

112 MORAY STREET

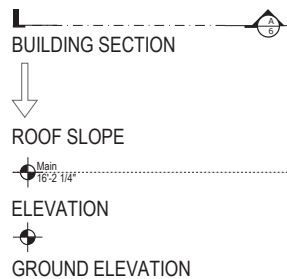
LANDSCAPE PLAN



PROJECT STATISTICS

KEY PROJECT STATISTICS			
	SQ M	SQ FT.	COMMENTS
LOT AREA	3,947	42,485	
EASEMENT AREA	284	3,054	
EFFECTIVE BUILDING LOT AREA	3,663	39,431	
LOT COVERAGE (AREA)	1,756	18,897	
LOT COVERAGE (%)	44%	44%	
HERITAGE HOME LIVABLE		1,558	2 UNITS
HERITAGE HOME GFA		1,702	
BUILDING A LIVABLE	979	10,536	6 UNITS
BUILDING A GFA	1,389	14,956	
BUILDING B LIVABLE	326	3,512	2 UNITS
BUILDING B GFA	463	4,984	
BUILDING C LIVABLE	1,129	12,148	12 UNITS
BUILDING C GFA	1,310	14,104	
BUILDING D LIVABLE	1,288	13,860	8 UNITS
BUILDING D GFA	1,717	18,480	
TOTAL LIVABLE	3,866	41,614	
TOTAL GFA	5,038	54,226	
TOTAL FAR	1.27		
TOTAL NO. UNITS	30		
DIVERSITY UNIT TYPE	Quantity		Parking as per Zoning bylaw
2 BED	20 Units + 1 heritage home Unit		1.5 Parking space per unit
3 & 4 BED	8 Units + 1 heritage home Unit		2 parking space per unit
LIVE - WORK	8 Units		-
LOCK OFF SUITES	2 Units		1 Parking space per unit
PARKING DIVISION	REQUIRED	PROPOSED	
BUILDING A (6 3-Bed)	12	12	2 parking space per unit
BUILDING B (2 3-Bed)	4	4	2 parking space per unit
BUILDING C (12 2-Bed)	18	18	1.5 Parking space per unit
BUILDING D (8 2-Bed)	12	16	1.5 Parking space per unit
HERITAGE HOME (1 2-Bed, 1 3-Bed)	4	3	
VISITOR (0.2 * no. of units)	6	6	
SUBTOTAL	56	59	

DRAWING SYMBOLS



PROJECT CONTACTS

PLANNING & DESIGN
CITYSTATE CONSULTING GROUP
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DRAWING LIST

- 001 COVER PAGE
- 002 MASTER LANDSCAPE PLAN
- 003 LANDSCAPE DETAIL A,B&C
- 004 LANDSCAPE DETAIL E
- 005 LANDSCAPE DETAIL E. 1
- 006 LANDSCAPE DETAIL F
- 007 LANDSCAPE DETAIL G
- 008 PLANTING DETAILS
- 009 CIRCULATION PLAN
- 010 INTERPRETATION PANELS

VICINITY PLAN



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Project: 112 Moray Street

Sheet: 001

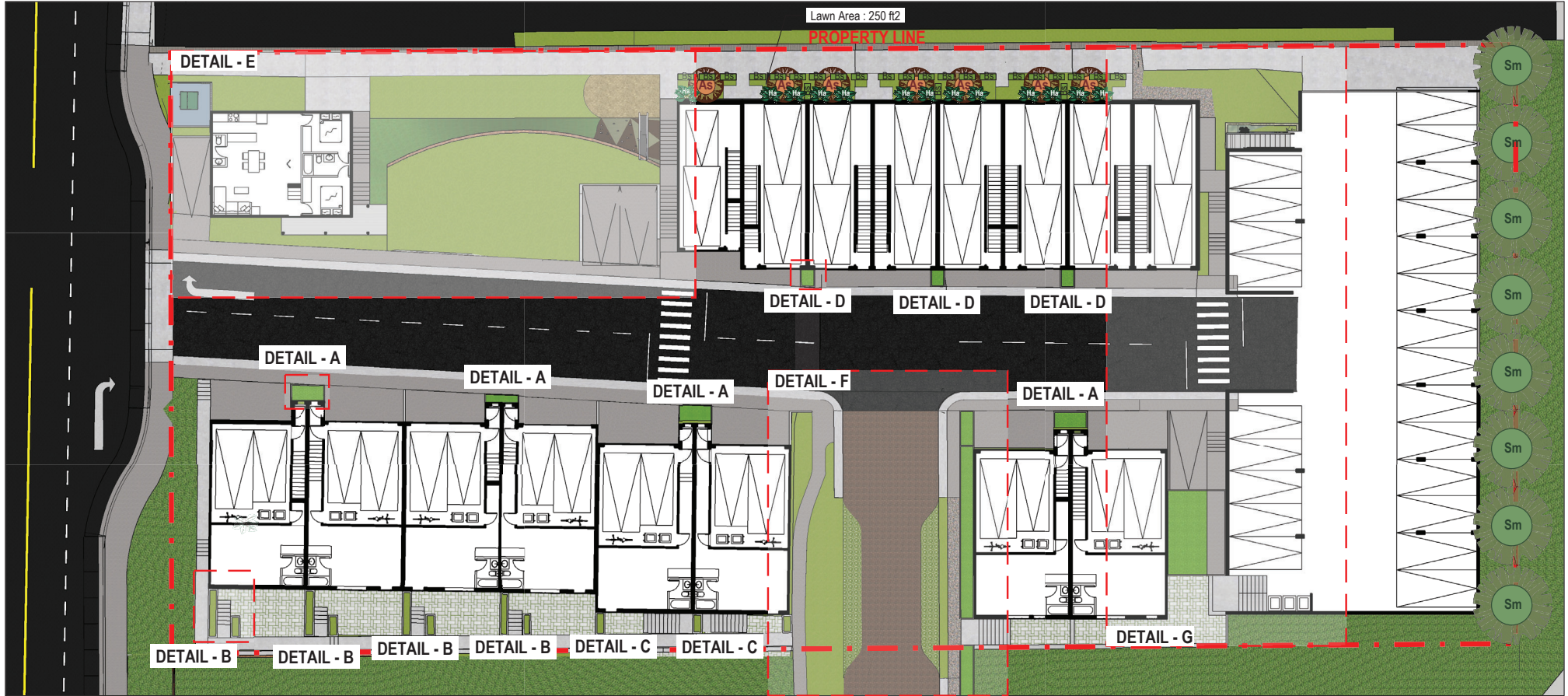
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PROJECT STATISTICS

Scale:

Date: 06 AUG 2021

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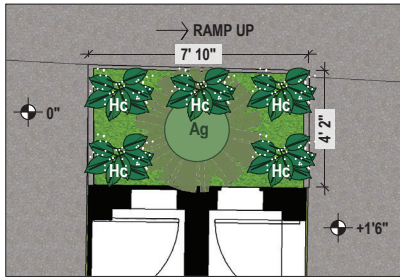
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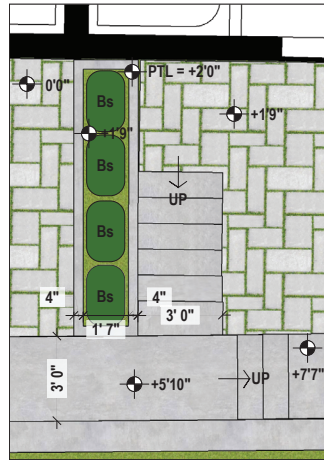
Sl no.	Legend	Common Name	Botanical Name	Spread	Height	Qty.
S1	Bs	Common Box	Buxus sempervirens	1.5ft.	3-30ft.	24
S2	Ha	Climbing hydrangea	Hydrangea anomala	5-6ft.	30-50ft.	13
T1	As	Golden full moon maple	Acer shirasawanum	15-20ft.	15-20ft.	7
T2	Sm	Tall stewartia	Stewartia monadelphica	20-25ft.	15-25ft.	8

Lawn Area Calculation :
 3.5 no. X 250 ft2 = approx. 750 sq.ft.

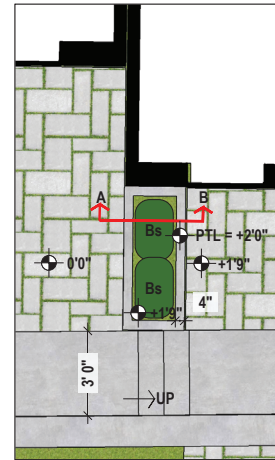
A LANDSCAPE DETAILS - A,B,C and D
003 SCALE 1:25



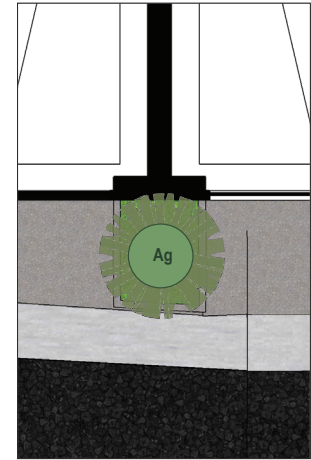
Detail A



Detail B



Detail C



Detail D

Detail A (*4)

SI no.	Legend	Common Name	Botanical Name	Spread	Height	Qty.
S3	Hc	Dwarf yellow daylily	Hemerocallis minor	0.75-1ft.	1-2ft.	5
T3	Ag	Princess Diana	Amelanchier grandiflora	15-25 ft.	15-25 ft.	1

Detail B(*4)

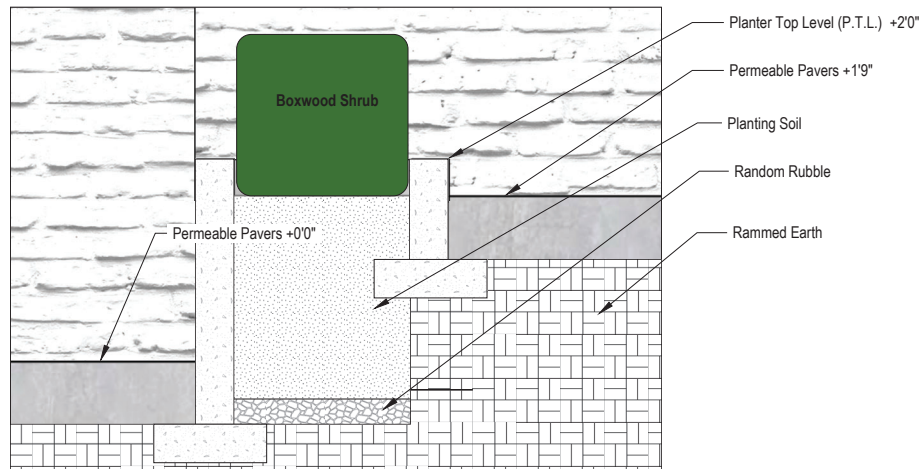
SI no.	Legend	Common Name	Botanical Name	Spread	Height	Qty.
S1	Bs	Common Box	Buxus sempervirens	1.5ft.	3-30ft.	4

Detail C (*2)

SI no.	Legend	Common Name	Botanical Name	Spread	Height	Qty.
S1	Bs	Common Box	Buxus sempervirens	1.5ft.	3-30ft.	2

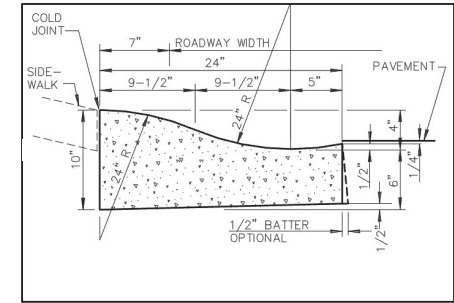
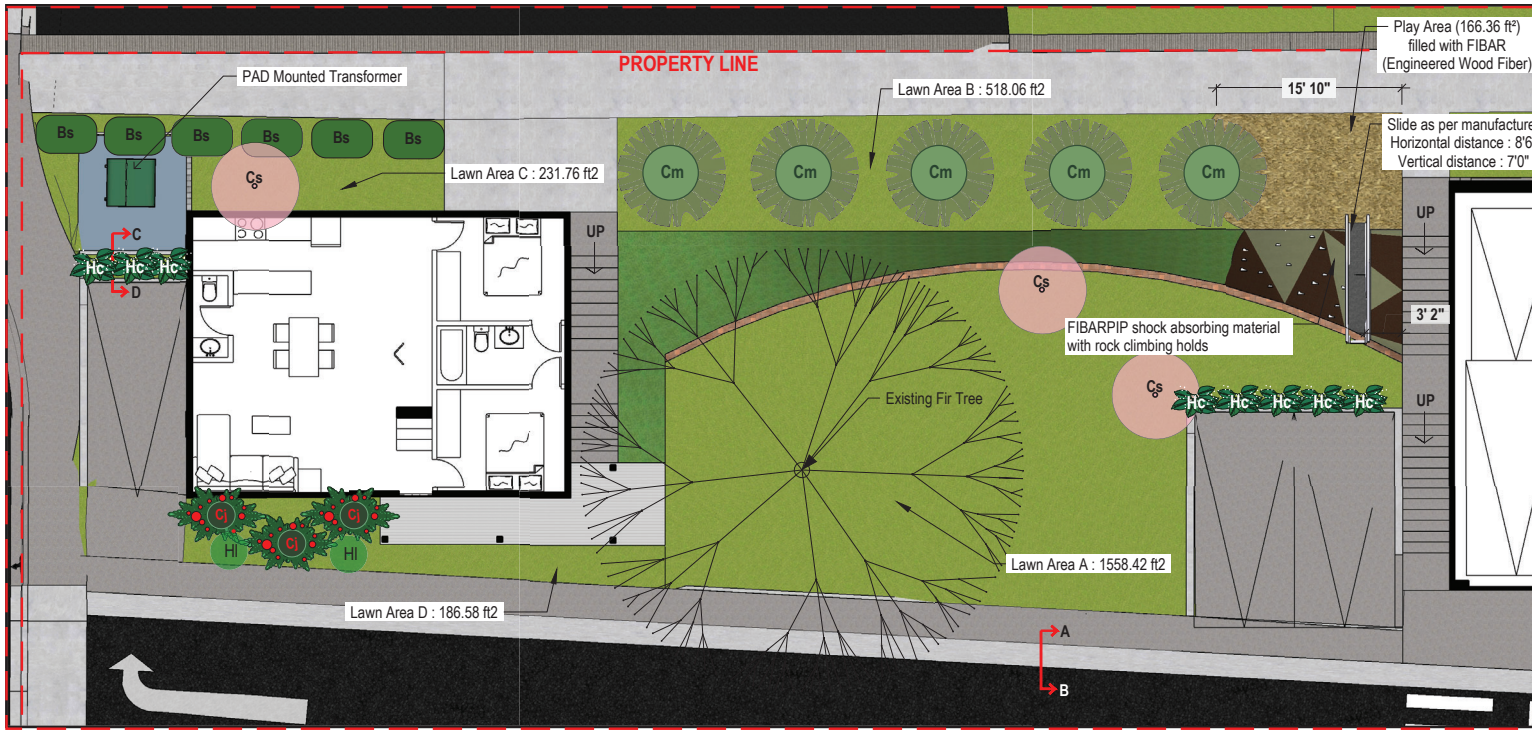
Detail D (*3)

SI no.	Legend	Common Name	Botanical Name	Spread	Height	Qty.
T3	Ag	Princess Diana	Amelanchier grandiflora	15-25 ft.	15-25 ft.	3

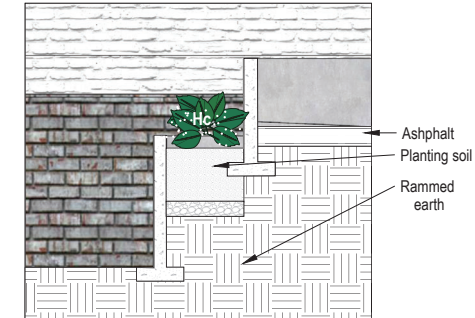


Section AB - Typical Section of Planter with different grade on either side

A LANDSCAPE DETAIL - E
004 SCALE 1:60



Section AB - Roll Curb Detail



Section CD - Planter detail

DETAIL - 01

Sl no.	Legend	Common Name	Botanical Name	Spread	Height	Qty.
S1	Bs	Common Box	Buxus sempervirens	1.5ft.	3-30ft.	7
S3	Hc	Dwarf yellow daylily	Hemerocallis minor	0.75-1ft.	1-2ft.	9
S4	Cj	Japanese Camelia	Camelia japonica	5-10ft.	6-12ft.	3
S5	HI	Hosta liberty	Hosta liberty	1-3ft.	1-3ft.	2
T4	Cm	comelian cherry	Cornus mas	21-20ft.	15-25ft.	5
T5	Cs	Judas tree	Cercis siliquastrum	15-25ft.	15-25ft.	3

Lawn Area Calculation :
 Area A = 1,558.42 ft2
 Area B = 518.06 ft2
 Area C = 231.76 ft2
 Area D = 186.58 ft2
 Total Area of Lawn = 2,494.82 ft2



View of play area landscape



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Sheet: 004

Description: LANDSCAPE DETAIL - E

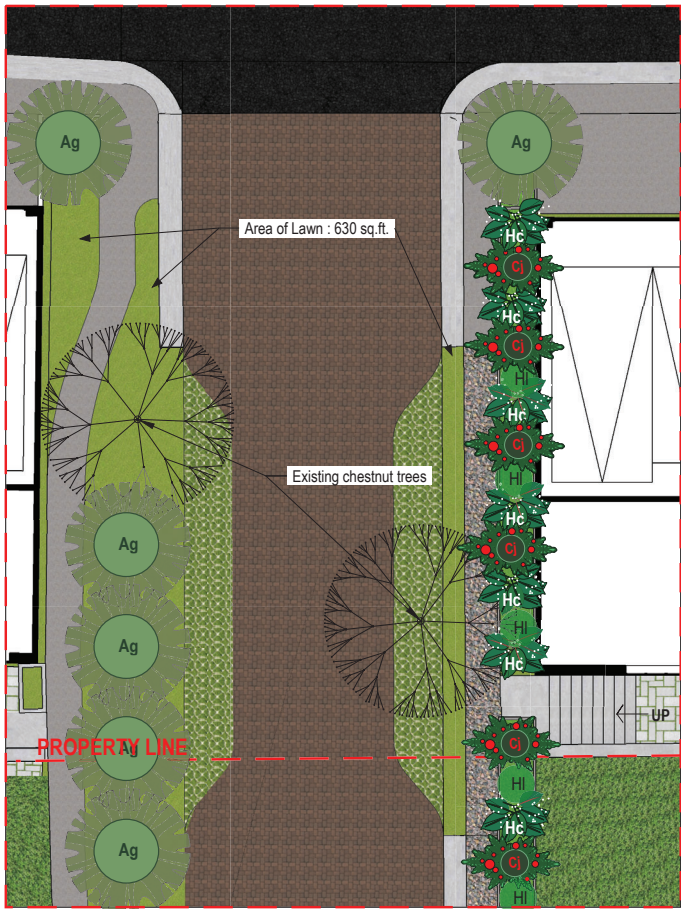
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VERTICAL PLANTING

Sl no.	Legend	Common Name	Botanical Name	Spread	Height	Qty.
S2	Ha	Climbing hydrangea	Hydrangea anomala	5-6ft.	30-50ft.	10
S3	Hc	Dwarf yellow daylily	Hemerocallis minor	0.75-1ft.	1-2ft.	12
S4	Cj	Japanese Camelia	Camelia japonica	5-10ft.	6-12ft.	7
S5	Hl	Hosta liberty	Hosta liberty	1-3ft.	1-3ft.	12
S7	Hm	Japanese forest grass	Hakonechloa macra beni kaze	2ft.	1.5ft.	11

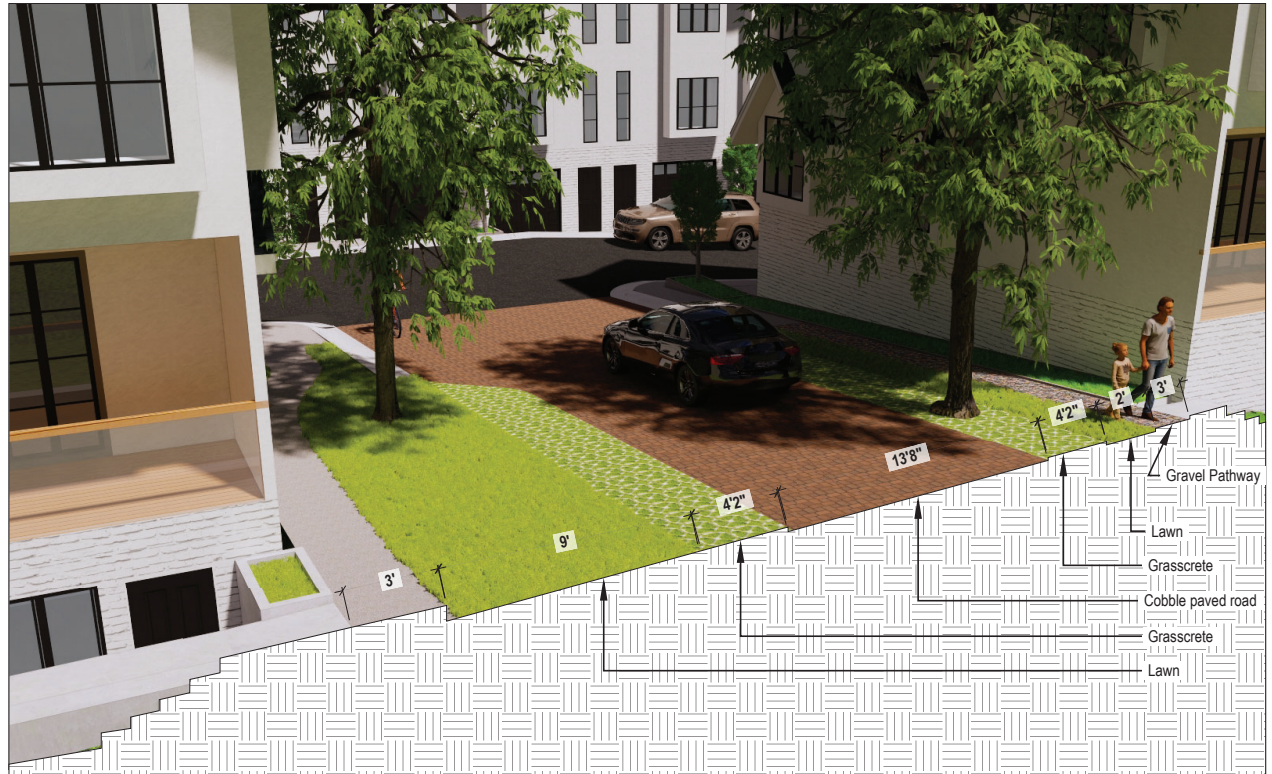
Terraced garden will be created using Dirt Locker technology.
Reference : www.dirtlocker.com



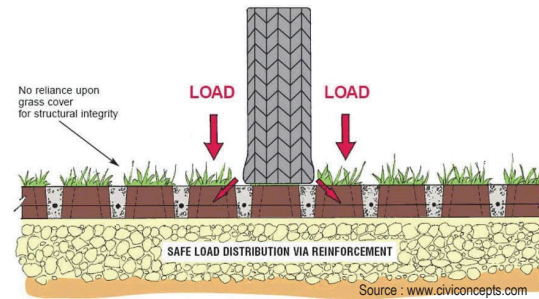
DETAIL - F

Sl no.	Legend	Common Name	Botanical Name	Spread	Height	Qty.
S3	Hc	Dwarf yellow daylily	Hemerocallis minor	0.75-1ft.	1-2ft.	7
S4	Cj	Japanese Camelia	Camelia japonica	5-10ft.	6-12ft.	6
S5	Hl	Hosta liberty	Hosta liberty	1-3ft.	1-3ft.	5
T3	Ag	Princess Diana	Amelanchier grandiflora	15-25 ft.	15-25 ft.	6

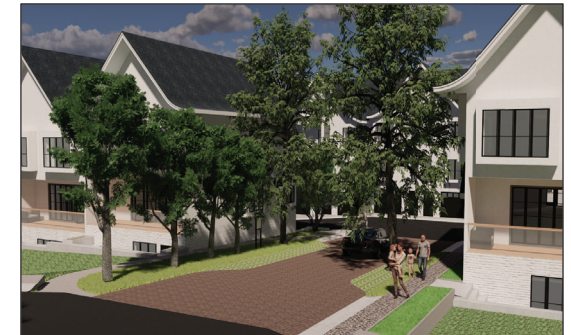
Total lawn area : 630 sq.ft.



SECTION THROUGH PROPERTY LINE



GRASSCRETE SECTION DETAIL



VIEW FROM FLINN COURT

A LANDSCAPE DETAIL - G
007 SCALE 1:125



Water feature located at the lowest grade on site that collects rain water runoff from the site before draining it into the sewage network

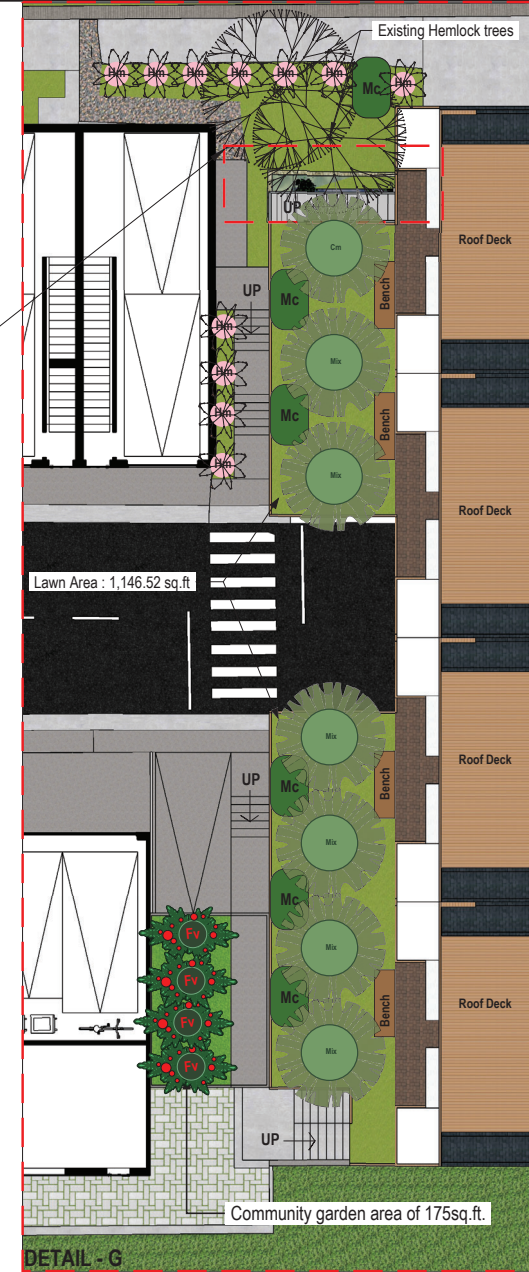
Total Area of Lawn in detail G = 1,146.52 ft2

Sl no.	Legend	Common Name	Botanical Name	Spread	Height	Qty.
S6	Mc	Wax Myrtle Shrub	L. Myrica cerifera	10-15ft.	6-10ft.	6
S7	Hm	Japanese forest grass	hakonechloa macra beni kaze	2ft.	1.5ft.	11
T4	Cm	cornelian cherry	Cornus mas	21-20ft.	15-25ft.	7
G1	Fv	Wild strawberry plant	Fragaria vesca	9-12"	3-9"	4

TOTAL QUANTITY

Sl no.	Legend	Common Name	Botanical Name	Spread	Height	Qty.
S1	Bs	Common Box	Buxus sempervirens	1.5ft.	3-30ft.	55
S2	Ha	Climbing hydrangea	Hydrangea anomala	5-6ft.	30-50ft.	23
S3	Hc	Dwarf yellow daylily	Hemerocallis minor	0.75-1ft.	1-2ft.	48
S4	Cj	Japanese Camelia	Camelia japonica	5-10ft.	6-12ft.	16
S5	Hl	Hosta liberty	Hosta liberty	1-3ft.	1-3ft.	19
S6	Mc	Wax Myrtle Shrub	L. Myrica cerifera	10-15ft.	6-10ft.	6
S7	Hm	Japanese forest grass	Hakonechloa macra beni kaze	2ft.	1.5ft.	22
T1	As	Golden full moon maple	Acer shirasawanum	15-20ft.	15-20ft.	7
T2	Sm	Tall stewartia	Stewartia monadelph	20-25ft.	15-25ft.	8
T3	Ag	Princess Diana	Amelanchier grandiflora	15-25 ft.	15-25 ft.	19
T4	Cm	cornelian cherry	Cornus mas	21-20ft.	15-25ft.	12
T5	Cs	Judas tree	Cercis siliquastrum	15-25ft.	15-25ft.	3
G1	Fv	Wild strawberry plant	Fragaria vesca	9-12"	3-9"	4

TOTAL LAWN AREA = 3,271 sq.ft. TO BE PLANTED WITH BUFFALO GRASS 'Bouteloua dactyloides'



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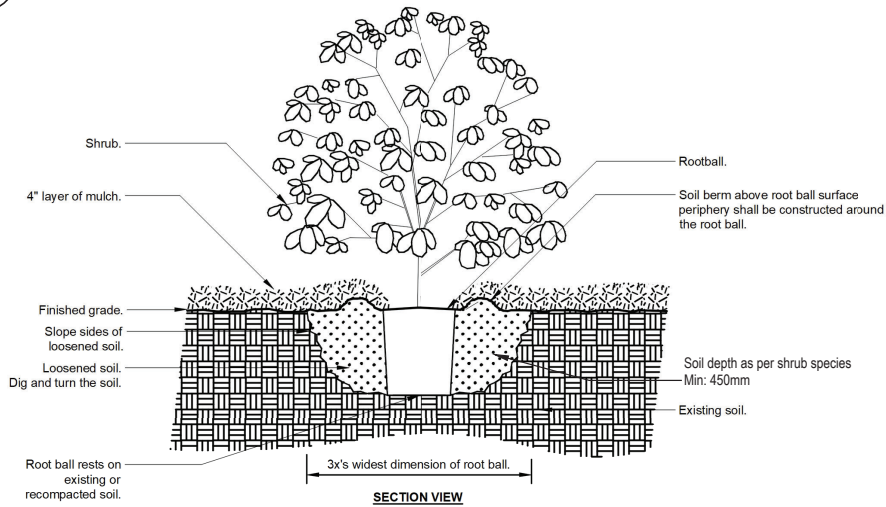
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LANDSCAPE DETAIL - G

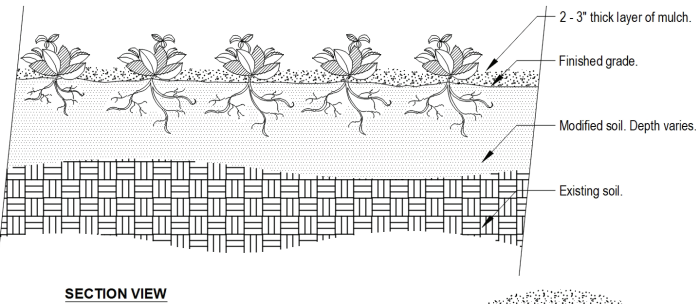
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A
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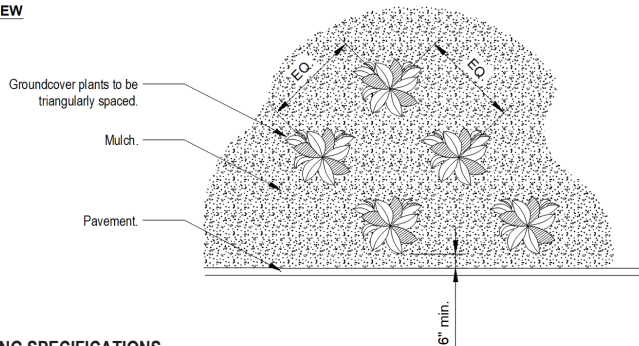
PLANTING DETAILS - SOIL SECTIONS



A. SHRUB PLANTING SPECIFICATIONS

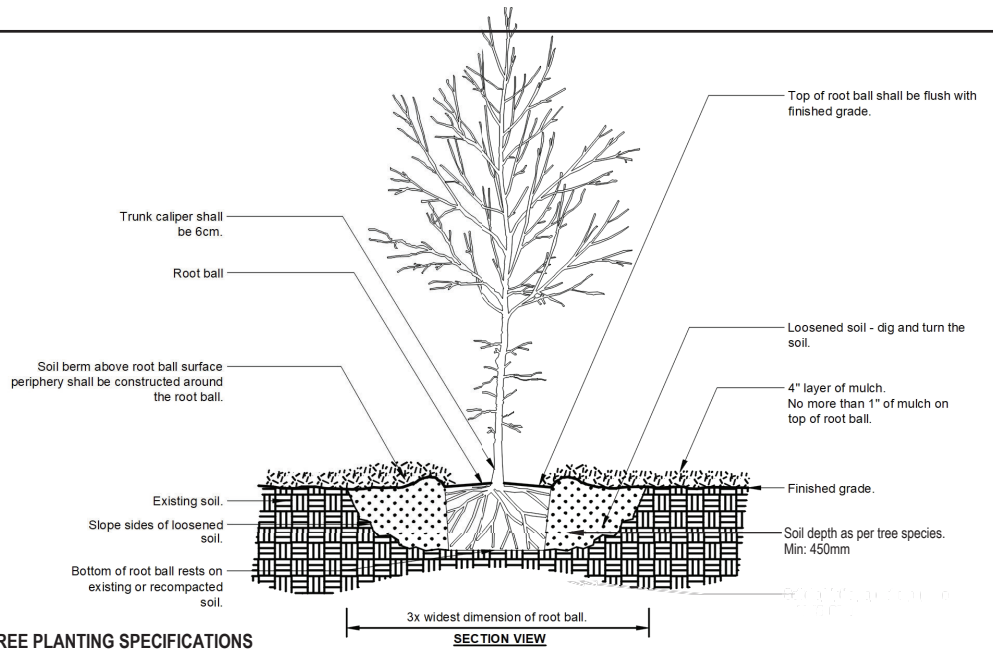


SECTION VIEW

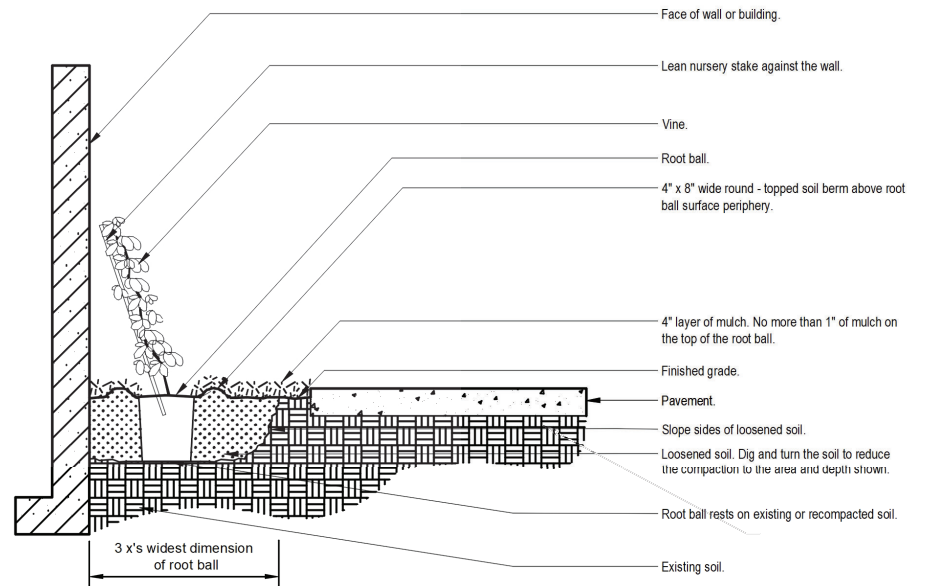


PLAN

C. GROUNDCOVER PLANTING SPECIFICATIONS



B. TREE PLANTING SPECIFICATIONS



D. VINE PLANTING SPECIFICATIONS

NOTE : REFER BC SLA STANDARDS FOR PLANTING SPECIFICATIONS.



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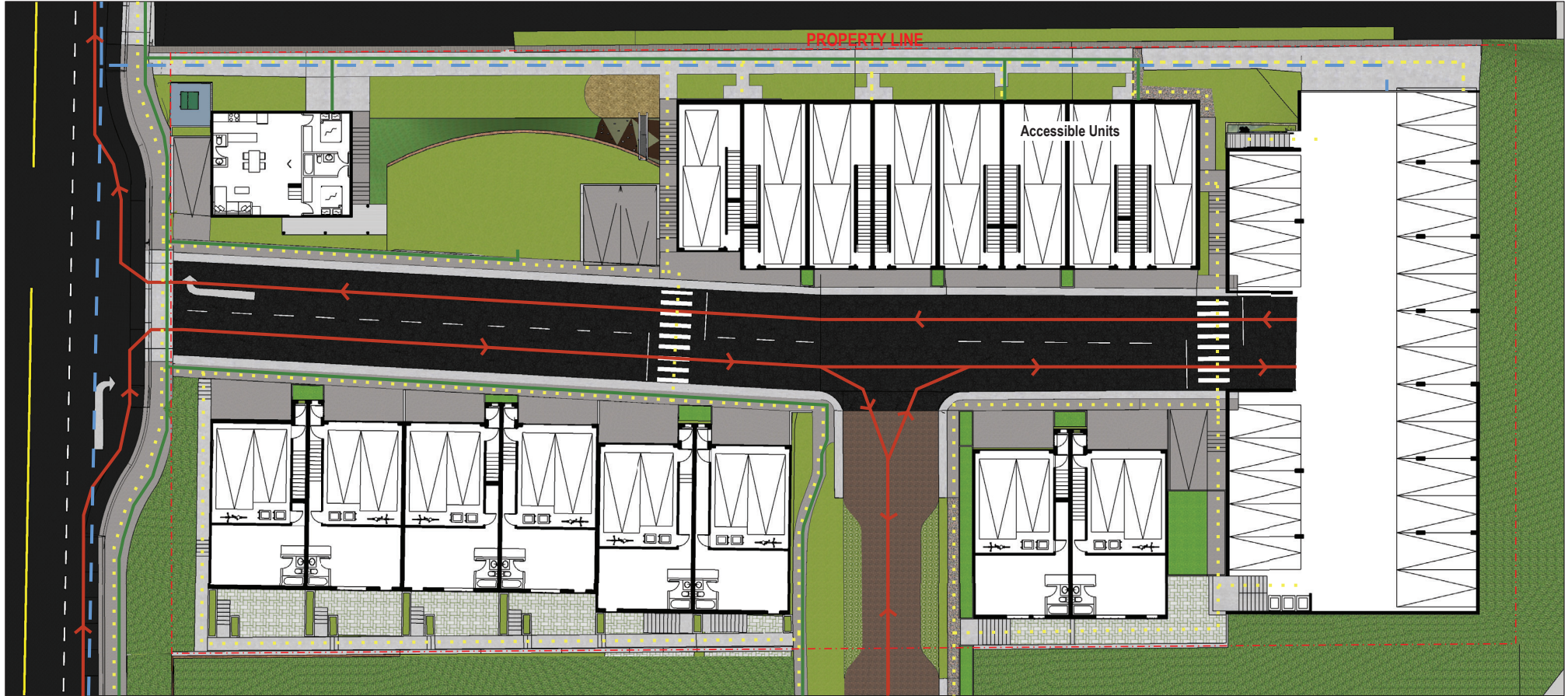
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112 Moray Street

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PLANTING DETAILS

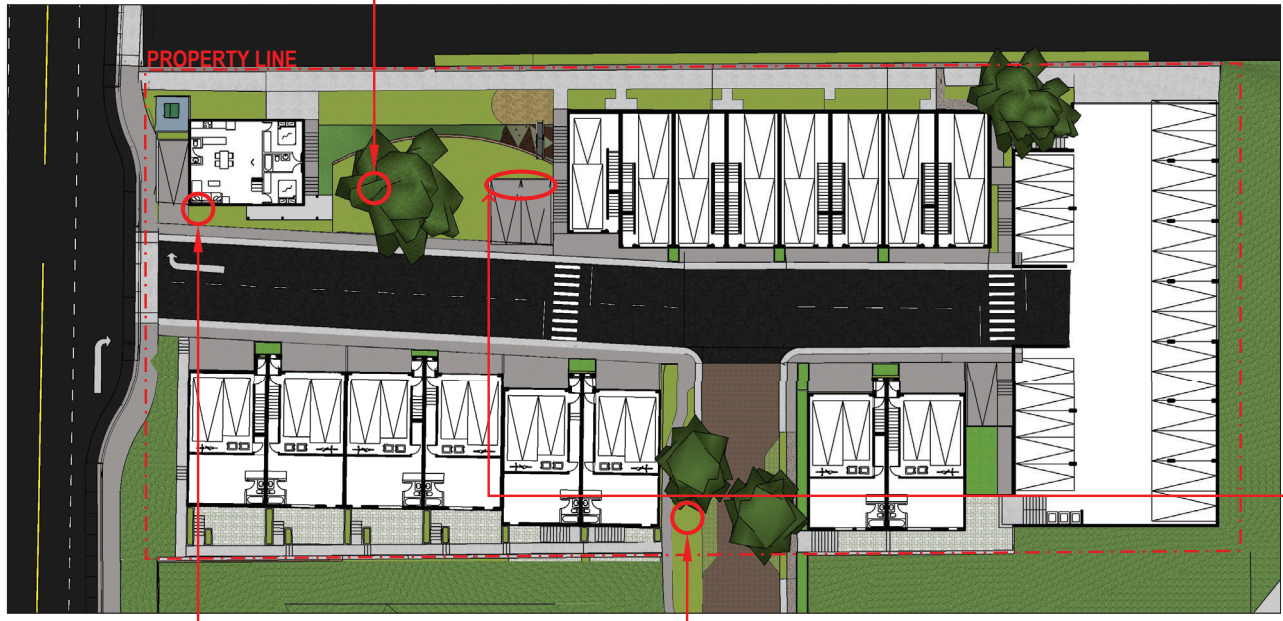
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A CIRCULATION PLAN
009 SCALE 1:125



- Vehicular circulation
- - - Pedestrian circulation
- - - Bicycle circulation
- - - Wheelchair circulation

A
010 INTERPRETATION SIGNS AND ARTWORK
SCALE 1:200



Heritage Fir Tree

Image in consultation with Port Moody Heritage Society	Text in consultation with Port Moody Heritage Society
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Art Work on Parking Wall

An abstract artwork will be created by a local artist with the theme to highlight the heritage home and its farmhouse context.

Heritage Residence Interpretation Board

Chestnut Tree Significance

Image in consultation with Port Moody Heritage Society	Text in consultation with Port Moody Heritage Society
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Mr. Pinda and his two sons always invited the neighbors over to their estate to pick up chestnuts from the tree. The neighbors living around Flinn Court cul-de-sac, to this day remember the warm invite from Mr. Pinda. The chestnut tree is an integral part of this property.



Chestnut tree flanking the entrance to property

*Artwork in the perspective is representational.

