



MOSAIC

ISSUED FOR REZONING AND DEVELOPMENT PERMIT

DRAWING LIST

ARCHITECTURAL

| | |
|------|----------------------------------|
| A000 | COVER + DRAWING LIST |
| A001 | PROJECT DATA SHEET |
| A002 | SITE SURVEY |
| A003 | SITE PHOTOS |
| A004 | PROPOSED SITE PLAN |
| A005 | DEDICATIONS |
| A006 | not used |
| A007 | SITE COVERAGE PLAN |
| A008 | GRADING PLAN |
| A009 | SHADOW STUDY |
| A010 | CODE COMPLIANCE PARKING 1 |
| A011 | CODE COMPLIANCE PARKING 2 |
| A012 | CODE COMPLIANCE LEVEL 1 |
| A013 | CODE COMPLIANCE LEVEL 2-5 (TYP.) |

| | |
|-------|-------------------------------|
| A100 | PARKING 1 |
| A100a | PARKING 1 WEST |
| A100b | PARKING 1 EAST |
| A101 | PARKING 2 |
| A101a | PARKING 2 WEST |
| A101b | PARKING 2 EAST |
| A102 | LEVEL 1 PLAN |
| A102a | LEVEL 1 WEST |
| A102b | LEVEL 1 EAST |
| A103 | LEVELS 2-5 |
| A103a | LEVELS 2-5 WEST |
| A103b | LEVELS 2-5 EAST |
| A104 | ROOF PLAN |
| A105 | GROSS AREA OVERLAY PARKING 1 |
| A106 | GROSS AREA OVERLAY PARKING 2 |
| A107 | GROSS AREA OVERLAY LEVEL 1 |
| A108 | GROSS AREA OVERLAY LEVELS 2-5 |

| | |
|------|-----------------------------------|
| A200 | OVERALL ELEVATIONS |
| A201 | BUILDING 1 ELEVATIONS |
| A202 | BUILDING 2 ELEVATIONS |
| A203 | BUILDING 3 ELEVATIONS |
| A204 | WINDOW SCHEDULE + ENLARGED ELEV'S |
| A205 | PROPOSED EXTERIOR MATERIALS |
| A300 | SECTIONS |
| A301 | SECTIONS |
| A302 | SECTIONS |
| A400 | UNIT PLANS |
| A810 | 3D RENDERINGS |
| A811 | 3D RENDERINGS |
| A812 | 3D RENDERINGS |

CIVIL

| | |
|----|--------------------|
| C1 | SERVICING KEY PLAN |
|----|--------------------|

LANDSCAPE

| | |
|--------|---------------------------|
| L100 | PARKING P1 LANDSCAPE PLAN |
| L101 | L1 LANDSCAPE PLAN |
| L102 | PLANTING LIST |
| L103 | L1 GRADING PLAN |
| L104.1 | LANDSCAPE SECTIONS |
| L104.2 | LANDSCAPE SECTIONS |
| L104.3 | LANDSCAPE SECTIONS |
| L105 | PRECEDENT IMAGES |

PROJECT TEAM

CLIENT
MOSAIC HOMES
500-2609 GRANVILLE STREET
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ARCHITECTURAL
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1535 W 3RD AVENUE
VANCOUVER BC V6J 1J8
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CIVIL
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GEOTECHNICAL
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VANCOUVER BC V6P 6P2
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ELECTRICAL
CPAL ENGINEERING
1340 BARBERRY DRIVE
PORT COQUITLAM BC V3B 1G3
CONTACT: BLAKE SHINE
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LANDSCAPE
VANDERZAUM + ASSOCIATES
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VANCOUVER BC V6T 3J7
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JIS ENGINEERING
300-4585 CANADA WAY
BURNABY BC V5G 1B9
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CODE
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500-1901 ROSSER AVENUE
BURNABY BC V5S 6R4
CONTACT: SAMIR EIDNANI
604-684-2384

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 | | |
| | MADE | | |
| HEIGHT | | | |
| MAXIMUM STORES | 6 | | |
| PROPOSED | 6 | | |
| HEIGHT | 75.45 FT | 23 M | |
| PROPOSED | SEE ELEV | | |
| 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 | 5M |
| LOT 2 - NET | 40,667.0 | 3,778.09 | 5M |
| TOTAL SITE AREA | 100,665.0 | 9,352.08 | 5M |
| LOT COVERAGE | | | |
| LOT 1 | | | |
| BUILDING 1 | 15,770.0 | 1,465.08 | 5M |
| BUILDING 2 | 29,818.0 | 3,699.21 | 5M |
| TOTAL | 55,588.0 | 5,164.29 | 5M |
| % OF LOT 1 | 92.6% | | |
| LOT 2 | | | |
| BUILDING 3 | 39,399.0 | 3,660.29 | 5M |
| % OF LOT 2 | 96.9% | | |

| FAR | | | |
|---------------|-----------|-----------|----|
| SITE AREA | 100,665.0 | 9,352.08 | 5M |
| GFA | 207,453.0 | 19,272.86 | 5M |
| FAR Excluded | 4,402.0 | 408.96 | 5M |
| GFA REMAINING | 203,051.0 | 18,864.00 | 5M |
| FAR | 2.02 | | |
| Allowable FAR | 2.5 | | |

| OUTDOOR AMENITY SPACE | | | |
|-----------------------|----------|----------|----|
| LOT 1 | | | |
| BUILDING 1 | 6,329.0 | 587.98 | 5M |
| BUILDING 2 | 18,500.0 | 1,780.80 | 5M |
| TOTAL | 24,830.0 | 2,368.78 | 5M |
| INDOOR AMENITY | 3,340.0 | 301.01 | 5M |
| LOT 2 | | | |
| BUILDING 3 | 17,963.0 | 1,668.82 | 5M |
| TOTAL LOT 1 + 2 | 42,793.0 | 3,975.60 | 5M |

| INDOOR AMENITY SPACE | | | |
|----------------------|---------|--------|----|
| LOT 1 | | | |
| BUILDING 1 | 0.0 | 0.0 | 5M |
| BUILDING 2 | 1,620.0 | 493.78 | 5M |
| TOTAL | 1,620.0 | 493.78 | 5M |
| LOT 2 | | | |
| BUILDING 3 | 1,620.0 | 150.50 | 5M |
| TOTAL LOT 1 + 2 | 3,240.0 | 644.28 | 5M |

| 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 BED, 1 DEN, 1 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% |
| TOTAL UNITS | | 44 | 80 | 80 | 100% |

| 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 | 15,585.6 | 1.5 | 24.0 | |
| C | 0 | 0 | 0 | 2 | 2 | 833.9 | 6,671.2 | 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 | 7565.6 | | | | | |
| 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 | 10,942.8 | | | | | |
| 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 | 3,162.9 | 0.0 | 1,750.3 | 1,507.7 | 10,954.9 | | | | | |
| RESIDENTIAL "GROSS" AREA | 0.0 | 0.0 | 12,319.7 | 12,562.3 | 62,568.9 | | | | | |
| RESIDENTIAL GFA TOTAL | 3,162.9 | 0.0 | 14,070.0 | 14,070.0 | 73,532.9 | | | | | |
| 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 | 112 |
| 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 | |
| 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 | 33 | 16 | 49 | |
| PARKING LEVEL 1 | 18 | 2 | 20 | |
| TOTAL SMALL CARS PROVIDED | 51 | 18 | 69 | |
| ACCESSIBLE STALLS REQ'D | | | 7 | |
| ACCESSIBLE STALLS PROVIDED | | | 7 | |
| 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 | 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**



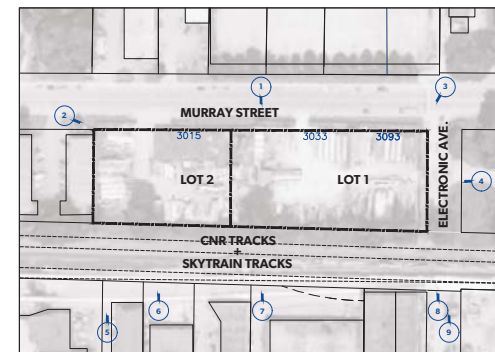
3 **MURRAY STREET LOOKING SOUTHWEST**



4 **ELECTRONIC AVENUE LOOKING WEST**



5 **RAILWAY TRACKS LOOKING NORTH**



KEY PLAN

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

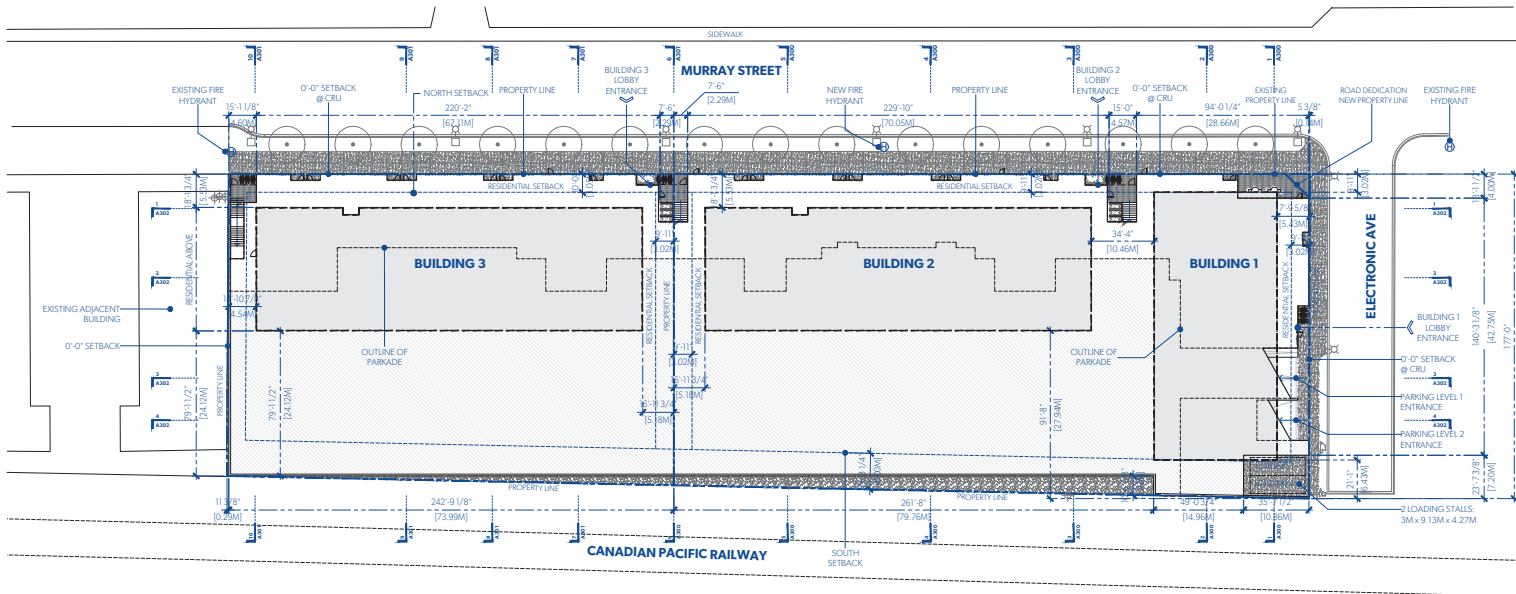
| 1 | 2019-12-18 | ISSUED FOR REZONING & DP |
|-------|------------|--------------------------|
| ISSUE | DATE | DESCRIPTION |

MURRAY STREET PROJECT

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

A003
SITE PHOTOS

2019-12-18



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

RESIDENTIAL BUILDING ABOVE
PARKING BELOW
OUTLINE OF PARADE

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

1 2019-12-18 ISSUED FOR REZONING & DP

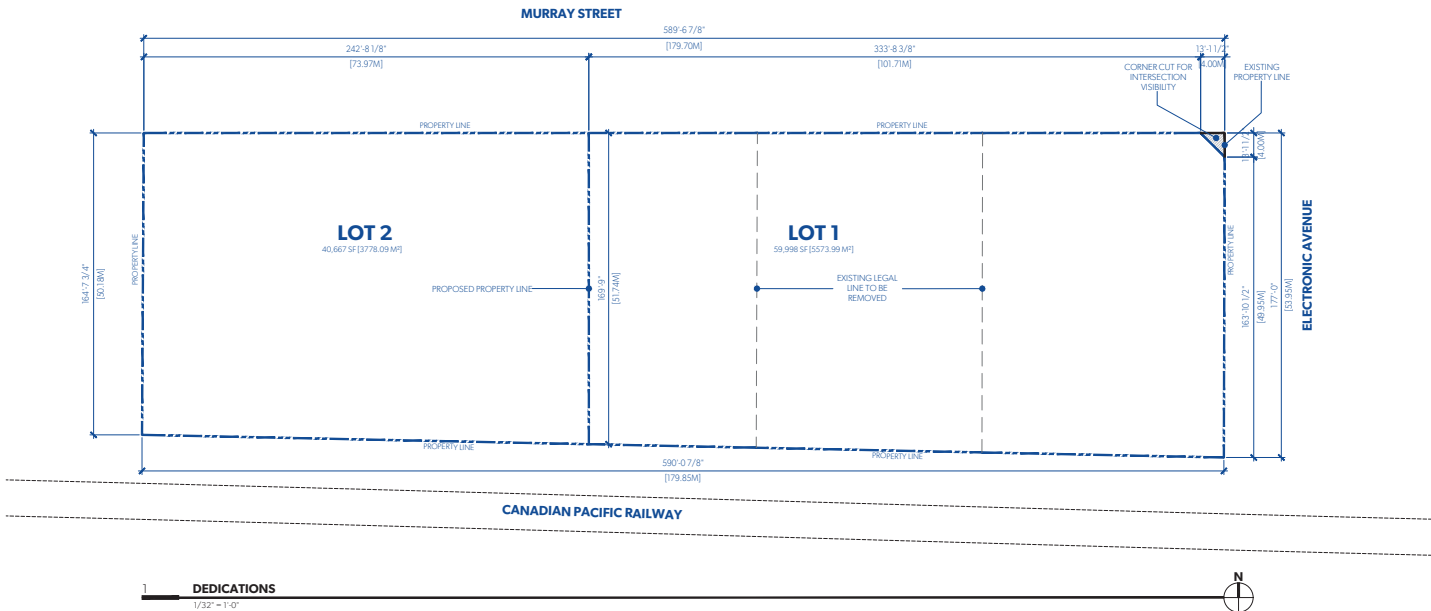
ISSUE DATE DESCRIPTION

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

1 2019-12-18 ISSUED FOR REZONING & DP

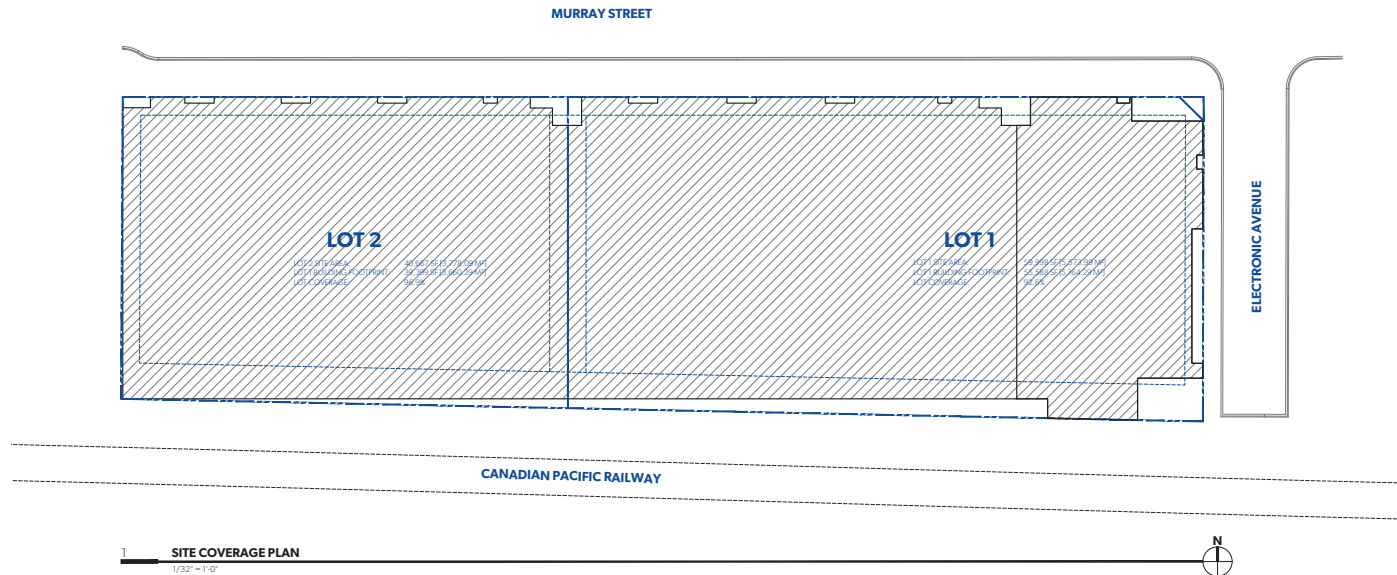
ISSUE DATE DESCRIPTION

MURRAY STREET PROJECT

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

A005
DEDICATIONS

2019-12-18



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

A007
SITE COVERAGE PLAN

2019-12-18



1/32" = 1'-0"



NOT TO SCALE

- 
- EL. XXM
-
- PROPOSED ELEVATION

CANADA V6J 1J8

1 2019-12-18 ISSUED FOR REZONING & DP

| ISSUE | DATE | DESCRIPTION |
|-------|------|-------------|
|-------|------|-------------|

MURRAY STREET PROJECT

2018-012

AVERAGE GRADE PLAN

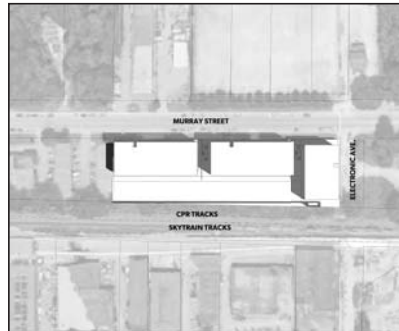
2019-12-18

MARCH 21



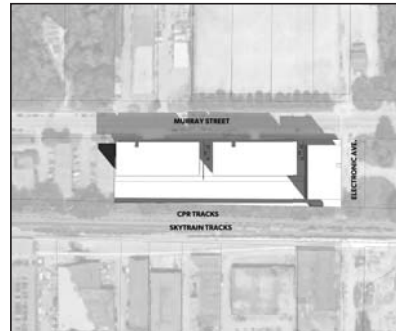
10 AM

JUNE 21



10 AM

SEPTEMBER 21



10 AM

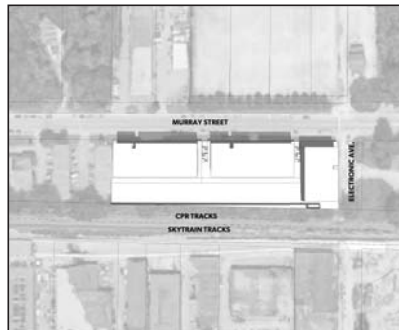
DECEMBER 21



10 AM



12 PM



12 PM



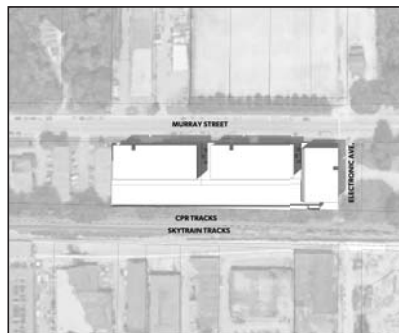
12 PM



12 PM



2 PM



2 PM



2 PM



2 PM

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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

1 2019-12-18 ISSUED FOR REZONING & DP
ISSUE DATE DESCRIPTION

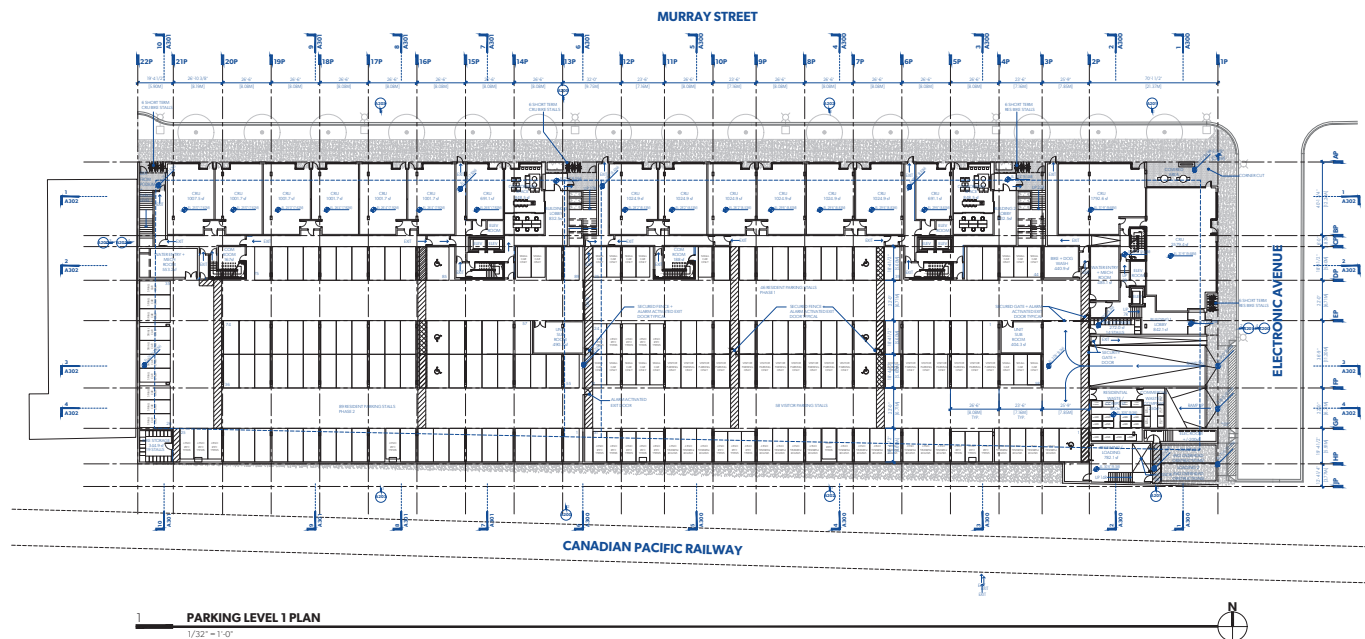
MURRAY STREET PROJECT

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

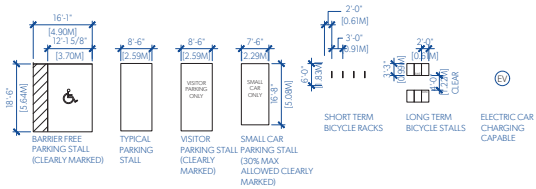
A009

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

1 2019-12-18 ISSUED FOR REZONING & DP

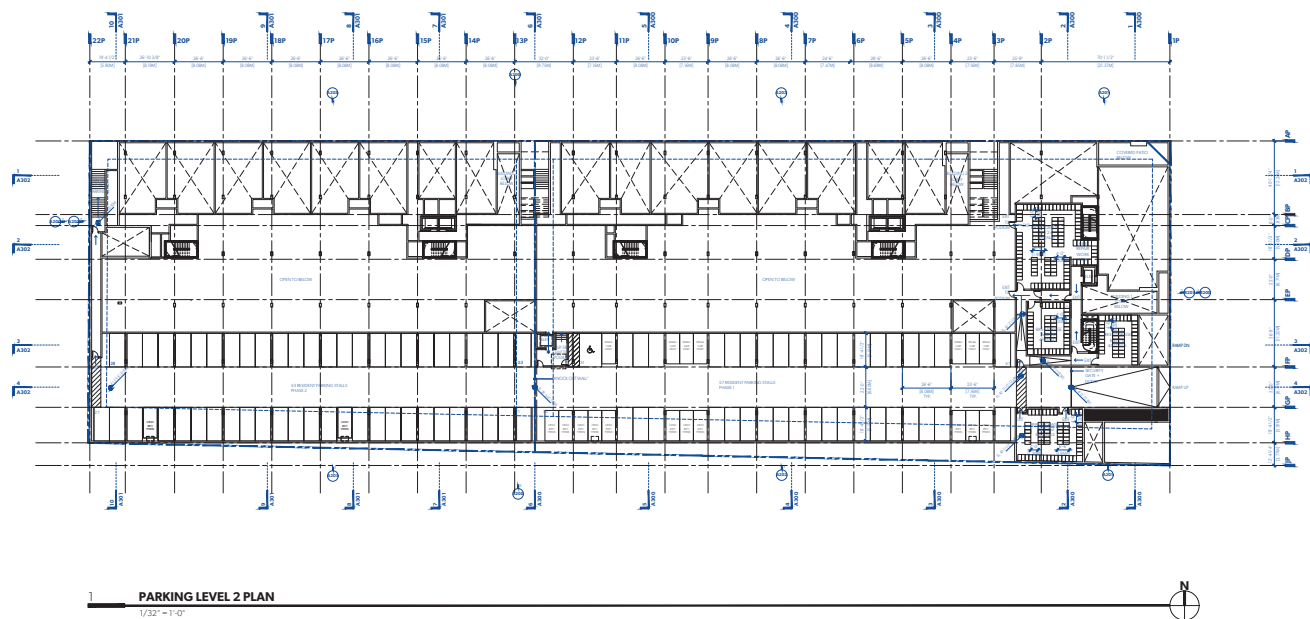
ISSUE DATE DESCRIPTION

MURRAY STREET PROJECT

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A100
PARKING LEVEL 1

2019-12-18



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

1 2019-12-18 ISSUED FOR REZONING & DP

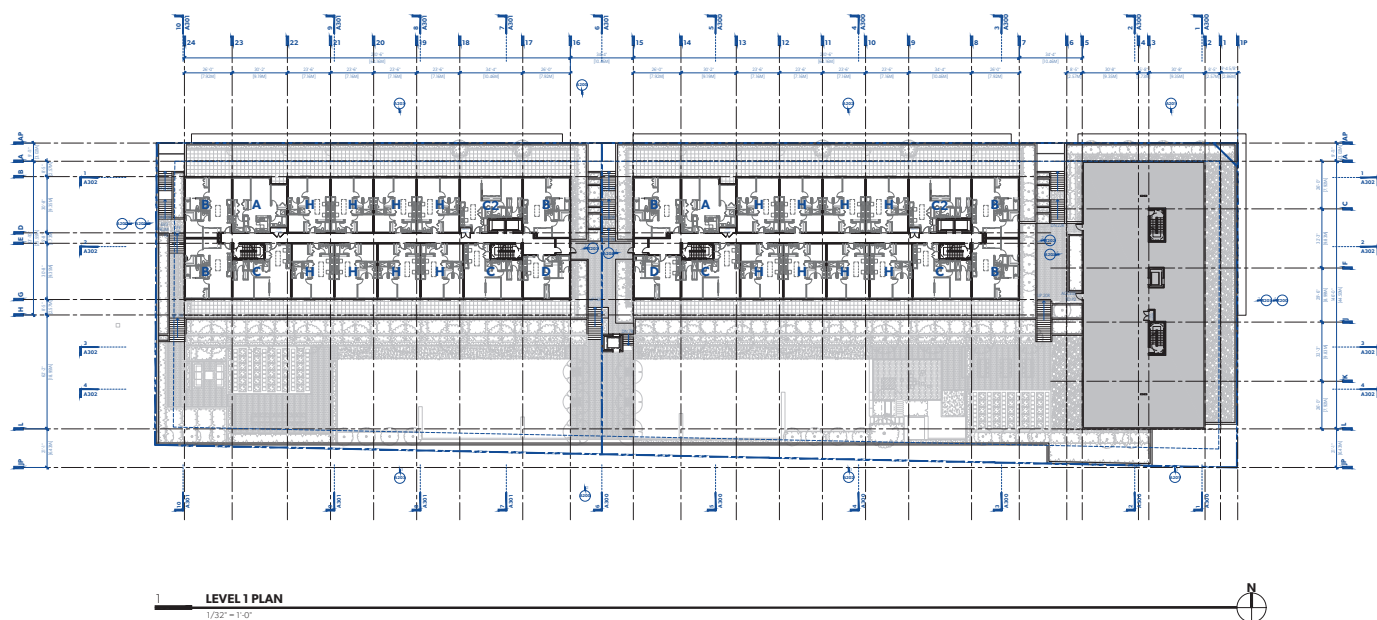
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MURRAY STREET PROJECT

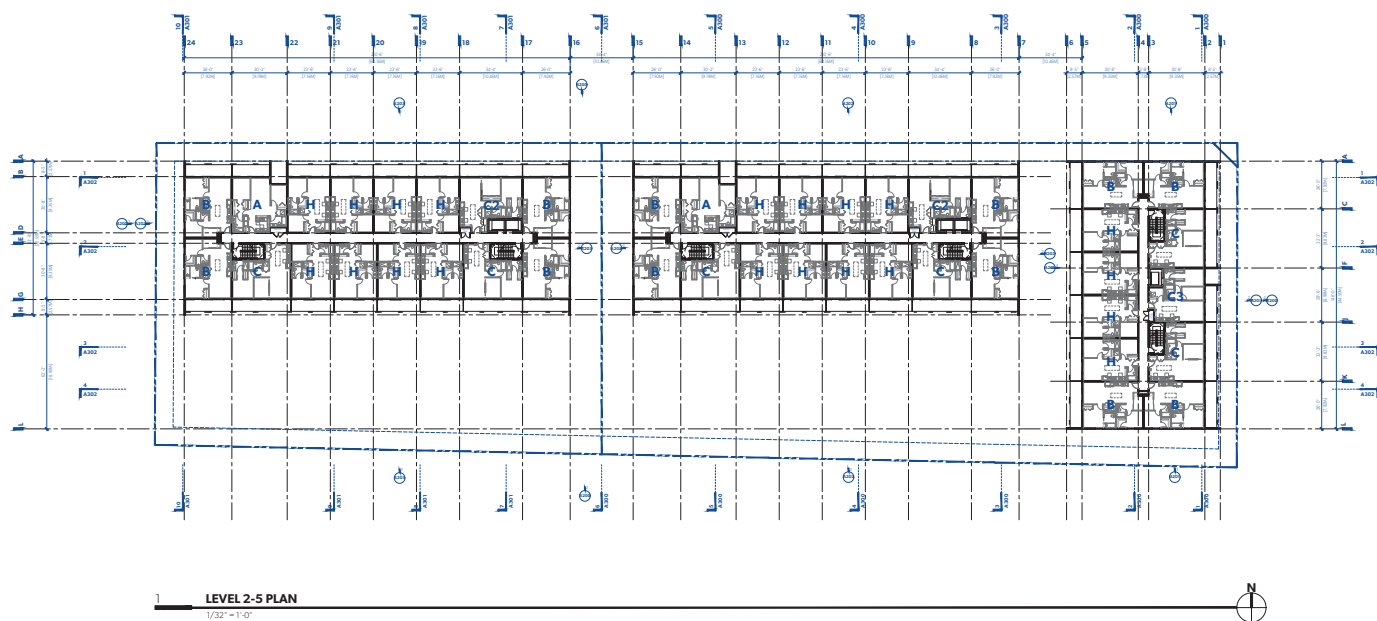
3015, 3033, 3093 MURRAY STREET
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2018-012

A102
LEVEL 1 PLAN

2019-12-18



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



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

1 2019-12-18 ISSUED FOR REZONING & DP

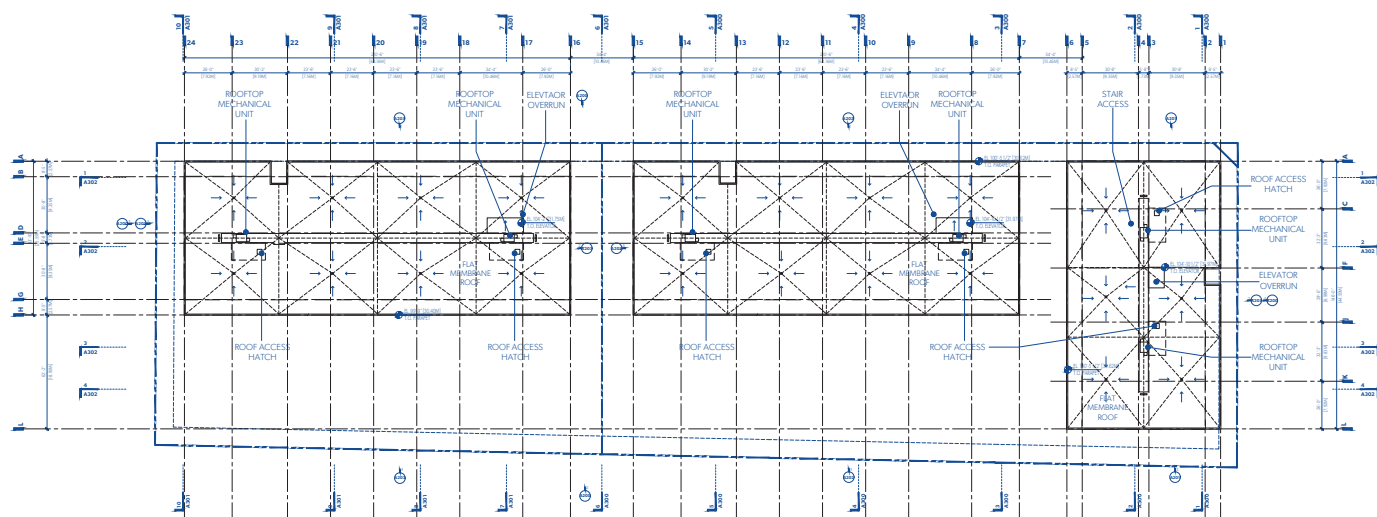
ISSUE DATE DESCRIPTION

MURRAY STREET PROJECT

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A103
LEVEL 2-5 (TYP.) PLAN

2019-12-18



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



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

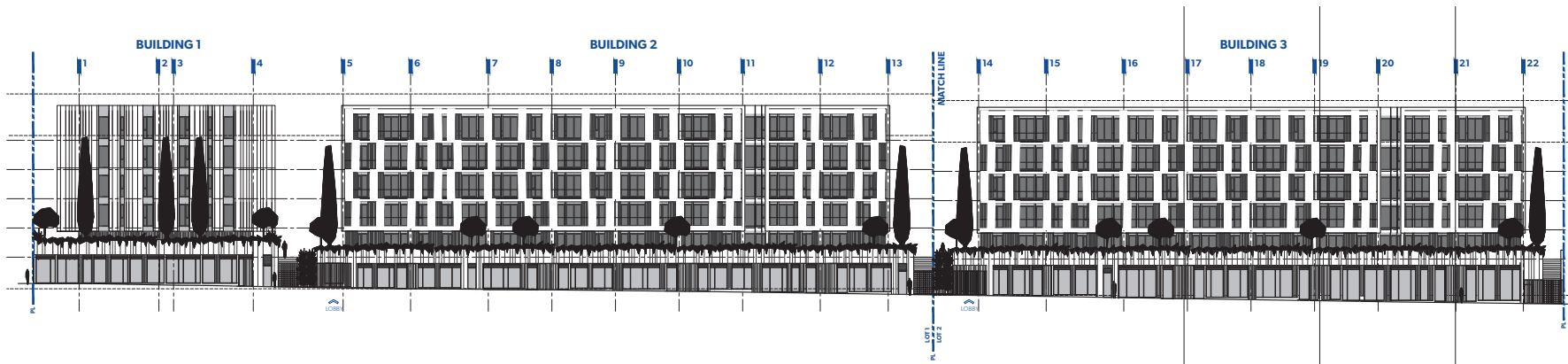
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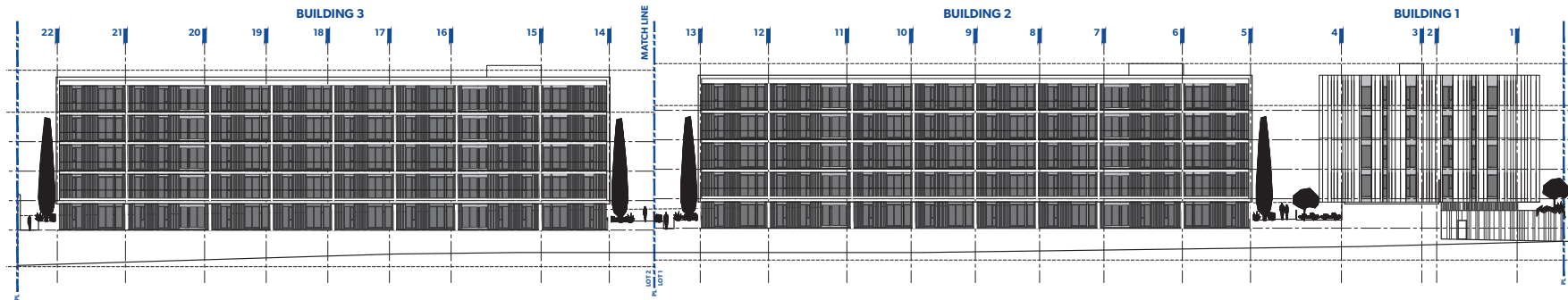
MURRAY STREET PROJECT

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PORT MOODY, BC V3H 1X3
2018-012

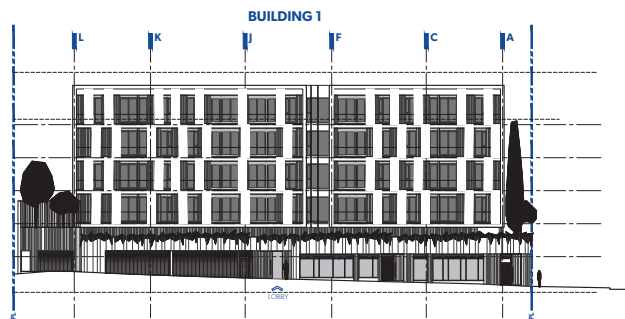
A104
ROOF PLAN
2019-12-18



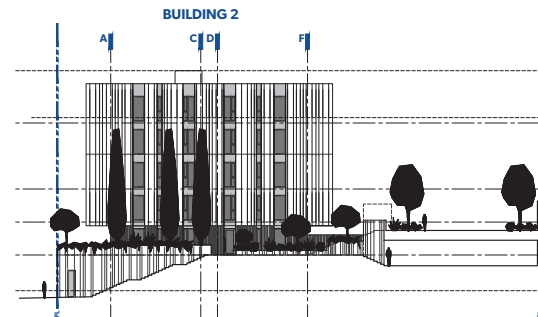
1 MURRAY STREET ELEVATION
1" = 20'



2 SOUTH ELEVATION [RAILWAY]
1" = 20'



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



4 LOT 2 - WEST ELEVATION
1" = 20'

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CANADA V6J 1J8

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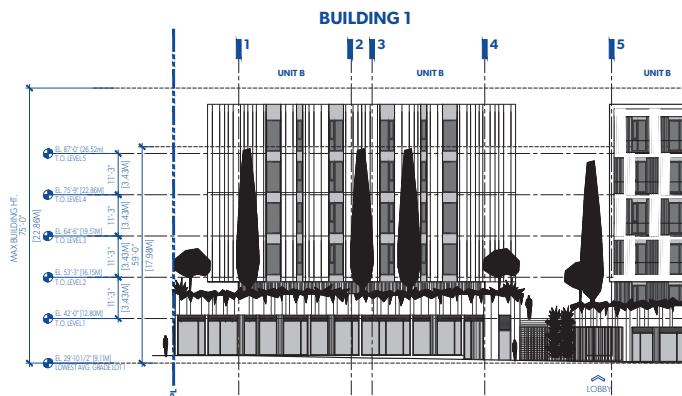
ISSUE DATE DESCRIPTION

MURRAY STREET PROJECT

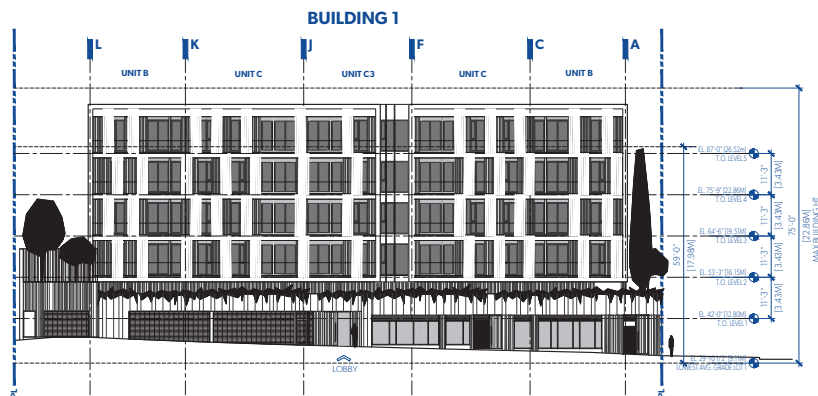
3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A200
OVERALL ELEVATIONS

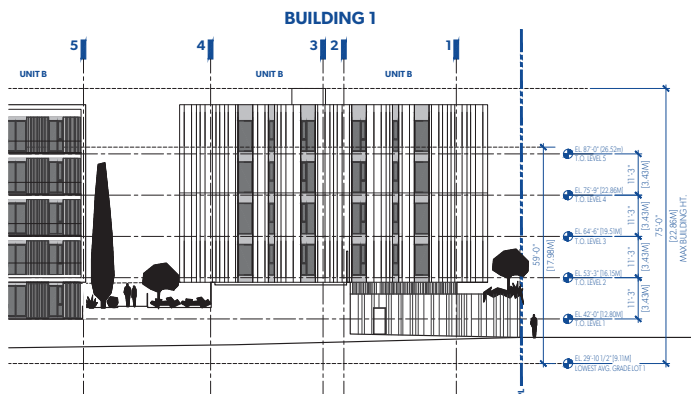
2019-12-18



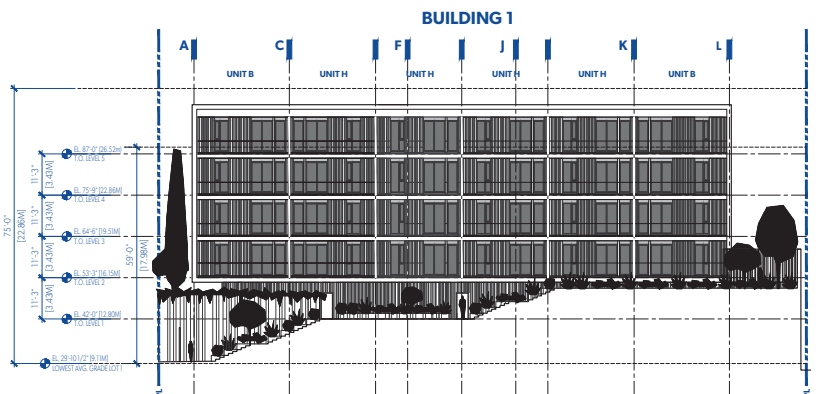
1 NORTH ELEVATION
1/16" = 1'-0"



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

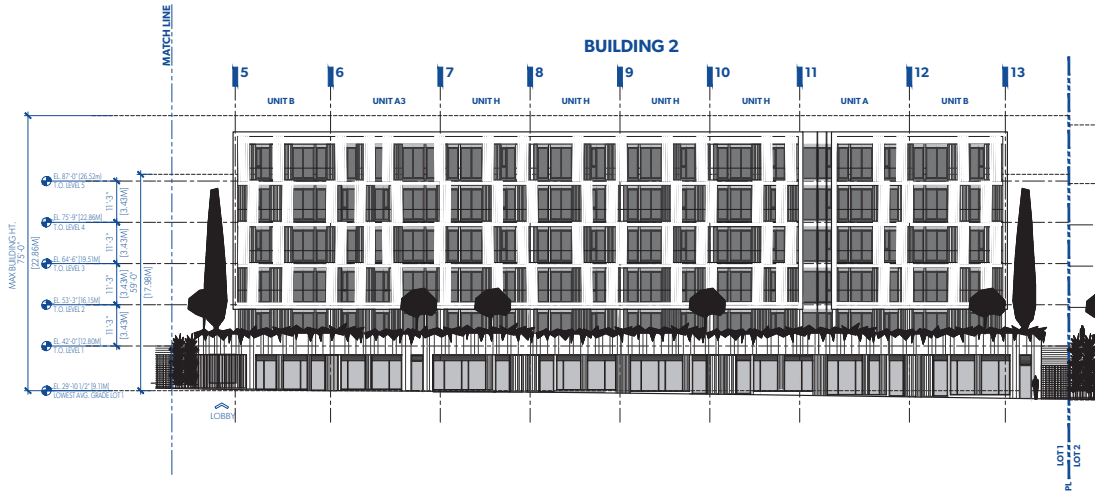
MURRAY STREET PROJECT

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PORT MOODY, BC V3H 1X3
2018-012

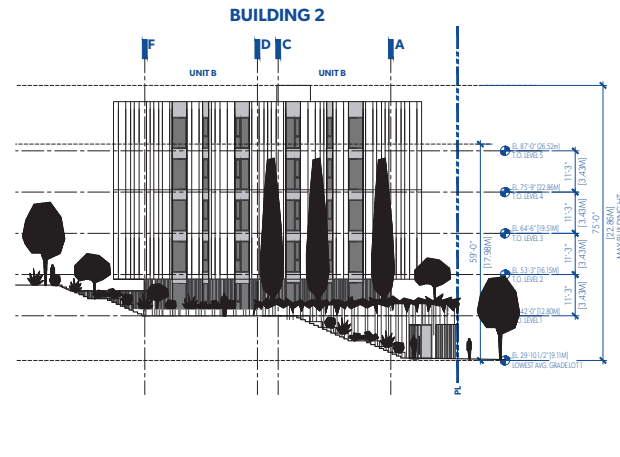
A201

BUILDING 1 ELEVATIONS

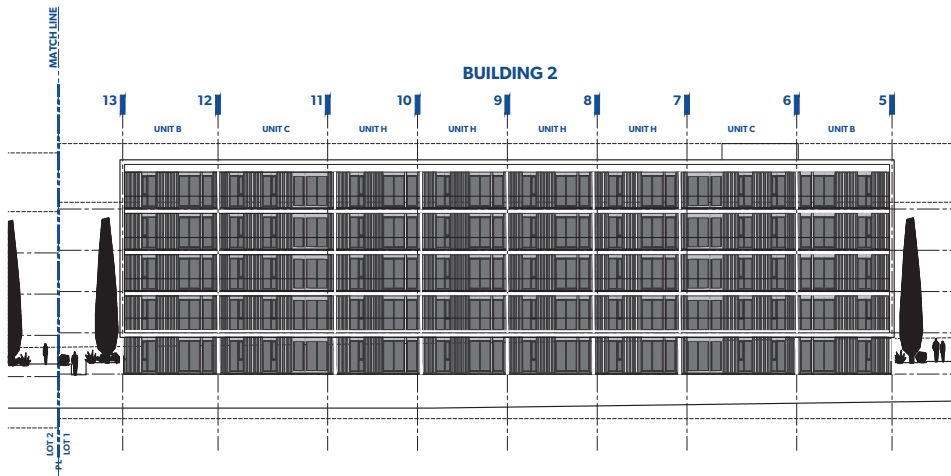
2019-12-18



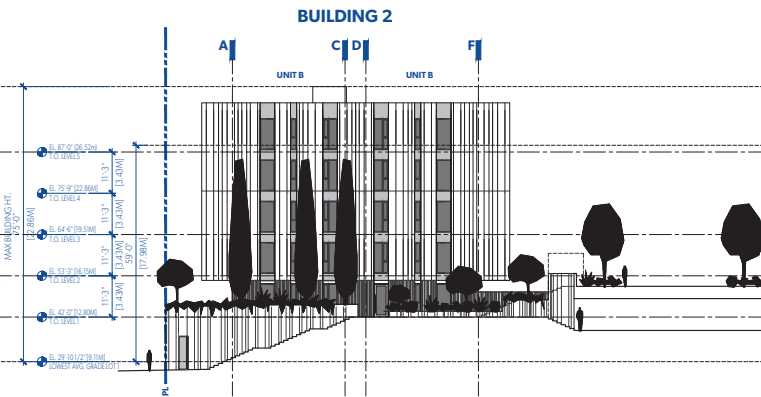
1 NORTH ELEVATION
1/16" = 1'-0"



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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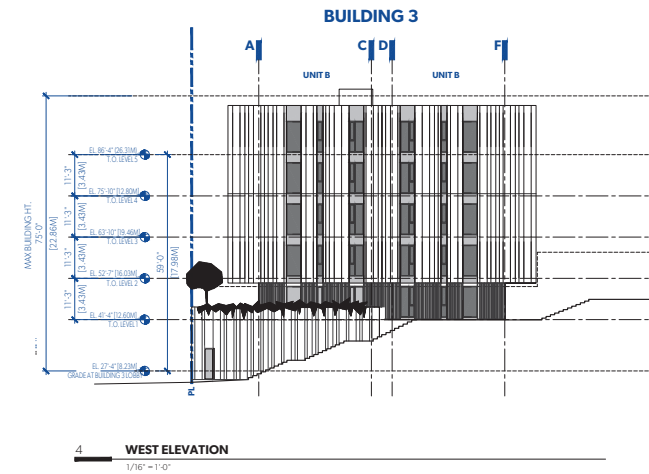
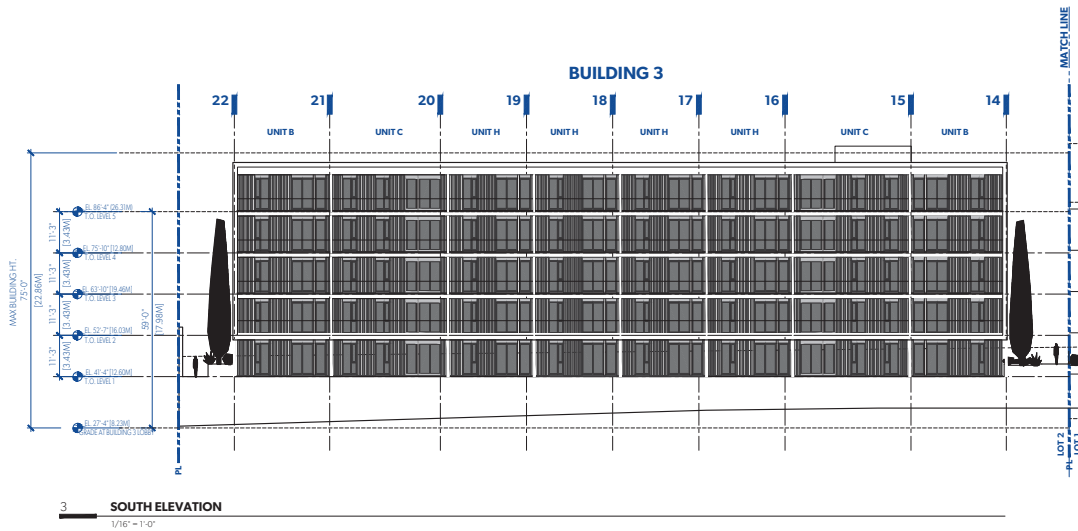
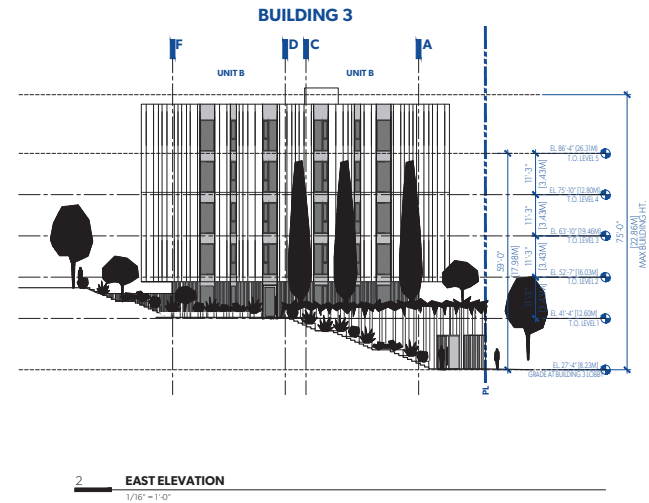
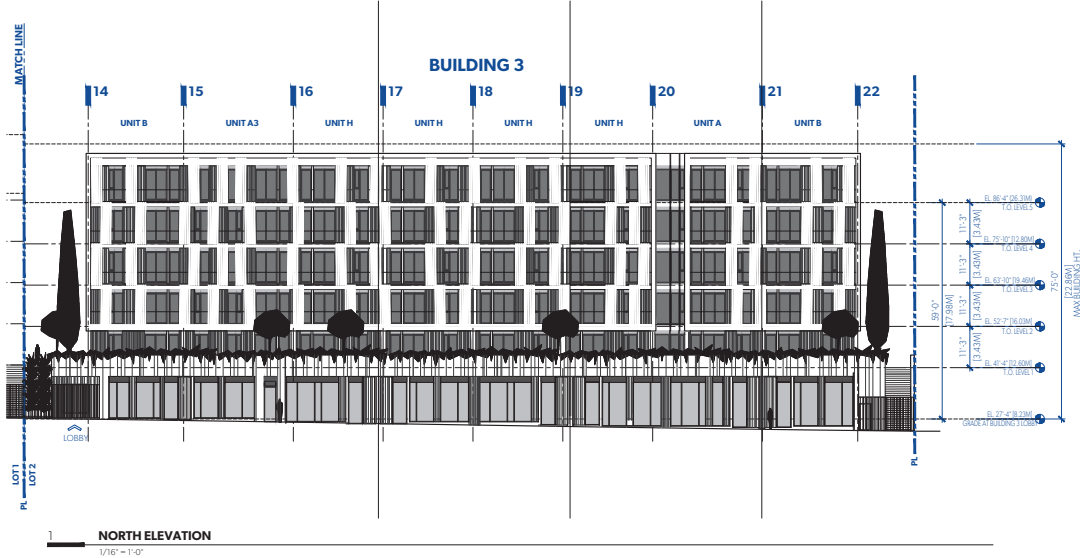
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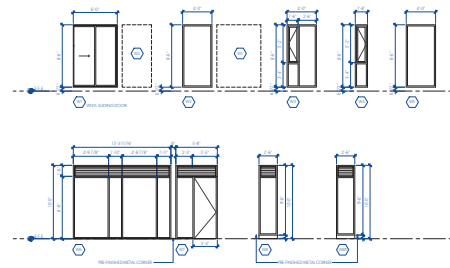
MURRAY STREET PROJECT

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

A202
BUILDING 2 ELEVATIONS

2019-12-18





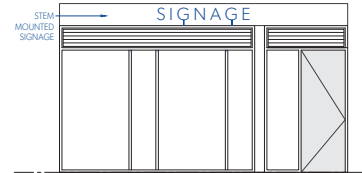
1 **TYPICAL WINDOW + DOOR SCHEDULE**
1/8" = 1'-0"



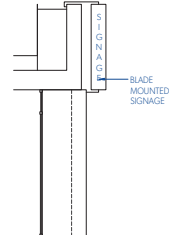
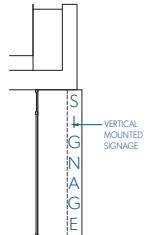
3 **ENLARGED LOBBY + STOREFRONT DETAIL**
1/8" = 1'-0"



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



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



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



6 **ENLARGED LOBBY + STOREFRONT DETAIL**
1/8" = 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



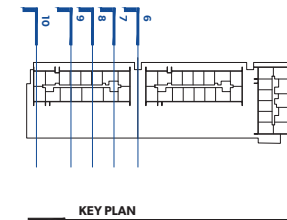
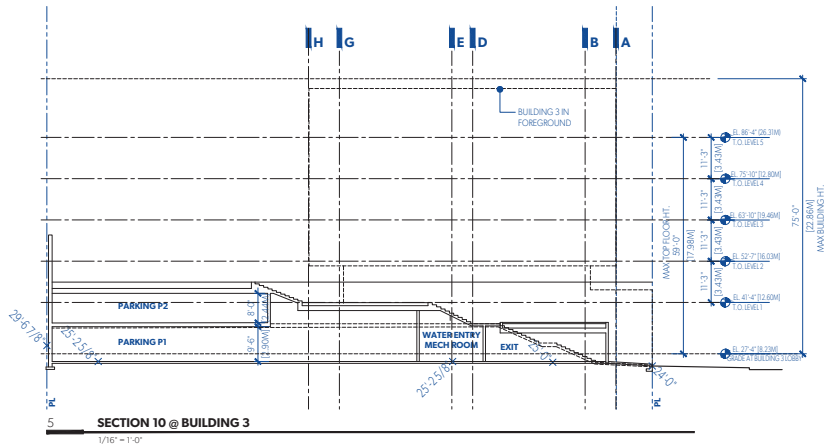
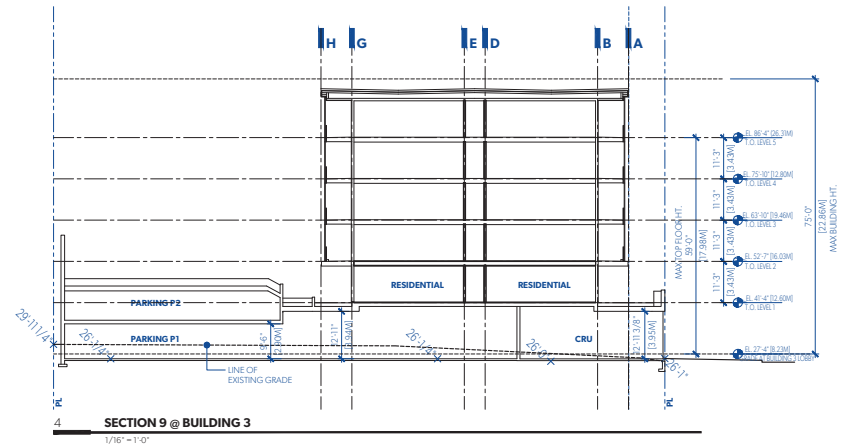
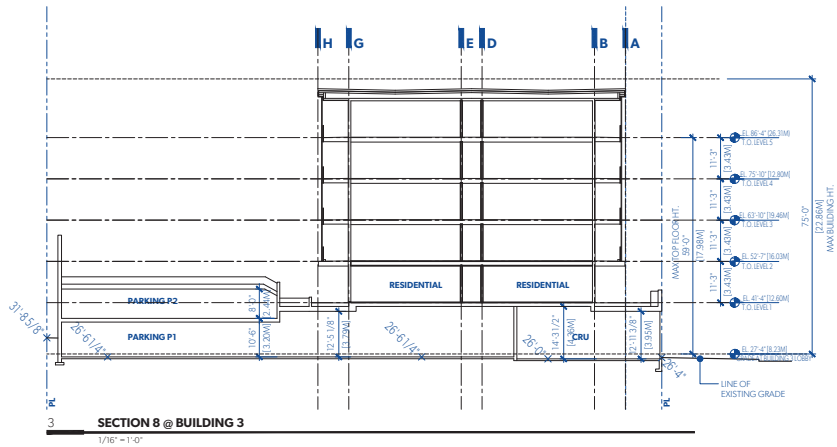
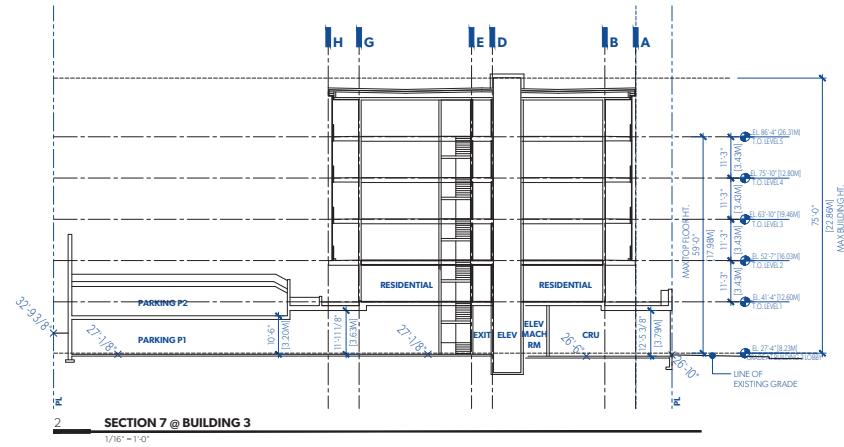
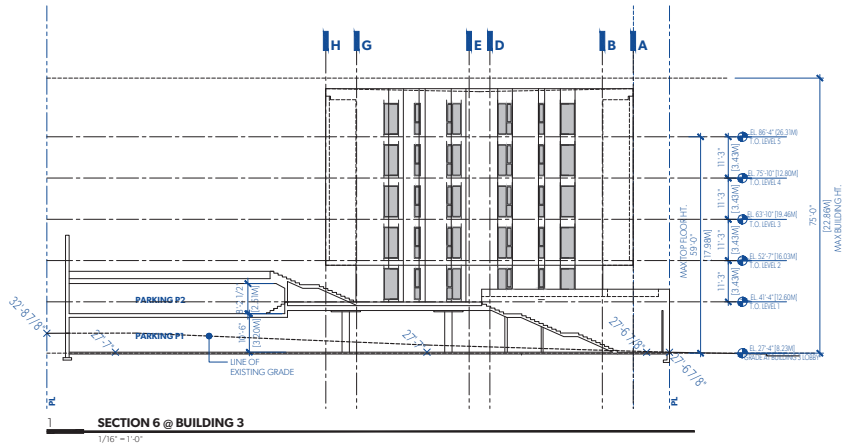
10 NATURAL WOOD CLADDING AND DOORS



11 PREFINISHED ALUMINUM STOREFRONT GLAZING



2019-12-18



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MICHAEL GREEN ARCHITECTURE

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
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ISSUE DATE DESCRIPTION

MURRAY STREET PROJECT

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

A301
SECTIONS

2019-12-18

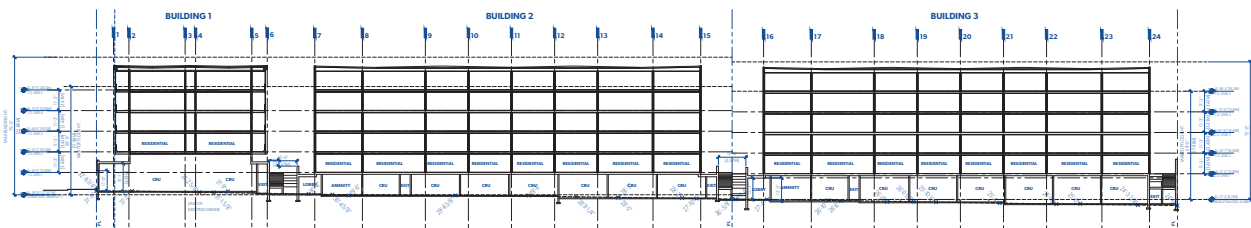


MURRAY STREET PROJECT

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

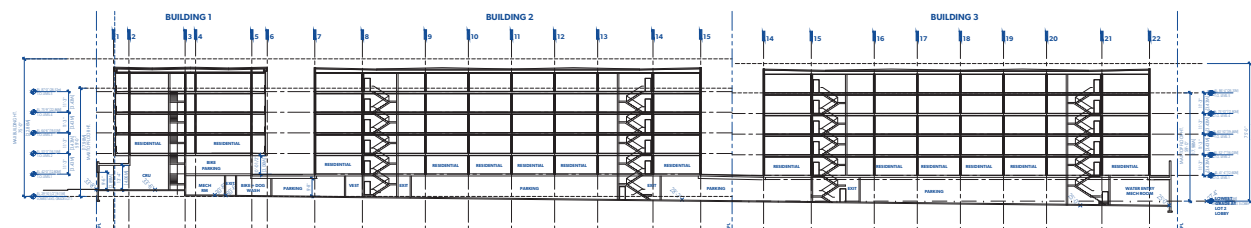
A302
SECTIONS

2019-12-18



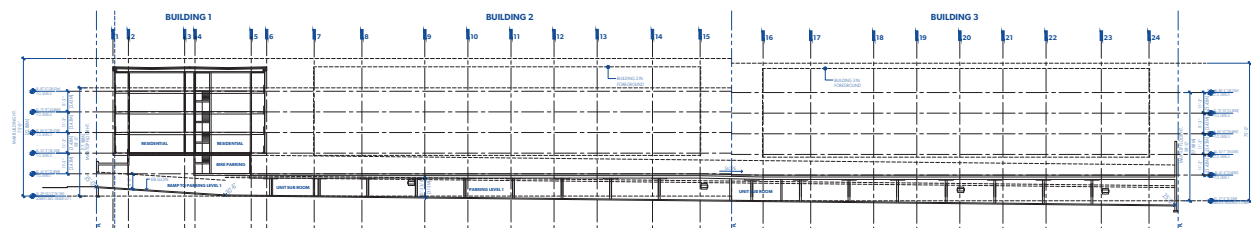
1 LONGITUDINAL SECTION

1/32" = 1'-0"



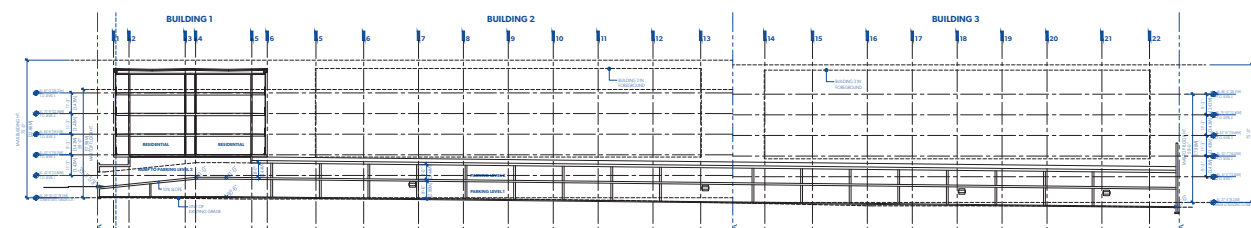
2 LONGITUDINAL SECTION

1/32" = 1'-0"



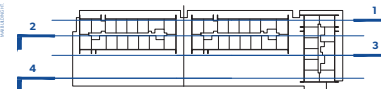
3 LONGITUDINAL SECTION

1/32" = 1'-0"

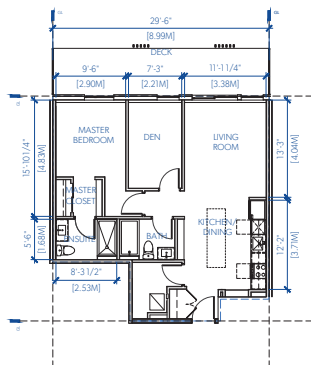


4 LONGITUDINAL SECTION

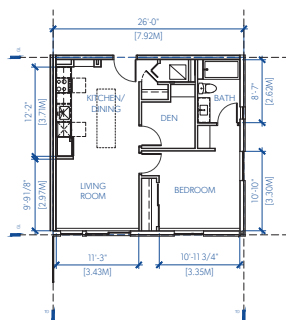
1/32" = 1'-0"



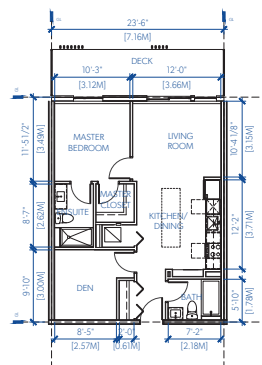
KEY PLAN



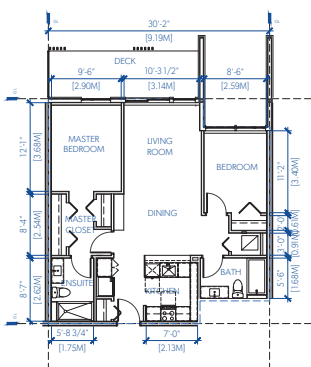
5 **UNIT C3** 800.3 SQ FT
1 BED, 1 DEN, 2 BATH
1/8" = 1'-0"



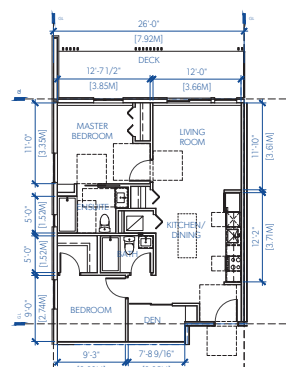
6 **UNIT D** 629.1 SQ FT
1 BED, 1 DEN, 1 BATH
1/8" = 1'-0"



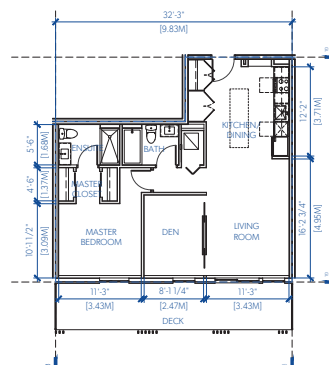
7 **UNIT H** 720.7 SQ FT
1 BED, 1 DEN, 2 BATH
1/8" = 1'-0"



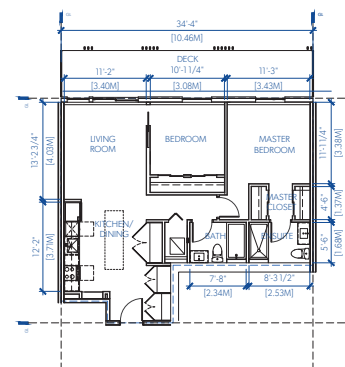
1 **UNIT A** 861.8 SQ FT
2 BED, 2 BATH
1/8" = 1'-0"



2 **UNIT B** 849.1 SQ FT
2 BED, 2 BATH
1/8" = 1'-0"



3 **UNIT C** 833.9 SQ FT
1 BED, 1 DEN, 2 BATH
1/8" = 1'-0"



4 **UNIT C2** 883.3 SQ FT
1/8" = 1'-0" 2 BED, 2 BATH

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

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2018-012

A400

UNIT PLANS

2019-12-18



MICHAEL GREEN ARCHITECTURE
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2018-012

A810
3D RENDERS

2019-12-18



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
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PORT MOODY, BC V3H 1X3
2018-012

A811
3D RENDERS

2019-12-18



1 DETAIL @ RESIDENTIAL MURRAY STREET ENTRANCE



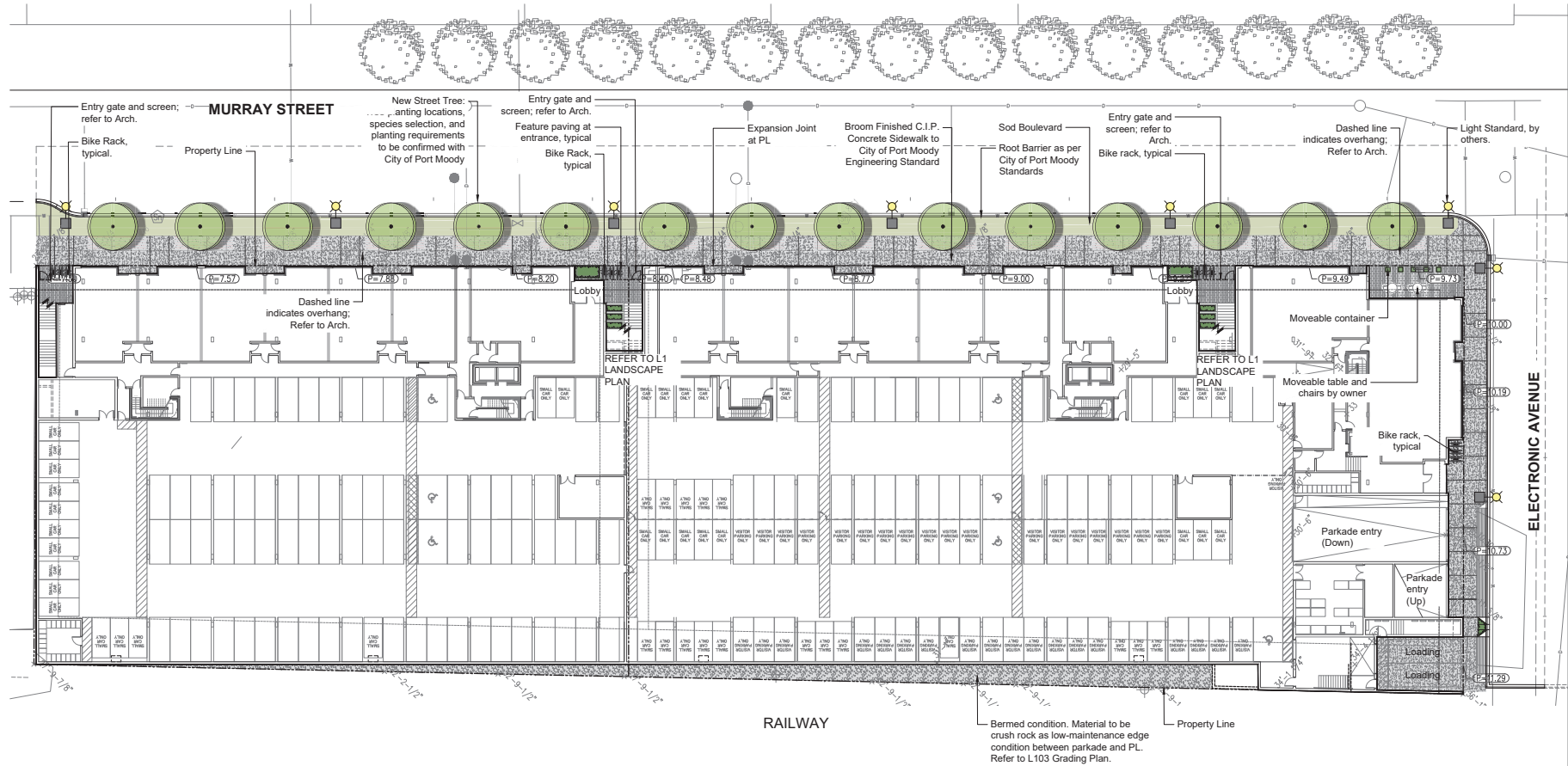
2 ELECTRONIC AVENUE ELEVATION



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 river 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 (MRP-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

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



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 |
|-----|---|
| | CIP CONCRETE Light sandblast finish |
| | HYDRORESSED 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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ISSUE DATE DESCRIPTION

MURRAY STREET

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

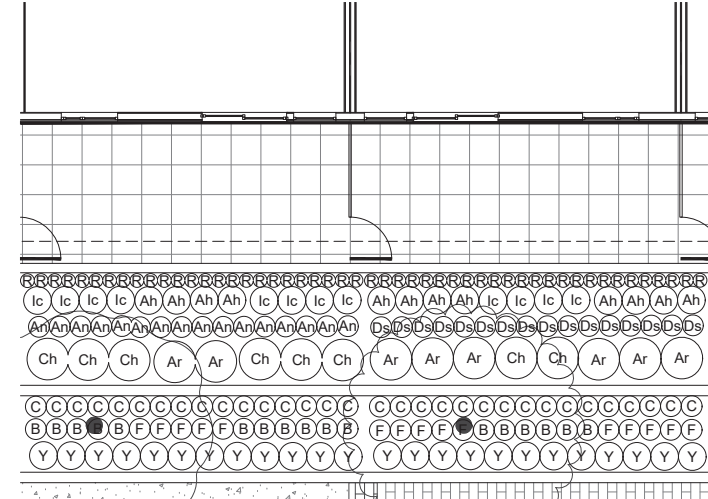
L101

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 | | | |
| | BOTANICAL / COMMON NAME | CONT | SPACING |
| 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 | | | |
| | BOTANICAL / COMMON NAME | CONT | SPACING |
| 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 | | | |
| | BOTANICAL / COMMON NAME | CONT | SPACING |
| 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



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L102

Planting List



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L103

L1 Grading Plan

MURRAY STREET

ELECTRONIC AVENUE

RAILWAY

Property Line

REFER TO P1
 LANDSCAPE PLAN

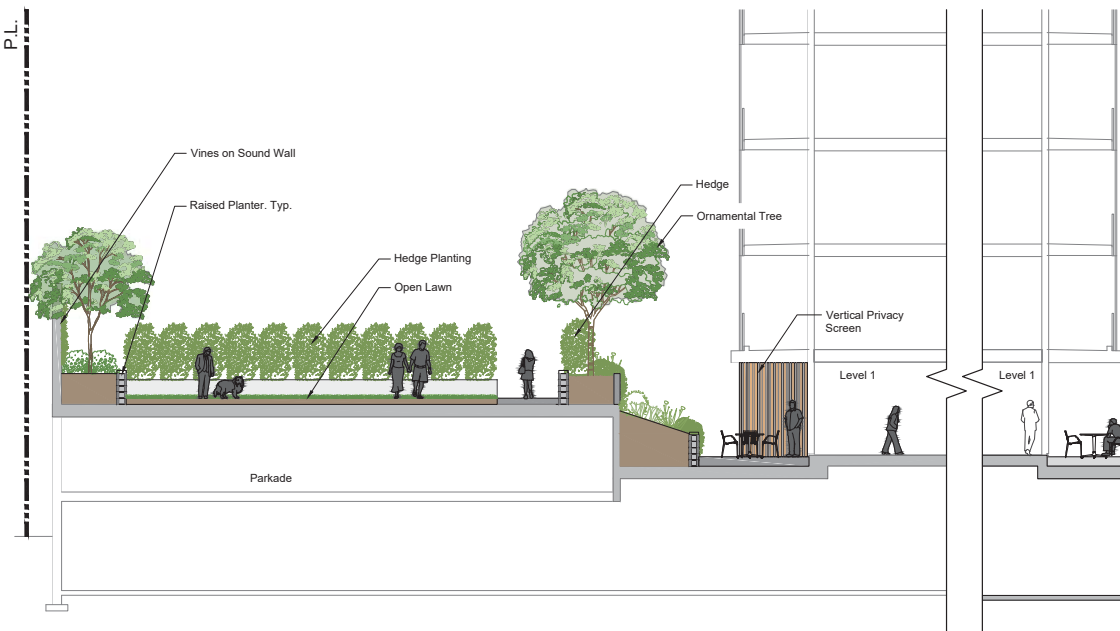
Lawn, typ

GRADING

| KEY | DESCRIPTION |
|-----|----------------------|
| | PROPOSED GRADE |
| | PROPOSED TOP OF STEP |
| | PROPOSED TOP OF WALL |

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

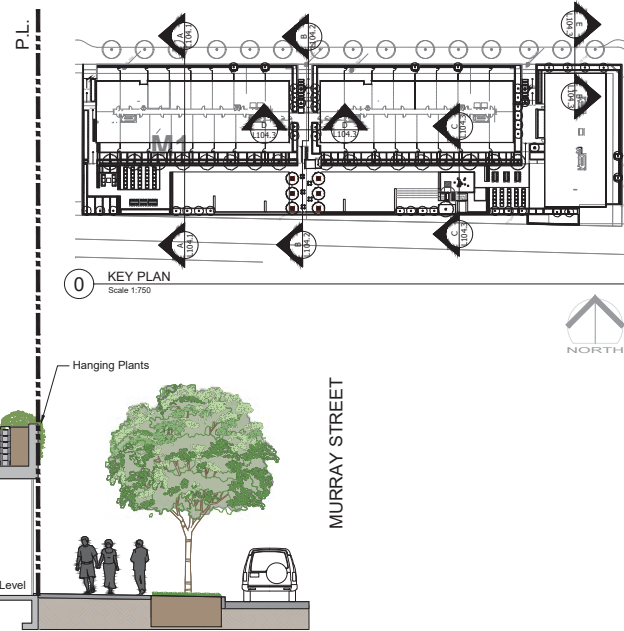
P.L.



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

Scale 1:75

P.L.



0 KEY PLAN

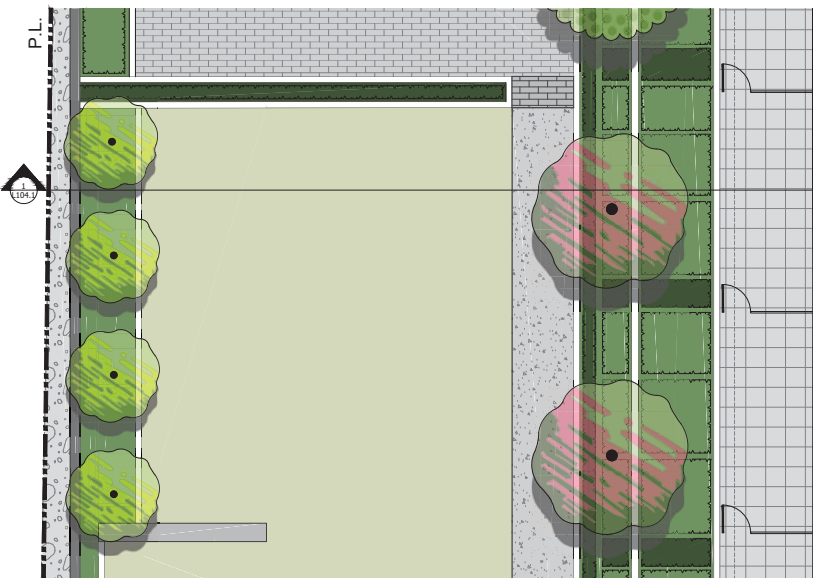
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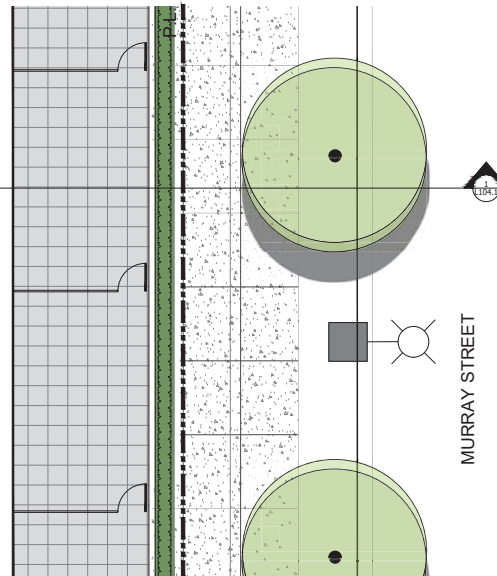
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1b PLAN VIEW THROUGH SECTION A

Scale 1:75



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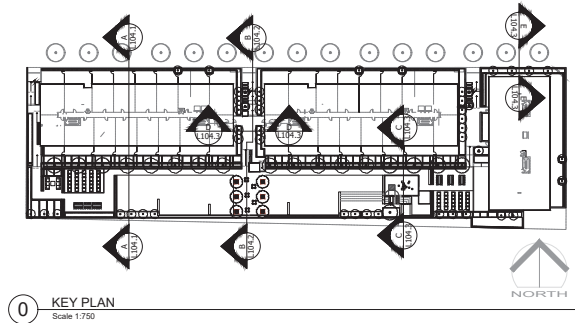
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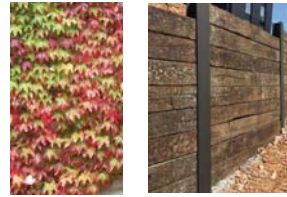
L104.1

Landscape Sections

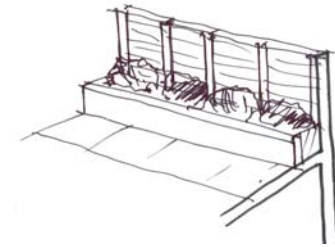
1:75



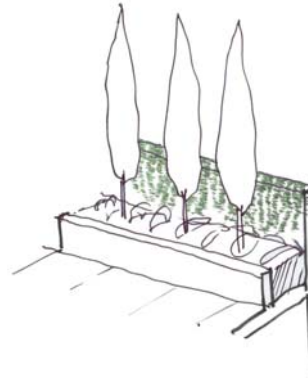
0 KEY PLAN
Scale 1:750



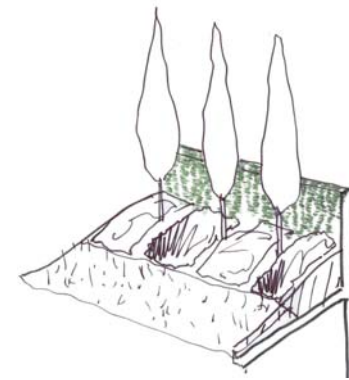
BOSTON IVY RAIL TIE WALL



TYPE 1 - RAIL TIE DECORATIVE WALL



TYPE 2 - PLANTER AT WALL WITH VINES

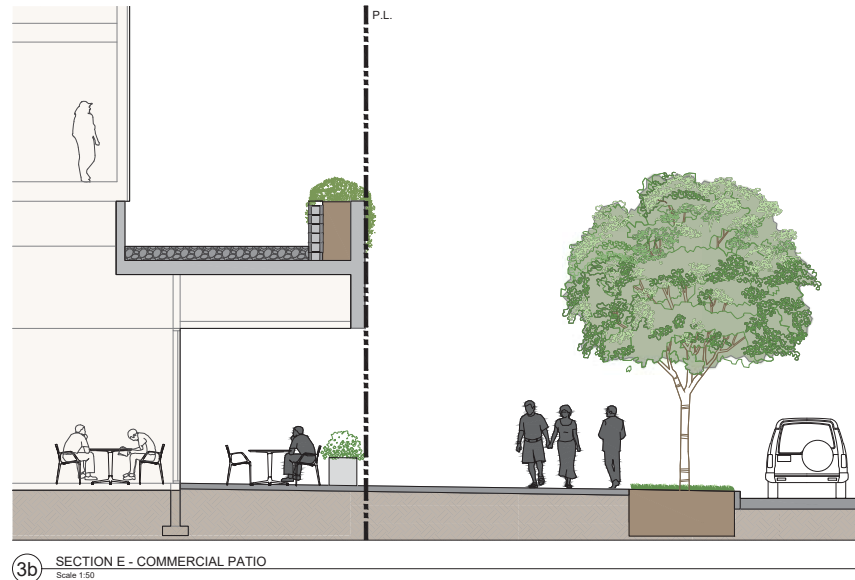
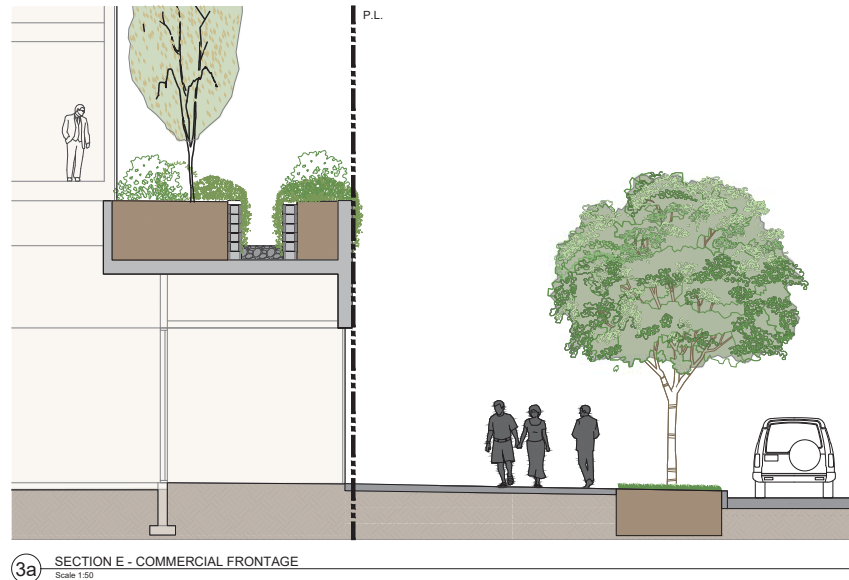
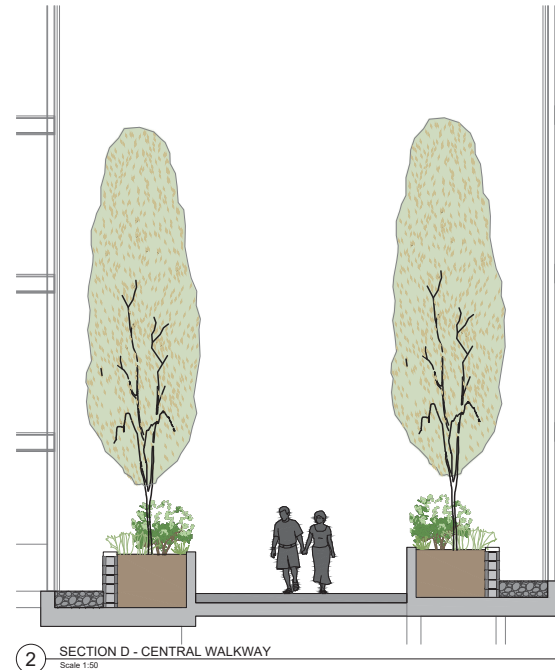
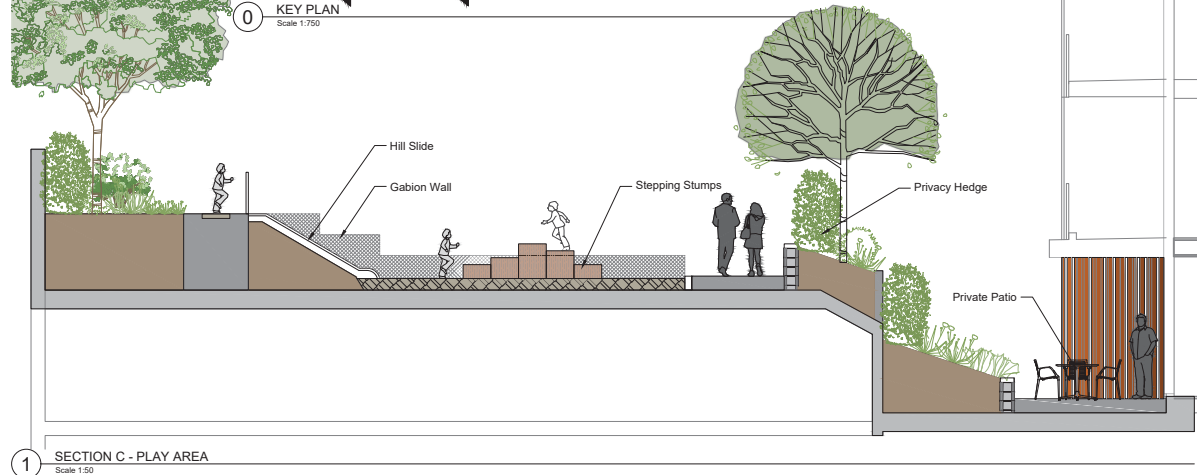
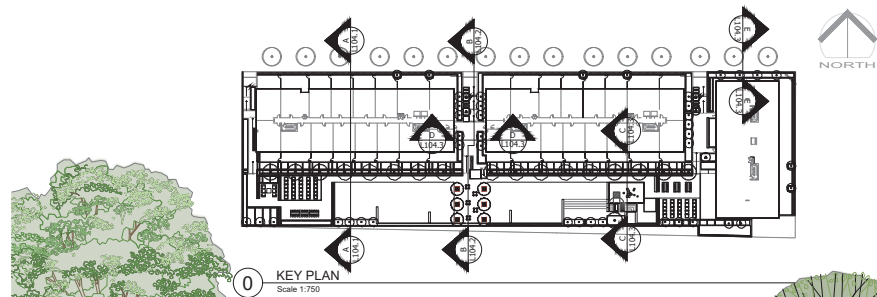


TYPE 3 - BERM TO WALL WITH VINES

1 SOUTH SOUND WALL TREATMENTS
Scale 1:100



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



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L104.3

Landscape Sections



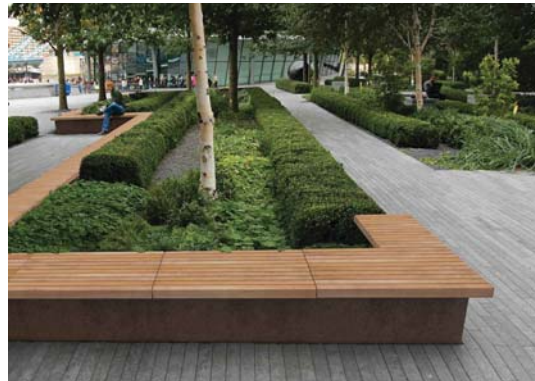
OUTDOOR ROOMS



BANDING



BOSQUE WITH CRUSHED GRAVEL BELOW



COURTYARD PLAY AREAS



URBAN AGRICULTURE



VERTICAL STEEL PRIVACY PANELS



CHARCOAL BANDING



SLABS IN GRANULAR



CONCRETE UNIT PAVING



TIMBER SEATING BLOCKS



GABION WALL



FIRST NATIONS ART



CORTEN STEEL PANELS WITH PLANTING



CATENARY LIGHTS



| | | |
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Precedent Images