

Rock Ridge

Issue 04 - Rezoning Resubmission

Friday, November 6, 2020

Civic Address:
44, 48, 52, 56, 60 Seaview Drive, Port Moody, BC

Development Permit Number: N/A

Building Permit Number: N/A

Note: Drawings only to scale when printed on 24x36 sheets



CONTACT LIST

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Architectural	Integra Architecture Inc. 2330-400 Granville Street Vancouver BC V6C 1S4	Duane Siegrist Steve Watt	604.688.4220	duanesiegrist@integra-arch.com steves@integra-arch.com
Civil	Vector Engineering Ltd. 3375 Norland Avenue Burnaby BC V5B 3A9	Vic Sagoraki	604.296.2333	vic@vectorens.ca
Landscape	Prospect & Refuge Landscape 102-1601 W 2nd Ave Vancouver BC V6J 1H3	Alyssa Samczynski	604.688.1003	alyssa@prospectrefuge.ca
Authority	City of Port Moody 100 Newport Drive Port Moody BC V3H 5C3			

Architectural Drawing Issues

2020-11-06	Issue 04 - Rezoning Resubmission
2020-07-20	Issue 03 - Rezoning Resubmission
2019-10-07	Issue 02 - Rezoning Submission
2018-04-13	Issue 01 - Preliminary Inquiry

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(PROJECT: 18-001)
ALLAIRE

(ARCHITECT: 18-001)

Allaire Group

(PROJECT: 18-001)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

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

Cover Sheet

(PROJECT: 18-001)

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

Friday, November 6, 2020 (DATE)

04 - Rezoning Resubmission (PROJECT)

(DRAWING: 18-001)

A-0.000

Rock Ridge

PROJECT OWNER:	Allaire Group			
PROJECT CONTACT:	Mark Allaire	Allaire Group	#245 - 9600 Cameron St., Burnaby BC V3J 7N3	T.604.442.8716
PROJECT ARCHITECT:	Steve Watt	Integra Architecture Inc.	2330-200 Granville Street, Vancouver, BC V6C 1S4	T.604.688.4222
PROJECT NUMBER:	18443			
CIVIC ADDRESS:	44, 48, 52, 56, 60 Seaview Drive, Port Moody, BC			
LEGAL DESCRIPTION:	Lots 3-7, Block D, Plan NWP17952, District Lot 377, New Westminster District			
PROJECT DESCRIPTION:	3-Storey Multi-Family Townhomes			
ZONING:				
Existing Zoning:	RS-1			
Proposed Zoning:	CD (TBC)			
OCP Designation:	Single Family Low Density			
Development Permi Area:	1 (Multiple Residential)			
ISSUE:	04 - Rezoning Resubmission			
DATE:	2020-11-04			

SITE AREA (SA)

Total Site Area			
Total Gross Site Area	0.971 Acres	40,019 SF	3,717.83 m ²
* To be Confirmed by Survey			

FLOOR AREA RATIO (FAR)

Maximum FAR			
Maximum Floor Area	1.03	40,019 SF	3,717.8 m ²
Proposed FAR			
Proposed Floor Area	0.95	38,129 SF	3,542.3 m ²

LOT COVERAGE (LC)

Maximum LC			
Maximum Lot Coverage	40%	16,007 SF	
Proposed LC			
Maximum Lot Coverage			
Building 1 Lot Coverage		4,367.35 SF	
Building 2 Lot Coverage		4,975.35 SF	
Building 3 Lot Coverage		3,784.15 SF	
Building 4 Lot Coverage		4,387.83 SF	
Total Lot Coverage		17,514.68 SF	Variance Required

GROSS FLOOR AREA (GFA)

Townhouse Unit Areas									
Unit Types	Level	Floor Areas		Exclusions		Total	Number of Units	Total Unit Area	
		SF	Subtotal	Garage	Open for Stairs or <5FT Under Stairs			SF	m ²
TH Unit A1	L1	608.00		502.76	24.93				
3 Bed + 2.5 Bath	L2	640.54	1893.51		28.89	556.58	1336.93	2	2673.86
Seaview Middle Unit	L3	644.97							248.41
TH Unit A1a	L1	608.00		502.76	24.93				
3 Bed + 2.5 Bath	L2	639.88	1892.18		28.89	556.58	1336.69	2	2671.20
Seaview Middle Unit	L3	644.30							248.16
TH Unit A1b	L1	608.00		502.76	24.93				
3 Bed + 2.5 Bath	L2	639.88	1892.18		28.89	556.58	1336.69	1	1336.69
Seaview Middle Unit	L3	644.30							124.08
TH Unit A2	L1	608.00		500.91	24.93				
3 Bed + 2.5 Bath	L2	639.88	1883.33		30.14	555.98	1327.35	2	2654.79
Seaview Middle Unit	L3	635.45							246.63
TH Unit A2a	L1	608.00		500.91	24.93				
3 Bed + 2.5 Bath	L2	639.88	1883.33		30.14	555.98	1327.35	2	2654.79
Seaview Middle Unit	L3	635.45							246.63
TH Unit A2b	L1	608.00		501.16	24.93				
3 Bed + 2.5 Bath	L2	640.54	1884.91		30.14	556.23	1328.68	1	1328.68
Seaview Middle Unit	L3	636.12							123.44
TH Unit A3	L1	608.25		519.96	24.93				
2 Bed + 2.5 Bath + Den	L2	640.13	1888.51		7.41	551.30	1337.21	1	1337.21
Seaview Middle Unit	L3	640.13							124.23
TH Unit A4	L1	605.15		506.82	24.93				
3 Bed + 2.5 Bath	L2	605.15	1819.24		18.03	550.78	1259.46	2	2519.92
Laneway Middle Unit	L3	599.94							234.01
TH Unit A4a	L1	604.13		505.80	24.93				
3 Bed + 2.5 Bath	L2	604.13	1807.18		18.73	549.46	1257.72	2	2515.44
Laneway Middle Unit	L3	598.92							233.69
TH Unit A5	L1	604.13		505.22	24.93				
3 Bed + 2.5 Bath	L2	604.13	1817.61		20.28	550.43	1267.18	2	2534.36
Laneway Middle Unit	L3	609.35							235.45
TH Unit A5a	L1	605.15		506.24	24.93				
3 Bed + 2.5 Bath	L2	605.15	1819.65		20.28	551.45	1268.30	1	1268.30
Laneway Middle Unit	L3	609.35							117.82
TH Unit A5b	L1	604.13		505.22	24.93				
3 Bed + 2.5 Bath	L2	604.13	1817.61		20.28	550.43	1267.18	1	1267.18
Laneway Middle Unit	L3	609.35							117.72

TH Unit A6	L1	604.71		508.23	24.93				
2 Bed + 2.5 Bath + Den	L2	604.71	1814.13		8.47	541.63	1272.50	1	1272.50
Laneway Middle Unit	L3	604.71							118.22
TH Unit B1a	L1	663.42		462.72	23.68				
3 Bed + 2.5 Bath + Den	L2	698.24	2055.00		14.32	500.72	1555.18	2	3110.36
Seaview End Unit	L3	698.24							288.96
TH Unit B1b	L1	663.42		391.58	23.68				
4 Bed + 3.5 Bath	L2	698.24	2055.00		14.19	429.45	1526.45	2	3252.90
Seaview End Unit	L3	698.24							302.20
TH Unit B2a	L1	682.79		574.67	40.31				
3 Bed + 2.5 Bath	L2	682.79	2048.37			614.98	1433.39	2	2866.78
Laneway End Unit	L3	682.79							266.33
TH Unit B2b	L1	682.79		574.67	40.31				
3 Bed + 2.5 Bath	L2	682.79	2048.37			614.98	1433.39	2	2866.78
Laneway End Unit	L3	682.79							266.33
Total								28	38,129.37
									3,542

OFF-STREET PARKING

Townhouse Parking		
Residential Parking	1.5 Spaces Per Unit	42 Spaces Required
Visitor Parking	6 Spaces Required (As per City)	56 Spaces Prov
Disabled Parking	1 Space For Every 100 Parking Spaces	6 Spaces Required
Max. Small Cars	0.25 of Provided Spaces	9 Spaces Required
		14 Spaces Max.
		12 Spaces Prov

Parking Space Dimensions

	Required (Width x Length x Height)	Provided (Width x Length x Height)
Standard Space	2.6m (8.53 FT) x 5.6m (18.37 FT) x 2.1m (6.89 FT)	2.7m (8.84 FT) x 5.61m (18.42 FT) x 2.1m (6.89 FT)
Small Car	2.6m (8.53 FT) x 5.1m (16.73 FT) x 2.1m (6.89 FT)	2.6m (8.53 FT) x 5.1m (16.73 FT) x 2.1m (6.89 FT)
Min. Distance to Continuous Wall	0.3m (0.98 FT) (11'-0")	0.3m (0.98 FT) (11'-0")
Min. Drive Aisle Width	6.1m (20.0 FT) (20'-0")	6.1m (20.0 FT) (20'-0")
Min. Maneuvering Aisle Width	6.7m (22.0 FT) (22'-0")	6.7m (22.0 FT) (22'-0")

BICYCLE STALLS

Townhouse Bicycle Spaces	
Bicycle Spaces Required	2.0 Bicycle Stalls Per Unit
Bicycle Spaces Provided	2.0 Bicycle Stalls Per Unit
	56 Stalls Req
	56 Stalls Prov

BUILDING HEIGHT

Note: Maximum Height refers to the vertical distance from the existing grade adjoining a building or structure to the mean point between the highest point of a roof and the highest US ceiling line.

	Existing Grades (m)				Average Existing Grade (m)	Height from Existing Grade (m)	Max. Height (m)
	NW	NE	SE	SW			
BUILDING 1	110.59	109.68	109.55	110.51	110.08	12.50	122.58
BUILDING 2	108.99	107.77	107.65	108.86	108.32	12.50	120.82
BUILDING 3	110.55	108.81	112.80	113.41	111.65	10.50	122.15
BUILDING 4	108.97	107.99	110.85	111.76	109.89	10.50	120.39

Proposed Height

	Proposed Height is dictated by the Highest Point of T.O. Roof Structure		Proposed Height (m)
BUILDING 1			121.95
BUILDING 2			120.34
BUILDING 3			121.51
BUILDING 4			119.86

Notes:

Note 1: Unit areas are measured to the CL of Party Walls, Exterior of Sheetrock for Exterior Walls, Exterior of Exterior Concrete Walls, Exterior of Slab / Decking of Slab Walls, Wall Furnish are not included (Exterior walls with a width greater than 5")

Note 2: All Electrical Closets and Rooms are excluded from FSR

Note 3: The proposed FAR & GFA excludes Parking Areas, Open to Below Spaces, Porches and Balconies



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PROJECT TEAM
ALLAIRE

ARCHITECTURAL

CLIENT

Allaire Group

PROJECT

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

DATE

Data Sheet

18443

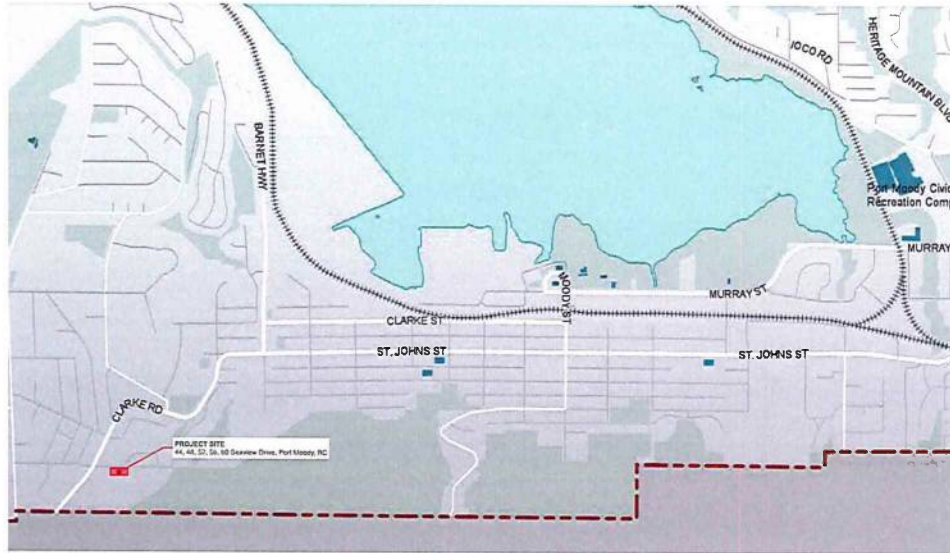
As Noted

Friday, November 6, 2020

04 - Rezoning Resubmission

ISSUANCE

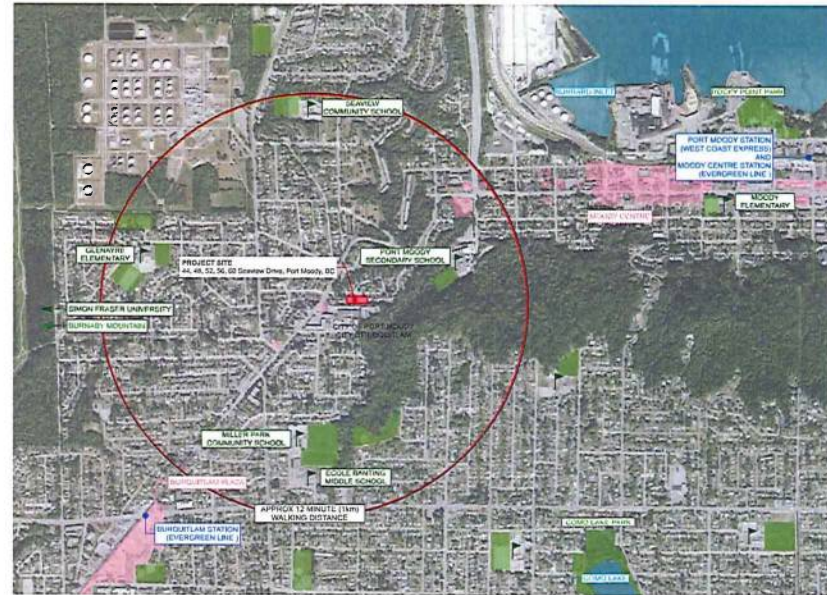
A-0.010



1 Site Location
NOT TO SCALE



2 Site Location
NOT TO SCALE



MOODY CENTRE - CLARK ROAD



ROCKY POINT PARK



BURQUITLAM STATION



COMO LAKE PARK

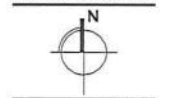


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(PROJECT SITE)

Allaire Group

(PROJECT SITE)

Rock Ridge

44, 46, 52, 54, 56, 60 Seaview Drive
Port Moody, BC

Context

18443 (PROJECT SITE)

As Noted (SCALE)

Friday, November 6, 2020 (DATE)

04 - Rezoning Re-submission (SUBJECT)

(DRAWING)

A-0.210



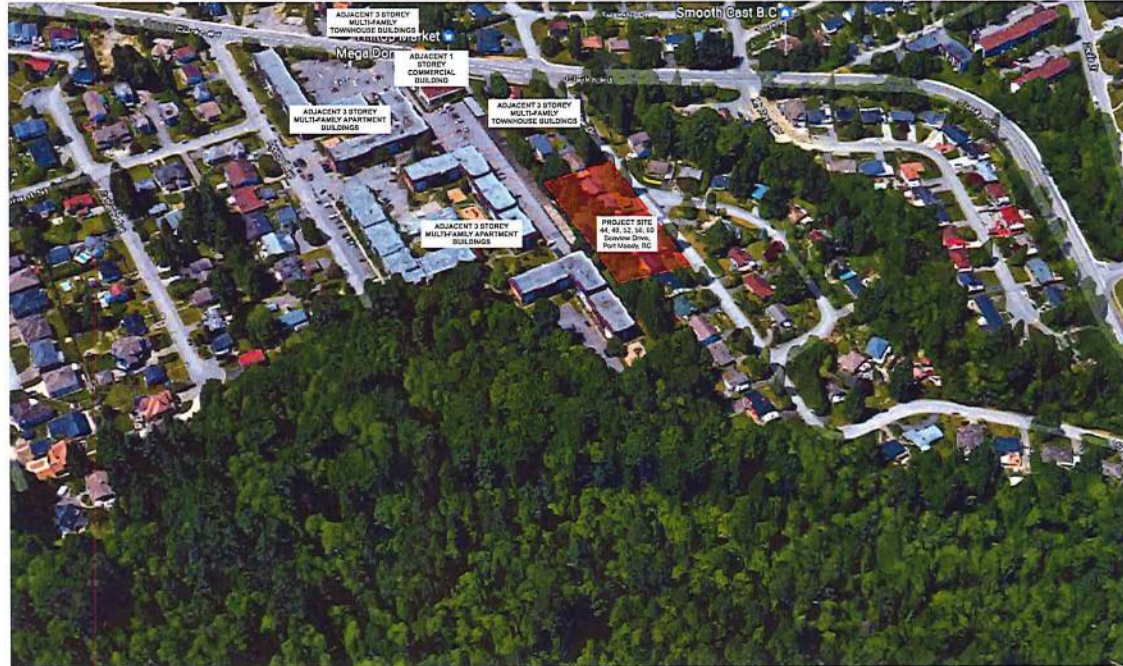
1 South Aerial Perspective of Site
NOT TO SCALE



2 North-West Aerial Perspective of Site
NOT TO SCALE



3 North-East Aerial Perspective of Site
NOT TO SCALE



4 South-East Aerial Perspective of Site
NOT TO SCALE



5 East Aerial Perspective of Site
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(PROJECT TEAM)
ALLAIRE

(ARCHITECT TEAM)

(CLIENT NAME)

Allaire Group

(PROJECT SITE)

Rock Ridge

44, 45, 52, 55, 60 Seaview Drive
Port Moody, BC

(DATE)

Context

(PROJECT NAME)

As Noted

(DATE)

Friday, November 6, 2020

(PROJECT NAME)

04 - Reasoning Re-submission

(PROJECT NAME)

A-0.220



1 CONTEXT PHOTO



2 CONTEXT PHOTO



3 CONTEXT PHOTO



4 CONTEXT PHOTO



5 CONTEXT PHOTO



7 CONTEXT PHOTO



6 CONTEXT PHOTO



8 CONTEXT PHOTO



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(ARCHITECT SCALE)

(SCALE)

Allaire Group

(PROJECT)

Rock Ridge

44, 45, 52, 55, 60 Seaview Drive
Port Moody, BC

(TITLE)

Site Context
Photos

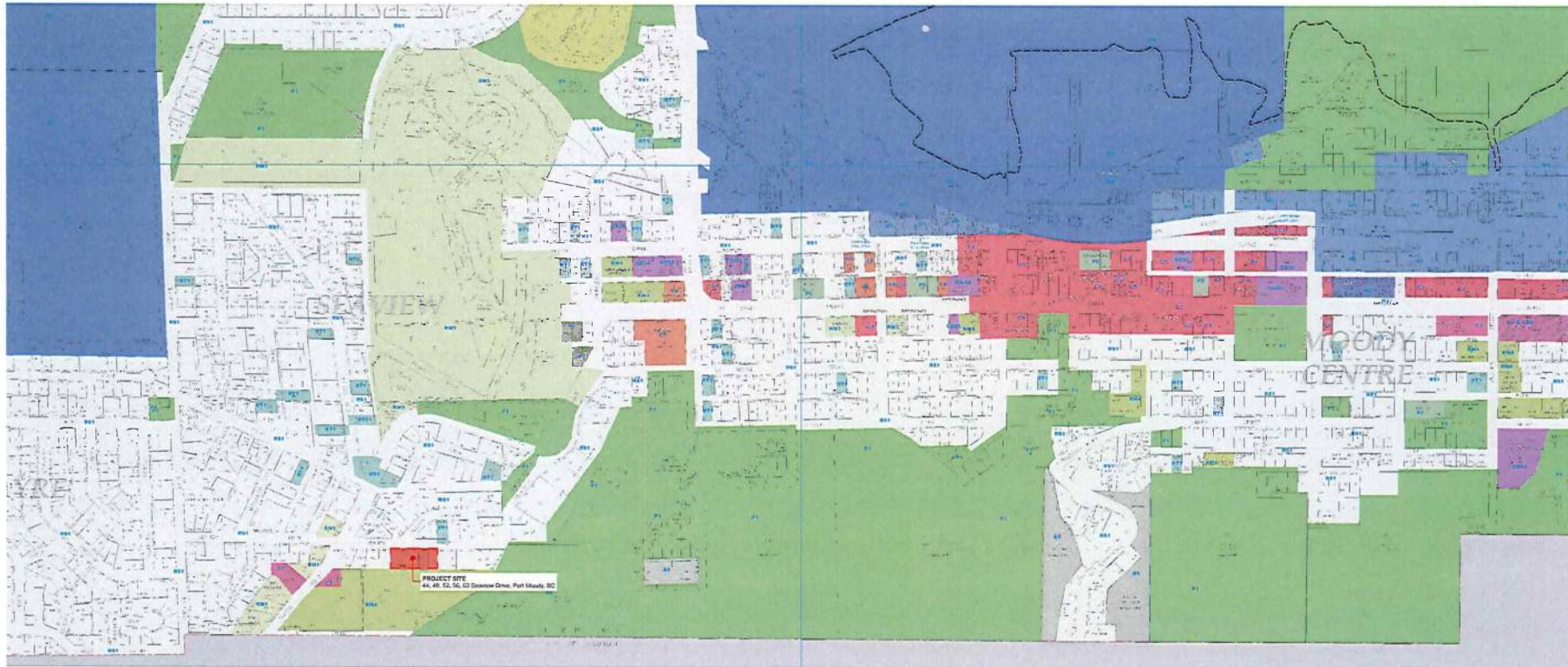
18443 (PROJECT)

As Noted (SCALE)

Friday, November 6, 2020 (DATE)

04 - Rezoning Resubmission (DRAWING)

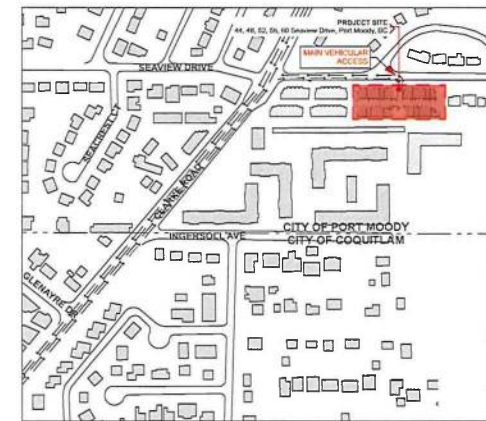
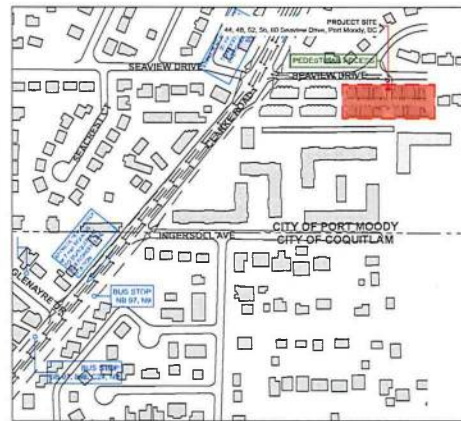
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1 Port Moody Zoning Map



2 Port Moody Zoning Map



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Allaire Group

Rock Ridge

44, 46, 52, 56, 60 Seaview Drive
Port Moody, BC

Zoning

18443 (BYLAW 67)

As Noted

Friday, November 6, 2020 (DATE)

04 - Rezoning Re-submission (SUBJECT)

(DRAWN BY)

A-0.240



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ALLAIRE

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Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

Existing
Conditions

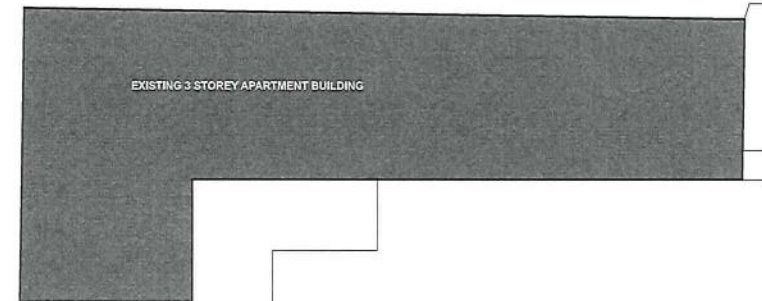
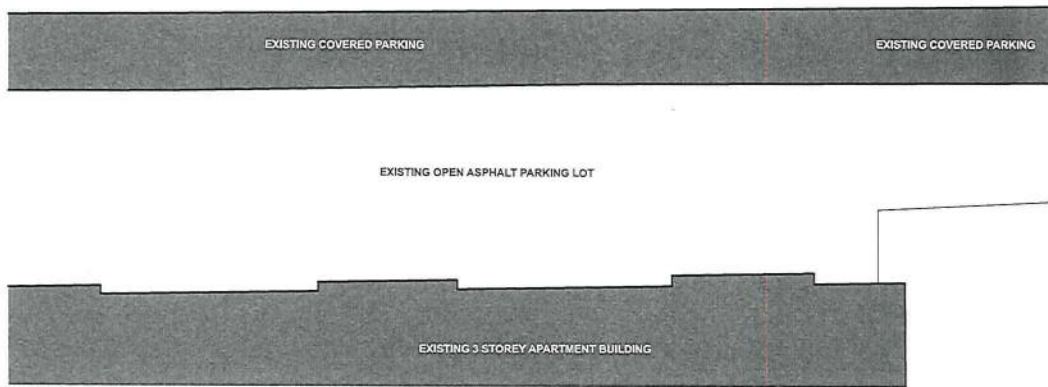
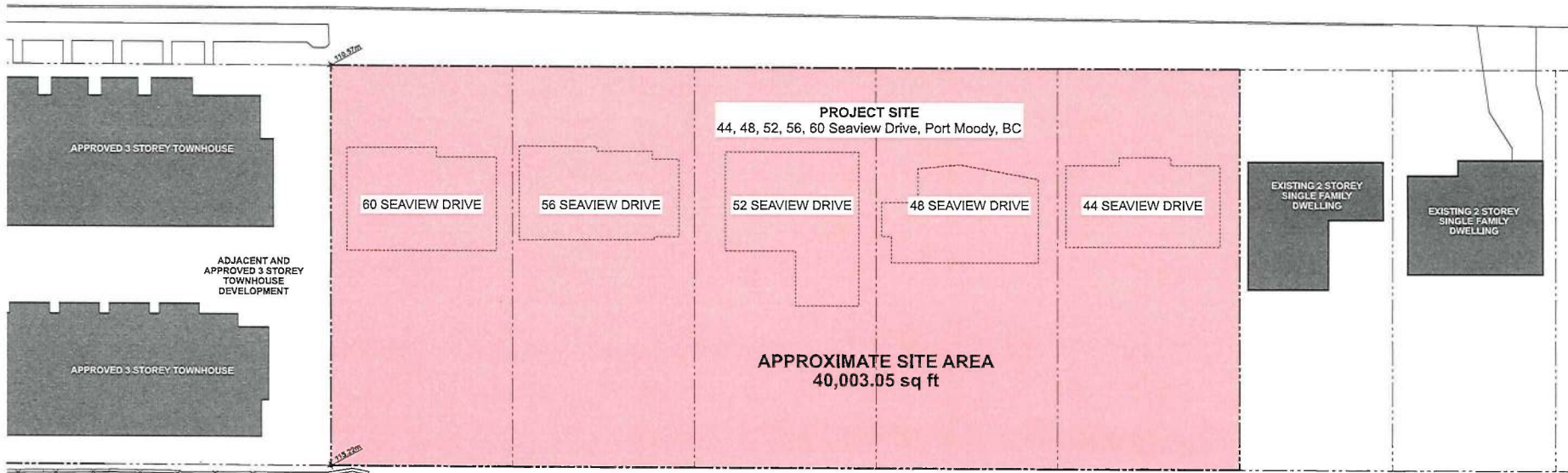
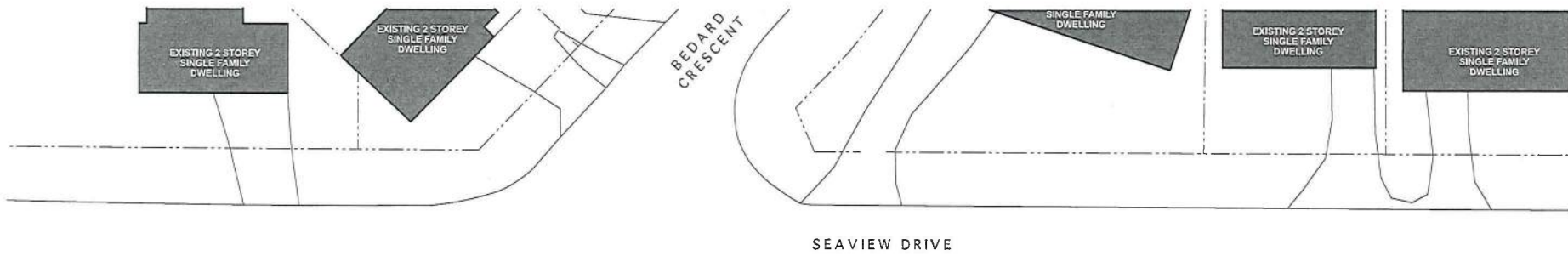
18443

As Noted

Friday, November 6, 2020

04 - Reasoning Resubmission

A-0.310



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(SHEET 4/1)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

Existing
Conditions

18443

As Noted

Friday, November 6, 2020

04 - Rezoning Resubmission

(DRAWING)

A-0.320



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DESIGNED BY
ALLAIRE

(ARCHITECTURE NAME)

(DESIGNER NAME)

Allaire Group

(PROJECT NAME)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(DRAWING TYPE)

Perspective
Renders

18443 (PROJECT CODE)

1:1.24 (SCALE)

Friday, November 6, 2020 (DATE)

04 - Rezoning Resubmission (SUBJECT)

(DRAWING NO.)

A-0.401



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ALLAIRE

Allaire Group

Rock Ridge

44, 48, 52, 56, 60 Glenview Drive
Port Moody, BC

Perspective
Renders

18443

1:1.24

Friday, November 6, 2020

04 - Rezoning Resubmission

A-0.402



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PROJECT TEAM
ALLAIRE

ARCHITECTURAL

DESIGN TEAM

Allaire Group

PROJECT

Rock Ridge

44, 46, 48, 50, 52, 54 Seaview Drive
Port Moody, BC

DATE

Perspective
Renders

10443

1:1.24

Friday, November 6, 2020

B4 - Rezoning Re-submission

DRAWING

A-0.403



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PROJECT TEAM
ALLAIRE

(ARCHITECT: REAL)

(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(DATE)

Perspective
Renders

(PROJECT)

18443

(SCALE)

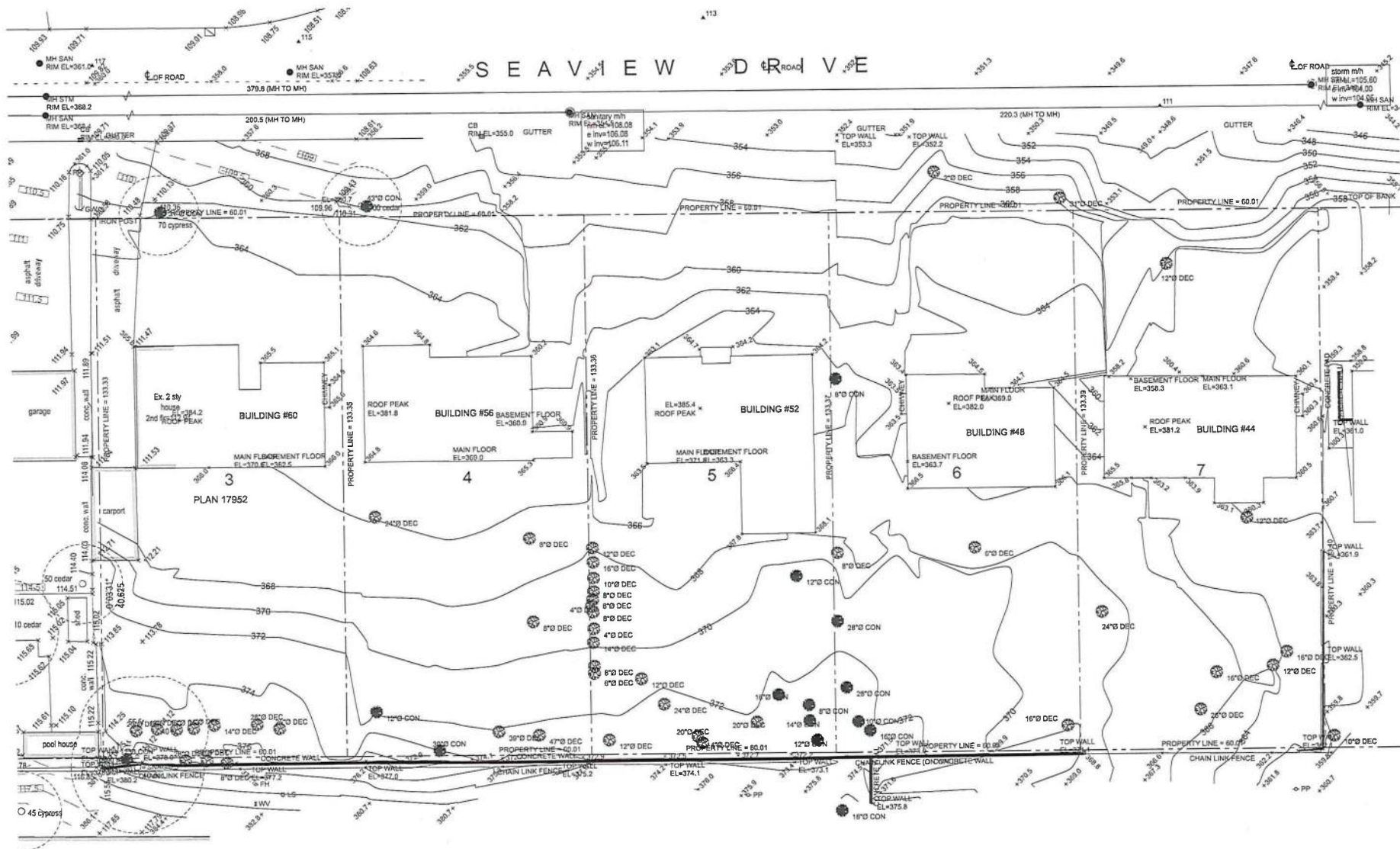
1:1.24

Friday, November 6, 2020

04 - Rezoning Resubmission

(DRAWING)

A-0.404



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ALLAIRE

(ARCHITECT SEAL)

(ENGINEER SEAL)

Allaire Group

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

Survey

18443 (PLAN 17952)

3/22" = 1'-0" (SCALE)

Friday, November 6, 2020 (DATE)

04 - Rezoning Resubmission (PROJECT)

(DRAWING)

A-1.000

NOTE: THIS SURVEY HAS
BEEN MANIPULATED TO
ALLOW ALL INFORMATION
TO FIT ON ONE PAGE.

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PROVIDED BY A
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ALLAIRE

(ARCHITECT SCALE)

Allaire Group

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

Level 1 Floor Plan (West)

18443

1/8" = 1'-0"

Friday, November 6, 2020

04 - Rezoning Resubmission

A-2.110



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CONTRACT NO. 18443
DATE: 11/06/2020
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]



ALLAIRE

(ARCHITECT SEAL)

(SEAL/STAMP)

Allaire Group

(SEAL/STAMP)

Rock Ridge

44, 48, 52, 56, 60 Seawall Drive
Port Moody, BC

(SEAL/STAMP)

Level 2 Floor Plan
(West)

18443

1/8" = 1'-0"

Friday, November 6, 2020

04 - Rezoning Resubmission

(SEAL/STAMP)

A-2.120



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Alaire Group
Rock Ridge
44, 48, 52, 56, 60 Seafair Drive
Port Moody, BC

Level 3 Floor Plan (West)

18443
1/8" = 1'-0"
Friday, November 6, 2020
04 - Rezoning Resubmission

A-2.130



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ALLAIRE

Allaire Group

Rock Ridge

44, 48, 52, 56, 60 Seafiew Drive
Port Moody, BC

Level 1 Floor Plan (East)

18443 (SHEET 1)

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

Friday, November 6, 2020 (DATE)

04 - Rezoning Re-submission (PROJECT)

A-2.210



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ALLAIRE

Allaire Group

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

Level 2 Floor Plan
(East)

10443

1/8" = 1'-0"

Friday, November 6, 2020

64 - Rezoning Resubmission

A-2.220



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ALLAIRE

(ARCHITECT SEAL)

(SEAL)

Allaire Group

(PROJ. NO.)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

Level 3 Floor Plan
(East)

18443

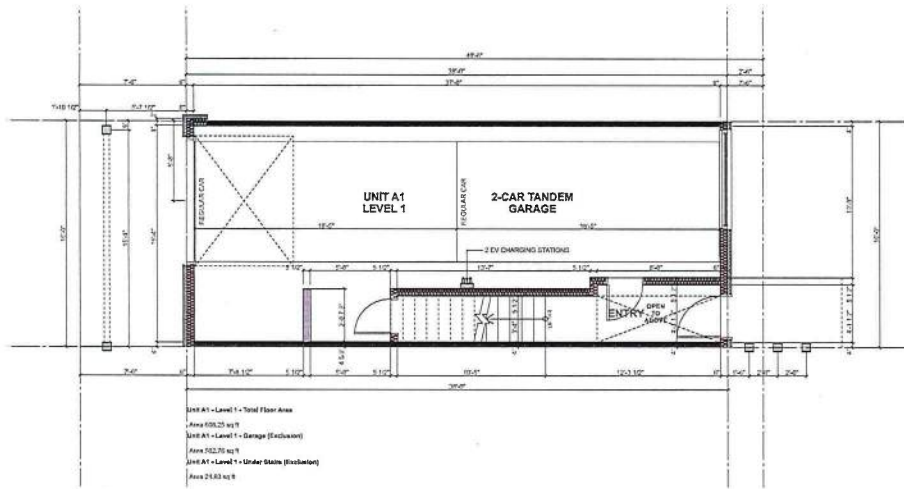
1/8" = 1'-0"

Friday, November 6, 2020

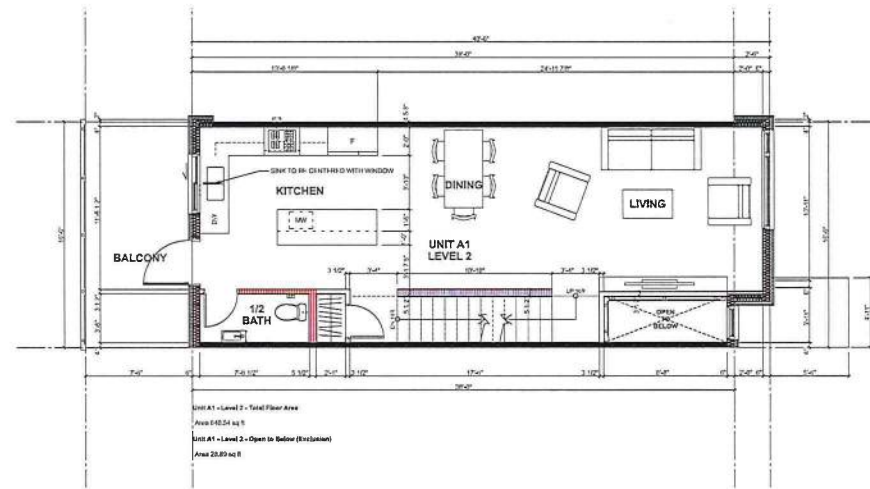
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(DATE)

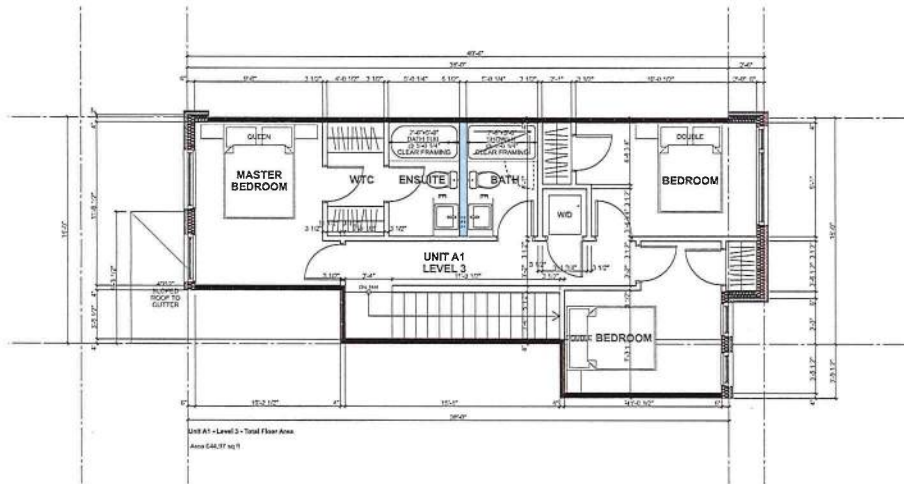
A-2.230



② Unit A1 - Level 1
SCALE: 1/4" = 1'-0"



③ Unit A1 - Level 2
SCALE: 1/4" = 1'-0"



① Unit A1 - Level 3
SCALE: 1/4" = 1'-0"



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PROJECT TEAM
ALLAIRE

(ARCHITECTURAL)

(SCALE 1/4")

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

Unit A1

18443 (PROJECT)

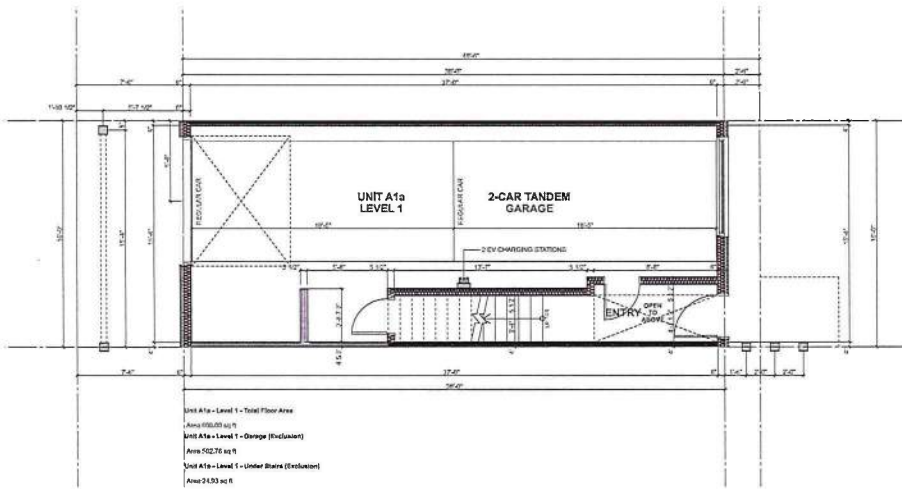
1/4" = 1'-0" (SCALE)

Friday, November 6, 2020 (DATE)

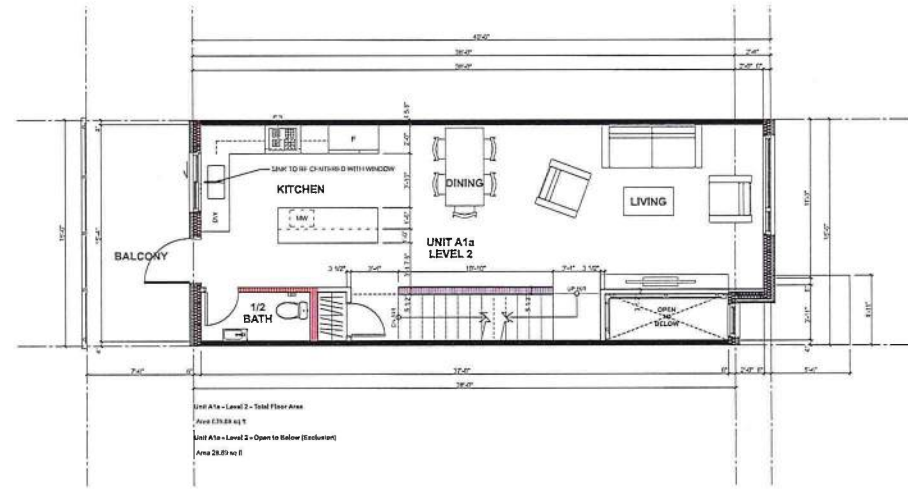
04 - Rezoning Resubmission (SUBMIT)

(DRAWING)

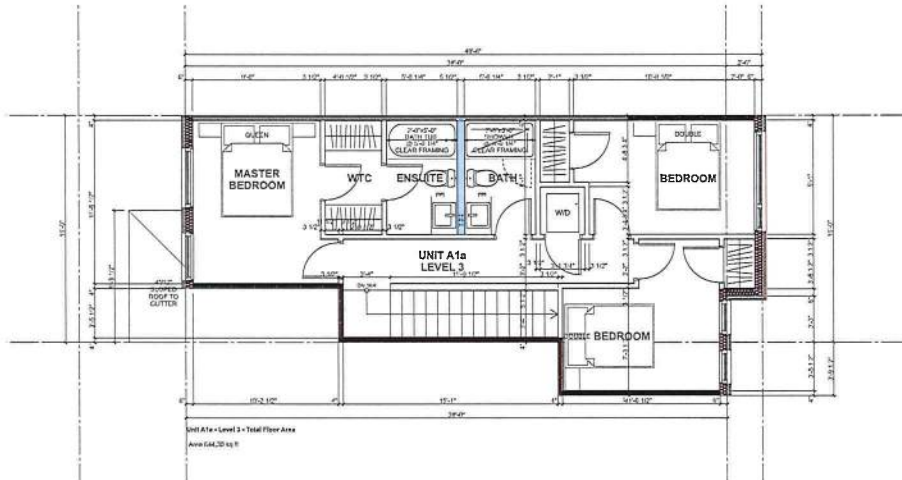
A-3.111



2 Unit A1a - Level 1
SCALE: 1/4" = 1'-0"



3 Unit A1a - Level 2
SCALE: 1/4" = 1'-0"



1 Unit A1a - Level 3
SCALE: 1/4" = 1'-0"



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(PROPOSED)
ALLAIRE

(ARCHITECT SCALE)

(SCALE 1/4")

Allaire Group

(PROPOSED)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(SCALE)

Unit A1a

(PROPOSED)

18443

(SCALE)

1/4" = 1'-0"

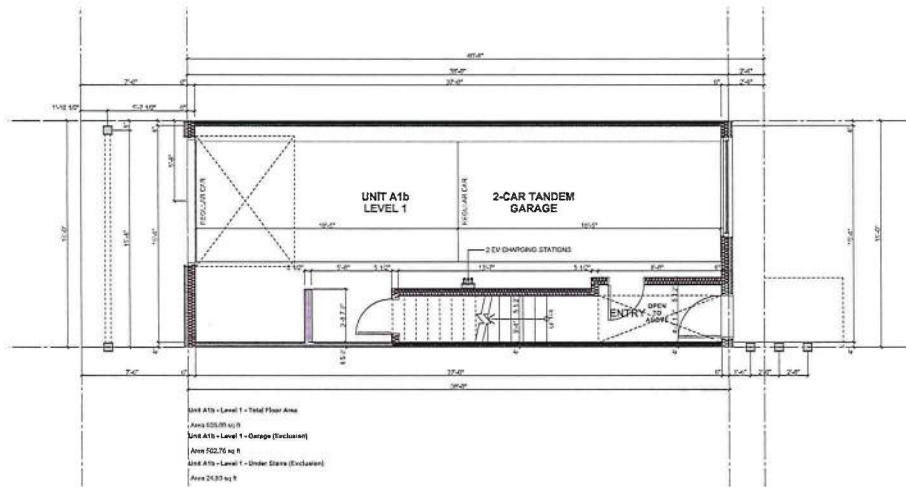
Friday, November 5, 2020

(SCALE)

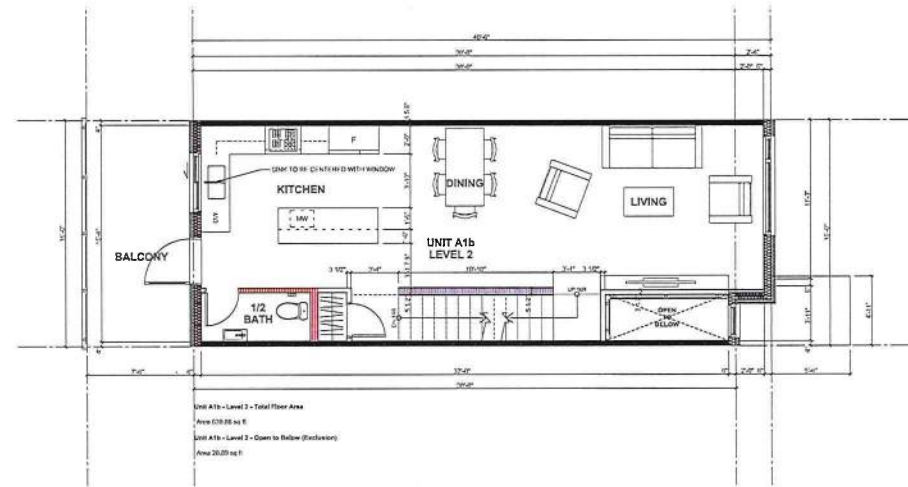
04 - Rezoning Resubmission

(DRAWING)

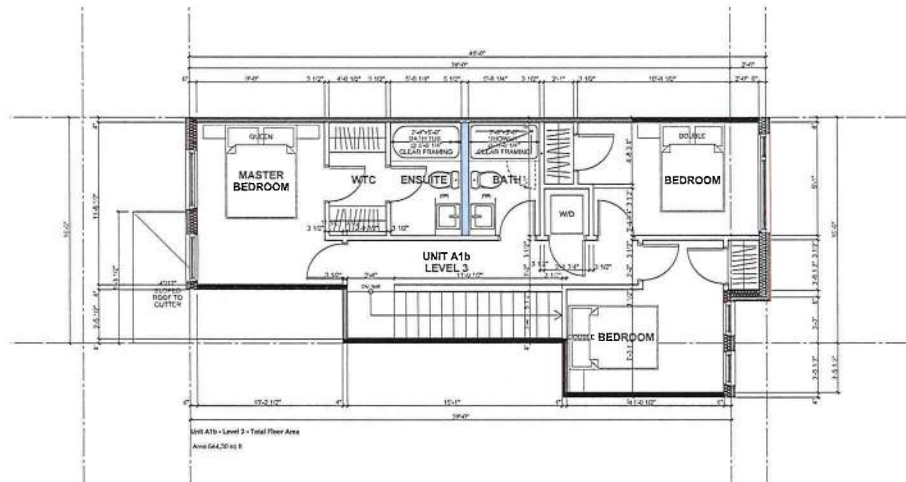
A-3.112



② Unit A1b - Level 1
SCALE: 1/4" = 1'-0"



③ Unit A1b - Level 2
SCALE: 1/4" = 1'-0"



① Unit A1b - Level 3
SCALE: 1/4" = 1'-0"



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ALLAIRE

ARCHITECT SCALE

SCALE: 1/4" = 1'-0"

Allaire Group

PROPOSED

Rock Ridge

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Port Moody, BC

1/4" = 1'-0"

Unit A1b

PROPOSED

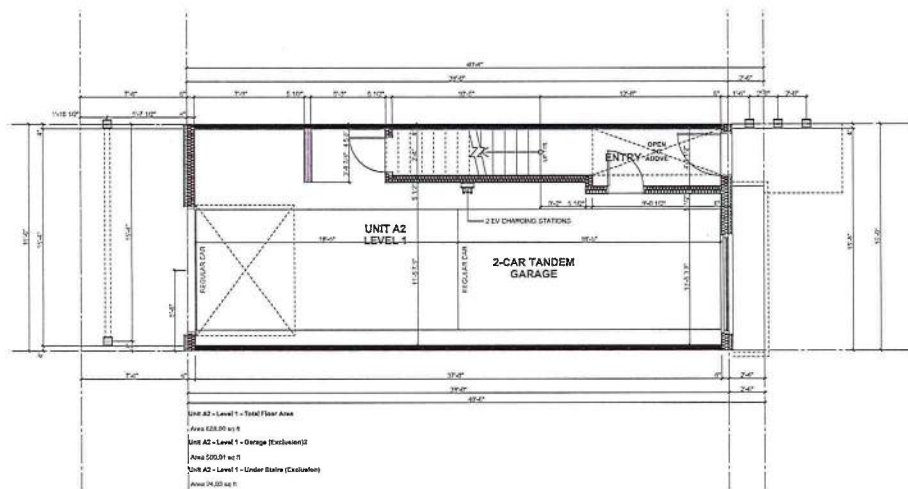
1/4" = 1'-0"

Friday, November 6, 2020

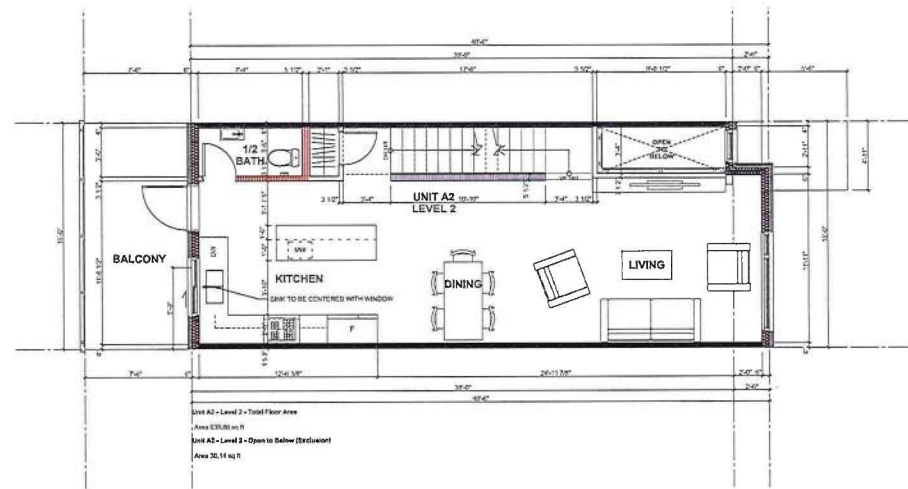
04 - Rezoning Resubmission

1/4" = 1'-0"

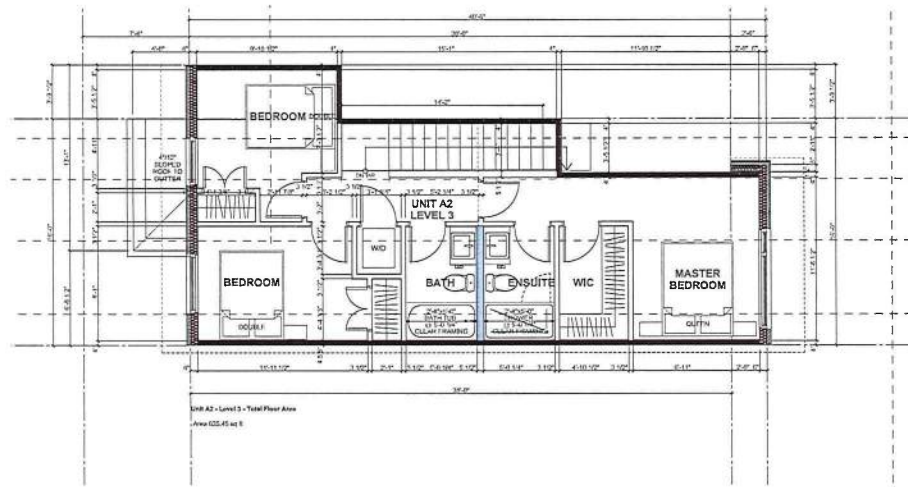
A-3.113



② Unit A2 - Level 1
SCALE: 1/4" = 1'-0"



③ Unit A2 - Level 2
SCALE: 1/4" = 1'-0"



① Unit A2 - Level 3
SCALE: 1/4" = 1'-0"



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ALLAIRE

(ARCHITECT - SEAL)

(SEALING)

Allaire Group

(SEALING)

Rock Ridge

44, 45, 52, 55, 60 Seaview Drive
Port Moody, BC

(SEALING)

Unit A2

18443

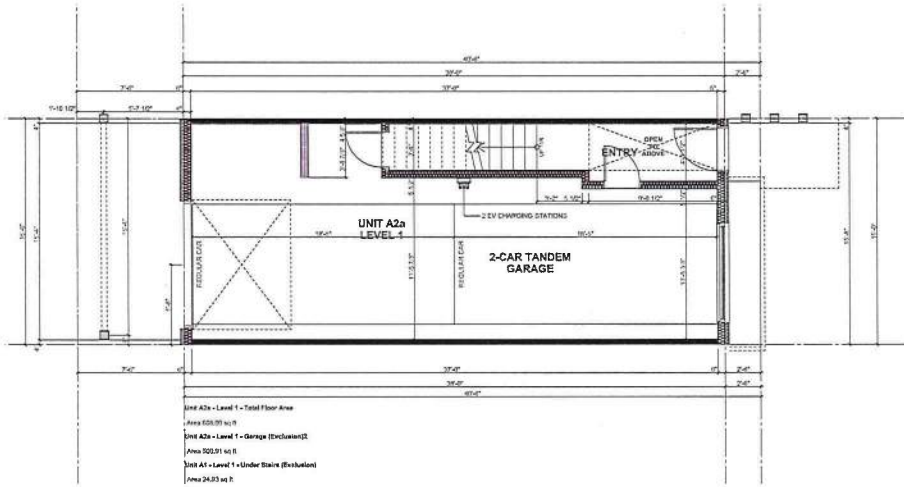
1/4" = 1'-0"

Friday, November 6, 2020

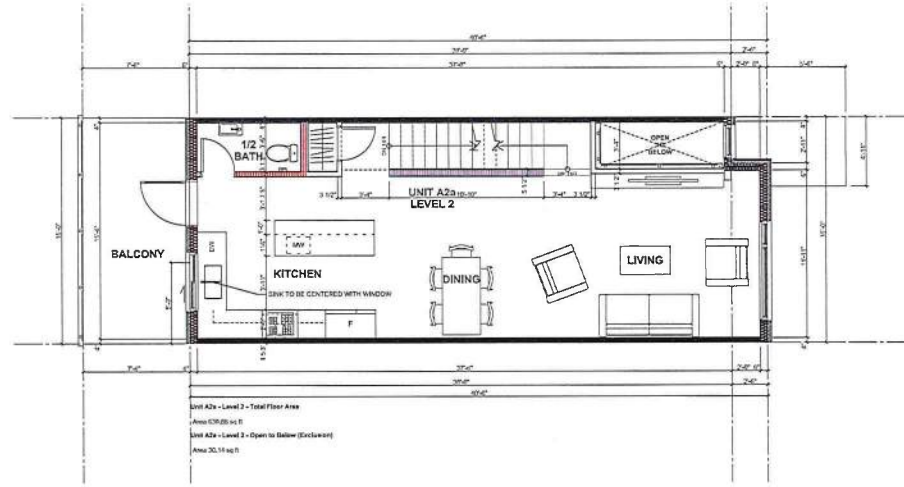
D4 - Rezoning Resubmission

(SEALING)

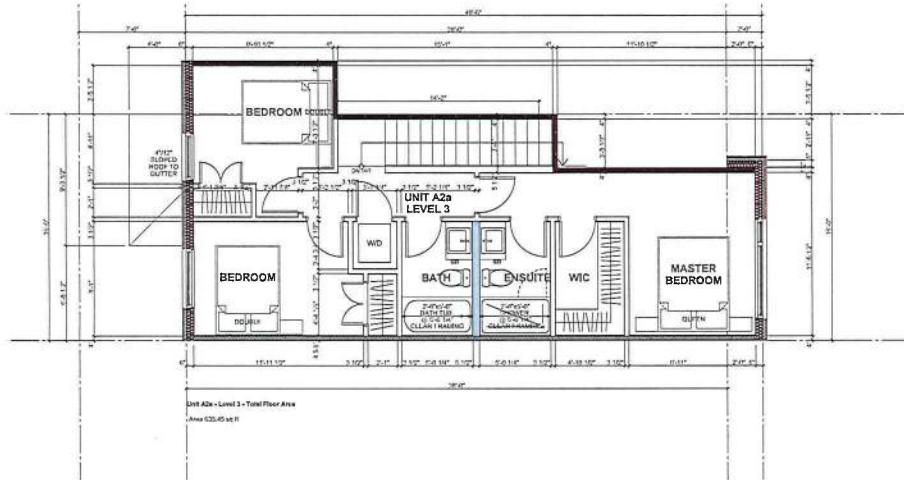
A-3.121



② Unit A2a - Level 1
SCALE: 1/4" = 1'-0"



③ Unit A2a - Level 2
SCALE: 1/4" = 1'-0"



① Unit A2a - Level 3
SCALE: 1/4" = 1'-0"



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ALLAIRE

(ARCHITECT SEAL)

(CLIENT SET)

Allaire Group

(OWNER SET)

Rock Ridge

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Port Moody, BC

(DATE)

Unit A2a

18443 (PROJECT)

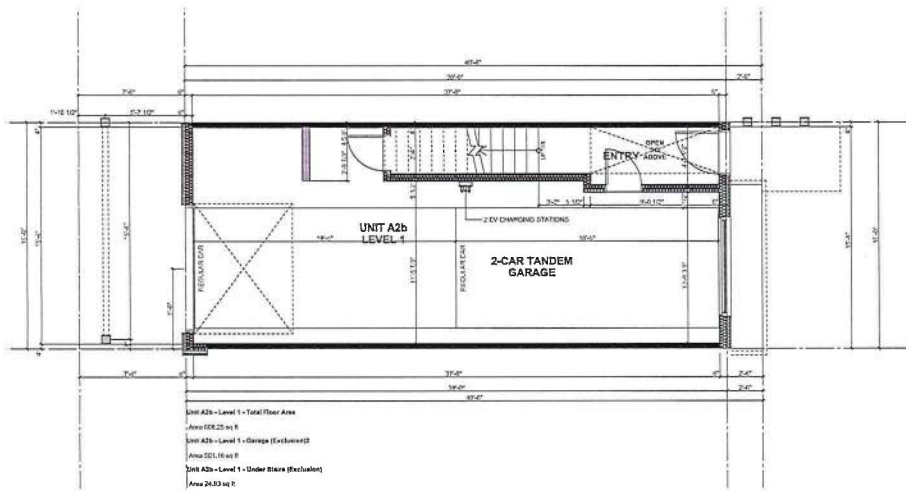
1/4" = 1'-0" (SCALE)

Friday, November 6, 2020 (DATE)

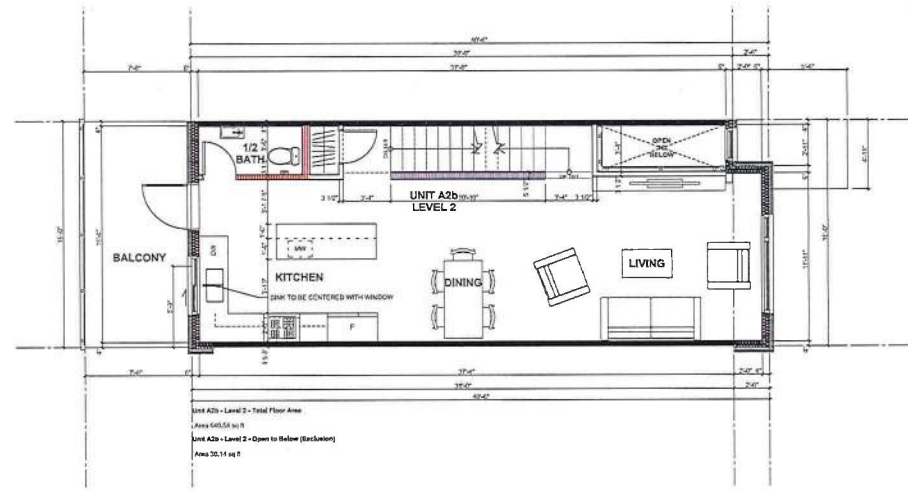
04 - Rezoning Re-submission (DRAWING)

(DRAWING)

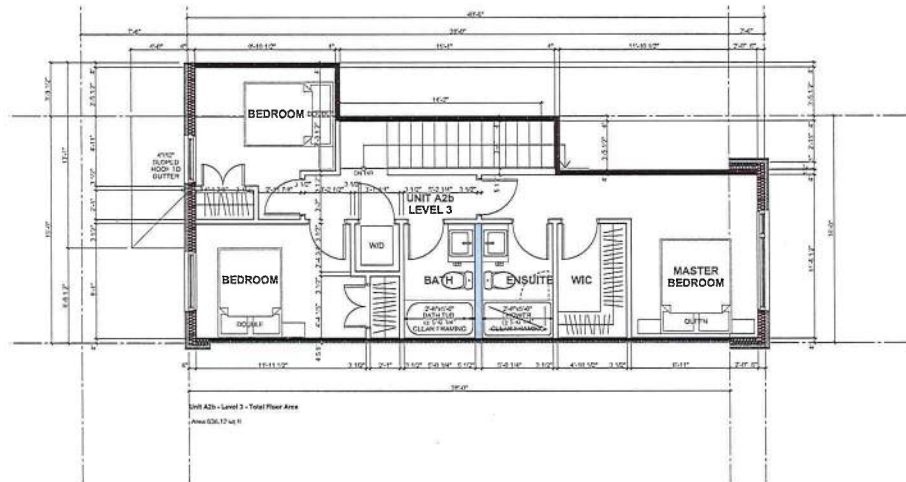
A-3.122



② Unit A2b - Level 1
SCALE: 1/4" = 1'-0"



③ Unit A2b - Level 2
SCALE: 1/4" = 1'-0"



① Unit A2b - Level 3
SCALE: 1/4" = 1'-0"



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ALLAIRE

(ARCHITECT SEAL)

(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(DATE)

Unit A2b

(PROJECT)

18443

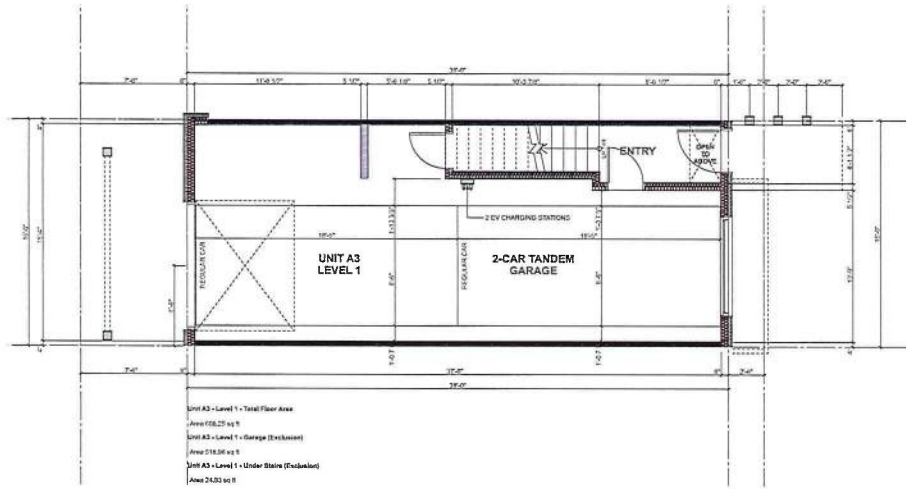
1/4" = 1'-0"

Friday, November 6, 2020

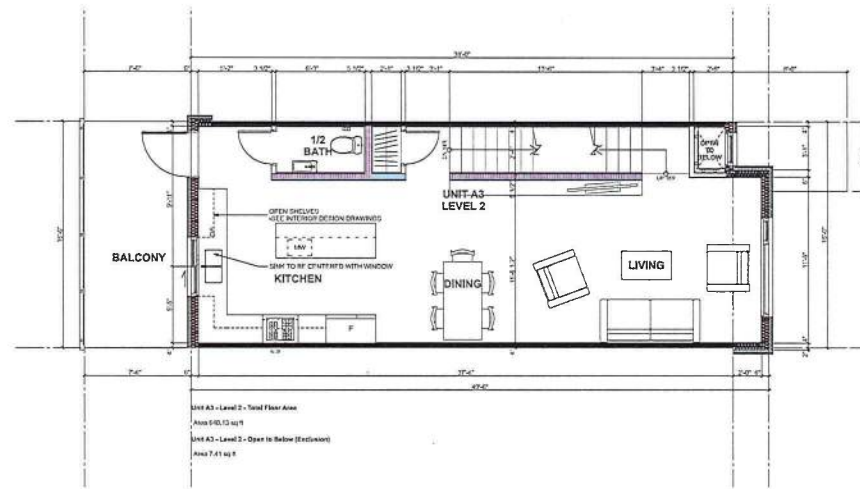
D4 - Rezoning Re-submission

(DRAWING)

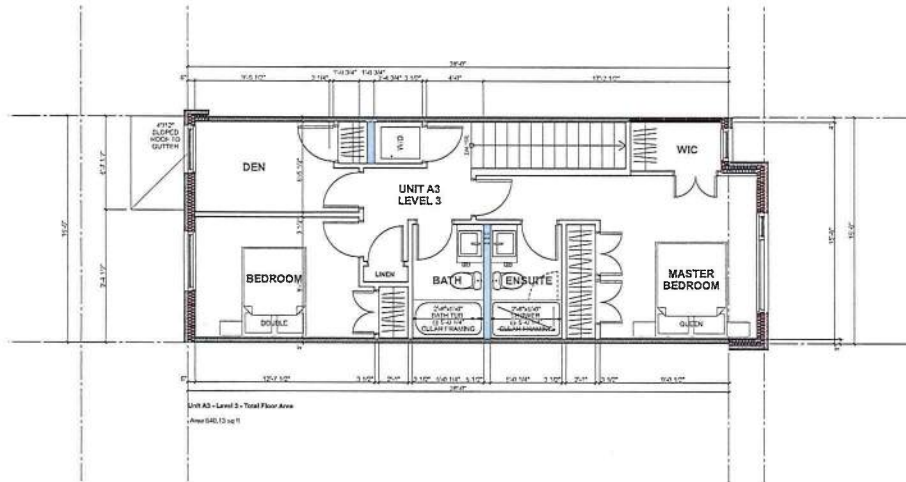
A-3.123



② Unit A3 - Level 1
SCALE: 1/8" = 1'-0"



③ Unit A3 - Level 2
SCALE: 1/8" = 1'-0"



① Unit A3 - Level 3
SCALE: 1/8" = 1'-0"



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PROJECT TEAM
ALLAIRE

(ARCHITECT SEAL)

(SEAL WT)

Allaire Group

(PROPOSED)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

Unit A3

18443 (PROPOSED)

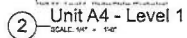
1/4" = 1'-0" (SCALE)

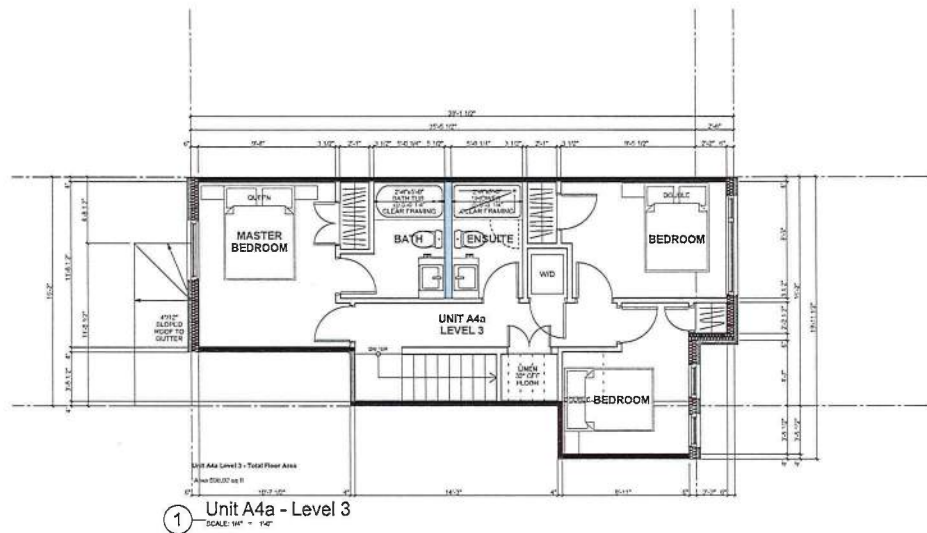
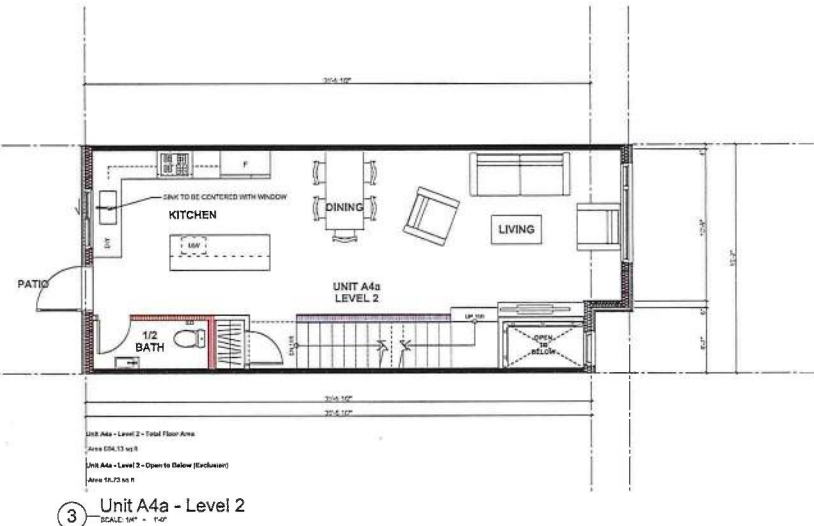
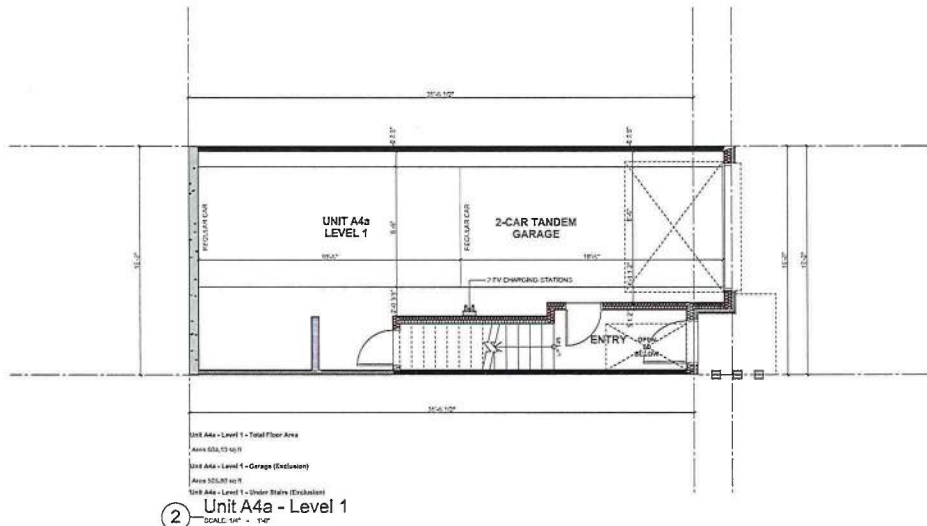
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04 - Rezoning Resubmission (SUBMIT)

(DRAWING)

A-3.131





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PROJECT TEAM
ALLAIRE

(ARCHITECT SEAL)

(SEAL/STAMP)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

Unit A4a

10443 (PROJECT)

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

Friday, November 6, 2020 (DATE)

04 - Razoning Resubmission (SUBJECT)

(DRAWING)

A-3.142



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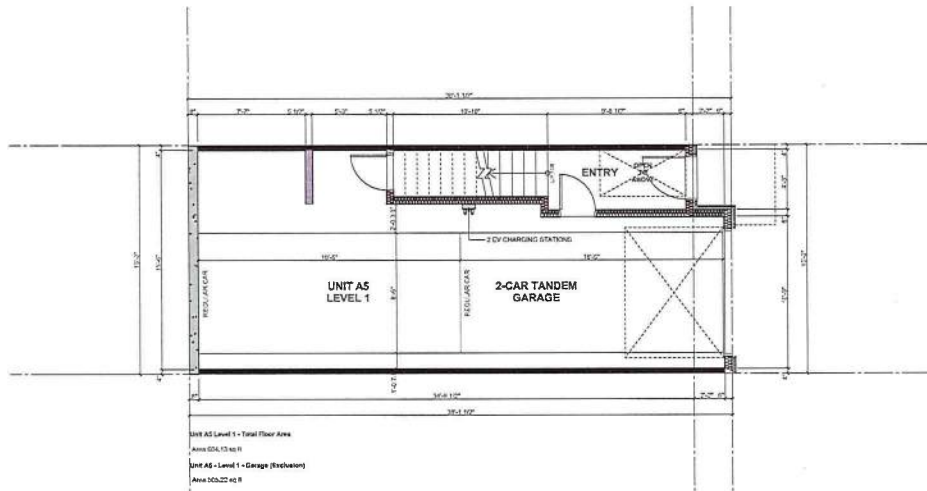
Vancouver, BC, V6C 1S4

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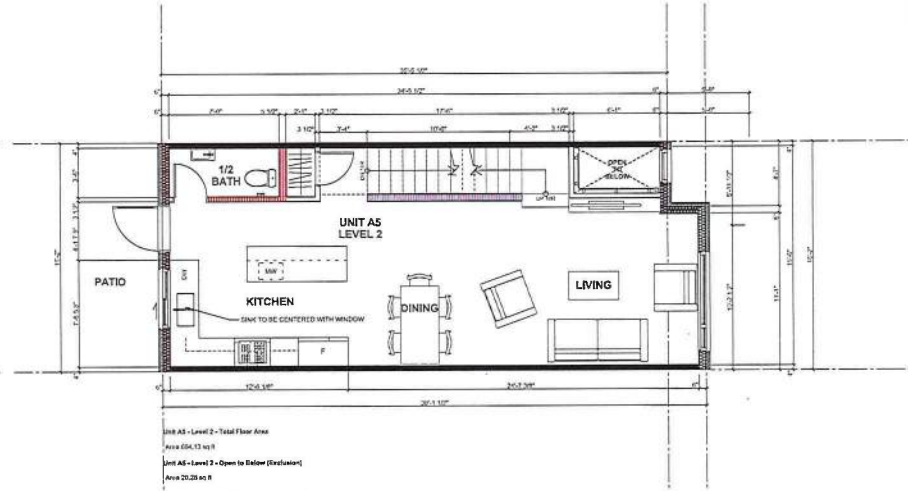
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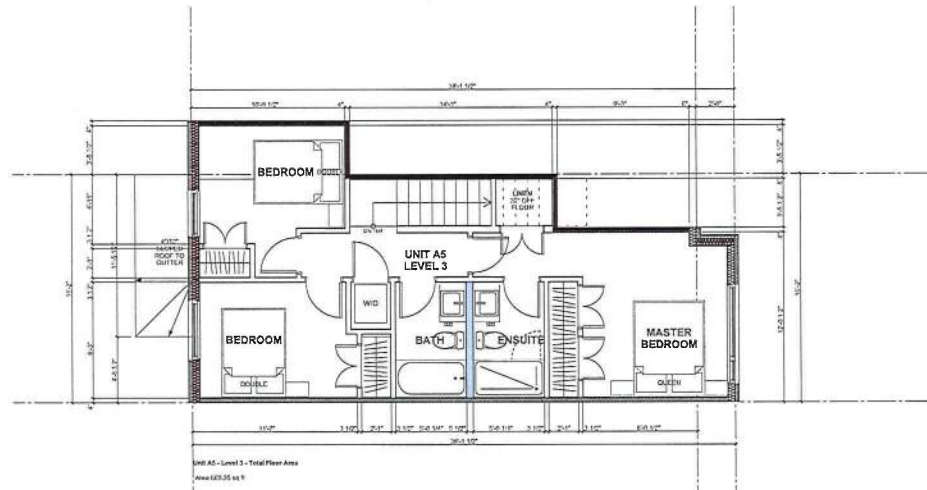
(PRODUCED BY)
ALLAIRE



② Unit A5 - Level 1
SCALE: 1/4" = 1'-0"



③ Unit A5 - Level 2
SCALE: 1/4" = 1'-0"



① Unit A5 - Level 3
SCALE: 1/4" = 1'-0"

(ARCHITECT SEAL)

(DATE)

Allaire Group

(DATE)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(DATE)

Unit A5

(PROJECT)

18443

(SCALE)

1/4" = 1'-0"

(DATE)

Friday, November 6, 2020

04 - Rezoning Re-submission

(DATE)

A-3.151



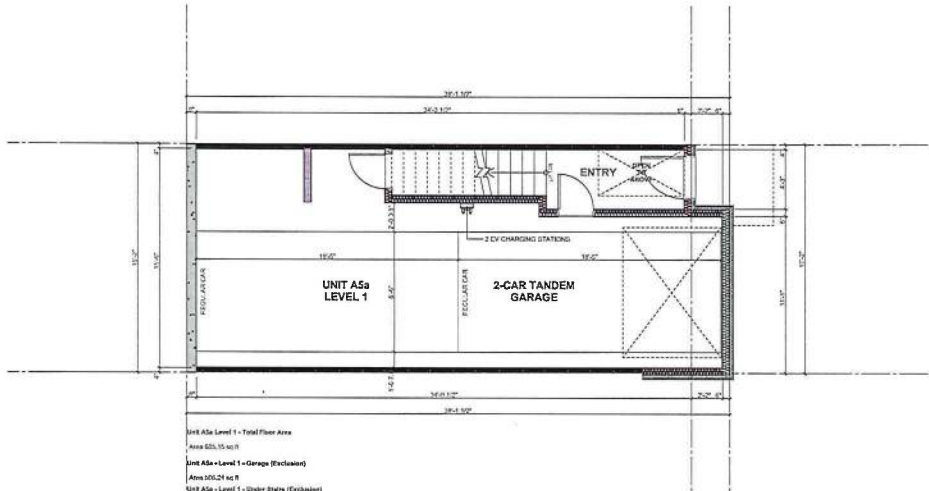
Integra

ARCHITECTURE INC.

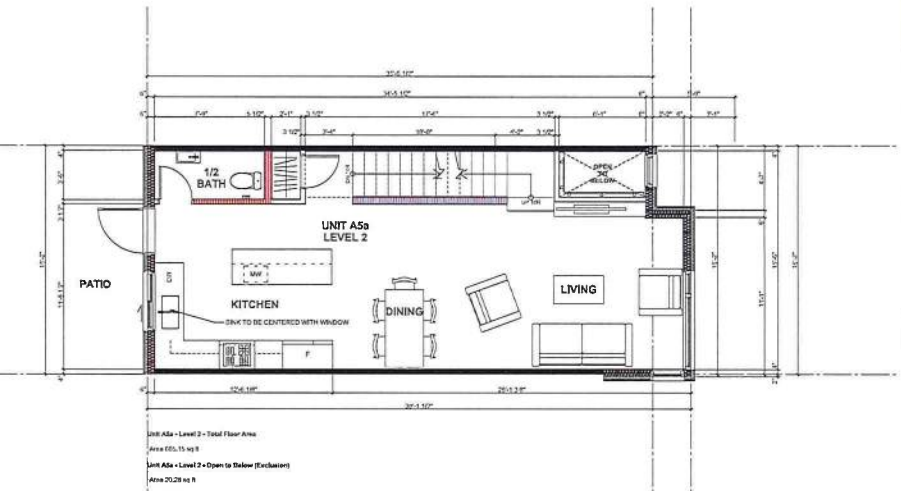
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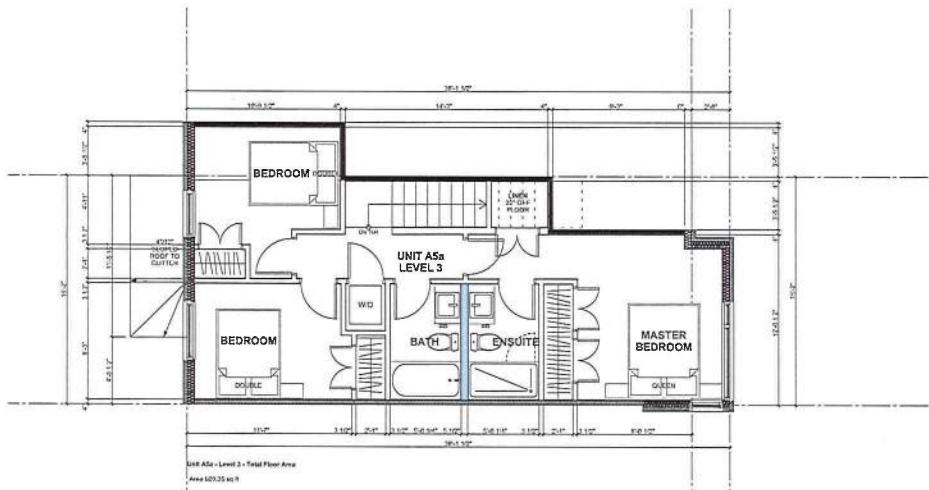
APPROVED TO: **ALLAIRE**



② Unit A5a - Level 1
SCALE: 1/4" = 1'-0"



③ Unit A5a- Level 2
SCALE: 1/4" = 1'-0"



① Unit A5a - Level 3
SCALE: 1/4" = 1'-0"

(SHEETSET: 01)

(SHEETSET: 02)

Allaire Group

(SHEETSET: 03)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(SHEETSET: 04)

Unit A5a

(SHEETSET: 05)

18443

1/4" = 1'-0"

Friday, November 6, 2020

04 - Rezoning Resubmission

(SHEETSET: 06)

A-3.152



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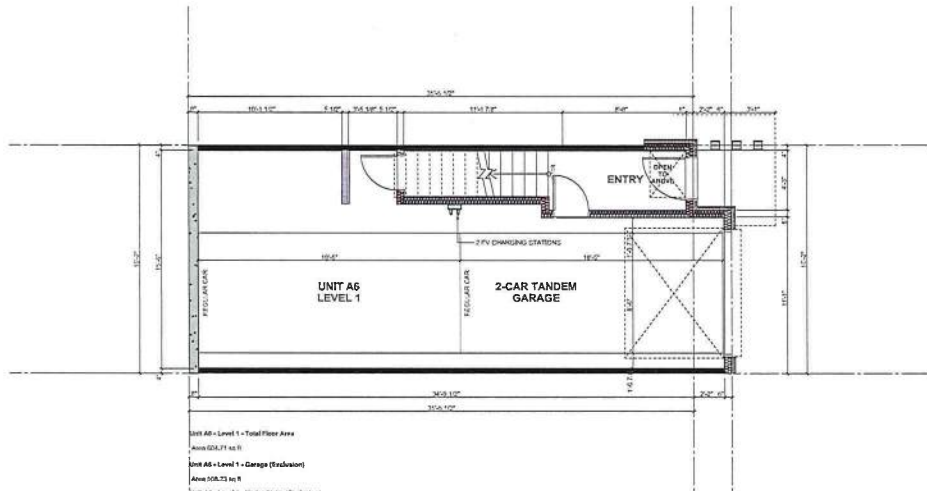
Vancouver, BC, V6C 1S4

www.integra-arch.com

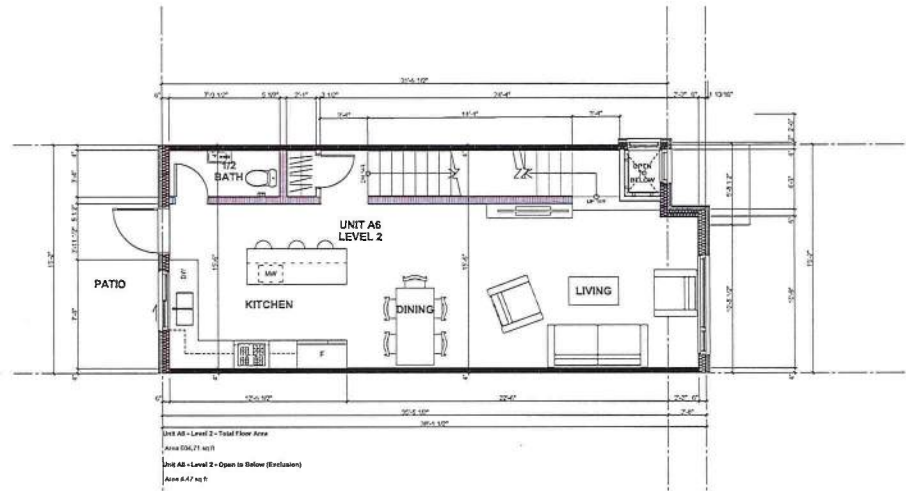
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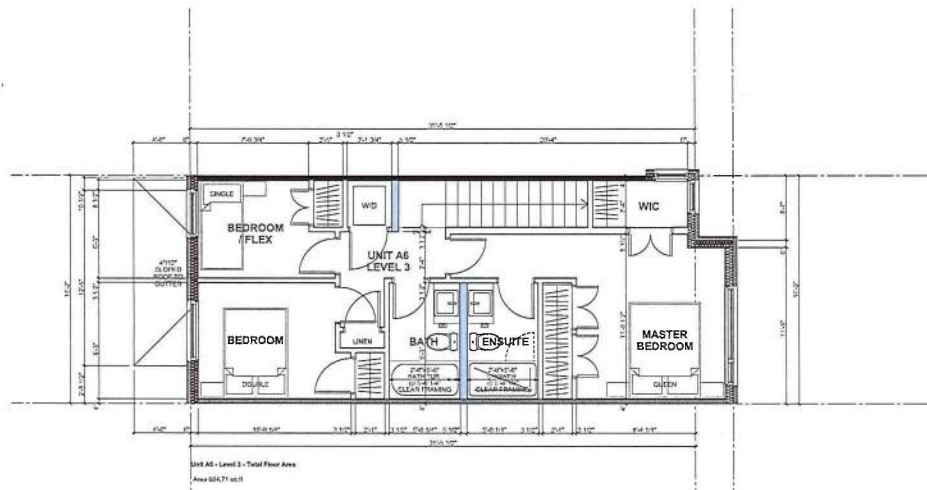
ALLAIRE



② Unit A6 - Level 1
SCALE: 1/4" = 1'-0"



③ Unit A6 - Level 2
SCALE: 1/4" = 1'-0"



① Unit A6 - Level 3
SCALE: 1/4" = 1'-0"

(STREET SIDE)

(COURTYARD SIDE)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive

Port Moody, BC

(DATE)

Unit A6

18443 (PROJECT)

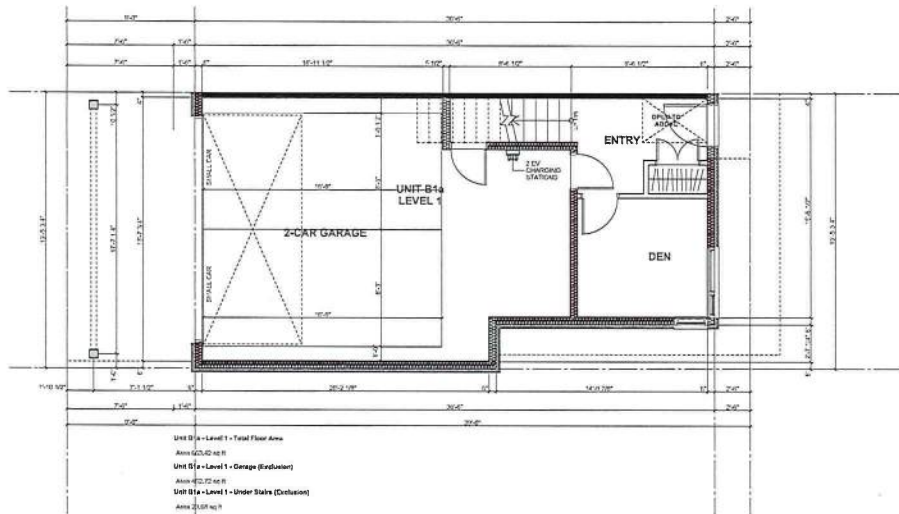
1/4" = 1'-0" (SCALE)

Friday, November 6, 2020 (DATE)

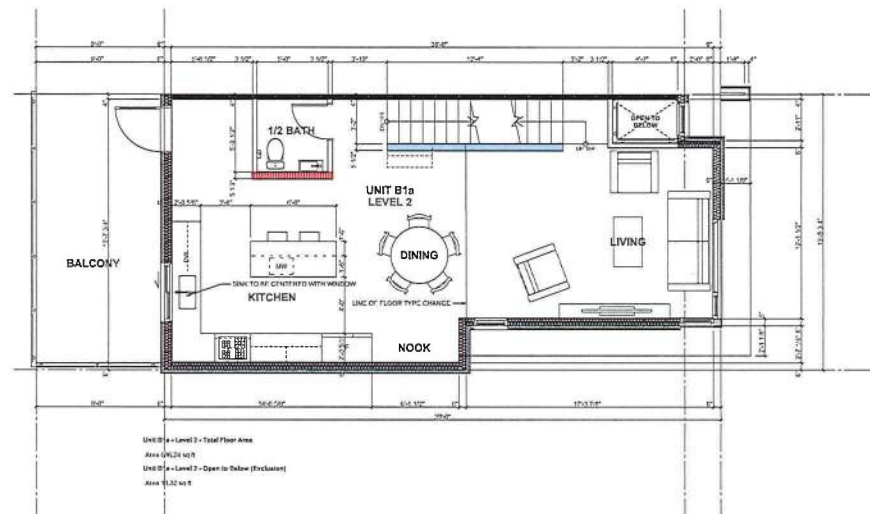
04 - Rezoning Re-submission (SUBMIT)

(DRAWING)

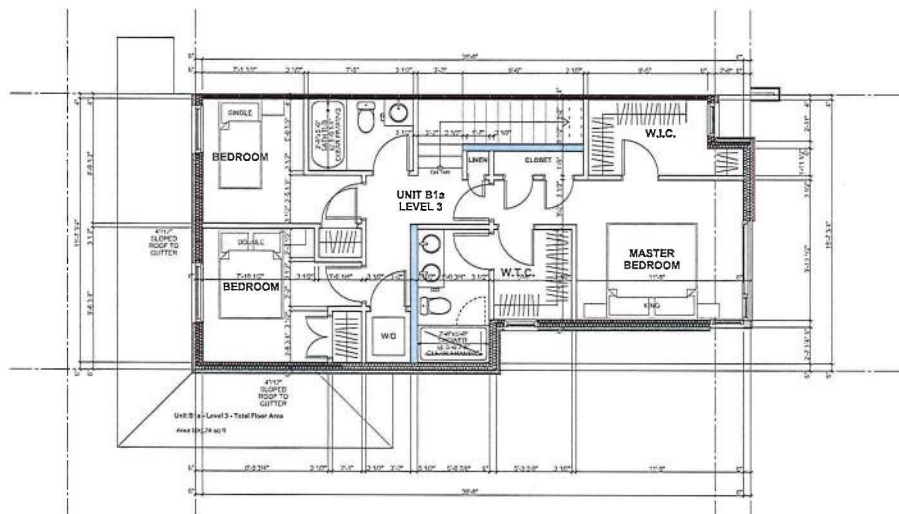
A-3.161



① Unit B1a - Level 1
SCALE: 1/4" = 1'-0"



② Unit B1a - Level 2
SCALE: 1/4" = 1'-0"



③ Unit B1a - Level 3
SCALE: 1/4" = 1'-0"



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APPROVED BY: [Signature]
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(ARCHITECT: SEAL)

(SEAL: SEAL)

Allaire Group

(PREPARED BY)

Rock Ridge

44, 46, 52, 56, 60 Seaview Drive
Port Moody, BC

(DATE)

Unit B1a

18443 (DRAWING)

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

Friday, November 6, 2020 (DATE)

04 - Rezoning Resubmission (SUBJECT)

(DRAWN BY)

A-3.211

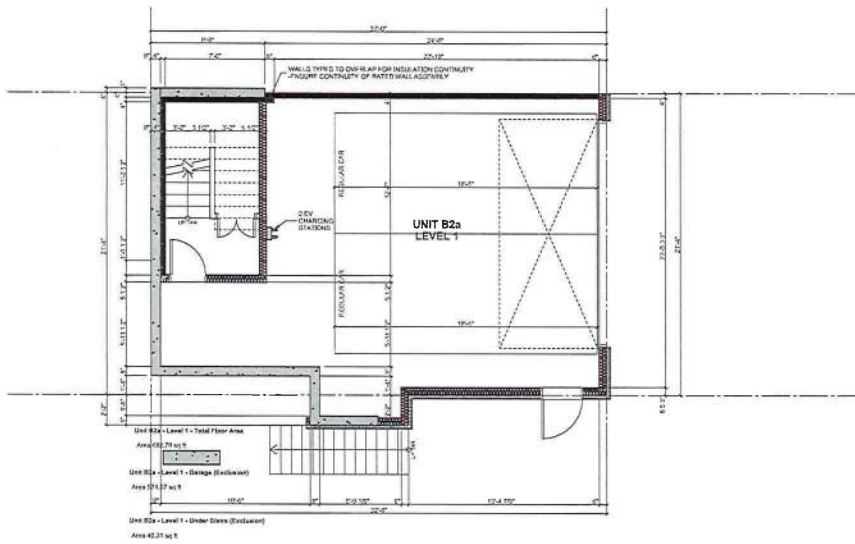


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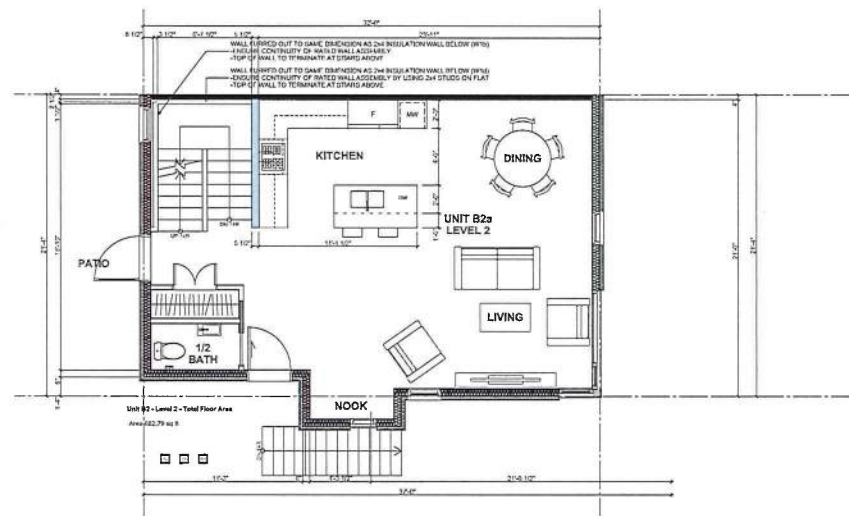
ALLAIRE



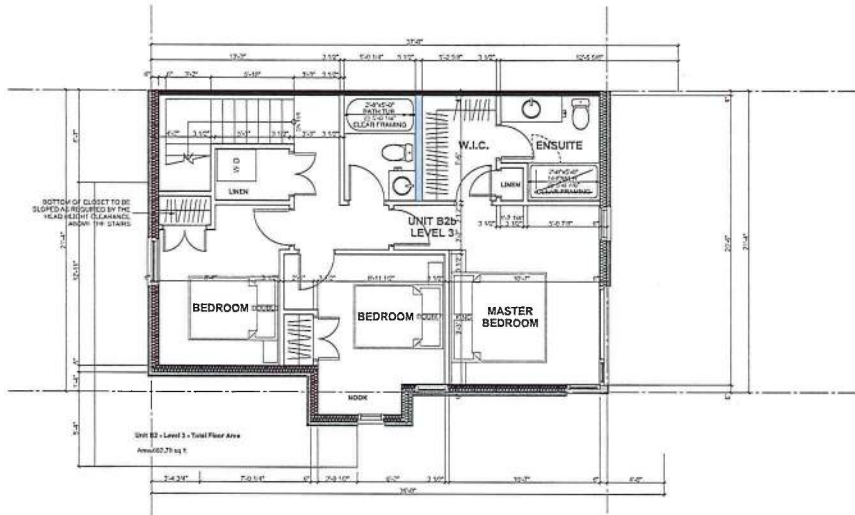
A-3.212



① Unit B2a - Level 1
SCALE: 1/4" = 1'-0"



② Unit B2a - Level 2
SCALE: 1/4" = 1'-0"



③ Unit B2a - Level 3
SCALE: 1/4" = 1'-0"



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PREPARED BY
ALLAIRE

ARCHITECTURAL

REVISIONS

Allaire Group

PROPOSED

Rock Ridge

44, 48, 52, 56, 60 Seaside Drive
Port Moody, BC

DATE

Unit B2a

18443

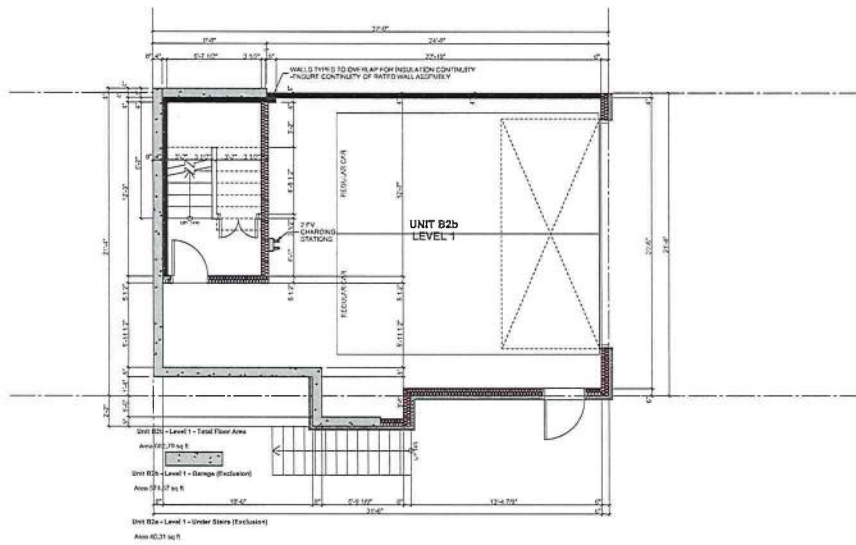
1/4" = 1'-0"

Friday, November 5, 2020

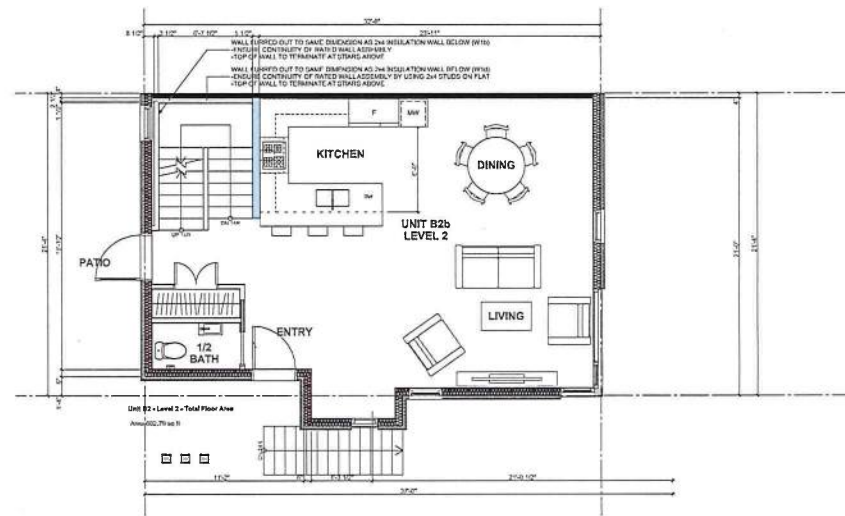
04 - Rezoning Resubmission

DATE

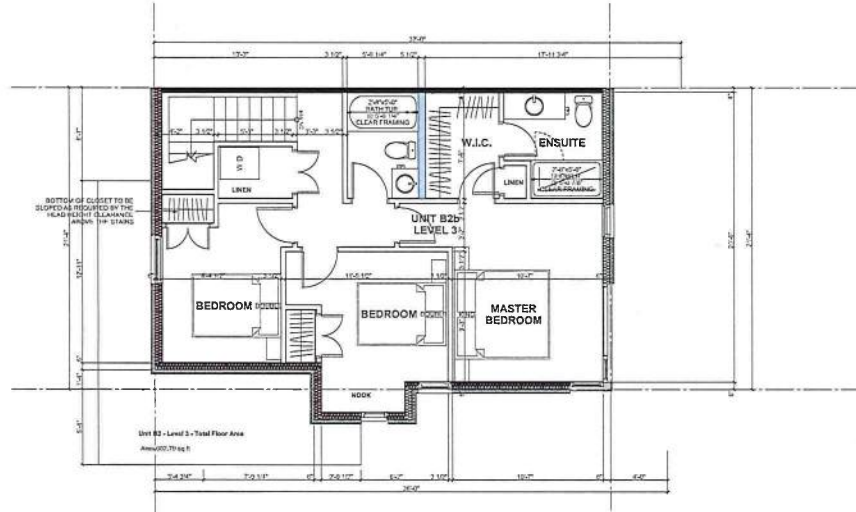
A-3.221



① Unit B2b - Level 1
SCALE: 1/4" = 1'-0"



② Unit B2b - Level 2
SCALE: 1/4" = 1'-0"



③ Unit B2b - Level 3
SCALE: 1/4" = 1'-0"



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ALLAIRE

(ARCHITECT SEAL)

(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

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Port Moody, BC

(DATE)

Unit B2b

(DRAWING)

18443

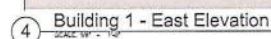
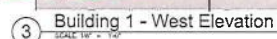
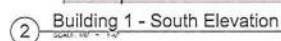
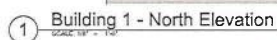
1/4" = 1'-0"

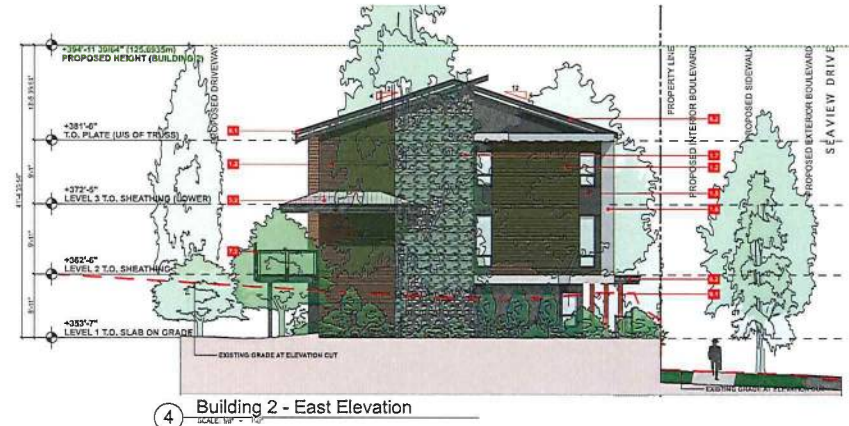
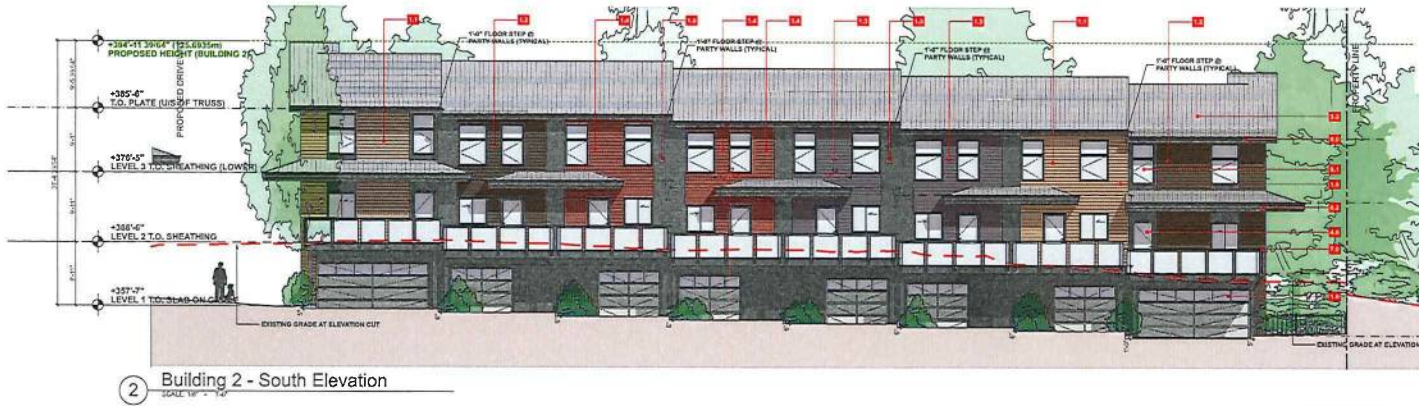
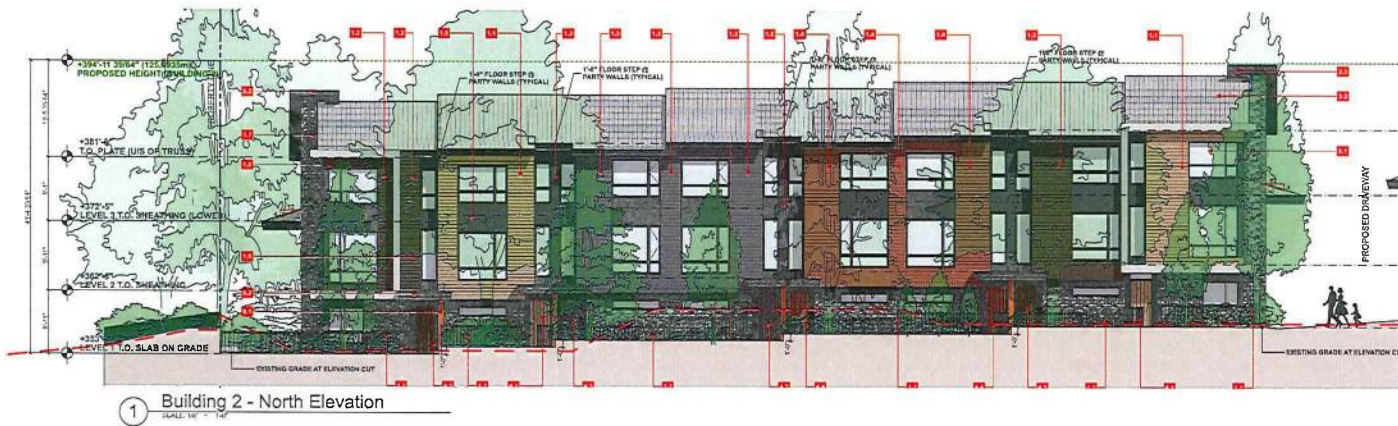
Friday, November 6, 2020

04 - Rezoning Resubmission

(DRAWING)

A-3.222





MATERIAL AND COLOUR LEGEND

Color	Product	Finish/Texture
1.1 CLADDING		
1.1.1 Concrete Board	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.1.2 Stone	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.1.3 Brick	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.1.4 Clay Tile	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.1.5 Slate	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.1.6 Light Grey	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.1.7 Dark Grey	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2 ROOFING		
1.2.1 Asphalt	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.2 Slate	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.3 Clay Tile	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.4 Concrete Board	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.5 Metal	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.6 Glass	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.7 Wood	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.8 Stone	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.9 Brick	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.10 Clay Tile	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.11 Slate	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.12 Concrete Board	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.13 Metal	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.14 Glass	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.15 Wood	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.16 Stone	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.17 Brick	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.18 Clay Tile	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.19 Slate	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.20 Concrete Board	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.21 Metal	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.22 Glass	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.23 Wood	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.24 Stone	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.25 Brick	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.26 Clay Tile	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.27 Slate	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.28 Concrete Board	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.29 Metal	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.30 Glass	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.31 Wood	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.32 Stone	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.33 Brick	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.34 Clay Tile	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.35 Slate	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.36 Concrete Board	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.37 Metal	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.38 Glass	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.39 Wood	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.40 Stone	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.41 Brick	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.42 Clay Tile	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.43 Slate	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.44 Concrete Board	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.45 Metal	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.46 Glass	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.47 Wood	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.48 Stone	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.49 Brick	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.50 Clay Tile	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.51 Slate	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.52 Concrete Board	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.53 Metal	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.54 Glass	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.55 Wood	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.56 Stone	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.57 Brick	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.58 Clay Tile	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.59 Slate	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.60 Concrete Board	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.61 Metal	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.62 Glass	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.63 Wood	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.64 Stone	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.65 Brick	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.66 Clay Tile	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.67 Slate	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.68 Concrete Board	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.69 Metal	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.70 Glass	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.71 Wood	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.72 Stone	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.73 Brick	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.74 Clay Tile	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.75 Slate	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.76 Concrete Board	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.77 Metal	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.78 Glass	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.79 Wood	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.80 Stone	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.81 Brick	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.82 Clay Tile	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.83 Slate	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.84 Concrete Board	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.85 Metal	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.86 Glass	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.87 Wood	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.88 Stone	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.89 Brick	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.90 Clay Tile	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.91 Slate	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.92 Concrete Board	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.93 Metal	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.94 Glass	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.95 Wood	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.96 Stone	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.97 Brick	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.98 Clay Tile	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.99 Slate	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse
1.2.100 Concrete Board	East Suburban 4" Exposed	Medium Cedar - Rustic Texture by Woodhouse



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PROJECT TEAM
ALLAIRE

ARCHITECT: REAL

CLIENT
Allaire Group

PROJECT
Rock Ridge
44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

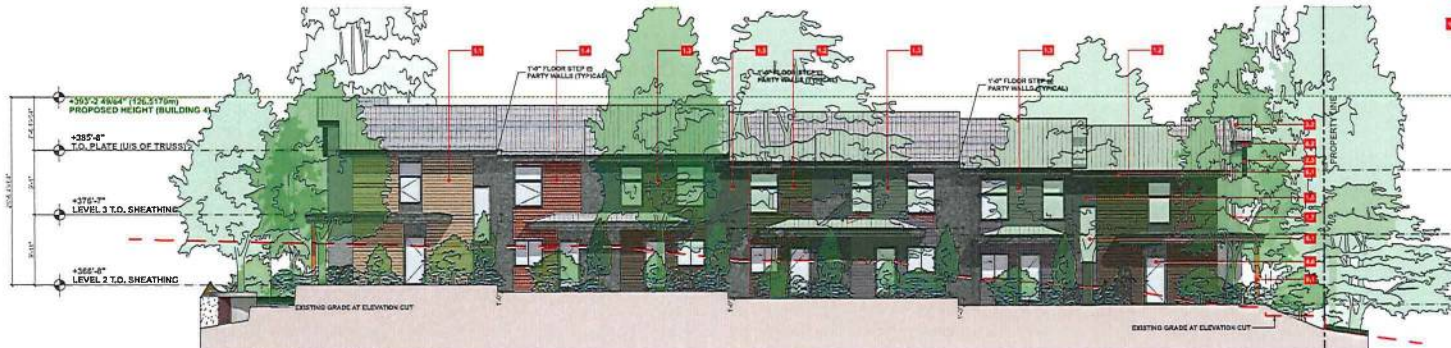
DATE
Building 2 Elevations

PROJECT
18463
1/8" = 1'-0"
Friday, November 6, 2020
04 - Reasoning Resubmission

DATE
A-4.200



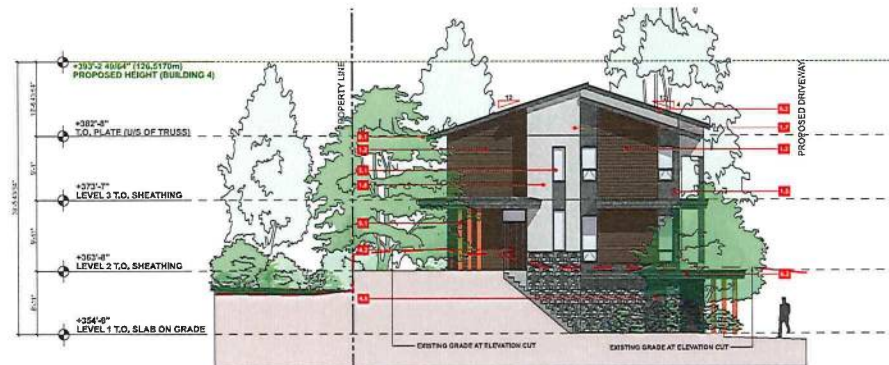
1 Building 4 - North Elevation
SCALE 1/8" = 1'-0"



2 Building 4 - South Elevation
SCALE 1/8" = 1'-0"



3 Building 4 - West Elevation
SCALE 1/8" = 1'-0"



4 Building 4 - East Elevation
SCALE 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

CLADDING	Finish	Material
1.1 Orange Brown	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
1.2 Green	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
1.3 Blue	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
1.4 Red	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
1.5 Dark Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
1.6 Light Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
1.7 Dark Brown	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
DOORS	Finish	Material
2.1 Dark Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
2.2 Light Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
2.3 Dark Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
2.4 Light Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
WINDOWS	Finish	Material
3.1 Dark Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
3.2 Light Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
3.3 Dark Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
3.4 Light Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
ROOFING	Finish	Material
4.1 Dark Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
4.2 Light Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
4.3 Dark Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
4.4 Light Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
FINISHES	Finish	Material
5.1 Dark Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
5.2 Light Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
5.3 Dark Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
5.4 Light Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
ACCESSORIES	Finish	Material
6.1 Dark Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
6.2 Light Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
6.3 Dark Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
6.4 Light Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
STRUCTURE	Finish	Material
7.1 Dark Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
7.2 Light Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
7.3 Dark Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond
7.4 Light Grey	Dark Grey	Aluminum Cladding - Matte Finish by Alucobond



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ALLAIRE

Altaire Group

Rock Ridge

44, 45, 52, 55, 60 Seaview Drive
Port Moody, BC

Building 4 Elevations

18443

1/8" = 1'-0"

Friday, November 6, 2020

04 - Rezoning Resubmission

A-4.400



Charcoal Grey
Painted Aluminum Railing



Cedar
Cementitious Soffit Board



Silverado
Allan Block



Storm Grey
Asphalt Shingles



Lap Siding w/ 4" Exposure
Mountain Cedar - Rustic Series by Woodtone



Lap Siding w/ 4" Exposure
Timber Trail - Rustic Series by Woodtone



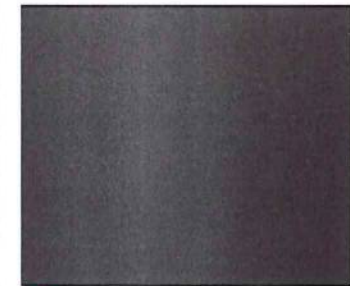
Lap Siding w/ 4" Exposure
Coastal Grey - Rustic Series by Woodtone



Lap Siding w/ 4" Exposure
Rosewood - Rustic Series by Woodtone



HardiePanel 2.0 (Panel Reveal System)
Benjamin Moore - Wrought Iron 2124-10



HardiePanel 2.0 (Panel Reveal System)
Grey Slate



ProFit LedgeStone
Platinum

MATERIAL AND COLOUR LEGEND

Note: All materials are subject to change without notice and are subject to the manufacturer's specifications.

Colour	Product	Finish (See page 10)	Manufacturer	Location
1. CLADDING				
1.1	Change Brown	Lap Siding w/ 4" Exposure	Mountain Cedar - Rustic Series by Woodtone	Corner Walls
1.2	Brown	Lap Siding w/ 4" Exposure	Timber Trail - Rustic Series by Woodtone	Corner Walls
1.3	Grey	Lap Siding w/ 4" Exposure	Coastal Grey - Rustic Series by Woodtone	Corner Walls
1.4	Silverado Brown	Lap Siding w/ 4" Exposure	Rosewood - Rustic Series by Woodtone	Corner Walls
1.5	Dark Grey	HardiePanel 2.0 (Panel Reveal System)	Benjamin Moore - Wrought Iron 2124-10	Corner Walls
1.6	Light Grey	HardiePanel 2.0 (Panel Reveal System)	Benjamin Moore - Wrought Iron 2124-10	Corner Walls
1.7	Grey Brown	ProFit LedgeStone	ProFit LedgeStone	Corner Walls
2. ROOF				
2.1	Cedar	Cementitious Board - Cedar Soffit	Cedar - ProFit ColourMatch	Roofline Details & eave Connectors
2.2	Dark Grey	Aluminum Prefabricated/Vent	TSC	All Other Roofs
2.3	Light Grey	Aluminum Prefabricated/Vent	TSC	Roofline Details @ Corner Units on Buildings 1 and 2
2.4	Charcoal Grey	Vent Only	TSC	Ventilation at roof and soffits
3. GUTTERS				
3.1	Black	2" x 4" x 10" Aluminum	TSC	SPC (Manufactured at Factory)
3.2	Grey	2" x 4" x 10" Aluminum	TSC	SPC (Manufactured at Factory)
4. DOORS				
4.1	Change Brown	Aluminum or Wood Entry Doors	To Match 1.1	Cladding Scheme "1" Entry Doors
4.2	Brown	Aluminum or Wood Entry Doors	To Match 1.2	Cladding Scheme "2" Entry Doors
4.3	Grey	Aluminum or Wood Entry Doors	To Match 1.3	Cladding Scheme "3" Entry Doors
4.4	Rosewood Brown	Aluminum or Wood Entry Doors	To Match 1.4	Cladding Scheme "4" Entry Doors
4.5	Black	Aluminum or Wood Entry Doors	To Match 1.5	Cladding Scheme "5" Entry Doors
4.6	Black / Glass	Aluminum or Wood Entry Doors	To Match 1.5 & 1.6 (Glass)	Cladding Scheme "6" Entry Doors
5. WINDOWS				
5.1	Charcoal Grey	Wing Windows	Glass - Frames To Match 1.1	Building 1 & 2 Windows
6. TRIMS				
6.1	Charcoal Grey	HARDIE TRIM/ROCKFLOPS	To Match 1.1	Window Frames & Roof Trim
7. RAILINGS				
7.1	Charcoal Grey	Aluminum Guard Railings	Glass - Frames To Match 1.1	Prepared Guard Rails Throughout
8. ACCESSORIES				
8.1	Charcoal Grey	Flashing, Gutters, and Down Spouts	Glass - Frames To Match 1.1	Building 1 - Flashed Shading Screens on Balconies
9. STRUCTURE				
9.1	Wood	Red Cedar Timber	REDGrip™ Semi-Transparent Wood Seal - Cedar Maintenance ST-133 - 124H	Feature Entry Columns



Integra

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Telephone: 604 688 4220

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DEPICTS FSR
EXCLUSION

(ARCHITECT SCALE)

(SCALE)

Allaire Group

(PROPOSED)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

**Level 1 FSR
Exclusions (West)**

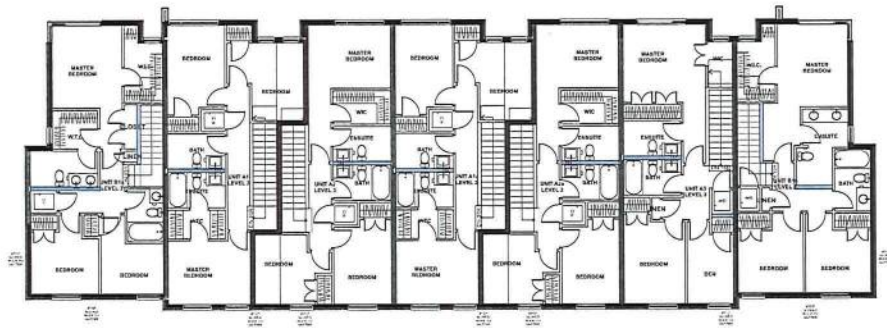
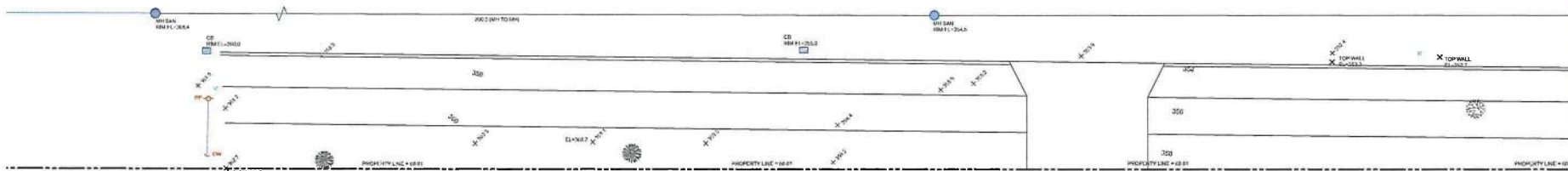
18443

1/8" = 1'-4"

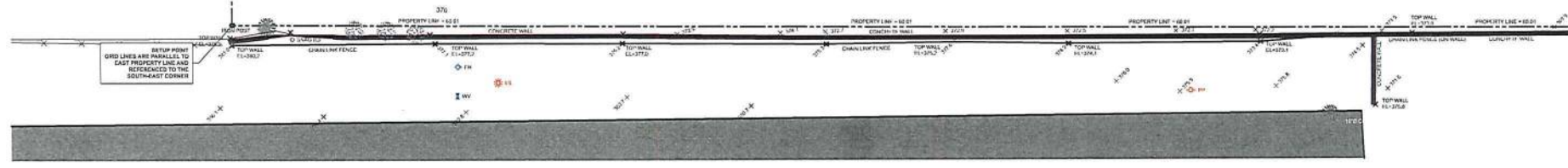
Friday, November 5, 2020

04 - Reasoning Resubmission

A-2.110



DEPicts FSR
EXCLUSION



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(ARCHITECT SEAL)

(SEAL)

Allaire Group

(SEAL)

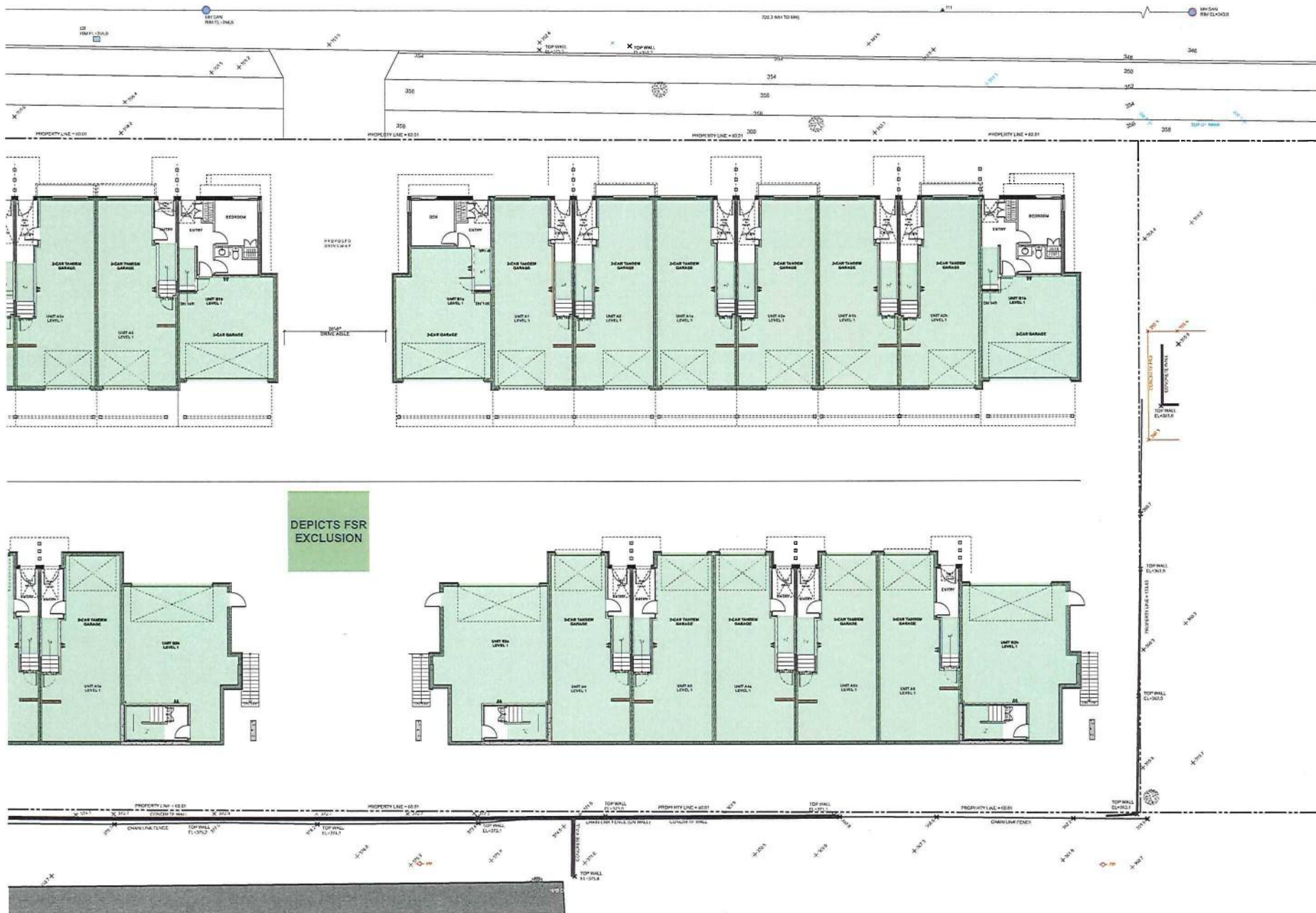
Rock Ridge
44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(SEAL)

**Level 3 FSR
Exclusions (West)**

18443
1/8" = 1'-0"
Friday, November 6, 2020
04 - Rezoning Re-submission

A-2.130



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(ARCHITECT SEAL)

(EXPLANATION)

Allaire Group

(EXPLANATION)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

**Level 1 FSR
Exclusions (East)**

18443

1/8" = 1'-0"

Friday, November 6, 2020

D4 - Rezoning Re-submission

(DRAWING)

A-2.210



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(NORTH ARROW)

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Port Moody, BC

**Level 2 FSR
Exclusions
(East)**

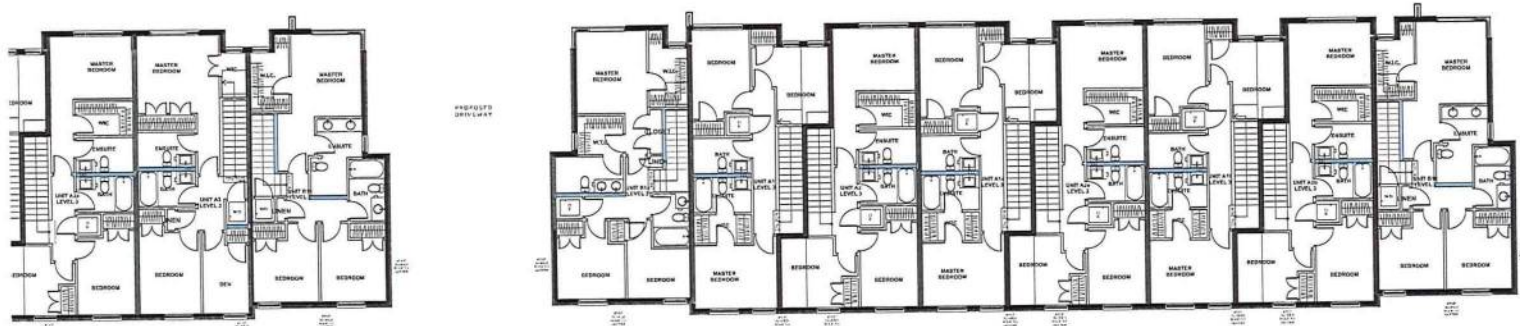
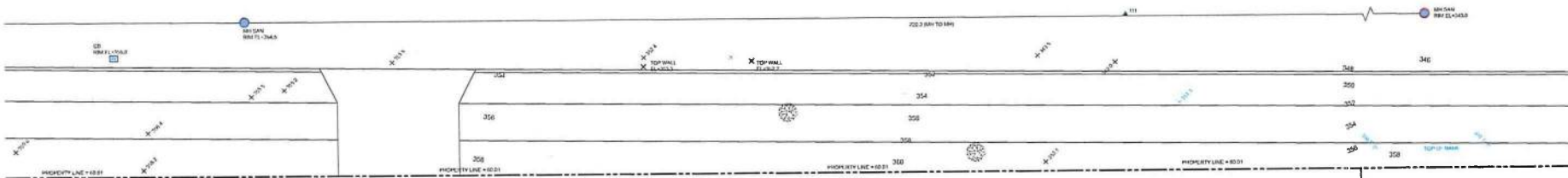
18443

1/8" = 1'-0"

Friday, November 6, 2020

04 - Resolving Resubmission

A-2.220



DEPICTS FSR
EXCLUSION



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**Level 3 FSR
Exclusions (East)**

18443

1/8" = 1'-0"

Friday, November 6, 2020

04 - Rezoning Resubmission

A-2.230