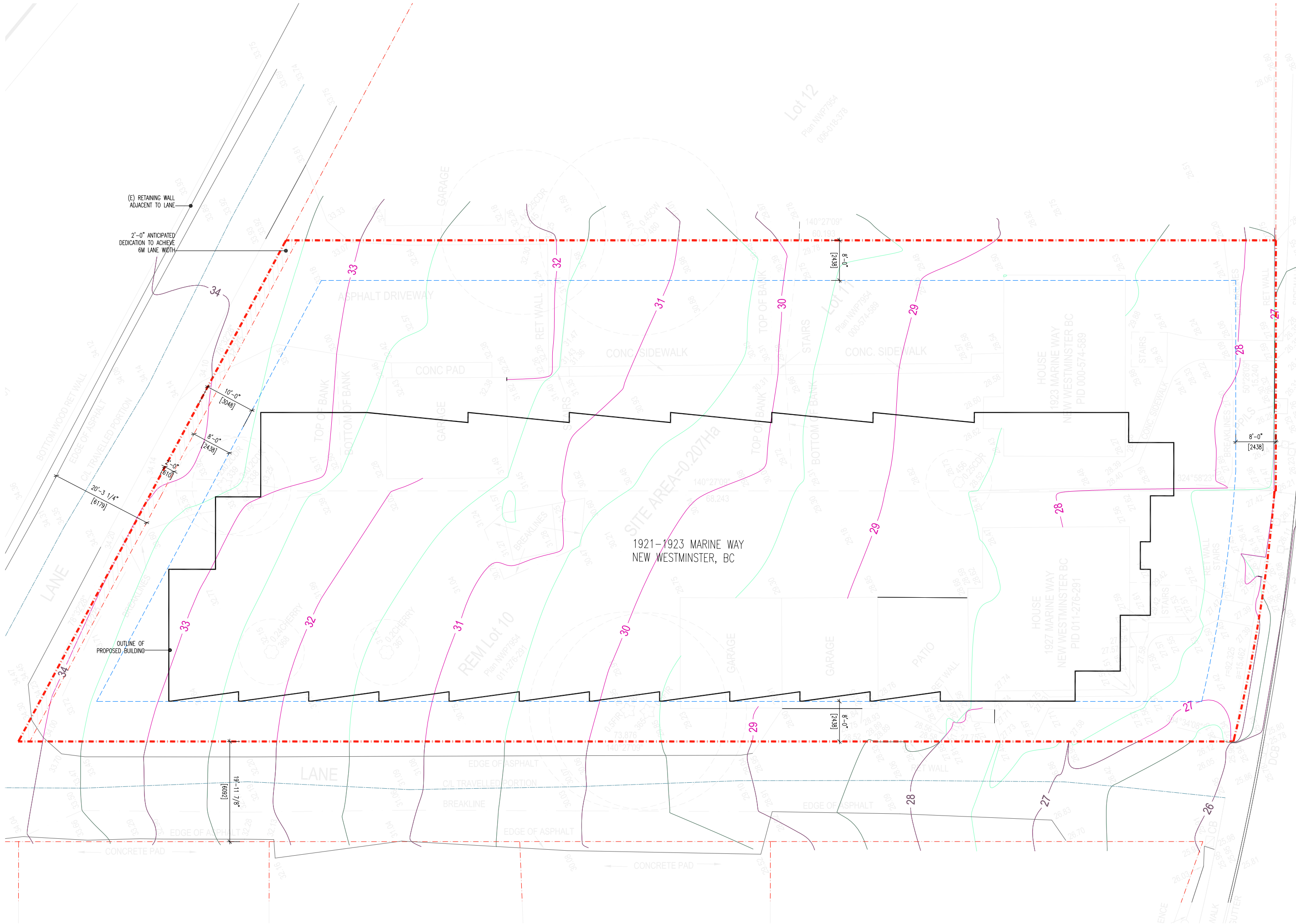
1923 MARINE WAY
NEW WESTMINSTER, BC

SITE PLAN/ SETBACK PLAN

DATE	29 APR '24
DRAWN BY	SOJ
CHECKED BY	
SCALE	1/8"=1'-0" (1:96)
JOB NUMBER	24004



A2.01



L1 FLOOR PLAN - SIXTH AVENUE LEVEL



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PLOT INFO.

NOTES
NO. DESCRIPTION

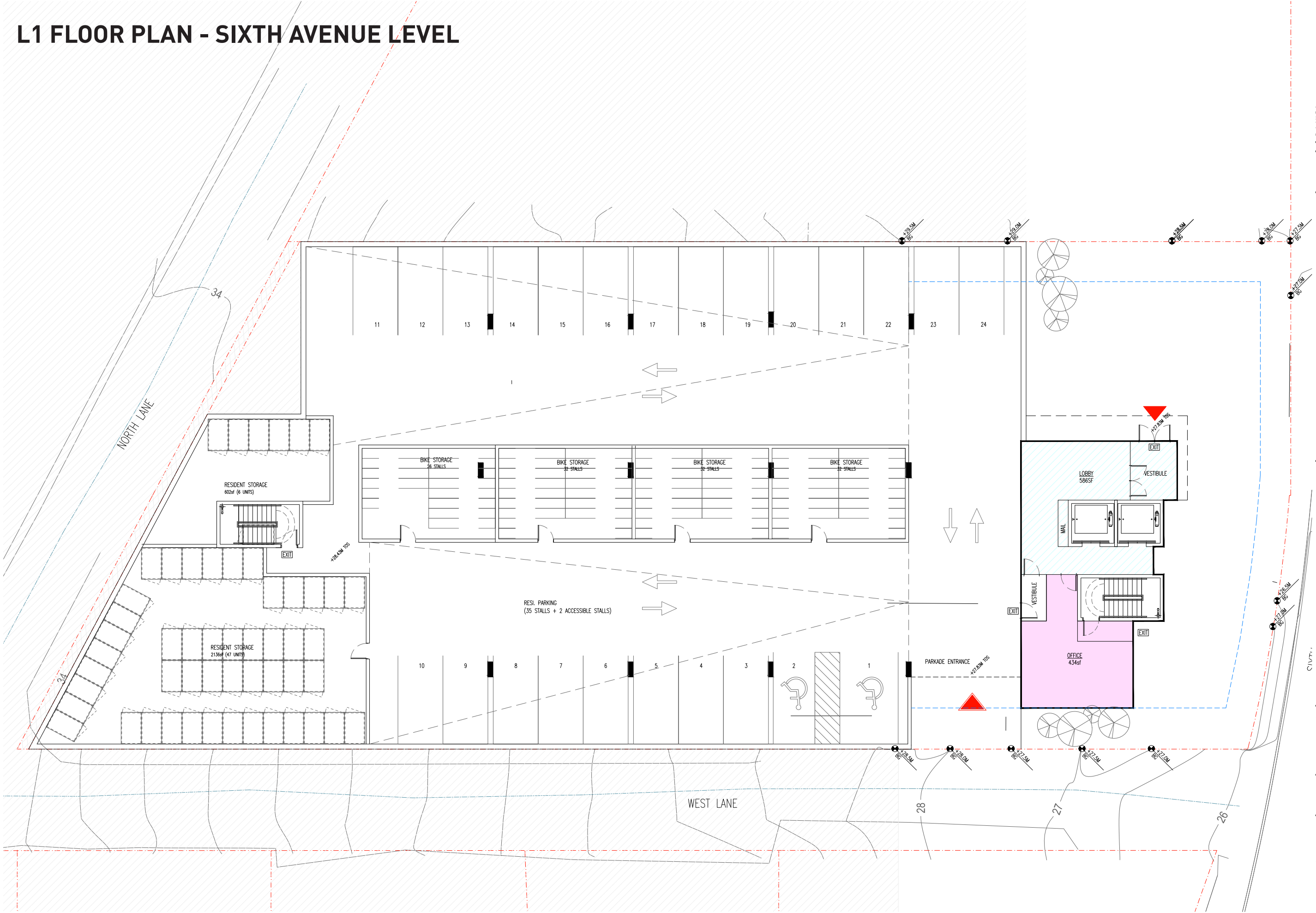
REVISIONS

NO.	DATE	REMARKS
1	25 APR 2024	PRELIM COORDINATION SET
2	08 MAY 2024	DESIGN PROGRESS

AUNT LEAH'S PLACE
RESIDENTIAL
PROJECT
1923 MARINE WAY
NEW WESTMINSTER, BC

L1 FLOOR PLAN

DATE	29 APR '24
DRAWN BY	SOJ
CHECKED BY	
SCALE	1/8"=1'-0" (1:96)
JOB NUMBER	24004



L3 FLOOR PLAN - NORTH LANE LEVEL



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PLOT INFO.

NOTES
NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	25 APR 2024	PRELIM COORDINATION SET
2	08 MAY 2024	DESIGN PROGRESS

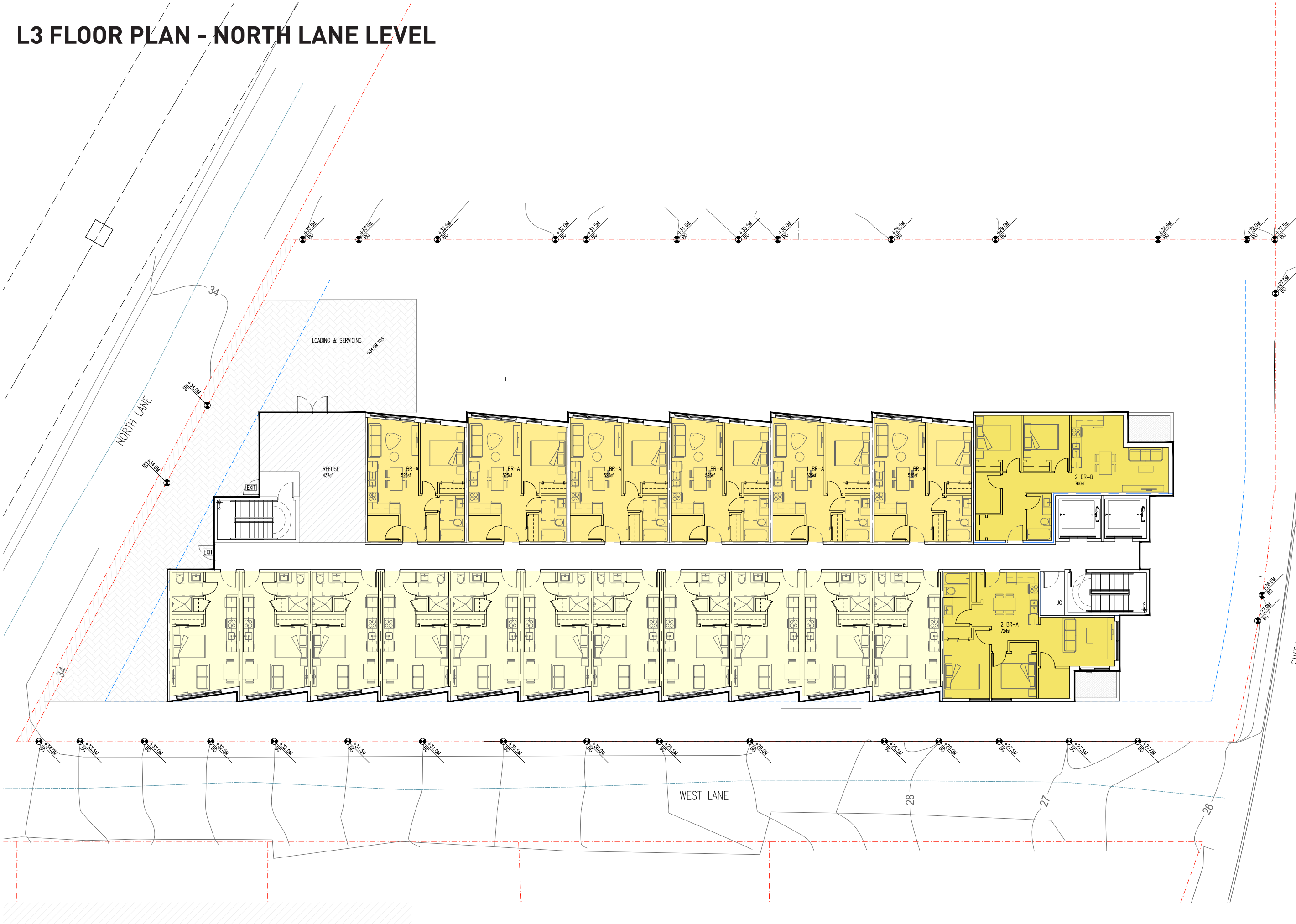
AUNT LEAH'S PLACE
RESIDENTIAL
PROJECT
1923 MARINE WAY
NEW WESTMINSTER, BC

SITE PLAN/
L3 FLOOR PLAN

DATE 29 APR '24
DRAWN BY SOJ
CHECKED BY
SCALE 3/32"=1'-0" (1:128)
JOB NUMBER 24004



A3.03



ROOF PLAN



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PLOT INFO.

NOTES

NO	DESCRIPTION
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REVISIONS

NO.	DATE	REMARKS
1	25 APR 2024	PRELIM COORDINATION SET
2	08 MAY 2024	DESIGN PROGRESS

AUNT LEAH'S PLACE
RESIDENTIAL
PROJECT

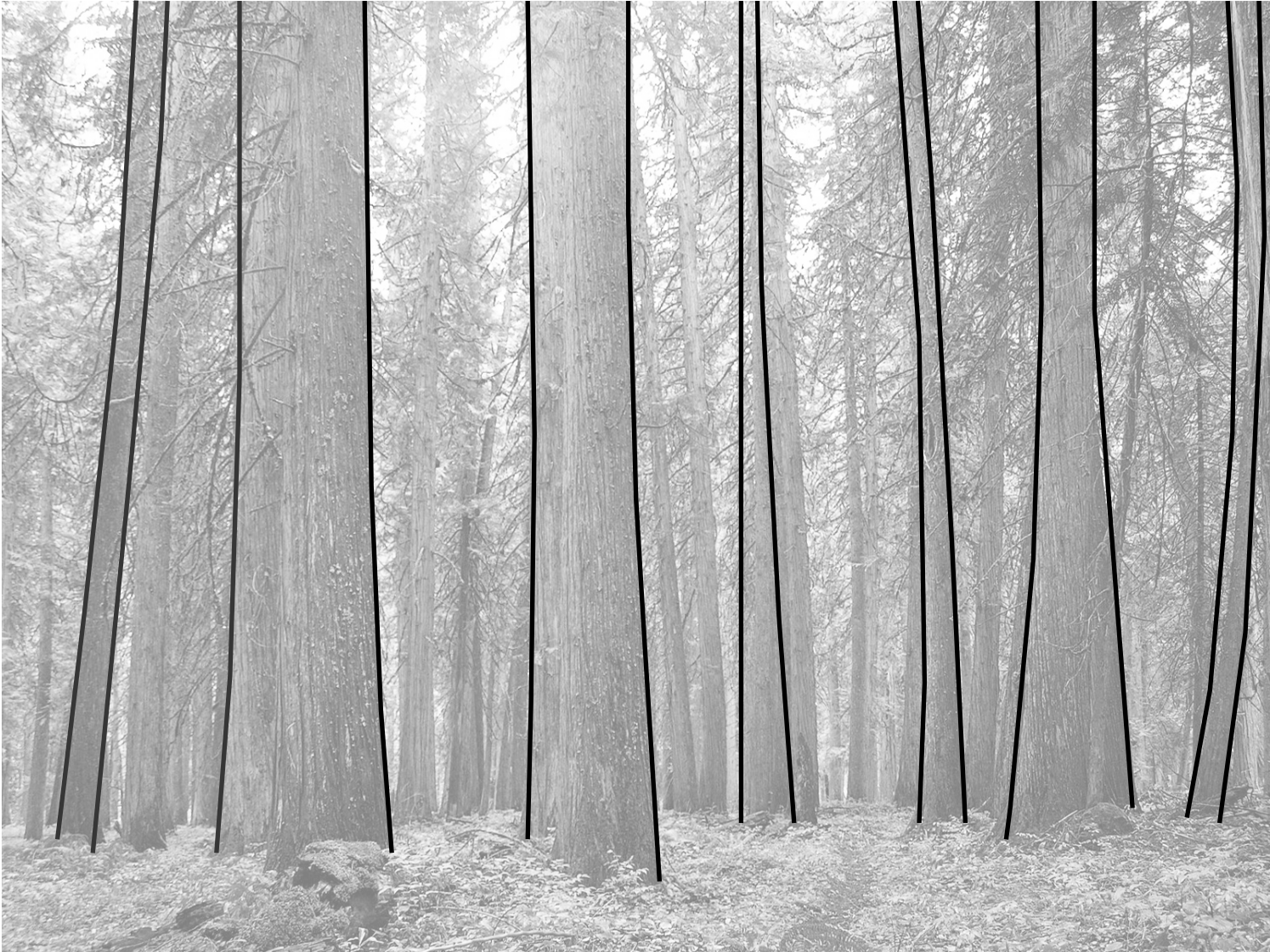
1923 MARINE WAY
NEW WESTMINSTER, BC

DATE	29 APR '24
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CHECKED BY	
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JOB NUMBER	24004

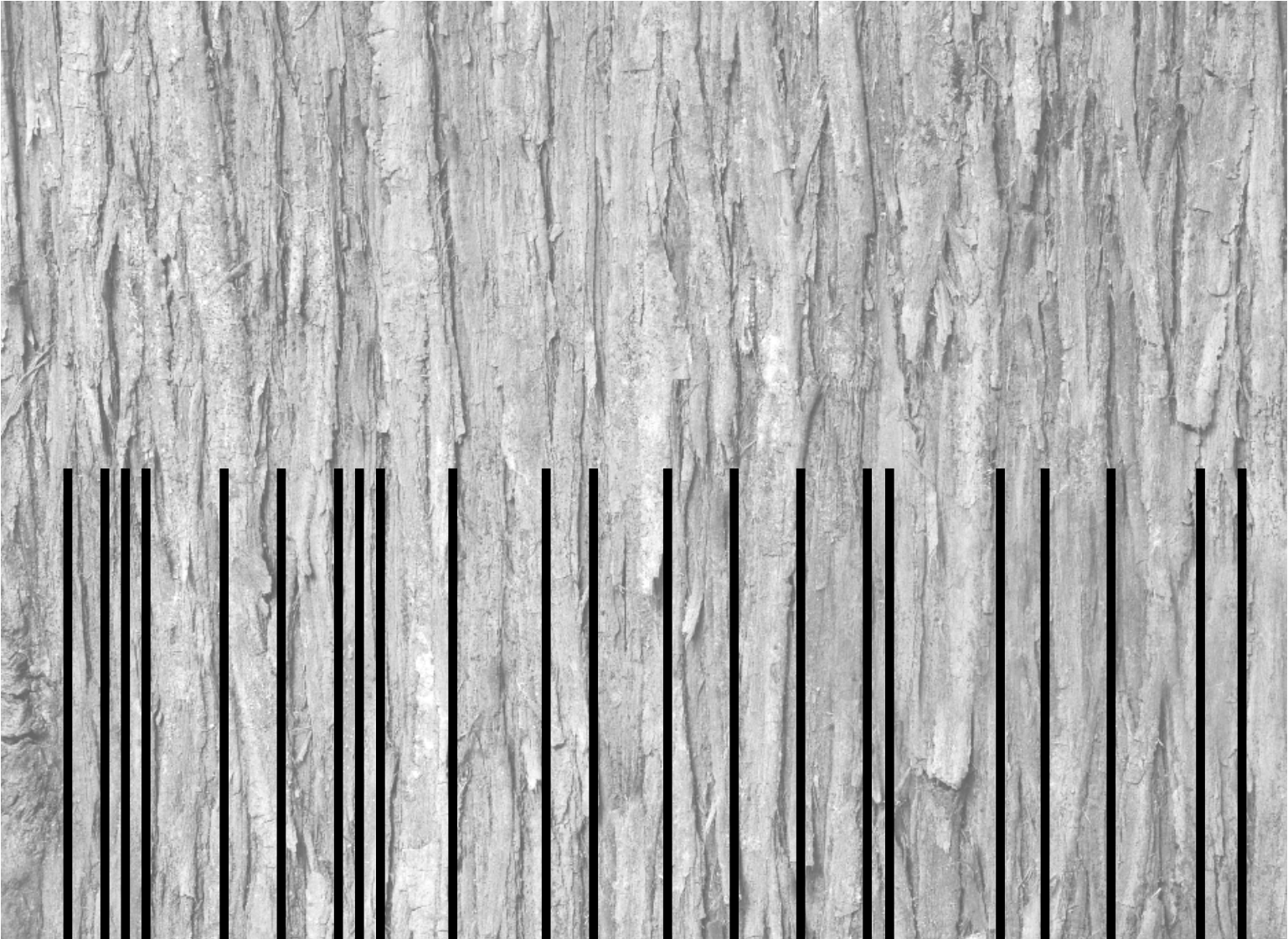


A3.04

INSPIRATION



ROW OF CEDARS



CEDAR BARK | CLADDING CONCEPT

WEST LANE ELEVATION





1927

LOBBY

CONCEPTUAL MATERIALS



Cementitious Panel
HARDIE 2.0



Architectural Metal Panel
LKMe / LUX