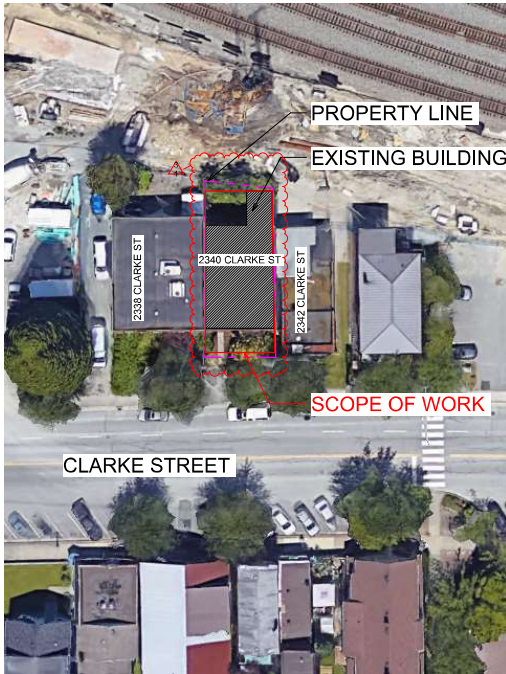


HOUSE OF OMEED (THIRD FLOOR ADDITION)



CONSULTANTS LIST

OWNER
House of Omeed
Contact: Ahmad Zeividavi
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ARCHITECT
Mara + Natha Architecture Ltd.
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CIVIL ENGINEER
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Contact: Bruce Duffy
bduffy@coreconcept.com

PROJECT DATA
ZONING ANALYSIS
CIVIC ADDRESS
2340 Clarke St, Port Moody, BC V3H 1Y8
LEGAL DESCRIPTION
Lot 52, Block T, Plan NWP55, DL 202, NWD
PID
007-006-192
EXISTING ZONING
EXISTING ZONING M1 (LIGHT INDUSTRIAL)
M1 PERMITTED PRINCIPAL USE
ANIMAL DAYCARE, COMMERCIAL ATHLETIC AND RECREATION, LABORATORY, LIGHT INDUSTRIAL, RECYCLING RETURN CENTRE, TRADE SCHOOL, VETERINARY CLINIC, CHILD CARE
M1 PERMITTED SECONDARY USE
ARTIST STUDIO- TYPE B, OFFICE, RETAIL, UNENCLOSED STORAGE, ACCESSORY FOOD STORAGE
PROPOSED ZONING
ZONING C3 (GENERAL COMMERCIAL)
C3 PERMITTED PRINCIPAL USE
APARTMENTS, ARTIST STUDIO, CHILD CARE, COMMERCIAL ATHLETIC AND RECREATION, COMMUNITY CARE, HOTEL, OFFICE, PERSONAL SERVICE, RETAIL, FOOD SERVICE, RESTAURANT, RETAIL, WORK-JOB
C3 PERMITTED SECONDARY USE
HOME OCCUPATIONS, TYPE A
EXISTING BUILDING USE
OFFICE AND STORAGE (FOOD BANK)
PROPOSED USES
EXISTING OFFICE AND STORAGE (FOOD BANK) WILL REMAIN UNCHANGED. PROPOSED DWELLING UNITS AND SLEEPING ROOMS AS TRANSITIONAL HOMES ON 3RD FLOOR ADDITION
LOT SIZE
2775 SF (623M²)
MINIMUM LOT AREA AND WIDTH PER C3 ZONE
600M² IN AREA AND 15M WIDTH
EXISTING BUILDING AREA
1,885 SF (173M²)
PROPOSED BUILDING AREA
2,913 SF (269M²)
PROPOSED BUILDING CHARACTERISTICS
BUILDING WILL CONTAIN GROUP C, D & F-3 MAJOR OCCUPANCIES WITH COMBINATION OF COMBUSTIBLE AND NONCOMBUSTIBLE CONSTRUCTION WITHOUT SPRINKLER SYSTEM.
LEVEL 1 WITH GROSS FLOOR AREA OF 2172 M² WILL CONTAIN OFFICES (GROUP D MAJOR OCCUPANCY) AND FOOD STORAGE (GROUP F-3 MAJOR OCCUPANCY)
LEVEL 2 WITH GROSS FLOOR AREA OF 208M² WILL CONTAIN OFFICES (GROUP D MAJOR OCCUPANCY)
LEVEL 3 WITH GROSS FLOOR AREA OF 244 M² WILL CONTAIN DWELLING UNITS AND SLEEPING ROOMS (GROUP C MAJOR OCCUPANCY)
ZONE REGULATIONS (EXISTING CONDITION EXISTING ZONE M1 AND PROPOSED C3 ZONE)
MAXIMUM FLOOR AREA RATIO:
REQUIRED PER EXISTING M1 ZONE: N/A
EXISTING: 1ST AND 2ND FLOOR LOT AREA= 173 192-147 M²(252 M²)= 1.28
REQUIRED PER C3 ZONE: N/A
PROPOSED: 1ST AND 2ND FLOOR LOT AREA= 2117 M²-208 M²-244 M²= 2365 M²= 2.52
MAXIMUM HEIGHT:
REQUIRED PER EXISTING M1 ZONE: 8M
EXISTING: 6M AND 2 STOREYS
REQUIRED PER C3 ZONE: 9.5M AND 3 STOREYS
PROPOSED: 9.5M AND 3 STOREYS
MAXIMUM LOT COVERAGE:
REQUIRED PER EXISTING M1 ZONE: N/A
EXISTING: 175 M²/252 M²= 69.33%
REQUIRED PER C3 ZONE: N/A
PROPOSED= 2335 M²/252 M²= 92.5%
MINIMUM FRONT LOT LINE SETBACKS:
REQUIRED PER EXISTING M1 ZONE: 0.0M
EXISTING: 3.28M
REQUIRED PER C3 ZONE: N/A
PROPOSED: 0.9M
MINIMUM SIDE LOT LINE SETBACKS:
REQUIRED PER EXISTING M1 ZONE: 0.0M FROM AN INTERIOR LOT LINE AND 3.0M FROM AN EXTERIOR LOT LINE
EXISTING: 0.0M & 0.00M
REQUIRED PER C3 ZONE: 1.5M EXCEPT IT SHALL BE 0.0M WHERE ABUTTING A COMMERCIAL ZONE AND 3.0M FOR AN EXTERIOR LOT LINE
PROPOSED: 0.0M & 0.05M
MINIMUM REAR LOT LINE SETBACKS:
REQUIRED PER EXISTING M1 ZONE: 6.5M FROM THE REAR LOT LINE EXCEPT WHERE THE REAR LOT LINE IS CONTIGUOUS TO A RAILWAY RIGHT-OF-WAY IN WHICH CASE, THE BUILDING MAY BE SITED 0.0M FROM THE REAR PROPERTY LINE
EXISTING: 0.0M AND 7.55M
REQUIRED PER C3 ZONE: NONE REQUIRED EXCEPT WHERE A LOT LINE ABUTS OR IS SEPARATED BY A LAKE FROM A RESIDENTIAL ZONE, IT SHALL BE 3.3M
PROPOSED: 0.0M AND 1.39M

OFF STREET PARKING PER SECTION 6.4 OF ZONING BYLAW
NUMBER OF REQUIRED PARKING TO ROUND UP FOR FRACTION GREATER THAN 0.5 AND ROUND DOWN FOR FRACTION EQUAL, OR LESS THAN 0.5

PARKING REQUIRED
OFFICE SPACES: 2 STALLS (1 SPACE PER 50M² (104m²/2 50 m²= 2.08))
ACCESSIBLE PARKING: 1 SPACE (1 SPACE PER 1.05 REQUIRED REGULAR PARKING STALLS)
BELOW MARKET RENTAL: 4 STALLS (0.9 SPACE PER DWELLING UNIT (0.9 * 5 DWELLING UNITS= 4.5))
VISITOR PARKING: 0 STALLS (0.1 SPACE PER DWELLING UNIT (0.1 * 5 DWELLING UNITS= 0.5))
TOTAL REQUIRED= 2+4+1 ACCESSIBLE = 7 STALLS
EXISTING= PARKING STALLS ARE NOT PROVIDED
TOTAL PARKING STALLS PROPOSED= NONE
OFFICE SPACES: PARKING STALLS ARE PROPOSED TO REMAIN AS EXISTING CONDITION WITH NO OFF-STREET PARKING.
STORAGE SPACES: WILL BE MANAGED BY SAME OFFICE STAFF THEREFORE, ARE CONSIDERED ANCILLARY USE TO THE OFFICES AND NOT COUNTED IN THE REQUIRED PARKING ANALYSIS.
DWELLING UNITS AND SLEEPING ROOMS: ARE CONSIDERED TRANSITIONAL HOMES WHICH ARE NOT EXPECTED REQUIRING PARKING STALLS.
REQUEST FOR PARKING VARIANCE OF TWO STALLS FOR OFFICE SPACES.

RREVISION CLOUD SCHEDULE		
Revision	Mark	Comments
Seq. 3 - REVISED PRE-APP REVIEW	1	ADJUSTED PROPERTY LINE AND OUTLINE OF SCOPE OF WORK
Seq. 4 - REVISED PRE-APP REVIEW	1	ADDED DISTANCE TO EXISTING FIRE HYDRANT
Seq. 4 - REVISED PRE-APP REVIEW	2	ADDED LIMITING DISTANCES
Seq. 4 - REVISED PRE-APP REVIEW	3	ADDED SPATIAL SEPARATION REQUIREMENT
Seq. 4 - REVISED PRE-APP REVIEW	3	ADDED SPATIAL SEPARATION REQUIREMENT
Seq. 4 - REVISED PRE-APP REVIEW	4	WINDOW SIZES REDUCED TO MAX. 0.35M ²
Seq. 4 - REVISED PRE-APP REVIEW	3	ADDED SPATIAL SEPARATION REQUIREMENT
Seq. 4 - REVISED PRE-APP REVIEW	3	ADDED SPATIAL SEPARATION REQUIREMENT
Seq. 4 - REVISED PRE-APP REVIEW	5	UPDATED CODE ANALYSIS
Seq. 4 - REVISED PRE-APP REVIEW	5	UPDATED CODE ANALYSIS
Seq. 4 - REVISED PRE-APP REVIEW	6	PROPOSED WALL TYPE
Seq. 4 - REVISED PRE-APP REVIEW	7	UPDATED PROJECT DATA
Seq. 4 - REVISED PRE-APP REVIEW	8	UPDATED CONSULTANTS LIST
Seq. 4 - REVISED PRE-APP REVIEW	9	UPDATED PARKING ANALYSIS



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Sign & Seal
Project Title:
HOUSE OF OMEED ADDITION
2340 Clarke St, Port Moody, BC V3H 1Y8
Project No. 240203
Project Start Date 240203
Sheet Title Scale 3" = 1'-0"
PROJECT DATA



BCBC 2024 Article 9.9.8 Exits From Floor Areas

Measurement of Travel Distance
Where a room or suite is separated from the remainder of the floor area by a fire separation having a fire-resistance rating of at least 45 min or, in a sprinklered building, by a fire separation which is not required to have a fire-resistance rating, the travel distance may be measured from an egress door of the room or suite to the nearest exit.

Number of Required Exits
1) Except as permitted in Sentence (2) and Subsection 9.9.8, at least 2 exits shall be provided from every floor area, spaced so that the travel distance to the nearest exit is not more than 40 metres for dwelling and personal services occupancies.

Location of Exits
Where more than one exit is required from a floor area, each exit shall be considered as contributing not more than half the required width.

Exiting through a Lobby
Not more than one exit from a floor area above or below the first story is permitted to lead through a lobby. The lobby shall be not more than 4.5 m above grade, and the path of travel through the lobby to the outdoors shall not exceed 15 m.

Shared Egress Facilities
A dwelling unit shall be provided with a second and separate means of egress where an egress door from the dwelling unit opens onto:

9.9.10 Egress from Bedrooms
Egress Windows or Doors for Bedrooms
Except where the suite is sprinklered, each bedroom or combination bedroom shall have at least one outside window or exterior door operable from the inside without the use of keys, tools or special knowledge, without the removal of hardware or hardware.

9.9.11 Exit Sign
Exits shall be located so as to be clearly visible or their locations shall be clearly indicated.

9.9.12 Lighting
Required Lighting in Egress Facilities
Every exit, public corridor or common providing access to exit for the public shall be equipped to provide illumination to an average level of not less than 20 lx at the floor level and of at least 10 lx at the ceiling level.

9.10.3 Items Under Part 3 Jurisdiction
In accordance with Sentence 9.10.1.3.1(8), when sprinkler system is not provided, it will need to conform to Part 3. In accordance with Sentence 9.10.1.3.1(9), when standpipes and hose systems will be provided, it will need to conform to Articles 3.2.6.8, 3.2.7.1.1, 3.2.7.1.2.

9.10.5.1 Permitted Openings in Walls and Ceiling Membranes
1) Except as permitted in Sentences (2) and (3), a membrane forming part of an assembly required to have a fire-resistance rating shall not be pierced by openings into the assembly unless the assembly has been tested and rated for such openings.

9.10.6 Combustible Elements in Noncombustible Construction
Where a building or part of a building is required to be of noncombustible construction, combustible elements shall be limited in conformance with the requirements in Subsection 3.1.5.

9.10.8 Fire Resistance Rating
In accordance with Table 9.10.8.1, the resistance rating for floors and roof of a 3 storey building is required to be 45min. Proof of resistance is not required to be automatically indicated for a period of at least 30 min when the electric lighting in the affected area is interrupted.

Support or Noncombustible Construction
When an assembly is required to be of noncombustible construction and to have a fire-resistance rating, it shall be supported by noncombustible construction.

BCBC 2024 Article 9.10.9 Fire Barriers and Smoke-Ignit Barriers Between Rooms and Spaces Within Buildings

Continuous Barrier
9.10.9.1, 1) Except as provided in Sentence (2), fire separation shall be constructed as a continuous barrier against the spread of fire and retard the passage of smoke.

Openings to be Protected with Closures
Openings in required fire separations shall be protected with closures conforming to Subsection 9.10.13, Doors in a fire separation with a required fire-resistance rating of 15 min, but not greater than 45 min, need not have a fire-resistance rating provided they:

9.10.10 Separation of Service Rooms
Service rooms shall be separated from the remainder of the building by a fire separation having a fire-resistance rating of not less than 1 h when the floor area containing the service room is not sprinklered.

9.10.11 Location of Fuel-Fire Appliances
Except as provided in Sentences (2), (3) and (4), fuel-fired appliances shall be located in a service room separated from the remainder of the building by a fire separation having not less than a 1 h fire-resistance rating.

9.10.12 Storage Rooms
Rooms for the temporary storage of combustible refuse and materials for recycling in all occupancies for public use, residential occupancies shall be separated from the remainder of the building by a fire separation having not less than a 1 h fire-resistance rating.

9.10.13 Closets
Closets as provided in Article 9.10.13.2, openings in required fire separations shall be protected with a closure conforming to Table 9.10.13.1, and shall be installed in conformance with Chapters 2 to 10.1.4 of NFPA 80, "Standard for Fire Doors and Other Closing Devices."

9.10.14 Spacial separation between buildings
Proposed unprotected openings will be in accordance with Table 9.10.14.4-A and 9.10.14.4-B. Construction of exterior building cladding and exterior cladding will be in accordance with Table 10.10.14.5-A.

9.10.16 Rooms and Spaces Requiring Heat Detectors or Smoke Detectors
Where a fire alarm system is required, every public corridor in buildings of residential occupancy and every exit stair shaft shall be provided with smoke detectors.

9.10.17 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

BCBC 2024 Article 9.10.10 Separation of Residential Occupancies

9.10.10.1 Separation of Residential Occupancies
9.10.10.1, 1) Except as provided in Sentence (2), residential occupancies shall be separated from all other major occupancies by a fire separation having a fire-resistance rating of not less than 1 h.

9.10.10.2 Separation of Public Corridors
9.10.10.2, 1) Except as otherwise provided by this Part and as provided in Sentences (2) to (5), public corridors shall be separated from the remainder of the building by a fire separation having not less than a 45 min fire-resistance rating.

9.10.10.3 Separation of Service Rooms
Service rooms shall be separated from the remainder of the building by a fire separation having a fire-resistance rating of not less than 1 h when the floor area containing the service room is not sprinklered.

9.10.10.4 Location of Fuel-Fire Appliances
Except as provided in Sentences (2), (3) and (4), fuel-fired appliances shall be located in a service room separated from the remainder of the building by a fire separation having not less than a 1 h fire-resistance rating.

9.10.10.5 Storage Rooms
Rooms for the temporary storage of combustible refuse and materials for recycling in all occupancies for public use, residential occupancies shall be separated from the remainder of the building by a fire separation having not less than a 1 h fire-resistance rating.

9.10.10.6 Closets
Closets as provided in Article 9.10.10.6.2, openings in required fire separations shall be protected with a closure conforming to Table 9.10.10.6.1, and shall be installed in conformance with Chapters 2 to 10.1.4 of NFPA 80, "Standard for Fire Doors and Other Closing Devices."

9.10.10.7 Spacial separation between buildings
Proposed unprotected openings will be in accordance with Table 9.10.14.4-A and 9.10.14.4-B. Construction of exterior building cladding and exterior cladding will be in accordance with Table 10.10.14.5-A.

9.10.10.8 Rooms and Spaces Requiring Heat Detectors or Smoke Detectors
Where a fire alarm system is required, every public corridor in buildings of residential occupancy and every exit stair shaft shall be provided with smoke detectors.

9.10.10.9 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.10.10 Support or Noncombustible Construction
When an assembly is required to be of noncombustible construction and to have a fire-resistance rating, it shall be supported by noncombustible construction.

BCBC 2024 Article 9.10.11 Required Smoke Alarms

9.10.11.1 Required Smoke Alarms
9.10.11.1, 1) Except as provided by Article 9.10.11.1.6, (Residential Fire Warning Systems), smoke alarms conforming to CANULC 5551, "Standard for Smoke Alarms" shall be installed in:

9.10.11.2 Interconnection of Smoke Alarms
Where more than one smoke alarm is required in a dwelling unit, the smoke alarms shall be interconnected so that the activation of any one alarm causes all alarms within the dwelling unit to sound.

9.10.11.3 Standalone Smoke Alarms
9.10.11.3, 1) Except as permitted in Sentence (2), a manually operated device shall be incorporated within the circuitry of a smoke alarm installed in a dwelling unit so that the signal emitted by the alarm alarm can be activated for a period of not more than 10 min, after which the smoke alarm will reset and sound again.

9.10.11.4 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.5 Support or Noncombustible Construction
When an assembly is required to be of noncombustible construction and to have a fire-resistance rating, it shall be supported by noncombustible construction.

9.10.11.6 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.7 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.8 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.9 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.10 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.11 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.12 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.13 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.14 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.15 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.16 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.17 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.18 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.19 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.20 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.21 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.10.11.22 Fire-Resistant Rating for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all bearing walls, columns and arches in the storey immediately adjacent to a fire or ceiling assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

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As the responsible Party of the Owner and General Contractor, we warrant that all drawings and specifications are prepared in accordance with the applicable provisions of the Building Act and the Building Code. We warrant that all drawings and specifications are prepared in accordance with the applicable provisions of the Building Act and the Building Code.

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Project Title: HOUSE OF OMEED ADDITION
2340 Clarke St., Port Moody, BC V3H 1Y8

Project No.: 240203
Project Start Date: 240203

Sheet Title: BLDG CODE ANALYSIS

A001.1



SOUTH - WEST VIEW



SOUTH / FRONT VIEW



SOUTH - EAST VIEW



SOUTH / FRONT VIEW



NORTH - WEST VIEW



NORTH - EAST VIEW

Mara + Natha
ARCHITECTURE

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It is the responsibility of the Owner and General Contractor to verify all dimensions and site conditions prior to commencement of work and they shall notify the architect of any errors, omissions or discrepancies. Any use of computer-aided drafting or other knowledge will be the full responsibility of the Owner and General Contractor.

4. REVISED PRE-APP REVIEW	2024-08-26
3. REVISED PRE-APP REVIEW	2024-05-16
2. PRE-APPLICATION REVIEW	2024-04-01
1. CITY REVIEW	2024-04-10

Revisions: yyy-nmm-ddd

Sign & Seal

Project Title:
HOUSE OF OMEED ADDITION

2340 Clarke St., Port Moody, BC V3H 1Y8

Project No.: 240203

Project Start Date: 240203

Sheet Title: **SITE PHOTOS** Scale:

4. REVISED PRE-APP REVIEW	2024-01-26
3. REVISED PRE-APP REVIEW	2024-05-16
2. PRELIMINARY PLAN REVIEW	2024-04-09
1. CITY REVIEW	2024-04-10
Revisions	yy-mm-dd



Sign & Seal

Project Title
HOUSE OF OMEED ADDITION

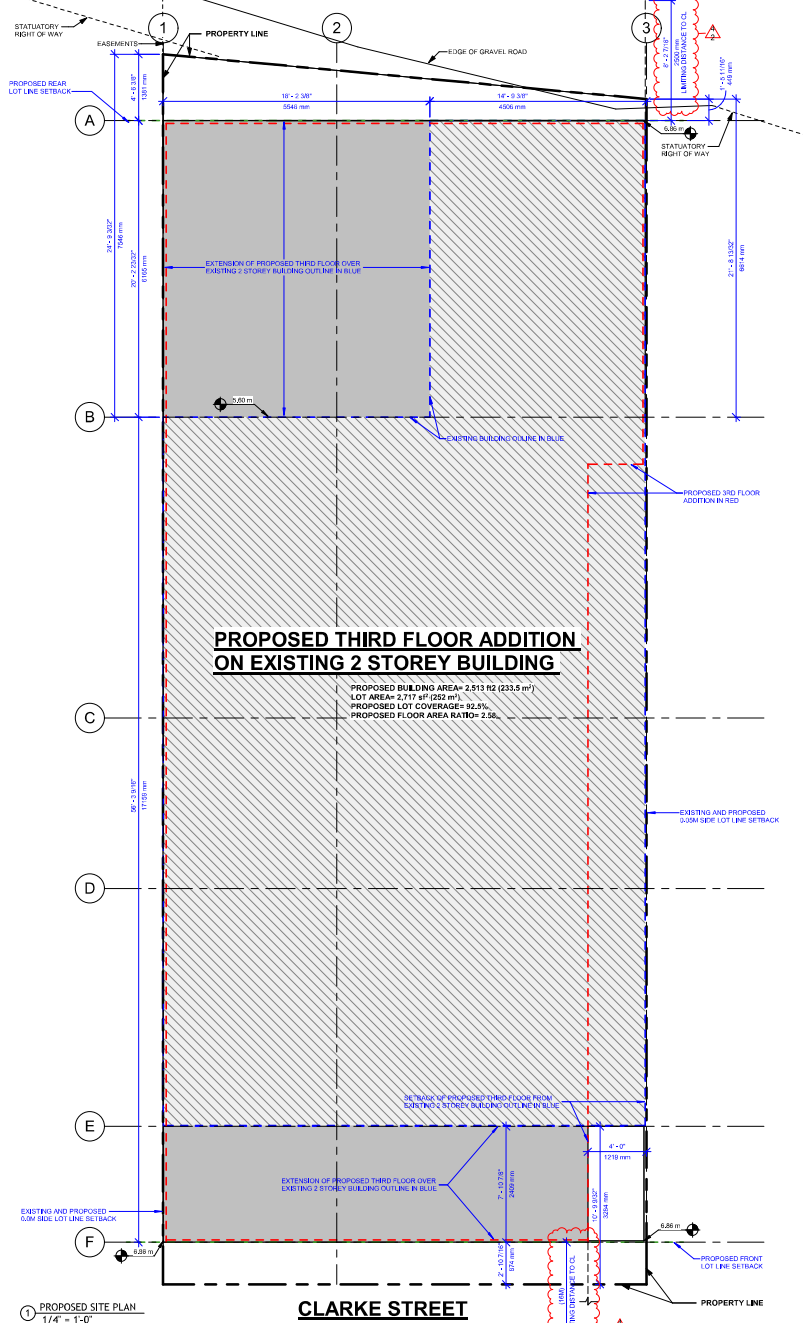
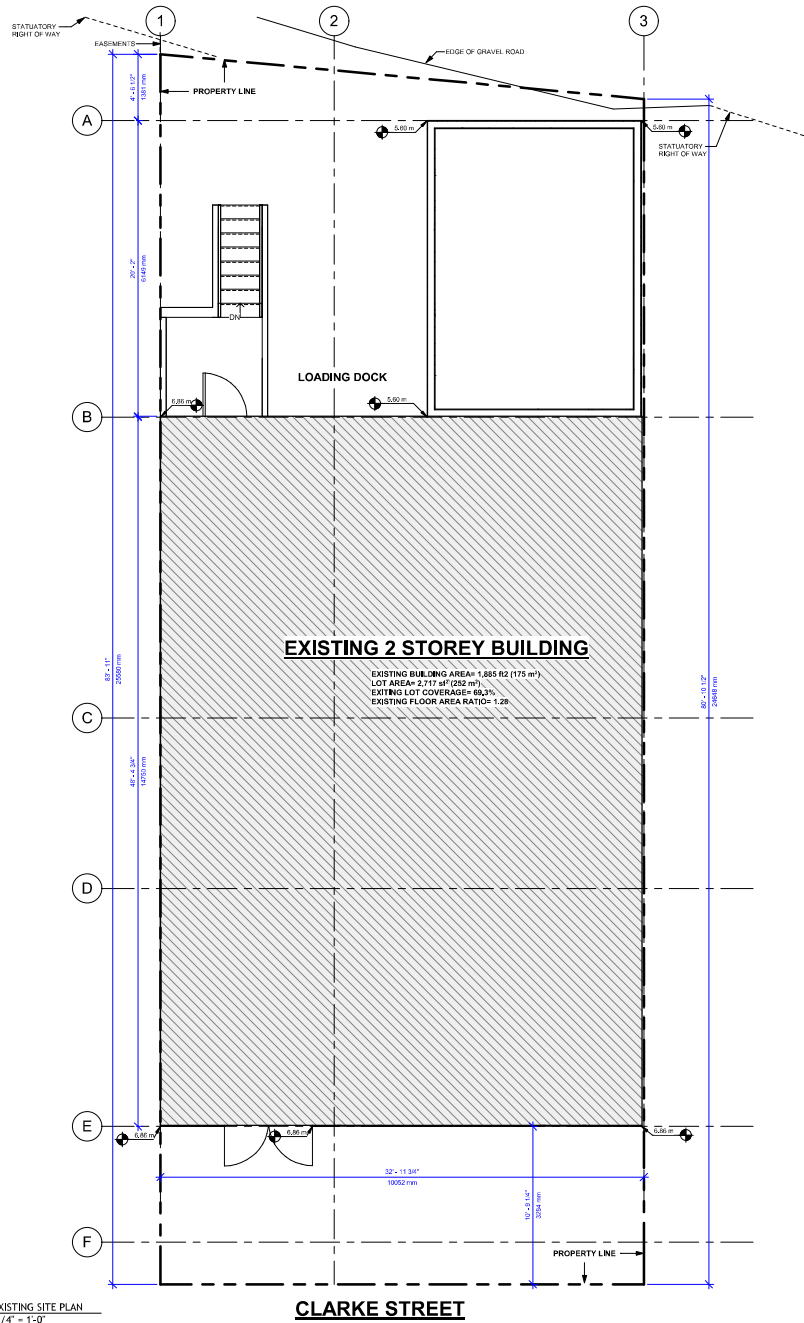
2340 Clarke St., Port Moody, BC V3H 1Y8

Project No. 240203

Project Start Date 240203

Sheet Title Scale: 1/4" = 1'-0"

SITE PLAN



2 EXISTING SITE PLAN
1/4" = 1'-0"

1 PROPOSED SITE PLAN
1/4" = 1'-0"

1. REMOVED PRE-CAPP REVIEW	2024-01-26
2. REMOVED PRE-CAPP REVIEW	2024-05-16
3. PRE-CAPTION REVIEW	2024-06-01
4. CITY REVIEW	2024-06-17
Revisions	yy-mm-dd



Sign & Seal

Project Title: **HOUSE OF OMEED ADDITION**

2340 Clarke St., Port Moody, BC V3H 1Y8

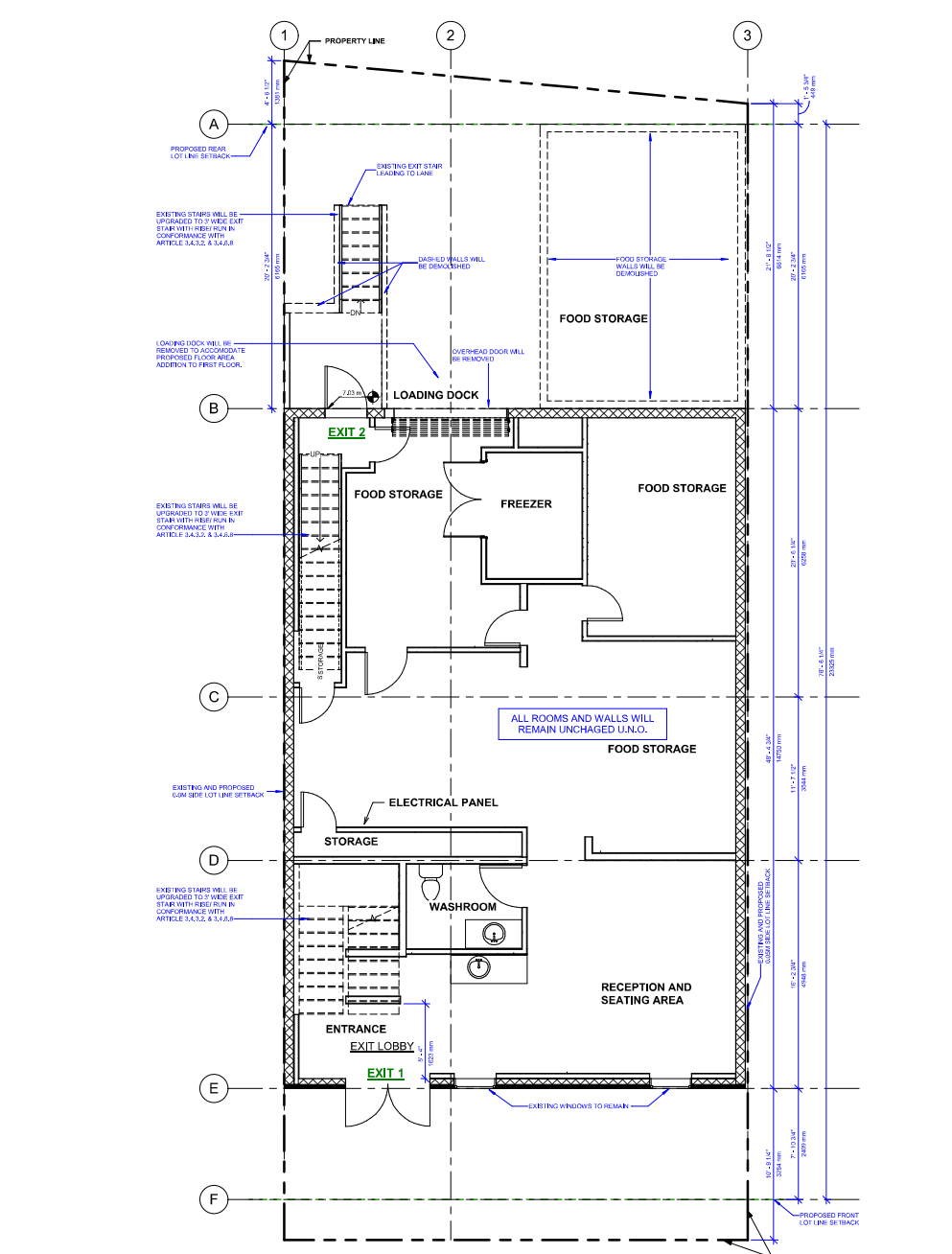
Project No.: 240203

Project Start Date: 240203

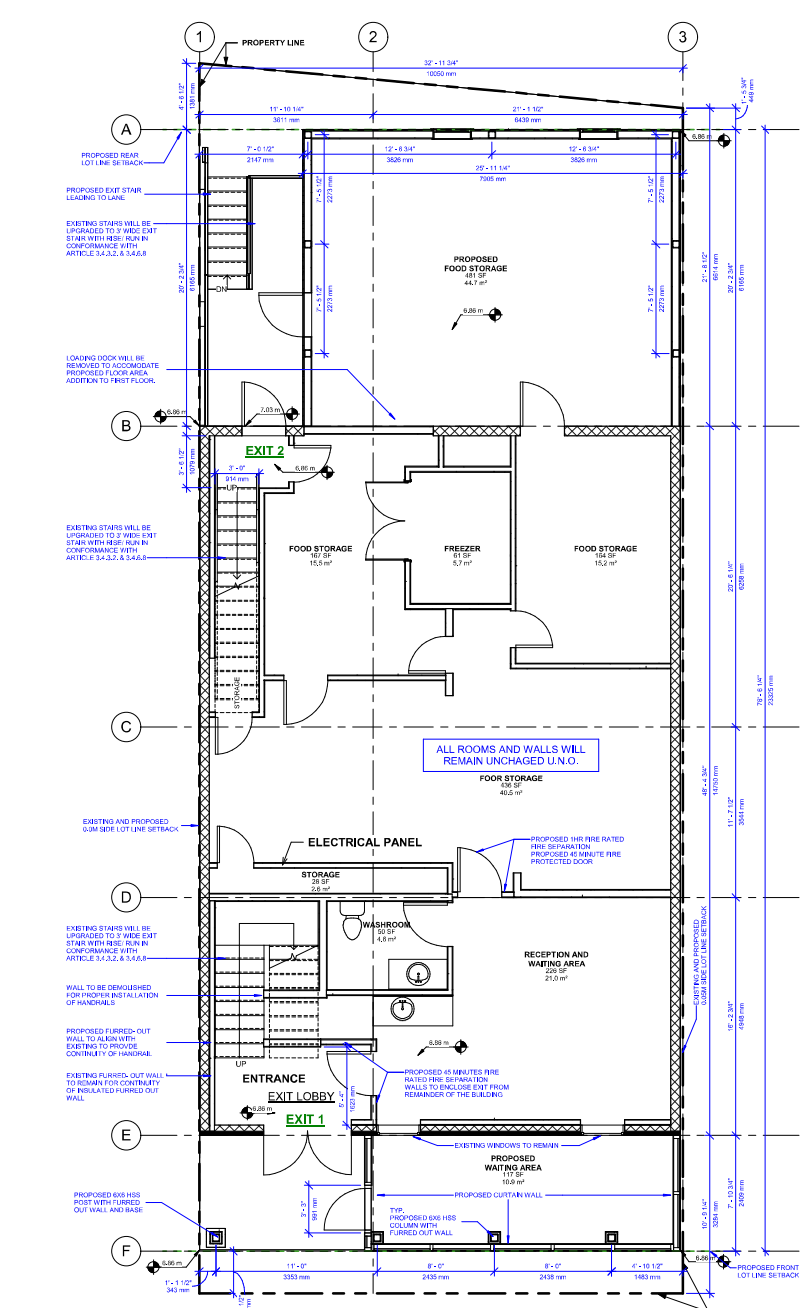
Sheet Title: **EXISTING AND PROPOSED FIRST FLOOR PLAN**

Scale: 1/4" = 1'-0"

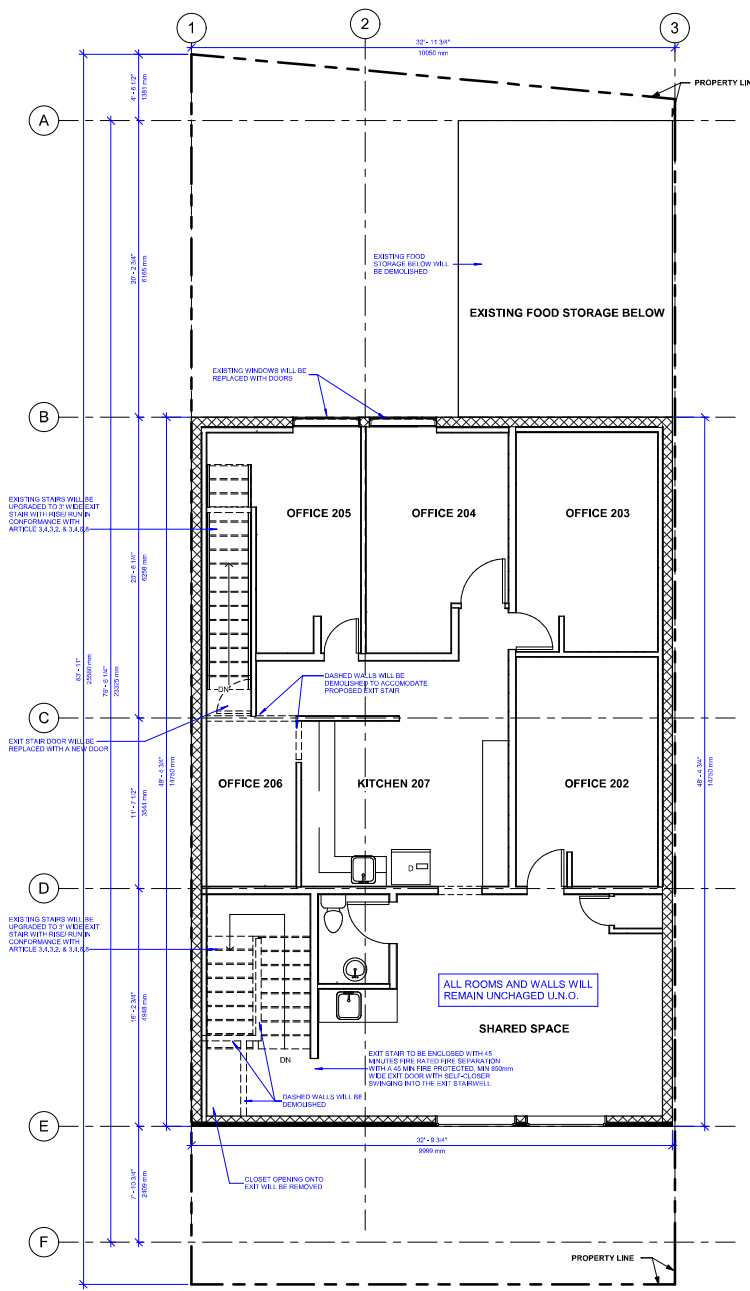
North Arrow



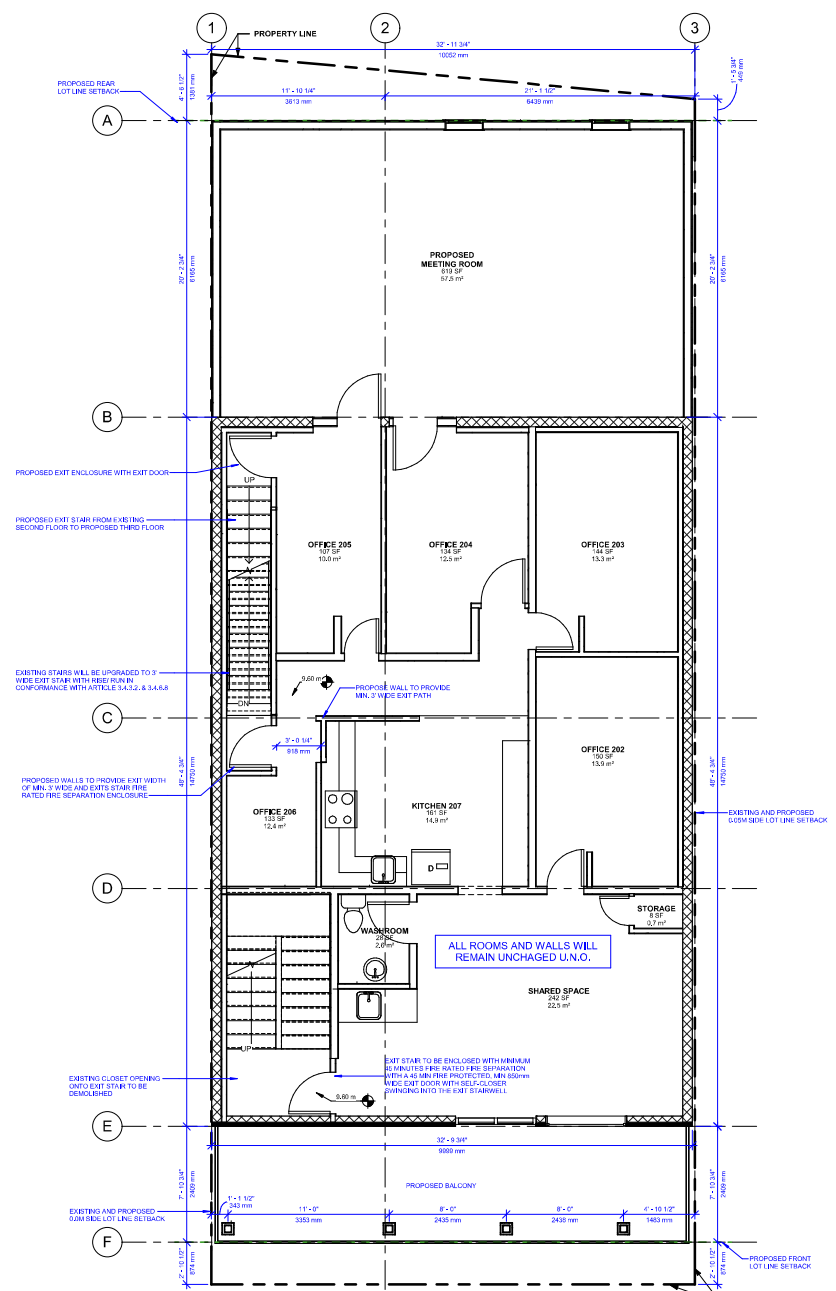
① EXISTING FIRST FLOOR
 1/4" = 1'-0"
 EXISTING BUILDING AREA= 1,885.92 (175.0 m²)



② EXISTING FIRST FLOOR WITH PROPOSED UPGRADES
 1/4" = 1'-0"
 PROPOSED BUILDING AREA= 2,279.92 (211.7 m²)



① EXISTING SECOND FLOOR
1/4" = 1'-0"
EXISTING BUILDING AREA= 1,567.92 (147 m²)



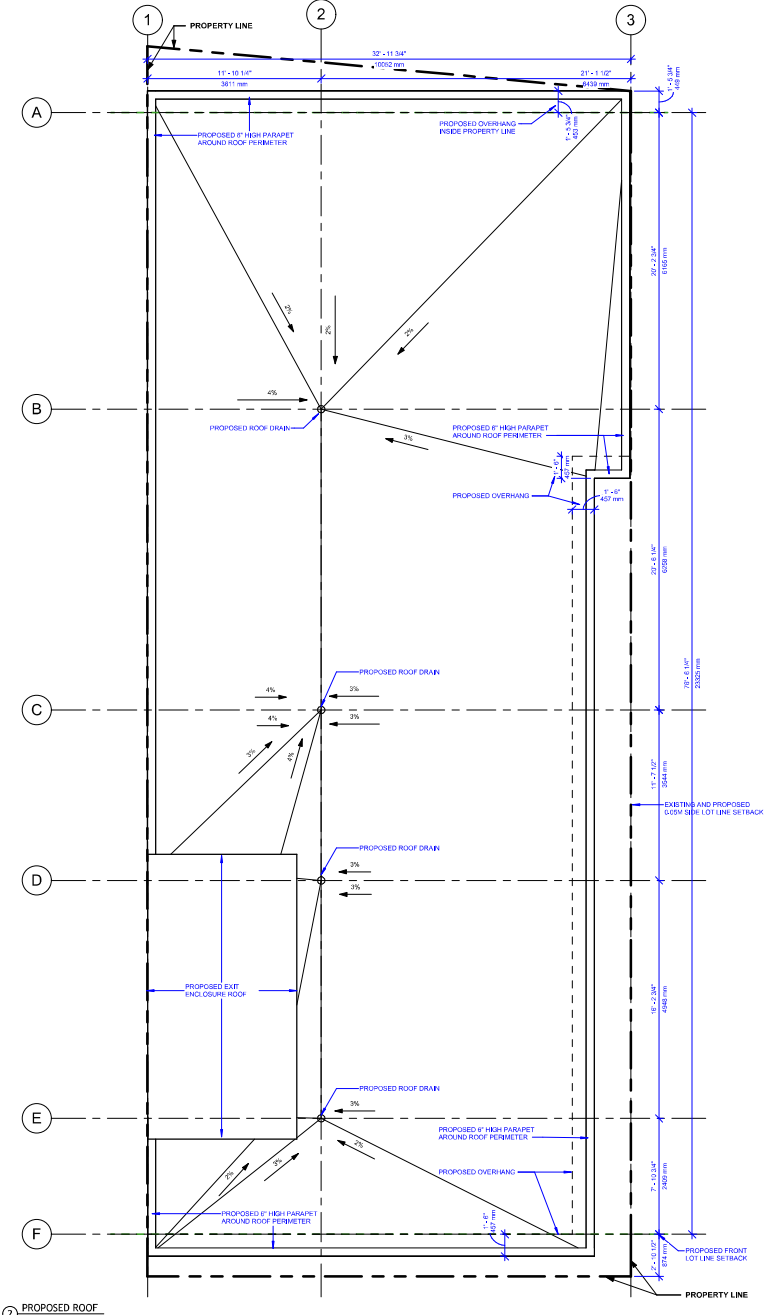
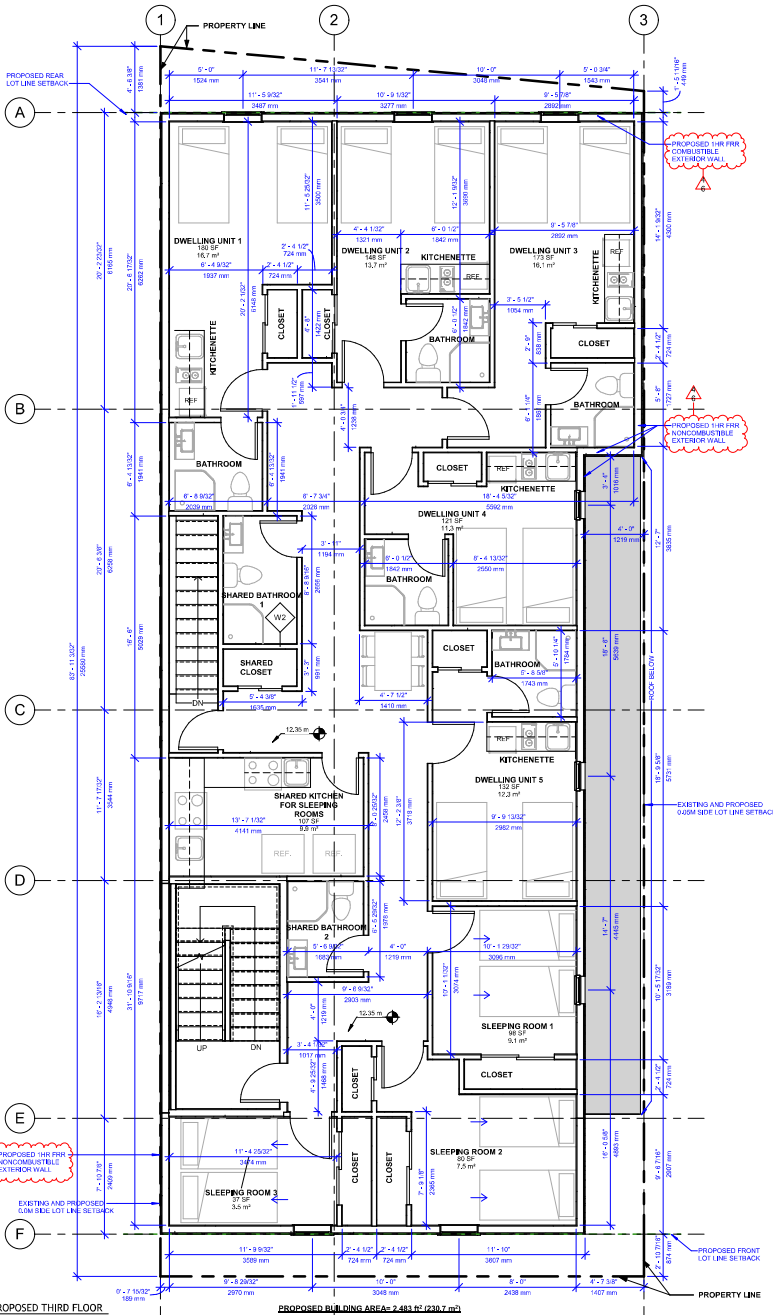
② SECOND FLOOR WITH PROPOSED UPGRADES
1/4" = 1'-0"
PROPOSED BUILDING AREA= 2,251.92 (209 m²)

1. REMODEL PRE-APP REVIEW	2024-01-26
2. REMODEL PRE-APP REVIEW	2024-05-16
3. PRE-CONSTRUCTION REVIEW	2024-06-01
4. CITY REVIEW	2024-06-10
Revisions	yy-mm-dd



Sign & Seal
Project Title:
HOUSE OF OMEED ADDITION
2340 Clarke St., Port Moody, BC V3H 1Y8
Project No.: 240203
Project Start Date: 240203

Sheet Title: **EXISTING AND PROPOSED SECOND FLOOR PLAN**
Scale: 1/4" = 1'-0"

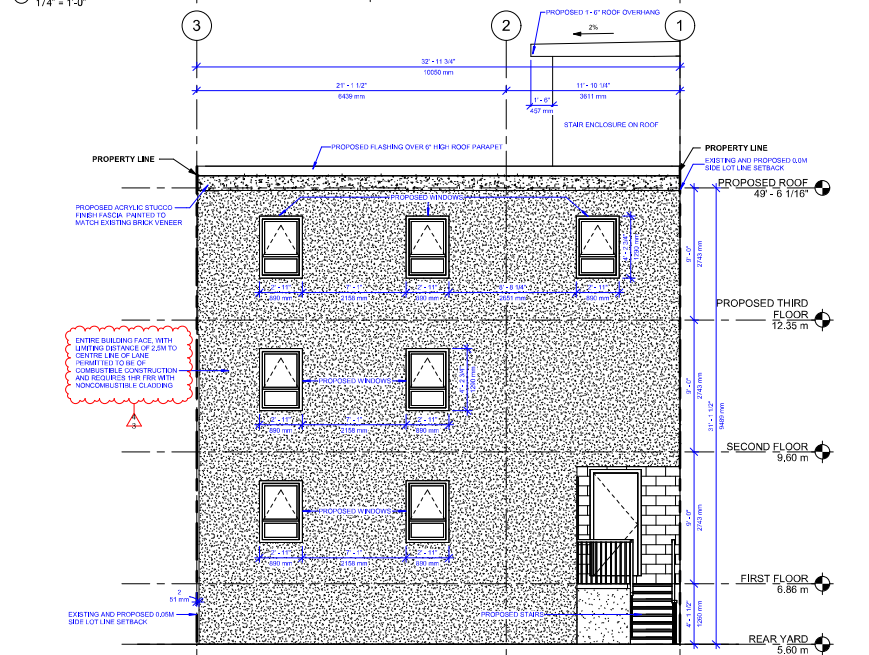
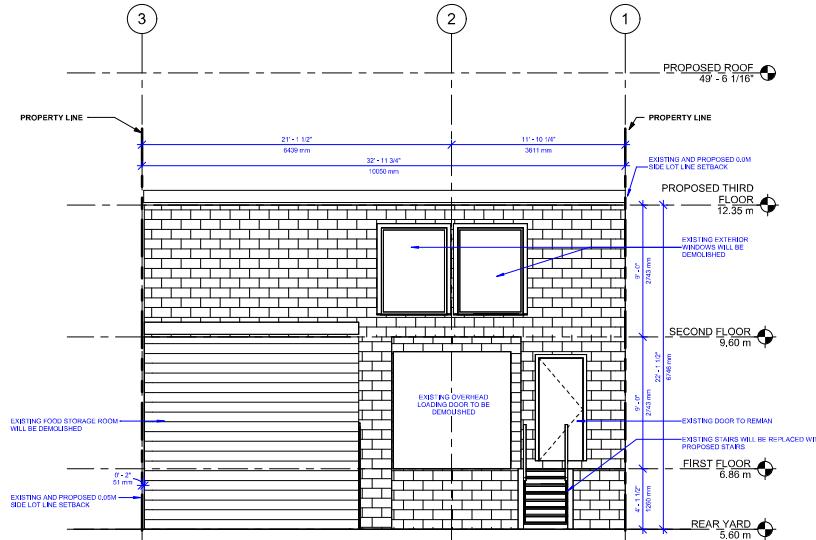
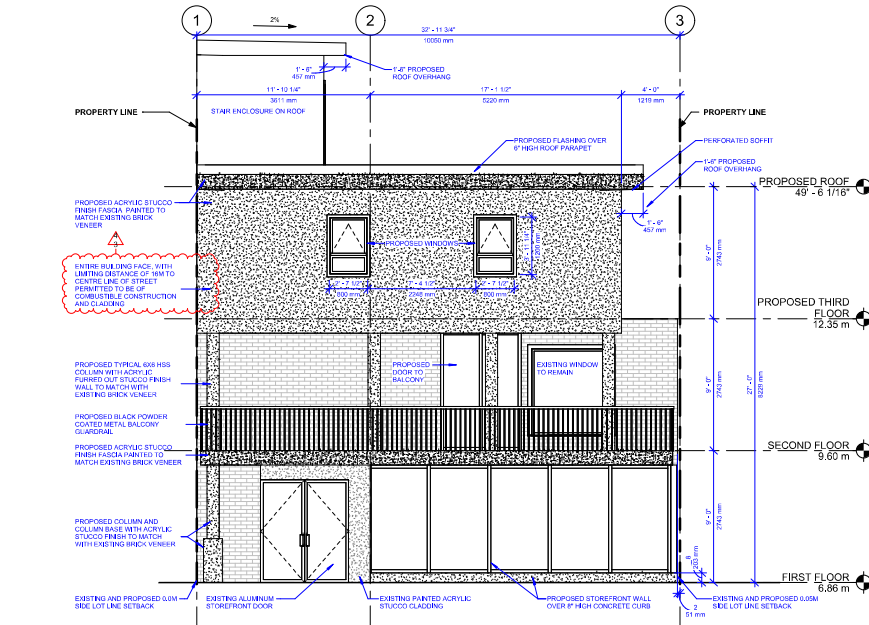
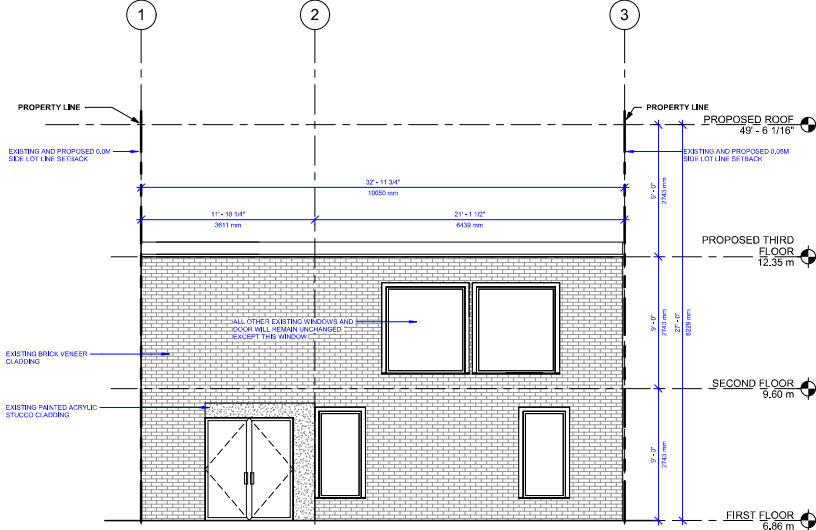


4. REVISED PRE-APP REVIEW	2024-01-26
3. REVISED PRE-APP REVIEW	2024-05-28
2. PRE-APPLICATION REVIEW	2024-04-01
1. CITY REVIEW	2023-06-12
Revisions	yy-mm-dd



Sign & Seal
Project Title:
HOUSE OF OMEED ADDITION
2340 Clarke St., Port Moody, BC V3H 1Y8
Project No.: 240203
Project Start Date: 240203
Sheet Title: Scale: 1/4" = 1'-0"

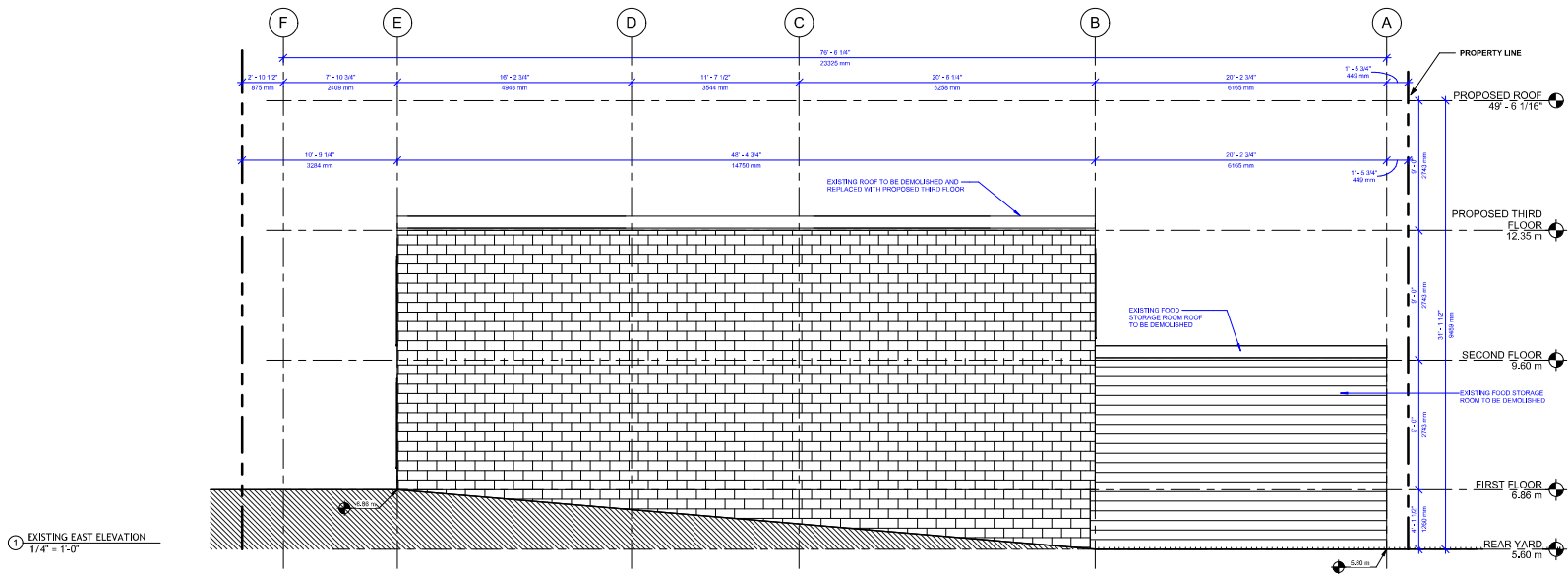
PROPOSED THIRD FLOOR ADDITION & ROOF PLAN



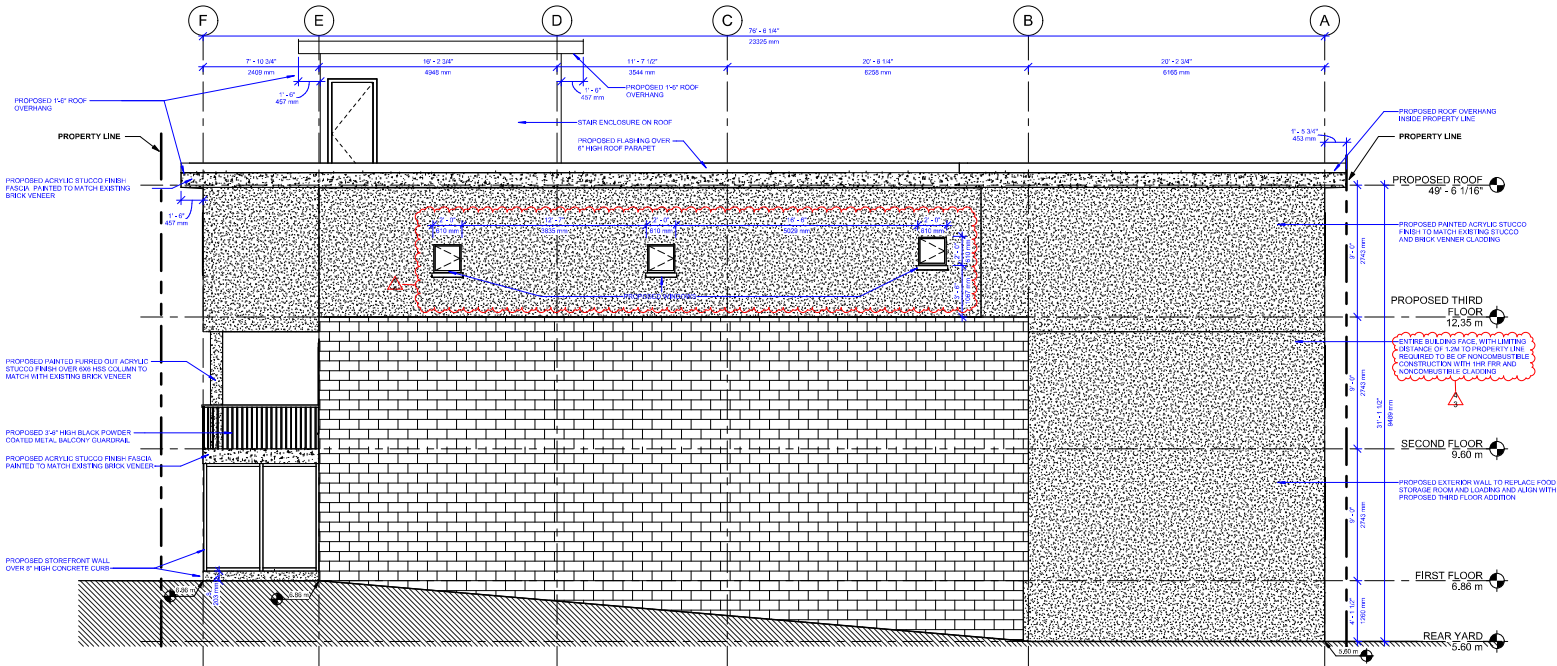
1. REMEASUREMENT	2024-08-01
2. PRELIMINARY REVIEW	2024-08-01
3. CITY REVIEW	2024-08-01
Revisions	yy-mm-dd



Sign & Seal
 Project Title: **HOUSE OF OMEED ADDITION**
 Project No.: 240203
 Project Start Date: 240203
 Sheet Title: **NORTH SOUTH BUILDING ELEVATIONS**
 Scale: 1/4" = 1'-0"



1 EXISTING EAST ELEVATION
1/4" = 1'-0"

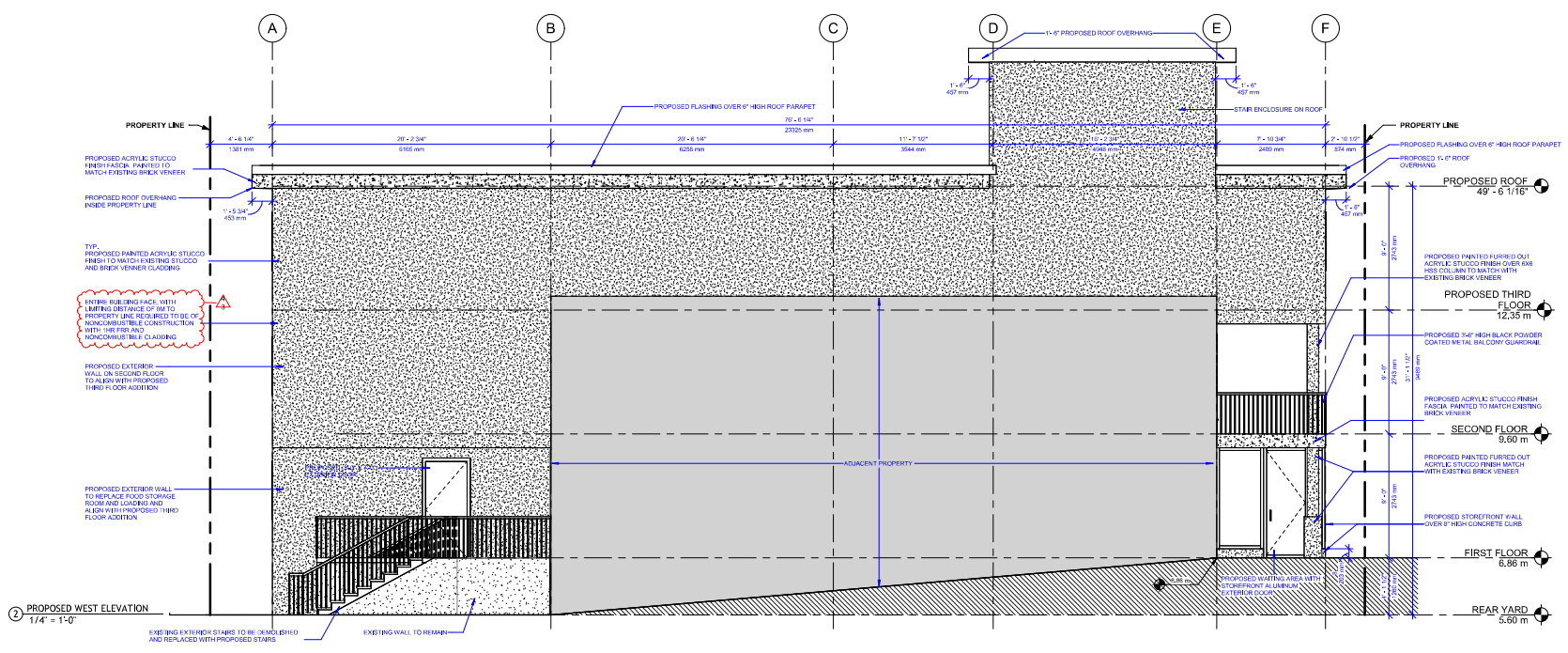
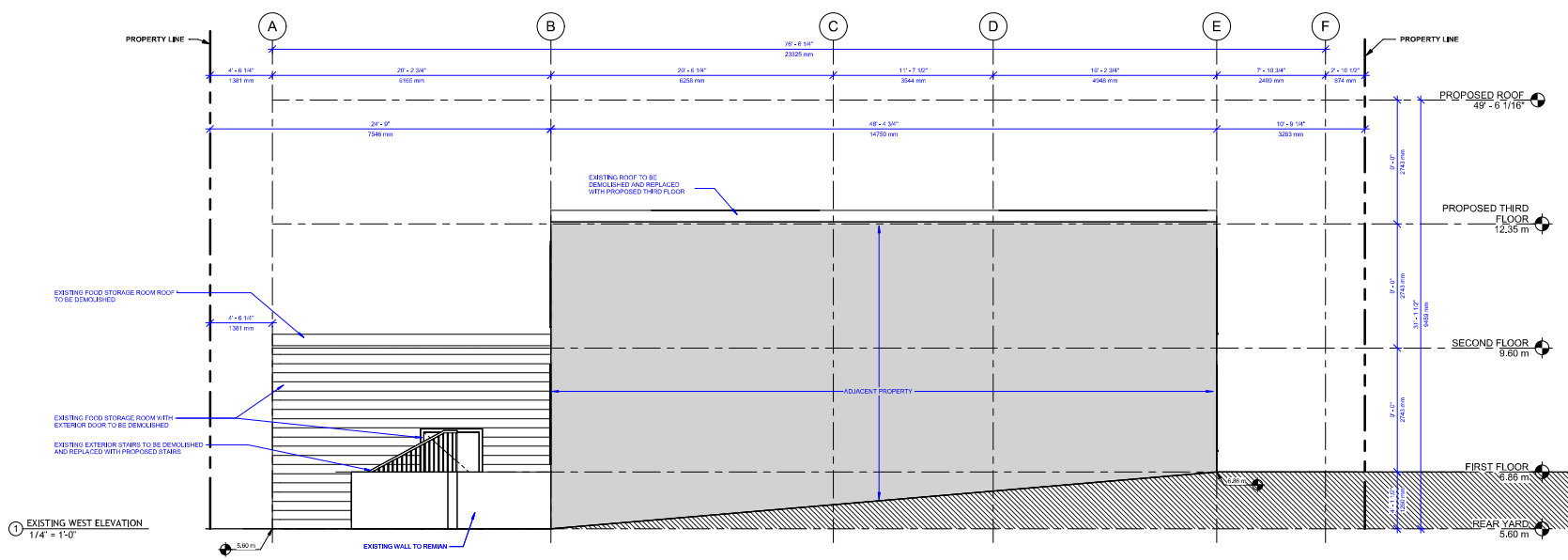


2 PROPOSED EAST ELEVATION
1/4" = 1'-0"

4. REVISED PER-APP REVIEW	2024-02-28
3. REVISED PER-APP REVIEW	2024-02-28
2. PRELIMINARY REVIEW	2024-02-28
1. CITY REVIEW	2024-02-17
Revisions	yy-mm-dd



Sign & Seal
 Project Title: **HOUSE OF OMEED ADDITION**
 2340 Clarke St, Port Moody, BC V1H 1Y8
 Project No: 240203
 Project Start Date: 240203
 Sheet Title: Scale: 1/4" = 1'-0"
EAST BUILDING ELEVATION



NO.	REVISION	DATE
1	REVISION PER APP REVIEW	2024-08-26
2	REVISION PER APP REVIEW	2024-08-26
3	REVISION PER APP REVIEW	2024-08-26
4	REVISION PER APP REVIEW	2024-08-26
5	REVISION PER APP REVIEW	2024-08-26
6	REVISION PER APP REVIEW	2024-08-26
7	REVISION PER APP REVIEW	2024-08-26
8	REVISION PER APP REVIEW	2024-08-26
9	REVISION PER APP REVIEW	2024-08-26
10	REVISION PER APP REVIEW	2024-08-26
11	REVISION PER APP REVIEW	2024-08-26
12	REVISION PER APP REVIEW	2024-08-26
13	REVISION PER APP REVIEW	2024-08-26
14	REVISION PER APP REVIEW	2024-08-26
15	REVISION PER APP REVIEW	2024-08-26
16	REVISION PER APP REVIEW	2024-08-26
17	REVISION PER APP REVIEW	2024-08-26
18	REVISION PER APP REVIEW	2024-08-26
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21	REVISION PER APP REVIEW	2024-08-26
22	REVISION PER APP REVIEW	2024-08-26
23	REVISION PER APP REVIEW	2024-08-26
24	REVISION PER APP REVIEW	2024-08-26
25	REVISION PER APP REVIEW	2024-08-26
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44	REVISION PER APP REVIEW	2024-08-26
45	REVISION PER APP REVIEW	2024-08-26
46	REVISION PER APP REVIEW	2024-08-26
47	REVISION PER APP REVIEW	2024-08-26
48	REVISION PER APP REVIEW	2024-08-26
49	REVISION PER APP REVIEW	2024-08-26
50	REVISION PER APP REVIEW	2024-08-26



Sign & Seal
Project Title: **HOUSE OF OMEED ADDITION**
2340 Clarke St., Port Moody, BC V1H 1Y8
Project No.: 240203
Project Start Date: 240203
Sheet Title: Scale: 1/4" = 1'-0"
WEST BUILDING ELEVATION