



## Staff Report to Advisory Design Panel Planning and Development

FILE: 3060-20-2024-03

**REPORT DATE:** September 19, 2024      **MEETING DATE:** October 09, 2024  
**TO:** Advisory Design Panel  
**FROM:** Jaimie Jagpal, Development Services Technician  
**SUBJECT:** Development Permit Application for 19516 Hammond Rd.

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### RECOMMENDATION(S):

THAT the Advisory Design Panel:

- A. Supports the application for Development Permit No. 2024-003 at 19516 Hammond Road, subject to the following comments, and recommends that the applicant address the comments to the satisfaction of the Planning and Development Department before Council considers the application; OR
- B. Other.

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### PURPOSE

To gather initial Advisory Design Panel feedback on a new development permit application for the property at 19516 Hammond Rd (PID: 010-486-950) to develop four townhouses with one basement suite.

Information Report       Decision Report       Direction Report

### DISCUSSION

#### Background:

A development permit has been submitted to guide the form and character of the development at 19516 Hammond Rd. A development permit is required before a building permit can be issued. The City is seeking input from the Advisory Design Panel on a five-unit townhouse development permit in the new R-6 zone.

**Civic Address:** 19516 Hammond Rd.

**Property Size:** 1,011.80 m<sup>2</sup> (10,891 ft<sup>2</sup>)  
**OCP Designations:** Residential-Low  
**Zoning:** R-6 (Urban Residential 6)  
**DPA:** No. 9 Ground-Oriented Residential



Figure 1: Location of site

**Relevant Policy, Bylaw or Legislation:**

Development Permit Area No. 9 applies (Attachment C)

Zoning Bylaw No. 2505, 2011 R-6 (Urban Residential 6) Zone.

**Analysis:**

The subject property is situated on the south side of Hammond Road, with single-family residential properties to the east, west, and south. The surrounding area predominantly consists of R-6 zoned lots. Hammond Road has undergone increased densification over the past decade with rezoning and subdivision into small-lot single-family homes. However, due to new provincial housing legislation requiring that municipalities permit as a right up to six-units per lot,

depending on lot size and location, this application represents the first proposed townhouse development under the new zoning and updated design guidelines.

The subject property is within walking distance of Pitt Meadows Secondary School, the Pitt Meadows Athletic Park, and several local parks. Additionally, it is approximately 58 meters from the nearest bus stops on Hammond Road, part of TransLink's frequent transit network. The close proximity to these bus stops, offering service in both directions, ensures convenient access to nearby shops, services, as well as connections to the West Coast Express and Maple Ridge bus routes.



*Figure 2: Subject Property*



*Figure 3: Properties immediately west of the site*



*Figure 4: Properties to the east of the site*

This development features four townhouses facing Hammond Road (see Attachment A). Each unit spans three levels and includes three bedrooms plus a den, offering 2,095 ft<sup>2</sup> of living space on the main and upper floors, with an additional 691 ft<sup>2</sup> in the basement. Only unit one contains a basement suite (labeled unit 5 in the plans). Unit one includes 200 ft<sup>2</sup> of private outdoor space, units two and three have 256 ft<sup>2</sup> each, and unit four has 220 ft<sup>2</sup>. Each townhouse also comes with a single-car garage. At the rear of the property, the units share a ground-level deck. Access to the site is via a shared driveway from Hammond Road, with visitor parking available for four vehicles.

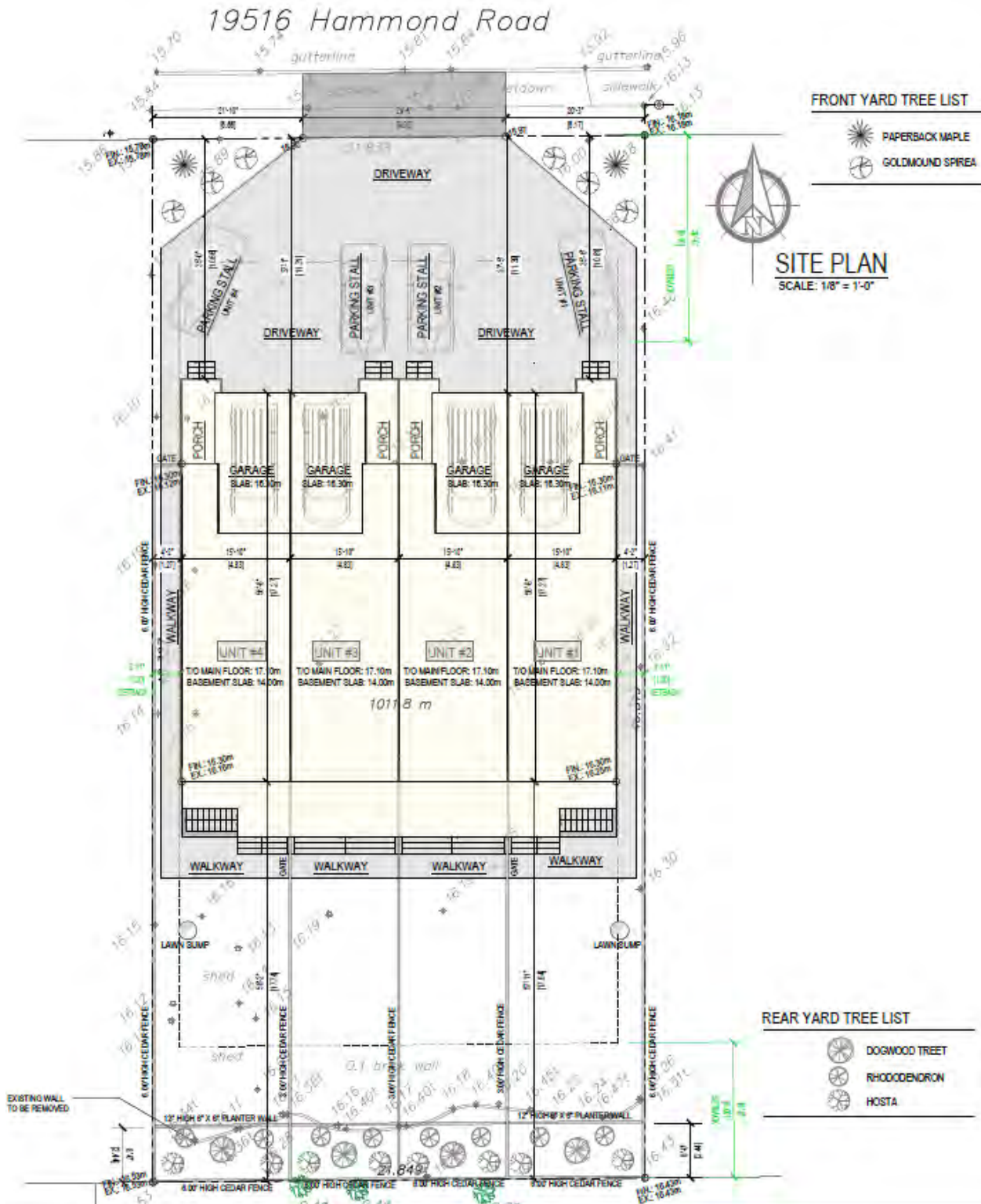


Figure 5: Site Plan

The home's construction will utilize durable materials, including asphalt shingles, Hardie shakes, and Hardie board (see figure 5 below). A six foot high cedar panel fence is proposed along the

rear and sides of the property. In the front yard, two paperback maple trees, and six gold-mound spirea shrubs will be planted on either side of the driveway. The rear yards will feature a combination of four dogwood trees (one per yard), eight rhododendrons, (two per yard), and eight hostas (two per yard), contributing to the landscape’s aesthetic appeal and greenery.



Figure 6: Materials being used for construction

# MATERIALS/COLOURS

ITEM	COLOUR
ASPHALT SHINGLE ROOF	SLATESTONE GREY
TRIM	SHERWIN WILLIAMS TRICORN BLACK SW6258
GUTTERS /DOWNPIPES	SOLID BLACK
HARDIE SHAKES	KHAKI BROWN
HARDIE BOARD	LIGHT MIST
FRONT DOOR	SHERWIN WILLIAMS TRICORN BLACK SW6258
GARAGE DOOR	SHERWIN WILLIAMS TRICORN BLACK SW6258
METAL FLASHING	SOLID BLACK
GUARDS/RAILING	SOLID BLACK

Table 1: Materials/colours



Figure 7: Colour palate

### Development Permit Area No. 9 Ground-Oriented Residential

The objectives of the development permit area (DPA) are:

- Provide a diversity of housing types through sensitive residential infill development;
- Increase land use efficiency, enabling a compact and complete community;
- Ensure compatibility of housing forms with the "small-town" character of existing neighborhoods;
- Promote high-quality design in ground-oriented residential areas; and
- Respect the existing scale of development within the community.

This application represents the first development under the new provincially-mandated zoning in this neighbourhood with increased density and a multi-family housing form. Careful consideration of building scale, visual impact, architectural style and landscape character is required to ensure a smooth transition from the surrounding single family residential dwellings and compatibility with the overall neighbourhood.

The townhouse design raises questions regarding its adherence to key Development Permit Area (DPA) landscaping and storage guidelines. The City would appreciate feedback on this application from the Advisory Design Panel, where it can be evaluated for design quality, community impact,

and adherence to the newly established zoning standards. In particular, ADP is asked to comment on the design's adherence to the following design guidelines which were raised as points of concern during the internal review process:

- 9.7.2 a. ii. Emphasis of front entryways and pedestrian access, in order to create a pedestrian oriented streetscape through front yard landscaping and tree planting
- 9.7.2 a. iv.) Integration of landscaping within driveway areas to soften impacts of front yard parking and hardscape environment
- 9.7.4 b) Natural hedge landscaping between homes, which could replace standard fencing
- 9.7.4 c) Create a greener, more inviting interface between buildings and streets
- 9.7.5 a) Provide dedicated, secure spaces for adult-sized bicycles
- 9.6.6 a) Provide space for garbage, recycling, and compost bins with convenient access for residents
- 9.6.6 b) Location and design of the space should allow for ease of access so that residents are able to move the bins out on collection days.

The developer is proposing on-site parking even though under the new provincial legislation, the City is not permitted to require that parking be provided. Staff anticipates that these types of developments will incorporate some on-site parking so that they are more marketable. Including on-site parking in a development of this type will alleviate the pressure on street parking availability; however, parking spaces, driveways and garages could contribute to a less visually appealing streetscape.

### **Conclusion**

The ADP is requested to evaluate and provide comments about how this development application meets the intent of development permit area guidelines for the form and character of this residential development. Feedback will be given to the applicant and they will have the opportunity to submit revised plans for Council's consideration. The committee's feedback will also be incorporated into the staff report to Council.

### *Alternative Motion*

The ADP can instead request to review the revised design following the applicant's consideration and incorporation of their comments, prior to the application being presented to Council.

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### **KATZIE FIRST NATION CONSIDERATIONS**

Referral     Yes     No



**SIGN-OFFS**

**Written by:**

Jaimie Jagpal,  
Development Services Technician

**Reviewed by:**

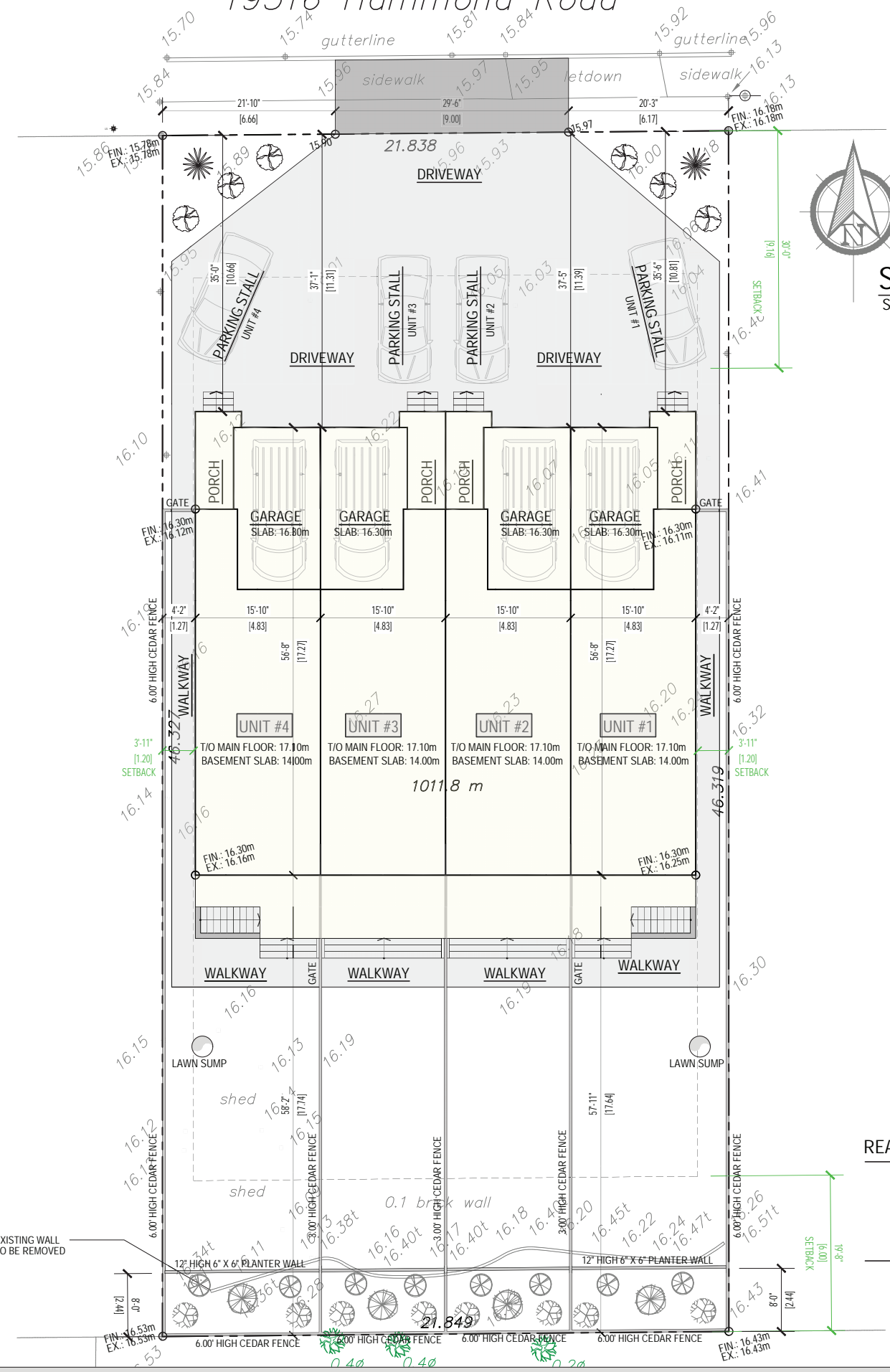
Colin O'Byrne,  
Manager of Planning

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**ATTACHMENT(S):**

- A. Plans
- B. Development Permit Area No. 9 Guidelines

19516 Hammond Road



FRONT YARD TREE LIST

- PAPERBACK MAPLE
- GOLDMOUND SPIREA

SITE PLAN

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

REAR YARD TREE LIST

- DOGWOOD TREE
- RHODODENDRON
- HOSTA

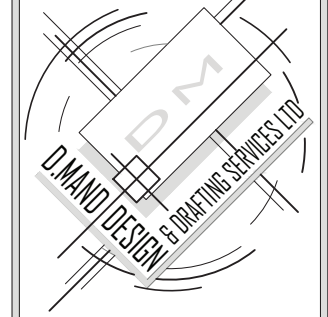
CALCULATIONS : R-6 ZONING

LOT SIZE:	10,891 sq.ft.
LOT COVERAGE:	
PERMITTED:	5,446 sq.ft. [50.00%]
PROPOSED:	4,502 sq.ft.
<hr/>	
FLOOR AREA:	
PERMITTED:	8,712 sq.ft. [80.00%]
PROPOSED:	8,380 sq.ft. (2,095 sq.ft. EACH UNIT)
<hr/>	
GARAGE AREA:	
PERMITTED:	1,076 sq.ft. (269 sq.ft. EACH UNIT)
PROPOSED:	880 sq.ft. (220 sq.ft. EACH UNIT)
<hr/>	
RESIDENTIAL STORAGE AREA:	
PERMITTED:	172 sq.ft. (43 sq.ft. EACH UNIT)
PROPOSED:	0 sq.ft. (0 sq.ft. EACH UNIT)
<hr/>	
IMPERVIOUS AREA:	
PERMITTED:	7,623 sq.ft. [70.00%]
PROPOSED:	7,170 sq.ft.

BREAK DOWN OF FLOOR AREAS:

UNIT #	MAIN FLOOR :	UPPER FLOOR :	TOTAL
UNIT #1	624 sq.ft.	847 sq.ft.	2,095 sq.ft.
	BASEMENT FLOOR: 691 sq.ft.		
GARAGE AREA: 220 sq.ft.		2,382 sq.ft.	
<hr/>			
UNIT #2	624 sq.ft.	847 sq.ft.	2,095 sq.ft.
	BASEMENT FLOOR: 691 sq.ft.		
GARAGE AREA: 220 sq.ft.		2,382 sq.ft.	
<hr/>			
UNIT #3	624 sq.ft.	847 sq.ft.	2,095 sq.ft.
	BASEMENT FLOOR: 691 sq.ft.		
GARAGE AREA: 220 sq.ft.		2,382 sq.ft.	
<hr/>			
UNIT #4	624 sq.ft.	847 sq.ft.	2,095 sq.ft.
	BASEMENT FLOOR: 691 sq.ft.		
GARAGE AREA: 220 sq.ft.		2,382 sq.ft.	
GROSS FLOOR AREA:		9,528 sq.ft.	

ATTACHMENT B



14658 - 84 AVENUE  
SURREY, BC  
V3S 9K7  
t: 6045971838  
f: 6045971350  
dmand@telus.net  
www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2018 CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.  
CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.  
THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION  
DO NOT SCALE DRAWINGS  
\*\*BUILDERS NOTES:  
THE OWNER/BUYER IS AWARE THAT DOORS, WINDOWS AND BUILDING ELEVATIONS MAY VARY DUE TO SITE CONDITIONS.  
SQUARE FOOTAGE SHOWN ARE APPROXIMATE  
THE BUILDER RESERVES RIGHT TO MAKE ON GOING CHANGES AND ADJUSTMENTS  
FINAL HOME DESIGN AND MEASUREMENTS MAY NOT MATCH AS PER PLANS  
IN ORDER TO COMPLY WITH BYLAWS, BUILDING CODES AND SITE CONDITIONS: THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:  
**5 UNIT PROPOSAL**

ADDRESS:  
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Pitt Meadows, B.C.**

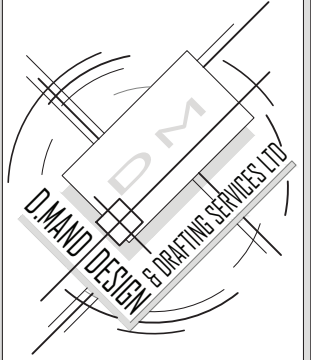
LEGAL DESCRIPTION:  
**LOT 4  
D.L. 282 GP 1  
NWD PLAN 19441**

PID:010-486-950

CLIENT:  
**PCL HOMES**

DATE:  
**SEPT 2024**  
SCALE:  
**1/4"=1'-0" (UND)**  
DRAWN:  
**HARP**  
CHECKED:  
**D.M.**

PROPOSED BUILDING IS SPRINKLERED



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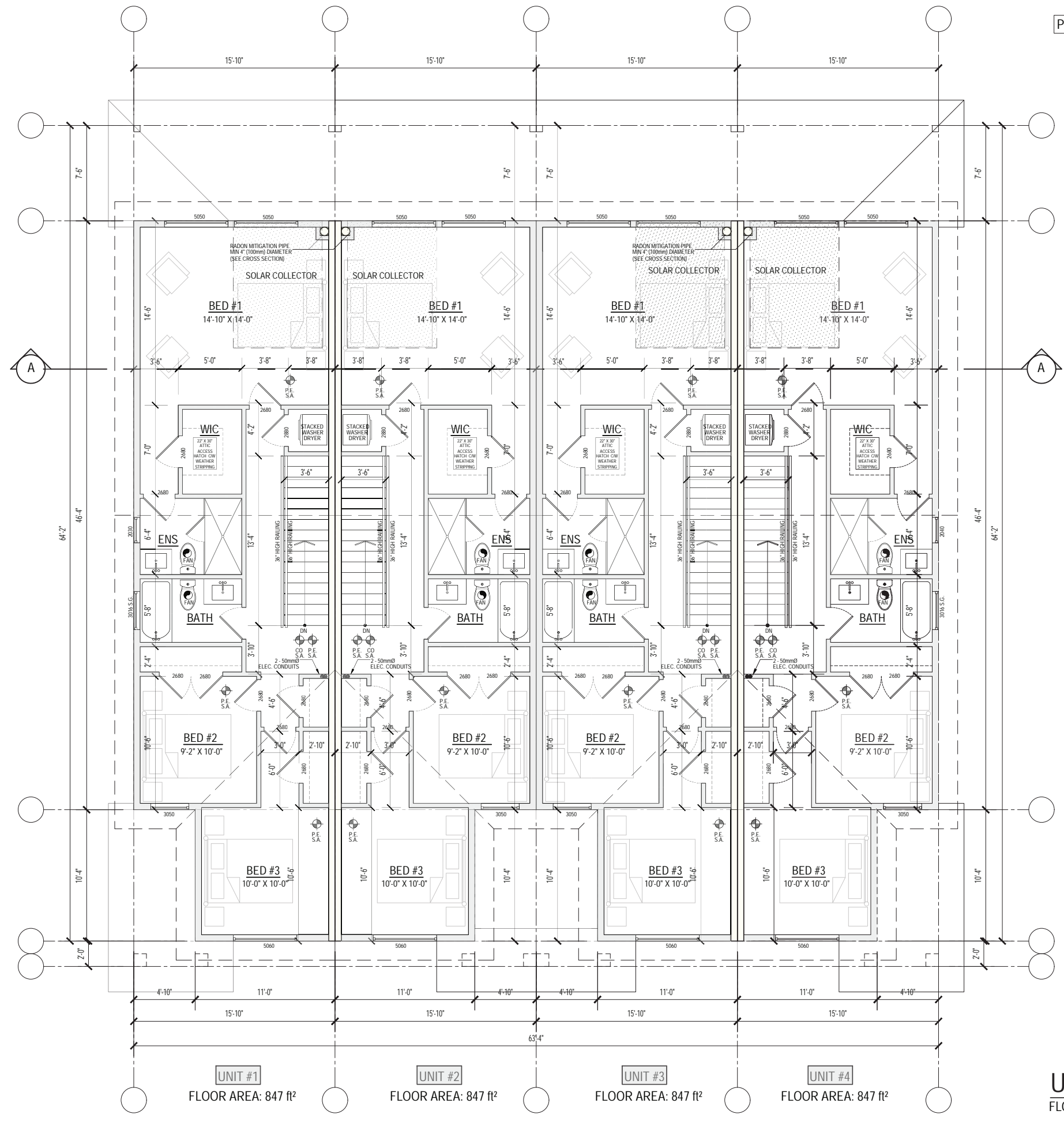
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1/4"=1'-0" (UND)

DRAWN:  
HARP

CHECKED:  
D.M.

**4**



**UNIT #1**  
FLOOR AREA: 847 ft<sup>2</sup>

**UNIT #2**  
FLOOR AREA: 847 ft<sup>2</sup>

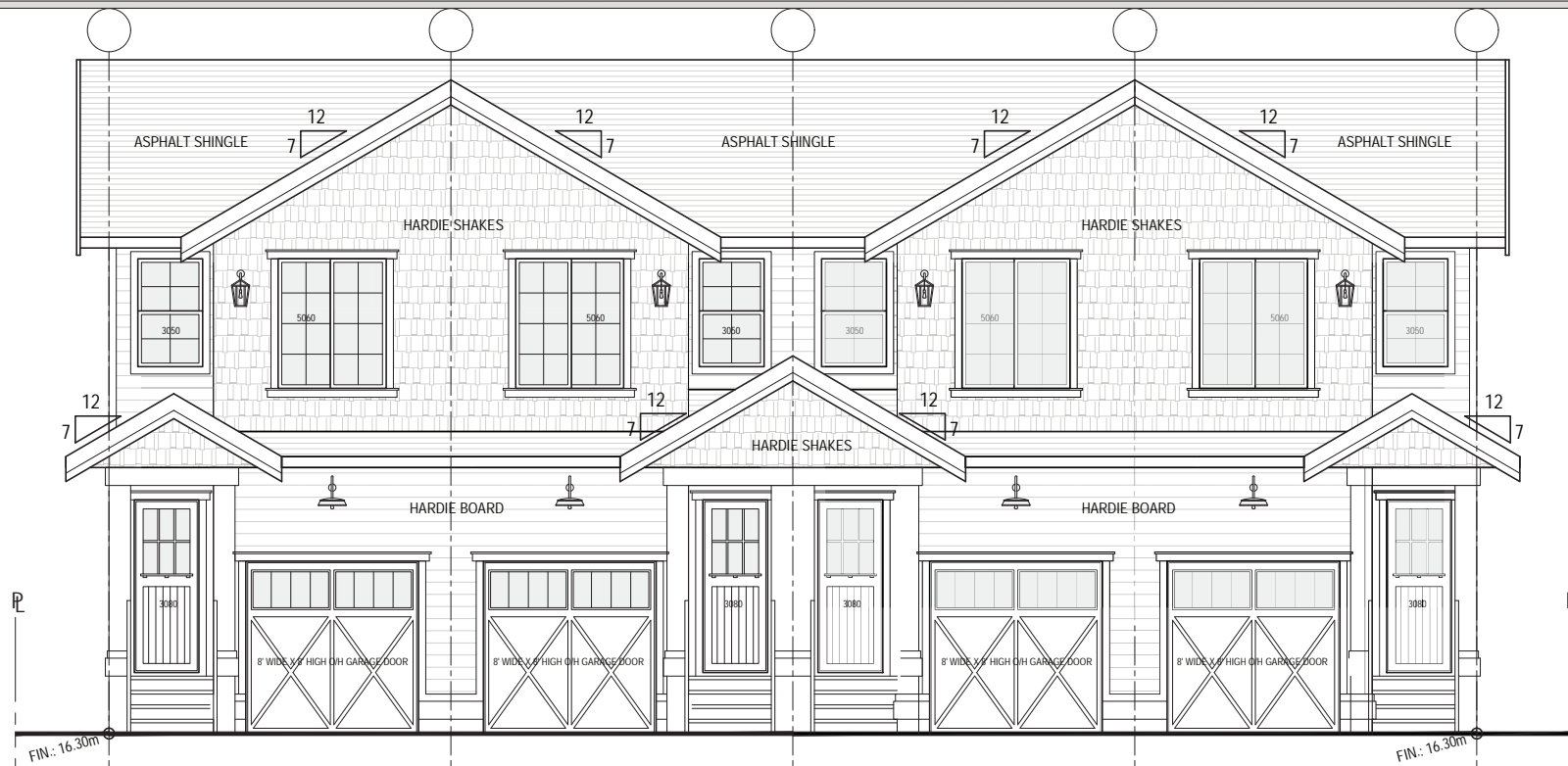
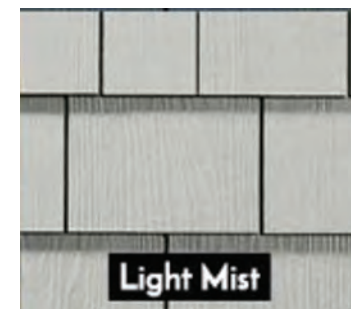
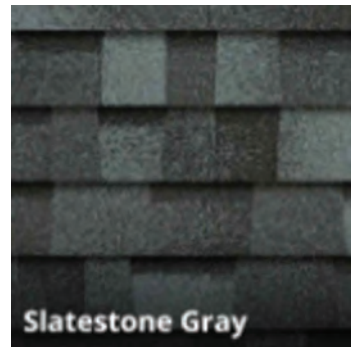
**UNIT #3**  
FLOOR AREA: 847 ft<sup>2</sup>

**UNIT #4**  
FLOOR AREA: 847 ft<sup>2</sup>

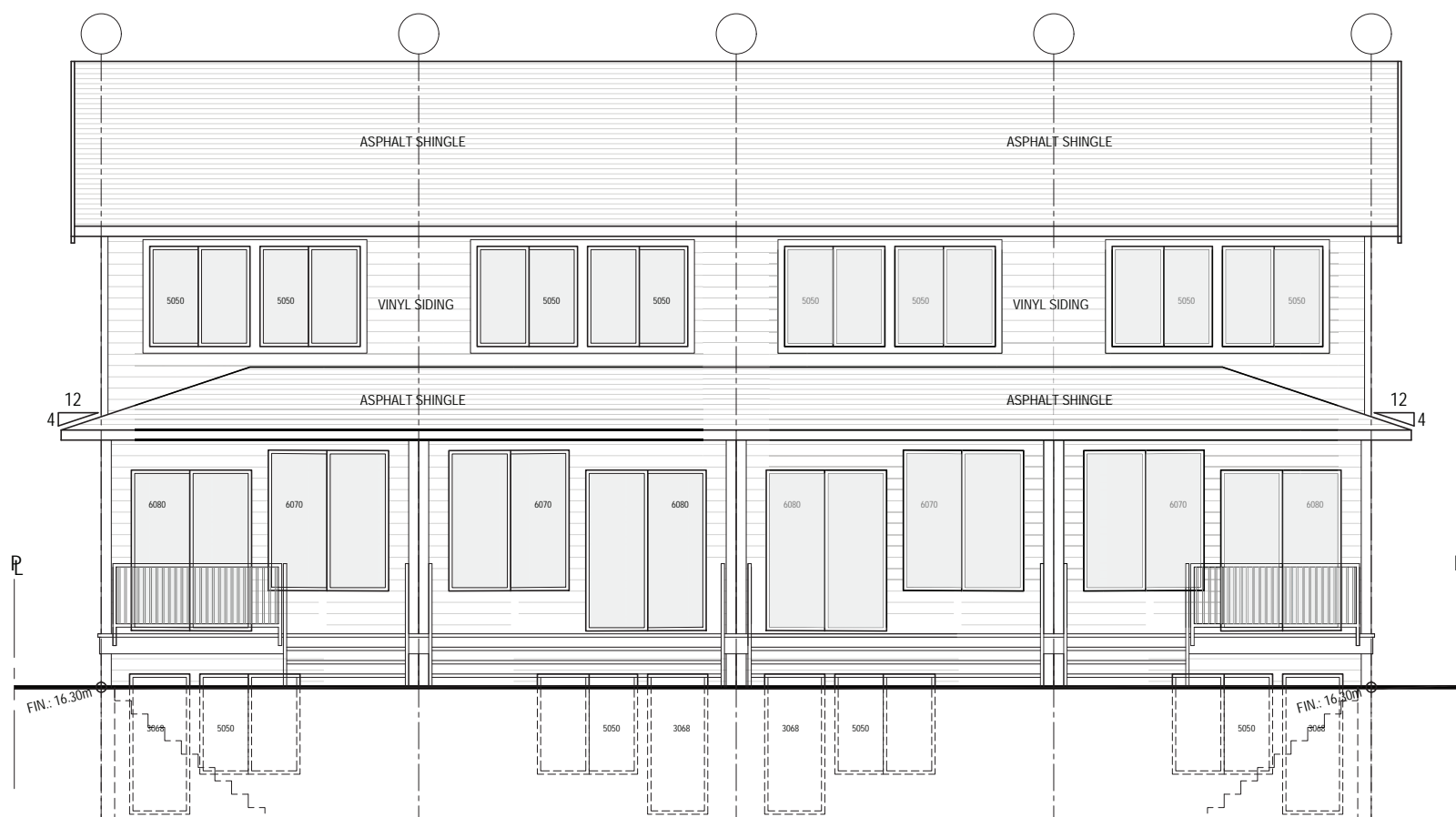
**UPPER FLOOR PLAN**  
FLOOR AREA: 3,388 ft<sup>2</sup>

# MATERIALS/COLOURS

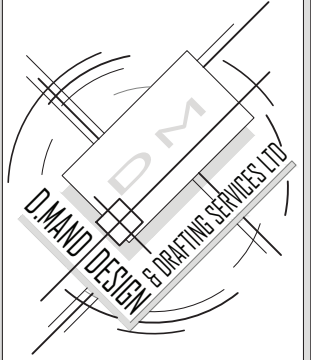
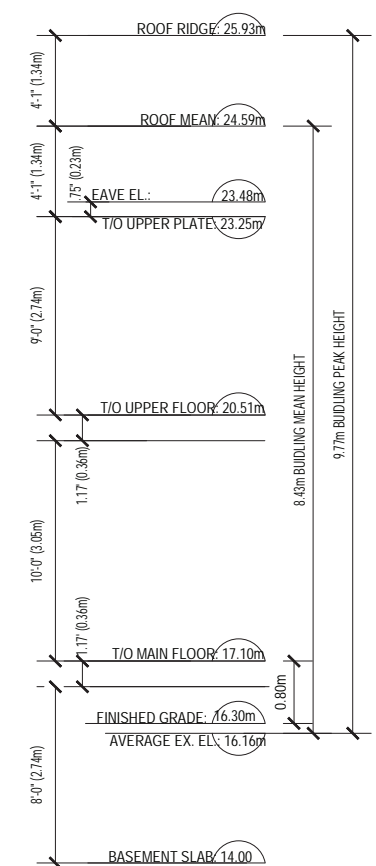
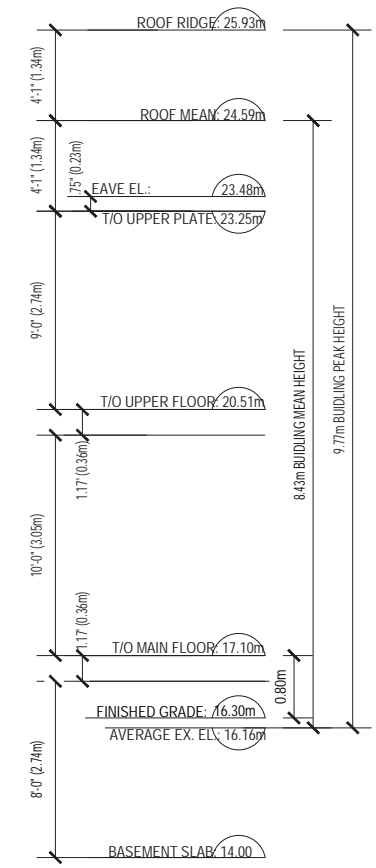
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GUTTERS /DOWNPIPES	SOLID BLACK
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GARAGE DOOR	SHERWIN WILLIAMS TRICORN BLACK SW6258
METAL FLASHING	SOLID BLACK
GUARDS/RAILING	SOLID BLACK



**NORTH ELEVATION**



**SOUTH ELEVATION**



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DO NOT SCALE DRAWINGS  
\*\*BUILDERS NOTES:

THE OWNER/BUYER IS AWARE THAT DOORS, WINDOWS AND BUILDING ELEVATIONS MAY VARY DUE TO SITE CONDITIONS. SQUARE FOOTAGE SHOWN ARE APPROXIMATE

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DATE:  
**SEPT 2024**

SCALE:  
**1/4"=1'-0" (UND)**

DRAWN:  
**HARP**

CHECKED:  
**D.M.**

# GENERAL NOTES:

THESE DRAWINGS HAVE BEEN PREPARED BY D.MAND DESIGN AND DRAFTING SERVICES LTD. TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C. 2024). THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY-LAWS.

IT IS THE RESPONSIBILITY OF THE BUILDER/FRAMER TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO OUR ATTENTION IMMEDIATELY SO THAT CORRECTIONS CAN BE MADE AND PLANS REPLACED. DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AFTER CONSTRUCTION HAS COMMENCED.

DIMENSIONS TAKE PRECEDENCE TO SCALE DRAWINGS, DO NOT SCALE THESE DRAWINGS.

ALL CONSTRUCTION AND INSTALLATION OF MATERIALS AND EQUIPMENT SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND MANUFACTURERS INSTRUCTIONS IN A TIMELY MANNER.

STRUCTURAL FRAMING MATERIALS ARE TO BE:

- JOISTS: DOUGLAS FIR #2 OR BETTER.
- LINTELS: DOUGLAS FIR #2 OR BETTER.
- BEAMS: DOUGLAS FIR #2 OR BETTER.
- HEADERS: DOUGLAS FIR #2 OR BETTER.
- RAFTERS: DOUGLAS FIR #2 OR BETTER.
- PLATES: DOUGLAS FIR OR SPF #2 OR BETTER.
- STUDS: DOUGLAS FIR OR SPF STUD GRADE.

UNLESS OTHERWISE STATED. APPLICATION OF MATERIALS MUST CONFORM TO THE TABLES PROVIDED IN THE B.C.B.C. RESIDENTIAL STANDARDS AND THE SPAN BOOK CURRENT EDITION.

BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION WALLS BY FASTENING A SILL PLATE TO THE FOUNDATION WALL WITH 1/2" ANCHOR BOLTS SPACED AT 6'-0" ON CENTER, UNLESS OTHERWISE NOTED.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH 45LB. FELT, SILL GASKET OR OTHER APPROVED METHODS.

CAULKING AND FLASHING TO BE PROVIDED AS PER B.C.B.C.

FLOOR JOISTS SPANNING MORE THAN 7'-0" ARE TO BE BRIDGED AT MID SPAN OR AT 7'-0" O.C. BY 2" X 2" DIAGONAL BRACING. ALL SUBFLOORS TO BE 5/8" T&G PLYWOOD, GLUED AND NAILED TO FLOOR JOISTS.

PARTITION WALL PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY A SINGLE JOIST OR BLOCKING BETWEEN JOISTS. PARTITION WALLS, SUPPORTING KITCHEN CABINETS, PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY DOUBLE JOISTS.

ALL LINTELS TO BE 2 - 2" X 10" DOUGLAS FIR #2 OR BETTER, UNLESS OTHERWISE STATED, AND SHALL BE SUPPORTED ON A MINIMUM 2" BEARING.

BUILDER TO CHECK SNOW LOAD AND RAIN LOAD GUIDELINES FOR THEIR MUNICIPALITY PRIOR TO CONSTRUCTION.

ROOF SPACE SHALL BE VENTED WITH ROOF TYPE, EAVE TYPE, AND/OR GABLE TYPE VENTS TO A MINIMUM OF 1:300 OF THE INSULATED CEILING AREA. ROOF JOISTS VENTED TO MINIMUM 1:150.

CRAWLSPACES SHALL BE VENTED TO A MINIMUM OF 1:500. VENTS SHALL BE UNIFORMLY PLACED AROUND THE BUILDING. CRAWLSPACES MAY ALSO BE HEATED BY A FORCED AIR HEATING SYSTEM OR VENTS TO AN ADJACENT BASEMENT.

MINIMUM INSULATION REQUIREMENTS:

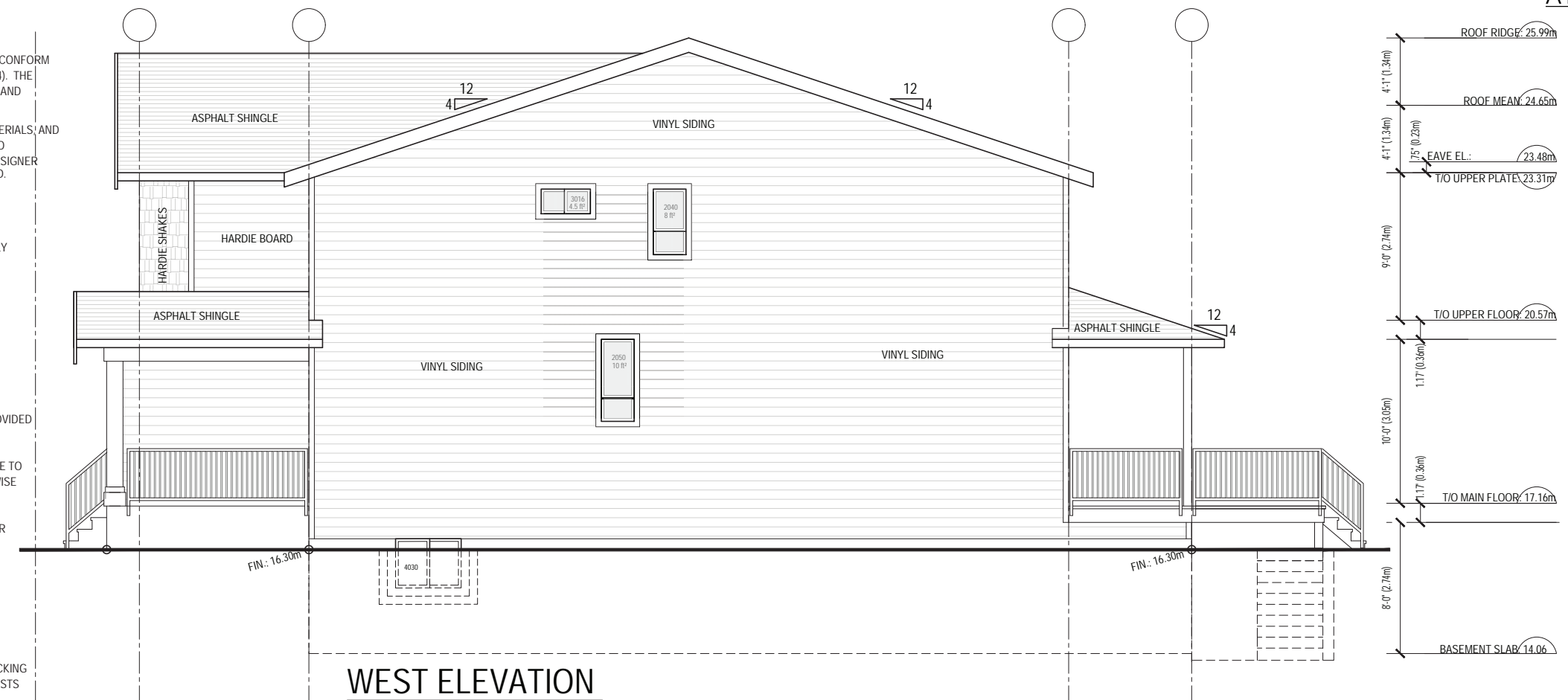
- FOUNDATION WALL: R-12
  - ROOF: R-40
  - 2" X 4" WALLS: R-14
  - 2" X 6" WALLS: R-20
  - CANTILEVERED FLOORS, CEILINGS AND DECKS ABOVE FLOORS: R-28
- WITH 6MIL POLY VAPOUR BARRIER INSTALLED ON THE WARM SIDE OF THE INSULATION.

CEILING INSULATION SHALL BE INSTALLED SO AS NOT TO RESTRICT AIR FLOW THROUGH ROOF VENTS TO ATTIC SPACES.

ATTIC SPACES AND CRAWLSPACES TO HAVE A MINIMUM 20" X 32" ACCESS HATCHWAY, WEATHERSTRIPPED

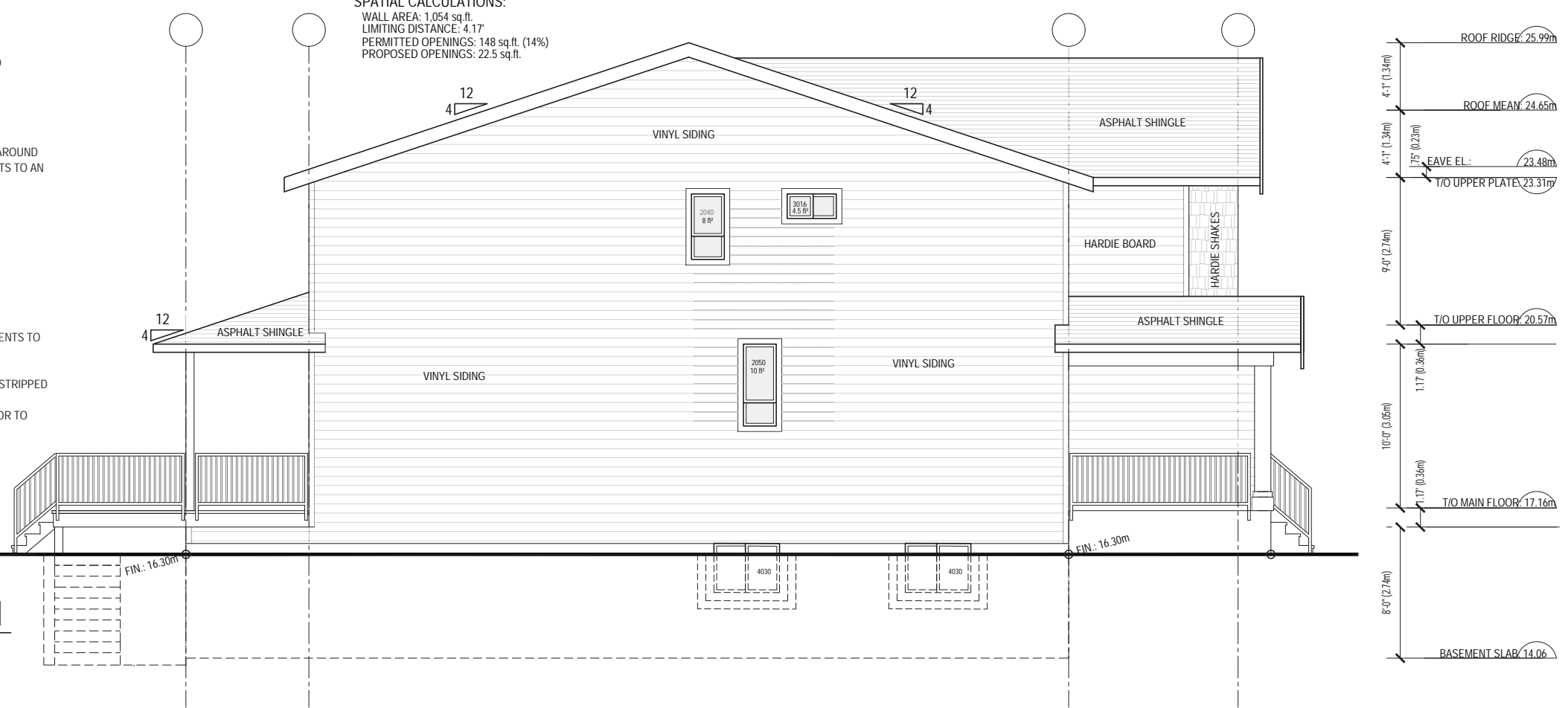
PROVIDE A COPY OF SIGNED AND SEALED ROOF TRUSS SHOP DRAWINGS & SPECIFICATIONS PRIOR TO FRAMING INSPECTION.

REMOVING WEB MEMBERS, DRILLING OR CUTTING CHORDS WILL NOT BE PERMITTED.



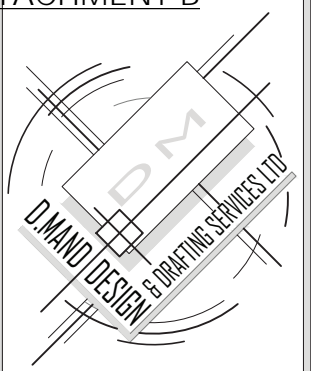
## WEST ELEVATION

**SPATIAL CALCULATIONS:**  
 WALL AREA: 1,054 sq.ft.  
 LIMITING DISTANCE: 4.17'  
 PERMITTED OPENINGS: 148 sq.ft. (14%)  
 PROPOSED OPENINGS: 22.5 sq.ft.



## EAST ELEVATION

**SPATIAL CALCULATIONS:**  
 WALL AREA: 1,054 sq.ft.  
 LIMITING DISTANCE: 4.17'  
 PERMITTED OPENINGS: 148 sq.ft. (14%)  
 PROPOSED OPENINGS: 22.5 sq.ft.



14658 - 84 AVENUE  
 SURREY, BC  
 V3S 9K7  
 t: 6045971838  
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DO NOT SCALE DRAWINGS

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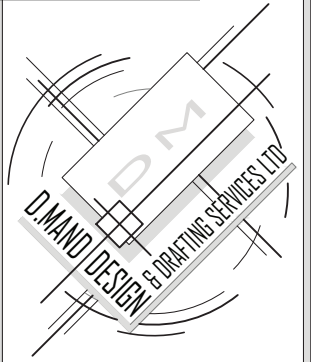
DATE:  
**SEPT 2024**

SCALE:  
**1/4"=1'-0" (UND)**

DRAWN:  
**HARP**

CHECKED:  
**D.M.**

PROPOSED BUILDING IS SPRINKLERED



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CONSTRUCTION.  
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FOR ANY ERRORS OR OMISSIONS IN  
THESE PLANS. IT IS THE BUILDER/OWNER  
RESPONSIBILITY TO REVIEW AND VERIFY  
ALL LEVELS, DIMENSIONS AND  
STRUCTURAL ADEQUACIES PRIOR TO  
CONSTRUCTION  
DO NOT SCALE DRAWINGS  
\*\*BUILDERS NOTES:  
THE OWNER/BUYER IS AWARE THAT  
DOORS, WINDOWS AND BUILDING ELEVATIONS  
MAY VARY DUE TO SITE CONDITIONS.  
SQUARE FOOTAGE SHOWN ARE APPROXIMATE  
THE BUILDER RESERVES RIGHT TO MAKE  
ON GOING CHANGES AND ADJUSTMENTS  
FINAL HOME DESIGN AND MEASUREMENTS  
MAY NOT MATCH AS PER PLANS  
IN ORDER TO COMPLY WITH BYLAWS,  
BUILDING CODES AND SITE CONDITIONS,  
THESE PLANS ARE SUBJECT TO CHANGE  
WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:  
**5 UNIT PROPOSAL**

ADDRESS:  
**19516 Hammond Road  
Pitt Meadows, B.C.**

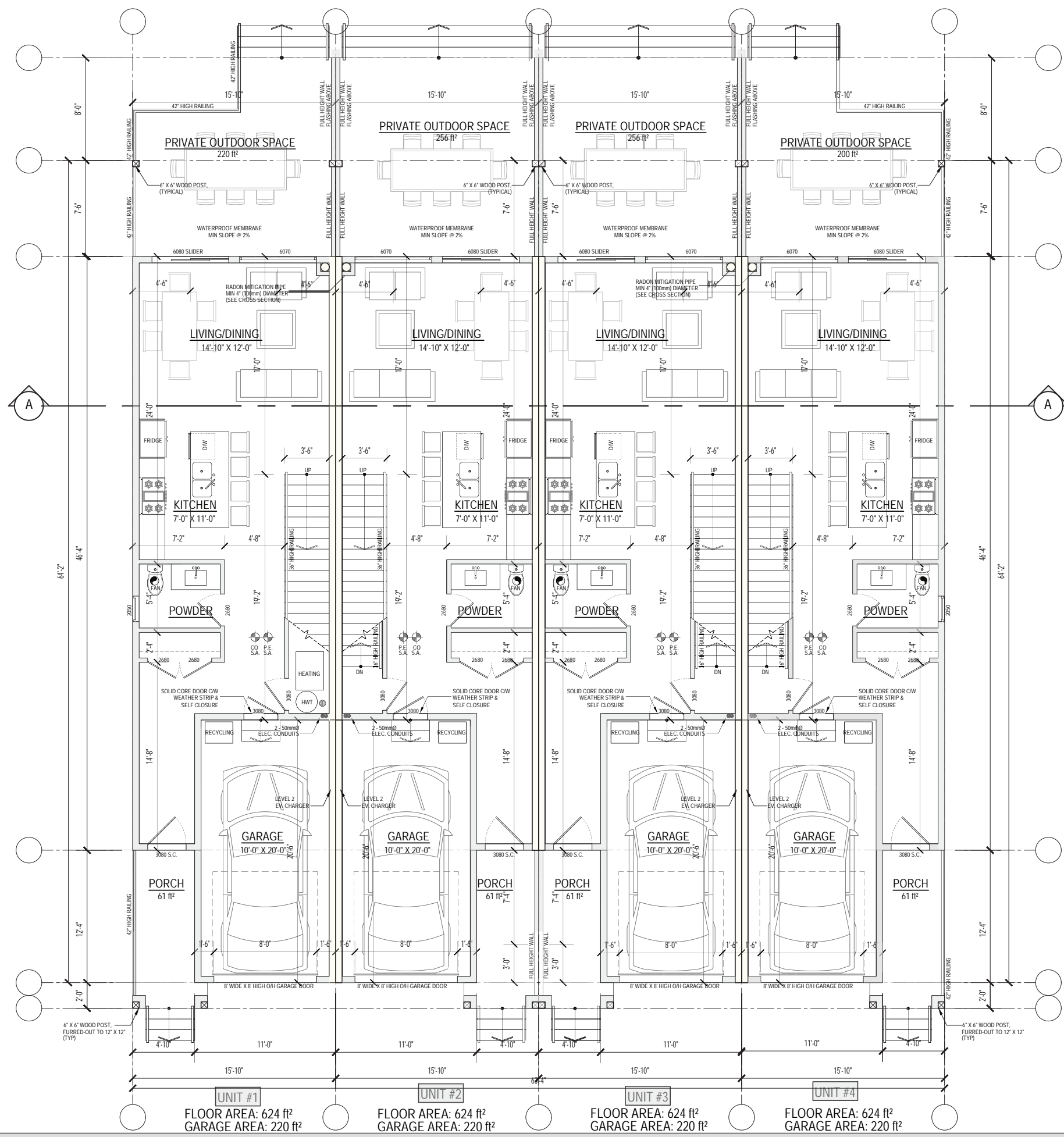
LEGAL DESCRIPTION:  
**LOT 4  
D.L. 282 GP 1  
NWD PLAN 19441**

PID:010-486-950

CLIENT:  
**PCL HOMES**

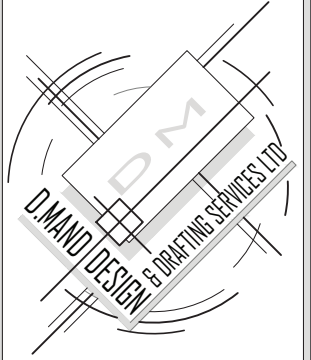
DATE:  
SEPT 2024  
SCALE:  
1/4"=1'-0" (UND)  
DRAWN:  
HARP  
CHECKED:  
D.M.

**5**



**MAIN FLOOR PLAN**  
FLOOR AREA: 2,496 ft<sup>2</sup>  
GARAGE AREA: 880 ft<sup>2</sup>





14658 - 84 AVENUE  
SURREY, BC  
V3S 9K7  
t: 6045971838  
f: 6045971350  
dmand@telus.net  
www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2018 CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.  
CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.  
THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWINGS  
\*\*BUILDERS NOTES:  
THE OWNER/BUYER IS AWARE THAT DOORS, WINDOWS AND BUILDING ELEVATIONS MAY VARY DUE TO SITE CONDITIONS.  
SQUARE FOOTAGE SHOWN ARE APPROXIMATE  
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IN ORDER TO COMPLY WITH BYLAWS, BUILDING CODES AND SITE CONDITIONS, THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE TO CLIENT/BUILDER.

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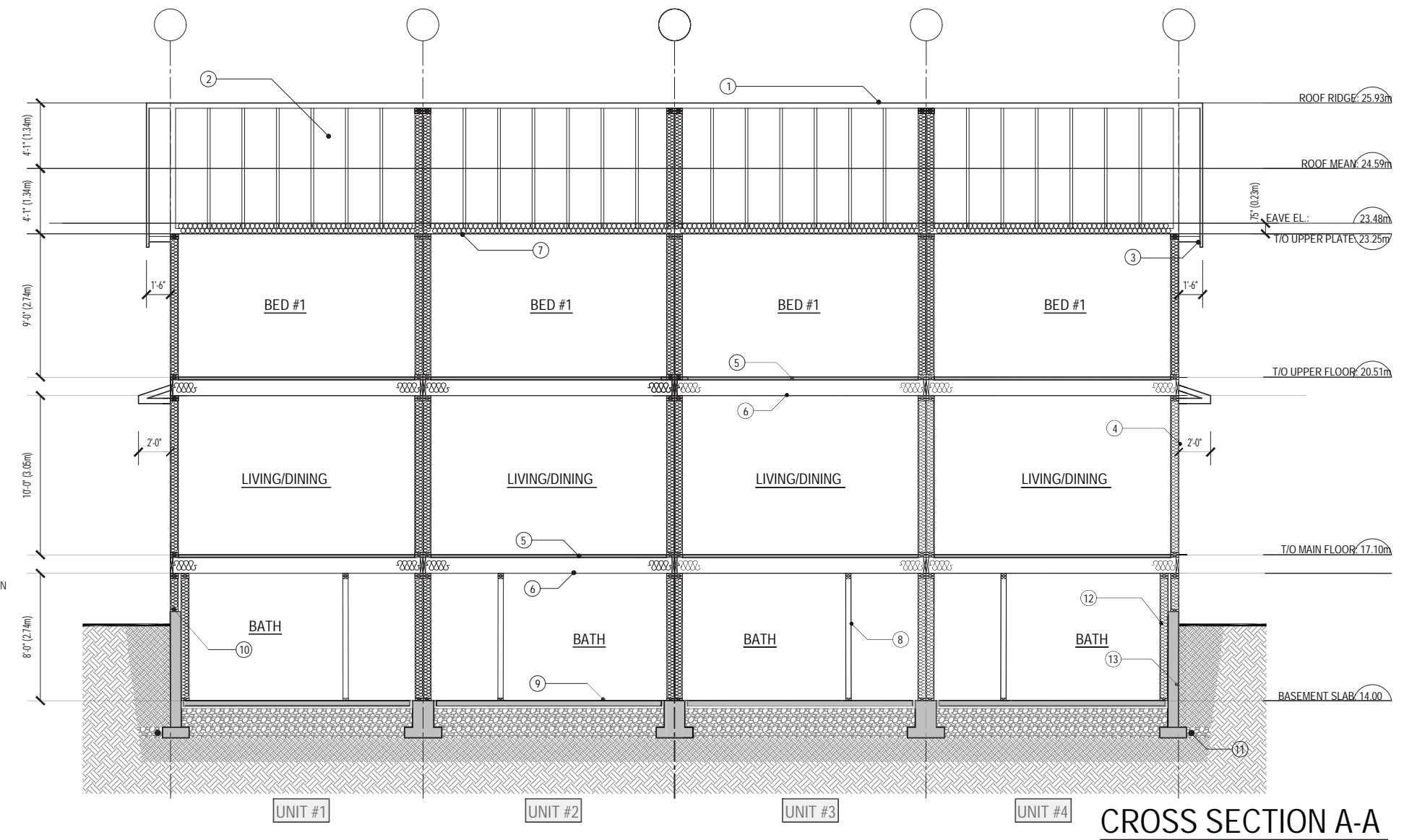
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**LOT 4  
D.L. 282 GP 1  
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PID:010-486-950

CLIENT:  
**PCL HOMES**

DATE:  
**SEPT 2024**  
SCALE:  
**1/4"=1'-0" (UND)**  
DRAWN:  
**HARP** CHECKED:  
**D.M.**

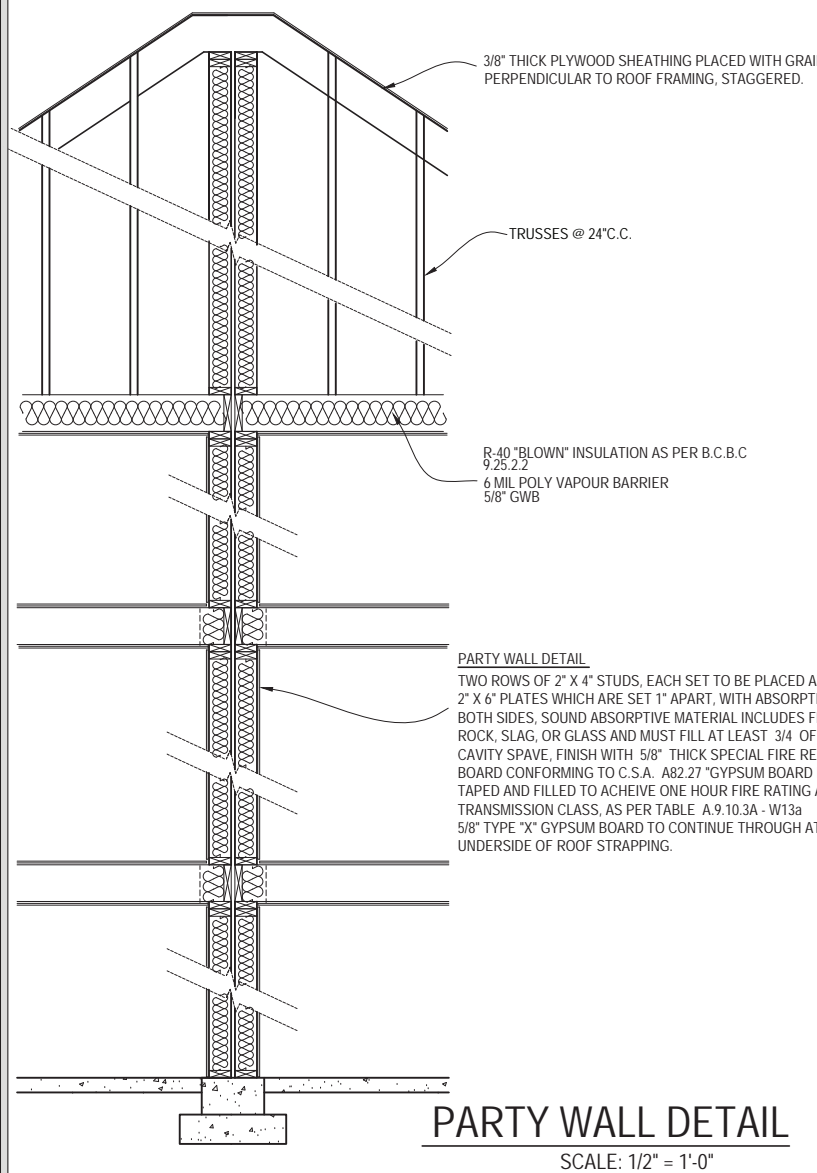
**7**



**CROSS SECTION A-A**

**CROSS SECTION SCHEDULE**

- 1 ASPHALT SHINGLE ROOFING, MIN. 2 THICKNESSES OF SHINGLE OVER ENTIRE ROOF, MIN. HEAD LAP OF 50mm. TABS SECURED BY MAX. 25mm Ø SPOT OF PLASTIC CEMENT, SHINGLES TO EXTEND MIN. 4" ON EITHER SIDE OF HIP OR RIDGE, AS PER B.C.B.C. 9.26.7  
1" X 4" STRAPPING - SPACING IN ACCORDANCE WITH ROOF SLOPE AND MANUFACTURERS SPECIFICATIONS.  
2 LAYERS OF 30 MIN. BUILDING PAPER TO CONFORM TO CAN/CGSB-51.34-M  
3/8" THICK PLYWOOD SHEATHING PLACED WITH GRAIN PERPENDICULAR TO ROOF FRAMING, STAGGERED.  
ENGINEERED TRUSSES AS PER TRUSS MANUFACTURED SPECIFICATIONS  
CONTINUOUS VENTED ALUMINUM SOFFITS.
- 2 ATTIC SPACE  
ROOF TYPE VENTS AT 1/300 UNIFORMLY AT OPPOSITE SIDES OF BUILDING.  
CONTINUOUS RIBBED BAFFLE TO PREVENT INSULATION FROM BLOCKING SOFFIT VENTS & TO MAINTAIN 1" GAP FOR VENTILATION AIR TRAVEL.  
R-60 "BLOWN" INSULATION AS PER B.C.B.C. 9.25.2.2  
POLYETHYLENE SHEET CONTINUOUS TO PREVENT AIR LEAKAGE FROM INSIDE BUILDING OUT AND OUTSIDE BUILDING IN. LAP MIN 4" AT JOINTS, TAPE OR SEAL AIR-TIGHT. PROVIDE CONTINUOUS SEAL AT PENETRATIONS. TO CONFORM TO CAN/CGSB-51.33-M TO PROTECT ENTIRE SURFACE. MAXIMUM PERMEANCE=60ng(Pa S)m<sup>2</sup> MEASURED IN ACCORDANCE WITH ASTM E 96 AS PER B.C.B.C. 9.25.4.
- 3 ALUMINUM GUTTERS, 2" X 8" ROUGH FASCIA, CONTINUOUS VENTED ALUMINUM SOFFITS.
- 4 HARDIE BOARD SIDING, INCLUDING FLASHING AND TRIM ACCESSORIES TO CONFORM TO CAN/CGSB-41.24, ATTACHMENT TO CONFORM TO REQUIREMENTS IN SUBSECTION B.C.B.C. 9.27.5.  
WEATHER TREATED LUMBER  
1" X 4" VERTICAL STRAPPING @ 16" O/C TO PROVIDE 1" AIRSPACE BETWEEN CLADDING AND SHEATHING MEMBRANE.  
2 LAYERS OF 30 MIN. BUILDING PAPER TO CONFORM TO CAN/CGSB-51.33-M  
2" X 6" STUDS @ 16" C.C.  
R-24 BATT INSULATION AS PER B.C.B.C. 9.25.2.2 UNIFORMLY OVER ENTIRE FACE OF WALL, FULL WIDTH AND LENGTH OF FRAMING, WITH ONE FACE IN FULL CONTACT WITH SHEATHING  
POLYETHYLENE SHEET CONTINUOUS TO PREVENT AIR LEAKAGE FROM INSIDE BUILDING OUT AND OUTSIDE BUILDING IN. LAP MIN 4" AT JOINTS, TAPE OR SEAL AIR-TIGHT. PROVIDE CONTINUOUS SEAL AT PENETRATIONS. TO CONFORM TO CAN/CGSB-51.33-M TO PROTECT ENTIRE SURFACE. MAXIMUM PERMEANCE=60ng(Pa S)m<sup>2</sup> MEASURED IN ACCORDANCE WITH ASTM E 96 AS PER B.C.B.C. 9.25.4.  
1/2" TYPE 'X' GYPSUM WALL BOARD
- 5 1 1/2" LIGHT WEIGHT CONCRETE (FOR RADIANT HEATING)
- 6 FINISH FLOOR ON 5/8" T&G PLYWOOD, T.J.I. JOIST (AS PER ENG) C/W BRIDGING, 1/2" GYP. BOARD ON THE CEILING.  
5/8" GYP. BOARD ON CEILING.
- 7 5/8" GYP. BOARD ON CEILING.
- 8 2" X 4" @ 16" C.C., 1/2" GYP. BOARD ON BOTH SIDES
- 9 4" THICK BASEMENT SLAB (20 MPa CONCRETE), CONTINUOUS POLYETHYLENE SHEET, LAP MIN. 4" AT JOINTS, TAPE OR SEAL AIR-TIGHT., 3" EPS UNDER ENTIRE SLAB. MINIMUM 8" GRANULAR MATERIAL OR CRUSHED STONE (COMPACTED), CALULKING BEAD TO SEAL SLAB @ WALL C/W EXPANSION JOINT.
- 10 1/2" ANCHOR BOLT @ 6" O/C, 2" X 6" WOOD SILL PLATE C/W MOISTURE BARRIER, TYPE 'S' ROLL ROOFING SILL GASKET, 6" CONCRETE FOUNDATION
- 11 4" PERFORATED DRAIN TILE TO CONFORM TO CAN/GSA-B182.1 AS PER B.C.B.C. 9.14.3.1 WALL ON 18" X 8" FOOTING C/W 2 COATS OF ASPHALT. INSTALLED AS PER B.C.B.C. 9.14.3.3. C/W MINIMUM 6" GRANULAR MATERIAL OR CRUSHED STONE
- 12 FULL HEIGHT 2" X 6" STUD WALL CONSTRUCTION COMPLETE WITH APPROVED R-20 INSULATION
- 13 8" CONCRETE FOUNDATION WALL (HEIGHT VARIES ACCORDING TO GRADE)



**PARTY WALL DETAIL**  
SCALE: 1/2" = 1'-0"



## PERMIT AREA 9: GROUND-ORIENTED RESIDENTIAL



### 9.1 PURPOSE

The Ground-oriented Residential Development Permit Area (DPA) establishes objectives and the provision of guidelines for the form and character of intensive residential development pursuant to the *Local Government Act*.

### 9.2 OBJECTIVES

Sensitive residential infill development can provide a diversity of housing types and increase the efficiency of land use, enabling a compact and complete community. The Ground-oriented Residential DPA is designated to foster housing and landscape designs that are compatible with the “small-town” character of existing neighbourhoods.

### 9.3 DESIGNATED AREA

Pursuant to section 488 (1) (e) of the *Local Government Act*, all parcels shaded the applicable colour as indicated on the Map Schedules 10A and 10B’s legends are collectively designated as the ground-oriented Residential development permit area (the “Ground-oriented Residential DPA”).

### 9.4 DEVELOPMENT IN TRANSIT-ORIENTED AREAS

**9.4.1** The guidelines of DPA 8, Town Centre Mixed Residential / Commercial, will apply to development applications seeking seven or more units, and located within a transit-oriented area as identified by City of Pitt Meadows Transit-Oriented Area Designation Bylaw No. 2989, 2024.

### 9.5 EXEMPTIONS

A development permit is not required for:

- a. Site improvements such as the addition of landscaping, walkways, bikeways and permeable

paving;

- b. Construction of a secondary suite completely contained within an existing principal dwelling;
- c. Construction of a garden suite;
- d. Construction or addition with a floor area less than 30 m<sup>2</sup> that is not visible from any road, public recreation area or path, that is two storeys in height or less;
- e. Construction of an addition up to 90 m<sup>2</sup> and resulting in additional dwelling units that is not visible from any road, public recreation areas or paths, and that is two storeys in height or less;
- f. Construction of or addition to a single-family dwelling, where there is one single-family dwelling on a lot; or
- g. Placement of a mobile home.

### 9.6 APPLICATION REQUIREMENTS

**9.6.1** For the purpose of this DPA, an Intensive Residential Development Permit is required prior to issuing of a building permit for any one of or combination of the following:

- a. Duplex;
- b. Subdivision of lots in existing single-family neighbourhoods;
- c. Multi-plex;
- d. Apartment buildings;
- e. Courtyard housing; and
- f. Townhouse or rowhouse buildings.

**9.6.2** All development applications must include a comprehensive development design package and a statement of intent or rationale that demonstrates how

the proposed development meets the requirements outlined in the Development Permit Guidelines. The design package should include, in addition to the standard development application drawings required by the City:

- a. A landscape plan,
- b. A rendering of how the proposed development will look in relation to adjacent buildings,
- c. Colour elevation drawings, and
- d. A tree survey.

## 9.7 GUIDELINES

The guidelines respecting the manner by which the objectives of the form and character designation will be addressed are as follows:

### 9.7.1 General Neighbourhood Character

- a. When siting new buildings, consider existing buildings and outdoor spaces, including the location of windows and entrances, to minimize overlooks and visual intrusions to neighbouring properties.
- b. Orient and design new developments to present a friendly face to the street, enhancing public streets, open spaces, street vitality, pedestrian activity, safety and eyes on the street.
- c. Residential units facing streets should have entries oriented towards and be clearly accessible and visible from the fronting street.
- d. Where some units do not front onto a public street, a clear, legible and welcoming pedestrian pathway from the public street should be established.
- e. For developments that have interior-facing units, or side yard facing entryways, ensure unit entries are legible and emphasized through design features. This is important for welcoming visitors, for emergency responders and for consistency with Crime Prevention through Environmental Design (CPTED) principles. Strategies to achieve this include:
  - i. visible addressing to help visitors navigate to the entry. Where an entry is shared, include addressing at the shared entry;
  - ii. defining features such as a roof overhang, patio or porch or other features to help identify the entry;
  - iii. provide low-glare outdoor lighting beside or above entry doors as well as walkways,

to enhance security and to help identify the entrance;

- iv. if the entrance is immediately adjacent to a parking area, delineate the entrance with planters or other landscape features to provide visual relief and a clear separation from the parking area.
- f. Design all principal and accessory buildings with the same architectural style.
- g. Changes in colour and materials are recommended to create variety in repeated designs. Repetitive and monotonous building designs are discouraged.
- h. The lot should be graded to meet elevations of adjacent existing lots. A smooth transition from lot to lot is important.
- i. The use of retaining walls between lots is discouraged.

### 9.7.2 Driveways and Parking

- a. Vehicular access, circulation, garage doors and parking should not be the dominant aspect of developments and should be designed to minimize impacts on fronting streets and adjacent public and private open spaces. Design strategies should be employed to minimize the impact of accommodating vehicles on site, including the following:
  - i. location of driveway access and parking spaces should strive to preserve existing canopy trees or provide opportunities for new canopy trees within the boulevard or front yards by providing enough planting space;
  - ii. in cases where front yard parking is provided, attention to design is required to emphasize front entryways, pedestrian access, patios, porches, front yard landscape, and tree planting space in order to support a pedestrian-friendly streetscape;
  - iii. minimize the impact of garage doors and vehicular entries by recessing them from the facade to emphasize residential unit entries and shield them from public view where possible;
  - iv. incorporate landscaping within driveway areas to soften impacts of front yard parking and hardscape environment, and to emphasize unit entryways where they are located and accessed from a driveway;
  - v. when a garage is incorporated into a principal



building, it should be designed to minimize its impact on the street-facing elevation. Front garages are encouraged to occupy no more than 50% of the ground floor of the front building facade and should be recessed from the front façade;

- vi. use a variety of driveway paving materials to create visual interest.
- b. Driveway access from the street should be minimized where possible. Strategies for minimizing driveway access include:
  - i. shared driveways where possible or narrowed from the curb to the property line;
  - ii. for corner lots, locate driveway access for all units on the intersecting minor road;
  - iii. locate and consolidate off-street parking areas to minimize the extent of driveways and eliminate need for driveway access to individual units;
  - iv. consider grouping driveway access points to minimize the number of driveway cuts and maximize space for landscaping and on-street parking.
- c. Driveways on corner lots should be located as far as possible from the intersection.
- d. Consider using pervious materials for hard surfaces such as driveways, walkways and patios to maximize rainwater infiltration.
- e. An energized electrical outlet capable of providing Level 2 charging for an electric vehicle for each residential unit is strongly encouraged.
- f. Parking is encouraged to be located at the rear or side of the property.

### 9.7.3 Building Construction

- a. Design the roof to minimise the overall building mass and include articulation and architectural interest such as gables, dormers or deep soffits.
- b. Buildings should be constructed out of high-quality, durable materials. Use of horizontal wood siding, glazing, brick and stone is encouraged.
- c. Garage doors with glazing and materials complementary to the overall design are encouraged.
- d. Front porches or verandas are encouraged and the area under the front porches should be concealed with wood, lattice, stone or other complementary material.
- e. The palette of materials should be simple and complementary of existing dwellings in the neighbourhood. Vibrant colour should be used with discretion and in small amounts.
- f. For flush-mounted windows, trim pieces or sashes should be used.
- g. Entry features and front doors should be the dominant elements facing the street. Avoid a large number of steps leading to the front entry.
- h. Exterior walls should be articulated through a combination of material and colour composition and architectural details, including projections, recesses, reveals, trim, porches, verandas, balconies, terraces and bay windows that incorporate three-dimensional depth and composition.
- i. Building sidewalls should be designed to be attractive and interesting when viewed from the streets, sidewalks, and public open spaces through the use of a combination of materials, colours, textures, articulation, fenestration, and/ or plant material.
- j. Privacy should be carefully considered. Landscaping,



windows, decks and balcony placement should respect the privacy of adjacent properties and units by means of careful orientation, offset of placement between units and the use of privacy screening to prevent unnecessary visual intrusion.

- k. Noise should be carefully considered when planning unit layouts. Placement of noise-sensitive rooms, such as bedrooms, and the use of building elements such as stairs and closets to act as noise buffers against shared walls should be considered as a way to reduce the impact of noise between units.
- l. Daylight for interior and exterior spaces for all housing types should be maximized. All habitable rooms (not including bathrooms and kitchens) should have at least one window on an exterior wall.
- m. Natural ventilation is encouraged through the size, type and placement of windows.
- n. Buildings with a third storey are encouraged to be designed so that the third storey is integrated into the roof form.
- o. For lots with frontages on two parallel streets, a front-to-back unit configuration is encouraged, with entrances to the units from each street.
- p. On a corner or double-fronting site, all sides facing a street should be fully designed and detailed.
- q. Differentiation between units, particularly ground-oriented units, should be accomplished through the use of different colours, location of windows, and appropriate uses and combinations of materials for exterior treatments.

#### 9.7.4 Landscaping

- a. Mature trees should be preserved and incorporated into the overall landscape design. Any mature tree that is removed should be replaced. An arborist's

report and tree-replacement plan, complete with security for replanting, may be required prior to approval of a development permit. If there are no existing mature trees on the site that can be preserved, a minimum of one tree in the front yard and one in the back yard shall be planted.

- b. Natural hedge landscaping between houses is encouraged instead of standard fencing within the front yards.
- c. Incorporate plantings integrated with entryways, patios, and pathways to create a green interface between buildings and streets. Planting should incorporate a mix of trees, shrubs and other plants.
- d. Landscaping should be used to help make a visual transition between the street and the front of the building. Consider incorporating low fences, terraces and low retaining walls with floral displays, compact trees, shrubs, groundcovers and use of stone or brick masonry walls.
- e. Landscape areas are encouraged to include a mixture of tree sizes and types.
- f. Integrate landscaping features and plantings to soften hardscape areas associated with vehicle circulation and parking. Driveway access and surface parking areas should incorporate a minimum 1 m landscaped buffer along edges while maintaining site lines and enabling casual surveillance.
- g. Site design should integrate features to mitigate surface runoff of stormwater. This may include a variety of treatments (e.g. permeable paving for driveways and parking areas, landscape features designed for rainwater management, cisterns or green roofs, and/or other approaches).
- h. Consider planting tree species and other landscape plants that will tolerate a degree of drought and will survive summer water restrictions and dry conditions.

- i. Creative use of landscaping or other screening should be incorporated to reduce the perceived scale of development without compromising surveillance of public areas.
  - j. Non-glare lighting should be provided at residential unit entrances, along pedestrian paths and common areas to contribute to safety. Lighting strategies that mitigate undue spillover for adjacent residential units and prevent light pollution (e.g. caused by up-lighting or unshielded lights) are strongly encouraged.
  - k. Residential units, including suites, are strongly encouraged to have direct access to usable outdoor amenity space. This may include a combination of private and semi-private spaces such as a patio, porch, balcony, deck, or similar feature of sufficient size and dimensions to be usable, attractive and comfortable. At a minimum, access to a shared yard or amenity space should be provided.
  - l. Consider factors such as privacy and access to sunlight in locating and designing amenity spaces.
  - m. Consider integrating opportunities for play in both soft and hardscaped design. This can include designing driveways and parking areas as play courts for children when not in use by vehicles.
  - n. Consider using low fencing to delineate private space and add interest to landscaping.
- noise impacts to residents in adjacent residential units by avoiding proximity to the windows, doors and usable outdoor spaces of the neighbouring residential buildings.
- b. Location and installation of gas and electrical meters and their utility cabinets, as well as other mechanical or service apparatus should be carefully integrated into building and site design. Gas and electrical metres and utility cabinets on building frontages should be screened.
  - c. Consideration should be given to the need for storage of garden tools, lawnmowers, etc. Storage sheds should be an integral part of the design.

### 9.8 GUIDELINES

- a. The City shall require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit to ensure that the conditions of the development permit are met and to correct any damage to the environment that may result as a consequence of a contravention of a permit condition.
- b. The amount of security shall be determined by:
  - i. submission of a cost estimate of the proposed landscaping work prepared by a qualified professional. The City will require 110% of the proposed value of work as security to ensure sufficient funds to cover the cost of any work that may be undertaken by the City to correct deficient landscaping conditions, an unsafe condition and damage to the natural environment that could reasonably be expected to result from the contravention of the permit;
  - ii. in the case of a development permit for developments resulting in fewer than four units, the amount will be \$5,000 per unit; or
  - iii. the City.

#### 9.7.5 Bicycle Storage

- a. A dedicated, secure, and easy-to-access space for at least one adult-sized bicycle should be provided for each dwelling unit.

#### 9.7.6 Garbage and Recycling

- a. Provide adequate space for garbage, recycling and compost bins for each unit.
- b. The location and design of the space should allow for ease of access so that residents are able to move the bins out on collection days.
- c. The design of the exterior space for garbage, recycling and compost bins should be integrated with the exterior architectural treatment of the building and screened from nearby streets and sidewalks with high-quality, durable finishes compatible with building design.

#### 9.7.7 Mechanical Equipment & Storage

- a. Mechanical equipment, such as the outdoor components of heat pumps and air conditioners, vents and service areas should be located to minimize