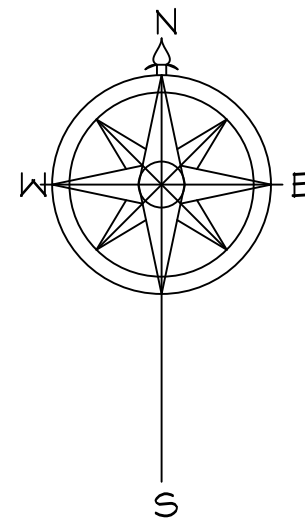




SITE PLAN

SCALE 1:100 (METRIC)

CIVIC ADDRESS: **22981 88TH AVENUE, LANGLEY, BC**
TOWNSHIP OF LANGLEY PROJECT NO.: **001-905-724**

LOT CALCULATIONS: R-1E ZONING

LOT AREA = 1655.00 SQ.M. (17814.27 SQ.FT.)

LOT COVERAGE:

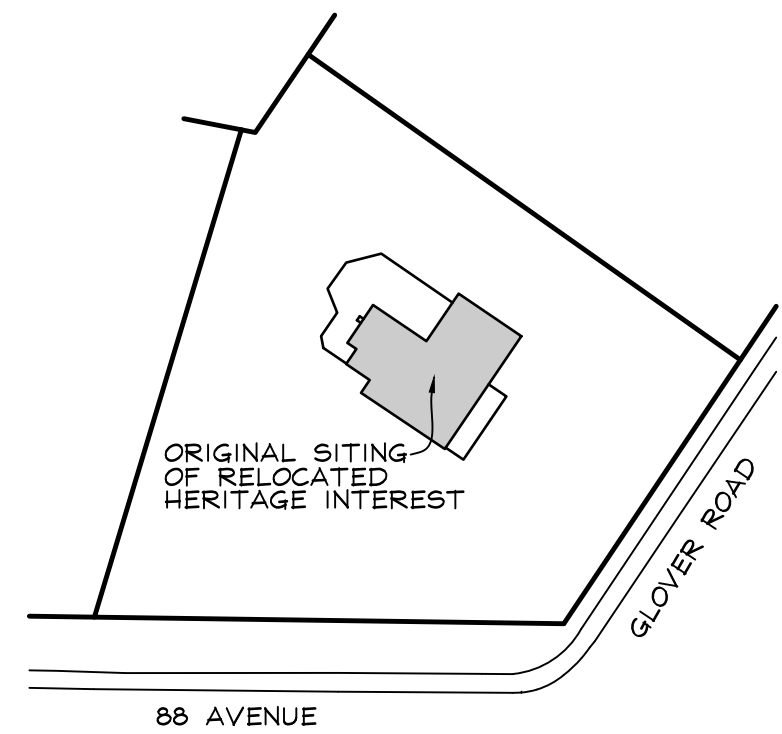
MAX. ALLOWABLE @ 0.35 = 579.25 SQ.M. (6235.00 SQ.FT.)
TRIPLEX (UNITS 2-4) = 246.69 SQ.M. (2655.35 SQ.FT.)
TRIPLEX GARAGES (UNITS 2-4) = 67.63 SQ.M. (727.96 SQ.FT.)
TOWLE HOUSE (UNIT 1) = 108.95 SQ.M. (1172.73 SQ.FT.)
TOWLE HOUSE CARPORT (UNIT 1) = 47.50 SQ.M. (511.29 SQ.FT.)
TOTAL = 470.77 SQ.M. (5067.33 SQ.FT.) (28.45%)

UNDERGROUND BASEMENT VOLUME: (PROPOSED-TRIPLEX)
AVG. BLDG. GRADE (UNIT 2-4) =
 $(13.64 + 13.64 + 13.64 + 13.64) / 4 = 13.640$
50% UNDERGROUND ACHIEVED AT SLAB LEVEL
 $(13.640 - 1.391) = 12.249$
BASEMENT SLAB @ 11.42 (79.83% UNDER PROPOSED)

STREET FACING ELEVATION MAXIMUM 0.80M EXISTING
GRADE TO MAIN FLOOR (TRIPLEX - UNIT 2-4)
LOT SLOPE = 0.6%
AVG. EXISTING GRADE STREET FACING =
 $(13.56 + 13.69) / 2 = 13.625$
MAIN FLOOR ELEV = 14.201 - 13.625 = 0.576M

UNDERGROUND BASEMENT VOLUME: (PROPOSED-TOWLE HOUSE)
AVG. BLDG. GRADE (UNIT 1) =
 $(13.60 + 13.60 + 13.60 + 13.60) / 4 = 13.60$
50% UNDERGROUND ACHIEVED AT SLAB LEVEL
 $(13.60 - 1.354) = 12.246$
BASEMENT SLAB @ 11.49 (77.86% UNDER PROPOSED)

STREET FACING ELEVATION MAXIMUM 0.80M EXISTING
GRADE TO MAIN FLOOR (TOWLE HOUSE - UNIT 1)
LOT SLOPE = 0.6%
AVG. EXISTING GRADE STREET FACING =
 $(13.40 + 13.41) / 2 = 13.405$
MAIN FLOOR ELEV = 14.20 - 13.405 = 0.795M
AVG. EXISTING GRADE FLANKING STREET FACING =
 $(13.43 + 13.40) / 2 = 13.415$
MAIN FLOOR ELEV = 14.20 - 13.415 = 0.785M

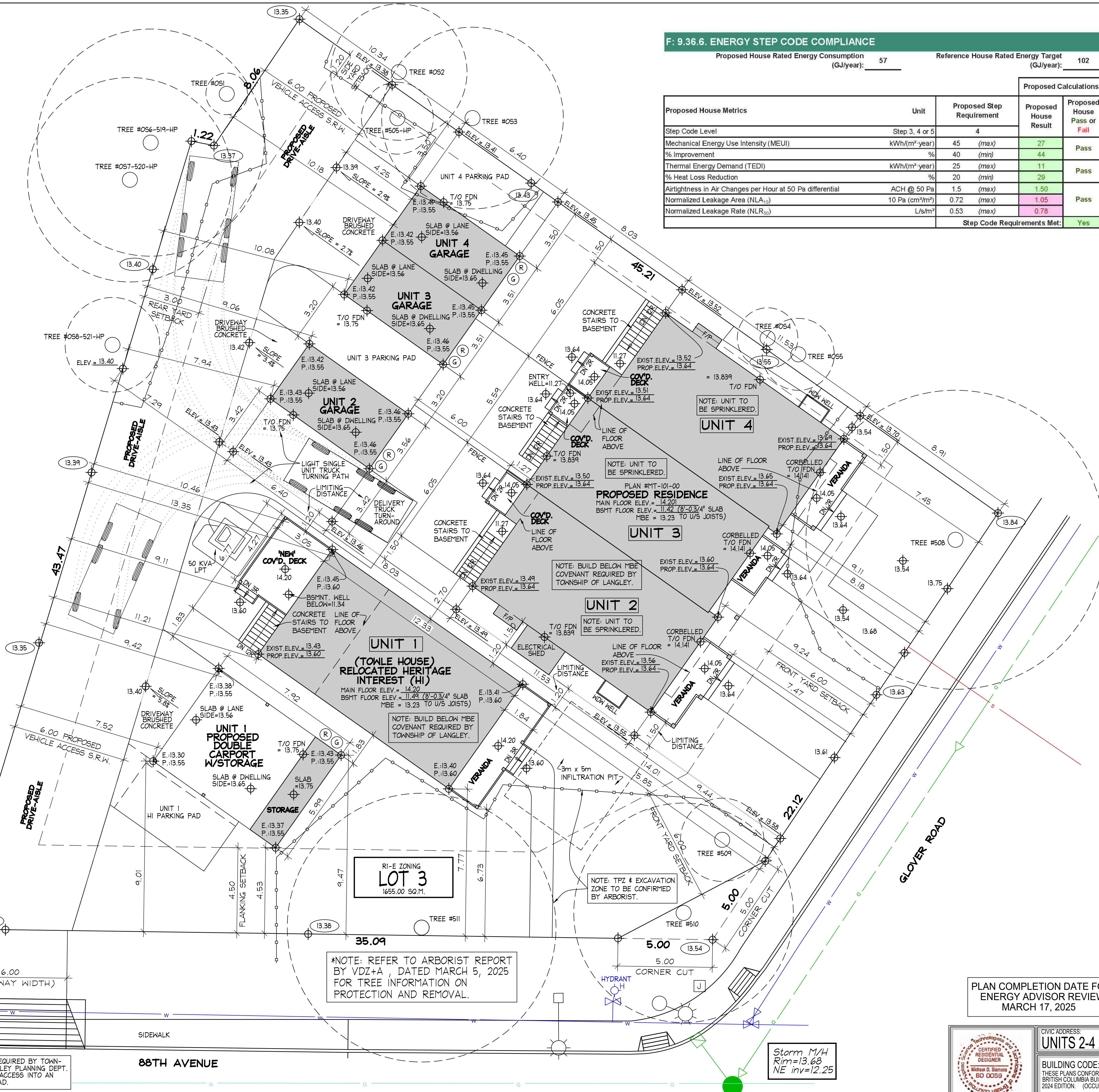


KEY PLAN

SCALE N.T.S.

NOTE: DVP REQUIRED BY TOWNSHIP OF LANGLEY PLANNING DEPT. FOR VEHICLE ACCESS INTO AN ARTERIAL ROAD.

88TH AVENUE



F. 9.36.6. ENERGY STEP CODE COMPLIANCE

Proposed House Rated Energy Consumption (GJ/year): **57** Reference House Rated Energy Target (GJ/year): **102**

Proposed House Metrics		Unit	Proposed Step Requirement	Proposed House Result	Proposed House Pass or Fail
Step Code Level	Step 3, 4 or 5		4		
Mechanical Energy Use Intensity (MEUI)	kWh/(m ² -year)	45 (max)	27		Pass
% Improvement	%	40 (min)	44		
Thermal Energy Demand (TEDi)	kWh/(m ² -year)	25 (max)	11		Pass
% Heat Loss Reduction	%	20 (min)	29		
Airtightness in Air Changes per Hour at 50 Pa differential	ACH @ 50 Pa	1.5 (max)	1.50		
Normalized Leakage Area (NLA ₁₀)	10 Pa (cm ² /m ²)	0.72 (max)	1.05		Pass
Normalized Leakage Rate (NLR ₅₀)	L/s/m ²	0.53 (max)	0.78		
Step Code Requirements Met:			Yes		

LICENSE AND COPYRIGHT

COPYRIGHT IS HEREBY CLAIMED OVER THE FULL EXTENT OF THESE PLANS. ALL RIGHTS OF USE, DISTRIBUTION, AND REPRODUCTION ARE THEREFORE ALSO CLAIMED. REPRODUCTION OF THESE PLANS BY ANY MEANS IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

USE OF THESE PLANS IS GRANTED THROUGH A LICENSING AGREEMENT THAT BINDS THE USER TO THE USE OF THESE PLANS FOR CONSTRUCTION OF ONE SINGLE FAMILY DWELLING AT ONE ADDRESS. NOTE THAT THESE DRAWINGS ARE NOT A PURCHASE FOR OWNERSHIP OF THE PLANS, BUT RATHER ARE A PURCHASE OF A SINGLE USE LICENSE FOR CONSTRUCTION OF ONE DWELLING.

ENGINEERING REQUIREMENT

THESE PLANS ARE INTENDED TO BE USED ONLY IN CONJUNCTION WITH STRUCTURAL SPECIFICATIONS PROVIDED BY A PROFESSIONAL STRUCTURAL ENGINEER ACCREDITED BY THE CANADIAN PROVINCE HAVING JURISDICTION. IT IS UNDERSTOOD THAT THE STRUCTURE ENGINEER OF RECORD TAKES FULL RESPONSIBILITY FOR SPECIFICATIONS THEY PROVIDE. BY USING THESE PLANS, THE LICENCE PURCHASER ACKNOWLEDGES THAT MIKE SIEMENS HOME DESIGN INC. ACCEPTS NO RESPONSIBILITY FOR THE STRUCTURAL DESIGN.

RESPONSIBILITY OF LICENSEE

ALTHOUGH EVERY EFFORT HAS BEEN MADE BY MIKE SIEMENS HOME DESIGN INC. TO ENSURE THESE PLANS ARE ERROR AND OMISSION FREE, IT IS IMPOSSIBLE TO COMPLETELY ELIMINATE HUMAN ERROR. THE LICENSEE TO USE THESE PLANS IS BASED ON AGREEMENT. THE LICENSE PURCHASER AND ANYONE GRANTED AUTHORITY BY THE LICENSE PURCHASER TO USE THESE PLANS FOR HOME CONSTRUCTION VERIFIES, DIMENSIONS AND BUILDING COMPONENTS BEFORE COMMENCING CONSTRUCTION, AND BY THE REQUIREMENT THAT THE LICENSE PURCHASER INFORMS MIKE SIEMENS HOME DESIGN INC. OF ANY ERRORS OR OMISSIONS AT THE EARLIEST POSSIBLE OPPORTUNITY SO AS TO MITIGATE ANY DAMAGES.

INFORMATION SOURCES

PREPARATION OF THESE PLANS REQUIRES RELIANCE ON INFORMATION PROVIDED BY OTHERS, INCLUDING LEGAL PLANS, LOT GRADING PLANS, TREE PRESERVATION PLANS, COVENANTS, ENERGY REPORTS AND OTHER INFORMATION PROVIDED BY OTHERS. MIKE SIEMENS HOME DESIGN INC. DOES NOT ACCEPT LIABILITY FOR INFORMATION USED IN THESE PLANS THAT WAS GENERATED BY AN ENTITY OTHER THAN MIKE SIEMENS HOME DESIGN INC.

LOT GRADING

GRADING INFORMATION PROVIDED ON THIS PLAN IS COMPRISED OF SURVEY INFORMATION PROVIDED BY OTHERS, AND LINEAR INTERPOLATIONS BETWEEN SAID POINTS PROVIDED BY MIKE SIEMENS HOME DESIGN INC. REPRESENTATION IS BEING MADE THAT THE LINEAR INTERPOLATIONS REPRESENT EXISTING GROUND LEVELS. THEY DO NOT INTERPOLATIONS ARE PROVIDED AS A MEANS OF VISUALIZING A SITE USED INTO PLANS THAT CONVEY TO A PERSON WISH TO ESTABLISH PRECISE EXISTING GRADES FOR THEIR OWN INFORMATION. THEY SHOULD SO USING A PROFESSIONALLY CERTIFIED SURVEYOR.

REGARDLESS OF ANY EXISTING OR PROPOSED GRADES PROVIDED ON THESE PLANS, IN ALL CASES THE LAND SHALL SLOPE DOWN AWAY FROM THE BUILDING ON ALL SIDES OF THE STRUCTURE AT A GRADIENT OF NOT LESS THAN 2 PERCENT, FOR CONFORMANCE WITH THE B.C. BUILDING CODE.

RETAINING WALLS

MIKE SIEMENS HOME DESIGN INC. ACCEPTS NO RESPONSIBILITY FOR THE CONSTRUCTION OR DESIGN OF RETAINING STRUCTURES. RETAINING WALLS SHALL BE CONSTRUCTED ACCORDING TO GENERALLY ACCEPTED PRACTICE IN CONSIDERATION OF BEARING, LOCATION, AND POTENTIAL LATERAL MOVEMENT RESULTING FROM STRUCTURAL DEFICIENCIES AND DRAINAGE DESIGN THAT IS INADEQUATE TO RELIEVE HYDROSTATIC PRESSURE BEHIND THE WALL. THE LICENSE PURCHASER SHOULD EMPLOY A STRUCTURAL ENGINEER AND/OR A GEOTECHNICAL ENGINEER TO APPROVE THE DESIGN AND INSTALLATION OF RETAINING WALLS.

LIMITS OF LIABILITY

ANYONE USING THESE PLANS FOR ANY PURPOSE ACKNOWLEDGES BY THEIR USE OF THESE PLANS THAT THEY ACCEPT FULL RESPONSIBILITY FOR ALL DAMAGES, CONSEQUENTIAL OR OTHERWISE ARISING FROM SAID USE, AND AGREE THAT THE FULLEST EXTENT OF ANY DAMAGES CLAIMED AGAINST MIKE SIEMENS HOME DESIGN INC. SHALL NOT EXCEED THE PURCHASE PRICE OF THE LICENSE PAID FOR USE OF THESE PLANS.

TREES

EXISTING TREES ARE LOCATED USING A SCALING METHOD BECAUSE DIMENSIONAL DATA IS NOT AVAILABLE. THEREFORE, THE LOCATION OF TREES ON THESE PLANS IS INHERENTLY IMPRECISE. TREE LOCATIONS MUST BE CONFIRMED ON SITE BY SURVEY PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES MUST BE REPORTED TO MIKE SIEMENS HOME DESIGN INC. MIKE SIEMENS HOME DESIGN INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF EXISTING TREE LOCATION INFORMATION IF SURVEY CONFIRMATION BY A REGISTERED LAND SURVEYOR IS NOT PROVIDED TO US PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION:

LOT #3

MIKE SIEMENS
home design

CUSTOMER:
LANSTONE HOMES

DESIGN: MS

DRAWN: NZ 250311

CHECKED: MS 250317

SCALE: 1:100 (METRIC)

MT-101-00
(LOT 3)

SHEET 1 OF 10

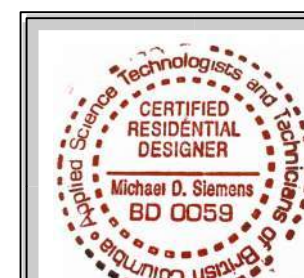
CIVIC ADDRESS:
UNITS 2-4 22981 88TH AVENUE

BUILDING CODE:
THESE PLANS CONFORM TO THE
BRITISH COLUMBIA BUILDING CODE
2024 EDITION. (OCCUPANCY GROUP C)

REV DATE BY

A 260204 NZ

B 260325 NZ



PLAN COMPLETION DATE FOR
ENERGY ADVISOR REVIEW
MARCH 17, 2025

Storm M/H
Rim=13.68
NE inv=12.25

SPACE HEATING/COOLING:
PRINCIPAL: AIR SOURCE HEAT PUMP
(HEATING / COOLING)
SUPPLEMENTARY: NATURAL GAS FURNACE, NATURAL
GAS FIREPLACE (SEALED W/ SPARK IGNITION)

VENTILATION: H.R.V. @ 75 CFM MIN
HOT WATER: ELECTRIC TANKLESS WATER HEATER

REFER TO STRUCTURAL DRAWINGS
FOR SEISMIC ENGINEERING AND
STRUCTURAL DESIGN (BY OTHERS)

UNIT 2 BASEMENT/ FOUNDATION PLAN

767.68 SQ.FT. (71.32 SQ.M.)

SCALE 1/4"=1'-0"

BASEMENT TO HAVE 8'-0 3/4" CEILING HEIGHT
(CONC. SLAB TO U/S JOISTS)

UNIT 3 BASEMENT/ FOUNDATION PLAN

705.79 SQ.FT. (65.57 SQ.M.)

SCALE 1/4"=1'-0"

BASEMENT TO HAVE 8'-0 3/4" CEILING HEIGHT
(CONC. SLAB TO U/S JOISTS)

UNIT 4 BASEMENT/ FOUNDATION PLAN

767.68 SQ.FT. (71.32 SQ.M.)

SCALE 1/4"=1'-0"

BASEMENT TO HAVE 8'-0 3/4" CEILING HEIGHT
(CONC. SLAB TO U/S JOISTS)

NOTE: DIMENSIONS TO INTERIOR WALLS ARE TAKEN TO
THE LEFT SIDE FOR UNIT 4 AND TO THE RIGHT SIDE
FOR THE UNIT 2 AND 3.

GENERAL:

- THIS BUILDING IS DESIGNED UNDER PART 9 OF THE BRITISH COLUMBIA BUILDING CODE - 2024 EDITION OCCUPANCY CLASS (C). SOME SPECIFICATIONS ON THIS DRAWING ARE BEYOND THE LIMITS OF THIS SECTION OF THE CODE AND MAY REQUIRE REVIEW BY A PROFESSIONAL ENGINEER AT THE DISCRETION OF THE LOCAL BUILDING AUTHORITY. THIS MAY INCLUDE THE REQUIREMENT FOR A FIELD INSPECTION TO ENSURE THAT CRITICAL BUILDING COMPONENTS ARE CORRECTLY INSTALLED. IF REQUIRED, SUCH REVIEWS SHALL BE FOR THE ACCOUNT OF THE OWNER.
- THE CONTRACTOR AND THE OWNER SHALL ENSURE THAT THE CONSTRUCTION COMPLIES WITH ALL NATIONAL, PROVINCIAL, AND LOCAL REGULATIONS.
- THE OWNER OR CONTRACTOR SHALL INSTALL ALL MATERIALS, EQUIPMENT, AND COMPONENTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ACCEPTED METHODS OF GOOD BUILDING PRACTICE.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR BUILDER TO DETERMINE THE SNOW LOAD, RAIN LOAD, WIND LOAD, AND SOIL CONDITIONS IN THE AREA IN WHICH THE RESIDENCE IS BEING BUILT, AND TO MAKE ADJUSTMENTS IN THE SIZE OF STRUCTURAL MEMBERS TO COMPENSATE FOR ADDITIONAL LOADS.
- THE OWNER OR BUILDER SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND CONDITIONS SHOWN ON THE STRUCTURAL DRAWINGS. ANY VARIANCES WITHIN THE STRUCTURAL DRAWINGS OR SPECIFICATIONS, OR FROM CONDITIONS ENCOUNTERED ON THE JOB SITE SHALL BE RESOLVED BY THE BUILDER OR OWNER AND SUCH SOLUTION SHALL BE THEIR SOLE RESPONSIBILITY.
- DIMENSIONS SHALL IN ALL CASES TAKE PRECEDENCE TO SCALE.
- FIRE PROTECTION SHALL CONFORM TO SECTION 9.10 OF THE BCBC 2024 ED.
- SMOKE ALARMS SHALL CONFORM TO SECTION 9.18 OF THE BCBC 2024 ED.
- STAIRS, RAMPS, HANDRAILS, AND GUARDS TO COMPLY WITH SEC 9.8 BCBC 2024 ED.
- WINDOWS, DOORS, AND SKYLIGHTS SHALL CONFORM TO SECTION 9.7 OF BCBC 2024 ED.
- GLASS SHALL CONFORM TO SECTION 9.6 OF THE BCBC 2024 EDITION.

CONCRETE:

- CONCRETE SHALL CONFORM TO SECTION 9.3.1 OF THE BCBC 2024 EDITION.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPa AFTER 28 DAYS EXCEPT CONCRETE USED FOR GARAGE AND CARPORT FLOORS AND EXTERIOR STAIRS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 32 MPa AT 28 DAYS, OR 30 MPa WHERE INDIGENOUS AGGREGATES DO NOT ACHIEVE 32 MPa WITH A 0.45 WATER TO CEMENTING MATERIAL RATIO.

EXCAVATIONS:

- THE TOPSOIL AND VEGETABLE MATTER IN ALL UNEXCAVATED AREAS UNDER THE BUILDING SHALL BE REMOVED.
- EXCAVATIONS FOR FOOTINGS SHALL EXTEND TO UNDISTURBED SOIL.
- THE BOTTOM OF EXCAVATIONS SHALL BE KEPT FROM FREEZING THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
- EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER.
- IN LOCALITIES WHERE TERMITES ARE KNOWN TO OCCUR, ALL STUMPS, ROOTS, AND OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF NOT LESS THAN 300mm (12") IN UNEXCAVATED AREAS UNDER A BUILDING.
- IN INSTANCES WHERE EXCAVATIONS ARE DEEP, APPROPRIATE SAFETY PRECAUTIONS SHOULD BE TAKEN TO ENSURE THAT SLIDING SOIL DOES NOT ENDANGER WORKERS. (TO COMPLY WITH WORKERS' COMPENSATION BOARD RULES).

FOOTINGS:

- FOOTINGS HAVE BEEN DESIGNED ASSUMING A SOIL BEARING CAPACITY OF 1500 P.S.F. IF A LESSER SOIL BEARING CAPACITY IS ENCOUNTERED, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT FOOTINGS ARE REDESIGNED BY A PROFESSIONAL ENGINEER TO SUIT ACTUAL SOIL CONDITIONS.
- FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL, FREE OF ORGANIC MATERIAL, AND SOLID IN COMPOSITION, AT AN ELEVATION BELOW THE FROST LINE.
- THE SOIL IN TRENCHES BENEATH FOOTINGS FOR SEWERS AND WATERMANS SHALL BE COMPACTED BY TAMPING UP TO THE LEVEL OF THE FOOTING BASE OR SHALL BE FILLED WITH CONCRETE HAVING A STRENGTH OF NOT LESS THAN 10 MPa.
- WHEN STEP FOOTINGS ARE USED, THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 600mm (2'-0"). THE HORIZONTAL DISTANCE BETWEEN THE RISERS SHALL NOT BE LESS THAN 600mm (2'-0").
- IT IS RECOMMENDED (THOUGH NOT REQUIRED) THAT TWO 15M REINFORCING BARS (CONTINUOUS) BE PLACED 3" ABOVE THE BOTTOM LEVEL OF ALL STRIP FOOTINGS. IN ADDITION, IT IS RECOMMENDED THAT 15M BARS PLACED ON 6" CENTRES IN BOTH DIRECTIONS, BE ADDED TO ALL PAD FOOTINGS.

FOUNDATION:

- FOR SEISMIC UPGRADING, IT IS RECOMMENDED (NOT REQUIRED) THAT ALL FOUNDATIONS HAVE A MINIMUM OF ONE 10M CONTINUOUS REINFORCING BAR PLACED WITHIN 12" OF THE TOP OF THE FOUNDATION. IN ADDITION, 10M BARS PLACED AT 24" O.C. EACH WAY ARE RECOMMENDED.
- BACKFILL SHALL BE PLACED TO AVOID DAMAGING THE FOUNDATION WALL. THE DRAINAGE TILE, EXTERNALLY APPLIED INSULATION, AND THE WATERPROOFING OF THE WALL, BACKFILL SHALL NOT BE PLACED AGAINST THE FOUNDATION WALL UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED 28 DAY STRENGTH AND UNTIL THE STRUCTURAL FLOOR FRAMING IS IN PLACE INCLUDING THE PLYWOOD SUBFLOOR.
- BACKFILL SHALL BE GRADED TO PREVENT DRAINAGE TOWARD THE FOUNDATION AFTER SETTLING. MINIMUM SLOPE AWAY FROM THE BUILDING SHALL BE 2 PERCENT.
- BACKFILL WITHIN 600mm (2'-0") OF THE FOUNDATION WALL SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS LARGER THAN 250mm (10") DIAMETER.
- WATERPROOFING AND DAMPROOFING AS PER SEC. 9.13.1.1, BCBC 2024 ED.

WOOD FRAME CONSTRUCTION:

- ALL MEMBERS SHALL BE SO FRAMED, ANCHORED, FASTENED, TIED, AND BRACED TO PROVIDE THE NECESSARY STRENGTH AND RIGIDITY.
- THE DESIGN OF STRUCTURAL MEMBERS HAS BEEN BASED ON NO 2 OR BETTER DOUGLAS FIR AS SHOWN IN THE SPAN TABLES FOR WOOD RAFTERS, JOISTS, AND BEAMS AS SHOWN IN PART 9 OF THE 2024 B.C. BUILDING CODE. THE USE OF DIFFERENT SPECIES OF WOOD MUST CONFORM TO THE SAME TABLES.
- NOTCHING OR DRILLING OF FRAMING MEMBERS SHALL COMPLY WITH SECTION 9.23.5 OF THE B.C. BUILDING CODE 2024 EDITION.
- BEAMS SHALL HAVE EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 89mm (3.12") LENGTH OF BEARING AT END SUPPORTS.
- INDIVIDUAL MEMBERS OF A BUILT UP BEAM SHALL BE NAILED TOGETHER WITH A DOUBLE ROW OF NAILS NOT LESS THAN 89mm (3.12") IN LENGTH, SPACED NOT MORE THAN 450mm (18") APART IN EACH ROW. THE END NAILS LOCATED 100mm (4") TO 150mm (6") FROM THE END OF EACH PIECE.
- ALL LOADBEARING INTERIOR AND EXTERIOR LINTELS TO BE 2-2X10 UNLESS OTHERWISE SPECIFIED.
- THE WIDTH OR DIAMETER OF A WOOD COLUMN SHALL BE NOT LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.
- BUILT UP WOOD COLUMNS SHALL CONSIST OF NOT LESS THAN 38mm (1.12") THICK FULL LENGTH MEMBERS BOLTED TOGETHER WITH NOT LESS THAN 9.52mm (3/8") DIAMETER BOLTS SPACED NOT MORE THAN 450mm (18") APART, OR NAILED TOGETHER WITH NOT LESS THAN 76mm (3") NAILS SPACED NOT MORE THAN 300mm (12") APART. WOOD COLUMNS SHALL BE SEPARATED FROM CONCRETE IN CONTACT THE GROUND BY 0.03mm POLYETHYLENE FILM OR TYPE S ROLL ROOFING.
- ALL CONCRETE AND WOOD CONTACTS SHALL BE DAMPROOFED WITH AN APPROVED SILL GASKET, 6 MIL POLY, OR 6" OF PRESSURE TREATED WOOD.
- FLOOR JOISTS SHALL HAVE NOT LESS THAN 38mm (1.12") OF END BEARING.
- NON-LOADBEARING INTERIOR WALLS PARALLEL TO FLOOR JOISTS, WHICH SUPPORT KITCHEN CABINETS SHALL BE SUPPORTED BY DOUBLE FLOOR JOISTS UNDERNEATH THE WALL.
- NON-LOADBEARING WALLS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR BY 38mm x 89mm (2X4) BLOCKING SPACED NOT MORE THAN 1.2m (4'-0") O.C.
- TRUSSES, PARALLAM, TIMBERSTRAND oie BEAM SIZES, AND HANGERS MUST BE VERIFIED BY A PROFESSIONAL ENGINEER PRIOR TO THEIR PURCHASE FOR CONSTRUCTION.

SYMBOLS LEGEND:

- | | | | |
|------|--------------------------|---|----------------------|
| ⚡ | LIGHT SWITCH | ☼ | HOT AIR FLOOR VENT |
| 3 | 3 WAY SWITCH | ☼ | HOT AIR CEIL VENT |
| 4 | 4 WAY SWITCH | ☼ | HOT AIR WALL VENT |
| ⚡ | DIMMER SWITCH | ☼ | CEILING LIGHT |
| 220 | 220 VOLT | ☼ | DROPPED CEIL LIGHT |
| ⚡ | GROUND FAULT INT. | ☼ | LIGHT W/ PULL CHAIN |
| ⚡ | APPLIANCE OUTLET | ☼ | WALL LIGHT |
| ⚡ | SWITCHED OUTLET | ☼ | RECESSED LIGHT |
| ⚡ | WEATHERPROOF | ☼ | RECESSED WALL WASHER |
| ⚡ | SINGLE OUTLET | ☼ | VAPOUR PROOF LIGHT |
| ⚡ | FLOOR OUTLET | ☼ | SMOKE ALARM |
| ⚡ | CEILING OUTLET | ☼ | EXHAUST FAN |
| ⚡ | 42" ABOVE FLOOR | ☼ | HOSE BIB |
| ⚡ | CARBON MONOXIDE DETECTOR | | |
| 4028 | WINDOW 4'-0"x2'-0" | | |

CIVIC ADDRESS:

UNITS 2-4 22981 88TH AVENUE

BUILDING CODE:

THESE PLANS CONFORM TO THE
BRITISH COLUMBIA BUILDING CODE
2024 EDITION, (OCCUPANCY GROUP C)

REV	DATE	BY
A	260204	NZ
B	260323	NZ
C	260325	NZ



CUSTOMER:
LANSTONE HOMES

DESIGN:	MS	
DRAWN:	NZ	250311
CHECKED:	MS	250317

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

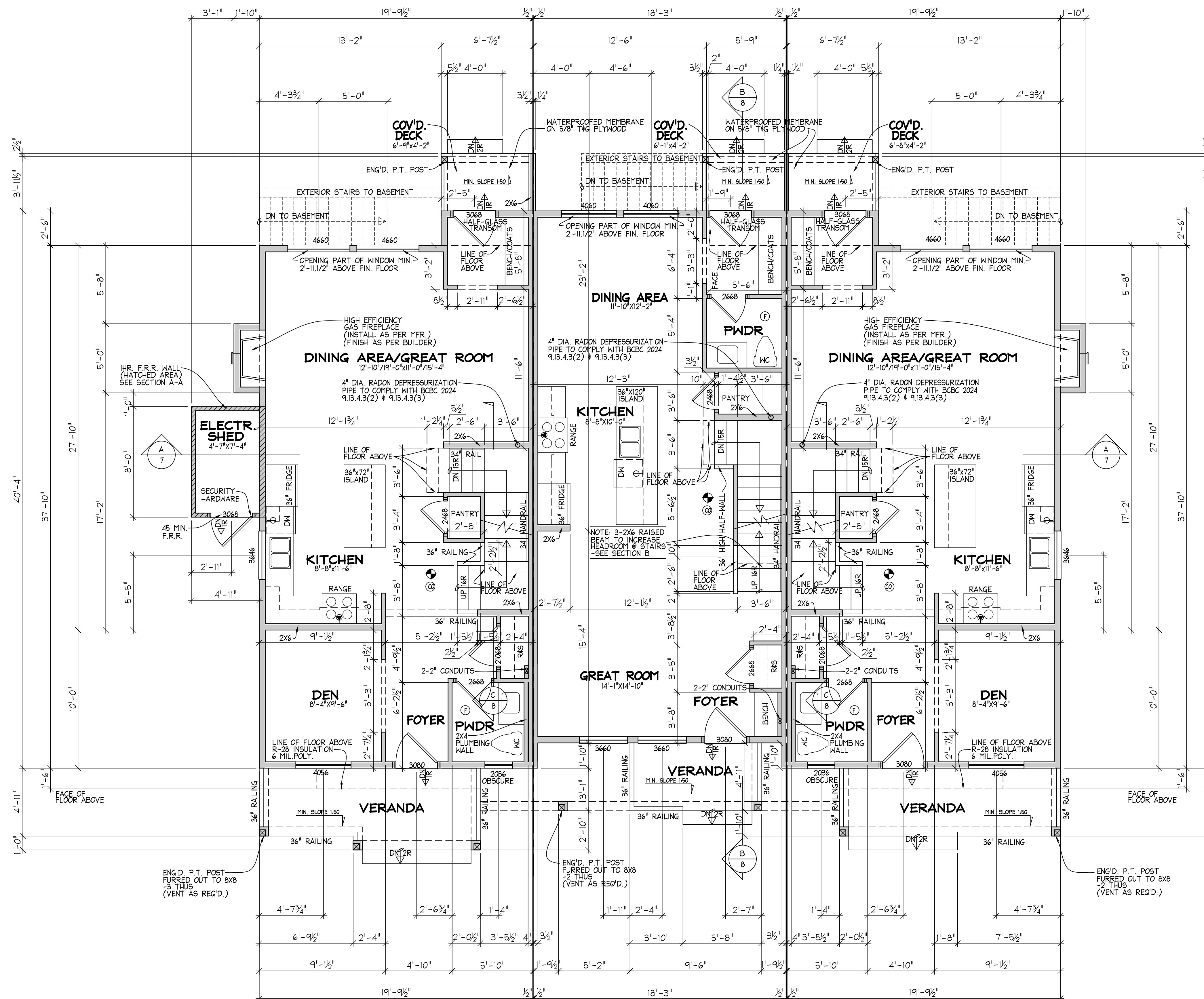
MT-101-00
(LOT 3)

SHEET 2 OF 10

FOUNDATION PLAN

2236 VILLAGE GLEN, ABBOTSFORD, BC V3G 1E3
e-mail: mike@siemenshomedesign.com
TEL: 604 864 8834 OR 778 344 1569

MIKE SIEMENS HOME DESIGN INC.



UNIT 2 MAIN FLOOR PLAN

767.68 SQ.FT. (71.32 SQ.M.)

SCALE 1/4"=1'-0"

MAIN FLOOR TO HAVE 9'-0 3/4" CEILING HEIGHT
(SUBFLOOR TO U/S JOISTS - UNLESS NOTED OTHERWISE)
7'-11" LINTEL HEIGHT UNLESS NOTED OTHERWISE

UNIT 3 MAIN FLOOR PLAN

705.79 SQ.FT. (65.57 SQ.M.)

SCALE 1/4"=1'-0"

MAIN FLOOR TO HAVE 9'-0 3/4" CEILING HEIGHT
(SUBFLOOR TO U/S JOISTS - UNLESS NOTED OTHERWISE)
7'-11" LINTEL HEIGHT UNLESS NOTED OTHERWISE

UNIT 4 MAIN FLOOR PLAN

767.68 SQ.FT. (71.32 SQ.M.)

SCALE 1/4"=1'-0"

MAIN FLOOR TO HAVE 9'-0 3/4" CEILING HEIGHT
(SUBFLOOR TO U/S JOISTS - UNLESS NOTED OTHERWISE)
7'-11" LINTEL HEIGHT UNLESS NOTED OTHERWISENOTE: DIMENSIONS TO INTERIOR WALLS ARE TAKEN TO
THE LEFT SIDE FOR UNIT 4 AND TO THE RIGHT SIDE
FOR THE UNIT 2 AND 3.

SPACE HEATING/COOLING:
PRINCIPAL: AIR SOURCE HEAT PUMP
(HEATING / COOLING)
SUPPLEMENTARY: NATURAL GAS FURNACE, NATURAL
GAS FIREPLACE (SEALED W/ SPARK IGNITION)
VENTILATION: H.R.V. @ 75 CFM MIN
HOT WATER: ELECTRIC TANKLESS WATER HEATER

REFER TO STRUCTURAL DRAWINGS
FOR SEISMIC ENGINEERING AND
STRUCTURAL DESIGN (BY OTHERS)

MIKE SIEMENS
home design

CUSTOMER:
LANSTONE HOMES

DESIGN:	MS	
DRAWN:	NZ	250311
CHECKED:	MS	250317

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

MT-101-00
(LOT 3)

SHEET 3 OF 10

CIVIC ADDRESS:
UNITS 2-4 22981 88TH AVENUEBUILDING CODE:
THESE PLANS CONFORM TO THE
BRITISH COLUMBIA BUILDING CODE
2024 EDITION. (OCCUPANCY GROUP C)

REV	DATE	BY
A	260204	NZ
B	260323	NZ
C	260325	NZ
D	260414	NZ

SPACE HEATING/COOLING:
PRINCIPAL: AIR SOURCE HEAT PUMP
(HEATING / COOLING)
SUPPLEMENTARY: NATURAL GAS FURNACE, NATURAL
GAS FIREPLACE (SEALED W/ SPARK IGNITION)
VENTILATION: H.R.V. @ 75 CFM MIN
HOT WATER: ELECTRIC TANKLESS WATER HEATER

REFER TO STRUCTURAL DRAWINGS
FOR SEISMIC ENGINEERING AND
STRUCTURAL DESIGN (BY OTHERS)

UNIT 2
UPPER FLOOR PLAN

723.33 SQ.FT. (67.20 SQ.M.)
SCALE 1/4"=1'-0"
(NOT INCLUDING 45.42 SQ.FT. (4.22 SQ.M.) FOR STAIRS)
UPPER FLOOR TO HAVE 8'-0 3/4" CEILING HEIGHT
(SUBFLOOR TO U/S TRUSSES - UNLESS NOTED OTHERWISE)
6'-11" LINTEL HEIGHT UNLESS NOTED OTHERWISE

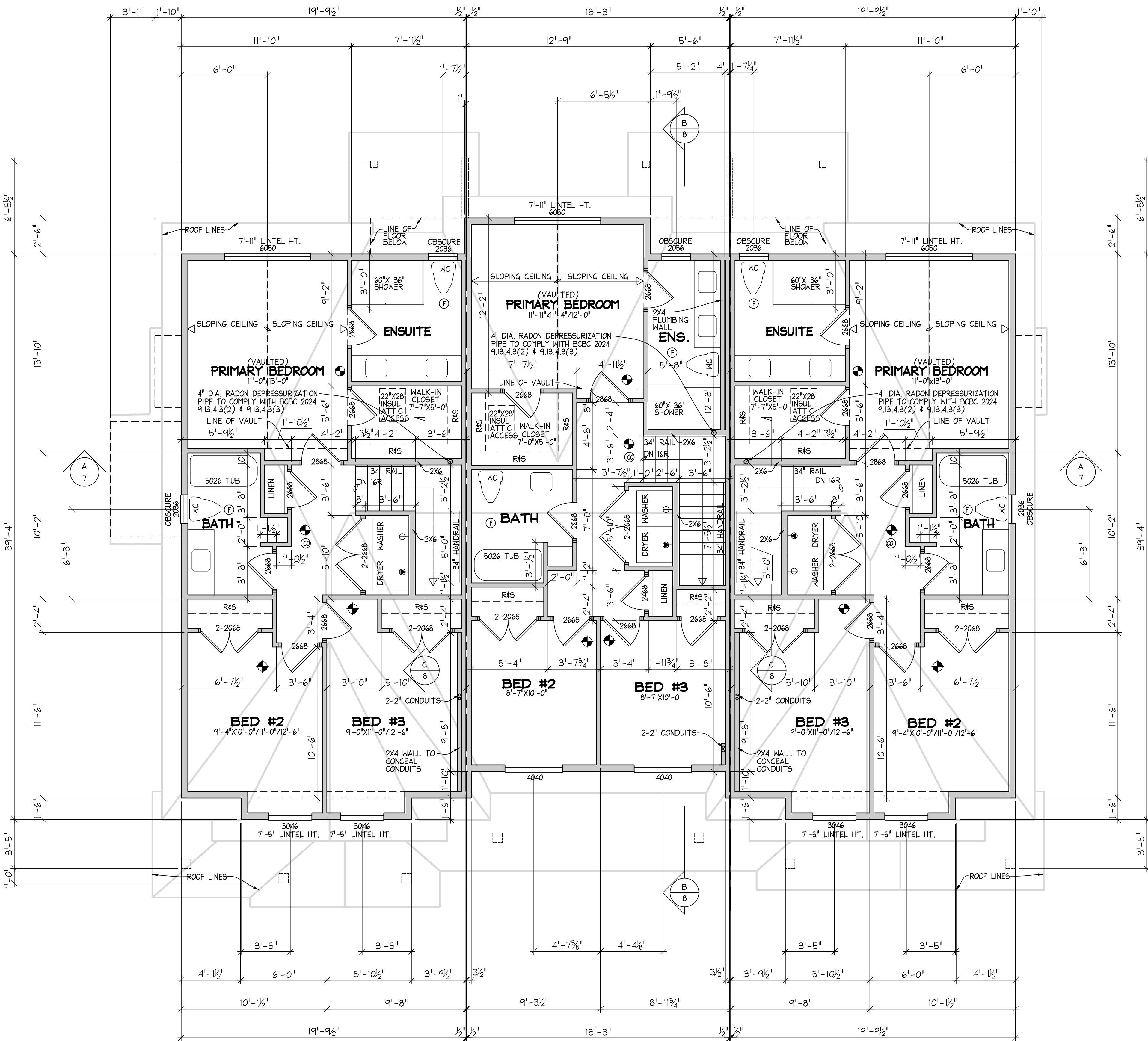
UNIT 3
UPPER FLOOR PLAN

647.56 SQ.FT. (60.16 SQ.M.)
SCALE 1/4"=1'-0"
(NOT INCLUDING 44.78 SQ.FT. (4.16 SQ.M.) FOR STAIRS)
UPPER FLOOR TO HAVE 8'-0 3/4" CEILING HEIGHT
(SUBFLOOR TO U/S TRUSSES - UNLESS NOTED OTHERWISE)
6'-11" LINTEL HEIGHT UNLESS NOTED OTHERWISE

UNIT 4
UPPER FLOOR PLAN

723.33 SQ.FT. (67.20 SQ.M.)
SCALE 1/4"=1'-0"
(NOT INCLUDING 45.42 SQ.FT. (4.22 SQ.M.) FOR STAIRS)
UPPER FLOOR TO HAVE 8'-0 3/4" CEILING HEIGHT
(SUBFLOOR TO U/S TRUSSES - UNLESS NOTED OTHERWISE)
6'-11" LINTEL HEIGHT UNLESS NOTED OTHERWISE

NOTE: DIMENSIONS TO INTERIOR WALLS ARE TAKEN TO
THE LEFT SIDE FOR UNIT 4 AND TO THE RIGHT SIDE
FOR THE UNIT 2 AND 3.



CIVIC ADDRESS: UNITS 2-4 22981 88TH AVENUE		
BUILDING CODE: THESE PLANS CONFORM TO THE BRITISH COLUMBIA BUILDING CODE 2024 EDITION. (OCCUPANCY GROUP C)		
REV	DATE	BY
A	260204	NZ
B	260325	NZ



CUSTOMER: LANSTONE HOMES		
DESIGN:	MS	
DRAWN:	NZ	250311
CHECKED:	MS	250317

SCALE: 1/4" = 1'-0"		
MT-101-00 (LOT 3)		
SHEET 4 OF 10		



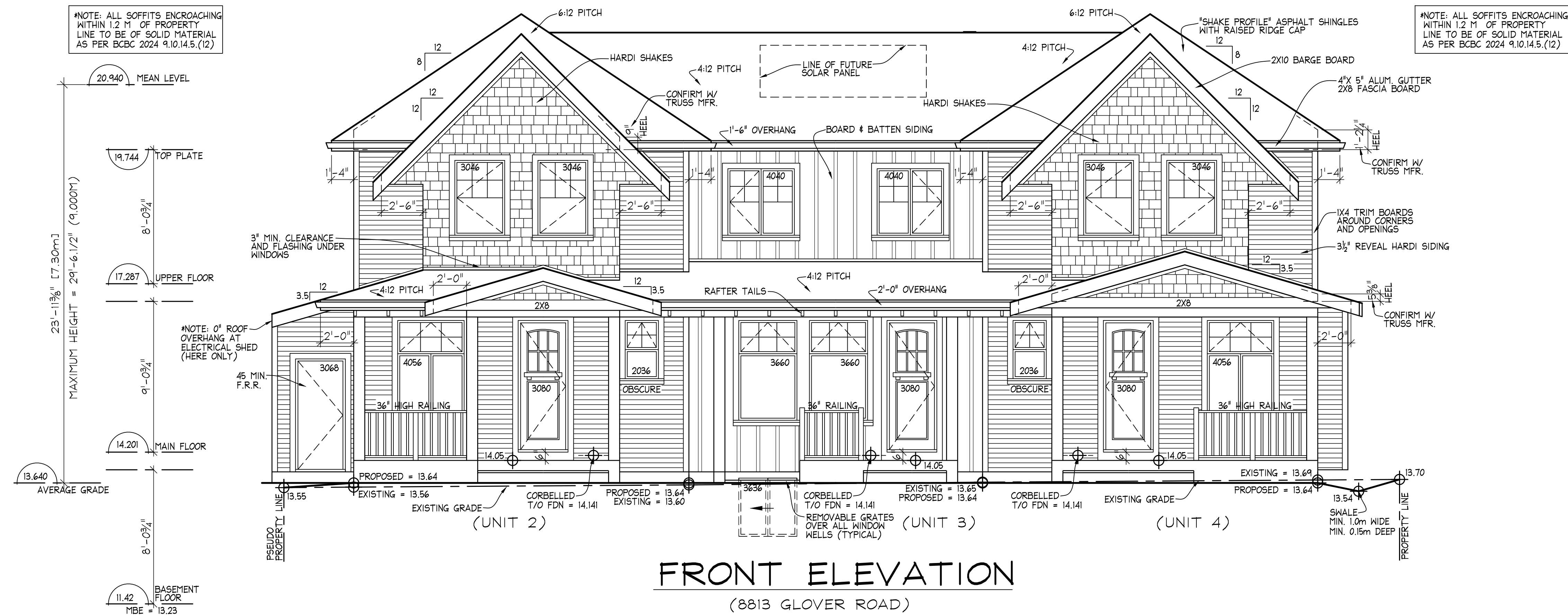
CUSTOMER:
LANSTONE HOMES

DESIGN:	MS	
DRAWN:	NZ	250311
CHECKED:	MS	250317

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

MT-101-00
(LOT 3)

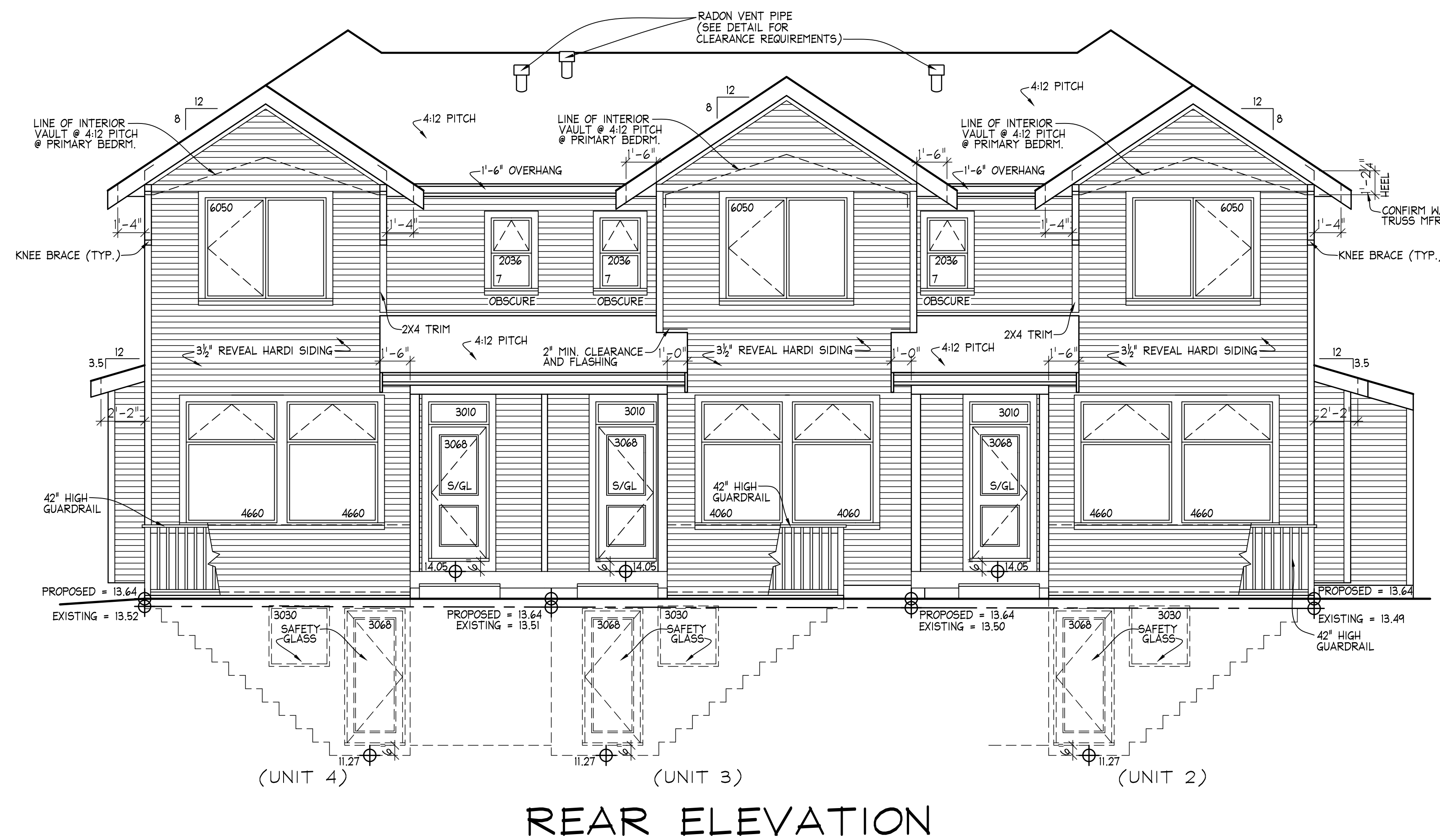
SHEET 5 OF 10



NOTE FOR WINDOWS

THE OPENABLE PORTION OF ALL WINDOWS SHALL HAVE A MINIMUM CLEARANCE FROM THE FLOOR OF 2'-11 1/2" (900mm) WHEN THE CLEARANCE FROM THE OPENABLE PORTION OF THE WINDOW TO THE SURFACE OF THE FLOOR OR GRADE ON THE OPPOSITE SIDE IS 5'-10 7/8" (1800mm) OR GREATER, OR IT SHALL BE PROTECTED BY A GUARD AS PER BCBC 2024 9.8.8.1.(4)(5)

*NOTE: WINDOW MFR. TO ENSURE THAT BEDROOM EGRESS WINDOWS PROVIDE AN UNOBSTRUCTED OPENING OF NOT LESS THAN 0.35 SQ.M. IN AREA WITH NO DIMENSION LESS THAN 380mm AS PER 9.9.10.1(2)(a) BCBC 2024.



CIVIC ADDRESS:
UNITS 2-4 22981 88TH AVENUE

BUILDING CODE:
THESE PLANS CONFORM TO THE
BRITISH COLUMBIA BUILDING CODE
2024 EDITION. (OCCUPANCY GROUP C)

REV	DATE	BY
A	260204	NZ
B	260323	NZ
C	260325	NZ



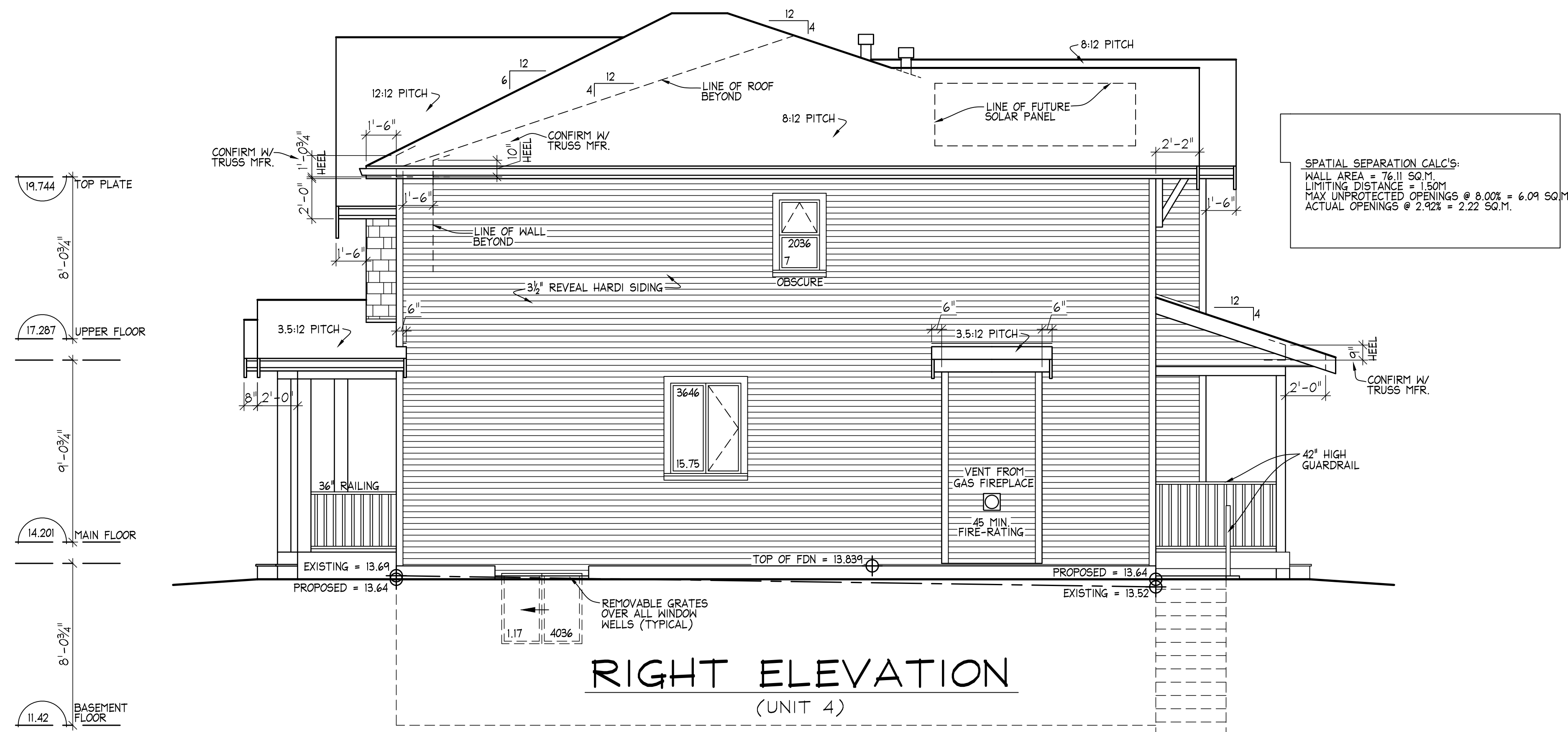
CUSTOMER:
LANSTONE HOMES

DESIGN:	MS	
DRAWN:	NZ	250311
CHECKED:	MS	250317

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

MT-101-00
(LOT 3)

SHEET 6 OF 10



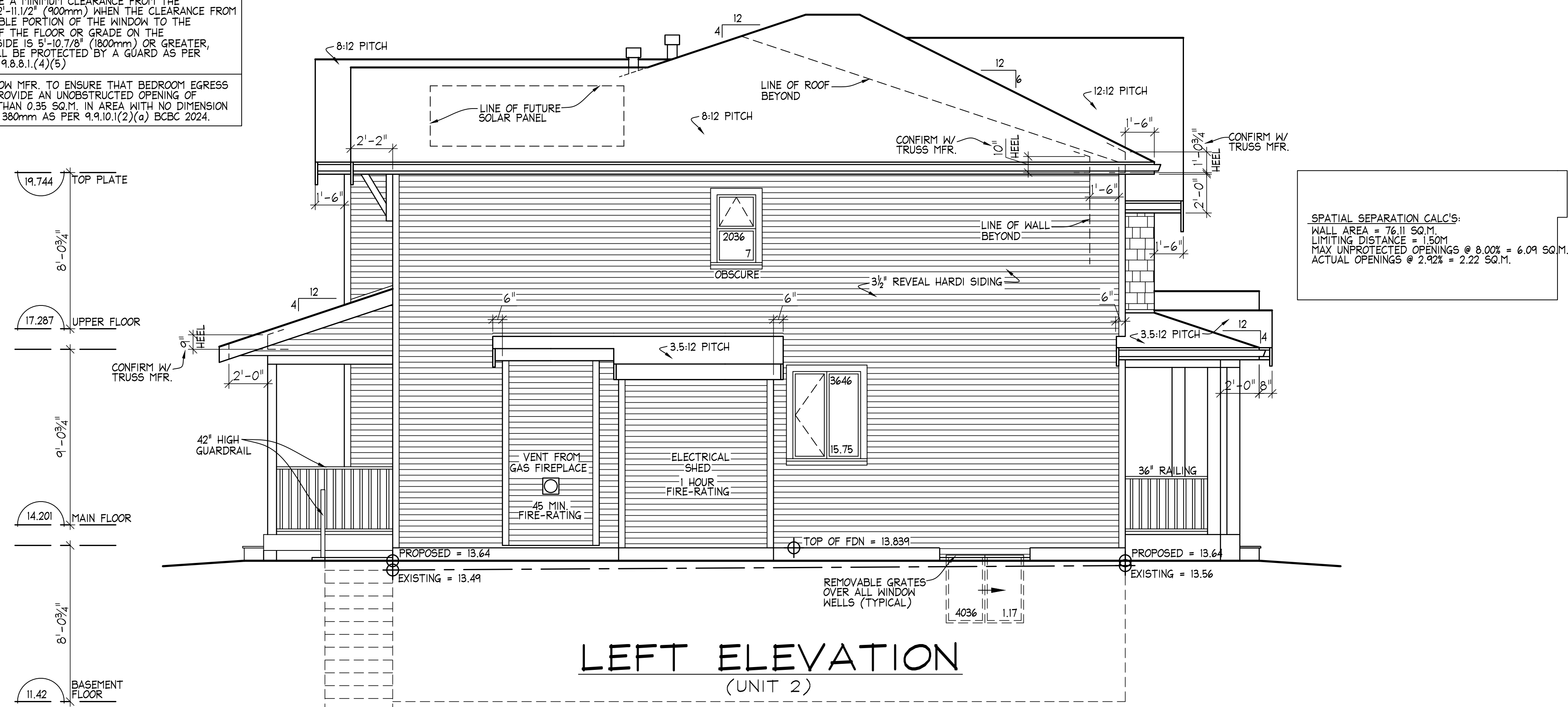
RIGHT ELEVATION

(UNIT 4)

NOTE FOR WINDOWS

THE OPENABLE PORTION OF ALL WINDOWS SHALL HAVE A MINIMUM CLEARANCE FROM THE FLOOR OF 2'-11.1/2" (900mm) WHEN THE CLEARANCE FROM THE OPENABLE PORTION OF THE WINDOW TO THE SURFACE OF THE FLOOR OR GRADE ON THE OPPOSITE SIDE IS 5'-10.7/8" (1800mm) OR GREATER, OR IT SHALL BE PROTECTED BY A GUARD AS PER BCBC 2024 9.8.8.1.(4)(5)

*NOTE: WINDOW MFR. TO ENSURE THAT BEDROOM EGRESS WINDOWS PROVIDE AN UNOBSTRUCTED OPENING OF NOT LESS THAN 0.35 SQ.M. IN AREA WITH NO DIMENSION LESS THAN 380mm AS PER 9.9.10.1(2)(a) BCBC 2024.



LEFT ELEVATION

(UNIT 2)



CIVIC ADDRESS:
UNITS 2-4 22981 88TH AVENUE

BUILDING CODE:
THESE PLANS CONFORM TO THE
BRITISH COLUMBIA BUILDING CODE
2024 EDITION. (OCCUPANCY GROUP C)

REV	DATE	BY
A	260204	NZ
B	260323	NZ
C	260325	NZ

*NOTE: TRUSS MFR. TO ENSURE HEEL HEIGHT RAISED TO ALLOW FOR MIN. R-24 INSULATION ABOVE TOP PLATE - SEE DETAIL PAGE

*NOTE: ALL SOFFITS ENCRoACHING WITHIN 12" M. OF PROPERTY LINE TO BE OF SOLID MATERIAL AS PER BCBC 2024 9.10.14.5.(12)

*INSULATION BAFFLES: 2 1/2" MIN. CLEAR AIR SPACE FROM SOFFIT TO ATTIC SPACE.

*NOTE: 0" ROOF OVERHANG AT ELECTRICAL SHED (HERE ONLY)

ATTIC VENTING 1 / 300
MIN. 25% VENTS @ TOP OF ATTIC SPACE
MIN. 25% VENTS @ BOTTOM OF ATTIC SPACE

ATTIC VENTING 1 / 300
MIN. 25% VENTS @ TOP OF ATTIC SPACE
MIN. 25% VENTS @ BOTTOM OF ATTIC SPACE

ATTIC VENTING 1 / 300
MIN. 25% VENTS @ TOP OF ATTIC SPACE
MIN. 25% VENTS @ BOTTOM OF ATTIC SPACE

*NOTE: TRUSS MFR. TO ENSURE HEEL HEIGHT RAISED TO ALLOW FOR MIN. R-24 INSULATION ABOVE TOP PLATE - SEE DETAIL PAGE

*NOTE: ALL SOFFITS ENCRoACHING WITHIN 12" M. OF PROPERTY LINE TO BE OF SOLID MATERIAL AS PER BCBC 2024 9.10.14.5.(12)

*INSULATION BAFFLES: 2 1/2" MIN. CLEAR AIR SPACE FROM SOFFIT TO ATTIC SPACE.

NON-LOAD BEARING ATTIC PARTY WALL TRUSS INSTALLED FIRST
1 LAYER EACH SIDE 5/8" TYPE X GYPSUM BOARD
ALONG FULL LENGTH AND HEIGHT &
NAILED TO 2X4 FRAMING MEMBERS
@ 24" O.C. MAX.

COMMON TRUSSES @ 24" O.C. INSTALLED
EITHER SIDE OF ATTIC PARTY WALL TRUSS
AFTER 5/8" TYPE X GYPSUM BOARD
INSTALLED BOTH SIDES OF ATTIC PARTY WALL TRUSS

24" O.C. MAX.

ATTIC

ATTIC

ATTIC

ATTIC

NON-LOAD BEARING ATTIC PARTY WALL TRUSS AS SPECIFIED BY MFR.
W/ 1 LAYER EACH SIDE
5/8" TYPE X GYPSUM BOARD
NAILED TO 2X4 FRAMING MEMBERS @ 24" O.C. MAX.
MIN. 1 HR. FIRE SEPARATION AS PER ULC: U338

NON-LOAD BEARING ATTIC PARTY WALL TRUSS AS SPECIFIED BY MFR.
W/ 1 LAYER EACH SIDE
5/8" TYPE X GYPSUM BOARD
NAILED TO 2X4 FRAMING MEMBERS @ 24" O.C. MAX.
MIN. 1 HR. FIRE SEPARATION AS PER ULC: U338

5/8" TYPE X GYPSUM BOARD EXTENDS UP TO UNDERSIDE OF TRUSSES
APPROVED GALV. FIRESTOP

SOLID BLOCKING
5/8" TYPE X GYPSUM BOARD EXTENDS UP TO UNDERSIDE OF JOISTS
APPROVED GALV. FIRESTOP

DETAIL FOR TRUSSES PERPENDICULAR TO PARTY WALL

DETAIL FOR TRUSSES PARALLEL TO PARTY WALL

SAME AS MAIN FLOOR

UPPER FLOOR

UPPER FLOOR

NOTE: UNLESS JOINTS IN GYPSUM BOARD BETWEEN FLOORS AND WALLS, AND BETWEEN WALLS AT CORNERS ARE 9.10.9.2.(6) BCBC 2024, THEY SHALL CONFORM TO 9.10.9.2.(3)(4)(5) BCBC 2024

APPROVED GALV. FIRESTOP

FLOOR JOISTS

FLOOR JOISTS

SOLID BLOCKING AS FIRESTOP TO HAVE MIN. 1 HR. FIRE RESISTANCE RATING AS PER 9.10.9.2.(3) BCBC 2024

SOLID BLOCKING TO SUPPORT GYPSUM
5/8" TYPE X GYPSUM BOARD EXTENDS UP TO SOLID BLOCKING

MAIN FLOOR

MAIN FLOOR

DETAIL WHEN JOISTS PARALLEL TO PARTY WALL

TABLE A-9.10.3.1.4 (BCBC 2024)
W30 WALL ASSEMBLY:
2X4 STUDS SPACED AS PER P.ENG.
2X4 PLATES SET 1" APART (1" AIR SPACE)
89mm ABSORPTIVE MATERIAL ON EACH SIDE
5/8" TYPE X GYPSUM BOARD (OUTSIDE OF EACH WALL)
(SLAB TO 1/5 OF ROOF)
STC RATING: 57
1 HR. FIRE SEPARATION
INSTALL TYVEK OR SIMILAR WITHIN PARTY WALL AND SEALED TO PLATE POLY TO MINIMIZE AIR MOVEMENT BETWEEN THE TWO UNITS

FLOOR JOISTS

FLOOR JOISTS

SOLID BLOCKING AS FIRESTOP TO HAVE MIN. 1 HR. FIRE RESISTANCE RATING AS PER 9.10.9.2.(3) BCBC 2024

5/8" TYPE X GYPSUM BOARD EXTENDS UP TO UNDERSIDE OF JOISTS

BASEMENT

BASEMENT

DETAIL WHEN JOISTS PERPENDICULAR TO PARTY WALL

SAME AS MAIN FLOOR

8" CONC FDN WALL

PARTY WALL DETAIL
(BOTH SIDES SAME)

SPECIFICATIONS:

- 1 ROOF (TRUSS):
"SHAKE PROFILE" ASPHALT SHINGLES
FELT UNDERLAY
1/2" PLYWOOD SHEATHING
ROOF TRUSSES @ 24" O.C.
HI HURRICANE TIES ON ALL TRUSSES
- 2 CEILING:
MIN R-50 BATT OR LOOSE-FILL INSULATION
MIN 6 MIL POLY V.B.
5/8" GYPSUM BOARD
- 3 FASCIA/SOFFIT:
4"X5" ALUM GUTTER (OR AS NOTED)
2X8 FASCIA BOARD
VENTED ALUM OR VINYL SOFFIT
(NOTE: PROVIDE INSULATION BAFFLES BETWEEN EACH TRUSS W/ MIN 2 1/2" CLEAR AIRSPACE)
- 4 EXTERIOR WALL:
FINISH MATERIAL - SEE ELEVATION
STRAPPING FOR RAINSCREEN AS PER BCBC 2024
BUILDING PAPER
1/2" PLYWOOD SHEATHING
R-24 BATT INSULATION
2X6 STUDS @ 16" O.C. (OR AS NOTED)
MIN 6 MIL POLY V.B.
1/2" GYPSUM BOARD
- 4a EXTERIOR WALL: (ELECTRICAL SHED)
WALL ASSEMBLY AS PER TABLE 9.10.3.1-A BCBC 2024
WALL ASSEMBLY ENCL: (1 HOUR FIRE RATING)
1 LAYER 5/8" TYPE X GYPSUM BOARD, (FINISH JOINTS TO BE TAPED AND FINISHED) (SEE NOTE BELOW)
MIN 6 MIL POLY V.B.
2X4 STUDS @ 16" O.C. OR AS PER P.ENG.
R-14 ABSORPTIVE MATERIAL (MINERAL FIBRE PROCESSED FROM ROCK OR SLAG AND COMPLETELY FILLING THE CAVITY)
EXTERIOR OSB OR PLYWOOD SHEATHING (SEE NOTE BELOW) OR EXTERIOR 5/8" TYPE X GYPSUM SHEATHING
BUILDING PAPER
STRAPPING FOR RAINSCREEN AS PER BCBC 2024 NOT MORE THAN 25mm THICK
FINISH MATERIAL TO BE HARDPLANK SIDING

FOR THE ATTACHMENT OF GYPSUM BOARD ON THE INTERIOR SIDE, FASTENERS SHALL BE SPACED NOT MORE THAN 200mm (NOMINAL) O.C. ALONG THE FRAMING MEMBERS. ALL JOINTS SHALL BE BACKED WITH LUMBER HAVING THE SAME DIMENSIONS AS THE FRAMING MEMBERS.

THE EXTERIOR OSB OR PLYWOOD SHEATHING SHALL BE NOT LESS THAN 12.7mm THICK AND SHALL BE INSTALLED WITH A GAP OF NOT LESS THAN 2mm BETWEEN SHEETS. FASTENER TYPES AND SPACING SHALL CONFORM TO TABLE 9.23.3.5.-A. ALL JOINTS SHALL BE BACKED WITH LUMBER HAVING THE SAME DIMENSIONS AS THE FRAMING LUMBER

- 5 INTERIOR PARTITION:
2X4 STUDS @ 16" O.C. (OR AS NOTED)
1/2" GYPSUM BOARD - BOTH SIDES
- 6 MAIN FLOOR:
FINISH FLOORING
7/8" T&G PLYWOOD SUBFLOOR NAILED & GLUED
11.7/8" DEEP ENG. WOOD 1 JOISTS
GRADE, TYPE & SPACING AS PER MFR.
1/2" GYPSUM BOARD
NOTE: R-24 BATT INSULATION @ RIM JOISTS
NOTE: R-26 BATT INSULATION @ EXPOSED FLOORS
- 7 UPPER FLOOR:
FINISH FLOORING
7/8" T&G PLYWOOD SUBFLOOR NAILED & GLUED
11.7/8" DEEP ENG. WOOD 1 JOISTS
GRADE, TYPE & SPACING AS PER MFR.
1/2" GYPSUM BOARD
NOTE: R-24 BATT INSULATION @ RIM JOISTS
- 8 BASEMENT FLOOR:
FINISH FLOORING
3 1/2" CONCRETE SLAB FLOOR
6 MIL POLY M.B.
R-12 RIGID INSULATION UNDER ENTIRE SLAB & SLAB EDGE
6" MIN COMPACT SAND OR GRAVEL FILL
- 9 EXTERIOR FOUNDATION WALL: *TO BE ENGINEERED
APPROVED WATERPROOF MEMBRANE - APPLY TO EXTERIOR PERIMETER UP TO GRADE
8" CONCRETE FOUNDATION WALL (OR AS NOTED)
C/W MIN 1-15M CONT. @ TOP AND AROUND CORNERS
1" AIR SPACE BETWEEN FDN WALL AND FRAMED WALL
2X6 STUDS @ 16" O.C. W/R-24 BATT INSULATION BETWEEN STUDS
MIN. 6 MIL POLY V.B.
1/2" GYPSUM BOARD
18"X6" CONCRETE FOOTING
C/W MIN 1-15M CONT. BOTTOM AND AROUND CORNERS
- 10 INTERIOR FOUNDATION WALL:
2X6 STUDS @ 16" O.C. (OR AS NOTED)
6" CONCRETE CURB
18"X6" CONCRETE FOOTING
- 11 PLATE TO FOUNDATION CONNECTION:
1-2X6 (OR 2X4 AS REQ'D) SILL PLATE
6 MIL POLY OR 45# FELT DAMP-PROOFING
1/2" DIA ANCHOR BOLTS @ 4'-0" O.C. MAX & 6" FROM OPENINGS

- 12 DRAINAGE:
4" DRAIN TILE
12" MIN DRAIN ROCK

- 13 STAIRS:
RUN - 10"
NOSING - 1"
TREAD - 11"
RISE - 7.9/16" @ 16 RISERS (MAIN TO UPPER)
RISE - 7.5/16" @ 15 RISERS (MAIN TO BASEMENT)
HEADROOM - 6'-8" H. MIN
HANDRAIL - 2'-10" H.

SPACE HEATING/COOLING:
PRINCIPAL: AIR SOURCE HEAT PUMP
(HEATING / COOLING)
SUPPLEMENTARY: NATURAL GAS FURNACE, NATURAL GAS FIREPLACE (SEALED W/ SPARK IGNITION)
VENTILATION: H.R.V. @ 75 CFM MIN
HOT WATER: ELECTRIC TANKLESS WATER HEATER

REFER TO STRUCTURAL DRAWINGS FOR SEISMIC ENGINEERING AND STRUCTURAL DESIGN (BY OTHERS)



CIVIC ADDRESS:
UNITS 2-4 22981 88TH AVENUE

BUILDING CODE:
THESE PLANS CONFORM TO THE
BRITISH COLUMBIA BUILDING CODE
2024 EDITION. (OCCUPANCY GROUP C)

REV	DATE	BY
A	260204	NZ
B	260323	NZ
C	260325	NZ
D	260414	NZ

CUSTOMER:
LANSTONE HOMES
DESIGN: MS
DRAWN: NZ 250311
CHECKED: MS 250317

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

MT-101-00
(LOT 3)

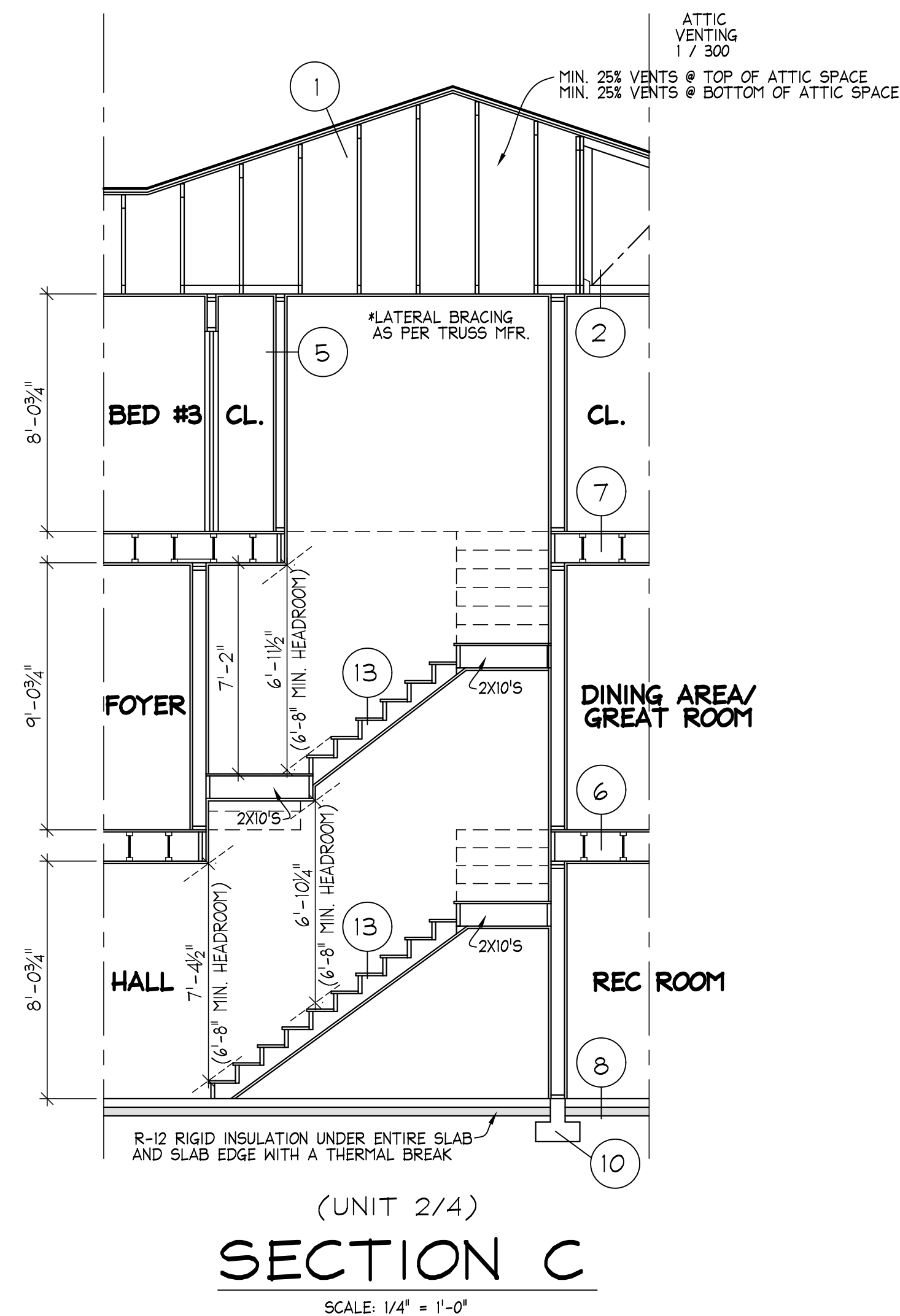
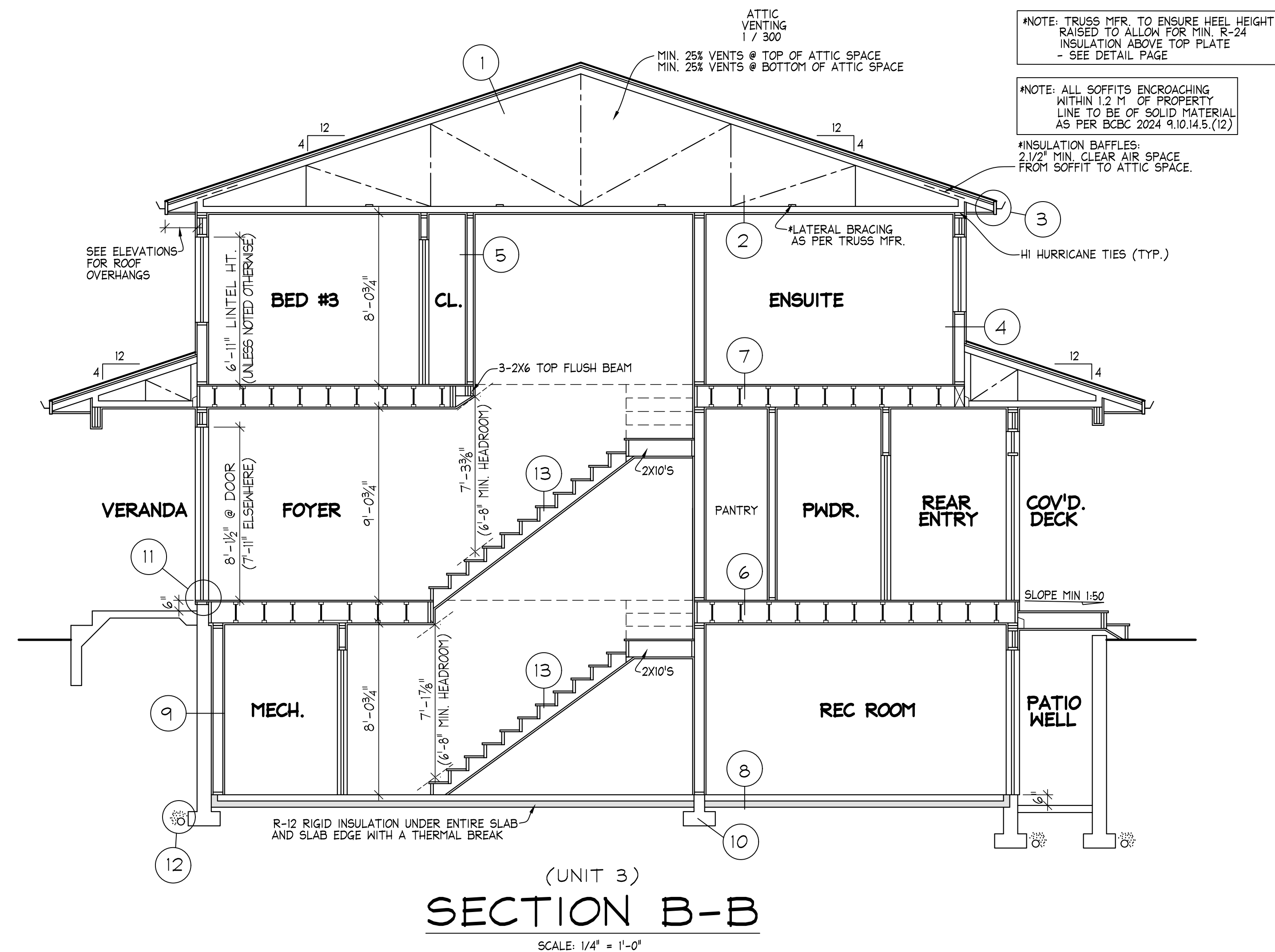
SHEET 7 OF 10

CROSS SECTIONS

2235 VILLAGE GLEN ABBOTSFORD, BC V3G 1E3
e-mail: mike@siemenshomedesign.com
TEL: 604 864 8834 OR 778 344 1589

MIKE SIEMENS HOME DESIGN INC.

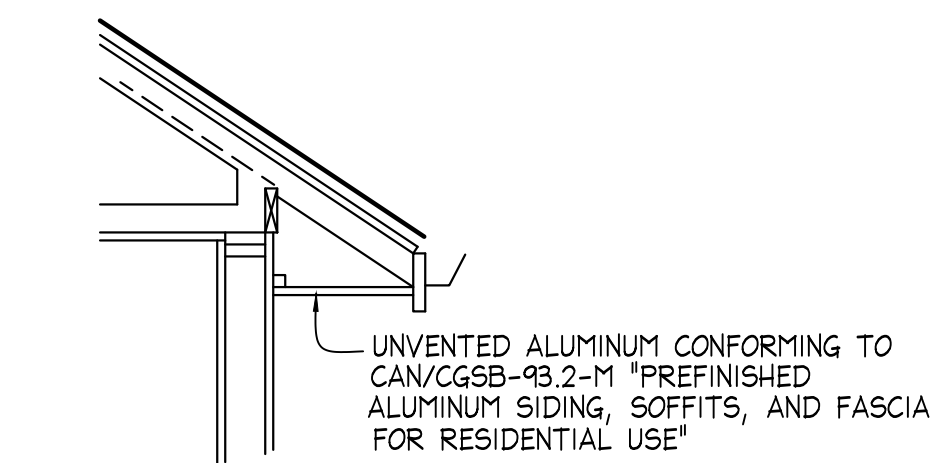
MIKE SIEMENS
home design



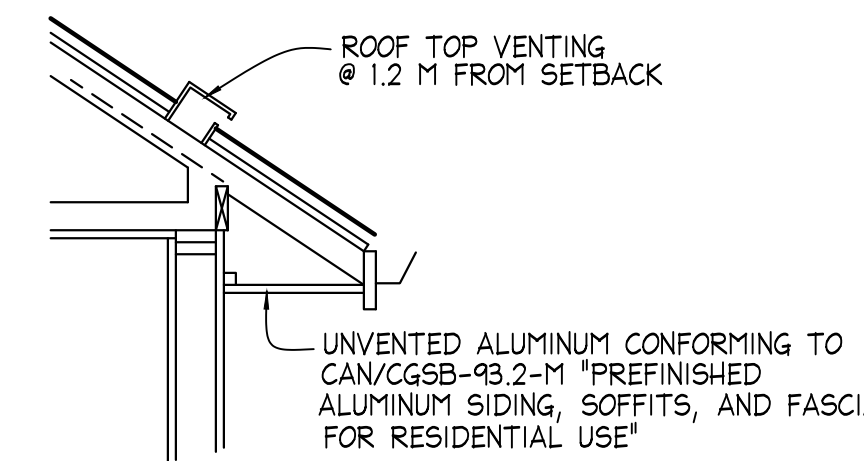
SPECIFICATIONS: SEE PAGE 7 OF 10

SPACE HEATING/COOLING:
PRINCIPAL: AIR SOURCE HEAT PUMP
(HEATING / COOLING)
SUPPLEMENTARY: NATURAL GAS FURNACE, NATURAL
GAS FIREPLACE (SEALED W/ SPARK IGNITION)
VENTILATION: H.R.V. @ 75 CFM MIN
HOT WATER: ELECTRIC TANKLESS WATER HEATER

REFER TO STRUCTURAL DRAWINGS
FOR SEISMIC ENGINEERING AND
STRUCTURAL DESIGN (BY OTHERS)



SOLID SOFFIT DETAIL



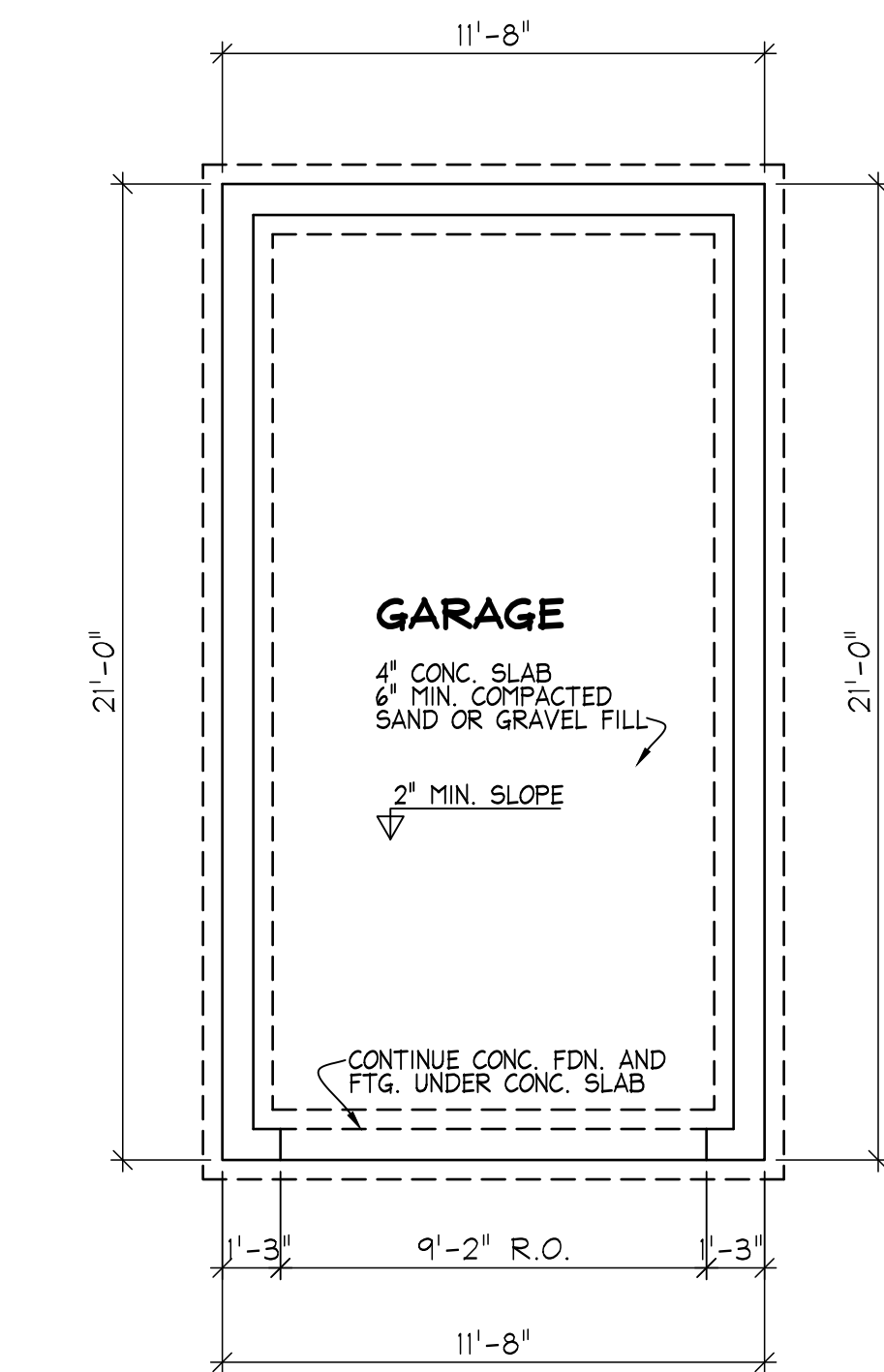
SOLID SOFFIT DETAIL W/VENTING



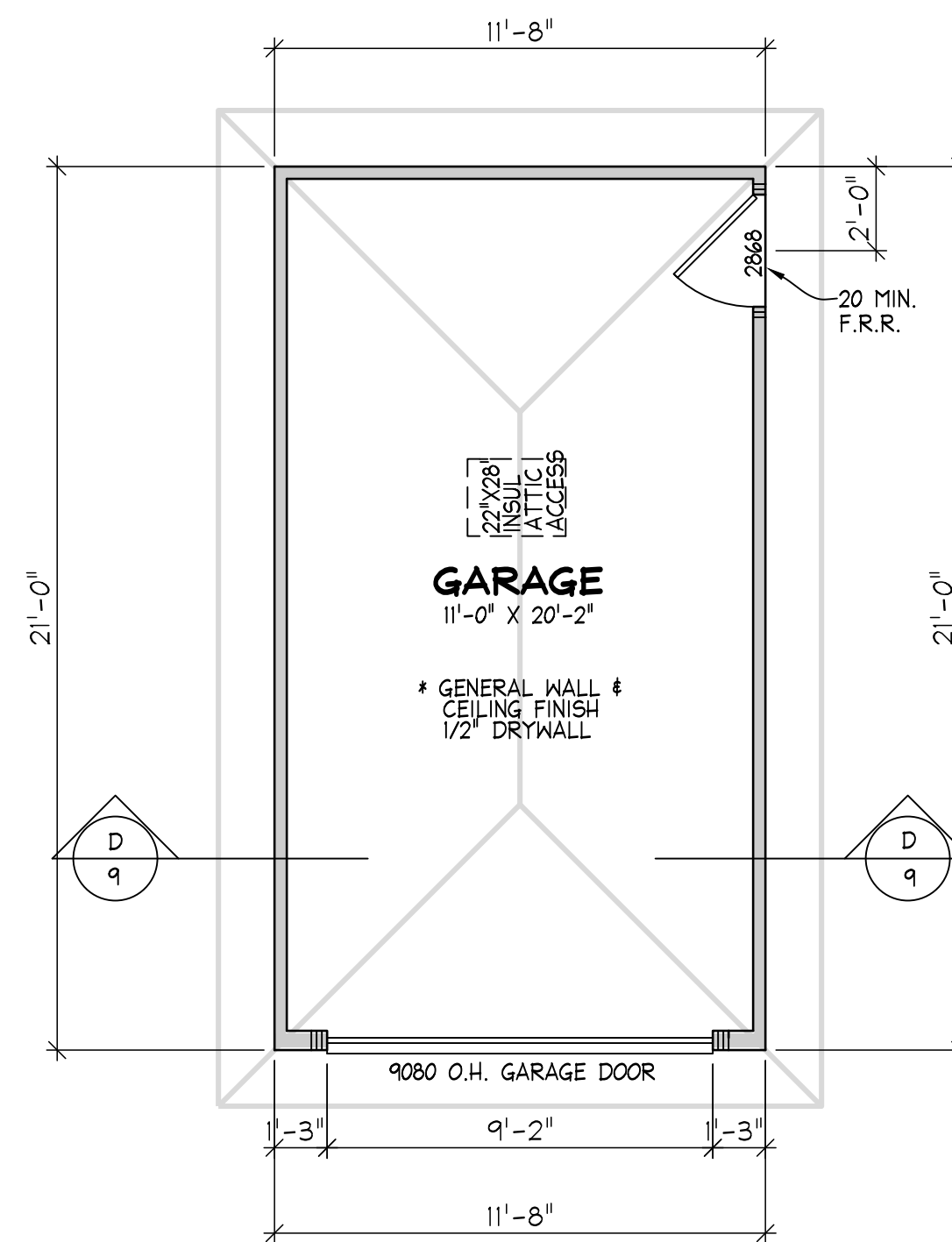
CIVIC ADDRESS:		UNITS 2-4 22981 88TH AVENUE	
BUILDING CODE:		THESE PLANS CONFORM TO THE BRITISH COLUMBIA BUILDING CODE 2024 EDITION. (OCCUPANCY GROUP C)	
REV	DATE	BY	
A	260325	NZ	

CUSTOMER:			LANSTONE HOMES		
DESIGN:	MS				
DRAWN:	NZ	250311			
CHECKED:	MS	250317			
SCALE: 1/4" = 1'-0"					
MT-101-00					
(LOT 3)					
SHEET 8 OF 10					

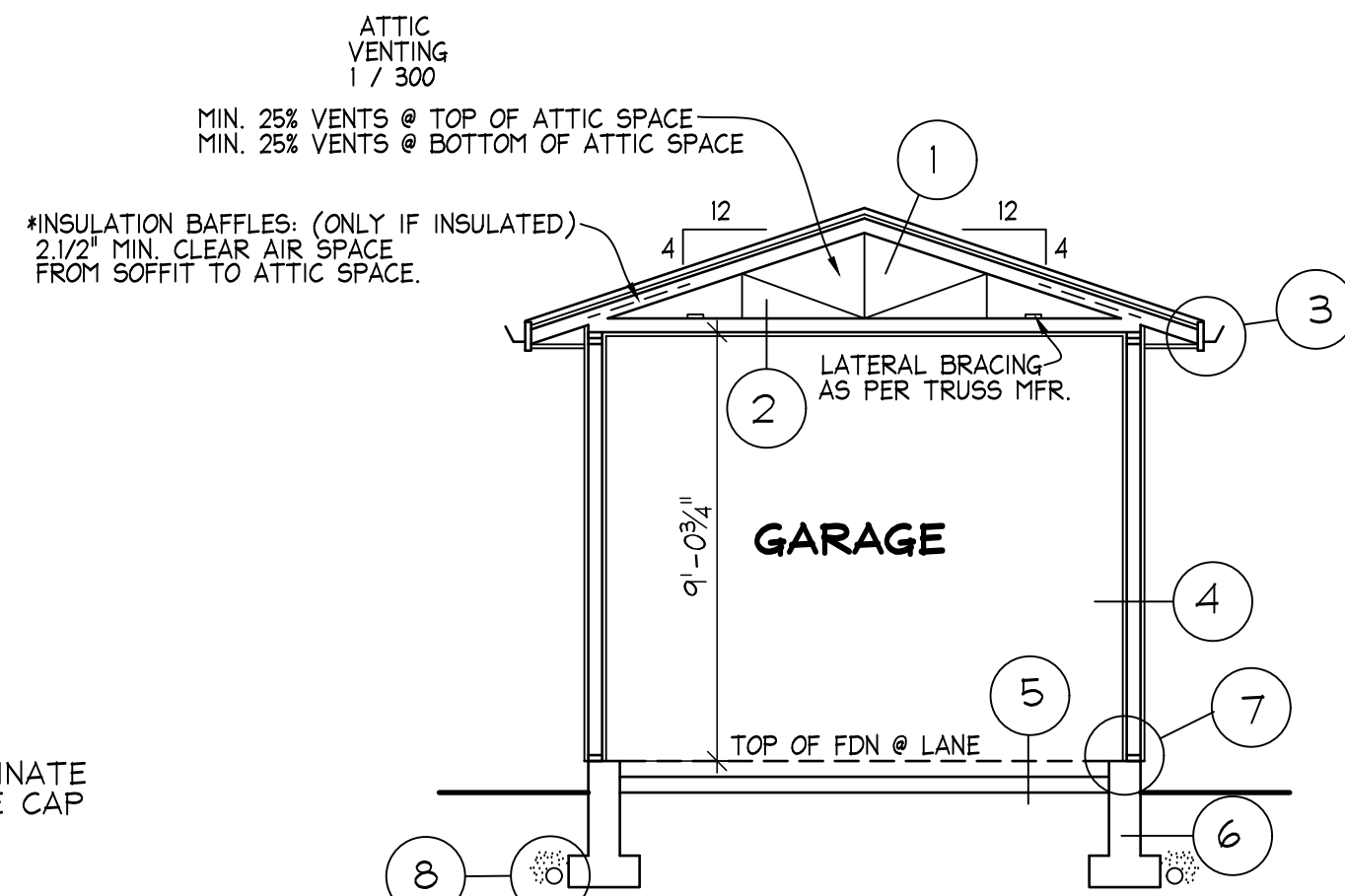




FOUNDATION PLAN
SCALE 1/4"=1'-0"

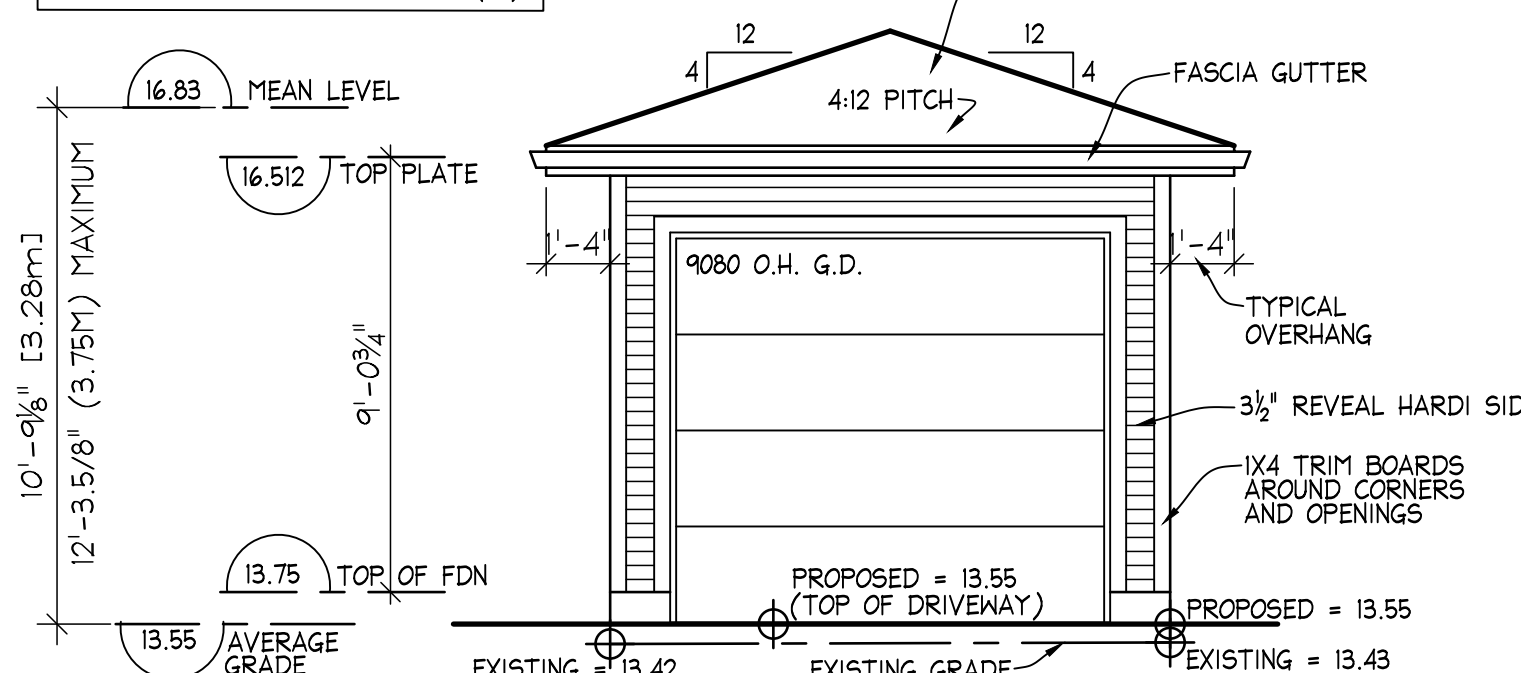


GROUND FLOOR PLAN
245.00 SQ.FT. (22.76 SQ.M.)
SCALE 1/4"=1'-0"

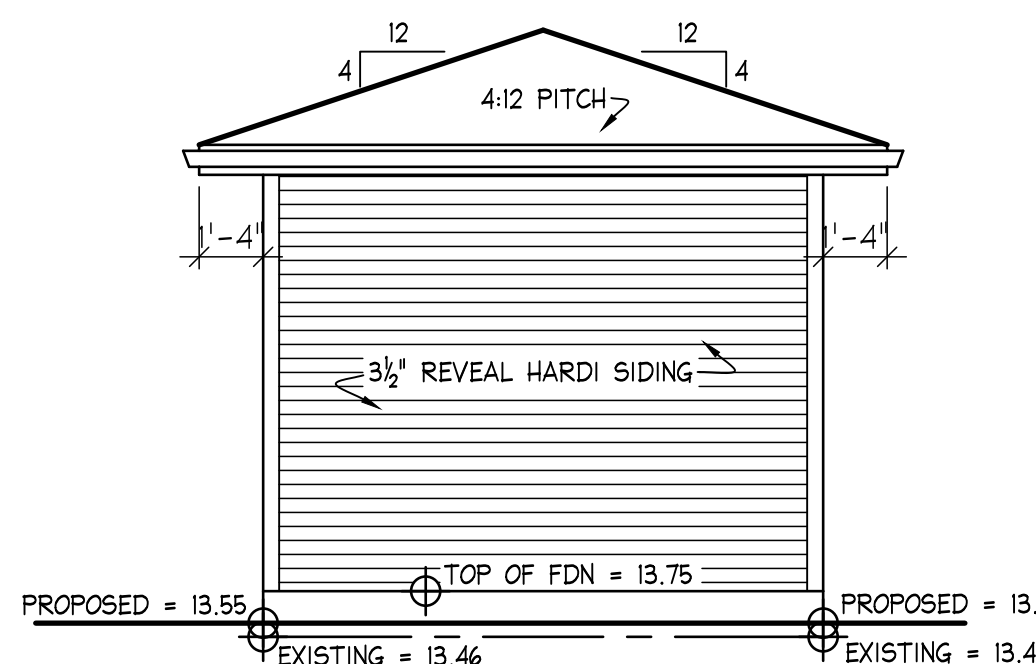


SECTION D-D
SCALE: 1/4" = 1'-0"

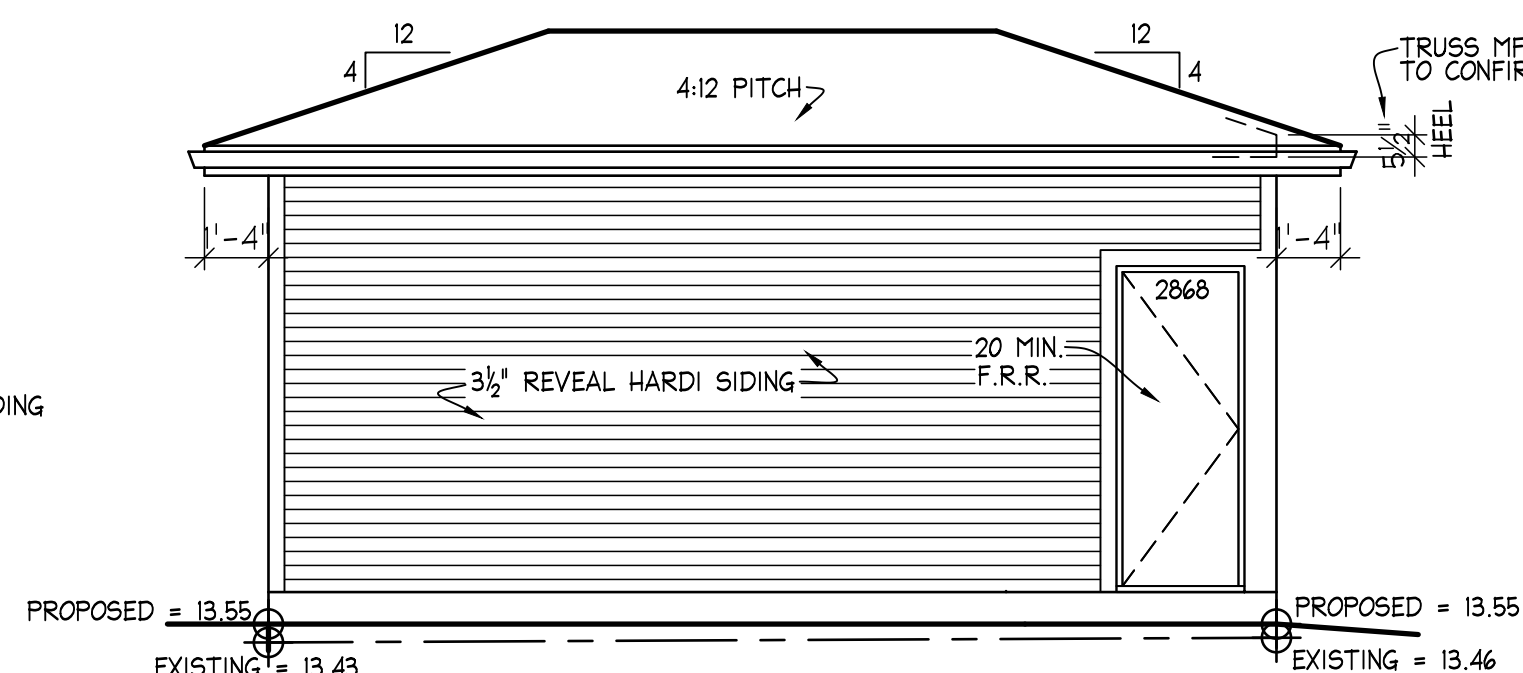
NOTE: ALL SOFFITS ENCRDACHING
WITHIN 1.2 M. OF PROPERTY
LINE TO BE OF SOLID MATERIAL
AS PER BCBC 2024 9.10.14.5.(12)



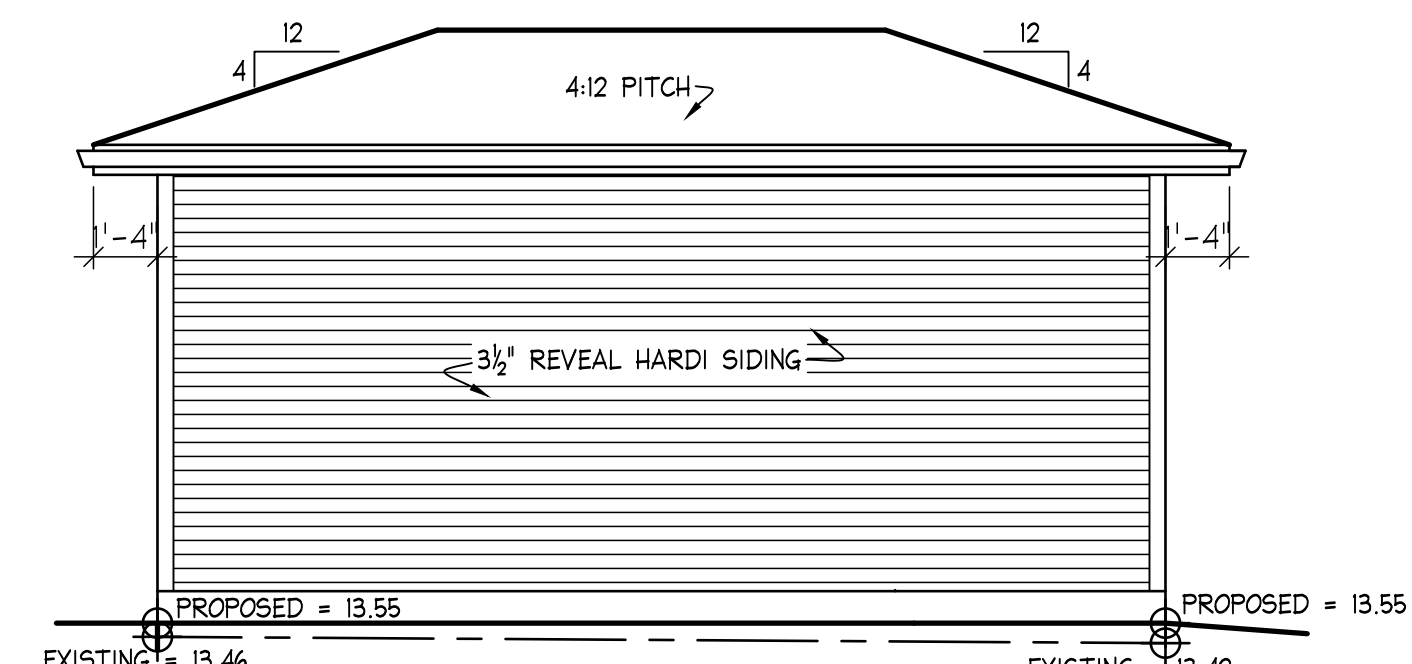
REAR ELEVATION
(UNIT 2)



FRONT ELEVATION
(UNIT 2)



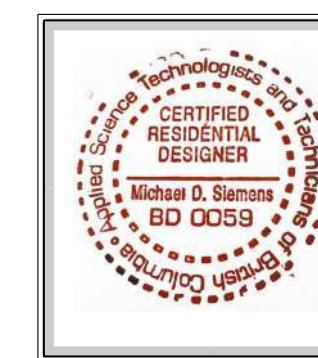
LEFT ELEVATION
(UNIT 2)



RIGHT ELEVATION
(UNIT 2)

SPECIFICATIONS:

- ROOF (TRUSS):
"SHAKE PROFILE" FIBREGLASS LAMINATE
SHINGLES WITH PREFORMED RIDGE CAP
FELT UNDERLAY
1/2" PLYWOOD SHEATHING
ROOF TRUSSES @ 24" O.C.
HI HURRICANE TIES ON ALL TRUSSES
- CEILING:
MIN R-40 BATT OR LOOSE-FILL INSULATION (OPTIONAL)
MIN 6 MIL POLY V.B.
5/8" GYPSUM BOARD
- FASCIA/SOFFIT:
4"x5" ALUM GUTTER (OR AS NOTED)
2X4 FASCIA BOARD
VENTED ALUM OR VINYL SOFFIT
(NOTE: PROVIDE INSULATION BAFFLES BETWEEN
EACH TRUSS W/ MIN 2 1/2" CLEAR AIRSPACE)
- EXTERIOR WALL:
FINISH MATERIAL - SEE ELEVATION
STRAPPING FOR RAINSCREEN AS PER BCBC 2024
BUILDING PAPER
1/2" PLYWOOD OR 7/16" OSB SHEATHING
R-14 BATT INSULATION (OPTIONAL)
2X4 STUDS @ 16" O.C. (2X6 WHERE NOTED)
MIN 6 MIL POLY V.B.
1/2" GYPSUM BOARD
- GARAGE FLOOR:
4" CONC SLAB (MIN 4" BELOW TOP OF FDN WALL)
6" MIN COMPACT SAND OR GRAVEL FILL
- EXTERIOR FOUNDATION WALL:
APPROVED WATERPROOF MEMBRANE - APPLY TO EXTERIOR
PERIMETER UP TO GRADE
8" CONCRETE FOUNDATION WALL (OR AS NOTED)
18"x6" CONCRETE FOOTING
- PLATE TO FOUNDATION CONNECTION:
2X6 (OR 2X4 AS REQ'D) SILL PLATE
6 MIL POLY OR 45# FELT DAMP-PROOFING
1/2" DIA ANCHOR BOLTS @ 4'-0" O.C. MAX
- DRAINAGE:
4" DRAIN TILE



CIVIC ADDRESS: UNITS 2-4 22981 88TH AVENUE		
BUILDING CODE: THESE PLANS CONFORM TO THE BRITISH COLUMBIA BUILDING CODE 2024 EDITION. (OCCUPANCY GROUP C)		
REV	DATE	BY
A	260325	NZ

MIKE SIEMENS
home design

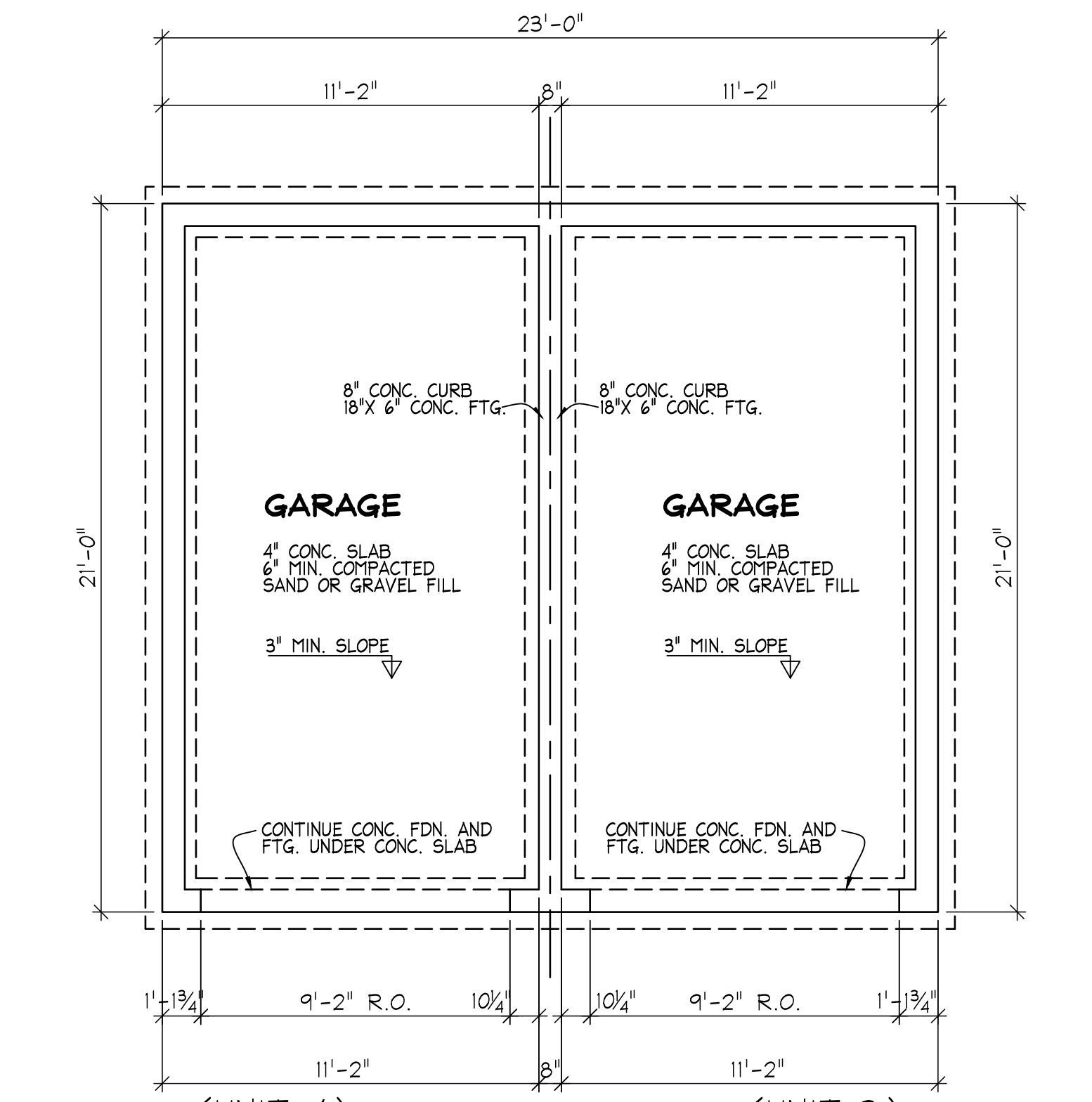
CUSTOMER: LANSTONE HOMES		
DESIGN:	MS	
DRAWN:	NZ	250311
CHECKED:	MS	250317

SCALE: 1/4" = 1'-0"		
MT-101-00 (LOT 3)		
SHEET 9 OF 10		

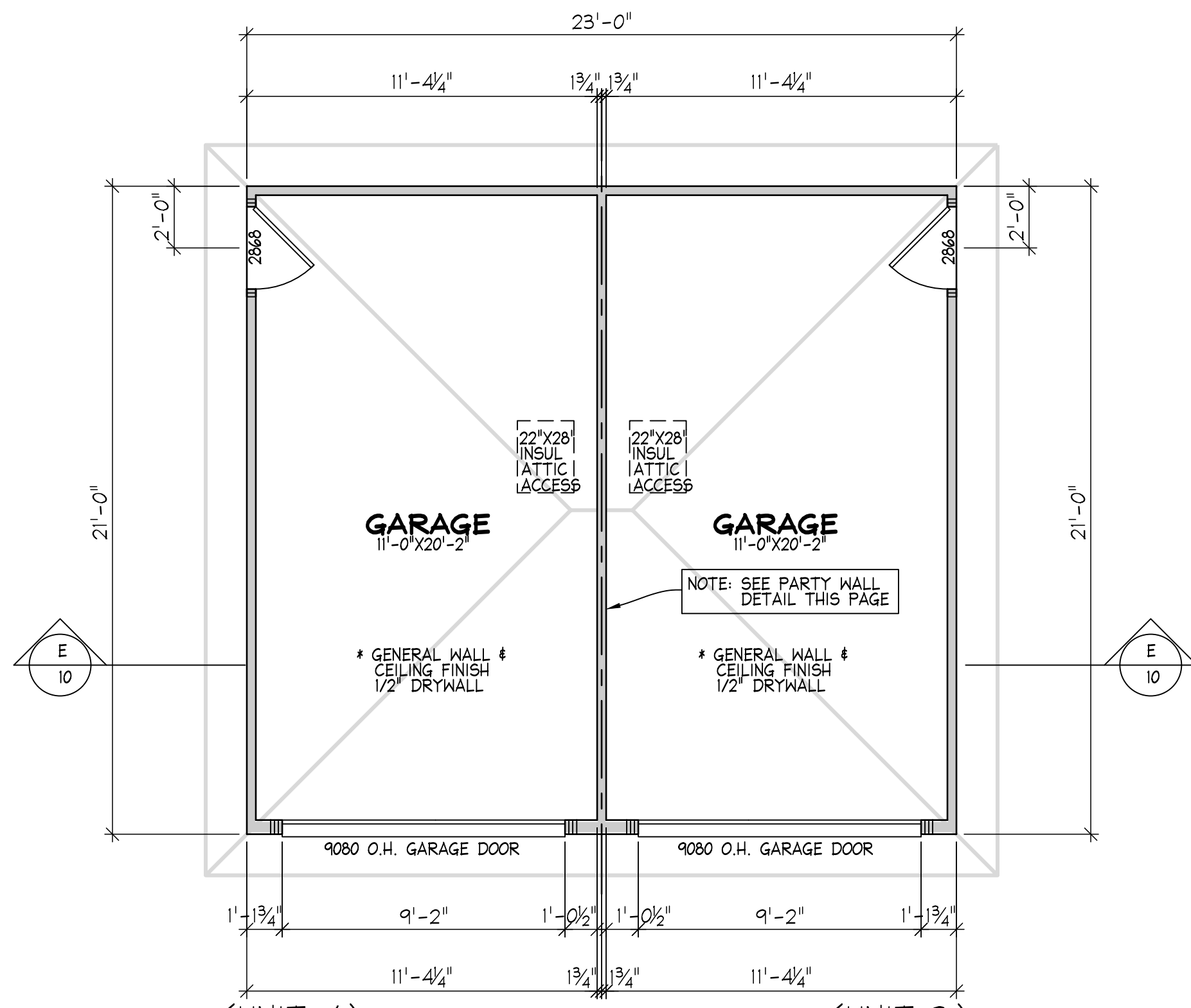
GARAGE

2235 VILLAGE GLEN, ABBOTSFORD, BC V3G 1E3
e-mail: mike@siemenshomedesign.com
TEL: 604 864 8934 OR 778 344 1569

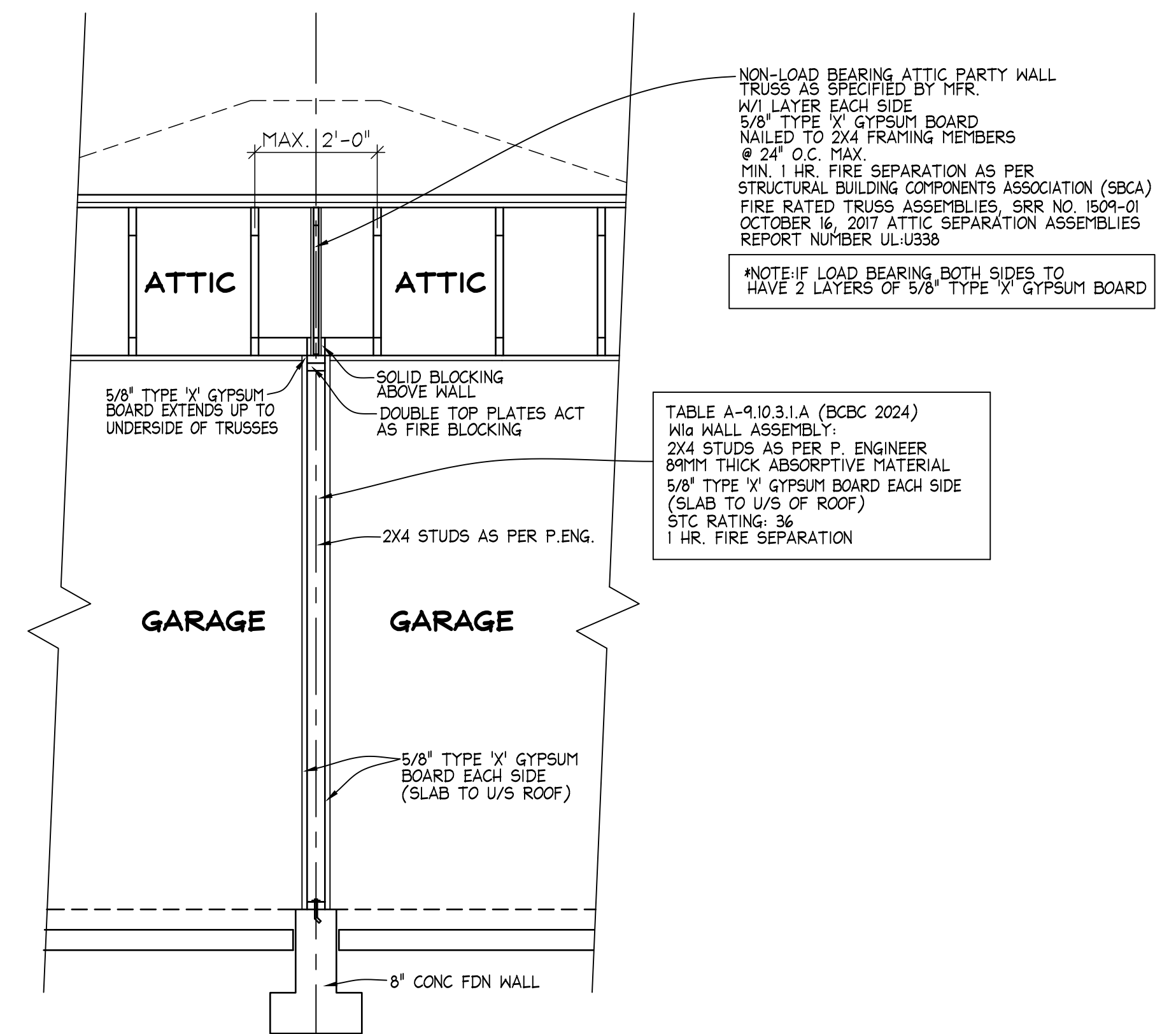
MIKE SIEMENS HOME DESIGN INC.



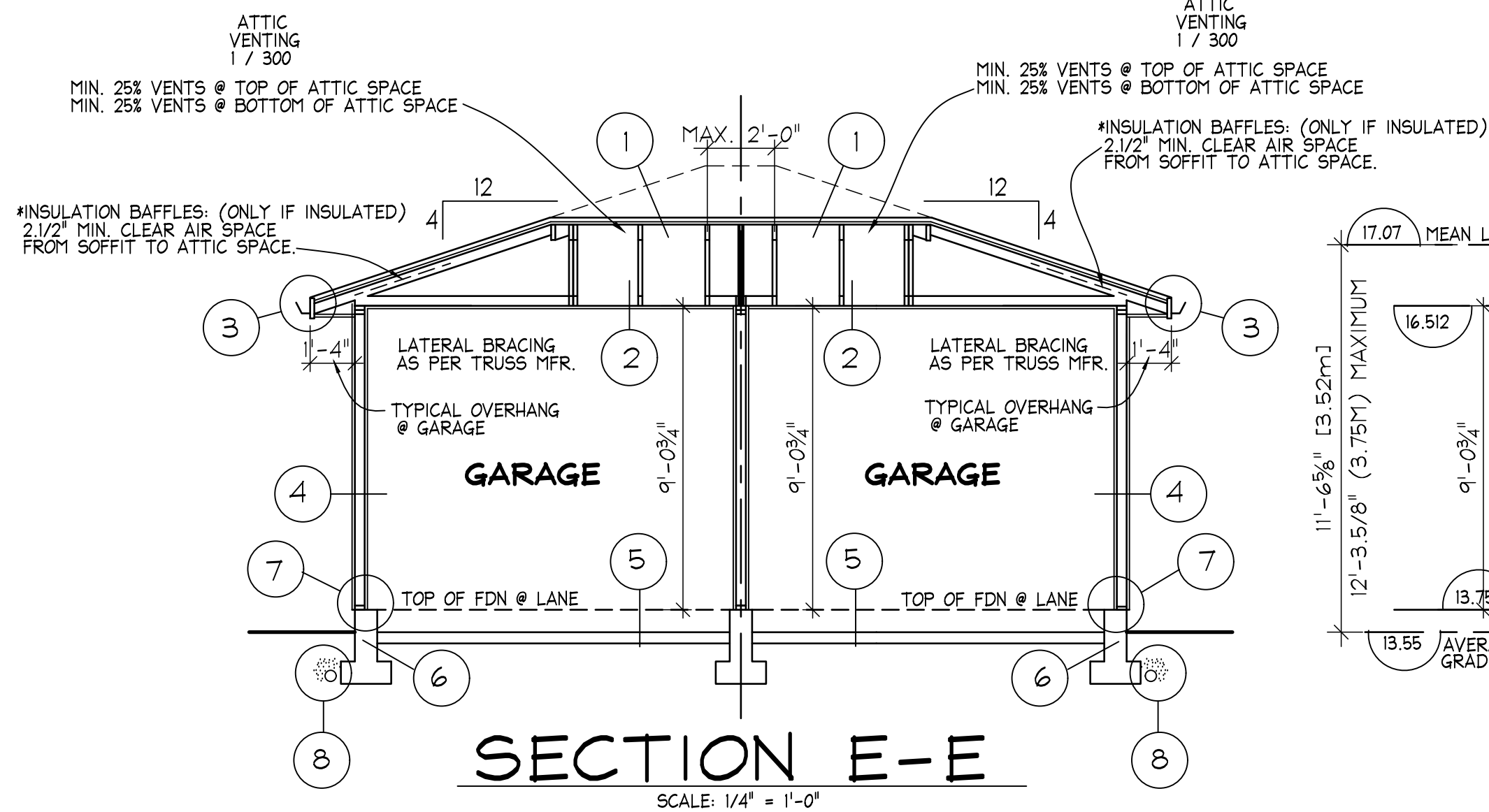
FOUNDATION PLAN FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



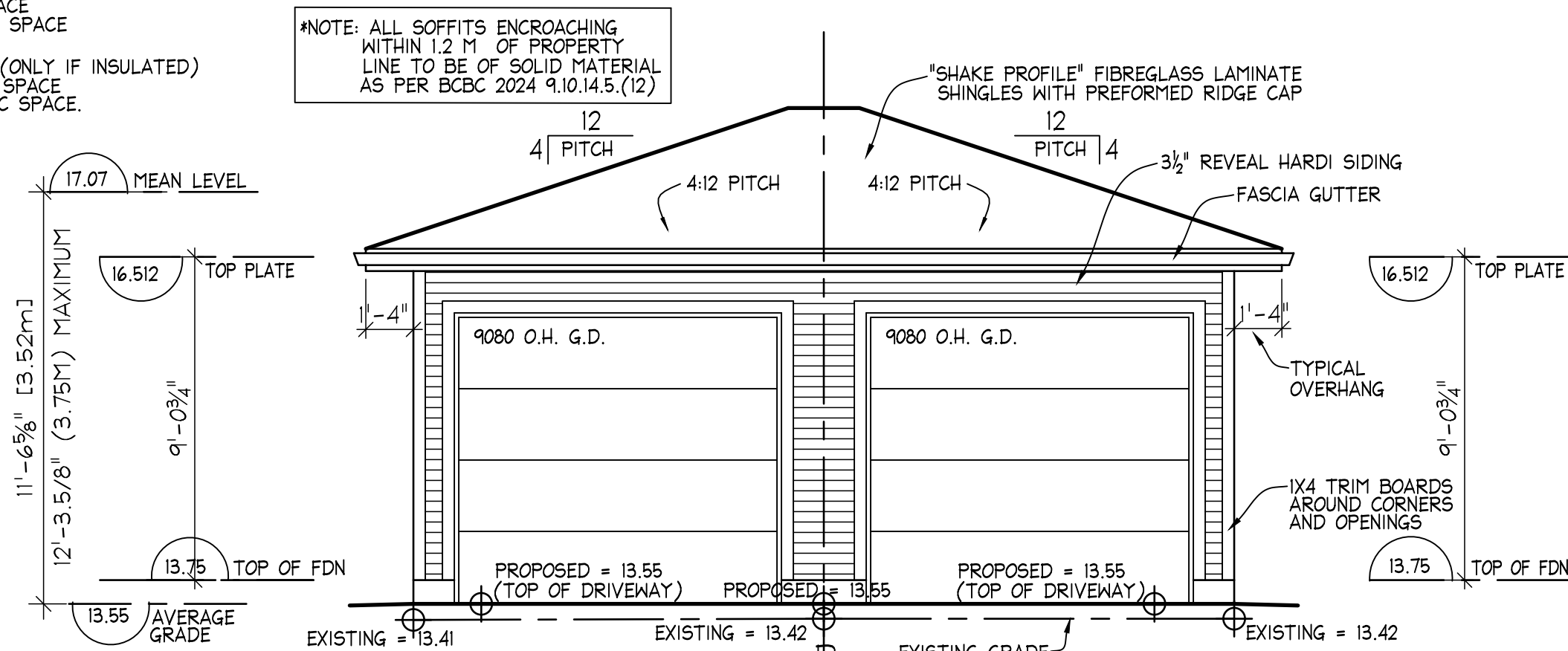
GROUND FLOOR PLAN GROUND FLOOR PLAN
241.50 SQ.FT. (22.44 SQ.M.) 241.50 SQ.FT. (22.44 SQ.M.)
SCALE: 1/4" = 1'-0"



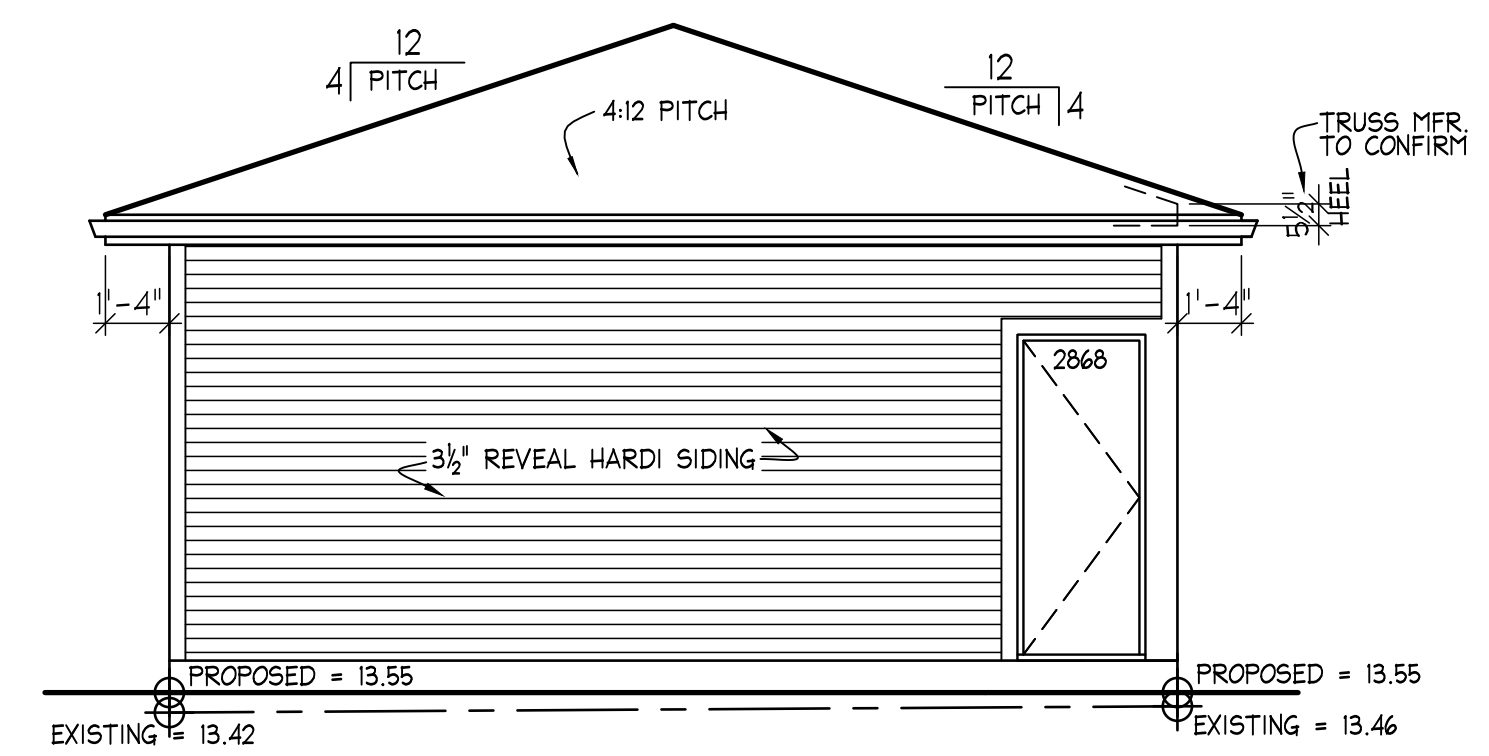
PARTY WALL DETAIL
SCALE: 1/2" = 1'-0" (BOTH SIDES SAME)



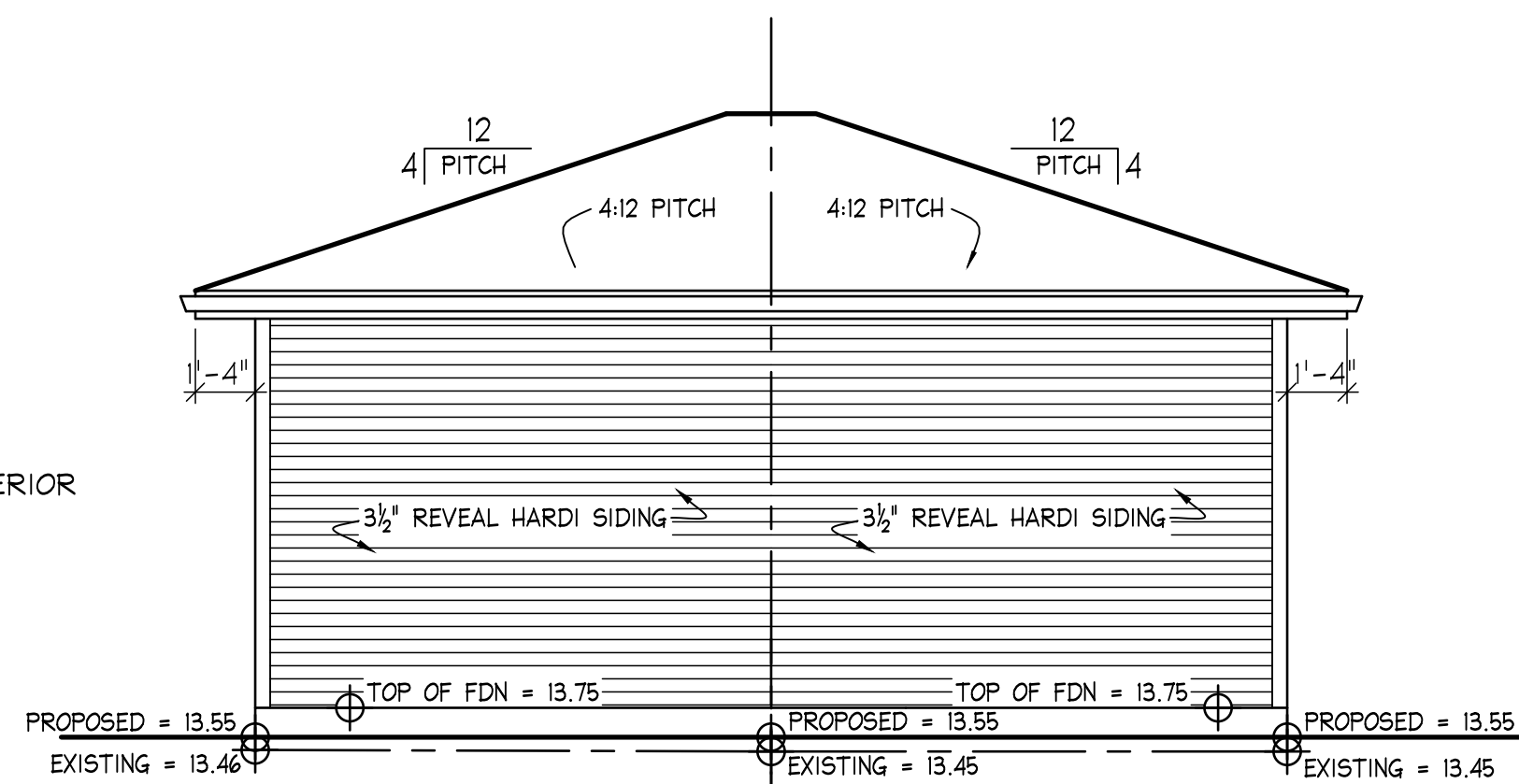
SECTION E-E
SCALE: 1/4" = 1'-0"



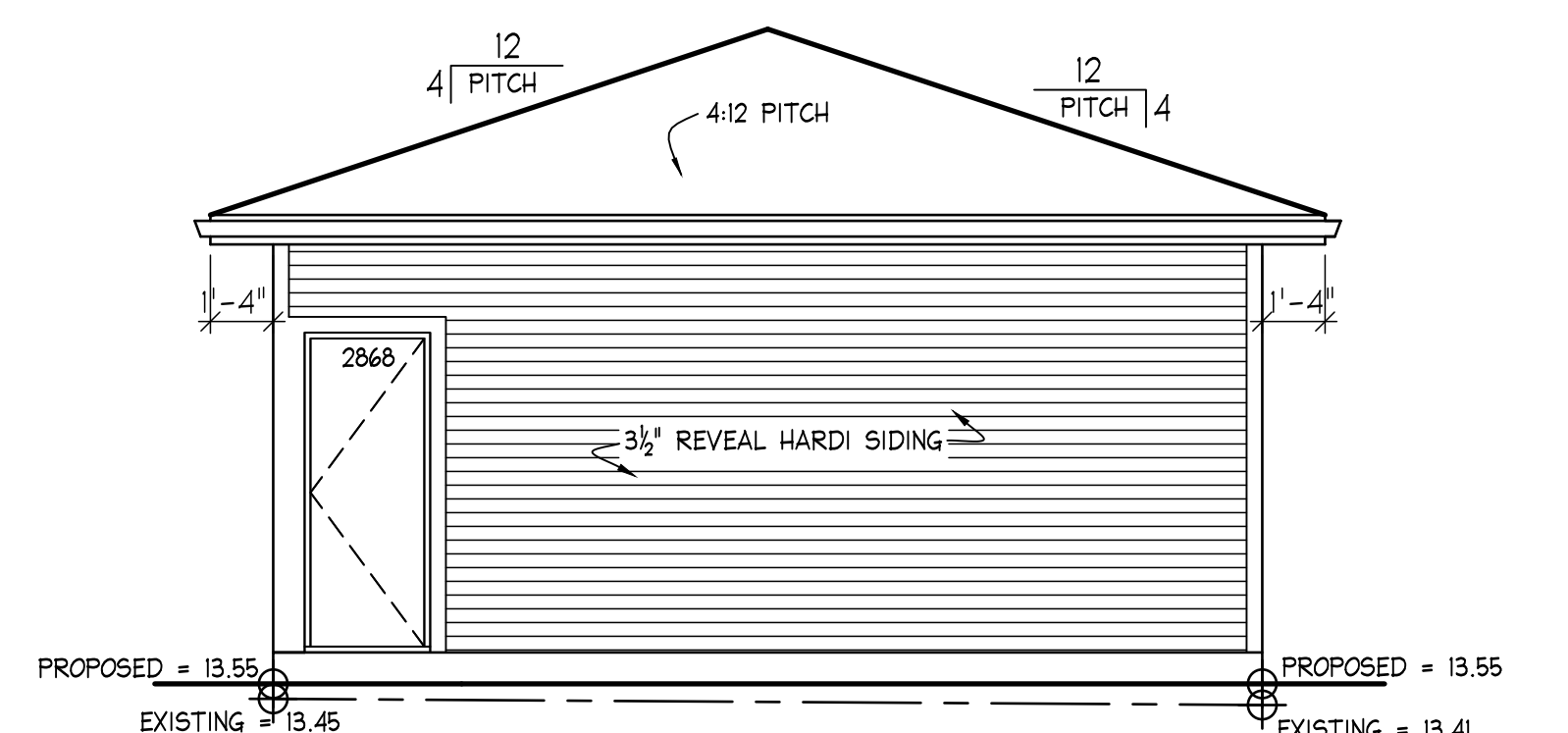
REAR ELEVATION
(UNIT 4) (UNIT 3)



LEFT ELEVATION
(UNIT 3)



FRONT ELEVATION
(UNIT 3) (UNIT 4)



RIGHT ELEVATION
(UNIT 4)

SPECIFICATIONS:

- ROOF (TRUSS):
"SHAKE PROFILE" FIBREGLASS LAMINATE
SHINGLES WITH PREFORMED RIDGE CAP
FELT UNDERLAY
1/2" PLYWOOD SHEATHING
ROOF TRUSSES @ 24" O.C.
- CEILING:
MIN R-40 BATT OR LOOSE-FILL INSULATION (OPTIONAL)
MIN 6 MIL POLY V.B.
5/8" GYPSUM BOARD
- FASCIA/SOFFIT:
4"X5" ALUM GUTTER (OR AS NOTED)
2X4 FASCIA BOARD
VENTED ALUM OR VINYL SOFFIT
(NOTE: PROVIDE INSULATION BAFFLES BETWEEN
EACH TRUSS W/ MIN 2 1/2" CLEAR AIRSPACE)
- EXTERIOR WALL:
FINISH MATERIAL - SEE ELEVATION
STRAPPING FOR RAINSCREEN AS PER BCBC 2024
BUILDING PAPER
1/2" PLYWOOD OR 7/16" OSB SHEATHING
R-14 BATT INSULATION (OPTIONAL)
2X4 STUDS @ 16" O.C. (2X6 WHERE NOTED)
MIN 6 MIL POLY V.B.
1/2" GYPSUM BOARD
- GARAGE FLOOR:
4" CONC SLAB (MIN 4" BELOW TOP OF FDN WALL)
6" MIN COMPACT SAND OR GRAVEL FILL
- EXTERIOR FOUNDATION WALL:
APPROVED WATERPROOF MEMBRANE - APPLY TO EXTERIOR
PERIMETER UP TO GRADE
8" CONCRETE FOUNDATION WALL (OR AS NOTED)
18"X6" CONCRETE FOOTING
- PLATE TO FOUNDATION CONNECTION:
2X6 (OR 2X4 AS REQ'D) SILL PLATE
6 MIL POLY OR 45# FELT DAMP-PROOFING
1/2" DIA ANCHOR BOLTS @ 4'-0" O.C. MAX
- DRAINAGE:
4" DRAIN TILE



CIVIC ADDRESS: UNITS 2-4 22981 88TH AVENUE		
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A	260325	NZ

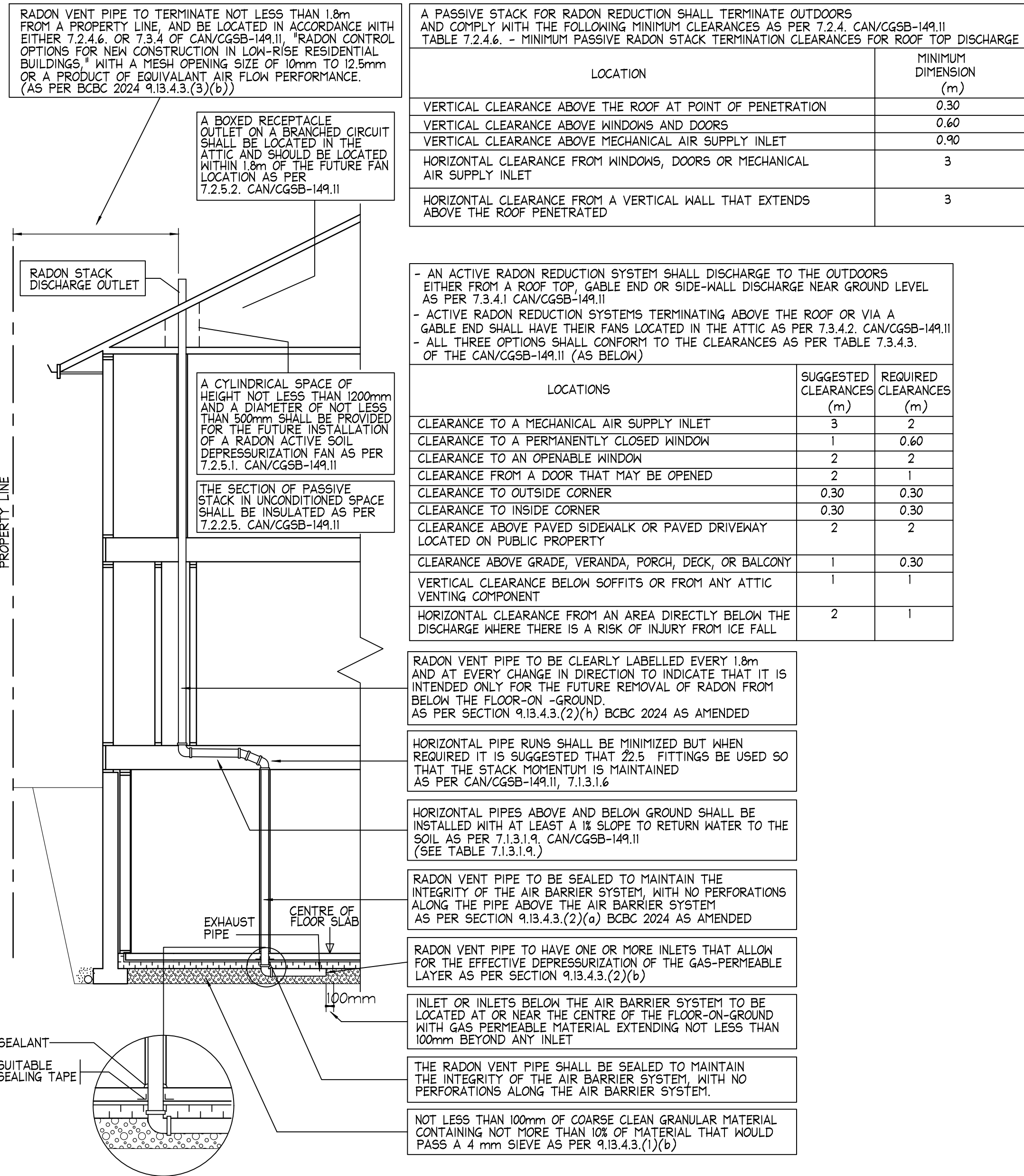


CUSTOMER: LANSTONE HOMES		
DESIGN:	MS	
DRAWN:	NZ	250311
CHECKED:	MS	250317

MT-101-00
(LOT 3)

SOIL GAS/RADON CONTROL NOTES:

- PROPERTY OWNER & BUILDER TO ENSURE ALL WORK IN CONSTRUCTION OF A ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM COMPLIES WITH SECTION 9.13.4 SOIL GAS CONTROL BCBC 2024 AS AMENDED, AS WELL AS CAN/CGSB-149.11, RADON CONTROL OPTIONS FOR NEW CONSTRUCTION IN LOW-RISE RESIDENTIAL BUILDINGS.
- AS PER CAN/CGSB-149.11, RADON CONTROL OPTIONS FOR NEW CONSTRUCTION IN LOW-RISE RESIDENTIAL BUILDINGS * 7.1.2.4.2, A SINGLE SUCTION POINT MAY SUFFICE FOR SLAB AREAS UP TO 280m² (3000 SQ. FT.). HOWEVER THE NUMBER OF SUCTION POINTS IN ANY INDIVIDUAL BUILDING, WILL NEED TO BE DETERMINED BASED ON THE ACTUAL FOOTPRINT AND GEOMETRY OF THE SUB-SLAB AREA OF THE BUILDING, AND THE COMMUNICATION CAPACITY WITHIN THE GAS PERMEABLE BARRIER LAYER. IT IS RECOMMENDED THAT THE NUMBER OF SUCTION POINTS IS ESTABLISHED BY TRAINED INDIVIDUALS THAT HOLD A C-NRPP DESIGNATION FOR CONTROLLING RADON IN NEW HOMES IN CANADA.



ROUGH-IN DETAIL FOR A SUBFLOOR DEPRESSURIZATION SYSTEM (RADON MITIGATION)

SCALE: 3/4"=1'-0"



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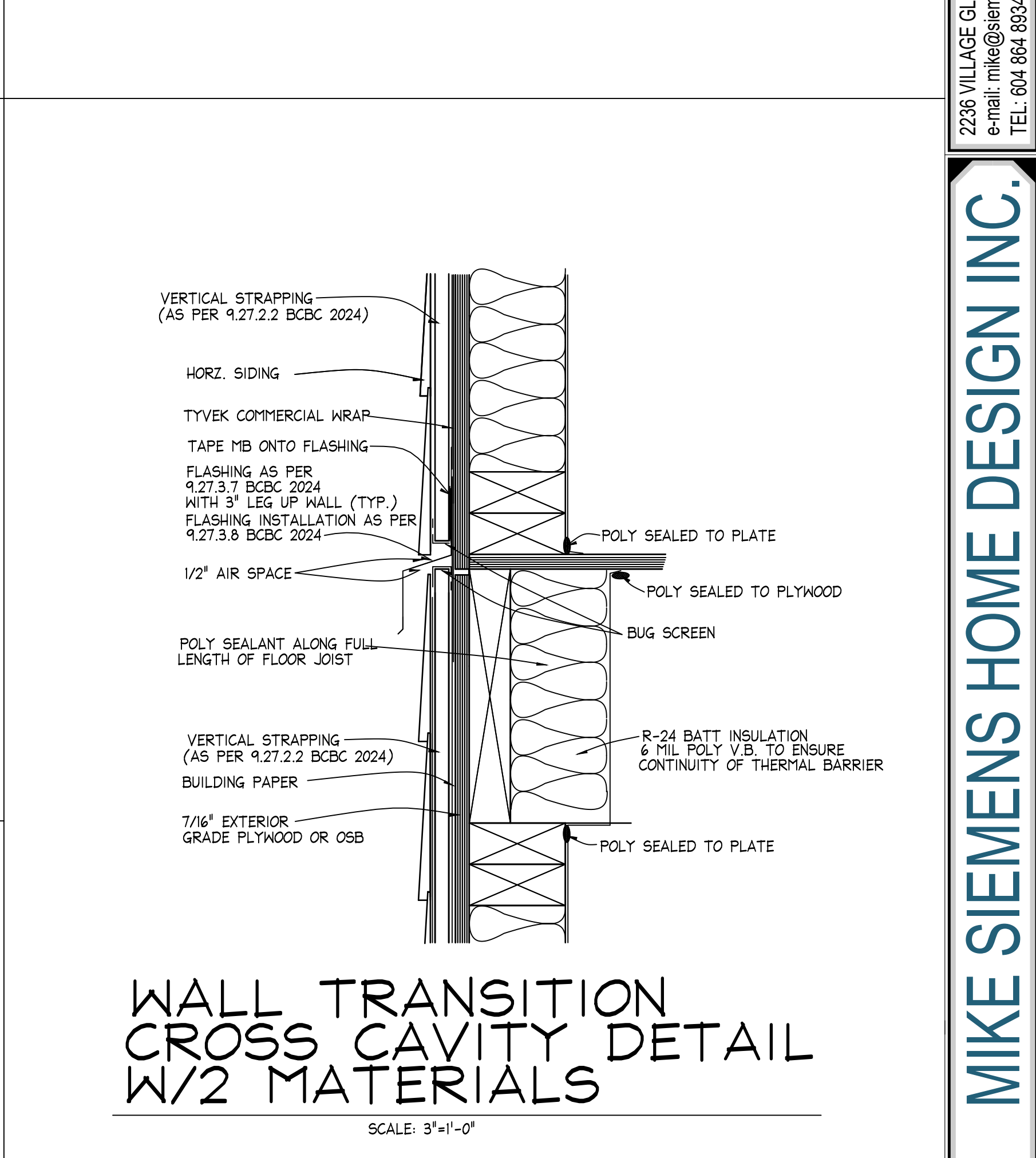
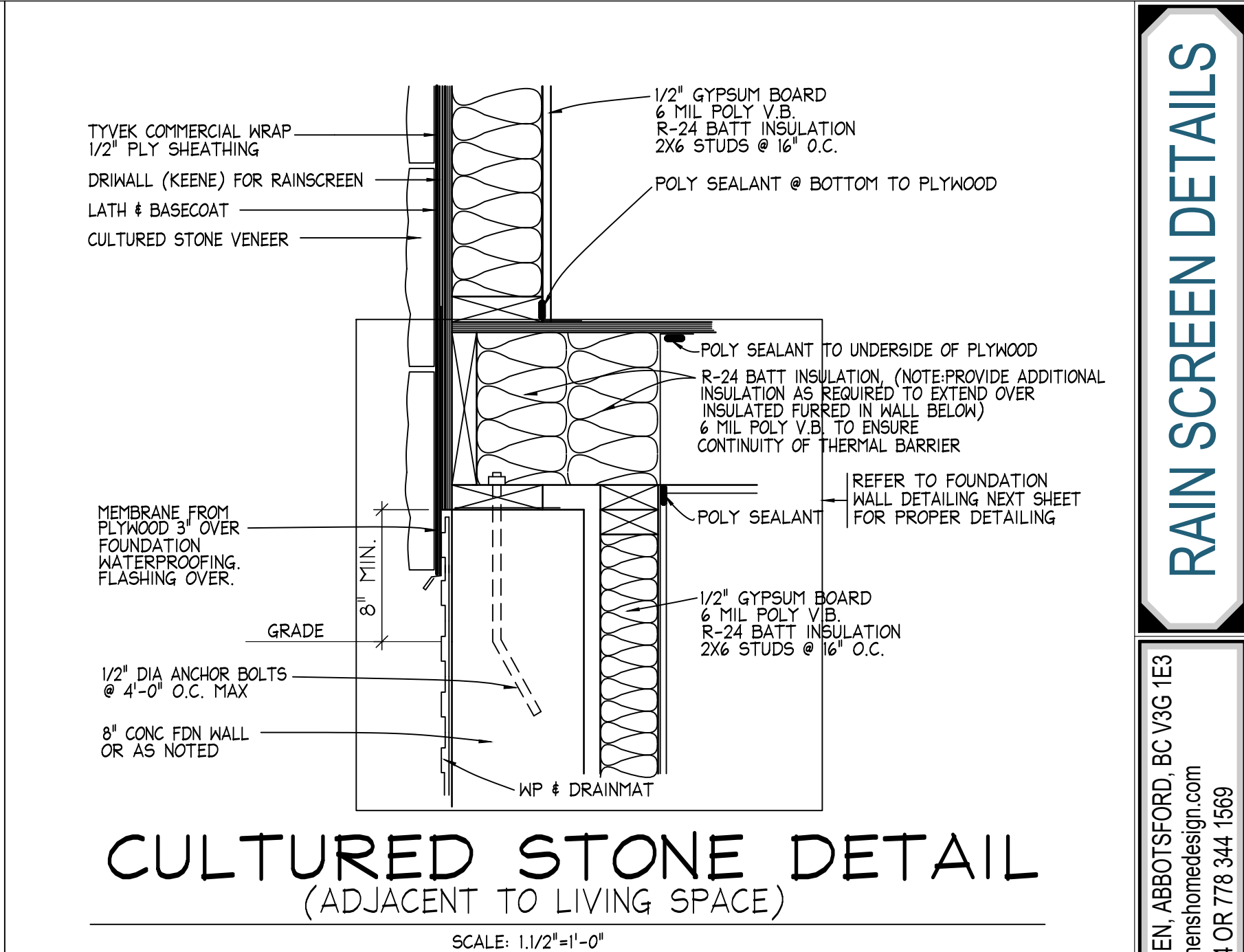
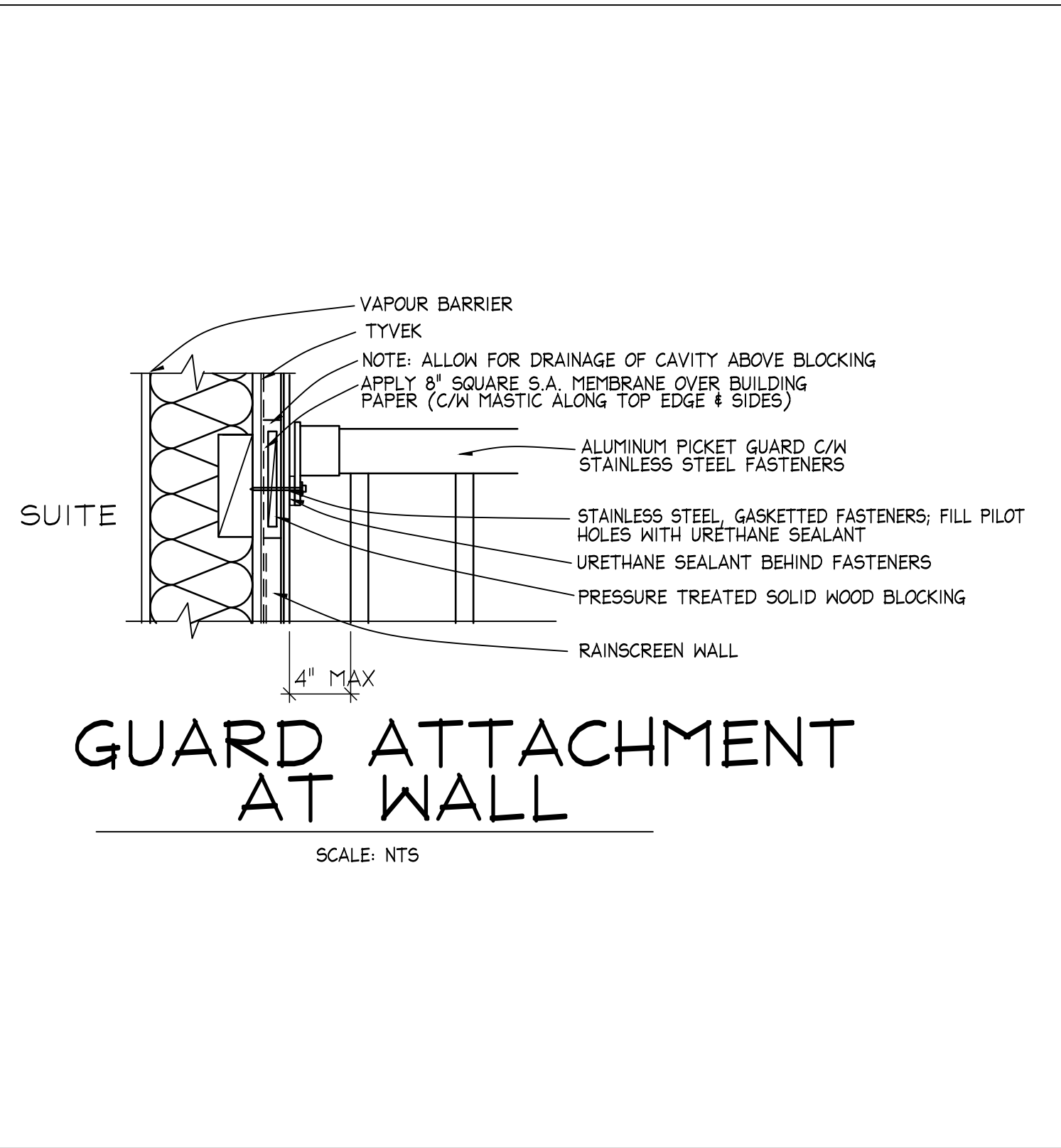
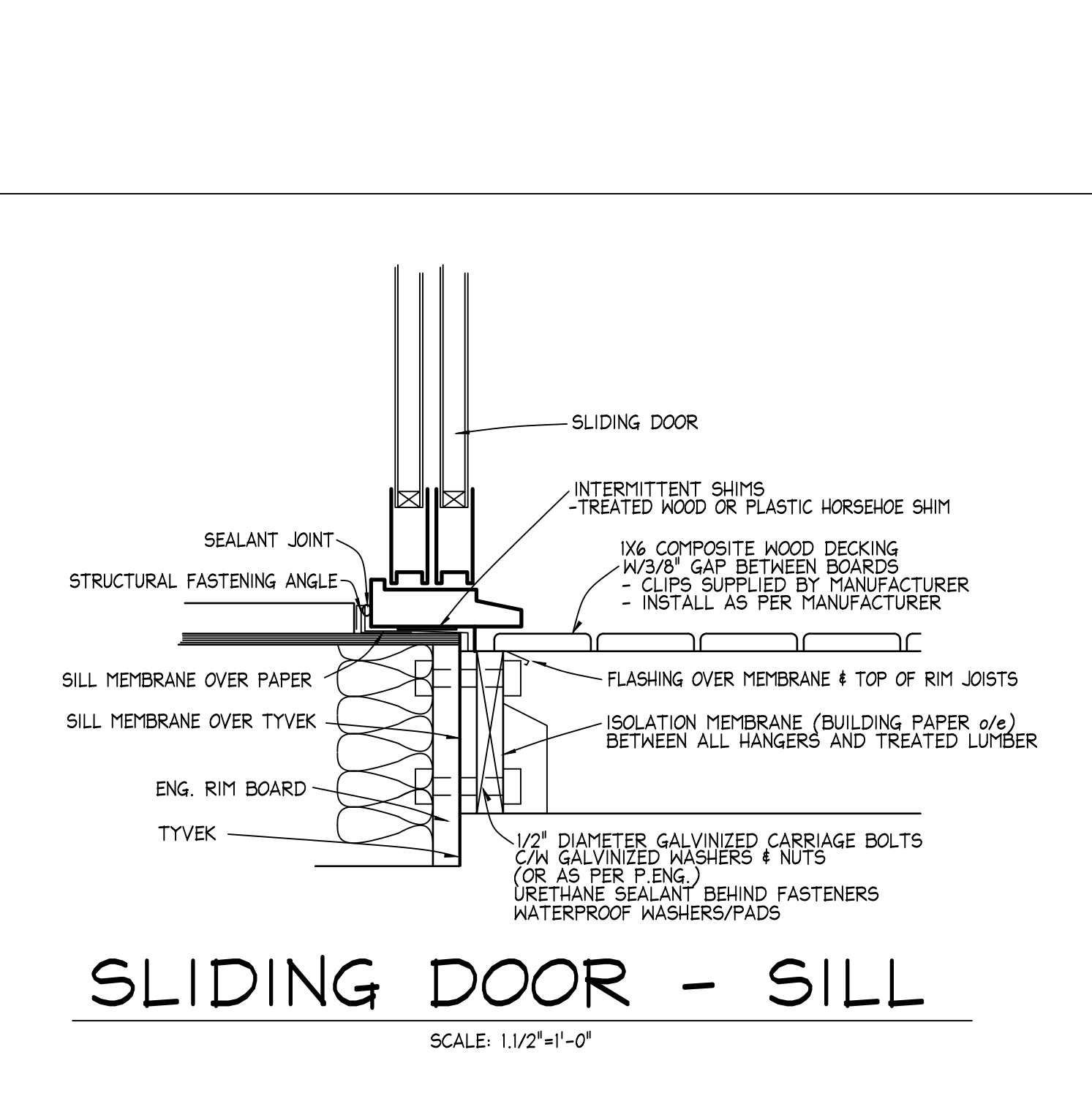
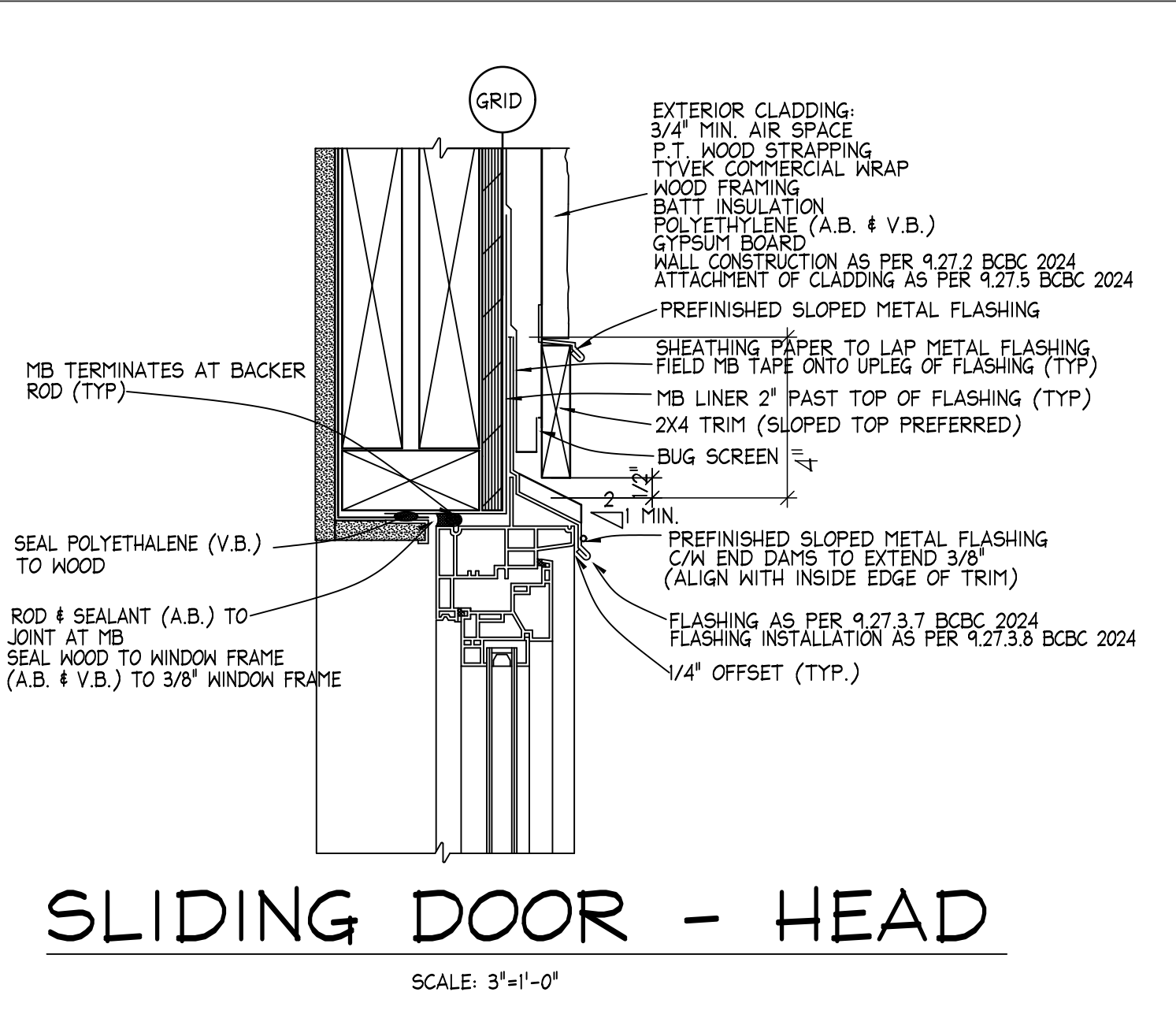
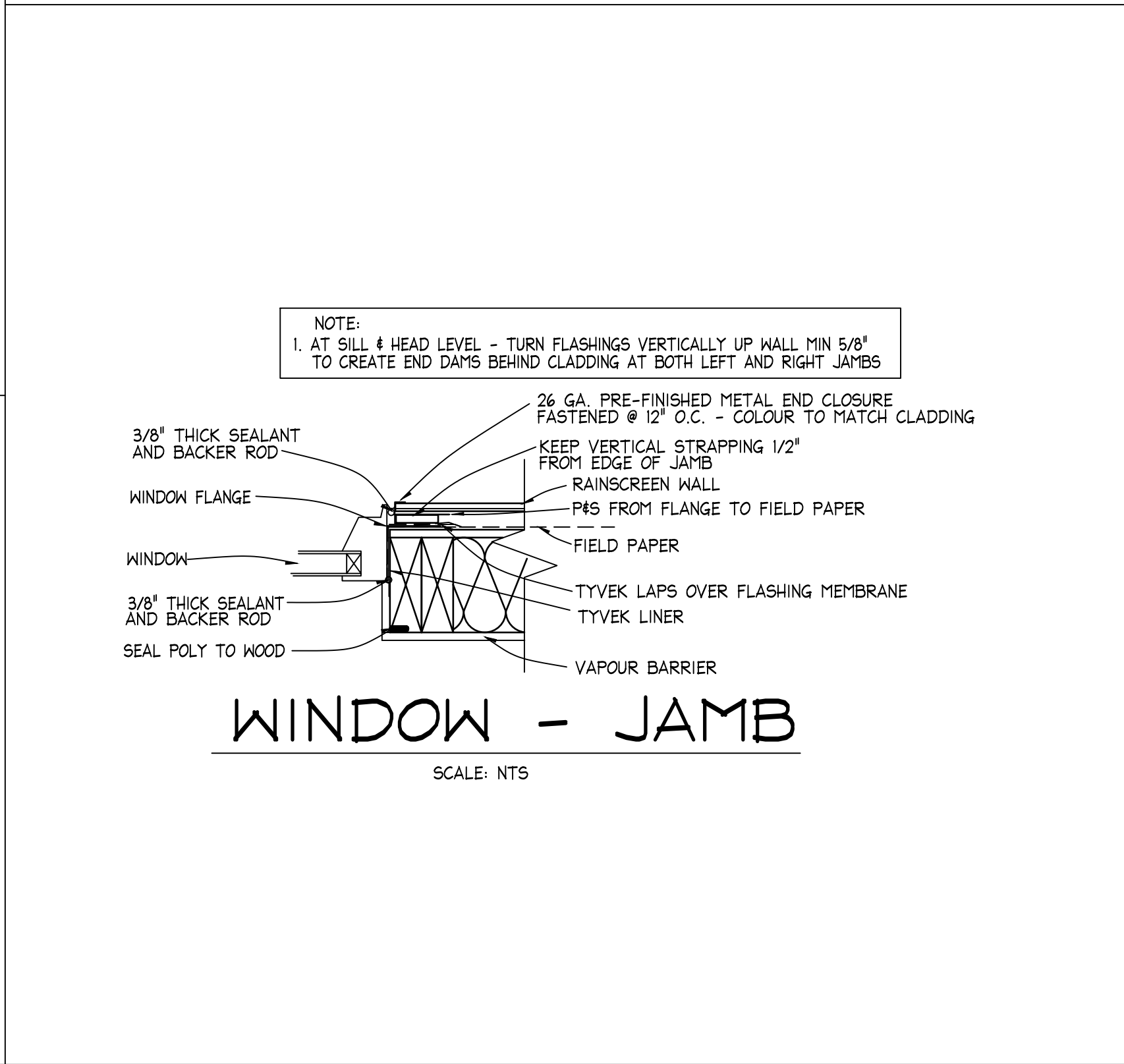
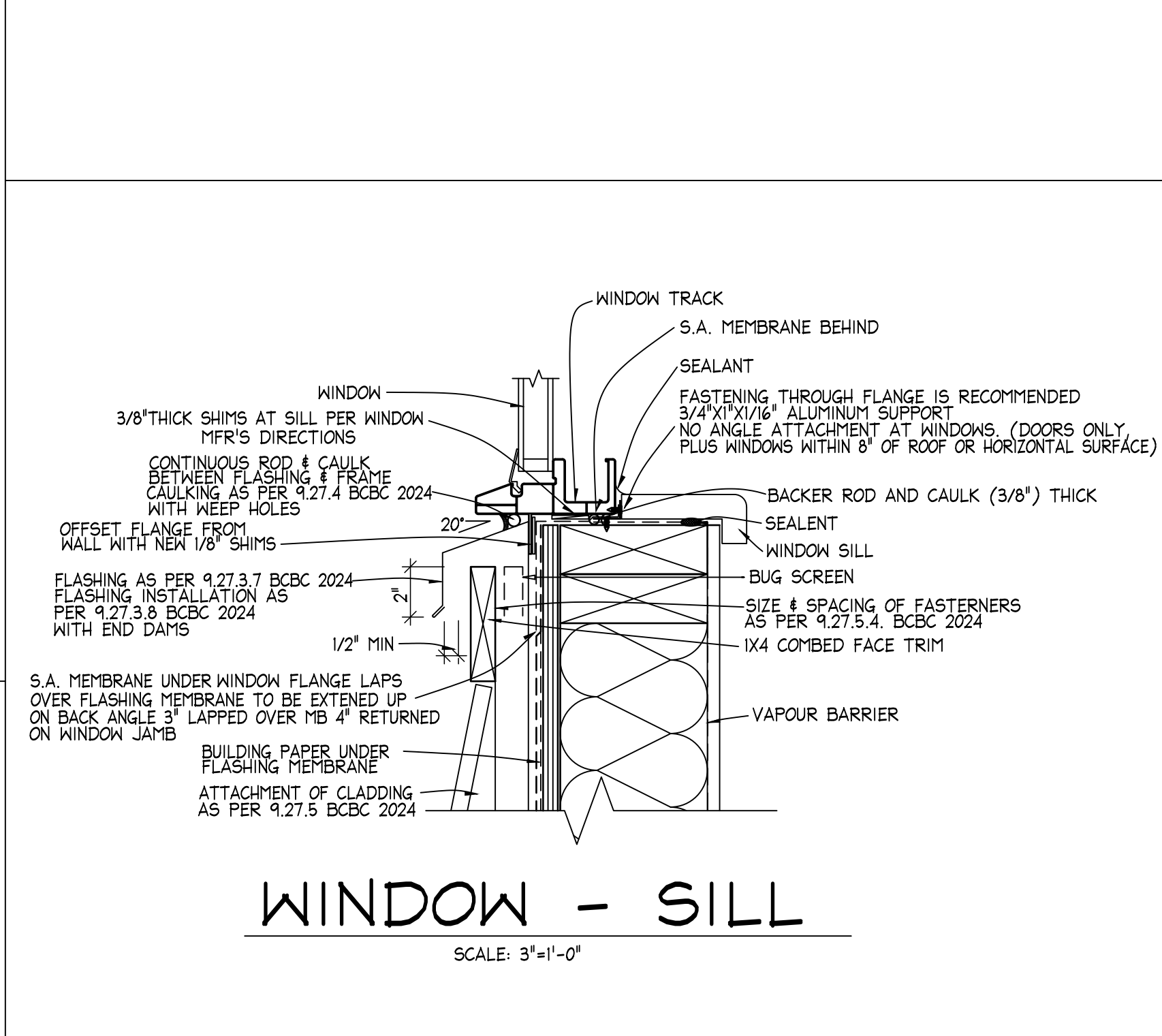
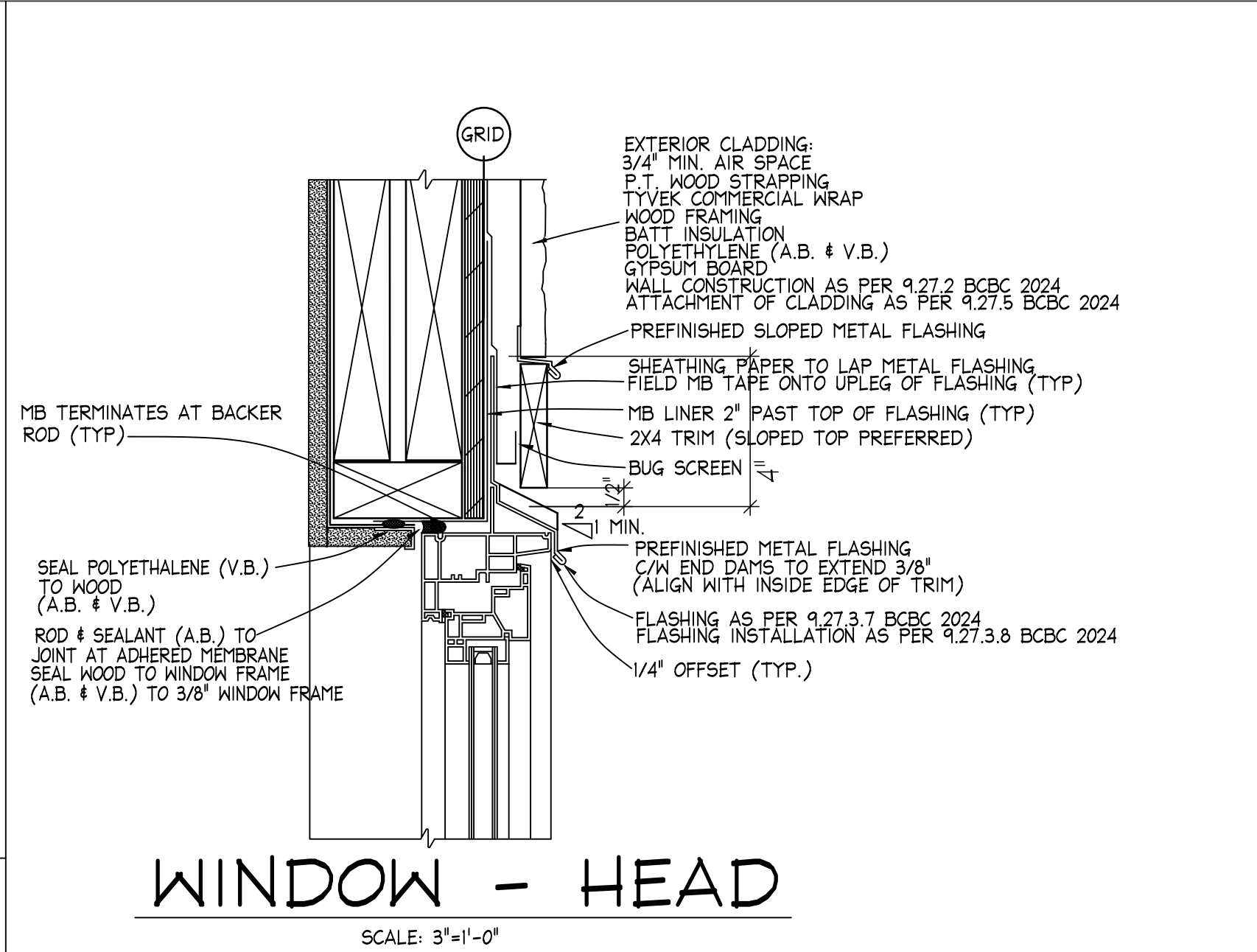
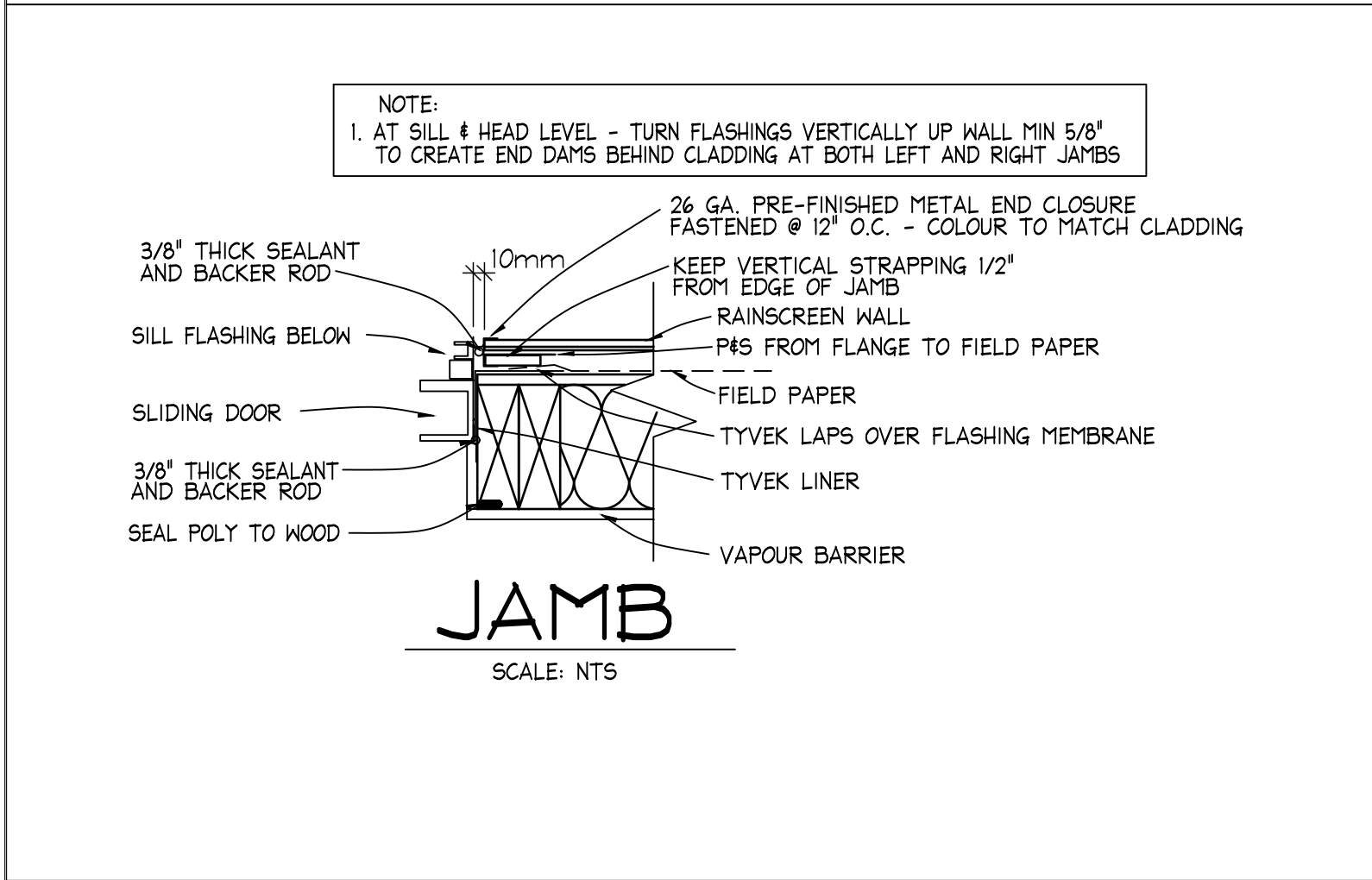
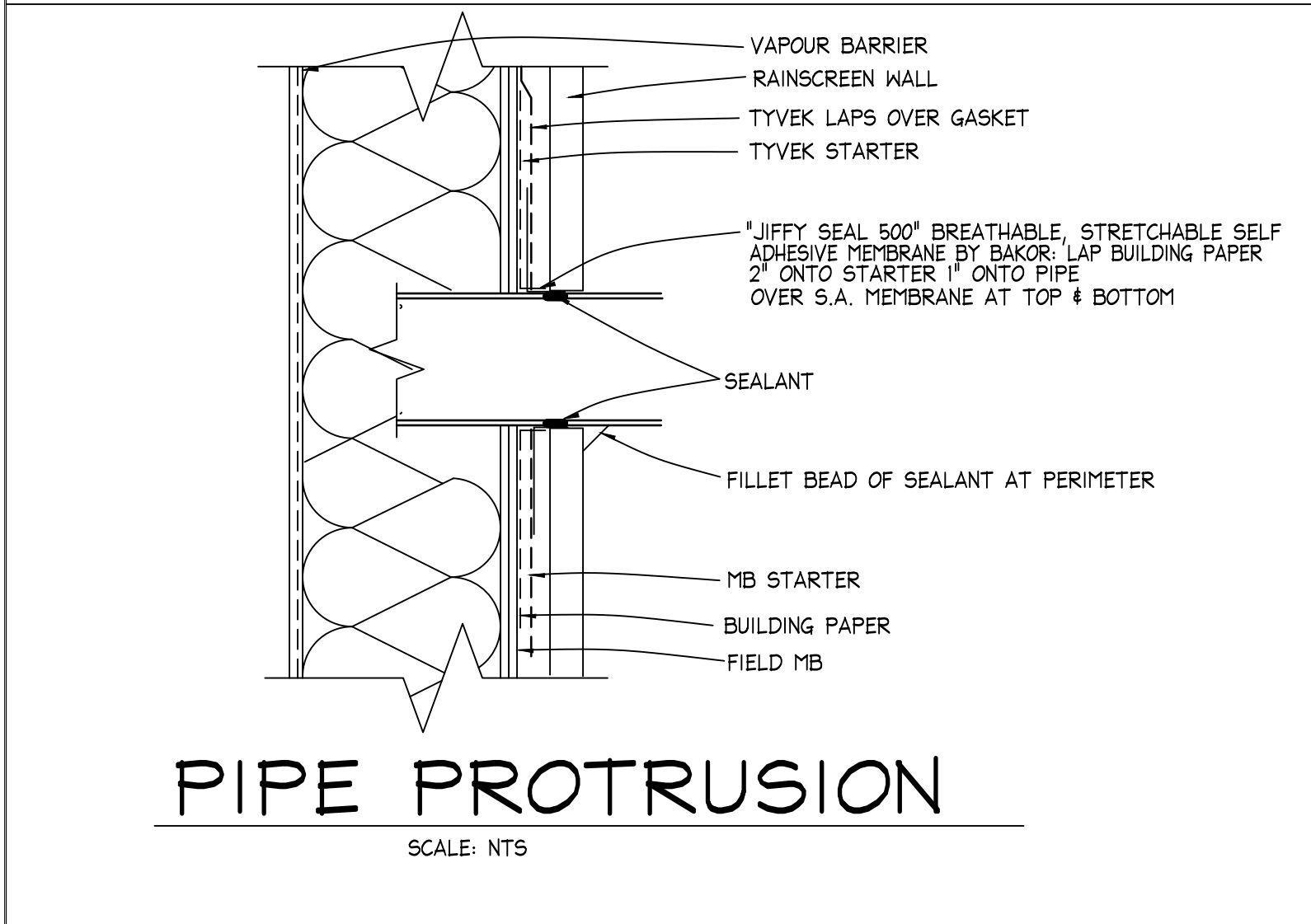
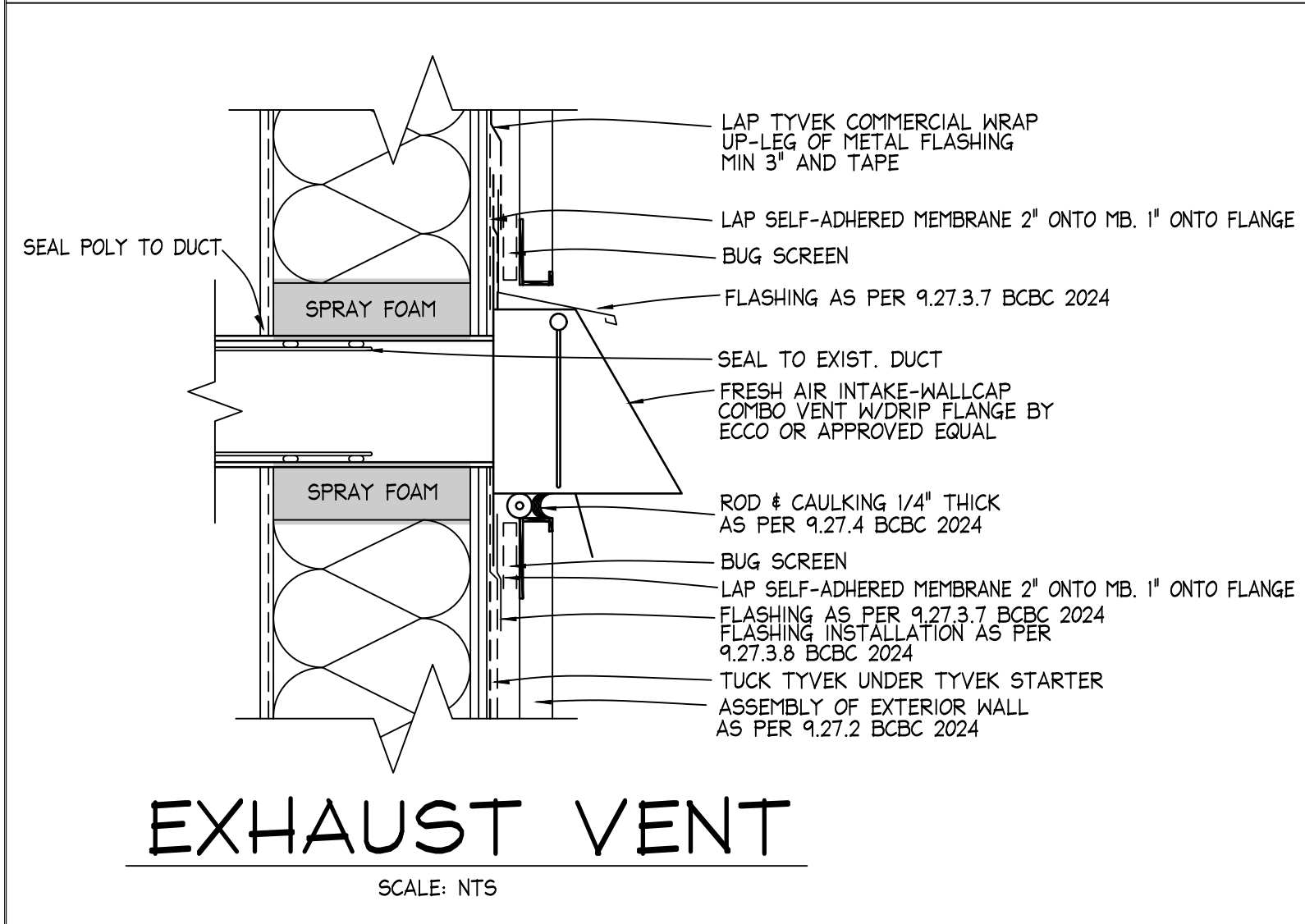
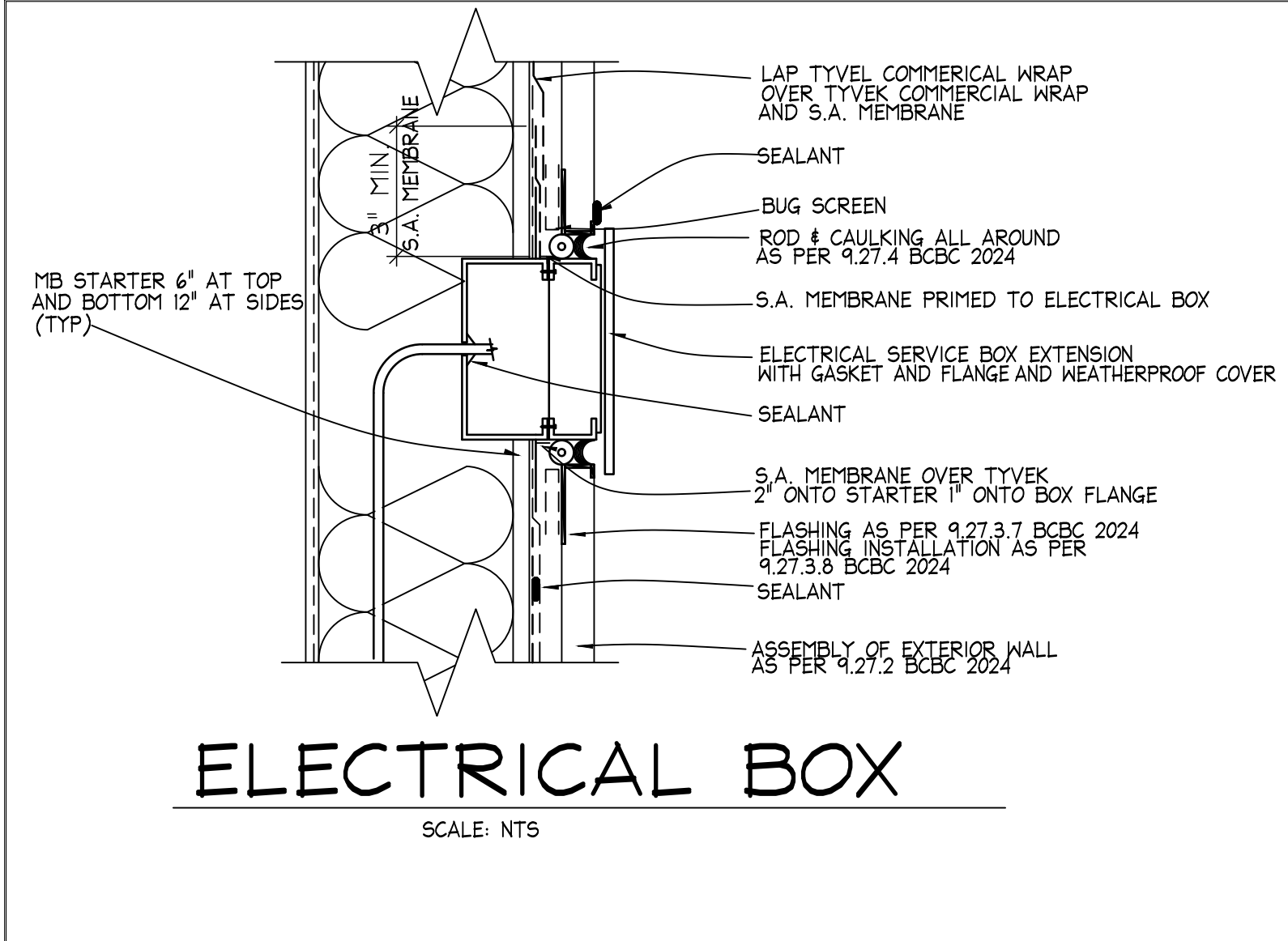
CUSTOMER: LANSTONE HOMES		
DESIGN:	MS	
DRAWN:	NZ	250311
CHECKED:	MS	250317

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

MT-101-00
(LOT 3)

SHEET 1 OF 1





MIKE SIEMENS HOME DESIGN INC.

2236 VILLAGE GLEN ABBOTSFORD, BC V3G 1E3
e-mail: mike@siemenshomedesign.com
TEL: 604 864 8834 OR 778 344 1569

MIKE SIEMENS home design

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