

# 112 MORAY STREET

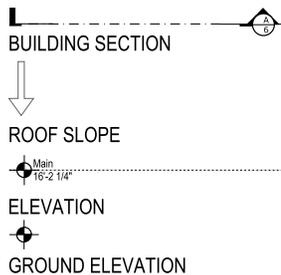
## LANDSCAPE PLAN



## 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		
<b>TOTAL NO. UNITS</b>	<b>30</b>		
<b>DIVERSITY UNIT TYPE</b>	<b>Quantity</b>		<b>Parking as per Zoning bylaw</b>
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
<b>PARKING DIVISION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	
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	
<b>SUBTOTAL</b>	<b>56</b>	<b>59</b>	

## DRAWING SYMBOLS



## PROJECT CONTACTS

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

SURVEY  
OLSEN & ASSOCIATES  
Tel : (604)-531-4067  
E-mail: info@olsensurveying.ca

HERITAGE CONSULTANTS  
DON LUXTON & ASSOCIATES INC.  
Tel : (604) 688 1216  
E-mail : hello@donaldluxton.com

ARCHITECTURE  
MARA+NATHA ARCHITECT  
Rob Lee (604-970-8413)  
email: rob@mararch.com

CIVIL ENGINEERING  
LANDMARK ENGINEERING & PLANNING LTD.  
Tel : (604)-723-7623  
E-mail : watcon@telus.net

ARBORIST  
Francis Klimo  
Tel : (604) 521-7594  
E-mail : kimofrancis@gmail.com

LANDSCAPING  
CITYSTATE CONSULTING GROUP  
Gaetan Royer (778) 355-5399  
email: gaetan@citystate.ca

## 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



Gaetan Royer – CityState Consulting Services  
2414 St Johns Street, Port Moody, BC, Canada V3H 2B1  
gaetan@citystate.ca

Project:

112 Moray Street

Sheet:

001

Description:

COVER PAGE  
PROJECT STATISTICS

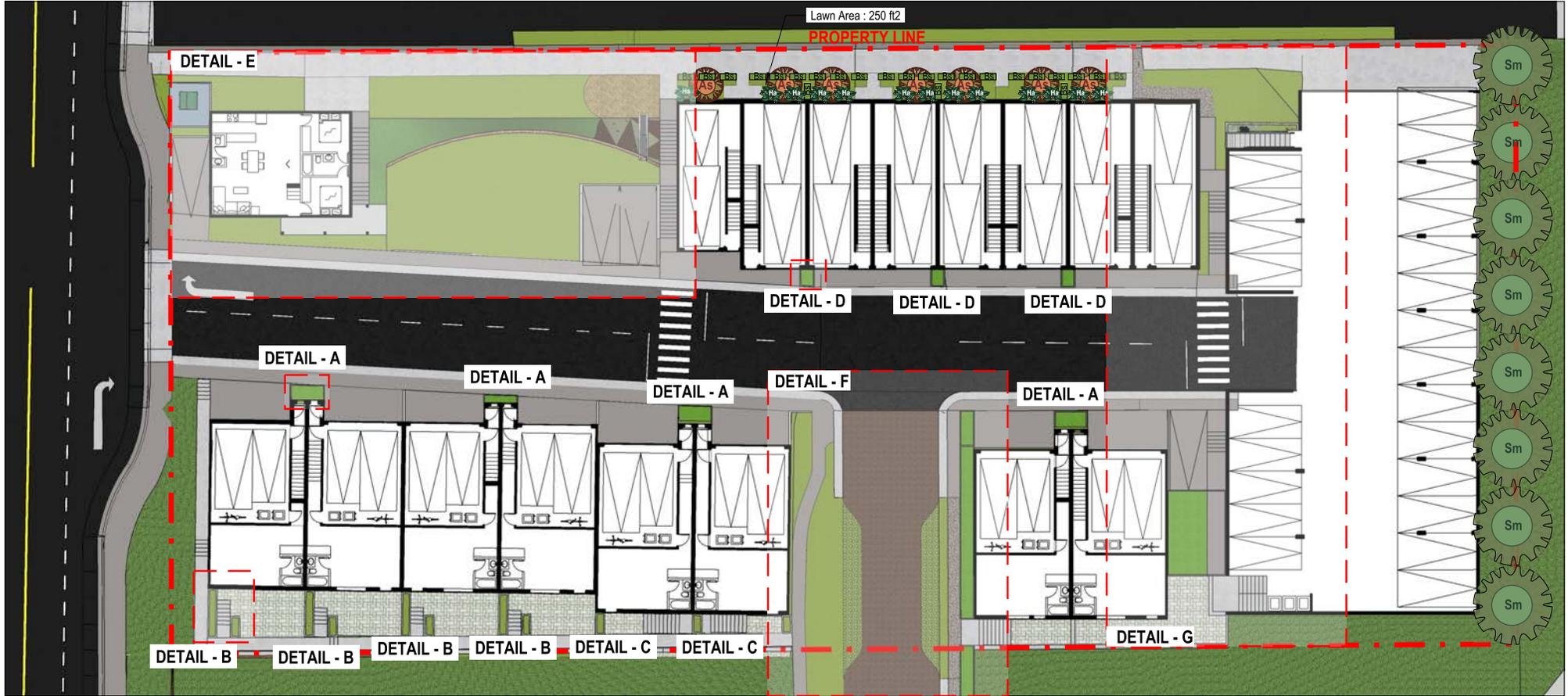
Scale:

Date: 06 AUG 2021

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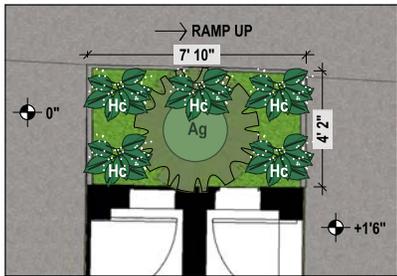
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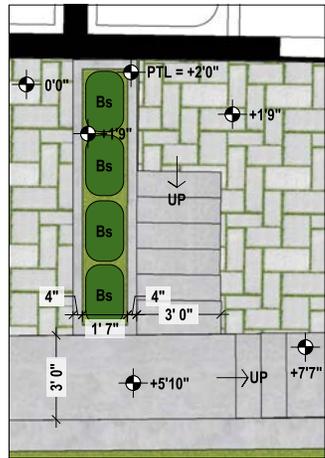
Sl no.	Legend	Common Name	Botanical Name	Spread	Height	Qty.
S1	Bs	Common Box	Buxus sempervirens	1.5ft.	3-30ft.	24
S2	Ha	Climbing hydrangea	Hydrangea anomala	5-6ft.	30-50ft.	13
T1	As	Golden full moon maple	Acer shirasawanum	15-20ft.	15-20ft.	7
T2	Sm	Tall stewartia	Stewartia monadelph	20-25ft.	15-25ft.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

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

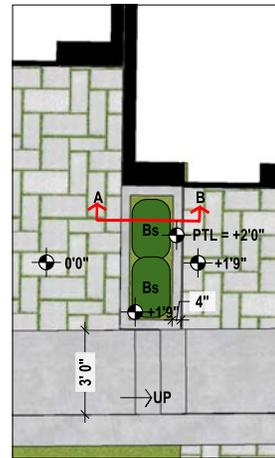
**A** LANDSCAPE DETAILS - A,B,C and D  
**003** SCALE 1:25



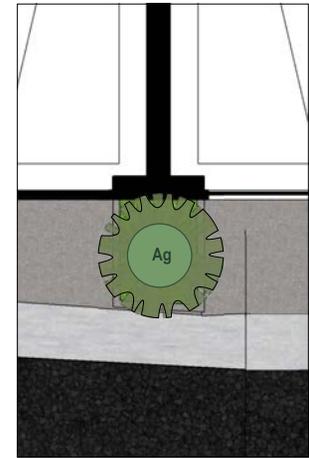
Detail A



Detail B



Detail C



Detail D

Detail A (\*4)

Sl 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)

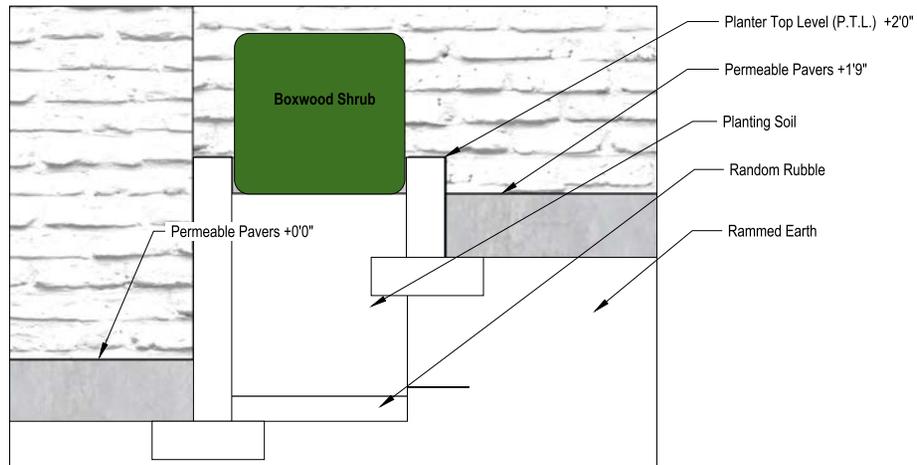
Sl no.	Legend	Common Name	Botanical Name	Spread	Height	Qty.
S1	Bs	Common Box	Buxus sempervirens	1.5ft.	3-30ft.	4

Detail C (\*2)

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

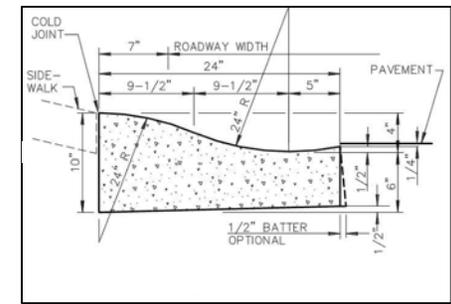
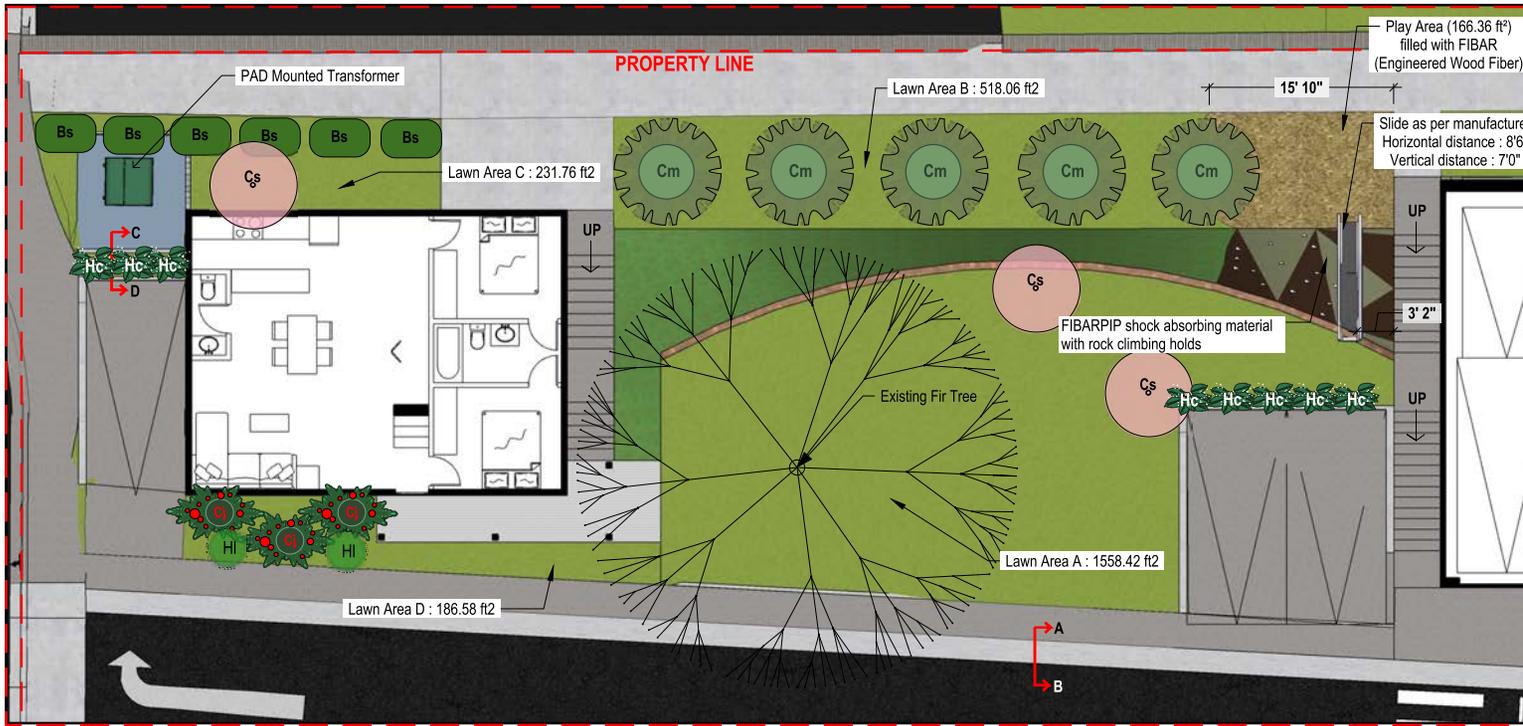
Detail D (\*3)

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

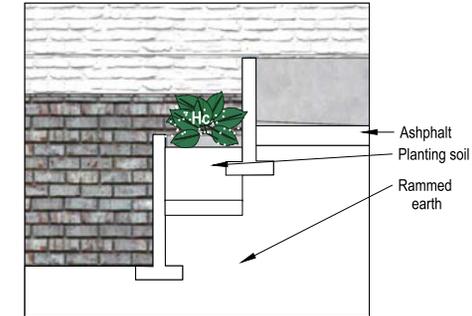


Section AB - Typical Section of Planter with different grade on either side

**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	cornelian 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

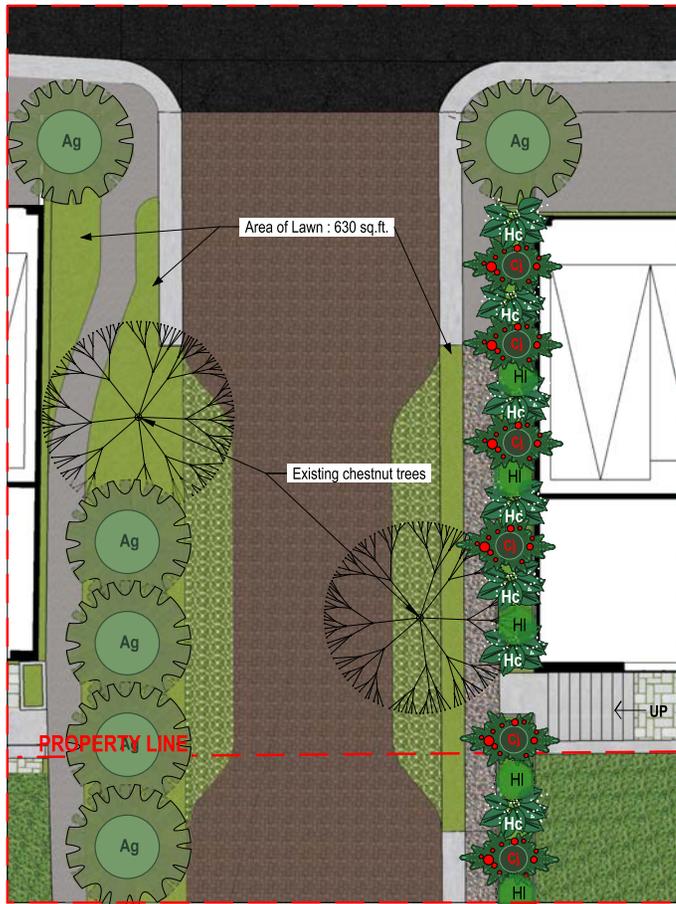


**VERTICAL PLANTING**

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](http://www.dirtlocker.com)

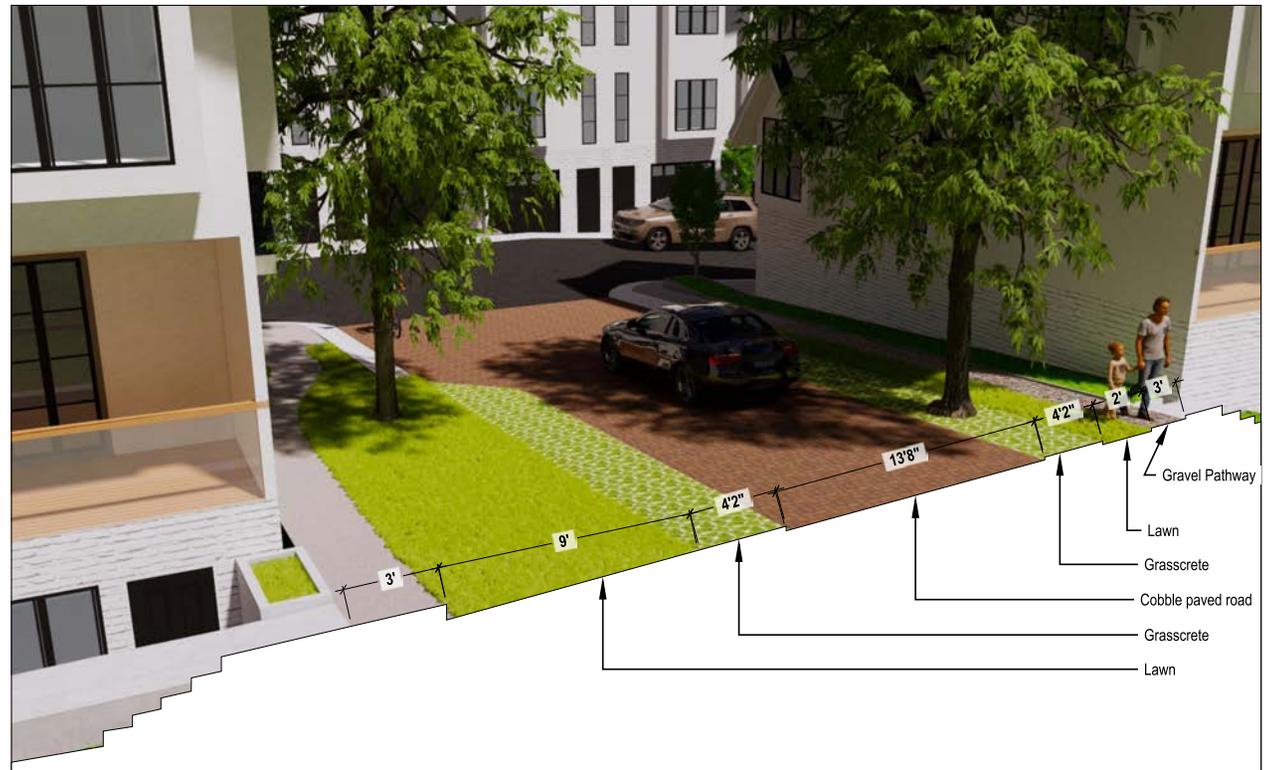
**A** LANDSCAPE DETAIL - F  
**006** SCALE 1:60



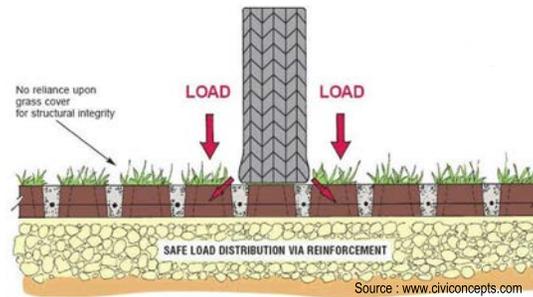
**DETAIL - F**

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	HI	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**



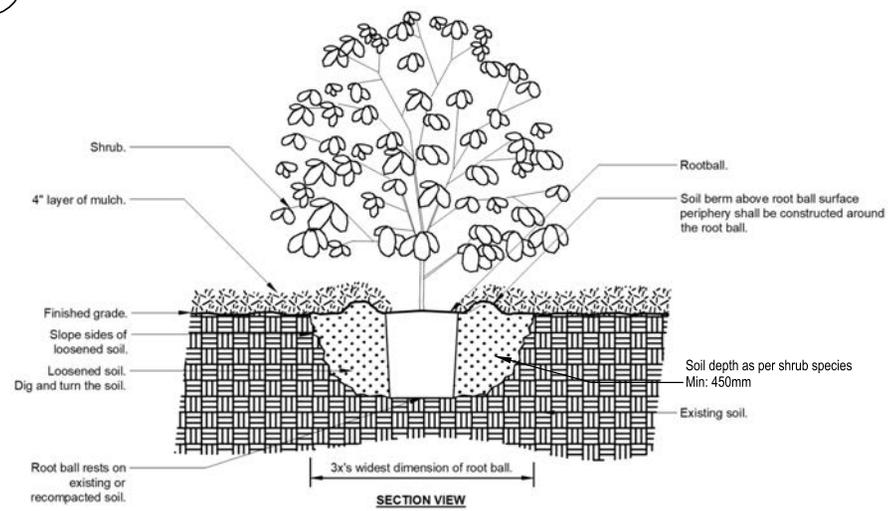
**VIEW FROM FLINN COURT**

	Gaëtan Royer – CityState Consulting Services 2414 St Johns Street, Port Moody, BC, Canada V3H 2B1 gaetan@citystate.ca	Project: 112 Moray Street	Sheet: 006	Description: LANDSCAPE DETAIL - F	Scale:	Date: 06 AUG 2021 Revised: Revised: Revised:	Revised: Revised: Revised:

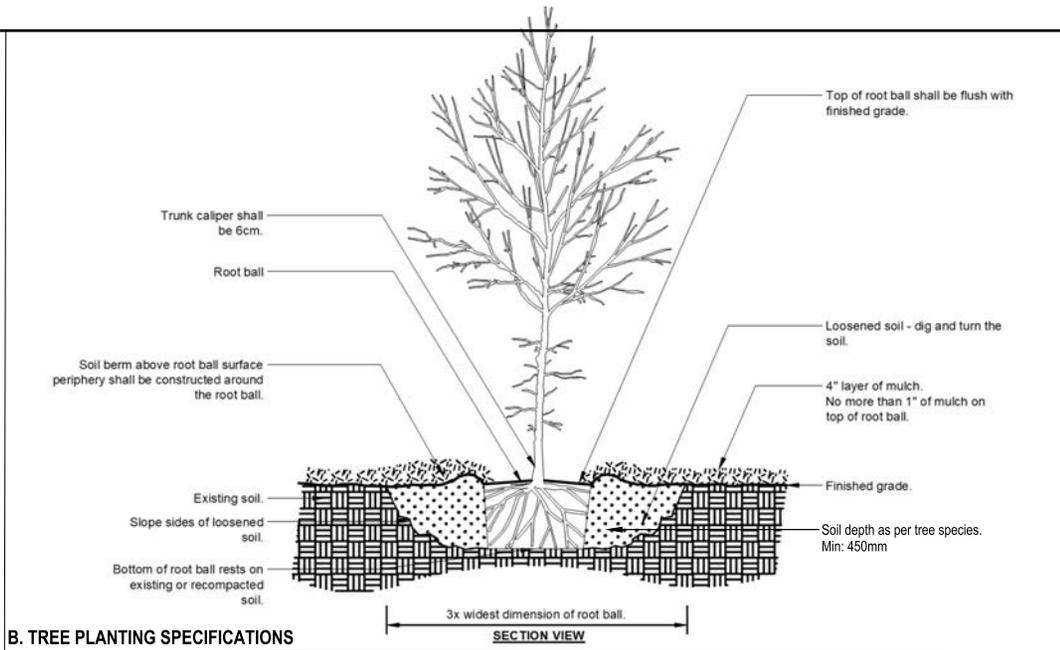


A  
008

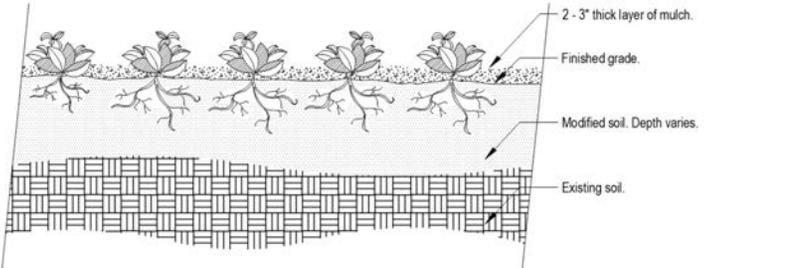
PLANTING DETAILS - SOIL SECTIONS



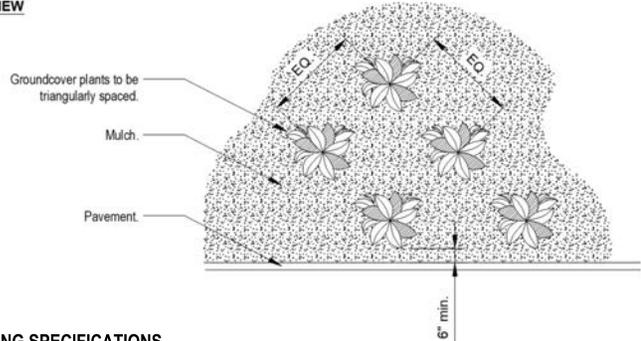
A. SHRUB PLANTING SPECIFICATIONS



B. TREE PLANTING SPECIFICATIONS

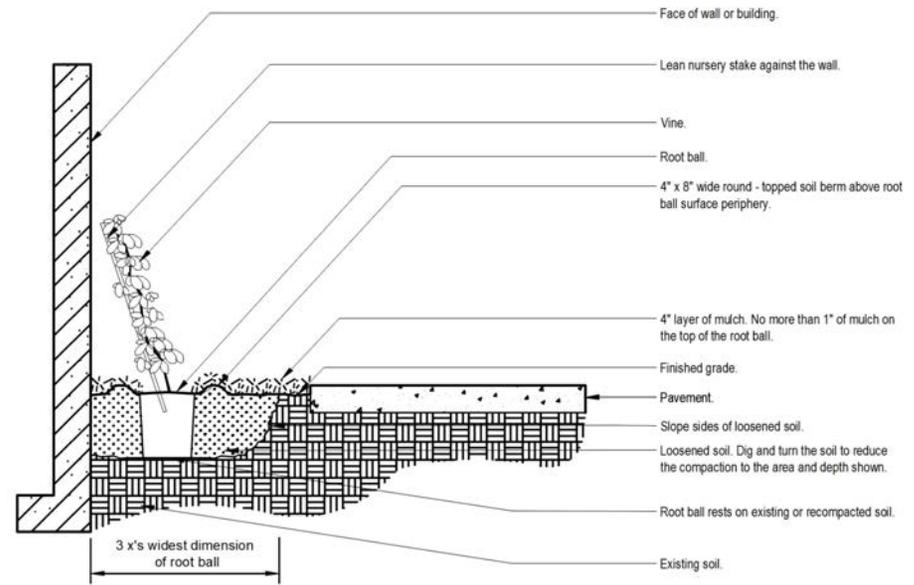


SECTION VIEW



PLAN

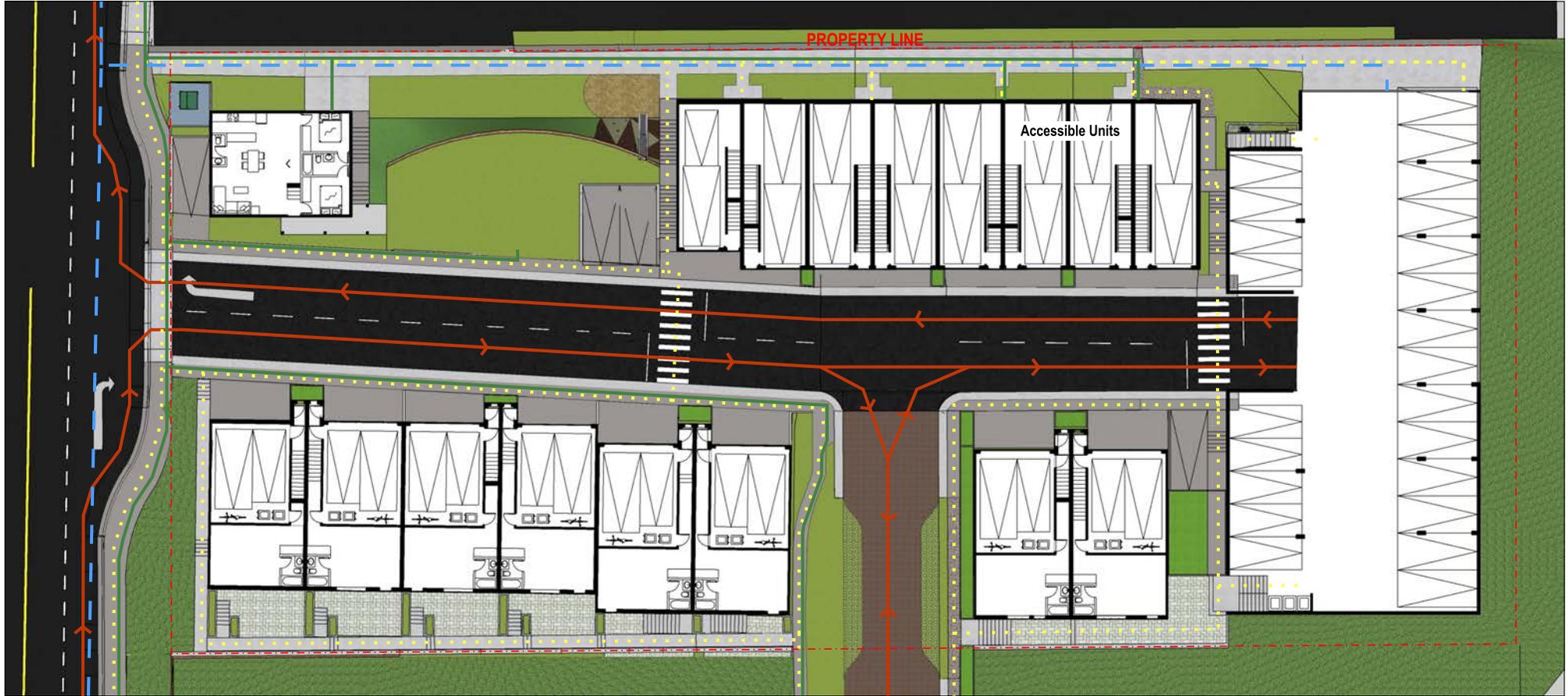
C. GROUNDCOVER PLANTING SPECIFICATIONS



D. VINE PLANTING SPECIFICATIONS

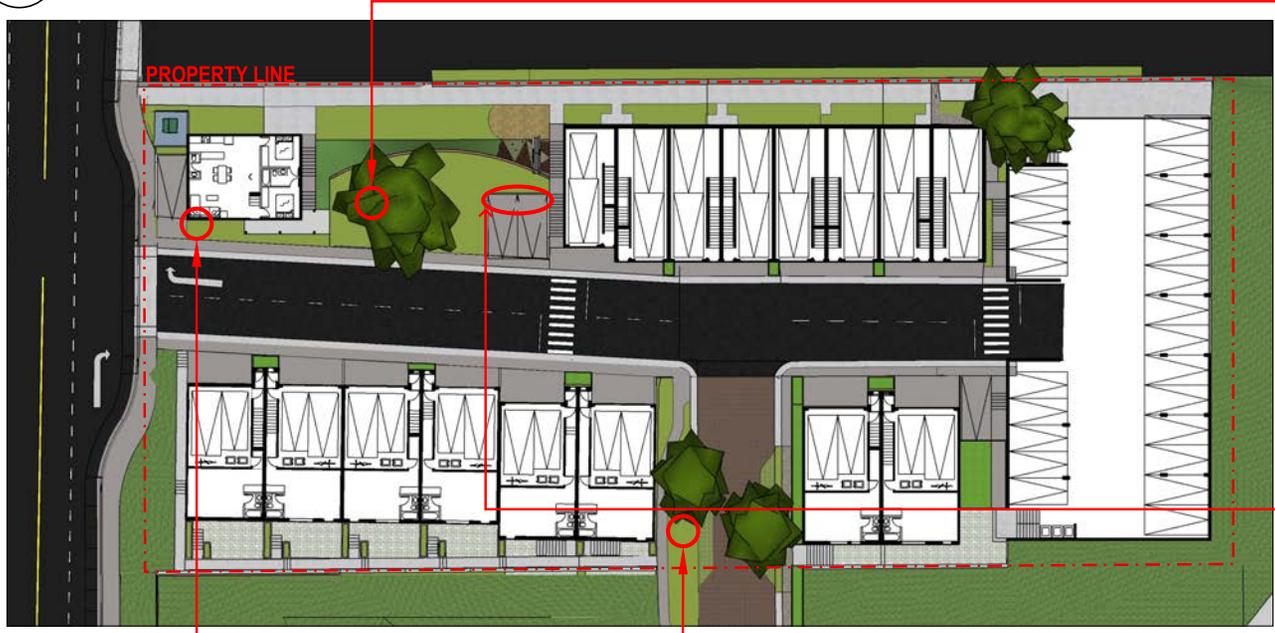
NOTE : REFER BC SLA STANDARDS FOR PLANTING SPECIFICATIONS.

	Gaétan Royer – CityState Consulting Services 2414 St Johns Street, Port Moody, BC, Canada V3H 2B1 gaetan@citystate.ca	Project: 112 Moray Street	Sheet: 008	Description: PLANTING DETAILS	Scale:	Date: 06 AUG 2021 Revised:	Revised:
						Revised:	Revised:



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

**A** INTERPRETATION SIGNS AND ARTWORK  
**010** 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.

