

OCEAN VIEW TOWNHOMES 1601 BARNET HIGHWAY



ALAIR
YARED.A@ALAIRHOMES.COM
ADDRESS 425-604 COLUMBIA ST.
NEW WEST MINISTER
V3M1A5

BUILDER:



ALAIR
HOMES

DISCLAIMER:

THE INFORMATION CONTAINED IN THE
DRAWING REMAINS THE SOLE
PROPERTY OF ANY REPRODUCTION IN
PART OR AS WHOLE WITHOUT
WRITTEN PERMISSION IS PROHIBITED

ALAIR
604 COLUMBIA STREET
UNIT 425
NEW MINISTER
V3M1A5

PROJECT TITLE:

OCEAN VIEW TOWNHOMES
1601
BARNET HIGHWAY

DRAWING:

COVER PAGE

DRAWN BY: KHALIDA NAZARI

DATE: 02.18.2021

SCALE:

DRAWING NO.:

A1.00

1. GENERAL NOTES

- 1.1. This contract includes interior millwork, partitions, doors, ceilings, lighting and finishes only. Contractor is responsible for design build and coordination of electrical and mechanical to suit.
- 1.2. Contractor shall undertake all work in accordance with the BC Building Code 2018 the National Building Code, the BC Fire Code and all relevant revisions, rules, regulations, city bylaws and acts related to work.
- 1.3. Contractor shall be responsible for permits and inspections required by the municipal authority having jurisdiction.
- 1.4. Contractor shall comply with the rules and regulations for construction within the building as set out by the owner.
- 1.5. Contractor shall be responsible to obtain and familiarize themselves with the building regulations for construction and building access, parking and local business licensing and include such costs in contract.
- 1.6. Contractor to review drawings in full prior to start of Construction to allow adequate coordination with all subtrades.
- 1.7. DRAWINGS ARE NOT TO BE SCALED. Refer to explicit dimensions only; if additional information is required, coordinate with Designer. Designer will not be responsible for modifications to work required due to Contractor or Subtrade scaling the drawings. Dimensions given on drawings at a larger scale supersede those given on drawings of a smaller scale.
- 1.8. Contractor shall confirm all dimensions on site prior to construction. Discrepancies in drawings shall be reported to the designer prior to construction.
- 1.9. All finishes, products, accessories, etc, to be as specified unless approved otherwise. Install as per manufacturer's recommended instructions. The designer is not responsible for substitutions made by the contractor without their knowledge or consent.
- 1.10. The drawings and specifications are complementary and what is called for b one shall be binding as if called for by both.
- 1.11. Should any discrepancy appear in the drawings/specifications which leaves the contractor or subcontractor in doubt as to the true intent and meaning, a ruling shall be obtained from the Consultant in advance of tender closing. If this is not done, it will be assumed that the most expensive interpretation has been allowed for. The Designer will not be responsible for misinterpretations due to a failure to seek clarification.
- 1.12. Contractor to submit any requests for product substitution in writing to the design consultant. In making a proposal for product substitution the contractor represents that it has personally investigated the proposal and determined that it is equivalent or superior to the product or method specified. The design consultant reserves the right to accept or reject any requests.
- 1.13. Any delays in material deliveries impacting schedule dates must be reported to the design consultant immediately.
- 1.14. Do not deliver any materials or millwork until site conditions are adequate to receive the work, including minimum temperature and humidity.
- 1.15. Upon completion of work, Contractor to arrange final deficiency walk-through with design consultant. Prior to walk-through, Contractor to provide punch list of outstanding items along with estimates for completion. Supply operations manuals and maintenance information for all finishes and FF&E to the client.
- 1.16. Prior to vacating the site, Contractor to perform final cleaning. Vacuum all floor surfaces, cabinet interiors and mechanical equipment. Wipe down walls and horizontal surfaces to remove fingerprints and markings and leave in clean condition. Polish all windows, glass and metal surfaces. Replace or repair scratches and minor damage to construction. Dispose of all waste and debris legally, using local recycling services where possible.
- 1.17. All materials and workmanship must be warranted for one year from the date of substantial completion.
- 1.18. The information in this drawing set supersedes that of all previously issued drawing sets.
- 1.19. Once issued, Site Instructions and executed Change Notices become part of this drawing set and are to be read in conjunction with all other related drawings and details.

2. CONSTRUCTION NOTES

- 2.1. Provide adequate blocking in partitions for items being hung from, or anchored to, partitions, including: wall hung millwork, shelving, coat hooks, window coverings, accessories, etc. Refer to furniture/equipment plan for additional locations requiring blocking.
- 2.2. Contractor shall protect finishes installed as work progresses. The contractor will be responsible for the repair of any damage caused by him or his subtrades under his supervision.
- 2.3. Contractor must seal all openings, whether by mechanical or electrical, in the floor or fire rated partition, with a fire barrier material equal to that being penetrated.
- 2.4. Partitions shall be centre of grid line unless noted otherwise. All angles to be 45 degrees, centered on ceiling grid unless noted otherwise. Dimensions are to centreline of partition unless noted otherwise.
- 2.5. Partition types shall be continuous above doors and glazing, unless noted otherwise.
- 2.6. Cross-brace partitions back to structure as required to ensure stability.
- 2.7. Partitions, door frames, and doors, shall be adjusted in thickness to fully recess door type, door hardware, electrical equipment and conduit, plumbing stacks, etc. Contractor shall cross-reference partition types with mechanical and electrical drawings.
- 2.8. Drywall work shall conform to the Association of Wall and Ceiling Contractors specification standards manual, Level 5 finish. Install moisture resistant gypsum board in wet areas as indicated and all washrooms, including ceilings.
- 2.9. Doors shall be pre-fitted, bevelled and machined at the factory for all mortise hardware items as per templates and approved hardware schedules provided. Fit doors accurately to the frames, with allowance for finish and possible swelling or shrinking. Provide not more than 1/8" clearance at the tops and jambs, and not more than 1/4" clearance at the bottom, except where indicated otherwise.
- 2.10. Install glass panels into window frames or aluminum channels in accordance with the combined instructions of the glass manufacturer.
- 2.11. Caulk all joints full height where partitions abut structural walls, rad, cabinets, glazing mullions, and columns. Use double-sided sealant and caulk edges.
- 2.12. Provide fire stopping and smoke seals as required by Building Code.

3. REFLECTED CEILING PLAN NOTES

- 3.1. The reflected ceiling plan is for location of lighting and ceiling types and shall be read in conjunction with mechanical and electrical drawings and specifications.
- 3.2. Contractor to ensure all electrical and mechanical installations to comply with requirements of authorities having jurisdiction. Any required changes are to be approved by the designer prior to proceeding.
- 3.3. Refer to the finishes legend for ceiling paint finishes.
- 3.4. Design consultant to approve location of all access panels in drywall bulkheads prior to construction. Access panels to be mudded and taped and the surface free of marks and ridges, ready to receive surface finishes. Contractor to use the smallest panel size available to suit functional need, and to centrally locate shutoff valves, VAV boxes, etc so as to share access panels where possible.
- 3.5. Sprinkler heads to be centered within ceiling and/or aligned with light fixtures as indicated. Verify with design consultant.
- 3.6. Contractor to inspect base building drawing with design consultant prior to commencement of construction to accept condition of ceiling for deficiencies. All damage from that date forward shall be the responsibility of the contractor.
- 3.7. Replace/relocate all damaged, soiled or discoloured acoustic tile to maintain overall uniform appearance throughout. Provide tile count in tender submission.

4. LIGHTING NOTES

- 4.1. This drawing is to be read in conjunction with consultant and/or electrical engineers drawings. Report any interference of fixtures and access panels with mechanical, electrical, or structural systems immediately.
- 4.2. Placement of all in-cabinet lighting and under-cabinet lighting to be coordinated with millwork drawings. Refer to elevations and details.
- 4.3. Mount all switches beside doors and 4" from adjacent door frame. Use gang switch plates where multiple switching at one location.
- 4.4. All switches are to be installed at 42" to centre line of switch from finished floor unless noted.
- 4.5. Ensure light cornices and valances are properly sized to allow easy replacement of lamp tubes.

5. POWER AND COMMUNICATION NOTES

- 5.1. Refer to consultant and/or engineers drawings, when applicable, for all life safety systems and revisions, fire pull stations and alarms, thermostats, panels, and circuiting information.
- 5.2. Seal around electrical work and other work in walls to ensure proper sound ratings. Provide gaskets where partitions abut a finished surface or material as per details and where partitions meet exterior wall furring.
- 5.3. Where receptacles are mounted on opposite sides of the same partition, stagger position to retain acoustic attenuation of partition. Offset dimension to be minimal.
- 5.4. Unless noted otherwise, all receptacles to be mounted vertically at 12" to centre line of receptacle from finished floor.
- 5.5. Where two or more receptacles are located side by side, receptacles are to be ganged with a single cover plate. Where receptacles occur one above the other, align them vertically.
- 5.6. This drawing shows only new outlets and receptacles; existing outlets to remain. Ensure existing cover plates match with new.
- 5.7. All outlets mounted at 33" or higher to be mounted horizontally.
- 5.8. Floor-mounted outlets are to be black finish unless noted otherwise. Install flush with finished flooring material.
- 5.9. All outlet covers to be white unless otherwise noted.

6. FINISHES NOTES

- 6.1. Refer to Finishes schedule for detailed product information.
- 6.2. All finish materials used within one room are to be from the same dye lot.
- 6.3. All porcelain, ceramic and stone tile to be installed according to the current edition of the Terrazzo Tile and Marble Association of Canada (TTCMA) specification standards.
- 6.4. Use epoxy grout on floor tile and sanded portland cement grout on wall tile. Use only materials from one manufacturer, throughout the entire installation. Maintain uniform grout joints throughout; grout joints not to exceed 1/4".
- 6.5. Provide Schluter edge to top and sides of wall tile - see finishes schedule for finish of transition strips.
- 6.6. Where rubber base is to be applied, wall board shall be smoothly and evenly finished to subfloor. Use continuous lengths of base without joints and mitre corners.
- 6.7. All floor finishes to extend under millwork unless noted otherwise.
- 6.8. Feather floor to ensure smooth transition between dissimilar floor finishes. Install transition strips as noted.
- 6.9. Install carpet and resilient flooring according to the current edition of the National Floor Covering Association of Canada (NFCA) specification manual, and manufacturer's instructions.
- 6.10. All painting shall be to 'premium grade' standards of the current edition of the Architectural Painting Specification Manual of the Canadian Painting Contractors' Association (CPCA).
- 6.11. Finishes schedule indicates paint manufacturer and colour; where alternate manufacturer is being proposed, paint draw-downs (with manufacturer indicated) to be supplied for approval by design consultant.
- 6.12. Unless indicated otherwise, paint finishes to be as follows: eggshell for walls, semi-gloss for trim, flat for ceilings. All mechanical grilles and louvers to be painted to match adjacent surface.
- 6.13. All wallcoverings shall be installed in accordance with quality standards of chapter 8 of the current edition of the Architectural Painting Specification Manual of the CPCA, and manufacturer's instructions.

7. ARCHITECTURAL WOODWORK & CASEWORK NOTES

- 7.1. The "Quality Standards" of the Architectural Woodwork Manufacturer's Association of Canada (AWMAC), latest edition, together with authorized additions and amendments shall be used as a reference standard and shall form part of this specification.
- 7.2. Where modifications to the Quality Standards are included in this project specification, then such modifications shall govern in case of conflict.
- 7.3. Submit shop drawings for architectural woodwork, showing construction details, finish materials, general arrangements, locations of all service outlets, all joints and connections in materials, attachments, hardware, etc. Shop drawings to be submitted in same units as original drawings. No work shall be fabricated until shop drawings have been reviewed by the design consultant. Contractor to provide evidence that they have reviewed shop drawings for compliance in advance of forwarding them to the design consultant.
- 7.4. Wood veneer casework shall be AWMAC premium grade conforming to AWMAC design details for flush overlay construction.
- 7.5. Casework for high pressure laminate finish shall be AWMAC custom grade conforming to AWMAC design details for flush overlay construction.
- 7.6. Semi-exposed surfaces in all casework to have same material and quality and colour of finish as exposed surfaces. "Exposed face" edges to be finished to match exposed surfaces.
- 7.7. Exposed and semi-exposed parts of wood veneer casework shall be Horizontal grain, architectural grade. Species and finish as per finishes schedule.
- 7.8. All wood veneer or paint finish millwork shall be shop finished.
- 7.9. Cabinet interiors to be white melamine, unless noted otherwise.
- 7.10. All measurements dependent on architectural construction to be verified onsite by Millworker prior to commencing fabrication.
- 7.11. Scribe and cut as required to fit abutting walls and surfaces, to fit properly into recesses and to accommodate piping, columns, fixtures, outlets or other projecting, intersecting or penetrating objects. Fabricate gables and edges meeting walls oversize to allow for scribing to fit on site.
- 7.12. Provide clear silicone bead at horizontal and vertical intersections of millwork to adjacent partitions.
- 7.13. Cabinets and casework shall be installed in accordance with part 6, item 4 of the AWMAC quality standards.
- 7.14. Paneling and trim shall be installed in accordance with part 6, item 5 of the AWMAC quality standards for premium grade.
- 7.15. Provide secured protective covering for all horizontal surfaces and exposed corners of woodwork and casework for the duration of construction. Replace any parts that were damaged during transportation or installation.
- 7.16. Casework hinges: Blum Clip Top series, all metal, fully concealed, 4-way adjustable, 120 degree opening, spring loaded for closure, provide matching cover cap.
- 7.17. Drawer runners: Accuride 3600 series, full extension, all metal, heavy duty, metal ball bearing. Millworker to verify suitability of hardware for drawer function and weight.
- 7.18. Recessed shelf standards, all premium grade casework shall have dowelled holes with 5mm dia. flat top nickel plated pins, full height at 2" centres. All custom grade casework shall have stainless steel recessed standards with shelf clips at 1" on centre.
- 7.19. Grommets: 2 1/2" diameter satin chrome at manufacturer's option, located as per drawings. Where cable grommets are required, exact locations to be determined onsite and verified with the consultant.
- 7.20. Flipper Doors: Accuride model # 1332 Flipper Door Slide or alternate approved by the design consultant. Millworker to verify suitability of hardware for door weight.
- 7.21. Door mutes: Provide self-adhering 1/2" diameter clear rubber door mutes to all cabinet doors and drawers.
- 7.22. Locks: where required, provide nickel plated front mounted cylinder lock c/w all accessories, mount flush to cabinet front.
- 7.23. Decorative Pulls: as specified separately, install as per manufacturer's instructions.

ALAIR
YARED.A@ALAIRHOMES.COM
ADDRESS 425-604 COLUMBIA ST.
NEW WEST MINISTER
V3M1A5

BUILDER:



ALAIR
HOMES

DISCLAIMER:

THE INFORMATION CONTAINED IN THE
DRAWING REMAINS THE SOLE
PROPERTY OF ANY REPRODUCTION IN
PART OR AS WHOLE WITHOUT
WRITTEN PERMISSION IS PROHIBITED

ALAIR
604 COLUMBIA STREET
UNIT 425
NEW MINISTER
V3M1A5

PROJECT TITLE:

OCEAN VIEW TOWNHOMES
1601
BARNET HIGHWAY

DRAWING:

NOTES

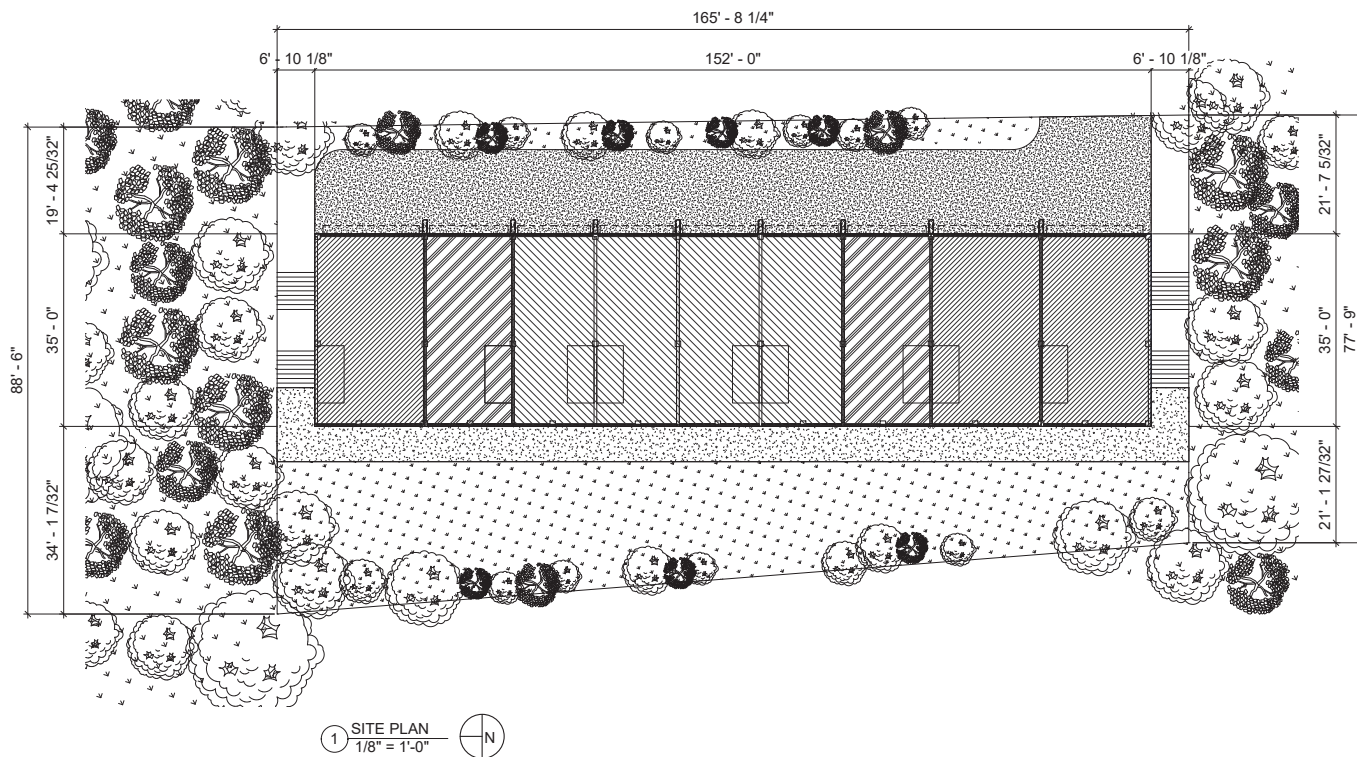
DRAWN BY: KHALIDA NAZARI

DATE: 02.18.2021

SCALE:

DRAWING NO.:

A1.01



LEGEND	
PROPOSED 20' UNITS	
PROPOSED 16' UNITS	
PROPOSED 15' UNITS	
MAIN FLOOR WINDOWS...	MW
MAIN FLOOR TRANSOMS...	MT
MAIN FLOOR DOORS...	MD
UPPER FLOOR WINDOWS...	UW
OVERHEAD GARAGE DOORS...	GD
GARAGE DOORS...	GD
UPPER DOORS...	UD

LOT INFORMATION

LEGAL ADDRESS:
LOT A DISTRICT LOT 203 GROUP 1
TOWN OF NEW WESTMINSTER, PLAN EPP52780
P.I.D. 029-600-588

MUNICIPAL ADDRESS:
1601 BARNET HIGHWAY
PORT MOODY, BC, V3H1W6

PROPOSED USE:
MULTI-FAMILY DWELLING RM-4

SITE INFORMATION

SITE AREA: 13777 SQ.FT

ZONING: RM-1
LOT COVERAGE: 40%
MAX. BUILDING HEIGHT: 10.5m / 34'5" or 3 level
FRONT LINE LOT LINE: 4.0m / 13'1"
SIDE LOT LINE: 2.0m / 6'1"
REAR LOT LINE: 3m / 9'10"

MAXIMUM SITE COVERAGE: = 5510.8 sq.ft.

PROPOSED SITE COVERAGE: = 5390sq.ft.

FLOOR AREA ABOVE GRADE:

ABOVE GRADE FSR INCLUDING GARAGE & ROOFTOP = 21560 sq ft

PROPOSED FLOOR AREAS INCLUDING GARAGE:

20' UNITS = 6300 sq.ft.
16' UNITS = 6720 sq.ft.
15' UNITS = 3150 sq.ft.
TOTAL FLOOR AREA = 16170 sq.ft.

AREA ABOVE GRADE INCLUDING ROOFTOP = 21560 sq.ft.

PROPOSED ROOFTOP AREA:

20' UNITS = 2100 sq ft
16' UNITS = 2240 sq ft
15' UNITS = 1050 sq ft
TOTAL ROOF AREA = 5390 sq ft

DISCLAIMER

ALL SERVICE INFORMATION SHOWN ON THIS SHEET IS COMPILED FROM RECORDS PROVIDED BY THE CITY OF PORT MOODY. NO WARRANTY OR GUARANTEE IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. SERVICE LINES, WATER LINES, STORM, SANITARY, ELECTRICAL AND CABLE AS SHOWN ARE SCHEMATIC REPRESENTATION ONLY, AND DO NOT INDICATE THE ACTUAL LOCATION OR LENGTH OF THE SERVICE LINE. DIAL-BEFORE-YOU-DIG SERVICES SHOULD BE UTILIZED BEFORE COMMENCEMENT OF ANY EXCAVATION OR CONSTRUCTION.

SITE COVERAGE LEGEND:

IMPERMEABLE MATERIAL LEGEND

	8400 SQ.FT.	PROPOSED 20' UNITS
	8960 SQ.FT.	PROPOSED 16' UNITS
	4200 SQ.FT.	PROPOSED 15' UNITS
	21560 SQ.FT.	TOTAL

CALCULATION BREAKDOWN:

IMPERMEABLE CALCULATION:

SITE AREA:	13777 SQ.FT. (1279.92m2)
ALLOWABLE IMPERMEABLE:	5510.8sq.ft. / 511m2
ACTUAL IMPERMEABLE AREA:	5390 SQ.FT. / 500m2

COVERAGE CALCULATION:

ALLOWED BUILDING COVERAGE:	5510sqft / 511m2
ACTUAL BUILDING COVERAGE:	
15' UNITS:	525 SQ.FT. / 48.77m2
16' UNITS:	660 SQ.FT. / 61.02m2
20' UNITS:	700 SQ.FT. / 65.03
TOTAL:	5390 SQ.FT. / 500m2

NOTES:

"3'-0" CLEAR FIREFIGHTING ACCESS TO BE MAINTAINED AT ALL TIMES
NO PROJECTIONS INCLUDING SERVICES/UTILITY CONNECTIONS PERMITTED IN THE DESIGNATED 3'-0" PATH"

ELECTRIC VEHICLE OUTLET BOX TO BE INSTALLED IN THE PARKING AREA

ENTIRE BUILDING TO BE SPRINKLED TO NFPA 13-D

ALAIR
YARED.A@ALAIRHOMES.COM
ADDRESS 425-604 COLUMBIA ST.
NEW WEST MINISTER
V3M1A5

BUILDER:



ALAIR
HOMES

DISCLAIMER:

THE INFORMATION CONTAINED IN THE DRAWING REMAINS THE SOLE PROPERTY OF ANY REPRODUCTION IN PART OR AS WHOLE WITHOUT WRITTEN PERMISSION IS PROHIBITED

ALAIR
604 COLUMBIA STREET
UNIT 425
NEW MINISTER
V3M1A5

PROJECT TITLE:

OCEAN VIEW TOWNHOMES
1601
BARNET HIGHWAY

DRAWING:

SITE PLAN

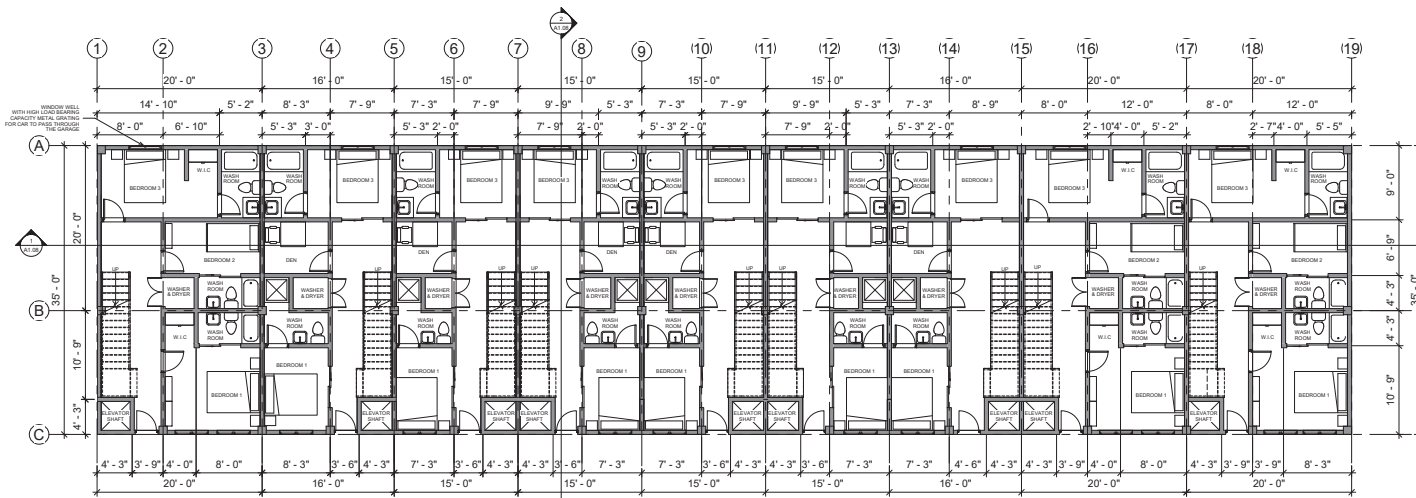
DRAWN BY: KHALIDA NAZARI

DATE: 02.18.2021

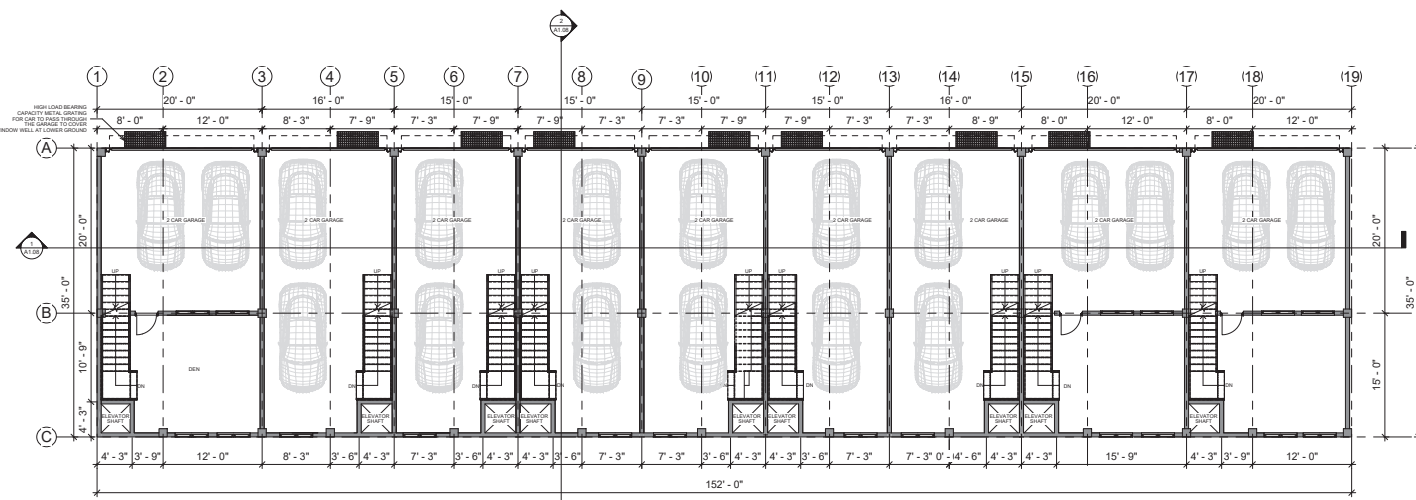
SCALE: 1/8" = 1'-0"

DRAWING NO.:

A1.02



1 OVERALL LOWER FLOOR LEVEL
3/16" = 1'-0"



2 OVERALL MAIN FLOOR LEVEL
3/16" = 1'-0"

LEGEND

PROPOSED 20' UNITS

PROPOSED 16' UNITS

PROPOSED 15' UNITS

MAIN FLOOR WINDOWS...

MAIN FLOOR TRANSOMS...

MAIN FLOOR DOORS...

UPPER FLOOR WINDOWS...

OVERHEAD GARAGE DOORS...

GARAGE DOORS...

UPPER DOORS...

MW

MT

MD

UD

UD

ALAIR

YARED.A@ALAIRHOMES.COM

ADDRESS 425-604 COLUMBIA ST.

NEW WEST MINISTER

V3M1A5

LOT INFORMATION

LEGAL ADDRESS:

LOT A DISTRICT LOT 203 GROUP 1,

TOWN OF NEW WEST MINISTER, PLAN EPP52780

P.I.D. 029-600-588

MUNICIPAL ADDRESS:

1601 BARNET HIGHWAY

PORT MOODY, BC, V3H1W6

PROPOSED USE:

MULTI FAMILY DWELLING RM-4

SITE INFORMATION

SITE AREA: 13777 SQ.FT

ZONING: RM-1

LOT COVERAGE: 40%

MAX. BUILDING HEIGHT: 10.5m / 34'5" or 3 level

FRONT LINE LOT LINE: 4.0m / 13'1"

SIDE LOT LINE: 2.0m / 6'1"

REAR LOT LINE: 3m / 9'10"

MAXIMUM SITE COVERAGE:

= 5510.8 sq.ft.

PROPOSED SITE COVERAGE:

= 5390sq.ft.

FLOOR AREA ABOVE GRADE:

ABOVE GRADE FSR INCLUDING

GARAGE & ROOFTOP

= 21560 sq ft

PROPOSED FLOOR AREAS INCLUDING GARAGE:

20' UNITS = 6300 sq.ft.

16' UNITS = 6720 sq ft.

15' UNITS = 3150 sq.ft.

TOTAL FLOOR AREA = 16170 sq.ft.

AREA ABOVE GRADE INCLUDING ROOFTOP

= 21560 sq.ft.

PROPOSED ROOFTOP AREA:

20' UNITS = 2100 sq ft

16' UNITS = 2240 sq ft

15' UNITS = 1050 sq ft

TOTAL ROOF AREA = 5390 sq ft

DISCLAIMER

ALL SERVICE INFORMATION SHOWN ON THIS SHEET IS COMPILED FROM RECORDS PROVIDED BY THE CITY OF PORT MOODY. NO WARRANTY OR GUARANTEE IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. SERVICE LINES, WATER LINES, STORM, SANITARY, ELECTRICAL AND CABLE AS SHOWN ARE SCHEMATIC REPRESENTATION ONLY, AND DO NOT INDICATE THE ACTUAL LOCATION OR LENGTH OF THE SERVICE LINE. DIAL-BEFORE-YOU-DIG SERVICES SHOULD BE UTILIZED BEFORE COMMENCEMENT OF ANY EXCAVATION OR CONSTRUCTION.

SITE COVERAGE LEGEND:

IMPERMEABLE MATERIAL LEGEND

8400 SQ.FT. PROPOSED 20' UNITS

8960 SQ.FT. PROPOSED 16' UNITS

4200 SQ.FT. PROPOSED 15' UNITS

21560 SQ.FT. TOTAL

CALCULATION BREAKDOWN:

IMPERMEABLE CALCULATION:

SITE AREA: 13777 SQ.FT. (1279.92m2)

ALLOWABLE IMPERMEABLE: 5510.8sq.ft. / 511m2

ACTUAL IMPERMEABLE AREA: 5390 SQ.FT. / 500m2

COVERAGE CALCULATION:

ALLOWED BUILDING COVERAGE: 5510sqft / 511m2

ACTUAL BUILDING COVERAGE:

15' UNITS: 525 SQ.FT. / 48.77m2

16' UNITS: 660 SQ.FT. / 61.02m2

20' UNITS: 700 SQ.FT. / 65.03

TOTAL: 5390 SQ.FT. / 500m2

NOTES:

"3'-0" CLEAR FIREFIGHTING ACCESS TO BE MAINTAINED AT ALL TIMES. NO PROJECTIONS INCLUDING SERVICES/UTILITY CONNECTIONS PERMITTED IN THE DESIGNATED 3'-0" PATH"

ELECTRIC VEHICLE OUTLET BOX TO BE INSTALLED IN THE PARKING AREA

ENTIRE BUILDING TO BE SPRINKLED TO NFPA 13-D

BUILDER:

ALAIR HOMES

DISCLAIMER:

THE INFORMATION CONTAINED IN THE DRAWING REMAINS THE SOLE PROPERTY OF ANY REPRODUCTION IN PART OR AS WHOLE WITHOUT WRITTEN PERMISSION IS PROHIBITED

ALAIR

604 COLUMBIA STREET

UNIT 425

NEW WEST MINISTER

V3M1A5

PROJECT TITLE:

OCEAN VIEW TOWNHOMES

1601

BARNET HIGHWAY

DRAWING:

LOWER FLOOR AND MAIN FLOOR PLAN

DRAWN BY:

KHALIDA NAZARI

DATE:

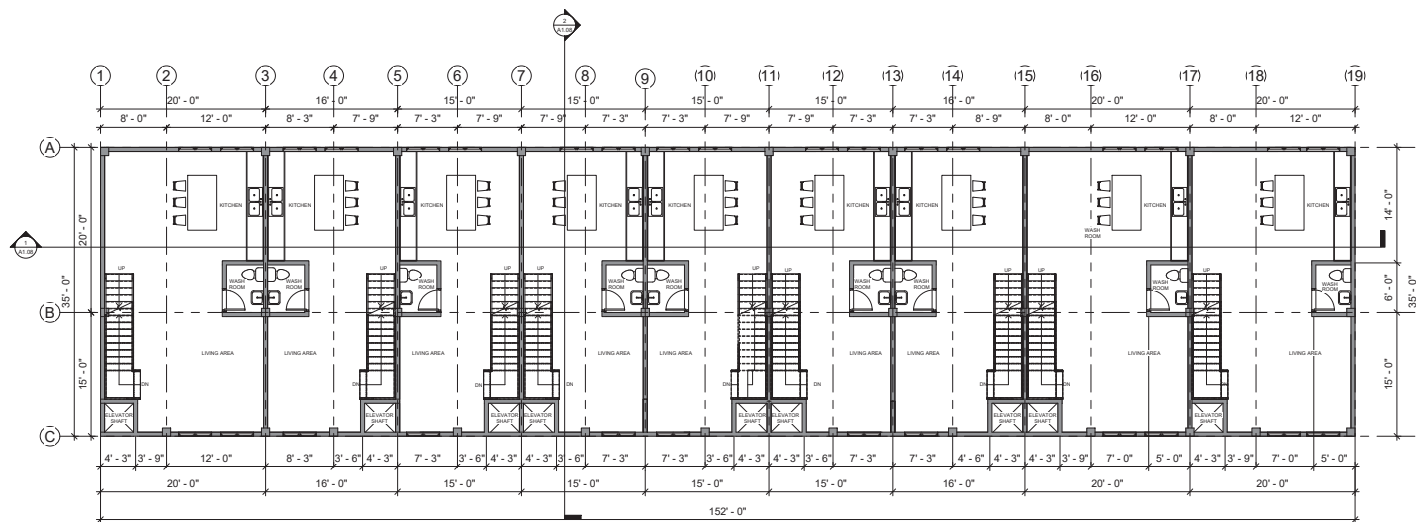
02.18.2021

SCALE:

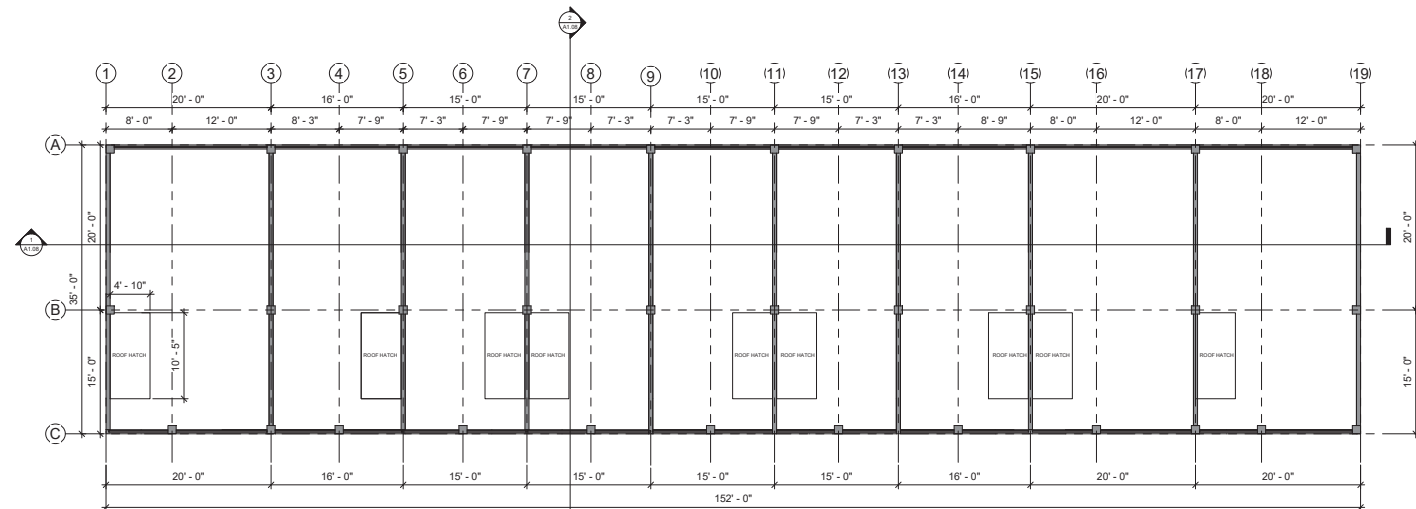
3/16" = 1'-0"

DRAWING NO.:

A1.03



1 OVERALL UPPER FLOOR LEVEL
3/16" = 1'-0"



2 OVERALL ROOF DECK LEVEL
3/16" = 1'-0"

LEGEND

PROPOSED 20' UNITS		MW
PROPOSED 16' UNITS		MT
PROPOSED 15' UNITS		MD
MAIN FLOOR WINDOWS...		UW
MAIN FLOOR DOORS...		OD
UPPER FLOOR WINDOWS...		GD
OVERHEAD GARAGE DOORS...		UD
GARAGE DOORS...		
UPPER DOORS...		

LOT INFORMATION

LEGAL ADDRESS:
LOT A DISTRICT LOT 203 GROUP 1,
TOWN OF NEW WESTMINSTER, PLAN EPP52780
P.I.D. 029-600-588

MUNICIPAL ADDRESS:
1601 BARNET HIGHWAY
PORT MOODY, BC, V3H1W6

PROPOSED USE:
MULTI-FAMILY DWELLING RM-4

SITE INFORMATION

SITE AREA: 13777 SQ.FT

ZONING: RM-1
LOT COVERAGE: 40%
MAX. BUILDING HEIGHT: 10.9m / 34'5" or 3 level
FRONT LOT LINE: 4.0m / 13'1"
SIDE LOT LINE: 2.0m / 6'11"
REAR LOT LINE: 3m / 9'10"

MAXIMUM SITE COVERAGE: = 5510.8 sq.ft.

PROPOSED SITE COVERAGE: = 5390sq.ft.

FLOOR AREA ABOVE GRADE:

ABOVE GRADE FSR INCLUDING
GARAGE & ROOFTOP = 21560 sq ft

PROPOSED FLOOR AREAS INCLUDING GARAGE:

20' UNITS = 6300 sq.ft.
16' UNITS = 6720 sq ft.
15' UNITS = 3150 sq.ft.
TOTAL FLOOR AREA = 16170 sq.ft.

AREA ABOVE GRADE
INCLUDING ROOFTOP = 21560 sq.ft.

PROPOSED ROOFTOP AREA:

20' UNITS = 2100 sq ft
16' UNITS = 2240 sq ft
15' UNITS = 1050 sq ft
TOTAL ROOF AREA = 5390 sq ft

DISCLAIMER

ALL SERVICE INFORMATION SHOWN ON THIS SHEET IS COMPILED FROM RECORDS PROVIDED BY THE CITY OF PORT MOODY. NO WARRANTY OR GUARANTEE IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. SERVICE LINES, WATER LINES, STORM, SANITARY, ELECTRICAL AND CABLE AS SHOWN ARE SCHEMATIC REPRESENTATION ONLY, AND DO NOT INDICATE THE ACTUAL LOCATION OR LENGTH OF THE SERVICE LINE. DIAL-BEFORE-YOU-DIG SERVICES SHOULD BE UTILIZED BEFORE COMMENCEMENT OF ANY EXCAVATION OR CONSTRUCTION.

SITE COVERAGE LEGEND:

IMPERMEABLE MATERIAL LEGEND

8400 SQ.FT.	PROPOSED 20' UNITS
8960 SQ.FT.	PROPOSED 16' UNITS
4200 SQ.FT.	PROPOSED 15' UNITS
21560 SQ.FT.	TOTAL

CALCULATION BREAKDOWN:

IMPERMEABLE CALCULATION:

SITE AREA: 13777 SQ.FT. (1279.92m2)
ALLOWABLE IMPERMEABLE: 5510.8sq.ft. / 511m2
ACTUAL IMPERMEABLE AREA: 5390 SQ.FT. / 500m2

COVERAGE CALCULATION:

ALLOWED BUILDING COVERAGE: 5510sqft / 511m2
ACTUAL BUILDING COVERAGE: 525 SQ.FT. / 48.77m2
15' UNITS: 660 SQ.FT. / 62.0m2
20' UNITS: 700 SQ.FT. / 65.03
TOTAL: 5390 SQ.FT. / 500m2

NOTES:

"3'-0" CLEAR FIREFIGHTING ACCESS TO BE MAINTAINED AT ALL TIMES.
NO PROJECTIONS INCLUDING SERVICES/UTILITY CONNECTIONS
PERMITTED IN THE DESIGNATED 3'-0" PATH"

ELECTRIC VEHICLE OUTLET BOX TO BE INSTALLED IN THE PARKING AREA

ENTIRE BUILDING TO BE SPRINKLED TO NFPA 13-D

ALAIR
YARED.A@ALAIRHOMES.COM
ADDRESS 425-604 COLUMBIA ST.
NEW WEST MINISTER
V3M1A5

BUILDER:



ALAIR
HOMES

DISCLAIMER:

THE INFORMATION CONTAINED IN THE
DRAWING REMAINS THE SOLE
PROPERTY OF ANY REPRODUCTION IN
PART OR AS WHOLE WITHOUT
WRITTEN PERMISSION IS PROHIBITED

ALAIR
604 COLUMBIA STREET
UNIT 425
NEW MINISTER
V3M1A5

PROJECT TITLE:

OCEAN VIEW TOWNHOMES
1601
BARNET HIGHWAY

DRAWING:

UPPER FLOOR AND ROOF DECK
FLOOR PLAN

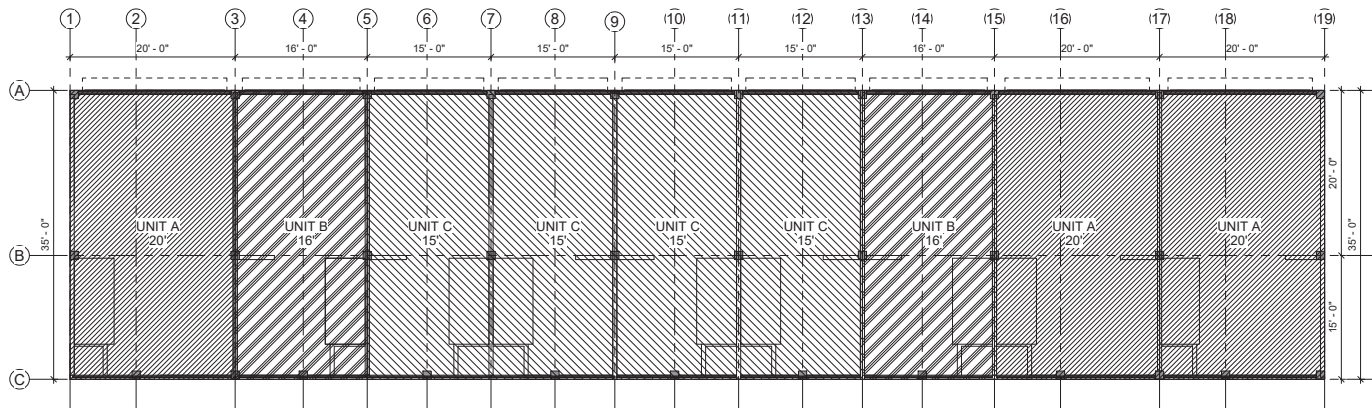
DRAWN BY: KHALIDA NAZARI

DATE: 02.18.2021

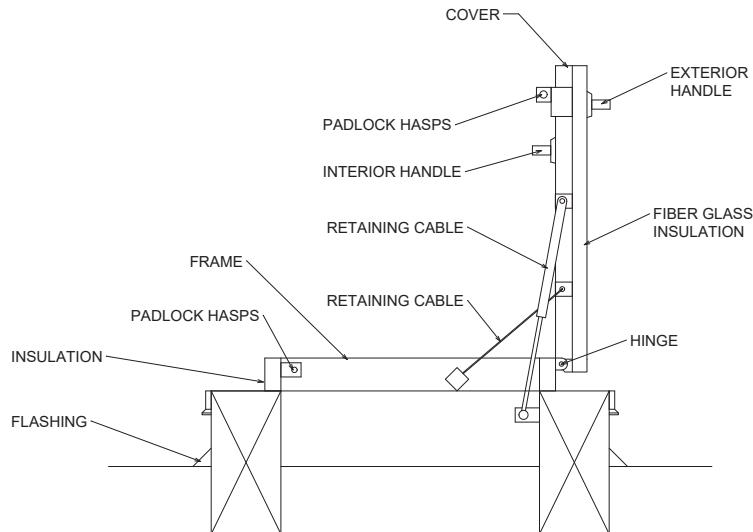
SCALE: 3/16" = 1'-0"

DRAWING NO.:

A1.04



1 ROOF PLAN
3/16" = 1'-0"



2 HATCH DETAIL
1/2" = 1'-0"

LEGEND

PROPOSED 20' UNITS
PROPOSED 16' UNITS
PROPOSED 15' UNITS



MAIN FLOOR WINDOWS... MW
MAIN FLOOR TRANSOMS... MT
MAIN FLOOR DOORS... MD
UPPER FLOOR WINDOWS... UW
OVERHEAD GARAGE DOORS... OD
GARAGE DOORS... GD
UPPER DOORS... UD

LOT INFORMATION

LEGAL ADDRESS: LOT A DISTRICT LOT 203 GROUP 1
TOWN OF NEW WESTMINSTER, PLAN EPP52780
P.I.D. 029-600-588

MUNICIPAL ADDRESS:
1601 BARNET HIGHWAY
PORT MOODY, BC, V3H1W6

PROPOSED USE:
MULTI-FAMILY DWELLING RM-4

SITE INFORMATION

SITE AREA: 13777 SQ.FT

ZONING: RM-1
LOT COVERAGE: 40%
MAX. BUILDING HEIGHT: 10.9m / 34'5" or 3 level
FRONT LOT LINE: 4.0m / 13'1"
SIDE LOT LINE: 2.0m / 6'1"
REAR LOT LINE: 3m / 9'10"

MAXIMUM SITE COVERAGE: = 5510.8 sq.ft.

PROPOSED SITE COVERAGE: = 5390sq.ft.

FLOOR AREA ABOVE GRADE:

ABOVE GRADE FSR INCLUDING
GARAGE & ROOFTOP = 21560 sq ft

PROPOSED FLOOR AREAS INCLUDING GARAGE:

20' UNITS = 6300 sq.ft.
16' UNITS = 6720 sq.ft.
15' UNITS = 3150 sq.ft.
TOTAL FLOOR AREA = 16170 sq.ft.

AREA ABOVE GRADE
INCLUDING ROOFTOP = 21560 sq.ft.

PROPOSED ROOFTOP AREA:

20' UNITS = 2100 sq.ft.
16' UNITS = 2240 sq.ft.
15' UNITS = 1050 sq.ft.
TOTAL ROOF AREA = 5390 sq.ft.

DISCLAIMER

ALL SERVICE INFORMATION SHOWN ON THIS SHEET IS COMPILED FROM RECORDS PROVIDED BY THE CITY OF PORT MOODY. NO WARRANTY OR GUARANTEE IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. SERVICE LINES, WATER LINES, STORM, SANITARY, ELECTRICAL AND CABLE AS SHOWN ARE SCHEMATIC REPRESENTATION ONLY, AND DO NOT INDICATE THE ACTUAL LOCATION OR LENGTH OF THE SERVICE LINE. DIAL-BEFORE-YOU-DIG SERVICES SHOULD BE UTILIZED BEFORE COMMENCEMENT OF ANY EXCAVATION OR CONSTRUCTION.

SITE COVERAGE LEGEND:

IMPERMEABLE MATERIAL LEGEND

8400 SQ.FT. PROPOSED 20' UNITS
8960 SQ.FT. PROPOSED 16' UNITS
4200 SQ.FT. PROPOSED 15' UNITS
21560 SQ.FT. TOTAL

CALCULATION BREAKDOWN:

IMPERMEABLE CALCULATION:

SITE AREA: 13777 SQ.FT. (1279.92m²)
ALLOWABLE IMPERMEABLE: 5510.8sq.ft. / 511m²
ACTUAL IMPERMEABLE AREA: 5390 SQ.FT. / 500m²

COVERAGE CALCULATION:

ALLOWED BUILDING COVERAGE: 5510sqft / 511m²
ACTUAL BUILDING COVERAGE:
15' UNITS: 3150 SQ.FT. / 292.7m²
16' UNITS: 6720 SQ.FT. / 625.0m²
20' UNITS: 6300 SQ.FT. / 585.0m²
TOTAL: 5390 SQ.FT. / 500m²

NOTES:

"3'-0" CLEAR FIREFIGHTING ACCESS TO BE MAINTAINED AT ALL TIMES
NO PROJECTIONS INCLUDING SERVICES/UTILITY CONNECTIONS
PERMITTED IN THE DESIGNATED 3'-0" PATH"

ELECTRIC VEHICLE OUTLET BOX TO BE INSTALLED IN THE PARKING
AREA

ENTIRE BUILDING TO BE SPRINKLED TO NFPA 13-D

ALAIR
YARED.A@ALAIRHOMES.COM
ADDRESS 425-604 COLUMBIA ST.
NEW WEST MINISTER
V3M1A5

BUILDER:



ALAIR
HOMES

DISCLAIMER:

THE INFORMATION CONTAINED IN THE
DRAWING REMAINS THE SOLE
PROPERTY OF ANY REPRODUCTION IN
PART OR AS WHOLE WITHOUT
WRITTEN PERMISSION IS PROHIBITED

ALAIR
604 COLUMBIA STREET
UNIT 425
NEW MINISTER
V3M1A5

PROJECT TITLE:

OCEAN VIEW TOWNHOMES
1601
BARNET HIGHWAY

DRAWING:

ROOF PLAN AND HATCH DETAIL

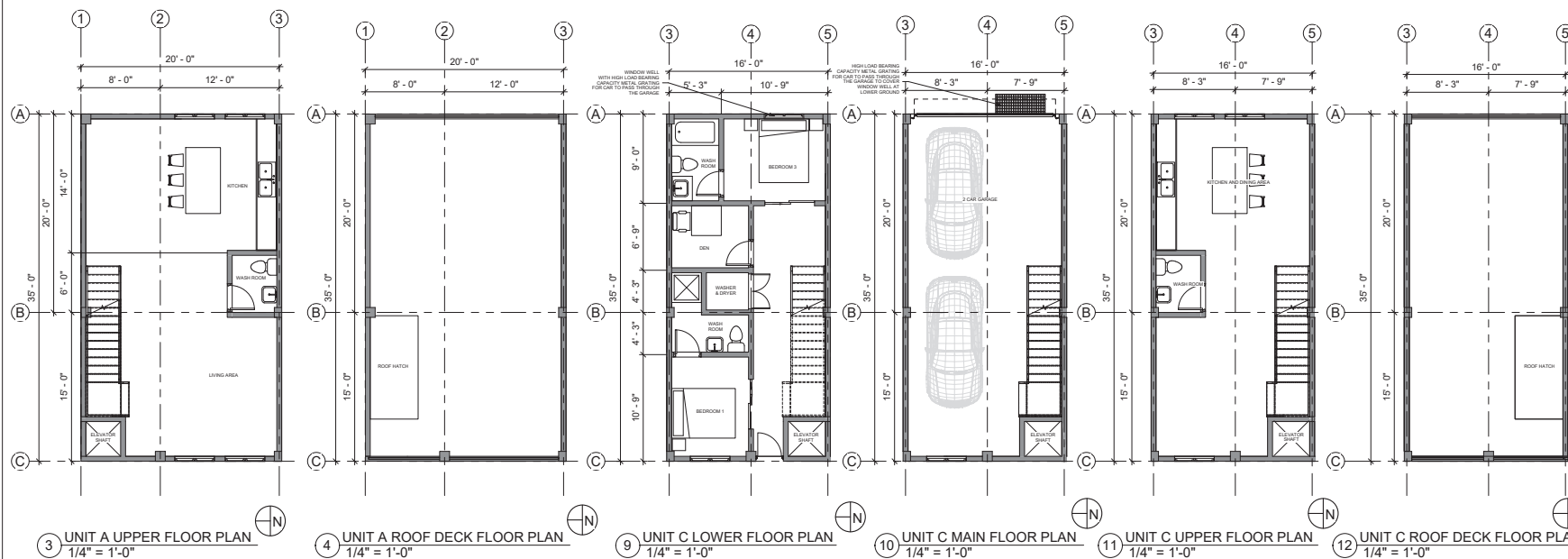
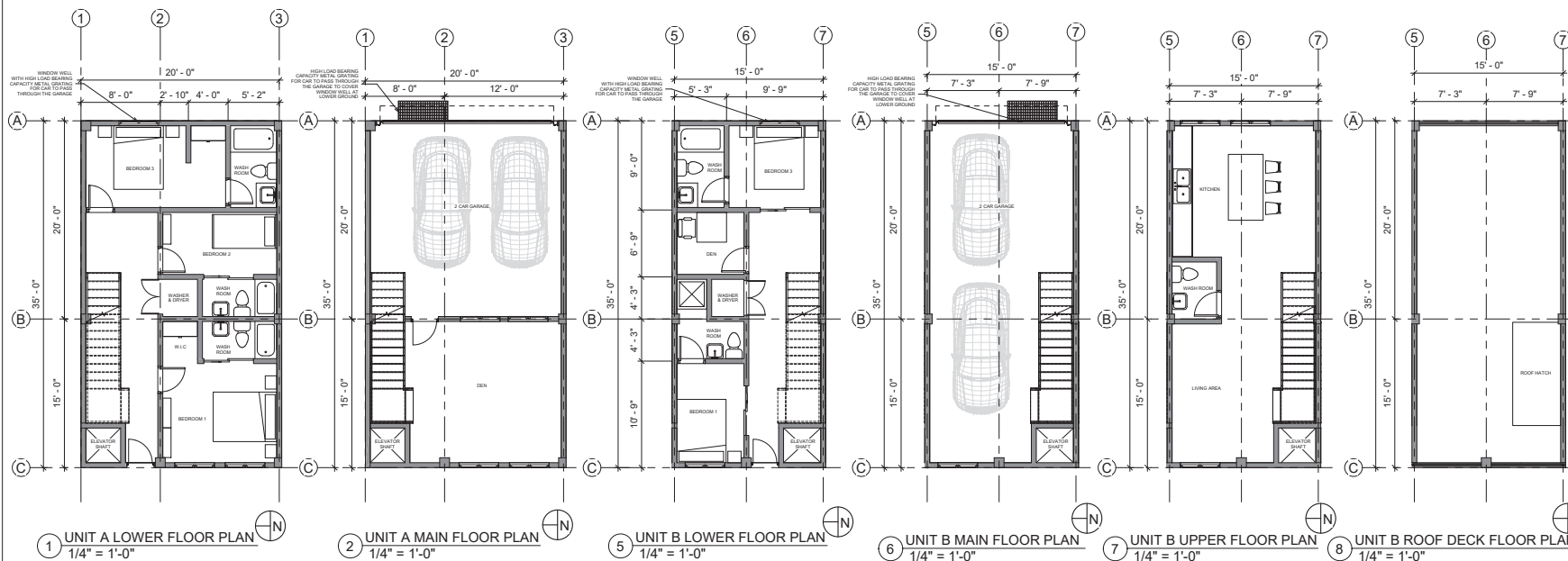
DRAWN BY: KHALIDA NAZARI

DATE: 02.18.2021

SCALE: As indicated

DRAWING NO.:

A1.05



ALAIR
YARED.A@ALAIRHOMES.COM
ADDRESS 425-604 COLUMBIA ST.
NEW WEST MINISTER
V3M1A5

BUILDER:



ALAIR
HOMES

DISCLAIMER:

THE INFORMATION CONTAINED IN THE
DRAWING REMAINS THE SOLE
PROPERTY OF ANY REPRODUCTION IN
PART OR AS WHOLE WITHOUT
WRITTEN PERMISSION IS PROHIBITED

ALAIR
604 COLUMBIA STREET
UNIT 425
NEW WEST MINISTER
V3M1A5

PROJECT TITLE:

OCEAN VIEW TOWNHOMES
1601
BARNET HIGHWAY

DRAWING:

UNIT A, B AND C PLAN

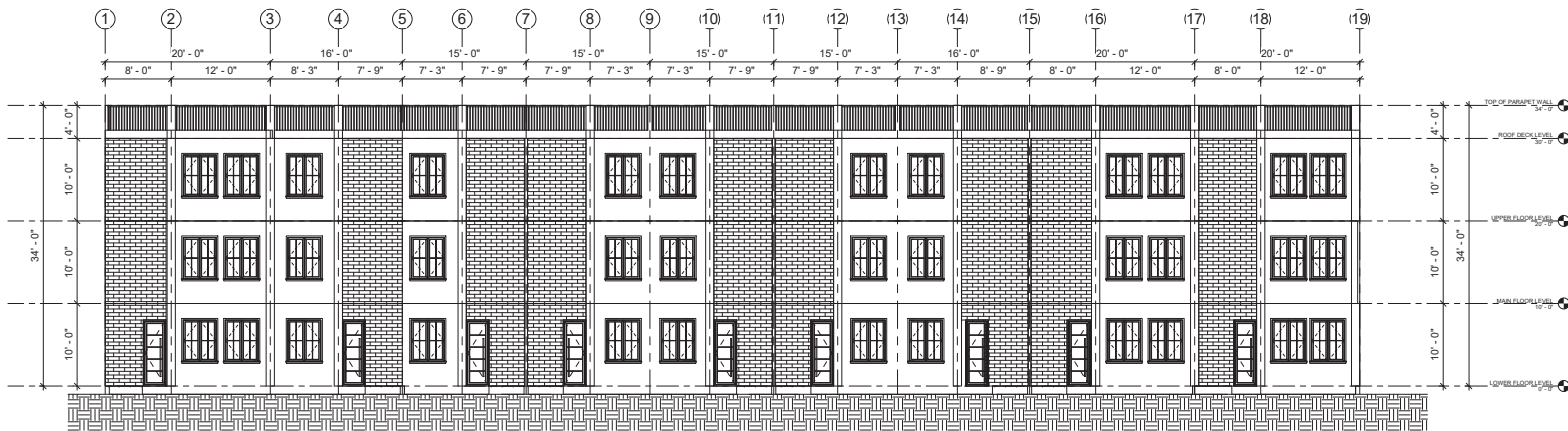
DRAWN BY: KHALIDA NAZARI

DATE: 02.18.2021

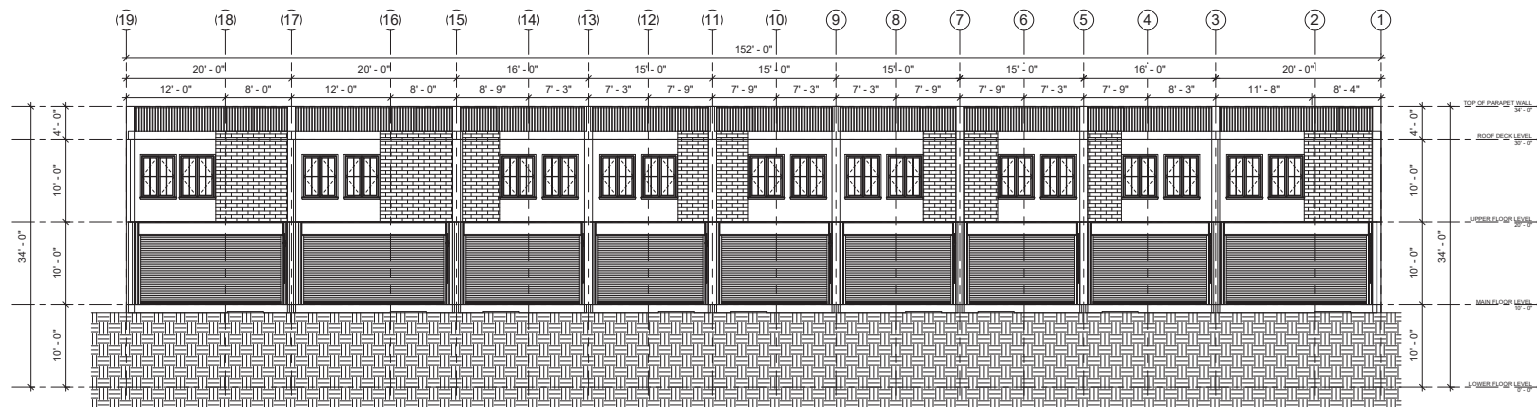
SCALE: 1/4" = 1'-0"

DRAWING NO.:

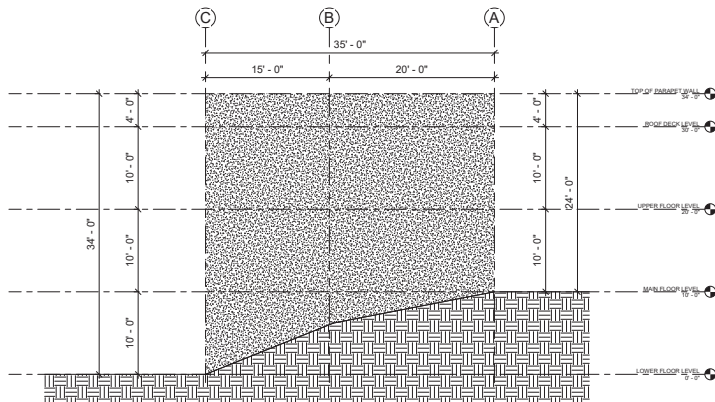
A1.06



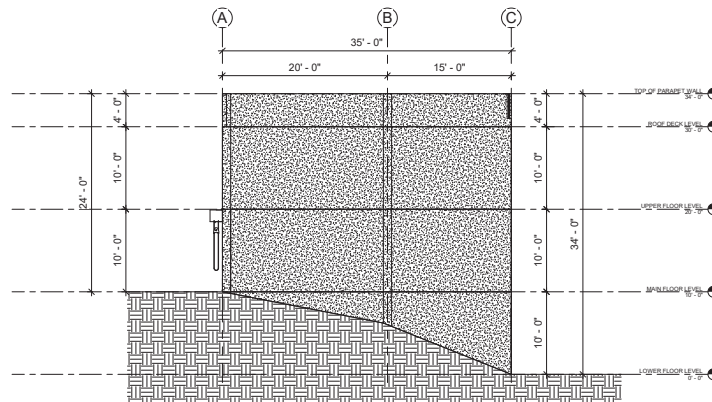
2 FRONT ELEVATION
3/16" = 1'-0"



1 REAR ELEVATION
3/16" = 1'-0"



3 RIGHT SIDE ELEVATION
3/16" = 1'-0"



4 LEFT SIDE ELEVATION
3/16" = 1'-0"

ALAIR
YARED.A@ALAIRHOMES.COM
ADDRESS 425-604 COLUMBIA ST.
NEW WEST MINISTER
V3M1A5

BUILDER:



ALAIR
HOMES

DISCLAIMER:

THE INFORMATION CONTAINED IN THE
DRAWING REMAINS THE SOLE
PROPERTY OF ANY REPRODUCTION IN
PART OR AS WHOLE WITHOUT
WRITTEN PERMISSION IS PROHIBITED

ALAIR
604 COLUMBIA STREET
UNIT 425
NEW WEST MINISTER
V3M1A5

PROJECT TITLE:

OCEAN VIEW TOWNHOMES
1601
BARNET HIGHWAY

DRAWING:

ELEVATIONS

DRAWN BY: KHALIDA NAZARI

DATE: 02.18.2021

SCALE: 3/16" = 1'-0"

DRAWING NO.:

A1.07

ALAIR
YARED.A@ALAIRHOMES.COM
ADDRESS 425-604 COLUMBIA ST.
NEW WEST MINISTER
V3M1A5

BUILDER:



ALAIR
HOMES

DISCLAIMER:

THE INFORMATION CONTAINED IN THE
DRAWING REMAINS THE SOLE
PROPERTY OF ANY REPRODUCTION IN
PART OR AS WHOLE WITHOUT
WRITTEN PERMISSION IS PROHIBITED

ALAIR
604 COLUMBIA STREET
UNIT 425
NEW WEST MINISTER
V3M1A5

PROJECT TITLE:

OCEAN VIEW TOWNHOMES
1601
BARNET HIGHWAY

DRAWING:

SECTIONS

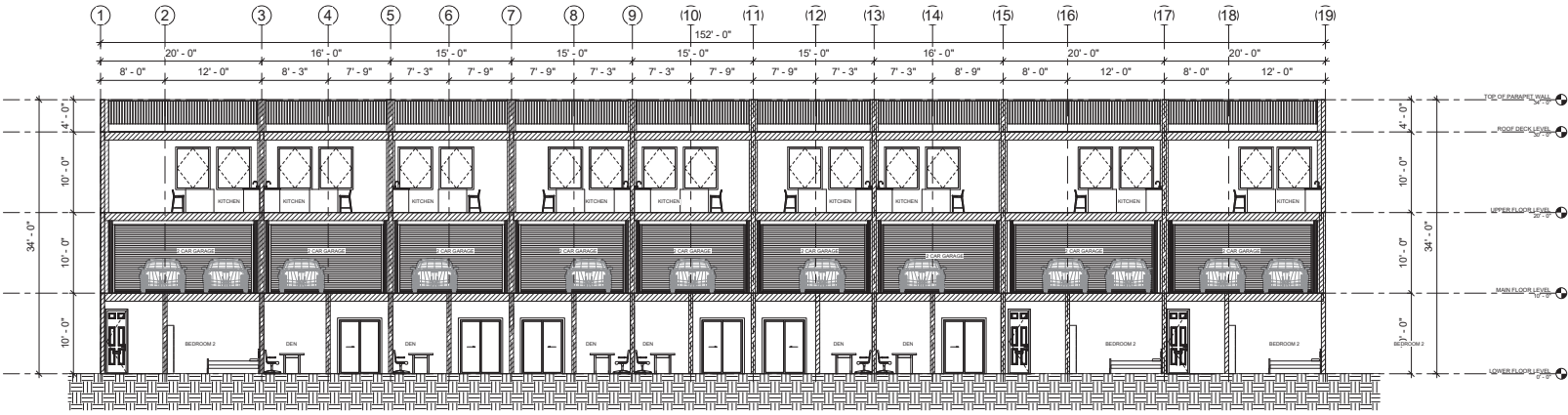
DRAWN BY: KHALIDA NAZARI

DATE: 02.18.2021

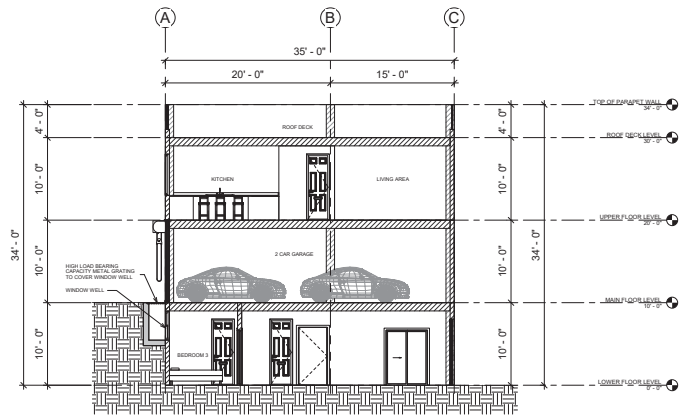
SCALE: 3/16" = 1'-0"

DRAWING NO.:

A1.08



1 SECTION A
3/16" = 1'-0"



2 SECTION B
3/16" = 1'-0"