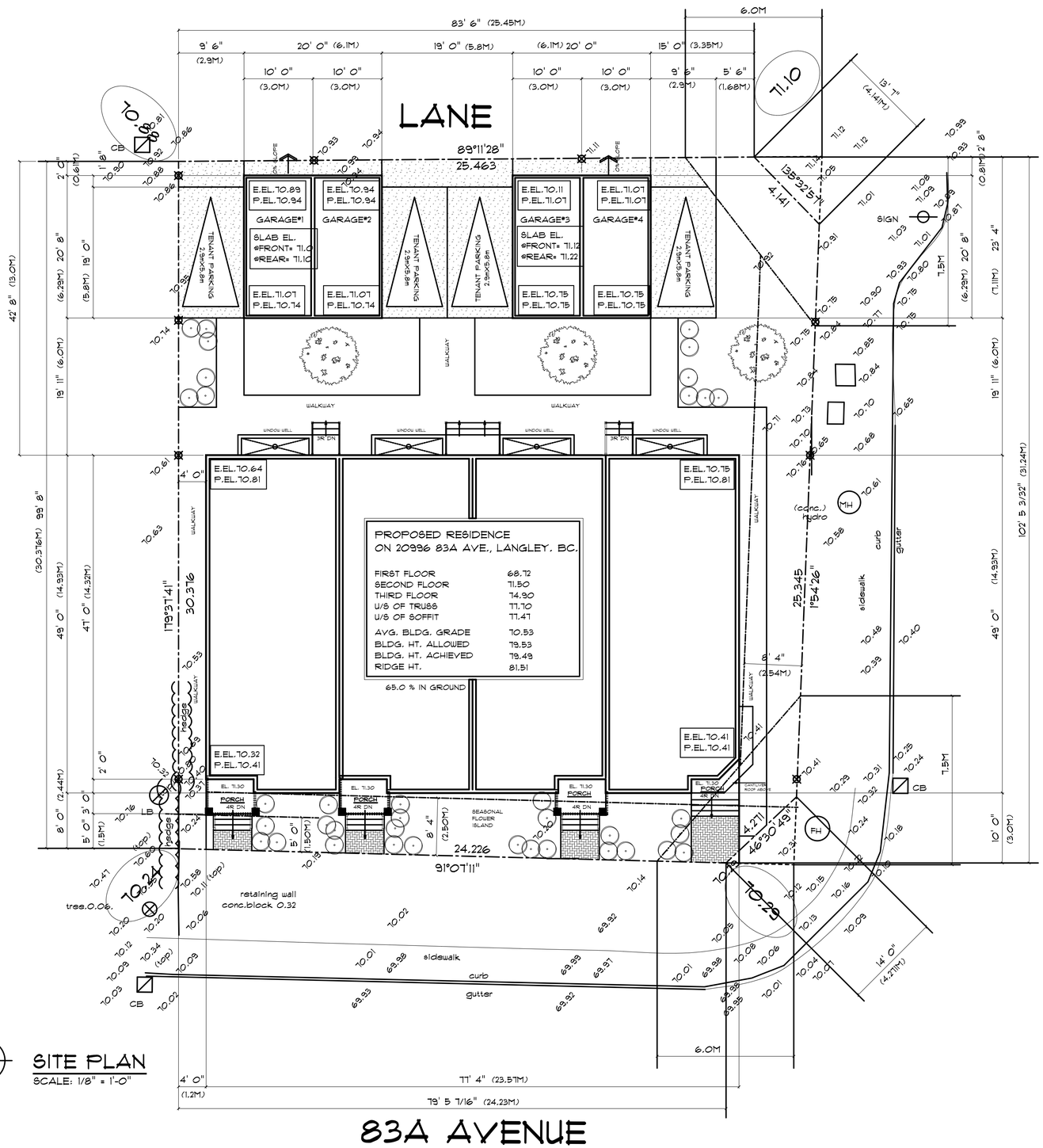


PROJECT DESCRIPTION:

CIVIC ADDRESS:
20996 83A AVENUE, LANGLEY, B.C.

ZONING:.....RCL - MH

LOT AREA:	9 151.00 s.f.
FIRST FLOOR:	3 753.00 s.f.
SECOND FLOOR:	3 753.00 s.f.
THIRD FLOOR:	3 753.00 s.f.
GARAGE:	854.00 s.f.
SITE COVERAGE ALLOWED (55%):	5 033.00 s.f.
SITE COVERAGE PROPOSED:	4 607.00 s.f.

NOTES :

1- THESE PLANS CONFORM TO THE B.C. BUILDING CODE "2024" EDITION
2- SIMPLEX HOME DESIGN Ltd. HAS TAKEN EXTREME CARE IN PROVIDING ACCURATE INFORMATION CONFORMING TO B.C.CODE "2024" HOWEVER IT IS SOLE RESPONSIBILITY OF THE OWNER -BUILDER-CONTRACTOR & ALL AUTHORITIES TO GOVERN & REGULATE CONFORMANCE OF ALL PROVINCIAL AND LOCAL CODES AND BY-LAWS.
3- OWNER-CONTRACTOR-BUILDER TO CHECK & VERIFY ALL DIMENSIONS BEFORE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SAME.
4- ALL TRUSSES TO BE ENGINEERED BY MANUFACTURERS & SPANS TO CONFIRMED PRIOR TO FABRICATION. (truss manufacturer shall check & confirm the feasibility of all trusses, if any descripancy please consult the designer)
5- ALL BEAM SIZES & SUPPORT SYSTEMS SHOULD BE CHECKED & VERIFIED BY P.ENG. REGD. IN B.C. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME.
6- CONFIRM ALL WINDOWS SIZES AT SITE AFTER TRUSSES & ROOF INSTALLATION.
7- ALL CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE, CURRENT EDITION & ALL LOCAL MUNICIPAL BUILDING & ZONING BY-LAWS.
8- IT IS OWNER'S-BUILDER'S RESPONSIBILITY TO GET CORRECT ZONING-R.O.W.- LOT GRADING INFORMATION FROM CONCERNED AUTHORITIES. SIMPLEX HOME DESIGN Ltd. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SAME.
9- EXTERIOR STAIRS-CONCRETE-FOUNDATION WALLS AND GRADING SHOWN MAY NOT REFLECT ACTUAL SITE CONDITIONS. GRADING & FOUNDATION STEPS SHOULD DETERMINED BEFORE COMMENCING WORK.
10-FOUNDATION PLAN IS FOR GENERAL USE ONLY. BUILDER MAY HAVE TO REVISE AS NECCESSARY AS DUE TO SITE CONDITIONS & LOCAL BUILDING STANDARDS & PRACTICES.

BCBC 2024 REFERENCE NOTES:

1) FOOTINGS TO BE LOCATED AND SIZED AS PER SUBSECTION 9.15.3.
2) FOUNDATION WALL THICKNESS AND HEIGHT TO COMPLY WITH TABLE 9.15.4.2.A
3) DAMPPROOFING ON BELOW GRADE STRUCTURES REQUIRED AS PER ARTICLE 9.13.2.1.
4) WATERPROOFING REQUIRED ON-GRADE SLABS & BELOW GRADE WALLS WHERE HYDROSTATIC PRESSURE MAY OCCUR AS PER SENTENCE 9.13.3.1.(1)
5) CONCRETE SLABS SHALL COMPLY WITH SUBSECTION 9.16.4.
6) CRAWLSPACES SHALL COMPLY WITH SECTION 9.18.
7) ROOF ACCESS AND VENTING SHALL COMPLY WITH SECTION 9.19.
8) UNREINFORCED MASONRY & MASONRY VENEER TO BE BUILT AS SPECIFIED IN SECTION 9.20.
9) FIREPLACES TO BE DESIGNED & INSTALLED AS PER SECTION 9.22.
10) WOOD-FRAME CONSTRUCTION SHALL COMPLY W/SUBSECTION 9.23.2.
11) WOOD-FRAME FASTENERS SHALL COMPLY WITH SUBSECTION 9.23.3.
12) NAILING FOR FRAMING AS SPECIFIED IN TABLE 9.23.3.4.
13) SPANS FOR BEAMS, JOISTS, & LINTELS SHALL COMPLY WITH SUBSECTION 9.23.4.
14) BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION AS SPECIFIED IN SUBSECTION 9.23.6.
15) SILL PLATES SHALL BE MIN. 38mm x 89mm WHERE THEY PROVIDE BEARING FOR THE FLOOR SYSTEM (SEE SENTENCE 9.23.7.1.(1))
16) BEAMS SUPPORTING FLOORS SHALL COMPLY WITH SUBSECTION 9.23.8.
17) FLOOR JOISTS SHALL COMPLY WITH SUBSECTION 9.23.9.
18) WALL STUDS SHALL COMPLY WITH SUBSECTION 9.23.10.
19) WALL PLATES SHALL COMPLY WITH SUBSECTION 9.23.11.
20) FRAMING OVER OPENINGS SHALL COMPLY W/ SUBSECTION 9.23.12.
21) ROOF & CEILING FRAMING SHALL COMPLY WITH SUBSECTION 9.23.13.
22) SUBFLOORING SHALL COMPLY WITH SUBSECTION 9.23.14.
23) ROOF SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.15.
24) WALL SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.16.
25) INSULATION REQUIRED AS PER ARTICLE 9.25.2.1.
26) INSTALL INSULATION AS SPECIFIED IN ARTICLE 9.25.2.3.
27) LOOSE-FILL INSULATION SHALL BE USED ON HORIZONTAL SURFACE ONLY (SEE SENTENCE 9.25.2.4.(1))
28) AIR BARRIER REQUIRED AS PER ARTICLE 9.25.3.1.
29) CONTINUITY OF AIR BARRIER IS CRITICAL ASPER ARTICLE9.25.3.3.
30) VAPOUR BARRIER REQUIRED AS PER ARTICLE 9.25.4.1.
31) MATERIAL SELECTION FOR VAPOUR BARRIER AS SPECIFIED IN ARTICLE 9.25.4.2.
32) NAILS FOR ROOFING SHALL COMPLY WITH ARTICLE 9.26.2.2.
33) STAPLES FOR ROOFING SHALL COMPLY WITH ARTICLE 9.26.2.3.
34) ROOF FLASHINGS SHALL COMPLY WITH SUBSECTION 9.26.4.
35) EAVE PROTECTION FOR SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.5.
36) UNDERLAY BENEATH SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.6.
37) ASPHALT SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.7.
38) WOOD ROOF SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.9.
39) CEDAR ROOF SHAKES SHALL COMPLY WITH SUBSECTION 9.26.10.
40) CONCRETE ROOF TILES SHALL COMPLY WITH SUBSECTION 9.26.17.

PROPOSED FOUR PLEX for AMAR PROPERTIES (YORKSON)
ON 20996 83A AVENUE, LANGLEY, B.C.

this drawing/design is the exclusive property of SIMPLEX HOME DESIGN Ltd. nobody is authorized to use or reproduce the drawings without the written approval from SIMPLEX HOME DESIGN Ltd.

DATE: JAN 2025
REV 1: MAR 11, 2025
REV 2: APR 04, 2025

PLAN NO: 20 - - 25
SCALE: AS SHOWN
DRAWN: MZ

1

simplex home design ltd
surrey 604.597.3582 | vancouver 604.323.1233
www.simplexhomedesign.com



FRONT ELEVATION



REAR ELEVATION

PROPOSED FOUR PLEX for AMAR PROPERTIES (YORKSON)
ON 20996 83A AVENUE, LANGLEY, B.C.

this drawing/design is the exclusive property of SIMPLEX HOME DESIGN Ltd. nobody is authorized to use or reproduce the drawings without the written approval from SIMPLEX HOME DESIGN Ltd.

DATE: JAN 2025
REV 1: MAR 11, 2025
REV 2: APR 04, 2025

PLAN NO: 20 - - 25
SCALE: 1/4" = 1' 0"
DRAWN: MZ

6

simplex home design Ltd
surrey 604.597.3588 | vancouver 604.325.1233
www.simplexhomedesign.com



RIGHT ELEVATION



LEFT ELEVATION

TOTAL WALL AREA: 1105.0 SF
UNPROTECTED OPENINGS PERMITTED:
(7.0% GLAZING) 77.35 SF
UNPROTECTED OPENINGS PROPOSED: 77.00 SF
LIMITING DISTANCE: 4.0' (1.2m)

PROPOSED FOUR PLEX for AMAR PROPERTIES (YORKSON)
ON 20996 83A AVENUE, LANGLEY, B.C.

this drawing/design is the exclusive property of SIMPLEX HOME DESIGN Ltd. nobody is authorized to use or reproduce the drawings without the written approval from SIMPLEX HOME DESIGN Ltd.

DATE: JAN 2025
REV 1: MAR 11, 2025
REV 2: APR 04, 2025

PLAN NO: 20 - - 25
SCALE: 1/4" = 1' 0"
DRAWN: MZ

7

simplex home design ltd
surrey 604.597.3582 | vancouver 604.323.1233
www.simplexhomedesign.com