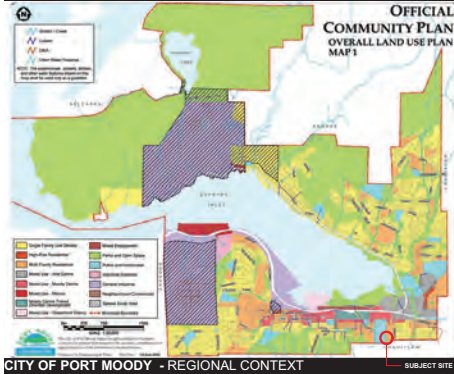




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CITY OF PORT MOODY - REGIONAL CONTEXT

#### CONTACT LIST

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Civil	Landmark Engineering & Planning 4026 - 3020 Louisa Ave Coquitlam BC, V3B 6B4	Graham Watson	604.723.7823	<a href="mailto:watson@lepus.net">watson@lepus.net</a>
Landscape	PMO Landscape Architects Ltd. C100 4188 5th Street Dr. Burnaby, BC, V5C 6G8	Mary Chan Yip	604.294.0011	<a href="mailto:mary@pmlandscape.com">mary@pmlandscape.com</a>
Code	CFT 1001 Rossar Ave #200 Burnaby, BC, V5C 6H4	Brian Walton	604.684.2384	<a href="mailto:bwalton@fengshuigroup.com">bwalton@fengshuigroup.com</a>
Survey	Terra Pacific Land Surveying Ltd. 22371 St Anne Avenue Maple Ridge, BC, V2X 2E7	Yana Simenova	604.463.2509	<a href="mailto:yana@terrapacific.ca">yana@terrapacific.ca</a>
Traffic	WATT VANCOUVER 550 - 888 Dunsmuir Street Vancouver, BC V6C 3K4 (778) 309-1253	Victor Ngo	778.980.6520	<a href="mailto:vngo@wattconsultinggroup.com">vngo@wattconsultinggroup.com</a>

CONTACT LIST

#### DRAWING LIST:

#### DRAWING INDEX - DOCUMENTATION

ARCHITECTURAL				
→ A-0.000	COVER PAGE		NTS	
→ A-0.010	PROJECT STATISTICS		NTS	
→ A-0.020	ZONING OCP		NTS	
→ A-0.040	SITE LOCATION		NTS	
→ A-0.050	SITE CONTEXT PHOTOS		NTS	
→ A-0.060	CONTEXT PLAN		1/16"	
→ A-0.070	DESIGN RATIONALE		NTS	
→ A-0.075	DESIGN CONCEPT		NTS	
→ A-0.076	DESIGN CONCEPT	COMMON AMENITY	NTS	
→ A-0.080	PERSPECTIVE VIEWS	MASSING STUDY	NTS	
→ A-0.081	PERSPECTIVE VIEWS	MASSING STUDY	NTS	
→ A-0.082	PERSPECTIVE VIEWS	MASSING STUDY	NTS	
→ A-0.083	DESIGN CONCEPT	MASSING STUDY	NTS	
→ A-0.084	DESIGN CONCEPT	MASSING STUDY	NTS	
→ A-0.101	SURVEY (REFERENCE)		1/8"	
→ A-1.010	SITE PLAN / 1 ST STOREY		1/8"	
→ A-1.020	FIRE DEPARTMENT ACCESS		1/8"	
→ A-2.001	PARKING P1		1/8"	
→ A-2.002	PARKING P2		1/8"	
→ A-2.010	1ST FLOOR		1/8"	
→ A-2.011	JAMES RD - ROAD DEDICATION	TURNAROUND / 2.5M ROW	1/8"	
→ A-2.020	2ND FLOOR		1/8"	
→ A-2.030	3RD FLOOR		1/8"	
→ A-2.040	4TH FLOOR		1/8"	
→ A-2.050	5TH FLOOR		1/8"	
→ A-2.060	6TH FLOOR		1/8"	
→ A-2.070	ROOF LEVEL		1/8"	
→ A-3.001	UNIT PLANS	TYP / ADAPTABLE / UNIVERSAL	1/4"	
→ A-3.002	UNIT PLANS		1/4"	
→ A-3.003	UNIT PLANS		1/4"	
→ A-3.004	UNIT PLANS		1/4"	
→ A-3.005	UNIT PLANS		1/4"	
→ A-3.006	UNIT PLANS		1/4"	
→ A-3.007	UNIT PLANS		1/4"	
→ A-4.001	WEST ELEVATION	JAMES ROAD	1/8"	
→ A-4.002	EAST ELEVATION		1/8"	
→ A-4.003	NORTH ELEVATION		1/8"	
→ A-4.004	SOUTH ELEVATION		1/8"	
→ A-4.501	CONTEXT ELEVATIONS	STREETSCAPE JAMES RD	1/16"	
→ A-5.000	SITE SECTIONS		1/8"	
→ A-5.011	SITE SECTIONS		1/8"	
→ A-5.012	SITE SECTION		1/8"	
→ A-8.010	MATERIALS FINISHES		NTS	
→ A-8.500	SHADOW STUDY		NTS	

Total → 37

#### RESIDENTIAL DEVELOPMENT

148 - 154 JAMES ROAD | PORT MOODY | BC | REZONING APPLICATION RESUBMISSION

(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

DULEX SITKA HOUSE DEVELOPMENTS

(PROJECT)

RESIDENTIAL DEVELOPMENT

148 - 154 JAMES ROAD, PORT MOODY, BC

(TITLE)

COVER PAGE

18447 (PROJECT)

(SCALE)

MARCH 22, 2021 (DATE)

ISSUE 06 - REZ RESUBMISSION (REVISION)

(DRAWING)

A-0.000

<b>PARKING SPACES:</b>				
Proposed Parking Reduction	SEE PARKING DEMAND AND TDM PLAN		84 spaces	
Proposed Residential Stalls			73	
Proposed Visitor Stalls			11	
Total Parking Provided:		0.76 space/unit	84 spaces	provided total parking visitor + residential
Disabled Parking Required (6.4.1):		4 per 125-174 required spaces ( market no variance )	4 spaces	inclusive of required parking
Disabled Parking Provided:			4 spaces	inclusive of required parking
Max. Small Cars	30% of provided spaces	84	25 spaces	max. inclusive of provided parking
Provided Small Cars	40% of provided spaces	84	34 spaces	inclusive of provided parking

<b>BICYCLE SPACES:</b>				
Required Secure Bicycle Parking	Per TDM	1.5 spaces/unit	171 spaces	
Provided Secure Bicycle Parking			114 spaces	long term
Provided E_BIKE Parking			57 spaces	Long term
Provided Visitor Bicycle Parking			20 spaces	short term

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed  
Note 2: All areas are approximate and are for zoning purposes only  
Note 3: Net & gross areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls  
Note 4: Road Dedication and setbacks subject to City of Port Moody approval

PROJECT SUMMARY:					
ZONING EXISTING	REQUIRED / PERMITTED		PROPOSED		VARIANCE
	RM8		CD		
OCF LAND USE DESIGNATION	DPA 1		DPA 1		NO
OCF LAND USE DESIGNATION - Multi-Family Residential	17,968 sq.ft.	1,669 m2	17,968 sq.ft.	1,669 m2	NO
OCF LAND USE DESIGNATION - Multi-Family Residential				111	NO
OCF LAND USE DESIGNATION - Multi-Family Residential	0.00 FSR	0 m2	3.08 FSR	5,138 m2	NO
OCF LAND USE DESIGNATION - Multi-Family Residential	60%	1,002 m2	55%	915 m2	NO
OCF LAND USE DESIGNATION - Multi-Family Residential	ft	6 Storeys	6 Storeys		NO
OCF LAND USE DESIGNATION - Multi-Family Residential	101.5 ft geodetic	30.92 m geodetic			
OCF LAND USE DESIGNATION - Multi-Family Residential			163.5 ft	49.8 m	TOR EL
OCF LAND USE DESIGNATION - Multi-Family Residential			62.0 ft	18.9 m	HEIGHT
FRONT YARD (James Rd)	9.8 ft	3.00 m	18.0 ft	5.50 m	NO
FRONT - ROAD DEDICATION (James Rd)	8.2 ft	2.50 m	8.2 ft	2.50 m	NO
REAR YARD - EAST (Adjacent Residential)	14.8 ft	4.50 m	14.8 ft	4.50 m	NO
INTERIOR SIDE YARD (South / North PL)	9.8 ft	3.00 m	9.8 ft	3.00 m	NO
OPEN BALCONY AREA					
	Required		Proposed		
COMMON AMENITY SPACE: 3 m2 / unit (32.3 sf)	3,584.4 sq.ft.	333.0 m2	5,840.1 sq.ft.	542.6 m2	4.9 NO
INDOOR AMENITY AREA ( Levels 1-6)			2,606.40 sq.ft.	242.1 m2	
OUTDOOR AMENITY AREA ( Levels 2-6)			3,233.7 sq.ft.	300.4 m2	

PARKING DIMENSIONS - PORT MOODY (no column encroachments)	Width		Length		Height	
	m	ft.	m	ft.	m	ft.
Standard Cars	2.600	8.53	5.600	18.37	2.100	6.89
Small Cars	2.300	7.55	5.100	16.73	2.100	6.89
Disabled Parking	3.700	12.14	5.600	18.37	2.100	6.89
Additional width at walls	0.305	1.00				

MINIMUM AISLE	90 degrees		60 degrees		45 degrees	
	m	ft.	m	ft.	m	ft.
One-Way Traffic	6.700	21.98	5.500	18.04	4.000	13.12
Two-Way Traffic	6.700	21.98	6.100	20.01	6.100	20.01

<b>BUILDING HEIGHT</b>						
Note: 'Height' means the vertical distance from the Grade adjoining a Building or Structure to to the highest point of the roof surface of a flat roof, .....						
MAXIMUM HEIGHT	EXISTING GRADES (m)				AVE GRADE (m)	AVE GRADE (ft)
	NW	NE	SE	SW		
AVERAGE EXISTING OR INTERPOLATED GRADE	29.43	29.50	32.45	32.31	30.92	101.5

	T.O. FLAT ROOF		T.O. ELEVATOR	
	(m)	(ft)	(m)	(ft)
ELEVATION GEODETIC	49.8	163.5	51.2	168.0
HEIGHT FROM EXISTING AVE GRADE	18.9	62.0	20.3	67

PROJECT ARCHITECT  
PROJECT OWNER  
OCF LAND USE DESIGNATION  
DEVELOPMENT PERMIT AREA  
EXISTING ZONING  
PROPOSED ZONING

Shamus F Sachs Architect AIBC Architect (WA) LEED AP, Integra Architecture Inc., 2330 – 200 Granville St. Vancouver BC V6C 1S4, T.604.688.4220  
DULEX SITKA HOUSE DEVELOPMENTS  
Multi-Family Residential ( 3-6 storey)  
DPA 1 ( Form and character)  
DPA 5 ( Hazardous conditions)  
RS1 Single Detached Residential  
CD based on RM-8

<b>SITE AREA :</b>			
Gross Site Area		17,968 sq.ft.	1,669.27 m2
SROW (2.5 M) James Rd	(to be confirmed by Surveyor)	TBC	
Net Site Area		17,968 sq.ft.	1,669.27 m2
Max FSR (Gross Site Area)	3.20 Multi Family Housing ( gross site area )	57,498 sq.ft.	5,341.7 m2
Total Proposed Gross Floor Area	3.31 before exclusions	59,465 sq.ft.	5,524.4 m2
Total Proposed Exclusions		4,160 sq.ft.	386.4 m2
Proposed FSR (Gross site area)	3.08 with exclusions ( amenity + adaptable units)	55,305 sq.ft.	5,138.0 m2
Proposed Lot Coverage	55% building coverage	9,852 sq.ft.	915.28 m2

UNIT SUMMARY:															
Unit Type	ADAPT UNIT	1ST	2ND	3RD	4TH	5TH	6TH	Total	sqft / Unit	Total Unit Area (sqft)	AD	Total Unit Area (m2)	%	Unit Mix	
S01 - Studio		0	0	0	0	1	0	1	353.7	353.7		32.9	0.9%	57 Studio	
S02 - Studio	ADAPT	4	4	4	4	3	2	21	353.7	7,428.3		690.1	18.9%		
S03 - Studio	ADAPT	1	0	0	0	0	0	1	371.6	371.6		34.5	0.9%		
S04 - Studio		0	2	2	2	2	0	8	347.4	2,779.0		258.2	7.2%		
S05 - Studio		1	1	1	1	1	0	5	324.3	1,621.5		150.6	4.5%		
S06 - Studio		1	1	1	1	1	0	5	299.9	1,499.3		139.3	4.5%		
S07 - Studio		0	0	0	0	0	0	0	-	0.0		0.0	0.0%		
S08 - Studio		0	0	0	0	0	0	0	-	0.0		0.0	0.0%		
S09 - Studio		0	1	1	1	1	0	4	346.3	1,385.0		128.7	3.6%		
S10 - Studio		1	1	1	1	1	1	6	391.5	2,348.8		218.2	5.4%		
S11 - Studio		1	1	1	1	1	1	6	367.9	2,207.4		205.1	5.4%		
A01 - 1Bed		1	1	1	1	1	0	5	446.1	2,230.4		207.2	4.5%	49 1 bed	
A02 - 1Bed	ADAPT	5	5	5	5	5	3	28	471.4	13,199.2		1,226.2	25.2%		
A03 - 1Bed		1	1	1	1	1	0	5	462.4	2,312.2		214.8	4.5%		
A04 - 1Bed	ADAPT	0	1	1	1	1	0	4	474.0	1,896.1		176.2	3.6%		
A05 - 1Bed	ADAPT	1	0	0	0	0	0	1	652.4	652.4		60.6	0.9%		
A06 - 1Bed		0	0	0	0	0	1	1	391.0	391.0		36.3	0.9%		
A07 - 1Bed	ADAPT	0	1	1	1	1	0	4	501.9	2,007.6		186.5	3.6%		
A08 - 1Bed		0	0	0	0	0	1	1	647.1	647.1		60.1	0.9%		
C01 - 2Bed		0	0	0	0	0	1	1	825.1	825.1		76.7	0.9%	5 2 Bed	
C01A - 2Bed		0	0	0	0	0	1	1	804.6	804.6		74.7	0.9%		
C02 - 2Bed		0	0	0	0	0	1	1	644.3	644.3		59.9	0.9%		
C03 - 2Bed		0	0	0	0	0	1	1	935.4	935.4		86.9	0.9%		
C04 - 2Bed		0	0	0	0	0	1	1	777.7	777.7		72.3	0.9%		
Total		17	20	20	20	20	14	111		47,318		4,395.9	100.0%	100%	

FSR CALCULATION:									
Exclusion Summary		Mn 50%	No Units	SF/unit	Area HRV	Total Exclusions		Notes	
Adaptable min 50% (2 m2/unit)			56	21.50				50% Units Adaptable	
Amenity Indoor						2,606.40	242.23 m2	4.4% (Max 10% GFA)	
						360.00			
HRV Exclusion						0.00	0.00 m2	0.0% (Floors 1-6)	
Total Exclusions From FSR						4,159.65	386.44 m2		

Gross Floor Area (Including Amenity)	Unit No	Unit Area	Amenity	Common Area	Total GFA	sq.ft.	Total GFA	m2	Efficiency L1 - L6
Gross Area - P1 / P2			(Indoor)						
Gross Area - 1st Floor	17	7,179.1		2,033.76	9,212.83	sq.ft.	856	m2	77.9%
Gross Area - 2nd Floor	20	8,196.4	651.60	1,178.0	10,026.01	sq.ft.	931	m2	88.3%
Gross Area - 3rd Floor	20	8,196.4	651.60	1,178.0	10,026.01	sq.ft.	931	m2	88.3%
Gross Area - 4th Floor	20	8,196.4	651.60	1,178.0	10,026.01	sq.ft.	931	m2	88.3%
Gross Area - 5th Floor	20	8,196.4	651.60	1,178.0	10,026.01	sq.ft.	931	m2	88.3%
Gross Area - 6th Floor	14	8,087.3		1,009.2	9,096.46	sq.ft.	845	m2	88.9%
Gross Area -Roof	5	558.4		493.0	1,051.39	sq.ft.	98	m2	53.1%
Total Gross Area	111	48,052	2,606.40	8,248.1	59,464.7	sq.ft.	5,524	m2	L1 - L6 86.6%



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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

DULEX SITKA HOUSE DEVELOPMENTS

(PROJECT)

RESIDENTIAL DEVELOPMENT  
148 - 154 JAMES ROAD, PORT MOODY, BC

(TITLE)

STATISTICS

(PROJECT)

18447

(SCALE)

MARCH 22, 2021

(DATE)

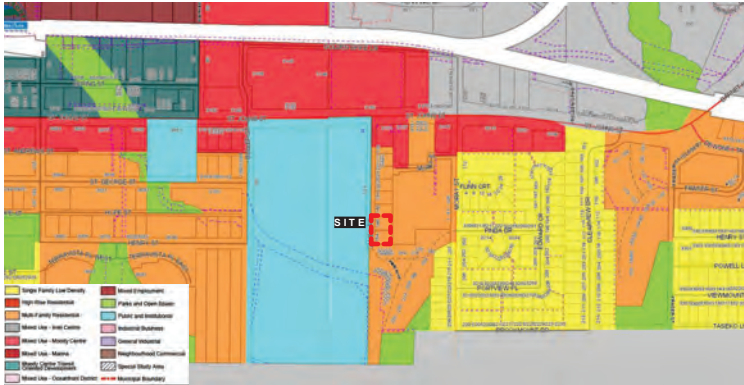
ISSUE 06 - RES SUBMISSION

(DRAWING)

A-0.010



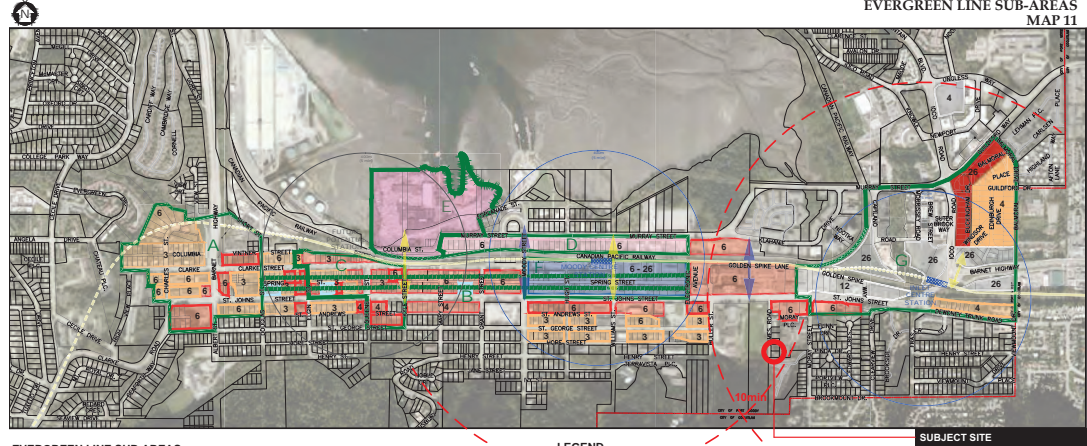
EXISTING ZONING - RS1 SINGLE DETACHED RESIDENTIAL



OCP DESIGNATION - MULTI-FAMILY RESIDENTIAL ATTACHED



ENVIRONMENTAL - ESA AND WATERCOURSES

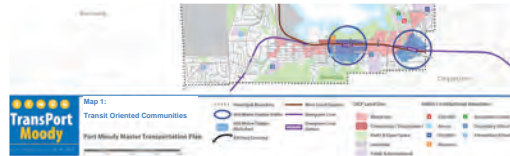


EVERGREEN LINE SUB-AREAS

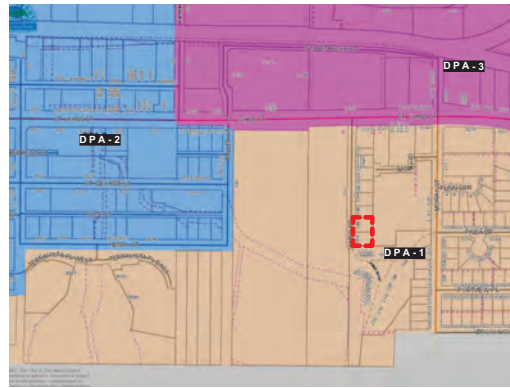
- A Westport
- B Spring Street Promenade
- C Heritage Commercial District
- D Murray Street Boulevard
- E Oceanfront District
- F Moody Centre Station Transit Oriented Development
- G Inlet Centre Station Transit Oriented Development

OCP MAP 11 - EVERGREEN LINE SUB-AREAS

PROJECT LOCATED OUTSIDE OF DESIGNATED EVERGREEN LINE SUB-AREAS  
ESTIMATED 10 MIN WALK TO INLET CENTRE STATION



OCP DPA 1 - FORM AND CHARACTER



OCP DPA 1 - FORM AND CHARACTER

## OFFICIAL COMMUNITY PLAN EVERGREEN LINE SUB-AREAS MAP 11



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DEVELOPMENTS

(PROJECT)

RESIDENTIAL  
DEVELOPMENT

148-154 JAMES ROAD,  
PORT MOODY, BC

(TITLE)

ZONING OCP

(PROJECT)

18447

(SCALE)

MARCH 22, 2021

(DATE)

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(DRAWING)

**A-0.020**



GEORGE DEVELOPMENT



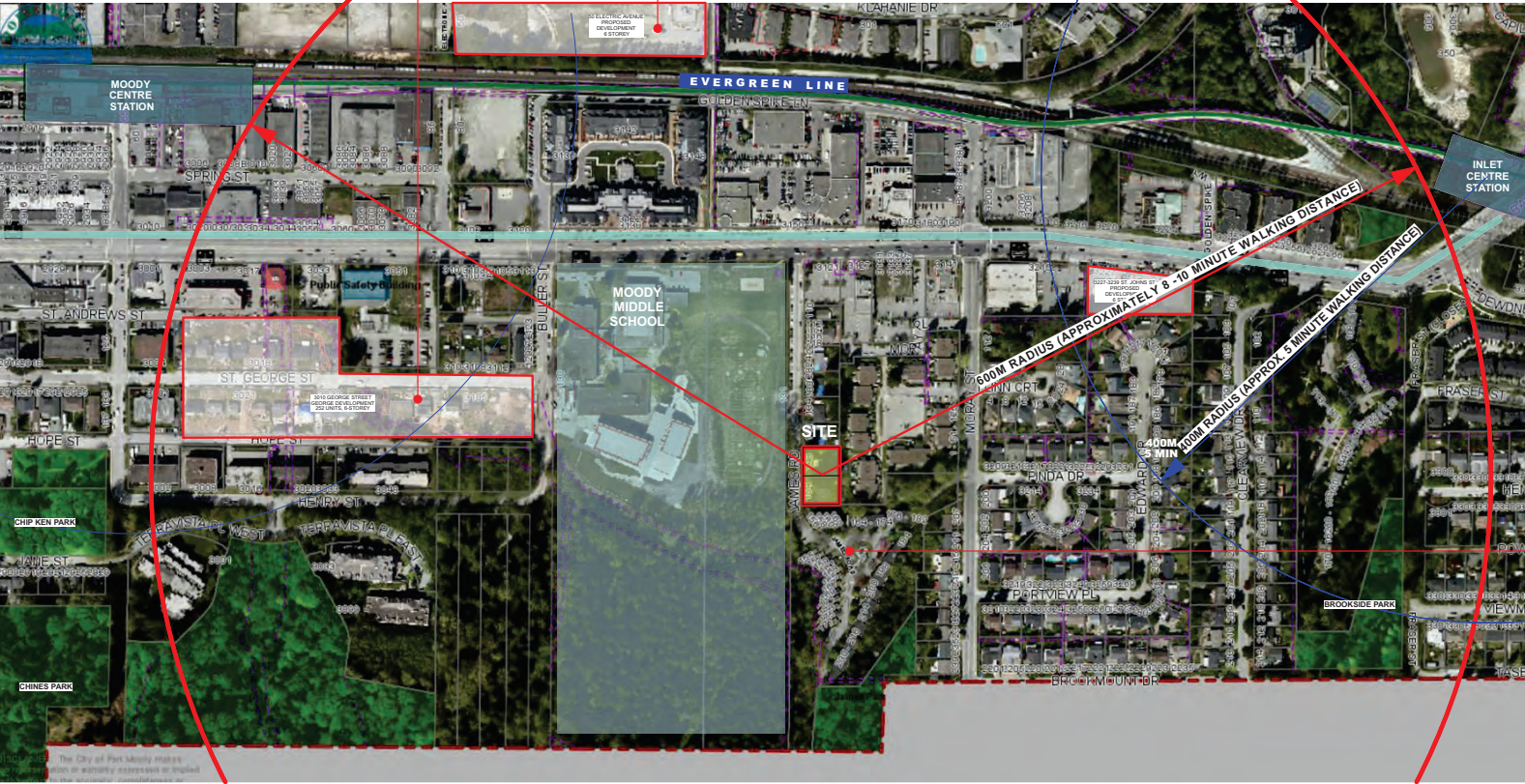
50 ELECTRIC AVENUE

- SKYTRAIN TRANSIT LINE STATIONS
- BUS LINES : 183 & 184
- PROPOSED DEVELOPMENTS
- PARKS & RECREATIONAL
- SCHOOLS & INSTITUTIONS
- SUBJECT SITE - 148-154 JAMES ROAD



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TALL TREE ESTATES

(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

DULEX SITKA HOUSE DEVELOPMENTS

(PROJECT)

RESIDENTIAL DEVELOPMENT  
148-154 JAMES ROAD,  
PORT MOODY, BC

(TITLE)

SITE LOCATION

(PROJECT)

18447

(SCALE)

MARCH 22, 2021

(DATE)

ISSUE 06 - REZ SUBMISSION

(DRAWING)

A-0.040



JAMES RD - VIEW NORTH AT SUBJECT SITE



NORTH PL - EXISTING ADJACENT 2 STOREY



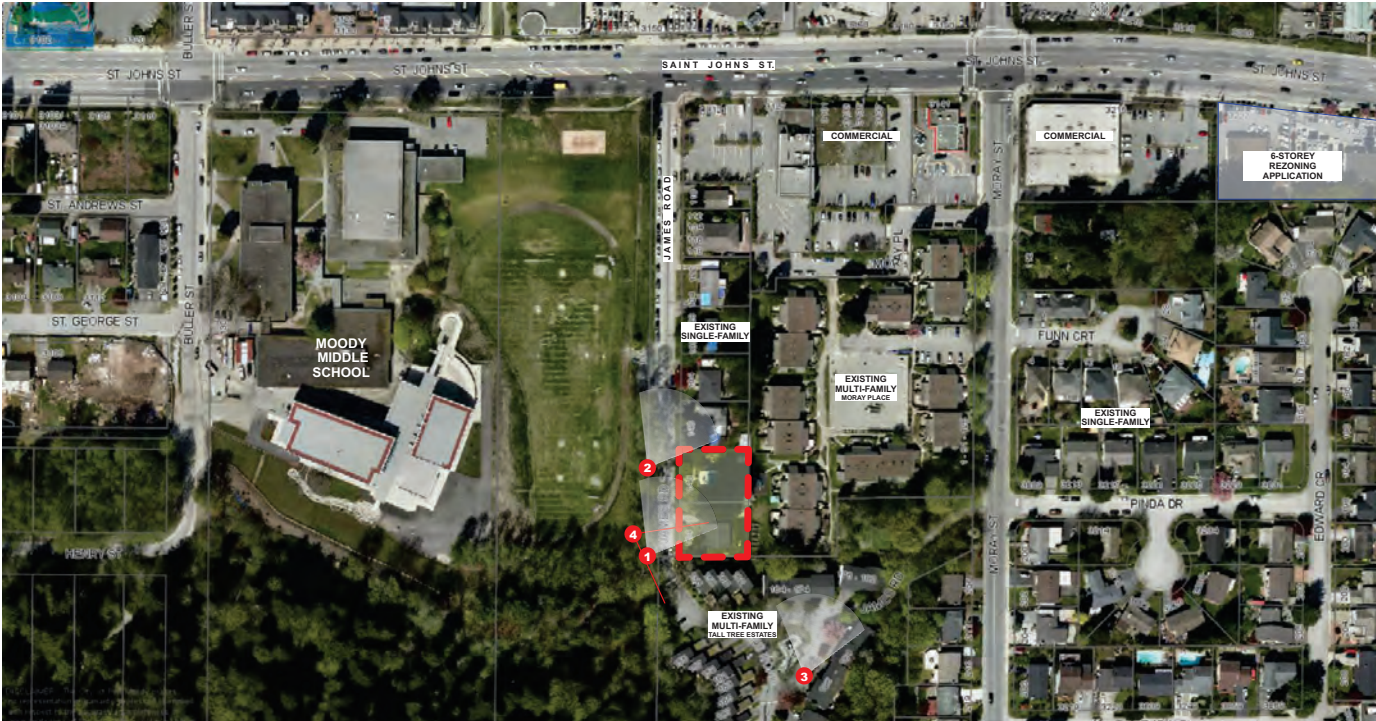
ADJACENT MULTI-FAMILY - INTERNAL VIEW



SOUTH PL - EXISTING ADJACENT TOWNHOMES



SITE CONTEXT - AERIAL VIEW NORTH



ADJACENT MULTI-FAMILY - INTERNAL COURTYARD



ADJACENT MULTI-FAMILY TALL TREE ESTATES



MORAY PLACE - MULTI-FAMILY RENTAL



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(ARCHITECT SEAL)

(CLIENT)

**DULEX SITKA HOUSE DEVELOPMENTS**

(PROJECT)

**RESIDENTIAL DEVELOPMENT**

148 - 154 JAMES ROAD,  
PORT MOODY, BC

(TITLE)

**SITE CONTEXT PHOTOS**

(PROJECT)

18447

(SCALE)

(DATE)

MARCH 22, 2021

(REVISION)

ISSUE 06 - REZ SUBMISSION

(DRAWING)

**A-0.050**



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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

DULEX SITKA HOUSE  
DEVELOPMENTS

(PROJECT)

RESIDENTIAL  
DEVELOPMENT  
148 - 154 JAMES ROAD,  
PORT MOODY, BC

(TITLE)

## CONTEXT PLAN

18447 (PROJECT)

1/16" = 1'-0" (SCALE)

MARCH 22, 2021 (DATE)

ISSUE 06 - REZ RESUBMISSION (REVISION)

(DRAWING)

A-0.060



ROOF DECK OUTDOOR - AMENITY / PLANTING (AWAY FROM THE EDGES - PRIVACY)



GATHERING / VIEWS

URBAN GARDENING PLOTS

STEP AT TOP STOREY TO THE SOUTH AND NORTH - TRANSITION TO LOW DENSITY



REDUCED MASSING - TOP STOREY

PATIOS

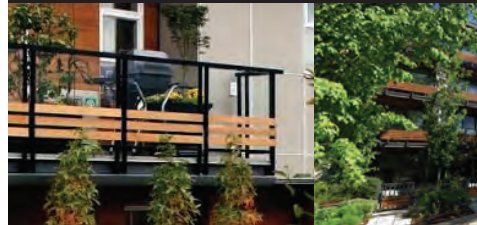
2 STOREY BUILDING BASE - TO RESEMBLE TOWNHOUSE FACADE TO REINFORCE THE NEIGHBOURHOOD CHARACTER, TRANSITION



RHYTHM ALONG THE STREETScape

PATIOS - STREET ENTRIES

PRIVACY / SEPARATION / MINIMIZING OVERLOOKING



BALCONY SCREENS

LANDSCAPE BUFFER

PUBLIC REALM - ROAD DEDICATION, NEW SIDEWALK, BOULEVARD, LIGHTING



GRASSCRETE

STREETSCAPE IMPROVEMENTS

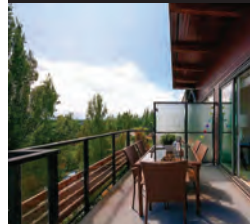
LIGHTING

DURABLE MATERIALS - RESIDENTIAL CHARACTER



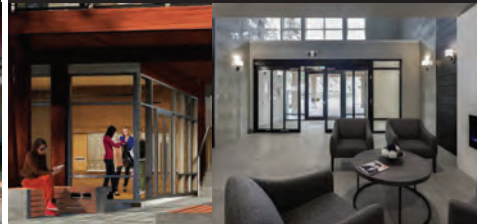
FIBRE CEMENT PANEL / PLANK, WOODGRAIN SOFFIT, CULTURED STONE

PRIVATE OUTDOOR SPACE



LARGE BALCONIES

INDOOR AMENITY - GATHERING, MEETINGS



INDOOR AMENITY

INDOOR AMENITY / LOBBY



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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

DULEX SITKA HOUSE DEVELOPMENTS

(PROJECT)

RESIDENTIAL DEVELOPMENT

148 - 154 JAMES ROAD, PORT MOODY, BC

(TITLE)

DESIGN CONCEPT

(PROJECT)

18447

(SCALE)

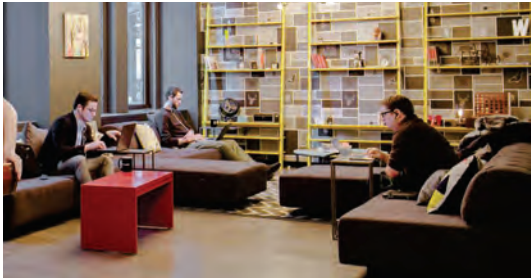
(DATE)

MARCH 22, 2021

ISSUE 06 - REZ SUBMISSION

(DRAWING)

**A-0.075**



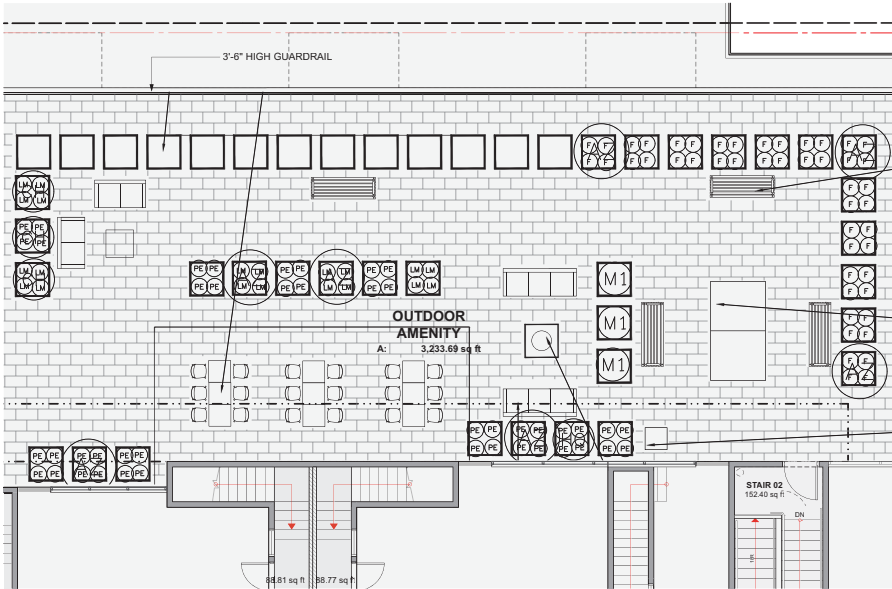
FLEX AREA



COMMON AMENITY SPACES AT EVERY LEVEL



OUTDOOR AMENITY



INDOOR OUTDOOR AMENITY EXAMPLE



WORK STATIONS



COMMON SPACES - KITCHENETTE, SEATING



JAMES ROAD STREETScape



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[ARCHITECT SEAL]

[CLIENT]

**DULEX SITKA HOUSE  
DEVELOPMENTS**

[PROJECT]

**RESIDENTIAL  
DEVELOPMENT**  
148 - 154 JAMES ROAD,  
PORT MOODY, BC

[TITLE]

**PERSPECTIVE  
VIEWS**

18447 [PROJECT]

[SCALE]

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**A-0.080**



ARIAL VIEW SOUTH - ALONG JAMES ROAD



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[ARCHITECT SEAL]

[CLIENT]

**DULEX SITKA HOUSE  
DEVELOPMENTS**

[PROJECT]

**RESIDENTIAL  
DEVELOPMENT**  
148 - 154 JAMES ROAD,  
PORT MOODY, BC

[TITLE]

**PERSPECTIVE  
VIEWS**

[PROJECT]

18447

[SCALE]

[DATE]

MARCH 22, 2021

[REVISION]

ISSUE 06 - REZ RESUBMISSION

[DRAWING]

**A-0.081**



JAMES ROAD MAIN ENTRANCE AND INDOOR AMENITY - VIEW SOUTH EAST GROUND LEVEL TREATMENT



JAMES ROAD STREETScape - OVERALL VIEW SOUTH EAST



JAMES ROAD - TWO STOREY 'TOWNHOUSE FACADE'



OVERALL VIEW ALONG JAMES ROAD - VIEW NORTH EAST



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**DULEX SITKA HOUSE  
DEVELOPMENTS**

[PROJECT]

**RESIDENTIAL  
DEVELOPMENT**  
148 - 154 JAMES ROAD,  
PORT MOODY, BC

[TITLE]

**PERSPECTIVE  
VIEW**

18447 [PROJECT]

[SCALE]

MARCH 22, 2021 [DATE]

ISSUE 06 - REZ RESUBMISSION [REVISION]

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**A-0.083**



ARIAL VIEW NORTH - ALONG EAST PROPERTY LINE



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[CLIENT]

**DULEX SITKA HOUSE  
DEVELOPMENTS**

[PROJECT]

**RESIDENTIAL  
DEVELOPMENT**  
148 - 154 JAMES ROAD,  
PORT MOODY, BC

[TITLE]

## PERSPECTIVE VIEWS

18447 [PROJECT]

[SCALE]

MARCH 22, 2021 [DATE]

ISSUE 06 - REZ RESUBMISSION [REVISION]

[DRAWING]

**A-0.084**



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## SURVEY REFERENCE

18447 [PROJECT]

1/8" = 1'-0" [SCALE]

MARCH 22, 2021 [DATE]

ISSUE 06 - REZ RESUBMISSION

[DRAWING]

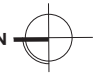
**A-1.001**



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(ARCHITECT SEAL)

(CLIENT)

DULEX SITKA HOUSE DEVELOPMENTS

(PROJECT)

**RESIDENTIAL DEVELOPMENT**  
148-154 JAMES ROAD,  
PORT MOODY, BC

(TITLE)

**SITE PLAN**

(PROJECT)

18447

1/8" = 1'-0"

(SCALE)

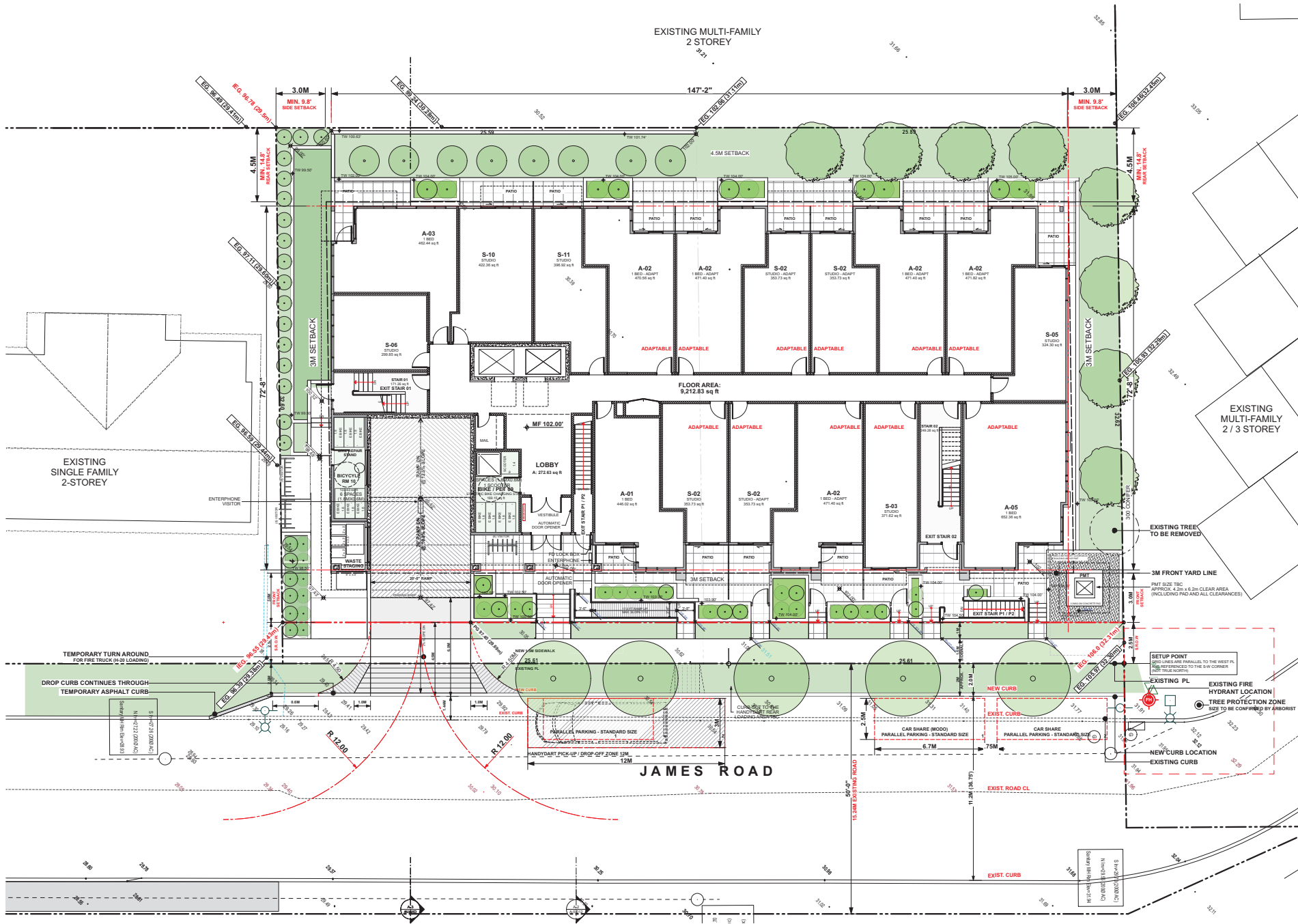
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(DATE)

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**A-1.010**



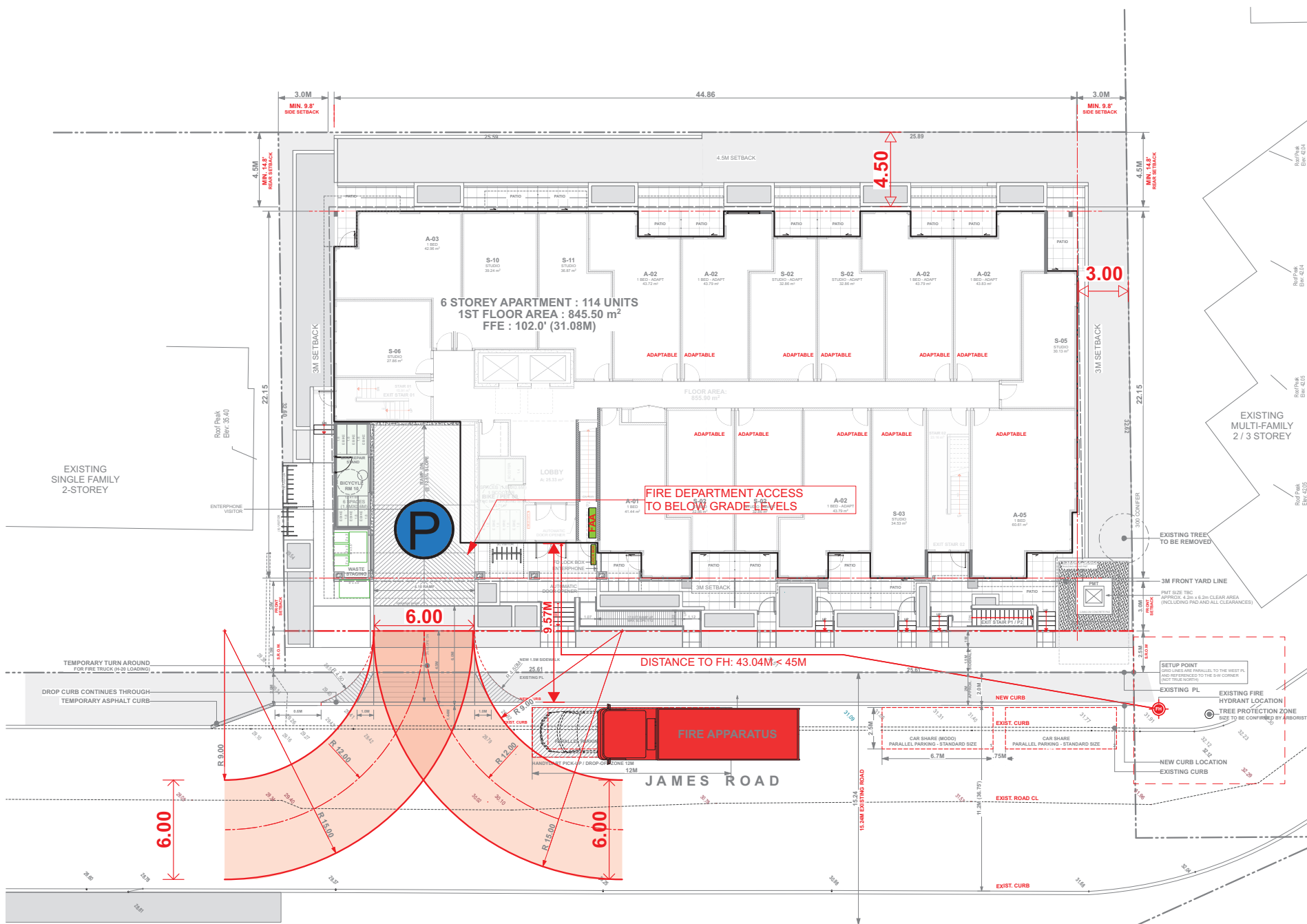


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6.10 LIMITING DISTANCE

**A-1.020**

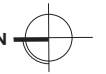




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(ARCHITECT SEAL)

(CLIENT)

DULEX SITKA HOUSE DEVELOPMENTS

(PROJECT)

**RESIDENTIAL DEVELOPMENT**  
118 - 154 JAMES ROAD,  
PORT MOODY, BC

(TITLE)

**PARKING -P1**

18447 (PROJECT)

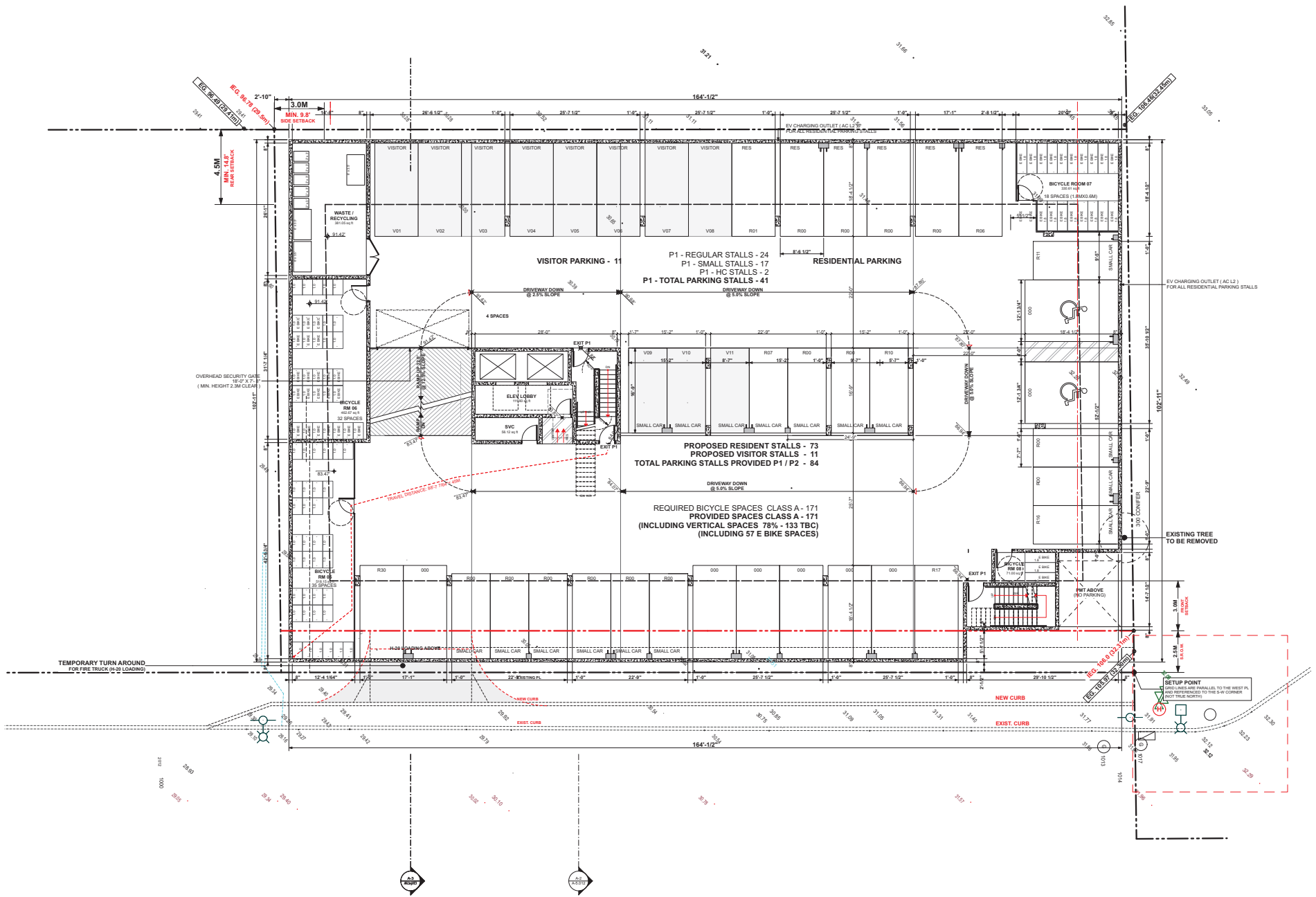
1/8" = 1'-0" (SCALE)

MARCH 22, 2021 (DATE)

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(DRAWING)

**A-2.001**







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(ARCHITECT SEAL)

EXISTING MULTI-FAMILY  
2 / 3 STOREY

(CLIENT)  
**DULEX SITKA HOUSE  
DEVELOPMENTS**

(PROJECT)  
**RESIDENTIAL  
DEVELOPMENT**  
118-154 JAMES ROAD,  
PORT MOODY, BC

(TITLE)

**1ST FLOOR**

(PROJECT)

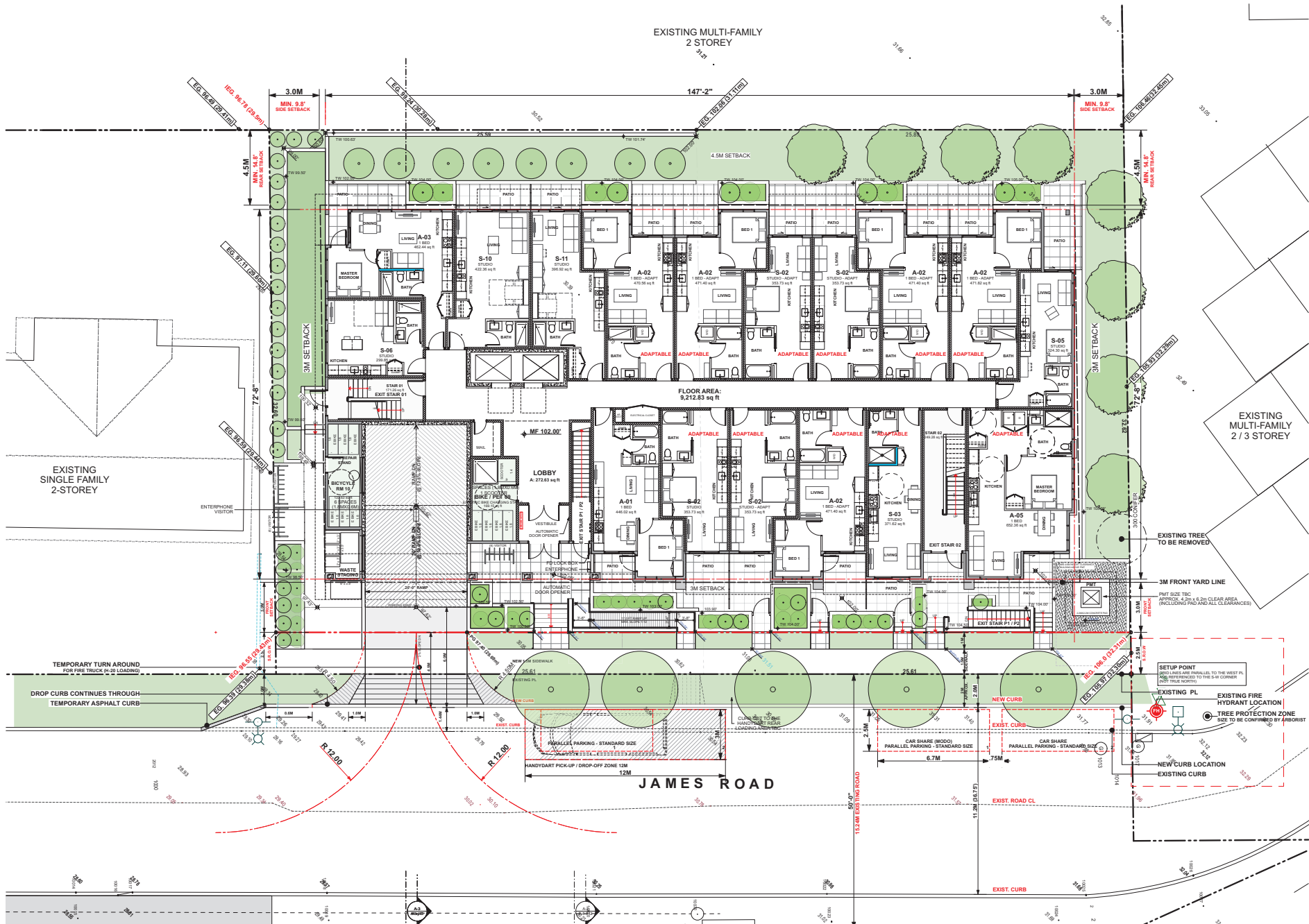
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ISSUE 06 - RESUBMISSION

(DRAWING)

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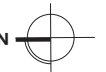




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(CLIENT)

**DULEX SITKA HOUSE DEVELOPMENTS**

(PROJECT)

**RESIDENTIAL DEVELOPMENT**  
148-154 JAMES ROAD,  
PORT MOODY, BC

(TITLE)

**JAMES ROAD -  
2.5M R.O.W. /  
TURN AROUND**

(PROJECT)

18447  
1/8" = 1'-0"

(SCALE)

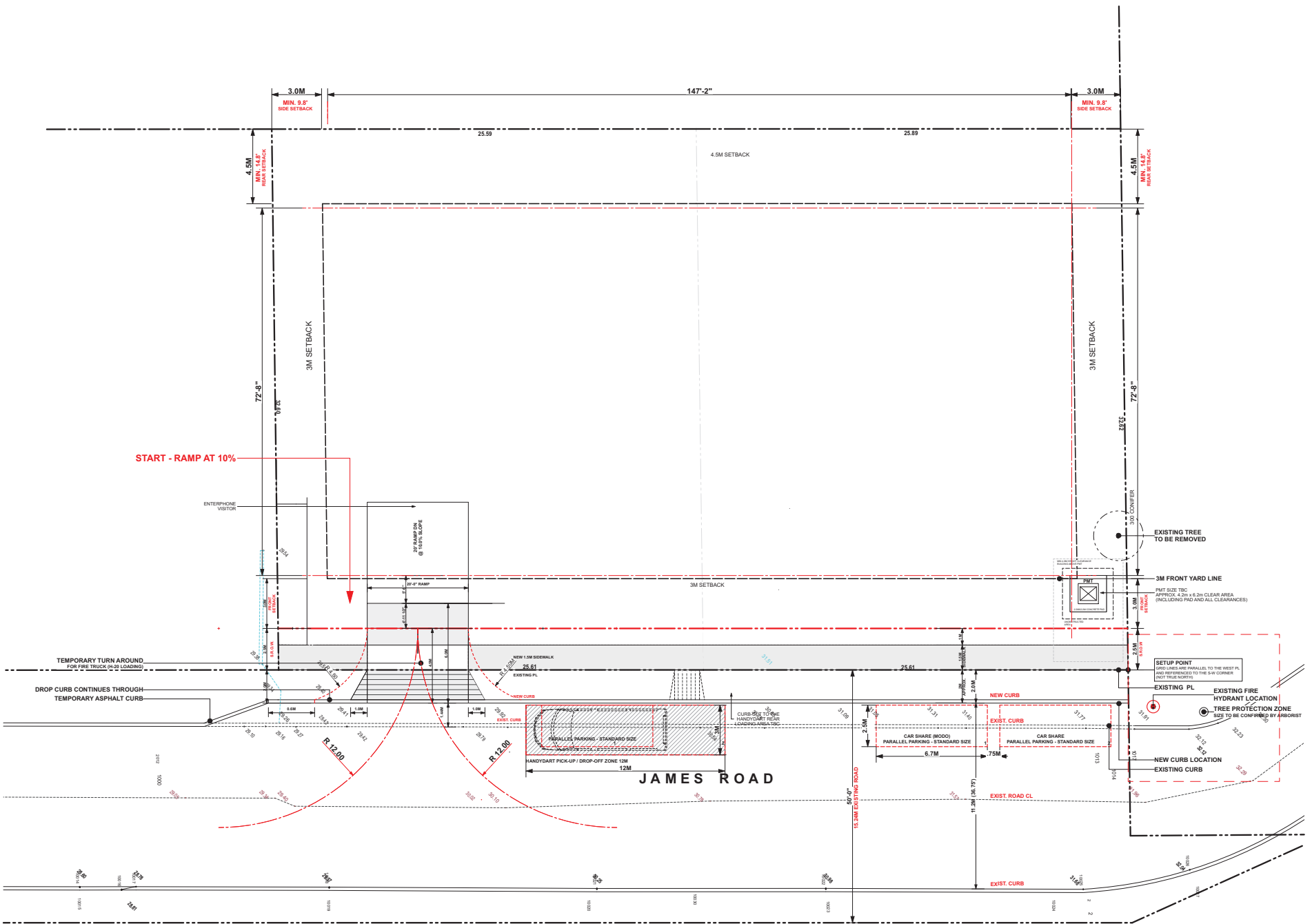
MARCH 22, 2021

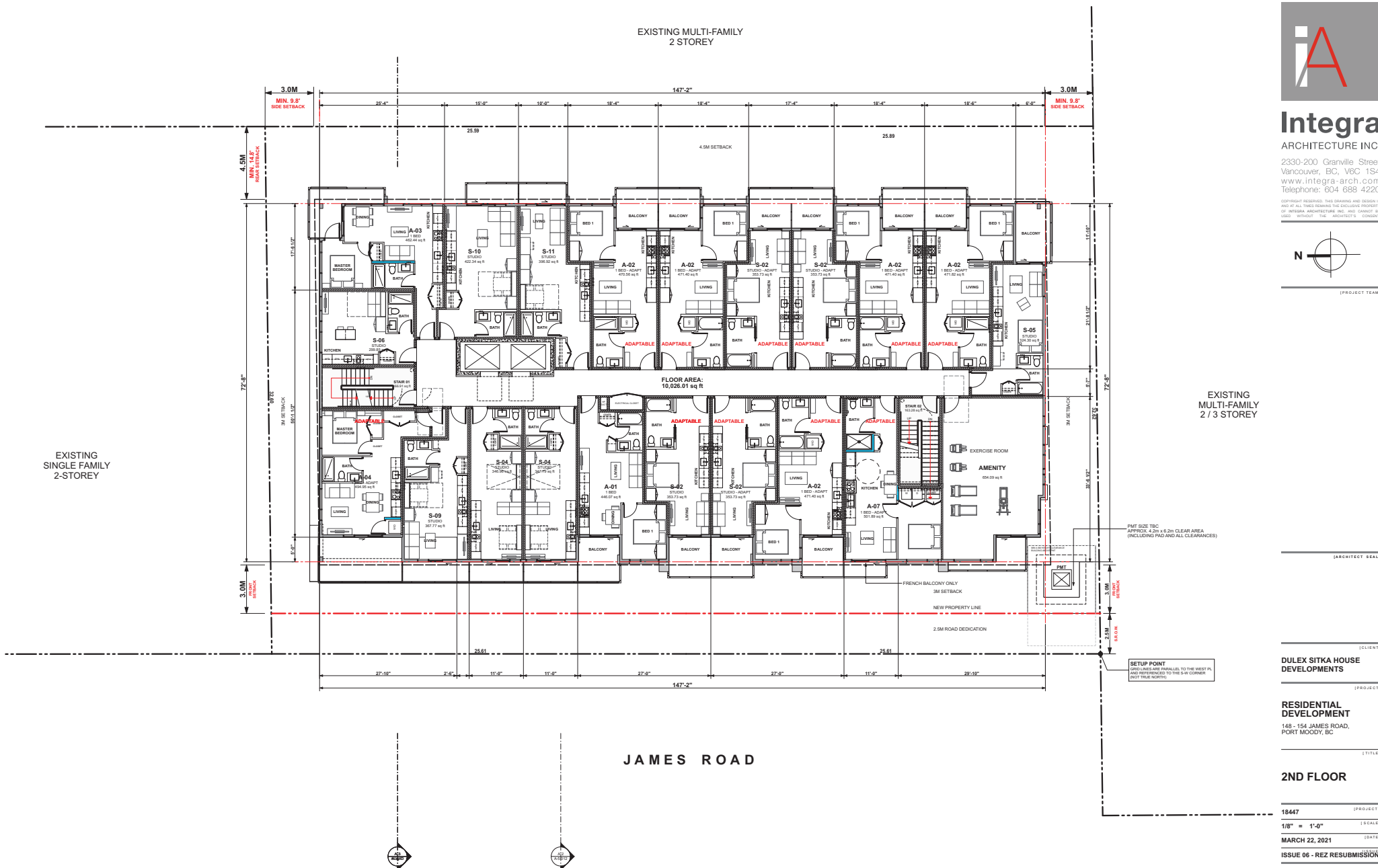
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**A-2.011**





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[ARCHITECT SEAL]

[CLIENT]

[PROJECT]

[TITLE]

[DATE]

[SCALE]

[PROJECT]

[TITLE]

[DATE]

[SCALE]

[PROJECT]

[TITLE]

[DATE]

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[DATE]

[SCALE]

[PROJECT]



ARCHITECT SEAL

CLIENT

PROJECT

JAMES ROAD

3RD FLOOR

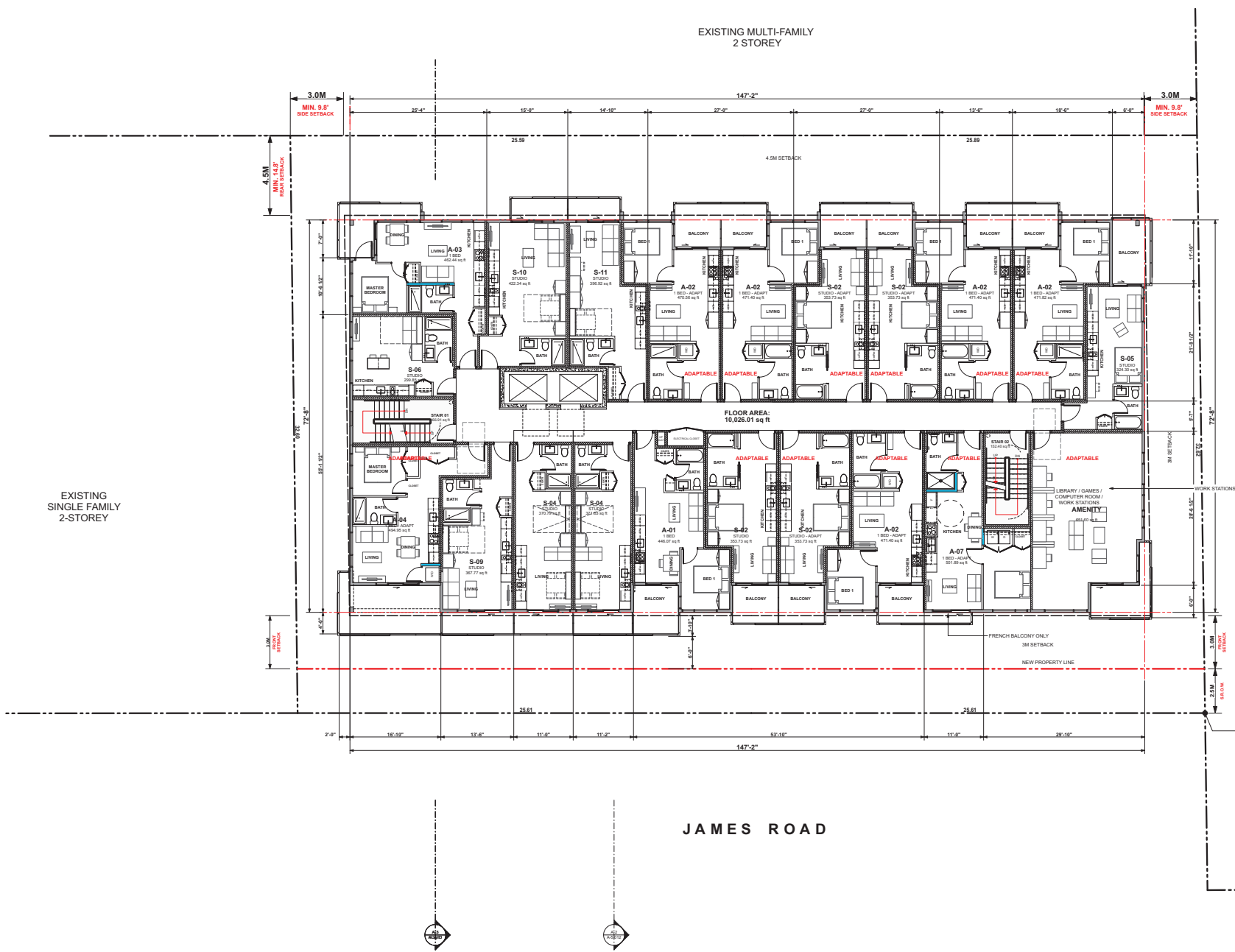
EXISTING  
MULTI-FAMILY  
2 / 3 STOREY

**SETUP POINT**  
GRID LINES ARE PARALLEL TO THE WESTER

AND REFERENCED TO THE S-W CORNER  
(NOT TRUE NORTH)

---

---



4TH FLOOR



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(ARCHITECT SEAL)

(CLIENT)

**DULEX SITKA HOUSE  
DEVELOPMENTS**

(PROJECT)

**RESIDENTIAL  
DEVELOPMENT**  
148 - 154 JAMES ROAD,  
PORT MOODY, BC

(TITLE)

**4TH FLOOR**

18447 (PROJECT)

1/8" = 1'-0" (SCALE)

MARCH 22, 2021 (DATE)

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**A-2.040**



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DULEX SITKA HOUSE  
DEVELOPMENTS

[PROJECT]

RESIDENTIAL  
DEVELOPMENT  
148 - 154 JAMES ROAD,  
PORT MOODY, BC

[TITLE]

5TH FLOOR

18447 [PROJECT]

1/8" = 1'-0" [SCALE]

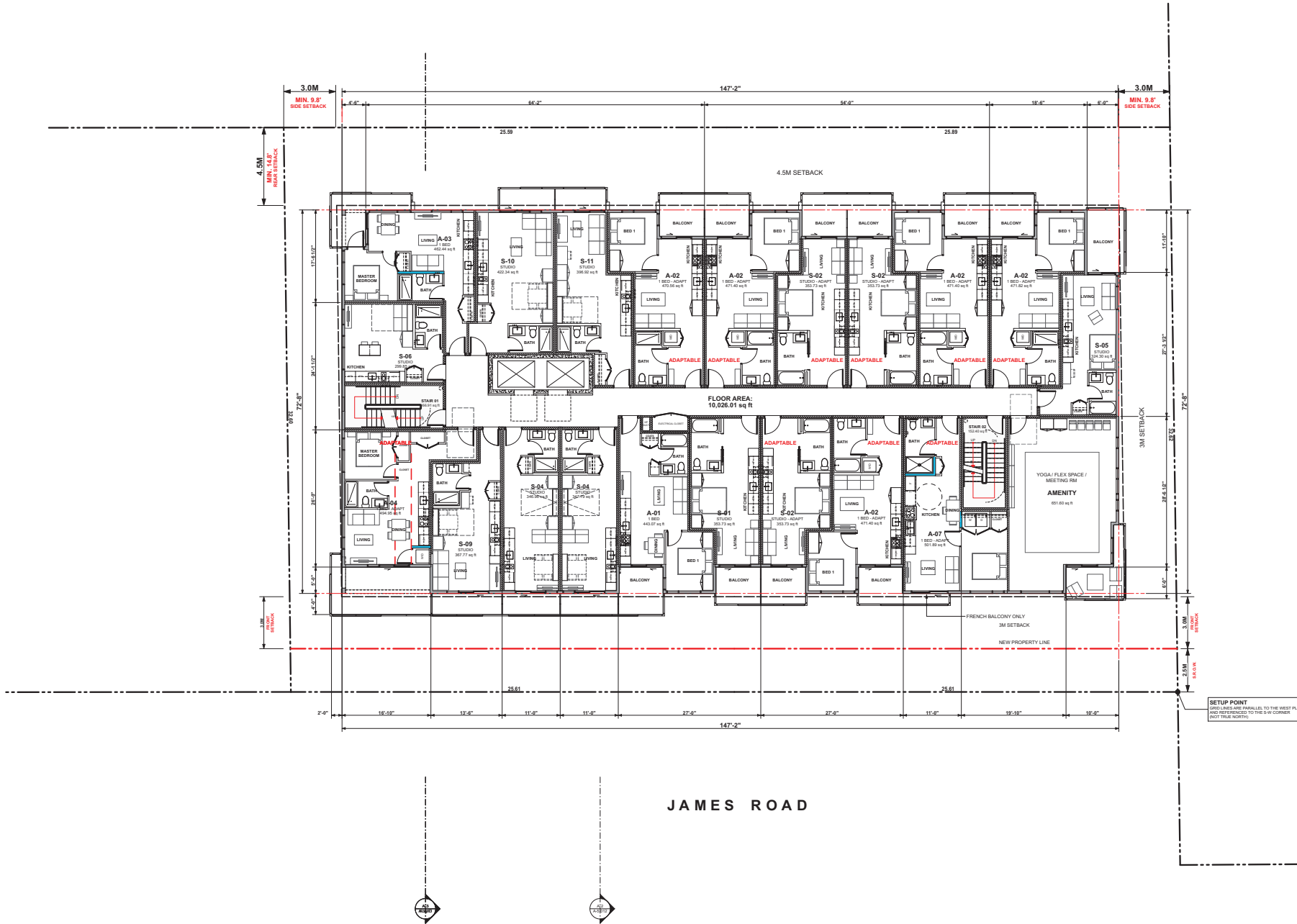
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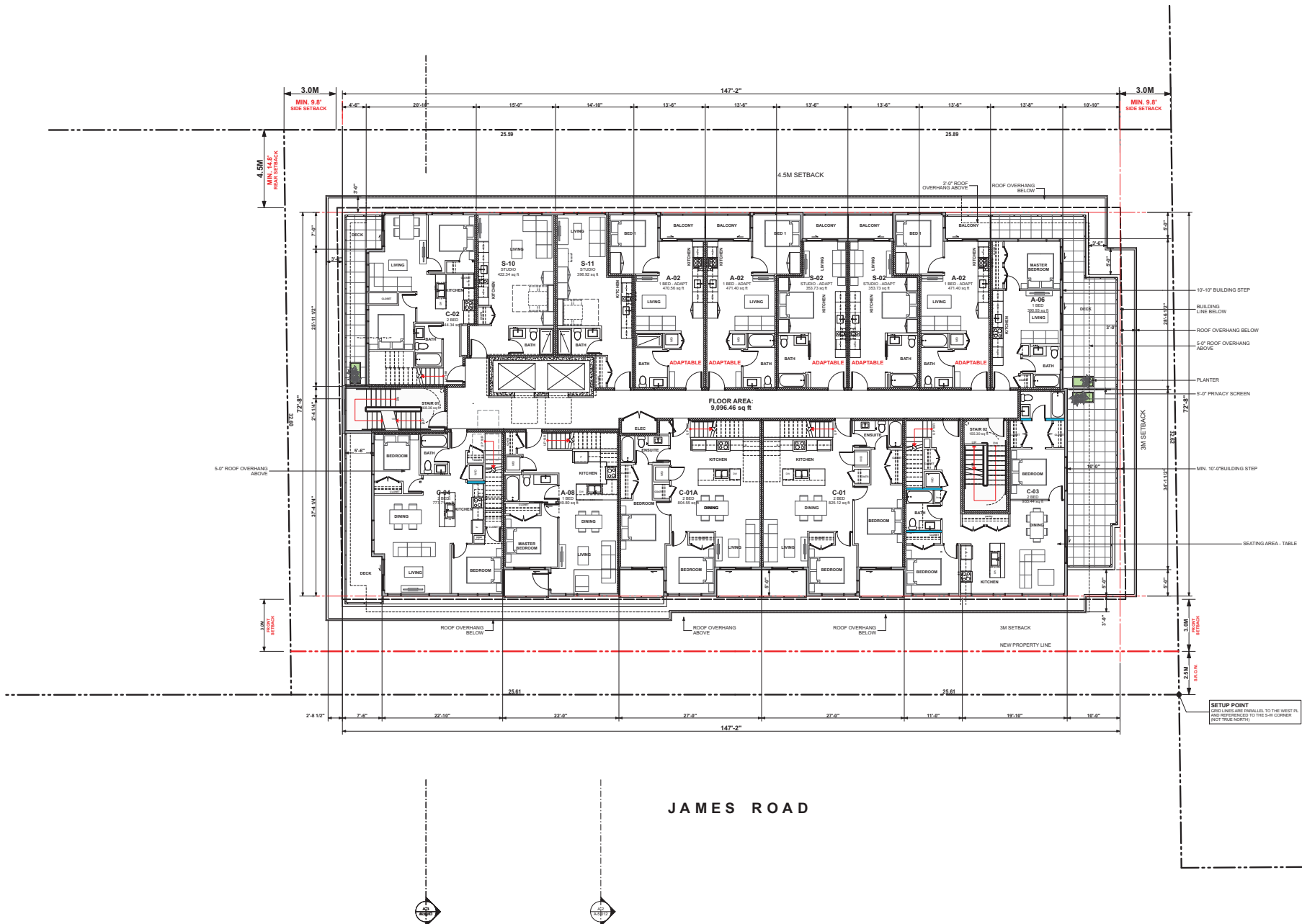
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A-2.050

5TH FLOOR





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(PROJECT)

(TITLE)

(SCALE)

(DATE)

(DRAWING)

(REVISION)

(NOTES)

(LEGEND)

(APPENDIX)

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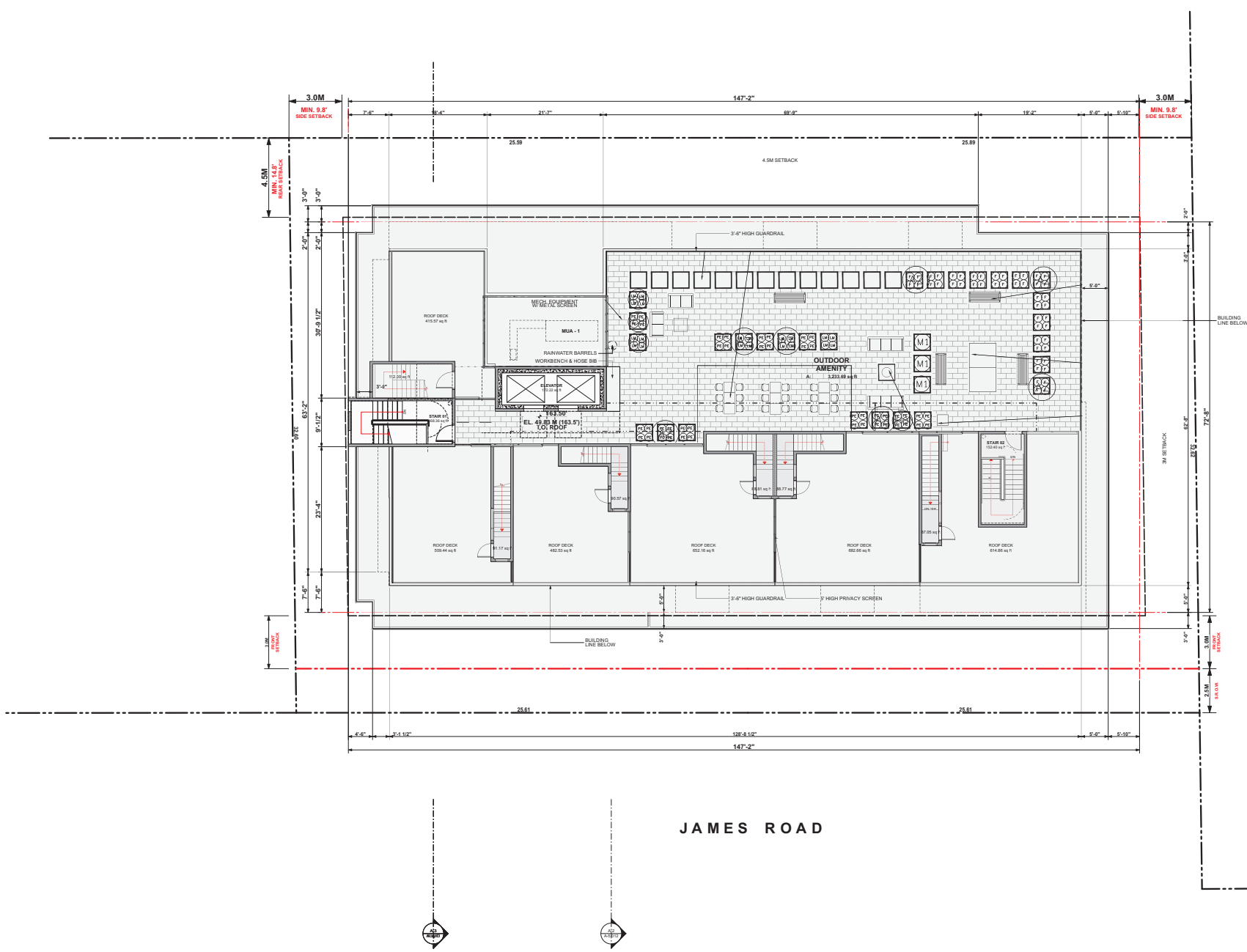
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(LIST OF GLOSSARY)

(LIST OF INDEX)

(LIST OF CONTENTS)



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**DULEX SITKA HOUSE DEVELOPMENTS**

[PROJECT]

**RESIDENTIAL DEVELOPMENT**  
148 - 154 JAMES ROAD,  
PORT MOODY, BC

[TITLE]

**ROOF PLAN**

18447 [PROJECT]

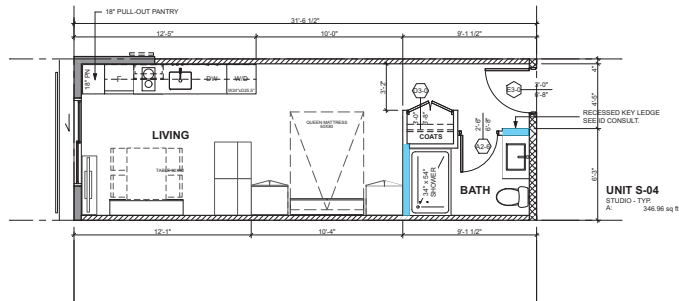
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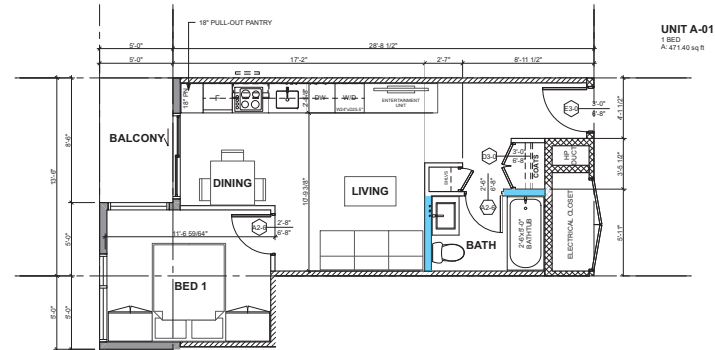
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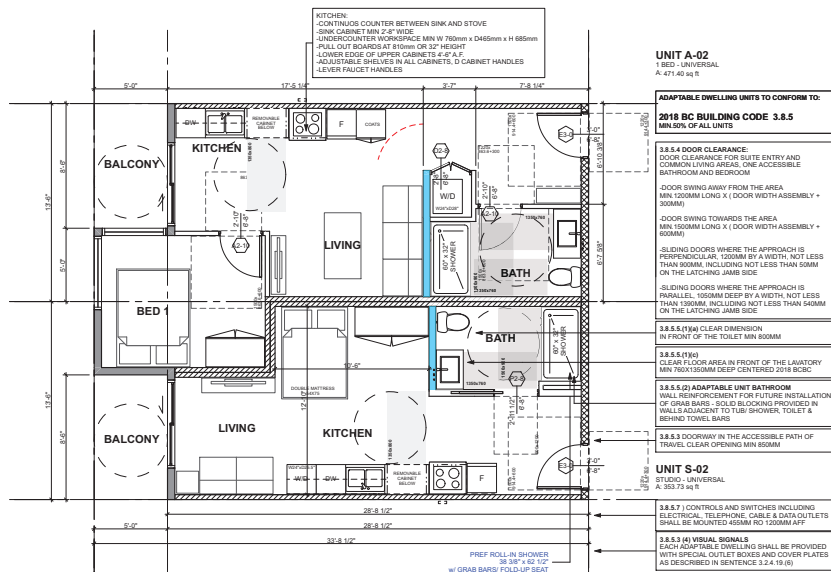
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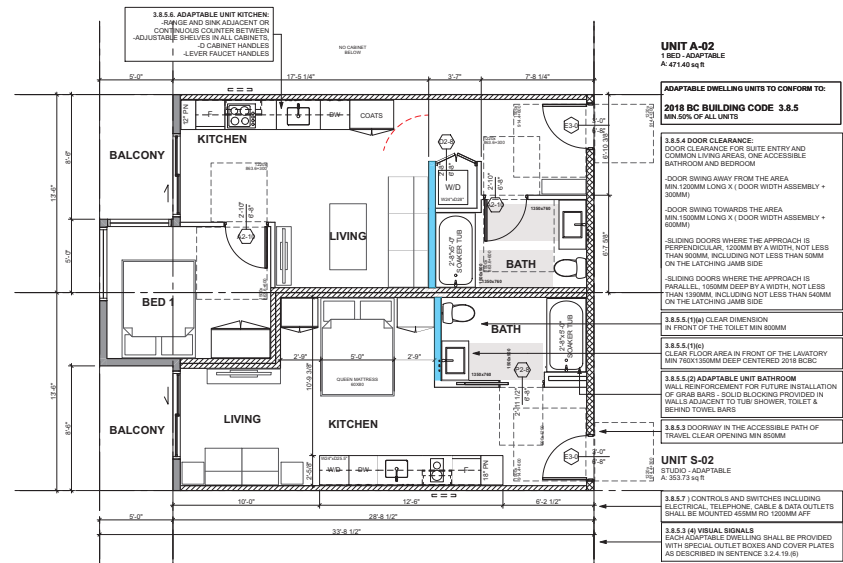
**S-04 STUDIO - TYPICAL UNITS**



**A-01 1 BEDROOM - TYPICAL UNITS**



**S-02 STUDIO / A-02 1 BEDROOM - UNIVERSAL UNITS**



**S-02 STUDIO / A-02 1 BEDROOM - ADAPTABLE UNITS**

## MATERIAL AND COLOUR LEGEND

to match:			
• A	Light Grey	IKO Roofing SBS	Modiflex Charcoal Grey 2 Ply SBS Roofing membrane at flat roofs
• B	Gray	James Hardie ColorPlus Collection	Aged Pewter HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
• C	Charcoal	James Hardie ColorPlus Collection	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims
• D	Off-White	James Hardie ColorPlus Collection	Cobble Stone HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
• E	Woodgrain	Pre-finished Fibre Cement Siding	Woodtone Rustic Series - Mountain pre-finished 5 1/4" exposure at selected locations

• F	Charcoal	Benjamin Moore	BM 2118-10 Universal Black Painted Trims, Roof Fascia and Hardie Panel, smooth texture accent panel at window locations
• G	Black or Clear Anodized	Windows	Standard Black Typical Vinyl windows and sliding doors w/ matching flashing
• H	Light Grey - Silver	Stone Veneer	Echo-Ridge Pro-Fit Alpine Ledgestone Manufactured Stone Veneer Panels at selected locations
• I	Woodgrain	Pre-finished Fibre Cement	Woodtone Rustic Series - Mountain u/s of balconies
• I1	Grey	Aluminum Soffit	Gentek Slate 4 panel perforated aluminum soffit u/s of balconies at lane elevation
• J	Black	Tiger Drylac Powder Coatings	Flat Black or to match BM 2118-10 Pre-finished aluminum c/w safety glass railing @ balconies

• K	Black	Makin Metals Ltd.	Matte Black Flashing at roofs, flashing at dark windows, downspouts, gutters
• L	White	Makin Metals Ltd.	Regal White Flashing at all other locations with finish (D)
• M	Light Beige	Architectural concrete	Clear, water repellent coating Architectural concrete finish at exposed concrete walls, landscape walls
• N	Pre-finished	WPC or Aluminum Powder Coating	Decorative Screens 4x1x1/4" horizontal bar grille at balconies selected locations front mounted
• O	Black	Storefront Doors and Windows	Double glazed, aluminum storefront doors, windows at main lobby, amenity and roof deck exit.
• P	Black	Overhead Security gate	Pre-finished Standard Finish 'Black' Overhead vertical security gate, aluminum open grill with concentrated pickets at corners and top-middle (for extra security to manufacturer's recommendations)

140 JAMES ROAD  
SINGLE FAMILY  
2-STORY



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**RESIDENTIAL  
DEVELOPMENT**  
140-154 JAMES ROAD,  
PORT MOODY, BC

**JAMES RD -  
WEST  
ELEVATION**

18447







1/8" = 1'-0"

MARCH 22, 2021

ISSUE 06 - REZ RESUBMISSION

A-4.001

		to match:		
A	Light Grey	IKO Roofing SBS	Modiflex Charcoal Grey	2 Ply SBS Roofing membrane at flat roofs
		James Hardie ColorPlus Collection	Aspal Pewter	
B	Gray	James Hardie ColorPlus Collection	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls	
C	Charcoal	James Hardie ColorPlus Collection	Iron Gray	716" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims
D	Off-White	James Hardie ColorPlus Collection	Cobble Stone	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
E	Woodgrain	Prefinished Fibre Cement Ceilings	Woodtone Rustic Series - Mountain	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations

	<b>F</b>	Charcoal	Benjamin Moore	BM 2118-10 Universal Black	Painted Trims, Roof Fascia and Hardie Panel, smooth texture accent panel at window locations
	<b>G</b>	Black or Clear Anodized	Windows	Standard Black	Typical Vinyl windows and sliding doors w/ matching flashing
	<b>H</b>	Light Grey / Brown	Stone Veneer	Echo-Ridge Pro-Fit Alpine Ledgerstone	Manufactured Stone Veneer Panels at selected locations
	<b>I</b>	Woodgrain	Prefinished Fibre Cement	Woodstone Rustic Series - Mountain Cedar	Pre-finished soffits @ roof soffit and u/s of balconies
	<b>I1</b>	Grey	Aluminum Soffit	Gentek Soffit	4 panel perforated aluminum c/w soffits u/s of balconies at lane elevation
	<b>J</b>	Black	Spider Drylac Powder Coatings	Flat Black or to match BM 2118-10	Pre-finished aluminum c/w safety glass railing @ balconies

● <b>K</b>	Black	Makin Metals Ltd.	Matte Black	Flashing at doors, flashing at dark windows, downspouts, gutters
● <b>L</b>	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
● <b>M</b>	Light Beige	Architectural concrete	Clear, water repellent coating	Architectural concrete finish at exposed concrete walls, landscape walls
● <b>N</b>	Pre-finished	WPC or Aluminum Powder Coating	-	Decorative Screens 4x16" horizontal bar grills at balconies selected locations front mounted
● <b>O</b>	Black	Storefront Doors and Windows	Black	Double glazed, aluminum storefront doors, windows at main lobby, amenity and roof deck exit.
● <b>P</b>	Black	Overhead Security gate	Pre-finished Standard Finish Black	Overhead vertical security gate, aluminum open gate with concentrated pickets at corners and top-middle (for security to manufacturer's recommendations)



**DULEX SITKA HOUSE DEVELOPMENTS**

**RESIDENTIAL  
DEVELOPMENT**  
148 - 154 JAMES ROAD,  
PORT MOODY, BC

EAST  
ELEVATION

19447 [PROJECT]

[ SCALE ]

MARCH 22, 2021 [DATE]

ISSUE 06 - REZ RESUBMISSION

[DRAWING]

A-4 003

7-41002

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## MATERIAL AND COLOUR LEGEND

to match:			
• A	Light Grey	IKO Roofing SBS	Modiflex Charcoal Grey 2 Ply SBS Roofing membrane at flat roofs
• B	Gray	James Hardie ColorPlus Collection	Aged Pewter HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
• C	Charcoal	James Hardie ColorPlus Collection	Iron Gray 7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims
• D	Off-White	James Hardie ColorPlus Collection	Cobble Stone HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
• E	Woodgrain	Pre-finished Fibre Cement Siding	Woodtone Rustic Series - Mountain Cedar Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations

• F	Charcoal	Benjamin Moore	BM 2118-10 Universal Black Painted Trims, Roof Fascia and Hardie Panel, smooth texture accent panel at window locations
• G	Black or Clear Anodized	Windows	Standard Black Typical Vinyl windows and sliding doors w/ matching flashing
• H	Light Grey - Silver	Stone Veneer	Echo-Ridge Pro-Fit Alpine Lehighstone Manufactured Stone Veneer Panels at selected locations
• I	Woodgrain	Pre-finished Fibre Cement	Woodtone Rustic Series - Mountain Cedar Pre-finished soffits @ roof soffit and panels at selected locations
• I1	Grey	Aluminum Soffit	Gentek Slate 4 panel perforated aluminum soffit u/s of balconies at lane elevation
• J	Black	Tiger Drylac Powder Coatings	Flat Black or to match BM 2118-10 Pre-finished aluminum c/w safety glass railing @ balconies

• K	Black	Makin Metals Ltd.	Matte Black Flashing at roofs, flashing at dark windows, downspouts, gutters
• L	White	Makin Metals Ltd.	Regal White Flashing at all other locations with finish (D)
• M	Light Beige	Architectural concrete	Clear, water repellent coating Architectural concrete finish at exposed concrete walls, landscape walls
• N	Pre-finished	WPC or Aluminum Powder Coating	- Decorative Screens 4x12x14 horizontal bar grille at balconies selected locations front mounted
• O	Black	Storefront Doors and Windows	Black Double glazed, aluminum storefront doors, windows at main lobby, amenity and roof deck exit.
• P	Black	Overhead Security gate	Pre-finished Standard Finish 'Black' Overhead vertical security gate, aluminum open grill with concentrated pickets at corners and top-middle (for extra security to manufacturer's recommendations)

MOREY PLACE  
2 STOREY MULTI-FAMILY

PROPOSED 6 STOREY BUILDING

JAMES ROAD

ECOLE MOODY  
MIDDLE SCHOOL



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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

DULEX SITKA HOUSE  
DEVELOPMENTS

[PROJECT]

RESIDENTIAL  
DEVELOPMENT  
148 - 154 JAMES ROAD,  
PORT MOODY, BC

[TITLE]

**NORTH  
ELEVATION**

[PROJECT]

18447 [SCALE]

1/8" = 1'-0"













MARCH 22, 2021 [DATE]

ISSUE 06 - REZ SUBMISSION [DRAWING]

**A-4.003**

A	Light Grey	to match:		2 Ply SBS Roofing membrane at flat roofs
		IKO Roofing SBS	Modiflex Charcoal Grey	
B	Grey	James Hardie ColorPlus Collection	Aged Pewter	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
C	Charcoal	James Hardie ColorPlus Collection	Iron Gray	71/8" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims
D	Off-White	James Hardie ColorPlus Collection	Cobble Stone	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
E	Woodgrain	Prefinished Fibre Cement Cedar	Woodstone Rustic Series - Mountain	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations

● F	Charcoal	Benjamin Moore	BM 2118-10 Universal Black	Painted Trims, Roof Fascia and Hardie Panel, smooth texture accent panel at window locations
● G	Black or Clear Anodized	Windows	Standard Black	Typical Vinyl windows and sliding doors w matching flashing
● H	Light grey - Biscan	Stone Veneer	Echo-Ridge Pro-Fit Alpine Large-groove	Manufactured Stone Veneer Panels at selected locations
● I	Woodgrain	Prefinished Fibre Cement	Woodstone Rustic Series - Mountain Cedar	Pre-finished soffits @ roof soffit and u/s of balconies
● I-1	Grey	Aluminum Soffit	Gentek Slate	4 panel perforated aluminum soffit u/s of balcony at level elevation
● J	Black	Tiger Drytac Powder Coatings	Flat Black or to match BM 2118-10	Pre-finished aluminum c/w safety glass railing @ balconies

 <b>K</b>		<b>Makin Metals Ltd.</b>	<b>Matte Black</b>	Flashing at roofs, downsloping at dark windows, downspouts, gutters
 <b>L</b>		<b>Makin Metals Ltd.</b>	<b>Regal White</b>	Flashing at all other locations with finish (D)
 <b>M</b>		<b>Architectural concrete</b>	<b>Clear water repellent coating</b>	<b>Architectural concrete finish at exposed concrete walls, landscape walls</b>
 <b>N</b>		<b>WPC or Aluminum Powder Coating</b>	-	<b>Decorative Screens 44 (s) slate) horizontal bar grills at balconies selected locations front mounted</b>
 <b>O</b>		<b>Storefront and Windows</b>	<b>Black</b>	<b>Double glazed, aluminum storefront doors, windows at main lobby, amenity and roof deck exit</b>
 <b>P</b>		<b>Overhead Security gate</b>	<b>Pre-finished Standard Finish Black</b>	<b>Overhead vertical security gate, aluminum open grill with concentrated pickets at corners and top-middle for extra security (on manufacturer's recommendations)</b>



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**SOUTH  
ELEVATION**

18447 [PROJECT]

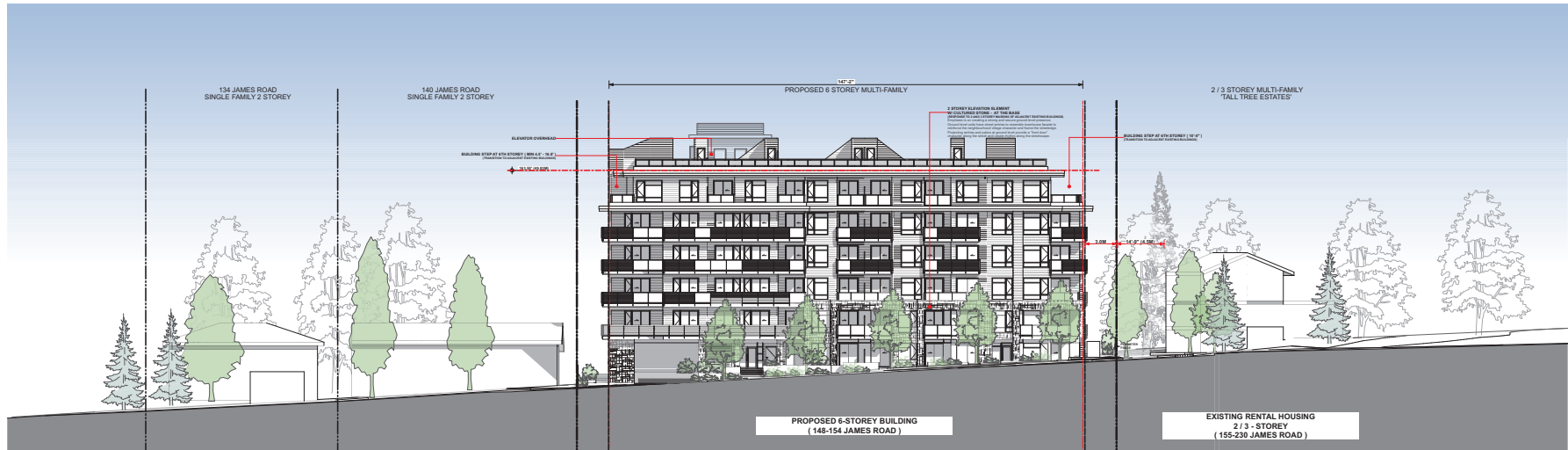
MARCH 22, 2021 [DATE]

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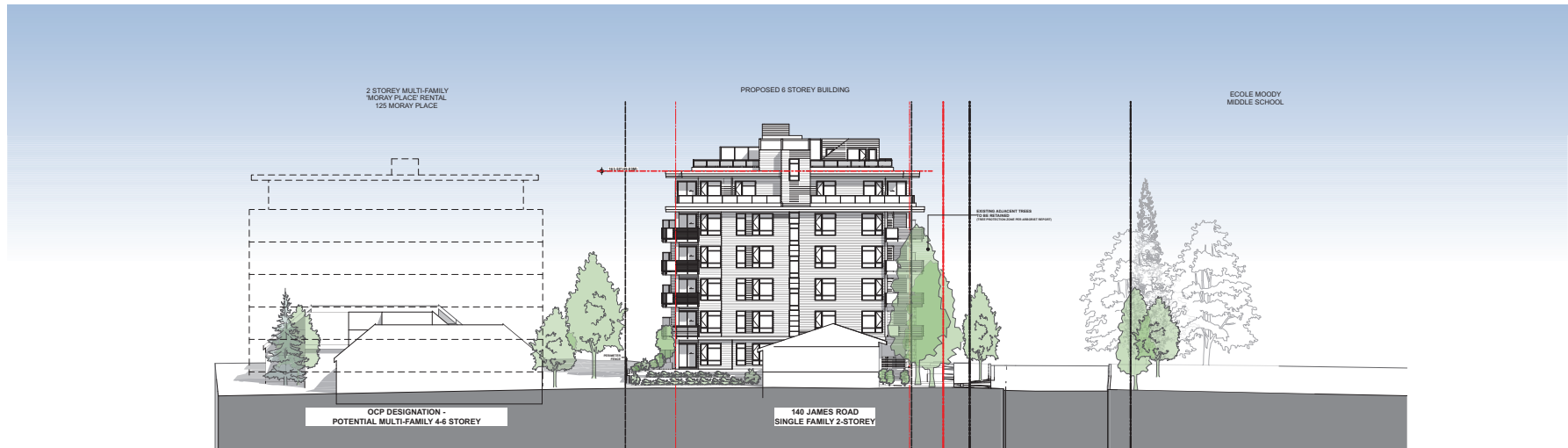
[DRAWING]

**A-4.004**

SOUTH ELEVATION



JAMES ROAD - STREETSCAPE



CONTEXT SITE ELEVATION - EAST WEST



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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

**DULEX SITKA HOUSE DEVELOPMENTS**

[PROJECT]

**RESIDENTIAL DEVELOPMENT**

146 - 154 JAMES ROAD,  
PORT MOODY, BC

[TITLE]

**JAMES RD - STREET ELEVATION**

[PROJECT]

18447

1/16" = 1'-0"

MARCH 22, 2021

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[DRAWING]

**A-4.005**





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[ARCHITECT SEA]

[CLIENT]

**DULEX SITKA HOUSE DEVELOPMENTS**

[PROJECT]

## RESIDENTIAL DEVELOPMENT

146 - 157 WAILES ROAD,  
PORT MOODY, BC

---

(TITL)

### SITE SECTION A-3

18447 [PROJEC

1/8" = 1'-0" [SCALE]

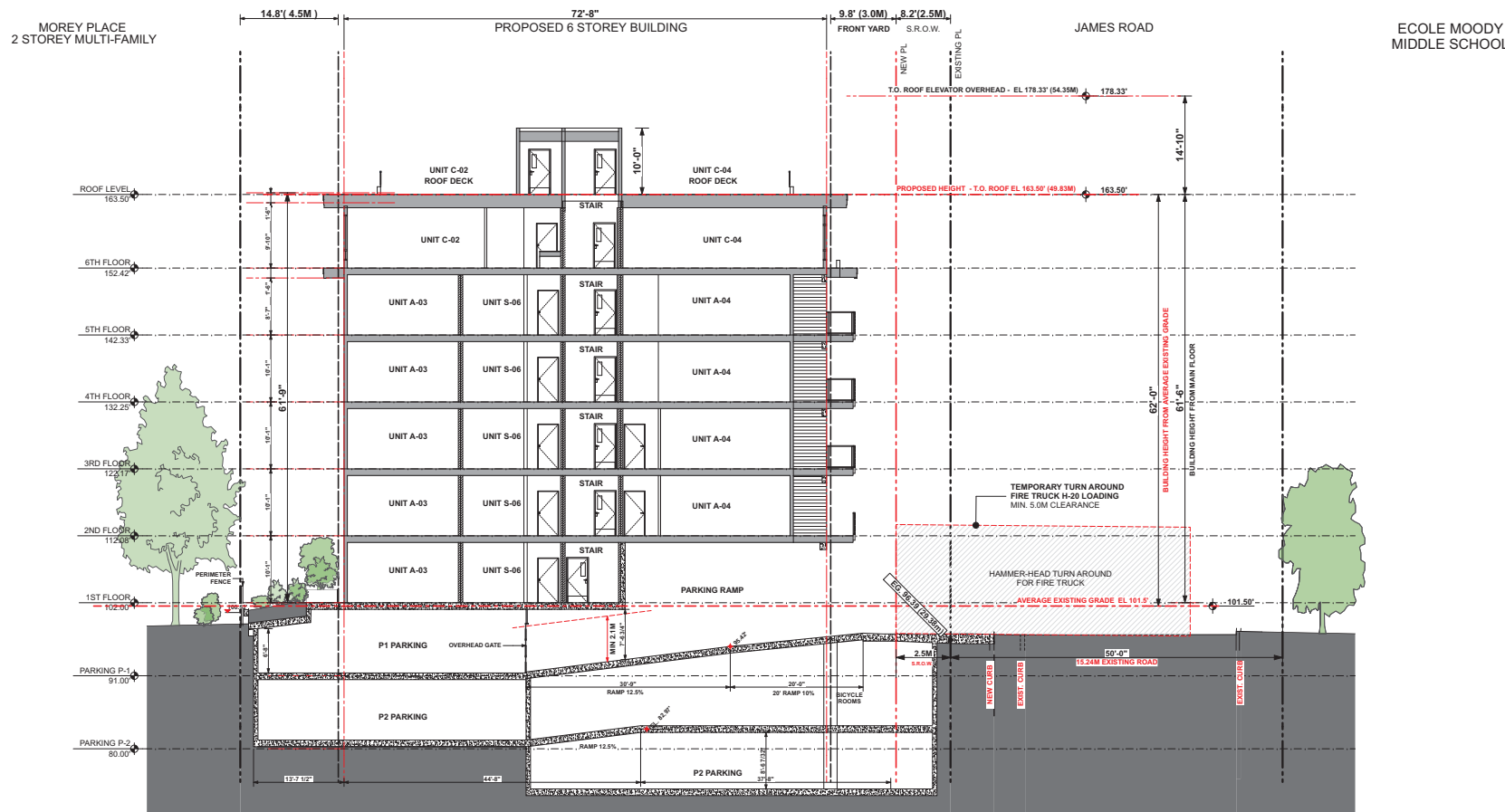
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ISSUE 06 - REZ RESUBMISSION

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A 5 011

**A-5.011**





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[ARCHITECT SEAL]

[CLIENT]

**DULEX SITKA HOUSE DEVELOPMENTS**

[PROJECT]

**RESIDENTIAL  
DEVELOPMENT**  
148 - 154 JAMES ROAD,  
PORT MOODY, BC

[ TITLE ]

## SITE SECTION A-2

19447 [PROJECT]

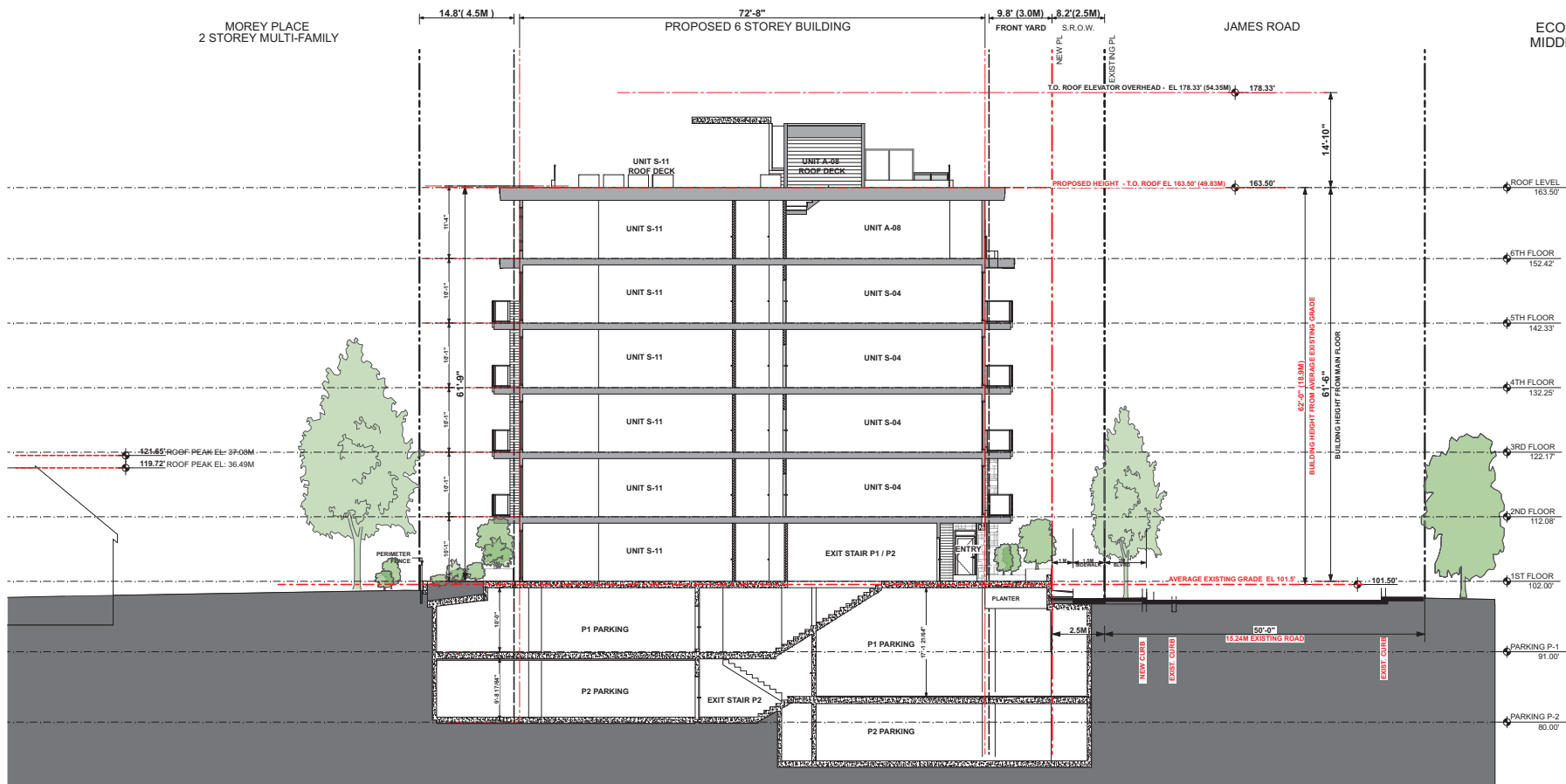
1/8" = 1'-0" [SCALE]

MARCH 22, 2021 [DATE]

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[DRAWING]

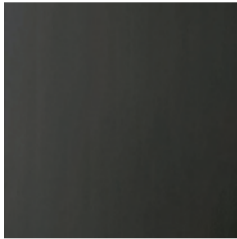
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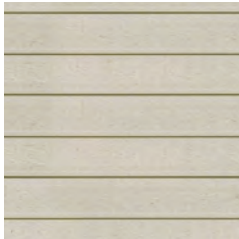
SITE SECTION A-2



**B** HARDIEPLANK LAP SIDING -  
AGED PEWTER



**C** HARDIE REVEAL PANEL -  
IRON GREY



**D** HARDIEPLANK LAP SIDING -  
COBBLE STONE



**E** FIBER CEMENT SIDING -  
WOODTONE MOUNTAIN CEDAR



**F** TRIMS, ROOF FASCIA -  
CHARCOAL



**H** STONE VENEER -  
MANUFACTURED STONE



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[PROJECT TEAM]



## MATERIAL AND COLOUR LEGEND

			to match:
• A	Light Grey	IKO Roofing SBS	Modiflex Charcoal Grey 2 Ply SBS Roofing membrane at flat roofs
• B	Grey	James Hardie ColorPlus Collection	Aged Pewter HardiePlank Lap Siding - cedar mill texture, 7" exposure - exterior walls
• C	Charcoal	James Hardie ColorPlus Collection	Iron Gray 7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims
• D	Off-White	James Hardie ColorPlus Collection	Cobble Stone HardiePlank Lap Siding - cedar mill texture, 7" exposure - exterior walls
• E	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Mountain Cedar Fibre Cement Lap Siding - cedar mill texture, pre-finished 5 1/4" exposure at selected locations
• F	Charcoal	Benjamin Moore	BM 2118-10 Universal Black Painted Trims, Roof Fascia and Hardie Panel, smooth texture accent panel at window locations
• G	Black or Clear Anodized	Windows	Standard Black Typical Vinyl windows and sliding doors w/ matching flashing
• H	Light Grey - Brown	Stone Veneer	Echo-Ridge Pro-Fill Alpine Ledgestone Manufactured Stone Veneer Panels at selected locations
• I	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Mountain Cedar Pre-finished soffits @ roof soffit and u/s of balconies
• I1	Grey	Aluminum Soffit	Gentek Slate 4 panel perforated aluminum soffit u/s of balconies at lane elevation
• J	Black	Tiger Drylac Powder Coatings	Flat Black or to match BM 2118-10 Pre-finished aluminum c/w safety glass railing @ balconies
• K	Black	Makin Metals Ltd.	Matte Black Flashing at roof, flashing at dark windows, downspouts, gutters
• L	White	Makin Metals Ltd.	Regal White Flashing at all other locations with finish (D)
• M	Light Beige	Architectural concrete	Clear, water repellent coating Architectural concrete finish at exposed concrete walls, landscape walls
• N	Prefinished	WPC or Aluminum Powder Coating	- Decorative Screens 4x1(slate) horizontal bar grille at balconies selected locations front mounted
• O	Black	Storefront Doors and Windows	Black Double glazed, aluminum storefront doors, windows at main lobby, amenity and roof deck exit.
• P	Black	Overhead Security gate	Pre-finished Standard Finish Black Overhead vertical security gate, aluminum open grill with concentrated pickets at corners and top-middle (for extra security to manufacturer's recommendations)

[ARCHITECT SEAL]

[CLIENT]

**DULEX SITKA HOUSE DEVELOPMENTS**

[PROJECT]

**RESIDENTIAL DEVELOPMENT**  
118 - 154 JAMES ROAD,  
PORT MOODY, BC

[TITLE]

**MATERIALS FINISHES**

[PROJECT]

**18447**

[SCALE]

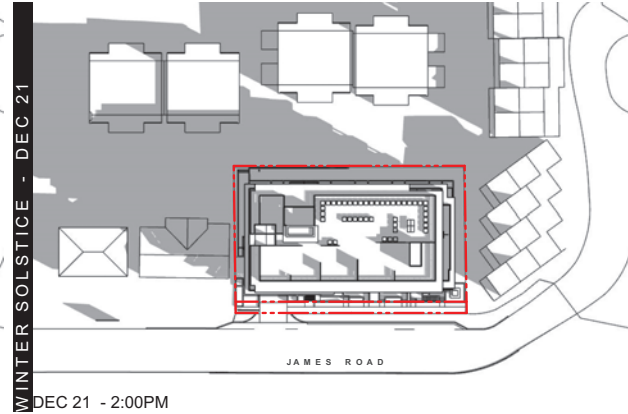
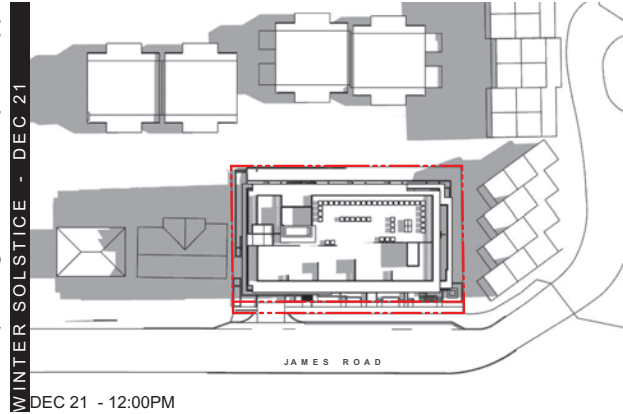
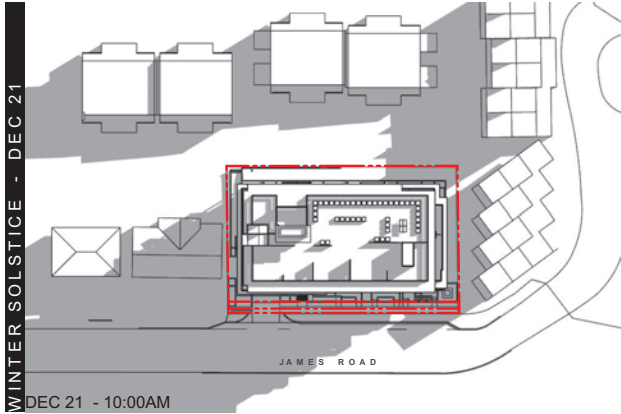
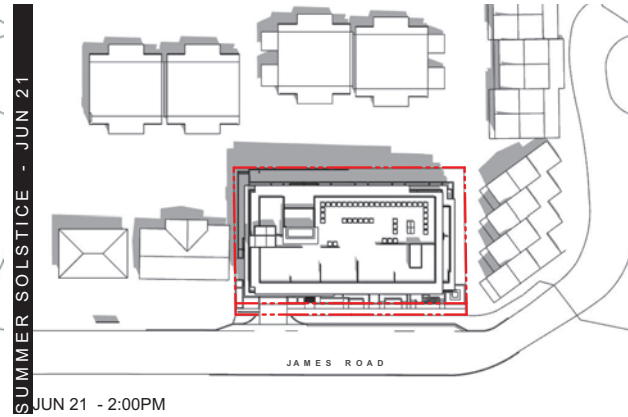
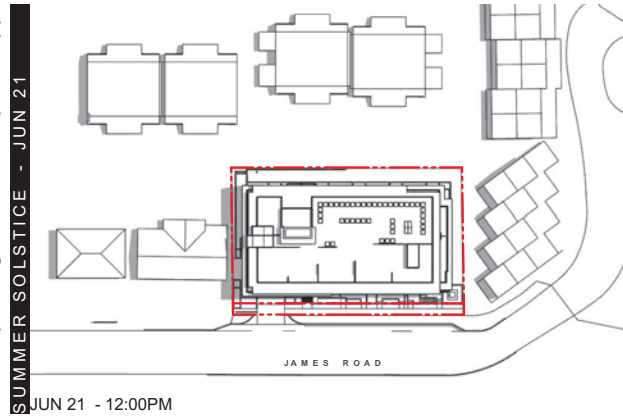
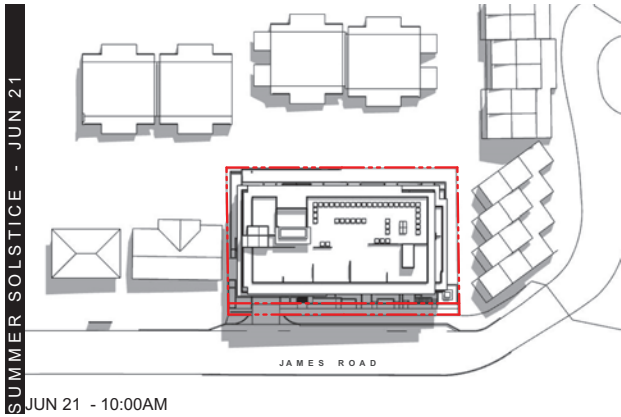
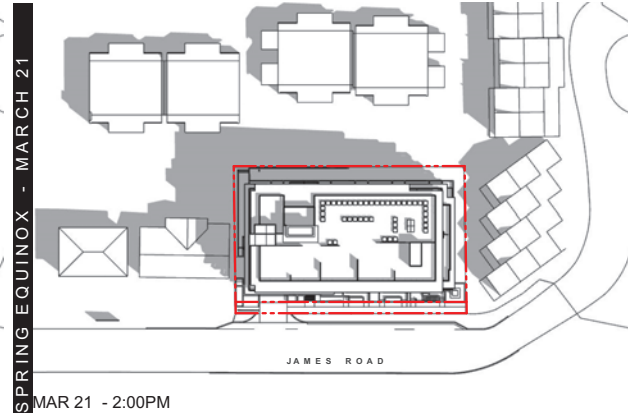
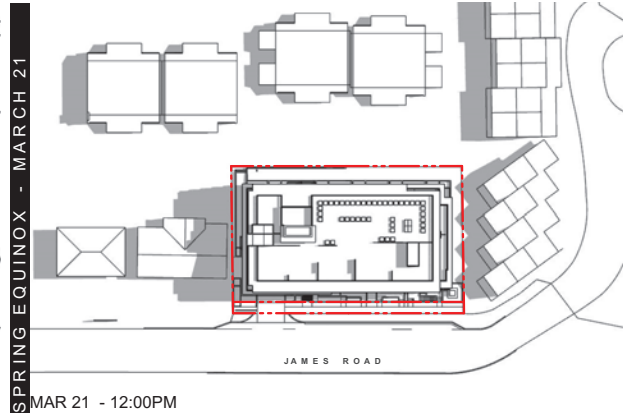
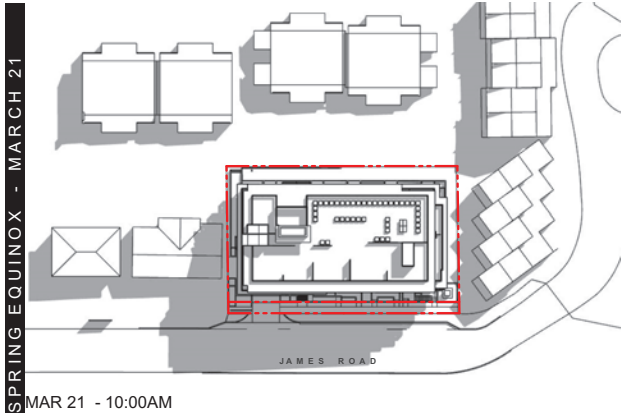
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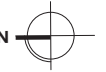
**A-8.010**



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[ARCHITECT SEAL]

[CLIENT]

**DULEX SITKA HOUSE  
DEVELOPMENTS**

[PROJECT]

**RESIDENTIAL  
DEVELOPMENT**  
148 - 154 JAMES ROAD,  
PORT MOODY, BC

[TITLE]

**SHADOW STUDY**

18447 [PROJECT]

[SCALE]

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**A-8.500**