

PROPERTY INFORMATION



SITE

The proposed development is located on a vacant site at the western edge of Port Moody's, Moody Centre (also known as the Port Moody Mall) located at the intersection of Highway 2 and St. John's Street. The site was the former location of the Barnett Hotel which has been previously demolished.

The site is bounded by St. John's Street to the north, by Albert Street and urban forest to the east, Schoolhouse Creek South and urban forest to the south, and steeply sloping urban forest to the west. Immediately south of the site and Schoolhouse Creek, is Port Moody Secondary School. To the west of the urban forest of the site is a future 6 storey condo development. The site is visually separated from the adjacent urban fabric by the natural forested boundaries to the west, south and east, while the arterial nature of St. John's provides a significant separation from properties to the north.

ARCHITECTURAL EXPRESSION
Given the gateway location of the site, the project seeks to elevate the architectural expression of the development in order create a memorable western entry

established by the interplay of multiple colourful glazed guards that populate the north and east facades of the project. These colourful panels, change with the day as the capture, reflect or cast coloured light onto the immediate surroundings.

Upper residential levels of the development all upon a well-defined commercial base which is located at the intersection of Albert and S. John's Streets. The commercial base is a large, rectangular building which contains the corrugated metal roof of the upper residential levels. The extent of this commercial occupancy is limited by the slope of the site to both the north and south of the building. A glass-enclosed commercial structure, serving to further define the base while providing cover for those accessing these commercial units. The masonry base is a full story in height and is built with concrete and north elevations by utilizing brick for the landscape walls. The expression of a strong base for the development is further accentuated by recessing and lowering the lowest level of the northern building.

Building 2 opens onto the courtyard and a resident gym is located at the west end of Building 1. A large amenity room on the upper level of Building 2 also provides for a large open-air room for residents to enjoy with the generous public roof deck which extends the full length of the north wing of Building 2.

Throughout the proposed development, high quality, durable materials are specified. Brick, corrugated metal siding, composite panel panels, wood like soffits and trim are used. The site is carefully landscaped with the fresh, contemporary, play expression of the Architecture.

Residential levels of the buildings are rendered in corrugated metal cladding with composite metal accent panels and glazed guards, both clear and coloured. The corrugated cladding is purposefully light in colour to maximize the effect of light reflections that emanate from the coloured glazing. The coloured guards and accent panels are playfully arranged to achieve interest. Each building is capped with a projecting eyebrow that provides cover for the residential balconies.

The public expression of the Architecture is consistent and extends from the riparian area at the southern boundary of the site, north to the intersection of Albert and St John's Streets and westward to the urban forest at the western edge of the property. On the less public, forest facing or internal elevations, coloured accent panels are used to create interest rather than the coloured guards of the more public, street facing facades.

Public artwork for the project is being developed by Alex Morrison. The sculptural piece cascades down the face of the building and is mounted within the recess on the north elevation of Building 2.

Amenities for the development include the triangular, residential courtyard which is enclosed by the two building wings and the urban forest of the hillside. This courtyard provides both common gathering and play spaces as well as individual yards for those units that open directly to it. A small meeting room within the Building 2 opens onto the courtyard and a resident gym is located at the west end of Building 1. A large amenity room on the upper level of Building 2 is also provided. This large amenity room provides access and connects with the generous public roof deck which extends the full length of the north wing of Building 2.

Throughout the proposed development, high quality, durable materials are specified. Brick, corrugated metal siding, composite metal panels, wood-like soffits and glazed guards are carefully composed to achieve the fresh, contemporary, playful expression of the Architecture.

SITE AREA			FAR		
Site	8,060.10 sq. ft.	17,590 sq. ft.	Alameda	2.4	Overall sq. ft.
APN (including)	11,280 sq. ft.	2,200 sq. ft.	Proposed	2.25	13,479.10 sq. ft.
Net Area (Less Decked)	6,837.10 sq. ft.	73,760 sq. ft.	Net FAR	2.05	(Note: Net FAR calculation excludes APNs withdrawn by City)
COMMON AMENITY SPACE					
Site Size	67.2%	4,627 sq. ft.	Alameda	1.0 sq. ft.	7,188 sq. ft.
Net Size	67.5%	4,627 sq. ft.	Proposed	1,070 sq. ft.	11,215 sq. ft.
			Interior	961 sq. ft.	10,254 sq. ft.
			Exterior	109 sq. ft.	1,217 sq. ft.

SETBACKS		North	South	East	West
CHMZ Reg'd	On	N/A	NA	1.5m	
Proposed	Feet	1.50	55.00	1.17	29.57
	Meters	0.46	16.76	0.36	9.01

BUILDING HEIGHT					
Allowable	6 Stories				
Proposed					
Building 1	4 Stories	31.28 ft	9.53 m	27.91 ft	8.50 m

Account Type	GROSS AREA					Inclusions				BAR AREA	
	Residential	Commercial	General	Public	Assembly	Assembly	Assembly	ADA-Ints	ADA-Excess	Total Cost	
Unit 1	2,138.81	2,138.81	2,138.81	2,138.81	2,138.81	2,138.81	1,012.2	5	102.3	1,185.1	1,185.1 sq. ft.
Unit 2	45	29,252.1	3,969.8			28,682.7		25	452.1	62.1	29,444.8 sq. ft.
Unit 3	45	29,252.1	3,969.8			28,682.7		25	452.1	62.1	29,444.8 sq. ft.
Unit 4	45	29,252.1	3,969.8			28,682.7		25	452.1	62.1	29,444.8 sq. ft.
Unit 5	45	29,252.1	3,969.8			28,682.7		25	452.1	62.1	29,444.8 sq. ft.
Unit 6	45	29,252.1	3,969.8			28,682.7		25	452.1	62.1	29,444.8 sq. ft.
Unit 7	28	28,682.7	2,868.3			31,739.0	1,116.5	5	286.3	1,049.3	29,317.4 sq. ft.
Unit 8	28	28,682.7	2,868.3			31,739.0	1,116.5	5	286.3	1,049.3	29,317.4 sq. ft.
Totals	222	100,000.0	22,222.2	12,222.4	1,246.1	12,237.7	20,892.4	1,197.7	111	2,080.3	4,533.3 sq. ft.

STORAGE SUMMARY					BALCONY SUMMARY	
Total Number of Units	222	Units	229	Storage	FSR Area	165,730.2 sq. ft.
					Basement	165,730.2 sq. ft.

Proposed	111 Units
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VEHICLES	Vehicle		Accessible	Small Car	Loading	EV
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Visitor (Market Ownership)	30	32	1	1	10	6	N/A	N/A	N/A	N/A
Visitor (Below Market Rental)	2								N/A	N/A
Commercial	35	35	1	1	6	12	3	3	7	7
Total Parking	332	345	0	0	95	61	3	3	272	285

BICYCLES	Bicycle - Long Term		Horizontal Stalls		Vertical Stalls		Lockers		Bicycle - Short Term	
	Required	Provided	Maximum	Provided	Maximum	Provided	Required	Provided	Required	Provided

Visitor	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A
Commercial	2	2		N/A	N/A	N/A	2		4

OWNER/DEVELOPER

MARCON ALBERT (GP) LTD.
Suite 5646 - 199th Street, Langley, BC, V3A 1H9
(604) 530-5646

ARCHITECT

SHIFT ARCHITECTURE INC.
Suite 200 - 1000 W 3 Street, North Vancouver BC V7P 3J6
(604) 868-7501

STRUCTURAL ENGINEER

WHM STRUCTURAL ENGINEERS
2227 Douglas Road, Burnaby BC V5C 5A9
(604) 464-2859

MECHANICAL ENGINEER

ROCKY POINT ENGINEERING LTD.
Suite 208 - 20711 92A Avenue, Langley BC V1M 3A5
(604) 888-7779

ELECTRICAL ENGINEER

NEMETZ (SIA) & ASSOCIATES LTD.
2029 W 46 Avenue, Vancouver BC V6J 1N3
(604) 738-6562

2479 Kingsway Avenue, Vancouver, BC V6J 1T5
(604) 800-9822

2305 Hemlock Street, Vancouver, BC V6H 2V1
(604) 681-3303

2227 St. Johns Street, Port Moody, BC V3H 2A6
(604) 681-3303

ENERGY MODELER

FIRE SUPPRESSION ENGINEER

1779 West 75th Avenue, Vancouver, BC, V6P 6P2
(604) 438-0522

CIVIL ENGINEER

R.F. BINNE & ASSOCIATES LTD.
Suite 200 • 100 Canada Way, Burnaby, BC, V5G 4K6
(604) 432-1721

ENVIRONMENTAL CONSULTANT

KEYSTONE CONSULTANTS
Suite 200 • 4420 Dominion Street, Burnaby BC V5G 4G3
(604) 438-0671

LAND SURVEYOR

BUTLER SUNDICK & ASSOCIATES
Suite 4 • 6303 96th Avenue, Surrey, BC V4N 3S4
(604) 513-9611

PUBLIC ART CONSULTANT

BALLARD FINE ART
1243 Ducrest Avenue, West Vancouver, BC, V7T 1H3
(604) 952-6843

A0.00	COVER SHEET	A0.03	UNITS PL, RL, FL, F4
A0.01	ABBREVIATIONS	A0.04	UNITS PL, RL, G1, G2
A0.02	PROJECT DATA AND CALCULATIONS	A0.05	UNITS G3, G4, G5, G6
A0.03	UNIT AREA	A0.06	UNITS H1, H2, P1, P2
A0.10	CONTEXT PLAN	A0.07	UNITS P3, PL, PL, RL
A0.011	CONTEXT IMAGES	F00.00	FIR SUMMARY
A0.020	PREFIGURES	F00.10	ALL OVERLAYS
A0.030	PERSPECTIVES	F00.101	FIR OVERLAY L1
A0.032	PERSPECTIVES	F00.102	FIR OVERLAY L2
A0.040	SHADOW STUDIES	F00.103	FIR OVERLAY L3
A0.010	SITE PLAN	F00.104	FIR OVERLAY L4
A1.01	EXISTING GRASS	F00.105	FIR OVERLAY L5
A0.01	LEVEL P4: OVERALL	F00.106	FIR OVERLAY L6
A0.02	LEVEL P3: OVERALL	F00.107	FIR OVERLAY ROOF
A0.03	LEVEL P2: OVERALL	F00.108	FIR OVERLAY P1
A0.04	LEVEL P1: OVERALL AND LEVEL P0		
A2.11	LEVEL P4:PLAN, PARINGS		
A2.12	LEVEL P3:PLAN, NORTH		
A2.13	LEVEL P3:PLAN, SOUTH		
A2.14	LEVEL P2:PLAN, NORTH		
A2.15	LEVEL P2:PLAN, SOUTH		
A2.16	LEVEL P1:PLAN, NORTH		
A2.17	LEVEL P1:PLAN, SOUTH		
A2.18	LEVEL P0: INLE, STAIRS & LOBBY R2		
A3.01	LEVEL L1		
A3.02	LEVEL L2		
A3.03	LEVEL L3		
A3.04	LEVEL L4		
A3.05	LEVEL L5		
A3.06	LEVEL L6		
A0.07	ROOF PLAN		
A2.11	BI: LEVEL L1		
A2.12	BI: LEVEL 2 & TYPICAL		
A2.17	BI: ROOF GARDEN PLAN		
A5.18	BI: ROOF PLAN		
A2.21	B2: NORTH: LEVEL 6		
A2.22	B2: NORTH: LEVEL 5 - TYPICAL		
A2.26	B2: NORTH: ROOF GARDEN PLAN		
A2.30	B2: SOUTH: ENTRANCE		
A2.31	B2: SOUTH: LEVEL		
A2.32	B2: SOUTH: LEVEL 5 - TYPICAL		
A2.36	B2: SOUTH: LEVEL 6		
A2.37	B2: SOUTH: ROOF PLAN		
A4.01	STREETSCAPE		
A0.02	MATERIALS SCHEDULE		
A2.11	BI: ELEVATIONS		
A2.12	BI: ELEVATIONS		
A2.22	B2: NORTH: ELEVATIONS		
A2.23	B2: NORTH: ELEVATIONS		
A2.30	B2: SOUTH: ELEVATIONS		
A2.31	B2: SOUTH: ELEVATIONS		
A0.02	BUILDING SECTIONS		
A0.02	BUILDING SECTIONS		
A0.01	UNITS S1, S2, S3, EL, EL, EL, BL, BL, BL		
A0.02	UNITS G1, G2, G3, G4, G5, G6, G7, G8		

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No.	Date	Revision Notes
F	2021/12/24	RE-ISSUED FOR RZ/DP
E	2021/09/10	50% COORDINATION
D	2021/08/10	RE-ISSUED FOR RZ/DP
C	2021/05/04	RE-ISSUED FOR RZ/DP
B	2020/10/14	RE-ISSUED FOR RZ/DP
A	2019/09/06	ISSUED FOR RZ/DP
No.	Date	Revision Notes

Project Title

HUE

121 Albert Street
Port Moody, BC

MARCON

Client/Owner
MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title
COVER SHEET

Drawn By SB / HK

Project Number
1805

22/01/05	2021/12/24
Scale	Issue Resolution
As indicated	F

Sheet Number

A0.00

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BUILDING	1	GROSS AREA					TOTAL GROSS	EXCLUSIONS			TOTAL EXCLUSIONS	NET AREA
		Residential	Classroom	Commercial	Utility	Inventory		Inventory	Amenity	ADU Units		
Unit#1		7,010.0	4,556.7	3,046.0	702.0	610.0	12,064.6	610.0	5	107.6	718.6	12,220.4
Unit#2		7,228.0					12,024.5		7	100.7	107.7	13,131.8
Unit#3		7,228.0	1,260.0				12,024.5		7	100.7	107.7	13,131.8
Unit#4		7,228.0	1,260.0				12,024.5		7	100.7	107.7	13,131.8
Unit#5		7,228.0	1,260.0				12,024.5		7	100.7	107.7	13,131.8
Unit#6		7,228.0	1,260.0				12,024.5		7	100.7	107.7	13,131.8
Total		61,780.0	8,881.0	7,395.0	702.0	610.0	88,465.7	610.0	40	861.1	1,471.4	73,983.3 sq. ft.

UNIT DISTRIBUTION - OVERALL PROJECT													UNIT COUNT BY AREA/LEVEL			TOTAL SUBJECT TO FLOORING INDEX		
UNIT TYPE	ACCOMMODATION	LEVEL 1			LEVEL 2			LEVEL 3			LEVEL 4			TOTAL	TOTAL AREA	1	2	3
		12	13	14	12	13	14	12	13	14	12	13	14					
1	120.0	1	120.0											120.0	120.0	1	7	3.2%
2	120.0			1	120.0									120.0	120.0	1	20	4.5%
3	120.0		1	120.0		1	120.0							240.0	240.0	1	10	36.0%
4	140.0		1	140.0		1	140.0							280.0	280.0	1	6	2.7%
5	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
6	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
7	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
8	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
9	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
10	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
11	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
12	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
13	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
14	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
15	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
16	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
17	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
18	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
19	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
20	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
21	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
22	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
23	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
24	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
25	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
26	1																	
27	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
28	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
29	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
30	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
31	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
32	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
33	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
34	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
35	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
36	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
37	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
38	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
39	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
40	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
41	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
42	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
43	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
44	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
45	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
46	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
47	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
48	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
49	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
50	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
51	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
52	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
53	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
54	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
55	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
56	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
57	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
58	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
59	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
60	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
61	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
62	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
63	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
64	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
65	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
66	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
67	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
68	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
69	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
70	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
71	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
72	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
73	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
74	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
75	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
76	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
77	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
78	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
79	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
80	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
81	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
82	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
83	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
84	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
85	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
86	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
87	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
88	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
89	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
90	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
91	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
92	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
93	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
94	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
95	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
96	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
97	140.0		1	140.0		1	140.0							280.0	280.0	1	5	2.3%
98	140.0		1	140.0		1	140.0											

PROJECT TOTALS	LEVEL1		LEVEL2		LEVEL3		Level 4		LEVEL5		LEVEL6		UNITS SUMMARY		Beds	Toilets	Unit Ratio
	10	11	12	13	14	15	16	17	18	19	TOTAL	TOTAL WGR	1	2			
One Bedroom (F) - 10	1	8,551	1	1,075	1	1,075	1	1,267	1	11,807	1	1,420	1	1,420	1	1	1.00
One Bedroom (F) - 11	1	4,719	1	1,004	1	1,004	1	1,004	1	1,004	1	1,370	1	1,370	1	1	2.36
One Bedroom + Den (F) - 12	1	1,414	1	1,414	1	1,414	1	1,414	1	1,414	1	1,414	1	1,414	1	2	0.98
Junior Two Bedroom (F) - 13	1	8,811	1	1,015	1	1,015	1	1,015	1	1,015	1	1,015	1	1,015	1	2	2.75
Two Bedroom (F) - 14	1	5,241	1	1,110	1	1,110	1	1,110	1	1,110	1	1,755	1	1,755	1	108	24.8%
Two Bedroom (F) - 15	1	1,407	1	1,407	1	1,407	1	1,407	1	1,407	1	1,407	1	1,407	1	26	10.0%
Two Bedroom (F) - 16	1	1,234	1	962	1	962	1	962	1	962	1	1,143	1	1,143	1	10	4.5%
Two Bedroom (F) - 17	1	21,484	1	41,291	1	41,291	1	41,291	1	41,291	1	20,867	222	10,274	3	32	100%

UNIT DISTRIBUTION - BUILDING 2										COUNT AND AREA BY FLOOR										NOTE: TOTALS SPLIT EXCLUDING BOUNDRY		
UNIT TYPE		AREAS		LEVEL 1		LEVEL 2		LEVEL 3		LEVEL 4		LEVEL 5		TOTAL AREA		UNIT SUMMARY		Beds	Total	Unit Ratio		
		CS	AREA	CS	AREA	CS	AREA	CS	AREA	CS	AREA	CS	AREA									
B1	821.9		1,558.8											81	2,681.6	1	3	2.0%				
B1	529.0		1	529.0		1	529.0		1	529.0		1	529.0	1	529.0	1	5	4.4%				
B1	583.0	4	2,554.4	6	3,277.9	6	3,277.9	6	3,277.9	6	3,277.9	6	3,277.9	81	36,877.9	1	31	26.4%				
B1	541.9		1,083.8		541.9		541.9		541.9		541.9		541.9		541.9		4	4.0%				
B5	543.3		1	543.3		1	543.3		1	543.3		1	543.3		527.8	1	5	4.1%				
B6	375.4		1	375.4		1	375.4		1	375.4		1	375.4		375.4	1	1	0.8%				
B7	584.2		1	584.2		1	584.2		1	584.2		1	584.2		4	2,389.1	4	3.3%				
B7	621.1		1	621.1		1	621.1		1	621.1		1	621.1		6	3,025.4	1	4.2%				
B7	814.4		1	814.4		1	814.4		1	814.4		1	814.4		1	814.4	1	0.8%				
B7	877.6		1	877.6		1	877.6		1	877.6		1	877.6		1	877.6	2	0.8%				
B7	884.3		1	884.3		1	884.3		1	884.3		1	884.3		4	3,937.1	2	3.6%				
B7	876.4		2	1,752.8		2	1,752.8		2	1,752.8		2	1,752.8		8	3,712.2	2	4.1%				
B7	940.7		1	940.7		1	940.7		1	940.7		1	940.7		5	2,431.3	1	2.0%				
B7	981.6		1	981.6		1	981.6		1	981.6		1	981.6		5	4,819.1	2	10.4%				
B7	1,019.9		1	1,019.9		1	1,019.9		1	1,019.9		1	1,019.9		7	7,480.3	2	10.1%				
B7	1,024.0		1	1,024.0		1	1,024.0		1	1,024.0		1	1,024.0		5	4,819.1	2	10.4%				
B7	962.7		1	962.1		1	962.1		1	962.1		1	962.1		5	4,815.5	2	10.4%				
B7	1,059.3		1	1,059.3		1	1,059.3		1	1,059.3		1	1,059.3		5	5,096.5	2	10.4%				
B7	871.6		1	871.6		1	871.6		1	871.6		1	871.6		4	3,424.2	3	3.3%				
B7	946.2		1	946.2		1	946.2		1	946.2		1	946.2		4	3,786.4	3	3.3%				
B7	1,128.9		1	1,128.8		1	1,128.8		1	1,128.8		1	1,128.8		3	1,128.8	3	0.8%				
B7	1,056.0		1	1,056.0		1	1,056.0		1	1,056.0		1	1,056.0		3	1,056.0	3	0.8%				
B7	1,059.3		1	1,059.3		1	1,059.3		1	1,059.3		1	1,059.3		3	1,059.3	3	0.8%				
B7	1,284.0		1	1,283.9		1	1,283.9		1	1,283.9		1	1,283.9		3	1,283.9	3	0.8%				
B7	894.3		1	894.3		1	894.3		1	894.3		1	894.3		3	894.3	3	0.8%				
		20	14,311.7	23	17,068.0	23	17,068.0	23	17,068.0	23	17,068.0	20	6,848.0	122	19,020.8	139	106,041.0					

[illegible]

No.	Date	Revision Notes
F	2021/12/24	RE-ISSUED FOR RZ/DP
E	2021/09/10	50% COORDINATION
D	2021/08/10	RE-ISSUED FOR RZ/DP
B	2020/10/14	RE-ISSUED FOR RZ/DP
A	2019/09/06	ISSUED FOR RZ/DP
No.	Date	Revision Notes

RE-ISSUED FOR RZ / DP 21-12-24

Project Number
1805

Λ0 002

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VIEW FROM NE (SAINT JOHNS ST.)



VIEW FROM NW (SAINT JOHNS ST.)

No.	Date	Revision Notes
F	2021/12/24	RE-ISSUED FOR R2/DP
D	2021/08/10	RE-ISSUED FOR R2/DP
B	2020/10/14	RE-ISSUED FOR R2/DP
A	2019/09/06	ISSUED FOR R2/DP

No.	Date	Revision Notes
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Project Title
HUE

121 Albert Street
Port Moody, BC

MARCON

Client/Owner
MARCON ALBERT (GP) LTD.
5645 199 Street
Langley, BC V3A 1H9

Sheet Title
PERSPECTIVES

Drawn By
Reviewed by
DB / HK
CH

Project Number
1805

Plot Date
21/12/24

Issue Date
2021/12/24

Scale
12" = 1'-0"

Sheet Number
F

Sheet Number

A0.031



VIEW FROM SE (ALBERT ST)



VIEW FROM NE (SAINT JOHNS ST.)

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No.	Date	Revision Notes
F	2021/12/24	RE-ISSUED FOR RZ/DP
D	2021/08/10	RE-ISSUED FOR RZ/DP
B	2020/10/14	RE-ISSUED FOR RZ/DP
A	2019/09/04	ISSUED FOR RZ/DP

No.	Date	Revision Notes
-----	------	----------------

Project Title
HUE

121 Albert Street
Port Moody, BC

MARCON

Client/Owner
MARCON ALBERT (GP) LTD.
5645 199 Street
Langley, BC V3A 1H9

Sheet Title
PERSPECTIVES

Drawn By: SB / HK
Reviewed by: CH

Project Number
1805

Plot Date: 21/12/24 Issue Date: 2021/12/24

Scale: 12" = 1'-0" Issue/Revision: **F**

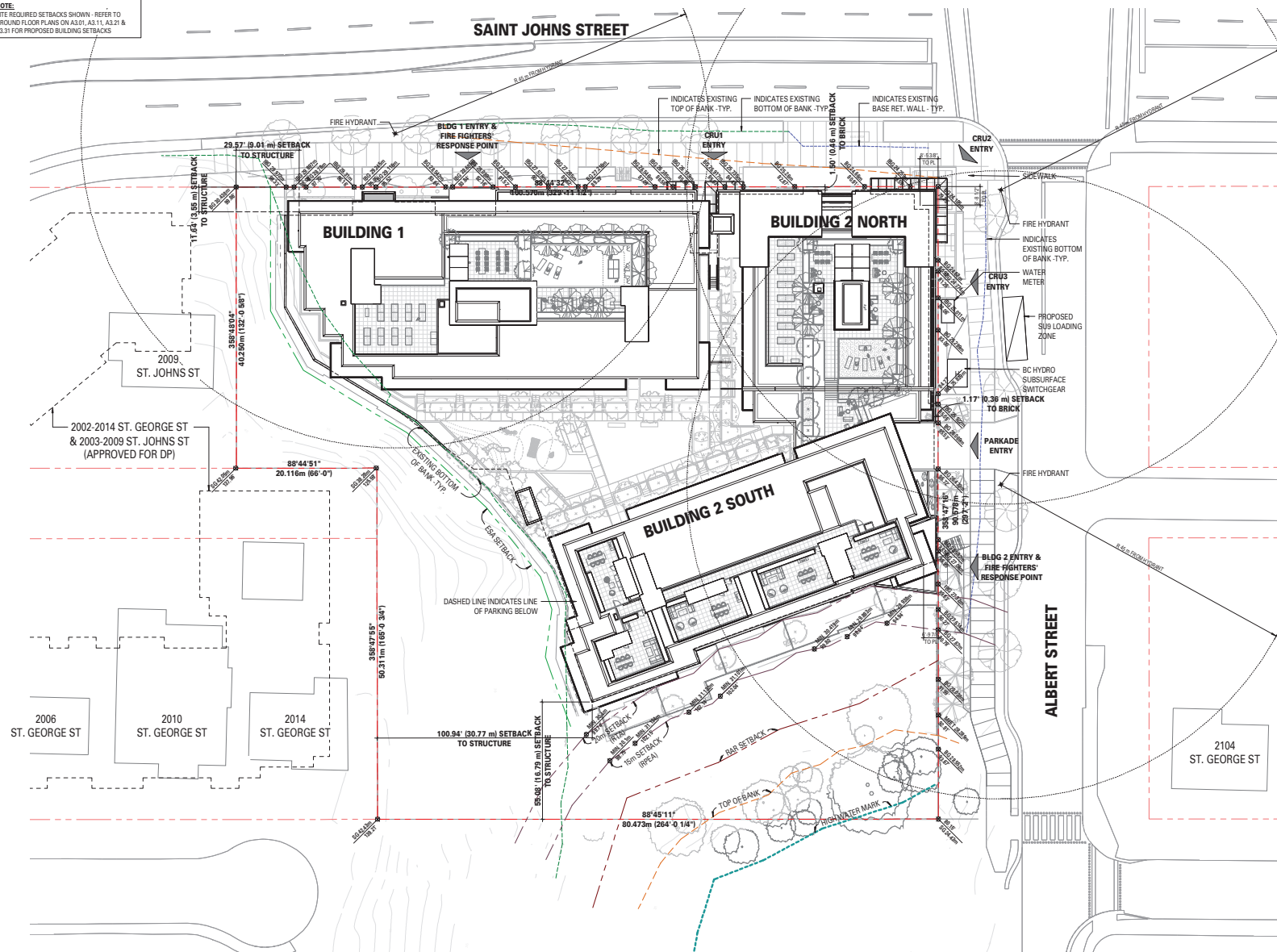
Sheet Number

A0.032

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RE-ISSUED FOR RZ / DP 21-12-24

NOTE:
SITE REQUIRED SETBACKS SHOWN - REFER TO
GROUND FLOOR PLANS ON A3.01, A3.11, A3.21 &
A3.31 FOR PROPOSED BUILDING SETBACKS



SHIFT
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No.	Date	Revision Notes
F	2021/12/24	RE-ISSUED FOR RZ/DP
E	2021/09/10	50% COORDINATION
D	2021/08/10	RE-ISSUED FOR RZ/DP
B	2020/10/14	RE-ISSUED FOR RZ/DP
A	2019/09/06	ISSUED FOR RZ/DP
Nr.	Date	Revisions/Status

RE-ISSUED FOR RZ / DP 21-12-24

Project Title

HUE

121 Albert Street
Port Moody, BC

MARCON

Client/Owner
MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

SITE PLAN

Drawn By	SB / HK
Reviewed by	CH

1805
Plot Date Issue Date

Scale: 1" = 20'-0"

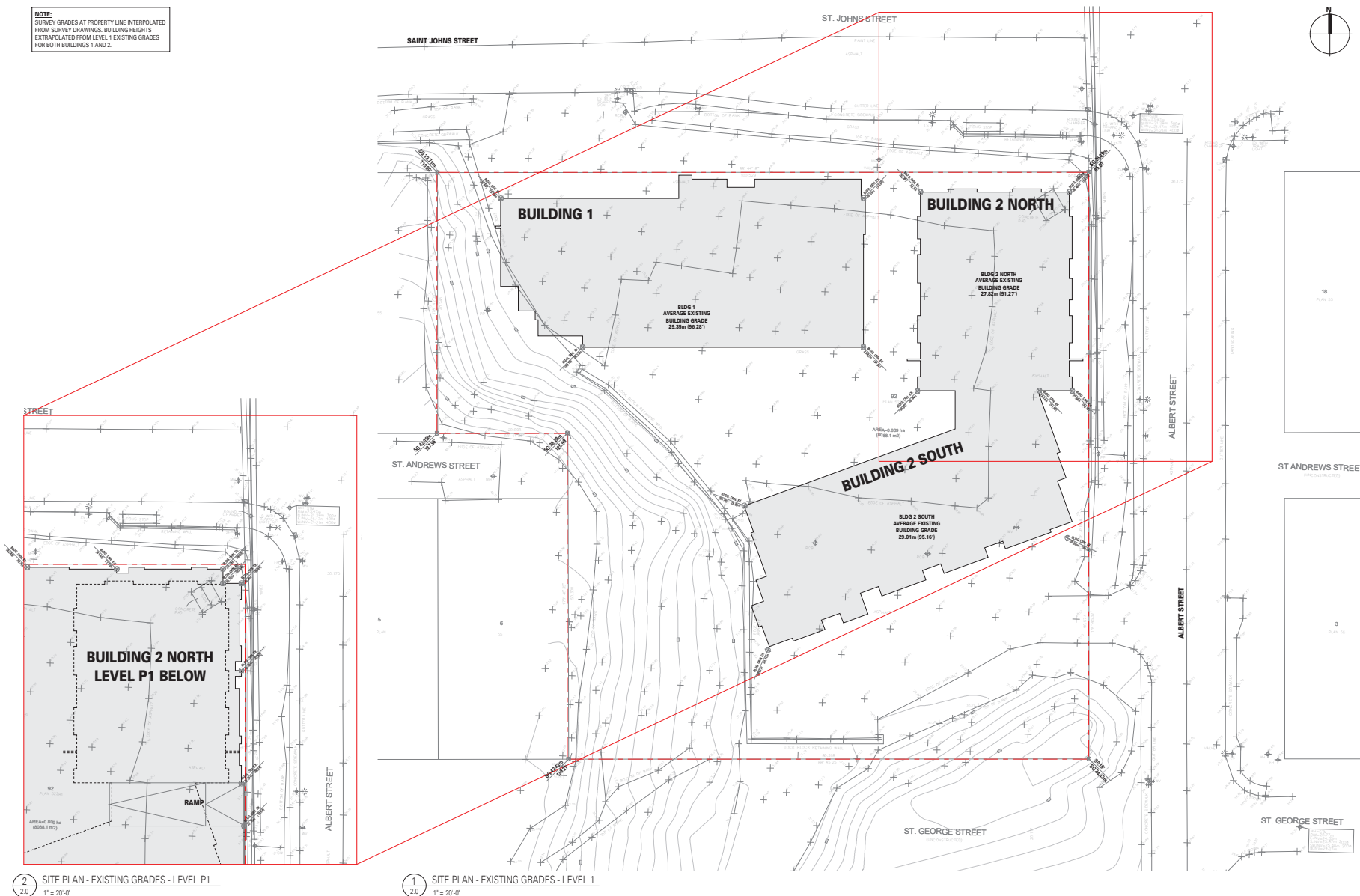
Issue/Revision: **F**

A1.00

A1.00

CURRENT LOCAL WEATHER AND AIR QUALITY INDEX

NOTE:
SURVEY GRADES AT PROPERTY LINE INTERPOLATED
FROM SURVEY DRAWINGS. BUILDING HEIGHTS
EXTRAPOLATED FROM LEVEL 1 EXISTING GRADES
FOR BOTH BUILDINGS 1 AND 2.



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No.	Date	Revision Notes
F	2021/12/24	RE-ISSUED FOR R2/DIP
E	2021/09/10	50% COORDINATION
D	2021/08/10	RE-ISSUED FOR R2/DIP
C	2021/05/04	RE-ISSUED FOR R2/DIP
B	2020/10/14	RE-ISSUED FOR R2/DIP
A	2019/09/06	ISSUED FOR R2/DIP
No.	Date	Revision Notes

Project Title
HUE

121 Albert Street
Port Moody, BC

MARCON

Client/Owner
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5645 199 Street
Langley, BC V3A 1H9

Sheet Title

EXISTING GRADES

100

Drawn By	SS
Reviewed by	Q

Project Number
1805

Plot Date	Sex
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21/12/24	20
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Score	Interpretation
1	Very low
2	Low
3	Medium
4	High
5	Very high

1" = 20'-0"

Sheet Number

A

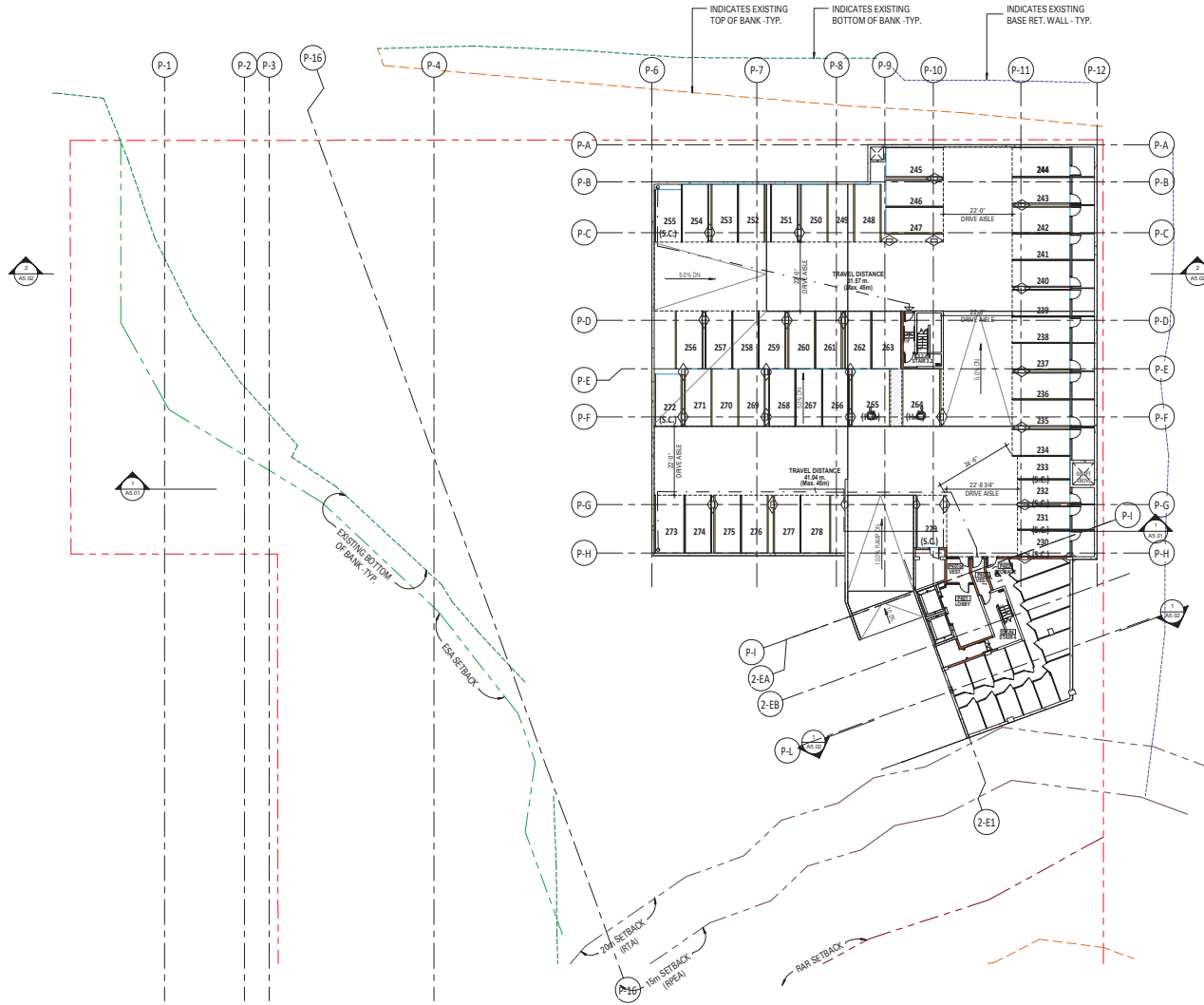
A1.01

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PARKING SCHEDULE (P4)	
Description	Count
ACCESSIBLE STALL	2
REGULAR STALL	41
SMALL CAR STALL	7
Grand total: 50	

BICYCLE SCHEDULE (P4)	
Description	Count

STORAGE ROOM SCHEDULE (P4)	
Name	Count
STOR	50



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No.	Date	Revision Notes
1	2021/12/24	RE ISSUED FOR RZ/DP
2	2020/12/14	RE ISSUED FOR RZ/DP
3	2019/09/04	ISSUED FOR RZ/DP
No.	Date	Revision Notes

Project Title
HUE

121 Albert Street
Port Moody, BC



Client/Owner
MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title
LEVEL P4 - OVERALL

Drawn By
Reviewed by

Project Number
1805

Plot Date
21/12/24

Issue Date
2021/12/24

Scale
F

Sheet Number

A2.01

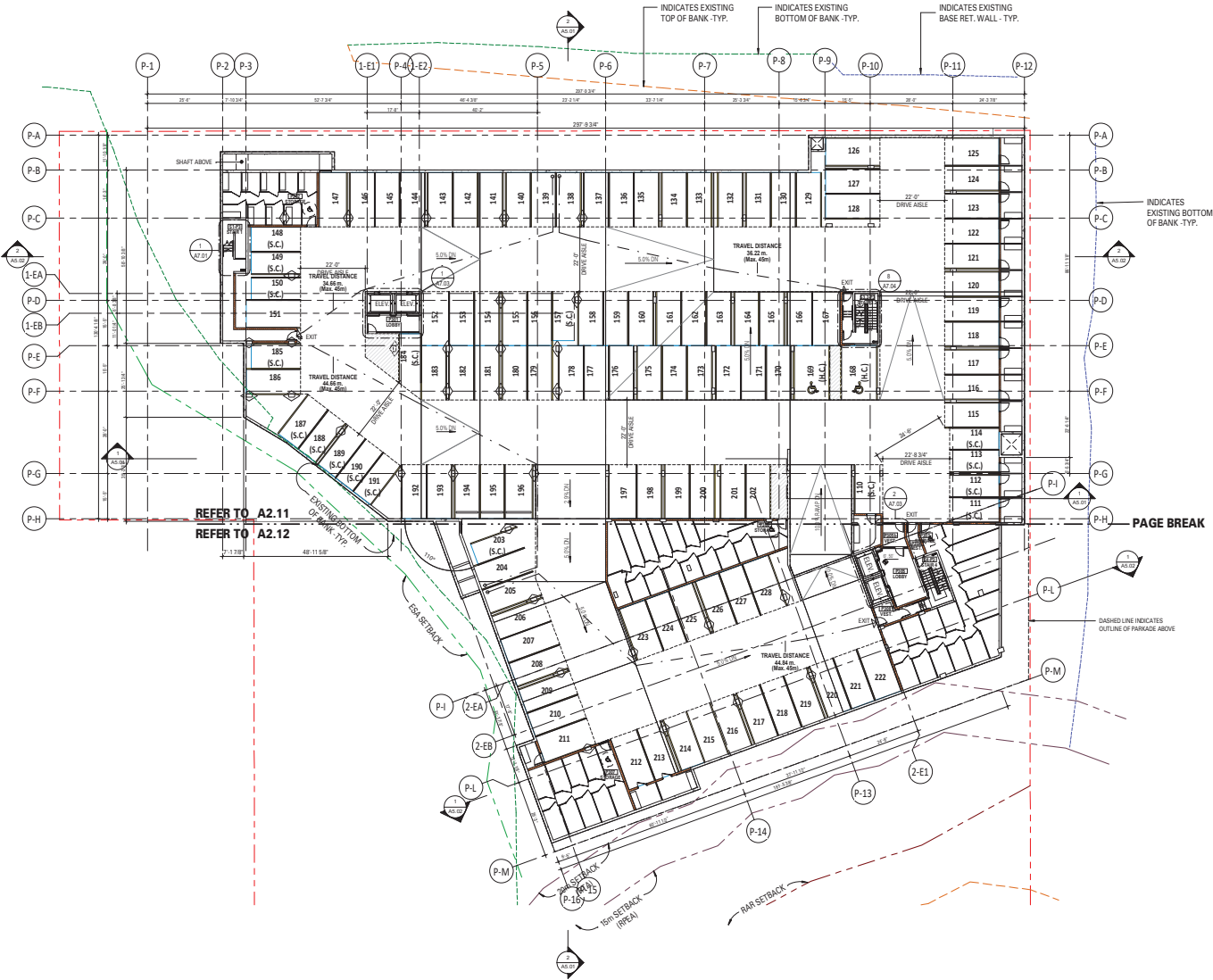
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RE ISSUED FOR RZ / DP 21-12-24

PARKING SCHEDULE (P3)	
Description	Count
ACCESSIBLE STALL	2
REGULAR STALL	180
SMALL CAR STALL	17
Grand total: 199	

BICYCLE SCHEDULE (P3)	
Description	Count
BICYCLE STALL HORIZONTAL	27
Grand total: 27	

STORAGE ROOM SCHEDULE (P3)	
Name	Count
STOR	87



No.	Date	Revision Notes
1	2021/02/24	RE ISSUED FOR RZ/DP
2	2021/09/10	50% COORDINATION
3	2021/09/10	RE ISSUED FOR RZ/DP
4	2021/02/24	RE ISSUED FOR RZ/DP
5	2019/09/06	ISSUED FOR RZ/DP

Project Title
HUE

101 Albert Street
Port Moody, BC



Client/Owner
MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title
LEVEL P3 - OVERALL

Drawn By
SBI/19K

Reviewed By
CH

Project Number
1805

Plot Date
21/12/24

Issue Date
2021/12/24

Scale
1/16" = 1'-0"

Sheet Number
F

A2.02

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STORAGE ROOM SCHEDULE (P2)	
Name	Count
STOR.	51



SHIFT
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No.	Date	Revision Notes
F	2021/12/24	RE-ISSUED FOR R2/D/P
E	2021/09/10	50% COORDINATION
D	2021/08/10	RE-ISSUED FOR R2/D/P
B	2020/10/14	RE-ISSUED FOR R2/D/P
A	2019/09/06	ISSUED FOR R2/D/P
No.	Date	Revision Notes

RE-ISSUED FOR RZ / DP 21-12-24

MARCON

Sheet Title

LEVEL P2 - OVERALL

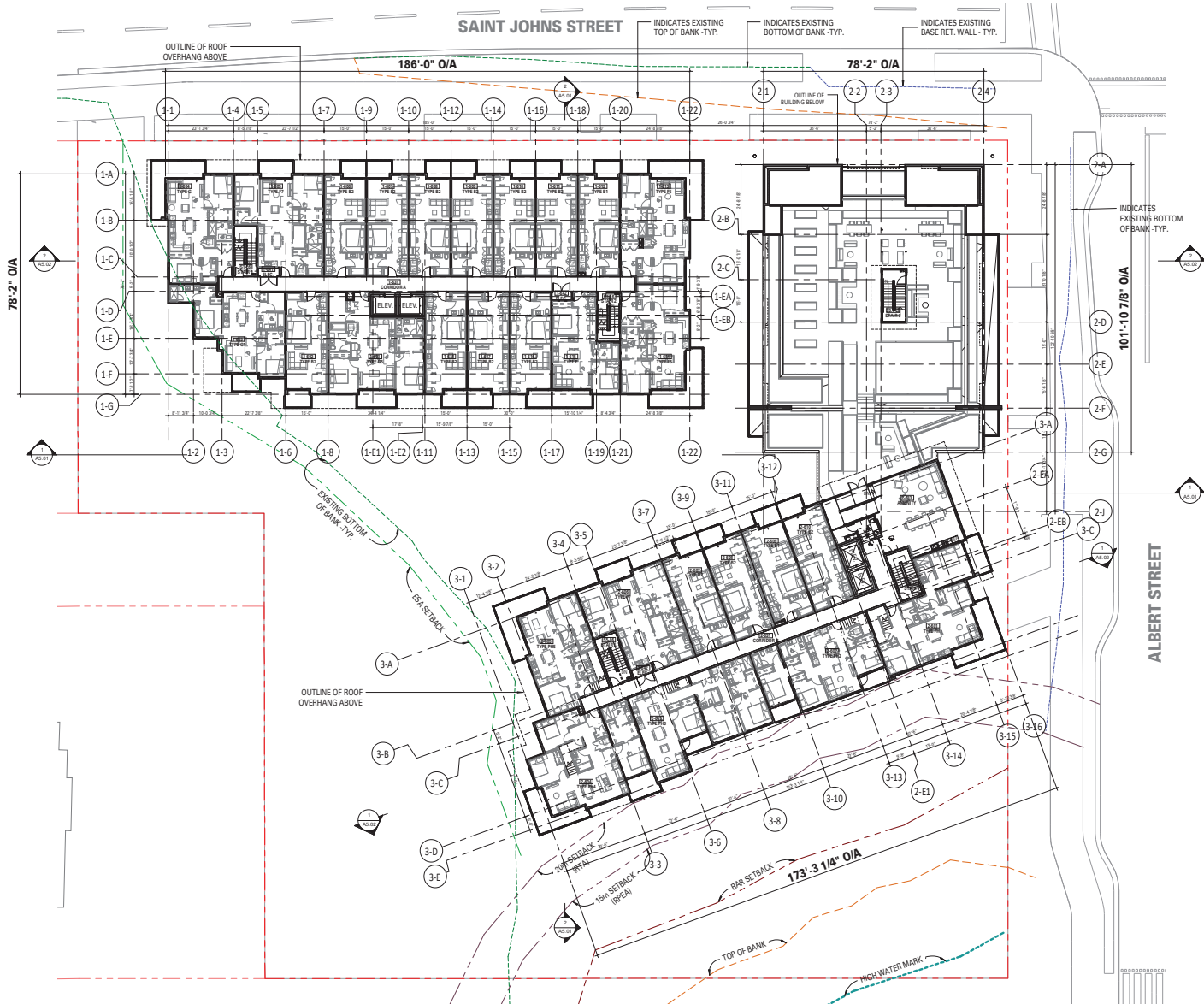
Plot Date	Issue Date
21/12/24	2021/12/24

Sheet Number

A2.03

A2.03

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No.	Date	Revision Notes
1	2021/03/24	RE ISSUED FOR RZ/DP
2	2021/08/10	50% COORDINATION
3	2021/08/10	RE ISSUED FOR RZ/DP
4	2021/10/14	RE ISSUED FOR RZ/DP
5	2019/09/06	ISSUED FOR RZ/DP
No.	Date	Revision Notes

Project Title
HUE

121 Albert Street
Port Moody, BC

MARCON

Client/Owner
MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title
LEVEL 6

Drawn By
Reviewed By

Project Number
1805

Plot Date
21/12/24

Issue Date
2021/12/24

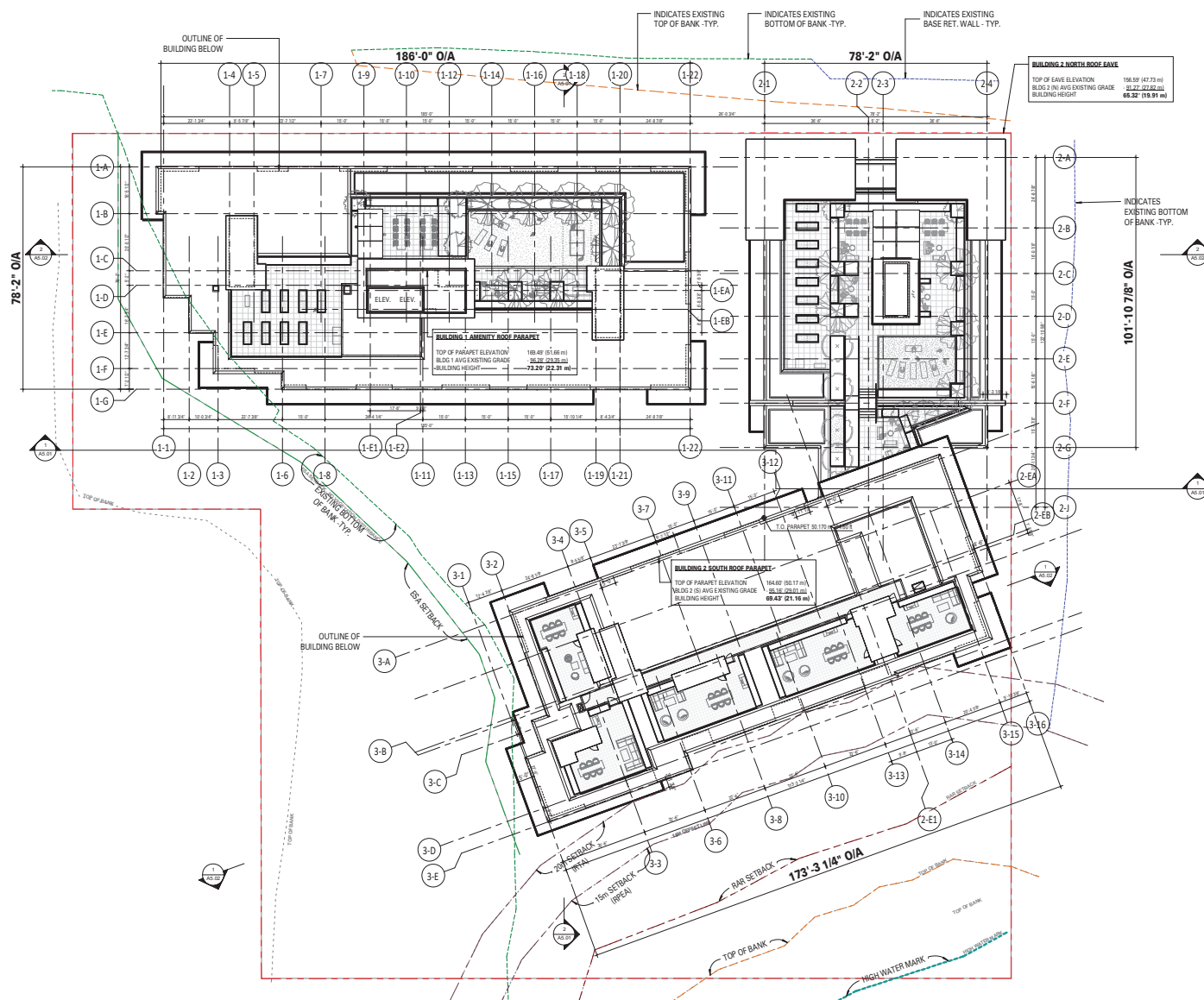
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Sheet Number
F

A3.06

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No.	Date	Revision Notes
1	2021/12/24	RE ISSUED FOR RZ/DP
2	2021/09/10	50% COORDINATION
3	2021/08/10	RE ISSUED FOR RZ/DP
4	2021/05/04	RE ISSUED FOR RZ/DP
5	2020/12/14	RE ISSUED FOR RZ/DP
6	2019/09/06	ISSUED FOR RZ/DP

No.	Date	Revision Notes
1	2021/12/24	RE ISSUED FOR RZ/DP
2	2021/09/10	50% COORDINATION
3	2021/08/10	RE ISSUED FOR RZ/DP
4	2021/05/04	RE ISSUED FOR RZ/DP
5	2020/12/14	RE ISSUED FOR RZ/DP
6	2019/09/06	ISSUED FOR RZ/DP

Project Title
HUE

121 Albert Street
Port Moody, BC

MARCON

Client/Owner
MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title
ROOF PLAN

Drawn By
Reviewed By
Project Number
1805

Plot Date
21/12/24

Scale
1/16" = 1'-0"

Sheet Number

2021/12/24 12:54 PM

A3.07

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RE ISSUED FOR RZ/DP 21-12-24



1 STREETScape - EAST
1/16" = 1'-0"



2 STREETScape - NORTH
1/16" = 1'-0"

SH/FT
ARCHITECTURE

205-1000 West 1st Street
North Vancouver, BC V7P 3A5
P 604-285-7701 | info@shftarchitecture.ca

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No.	Date	Revision Notes
F	2021/12/24	RE-ISSUED FOR RZ/DP
D	2021/08/10	RE-ISSUED FOR RZ/DP
B	2020/10/14	RE-ISSUED FOR RZ/DP
A	2019/09/04	ISSUED FOR RZ/DP

No.	Date	Revision Notes

Project Title

HUE

121 Albert Street
Port Moody, BC

Client/Owner

MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title

STREETSCAPES

Drawn By

DS / HK

Reviewed By

CH

Project Number

1805

Plot Date

21/12/24

Issue Date

2021/12/24

Scale

1/16" = 1'-0"

Issue/Revision

F

Sheet Number

RE-ISSUED FOR RZ / DP 21-12-24

A4.01

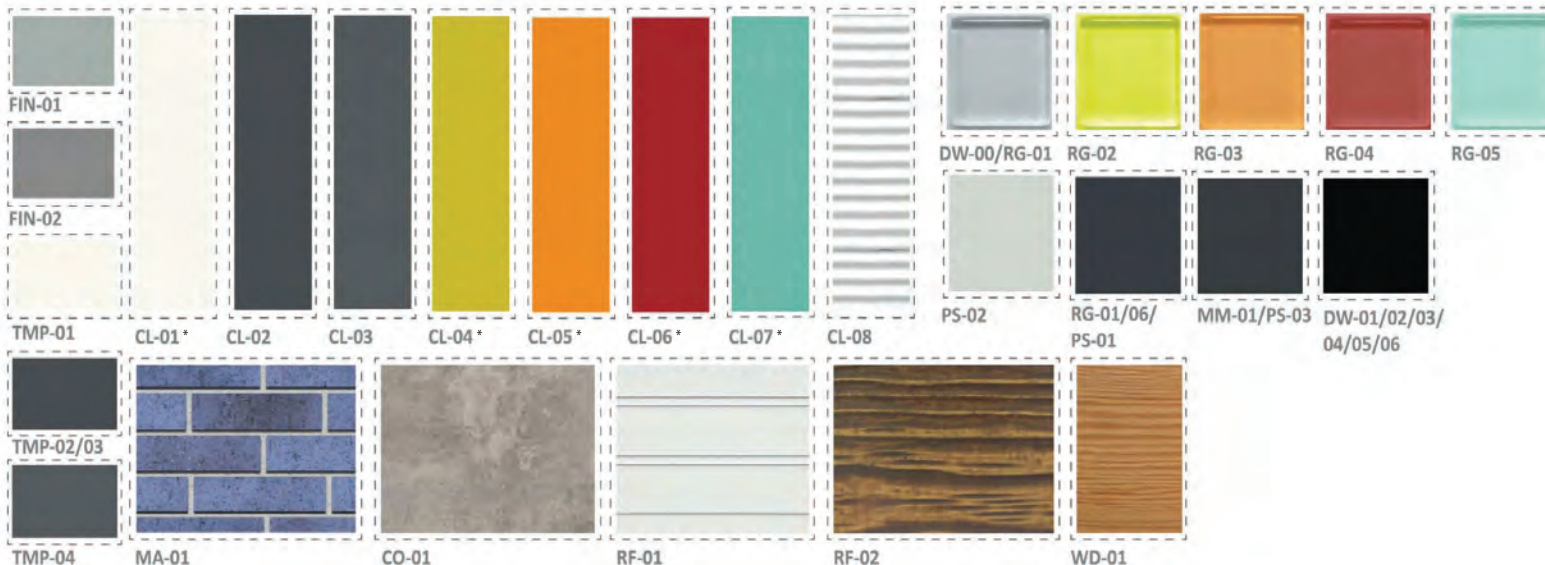
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MATERIAL LEGEND	
CL-01*	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM OC-117 'SIMPLY WHITE'
CL-02	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM 2133-30 'DAYS END'
CL-03	PREFINISHED ALUMINUM CLADDING PANEL - AL13 S0330 'SLATE'
CL-04*	PREFINISHED ALUMINUM CLADDING PANEL - AL13 - PAINT TO MATCH BM 2024-20 'EVE GREEN'
CL-05*	PREFINISHED ALUMINUM CLADDING PANEL - AL13 S0337 'PEACH'
CL-06*	PREFINISHED ALUMINUM CLADDING PANEL - AL13 S0341 'CORNELL RED'
CL-07*	PREFINISHED ALUMINUM CLADDING PANEL - AL13 - PAINT TO MATCH BM 648 'YOKOPULU TEA'
CL-08	7/8" CORRUGATED METAL CLADDING - S616 'CAMBRIDGE WHITE'
CO-01	ARCHITECTURAL CONCRETE - C/W CLEAR COAT SEALER OR BEHR ELASTOMERIC PAINT 'COBLESTONE GREY M5-82'
DW-00	WINDOW GLAZING - CLEAR
DW-01	VINTS WINDOW C/W LOW-E DOUBLE GLAZING - BLACK
DW-02	PATIO DOOR C/W LOW-E DOUBLE GLAZING - BLACK
DW-03	ALUMINUM CURTAIN WALL SYSTEM C/W LOW-E DOUBLE GLAZING - BLACK
DW-04	PAINTED WOOD OR FIBREGLASS ENTRY DOOR - BLACK
DW-05	SPANDREL PANEL - TO MATCH CURTAIN WALL SYSTEM
FIN-01	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 80 'CAMBRIDGE WHITE'
FIN-02	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 35 'REGENCY GREY'
GL-01	PROSTED GLAZING PANEL
GL-02	
MA-01	BRICK - NORMAN MODULE, 1/3 BOND - PACIFIC CLAY - DARK BROWN - SMOOTH FINISH

MATERIAL LEGEND	
MM-01	PAINTED METAL - TO MATCH BM 2133-30 'DAYS END'
PS-01	PRIVACY SCREEN FRAME (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY'
PS-02	PRIVACY SCREEN GLASS - TRANSLUCENT
PS-03	PRIVACY SCREEN WOOD - TO MATCH BM 2133-30 'DAYS END'
RF-01	ALUMINUM SOFFIT - GENTEX - 16" 4 PANEL SOLID 'RAINWARE WHITE' - SOFFIT VENT TO BE WHITE
RF-02	WOODLIKE CEMENTITIOUS SOFFIT - WOODTONE RUSTIC SERIES 5.25" 'SUMMER WHEAT' - SOFFIT VENT TO BE BLACK
RG-01	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH CLEAR GLAZING PANELS
RG-02	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (YELLOW: AQUAMARINE, SAHARA SUN, GOLDEN LIGHT)
RG-03	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (ORANGE: SAHARA SUN, GOLDEN LIGHT, RUBY RED)
RG-04	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (RED: RUBY RED 42, TANGERINE)
RG-05	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (MARINE: AQUAMARINE 02)
RG-06	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY'
TMP-01	PAINTED FASCIA - TO MATCH BM OC-117 'SIMPLY WHITE'
TMP-02	PAINTED FASCIA - TO MATCH BM 2133-30 'DAYS END'
TMP-03	PREFINISHED ALUMINUM GUTTER - GENTEX 'SLATE' S23 TO MATCH BM 2133-30 'DAYS END'
TMP-04	PREFINISHED ALUMINUM RAIL 3 DIA. - GENTEX 'SLATE' S23
WD-01	EXPOSED GLULAM BEAM OR COLUMN - CLEAR COAT FINISH

* DENOTES MATERIALS NOT SHOWN ON RENDER. REFER TO A.4.11-A.4.24 BUILDING ELEVATION SHEETS.



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No.	Date	Revision Notes
1	2021/12/24	RE-ISSUED FOR RZ
2	2021/08/10	RE-ISSUED FOR RZ/OP
3	2021/08/10	RE-ISSUED FOR RZ/OP
4	2021/08/10	RE-ISSUED FOR RZ/OP
5	2021/08/10	RE-ISSUED FOR RZ/OP
6	2021/08/10	RE-ISSUED FOR RZ/OP
7	2021/08/10	RE-ISSUED FOR RZ/OP
8	2021/08/10	RE-ISSUED FOR RZ/OP
9	2021/08/10	RE-ISSUED FOR RZ/OP
10	2021/08/10	RE-ISSUED FOR RZ/OP

No. Date Revision Notes

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MATERIAL LEGEND

CL-01	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM OC-117 'SIMPLY WHITE'
CL-02	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM 2133-30 'DAYS END'
CL-03	PREFINISHED ALUMINUM CLADDING PANEL - AL13 S0330 'SLATE'
CL-04	PREFINISHED ALUMINUM CLADDING PANEL - AL13 S0381 'CORNELL RED'
CL-05	PREFINISHED ALUMINUM CLADDING PANEL - AL13 S0337 'BEACH'
CL-06	PREFINISHED ALUMINUM CLADDING PANEL - AL13 S0381 'CORNELL RED'
CL-07	PREFINISHED ALUMINUM CLADDING PANEL - AL13 - PAINT TO MATCH BM 648 'KOKOPELLI TEAL'
CL-08	7/8" CORRUGATED METAL CLADDING - S616 'CAMBRIDGE WHITE'
CO-01	ARCHITECTURAL CONCRETE - C/W CLEAR COAT SEALER OR BEHR ELASTOMERIC PAINT (COBBLESTONE GREY M5-S2)
DW-00	WINDOW GLAZING - CLEAR
DW-01	VINYL WINDOW C/W LOW-E DOUBLE GLAZING - BLACK
DW-02	PATIO DOOR C/W LOW-E DOUBLE GLAZING - BLACK
DW-03	ALUMINUM CURTAIN WALL SYSTEM C/W LOW-E DOUBLE GLAZING - BLACK
DW-04	PAINTED WOOD OR FIBREGLASS ENTRY DOOR - BLACK
DW-05	12" X 12" CEMENTITIOUS TRIM PAINTED TO MATCH WINDOW/DOOR
DW-06	SPANDREL PANEL - TO MATCH CURTAIN WALL SYSTEM
FIN-01	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 80 'CAMBRIDGE WHITE'
FIN-02	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 35 'REGENT GREY'
GL-01	FROSTED GLAZING PANEL
GL-2	BRICK - NORMAN MODULE, 1/3 BOND - PACIFIC CLAY - DARK IRONSPOT - SMOOTH FINISH
MA-01	

MATERIAL LEGEND

MM-01	PAINTED METAL - TO MATCH BM 2133-30 'DAYS END'
PS-01	PRIVACY SCREEN FRAME (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY'
PS-02	PRIVACY SCREEN GLASS - TRANSLUCENT
PS-03	PRIVACY SCREEN WOOD - TO MATCH BM 2133-30 'DAYS END'
RF-01	ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE' - SOFFIT VENT TO BE WHITE
RF-02	WOODLINE CEMENTITIOUS SOFFIT - 'WOODTONE RUSTIC SERIES 5.25" 'SUMMER WHEAT' - SOFFIT VENT TO BE BLACK
RG-01	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH CLEAR GLAZING PANELS
RG-02	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (YELLOW: AQUAMARINE, SAHARA SUN, GOLDEN LIGHT)
RG-03	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (ORANGE: SAHARA SUN, GOLDEN LIGHT, RUBY RED)
RG-04	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (RED: RUBY RED x2, TANGERINE)
RG-05	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (MARINE: AQUAMARINE x2)
RG-06	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY'
TMP-01	PAINTED FASCIA - TO MATCH BM OC-117 'SIMPLY WHITE'
TMP-02	PAINTED FASCIA - TO MATCH BM 2133-30 'DAYS END'
TMP-03	PREFINISHED ALUMINUM GUTTER - GENTEK 'SLATE' S23 TO MATCH BM 2133-30 'DAYS END'
TMP-04	PREFINISHED ALUMINUM RWL 3 DIA. - GENTEK 'SLATE' S23
WD-01	EXPOSED GLULAM BEAM OR COLUMN - CLEAR COAT FINISH

1 B2 - NORTH ELEVATION (NORTH)
1/8" = 1'-0"



2 B2 - EAST ELEVATION (NORTH & SOUTH)
1/8" = 1'-0"



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No.	Date	Revision Notes
1	2021/12/24	RE ISSUED FOR RZ/DP
2	2021/09/10	50% COORDINATION
3	2021/08/10	RE ISSUED FOR RZ/DP
4	2021/07/10	RE ISSUED FOR RZ/DP
5	2021/06/10	RE ISSUED FOR RZ/DP
6	2021/05/10	RE ISSUED FOR RZ/DP
7	2021/04/10	RE ISSUED FOR RZ/DP
8	2021/03/10	RE ISSUED FOR RZ/DP
9	2021/02/10	RE ISSUED FOR RZ/DP
10	2021/01/10	RE ISSUED FOR RZ/DP

Project Title
HUE

121 Albert Street
Port Moody, BC

MARCON

Client/Owner
MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title
B2 - NORTH & SOUTH - ELEVATIONS

Drawn By
Reviewed By
1805

Plot Date
21/12/24

Scale
1/8" = 1'-0"

Sheet Number
F

A4.21

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REISSUED FOR RZ / DP 21-12-24



1 B2 - SOUTH ELEVATION (NORTH)
1/8" = 1'-0"

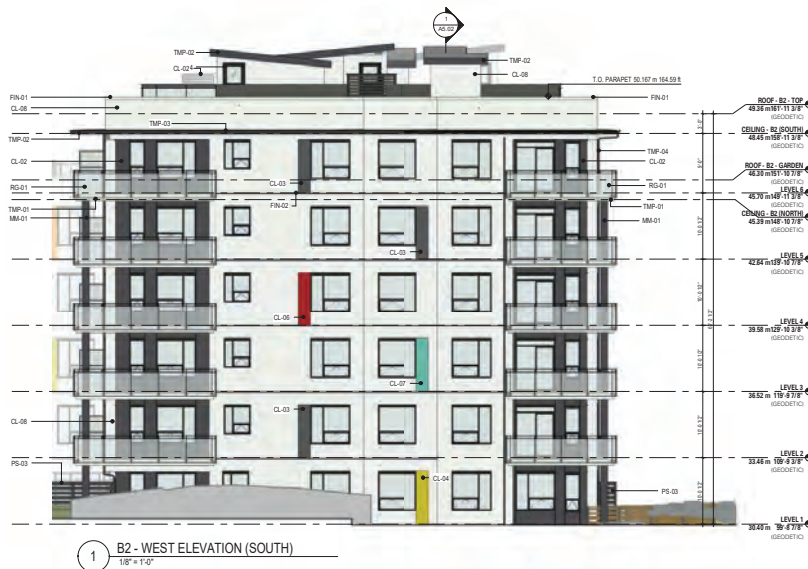


2 B2 - WEST ELEVATION (NORTH)
1/8" = 1'-0"

MATERIAL LEGEND	
CL-01	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM OC-117 'SIMPLY WHITE'
CL-02	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM 2133-30 'DAYS END'
CL-03	PREFINISHED ALUMINUM CLADDING PANEL - AL13 S0130 'SLATE'
CL-04	PREFINISHED ALUMINUM CLADDING PANEL - AL13 S0341 'CORNEILL BIRD'
CL-05	PREFINISHED ALUMINUM CLADDING PANEL - AL13 S0337 'PEACH'
CL-06	PREFINISHED ALUMINUM CLADDING PANEL - AL13 S0341 'CORNEILL BIRD'
CL-07	PREFINISHED ALUMINUM CLADDING PANEL - AL13 S0341 'CORNEILL BIRD'
CL-08	7/8" CORRUGATED METAL CLADDING - S616 'CAMBRIDGE WHITE'
CO-01	ARCHITECTURAL CONCRETE - C/W CLEAR COAT SEALER OR BEHN ELASTOMERIC PAINT 'COMBLESTONE GREY M5-S2'
DW-00	WINDOW GLAZING - CLEAR
DW-01	VINYL WINDOW C/W LOW-E DOUBLE GLAZING - BLACK
DW-02	PATIO DOOR C/W LOW-E DOUBLE GLAZING - BLACK
DW-03	ALUMINUM CURTAIN WALL SYSTEM C/W LOW-E DOUBLE GLAZING - BLACK
DW-04	PAINTED WOOD OR FIBREGLASS ENTRY DOOR - BLACK
DW-05	1" x 1/2" CEMENTITIOUS TRIM PAINTED TO MATCH WINDOW/DOOR
DW-06	SPANDREL PANEL - TO MATCH CURTAIN WALL SYSTEM
FIN-01	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 80 'CAMBRIDGE GREY'
FIN-02	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 80 'REGENT WHITE'
GL-01	FROSTED GLAZING PANEL
GL-2	
MA-01	BRICK - NORMAN MODULE, 1/3 BOND - PACIFIC CLAY - DARK IRONSPOT - SMOOTH FINISH

MATERIAL LEGEND	
MM-01	PAINTED METAL - TO MATCH BM 2133-30 'DAYS END'
PS-01	PRIVACY SCREEN FRAME (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY'
PS-02	PRIVACY SCREEN GLASS - TRANSLUCENT
PS-03	PRIVACY SCREEN WOOD - TO MATCH BM 2133-30 'DAYS END'
RF-01	ALUMINUM SOFFIT - GENTEX - 16" 4 PANEL SOLID 'RAINWATER WHITE' SOFFIT VENT TO BE WHITE
RF-02	WOODLINE CEMENTITIOUS SOFFIT - 'WOODTONE RUSTIC SERIES S.25' SUMMER WHEAT - SOFFIT VENT TO BE BLACK
RG-01	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH CLEAR GLAZING PANELS
RG-02	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (YELLOW: AQUAMARINE, SAHARA SUN, GOLDEN LIGHT)
RG-03	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (ORANGE: SAHARA SUN, GOLDEN LIGHT, RUBY RED)
RG-04	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (RED: RUBY RED X2, TANGERINE)
RG-05	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (MARINE: AQUAMARINE X2)
RG-06	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY'
TMP-01	PAINTED FASCIA - TO MATCH BM OC-117 'SIMPLY WHITE'
TMP-02	PREFINISHED ALUMINUM GUTTER - GENTEX 'SLATE' S23 TO MATCH BM 2133-30 'DAYS END'
TMP-03	EXPOSED GLULAM BEAM OR COLUMN - CLEAR COAT FINISH

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99	2021/08/10	RE ISSUED FOR RZ/DP
100	2021/08/10	RE ISSUED FOR RZ/DP



MATERIAL LEGEND	
CL-01	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM 2133-30 'DAYS END' WHITE
CL-02	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM 2133-30 'DAYS END'
CL-03	PREFINISHED ALUMINUM CLADDING PANEL - AL13 S0130 'SLATE'
CL-04	PREFINISHED ALUMINUM CLADDING PANEL - AL13 S0130 'SLATE' TO MATCH BM 2024-20 'EVE GREEN'
CL-05	PREFINISHED ALUMINUM CLADDING PANEL - AL13 S0337 'PEACH'
CL-06	PREFINISHED ALUMINUM CLADDING PANEL - AL13 S0341 'CORNELL RED'
CL-07	PREFINISHED ALUMINUM CLADDING PANEL - AL13 - PAINT TO MATCH BM 648 'KOKOPELLI TEAL'
CL-08	7/8" CORRUGATED METAL CLADDING - S616 'CAMBRIDGE WHITE'
CO-01	ARCHITECTURAL CONCRETE - C/W CLEAR COAT SEALER OR BEHR ELASTOMERIC PAINT 'CORBELSTONE GREY M5-S2'
DW-00	WINDOW GLAZING - CLEAR
DW-01	VINYL WINDOW C/W LOW-E DOUBLE GLAZING - BLACK
DW-02	PATIO DOOR C/W LOW-E DOUBLE GLAZING - BLACK
DW-03	ALUMINUM CURTAIN WALL SYSTEM C/W LOW-E DOUBLE GLAZING - BLACK
DW-04	PAINTED WOOD OR FIREGLASS ENTRY DOOR - BLACK
DW-05	1" X 1/2" CEMENTITIOUS TRIM PAINTED TO MATCH WINDOW/DOOR
DW-06	SPANDREL PANEL - TO MATCH CURTAIN WALL SYSTEM
FIN-01	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 80 'CAMBRIDGE WHITE'
FIN-02	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 35 'REGENT GREY'
GL-01	FROSTED GLAZING PANEL
GL-2	BRICK - NORMAN MODULE, 1/3 BOND - PACIFIC CLAY - DARK IRONSPOT - SMOOTH FINISH
MA-01	

MATERIAL LEGEND	
MM-01	PAINTED METAL - TO MATCH BM 2133-30 'DAYS END'
PS-01	PRIVACY SCREEN FRAME (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY'
PS-02	PRIVACY SCREEN GLASS - TRANSLUCENT
PS-03	PRIVACY SCREEN WOOD - TO MATCH BM 2133-30 'DAYS END'
RF-01	ALUMINUM SOFFIT - GENTEX - 16'4" PANEL SOLID 'HARWARE WHITE' 'SOFFIT VENT TO BE WHITE'
RF-02	WOODLINE CEMENTITIOUS SOFFIT - 'WOODSTONE RUSTIC SERIES S.25' 'SUMMER WHEAT' - SOFFIT VENT TO BE BLACK
RG-01	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH CLEAR GLAZING PANELS
RG-02	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (YELLOW: AQUAMARINE, SAHARA SUN, GOLDEN LIGHT)
RG-03	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (ORANGE: SAHARA SUN, GOLDEN LIGHT, RUBY RED)
RG-04	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (RED: RUBY RED X2, TANGERINE)
RG-05	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (MARINE: AQUAMARINE X2)
RG-06	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY'
TMP-01	PAINTED FASCIA - TO MATCH BM 2133-30 'DAYS END'
TMP-02	PAINTED FASCIA - TO MATCH BM 2133-30 'DAYS END'
TMP-03	PREFINISHED ALUMINUM GUTTER - GENTEX 'SLATE' S23 TO MATCH BM 2133-30 'DAYS END'
TMP-04	PREFINISHED ALUMINUM RVL 3 DIAL - GENTEX 'SLATE' S23
WD-01	EXPOSED GLULAM BEAM OR COLUMN - CLEAR COAT FINISH

No.	Date	Revision Notes
1	2021/12/24	RE ISSUED FOR RZP
2	2021/09/10	50% COORDINATION
3	2021/08/10	RE ISSUED FOR RZP
4	2020/10/14	RE ISSUED FOR RZP
5	2019/09/04	ISSUED FOR RZP
6		
7		
8		
9		
10		

[illegible]

1 SECTION 1 - EAST / WEST - BUILDING 2 (SOUTH WING)
1/16" = 1'-0"

2 SECTION 2 - EAST / WEST - BUILDING 1&2
1/16" = 1'-0"

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No.	Date	Revision Notes
F	2021/12/24	RE-ISSUED FOR RZ/D/P
E	2021/09/10	50% COORDINATION
D	2021/08/10	RE-ISSUED FOR RZ/D/P
B	2020/10/14	RE-ISSUED FOR RZ/D/P
A	2019/09/06	ISSUED FOR RZ/D/P
No.	Date	Revision Notes

AF 4

RE-ISSUED FOR RZ / DP 21-12-24

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