

November 9, 2023

PARTNERS

VAIDILA BANELIS | ARCHITECT

AAA, AIBC, SAA, OAA, MRAIC,

LEED® AP

JAMES D BROWN | ARCHITECT

AAA, AIBC, MRAIC

R. SEAN CRAWFORD | LICENSED

INTERIOR DESIGNER, AAA, IDC,

IDA, NCIDQ

JEAN GUY BELIVEAU

BILL MITCHELL

City of Kelowna, Planning
1435 Water Street
Kelowna, BC V1Y 1J4

RE: Development Permit Application – 948-950 Ellis Street

We are pleased to propose an expansion to “Spacious Storage” on Ellis. This state of the art self-storage facility features gated access, 24-hour security, video surveillance, and the bright, modern & secure facility is ranked Kelowna’s #1 self-storage provider (by Google Reviews). Conveniently located near downtown Kelowna, Spacious Storage provides a variety of unit sizes to fit every lifestyle, and the expansion of the facility will enable us to continue to best serve our commercial and individual clients, and keep more Okanagan belongings safe!

Project Description

The development proposal consists of the removal of the existing “Flagship Marine” boat storage building from the site to make way for an expansion to the existing 5 storey self-storage facility. The overall design and specifications of the addition are proposed match the existing building in terms of exterior materiality, colour, building height, floor to floor height, etc. No changes to the landscaping, site access, site services or general site circulation/parking layout are proposed as part of the proposed building expansion.

A unique feature of the site is its adjacency to Brandt Creek. As part of the original development of the self-storage facility extensive work was completed to enhance the riparian habitat area which included, restoring historic disturbances, planting restoration vegetation, and covenanting portions of the property as no-build and no-disturb zones to protect the restored riparian habitat. The proposed expansion of the self-storage facility has been planned to minimize disturbance to the existing landscaping and riparian restoration area, and Best Management Practices will be implemented to ensure any potential construction impacts to the riparian area are mitigated.

To facilitate this new development, the following is requested:

Development Variances

- The preliminary drawing package includes information on the following requested variances:

DVP 1 – Building Height

DVP 2 – Parking

DVP 3 – Bicycle Parking

Variance Rationale

DVP 1 – Building Height. With the recent adoption of the new zoning bylaw, this site was rezoned from I4 – Central Industrial to the new I2 – General Industrial district. One of the major differences between the respective zonings was the building height regulation which went from a maximum of 18.0m to 16.0m. As the building expansion is proposed to tie into the existing building in terms of floor elevation, building height, materiality, etc. we respectfully request a variance on this regulation. Also worthy of mention is that the adjacent properties directly to the south are slated for 12 storeys in the 2040 OCP (Map 4.1 – Downtown Building Heights).

DVP 2 – Parking. Operationally we have found vehicular parking spaces are underutilized at the storage facility. Patrons will commonly use the loading spaces at the front of the building when transporting items in/out of the facility, and there is typically a fairly quick turnaround time. Note that we are proposing 16 loading spaces (which is a surplus of 4 loading spaces over the bylaw requirement), as well as 6 additional smaller sized loading spaces for regular sized vehicles (SUV's, trucks, vans, etc.). Note that all of the proposed loading spaces are available to be used by all of the tenants (they are not dedicated to the 'exterior access units'). We are confident that the 58 parking stalls + 22 loading spaces proposed will assuredly meet the parking demands of the self-storage facility, and we respectfully request a variance on this regulation.

DVP 3 – Bicycle Parking. Self-storage is a business type that requires a limited amount staff on the premises. Many self storage unit facilities are even operated completely remotely without any staff on the premises at all. Given the business type we think a bicycle parking variance is reasonable. Note that under the original development (DP19-0216) 18 short term bicycle parking spaces are provided on site. The 18 short term bike parking spaces have proven to be a plentiful amount of bicycle parking to serve the needs of the facility, and we are confident that there is an adequate amount to meet the demands of the proposed expansion.

Please feel free to contact me at anytime if you have any questions regarding the application.

Sincerely,

Chris Joslin

Architect, AAA, AIBC, M.ARCH., B.Env.D.

Zeidler Architecture

D 403 699 8425 | T 403 233 2525 | C 403 474 4854

P:\2022\222-087_West_Point-Spacious_II_950_Ellis_St_Storage_Facility_Kelowna\4 - Authorites Having Jurisdiction\4-01 Regulatory Approval\4-1B Regulatory Approvals - Development Permit\Letter of Rationale - Spacious.docx

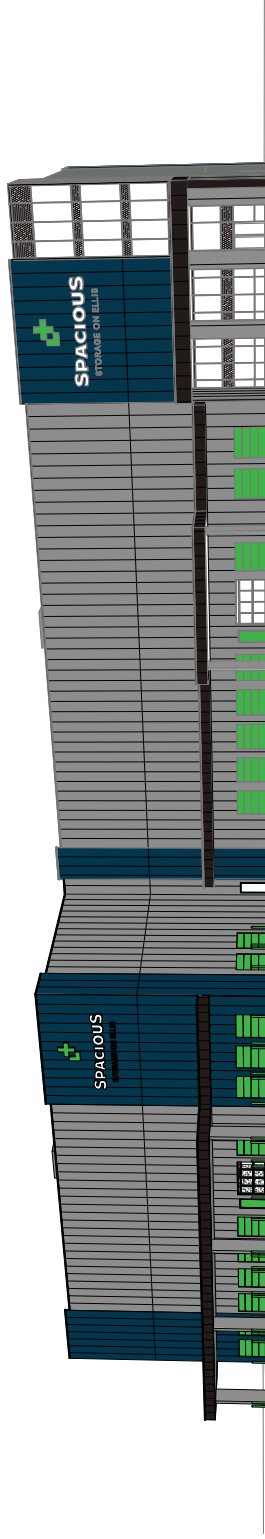


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SPACIOUS
STORAGE ON ELLIS



ISSUED FOR DP

SPACIOUS STORAGE - EXPANSION

948-950 Ellis Street
Kelowna, BC, V1Y 1Y9

Lot 3 District Lot 139 Osoyoos Division Yale District Plan KAP68693
DRAWING LIST

- ARCHITECTURAL
- DP00 COVER SHEET
- DP01 OVER SITE PHOTOGRAPHS
- DP11 EXISTING SITE PLAN/DEMOLITION PLAN
- DP12 MAIN FLOOR PLAN
- DP21 SECOND FLOOR PLAN
- DP23 THIRD TO FIFTH FLOOR PLAN
- DP31 ELEVATIONS
- DP41 3D VIEWS
- DP42 3D VIEWS

| | | |
|-----|----------------|------------|
| 1 | ISSUED FOR DP | 2023-11-09 |
| A | CLIENT REVIEW | 2023-10-05 |
| NO. | ISSUE/REVISION | DATE |

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|-------------|--------------|---------|-----|
| PROJECT NO. | DRWN. | CHECKED | JOB |
| 222587 | CUJ | | |
| DRAWING NO. | REVISION NO. | | |

DP0.0





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| NO. | REVISION | DATE |
|-----|-----------------|------------|
| 1 | ISSUED FOR OUP | 2023-11-09 |
| A | CLIENT REVIEW | 2023-9-06 |
| | CLIENT REVISION | |

NOT FOR CONSTRUCTION

PROJECT

**SPACIOUS STORAGE
- EXPANSION**

PROJECT ADDRESS
94-5555 8th Street SW
Lot 13 District 13, Cochrane Division West, Calgary, Alberta T0C 0R0

**COLOUR
PHOTOGRAPHS**

| PROJECT NO. | DRAWN | CHECKED | JOB |
|-------------|----------|---------|-----|
| 22-05F | CUJ | | |
| DRAWING NO. | REVISION | | |

DP.0.1



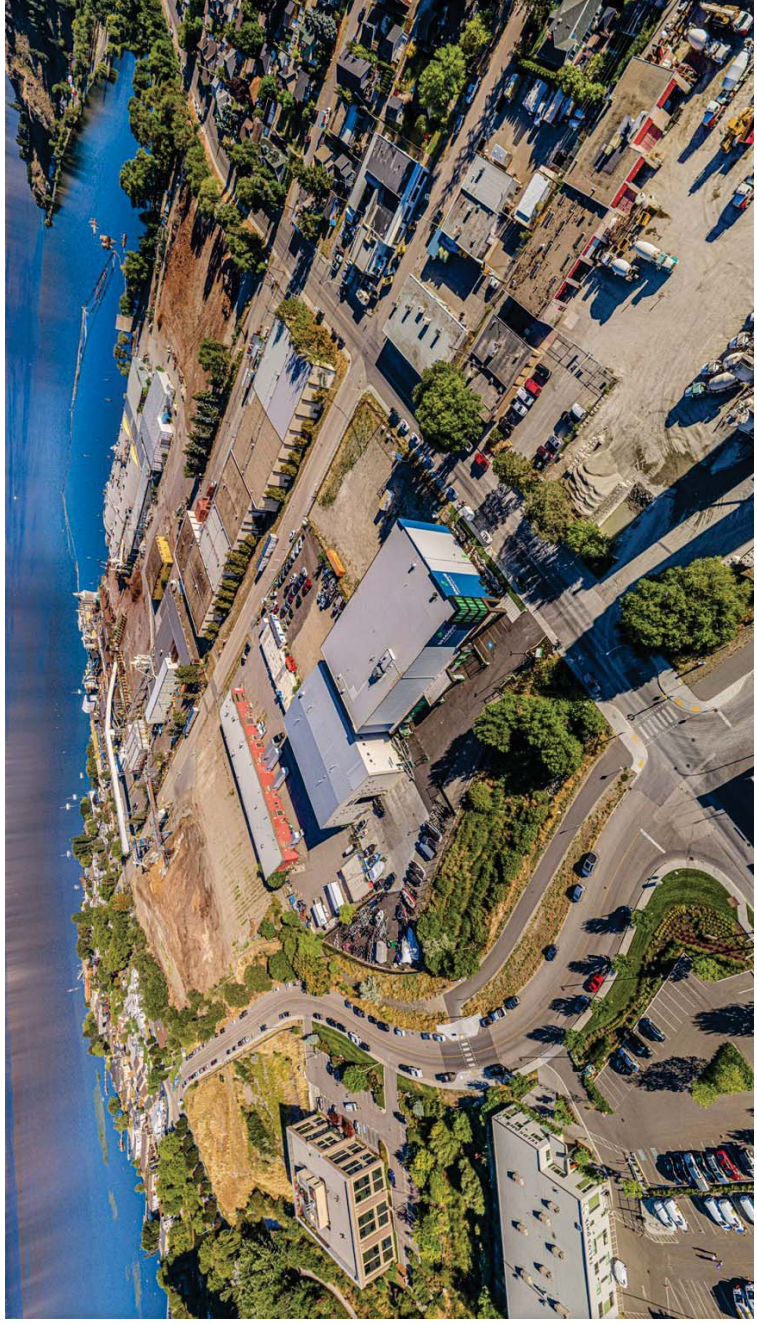
AERIAL VIEW - LOOKING NORTH WEST



VIEW FROM ELLIS STREET - LOOKING NORTH



VIEW FROM ELLIS STREET - LOOKING SOUTH



AERIAL VIEW - LOOKING NORTH WEST



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SPACIOUS
 STORAGE ON ELLIS



1. ISSUED FOR O/P 2023-11-09
 A. CLIENT REVIEW 2023-10-06
 NO. 63567 REVISION DATE

NOT FOR CONSTRUCTION

PROJECT

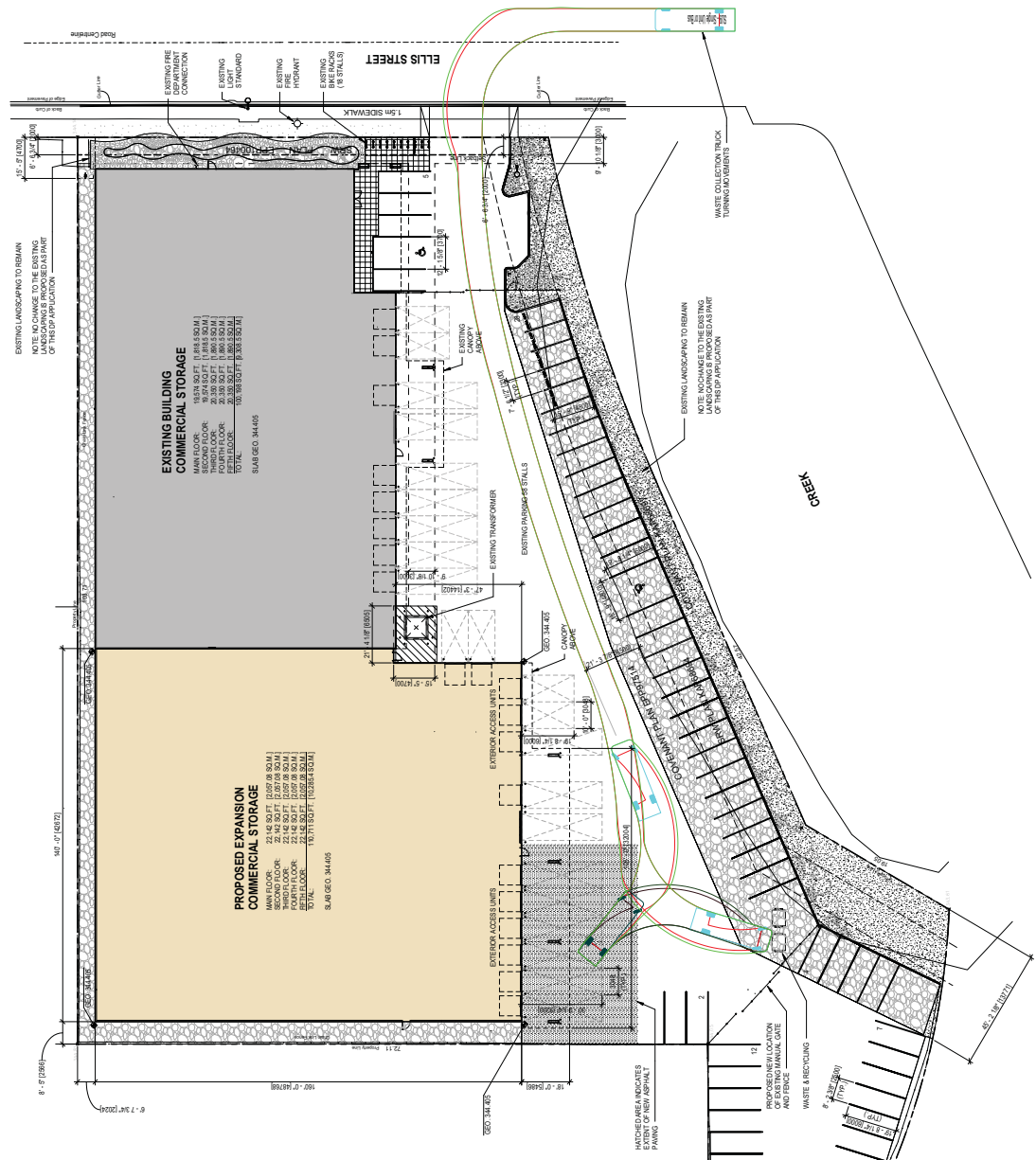
**SPACIOUS STORAGE
 - EXPANSION**

PROJECT ADDRESS
 846-850 Ellis Street
 Lot 13 District of 13, City of Calgary Division V, District Plan A988693

**PROPOSED SITE
 PLAN**

PROJECT NO. DRAWN CHECKED
 22-05P CUU JCB
 DRAWING NO. REVISION
DP1.2

1 PROPOSED SITE PLAN
 DP1.2 SCALE 1:200



| PROJECT STATISTICS | |
|--|--|
| CITY ADDRESS | 846-850 ELLIS STREET, CALGARY, BC |
| LEGAL DESCRIPTION | LOT 13 DISTRICT OF 13, CITY OF CALGARY DIVISION V, DISTRICT PLAN A988693 |
| ZONING | IC - GENERAL INDUSTRIAL |
| SITE AREA | 2,071 AC. = 8,381,844 sqm. = 9,273,941 sq ft. |
| BUILDING AREA | |
| EXISTING BUILDING | 18,924 SQ FT (1,748,820 CM) |
| PROPOSED EXPANSION | 22,144 SQ FT (2,057,048 CM) |
| MANFLOOR | 18,924 SQ FT (1,748,820 CM) |
| SECOND FLOOR | 2,144 SQ FT (199,228 CM) |
| THIRD FLOOR | 2,144 SQ FT (199,228 CM) |
| FOURTH FLOOR | 2,144 SQ FT (199,228 CM) |
| FIFTH FLOOR | 2,144 SQ FT (199,228 CM) |
| TOTAL FLOOR AREA | 26,600 SQ FT (2,466,552 CM) |
| TOTAL PROPOSED | 18,714 SQ FT (1,728,448 CM) |
| SIZE COVERAGE BUILDINGS | 4% (MAX 6%) |
| SIZE COVERAGE BUILDINGS ALTOGETHER | 4% (MAX 6%) |
| MAX. BUILDING HEIGHT | 15m (MAX 50') |
| SEWERAGE | 2.0m |
| PLANNING SIDE | 0.0m |
| PLANNING SIDE | N/A |
| PLANNING SIDE | N/A |
| PLANNING SIDE | N/A |
| PARKING REQUIRED | 64 PER 100 SQM (16,986.64 PER 1,000 SQ FT) |
| OFFICE | 2 PER 100 SQM (104.42 PER 1,000 SQ FT) |
| TOTAL | 103 STALLS REQUIRED |
| PARKING PROVIDED | |
| EXISTING | 48 STALLS |
| TOTAL | 151 STALLS PROVIDED |
| LANDSCAPE CALCULATION | |
| LONG TERM REQUIRED | 10 PER 1,000 SQM (18,987.91 PER 1,000 SQ FT) |
| TOTAL | 31 STALLS (TOTAL STALLS REQUIRED) |
| SHORT TERM REQUIRED | 31 STALLS |
| BIKE PARKING PROVIDED | 31 STALLS |
| TOTAL | 31 STALLS (TOTAL STALLS PROVIDED) |
| LANDSCAPE | |
| NO CHANGE TO THE EXISTING LANDSCAPING COMPLETED UNDER DP 1402 IS PROPOSED AS PART OF THIS O/P APPLICATION. | |



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| 1 | ISSUED FOR O/P | 2023-11-09 |
| A | CLEAR REVIEW | 2023-10-08 |
| NO. | 638587 REVISION | DATE |

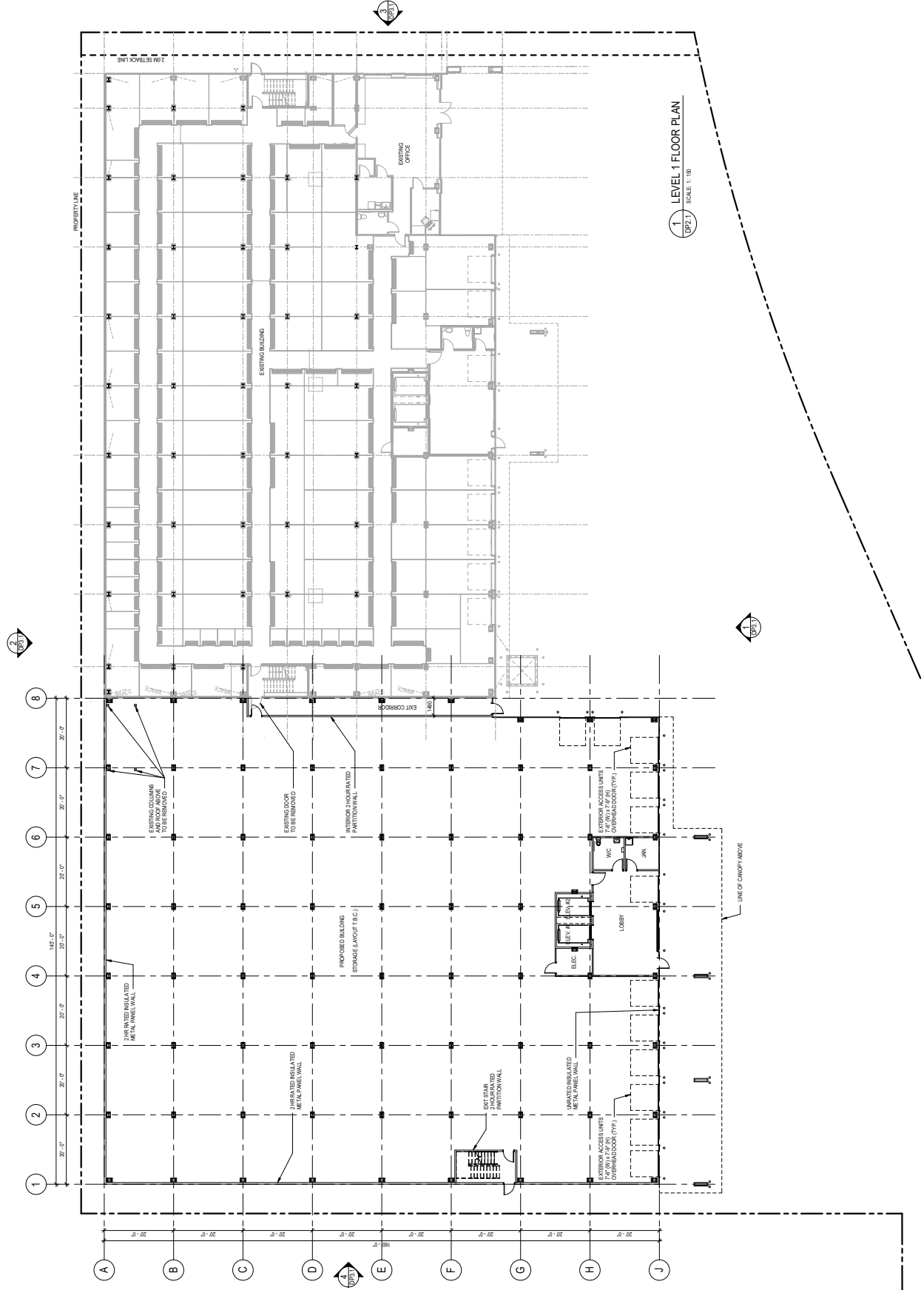
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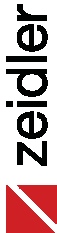
PROJECT
**SPACIOUS STORAGE
- EXPANSION**

PROJECT ADDRESS
948-5505 8th Street SW
Lot 13 District Lot 13, 33, Oxygon Division Van, District Plan A988893
TITLE
MAIN FLOOR PLAN

| | | | |
|-------------|--------------|---------|-----|
| PROJECT NO. | DRWN | CHECKED | JOB |
| 22-25P | CUJ | | |
| DRAWING NO. | REVISION NO. | | |
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DP2.1





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WESTPOINT

| | | |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 2023-11-09 |
| A | CLIENT REVIEW | 2023-9-16 |
| NO. | 638567 REVISION | DATE |

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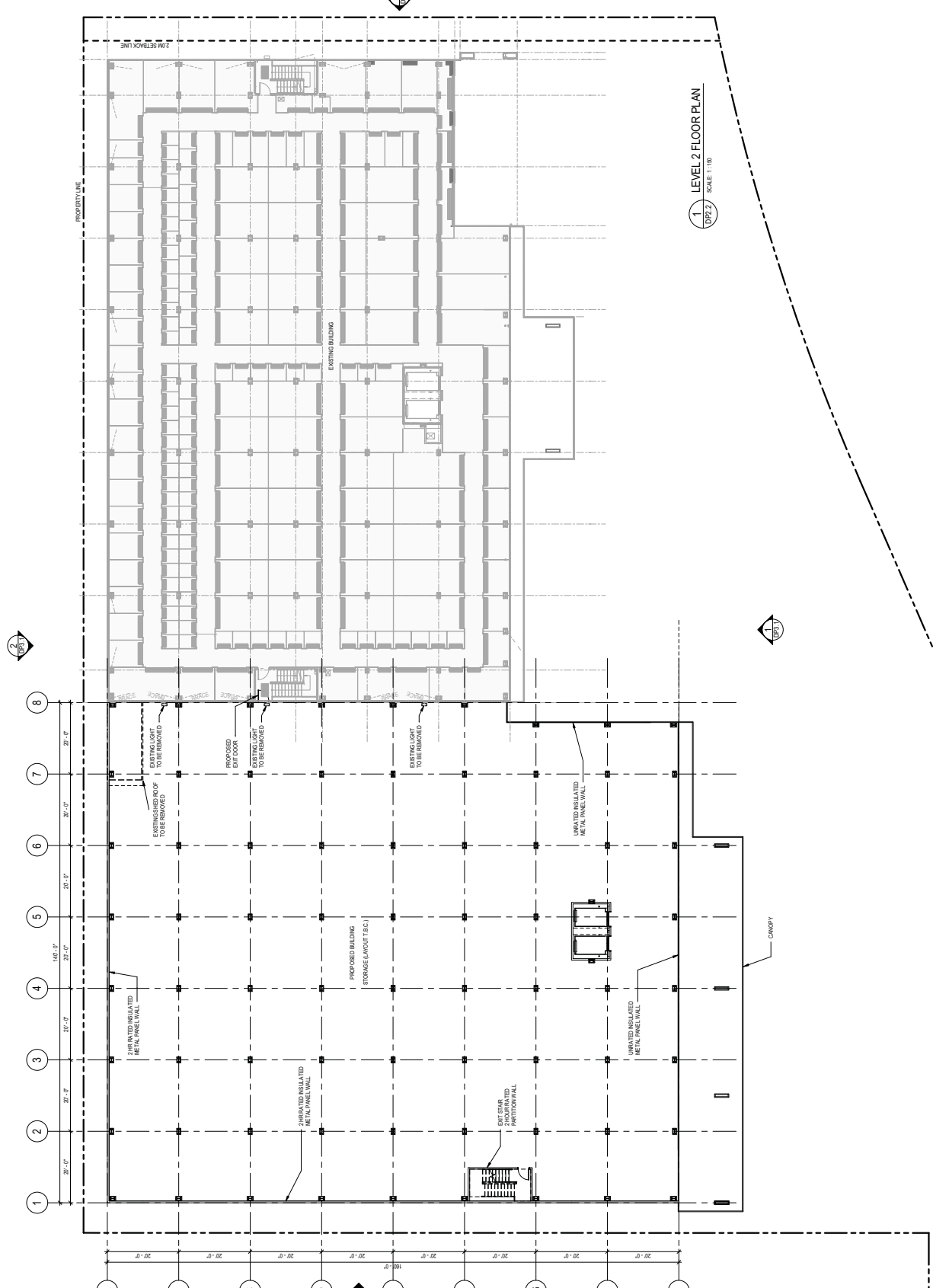
PROJECT
SPACIOUS STORAGE - EXPANSION

PROJECT ADDRESS
848-5555Bk Street SW
Lot 13 District Lot 13, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SECOND FLOOR PLAN

| | | | |
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| PROJECT NO. | DRWN | CHECKED | JOB |
| 22-25P | CUJ | | |
| DRAWING NO. | REVISION NO. | | |
| | | | |

DP2.2



1 LEVEL 2 FLOOR PLAN
SP2.2 SCALE 1:100



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 STORAGE ON ELLIS



| NO. | DATE | DESCRIPTION |
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| 1 | 2023-11-09 | ISSUED FOR PERMIT |
| A | 2023-10-10 | CLIENT REVIEW |
| NO. | 03/01/2023 | DATE |

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PROJECT

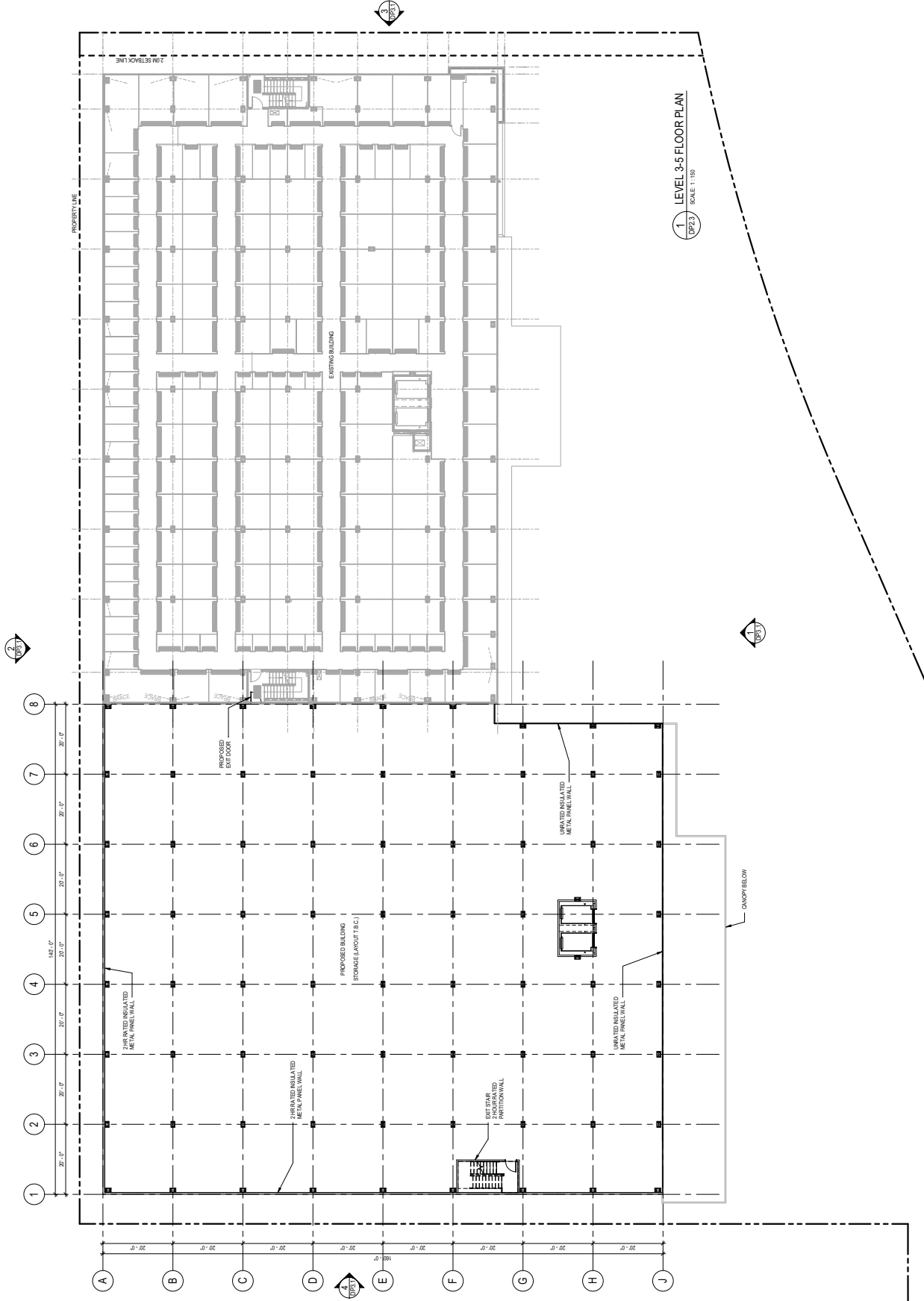
**SPACIOUS STORAGE
 - EXPANSION**

PROJECT ADDRESS
 848-5505B Stoney
 Lot 13 District S13, Calgary Division Van, District Plan A098893

**THIRD TO FIFTH
 FLOOR PLAN**

| PROJECT NO. | DRAWN | CHECKED | JOB |
|-------------|-------|---------|-----|
| 22-05P | CUJ | | |

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 STORAGE ON ELLIS



WESTPOINT

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| 1 | ISSUED FOR O/P | 2023-11-09 |
| A | CLIENT REVIEW | 2023-10-06 |
| NO. | ISSUE REVISION | DATE |

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PROJECT

**SPACIOUS STORAGE
 - EXPANSION**

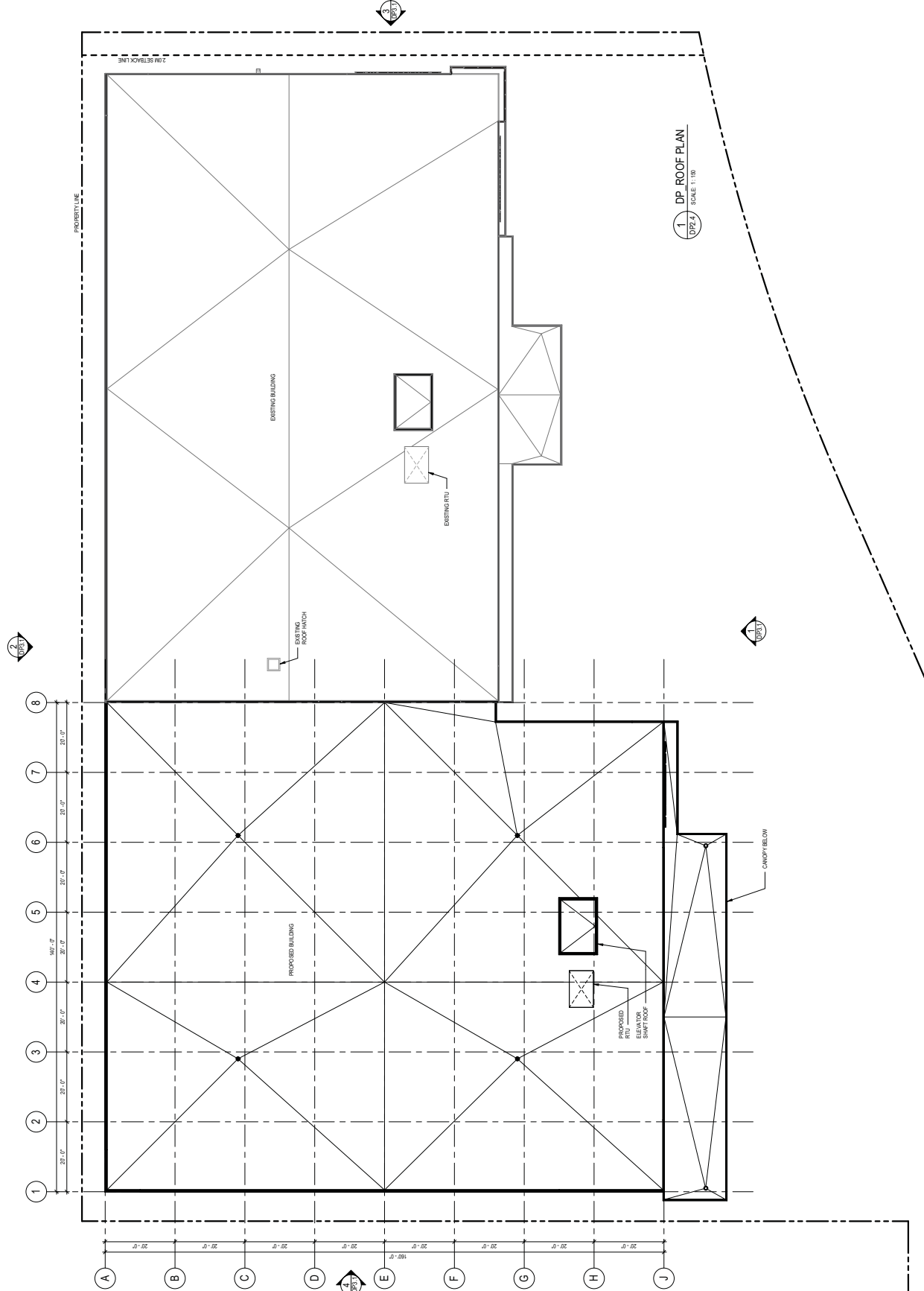
PROJECT ADDRESS
 848-5505B Stoney
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TITLE

ROOF PLAN

| | | | |
|-------------|--------------|---------|-----|
| PROJECT NO. | DRWN | CHECKED | JOB |
| 22-25P | CUJ | | |
| DRAWING NO. | REVISION NO. | | |
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DP2.4



1 DP ROOF PLAN
 3/22.4 SCALE: 1:100



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SPACIOUS
 STORAGE ON ELLIS



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| NO. | 63858 REVISION | DATE |
| 1 | ISSUED FOR ICP | 2023-11-09 |
| A | CLIENT REVIEW | 2023-9-06 |

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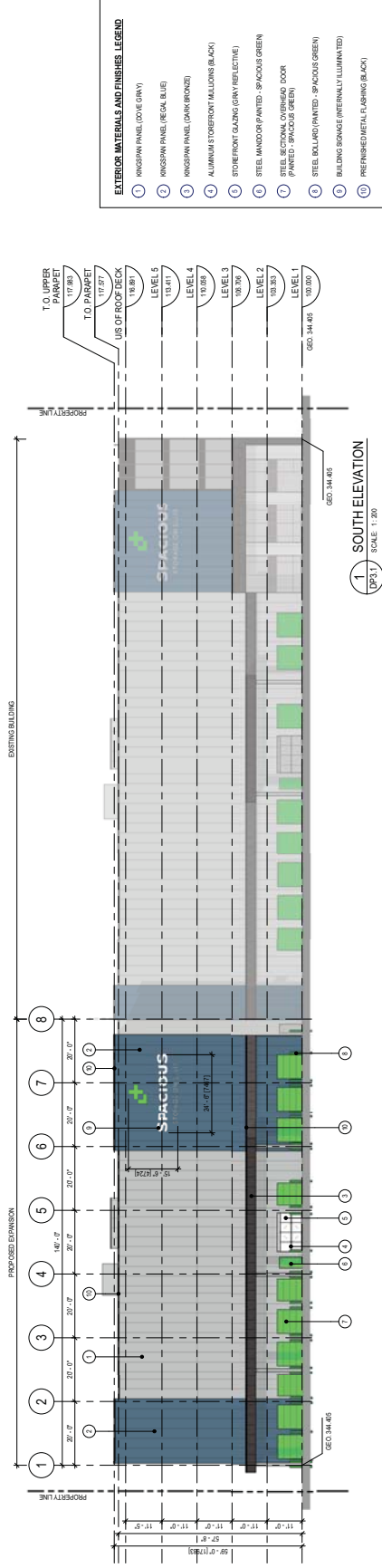
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**SPACIOUS STORAGE
 - EXPANSION**

PROJECT ADDRESS
 84-5505B Stoney
 Lot 3 District S13, Calgary Division Van, District Plan A988893

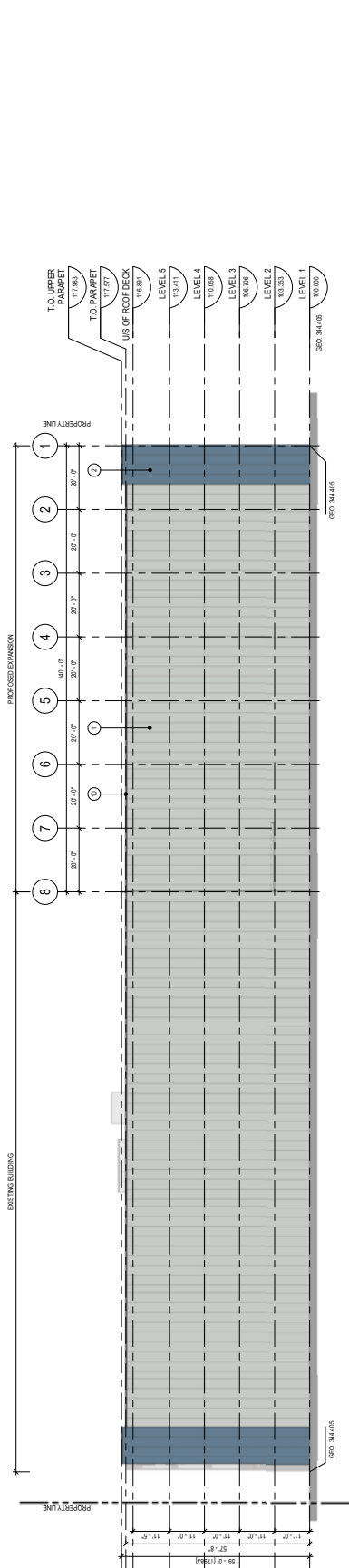
TITLE
ELEVATIONS

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| DRAWING NO. | | | | | REVISION |

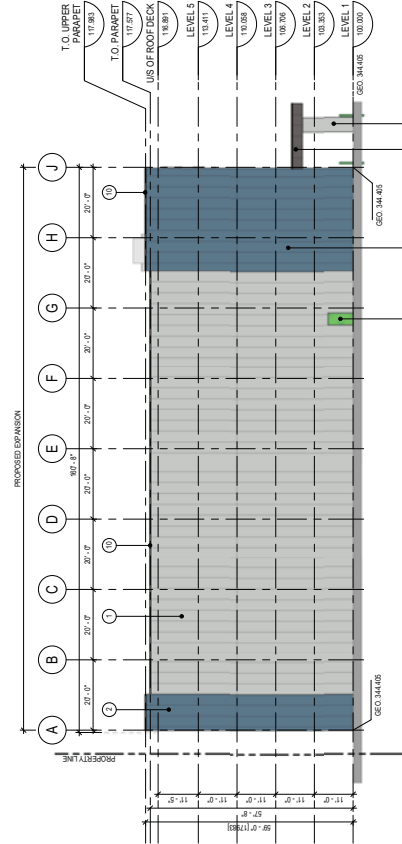
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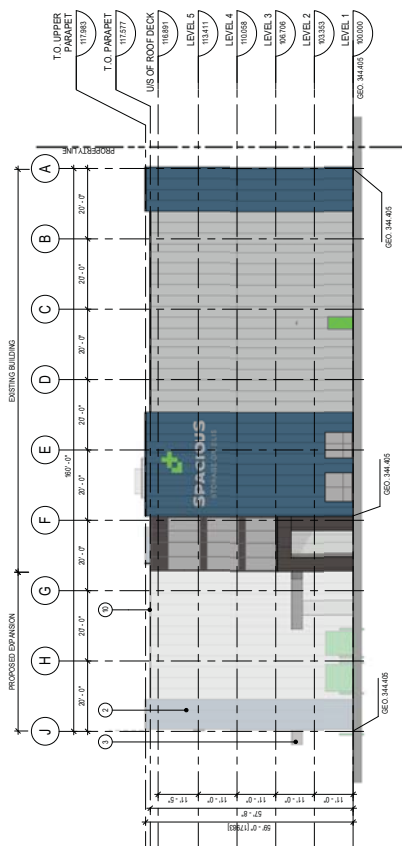
1 SOUTH ELEVATION
 DP3.1 SCALE: 1:200



2 NORTH ELEVATION
 DP3.1 SCALE: 1:200



4 WEST ELEVATION
 DP3.1 SCALE: 1:200



3 EAST ELEVATION
 DP3.1 SCALE: 1:200



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NOTE

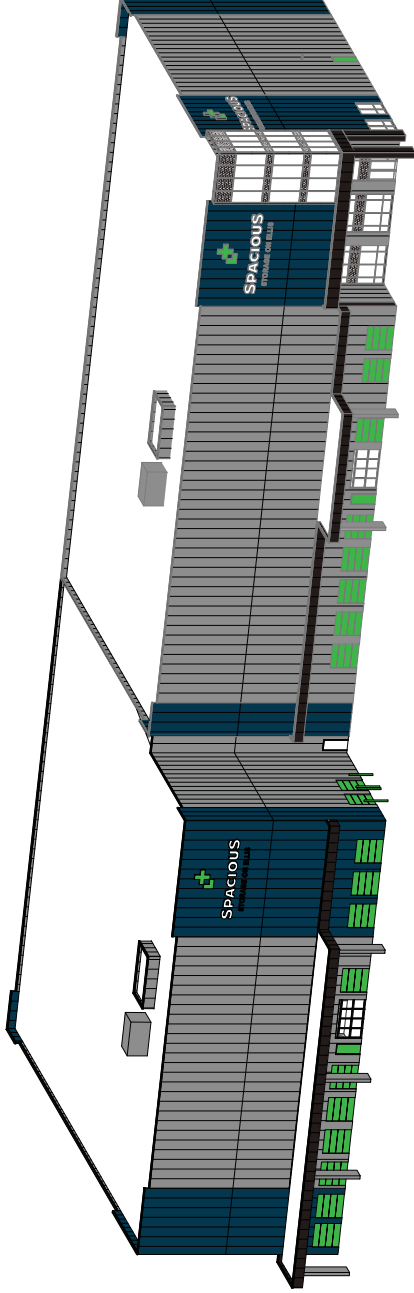
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3D - VIEW 1



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| A. CLIENT REVIEW | 2023-10-06 |
| NO. 038587 REVISION | DATE |

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PROJECT

**SPACIOUS STORAGE
- EXPANSION**

PROJECT ADDRESS
948-5555th Street SW
Lot 13 District 13, Calgary Division Vast Development Application 4008893

TITLE

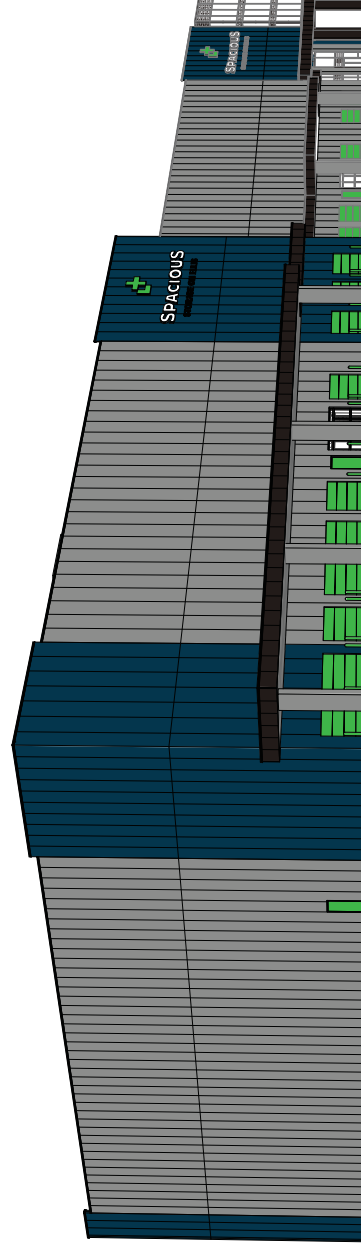
3D VIEWS

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| 22-05F | CUJ | | |
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DP4.1



3D - VIEW 2





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| A | CLIENT REVIEW | 2023-10-06 |

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PROJECT

**SPACIOUS STORAGE
 - EXPANSION**

PROJECT ADDRESS

948-5505th Street SW
 Lot 13 District Lot 13, Calgary Division Vets District Plan A098893

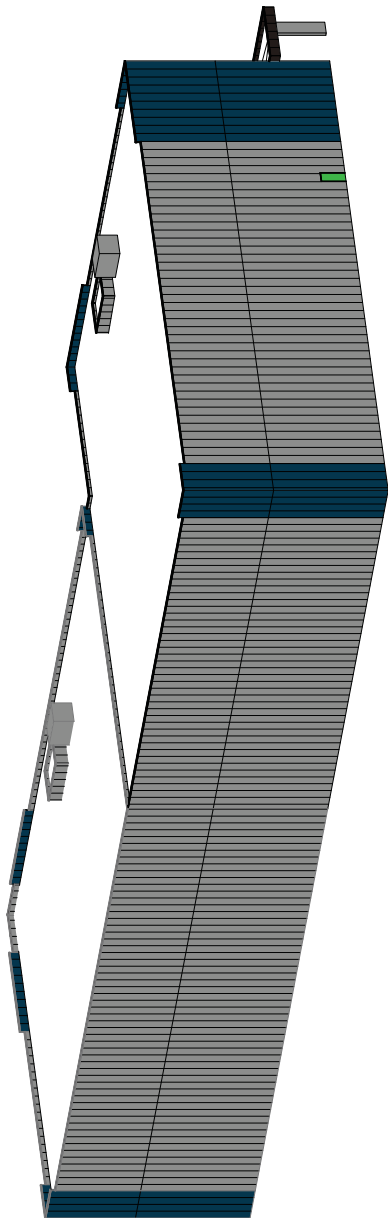
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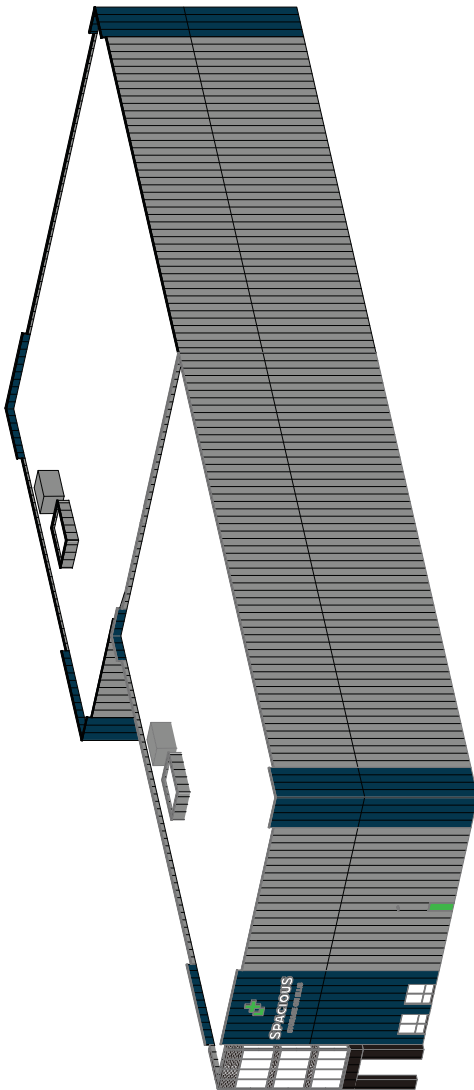
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| 22-05F | CUJ | | |

DRAWING NO.

DP4.2



3D - VIEW 3



3D - VIEW 4

