



DRAWING LIST:		
Cover		
A-0.000	Cover	
A-0.100	Data	
A-0.200	Zoning / OCF	
A-0.201	Site Context Plan	
A-0.202	Site Context Photos	
A-0.400	Perspectives	
A-0.401	Perspectives	
A-0.402	Perspectives	
A-0.403	Perspectives	
A-0.404	Perspectives	
A-0.405	Perspectives	
A-0.406	Perspectives	
Site		
A-1.100	Survey (Reference)	1/8" = 1'-0"
A-1.200	Site Plan	1/8" = 1'-0"
A-1.300	Fire Department Access Plan	1/8" = 1'-0"
Plans		
A-2.010	Level P2 Parking Plan	1/8" = 1'-0"
A-2.020	Level P1 Parking Plan	1/8" = 1'-0"
A-2.100	Level 1 Floor Plan	1/8" = 1'-0"
A-2.200	Level 2 Floor Plan	1/8" = 1'-0"
A-2.300	Level 3 Floor Plan	1/8" = 1'-0"
A-2.400	Level 4 Floor Plan	1/8" = 1'-0"
A-2.500	Level 5 Floor Plan	1/8" = 1'-0"
A-2.600	Level 6 Floor Plan	1/8" = 1'-0"
A-2.700	Roof Plan	1/8" = 1'-0"
Enlarged Plans		
A-3.100	Unit Plans	
A-3.101	Unit Plans	
A-3.102	Unit Plans	
A-3.103	Unit Plans	
A-3.104	Unit Plans	
A-3.105	Unit Plans	
A-3.106	Unit Plans	
Elevations		
A-4.000	Street Elevations	1/8" = 1'-0"
A-4.100	North Elevation	1/8" = 1'-0"
A-4.110	West Elevation	1/8" = 1'-0"
A-4.120	South Elevation	1/8" = 1'-0"
A-4.130	East Elevation	1/8" = 1'-0"
A-4.140	North Courtyard Elevation	1/8" = 1'-0"
A-4.150	West Courtyard Elevation	1/8" = 1'-0"
A-4.160	South Courtyard Elevation	1/8" = 1'-0"
Sections		
A-5.110	Building Sections	1/8" = 1'-0"
A-5.120	Building Sections	1/8" = 1'-0"
Supplemental		
A-6.100	Materials & Finishes	
A-6.300	Shadow Study	

CONTACT LIST:			
Client	Anthem Properties Group Ltd Suite 1100 Bentall IV Box 4930 1055 Dunsmuir Street Vancouver BC, Canada V7X 1K9	Reel Steel Rob Stewart 064 235 9977 reelsteel@reelsteel.com robstewart@anthemproperties.com	
Architectural	Integra Architecture Inc. 2330-200 Granville Street Vancouver BC, V6C 1S4	Stamus Sachs 064 688 4220x511 stamus@integra-arch.com	

ARCHITECTURAL DRAWING ISSUES:	
2022-05-27	Issue 1 - RZ/DP Submission

Cover	
20660	[PROJECT]
	[SCALE]
Friday, May 27, 2022	[DATE]
RZ/DP SUBMISSION	[ISSUE]
	[DRAWING]
A-0.000	

iA

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[PROJECT TEAM]



[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

ST JOHNS STREET

3121 ST. JOHNS ST
PORT MOODY, BC

[TITLE]

ST JOHNS STREET | 3121 ST JOHNS ST
PORT MOODY BC

RZ/DP SUBMISSION

Friday, May 27, 2022
Drawings Not to Scale Unless Printed on 24" x 36" Paper

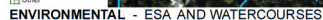
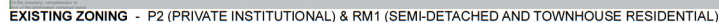
OFF-STREET PARKING			
Apartment Parking	Zone/By-Law	TOM(%) Reduction	
Residential Parking (parking stalls)	117 Spaces Per Unit	200.0	200 Spaces Provided
Visitor Parking (on lot 100 units)	0.1 Spaces Per Unit	13.0	13 Spaces Provided
Visitor Parking (over 100 units)	0.1 Spaces Per Unit	8.0	8 Spaces Provided
Disabled Parking	4 Spaces per 100 V/L required spaces/units	3.0	3 Spaces Provided
Disabled Parking	1 Space for additional 50 required spaces/units	0.0	1 Space Provided
Max. Street Curb (wheel) (wheelchair)	25% of Provided Spaces	0.0	0 Spaces Provided
Car Wash Stall	0.5 Space per 100 Units	0.0	0 Spaces Provided
Commercial Parking	1.0 Spaces for each 40 sq (430.56 SF)	11.4 Spaces Required	11 Spaces Provided
Commercial Loading	1 Space for < 454.562 (0.00 SF)	1 Spaces Required	1 Spaces Provided
PARKING SPACE DIMENSIONS			
Standard Space	Required (width x length x height)		
Handicap Space	2.0m (6.57 FT) x 5.5m (18.0 FT) x 2.1m (6.87 FT)		
Typical Unit	2.0m (6.57 FT) x 5.1m (16.75 FT) x 2.1m (6.87 FT)		
Vehicle	2.0m (6.57 FT) x 5.5m (18.0 FT) x 2.1m (6.87 FT) (to be confirmed w/)		
Min. Distance to Continuous Wall	0.3m (0.98 FT) (10'-0")		
Min. New Aisle Width	0.7m (2.30 FT) (2'-0")		
Min. Manoeuvring Aisle Width	0.7m (2.30 FT) (2'-0")		
BICYCLE STALLS			
Bicycle Spaces	1.0 Bicycle Space Per Unit	584 Spaces Required	
Bicycle Spaces Provided	1.0 Bicycle Space Per Unit	584 Spaces Provided	
Bicycle Visitor Spaces Required	0.1 Bicycle Spaces Per Unit	34 Spaces Required	
Bicycle Visitor Spaces Provided	0.1 Bicycle Spaces Per Unit	34 Spaces Provided	
SOLID WASTE & RECYCLING			
Residential Garbage			
Min. Waste & Recycling Storage Area	the greater of	84 SF	5.00 m ²
or	192.0 units @	393 SF	36.48 m ²
Is a Max. area of	0.18 m ² / unit	1074 SF	100.50 m ²
Total Waste & Recycling Area		Required 393 SF	36.48 m ²
Temporary Storage Area	45% of Storage Area	Provided 393 SF	36.48 m ²
Organic waste/food scraps	182 units @	1 total 50 units	3.84 tonnes
Mixed containers - plastic, glass, metal	182 units @	1 total 30 units	6.40 tonnes
Newspaper	182 units @	1 total 30 units	6.40 tonnes
Mixed paper (no cardboard)	182 units @	1 total 30 units	6.40 tonnes
Total Recycling Containers Required			23.04 tonnes
Cardboard	182 units @	1 total 100 units	1.86 tonnes
Commercial Garbage	0.018 m ²	per m ² of floor area x 3.7m ²	Required 128 SF
Provided			109 SF

PROPOSED 6 STORY MIXED USE DEVELOPMENT			
PROJECT OWNER:	Anthem Properties		
PROJECT CONTACT:	Isaac Reid	Anthem	Suite 1100 Bentall IV, 1055 Dunsmuir St, Vancouver, BC V7X 1G3
PROJECT ARCHITECT:	Shanea Sachs	Integra Architecture Inc.	2330 - 230 Granville Street, Vancouver, BC V6C 1S4
PROJECT NUMBER:	21560		
Civic ADDRESS:	2121 St Johns St, 100-118 James RD		
LEGAL DESCRIPTION:	TBC		
PROJECT DESCRIPTION:	6-Storey Mixed Use Development		
ZONING:	RM-1, P-2		
Existing Zoning:	RM-1, P-2		
Proposed Zoning:	CO (based on CRM)		
ODP Designation:	Mixed Use Moody Centre		
Development/Field Area:	DPN-1		
ISSUE:	RZDP SUBMISSION		
DATE:	2022-05-27		

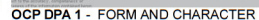
SITE AREA			
Total Site Area			
Total Gross Site Area	1.124 Acres	48,074 SF	TBC
Developable Area (net)			
Dedications	0.000 Acres	0 SF	0.00 m ²
Net Site Area	1.124 Acres	48,074 SF	TBC
FLOOR AREA RATIO (FAR)			
Proposed FAR			
Floor Area	148,858.24 SF	(net, Assessed)	13,858.8 m ²
Setback - Adjoining Units	96 SF	8,928.89 SF	828.4 m ²
Proposed Floor Area	148,858.24 SF	3.09	13,858.2 m ²
Common Amenity Space Required	3 units/min	6,198.88 SF	574.8 m ²
Proposed Common Amenity		5,113.12 SF	473.7 m ²
Proposed Lobby Amenity		100.00 SF	9.3 m ²
Proposed Outdoor Amenity		1,713.14 SF	158.4 m ²
Proposed Amenity Space Total		6,113.26 SF	568.8 m ²
Proposed Building Site Coverage	61.75%	29,345.91 SF	2,728 m ²
GROSS FLOOR AREA (GFA)			

FLOOR AREAS									
Level	Residential Unit Area	Commercial Unit Area	Common Area	Common Area	Total Area	Total Floor Area	Efficiency		
Level 1	14,114.16 SF	4,862.08 SF	1,070.30 SF	1,228.16 SF	6,307.88 SF	26,346.21 SF	3,304.77	75.0%	
Level 2	22,209.17 SF			2,874.96 SF	2,874.96 SF	26,084.13 SF	2,300.45	86.5%	
Level 3	22,209.17 SF			2,874.96 SF	2,874.96 SF	26,084.13 SF	2,300.45	86.5%	
Level 4	22,209.17 SF			2,874.96 SF	2,874.96 SF	26,084.13 SF	2,300.45	86.5%	
Level 5	22,209.17 SF			2,874.96 SF	2,874.96 SF	26,084.13 SF	2,300.45	86.5%	
Level 6	22,209.17 SF			2,874.96 SF	2,874.96 SF	26,084.13 SF	2,300.45	86.5%	
Area Totals	116,141.90 SF	4,862.08 SF	1,470.30 SF	1,389.12 SF	6,000.00 SF	100,143.48 SF	14,987.81	86%	

APARTMENT UNIT AREAS												
Unit Types	Level	Number of Units / Floor						Total Units	All Unit Areas			
		GF	11	12	13	14	15		16	GF	11	% of Units
Unit A Studio		415.88	1	1	1	1	1	1	6	415.88	38.56	3.1%
Unit B		837.87										
Unit B1		463.94	0	1	1	1	1	1	5	463.94	43.49	3.1%
Unit B2		463.94	1	1	1	1	1	1	6	463.94	42.09	2.6%
Unit B3		463.94										
Unit B4		463.94	1	1	1	1	1	1	6	463.94	43.49	3.1%
Unit B5 w/ w												



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



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[PROJECT TEAM]



[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY BC

LITERATURE

Zoning / OCP

PROJECT 1

20560

[SCALE]

Friday, May 27, 2022

RZ/DP SUBMISSION

[ISSUE]

[DRAWING]

A-0.200



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ANTHEM PROPERTIES

[PROJECT]

ST JOHN'S STREET

3121 ST JOHN'S ST
PORT MOODY, BC

[TITLE]

Site Context Plan

[PROJECT]

20660

[SCALE]

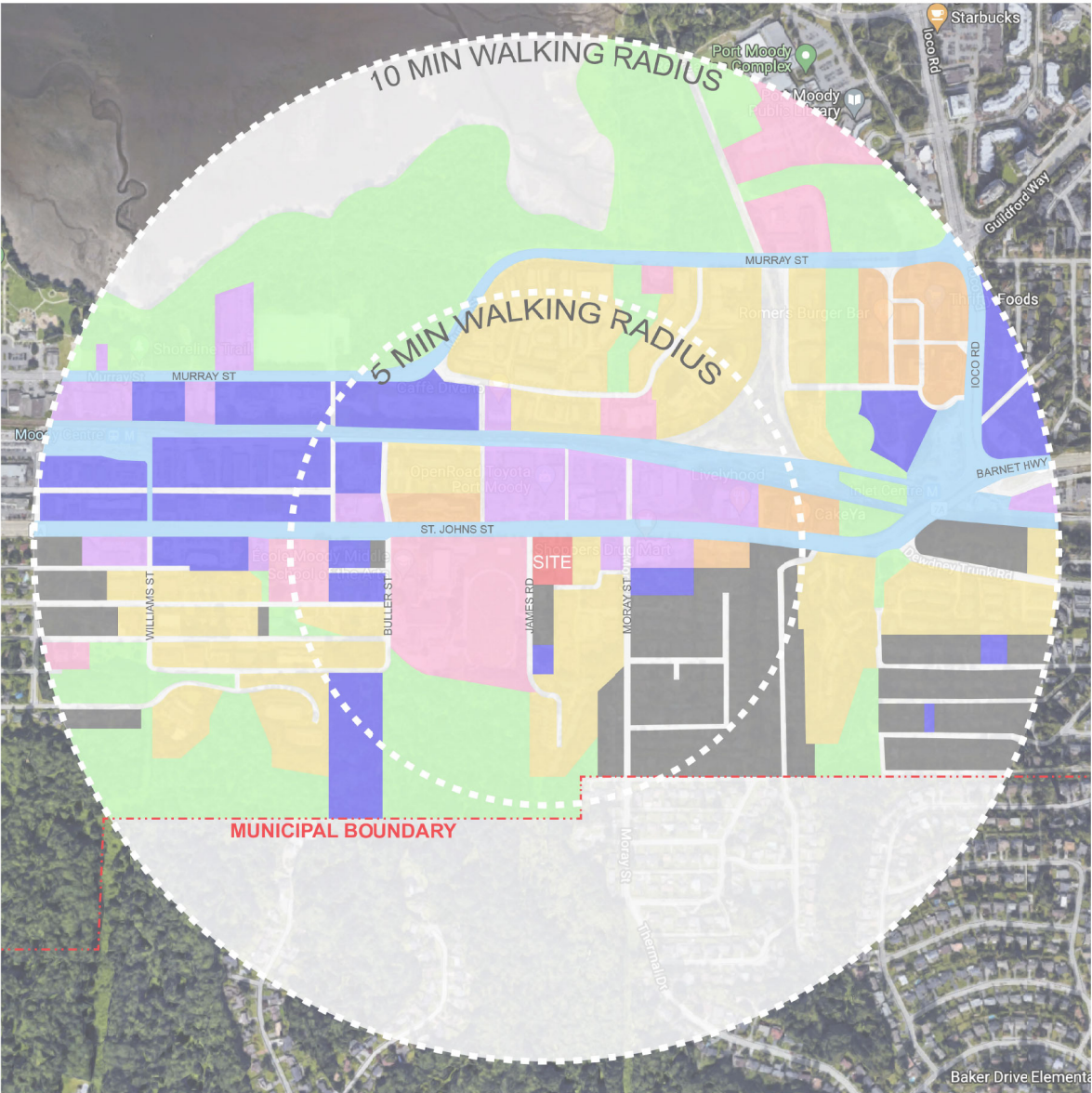
Friday, May 27, 2022

RZ/DP SUBMISSION

[DRAWING]

A-0.201

- PARKS & GREENSPACE
- TRANSIT ROUTE
- DEVELOPMENT APPLICATIONS
- COMMUNITY BUILDINGS
- COMMERCIAL
- MIXED-USE
- MULTI-FAMILY RESIDENTIAL
- SINGLE-FAMILY RESIDENTIAL





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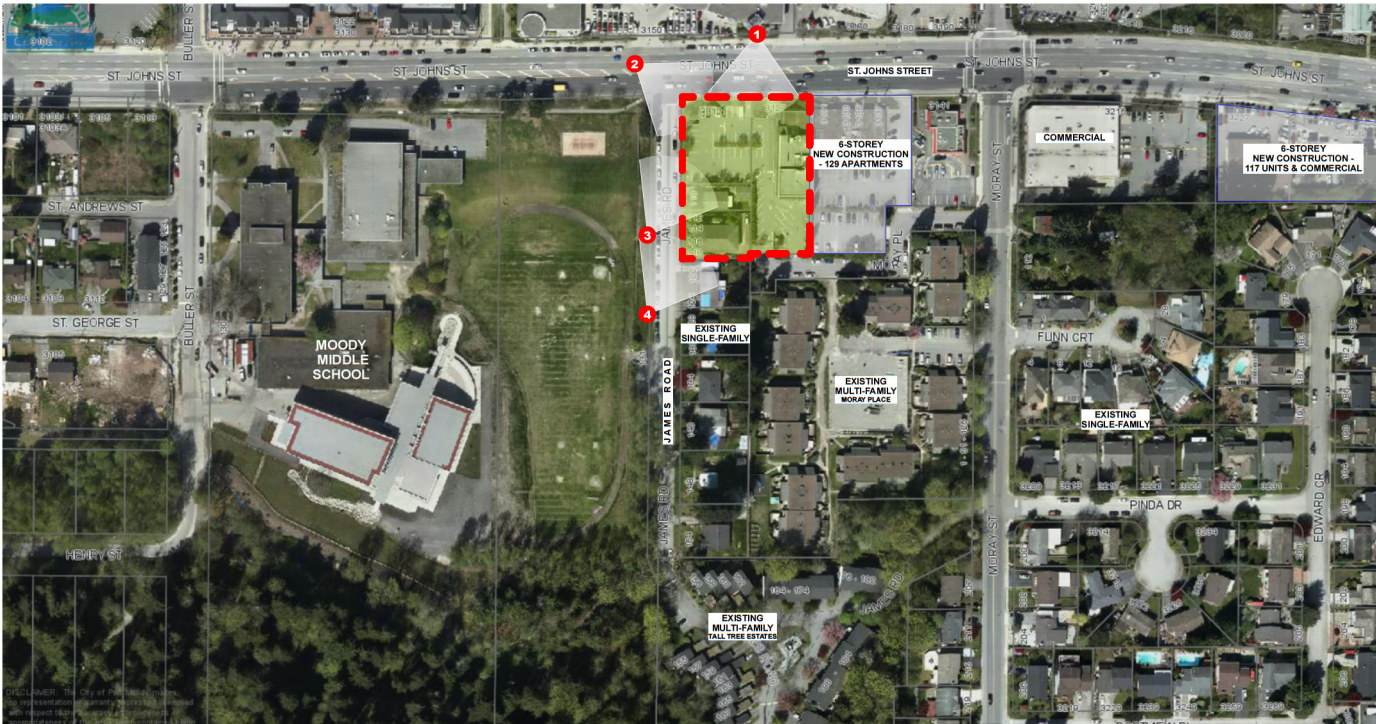
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SITE CONTEXT - AERIAL VIEW NORTH



(CLIENT)

ANTHEM PROPERTIES

(PROJECT)

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

(TITLE)

Site Context
Photos

20560

(PROJECT)

(SCALE)

Friday, May 27, 2022

(DATE)

RZ/DP SUBMISSION

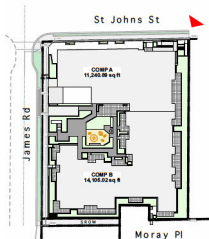
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(DRAWING)

A-0.202



1 St. John's St - View of Lobby



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[PROJECT]

ST JOHN'S STREET

3121 ST. JOHN'S ST
PORT MOODY, BC

[TITLE]

Perspectives

20660 [PROJECT]

[SCALE]

Friday, May 27, 2022 [DATE]

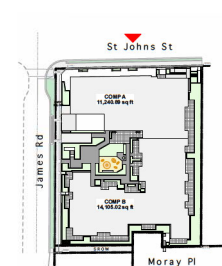
RZ/DP SUBMISSION [SUBJECT]

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1 St. John's St - Elevation View



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ST JOHN'S STREET

3121 ST. JOHN'S ST
PORT MOODY, BC

[TITLE]

Perspectives

20560 [PROJECT]

[SCALE]

Friday, May 27, 2022 [DATE]

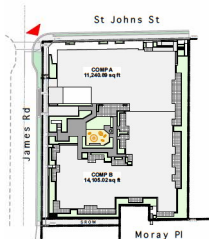
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A-0.401



1 Corner of St. John's St & James Rd



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ANTHEM PROPERTIES

[PROJECT]

ST JOHN'S STREET

3121 ST. JOHN'S ST
PORT MOODY, BC

[TITLE]

Perspectives

20660 [PROJECT]

[SCALE]

Friday, May 27, 2022 [DATE]

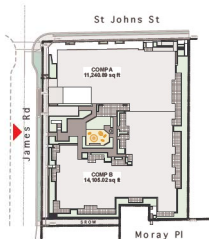
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A-0.402



1 James Rd - Elevation View



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ANTHEM PROPERTIES

[PROJECT]

ST JOHNS STREET

3121 ST. JOHNS ST
PORT MOODY, BC

[TITLE]

Perspectives

20560 [PROJECT]

[SCALE]

Friday, May 27, 2022 [DATE]

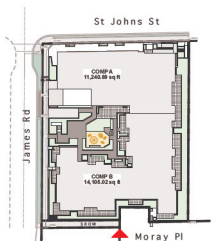
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1 Moray Place - South Elevation



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ANTHEM PROPERTIES

(PROJECT)

ST JOHNS STREET

3121 ST. JOHNS ST
PORT MOODY, BC

(TITLE)

Perspectives

20560 (PROJECT)

(SCALE)

Friday, May 27, 2022 (DATE)

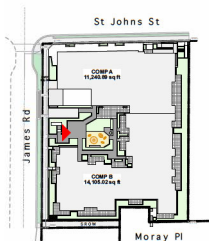
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1 Courtyard - Looking East



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ST JOHNS STREET

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[TITLE]

Perspectives

20660 [PROJECT]

[SCALE]

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RZ/DP SUBMISSION [ISSUE]

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A-0.405



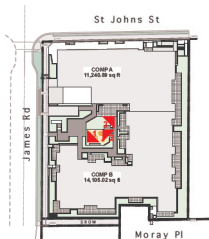
1 Courtyard - Looking South-West



2 Courtyard - Looking North-West



3 Courtyard - Amenity Entrances



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ANTHEM PROPERTIES

[PROJECT]

ST JOHNS STREET

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PORT MOODY, BC

[TITLE]

Perspectives

20560 [PROJECT]

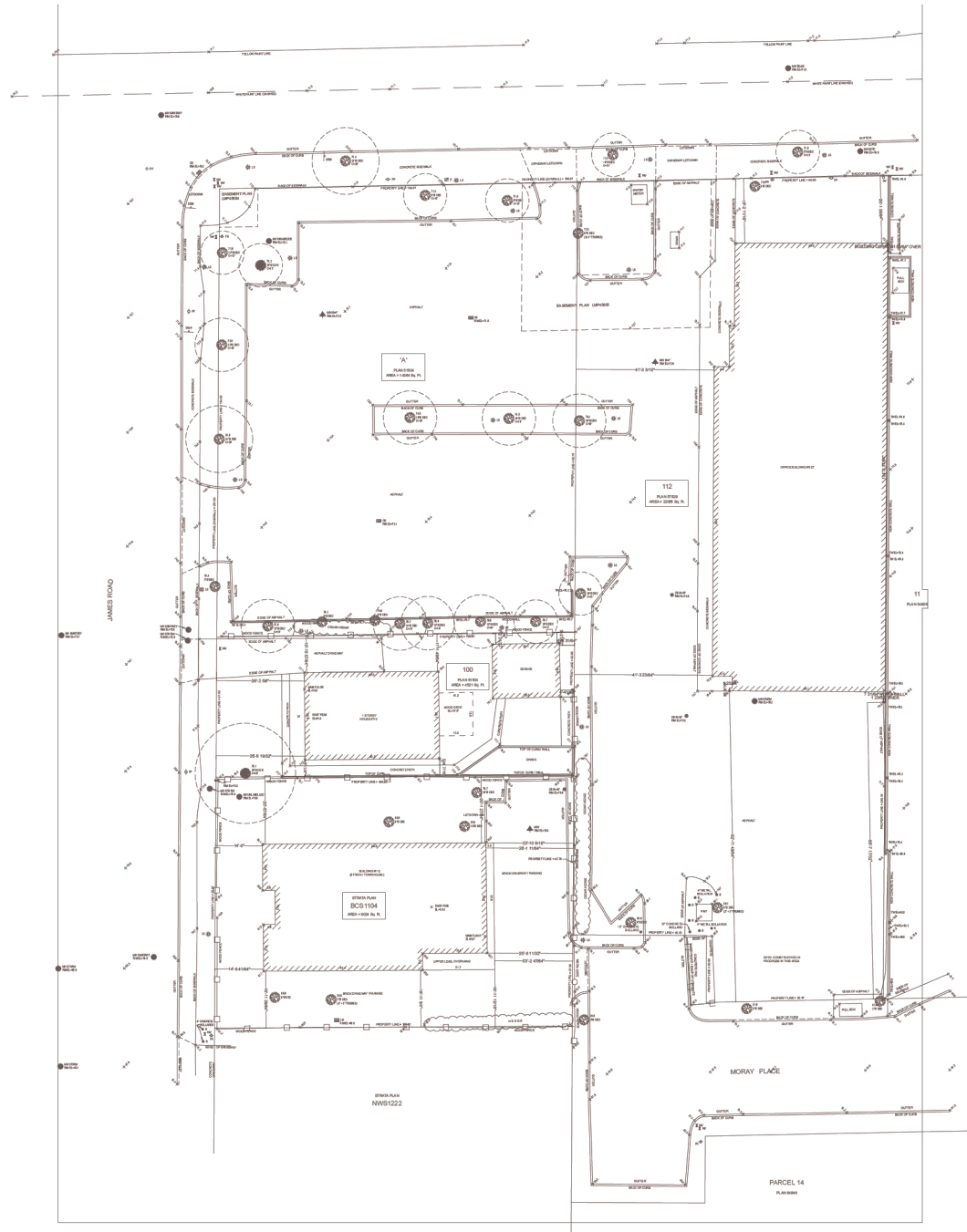
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Friday, May 27, 2022 [DATE]

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[DRAWING]

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[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

ST. JOHNS STREET
3121 ST. JOHNS ST
PORT MOODY, BC

[TITLE]

Survey
(Reference)

[PROJECT]

20560

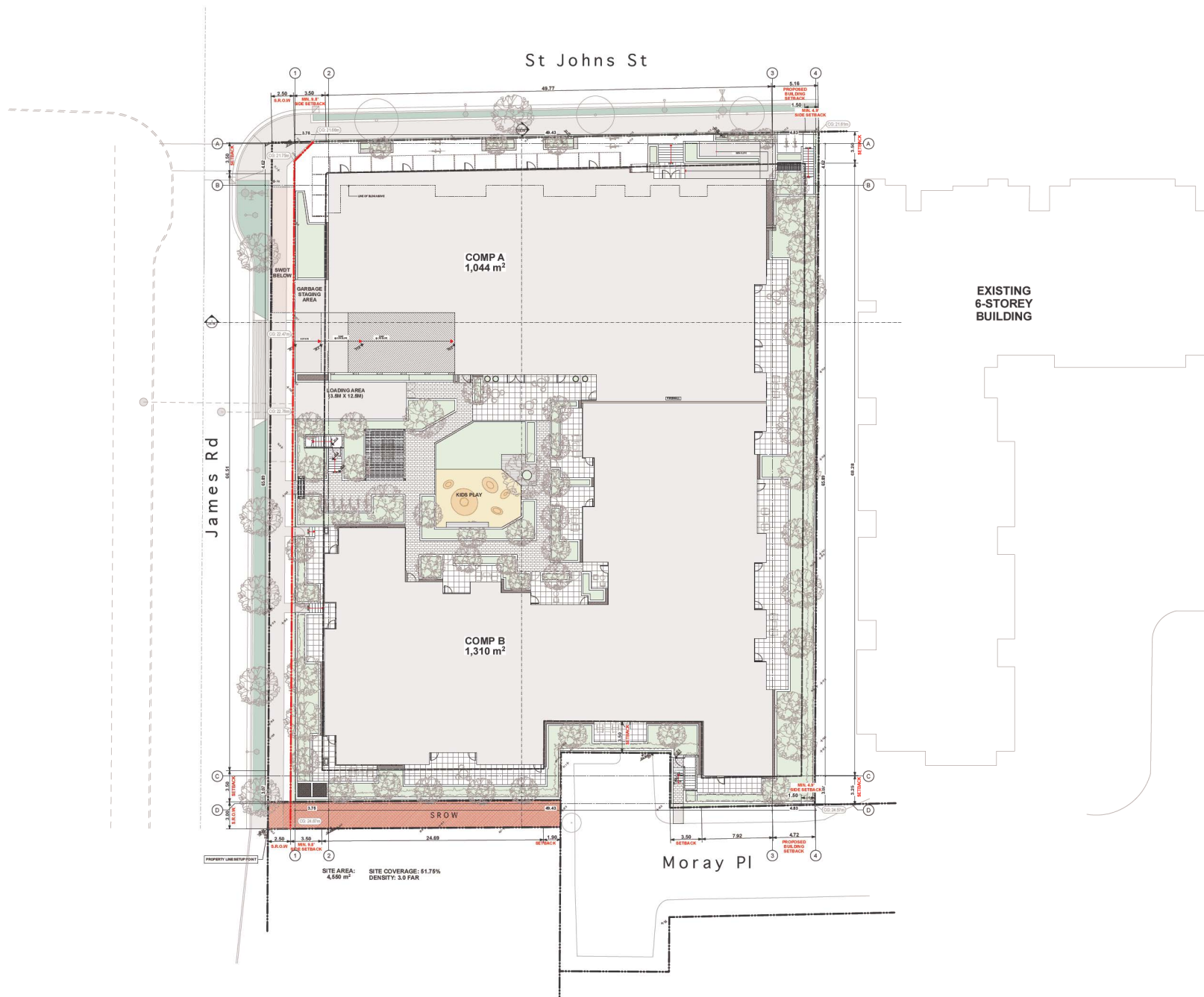
1/16" = 1'-0"

Friday, May 27, 2022

RZ/DP SUBMISSION

[DRAWING]

A-1.100



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(PROJECT TEAM)



(CLIENT)

ANTHEM PROPERTIES

(PROJECT)

ST. JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC

(TITLE)

Site Plan

20560 (PROJECT)

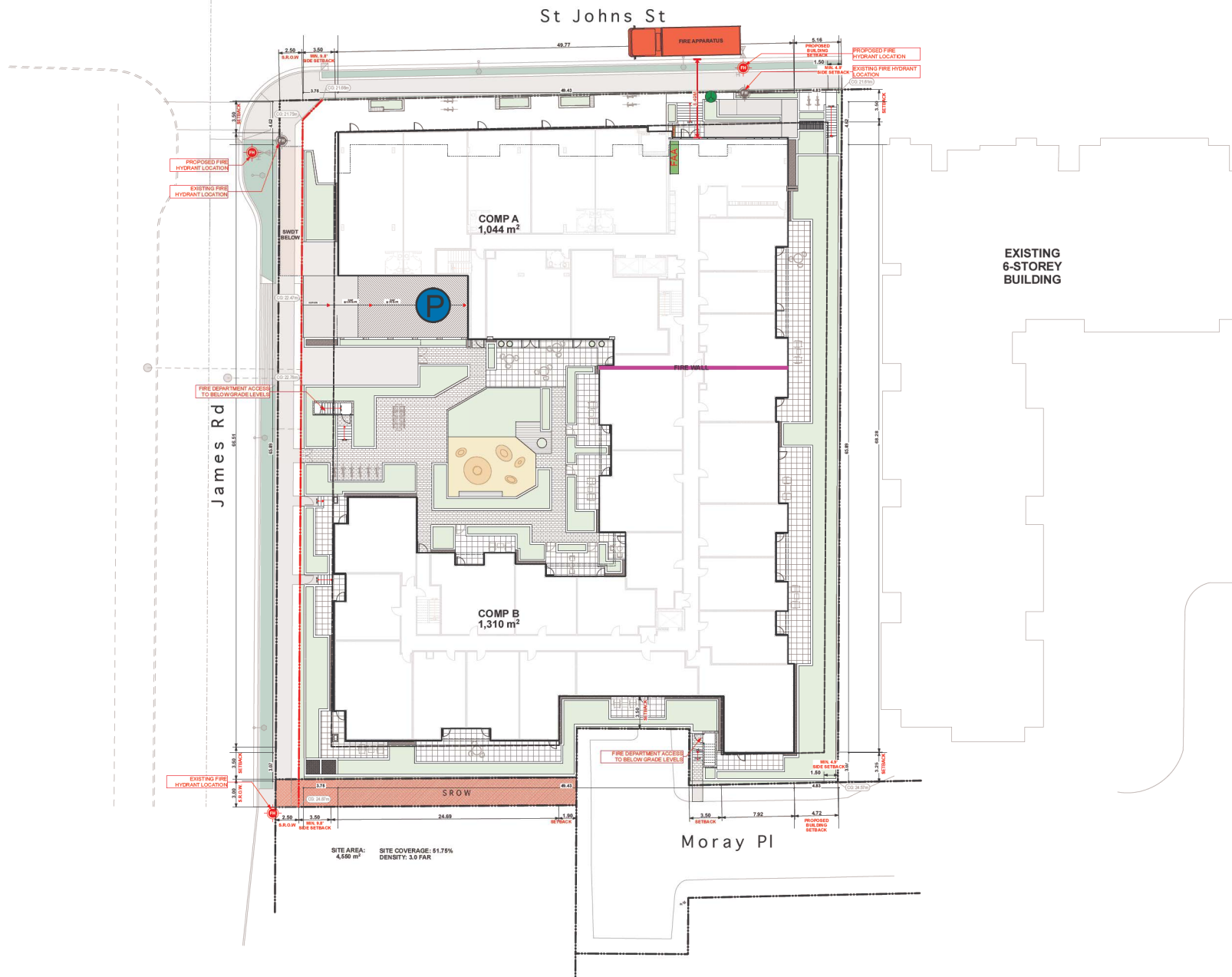
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Friday, May 27, 2022 (DATE)

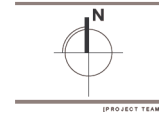
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(DRAWING)

A-1.200



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- LEGEND:
- VEHICLE ENTRANCE TO PARKING
 - FIRE HYDRANT
 - SPRINKLER / STANDPIPE CONNECTION
 - FIRE ALARM ANNOUNCER
 - FIRE WALL
 - TRAVEL DISTANCE
 - LIMITING DISTANCE



ANTHEM PROPERTIES
(PROJECT)

ST. JOHNS STREET
3121 ST. JOHNS ST
PORT MOODY, BC

**Fire Department
Access Plan**

20560
1/16" = 1'-0"
Friday, May 27, 2022
RZ/DP SUBMISSION

A-1.300



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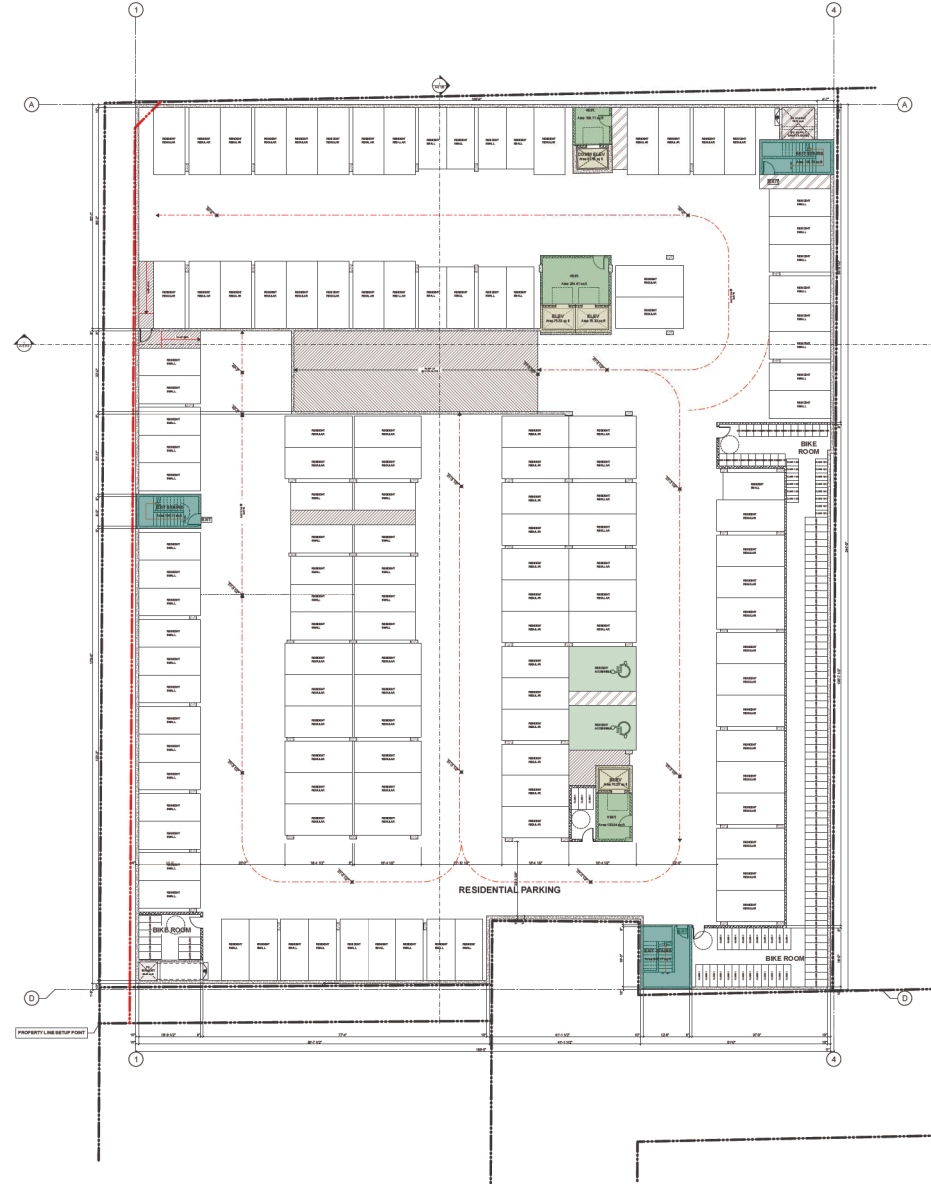
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BICYCLES P1			
	LEVEL	TYPE	SUBTYPE
BICYCLES	Level P2 Parking Plan	CLASS 1	
			99
BICYCLES	Level P2 Parking Plan	CLASS 1(V)	
			35
BICYCLES	Level P1 Parking Plan	CLASS 1	
			49
BICYCLES	Level P1 Parking Plan	CLASS 1(V)	
			106
			289

PARKING SUMMARY		
	TYPE	SUBTYPE
PARKING, Level P1 Parking Plan		
	COMMERCIAL	REGULAR
		8
	COMMERCIAL	SMALL
		3
	RESIDENT	ACCESSIBLE
		2
	RESIDENT	REGULAR
		43
	RESIDENT	SMALL
		29
	VISITOR	ACCESSIBLE
		1
	VISITOR	REGULAR
		16
	VISITOR	SMALL
		11
		113

PARKING P2		
	TYPE	SUBTYPE
PARKING, Level P2 Parking Plan		
	RESIDENT	ACCESSIBLE
		2
	RESIDENT	REGULAR
		72
	RESIDENT	SMALL
		54
		128

*ALL STALLS TO BE READY FOR EV CHARGING LEVEL 2



(CLIENT)

ANTHEM PROPERTIES

(PROJECT)

ST. JOHNS STREET
3121 ST. JOHN'S ST
PORT MOODY, BC

(TITLE)

Level P2 Parking
Plan

20560

(PROJECT)

1/16" = 1'-0"

(SCALE)

Friday, May 27, 2022

(DATE)

RZ/DP SUBMISSION

(SUBMIT)

(DRAWING)

A-2.010



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(PROJECT TEAM)



BICYCLES P1			
BICYCLES	LEVEL	TYPE	SUBTYPE
	Level P2 Parking Plan	CLASS 1	
			99
BICYCLES	Level P2 Parking Plan	CLASS 1(V)	
			35
BICYCLES	Level P1 Parking Plan	CLASS 1	
			49
BICYCLES	Level P1 Parking Plan	CLASS 1(V)	
			106
			289

PARKING SUMMARY		
	TYPE	SUBTYPE
PARKING, Level P1 Parking Plan		
	COMMERCIAL	REGULAR
		8
	COMMERCIAL	SMALL
		3
	RESIDENT	ACCESSIBLE
		2
	RESIDENT	REGULAR
		43
	RESIDENT	SMALL
		29
	VISITOR	ACCESSIBLE
		1
	VISITOR	REGULAR
		16
	VISITOR	SMALL
		11
		113

PARKING P2		
	TYPE	SUBTYPE
PARKING, Level P2 Parking Plan		
	RESIDENT	ACCESSIBLE
		2
	RESIDENT	REGULAR
		72
	RESIDENT	SMALL
		54
		128

*ALL STALLS TO BE READY FOR EV CHARGING LEVEL 2



(CLIENT)

ANTHEM PROPERTIES

(PROJECT)

ST. JOHNS STREET
3121 ST. JOHN'S ST
PORT MOODY, BC

(TITLE)

Level P1 Parking
Plan

20560 (PROJECT)

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

Friday, May 27, 2022 (DATE)

RZ/DP SUBMISSION (SUBMIT)

(DRAWING)

A-2.020



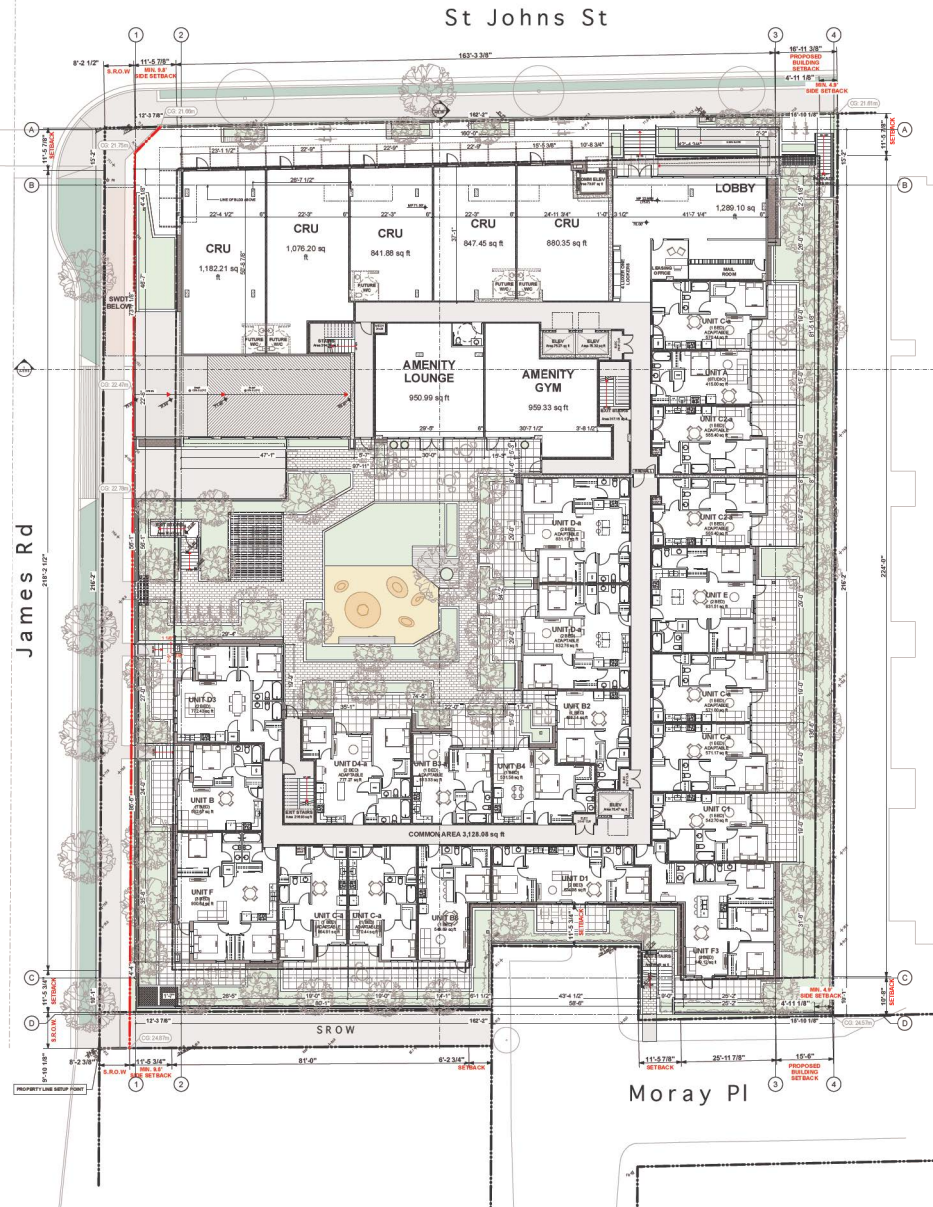
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(PROJECT TEAM)



EXISTING
6-STORY
BUILDING



(CLIENT)

ANTHEM PROPERTIES

(PROJECT)

ST. JOHNS STREET
3121 ST. JOHNS ST
PORT MOODY, BC

(TITLE)

Level 1 Floor Plan

20560 (PROJECT)

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

Friday, May 27, 2022 (DATE)

RZ/DP SUBMISSION (SUBJECT)

(DRAWING)

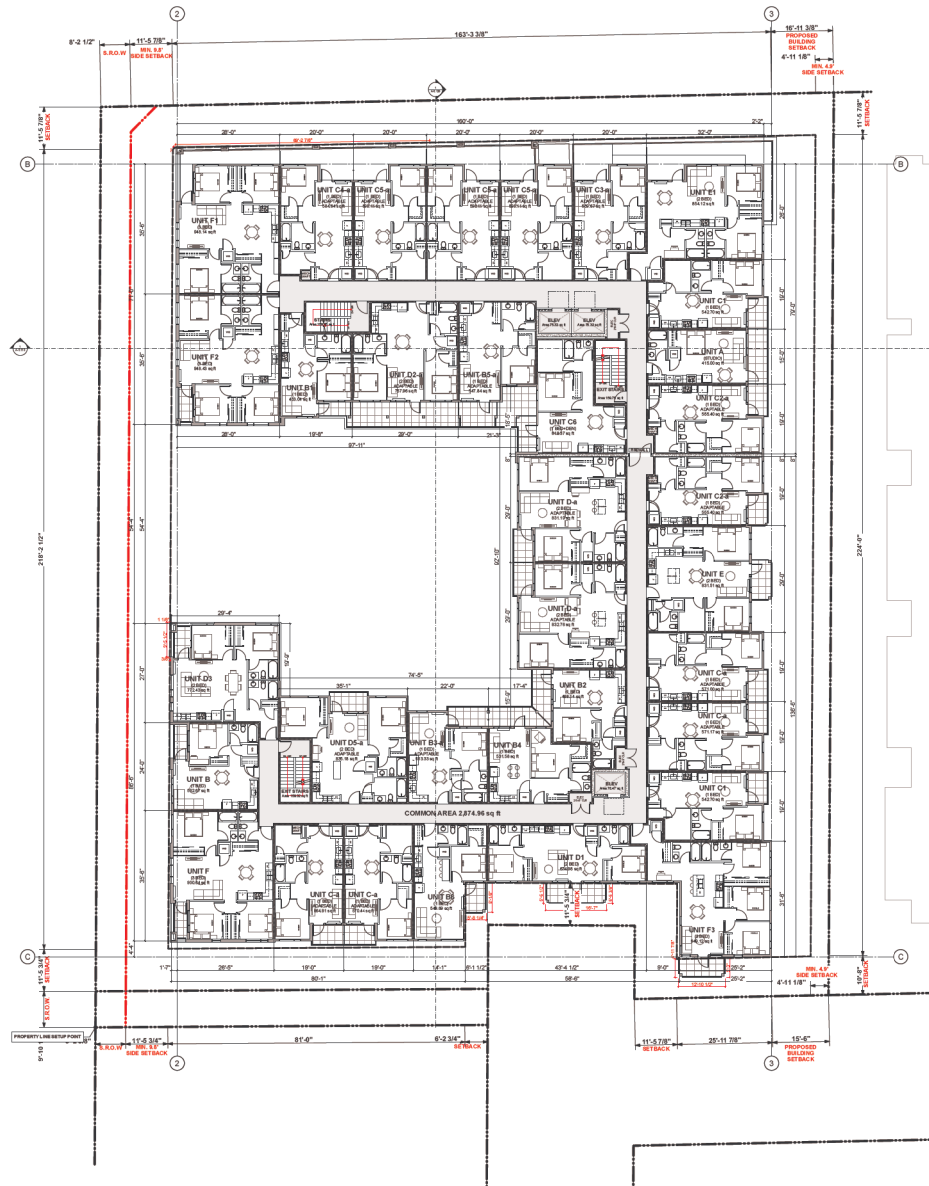
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EXISTING
6-STORY
BUILDING



(CLIENT)

ANTHEM PROPERTIES

(PROJECT)

ST. JOHNS STREET
3121 ST. JOHN ST
PORT MOODY, BC

(TITLE)

Level 2 Floor Plan

20960 (PROJECT)

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

Friday, May 27, 2022 (DATE)

RZ/DP SUBMISSION (SUBJECT)

(DRAWING)

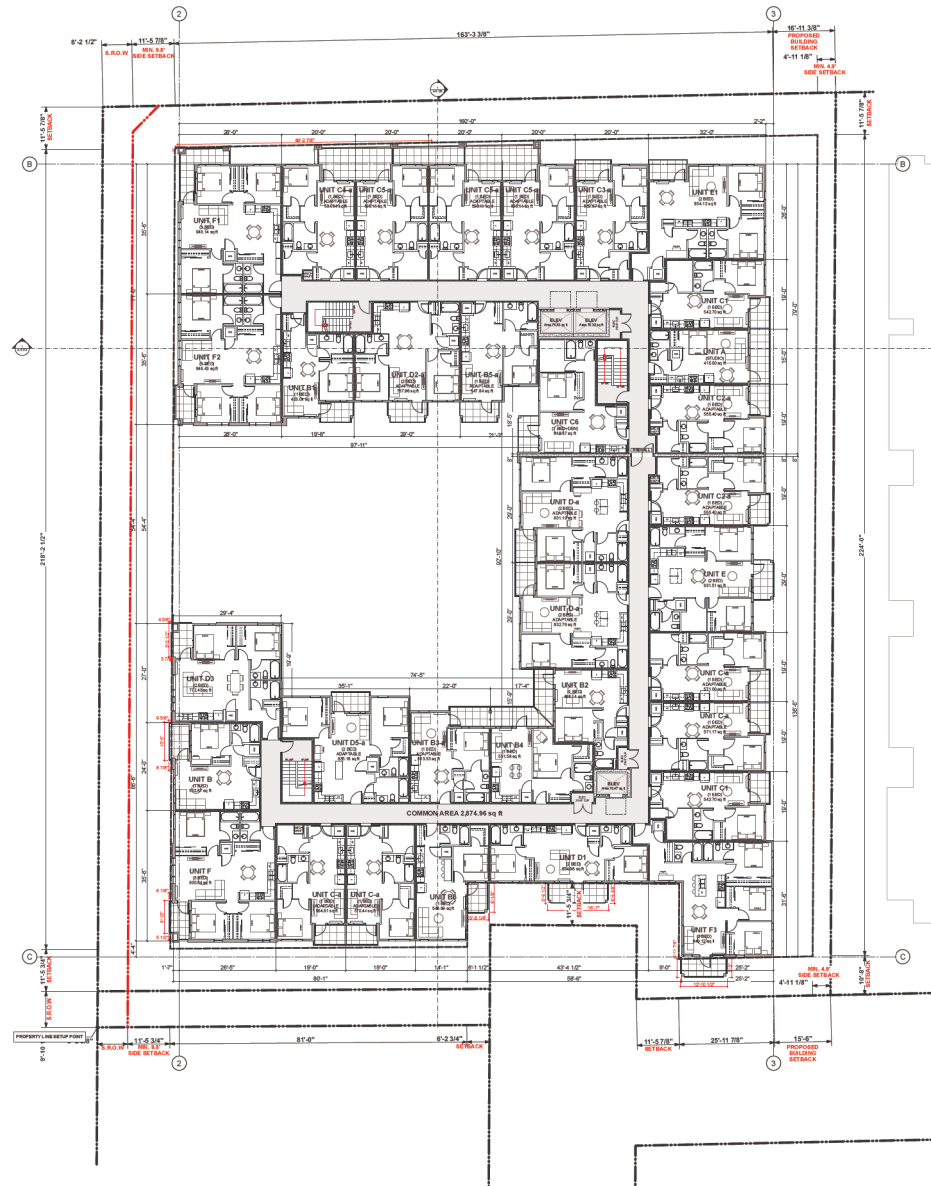
A-2.200



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EXISTING
6-STORY
BUILDING



ANTHEM PROPERTIES

ST. JOHN'S STREET
3121 ST. JOHN'S ST
PORT MOODY, BC

Level 3 Floor Plan

20960

1/16" = 1'-0"

Friday, May 27, 2022

RZ/DP SUBMISSION

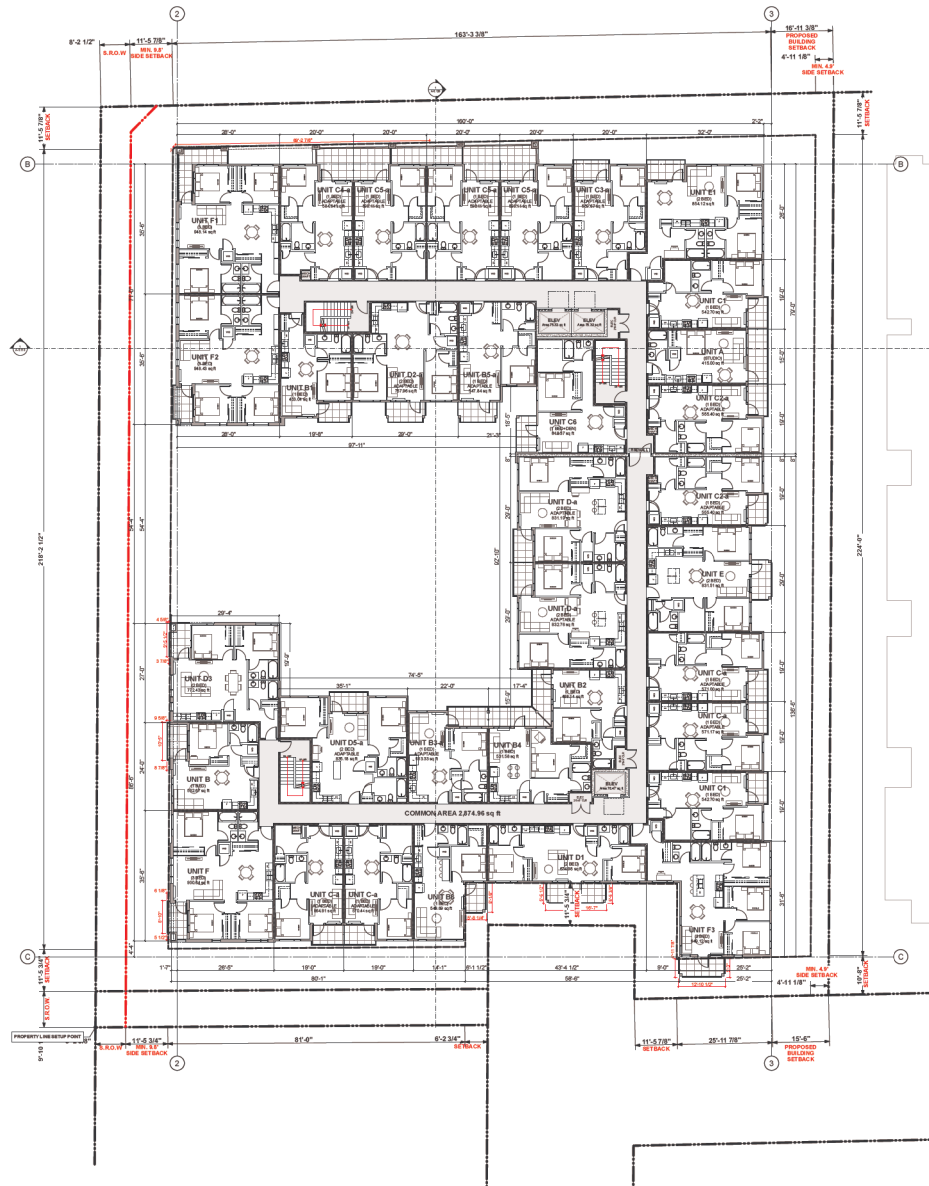
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EXISTING
6-STORY
BUILDING



ANTHEM PROPERTIES

ST. JOHNS STREET
3121 ST. JOHN'S ST
PORT MOODY, BC

Level 4 Floor Plan

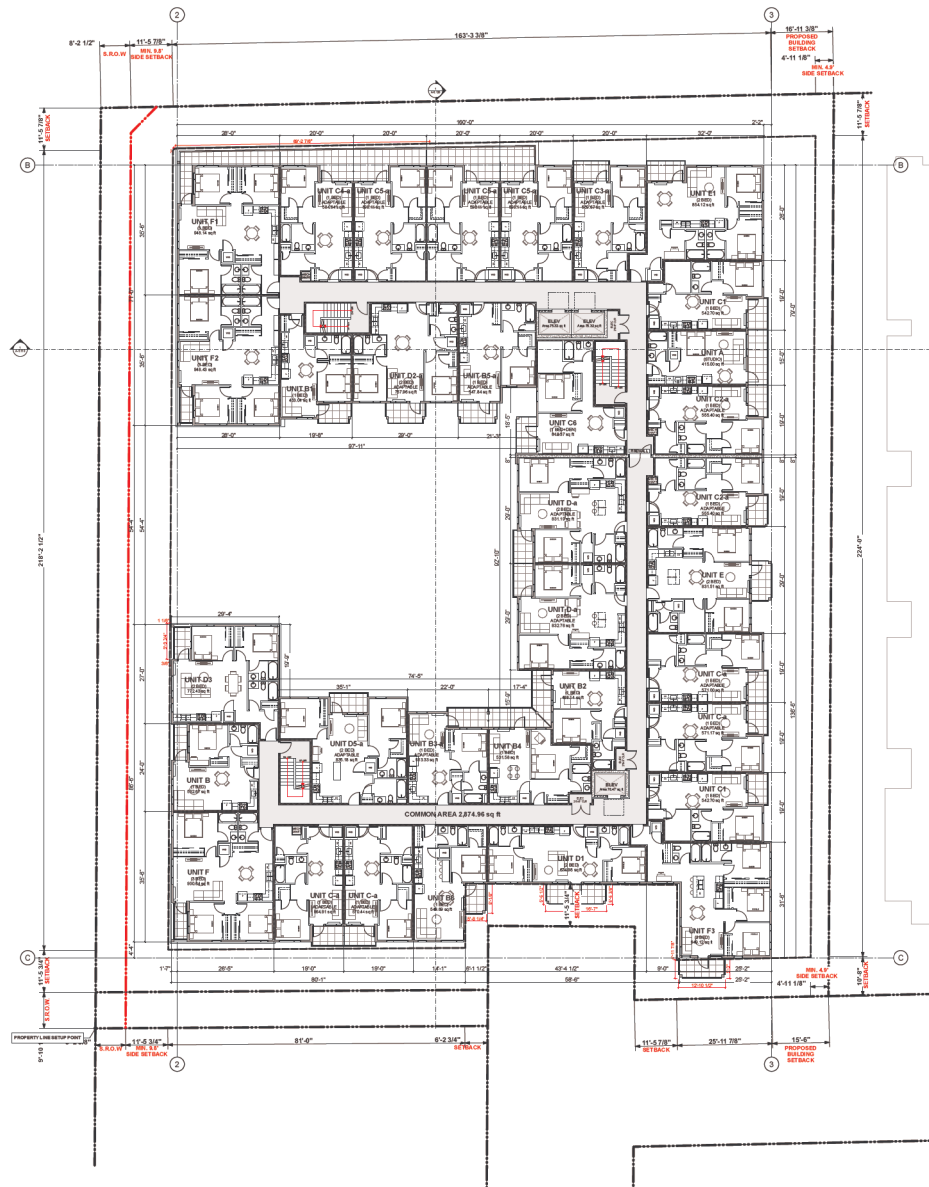
20960
1/16" = 1'-0"
Friday, May 27, 2022
RZ/DP SUBMISSION
A-2.400



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EXISTING
6-STORY
BUILDING



ANTHEM PROPERTIES

ST. JOHNS STREET
3121 ST. JOHN'S ST
PORT MOODY, BC

Level 5 Floor Plan

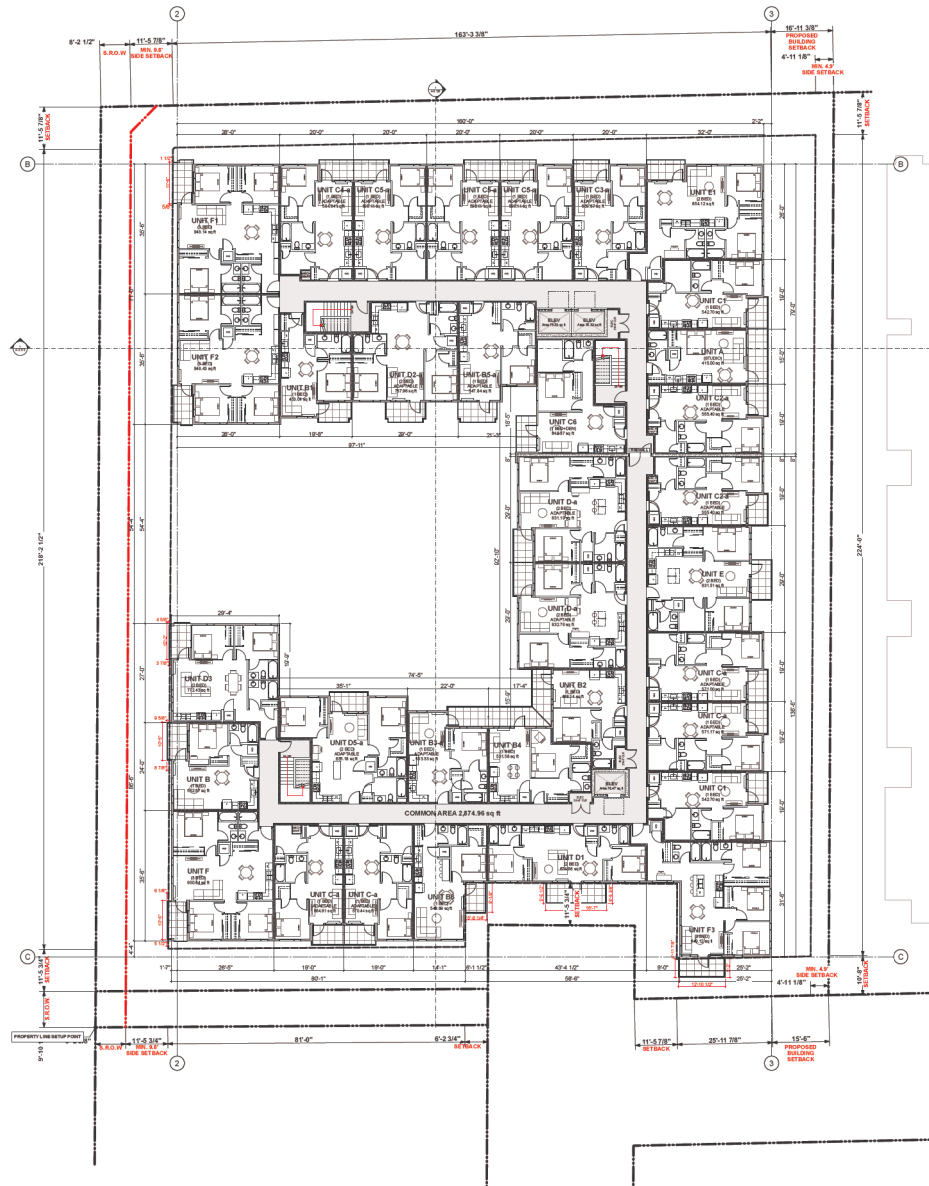
20960
1/16" = 1'-0"
Friday, May 27, 2022
RZ/DP SUBMISSION
A-2.500



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EXISTING
6-STORY
BUILDING



ANTHEM PROPERTIES

ST. JOHNS STREET
3121 ST. JOHN'S ST
PORT MOODY, BC

Level 6 Floor Plan

20960 [PROJECT]
1/16" = 1'-0" [SCALE]
Friday, May 27, 2022 [DATE]
RZ/DP SUBMISSION [REVISION]
[DRAWING]

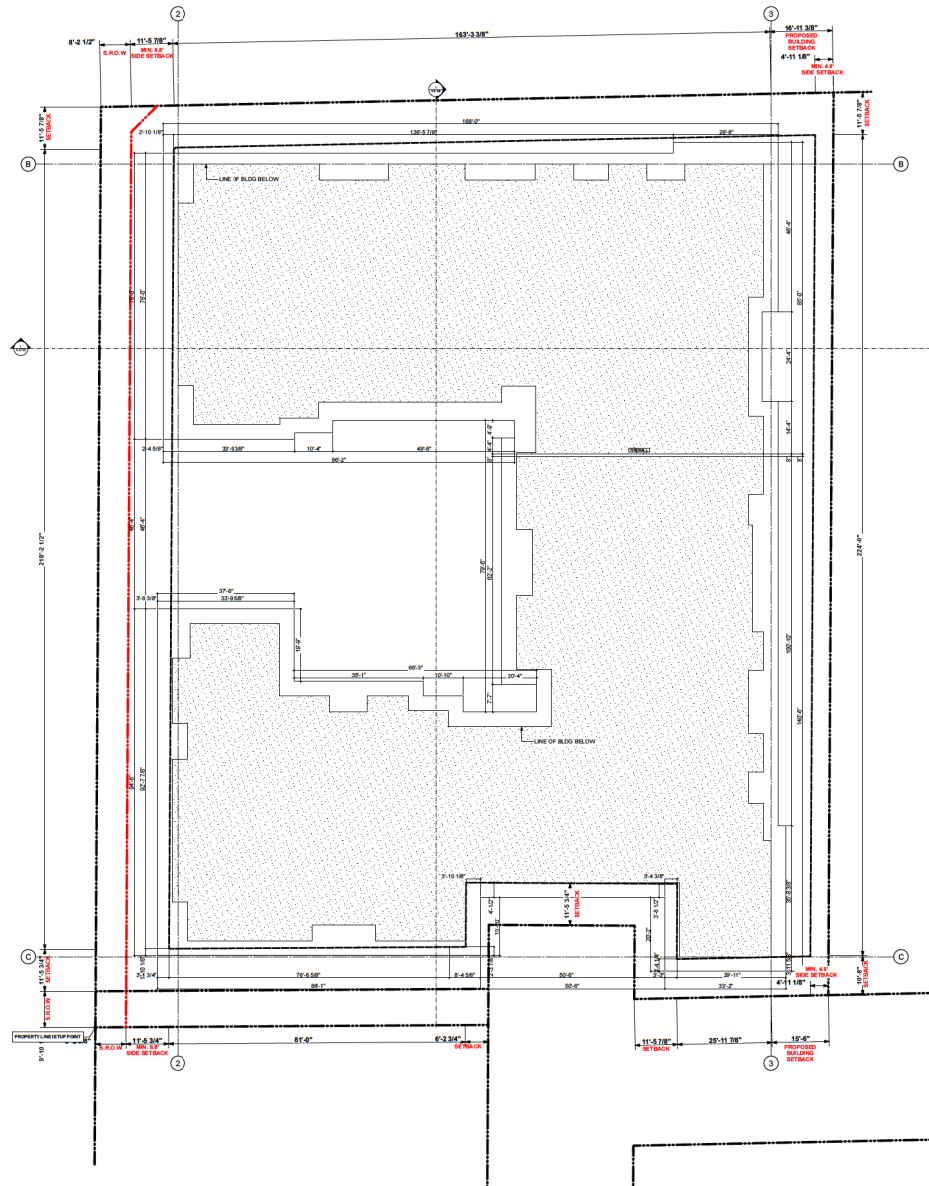
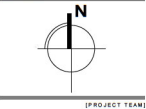
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(CLIENT)

ANTHEM PROPERTIES

(PROJECT)

ST. JOHNS STREET
3121 ST. JOHNS ST
PORT MOODY, BC

(TITLE)

Roof Plan

(PROJECT)

20660

1/16" = 1'-0"

Friday, May 27, 2022

RZ/DP SUBMISSION

(DRAWING)

A-2.700



Cover pages	Cover Page
A-3.001	
A Units	
A-3.011	Unit A
B Units	
A-3.110	Unit B
A-3.111	Unit B1
A-3.112	Unit B2
A-3.113	Unit B3-a Adaptable
A-3.114	Unit B4
A-3.115	Unit B5-a Adaptable
A-3.116	Unit B6
C Units	
A-3.210	Unit C-a Adaptable
A-3.211	Unit C1
A-3.212	Unit C2-a Adaptable
A-3.213	Unit C3 Adaptable
A-3.214	Unit C4-a Adaptable
A-3.215	Unit C5-a Adaptable
A-3.216	Unit C6
D Units	
A-3.310	Unit D-a Adaptable
A-3.311	Unit D1
A-3.312	Unit D2-a Adaptable
A-3.313	Unit D3
A-3.314	Unit D4-a Adaptable
A-3.315	Unit D5-a Adaptable
E Units	
A-3.410	Unit E
A-3.411	Unit E1
F Units	
A-3.510	Unit F
A-3.511	Unit F1
A-3.512	Unit F2
A-3.513	Unit F3



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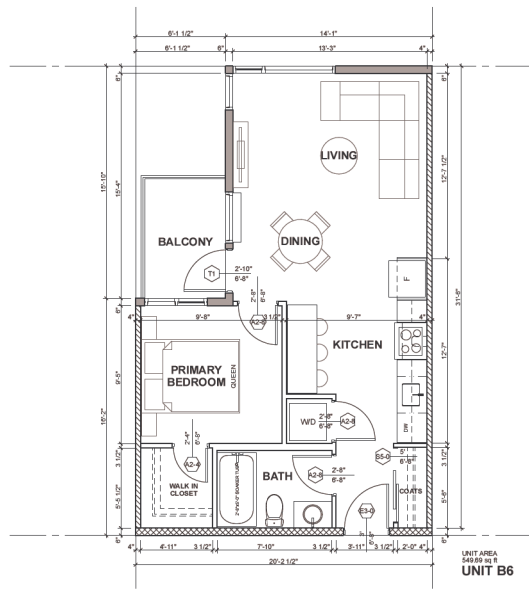
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	(PROJECT TEAM)
AUTHOR PROPERTIES	(AUTHOR)
ST JOHNS ST	(ADDRESS)
100 W. LACOSTE AVE.	
	(CITY)
Unit A	
UNIT	(UNIT #)
SF = 1,400'	(SQUARE FEET)
NO. OF BEDS	(BEDS)
REAR SUBDIVISION	(SUBDIVISION)
A-3.011	



ANTHEM PROPERTIES		[PROJECT]	
3121 ST JOHNS STREET			
3121 ST JOHNS ST PORT MOODY, BC			
UNIT B1	UNIT B1	[TITLE]	
ANTHEM PROPERTIES			
ST JOHNS ST		Unit Plans	
			
UNIT B1	UNIT B1	[PROJECT]	
20560	20560	[SCALE]	
DATE	DATE	[DATE]	
5'6" x 10"	5'6" x 10"	Friday, May 27, 2022	
May 27, 2022	May 27, 2022	[DATE]	
TOP SUBMISSION	TOP SUBMISSION	R/D/P SUBMISSION	
A-3.11		[DRAWING]	

A-3.100



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PROJECT NO. 2022-05-27

ANTHEM PROPERTIES

ST. JOHNS ST
1324 PORT MOODY BLVD

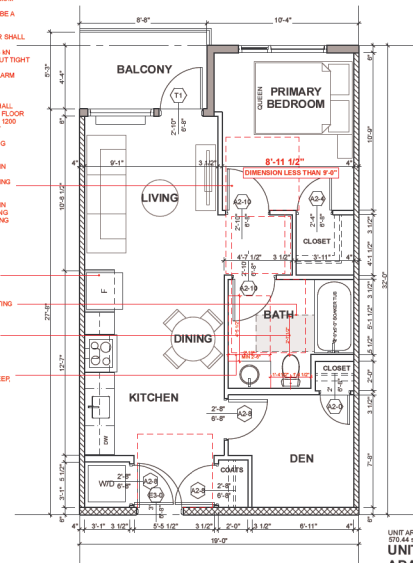
Unit B6

DATE: 2022-05-27
SCALE: 1/8" = 1'-0"
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REV: 02
REV: 03
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REV: 100

A-3.116

- NOTES:**
- ALL DOORWAYS WITHIN UNIT SHALL HAVE A CLEAR MINIMUM OPENING WIDTH OF NOT LESS THAN 6'0"0"
 - INTERNAL UNIT CORRIDORS AND PASSAGEWAYS SHALL BE A MINIMUM OF 5'0"0" IN WIDTH
 - WALLS ADJACENT TO THE TOILET, BATH/UB OR SHOWER SHALL ACCOMMODATE FUTURE INSTALLATION OF GRAB BARS WHICH WILL RESIST VERTICAL LOAD NOT LESS THAN 1.3 kN
 - FAUCETS SHALL BE DESIGNED TO BE OPERABLE WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST
 - WIRING FOR VISUAL ALARM SHALL BE TIED INTO FIRE ALARM SYSTEM FOR FUTURE INSTALLATION OF SUCH ALARM IN LIVING ROOM AND BEDROOMS
 - ELECTRICAL, TELEPHONE CABLE AND DATA OUTLETS SHALL BE LOCATED BETWEEN 450 mm and 1200 mm ABOVE THE FLOOR
 - SWITCHES AND CONTROLS SHALL BE LOCATED 900 AND 1300 ABOVE THE FLOOR AND OPERABLE WITH A CLOSED FIST
 - ENTRY DOOR, BEDROOM DOOR, BATHROOM DOOR SWING CLEARANCE SHALL BE PROVIDED AS FOLLOWS:
WHEN THE DOOR SWINGS OUT:
A MINIMUM CLEARANCE OF 1200 mm WILL BE PROVIDED IN THE CORRIDOR TO ACCOMMODATE THE DOOR SWING MOVEMENT. A 500 mm CLEAR SPACE BESIDE THE LATCHING JAMB OF THE DOOR WILL ALSO BE PROVIDED.
WHEN THE DOOR SWINGS IN:
A MINIMUM CLEARANCE OF 1900 mm WILL BE PROVIDED IN THE ENTRANCE WAY TO ACCOMMODATE THE DOOR SWING MOVEMENT. A 600 mm CLEAR SPACE BESIDE THE LATCHING JAMB OF THE DOOR WILL ALSO BE PROVIDED.
 - A KITCHEN SHALL BE DESIGNED SUCH THAT THE RANGE AND SINK ARE ADJACENT TO EACH OTHER OR CAN HAVE A CONTINUOUS COUNTER BETWEEN THEM
 - A CLEAR FLOOR SPACE, EXCLUSIVE OF DOOR SWING, NOT LESS THAN 760 mm WIDE BY 1300 mm DEEP CONNECTING TO THE ROUTE THROUGH THE DOORWAY
 - A CLEAR DIMENSION OF 800 mm FROM THE FRONT EDGE OF THE TOILET TO THE FRONT WALL
 - A MINIMUM OF ONE BATHROOM SHALL BE DESIGNED WITH A CLEAR FLOOR AREA IN FRONT OF THE SINK NOT LESS THAN 760 mm WIDE BY 1300 mm DEEP, CENTERED ON THE LAVATORY

ALL ADAPTABLE UNITS TO MEET REQUIREMENTS OF BCBC SUBSECTION 3.8.5



UNIT C-a ADAPTABLE

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PROJECT NO. 2022-05-27

ANTHEM PROPERTIES

ST. JOHNS ST
1324 PORT MOODY BLVD

Unit C-a
Adaptable

DATE: 2022-05-27
SCALE: 1/8" = 1'-0"
REV: 01
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A-3.210

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PROJECT NO. 2022-05-27

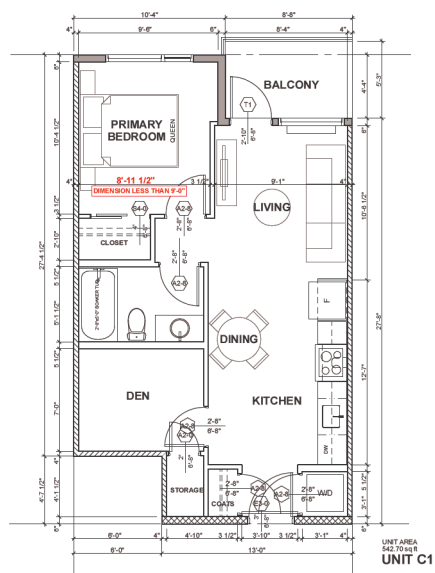
ANTHEM PROPERTIES

ST. JOHNS ST
1324 PORT MOODY BLVD

Unit C-a
Adaptable

DATE: 2022-05-27
SCALE: 1/8" = 1'-0"
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A-3.102



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PROJECT NO. 2022-05-27

ANTHEM PROPERTIES

ST. JOHNS ST
1324 PORT MOODY BLVD

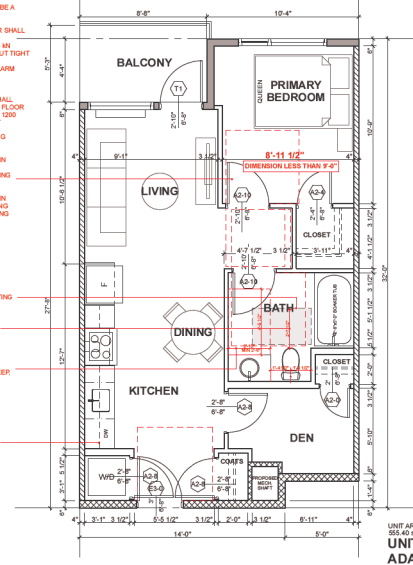
Unit C1

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A-3.211

- NOTES:**
- ALL DOORWAYS WITHIN UNIT SHALL HAVE A CLEAR MINIMUM OPENING WIDTH OF NOT LESS THAN 6'0"0"
 - INTERNAL UNIT CORRIDORS AND PASSAGEWAYS SHALL BE A MINIMUM OF 5'0"0" IN WIDTH
 - WALLS ADJACENT TO THE TOILET, BATH/UB OR SHOWER SHALL ACCOMMODATE FUTURE INSTALLATION OF GRAB BARS WHICH WILL RESIST VERTICAL LOAD NOT LESS THAN 1.3 kN
 - FAUCETS SHALL BE DESIGNED TO BE OPERABLE WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST
 - WIRING FOR VISUAL ALARM SHALL BE TIED INTO FIRE ALARM SYSTEM FOR FUTURE INSTALLATION OF SUCH ALARM IN LIVING ROOM AND BEDROOMS
 - ELECTRICAL, TELEPHONE CABLE AND DATA OUTLETS SHALL BE LOCATED BETWEEN 450 mm and 1200 mm ABOVE THE FLOOR
 - SWITCHES AND CONTROLS SHALL BE LOCATED 900 AND 1300 ABOVE THE FLOOR AND OPERABLE WITH A CLOSED FIST
 - ENTRY DOOR, BEDROOM DOOR, BATHROOM DOOR SWING CLEARANCE SHALL BE PROVIDED AS FOLLOWS:
WHEN THE DOOR SWINGS OUT:
A MINIMUM CLEARANCE OF 1200 mm WILL BE PROVIDED IN THE CORRIDOR TO ACCOMMODATE THE DOOR SWING MOVEMENT. A 500 mm CLEAR SPACE BESIDE THE LATCHING JAMB OF THE DOOR WILL ALSO BE PROVIDED.
WHEN THE DOOR SWINGS IN:
A MINIMUM CLEARANCE OF 1900 mm WILL BE PROVIDED IN THE ENTRANCE WAY TO ACCOMMODATE THE DOOR SWING MOVEMENT. A 600 mm CLEAR SPACE BESIDE THE LATCHING JAMB OF THE DOOR WILL ALSO BE PROVIDED.
 - A KITCHEN SHALL BE DESIGNED SUCH THAT THE RANGE AND SINK ARE ADJACENT TO EACH OTHER OR CAN HAVE A CONTINUOUS COUNTER BETWEEN THEM
 - A CLEAR FLOOR SPACE, EXCLUSIVE OF DOOR SWING, NOT LESS THAN 760 mm WIDE BY 1300 mm DEEP CONNECTING TO THE ROUTE THROUGH THE DOORWAY
 - A CLEAR DIMENSION OF 800 mm FROM THE FRONT EDGE OF THE TOILET TO THE FRONT WALL
 - A MINIMUM OF ONE BATHROOM SHALL BE DESIGNED WITH A CLEAR FLOOR AREA IN FRONT OF THE SINK NOT LESS THAN 760 mm WIDE BY 1300 mm DEEP, CENTERED ON THE LAVATORY

ALL ADAPTABLE UNITS TO MEET REQUIREMENTS OF BCBC SUBSECTION 3.8.5



UNIT C2-a ADAPTABLE

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

PROJECT NO. 2022-05-27

ANTHEM PROPERTIES

ST. JOHNS ST
1324 PORT MOODY BLVD

Unit C2-a
Adaptable

DATE: 2022-05-27
SCALE: 1/8" = 1'-0"
REV: 01
REV: 02
REV: 03
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A-3.212

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

PROJECT NO. 2022-05-27

ANTHEM PROPERTIES

ST. JOHNS ST
1324 PORT MOODY BLVD

Unit C2-a
Adaptable

DATE: 2022-05-27
SCALE: 1/8" = 1'-0"
REV: 01
REV: 02
REV: 03
REV: 04
REV: 05
REV: 06
REV: 07
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A-3.102

A-3.103

- NOTES:
- ALL DOORWAYS WITHIN UNIT SHALL HAVE A CLEAR MINIMUM OPENING WIDTH OF NOT LESS THAN 815mm.
 - INTERNAL UNIT CORRIDORS AND PASSAGeways SHALL BE A MINIMUM OF 850mm IN WIDTH.
 - WALLS ADJACENT TO THE TOILET, BATH TUB OR SHOWER SHALL ACCOMMODATE FUTURE INSTALLATION OF GRAB BARS WHICH WILL RESIST VERTICAL LOAD NOT LESS THAN 1.3 kN.
 - RAILINGS SHALL BE DESIGNED TO BE OPERABLE WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
 - WIRING FOR WIRELESS ALARM SHALL BE TIED INTO FIRE ALARM SYSTEM FOR FUTURE INSTALLATION OF SUCH ALARM IN LIVING ROOM AND BEDROOMS.
 - ELECTRICAL, TELEPHONE CABLE AND DATA OUTLETS SHALL BE LOCATED BETWEEN 450 mm RH AND 1200 mm ABOVE THE FLOOR.
 - SWITCHES AND CONTROLS SHALL BE LOCATED 800 AND 1000 ABOVE THE FLOOR AND OPERABLE WITH A CLOSED FIST.

ENTRY DOOR, BEDROOM DOOR, BATHROOM DOOR SWING CLEARANCE SHALL BE PROVIDED AS FOLLOWS:

WHEN THE DOOR SWINGS OUT, A MINIMUM CLEARANCE OF 1200 MM WILL BE PROVIDED IN THE CORRIDOR TO ACCOMMODATE THE DOOR SWING MOVEMENT. A 300 MM CLEAR SPACE BESIDE THE LATCHING JAMB OF THE DOOR WILL ALSO BE PROVIDED.

WHEN THE DOOR SWINGS IN, A MINIMUM CLEARANCE OF 1200 MM WILL BE PROVIDED IN THE ENTRANCE WAY TO ACCOMMODATE THE DOOR SWING MOVEMENT. A 300 MM CLEAR SPACE BESIDE THE LATCHING JAMB OF THE DOOR WILL ALSO BE PROVIDED.

A KITCHEN SHALL BE DESIGNED SUCH THAT THE RANGE AND SINK ARE ADJACENT TO EACH OTHER OR CAN HAVE A CONTINUOUS COUNTER BETWEEN THEM.

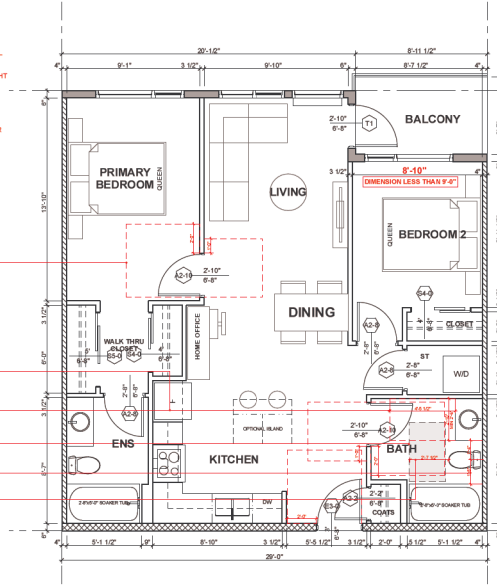
A MINIMUM OF ONE BEDROOM SHALL BE DESIGNED WITH A CLEAR FLOOR AREA IN FRONT OF THE BED NOT LESS THAN 750 MM WIDE BY 1950 MM DEEP, CENTRED ON THE LAYERS.

A CLEAR FLOOR SPACE, EXCLUSIVE OF DOOR SWINGS, NOT LESS THAN 750 MM WIDE BY 1950 MM DEEP, CONNECTING TO THE ROUTE THROUGH THE DOORWAY.

A DIMENSION FROM FRONT FACE OF BATHTUB OR SHOWER TO CENTER LINE OF WATER CLOSET NOT LESS THAN 510mm.

A CLEAR DIMENSION OF 800 MM FROM THE FRONT EDGE OF THE TOILET TO THE FRONT WALL.

ALL ADAPTABLE UNITS TO MEET REQUIREMENTS OF BCRC SUBSECTION 3.5.



UNIT AREA
831.19 sq ft
**UNIT D-a
ADAPTABLE**

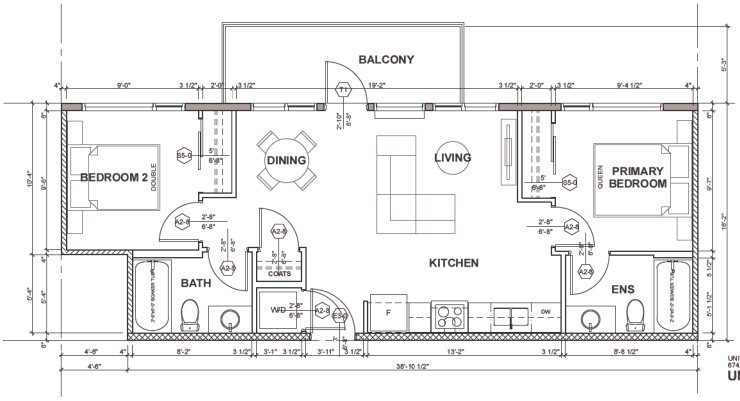


PROJECT NAME	ST JOHN'S ST
PROJECT NO.	2022-05-27
DATE	2022-05-27
ANthem PROPERTIES	2022-05-27
ST JOHN'S ST	2022-05-27
PORT MOODY BC	2022-05-27
Unit D-a Adaptable	2022-05-27
DATE	2022-05-27
1st	2022-05-27
2nd	2022-05-27
3rd	2022-05-27
4th	2022-05-27
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100th	2022-05-27

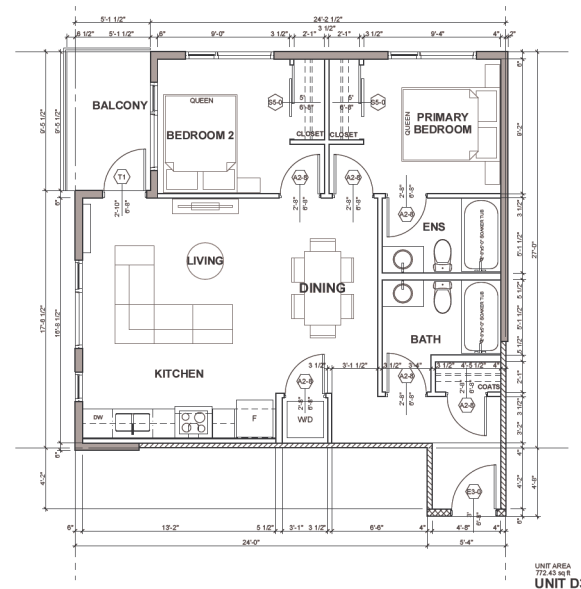


PROJECT NAME	ST JOHN'S ST
PROJECT NO.	2022-05-27
DATE	2022-05-27
ANthem PROPERTIES	2022-05-27
ST JOHN'S ST	2022-05-27
PORT MOODY BC	2022-05-27
Unit D2-a Adaptable	2022-05-27
DATE	2022-05-27
1st	2022-05-27
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99th	2022-05-27
100th	2022-05-27

UNIT AREA
757.66 sq ft
**UNIT D2-a
ADAPTABLE**



UNIT AREA
874.80 sq ft
UNIT D1



UNIT AREA
772.43 sq ft
UNIT D3

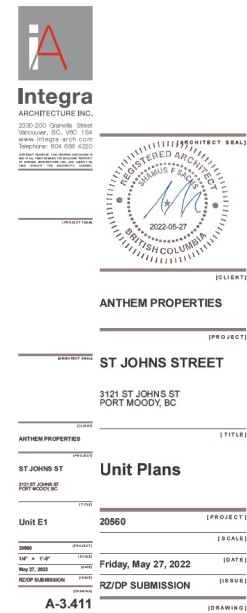


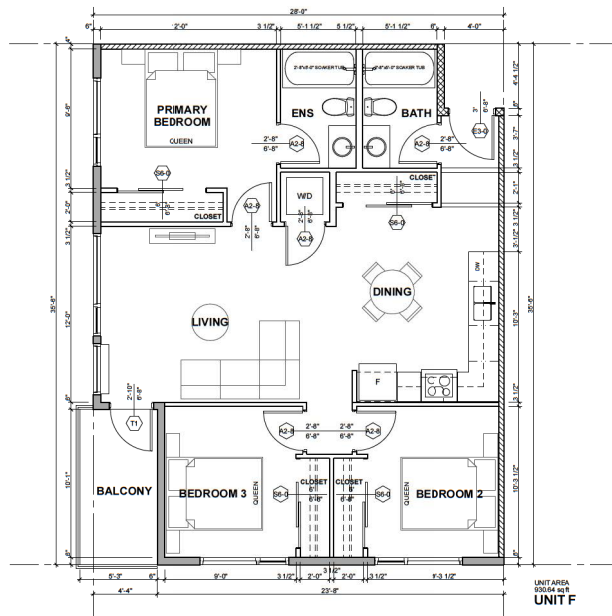
PROJECT NAME	ST JOHN'S ST
PROJECT NO.	2022-05-27
DATE	2022-05-27
ANthem PROPERTIES	2022-05-27
ST JOHN'S ST	2022-05-27
PORT MOODY BC	2022-05-27
Unit D1	2022-05-27
DATE	2022-05-27
1st	2022-05-27
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96th	2022-05-27
97th	2022-05-27
98th	2022-05-27
99th	2022-05-27
100th	2022-05-27

UNIT AREA
874.80 sq ft
UNIT D1



PROJECT NAME	ST JOHN'S ST
PROJECT NO.	2022-05-27
DATE	2022-05-27
ANthem PROPERTIES	2022-05-27
ST JOHN'S ST	2022-05-27
PORT MOODY BC	2022-05-27
Unit D3	2022-05-27
DATE	2022-05-27
1st	2022-05-27
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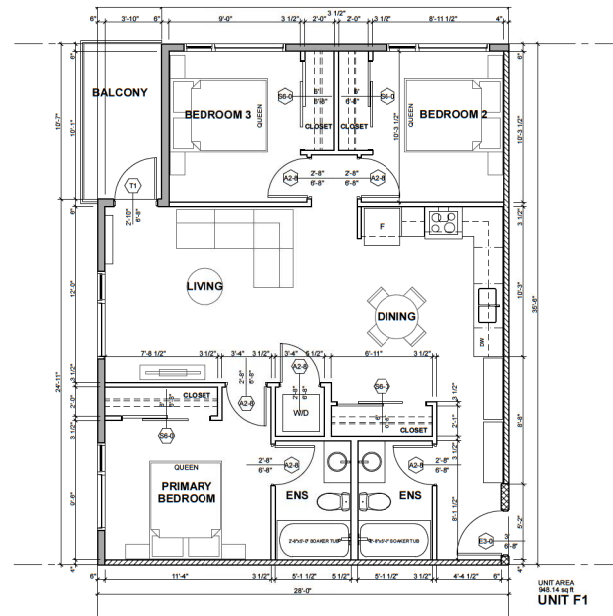
Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

ANTHEM PROPERTIES

ST JOHN'S ST

Unit F

A-3.510



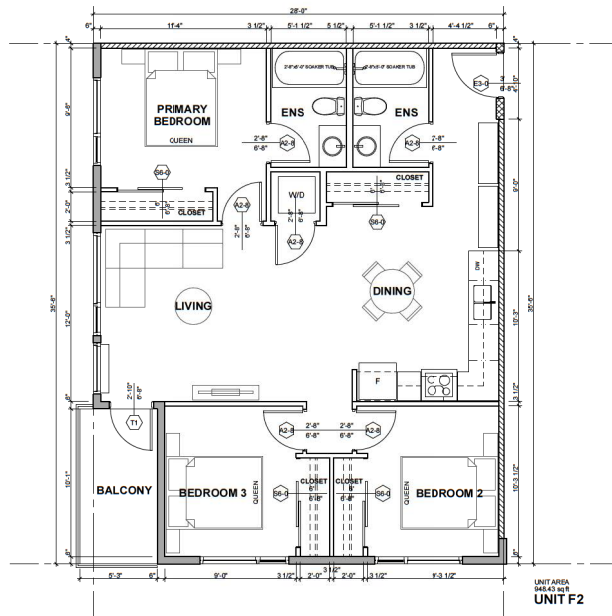
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ANTHEM PROPERTIES

ST JOHN'S ST

Unit F1

A-3.511



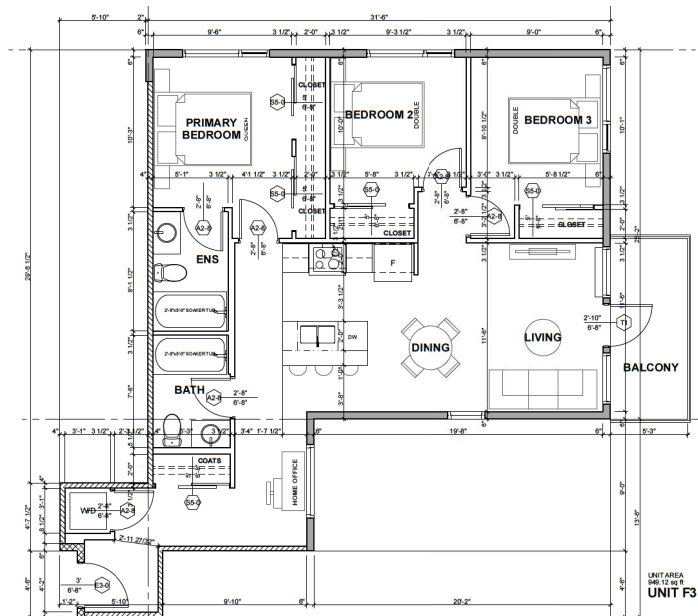
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ARCHITECTURE INC.
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ANTHEM PROPERTIES

ST JOHN'S ST

Unit F2

A-3.512



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Vancouver, BC, V6C 1S4
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ANTHEM PROPERTIES

ST JOHN'S ST

Unit Plans

20660

Friday, May 27, 2022

A-3.513

A-3.106



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[PROJECT TEAM]



1 ST. JOHNS ST STREET ELEVATION
SCALE: 1/16" = 1'-0"



2 JAMES RD STREET ELEVATION
SCALE: 1/16" = 1'-0"



[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

ST JOHNS STREET

3121 ST. JOHNS ST
PORT MOODY, BC

[TITLE]

Street Elevations

20560 [PROJECT]

1/16" = 1'-0" [SCALE]

Friday, May 27, 2022 [DATE]

RZ/DP SUBMISSION [SUBJECT]

[DRAWING]

A-4.000



Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
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(PROJECT TEAM)



(CLIENT)

ANTHEM PROPERTIES

(PROJECT)

ST JOHNS STREET

3121 ST. JOHNS ST
PORT MOODY, BC

(TITLE)

North Elevation

20560 (PROJECT)

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

Friday, May 27, 2022 (DATE)

RZ/DP SUBMISSION (SUBMIT)

(DRAWING)

A-4.100



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



MATERIAL AND COLOUR LEGEND

Refer to Material Schedule for material specifications and color codes.

Color	Material	Finish (to match)	Woodwork	Location
EXTERIOR				
1.1 Light Gray	Concrete/Lean Concrete	TCO	TCO	Exterior Walls
1.2 Medium Gray	Concrete/Lean Concrete	TCO	TCO	Exterior Walls
1.3 White	Concrete/Lean Concrete	TCO	TCO	Exterior Walls
1.4 Medium Gray	Medium Lean Concrete	TCO	TCO	Entry & Annular Entry Walls
1.5 Medium Gray	Medium Lean Concrete	TCO	TCO	Exterior Walls
1.6 Charcoal	Flint Concrete Panel	TCO	TCO	Exterior Walls
1.7 Light Gray	Aluminum Concrete Panel (Panel Formed System)	TCO	TCO	Exterior Walls
1.8 White	Flint Concrete Panel	TCO	TCO	Exterior Walls
1.9 Charcoal	Brick	TCO	TCO	Exterior Walls & Columns
1.10 Gray	Concrete	TCO	TCO	Exterior Entry Walls
INTERIOR				
2.1 Medium Gray	Concrete/Lean Concrete	TCO	TCO	Stairs
2.2 Medium Gray	Medium Lean Concrete	TCO	TCO	Entry & Annular Entry
DOORS				
3.1 Gray	2 Layer Solid Woodwork	Gray	TCO	Stairs
WINDOWS				
4.1 Black	Vinyl Windows	Gray / Black (to match) / White (to match)	TCO	Stairs
ROOFING				
5.1 Charcoal	Tile Roofs	To Match 1.6	TCO	Stairs
5.2 Charcoal	Tile Roofs - Porcelain	To Match 1.6	TCO	Stairs
5.3 Light Gray	Panel Roofs - Porcelain	To Match 1.6	TCO	Stairs
5.4 White	Tile Roofs - Porcelain	To Match 1.7	TCO	Stairs
5.5 Black	Tile Roofs	TCO	TCO	Stairs
PAINTS				
6.1 Light Gray	Aluminum Guard Railing	Light Gray / Glass	TCO	Stairs



SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



MATERIAL AND COLOUR SELECTION					
Note that this is a reference categorization; actual colour may vary due to the lighting					
	Colour	Product	Finish (by request)	Dimensions	Location
1.6	COLOURS				
1.6.1	Light Grey	Caranithon Lap Soling™ 7" Exposure	750	750	Entrance Walls
1.6.2	Medium Grey	Caranithon Lap Soling™ 7" Exposure	750	750	Entrance Walls
1.6.3	White	Caranithon Lap Soling™ 7" Exposure	750	750	Entrance Walls
1.6.4	Medium Green	Wheat & Soling™ 7" Exposure	750	750	Entry & Assembly Entrance Walls
1.6.5	Light Green	Flax-Cement Tiles	750	750	Entrance Walls
1.6.6	Light Green	Aluminium Composite Panel (Flax-Cement Based) Speed	750	750	Entrance Walls
1.6.7	White	Flax-Cement Tiles	750	750	Entrance Walls
1.6.8	Charcoal	Brick	750	750	Entrance Walls & Columns
1.6.9	Grey	Concrete	750	750	Parkade Entry Entrance Walls
1.6.10	COLOURS				
1.6.10.1	Medium Green	Caranithon BrickSolite	750	750	Sidings
1.6.10.2	Medium Green	Wheat Soling	750	750	Entry Assembly Sidings
1.6.11	COLOURS				
1.6.11.1	Grey	2-Layer SSI Melanoxim	Grey	750	Roofs
1.6.12	COLOURS				
see door schedule					
1.6.13	WINDOWS				
1.6.13.1	Black	Vitrol Windows	Glass / Black (by request) / White (standard)	750	
1.6.14	GLASS				
1.6.14.1	Charcoal	Tinted Glass	To Match 1.6.8	750	Tint
1.6.14.2	Light Grey	Expo-Tint - Permissible	To Match 1.6.8	750	Point Research
1.6.14.3	Light Grey	Perforated-Tint - Permissible	To Match 1.6.8	750	Point Research
1.6.14.4	White	Expo-Tint - Permissible	To Match 1.6.7	750	Point Research
1.6.14.5	Black	Tinted Glass	To Match 1.6.8	750	Point Research
1.6.15	GLASS				
1.6.15.1	Light Grey	Aluminium Glass Siding	Light Grey / Clear	750	Roof Panels



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(PROJECT TEAM)



(CLIENT)

ANTHEM PROPERTIES

(PROJECT)

ST JOHNS STREET

3121 ST. JOHNS ST
PORT MOODY, BC

(TITLE)

South Elevation

20960 (PROJECT)

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

Friday, May 27, 2022 (DATE)

RZ/DP SUBMISSION (SUBJECT)

(DRAWING)

A-4.120



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



MATERIAL AND COLOUR LEGEND

Note: All materials are subject to change without notice.

Color	Material	Finish (to match)	Manufacturer	Location
1. EXTERIOR				
1.1 Light Grey	Continuous Lap Siding w/ 7" Exposure	TKO	TKO	Exterior Walls
1.2 Medium Grey	Continuous Lap Siding w/ 7" Exposure	TKO	TKO	Exterior Walls
1.3 White	Continuous Lap Siding w/ 7" Exposure	TKO	TKO	Exterior Walls
1.4 Mountain Cedar	Medium Lap Siding w/ 7" Exposure	TKO	TKO	Entry & Annular Exterior Walls
1.4.01 Mountain Cedar	Continuous Lap Siding w/ 7" Exposure	TKO	TKO	Exterior Walls
1.5 Charcoal	Flame Caramel Panel	TKO	TKO	Exterior Walls
1.6 Light Grey	Aluminum Composite Panel (Flame Retardant System)	TKO	TKO	Exterior Walls
1.7 White	Flame Caramel Panel	TKO	TKO	Exterior Walls
1.8 Charcoal	Black	TKO	TKO	Exterior Walls & Columns
1.9 Grey	Concrete	TKO	TKO	Parkade Entry Exterior Walls
2. INTERIOR				
2.1 Mountain Cedar	Continuous Board Siding	TKO	TKO	Stairs
2.2 Mountain Cedar	Medium Siding	TKO	TKO	Entry & Annular Stairs
3. ROOF				
3.1 Grey	3 Layer 30 Year Membrane	Grey	TKO	Roof
4. DOORS				
See door schedule				
5. WINDOWS				
5.1 Black	Vinyl Windows	Glass / Black Frame(s) / White Interior	TKO	Roof
6. FINISH				
6.1 Charcoal	Time Boards	To Match 1.5	TKO	Stairs
6.2 Charcoal	Easy-Ton - Parallel	To Match 1.5	TKO	Panel Break
6.3 Light Grey	Panel Rained Tin - Parallel	To Match 1.5	TKO	Panel Break
6.4 White	Easy-Ton - Parallel	To Match 1.7	TKO	Panel Break
6.5 Black	Time Boards	TKO	TKO	Roof Finish
7. PAINTS				
7.1 Light Grey	Aluminum Guard Siding	Light Grey / Glass	TKO	Roof Finish



ANTHEM PROPERTIES

PROJECTI

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

1998年12月

East Elevation

30560 [PROJECT]

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

Friday, May 27, 2022 [DATE]

SRZ/DP SUBMISSION	[ISSUE]
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[DRAWING]

A-4.130



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



Notes: All Water fees are subject to change during the analysis and/or planning phase of the project.

	Color	Product	Peak (in weeks)	Weeks on	Location
1	ALBUMS				
1.1	Light Grey	Caravanserai: Light Siding™ / Exposure	180	180	Exposure Walls
1.2	Medium Grey	Mountain Cabin Siding™ / Exposure	180	180	Exposure Walls
1.3	White	Caravanserai: Light Siding™ / Exposure	180	180	Exposure Walls
1.4	Mountain Cabin	Mountain Cabin Siding™ / Exposure	180	180	Exposure Walls
1.5	Light Grey	Mountain Cabin Siding™ / Exposure	180	180	Exposure Walls
1.6	Light Grey	Aluminum Composite Panel (Panel Paint System)	180	180	Exposure Walls
1.7	White	Aluminum Composite Panel (Panel Paint System)	180	180	Exposure Walls
1.8	Charnal	Back	180	180	Exposure Walls & Columns
1.9	Grey	Concrete	180	180	Pedestal Piers & Exposure Walls
2	CEILING				
2.1	Mountain Cabin	Caravanserai: Board Siding	180	180	Suffits
2.2	Mountain Cabin	Mountain Siding	180	180	Suffits & Anxiety Suffits
3	FLOORS				
3.1	Light Grey	2-Layer 361 Maintenance	Grey	180	Floors
4	EXTERIORS				
		see door schedule			
5	INTERIORS				
5.1	Back	Vinyl Windows	Clear / Back 2-Layer 361 / White Windows	180	Windows
6	INTERIORS				
6.1	Charnal	Two-Boards	15-Weeks 1.8	180	Floor
6.2	Charnal	Easy-Trip - Potable	15-Weeks 1.8	180	Floor
6.3	Light Grey	Panel Floor-Trip - Potable	15-Weeks 1.8	180	Panel Floor
6.4	White	Easy-Trip - Potable	15-Weeks 1.8	180	Panel Floor
6.5	Back	Two-Boards	180	180	Reef Panels
7	EXTERIORS				
7.1	Light Grey	Aluminum Guard Railing	Light Grey / Clear	180	Railings



IRROJECT TEAM:



ANTHEM PROPERTIES

PROJECT

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

上野 聖子

North Courtyard Elevation

20560 [PROJECT]

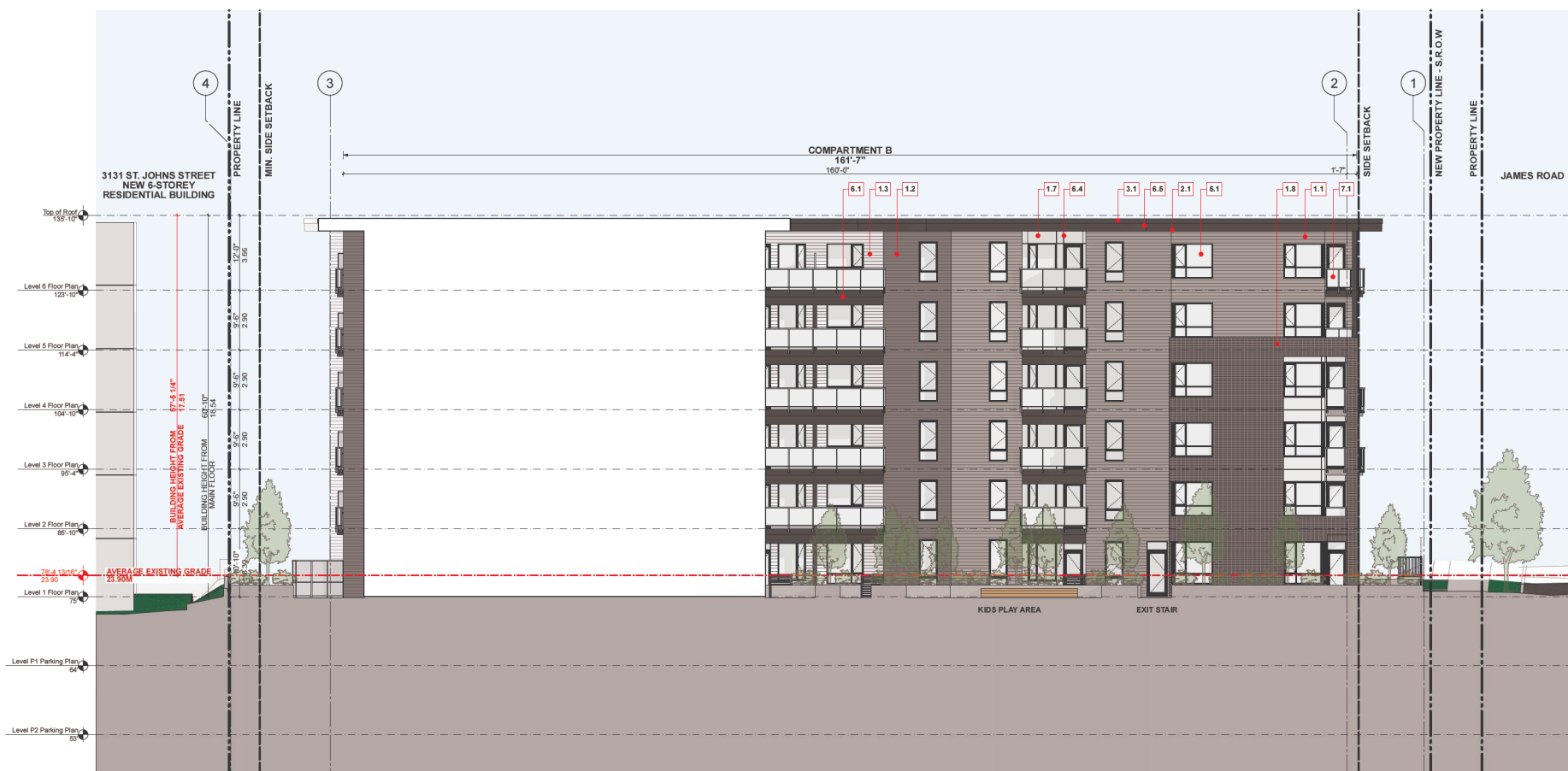
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Friday, May 27, 2022 [DATE]

RZ/DP SUBMISSION [ISSUE]

DRAWING:

A-4.140

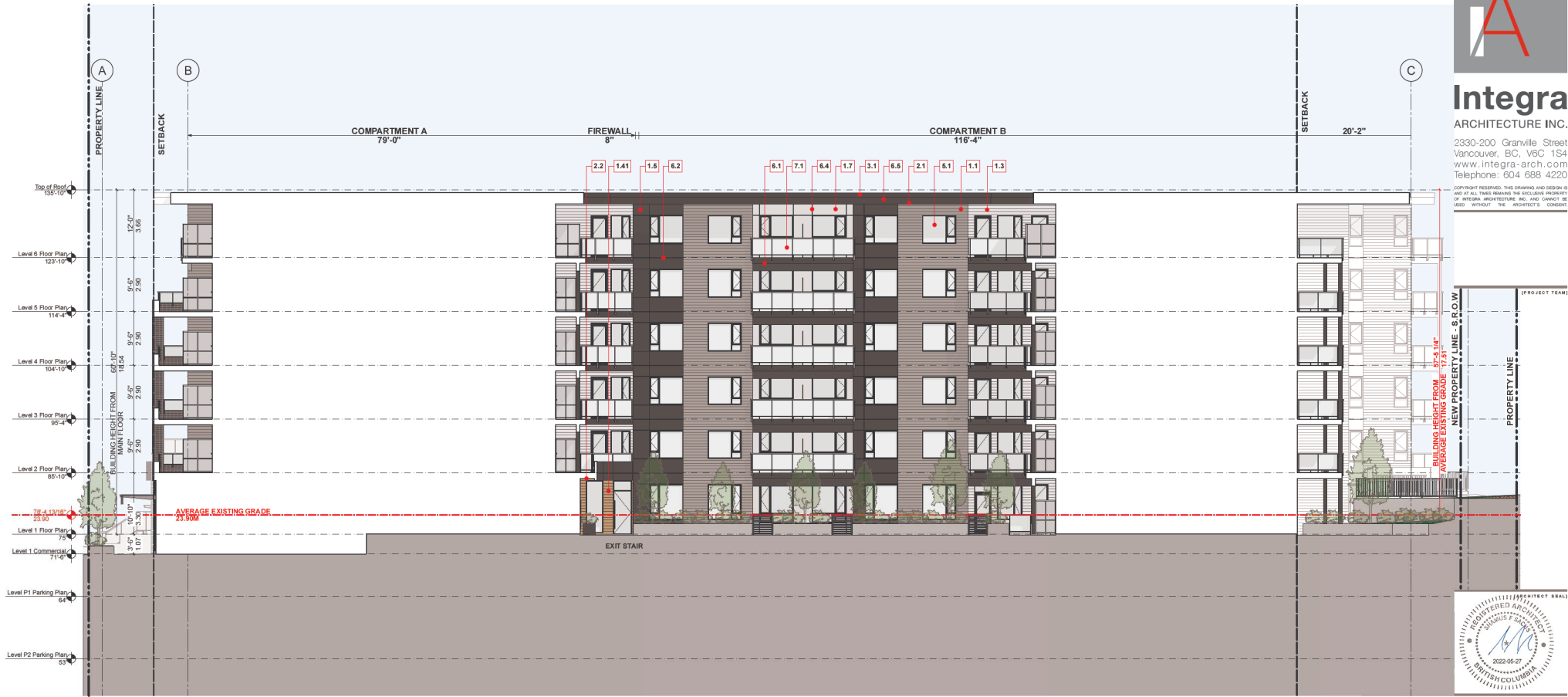


1 NORTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

MATERIAL AND COLOUR LEGEND

Note: All State IDs are subject to change during the authoring/testing phase of the project.

Color	Product	Finish (in stock)	Manufacturer	Location
1.6	CEILING			
1.6.1	Light Gray	Caranishite Low Slip/No T ² Exposure	180	Exterior Walls
1.6.2	Medium Gray	Caranishite Low Slip/No T ² Exposure	180	Exterior Walls
1.6.3	Light Gray	Caranishite Low Slip/No T ² Exposure	180	Exterior Walls
1.6.4.1	Medium Gray	Black Concrete	180	Down Entry Exterior Walls
1.6.4.2	Medium Gray	Caranishite Low Slip/No T ² Exposure	180	Exterior Walls
1.6.5	Charcoal	Black Concrete	180	Exterior Walls
1.6.6	Light Gray	Aluminum Composite/Black Panel/Panel Spandrel	180	Exterior Walls
1.6.7	White	Black Concrete	180	Exterior Walls
1.6.8	Charcoal	Black	180	Exterior Walls & Columns
1.6.9	Gray	Concrete	180	Pedestal Entry Exterior Walls
1.7	DOORS			
1.7.1	1.7.1.1 Medium Charcoal	Caranishite Board/Bolt	180	Stairs
1.7.1	1.7.1.2 Medium Charcoal	Wood Sliding	180	Entry & Assembly Stairs
1.8	DOORS			
1.8.1	1.8.1.1 Gray	1.8.1.1.1 Solid Black Wood/Stone	Gray	North
1.9	DOORS			
		see door schedule		
1.10	WINDOWS			
1.10.1	Black	Vinyl Windows	Glass / Black (2x4x10) / White (2x4x10)	
1.11	TRIMS			
1.11.1	Light Gray	Trim Boards	To Match 1.6.8	Trim
1.11.2	Charcoal	Face/Trim - Paintable	To Match 1.6.8	Panel Neutrals
1.11.3	Charcoal	Trim Board - Paintable	To Match 1.6.8	Panel Neutrals
1.11.4	White	Face/Trim - Paintable	To Match 1.6.8	Panel Neutrals
1.11.5	Black	Trim Boards	To Match 1.6.8	Red/Facets
1.12	PAINTS			
	1.12.1 Exterior	Aluminum Composite Bottom	Light Gray / Charcoal	



1 WEST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

Refer to Section 1.0 for material and colour legend details.

Color	Product	Finish (to match)	Manufacturer	Location
1.1 EXTERIOR				
1.1.1 Light Grey	Concrete/Stone Lap Siding	7" Exposure	TBC	Exterior Walls
1.1.2 Medium Grey	Concrete/Stone Lap Siding	7" Exposure	TBC	Exterior Walls
1.1.3 White	Concrete/Stone Lap Siding	7" Exposure	TBC	Exterior Walls
1.1.4 Medium Cedar	Medium Cedar Lap Siding	7" Exposure	TBC	Entry & Annular Exterior Walls
1.1.5 Medium Cedar	Medium Cedar Lap Siding	7" Exposure	TBC	Exterior Walls
1.1.6 Charcoal	Flint Cement Panel		TBC	Exterior Walls
1.1.7 Light Grey	Aluminum Composite Panel (Panel Formed System)		TBC	Exterior Walls
1.1.8 White	Flint Cement Panel		TBC	Exterior Walls
1.1.9 Charcoal	Brick		TBC	Exterior Walls & Columns
1.1.10 Grey	Concrete		TBC	Exterior Walls
1.2 INTERIOR				
1.2.1 Medium Cedar	Concrete/Stone Board Siding		TBC	Stairs
1.2.2 Medium Cedar	Medium Cedar		TBC	Entry & Annular Stairs
1.3 ROOF				
1.3.1 Grey	2 Layer Bit Membrane	Grey	TBC	Roof
1.4 DOORS				
	See door schedule			
1.5 WINDOWS				
1.5.1 Black	Vinyl Windows	Glass / Black (Frame) / White (Sill)		Roof
1.6 FINISH				
1.6.1 Charcoal	Time Boards	To Match 1.6	TBC	Time
1.6.2 Charcoal	Flint Tiles - Porcelain	To Match 1.6	TBC	Panel Break
1.6.3 Light Grey	Panel Tiles - Porcelain	To Match 1.6	TBC	Panel Break
1.6.4 White	Flint Tiles - Porcelain	To Match 1.6	TBC	Panel Break
1.6.5 Black	Time Boards	To Match 1.6	TBC	Roof Tiles
1.7 PAINTS				
1.7.1 Light Grey	Aluminum Guard Siding	Light Grey / Glass		

ANTHEM PROPERTIES

(PROJECT)

ST JOHNS STREET

(TITLE)

West Courtyard Elevation

(DATE)

20960

(SCALE)

Friday, May 27, 2022

RZ/DP SUBMISSION

(DRAWING)

A-4.150



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(PROJECT YEAR)



(CLIENT)

ANTHEM PROPERTIES

(PROJECT)

ST JOHNS STREET

3131 ST. JOHNS ST
PORT MOODY, BC

(TITLE)

**South Courtyard
Elevation**

20960 (PROJECT)

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

Friday, May 27, 2022 (DATE)

RZ/DP SUBMISSION (SUBJECT)

(DRAWING)

A-4.160



1 SOUTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

Refer to Section 10.0 for material and color specifications.

Color	Material	Finish (to match)	Woodwork	Location
1. EXTERIOR				
1.1 Light Grey	Continuous Lap Siding w/ T-Exposure	TBD	TBD	Exterior Walls
1.2 Medium Grey	Continuous Lap Siding w/ T-Exposure	TBD	TBD	Exterior Walls
1.3 White	Continuous Lap Siding w/ T-Exposure	TBD	TBD	Exterior Walls
1.4 Medium Cedar	Medium Lap Siding w/ T-Exposure	TBD	TBD	Entry & Annular Exterior Walls
1.5 Medium Cedar	Continuous Lap Siding w/ T-Exposure	TBD	TBD	Exterior Walls
1.6 Charcoal	Flux Cement Panel	TBD	TBD	Exterior Walls
1.7 Light Grey	Aluminum Composite Panel (Flux Cement System)	TBD	TBD	Exterior Walls
1.8 White	Flux Cement Panel	TBD	TBD	Exterior Walls
1.9 Charcoal	Brick	TBD	TBD	Exterior Walls & Columns
1.10 Grey	Ceramic	TBD	TBD	Porcelain Entry Exterior Walls
2. INTERIOR				
2.1 Medium Cedar	Continuous Board Siding	TBD	TBD	Halls
2.2 Medium Cedar	Medium Siding	TBD	TBD	Entry & Annular Siding
3. DOORS				
3.1 Grey	3-Layer Solid Woodwork	Grey	TBD	Back
4. WINDOWS				
4.1 Black	Vinyl Windows	Glass / Black (Frame) / White (Sillings)	TBD	Back
5. FINISHES				
5.1 Charcoal	Time Boards	To Match 5.2	TBD	Top
5.2 Charcoal	Flux-Ton - Porcelain	To Match 5.2	TBD	Panel Break
5.3 Light Grey	Panel Flared Top - Porcelain	To Match 5.2	TBD	Panel Break
5.4 White	Flux-Ton - Porcelain	To Match 5.2	TBD	Panel Break
5.5 Black	Time Boards	To Match 5.2	TBD	Panel Break
6. PAINTS				
6.1 Light Grey	Aluminum Guard Siding	Light Grey / Glass	TBD	Back



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[PROJECT TEAM]



[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

ST JOHNS STREET

3121 ST. JOHNS ST
PORT MOODY, BC

[TITLE]

Building Sections

20960 [PROJECT]

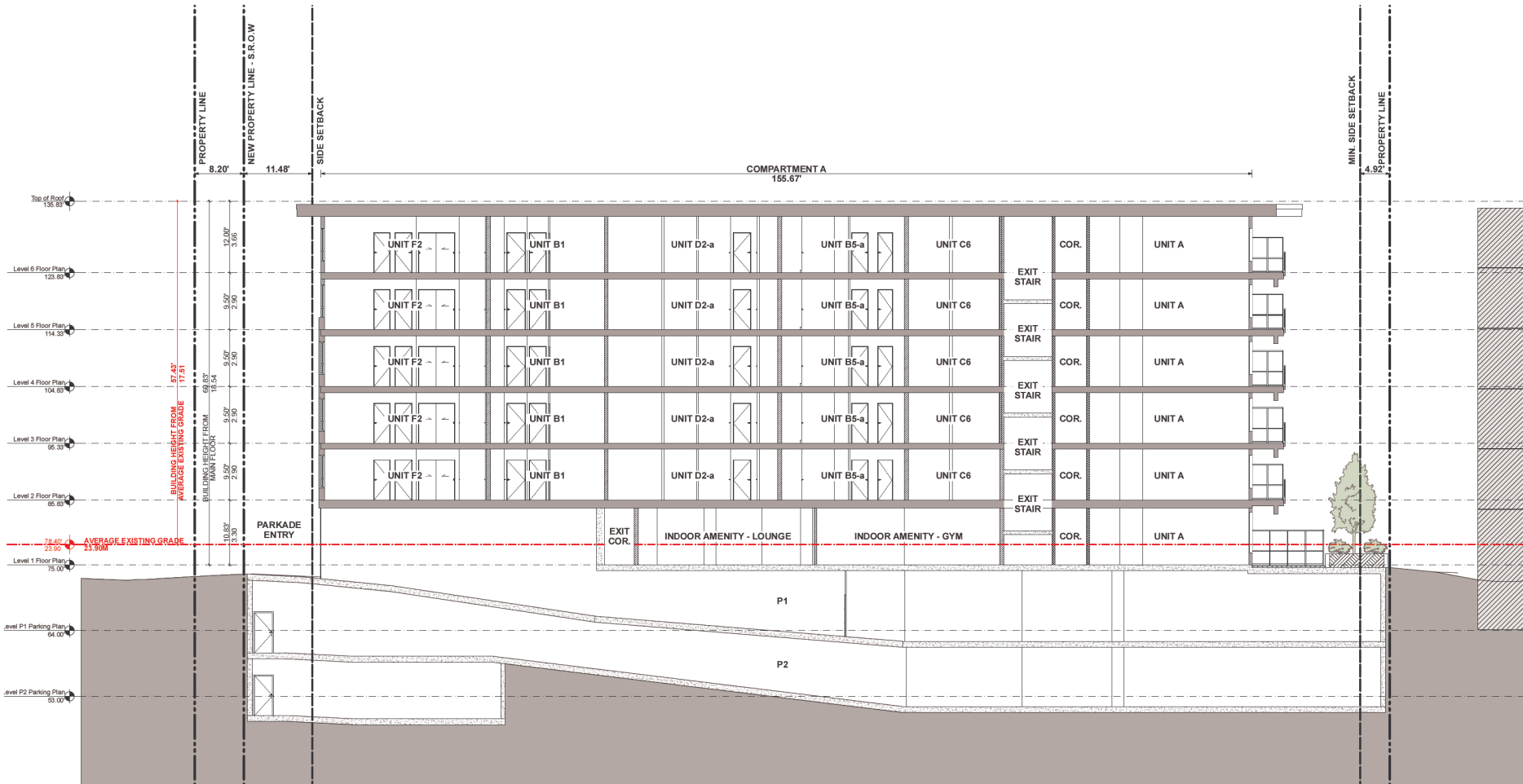
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Friday, May 27, 2022 [DATE]

RZ/DP SUBMISSION [SUBJECT]

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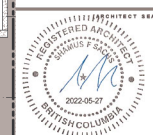
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1 BUILDING SECTION 1
SCALE: 1/8" = 1'-0"



[PROJECT TEAM]

**ANTHEM PROPERTIES**

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

[TITLE]

Building Sections

20560 [PROJECT]

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

Friday, May 27, 2022 [DATE]

RZ/DP SUBMISSION [ISSUE]

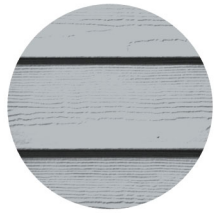
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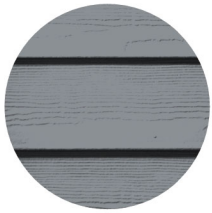
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1 BUILDING SECTION 2
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



1.1 CEMENTITIOUS LAP SIDING - LIGHT GREY

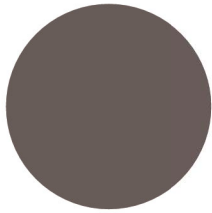


1.2 CEMENTITIOUS LAP SIDING - MEDIUM GREY

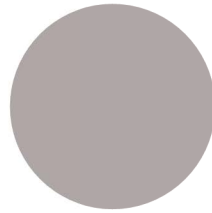


1.41 METAL LAP SIDING - MOUNTAIN CEDAR

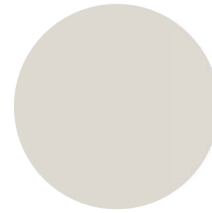
1.42 CEMENTITIOUS LAP SIDING - MOUNTAIN CEDAR



1.5 FIBRE CEMENT PANEL - CHARCOAL



1.6 ALUMINUM COMPOSITE PANEL - LIGHT GREY



1.7 FIBRE CEMENT PANEL - WHITE



1.8 BRICK - CHARCOAL



MATERIAL AND COLOUR LEGEND

Notes: All Materials are subject to change during Tender and/or Pricing phase of the project

Colour	Product	Finish (to match)	Manufacturer	Location
1.0 CLADDING				
1.1 Light Grey	Cementitious Lap Siding w/ 7" Exposure	TBD	TBD	Exterior Walls
1.2 Medium Grey	Cementitious Lap Siding w/ 7" Exposure	TBD	TBD	Exterior Walls
1.3 White	Cementitious Lap Siding w/ 7" Exposure	TBD	TBD	Exterior Walls
1.41 Mountain Cedar	Metal Lap Siding w/ 7" Exposure	TBD	TBD	Entry & Amenity Exterior Walls
1.42 Mountain Cedar	Cementitious Lap Siding w/ 7" Exposure	TBD	TBD	Exterior Walls
1.5 Charcoal	Fibre Cement Panel	TBD	TBD	Exterior Walls
1.6 Light Grey	Aluminum Composite Panel (Panel Reveal System)	TBD	TBD	Exterior Walls
1.7 White	Fibre Cement Panel	TBD	TBD	Exterior Walls
1.8 Charcoal	Brick	TBD	TBD	Exterior Walls & Columns
1.9 Grey	Concrete	TBD	TBD	Parkade Ramp Exterior Walls
2.0 SOFFIT				
2.1 Mountain Cedar	Cementitious Board Soffit	TBD	TBD	Soffits
2.2 Mountain Cedar	Metal Siding	TBD	TBD	Entry & Amenity Soffits
3.0 ROOFS				
3.1 Grey	2-Layer SBS Membrane	Grey	TBD	Roofs
4.0 DOORS				
see door schedule				
5.0 WINDOWS				
5.1 Black	Vinyl Windows	Glass / Black [Exterior] / White [Interior]		
6.0 TRIMS				
6.1 Charcoal	Trim Boards	To Match 1.5	TBD	Trim
6.2 Charcoal	Easy Trim - Paintable	To Match 1.5	TBD	Panel Reveals
6.3 Light Grey	Panel Reveal Trim - Paintable	To Match 1.6	TBD	Panel Reveals
6.4 White	Easy Trim - Paintable	To Match 1.7	TBD	Panel Reveals
6.5 Black	Trim Boards	TBD	TBD	Roof Fascia
7.0 RAILINGS				
7.1 Light Grey	Aluminum Guard Railing	Light Grey / Glass		

[PROJECT TEAM]



[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

ST JOHNS STREET

3121 ST. JOHN'S ST
PORT MOODY, BC

[TITLE]

Materials & Finishes

[PROJECT]

20960

[SCALE]

Friday, May 27, 2022

[DATE]

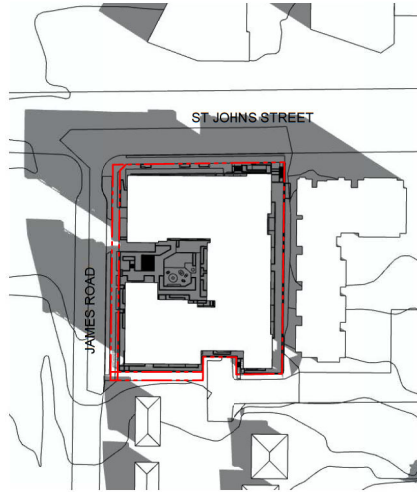
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[SHEET]

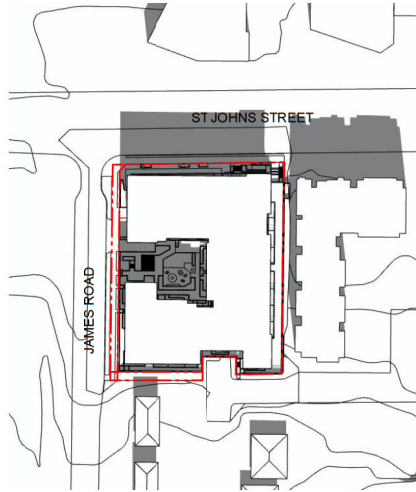
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A-8.100

Spring Equinox
March 21st



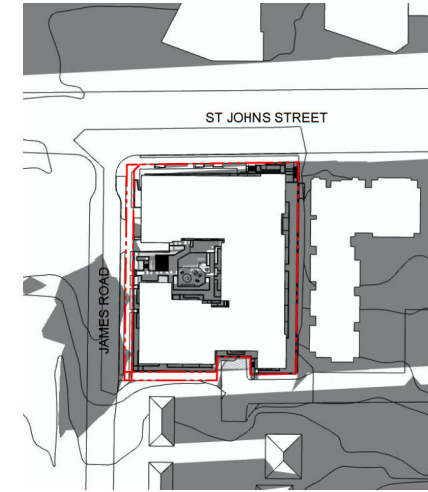
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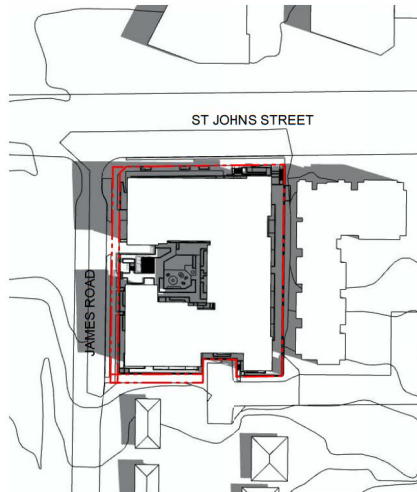


3pm

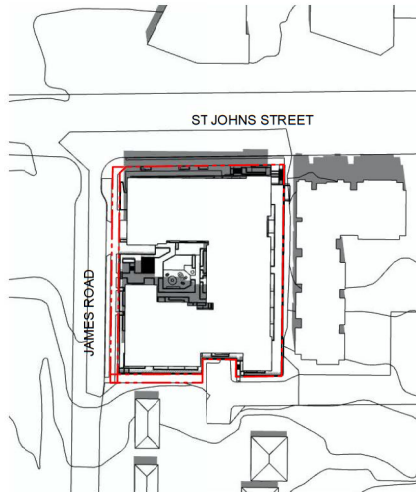


6pm

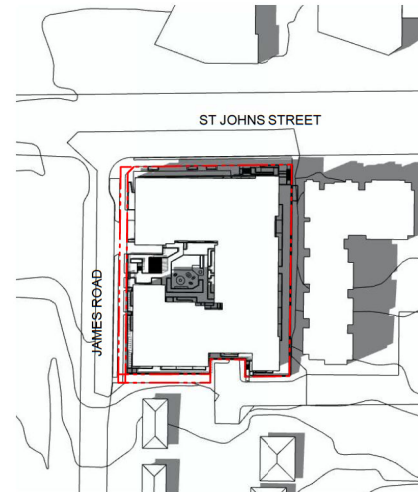
Summer Solstice
June 21st



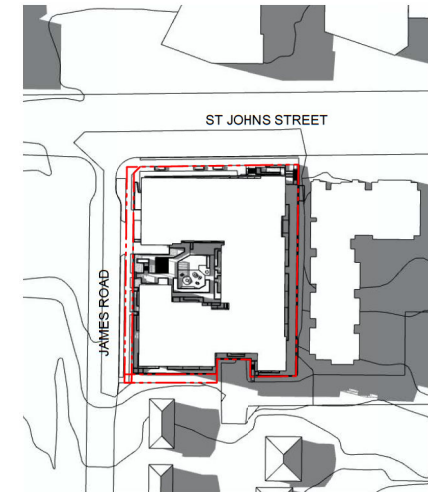
9am



12pm



3pm



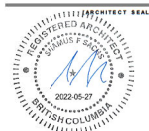
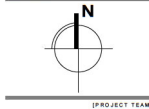
6pm



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(CLIENT)

ANTHEM PROPERTIES

(PROJECT)

ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC

(TITLE)

Shadow Study

(PROJECT)

20560

(SCALE)

Friday, May 27, 2022 (DATE)

RZ/DP SUBMISSION (SUB)

(DRAWING)

A-8.300