

CITY OF PORT MOODY
DEVELOPMENT PERMIT NO. 2018-132

TO: **Porte Communities**
100 - 33 East 8th Avenue
Vancouver, BC VST 1R5

(the Developer)

1. This Development Permit is issued subject to compliance with all applicable City Bylaws except as specifically varied or supplemented by this Permit.
2. This Permit applies to those lands in Port Moody, British Columbia more particularly described below and including all buildings, structures, and other development thereon:

LOT 1, DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN
BCP52207;

PID: 029-356-172; and

LOT 170, DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN 53829;

PID: 005-183-391

(the Land)

3. The City of Port Moody Zoning Bylaw, 2018, No. 2937, Schedule D, Comprehensive Development Zones is varied in the case of Comprehensive Development Zone 75 (CD75), Section 180.8 by reducing the total number of required parking spaces from 110 spaces to 108 spaces.
4. The following requirement is hereby imposed under section 490(1)(c) of the Local Government Act:
 - a) substantial construction shall commence within two (2) years of the date of the Council Resolution authorizing issuance of this Development Permit or the Permit will lapse.
5. The following requirements are hereby imposed under sections 489(b), 490(2), and 491(2), (4), (7), and (8) of the Local Government Act:
 - a) the site shall be developed in accordance with the attached plans and documents:

1. Site, Architectural and Signage Plans: A-0.00, A-0.10, A-0.15, A-0.20, A-0.50, A-1.00, A-2.00 to A-2.81, A-4.00 to A-4.20, A-5.00, A5.01, A-6.00, A-8.30 to A-8.35 and A-8.40, dated February 3, 2020, prepared by Integra Architecture Inc. on file with the City of Port Moody, marked ACCEPTED FOR DEVELOPMENT PERMIT PURPOSES, _____, 2020, attached as Schedule A, and any amendments thereto subsequently approved by the City; and
 2. Landscaping Plans: L-1, L-2 and L-3, dated Rev 3, April 5, 2019, prepared by Maruyama Associates Landscape Architects on file with the City of Port Moody, marked ACCEPTED FOR DEVELOPMENT PERMIT PURPOSES, _____, 2020, attached as Schedule B, and any amendments thereto subsequently approved by the City; and
- b) notwithstanding any other provisions of this Permit, no works shall be performed upon the Land, nor shall any building or structure be erected, constructed, repaired, renovated, or sited that is not strictly in accordance with all terms and conditions of this Permit.
6. Prior to the issuance of any demolition permit, as conditions of this Development Permit, the following shall be provided to the City of Port Moody for acceptance:
- a) an erosion and sediment control plan;
 - b) a construction dust abatement plan;
 - c) a construction waste recycling plan; and
 - d) a construction impact management plan.
7. Prior to the issuance of any building permit, including excavation permits, as conditions of this Development Permit, the following shall be provided to the City of Port Moody for acceptance:
- a) a revised landscape plan L-1 which:
 1. incorporates soil cells for street trees along St. Johns Street and identifies the required soil volumes; and
 2. provides for additional absorbent landscaping and planting within the St. Johns Street boulevard;
 - b) landscape cost estimates for all on- and off-site landscape works based on the final accepted landscape plans;
 - c) finalized civil engineering plans;

- d) a final stormwater management plan;
 - e) finalized civil engineering plans;
 - f) an executed Engineering Servicing Agreement;
 - g) a plan of subdivision consolidating the two properties;
 - h) a registered Green Building Covenant to ensure that the project achieves a minimum of 60 points equivalent to the LEED® building and energy performance Gold level in accordance with the checklist prepared by PGL Environmental Consultants dated January 2020;
 - i) a revised Tree Management Plan which:
 - 1. clearly establishes all Tree Protection Zones and the location of all required tree protection fencing to the satisfaction of the City's Urban Forestry Technician;
 - 2. provides for the retention of the City's off-site trees #16-#20 to the extent possible;
 - k) a registered final geotechnical covenant;
 - l) a registered easement to allow for the encroachment of the commercial canopies over the property line;
 - m) an approved public art plan, including a requirement that the public art installation is completed no more than 6 months from the date of building occupancy;
 - n) a public art management plan registered as a covenant on title to ensure that the developer and future strata council are responsible for the on-going maintenance and repair of the public art installation;
8. The following requirements are hereby imposed under sections 502(1), 502(2), and 502(3) of the Local Government Act:
- a) A security deposit (the Security) shall be provided for all on-site and off-site landscaping in accordance with the approved cost estimates. The Security, in the form of a letter of credit, shall be made out to the City and shall be provided prior to issuance of a building permit for the proposed development on the Land to ensure that the development is carried out in accordance with the terms and conditions set out herein. If, for any reason, the Permit holder neglects or otherwise fails to complete the works within two (2) years of the date of issuance of this Development Permit, the City may, in its sole discretion, provided it has given the Developer seven (7) days written notice, complete the works or any portion thereof, and all costs incurred in so doing shall be deducted by the City from the amount of the Security, and on final completion, to the satisfaction of the City as evidenced by the issuance

of a Certificate of Completion, the City shall thereafter refund the remainder of the monies, except for ten (10) percent of the monies, which shall be released after the maintenance period lasting one (1) year from the date of completion for the landscaping.

- b) Portions of the Security may be returned to the Developer, or reduced, as stages of the works are completed, to the satisfaction of, and at the sole discretion of, the City's General Manager of Planning and Development.
 - c) As a condition of issuance of this Development Permit, the Developer shall pay to the City an on-site landscaping review fee of two (2) percent of the cost of the on-site landscaping and four (4) percent of the cost of the off-site landscaping, to be paid by cash or certified cheque.
9. The works and services required in accordance with the Engineering Servicing Agreement are to be completed in compliance with the requirements of City of Port Moody Works and Services Bylaw, No. 1789, 1986 and City of Port Moody Subdivision and Development Servicing Bylaw, 2010, No. 2831.

AUTHORIZED BY COUNCIL RESOLUTION passed on the ____ day of _____, 2020.

CITY OF PORT MOODY, by its authorized signatories:

Rob Vagramov, Mayor

D. Shermer, Corporate Officer

SCHEDULE A
SITE, ARCHITECTURAL AND SIGNAGE PLANS

MIXED-USE DEVELOPMENT

3227 & 3229 St Johns Street, Port Moody, BC

ISSUE #6.0 - ISSUED FOR D.P.

February 3, 2019

Discipline	Company	Contact	Phone / Fax	Address	Email
Client	Porte Communities	Craig Marcyniuk	T 604.732.7651 x124	#102 - 33 East 8th Ave	craig@porte.ca
Authority Having Jurisdiction	City of Port Moody	Manuel Riebeling	T 604.469.4500	100 Newsport Drive	manuel@porte.ca
Architect	Integra Architecture Inc.	Duane Siegrist	T 604.888.4220	Port Moody, BC V3H 5C3	duane@integra-arch.com
Code Consultant	GHL Consultants Ltd	Steve Wall	T 604.889.4449	#2330 - 200 Granville Street	steve@integra-arch.com
Landscape	Maruyama & Associates	Khush Vorell	T 604.874.9967	Vancouver, BC V6C 1S4	khush@ghl.ca
Arborist	Diamond Head	Rod Maruyama	T 604.874.9967	405 Granville Street, Suite 950	rod@maruyama-telus.net
Civil Engineering	Binnie & Associates	Johnny Zhang	T 604.733.4886	680C Leg in Boat Square	info@diamondheadconsulting.com
Traffic	CTS Creative Transport Solutions Ltd	Trevor Cox	T 604.420.4743	Vancouver, BC V6Z 4B4	maddy@diamondheadconsulting.com
Geotechnical	Coopacific	Maddy MacDonald	T 604.420.4743	3555 Commercial Street	swarren@binnie.com
Environmental	Keystone Environmental	Russell Warren	T 604.430.0922	Vancouver, BC V5N 4E6	gswarren@binnie.com
Sustainability / LEED	PGL Environmental Consultants	Gary Villeg	T 604.936.6190	#300-4940 Canada Way	gswarren@binnie.com
Surveyor	Butler Sundvick	Kevin Bodnar	T 604.439.0922	Burnaby, BC V5G 4K6	gswarren@binnie.com
		Mike Noronha	T 604.430.0871	680C Leg in Boat Square	gswarren@binnie.com
		David Bell	T 604.895.7635	Port Moody, BC V3H2P5	gswarren@binnie.com
		Gary Sundvick	T 604.513.9811	1778 W 75th Avenue	gswarren@binnie.com
				Vancouver BC V6P 6P2	gswarren@binnie.com
				#320 - 4400 Dominion Street	gswarren@binnie.com
				Burnaby BC V5G 4G3	gswarren@binnie.com
				1503-1185 West Georgia Street	gswarren@binnie.com
				Vancouver BC V6E 4E6	gswarren@binnie.com
				#4 - 19089 94th Ave	gswarren@binnie.com
				Surrey, BC V4N 3S4	gswarren@binnie.com



This Artistic Rendering is Conceptual Only. It is not to be relied upon as a true representation of the finished product.



Location Map

PACKAGE ONLY TO SCALE WHEN PRINTED ON 24" x 36" SHEETS

DRAWING INDEX - DOCUMENTATION

ARCHITECTURAL

01 A4.00	COVER SHEET	NA	
01 A4.10	PROJECT DATA	NA	
01 A4.15	SURVEY	1/32" = 1'-0"	
01 A4.20	CONTEXT PHOTOS / GCP / SP AREAS	NA	
01 A4.30	CONTEXT PHOTOS	NA	
01 A4.40	PRECEDENT IMAGES	NA	
01 A4.50	SITE ANALYSIS	NA	
01 A4.50	GITE PLAN	1/16" = 1'-0"	
01 A4.60	P2 PARKING PLAN	3/32" = 1'-0"	
01 A4.10	P1 PARKING PLAN	3/32" = 1'-0"	
01 A4.20	LEVEL 1 PLAN	3/32" = 1'-0"	
01 A4.21	LEVEL 1 PLAN (VEHICLE ACCESS OVERLAY)	1/16" = 1'-0"	
01 A4.30	LEVEL 2 PLAN	3/32" = 1'-0"	
01 A4.40	LEVEL 3 PLAN	3/32" = 1'-0"	
01 A4.50	LEVEL 4 PLAN	3/32" = 1'-0"	
01 A4.60	LEVEL 5 PLAN	3/32" = 1'-0"	
01 A4.70	LEVEL 6 PLAN	3/32" = 1'-0"	
01 A4.80	ROOF LEVEL	3/32" = 1'-0"	
01 A4.91	ROOF PLAN	3/32" = 1'-0"	
01 A4.00	UNIT PLANS	1/4" = 1'-0"	
01 A4.01	UNIT PLANS	1/4" = 1'-0"	
01 A4.02	UNIT PLANS	1/4" = 1'-0"	
01 A4.03	UNIT PLANS	1/4" = 1'-0"	
01 A4.04	UNIT PLANS	1/4" = 1'-0"	
01 A4.05	UNIT PLANS	1/4" = 1'-0"	
01 A4.06	UNIT PLANS	1/4" = 1'-0"	
01 A4.07	UNIT PLANS	1/4" = 1'-0"	
01 A4.08	UNIT PLANS	1/4" = 1'-0"	
01 A4.09	UNIT PLANS	1/4" = 1'-0"	
01 A4.10	UNIT PLANS	1/4" = 1'-0"	
01 A4.11	UNIT PLANS	1/4" = 1'-0"	
01 A4.12	UNIT PLANS	1/4" = 1'-0"	
01 A4.00	ELEVATIONS	1/32" = 1'-0"	
01 A4.10	ELEVATIONS	1/32" = 1'-0"	
01 A4.20	ELEVATIONS	1/32" = 1'-0"	
01 A4.00	SECTIONS	1/32" = 1'-0"	
01 A4.01	SECTIONS	1/32" = 1'-0"	
01 A4.00	SECTION & GATE	1 1/2" = 1'-0"	
01 A4.20	SHADOW STUDIES	NA	
01 A4.10	SHADOW STUDIES	NA	
01 A4.20	SHADOW STUDIES	NA	
01 A4.30	RENDERING	NA	
01 A4.31	RENDERING	NA	
01 A4.32	RENDERING	NA	
01 A4.33	RENDERING	NA	
01 A4.34	RENDERING	NA	
01 A4.35	RENDERING	NA	
01 A4.40	MATERIALS & COLOURS	NA	

Total 33 46

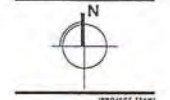


Integra

ARCHITECTURE INC.

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

COMPONENTS RENDERED, THIS DRAWING AND OTHERS IN THIS SET ARE THE PROPERTY OF INTEGRA ARCHITECTURE INC. AND SHALL REMAIN THE PROPERTY OF INTEGRA ARCHITECTURE INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF INTEGRA ARCHITECTURE INC.



porte
homes



Porte Communities

(PROJECT)

St. Johns Mixed Use Development

3227 & 3229 St. Johns Street
Port Moody, BC

(PROJECT)

Cover

(PROJECT)

17430

(REVISION)

February 3, 2020

(DATE)

Issued For D.P.

(DATE)

(DRAWING)

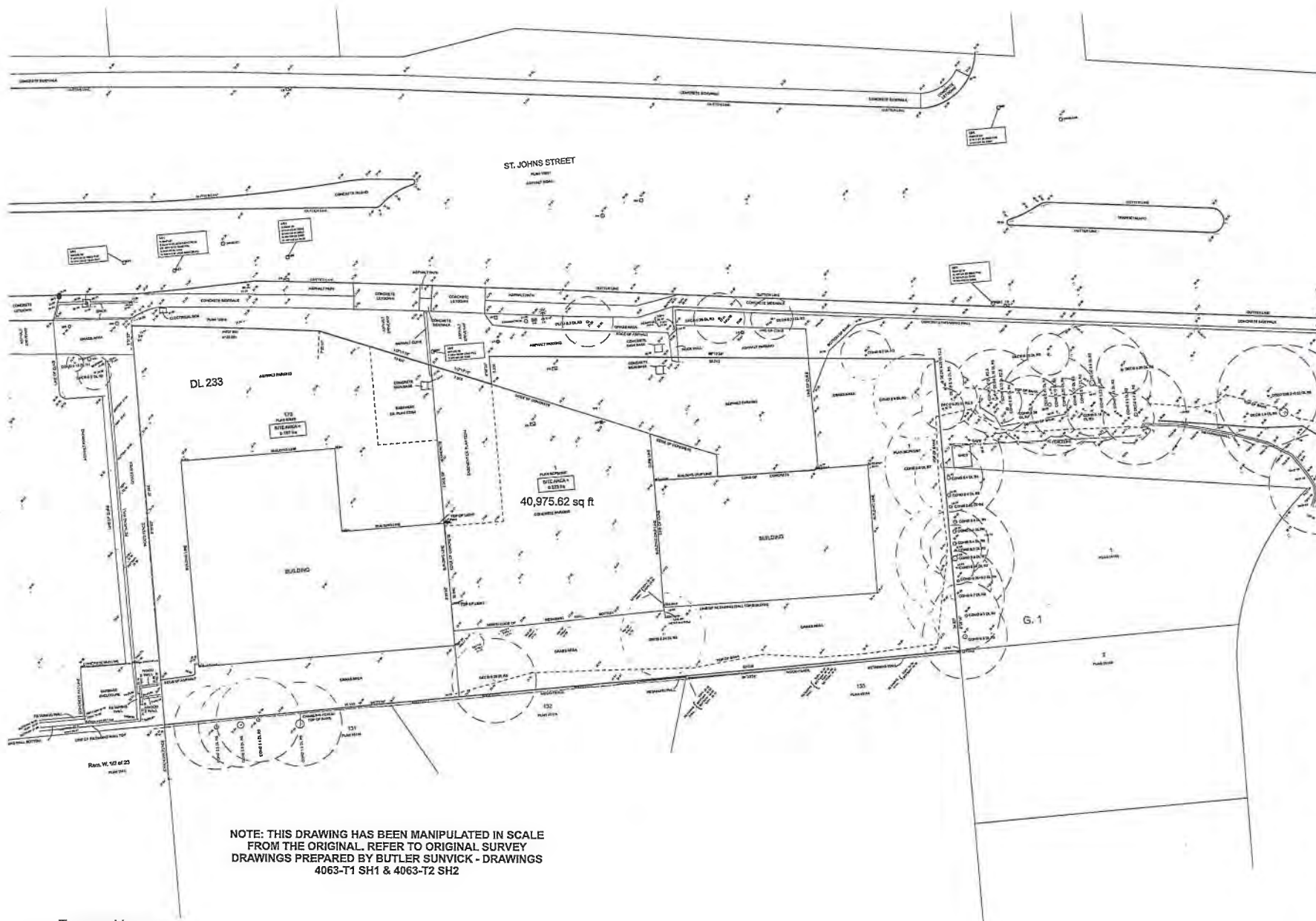
A-0.00

ST. JOHN'S MIXED-USE DEVELOPMENT, PORT MOODY				Project No.	17430
				Date:	2024-04-01
				Issue:	#5.0 (Issued for S/P)
PROJECT NAME:	3227 & 3228 St. Johns Street				
PROJECT OWNER/DEVELOPER:	St. Johns Project Limited Partnership #180 + 30 East 8th Avenue, Vancouver, BC, V5T 1B5 T: 604.222.7511				
PROJECT ARCHITECT:	Stevie Widd, Architect AIBC/AAIB/MRAIC, Integra Architecture Inc., 2330 - 200 Granville Street, Vancouver, BC, V6C 1S4 T: 604.686.4220				
PROJECT ADDRESS:	3227 & 3228 St. Johns Street, Port Moody, BC				
LEGAL DESCRIPTION:	Lot 175, Plan S2022 & Lot 1, Plan G0262297 Both of D233, Group 1, HMD				
ZONING:	C3				
Existing Zoning:	C3				
Proposed Zoning:	C3				
DPA 1:	Neighbourhood Residential				
DPA 2:	Inlet Centre				
DPA 3:	Neighbourhood Land/Shop Overlay				
SITE AREA:					
Total gross site area*	0.6487 Acres	Total	40,875.62 SF	3,806.78 m ²	
*Includes current PROPOSED/EXISTING - Subterranean area					
Land Deduction	0.0215 Acres	Total	934.82 SF	86.88 m ²	
Land Added to Lot	0.0943 Acres	Total	187.89 SF	17.48 m ²	
Total Net Site Area	0.7225 Acres	Total	45,228.69 SF	3,737.27 m ²	

Building	No. Res. Units	GROSS FLOOR AREA (SF)	GROSS FLOOR AREA (m ²)	COMMON AREAS (RES.) (SF)	COMMON AREAS (COMM.) (SF)	COMMON PARKING AREA (SF)	RESIDENTIAL SUITE AREA (SF)	COMMERCIAL LOOSEABLE AREA (SF)	NET FLOOR AREA (m ²)	GROSS RESIDENTIAL (SF)	GROSS COMMERCIAL (SF)
P1 PARKING	0	28,135.26	2,616.09	0.00	0.00	28,135.26	0.00	0.00	0.00	0.00	0.00
LEVEL 1	0	54,412.88	5,107.27	0.00	0.00	54,412.88	0.00	0.00	0.00	0.00	0.00
LEVEL 2	0	33,875.80	3,166.48	1,757.34	227.19	21,545.50	0.00	13,376.47	164.38	1,257.34	10,617.31
LEVEL 3	23	21,850.94	2,011.40	4,225.40	0.00	0.00	17,427.09	0.00	1,616.09	21,255.59	0.00
LEVEL 4	23	21,227.43	1,972.06	2,386.13	0.00	0.00	18,199.31	0.00	1,716.10	21,227.43	0.00
LEVEL 5	23	21,227.43	1,972.06	2,386.13	0.00	0.00	18,199.31	0.00	1,716.10	21,227.43	0.00
LEVEL 6	23	21,227.43	1,972.06	2,386.13	0.00	0.00	18,199.31	0.00	1,716.10	21,227.43	0.00
LEVEL 7	19	14,044.70	1,305.37	1,855.86	0.00	0.00	10,288.83	0.00	1,513.28	14,044.70	0.00
ROOF LEVEL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL AREA FOR P1	117	168,133.81	15,922.85	14,265.71	227.19	84,110.82	81,153.83	10,376.47	9,431.88	105,393.53	18,627.28
WALKWAY AREA EXCLUDED FROM F.A.A.											

DENSITY - FLOOR AREA RATIO: (Based on Net Usable Area)					
Gross Floor Area Proposed	240,129.2 SF	18,592.7 m ²			
FAR Exclusion - Parking Area	84,110.8 SF	7,814.3 m ²			
FAR Exclusion - FAR (Excluded)	1,759.3 SF	163.6 m ²			
FAR Exclusion - Inlet Area	1,192.8 SF	110.6 m ²			
FAR Exclusion - Adaptable Units (DPA only @ 0.50)	1,389.2 SF	128.3 m ²			
FAR Exclusion - Changeover/Re-use	0.0 SF	0.0 m ²			
Proposed FAR (Based on Gross Site Area)	2.75 FAR	111,886.0 SF	10,387.3 m ²		
Proposed FAR (Based on Net Site Area)	2.75 FAR	111,886.0 SF	10,387.3 m ²		
Proposed UPA (Based on Net Site Area)	124 UPA				
DENSITY DENSITY CRITERIA					
Proposed FAR (Based on Net Site Area)	2.75 FAR	111,886.0 SF	10,387.3 m ²		
Net Commercial Floor Area	0.37 FAR	16,077.38 SF	1,513.28 m ²		
Net Residential Floor Area	2.55 FAR	160,218.75 SF	1,513.28 m ²		
Net Residential Floor Area plus FAR Exclusions (Density - Floor Area Ratio) equals Gross Residential Area (Total FAR Ratio)					

Unit Areas - Corridors													
Unit Type	1st	2nd	3rd	4th	5th	6th	Total	Unit Area	Total Unit Area	% of all Units	bedroom area (sq. ft)		
A (Bedroom)	0	1	1	1	1	0	4	498.13	48.57	1,890.52	163.48	3.67%	86.89
A1 (Bedroom unit with 2 & 3)	0	1	1	1	1	0	4	533.03	52.79	2,079.58	176.16	3.47%	86.89
A2 (Bedroom)	0	1	1	1	1	0	4	470.27	46.25	1,810.25	157.33	0.83%	86.89
A3	0	0	0	0	2	2	2	472.21	46.34	1,254.82	117.10	1.71%	86.89
A4 (Bedroom)	0	1	1	1	1	0	4	513.81	51.09	1,819.21	174.21	2.36%	86.89
A4* (Bedroom)	0	1	1	1	1	0	4	676.20	63.01	676.26	63.01	0.83%	86.89
A5 (Bedroom)	0	0	0	0	0	4	4	58.90	58.90	239.00	239.00	3.42%	86.89
A6 (Bedroom)	0	1	1	1	1	0	4	465.73	46.25	1,747.77	167.77	0.82%	86.89
A7 (Bedroom)	0	1	1	1	1	0	4	638.55	63.87	2,141.40	214.00	3.42%	109.09
A8 (Bedroom)	0	1	1	1	1	0	4	645.83	63.14	2,713.80	252.26	2.42%	109.09
A9	0	1	1	1	1	0	4	464.93	46.63	94.53	94.53	0.82%	86.89
B5 (Bedroom)	0	2	2	2	2	0	8	697.23	83.88	5,682.20	792.29	6.64%	109.09
B5 (Bedroom) (Bedroom)	0	0	1	1	1	1	3	666.69	62.77	2,699.29	189.26	2.34%	109.09
B6 (2+ Bed) (Bedroom)	0	0	1	1	1	1	3	666.69	62.77	2,699.29	189.26	2.34%	109.09
B7 (2+ Bed) (Bedroom)	0	0	1	1	1	1	3	666.69	62.77	2,699.29	189.26	2.34%	109.09
B7 (Bedroom)	0	0	1	1	1	1	3	666.69	62.77	2,699.29	189.26	2.34%	109.09
B7 (Bedroom)	0	0	1	1	1	1	3	666.69	62.77	2,699.29	189.26	2.34%	109.09
C	0	0	0	0	0	1	1	179.80	11.50	770.88	114.57	0.83%	86.89
C1	0	0	0	0	0	1	1	718.71	71.87	17.23	17.23	0.82%	86.89
C2 (Bedroom)	0	0	0	0	0	1	1	490.02	74.26	2,187.28	287.03	3.42%	86.89
C3 (Bedroom)	0	0	0	0	0	1	1	467.38	66.11	867.30	86.11	0.83%	86.89
C4	0	0	0	0	0	1	1	615.00	63.48	63.48	63.48	0.82%	86.89
C5	0	0	0	0	0	1	1	935.94	88.77	935.94	79.73	0.83%	200.00
C6 (Bedroom)	0	0	0	0	0	2	2	1,604.47	92.32	3,013.41	613.29	2.00%	163.22
C7	0	0	0	0	0	1	1	1,031.34	91.19	5,411.36	384.31	3.42%	109.09
C7	0	0	0	0	0	1	1	1,231.25	114.84	1,231.25	114.84	0.83%	86.89
C8 (Bedroom)	0	0	0	0	0	2	2	964.74	92.30	2,684.22	268.00	2.36%	109.09
C9 (Bedroom)	0	0	0	0	0	1	1	998.80	81.51	3,859.34	234.04	2.36%	109.09
C10 (Bedroom)	0	0	0	0	0	1	1	916.03	82.89	2,912.20	235.26	3.42%	109.09
C11 (Bedroom)	0	2	2	2	2	0	8	989.23	84.48	4,724.64	615.54	6.64%	109.09
C12 (Bedroom)	0	0	0	0	0	1	1	943.46	86.71	849.68	86.71	0.83%	100.00
C4	0	0	0	0	0	1	1	1,004.59	97.11	1,049.20	87.11	0.83%	32.25
C5 (Bedroom)	0	0	0	0	0	1	1	1,093.84	92.06	1,061.68	85.01	0.83%	109.09
D	0	0	0	0	0	0	0	1,629.24	96.78	4,889.58	279.10	3.42%	51.81
E	0	0	1	1	1	0	3	4,017.28	401.73	4,017.28	401.73	2.42%	30.00
F	0	0	0	0	0	1	1	1,475.18	107.94	1,135.19	107.94	0.83%	51.81
F3	0	0	0	0	0	1	1	1,150.79	107.37	1,135.73	107.37	0.83%	51.81
F4	0	0	0	0	0	1	1	1,244.21	112.73	1,274.21	112.73	0.83%	51.81
Total	0	23	28	33	39	19	117	91,827.15	9,182.70	8,457.38	100%		



NOTE: THIS DRAWING HAS BEEN MANIPULATED IN SCALE
FROM THE ORIGINAL. REFER TO ORIGINAL SURVEY
DRAWINGS PREPARED BY BUTLER SUNVICK - DRAWINGS
4063-T1 SH1 & 4063-T2 SH2

1 Topographic survey
SCALE: 1/16" = 1'-0"



Integra
ARCHITECTURE INC.

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

Copyright 2020 Integra Architecture Inc. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Integra Architecture Inc.



SPRING 2021
porte
homes



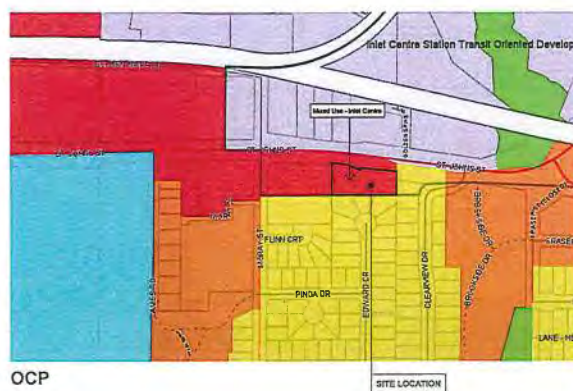
Porte Communities

**St. Johns Mixed Use
Development**
2027 & 2028 St. Johns Street
Port Moody, BC

Survey

17430	(PROJECT)
1/16" = 1'-0"	(SCALE)
February 3, 2020	(DATE)
Issued For D.P.	(REMARK)

A-0.15



Integra

ARCHITECTURE INC.

2330-200 Granville Street

2330-200 Granville Street
Vancouver, BC, V6C 1S4

www.integra-arch.com
Telephone: 604.688.4000

Telephone: 604 688 4220

COPIES OF RELEASED, TWO DRAWING AND DESIGN IS
AND IT WILL BE RETURNED TO THE (L) (P) (U) (S) (S) (S)
OF INTERIOR ARCHITECTURE INC. AND JAMES H.
USED THROUGH THE ARCHITECT'S FUNDING.



Porte Communities

St. Johns Mixed Use Development

3227 & 3229 St. Johns Street
Port Moody, BC

For Moody, the

Context Photos

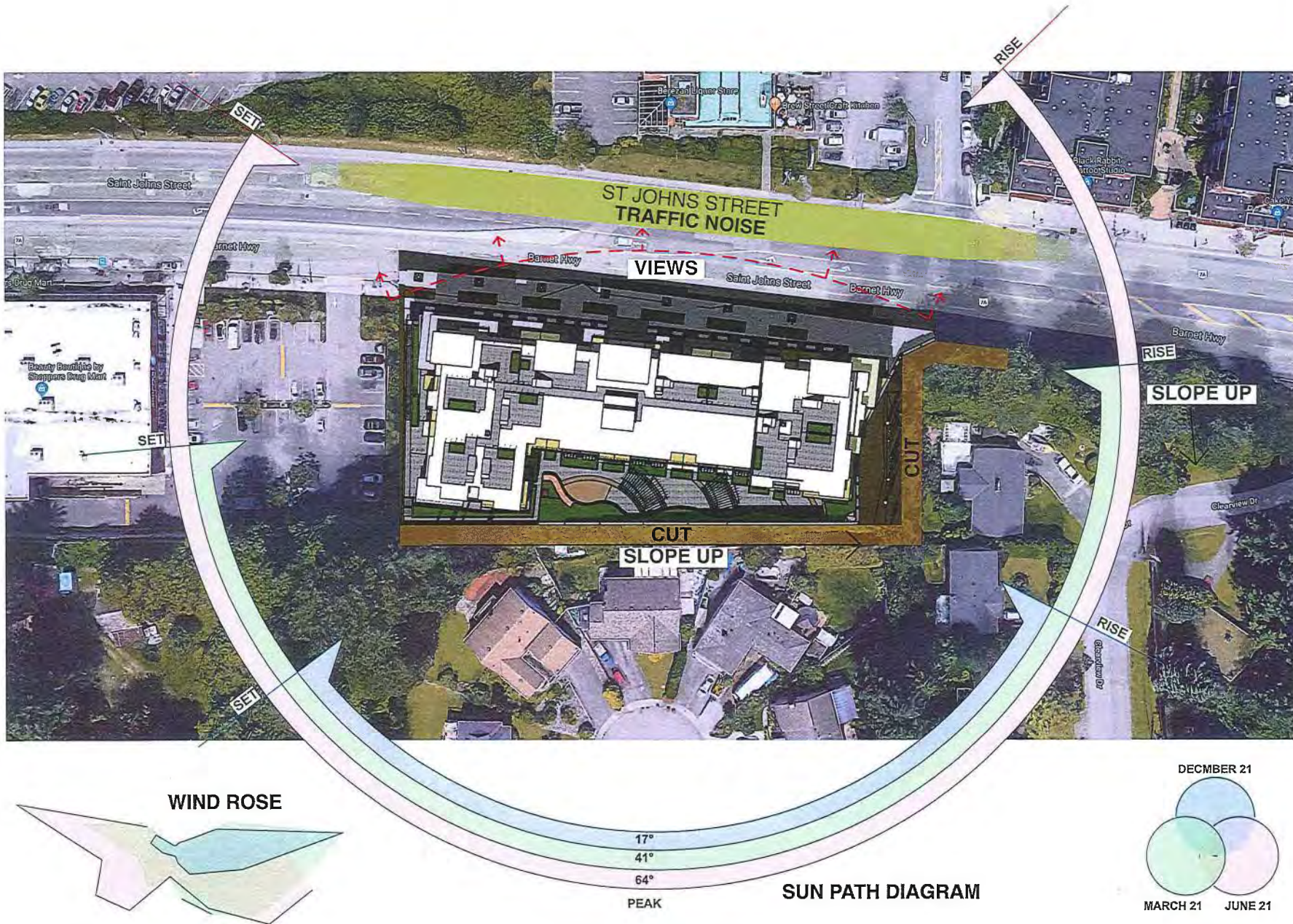
17430 PROSTATE

1:1-33

February 3, 2020 (DATE)

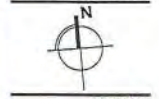
February 3, 2020
Issued For D.B. (10845)

Issued For D.P. _____



Integra
ARCHITECTURE INC.

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



(PROJECT TEAM)
porte
homes



Porto Communities

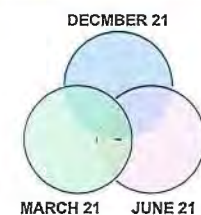
(PROJECT)
St. Johns Mixed Use Development

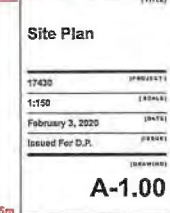
3227 & 3229 St. Johns Street
Port Moody, BC

(TITLE)
Site Analysis

(PROJECT)
17435
(SCALE)
February 3, 2020 (DATE)
Issued For D.P. (STATUS)
(DRAWING)

A-0.50





① Site Plan
SCALE: 1/100

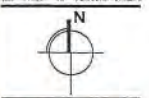


Integra

ARCHITECTURE INC.

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

COMPANY DESIGN, DEVELOPMENT AND CONSTRUCTION OF ALL BUILDINGS AND LANDSCAPE ARCHITECTURE OF BUILDINGS, INTERIORS, ETC. AND DESIGN OF OTHER PROJECTS FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL PURPOSES.



PROJECT TEAM

porte
homes

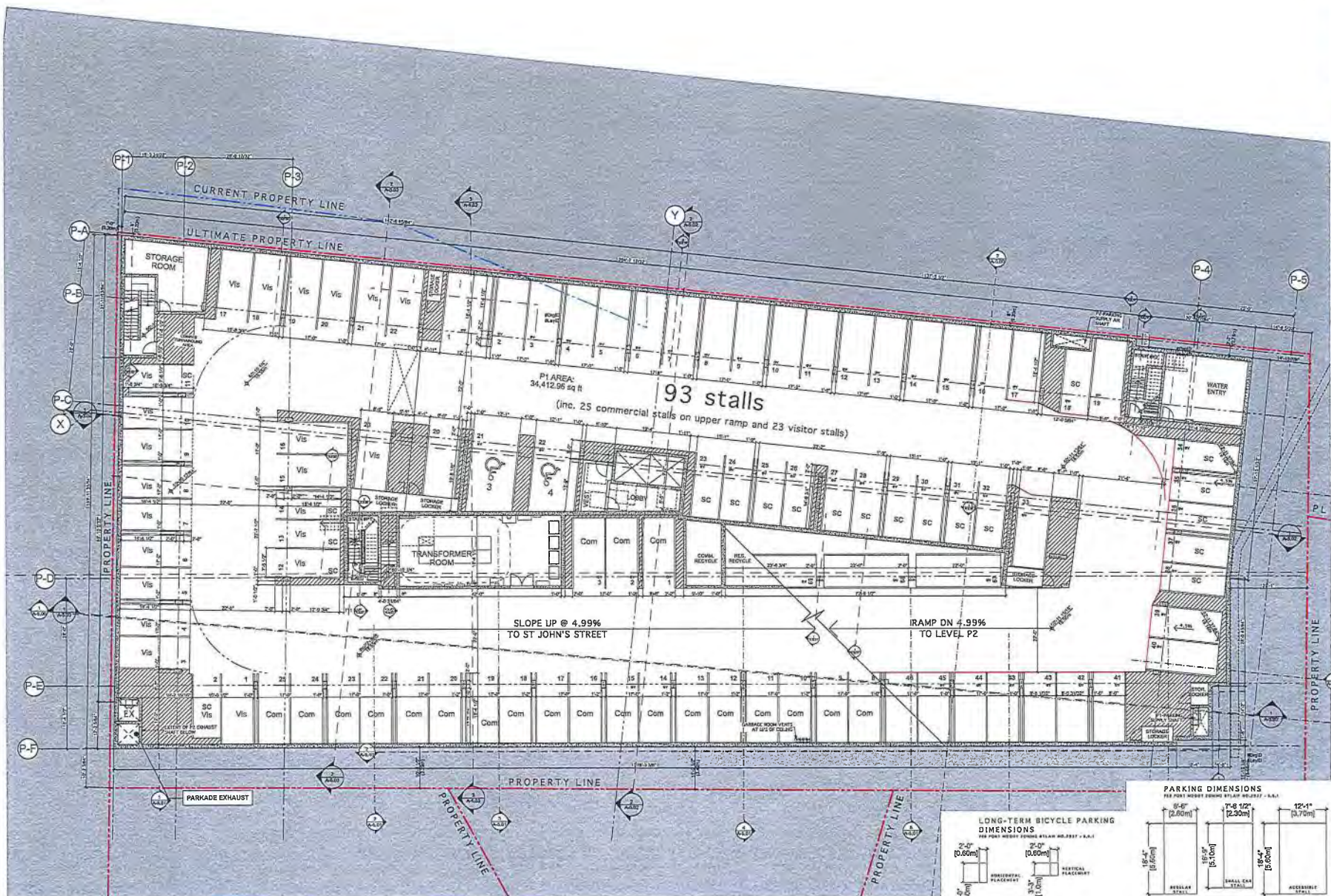


Porte Communities

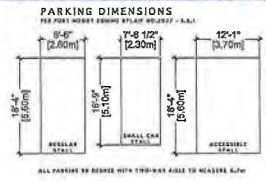
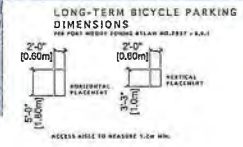
St. Johns Mixed Use Development
3227 & 3229 St. Johns Street
Port Moody, BC

P1 Level

17430
3/32" = 1'-0"
February 3, 2020
Issued For D.P.
A-2.10



4 P1 Level
SCALE: 3/32" = 1'-0"



[illegible]

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



porte
homes



St. Johns Mixed Use Development
3227 & 3229 St. Johns Street
Port Moody, BC

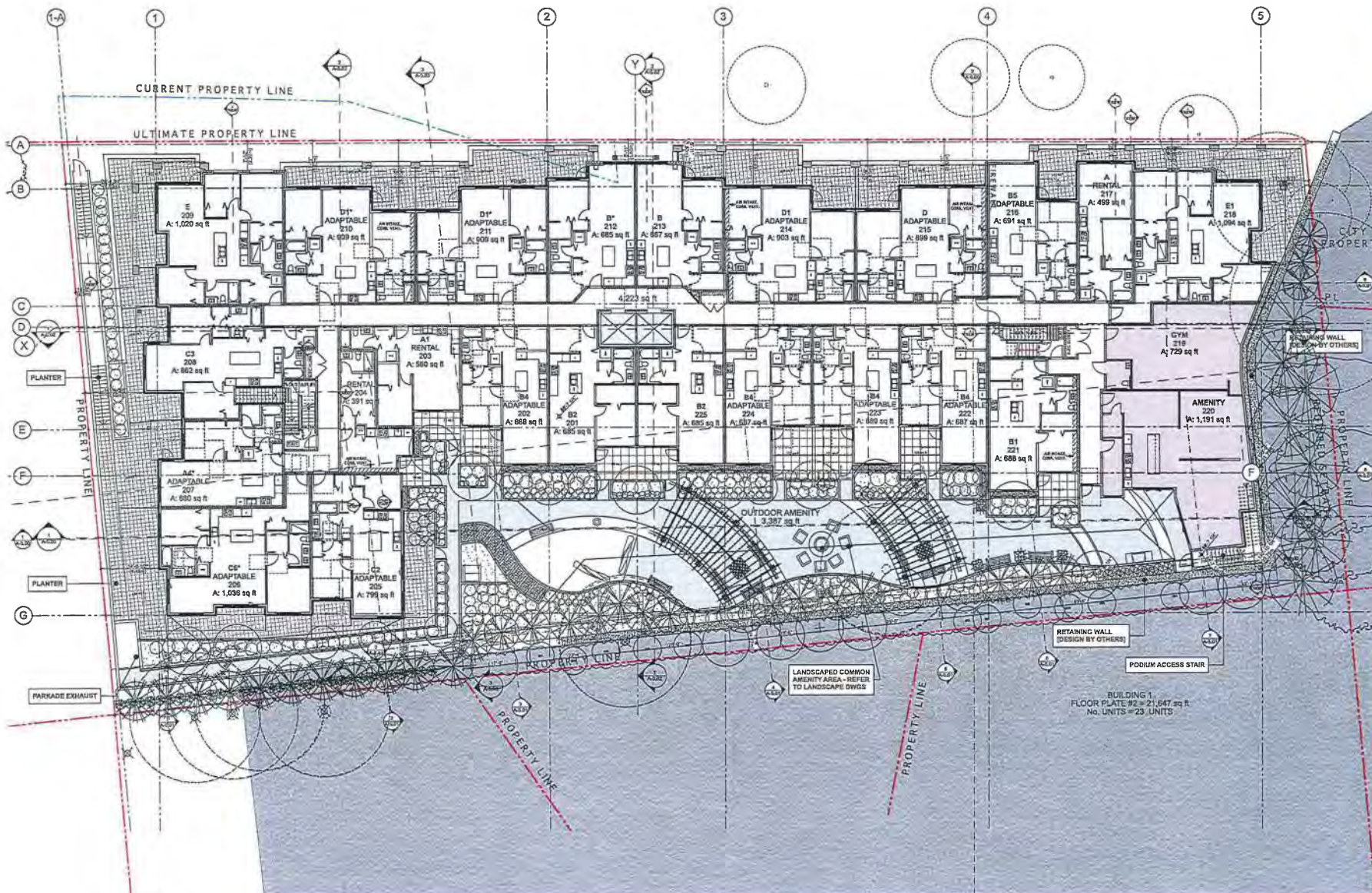
Level 1

17430	(PROJECT)
	(SCALE)
February 3, 2020	(DATE)
Issued For D.P.	(TITLE)
	(DRAWING)

A-2.20

1 First Floor Level

ST. JOHNS STREET



1 Second Floor Level
Scale: 3/32" = 1'-0"



Integra

ARCHITECTURE INC.

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

Copyright 2020 Integra Architecture Inc. All rights reserved. No part of this document may be reproduced without written permission from Integra Architecture Inc.



porte
homes

PROPERTY LINE

RENTAL 217
A: 459 sq ft

RENTAL 218
A: 1,094 sq ft

RENTAL 219
A: 729 sq ft

RENTAL 220
A: 1,191 sq ft

RENTAL 221
A: 688 sq ft

RENTAL 222
A: 687 sq ft

RENTAL 223
A: 685 sq ft

RENTAL 224
A: 687 sq ft

RENTAL 225
A: 685 sq ft

RENTAL 226
A: 685 sq ft

RENTAL 227
A: 685 sq ft

RENTAL 228
A: 685 sq ft

RENTAL 229
A: 685 sq ft

RENTAL 230
A: 685 sq ft

RENTAL 231
A: 685 sq ft

RENTAL 232
A: 685 sq ft

Porte Communities

PROJECT #212

ST. JOHNS MIXED USE DEVELOPMENT

3227 & 3229 St. Johns Street,
Port Moody, BC

DATE: 02/03/2020

Level 2

17430 (PROJECT)

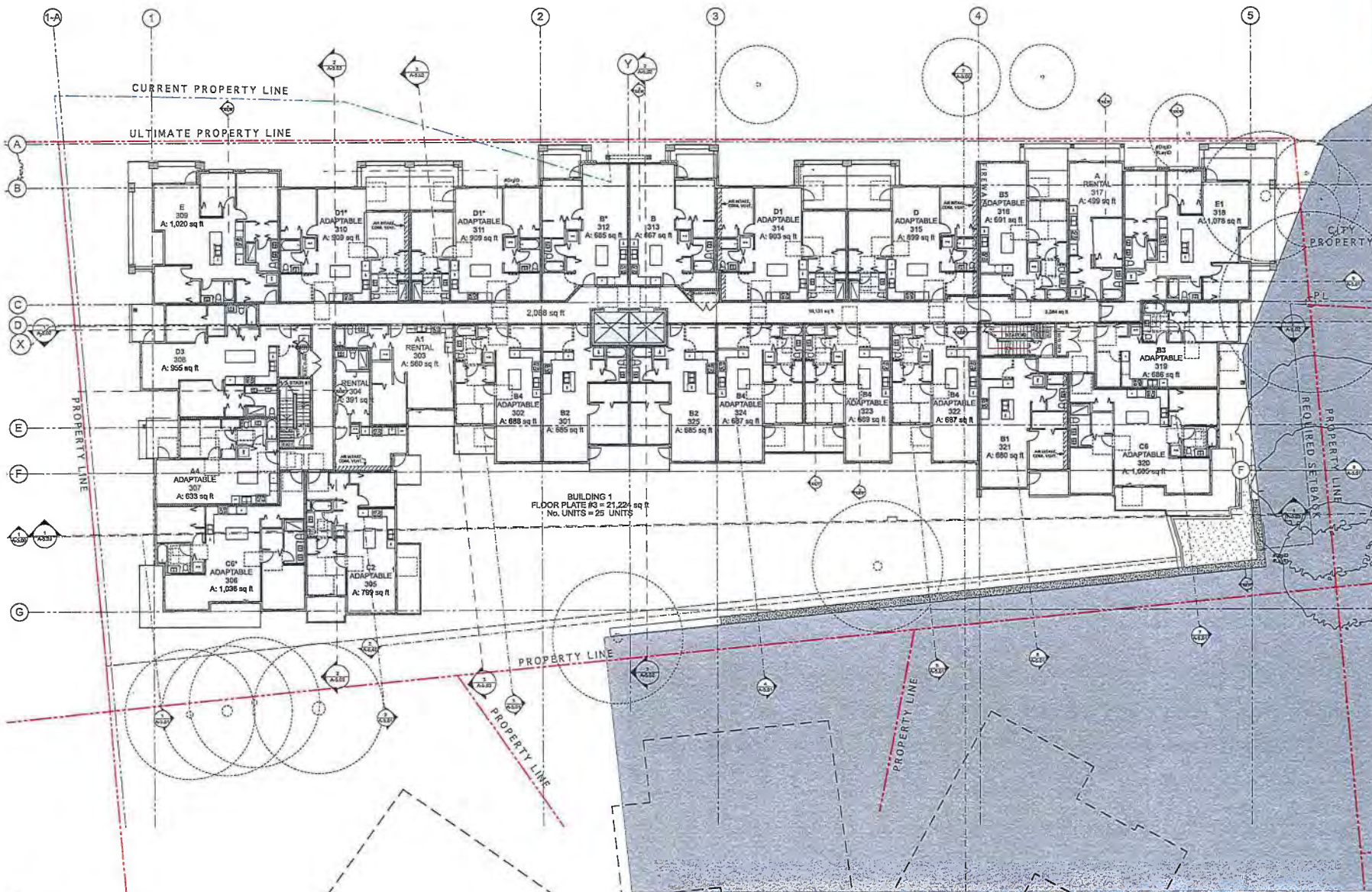
3/32" = 1'-0" (SCALE)

February 3, 2020 (DATE)

Issued For D.P. (ISSUE)

00000000 (DRAWING)

A-2.30



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 are the property of Integra Architecture Inc. and shall not be used without the written consent of Integra Architecture Inc.



PROJECT TEAM
porte
homes



PROJECT
St. Johns Mixed Use Development

3227 & 3229 St. Johns Street
Port Moody, BC

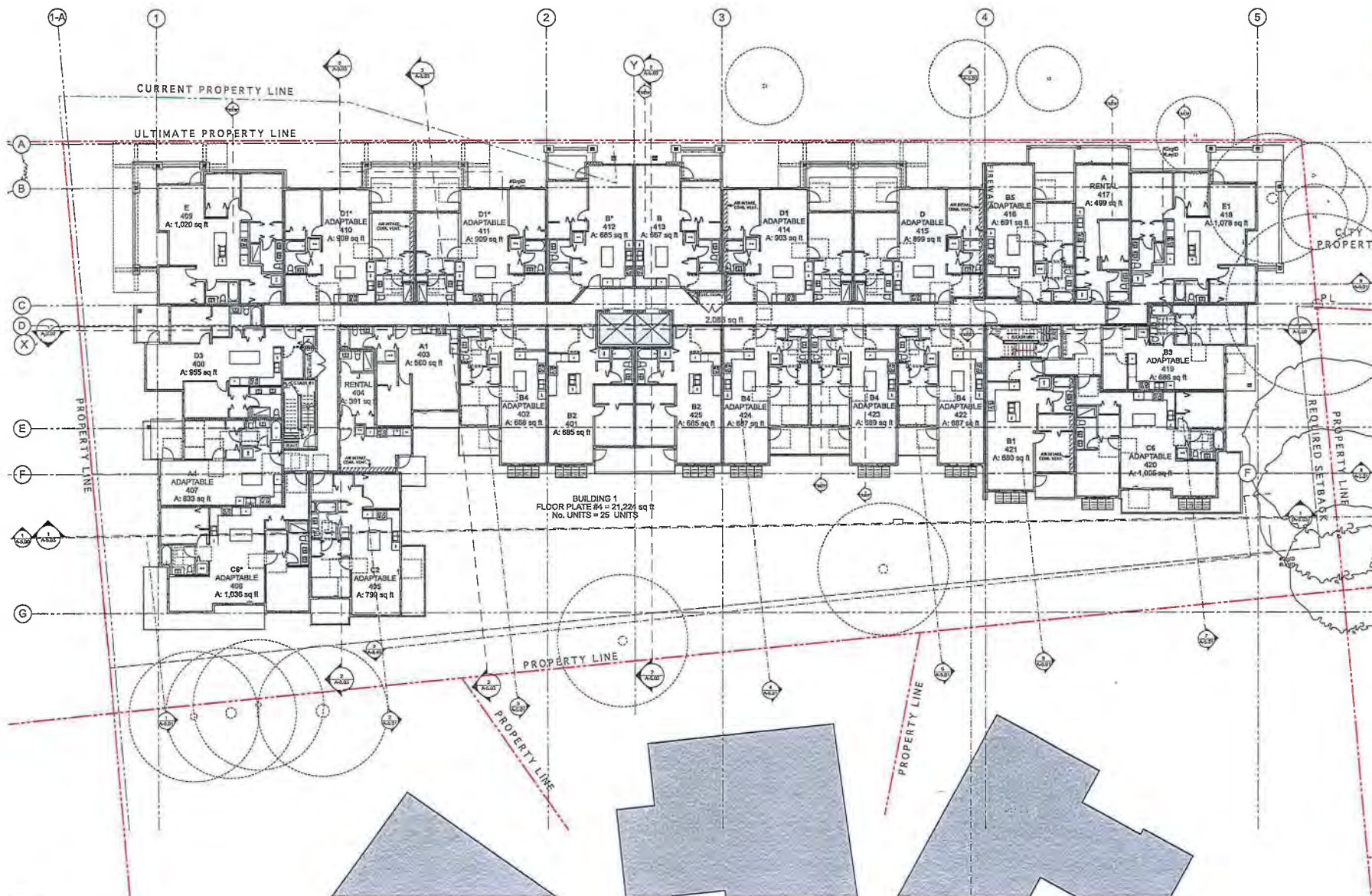
DATE
February 3, 2020

ISSUED FOR D.P.

17430

Level 3

A-2.40



1 Fourth Floor Level
SCALE: 1/8" = 1'-0"



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

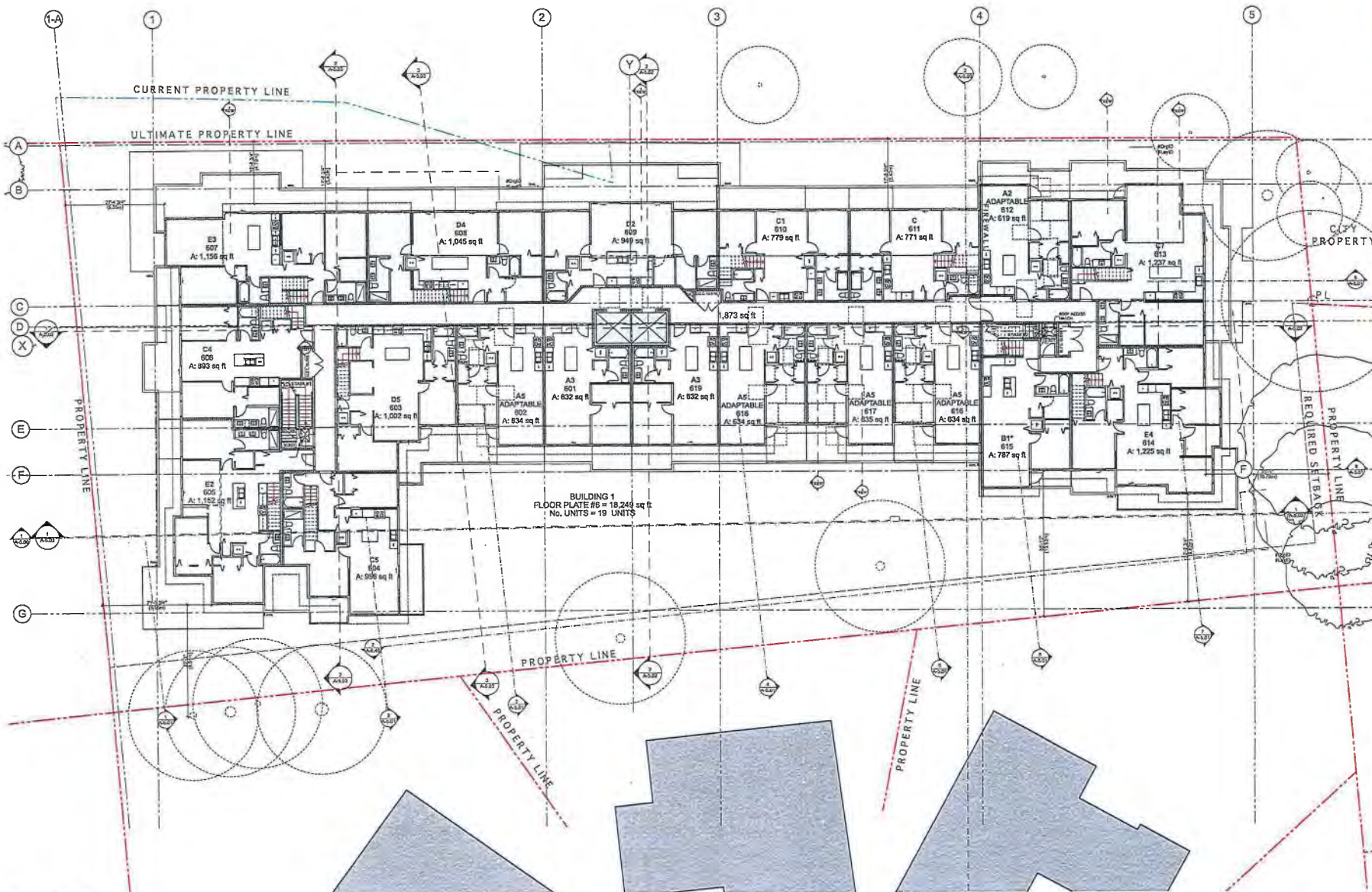


Porte Communities

St. Johns Mixed Use
Development
3227 & 3229 St. Johns Street
Port Moody, BC

Level 4

17430 (PROJECT)
February 3, 2020 (DATE)
Issued for D.P. (REVISION)
(DRAWING)



1 Sixth Floor Level
SCALE: 3/32" = 1'-0"



Integra
ARCHITECTURE INC.

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

CONCEPT PREPARED, NOT REVIEWED AND APPROVED BY ALL RELEVANT LOCAL GOVERNMENT AGENCIES FOR THE PURPOSES OF THE BC BUILDING ACT. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF INTEGRAL ARCHITECTURE INC.



PROJECT TEAM
porte
homes



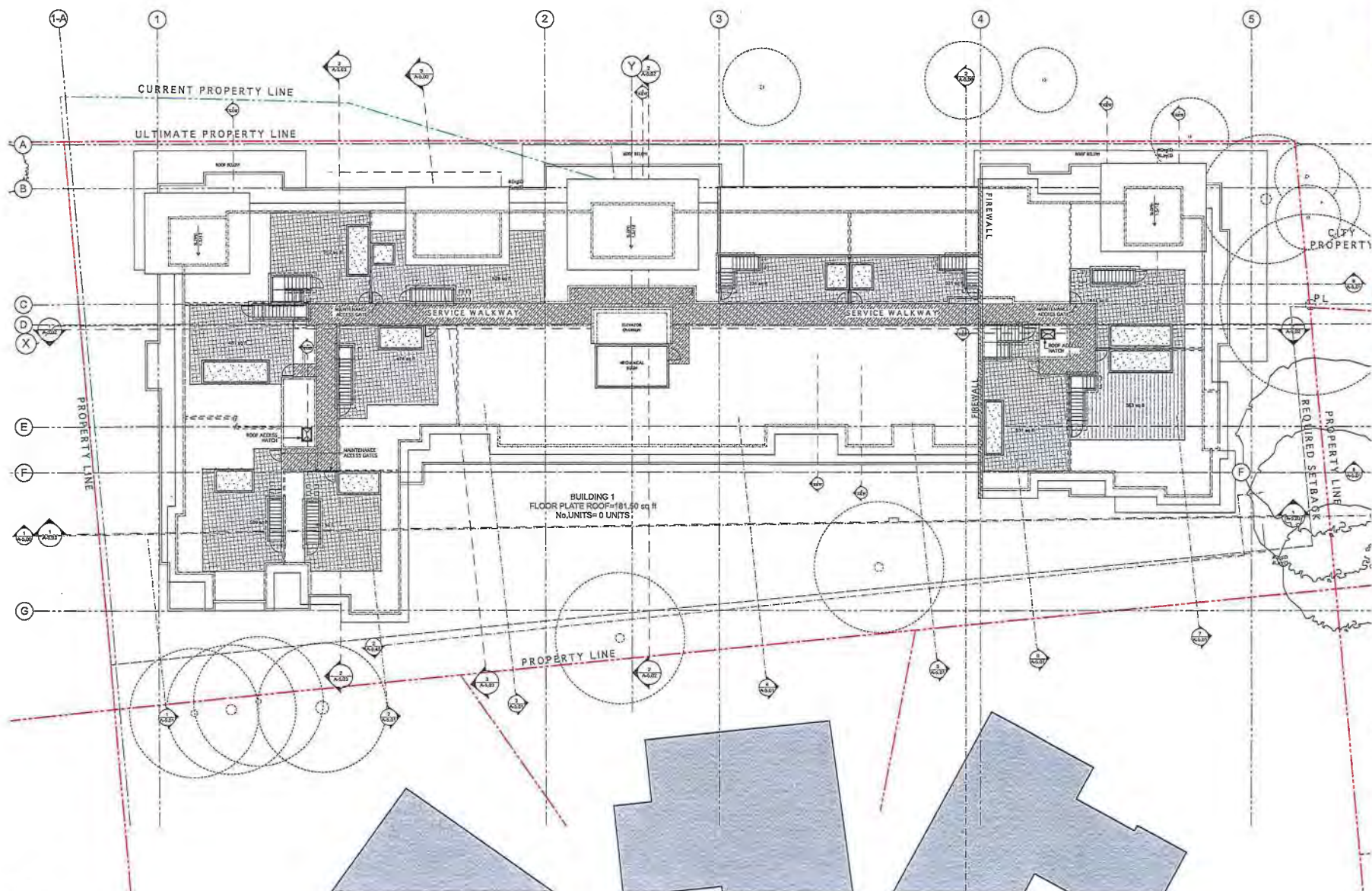
Porte Communities

St Johns Mixed Use Development
3227 & 3229 St. Johns Street
Port Moody, BC

Level 6

17430	PROJECT
	REVISION
February 3, 2020	DATE
Issued For D.P.	STATUS
	DRAWING

A-2.70



1 Roof Level
SHEET 1 OF 1



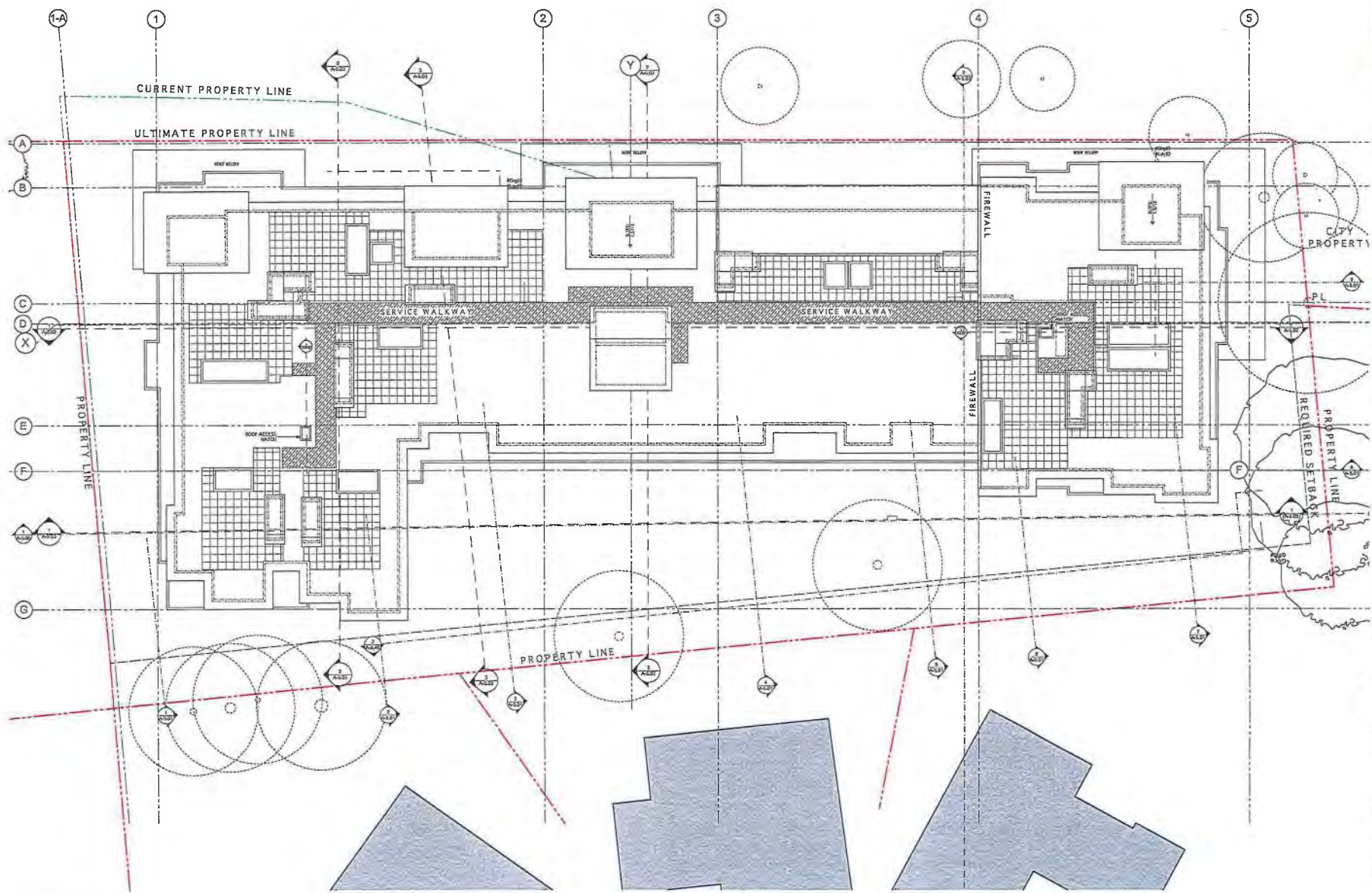
Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6G 1S4
www.integra-arch.com
Telephone: 604 688 4220



Porte Communities
St. Johns Mixed Use Development
2227 & 2229 St. Johns Street
Port Moody, BC

Roof Level
17430 (PROJECT)
(SCALE)
February 3, 2020 (DATE)
Issued For D.P. (REVISION)

A-2.80



1 Roof Plan
SCALE: 3/32" = 1'-0"



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



PROJECT TEAM
porte
homes



Porte Communities
St. Johns Mixed Use Development
3227 & 3229 St. Johns Street
Port Moody, BC

Roof Plan

17430	(PROJECT)
February 3, 2020	(DATE)
Issued For D.P.	(REVISION)
(DRAWING)	
A-2.81	



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



Integra

ARCHITECTURE INC.

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

CONCEPT MATERIALS, THIS DRAWING WAS DESIGNED BY
AND ALL WORK SHOWN IS THE PROPERTY OF INTEGRAL
ARCHITECTURE INC. AND SHOULD BE
USED WITHOUT THE ARCHITECT'S CONSENT.



Porte Communities

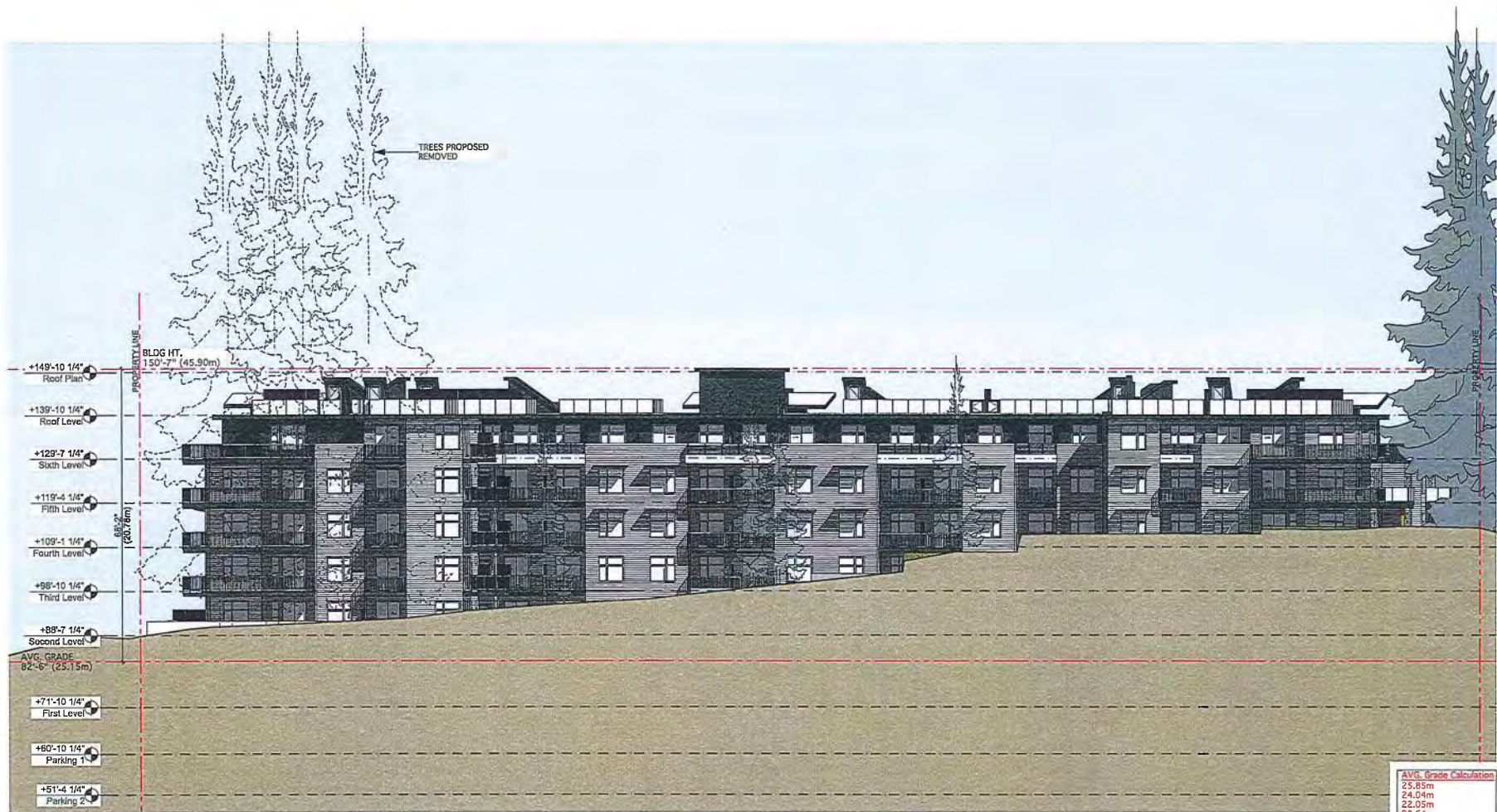
**St. Johns Mixed Use
Development**
3001 & 3029 St. Johns Street
Port Moody, BC

Schematic Elevations

17430 (PROJECT)
3/22" = 1'-0" (SCALE)
February 3, 2020 (DATE)
Issued For D.P. (REVISION)

A-4.00

AVG. Grade Calculation	
23.85m	
24.04m	
22.05m	
22.54m	
22.61m	
22.28m	
21.64m	
21.82m	
22.86m	
25.06m	
26.93m	
28.77m	
31.71m	
30.75m	
29.53m	
24.16m	
16	
AVG. Grade = 25.15m	



Integra
ARCHITECTURE INC.

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

Copyright reserved. The drawings and details are the property of Integra Architecture Inc. and shall not be reproduced without the written consent of Integra Architecture Inc.

(PROJECT TEAM)
porte
homes



(COLLATOR)
Porte Communities

(PROJECT)
St. Johns Mixed Use Development

3201 & 3209 St. Johns Street
Port Moody, BC

(DATE)
February 3, 2020

(SCALE)
3/32" = 1'-0"

(PROJECT)
17430

(DATE)
February 3, 2020

(SCALE)
3/32" = 1'-0"

(PROJECT)
Issued For D.P.

(DATE)
February 3, 2020

(SCALE)
3/32" = 1'-0"

AVG. Grade Calculation	
25.85m	
24.04m	
22.05m	
22.54m	
22.61m	
22.28m	
21.84m	
21.82m	
22.86m	
25.06m	
26.93m	
28.77m	
31.71m	
30.73m	
29.33m	
24.16m	
1b	
AVG. Grade = 25.15m	

1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

A-4.10



Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 555-4220

Copyright reserved. This drawing and design are made at the firm's discretion and are not to be used for any other project without the architect's consent.

PROJECT TEAM
porte
homes



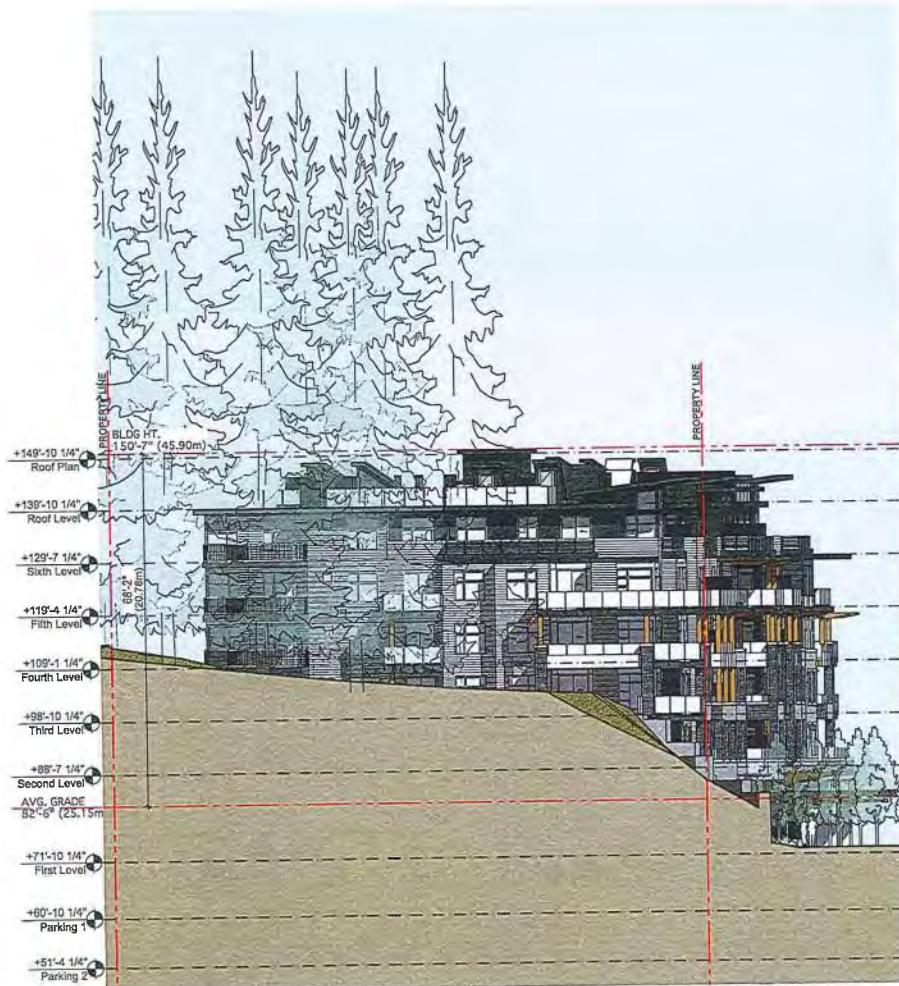
Porte Communities

St. Johns Mixed Use Development
3227 & 3229 St. Johns Street
Port Moody, BC

Schematic Elevations

17432
3/22" = 1'-0"
February 3, 2020
Issued For D.P.

A-4.20



1 EAST ELEVATION
SCALE: 3/32\"/>

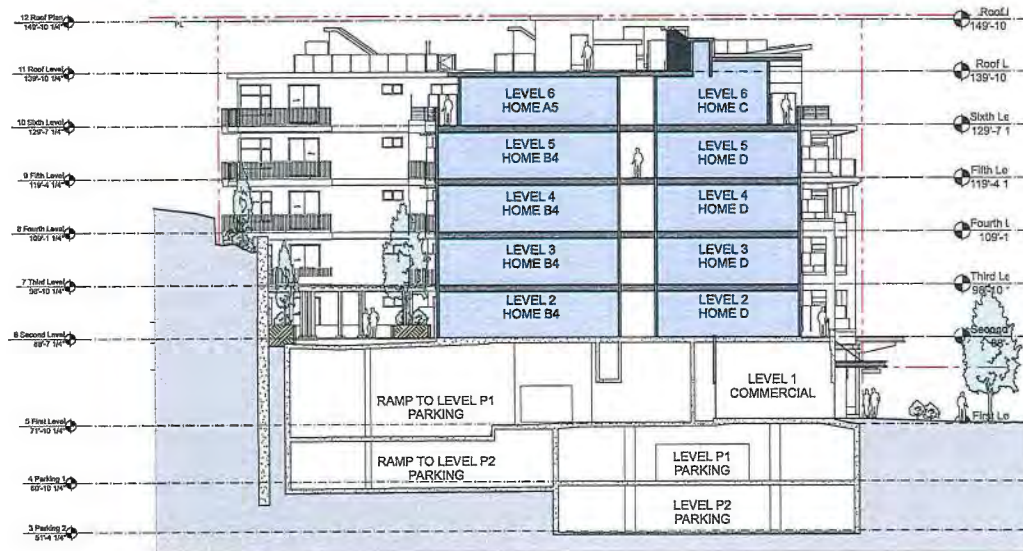


2 WEST ELEVATION
SCALE: 3/32\"/>

AVG. Grade Calculation	
25.85m	
24.04m	
22.05m	
22.54m	
22.61m	
22.28m	
21.64m	
21.82m	
22.86m	
25.06m	
26.93m	
28.77m	
31.71m	
30.75m	
29.33m	
24.16m	
16	
AVG. Grade = 25.15m	



1 WEST-EAST SECTION
SCALE: 3/32" = 1'-0"



2 SOUTH-NORTH SECTION
SCALE: 3/32" = 1'-0"



Integra
ARCHITECTURE INC.

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

CONCEPT DEVELOPED, DESIGN TEAM AND ARCHITECT
FOR ALL TRADES INCLUDING THE AIR SYSTEMS AND
MECHANICAL SYSTEMS, SEE THE ARCHITECT'S DESIGN
FOR THE PROJECT AND THE ARCHITECT'S DESIGN

PROJECT TEAM
porte
homes



Porte Communities

St. Johns Mixed Use Development
3227 & 3228 St. Johns Street
Port Moody, BC

Schematic Sections

17430 (PROJECT)
3/32" = 1'-0" (SCALE)
February 3, 2020 (DATE)
Issued For D.J. (NAME)

A-5.00



Integra

ARCHITECTURE INC.

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

Copyright reserved. This drawing and description are the property of Integra Architecture Inc. and shall not be used without the written consent of Integra Architecture Inc.

(PROJECT TEAM)
porte
homes



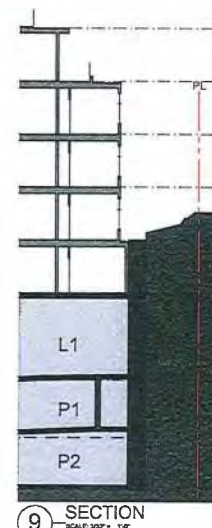
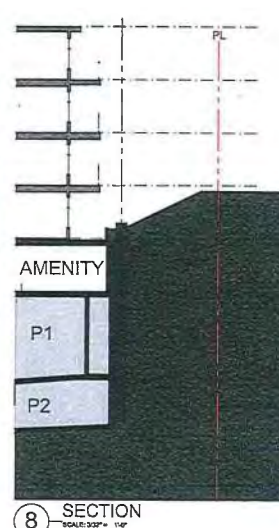
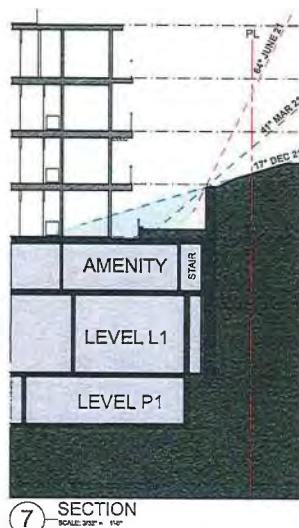
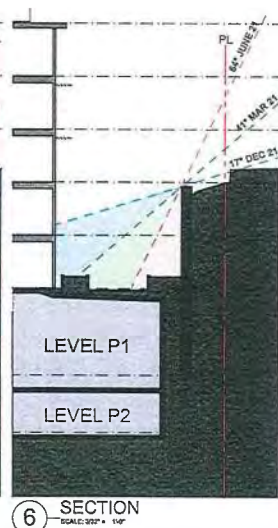
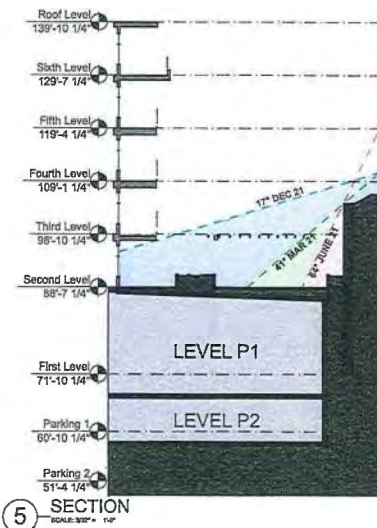
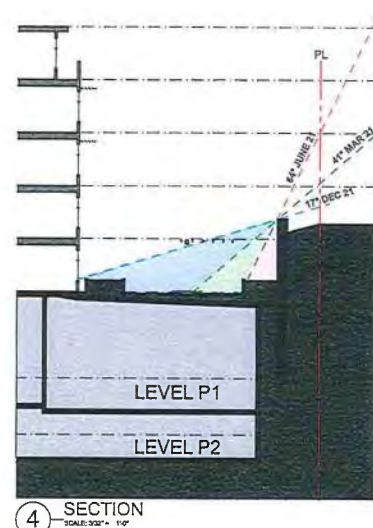
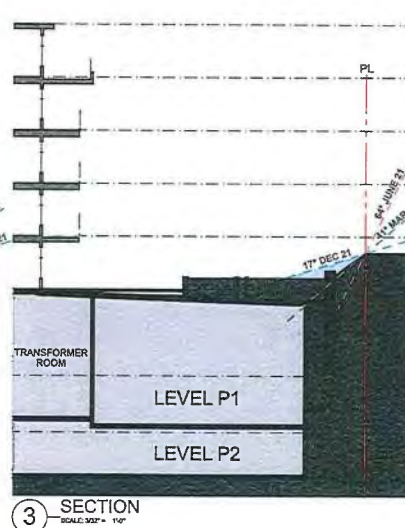
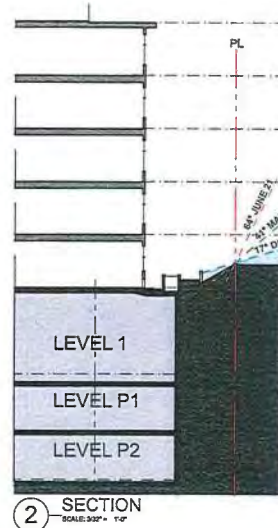
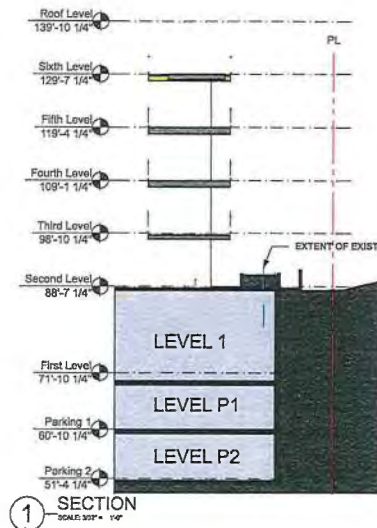
Porte Communities

St. Johns Mixed Use Development
3227 & 3229 St. Johns Street
Port Moody, BC

Schematic Sections

17430
3/32" = 1'-0"
February 3, 2020
Issued For D.R.

A-5.01





② STOREFRONT SIGNAGE
SCALE: 1/16" = 1'-0"

- RAISED METAL LETTERING ON METAL BACKDROP
- FASTENED TO STEEL MOUNTING BRACKETS
- LETTERING FONT T.B.D.

NOTE: ALL COMMERCIAL SIGNAGE
TO BE BACKLIT AS PER CITY OF
PORT MOODY SIGNAGE GUIDELINES



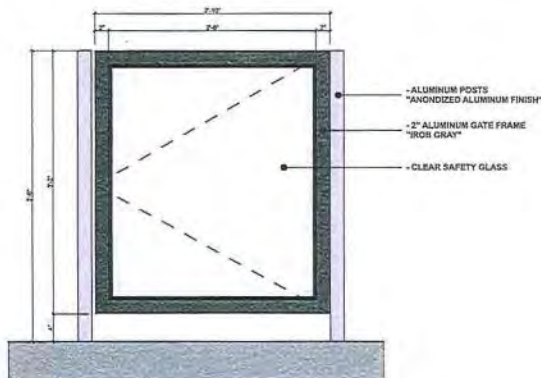
① RESIDENTIAL ENTRY SIGN
SCALE: 1/16" = 1'-0"

- RAISED METAL LETTERING ON BACKLIT GLASS BACKDROP
- HOUSED IN BLACK STEEL BOX
- SIGN TO BE HUNG WITH STEEL RODS FASTENED TO WOOD BEAM
ABOVE AT RESIDENTIAL ENTRY
- LETTERING FONT T.B.D.



③ SIDEWALK SIGNAGE
SCALE: 1/16" = 1'-0"

- RAISED METAL LETTERING ON BACKLIT GLASS BACKDROP
- HOUSED IN BLACK STEEL BOX
- SIGN TO BE HUNG WITH STEEL RODS FASTENED TO SOFFIT OF AWNING ABOVE
- LETTERING FONT T.B.D.



④ LANDSCAPE GATE
SCALE: 1/16" = 1'-0"



Integra
ARCHITECTURE INC.

2300-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

CONCEPT DEVELOPED, PREPARED AND DESIGNED BY
ALL OF THE ABOVE FIRM(S) FOR THE PROJECT
OR ARCHITECTURE FIRM, AND CHECKED BY
THE ARCHITECT OR ARCHITECTS' CONSULTANT



Porte Communities

**St. Johns Mixed Use
Development**
3227 & 3229 St. Johns Street
Port Moody, BC

Signage & Gate

17430 (PROJECT)
1/16" = 1'-0" (SCALE)
February 3, 2020 (DATE)
Issued For D.P. (STATUS)

A-6.00



St. Johns - NW Perspective



Integra

ARCHITECTURE INC.

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

Copyright reserved. Reproduction, translation, and distribution of this document without the written permission of Integra Architecture Inc. is prohibited. All rights reserved.

(PROJECT NAME)
porte
homes



Porto Communities

(PROJECT NAME)
St. Johns Mixed Use Development
3227 & 3229 St. Johns Street
Port Moody, BC

(TITLE)
Perspective View

(PROJECT)
17430
(SCALE)
February 3, 2020
(DATE)
Issued For D.R.
(DRAWING)

A-8.30



St. Johns - Perspective



Integra ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DOCUMENT AND DESIGN IS
THE PROPERTY OF INTEGRARCHITECTURE INC. AND SHALL REMAIN THE PROPERTY OF
INTEGRARCHITECTURE INC. AND SHALL NOT BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM INTEGRARCHITECTURE INC.

(PROJECT FIRM)
porte
homes



Porte Communities

**St. Johns Mixed Use
Development**
3027 & 3200 St. Johns Street
Port Moody, BC

Perspective View

17430 (PROJECT)
(SCALE)
February 3, 2020 (DATE)
Issued For D.P. (REVISION)

A-8.31

This Artistic Rendering is Conceptual Only. It is not to be relied upon as a true representation of the finished product.



St. Johns - North Perspective Elevation



Integra

ARCHITECTURE INC.

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

CONCEPTUAL RENDERING. THIS CONCEPT AND DESIGN IS NOT A TRUE REPRESENTATION OF THE FINISHED PRODUCT. IT IS A CONCEPTUAL RENDERING ONLY AND SHOULD NOT BE USED FOR ANY PURPOSE OTHER THAN AS A CONCEPTUAL RENDERING.



Porte Communities

St. Johns Mixed Use Development

3227 & 3229 St. Johns Street
Port Moody, BC

Perspective View

17430 (PROJECT)

(SCALE)

February 3, 2020 (DATE)

Issued For D.P. (DRAWN)

A-8.32

This Artistic Rendering is Conceptual Only. It is not to be relied upon as a true representation of the finished product.



St. Johns - Perspective View of Commercial



Integra

ARCHITECTURE INC.

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

CONCEPTS PREPARED, DRAWINGS AND DESIGN BY
INTEGRITY ARCHITECTURE INC. AND ASSOCIATES
OF INTEGRITY ARCHITECTURE INC. AND ASSOCIATES
Vancouver, BC, Canada



Porte Communities

St. Johns Mixed Use
Development

3207 & 3209 St. Johns Street
Port Moody, BC

Perspective View

17430 (PROJECT)
February 3, 2020 (DATE)
Issued For D.P. (REMARKS)

A-8.33

This Artistic Rendering is Conceptual Only. It is not to be relied upon as a true representation of the finished product.



St. Johns - Perspective View of Amenity Space



Integra

ARCHITECTURE INC.

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

CONCEPT RENDERING. THIS DRAWING AND DESIGN OF
REPRESENTATION IS NOT A TRUE REPRESENTATION
OF A FINISHED PROJECT. IT IS SUBJECT TO
CHANGE WITHOUT NOTICE. (DATE)



Porte Communities

St. Johns Mixed Use Development

3227 & 3229 St. Johns Street
Port Moody, BC

Perspective View

17430 (PROJECT)

(SHEET)

February 3, 2020 (DATE)

Issued For C.P. (PROJECT)

(DRAWING)

This Artistic Rendering is Conceptual Only. It is not to be relied upon as a true representation of the finished product.

A-8.34



St. Johns - Perspective View of Amenity Space



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 are the property of Integra Architecture Inc. and shall remain the property of Integra Architecture Inc. and shall not be used without the written consent of Integra Architecture Inc.



Porte Communities

St. Johns Mixed Use Development
3227 & 3230 St. Johns Street
Port Moody, BC

Perspective View

17430 PROJECT
BRIANLYN
February 3, 2020 DATE
Issued For D.P. DRAWING

A-8.35

This Artistic Rendering is Conceptual Only. It is not to be relied upon as a true representation of the finished product.

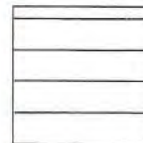
EXTERIOR MATERIALS & COLOURS



A:
ACCENT SOFFITS
WOODTONE
FIBRE CEMENT LAP SIDING
RUSTIC SERIES
'SUMMER WHEAT'



B:
SIDING
HARDI-PLANK LAP SIDING
CEDARMILL TEXTURE
'COBBLE STONE'



C:
SIDING / SOFFITS
HARDI-PLANK LAP SIDING
CEDARMILL TEXTURE
'ARCTIC WHITE'



D:
SIDING
HARDI-PANEL SIDING
SMOOTH TEXTURE
'ARCTIC WHITE'



E:
ACCENT SIDING
IXL BRICK
'MANGANESE IRONSPOT
SMOOTH'



F:
WOOD TRIM BOARDS
BENJAMIN MOORE
TO MATCH 'IRON GRAY'



G:
**ENGINEERED ALUMINUM
RAILINGS**
ANODIZED ALUMINUM FINISH
C/W SAFETY GLASS



H:
**ENGINEERED ALUMINUM
FRAMED PRIVACY SCREEN**
ANODIZED ALUMINUM FINISH
OPAQUE SAFETY GLASS AT
PRIVACY SCREENS



I:
WOOD ACCENTS
DOUGLAS FIR
CLEAR COAT FINISH



J: SIDING
HARDI-PANEL SIDING
SMOOTH TEXTURE
'IRON GRAY'



K:
**DOUBLE GLAZED
VINYL DOORS + WINDOWS**
WHITE



L:
PAINTED CONCRETE
PARGED CONCRETE
TO MATCH 'COBBLE STONE'
CLADDING COLOUR



M:
**GUTTERS, DOWNSPOUTS & METAL
FLASHINGS**
MAKIN METALS
COLOUR TO MATCH ADJACENT
MATERIAL



N:
ALUMINUM SHOPFRONT
ANODIZED ALUMINUM FRAMES C/W
CLEAR SAFETY GLASS



O:
ALUMINUM WINDOW WALL SYSTEM
ANODIZED ALUMINUM FRAMES
WHITE TINT SPANDRAL GLASS



P:
EXTERIOR METAL CANOPY (COMM)
BENJAMIN MOORE
'HALE NAVY HC-1554'

EXTERIOR METAL CANOPY (RES)
'ARCTIC WHITE'



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
THE PROPERTY OF INTEGRITY ARCHITECTURE INC. AND CANNOT BE
USED WITHOUT THE ARCHITECT'S PERMISSION.



Porto Communities

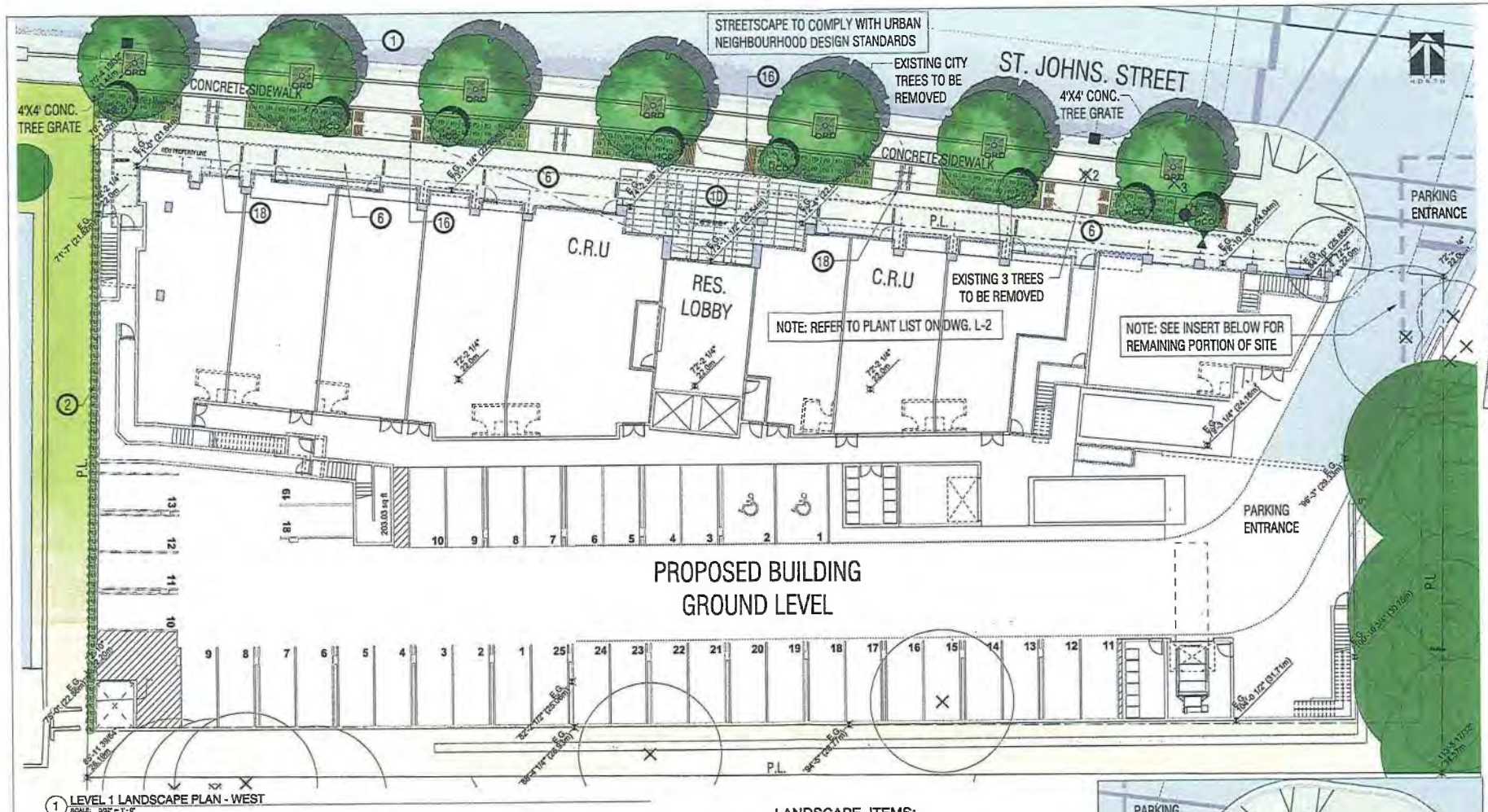
**St. Johns Mixed Use
Development**
3227 & 3229 St. Johns Street
Port Moody, BC

**Materials &
Colours**

17430 (PROJ/ART)
February 3, 2020 (DATE)
Issued For D.P. (ISSUE)

A-8.40

SCHEDULE B
LANDSCAPE PLANS

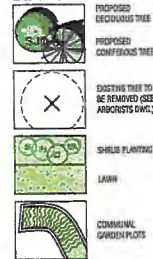


1 LEVEL 1 LANDSCAPE PLAN - WEST
SCALE: 1/8" = 1'-0"

GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED REQUIREMENTS SET BY BCDA OR BCCLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMENDING TOPSOIL FOR SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
A. GRASSED AREAS: 12" (300MM) ON SLAB, 8" (150MM) ON GRADE. B. GROUND COVER: 12" (300MM)
C. SHRUBS: 18" (450MM) D. TREE PITS: 36" (900MM) WITH 12" (300MM) BELOW ROOT BALL
E. STRUCTURAL SOIL, REQUIRED FOR TREES WITHIN TREE GRATE, 10' X 10' X 2' PER CITY STANDARDS
F. LAWN AREAS SHALL BE SEEDING WITH #1 PREMIUM RESIDENTIAL SOIL, 100% VERMEX
G. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 1'-0" DIA.
H. 2" DEPTH OF 1" ANNUAL COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS
I. PAVING TYPES AND MATERIALS AS FOLLOWS:
J. WALKWAYS AND COMMON AREA: CAST IN PLACE CONCRETE W/ BROOM FINISH
K. PRIVATE PATIO AREAS: HYDRA PRESSED CONC. SLAB 2502 UNIT, 3CM THICK, COLOR TAY BROWN, AVAILABLE FROM AUSTROSEED CONCRETE PRODUCTS PH: 1.800.664.4515, WWW.AUSTROSEED.COM
L. ROCK AND BOLDER MATERIALS
M. ALL BOLDERS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD, DO NOT SUPPLY STRAIGHT OR SPILT FACED STONE, THEY WILL BE REJECTED. PROVIDE PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOLDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
N. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING ARCHITECTURAL.
O. IRRIGATION: AUTOMATIC IRRIGATION SYSTEM DESIGN BLVD TO BE REQUIRED FOR ALL COMMON LANDSCAPE PLAN. AREA, HOSE END TO BE INSTALLED ON THE ROOF LEVEL FOR PRIVATE GARDEN AS SHOWN ON THE LANDSCAPE PLAN.
P. BENCHES BY MAZDA SITE FURNITURE - WALBURN BENCH W/ PE SLATS, QTY: 3, STANDARD DELIVERY: 6-8 WEEKS
R. A BIRD BOX - BIRDERS TO BE INSTALLED ON LEVEL TWO COURTYARD, PER CITY RECOMMENDATIONS.

LEGEND:



LANDSCAPE ITEMS:

- | | | |
|----------------------------------|--|------------------------------------|
| 1 LAWN | 8 WOOD RAISED WALL (24") | 15 DECORATIVE POTS |
| 2 PLANTING BED | 9 CHESS BOARD PAVING (8"X8" UNIT PAVING) | 16 SEATING TO CITY STANDARDS |
| 3 DECORATIVE RIVERSTONE BED | 10 COLORED CONCRETE PAVING | 17 CHILDREN'S PLAY AREA |
| 4 PATIO UNIT PAVING (24"X24") | 11 FIRE TABLE | 18 BIRD FEEDER |
| 5 3" WIDE EXPOSED AGGREGATE BAND | 12 METAL PERGOLA | 19 COMPOST BOX FOR URBAN GARDENING |
| 6 CONCRETE WALKWAY | 13 PATIO FURNITURE BY STRATA | 20 BIRD BATH |
| 7 CONCRETE RAISED WALL (24") | 14 BIRD STATION | 21 COMMUNAL GARDEN PLOTS |



2 LEVEL 1 LANDSCAPE PLAN - EAST
SCALE: 1/8" = 1'-0"

RECEIVED
CITY OF PORT MOODY
APR 08 2019
DEVELOPMENT SERVICES

PROJECT
ST. JOHNS MIXED-USE DEVELOPMENT
3227 & 3239 ST. JOHNS STREET, PORT MOODY, BC
DEVELOPER: HART COMMUNITIES
ARCHITECT: INTEGRA ARCHITECTURE INC.
CONSULTANTS & ASSOCIATES: ECE CONSULTING, VANCOUVER, BC, CANADA. WE GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED.

DATE: 04/08/2019
DESIGN: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]
SCALE: 1/8" = 1'-0"
JOB NO.: [Number]

SHEET TITLE
LANDSCAPE
GROUND LEVEL 1
SHEET NO.:
L-1



1 LEVEL 2 LANDSCAPE PLAN
SCALE: 3/32" = 1'-0"

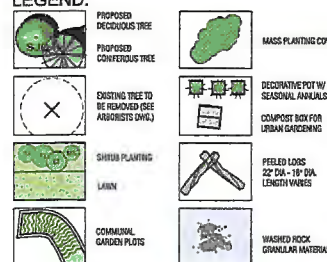
GENERAL LANDSCAPE NOTES:

- ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS PROVIDED BY BCMA OR BCCLA GUIDELINES.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTORS EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
- TOPSOIL DEPTH FOR PLANTING AS FOLLOWS:
A. SPACED AREAS: 12" (300MM) ON GRADE
B. GROUND COVERS: 12" (300MM)
C. SHRUBS: 18" (450MM)
D. TREE PITS: 36" (900MM) WITH 12" (300MM) BELOW FOOT WALL
E. STRUCTURAL SOIL REQUIRED FOR TREES WITH TREE SHADE: 18" X 18" X 2' PER CITY STANDARDS
F. LAWN AREAS SHALL BE SLOTTED WITH #1 PREMIUM RESIDENTIAL SOIL MESHED.
- ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 14" C.C.
- 2" DEPTH OF 1" MESH COMPOST WALD TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- PAVING TYPES AND MATERIALS AS FOLLOWS:
• WALKWAYS AND COMMON AREAS: CAST IN PLACE CONCRETE W/ BROAD FINISH
• PRIVATE PATIO AREAS: HYDRA PRESSED CONCRETE, 224 POUNDS PER SQUARE YARD, 2" THICK, COLOR TAN BROWN, AVAILABLE FROM ARDITOP CONCRETE PRODUCTS P/L 1.888.863.4081, WWW.PAVINGSTONES.COM
- ROCK AND BOLDER MATERIALS:
ALL BOLDERS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD. DO NOT SUPPLY STRAIGHT OR SPILT PAVED STONE. THEY WILL BE REJECTED. PROVIDE 3/8" PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOLDERS TO BE EMBEDED INTO GRAVE DO NOT REST ON SURFACE.
- ROAD BOUNDING AND OVERALL SITE GRADING BY CIVIL ENGINEERING ARCHITECTURAL.
- IRRIGATION: AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILT) TO BE REQUIRED FOR ALL COMMON LANDSCAPE AREA. HOSE BIB TO BE INSTALLED ON THE ROOF LEVEL FOR PRIVATE GARDEN AS SHOWN ON THE LANDSCAPE PLAN.
- BRICKS BY MANULIFE SITE FURNISHING - HOLLOW BRICK WITH P.E. SLATS, SPEC. 3, STANDARD RELATIVE: 6-4 INCHES
- 4 BRICK BOX - HOUSES TO BE INSTALLED ON LEVEL TWO COURTYARD PER CITY RECOMMENDATIONS.

PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
ACD	8	ACER CRENATUM	WINE MAPLE	5 CM CAL.	B & B
APD	8	ACER PALMATA	JAPANESE MAPLE	2.5M HT.	B & B
ABD	4	ABUTILON UNDO	STRANDED TREE	2.5M HT.	B & B
CCD	6	CORONIA CAROLINENSIS	RED BIRD	5 CM CAL.	B & B
GRD	7	GRASS PIPERNA ROSEATA	RED GRASS	2.5M HT.	B & B
RTD	11	STYRAX JAPONICA	LACINIA SUMAC	5 CM CAL.	B & B
SJD	1	PICTA SIBERICA	JAPANESE SHONELL	3.0M HT.	B & B
POC	17	PRUNUS FLORIBUNDA	SERIAL SPRUCE	3.0M HT.	B & B
PSC	4	PRUNUS FLORIBUNDA	VANCOUVER SPRUCE	3.0M HT.	B & B
HCD	14	TOXICUS MEXICANA	BLUE BIRD	2.0M HT.	B & B
HA	421	MAHONIA AQUIFOLIUM	MAHONIA	2.0M HT.	B & B
PO	102	FRAXINUS L. DUTTO LUMENS	FRAXINUS L. DUTTO LUMENS	2.0M HT.	B & B
PM	168	POLYPODIUM MONTEANUM	POLYPODIUM MONTEANUM	2.0M HT.	B & B
PJ	9	PERSEA JAPONICA FOREST PLANT	PERSEA JAPONICA FOREST PLANT	2.0M HT.	B & B
RC	5	REICHERDIA CHENI	REICHERDIA CHENI	2.0M HT.	B & B
RS	11	REICHERDIA BOW BELL	REICHERDIA BOW BELL	2.0M HT.	B & B
RU	10	REICHERDIA BOW BELL	REICHERDIA BOW BELL	2.0M HT.	B & B
SI	26	SCHIMMUS JAPONICA	SCHIMMUS JAPONICA	2.0M HT.	B & B
YD	28	YUCCA FLORIBUNDA	YUCCA FLORIBUNDA	2.0M HT.	B & B
CZ	108	COROPUS VERTICILLATA	COROPUS VERTICILLATA	2.0M HT.	B & B
EP	22	EDIMONDA PURPUREA	EDIMONDA PURPUREA	2.0M HT.	B & B
HM	27	HEDERA MEXICANA	HEDERA MEXICANA	2.0M HT.	B & B
HS	15	HEMIPICUS STELLA DORIS	HEMIPICUS STELLA DORIS	2.0M HT.	B & B
IR	29	IRISODORUS PLEIDA	IRISODORUS PLEIDA	2.0M HT.	B & B
EL	54	ELDERBERRY LANCEOLATA	ELDERBERRY LANCEOLATA	2.0M HT.	B & B

LEGEND:



LANDSCAPE ITEMS:



04/05/2019

PROJECT
ST. JOHNS MIXED-USE DEVELOPMENT
3227 & 3239 ST. JOHNS STREET, PORT MOODY, BC

DEVELOPER: PORTE HOMES
ARCHITECT: INTEGRAL ARCHITECTURE INC.
DATE: 04/05/2019
SHEET TITLE: LANDSCAPE COURTYARD LEVEL 2
SHEET NO: L-2

