

AUGUST 15TH ,2023



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A036	PERSPECTIVE RENDERING
A037	MATERIAL SAMPLE BOARD

[illegible]

SEAL:

CONSULTANT:

WA
ARCHITECTS

555 505 • 555 505 George Street National, 555 505
555 505 • 555 505 Jackson Road National, 555 505
555 505 505 • 555 505 505 505 • 555 505 505

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:

COVER

PROJECT NO:	23002	DRAWN BY:	WZ
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NO: _____
SCALE: _____ REVIEW BY: KG

A000

DWG NO: A000

1000

BUILDING A
6 STOREY MIXED USE (CRM2)

SUMMARY 6 FLOORS

SITE		
POST DEDICATION (LANE INCLUDED)	22,697 SF	
HEIGHT		
AVERAGE GRADE (GEODETIC)	58.75' (7.91m)	
BUILDING HEIGHT	65.25' (19.89m)	
AREA	GROSS	UNITS
LEVEL 1	12,313 SF	CRU & DAYCARE
LEVEL 2	12,420 SF	
LEVELS 3-5	37,059 SF (3flrs @ 12,353 SF)	
LEVEL 6	10,608 SF	
BLDG TOTAL	72,400 SF	
RES. TOTAL	72,400 SF	82 UNITS
COVERAGE	12,184 SF	

BUILDING B
6 STOREY APARTMENT (RM8)

SUMMARY 6 FLOORS

SITE		
POST DEDICATION	36,109 SF	
HEIGHT		
AVERAGE GRADE (GEODETIC)	58.75' (7.91m)	
BUILDING HEIGHT	64.25' (19.58m)	
AREA	GROSS	UNITS
LEVEL 1	17,930 SF	
LEVEL 2	18,112 SF	
LEVEL 3	17,967 SF	
LEVELS 4 & 5	34,380 SF <small>(2flrs @ 17,190 SF)</small>	
LEVEL 6	12,359 SF	
BLDG TOTAL	100,748 SF	115 UNITS
LESS INDOOR AMENITY	3,018 SF	
RES. TOTAL	97,766 SF	
COVERAGE	18,169 SF	

COMBINED PROJECT

SUMMARY

SITE		
SITE AREA (POST DEDICATION)	58,887 SF	
BUILDING A+B GFA	170,130 SF	
EXCLUSION OF 2 m2/ADAPTABLE UNIT	2,131 SF	
TOTAL GFA	167,999 SF	
TOTAL F.A.R.	2.85	
RESIDENTIAL F.A.R. (LESS 9,160 SF GFA DAYCARE / CRU EXCLUSIONS)	2.70	
AVERAGE GRADE (GEODETIC)	58.75' (7.91m)	
LOT COVERAGE	68.3%	40,119 SF
SETBACKS		
A - NORTH (FRONT)	7.41' (2.25m)	
A - EAST (SIDE)	1.00' (0.30m)	
A - WEST (SIDE)	6.14' (1.87m)	
B - SOUTH (FRONT)	20.01' (6.10m)	
B - EAST (SIDE)	20.18' (6.15m)	
B - WEST (SIDE)	5.74' (1.75m)	
B - NORTH (FRONT)	6.23' (1.90m)	

ADAPTABLE UNITS

COUNT (50% OF UNITS)	99 UNITS		
AREA EXCLUSION (2m ² / UNIT)	198 SM		
UNIT MIX	NON-MARKET UNITS	RENT-TO-OWN UNITS	MARKET UNITS
1 BED	(50%) 5	(42%) 5	(26%) 45
1+ BED	(0%) 0	(25%) 3	(34%) 60
2 BED	(50%) 5	(33%) 4	(27%) 47
2+ BED	(0%) 0	(0%) 0	(2%) 4
3 BED	(0%) 0	(0%) 0	(11%) 19
TOTAL	10 UNITS	12 UNITS	175 UNITS
NON-MARKET	(5%) 10 UNITS		
RENT-TO-OWN	(6%) 12 UNITS		
MARKET STRATA	(89%) 175 UNITS		

AMENITY	REQUIRED	PROVIDED
OUTDOOR RES. AMENITY AREA	7,858 SF	8,563 SF BUILDING A: 2112 SF + 2311 SF BUILDING B: 2197 SF + 1943 SF
INDOOR RES. AMENITY AREA	3,014 SF	3,018 SF BUILDING B: 1697 SF + 1321 SF
OUTDOOR COVERED CHILD CARE AREA	3,165 SF	3,260 SF BUILDING A: 520 SF + 2740 SF

PARKING (REQUIRED)

MARKET STRATA / RENT TO OWN	253 STALLS
1 BED (1.0 / UNIT)	113 UNITS 113 STALLS
2 / 3 BED (1.5 / UNIT)	74 UNITS 111 STALLS
VISITOR (0.2 / UNIT =<100 UNITS)	100 UNITS 20 STALLS
VISITOR (0.1 / UNIT >100 UNITS)	87 UNITS 9 STALLS
NON-MARKET	10 STALLS
DWELLINGS (0.9 / UNIT)	10 UNITS 9 STALLS
VISITOR (0.1 / UNIT)	10 UNITS 1 STALLS
CHILD CARE	4,875 15 STALLS
CRU (1 / 431 SF)	4,071 9 STALLS
TOTAL REQUIRED	287 STALLS
ACCESSIBLE STALLS (275-325 STALLS)	9 STALLS

PARKING (PROVIDED)

PARKING LEVEL 1	130 STALLS
CHILD CARE	15 STALLS
CRU	9 STALLS
VISITOR	30 STALLS
RESIDENT	76 STALLS
PARKING LEVEL 2 (RESIDENT)	157 STALLS

TOTAL PROVIDED	287 STALLS
ACCESSIBLE STALLS	9 STALLS
LOADING SPACES	2 STALLS

BICYCLE PARKING

REQUIRED	
SHORT-TERM (6 / BLDG)	12 SPACES
LONG-TERM APT (1.5 / UNIT)	296 SPACES
LONG-TERM CRU	1 SPACES
PROVIDED	
SHORT-TERM	12 SPACES
LONG-TERM	300 SPACES

DISPERSED THROUGHOUT ALL PHASES OF THIS DRAWING ARE THE ENCLAVE PROPERTY OF THE ARCHITECTS. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING OR ITS CONTENTS. THE ARCHITECTS SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND ITS CONTENTS.

OWNER/CLIENT:

GENERAL NOTES:

3	RE-ISSUED TO RZDP & OCP AMENDMENT	23/09/15
2	RE-ISSUED TO RZDP & OCP AMENDMENT	23/07/15
1	ISSUED TO RZDP & OCP AMENDMENT	19/10/15
NO.	ISSUE	Y/M/D
SEAL:		

CONSULTANT:



1000 BEE - 1000 B Beehive Street Toronto, ON M5G 1B1
Tel: 416-593-1000 Fax: 416-593-1001 Email: info@iwa.ca
www.iwa.ca

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:

PROJECT STATISTICS

PROJECT 23002 DRAWN BY: AR
NO. NTS SCALE: REVIEW BY: WZ

DWG NO:

A001

Floor plan of Level 6 showing various rooms and their bed counts. The plan includes a top section with four 2-bed rooms and one 1-bed room, a middle section with four 1-bed rooms and one 2-bed room, and a bottom section with a 2-bed room, a 3-bed room, two 2-bed rooms, two 2-bed + 1-flex rooms, and a 3-bed room. A yellow highlighted area is located in the bottom right corner.

PROJECT NO:	23002	DRAWN BY:	WZ
SCALE:	As indicated	REVIEW BY:	KG
DWG NO:	A002		



BULLER AND ST.ANDREWS LOOKING SOUTHWEST



ST. GEORGE FACEING SOUTH



CORNER OF BULLER AND ST. GEORGE LOOKING WEST



CORNER OF ST. JOHN AND BULLER LOKKING WEST

COMPONENTS RECEIVED AS PARTS OF THE WORKING AND THE ASSOCIATED PROPERTY OF THE PROHIBITIVE LTD AND SHALL BE USED FOR THE PURPOSES OF THE AGREEMENT. THE ASSOCIATED SHALL BE USED BY THE CONTRACTOR BEFORE THE WORKING DATE.

OWNER/CLIENT:

GENERAL NOTES:

[illegible]

SEAL:

CONSULTANT:

WA
ARCHITECTS

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:

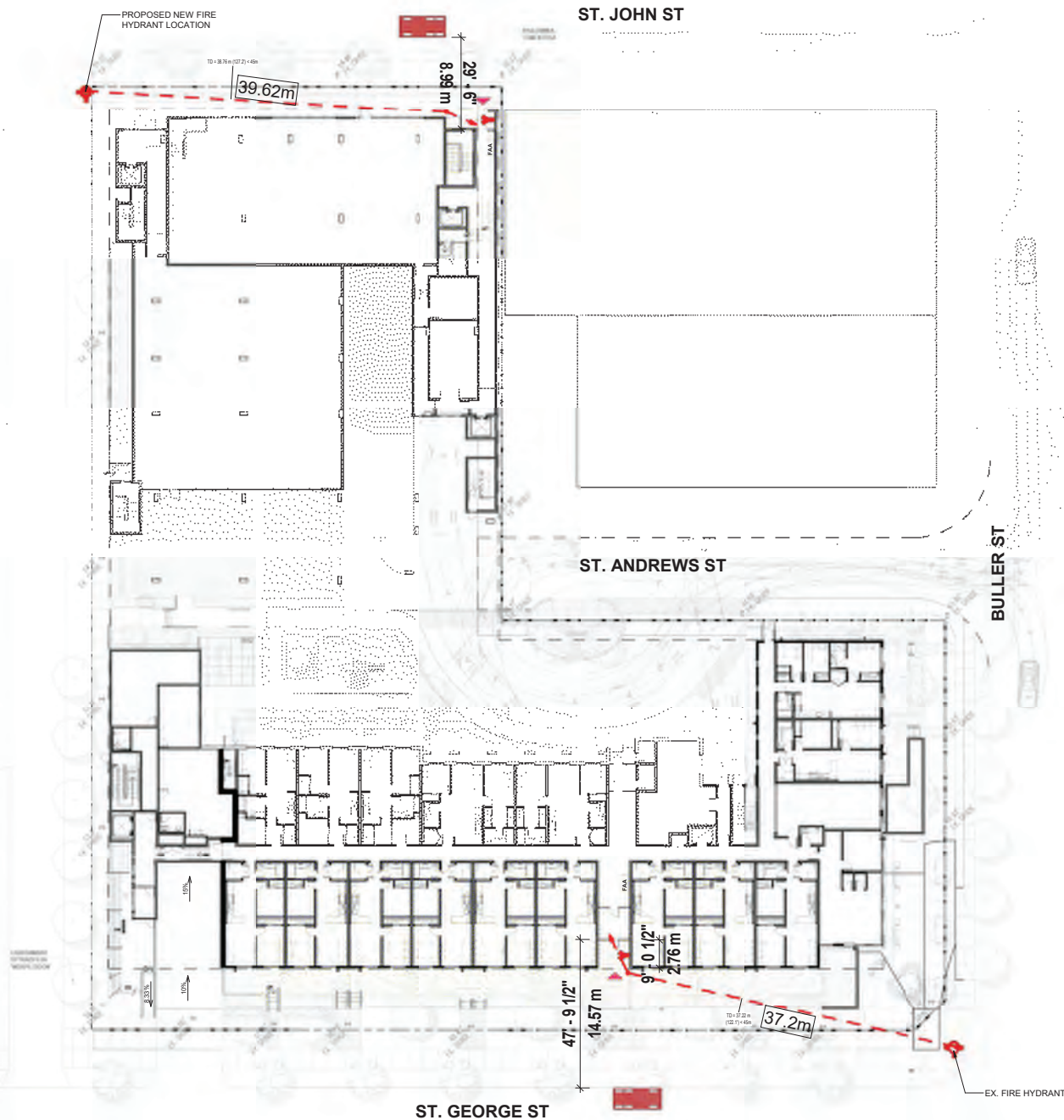
SITE PHOTOS

PROJECT 23002 DRAWN BY: WZ

NO: _____
SCALE: _____
REVIEW BY: _____

REVIEW BY: KG
1004

DWG NO: **A004**

[illegible]

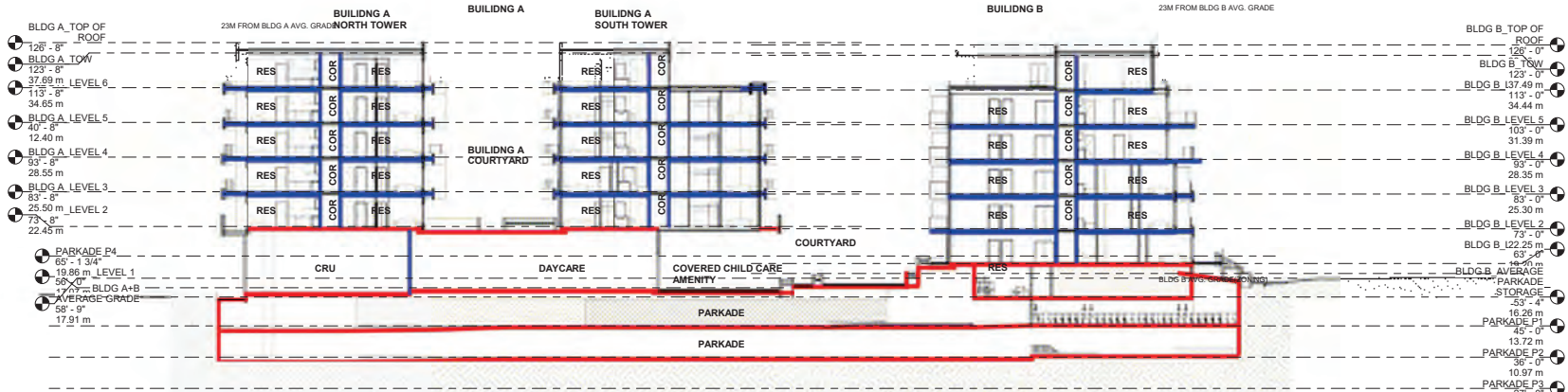
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

British Columbia Building Code, 2018, Data Matrix

BCBC Reference

TYPE OF PROJECT	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Tenant Improvement	
BASE OF CODE ANALYSIS	<input checked="" type="checkbox"/> Part 3 <input type="checkbox"/> Part 9	
BUILDING AREA	BUILDING A = 1,653m ² BUILDING B = 1,683m ² (WEST = 274m ² EAST = 1,408m ²)	1.4.1.2
MAJOR OCCUPANCIES	GROUP "A2" = ASSEMBLY GROUP "C" = RESIDENTIAL	3.1.2.1
MULTIPLE OCCUPANCY FIRE SEPARATIONS	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.1.3.1
FIREWALLS	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No MAX BUILDING AREA = 1,500m ²	3.1.10.2(2) 3.2.2.50.1(d) vi)
NUMBER OF STOREYS	BUILDING A = 6 BUILDING B = 6	3.2.1.1
NUMBER OF STREETS	BUILDING A = 1 BUILDING B = 3	3.2.2.10 & 3.2.5
BUILDING CLASSIFICATION	Group "A", Division 2, up to 6 Storeys, any area, sprinklered Group "C", up to 6 Storeys, Sprinklered	3.2.2.50.5 3.2.2.50
PERMITTED CONSTRUCTION	Group "A2" <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both Group "C" <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both	3.2.2.50.5 3.2.2.50
FIRE RESISTANCE RATINGS (FRR)	Group "A2": 2 Hour FRR (floors, mezzanines and loadbearing support) Group "C": 1 Hour FRR (floors, roof, mezzanine, load bearing support)	3.2.2.50.5 3.2.2.50

FIRE ALARM REQUIRED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4.1
ACCESS ROUTE DESIGN	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.5
STANDPIPE REQUIRED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.8
AUTOMATIC SPRINKLER REQUIRED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.12
FIRE DEPARTMENT CONNECTION	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.15(2)
LIGHTING & EMERGENCY POWER SYSTEMS	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.7
SEPARATION OF SUITES	1 hour	3.3.1.1
SEPARATION OF PUBLIC CORRIDORS	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.4
TWO EGRESS DOORWAYS PROVIDED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.3.1.6
JANITOR ROOM FIRE SEPARATION	0 hour FRR	3.3.1.21(3)
STORAGE GARAGE SEPARATIONS	N/A	3.3.5.6
EXITS (NUMBER)	BUILDING A >= 2 BUILDING B >= 2	3.4.2.1 (1)
EXITS (TRAVEL DISTANCE)	45.0 m max, permitted	3.4.2.5 (1)(c)



1 CODE ANALYSIS - N-S SECTION
1/16" = 1'-0"

OWNER/CLIENT:

GENERAL NOTES:

1	RE ISSUED TO RZOP & OCP AMENDMENT	22/07/18
2	RE ISSUED TO RZOP & OCP AMENDMENT	22/07/18
3	RE ISSUED TO RZOP & OCP AMENDMENT	22/07/18
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99	RE ISSUED TO RZOP & OCP AMENDMENT	22/07/18
100	RE ISSUED TO RZOP & OCP AMENDMENT	22/07/18

SEAL:

CONSULTANT:



PROJECT NAME:

PROPOSED
RESIDENTIAL
DEVELOPMENT

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:
PRIMARY CODE
ANALYSIS

PROJECT NO. 23002 DRAWN BY: WZ
SCALE: 1/16" = 1'-0" REVIEW BY: KG

DWG NO.:

A006

GENERAL NOTES:

[illegible]

CONSULTANT:

WA
ARCHITECTS

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PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

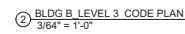
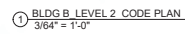
DRAWING TITLE:
**PRIMARY CODE
ANALYSIS**

PROJECT NO:	23002	DRAWN BY:	WZ
SCALE:	3/64" = 1'-0"	REVIEW BY:	KG

DWG NO:

A007





GENERAL NOTES:

[illegible]

CONSULTANT:

WA
ARCHITECTS

505 505 - 505 505, George Street, Melbourne, 3000, VIC
 Tel: 03 9347 5111, Fax: 03 9347 5111, Email: info@505.com.au
 505 505 505 - 505 505, George Street, Melbourne, 3000, VIC

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:
**PRIMARY CODE
ANALYSIS**

PROJECT NO:	23002	DRAWN BY:	WZ
SCALE:	3/64" = 1'-0"	REVIEW BY:	KG

DWG NO: **A008**

DWG NO: **A008**

DWG NO: **A008**

DWG NO: **A008**

AVERAGE GRADING: 17.91m (58.75')



GENERAL NOTES:

[illegible]

3	RE-ISSUED TO RZ/DP & OCP AMENDMENT	23/08/15
2	RE-ISSUED TO RZ/DP & OCP AMENDMENT	22/07/08
1	ISSUED TO RZ/DP & OCP AMENDMENT	19/10/15
N0.	ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA
ARCHITECTS

1999-2001: 1999-2001, George West National, 1999-2001
1999-2001: 1999-2001, Jackson Reef National, 1999-2001
1999-2001: 1999-2001, Jackson Reef National, 1999-2001

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:

SITE PLAN

PROJECT NO:	23002	DRAWN BY:	WZ
SCALE:	As indicated	REVIEW BY:	MS

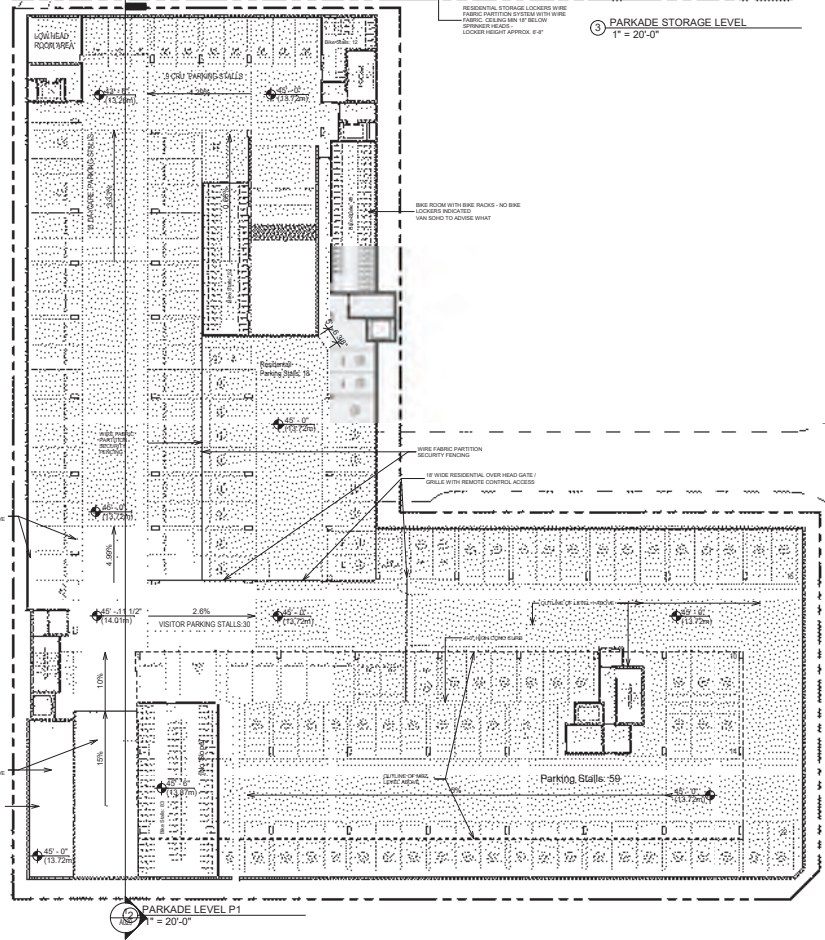
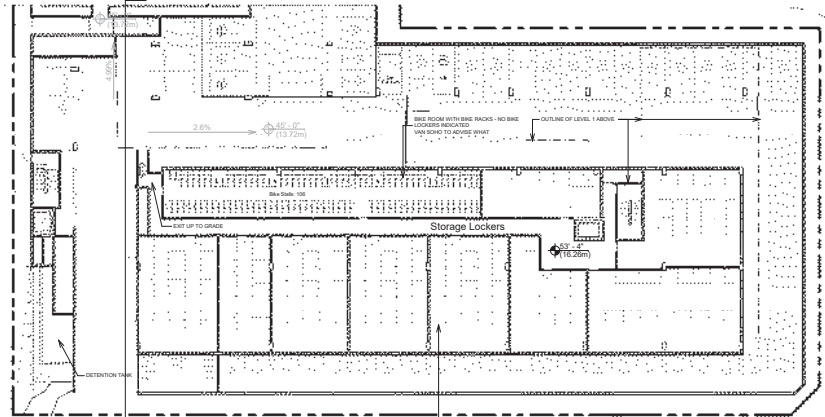
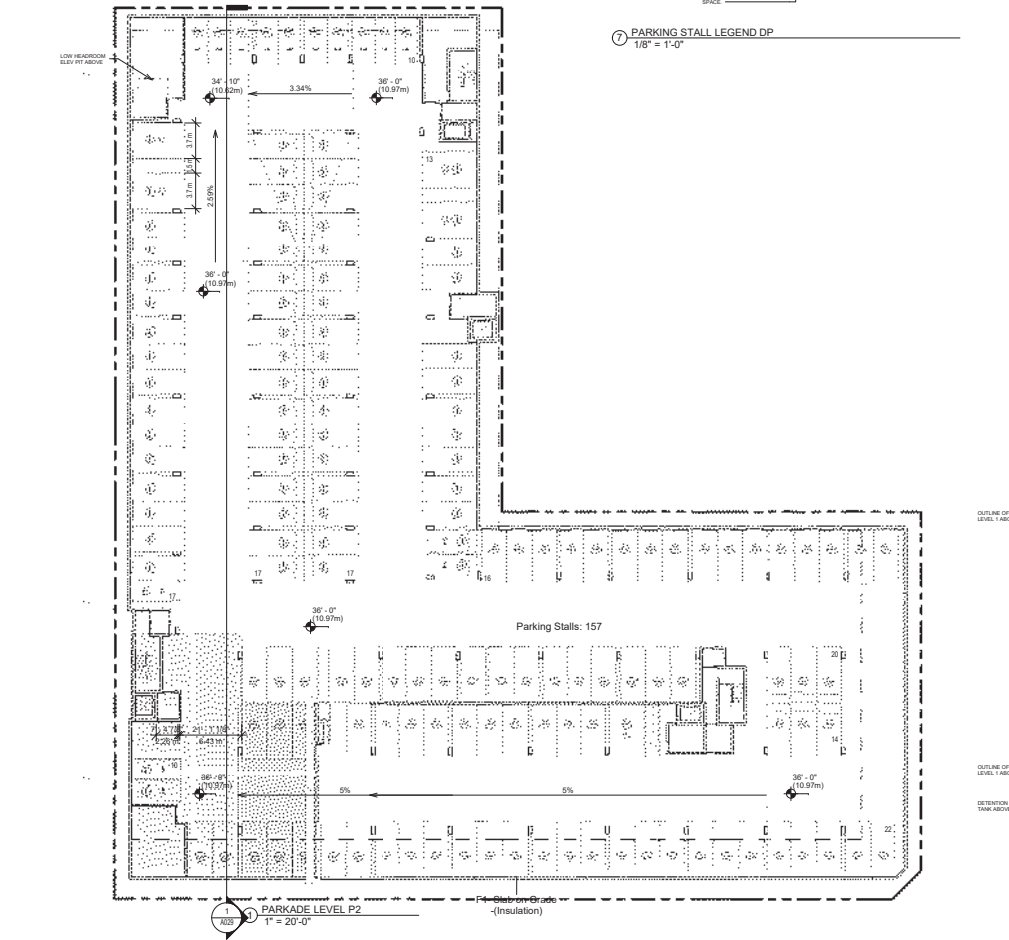
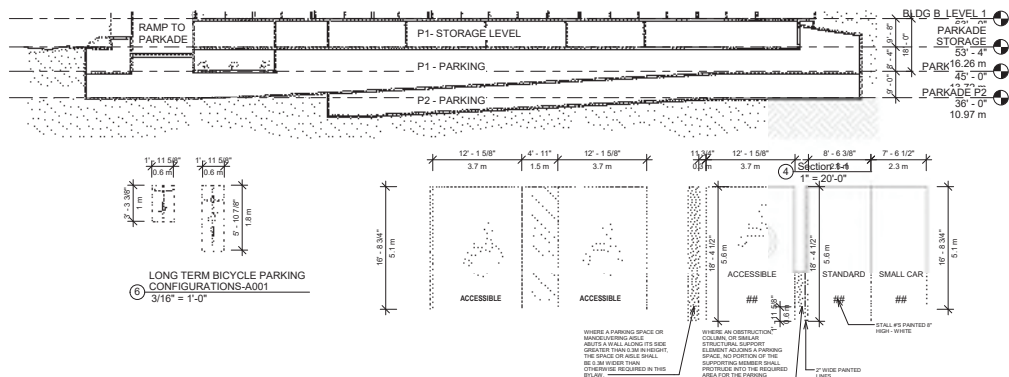
DWG NO: **A009**

DWG NO: **A009**

DWG NO: **A009**

DWG NO: **A009**

DWG NO: **A009**



CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF THE PROPOSED PROPERTY FOR THE PROPOSED DEVELOPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF THE PROPOSED PROPERTY FOR THE PROPOSED DEVELOPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF THE PROPOSED PROPERTY FOR THE PROPOSED DEVELOPMENT.

OWNER/CLIENT:

GENERAL NOTES:

SUMMARY:	REQUIRED	PROPOSED
PARKING STALLS	297	297
BIKE STALLS	297	297
SUMMARY:	REQUIRED	PROPOSED
PARKING STALLS	297	297
BIKE STALLS	297	297

3	RE-ISSUED TO REOP & OCP AMENDMENT	12/28/18
2	RE-ISSUED TO REOP & OCP AMENDMENT	12/28/18
1	ISSUED TO REOP & OCP AMENDMENT	12/28/18
NO.	ISSUE	Y/M/D

CONSULTANT:



PROJECT NAME:
**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:
PARKING FLOOR PLANS

PROJECT NO.: 22002
SCALE: As indicated
DRAWN BY: WZ
REVIEW BY: KG

DWG NO.: A010

GENERAL NOTES:

CONSULTANT:

1999-2001: 1999-2001, George West National, 1999-2001
1999-2001: 1999-2001, Jackson Reef National, 1999-2001
1999-2001: 1999-2001, Jackson Reef National, 1999-2001

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

DRAWING TITLE:
**BUILDING A - LEVEL 1-2
FLOOR PLAN**

PROJECT NO:	23002	DRAWN BY:	WZ
SCALE:	1" = 10'-0"	REVIEW BY:	KG
DWG NO:	A011		

DWG NO: A011



AMENITY
CIRCULATION
COMMERCIAL

☐ DAYCARE

MARKET STRATA

NON-MARKET HOUSING

OUTDOOR COVERED DAYCARE AMENITY

OUTDOOR RESIDENT AMENITY

RENT TO OWN
SERVICES

② BUILDING A LEVEL 2
1" = 10'-0"

GENERAL NOTES:

SEAL:WA
ARCHITECTS

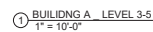
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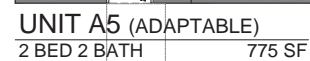
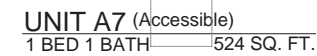
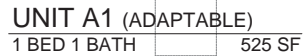
**PROPOSED
RESIDENTIAL
DEVELOPMENT**

DRAWING TITLE:
**BUILDING A - LEVEL 3-6
FLOOR PLAN**

PROJECT NO:	23002	DRAWN BY:	WZ
SCALE:	1" = 10'-0"	REVIEW BY:	KC

A012



[illegible]WA
ARCHITECTS

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

BUILDING A UNIT PLANS

DWG NO:

A013



GENERAL NOTES:

[illegible]

CONSULTANT:

LWA
ARCHITECTS

545 100 - 100 W - George West University, 100 W
545 100 - 100 W - George West University, 100 W
545 100 - 100 W - George West University, 100 W

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

BUILDING A UNIT PLANS

PROJECT NO:	23002	DRAWN BY:	Author
SCALE:	1/4" = 1'-0"	REVIEW BY:	Checker

DWG NO:

A013A

GENERAL NOTES:

[illegible]

CONSULTANT:

WA
ARCHITECTS

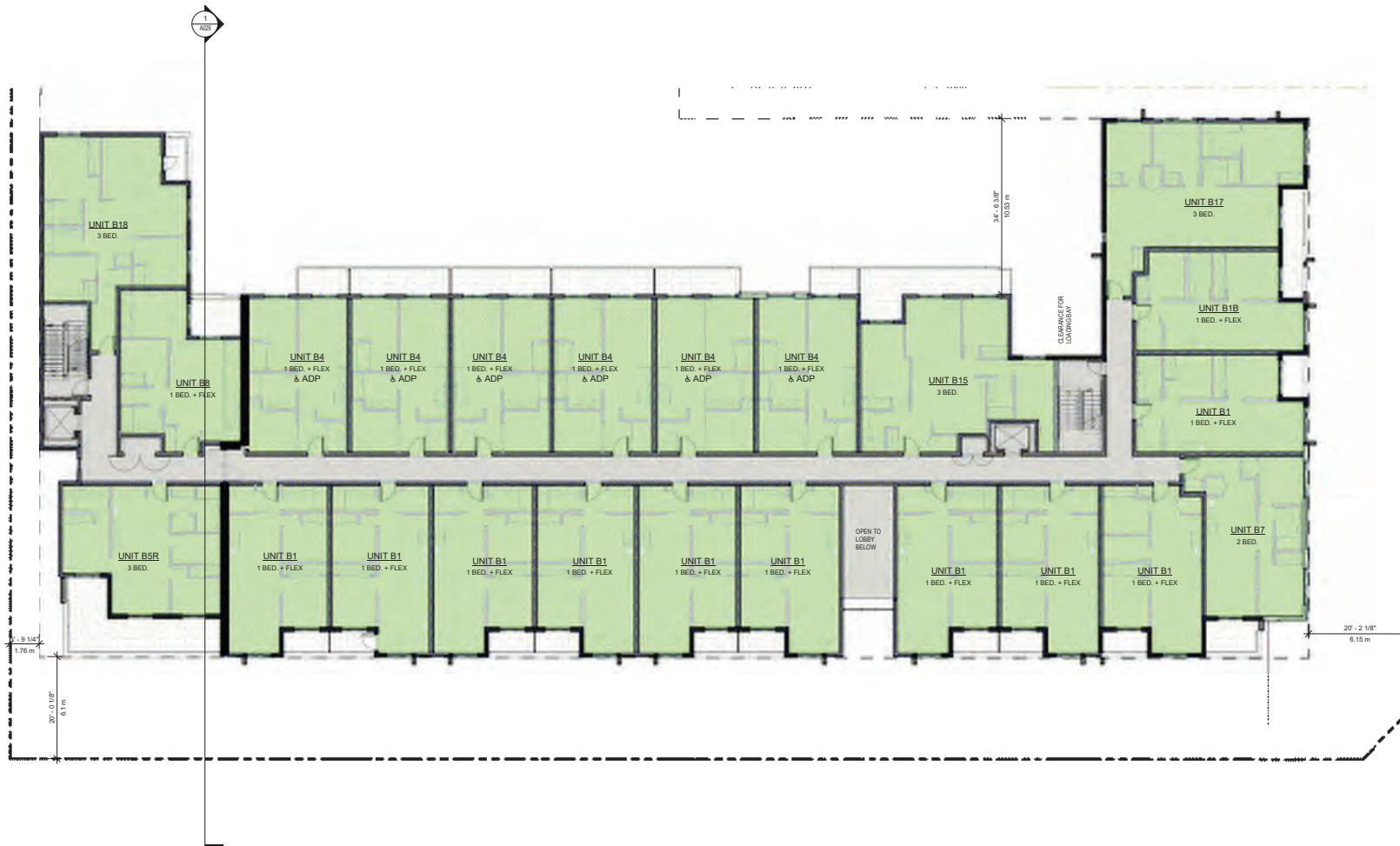
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505 505 : 505 50, Dwight D. Eisenhower, 505 50
505 505 : 505 50, Dwight D. Eisenhower, 505 50

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

DRAWING TITLE:
**BUILDING B - LEVEL 2
FLOOR PLAN**

DWG NO:

A015



① BUILDING B LEVEL 2
1" = 10'-0"

GENERAL NOTES:

[illegible]

CONSULTANT:

WA
ARCHITECTS[illegible]

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

DRAWING TITLE:
**BUILDING B - LEVEL 3
FLOOR PLAN**

DWG NO:

A016



GENERAL NOTES:

SEAL:WA
ARCHITECTS

ISBN 000-1-000-00, George West National, 000-000
 0-0: 000-1-000-00, George West National, 000-000

DRAWING TITLE:
**BUILDING B - LEVEL 4-5
FLOOR PLAN**

DWG NO:

A017



GENERAL NOTES:

[illegible]

CONSULTANT:

LWA
ARCHITECTS

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

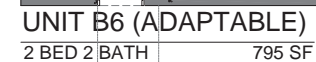
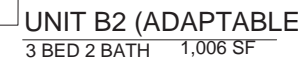
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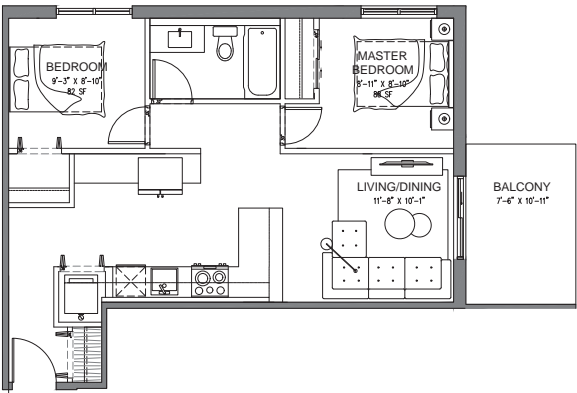
BUILDING B UNIT PLANS

PROJECT NO: 23002 DRAWN BY: AR
SCALE: 1/4" = 1'-0" REVIEW BY: Checker

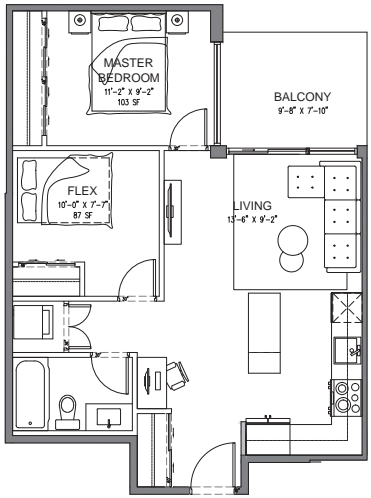
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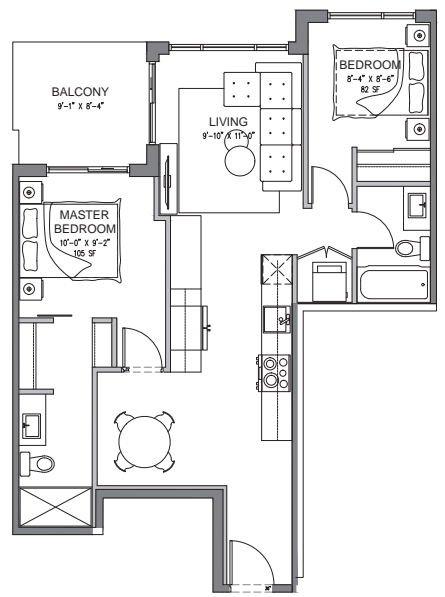




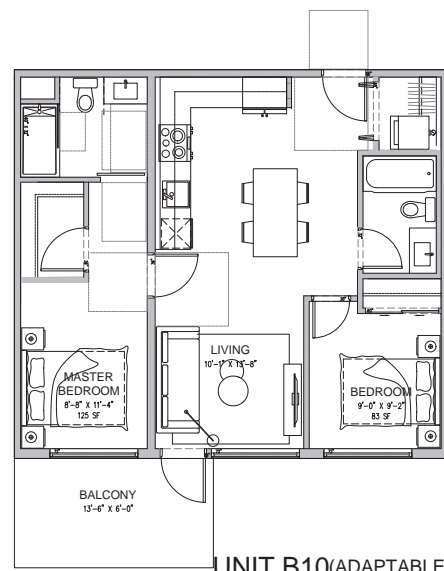
UNIT B7
2 BED 1 BATH 690 SF



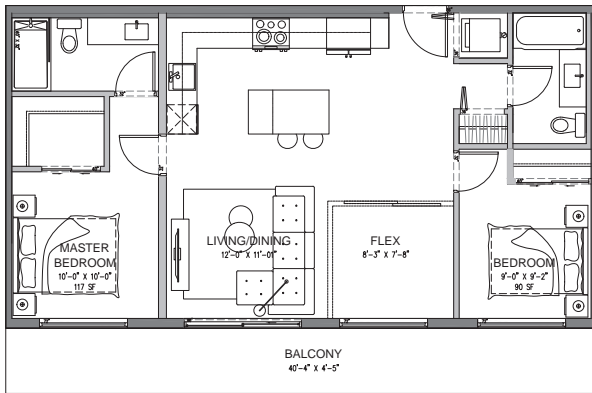
UNIT B8
1 BED + FLEX 680 SF



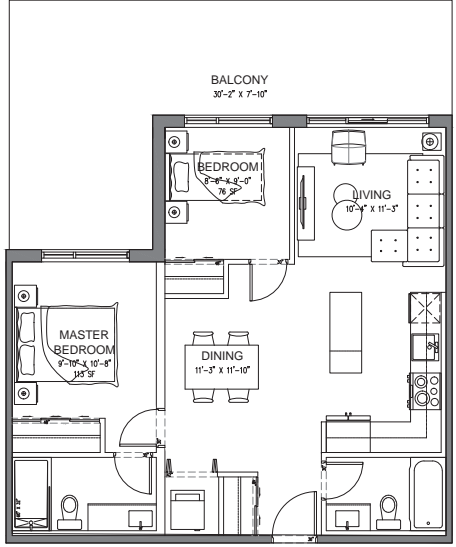
UNIT B9
2 BED 2 BATH 781 SF



UNIT B10(ADAPTABLE)
2 BED 2 BATH 782 SF



UNIT B11
2 BED, 2 BATH + FLEX 887 SF



UNIT B12
2 BED 2 BATH 795 SF

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OWNER/CLIENT:

GENERAL NOTES:

1	RE-ISSUED TO RZDP & OCP AMENDMENT	2/20/13
2	RE-ISSUED TO RZDP & OCP AMENDMENT	2/20/13
3	RE-ISSUED TO RZDP & OCP AMENDMENT	2/20/13
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CONSULTANT:



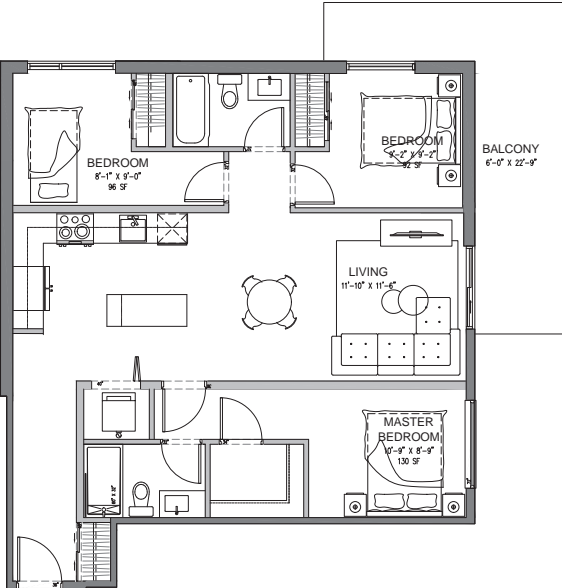
1000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202
TEL: 303.733.1000 FAX: 303.733.1001
WWW.IWA-ARCHITECTS.COM

PROJECT NAME:
**PROPOSED
RESIDENTIAL
DEVELOPMENT**

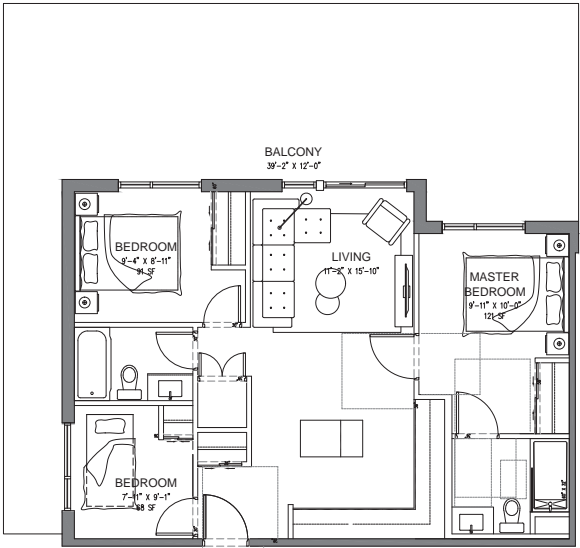
PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:
BUILDING B UNIT PLANS

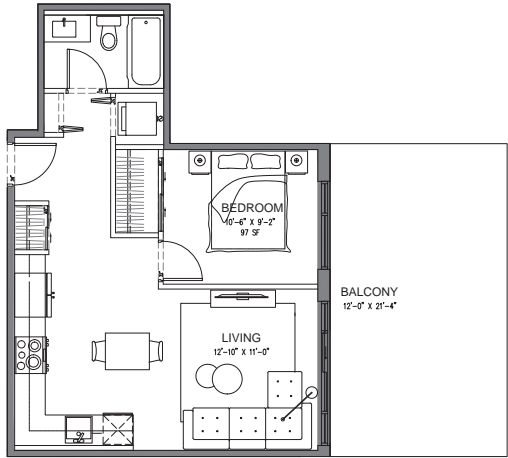
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NO. 144" = 1'-0" REVIEW BY: Checker
DWG NO. A020



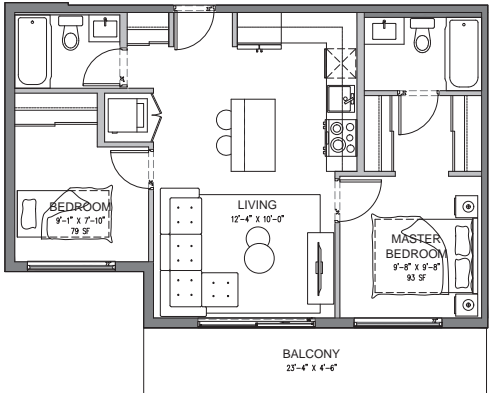
UNIT B19
3 BED 2 BATH 1,049 SF



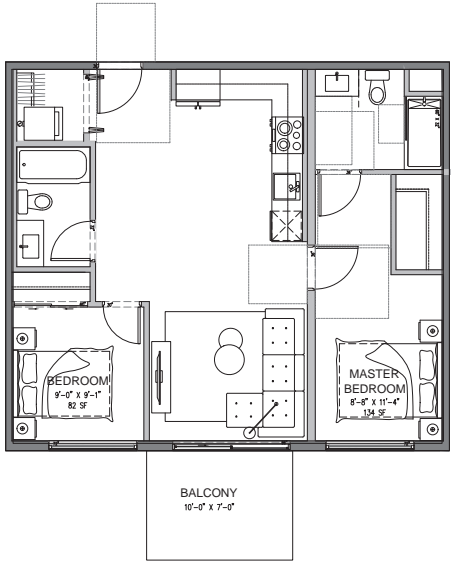
UNIT B20 (ADAPTABLE)
3 BED 2 BATH 846 SF



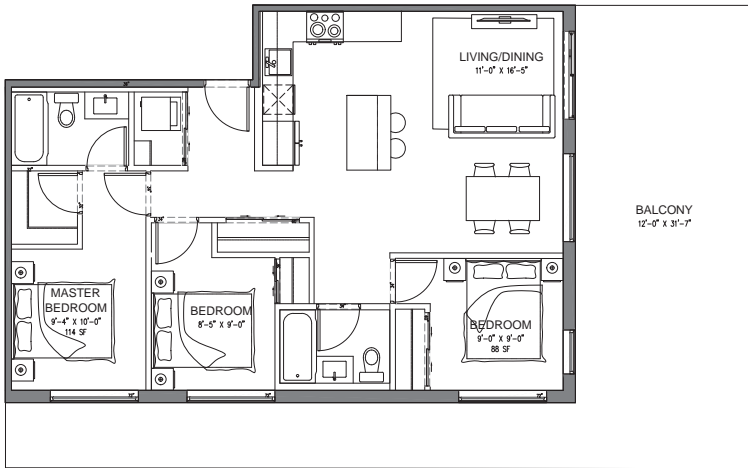
UNIT B24
1 BED 1 BATH 557 SF



UNIT B22
2 BED 2 BATH 689 SF



UNIT B23 R (ADAPTABLE)
2 BED 2 BATH 802 SF



UNIT B21
3 BED 2 BATH 967 SF

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OWNER/CLIENT:

GENERAL NOTES:

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2	RE-ISSUED TO RZSP & OCP AMENDMENT	23/09/13
3	RE-ISSUED TO RZSP & OCP AMENDMENT	23/09/13
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100	RE-ISSUED TO RZSP & OCP AMENDMENT	23/09/13

CONSULTANT:

IWA
ARCHITECTS

PROJECT NAME:

PROPOSED
RESIDENTIAL
DEVELOPMENT

PROJECT ADDRESS:

ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:

BUILDING B UNIT PLANS

PROJECT

NO. 23002

SCALE:

1/4" = 1'-0"

DWG NO.:

A022

REVIEW BY:

Checker

DRAWN BY:

AR

ADJACENT DEVELOPMENT

BUILDING A



① 300 BUILDING A - NORTH ELEVATION
3/32" = 1'-0"

BUILDING A

ADJACENT DEVELOPMENT



② 300 BUILDING A - SOUTH ELEVATION
3/32" = 1'-0"

EXTERIOR WALLS			
1a	HORIZONTAL METAL PANEL	2	HORIZONTAL METAL PANEL
1b	Colour: White	2a	Colour: Charcoal Grey
1c	HORIZONTAL METAL PANEL	3	VERTICAL PROLOCK METAL SIDING
1d	Colour: Green	3a	Colour: Black
1e	HORIZONTAL METAL PANEL	4	STUCCO FINISH
1f	Colour: Orange	4a	Colour: White
1g	HORIZONTAL METAL PANEL	5	STUCCO FINISH
1h	Colour: Black	5a	Colour: Grey
1i	VERTICAL METAL PANEL	6	VERTICAL METAL PANEL
1j	Colour: Black	6a	Colour: Wood Grain
1k	VERTICAL METAL PANEL	7	STUCCO FINISH
1l	Colour: Black	7a	Colour: Grey

OWNER/CLIENT:

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	RE-ISSUED TO REDO A OCP AMENDMENT	23/08/15

CONSULTANT:

IWA ARCHITECTS

PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

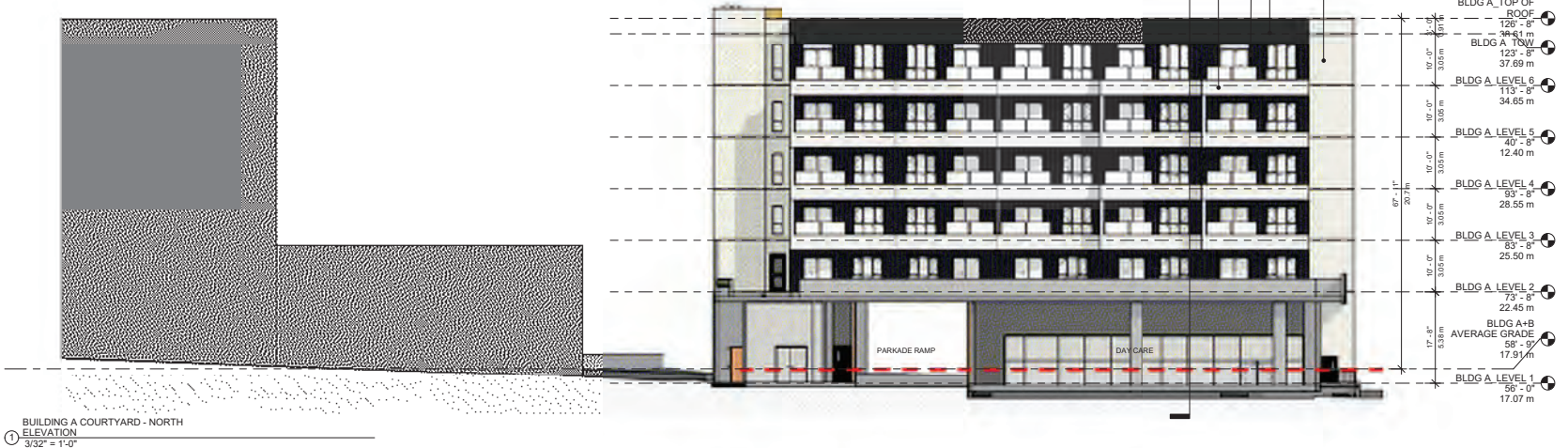
DRAWING TITLE:
BUILDING A - NORTH & SOUTH ELEVATIONS

PROJECT NO.: **22002** DRAWN BY: **WZ**
SCALE: **As indicated** REVIEW BY: **KG**

DWG NO: **A024**

ADJACENT DEVELOPMENT

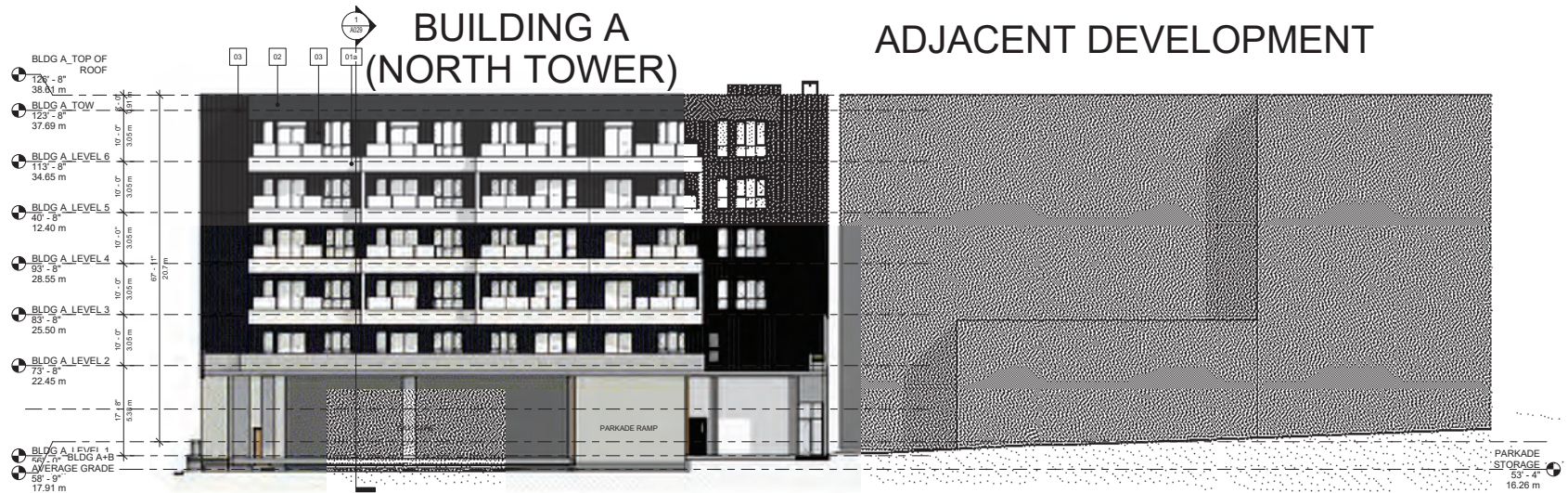
BUILDING A
(SOUTH TOWER)



BUILDING A COURTYARD - NORTH
ELEVATION
3/32" = 1'-0"

ADJACENT DEVELOPMENT

BUILDING A
(NORTH TOWER)



BUILDING A COURTYARD - SOUTH
ELEVATION
3/32" = 1'-0"

EXTERIOR WALLS			
01a	HORIZONTAL METAL PANEL Colour: White	02	HORIZONTAL METAL PANEL Colour: Charcoal Grey
03	HORIZONTAL METAL PANEL Colour: Green	03	VERTICAL PROLOK METAL SIDING Colour: Black
04a	HORIZONTAL METAL PANEL Colour: Orange	04a	STUCCO FINISH Colour: White
05	HORIZONTAL METAL PANEL Colour: Black	05	STUCCO FINISH Colour: Grey
06	STACKED BRICK Colour: Brown Brick	06	EIFS Colour: White
07	EIFS Colour: White	07	EIFS Colour: Grey
08	EIFS Colour: Grey	08	VERTICAL METAL PANEL Colour: Wood Grain

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OWNER/CLIENT:

GENERAL NOTES:

1	RE-ISSUED TO RZOP & OCP AMENDMENT	22/01/18
2	RE-ISSUED TO RZOP & OCP AMENDMENT	22/01/18
3	ISSUED TO RZOP & OCP AMENDMENT	19/01/18
NO	ISSUE	YIMC

SEAL:

CONSULTANT:



PROJECT NAME:

PROPOSED
RESIDENTIAL
DEVELOPMENT

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

BUILDING A -
COURTYARD
ELEVATIONS

PROJECT NO. 23002 DRAWN BY: WZ

SCALE: As indicated REVIEW BY: KG

DWG NO. A025

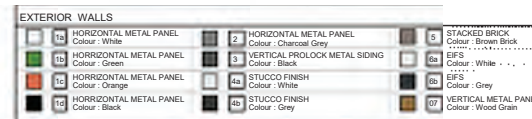
CODE	DESCRIPTION
D1a	Horizontal Metal Panel (White)
D1d	Horizontal Metal Panel (Black)
D3	Vertical Prolock Metal Siding (Black)
D4a	Stucco Finish (White)
D4b	Stucco Finish (Gray)
D5	Stacked Brick
D6a	CPS - White
D6b	CPS - Gray
D7	Vertical Metal Panel (WoodGrain)



GENERAL NOTES:

[illegible]

③ BUILDING B - NORTH ELEVATION
3/32" = 1'-0"



CONSULTANT:

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

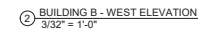
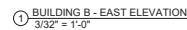
DRAWING TITLE:
**BUILDING B - NORTH &
SOUTH ELEVATIONS**

PROJECT NO: 23002 DRAWN BY: WZ
SCALE: As indicated

DWG NO:

A026

A026





CODE	DESCRIPTION
D1a	Horizontal Metal Panel (White)
D1c	Horizontal Metal Panel (Black)
D4b	Stucco Finish (Gray)
D5	Stacked Brick
D6a	GFS - White
D6b	GFS - Gray
D7	Vertical Metal Panel (WoodGrain)

[illegible]

CONSULTANT:

548 550 • 550 W. George Street, Cincinnati, OH 45202
512 • 544 • 5117 Jackson Ross Institute, 548 550
550 544 5117 • office@jri-institute.org • www.jri-institute.org

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:
**BUILDING B - EAST &
WEST ELEVATIONS**

PROJECT NO:	23002	DRAWN BY:	WZ
SCALE:	As indicated	REVIEW BY:	KG
DWG NO:	A027		

A027

00b

00a

04a

OUTLINE OF ADJACENT BUILDING AT PROPERTY LINE

BLDG A TOP OF ROOF
126'-8"
38.65 m

BLDG A TOP OF
123'-0"
37.69 m

BLDG A LEVEL 6
113'-8"
34.65 m

BLDG A LEVEL 5
40'-0"
12.40 m

BLDG A LEVEL 4
93'-8"
28.55 m

BLDG A LEVEL 3
85'-8"
25.50 m

BLDG A LEVEL 2
73'-8"
22.45 m

AVERAGE GRADE
58'-9"
17.91 m

BLDG A LEVEL 1
56'-0"
17.07 m

PARKADE P1
45'-0"
13.72 m

COD E	DESCRIPTION
01a	Horizontal Metal Panel (White)
02	Horizontal Metal Panel (Charcoal)
03	Vertical Pollock Metal Siding (Black)
04a	Glossy Finish (White)
05a	CFS - White
05b	CFS - Gray
07	Vertical Metal Panel (WoodGrain)

GENERAL NOTES:

[illegible]

CONSULTANT:

WA
ARCHITECTS

1000 1001 - 1000 1000 George Street, London, W1D 7JF
Tel: 020 7 111 1111 Fax: 020 7 111 1111
www.1000.co.uk e-mail: info@1000.co.uk

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

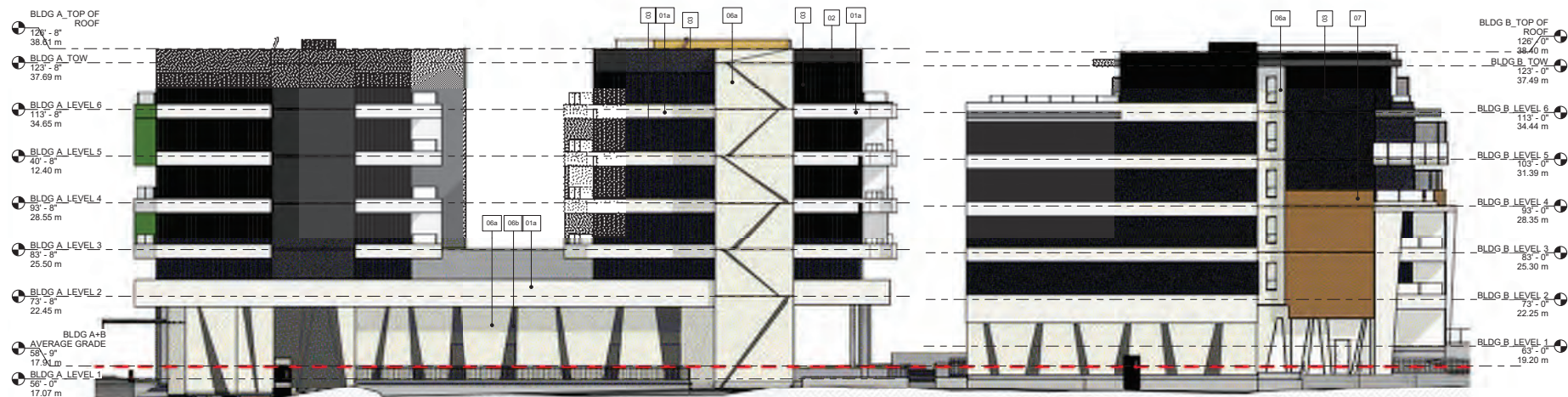
PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:
**BUILDING A EAST &
WEST ELEVATIONS**

PROJECT NO:	23002	DRAWN BY:	WZ
SCALE:	As indicated	REVIEW BY:	KG

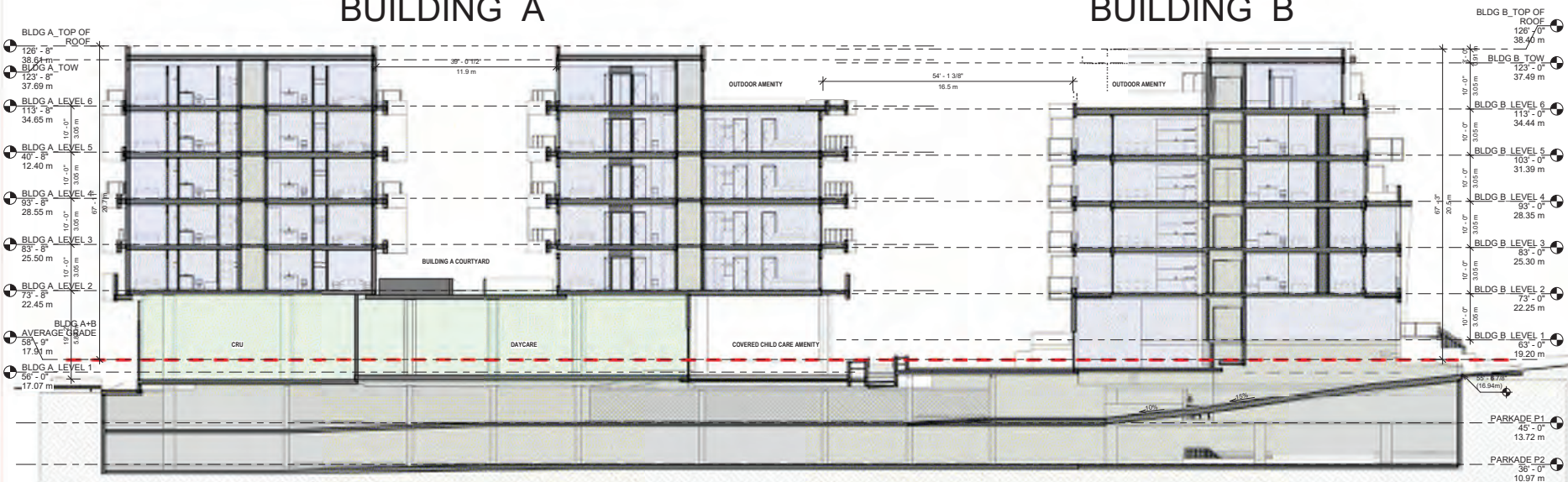
DWG NO:

A028



② 300 BLDG A West Elevation
3/32" = 1'-0"

BUILDING B



① BUILDING SECTION
3/32" = 1'-0"

OWNER/CLIENT:

GENERAL NOTES:

[illegible]

SEAL:

CONSULTANT:

WA ARCHITECTS

1999-2001 : 000 000, George West University, 000 000
 2001-2002 : 000 000, George West University, 000 000
 2002-2003 : 000 000, George West University, 000 000

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:

BUILDING SECTION

PROJECT NO:	23002	DRAWN BY:	WZ
SCALE:	3/32" = 1'-0"	REVIEW BY:	KG

DWG NO: **A029**



ST JOHNS STREET LOOKING SOUTHEAST

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OWNER/CLIENT:

GENERAL NOTES:

[illegible]

SEAL:

CONSULTANT:

WA
ARCHITECTS[illegible]

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:
**PERSPECTIVE
RENDERING**

PROJECT NO:	23002	DRAWN BY:	WZ
SCALE:		REVIEW BY:	KG
DWG NO:			A030

DWG NO: **A030**



BULLER & ST ANDREWS LOOKING SOUTHWEST

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OWNER/CLIENT:

GENERAL NOTES:

[illegible]

SEAL:

CONSULTANT:

**WA
ARCHITECTS**

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100-100 • 100 W. George Street, Montreal, 100-100
100-100 • 100 W. George Street, Montreal, 100-100

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:
**PERSPECTIVE
RENDERING**

PROJECT NO:	23002	DRAWN BY:	WZ
SCALE:		REVIEW BY:	KG

DWG NO: **A031**

DWG NO: **A031**

DWG NO: **A031**

DWG NO: **A031**



ST GEORGES & BULLER LOOKING NORTHWEST

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OWNER/CLIENT:

GENERAL NOTES:

[illegible]

SEAL:

CONSULTANT:

**WA
ARCHITECTS**

144 104 = 144 W. George West National, 144 SW
W. 144 = 144 Jackson Road Station, 144 SW
104 144 144 = 144 office@west.com = 144 144

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:

PERSPECTIVE RENDERING

PROJECT 23002 DRAWN BY: WZ

NO: _____
SCALE: _____

REVIEW BY: KG

DWG NO: **A032**

100%



ST GEORGE STREET TOWNHOMES

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OWNER/CLIENT:

GENERAL NOTES:

[illegible]

SEAL:

CONSULTANT:

**WA
ARCHITECTS**

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100-100 • 100 W. George Street, Montreal, 100-100
100-100 • 100 W. George Street, Montreal, 100-100

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:
**PERSPECTIVE
RENDERING**

PROJECT NO: 23002 DRAWN BY: WZ

NO: 10002
SCALE: REVIEW BY: KG

DWG NO: **A033**

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OWNER/CLIENT:

GENERAL NOTES:

[illegible]

SEAL:

CONSULTANT:

**WA
ARCHITECTS**

100-100 • 100 W. George Street, Montreal, 100-100
100-100 • 100 W. George Street, Montreal, 100-100
100-100 • 100 W. George Street, Montreal, 100-100

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:
**PERSPECTIVE
RENDERING**

PROJECT NO:	23002	DRAWN BY:	WZ
SCALE:		REVIEW BY:	KG

DWG NO:

A034



ST ANDREWS STREET LOOKING WEST



ST GEORGES STREET LOOKING NORTHEAST

CONTRACTOR RECEIVED ALL PARTS OF THIS DRAWING AND THE EXCLUSIVE PROPERTY OF THE ENGINEER LTD AND SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THIS IS RETURNED BY THE CONTRACTOR BEFORE COMMENCING WORK.

OWNER/CLIENT:

GENERAL NOTES:

[illegible]

SEAL:

CONSULTANT:

**WA
ARCHITECTS**

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DOI: 10.1177/0886260508315511
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PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:
**PERSPECTIVE
RENDERING**

PROJECT NO:	23002	DRAWN BY:	WZ
SCALE:		REVIEW BY:	KG

DWG NO: A035

DWG NO: **A035**DWG NO: **A035**DWG NO: **A035**



COURTYARD & ROOFTOP AMENITY SPACES

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OWNER/CLIENT:

GENERAL NOTES:

[illegible]

SEAL:

CONSULTANT:

WA
ARCHITECTS

604 604 - 604 W. George Street Montreal, Q3B 5N
W4 404 - 117 Avenue King West Toronto, M5H 3C
604 604 604 - 1 office@w-w.ca - www.w-w.ca

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
ST JOHN'S STREET, PORT MOODY

DRAWING TITLE:
**PERSPECTIVE
RENDERING**

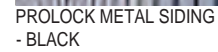
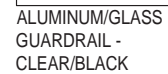
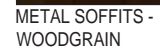
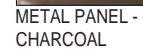
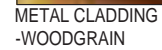
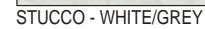
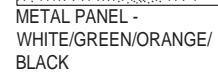
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SCALE:			

REVIEW BY: KG
DWG NO: A036

DWG NO: **A036**

DWG NO: **A036**

DWG NO: **A036**

LWA
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DWG NO: A013