

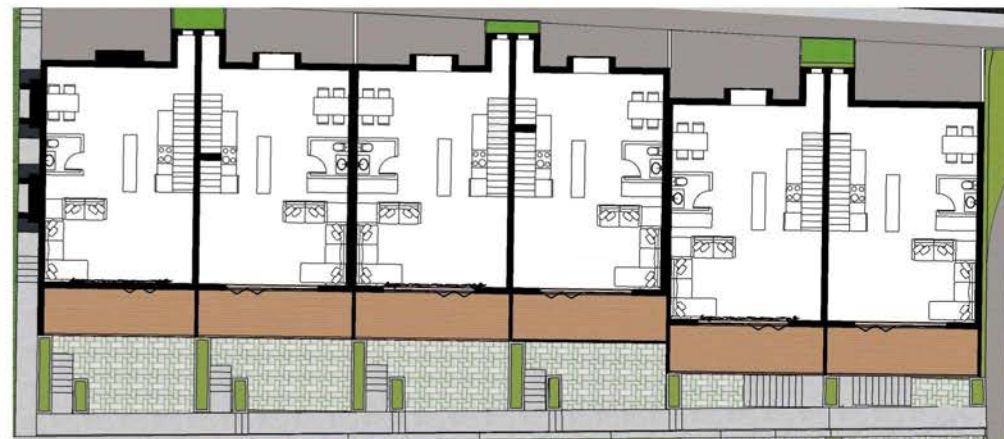
A
007

FLOOR PLAN - BUILDING A

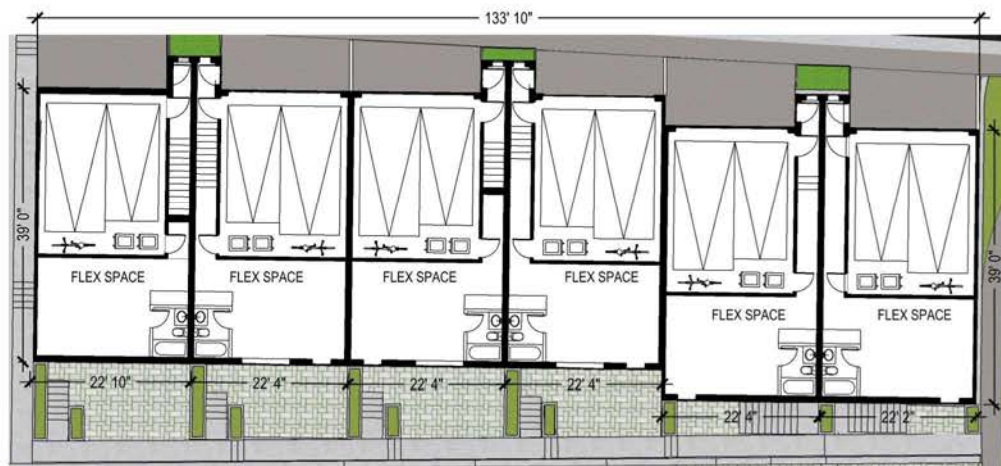
Building A consists of 6 units with ground floor flex space in each.

FLOOR	DESCRIPTION	SF
UPPER FLOOR	3 BEDROOMS	801
MAIN FLOOR	KITCHEN DINING LIVING DEN	654
	REAR DECK	152
LOWER FLOOR	UNFINISHED SPACE (BATH)	301
	GARAGE	432
TOTAL SELLABLE PER UNIT		1,756
TOTAL SELLABLE BUILDING A (6 UNITS)		10,536
TOTAL BUILDABLE PER UNIT		2,492
TOTAL BUILDABLE BUILDING A (6 UNITS)		14,956
PARKING REQUIRED		12
PARKING PROVIDED		12

Key Plan



Level 2



Level 1



Level 3



Gaëtan Royer – CityState Consulting Services
2414 St Johns Street, Port Moody, BC, Canada V3H 2B1
gaetan@citystate.ca

Project:

112 Moray Street

Sheet:

007

Description:

FLOOR PLAN - BUILDING A

Scale:

1:100

Date: 21 APRIL 2021

Revised: 06 AUG 2021

Revised:

Revised:

Revised:

Revised:

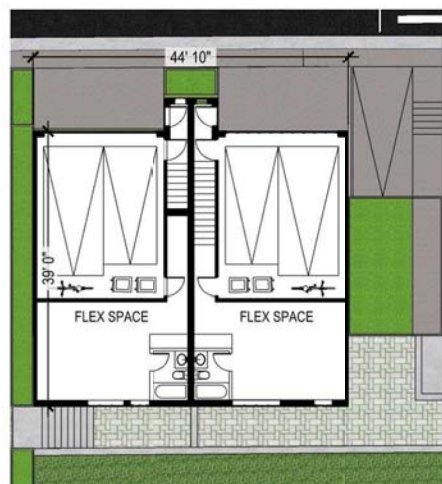
A
008

FLOOR PLAN - BUILDING B

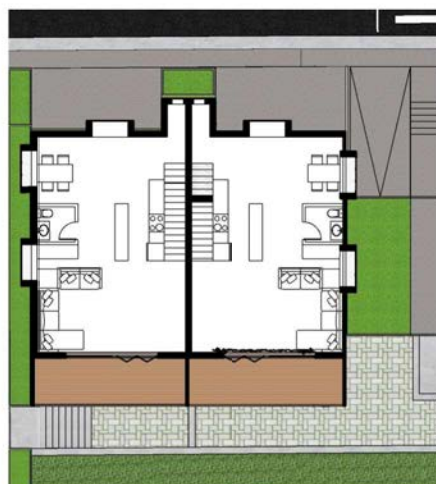
FLOOR	DESCRIPTION	SF
UPPER FLOOR	3 BEDROOMS	801
MAIN FLOOR	KITCHEN DINING LIVING DEN	654
	REAR DECK	152
LOWER FLOOR	UNFINISHED SPACE (BATH)	301
	GARAGE	432
TOTAL SELLABLE PER UNIT		1,756
TOTAL SELLABLE BUILDING A (2 UNITS)		3,512
TOTAL BUILDABLE PER UNIT		2,492
TOTAL BUILDABLE BUILDING A (2 UNITS)		4,984
PARKING REQUIRED		4
PARKING PROVIDED		4



Key Plan



Level 1



Level 2



Level 3



Gaëtan Royer – CityState Consulting Services
2414 St Johns Street, Port Moody, BC, Canada V3H 2B1
gaetan@citystate.ca

Project:

112 Moray Street

Sheet:

008

Description:

FLOOR PLAN - BUILDING B

Scale:

1:100

Date: 21 APRIL 2021

Revised: 06 AUG 2021

Revised:

Revised:

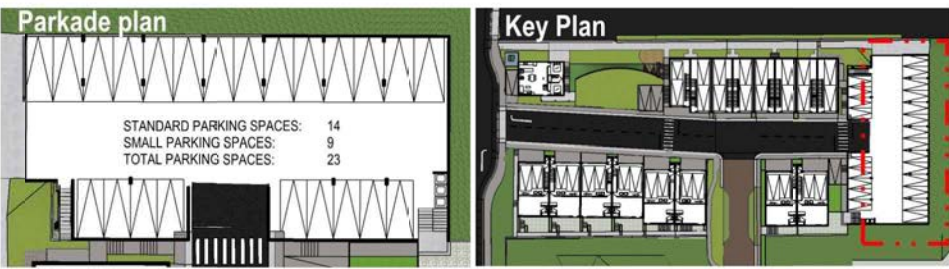
Revised:

Revised:

A
009

FLOOR PLAN - BUILDING C

FLOOR	DESCRIPTION	SF
PODIUM LEVEL UNITS	2 BEDROOMS + DEN	921
UPPER MAIN FLOOR	KITCHEN DINING LIVING 1 BED	529
UPPER 2ND FLOOR	2 BEDROOMS	529
UPPER UNITS TOTAL	COMBINED FLOOR SPACE	1,058
TOTAL SELLABLE PODIUM UNITS (4 UNITS)		3,684
TOTAL SELLABLE UPPER UNITS (8 UNITS)		8,464
TOTAL SELLABLE BUILDING C		12,148
TOTAL BUILDABLE BUILDING C		14,104
PARKING REQUIRED		18
PARKING PROVIDED		23



Level 1



Level 3



Level 2

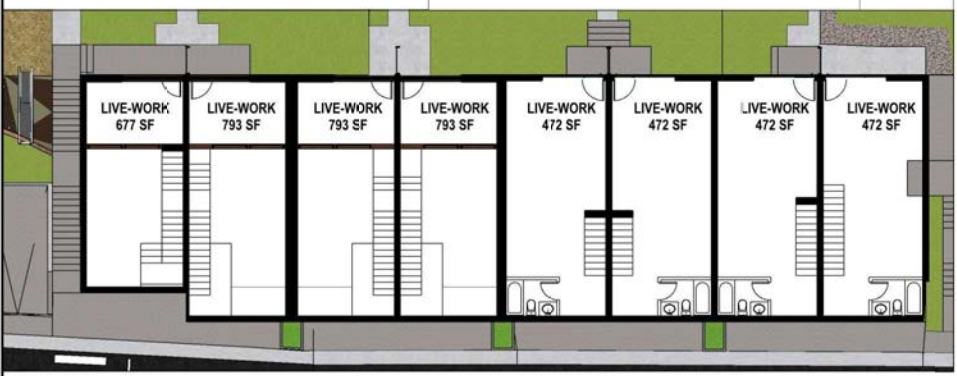


Level 4

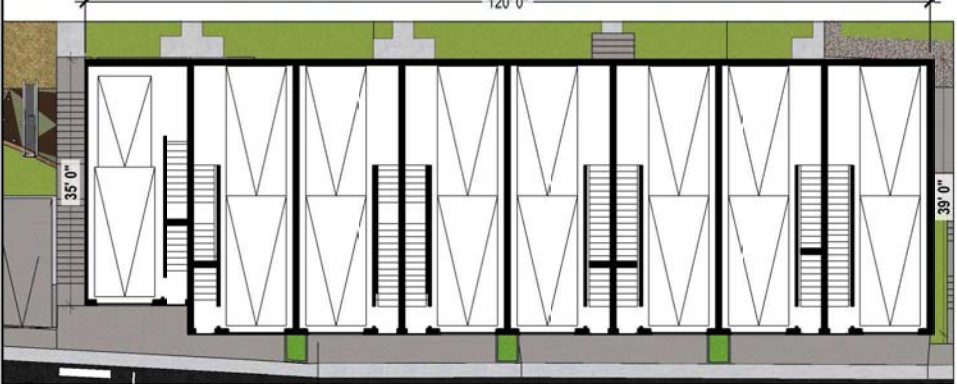
A
010

FLOOR PLAN - BUILDING D

FLOOR	DESCRIPTION	SF
LOWER FLOOR	UNFINISHED LIVE/WORK SPACE	VARIES
GROUND FLOOR	GARAGE	610
MAIN FLOOR	LIVING DINING KITCHEN + DEN	529
UPPER FLOOR	2 BEDROOMS	529
TOTAL SELLABLE PER UNIT		VARIES
TOTAL SELLABLE BUILDING D		13,860
TOTAL BUILDABLE BUILDING D		18,480
PARKING REQUIRED		12
PARKING PROVIDED		16

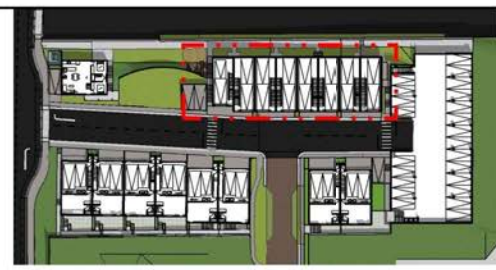


Level 1



Level 2

Key Plan



Level 3



Level 4



Gaëtan Royer – CityState Consulting Services
2414 St Johns Street, Port Moody, BC, Canada V3H 2B1
gaetan@citystate.ca

Project: 112 Moray Street

Sheet: 010

Description: FLOOR PLAN - BUILDING D

Scale: 1:100

Date: 21 APRIL 2021
Revised: 06 AUG 2021

Revised:
Revised:
Revised:

A
011

SITE CROSS SECTION - AB

Key Plan



B
011

SITE CROSS SECTION - CD



Gaëtan Royer – CityState Consulting Services
2414 St Johns Street, Port Moody, BC, Canada V3H 2B1
gaetan@citystate.ca

Project:

112 Moray Street

Sheet:

011

Description:

SITE CROSS SECTION

Scale:

1:125

Date: 21 APRIL 2021

Revised: 06 AUG 2021

Revised:

Revised:

Revised:

Revised:

Revised:

Revised:

A
012

ELEVATION - BUILDING A



B
012

ELEVATION - BUILDING B



Gaëtan Royer – CityState Consulting Services
2414 St Johns Street, Port Moody, BC, Canada V3H 2B1
gaetan@citystate.ca

Project:
112 Moray Street

Sheet:
012

Description:
ELEVATIONS BUILDINGS A&B

Scale:
1:125

Date: 21 APRIL 2021
Revised: 06 AUG 2021
Revised:
Revised:

Revised:
Revised:
Revised:

A
013

ELEVATION - BUILDING C

Roof Peak Level
146' 4"

Parking Level
93' 2"



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

B
013

ELEVATION - BUILDING D



WEST ELEVATION



EAST ELEVATION

Roof Peak Level
141' 10"

Ground Level
99' 9"

Basement Level
82' 4"



SOUTH ELEVATION



NORTH ELEVATION

A014

MATERIAL BOARD

OUR PROJECT'S ELEGANT DESIGN IS INSPIRED BY THE AESTHETICS OF TRADITIONAL FARMHOUSES BUILT BY EARLY EUROPEAN SETTLERS TO CANADA AND THE US.

WHITE PAINTED BC FIR FASCIA AND TRIMS

WHITE ACRYLIC STUCCO TYPICAL OF EUROPEAN FARMHOUSES

TRADITIONAL WHITE BRICK BOTTOM FLOOR FOR DURABILITY

BLACK SHINGLES FOR ROOF

EXPOSED CONCRETE TEXTURED FOR PARKADE WALLS

	Gaëtan Royer – CityState Consulting Services 2414 St Johns Street, Port Moody, BC, Canada V3H 2B1 gaetan@citystate.ca	Project: 112 Moray Street	Sheet: 014	Description: MATERIAL BOARD	Scale: 1:125	Date: 21 APRIL 2021 Revised: 06 AUG 2021 Revised: Revised:	Revised: Revised: Revised: Revised:
--	---	------------------------------	---------------	--------------------------------	-----------------	---	--