

HOUSE OF OMEED (THIRD FLOOR ADDITION)



CONSULTANTS LIST	
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	<b>STRUCTURAL ENGINEER</b> GDR Structural Engineers Inc. Contact: George De Ridder MS C.Eng P.Eng george@gdrstruk.ca
<b>MECHANICAL ENGINEER</b> BSA Engineering Consultants Inc. Contact: Bassam Sabeeh P.Eng. MBA bassam@bsaengineering.ca	<b>ELECTRICAL ENGINEER</b> VT Engineering Inc. Contact: Wojtek Siedlaczek, P.Eng, LEED AP BD+C wojtekw@vteng.ca
<b>GEOTECHNICAL ENGINEER</b> Braun Geotechnical Ltd. Contact: Joseph Oh, M.Eng., P.Eng. joseph@braungeo.com	<b>CIVIL ENGINEER</b> Core Concept Consulting Ltd. Contact: Bruce Duffy bduffy@coreconcept.com

PROJECT DATA

ZONING ANALYSIS

CIVIC ADDRESS

LEGAL DESCRIPTION

UDA

2340 Clarke St, Port Moody, BC V3H 1Y8

Lot 52, Block 1, Plan NWP55, DL 202, NWD

UD-1005-192

EXISTING ZONING

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

C3 PERMITTED PRINCIPAL USE

APARTMENT, ARTIST STUDIO, CHILD CARE, COMMERCIAL, COMMERCIAL ATHLETIC AND RECREATION, COMMUNITY CARE, HOTEL, OFFICE, PERSONAL SERVICE, RETAIL, FOOD SERVICE, RESTAURANT, RETAIL WORK-JIVE

C3 PERMITTED SECONDARY USE

HOME OCCUPATION-TYPE A

EXISTING BUILDING USE

OFFICE AND STORAGE (FOOD BANK)

PROPOSED USES

EXISTING OFFICE AND STORAGE (FOOD BANK) WILL REMAIN UNCHANGED. PROPOSED SLEEPING ROOMS AS TRANSITIONAL HOMES ON 1ST & 3RD FLOOR LEVELS

LOT SIZE

2717 SF (252MP)

MINIMUM LOT AREA AND WIDTH PER C3 ZONE

800MP IN AREA AND 15M WIDTH

EXISTING BUILDING AREA

1,983 SF (172MP)

PROPOSED BUILDING AREA

2,588 SF (240.4MP)

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 230.2MP WILL CONTAIN FOOD STORAGE (GROUP F-3 MAJOR OCCUPANCY), SLEEPING ROOMS (GROUP C MAJOR OCCUPANCY)

LEVEL 2 WITH GROSS FLOOR AREA OF 222.0MP WILL CONTAIN OFFICES (GROUP D MAJOR OCCUPANCY)

LEVEL 3 WITH GROSS FLOOR AREA OF 226.7MP WILL CONTAIN 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-NA

EXISTING: 1ST AND 2ND FLOOR LOT AREA- 175 M2+147 M2/252 MP= 1.28

REQUIRED PER C3 ZONE-NA

PROPOSED GFA				
Name	Area (SF)	Area (m2)	Lot Size	Density
PROPOSED 2ND FLOOR	2268 SF	240.4 m2	252 m2	0.95
PROPOSED 1ST FLOOR	2298 SF	222.0 m2	252 m2	0.88
PROPOSED 3RD FLOOR	2275 SF	226.7 m2	252 m2	0.87
Grand total 3	7353 SF	688.1 m2		2.71

MAXIMUM HEIGHT

REQUIRED PER EXISTING M1 ZONE- 6M

EXISTING: 6M AND 2 STOREYS

REQUIRED PER C3 ZONE- 6.5M AND 3 STOREYS

PROPOSED: 9.5M AND 3 STOREYS

MAXIMUM LOT COVERAGE

REQUIRED PER EXISTING M1 ZONE- NA

EXISTING: 175 M2/ 252 M2 = 100+ 69.3%

REQUIRED PER C3 ZONE- NA

PROPOSED: 604.4 M2/ 252 M2 = 100+ 95.4%

MINIMUM FRONT LOT LINE SETBACKS

REQUIRED PER EXISTING M1 ZONE- 6.0M

EXISTING: 3.28M

REQUIRED PER C3 ZONE- NA

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 & 0.05M

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-

0.9M 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 0.9M FROM THE REAR PROPERTY LINE

EXISTING: 0.9M 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 3.5M

PROPOSED: 0.5M AND 1.38M

<b>OFF STREET PARKING PER SECTION 6.4 OF ZONING BYLAW</b> NUMBER OF REQUIRED PARKING TO ROUND UP FOR FRACTION GREATER THAN 0.5 AND ROUND DOWN FOR FRACTION EQUAL OR LESS THAN 0.5	
<b>PARKING REQUIRED</b>	
• <b>SLEEPING UNITS (TRANSITORY HOMES):</b> NO PARKING REQUIREMENT WAS SPECIFIED UNDER ZONING BYLAW	
• <b>VISITOR PARKING FOR TRANSITORY HOMES:</b> NO PARKING REQUIREMENT WAS SPECIFIED UNDER ZONING BYLAW	
• <b>OFFICE SPACE = 4 STALLS</b> (1 SPACE PER 50M2 (222m2/ 50 m2= 4.44))	
<b>TOTAL REQUIRED= 4 STALLS</b>	
EXISTING= 1 SPACE AT THE REAR OF BUILDING	
<b>TOTAL PARKING STALLS PROPOSED= 2</b>	
<b>REQUEST FOR PARKING VARIANCE OF 2 STALLS FOR OFFICE SPACES.</b>	

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 work completed without architect's knowledge will be the full responsibility of the Owner and General Contractor.

1. ASSURED FOR PRELIMINARY	2024-01-15
2. PRELIMINARY FOR DESIGN	2024-01-15
3. PRELIMINARY FOR PERMIT REVIEW	2024-01-15
4. PRELIMINARY FOR CITY REVIEW	2024-01-15
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99. PRELIMINARY FOR CITY REVIEW	2024-01-15
100. PRELIMINARY FOR CITY REVIEW	2024-01-15

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

A000



**Mara<sup>+</sup>  
Natha**  
ARCHITECTURE

	<p><b>202.1</b> <b>Required Smoke Alarms</b></p> <ul style="list-style-type: none"> <li>a) Each new single-family dwelling shall conform to CANULC-5553, "Standard for Smoke Alarms" shall be installed in:             <ul style="list-style-type: none"> <li>i) each sleeping unit;</li> <li>ii) each sleeping room not having a dwelling unit, and</li> <li>c) ancillary spaces and common spaces not in dwelling units in a house with a secondary suite.</li> </ul> </li> </ul> <p><b>Location of Smoke Alarm</b></p> <ul style="list-style-type: none"> <li>a) Within dwelling units, sufficient smoke alarms shall be installed so that:</li> </ul> <ol style="list-style-type: none"> <li>there is at least one smoke alarm installed on each story, including basements, and</li> <li>on any story of a dwelling containing sleeping quarters, a smoke alarm is installed in each sleeping room, and</li> <li>it is located between the sleeping rooms and the remainder of the story; if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.</li> </ol> <p><b>202.2</b> <b>A smoke alarm required by Sentence (1) shall be installed in conformance with CANULC-5553, "Standard for the Installation of Smoke Alarms," and</b></p> <ul style="list-style-type: none"> <li>a) Smoke alarms required in Article 9.1.9.1(1), and Sentence (1) shall be installed on or near the ceiling.</li> </ul> <p><b>Power Supply</b></p> <p><b>Smoke alarms shall</b></p> <ul style="list-style-type: none"> <li>a) be installed with permanent connections to an electrical circuit,</li> <li>b) have no disconnect switch between the investment device and the smoke alarm, and</li> <li>c) in case the regular power supplied to the smoke alarm is interrupted, be provided with a battery as an alternative power source that can continue to provide power to the smoke alarm for a period of not less than 7 days in the normal mode of operation for 4 minutes of alarm.</li> </ul> <p><b>Interconnection of Smoke Alarms</b></p> <p>Where more than one smoke alarm is required in a dwelling unit, the smoke alarms shall be interconnected so that the sounding of any one alarm causes all alarms within the dwelling unit to sound.</p> <p><b>Sounding of Smoke Alarms</b></p> <ul style="list-style-type: none"> <li>a) Except as permitted in Sentence (2), a manually operated device shall be incorporated within the vicinity of a dwelling unit such that the manual activation of the device will cause all smoke alarms in the dwelling unit to sound.</li> <li>b) Not more than 1 foot apart, where the smoke alarm will react and sound again if the limit of smoke in the vicinity is sufficient to retrigger it.</li> </ul> <p><b>202.3</b> <b>Suites of residential occupancy equipped with smoke detectors installed to CANULC-5553, "Standard for the Installation of Smoke Alarms," shall be permitted in suites of residential occupancy if the smoke alarms are permitted in Section 9.1.15.4.(3), need not incorporate the manually operated device required in Sentence (1).</b></p> <tr> <td></td><td> <p><b>202.1</b> <b>Firthing Windows or Access Panels Required</b></p> <ul style="list-style-type: none"> <li>a) Except as provided in Sentence (2), a window or access panel providing an opening not less than 1 100 mm high and 550 mm wide and having a sill height of not more than 600 mm above the floor shall be provided on the second side of every building entrance door.</li> <li>b) Access panels required in Sentence (1) shall be readily operable from both inside and outside or be glazed with safety glass meeting the requirements of Section 9.1.15.4.(3).</li> <li>c) Access panels required in Sentence (1) need not be provided in a buildings containing only dwelling units where there is no dwelling unit above another dwelling unit, or i) houses with a secondary suite including their common spaces.</li> </ul> </td></tr> <tr> <td>9.2.7.9</td><td> <p><b>Hearing Aids</b></p> <p>9.2.7.9.1 9.2.7.9.2 9.2.7.9.3 9.2.7.9.4 9.2.7.9.5 9.2.7.9.6 9.2.7.9.7 9.2.7.9.8 9.2.7.9.9 9.2.7.9.10 9.2.7.9.11 9.2.7.9.12 9.2.7.9.13 9.2.7.9.14 9.2.7.9.15 9.2.7.9.16 9.2.7.9.17 9.2.7.9.18 9.2.7.9.19 9.2.7.9.20 9.2.7.9.21 9.2.7.9.22 9.2.7.9.23 9.2.7.9.24 9.2.7.9.25 9.2.7.9.26 9.2.7.9.27 9.2.7.9.28 9.2.7.9.29 9.2.7.9.30 9.2.7.9.31 9.2.7.9.32 9.2.7.9.33 9.2.7.9.34 9.2.7.9.35 9.2.7.9.36 9.2.7.9.37 9.2.7.9.38 9.2.7.9.39 9.2.7.9.40 9.2.7.9.41 9.2.7.9.42 9.2.7.9.43 9.2.7.9.44 9.2.7.9.45 9.2.7.9.46 9.2.7.9.47 9.2.7.9.48 9.2.7.9.49 9.2.7.9.50 9.2.7.9.51 9.2.7.9.52 9.2.7.9.53 9.2.7.9.54 9.2.7.9.55 9.2.7.9.56 9.2.7.9.57 9.2.7.9.58 9.2.7.9.59 9.2.7.9.60 9.2.7.9.61 9.2.7.9.62 9.2.7.9.63 9.2.7.9.64 9.2.7.9.65 9.2.7.9.66 9.2.7.9.67 9.2.7.9.68 9.2.7.9.69 9.2.7.9.70 9.2.7.9.71 9.2.7.9.72 9.2.7.9.73 9.2.7.9.74 9.2.7.9.75 9.2.7.9.76 9.2.7.9.77 9.2.7.9.78 9.2.7.9.79 9.2.7.9.80 9.2.7.9.81 9.2.7.9.82 9.2.7.9.83 9.2.7.9.84 9.2.7.9.85 9.2.7.9.86 9.2.7.9.87 9.2.7.9.88 9.2.7.9.89 9.2.7.9.90 9.2.7.9.91 9.2.7.9.92 9.2.7.9.93 9.2.7.9.94 9.2.7.9.95 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# Mara+ Natha

**ARCHITECTURE**

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#	REVISIONS FOR REVISION	DATE
1	REVISED PER COMMENTS	01/21/2024
2	REVISED PER COMMENTS	01/21/2024
3	REVISED PER COMMENTS	01/21/2024
4	REVISED PER COMMENTS	01/21/2024
5	REVISED PER COMMENTS	01/21/2024
6	REVISED PER COMMENTS	01/21/2024
7	REVISED PER COMMENTS	01/21/2024
8	REVISED PER COMMENTS	01/21/2024
9	REVISED PER COMMENTS	01/21/2024
10	REVISED PER COMMENTS	01/21/2024

Revisions: 10/21/2024

Signed & Sealed:  
**HOUSE OF OMEED ADDITION**

Project No.: \_\_\_\_\_ Zoning: \_\_\_\_\_  
 Project Start Date: \_\_\_\_\_ Zoning: \_\_\_\_\_  
 Sheet Title: \_\_\_\_\_  
**BUILDING CODE ANALYSIS**



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prior to commencement of work and they shall notify  
the architect of any errors, omissions or discrepancies.  
Any work completed without architect's knowledge shall  
be the full responsibility of the Owner and General  
Contractor.

4	REVISION FOR PRELIM	2024-10-19
3	REVISION FOR PRELIM	2024-10-19
2	REVISION FOR PRELIM	2024-10-19
1	REVISION FOR PRELIM	2024-10-19
0	PRELIMINARY DRAWING	2024-10-19
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

FRONT VIEW RENDER



A001.2



Mara<sup>+</sup>  
Natha  
ARCHITECTURE

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4	REASSUED FOR PRELAP	2024-10-19
3	REDESIGN FOR OPEN HOUSE	2024-06-10
2	REVISED PRELAP FOR REVIEW	2024-05-20
1	REVISED PRELAP FOR REVIEW	2024-05-10
1	PRELIMINARY LOCATION SURVEY	2024-04-01
1	CITY REVIEW	2024-03-15
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

**FRONT VIEW PERSPECTIVE**

**RENDER**



**A001.3**



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4	REVISION FOR PRELIM	2024-10-19
3	REVISION FOR PRELIM	2024-10-19
2	REVISION FOR PRELIM	2024-10-19
1	REVISION FOR PRELIM	2024-10-19
1	CITY REVIEW	2024-10-19
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

REAR VIEW RENDER



A001.4

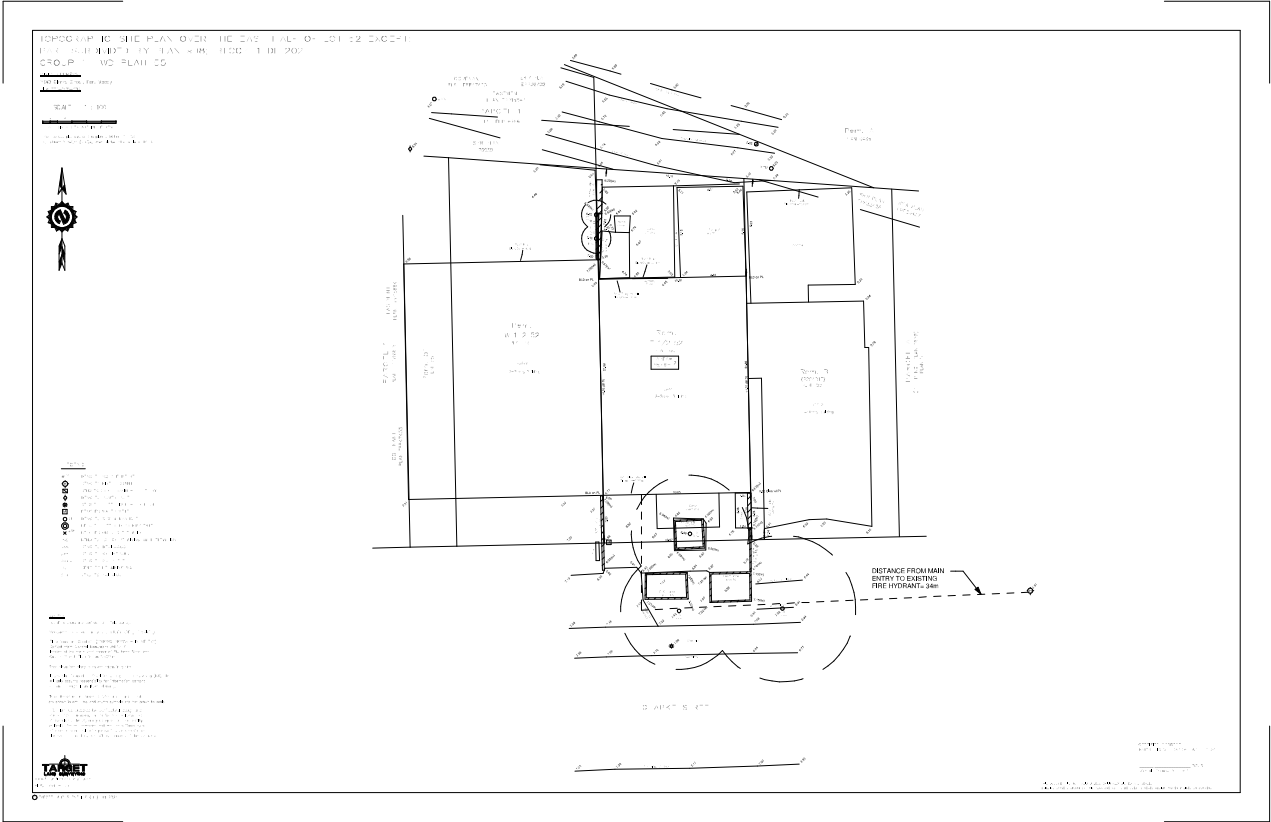




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1. EXISTING HOUSE	2024-10-19
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100. EXISTING HOUSE	2024-10-19



Sign & Seal

Project Title  
**HOUSE OF OMEED ADDITION**

Project No.  
240203

Project Start Date  
240203

Sheet Title  
**SITE SURVEY**

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



SOUTH - WEST VIEW



SOUTH / FRONT VIEW



SOUTH - EAST VIEW



SOUTH / FRONT VIEW



NORTH - WEST VIEW



NORTH - EAST VIEW

**Mara + Natha**  
ARCHITECTURE

Architect: Robert H. Lee, Architect ABC  
**Mara + Natha Architecture Ltd.**

202 - 2414 St Johns St., Port Moody,  
BC V3H 2B1  
(+1) 604.420.2233  
robert@maranatha.com  
www.maranatha.com

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be the architect of any error, omission or discrepancy.  
Any work completed without architect's knowledge shall  
be the full responsibility of the Owner and General  
Contractor.

4. REASSUED FOR PRELIMINARY	2024-10-19
3. REASSUED FOR PRELIMINARY	2024-10-19
2. REASSUED FOR PRELIMINARY	2024-10-19
1. REASSUED FOR PRELIMINARY	2024-10-19
0. REASSUED FOR PRELIMINARY	2024-10-19

Revisions yj-mn-dsl



Sign & Seal

Project Title:  
**HOUSE OF OMEED ADDITION**

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

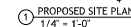
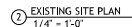
Project No. 240203

Project Start Date 240203

Sheet Title Scale

**SITE PHOTOS**



[illegible]

**Sign & Seal**

Project Title  
**HOUSE OF OMEED ADDITION**

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

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Project Start Date	2402
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Sheet Title \_\_\_\_\_ Scale: 1/4" = 1'

SITE PLAN



## A100

Architect: Robert H. Lee, Architect ABC  
 Mara + Natha Architecture Ltd.

 202 - 2414 St Johns St., Port Moody,  
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 ro@maranatha.com  
 www.maranatha.com

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5. REASSUED FOR RE-APP	2024-10-19
6. EXISTING PLAN CORRECTIONS	2024-10-19
7. REMOVED RECEPTION AREA	2024-10-19
8. REMOVED RECEPTION AREA	2024-10-19
9. REMOVED RECEPTION AREA	2024-10-19
10. REMOVED RECEPTION AREA	2024-10-19
11. CITY REVIEW	2024-10-19
Revisions	yy-mm-dd



Sign &amp; Seal

 Project Title:  
**HOUSE OF OMEED ADDITION**

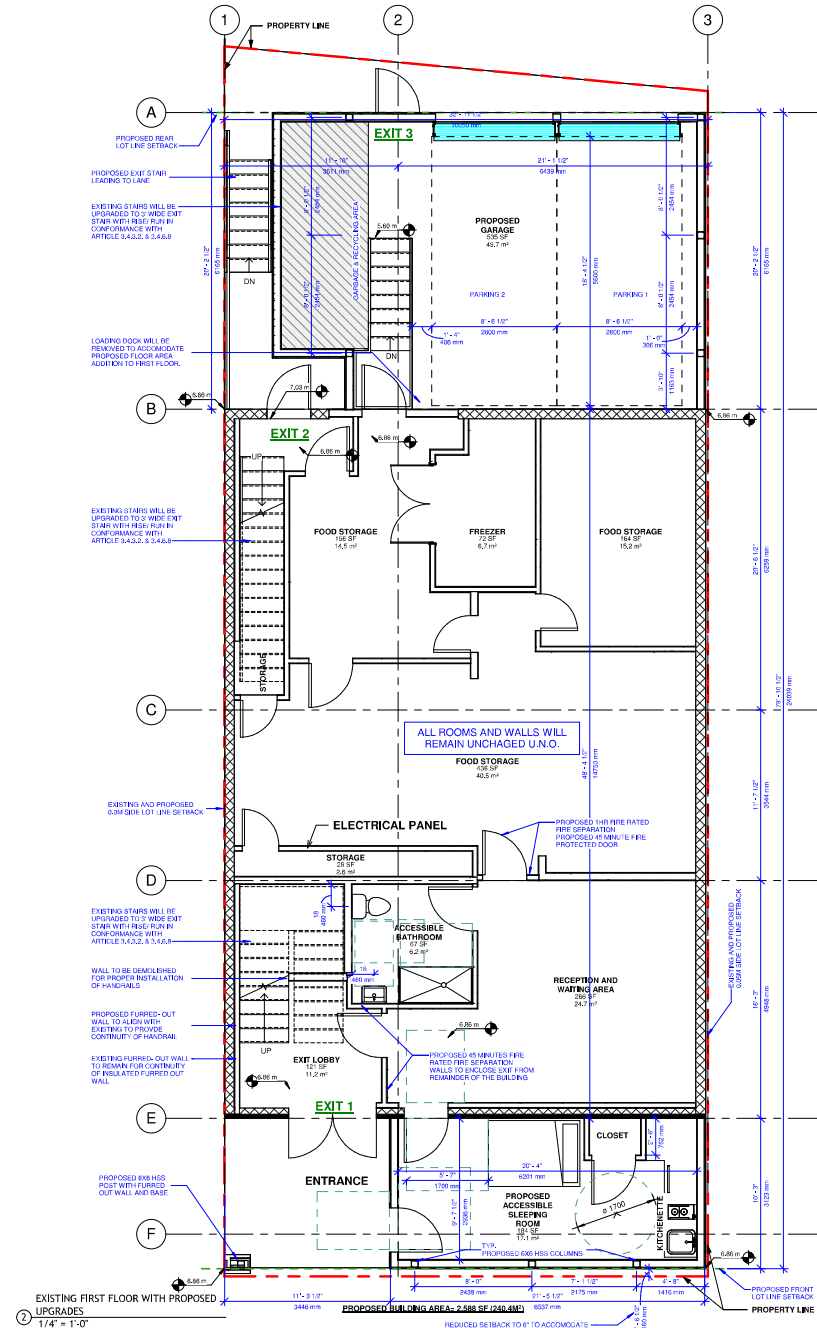
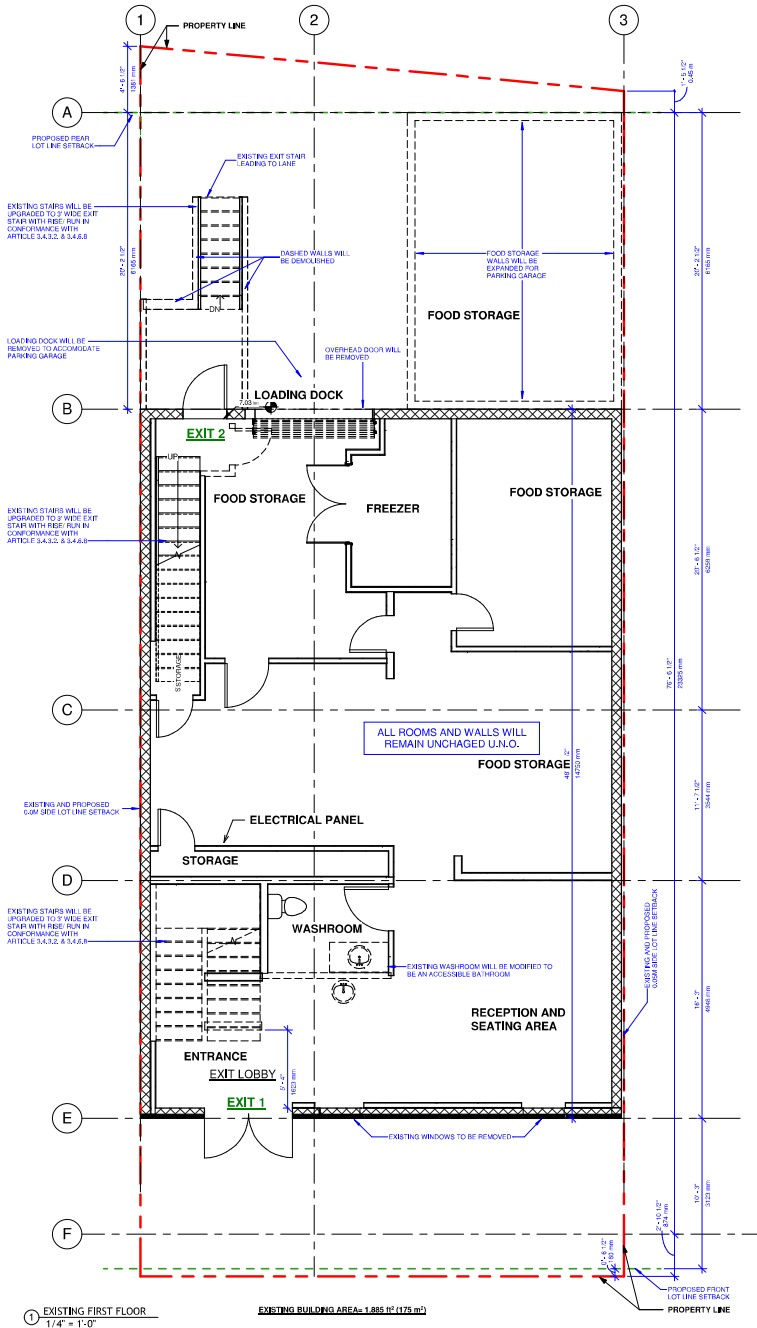
2340 Clarke St., Port Moody, BC V3H 1Y8

Project No. 240203

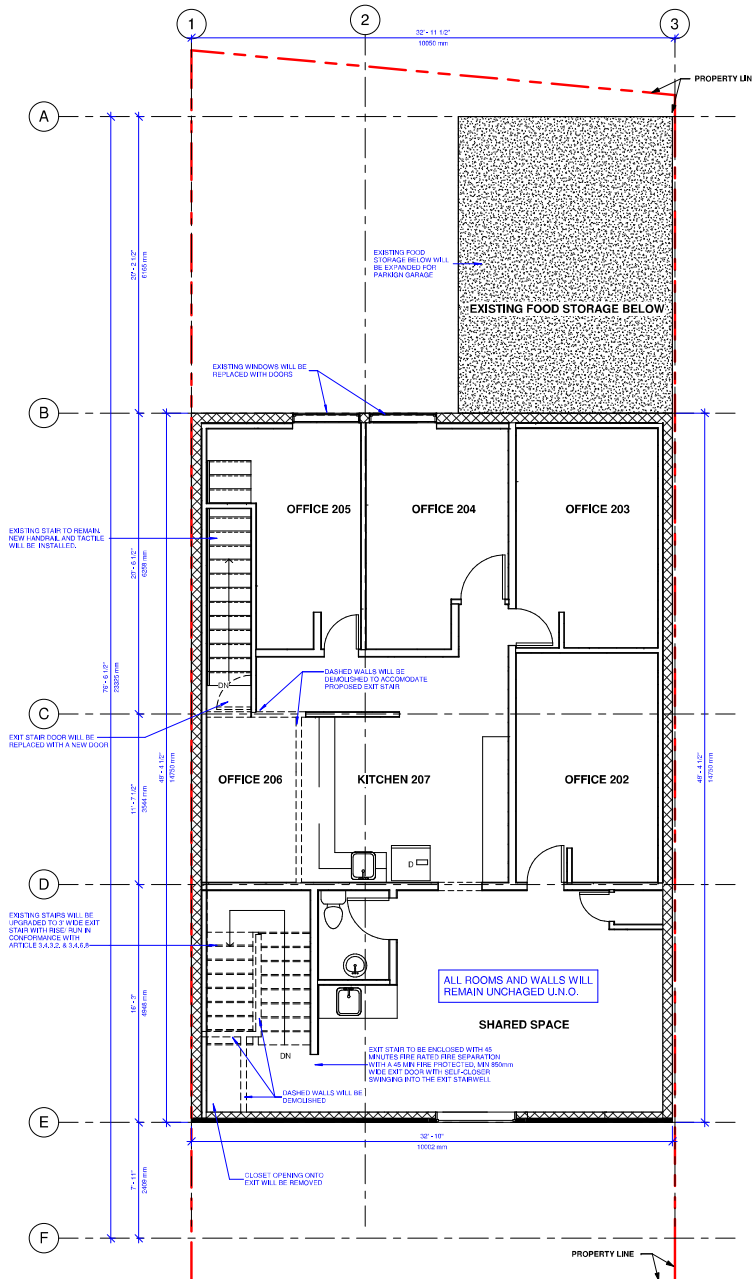
Project Start Date 240203

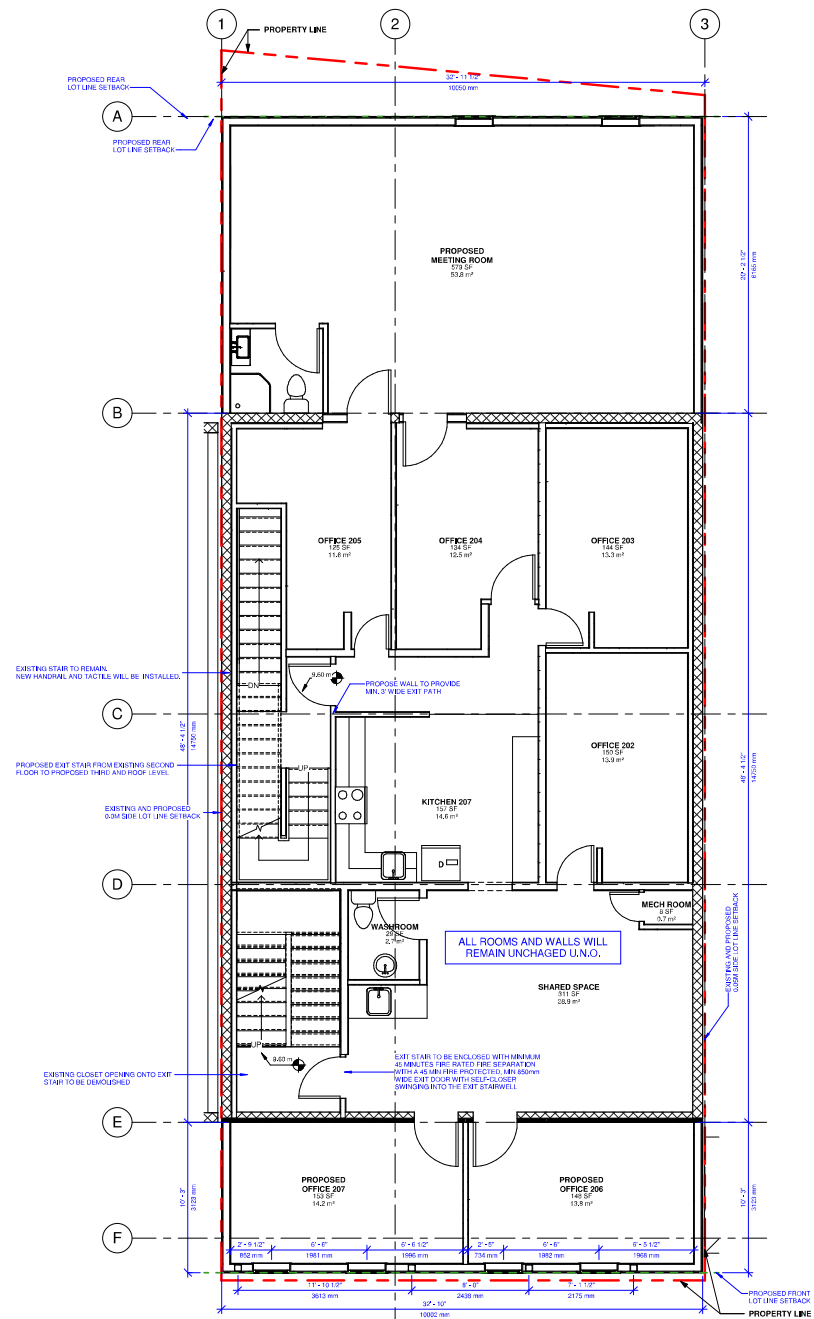
Sheet Title Scale: 1/4" = 1'-0"

**EXISTING AND PROPOSED  
FIRST FLOOR PLAN**

**A101**





 ① EXISTING SECOND FLOOR  
 1/4" = 1'-0"

 EXISTING BUILDING AREA= 1,582 SF (147 m<sup>2</sup>)

 ② SECOND FLOOR WITH PROPOSED UPGRADES  
 1/4" = 1'-0"

 PROPOSED BUILDING AREA= 2,588 SF (240 m<sup>2</sup>)

1. REVISION FOR PRELIM	2024-10-19
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100. REVISION FOR PRELIM	2024-10-19



Sign &amp; 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"

**EXISTING AND PROPOSED**
**SECOND FLOOR PLAN**

**A102**

1	REVISION	DATE
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Sign & Seal

Project Title:  
HOUSE OF OMEED ADDITION

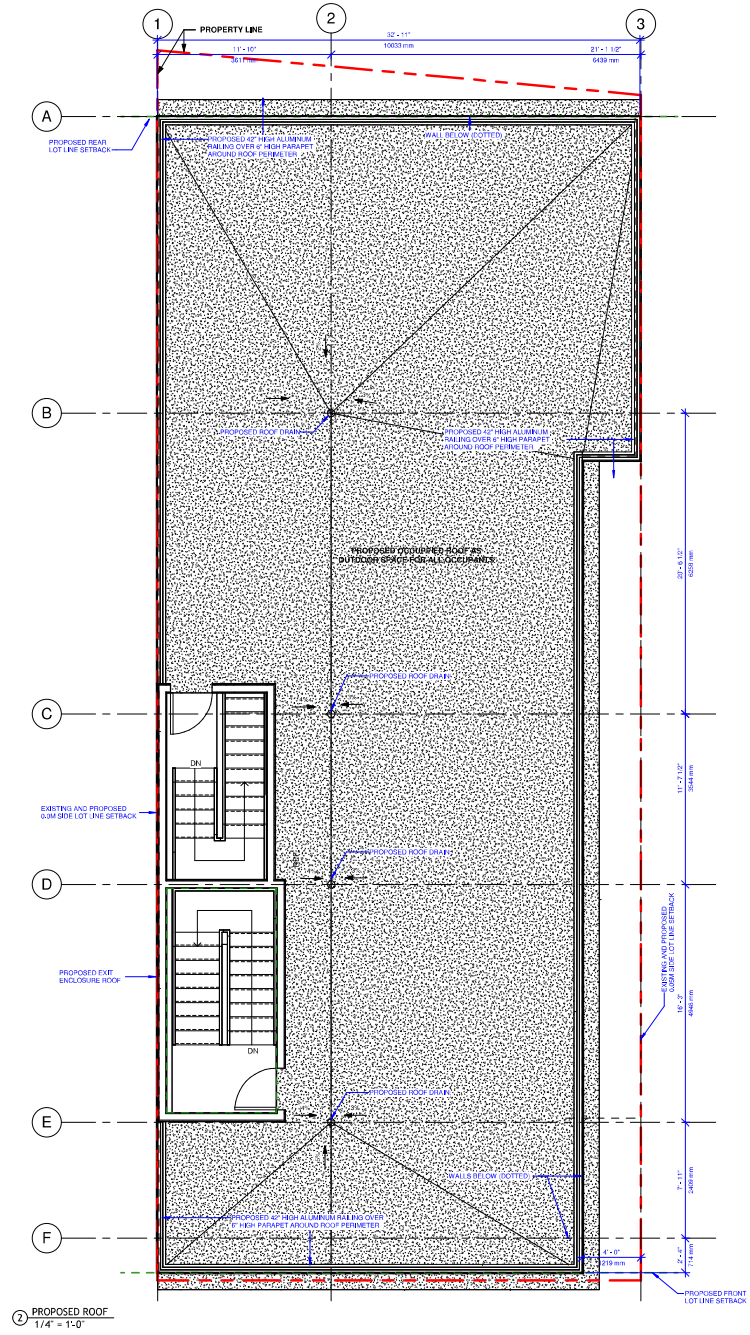
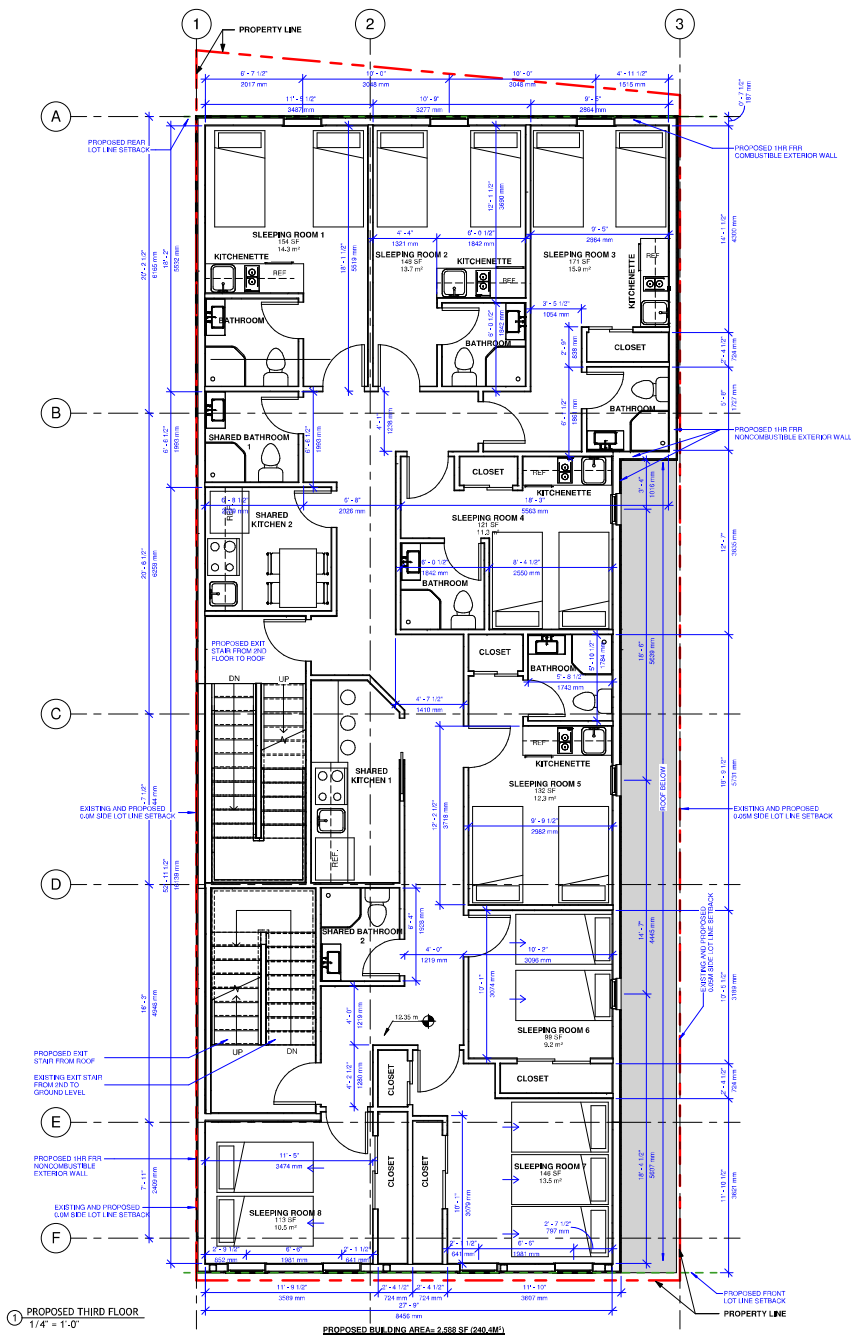
2340 Clarke St., Port Moody, BC V3H 1Y8

Project No. 240203

Project Start Date 240203

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

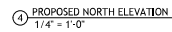
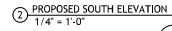
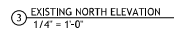
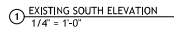
PROPOSED THIRD FLOOR  
ADDITION & ROOF PLAN





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6	REISSUED FOR PRE-APP	2024-07-15
5	ISSUED FOR OPEN HOUSE	2024-06-18
4	REVISED PRE-APP REVIEW	2024-07-24
3	REVISED PRE-APP REVIEW	2024-05-16
2	PRE-APPLICATION REVIEW	2024-05-01
1	CITY REVIEW	2024-05-15
Revisions		yy-mm-dd

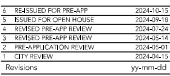
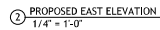
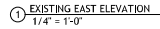


## ELEVATIONS

202 • 2414 St Johns St., Port Moody,  
BC V3H 2B1  
(+1) 604.420.2233  
rob@maraarch.com  
www.maraarch.com

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**Sign & Seal**

Project Title  
**HOUSE OF OMEED ADDITION**

2340 Clarke St, Port Moody, BC V3H 1Y8

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Project No.	240202
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Project No.	240209
Page No.	210209

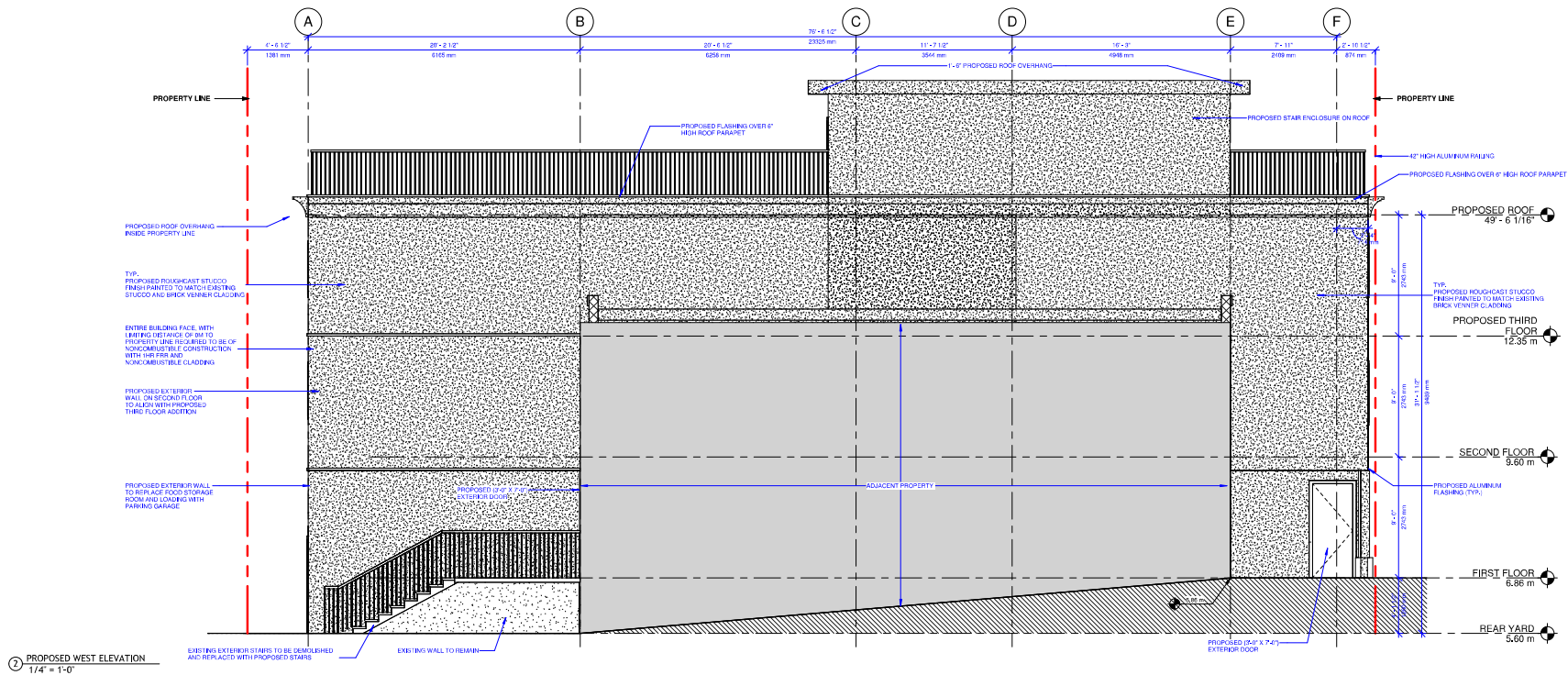
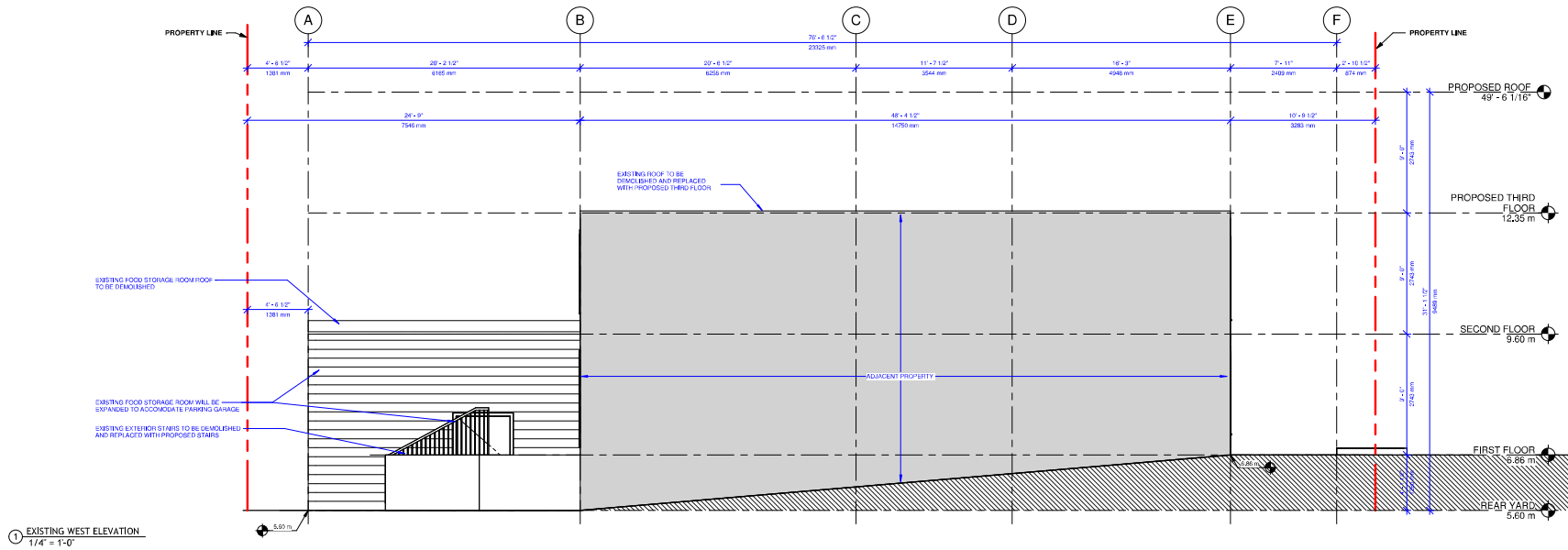
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Sheet Title Scale 1/4" = 1'-0"

EAST BOILING ELEVATION

# A201





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99. EXISTING FOR CHAIR CLADDING	2024-10-19
100. EXISTING FOR CHAIR CLADDING	2024-10-19



Sign &amp; 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"

**WEST BUILDING ELEVATION**