PROPOSED PROJECT:

SIX STOREY RESIDENTIAL BLDG

GROUND LVL RESIDENTIAL
SECOND LVL RESIDENTIAL
THIRD LVL RESIDENTIAL
FOURTH LVL RESIDENTIAL
FIFTH LVL RESIDENTIAL
SIXTH LVL RESIDENTIAL

PROJECT DATA

LEGAL DESCRIPTIONS

LOT 34, BLOCK 3, PLAN NWP53, DISTRICT LOT 202, NEW WEST DISTRICT EXCEPT PLAN LMP19136, Folio: 04311-004

LT 33, BLK 3, PL NWP53, DL 202, NWD GISLINK LOT 33,BLOCK 3,PLAN NWP53,DISTRICT LOT 202, NEW WEST DISTRICT Folio:04311-003

LOT 32, BLOCK 3, PLAN NWP53, DISTRICT LOT 202, NEW WEST DISTRICT PART N 1/2 Folio: 04148-010

LOT 14, BLOCK 3, PLAN NWP53, DISTRICT LOT 202, NEW WEST Folio 04311-001

LOT 30, BLOCK 3, PLAN NWP53, DISTRICT LOT 202, NEW WEST DISTRICT EXCEPT PLAN LMP19136 Folio 04311-02

LOT B Parcel, Folio 04131-001

CIVIC ADDRESS

2101 CLARKE ST, PORT MOODY, B.C.

ZONING

PROPOSED : CD79

SITE AREA

AREA OF SITE BEFORE LAND ACQUISITION : +/_ 36, 994 S. F. +/_ (3,436.7 S.M.)

AREA OF LAND PURCHASED (HATCHED RED AREA) : +/_ 3, 457 S. F. +/_ (367.6 S.M.)

TOTAL PROPERTY AREA : +/_ 40, 451 S. F. +/_ (3,804.3 S.M.)

AREA TO BE REZONED AS CD79 : +/_ 23, 736 S.F. +/_ (2,205.5 S.M.) (TO BE CONFIRMED BY SURVEYOR)

PROPOSED BUILDING AREA

MAX BUILDING AREA FOR BUILDING 'A' & BUILDING 'B' 16,920 S.F. (3,151.2 S.M.)

BUILDINGS AREA FOR BUILDING 'A' 12,310 S.F. (1,143.6 S.M.)
BUILDINGS AREA FOR BUILDING 'B' 4,610 S.F. (428.3 S.M.)
BUILDINGS AREA FOR BUILDING 'C' 16,680 S.F. (1,549.6 S.M.)

SITE COVERAGE 16, 920 S.F. / 23, 736 S.F. (CD79) = 0.71
(TO BE CONFIRMED BY SURVEYOR)

FLOOR AREA RATIO

MAXIMUM ALLOWABLE GROSS FLOOR AREA : 2.5 X 40, 451 S.F. = 101,127.5 S.F.
PROPOSED :
GROSS FLOOR AREA 90,060 S.F. (8,366.6 S.M.)
DEDUCTION FOR ADAPTABLE UNITS (2 m / UNIT) .28 * 21.53 S.F. = 602.84 S.F.
NET FLOOR AREA : 84,459.16 S.F.

PROPOSED = 84,459 S.F. / 40,451 S.F. = 2.18 ON GROSS SITE AREA
MAX. ALLOWABLE = 2.5

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT YARD (NORTH)	N/A	6' [0.3 m]
REAR YARD (SOUTH)	0'-0"	12.23' [3.73 m]
SIDE YARD (EAST)	4.84' [3.0 m]	45'-10"
SIDE YARD (WEST)	4.84' [3.0 m]	MIN 7' - AVERAGE 43'

HEIGHT

MAXIMUM ALLOWABLE 73.46' ft (23 m)

PROPOSED 73.4' ft (22.38 m)

GROSS FLOOR AREA

	RESIDENTIAL AREA			CHILDCARE AREA		OUTDOOR AREA	INDOOR AREA INCLUDING U/G PARKING
	INDOOR AREA	OUTDOOR COMMON AREA	GREEN ROOF	INDOOR AREA	PLAYGROUND		
PARKING LEVEL 4	0 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±		16,680 S.F.±
PARKING LEVEL 3	0 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±		16,680 S.F.±
PARKING LEVEL 2	1,350 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±		13,760 S.F.±
PARKING LEVEL 1	4,140 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±	775 S.F.±		16,620 S.F.±
GROUND LEVEL	10,010 S.F.±	0 S.F.±	0 S.F.±	5582 S.F.±	1748 S.F.±		15,900 S.F.± (TOTAL WITHOUT OUTDOOR PLAYGROUND)
SECOND FLOOR	13,620 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±		13,620 S.F.±
THIRD FLOOR	15,640 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±		15,640 S.F.±
FOURTH FLOOR	16,000 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±		16,000 S.F.±
FIFTH FLOOR	10,410 S.F.±	3,323 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±		10,410 S.F.± (TOTAL WITHOUT OUTDOOR AREA)
SIXTH FLOOR	10,300 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±		10,300 S.F.±
ROOF	0 S.F.±	0 S.F.±	7,155 S.F.±	0 S.F.±	0 S.F.±		7,155 S.F.±
TOTAL OUTDOOR AREA		3,323 S.F.±	7,155 S.F.±		2,543 S.F.±	13,021 S.F.	136,764 S.F.±
TOTAL INDOOR AREA	84,470 S.F.±			5582 S.F.±			90,060 S.F.

TOTAL NUMBER OF UNITS 83 OF WHICH 28 ARE ADAPTABLE
AFFORDABLE UNITS 8 (10%)
CONDO 75

PARKING

REGULAR STALL	8.53' X 18.37'	[2.6m X 5.6m]
SMALL CAR (50% MAX)	7.54' X 16.73'	[2.3m X 5.1m]
HANDICAPPED STALLS	16.07' X 18.37'	[4.9m X 5.6m]
MANEUVERING AISLES	21.98'	[6.7m]

REQUIRED:

AFFORDABLE UNITS : 8 STALLS

STUDIO AND 1-BEDROOM UNIT: 1 SPACE PER UNIT 1x41=41 STALLS

2 OR MORE BEDROOMS UNIT: 1.5 SPACES PER UNIT 1.5x34=51 STALLS

VISITOR PARKING 0.2 SPACES PER UNIT 0.2x83=16 STALLS

CHILDCARE PARKING 3 STALLS PER 1,000 S.F. 0.003x5,500=17 STALLS LESS SHARING PARKING 70% OF VISITOR STALLS WITH CHILDCARE 12 STALLS = 5 STALLS

TOTAL REQUIRED 121 STALLS

PROVIDED:

REGULAR STALLS 86 STALLS
SMALL CAR STALLS (26%) 31 STALLS
HANDICAPPED STALLS 4 STALLS
TOTAL PROVIDED 121 STALLS
(INCLUDING 12 STALLS SHARED BETWEEN)

UNIT AREAS PER LEVEL

	TYPE	-	-	-
	PARKING LEVEL 1			
1	STU	391	36.3	1
2	B	646	60.0	1
3	B2	653	60.7	1
4	B3	680	63.2	1
5	C3	707	65.7	1
	TOTAL	3077	285.9	5
	GROUND FLOOR			
	TYPE	-	-	-
CHILDCARE		5582	518.56	1
RESIDENTIAL				
1	-	-	-	-
2	B	646	60	1
3	B1	678	63	1
4	C	783	72.7	1
5	C2	817	75.9	1
6	C3	707	65.6	1
7	C5	695	64.5	1
8	C7	781	72.6	1
9	E3	949	88.2	1
10	E3	949	88.2	1
	TOTAL	7557	702	10
	TOTAL	13139	1220.4	10
	SECOND FLOOR			
	TYPE	-	-	-
1	A	552	51.1	1
2	A1	506	47	1
3	A2	544	50.5	1
4	B	646	60	1
5	B1	678	63	1
6	B4	846	78.6	1
7	C1	696	64.6	1
8	C2	817	75.9	1
9	C3	707	65.5	1
10	C6	787	73.1	1
11	C7	781	72.6	1
12	D	911	84.6	1
13	E	1033	96	1
14	E3	949	88.2	1
15	E3	949	88.2	1
16	E4	1033	96	1
	TOTAL	12435	1154.90	16
	THIRD FLOOR			
	TYPE	-	-	-
1	A	552	51.1	1
2	A1	506	47	1
3	A3	575	53.5	1
4	B	646	60	1
5	B1	678	63	1
6	B6	759	70.5	1
7	C1	696	64.6	1
8	C2	817	75.9	1
9	C3	707	65.5	1
10	C4	711	66	1
11	C7	781	72.6	1
12	D	911	84.6	1
13	D1	927	86.1	1
14	E1	961	89.3	1
15	E2	961	89.3	1
16	E3	949	88.2	1
17	E3	949	88.2	1
	TOTAL	13086	1215.40	17

UNIT AREAS PER LEVEL

	TYPE	SQF	SQM	# UNIT
	FOURTH FLOOR			
1	A	552	51.1	1
2	A1	506	47	1
3	A3	575	53.5	1
4	B	646	60	1
5	B1	678	63	1
6	B4	846	78.6	1
7	C1	696	65	1
8	C2	817	76	1
9	C3	707	66	1
10	C6	787	73.1	1
11	C7	781	72.6	1
12	D	911	84.6	1
13	D1	927	86.1	1
14	E1	961	89.3	1
15	E2	961	89.3	1
16	E3	949	88.2	1
17	E3	949	88.2	1
	TOTAL	13249	1231.6	17
	FIFTH FLOOR			
	TYPE	SQF	SQM	# UNIT
1	A1	506	47	1
2	B4	846	78.6	1
3	D	911	84.6	1
4	D1	927	86.1	1
5	D3	838	77.8	1
6	E4	1033	96.0	1
7	F	1053	97.8	1
8	G1	1454	135.1	1
9	G2	1184	110.0	1
	TOTAL	8752	813.0	9
	SIXTH FLOOR			
	TYPE	SQF	SQM	# UNIT
1	A1	506	47	1
2	B5	831	77.2	1
3	D	911	84.6	1
4	D2	868	80.6	1
5	D3	838	77.8	1
6	E5	1039	96.5	1
7	F	1053	97.8	1
8	G1	1454	135.1	1
9	G2	1184	110.0	1
	TOTAL	8684	806.6	9

AREAS PER UNIT TYPE

TYPE	NAME	SQ FT	SQ M	BEDROOM	BATHROOM	DEN	# UNITS	TOTAL SQ FT	TOTAL SQ M
CHILDCARE	CHILDCARE	5582	518.56					5582	518.56
STU	STU	391	36.3		1	0	1	391	36.3
A	A	552	51.1	1	1	0	4	2208	204.4
	A1	506	47.0	1	1	0	5	2530	235.0
	A2	544	50.5	1	1	0	1	544	50.5
	A3	575	53.5	1	1	0	2	1150	107.0
B	B	646	60.0	1	1	1	5	3230	300.0
	B1	678	63.0	1	1	1	4	2712	252.0
	B2	653	60.7	1	1	1	1	653	60.7
	B3	680	63.2	1	1	1	1	680	63.2
	B4	846	78.6	1	1	1	3	2538	235.8
	B5	831	77.2	1	1	1	1	831	77.2
	B6	759	70.5	1	1	1	1	759	70.5
C	C	783	72.7	1	2	1	1	783	72.7
	C1	696	64.6	1	2	1	3	2088	193.8
	C2	817	75.9	1	2	1	4	3268	303.6
	C3	707	65.5	1	2	1	5	3535	327.5
	C4	711	66.0	1	2	1	1	711	66.0
	C5	695	64.5	1	2	1	1	695	64.5
	C6	787	73.1	1	2	1	2	1574	146.2
	C7	781	72.6	1	2	1	4	3124	290.4
D	D	911	84.6	2	2	0	5	4555	423.0
	D1	927	86.1	2	2	0	3	2781	258.3
	D2	868	80.6	2	2	0	1	868	80.6
	D3	838	77.8	2	2	0	2	1676	155.6
E	E	1033	96.0	2	2	1	1	1033	96.0
	E1	961	89.3	2	2	1	2	1922	178.6
	E2	961	89.3	2	2	1	2	1922	178.6
	E3	949	88.2	2	2	1	8	7592	705.6
	E4	1033	96.0	2	2	1	2	2066	192.0
	E5	1039	96.5	2	2	1	1	1039	96.5
F	F	1053	97.8	3	2	0	2	2106	195.6
G	G1	1454	135.1	3	2	1	2	2908	270.2
	G2	1184	110.0	3	2	1	2	2368	220.0
	TOTAL STUDIO						1		
	TOTAL ONE BED ROOM						12		
	TOTAL ONE BED ROOM+DEN						37		
	TOTAL TWO BED ROOMS						11		
	TOTAL TWO BED ROOMS+DEN						16		
	TOTAL TREE BED ROOMS						2		
	TOTAL TREE BED ROOMS+DEN						4		
	TOTAL						83	72422	6726.5

PARKING ANALYSIS

UNIT TYPE	# OF UNITS	ZONING BYLAW REQUIREMENT	REQUIREDD SPACES	PROVIDED SPACES
APARTMENT	83			
STUDIO & ONE BED ROOM	42	1 SPACE PER UNIT	42	42
2 AND MORE BEDROOM	33	1.5 SPACES PER UNIT	49.5	49
AFFORDABLE UNITS	8	1 SPACE PER UNIT	8	8
VISITOR SPACES		0.2 SPACES / UNIT	16.6	17
CHILD CARE		1 SPACE PER EMPLOYEE	17	5 + 12 SHARING PARKING WITH VISITOR
TOTAL			133	121
ACCESSIBLE SPACES		75-124 SPACES	3	3

BICYCLE PARKING

HORIZONTALL STALL 5.91' X 1.97' [1.8m X 0.6m]
MINIMUM ACCESS AISLE 3.94' [1.2m]

REQUIRED:
1.5 SPACES PER UNIT 1.5x83=124.5=125 STALLS
VISITOR BIKE STALLS 6 SPACES PER BUILDING 6X1=6 STALLS

PROVIDED:
BICYCLE STORAGE STALLS 140 STALLS
VISITOR STALLS 6 STALLS

LOADING BAYS

[NOT REQUIRED]

REVISIONS

No.	DATE	DESCRIPTION
A	APRIL 22/17	ISSUED FOR COORDINATION
B	OCT 18/17	ISSUED FOR COORDINATION
C	NOV 8/17	ISSUED FOR DEVELOPMENT PERMIT
D	APRIL 25/18	RE-ISSUED FOR D.P.
E	JULY 5/18	RE-ISSUED FOR D.P.
F	SEPT. 14/18	RE-ISSUED FOR D.P.
G	SEP. 25/20	ISSUED FOR CLIENT REVIEW
H	SEP. 29/20	REVISED AS PER CLIENT REQUEST
J	SEP. 30/20	ISSUED FOR COORDINATION
K	OCT. 14/20	ISSUED FOR ENERGY COORDINATION
L	OCT. 15/20	ISSUED FOR CLIENT REVIEW
M	OCT. 16/20	REISSUED FOR DP.
N	OCT. 28/20	REISSUED FOR DP.
O	DEC. 04/20	REISSUED FOR CITY REVIEW
P	DEC. 22/20	REISSUED FOR DP.

DRAWING LIST

ARCHITECTURAL

A00 COVER SHEET
A01 SITE & ROOF PLAN
A01.1 SITE SURVEY & AERIAL PHOTO
A02 PARKING LEVEL 4
A03 PARKING LEVEL 3
A04 UNITS & PARKING LVL 2
A05 UNITS & PARKING LVL 1
A06 GROUND FLOOR
A07 SECOND FLOOR
A08 THIRD FLOOR
A09 FOURTH FLOOR
A10 FIFTH FLOOR
A11 SIXTH FLOOR
A12 ELEVATION NORTH & SOUTH
A13 ELEVATION WEST
A14 ELEVATION EAST
A15 SECTION A-A
A16 SECTION B-B
A17 SECTION C-C
A18 SECTION D-D
A19 SECTION E-E
A20 SECTION F-F
A21 DETAIL PLANS
A22 DETAIL PLANS
A23 DETAIL PLANS
A24 DETAIL PLANS
A25 DETAIL PLANS

LEGEND

- GROUND FLOOD LIGHTS
- LAMP STANDARD
- MANHOLE
- CATCH BASIN
- WATER VALVE
- LANDSCAPE BOLLARD
- FIRE HYDRANT
- SIAMESE CONNECTION
- HANDICAPPED PARKING
- HOSE BIBB
- UTILITES BOX
- SWALE-ASPHALT PAVING
- ASPHALT
- CONCRETE
- EXISTING VEGETATION
- LANDSCAPED AREAS

ABBREVIATIONS

B.E.R. — BASEMENT ELEVATION RESTRICTION
C.B. — CATCH BASIN
D.D. — DECK DRAIN
EX. — EXISTING
F.C.B. — FUTURE CATCH BASIN
F.H. — FIRE HYDRANT
I.C. — IN-CONTRACT
L.B. — LAWN BASIN
L.B.L. — LANDSCAPE BOLLARD LIGHT
L.S. — LIGHT STANDARD
M.H. — MANHOLE
M.B.E. — MIN. BASEMENT ELEVATION
N.F.H.B. — HOSE BIB (NON-FREEZE TYPE)
N.I.C. — NOT IN CONTRACT
O.I. — OIL INTERCEPTOR
P.P. — POWER POLE
R.D. — ROOF DRAIN
R.S. — ROOF SCUPPER
S.C. — SMALL CAR PARKING
S/W — SIDE WALK

CONSULTANTS LIST

STRUCTURAL: WEILER SMITH BOWERS
ADDRESS: 118 - 5855 HENNING DR, BURNABY

GEOTECHNICAL: GEOPACIFIC CONSULTANTS LTD
ADDRESS: 215-1200 WEST 73RD AVENUE, VANCOUVER

LANDSCAPE : VAN DER ZALM & ASSOCIATES
ADDRESS:1-20177 97TH AVENUE, LANGLEY

ARBORIST: URBAN GROVE TREE CARE & CONSULTING
ADDRESS:13720 RUSSELL AVENUE, VANCOUVER

ENVIRONMENTAL: PGL ENVIRONMENTAL CONSULTANTS
ADDRESS:1200-1185 WEST GEORGIA STREET, VANCOUVER

CIVIL: CORE CONCEPT CONSULTING
ADDRESS: 220-2639 VIKING WAY, RICHMOND

SURVEY INFORMATION PER SURVEY PLAN BY:
PAPOVE PROFESSIONAL LAND SURVEYING INC
202-1120 WESTWOOD STREET COQUITLAM, B.C. V3B 7K8 TEL 604.464.3144
FAX 604.464.8509 FILE NUMBER 7104
IT IS THE OWNERS / DEVELOPERS RESPONSIBILITY TO NOTIFY THE DESIGNER OF ALL RIGHT OF WAYS, EASEMENTS, AND COVENENTS PRIOR TO CONSTRUCTION.

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LO STUDIO
architecture Inc.
#205 – 3751 JACOMBS ROAD – RICHMOND, B.C. V6V 2R4 – TEL. 604-276-0114 – CELL 778-886-0264

PROJECT: PROPOSED RESIDENTIAL BUILDING FOR: SPRING CREEK DEVELOPMENT

SHEET TITLE: COVER SHEET

SCALE	N.T.S.	DRAWN BY	HM-MA	2101 CLARKE STREET	DWG. No.	15-050-A0	REV.
DATE:	NOV. 3, 2015	CHECKED BY:	MC	PORT MOODY, BC			0

SITE & ROOF PLAN
1/16" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
A	APRIL 23/11	ISSUED FOR COORDINATION
B	OCT. 31/11	ISSUED FOR COORDINATION
C	NOV. 8/11	ISSUED FOR DEVELOPMENT PERMIT
D	APRIL 24/12	RE-ISSUED FOR D.P.
E	JULY 16/12	RE-ISSUED FOR D.P.
F	SEP. 27/12	RE-ISSUED FOR COORDINATION
G	SEP. 24/20	ISSUED FOR CLIENT REVIEW
H	SEP. 24/20	ISSUED FOR COORDINATION
I	SEP. 30/20	ISSUED FOR COORDINATION
J	OCT. 09/20	ISSUED FOR ENERGY COORDINATION
K	OCT. 14/20	REISSUED FOR DP.
L	OCT. 28/20	REISSUED FOR DP.
M	DEC. 04/20	REISSUED FOR COORDINATION
N	DEC. 07/20	REISSUED FOR DP.

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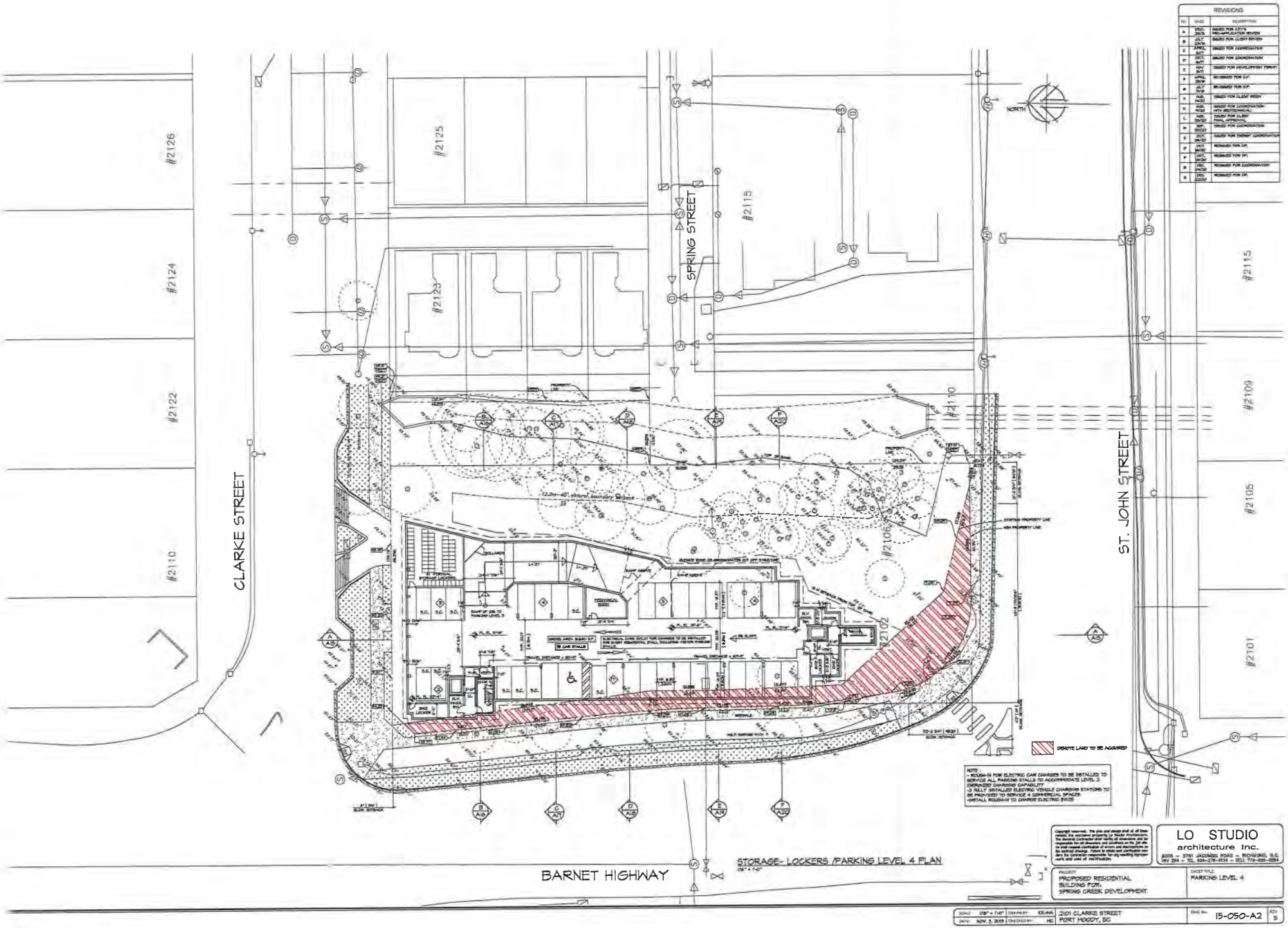
LO STUDIO
architecture Inc.
#205 – 3751 JACOMBS ROAD – RICHMOND, B.C.
V6V 2R4 – TEL. 604-276-0114 – CELL 778-389-0254

PROJECT:
L
BUILDING FOR:
SPRING CREEK DEVELOPMENT

SHEET TITLE:
SITE PLAN & ROOF PLAN

SCALE:	1/16" = 1'-0"	DRAWN BY:	KE-MA	2101 CLARKE STREET PORT MOODY, BC	DWG No.:	15-050-A1	REV: 0
DATE:	NOV. 8, 2015	CHECKED BY:	MC				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BARNET HIGHWAY
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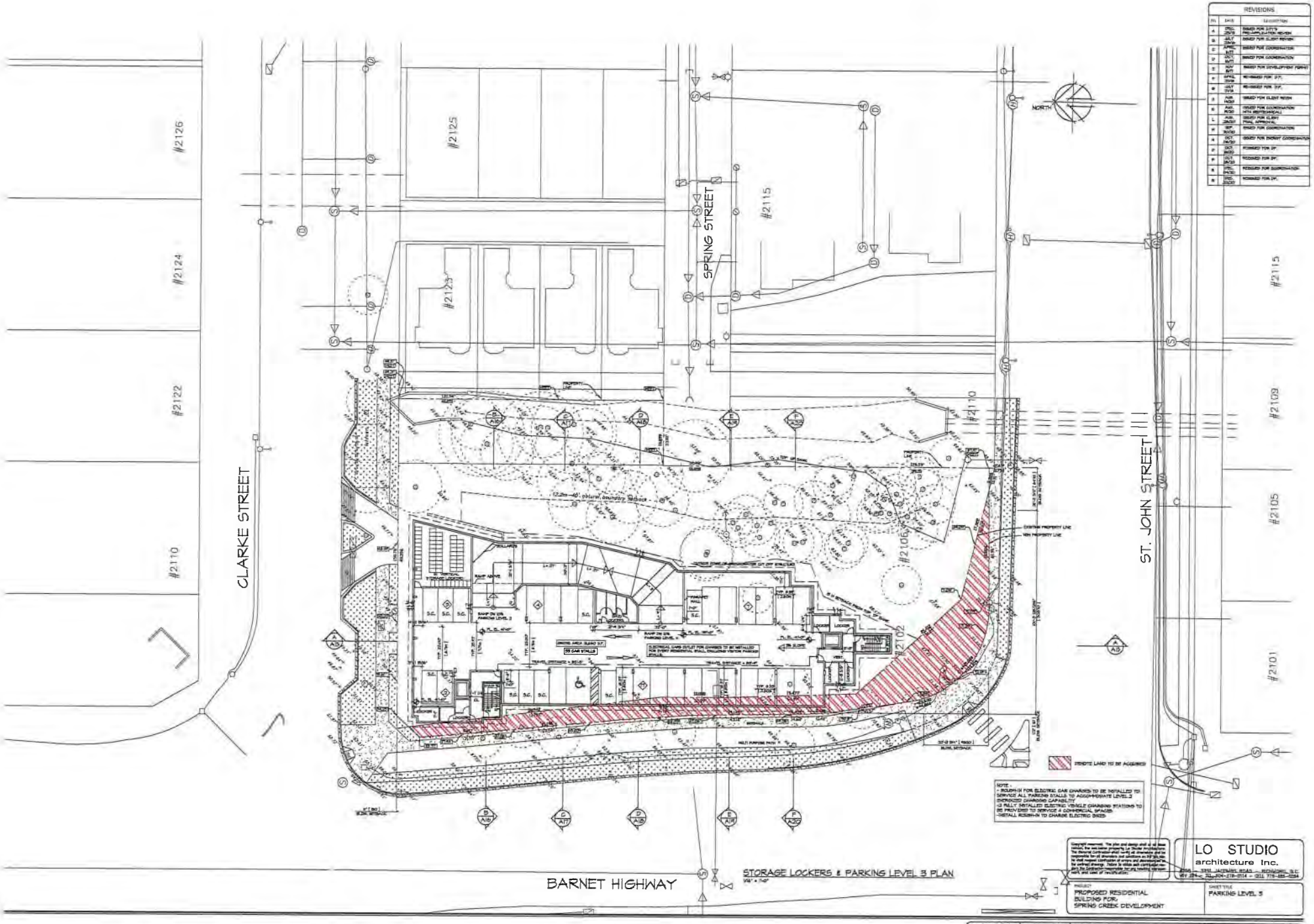
#2115
#2110
#2106
#2102
#2115
#2109
#2105
#2101
NORTH
DENOTE LAND TO BE ACQUIRED
STORAGE- LOCKERS /PARKING LEVEL 4 PLAN
REVISIONS
LO STUDIO
architecture Inc.
PROPOSED RESIDENTIAL BUILDING FOR: SPRING CREEK DEVELOPMENT
MARKING LEVEL 4
2101 CLARKE STREET
PORT MOODY, BC
15-050-A2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ST. JOHN STREET
#2115
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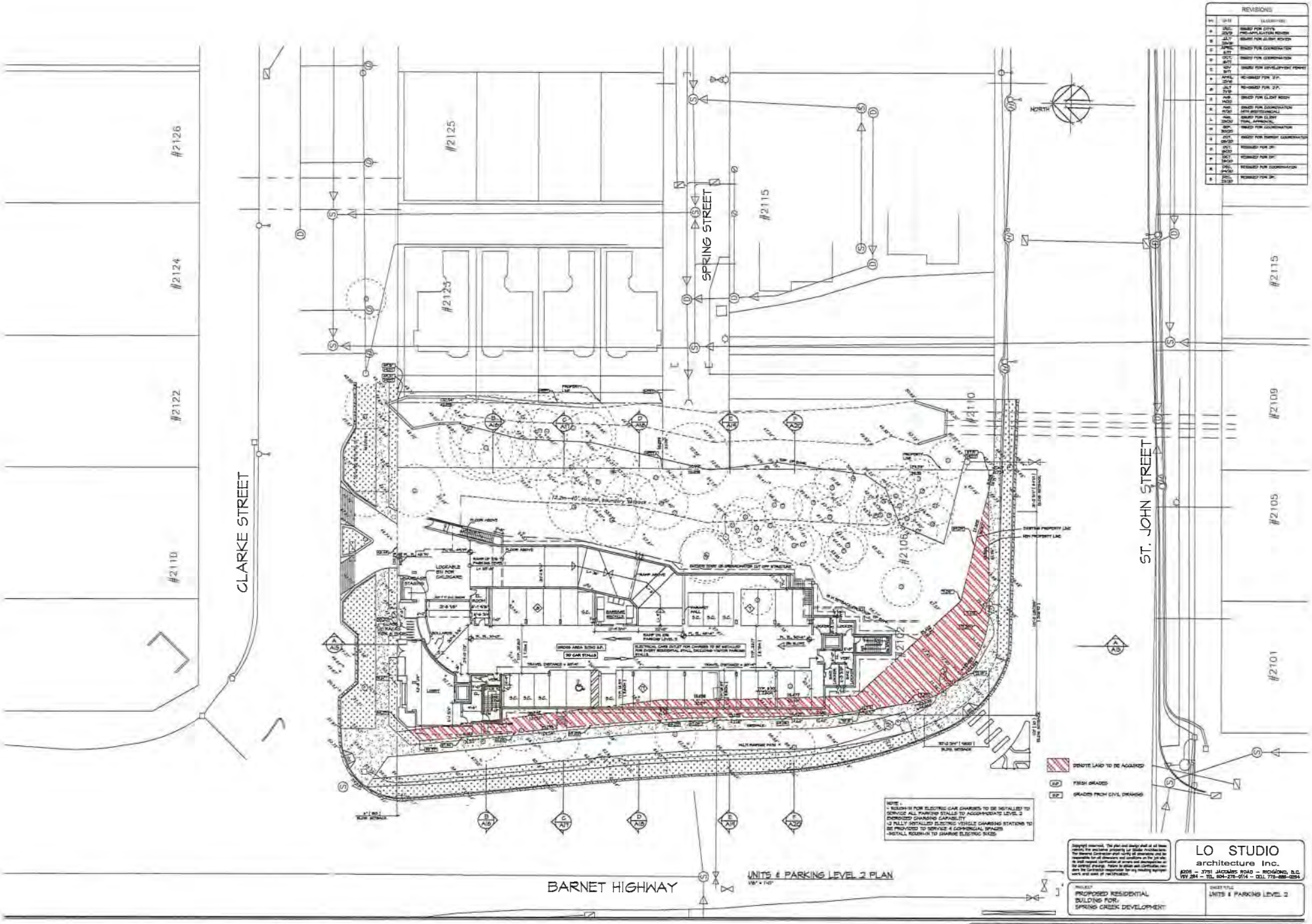
#2105
#2101
NORTH
BARNET HIGHWAY
STORAGE LOCKERS & PARKING LEVEL 3 PLAN
REVISIONS
LO STUDIO
architecture Inc.
PROPOSED RESIDENTIAL
BUILDING FOR:
SPRING CREEK DEVELOPMENT
PARKING LEVEL 3
2101 CLARKE STREET
PORT MOODY, BC
15-050-A3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SPRING STREET
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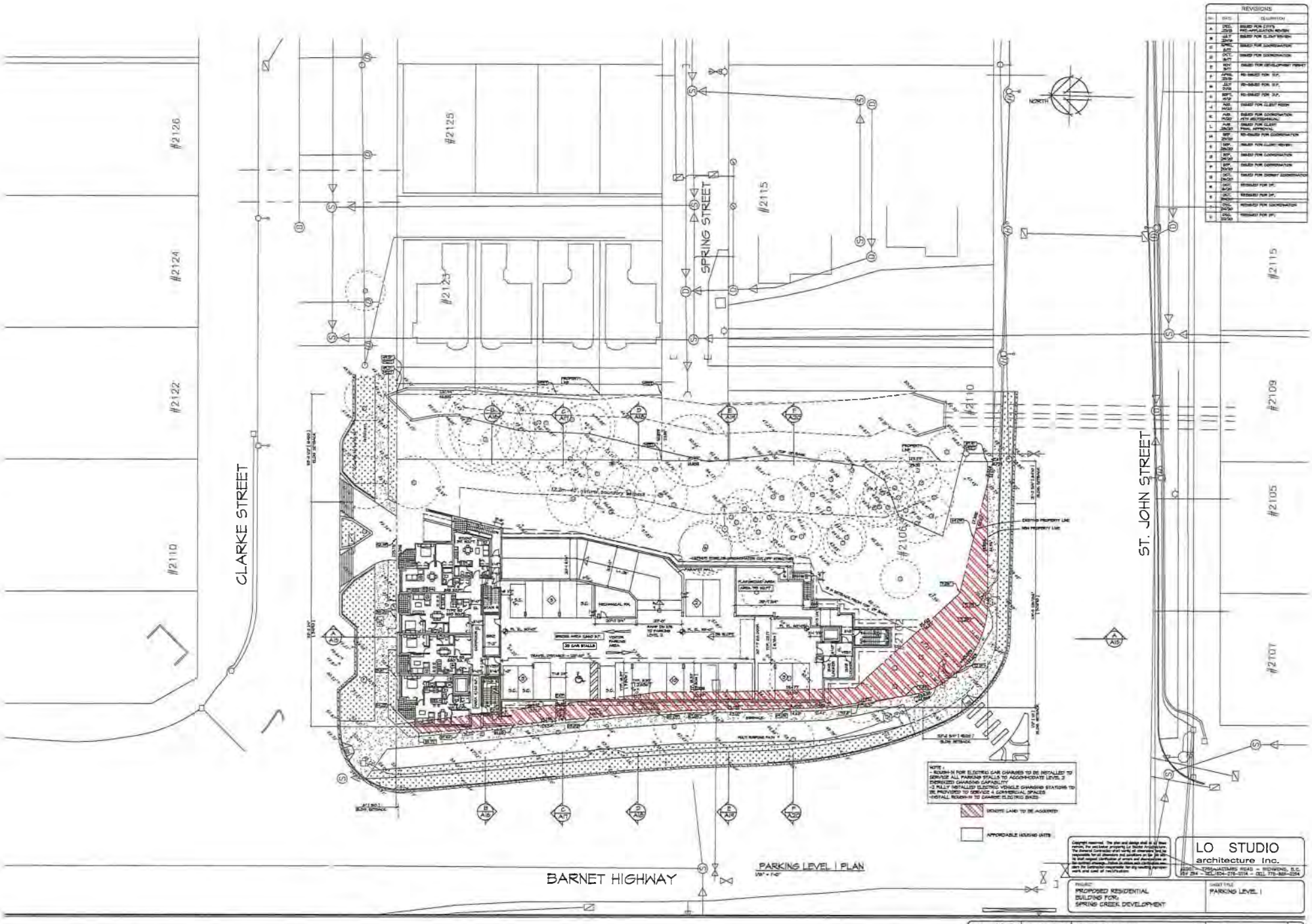
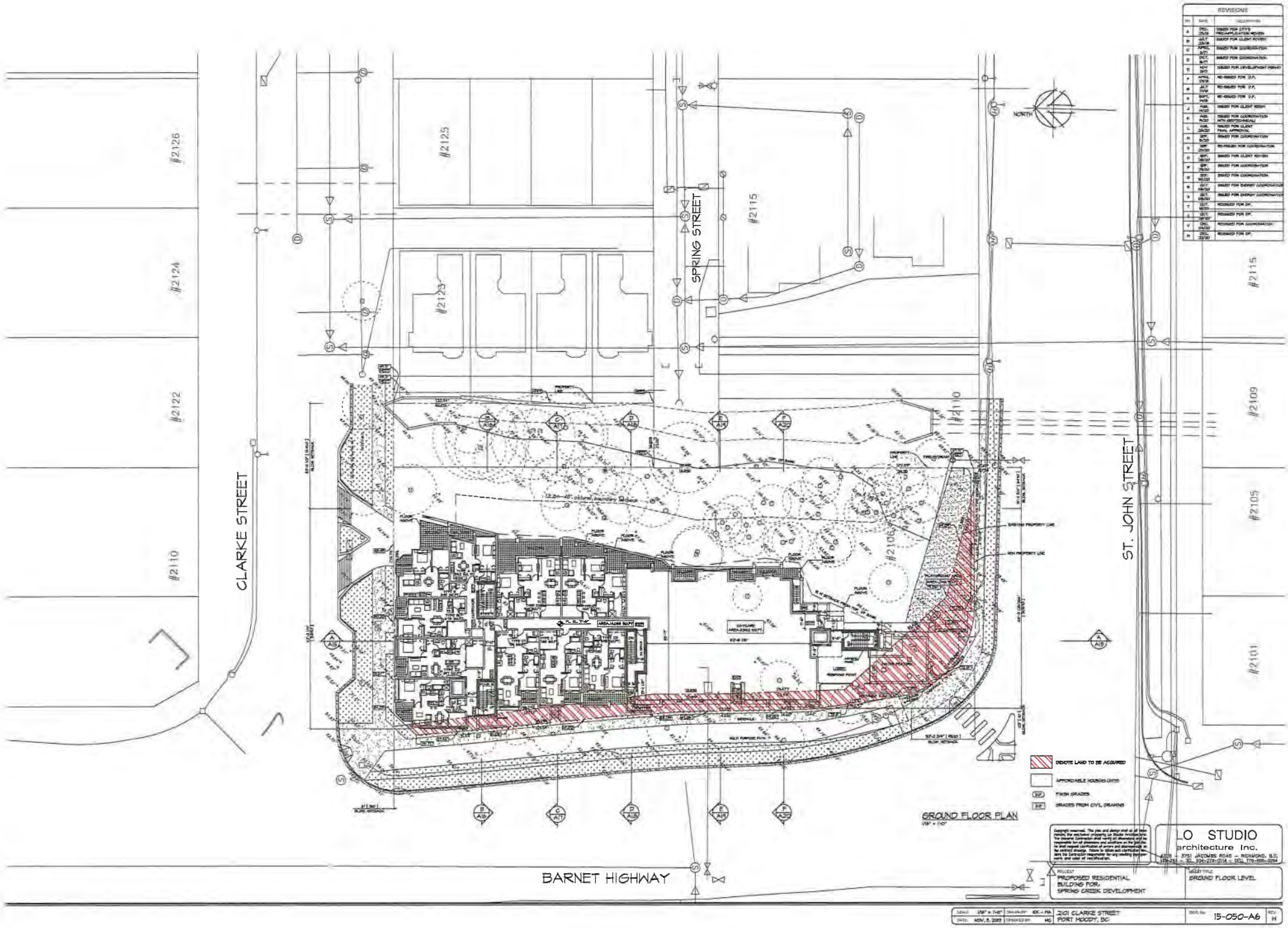
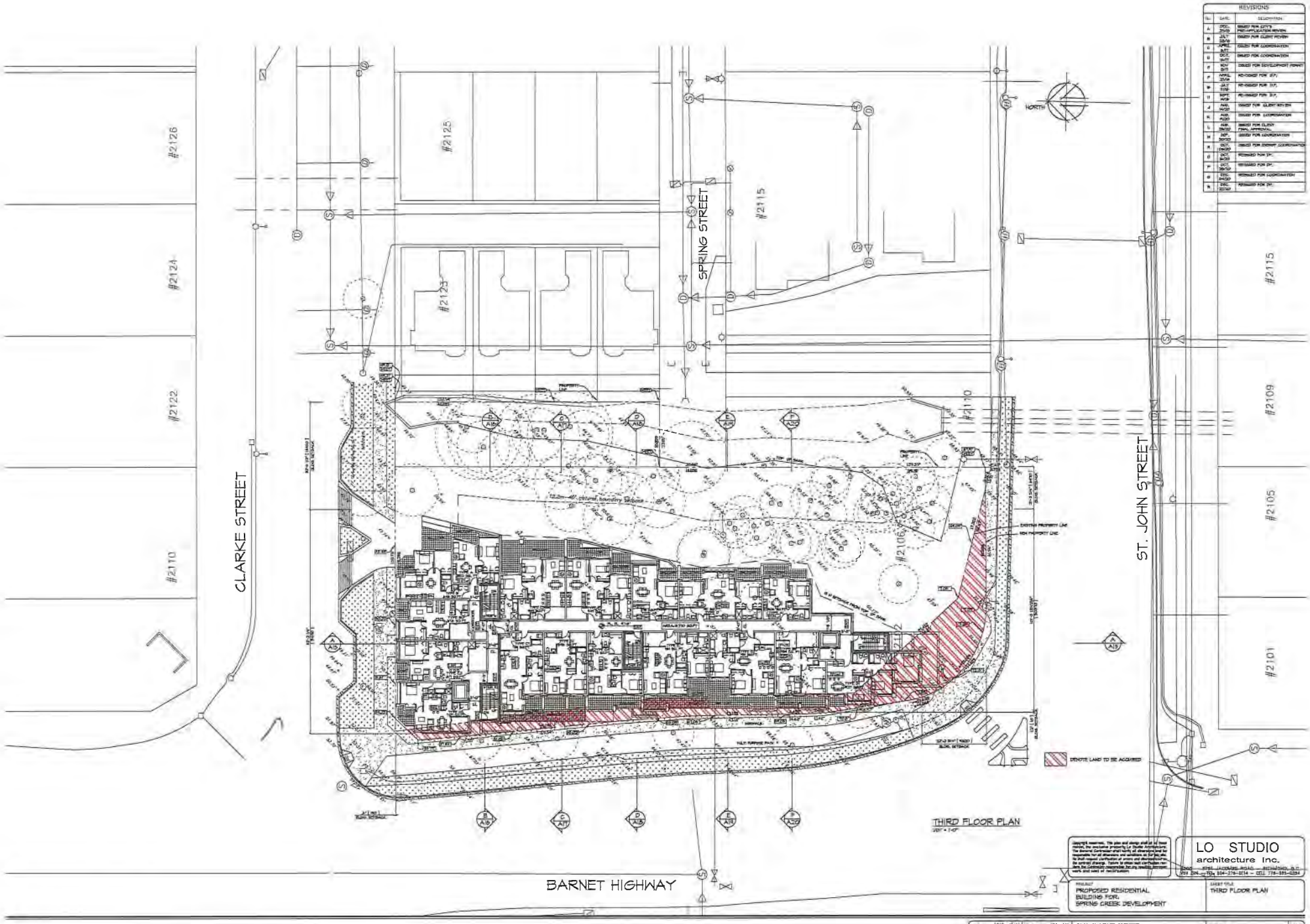
#2102
ST. JOHN STREET
#2115
#2109
#2105
#2101
NORTH
BARNET HIGHWAY
UNITS & PARKING LEVEL 2 PLAN
REMOTE LAND TO BE ACQUIRED
FINISH GRADES
GRADES FROM CIVIL DRAWING
REVISIONS
LO STUDIO
architecture inc.
PROPOSED RESIDENTIAL
BUILDING FOR:
SPRING CREEK DEVELOPMENT
UNITS & PARKING LEVEL 2
2101 CLARKE STREET
PORT MOODY, BC
15-050-A4


CLARKE STREET
SPRING STREET
ST. JOHN STREET
BARNET HIGHWAY
NORTH
#2126
#2124
#2122
#2110
#2125
#2123
#2115
#2110
#2106
#2102
#2109
#2105
#2107
REVISIONS
NOTE :
- ROUGH-IN FOR ELECTRIC CAR CHARGES TO BE INSTALLED TO SERVICE ALL PARKING STALLS TO ACCOMMODATE LEVEL 2 ENERGIZED CHARGING CAPABILITY
-2 FULLY INSTALLED ELECTRIC VEHICLE CHARGING STATIONS TO BE PROVIDED TO SERVICE 4 COMMERCIAL SPACES
-INSTALL ROUGH-IN TO CHARGE ELECTRIC BIKES
DEDICTE LAND TO BE ACQUIRED
AFFORDABLE HOUSING UNITS
PARKING LEVEL 1 PLAN
LO STUDIO
architecture Inc.
PROPOSED RESIDENTIAL BUILDING FOR: SPRING CREEK DEVELOPMENT
PARKING LEVEL 1
2101 CLARKE STREET
PORT MOODY, BC
15-050-A5


CLARKE STREET
SPRING STREET
ST. JOHN STREET
BARNET HIGHWAY
#2126
#2124
#2122
#2110
#2125
#2123
#2115
#2110
#2106
#2115
#2109
#2105
#2101
NORTH
DENOTE LAND TO BE ACQUIRED
AFFORDABLE HOUSING UNITS
FINISH GRADES
GRADES FROM CIVIL DRAWING
GROUND FLOOR PLAN
REVISIONS
LO STUDIO
architecture Inc.
PROJECT
PROPOSED RESIDENTIAL BUILDING FOR: SPRING CREEK DEVELOPMENT
SHEET TITLE
GROUND FLOOR LEVEL
2101 CLARKE STREET
PORT MOODY, BC
15-050-A6

CLARKE STREET
SPRING STREET
ST. JOHN STREET
BARNET HIGHWAY
#2126
#2124
#2122
#2110
#2125
#2123
#2115
#2110
#2106
#2102
#2115
#2109
#2105
#2101
NORTH
SECOND FLOOR PLAN
REVISIONS
LO STUDIO
architecture inc.
PROJECT
PROPOSED RESIDENTIAL
BUILDING FOR:
SPRING CREEK DEVELOPMENT
SHEET TITLE
SECOND FLOOR LEVEL
2101 CLARKE STREET
PORT MOODY, BC
15-050-A7


REVISIONS
CLARKE STREET
SPRING STREET
ST. JOHN STREET
BARNET HIGHWAY
#2126
#2124
#2122
#2110
#2125
#2123
#2115
#2110
#2106
#2112
#2109
#2105
#2101
NORTH
DENOTE LAND TO BE ACQUIRED
THIRD FLOOR PLAN
LO STUDIO
architecture inc.
PROPOSED RESIDENTIAL
BUILDING FOR:
SPRING CREEK DEVELOPMENT
THIRD FLOOR PLAN
2101 CLARKE STREET
PORT MOODY, BC
15-050-A8

REVISIONS
NORTH
#2126
#2124
#2122
#2110
#2125
#2123
#2115
#2110
#2106
#2115
#2109
#2105
#2101
CLARKE STREET
SPRING STREET
ST. JOHN STREET
BARNET HIGHWAY
FOURTH FLOOR PLAN
LO STUDIO
architecture inc.
PROPOSED RESIDENTIAL
BUILDING FOR:
SPRING CREEK DEVELOPMENT
FOURTH FLOOR PLAN
2101 CLARKE STREET
PORT MOODY, BC
15-050-A9

REVISIONS
NORTH
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#2110
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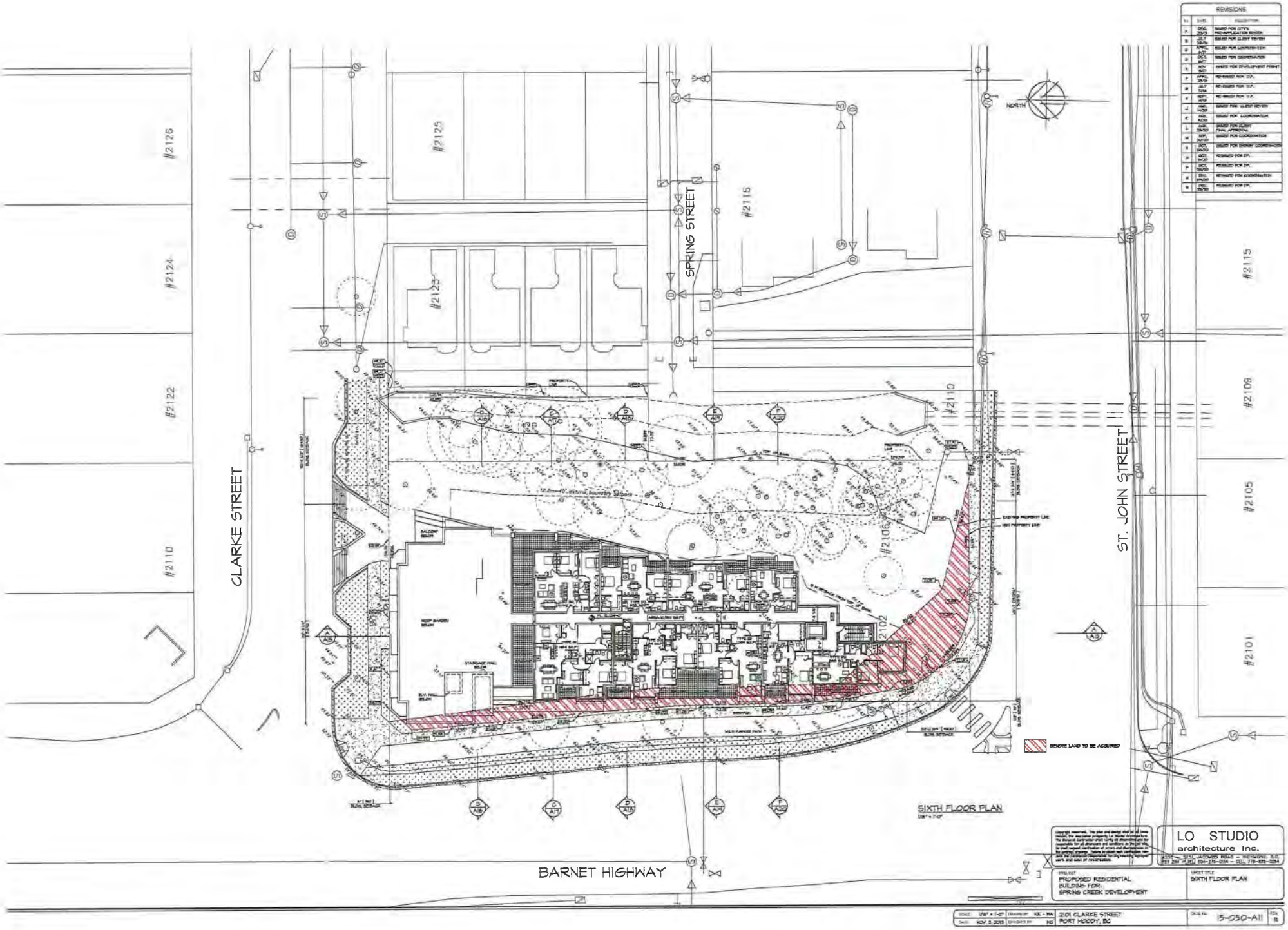
#2123
#2115
#2110
#2106
#2102
#2115
#2109
#2105
#2101
CLARKE STREET
SPRING STREET
ST. JOHN STREET
BARNET HIGHWAY
DENOTE LAND TO BE ACQUIRED
FIFTH FLOOR PLAN
LO STUDIO
architecture Inc.
PROJECT
PROPOSED RESIDENTIAL
BUILDING FOR:
SPRING CREEK DEVELOPMENT
SHEET TITLE
FIFTH FLOOR PLAN
3101 CLARKE STREET
PORT MOODY, BC
15-050-A10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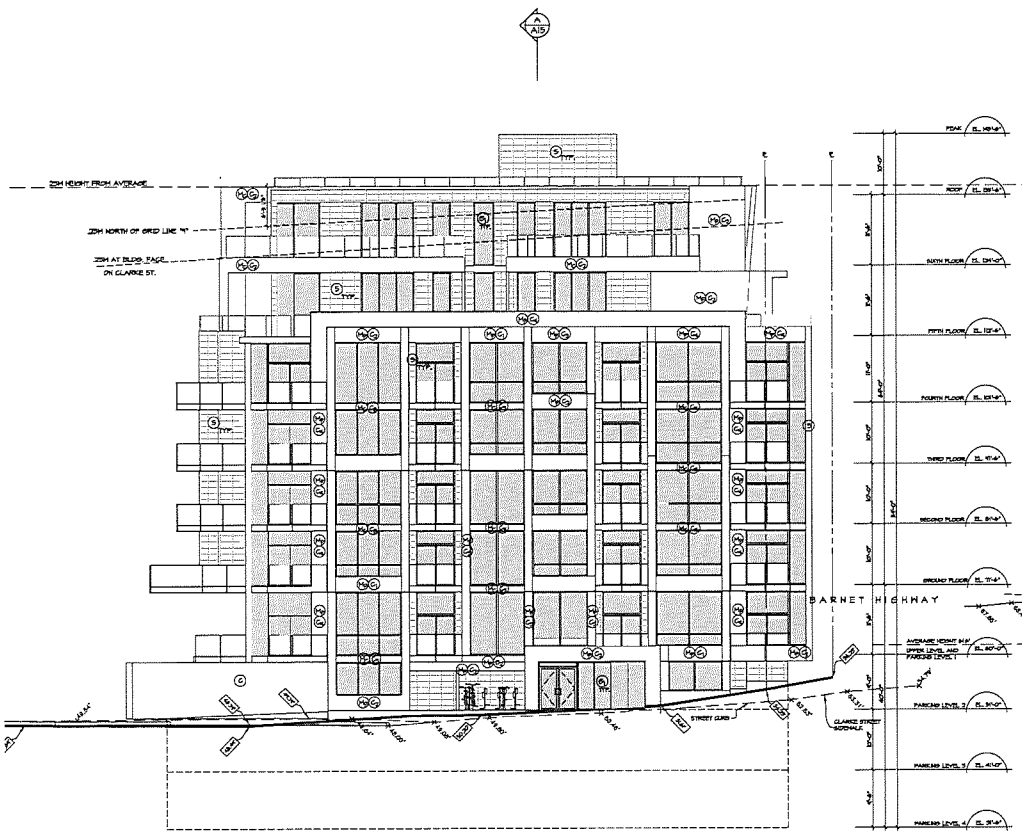
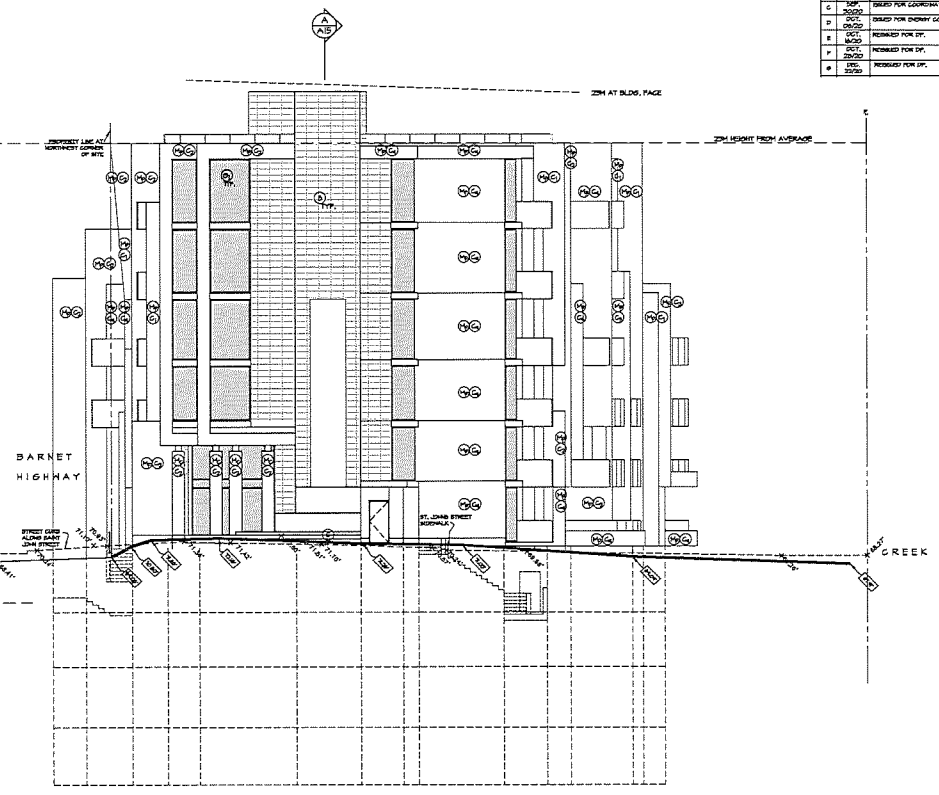
#2105
#2101
CLARKE STREET
SPRING STREET
ST. JOHN STREET
BARNET HIGHWAY
NORTH
DENOTE LAND TO BE ACQUIRED
SIXTH FLOOR PLAN
LO STUDIO
architecture Inc.
PROPOSED RESIDENTIAL
BUILDING FOR:
SPRING CREEK DEVELOPMENT
SIXTH FLOOR PLAN
2101 CLARKE STREET
PORT MOODY, BC
15-050-A11

REVISIONS		
NO.	DATE	DESCRIPTION
A	NOV. 2011	ISSUED FOR DEVELOPMENT PERMIT
B	APRIL 2013	RE-ISSUED FOR D.P.
C	SEP. 20/20	ISSUED FOR COORDINATION
D	OCT. 09/20	ISSUED FOR ENERGY COORDINATION
E	OCT. 16/20	REISSUED FOR DP.
F	OCT. 29/20	REISSUED FOR DP.
G	DEC. 22/20	REISSUED FOR DP.



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

LEGEND

- ℄ CENTRELINE OF GLAZED FRAME AND / OR REVEAL
- T GLAZED FRAME OR REVEAL ALIGNED TO TOP OF OPENING
- B GLAZED FRAME OR REVEAL ALIGNED TO BOTTOM OF OPENING
- F.C. FIRE COMPARTMENT
- F.J. PANEL JOINT
- R REVEAL
- R.S. ROOF SCUPPER
- EL. ELEVATION
- B. BAY LINE
- T.O.C. TO TOP OF CONCRETE
- U.N.O. UNLESS NOTED OTHERWISE
- (W) RATED DOOR
- (◇) PANEL No.

NOTE: GLAZING SHOP DWGS. MUST BE REVIEWED BY THE BUILDING ENVELOPE ENGINEER

GLAZING SCHEDULE

(B) EXTERIOR LITE - 6mm FPB CLEAR, TEMPERED.
X27 AMBIENCE
INTERIOR LITE - 6mm FPB CLEAR (UN SOLARBAN 60 LOWE 45 SURFACE, IN 2" x 6 1/2" THERMALITE BROKEN METAL FRAMES.

NOTE: GLAZING SHOP DWGS. MUST BE REVIEWED BY THE BUILDING ENVELOPE ENGINEER

SHADING PROVIDED BY CIVIL ENGINEER (REF. DRAINAGE AND SURVEY)

EXTERIOR FINISH SCHEDULE

- (C) CONCRETE TILT-UP WALL PANELS
- (P) PRE-FINISHED METAL FLASHING TO MATCH WALL COLOUR
- (S) FIX 2" ANCHORED-DIMENSION-STONE
- (M) METAL CLADDING
- (M) INSULATED METAL PANEL
  - (C) MINIMUM 300 - COLONIAL RED
  - (B) MINIMUM 300 - COAL BLACK
  - (G) MINIMUM 300 - ASH GREY
  - (G) MINIMUM 300 - SLATE GREY
- (M) PRE-FINISHED METAL DOORS AND FRAMES PRIMED AND PAINTED TO MATCH COLOUR OF WALL

NOTE: PAINTING
PROVIDE SAMPLES ON WALL AS PER MATERIAL NOTES - ELEVATIONS

NOTE:
ALL EXPOSED EXT. STEEL SHALL BE PAINTED AS PER GENERAL NOTES

PAINT COLOR TO BE CONFIRMED WITH OWNER PRIOR TO CONSTRUCTION

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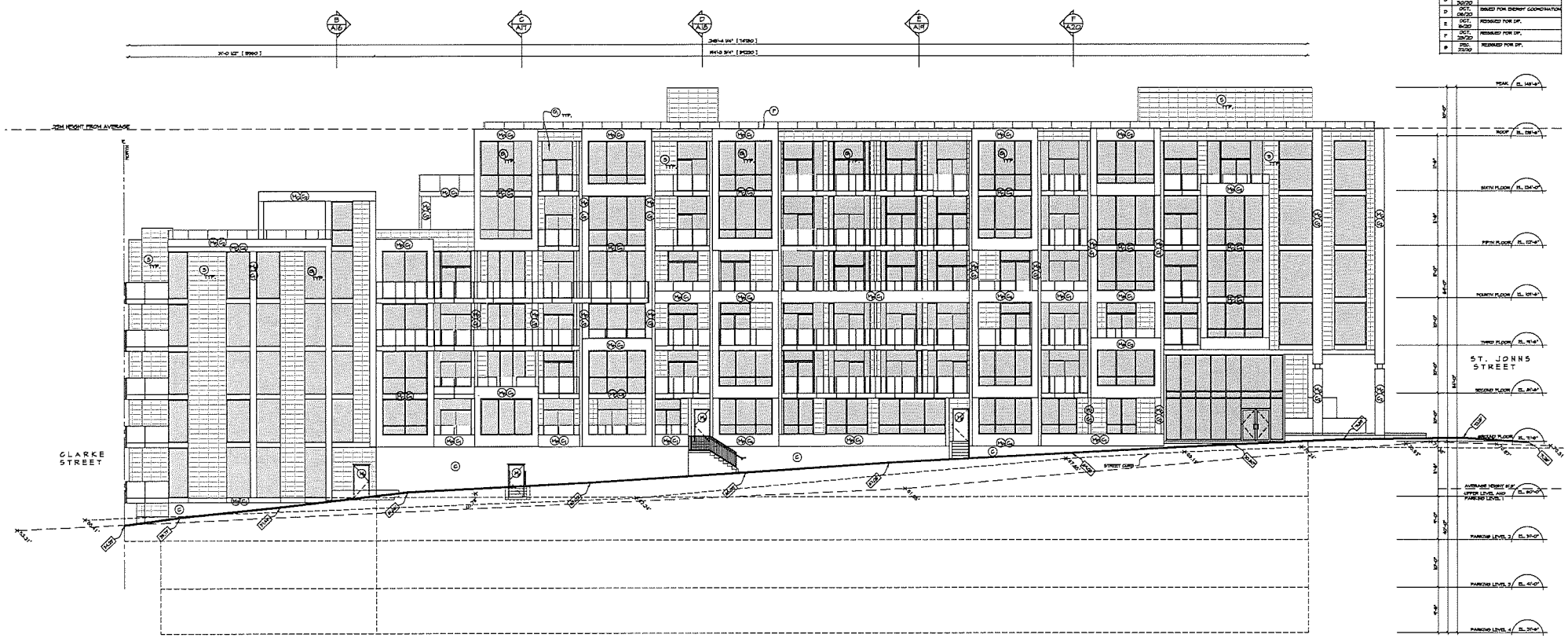
V6V 2R4 - TEL. 604-278-0114 - CELL 778-808-0284

PROJECT
PROPOSED RESIDENTIAL BUILDING FOR:
SPRING CREEK DEVELOPMENT

SHEET TITLE
SOUTH & NORTH ELEVATIONS

SCALE	1/8" = 1'-0"	DRAWN BY	LH	2101 CLARKE STREET PORT MOODY, BC	DWG. No. 15-050-A12	REV. 5
DATE	OCT. 24, 2011	CHECKED BY	HC			

REVISIONS		
No.	DATE	DESCRIPTION
A	NOV. 3/17	ISSUED FOR DEVELOPMENT PERMIT
B	APRIL 27/18	RE-ISSUED FOR D.P.
C	SEPT. 30/20	ISSUED FOR COORDINATION
D	OCT. 06/20	ISSUED FOR ENERGY COORDINATION
E	OCT. 9/20	REISSUED FOR DP.
F	OCT. 26/20	REISSUED FOR DP.
G	DEC. 23/20	REISSUED FOR DP.



WEST ELEVATION
1/8" = 1'-0"

LEGEND

- ℄ CENTERLINE OF GLAZING FRAME AND / OR REVEAL
- T GLAZING FRAME OR REVEAL ALIGNED TO TOP OF OPENING
- B GLAZING FRAME OR REVEAL ALIGNED TO BOTTOM OF OPENING
- F.C. FIRE COMPARTMENT
- F.J. PANEL JOINT
- R REVEAL
- R.S. ROOF SCUPPER
- EL. ELEVATION
- S. SILL LINE
- T.O.C. TO TOP OF CONCRETE
- U.N.O. UNLESS NOTED OTHERWISE
- (W) RATED DOOR
- (P) PANEL No.

NOTE: GLAZING SHOP DWGS. MUST BE REVIEWED BY THE BUILDING ENVELOPE ENGINEER

GLAZING SCHEDULE

(G1) EXTERIOR LITE - 6mm FPG CLEAR, TEMPERED, 1/2" AIRSPACE, INTERIOR LITE - 6mm FPG CLEAR C/W SOLARBAN 60 LOW-E #3 SURFACE, IN 2" X 4 1/2" THERMALLY BROKEN METAL FRAMES.

NOTE: GLAZING SHOP DWGS. MUST BE REVIEWED BY THE BUILDING ENVELOPE ENGINEER

GRADING PROVIDED BY CIVIL ENGINEER (SEE DRAWINGS AND SURVEY)

EXTERIOR FINISH SCHEDULE

- (C) CONCRETE TILT-UP WALL PANELS
- (F) PRE-FINISHED METAL FLASHING TO MATCH WALL COLOUR
- (S) IN 2" ANCHORED-DIMENSION-STONE
- (M) METAL CLADDING
- (M) INSULATED METAL PANEL
  - (C1) SIGNATURE 200 - COLONIAL RED
  - (C2) SIGNATURE 200 - COAL BLACK
  - (C3) SIGNATURE 200 - ASH GREY
  - (C4) SIGNATURE 200 - SLATE GREY
- (H) PRE-FINISHED METAL DOORS AND FRAMES PRIMED AND PAINTED TO MATCH COLOUR OF WALL

NOTE: PROVIDE SAMPLES ON WALL AS PER GENERAL NOTES - ELEVATIONS

NOTE: ALL EXPOSED EXT. STEEL SHALL BE PAINTED AS PER GENERAL NOTES

PAINT COLOR TO BE CONFIRMED WITH OWNER PRIOR TO CONSTRUCTION

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PROJECT
PROPOSED RESIDENTIAL BUILDING FOR: SPRING CREEK DEVELOPMENT

SHEET TITLE
WEST ELEVATION

SCALE:	1/8" = 1'-0"	DRAWN BY:	LM	2101 CLARKE STREET PORT MOODY, BC	DWG. No.	15-050-A13	REV. 6
DATE:	OCT. 24, 2017	CHECKED BY:	MG				

REVISIONS		
NO.	DATE	DESCRIPTION
A	NOV. 8/11	ISSUED FOR DEVELOPMENT PERMIT
B	APRIL 26/18	RE-ISSUED FOR DP.
C	SEPT. 30/20	ISSUED FOR COORDINATION
D	DEC. 06/20	ISSUED FOR ENERGY COORDINATION
E	DEC. 8/20	REISSUED FOR DP.
F	DEC. 22/20	REISSUED FOR DP.
G	DEC. 23/20	REISSUED FOR DP.

EAST ELEVATION
1/8" = 1'-0"

LEGEND

- S. CENTRELINE OF GLAZING FRAME AND / OR REVEAL
- T. GLAZING FRAME OR REVEAL ALIGNED TO TOP OF OPENING
- F.G. GLAZING FRAME OR REVEAL ALIGNED TO BOTTOM OF OPENING
- F.C. FIRE COMPARTMENT
- F.J. FIRE JOINT
- R. REVEAL
- R.S. ROOF SCUPPER
- EL. ELEVATION
- S. GRY LINE
- T.O.C. TO TOP OF CONCRETE
- U.N.O. UNLESS NOTED OTHERWISE
- W. WATER DOOR
- P. PANEL No.

NOTE: GLAZING SHOP DWGS. MUST BE REVIEWED BY THE BUILDING ENVELOPE ENGINEER

GLAZING SCHEDULE

G1 EXTERIOR LITE - 6mm PPG CLEAR, TEMPERED.
1/2" AIRSPACE
INTERIOR LITE - 6mm PPG CLEAR OR MOLAMINAR AD LOW-E ON SURFACE.
W.27 X 4 1/2" THERMALLY BROKEN METAL FRAMES.

NOTE: GLAZING SHOP DWGS. MUST BE REVIEWED BY THE BUILDING ENVELOPE ENGINEER

DRAWING PROVIDED BY CIVIL ENGINEER (SEE DRAWINGS AND SURVEY)

EXTERIOR FINISH SCHEDULE

- C. CONCRETE TILT-UP WALL PANELS
- P. PRE-FINISHED METAL FLASHING TO MATCH WALL COLOUR
- S. 75 X 2" ANCHORED-IN-PLACE-STONE
- M. METAL GLAZING
- M. INSULATED METAL PANEL
  - M1 SIGNATURE 300 - COLONIAL RED
  - M2 SIGNATURE 300 - COAL BLACK
  - M3 SIGNATURE 300 - ASH GREY
  - M4 SIGNATURE 300 - SLATE GREY
- M. PREFINISHED METAL DOORS AND FRAMES PAINTED AND PAINTED TO MATCH COLOUR OF WALL

NOTE: PAINTED
PROVIDE SAMPLES ON WALL AS PER GENERAL NOTES - ELEVATIONS.

NOTE:
ALL EXPOSED CUT STEEL SHALL BE PAINTED AS PER GENERAL NOTES.

PAINT COLOUR TO BE CONFIRMED WITH OWNER PRIOR TO CONSTRUCTION

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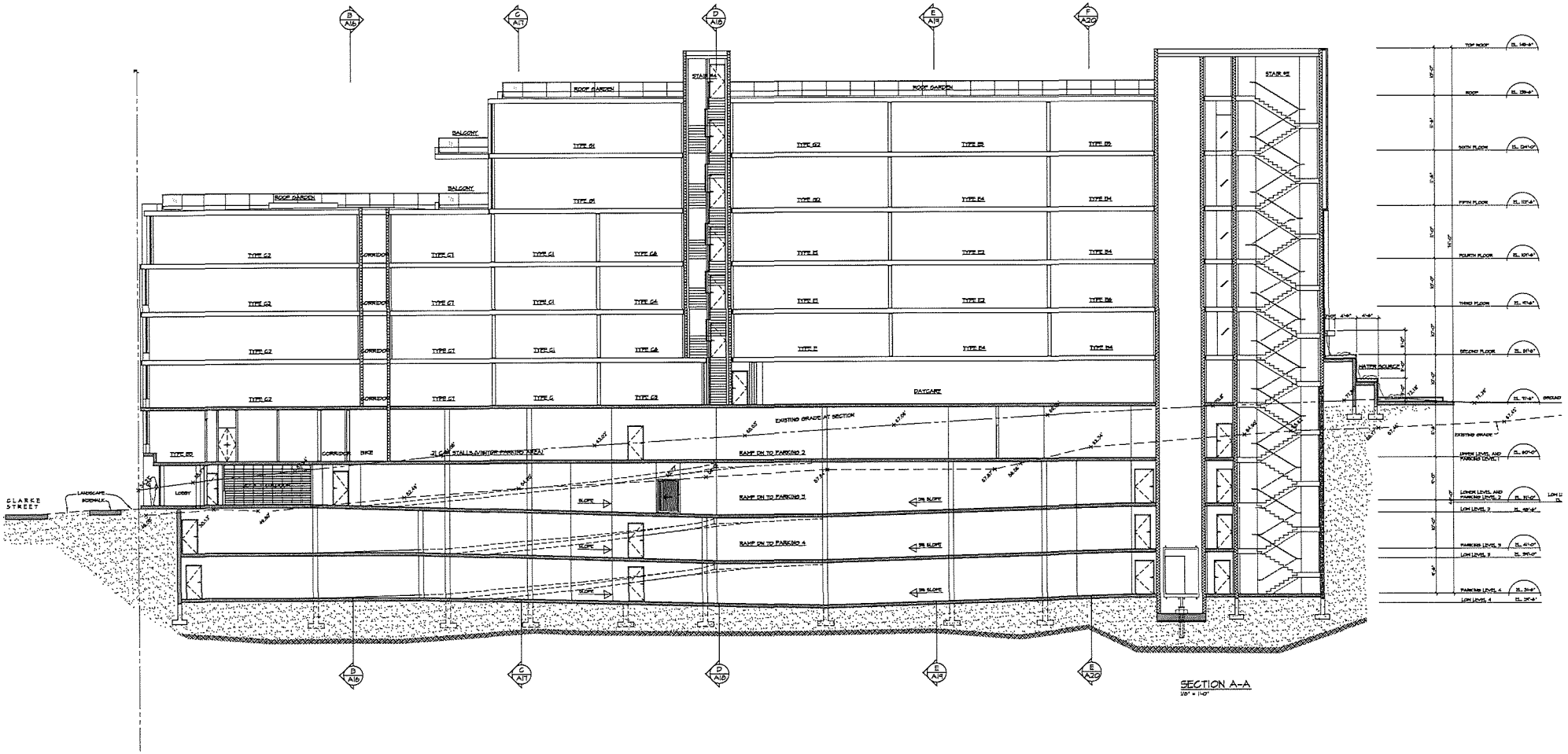
1291 JACOMBS ROAD – RICHMOND, B.C.
TEL 604-275-0114 – CELL 778-889-0054

PROJECT
[PER TABLE 3.2.2.1.-B, B.C.B.C. 2012]
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
BUILDING FOR:
SPRING CREEK DEVELOPMENT

SHEET TITLE
EAST ELEVATION

SCALE	1/8" = 1'-0"	DRAWN BY	LH	2101 CLARKE STREET	DWG. No.	REV.
DATE	OCT. 24, 2011	CHECKED BY	HG	PORT MOODY, BC	15-050-A14	5

REVISIONS		
No.	DATE	DESCRIPTION
A	DEC. 20/13	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 29/16	ISSUED FOR CLIENT & REVIEW
C	APRIL 28/17	ISSUED FOR COORDINATION
D	NOV 8/17	ISSUED FOR DEVELOPMENT PERMIT
E	APRIL 20/18	RE-ISSUED FOR D.P.
F	JULY 30/18	RE-ISSUED FOR D.P.
G	SEPT. 14/18	RE-ISSUED FOR D.P.
H	NOV. 30/20	ISSUED FOR COORDINATION
J	OCT. 08/20	ISSUED FOR ENERGY COORDINATION
K	OCT. 16/20	REISSUED FOR DP.
L	OCT. 26/20	REISSUED FOR DP.
M	DEC. 04/20	REISSUED FOR COORDINATION
N	DEC. 22/20	REISSUED FOR DP.



SECTION A-A
1/8" = 1'-0"

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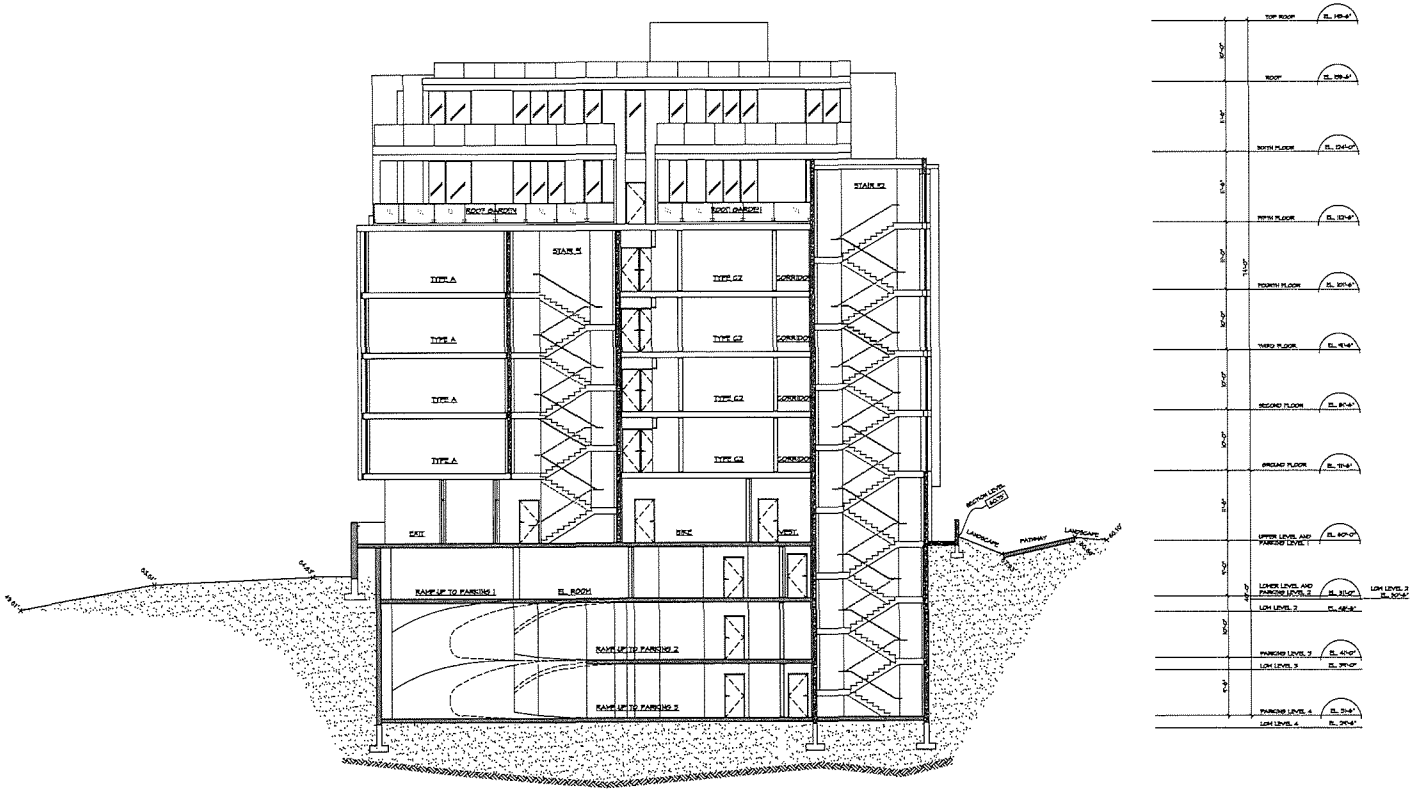
V6V 2R4 – TEL 604-278-0114 – CELL 778-388-0254

PROJECT
PROPOSED RESIDENTIAL & RETAIL BUILDING FOR:
SPRING CREEK DEVELOPMENT

SHEET TITLE
SCHEMATIC SECTION

SCALE	1/8"=1'-0"	DRAWN BY	FPLM	2101 CLARKE STREET PORT MOODY, BC	DWG No.	15-050-A15	REV. M
DATE	DEC. 08, 2015	CHECKED BY	MG				

REVISIONS		
No.	DATE	DESCRIPTION
A	DEC. 20/09	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 29/10	ISSUED FOR CLIENT & REVIEW
C	APRIL 08/11	ISSUED FOR COORDINATION
D	NOV 8/11	ISSUED FOR DEVELOPMENT PERMIT
E	APRIL 20/12	RE-ISSUED FOR D.P.
F	JULY 31/12	RE-ISSUED FOR D.P.
G	SEP. 30/20	ISSUED FOR COORDINATION
H	OCT. 06/20	ISSUED FOR ENERGY COORDINATION
J	OCT. 9/20	REISSUED FOR DP.
L	OCT. 29/20	REISSUED FOR DP.
M	DEC. 22/20	REISSUED FOR DP.



SECTION B-B
1/8" = 1'-0"

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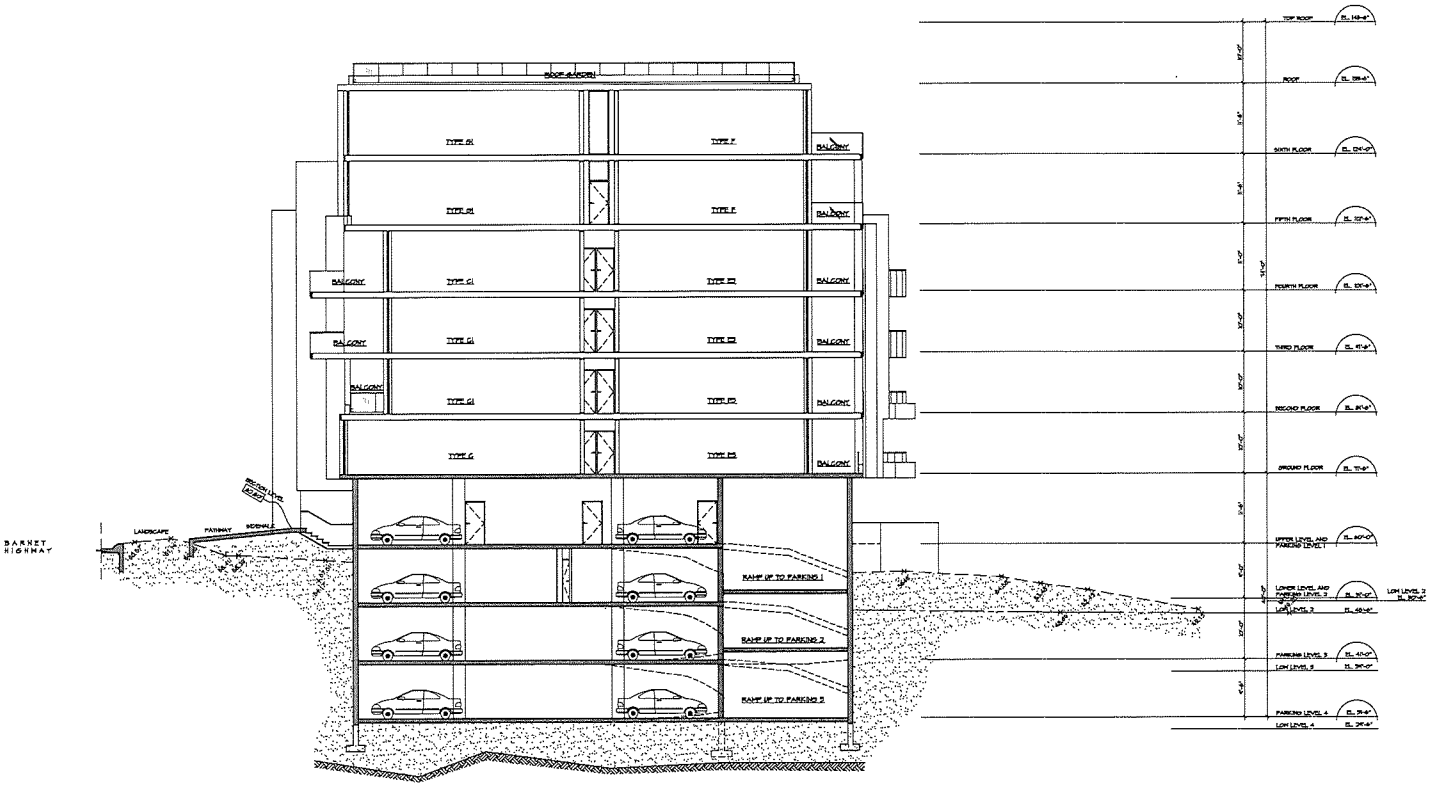
V6V 2R4 – TEL. 604-276-0114 – CELL 778-888-0284

PROJECT
PROPOSED RESIDENTIAL & RETAIL BUILDING FOR:
SPRINGS CREEK DEVELOPMENT

SHEET TITLE
SCHEMATIC SECTION

SCALE: 1/8"=1'-0"	DRAWN BY: FFLM	2101 CLARKE STREET PORT MOODY, BC	DWG No. 13-050-A16	REV. M
DATE: DEC. 09, 2013	CHECKED BY: MC			

REVISIONS		
No.	DATE	DESCRIPTION
A	DEC. 23/13	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 25/18	ISSUED FOR CLIENT & REVIEW
C	APRIL 09/17	ISSUED FOR COORDINATION
D	NOV 3/17	ISSUED FOR DEVELOPMENT PERMIT
E	APRIL 23/18	RE-ISSUED FOR D.P.
F	JULY 24/18	RE-ISSUED FOR D.P.
G	SEP. 30/20	ISSUED FOR COORDINATION
H	OCT. 06/20	ISSUED FOR ENERGY COORDINATION
J	OCT. 16/20	REISSUED FOR DP.
L	OCT. 29/20	REISSUED FOR DP.
M	DEC. 04/20	REISSUED FOR COORDINATION
N	DEC. 22/20	REISSUED FOR DP.



SECTION C-C
1/8" = 1'-0"

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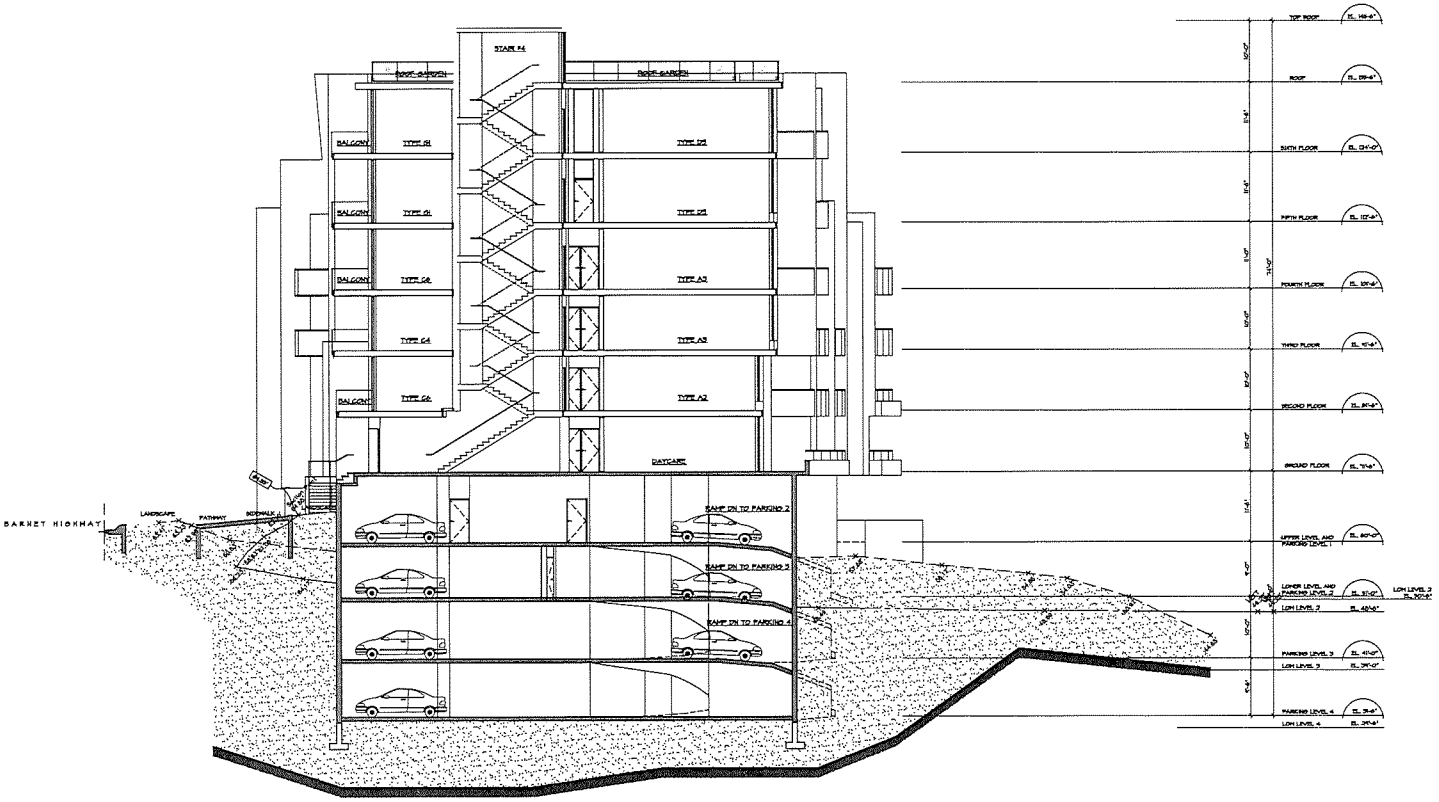
PROJECT
PROPOSED RESIDENTIAL & RETAIL BUILDING FOR:
SPRING CREEK DEVELOPMENT

SHEET TITLE
SCHEMATIC SECTIONS

SCALE	1/8"=1'-0"	DRAWN BY	RPLM	2101 CLARKE STREET PORT MOODY, BC	DWG. No.	15-050-A17	REV. N
DATE	DEC. 08, 2015	CHECKED BY	HG				

REVISIONS		
No.	DATE	DESCRIPTION
A	DEC. 23/13	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 29/18	ISSUED FOR CLIENT'S REVIEW
C	APRIL 09/11	ISSUED FOR COORDINATION
D	NOV 5/11	ISSUED FOR DEVELOPMENT PERMIT
E	APRIL 23/12	RE-ISSUED FOR D.P.
F	JULY 30/18	RE-ISSUED FOR D.P.
G	SEP. 30/20	ISSUED FOR COORDINATION
H	OCT. 09/20	ISSUED FOR ENERGY COORDINATION
J	OCT. 16/20	REISSUED FOR DP.
L	OCT. 29/20	REISSUED FOR DP.
M	SEP. 04/20	REISSUED FOR COORDINATION
N	DEC. 22/20	REISSUED FOR DP.



SECTION D-D
1/8" = 1'-0"

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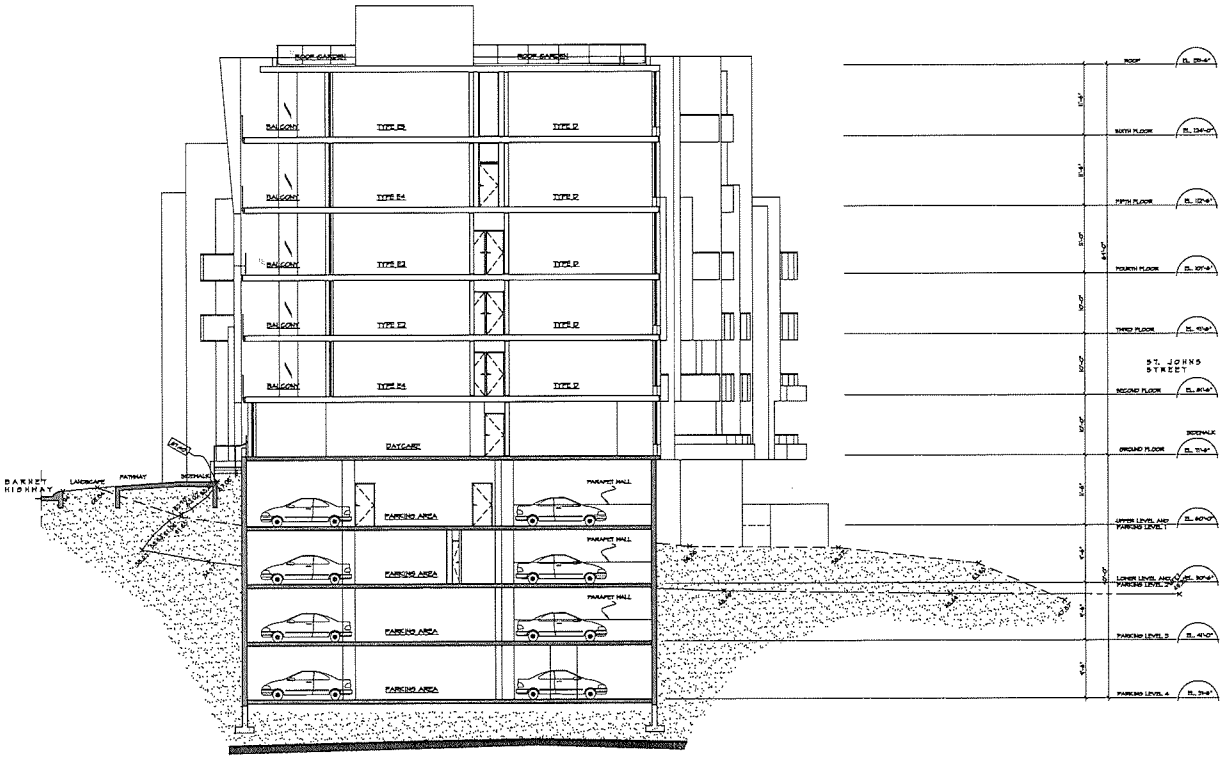
LO STUDIO
architecture Inc.
#205 – 3751 JACOMBS ROAD – RICHMOND, B.C.
V6V 2R4 – TEL 604-278-0114 – CELL 778-386-0254

PROJECT
PROPOSED RESIDENTIAL & RETAIL BUILDING FOR:
SPRING CREEK DEVELOPMENT

SHEET TITLE
SCHEMATIC SECTIONS

SCALE	1/8"=1'-0"	DRAWN BY	MALH	2101 CLARKE STREET PORT MOODY, BC	DWG. No.	15-050-A18	REV. N
DATE	DEC. 08, 2013	CHECKED BY	MC				

REVISIONS		
No.	DATE	DESCRIPTION
A	DEC. 23/13	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 23/18	ISSUED FOR CLIENT'S REVIEW
C	APRIL 09/17	ISSUED FOR COORDINATION
D	NOV 3/17	ISSUED FOR DEVELOPMENT PERMIT
E	APRIL 23/18	RE-ISSUED FOR DP.
F	JULY 13/18	RE-ISSUED FOR DP.
G	SEPT. 20/20	ISSUED FOR COORDINATION
H	OCT. 06/20	ISSUED FOR ENERGY COORDINATION
J	OCT. 16/20	REISSUED FOR DP.
L	OCT. 29/20	REISSUED FOR DP.
M	DEC. 04/20	REISSUED FOR COORDINATION
N	DEC. 22/20	REISSUED FOR DP.



SECTION E-E
1/8" = 1'-0"

Copyright reserved. This plan and design shall at all times remain the exclusive property of Lo Studio Architecture. The General Contractor shall verify all dimensions and be responsible for all dimensions and conditions on the job site. Do not scale drawings. Report all errors and discrepancies to the Architect immediately. Work shall conform to the current Building Code and applicable municipal by-laws. The General Contractor shall be responsible for any resulting improper work and costs of rectification.

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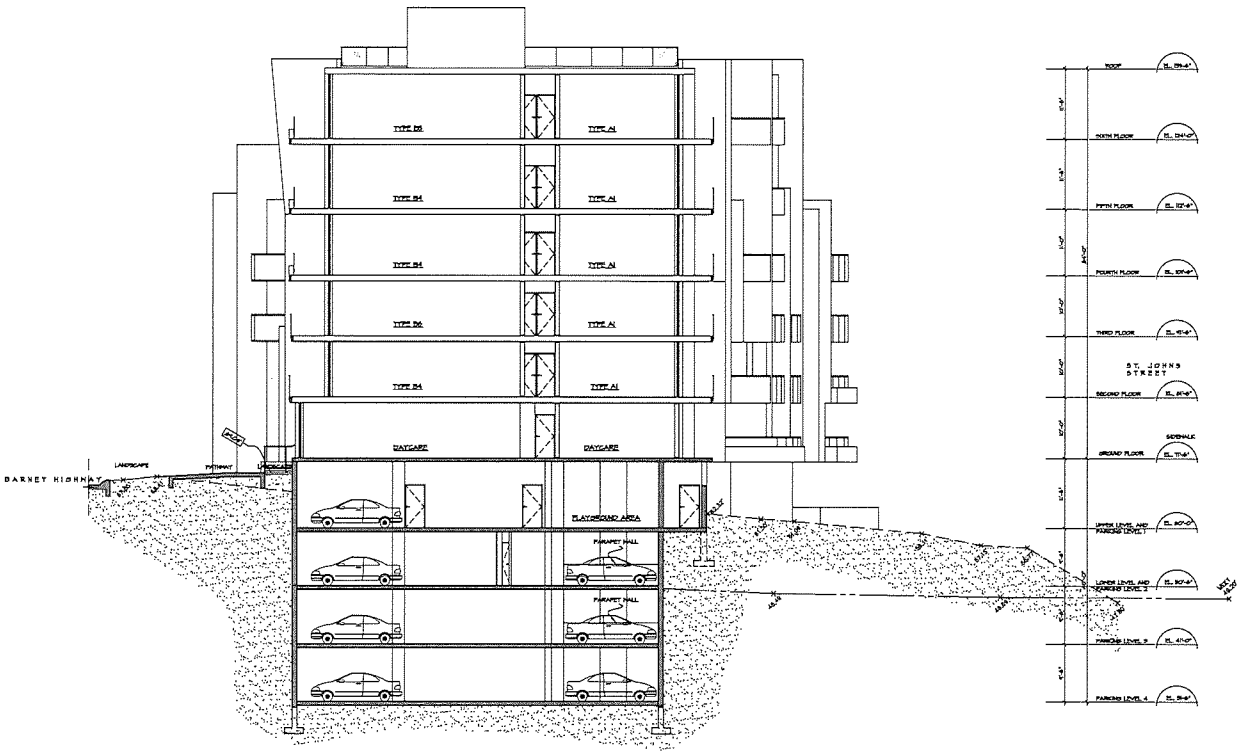
architecture Inc.
#205 – 3781 JACOMBS ROAD – RICHMOND, B.C.
V6V 2B4 – TEL 604-278-0114 – CELL 778-800-0254

PROJECT
PROPOSED RESTIDENTIAL & RETAIL BUILDING FOR:
SPRING CREEK DEVELOPMENT

SHEET TITLE
SCHEMATIC SECTIONS

SCALE	1/8"=1'-0"	DRAWN BY	PPLM	2101 CLARKE STREET	DWG. No.	15-050-A19	REV. N
DATE	DEC. 06, 2013	CHECKED BY	HC	PORT MOODY, BC			

REVISIONS		
No	DATE	DESCRIPTION
A	DEC. 20/13	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JULY 25/18	ISSUED FOR CLIENT'S REVIEW
C	APRIL 06/11	ISSUED FOR COORDINATION
D	NOV 8/11	ISSUED FOR DEVELOPMENT PERMIT
E	APRIL 20/18	RE-ISSUED FOR D.P.
F	JULY 25/18	RE-ISSUED FOR D.P.
G	SEP. 30/20	ISSUED FOR COORDINATION
H	OCT. 06/20	ISSUED FOR ENERGY COORDINATION
J	OCT. 8/20	REISSUED FOR DP.
L	OCT. 20/20	REISSUED FOR DP.
M	DEC. 04/20	REISSUED FOR COORDINATION
N	DEC. 22/20	REISSUED FOR DP.



SECTION F-F
1/8" = 1'-0"

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PROJECT
PROPOSED RESIDENTIAL & RETAIL BUILDING FOR:
SPRING CREEK DEVELOPMENT

SHEET TITLE
SCHEMATIC SECTIONS

SCALE: 1/8"=1'-0"	DRAWN BY: MRLH	2101 CLARKE STREET PORT MOODY, BC	DWG. No: 15-050-A20	REV. N
DATE: DEC. 08, 2015	CHECKED BY: HC			