

**FOURPLEX DEVELOPMENT**  
318 MARMONT STREET  
COQUITLAM, BC



# 21 112160 DP DRAWING LIST

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## PROJECT TEAM

**ARCHITECT - DAVID EATON ARCHITECT INC.**  
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(604) 294-0011  
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**CIVIL - MAINLAND ENGINEERING DESIGN CORPORATION**  
Unit 206-8363, 128th Street  
13450 - 102 Avenue  
Surrey, BC V3W 4G1  
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civil@mainlandeng.com

**ARBORIST - WOODRIDGE TREE ARBORISTS LTD.**  
13026 Crescent Rd,  
Surrey, BC V4P 1J8  
(778) 847-0669  
terry@woodridgetree.com

## PROGRAM SUMMARY

LOT INFO	ADDRESS	318 MARMONT STREET, COQUITLAM, BRITISH COLUMBIA			
	LEGAL DESCRIPTION	LOT 10 PID 010-467-777 PLAN NWP1481			
LOT INFO	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	10,239	951	0.24	0.10
	DEDICATION	445	41	0.01	0.00
	NET AREA (AFTER DEDICATION)	9,794	910	0.22	0.09

ZONING	ZONING	CURRENT	PROPOSED
		RT1	RT1

ZONING	FAR (FOR RT1)	PERMITTED	PROPOSED
	FAR	0.75	0.75

ZONING	SETBACKS	PERMITTED	PROPOSED
	NORTH (ALONG LANE.)	6.00 m	6.70 m
	SOUTH (ALONG DELESTRE AVE.)	5.50 m	5.50 m
	EAST (ALONG MARMONT ST.)	3.00 m	4.50 m
	WEST (ALONG NEIGHBOURING LOT)	1.20 m	6.70 m

ZONING	BLDG HEIGHT	PERMITTED	PROPOSED
	UNIT-A	11.00 m.	10.57 m.
	UNIT-B	11.00 m.	10.65 m.
	UNIT-C	11.00 m.	10.65 m.
	UNIT-D	11.00 m.	10.66 m.

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (NET)	(Sqft)	(Sqm)	(%age)	REMARKS
	PROPOSED	2907	270	29.68%	Permitted max. 50%

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION				
	GROSS AREA	LVL-1 (Sqft)	LVL-2 (Sqft)	LVL-3 (Sqft)	TOTAL FLOOR AREA (Sqft)
	UNIT-A	745	810	355	1910
	UNIT-B	738	812	370	1920
	UNIT-C	738	812	370	1920
	UNIT-D	686	830	373	1889
	TOTAL AREA				7639
	TOTAL FAR (GROSS)				0.75

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
	DWELLING UITS	4	2 CAR / UNIT	8	8

PRIVATE OUTDOOR SPACES	PRIVATE OUTDOOR SPACES					
	PRIVATE OUTDOOR SPACES	Sq.m.	Sq.ft.	REMARKS		
	REQUIRED	148	1,593	37 Sq.m. or 398.3 Sq.ft./ UNIT		
	PROPOSED	425	4,571			
	PRIVATE OUTDOOR SPACES	LVL-1 PATIO (Sqft)	LVL-2 BALCONY (Sqft)	LVL-3 ROOF DECK (Sqft)	TOTAL FLOOR AREA (Sqft)	
		UNIT-A	1,672	61	103	1,835
		UNIT-B	757	50	103	910
		UNIT-C	761	50	103	913
		UNIT-D	759	50	103	912
	TOTAL AREA				4,571	

OUTDOOR PATIO AREAS UPDATED



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2022-09-13	Revision/Comments
2022-08-23	Revision/Comments
2022-07-29	Revision/Comments
2022-03-25	Revised DP Application
2021-06-22	DP Application
Date	Description

Issues / Revisions

Seal

Project Title  
**FOURPLEX DEVELOPMENT**

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**318 MARMONT STREET  
COQUITLAM,  
BRITISH COLUMBIA**

Drawn By  
GS

Date  
2021-06-22

Checked By  
PV

Project ID  
CQ01\_2106

Sheet Title  
**PROJECT SUMMARY**

Scale  
As Noted

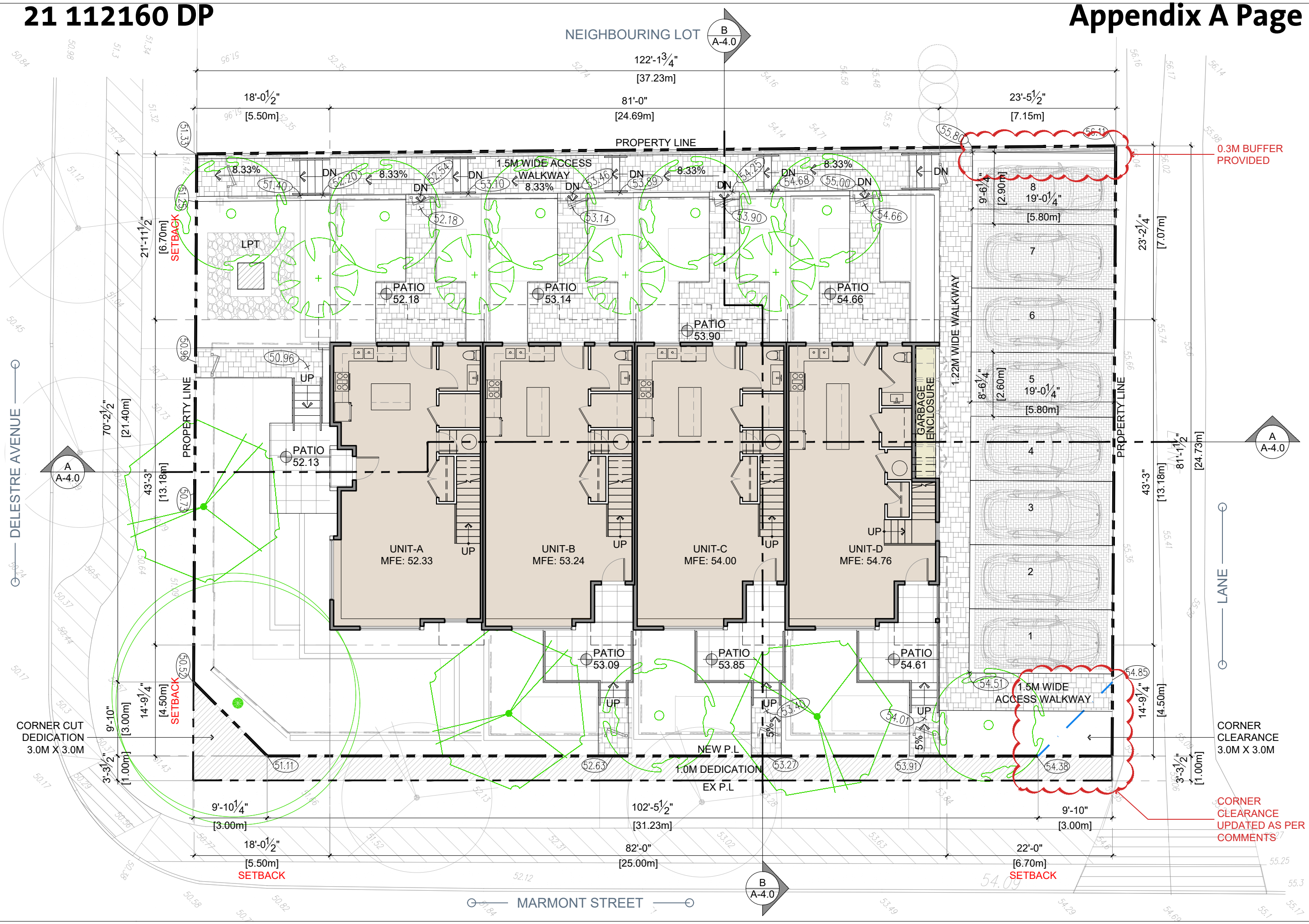
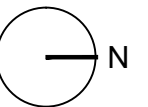
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BRITISH COLUMBIA**

Drawn By: GS  
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Project ID: CO01\_2106

Sheet Title  
**SITE PLAN**

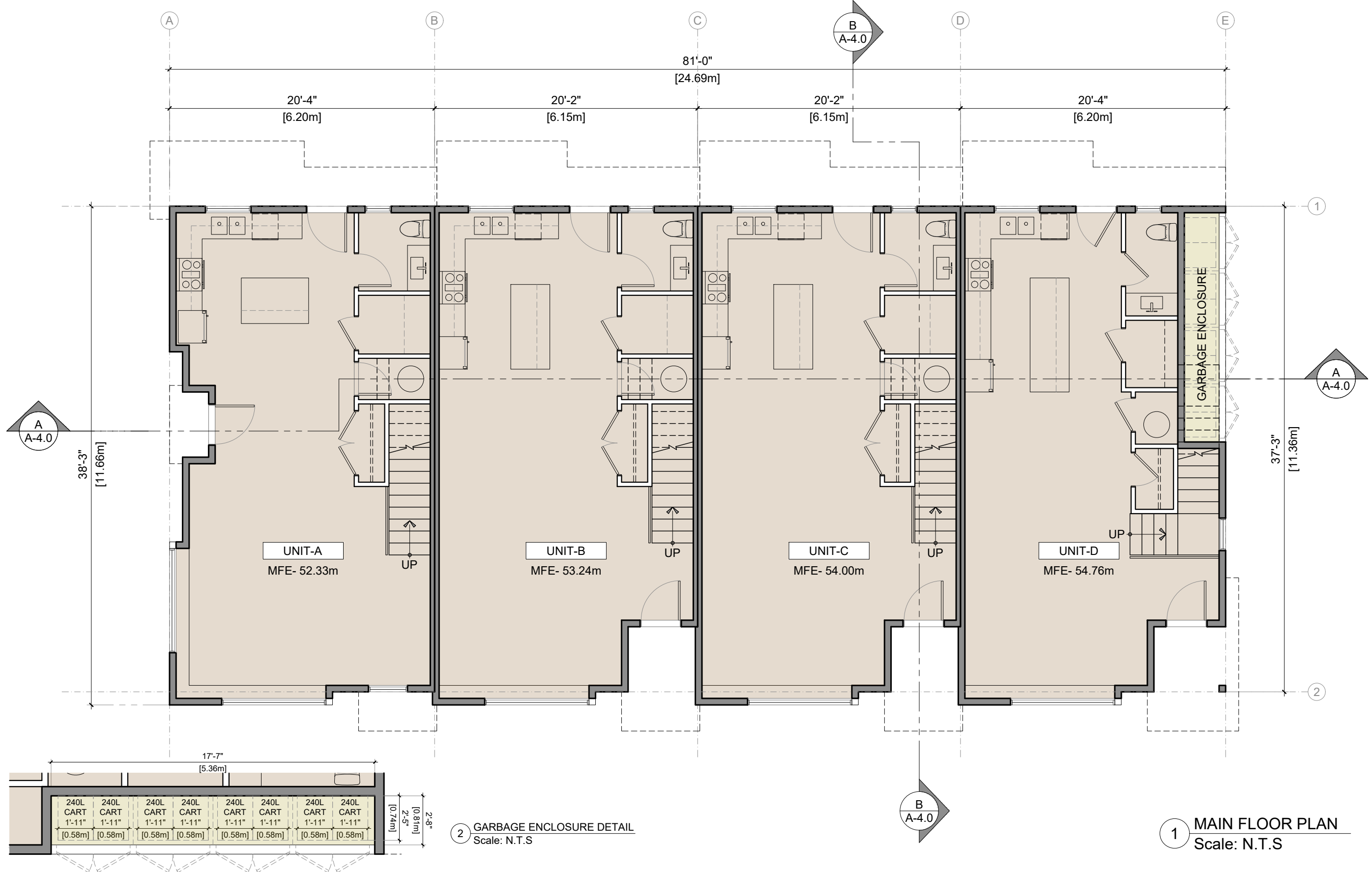
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Sheet Title  
**FLOOR PLANS**

Scale  
As Noted

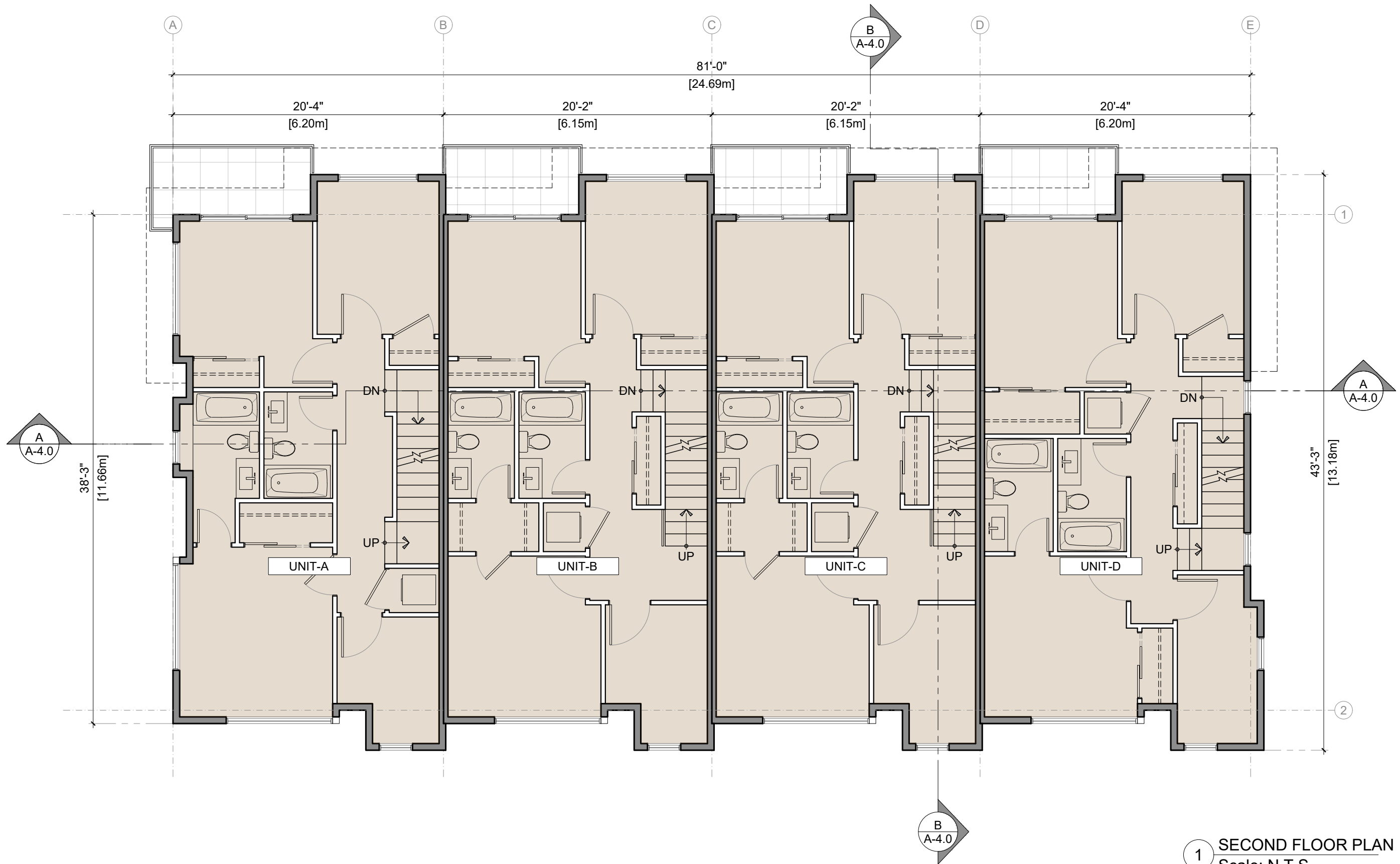
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As Noted

Sheet No.

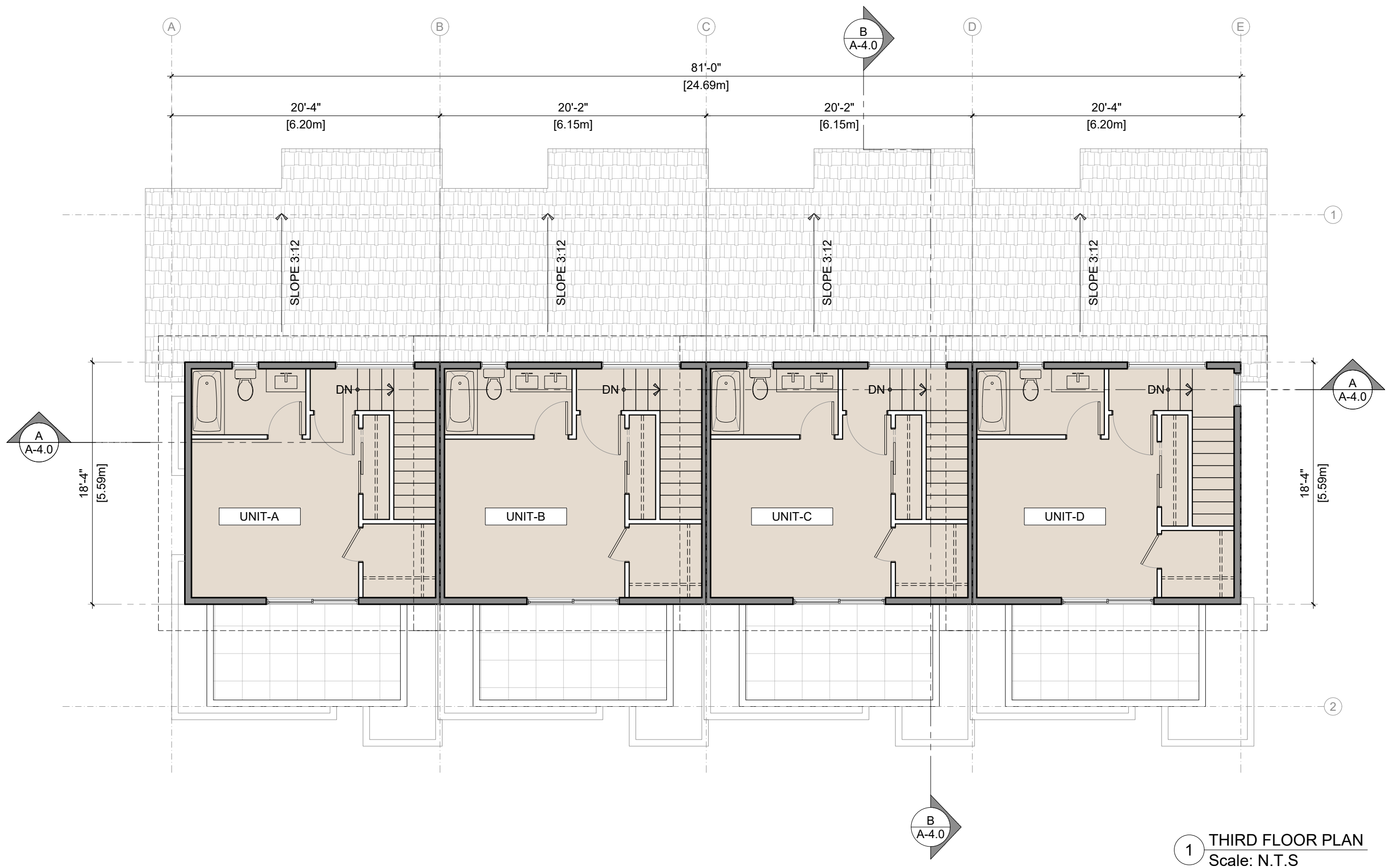
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1 SECOND FLOOR PLAN  
Scale: N.T.S



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Sheet Title  
**FLOOR PLANS**

Scale  
As Noted

Sheet No.  
**A-2.2**

1 **THIRD FLOOR PLAN**  
Scale: N.T.S





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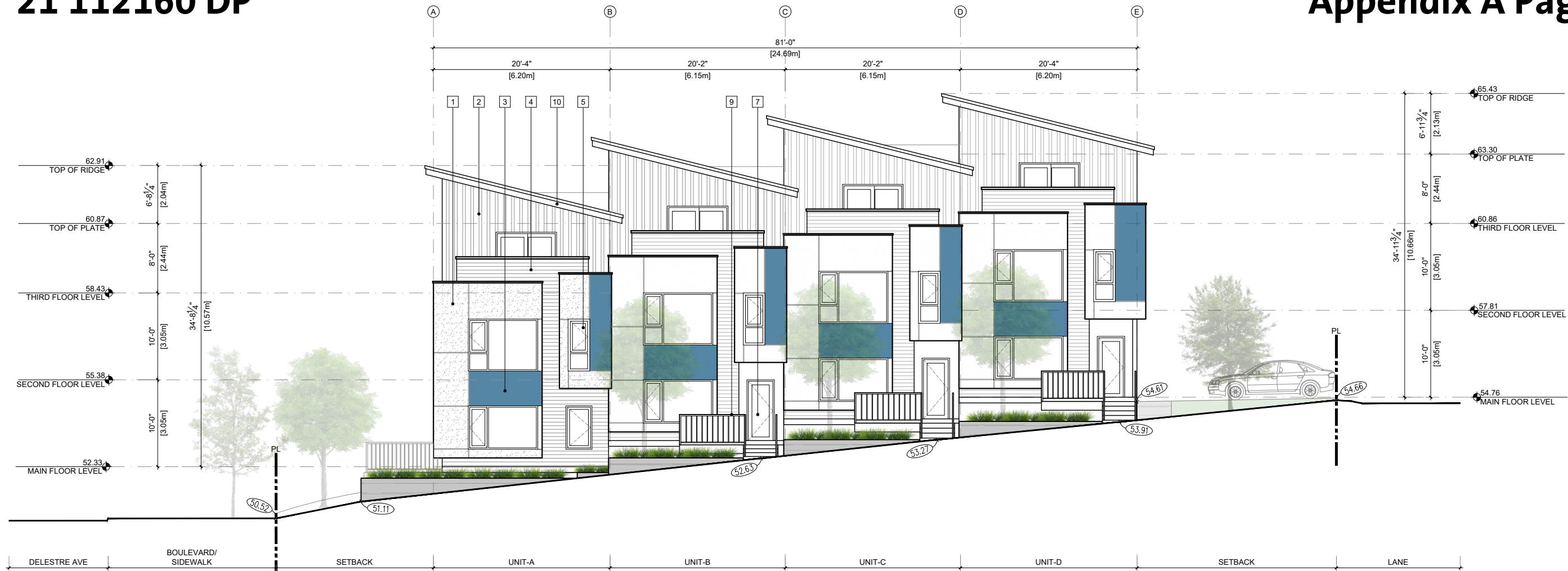
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**RENDERINGS**

Scale  
As Noted

Sheet No.  
**A-3.0**

1 PERSPECTIVE 1  
VIEW ALONG MARMONT STREET





1 EAST ELEVATION  
Scale: N.T.S



2 SOUTH ELEVATION  
Scale: N.T.S

- SCHEDULE OF FINISHES**
- 1. SMOOTH FINISH HARDIE PANEL  
COLOR : PRIMARY WHITE
  - 2. BOARD AND BATTEN SIDING  
COLOR : PRIMARY WHITE
  - 3. SMOOTH FINISH HARDIE PANEL  
COLOR : SW 6524 COMMODORE
  - 4. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR : SW 6257 GIBRALTAR
  - 5. PAINTED VINYL WINDOWS COLOR TO MATCH  
BLACK
  - 6. ASPHALT SHINGLES ROOF IKO CAMBRIDGE  
DUAL BLK
  - 7. SOLID CORE WOOD DOORS  
COLOR: SW 6524 COMMODORE
  - 8. POWDER COATED (COLOR BLACK) ALUMINUM  
RAILING WITH SAFETY GLASS (CLEAR)
  - 9. POWDER COATED (COLOR BLACK) ALUMINUM  
RAILING
  - 10. 1"X12" FASCIA BOARD PAINTED TO MATCH  
BM2125-30 DEEPSPACE

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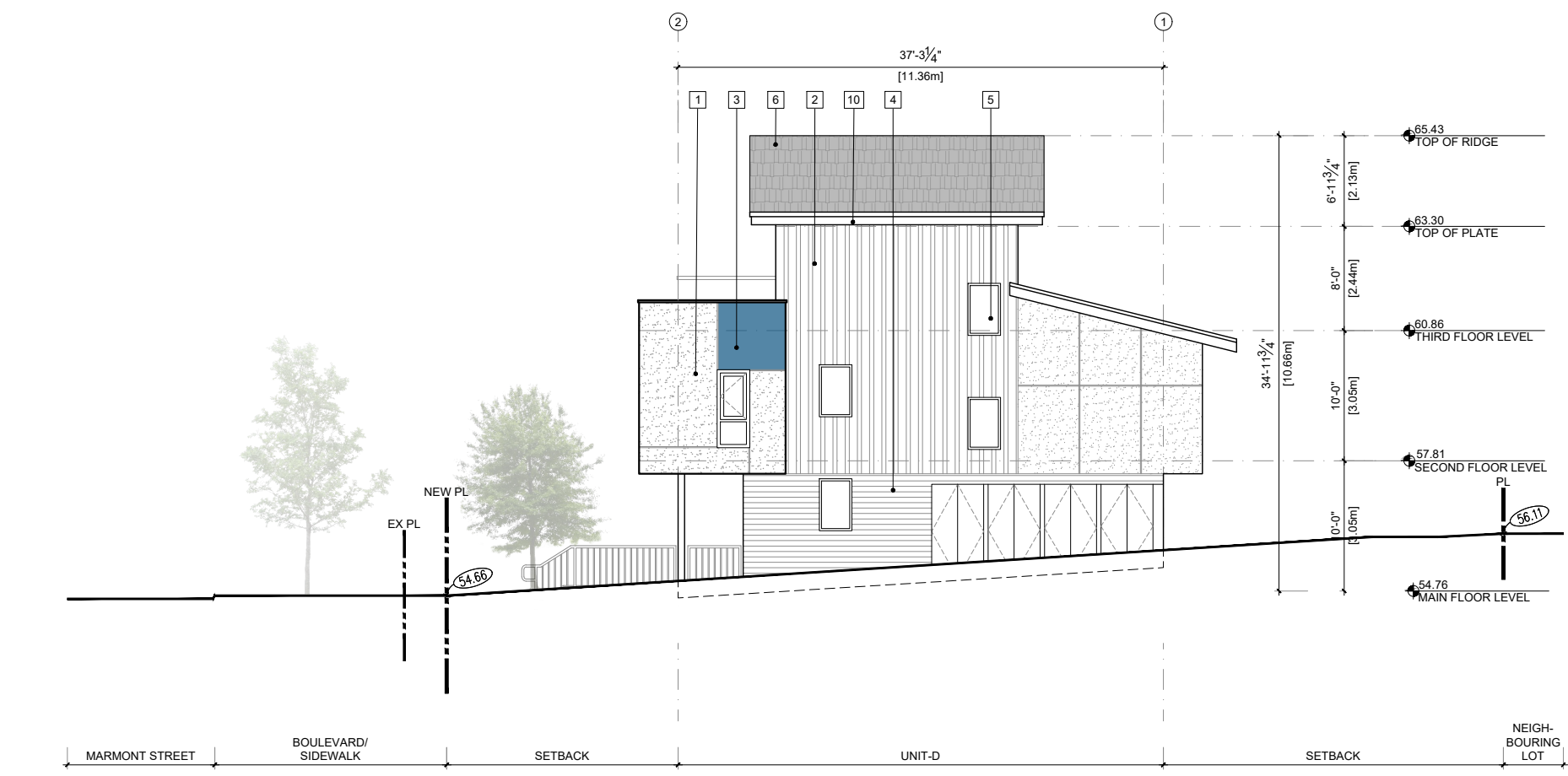
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ELEVATIONS

Scale  
As Noted

Sheet No.  
**A-3.5**



1 WEST ELEVATION  
Scale: N.T.S



2 NORTH ELEVATION  
Scale: N.T.S

SCHEDULE OF FINISHES	
	1. SMOOTH FINISH HARDIE PANEL COLOR : PRIMARY WHITE
	2. BOARD AND BATTEN SIDING COLOR : PRIMARY WHITE
	3. SMOOTH FINISH HARDIE PANEL COLOR : SW 6524 COMMODORE
	4. SMOOTH FINISH HARDIE ARTISAN LAP SIDING COLOR : SW 6257 GIBRALTAR
	5. PAINTED VINYL WINDOWS COLOR TO MATCH BLACK
	6. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
	7. SOLID CORE WOOD DOORS COLOR: SW 6524 COMMODORE
	8. POWDER COATED (COLOR BLACK) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)
	9. POWDER COATED (COLOR BLACK) ALUMINUM RAILING
	10. 1"X12" FASCIA BOARD PAINTED TO MATCH BM2125-30 DEEPSPACE

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Sheet Title  
**ELEVATIONS**

Scale  
As Noted

Sheet No.  
**A-3.6**

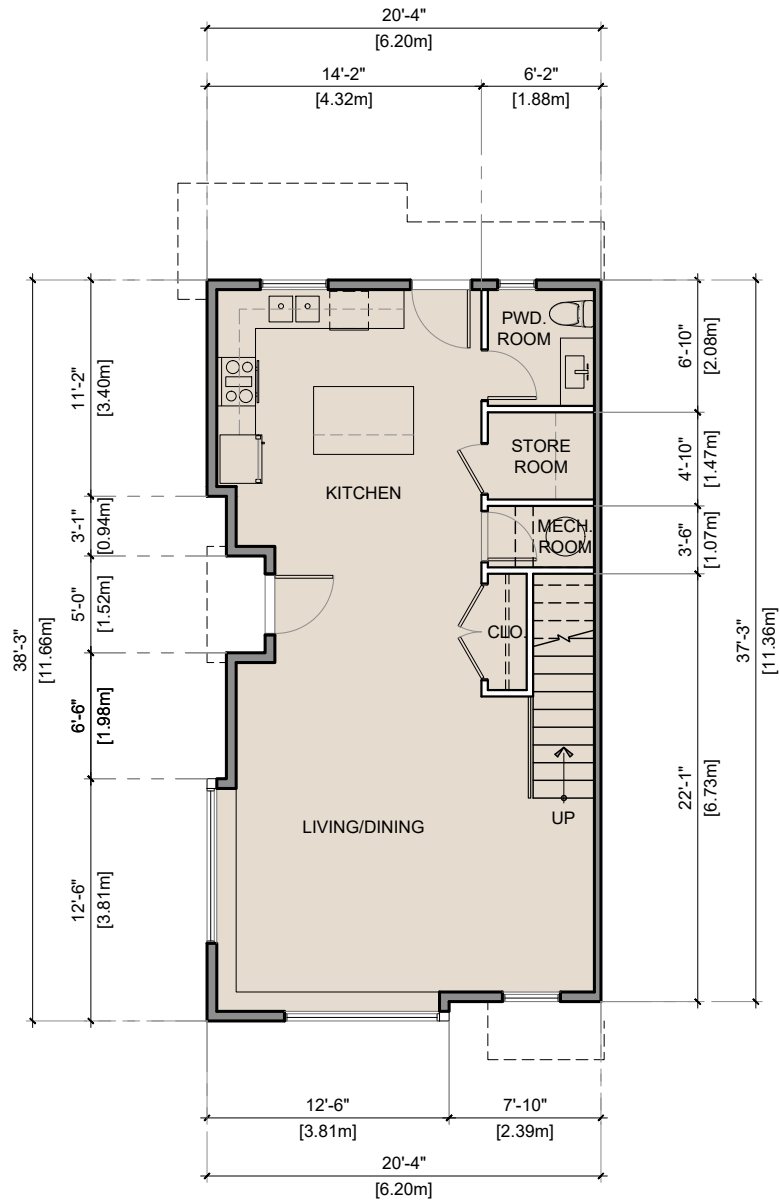




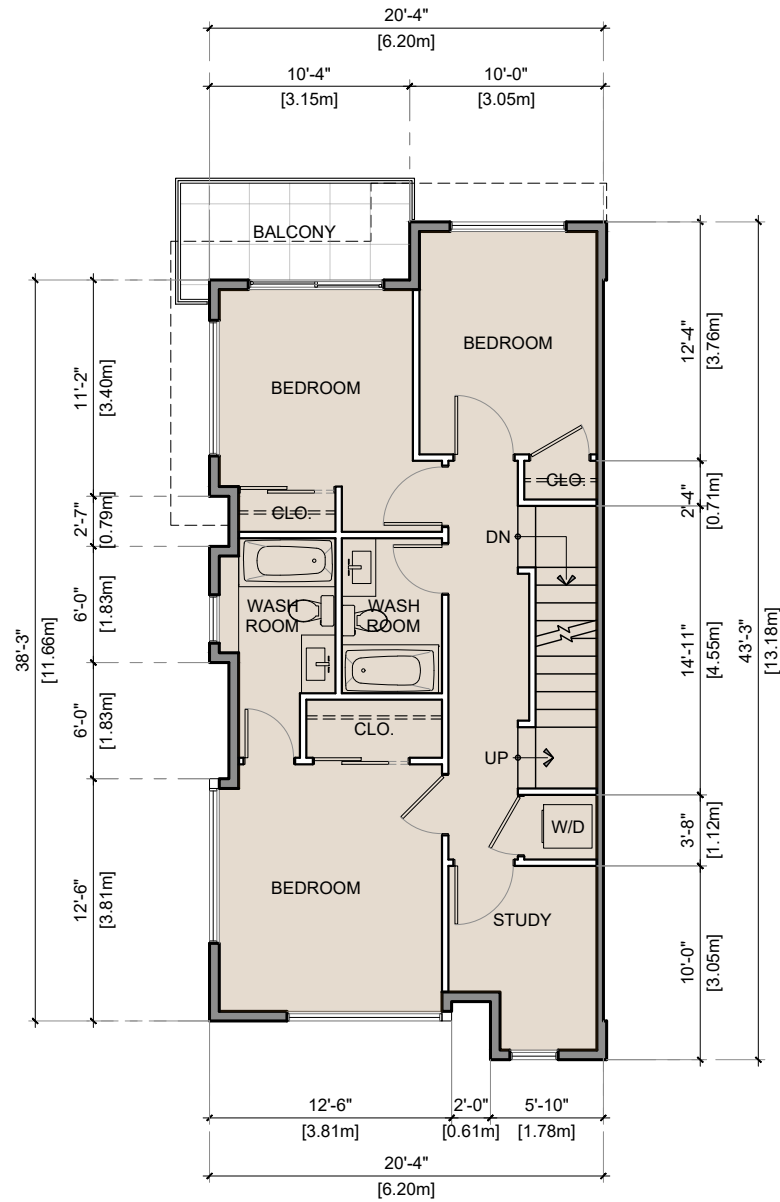


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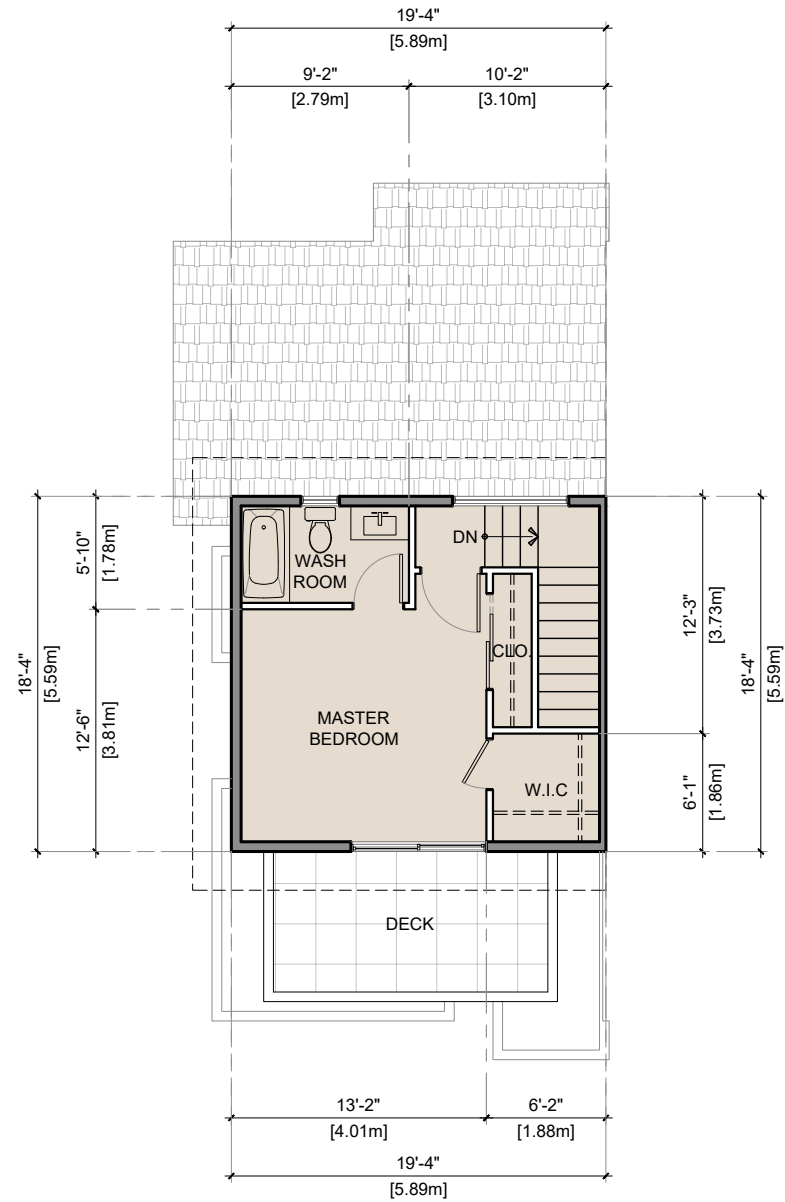
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1 UNIT-A (LVL-1)  
Scale: N.T.S



2 UNIT-A (LVL-2)  
Scale: N.T.S



2 UNIT-A (LVL-3)  
Scale: N.T.S

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GS Date  
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PV Project ID  
CQ01\_2106

Sheet Title

**UNIT PLANS**

Scale  
As Noted

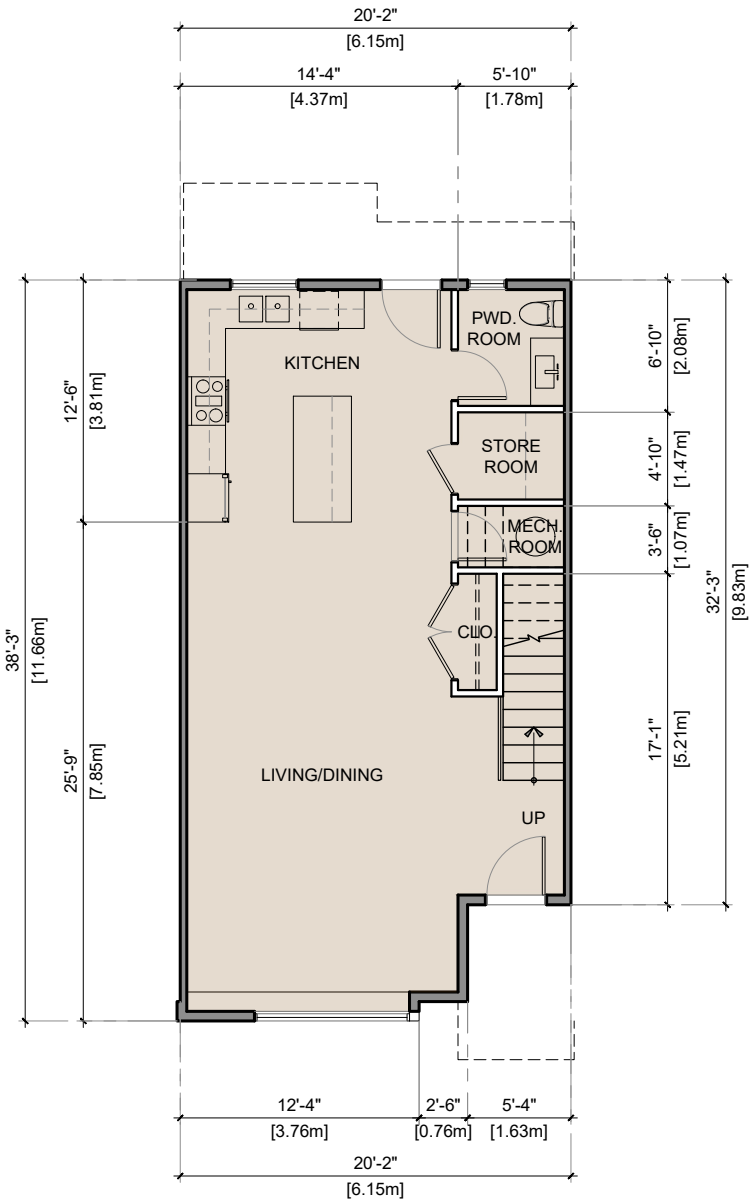
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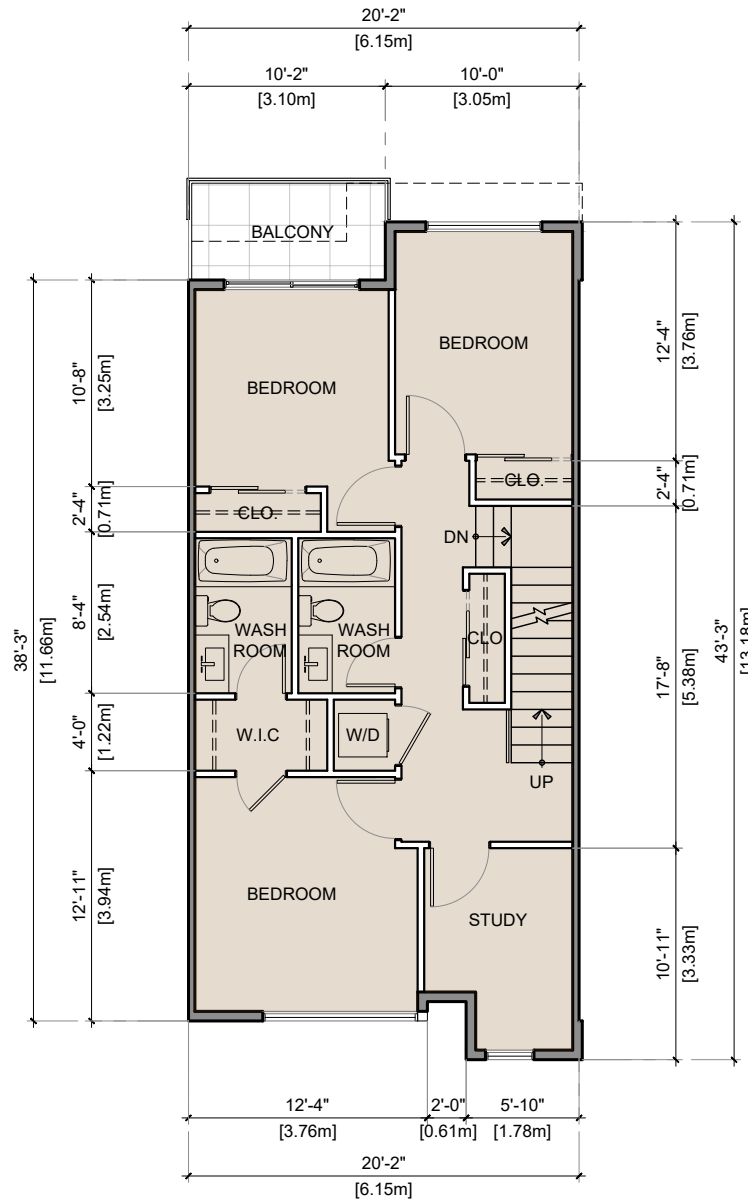


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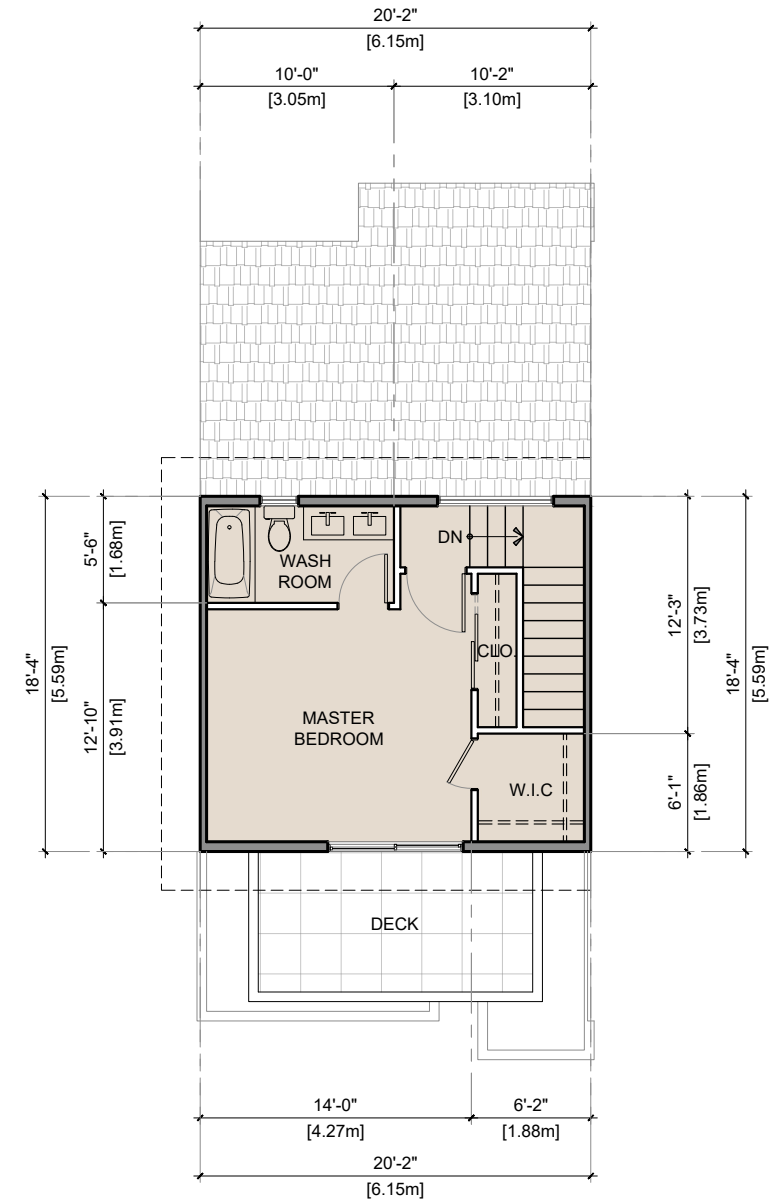
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1 UNIT-B (LVL-1)  
Scale: N.T.S



2 UNIT-B (LVL-2)  
Scale: N.T.S



2 UNIT-B (LVL-3)  
Scale: N.T.S

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**UNIT PLANS**

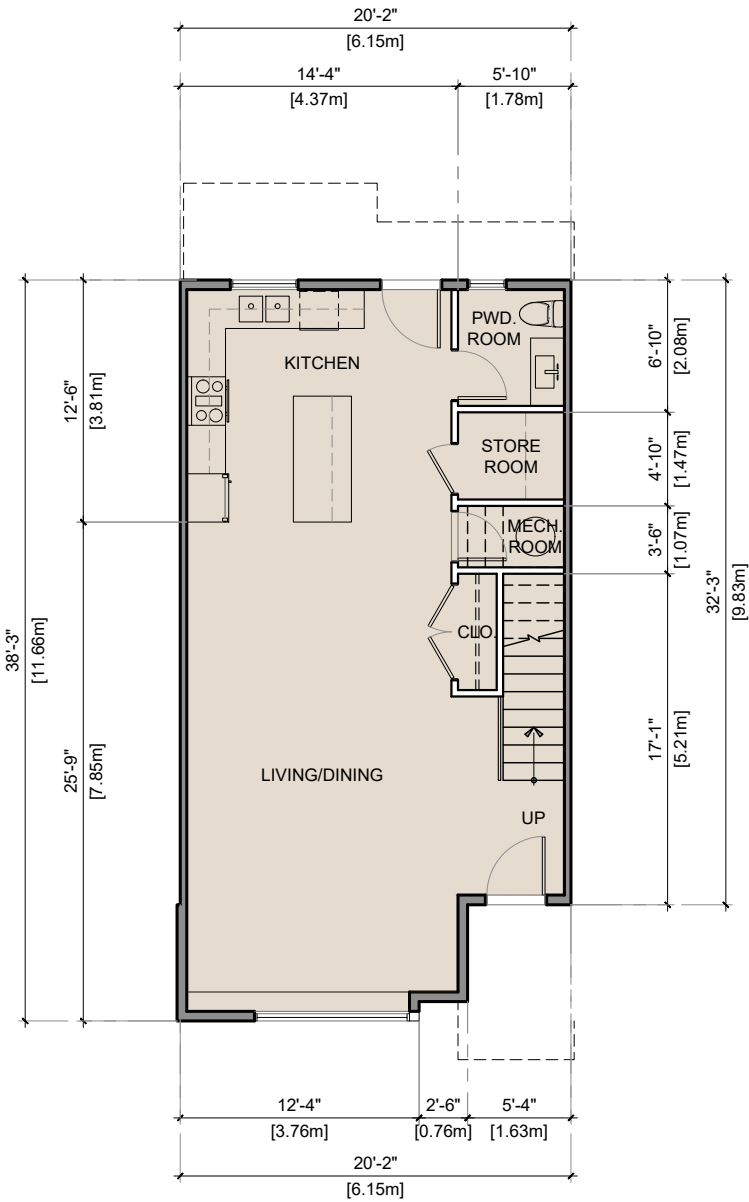
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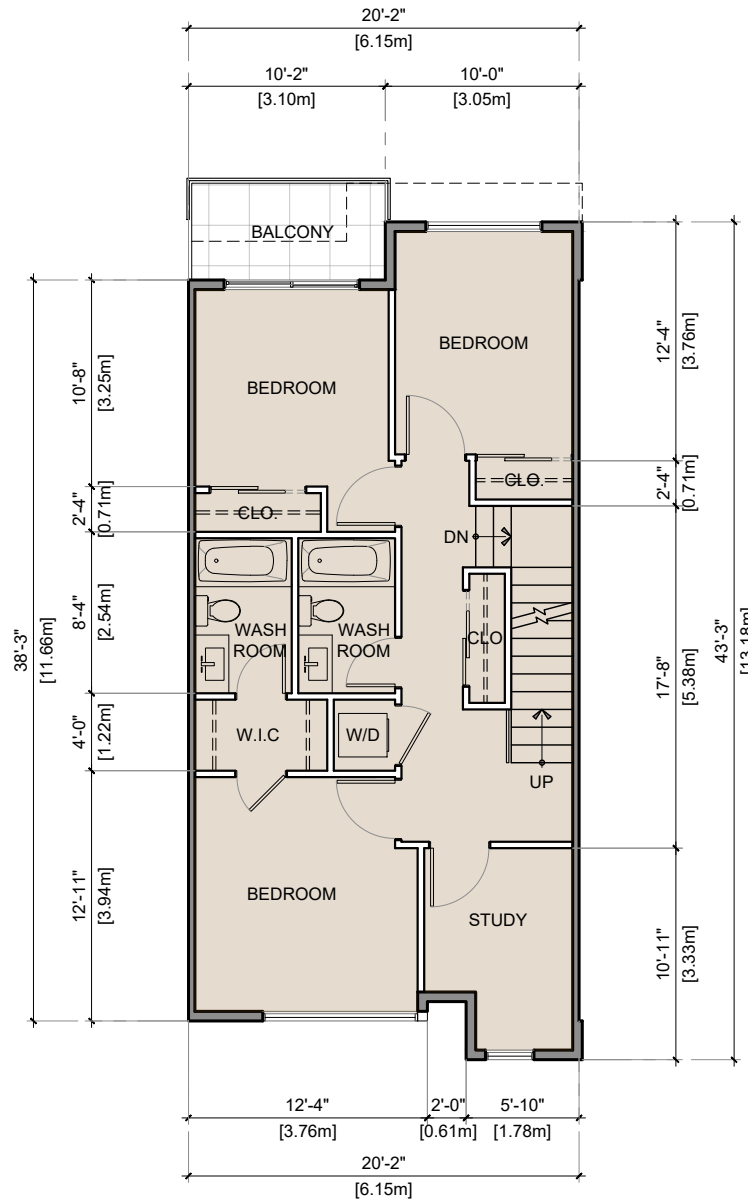


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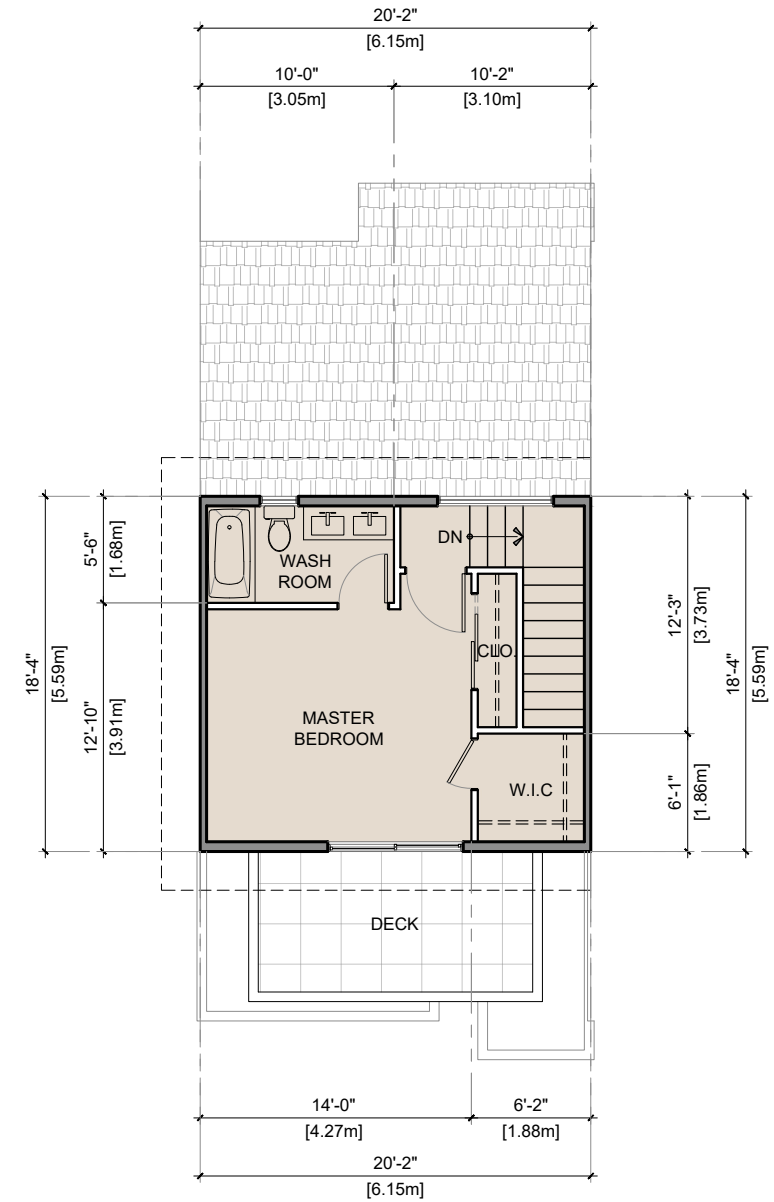
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1 UNIT-C (LVL-1)  
Scale: N.T.S



2 UNIT-C (LVL-2)  
Scale: N.T.S



2 UNIT-C (LVL-3)  
Scale: N.T.S

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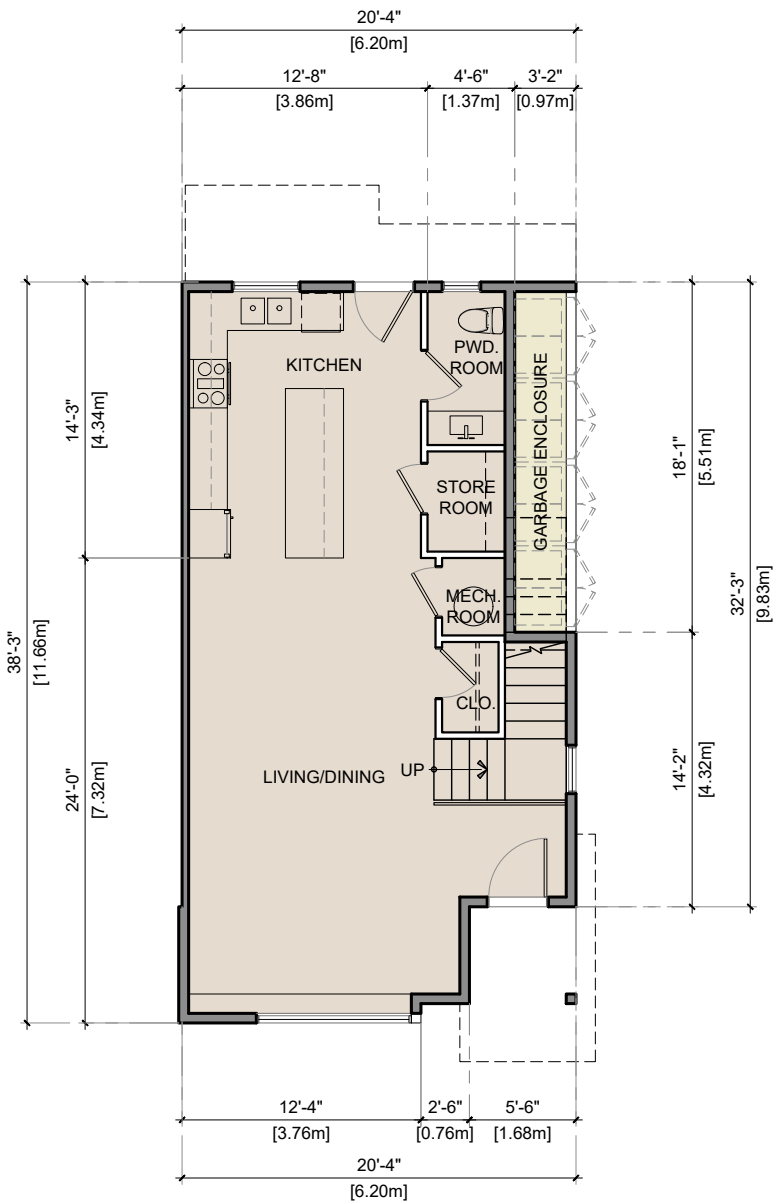
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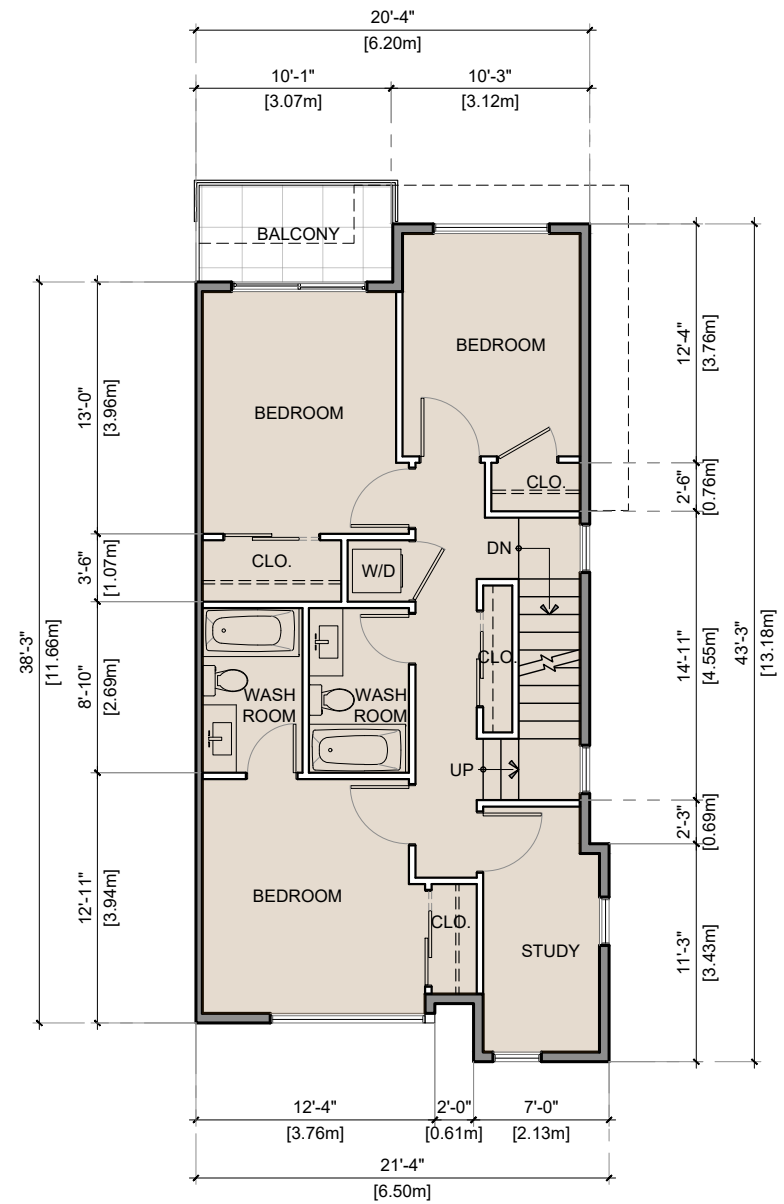


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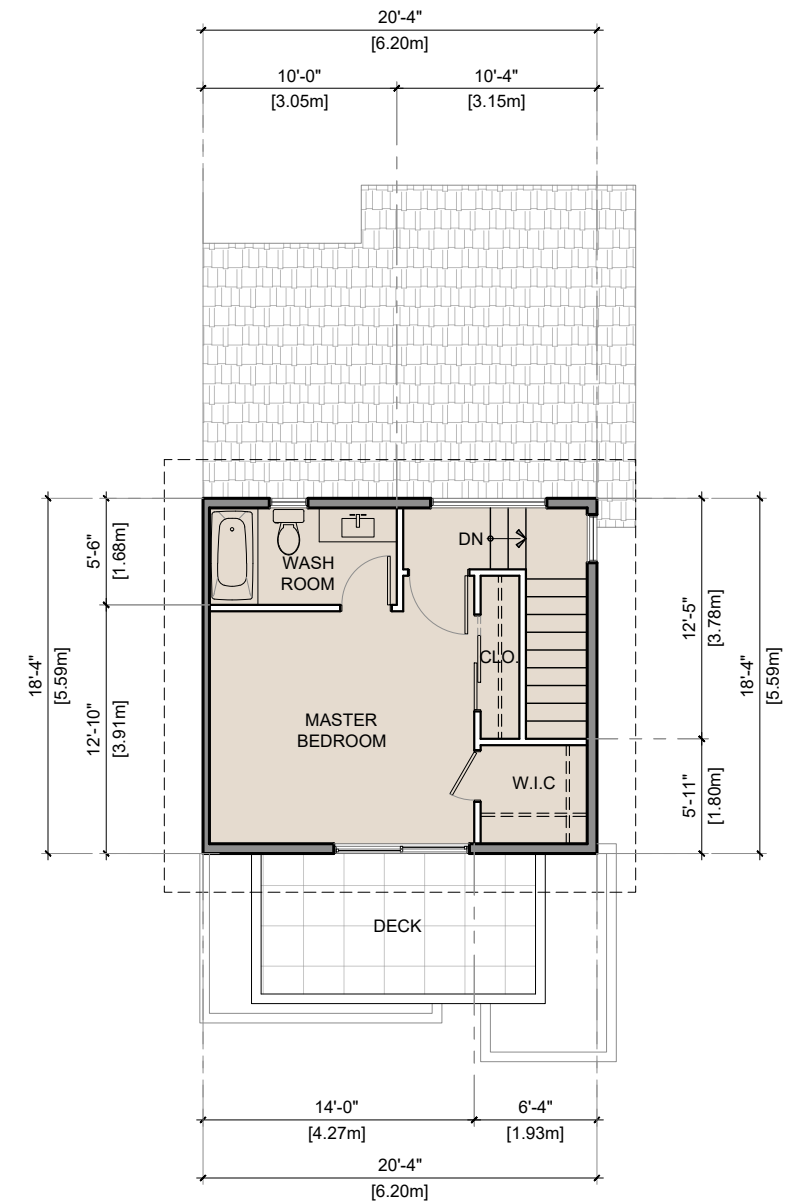
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Scale: N.T.S



2 UNIT-D (LVL-2)  
Scale: N.T.S



2 UNIT-D (LVL-3)  
Scale: N.T.S

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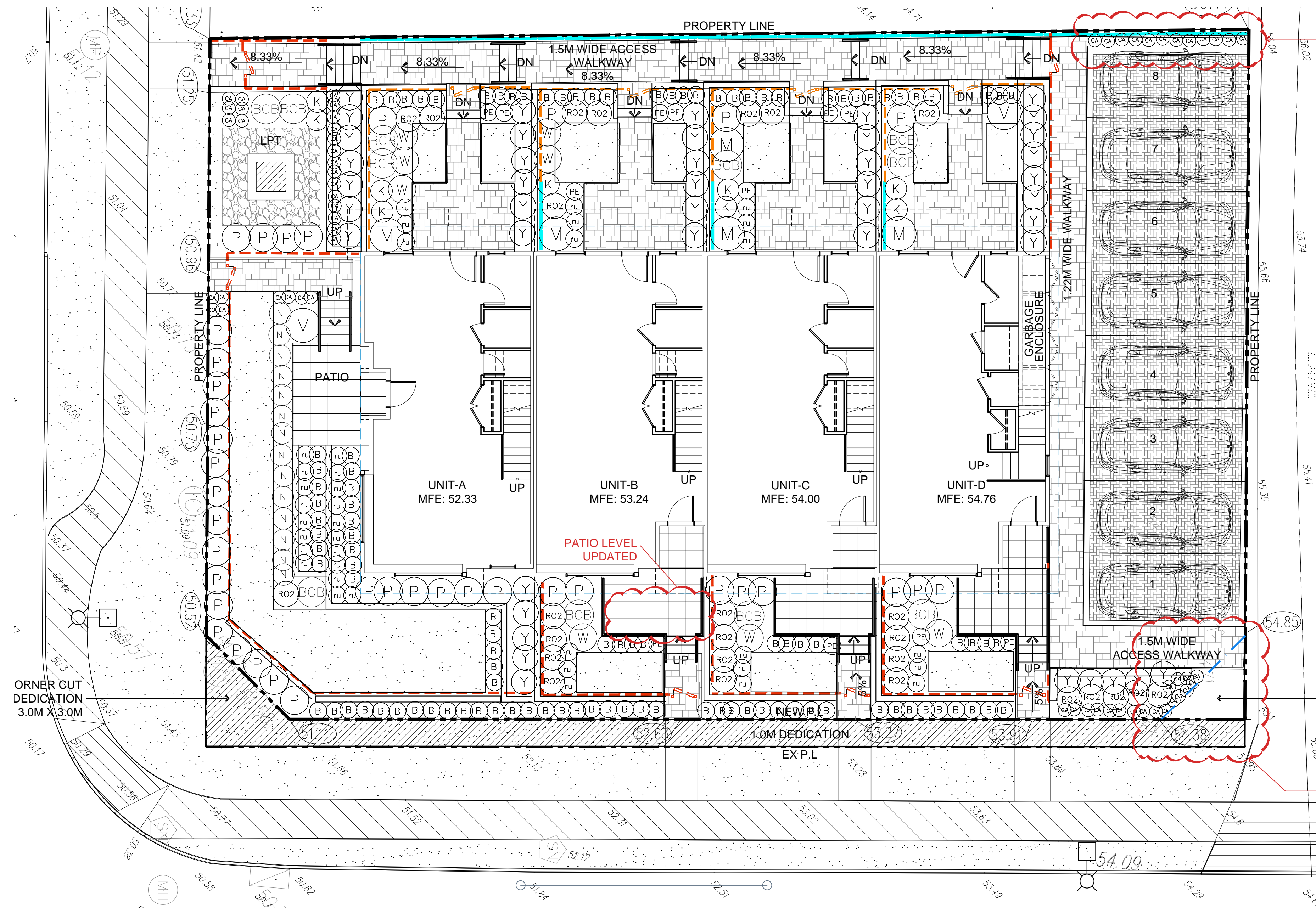
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**UNIT PLANS**

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Sheet No.  
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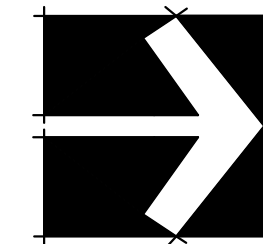




ORNER CUT DEDICATION 3.0M X 3.0M

PLANT SCHEDULE				PMG PROJECT NUMBER: 21-232
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>SHRUB</b>				
(11)	11	BERBERIS THUNBERGII 'MONOMB'	CHERRY BOMB BARBERRY	#2 POT
(108)	108	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 50CM
(9)	9	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
(14)	14	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
(38)	38	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
(26)	26	ROSA 'SCARLET MEIDLAND'	SCARLET MEIDLAND ROSE	#2 POT; 40CM
(43)	43	TAXUS X MEDIA 'HICKSI'	HICK'S YEW	1.2M HT, B&B
(8)	8	WEIGELA FLORIDA 'MIDNIGHT WINE'	DWARF WEIGELA	#2 POT; 40CM
<b>GRASS</b>				
(59)	59	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
(7)	7	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#3 POT
(12)	12	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
<b>PERENNIAL</b>				
(37)	37	RUDEBECKIA FULGIDA VAR SULLIVANTII 'GOLDBLOCK'	RUDEBECKIA; YELLOW-ORANGE	15CM POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
6	22.SEP.02	NEW SITE PLAN	DD
5	22.AUG.17	REV. PER NEW SITE PLAN/CITY COMMENTS	BA
4	22.JUL.06	NEW SITE PLAN& CITY COMMENTS	DD
3	22.MAR.01	REVISION AS PER CITY COMMENTS	DD
2	22.JAN.27	NEW SITE PLAN&ARBORIST REPORT	DD
1	22.JAN.12	NEW SITE PLAN	DD

PROJECT:

**4-PLEX DEVELOPMENT**

**318 MARMONT STREET  
COQUITLAM**

SEAL:

DRAWING TITLE:

**SHRUB  
PLAN**

DATE: 21.DEC.13  
SCALE: 1/8"=1'-0"  
DRAWN: JR  
DESIGN: JR  
CHKD: PC

DRAWING NUMBER:

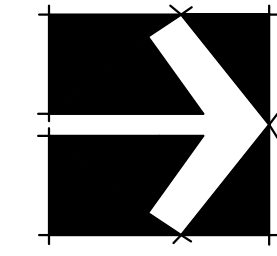
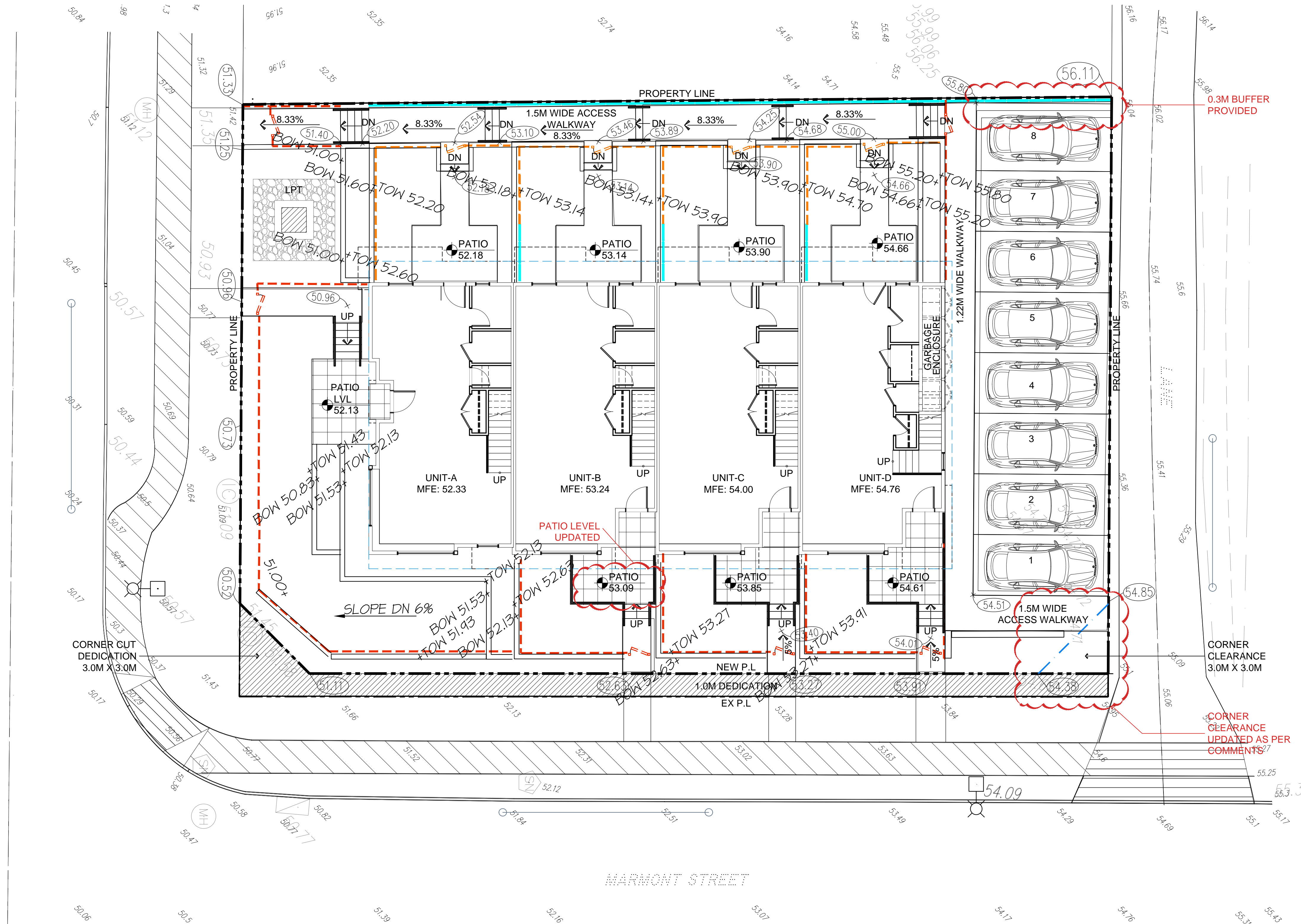
**L2**

OF 5

PMG PROJECT NUMBER:

21-232





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NO.	DATE	REVISION DESCRIPTION	DR.
6	22 SEP 02	NEW SITE PLAN	DD
5	22 AUG 17	REV. PER NEW SITE PLAN/CITY COMMENTS	BA
4	22 JUL 06	NEW SITE PLAN & CITY COMMENTS	DD
3	22 MAR 01	REVISION AS PER CITY COMMENTS	DD
2	22 JAN 27	NEW SITE PLAN & ARBORIST REPORT	DD
1	22 JAN 12	NEW SITE PLAN	DD

CLIENT: \_\_\_\_\_  
PROJECT: **4-PLEX DEVELOPMENT**  
**318 MARMONT STREET**  
**COQUITLAM**

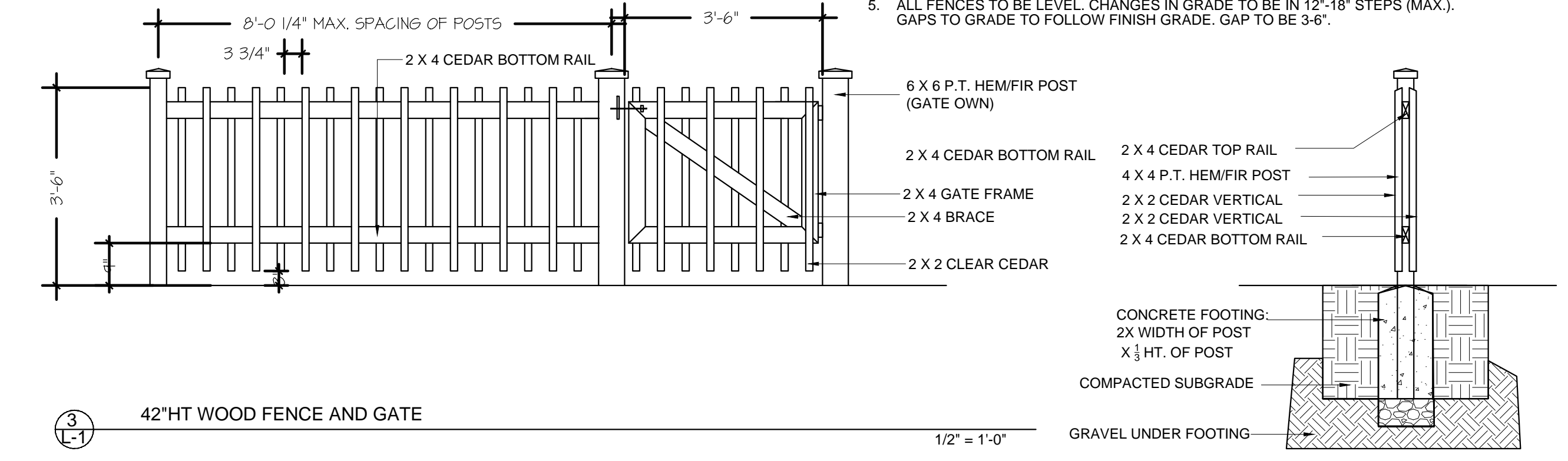
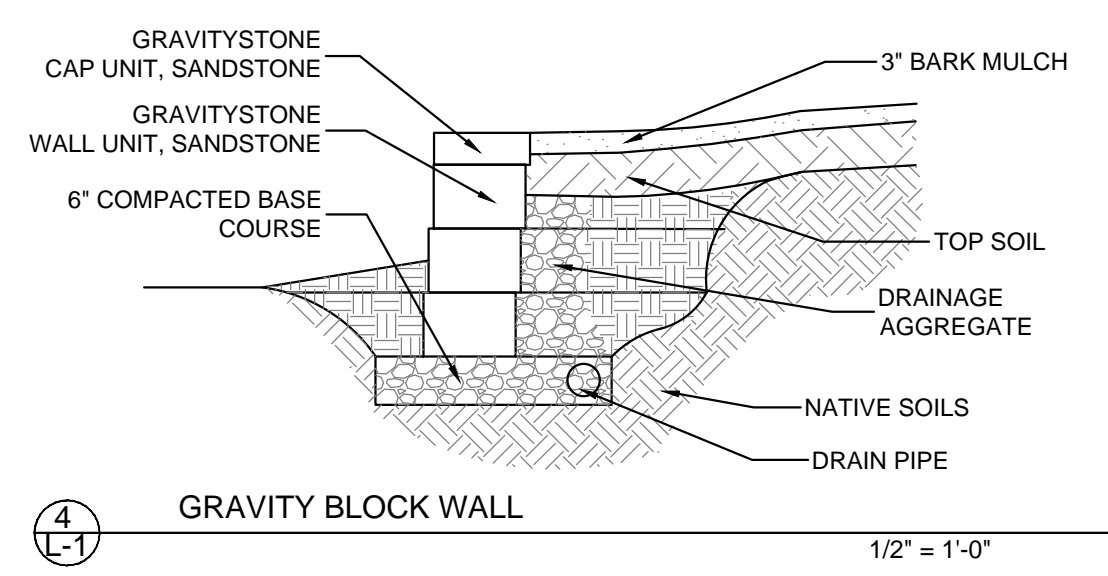
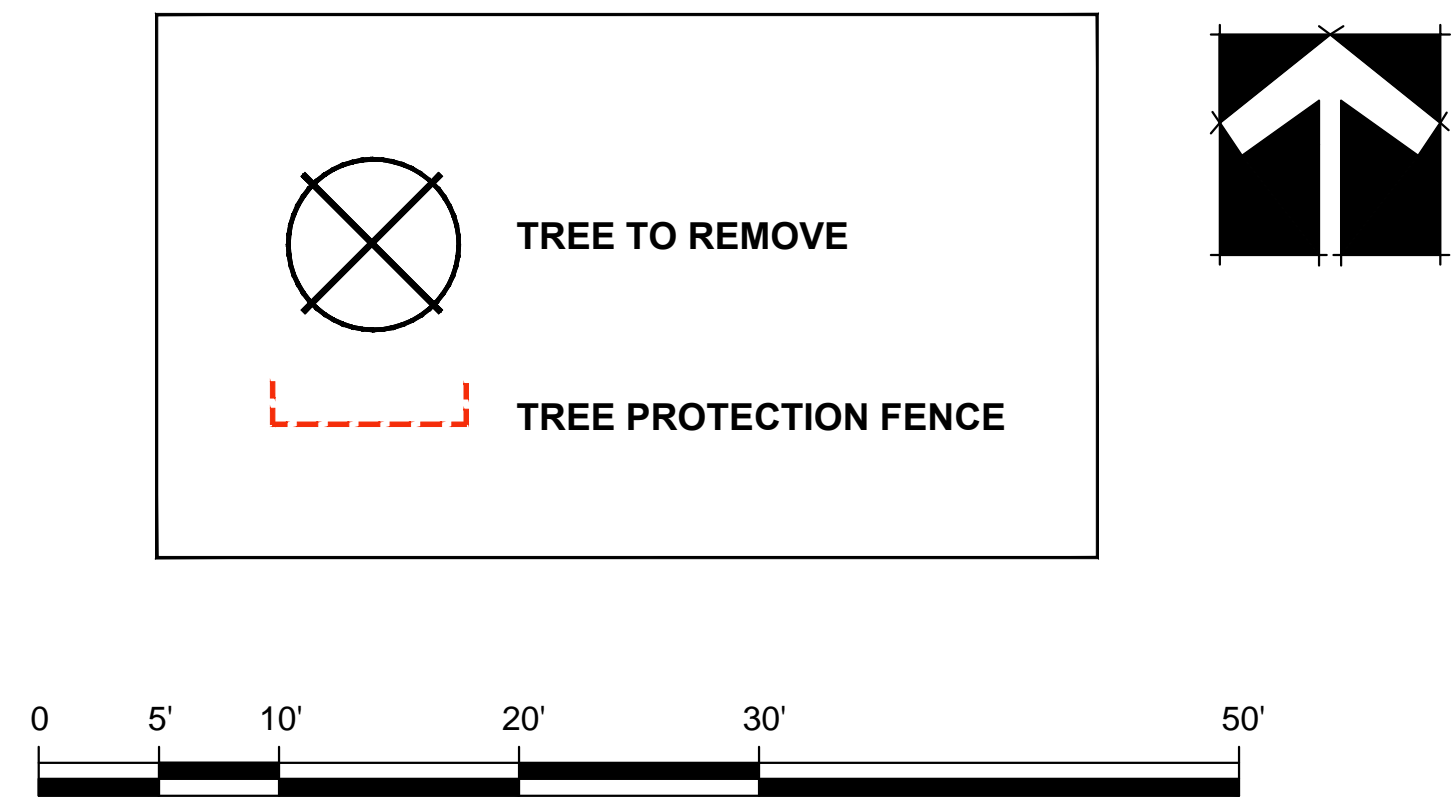
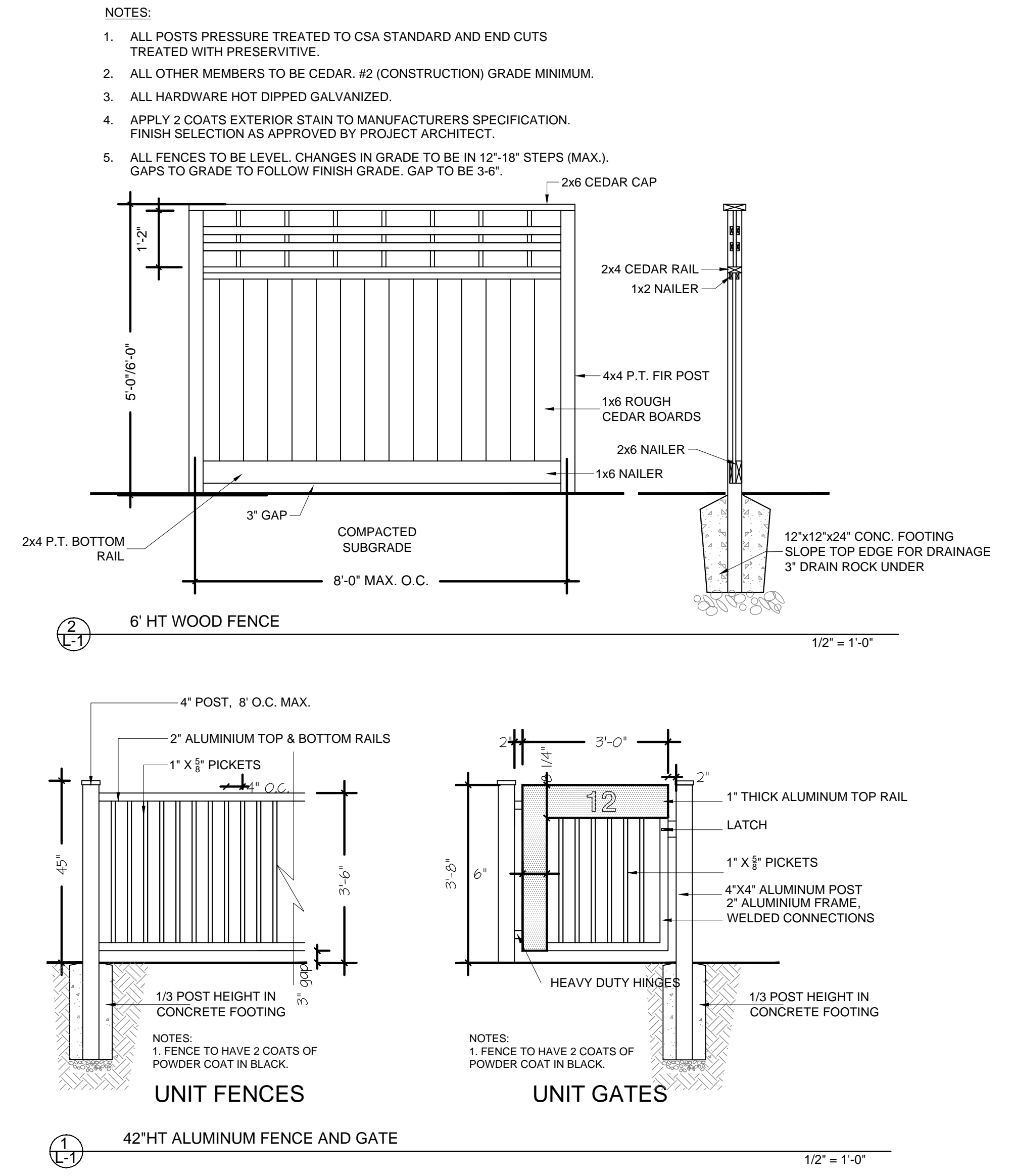
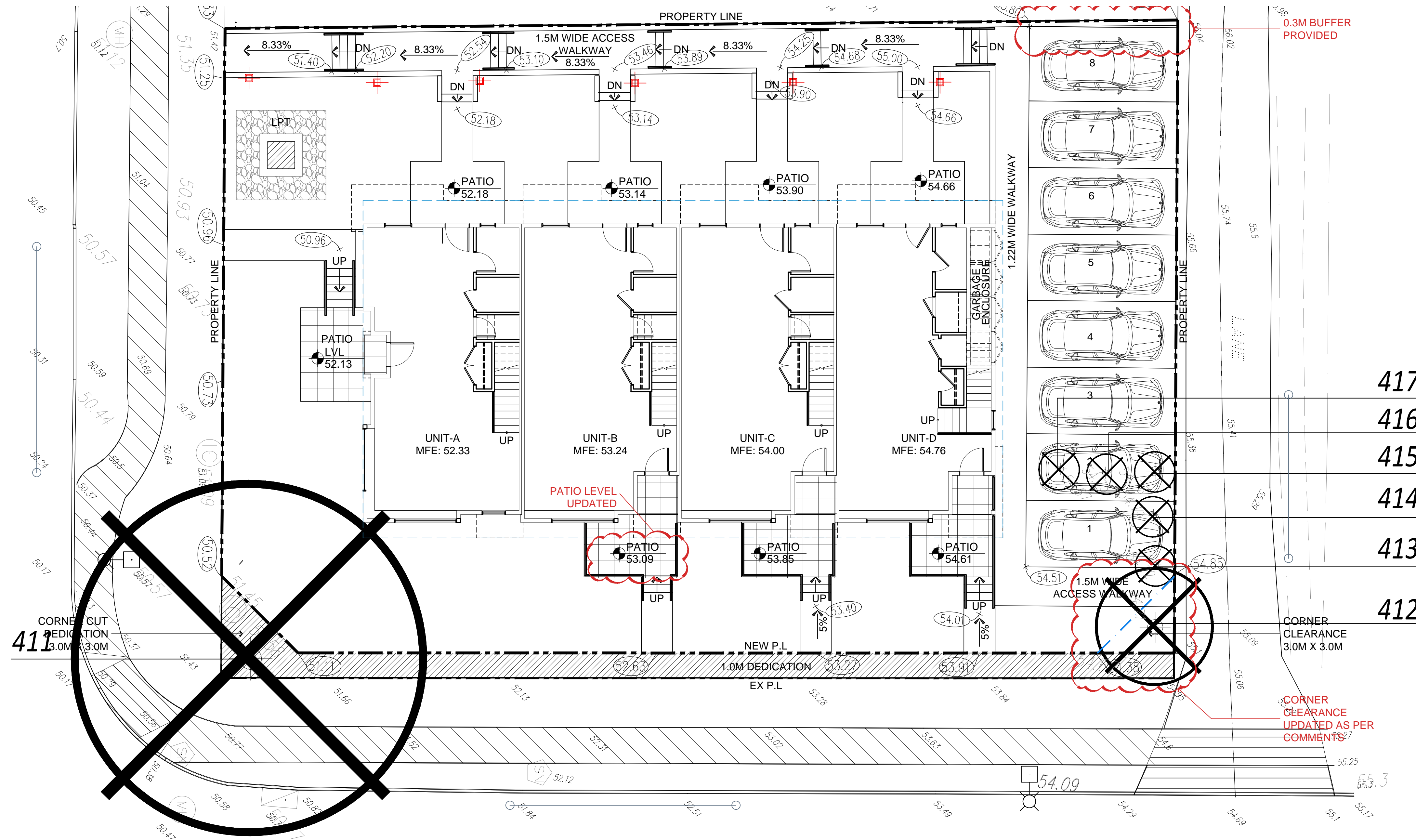
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DATE: 21.DEC.13  
SCALE: 1/8"=1'-0"  
DRAWN: JR  
DESIGN: JR  
CHKD: PC

DRAWING NUMBER: \_\_\_\_\_

**L3**





**pmg**  
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CLIENT: \_\_\_\_\_

PROJECT: \_\_\_\_\_

NO.	DATE	REVISION DESCRIPTION	DR.
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1	22 JAN 12	NEW SITE PLAN	DD

**4-PLEX DEVELOPMENT**  
**318 MARMONT STREET**  
**COQUITLAM**

SEAL: \_\_\_\_\_

DRAWING TITLE: **TREE MANAGEMENT PLAN LANDSCAPE DETAILS**

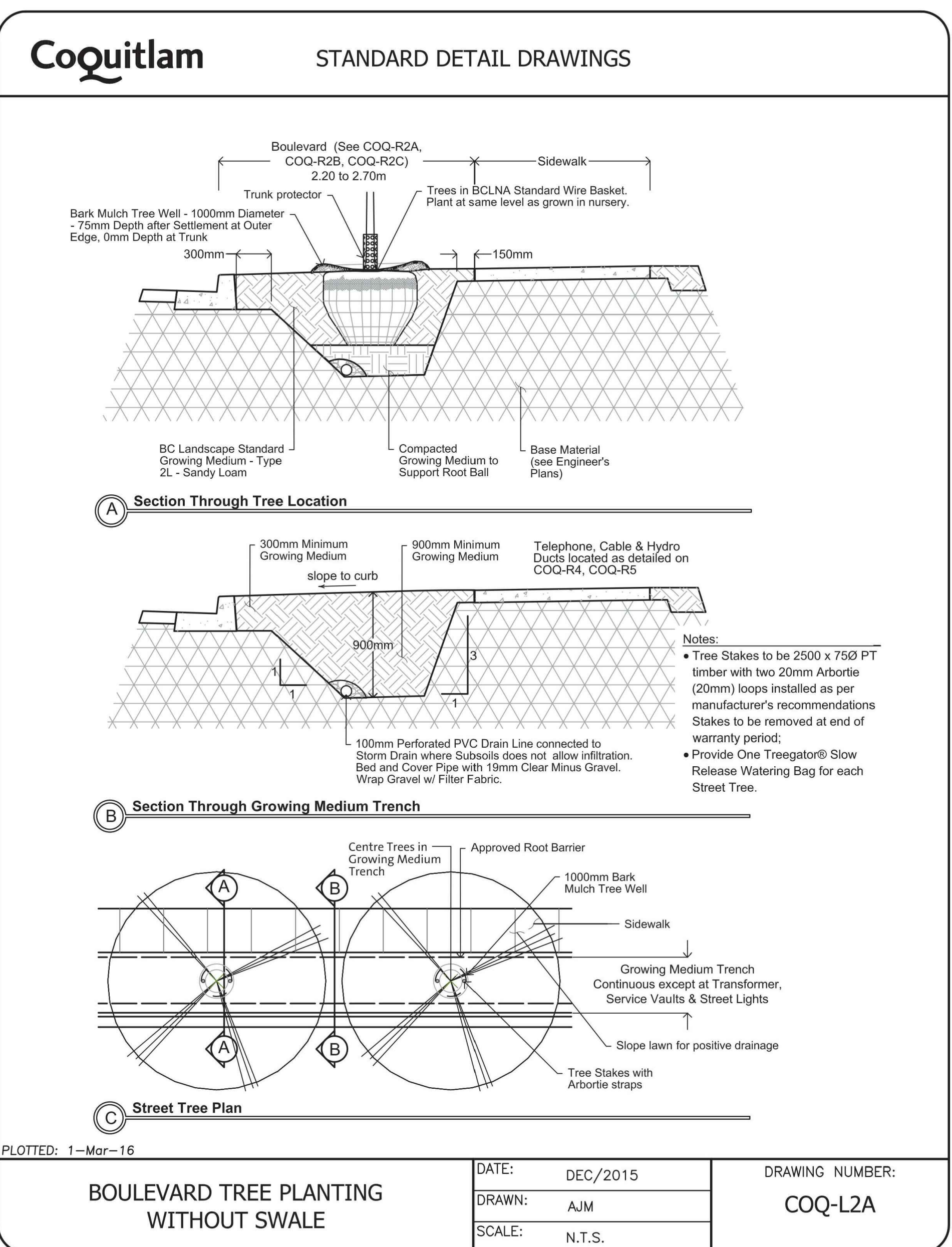
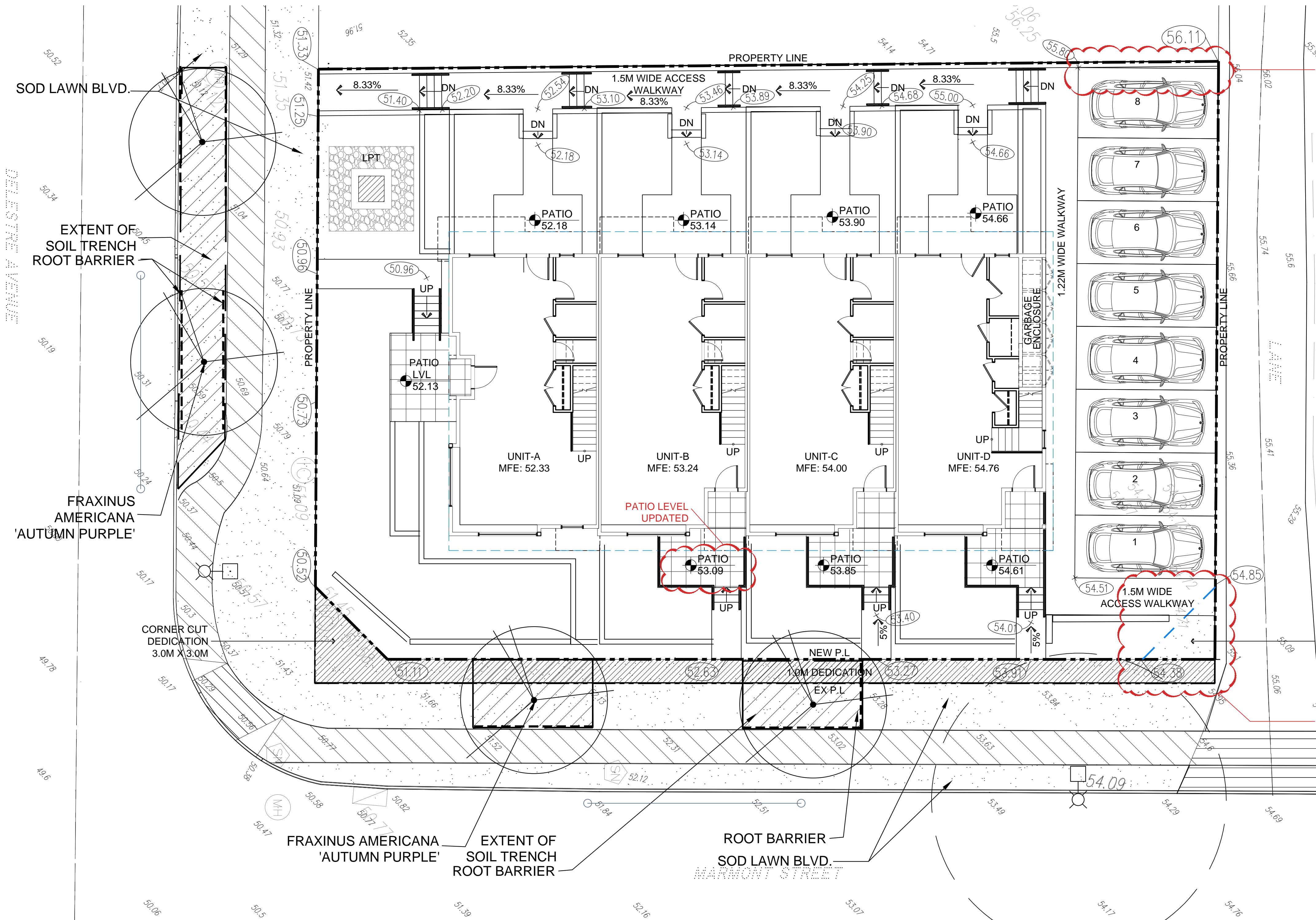
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DRAWN: JR  
DESIGN: JR  
CHK'D: PC

DRAWING NUMBER: \_\_\_\_\_

PMG PROJECT NUMBER: \_\_\_\_\_

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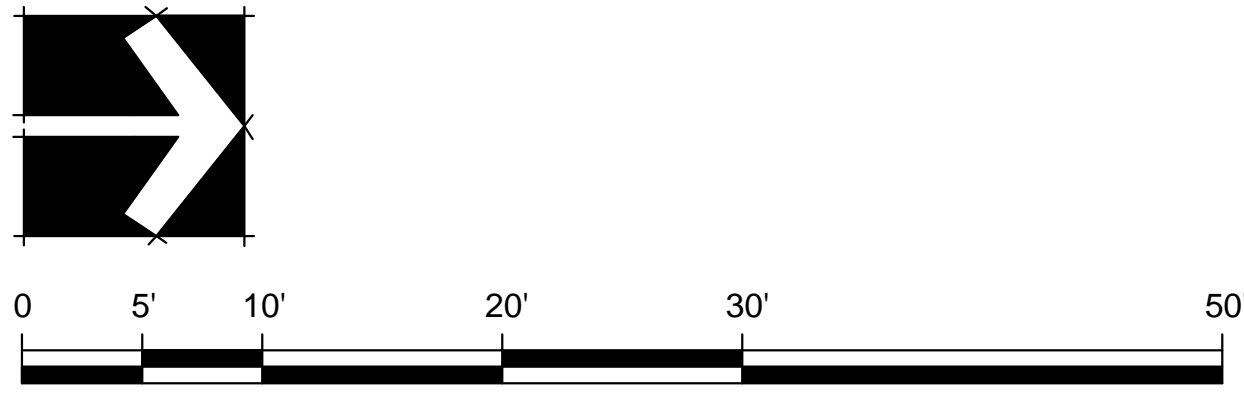




**PLANT SCHEDULE-OFF-SITE TREES** PMG PROJECT NUMBER: 21-232

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	7CM CAL; 1.8M STD; B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



**COQUITLAM STREET PLANTING REQUIREMENTS**

- LARGE TREES SPECIES SHALL BE PLANTED AT 10M (CENTERLINE) INTERVALS AND MEDIUM SIZE SPECIES SHALL BE PLANTED AT 8M INTERVALS. THESE INTERVALS MAY BE VARIED SLIGHTLY WITH THE APPROVAL OF THE MANAGER DEPENDING ON SPECIES AND TO ACCOMMODATE THE FOLLOWING CLEARANCES:
 

TYPE	METRIC	IMPERIAL
STREET LIGHTS	6.0 M	20'
CATCHBASINS	2.0 M	6.5'
STREET INTERSECTIONS	8.0 M FROM CURB RETURN	26'
HYDRANTS	3.0 M	10'
MANHOLES, VALVE BOXES, SERVICE CONNECTIONS	2.0 M	6.5'
DRIVEWAYS	2.0 M	6.5'
ELECTRICAL JUNCTION BOXES	3.0 M	10'
KIOSKS	2.0 M	6.5'
- UNDERGROUND SERVICE LOCATIONS TO BE DETERMINED PRIOR TO PLANTING. TREE LOCATIONS SHALL AVOID UNDERGROUND SERVICES AND UTILITIES - SEE ABOVE.
- ENSURE THAT ALL PRECAUTIONS ARE TAKEN TO DETERMINE EXACT LOCATIONS OF SERVICES INCLUDING CONFIRMATION FROM B.C. HYDRO AND OTHER LIKE UTILITIES.
- ALL WORK AND MATERIALS SHALL MEET OR EXCEED THE REQUIREMENTS OUTLINED IN THE CURRENT BC LANDSCAPE STANDARD. IF THERE IS A DISCREPANCY BETWEEN THE BC LANDSCAPE STANDARD AND COQUITLAM BYLAWS OR STANDARDS THE COQUITLAM DOCUMENTS SHALL TAKE PRECEDENCE.
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE COQUITLAM SUBDIVISION AND DEVELOPMENT SERVICING BYLAW #3558 AND THE SUPPLEMENTARY SPECIFICATIONS AND DETAILED DRAWINGS TO MMCD 2009 EDITION.

NO-COQUITLAM.DWG



CLIENT: \_\_\_\_\_

PROJECT: \_\_\_\_\_

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**4-PLEX DEVELOPMENT**  
**318 MARMONT STREET**  
**COQUITLAM**

DATE: 21 DEC 13  
 SCALE: 1/8"=1'-0"  
 DRAWN: JR  
 DESIGN: JR  
 CHK'D: PC  
 DRAWING NUMBER: \_\_\_\_\_

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