# 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

### Architectural Drawing Issues

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| 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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| A-2.110 | Level 1 FSR Exclusions (West) | 1/8" = 1'-0" |
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| A-2.230 | Level 3 FSR Exclusions (East) | 1/8" = 1'-0" |

### CONTACT LIST


| | | | | |
|---|---|---|---|---|
| Client | Allaire Properties Inc.<br>245 – 9600 Cameron Street<br>Burnaby BC V3J 7N3 | Marc Allaire<br>Ryan Allaire | 604.422.8798<br>604.422.8718 | mallaire@allairegrp.com<br>rallaire@allairegrp.com |
| Architectural | Integra Architecture Inc.<br>2330-400 Granville Street<br>Vancouver BC V6C 1S4 | Duane Siegrist<br>Steve Wolf | 604.688.4220 | duanesiegrist@integra-arch.com<br>stevew@integra-arch.com |
| Civil | Vector Engineering Ltd.<br>3375 Norland Avenue<br>Burnaby BC V5B 3A9 | Vic Sagorski | 604.298.2333 | vic@vectoreng.ca |
| Landscape | Prospect & Refuge Landscape<br>102-1661 W.2nd Ave<br>Vancouver BC V6J 1H3 | Alyssa Samczyszyn | 604.669.1003 | alyssa@prospectrefuge.ca |
| Authority | City of Port Moody<br>100 Newport Drive<br>Port Moody BC V3H 5C3 | | | |



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ALLAIRE

[ARCHITECT SEAL]

[CLIENT]
Allaire Group

[PROJECT]
Rock Ridge

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

[TITLE]
Cover Sheet

18443 [PROJECT]

[SCALE]

Friday, November 6, 2020 [DATE]

04 - Rezoning Resubmission [ISSUE]

[DRAWING]
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.604.688.4220 |
| **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 Permit 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 m² |

** To be Confirmed by Survey*

## FLOOR AREA RATIO (FAR)

**Maximum FAR**

| | | | |
|---|---|---|---|
| Maximum Floor Area | 1.00 | 40,019 SF | 3,717.8 m² |

**Proposed FAR**

| | | | |
|---|---|---|---|
| Proposed Floor Area | 0.95 | 38,129 SF | 3,542.3 m² |

## LOT COVERAGE (LC)

**Maximum LC**

| | | | |
|---|---|---|---|
| Maximum Lot Coverage | 40% | 16,007 SF | |

**Propsed LC**

| | | |
|---|---|---|
| Maximum Lot Coverage | | |
| Bluiding 1 Lot Coverage | 4,367.35 SF | |
| Bluiding 2 Lot Coverage | 4,975.35 SF | |
| Bluiding 3 Lot Coverage | 3,784.15 SF | |
| Bluiding 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 SF | Floor Areas Subtotal | Exclusions Garage | Exclusions Open to Below or <5FT Under Stairs | Exclusions Subtotal | Total | Number of Units | Total Unit Area SF | Total Unit Area m² |
|---|---|---|---|---|---|---|---|---|---|---|
| TH Unit A1 | L1 | 608.00 | | 502.76 | 24.93 | | | | | |
| 3 Bed + 2.5 Bath | L2 | 640.54 | 1893.51 | | 26.89 | 556.58 | 1336.93 | 2 | 2673.86 | 248.41 |
| Seaview Middle Unit | L3 | 644.97 | | | | | | | | |
| TH Unit A1a | L1 | 608.00 | | 502.76 | 24.93 | | | | | |
| 3 Bed + 2.5 Bath | L2 | 639.88 | 1892.18 | | 26.89 | 556.58 | 1335.60 | 2 | 2671.20 | 248.16 |
| Seaview Middle Unit | L3 | 644.30 | | | | | | | | |
| TH Unit A1b | L1 | 608.00 | | 502.76 | 24.93 | | | | | |
| 3 Bed + 2.5 Bath | L2 | 639.88 | 1892.18 | | 26.89 | 556.58 | 1335.60 | 1 | 1335.60 | 124.08 |
| Seaview Middle Unit | L3 | 644.30 | | | | | | | | |
| 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 | 2654.70 | 246.63 |
| Seaview Middle Unit | L3 | 635.45 | | | | | | | | |
| 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 | 2654.70 | 246.63 |
| Seaview Middle Unit | L3 | 635.45 | | | | | | | | |
| TH Unit A2b | L1 | 608.25 | | 501.16 | 24.93 | | | | | |
| 3 Bed + 2.5 Bath | L2 | 640.54 | 1884.91 | | 30.14 | 556.23 | 1328.68 | 1 | 1328.68 | 123.44 |
| Seaview Middle Unit | L3 | 636.12 | | | | | | | | |
| TH Unit A3 | L1 | 608.25 | | 518.96 | 24.93 | | | | | |
| 2 Bed + 2.5 Bath + Den | L2 | 640.13 | 1888.51 | | 7.41 | 551.30 | 1337.21 | 1 | 1337.21 | 124.23 |
| Seaview Middle Unit | L3 | 640.13 | | | | | | | | |
| TH Unit A4 | L1 | 605.15 | | 506.82 | 24.93 | | | | | |
| 3 Bed + 2.5 Bath | L2 | 605.15 | 1810.24 | | 19.03 | 550.78 | 1259.46 | 2 | 2518.92 | 234.01 |
| Laneway Middle Unit | L3 | 599.94 | | | | | | | | |
| 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 | 233.69 |
| Laneway Middle Unit | L3 | 598.92 | | | | | | | | |
| 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 | 235.45 |
| Laneway Middle Unit | L3 | 609.35 | | | | | | | | |
| TH Unit A5a | L1 | 605.15 | | 506.24 | 24.93 | | | | | |
| 3 Bed + 2.5 Bath | L2 | 605.15 | 1810.65 | | 20.28 | 551.45 | 1268.20 | 1 | 1268.20 | 117.82 |
| Laneway Middle Unit | L3 | 609.35 | | | | | | | | |
| 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 | 117.72 |
| Laneway Middle Unit | L3 | 609.35 | | | | | | | | |
| 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 | 118.22 |
| Laneway Middle Unit | L3 | 604.71 | | | | | | | | |
| TH Unit B1a | L1 | 663.42 | | 462.72 | 23.68 | | | | | |
| 3 Bed + 2.5 Bath + Den | L2 | 696.24 | 2055.90 | | 14.32 | 500.72 | 1555.18 | 2 | 3110.36 | 288.96 |
| Seaview End Unit | L3 | 696.24 | | | | | | | | |
| TH Unit B1b | L1 | 663.42 | | 391.58 | 23.68 | | | | | |
| 4 Bed + 3.5 Bath | L2 | 696.24 | 2055.90 | | 14.19 | 429.45 | 1626.45 | 2 | 3252.90 | 302.20 |
| Seaview End Unit | L3 | 696.24 | | | | | | | | |
| 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 | 266.33 |
| Laneway End Unit | L3 | 682.79 | | | | | | | | |
| 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 | 266.33 |
| Laneway End Unit | L3 | 682.79 | | | | | | | | |
| **Total** | | | | | | | | 28 | 38,129.37 | 3,542 |

## OFF-STREET PARKING

**Townhouse Parking**

| | | | |
|---|---|---|---|
| Residential Parking | 1.5 Spaces Per Unit | 42 Spaces Required | 56 Spaces Pr |
| Visitor Parking | 6 Spaces Required (As per City) | 6 Spaces Required | 6 Spaces Pr |
| Disabled Parking | 1 Space For Every 100 Parking Spaces | 0 Spaces Required | 0 Spaces Pr |
| Max. Small Cars | 0.25 of Provided Spaces | 14 Spaces Max. | 12 Spaces Pr |

**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 (8.54 FT) x 5.61m (18.42 FT) x V |
| Small Cars | 2.5m (8.20 FT) x 5.1m (16.73 FT) x 2.1m (6.89 FT) | 2.6m (8.25 FT) x 5.11m (16.75 FT) x V |
| Min. Distance to Continuous Wall | 0.3m (0.98 FT) (1'-0") | 0.3m (0.98 FT) (1'-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 | 56 Stalls Req |
| Bicycle Spaces Provided | 2.0 Bicycle Stalls Per Unit | 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 U/S ceiling line.*

| | Existing Grades (m) NW | NE | SE | SW | Average Existing Grade (m) | Height from Existing Grade (m) | Max. Height (m) |
|---|---|---|---|---|---|---|---|
| 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 | 109.81 | 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 sheathing for Exterior Walls, Exterior of Exterior Concrete Walls, Exterior of Stud / Sheating of Shaft Walls; Wall Furouts are not included (exterior walls with a width greater than 6")*

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

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


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[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

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

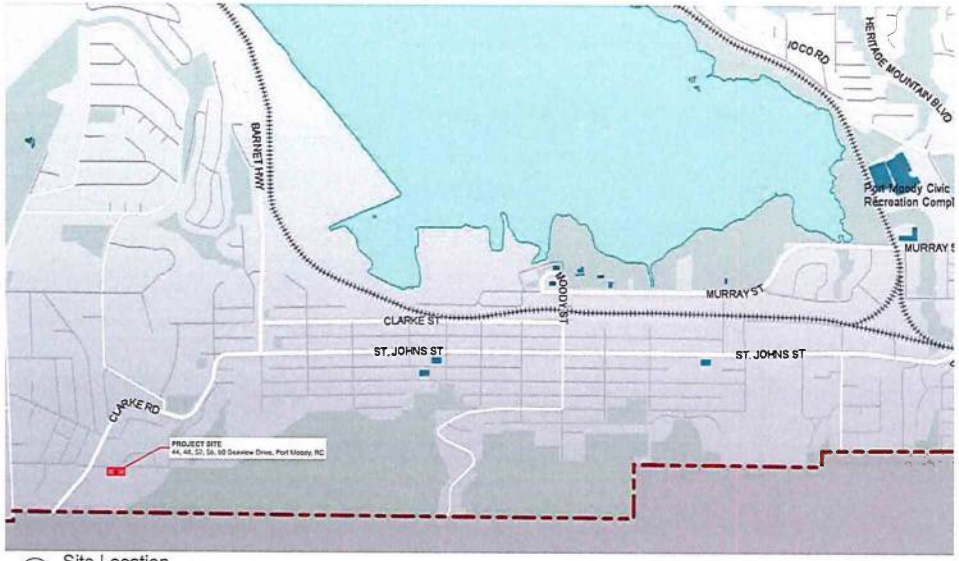
[TITLE]

Data Sheet

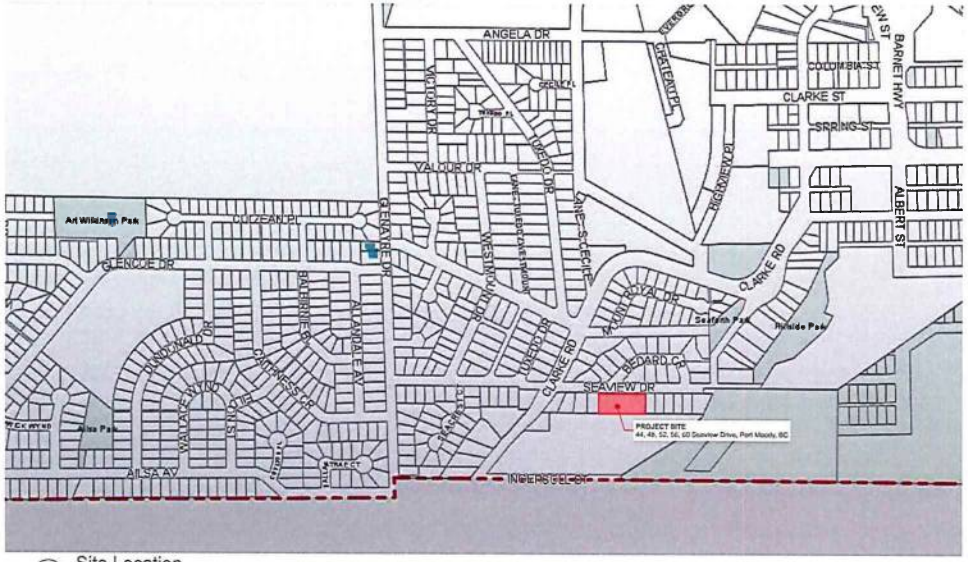
| | |
|---|---|
| 18443 | [PROJECT] |
| As Noted | [SCALE] |
| Friday, November 6, 2020 | [DATE] |
| 04 - Rezoning Resubmission | [ISSUE] |

[DRAWING]

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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(TITLE)
Context

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| As Noted | (SCALE) |
| Friday, November 6, 2020 | (DATE) |
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(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
NOT TO SCALE

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Context

[PROJECT] 18443
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[DATE] Friday, November 6, 2020
[ISSUE] 04 - Rezoning Resubmission
[DRAWING] A-0.220

1 CONTEXT PHOTO

2 CONTEXT PHOTO

3 CONTEXT PHOTO

5 CONTEXT PHOTO

7 CONTEXT PHOTO

4 CONTEXT PHOTO

6 CONTEXT PHOTO

8 CONTEXT PHOTO


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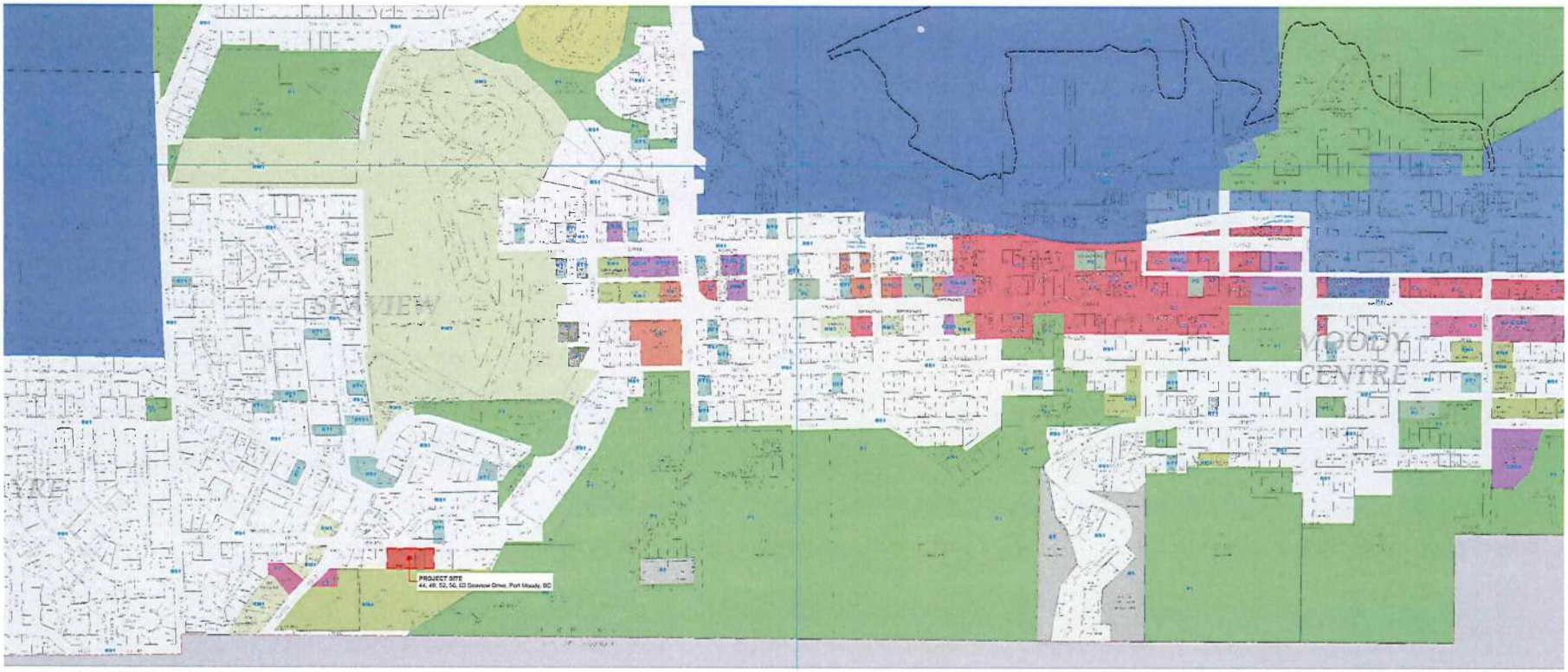
Site Context Photos

| | |
|---|---|
| 18443 | [PROJECT] |
| As Noted | [SCALE] |
| Friday, November 6, 2020 | [DATE] |
| 04 - Rezoning Resubmission | [ISSUE] |

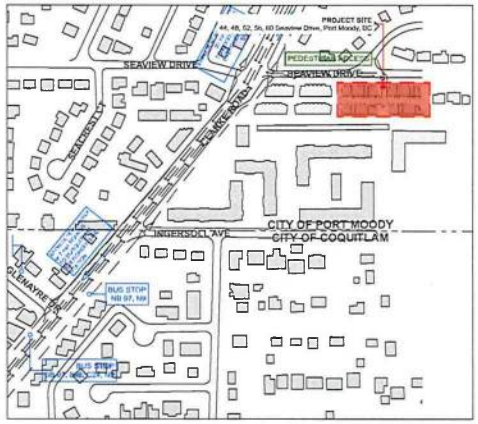
[DRAWING]

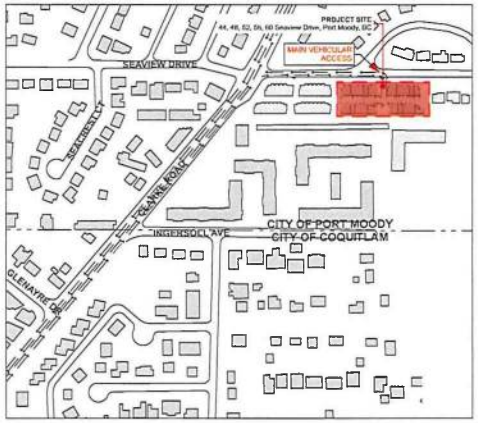
A-0.230




1 Port Moody Zoning Map
NOT TO SCALE

2 Port Moody Zoning Map
NOT TO SCALE

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Port Moody, BC

[TITLE]
Zoning

[PROJECT] 15443
[SCALE] As Noted
[DATE] Friday, November 6, 2020
[ISSUE] 04 - Rezoning Resubmission

[DRAWING]
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Port Moody, BC

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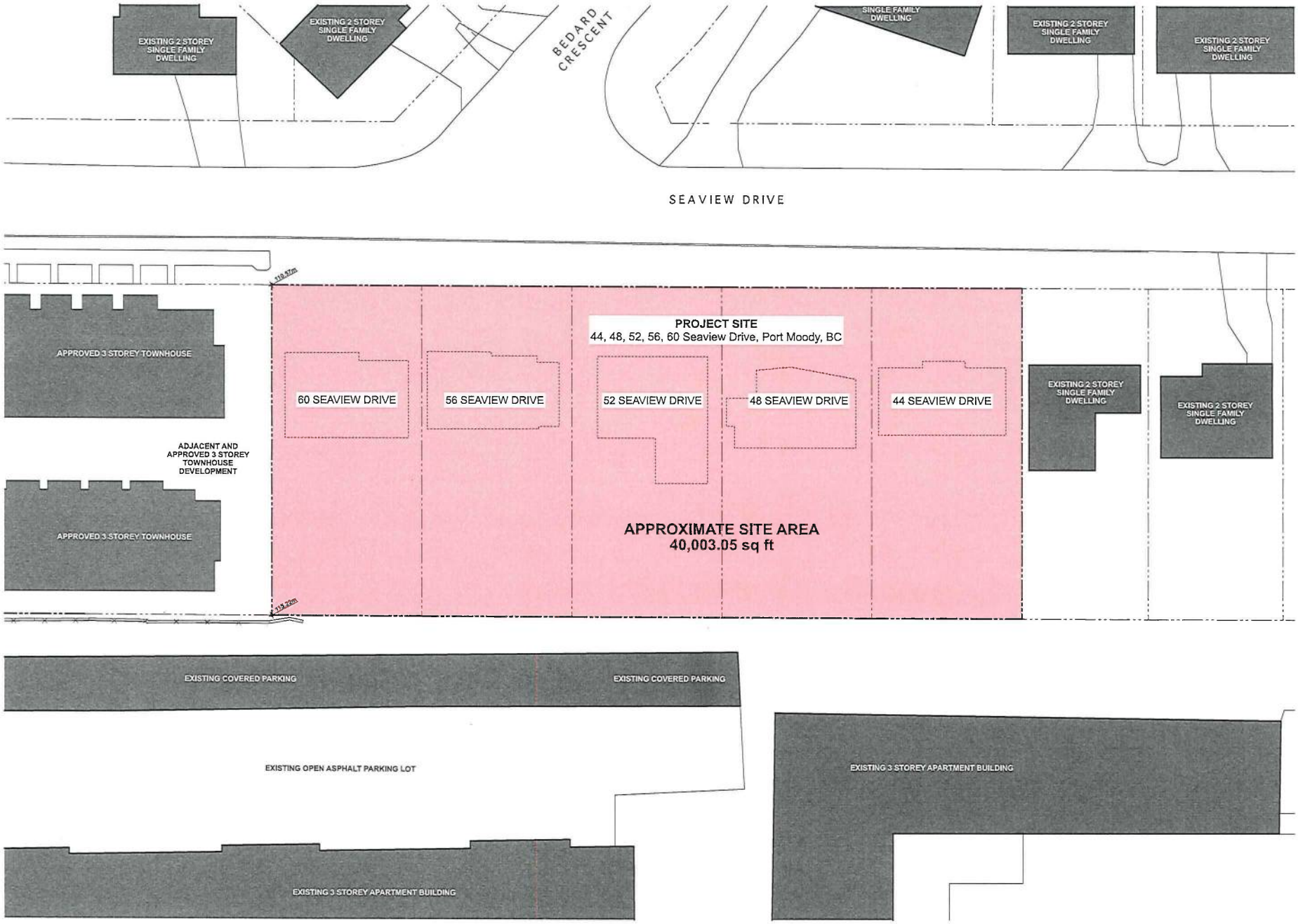
Existing Conditions

[PROJECT] 18443
[SCALE] As Noted
[DATE] Friday, November 6, 2020
[ISSUE] 04 - Rezoning Resubmission
[DRAWING] A-0.310





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[PROJECT TEAM]
ALLAIRE

[ARCHITECT SEAL]

[CLIENT]
Allaire Group

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

[TITLE]
Existing Conditions

[PROJECT] 18443
[SCALE] As Noted
[DATE] Friday, November 6, 2020
[ISSUE] 04 - Rezoning Resubmission

[DRAWING]
A-0.320

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ALLAIRE

[ARCHITECT SEAL]

[CLIENT]
Allaire Group

[PROJECT]
Rock Ridge

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

[TITLE]
Perspective Renders

[PROJECT] 18443

[SCALE] 1:1.24

[DATE] Friday, November 6, 2020

[ISSUE] 04 - Rezoning Resubmission

[DRAWING]
A-0.401

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[ARCHITECT SEAL]

[CLIENT]
Allaire Group

[PROJECT]
Rock Ridge

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

[TITLE]
Perspective Renders

[PROJECT #] 18443

[SCALE] 1:1.24

[DATE] Friday, November 6, 2020

[REVISE] 04 - Rezoning Resubmission

[DRAWING]
A-0.402

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[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

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

[TITLE]

Perspective Renders

[PROJECT] 18443

[SCALE] 1:1.24

[DATE] Friday, November 6, 2020

[STAGE] 04 - Rezoning Resubmission

[DRAWING]

A-0.403

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Allaire Group

[PROJECT]

Rock Ridge

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

[TITLE]

Perspective Renders

[PROJECT] 18443

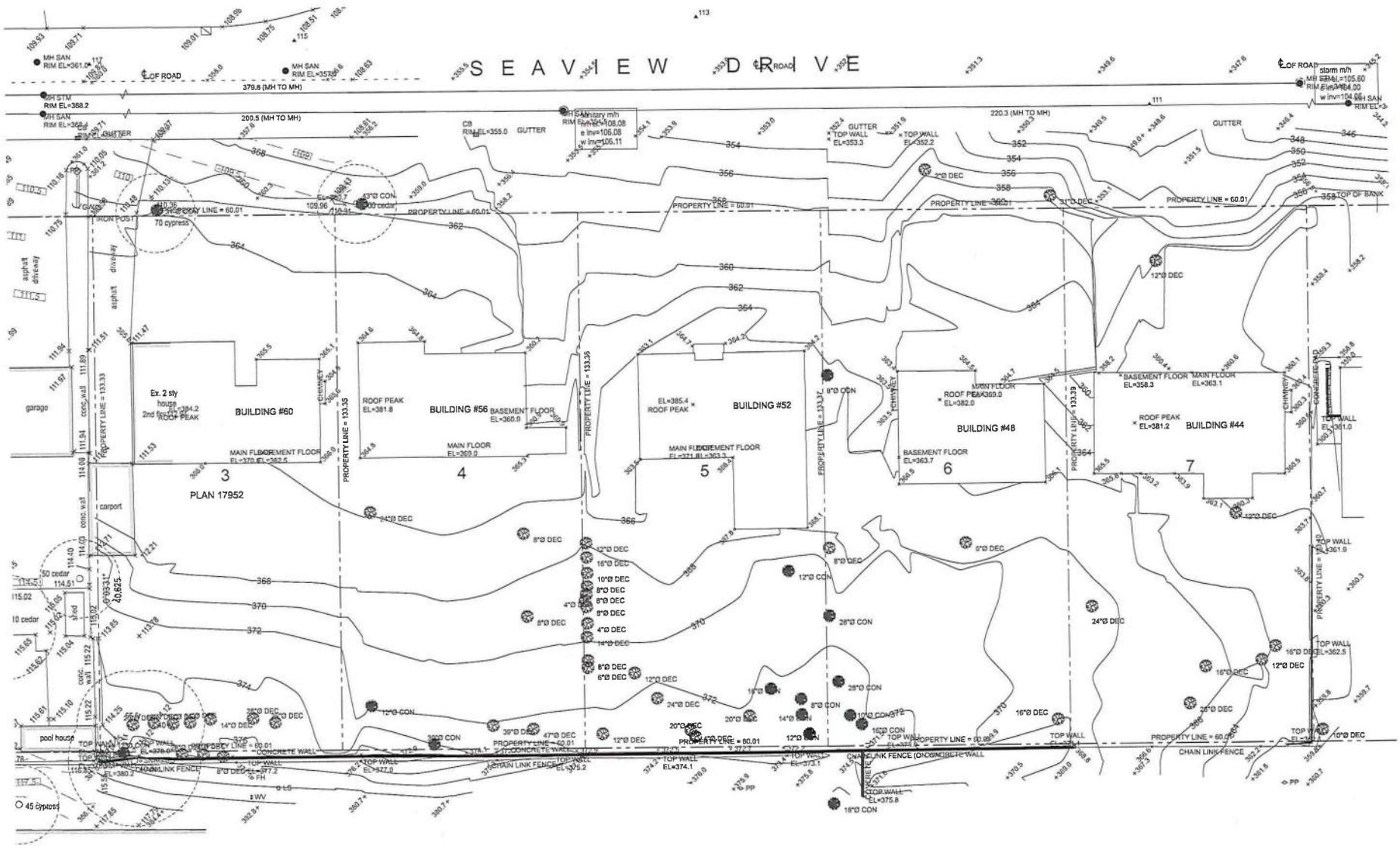
[SCALE] 1:1.24

[DATE] Friday, November 6, 2020

[ISSUE] 04 - Rezoning Resubmission

[DRAWING]

A-0.404

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

[TITLE]
Survey

[PROJECT] 18443
[SCALE] 3/32" = 1'-0"
[DATE] Friday, November 6, 2020
[ISSUE] 04 - Rezoning Resubmission
[DRAWING] A-1.000

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Rock Ridge

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Site Plan

18443

3/32" = 1'-0"

Friday, November 6, 2020

04 - Rezoning Resubmission

A-1.100

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(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

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

(TITLE)

Level 1 Floor Plan (West)

(PROJECT) 18443

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

(DATE) Friday, November 6, 2020

(DRAWN) 04 - Rezoning Resubmission

(DRAWING)

A-2.110

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Allaire Group

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

[TITLE]
Level 2 Floor Plan (West)

[PROJECT] 18443
[SCALE] 1/8" = 1'-0"
[DATE] Friday, November 6, 2020
[ISSUE] 04 - Rezoning Resubmission
[DRAWING] A-2.120

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Allaire Group

[PROJECT]

Rock Ridge

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Port Moody, BC

[TITLE]

**Level 3 Floor Plan (West)**

[PROJECT] 18443

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

[DATE] Friday, November 6, 2020

[ISSUE] 04 - Rezoning Resubmission

[DRAWING]

**A-2.130**

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[PROJECT]

Rock Ridge

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Port Moody, BC

[TITLE]

Level 1 Floor Plan (East)

[PROJECT #]

18443

[SCALE]

1/8" = 1'-0"

[DATE]

Friday, November 6, 2020

[REVISION]

04 - Rezoning Resubmission

[DRAWING]

A-2.210

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[PROJECT]

Rock Ridge

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

[TITLE]

Level 2 Floor Plan (East)

[PROJECT] 18443

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

[DATE] Friday, November 6, 2020

[ISSUE] 04 - Rezoning Resubmission

[DRAWING]

A-2.220

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PROJECT

Rock Ridge

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Port Moody, BC

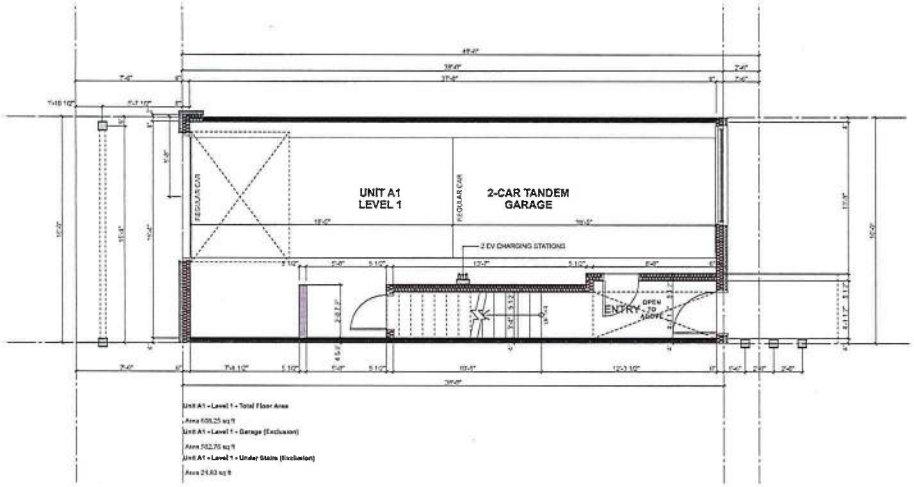
TITLE

Level 3 Floor Plan (East)

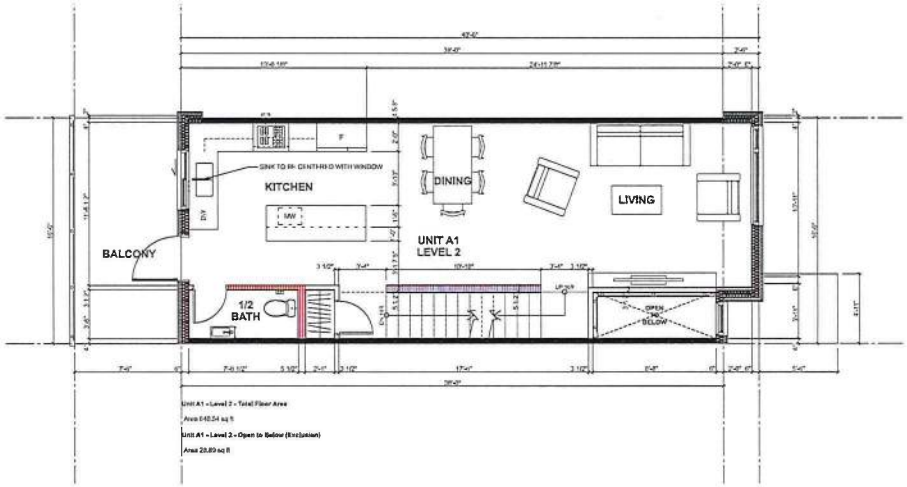
| | |
|---|---|
| 18443 | PROJECT |
| 1/8" = 1'-0" | SCALE |
| Friday, November 6, 2020 | DATE |
| 04 - Rezoning Resubmission | ISSUE |

DRAWING

A-2.230




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




3 Unit A1 - Level 2
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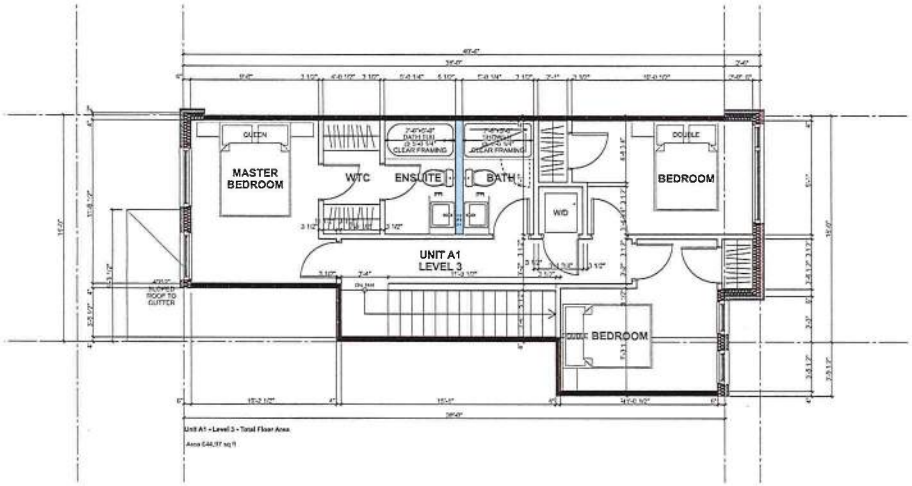


1 Unit A1 - Level 3
SCALE: 1/4" = 1'-0"


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[PROJECT]

Rock Ridge

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Port Moody, BC

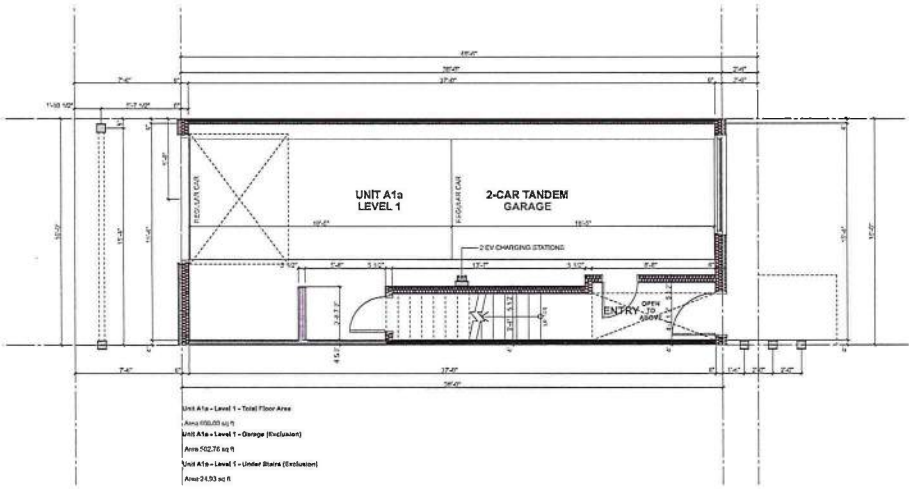
[TITLE]

Unit A1

| | |
|---|---|
| 19443 | [PROJECT] |
| 1/4" = 1'-0" | [SCALE] |
| Friday, November 6, 2020 | [DATE] |
| 04 - Rezoning Resubmission | [ISSUE] |

[DRAWING]

A-3.111




2 Unit A1a - Level 1
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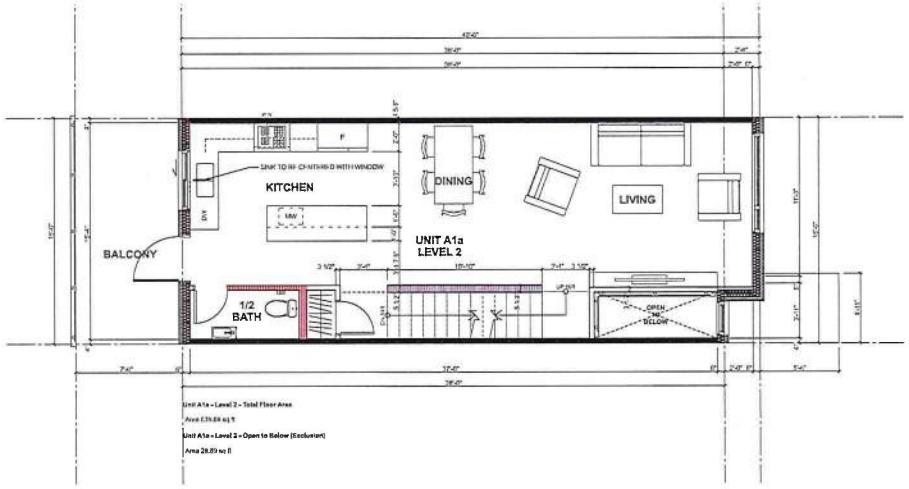
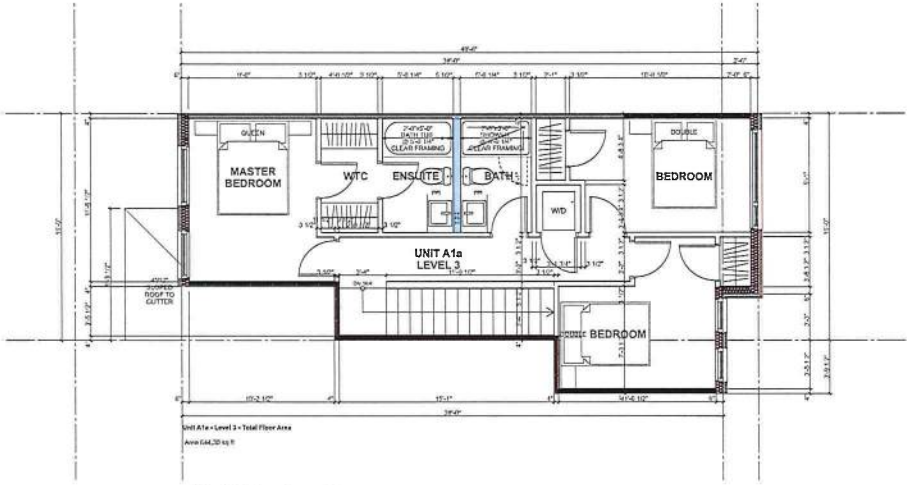



3 Unit A1a - Level 2
SCALE: 1/4" = 1'-0"




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

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Port Moody, BC

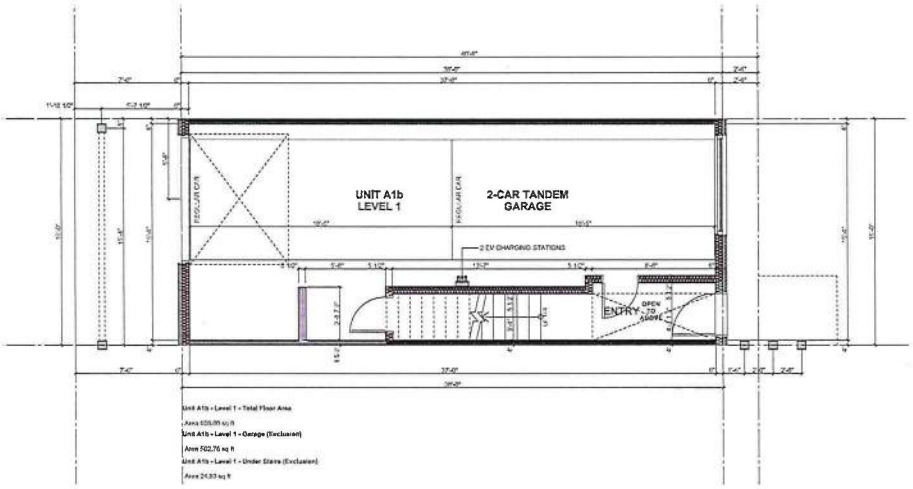
[TITLE]

Unit A1a

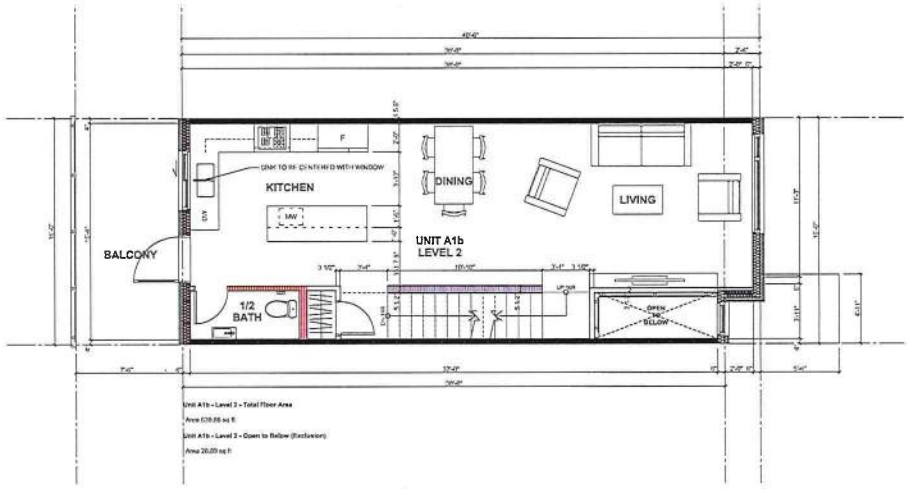
| | |
|---|---|
| 18443 | [PROJECT] |
| 1/4" = 1'-0" | [SCALE] |
| Friday, November 5, 2020 | [DATE] |
| 04 - Rezoning Resubmission | [ISSUE] |

[DRAWING]

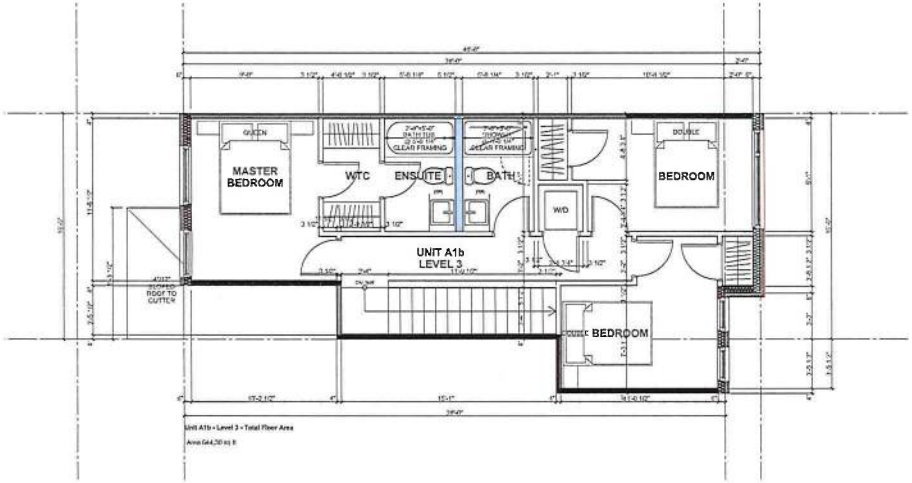
A-3.112




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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[TITLE]

Unit A1b

[PROJECT] 18443

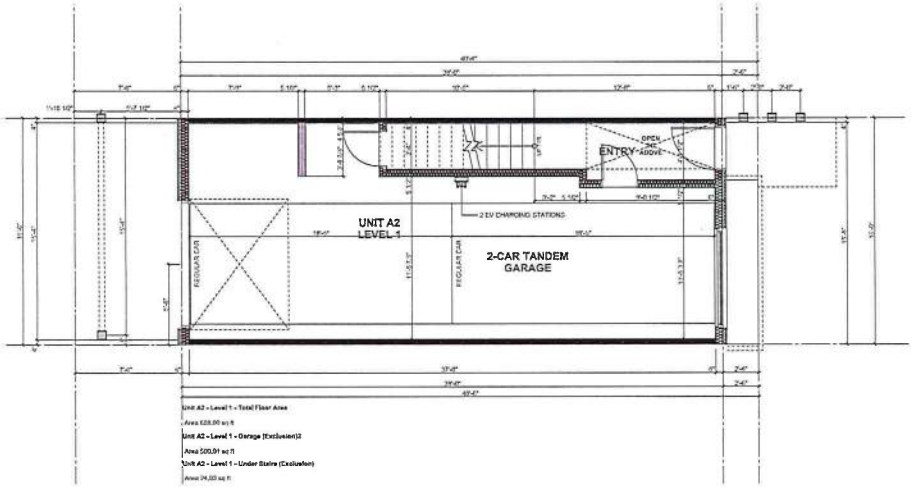
[SCALE] 1/4" = 1'-0"

[DATE] Friday, November 6, 2020

[ISSUE] 04 - Rezoning Resubmission

[DRAWING]

A-3.113




2 Unit A2 - Level 1
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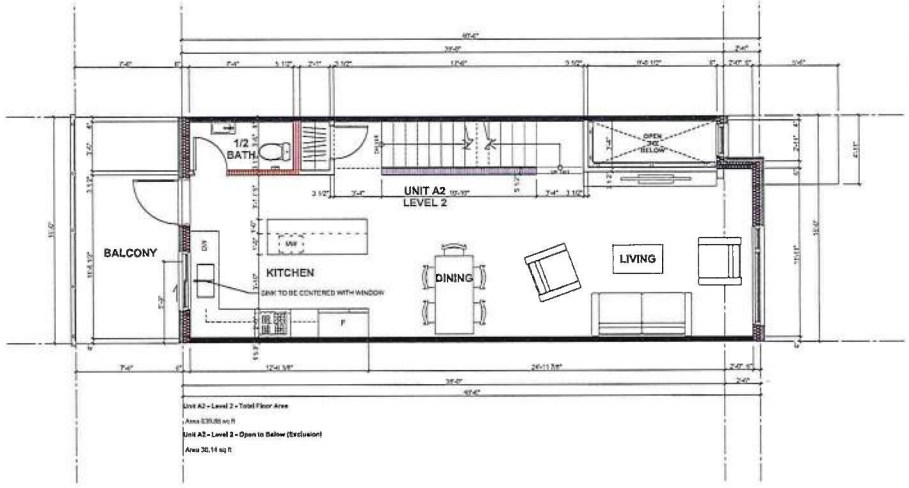


3 Unit A2 - Level 2
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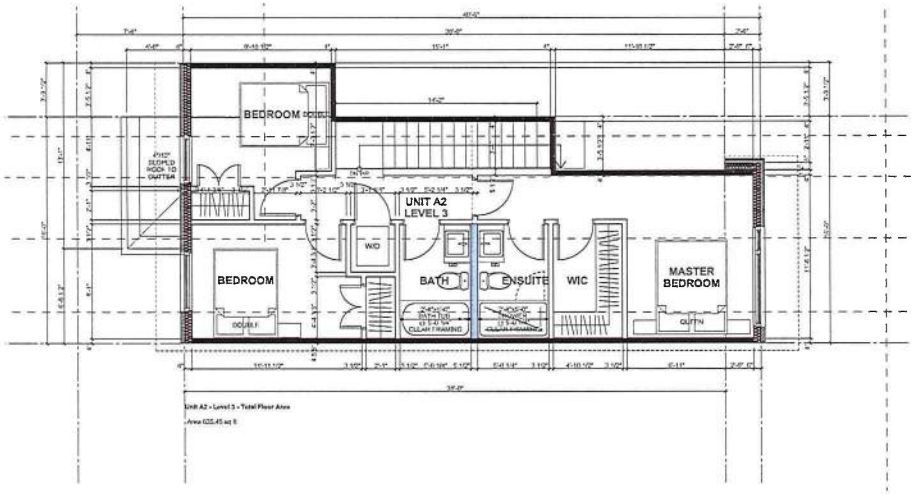


1 Unit A2 - Level 3
SCALE: 1/4" = 1'-0"

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[PROJECT]
Rock Ridge

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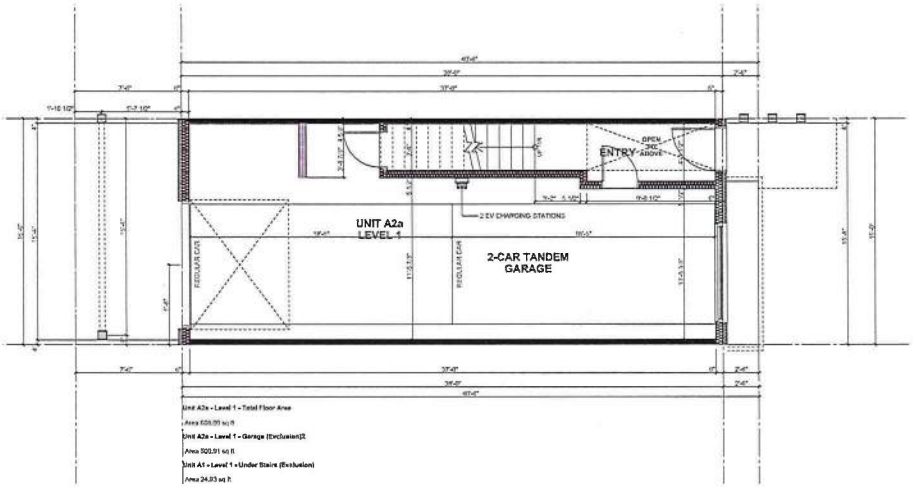
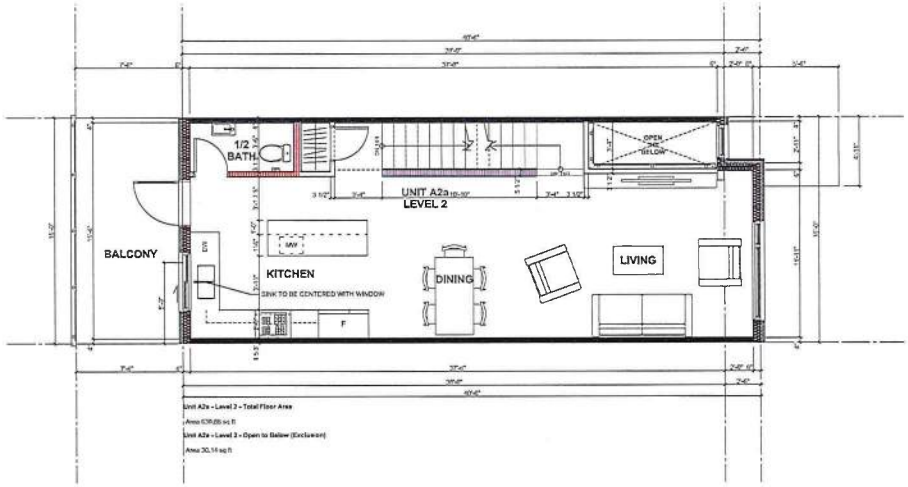
[TITLE]
Unit A2

[PROJECT] 18443
[SCALE] 1/4" = 1'-0"
[DATE] Friday, November 6, 2020
[ISSUE] 04 - Rezoning Resubmission

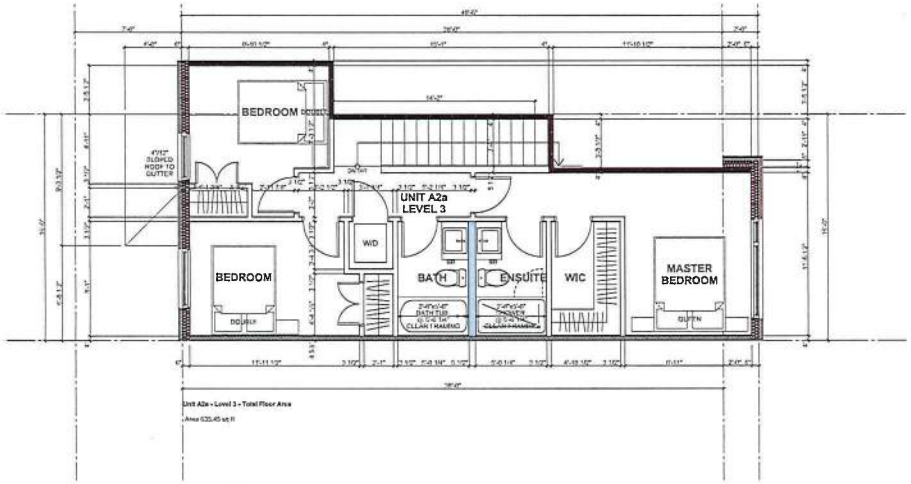
[DRAWING]
A-3.121




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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Rock Ridge

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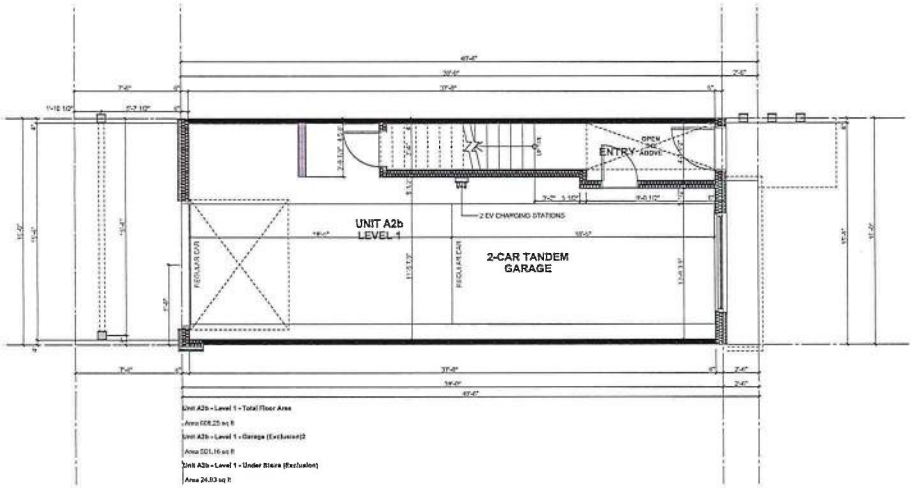
Port Moody, BC

[TITLE]
Unit A2a

| | |
|---|---|
| 18443 | [PROJECT] |
| 1/4" = 1'-0" | [SCALE] |
| Friday, November 5, 2020 | [DATE] |
| 04 - Rezoning Resubmission | [ISSUE] |

[DRAWING]
A-3.122




2 Unit A2b - Level 1
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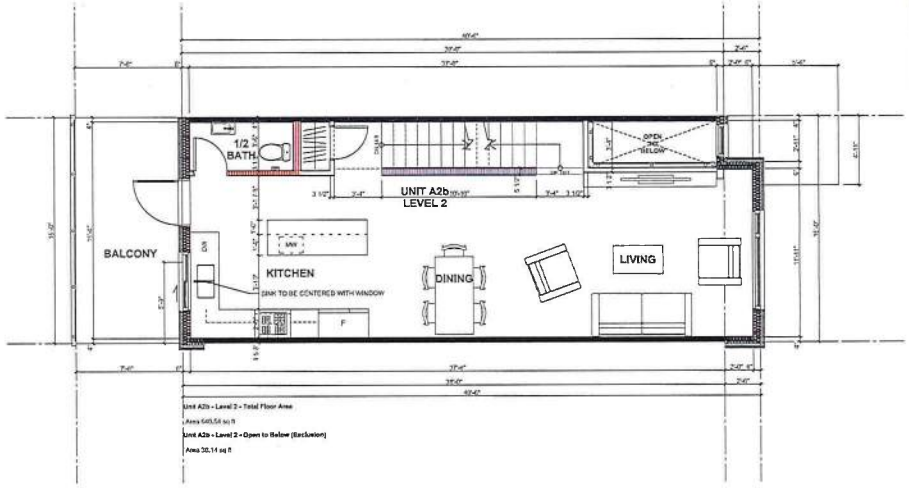
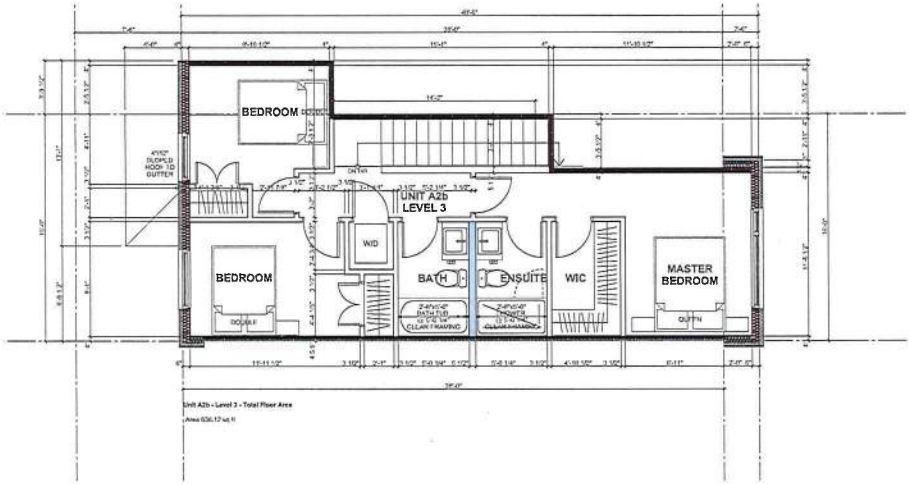



3 Unit A2b - Level 2
SCALE: 1/4" = 1'-0"




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

Allaire Group

[PROJECT]

Rock Ridge

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Port Moody, BC

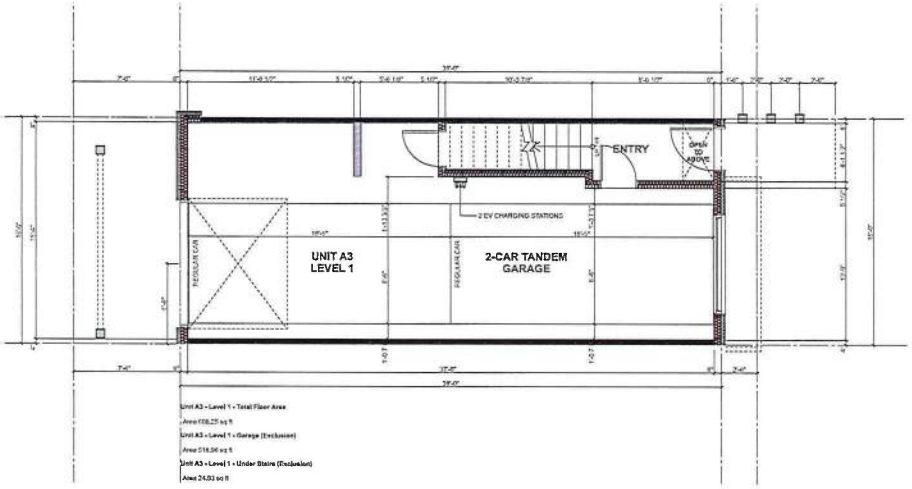
[TITLE]

Unit A2b

| | |
|---|---|
| 18443 | [PROJECT] |
| 1/4" = 1'-0" | [SCALE] |
| Friday, November 6, 2020 | [DATE] |
| 04 - Rezoning Resubmission | [ISSUE] |

[DRAWING]

A-3.123

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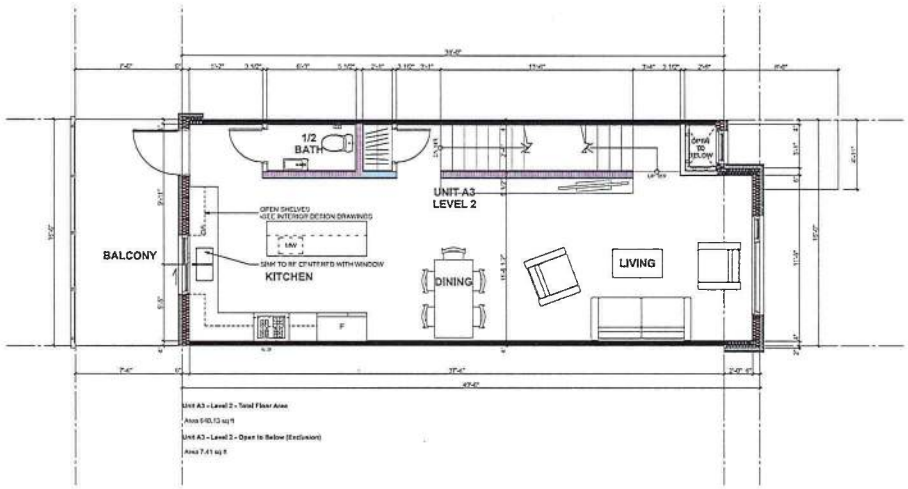
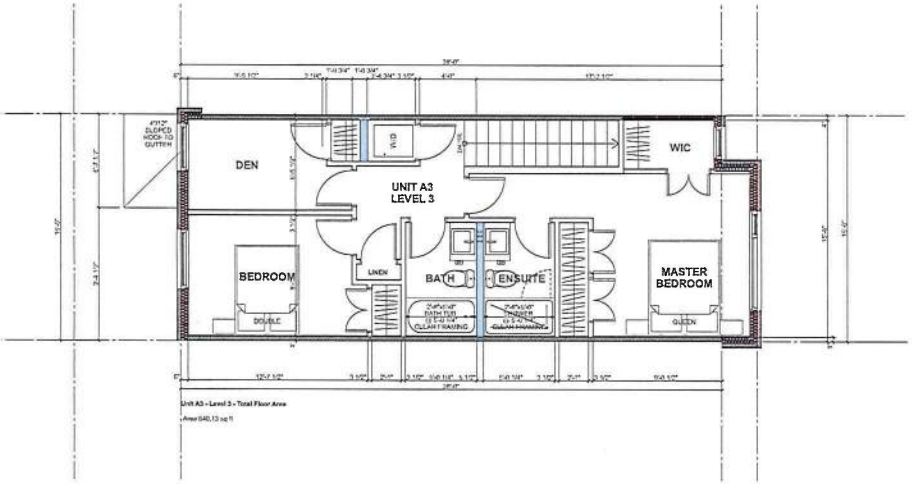



3 Unit A3- Level 2
SCALE: 1/4" = 1'-0"




1 Unit A3 - Level 3
SCALE: 1/4" = 1'-0"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[ARCHITECT SEAL]

[CLIENT]
Allaire Group

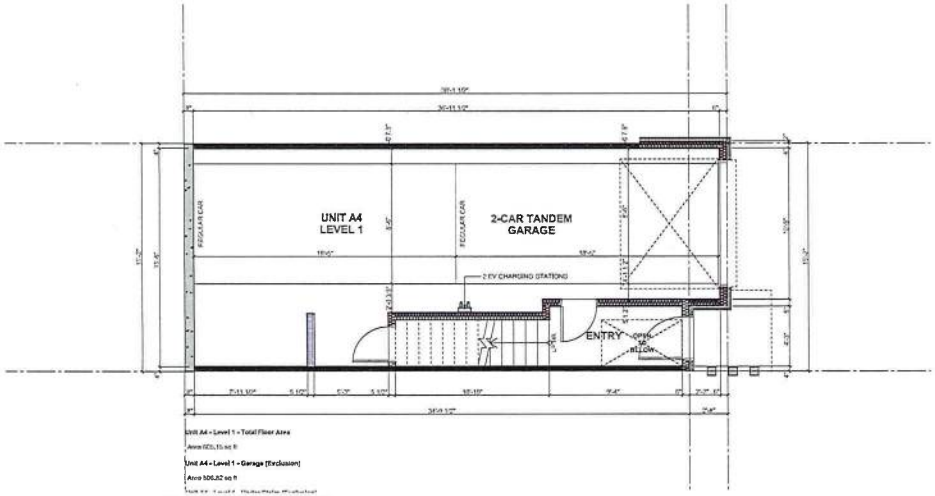
[PROJECT]
Rock Ridge

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

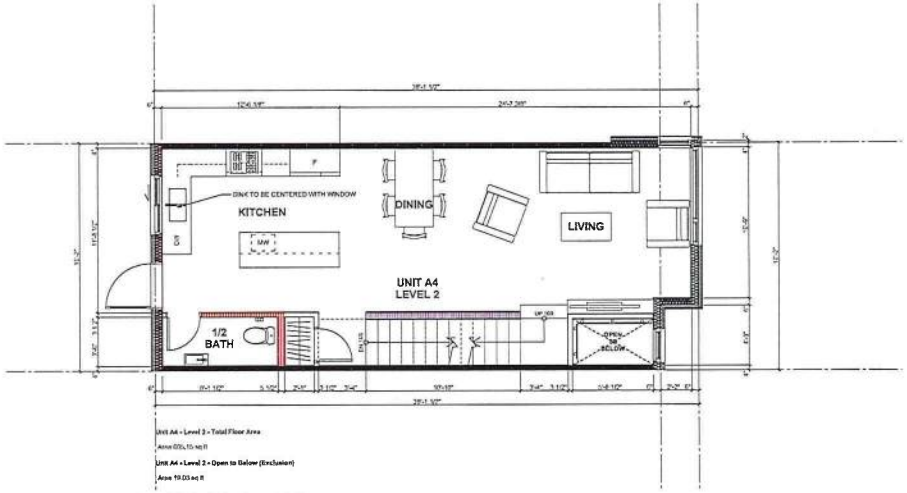
[TITLE]
Unit A3

| | |
|---|---|
| 18443 | [PROJECT] |
| 1/4" = 1'-0" | [SCALE] |
| Friday, November 6, 2020 | [DATE] |
| 04 - Rezoning Resubmission | [ISSUE] |

[DRAWING]
A-3.131




2 Unit A4 - Level 1
SCALE: 1/4" = 1'-0"




3 Unit A4 - Level 2
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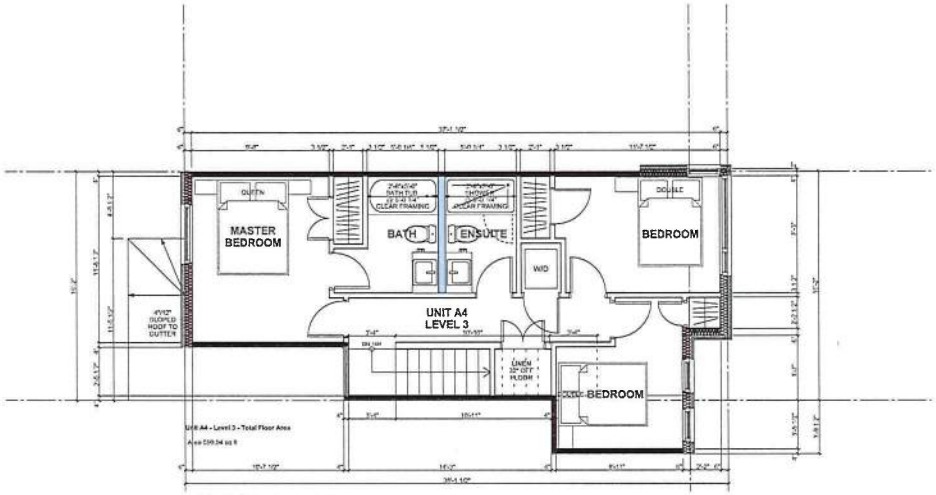


1 Unit A4 - Level 3
SCALE: 1/4" = 1'-0"

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[PROJECT]
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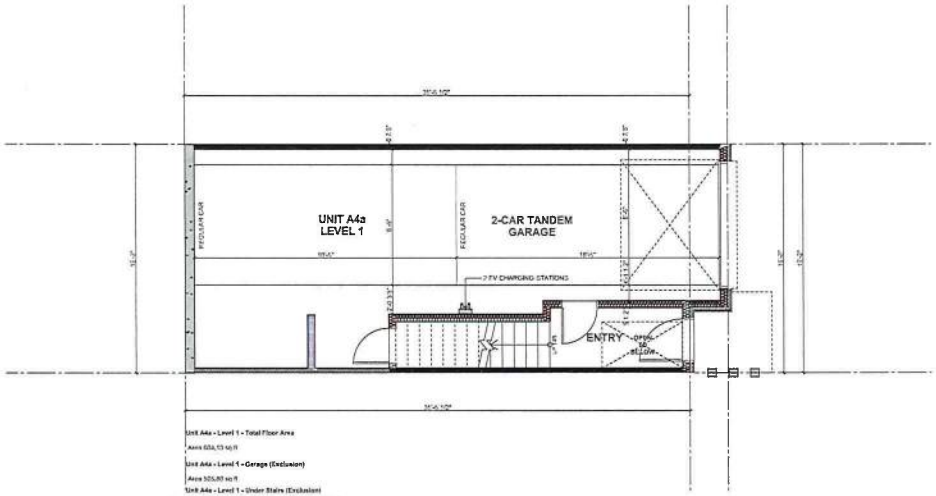
Port Moody, BC

[TITLE]
Unit A4

[PROJECT] 18443
[SCALE] 1/4" = 1'-0"
[DATE] Friday, November 6, 2020
[ISSUE] 04 - Rezoning Resubmission
[DRAWING] A-3.141




2 Unit A4a - Level 1
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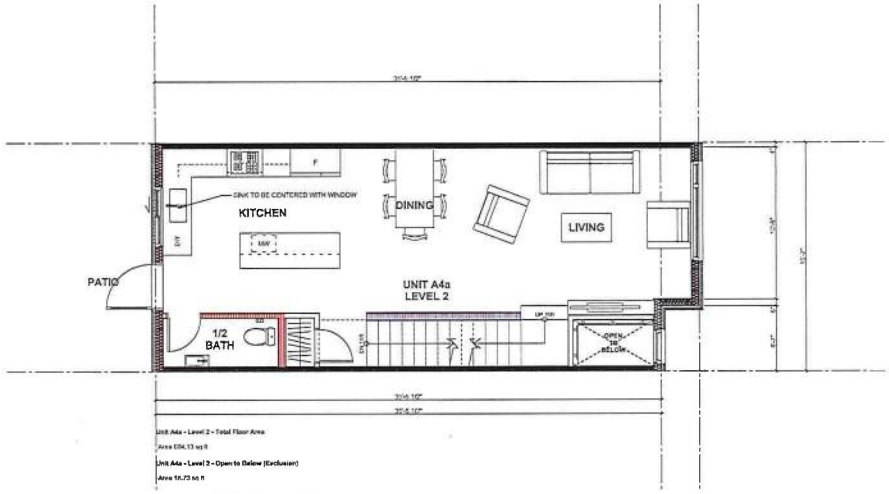


3 Unit A4a - Level 2
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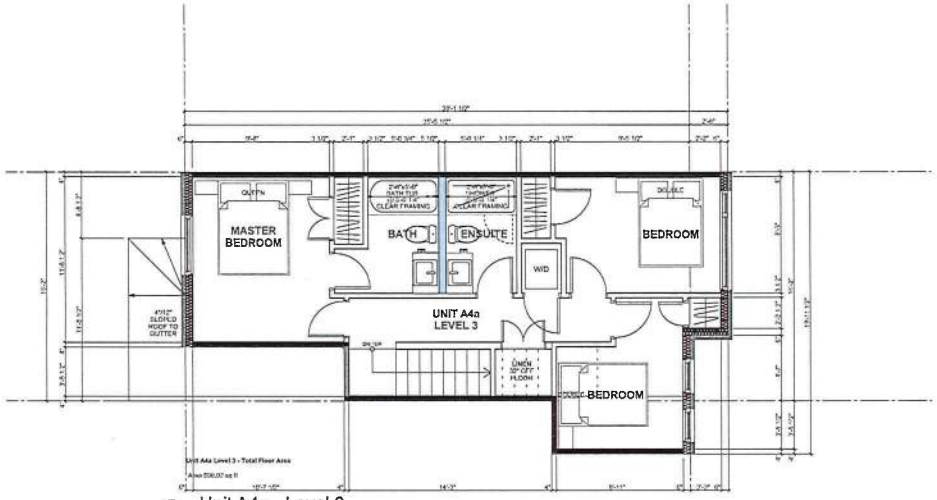


1 Unit A4a - Level 3
SCALE: 1/4" = 1'-0"


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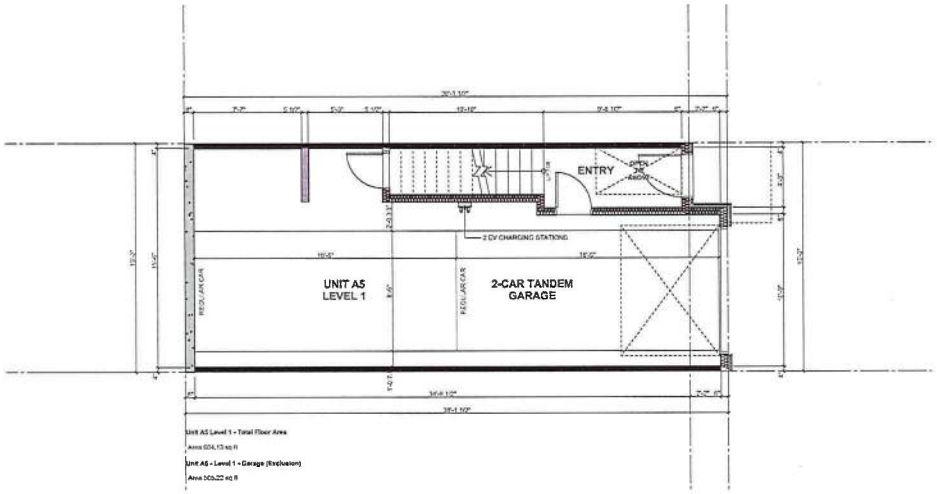
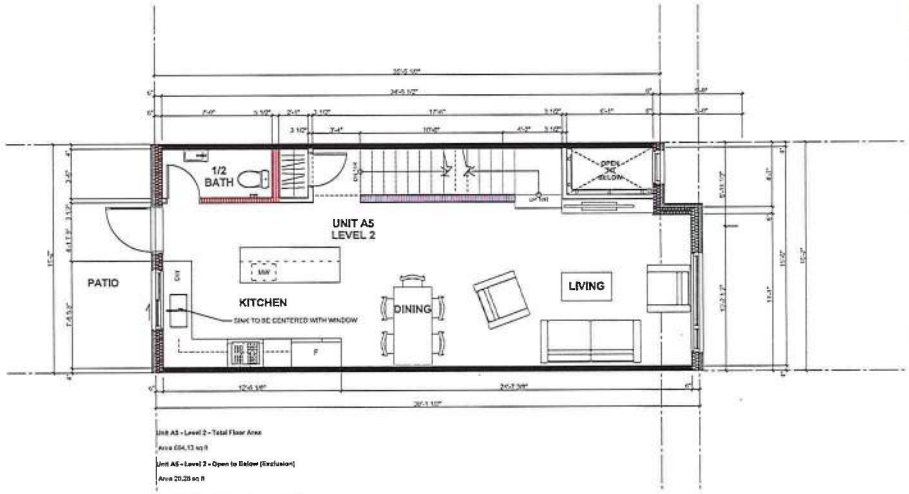
[TITLE]
Unit A4a

[PROJECT] 18443
[SCALE] 1/4" = 1'-0"
[DATE] Friday, November 6, 2020
[ISSUE] 04 - Rezoning Resubmission

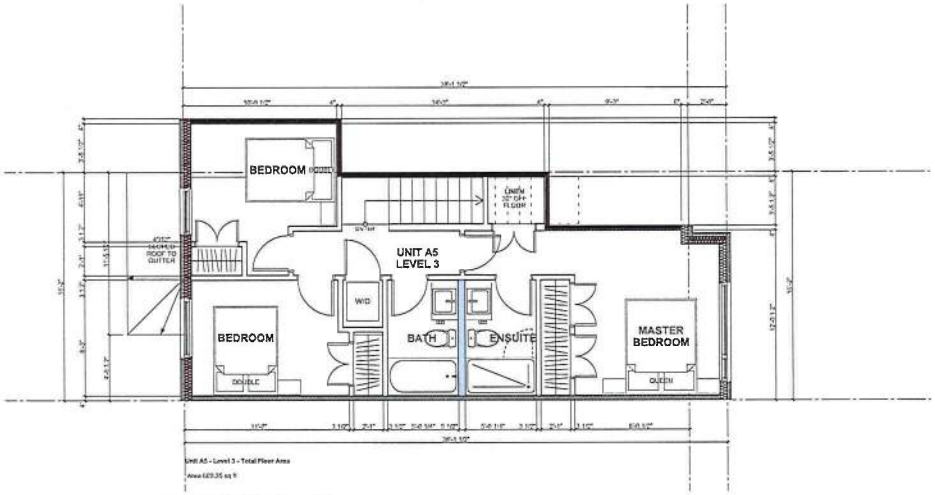
[DRAWING]
A-3.142




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"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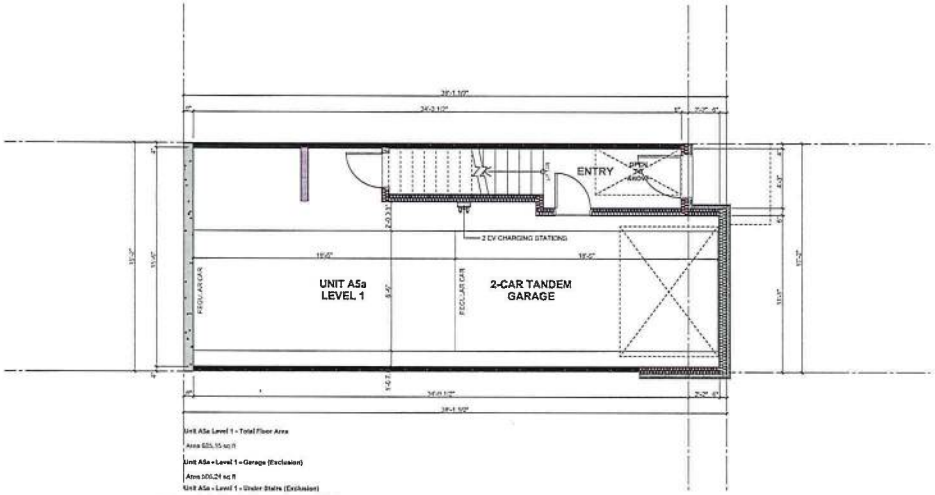
[TITLE]
Unit A5

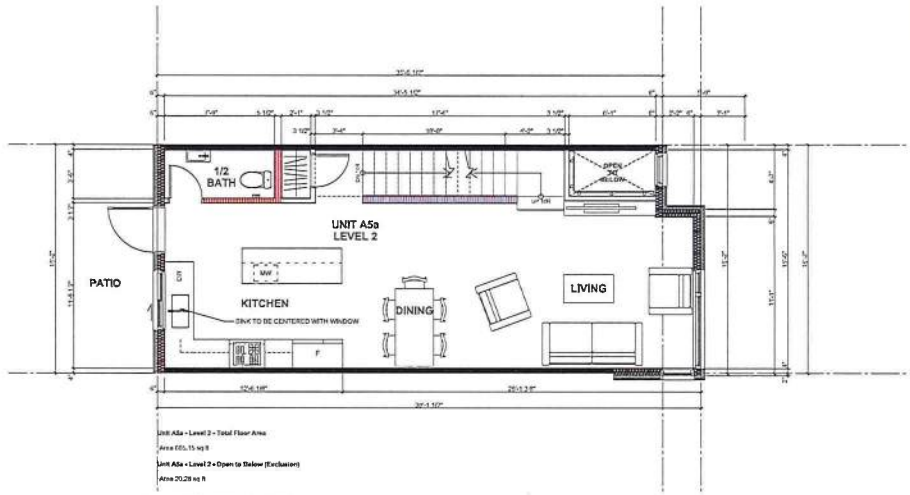
[PROJECT] 18443
[SCALE] 1/4" = 1'-0"
[DATE] Friday, November 6, 2020
[ISSUE] 04 - Rezoning Resubmission

[DRAWING]
A-3.151



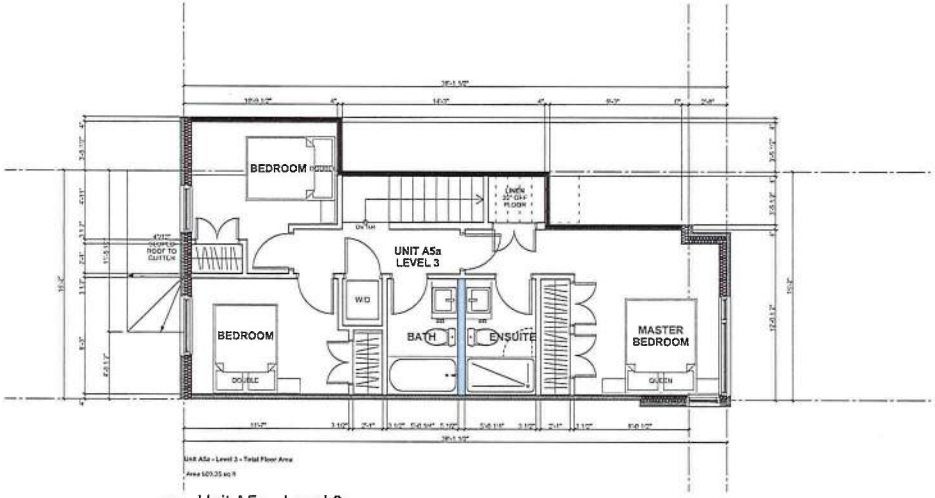

Unit A5a Level 1 - Total Floor Area
Area 625.15 sq ft
Unit A5a - Level 1 - Garage (Exclusion)
Area 500.24 sq ft
Unit A5a - Level 1 - Under Stairs (Exclusion)

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




Unit A5a - Level 2 - Total Floor Area
Area 665.15 sq ft
Unit A5a - Level 2 - Open to Below (Exclusion)
Area 20.28 sq ft

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




Unit A5a - Level 3 - Total Floor Area
Area 629.35 sq ft

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

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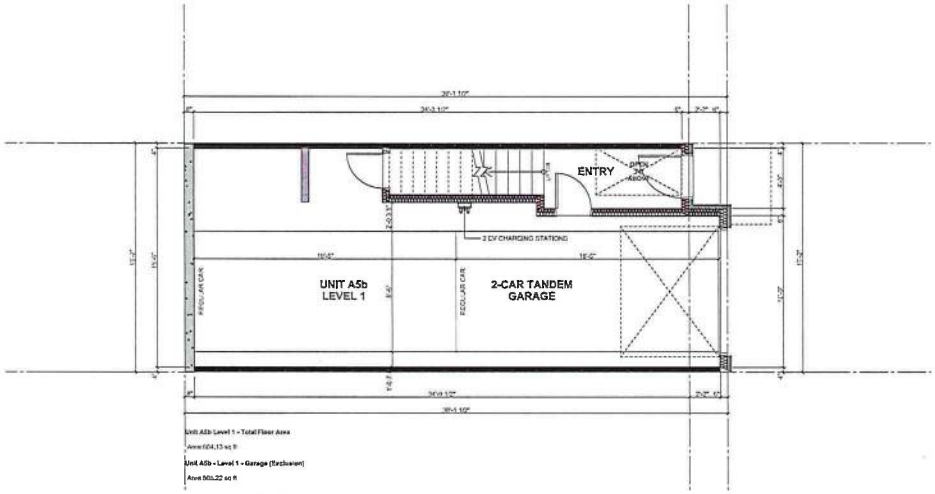
[TITLE]
Unit A5a

[PROJECT] 18443
[SCALE] 1/4" = 1'-0"
[DATE] Friday, November 6, 2020
[ISSUE] 04 - Rezoning Resubmission
[DRAWING] A-3.152




2 Unit A5b - Level 1
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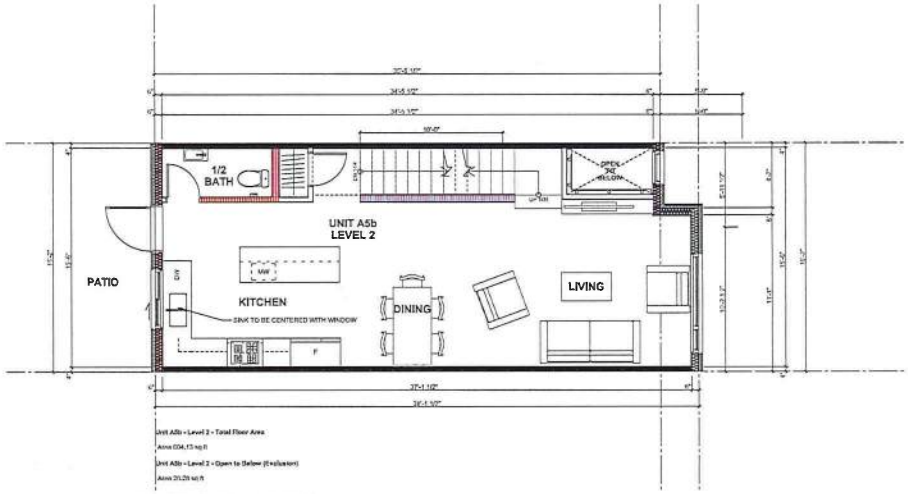


3 Unit A5b - Level 2
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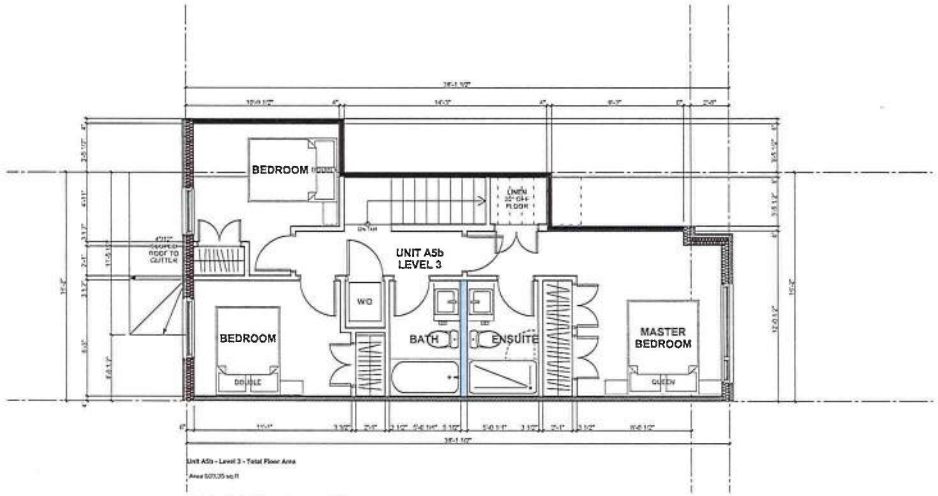


1 Unit A5b - Level 3
SCALE: 1/4" = 1'-0"


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Unit A5b

| | |
|---|---|
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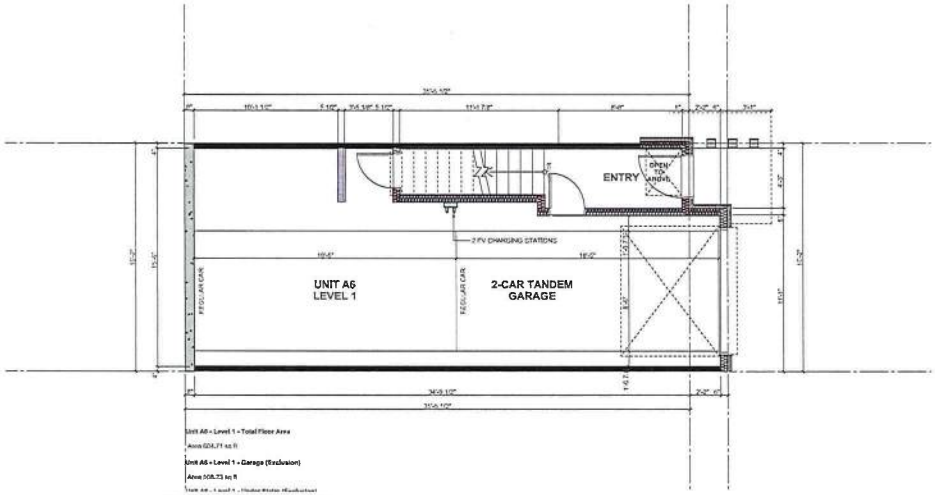
| Friday, November 6, 2020 | [DATE] |
| 04 - Rezoning Resubmission | [ISSUE] |

[DRAWING]

A-3.153




2 Unit A6 - Level 1
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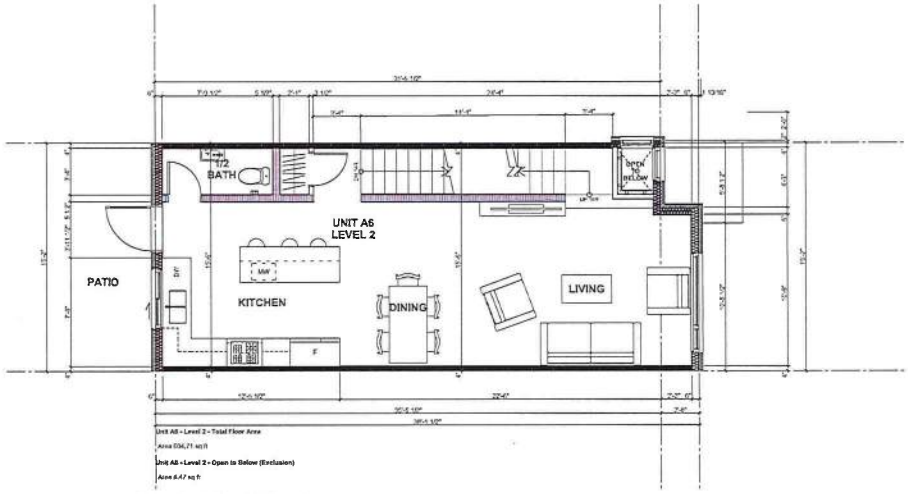


3 Unit A6 - Level 2
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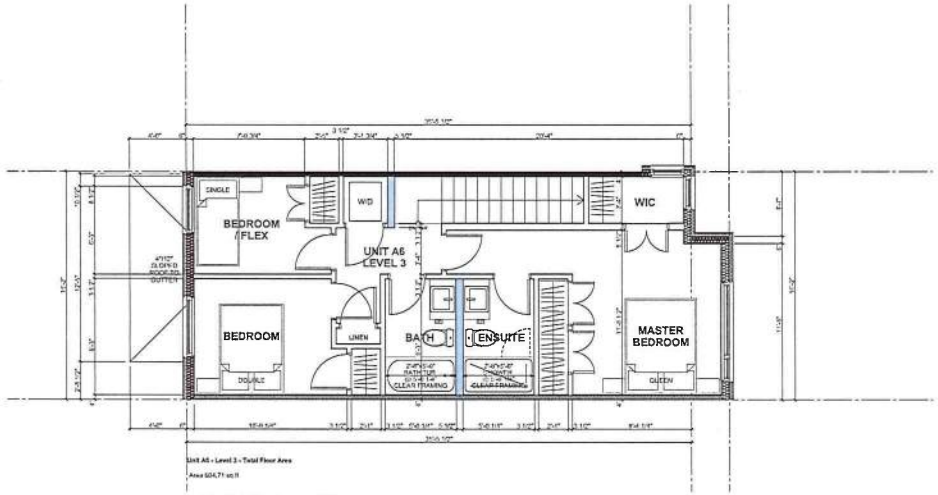


1 Unit A6 - Level 3
SCALE: 1/4" = 1'-0"


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Unit A6

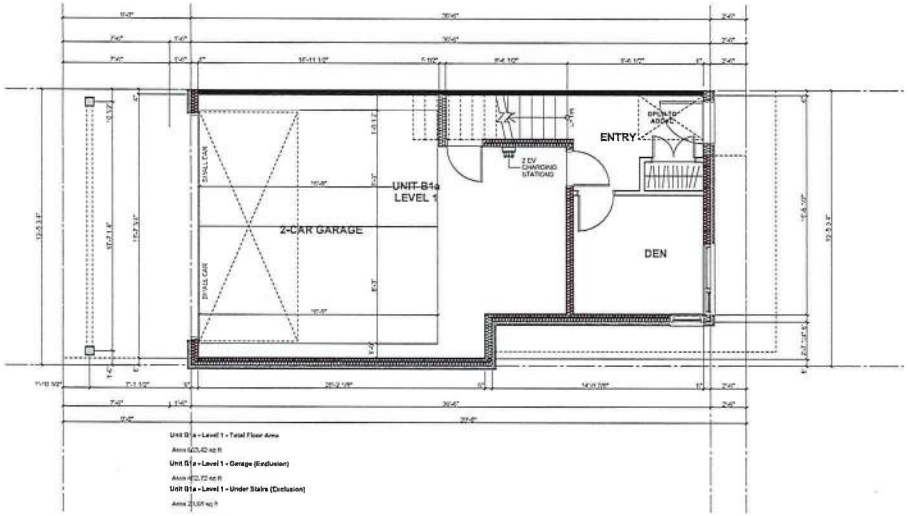
[PROJECT] 18443

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

[DATE] Friday, November 6, 2020

[ISSUE] 04 - Rezoning Resubmission

[DRAWING]
A-3.161




1 Unit B1a - Level 1
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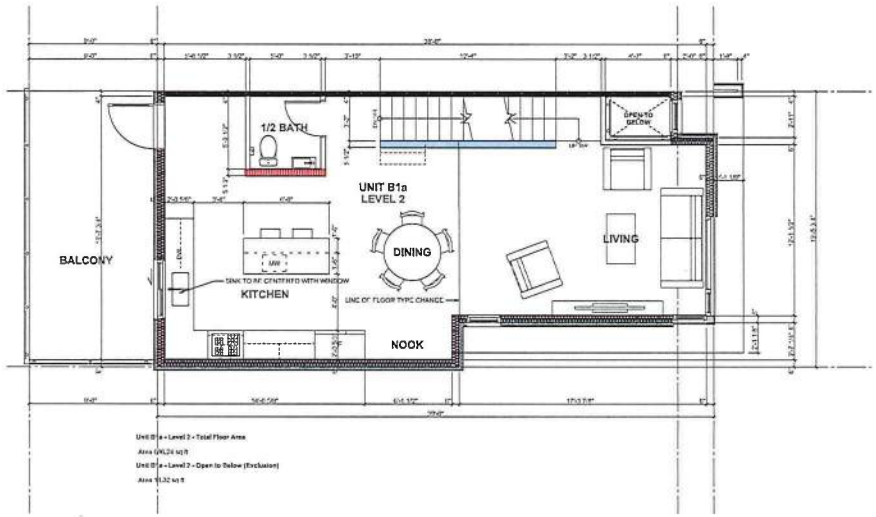


2 Unit B1a - Level 2
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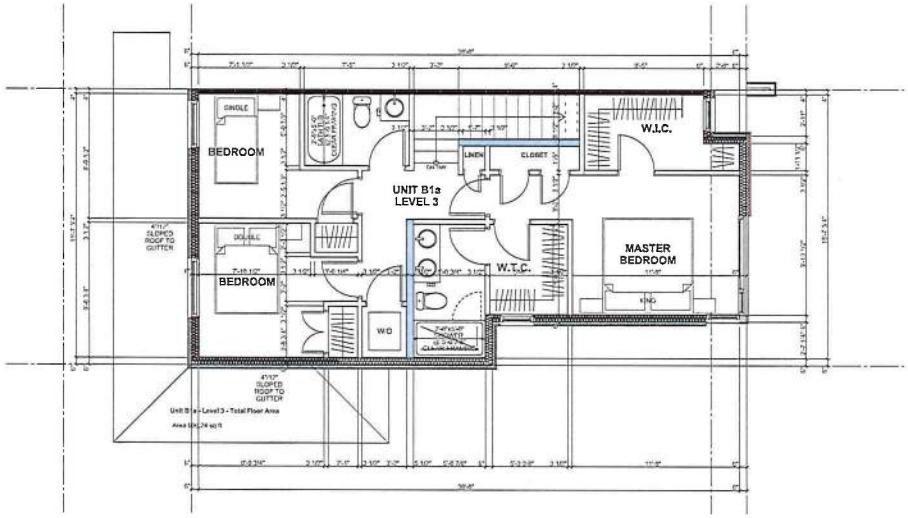


3 Unit B1a - Level 3
SCALE: 1/4" = 1'-0"


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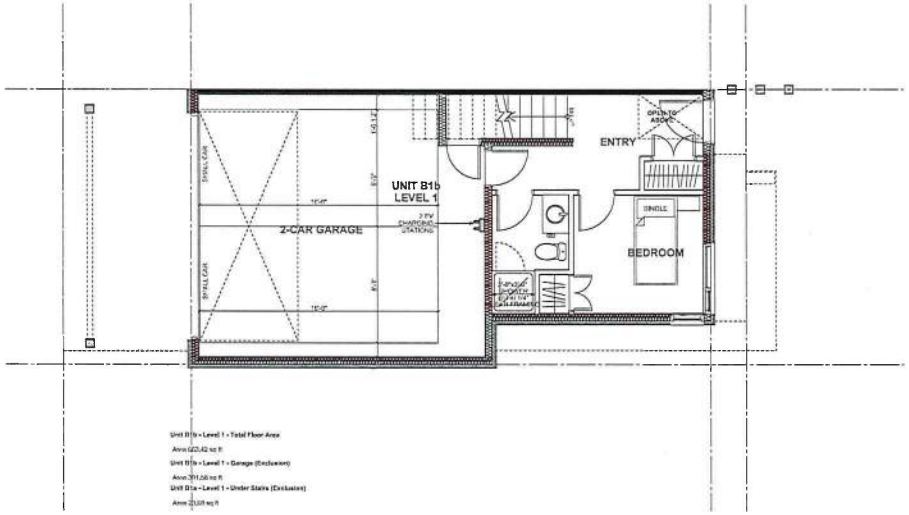
(TITLE)
Unit B1a

(PROJECT) 18443
(SCALE) 1/4" = 1'-0"
(DATE) Friday, November 6, 2020
(ISSUE) 04 - Rezoning Resubmission
(DRAWING) A-3.211




2 Unit B1b - Level 1
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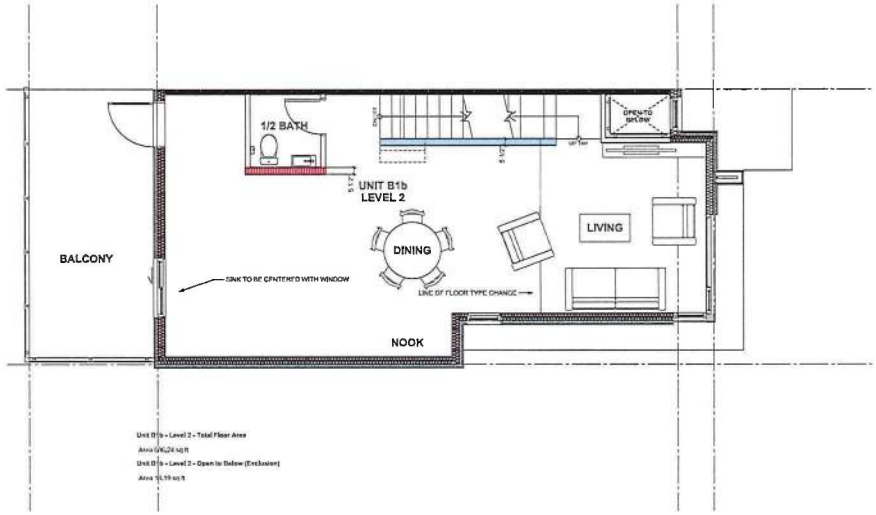


3 Unit B1b - Level 2
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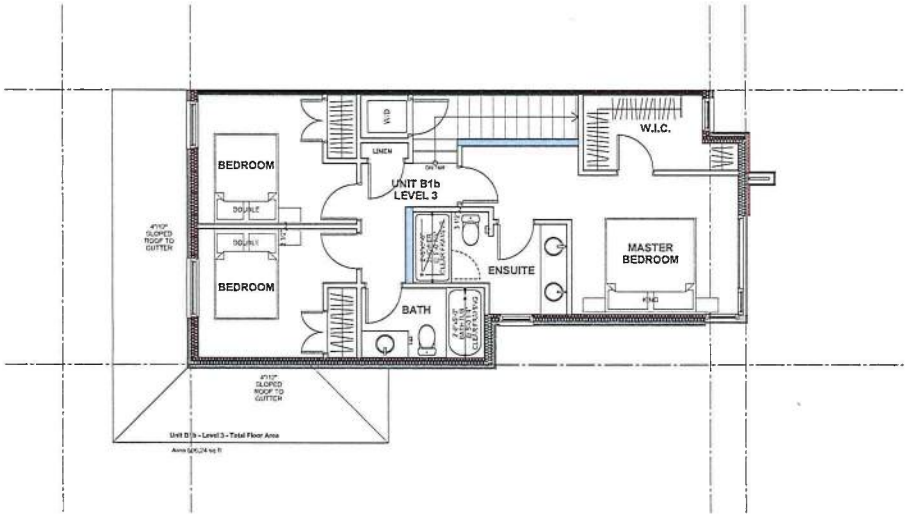


1 Unit B1b - Level 3
SCALE: 1/4" = 1'-0"

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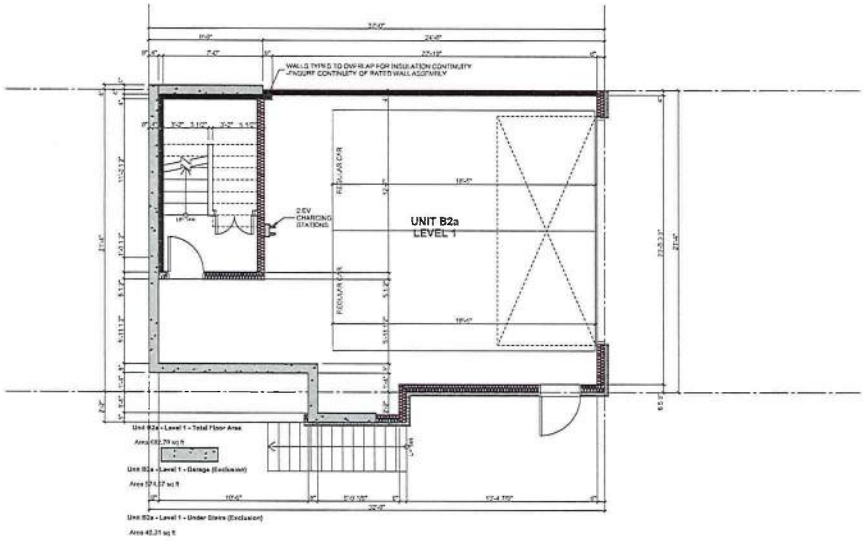
Port Moody, BC

[TITLE]
Unit B1b

18443 [PROJECT]
1/4" = 1'-0" [SCALE]
Friday, November 5, 2020 [DATE]
04 - Rezoning Resubmission [ISSUE]

[DRAWING]
A-3.212




1 Unit B2a - Level 1
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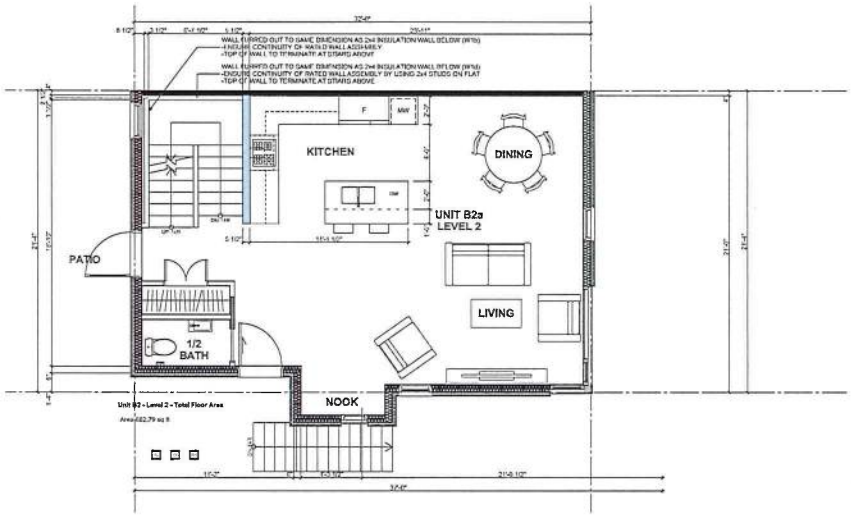
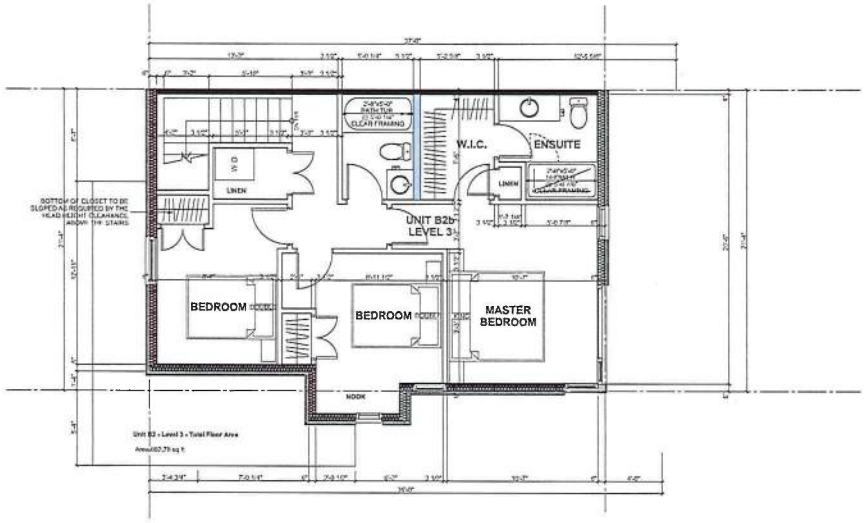



2 Unit B2a - Level 2
SCALE: 1/4" = 1'-0"




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

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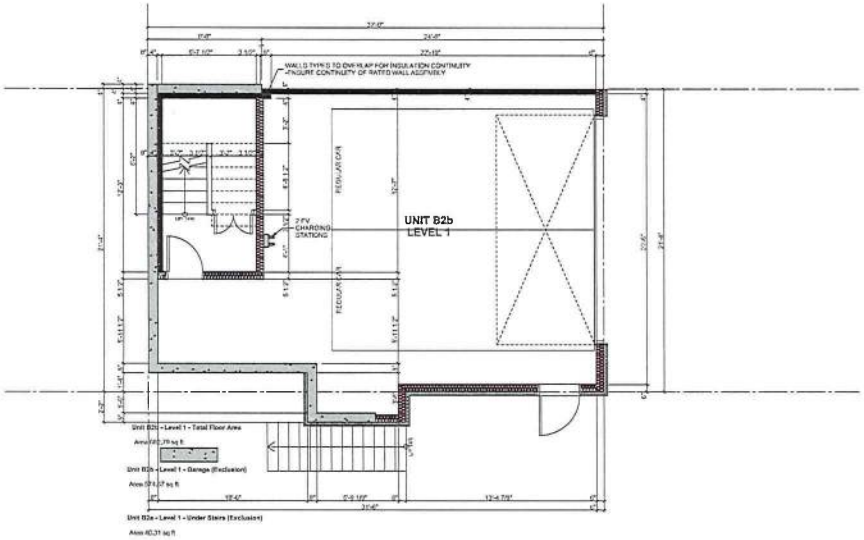
[TITLE]
Unit B2a

[PROJECT] 18443
[SCALE] 1/4" = 1'-0"
[DATE] Friday, November 6, 2020
[ISSUE] 04 - Rezoning Resubmission
[DRAWING] A-3.221




1 Unit B2b - Level 1
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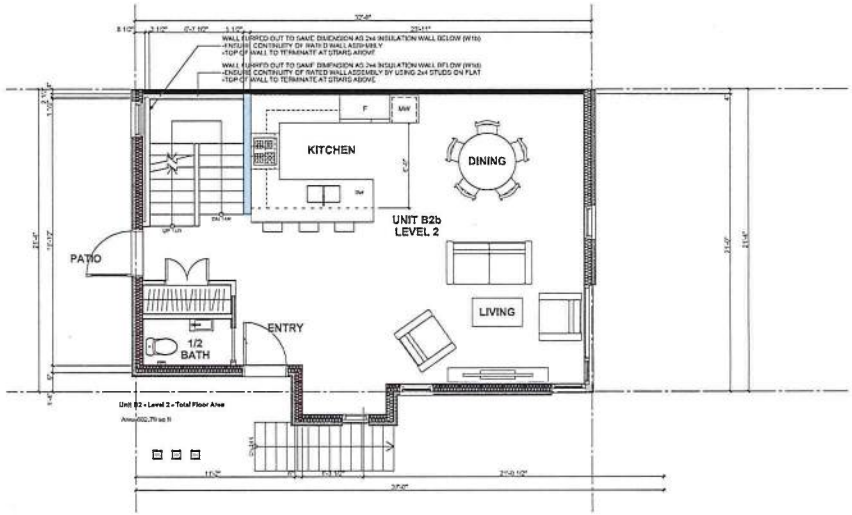


2 Unit B2b - Level 2
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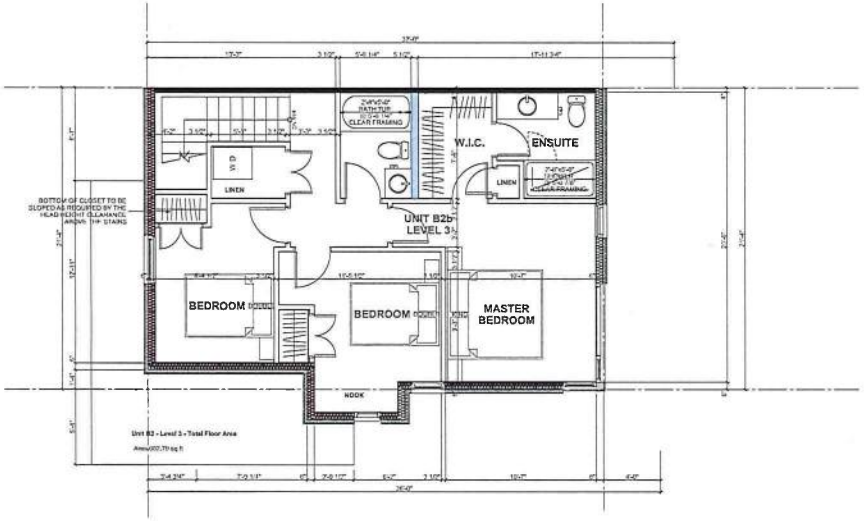


3 Unit B2b - Level 3
SCALE: 1/4" = 1'-0"


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[PROJECT]

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Port Moody, BC

[TITLE]

Unit B2b

18443 [PROJECT]

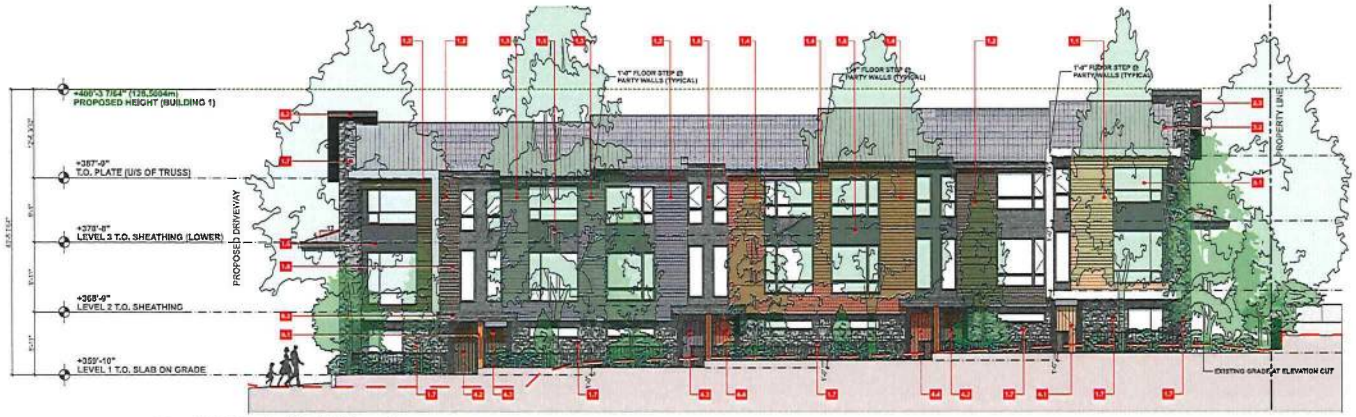
1/4" = 1'-0" [SCALE]

Friday, November 6, 2020 [DATE]

04 - Rezoning Resubmission [ISSUE]

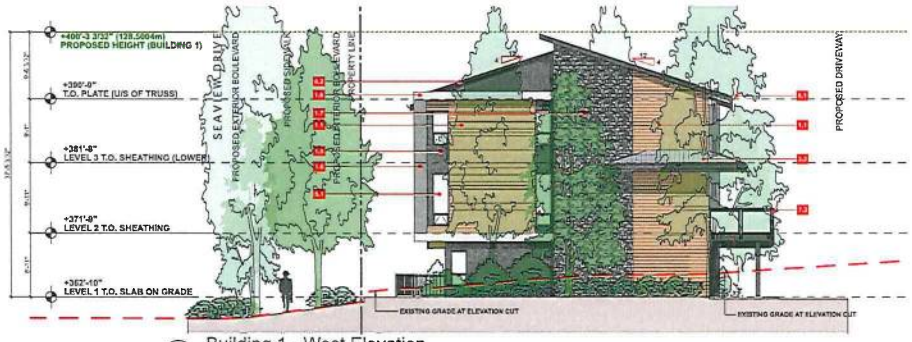
[DRAWING]

A-3.222




1 Building 1 - North Elevation

2 Building 1 - South Elevation




3 Building 1 - West Elevation

4 Building 1 - East Elevation

## MATERIAL AND COLOUR LEGEND

| | Colour | Product | Finish (to match) |
|---|---|---|---|
| **1.0 CLADDING** | | | |
| 1.1 | Orange Brown | Lap Siding w/ 8" Exposure | Mountain Cedar - Rustic Series by Woodtone |
| 1.2 | Brown | Lap Siding w/ 8" Exposure | Timber Trail - Rustic Series by Woodtone |
| 1.3 | Grey | Lap Siding w/ 8" Exposure | Coastal Grey - Rustic Series by Woodtone |
| 1.4 | Rose / Brown | Lap Siding w/ 8" Exposure | Rosewood - Rustic Series by Woodtone |
| 1.5 | Dark Grey | HardiePanel 2 (Rabbet Reveal System) | Iron Mountain - Brought from 2126.10 |
| 1.6 | Light Grey | HardiePanel 2 (Rabbet Reveal System) | Gray Slate |
| 1.7 | Grey-Brown | Profil Lodgepole | Platinum |
| **2.0 SOFFIT** | | | |
| 2.1 | Cedar | Cementitious Board - Cedar Soffit | Cedar - HG Colourflex |
| 2.2 | Dark Grey | Aluminum Perforated Vent | To Match 1.5 |
| 2.3 | Light Grey | Aluminum Perforated Vent | To Match 1.6 |
| 2.3 | Charcoal Grey | Vent Guy | To Match 1.6 |
| **3.0 ROOFS** | | | |
| 3.1 | Black | 2 Layer SBS Membrane | Black |
| 3.2 | Grey | Asphalt Shingle | Storm Grey |
| **4.0 DOORS** | | | |
| 4.1 | Orange Brown | Aluminum or Wood Entry Doors | To Match 1.1 |
| 4.2 | Brown | Aluminum or Wood Entry Doors | To Match 1.2 |
| 4.3 | Grey | Aluminum or Wood Entry Doors | To Match 1.3 |
| 4.4 | Rose / Brown | Aluminum or Wood Entry Doors | To Match 1.4 |
| 4.5 | Black | Aluminum or Wood Entry Doors | To Match 1.5 |
| 4.6 | Black / Glass | Aluminum or Wood Entry Doors | To Match 1.5 & Glass |
| **5.0 WINDOWS** | | | |
| 5.1 | Charcoal Grey | Vinyl Window | Glass - Frames To Match 1.5 |
| **6.0 TRIMS** | | | |
| 6.1 | Charcoal Grey | HARDETRIM BOARDS | To Match 1.5 |
| **7.0 RAILINGS** | | | |
| 7.1 | Charcoal Grey | Aluminum Guard Railing | Glass - Frames To Match 1.5 |
| **8.0 ACCESSORIES** | | | |
| 8.1 | Charcoal Grey | Flashing, Gutters, and Down Spouts | Glass - Frames To Match 1.5 |
| **9.0 STRUCTURE** | | | |
| 9.1 | Joist | Bull Creek Timber | DE Crystal™ Semi-Transparent Wood Stain - Cedar Sunset Hue ST-533 - EE-48 |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[PROJECT TEAM]

ALLAIRE

[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

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

[TITLE]

Building 1
Elevations

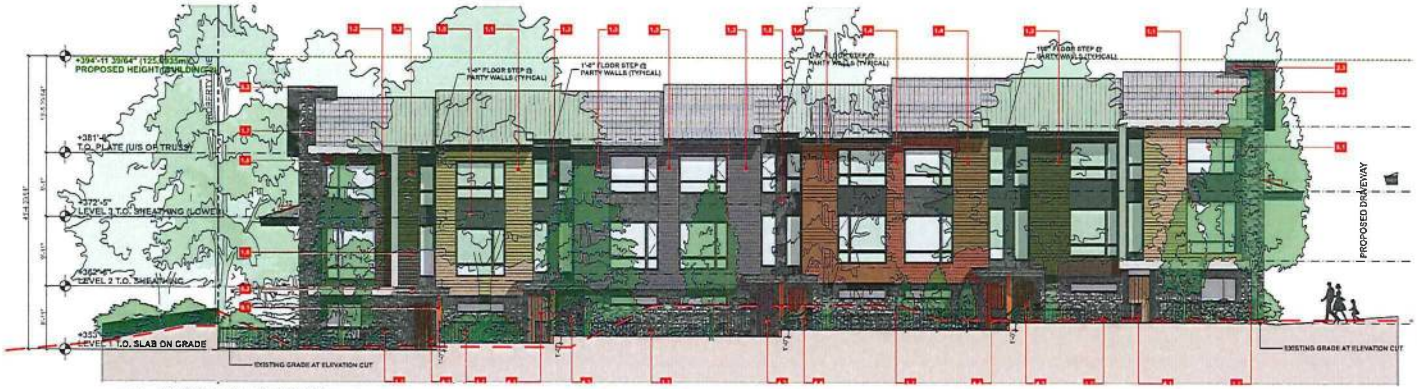
[PROJECT] 18443

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

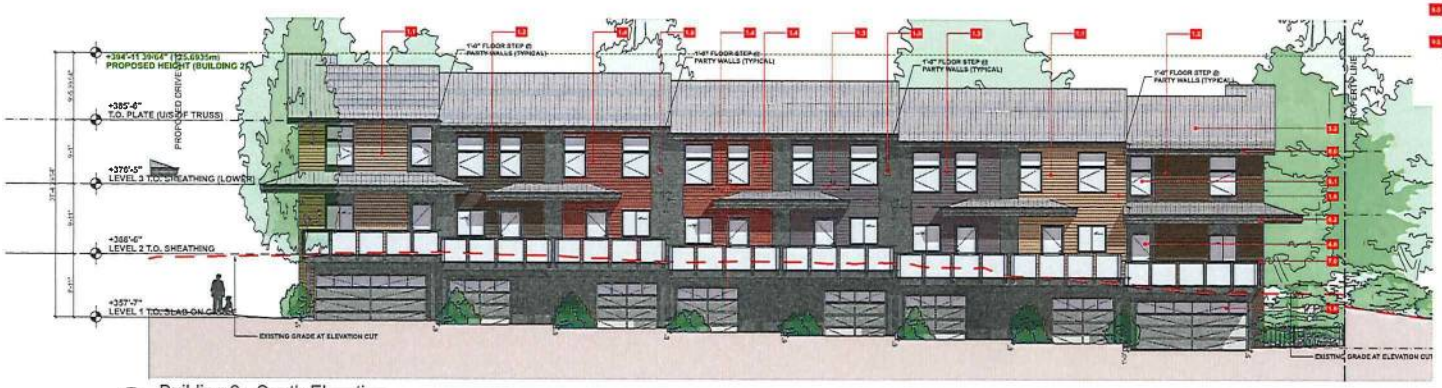
[DATE] Friday, November 6, 2020

[ISSUE] 04 - Rezoning Resubmission

[DRAWING] A-4.100

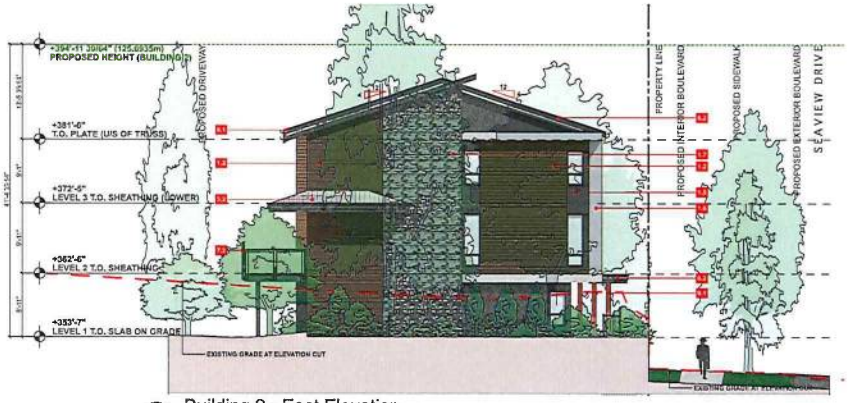



1 Building 2 - North Elevation
SCALE: 1/8" = 1'-0"




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

3 Building 2 - West Elevation
SCALE: 1/8" = 1'-0"




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

## MATERIAL AND COLOUR LEGEND

| | Colour | Product | Finish (no swatch) |
|---|---|---|---|
| 1.0 | CLADDING | | |
| 1.1 | Orange Brown | Lap Siding w/ 8" Exposure | Mountain Cedar - Rustic Series by Woodtone |
| 1.2 | Brown | Lap Siding w/ 8" Exposure | Timber Trail - Rustic Series by Woodtone |
| 1.3 | Grey | Lap Siding w/ 8" Exposure | Coastal Grey - Rustic Series by Woodtone |
| 1.4 | Rose / Brown | Lap Siding w/ 8" Exposure | Rosewood - Rustic Series by Woodtone |
| 1.5 | Dark Grey | Hardie Panel 2.0 (Rain Screen System) | Iron Mountain - Wrought Iron 2124-10 |
| 1.6 | Light Grey | Hardie Panel 2.0 (Rain Screen System) | Grey Slate |
| 1.7 | Grey Brown | Profile Longboards | Platinum |
| 2.0 | SOFFIT | | |
| 2.1 | Cedar | Cementitious Board - Cedar Soffit | Cedar - HPO Collection |
| 2.2 | Dark Grey | Aluminum Perforated Vent | To Match 1.5 |
| 2.3 | Light Grey | Aluminum Perforated Vent | To Match 1.6 |
| 2.3 | Charcoal Grey | Vent Strip | To Match 1.8 |
| 3.0 | ROOFS | | |
| 3.1 | Black | 2-Layer SBS Membrane | Black |
| 3.2 | Grey | Asphalt Shingle | Storm Grey |
| 4.0 | DOORS | | |
| 4.1 | Orange Brown | Aluminum or Wood Entry Doors | To Match 1.1 |
| 4.2 | Brown | Aluminum or Wood Entry Doors | To Match 1.2 |
| 4.3 | Grey | Aluminum or Wood Entry Doors | To Match 1.3 |
| 4.4 | Rose / Brown | Aluminum or Wood Entry Doors | To Match 1.4 |
| 4.5 | Black | Aluminum or Wood Entry Doors | To Match 1.5 |
| 4.6 | Black / Glass | Aluminum or Wood Entry Doors | To Match 1.5 & Glazed |
| 5.0 | WINDOWS | | |
| 5.1 | Charcoal Grey | Vinyl Window | Glass - Frames To Match 1.8 |
| 6.0 | TRIMS | | |
| 6.1 | Charcoal Grey | HARDIETRIM BOARDS | To Match 1.8 |
| 7.0 | RAILINGS | | |
| 7.1 | Charcoal Grey | Aluminum Guard Railing | Glass - Frames To Match 1.8 |
| 8.0 | ACCESSORIES | | |
| 8.1 | Charcoal Grey | Flashing, Gutters, and Down Spouts | Glass - Frames To Match 1.8 |
| 9.0 | STRUCTURE | | |
| 9.1 | Wood | Bell Sawn Timber | DECKplus™ Semi-Transparent Wood Stain - Cedar Transparent ST-121 - 30 HB |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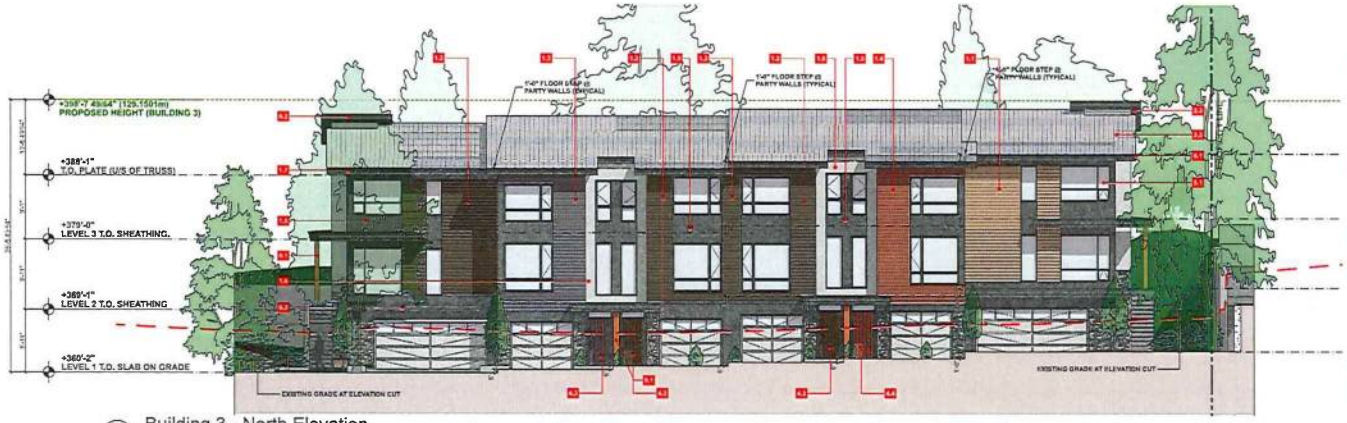
[ARCHITECT SEAL]

[CLIENT]
Allaire Group

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

[TITLE]
Building 2
Elevations

[PROJECT] 18443
[SCALE] 1/8" = 1'-0"
[DATE] Friday, November 6, 2020
[ISSUE] 04 - Rezoning Resubmission
[DRAWING] A-4.200




1 Building 3 - North Elevation

2 Building 3 - South Elevation

3 Building 3 - West Elevation

4 Building 3 - East Elevation

## MATERIAL AND COLOUR LEGEND

| | Colour | Product | Code (to match) |
|---|---|---|---|
| 1.0 | CLADDING | | |
| 1.1 | Orange Brown | Lap Siding/wall 8" Exposure | Mountain Cedar - Rustic Series by Woodtone |
| 1.2 | Brown | Lap Siding/wall 8" Exposure | Timber Trail - Rustic Series by Woodtone |
| 1.3 | Grey | Lap Siding/wall 8" Exposure | Coastal Gray - Rustic Series by Woodtone |
| 1.4 | Rose / Brown | Lap Siding/wall 8" Exposure | Rosewood - Rustic Series by Woodtone |
| 1.5 | Dark Grey | HardiePanel 2.0 (Panel Reveal System) | Benjamin Moore - Wrought Iron 2124-10 |
| 1.6 | Light Grey | HardiePanel 2.0 (Panel Reveal System) | Grey Slate |
| 1.7 | Grey Brown | Profil Longboards | Platinum |
| 2.0 | SOFFIT | | |
| 2.1 | Cedar | Cementitious Board - Cedar Soffit | Cedar - PPG Colorwise |
| 2.2 | Dark Grey | Aluminum Perforated Vent | To Match 1.5 |
| 2.3 | Light Grey | Aluminum Perforated Vent | To Match 1.6 |
| 2.5 | Charcoal Grey | Vent Strip | To Match 1.5 |
| 3.0 | ROOFS | | |
| 3.1 | Tan | 3 Layer SBS Membrane | Black |
| 3.2 | Grey | Asphalt Shingle | Storm Grey |
| 4.0 | DOORS | | |
| 4.1 | Orange Brown | Aluminum or Wood Entry Doors | To Match 1.1 |
| 4.2 | Brown | Aluminum or Wood Entry Doors | To Match 1.2 |
| 4.3 | Grey | Aluminum or Wood Entry Doors | To Match 1.3 |
| 4.4 | Rose / Brown | Aluminum or Wood Entry Doors | To Match 1.4 |
| 4.5 | Black | Aluminum or Wood Entry Doors | To Match 1.5 |
| 4.6 | Black / Glass | Aluminum or Wood Entry Doors | To Match 1.5 & Glass |
| 5.0 | WINDOWS | | |
| 5.1 | Charcoal Grey | Vinyl Windows | Glass - Frames To Match 1.5 |
| 6.0 | TRIMS | | |
| 6.3 | Charcoal Grey | ARCHITECTURAL BOARDS | To Match 1.5 |
| 7.0 | RAILINGS | | |
| 7.2 | Charcoal Grey | Aluminum Guard Railing | Glass - Frames To Match 1.5 |
| 8.0 | ACCESSORIES | | |
| 8.1 | Charcoal Grey | Flashing, Gutters, and Down Spouts | Glass - Frames To Match 1.5 |
| 9.0 | STRUCTURE | | |
| 9.1 | Wood | Full Sawn Timber | DI Digital™ Semi-Transparent Wood Stain - Cedar Nanoshine CT 123 - DE148 |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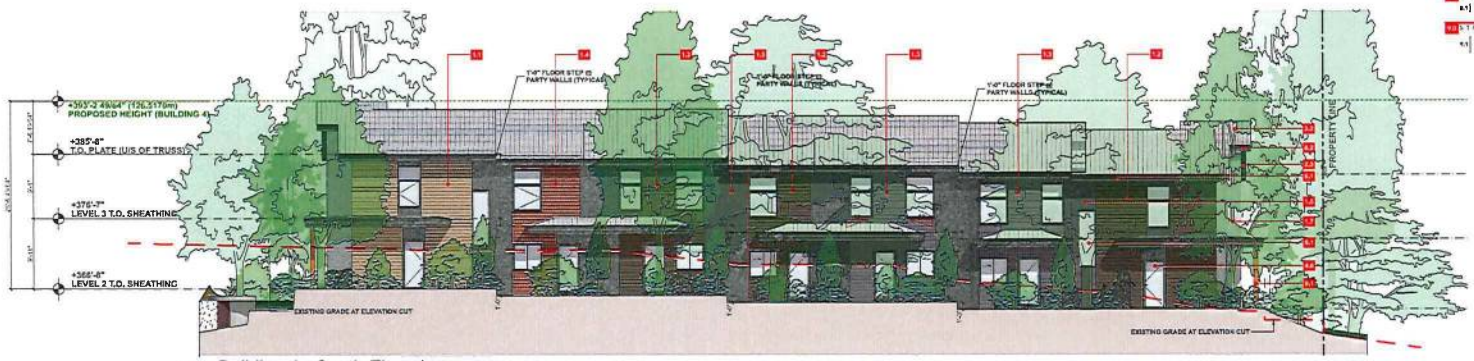
Allaire Group

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

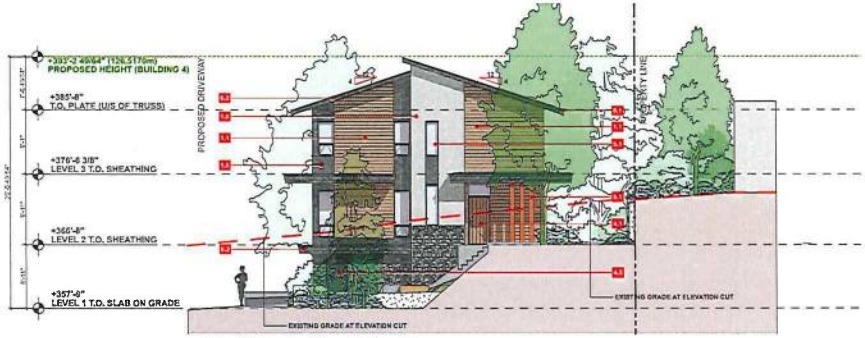
[TITLE]
Building 3
Elevations

[PROJECT] 18443
[SCALE] 1/8" = 1'-0"
[DATE] Friday, November 6, 2020
[ISSUE] 04 - Rezoning Resubmission
[DRAWING] A-4.300

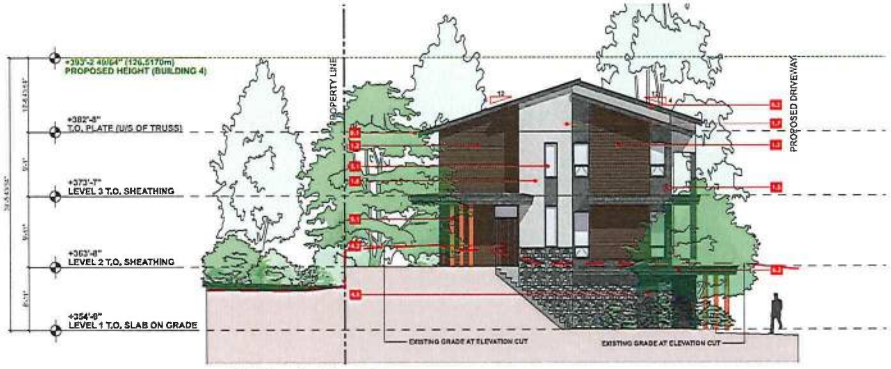
1 Building 4 - North Elevation




2 Building 4 - South Elevation




3 Building 4 - West Elevation




4 Building 4 - East Elevation

## MATERIAL AND COLOUR LEGEND

| | Colour | Product | Finish (as seen by) |
|---|---|---|---|
| 1.0 | CLADDING | | |
| 1.1 | Orange Brown | Lap Siding w/ 4" Exposure | Mountain Cedar - Rustic Series by Woodtone |
| 1.2 | Brown | Lap Siding w/ 4" Exposure | Timber Trail - Rustic Series by Woodtone |
| 1.3 | Grey | Lap Siding w/ 4" Exposure | Coastal Grey - Rustic Series by Woodtone |
| 1.4 | Rose / Brown | Lap Siding w/ 4" Exposure | Rosewood - Rustic Series by Woodtone |
| 1.5 | Dark Grey | HardiePanel 2.0 (Panel Reveal System) | Iron Mountain - Arctic Grey Hick 2124-10 |
| 1.6 | Light Grey | HardiePanel 2.0 (Panel Reveal System) | Grey Slate |
| 1.7 | Grey-Brown | Profile Lookpanel | Platinum |
| 2.0 | SOFFIT | | |
| 2.1 | Cedar | Commercial Board - Cedar Soffit | Cedar - PRO Colourflex |
| 2.2 | Dark Grey | Aluminum Perforated Vent | To Match 5.5 |
| 2.3 | Light Grey | Aluminum Perforated Vent | To Match 5.6 |
| 2.4 | Charcoal Grey | Vent Strip | To Match 5.5 |
| 3.0 | ROOFS | | |
| 3.1 | Black | 3 Layer SBS Membrane | Black |
| 3.2 | Grey | Asphalt Shingle | Storm Grey |
| 4.0 | DOORS | | |
| 4.1 | Orange Brown | Aluminum or Wood Entry Doors | To Match 1.1 |
| 4.2 | Brown | Aluminum or Wood Entry Doors | To Match 1.2 |
| 4.3 | Grey | Aluminum or Wood Entry Doors | To Match 1.3 |
| 4.4 | Rose / Brown | Aluminum or Wood Entry Doors | To Match 1.4 |
| 4.5 | Black | Aluminum or Wood Entry Doors | To Match 1.5 |
| 4.6 | Black / Glass | Aluminum or Wood Entry Doors | To Match 1.5 & Glass |
| 5.0 | WINDOWS | | |
| 5.1 | Charcoal Grey | Vinyl Windows | Glass - Frames To Match 5.5 |
| 6.0 | TRIMS | | |
| 6.1 | Charcoal Grey | HARDETRIM/BOARDS | To Match 5.5 |
| 7.0 | RAILINGS | | |
| 7.1 | Charcoal Grey | Aluminum Guard Railing | Glass - Frames To Match 5.5 |
| 8.0 | ACCESSORIES | | |
| 8.1 | Charcoal Grey | Flashing, Gutters, and Down Spouts | Glass - Frames To Match 5.5 |
| 9.0 | STRUCTURE | | |
| 9.1 | Wood | Ball Saws Timber | DF Douglas™ Semi-Transparent Wood Stain - Cedar Tone/Amber (T-123 - 10 HH) |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[PROJECT TEAM]
ALLAIRE

[ARCHITECT SEAL]

[CLIENT]
Allaire Group

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

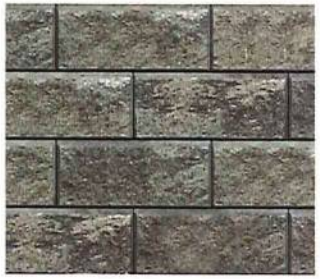
[TITLE]
Building 4
Elevations

[PROJECT] 18443
[SCALE] 1/8" = 1'-0"
[DATE] Friday, November 6, 2020
[ISSUE] 04 - Rezoning Resubmission

[DRAWING]
A-4.400

L Charcoal Grey
Painted Aluminum Railing

E Cedar
Cementious Soffit Board



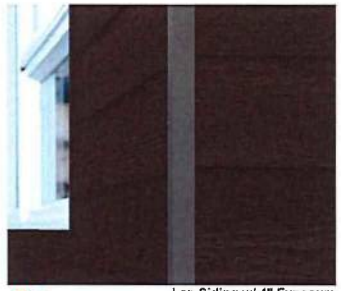
T Silverado
Allan Block

H Storm Grey
Asphalt Shingles

## MATERIAL AND COLOUR LEGEND

| | Colour | Product | Finish (as noted) | Manufacturer | Location |
|---|---|---|---|---|---|
| **1.0** | **CLADDING** | | | | |
| 1.1 | Orange Brown | Lap Siding w/ 4" Exposure | Mountain Cedar - Rustic Series by Woodtone | JamesHardie or | Exterior Walls |
| 1.2 | Brown | Lap Siding w/ 4" Exposure | Timber Trail - Rustic Series by Woodtone | JamesHardie or | Exterior Walls |
| 1.3 | Grey | Lap Siding w/ 4" Exposure | Coastal Grey - Rustic Series by Woodtone | JamesHardie or | Exterior Walls |
| 1.4 | Rose / Brown | Lap Siding w/ 4" Exposure | Rosewood - Rustic Series by Woodtone | JamesHardie or | Exterior Walls |
| 1.5 | Dark Grey | HardiePanel 2.0 (Panel Reveal System) | Benjimin Moore - Wrought Iron 2124-10 | JamesHardie | Exterior Walls |
| 1.6 | Light Grey | HardiePanel 2.0 (Panel Reveal System) | Grey Slate | JamesHardie | Exterior Walls & Fin Walls & Feature Roofs @ Corner Units on Buildings 1 and 2 |
| 1.7 | Grey Brown | ProFit Ledgestone | Platinum | Pro Fit | Exterior Walls |
| **2.0** | **SOFFIT** | | | | |
| 2.1 | Cedar | Cementious Board - Cedar Soffit | Cedar - PPG ColourMix | Allura™ | Feature Roofs & entry Canopies |
| 2.3 | Dark Grey | Aluminum Perforated Vent | To Match 1.5 | TBC | All Other Roofs |
| 2.3 | Light Grey | Aluminum Perforated Vent | To Match 1.6 | TBC | Feature Roofs @ Corner Units on Buildings 1 and 2 |
| 2.2 | Charcoal Grey | Vent Strip | To Match 1.5 | TBC | Vent strip at roof and balcony |
| **3.0** | **ROOFS** | | | | |
| 3.1 | Black | 2 Layer SBS Membrane | Black | TBC | SBS Membrane at flat roofs |
| 3.2 | Grey | Asphalt Shingle | Storm Grey | TBC | Sloped Roofs (4/12) |
| **4.0** | **DOORS** | | | | |
| 4.1 | Orange Brown | Aluminum or Wood Entry Doors | To Match 1.1 | TBC | Cladding Scheme '1' Entry Doors |
| 4.2 | Brown | Aluminum or Wood Entry Doors | To Match 1.2 | TBC | Cladding Scheme '2' Entry Doors |
| 4.3 | Grey | Aluminum or Wood Entry Doors | To Match 1.3 | TBC | Cladding Scheme '3' Entry Doors |
| 4.4 | Rose / Brown | Aluminum or Wood Entry Doors | To Match 1.4 | TBC | Cladding Scheme '4' Entry Doors |
| 4.5 | Black | Aluminum or Wood Entry Doors | To Match 1.5 | TBC | Unit 02a and 02b Garage Entry Doors |
| 4.6 | Black / Glass | Aluminum or Wood Entry Doors | To Match 1.5 & Glazed | TBC | Patio / Balcony Doors |
| **5.0** | **WINDOWS** | | | | |
| 5.1 | Charcoal Grey | Vinyl Windows | Glass - Frames To Match 1.5 | TBC | Building 1-4 Windows |
| **6.0** | **TRIMS** | | | | |
| 6.2 | Charcoal Grey | HARDIETRIM®BOARDS | To Match 1.5 | JamesHardie | Window Trims & Roof Trims |
| **7.0** | **RAILINGS** | | | | |
| 7.2 | Charcoal Grey | Aluminum Guard Railings | Glass - Frames To Match 1.5 | TBC | Required Guard Rails Throughout |
| **8.0** | **ACCESSORIES** | | | | |
| 8.1 | Charcoal Grey | Flashing, Gutters, and Down Spouts | Glass - Frames To Match 1.5 | TBC | Building 5 - Sliding Shading Screens on Balconies |
| **9.0** | **STRUCTURE** | | | | |
| 9.1 | Wood | 6x6 Sawn Timber | DECKplus™ Semi-Transparent Wood Stain - Cedar Naturaltone ST-533 - 2EHT | TBC | Feature Entry Columns |

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

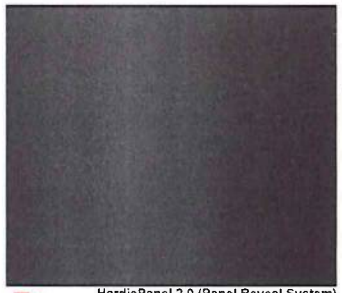


1.2 Lap Siding w/ 4" Exposure
Timber Trail - Rustic Series by Woodtone

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

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

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



1.6 HardiePanel 2.0 (Panel Reveal System)
Grey Slate

1.7 ProFit Ledgestone
Platinum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ALLAIRE

(ARCHITECT SEAL)

(CLIENT)
Allaire Group

(PROJECT)
Rock Ridge

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

(TITLE)
Material Board

(PROJECT) 18443

(SCALE)

(DATE) Friday, November 6, 2020

(ISSUE) 04 - Rezoning Resubmission

(DRAWING) A-4.500

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Allaire Group

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

[TITLE]
Level 1 FSR Exclusions (West)

[PROJECT] 18443
[SCALE] 1/8" = 1'-0"
[DATE] Friday, November 6, 2020
[STAMP] 04 - Rezoning Resubmission
[DRAWING] A-2.110

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(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

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

(TITLE)

Level 2 FSR Exclusions (West)

(PROJECT) 18443

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

(DATE) Friday, November 6, 2020

(ISSUE) 04 - Rezoning Resubmission

(DRAWING) A-2.120

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Allaire Group

(PROJECT)

Rock Ridge

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

(TITLE)

Level 3 FSR Exclusions (West)

(PROJECT) 18443

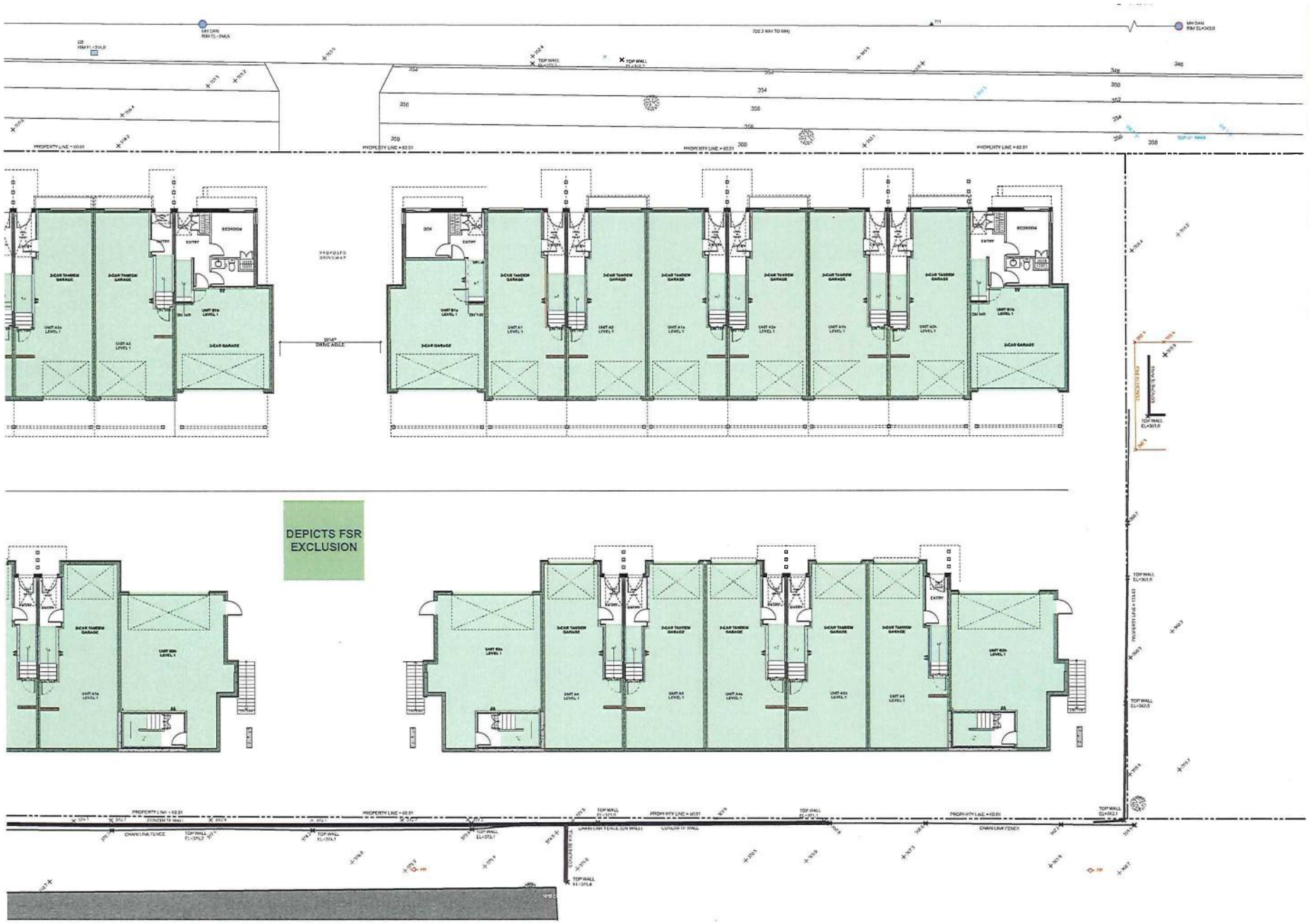
(SCALE) 1/8" = 1'-0"

(DATE) Friday, November 6, 2020

(ISSUE) 04 - Rezoning Resubmission

(DRAWING)

A-2.130





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N

(PROJECT TEAM)

ALLAIRE

(ARCHITECT SEAL)

(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

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

(TITLE)

Level 1 FSR Exclusions (East)

(PROJECT) 18443

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

(DATE) Friday, November 6, 2020

(STAMP) 04 - Rezoning Resubmission

(DRAWING) A-2.210

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N

[PROJECT TEAM]
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[ARCHITECT SEAL]

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

[TITLE]
Level 2 FSR Exclusionsn (East)

[PROJECT] 18443
[SCALE] 1/8" = 1'-0"
[DATE] Friday, November 6, 2020
[ISSUE] 04 - Rezoning Resubmission
[DRAWING] A-2.220

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N

[PROJECT TO AIR]

ALLAIRE

[ARCHITECT SEAL]

[CLIENT]

Allaire Group

[PROJECT]

Rock Ridge

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

[TITLE]

Level 3 FSR Exclusions (East)

[PROJECT]

18443

[SCALE]

1/8" = 1'-0"

[DATE]

Friday, November 6, 2020

[ISSUE]

04 - Rezoning Resubmission

[DRAWING]

A-2.230