



MOSAIC

ISSUED FOR REZONING AND DEVELOPMENT PERMIT

DRAWING LIST

ARCHITECTURAL

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CIVIL

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PROJECT TEAM

CLIENT
MOSAIC HOMES
500-2609 GRANVILLE STREET
VANCOUVER BC V6H 3H3
CONTACT: GERRY REIBLING
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MOSAIC HOMES
500-2609 GRANVILLE STREET
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CONTACT:
604-685-3888

ARCHITECTURAL
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE
VANCOUVER BC V6J 1J8
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ENVIRONMENTAL
KEYSTONE ENVIRONMENTAL LTD.
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STRUCTURAL
TSE ENGINEERING INC.
121 W 6TH AVENUE
VANCOUVER BC V5Y 1K3
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604-673-1768

CIVIL
CORE GROUP CONSULTANTS
320-8988 FRASERTON COURT
BURNABY BC V5J 5H8
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MECHANICAL
PINCHIN
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GEOTECHNICAL
GEOPACIFIC
1779 W 75 AVENUE
VANCOUVER BC V5P 6P2
CONTACT: MATT KOKAN
604-439-0922

ELECTRICAL
CPAL ENGINEERING
1340 BARBERRY DRIVE
PORT COQUITLAM BC V3B 1G3
CONTACT: BLAKE SHINE
604-346-5131

LANDSCAPE
VANDERZAUM + ASSOCIATES
102-355 KINGSWAY
VANCOUVER BC V5T 3J7
CONTACT: TRAVIS MARTIN
604-882-0004

ENVELOPE
JRS ENGINEERING
300-4585 CANADA WAY
BURNABY BC V5G 1B9
CONTACT: SCOTT CROSDALE
604-320-1959

CODE
OFF ENGINEERING INC.
500-1901 ROSSER AVENUE
BURNABY BC V5S 6R4
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MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

1 2019-12-18 ISSUED FOR REZONING & DP

ISSUE DATE DESCRIPTION

MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A000
COVER + DRAWING LIST

2019-12-18

MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012A001
PROJECT DATA SHEET

2019-12-18

PROJECT NAME:
MURRAY STREET HOUSINGPROJECT ADDRESS:
3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3LEGAL DESCRIPTION:
LOT 78 DL 190 G, 1 NWD PLAN 46958;
LOT 6 EXCEPT: FIRSTLY, THE EAST 20 FEET
(PLAN WITH BYLAW FILED 37048),
SECONDLY: PART SUBDIVIDED BY PLAN 44466,
THIRDLY: PART SUBDIVIDED BY PLAN 46958;
DL 190 G, 1 NWD PLAN 6245; AND LOT 71
DL 190 G, 1 NWD PLAN 44466PROPOSED ZONING:
CRM2SITE AREA:
LOT 1: 60,003 SF [5,574.46 M²]
LOT 2: 40,670 SF [3,778.37 M²]AVERAGE GRADE:
BUILDING 1: 29'10" [9.11m]
BUILDING 2: 29'10" [9.11m]
BUILDING 3: 27'4" [8.33m]ALLOWABLE FAR:
2.5PROPOSED FAR:
2.02PROPOSED HEIGHT:
59'-0" [18M]APPLICABLE BUILDING CODE:
BCBC 2018
PORT MOODY BYLAWSTREETS FACING:
MURRAY STREET BELONGS TO THE NORTH
ELECTRONIC AVENUE TO THE EAST(CODE EXCEPTS)
MAJOR OCCUPANCIES:
GROUP A, DIVISION 2 - ASSEMBLY
GROUP C - RESIDENTIAL
GROUP E - RETAIL
GROUP F - DIVISION 2 - PARKADECONSTRUCTION ARTICLES:
3.2.2.23 - NONCOMBUSTIBLE RESTAURANT
3.2.2.50 - COMBUSTIBLE RESIDENTIAL
3.2.2.64 - NONCOMBUSTIBLE RETAIL
3.2.2.80 - NONCOMBUSTIBLE PARKADECONSTRUCTION TYPE:
NONCOMBUSTIBLE - PARKADE AND RETAIL PODIUM
LEVELS 1 TO 2
COMBUSTIBLE - RESIDENTIAL LEVELS 2 TO 6FLOOR FIRE RATING:
2H WITH 2HR FT FIRESTOPPING BETWEEN
COMBUSTIBLE
+ NON COMBUSTIBLE PORTIONS OF THE PROJECT,
2 HR PARKADE + RETAIL (PODIUM)
1 HR COMBUSTIBLE RESIDENTIAL TO RESIDENTIALROOF FIRE RATINGS:
2 HR ROOF ABOVE NONCOMBUSTIBLE PODIUM
1 HR ROOF ABOVE RESIDENTIAL OCCUPANCIESSPRINKLER:
SPRINKLER SYSTEM REQUIRED - NFPA 13-2013
FIRE ALARM SYSTEM REQUIRED - STAGED
EVACUATION
STANDPIPE SYSTEM REQUIRED - NFPA 14-2013

PROJECT STATS:

ZONING			
EXISTING ZONING	MA-2		
PROPOSED ZONING	CRM2		
DCP	MURRAY STREET BOULEVARD		
	MURRAY		
HEIGHT			
MAXIMUM STORES	6		
PROPOSED	6		
HEIGHT	75.45 FT	23 M	
PROPOSED	SEE ELEV'S		
SETBACKS			
REG'D	PROPOSED		
NORTH	0	3M(10'0")	
EAST	0	3M(10'0")	
SOUTH	0	6M(19'8")	
WEST	3M(10'0")	3M(10'0")	
INTERIOR LOT LINES	1.5M(5'1")	5.28M(17'4")	

SITE AREA			
LOT 1 - NET	59,998.0	5,573.99	SM
LOT 2 - NET	40,667.0	3,778.09	SM
TOTAL SITE AREA	100,665.0	9,352.08	SM
LOT COVERAGE			
LOT 1			
BUILDING 1	15,770.0	1,465.08	SM
BUILDING 2	29,818.0	3,699.21	SM
TOTAL	55,588.0	5,164.29	SM
% OF LOT 1	92.6%		
LOT 2			
BUILDING 3	39,399.0	3,660.29	SM
% OF LOT 2	96.9%		

FAR			
STL AREA	100,665.0	9,352.08	SM
GFA	207,453.0	19,272.86	SM
FAR Excluded	4,402.0	408.96	SM
GFA REMAINING	203,051.0	18,864.00	SM
FAR	2.02		
Allowable FAR	2.5		

OUTDOOR AMENITY SPACE			
LOT 1			
BUILDING 1	6,329.0	587.98	SM
BUILDING 2	18,500.0	1,780.80	SM
TOTAL	24,830.0	2,368.78	SM
INDOOR AMENITY	3,340.0	301.01	SM
LOT 2			
BUILDING 3	17,963.0	1,668.82	SM
TOTAL LOT 1 + 2	42,793.0	3,975.60	SM

INDOOR AMENITY SPACE			
LOT 1			
BUILDING 1	0.0	0.0	SM
BUILDING 2	1,620.0	493.78	SM
TOTAL	1,620.0	493.78	SM
LOT 2			
BUILDING 3	1,620.0	150.50	SM
TOTAL LOT 1 + 2	3,240.0	644.28	SM

UNIT TOTALS					
TYPE	DESCRIPTION	BUILDING 1	BUILDING 2	BUILDING 3	% OF TOTAL
A	2 BED, 2 BATH	0	5	5	5%
B	2 BED, 2 BATH	16	19	19	26%
C	1 BED, 1 DEN, 2 BATH	8	10	10	14%
C2	2 BED, 2 BATH	0	5	5	5%
C3	1 BRN, 1 DEN, 2 BATH	4	0	0	2%
D	1 BED, 1 BATH	0	1	1	1%
H	1 BED, 1 DEN, 2 BATH	16	40	40	47%
		0	0	0	0%
		44	80	80	100%
TOTAL UNITS		204			

UNIT MIX			
	TOTAL UNITS	% OF TOTAL	
1 BED	2	1%	
1 BED + DEN	100	40%	
2 BED	102	50%	
2 BED + DEN	0	0%	
TOTAL UNITS	204	100%	

GFA RESIDENTIAL + CRU				
LEVEL	BUILDING 1	BUILDING 2	BUILDING 3	TOTAL
P1	8,469	13,164	12,915	34,548
P2	1,379	0	0	1,379
L1	0	14,070	14,070	28,140
L2	9,782	14,070	14,070	37,922
L3	9,782	14,070	14,070	37,922
L4	9,782	14,070	14,070	37,922
L5	9,782	14,070	14,070	37,922
	48,976	83,514	83,265	215,755

BUILDING 1									
UNIT TYPE	P1	P2	L1	L2-5	TOTAL QTY	AREA / UNIT (SQ)	TOTAL UNIT AREA (SQ)	PARKING REQ'D PER UNIT TYPE	TOTAL REQ'D
A	0	0	0	0	0	861.8	0.0	1.5	0.0
B (ADAPTABLE)	0	0	0	4	4	849.1	16,132.9	1.5	24.0
C	0	0	0	2	2	833.9	4,671.2	1.0	8.0
C2	0	0	0	0	0	883.3	0.0	1.5	0.0
C3	0	0	0	1	1	800.3	3,201.2	1.0	4.0
D	0	0	0	0	0	629.1	0.0	1.0	0.0
H	0	0	0	4	4	720.7	11,531.2	1.0	16.0
	0	0	0	0	0	0.0	0.0	1.0	0.0
RESIDENTIAL UNIT TOTAL	0	0	0	44	44		34,889.2		52
RESIDENTIAL CIRCULATION	2638.2	1379.0	0.0	1038.1	7569.6				
RESIDENTIAL "GROSS" AREA	0.0	0.0	0.0	8743.9	34975.6				
RESIDENTIAL GFA TOTAL	2638.2	1379.0	0.0	9782.0	42545.2				
CRU GFA TOTAL	4392.9	0.0	0.0	0.0	4392.9				

BUILDING 2									
UNIT TYPE	P1	P2	L1	L2-5	TOTAL QTY	AREA / UNIT (SQ)	TOTAL UNIT AREA (SQ)	PARKING REQ'D PER UNIT TYPE	TOTAL REQ'D
A	0	0	1	1	5	861.8	4,309.0	1.5	7.5
B (ADAPTABLE)	0	0	3	4	19	849.1	16,132.9	1.5	28.5
C	0	0	2	2	10	833.9	8,339.0	1.0	10.0
C2	0	0	1	1	5	883.3	4,416.5	1.5	7.5
C3	0	0	0	0	0	800.3	0.0	1.0	0.0
D	0	0	1	0	1	629.1	629.1	1.0	1.0
H	0	0	8	8	40	720.7	28,828.0	1.0	40.0
	0	0	0	0	0	0.0	0.0	1.0	0.0
RESIDENTIAL UNIT TOTAL	0	0	16	64	80		62,654.5		95
RESIDENTIAL CIRCULATION	3,161.7	0.0	1,750.3	1,507.7	10,420.8				
RESIDENTIAL "GROSS" AREA	0.0	0.0	12,319.7	12,562.3	62,568.9				
RESIDENTIAL GFA TOTAL	3,161.7	0.0	14,070.0	14,070.0	73,511.7				
CRU GFA TOTAL	6,840.6	0.0	0.0	0.0	6,840.6				

BUILDING 3									
UNIT TYPE	P1	P2	L1	L2-5	TOTAL QTY	AREA / UNIT (SQ)	TOTAL UNIT AREA (SQ)	PARKING REQ'D PER UNIT TYPE	TOTAL REQ'D
A	0	0	1	1	5	861.8	4,309.0	1.5	7.5
B (ADAPTABLE)	0	0	3	4	19	849.1	16,132.9	1.5	28.5
C	0	0	2	2	10	833.9	8,339.0	1.0	10.0
C2	0	0	1	1	5	883.3	4,416.5	1.5	7.5
C3	0	0	0	0	0	800.3	0.0	1.0	0.0
D	0	0	1	0	1	629.1	629.1	1.0	1.0
H	0	0	8	8	40	720.7	28,828.0	1.0	40.0
	0	0	0	0	0	0.0	0.0	1.0	0.0
RESIDENTIAL UNIT TOTAL	0	0	16	64	80		62,654.5		95
RESIDENTIAL CIRCULATION	3,102.9	0.0	1,750.3	1,507.7	10,864.9				
RESIDENTIAL "GROSS" AREA	0.0	0.0	12,319.7	12,562.3	62,568.9				
RESIDENTIAL GFA TOTAL	3,102.9	0.0	14,070.0	14,070.0	73,452.9				
CRU GFA TOTAL	6,709.2	0.0	0.0	0.0	6,709.2				

CAR PARKING REQUIRED				
	BUILDING 1	BUILDING 2	BUILDING 3	TOTAL
RESIDENTIAL PARKING REQ'D	26	51	51	
TOTAL REQ'D PER BUILDING	24	44	44	242
RES VISITOR PARKING REQ'D	12	95	95	102
CRU RETAIL PARKING REQ'D	11	16	16	42
TOTAL RES + CRU STALLS REQ'D				284

CAR PARKING PROVIDED				
	BUILDING 1	BUILDING 2	BUILDING 3	TOTAL
	LOT 1	LOT 2		
PARKING LEVEL 1	102	99		191
PARKING LEVEL 2	57	53		110
TOTAL PARKING STALLS PROVIDED	159	142		301
SMALL CARS ASSUMED				90
SMALL CARS PROVIDED				
PARKING LEVEL 1	33	16		49
PARKING LEVEL 2	18	2		20
TOTAL SMALL CARS PROVIDED	51	18		69
ACCESSIBLE STALLS REQ'D				7
ACCESSIBLE STALLS PROVIDED				
PARKING LEVEL 1	4	3		7
PARKING LEVEL 2	1	0		1
TOTAL ACCESSIBLE STALLS PROVIDED	5	3		8
VISITOR STALLS PROVIDED				58
PARKING AREA				
PARKING LEVEL 1	38,638.3	39,106.0		67,744.3
PARKING LEVEL 2	22,079.0	10,031.9		37,110.9
TOTAL PARKING AREA	111.4			
TOTAL PARKING AREA	60,717.3	49,137.9		109,855.2

RESIDENTIAL BIKE PARKING				
	BUILDING 1	BUILDING 2	BUILDING 3	TOTAL
LONG TERM REQUIRED	66	120	120	306
LONG TERM PROVIDED	66	120	120	306
SHORT TERM REQ'D	12	6	6	24
SHORT TERM PROVIDED	6	6	6	18
	72	126	126	324

CRU BIKE PARKING				
	BUILDING 1	BUILDING 2	BUILDING 3	TOTAL
CRU LONG TERM BIKE PARKING REQ'D	0	1	1	2
CRU LONG TERM BIKE PARKING PROVIDED				
CRU SHORT TERM BIKE PARKING REQ'D	6	6	6	18
CRU SHORT TERM BIKE PARKING PROVIDED				





1 **MURRAY STREET LOOKING SOUTH**



2 **MURRAY STREET LOOKING EAST**



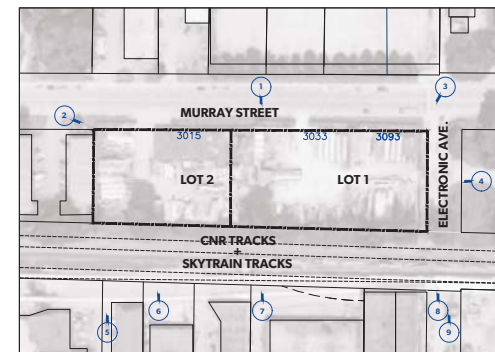
3 **MURRAY STREET LOOKING SOUTHWEST**



4 **ELECTRONIC AVENUE LOOKING WEST**



5 **RAILWAY TRACKS LOOKING NORTH**



KEY PLAN

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

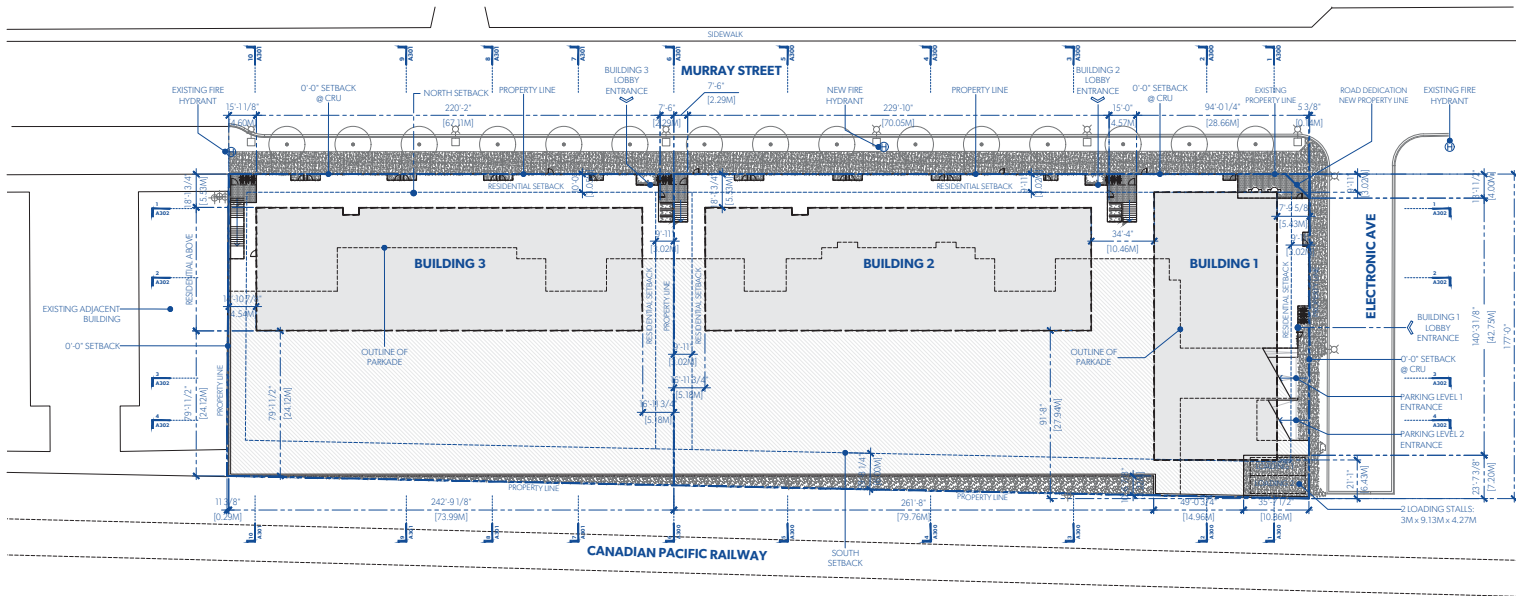
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ISSUE	DATE	DESCRIPTION

MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A003
SITE PHOTOS

2019-12-18



1 **PROPOSED SITE PLAN**
1/32" = 1'-0"

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

1 2019-12-18 ISSUED FOR REZONING & DP

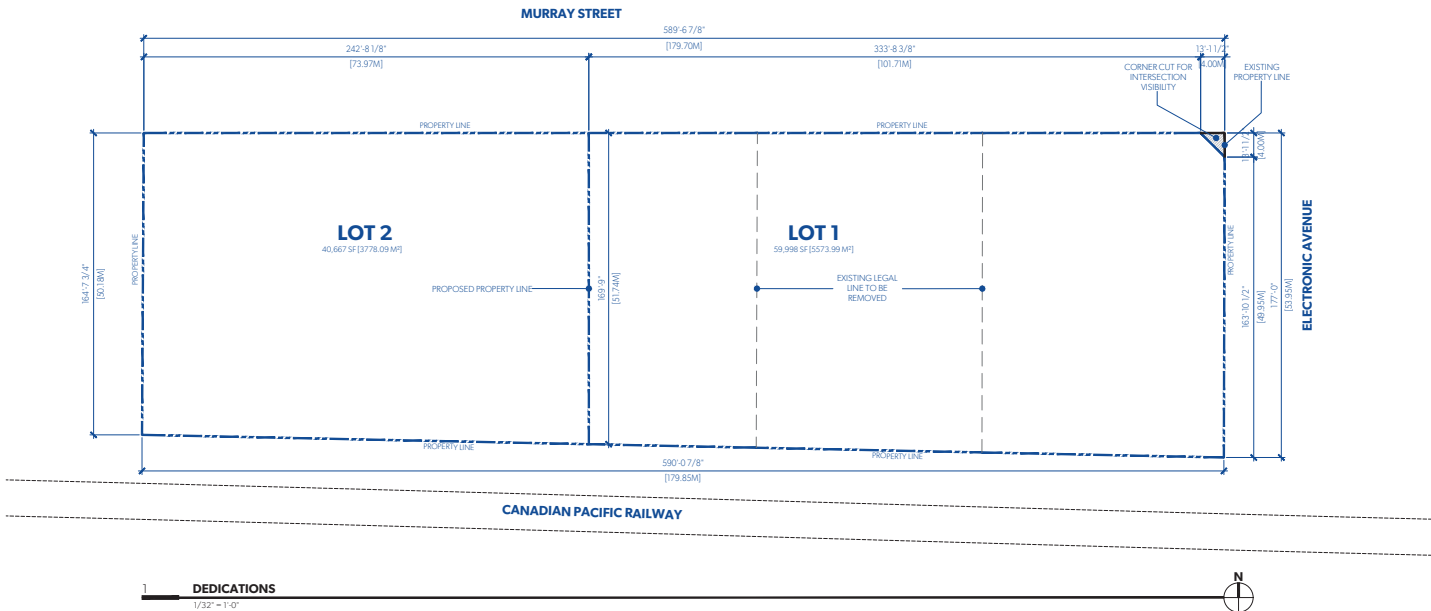
ISSUE DATE DESCRIPTION

MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A004
PROPOSED SITE PLAN

2019-12-18



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

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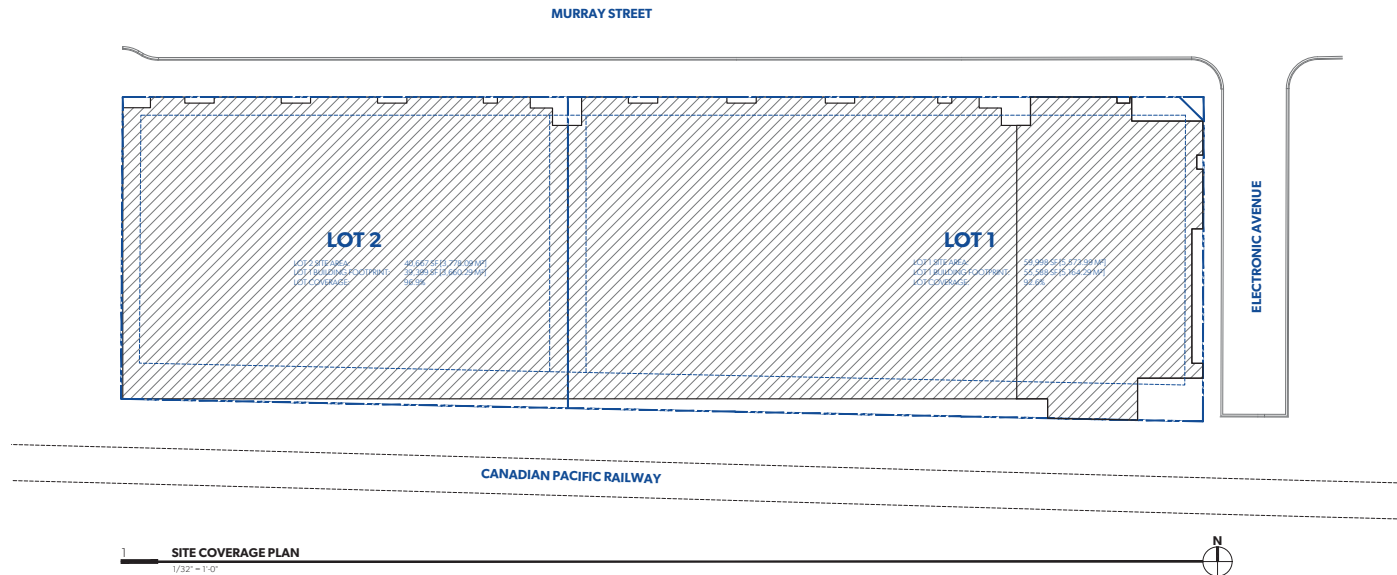
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MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A005
DEDICATIONS

2019-12-18



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

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ISSUE DATE DESCRIPTION


MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A007
SITE COVERAGE PLAN

2019-12-18



-  EXISTING GRADE: LESS THAN 8M
 EXISTING GRADE: 8M - 9M
 EXISTING GRADE: 9M - 10M
 EXISTING GRADE: GREATER THAN 10M
 EL. XXM
 PROPOSED ELEVATION
 EL. XX
 EXISTING GRADE
 HEIGHT
 MEASURED TO HIGHEST OCCUPIABLE FLOOR

1	2019-12-18	ISSUED FOR REZONING & DP
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MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A008

AVERAGE GRADE PLAN

MARCH 21

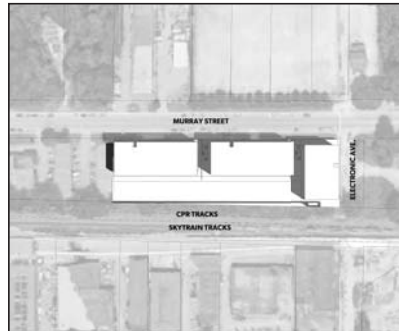
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SEPTEMBER 21

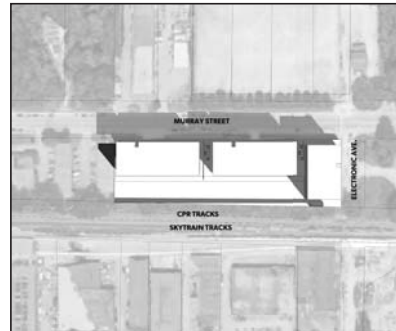
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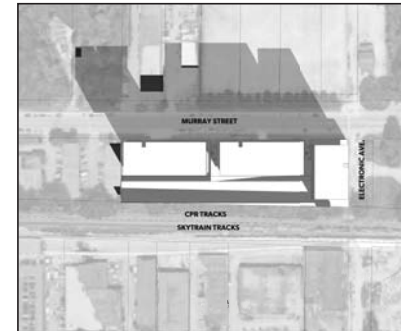
10 AM



10 AM



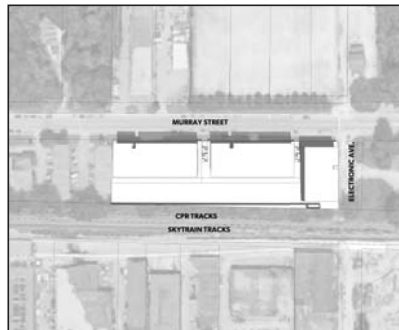
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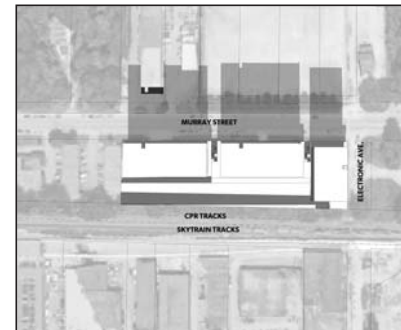
12 PM



12 PM



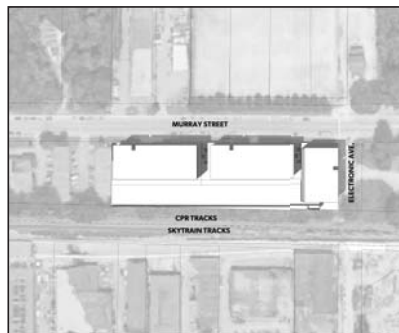
12 PM



12 PM



2 PM



2 PM



2 PM



2 PM

MGA
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-  NEW SHADOW CAST ON ADJACENT BUILDING
-  NEW SHADOW CAST ON GROUND
-  NEW BUILDING

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

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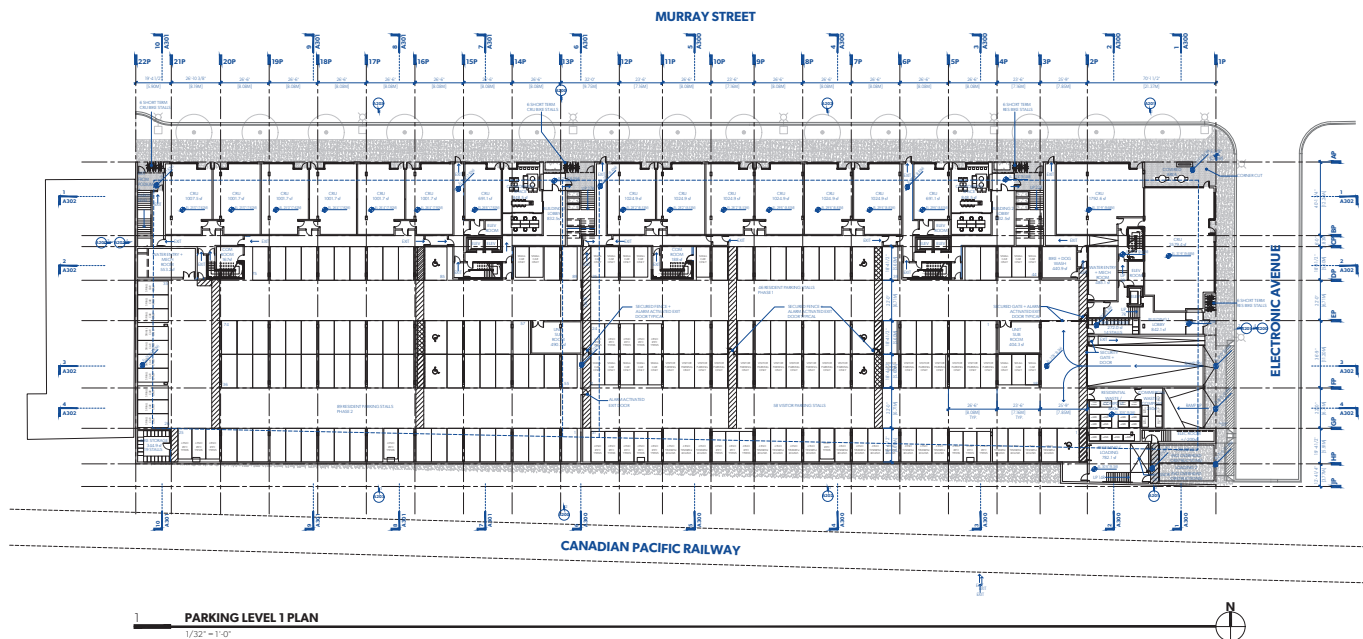
MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

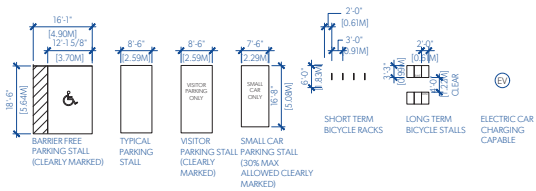
A009

SHADOW STUDY

2019-12-18



1 **PARKING LEVEL 1 PLAN**
1/32" = 1'-0"



2 **PARKING STALL DETAILS**
1/8" = 1'-0"

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

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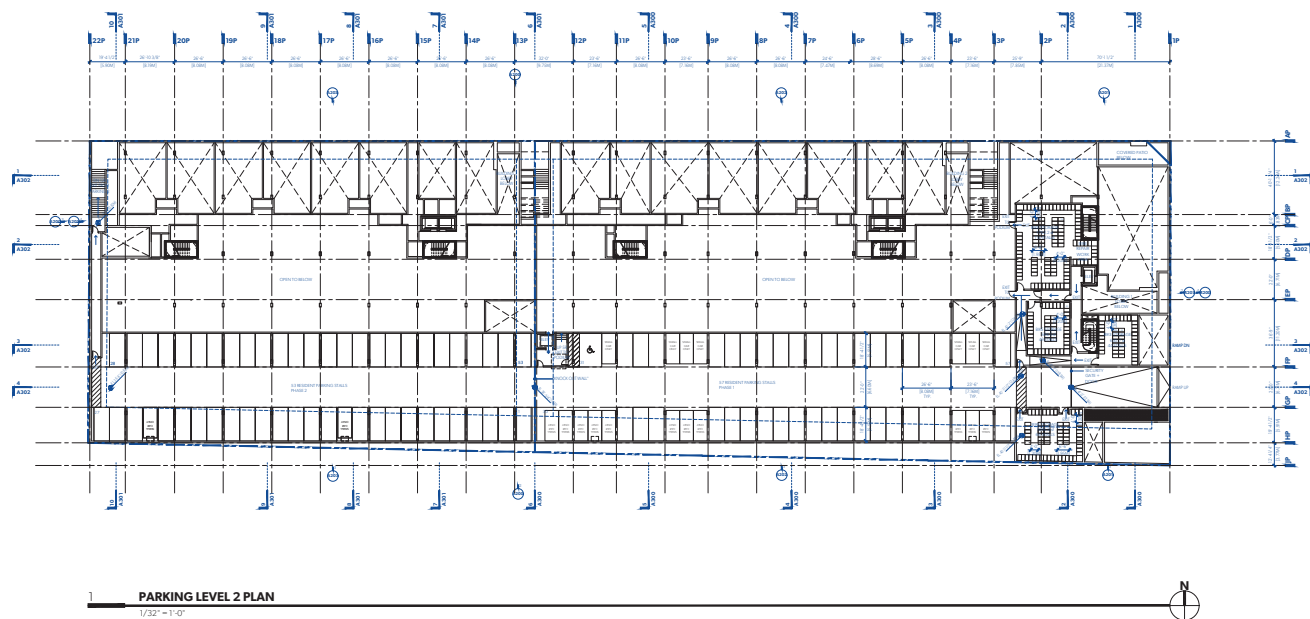
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MURRAY STREET PROJECT

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PORT MOODY, BC V3H 1X3
2018-012

A100
PARKING LEVEL 1

2019-12-18



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

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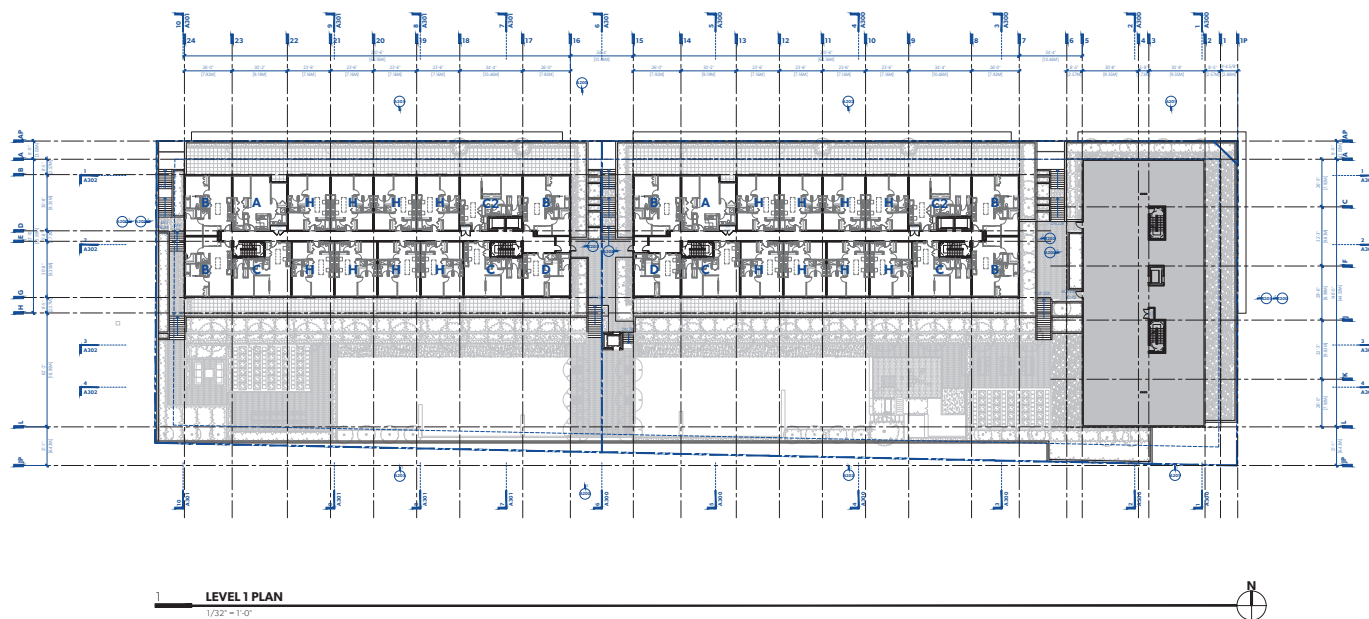
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MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A102
LEVEL 1 PLAN

2019-12-18



LEVEL 1 PLAN
1/32" = 1'-0"

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

1 2019-12-18 ISSUED FOR REZONING & DP

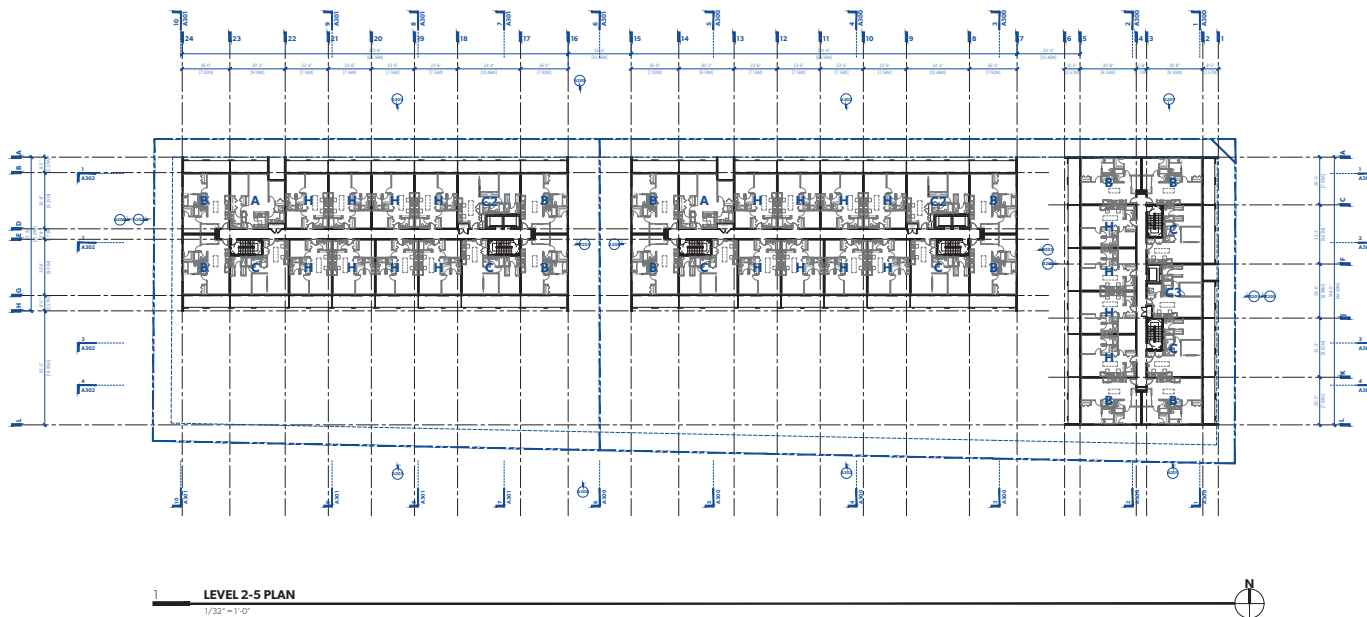
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MURRAY STREET PROJECT

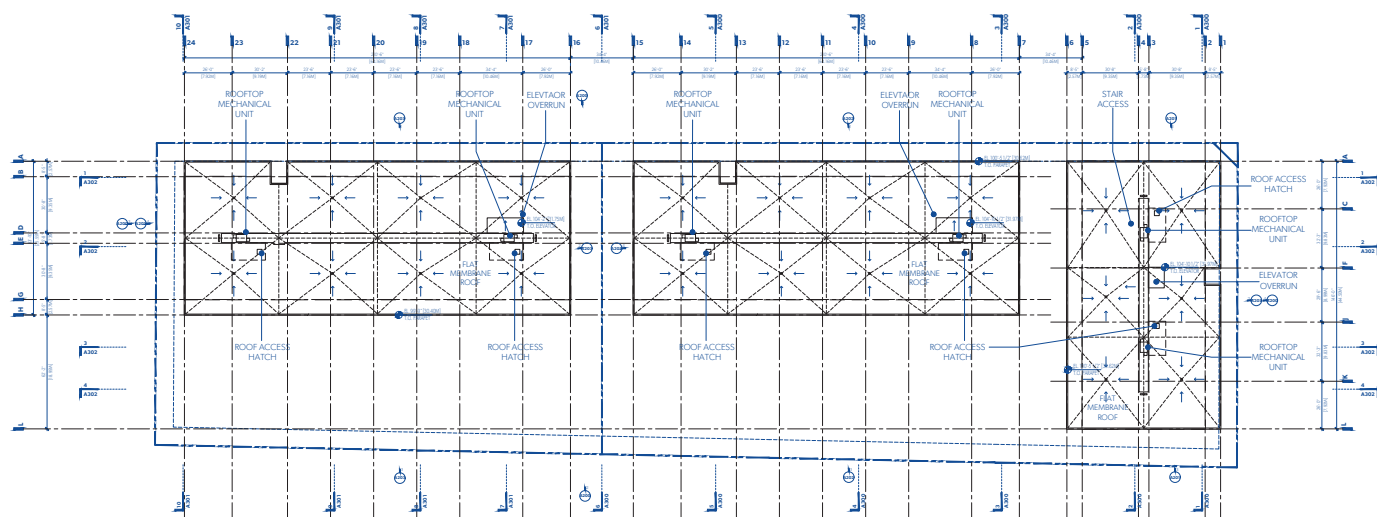
3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A103
LEVEL 2-5 (TYP.) PLAN

2019-12-18



1 **LEVEL 2-5 PLAN**
1/32" = 1'-0"



1 **ROOF PLAN**
1/32" = 1'-0"



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

1 2019-12-18 ISSUED FOR REZONING & DP

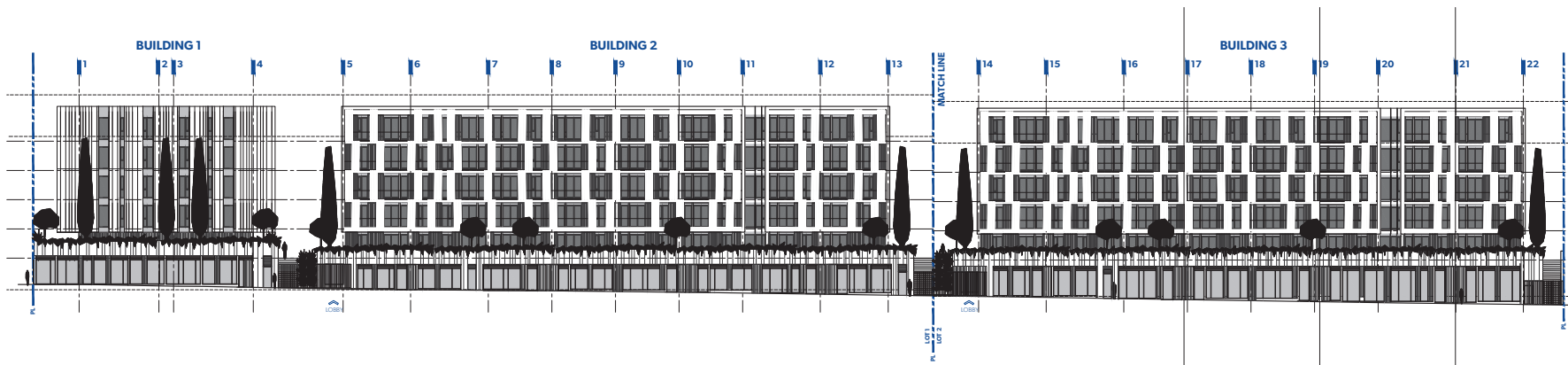
ISSUE DATE DESCRIPTION

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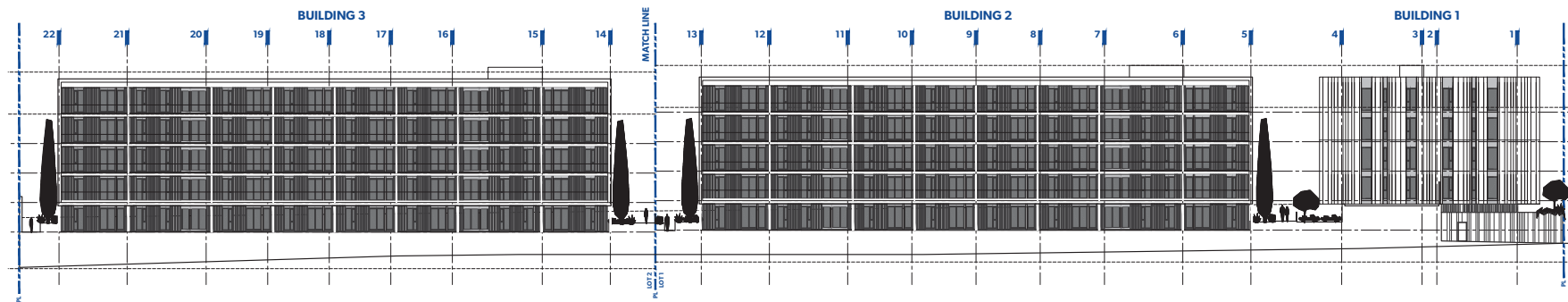
3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A104
ROOF PLAN

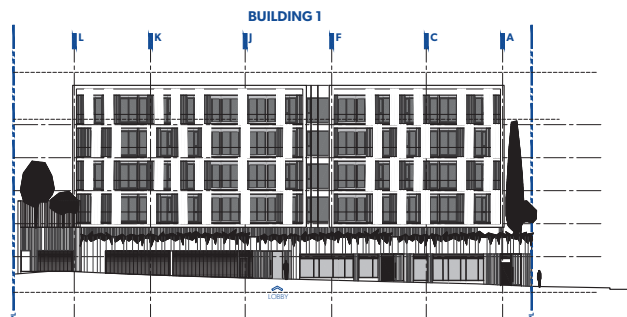
2019-12-18



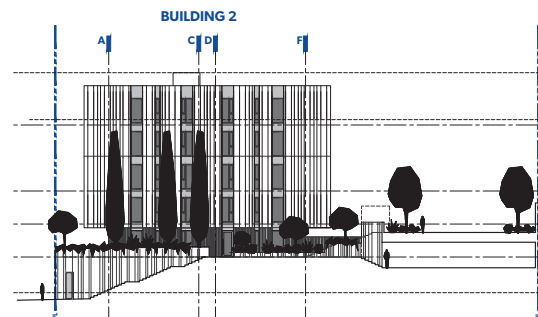
1 MURRAY STREET ELEVATION
1" = 20'



2 SOUTH ELEVATION [RAILWAY]
1" = 20'



3 EAST ELEVATION [ELECTRONIC AVENUE]
1" = 20'



4 LOT 2 - WEST ELEVATION
1" = 20'

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MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

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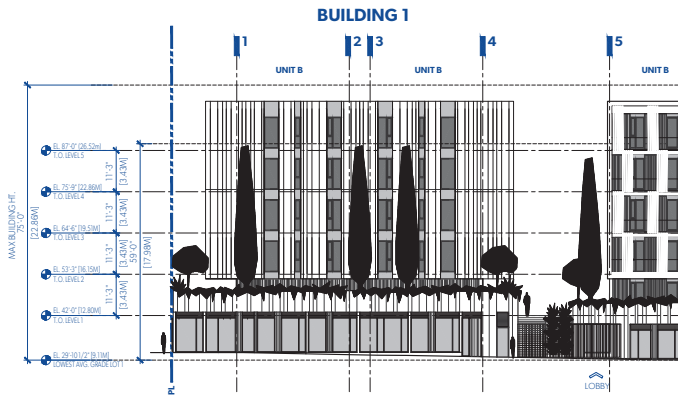
ISSUE DATE DESCRIPTION

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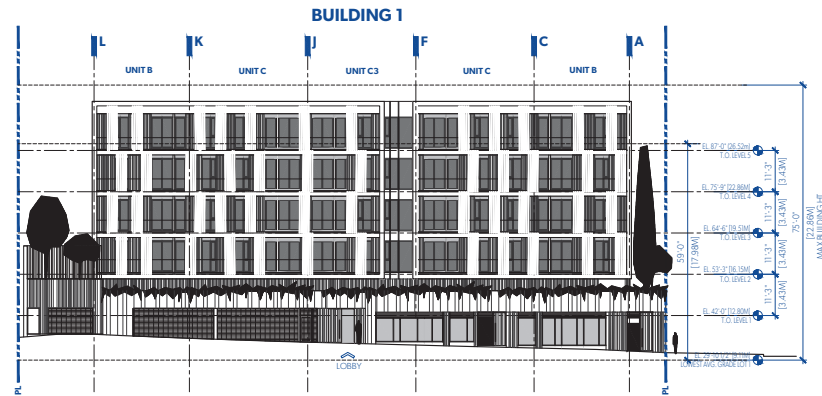
3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A200
OVERALL ELEVATIONS

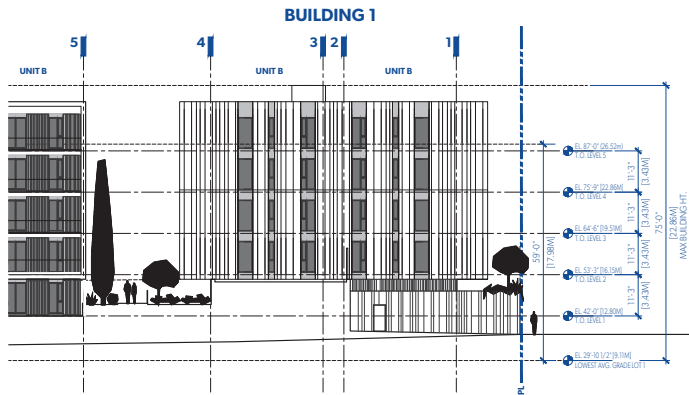
2019-12-18



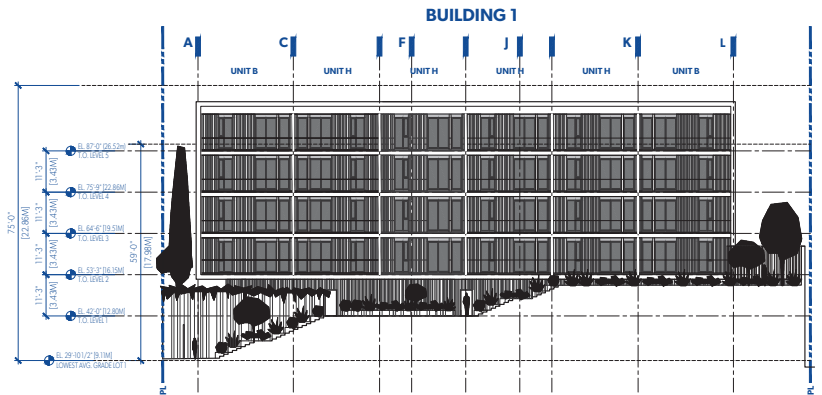
1 NORTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

1 2019-12-18 ISSUED FOR REZONING & DP

ISSUE DATE DESCRIPTION

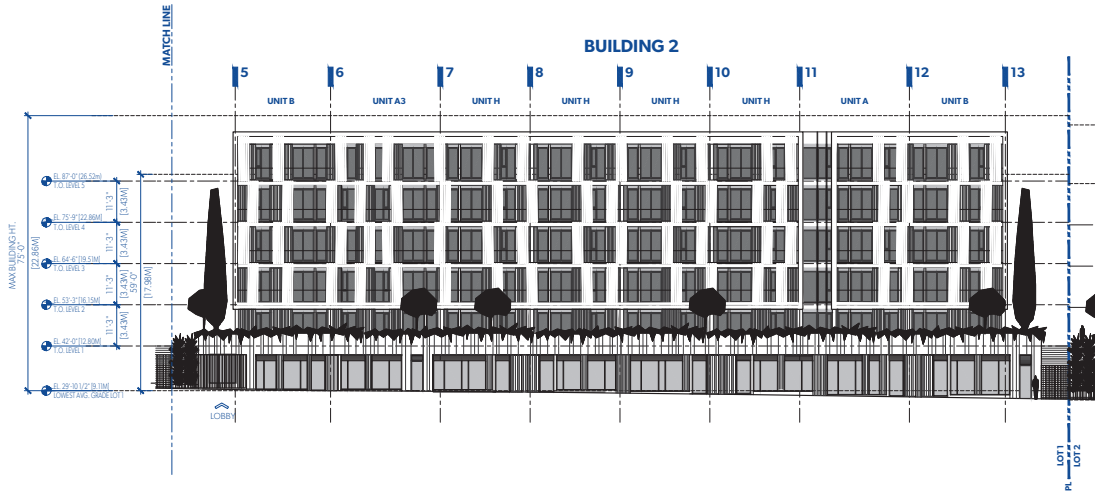
MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

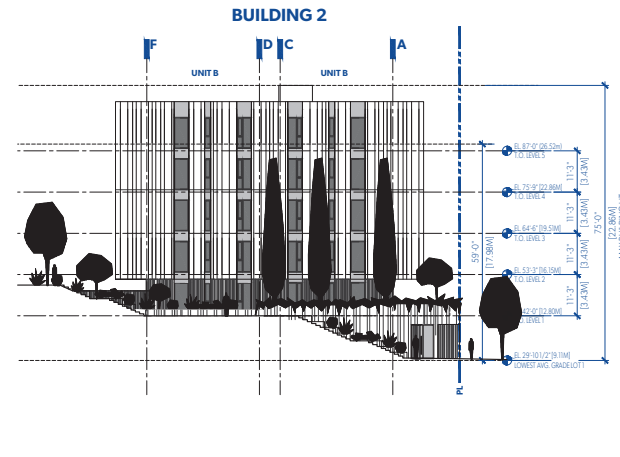
A201

BUILDING 1 ELEVATIONS

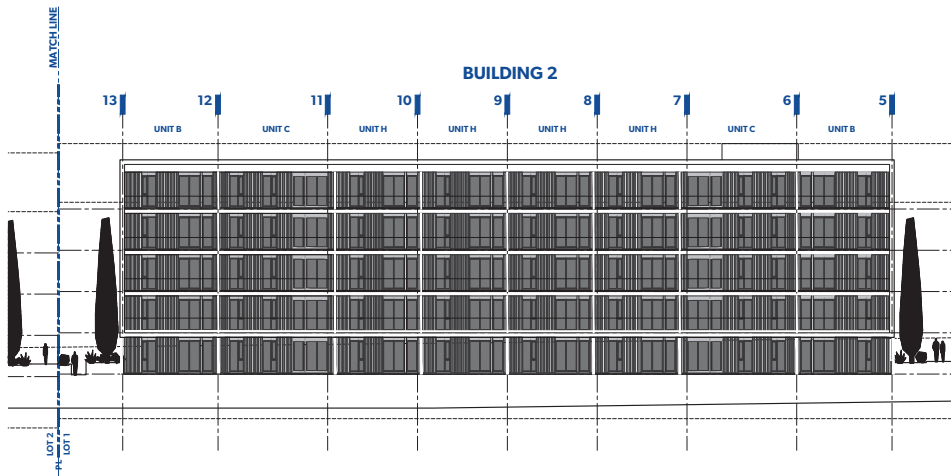
2019-12-18



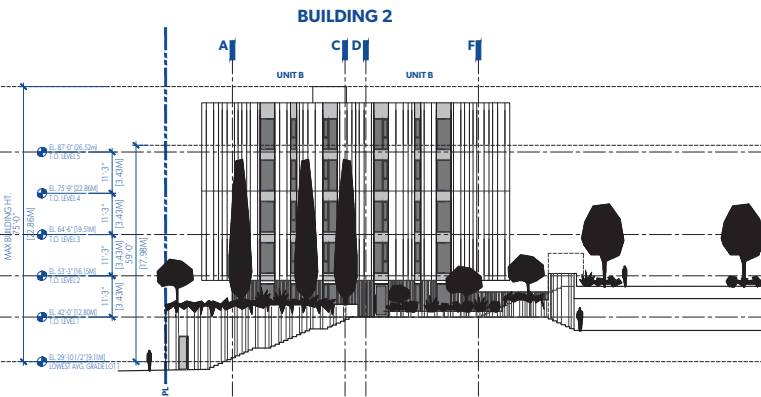
1 NORTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

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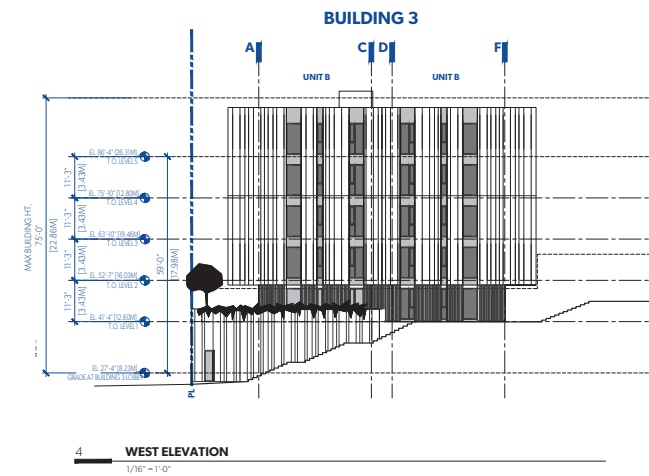
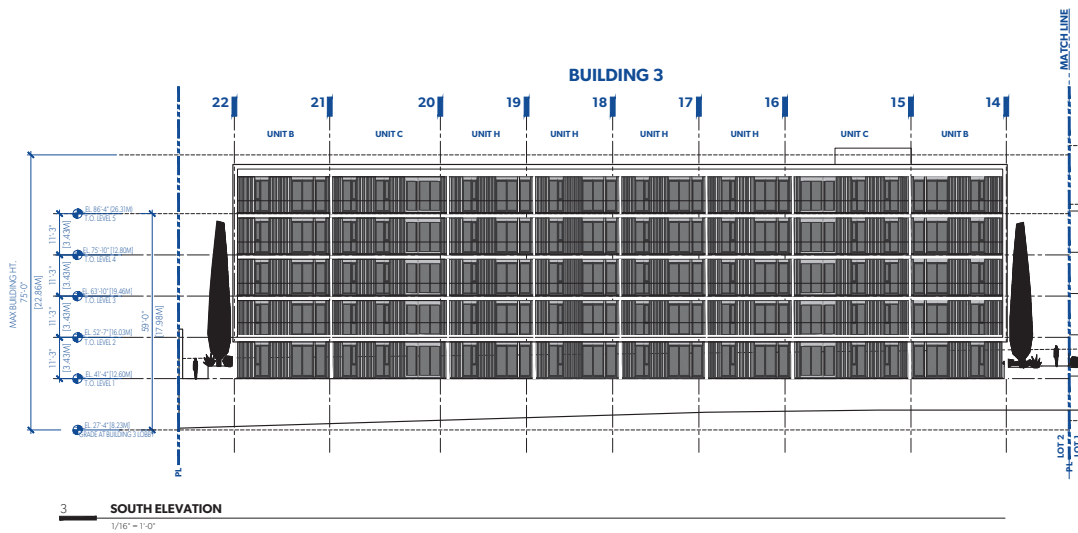
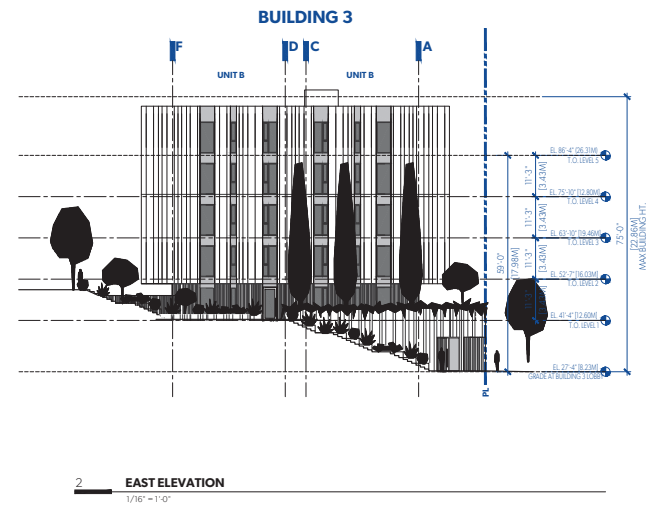
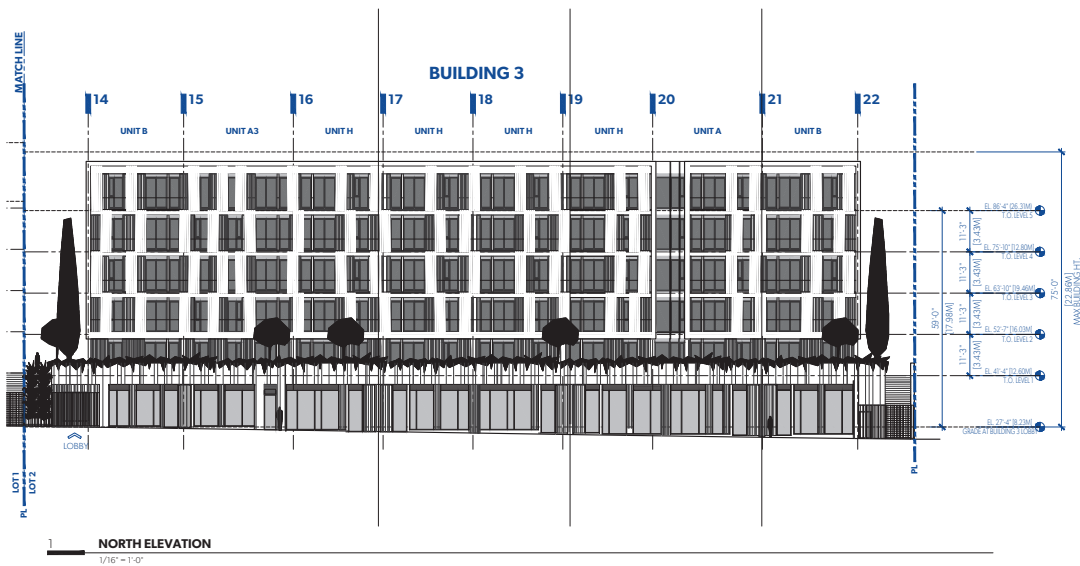
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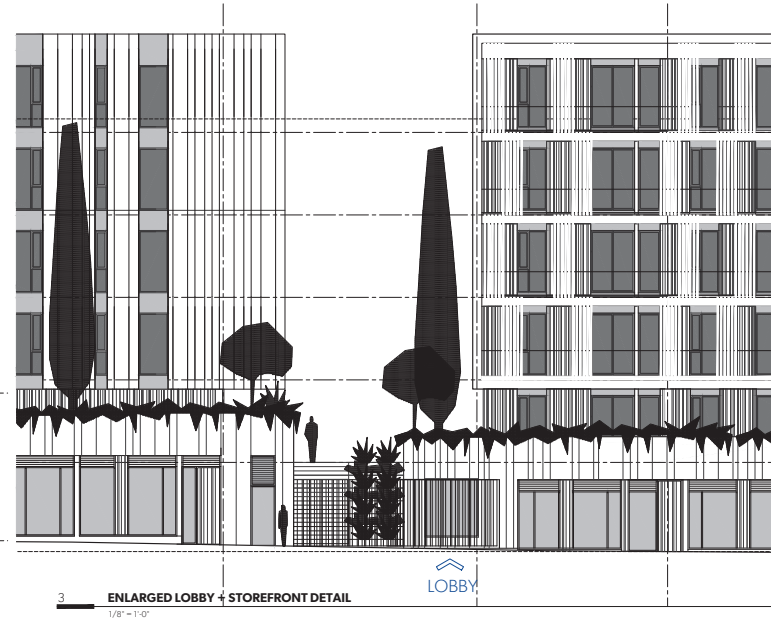
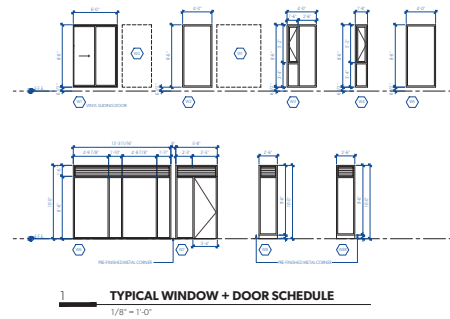
MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

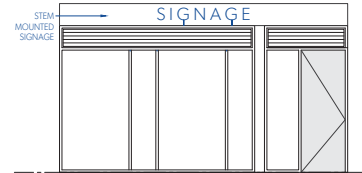
A202
BUILDING 2 ELEVATIONS

2019-12-18

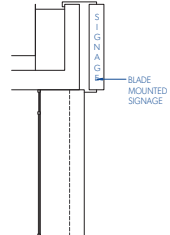
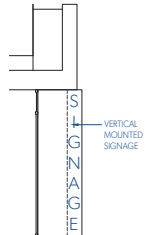




2 **SIGNAGE OPTION A**
1/4" = 1'-0"



4 **SIGNAGE OPTION B**
1/4" = 1'-0"



5 **SIGNAGE OPTION C**
1/4" = 1'-0"



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

1 2019-12-18 ISSUED FOR REZONING & DP

ISSUE DATE DESCRIPTION

MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A204
WINDOW SCHEDULE +
ENLARGED ELEVATIONS
2019-12-18



1 PREFINISHED PROFILED METAL CLADDING



6 FROSTED GLASS PRIVACY SCREEN IN POWDER COATED METAL FRAME



2 PREFINISHED METAL FASCIA



7 VINYL WINDOWS AND DOORS



3 FIBRE CEMENT SMOOTH PANEL - PAINTED



8 PREFINISHED ALUMINUM GUARDRAIL WITH CLEAR GLASS INFILL - NORTH AND EAST ELEVATIONS
PREFINISHED ALUMINUM GUARDRAIL WITH 1/2"X1/2" PICKET INFILL - SOUTH AND WEST ELEVATIONS



4 PREFINISHED PRIVACY SCREENS



9 SITE CAST CONCRETE WALL WITH REVEALS



5 FIBRE CEMENT BOARD WITH BATTENS, VARIOUS WIDTHS - PAINTED

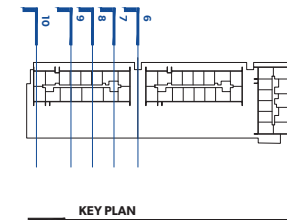
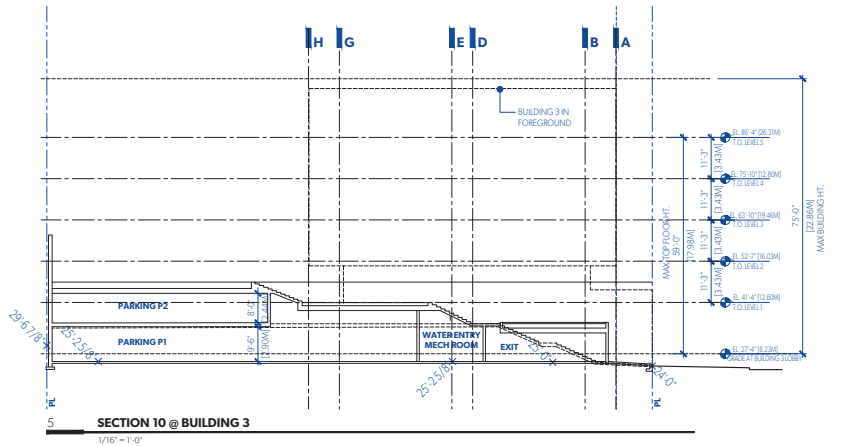
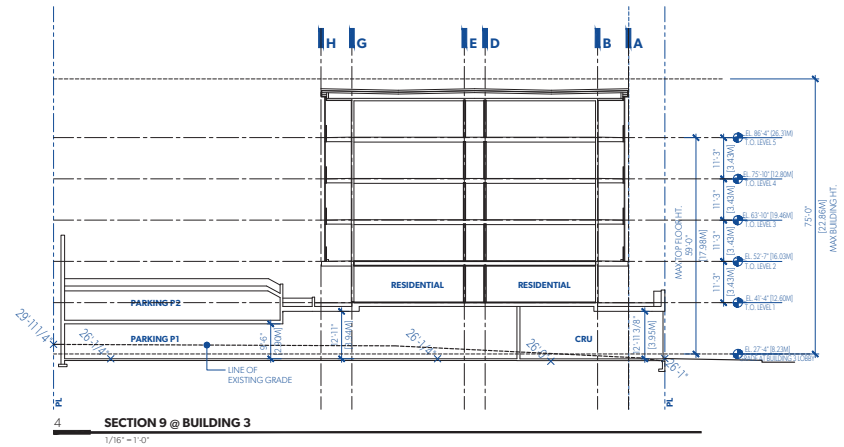
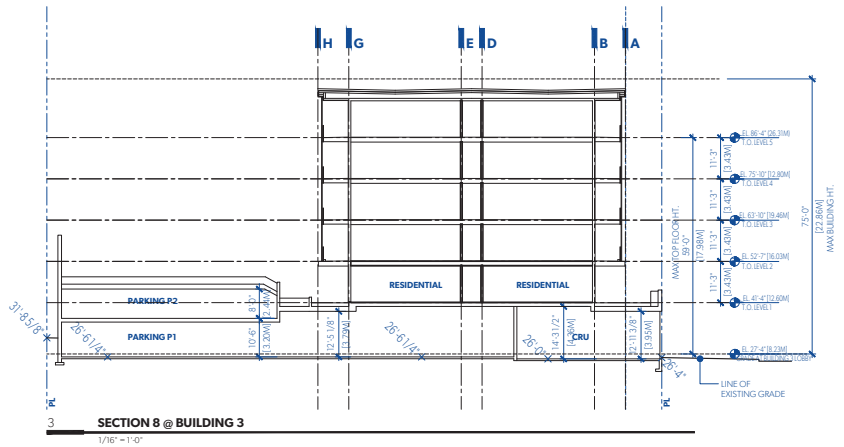
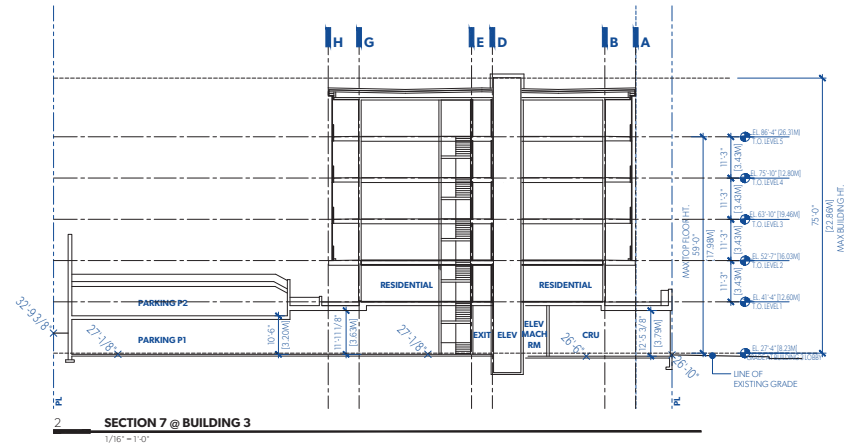
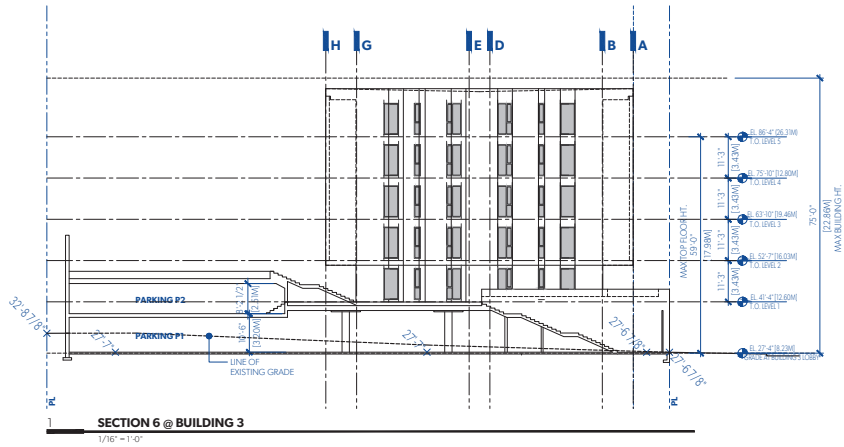


10 NATURAL WOOD CLADDING AND DOORS



11 PREFINISHED ALUMINUM STOREFRONT GLAZING





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MICHAEL GREEN ARCHITECTURE

MICHAEL GREEN ARCHITECTURE
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VANCOUVER BC
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MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A301
SECTIONS
2019-12-18

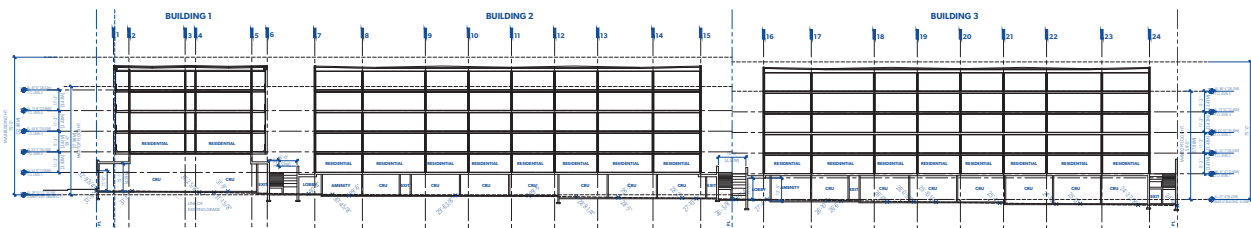


MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

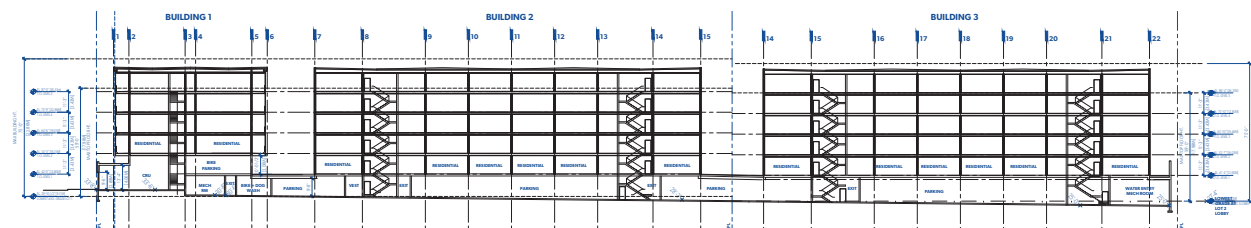
A302
SECTIONS

2019-12-18



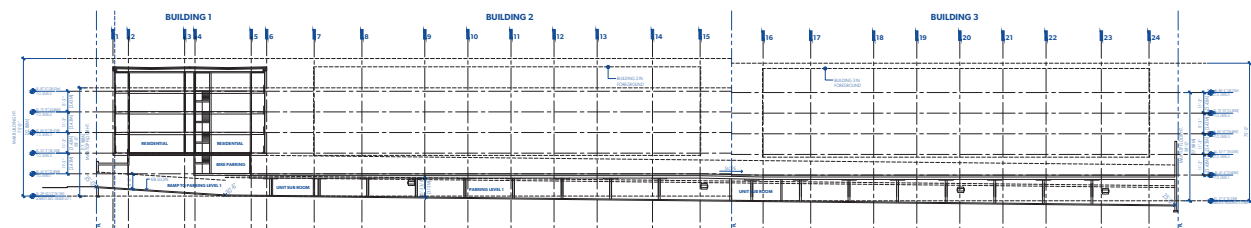
1 LONGITUDINAL SECTION

1/32" = 1'-0"



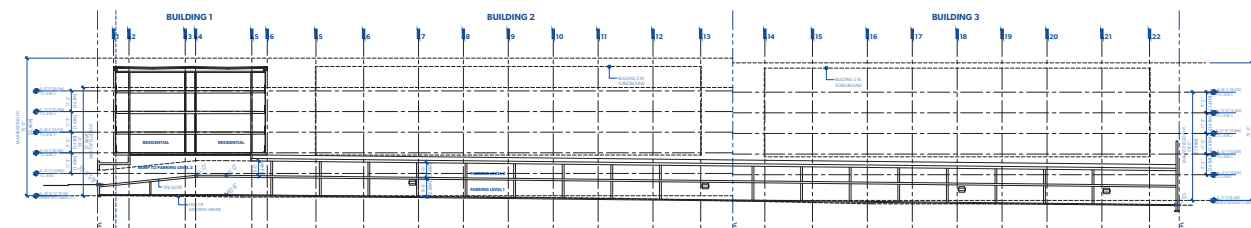
2 LONGITUDINAL SECTION

1/32" = 1'-0"



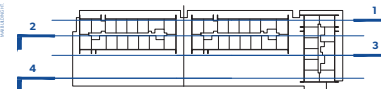
3 LONGITUDINAL SECTION

1/32" = 1'-0"

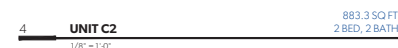
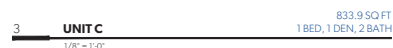
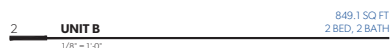
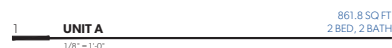
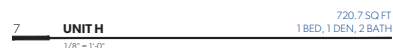
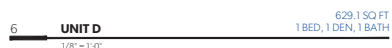
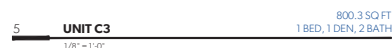


4 LONGITUDINAL SECTION

1/32" = 1'-0"



KEY PLAN



ISSUE	DATE	DESCRIPTION
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MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A400

UNIT PLANS

2019-12-18



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

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MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
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A810
3D RENDERS

2019-12-18



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
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1 2019-12-18 ISSUED FOR REZONING & DP

ISSUE DATE DESCRIPTION

MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A811
3D RENDERS

2019-12-18



1 DETAIL @ RESIDENTIAL MURRAY STREET ENTRANCE



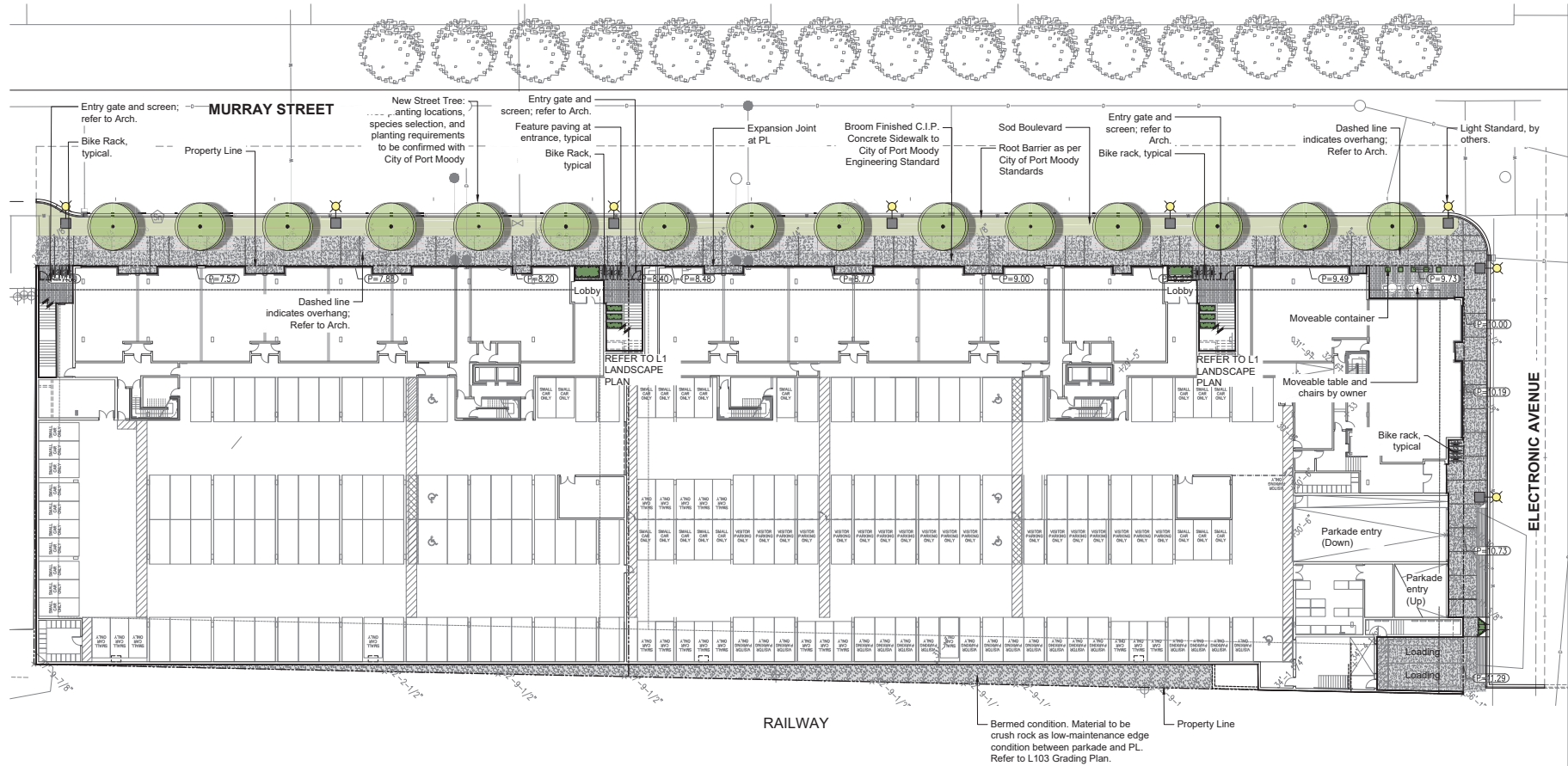
2 ELECTRONIC AVENUE ELEVATION



3 PODIUM LANDSCAPE AMENITY SPACE







4 RESIDENTIAL PODIUM ENTRY STAIR





OFFSITE TREE SCHEDULE

STREET TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Street Tree / Street Tree Location, species, and planting requirements to be confirmed with City of Vancouver	-	15




HARDSCAPE MATERIALS

KEY	DESCRIPTION
	CIP CONCRETE SIDEWALK Broom Finish
	LINEAR CONCRETE UNIT PAVERS
	CRUSHED ROCK
	DRIP STRIP with filter rock

SOFTSCAPE MATERIALS

KEY	DESCRIPTION
	SOD BOULEVARD See Critical Landscape Notes for Specifications
	SHRUB PLANTING See Critical Landscape Notes for Specifications

SITE FURNISHINGS

KEY	DESCRIPTION
	BIKE RACK Model: Iron Bike Rack (MPR-2000-00001) Manufacturer: High Site Furnishings Colour: Black Mount: Surface OR APPROVED EQUAL
	MOVEABLE TABLE AND CHAIRS By owner
	MOVEABLE CONTAINER Model: Square Manufacturer: C3 Commercial Metal Planters Colour: Night Size: 24 x 24 x 24 OR APPROVED EQUAL

5	2019-12-18	ISSUED FOR DP / REZONING
4	2019-12-10	DRAFT FOR REVIEW
3	2019-11-22	ISSUED FOR DP / REZONING
2	2019-11-01	DP COORDINATION
1	2019-10-04	100% SCHEMATIC DESIGN

ISSUE DATE DESCRIPTION

MURRAY STREET

3015, 3033, 3093 MURRAY STREET
 PORT MOODY, BC
 2018-012

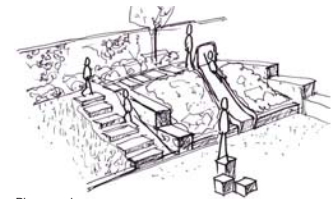
L100

Parking P1 Landscape Plan

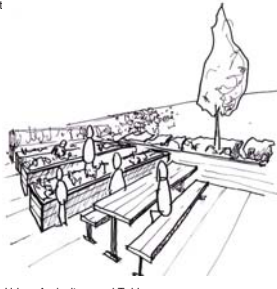
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THE MURRAY LANDSCAPE CONCEPT



Playground



Urban Agriculture and Tables

Description
The Murray building design has a strong contemporary form that takes materials from the industrial past and reworks them into visually aesthetic and functional elements. There is a verticality in the building facade that is reinforced by the reveals in the concrete of the first floor commercial, the vertical steel curtain in the upper residential floors, and the fastigate trees of the landscape. The structure is broken up with three monumental staircases that invite residents from Murray Street up to the outdoor podium greenspace. This greenspace is an expansive and significant south facing space that has been designed as a linear park and compartmentalized in harmony with the spacing of the individual residential units. The vertical nature of the facade is reflected across the landscape to bring the two elements together as one composition. Landscape walls and structures, hardscape materials, trees and mass planting work together to reinforce this linear aesthetic.

Industrial elements will be incorporated into the south sound wall that borders the train tracks and other ground and furniture elements.

The first phase includes social space for lounging, urban gardening and outdoor eating, a play space, open lawn and central social plaza. The second phase includes similar spaces, creating a spatial experience with variety and personal space to different users.

The residential units on the podium all have a personal outdoor patio. Along the Murray frontage this includes mostly paved balcony with planting along the edges that will spill over the building facade. The units along the podium space enjoy a terraced planted buffer and hedge that expands the feeling of personal space, while maintaining privacy from the shared outdoor amenity.

HARDSCAPE MATERIALS

KEY	DESCRIPTION
	C/P CONCRETE Light sandblast finish
	HYDRAPRESSED SLABS ON PEDESTALS Colour: Natural
	LINEAR CONCRETE UNIT PAVERS
	CRUSHED GRANULAR
	ENGINEERING FIBRE SAFETY SURFACING
	DRIP STRIP with river rock

SOFTSCAPE MATERIALS

KEY	DESCRIPTION
	PROPOSED TREE
	SOD See Critical Landscape Notes for Specifications
	SHRUB PLANTING See Critical Landscape Notes for Specifications
	HEDGEROW See Critical Landscape Notes for Specifications

SITE FURNISHINGS

KEY	DESCRIPTION
	MOVEABLE TABLE AND CHAIRS
	LOUNGE SEATING
	HARVEST TABLE
	URBAN AGRICULTURE PLOTS
	WOOD SEAT BENCH

	CONCRETE SEAT WALL
	CORTEN STEEL SQUARE PLANTER

L1 TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
	Acer griseum / Paperbark Maple	B&B	6cm cal.	6	Uniform branching, nursery grown, dense tree, 1.5m (5') std.
	Acer palmatum 'Sango Kaku' / Sango Kaku Maple	B&B	2.5m ht	5	Specimen quality, densely branched
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	6cm cal.	10	Uniform branching, nursery grown, dense tree, 1.5m (5') std.
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	6cm cal.	8	Uniform branching, nursery grown, dense tree, 1.5m (5') std.
	Populus tremula 'Erecta' / European Columnar Aspen	B&B	6cm cal.	42	Uniform branching, nursery grown, dense tree, 1.5m (5') std.

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MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
PORT MOODY, BC
CANADA V6J 1J8

5	2019-12-18	ISSUED FOR DP / REZONING
4	2019-12-10	DRAFT FOR REVIEW
3	2019-11-22	ISSUED FOR DP / REZONING
2	2019-11-01	DP COORDINATION
1	2019-10-04	100% SCHEMATIC DESIGN

ISSUE DATE DESCRIPTION

MURRAY STREET

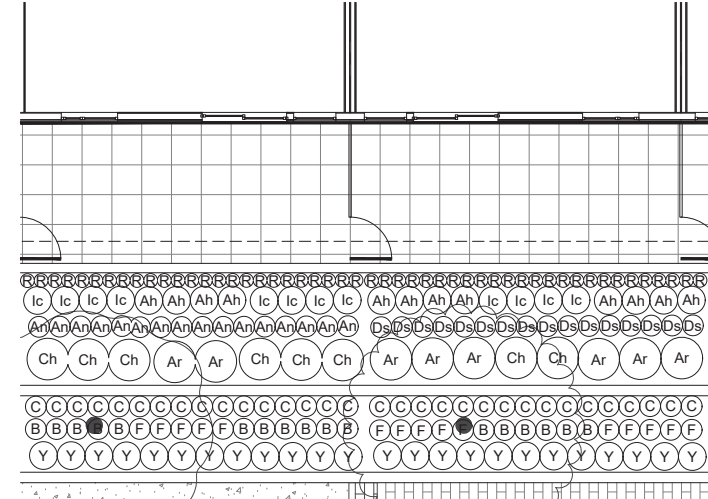
3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC
2018-012

L101
L1 Landscape Plan

1:250 0 2.5m 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5



PLANT SCHEDULE			
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING
Ar	Arbutus unedo 'Compacta' / Dwarf Strawberry Tree	#3	0,90m
Ah	Azalea japonica 'Hino White' / Hino White Japanese Azalea	#3	0,60m
Bg	Buxus x 'Green Velvet' / Boxwood	#3	0,45m
Ch	Choisya ternata 'Aztec Pearl' / Mexican Orange	#3	0,90m
Ic	Ilex crenata 'Soft Touch' / Japanese Holly	#3	0,60m
Nd	Nandina domestica 'Gulf Stream' / Gulf Stream Nandina	#3	0,30m
Pa	Paxistima myrsinites / Oregon boxwood	#2	0,45m
Rr	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#3	0,90m
Sh	Sarcococca hookeriana humilis / Sweet Box	#2	0,45m
Y	Taxus x media 'Hicksii' / Hicks Yew	1,2m ht.	0,60m
Va	Vaccinium ovatum 'Thunderbird' / Evergreen Huckleberry	#2	0,75m
FERNS			
B	Blechnum spicant / Deer Fern	#2	0,45m
F	Polystichum munitum / Western Sword Fern	#2	0,45m
GRASSES			
Ck	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#1	0,60m
Ci	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	0,30m
Ds	Deschampsia cespitosa 'Schottland' / Scottish Tufted Hair Grass	#1	0,45m
Ha	Hakonechloa macra 'Aureola' / Golden Japanese Forest Grass	#1	0,30m
Ml	Miscanthus sinensis 'Little Kitten' / Little Kitten Maiden Grass	#1	0,30m
Ph	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	#1	0,45m
Sa	Sesleria autumnalis / Autumn Moor Grass	#1	0,30m
GROUND COVER			
C	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	#2	0,45m
Ma	Mahonia nervosa / Dwarf Oregon Grap	#1	0,45m
P	Pachysandra terminalis 'Green Sheen' / Green Sheen Japanese Spurge	#1	0,30m
R	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry	#1	0,30m
PERENNIALS			
Aa	Agapanthus africanus / Lily of the Nile	#1	0,30m
An	Anemone x hybrida 'Whirlwind' / Hybrid Japanese Anemone	#1	0,45m
Ec	Euphorbia characias wulfenii / Evergreen Spurge	#1	0,30m
Hk	Hosta x 'Krossa Regal' / Krossa Regal Daylily	#1	0,60m
La	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#1	0,45m
Ls	Liriope spicata 'Big Blue' / Creeping Lily Turf	#1	0,30m
VINES			
Cle ar2	Clematis armandi / Evergreen Clematis	#2	0,75m
Par tr2	Parthenocissus tricuspidata / Boston Ivy	#2	0,75m



1 TYPICAL GARDEN SUITE PLANTING
Scale 1:100



The planting design for the Murray project reinforces the strict geometries in the building façade with a series of linear hedgerows. These bands allow us to frame the different gathering spaces in unique ways, creating distinct and memorable planting experiences within each room. The plantings will also be used to signify transitions between the different social amenity spaces, assisting users with wayfinding.

Plants will be grouped by species, allowing us to experiment with varying textures, colours, and heights within the banding. For example, the yellow-green foliage of Choisya ternata will provide the backdrop for rows of white-flowering Anemone 'Whirlwind', the dark green fronds of Polystichum munitum, the frothy-flowers of Heuchera, and the dark, glossy leaves of Sarcococca humilis. All plantings will be complemented by plumes of ornamental grasses, including tall Calamagrostis and Miscanthus, and the shorter native Deschampsia.

These linear bands create visual coherence and a sense of order, but they can also become strong habitat hedgerows providing floral and nesting resources for wildlife. We have selected plants which will provide overlapping bloom time for pollinators and other beneficial insects. For example, Azalea, Mahonia, and Rhododendron provide important early-spring floral resources, and Lavandula, Anemone, and Agapanthus are long-flowering and will provide floral resources into the fall. In addition to pollinators, some of the larger shrubs (Arbutus, Vaccinium) will create hedgerows which might be used by songbird species.

Pollinator habitat:

- Agapanthus africanus
- Anemone x hybrida 'Whirlwind'
- Azalea japonica 'Hino White'
- Choisya ternata
- Cotoneaster dammeri
- Lavandula angustifolia
- Liriope spicata
- Mahonia nervosa
- Paxistima myrsinites
- Rhododendron 'Ramapo'
- Rubus calycinoides
- Vaccinium ovatum

Native plants:

- Blechnum spicant
- Polystichum munitum
- Deschampsia cespitosa
- Mahonia nervosa
- Paxistima myrsinites
- Vaccinium ovatum



5	2019-12-18	ISSUED FOR DP / REZONING
4	2019-12-10	DRAFT FOR REVIEW
3	2019-11-22	ISSUED FOR DP / REZONING
2	2019-11-01	DP COORDINATION
1	2019-10-04	100% SCHEMATIC DESIGN

ISSUE	DATE	DESCRIPTION
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MURRAY STREET

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC
2018-012

L102

Planting List



- 5 2019-12-18 ISSUED FOR DP / REZONING
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- 1 2019-10-04 100% SCHEMATIC DESIGN

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L103

L1 Grading Plan

MURRAY STREET

ELECTRONIC AVENUE

RAILWAY

Property Line

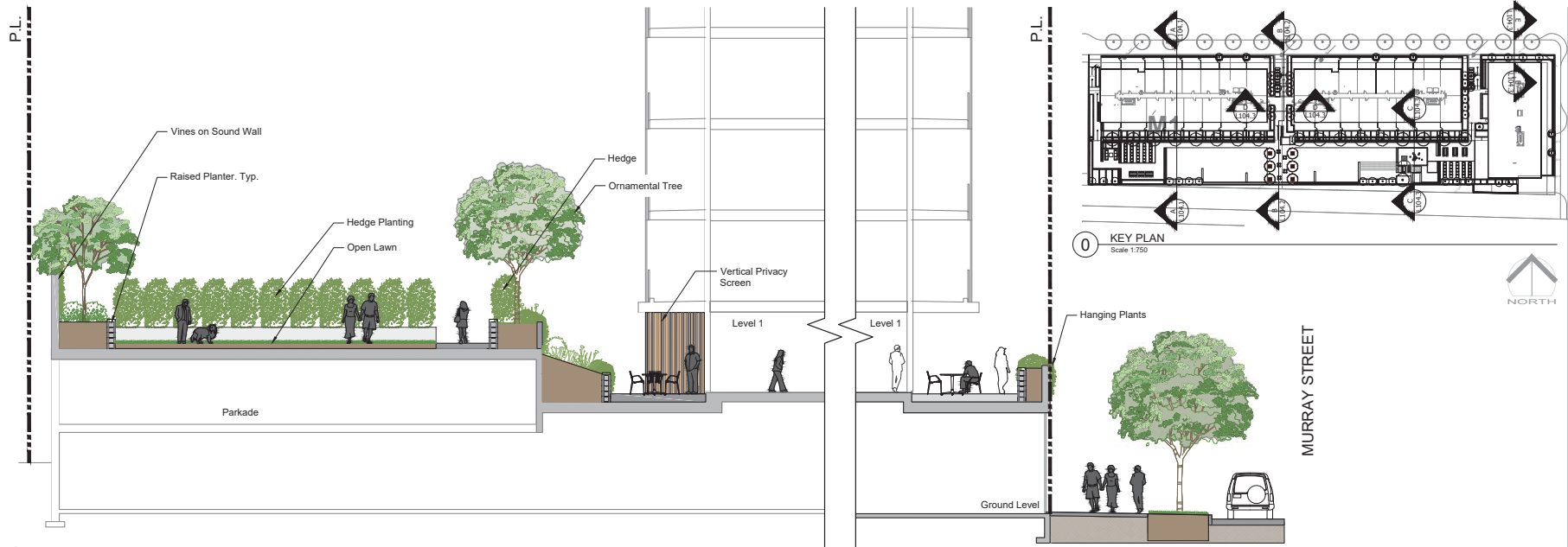
REFER TO P1
 LANDSCAPE PLAN

Lawn, typ

GRADING

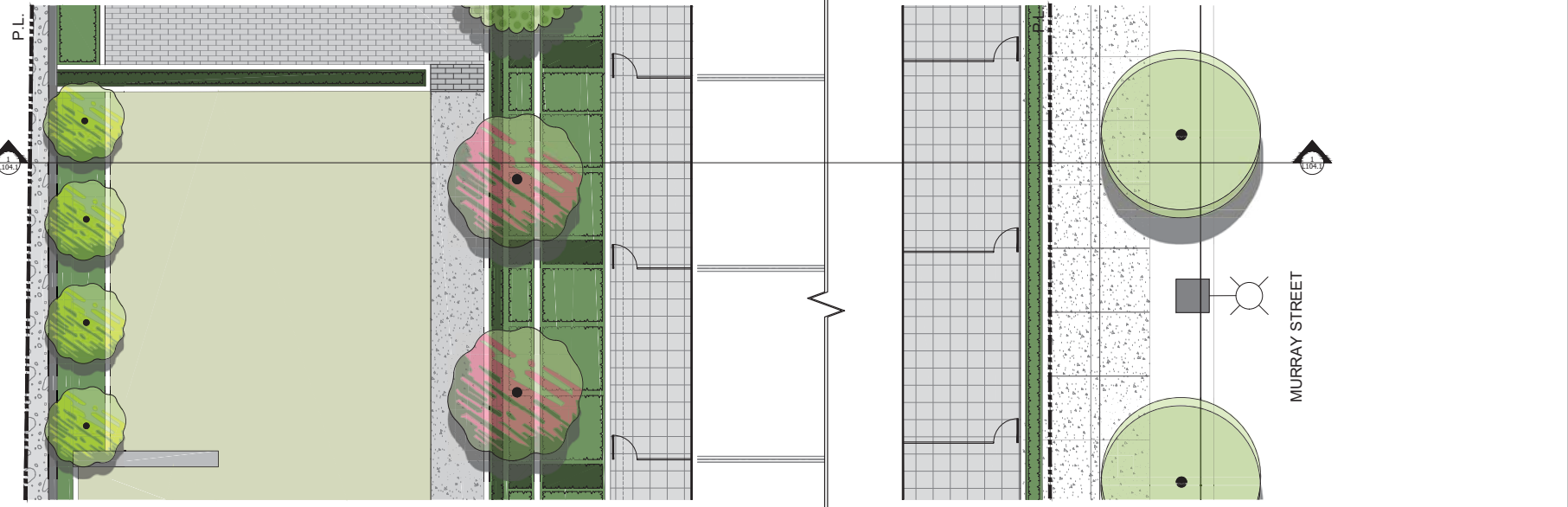
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	PROPOSED GRADE
	PROPOSED TOP OF STEP
	PROPOSED TOP OF WALL

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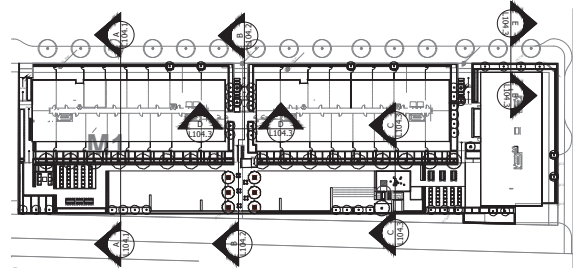
1a SECTION A - SECTION THROUGH GREAT LAWN + MURRAY ST. FRONTAGE

Scale 1:75



1b PLAN VIEW THROUGH SECTION A

Scale 1:75



0 KEY PLAN

Scale 1:750



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MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8



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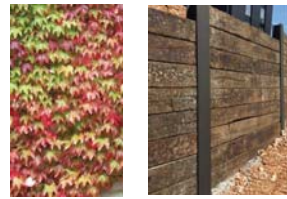
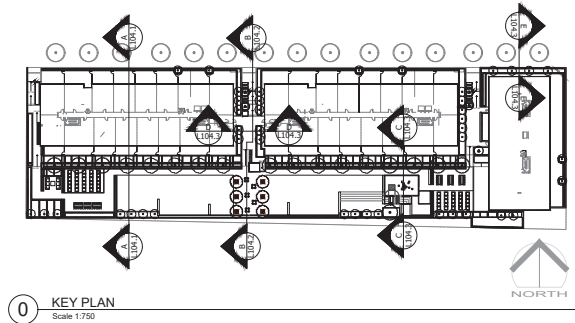
MURRAY STREET

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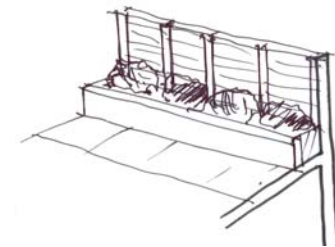
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Landscape Sections

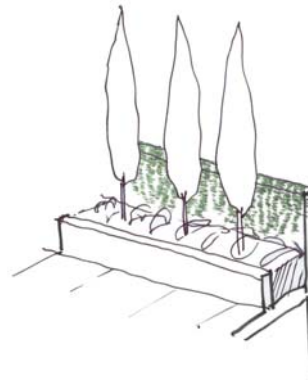
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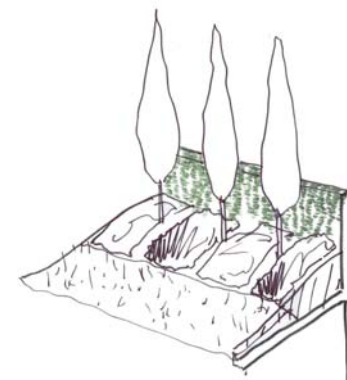
BOSTON IVY RAIL TIE WALL



TYPE 1 - RAIL TIE DECORATIVE WALL



TYPE 2 - PLANTER AT WALL WITH VINES



TYPE 3 - BERM TO WALL WITH VINES

1 SOUTH SOUND WALL TREATMENTS
Scale 1:100



2 SECTION B - CENTRAL PODIUM STAIR AND PLAZA
Scale 1:75

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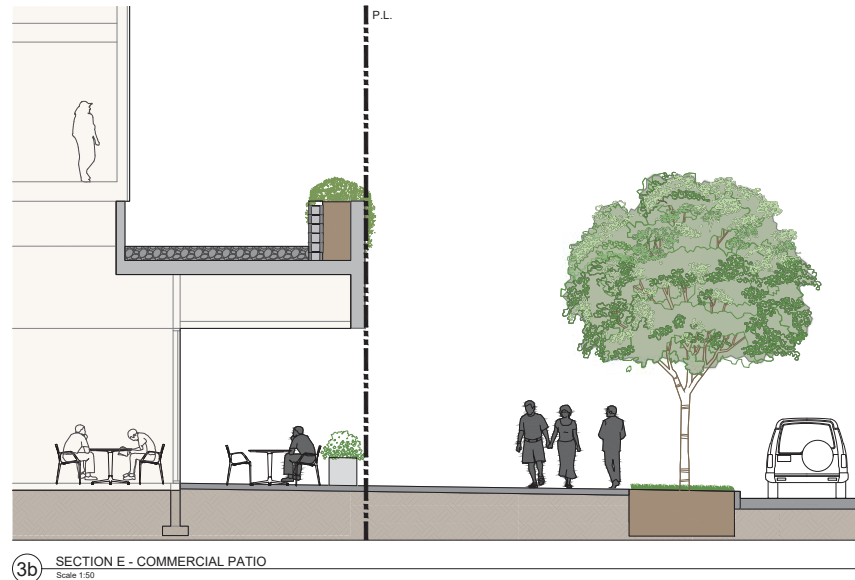
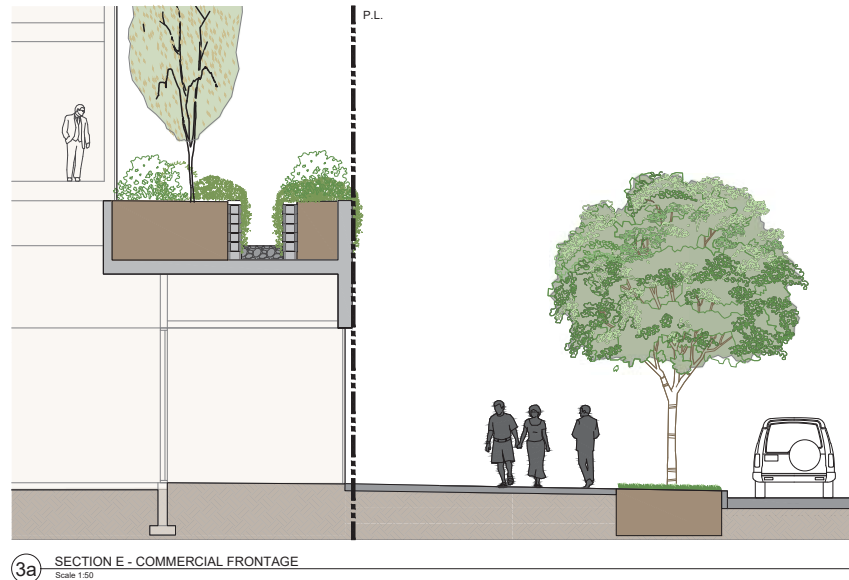
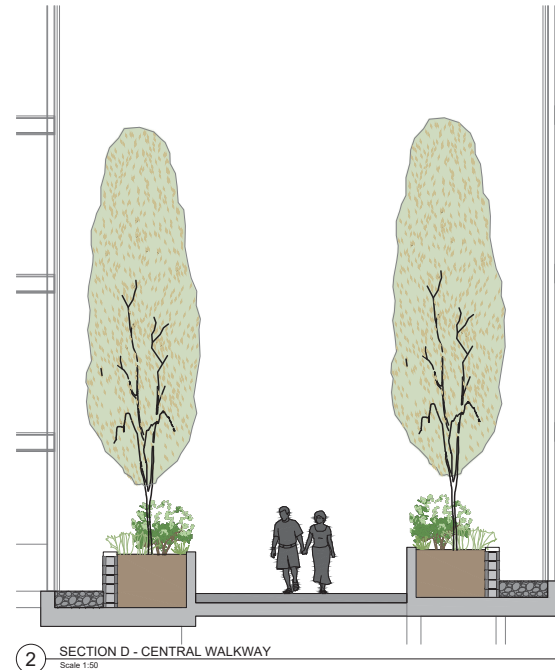
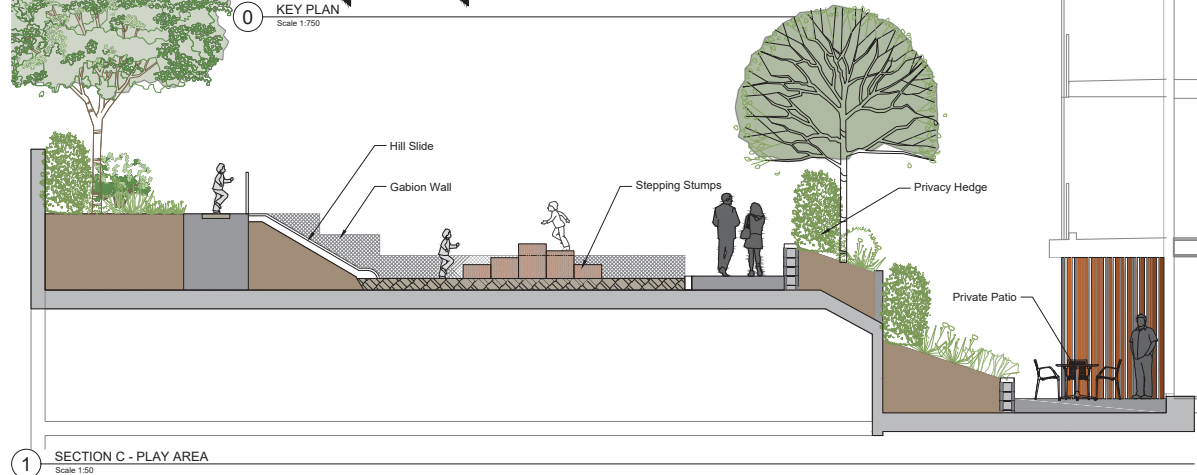
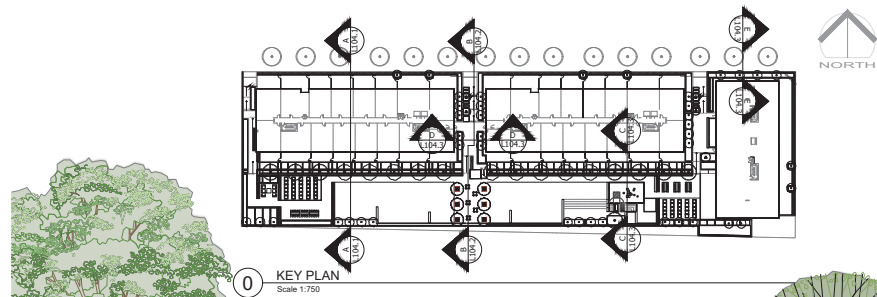
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Landscape Sections



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L104.3

Landscape Sections



OUTDOOR ROOMS



BANDING



BOSQUE WITH CRUSHED GRAVEL BELOW



COURTYARD PLAY AREAS



URBAN AGRICULTURE



VERTICAL STEEL PRIVACY PANELS



CHARCOAL BANDING



SLABS IN GRANULAR



TIMBER SEATING BLOCKS



GABION WALL



FIRST NATIONS ART



CORTEN STEEL PANELS WITH PLANTING



CONCRETE UNIT PAVING



TIMBER SEATING BLOCKS



GABION WALL



CORTEN STEEL ELEMENTS



CATENARY LIGHTS



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Precedent Images