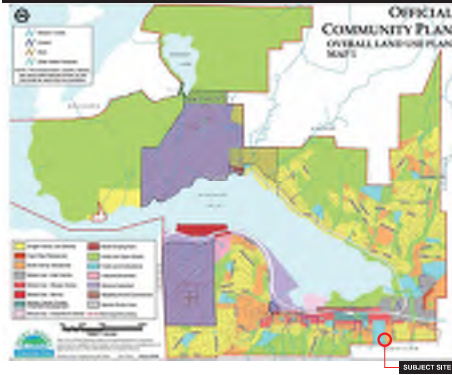




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DRAWING INDEX - DOCUMENTATION

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-0,101	SITE PLAN / 1 ST STOREY		1/8"		
→ A-0,120	FIRE DEPARTMENT ACCESS		1/8"		
→ A-0,201	PARKING P1		1/8"		
→ A-0,202	PARKING P2		1/8"		
→ A-0,210	1ST FLOOR		1/8"		
→ A-0,211	JAMES RD - ROAD DEDICATION	TURN-AROUND / 2.5M ROW	1/8"		
→ A-0,220	2ND FLOOR		1/8"		
→ A-0,230	3RD FLOOR		1/8"		
→ A-0,240	4TH FLOOR		1/8"		
→ A-0,250	5TH FLOOR		1/8"		
→ A-0,260	6TH FLOOR		1/8"		
→ A-0,270	ROOF LEVEL		1/8"		
→ A-0,301	UNIT PLANS	ADAPTABLE UNITS	1/4"		
→ A-0,302	UNIT PLANS	UNIVERSAL UNITS	1/4"		
→ A-0,303	UNIT PLANS	TYP. UNIT PLANS	1/4"		
→ A-0,304	UNIT PLANS	TYP. UNIT PLANS	1/4"		
→ A-0,305	UNIT PLANS	TYP. UNIT PLANS	1/4"		
→ A-0,306	UNIT PLANS		1/4"		
→ A-0,307	UNIT PLANS		1/4"		
→ A-0,401	WEST ELEVATION	JAMES ROAD	1/8"		
→ A-0,402	EAST ELEVATION		1/8"		
→ A-0,403	NORTH ELEVATION		1/8"		
→ A-0,404	SOUTH ELEVATION		1/8"		
→ A-0,501	CONTEXT ELEVATIONS	STREETSCAPE JAMES RD	1/16"		
→ A-0,500	SITE SECTIONS		1/8"		
→ A-0,511	SITE SECTIONS		1/8"		
→ A-0,512	SITE SECTION		1/8"		
→ A-0,610	MATERIALS FINISHES		NTS		
→ A-0,500	SHADOW STUDY		NTS		

Total → 41

(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

DULEX SITKA HOUSE DEVELOPMENTS

(PROJECT)

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

(TITLE)

COVER PAGE

(PROJECT)

18447

(SCALE)

(DATE)

October 27, 2021

(ISSUE)

07 - R2A RESUBMISSION

(DRAWING)

A-0.000

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

RESIDENTIAL DEVELOPMENT

UNIT MIX:					ADAPTABLE UNITS		
Unit Number	Unit Mix	Unit Size SF (Range)	Unit Size SF (Average)		Adaptable	Universal	TOTAL
Studio	35	39.8%	372 to 422	409 sf	38.0 m2	20	2
1 Bed	29	33.0%	479 to 633	513 sf	47.6 m2	22	1
2 Bed	19	21.6%	765 to 1,024	825 sf	76.6 m2	0	0
3 Bed	5	5.7%	839	839 sf	77.9 m2	0	0
	88	100.0%			42	3	45

PARKING SPACES:				
Parking Required (see TDM Report)				
Proposed Parking Reduction	SEE PARKING DEMAND AND TDM PLAN			
Proposed Residential Stalls			80 spaces	
Proposed Visitor Stalls			8 spaces	
Total Parking Provided:	1,00 space/unit		88 spaces	provided total parking visitor + residential
Disabled Parking Required (6.4:1)	3 per 75-124 required spaces (market no variance)		3 spaces	inclusive of required parking
Disabled Parking Provided:			3 spaces	inclusive of required parking
Max. Small Cars	30% of provided spaces	88	26 spaces	max. inclusive of provided parking
Provided Small Cars	39% of provided spaces	88	34 spaces	inclusive of provided parking
BICYCLE SPACES:				
Required Secure Bicycle Parking	1.5 spaces/unit		132 spaces	Required
Provided Secure Bicycle Parking			132 spaces	Long term
Provided E_BIKE Parking			38 spaces	Long term
Provided Shared E_BIKE Parking			10 spaces	Long term
Provided Scooter Parking			3 spaces	Long term
Provided Vertical Bike Parking			92 spaces	Long term
Provided Visitor Bicycle Parking			12 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:				
	REQUIRED / PERMITTED		PROPOSED	
ZONING EXISTING	RMs		CD	
OCP LAND USE DESIGNATION - Multi-Family Residential	DPA 1		DPA 1	
SITE AREA	17,968 sq.ft.	1,669 m2	17,968 sq.ft.	1,669 m2
UNIT NUMBER			88	
OCP DENSITY	0.00 FSR	0 m2	3.13 FSR	5,226 m2
SITE COVERAGE	60%	1,002 m2	57%	949 m2
BUILDING HEIGHT - OCP Multi-Family Residential	6 Storeys		6 Storeys	
BUILDING HEIGHT - Measured from Average Grade	ft	m		
Average Finished Grade -	101.5 ft geodetic	30.92 m geodetic		
Proposed Geodetic Elevation - TOR Flat Roof			163.5 ft	49.8 m
Building Height from Average Grade - TOR Flat Roof			62.0 ft	18.9 m
FRONT YARD (James Rd)	9.8 ft	3.00 m	18.0 ft	5.50 m
FRONT - ROAD DEDICATION (James Rd)	8.2 ft	2.50 m	8.2 ft	2.50 m
REAR YARD - EAST (Adjacent Residential)	14.8 ft	4.50 m	14.8 ft	4.50 m
INTERIOR SIDE YARD (South / North PL)	9.8 ft	3.00 m	9.8 ft	3.00 m
OPEN BALCONY AREA				
	Required		Proposed	m2 /unit
COMMON AMENITY SPACE: 3 m2 / unit (32.3 sf)	2,841.7 sq.ft.	264.0 m2	5,545.5 sq.ft.	515.2 m2
INDOOR AMENITY AREA (Levels 1-6)			2,606.04 sq.ft.	242.1 m2
OUTDOOR AMENITY AREA (Levels 2-6)			2,939.5 sq.ft.	273.1 m2

PARKING DIMENSIONS - PORT MOODY (no column encroachment/s)	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

BUILDING HEIGHT						
Note: "Height" means the vertical distance from the Grade adjoining a Building or Structure to the 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		
	29.43	29.50	32.45	32.31	30.92	101.5

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

Project Name: 148 & 154 James Rd
Client: BLDG Developments

PROJECT DATA - RZ REV

EXISTING ADDRESS
PROPOSED ADDRESS
LEGAL DESCRIPTION

PROJECT ARCHITECT

PROJECT OWNER
OCP LAND USE DESIGNATION
DEVELOPMENT PERMIT AREA

EXISTING ZONING
PROPOSED ZONING

SITE AREA :

Gross Site Area		17,968 sq.ft.	1,669.27 m2
SROW (2.5 M) James Rd	(to be confirmed by Surveyor)	TBC	sq.ft.
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	3.37 before exclusions	60,640 sq.ft.	5,633.6 m2
Total Proposed Exclusions		4,391 sq.ft.	407.9 m2
Proposed FSR (Gross site area)	3.13 with exclusions	56,249 sq.ft.	5,225.7 m2

Proposed Lot Coverage	57% building coverage	10,219 sq.ft.	949.33 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)	%
S01 - Studio	ADAPT	0	1	1	1	1	0	4		1,604.2		149.0	4.5%
S01u - Studio	UNIV	1	0	0	0	0	0	1		401.1		37.3	1.1%
S02 - Studio	ADAPT	2	2	2	2	2	2	12		4,808.2		446.7	13.6%
S03 - Studio		1	0	0	0	0	0	1		406.0		37.7	1.1%
S04 - Studio		1	1	1	1	1	1	6		2,518.3		234.0	6.8%
S05 - Studio		1	1	1	1	1	1	6		2,403.2		223.3	6.8%
S06 - Studio	ADAPT	0	1	1	1	1	0	4		1,825.6		169.6	4.5%
S06u - Studio	UNIV	1	0	0	0	0	0	1		456.4		42.4	1.1%
		0											
A01 - 1Bed	ADAPT	0	1	1	1	1	0	4		2,165.7		201.2	4.5%
A02 - 1Bed	ADAPT	3	3	3	3	3	3	18		8,557.9		795.1	20.5%
A03 - 1Bed		0	1	1	1	1	0	4		2,511.0		233.3	4.5%
A04 - 1Bed w/ Roof Deck		0	0	0	0	0	1	1		707.9		65.8	1.1%
A05u - 1Bed	UNIV	1	0	0	0	0	0	1		652.4		60.6	1.1%
A06 - 1Bed		0	0	0	0	0	1	1		404.6		37.6	1.1%
C01 - 2Bed w/ Roof Deck		0	0	0	0	0	1	1		935.2		0.0	1.1%
C02 - 2Bed w/ Roof Deck		0	0	0	0	0	1	1		760.2		70.6	1.1%
C03 - 2Bed w/ Roof Deck		0	0	0	0	0	1	1		1,058.0		98.3	1.1%
C04 - 2Bed		0	1	1	1	1	0	4		3,450.8		320.6	4.5%
C05 - 2Bed w/ Roof Deck		0	0	0	0	0	1	1		838.2		77.9	1.1%
C06 - 2Bed		1	1	1	1	1	0	5		3,914.3		363.6	9.7%
C07 - 2Bed		1	1	1	1	1	0	5		4,169.4		387.3	9.7%
C08 - 2Bed w/ Roof Deck		0	0	0	0	0	1	1		910.7		84.6	1.1%
D01 - 3Bed		1	1	1	1	1	0	5		4,241.3		394.0	5.7%
Total		14	15	15	15	15	14	88		49,700		4,617.3	100.0%

FSR CALCULATION:									
Exclusion Summary	Min 50%	No Units Provided	SF/ unit	Area HRV			Total Exclusions	Notes	
Adaptable min 50% (2 m2/unit)	44.0	45	21.50				967.50 sq.ft.	89.88	m2
Amenity Indoor							2,606.04 sq.ft.	242.20	m2
Bicycle rooms - 1st level							306.26 sq.ft.	28.45	m2
Access to Outdoor Common Amenity							510.89 sq.ft.	47.47	m2
Total Exclusions From FSR							4,390.79 sq.ft.	407.91	m2

Gross Floor Area (Including Amenity)	Unit No	Unit Area	Amenity Indoor	Common Area	Total GFA	sq.ft.	Total GFA	m2	Efficiency L1 - L6
Gross Area - P1 / P2									
Gross Area - 1st Floor	14	7,432.4	0.00	2,014.59	9,447.00	sq.ft.	878	m2	76.7%
Gross Area - 2nd Floor	15	8,395.3	651.51	1,171.72	10,218.55	sq.ft.	949	m2	88.5%
Gross Area - 3rd Floor	15	8,403.3	651.51	1,163.74	10,218.55	sq.ft.	949	m2	88.6%
Gross Area - 4th Floor	15	8,403.3	651.51	1,163.74	10,218.55	sq.ft.	949	m2	88.6%
Gross Area - 5th Floor	15	8,403.3	651.51	1,163.74	10,218.55	sq.ft.	949	m2	88.6%
Gross Area - 6th Floor	14	8,111.3		1,145.16	9,256.49	sq.ft.	860	m2	87.6%
Gross Area - Roof Level	(6)	551.3		510.99	1,062.33	sq.ft.	99	m2	
Total Gross Area	88	49,700	2,606.04	8,333.7	60,640.0	sq.ft.	5,634	m2	L1 - L6 86.8%



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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

18447

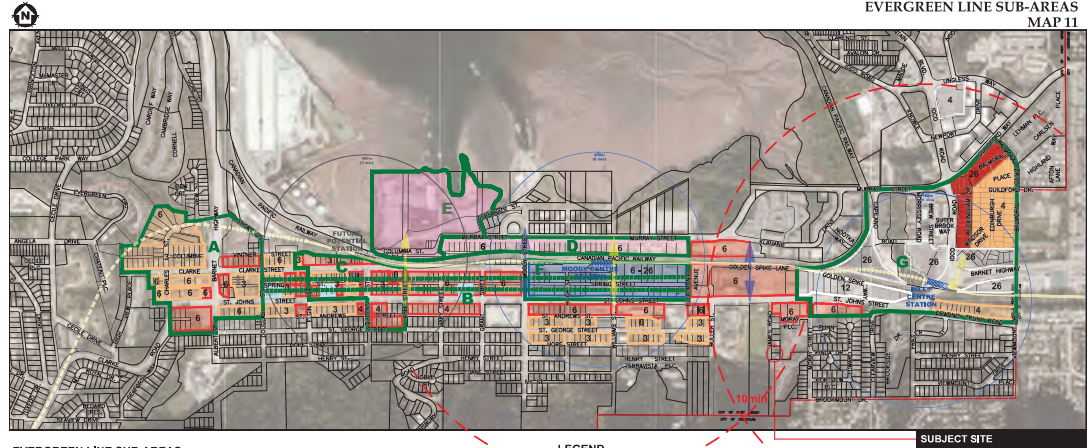
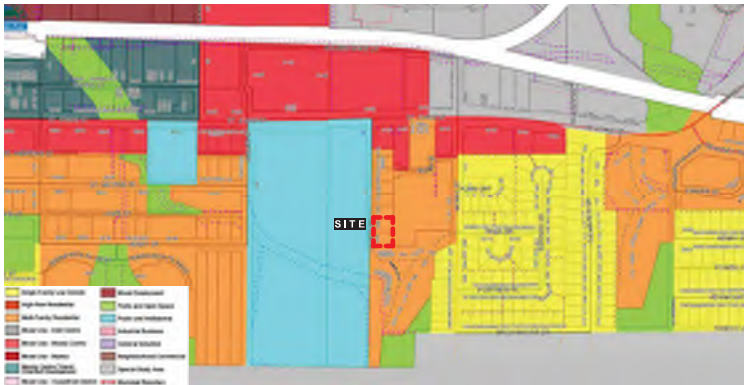
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October 27, 2021

07 - RZA RESUBMISSION

(DRAWING)

A-0.010



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

LEGEND

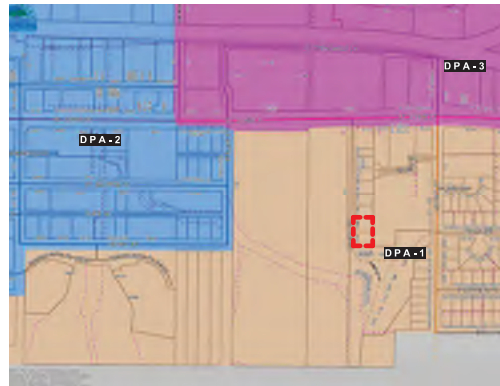
- 3 Proposed Number of Storeys
- Municipal Boundary
- Moody Centre Station Transit-Oriented Development
- Public and Institutional
- Mixed Employment
- Mixed Use - Oceanfront District
- Evergreen Line - Tunnel
- Evergreen Line - Elevated
- Evergreen Line - Ground Level
- 400m Radius from Station (= 5 min Walk)
- Existing Connections
- Future Connections

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



OC - MULTI-FAMILY RESIDENTIAL
LOW TO MEDIUM DENSITY RESIDENTIAL
-COMMUNITY AMENITY SPACE
-HEIGHT 3 - 6 STOREY (LOW TO MEDIUM DENSITY)

PROPERTY LOCATION WITHIN:
-DEVELOPMENT PERMIT AREA
-DEVELOPMENT PERMIT AREA
DPA-5 (HAZARDOUS CONDITIONS)
DPA-1 (FORM AND CHARACTER)



(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

DULEX SITKA HOUSE DEVELOPMENTS

(PROJECT)

RESIDENTIAL DEVELOPMENT
145-154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

ZONING OCP

(PROJECT)

18447

(SCALE)

October 27, 2021

(DATE)

07 - RZA RESUBMISSION

(ISSUE)

(DRAWING)

A-0.020



-  SKYTRAIN TRANSIT LINE STATIONS
 BUS LINES : 103 & 104
 PROPOSED DEVELOPMENTS
 PARKS & RECREATIONAL
 SCHOOLS & INSTITUTIONS
 SUBJECT SITE - 148-154 JAMES ROAD



PROJECT NAME

DULLES SITKA HOUSE DEVELOPMENTS

SITE LOCATION

LOT - 10A JAMES ROAD,
PORT MOODY, BC

DATE

October 21, 2021

BY - RJA REGISTRATION



Journal of Management Inquiry

1. 2010年10月1日起，凡在中华人民共和国境内销售货物或者提供加工、修理修配劳务以及进口货物的单位和个人，均应按照《中华人民共和国增值税暂行条例》及实施细则有关规定缴纳增值税。

1. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

— 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, 2026-2027, 2027-2028, 2028-2029, 2029-2030, 2030-2031, 2031-2032, 2032-2033, 2033-2034, 2034-2035, 2035-2036, 2036-2037, 2037-2038, 2038-2039, 2039-2040, 2040-2041, 2041-2042, 2042-2043, 2043-2044, 2044-2045, 2045-2046, 2046-2047, 2047-2048, 2048-2049, 2049-2050, 2050-2051, 2051-2052, 2052-2053, 2053-2054, 2054-2055, 2055-2056, 2056-2057, 2057-2058, 2058-2059, 2059-2060, 2060-2061, 2061-2062, 2062-2063, 2063-2064, 2064-2065, 2065-2066, 2066-2067, 2067-2068, 2068-2069, 2069-2070, 2070-2071, 2071-2072, 2072-2073, 2073-2074, 2074-2075, 2075-2076, 2076-2077, 2077-2078, 2078-2079, 2079-2080, 2080-2081, 2081-2082, 2082-2083, 2083-2084, 2084-2085, 2085-2086, 2086-2087, 2087-2088, 2088-2089, 2089-2090, 2090-2091, 2091-2092, 2092-2093, 2093-2094, 2094-2095, 2095-2096, 2096-2097, 2097-2098, 2098-2099, 2099-2100, 2100-2101, 2101-2102, 2102-2103, 2103-2104, 2104-2105, 2105-2106, 2106-2107, 2107-2108, 2108-2109, 2109-2110, 2110-2111, 2111-2112, 2112-2113, 2113-2114, 2114-2115, 2115-2116, 2116-2117, 2117-2118, 2118-2119, 2119-2120, 2120-2121, 2121-2122, 2122-2123, 2123-2124, 2124-2125, 2125-2126, 2126-2127, 2127-2128, 2128-2129, 2129-2130, 2130-2131, 2131-2132, 2132-2133, 2133-2134, 2134-2135, 2135-2136, 2136-2137, 2137-2138, 2138-2139, 2139-2140, 2140-2141, 2141-2142, 2142-2143, 2143-2144, 2144-2145, 2145-2146, 2146-2147, 2147-2148, 2148-2149, 2149-2150, 2150-2151, 2151-2152, 2152-2153, 2153-2154, 2154-2155, 2155-2156, 2156-2157, 2157-2158, 2158-2159, 2159-2160, 2160-2161, 2161-2162, 2162-2163, 2163-2164, 2164-2165, 2165-2166, 2166-2167, 2167-2168, 2168-2169, 2169-2170, 2170-2171, 2171-2172, 2172-2173, 2173-2174, 2174-2175, 2175-2176, 2176-2177, 2177-2178, 2178-2179, 2179-2180, 2180-2181, 2181-2182, 2182-2183, 2183-2184, 2184-2185, 2185-2186, 2186-2187, 2187-2188, 2188-2189, 2189-2190, 2190-2191, 2191-2192, 2192-2193, 2193-2194, 2194-2195, 2195-2196, 2196-2197, 2197-2198, 2198-2199, 2199-2200, 2200-2201, 2201-2202, 2202-2203, 2203-2204, 2204-2205, 2205-2206, 2206-2207, 2207-2208, 2208-2209, 2209-2210, 2210-2211, 2211-2212, 2212-2213, 2213-2214, 2214-2215, 2215-2216, 2216-2217, 2217-2218, 2218-2219, 2219-2220, 2220-2221, 2221-2222, 2222-2223, 2223-2224, 2224-2225, 2225-2226, 2226-2227, 2227-2228, 2228-2229, 2229-2230, 2230-2231, 2231-2232, 2232-2233, 2233-2234, 2234-2235, 2235-2236, 2236-2237, 2237-2238, 2238-2239, 2239-2240, 2240-2241, 2241-2242, 2242-2243, 2243-2244, 2244-2245, 2245-2246, 2246-2247, 2247-2248, 2248-2249, 2249-2250, 2250-2251, 2251-2252, 2252-2253, 2253-2254, 2254-2255, 2255-2256, 2256-2257, 2257-2258, 2258-2259, 2259-2260, 2260-2261, 2261-2262, 2262-2263, 2263-2264, 2264-2265, 2265-2266, 2266-2267, 2267-2268, 2268-2269, 2269-2270, 2270-2271, 2271-2272, 2272-2273, 2273-2274, 2274-2275, 2275-2276, 2276-2277, 2277-2278, 2278-2279, 2279-2280, 2280-2281, 2281-2282, 2282-2283, 2283-2284, 2284-2285, 2285-2286, 2286-2287, 2287-2288, 2288-2289, 2289-2290, 2290-2291, 2291-2292, 2292-2293, 2293-2294, 2294-2295, 2295-2296, 2296-2297, 2297-2298, 2298-2299, 2299-2300, 2300-2301, 2301-2302, 2302-2303, 2303-2304, 2304-2305, 2305-2306, 2306-2307, 2307-2308, 2308-2309, 2309-2310, 2310-2311, 2311-2312, 2312-2313, 2313-2314, 2314-2315, 2315-2316, 2316-2317, 2317-2318, 2318-2319, 2319-2320, 2320-2321, 2321-2322, 2322-2323, 2323-2324, 2324-2325, 2325-2326, 2326-2327, 2327-2328, 2328-2329, 2329-2330, 2330-2331, 2331-2332, 2332-2333, 2333-2334, 2334-2335, 2335-2336, 2336-2337, 2337-2338, 2338-2339, 2339-2340, 2340-2341, 2341-2342, 2342-2343, 2343-2344, 2344-2345, 2345-2346, 2346-2347, 2347-2348, 2348-2349, 2349-2350, 2350-2351, 2351-2352, 2352-2353, 2353-2354, 2354-2355, 2355-2356, 2356-2357, 2357-2358, 2358-2359, 2359-2360, 2360-2361, 2361-2362, 2362-2363, 2363-2364, 2364-2365, 2365-2366, 2366-2367, 2367-2368, 2368-2369,

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CONTEXT PLAN

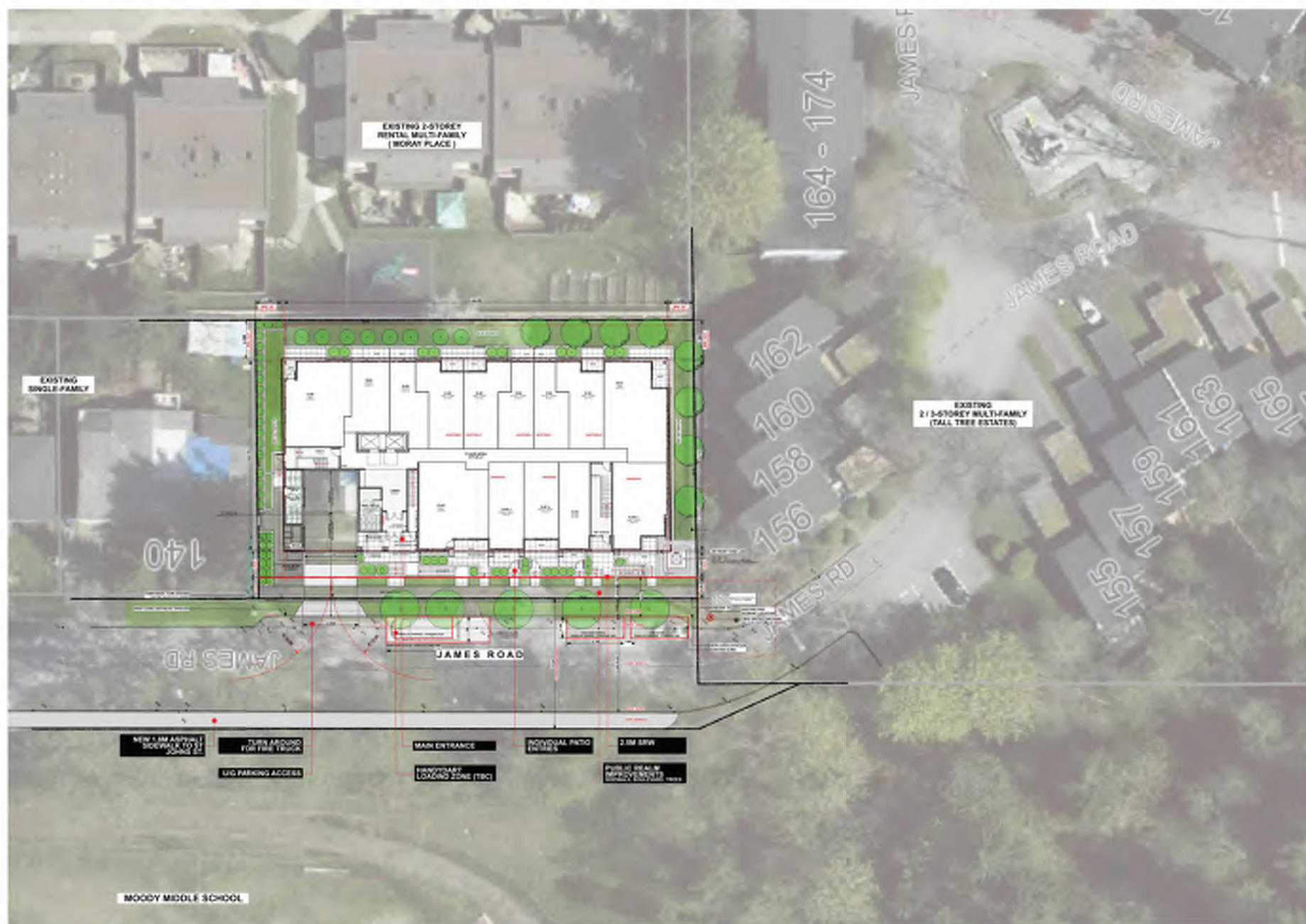
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 1.10×10^{-4} October 21, 2021 page 10

4.4. BJA RESUMPTION

A-0.060





DESIGN CONCEPT

- 2.5M ROAD DEDICATION JAMES ROAD - ROAD WIDENING, UPGRADES TO ROAD
- FIRE TRUCK TURN AROUND - PROVISION OF HAMMERHEAD (STATUTORY R.O.W.) PERMEABLE SURFACES, GRASS CRETE
- ENHANCED PUBLIC REALM - NEW SIDEWALK (PATTERN TO SIDEWALK SURFACE), NEW BOULEVARD WITH TREES, NEW STREET LIGHTING, GREEN AT EDGES
- MASSING TRANSITION TO ADJACENT - 2 STOREY STRONG BUILDING BASE TO RESEMBLE 'TOWNHOUSE ELEVATION', USE OF ACCENT MATERIAL - STONE VENEER
- MASSING TRANSITION TO ADJACENT - 6TH LEVEL RECESSED AT THE SOUTH AND NORTH, TO CREATE MORE RELAXED INTERFACE, REDUCE SHADOWING
- OUTDOOR AMENITY - LEVELS 2-5 GATHERING AREAS, ROOF LEVEL COMMON OUTDOOR SPACE INCLUDING PLANTERS WITH URBAN AGRICULTURE.
- INDOOR AMENITY - PROVIDED AT LEVELS 2-5 WITH DIFFERENT FUNCTIONAL PROGRAM FOR EVERY AREA INCLUDING FITNESS, WORK STATIONS, FLEX AREAS & BIKE MAINTENANCE.
- PRIVACY / BUILDING SEPARATION - SCREENING AT BALCONIES TO MITIGATE POTENTIAL OVERLOOKING, ROOF DECK LOCATED IN THE CENTRE AWAY FROM THE EDGE, PERIMETER LANDSCAPING AND FENCE ALONG THE PROPERTY TO PROVIDE SEPARATION
- SUSTAINABILITY - ENERGY EFFICIENT BUILDING WITH HIGH PERFORMANCE INSULATION AND GLAZING, BC ENERGY STEP CODE - STEP 1
- STORMWATER MANAGEMENT - STM PLAN, STM DETENTION TANKS, WATER HARVESTING, RAIN BARRELS, PERMEABLE SURFACE DRIVEWAY, GRASS CRETE, WATER HARVESTING
- PUBLIC ART CONTRIBUTION - INCLUDES PROPOSED SCULPTURE 'SEA LION'

PRIVATE OUTDOOR SPACE



LARGE BALCONIES

PRIVACY / SEPARATION / MINIMIZING OVERLOOKING



BALCONY SCREENS

LANDSCAPE BUFFER

INDOOR AMENITY - GATHERING, MEETINGS



INDOOR AMENITY

INDOOR AMENITY / LOBBY

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

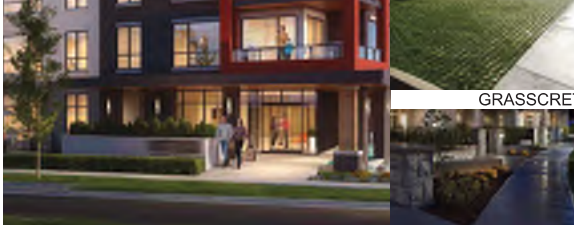
2 STOREY BUILDING BASE - TO RESEMBLE TOWNHOUSE FACADE TO REINFORCE THE NEIGHBOURHOOD CHARACTER, TRANSITION



RHYTHM ALONG THE STREETScape

PATIOS - STREET ENTRIES

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



STREETSCAPE IMPROVEMENTS

LIGHTING

DURABLE MATERIALS - RESIDENTIAL CHARACTER



FIBRE CEMENT PANEL / PLANK, WOODGRAIN SOFFIT, CULTURED STONE



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(ARCHITECT SEAL)

(CLIENT)

DULEX SITKA HOUSE DEVELOPMENTS

(PROJECT)

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

(STYLE)

DESIGN CONCEPT

(PROJECT)

18447

(SCALE)

October 27, 2021

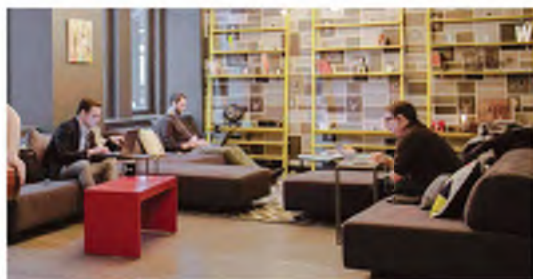
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(REVISION)

(DRAWING)

A-0.075



FLEX AREA EXAMPLE



COMMON AMENITY SPACES LEVEL 2-5



ROOF DECK - COMMON OUTDOOR AMENITY



INDOOR OUTDOOR AMENITY EXAMPLE



OUTDOOR SPACE



WORK STATIONS



COMMON SPACES - KITCHENETTE, SEATING



JAMES ROAD STREETScape



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**PERSPECTIVE
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ARIAL VIEW SOUTH - ALONG JAMES ROAD



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148 - 154 JAMES ROAD,
PORT MOODY, BC

[TITLE]

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VIEWS**

[PROJECT]

18447

[SCALE]

[DATE]

October 27, 2021

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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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PORT MOODY, BC

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**PERSPECTIVE
VIEW**

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ARIAL VIEW NORTH - ALONG EAST PROPERTY LINE



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(PROJECT)

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DEVELOPMENT**
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PORT MOODY, BC

(TITLE)

PERSPECTIVE VIEWS

(PROJECT)

18447

(SCALE)

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(DATE)

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PORT MOODY, BC

(TITLE)

SITE PLAN

(PROJECT)

18447

1/8" = 1'-0"

(SCALE)

October 27, 2021

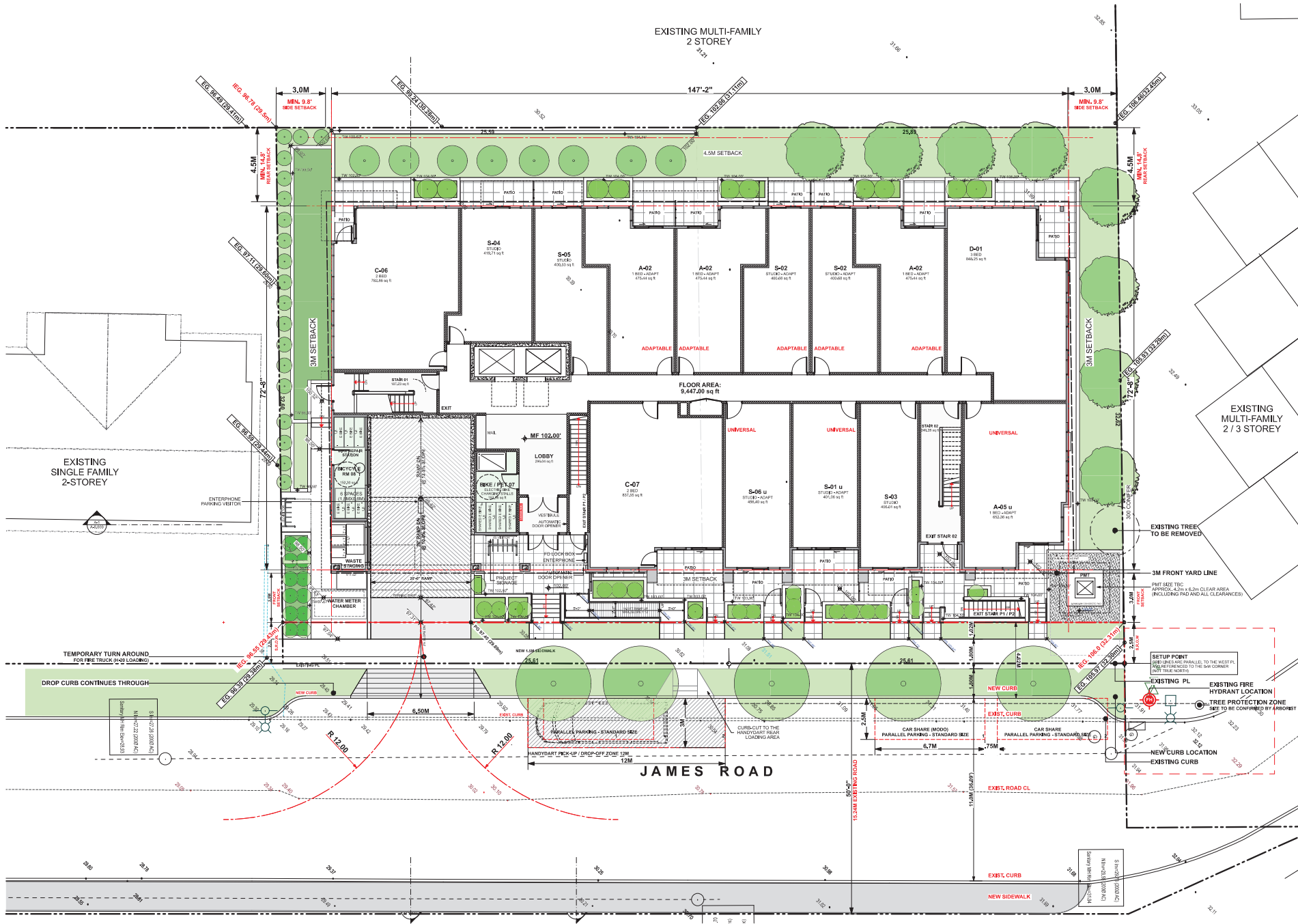
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- LEGEND:
- VEHICLE ENTRANCE TO PARKING
 - FIRE HYDRANT
 - UNIVERSAL TO STAIRS CONNECTION
 - FIRE ALARM INDICATOR
 - FIRE WALL
 - TRAVEL DISTANCE
 - LIMITING DISTANCE

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(CLIENT)

DULEX SITKA HOUSE DEVELOPMENTS

(PROJECT)

RESIDENTIAL DEVELOPMENT
145-151 JAMES ROAD,
PORT MOODY, BC

(TITLE)

**SITE PLAN - FD
ACCESS PLAN**

(PROJECT)

18447

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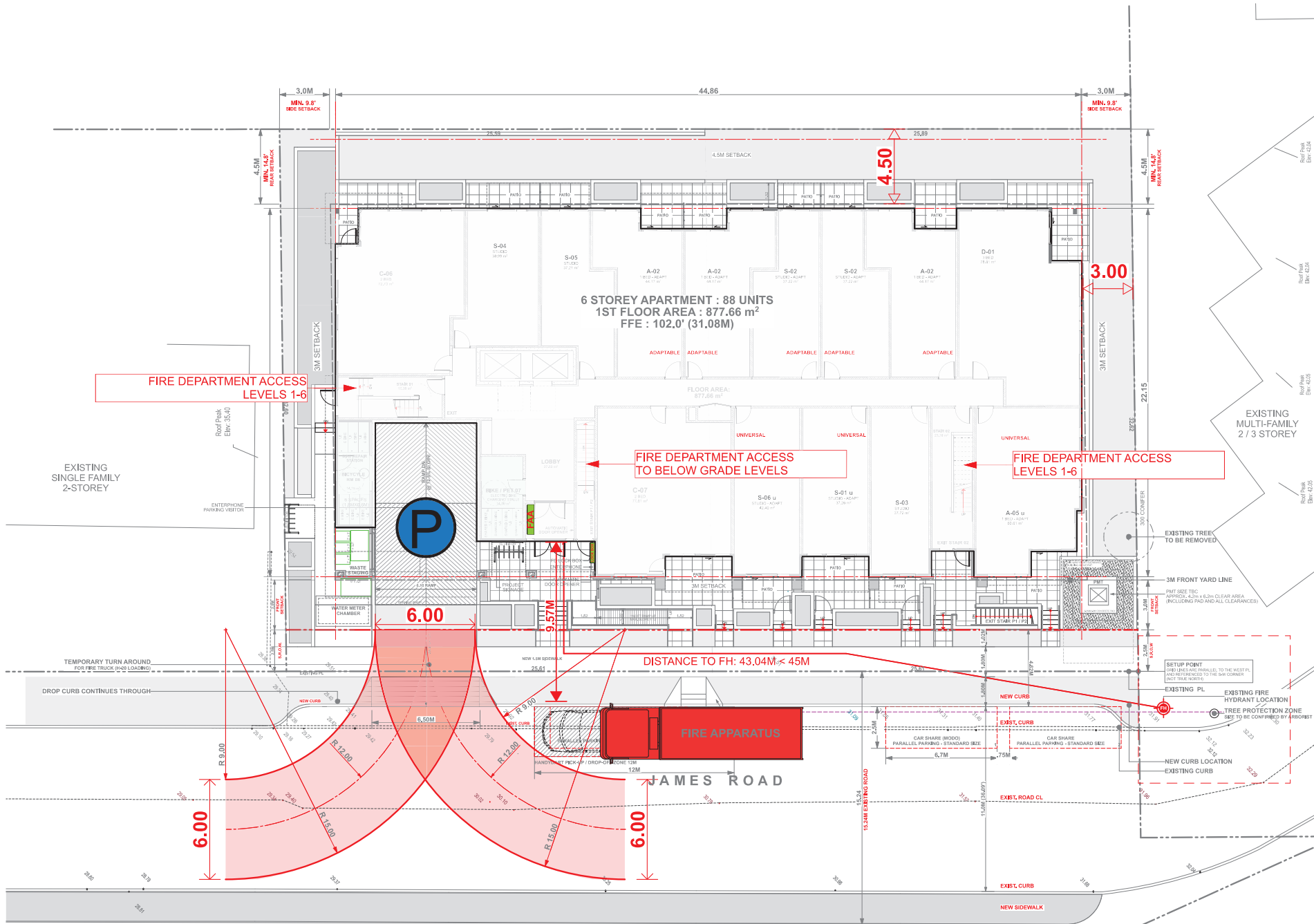
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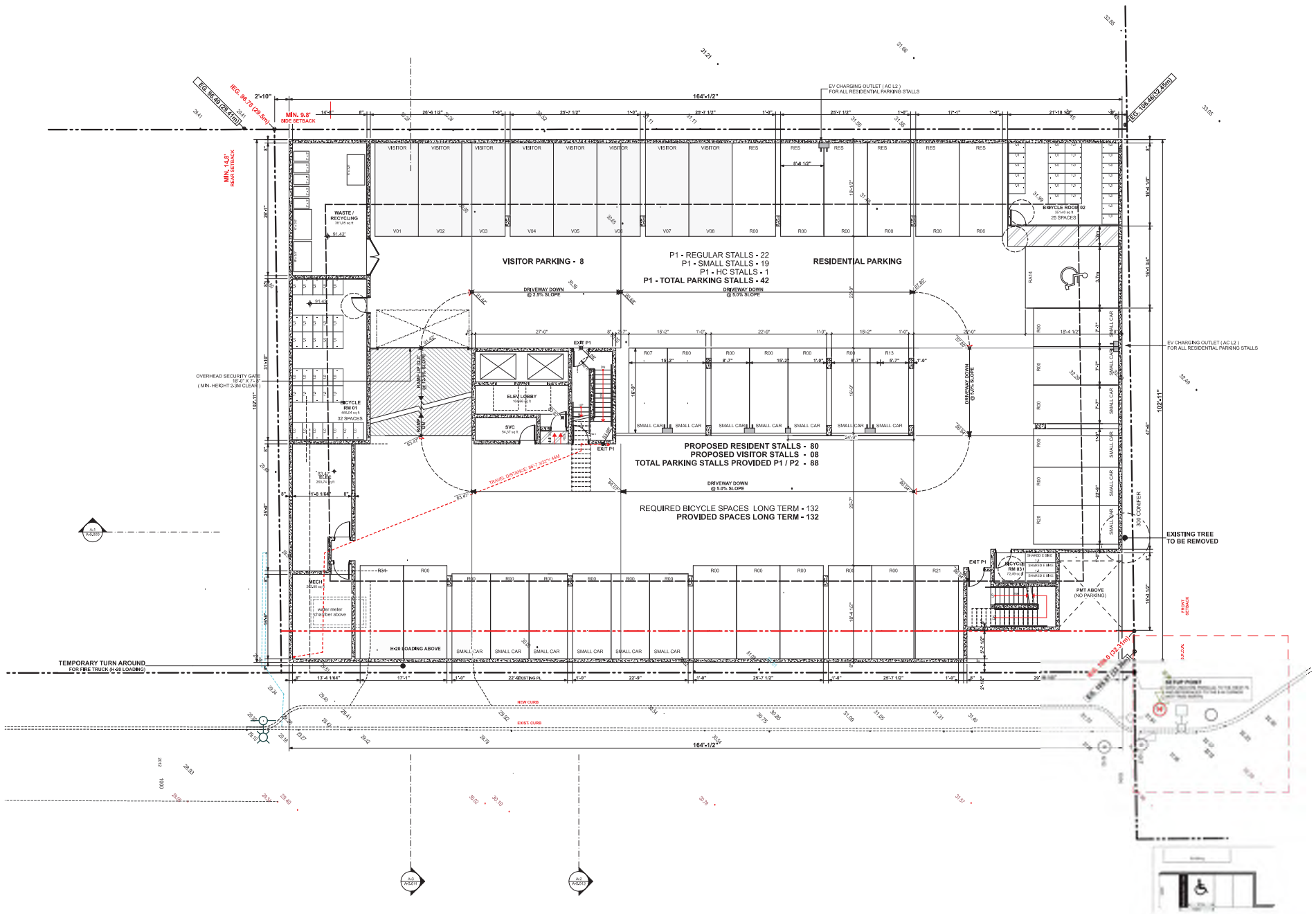
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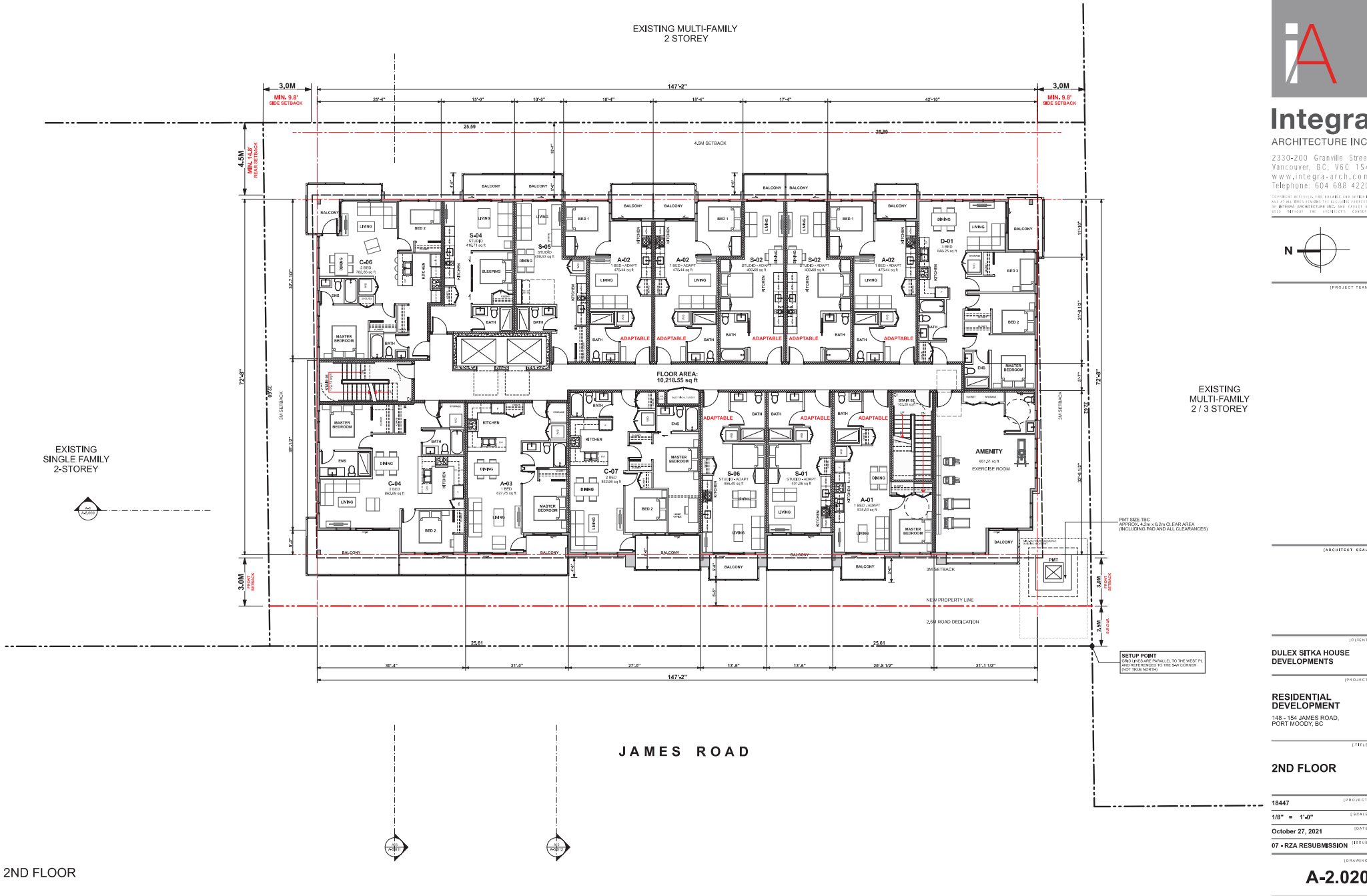
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2ND FLOOR



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(TITLE)

2ND FLOOR

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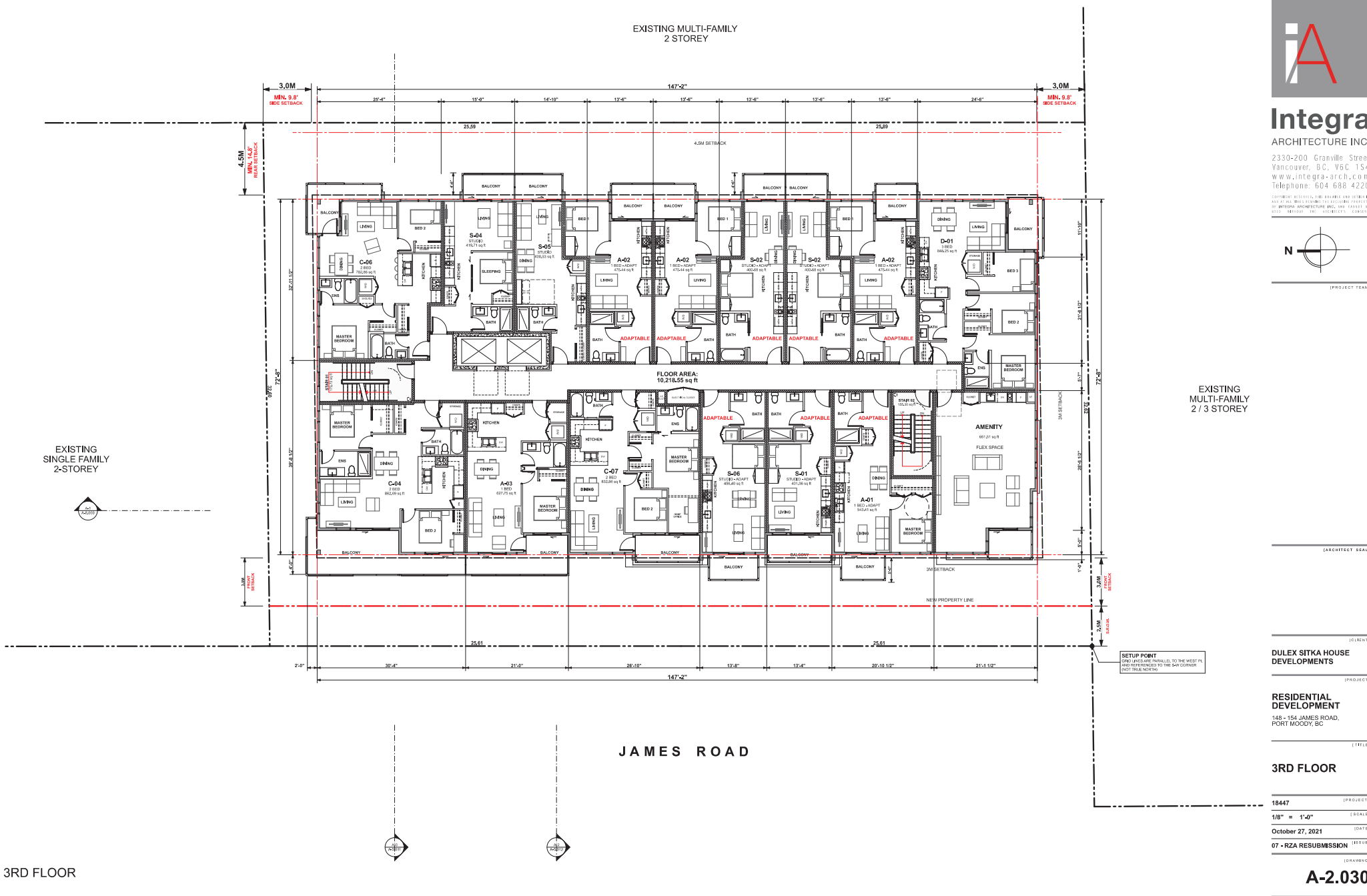
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(TITLE)

3RD FLOOR

18447 (PROJECT)

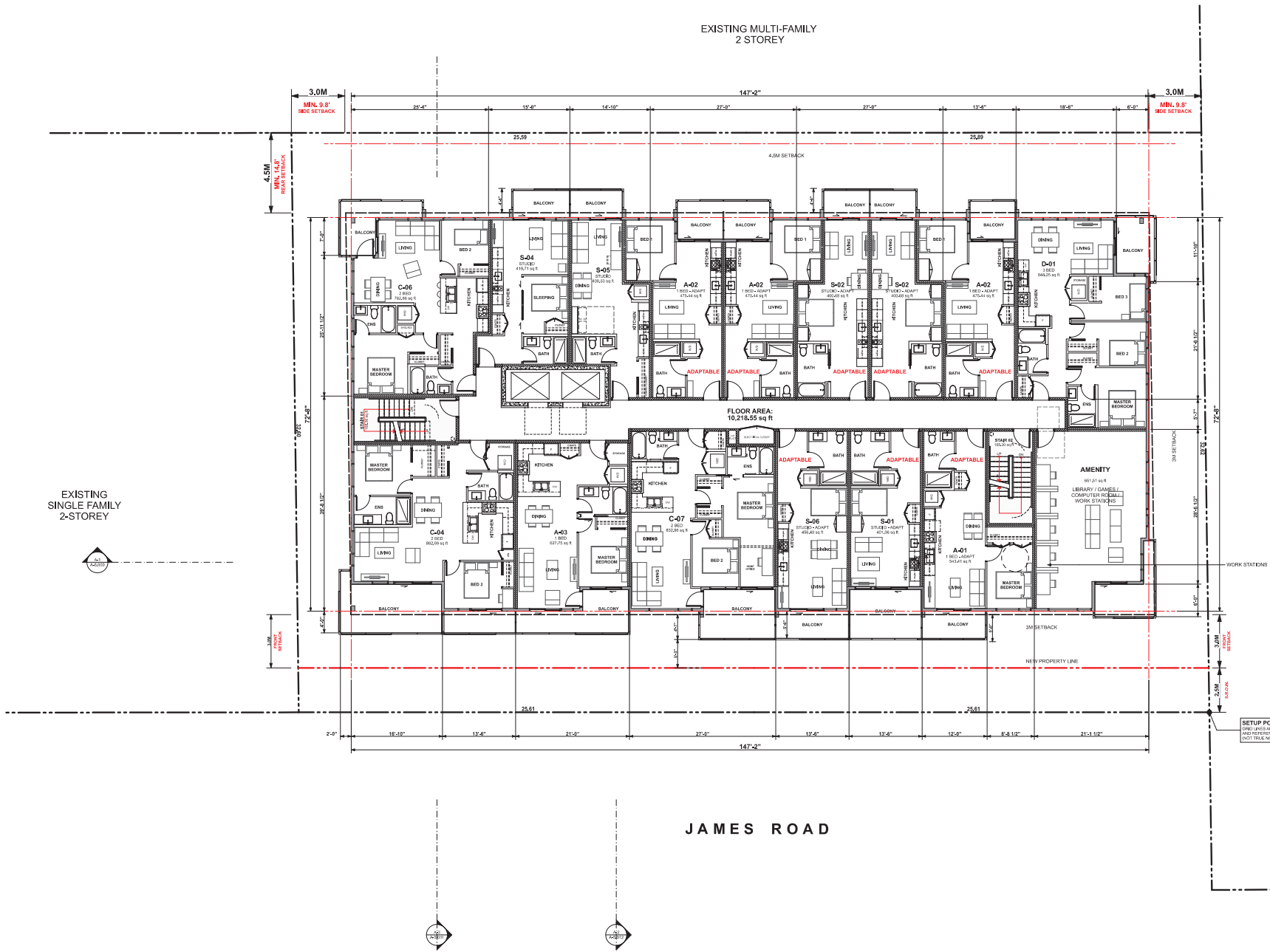
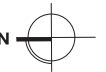
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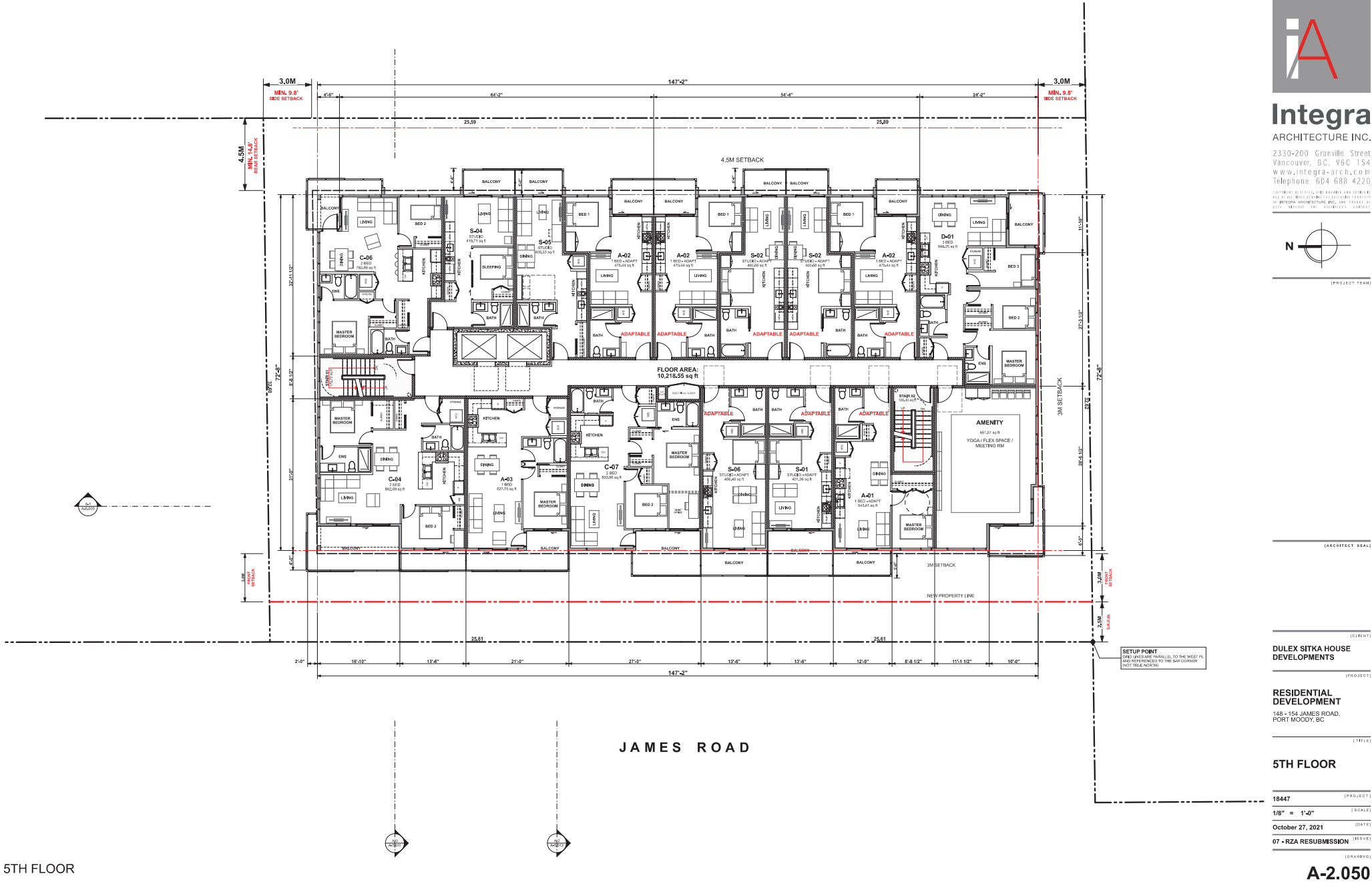
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PORT MOODY, BC

(TITLE)

5TH FLOOR

18447

(PROJECT)

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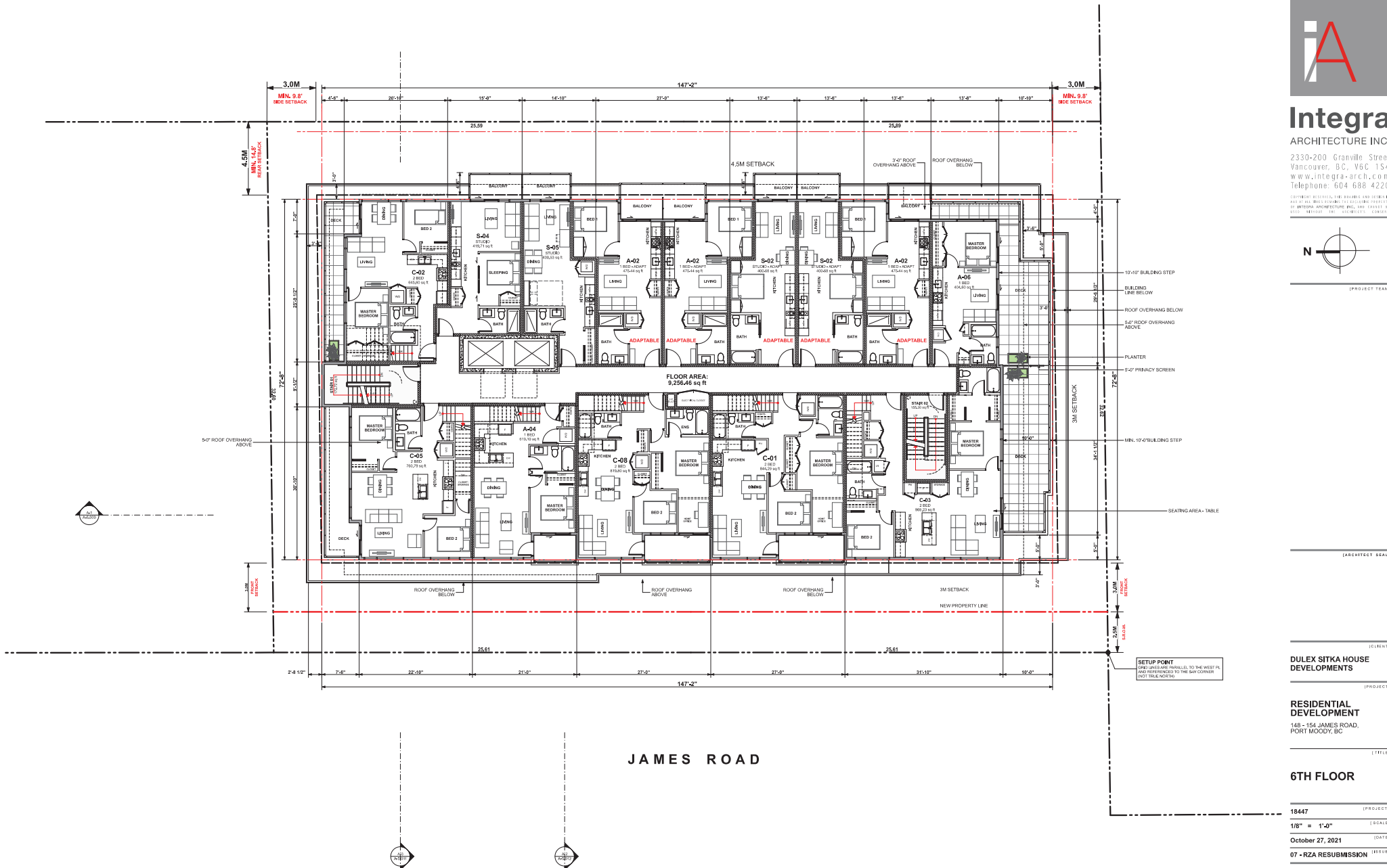
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PORT MOODY, BC

(TITLE)

6TH FLOOR

(PROJECT)

18447

(SCALE)

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(DATE)

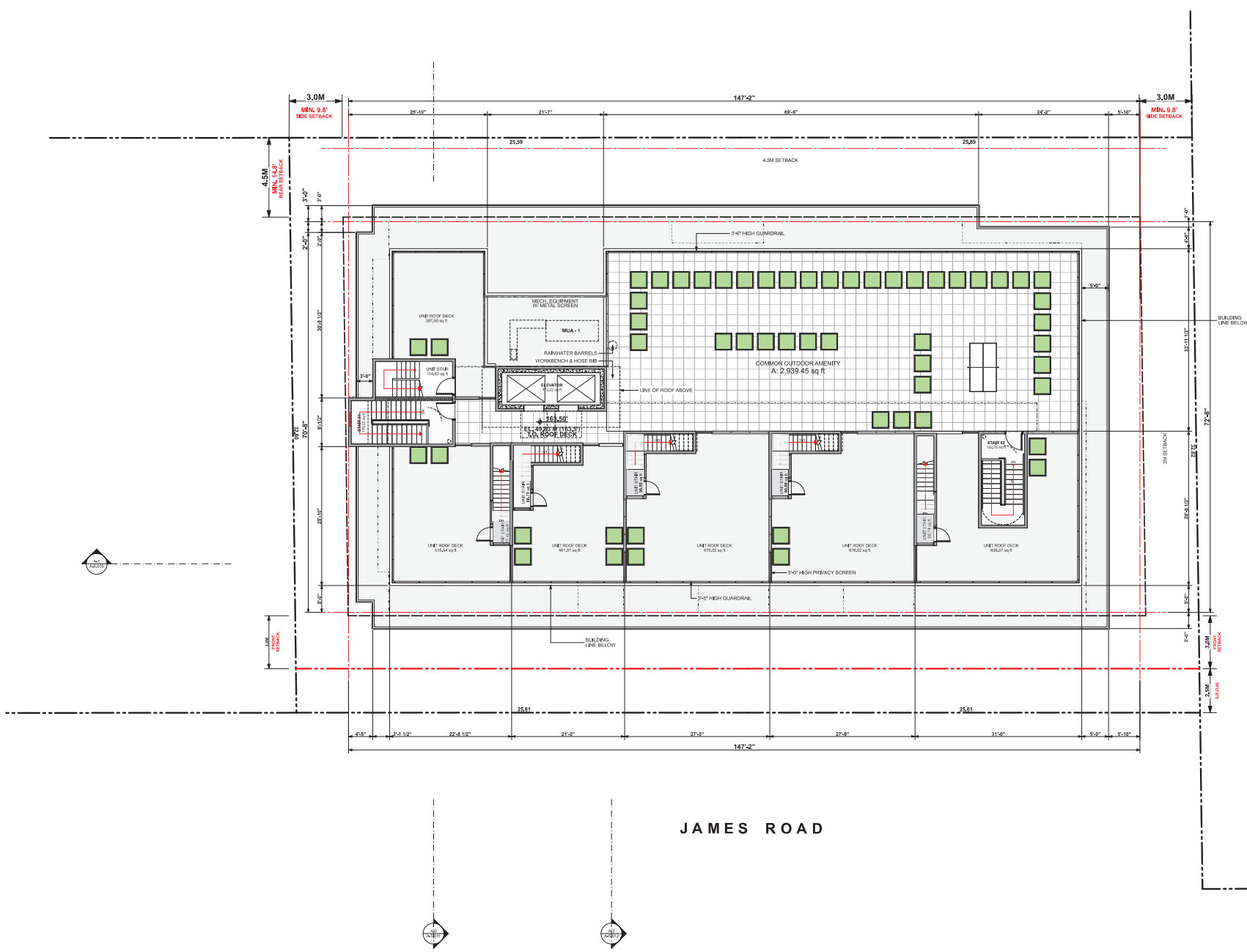
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ROOF LEVEL



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ROOF PLAN

18447 (PROJECT)

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

October 27, 2021 (DATE)

07 - RZA RESUBMISSION (REVISION)

(DRAWING)

A-2.070



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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

DULEX SITKA HOUSE DEVELOPMENTS

(PROJECT)

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

(TITLE)

UNIT PLANS - ADAPTABLE

(PROJECT)

18447

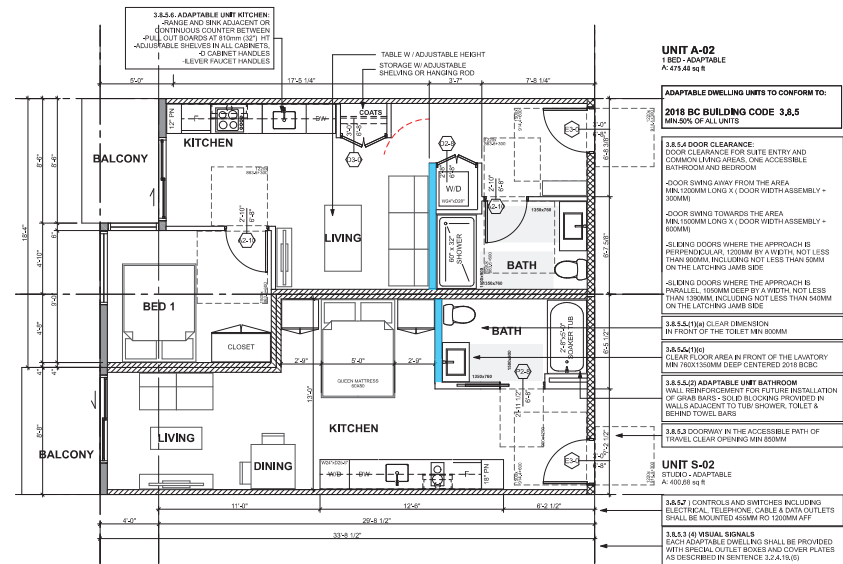
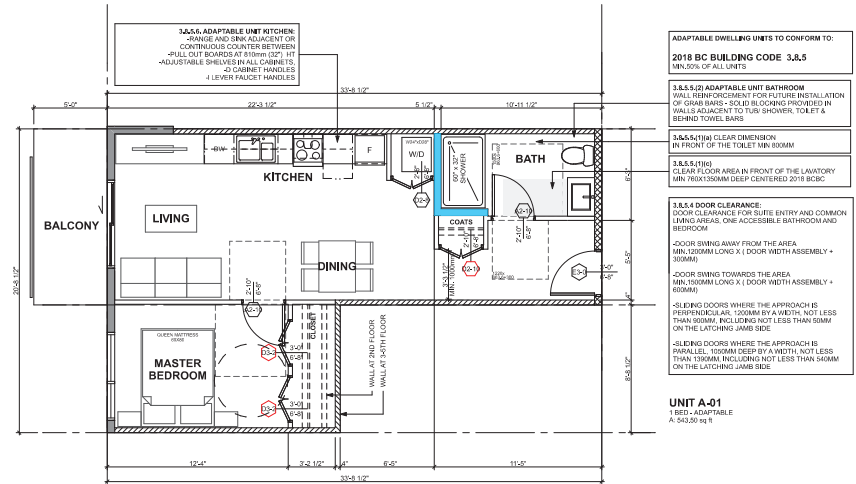
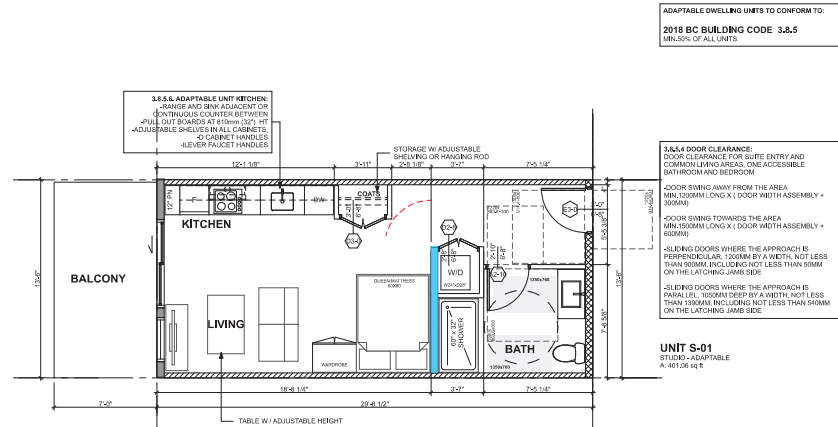
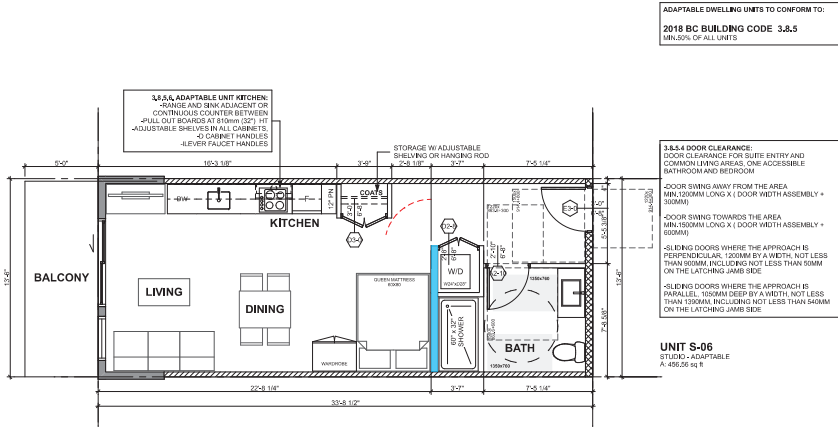
1/4" = 1'-0"

October 27, 2021

07 - RZA RESUBMISSION

(DRAWING)

A-3.001





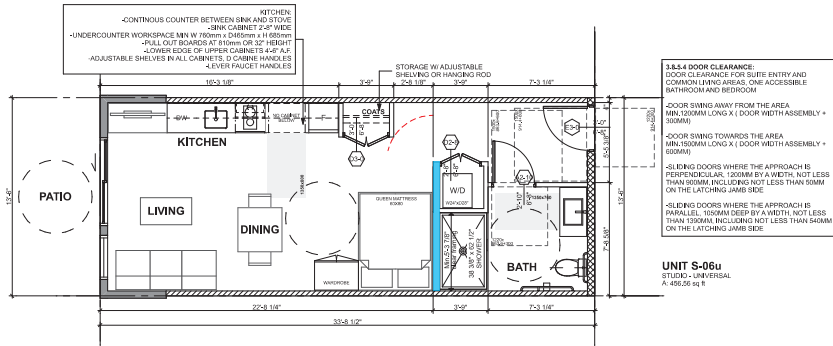
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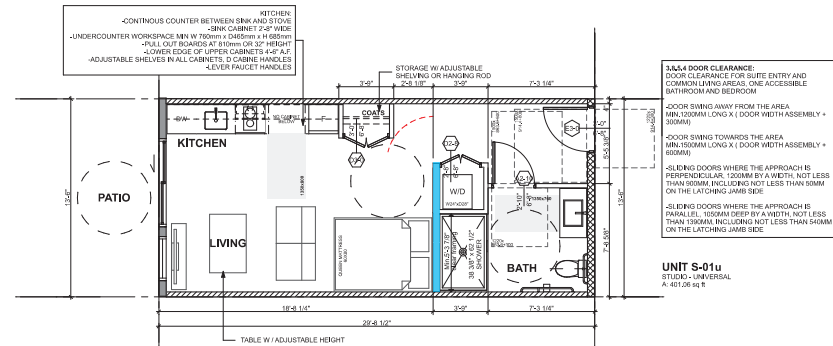
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(PROJECT TEAM)

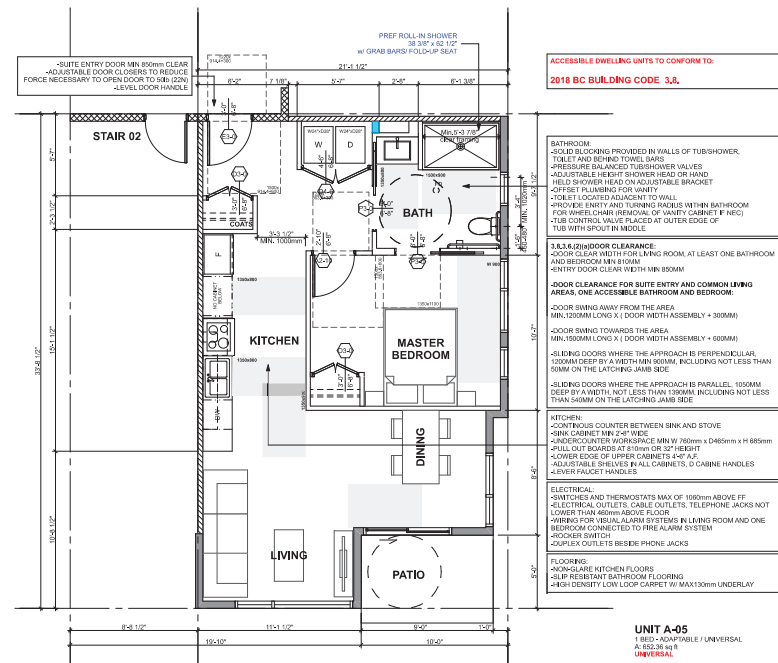
ADAPTABLE DWELLING UNITS TO CONFORM TO:
2018 BC BUILDING CODE 3.8.5
MIN.50% OF ALL UNITS



ADAPTABLE DWELLING UNITS TO CONFORM TO:
2018 BC BUILDING CODE 3.8.5
MIN.50% OF ALL UNITS



ADAPTABLE DWELLING UNITS TO CONFORM TO:
2018 BC BUILDING CODE 3.8.5
MIN.50% OF ALL UNITS



A-05 1 BEDROOM - UNIVERSAL UNIT

(ARCHITECT SEAL)

(CLIENT)

DULEX SITKA HOUSE DEVELOPMENTS

(PROJECT)

RESIDENTIAL DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

**UNIT PLANS -
UNIVERSAL**

18447 (PROJECT)

1/4" = 1'-0" (SCALE)

October 27, 2021 (DATE)

07 - R2A RESUBMISSION (REVISION)

(DRAWING)

A-3.002

S-06 U STUDIO - UNIVERSAL UNIT

S-01 U STUDIO - UNIVERSAL UNIT



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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

DULEX SITKA HOUSE
DEVELOPMENTS

(PROJECT)

RESIDENTIAL
DEVELOPMENT
145-154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

UNIT PLANS

18447 (PROJECT)

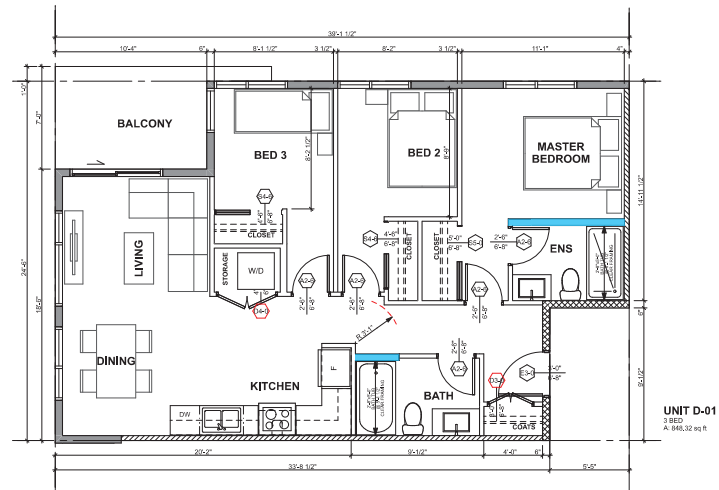
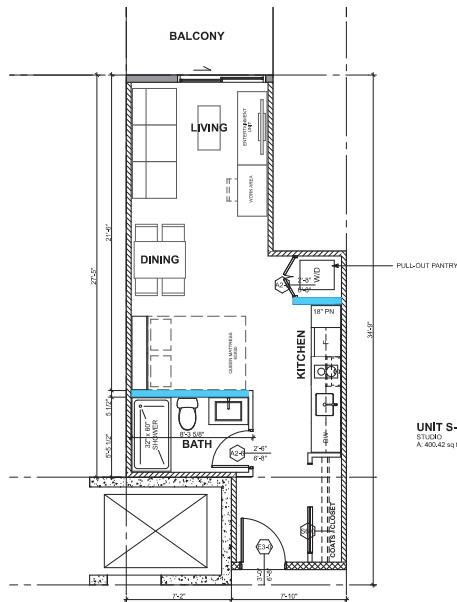
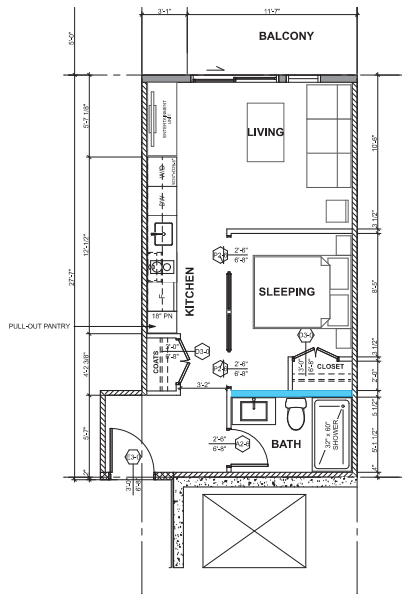
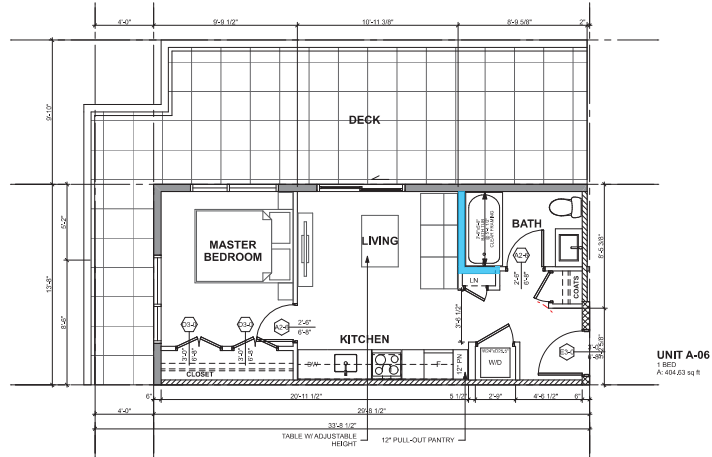
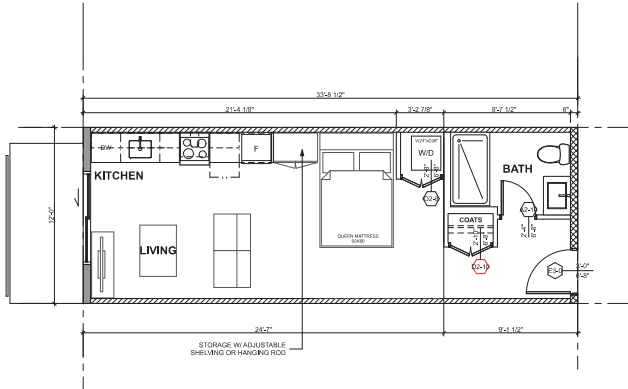
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October 27, 2021 (DATE)

07 - RZA RESUBMISSION (REUSE)

(DRAWING)

A-3.003





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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

**DULEX SITKA HOUSE
DEVELOPMENTS**

(PROJECT)

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

(TITLE)

**UNIT PLANS -
1 / 2 BEDROOM**

(PROJECT)

18447

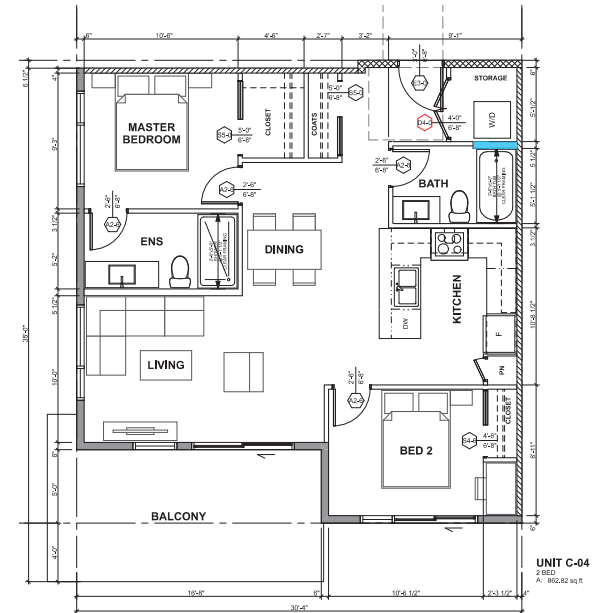
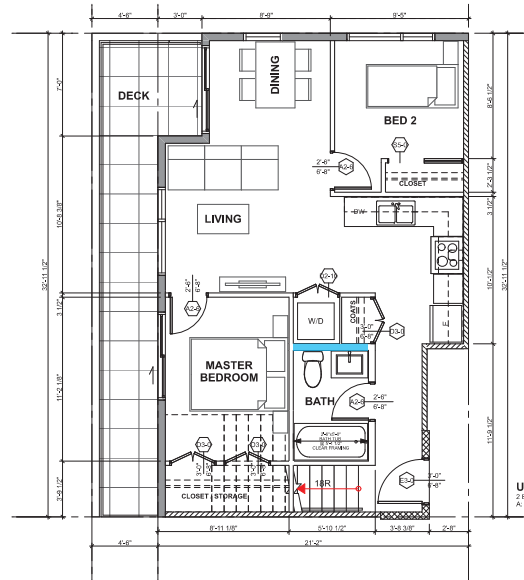
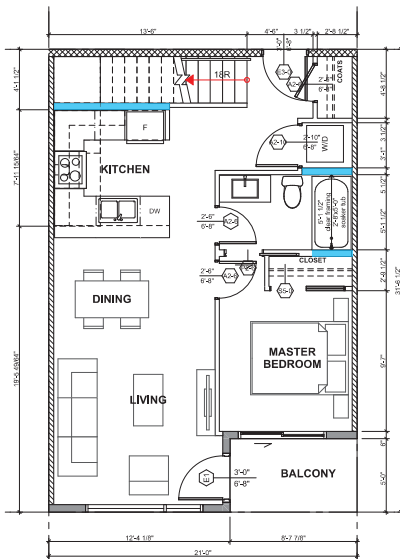
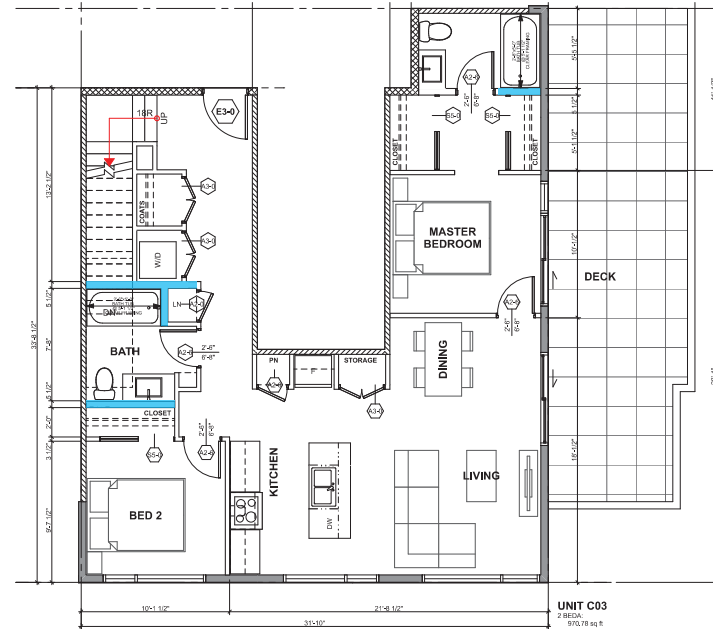
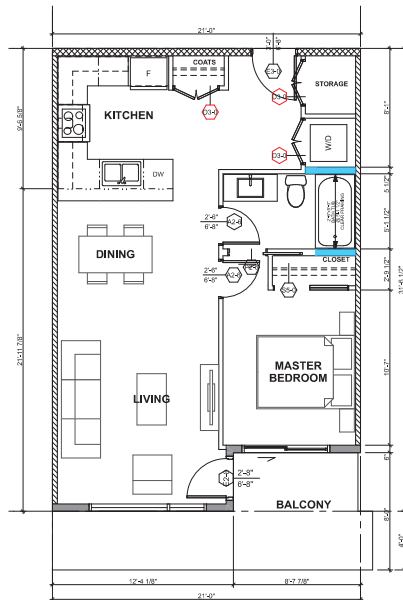
1/4" = 1'-0" (SCALE)

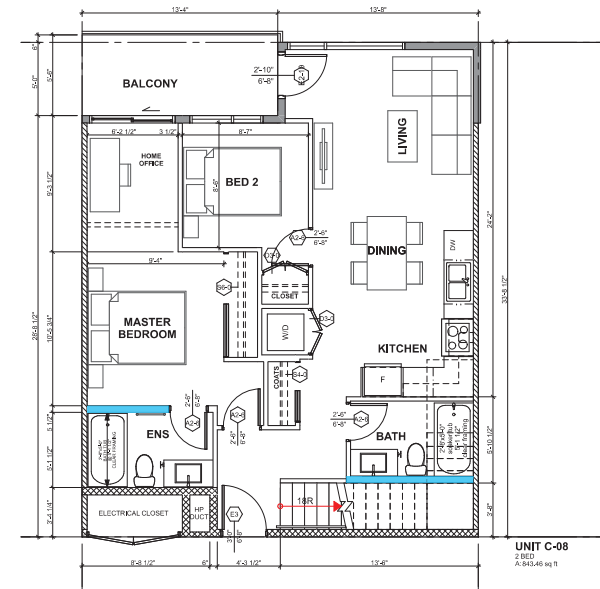
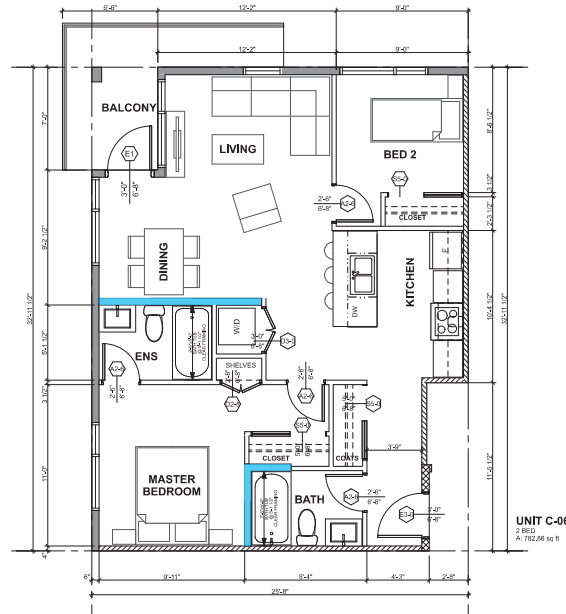
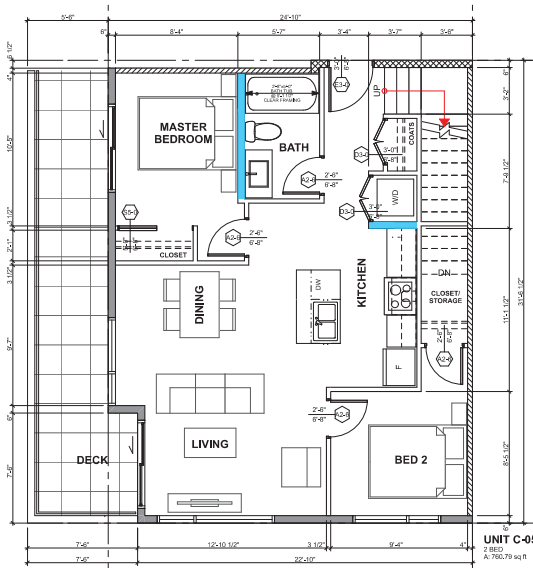
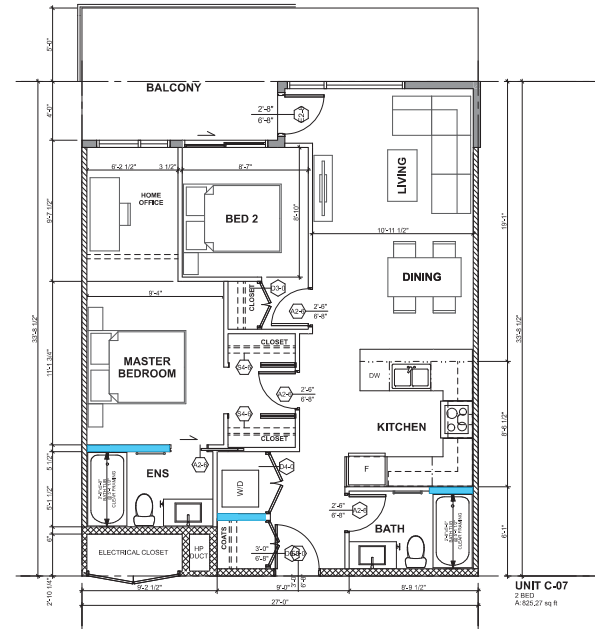
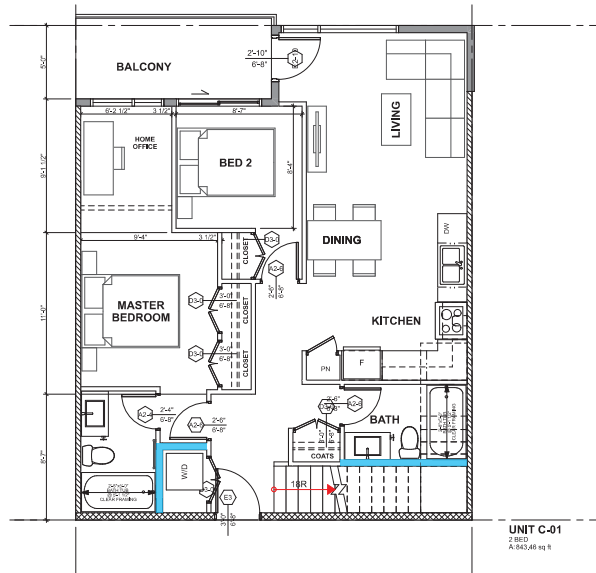
October 27, 2021 (DATE)

07 - RZA RESUBMISSION (REVISION)

(DRAWING)

A-3.004





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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

**DULEX SITKA HOUSE
DEVELOPMENTS**

(PROJECT)

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

(TITLE)

**UNIT PLANS -
2 BEDROOM**

(PROJECT)

18447

(SCALE)

1/4" = 1'-0"

(DATE)

October 27, 2021

(ISSUE)

07 - RZA RESUBMISSION

(DRAWING)

A-3.005

MATERIAL AND COLOUR LEGEND

to match:				
 A	Light Grey	KO Roofing SBS	Modiflex Charcoal Grey	2 Ply SBS Roofing membrane at flat roofs
 B	Gray	James Hardie ColorPlus Collection	Aged Pewter	HardiePlank Lap Siding - cedar/mild 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/mild texture, 7" exposure - exterior walls
 E	Woodgrain	Prefinished Fiber Cement Siding	Woodtone Rustic Series - Mountain	Fiber Cement Lap Siding - cedar/mild texture, pre-finished 5 1/4" exposure at selected locations

	F	Charcoal	Benjamin Moore	BM 2116-10 Universal Black	Painted Trim, Roof Fascia and Hardie Panel. Smooth texture across siding and at window locations.
	G	Black or Char Anodized	Windows	Standard Black	Typical Vinyl windows and sliding doors w matching flashing
	H	Light Grey - Brown	Stone Veneer	Echo-Ridge Pro-Flt Alpine Ledgestone	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-I	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 2116-10	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, landscapes walls
● N	Unfinished	WPC or Aluminum Powder Coating	-	Decorative Screens 4x(4x6) 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	Overhead Security gate	Unfinished Standard Finish Black	Overhead vertical security gate, aluminum open top with concentrated pickets at corners and top-rails (for extra security to manufacturer's recommendations)	



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[PROJECT TEAM]



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

**JAMES RD -
WEST
ELEVATION**

18447	[PROJECT]
1/8" = 1'-0"	[SCALE]
October 27, 2021	[DATE]
07 - RZA RESUBMISSION	[ISSUE]
	[DRAWING]

A-4.001

MATERIAL AND COLOUR LEGEND

to match:			
• A	Light Grey	KO Roofing SBS	Modiflex Charcoal Grey
• B	Gray	James Hardie ColorPlus Collection	Aged Pewter
• C	Charcoal	James Hardie ColorPlus Collection	Iron Gray
• D	Off-White	James Hardie ColorPlus Collection	Cobble Stone
• E	Woodgrain	Pre-finished Fibre Cement Siding	Woodstone Rustic Series - Mountain Cedar
			716" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims
			HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
			Fibre Cement Lap Siding - cedarmill texture, pre-finished 5.14" exposure at selected locations

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

• K	Black	Makin Metals Ltd.	Matte Black
• L	White	Makin Metals Ltd.	Regal White
• M	Light Beige	Architectural concrete	Clear, water repellent coating
• N	Pre-finished	WPC or Aluminum Powder Coating	-
• O	Black	Storefront Doors and Windows	Black
• P	Black	Overhead Security gate	Pre-finished Standard Finish "Black"
			Flashing at roofs, flashing at dark windows, downspouts, gutters
			Flashing at all other locations with finish (D)
			Architectural concrete finish at exposed concrete walls, landscape walls
			Decorative Screens 4x14x14 horizontal bar grille at balconies selected locations front mounted
			Double glazed, aluminum storefront doors, windows at main lobby, amenity and roof deck exit.
			Overhead vertical security gate, aluminum open grill with concentrated pickets at corners and top-middle at balconies selected locations front mounted



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MATERIAL AND COLOUR LEGEND

to match:			
• A	Light Grey	KO Roofing SBS	Modiller Charcoal Grey
• B	Gray	James Hardie ColorPlus Collection	Aged Pewter HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
• C	Charcoal	James Hardie ColorPlus Collection	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	Pre-finished Fibre Cement Siding	Woodstone Rustic Series - Mountain Cedar Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations

• F	Charcoal	Benjamin Moore	BM 2115-10 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-Fit Alpine Ledgestone	Manufactured Stone Veneer Panels at selected locations
• I	Woodgrain	Pre-finished Fibre Cement	Woodstone Rustic Series - Mountain Cedar	Pre-finished soffits @ roof soffit and u/s of balconies
• II	Grey	Aluminum Soffit	Gentak 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 2115-10	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 4x14x14 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)



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MOREY PLACE
2 STOREY MULTI-FAMILY

PROPOSED 6 STOREY BUILDING

JAMES ROAD

ECOLE MOODY
MIDDLE SCHOOL



(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

DULEX SITKA HOUSE
DEVELOPMENTS

(PROJECT)

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

(TITLE)

NORTH
ELEVATION

(PROJECT)

18447

1/8" = 1'-0"

October 27, 2021

07 - RZA RESUBMISSION

(DRAWING)

A-4.003

		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	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 - cedar-mill texture, pre-finished 5 1/4" exposure at selected locations

● F	Charcoal	Benjamin Moore	BM 2118-10 Universal Black	Painted Tiles, Roof Facia 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 - Snow	Stone Veneer	Echo-Ridge Pro-Flt Aginate Ledgerstone	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
● I1	Grey	Aluminum Soffit	Gentek Slate	4 panel prefinished aluminum soffit u/s of balcony at lane elevation
● J	Black	Power Drytac 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, landscapes walls
● N	Unfinished	WPC or Aluminum Powder Coating	-	Decorative Screens 4x(4x6) 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	Overhead Security gate	Unfinished Standard Finish Black	Overhead vertical security gate, aluminum open top with concentrated pickets at corners and top-rails (for extra security to manufacturer's recommendations)	



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SOUTH ELEVATION

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

**SOUTH
ELEVATION**

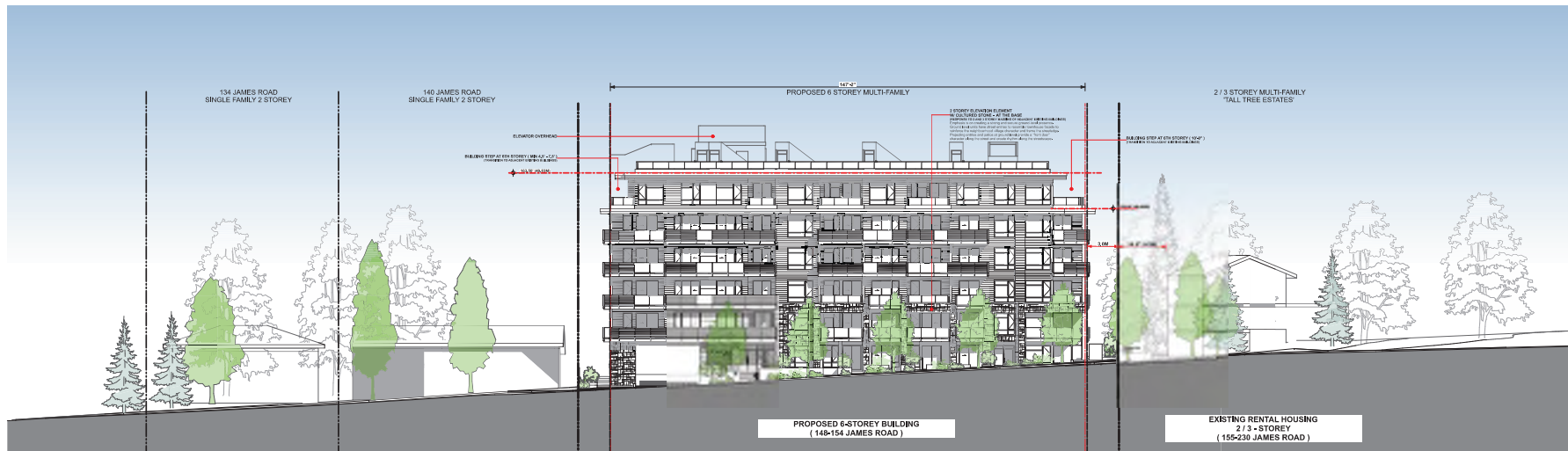
18447

October 27, 2021

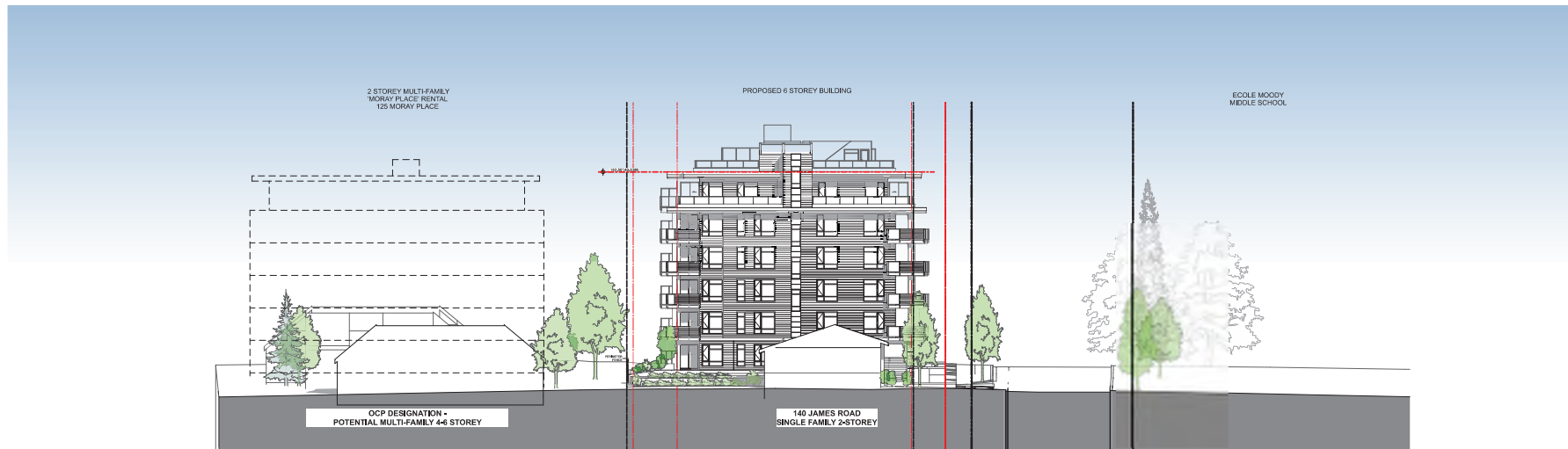
07 - RZA RESUBMISSION 11

108A

A-4.004



JAMES ROAD - STREETSCAPE



CONTEXT SITE ELEVATION - EAST WEST



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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

DULEX SITKA HOUSE DEVELOPMENTS

(PROJECT)

RESIDENTIAL DEVELOPMENT
149 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

JAMES RD - STREET ELEVATION

18447 (PROJECT)

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

October 27, 2021 (DATE)

07 - RZA RESUBMISSION (REVISION)

(DRAWING)

A-4.005



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[PROJECT TEAM]



[TITLE]

SITE SECTION

A-1

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

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

October 27, 2021 [DATE]

07 - RZA RESUBMISSION ISSUE

[DRAWING]

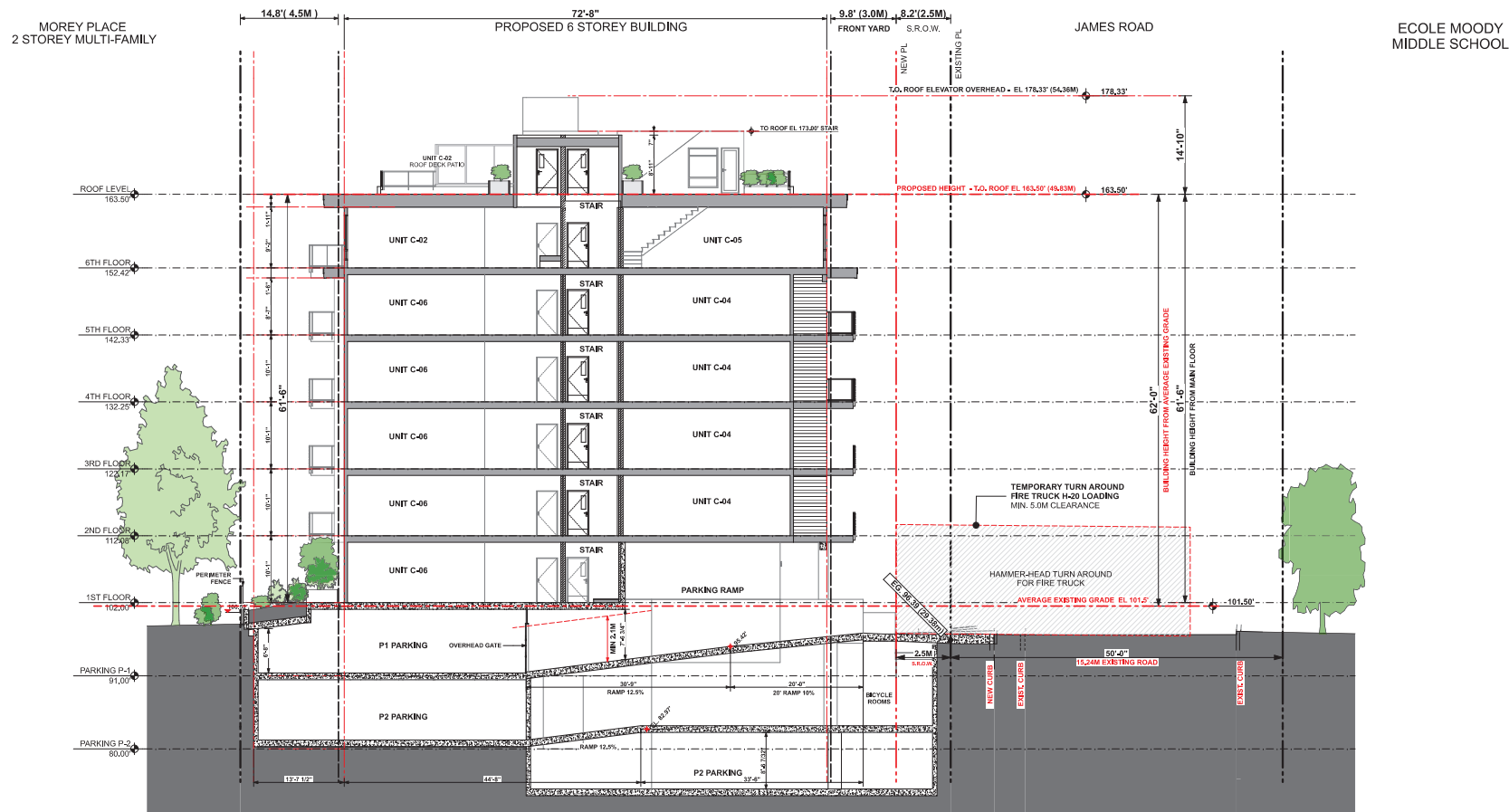
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A-5.000



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A-5 011



A-5.011



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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

DULEX SITKA HOUSE DEVELOPMENTS

[PROJECT]

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

[TITLE]

SITE SECTION A-2

10447 [PROJECT]

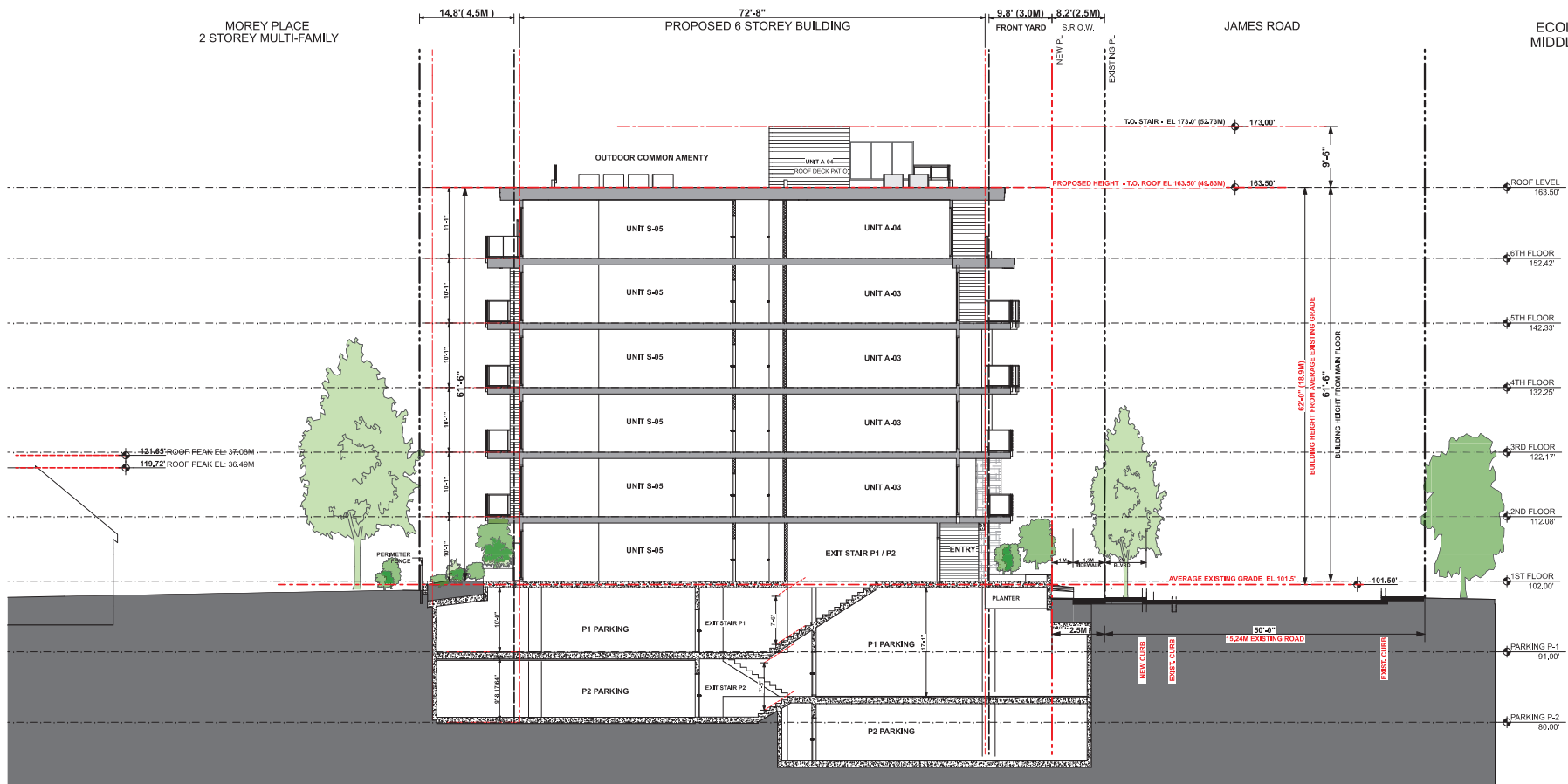
1/8" = 1'-0" (SCALE)

October 27, 2021 [DATE]

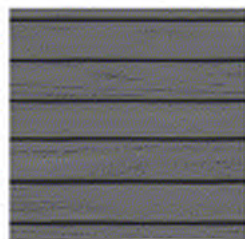
07 - RZA RESUBMISSION ISSUE

[DRAWING]

A-5.012



SITE SECTION A-2



B



C



D



E



F



H



MATERIAL AND COLOUR LEGEND

	to match			
• A	Light Grey	NO Building Siding	Modular Charcoal Grey	2 1/2" SPS Roofing membrane at flat roofs
• B	Grey	James Hardie ColourPlus Collection	Appl. Finish	HardiePlank Lay Siding - random pattern, 1" exposure - exterior walls
• C	Charcoal	James Hardie ColourPlus Collection	Iron Grey	1 1/2" Hardie-Board Panel and Board Trim, smooth finish, 1" exposure - exterior walls
• D	Light Grey	James Hardie ColourPlus Collection	Cedar Siding	HardiePlank Lay Siding - random pattern, 1" exposure - exterior walls
• E	Woodgrain	Pre-finished Fibre-Laminate	Woodstone Rustic Series - Mountain Cedar	Fibre Cement Lay Siding - random pattern, pre-finished 1/2" exposure at exterior locations
• F	Charcoal	Benjamin Moore	SW 750-15 Universal Black	Painted Trim, Roof Fascia and Hardie Panels, smooth finish - exterior panels of window surrounds
• G	Black or Clear Anodized	Windows	Standard Black	Typical Vinyl windows and sliding doors or matching finishing
• H	Light Grey - Stone	Stone Veneer	Echo Ridge Profile Stone Longstone	Manufactured Stone Veneer Panels at exterior locations
• I	Woodgrain	Pre-finished Fibre-Laminate	Woodstone Rustic Series - Mountain Cedar	Pre-finished soffits @ roof soffits and soffits of balconies
• IS	Grey	Aluminum Siding	Hardie Stone	4 panel perforated aluminum soffits @ balconies at site elevation
• J	Black	Tiger Drylok Powder Coating	Flat Black or to match SW 750-15	Pre-finished aluminum exterior safety glass railing @ balconies
• K	Black	Benjamin Moore Ltd.	Black Black	Finishing of walls, flooring at dark windows, doorways, porches
• L	White	Benjamin Moore Ltd.	Regal White	Finishing at all other locations with finish (S)
• M	Light Grey	Architectural concrete	Clear water repellent coating	Architectural concrete finish at exposed exterior walls, landscape walls
• N	Pre-finished	WFO or Aluminum Powder Coating	-	Decorative finishes at soffits/balconies with grille at balconies exterior locations (S) - mounted
• O	Black	Benjamin Moore and Windows	Black	Double glazed, aluminum storefront doors, windows at main lobby, amenity and roof deck exits
• P	Black	Overhead security gate	Pre-finished Standard Finish Black	Overhead medical security gate, aluminum open gate with concentrated panels at corners and top middle for extra security to manufacturer's recommendations

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DUXIE SITKA HOUSE DEVELOPMENTS

RESIDENTIAL DEVELOPMENT
145 - 104 JAMES ROAD,
PORT MOODY, BC

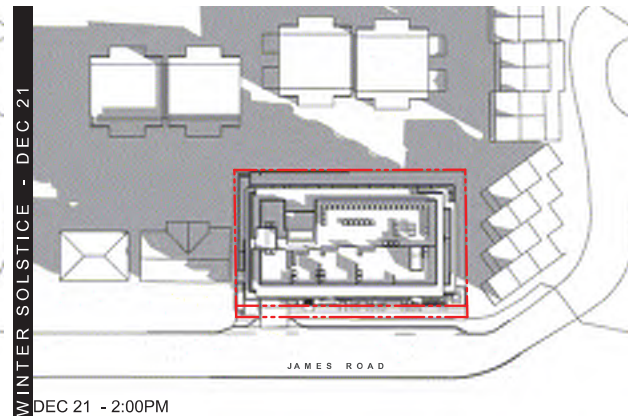
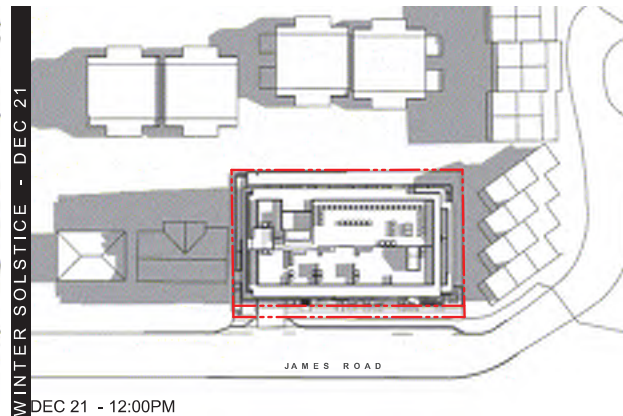
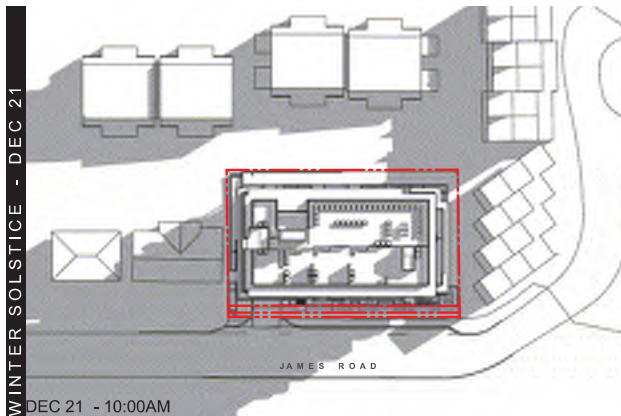
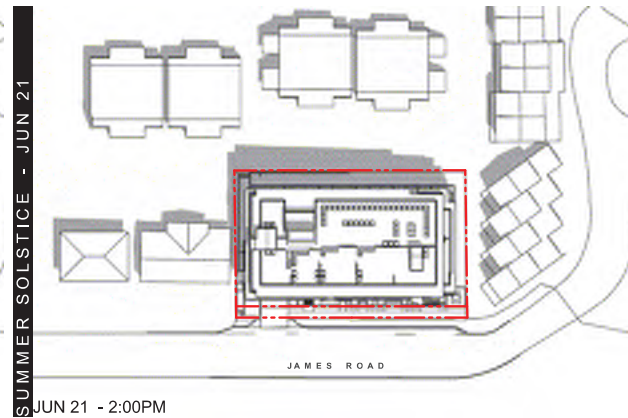
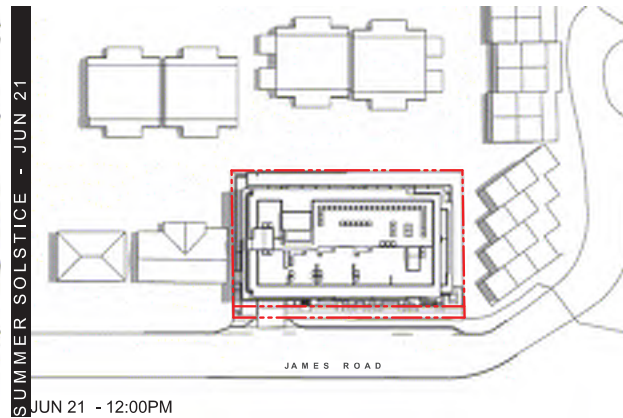
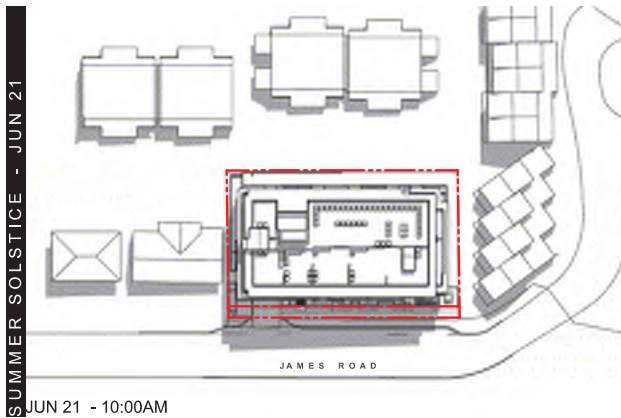
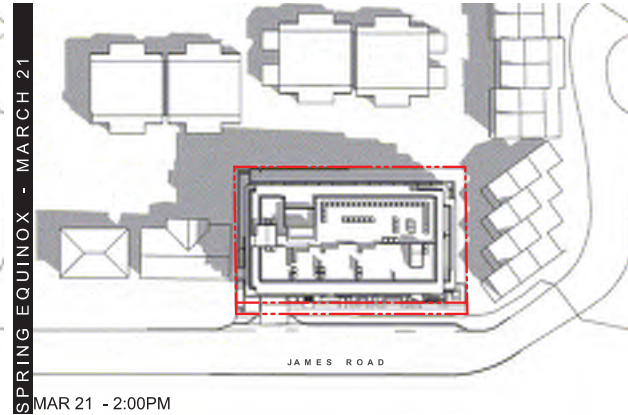
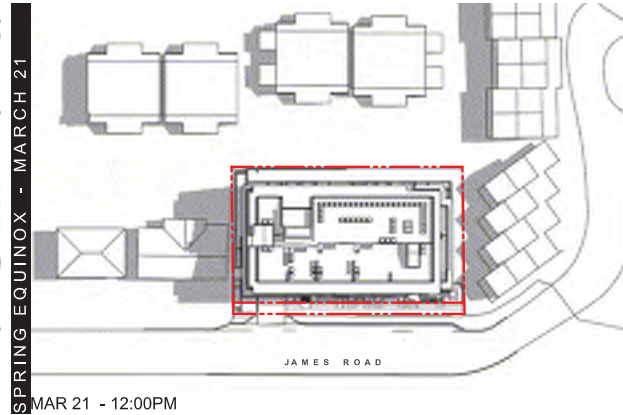
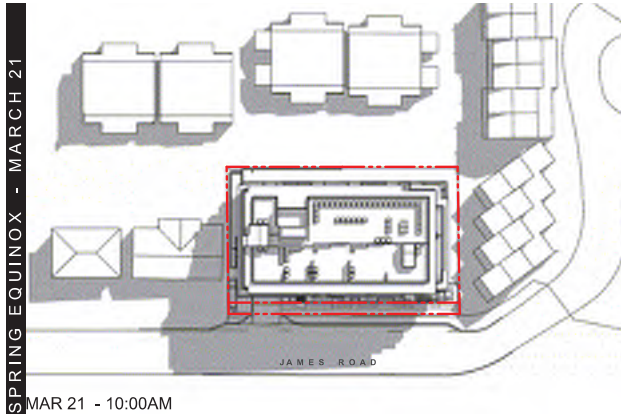
MATERIALS FINISHES

18447

October 31, 2021

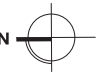
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A-8.010



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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

**DULEX SITKA HOUSE
DEVELOPMENTS**

(PROJECT)

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

(TITLE)

SHADOW STUDY

18447

(PROJECT)

(SCALE)

October 27, 2021

(DATE)

07 -R2A RESUBMISSION

(ISSUE)

(DRAWING)

A-8.500