MARCON ALBERT (GP) LTD.

ALBERT STREET RESIDENTIAL DEVELOPMENT

PROJECT DESCRIPTION

SITE
The proposed development is located on a vacant site at the western edge of Port Moody's, Moody Centre neighbourhood, at the intersection of the Barnet Highway and St. John's Street. The site was the former location of the Barnet Hotel which has been previously demolished.

The site is bounded by St. John's Street to the north, by Albert Street and urban forest to the east, Schoolhouse Creek South and urban forest to the south, and steeply sloping urban forest to the west. Immediately south of the site and Schoolhouse Creek, is Port Moody Secondary School. To the west of the urban forest of the site are existing single-family residences. The site is effectively separated from the adjacent urban fabric by the natural forested boundaries to the west, south and east, while the arterial nature of St. John's provides a significant separation from properties to the north.

ARCHITECTURAL EXPRESSION
Given the gateway location of the site, the project seeks to elevate the architectural expression of the development in order create a memorable western entry into Port Moody center. This memory is firmly established by the interplay of multiple colourful glazed guards that populate the north and east facades of the project. These colourful panels, change with the day as the capture, reflect or cast coloured light onto the immediate surroundings.

Upper residential levels of the development sit upon a well-defined commercial base which is located at the intersection of Albert and St. John's Streets. The commercial base is rendered in masonry which contrasts the corrugated metal cladding of the upper residential levels. The extent of this commercial occupancy is limited by the slope of the site in both the north/south and east/west directions. A glazed canopy wraps the commercial frontage, serving to further define the base while providing cover for those accessing the three commercial units. The masonry base is extended the full length of the development on both the east and north elevations by utilizing brick for the landscape walls. The expression of a strong base for the development is further accentuated by recessing and darkening the lowest level of the northern building.

Residential levels of the buildings are rendered in corrugated metal cladding with composite metal accent panels and glazed guards, both clear and coloured. The corrugated cladding is purposefully light in colour to maximize the effect of light reflections that emanate from the coloured glazing. The coloured guards and accent panels are playfully arranged to achieve interest. Each building is capped with a projecting eyebrow that provides cover for the residential balconies.

The public expression of the Architecture is consistent and extends from the riparian area at the southern boundary of the site, north to the intersection of Albert and St.John's Streets and westward to the urban forest at the western edge of the property. On the less public, forest facing or internal elevations, coloured accent panels are used to create interest rather than the coloured guards of the more public, street facing facades.

Public artwork for the project is being developed by Alex Morrison. The two sculptural pieces are located within the recess on the north elevation of Building 2 and within the small plaza at the corner of Albert and St. Johns Streets.

Amenities for the development include the triangular, residential courtyard which is enclosed by the two buildings and the urban forest of the hillside. This courtyard provides both common gathering and play spaces as well as individual yards for those units that open directly to it. A small meeting room within the Building 2 opens onto the courtyard and a resident gym is located at the west end of Building 1. A large amenity room on the upper level of Building 2 is also provided. This large amenity room provides access and connects with the generous public roof deck which extends the full length of the north wing of Building 2.

Throughout the proposed development, high quality, durable materials are specified. Brick, corrugated metal siding, composite metal panels, wood-like soffits and glazed guards are carefully composed to achieve the fresh, contemporary, playful expression of the Architecture.

VIEW FROM INTERSECTION OF ALBERT & ST. JOHN'S STREET TO SOUTHWEST

PROJECT STATISTICS

PROPERTY INFORMATION

Legal Description:

PLAN OF LOT 92, DISTRICT LOT 202, GROUP 1, N.W.D. PLAN 52281
PID 004-963-539

Civic Adresses:

2025 ST. JOHNS STREET

PROJECT STATISTICS

SITE AREA

Existing	8086.1	sq.m.	87,059.6 sq. ft.

LOT COVERAGE

Proposed	17.2%	1392.2	sq.m	14,985.0 sq. ft.

SETBACKS

		North	South	East	West
CRMZ Req'd		0m	N/A	N/A	1.5m
Proposed	Feet	1.50	55.14	1.97	29.45
	Meters	0.456	16.807	0.599	8.976

FAR

			Over / Under		
Allowable	2.4		19411.4	sq.m	-14,747.9 sq. ft.
					208,940.0 sq. ft.
Proposed	2.23		18041.3	sq.m	194,195.1 sq. ft.

COMMON AMENITIY

Required	3.0m2/unit	726.00	sq.m	7,814.6 sq. ft.
Proposed	Interior	220.5	sq.m	2,373.0 sq. ft.
	Exterior	627.9	sq.m	6,759.0 sq. ft.
		848.4	sq.m.	9,132.0 sq.ft.

BUILDING HEIGHT

Allowable	6 Stories			
Proposed				
Building 1	6 Stories	60.67 ft	or	18.49 m
Building2	6 Stories	64.53 ft	or	19.67 m

AREA SUMMARY

	GROSS AREA						Exclusions				GROSS AREA	
Units	Residential	Circulation	Commercial	Lobby		GROSS	Amenity	ADA Units	Exclusion	Total Excl.		
Level P1		835.0	7,927.0			8,762.0					8,762	sq. ft.
Level 1	26,175.0	4,069.0		1,209.0	1,009.0	32,462.0	1,009.0	19	409	1,418.0	31,044	sq. ft.
Level 2	29,914.0	3,283.0				33,197.0		22	474	473.6	32,723	sq. ft.
Level 3	29,914.0	3,283.0				33,197.0		22	474	473.6	32,723	sq. ft.
Level 4	29,914.0	3,283.0				33,197.0		22	474	473.6	32,723	sq. ft.
Level 5	29,914.0	3,283.0				33,197.0		22	474	473.6	32,723	sq. ft.
Level 6	21,384.0	2,656.0				25,204.0	1,364.0	16	344	1,708.4	23,496	sq. ft.
Roof												sq. ft.
Totals	167,015.0	20,692.0	7,927.0	1,209.0		199,216.0	2,373.0	123	2,648	5,020.9	194,195	sq. ft.

STORAGE SUMMARY

Total Number of Units		194,195.1 sq. ft.

BALCONY SUMMARY

FSR Area		194,195.1	sq. ft.
Proposed	9.78%	18,990.0	sq. ft.

PARKING SUMMARY

VEHICLES	Vehicle		Accessible		Small Car		Loading		EV	
	Required	Provided	Required	Provided	Maximum	Provided	Required	Provided	Required	Provided
Residential	268	268	6	6	80	47	2	2	268	268
Visitor	34	34	1	1	10	4		t.b.d.		
Commercial	20	20			6	8		t.b.d.	4	4
Total Parking	322	322	7	7	97	59	2	2	272	272

BICYCLES	Bicycle - Long Term		Horizontal Stalls		Vertical Stalls		Lockers		Bicycle - Short Term	
	Required	Provided	Maximum	Provided	Maximum	Provided	Required	Provided	Required	Provided
Residential	360	364	N/A	274	N/A	90	N/A		12	12
Visitor	N/A		N/A		N/A		N/A			
Commercial	1									6
Total Parking	364	364		274		90			12	18

PROJECT TEAM

OWNER/DEVELOPER
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GEOTECHNICAL ENGINEER
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PUBLIC ART CONSULTANT
BALLARD FINE ART
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DRAWING LIST

A0.00	COVER SHEET
A0.01	ABBREVIATIONS
A0.002	PROJECT DATA & CALCULATIONS
A0.003	UNIT AREAS
A0.010	CONTEXT PLAN
A0.011	CONTEXT IMAGES
A0.020	PRECEDENTS
A0.031	PERSPECTIVES
A0.032	PERSPECTIVES
A0.040	SHADOW STUDIES
A1.00	SITE PLAN
A1.01	EXISTING GRADES
A2.01	LEVEL P4 - OVERALL
A2.02	LEVEL P3 - OVERALL
A2.03	LEVEL P2 - OVERALL
A2.04	LEVEL P1 - OVERALL
A2.11	LEVEL P4 PLAN - PARKING
A2.12	LEVEL P3 PLAN - NORTH
A2.13	LEVEL P3 PLAN - SOUTH
A2.14	LEVEL P2 PLAN - NORTH
A2.15	LEVEL P2 PLAN - SOUTH
A2.16	LEVEL P1 PLAN - NORTH
A2.17	LEVEL P1 PLAN - SOUTH
A3.01	LEVEL 1
A3.02	LEVEL 2
A3.03	LEVEL 3
A3.04	LEVEL 4
A3.05	LEVEL 5
A3.06	LEVEL 6
A3.07	ROOF PLAN
A3.11	B1 - LEVEL 1
A3.12	B1 - LEVEL 2-6 - TYPICAL
A3.17	B1 - ROOF PLAN
A3.21	B2 - NORTH - LEVEL 1
A3.22	B2 - NORTH - LEVEL 2-5 - TYPICAL
A3.26	B2 - NORTH - ROOF PLAN
A3.31	B2 - SOUTH - LEVEL 1
A3.32	B2 - SOUTH - LEVEL 2-5 - TYPICAL
A3.36	B2 - SOUTH - LEVEL 6
A3.37	B2 - SOUTH - ROOFPLAN
A4.01	STREETSCAPES
A4.02	MATERIALS SCHEME
A4.11	B1 - ELEVATIONS
A4.12	B1 - ELEVATIONS
A4.21	B2 - NORTH - ELEVATIONS
A4.22	B2 - NORTH - ELEVATIONS
A4.23	B2 - SOUTH - ELEVATIONS
A4.24	B2 - SOUTH - ELEVATIONS
A5.01	BUILDING SECTIONS
A5.02	BUILDING SECTIONS
A8.01	UNITS A1, A2, A3, A4, A5, A6
A8.02	UNITS A7, A8, B1, B2, B3
A8.03	UNITS B4, B5, B6, B7
A8.04	UNITS B8, B9, B10, B11
A8.05	UNITS B12, C1
A8.06	UNITS S1, S2, S3, S4, S5, S6, S7

Grand total: 56

FSR 0.00	FSR SUMMARY
FSR 1.00	ALL OVERLAYS
FSR 1.01	FSR OVERLAY L1
FSR 1.03	FSR OVERLAY L3
FSR 1.04	FSR OVERLAY L4
FSR 1.05	FSR OVERLAY L5
FSR 1.06	FSR OVERLAY L6
FSR 1.07	FSR OVERLAY P1

Grand total: 8

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No.	Date	Revision Notes
A	2019/09/06	ISSUED FOR RZ/DP

ISSUED FOR RZ/DP - 06 SEPT 2019

Project Title
ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

MARCON

Client/Owner
MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title
COVER SHEET

Drawn By: *Author*
Reviewed by *Approver*

Project Number
1805

Plot Date 2019/09/30
Issue Date 2019/09/06

Scale **As indicated**
Issue/Revision **A**

Sheet Number
A0.00

PLOT TO SCALE 2019

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VIEW OF BUILDING 2 ENTRY FROM ALBERT STREET

SYMBOL LEGEND

1	GRIDLINE REFERENCE
LEVEL 1 10.05'	LEVEL / ELEVATION REFERENCE
1 A6.01	SECTION DETAIL REFERENCE TAG
1 A6.01	BUILDING SECTION / WALL SECTION TAG
1 A5.01	BUILDING ELEVATION TAG
1 A8.01	PLAN REFERENCE CALLOUT TAG
R1	ROOF TAG
F1	FLOOR TAG
W-SA6.1	WALL TAG
W1	WINDOW/CURTAIN WALL TAG
D101	DOOR TAG
C-1 9'-0" A.F.F.	CEILING TAG
WD-1	MATERIAL TAG
10.00'	SPOT ELEVATION TAG
BG 10m ELEV	BUILDING GRADE TAG
INTG 10m ELEV	INTERPOLATED BUILDING GRADE TAG
SG 10m ELEV	SURVEY GRADE TAG
	AREA DRAIN TAG
	CATCH BASIN DRAIN TAG
	DECK DRAIN TAG
	FLOOR DRAIN TAG
	PLANTER DRAIN TAG
	ROOF DRAIN TAG
	SLAB DRAIN TAG

ABBREVIATIONS

ACT	Acoustic Ceiling Tile
AD	Area Drain
AFF	Above Finished Floor
AGG	Aggregate
AHU	Air Handling Unit
AL or ALUM	Aluminum
ANNUN	Annunciator
ANOD	Anodized
APPROX	Approximate/Approximately
ARCH	Architecture/Architectural
AUTO	Automatic
AUX	Auxiliary
BD	Board
BALC	Balcony
BF	Barrier Free
BG	Building Grade
BLDG	Building
BLK	Block
BM	Bench Mark
BOW	Bottom of Wall
BR	Bedroom
BSMT	Basement
C/W	Complete With
C to C	Centre to Centre
CAB	Cabinet
CAV	Cavity
CB	Catch Basin
CEIL	Ceiling
CER	Ceramic
CIP	Cast in place
CJ	Construction/Control Joint
CL	Centre Line
CLOS	Closet
CLR	Clear/Clearance
CMP	Composite Metal Panel
CMU	Concrete Masonry Unit
COAX	Coaxial
COL	Column
COMM	Communication
COMP	Composite
CONC	Concrete
CONST	Construction
CONT	Continuous
CONTR	Contractor
CORR	Corrugated
CPT	Carpet
CRS	Cabinet
CRU	Commercial Retail Unit
CT	Ceramic Tile
CTR	Centre
CW	Cold Water
CWP	Composite Wood Panel
DBL	Double
DET	Detail
DD	Deck Drain
DF	Drinking Fountain
DIA	Diameter
DIAG	Diagonal
DIM.	Dimension
DN	Down
DPT	Department
DWG	Drawing
E/W	East/West or E-W
EG	For Example
EL	Elevation (Above Datum)
ELC	Electrical
ELEV	Elevation (View)
ELEV.	Elevator
EMERG	Emergency
EMR	Elevator Machine Room
ENC	Enclosure
ENG	Engineering
EQ	Equal
EQUIV	Equivalent
EQUPT	Equipment
ESCL	Escalator
EST	Estimate
EXIST.	Existing
EXP	Exposure
EXT.	Exterior
FG	Frosted Glass
F to F	Face to Face
F/F or FF	Fire Fighters
F/S or FS	Fire Stop
F2S	Finish Two sides
FAB	Fabricate
FCP	Fibre Cement Panel
FD	Floor Drain
FE	Fire Extinguisher
FF	Finished Floor
FH	Fire Hydrant
FHC	Fire-Hose Cabinet
FIN.	Finish
FIX.	Fixture
FL	Floor
FLEX.	Flexible
FLG.	Flooring
FLUOR	Fluorescent
FND	Foundation or FNDN
FR	Fire Rating
FRR	Fire Resistace Rating
FTG	Footing
FURN	Furnishing/Furniture
GA	Gauge
GALV	Glavanized
GEN	Generator
GI	Galvanized Iron
GL	Glass
GLB	Glass Block or GL BLK
GRD/FL	Ground Floor
GWB	Gypsum Wall Board
GWG	Georgian Wire Glass
GYP	Gypsum
HB	Hose Bibb
HC	Handicapped
HDR	Header
HDWD	Hardwood
HM	Hollow Metal
HOR	Horizontal
HSG	Housing
HT	Height
HW	Hot water
HWY	Highway
HYD	Hydrant
HZ	Horizontal
IBG	Interpolated Building Grade
ID	Inside Diameter
ILLUM	Illuminate
INCL	Include/including
INFO	Information
INSUL	Insulate(ion)
IRR	Irregular
JB	Junction Box
JT	Joint
K/D	Kiln/Dried
L	Length
LAB	Laboratory
LAM	Laminate/Laminated
LAV	Lavatory
LEV	Level
LG	Laminated Glass
LIN	Linear
LINO	Linoleum Floor
LINO/B	Linfoleum Base
LINO/FL	Linoleum Floor
LR	Living Room
LTG	Lighting
LWR	Lower
MAINT	Maintenance
MATL	Material
MAX	Maximum
MECH	Mechanical
MED	Medium
MEMB	Membrane
MER	Meridian
MEZZ	Mezzanine
MFR	Manufacture
MH	Manhole
MIN	Minimum
MISC	Miscellanceous
MSNRY.	Masonry
MT	Metal
MUN	Municipality
N	North
N/S	North/South
NEG	Negative
NIC	Not in Contract
NO.	Number or #
NOM	Nominal
NTS	NTS
O/A	Overall
OBS	Obsolete
OC	On Centre
OCT	Octagon
OD	Outside Diameter
OFS	Overflow Scupper
OPNG	Opening
OPP	Opposite
ORIG	Original
PAR.	Parallel
PD	Planter Drain
PW/DR	Powder
PH	Penthouse
PKG	Package
PL	Plate
PLAM	Plastic Laminate
PLUM.	Plumbing
PLYWD	Plywood
PN	Project North
PNL	Panel
PNT	Paint
PNT	Point
POL	Polished
PR	Pair
PREFAB	Prefabricated
PRELIM	Preliminary
PREP	Prepare
PROP	Proposed
PT	Pressure treated
PTD	Painted
PVC	Polyvinyl chloride
PWR	Power
QTY	Quantity
QU	Square
RB	Rubber Base
RCP	Reflected Ceiling Plan
RD	Roof Drain
RECIRC.	Recirculate
RECT	Rectangle
REF	Reference
REFR	Refrigerator
REINF	Reinforced
REINF/CONC	Reinforced Concrete
REINF/ST	Reinforced Steel
REPL	Replace
REQD	Required
RET	Return
REV	Reverse
RFG	Roofing
RI	Rigid Insulation
RM	Room
RND	Round
RO	Rough Opening
RTU	Roof Top Unit
RUB	Rubber
RWL	Rainwater Leader
S	South
S/ST	Stainless Steel
SAM	Self-Adhered Membrane
SAN	Sanitary
SCHED	Schedule
SCHEM	Schematic
SCUP	Scupper
SD	Shower Drain
SD/BL	Sand Blast
SECT.	Section
SGL	Survey Grade
SGL	Single
SIM	Similar
SK	Sketch
SP	Spandrel
SPEC	Specification
SPHER	Spherical
SS	Stainless Steel
ST	Street
ST	Steel of STL
STD	Standard
STOR	Storage
STRUCT	Structural
SUB	Substitute
SUSP	Suspend
SYM	Symmetrical
SYS	System
T&G	Tongue and Groove
T/O or T.O.	Top Of
TB	Tile Base
TEL	Telephone
TEL COMM	Telecommunication
TEMP	Temperature
TG	Tempered Glass
THR	Threshold
TLG	Tempered and Laminated Glass
TOC	Top of Concrete
TOF	Top of Finish
TOFF	Top of Finished Floor
TOL	Tolerance
TOW	Top of Wall
TV	Television
TYP	Typical
U/G	Underground
U/S	Underside
ULT	Ultimate
UNFIN	Unfinished
UNIV	Universal
UNO	Unless Noted Otherwise
VB	Vapor Barrier
VCT	Vinyl Composite Tile
VENT	Ventilate
VERT	Vertical
VEST	Vestibule
VEST	Vestibule
VFL	Vinyl Sheet Flooring
VOL	Volume
W	West
W/	With
W/O	Without
W/S	Weather Stripping
WC	Water Closet
WCB	Workers' Compensation Board
WCH	Wheel Chair
WD	Wood
WIC	Walk In Closet
WP	Weatherproof
WPG	Waterproofing
WPM	Waterproof Membrane
WR	Washroom

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No.	Date	Revision Notes
A	2019/09/06	ISSUED FOR RZ/DP

ISSUED FOR RZ/DP - 06 SEPT 2019

Project Title

ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

MARCON

Client/Owner

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Sheet Title

ABBREVIATIONS

Drawn By Author
Reviewed by Approver

Project Number **1805**

Plot Date 2019/08/30 *Issue Date* 2019/09/06

Scale **12" = 1'-0"** *Issue/Revision* **A**

Sheet Number

A0.01

AS NOTED ON PLANS

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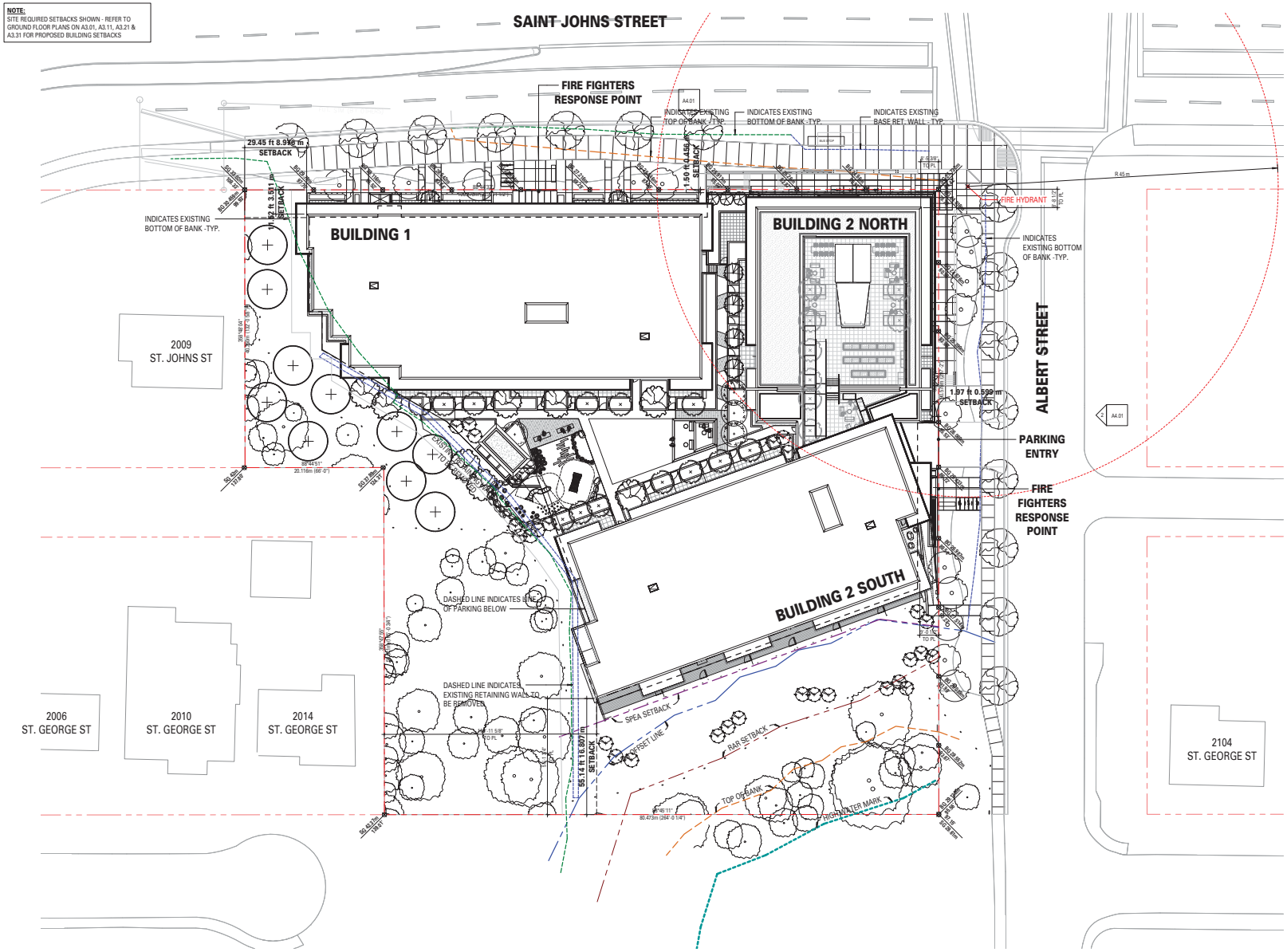
NOTE:
SITE REQUIRED SETBACKS SHOWN - REFER TO GROUND FLOOR PLANS ON A3.01, A3.11, A3.21 & A3.31 FOR PROPOSED BUILDING SETBACKS



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Project Title
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2025 Saint Johns Street
Port Moody, BC

MARCON

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Sheet Title
SITE PLAN

Drawn By | *Author*
Reviewed by | *Approver*

Project Number
1805

Plot Date 2019/08/30 | *Issue Date* 2019/09/06

Scale 1" = 20'-0" | *Issue/Revision* **A**

Sheet Number
A1.00

AUTHOR: DJ

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VIEW FROM NE (SAINT JOHNS ST.)

VIEW FROM NW (SAINT JOHNS ST.)

SHIFT ARCHITECTURE

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ISSUED FOR RZ/DP - 06 SEPT 2019

Project Title
ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

MARCON

Client/Owner
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Sheet Title
PERSPECTIVES

Drawn By | *Author*
Reviewed by | *Approver*

Project Number
1805

Plot Date 2019/09/30 | *Issue Date* 2019/09/06

Scale | *Issue/Revision* **A**

Sheet Number
A0.031

AUTO PLOT 09.30.2019

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VIEW FROM NW (SAINT JOHNS ST.)

VIEW FROM SE (ALBERT STREET)

SHIFT ARCHITECTURE

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ISSUED FOR RZ/DP - 06 SEPT 2019

Project Title

ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

MARCON

Client/Owner

MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title

PERSPECTIVES

Drawn By | *Author*
Reviewed by | *Approver*

Project Number
1805

Plot Date 2019/08/30 | *Issue Date* 2019/09/06

Scale | *Issue/Revision* **A**

Sheet Number

A0.032

PLOT SCALE 1:1

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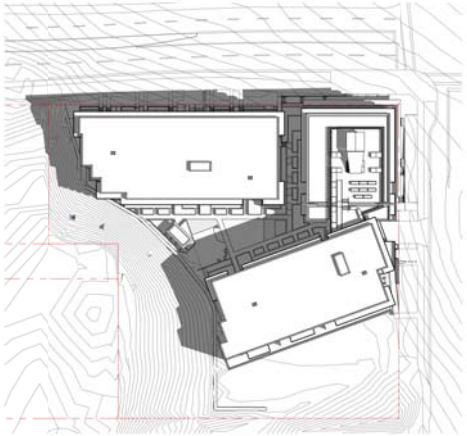
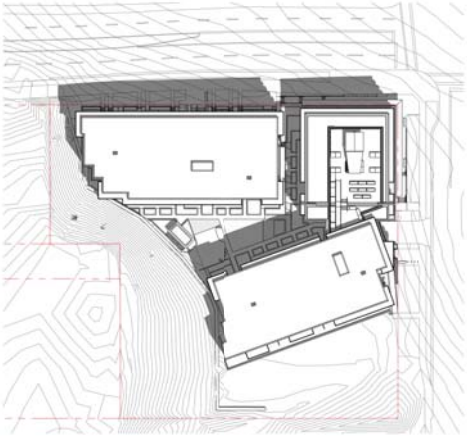


1 SHADOW STUDY - JUNE 21st (10am)
1" = 50'-0"



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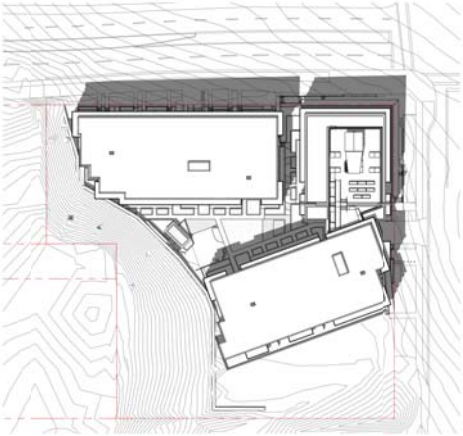
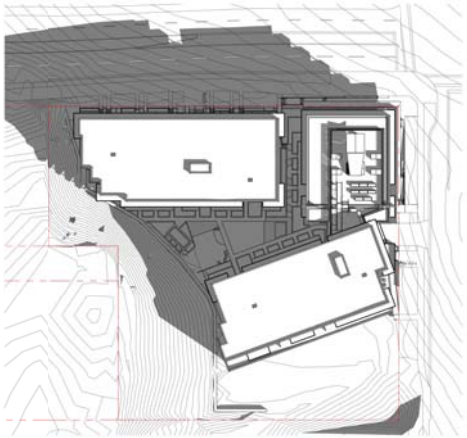
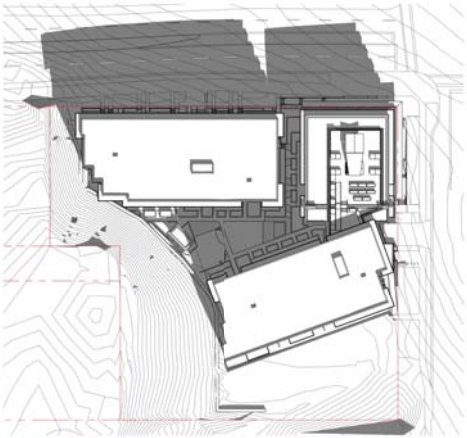


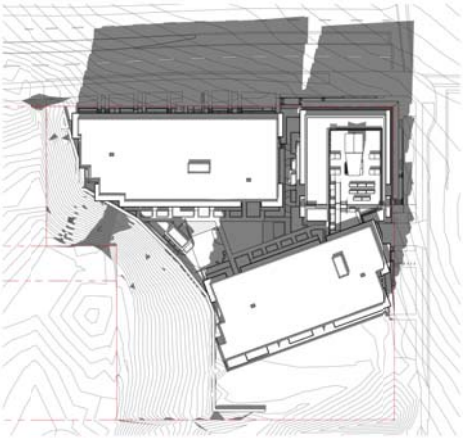
3 SHADOW STUDY - JUNE 21st (2pm)
1" = 50'-0"



4 SHADOW STUDY - SEPT / MARCH 21st (10am)
1" = 50'-0"



5 SHADOW STUDY - SEPT / MARCH 21st (12pm)
1" = 50'-0"



6 SHADOW STUDY - SEPT / MARCH 21st (2pm)
1" = 50'-0"

SHIFT ARCHITECTURE

200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
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No.	Date	Revision Notes
A	2019/09/06	ISSUED FOR RZ/DP

No. Date Revision Notes

ISSUED FOR RZ/DP - 06 SEPT 2019

Project Title
ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

MARCON

Client/Owner
MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title
SHADOW STUDIES

Drawn By *Author*
Reviewed by *Approver*

Project Number
1805

Plot Date 2019/08/30
Issue Date 2019/09/06

Scale **1" = 50'-0"**
Issue/Revision **A**

Sheet Number
A0.040

ARCH D (24" x 36")

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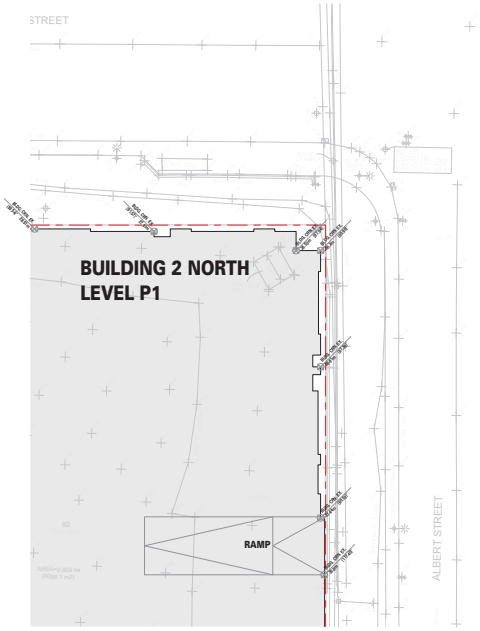
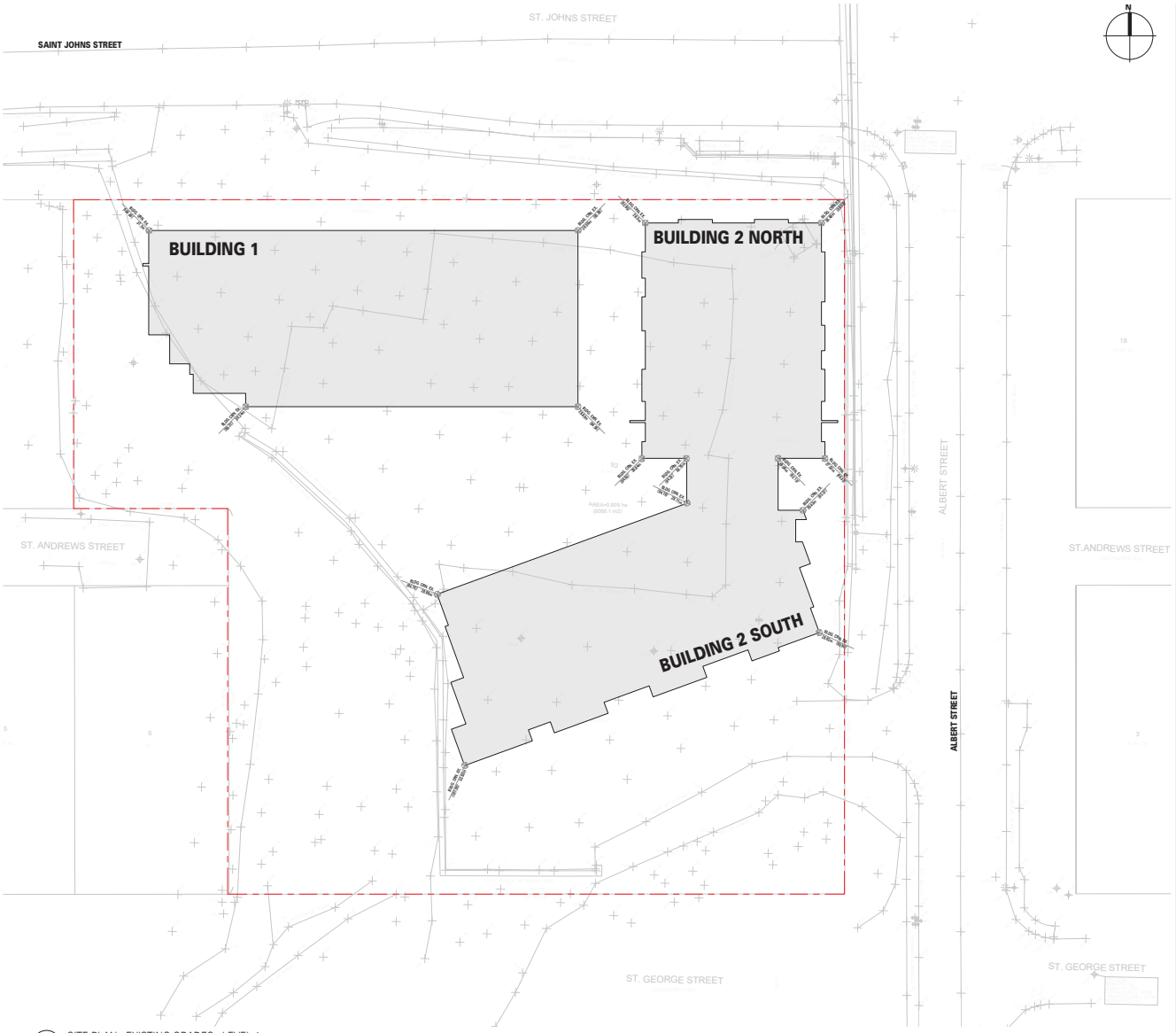


2 A4.11 SITE PLAN - EXISTING GRADES - LEVEL P1
1" = 20'-0"



1 A4.11 SITE PLAN - EXISTING GRADES - LEVEL 1
1" = 20'-0"

SHIFT ARCHITECTURE
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A	2019/09/06	ISSUED FOR RZ/DP

ISSUED FOR RZ/DP - 06 SEPT 2019

Project Title
ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

MARCON

Client/Owner
MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title
EXISTING GRADES

Drawn By
Reviewed by
Author
Approver

Project Number
1805

Plot Date
2019/08/30

Issue Date
2019/09/06

Scale
1" = 20'-0"

Issue/Revision
A

Sheet Number
A1.01

PLOT STYLE: SHIFT.CTB

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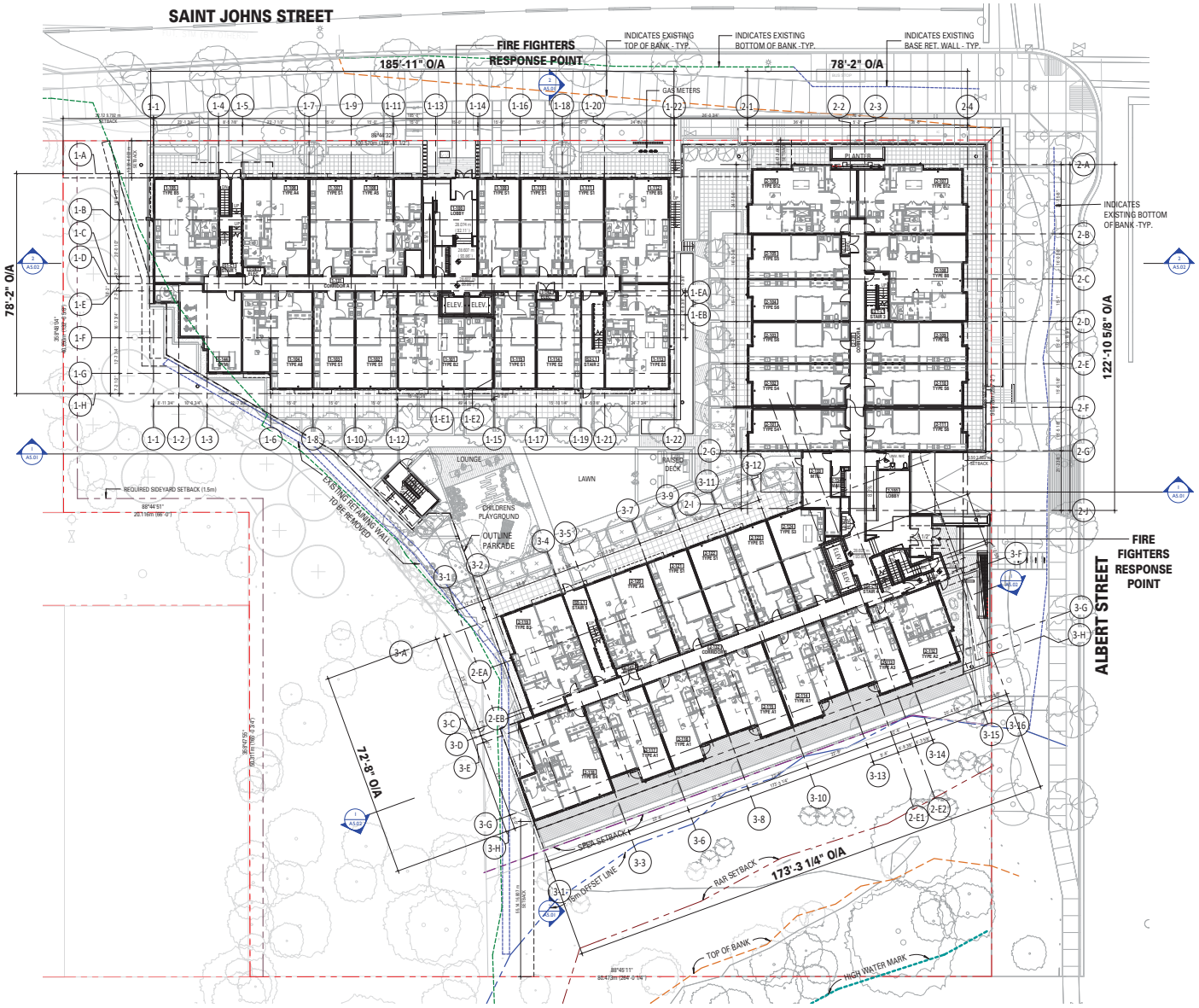

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A	2019/09/06	ISSUED FOR RZ/DP

ISSUED FOR RZ/DP - 06 SEPT 2019

Project Title
ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

MARCON

Client/Owner
MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title
LEVEL 1

Drawn By
Reviewed by
Author
Approver

Project Number
1805

Plot Date 2019/08/30
Issue Date 2019/09/06

Scale **1/16" = 1'-0"**
Issue/Revision **A**

Sheet Number
A3.01

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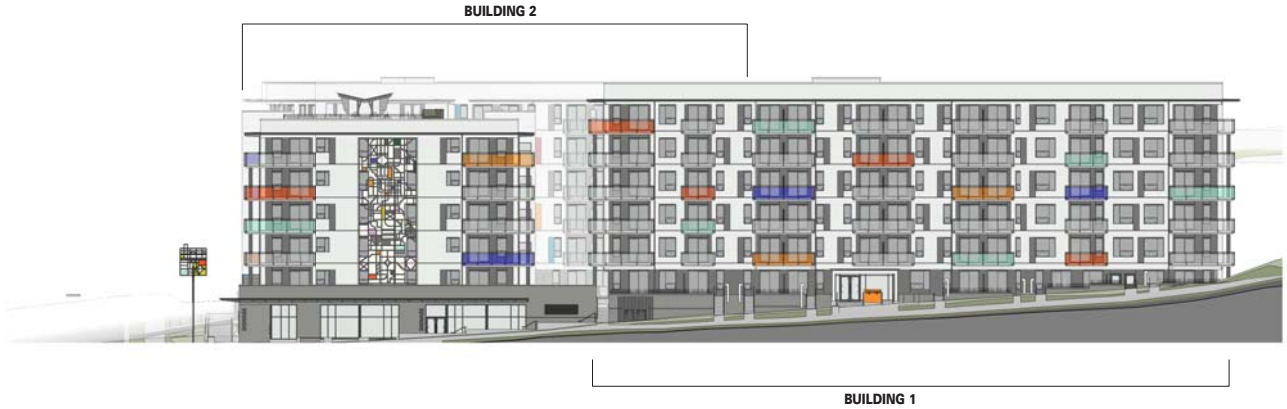
2 A1.00 STREETSCAPE - EAST
1/16" = 1'-0"



1 A1.00 STREETSCAPE - NORTH
1/16" = 1'-0"

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A	2019/09/06	ISSUED FOR RZ/DP

ISSUED FOR RZ/DP - 06 SEPT 2019

Project Title
ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

MARCON

Client/Owner
MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title
STREETSCAPES

Drawn By
Reviewed by
Author
Approver

Project Number
1805

Plot Date
2019/08/30

Issue Date
2019/09/06

Scale
1/16" = 1'-0"

Issue/Revision
A

Sheet Number
A4.01

Revision 0 0 0 0 0 0

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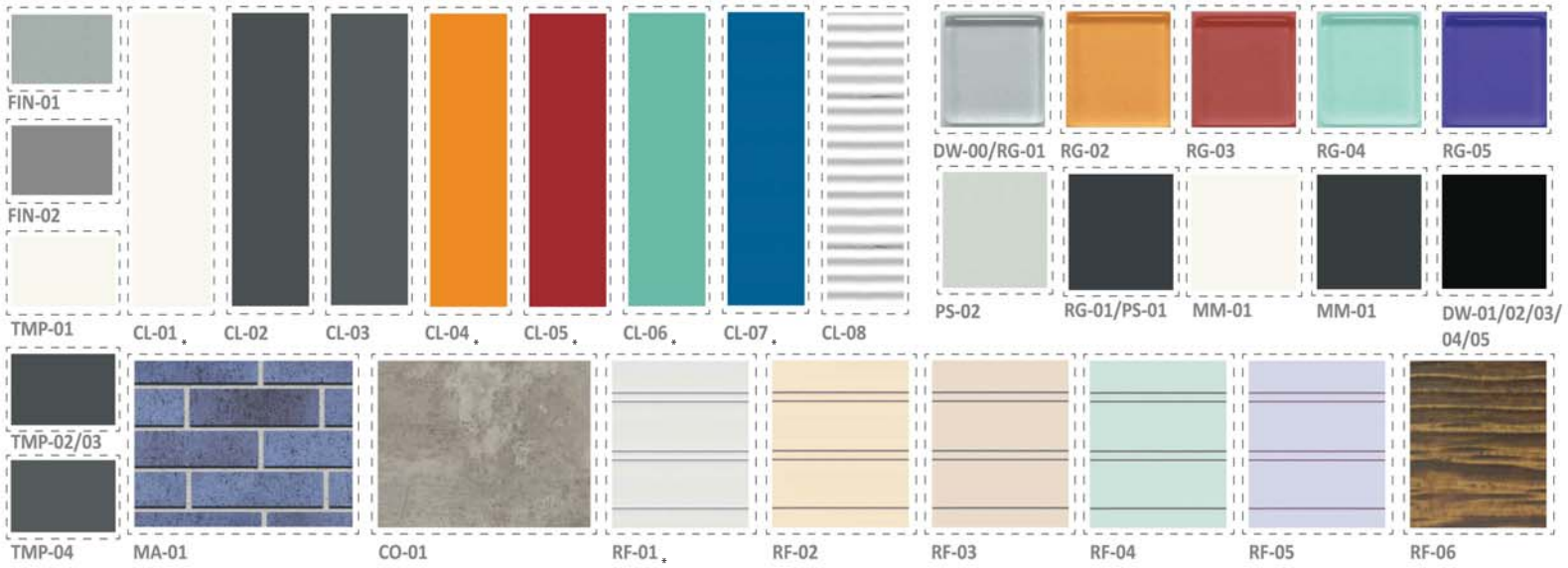
MATERIAL LEGEND

CL-01*	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM OC-117 'SIMPLY WHITE'
CL-02	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM 2133-30 'DAY'S END'
CL-03	PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD330 'SLATE'
CL-04*	PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD337 'PEACH'
CL-05*	PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD341 'CORNELL RED'
CL-06*	PREFINISHED ALUMINIUM CLADDING PANEL - AL13 - PAINT TO MATCH BM 648 'KOKOPELLI TEAL'
CL-07*	PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD343 'FRENCH BLUE'
CL-08	7/8" CORRUGATED METAL CLADDING - 5616 'CAMBRIDGE WHITE'
CO-01	ARCHITECTURAL CONCRETE - C/W CLEAR COAT SEALER OR BEHR ELASTOMERIC PAINT 'COBBLESTONE GREY MS-82'
DW-00	WINDOW GLAZING - CLEAR
DW-01	VINYL WINDOW C/W LOW-E DOUBLE GLAZING - BLACK
DW-02	PATIO DOOR C/W LOW-E DOUBLE GLAZING - BLACK
DW-03	ALUMINUM CURTAIN WALL SYSTEM C/W LOW-E DOUBLE GLAZING - BLACK
DW-04	PAINTED WOOD OR FIRBEGLASS ENTRY DOOR - BLACK
DW-05	2X4 COMB FACE WOOD TRIM PAINTED TO MATCH WINDOW/DOOR
FIN-01	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 80 'CAMBRIDGE WHITE'
FIN-02	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 35 'REGENT GREY'
GL-01	FROSTED GLAZING PANEL
MA-01	BRICK - NORMAN MODULE, 1/3 BOND - PACIFIC CLAY - DARK IRONSPOT - SMOOTH FINISH
MM-01	PAINTED METAL - TO MATCH BM OC-117 'SIMPLY WHITE'
MM-02	PAINTED METAL - TO MATCH BM 2133-30 'DAYS END
PS-01	PRIVACY SCREEN (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY'
PS-02	TRANSLUCENT GLASS

MATERIAL LEGEND

RF-01*	ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- 'SOFFIT VENT TO BE WHITE'
RF-02	PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2017-60 'PALE DAFFODIL'
RF-03	PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2012-60 'CREAMY PEACH'
RF-04	PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2048-60 'JAMAICAN AQUA'
RF-05	PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2067-60 'WINDMILL WINGS'
RF-06	WOODLIKE CEMENTITIOUS SOFFIT - WOODTONE RUSTIC SERIES 5.25" 'SUMMER WHEAT' - 'SOFFIT VENT TO BE BLACK'
RG-01	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH CLEAR GLAZING PANELS
RG-02	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (ORANGE: SAHARA SUN, GOLDEN LIGHT, RUBY RED)
RG-03	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (RED: RUBY RED x2, TANGERINE)
RG-04	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (MARINE: AQUAMARINE x2)
RG-05	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (BLUE: SAPHIRE, RUBY RED, SAPHIRE, CORAL ROSE)
TMP-01	PAINTED FASCIA - TO MATCH BM OC-117 'SIMPLY WHITE'
TMP-02	PAINTED FASCIA - TO MATCH BM 2133-30 'DAY'S END'
TMP-03	PREFINISHED ALUMINUM GUTTER – GENTEK 'SLATE' 523 TO MATCH BM 2133-30 'DAY'S END'
TMP-04	PREFINISHED ALUMINUM RWL 3 DIA. – GENTEK 'SLATE' 523

* DENOTES MATERIALS NOT SHOWN ON RENDER. REFER TO A.4.11-A4.24 BUILDING ELEVATION SHEETS.



SHIFT ARCHITECTURE

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No.	Date	Revision Notes
A	2019/09/06	ISSUED FOR RZ/DP

ISSUED FOR RZ/DP - 06 SEPT 2019

Project Title
ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

MARCON

Client/Owner
MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title
MATERIALS SCHEME

Drawn By *Author*
Reviewed by *Approver*

Project Number
1805

Plot Date 2019/08/30 *Issue Date* 2019/09/06

Scale *Issue/Revision* **A**

Sheet Number
A4.02

PLOT: 19-09-06 8:38 PM

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1 B1 - NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

CL-01	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM OC-117 'SIMPLY WHITE'
CL-02	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM 2133-30 'DAY'S END'
CL-03	PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD330 'SLATE'
CL-04	PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD337 'PEACH'
CL-05	PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD341 'CORNELL RED'
CL-06	PREFINISHED ALUMINIUM CLADDING PANEL - AL13 - PAINT TO MATCH BM 648 'KOKOPELLI TEAL'
CL-07	PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD343 'FRENCH BLUE'
CL-08	7/8" CORRUGATED METAL CLADDING - 5616 'CAMBRIDGE WHITE'
CO-01	ARCHITECTURAL CONCRETE - C/W CLEAR COAT SEALER OR BEHR ELASTOMERIC PAINT 'COBBLESTONE GREY MS-82'
DW-00	WINDOW GLAZING - CLEAR
DW-01	VINYL WINDOW C/W LOW-E DOUBLE GLAZING - BLACK
DW-02	PATIO DOOR C/W LOW-E DOUBLE GLAZING - BLACK
DW-03	ALUMINUM CURTAIN WALL SYSTEM C/W LOW-E DOUBLE GLAZING - BLACK
DW-04	PAINTED WOOD OR FIRBEGLASS ENTRY DOOR - BLACK
DW-05	2X4 COMB FACE WOOD TRIM PAINTED TO MATCH WINDOW/DOOR
FIN-01	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 80 'CAMBRIDGE WHITE'
FIN-02	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 35 'REGENT GREY'
GL-01	FROSTED GLAZING PANEL
MA-01	BRICK - NORMAN MODULE, 1/3 BOND - PACIFIC CLAY - DARK IRONSPOT - SMOOTH FINISH
MM-01	PAINTED METAL - TO MATCH BM OC-117 'SIMPLY WHITE'
MM-02	PAINTED METAL - TO MATCH BM 2133-30 'DAYS END
PS-01	PRIVACY SCREEN (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY'
PS-02	TRANSLUCENT GLASS

MATERIAL LEGEND

RF-01	ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- 'SOFFIT VENT TO BE WHITE'
RF-02	PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2017-60 'PALE DAFFODIL'
RF-03	PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2012-60 'CREAMY PEACH'
RF-04	PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2048-60 'JAMAICAN AQUA'
RF-05	PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2067-60 'WINDMILL WINGS'
RF-06	WOODLIKE CEMENTITIOUS SOFFIT - WOODTONE RUSTIC SERIES 5.25" 'SUMMER WHEAT' - 'SOFFIT VENT TO BE BLACK'
RG-01	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH CLEAR GLAZING PANELS
RG-02	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (ORANGE: SAHARA SUN, GOLDEN LIGHT, RUBY RED)
RG-03	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (RED: RUBY RED x2, TANGERINE)
RG-04	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPRED TRANSPARENT GLAZING PANELS (MARINE: AQUAMARINE x2)
RG-05	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (BLUE: SAPHIRE, RUBY RED, SAPHIRE, CORAL ROSE)
TMP-01	PAINTED FASCIA - TO MATCH BM OC-117 'SIMPLY WHITE'
TMP-02	PAINTED FASCIA - TO MATCH BM 2133-30 'DAY'S END'
TMP-03	PREFINISHED ALUMINUM GUTTER – GENTEK 'SLATE' 523 TO MATCH BM 2133-30 'DAY'S END'
TMP-04	PREFINISHED ALUMINUM RWL 3 DIA. – GENTEK 'SLATE' 523

2 B1 - EAST ELEVATION
1/8" = 1'-0"

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No.	Date	Revision Notes
A	2019/09/06	ISSUED FOR RZ/DP

ISSUED FOR RZ/DP - 06 SEPT 2019

Project Title
ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

MARCON

Client/Owner
MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title
B1 - ELEVATIONS

Drawn By / *Author*
Reviewed by / *Approver*

Project Number
1805

Plot Date 2019/09/30
Issue Date 2019/09/06

Scale 1/8" = 1'-0"
Issue/Revision A

Sheet Number
A4.11

PLOT SCALE 1:1 (ANSI D)

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1 B1 - SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

CL-01	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM OC-117 'SIMPLY WHITE'
CL-02	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM 2133-30 'DAY'S END'
CL-03	PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD330 'SLATE'
CL-04	PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD337 'PEACH'
CL-05	PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD341 'CORNELL RED'
CL-06	PREFINISHED ALUMINIUM CLADDING PANEL - AL13 - PAINT TO MATCH BM 648 'KOKOPELLI TEAL'
CL-07	PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD343 'FRENCH BLUE'
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DW-00	WINDOW GLAZING - CLEAR
DW-01	VINYL WINDOW C/W LOW-E DOUBLE GLAZING - BLACK
DW-02	PATIO DOOR C/W LOW-E DOUBLE GLAZING - BLACK
DW-03	ALUMINUM CURTAIN WALL SYSTEM C/W LOW-E DOUBLE GLAZING - BLACK
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MA-01	BRICK - NORMAN MODULE, 1/3 BOND - PACIFIC CLAY - DARK IRONSPOT - SMOOTH FINISH
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MM-02	PAINTED METAL - TO MATCH BM 2133-30 'DAYS END
PS-01	PRIVACY SCREEN (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY'
PS-02	TRANSLUCENT GLASS

MATERIAL LEGEND

RF-01	ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- 'SOFFIT VENT TO BE WHITE'
RF-02	PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2017-60 'PALE DAFFODIL'
RF-03	PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2012-60 'CREAMY PEACH'
RF-04	PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2048-60 'JAMAICAN AQUA'
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RG-03	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (RED: RUBY RED x2, TANGERINE)
RG-04	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPRED TRANSPARENT GLAZING PANELS (MARINE: AQUAMARINE x2)
RG-05	GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (BLUE: SAPHIRE, RUBY RED, SAPHIRE, CORAL ROSE)
TMP-01	PAINTED FASCIA - TO MATCH BM OC-117 'SIMPLY WHITE'
TMP-02	PAINTED FASCIA - TO MATCH BM 2133-30 'DAY'S END'
TMP-03	PREFINISHED ALUMINUM GUTTER – GENTEK 'SLATE' 523 TO MATCH BM 2133-30 'DAY'S END'
TMP-04	PREFINISHED ALUMINUM RWL 3 DIA. – GENTEK 'SLATE' 523

2 B1 - WEST ELEVATION
1/8" = 1'-0"

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No.	Date	Revision Notes
A	2019/09/06	ISSUED FOR RZ/DP

ISSUED FOR RZ/DP - 06 SEPT 2019

Project Title
ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

MARCON

Client/Owner
MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title
B1 - ELEVATIONS

Drawn By
Reviewed by
Author
Approver

Project Number
1805

Plot Date
2019/09/30

Issue Date
2019/09/06

Scale
1/8" = 1'-0"

Issue/Revision
A

Sheet Number
A4.12

PLOT SCALE 1:1 (ANSI D)

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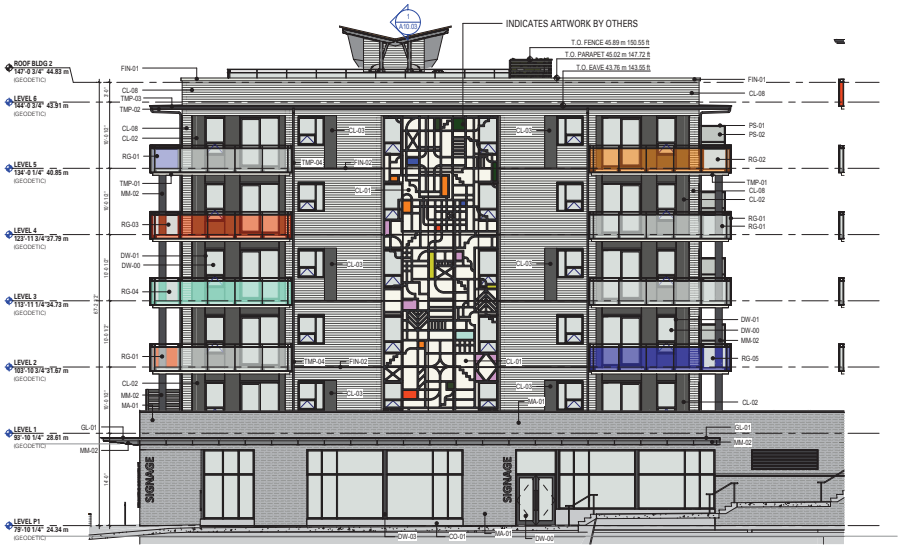

1 B2 - NORTH ELEVATION (NORTH)
1/8" = 1'-0"

2 B2 - EAST ELEVATION (NORTH)
1/8" = 1'-0"

MATERIAL LEGEND

CL-01	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM OC-117 'SIMPLY WHITE'
CL-02	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM 2133-30 'DAY'S END'
CL-03	PREFINISHED ALUMINUM CLADDING PANEL - AL13 SD330 'SLATE'
CL-04	PREFINISHED ALUMINUM CLADDING PANEL - AL13 SD337 'PEACH'
CL-05	PREFINISHED ALUMINUM CLADDING PANEL - AL13 SD341 'CORNELL RED'
CL-06	PREFINISHED ALUMINUM CLADDING PANEL - AL13 - PAINT TO MATCH BM 648 'KOKOPELLI TEAL'
CL-07	PREFINISHED ALUMINUM CLADDING PANEL - AL13 SD343 'FRENCH BLUE'
CL-08	7/8" CORRUGATED METAL CLADDING - 5616 'CAMBRIDGE WHITE'
CO-01	ARCHITECTURAL CONCRETE - C/W CLEAR COAT SEALER OR BEHR ELASTOMERIC PAINT 'COBBLESTONE GREY MS-82'
DW-00	WINDOW GLAZING - CLEAR
DW-01	VINYL WINDOW C/W LOW-E DOUBLE GLAZING - BLACK
DW-02	PATIO DOOR C/W LOW-E DOUBLE GLAZING - BLACK
DW-03	ALUMINUM CURTAIN WALL SYSTEM C/W LOW-E DOUBLE GLAZING - BLACK
DW-04	PAINTED WOOD OR FIRBEGLASS ENTRY DOOR - BLACK
DW-05	2X4 COMB FACE WOOD TRIM PAINTED TO MATCH WINDOW/DOOR
FIN-01	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 80 'CAMBRIDGE WHITE'
FIN-02	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 35 'REGENT GREY'
GL-01	FROSTED GLAZING PANEL
MA-01	BRICK - NORMAN MODULE, 1/3 BOND - PACIFIC CLAY - DARK IRONSPOT - SMOOTH FINISH
MM-01	PAINTED METAL - TO MATCH BM OC-117 'SIMPLY WHITE'
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PS-01	PRIVACY SCREEN (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY'
PS-02	TRANSLUCENT GLASS

MATERIAL LEGEND

RF-01	ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE' - 'SOFFIT VENT TO BE WHITE'
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RF-03	PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2012-60 'CREAMY PEACH'
RF-04	PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2048-60 'JAMAICAN AQUA'
RF-05	PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2067-60 'WINDMILL WINGS'
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MARCON

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5645 199 Street
Langley, BC V3A 1H9

Sheet Title
B2 - NORTH - ELEVATIONS

Drawn By | *Author*
Reviewed by | *Approver*

Project Number
1805

Plot Date 2019/08/30 | *Issue Date* 2019/09/06

Scale 1/8" = 1'-0" | *Issue/Revision* A

Sheet Number
A4.21

REVISION NUMBER

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1 B2 - SOUTH ELEVATION (NORTH)
1/8" = 1'-0"

2 B2 - WEST ELEVATION (NORTH)
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MATERIAL LEGEND

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ISSUED FOR RZ/DP - 06 SEPT 2019

Project Title
ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

MARCON

Client/Owner
MARCON ALBERT (GP) LTD.

5645 199 Street
Langley, BC V3A 1H9

Sheet Title
B2 - NORTH - ELEVATIONS

Drawn By | *Author*
Reviewed by | *Approver*

Project Number
1805

Plot Date 2019/09/30 | *Issue Date* 2019/09/06

Scale 1/8" = 1'-0" | *Issue/Revision* A

Sheet Number
A4.22

AS SHOWN ON SHEET

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1 B2 - NORTH ELEVATION (SOUTH)
1/8" = 1'-0"

MATERIAL LEGEND

CL-01	CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM OC-117 'SIMPLY WHITE'
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MA-01	BRICK - NORMAN MODULE, 1/3 BOND - PACIFIC CLAY - DARK IRONSPOT - SMOOTH FINISH
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1/8" = 1'-0"

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MARCON

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Sheet Title
B2 - SOUTH - ELEVATIONS

Drawn By | *Author*
Reviewed by | *Approver*

Project Number
1805

Plot Date 2019/09/30 | *Issue Date* 2019/09/06

Scale 1/8" = 1'-0" | *Issue/Revision* A

Sheet Number
A4.23

Architectural Drawing

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1 B2 - WEST ELEVATION (SOUTH)
1/8" = 1'-0"

2 B2 - SOUTH ELEVATION (SOUTH)
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Sheet Title
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Scale 1/8" = 1'-0" | *Issue/Revision* A

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Albert Street Residential Development

Landscape Set: ISSUED FOR RZ/DP
September 6, 2019

LANDSCAPE DRAWING LIST

L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L1.0	LAYOUT & MATERIALS - LEVEL 1
L1.1	LAYOUT & MATERIALS - ROOF
L1.2	ENLARGEMENT - COURTYARD LAYOUT
L1.3	ENLARGEMENT - ROOF LAYOUT
L2.0	GRADING PLAN - LEVEL 1
L3.0	PLANT MATERIALS
L5.0	DETAILS - SOFTSCAPE
L5.1	DETAILS - HARDSCAPE
L5.2	DETAILS - FENCES & WALLS
L5.3	DETAILS - PLAY AREA
L5.4	DETAILS - FURNISHINGS
L5.5	DETAILS - PLANTERS

PROJECT TEAM

OWNER/DEVELOPER
MARCON ALBERT (GP) LTD.
5645-199th Street, Langley, BC V3A 1H9
604.530.5646

ARCHITECT
SHIFT ARCHITECTURE INC.
200-100 W 3 Street, North Vancouver, BC V7P 3J6
604.988.7501

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DETAILS, SPECIFICATIONS, AND/OR OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

FINAL SELECTION AND LAYOUT OF ALL SITE WORKS (INCLUDING, BUT NOT LIMITED TO: HARDSCAPES, SITE FURNITURE, GROWING MEDIA, TREES, AND PLANTING) IS TO BE APPROVED BY THE CITY OF VANCOUVER PRIOR TO MATERIAL ACQUISITION AND STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

FINAL SIDEWALK LOCATION AND BOULEVARD DESIGN TO BE DETERMINED BY THE GENERAL MANAGER OF ENGINEERING SERVICES PRIOR TO BUILDING OCCUPANCY.

THIS PLAN IS NOT FOR CONSTRUCTION OF ANY PUBLIC PROPERTY FACILITIES. PRIOR TO THE START OF ANY CONSTRUCTION ON PUBLIC PROPERTY A LANDSCAPE PLAN MUST BE SUBMITTED TO ENGINEERING SERVICES AND BE ISSUED AS "FOR CONSTRUCTION". EIGHT WEEKS NOTICE IS REQUESTED. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL PLANS RECEIVE "FOR CONSTRUCTION" APPROPVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT KEVIN CAVELL AT 604-873-7773 FOR DETAILS.

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LANDSCAPE ARCHITECTURE
2305 Hemlock St, Vancouver BC, V6H 2V1
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www.connectla.ca

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1	ISSUED FOR RZ/DP	19-09-06

REVISIONS

ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

Scale:	1:250
Drawn:	KD
Reviewed:	DS
Project No.	06-653

COVER SHEET
& DRAWING LIST

L0.0

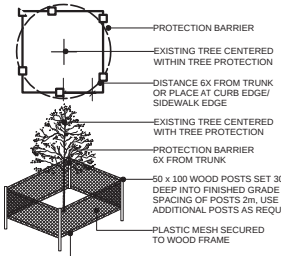
Connect Landscape Architecture Inc.

TREE RETENTION / REMOVAL LEGEND

EXISTING TREE TO BE REMOVED
TO BE CONFIRMED PER ARBORIST ON-SITE WITH CITY OF PORT MOODY ARBORIST PRIOR TO REMOVAL

EXISTING TREE TO BE RETAINED

TREE PROTECTION FENCING
TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF PORT MOODY STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY



TREE PROTECTION NOTES

1. REFER TO CERTIFIED ARBORIST REPORT TO VERIFY INFORMATION REGARDING EXISTING TREES TO BE RETAINED/REMOVED AND TREE RETENTION VIABILITY.

2. INSTALL TREE PROTECTION BARRIER AROUND ALL TREES TO BE PRESERVED TO CITY OF PORT MOODY STANDARDS AND SPECIFICATIONS, SUBJECT TO REVIEW BY PROJECT ARBORIST.

3. INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF VANCOUVER STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.

4. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.

5. DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.

6. ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF PORT MOODY TREE PROTECTION BY-LAWS.

7. FOR CARE AND PROTECTION OF EXPOSED ROOTS AND ROOT CURTAIN SYSTEM CONSULT PROJECT ARBORIST.

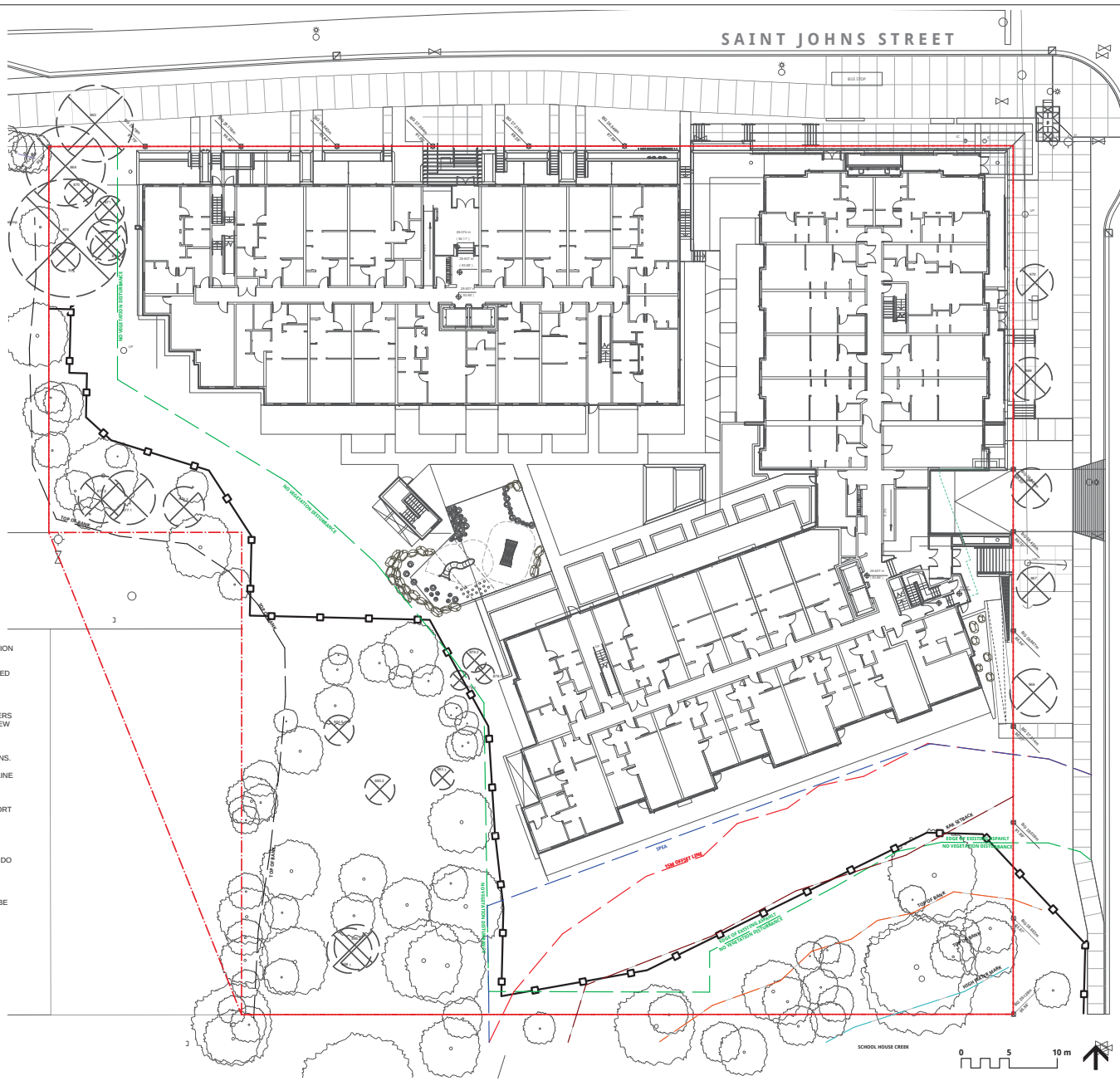
8. TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING. DO NOT CUT MAIN LATERAL ROOTS.

9. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINEDTREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF VANCOUVER.

10. CONTRACTOR TO CONTACT PROJECT ARBORIST, CITY ARBORIST AND/OR LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.

11. THIS PLAN IS NOT FOR CONSTRUCTION OF ANY PUBLIC PROPERTY FACILITIES. PRIOR TO THE START OF ANY CONSTRUCTION ON PUBLIC PROPERTY A LANDSCAPE PLAN MUST BE SUBMITTED TO ENGINEERING SERVICES AND BE ISSUED AS "FOR CONSTRUCTION".

12. ALL SIDEWALKS BETWEEN THE CURB AND PROPERTY LINE ARE TO BE RECONSTRUCTED FULLY AT THE APPLICANT'S EXPENSE.



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REVISIONS

ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

Scale:	1:200
Drawn:	KD
Reviewed:	DS
Project No.	06-653

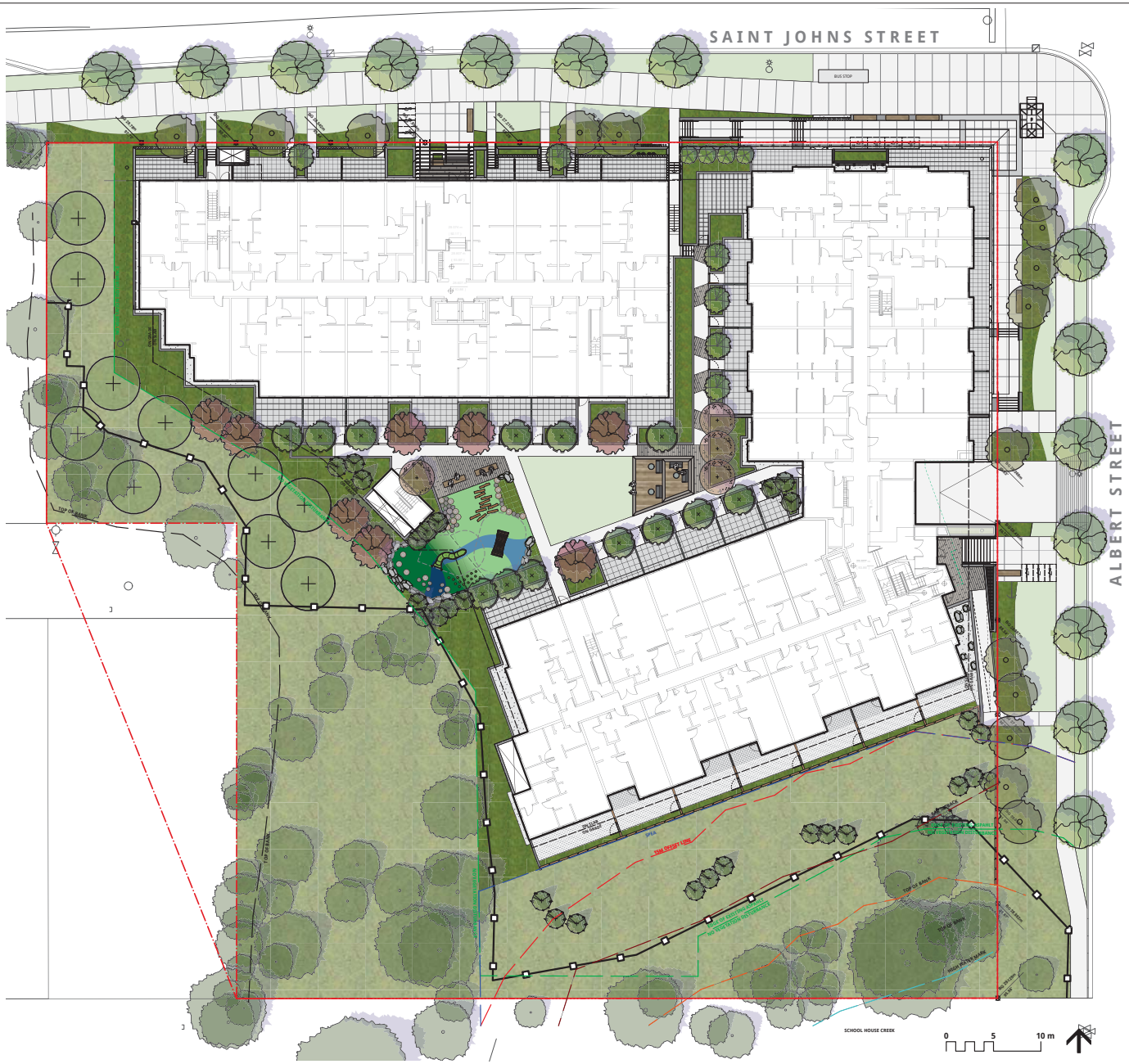
TREE MANAGEMENT

L0.1

Connect Landscape Architecture Inc.

LAYOUT & MATERIAL LEGEND

- **CIP CONCRETE WALKWAY** PER PLANS & DETAILS
- **FEATURE UNIT PAVING** PER PLANS & DETAILS
- **PERMABLE UNIT PAVING** PER PLANS & DETAILS
- **PRIVATE PATIO SLAB PAVING** PER PLANS & DETAILS
- **WOOD DECK** PER PLANS & DETAILS
- **GRAVEL EDGING** 450MM TYP. PER PLANS & DETAILS
- **CIP CONCRETE RETAINING WALL** PER ARCHITECTURE
- **TREE PROTECTION FENCING** PER CITY STANDARDS
- **METAL GUARD** PER ARCHITECTURE
- **WOOD GUARD** PER PLANS & DETAILS
- **6' WOOD PRIVACY SCREEN** PER PLANS & DETAILS
- **EXISTING PLANTING** TO REMAIN UNDISTURBED
- **PROPOSED PLANTING** PER PLANS & DETAILS
- **PROPOSED LAWN** PER PLANS & DETAILS
- **CUSTOM WOOD BENCH** PER PLANS & DETAILS
- **BIKE RACK** PER PLANS & DETAILS
- **OUTDOOR FURNITURE** LOCATION PER PLAN PER MARCON/INTERIORS
- **EXISTING TREE TO REMAIN** PER ARBORIST REPORT
- **PROPOSED TREE** PER PLANS & DETAILS
- **PLAY AREA SURFACING** PER PLANS & DETAILS
- **NATURE PLAY ELEMENTS** PER PLANS & DETAILS
- **BOULDER RETAINING** PER PLANS & DETAILS



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LAYOUT & MATERIALS LEVEL 1

L1.0

Connect Landscape Architecture Inc.

LAYOUT & MATERIAL LEGEND

CIP CONCRETE
PER PLANS & DETAILS

PATIO SLAB PAVING
PER PLANS & DETAILS

GRAVEL SURFACE
PER PLANS & DETAILS

PROPOSED PLANTING IN METAL PLANTER
PER PLANS & DETAILS

BBQ & COUNTER
PER PLANS & DETAILS

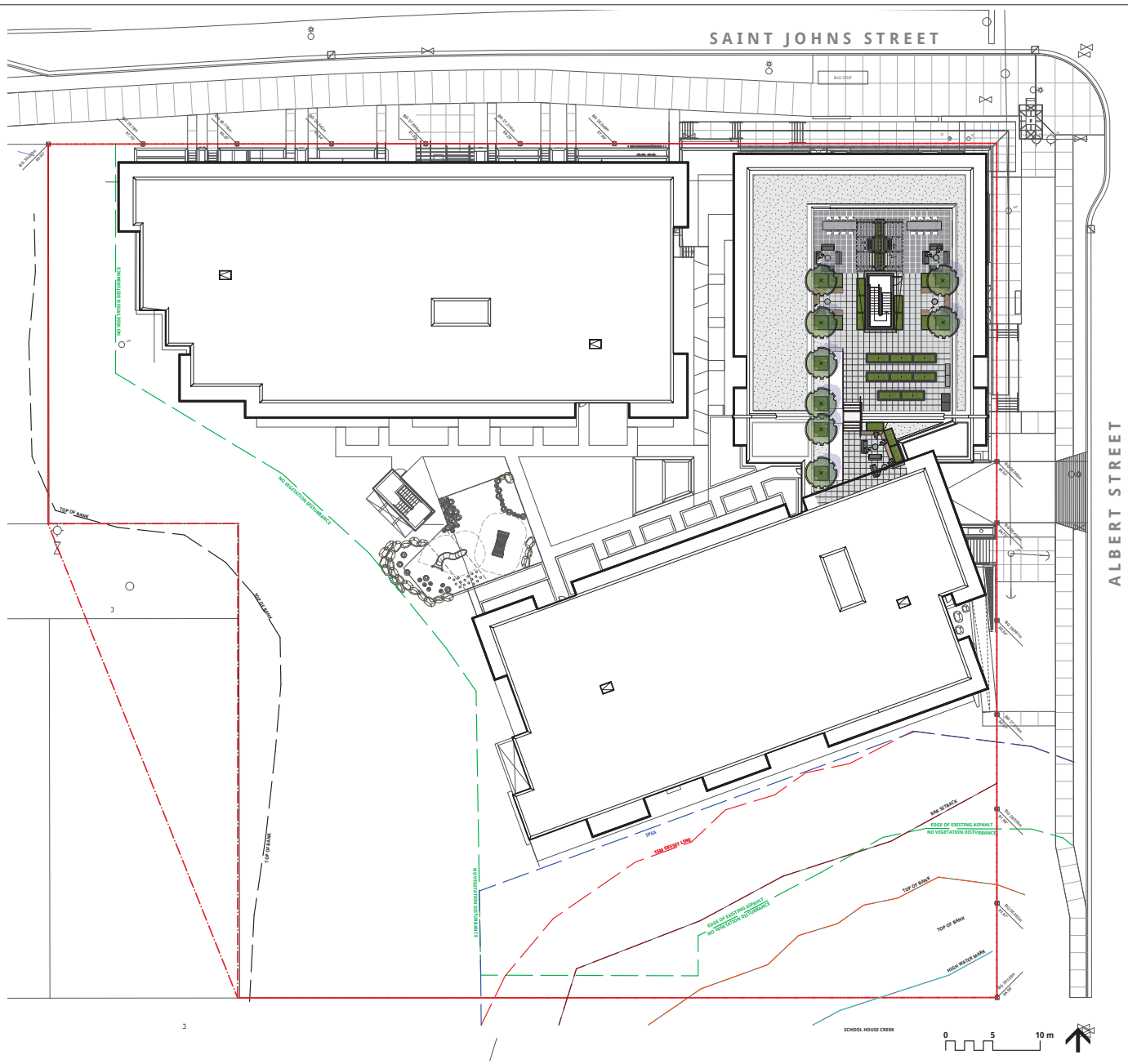
CUSTOM METAL TRELLIS
PER PLANS & DETAILS

OUTDOOR FURNITURE
LOCATION PER PLAN
PER MARCON/INTERIORS

CUSTOM WOOD BENCH
PER PLANS & DETAILS

TIMBER GARDEN PLANTER
PER PLANS & DETAILS

COMPOST & WORK TABLE
LOCATION PER PLAN
PER MARCON/INTERIORS



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Port Moody, BC

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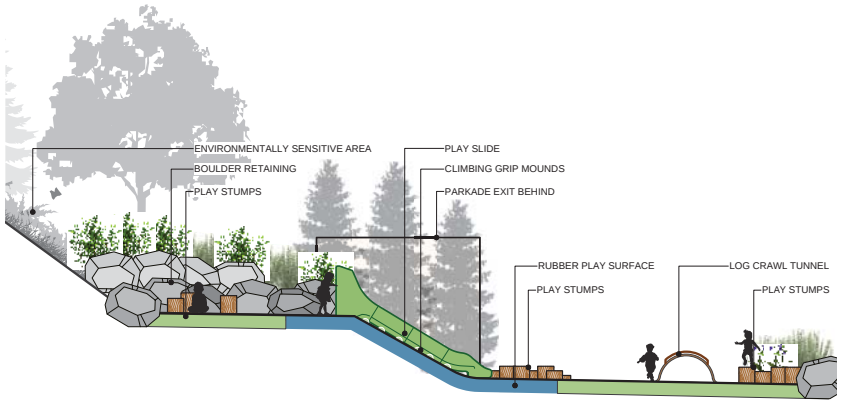
LAYOUT & MATERIALS ROOF

L1.1

Connect Landscape Architecture Inc.

0 5 10 m



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ENLARGEMENT COURTYARD LAYOUT

L1.2

Connect Landscape Architecture Inc.

LAYOUT & MATERIAL LEGEND

CIP CONCRETE
PER PLANS & DETAILS

PATIO SLAB PAVING
PER PLANS & DETAILS

GRAVEL SURFACE
PER PLANS & DETAILS

PROPOSED PLANTING IN METAL PLANTER
PER PLANS & DETAILS

BBQ & COUNTER
PER PLANS & DETAILS

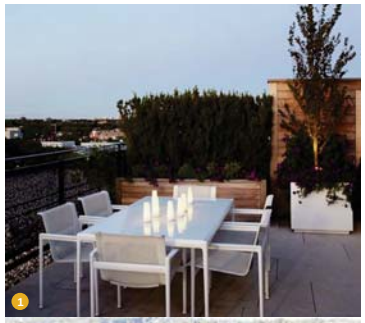
CUSTOM METAL TRELLIS
PER PLANS & DETAILS

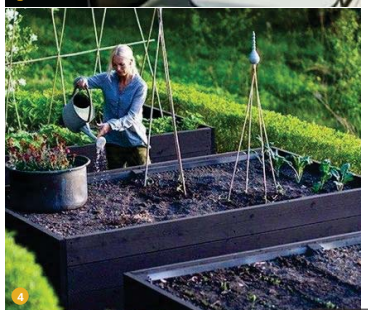
OUTDOOR FURNITURE
LOCATION PER PLAN
PER MARCON/INTERIORS

CUSTOM WOOD BENCH
PER PLANS & DETAILS

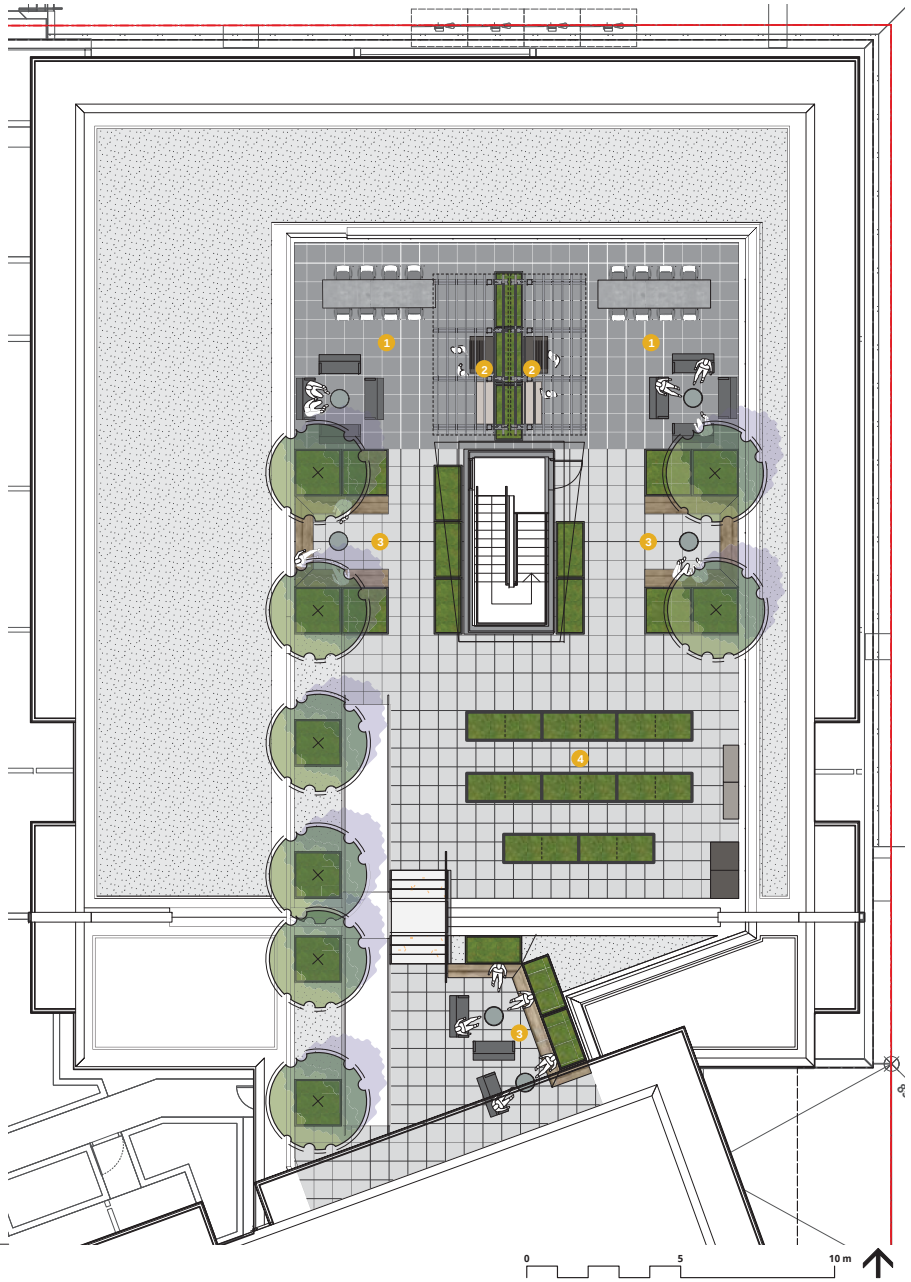
TIMBER GARDEN PLANTER
PER PLANS & DETAILS

COMPOST & WORK TABLE
LOCATION PER PLAN
PER MARCON/INTERIORS





1. DINING AREA
2. OUTDOOR KITCHEN
3. LOUNGE AREA
4. ROOFTOP GARDEN



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Port Moody, BC

Scale:	1:75
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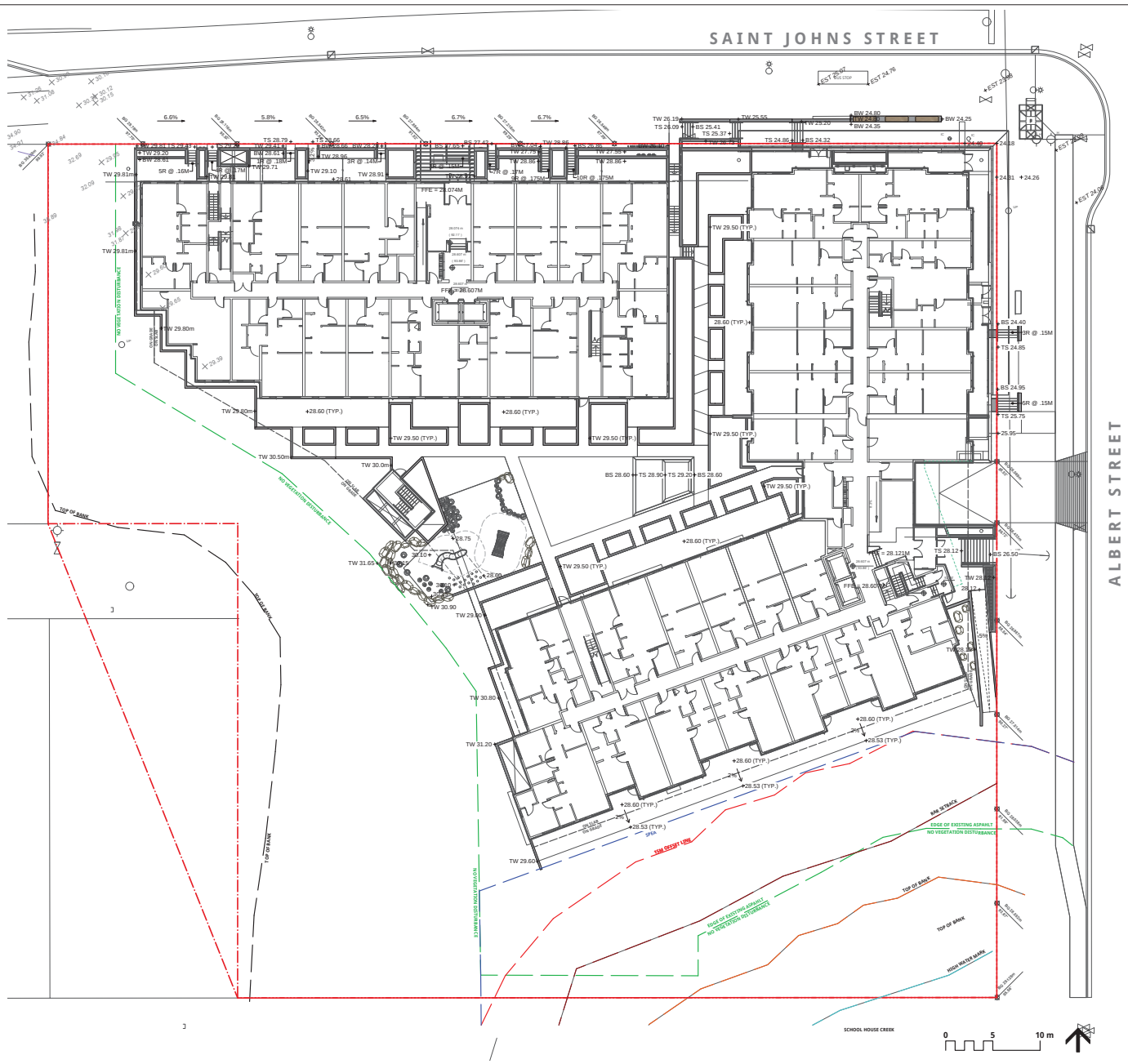
ENLARGEMENT ROOF LAYOUT

L1.3

Connect Landscape Architecture Inc.

GRADING LEGEND

EXISTING GRADE	EX 259.94 / 103.31m
PROPOSED GRADE BY ARCH	BG 259.7 / 103.28m
PROPOSED GRADE	+100.00
TOP/BOTTOM OF STAIR	+TS/BS 100.00
TOP/BOTTOM OF WALL	+TW/BW 100.00
SLOPE	2%



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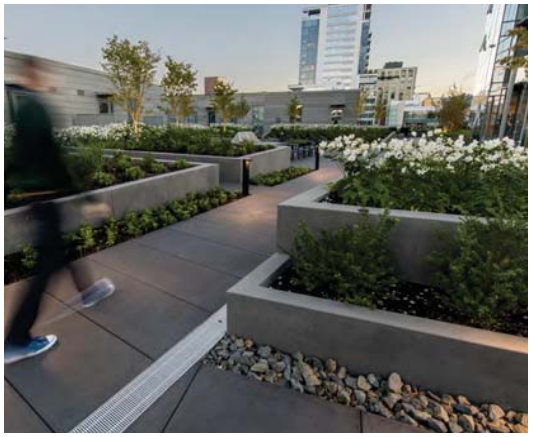
LANDSCAPE LEVEL 1 GRADING PLAN

L2.0

Connect Landscape Architecture Inc.



NATIVE & EVERGREEN LAYERS

Acer circinatum
Vine Maple

Iris tenax
Oregon Iris

Rosa gymnocarpa
Baldhip Rose

Taxus x media 'Hicksii'
Hick's Yew

ENVIRONMENTALLY SENSTIVE SPECIES

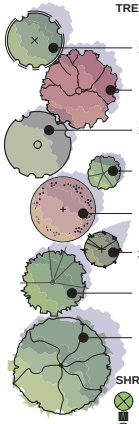
Amelanchier alnifolia
Saskatoon Berry

Arctostaphylos uva-ursi
Kinnikinnick

Malus fusca
Pacific Crabapple

Polystichum Munitum
Western Sword Fern

PLANT LIST



QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
13	*Acer circinatum	Vine Maple	6cm cal., B&B	as shown
8	Cercis canadensis 'Forest Pansy'	Eastern Redbud	7cm cal., B&B	as shown
15	Fraxinus pennsylvanica 'Prairie Spire'	Prairie Spire Ash	6cm cal., B&B	as shown
4	Liquidambar styraciflua 'Slender Silouette'	Fastigiate Sweetgum	6cm cal., B&B	as shown
4	*Malus fusca	Pacific Crabapple	6cm cal., B&B	as shown
31	*Picea omorika	Serbian Spruce	3M height, B&B	as shown
6	Stewartia pseudocamellia	Japanese Stewartia	6cm cal., B&B	as shown
	Street Tree Per City of Port Moody		6cm cal., B&B	as shown
SHRUBS				
	*Amelanchier alnifolia	Saskatoon Berry	#2 pot	42" o.c
	Buxus microphylla 'Winter Beauty'	Korean Boxwood	#5 pot	18" o.c
	*Cornus stolonifera	Red Osier Dogwood	#5 pot	36" o.c
	Cotoneaster dammerii	Little-Leaf Cotoneaster	#2 pot	24" o.c
	Lavandula angustifolia 'Hidcote'	English Lavender	#2 pot	18" o.c
	*Physocarpus capitalus	Pacific Ninebark	#2 pot	36" o.c
	*Polystichum munitum	Western Sword Fern	#2 pot	24" o.c
	*Rhododendron macrophyllum	Pacific Rhododendron	#5 pot	36" o.c
	*Rosa gymnocarpa	Baldhip Rose	#2 pot	36" o.c
	Sarcococca hookerana humilis	Himalayan Sweet Box	#2 pot	24" o.c
	Skimmia japonica	Japanese Skimmia	#3 pot	24" o.c
	Stipa tenuissima	Mexican Feather Grass	#2 pot	24" o.c
	*Symphoricarpus albus	Snowberry	#2 pot	24" o.c
	Taxus X Media 'Hicksii'	Hick's Yew - 1.5M height	#3 pot	20" o.c
GROUND COVERS AND VINES				
	*Arctostaphylos uva-ursi	Kinnikinnick	4"(10cm) pot	15" o.c
	Ceanothus griseus horizontalis	Creeping California Lilac	4"(10cm) pot	15" o.c
50/50mix	Rubus calycinoides	Emerald Carpet	4"(10cm) pot	15" o.c
	Oxalis oreganum	Redwood Spurge	4"(10cm) pot	15" o.c
50/50mix	Pachysandra terminalis	Japanese Spurge	4"(10cm) pot	15" o.c
GRASSES, PERENNIALS, BULBS, AND ANNUALS				
	*Achillia millefolium	Yarrow	#1 pot	18" o.c
	*Dicentra formosa	Bleeding Heart	#1 pot	18" o.c
	*Iris tenax	Oregon Iris	#1 pot	18" o.c
ENVIRONMENTAL SENSITIVE AREA				
	*Acer macrophyllum	Broadleaf Maple	6cm cal., B&B	as shown
	*Pinus contorta var. contorta	Shore Pine	6cm cal., B&B	as shown
	*Achillia millefolium	Yarrow	#1 pot	18" o.c
	*Amelanchier alnifolia	Saskatoon Berry	#2 pot	42" o.c
	*Blechnum spicant	Deer Fern	#2 pot	24" o.c
	*Cornus stolonifera	Red Osier Dogwood	#5 pot	36" o.c
	*Gautheria shallon	Salal	#2 pot	24" o.c
	*Lonicera involucrata	Black Twinberry		24" o.c
	*Polystichum munitum	Western Sword Fern	#2 pot	24" o.c
	*Physocarpus capitalus	Pacific Ninebark	#2 pot	36" o.c
	*Ribes sanguineum	Red-Flowering Currant		36" o.c
	*Rosa gymnocarpa	Baldhip Rose	#2 pot	36" o.c
	*Symphoricarpus albus	Snowberry	#2 pot	24" o.c

* Indicates native species

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Reviewed:	DS
Project No.	06-653

LANDSCAPE MATERIALS

L3.0

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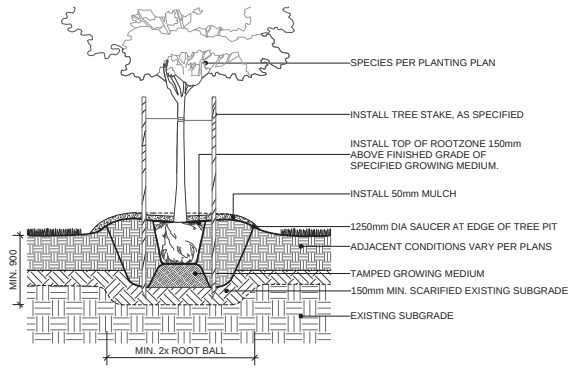
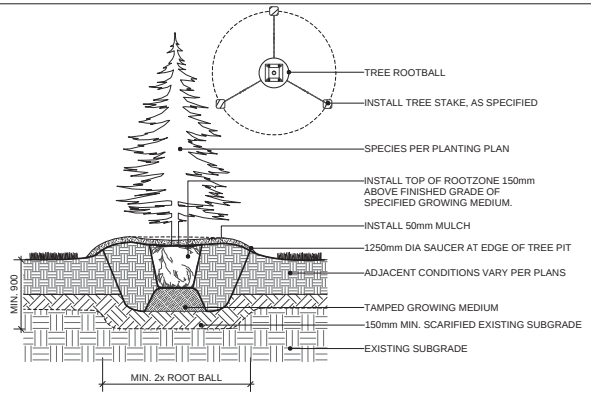
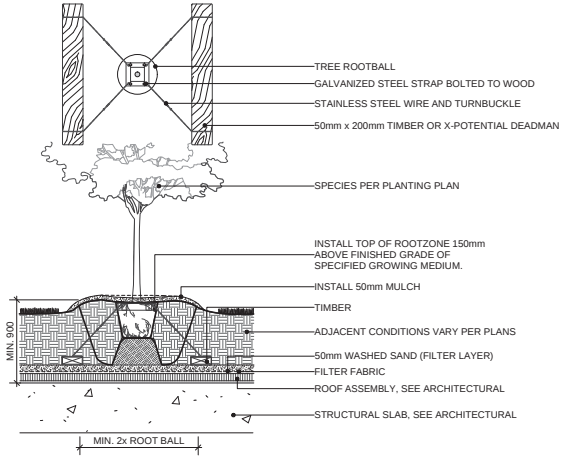


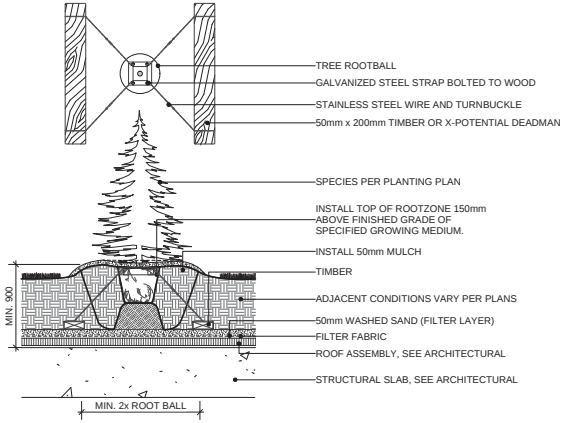
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



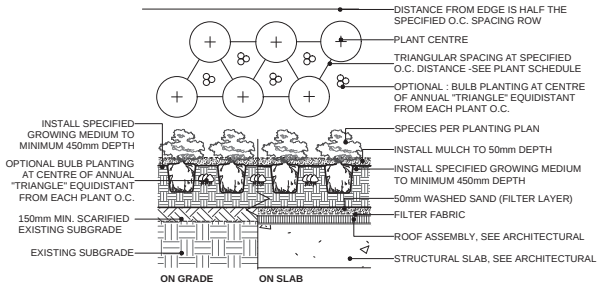
2 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



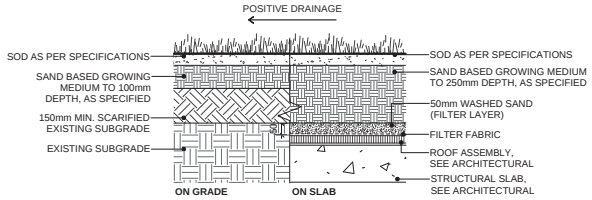
3 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:25



4 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:25



5 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:25



6 SOD LAWN (TYPICAL)
Scale: 1:10

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1	ISSUED FOR RZ/DP	19-09-06

REVISIONS

ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

Scale:	AS SHOWN
Drawn:	KD
Reviewed:	DS
Project No.	06-653

LANDSCAPE DETAILS SOFTSCAPE

L5.0

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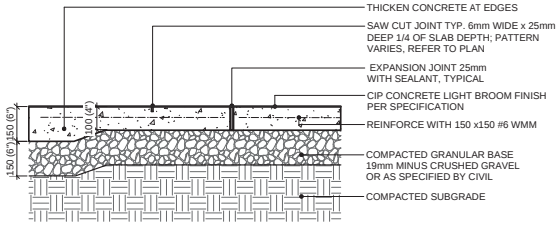
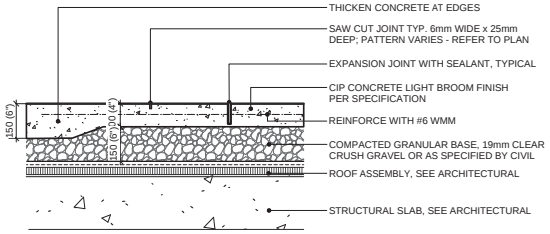


NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE ON GRADE
Scale: 1:10



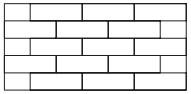
NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

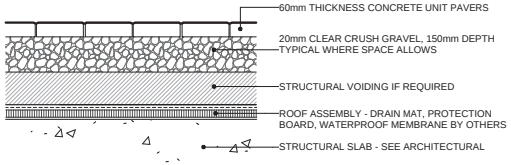
2 CIP CONCRETE ON SLAB (TYPICAL)
Scale: 1:10

UNIT PAVING CLASSIC STANDARD SERIES
SIZE: 3:1 225mm x 75mm x 60mm
BY: ABBOTSFORD CONCRETE PRODUCTS
(1.800.663.4091)

COLOUR: NATURAL

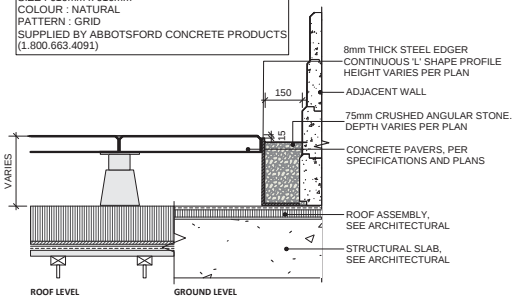
PATTERN: RUNNING BOND





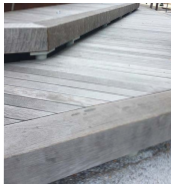
3 PEDESTRIAN UNIT PAVING ON SLAB
Scale: 1:10

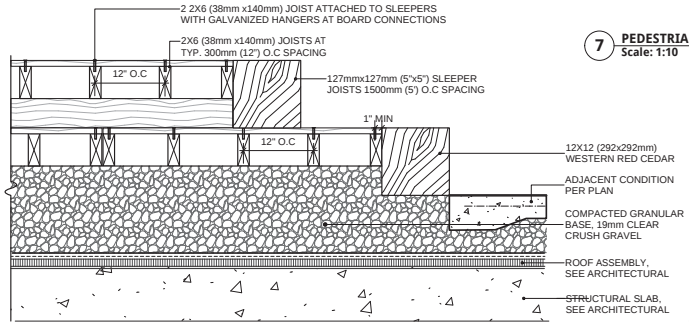
TEXADA HYDRAPRESSED SLAB PAVER
SIZE : 610mm x 610mm
COLOUR : NATURAL
PATTERN : GRID
SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS
(1.800.663.4091)



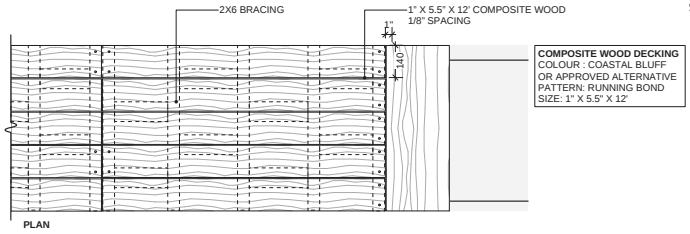
NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

4 HYDRAPRESSED CONCRETE PAVERS ON SLAB (TYPICAL)
Scale: 1:10



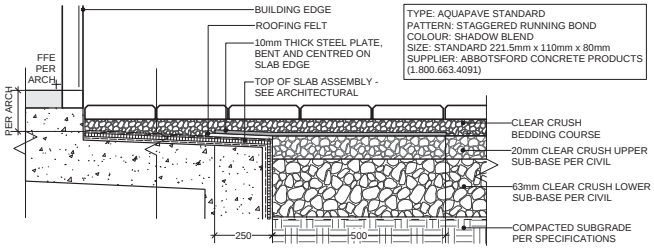


SECTION



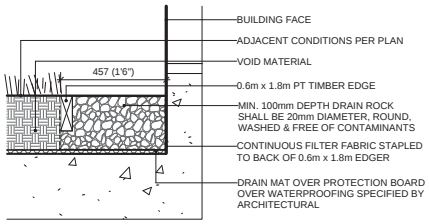
PLAN

6 RAISED WOOD DECK
Scale: 1:10

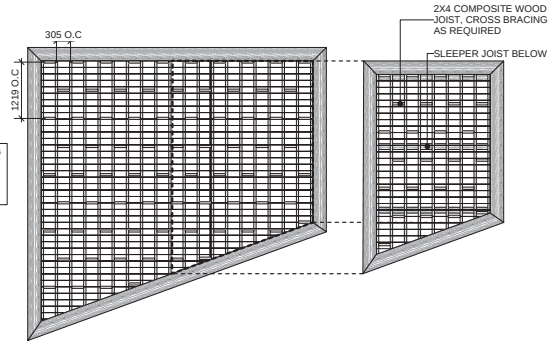


TYPE: AQUAPAVE STANDARD
PATTERN: STAGGERED RUNNING BOND
COLOUR: SHADOW BLEND
SIZE: STANDARD 221.5mm x 110mm x 80mm
SUPPLIER: ABBOTSFORD CONCRETE PRODUCTS
(1.800.663.4091)

7 PEDESTRIAN PAVER ON GRADE/ON SLAB TRANSITION
Scale: 1:10



5 GRAVEL DRAIN STRIP - ON SLAB
Scale: 1:10



6A FRAMING PLAN
Scale: 1:50

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1	ISSUED FOR RZ/DP	19-09-06

REVISIONS

ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

Scale:	AS SHOWN
Drawn:	KD
Reviewed:	DS
Project No.	06-653

LANDSCAPE DETAILS HARDSCAPE

L5.1

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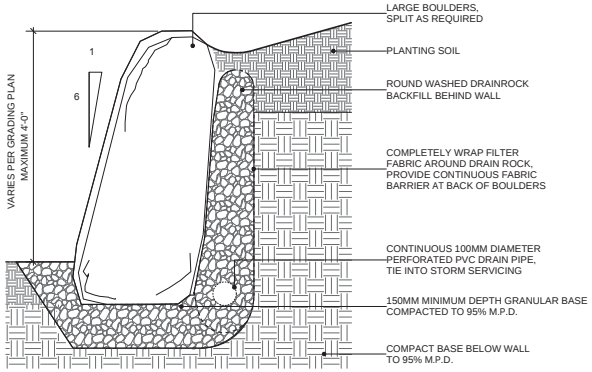
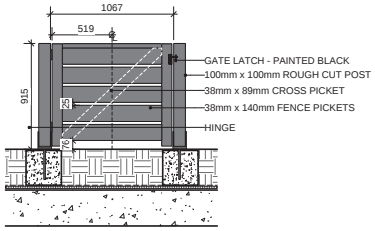
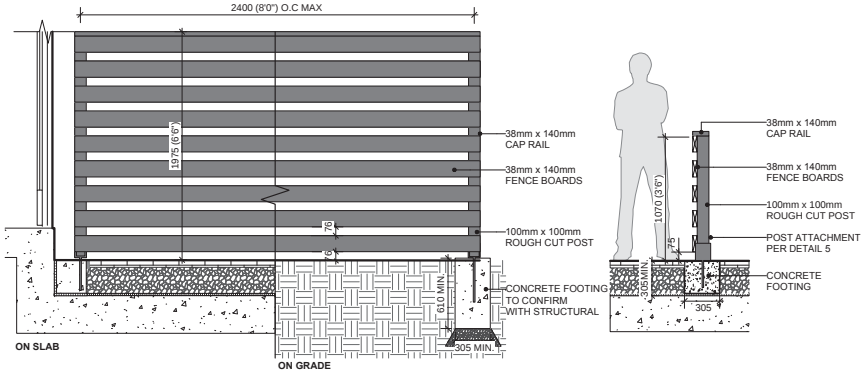


1 BOULDER RETAINING WALL
Scale: 1:10

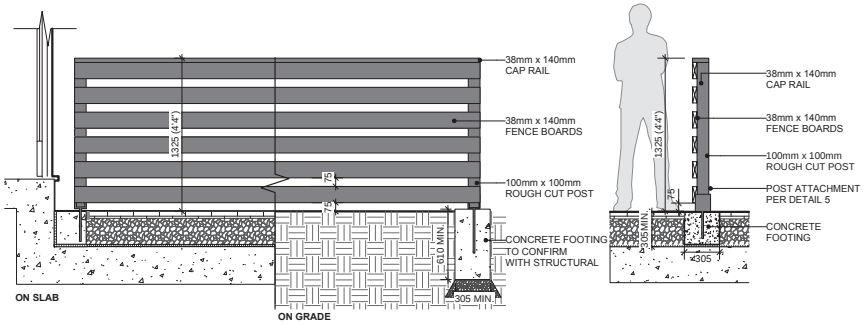


2 WOOD YARD GATE
Scale: 1:20

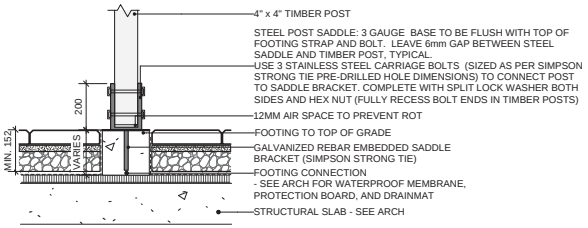
TIMBER NOTES:
1. ALL WOOD POSTS AND BOARDS TO BE CEDAR, CLEAN NO KNOTS.
2. ALL CUT ENDS TO BE TREATED WITH PRESERVATIVE.
3. ALL EXPOSED WOOD TO BE SMOOTH AND SPLINTER FREE.
4. ALL CUTS TO BE SQUARE AND CLEAN.
5. ALL EXPOSED WOOD TO BE PAINTED (SOLID), COLOUR TO MATCH BUILDING METAL FILIGREE. PROVIDE SAMPLE FOR LANDSCAPE APPROVAL BEFORE APPLICATION.
6. WOOD DIMENSION ARE NOMINAL UNLESS NOTED ON DRAWINGS.
7. ALL METAL FASTENERS TO BE HOT PITTED GALVANIZED TO G185 OR APPROVED EQUAL FOR PRESSURE-TREATED WOOD.



3 WOOD PRIVACY SCREEN
Scale: 1:20



4 WOOD GUARDRAIL
Scale: 1:20



5 TIMBER POST ATTACHMENT, ON SLAB
Scale: 1:10

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REVISIONS

ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

Scale:	AS SHOWN
Drawn:	KD
Reviewed:	DS
Project No.	06-653

LANDSCAPE DETAILS FENCES

L5.2

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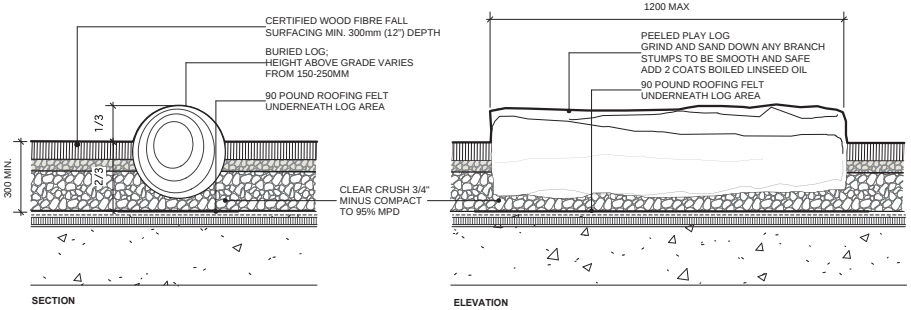
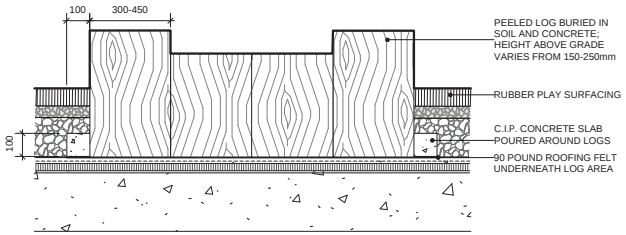
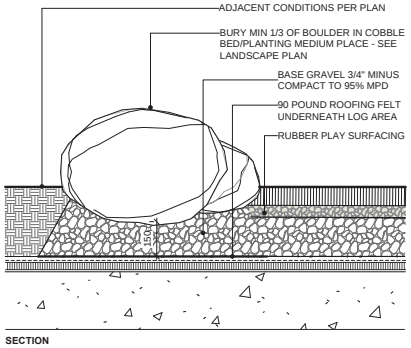
WOOD ELEMENTS NOTES:
1. REMOVE BARK, SAND ALL CORNERS, EDGES, AND TIMBER SMOOTH, NO ROUGH SURFACES, SMOOTH AND FREE OF SPLINTERS.
2. ENSURE POSITIVE DRAINAGE FROM TOP FACE OF LOG; NO DEPRESSIONS PERMITTED
3. APPLY 2 COATS BOILED LINSEED OIL FINISH BEFORE CONSTRUCTION TO ENSURE ALL EDGES ARE FINISHED PRIOR TO ASSEMBLY.



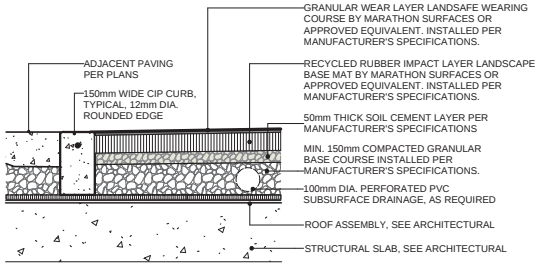
1 **PLAY LOGS**
Scale: 1:10



2 **PLAY STUMPS**
Scale: 1:10



3 **PLAY AREA BOULDER EDGE**
Scale: 1:10



NOTES:
1. FALL SURFACING TO CONFORM TO REQUIRED CSA SAFETY STANDARDS.
2. THICKNESS OF SURFACING LAYERS TO BE DETERMINED BY CRITICAL FALL HEIGHT.

4 **RUBBER PLAY SURFACING**
Scale: 1:10

SLIDEWINDER
COLOUR: TBD
BY: LANDSCAPE STRUCTURES
1.888.438.6574

LOG CRAWL TUNNEL
COLOUR: TBD
BY: LANDSCAPE STRUCTURES
1.888.438.6574

5 **PLAY STRUCTURES**

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LANDSCAPE DETAILS
PLAY AREA

L5.3

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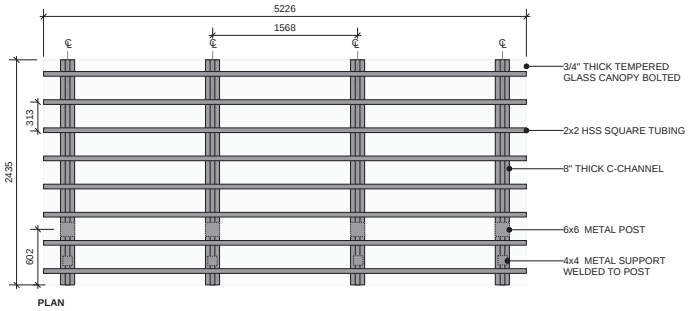
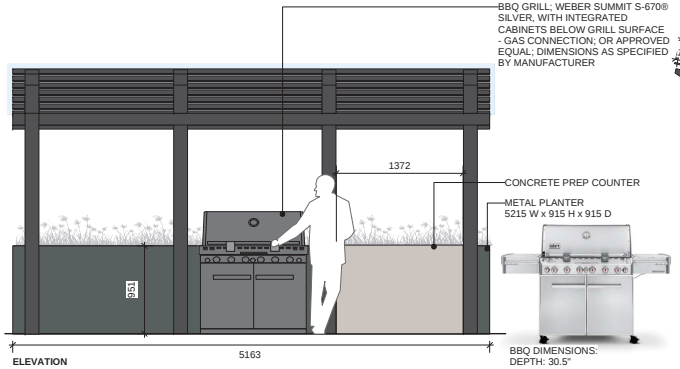
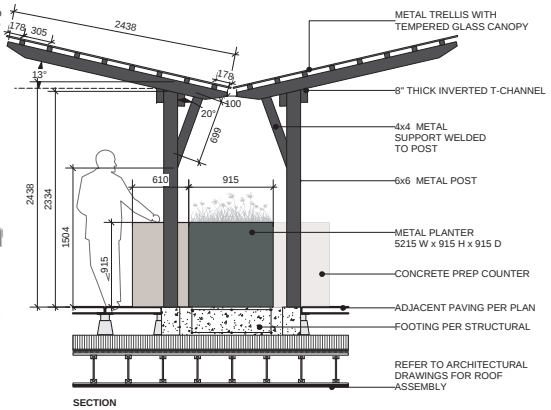
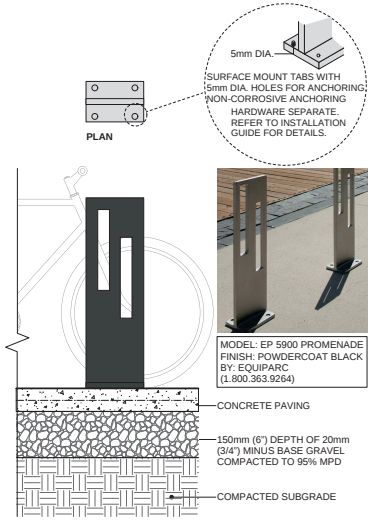




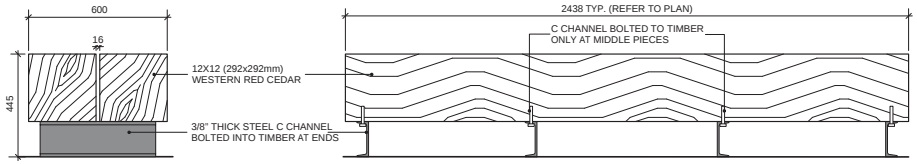


NOTES:
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS OF THE METAL TRELLIS FOR REVIEW AND APPROVAL.
2. ALL FASTENERS ARE TO BE HOT-DIPPED GALVANIZED.
3. ALL WELDS TO BE GROUND SMOOTH.
4. MANUAL SHUT OFF VALVE TO BE PROVIDED FOR GAS BARBEQUE CONNECTION.
5. BARBEQUE GRILL TO BE INSTALLED AS PER MANUFACTURES INSTRUCTION.
6. REFER TO SPECIFICATION FOR FINISH AND COLOUR OF TRELLIS STRUCTURE.

1 COVERED BBQ AND COUNTER
Scale: 1:25

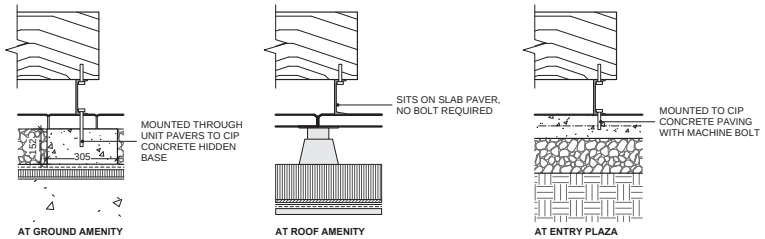


2 BIKE RACK
Scale: 1:10



2 CUSTOM TIMBER BENCH
Scale: 1:10

TIMBER NOTES:
1. LUMBER TO BE PRESSURE-TREATED CEDAR, CLEAN NO KNOTS.
2. ALL CUT ENDS TO BE TREATED WITH PRESERVATIVE.
3. ALL EXPOSED WOOD TO BE SMOOTH AND SPLINTER FREE.
4. ALL CUTS TO BE SQUARE AND CLEAN.
5. ENSURE POSITIVE DRAINAGE FROM TOP FACE OF BENCH; NO DEPRESSIONS PERMITTED
6. WOOD DIMENSION ARE NOMINAL UNLESS NOTED ON DRAWINGS.
7. ALL METAL FASTENERS TO BE HOT PITTED GALVANIZED TO G185 OR APPROVED EQUAL FOR PRESSURE-TREATED WOOD.
8. APPLY 2 COATS BOILED LINSEED OIL FINISH BEFORE CONSTRUCTION TO ENSURE ALL EDGES ARE FINISHED PRIOR TO ASSEMBLY.



2A C CHANNEL ATTACHMENT
Scale: 1:10

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REVISIONS

ALBERT STREET

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Port Moody, BC

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LANDSCAPE DETAILS FURNISHINGS

L5.4

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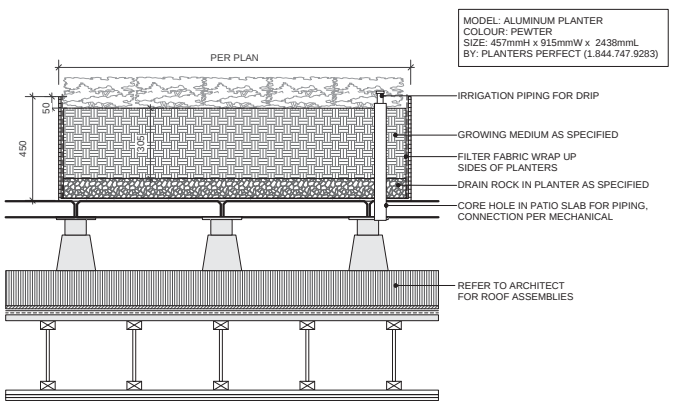
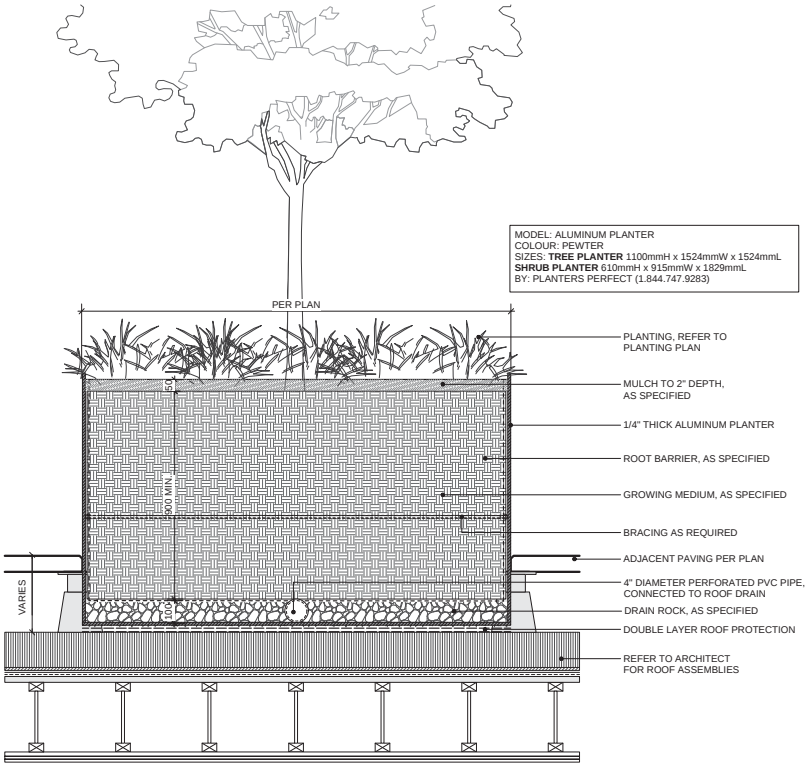


1 METAL GARDEN PLANTER
Scale: 1:10



2 METAL TREE & SHRUB PLANTER
Scale: 1:10

connect
LANDSCAPE ARCHITECTURE

2305 Hemlock St, Vancouver BC, V6H 2V1
T 604 681 3303 F 604 681 3307
www.connectla.ca

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

1	ISSUED FOR RZ/DP	19-09-06

REVISIONS

ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

Scale:	AS SHOWN
Drawn:	KD
Reviewed:	DS
Project No.	06-653

LANDSCAPE DETAILS ROOF PLANTERS

L5.5

Connect Landscape Architecture Inc.

LEGEND

- SITE
- LOT LINES
- MAPPED ENVIRONMENTALLY SENSITIVE AREA (FROM CITY GIS)
- RPEA ADDED (163m²)
- PROPOSED PARKADE FOOTPRINTS
- PROPOSED BUILDING FOOTPRINTS

HABITAT CLASSIFICATION

- RESTORATION/CONSERVATION AREA - HIGH VALUE (4,579m²)
- MODERATE VALUE (285m²)
- NIL VALUE (247m²)
- TOP OF BANK
- RIPARIAN AREAS REGULATION SETBACK
- RIPARIAN TRANSITION AREA
- PROPOSED ESA BOUNDARY
- SCHOOLHOUSE BROOK RIPARIAN PROTECTION AND ENHANCEMENT AREA
- PROPOSED RIPARIAN PROTECTION AND ENHANCEMENT AREA
- WATERCOURSE
- UNNAMED DITCH RIPARIAN PROTECTION AND ENHANCEMENT AREA
- FLOW DIRECTION
- RETAINED TREE

Keystone Environmental

NOTES:
1. THIS DRAWING IS FOR GENERAL INFORMATION ONLY. LOT BOUNDARIES AND FEATURES ARE APPROXIMATE.
2. DATE OF AERIAL PHOTO IS 2017.

5 0 25 m
SCALE: 1:750 (approx.)

2025 St. Johns Street
Port Moody, B C
Marcon Developments Ltd.

REVISION No.	DATE	PROJECT No.
05	Sept. 2019	14296-100

Figure 2
Proposed Conditions

DRAWN BY: HL/CY Document Path: \\key-fs2012\Common\14200-14299\14296\Phase 100\Figs\CADD GIS\Rev05\Fig2-ProposedConditions-R5.mxd