

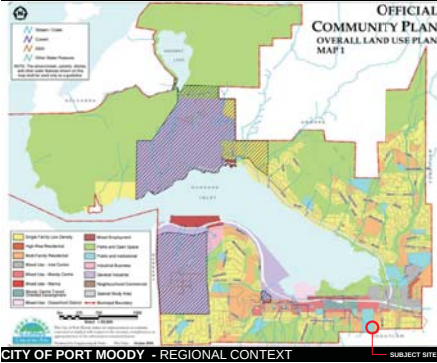


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DRAWING LIST:

DRAWING INDEX - DOCUMENTATION

ARCHITECTURAL			
→ A-0.000	COVER PAGE	NTS	
→ A-0.010	PROJECT STATISTICS	NTS	
A-0.020	ZONING OCP	NTS	
A-0.040	SITE LOCATION	NTS	
→ A-0.050	SITE CONTEXT PHOTOS	NTS	
→ A-0.060	CONTEXT PLAN	1/8"	
→ A-0.070	DESIGN RATIONALE	NTS	
A-0.075	DESIGN CONCEPT	NTS	
→ A-0.080	PERSPECTIVE VIEWS	MASSING STUDY	NTS
→ A-0.081	PERSPECTIVE VIEWS	MASSING STUDY	NTS
→ A-0.082	PERSPECTIVE VIEWS	MASSING STUDY	NTS
→ A-0.083	PERSPECTIVE VIEWS	MASSING STUDY	NTS
A-0.101	SURVEY (REFERENCE)	1/8"	
→ A-1.010	SITE PLAN / 1 ST STOREY	1/8"	
→ A-1.020	FIRE DEPARTMENT ACCESS	1/8"	
→ A-2.001	PARKING P1	1/8"	
→ A-2.002	PARKING P2	1/8"	
→ A-2.010	1ST FLOOR	1/8"	
→ A-2.011	JAMES RD - ROAD DEDICATION	TURN-AROUND / 2.5M ROW	1/8"
→ A-2.020	2ND FLOOR	1/8"	
→ A-2.030	3RD FLOOR	1/8"	
→ A-2.040	4TH FLOOR	1/8"	
→ A-2.050	5TH FLOOR	1/8"	
→ A-2.060	ROOF LEVEL	1/8"	
→ A-2.070	ROOF DECK AMENITY	1/8"	
→ A-3.001	UNIT PLANS	1/4"	
→ A-3.002	UNIT PLANS	1/4"	
→ A-3.003	UNIT PLANS	1/4"	
→ A-3.004	UNIT PLANS	1/4"	
→ A-3.005	UNIT PLANS	1/4"	
→ A-3.006	UNIT PLANS	1/4"	
→ A-3.007	UNIT PLANS	1/4"	
A-4.001	WEST ELEVATION	JAMES ROAD	1/8"
A-4.002	EAST ELEVATION		1/8"
A-4.003	NORTH ELEVATION		1/8"
A-4.004	SOUTH ELEVATION		1/8"
→ A-4.501	CONTEXT ELEVATIONS	STREETSCAPE JAMES RD	1/16"
→ A-5.000	SITE SECTIONS		1/8"
→ A-5.011	SITE SECTIONS		1/8"
→ A-5.012	SITE SECTION		1/8"
A-6.010	MATERIALS FINISHES		NTS
A-6.500	SHADOW STUDY		NTS

Total → 26



148 - 154 JAMES ROAD | PORT MOODY | BC | PRELIMINARY REZONING APPLICATION REVISION

RESIDENTIAL DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

3-PRELIMINARY RZA REVISION

(DRAWING)

A-0.000

PROJECT SUMMARY:						
ZONING EXISTING		REQUIRED / PERMITTED		PROPOSED		VARIANCE
OCP LAND USE DESIGNATION - Multi-Family Residential		RM8 Residential Level 5		CD		YES
SITE AREA		17,968 sq.ft.	1,669 m2	17,968 sq.ft.	1,669 m2	NO
UNIT NUMBER				114		NO
OCP DENSITY (w/ exclusions) Purpose Built Rental Housing		0.00 FSR	0 m2	3.00 FSR	5,001 m2	
SITE COVERAGE		60%	1,002 m2	55%	915 m2	YES
BUILDING HEIGHT - OCP Multi-Family Residential		6 Storeys		6 Storeys		NO
BUILDING HEIGHT - Measured from Average Grade		ft	m			
Average Finished Grade -		101.5 ft geodetic	30.92 m geodetic			
Proposed Geodetic Elevation - TOR Flat Roof				163.0 ft	49.7 m	TOR EL
Building Height from Average Grade - TOR Flat Roof				61.5 ft	18.8 m	HEIGHT
FRONT YARD (James Rd)		9.8 ft	3.00 m	9.8 ft	3.00 m	NO
FRONT - ROAD DEDICATION (James Rd)		8.2 ft	2.50 m	8.2 ft	2.50 m	NO
REAR YARD - EAST (Adjacent Residential)		14.8 ft	4.50 m	14.8 ft	4.50 m	NO
INTERIOR SIDE YARD (South / North PL)		9.8 ft	3.00 m	9.8 ft	3.00 m	NO
TOTAL PARKING SPACES		Rental Housing (Res 0.9+Vis 0.1	1.00 /space/ unit	114 /spaces	29.7% Reduction	70 /spaces
BICYCLE STATIONS		100% Level 2	100 %			70 /spaces
BICYCLE SPACES		(Proposed vertical Spaces tbc)	1.50 space/ unit	171 long term	0.0% Reduction	171 long term
				6 short term		6 short term

OPEN BALCONY AREA						
		Required		Proposed		
COMMON AMENITY SPACE: 3. m2 / unit (32.3 sq.ft.)		3,681.3 sq.ft.	342.0 m2	3,999.1 sq.ft.	371.6 m2	3.3 NO
INDOOR AMENITY AREA				2,517.08 sq.ft.	233.8 m2	
OUTDOOR AMENITY AREA				1,482.1 sq.ft.	137.7 m2	
PARKING DIMENSIONS - PORT MOODY (no column encroachments)		Width	Length	Height		
		m	ft.	m	ft.	
Standard Cars		2.600	8.53	5.600	18.37	2.100 6.89
Small Cars		2.300	7.55	5.100	16.73	2.100 6.89
Disabled Parking		3.700	12.14	5.600	18.37	2.100 6.89
Additional width at walls		0.305	1.00			
MINIMUM AISLE		90 degrees	60 degrees	45 degrees		
		m	ft.	m	ft.	
One-Way Traffic		6.700	21.98	5.500	18.04	4.000 13.12
Two-Way Traffic		6.700	21.98	6.100	20.01	6.100 20.01

BUILDING HEIGHT						
Note: 'Height' means the vertical distance from the Grade adjoining a Building or Structure to to the highest point of the roof surface of a flat roof,						
MAXIMUM HEIGHT		EXISTING GRADES (m)		AVE GRADE (m)	AVE GRADE (ft)	
AVERAGE EXISTING OR INTERPOLATED GRADE		NW	NE	SE	SW	
		29.43	29.50	32.45	32.31	30.92 101.5

T.O. FLAT ROOF		T.O. ELEVATOR			
(m)	(ft)	(m)	(ft)		
ELEVATION GEODETIC	49.7 163.0	51.4 168.5			
HEIGHT FROM EXISTING AVE GRADE	18.8 61.5	20.4 67			

METRO VANCOUVER RECYCLING:						
RESIDENTIAL 51 - 60 UNITS		5 m2 or 0.19 m2 / unit				
Recycling Area Residential Required		114 units @ 0.19 m2/unit		233 sq.ft.	21.66 m2	
Flex Space Required		50% of required space		117 sq.ft.	10.83 m2	
Total Recycling Area Required				350 sq.ft.	32.5 m2	
Total Recycling Area Provided				352 sq.ft.	32.7 m2	

Project Name: 148 & 154 James Rd						Project: 18447
Client: BLDG Developments						Date: FEB 25/ 2020
						Issue: RZ REV 3
PROJECT DATA - RZ REV	6-STORY RESIDENTIAL DEVELOPMENT	114 MICRO UNITS				
EXISTING ADDRESS	148 - 154 James Road, Port Moody, BC					
PROPOSED ADDRESS	TBD					
LEGAL DESCRIPTION	Lots 57 & 58, District Lot 190, Group 1, New Westminster District, Plan 32978 (Survey by Terra Pacific Land Surveying Ltd., Dated: Jul 11, 2019)					
PROJECT ARCHITECT	Sharnus F Sacha Architect AIBC Registered Architect (WA) LEED AP, Integra Architecture Inc., 2330 - 200 Granville St. Vancouver BC V6C 1S4, T.604.688.688					
PROJECT OWNER	BLDG Developments					
OCP LAND USE DESIGNATION	Multi-Family Residential (3-6 storey)					
DEVELOPMENT PERMIT AREA	DPA 1 (Form and character)					
	DPA 5 (Hazardous conditions)					
EXISTING ZONING	RS1 Single Detached Residential					
PROPOSED ZONING	CD based on RM-8					
SITE AREA :						
Gross Site Area				17,968 sq.ft.	1,669.27 m2	
Road Dedications (2.5 M) James Rd	(to be confirmed by Surveyor)				0.00 m2	
Net Site Area				17,968 sq.ft.	1,669.27 m2	
Max FSR (Gross Site Area)		3.20 Max. Purpose Built Rental Housing (gross site area)		57,498 sq.ft.	5,341.7 m2	
Total Proposed Gross Floor Area		3.21 before exclusions		57,598 sq.ft.	5,350.8 m2	
Total Proposed Exclusions				3,764 sq.ft.	349.7 m2	
Proposed FSR (Gross site area)		3.00 with exclusions (amenity - adaptable)		53,831 sq.ft.	5,001.1 m2	
Max. Site Coverage		40%		7,187 sq.ft.	667.71 m2	
Lot Coverage		55% building coverage		9,852 sq.ft.	915.28 m2	

UNIT SUMMARY:														
Unit Type	ADAPT UNIT	1ST	2ND	3RD	4TH	5TH	6TH	Total	sqft / Unit	Total Unit Area (sqft)	AD	Total Unit Area (m2)	%	Unit Mix
S01 - Studio		1	1	1	1	1	1	6	353.7	2,122.4		197.2	5.3%	Studio
S02 - Studio	ADAPT	1	1	1	1	1	3	18	353.7	6,367.1		591.5	15.8%	
S03 - Studio	HC	1	1	1	1	1	1	6	371.8	2,230.6		207.2	5.3%	
S04 - Studio		0	2	2	2	2	0	8	371.2	2,969.7		275.9	7.0%	
S05 - Studio		1	1	1	1	1	0	5	324.3	1,621.5		156.6	4.4%	
S06 - Studio		1	0	0	0	0	0	1	305.1	305.1		28.3	0.9%	
S07 - Studio		0	0	0	0	0	2	2	316.0	632.0		58.7	1.5%	
S08 - Studio		0	1	1	1	1	0	4	370.4	1,481.5		137.6	3.5%	
S09 - Studio		0	1	1	1	1	0	4	345.1	1,380.3		128.2	3.5%	
S10 - Studio		1	1	1	1	1	1	6	390.6	2,343.7		217.7	5.3%	
S11 - Studio		1	1	1	1	1	1	6	397.9	2,207.4		205.1	5.3%	1 bed
A01 - 1Bed		1	1	1	1	1	1	6	471.4	2,828.4		262.8	5.3%	
A02 - 1Bed	ADAPT	5	5	5	5	5	4	29	471.0	13,657.7		1,268.8	25.4%	
A03 - 1Bed		1	1	1	1	1	0	5	463.8	2,319.1		215.4	4.4%	
A04 - 1Bed		0	0	0	0	0	1	1	548.2	548.2		50.9	0.9%	
A05 - 1Bed	HC	1	0	0	0	0	0	1	650.9	650.9		60.5	0.9%	
A06 - 1Bed		0	0	0	0	0	1	1	391.0	391.0		36.3	0.9%	
C01 - 2Bed	HC	0	1	1	1	1	0	4	788.3	3,153.2		292.9	3.5%	
C02 - 2Bed		0	0	0	0	0	1	1	665.6	665.6		61.8	0.9%	
Total		17	20	20	20	20	17	114		47,875.3		4,447.7	100.0%	100%

FSR CALCULATION:									
Exclusion Summary	Min 50%	No Units	SF/ unit	Area HRV			Total Exclusions		Comments
Adaptable min 50%	57.0								
Adaptable min 40% (2 m2/unit)		47	21.50				1,010.50 sq.ft.	93.88 m2	41% Units Adaptable
Accessible min 10% (2 m2/unit)		11	21.50				236.50 sq.ft.	21.98 m2	10% Units Accessible
Amenity Indoor							2,517.08 sq.ft.	233.93 m2	4.4% (Max 10% GFA)
HRV Exclusion							0.00 sq.ft.	0.00 m2	(Floors 1-6)
Total Exclusions From FSR							3,764.08 sq.ft.	349.69 m2	

Gross Floor Area (Including Amenity)	Unit No	Unit Area	Amenity (Indoor)	Common Area	Total GFA	sq.ft.	Total GFA	m2	Efficiency L1 - L6
Gross Area - P1 / P2									
Gross Area - 1st Floor	17	7,116.0	405.57	1,575.56	9,097.09	sq.ft.	845	m2	82.7%
Gross Area - 2nd Floor	20	8,405.3	439.92	1,143.7	9,988.91	sq.ft.	928	m2	88.6%
Gross Area - 3rd Floor	20	8,405.3	439.92	1,143.7	9,988.91	sq.ft.	928	m2	88.6%
Gross Area - 4th Floor	20	8,405.3	439.92	1,143.7	9,988.91	sq.ft.	928	m2	88.6%
Gross Area - 5th Floor	20	8,405.3	439.92	1,143.7	9,988.91	sq.ft.	928	m2	88.6%
Gross Area - 6th Floor	17	7,138.1	351.83	1,052.9	8,542.78	sq.ft.	794	m2	87.7%
Total Gross Area	114	47,875	2,517.08	7,203.1	57,595.5	sq.ft.	5,351 m2	L1 - L6	87.4%

PARKING SPACES:									
Parking Required Market Rental	114 units @	1.10	space/unit				125.4	spaces	
Visitor Required Market Rental	114 units @	0.20	space/unit				22.8	spaces	
Total Parking Required							148	spaces	
Parking Below-Market Rental	114 units @	0.99	space/unit				102.6	spaces	
Visitor Below-Market Rental	114 units @	0.10	space/unit				11.4	spaces	
Total Parking Required							114	spaces	
Proposed Parking Reduction	30% Rental, TDM (proximity to Rapid Transit Skytrain Skytrain Station - 2)						44	spaces	TDM measures to be confirmed
Total Parking Provided:			0.61	space/unit			70	spaces	provided
Disabled Parking Required:	2 per 40-72 spaces						2	spaces	inclusive of required parking
Disabled Parking Provided:							2	spaces	inclusive of required parking
Max. Small Cars	30% of required spaces						34	spaces	max. inclusive of required parking
Max. Small Cars	30% of provided spaces		70				21	spaces	max. inclusive of provided parking
Provided Small Cars	40% of provided spaces		70				28	spaces	inclusive of provided parking - relaxation TBC

BICYCLE SPACES:									
Required Secure Bicycle Parking	114 units		1.5	spaces/unit			171	spaces	1.8m xWD 6m xHT 9m
Provided Secure Bicycle Parking	114 units		1.5	spaces/unit			171	spaces	long term
Proposed Vertical parking Spaces			63%	inclusive of total proposed			108	spaces	1m x 0.6m Vertical spaces - to be confirmed
Provided Visitor Bicycle Parking							6	spaces	short term
							177	spaces	total bicycle spaces provided



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(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL
DEVELOPMENT
148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

STATISTICS
MICRO - UNITS

(PROJECT)

18447

(SCALE)

FEB 25, 2020

(DATE)

3-PRELIMINARY RZA REVISION

(DRAWING)

A-0.010



1 JAMES RD - VIEW NORTH AT SUBJECT SITE



1 NORTH PL - EXISTING ADJACENT 2 STOREY



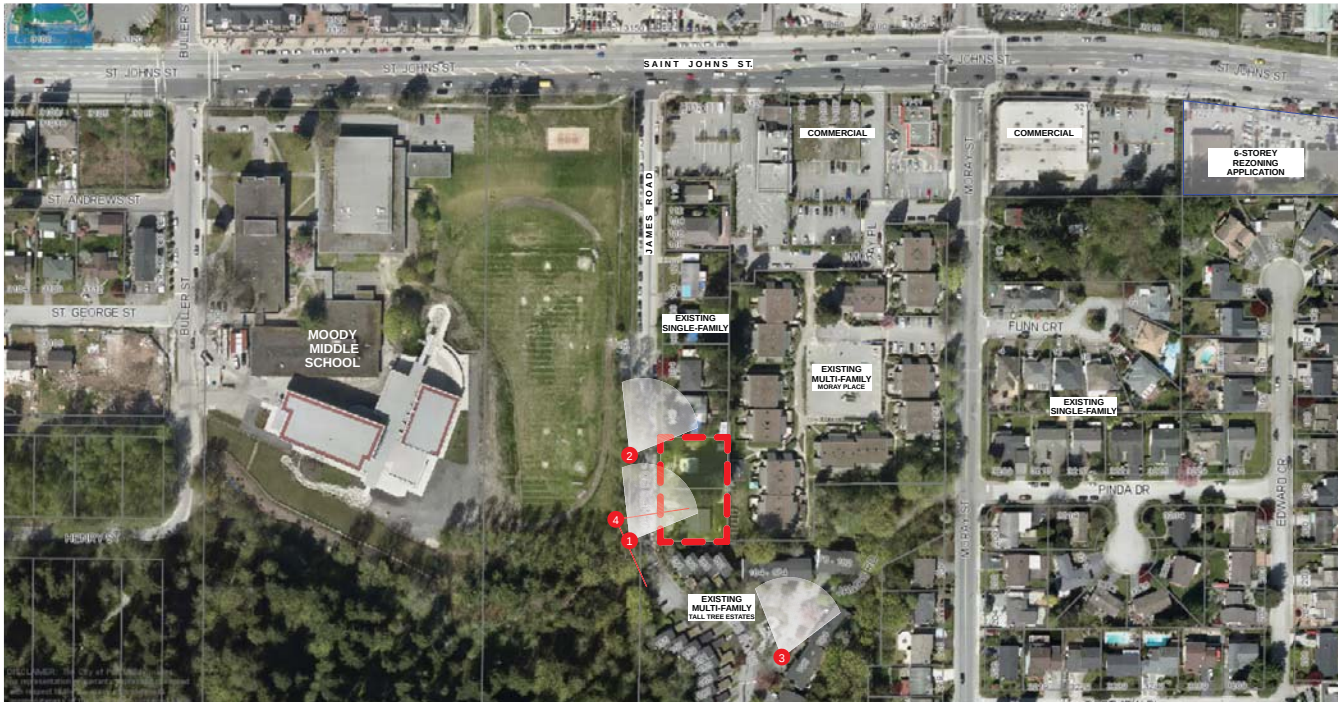
3 ADJACENT MULTI-FAMILY - INTERNAL VIEW



4 SOUTH PL - EXISTING ADJACENT TOWNHOMES



SITE CONTEXT - AERIAL VIEW NORTH



ADJACENT MULTI-FAMILY - INTERNAL COURTYARD



ADJACENT MULTI-FAMILY TALL TREE ESTATES



MORAY PLACE - MULTI-FAMILY RENTAL



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BLDG DEVELOPMENT

RESIDENTIAL DEVELOPMENT

148-154 JAMES ROAD,
PORT MOODY, BC

SITE CONTEXT
PHOTOS

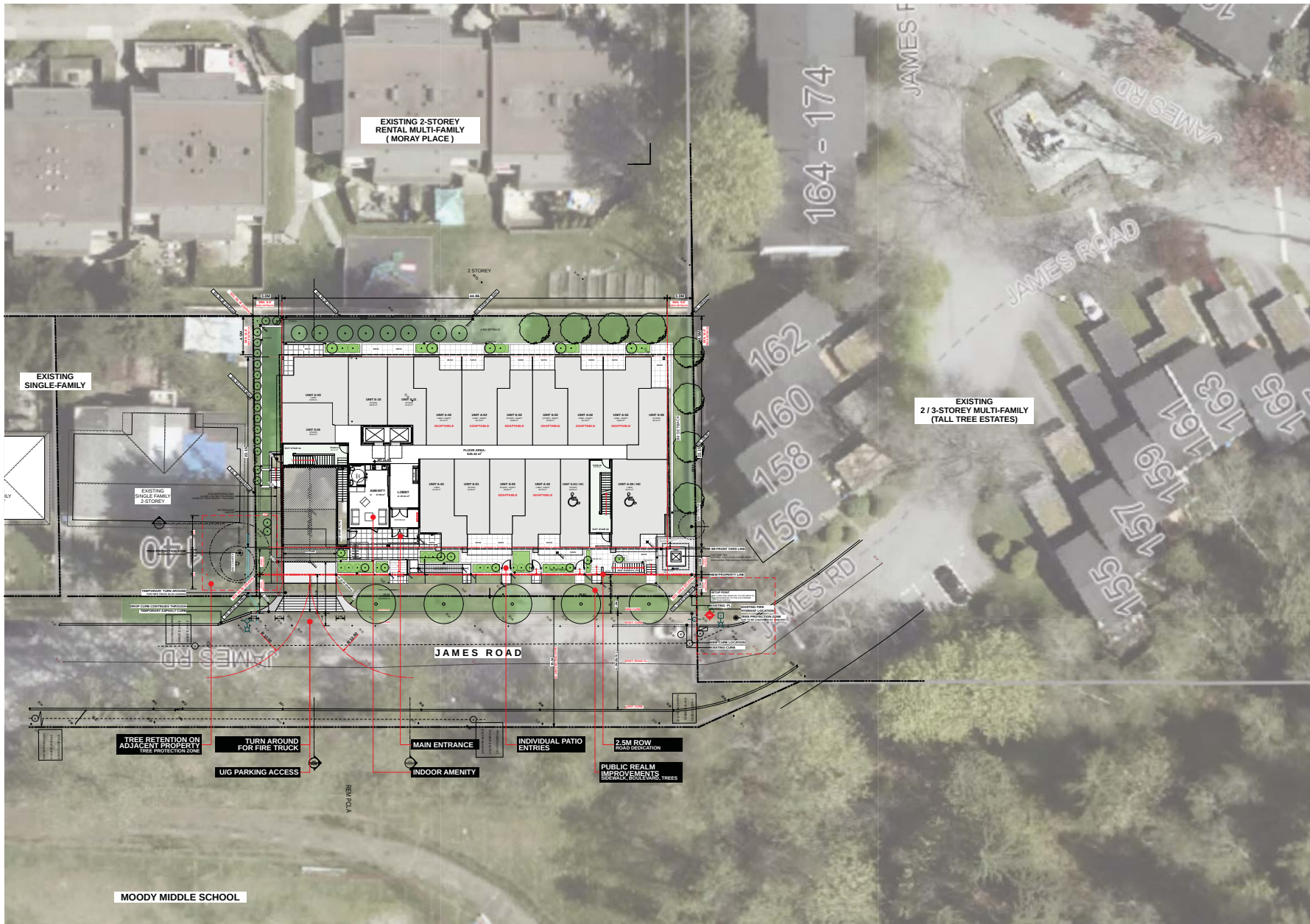
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3-PRELIMINARY RZA REVISION

(DRAWING)

A-0.050



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[PROJECT]

RESIDENTIAL DEVELOPMENT

148-154 JAMES ROAD,
PORT MOODY, BC

[TITLE]

CONTEXT PLAN

18447 [PROJECT]

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

FEB 25, 2020 [DATE]

3-PRELIMINARY RZA REVISION [DRAWING]

A-0.060



COMMON SPACES - KITCHENETTE, SEATING



WORK STATIONS



COMMON AMENITY WITH OUTDOOR SPACE AT EVERY LEVEL



BUILDING STEP AT TOP STOREY
(NORTH AND SOUTH PROPERTY LINE)

VIEW N-W ALONG EAST PROPERTY LINE



VIEW NORTH ALONG JAMES RD / DIRECT PATIO ENTRIES



OVERALL VIEW



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(PROJECT)

**RESIDENTIAL
DEVELOPMENT**

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

MASSING STUDY

18447 (PROJECT)

(SCALE)

FEB 25, 2020 (DATE)

3-PRELIMINARY RZA REVISION

(DRAWING)

A-0.080



JAMES ROAD MAIN ENTRANCE AND INDOOR AMENITY - VIEW SOUTH EAST



JAMES ROAD STREETSCAPE - VIEW NORTH WEST



VIEW NORTH ALONG JAMES ROAD - GROUND LEVEL TREATMENT



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[PROJECT]

**RESIDENTIAL
DEVELOPMENT**

148 - 154 JAMES ROAD,
PORT MOODY, BC

[TITLE]

MASSING STUDY

[PROJECT]

18447

[SCALE]

FEB 25, 2020

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3-PRELIMINARY RZA REVISION

[DRAWING]

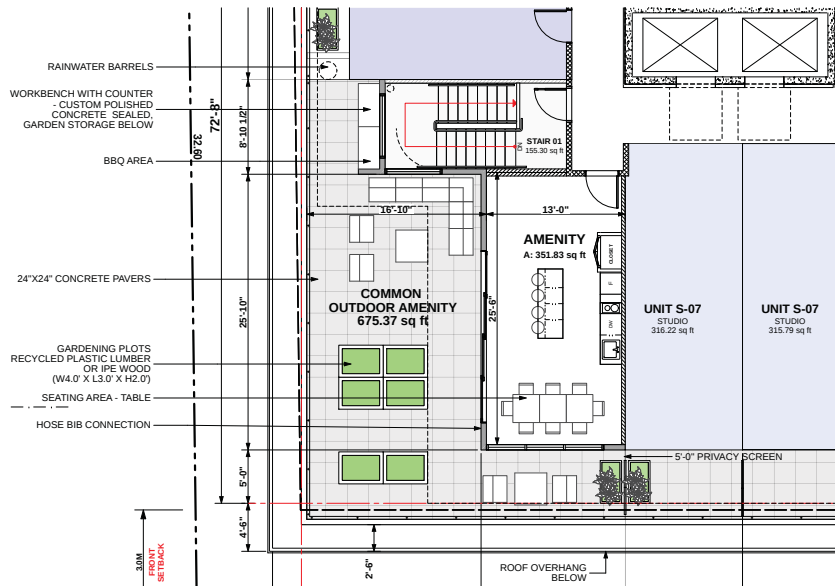
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COMMON AMENITY SPACES AT EVERY LEVEL



INDOOR-OUTDOOR AMENITY



INDOOR OUTDOOR AMENITY EXAMPLE



BI-FOLDING DOOR SYSTEM OR MULTI-SLIDE DOOR SYSTEM
4-PANEL ALUMINUM WOOD (LA CANTINA OR NANAWALL)



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(ARCHITECT SEAL)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL
DEVELOPMENT
148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

MASSING
CONCEPT

(PROJECT)

18447

(SCALE)

3/16" = 1'-0"

(DATE)

FEB 25, 2020

3-PRELIMINARY RZA REVISION

(DRAWING)

A-0.082



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EXISTING
MULTI-FAMILY
2 / 3 STOREY

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL
DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

SITE PLAN

(PROJECT)

18447

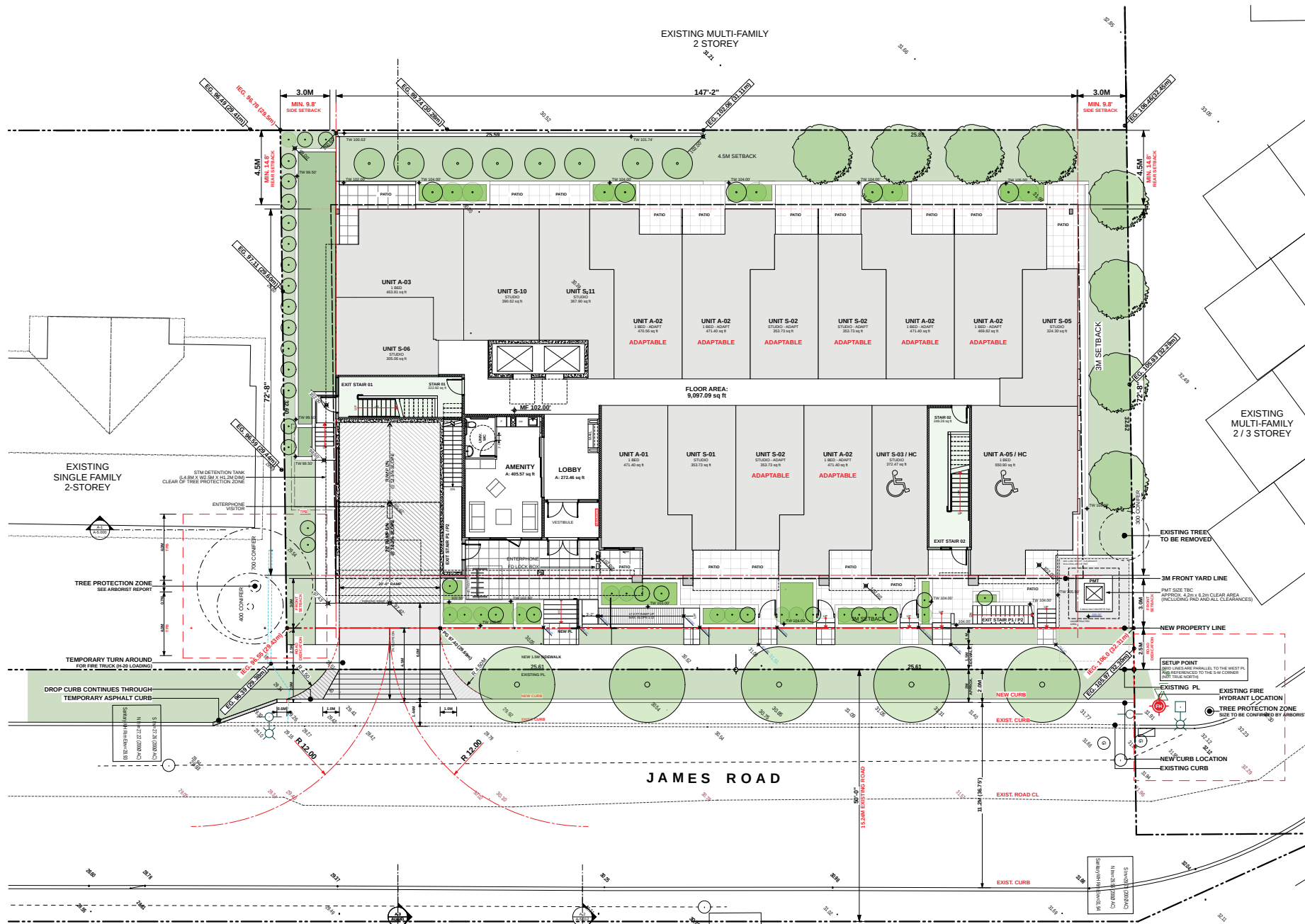
1/8" = 1'-0"

FEB 25, 2020

3-PRELIMINARY RZA REVISION

(DRAWING)

A-1.010





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[DRAWING]

A-2.001



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(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL

DEVELOPMENT

148-154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

PARKING - P2

(PROJECT)

18447

(SCALE)

1/8" = 1'-0"

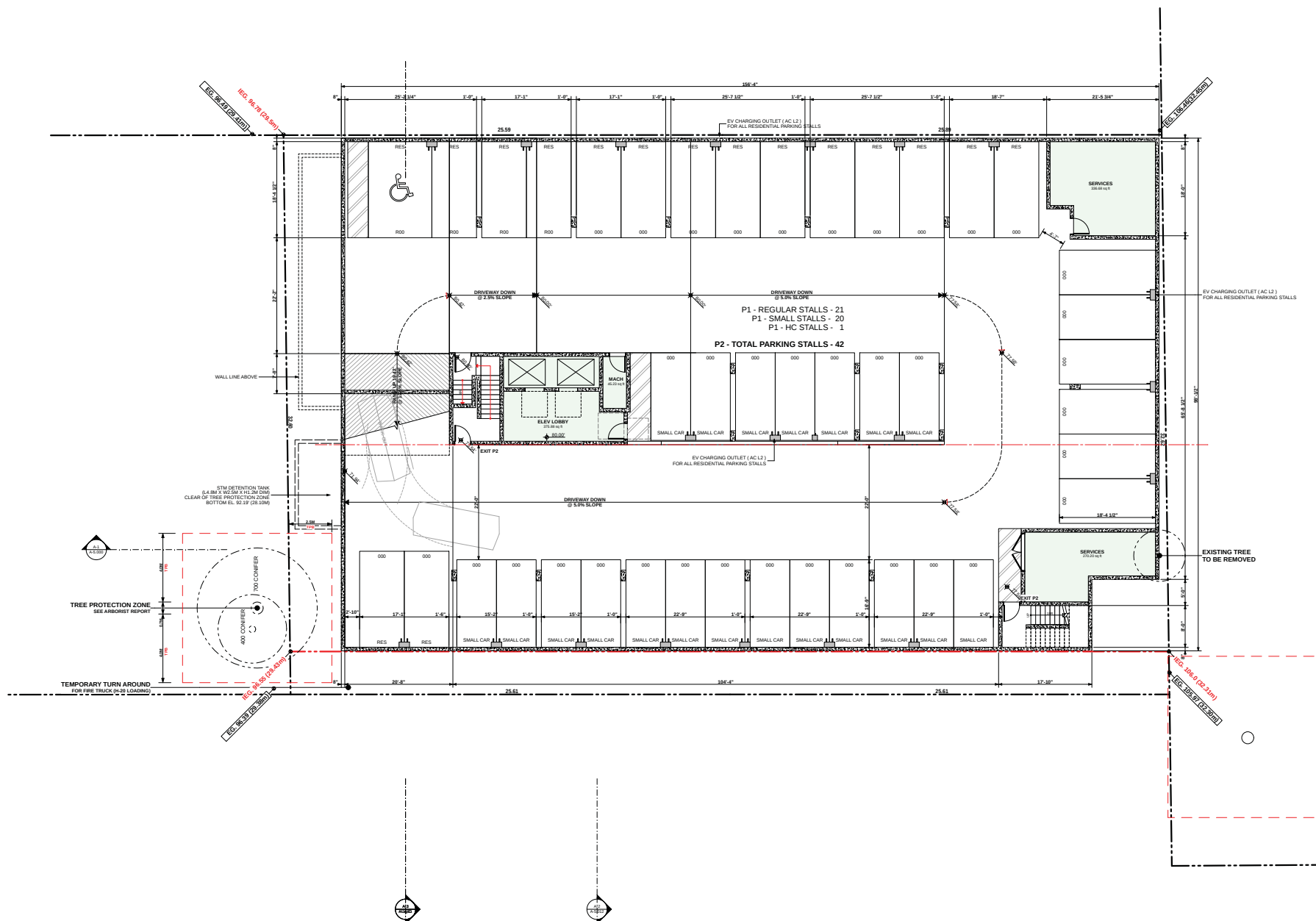
(DATE)

FEB 25, 2020

3-PRELIMINARY RZA REVISION

(DRAWING)

A-2.002





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(PROJECT TEAM)

EXISTING
MULTI-FAMILY
2 / 3 STOREY

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

**RESIDENTIAL
DEVELOPMENT**
148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

2ND FLOOR

18447 (PROJECT)

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

FEB 25, 2020 (DATE)

3-PRELIMINARY RZA REVISION (DRAWING)

A-2.020

EXISTING MULTI-FAMILY
2 STOREY



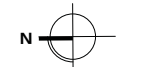


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[PROJECT TEAM]

EXISTING
MULTI-FAMILY
2 / 3 STOREY

[ARCHITECT SEAL]

[CLIENT]

BLDG DEVELOPMENT

[PROJECT]

**RESIDENTIAL
DEVELOPMENT**
148 - 154 JAMES ROAD,
PORT MOODY, BC

[TITLE]

3RD FLOOR

[PROJECT]

18447

1/8" = 1'-0"

FEB 25, 2020

3-PRELIMINARY RZA REVISION

[DRAWING]

A-2.030

3RD FLOOR (TYP 2-5 STOREY)



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(PROJECT TEAM)

EXISTING
MULTI-FAMILY
2 / 3 STOREY

[ARCHITECT SEAL]

[CLIENT]

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL
DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

[TITLE]

4TH FLOOR

(PROJECT)

$$\frac{1}{8}'' = 1'-0''$$

FEB 25, 2020

3-PRELIMINARY RZA REVISION^{ISSUES}

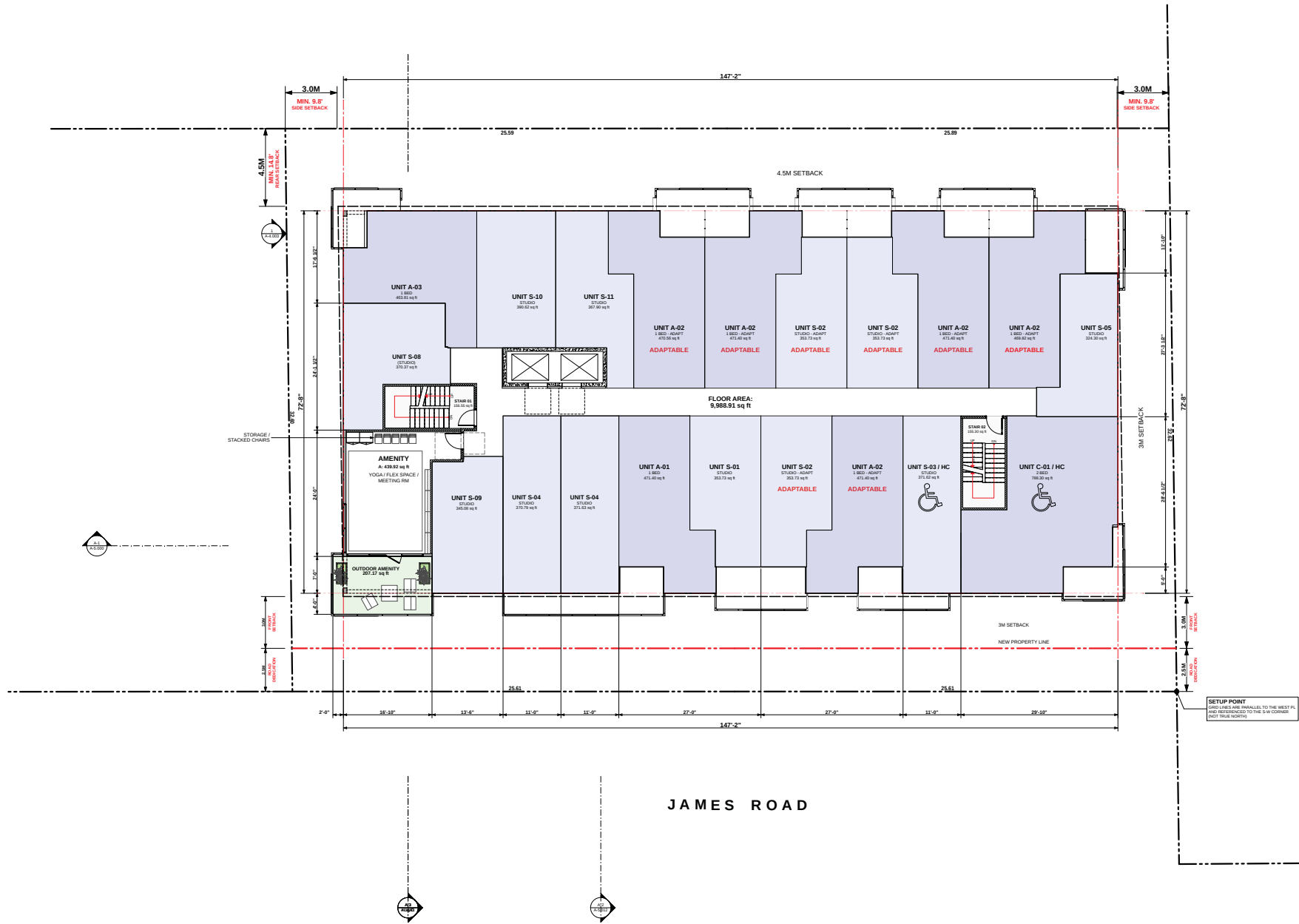
[DRAWING]

A-2.040



4TH FLOOR

5TH FLOOR



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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

BLDG DEVELOPMENT

[PROJECT]

**RESIDENTIAL
DEVELOPMENT**
148 - 154 JAMES ROAD,
PORT MOODY, BC

[TITLE]

5TH FLOOR

18447 [PROJECT]

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

FEB 25, 2020 [DATE]

3-PRELIMINARY RZA REVISION [DRAWING]

A-2.050



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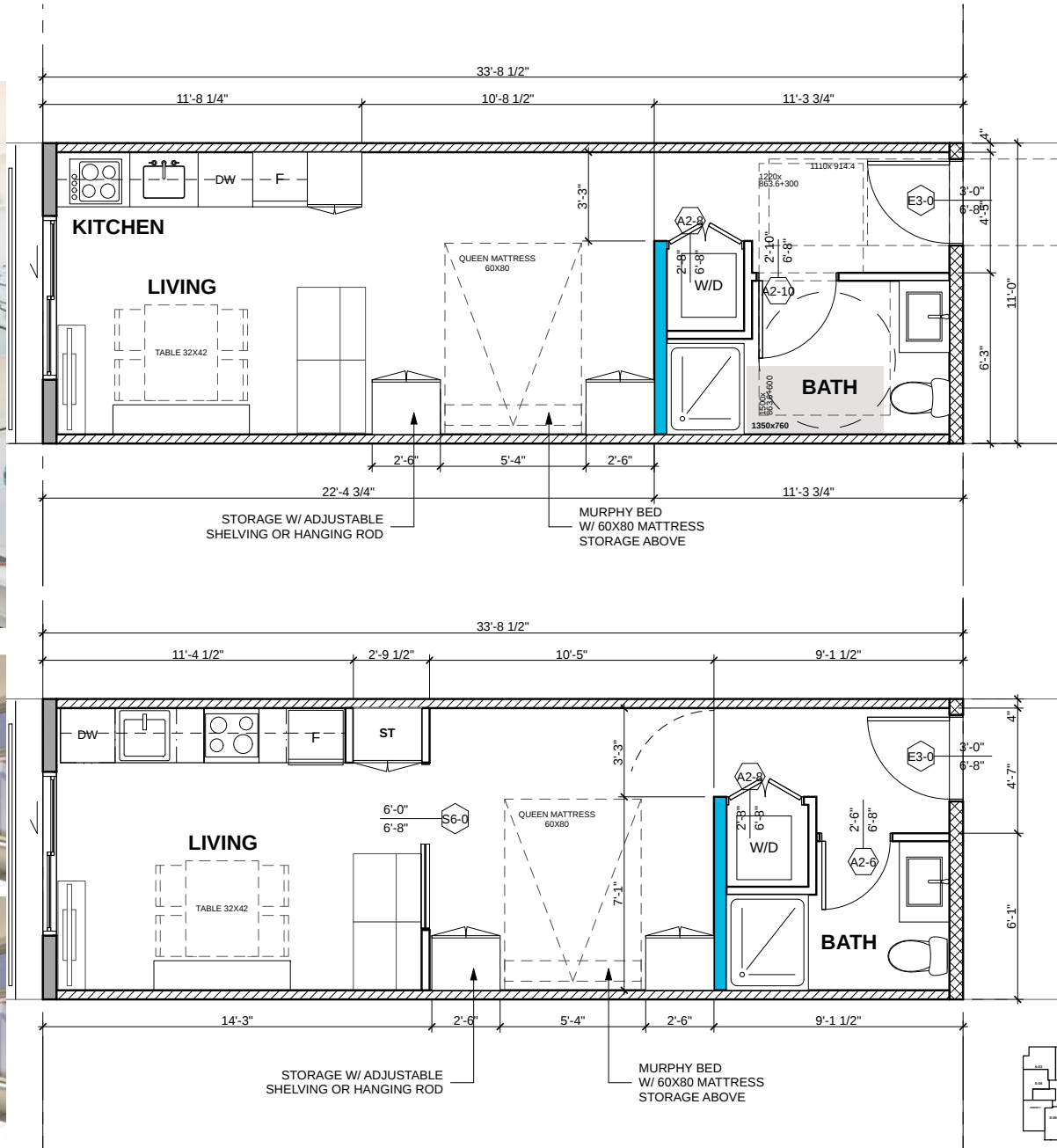


JAMES ROAD

[DRAWING]

A-2.060

A young woman with long dark hair is sitting in a modern, minimalist bedroom, reading a book. She is wearing a grey hoodie and black pants. The room features large windows with white frames, a white bed with a black patterned coverlet, and a small desk with a chair. The room is bright and airy, with a white wall and a white ceiling.



ADAPTABLE DWELLING UNITS TO CONFORM TO:

2018 BC BUILDING CODE 3.8.5
MIN.50% OF ALL UNITS

[ARCHITECT SEAL]	
[CLIENT]	
BLDG DEVELOPMENT	
[PROJECT]	
RESIDENTIAL DEVELOPMENT	
148 - 154 JAMES ROAD,	
PORT MOODY, BC	
[TITLE]	
STUDIO S-03 TYP.	
S-04 ADAPTABLE	
[PROJECT]	[SCALE]
18447	1/4" = 1'-0"
[DATE]	[DRAWING]
FEB 25, 2020	3-PRELIMINARY RZA REVISION

A-3.001

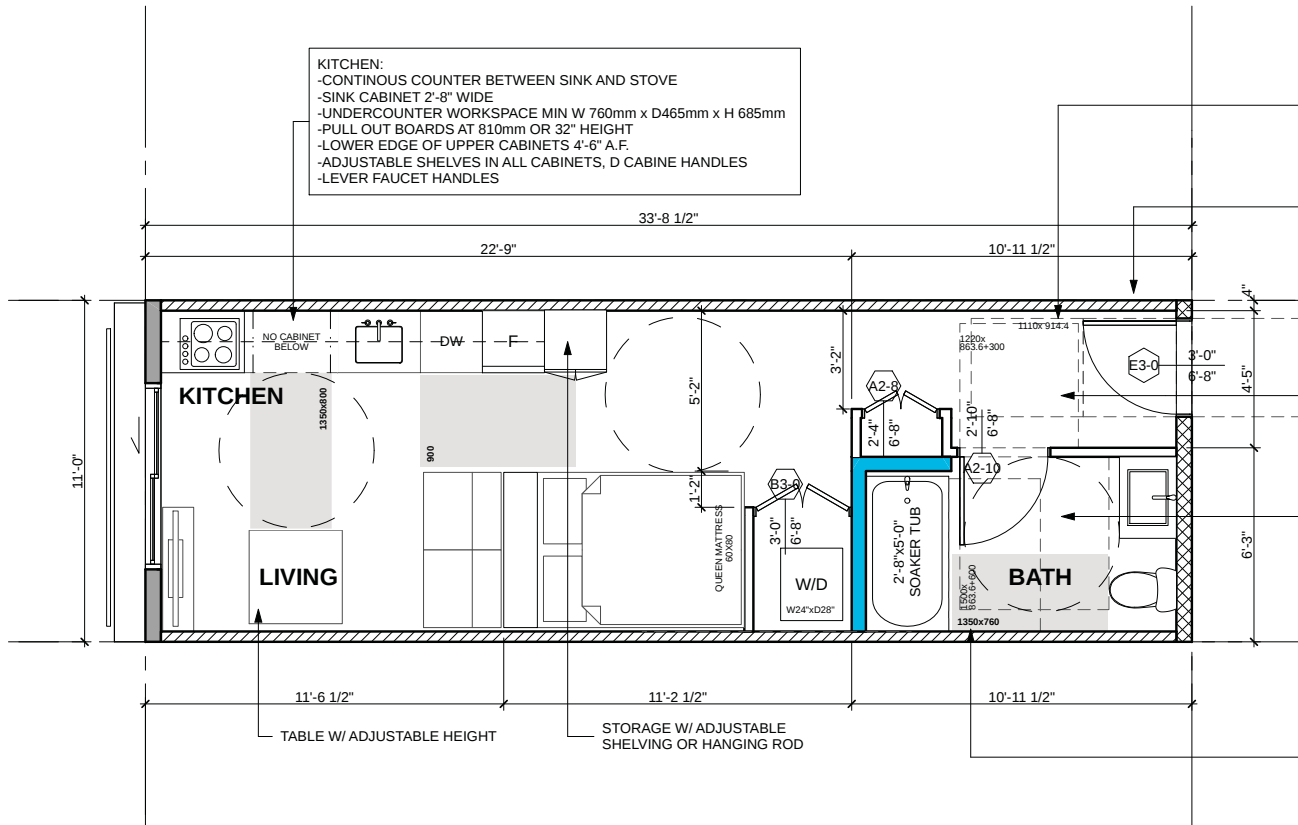


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[ARCHITECT SEAL]

[CLIENTS]

BLDG DEVELOPMENT

[PROJECT]

RESIDENTIAL DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

[TITLE]

**STUDIO S-03
ACCESSIBLE
OPTION**

18447 [PROJECT]

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

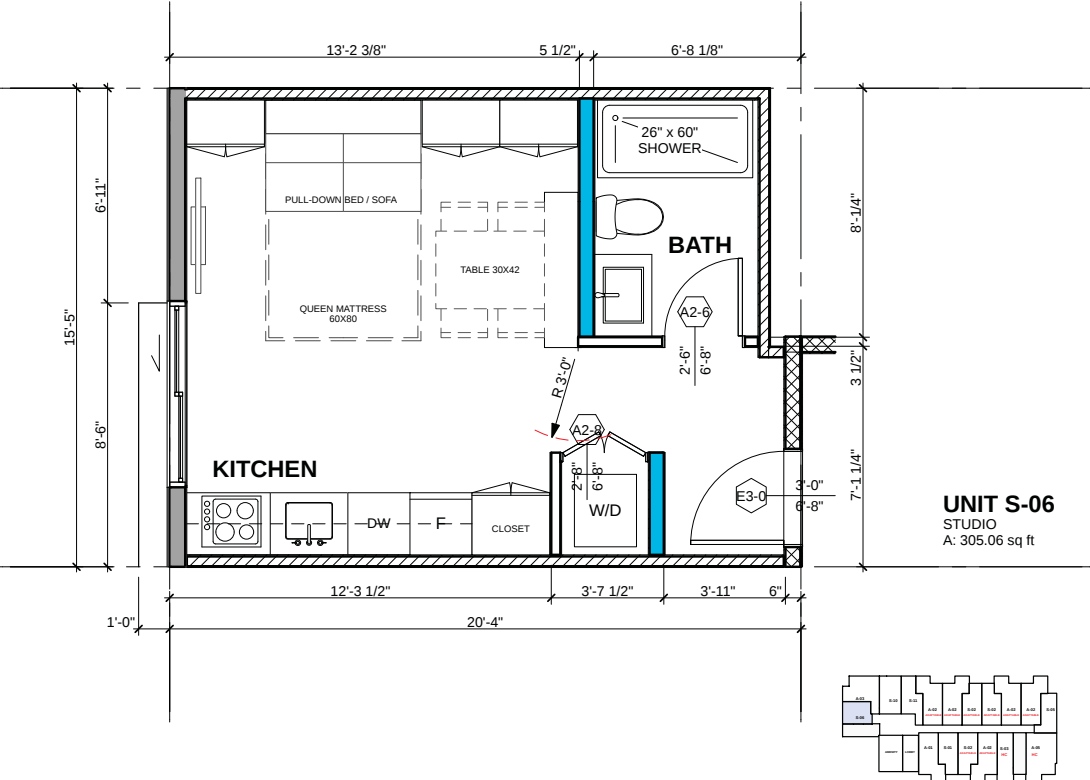
FEB 25, 2020 [DATE]

3-PRELIMINARY RZA REVISION [REVISION]

[DRAWING]

A-3.002

SPACE-SAVING CONVERTIBLE FURNITURE



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[ARCHITECT SEAL]

[CLIENTS]

BLDG DEVELOPMENT

[PROJECT]

**RESIDENTIAL
DEVELOPMENT**
148 - 154 JAMES ROAD,
PORT MOODY, BC

**S-06 STUDIO
MICRO UNIT**

18447 [PROJECT]

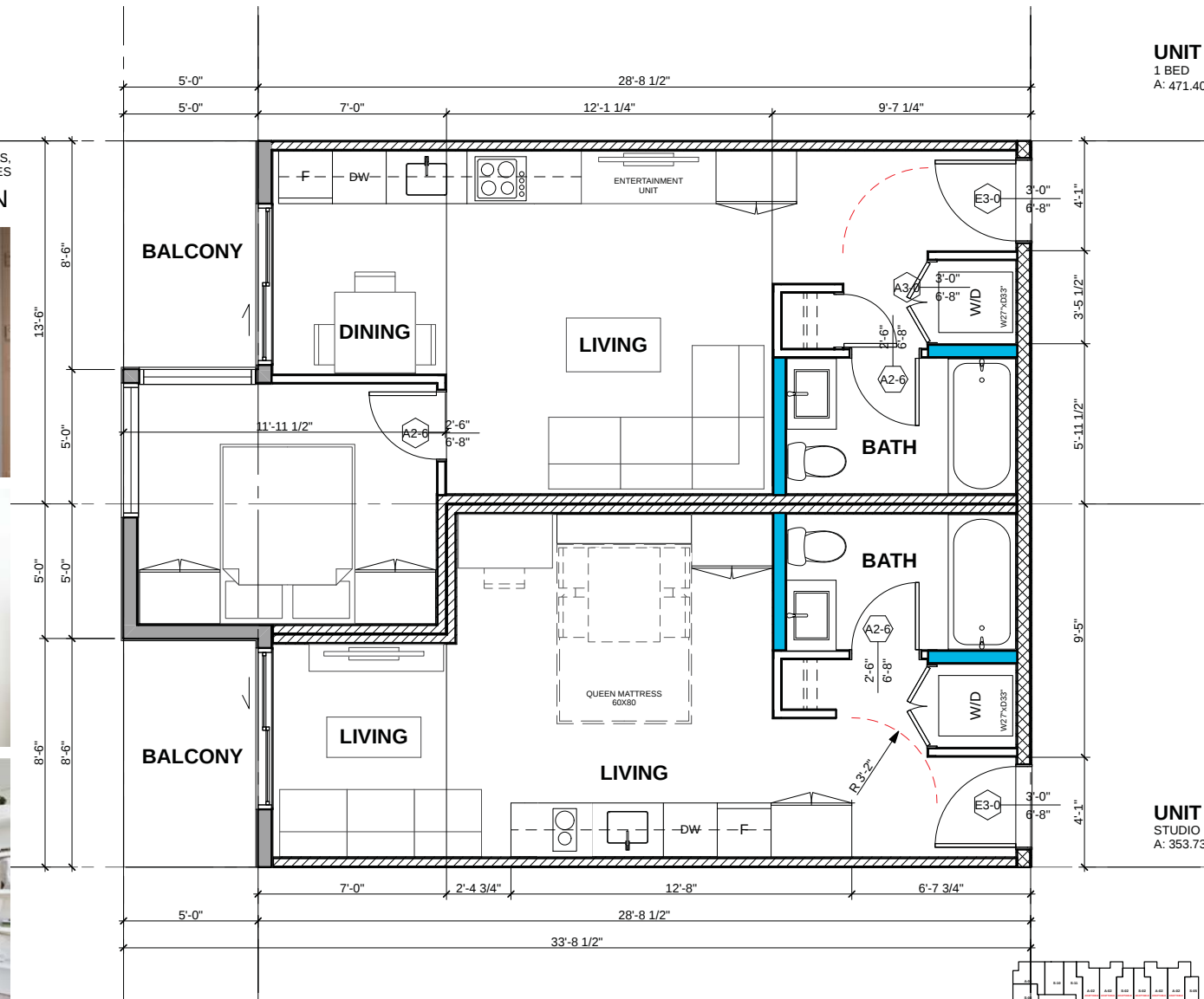
1/4" = 1'-0" [SCALE]

FEB 25, 2020 [DATE]

3-PRELIMINARY RZA REVISION [REVISION]

[DRAWING]

MODULAR KITCHENETTES WITH MINI-REFRIGERATORS,
TWO-BURNER STOVETOPS AND MICROWAVES
COMPACT KITCHEN DESIGN



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(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

UNIT A-01 / S-01
TYP

(PROJECT)

1/4" = 1'-0" (SCALE)

FEB 25, 2020 (DATE)

3-PRELIMINARY RZA REVISION (REVISION)

(DRAWING)

A-3.004

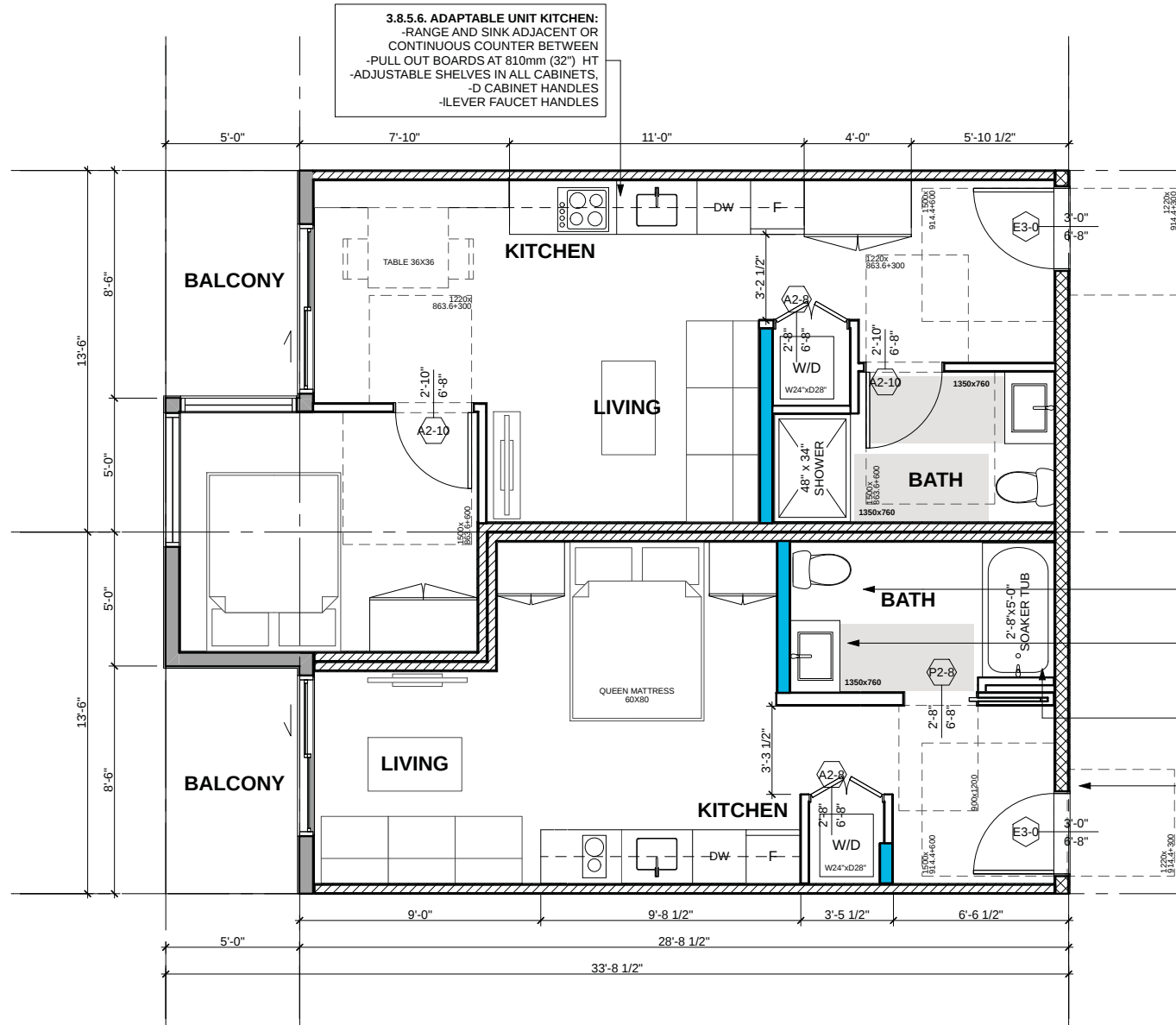


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UNIT A-02
1 BED - ADAPTABLE
A: 471.40 sq ft

ADAPTABLE DWELLING UNITS TO CONFORM TO:

2018 BC BUILDING CODE 3.8.5
MIN.50% OF ALL UNITS

3.8.5.4 DOOR CLEARANCE:

DOOR CLEARANCE FOR SUITE ENTRY AND
COMMON LIVING AREAS, ONE ACCESSIBLE
BATHROOM AND BEDROOM

-DOOR SWING AWAY FROM THE AREA
MIN.1200MM LONG X (DOOR WIDTH ASSEMBLY +
300MM)

-DOOR SWING TOWARDS THE AREA
MIN.1500MM LONG X (DOOR WIDTH ASSEMBLY +
600MM)

-SLIDING DOORS WHERE THE APPROACH IS
PERPENDICULAR, 1200MM BY A WIDTH, NOT LESS
THAN 900MM, INCLUDING NOT LESS THAN 50MM
ON THE LATCHING JAMB SIDE

-SLIDING DOORS WHERE THE APPROACH IS
PARALLEL, 1050MM DEEP BY A WIDTH, NOT LESS
THAN 1390MM, INCLUDING NOT LESS THAN 540MM
ON THE LATCHING JAMB SIDE

3.8.5.5.(1)(a) CLEAR DIMENSION
IN FRONT OF THE TOILET MIN 800MM

3.8.5.5.(1)(c)
CLEAR FLOOR AREA IN FRONT OF THE LAVATORY
MIN 760X1350MM DEEP CENTERED 2018 BCBC

3.8.5.5.(2) ADAPTABLE UNIT BATHROOM
WALL REINFORCEMENT FOR FUTURE INSTALLATION
OF GRAB BARS - SOLID BLOCKING PROVIDED IN
WALLS ADJACENT TO TUB/ SHOWER, TOILET &
BEHIND TOWEL BARS

3.8.5.3 DOORWAY IN THE ACCESSIBLE PATH OF
TRAVEL CLEAR OPENING MIN 850MM

UNIT S-02
STUDIO - ADAPTABLE
A: 353.73 sq ft



[ARCHITECT SEAL]

[CLIENTS]

BLDG DEVELOPMENT

[PROJECT]

RESIDENTIAL DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

[TITLE]

UNITS A-02 / S-02
ADAPTABLE

18447 [PROJECT]

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

FEB 25, 2020 [DATE]

3-PRELIMINARY RZA REVISION [REVISION]

[DRAWING]

A-3.005

A-3.007



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(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

**RESIDENTIAL
DEVELOPMENT**

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

**JAMES RD -
STREET
ELEVATION**

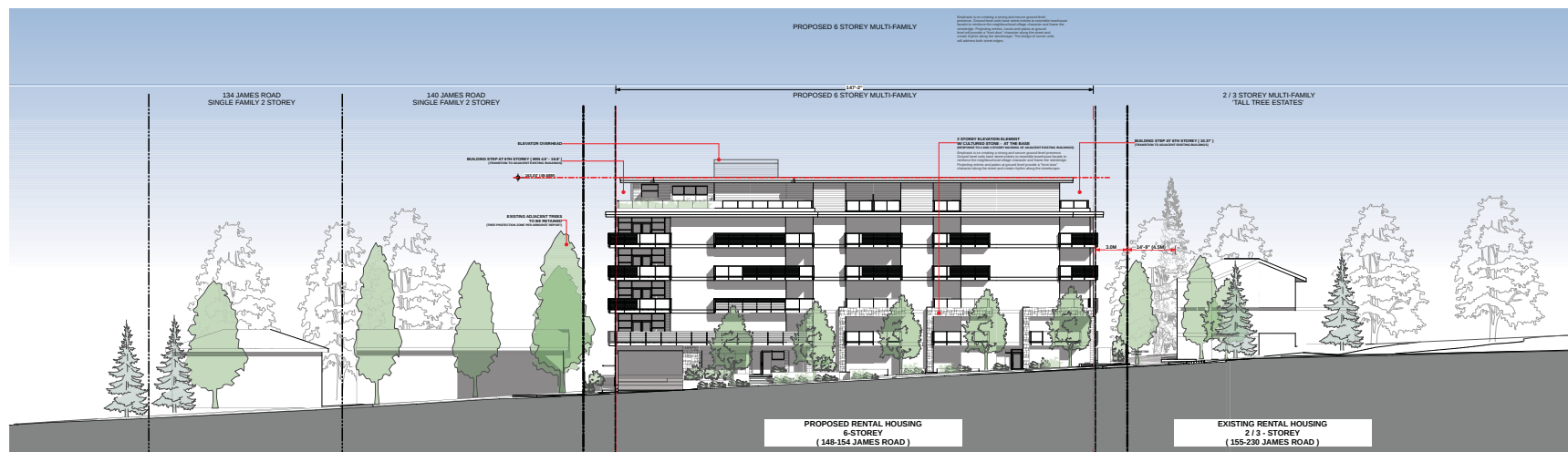
18447 (PROJECT)

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

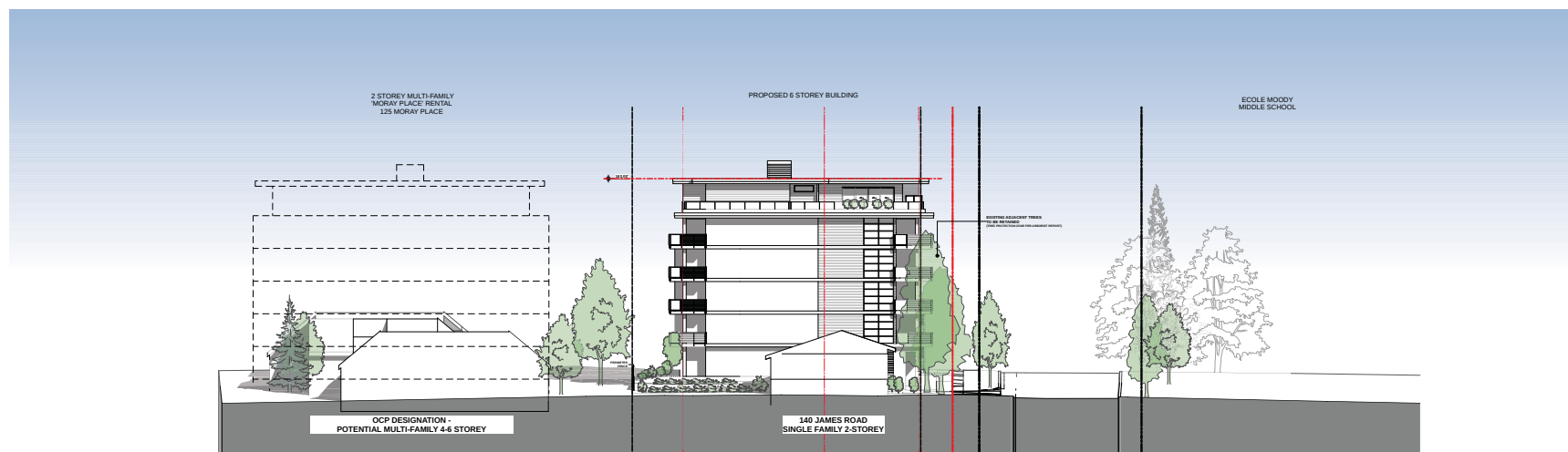
FEB 25, 2020 (DATE)

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A-4.005



JAMES ROAD - STREETSCAPE MICRO UNITS



CONTEXT SITE SECTION - EAST WEST MICRO UNITS



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A-5.000



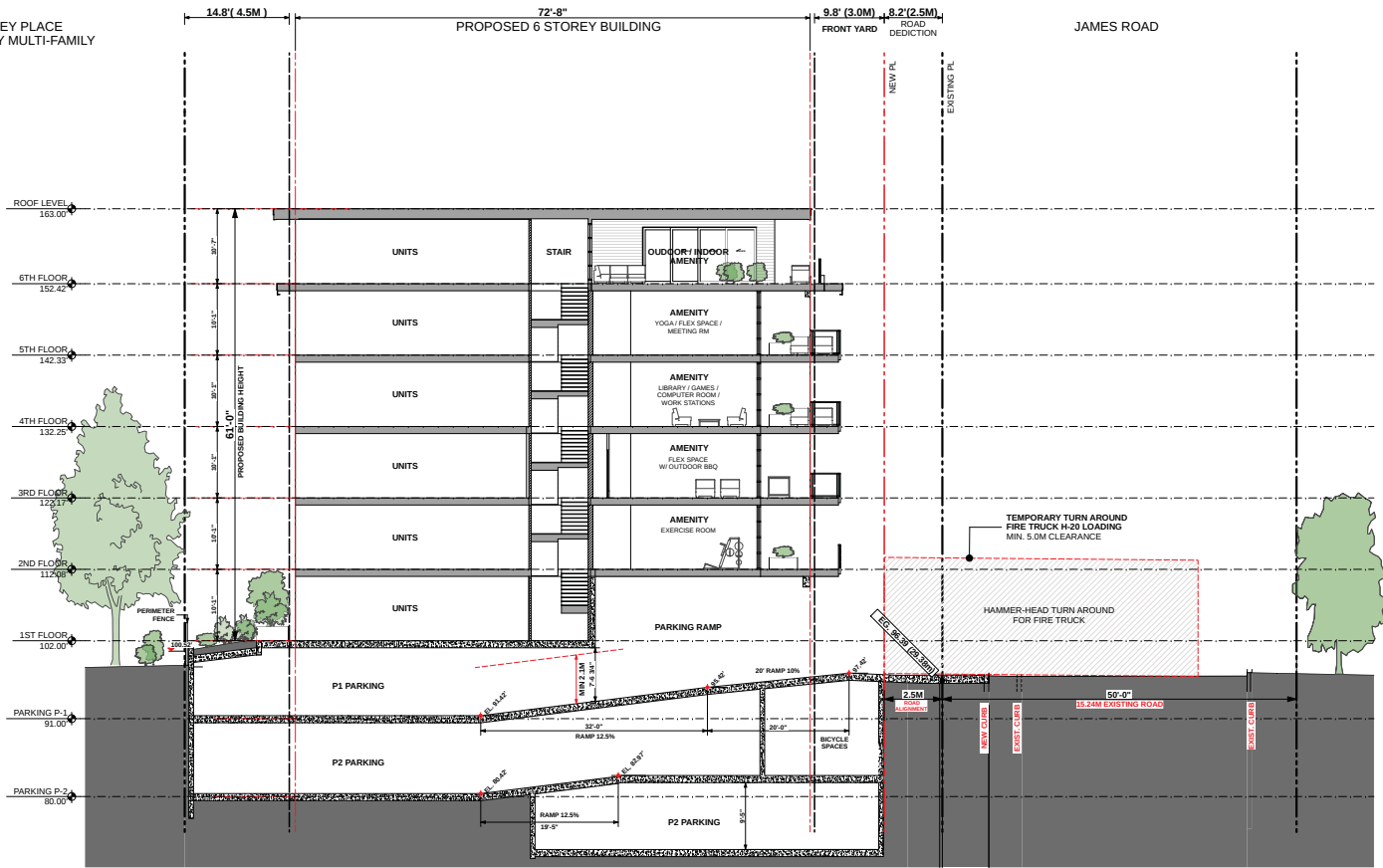
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MOREY PLACE
2 STOREY MULTI-FAMILY



ECOLE MOODY
MIDDLE SCHOOL

(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL
DEVELOPMENT

148-154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

SITE SECTION

18447 (PROJECT)

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

FEB 25, 2020 (DATE)

3-PRELIMINARY RZA REVISION (DRAWING)

A-5.011

