PROJECT STATISTICS

LEGAL DESCRIPTION: N/A

CIVIC ADDRESS: N/A

ZONING: R-CL (SD)

	PERMITTED	PROPOSED
FLOOR AREA:	NA	2,880.65 SQFT
SITE COVERAGE:	55% (1.408.99 SQFT)	1,407.99 SQFT
BUILDING HEIGHT:	9m	8.49m
SETBACKS:		
FRONT:	2.5m	2.59m
REAR:	13m	13.09m
INT. SIDE:	1.2m	1.21m
EXT. SIDE:	1.2m	1.22m

FLOODPLAIN: NO

10 MINUTE FIRE RESPONSE TIME: YES

SPRINKLERED: YES

GENERAL NOTES

THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY THE OWNER.

ALL NEW WORK SHALL CONFORM TO THE 2024 BRITISH COLUMBIA BUILDING CODE AND ALL SUPPLEMENT AMENDMENTS AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION.

DO NOT SCALE DRAWING. DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ON SITE AND CO-ORDINATE WITH ALL TRADES AND SUPPLIERS, EQUIPMENT AND SITE CONDITIONS.

IF THE GENERAL CONTRACTOR OR ANY SUB-TRADE CONTRACTOR FAILS TO REPORT
A DISCREPANCY TO THE DESIGNER, OR FAIL TO ACT ON ANY CHANGE NOTICE ISSUED BY THE DESIGNER, ALL REPERCUSSIONS OF THIS DECISION WILL BE THE CONTRACTOR'S RESPONSIBILITY.

ALL MATERIAL AND FRAMING TO MEET THE REQUIREMENTS OF PART 9 (AND PART 4 AND PART 5 WHERE APPLICABLE) OF THE 2024 BRITISH COLUMBIA BUILDING CODE.

CONFIRM LOT DIMENSIONS, GRADE ELEVATIONS AND LOCATION OF ALL BUILDINGS, STRUCTURES, EASEMENTS, SIDEWALK COVENANTS, SWALES AND RIGHT OF WAYS IF ANY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

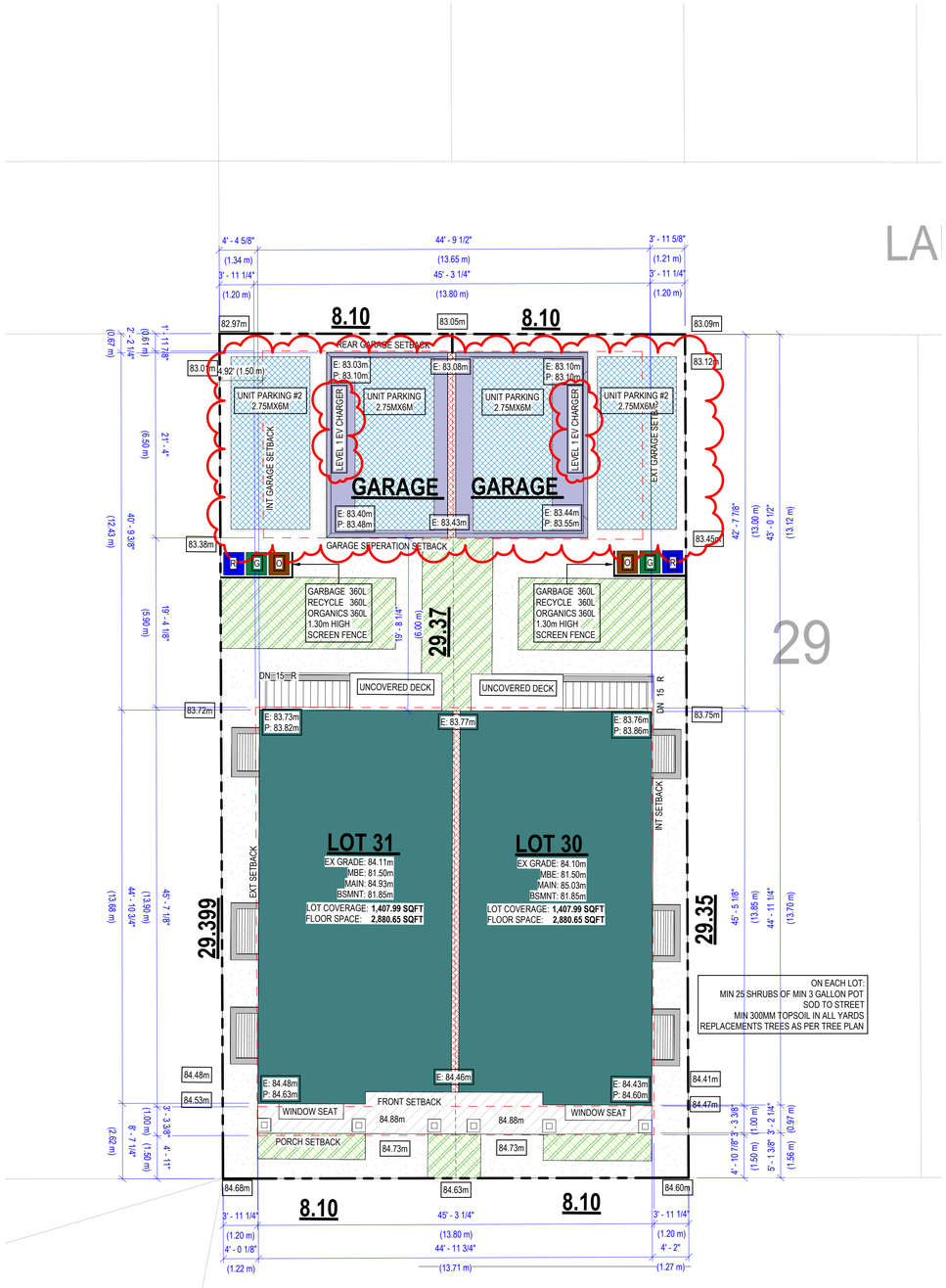
STORMWATER MANAGEMENT TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION

ALL FINISHED GRADES TO SLOPE DOWN FROM THE BUILDING AT A MINIMUM OF 1% TO ENSURE SUCCESSFUL RUN-OFF OF SURFACE WATER

DRAWING INDEX

A01 SITE PLAN & PROJECT INFO
A02 BASEMENT & MAIN FLOOR PLAN
A03 UPPER FLOOR & ROOF PLAN
A04 ELEVATIONS
A05 ELEVATIONS
A06 SECTIONS & DETAILS
A07 CODE DETAILS

N
W E
S



SITE PLAN

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

ARCADIA DESIGNS

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No.	Description	Date
1	ISSUED FOR STAMP FOR DESIGN APPROVAL (SIMPLEX)	03-11-2024

LOT 30 & 31 DUPLEX GARAGE

SITE PLAN & PROJECT INFO

Project Number	24023
Date	Issue Date
Drawn By	IK
Checked By	IK

A01

Scale: As indicated

PLAN NOTES

THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

ALL LANDINGS ARE TO BE MOUNTED TO LEDGER BOARDS TO ALLOW FOR A CONTINUOUS AIR/VAPOUR BARRIER INSTALLATION.

REFER TO ATTACHED DETAILS AND ENGINEERS DRAWINGS FOR ADDITIONAL FOUNDATION REQUIREMENTS

PRESSURE TREATED POSTS ARE TO BE USED WITHIN BUILT-UP COLUMNS OR IF EXPOSED TO THE WEATHER

ALL HEADERS TO BE 2-2X10 U.N.O. & PLACED SO WINDOW SILL IS AT...
6' - 9" FOR 8' CLGS
7' - 9" FOR 9' CLGS
8' - 9" FOR 10' CLGS
U.N.O.

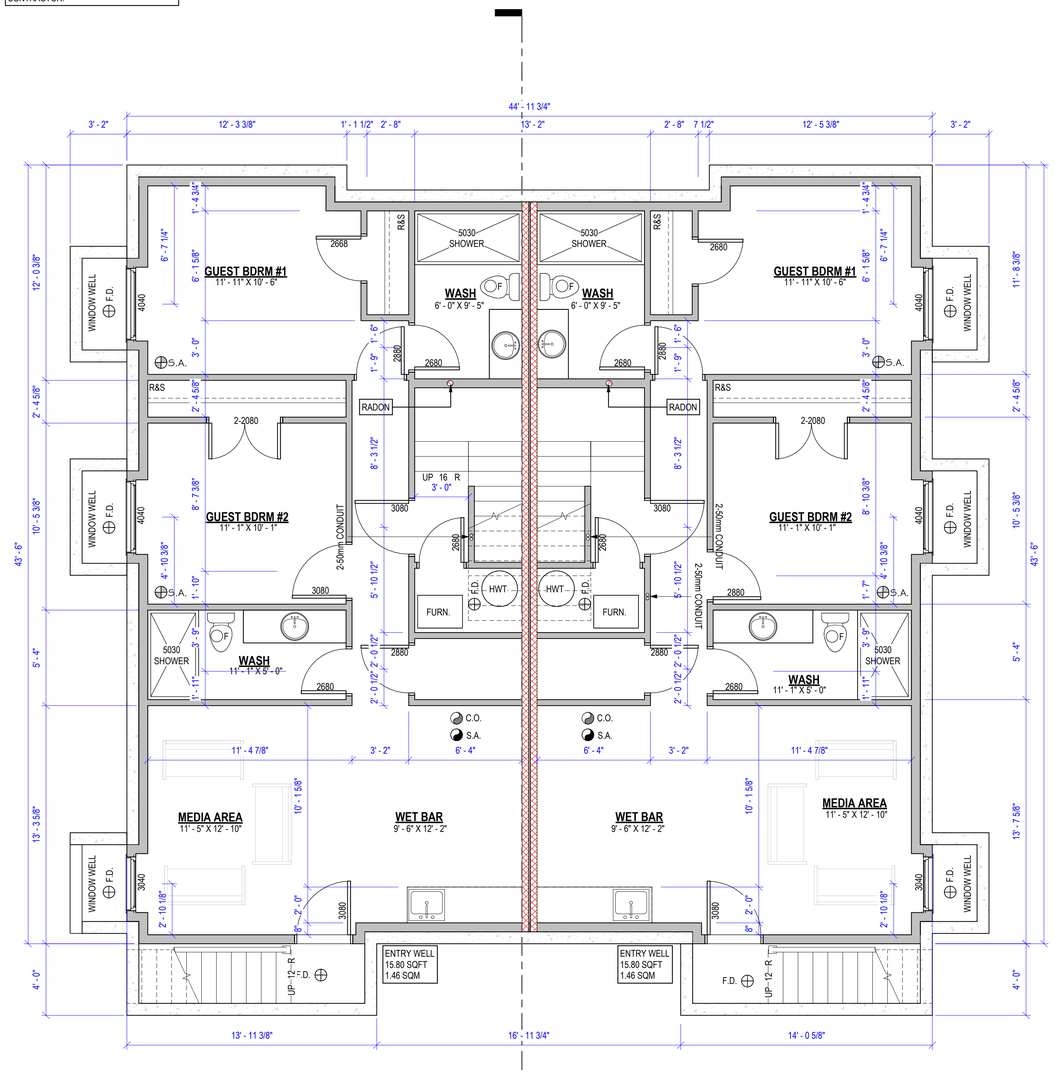
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER

ATTIC HATCHES TO BE WEATHERSTRIPPED

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.



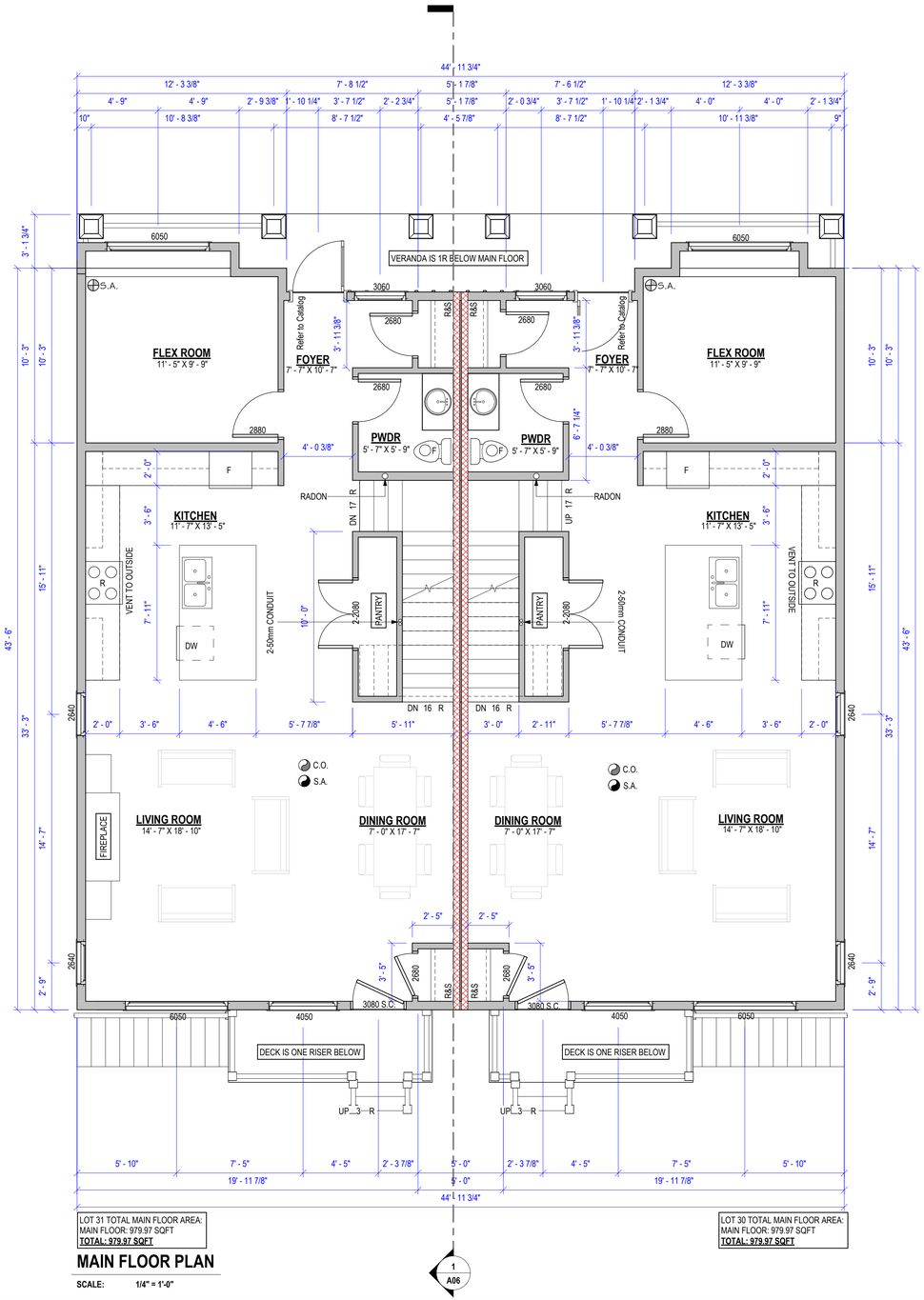
LOT 31 TOTAL BSMNT FLOOR AREA:
TOTAL: 921.01 SQFT

LOT 30 TOTAL BSMNT FLOOR AREA:
TOTAL: 921.01 SQFT

BASEMENT FLOOR PLAN

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

1 A06



LOT 31 TOTAL MAIN FLOOR AREA:
MAIN FLOOR: 979.97 SQFT
TOTAL: 979.97 SQFT

LOT 30 TOTAL MAIN FLOOR AREA:
MAIN FLOOR: 979.97 SQFT
TOTAL: 979.97 SQFT

MAIN FLOOR PLAN

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

1 A06

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No.	Description	Date
1	ISSUED FOR STAMP FOR DESIGN APPROVAL (SIMPLEX)	03-11-2024

LOT 30 & 31 DUPLEX

BASEMENT & MAIN FLOOR PLAN

Project Number	24023
Date	2025-03-17
Drawn By	IK
Checked By	IK

A02

Scale 1/4" = 1'-0"

PLAN NOTES

THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

ALL LANDINGS ARE TO BE MOUNTED TO LEDGER BOARDS TO ALLOW FOR A CONTINUOUS AIR/VAPOUR BARRIER INSTALLATION.

REFER TO ATTACHED DETAILS AND ENGINEERS DRAWINGS FOR ADDITIONAL FOUNDATION REQUIREMENTS

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6' - 9" FOR 8' CLGS
7' - 9" FOR 9' CLGS
8' - 9" FOR 10' CLGS
U.N.O.

NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER

ATTIC HATCHES TO BE WEATHERSTRIPPED

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.

ROOF NOTES

NOTE
ALL SOFFITS WITHIN 1.20M OF A PROPERTY LINE SHALL BE UNVENTED ALUMINUM AS PER 9.10.15.5(10). ALL SOFFITS NOT WITHIN THE 1.20M SHALL BE VENTED.

NOTE:
ALL WINDOWS, DOORS & SKYLIGHTS MUST CONFORM TO SUBSECTION 9.7.4 OF THE 2024 B.C. BUILDING CODE AND TO THE NORTH AMERICAN FENESTRATION STANDARD SPECIFICATION-(NAFS)

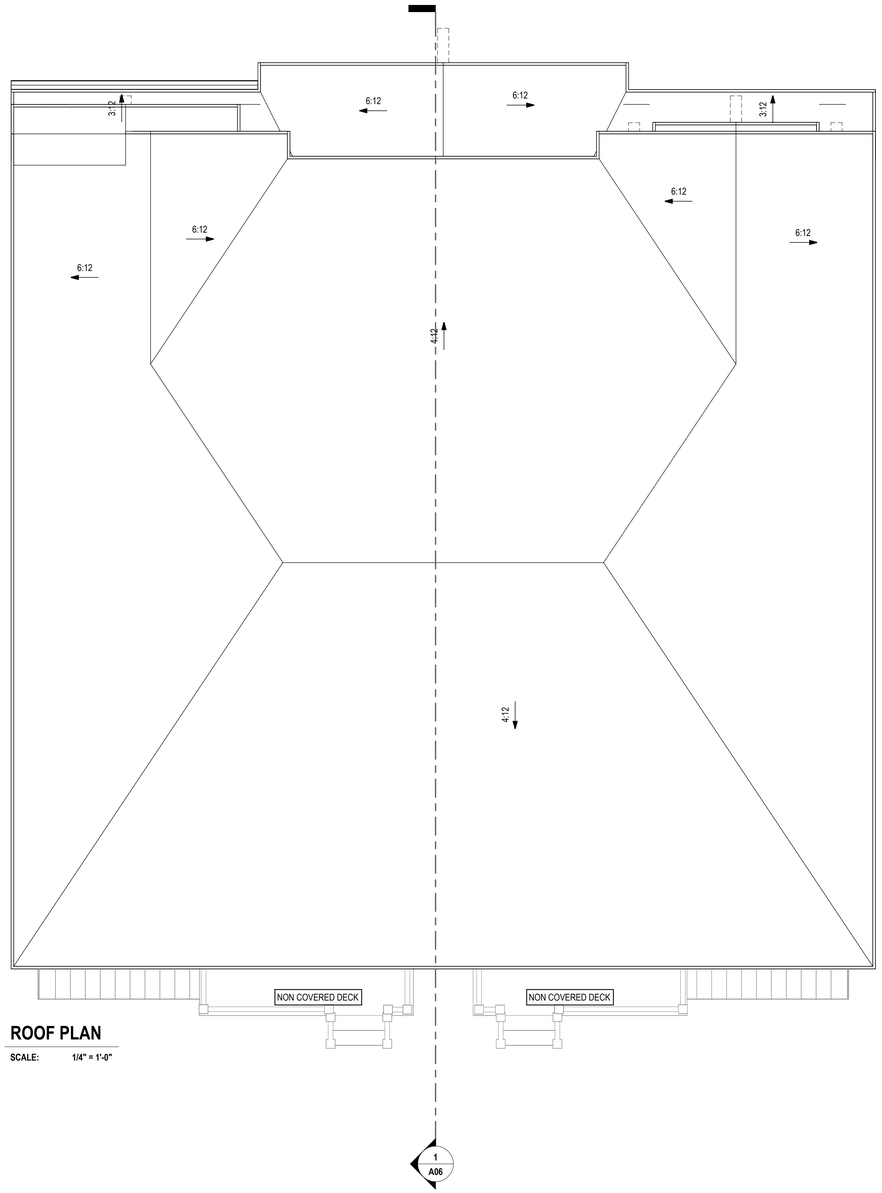
NOTE:
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NOTE:
- TRUSS LAYOUT TO BE FINALISED AND CONFIRMED WITH TRUSS MANUFACTURER AND ENGINEERED PRIOR TO START OF CONSTRUCTION
- CONFIRM HEEL HEIGHT

SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM

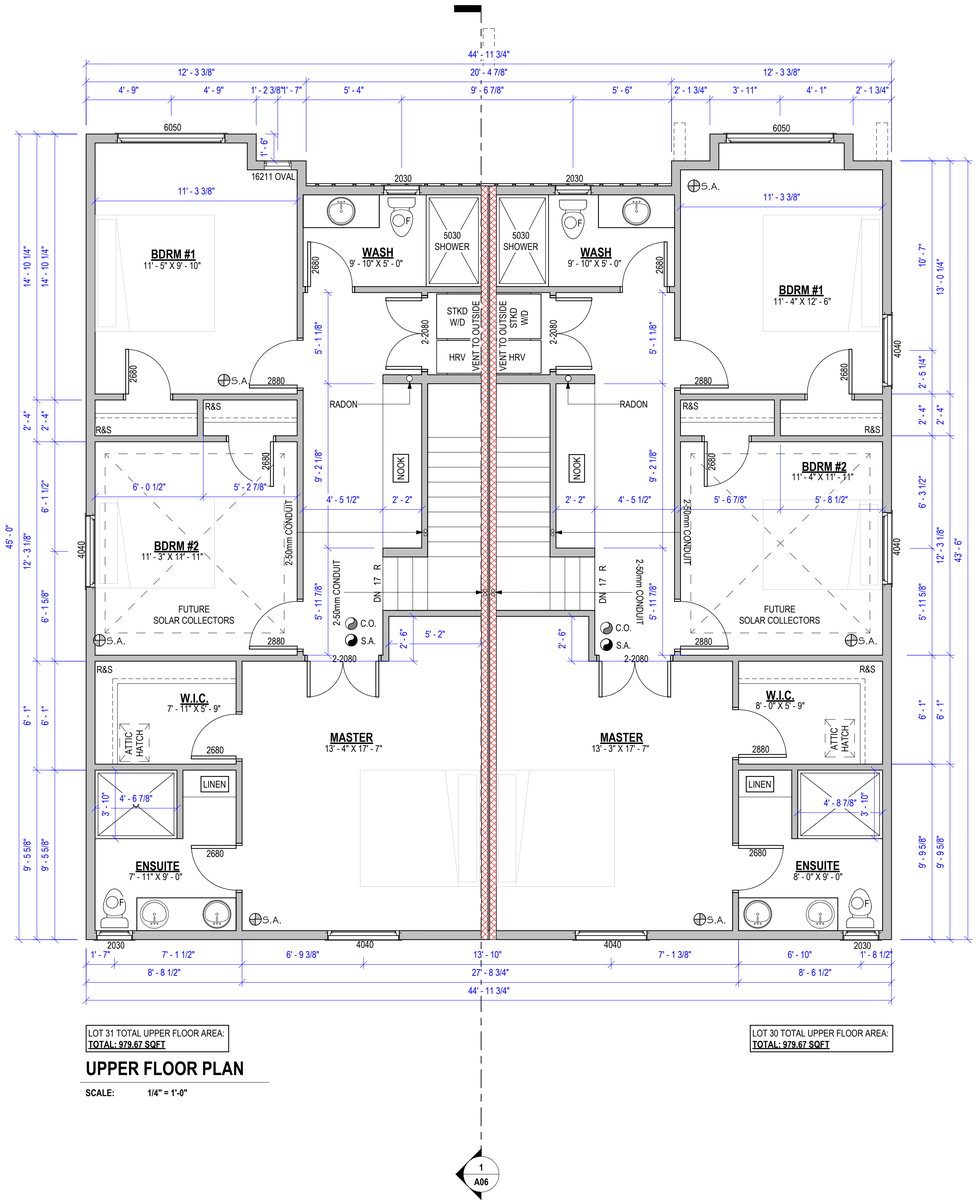
3 (1) SUBJECT TO SUBSECTION (2), 2 CONDUIT RUNS AND AN AREA THAT
- (A) IS NOT LESS THAN 9.3 SQUARE METRES,
- (B) HAS NO DIMENSION LESS THAN 2.7 METRES, AND
- (C) IS DESIGNATED FOR FUTURE INSTALLATION OF SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM IN COMPLIANCE WITH CAN/CSA-F383-87 MUST BE INCORPORATED IN CONSTRUCTION OF NEW BUILDINGS OF RESIDENTIAL
- (D) ONE DWELLING UNIT, OR
- (E) ONE DWELLING UNIT AND ONE SECONDARY SUITE.

A. (2) SUBSECTION (1) DOES NOT APPLY WITH RESPECT TO NEW CONSTRUCTION REFERRED TO IN
B. THAT SUBSECTION IF THE LOCAL GOVERNMENT OF THE JURISDICTION TO WHICH THIS REGULATION
C. APPLIES AND WITHIN WHICH THE NEW CONSTRUCTION IS TO OCCUR IS SATISFIED THAT BUILDING SITE CONDITIONS DO NOT PERMIT EFFECTIVE USE OF SOLAR HOT WATER HEATING..FT. X 30% =



ROOF PLAN

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



LOT 31 TOTAL UPPER FLOOR AREA:
TOTAL: 979.67 SQFT

LOT 30 TOTAL UPPER FLOOR AREA:
TOTAL: 979.67 SQFT

UPPER FLOOR PLAN

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

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No.	Description	Date
1	ISSUED FOR STAMP FOR DESIGN APPROVAL (SIMPLEX)	03-11-2024

LOT 30 & 31 DUPLEX

UPPER FLOOR & ROOF PLAN

Project Number	24023
Date	2025-03-17
Drawn By	IK
Checked By	IK

A03

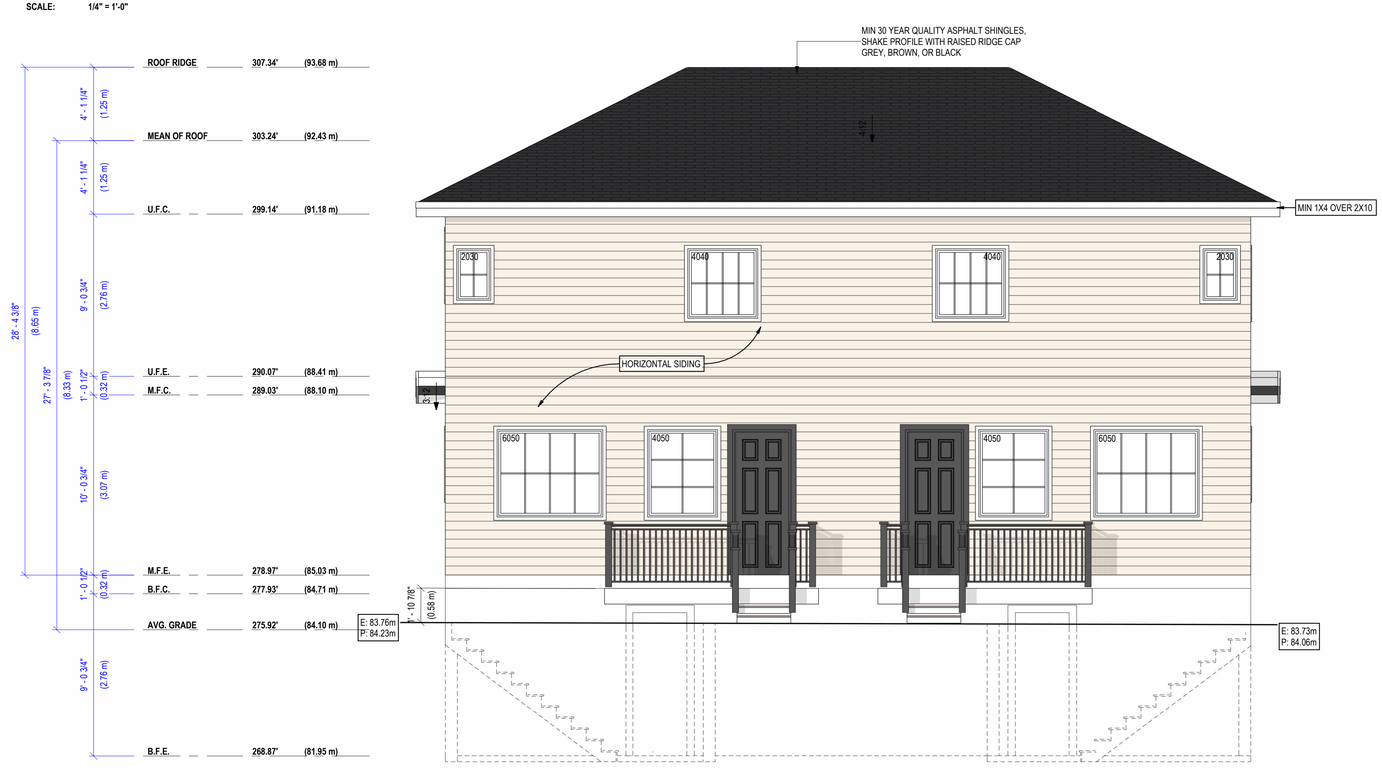
Scale 1/4" = 1'-0"



WALL AREA	896.22 sqft.	OR	83.26 sqm.
LIMITING DIST.	1.22 m		
MAX U.P.O.	7.00 %	OR	62.74 sqft.
PROP U.P.O.	6.47 %	OR	58.00 sqft.

RIGHT ELEVATION

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



REAR ELEVATION

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

9.36.2.7. RSI VALUES OF FENESTRATION & DOORS FOR ZONE 4	
COMPONENTS	MAX. U-VALUE
FENESTRATION & DOORS	1.80

ENERGY EFFICIENCY NOTES

BUILDING MUST COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SUBSECTIONS 9.36.2. THROUGH 9.36.4.

SECTION 9.36. DENOTES *SIX CLIMATE ZONES*. THIS PARTICULAR PERMIT DRAWING SET PROVIDES INFORMATION SPECIFIC TO *CLIMATE ZONE 4.*

THE PROPOSED DWELLING MUST COMPLY WITH 9.36.2 PERTAINING TO BUILDING ENVELOPE. THERMAL INSULATION REQUIREMENTS ARE NOW DEFINED IN TERMS OF *EFFECTIVE* INSULATION. PREVIOUS VERSIONS OF THE CODE REFERENCED NOMINAL INSULATION.

SECTION 9.36.2.5 RELATES TO THE CONTINUITY OF THE *EFFECTIVENESS OF THE INSULATION* AND THE PROPOSAL MUST COMPLY WITH THESE REQUIREMENTS.

THE THERMAL CHARACTERISTICS OF THE BUILDING ASSEMBLIES BEING USED SHOULD CONFORM TO 9.36.2.6 - 9.36.2.8 INCLUSIVE.

THE THERMAL CHARACTERISTICS OF ALL *FENESTRATION, DOORS AND SKYLIGHTS* SHOULD BE IN COMPLIANCE WITH 9.36.2.7.

UNDER ARTICLE 9.36.2.9. A *CONTINUOUS AIR BARRIER* IS REQUIRED. THE CONTINUITY SHOULD BE:
- ACROSS JOINTS,
- BETWEEN ASSEMBLIES, AND
- AROUND PENETRATIONS.

FURTHER REQUIREMENTS FOR AIR BARRIERS ARE DEFINED IN SUBSECTION 9.25.3. OF THE CODE.

HVAC EQUIPMENT MUST BE LOCATED INSIDE THE PLANE OF INSULATION. ONLY HVAC EQUIPMENT DESIGNED STRICTLY FOR OUTDOOR INSTALLATION CAN BE LOCATED OUTSIDE THE CONDITIONED SPACE. ATTACHED GARAGES, EVEN IF HEATED, ARE CONSIDERED UNCONDITIONED SPACE.

VENTILATION TO CONFORM TO 9.32. EXHAUST ONLY VENTILATION IS NO LONGER ACCEPTABLE AND THE PRINCIPAL SYSTEM MUST RUN CONTINUOUSLY.

ELEVATION NOTES

NOTE
- ALL SOFFITS WITHIN 1.20M OF A PROPERTY LINE SHALL BE UNVENTED ALUMINUM AS PER 9.10.15.5(10). ALL SOFFITS NOT WITHIN THE 1.20M SHALL BE VENTED.

NOTE
- ALL EXTERIOR WALLS GREATER THAN 0.60M AND LESS THAN 1.20M FROM A PROPERTY LINE SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. AND THE CLADDING SHALL BE NON-COMBUSTIBLE AS PER 9.10.15.5(3).

NOTE:
- ALL WINDOWS, DOORS & SKYLIGHTS MUST CONFORM TO SUBSECTION 9.7.4 OF THE 2024 B.C. BUILDING CODE AND TO THE NORTH AMERICAN FENESTRATION STANDARD SPECIFICATION-(NAFS)

NOTE:
- RAINSCREEN REQUIRED FOR ALL CLADDINGS EXCEPT HORIZONTAL VINYL

NOTE:
- THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

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No.	Description	Date
1	ISSUED FOR STAMP FOR DESIGN APPROVAL (SIMPLEX)	03-11-2024

LOT 30 & 31 DUPLEX

ELEVATIONS

Project Number	24023
Date	2025-03-17
Drawn By	IK
Checked By	IK

A04

Scale	1/4" = 1'-0"

ENERGY EFFICIENCY NOTES

BUILDING MUST COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SUBSECTIONS 9.36.2. THROUGH 9.36.4.

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ELEVATION NOTES

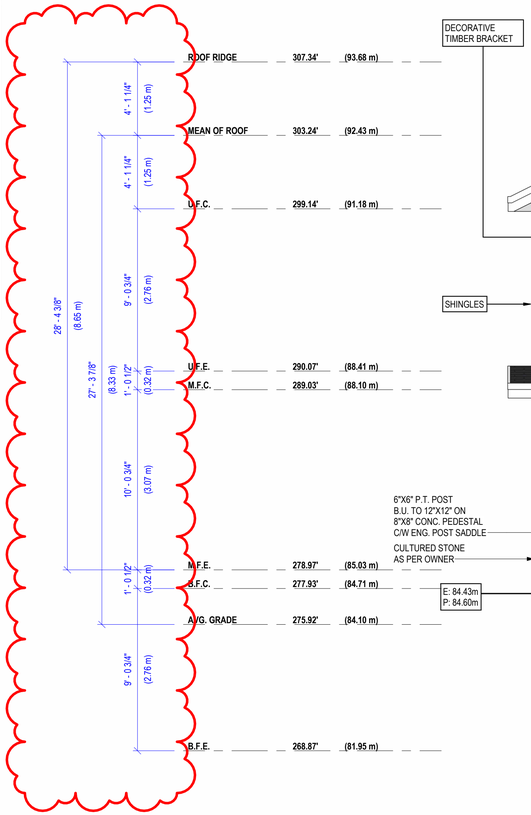
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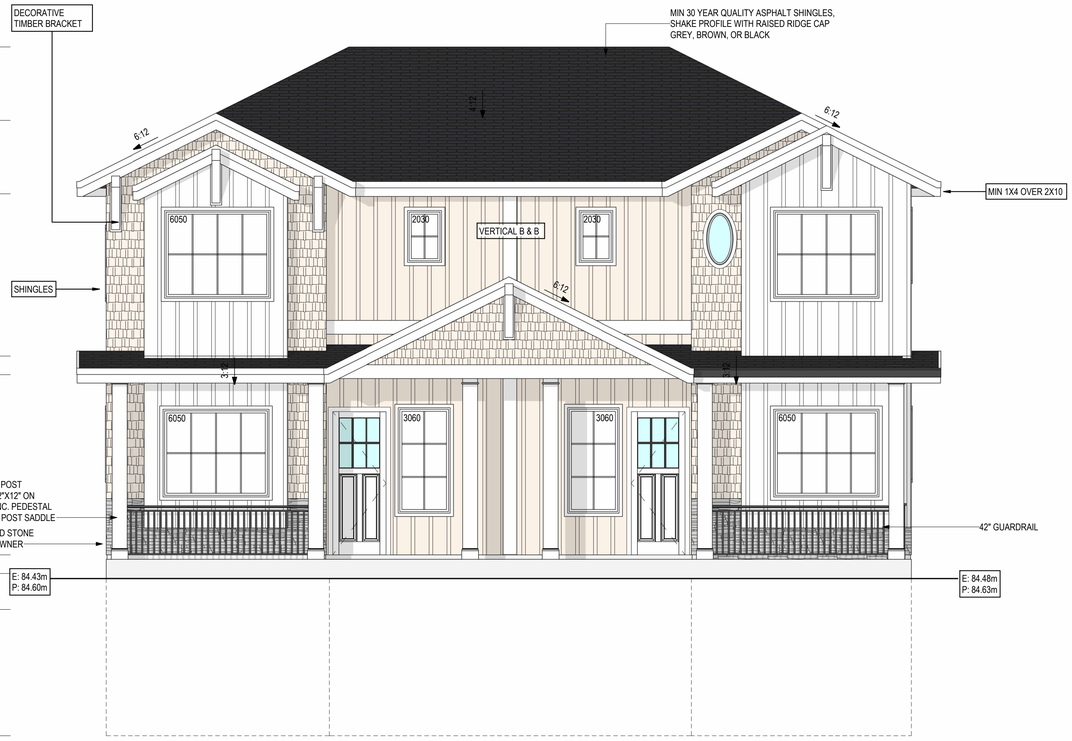
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NOTE:
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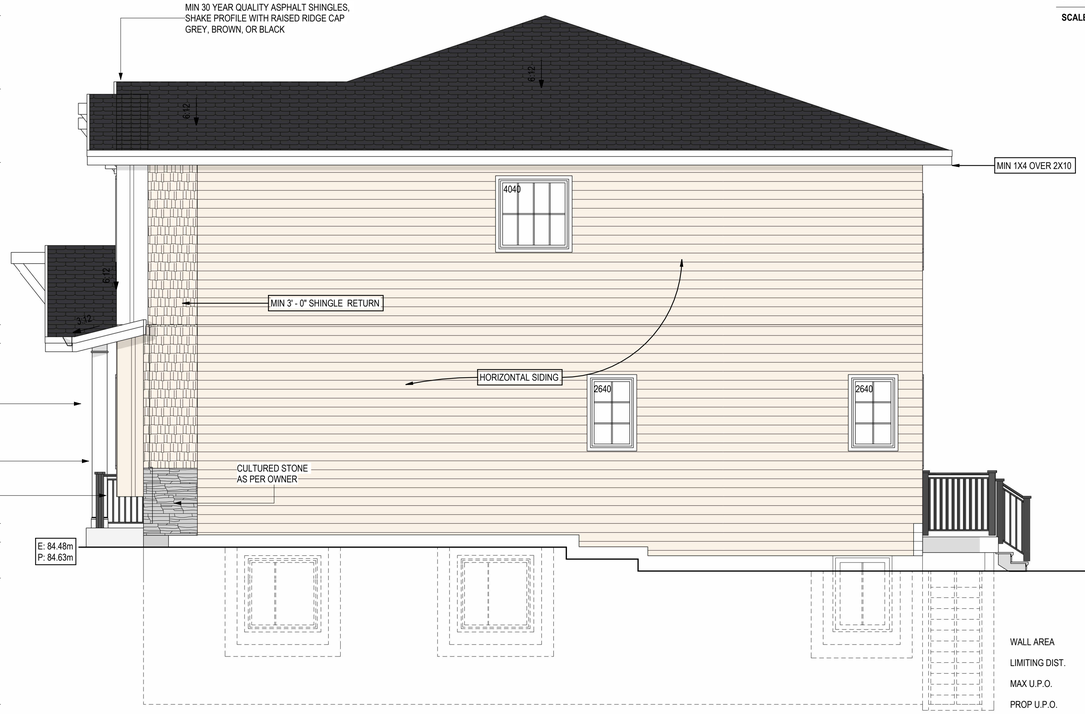
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FRONT ELEVATION

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



LEFT ELEVATION

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

WALL AREA	896.22 sqft.	OR	83.26 sqm.
LIMITING DIST.	1.24 m		
MAX U.P.O.	7.00 %	OR	62.74 sqft.
PROP U.P.O.	6.47 %	OR	58.00 sqft.

9.36.2.7. RSI VALUES OF FENESTRATION & DOORS FOR ZONE 4

COMPONENTS	MAX. U-VALUE
FENESTRATION & DOORS	1.80

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No.	Description	Date
1	ISSUED FOR STAMP FOR DESIGN APPROVAL (SIMPLEX)	03-11-2024

LOT 30 & 31 DUPLEX

ELEVATIONS

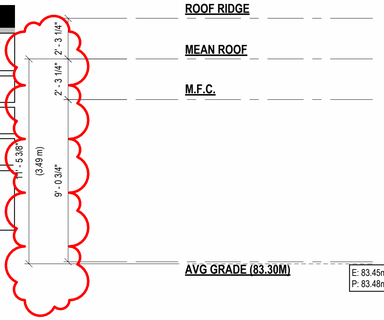
Project Number	24023
Date	2025-03-17
Drawn By	IK
Checked By	IK

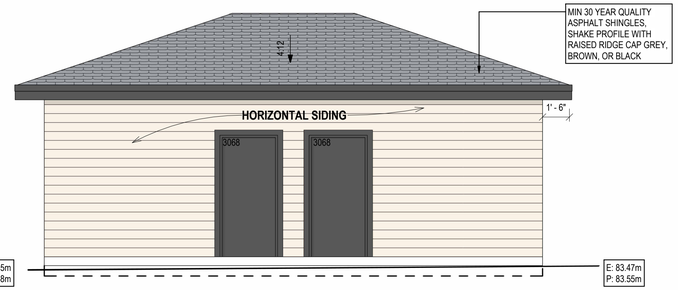
A05

Scale 1/4" = 1'-0"

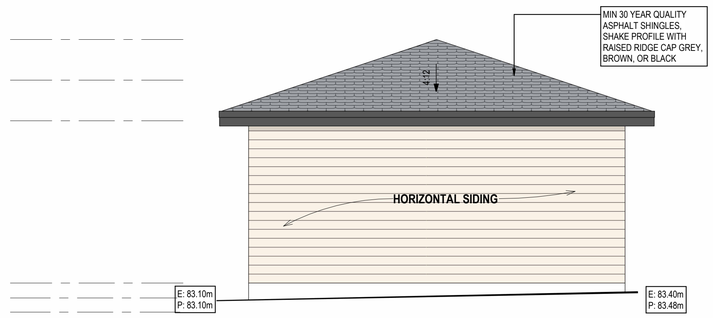
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- NOTE: SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS
- ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER
- ATTIC HATCHES TO BE WEATHERSTRIPPED
- NOTE: ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.

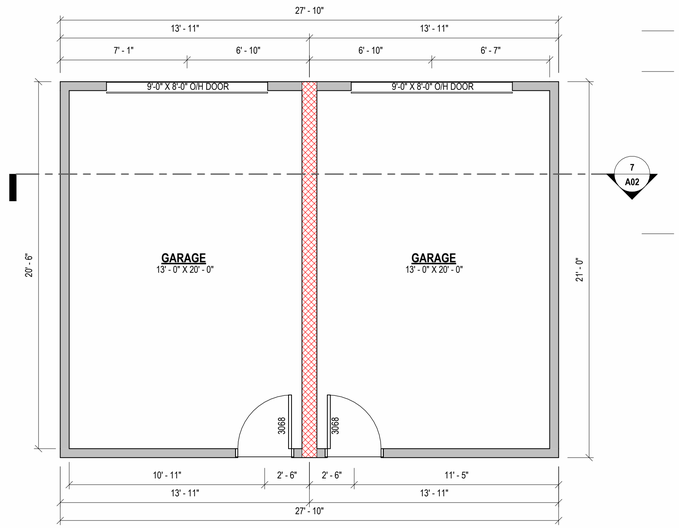




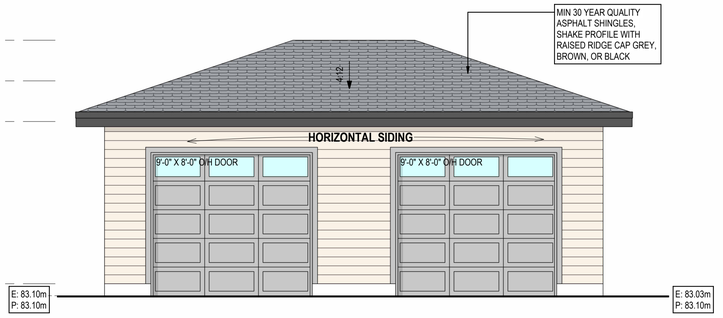
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



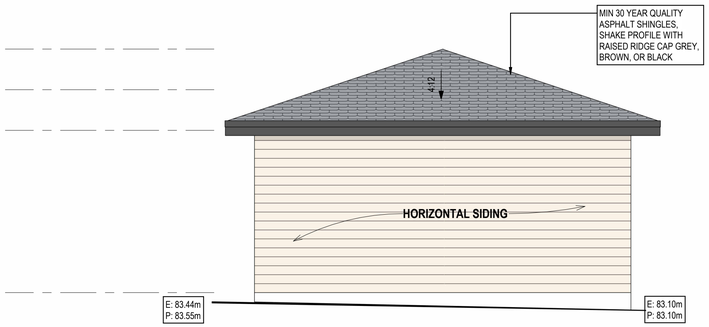
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



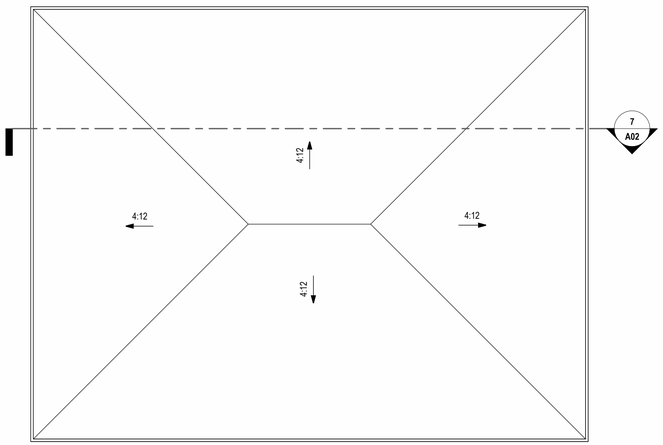
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



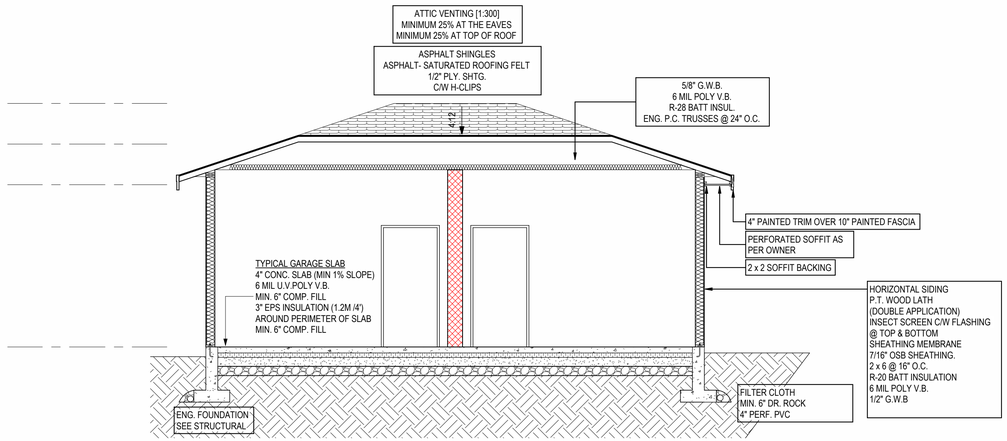
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

ARCADIA DESIGNS

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Transforming Visions to Architectural Masterpieces

THE DESIGNER ASSUMED NO LIABILITY FOR ANY ERROS OR OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS, AND STRUCTURAL ADEQUANCIES PRIOR TO CONSTRUCTION.

No.	Description	Date
1	ISSUES FOR STAMP BY SIMPLEX AND BUILDING PERMIT	2024-11-11

LOT 31 & 30 GARAGE

FLOOR PLAN, ELEVATIONS & SECTION

Project Number	240036
Date	2024-11-11
Drawn By	IK
Checked By	IK

A02

Scale 1/4" = 1'-0"