

Rock Ridge

Issue - Rezoning Clarification

Tuesday, October 22, 2019

Civic Address:
44, 48, 52, 56, 60 Seaview Drive, Port Moody, BC

Development Permit Number: N/A

Building Permit Number: N/A

Note: Drawings only to scale when printed on 24x36 sheets



CONTACT LIST

Client	Allaire Properties Inc. 245 – 9600 Cameron Street Burnaby BC V3J 7N3	Marc Allaire Ryan Allaire	604.422.8798 604.422.8718	mallaire@allairegrp.com rallaire@allairegrp.com
Architectural	Integra Architecture Inc. 2330-400 Granville Street Vancouver BC V6C 1S4	Duane Siegrist Steve Watt	604.688.4220	duanesiegrist@integra-arch.com stevew@integra-arch.com
Civil	Vector Engineering Ltd. 3375 Norland Avenue Burnaby BC V5B 3A9	Vic Sagorski	604.298.2333	vic@vectoreng.ca
Landscape	Prospect & Refuge Landscape 102-1661 W 2 nd Ave Vancouver BC V6J 1H3	Alyssa Senczyszyn	604.669.1003	alyssa@prospectrefuge.ca
Authority	City of Port Moody 100 Newport Drive Port Moody BC V3H 5C3			

Architectural Drawing Issues

2018-04-13 Issue 1 - Preliminary Inquiry

Architectural Drawing Index

A-0.000 Cover			
A-0.000	Cover Sheet		
A-0.010	Data Sheet		
A-0.210	Context		
A-0.220	Context		
A-0.230	Site Context Photos		
A-0.240	Zoning		
A-0.310	Existing Conditions	1/16" =	1'-0"
A-0.320	Existing Conditions	1/16" =	1'-0"
A-0.401	Perspective Renders	1:1.65	
A-0.402	Perspective Renders	1:1.65	
A-0.403	Perspective Renders	1:1.65	
A-1.000 Site			
A-1.000	Survey	3/32" =	1'-0"
A-1.100	Site Plan	3/32" =	1'-0"
A-2.000 Plans			
A-2.110	Level 1 Floor Plan (West)	1/8" =	1'-0"
A-2.120	Level 2 Floor Plan (West)	1/8" =	1'-0"
A-2.130	Level 3 Floor Plan (West)	1/8" =	1'-0"
A-2.210	Level 1 Floor Plan (East)	1/8" =	1'-0"
A-2.220	Level 2 Floor Plan (East)	1/8" =	1'-0"
A-2.230	Level 3 Floor Plan (East)	1/8" =	1'-0"
A-3.000 Enlarged Plans			
A-3.110	Unit A1	1/4" =	1'-0"
A-3.120	Unit A2	1/4" =	1'-0"
A-3.211	Unit B1a	1/4" =	1'-0"
A-3.212	Unit B1b	1/4" =	1'-0"
A-3.213	Unit B1c	1/4" =	1'-0"
A-3.214	Unit B1d	1/4" =	1'-0"
A-3.221	Unit B2a	1/4" =	1'-0"
A-3.222	Unit B2b	1/4" =	1'-0"
A-4.000 Elevations			
A-4.100	Building 1 Elevations	1/8" =	1'-0"
A-4.200	Building 2 Elevations	1/8" =	1'-0"
A-4.300	Building 3 Elevations	1/8" =	1'-0"
A-4.400	Building 4 Elevations	1/8" =	1'-0"
A-4.500	Material Board		



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

(PROJECT TEAM)
ALLAIRE

(ARCHITECT SEAL)

(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

Cover Sheet

(PROJECT)

18443

(SCALE)

Tuesday, October 22, 2019 (DATE)

Rezoning Clarification (ISSUE)

(DRAWING)

A-0.000



Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



TH Unit B1a (4 Bed) 4 Bed + 3.5 Bath Seaview End Unit	L1	663.42	2049.20	426.04		481.23	1567.97	1	1567.97	145.67	3.6%
	L2	692.89			26.87						
	L3	692.89			28.32						
TH Unit B1b (3 Bed) 3 Bed + 2.5 Bath + Den Seaview End Unit	L1	663.42	2049.20	492.74		547.93	1501.27	1	1501.27	139.47	3.6%
	L2	692.89			26.87						
	L3	692.89			28.32						
TH Unit B1c (3 Bed) 3 Bed + 2.5 Bath + Den Seaview End Unit	L1	663.42	2049.20	492.74		547.93	1501.27	1	1501.27	139.47	3.6%
	L2	692.89			26.87						
	L3	692.89			28.32						
TH Unit B1d (4 Bed) 4 Bed + 3.5 Bath Seaview End Unit	L1	663.42	2049.20	426.04		481.23	1567.97	1	1567.97	145.67	3.6%
	L2	692.89			26.87						
	L3	692.89			28.32						
TH Unit B2a (3 Bed) 3 Bed + 2.5 Bath Laneway End Unit	L1	682.79	2048.37	586.80		586.80	1461.57	2	2923.14	271.57	7.1%
	L2	682.79									
	L3	682.79									
TH Unit B2b (3 Bed) 3 Bed + 2.5 Bath Laneway End Unit	L1	682.79	2048.37	586.80		586.80	1461.57	2	2923.14	271.57	7.1%
	L2	682.79									
	L3	682.79									
Total								28	37,396.81	3,474.2	100%

OFF-STREET PARKING

Townhouse Parking			
Residential Parking	1.5 Spaces Per Unit	42 Spaces Required	56 Spaces Provided
Visitor Parking	6 Spaces Required (As per City)	6 Spaces Required	6 Spaces Provided
Disabled Parking	1 Space For Every 100 Parking Spaces	0 Spaces Required	0 Spaces Provided
Max. Small Cars	0.25 of Provided Spaces	14 Spaces Max.	12 Spaces Provided

Parking Space Dimensions

	Required (Width x Length x Height)	Provided (Width x Length x Height)
Standard Space	2.6m (8.53 FT) x 5.6m (18.37 FT) x 2.1m (6.89 FT)	2.7m (8.54 FT) x 5.61m (18.42 FT) x <i>Varies</i>
Small Cars	2.5m (8.20 FT) x 5.1m (16.73 FT) x 2.1m (6.89 FT)	2.6m (8.25 FT) x 5.11m (16.75 FT) x <i>Varies</i>
Min. Distance to Continuous Wall	0.3m (0.98 FT) (1'-0")	0.3m (0.98 FT) (1'-0")
Min. Drive Aisle Width	6.1m (20.0 FT) (20'-0")	6.1m (20.0 FT) (20'-0")
Min. Maneuvering Aisle Width	6.7m (22.0 FT) (22'-0")	6.7m (22.0 FT) (22'-0")

BICYCLE STALLS

Townhouse Bicycle Spaces			
Bicycle Spaces Required	2.0 Bicycle Stalls Per Unit	56 Stalls Required	
Bicycle Spaces Provided	2.0 Bicycle Stalls Per Unit	56 Stalls Provided	

BUILDING HEIGHT

Note: Maximum Height refers to the vertical distance from the existing grade adjoining a building or structure to the mean point between the highest point of a roof and the highest U/S ceiling line.

		Existing Grades (m)				Average Existing Grade (m)	Height from Existing Grade (m)	Max. Height (m)
		NW	NE	SE	SW			
Proposed Height	BUILDING 1	110.59	109.68	109.55	110.51	110.08	12.50	122.58
	BUILDING 2	108.99	107.77	107.65	108.86	108.32	12.50	120.82
	BUILDING 3	110.55	109.81	112.80	113.41	111.65	10.50	122.15
	BUILDING 4	108.97	107.99	110.85	111.76	109.89	10.50	120.39
Proposed Height is dictated by the Highest Point of T.O. Roof Structure							Proposed Height (m)	
							BUILDING 1	122.00
							BUILDING 2	120.39
							BUILDING 3	121.82
							BUILDING 4	119.86

Notes:

Note 1: Unit areas are measured to the CL of Party Walls, Exterior of sheathing for Exterior Walls, Exterior of Exterior Concrete Walls, Exterior of Stud / Sheathing of Shaft Walls; Wall Furouts are not included (exterior walls with a width greater than 6")

Note 2: All Electrical Closets and Rooms are excluded from FSR

Note 3: The proposed FAR & GFA excludes Parking Areas, Open to Below Spaces, Patios and Balconies

TH Unit A1e (3 Bed)			L1	608.00	1882.76	561.29		578.03	1304.73	1	1304.73	121.21	3.6%
3 Bed + 2.5 Bath			L2	637.38			8.67						
Seaview Middle Unit			L3	637.38			8.07						
TH Unit A1f (3 Bed)			L1	608.25	1883.51	561.54		578.28	1305.23	1	1305.23	121.26	3.6%
3 Bed + 2.5 Bath			L2	637.63			8.67						
Seaview Middle Unit			L3	637.63			8.07						
TH Unit A2 (3 Bed)			L1	605.15	1815.45	556.23		576.27	1239.18	2	2478.36	230.25	7.1%
3 Bed + 2.5 Bath			L2	605.15			10.98						
Laneway Middle Unit			L3	605.15			9.06						
TH Unit A2a (3 Bed)			L1	604.58	1813.74	568.36		588.40	1225.34	2	2450.68	227.67	7.1%
3 Bed + 2.5 Bath			L2	604.58			10.98						
Laneway Middle Unit			L3	604.58			9.06						
TH Unit A2b (3 Bed)			L1	604.58	1813.74	568.36		588.40	1225.34	2	2450.68	227.67	7.1%
3 Bed + 2.5 Bath			L2	604.58			10.98						
Laneway Middle Unit			L3	604.58			9.06						
TH Unit A2c (3 Bed)			L1	604.58	1813.74	568.36		588.40	1225.34	1	1225.34	113.84	3.6%
3 Bed + 2.5 Bath			L2	604.58			10.98						
Laneway Middle Unit			L3	604.58			9.06						
TH Unit A2d (3 Bed)			L1	605.15	1815.45	568.93		588.97	1226.48	1	1226.48	113.94	3.6%
3 Bed + 2.5 Bath			L2	605.15			10.98						
Laneway Middle Unit			L3	605.15			9.06						
TH Unit A2e (3 Bed)			L1	605.15	1815.45	568.93		588.97	1226.48	1	1226.48	113.94	3.6%
3 Bed + 2.5 Bath			L2	605.15			10.98						
Laneway Middle Unit			L3	605.15			9.06						

[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Data Sheet

18443 [PROJECT]

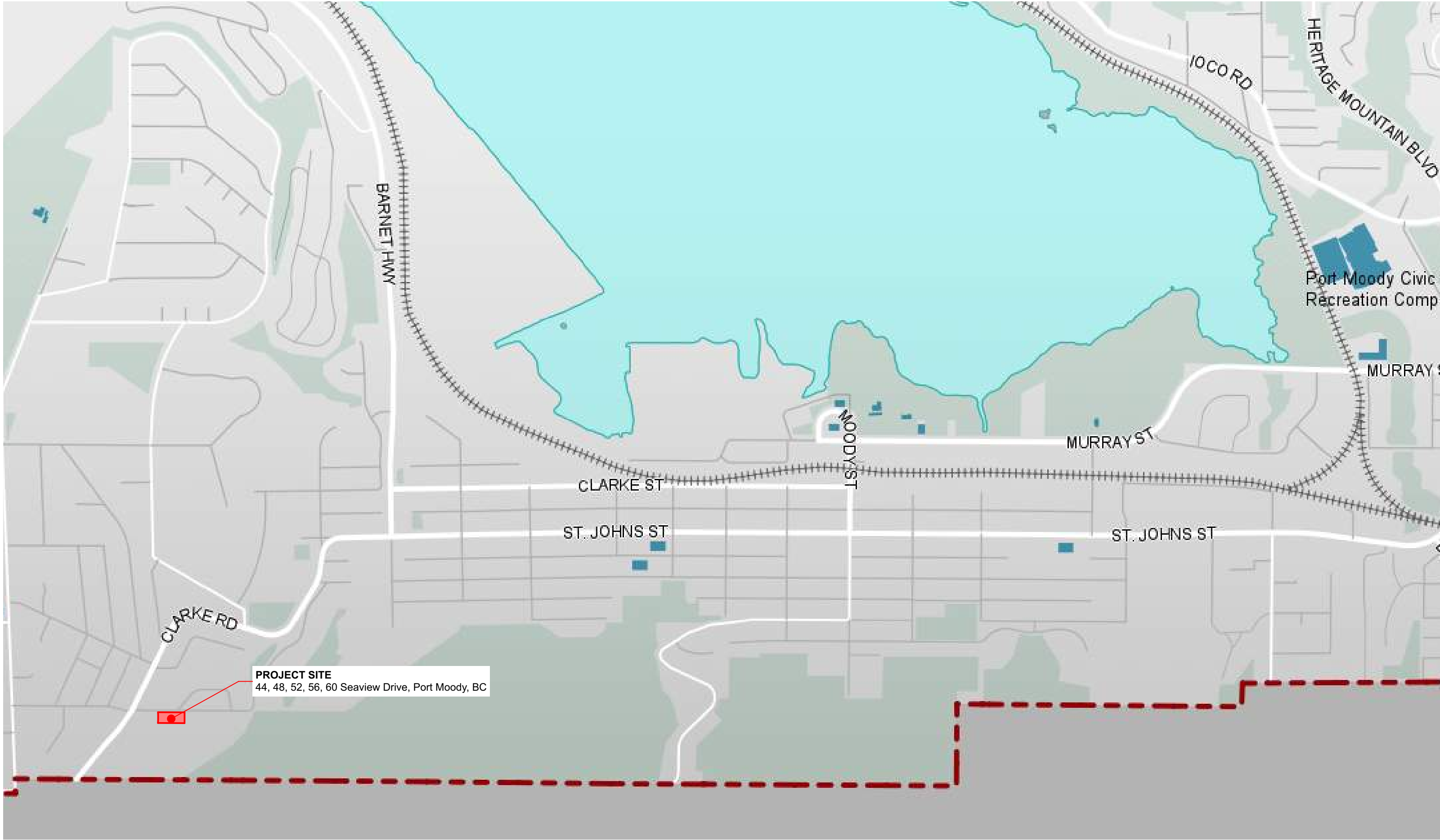
As Noted [SCALE]

Tuesday, October 22, 2019 [DATE]

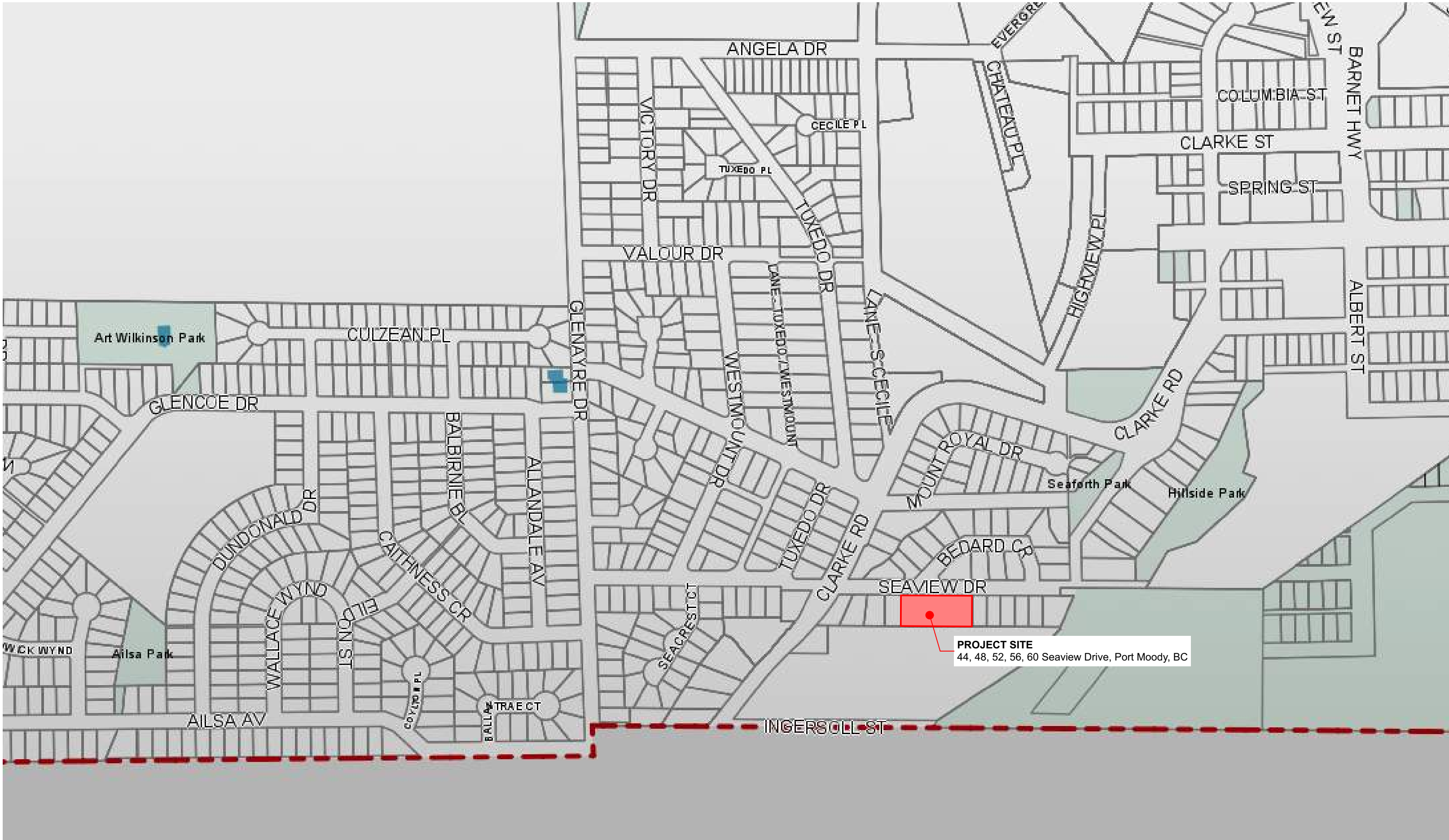
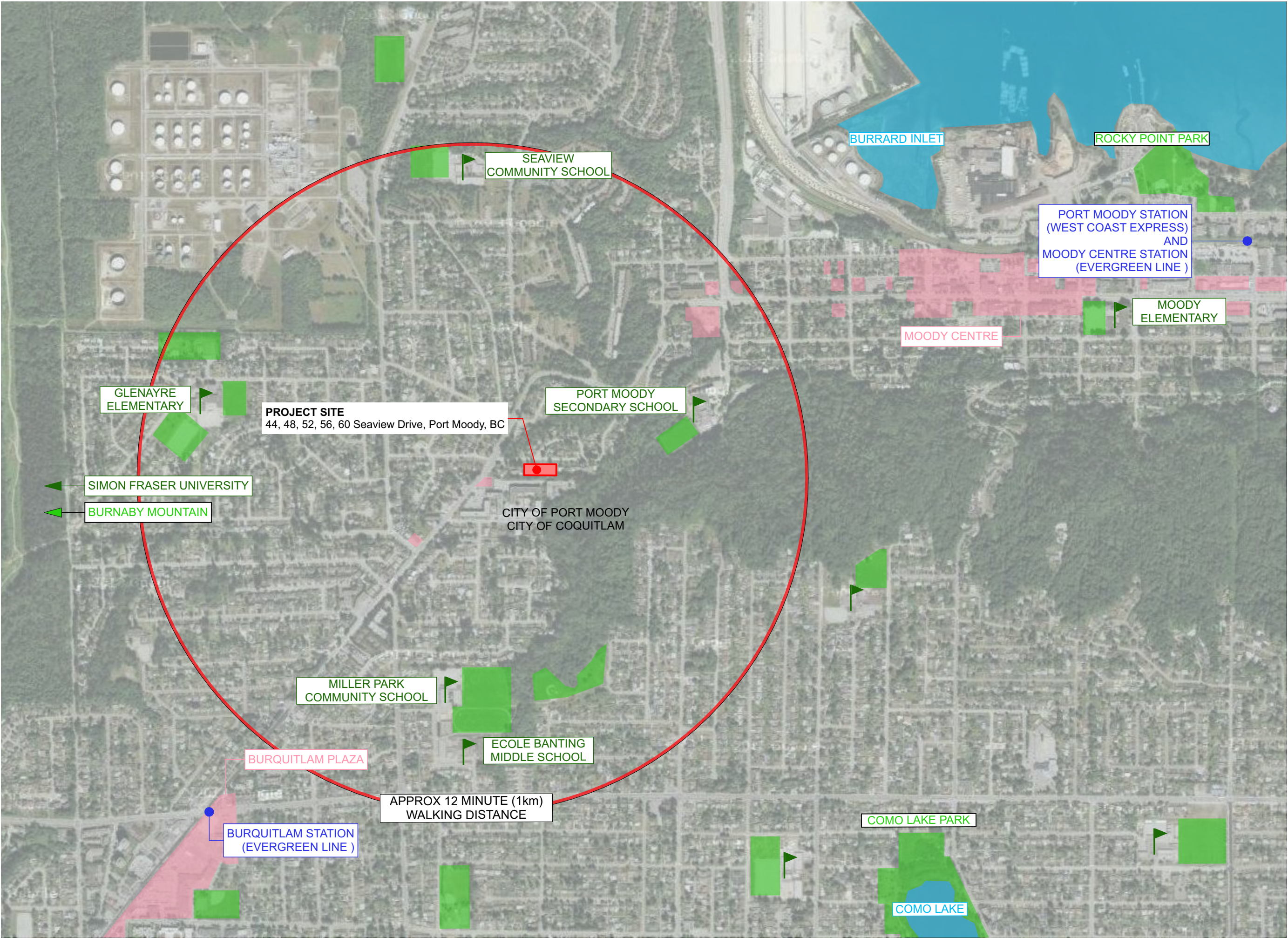
Rezoning Clarification [ISSUE]

[DRAWING]

A-0.010



1 Site Location
NOT TO SCALE



2 Site Location
NOT TO SCALE



MOODY CENTRE - CLARK ROAD



BURQUITLAM STATION



ROCKY POINT PARK



COMO LAKE PARK



Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Context

18443 [PROJECT]

As Noted [SCALE]

Tuesday, October 22, 2019 [DATE]

Rezoning Clarification [ISSUE]

[DRAWING]

A-0.210



1 South Aerial Perspective of Site
NOT TO SCALE



2 North-West Aerial Perspective of Site
NOT TO SCALE



3 North-East Aerial Perspective of Site
NOT TO SCALE



4 South-East Aerial Perspective of Site
NOT TO SCALE



5 East Aerial Perspective of Site
NOT TO SCALE



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

(PROJECT TEAM)
ALLAIRE

[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Context

18443 [PROJECT]

As Noted [SCALE]

Tuesday, October 22, 2019 [DATE]

Rezoning Clarification [ISSUE]

[DRAWING]

A-0.220



1 CONTEXT PHOTO



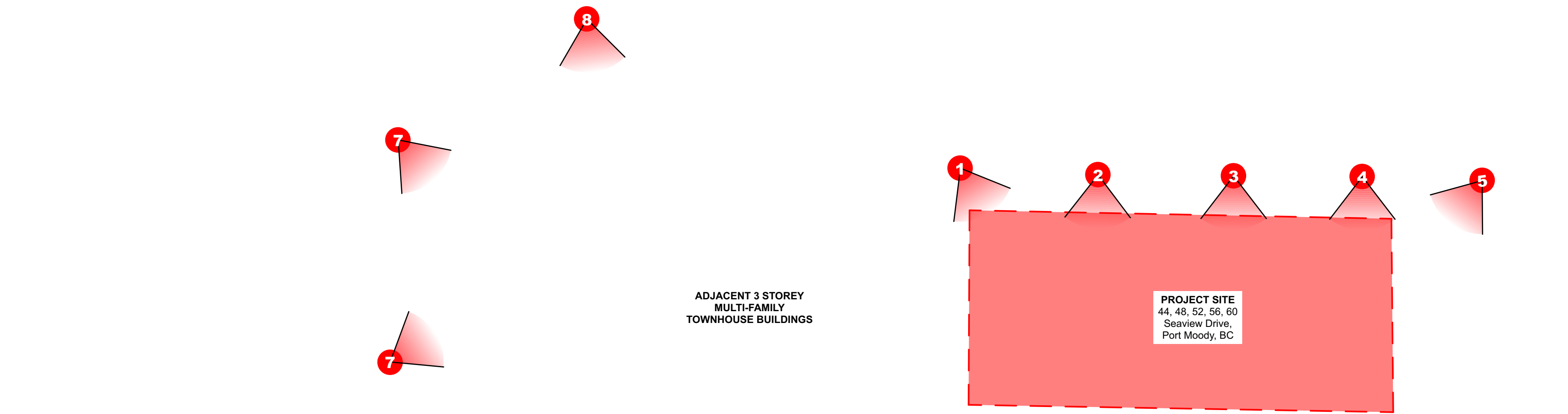
2 CONTEXT PHOTO



3 CONTEXT PHOTO



4 CONTEXT PHOTO



ADJACENT 3 STOREY MULTI-FAMILY TOWNHOUSE BUILDINGS

ADJACENT 1 STOREY COMMERCIAL BUILDING

ADJACENT 3 STOREY MULTI-FAMILY APARTMENT BUILDINGS

ADJACENT 3 STOREY MULTI-FAMILY APARTMENT BUILDINGS



5 CONTEXT PHOTO



7 CONTEXT PHOTO



6 CONTEXT PHOTO



8 CONTEXT PHOTO



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

**Site Context
Photos**

18443 [PROJECT]

As Noted [SCALE]

Tuesday, October 22, 2019 [DATE]

Rezoning Clarification [ISSUE]

[DRAWING]

A-0.230

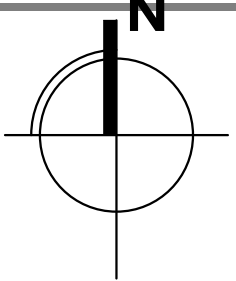


Integra

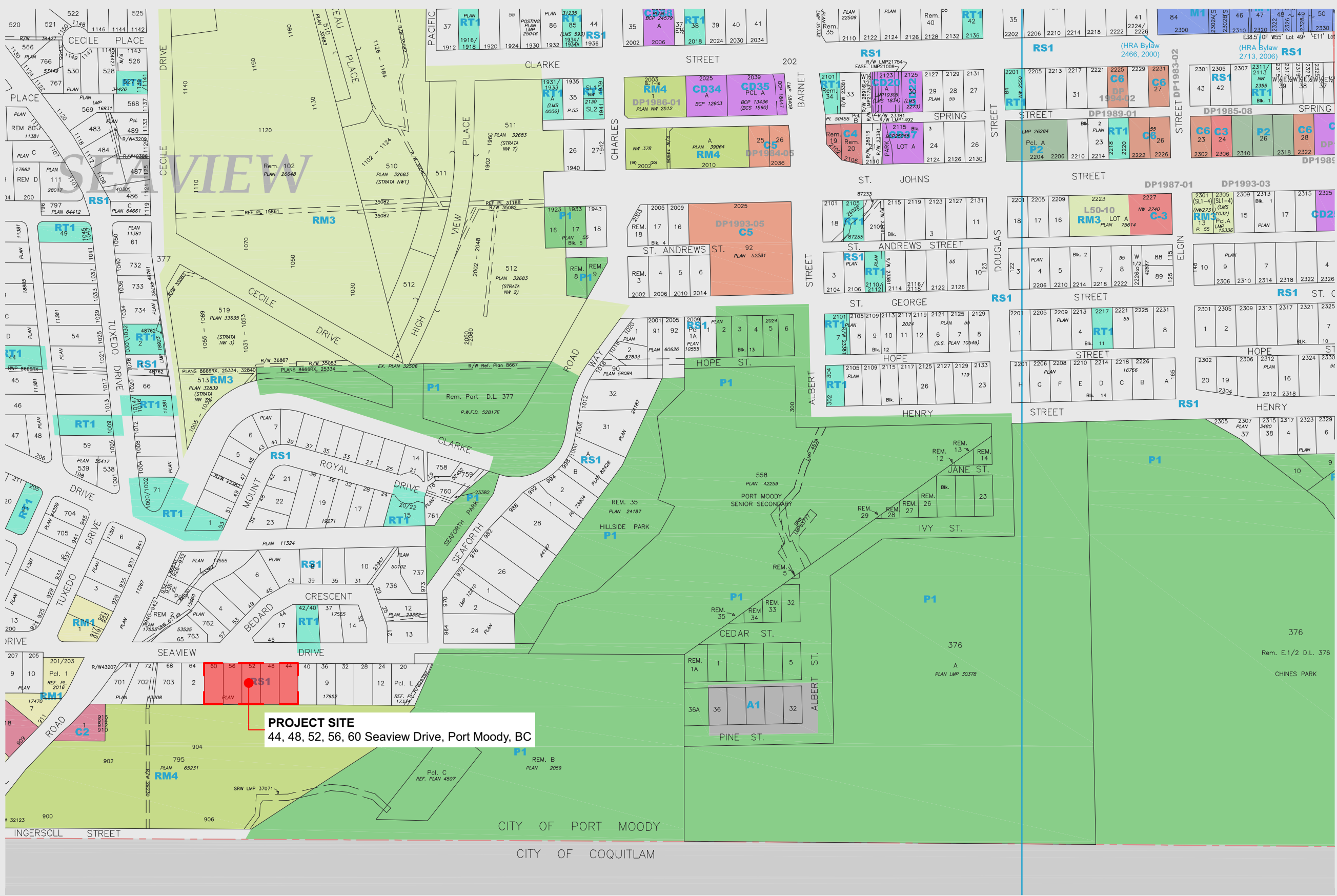
ARCHITECTURE INC.

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

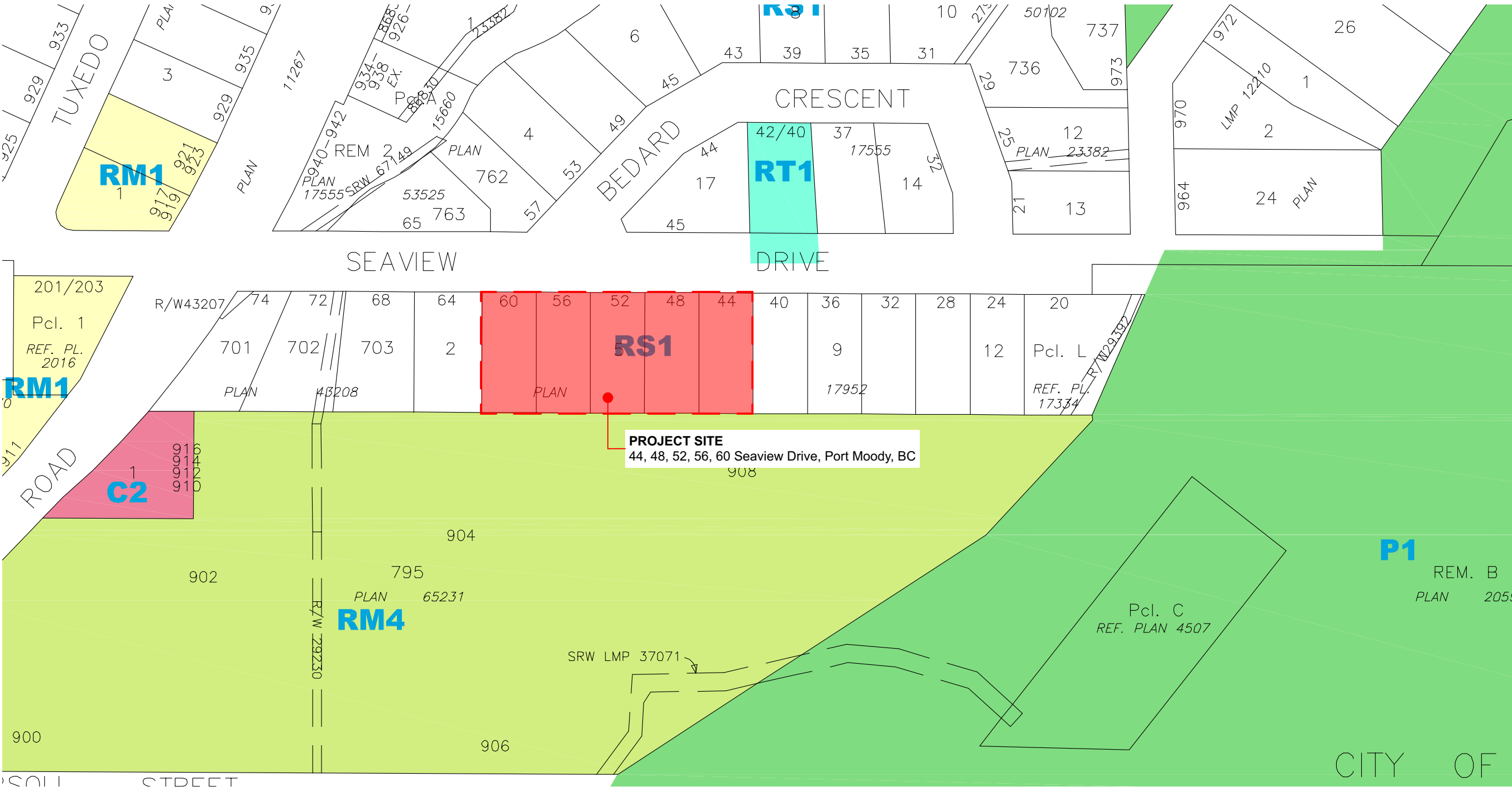
COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT
BE USED WITHOUT THE ARCHITECT'S CONSENT.



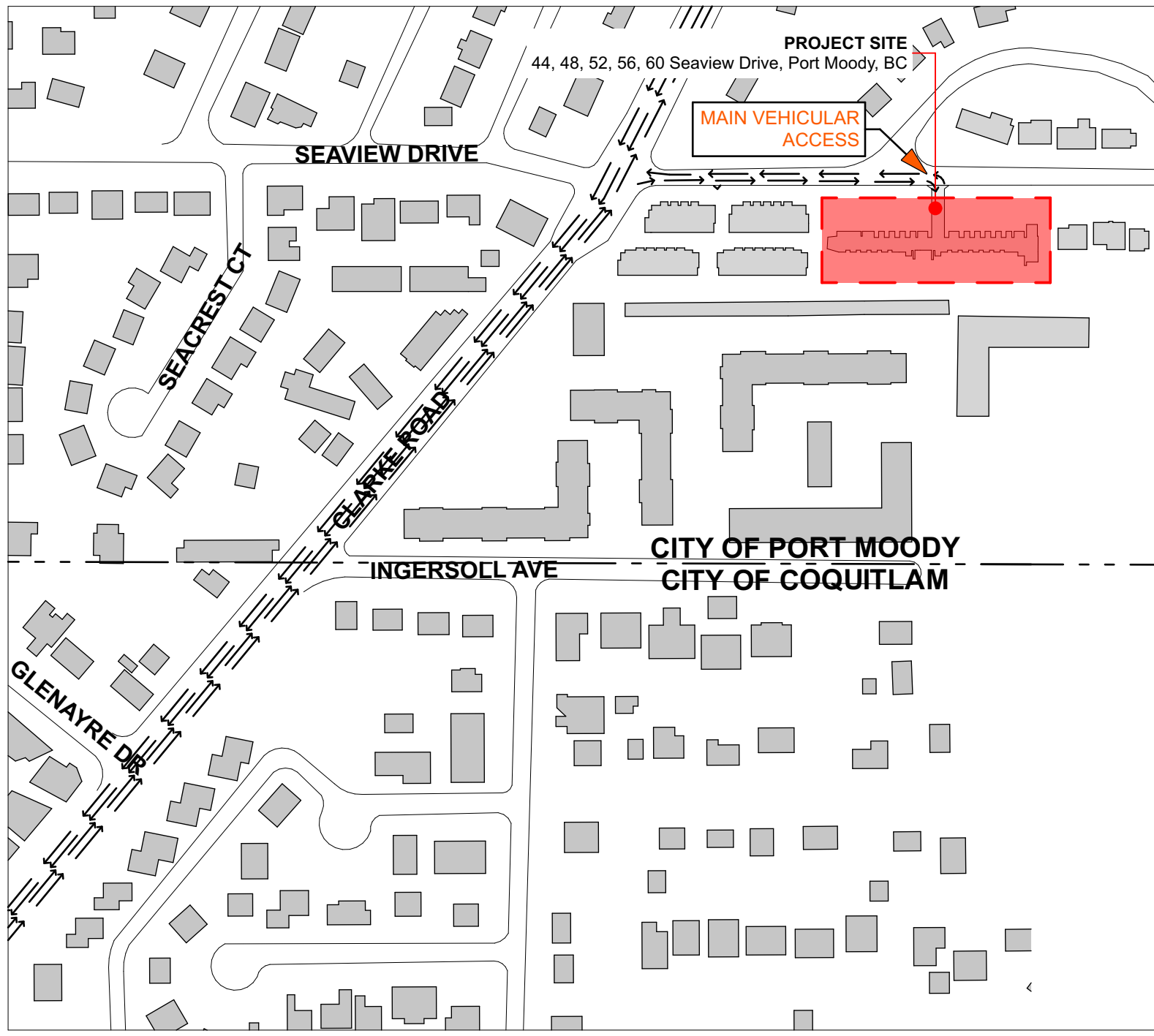
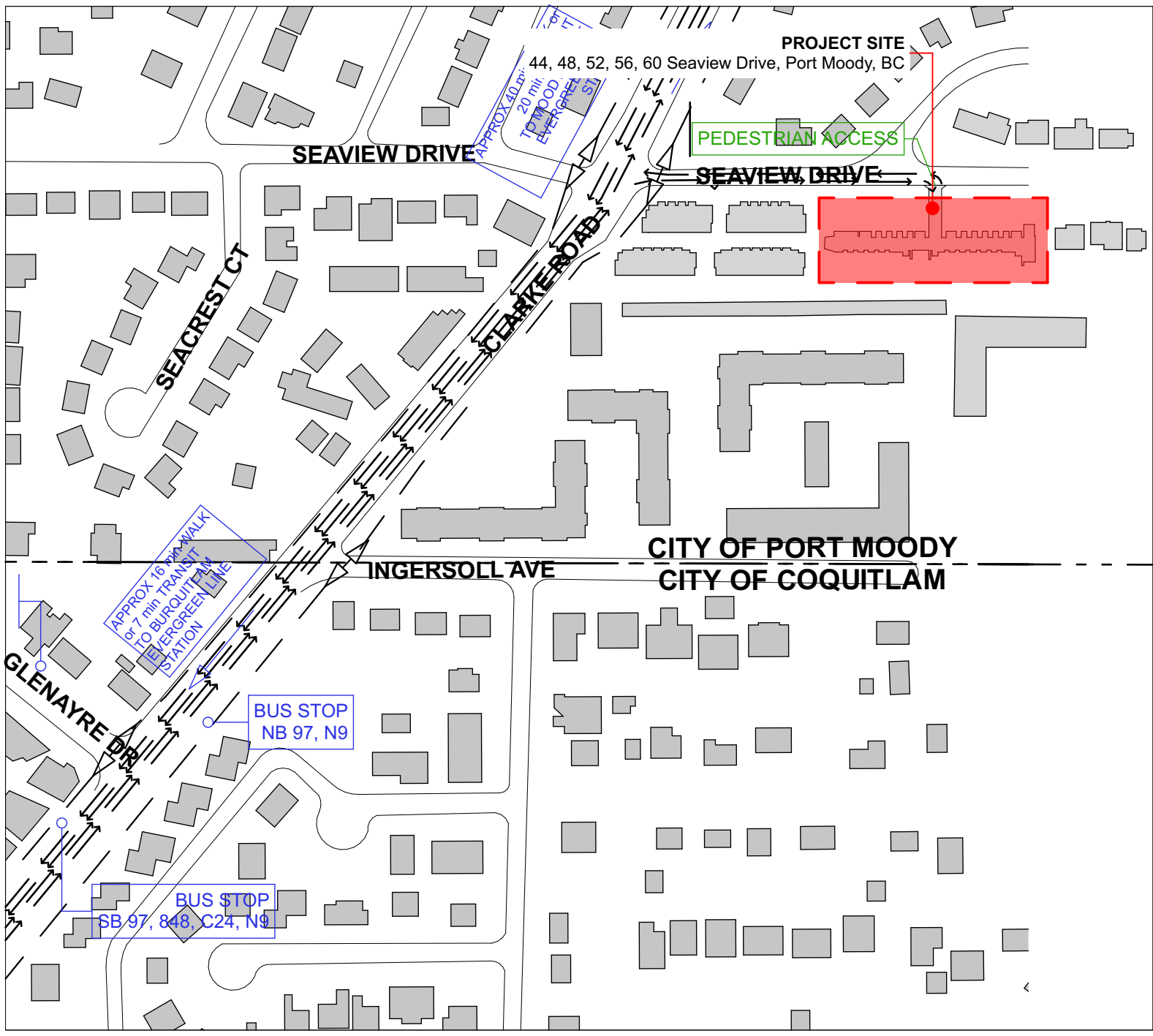
(PROJECT TEAM)
ALLAIRE



1 Port Moody Zoning Map
NOT TO SCALE



2 Port Moody Zoning Map
NOT TO SCALE



[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Zoning

[PROJECT]

18443

[SCALE]

As Noted

[DATE]

Tuesday, October 22, 2019

[ISSUE]

Rezoning Clarification

[DRAWING]

A-0.240



Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRA ARCHITECTURE INC. AND CANNOT
BE USED WITHOUT THE ARCHITECT'S CONSENT.

(PROJECT TEAM)
ALLAIRE

[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge
44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

**Existing
Conditions**

18443 [PROJECT]

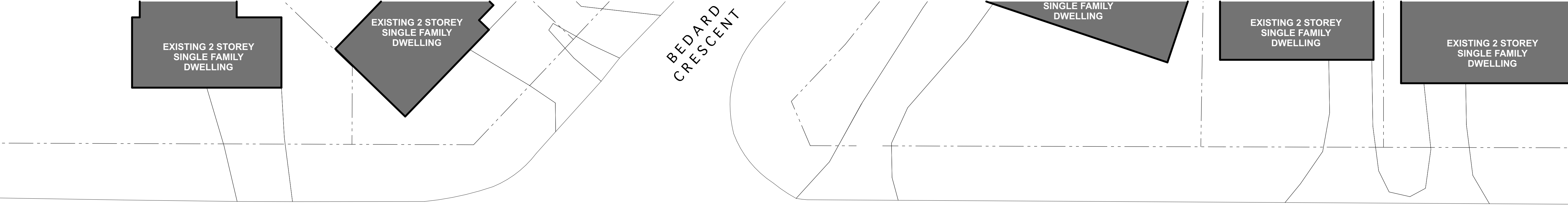
As Noted [SCALE]

Tuesday, October 22, 2019 [DATE]

Rezoning Clarification [ISSUE]

[DRAWING]

A-0.310



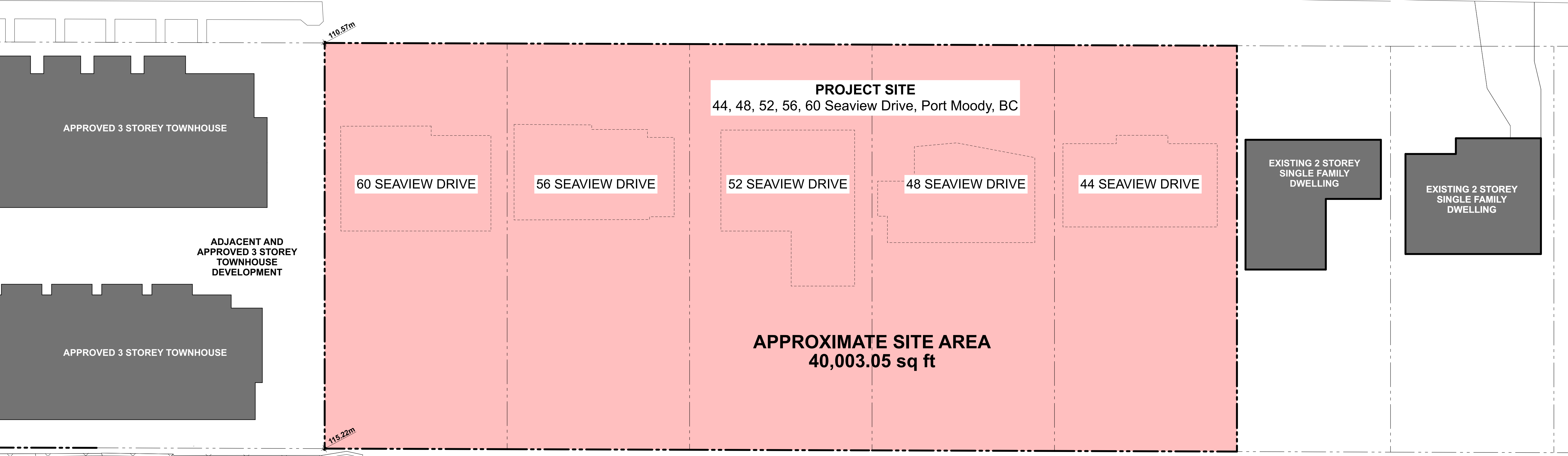
Integra

ARCHITECTURE INC.

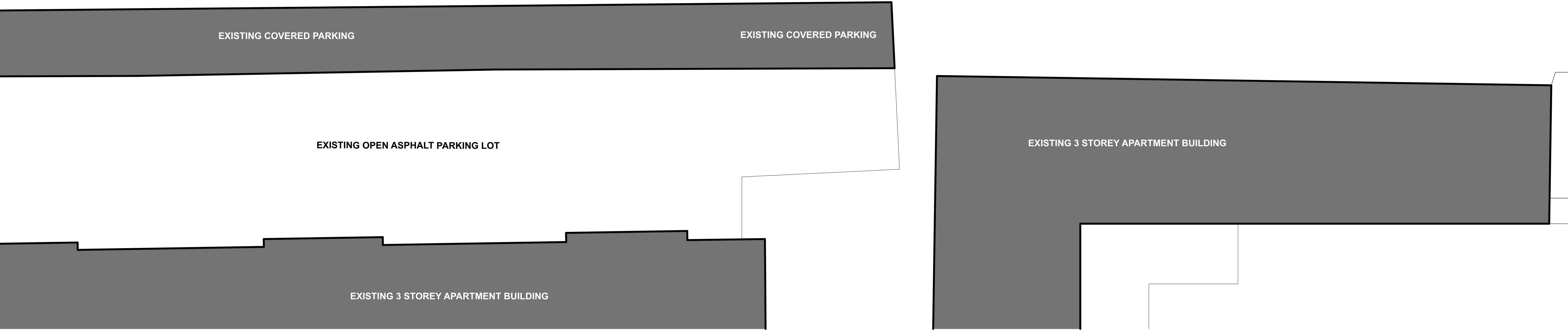
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRATION ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

SEAVIEW DRIVE



[ARCHITECT SEAL]



[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Existing Conditions

18443

As Noted

Tuesday, October 22, 2019

Rezoning Clarification

[DRAWING]

A-0.320



Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT
BE USED WITHOUT THE ARCHITECT'S CONSENT.

(PROJECT TEAM)
ALLAIRE

(ARCHITECT SEAL)

(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge
44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

**Perspective
Renders**

18443 (PROJECT)

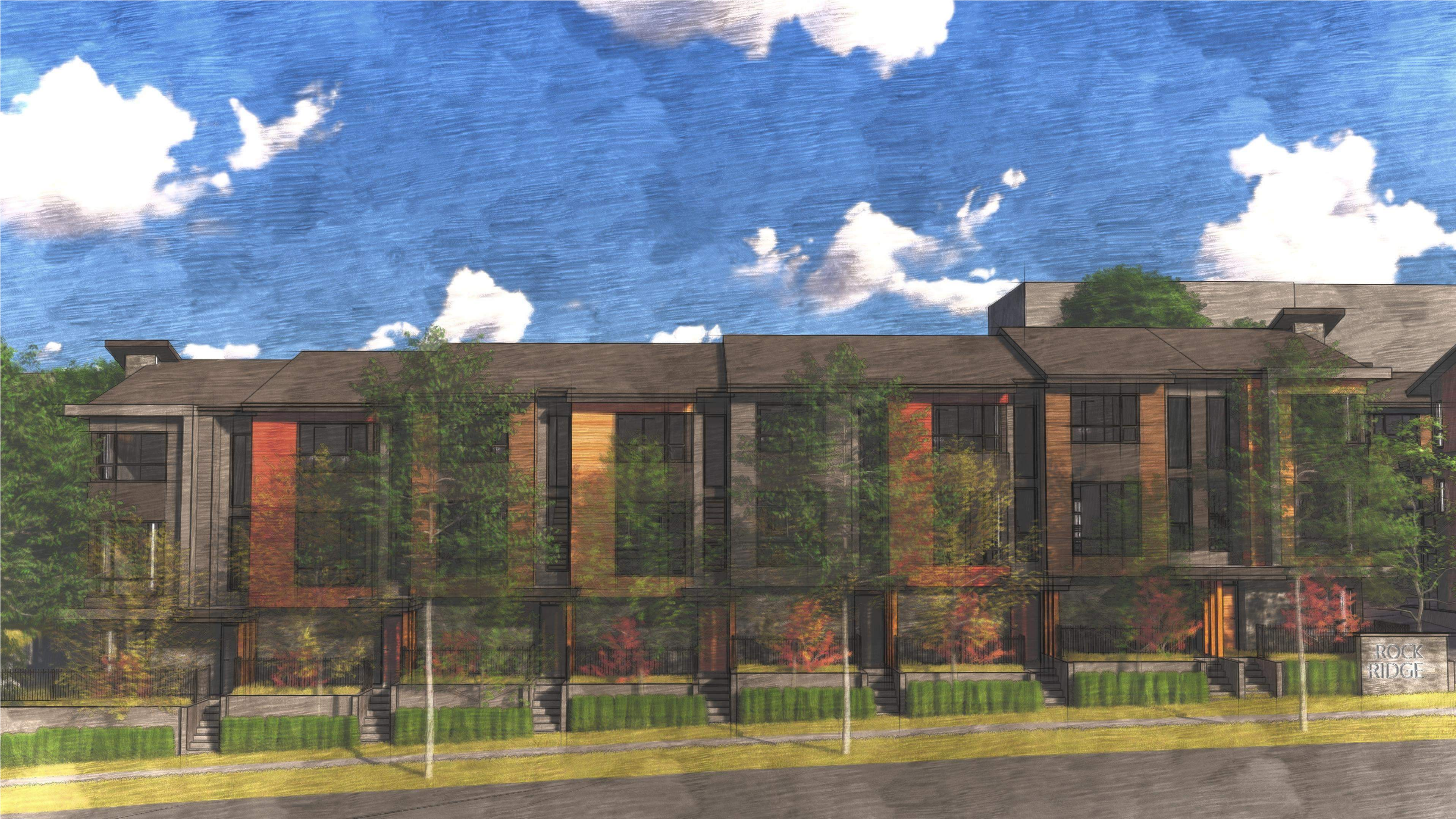
1:1.65 (SCALE)

Tuesday, October 22, 2019 (DATE)

Rezoning Clarification (ISSUE)

(DRAWING)

A-0.401



Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT
BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]
ALLAIRE

[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

**Perspective
Renders**

[PROJECT]

18443

[SCALE]

1:1.65

[DATE]

Tuesday, October 22, 2019

[ISSUE]

Rezoning Clarification

[DRAWING]

A-0.402



Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRAL ARCHITECTURE INC. AND CANNOT
BE USED WITHOUT THE ARCHITECT'S CONSENT.

(PROJECT TEAM)
ALLAIRE

(ARCHITECT SEAL)

(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

**Perspective
Renders**

(PROJECT)

18443

(SCALE)

1:1.65

(DATE)

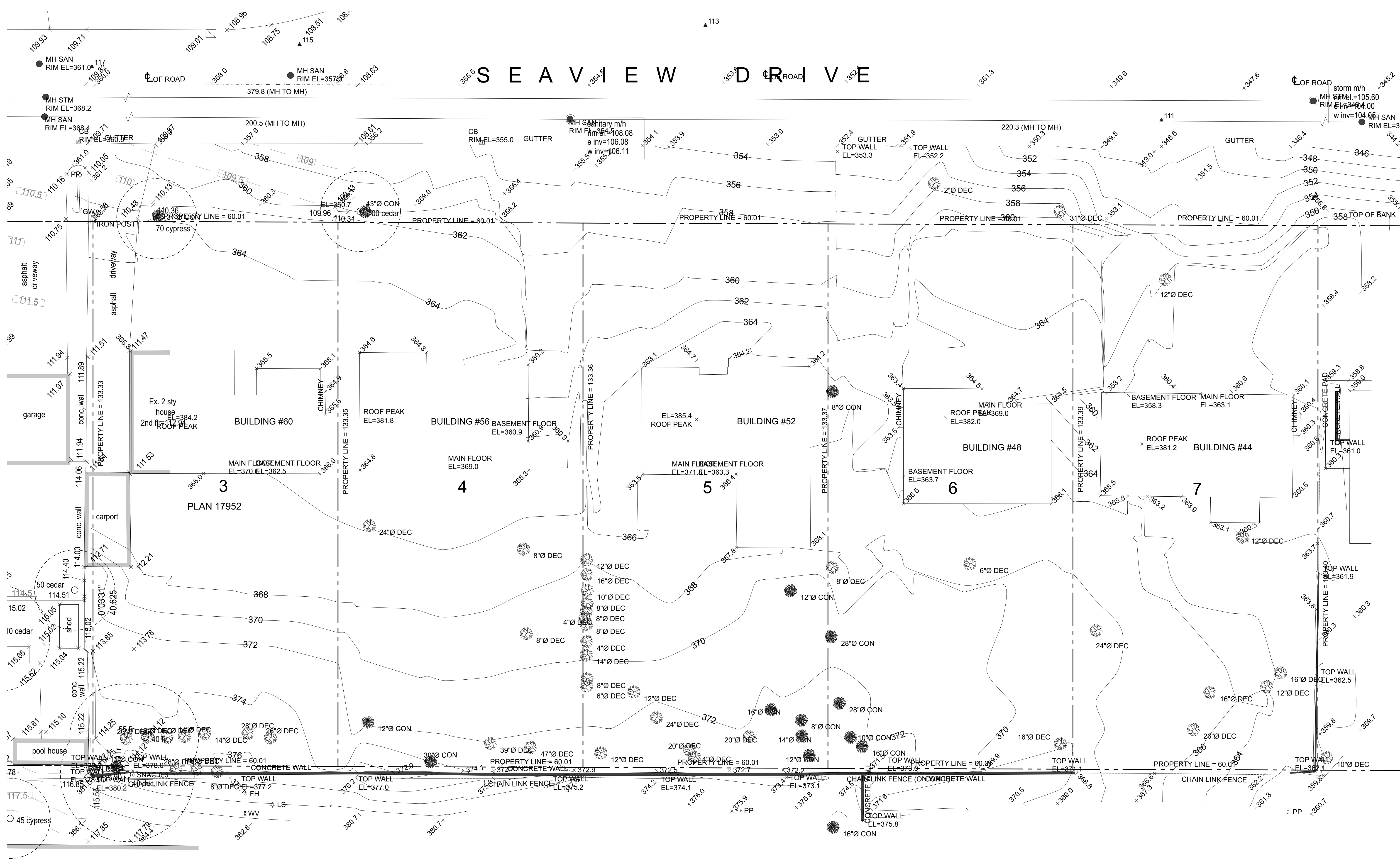
Tuesday, October 22, 2019

(ISSUE)

Rezoning Clarification

(DRAWING)

A-0.403



NOTE: THIS SURVEY HAS
BEEN MANIPULATED TO
ALLOW ALL INFORMATION
TO FIT ON ONE PAGE.

REFER TO LEGAL SURVEY
PROVIDED BY A
REGISTERED B.C.L.S. IF
REQUIRED



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRA ARCHITECTURE INC. AND CANNOT
BE USED WITHOUT THE ARCHITECT'S CONSENT.



[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Survey

18443 [PROJECT]

3/32" = 1'-0" [SCALE]

Tuesday, October 22, 2019 [DATE]

Rezoning Clarification [ISSUE]

[DRAWING]

A-1.000



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Site Plan

18443 [PROJECT]

3/32" = 1'-0" [SCALE]

Tuesday, October 22, 2019 [DATE]

Rezoning Clarification [ISSUE]

[DRAWING]

A-1.100



Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Level 1 Floor Plan (West)

18443 [PROJECT]

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

Tuesday, October 22, 2019 [DATE]

Rezoning Clarification [ISSUE]

[DRAWING]

A-2.110



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

**Level 2 Floor Plan
(West)**

[PROJECT]

18443

[SCALE]

1/8" = 1'-0"

[DATE]

Tuesday, October 22, 2019

[ISSUE]

Rezoning Clarification

[DRAWING]

A-2.120



COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRA ARCHITECTURE INC. AND CANNOT
BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT]

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

Level 3 Floor Plan (West)

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

Rezoning Clarification (ISSUE)

[DRAWING]

A-2.130



Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



(PROJECT TEAM)
ALLAIRE

[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Level 1 Floor Plan (East)

18443 [PROJECT]

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

Tuesday, October 22, 2019 [DATE]

Rezoning Clarification [ISSUE]

[DRAWING]

A-2.210



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
OF INTEGRA ARCHITECTURE INC. AND CANNOT
BE USED WITHOUT THE ARCHITECT'S CONSENT.



(PROJECT TEAM)
ALLAIRE

[ARCHITECT SEAL]

[CLIENT]

Allaire Group

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

**Level 2 Floor Plan
(East)**

18443 [PROJECT]

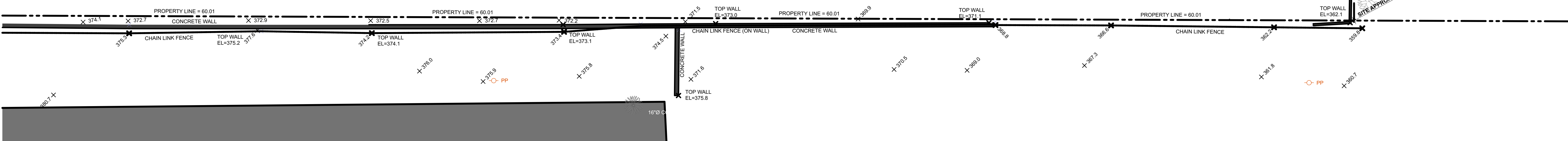
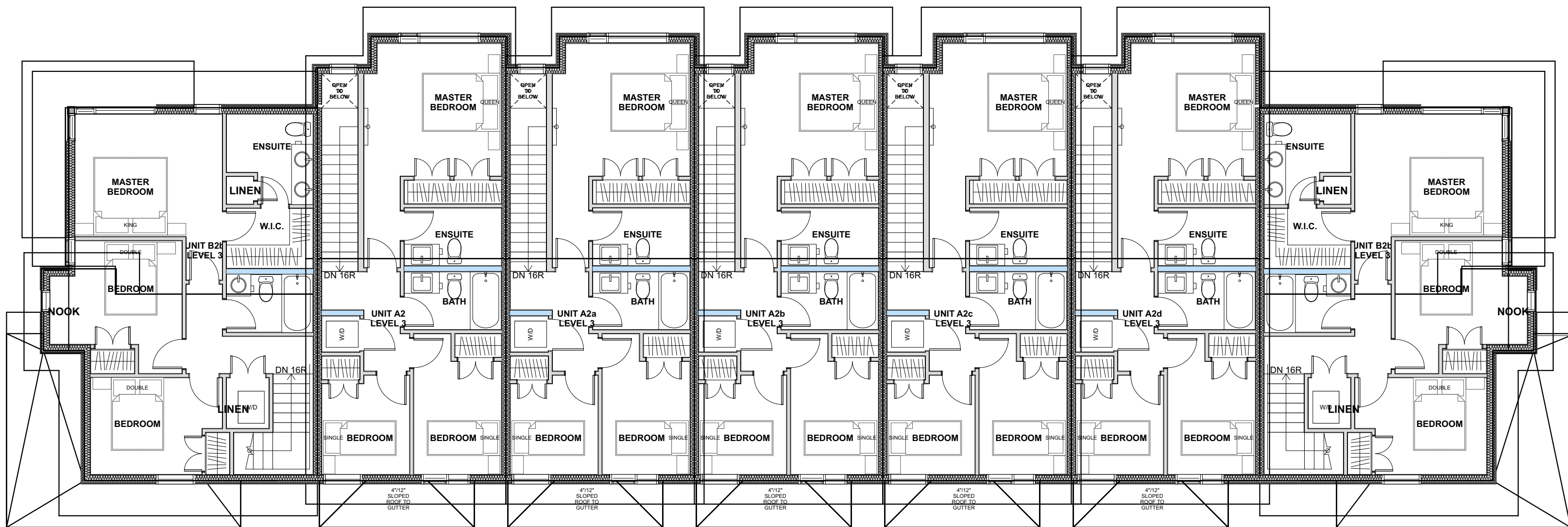
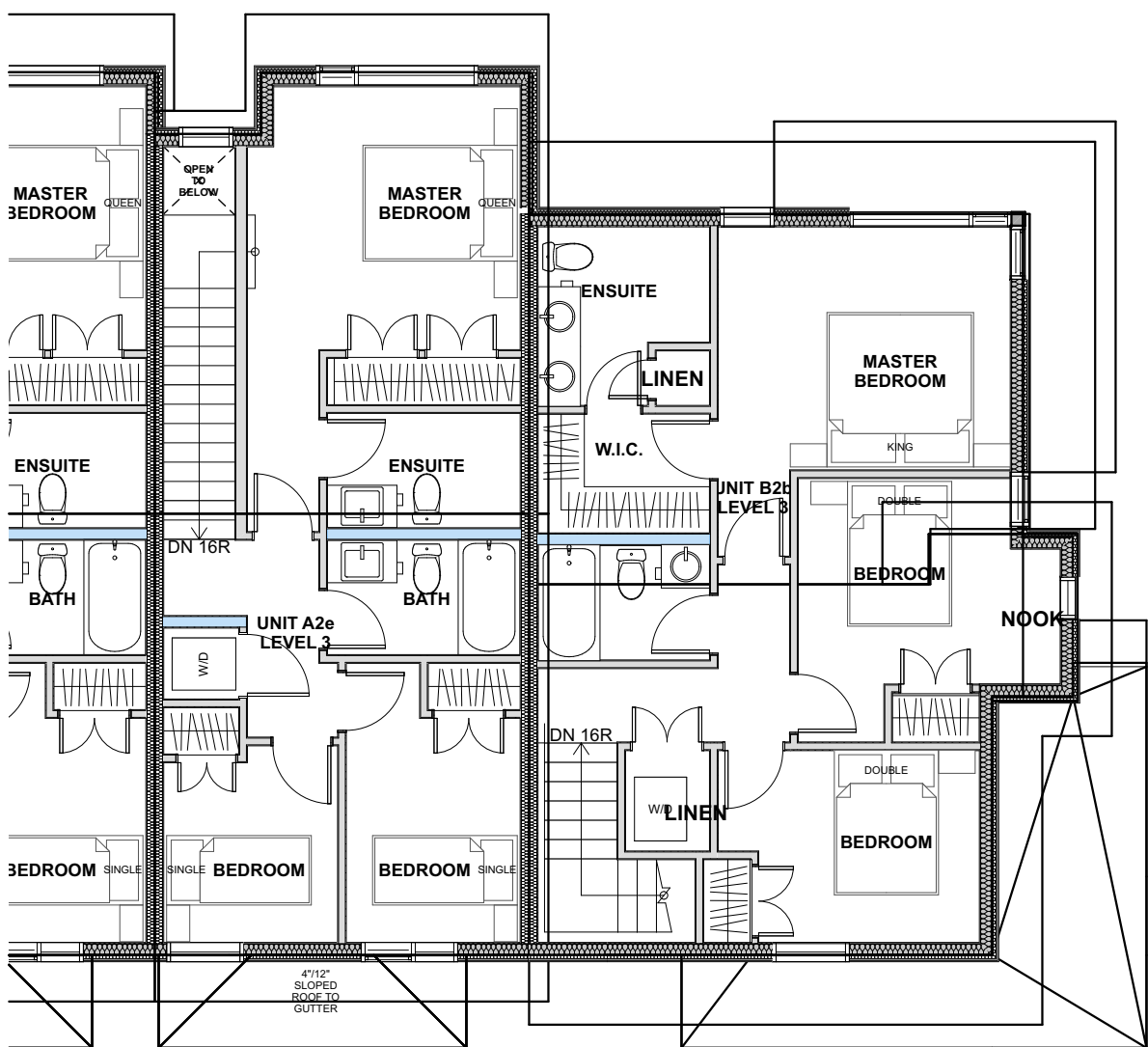
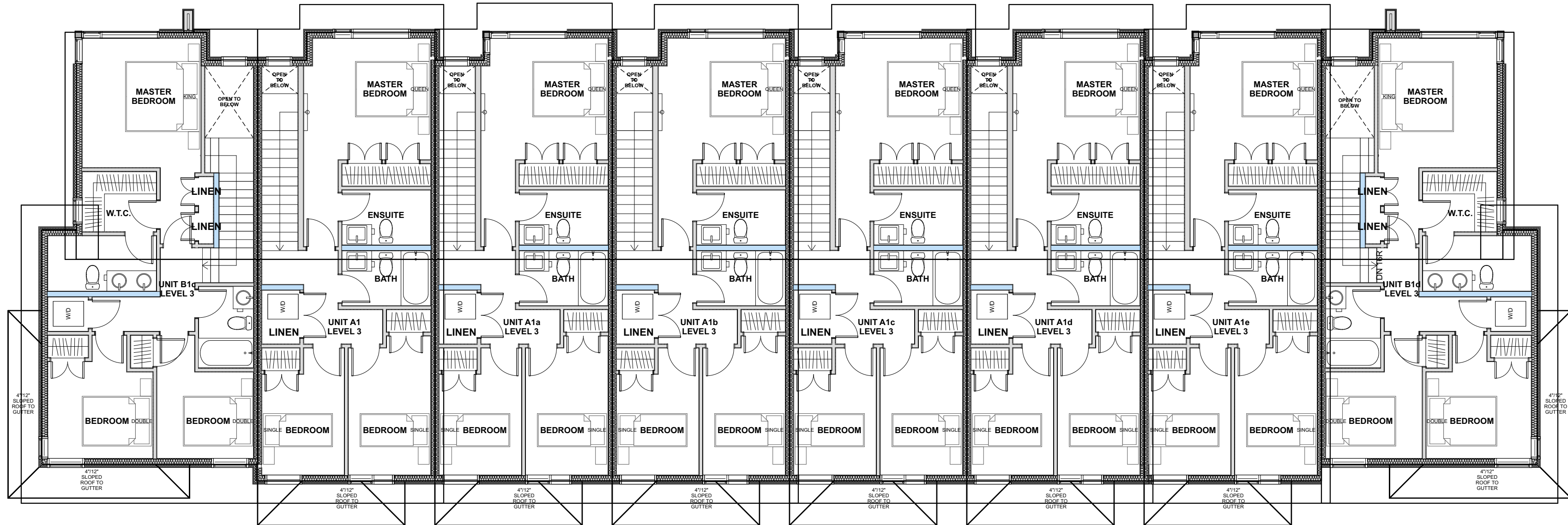
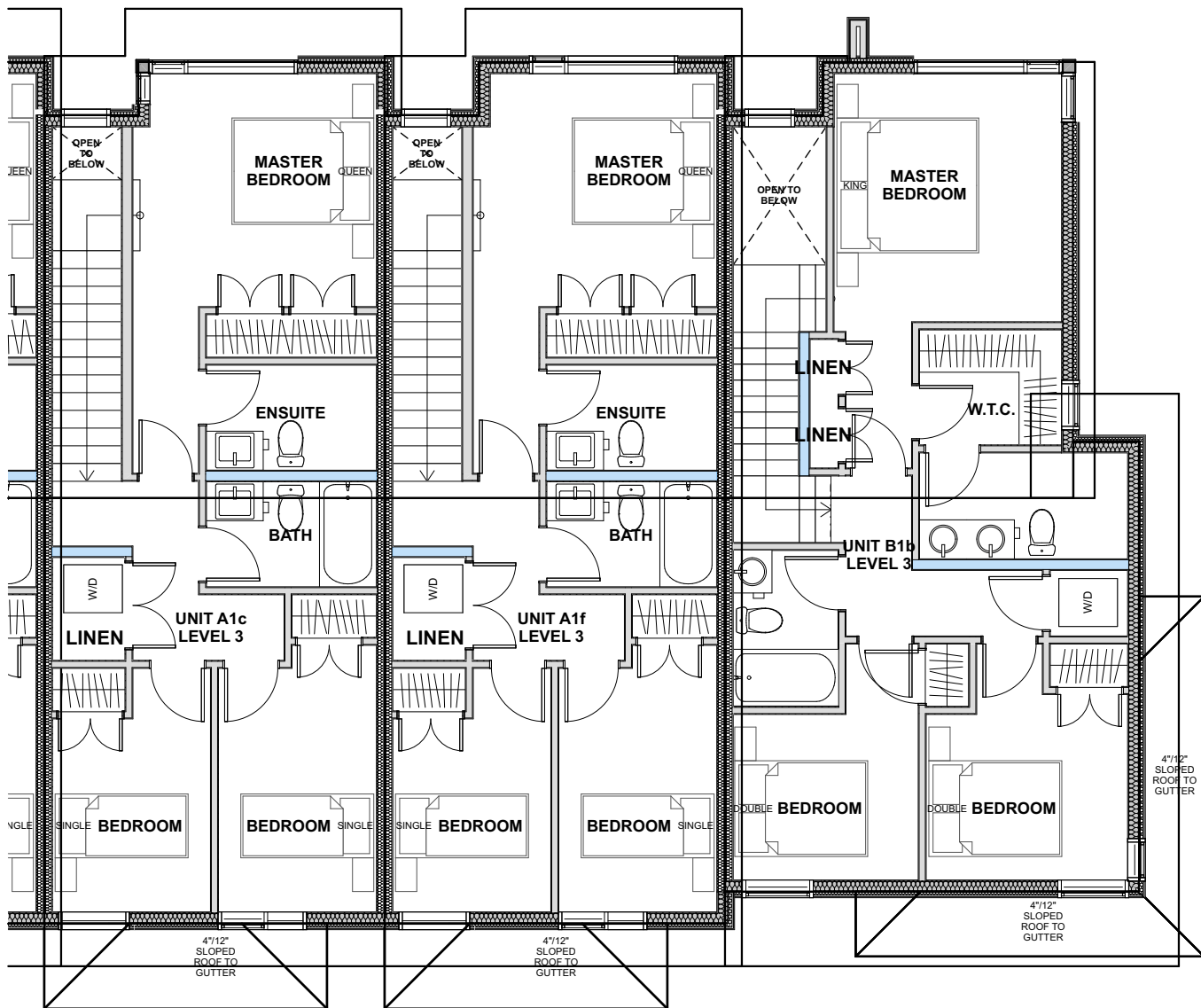
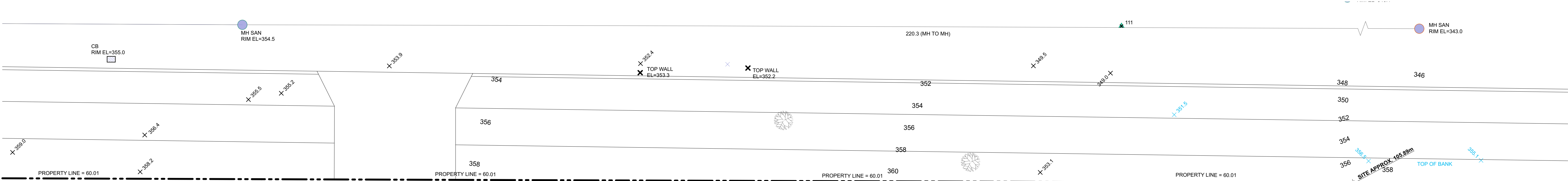
1/8" = 1'-0" [SCALE]

Tuesday, October 22, 2019 [DATE]

Rezoning Clarification [ISSUE]

[DRAWING]

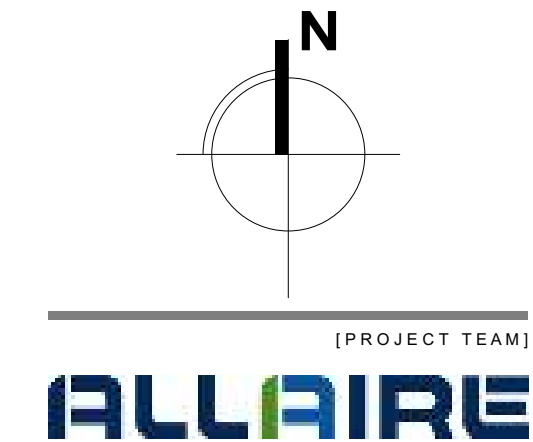
A-2.220



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

**Level 3 Floor Plan
(East)**

[PROJECT]

18443

1/8" = 1'-0"

Tuesday, October 22, 2019

Rezoning Clarification

[DRAWING]

A-2.230



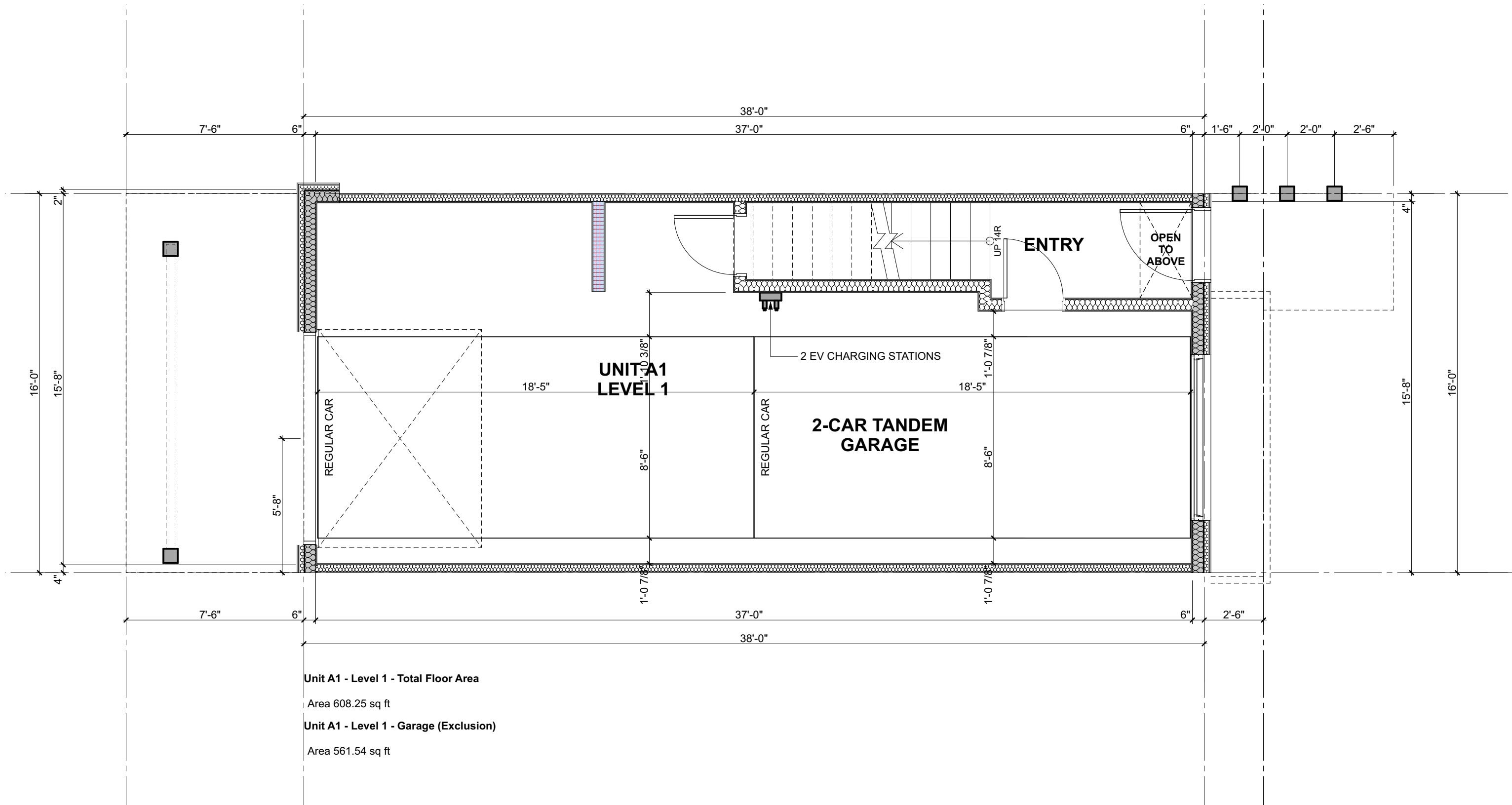
Integra

ARCHITECTURE INC.

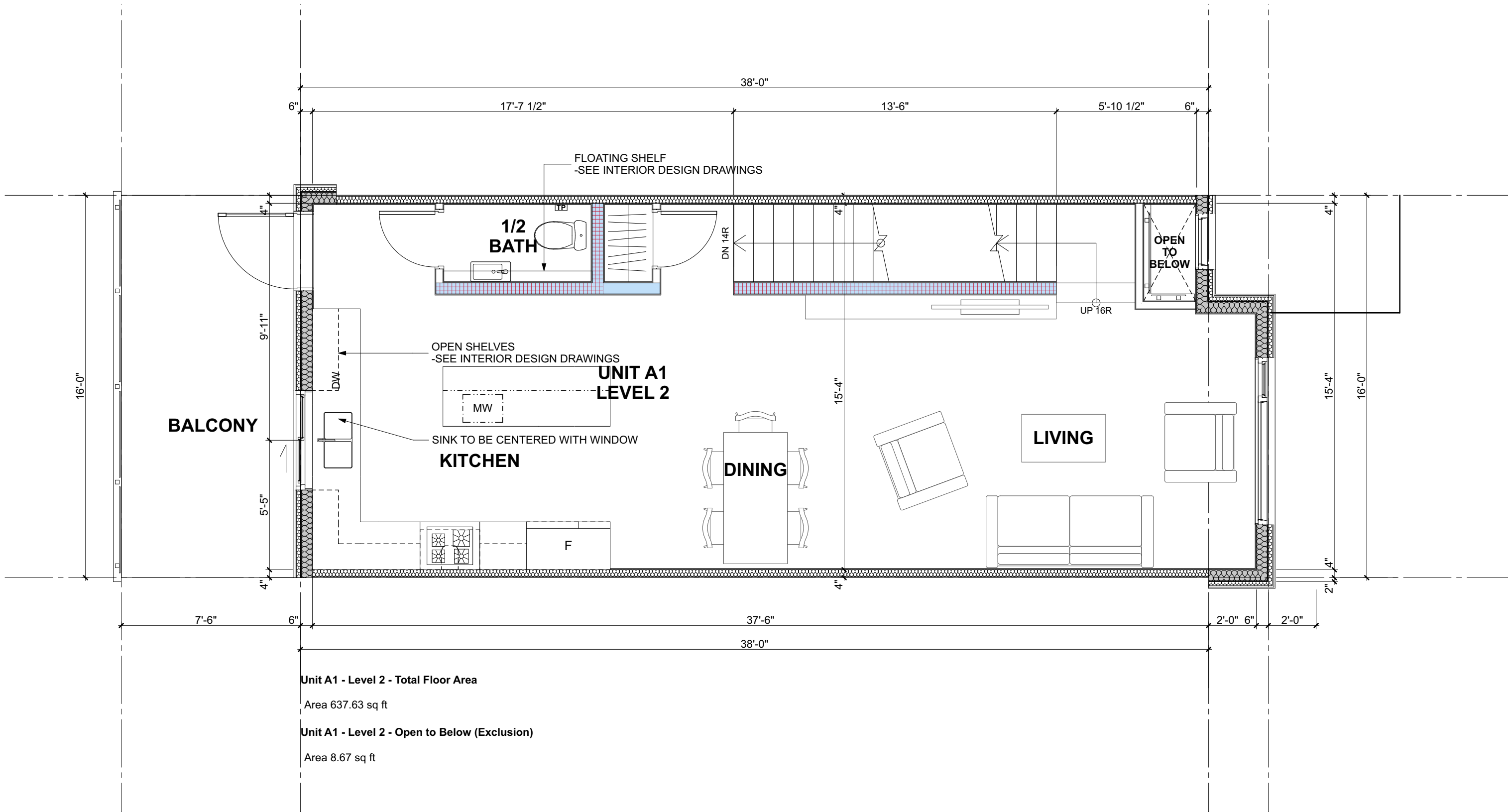
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

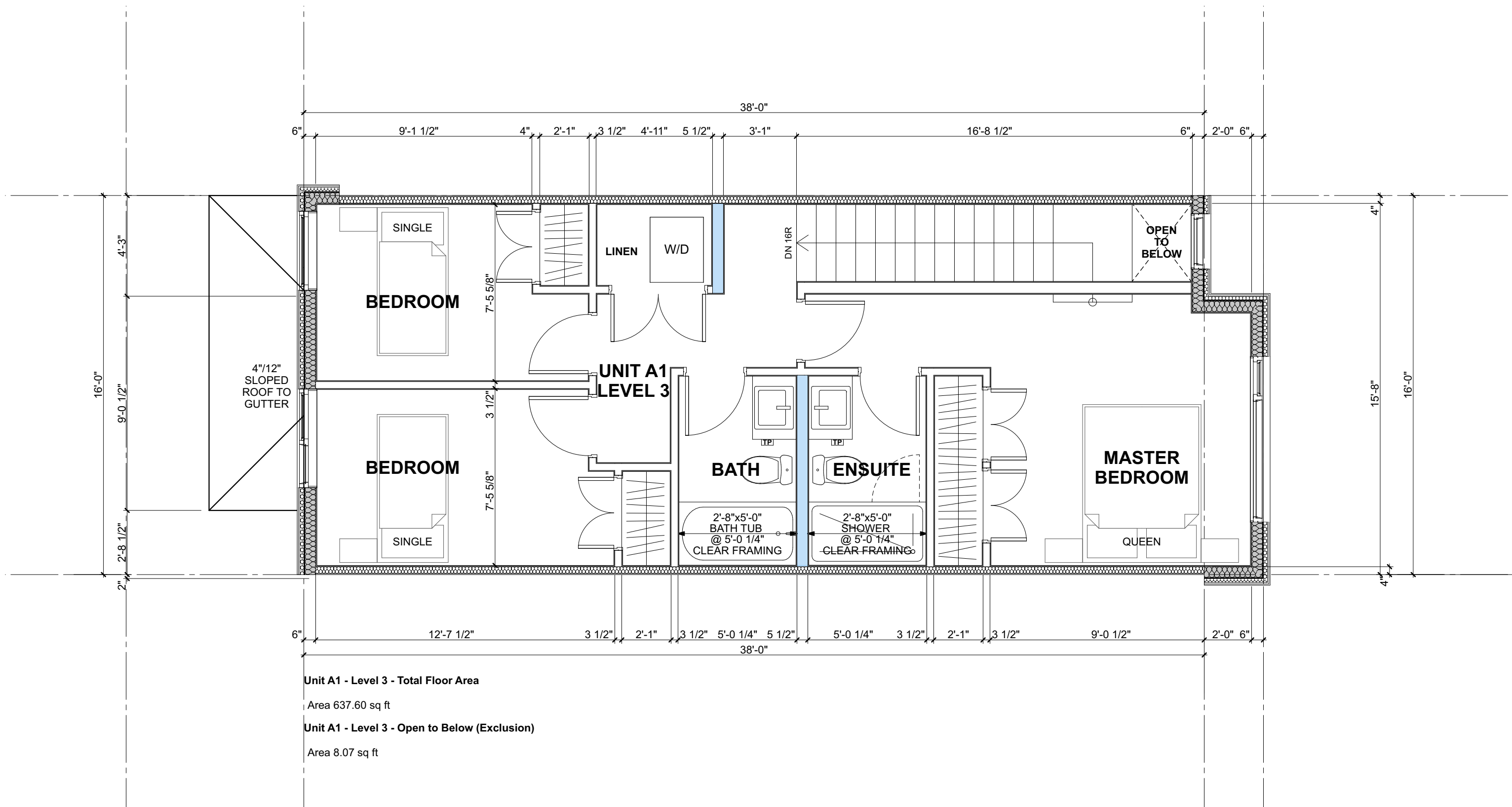
(PROJECT TEAM)
ALLAIRE



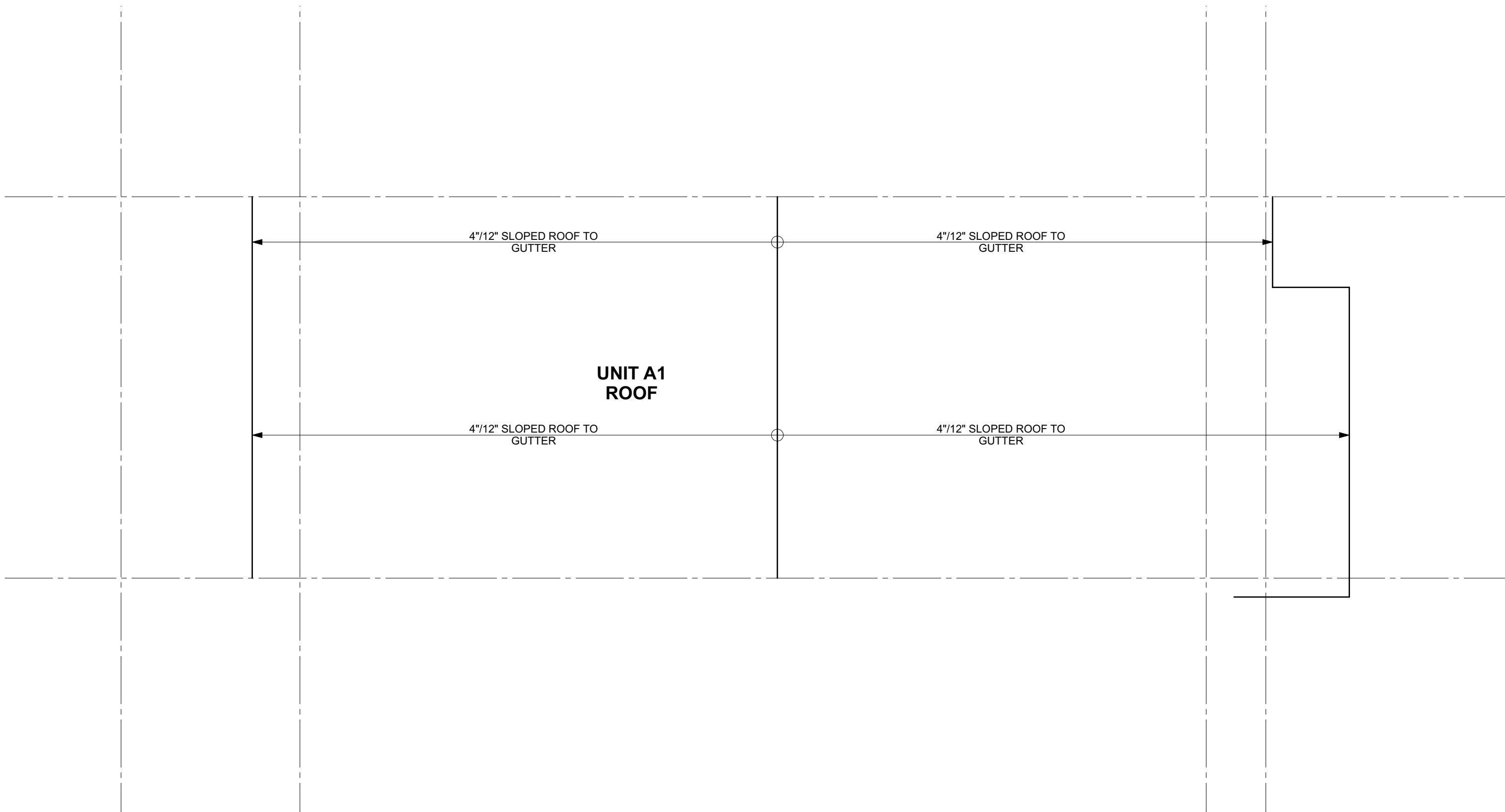
2 Unit A1 - Level 1
SCALE: 1/4" = 1'-0"



4 Unit A1 - Level 2
SCALE: 1/4" = 1'-0"



1 Unit A1 - Level 3
SCALE: 1/4" = 1'-0"



3 Unit A1 - Roof
SCALE: 1/4" = 1'-0"

[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Unit A1

18443 [PROJECT]

1/4" = 1'-0" [SCALE]

Tuesday, October 22, 2019 [DATE]

Rezoning Clarification [ISSUE]

[DRAWING]

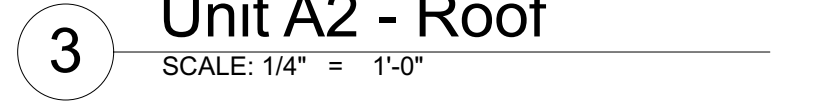
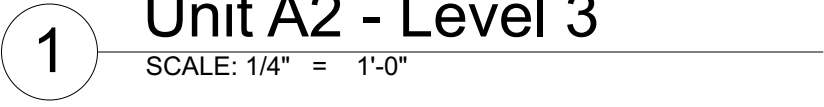
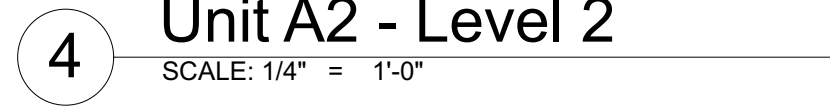
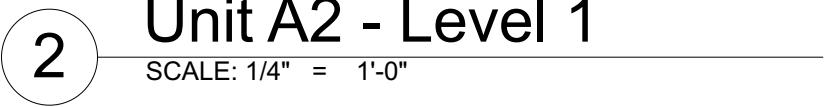
A-3.110



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

[PROJECT TEAM]

ALLAIRE



Allaire Group

Rock Ridge

4, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

Unit A2

8443 [PROJECT]

1/4" = 1'-0" [SCALE]

Tuesday, October 22, 2019 [DATE]

Rezoning Clarification (ISSUE)

[DRAWING]

A-3.120



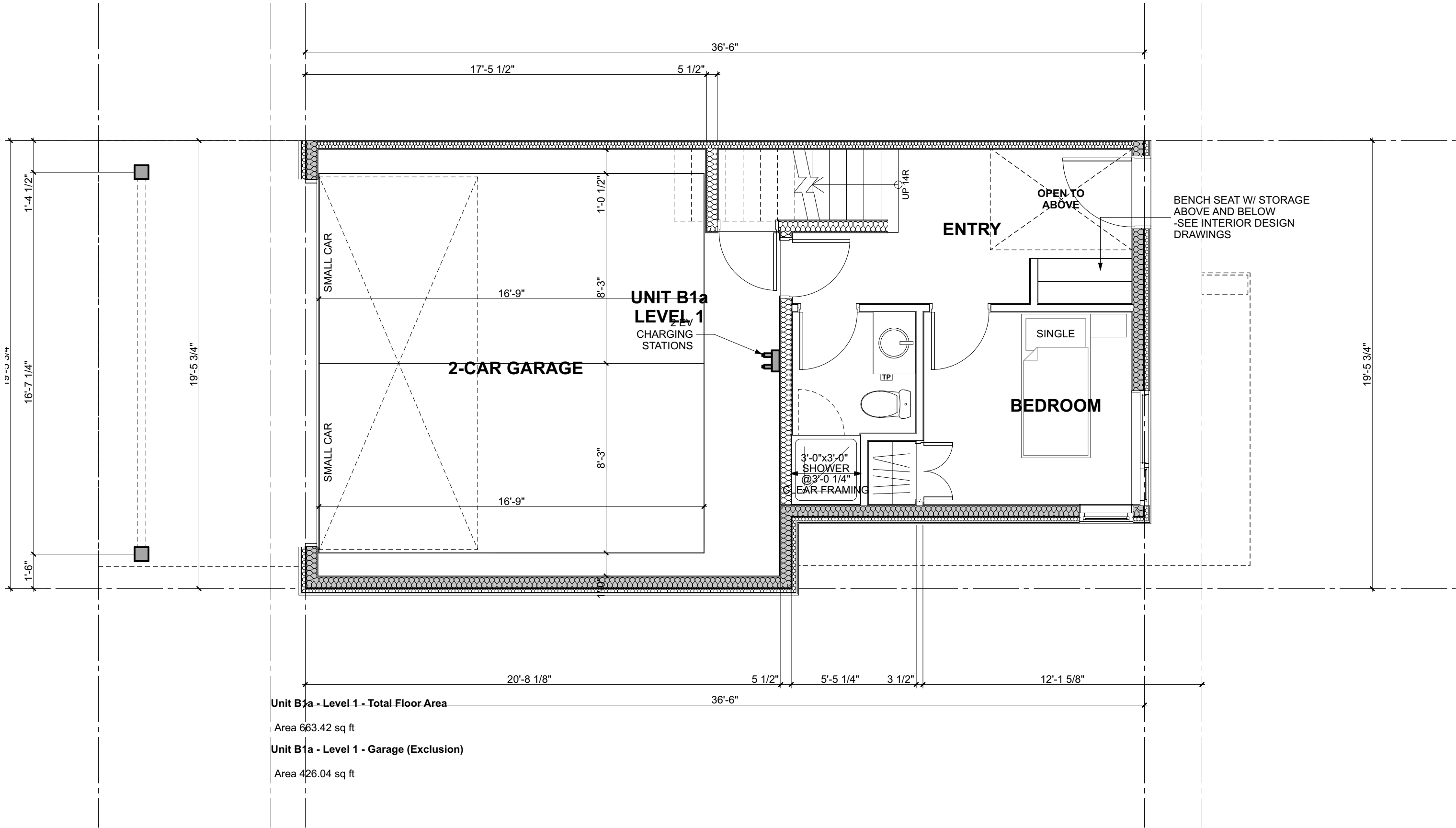
Integra

ARCHITECTURE INC.

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

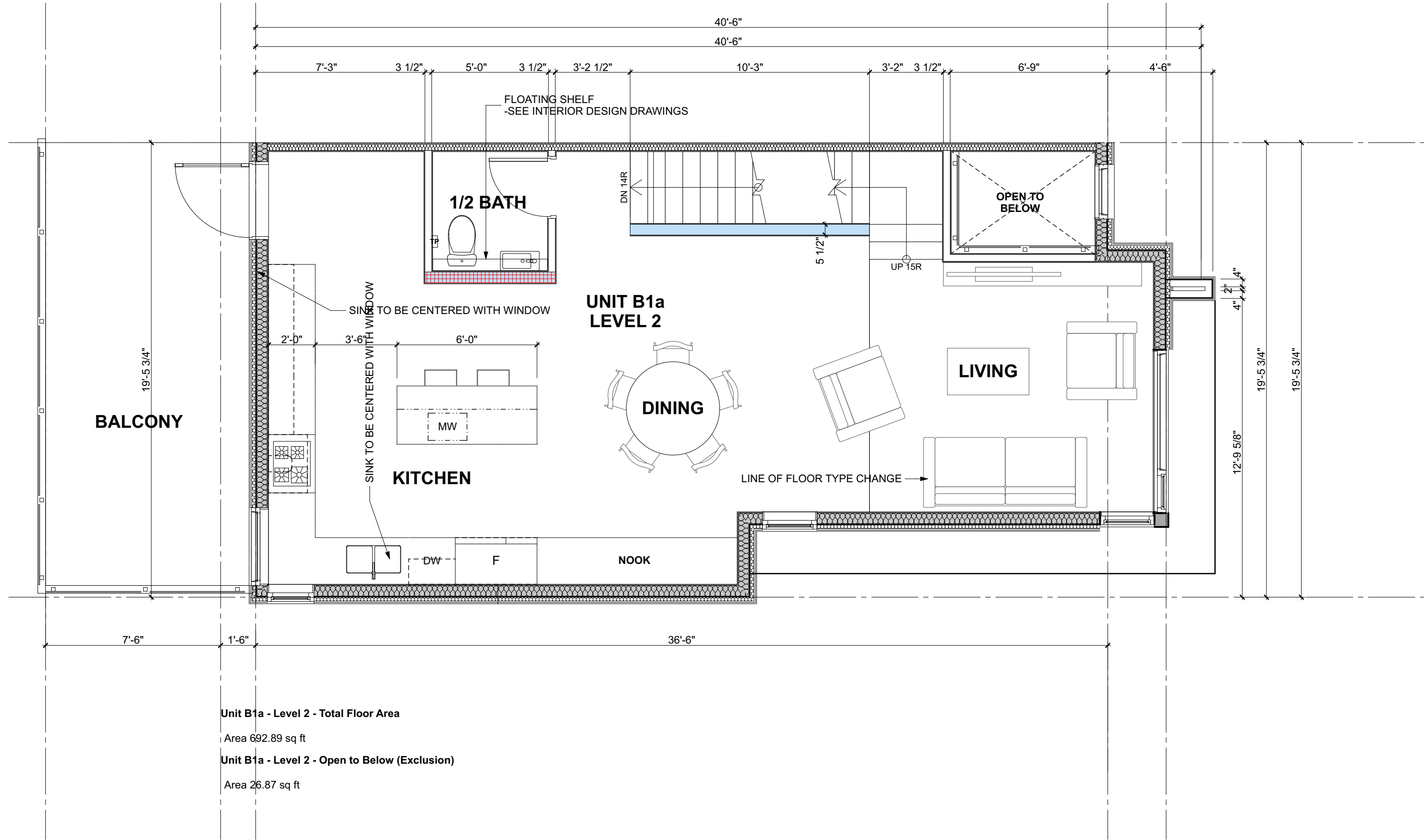
COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

(PROJECT TEAM)
ALLAIRE



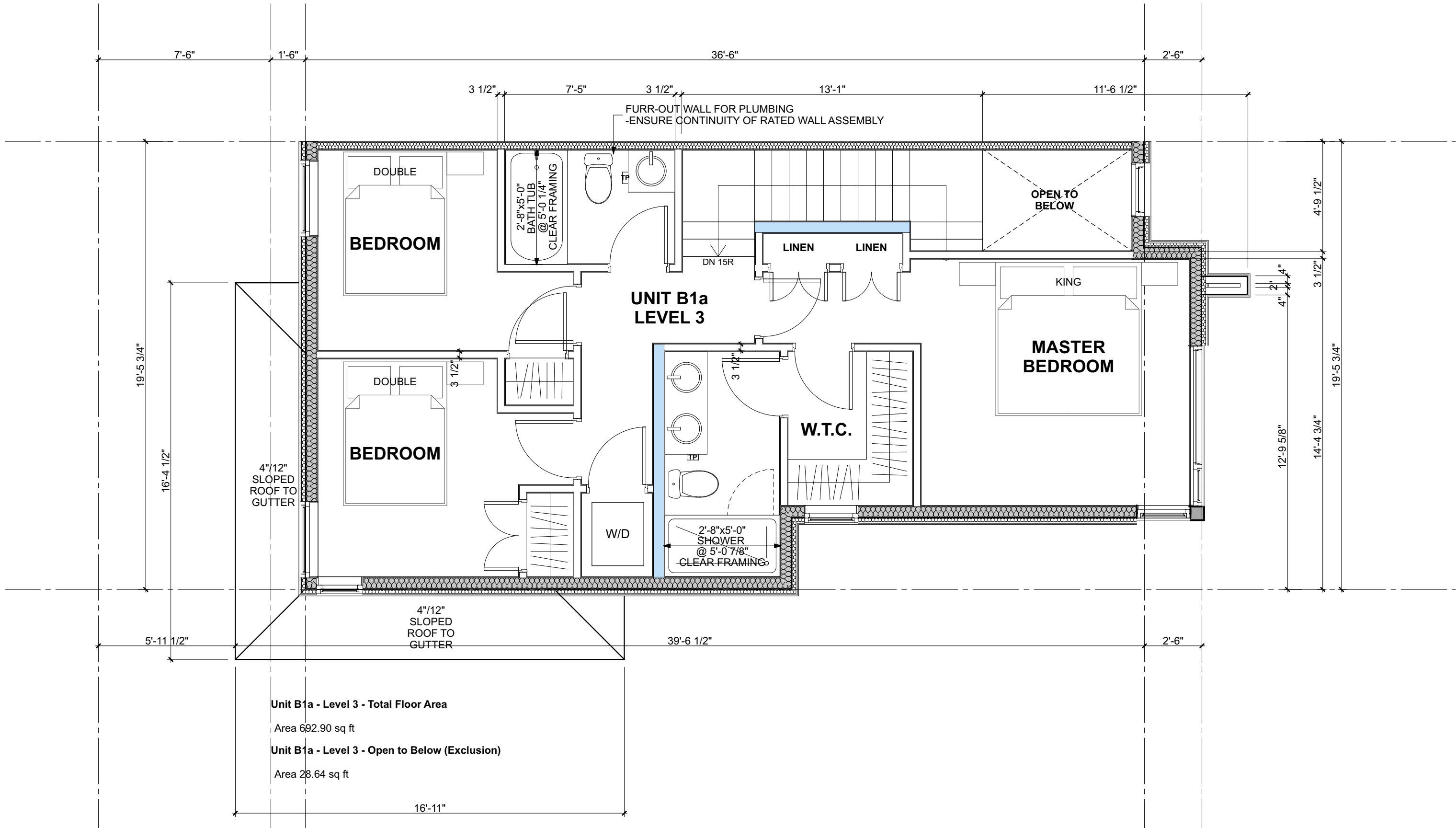
Unit B1a - Level 1

SCALE: 1/4" = 1'-0"



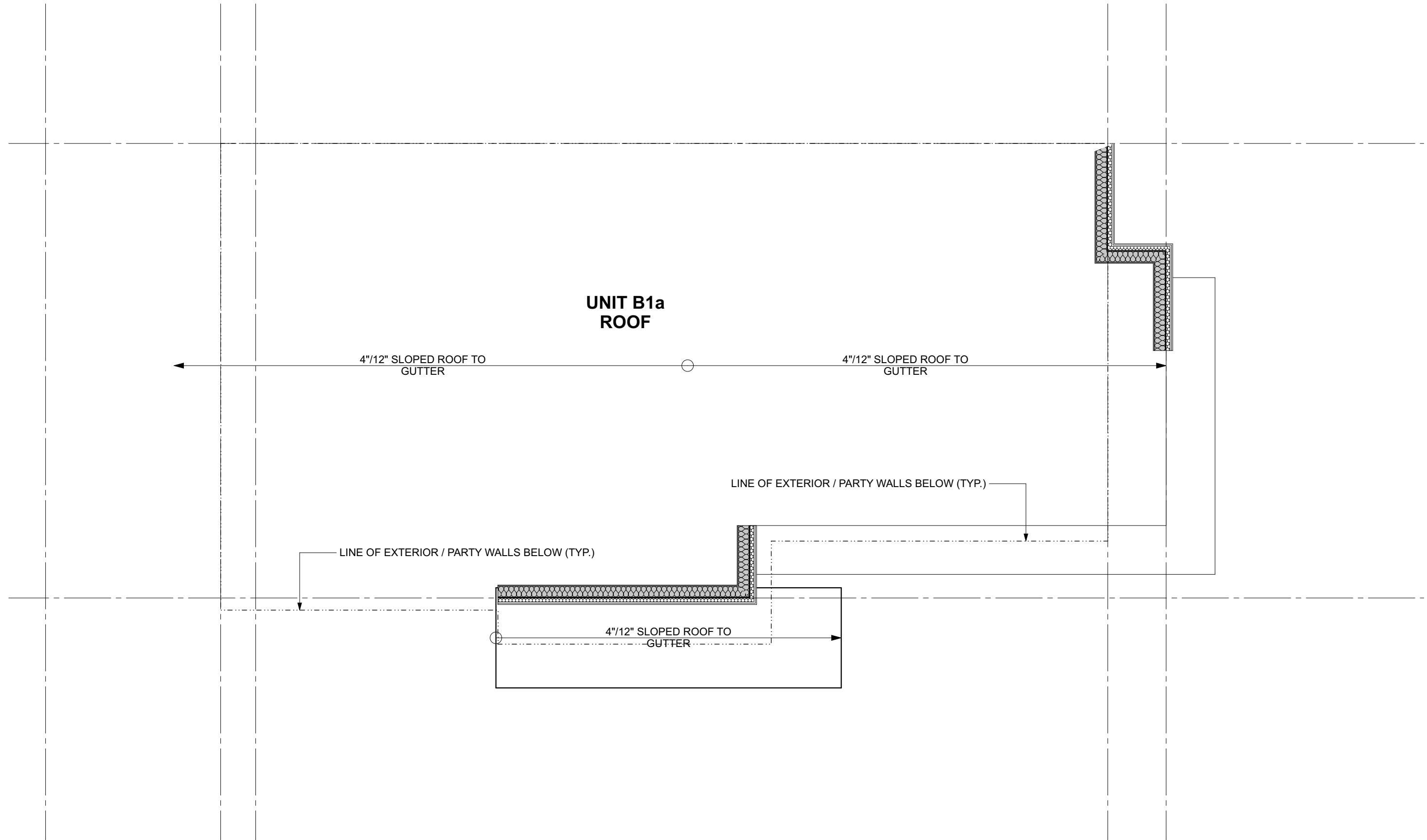
Unit B1a - Level 2

SCALE: 1/4" = 1'-0"



Unit B1a - Level 3

SCALE: 1/4" = 1'-0"



Unit B1a - Roof

SCALE: 1/4" = 1'-0"

[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Unit B1a

[PROJECT]

18443

[SCALE]

1/4" = 1'-0"

[DATE]

Tuesday, October 22, 2019

[ISSUE]

Rezoning Clarification

[DRAWING]

A-3.211



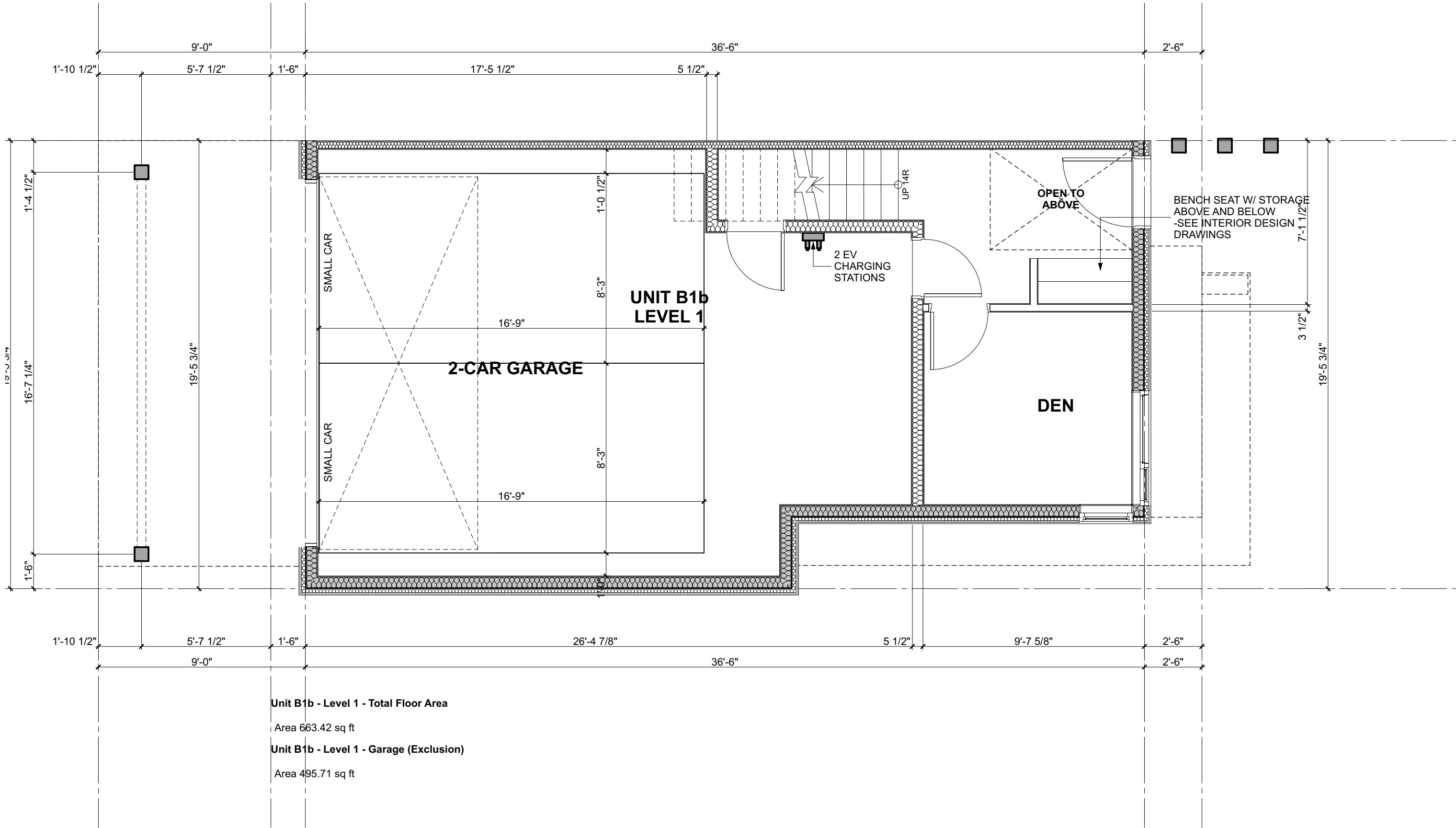
Integra

ARCHITECTURE INC.

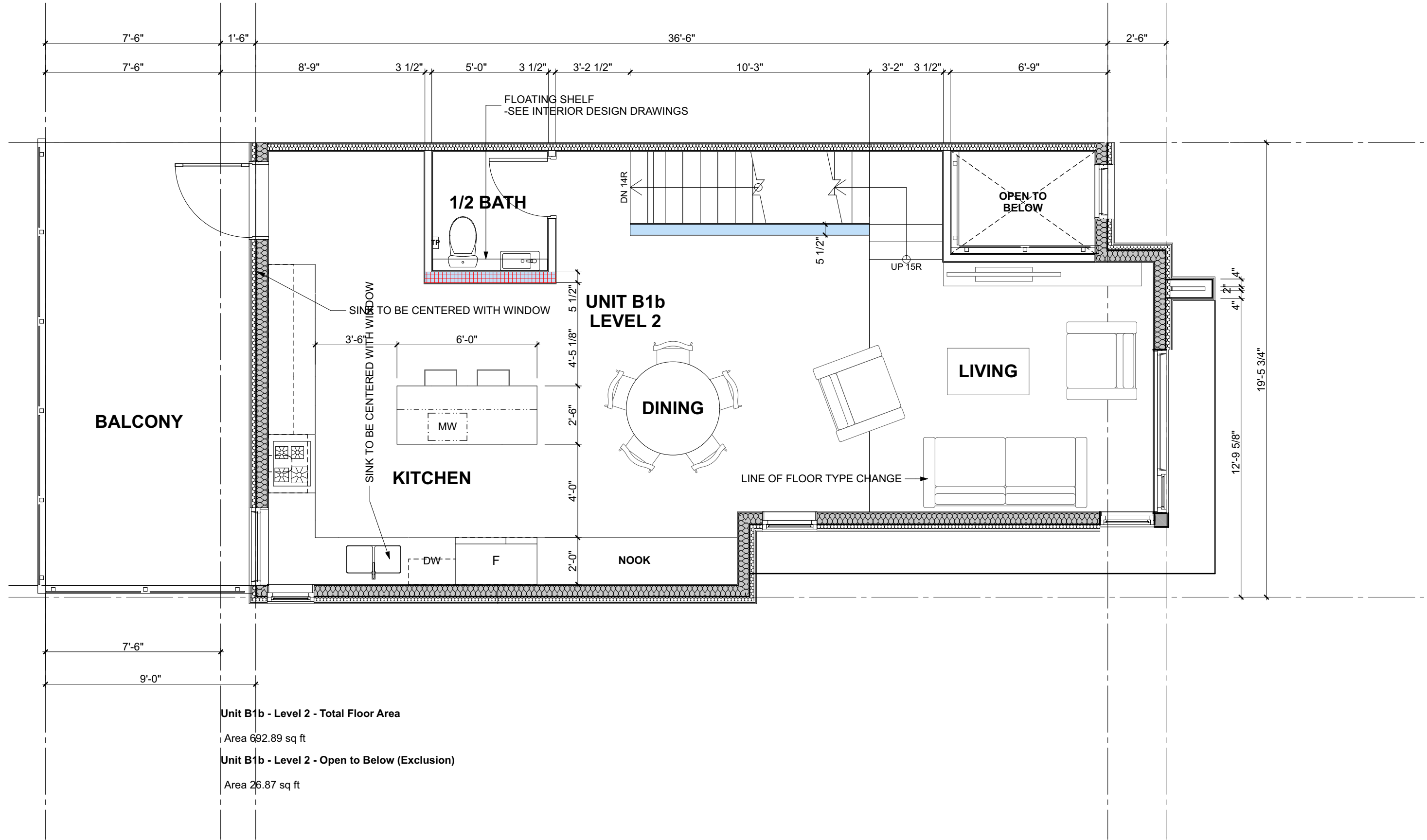
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

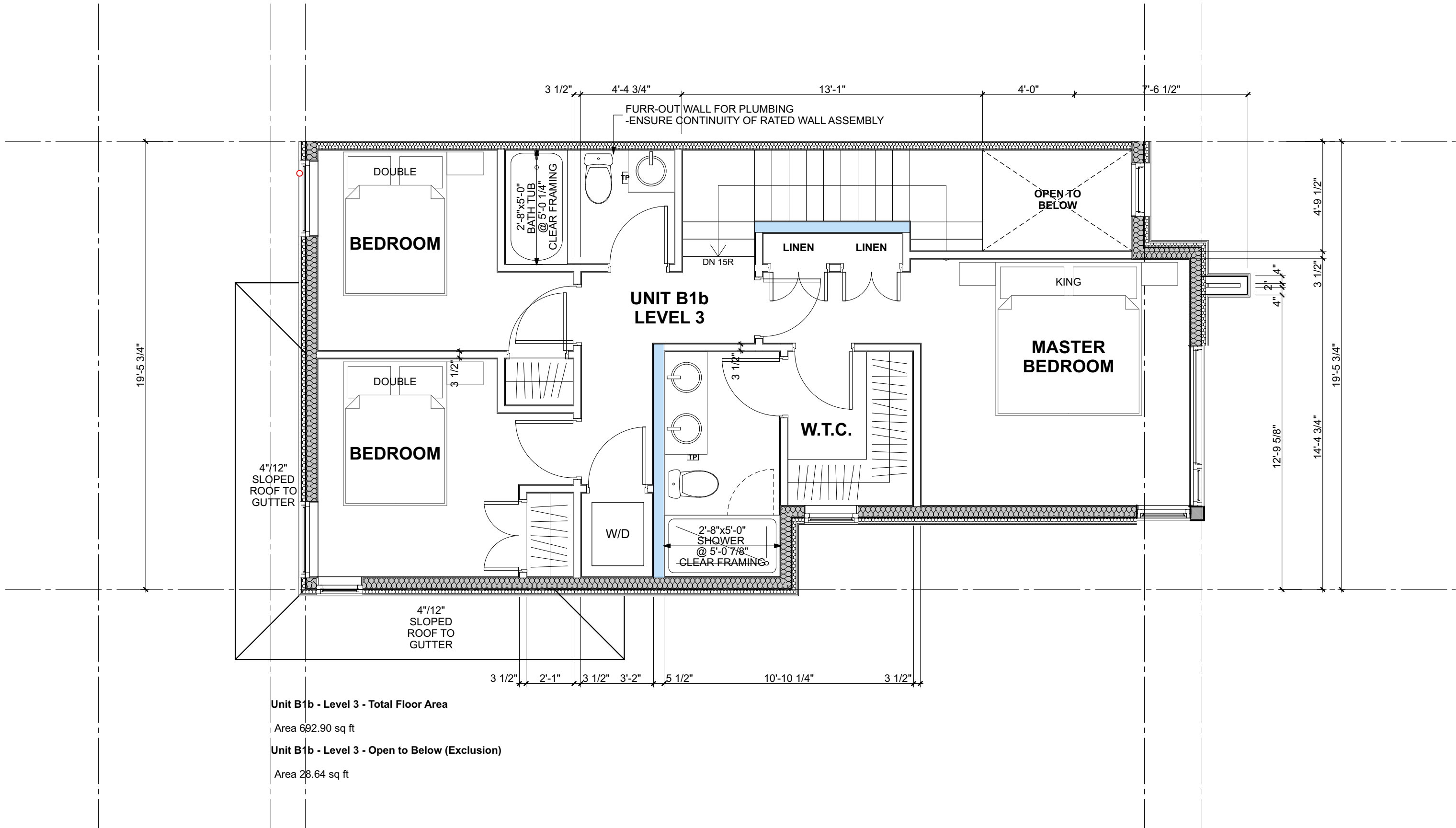
(PROJECT TEAM)
ALLAIRE



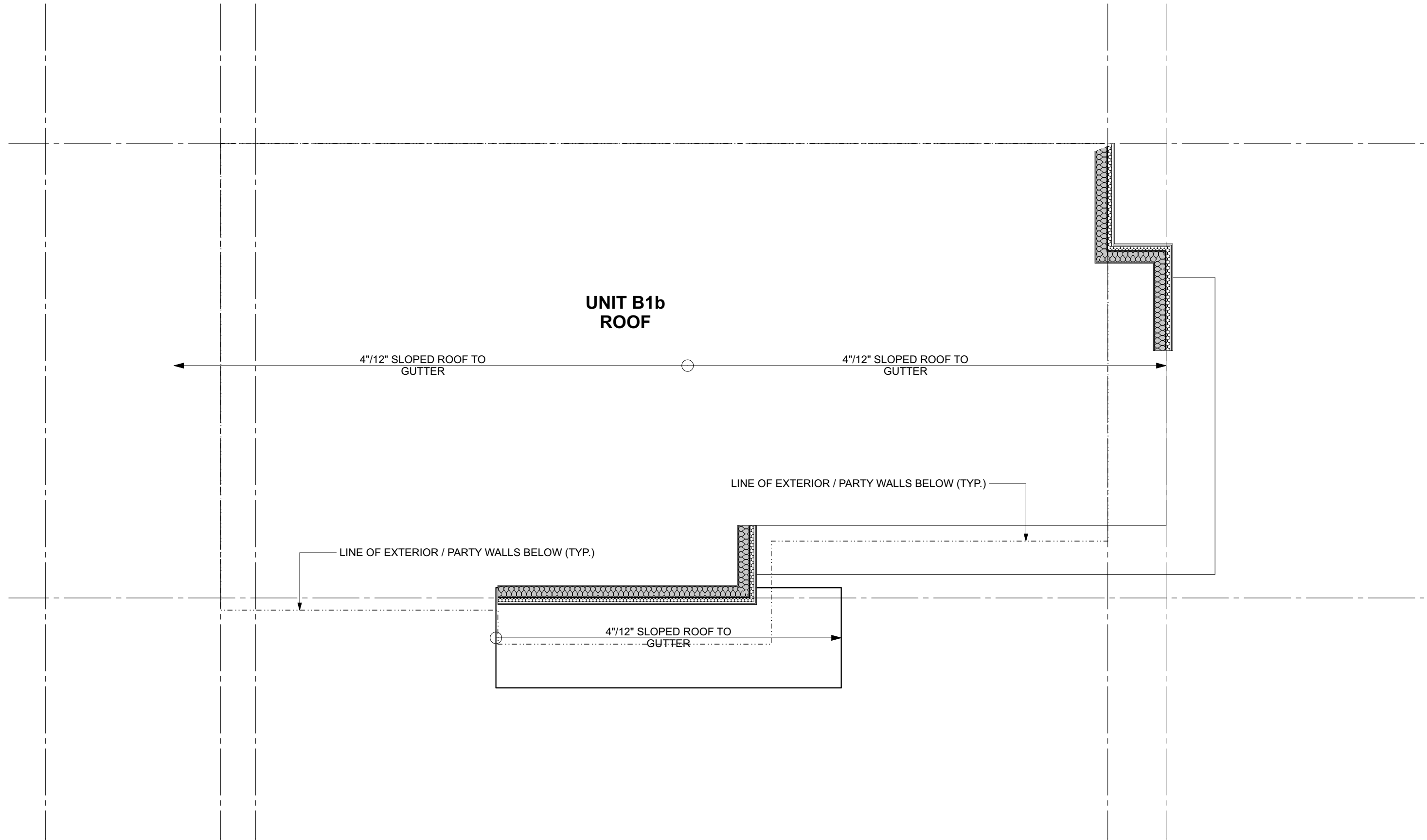
2 Unit B1b - Level 1
SCALE: 1/4" = 1'-0"



4 Unit B1b - Level 2
SCALE: 1/4" = 1'-0"



1 Unit B1b - Level 3
SCALE: 1/4" = 1'-0"



3 Unit B1b - Roof
SCALE: 1/4" = 1'-0"

[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Unit B1b

18443 [PROJECT]

1/4" = 1'-0" [SCALE]

Tuesday, October 22, 2019 [DATE]

Rezoning Clarification [ISSUE]

[DRAWING]

A-3.212



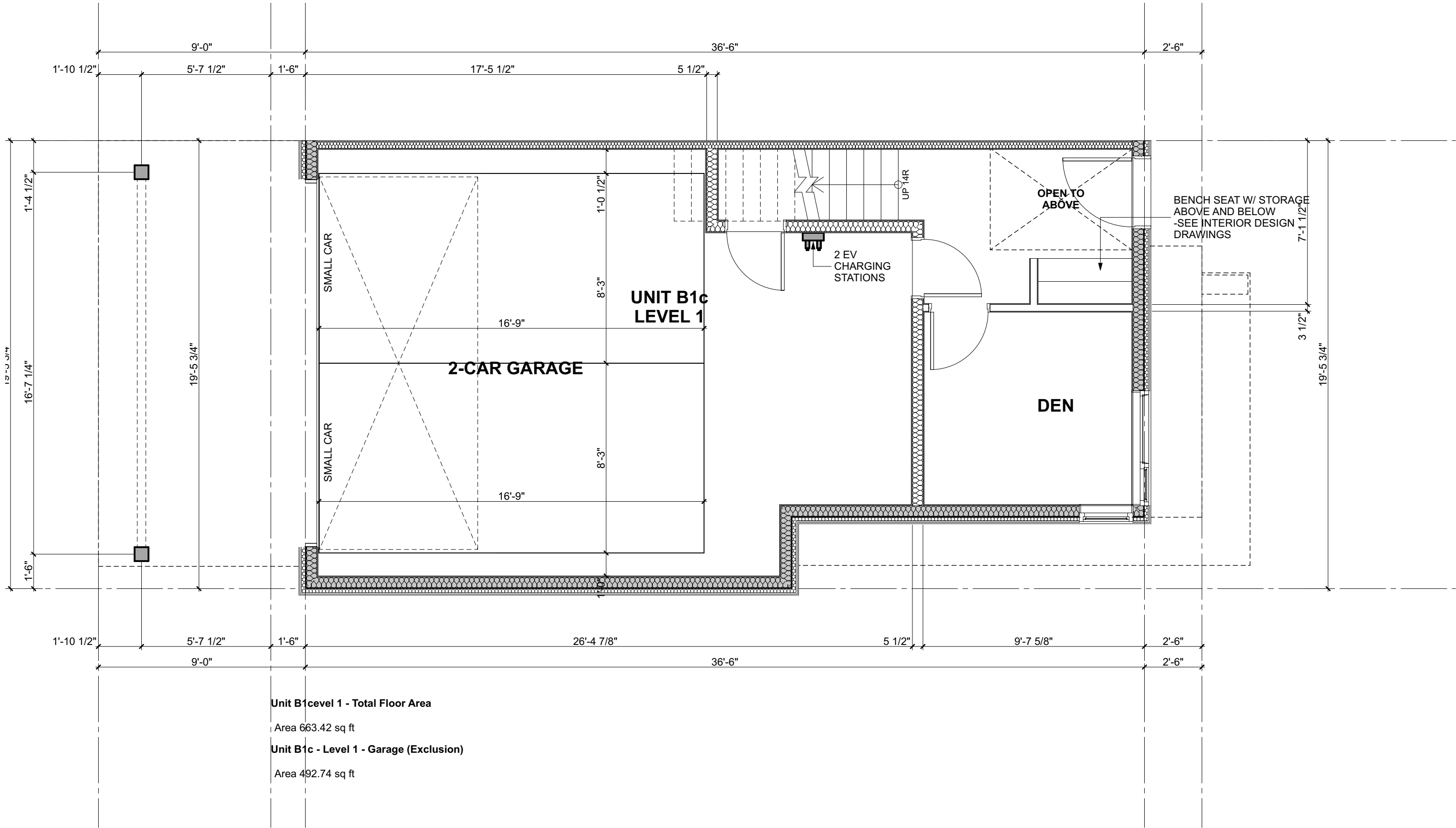
Integra

ARCHITECTURE INC.

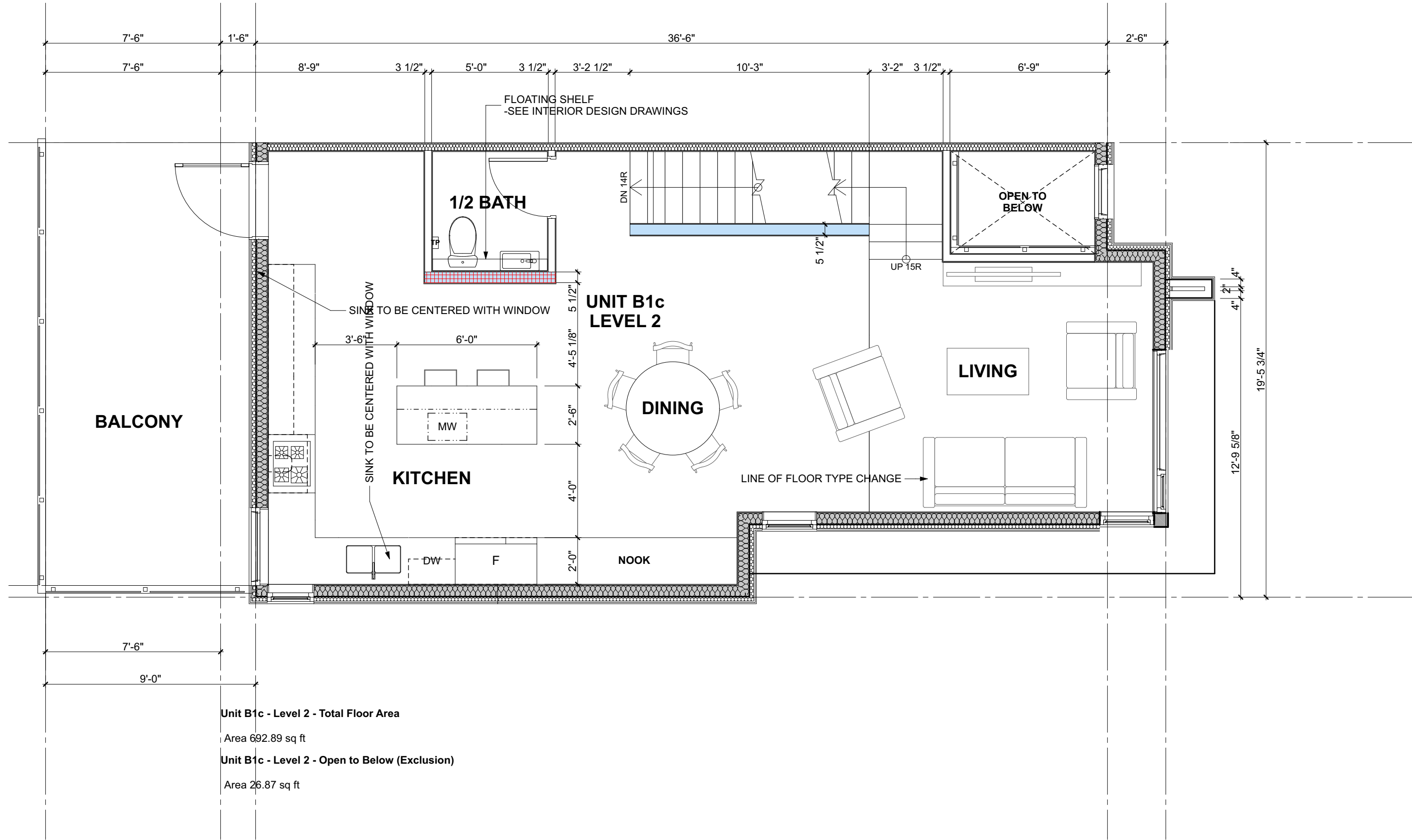
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

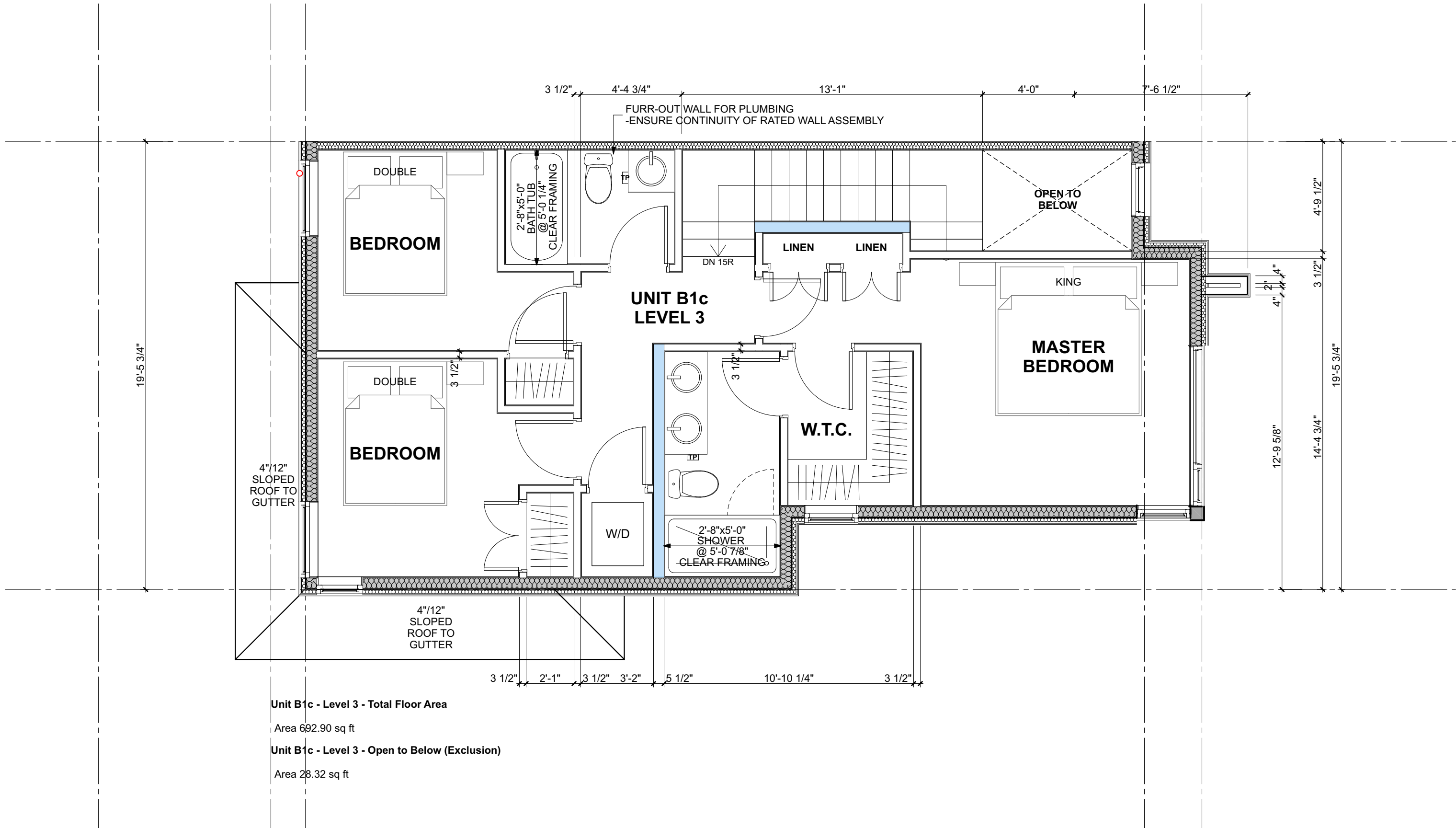
(PROJECT TEAM)
ALLAIRE



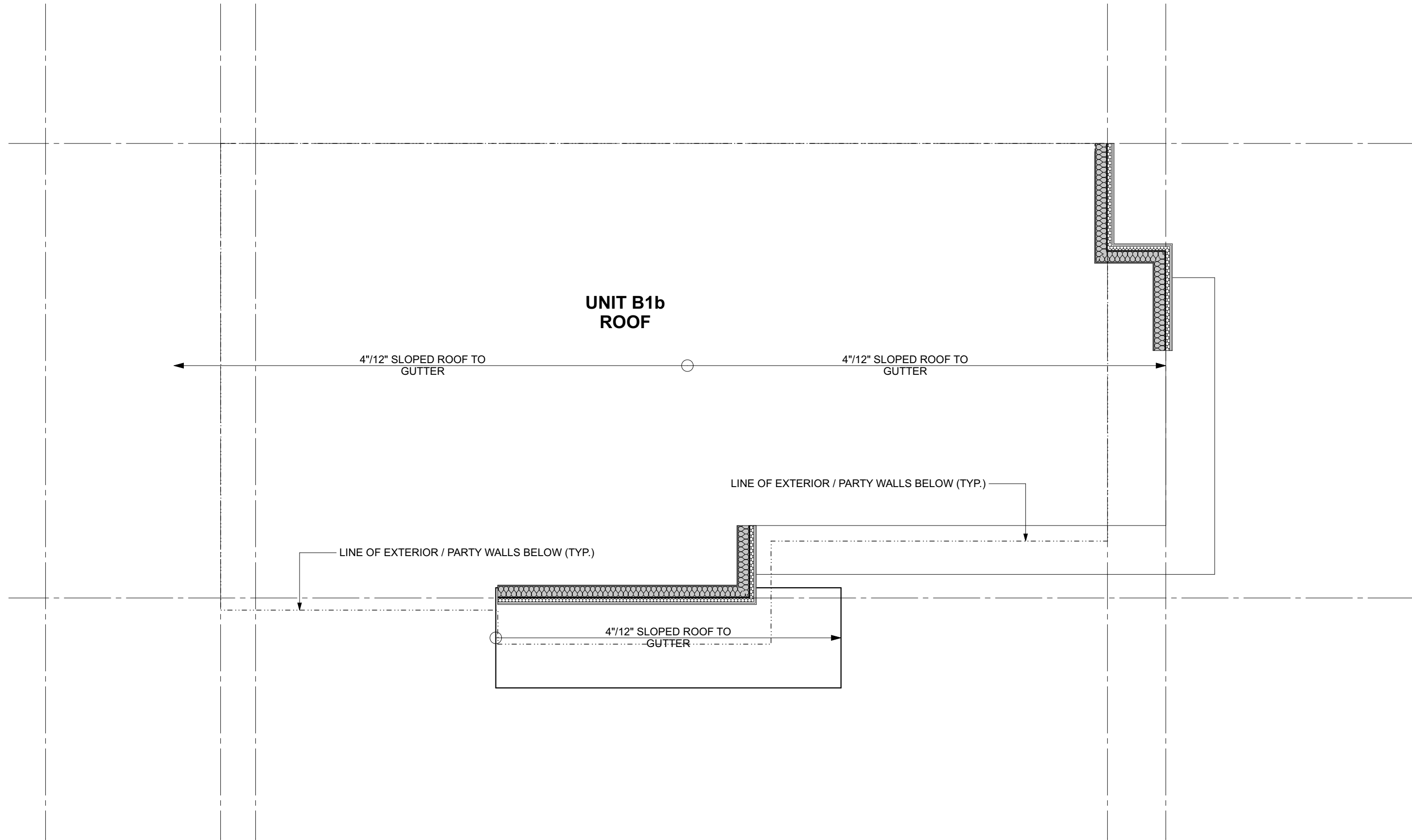
1 Unit B1c - Level 1
SCALE: 1/4" = 1'-0"



2 Unit B1c - Level 2
SCALE: 1/4" = 1'-0"



3 Unit B1c - Level 3
SCALE: 1/4" = 1'-0"



4 Unit B1c - Roof
SCALE: 1/4" = 1'-0"

[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Unit B1c

18443 [PROJECT]

1/4" = 1'-0" [SCALE]

Tuesday, October 22, 2019 [DATE]

Rezoning Clarification [ISSUE]

[DRAWING]

A-3.213



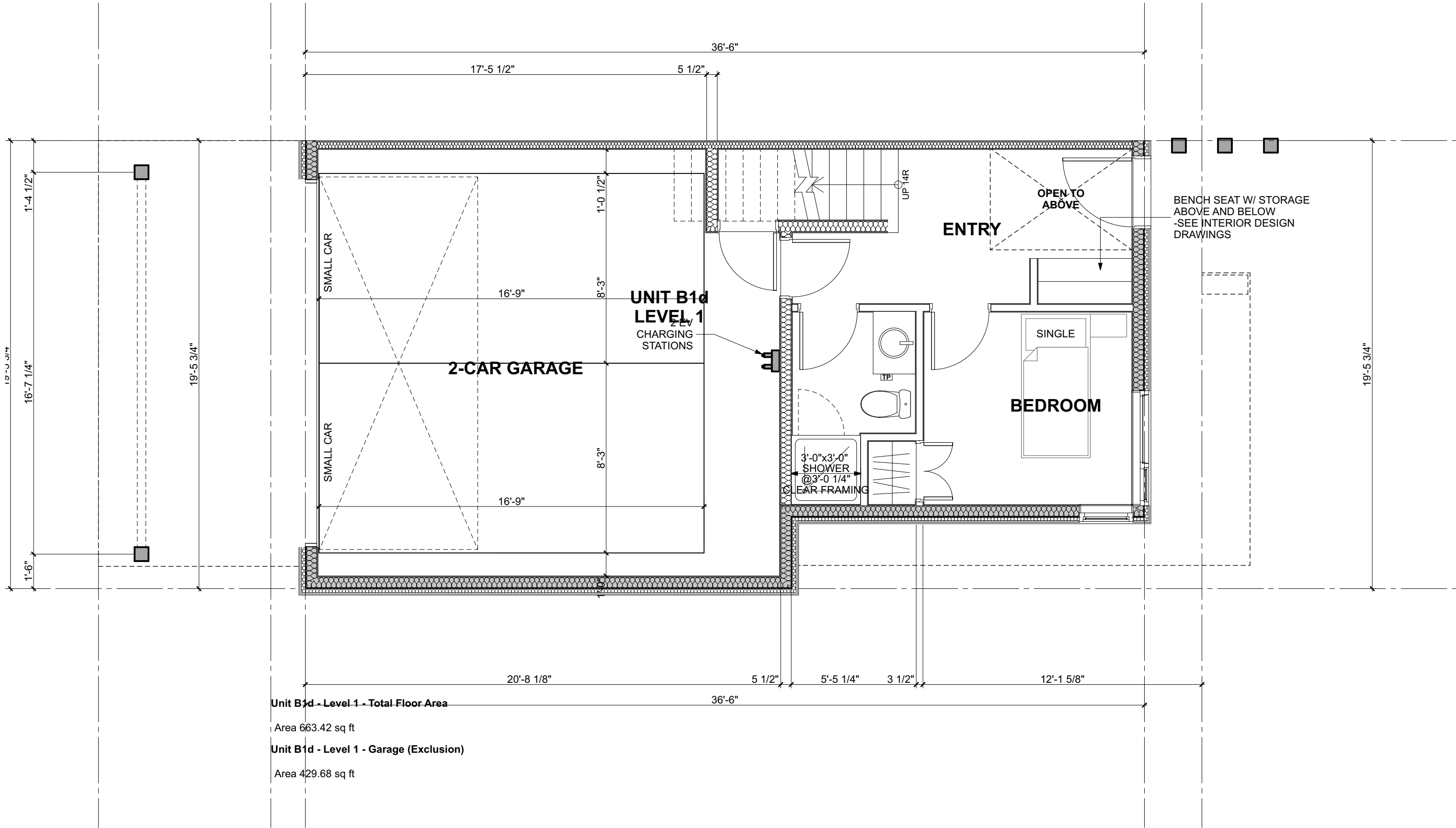
Integra

ARCHITECTURE INC.

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

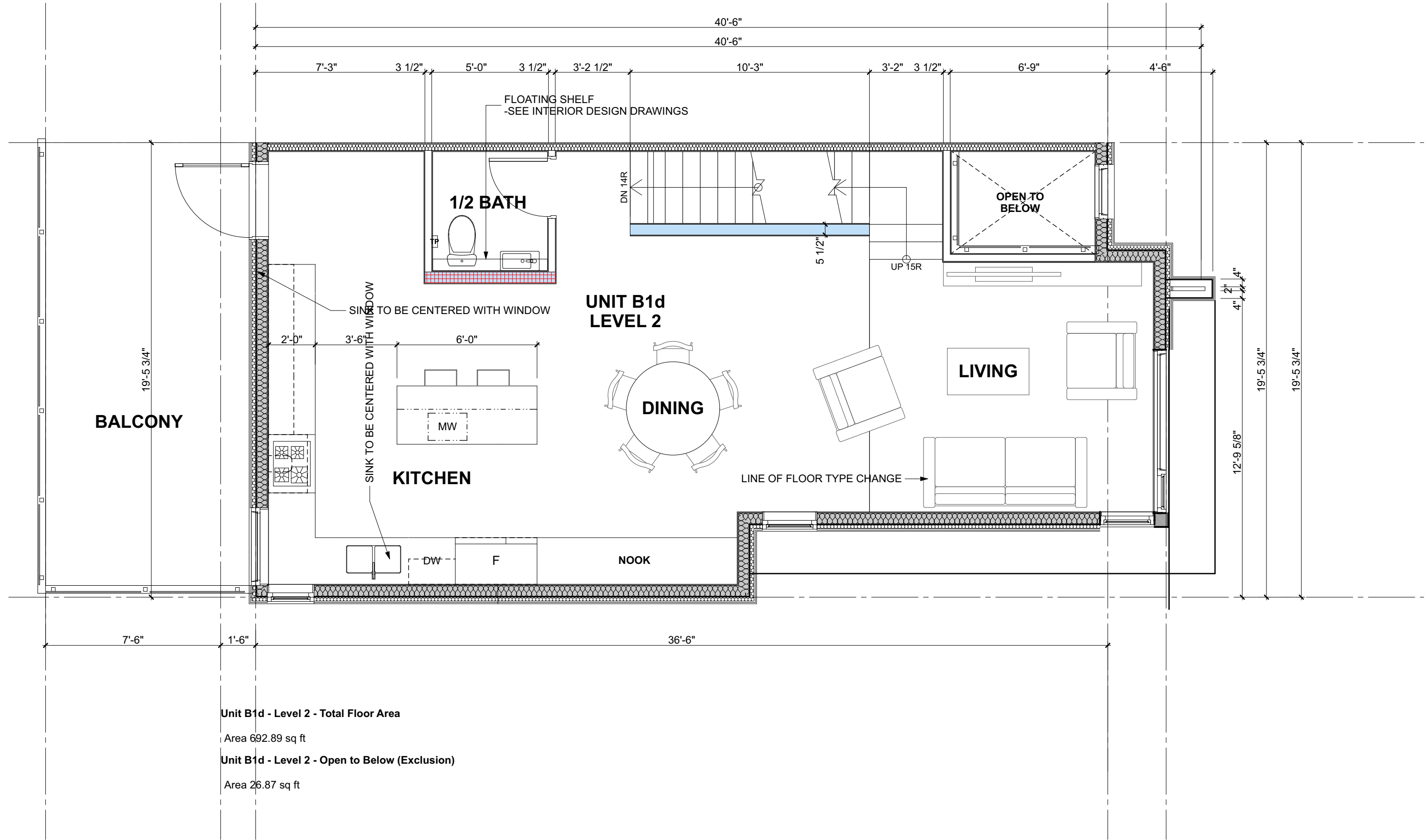
COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

(PROJECT TEAM)
ALLAIRE



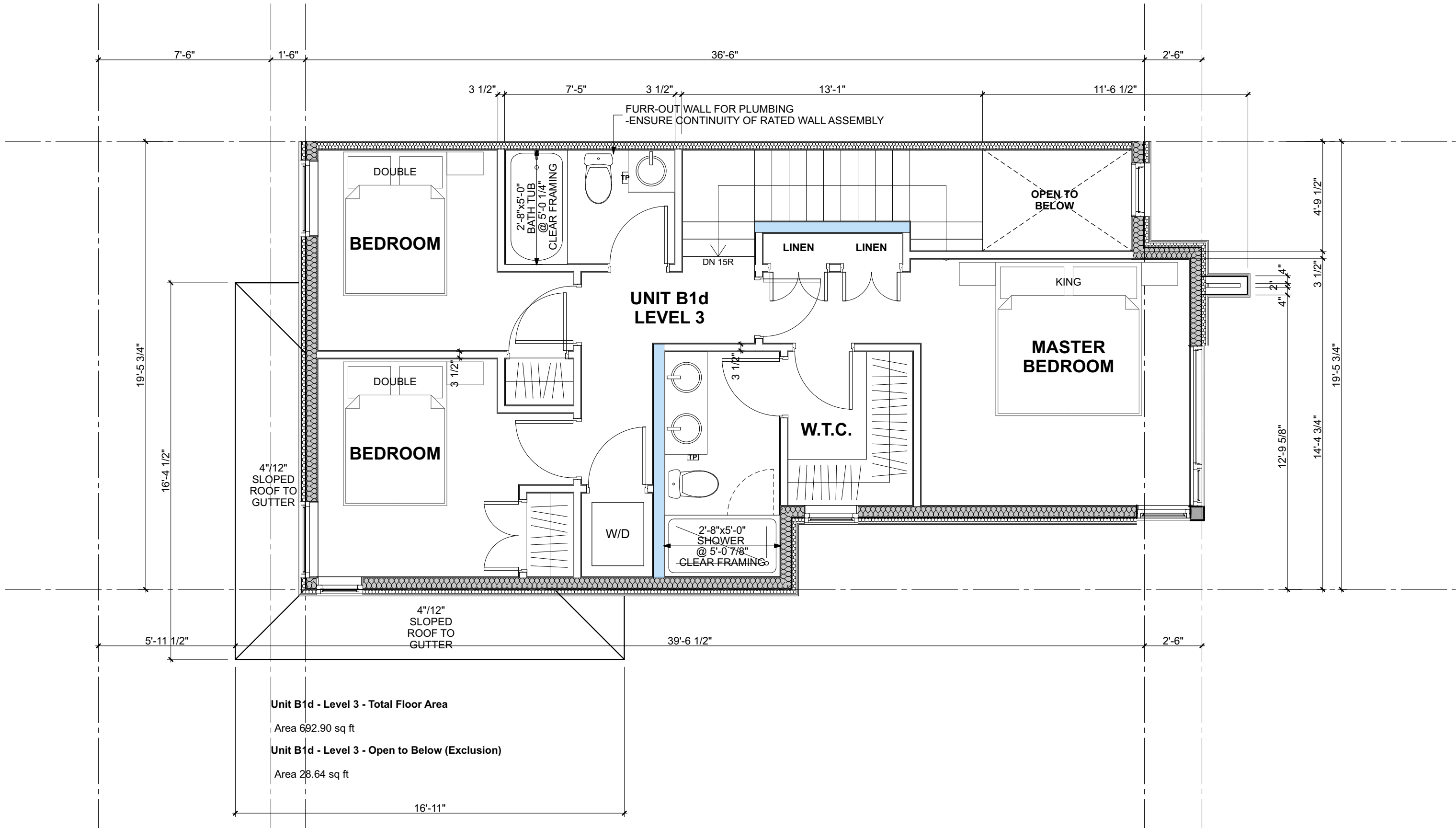
Unit B1d - Level 1

SCALE: 1/4" = 1'-0"



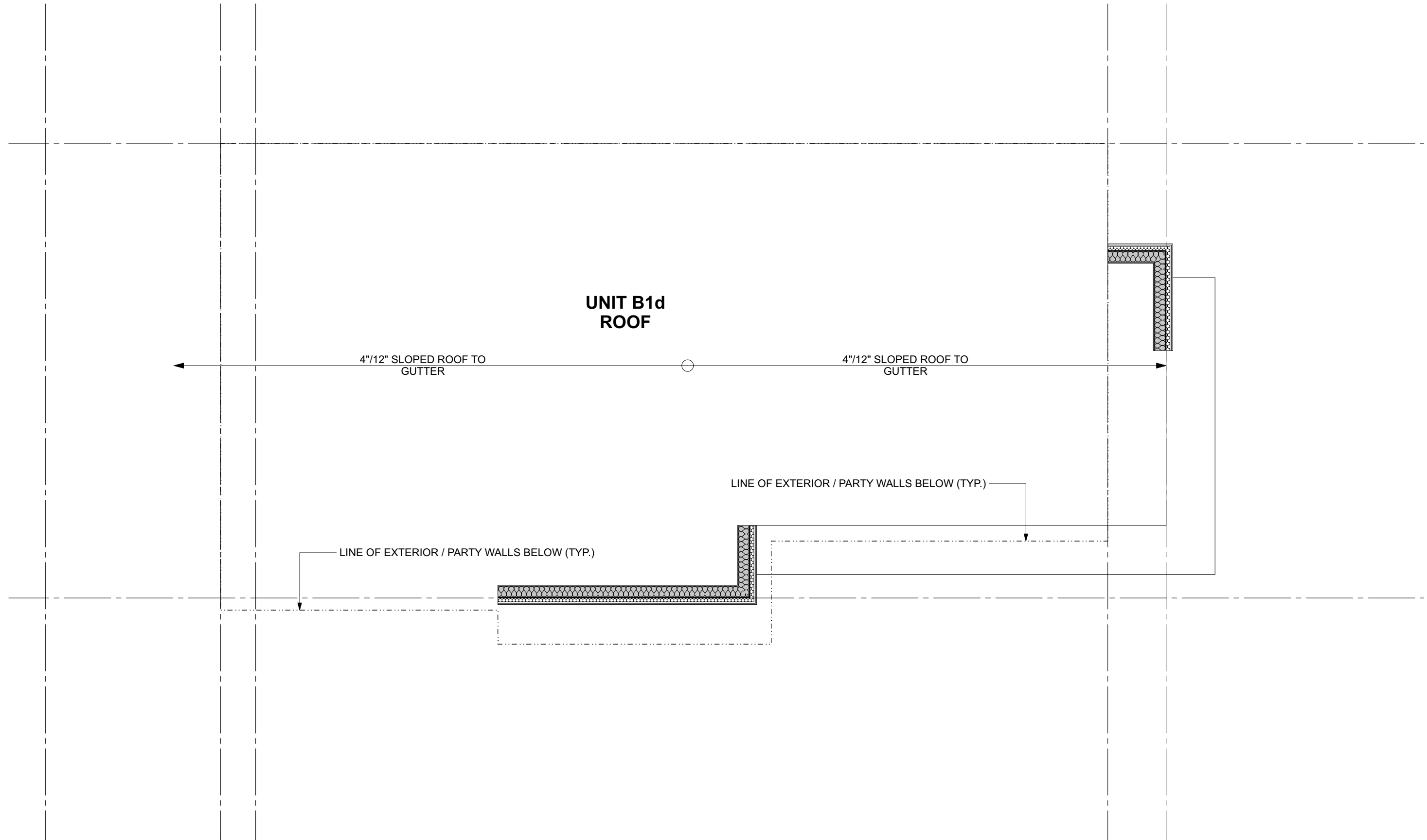
Unit B1d - Level 2

SCALE: 1/4" = 1'-0"



Unit B1d - Level 3

SCALE: 1/4" = 1'-0"



Unit B1d - Roof

SCALE: 1/4" = 1'-0"

[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Unit B1d

[PROJECT]

18443

[SCALE]

1/4" = 1'-0"

[DATE]

Tuesday, October 22, 2019

[ISSUE]

Rezoning Clarification

[DRAWING]

A-3.214



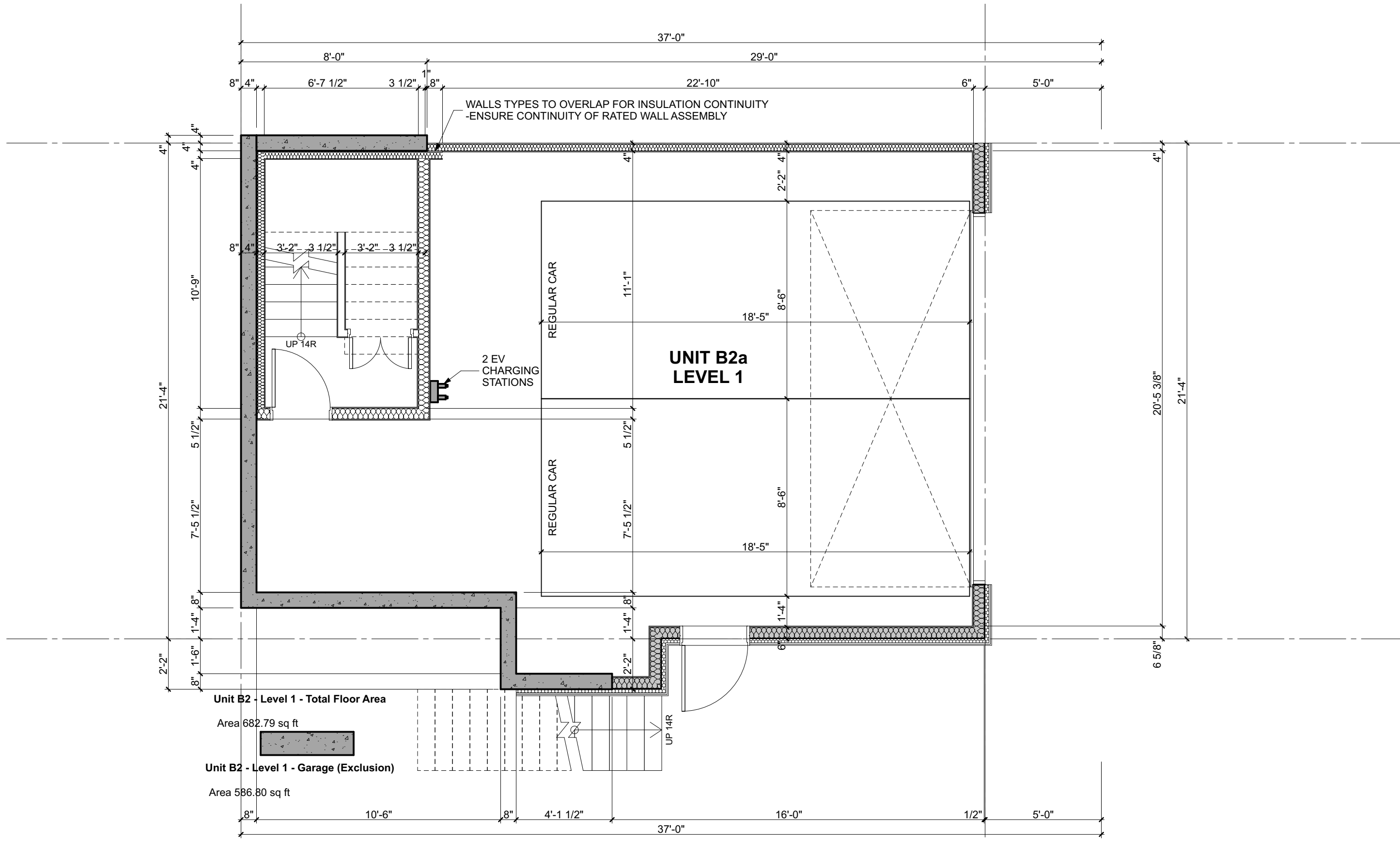
Integra

ARCHITECTURE INC.

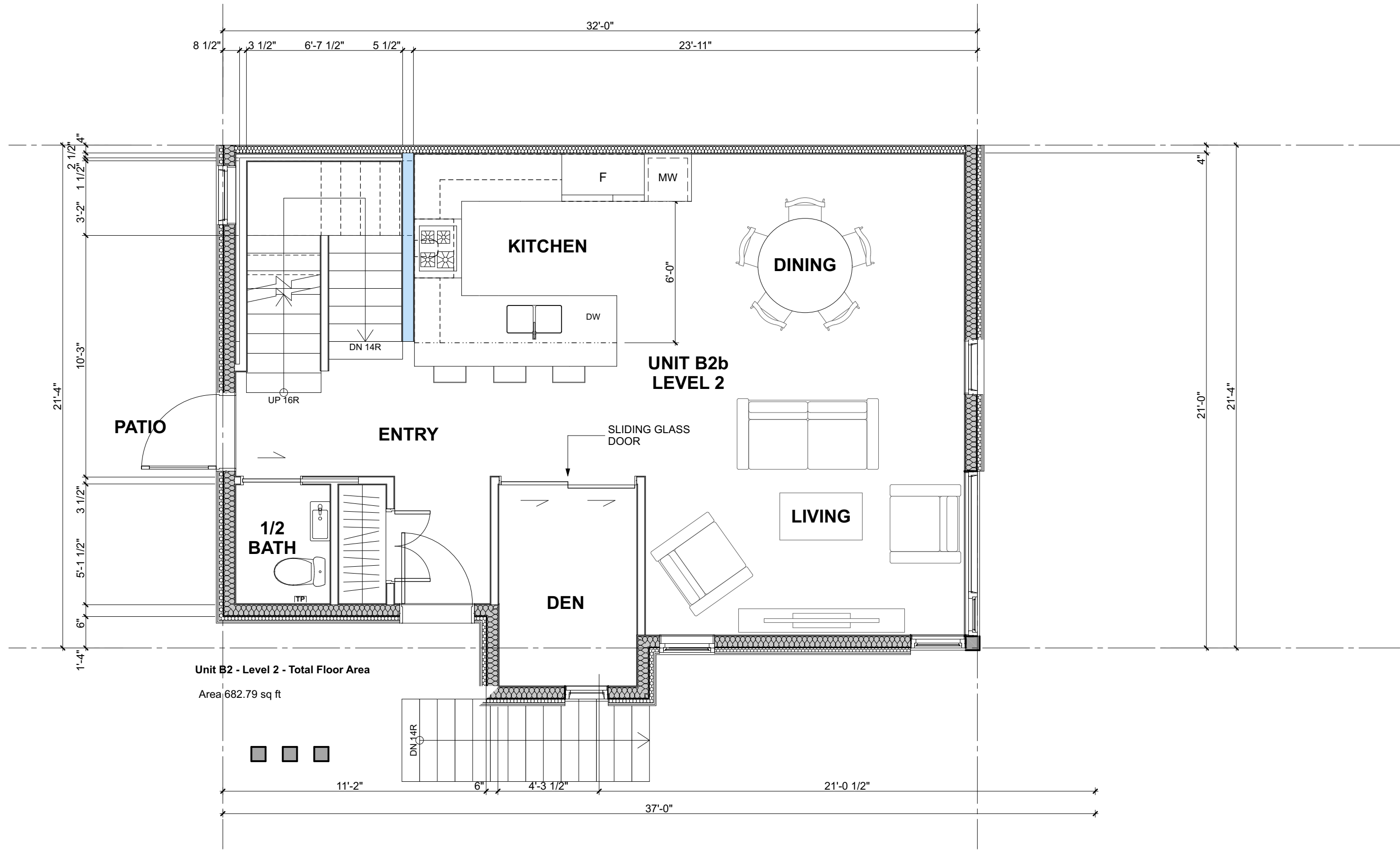
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT
BE USED WITHOUT THE ARCHITECT'S CONSENT.

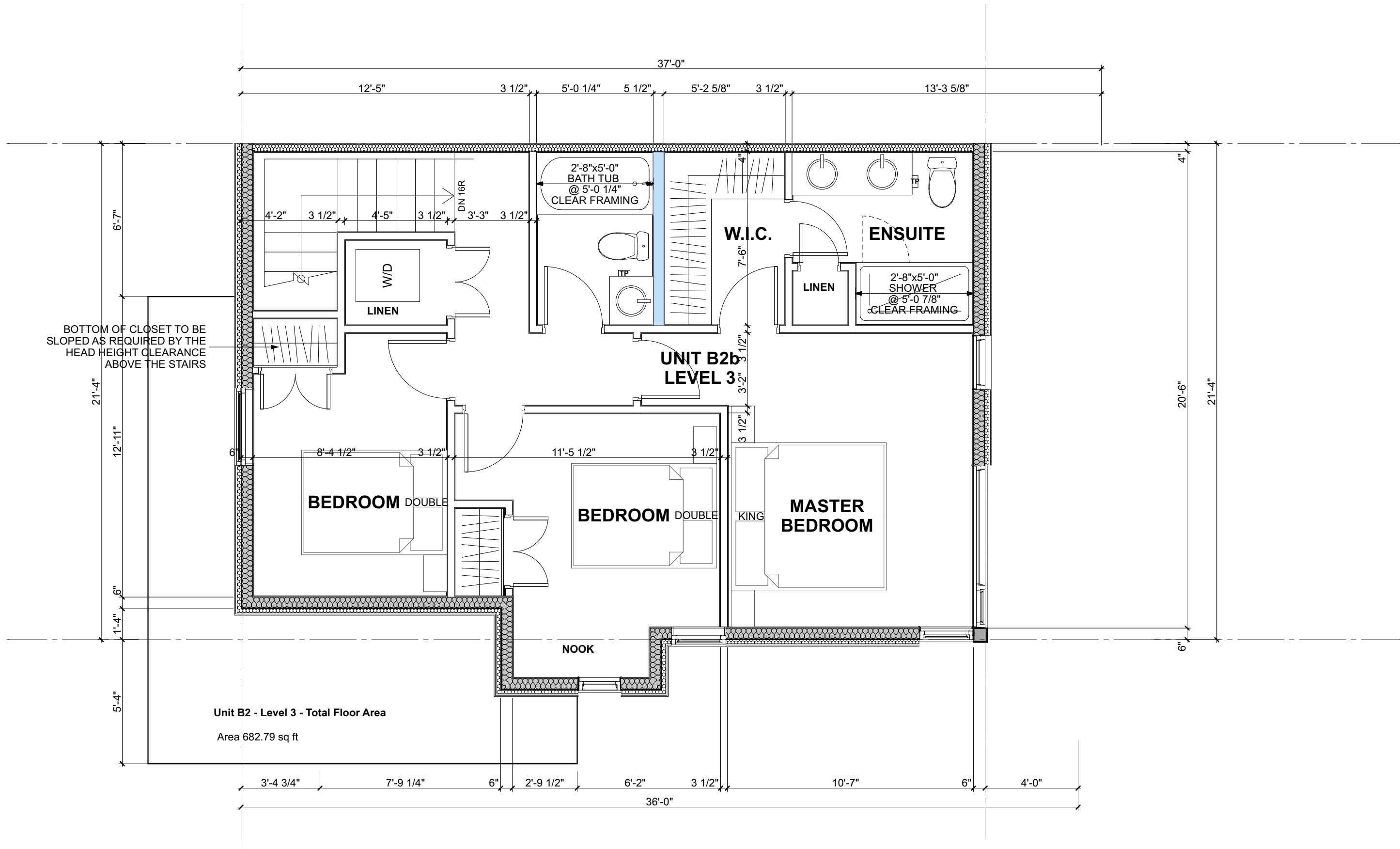
(PROJECT TEAM)
ALLAIRE



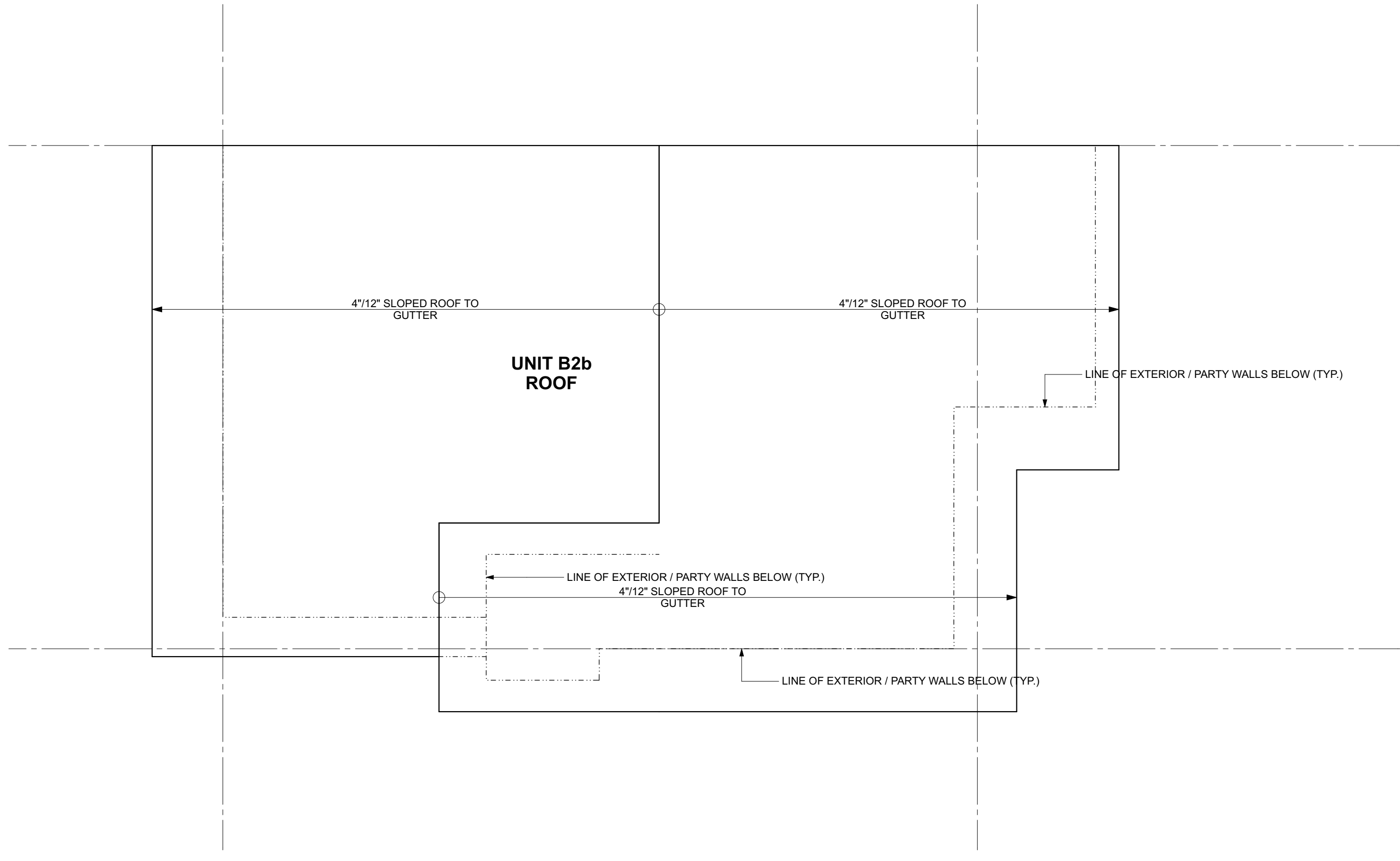
1 Unit B2a - Level 1
SCALE: 1/4" = 1'-0"



2 Unit B2a - Level 2
SCALE: 1/4" = 1'-0"



3 Unit B2a - Level 3
SCALE: 1/4" = 1'-0"



4 Unit B2a - Roof
SCALE: 1/4" = 1'-0"

[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Unit B2a

18443 [PROJECT]

1/4" = 1'-0" [SCALE]

Tuesday, October 22, 2019 [DATE]

Rezoning Clarification [ISSUE]

[DRAWING]

A-3.221



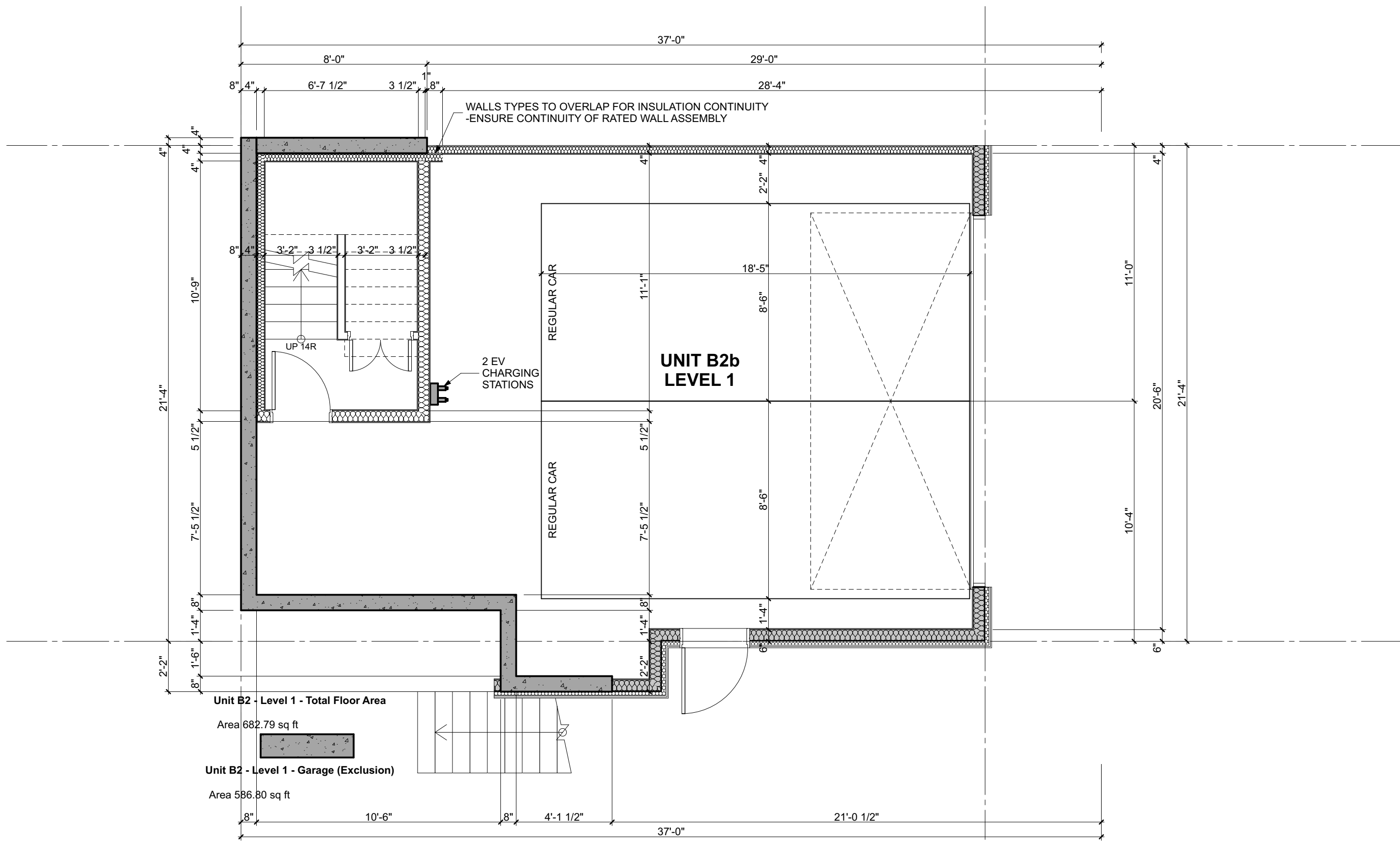
Integra

ARCHITECTURE INC.

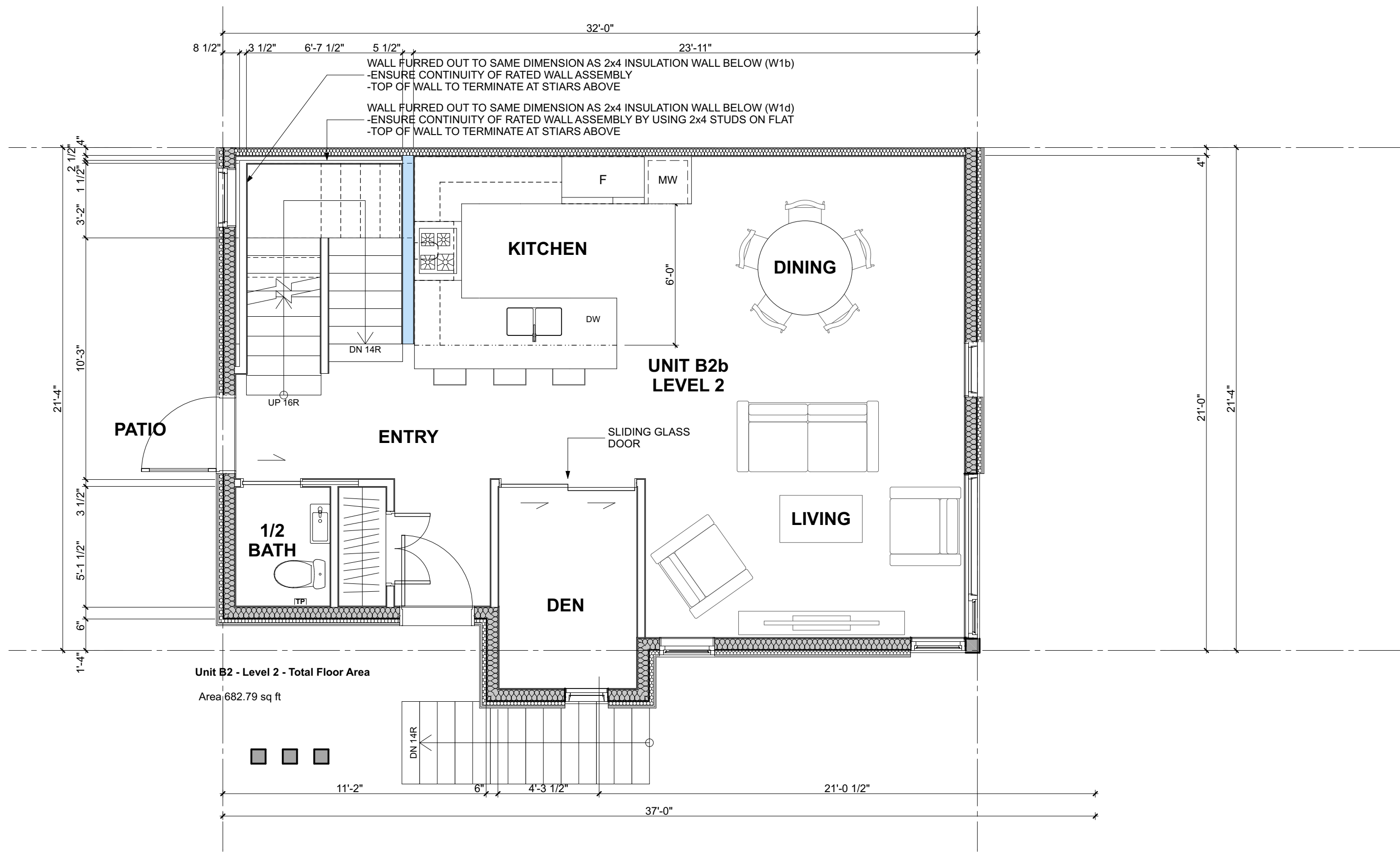
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT
BE USED WITHOUT THE ARCHITECT'S CONSENT.

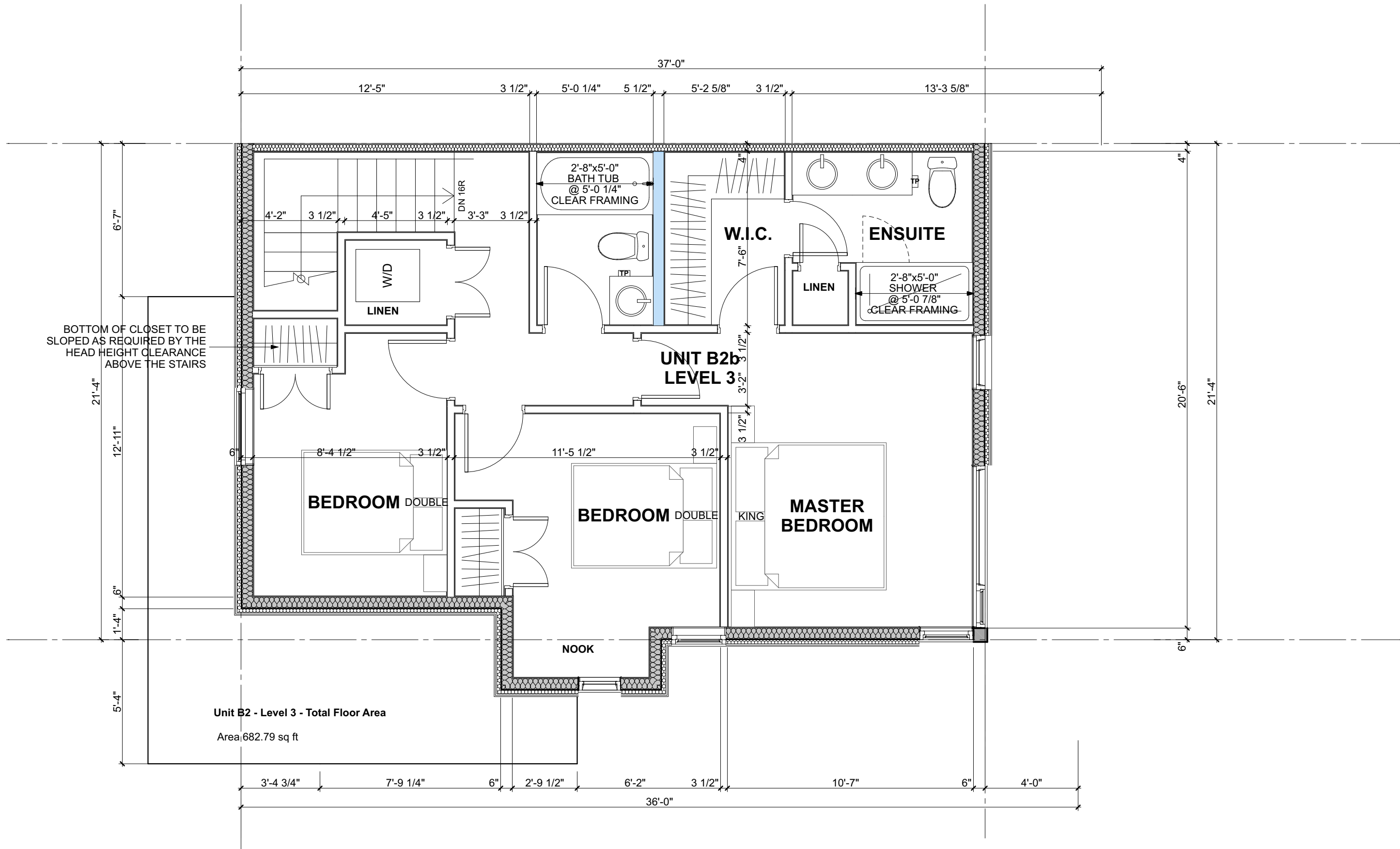
(PROJECT TEAM)
ALLAIRE



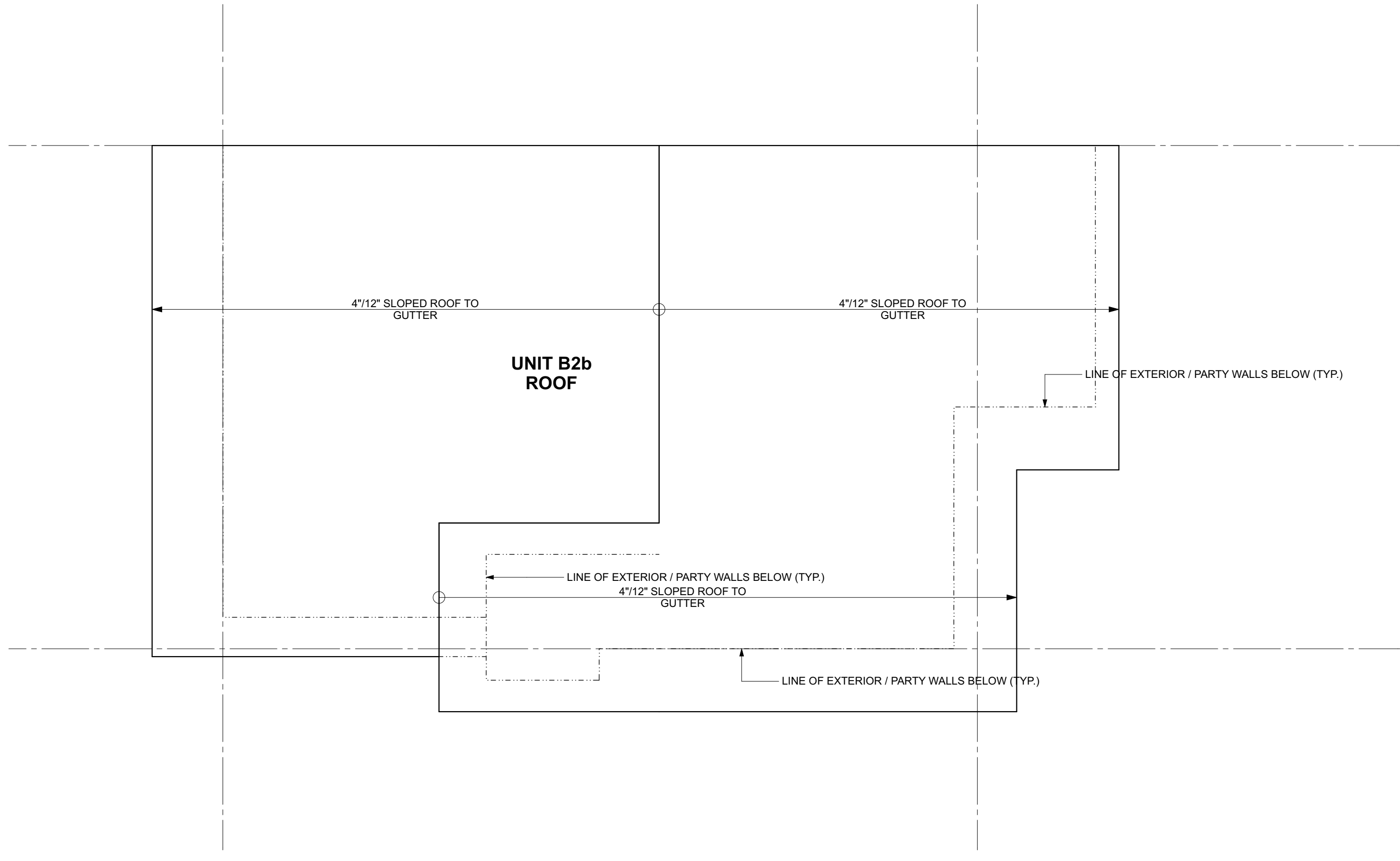
1 Unit B2b - Level 1
SCALE: 1/4" = 1'-0"



2 Unit B2b - Level 2
SCALE: 1/4" = 1'-0"



3 Unit B2b - Level 3
SCALE: 1/4" = 1'-0"



4 Unit B2b - Roof
SCALE: 1/4" = 1'-0"

[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Unit B2b

18443 [PROJECT]

1/4" = 1'-0" [SCALE]

Tuesday, October 22, 2019 [DATE]

Rezoning Clarification [ISSUE]

[DRAWING]

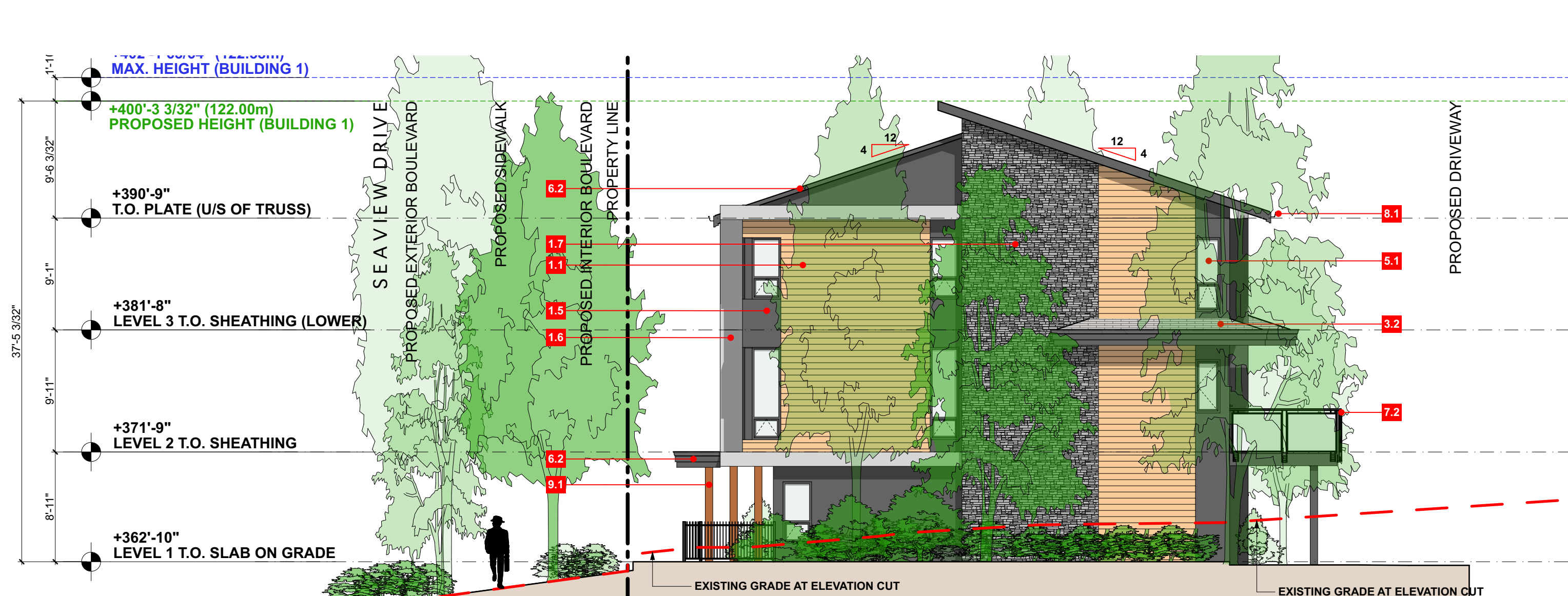
A-3.222



1 Building 1 - North Elevation
SCALE: 1/8" = 1'-0"



2 Building 1 - South Elevation
SCALE: 1/8" = 1'-0"



3 Building 1 - West Elevation
SCALE: 1/8" = 1'-0"



4 Building 1 - East Elevation
SCALE: 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

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

Colour	Product	Finish (to match)
1.0 CLADDING		
1.1	Orange Brown Lap Siding w/ 4" Exposure	Mountain Cedar - Rustic Series by Woodtone
1.2	Brown Lap Siding w/ 4" Exposure	Timber Trail - Rustic Series by Woodtone
1.3	Grey Lap Siding w/ 4" Exposure	Coastal Gray - Rustic Series by Woodtone
1.4	Rose / Brown Lap Siding w/ 4" Exposure	Rosewood - Rustic Series by Woodtone
1.5	Dark Grey HardiePanel 2.0 (Panel Reveal System)	Benjamin Moore - Wrought Iron 2124-10
1.6	Light Grey HardiePanel 2.0 (Panel Reveal System)	Grey Slate
1.7	Grey-Brown ProFit LedgeStone	Platinum
2.0 SOFFIT		
2.1	Cedar Cementitious Board - Cedar Soffit	Cedar - PPG ColourMax
2.3	Dark Grey Aluminum Perforated Vent	To Match 1.5
2.3	Light Grey Aluminum Perforated Vent	To Match 1.6
2.2	Charcoal Grey Vent Strip	To Match 1.5
3.0 ROOFS		
3.1	Black 2-Layer SBS Membrane	Black
3.2	Grey Asphalt Shingle	Storm Grey
4.0 DOORS		
4.1	Orange Brown Aluminum or Wood Entry Doors	To Match 1.1
4.2	Brown Aluminum or Wood Entry Doors	To Match 1.2
4.3	Grey Aluminum or Wood Entry Doors	To Match 1.3
4.4	Rose / Brown Aluminum or Wood Entry Doors	To Match 1.4
4.5	Black Aluminum or Wood Entry Doors	To Match 1.5
4.6	Black / Glass Aluminum or Wood Entry Doors	To Match 1.5 & Glazed
5.0 WINDOWS		
5.1	Charcoal Grey Vinyl Windows	Glass - Frames To Match 1.5
6.0 TRIMS		
6.2	Charcoal Grey HARDI TRIM*BOARDS	To Match 1.5
7.0 RAILINGS		
7.2	Charcoal Grey Aluminum Guard Railing	Glass - Frames To Match 1.5
8.0 ACCESSORIES		
8.1	Charcoal Grey Flashing, Gutters, and Down Spouts	Glass - Frames To Match 1.5
9.0 STRUCTURE		
9.1	Wood 8x8 Sawn Timber	DECKplus™ Semi-Transparent Wood Stain - Cedar Naturaltone ST-533 - BEHR



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

(PROJECT TEAM)
ALLAIRE

(ARCHITECT SEAL)

(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

**Building 1
Elevations**

(PROJECT)

18443

(SCALE)

1/8" = 1'-0"

(DATE)

Tuesday, October 22, 2019

(ISSUE)

Rezoning Clarification

(DRAWING)

A-4.100



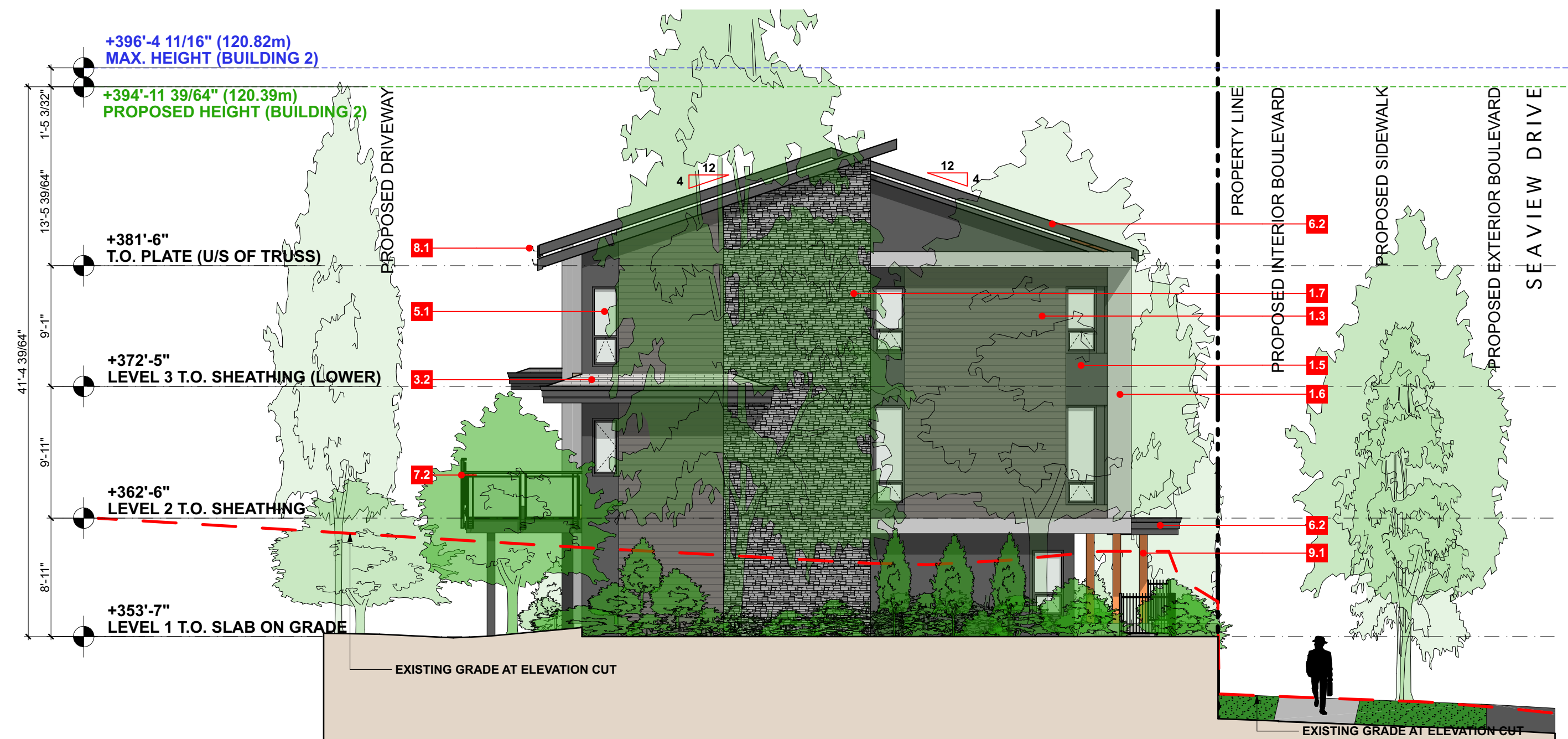
1 Building 2 - North Elevation
SCALE: 1/8" = 1'-0"



2 Building 2 - South Elevation
SCALE: 1/8" = 1'-0"



3 Building 2 - West Elevation
SCALE: 1/8" = 1'-0"



4 Building 2 - East Elevation
SCALE: 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

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

Colour	Product	Finish (to match)
1.0 CLADDING		
1.1	Orange Brown	Lap Siding w/ 4" Exposure
1.2	Brown	Lap Siding w/ 4" Exposure
1.3	Grey	Lap Siding w/ 4" Exposure
1.4	Rose / Brown	Lap Siding w/ 4" Exposure
1.5	Dark Grey	HardiePanel 2.0 (Panel Reveal System)
1.6	Light Grey	HardiePanel 2.0 (Panel Reveal System)
1.7	Grey-Brown	ProFit LedgeStone
1.8	Mountain Cedar	Rustic Series by Woodtone
1.9	Timber Trail	Rustic Series by Woodtone
2.0	Coastal Gray	Rustic Series by Woodtone
2.1	Rosewood	Rustic Series by Woodtone
2.2	Benjamin Moore	Wrought Iron 2124-10
2.3	Grey Slate	
2.4	Platinum	
2.0 SOFFIT		
2.1	Cedar	Cementitious Board - Cedar Soffit
2.2	Dark Grey	Aluminum Perforated Vent
2.3	Light Grey	Aluminum Perforated Vent
2.4	Charcoal Grey	Vent Strip
2.5	Cedar	PPG ColourMax
2.6		To Match 1.5
2.7		To Match 1.6
2.8		To Match 1.5
3.0 ROOFS		
3.1	Black	2-Layer SBS Membrane
3.2	Grey	Asphalt Shingle
3.3	Black	
3.4	Storm Grey	
4.0 DOORS		
4.1	Orange Brown	Aluminum or Wood Entry Doors
4.2	Brown	Aluminum or Wood Entry Doors
4.3	Grey	Aluminum or Wood Entry Doors
4.4	Rose / Brown	Aluminum or Wood Entry Doors
4.5	Black	Aluminum or Wood Entry Doors
4.6	Black / Glass	Aluminum or Wood Entry Doors
4.7		To Match 1.1
4.8		To Match 1.2
4.9		To Match 1.3
4.10		To Match 1.4
4.11		To Match 1.5
4.12		To Match 1.5 & Glazed
5.0 WINDOWS		
5.1	Charcoal Grey	Vinyl Windows
5.2		Glass - Frames To Match 1.5
6.0 TRIMS		
6.1	Charcoal Grey	HARDIETRIM®BOARDS
6.2		To Match 1.5
7.0 RAILINGS		
7.1	Charcoal Grey	Aluminum Guard Railing
7.2		Glass - Frames To Match 1.5
8.0 ACCESSORIES		
8.1	Charcoal Grey	Flashing, Gutters, and Down Spouts
8.2		Glass - Frames To Match 1.5
9.0 STRUCTURE		
9.1	Wood	8x8 Sawn Timber
9.2		DECKplus™ Semi-Transparent Wood Stain - Cedar Naturaltone ST-533 - BEHR



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

(PROJECT TEAM)
ALLAIRE

(ARCHITECT SEAL)

(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

Building 2 Elevations

(PROJECT)

18443

(SCALE)

1/8" = 1'-0"

(DATE)

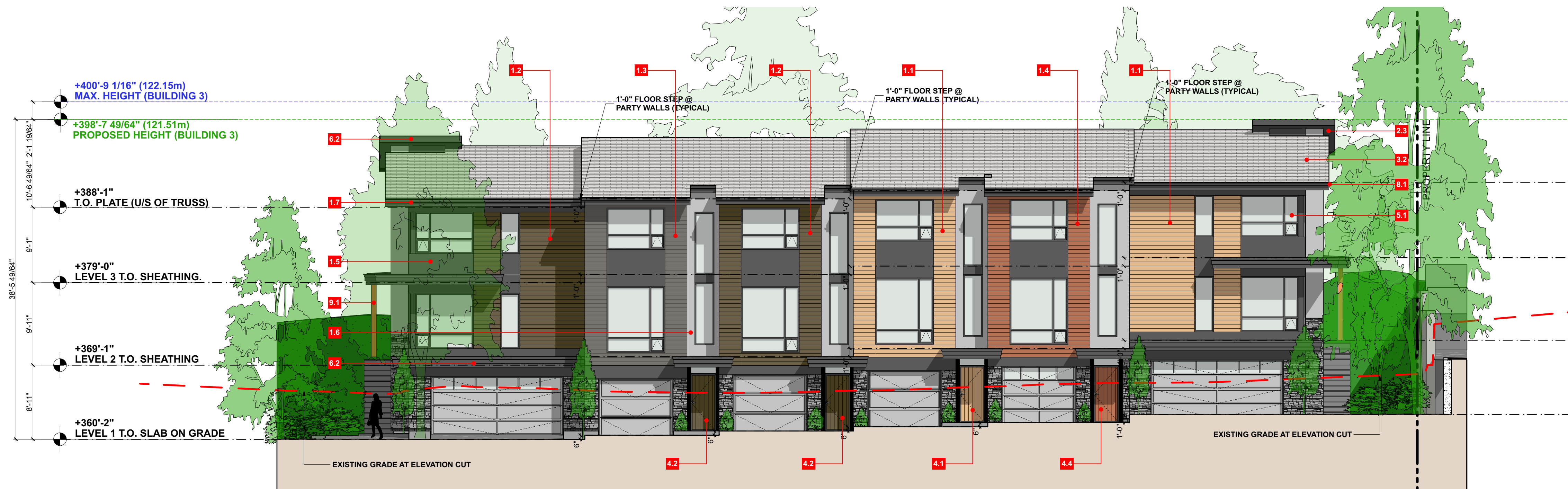
Tuesday, October 22, 2019

(ISSUE)

Rezoning Clarification

(DRAWING)

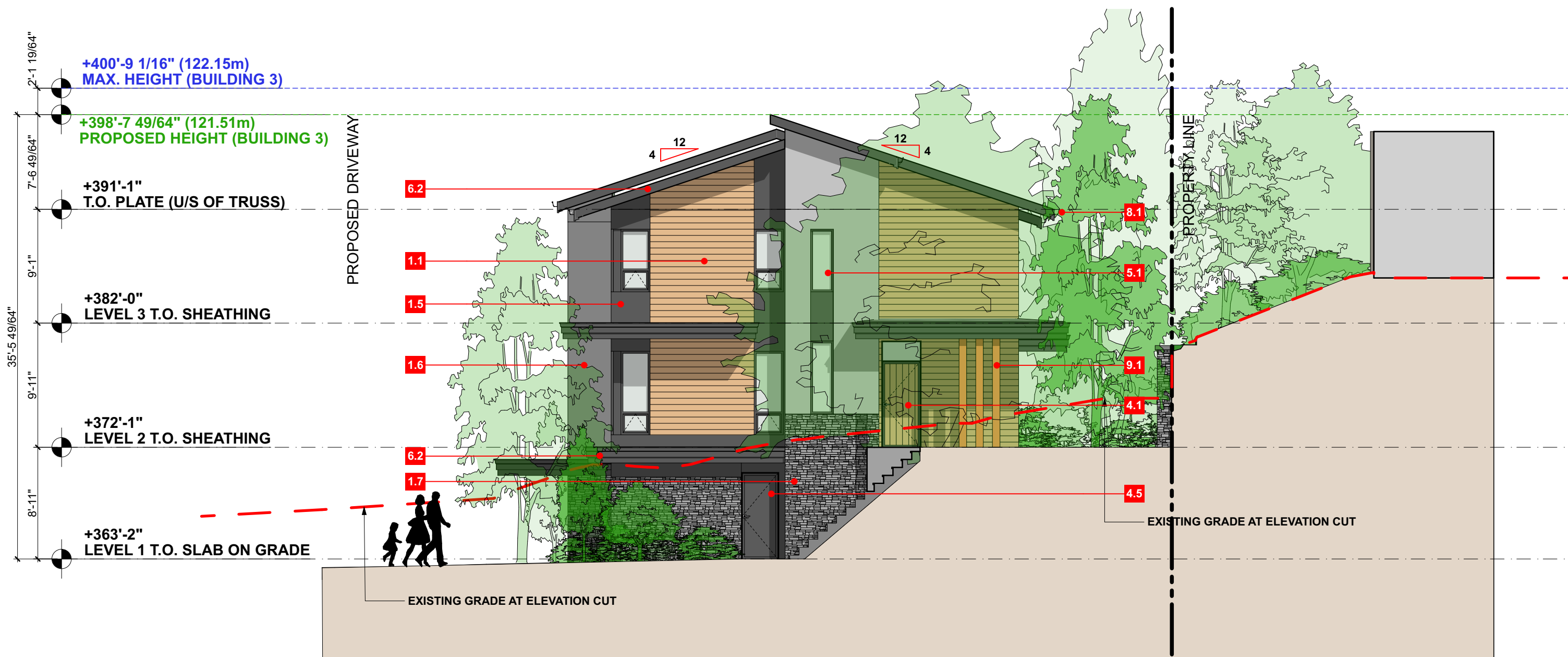
A-4.200



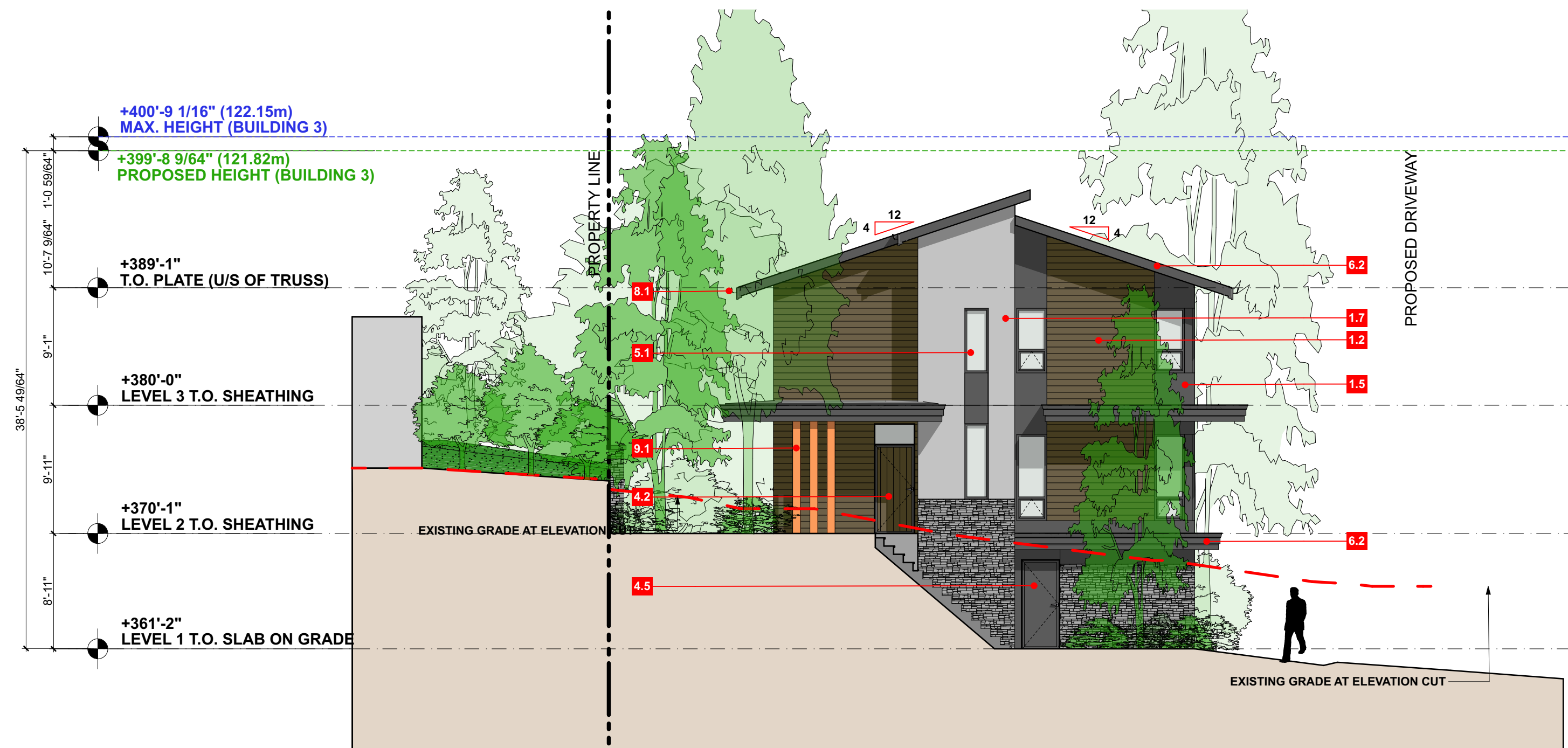
1 Building 3 - North Elevation
SCALE: 1/8" = 1'-0"



2 Building 3 - South Elevation
SCALE: 1/8" = 1'-0"



3 Building 3 - West Elevation
SCALE: 1/8" = 1'-0"



4 Building 3 - East Elevation
SCALE: 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

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

Colour	Product	Finish (to match)
1.0 CLADDING		
1.1	Orange Brown	Lap Siding w/ 4" Exposure
1.2	Brown	Lap Siding w/ 4" Exposure
1.3	Grey	Lap Siding w/ 4" Exposure
1.4	Rose / Brown	Lap Siding w/ 4" Exposure
1.5	Dark Grey	HardiePanel 2.0 (Panel Reveal System)
1.6	Light Grey	HardiePanel 2.0 (Panel Reveal System)
1.7	Grey-Brown	ProFit LedgeStone
1.8	Grey-Brown	ProFit LedgeStone
2.0 SOFFIT		
2.1	Cedar	Cementitious Board - Cedar Soffit
2.2	Dark Grey	Aluminum Perforated Vent
2.3	Light Grey	Aluminum Perforated Vent
2.4	Charcoal Grey	Vent Strip
3.0 ROOFS		
3.1	Black	2-Layer SBS Membrane
3.2	Grey	Asphalt Shingle
4.0 DOORS		
4.1	Orange Brown	Aluminum or Wood Entry Doors
4.2	Brown	Aluminum or Wood Entry Doors
4.3	Grey	Aluminum or Wood Entry Doors
4.4	Rose / Brown	Aluminum or Wood Entry Doors
4.5	Dark Grey	Aluminum or Wood Entry Doors
4.6	Black / Glass	Aluminum or Wood Entry Doors
5.0 WINDOWS		
5.1	Charcoal Grey	Vinyl Windows
6.0 TRIMS		
6.1	Charcoal Grey	HARDI TRIM*BOARDS
7.0 RAILINGS		
7.1	Charcoal Grey	Aluminum Guard Railing
8.0 ACCESSORIES		
8.1	Charcoal Grey	Flashing, Gutters, and Down Spouts
9.0 STRUCTURE		
9.1	Wood	B&B Sawn Timber



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

(PROJECT TEAM)
ALLAIRE

(ARCHITECT SEAL)

(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

**Building 3
Elevations**

(PROJECT)

18443

(SCALE)

1/8" = 1'-0"

(DATE)

Tuesday, October 22, 2019

(ISSUE)

Rezoning Clarification

(DRAWING)

A-4.300



1 Building 4 - North Elevation
SCALE: 1/8" = 1'-0"

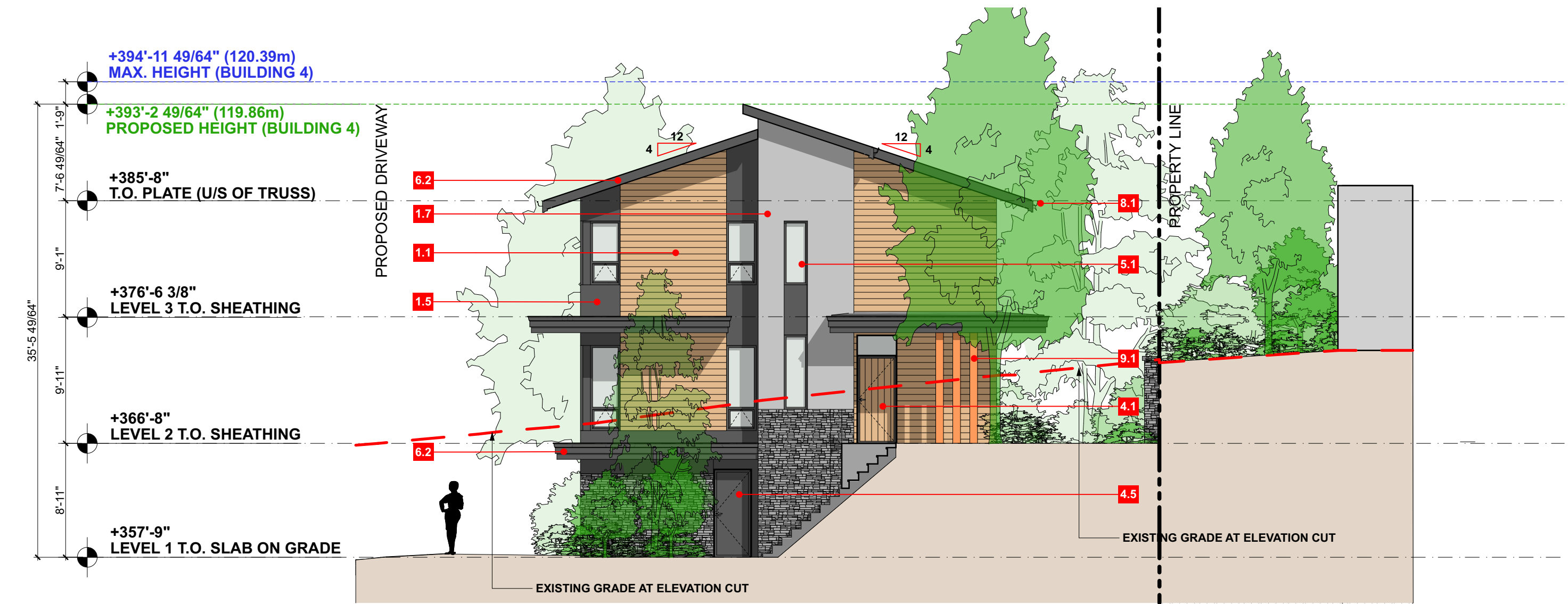
MATERIAL AND COLOUR LEGEND

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

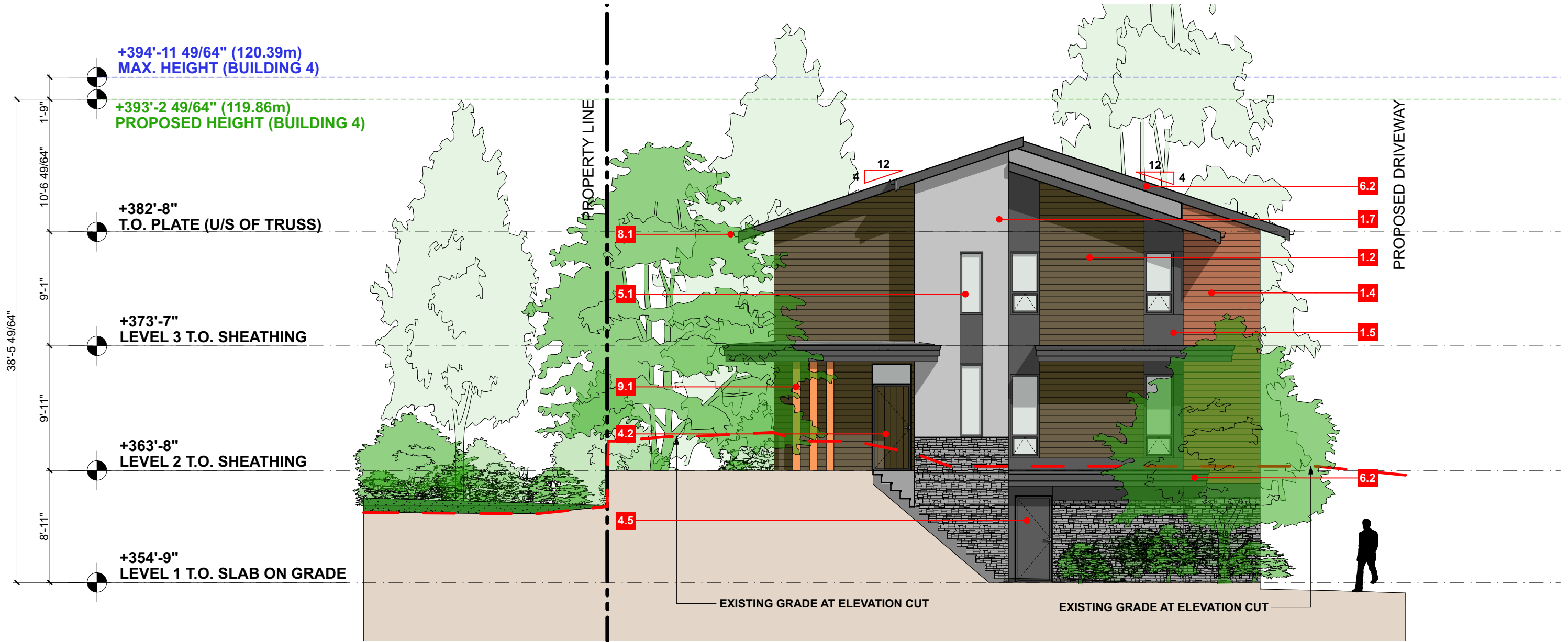
Colour	Product	Finish (to match)
1.0 CLADDING		
1.1 Orange Brown	Lap Siding w/ 4" Exposure	Mountain Cedar - Rustic Series by Woodtone
1.2 Brown	Lap Siding w/ 4" Exposure	Timber Trail - Rustic Series by Woodtone
1.3 Grey	Lap Siding w/ 4" Exposure	Coastal Gray - Rustic Series by Woodtone
1.4 Rose / Brown	Lap Siding w/ 4" Exposure	Rosewood - Rustic Series by Woodtone
1.5 Dark Grey	HardiePanel 2.0 (Panel Reveal System)	Benjamin Moore - Wrought Iron 2124-10
1.6 Light Grey	HardiePanel 2.0 (Panel Reveal System)	Grey Slate
1.7 Grey-Brown	ProFit LedgeStone	Platinum
2.0 SOFFIT		
2.1 Cedar	Cementitious Board - Cedar Soffit	Cedar - PPG ColourMax
2.3 Dark Grey	Aluminum Perforated Vent	To Match 1.5
2.3 Light Grey	Aluminum Perforated Vent	To Match 1.6
2.2 Charcoal Grey	Vent Strip	To Match 1.5
3.0 ROOFS		
3.1 Black	2-Layer SBS Membrane	Black
3.2 Grey	Asphalt Shingle	Storm Grey
4.0 DOORS		
4.1 Orange Brown	Aluminum or Wood Entry Doors	To Match 1.1
4.2 Brown	Aluminum or Wood Entry Doors	To Match 1.2
4.3 Grey	Aluminum or Wood Entry Doors	To Match 1.3
4.4 Rose / Brown	Aluminum or Wood Entry Doors	To Match 1.4
4.5 Black	Aluminum or Wood Entry Doors	To Match 1.5
4.6 Black / Glass	Aluminum or Wood Entry Doors	To Match 1.5 & Glazed
5.0 WINDOWS		
5.1 Charcoal Grey	Vinyl Windows	Glass - Frames To Match 1.5
6.0 TRIMS		
6.2 Charcoal Grey	HARDI TRIM*BOARDS	To Match 1.5
7.0 RAILINGS		
7.2 Charcoal Grey	Aluminum Guard Railing	Glass - Frames To Match 1.5
8.0 ACCESSORIES		
8.1 Charcoal Grey	Flashing, Gutters, and Down Spouts	Glass - Frames To Match 1.5
9.0 STRUCTURE		
9.1 Wood	B&B Sawn Timber	DECKplus™ Semi-Transparent Wood Stain - Cedar Naturaltone ST-533 - BEHR



2 Building 4 - South Elevation
SCALE: 1/8" = 1'-0"



3 Building 4 - West Elevation
SCALE: 1/8" = 1'-0"



4 Building 4 - East Elevation
SCALE: 1/8" = 1'-0"



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

(PROJECT TEAM)
ALLAIRE

(ARCHITECT SEAL)

(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

**Building 4
Elevations**

18443 (PROJECT)

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

Tuesday, October 22, 2019 (DATE)

Rezoning Clarification (ISSUE)

(DRAWING)

A-4.400



L Charcoal Grey Painted Aluminum Railing



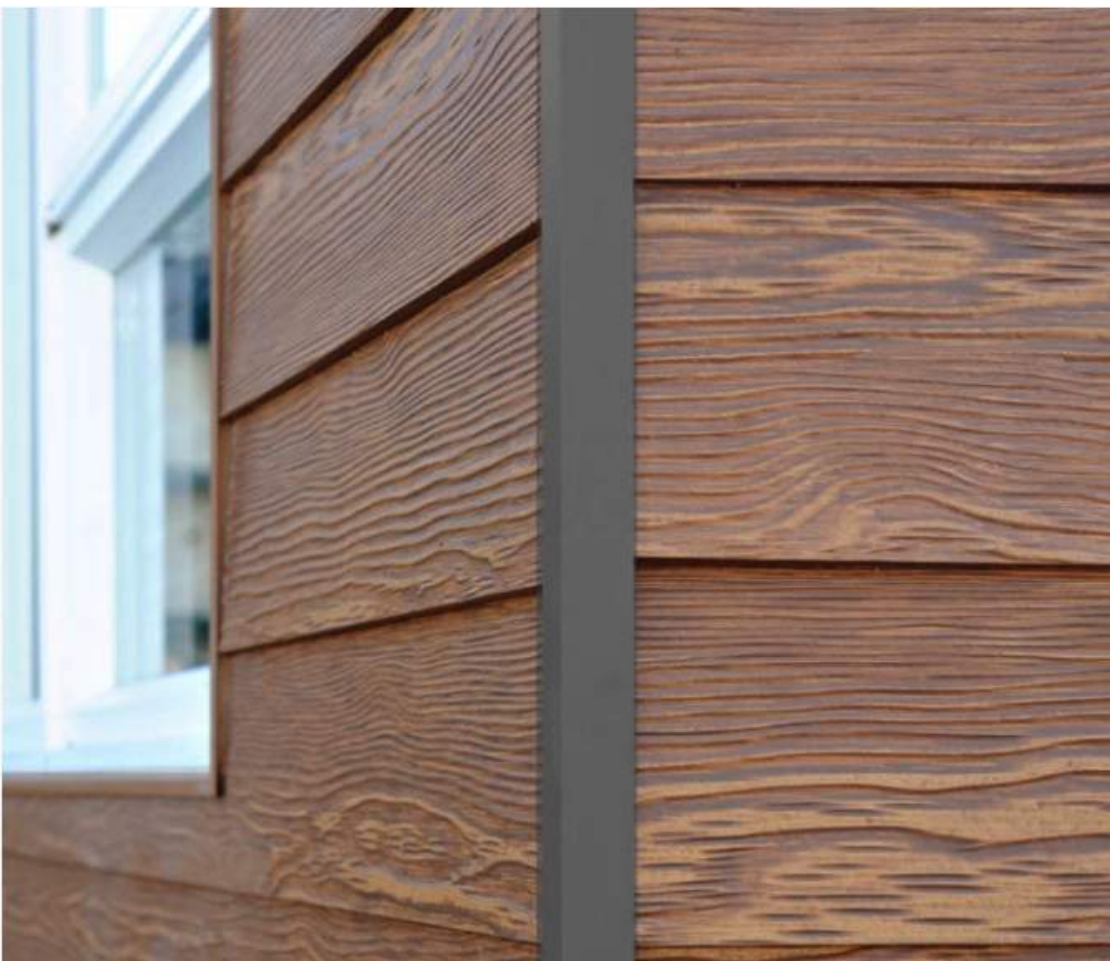
E Cedar Cementitious Soffit Board



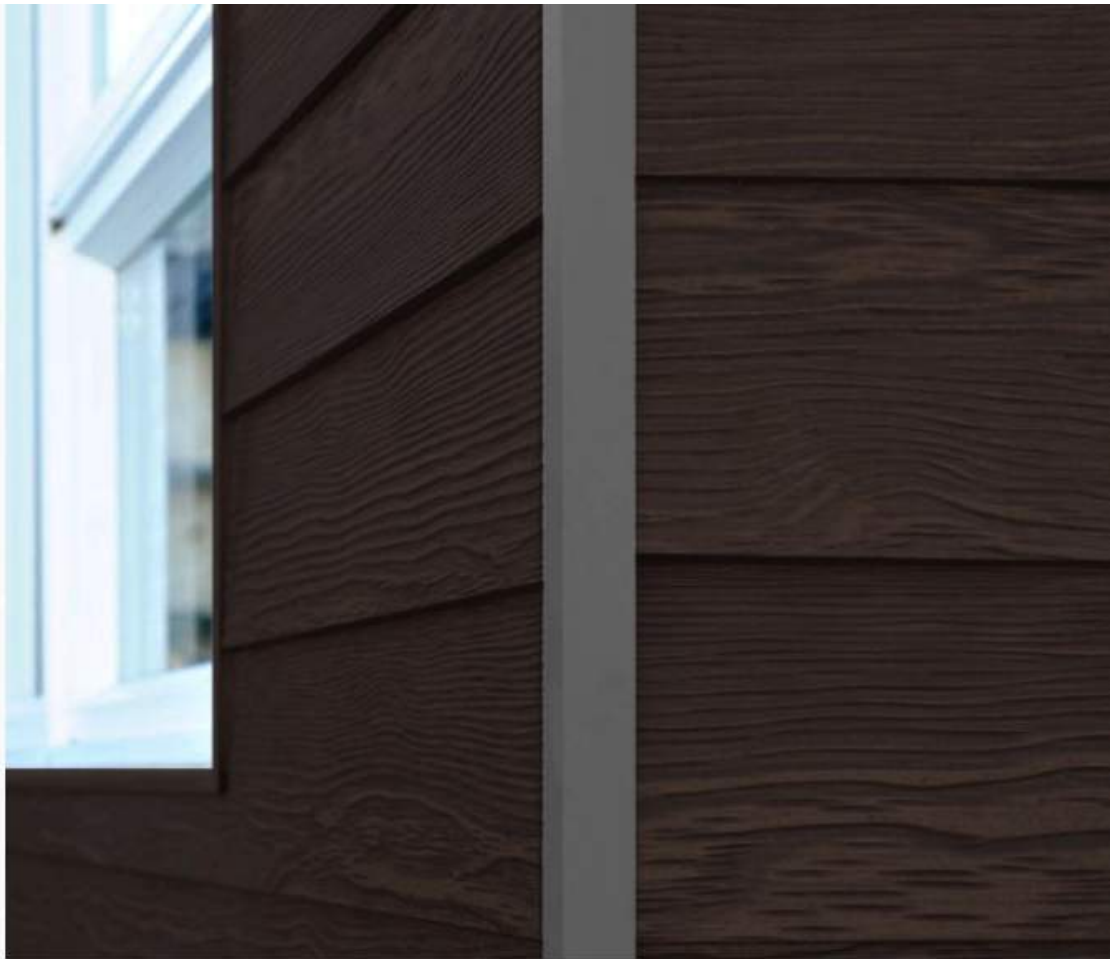
T Silverado Allan Block



H Storm Grey Asphalt Shingles



1.1 Lap Siding w/ 4" Exposure Mountain Cedar - Rustic Series by Woodtone



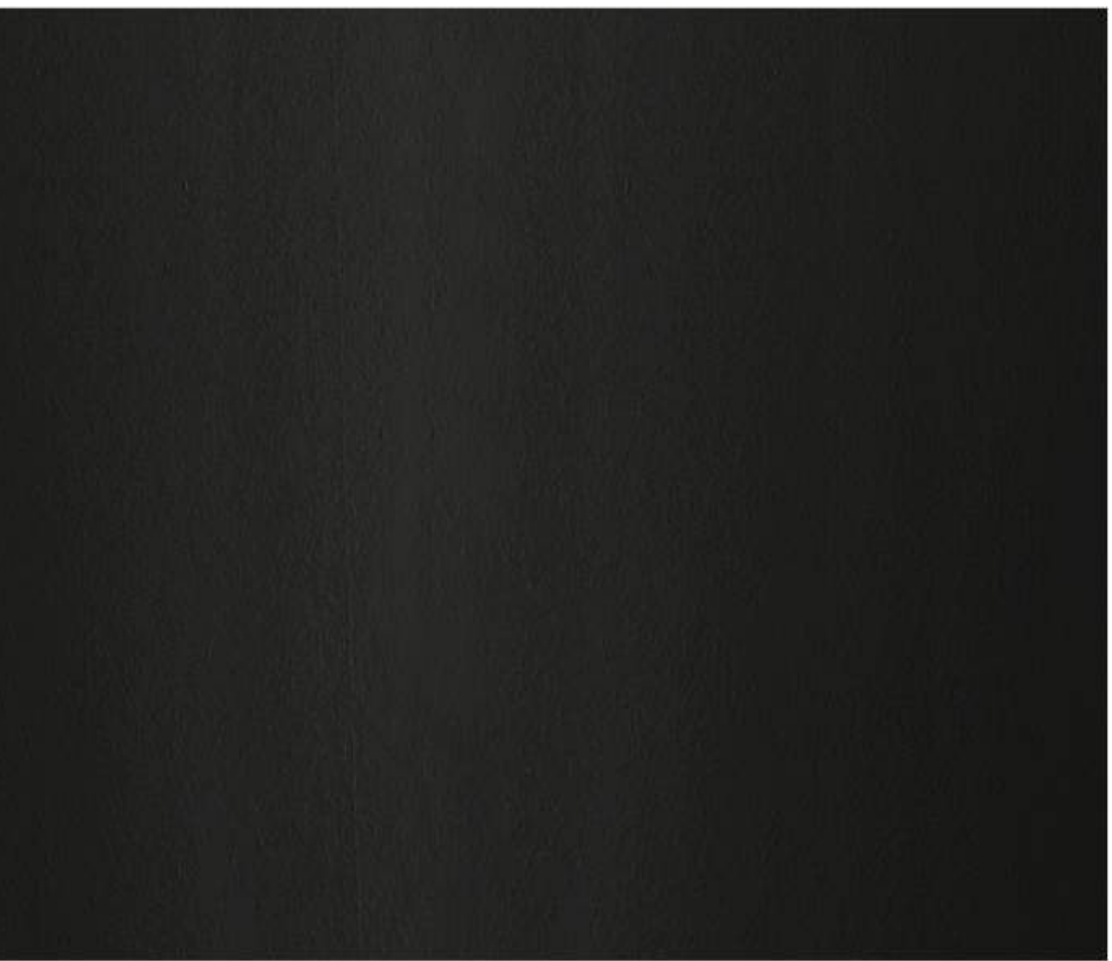
1.2 Lap Siding w/ 4" Exposure Timber Trail - Rustic Series by Woodtone



1.3 Lap Siding w/ 4" Exposure Coastal Grey - Rustic Series by Woodtone



1.4 Lap Siding w/ 4" Exposure Rosewood - Rustic Series by Woodtone



1.5 HardiePanel 2.0 (Panel Reveal System) Benjamin Moore - Wrought Iron 2124-10



1.6 HardiePanel 2.0 (Panel Reveal System) Grey Slate



1.7 ProFit Ledgestone Platinum

MATERIAL AND COLOUR LEGEND

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

Colour	Product	Finish (to match)	Manufacturer	Locator
1.0 CLADDING				
1.1	Orange Brown	Lap Siding w/ 4" Exposure	Mountain Cedar - Rustic Series by Woodtone	JamesHardie or Exterior Walls
1.2	Brown	Lap Siding w/ 4" Exposure	Timber Trail - Rustic Series by Woodtone	JamesHardie or Exterior Walls
1.3	Grey	Lap Siding w/ 4" Exposure	Coastal Gray - Rustic Series by Woodtone	JamesHardie or Exterior Walls
1.4	Rose / Brown	Lap Siding w/ 4" Exposure	Rosewood - Rustic Series by Woodtone	JamesHardie or Exterior Walls
1.5	Dark Grey	HardiePanel 2.0 (Panel Reveal System)	Benjamin Moore - Wrought Iron 2124-10	JamesHardie Exterior Walls
1.6	Light Grey	HardiePanel 2.0 (Panel Reveal System)	Grey Slate	JamesHardie Exterior Walls & Fin Walls & Feature Roofs @
1.7	Grey-Brown	ProFit Ledgestone	Platinum	Pro-Fit* Exterior Walls
2.0 SOFFIT				
2.1	Cedar	Cementitious Board - Cedar Soffit	Cedar - PPG ColourMax	Allura™ Feature Roofs & entry Canopies
2.3	Dark Grey	Aluminum Perforated Vent	To Match 1.5	TBC All Other Roofs
2.3	Light Grey	Aluminum Perforated Vent	To Match 1.6	TBC Feature Roofs @ Corner Units on Buildings 1
2.2	Charcoal Grey	Vent Strip	To Match 1.5	TBC Vent strip at roof and balcony
3.0 ROOFS				
3.1	Black	2-Layer SBS Membrane	Black	TBC SBS Membrane at flat roofs
3.2	Grey	Asphalt Shingle	Storm Grey	TBC Sloped Roofs (4/12)
4.0 DOORS				
4.1	Orange Brown	Aluminum or Wood Entry Doors	To Match 1.1	TBC Cladding Scheme '1' Entry Doors
4.2	Brown	Aluminum or Wood Entry Doors	To Match 1.2	TBC Cladding Scheme '2' Entry Doors
4.3	Grey	Aluminum or Wood Entry Doors	To Match 1.3	TBC Cladding Scheme '3' Entry Doors
4.4	Rose / Brown	Aluminum or Wood Entry Doors	To Match 1.4	TBC Cladding Scheme '4' Entry Doors
4.5	Black	Aluminum or Wood Entry Doors	To Match 1.5	TBC Unit B2a and B2b Garage Entry Doors
4.6	Black / Glass	Aluminum or Wood Entry Doors	To Match 1.5 & Glazed	TBC Patio / Balcony Doors
5.0 WINDOWS				
5.1	Charcoal Grey	Vinyl Windows	Glass - Frames To Match 1.5	TBC Building 1-4 Windows
6.0 TRIMS				
6.2	Charcoal Grey	HARDIETRIM®BOARDS	To Match 1.5	JamesHardie Window Trims & Roof Trims
7.0 RAILINGS				
7.2	Charcoal Grey	Aluminum Guard Railing	Glass - Frames To Match 1.5	TBC Required Guard Rails Throughout
8.0 ACCESSORIES				
8.1	Charcoal Grey	Flashing, Gutters, and Down Spouts	Glass - Frames To Match 1.5	TBC Building 5 - Sliding Shading Screens on Balci
9.0 STRUCTURE				
9.1	Wood	8x8 Sawn Timber	DECKplus™ Semi-Transparent Wood Stain - Cedar NaturalTone ST-533 - BEHR	TBC Feature Entry Columns



Integra ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

[TITLE]

Material Board

18443 [PROJECT]

[SCALE]

Tuesday, October 22, 2019 [DATE]

Rezoning Clarification [ISSUE]

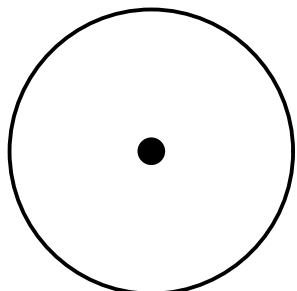
[DRAWING]

A-4.500

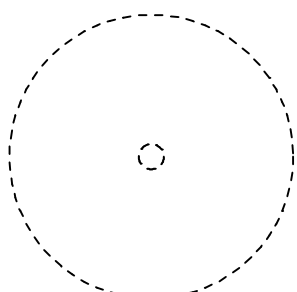


EXISTING COVERED PARKING

LEGEND



Existing trees to retain

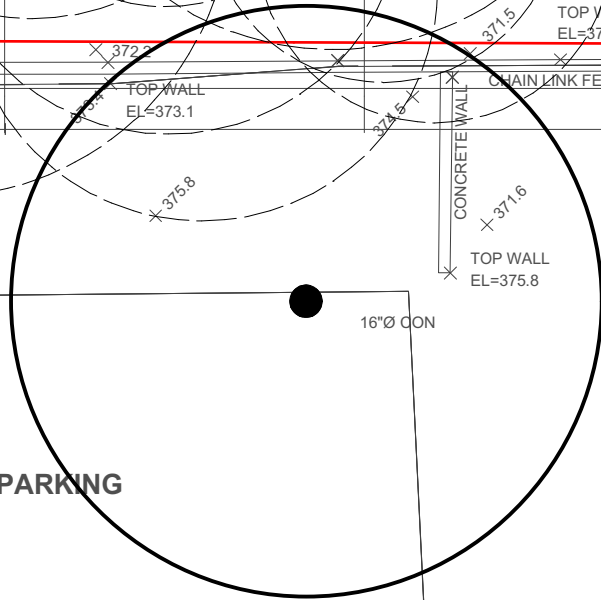


Existing trees to remove
Evaluate trees to use for on site play amenity and store logs off-site for later use

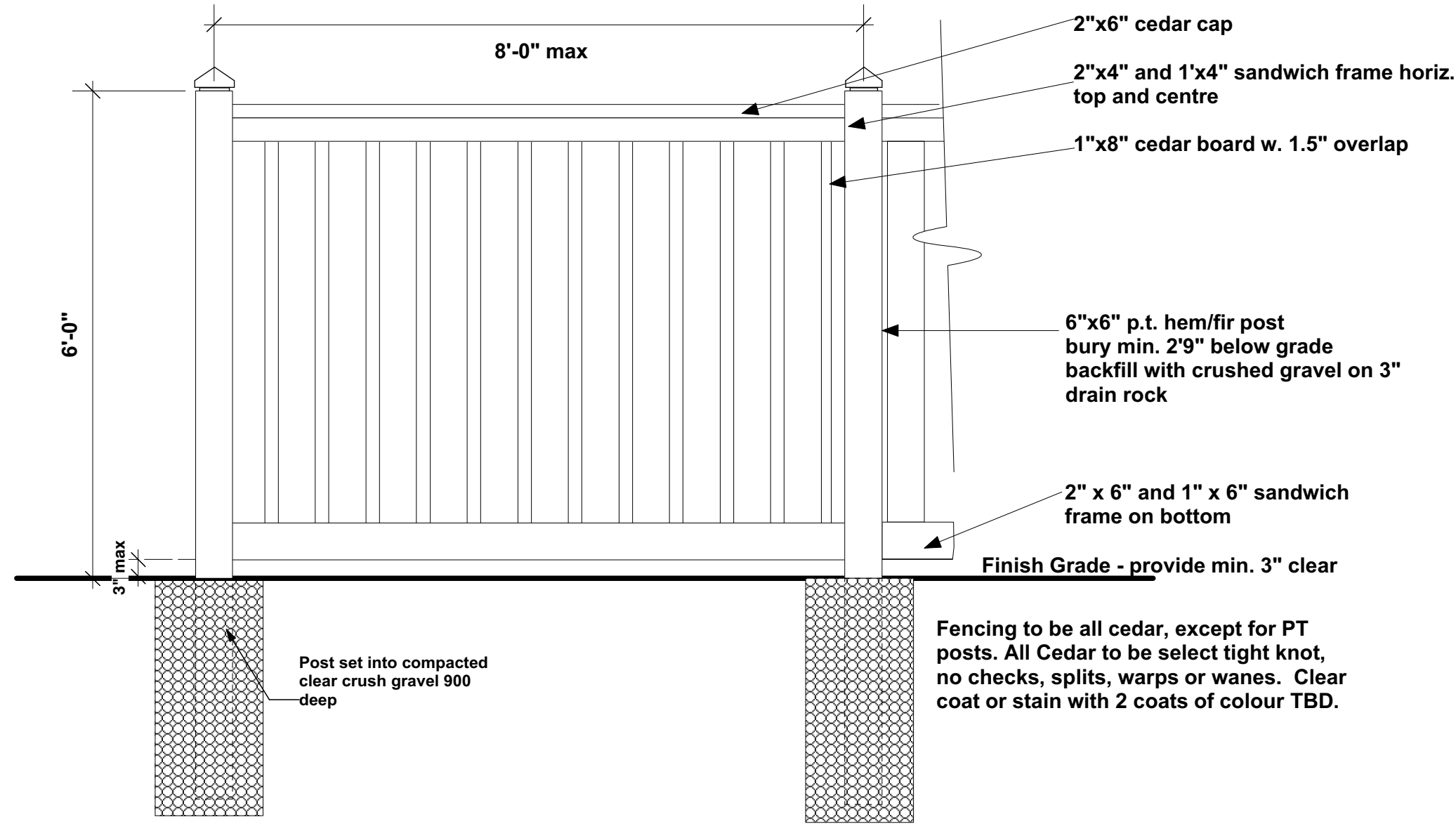


Tree Protection Fencing

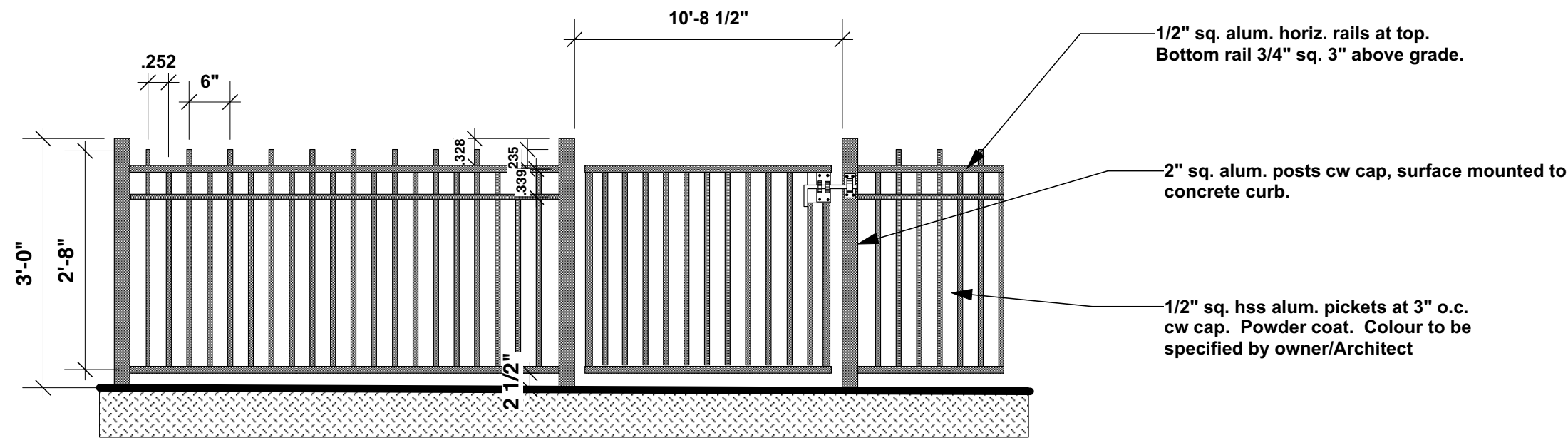
EXISTING COVERED PARKING



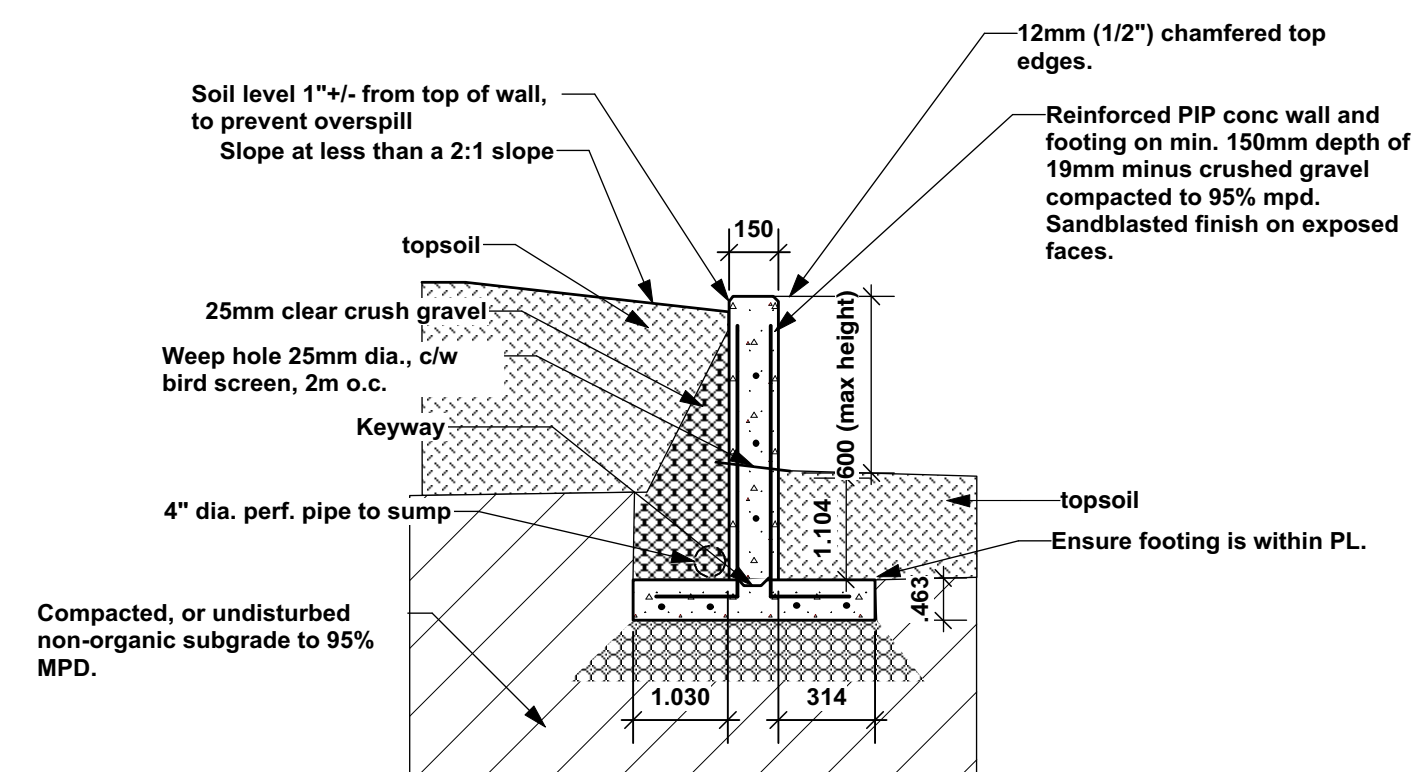
A 19-10-9		Issued for Rezoning Submission	
Date		Issue Notes	
Prospect & Refuge LANDSCAPE ARCHITECTS #102-1661 W 2nd Ave Vancouver, BC V6J 1H3 604-669-1003 alyssa@prospectrefuge.ca Building on over 25 years of history as Jonathan Losee, Ltd.			
Project Title and Address Rocky Ridge Allaire Seaview Dr., Port Moody			
Sheet Title Tree Protection Plan			
Project Manager AS		Project No. 2019-20	
Drawn By NR		Scale 1/8" = 1'-0"	
Reviewed By AS		Sheet No.	
Date Oct. 09, 2019		L0	



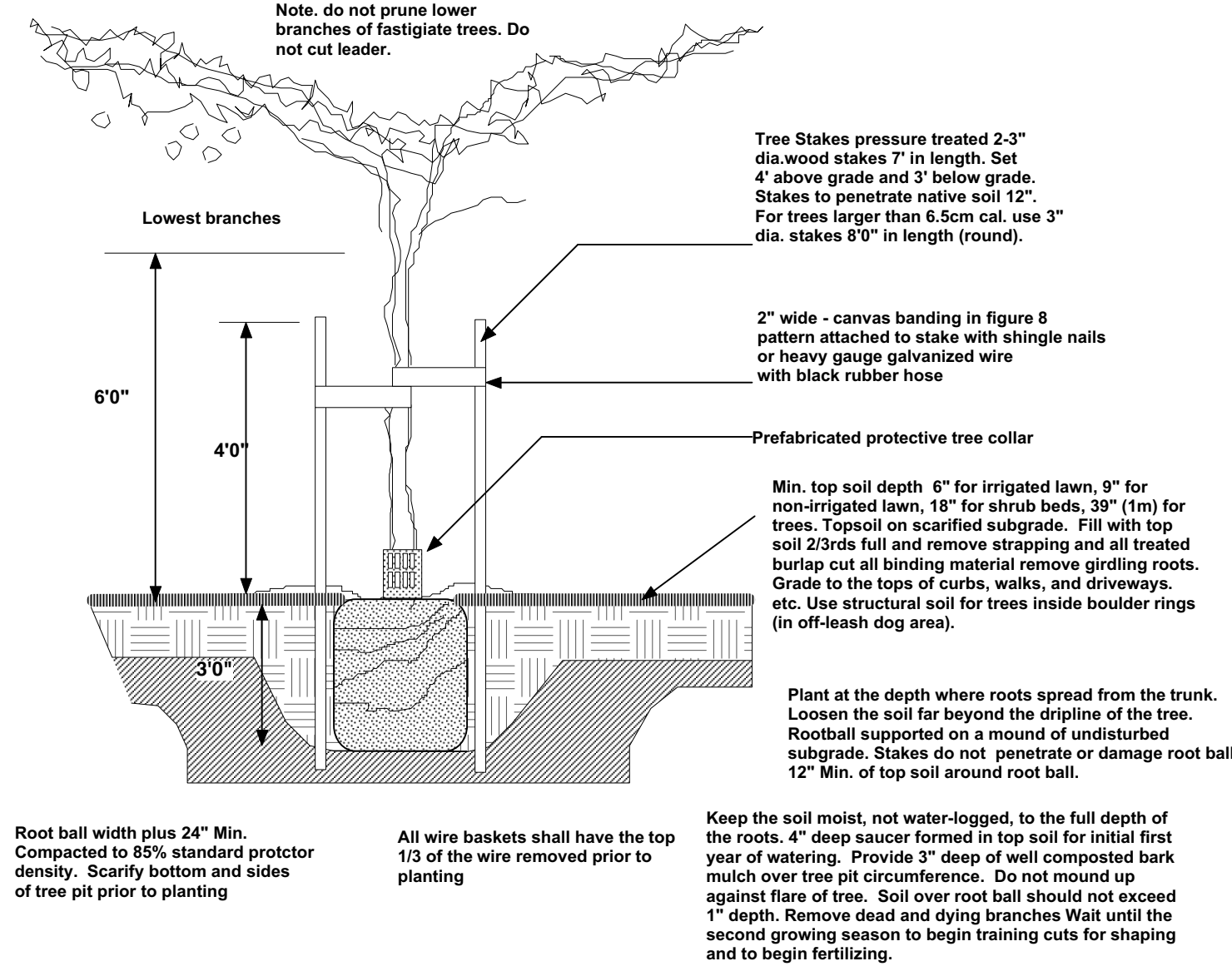
01 6'-0" Backyard Privacy Screen
Scale: 1:20



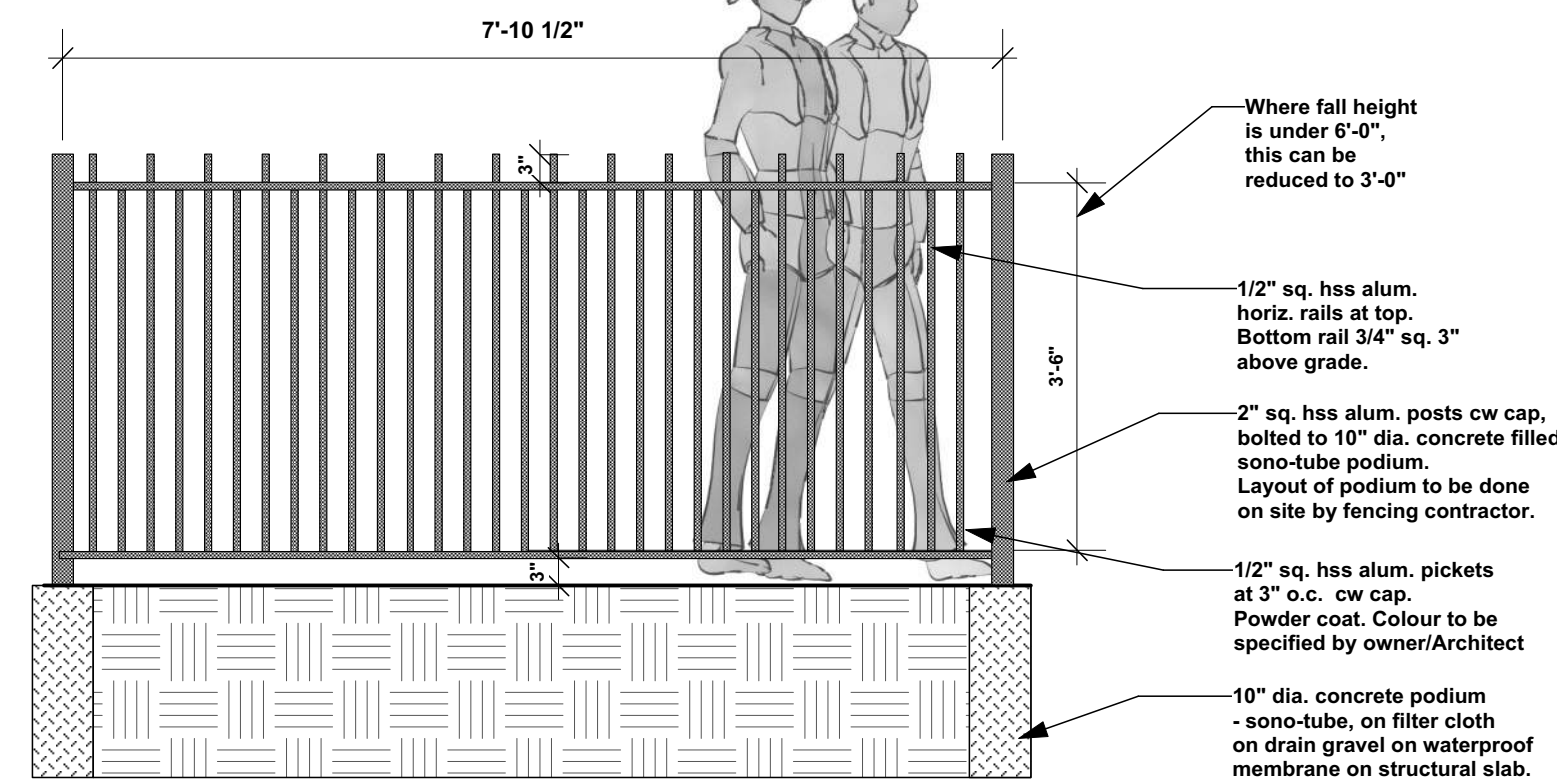
04 3'-0" Front yard Fences and Gates
Scale: 1:20



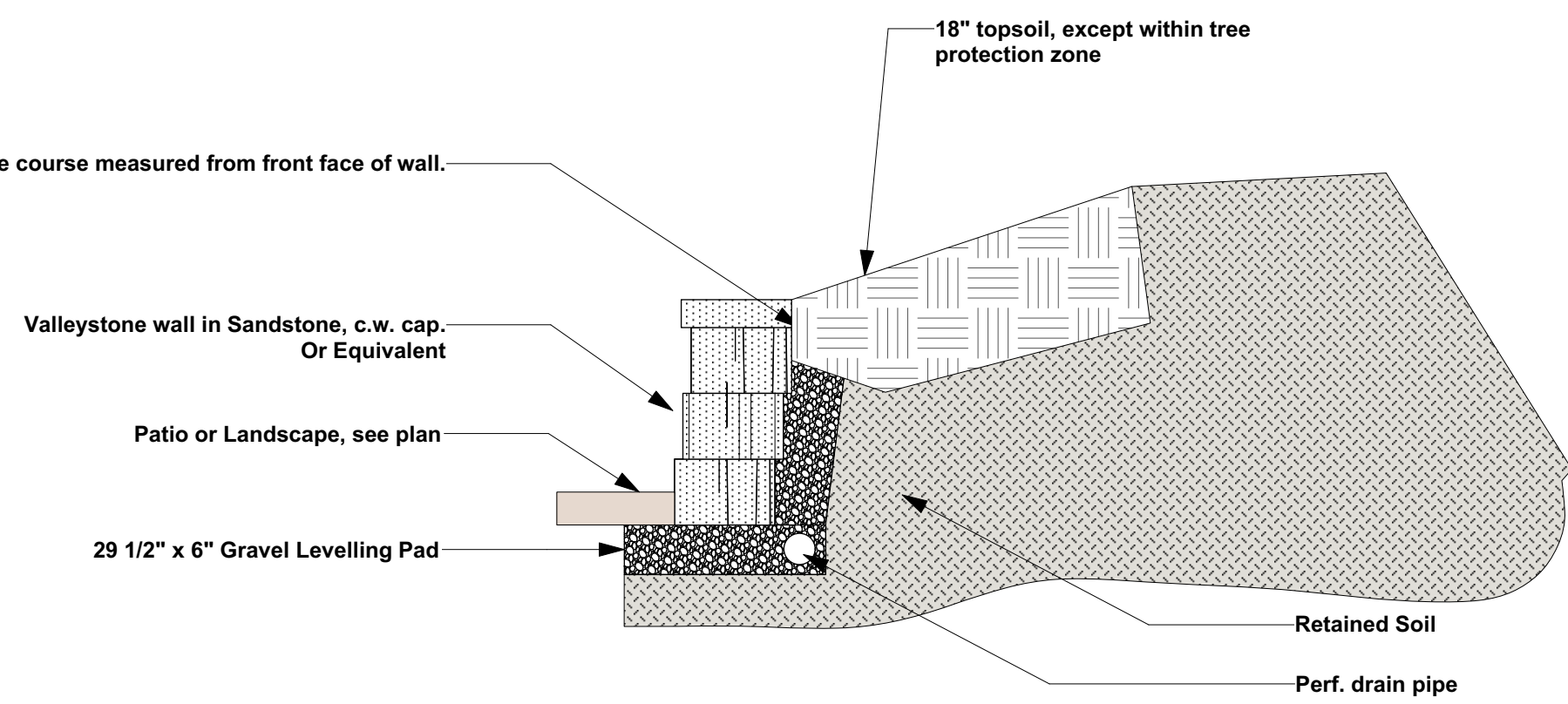
07 PIP Concrete Retaining Wall
Scale: 1:25



02 Tree Planting
Scale: 1:25

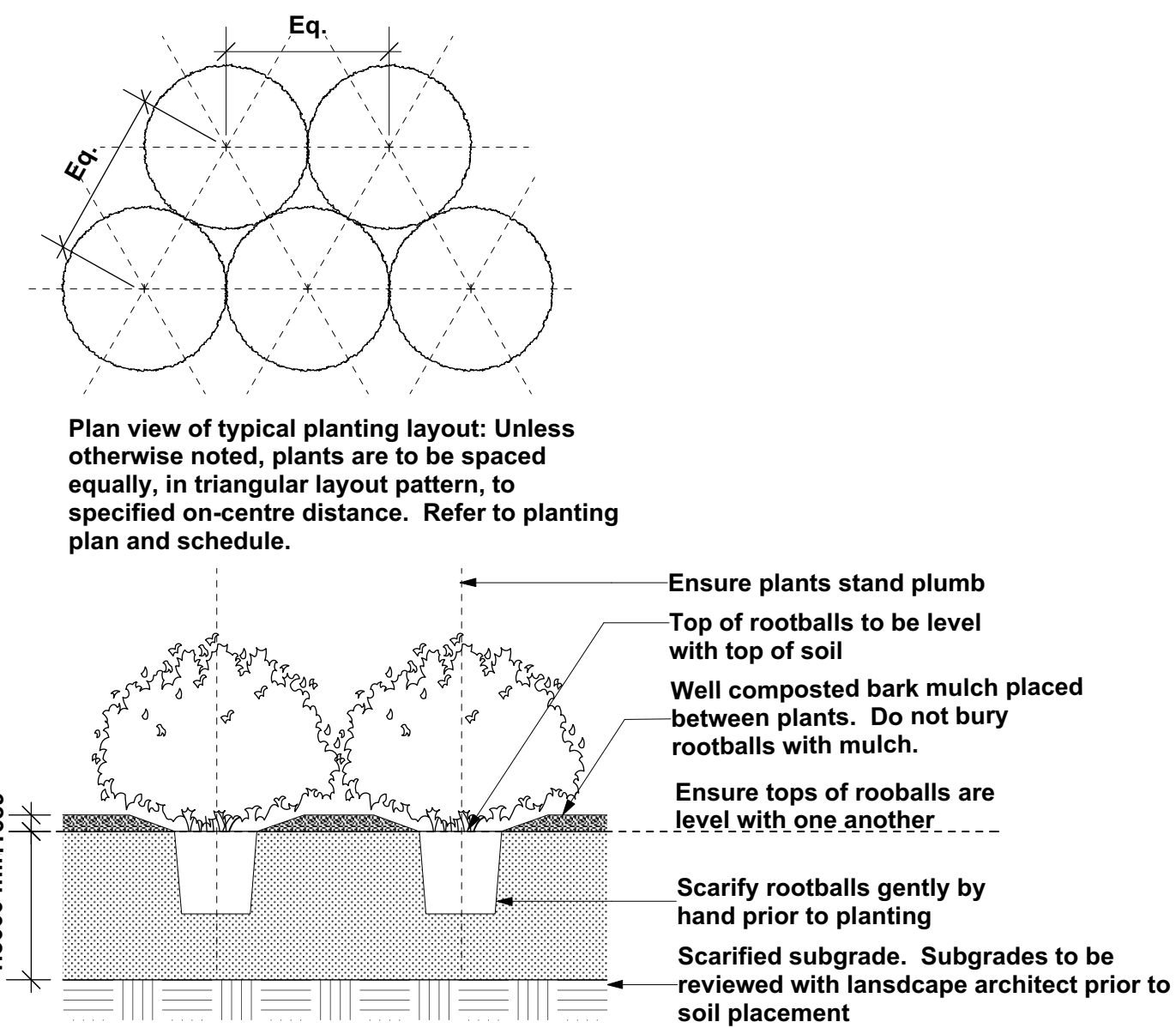


05 Metal Picket Guardrail
Scale: 1:20



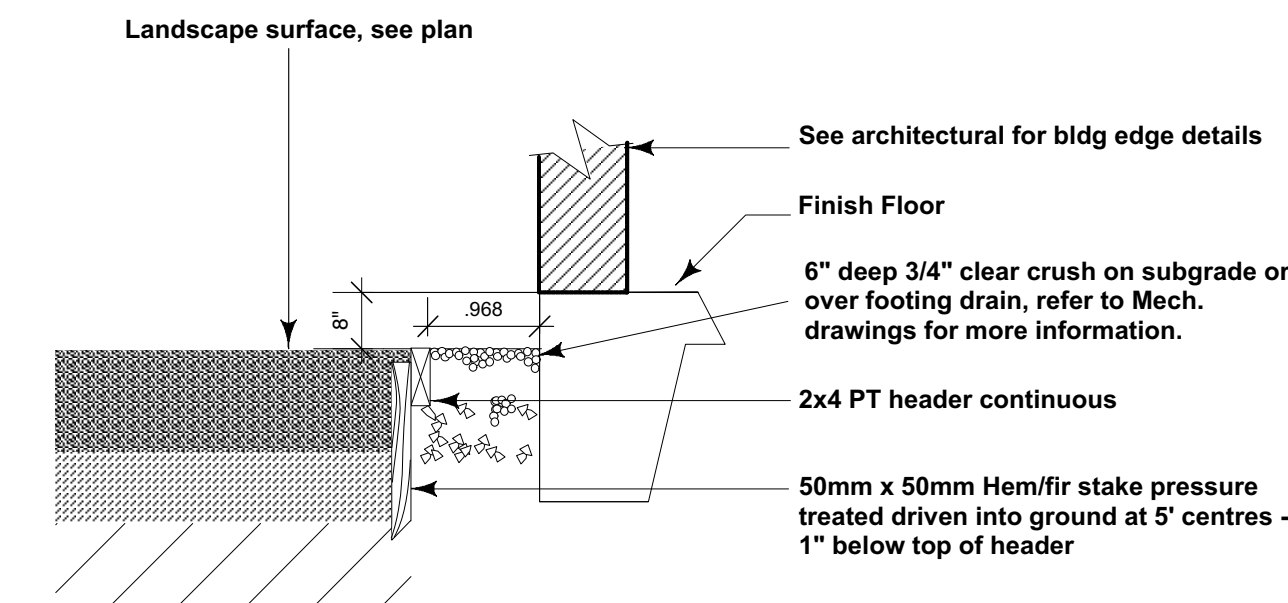
Note:
When site conditions require, wrap drainage tile in 1" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

08 Vallestone Retaining Wall
Scale: 1:20



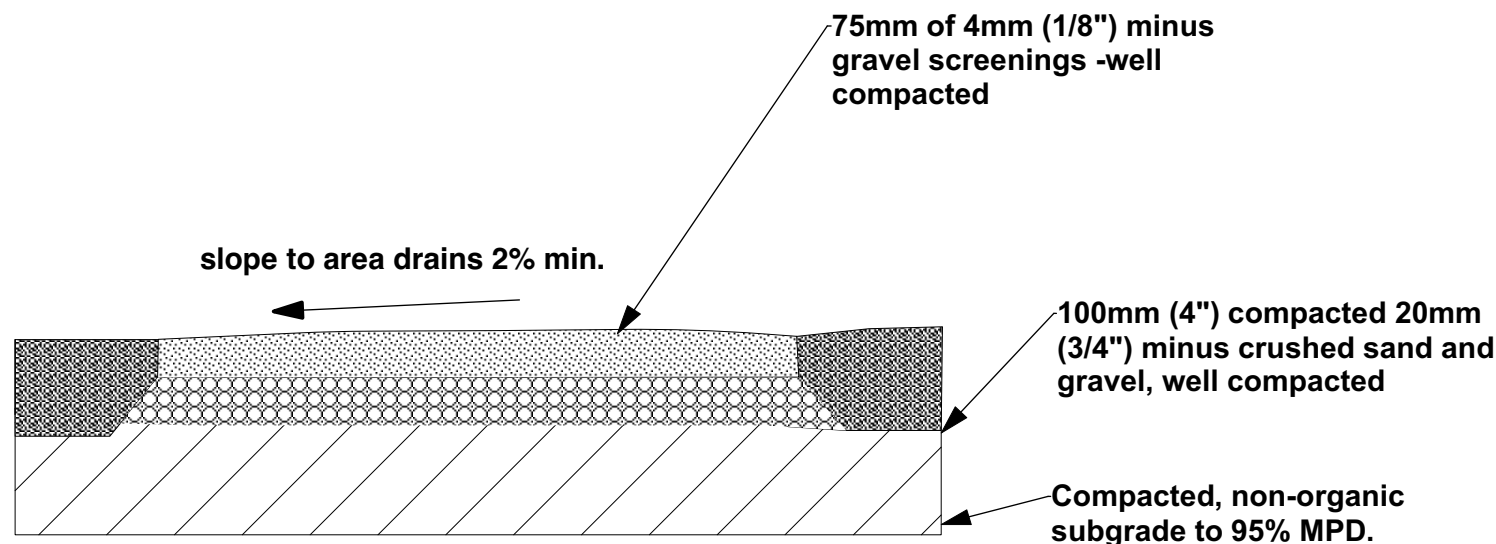
NOTES:
1. Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation: water container stock well prior to planting and following planting.

03 Shrub/Perennial Planting on grade
Scale: 1:20

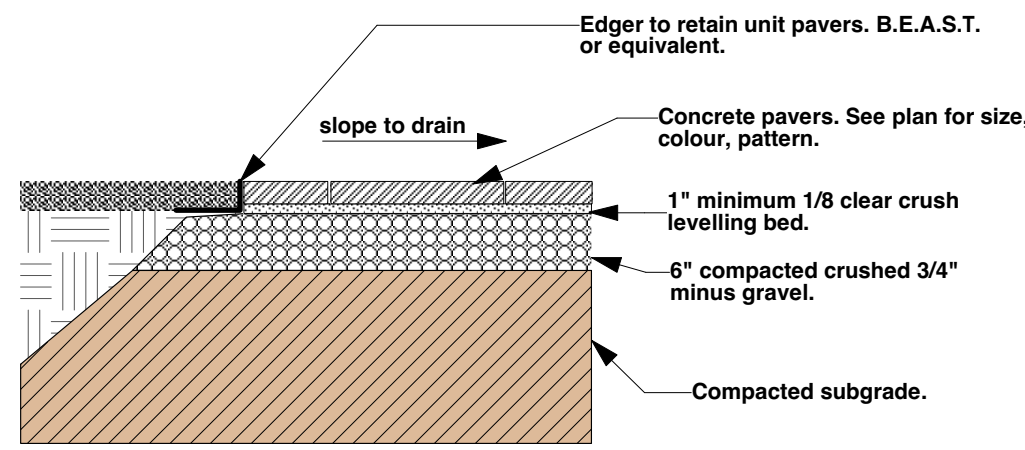


06 Gravel Strip Building Perimeter
Scale: 1:20

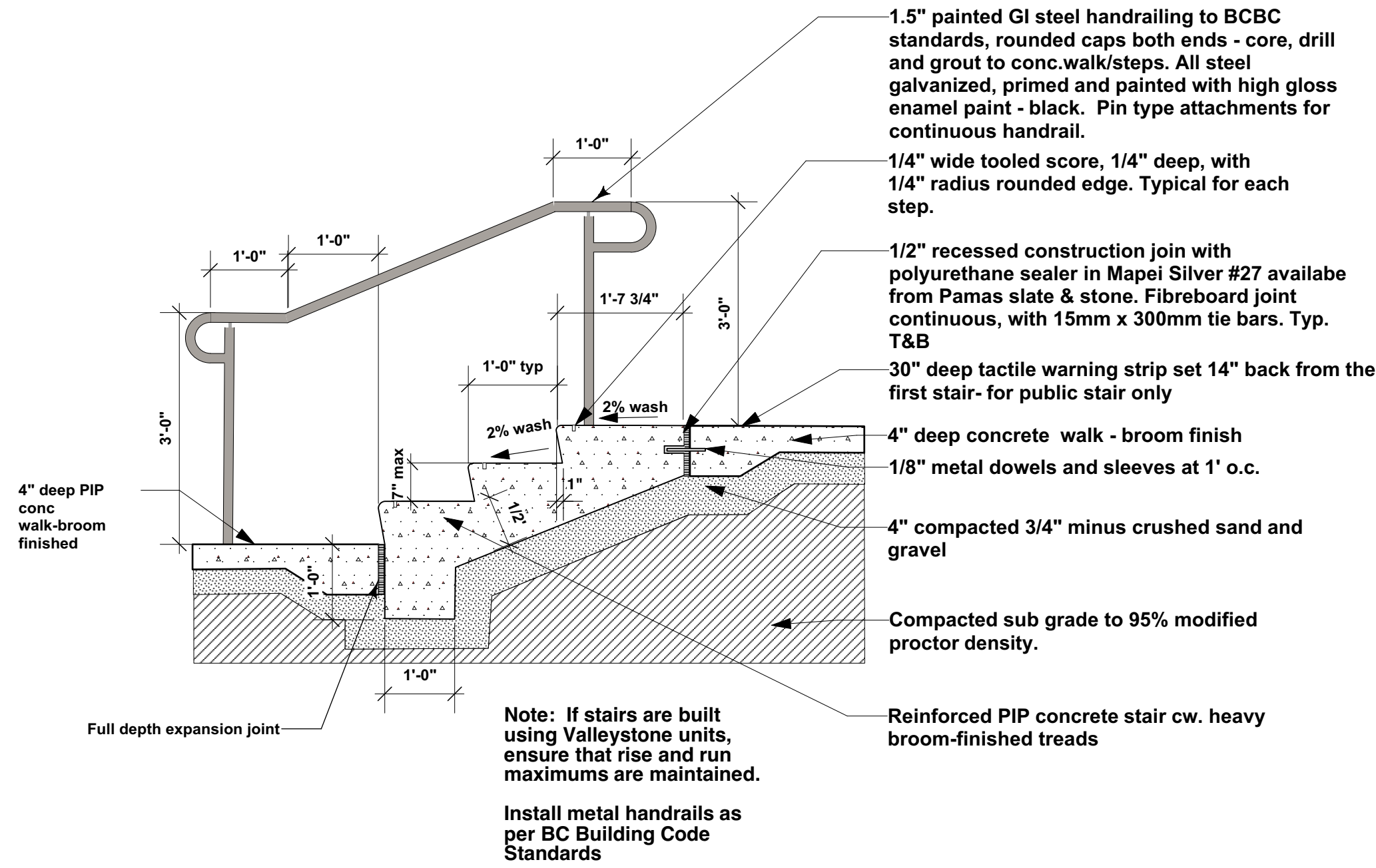
A 19-10-9 Issued for Rezoning Submission	
Date	Issue Notes
Prospect & Refuge LANDSCAPE ARCHITECTS #102-1661 W 2nd Ave Vancouver, BC V6J 1H3 604-669-1003 alyssa@prospectrefuge.ca Building on over 25 years of history as Jonathan Losee, Ltd.	
Project Title and Address Rocky Ridge Allaire Seaview Dr., Port Moody	
Sheet Title Landscape Details	
Project Manager AS	Project No. 2019-20
Drawn By NR	Scale as noted
Reviewed By AS	Sheet No.
Date Oct. 09, 2019	L3



01 Decomposed Granite Pathway
Scale: 1:20



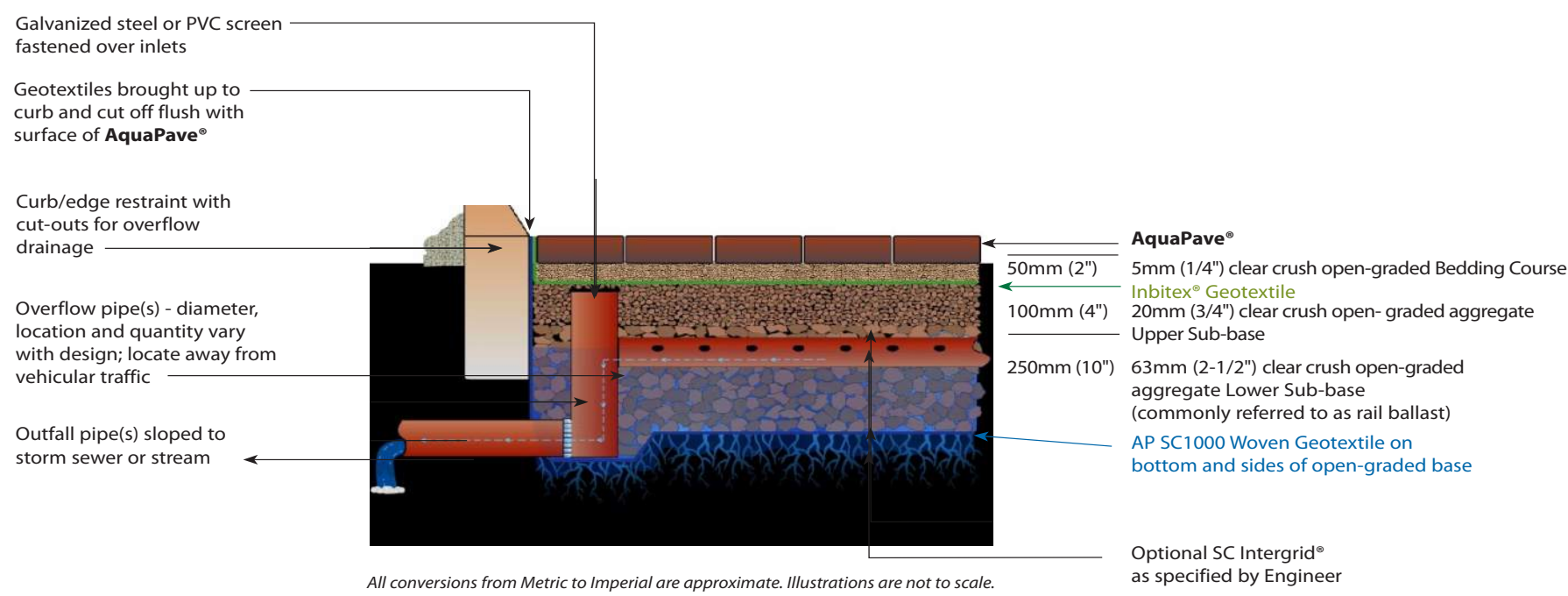
02 Concrete Unit Pavers
Scale: 1:20



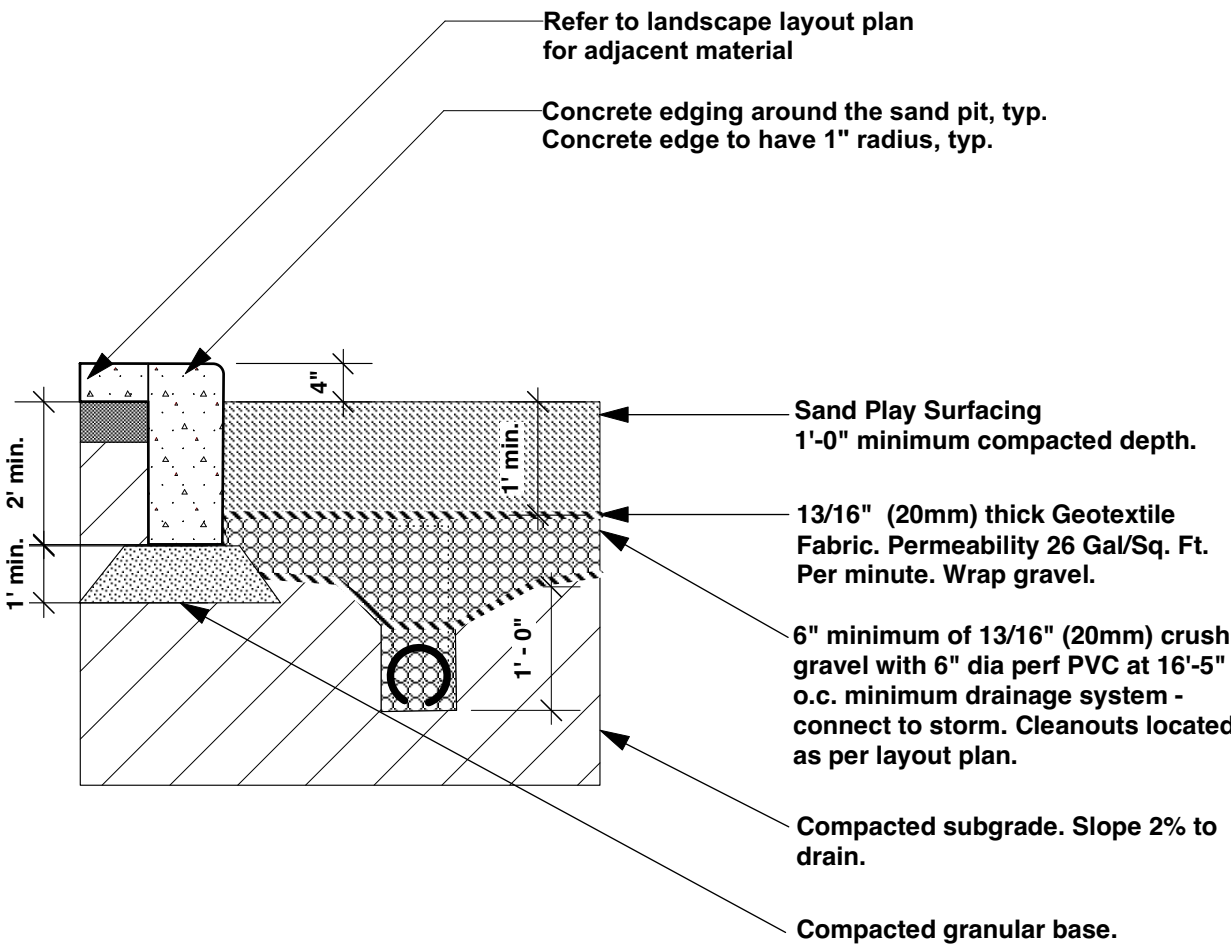
03 PIP Concrete Steps
Scale: 1:20

AQUAPave® Permeable On-Site Stormwater Source Control System

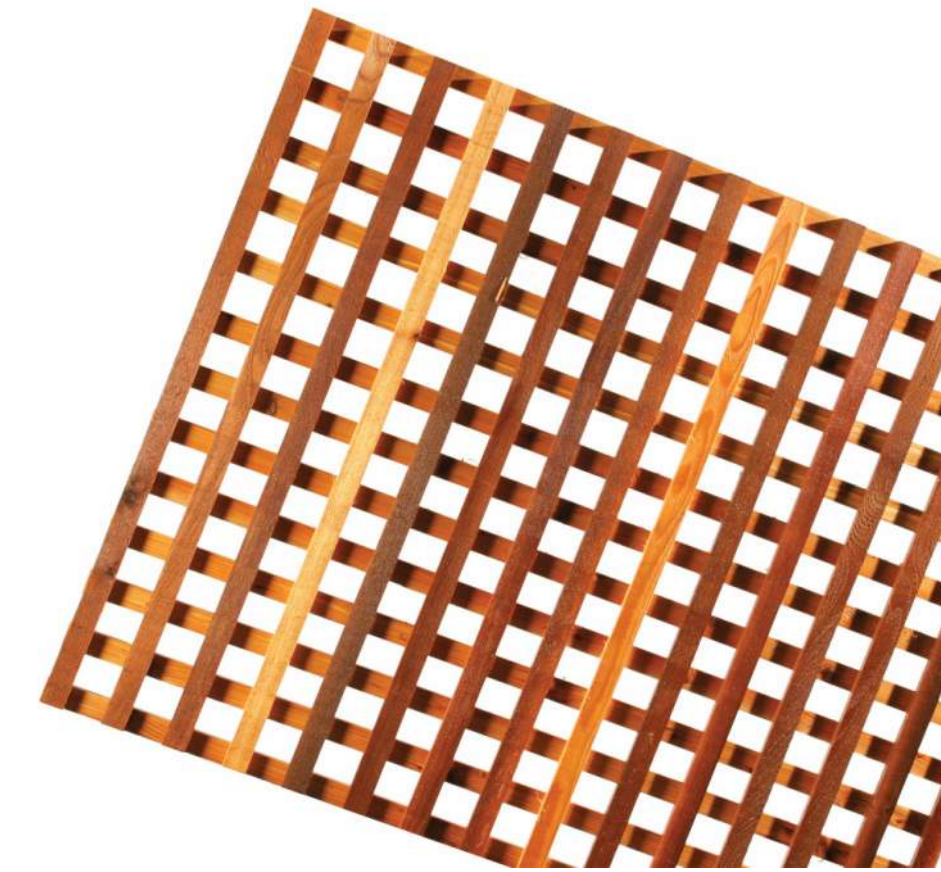
Partial Exfiltration System



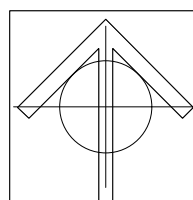
4 AquaPave Pavers in Driveway



05 Sand Play Surfacing
Scale: 1:20



6 Square Lattice- Sunbury Cedar or Equivalent
2" squares or less to prevent climbability

A	19-10-9	Issued for Rezoning Submission	
Date		Issue Notes	
			
Prospect & Refuge LANDSCAPE ARCHITECTS #102-1661 W 2nd Ave Vancouver, BC V6J 1H3 604-669-1003 alyssa@prospectrefuge.ca Building on over 25 years of history as Jonathan Losee, Ltd.			
Project Title and Address			
Rocky Ridge Allaire			
Seaview Dr., Port Moody			
Sheet Title			
Landscape Details			
Project Manager		Project No.	
AS		2019-20	
Drawn By		Scale	
NR		1/8" = 1'-0"	
Reviewed By		Sheet No.	
AS		L4	
Date			
Oct. 09, 2019			