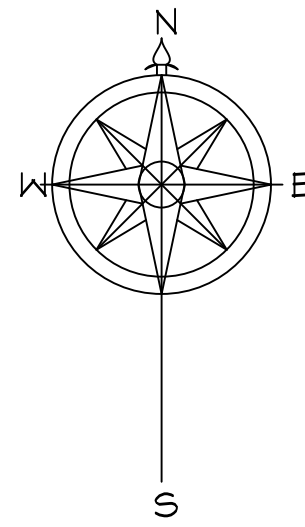




SITE PLAN

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:

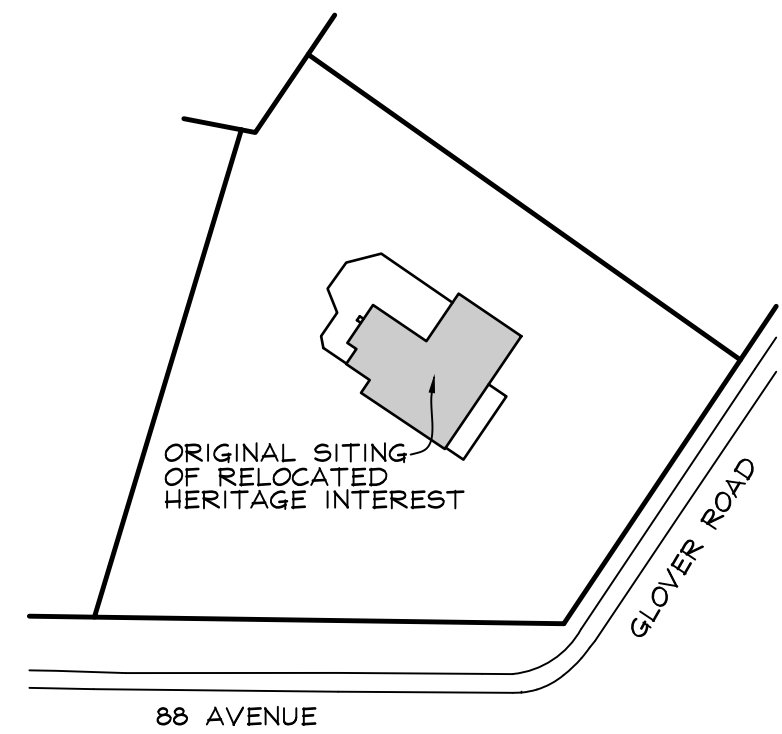
MAX. ALLOWABLE @ 0.35 = 579.25 SQ.M. (6235.00 SQ.FT.)
TRIPLEX (UNITS 2-4) = 246.69 SQ.M. (2655.35 SQ.FT.)
TRIPLEX GARAGES (UNITS 2-4) = 67.63 SQ.M. (727.96 SQ.FT.)
TOWLE HOUSE (UNIT 1) = 108.95 SQ.M. (1172.73 SQ.FT.)
TOWLE HOUSE CARPORT (UNIT 1) = 47.50 SQ.M. (511.29 SQ.FT.)
TOTAL = 470.77 SQ.M. (5067.33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

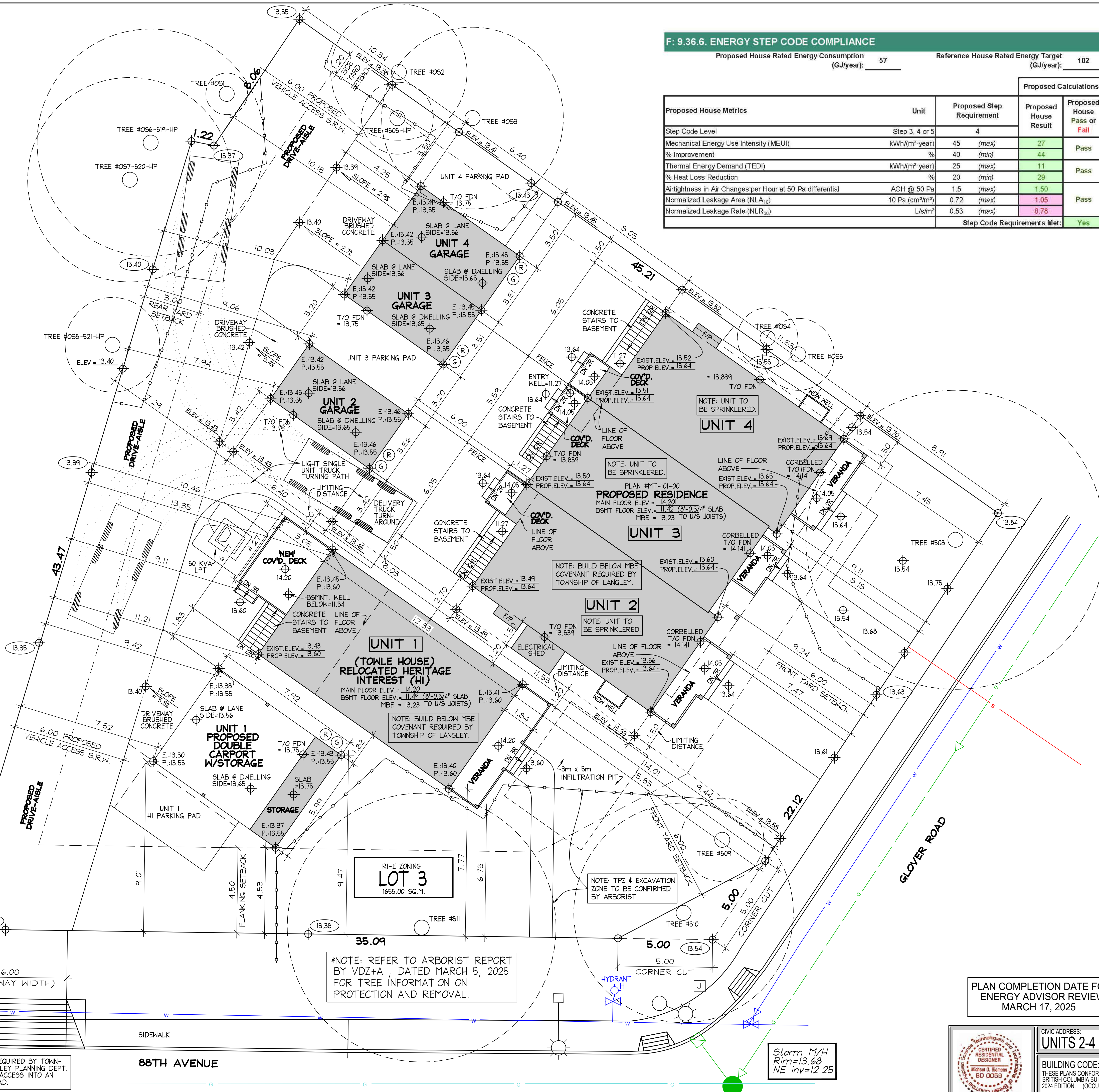


KEY PLAN

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 Calculations	
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	Pass
Normalized Leakage Area (NLA ₁₀)		10 Pa (cm ² /m ²)	0.72 (max)	1.05	
Normalized Leakage Rate (NLR ₅₀)		L/s/m ²	0.53 (max)	0.78	
Step Code Requirements Met:				Yes	

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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 LICENCE PURCHASER TO USE THESE PLANS FOR HOME CONSTRUCTION VERIFIES THE DIMENSIONS AND BUILDING COMPONENTS BEFORE COMMENCING CONSTRUCTION, AND BY THE REQUIREMENT THAT THE LICENCE 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 LICENCE 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 LICENCE 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

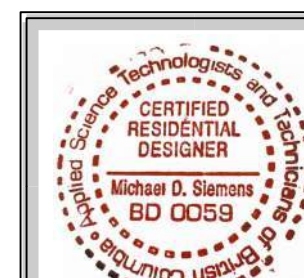
CHECKED: MS 250317

SCALE: 1:100 (METRIC)

MT-101-00
(LOT 3)

SHEET 1 OF 10

PLAN COMPLETION DATE FOR
ENERGY ADVISOR REVIEW
MARCH 17, 2025



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

Storm M/H
Rim=13.68
NE inv=12.25