

# 4 Units Townhouse Project


11812 BLAKELY ROAD, PITT MEADOWS

## PROJECT STATISTICS


	SQ M	SQ FT.
LOT AREA	1,045	11,253
BUILDING FOOTPRINT	340	3,660
LOT COVERAGE (%)	33%	
CARPORT FOOTPRINT	71	772
LOT COVERAGE INCLUDE CARPORT (%)	39%	
GROSS FLOOR AREA / UNIT	238	1,972
TOTAL NO OF UNITS	4	
TOTAL GROSS FLOOR AREA	951	7,891
F.A.R.	0.70	
PARKING / UNIT	2 Garage Parking + 1 Visitor Parking Space	
TOTAL PARKING	12	




### DRAWING SYMBOLS




BUILDING SECTION



ROOF SLOPE



ELEVATION



GROUND ELEVATION

### PROJECT CONTACTS

PLANNING & DESIGN  
CITYSTATE CONSULTING GROUP  
Gaetan Royer  
(778) 355-5399 gaetan@citystate.ca

CIVIL DESIGN  
WESTERN PACIFIC ENGINEERING  
Fabio Morales  
(604) 820-7737 fabio@westpeng.com

SURVEYING  
TERRA PACIFIC LAND SURVEYING  
Mike Bernemann  
(604) 463-2509 mike@terrapacific.ca

### DRAWING LIST

- A01 COVER PAGE
- A02 SITE PLAN
- A03 GROUND FLOOR PLAN
- A04 SECOND FLOOR PLAN
- A05 THIRD FLOOR PLAN
- A06 FOUNDATION & ROOF PLAN
- A07 SOUTH ELEVATION
- A08 NORTH ELEVATION
- A09 EAST & WEST ELEVATIONS
- A10 SECTION A & B
- A11 PERSPECTIVES
- A12 CONTEXT PHOTOS
- A13 WINDOW & DOOR SCHEDULE
- A14 WALL ASSEMBLY
- A15 FINISH MATERIAL
- L1 LANDSCAPE PLAN

### VICINITY PLAN







TOWNHOUSE COMPLEX



CURBLESS DRIVABLE FOOTPATH

KEY FEATURES:

- 4 FAMILY-ORIENTED TOWNHOUSE UNITS
- 3-STOREY HOMES FACING HAMMOND ROAD
- DESIGN ENHANCES HAMMOND / BLAKELY INTERSECTION

PARKING IS CRITICAL FOR COMMUNITY ACCEPTANCE

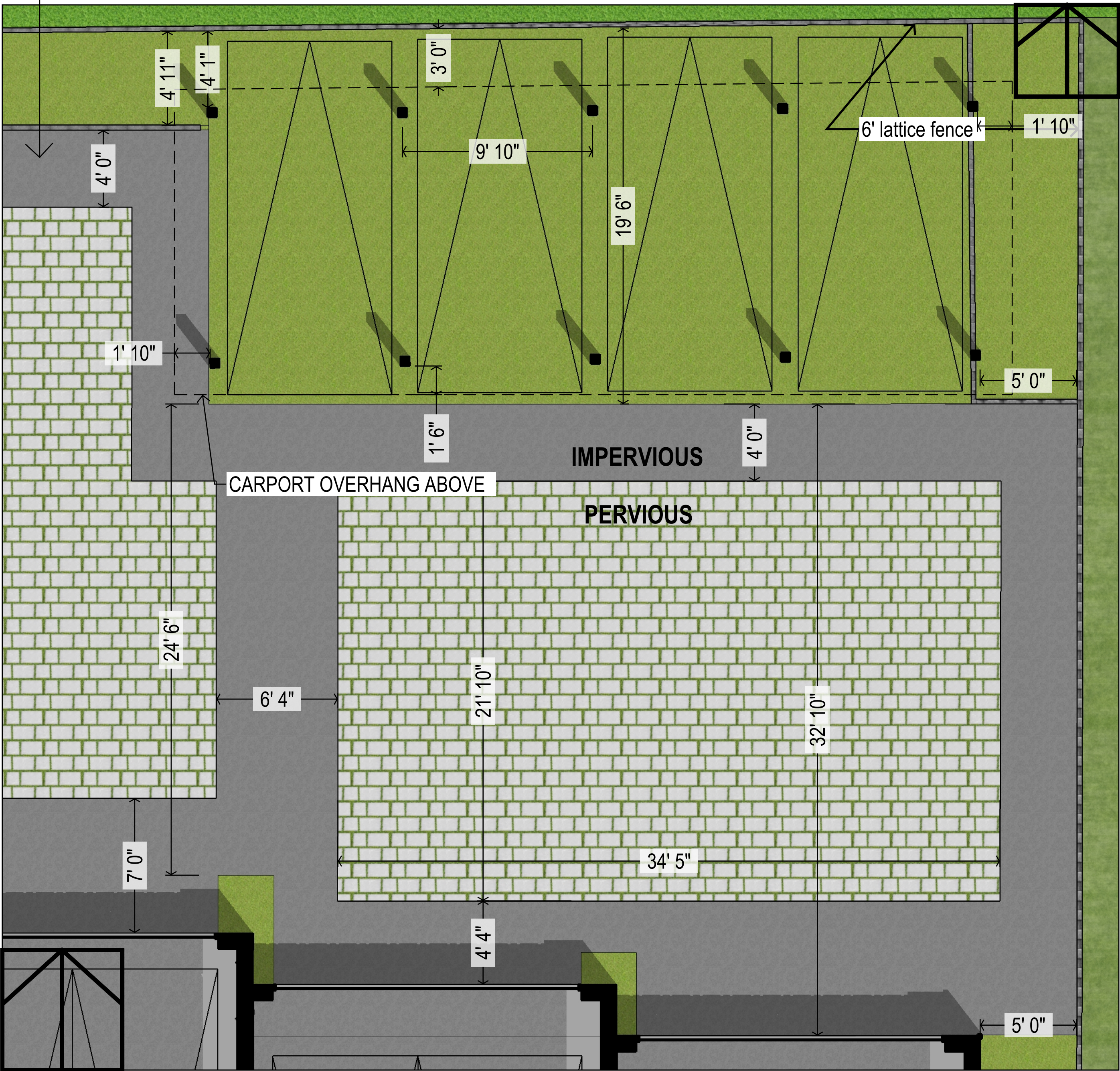
- ALL UNITS HAVE 2 GARAGE PARKING SPOTS
- PLUS 1 OFF-STREET PARKING PER UNIT
- ONE ADDITIONAL VISITOR PARKING IS PROVIDED
- TOTAL OF 6 ON-STREET PARKING SPACES FOR VISITORS IS ALSO PRESENT

DESIGNED FOR FAMILIES

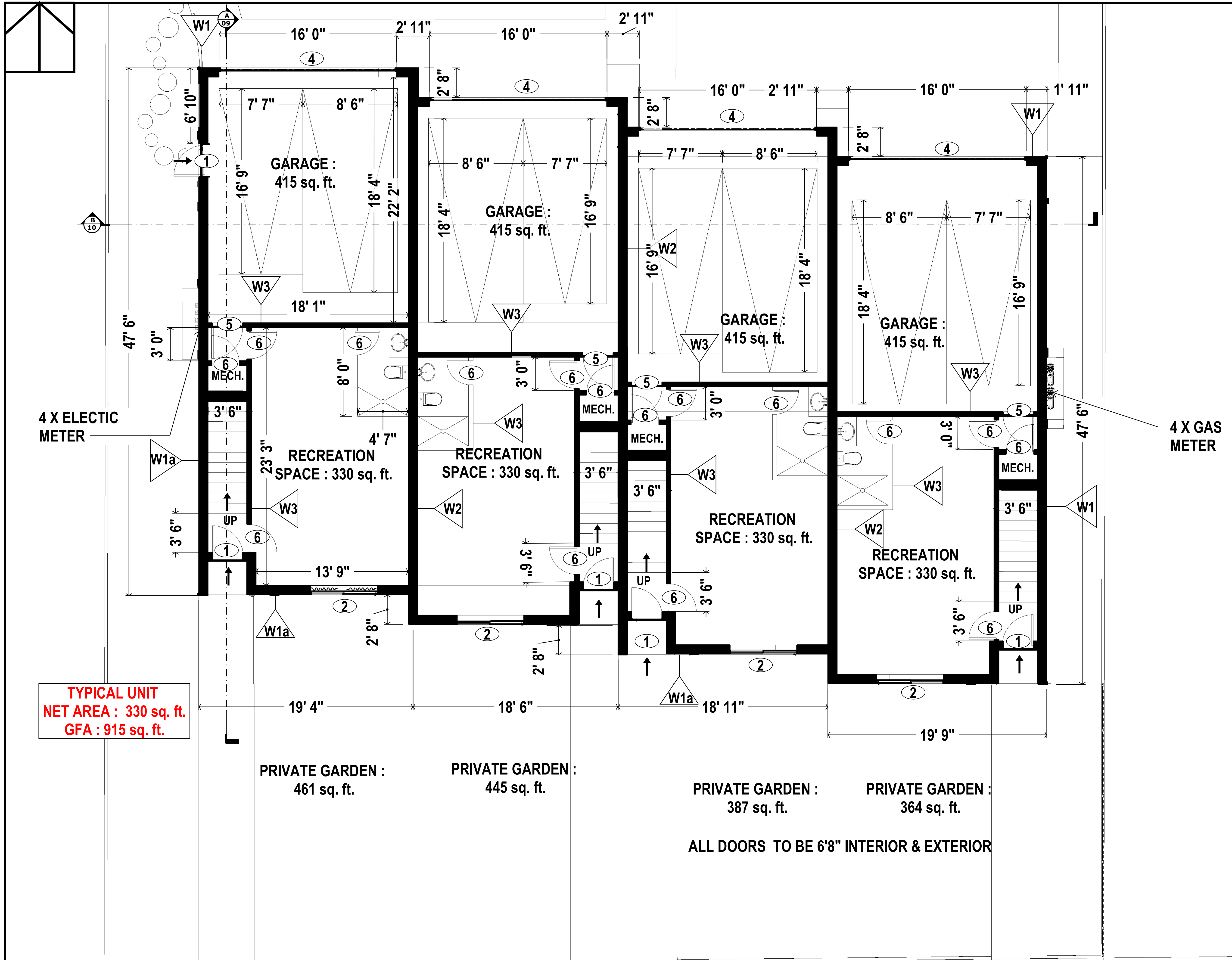
- SPACIOUS GARAGES ACCOMMODATE FAMILY STORAGE NEEDS
- ALL UNITS HAVE PRIVATE OUTDOOR BALCONY SPACE AND PRIVATE FRONT YARDS

SUSTAINABILITY

- STEP CODE 3 / BCBC PART 9 CONSTRUCTION
- ENVIRONMENT-FRIENDLY PERVIOUS DRIVEWAYS AND PATIO SURFACES
- SHARED OUTDOOR SPACE ON WEST SIDE FOR VEGETATION / FLOWER PLANTING







**TYPICAL UNIT**  
**NET AREA : 330 sq. ft.**  
**GFA : 915 sq. ft.**

**PRIVATE GARDEN :**  
**461 sq. ft.**

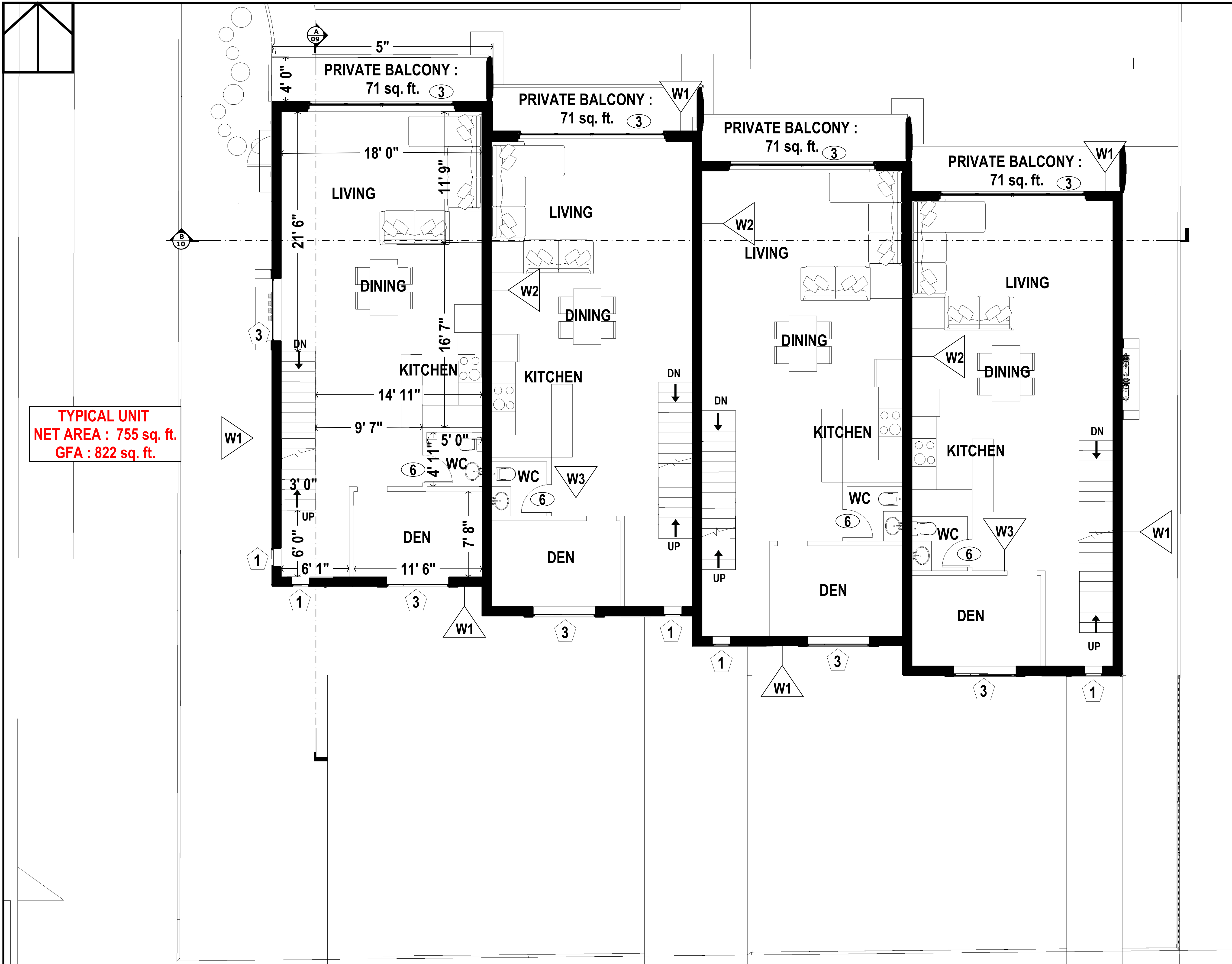
**PRIVATE GARDEN :**  
**445 sq. ft.**

**PRIVATE GARDEN :**  
**387 sq. ft.**

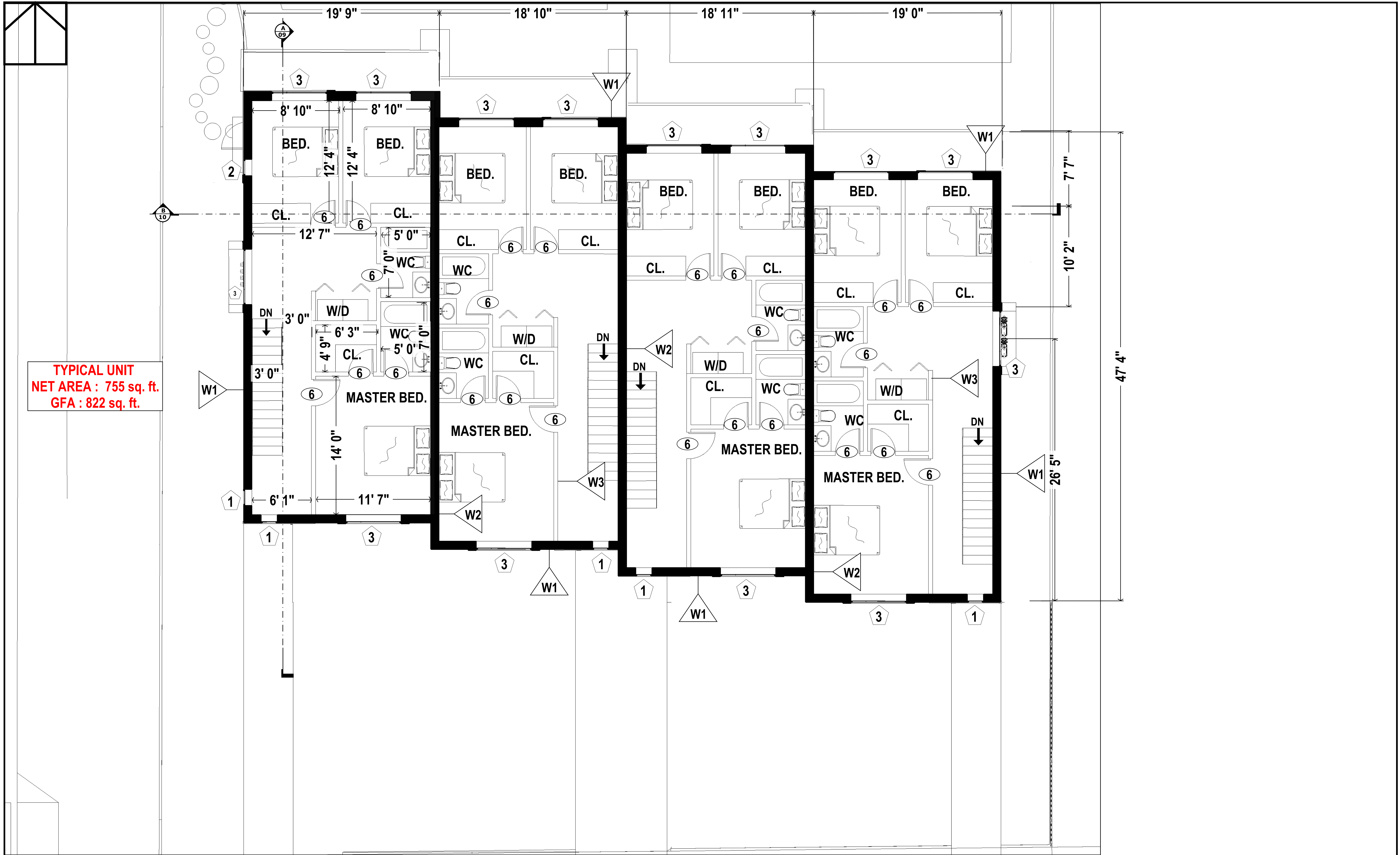
**PRIVATE GARDEN :**  
**364 sq. ft.**

**ALL DOORS TO BE 6'8" INTERIOR & EXTERIOR**









**TYPICAL UNIT**  
**NET AREA : 755 sq. ft.**  
**GFA : 822 sq. ft.**



Gaëtan Royer – CityState Consulting Services  
2419 Clarke Street, Port Moody, BC, Canada V3H 1Z2  
gaetan@citystate.ca

Project:  
**11812 BLAKELY**

Sheet:  
**A05**

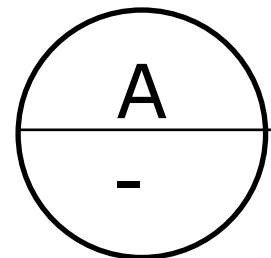
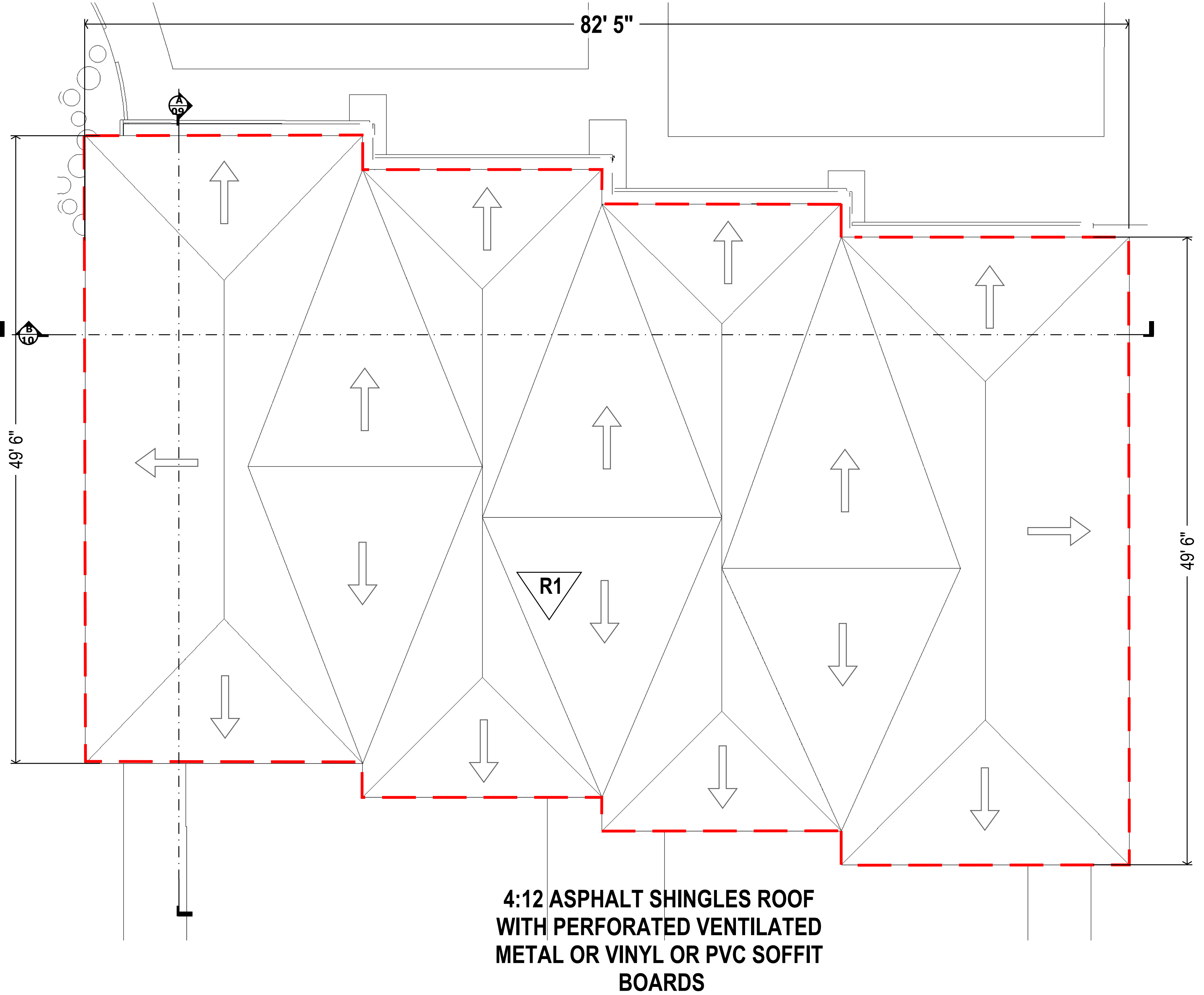
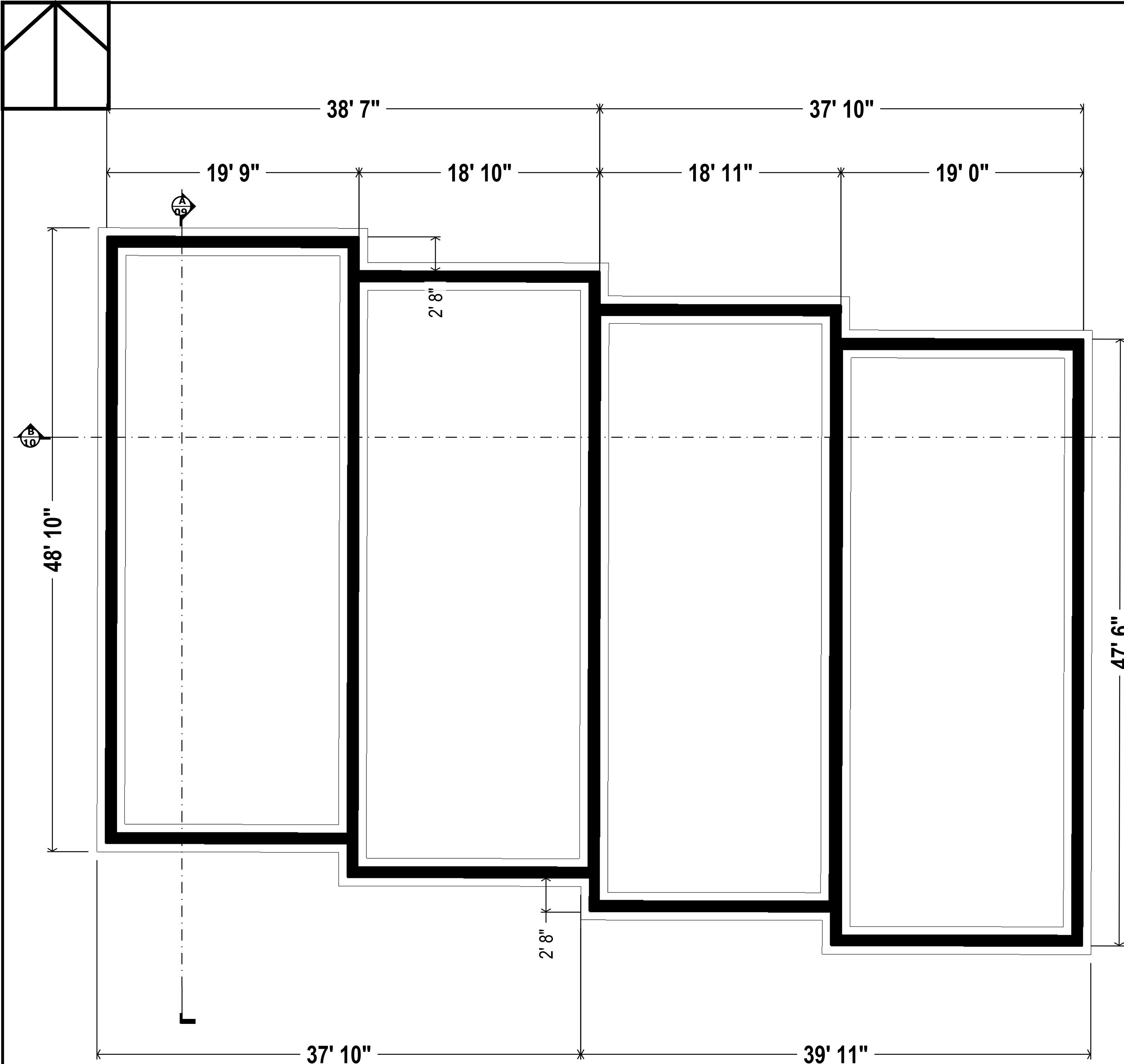
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**THIRD FLOOR PLAN**

Scale:  
**1' = 1/4"**  
**1:48**

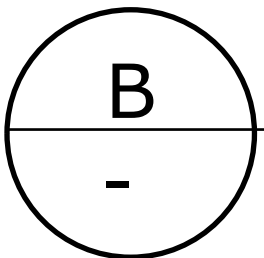
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Revised: 12 MAR 2020  
Revised: 30 APR 2020  
Revised: 11 MAY 2021  
Revised: 2 JUNE 2021

Revised: 8 DEC 2021  
Revised: 17 MAY 2022  
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Revised: 30 AUG 2022  
Revised:





FOUNDATION PLAN



ROOF PLAN



Gaëtan Royer – CityState Consulting Services  
2419 Clarke Street, Port Moody, BC, Canada V3H 1Z2  
gaetan@citystate.ca

Project:  
11812 BLAKELY

Sheet:  
A06

Description:  
FOUNDATION AND ROOF PLAN

Scale:  
1' = 3/16"  
1:64

Date: 19 FEB 2020  
Revised: 12 MAR 2020  
Revised: 30 APR 2020  
Revised: 11 MAY 2021  
Revised: 2 JUNE 2021

Revised: 8 DEC 2021  
Revised: 17 MAY 2022  
Revised: 16 JUN 2022  
Revised: 30 AUG 2022  
Revised:





Unprotected Opening Exposure	Exposed Building Face m²	Unprotected Opening Total m²	(Unprotected Opening Total m² x100)/Exposed Building face m²	Limiting Distance(m)	Allowed UPO %
North	288.45	102.13	35.40	13.44	55
South	288.45	52.78	18.29	7.55	19
East	123.06	8.37	6.80	1.50	7
West	123.06	12.54	9.32	2.55	55



Gaëtan Royer – CityState Consulting Services  
2419 Clarke Street, Port Moody, BC, Canada V3H 1Z2  
gaetan@citystate.ca

Project:  
11812 BLAKELY

Sheet:  
A07

Description:  
SOUTH ELEVATION

Scale:  
1' = 1/4"  
1:48

Date: 19 FEB 2020  
Revised: 12 MAR 2020  
Revised: 30 APR 2020  
Revised: 11 MAY 2021  
Revised: 2 JUNE 2021

Revised: 8 DEC 2021  
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Revised:

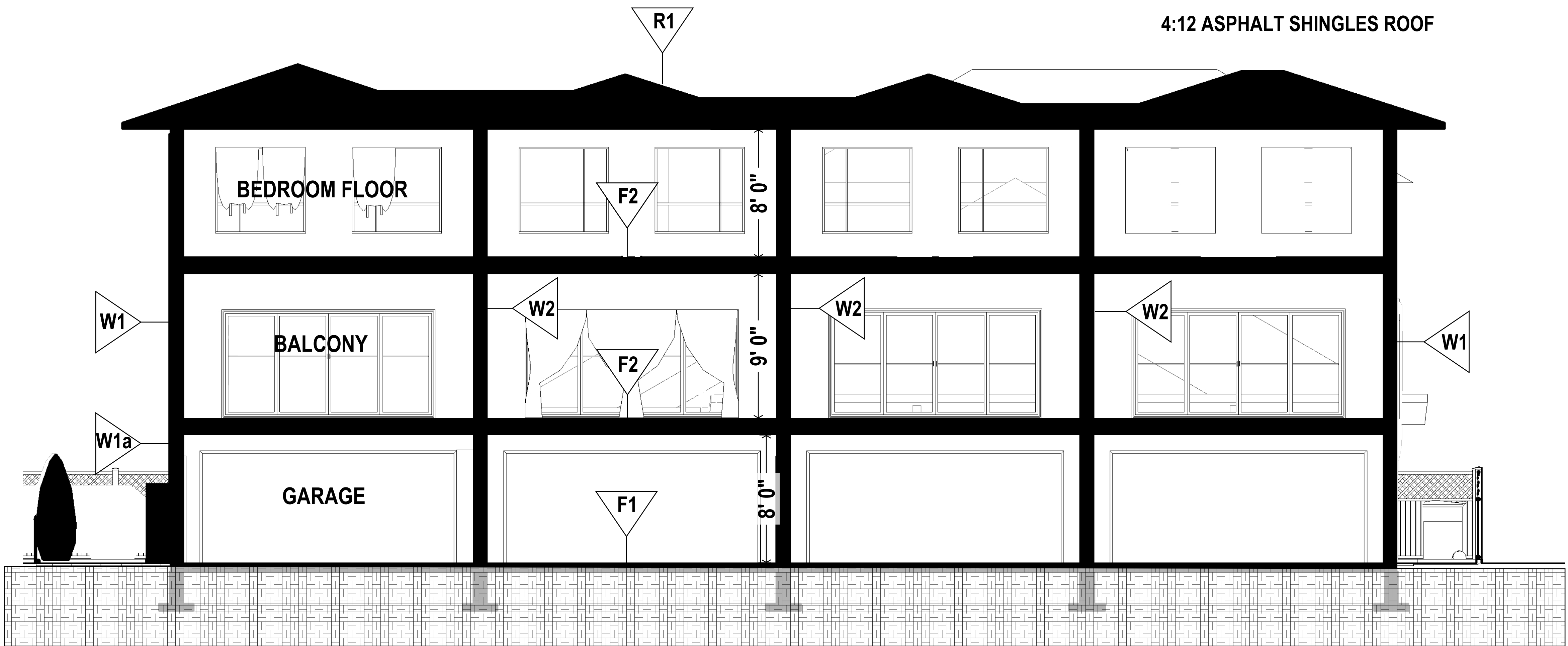
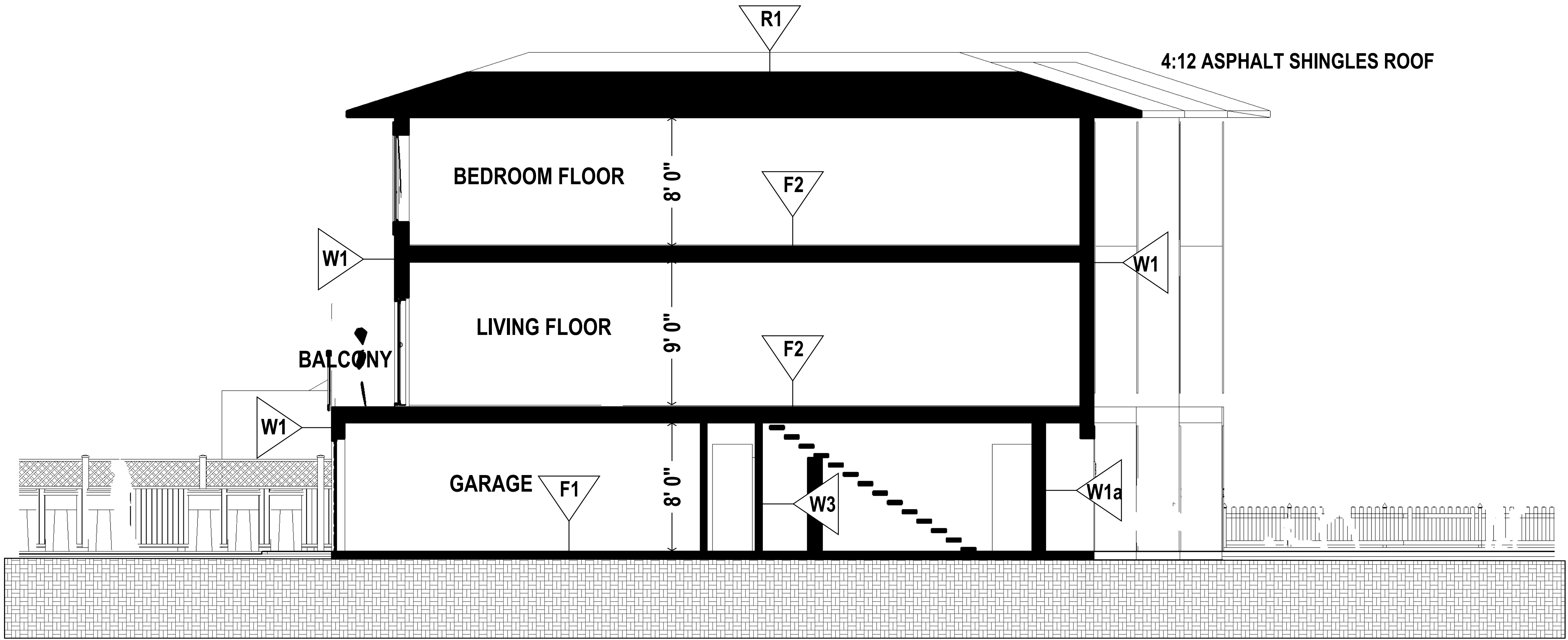
















VIEW OF REAR DRIVEWAY AND GARAGE



VIEW FROM SOUTH EAST CORNER



AERIAL VIEW OF BACK ENTRY



VIEW OF THE FRONT PRIVATE YARDS OF EACH UNIT





Blakely Road

11812 Blakely Road

19427 Hammond Road

19435 Hammond Road



11830 Blakely Road

11816 Blakely Road

11812 Blakely Road

Hammond Road

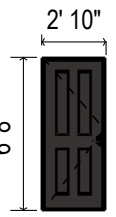
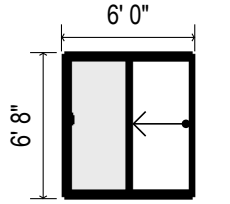
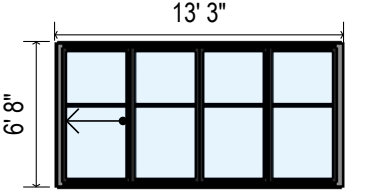
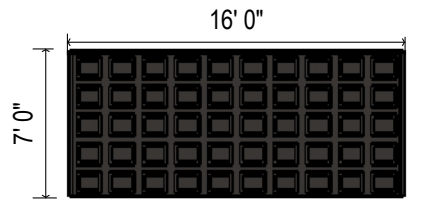
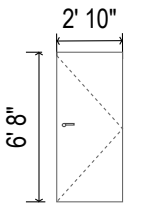
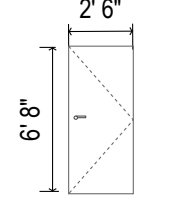


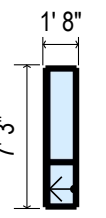
WINDOW/ DOOR NOTES:

- 1. ALL WINDOWS TO BE DOUBLE PANED AND HAVE A 1/2" AIR SPACE.
- 2. ALL WINDOWS & DOORS TO BE THERMALLY BROKEN.
- 3. COLOUR OF THE VINYL, STEEL AND ALUMINUM WINDOW FRAMES TO THE OWNER SPECIFICATIONS.
- 4. ALL OPENING WINDOWS TO HAVE LOCKS AND INSECT SCREENS.
- 5. SLIDER AND AWNING WINDOWS TO OPEN A MAXIMUM 4".
- 6. HEAD FLASHING REQUIRED OVER ALL EXTERIOR WINDOWS.
- 7. ALL GLAZING THICKNESS TO B.C. BUILDING CODE 2018 REQUIREMENTS.
- 8. SHOP DRAWINGS TO BE PROVIDED TO THE DESIGNER FOR APPROVAL FOR ALL WINDOWS PRIOR TO FABRICATION.
- 9. WITH REGARDS TO BUILDING SECURITY, THE WINDOWS ARE TO CONFORM TO 9.7.5.3. OF THE B.C. BUILDING CODE 2018 EDITION.
- 10. MAINTAIN A MINIMUM 2" MAXIMUM 3" STEP AT ALL SLIDING GLASS DOORS AND DECK/ PATIO JUNCTIONS.
- 11. ALL WINDOWS TO CONFORM TO CBCB 2018 ARTICLE 3.3.4.8.
- 12. F.G. DENOTES FIXED GLASS (SEE FENESTRATION PERFORMANCE RATINGS THIS SHEET).

FENESTRATION PERFORMANCE RATING:

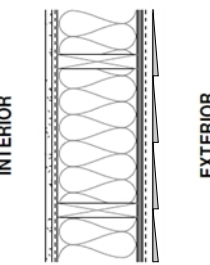
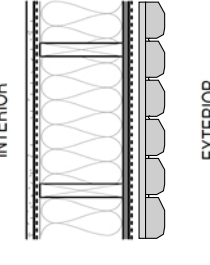
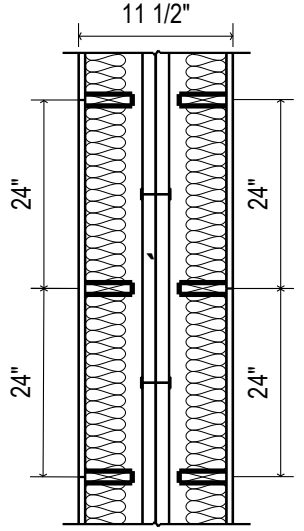
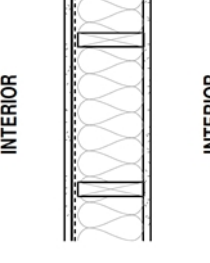
ALL WINDOWS AND DOORS MUST MEET THERMAL REQUIREMENTS OF B.C.B.C.9.36 ENERGY EFFICIENCY 1.8 W/m2\*K OR GREATER  
WINDOWS:  
CLASS: LC - PG25  
WATER PENETRATION RESISTANCE TEST PRESSURE : 400 Pa  
AIR INFILTRATION/ EXFILTRATION: A3 LEVEL FOR OPERABLE, FIXED FOR NON-OPERABLE  
SLIDING DOORS:  
IF SLIDING DOORS (IN PROTECTED LOCATIONS) ARE NOT ABLE TO PASS THE 400 Pa TEST NOTED ABOVE, THEN SLIDING DOORS IN PROTECTED LOCATIONS COULD BE SPECIFIED WITH A LOWER WATER TEST PRESSURE:  
CLASS: LC - PG25  
WATER PENETRATION RESISTANCE TEST PRESSURE: 300 Pa  
AIR INFILTRATION/ EXFILTRATION A3 LEVEL FOR OPERABLE, FIXED FOR NON-OPERABLE  
SIDE HINGED DOORS (IN PROTECTED LOATIONS):  
CLASS: LC - PG25 - LW  
WATER PENETRATION RESISTANCE TEST PRESSURE 0 Pa (NO PRESSURE DIFFERENCE)  
AIR INFILTRATION/ EXFILTRATION: A3 LEVEL PREFERRED (A2 ACCEPTABLE)  
SLIDING DOORS AND SIDE HINGED DOORS IN EXPOSED LOCATIONS ARE TO HAVE THE SAME SPECIFICATION AS 'WINDOWS'

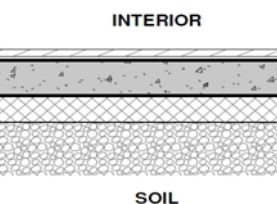
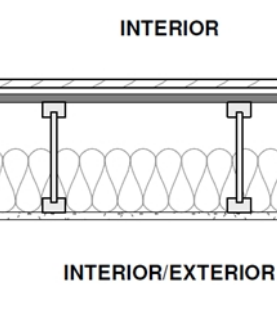
DOOR SCHEDULE								
ID	VIEW (NOT TO SCALE)	NO.	WIDTH	HEIGHT	SILL HEIGHT	AREA (SQ.F)	TYPE	LOCATION
1		5	2' 10"	6' 8"	2"	18.83	DOOR EXTERIOR	GROUND FLOOR-ENTRANCE
2		4	6' 0"	6' 8"	2"	40	SLIDING DOOR EXTERIOR	GROUND FLOOR - PATIO
3		4	13' 3"	6' 8"	2"	88.26	SLIDING DOOR EXTERIOR	SECOND FLOOR-DECK
4		4	16' 0"	7' 0"		112	GARAGE DOOR	GROUND FLOOR-GARAGE
5		4	2' 10"	6' 8"	2"	18.83	DOOR INTERIOR	GROUND FLOOR-GARAGE TO RECREATION SPACE
6		44	2' 6"	6' 8"	2"	16.67	DOOR INTERIOR	BEDROOMS AND W/C

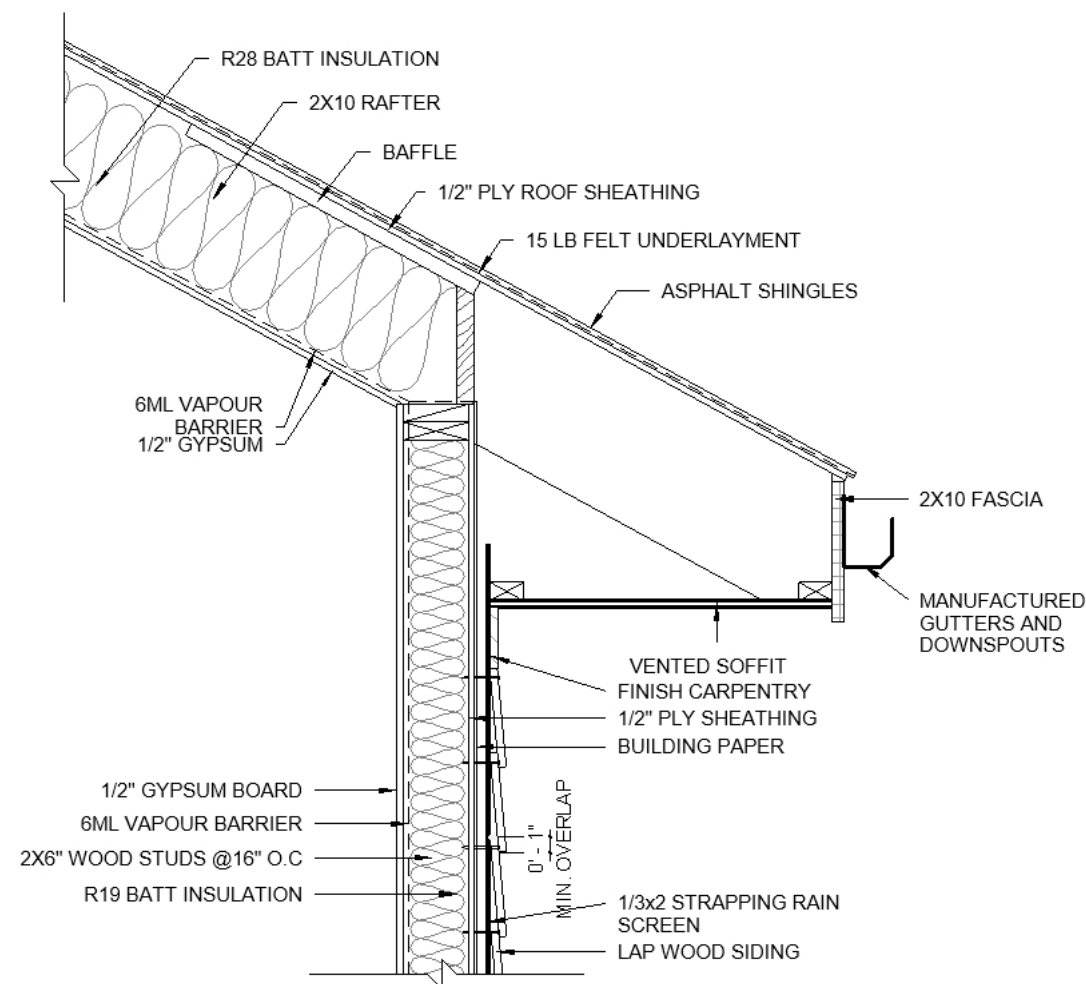
WINDOW SCHEDULE								
ID	VIEW (NOT TO SCALE)	NO.	WIDTH	HEIGHT	SILL HEIGHT	AREA (SQ.F)	TYPE	LOCATION
1		10	1' 8"	7' 3"	10"	12.08	PICTURE + SLIDING	HALLWAY
2		1	1' 8"	5' 4"	1' 6"	8.88	PICTURE + SLIDING	UNIT 1 THIRD FLOOR BEDRRM
3		19	5' 7"	5' 4"	1' 6"	29.78	PICTURE + SLIDING	BEDROOM + HALLWAY





WALL ASSEMBLIES			
ASSEMBLY DESCRIPTION		ASSEMBLY ELEMENTS	NOTES
W1		_ EXTERIOR AIR FILM _ VINYL CLADDING (SEE ELEVATIONS) _ 1" AIR SPACE WITH WEEP HOLES _ ASPHALT IMPREGNATED PAPER _ 1/2" PLYWOOD SHEATHING _ 2X8 STUDS @ 16" O.C. WITH R28 HD. BATT INSULATION _ 6 MIL. POLY AIR/VAPOUR BARRIER ON WARM SIDE _ LAYER 1/2" GYPSUM BOARD _ FINISH: PRIMER/PAINT _ INTERIOR AIR FILM	
EXTERIOR WOOD WALL - HARDIE SIDING			
W1a		_ EXTERIOR AIR FILM _ STONE ON MOTAR BED AND MOTAR JOINT FILLED BETWEEN STONES _ 1" AIR SPACE WITH WEEP HOLES _ ASPHALT IMPREGNATED PAPER _ 1/2" PLYWOOD SHEATHING _ 2X8 STUDS @ 16" O.C. WITH R28 HD. BATT INSULATION _ 6 MIL. POLY AIR/VAPOUR BARRIER ON WARM SIDE _ LAYER 1/2" GYPSUM BOARD _ FINISH: PRIMER/PAINT _ INTERIOR AIR FILM	
EXTERIOR WOOD WALL - STONE			
W2		_ LAYER 1/2" GYPSUM BOARD _ 2X4 STUDS @ 24" O.C. _ 3/4" AIR SPACE _ 2" H STUDS @ 24" O.C. _ 2 LAYERS OF 1" GYPSUM BOARD _ 3/4" AIR SPACE _ 2X4 STUDS @ 24" O.C. _ LAYER 1/2" GYPSUM BOARD	_ STC 66 _ UL U336 SYSTEM B _ AREA SEPARATION WALL
WOOD STUD (LOAD BEARING) 2HR FIREWALL			
W3		_ EXTERIOR AIR FILM _ FINISH: PRIMER/PAINT _ 1/2" GYPSUM BOARD _ 2x6 FRAMING @ 16" O.C. FILLED WITH R22 BATT INSULATION _ 6 MIL POLY VAPOUR BARRIER _ 1/2" GYPSUM BOARD _ FINISH: PRIMER/PAINT _ INTERIOR AIR FILM	
INTERIOR INSULATED WALL			

FLOOR ASSEMBLY			
ASSEMBLY DESCRIPTION		ASSEMBLY ELEMENTS	NOTES
F1		_ INTERIOR AIR FILM _ FINISHED FLOORING _ UNDERLAY _ 4" CAST IN PLACE CONCRETE _ R20 INSULATION _ 6" CRUSHED GRAVEL FILL	
CONCRETE SLAB ON GRADE			
F2		_ INTERIOR AIR FILM _ FINISH FLOORING _ UNDERLAY _ 3/4" PLYWOOD SHEATHING _ TJI FLOOR JOISTS AS PER STRUCTURAL DRAWINGS FILLED WITH R30 FIBREGLASS BATT INSULATION _ 1 LAYERS 1/2" GYPSUM BOARD _ FINISH: PRIMER/PAINT _ EXTERIOR AIR FILM	
INTERIOR UNCONDITIONED			



R1 - ROOF ASSEMBLY





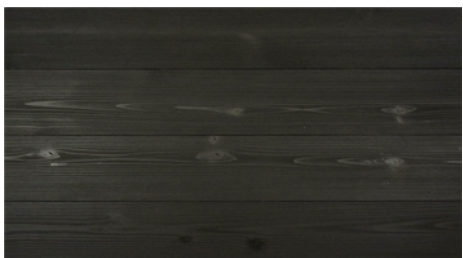
ASPHALT SHINGLES ROOF



HARDIE SIDING  
PAINTED



HARDIE SIDING  
PAINTED



PAINTED CEDAR  
SIDING  
BLACK



STONE VENEER



ALUMINUM RAILING  
BLACK






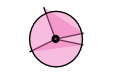

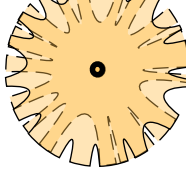
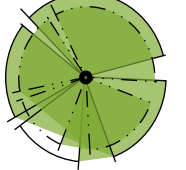

FASCIA BOARD  
BLACK



BEADED CEDARMILL  
PAINTED





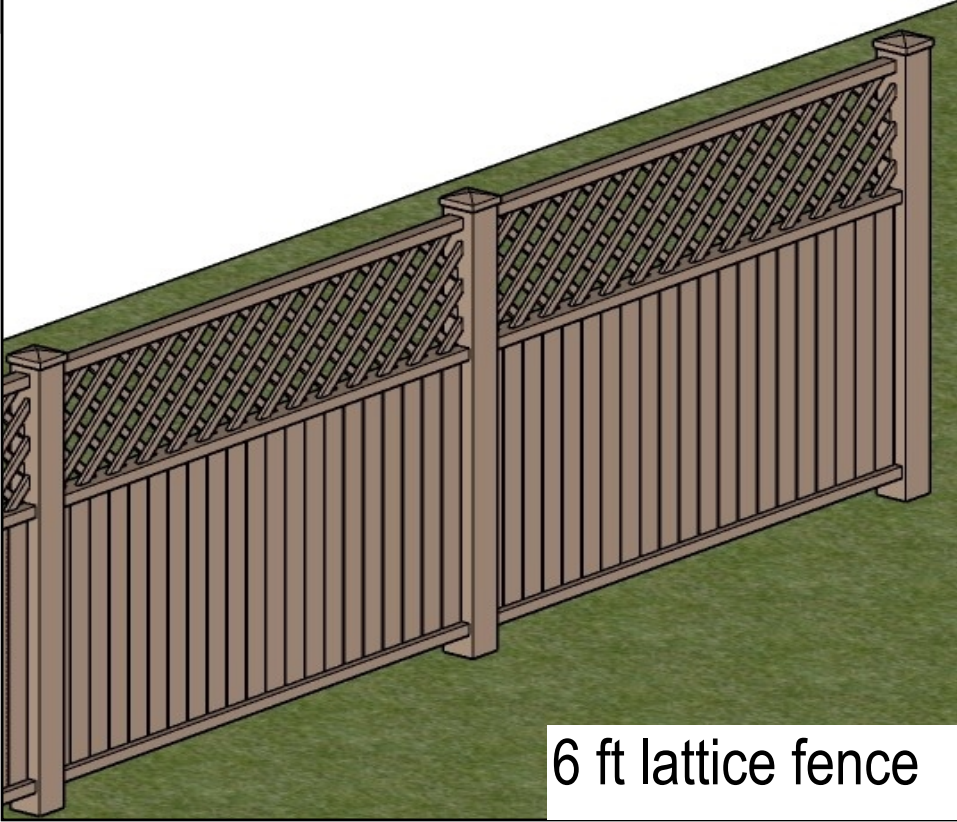
PLANTING SCHEDULE									
	TYPE	COLOUR	BOTANICAL	COMMON	HEIGHT	SPREAD	SIZE	UNIT	QTY
1.1	Perennials		Penstemon Pocahontas	Beardtongue	3' - 4'	2' - 3'	plug	ea.	38
			Hosta Minuteman'	'Minuteman' hosta	2' - 3'	3' - 4'	plug	ea.	26
1.2	Shrub		Lavandula Angustifolia	English lavender	2' - 3'	3' - 4'	plug	ea.	36
1.3	Ornamental Grass		Carex 'Ice Dance'	'Ice Dance' sedge	1' - 2'	1' - 2'	plug	ea.	37
1.5	Hedge		Thuja Occidentalis 'Smaragd'	Emerald Cedar	6'-8'	5' - 6'	Cont	ea.	61
1.6	Trees		Acer circinatum	Vine Maple	20' max	15' max	Livestake	ea.	2
			English Laurel	English Laurel	20' max	15' max	Livestake	ea.	4
1.7	Bush		Buxus Selections	Boxwood	2' max	2' max	Cont	ea.	3

CONCRETE STEPPING BLOCKS :



TOTAL LOT SIZE (SQ FT.):	1,045 m2 (11,253 ft2)
IMPERVIOUS:	503 m2 (5,413 ft2)
PERVIOUS:	542 m2 (5,840 ft2)

FENCING					
	TYPE		COLOUR	HEIGHT	LENGTH
2.1	Wooden Lattice Fence	Eastern and Northern fence to separate neighbouring property 2707.	Natural Wood	6 ft	210 ft.
2.2	Wooden Fence	Western and Southern Fence to separate from footpath	Natural Wood	3 ft.	182 ft.



Beardtongue



English lavender



'Ice Dance' sedge



Vine Maple



English Laurel



Emerald Cedar

