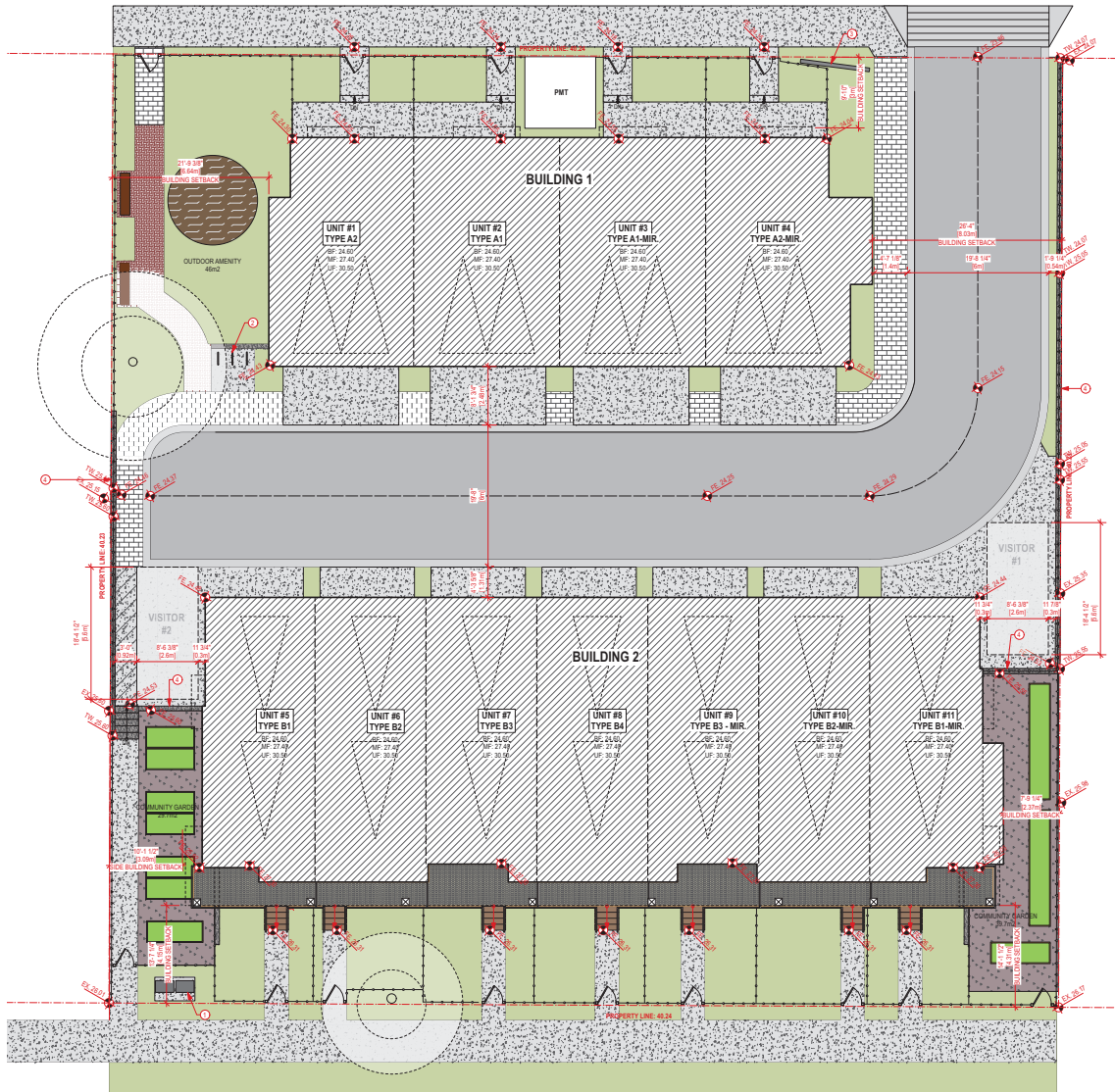
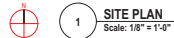


ST. ANDREWS STREET



ST. GEORGE STREET



- KEYNOTES**
- CANADA POST MAILBOX
  - SHORT TERM BICYCLE STORAGE
  - SIGNAGE: SEE LANDSCAPE DWG.
  - CONCRETE RETAINING WALL

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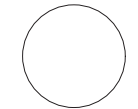
**PROJECT DATA**

KEY PARAMETERS	REQUIRED	PROPOSED	VARIANCE
LOT AREA	1,600m <sup>2</sup>	1,618.7m <sup>2</sup>	
LOT WIDTH	40m	40.2m	
LOT COVERAGE	40%	42.27%	YES
BUILDING 1 AREA		243.04m <sup>2</sup>	
BUILDING 2 AREA		441.2m <sup>2</sup>	
TOTAL		684.24m <sup>2</sup>	
BUILDING HEIGHT	10.5m (3 storey)	9.9m (3 storey)	
SETBACKS			
FRONT	Min. 4m - Max. 6m	4.15m	
REAR	3m	3m	
INTERIOR SIDE	2m	4.4-9.9m	
FAR	1.0	0.89	
BUILDING 1 FLOOR AREAS	# OF UNITS		
UNIT TYPE A1 (4 BED)	2	277.2m <sup>2</sup>	
UNIT TYPE A2 (3 BED + DEN)	2	254m <sup>2</sup>	
TOTAL	4 UNITS	531.2m <sup>2</sup>	
BUILDING 2 FLOOR AREAS			
UNIT TYPE B1 (3 BED)	2	256.1m <sup>2</sup>	
UNIT TYPE B2 (3 BED)	2	256.4m <sup>2</sup>	
UNIT TYPE B3 (3 BED)	2	254.48m <sup>2</sup>	
UNIT TYPE B4 (3 BED)	1	134.64m <sup>2</sup>	
TOTAL	7 UNITS	902.62m <sup>2</sup>	
ELECTRICAL ROOM		8.19m <sup>2</sup>	
TOTAL FLOOR AREA	11 UNITS	1,440.01m <sup>2</sup>	
UNIT TYPES	FLOOR AREA	GARAGE AREA	TOTAL FLOOR AREA
A1	138.6m <sup>2</sup>	41.51m <sup>2</sup>	180.11m <sup>2</sup>
A2	127m <sup>2</sup>	42.69m <sup>2</sup>	169.69m <sup>2</sup>
B1	128.05m <sup>2</sup>	47.37m <sup>2</sup>	175.42m <sup>2</sup>
B2	127.7m <sup>2</sup>	47.31m <sup>2</sup>	175.01m <sup>2</sup>
B3	127.24m <sup>2</sup>	47.31m <sup>2</sup>	174.55m <sup>2</sup>
B4	134.64m <sup>2</sup>	47.31m <sup>2</sup>	181.95m <sup>2</sup>
PARKING	3 BED (2/UNIT) 4 BED (2/UNIT)	REQ.	PROP.
BUILDING 1	2	2	8
BUILDING 2	7		14
TOTAL	9	2	22
VISITOR (0.2 PER UNIT)		2.2	2.2
TANDEM (50% MAX.)		11	7 (63.6%)
YES			
OUTDOOR AMENITY	REQUIRED	PROPOSED	
5 sq m/unit		55 + 33.3 COM. GARDEN (ONLY WITHIN SETBACK)	
TOTAL		79.3	

PORT MOODY TOWNHOMES

2804 - 2808 ST. GEORGE STREET, PORT MOODY, BC

Sheet No.



**JY ARCHITECTURE INC.**

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Owner

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

SITE PLAN

Sheet No.

**A101**

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PORT MOODY TOWNHOMES

2804 - 2808 ST. GEORGE STREET, PORT MOODY, BC

Project No.

Address

**JY ARCHITECTURE INC.**

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Consultant

CONSULTANT NAME

Rev. No.

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

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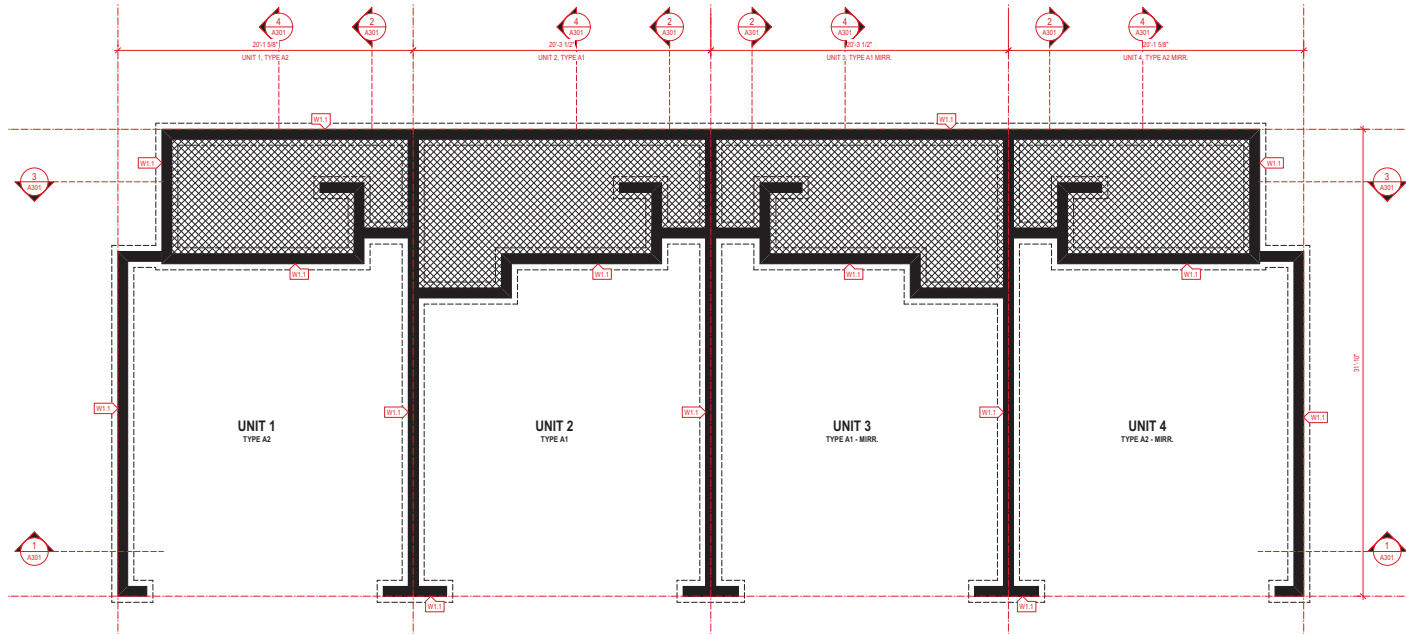
2023-11-19

230830

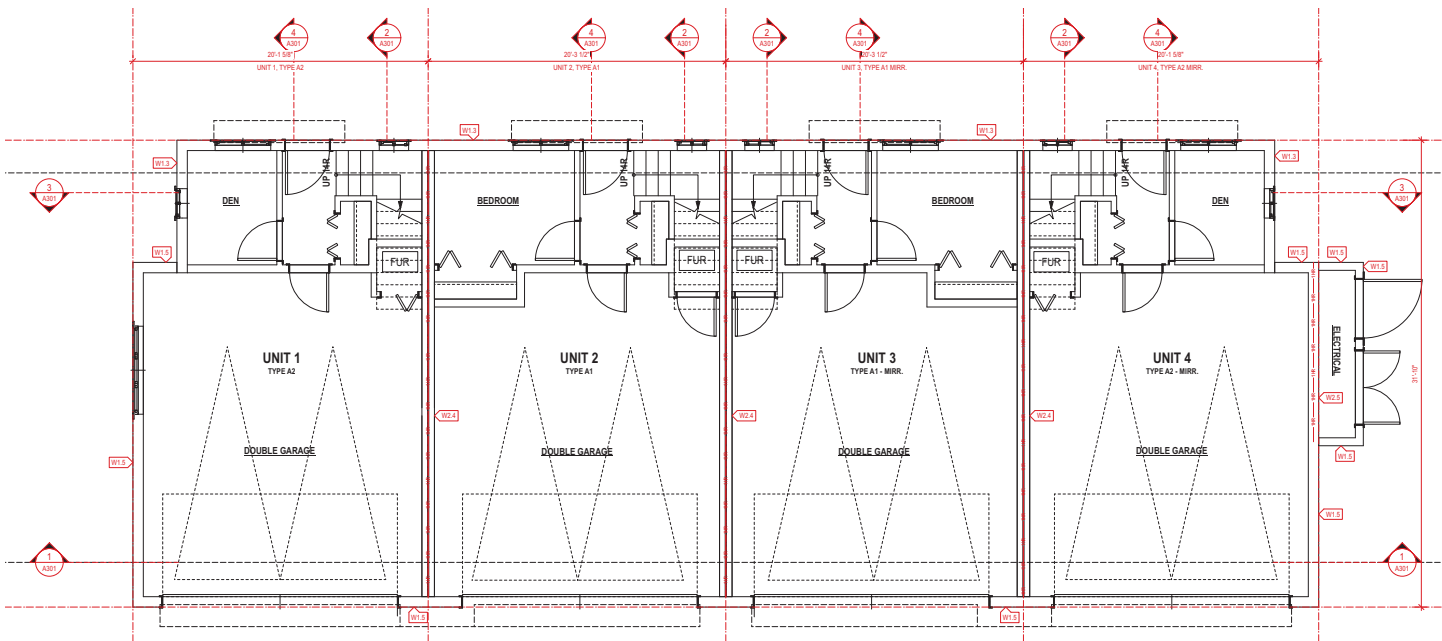
**BUILDING #1 FLOOR PLANS**

Sheet No.

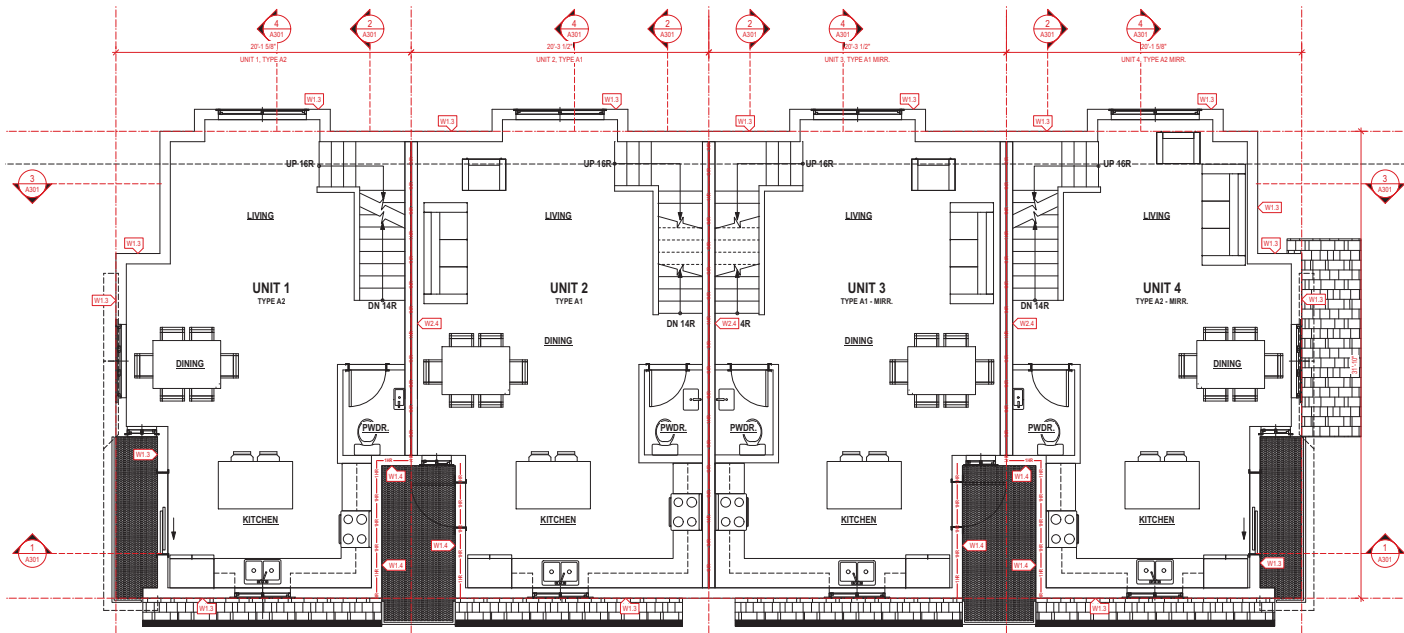
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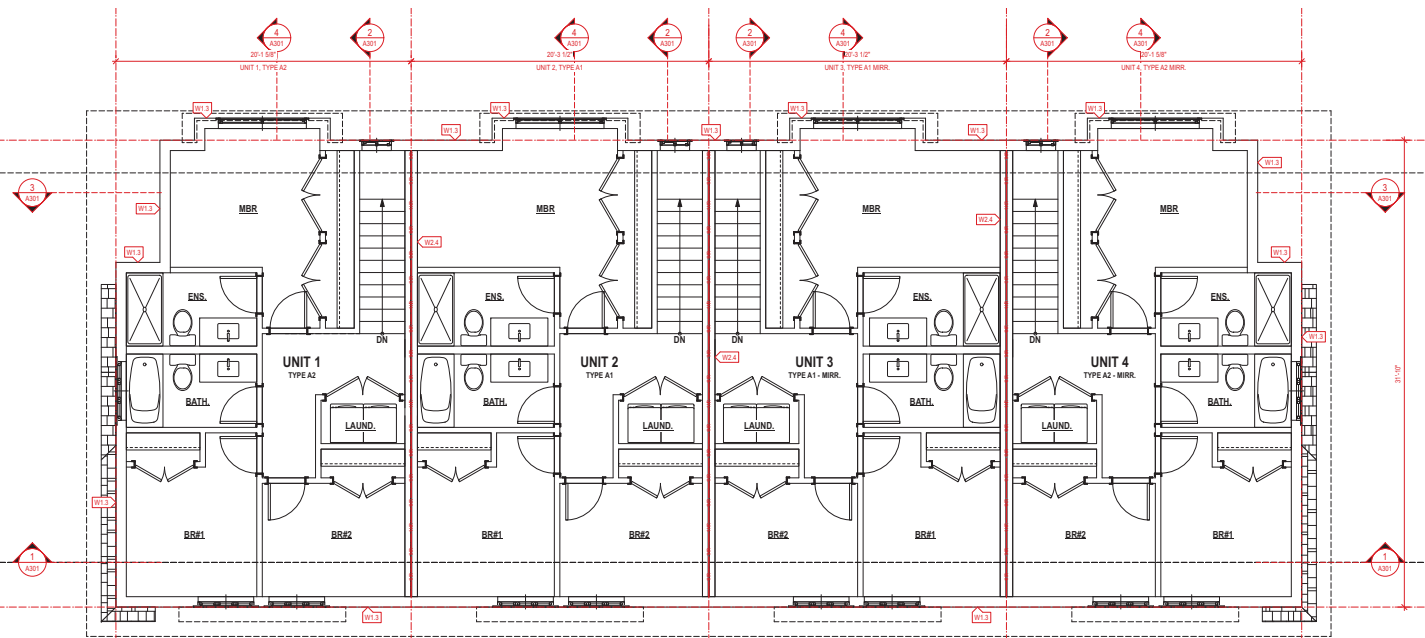
**1 FOUNDATION PLAN**  
Scale: 1/4" = 1'-0"



**2 FLOOR PLAN - LOWER LEVEL**  
Scale: 1/4" = 1'-0"



1 FLOOR PLAN - MAIN LEVEL  
Scale: 1/4" = 1'-0"



2 FLOOR PLAN - UPPER LEVEL  
Scale: 1/4" = 1'-0"

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PORT MOODY TOWNHOMES

2804 - 2808 ST. GEORGE STREET, PORT MOODY, BC

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Consultant

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REV.	DATE	DESCRIPTION

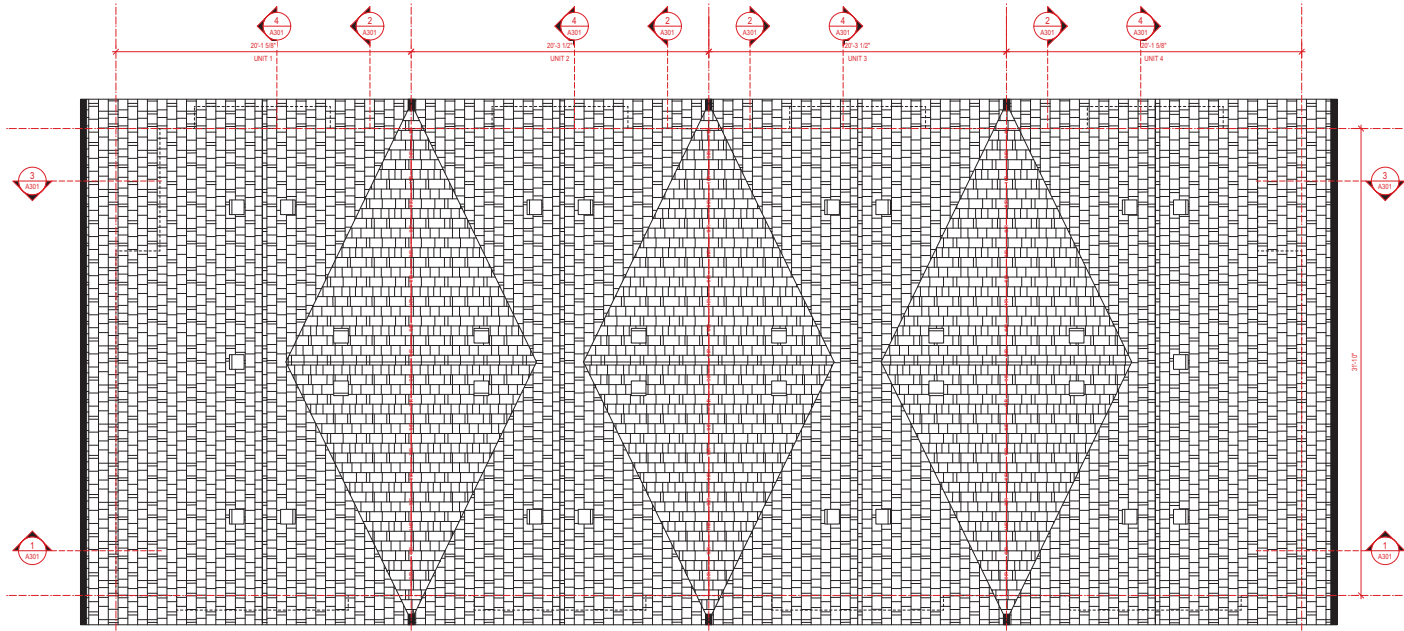
  

NO.	DATE	ISSUE NOTE

BUILDING #1 FLOOR PLANS

Sheet No.

A202



1 ROOF PLAN  
Scale: 1/4" = 1'-0"

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2804 - 2808 ST. GEORGE STREET, PORT MOODY, BC

Project No.

JY ARCHITECTURE INC.

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Consultant

CONSULTANT NAME

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REV	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

238820

BUILDING #1 ROOF PLANS

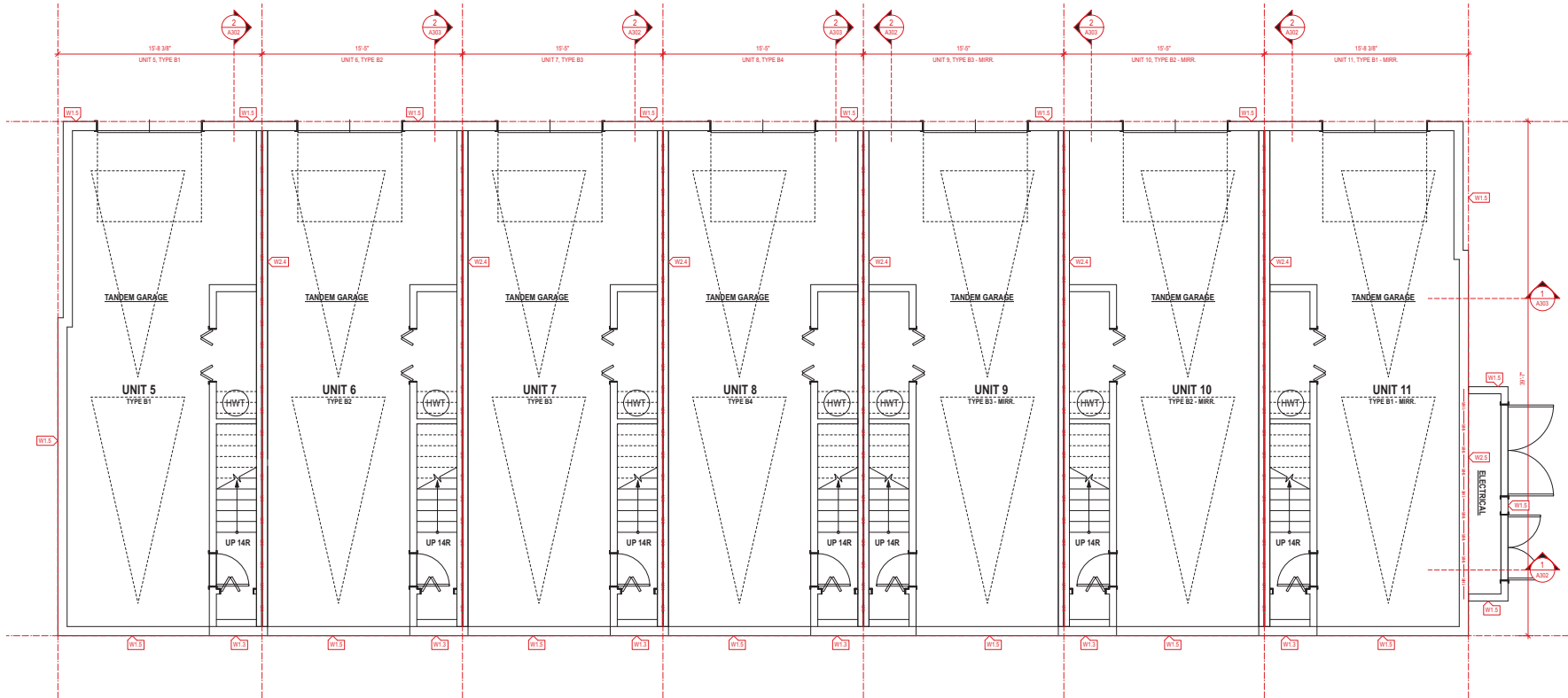
A203



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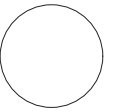


**1 FLOOR PLAN - LOWER LEVEL**  
Scale: 1/4" = 1'-0"

**PORT MOODY TOWNHOMES**

2804 - 2808 ST. GEORGE STREET, PORT MOODY, BC

Project No.



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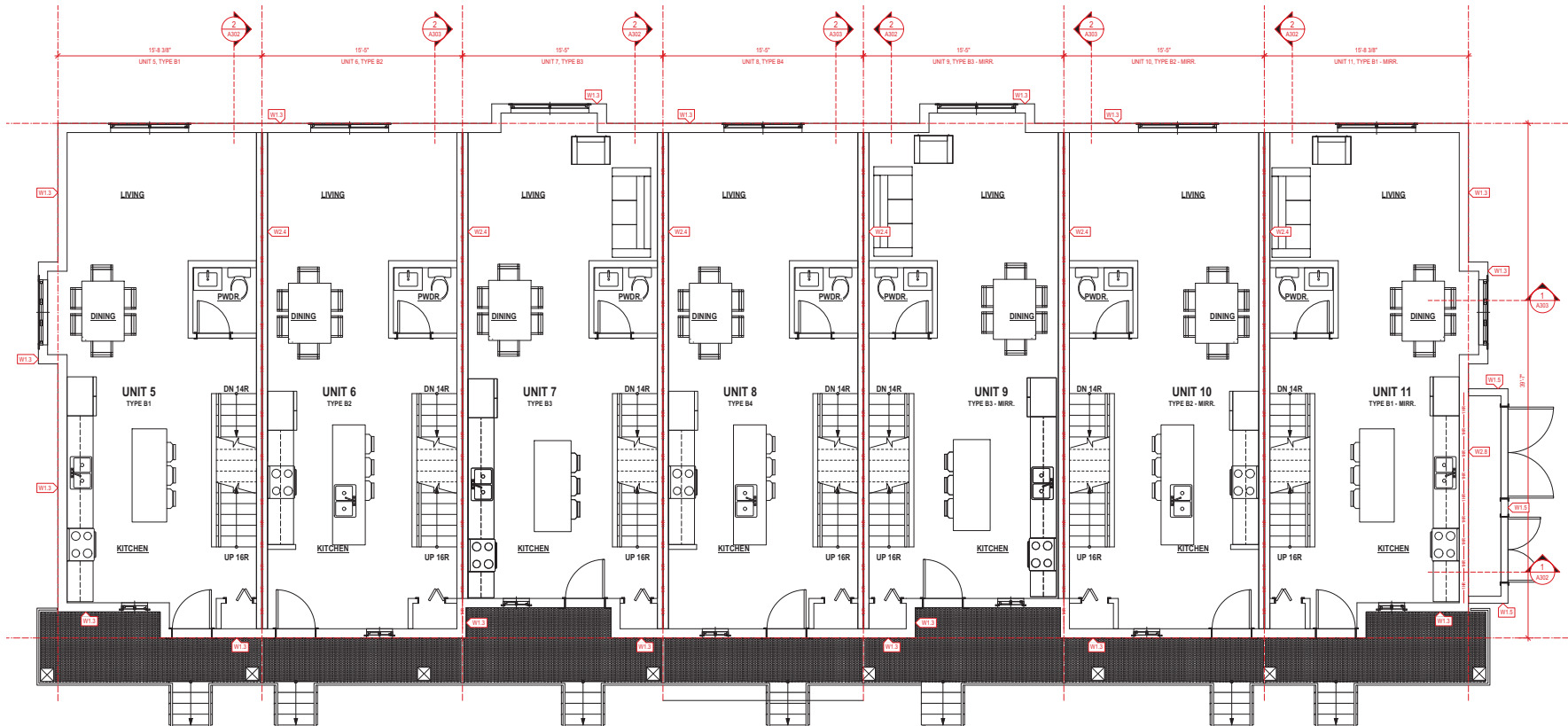
**BUILDING #2 FLOOR PLAN**

**A205**

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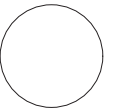


1 FLOOR PLAN - MAIN LEVEL  
Scale: 1/4" = 1'-0"

PORT MOODY TOWNHOMES

2804 - 2808 ST. GEORGE STREET, PORT MOODY, BC

Project No.



Address

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NO.	DATE	ISSUE NOTE

**BUILDING #2 FLOOR PLAN**

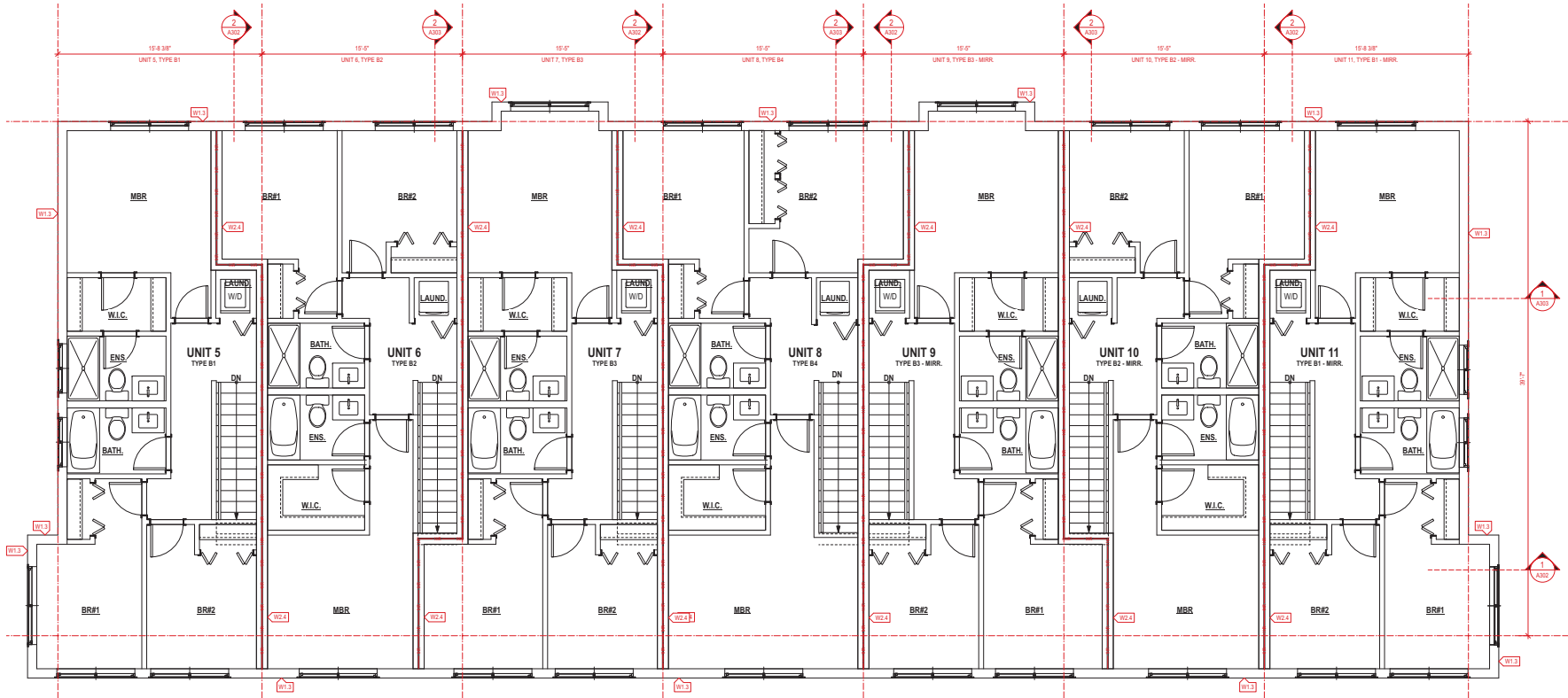
Sheet No.

**A206**

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1 FLOOR PLAN - UPPER LEVEL  
Scale: 1/4" = 1'-0"

PORT MOODY TOWNHOMES

2804 - 2808 ST. GEORGE STREET, PORT MOODY, BC

Project No.

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Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

AS NOTED

2023-11-19

230820

BUILDING #2 FLOOR PLAN

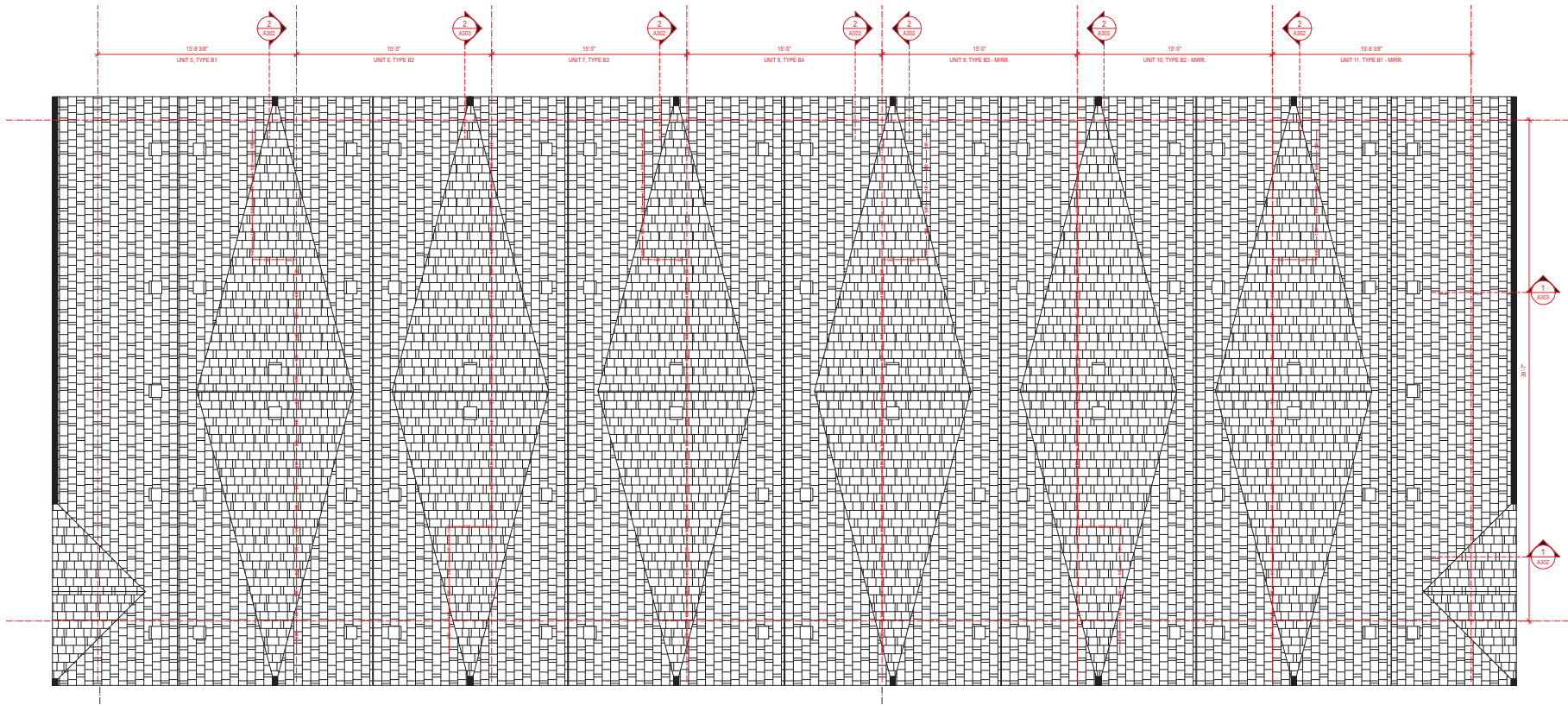
A207



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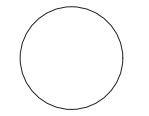


1 ROOF PLAN  
Scale: 1/4" = 1'-0"

PORT MOODY TOWNHOMES

2804 - 2808 ST GEORGE STREET, PORT MOODY, BC

Project No.



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Consultant Name

REV	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

AS NOTED

2023-11-19

23880

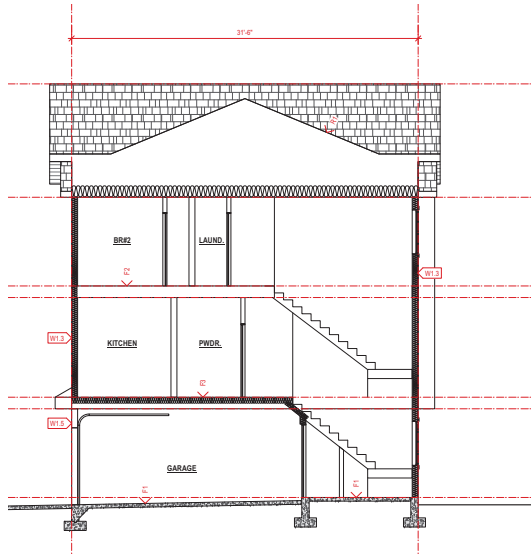
BUILDING #2 FLOOR PLAN

A208

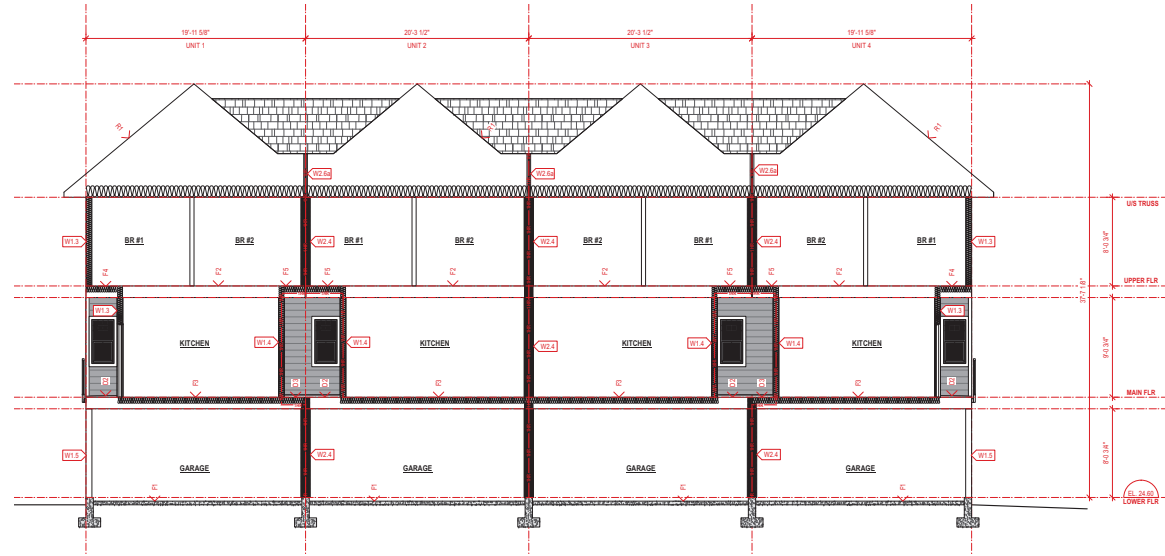
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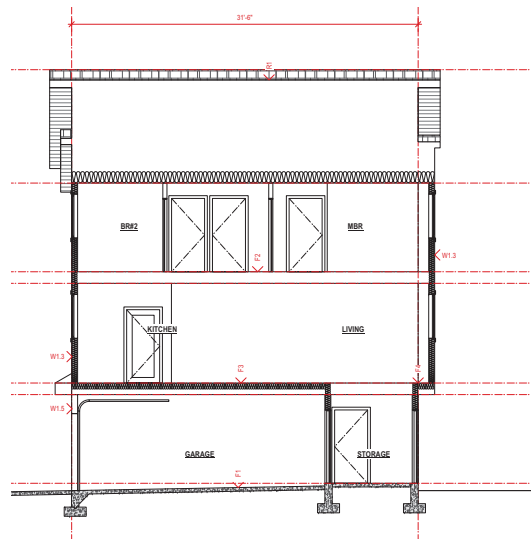
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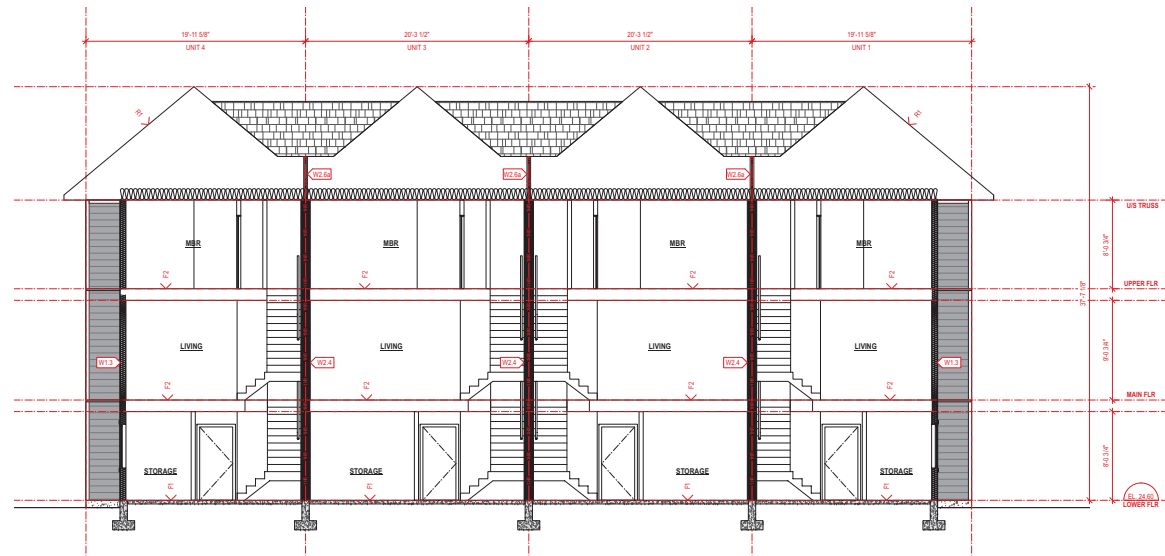
**2 BUILDING SECTION**  
Scale: 3/16" = 1'-0"



**1 BUILDING SECTION**  
Scale: 3/16" = 1'-0"



**4 BUILDING ELEVATION**  
Scale: 3/16" = 1'-0"



**3 BUILDING SECTION**  
Scale: 3/16" = 1'-0"

**PORT MOODY TOWNHOMES**

2804 - 2808 ST. GEORGE STREET, PORT MOODY, BC

Project No.

Address

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Consultant

CONSULTANT NAME

Sheet No.

REV. DATE DESCRIPTION

NO. DATE ISSUE NOTE

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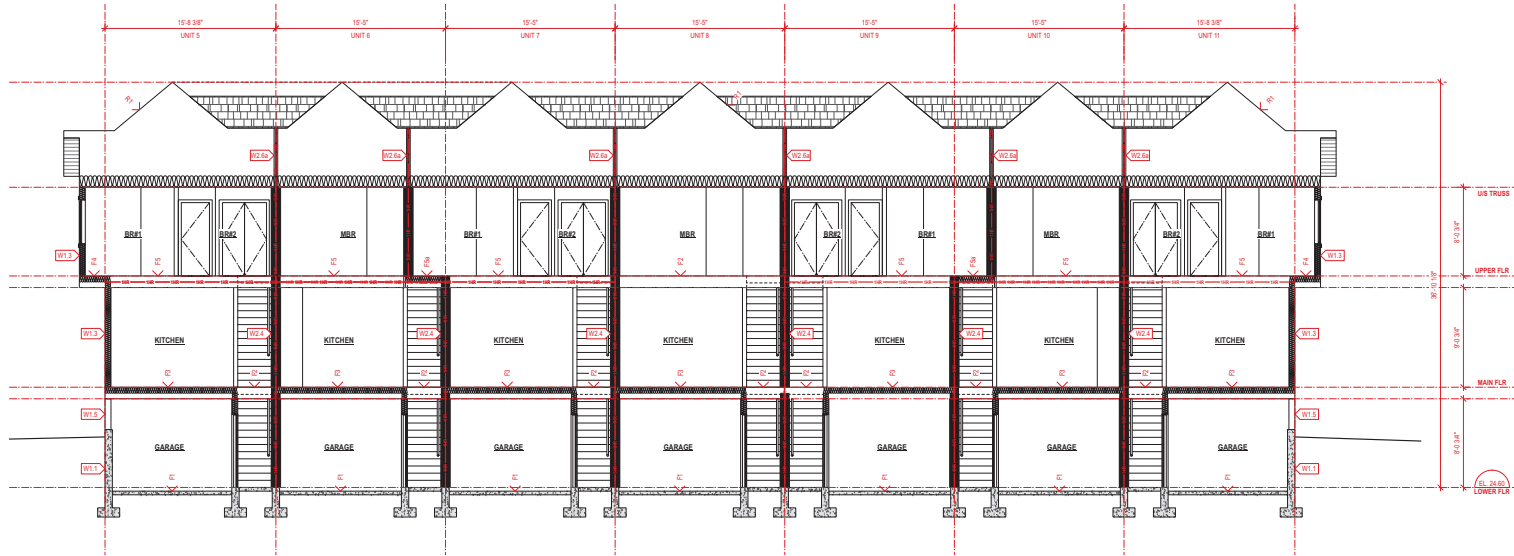
2023-11-19

230820

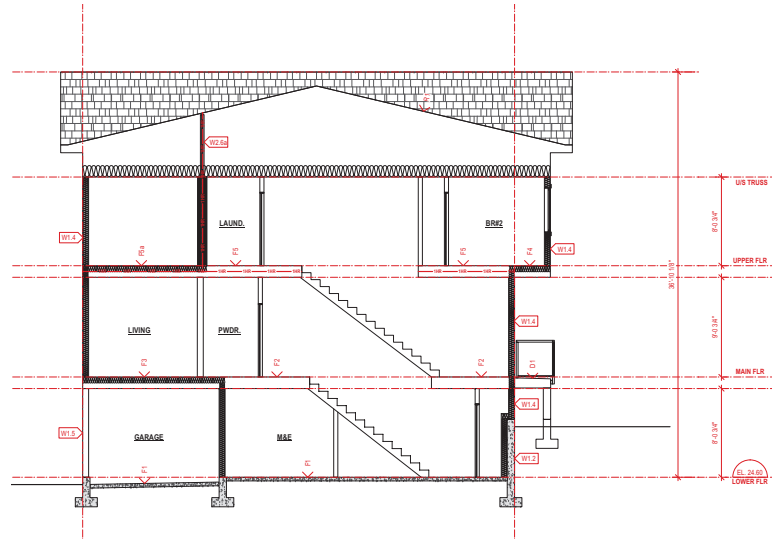
**BUILDING SECTIONS - BLDG #1**

Sheet No.

**A301**



**1 BUILDING SECTION**  
Scale: 3/16" = 1'-0"



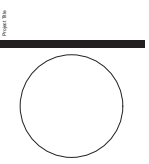
**2 BUILDING SECTION**  
Scale: 3/16" = 1'-0"

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**PORT MOODY TOWNHOMES**  
2804 - 2808 ST. GEORGE STREET, PORT MOODY, BC



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Consultant

CONSULTANT NAME

REV	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

NO. DATE ISSUE NOTE

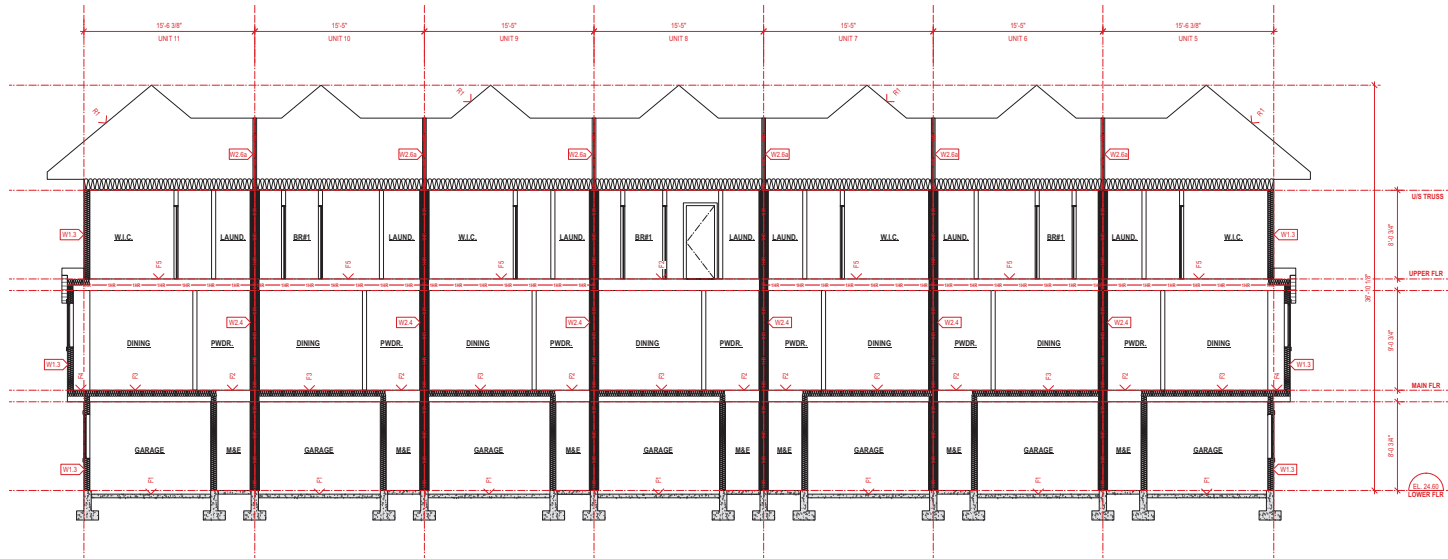
AS NOTED

2023-11-19

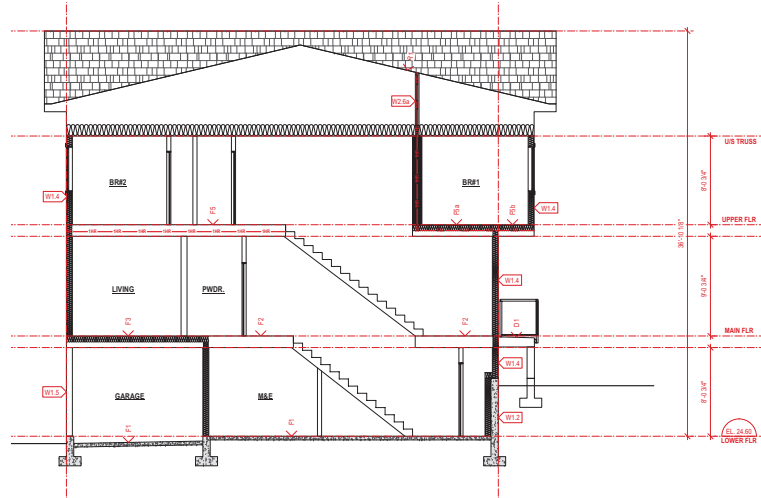
230820

**BUILDING SECTIONS - BLDG #2**

**A302**



**1 BUILDING SECTION**  
Scale: 3/16" = 1'-0"



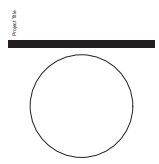
**2 BUILDING SECTION**  
Scale: 3/16" = 1'-0"

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**PORT MOODY TOWNHOMES**  
 2804 - 2808 ST. GEORGE STREET, PORT MOODY, BC



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 Consultant

CONSULTANT NAME

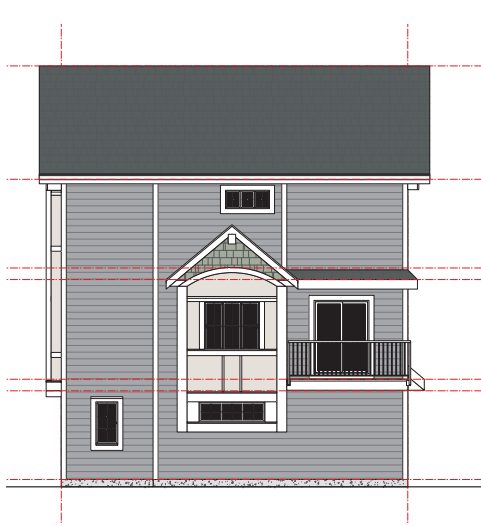
REV	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

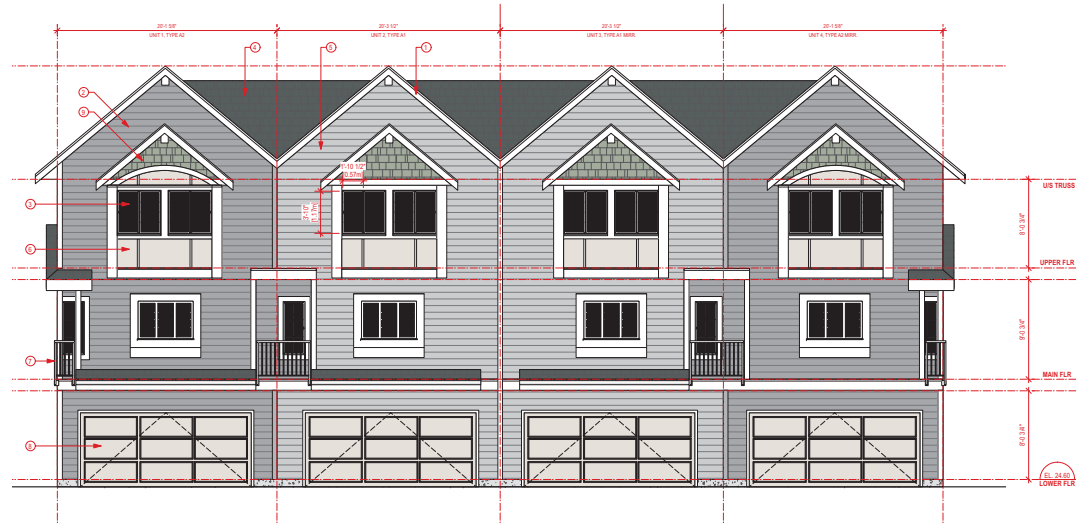
Project ID: 230830

**BUILDING SECTIONS - BLDG #2**

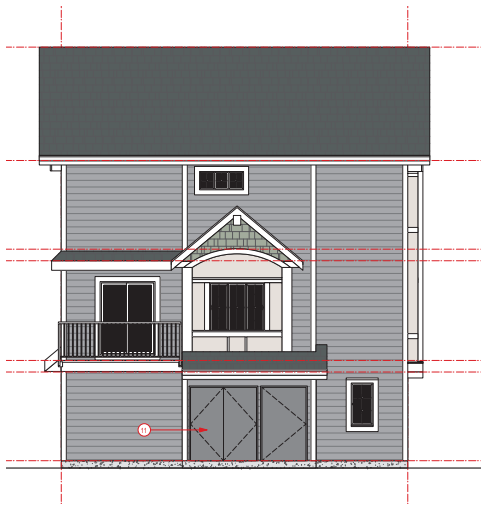
**A303**



2 WEST BUILDING ELEVATION  
Scale: 3/16" = 1'-0"



1 SOUTH BUILDING ELEVATION  
Scale: 3/16" = 1'-0"



4 EAST BUILDING ELEVATION  
Scale: 3/16" = 1'-0"



3 NORTH BUILDING ELEVATION  
Scale: 3/16" = 1'-0"

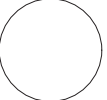
- KEYNOTES**
- 1" FACIA BOARD / WHITE
  - JAMES HARDIE 8" LAP SIDING, CEDARMLL / NIGHT GREY
  - DOUBLE GLAZED VINYL WINDOW
  - ASPHALT SHINGLE ROOFING / DARK GREY
  - JAMES HARDIE 8" LAP SIDING, CEDARMLL / PEARL GREY
  - JAMES HARDIE PANEL, SMOOTH / ARCTIC WHITE
  - PRE-FINISHED ALUMINUM GUARDRAIL / WHITE
  - METAL GARAGE DOOR, / ARCTIC WHITE
  - JAMES HARDIE SHINGLE / STRAIGHT EDGE, ARCTIC WHITE
  - ENTRY DOOR WITH GLAZING
  - PAINTED METAL DOOR / DARK GREY

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**PORT MOODY TOWNHOMES**  
 2804 - 2808 ST. GEORGE STREET, PORT MOODY, BC

Project No. 

Architect  
**JY ARCHITECTURE INC.**  
 2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant  
 CONSULTANT NAME

REV	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE
AS NOTED		
2023-11-19		

Project No. 230820

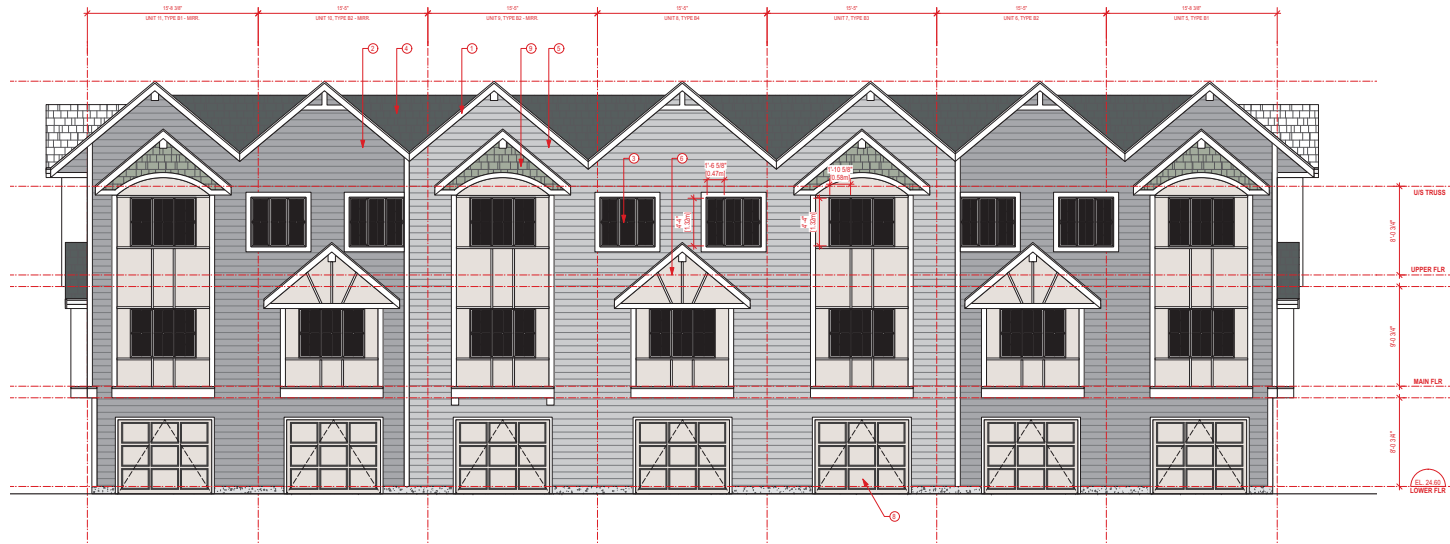
**BUILDING ELEVATIONS - BLDG #1**

Sheet No. **A401**

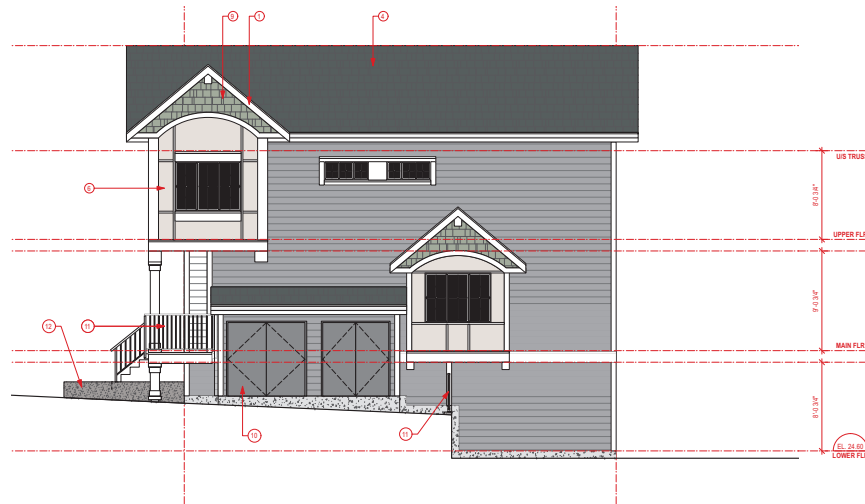
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**1 NORTH BUILDING ELEVATION**  
Scale: 3/16" = 1'-0"



**2 EAST BUILDING ELEVATION**  
Scale: 3/16" = 1'-0"

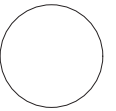
**KEYNOTES**

1. 1/2" FACIA BOARD / WHITE
2. JAMES HARDIE 8" LAP SIDING, CEDARMILL / NIGHT GREY
3. DOUBLE GLAZED VINYL WINDOW
4. ASPHALT SHINGLE ROOFING / DARK GREY
5. JAMES HARDIE 8" LAP SIDING, CEDARMILL / PEARL GREY
6. JAMES HARDIE PANEL, SMOOTH / ARCTIC WHITE
7. N/A
8. METAL GARAGE DOOR / ARCTIC WHITE
9. JAMES HARDIE SHINGLE / STRAIGHT EDGE, ARCTIC WHITE
10. PAINTED METAL DOOR / DARK GREY
11. PRE-FINISHED ALUMINUM GUARDRAIL / WHITE
12. ALLAN BLOCK RETAINING WALL

PORT MOODY TOWNHOMES

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Project No.



Address

**JY ARCHITECTURE INC.**

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Contact

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REV

DATE

DESCRIPTION

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DATE

ISSUE NOTE

NO.

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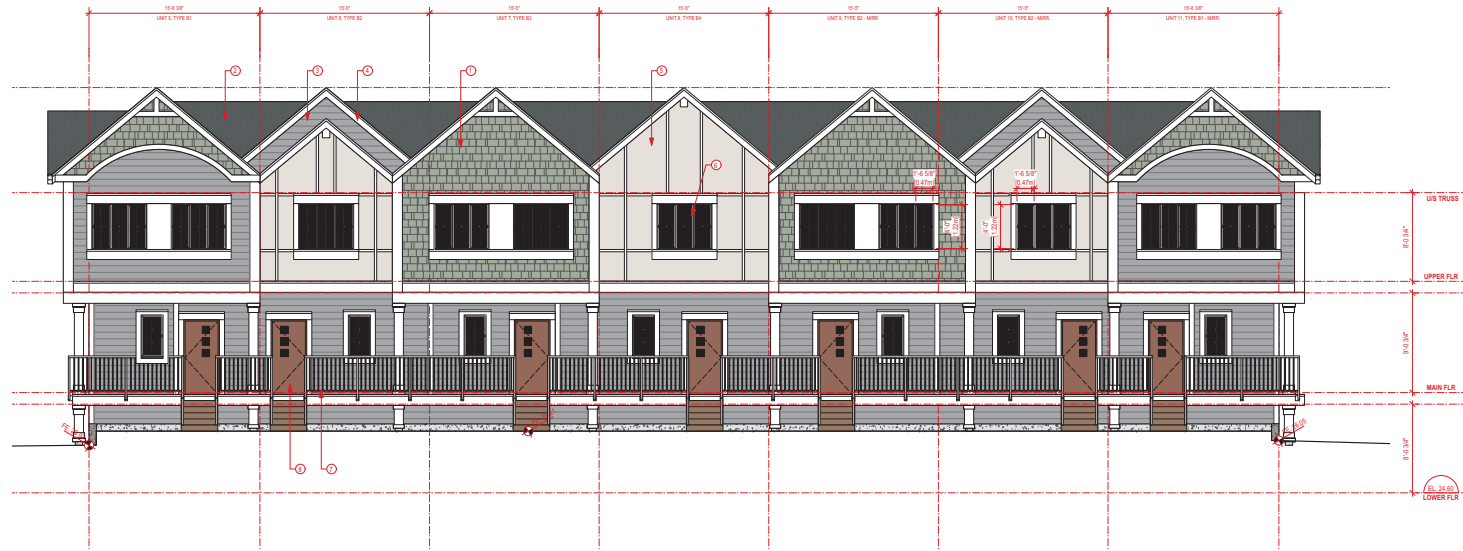
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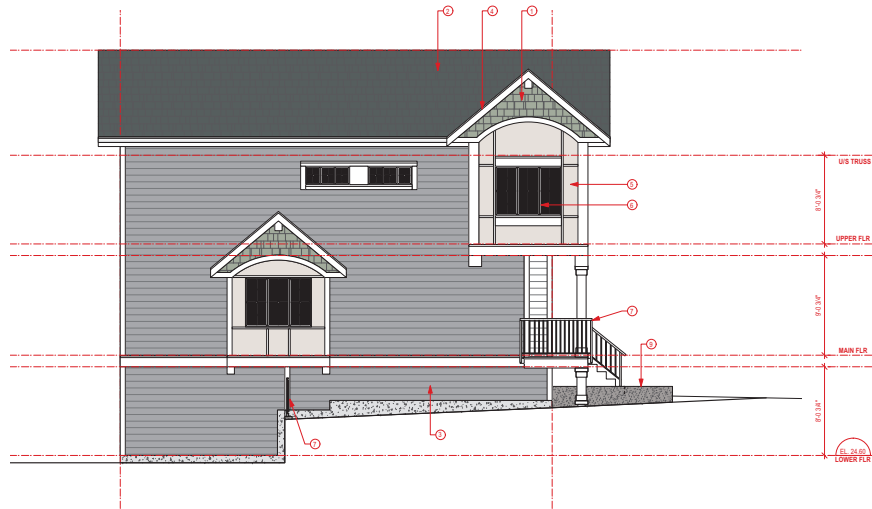
**BUILDING ELEVATIONS - BLDG #2**

Sheet No.

**A402**



1 SOUTH BUILDING ELEVATION  
Scale: 3/16" = 1'-0"



2 WEST BUILDING ELEVATION  
Scale: 3/16" = 1'-0"

- KEYNOTES**
1. JAMES HARDIE SHINGLE / STRAIGHT EDGE, ARCTIC WHITE
  2. ASPHALT SHINGLE ROOFING / DARK GREY
  3. JAMES HARDIE 8" LAP SIDING, CEDARMILL / NIGHT GREY
  4. 10" FASCIA BOARD / WHITE
  5. JAMES HARDIE PANEL, SMOOTH / ARCTIC WHITE
  6. DOUBLE GLAZED VINYL WINDOW
  7. PRE-FINISHED ALUMINUM GUARDRAIL / WHITE
  8. ENTRY DOOR WITH GLAZING
  9. ALLAN BLOCK RETAINING WALL

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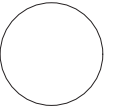
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JYA do not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

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230820		

BUILDING ELEVATIONS - BLDG #2

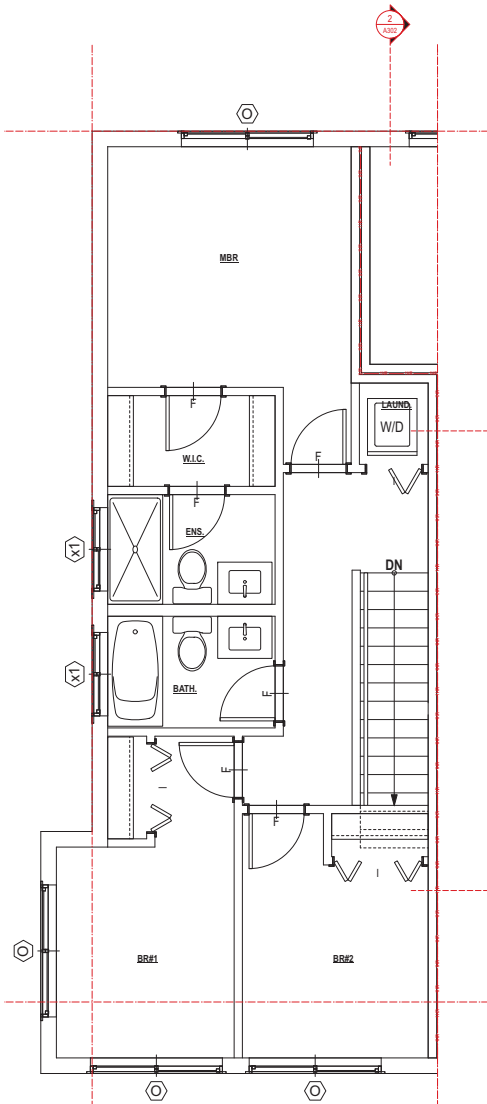
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A403

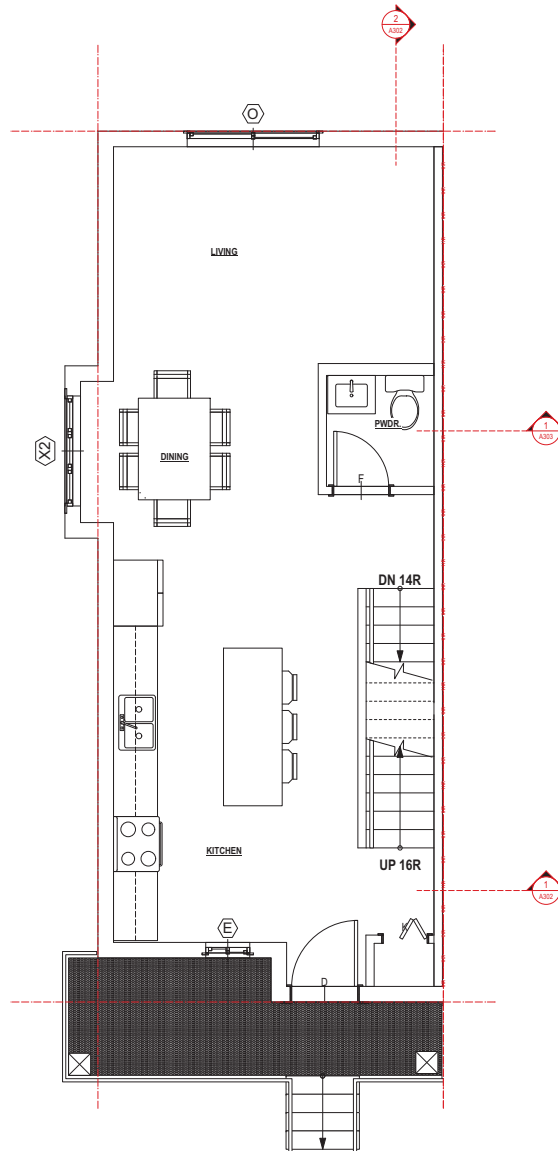
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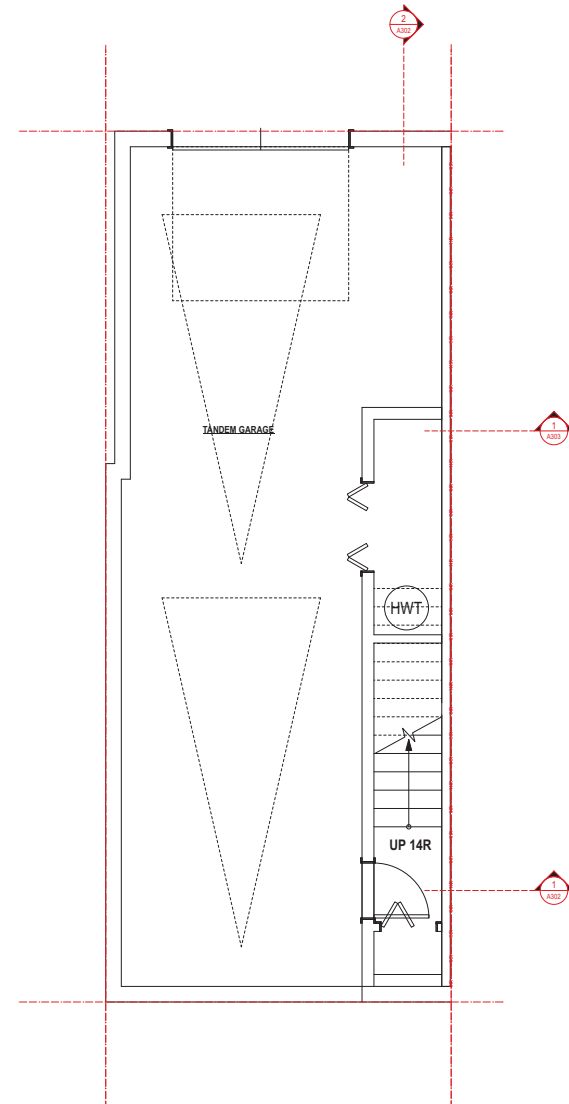
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3 FLOOR PLAN - UPPER LEVEL  
Scale: 3/8" = 1'-0"



2 FLOOR PLAN - MAIN LEVEL  
Scale: 3/8" = 1'-0"



1 FLOOR PLAN - LOWER LEVEL  
Scale: 3/8" = 1'-0"

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NO. DATE ISSUE NOTE

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2023-11-19

23880

Sheet No.

UNIT PLANS - TYPE A1

Sheet No.

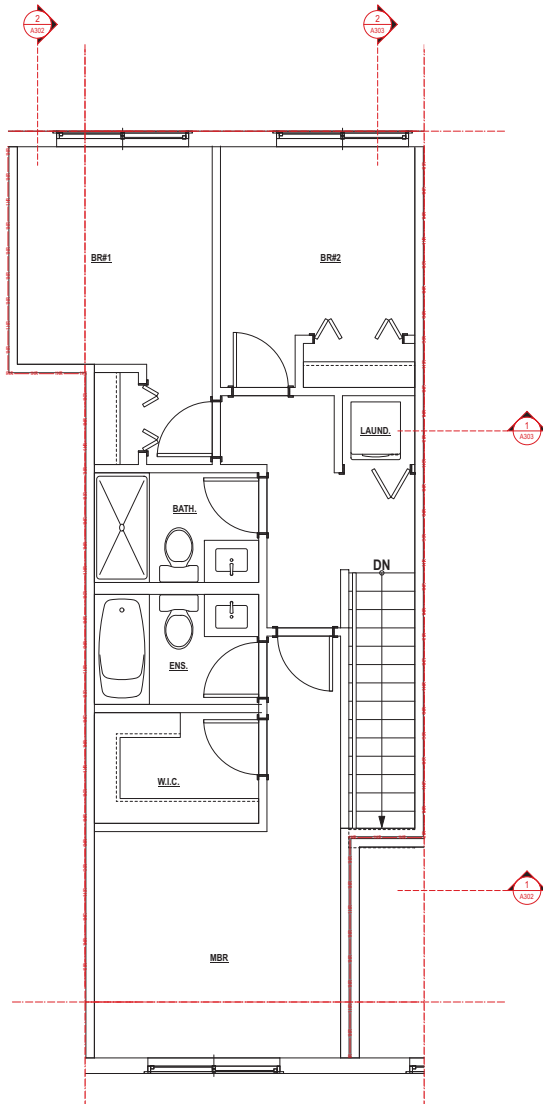
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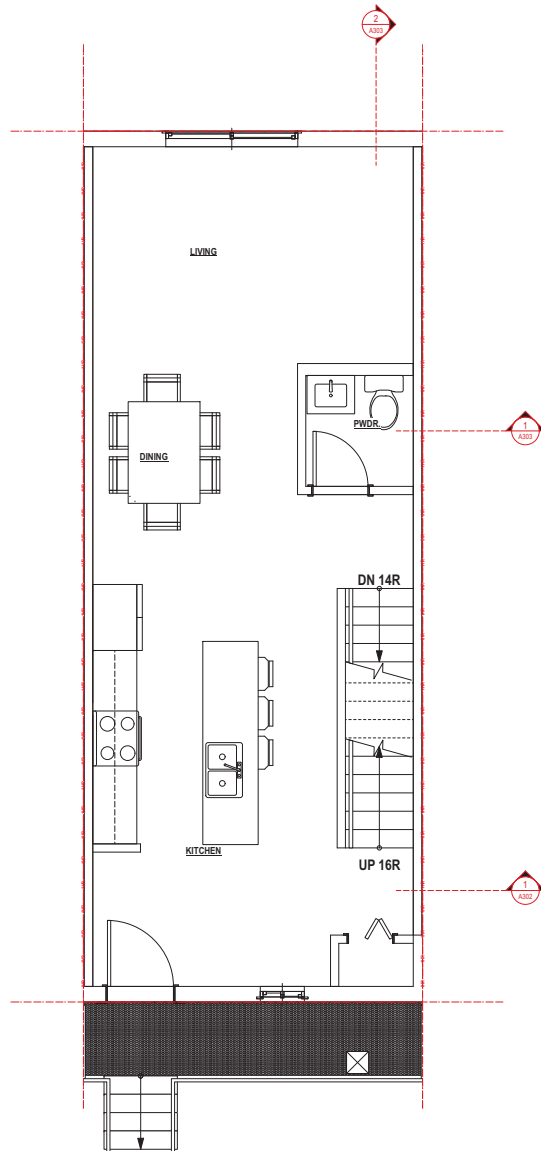
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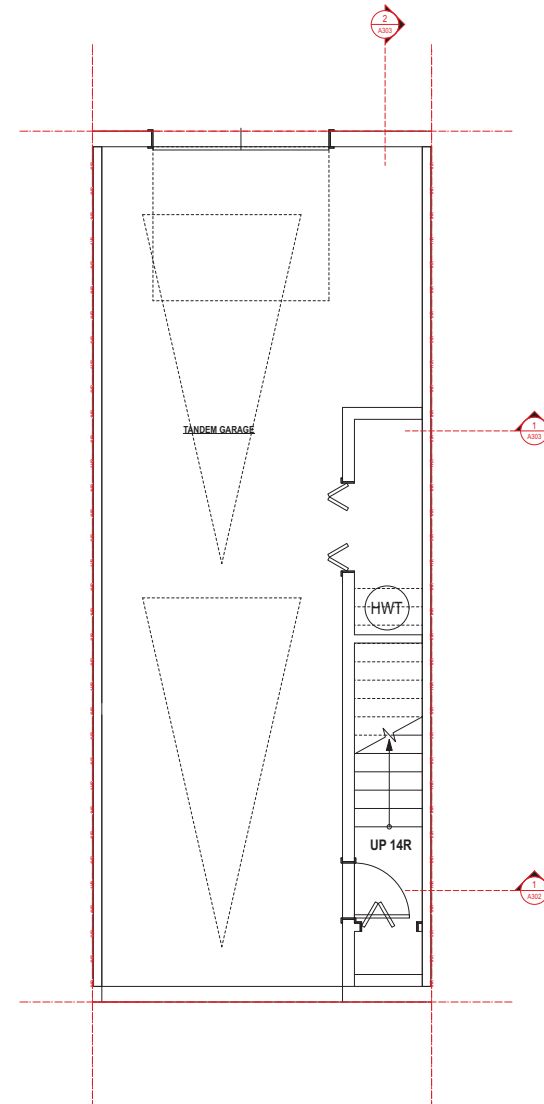
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**3 FLOOR PLAN - UPPER LEVEL**  
Scale: 3/8" = 1'-0"



**2 FLOOR PLAN - MAIN LEVEL**  
Scale: 3/8" = 1'-0"

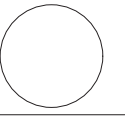


**1 FLOOR PLAN - LOWER LEVEL**  
Scale: 3/8" = 1'-0"

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UNIT PLANS - TYPE A2

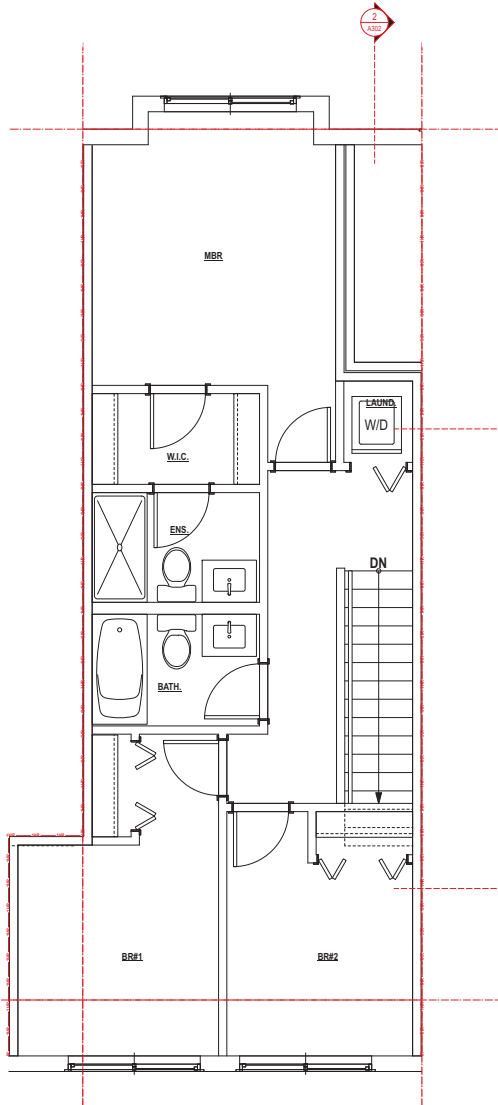
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**A502**

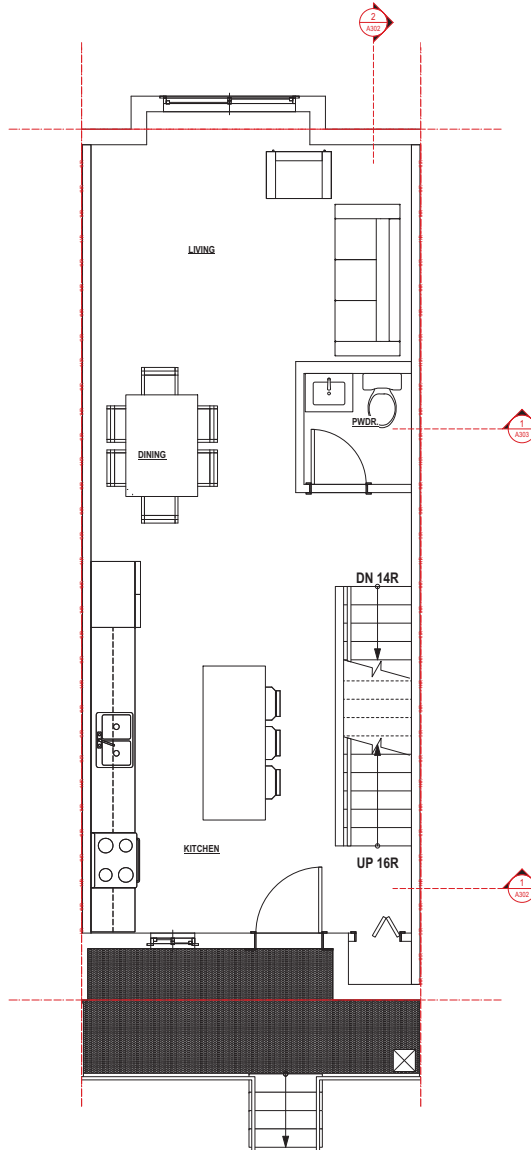
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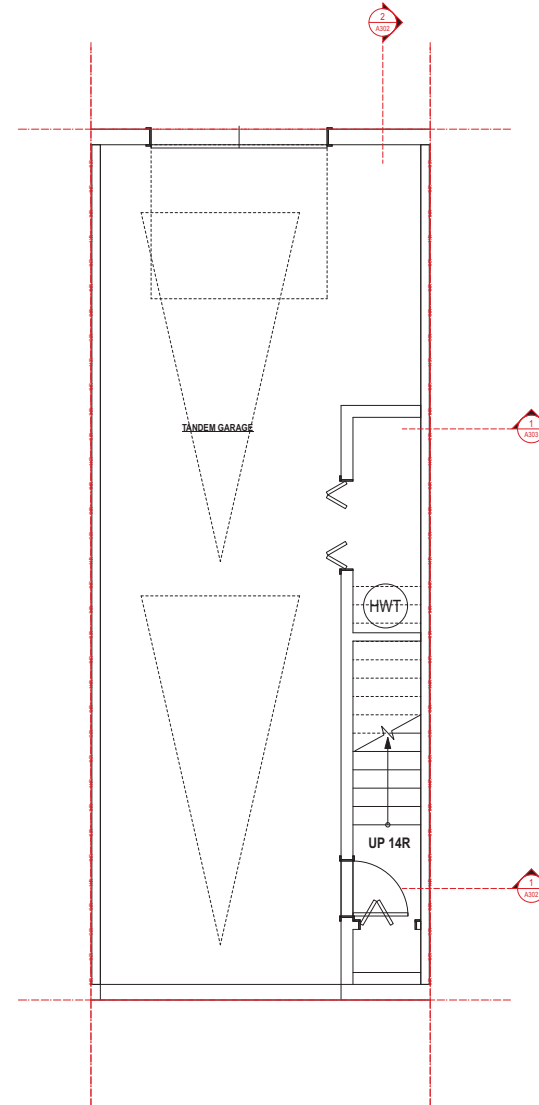
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3 FLOOR PLAN - UPPER LEVEL  
Scale: 3/8" = 1'-0"



2 FLOOR PLAN - MAIN LEVEL  
Scale: 3/8" = 1'-0"

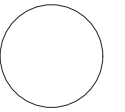


1 FLOOR PLAN - LOWER LEVEL  
Scale: 3/8" = 1'-0"

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UNIT PLANS - TYPE A3

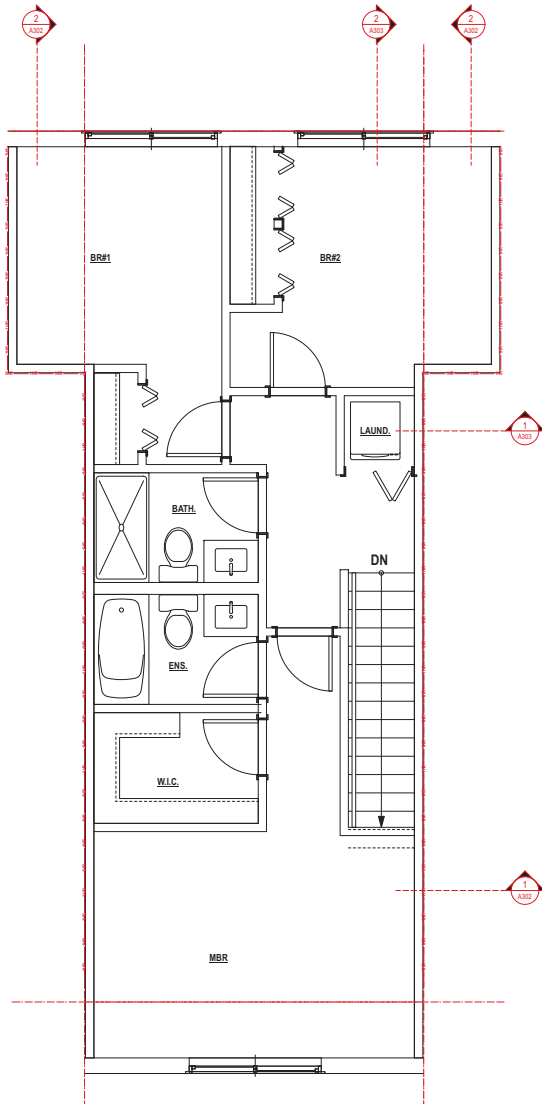
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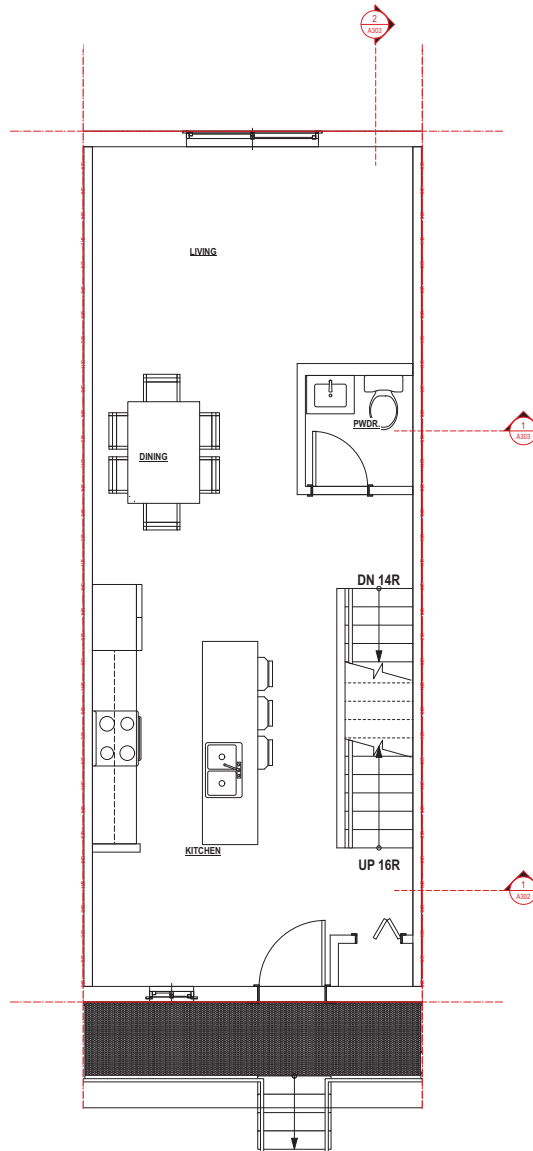
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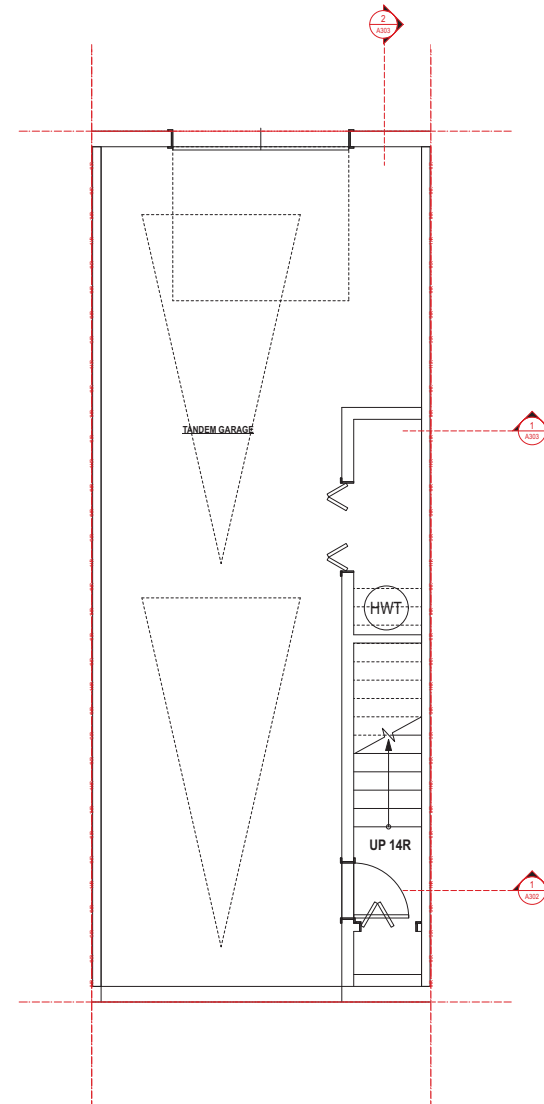
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3 FLOOR PLAN - UPPER LEVEL  
Scale: 3/8" = 1'-0"



2 FLOOR PLAN - MAIN LEVEL  
Scale: 3/8" = 1'-0"



1 FLOOR PLAN - LOWER LEVEL  
Scale: 3/8" = 1'-0"

Project No.  
**PORT MOODY TOWNHOMES**

Address  
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UNIT PLANS - TYPE A4

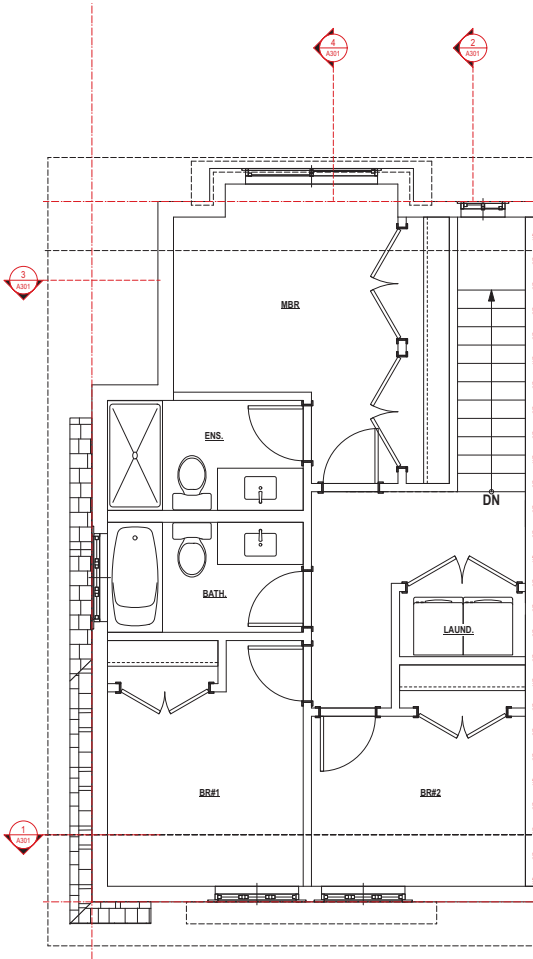
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**A504**

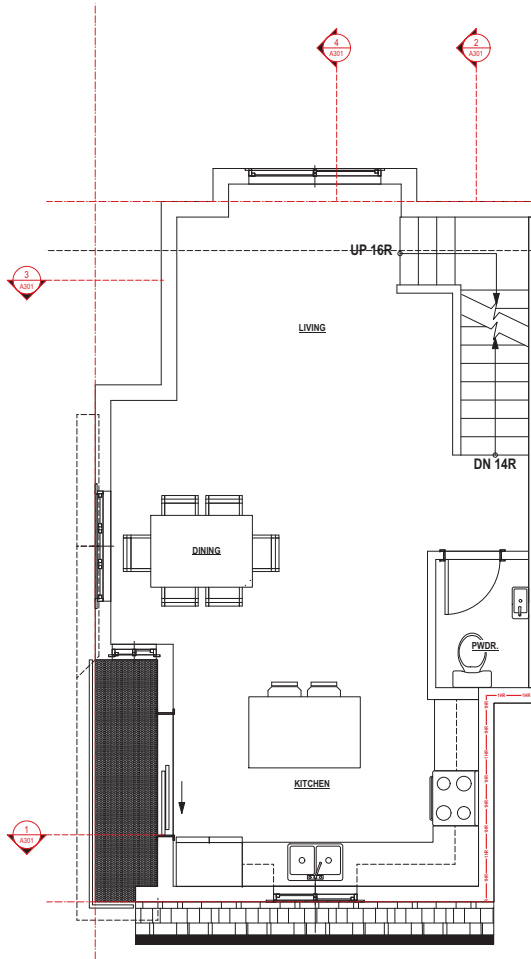
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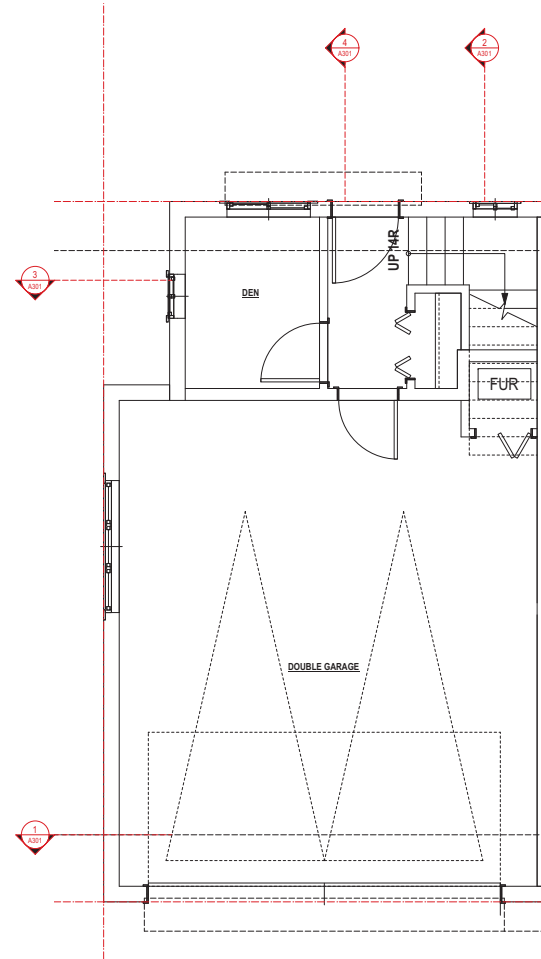
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3 FLOOR PLAN - LOWER LEVEL  
Scale: 3/8" = 1'-0"



2 FLOOR PLAN - LOWER LEVEL  
Scale: 3/8" = 1'-0"

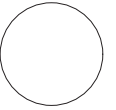


1 FLOOR PLAN - LOWER LEVEL  
Scale: 3/8" = 1'-0"

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UNIT PLANS - TYPE C2

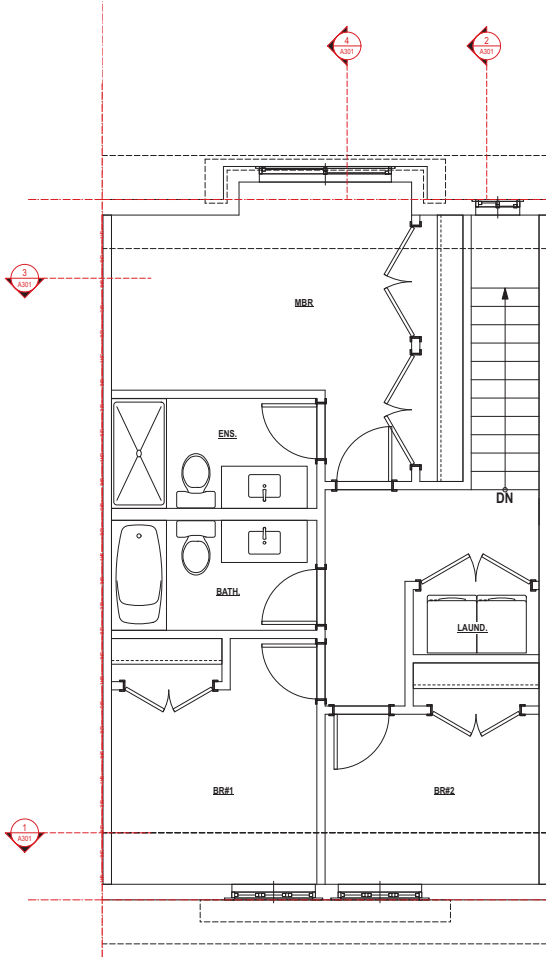
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A505

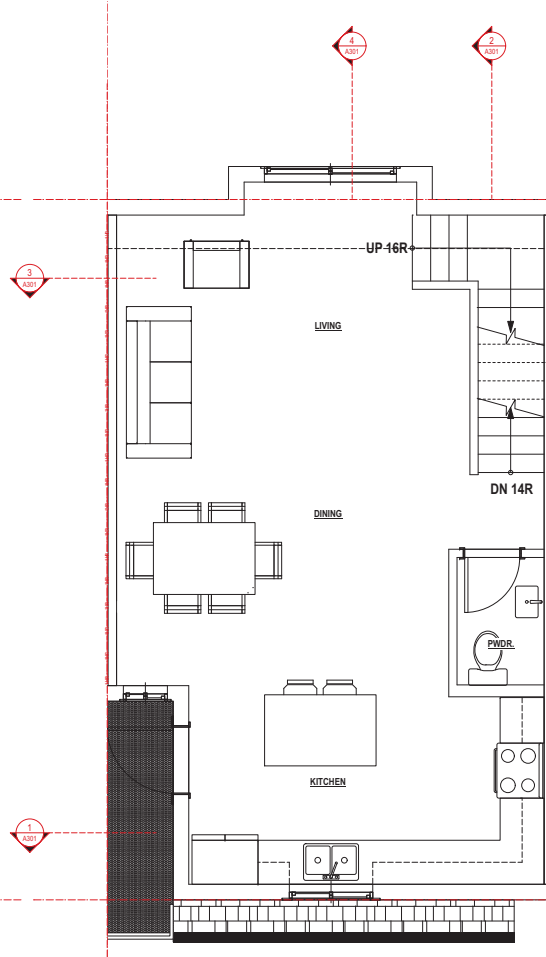
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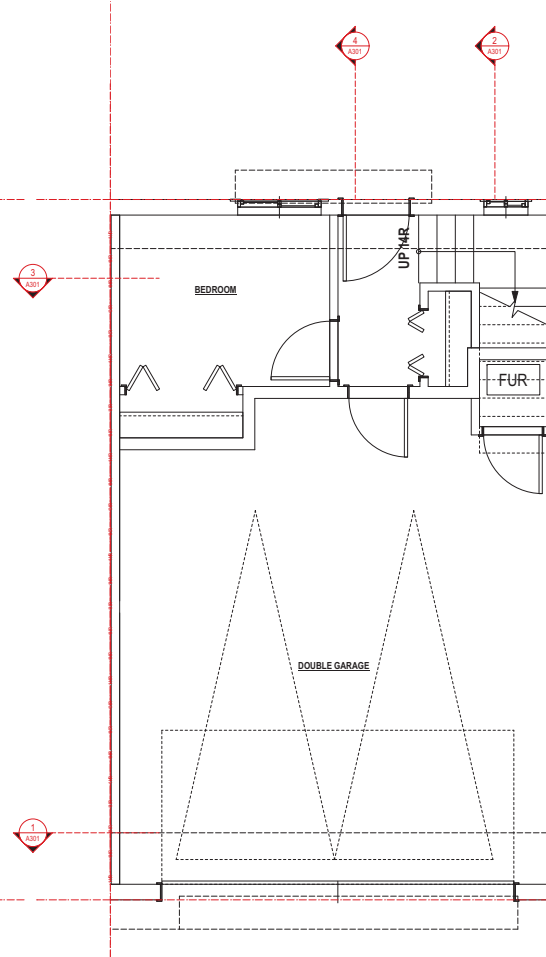
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**3 FLOOR PLAN - UPPER LEVEL**  
Scale: 3/8" = 1'-0"



**2 FLOOR PLAN - MAIN LEVEL**  
Scale: 3/8" = 1'-0"



**1 FLOOR PLAN - LOWER LEVEL**  
Scale: 3/8" = 1'-0"

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UNIT PLANS - TYPE C1

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**A506**