PROJECT STATISTICS

LEGAL DESCRIPTION: N/A

CIVIC ADDRESS: N/A

ZONING: R-CL (RH)

	PERMITTED	PROPOSED
SITE COVERAGE:	55% PER LOT	SEE SITE PLAN
BUILDING HEIGHT:	9m	8.98m
SETBACKS:		
FRONT:	2.5m	2.51m
REAR:	13 m	13.03m
INT. SIDE:	1.2m	1.28m
EXT. SIDE:	2.5m	2.54m

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.

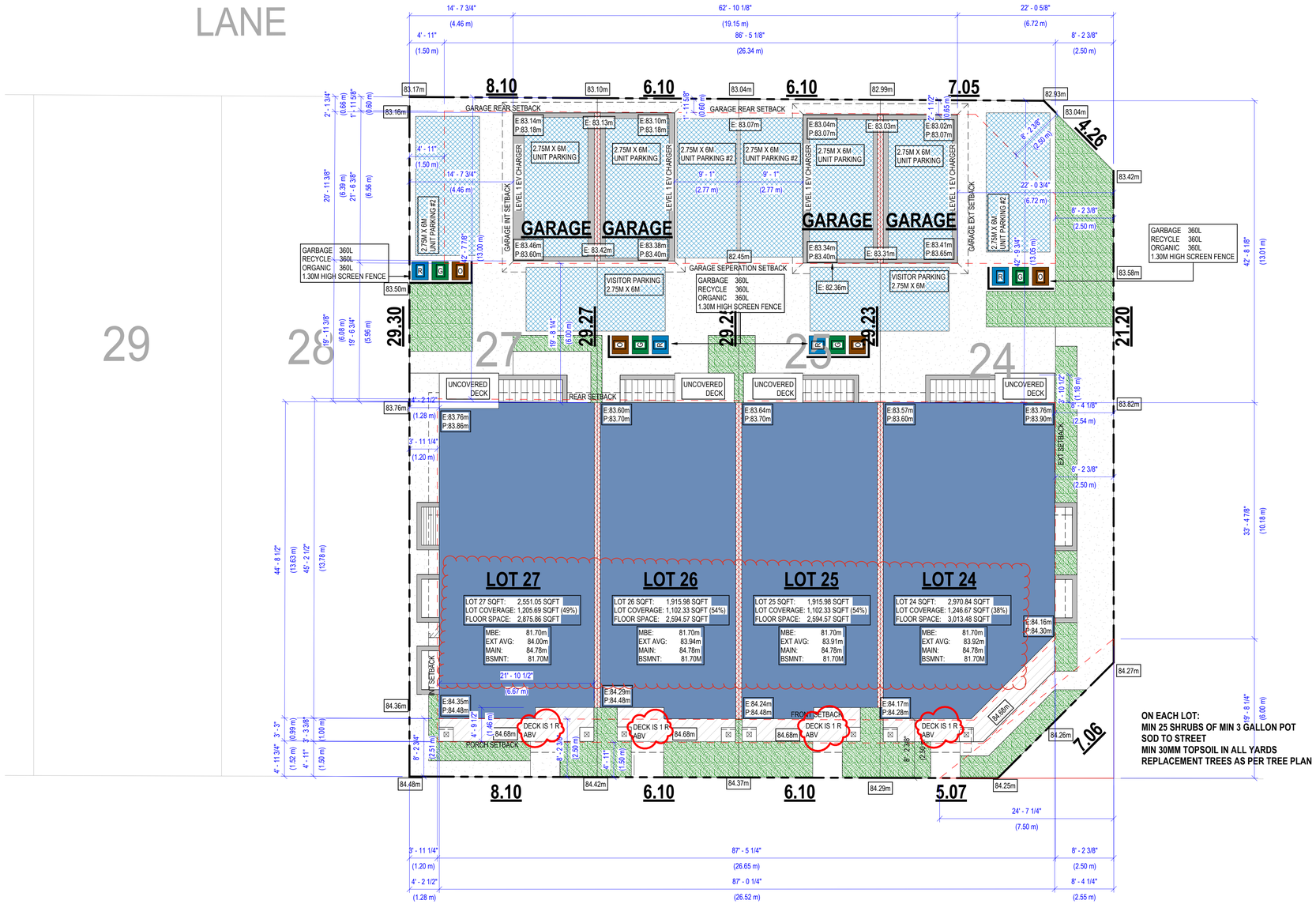
STORMWATER MANAGEMENT TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION

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 FLOOR PLAN
A03 MAIN FLOOR PLAN
A04 UPPER FLOOR PLAN
A05 ROOF PLAN
A06 ELEVATIONS
A07 ELEVATIONS
A08 SECTIONS & DETAILS
A09 CODE DETAILS

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ARCADIA DESIGNS

Inderveer Khunkhun
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No.	Description	Date
1	ISSUED FOR FINAL SIGN FROM SIMPLEX AND BUILDING PERMIT	09-11-2024
2	REVISION FOR TOWNSHIP OF LANGLEY	**07-03-2025**

LOT 24-27 SITE

SITE PLAN & PROJECT INFO

Project Number	**24023**
Date	**2024-09-10**
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.

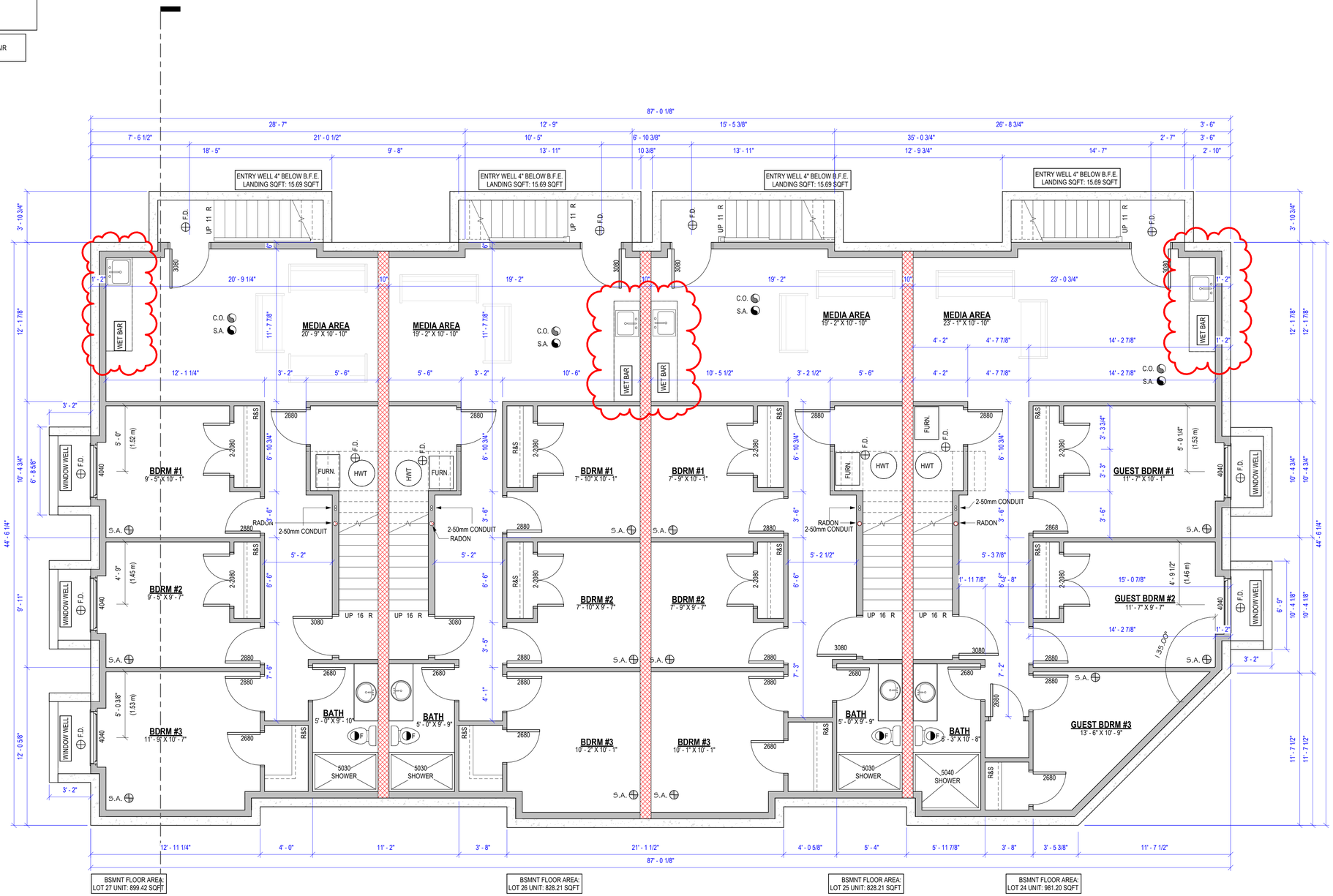
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

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.



1
A08

BASEMENT FLOOR PLAN

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

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No.	Description	Date
1	ISSUED FOR FINAL SIGN FROM SIMPLEX AND BUILDING PERMIT	09-11-2024

LOT 24-27 ROWHOME

BASEMENT FLOOR PLAN

Project Number	24023
Date	2024-09-10
Drawn By	IK
Checked By	IK

A02

Scale: As indicated

PLAN NOTES

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U.N.O.

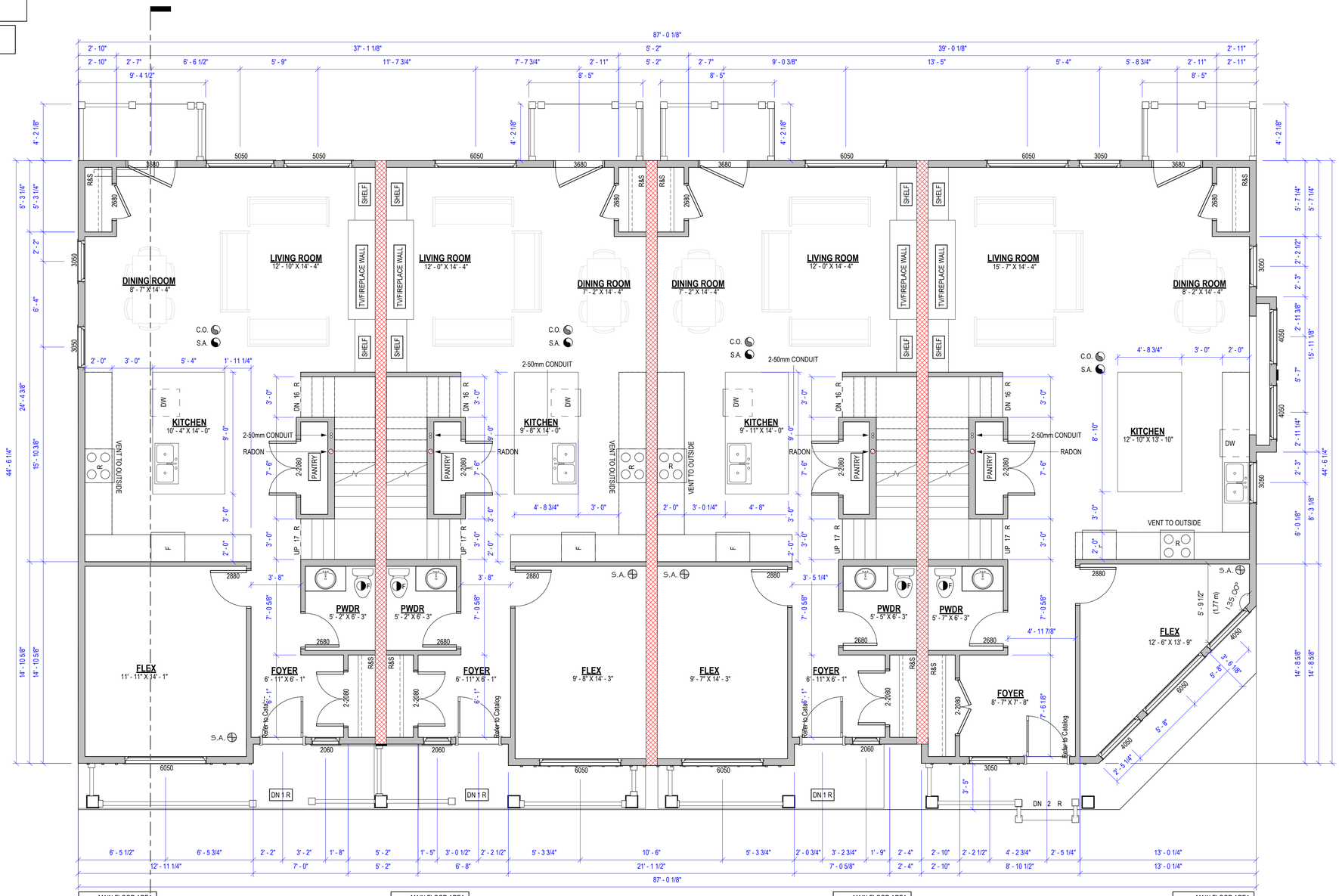
NOTE:
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NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

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

ATTIC HATCHES TO BE WEATHERSTRIPPED

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.



MAIN FLOOR AREA:
LOT 27 UNIT: **982.54 SQFT**
GARAGE: **223.15 SQFT**

MAIN FLOOR AREA:
LOT 26 UNIT: **879.18 SQFT**
GARAGE: **223.15 SQFT**

MAIN FLOOR AREA:
LOT 25 UNIT: **879.18 SQFT**
GARAGE: **223.15 SQFT**

MAIN FLOOR AREA:
LOT 24 UNIT: **1023.52 SQFT**
GARAGE: **223.15 SQFT**

MAIN FLOOR PLAN

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

1
A08

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No.	Description	Date
1	ISSUED FOR FINAL SIGN FROM SIMPLEX AND BUILDING PERMIT	09-11-2024

LOT 24-27 ROWHOME

MAIN FLOOR PLAN

Project Number	**24023**
Date	**2024-09-10**
Drawn By	**IK**
Checked By	**IK**

A03

Scale **1/4" = 1'-0"**

PLAN NOTES

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U.N.O.

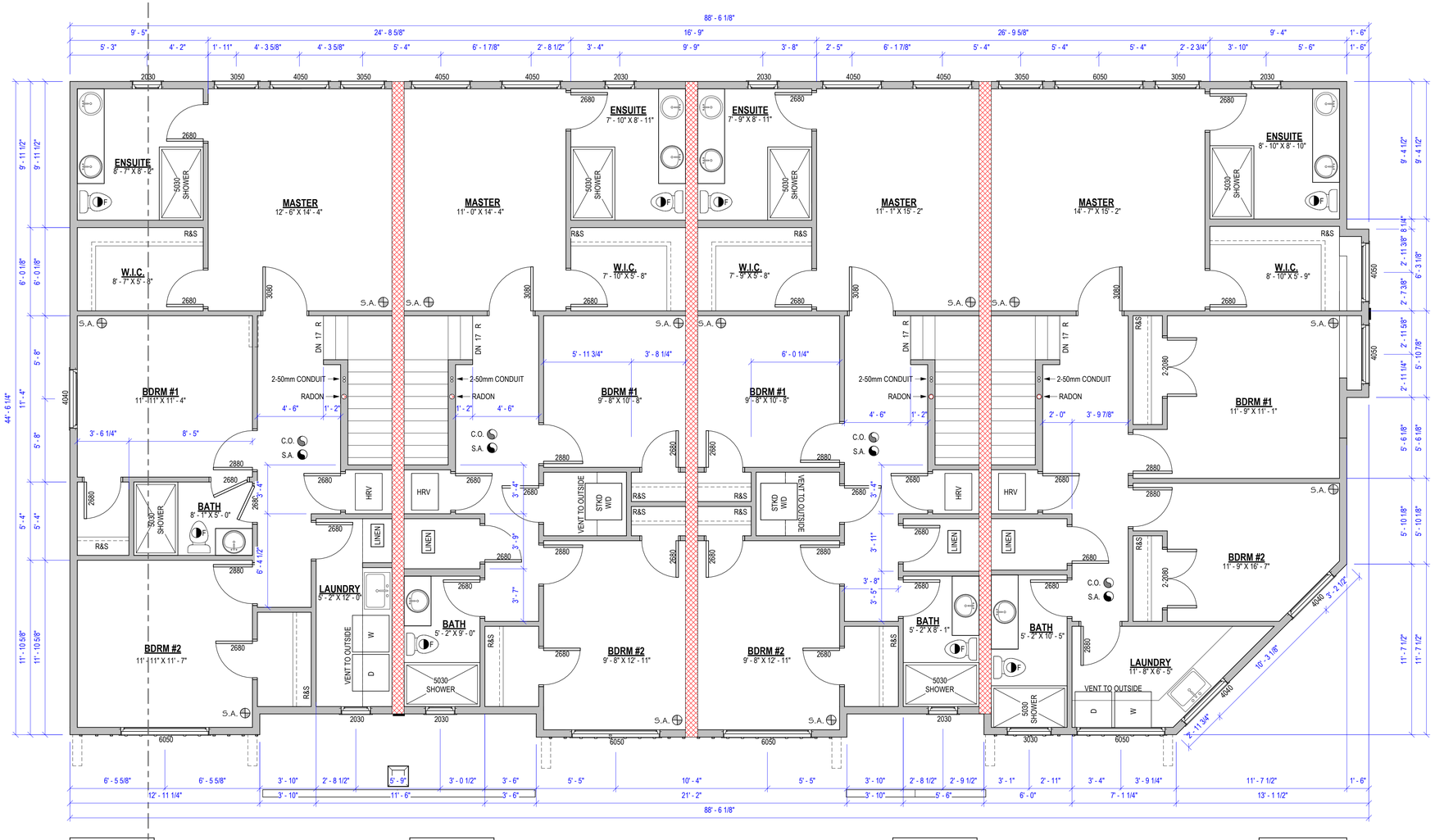
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

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.



UPPER FLOOR PLAN

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

1
A08

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No.	Description	Date
1	ISSUED FOR FINAL SIGN FROM SIMPLEX AND BUILDING PERMIT	09-11-2024

LOT 24-27 ROWHOME

UPPER FLOOR PLAN

Project Number	24023
Date	2024-09-10
Drawn By	IK
Checked By	IK

A04

Scale 1/4" = 1'-0"

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)

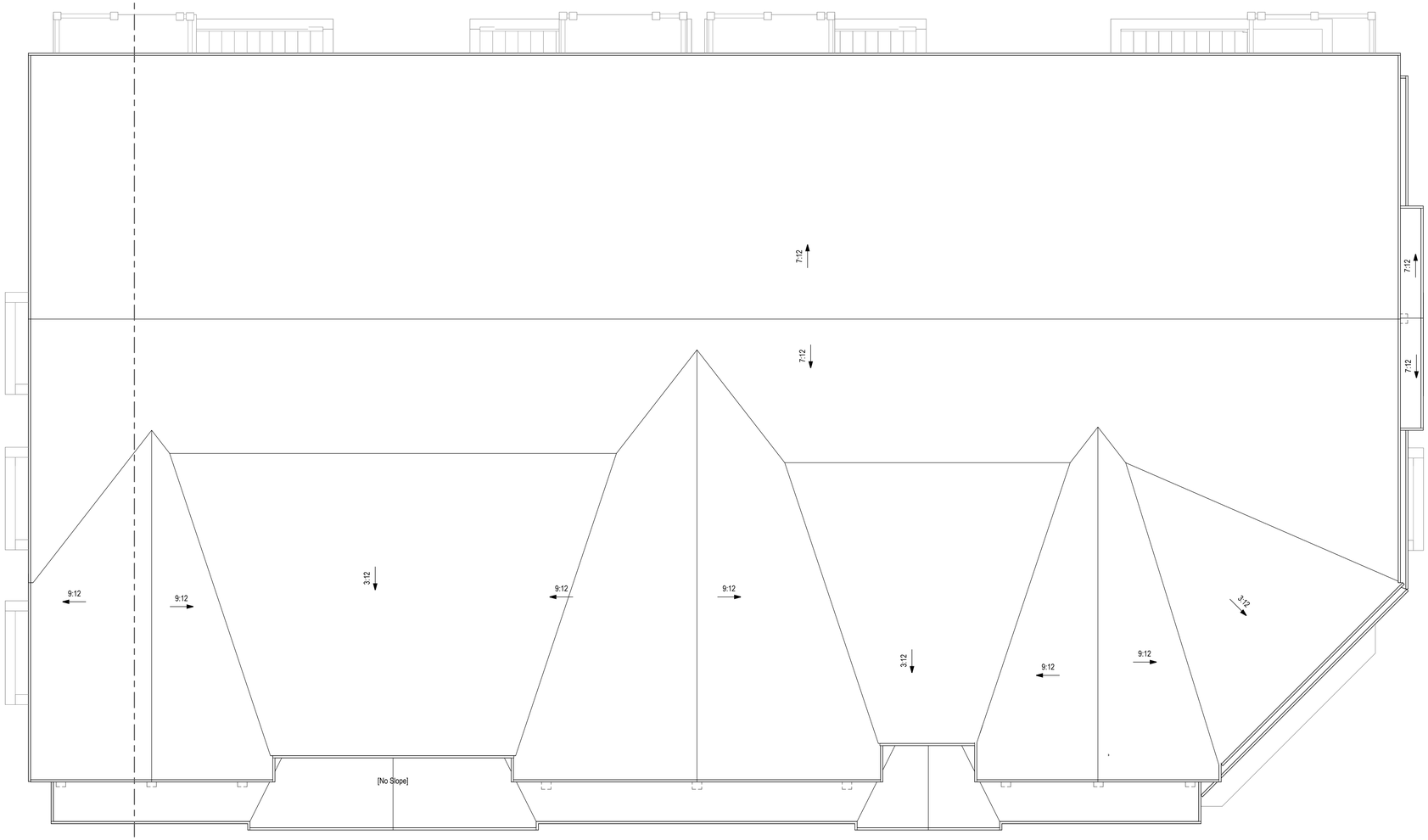
NOTE:
THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

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"

1
A08

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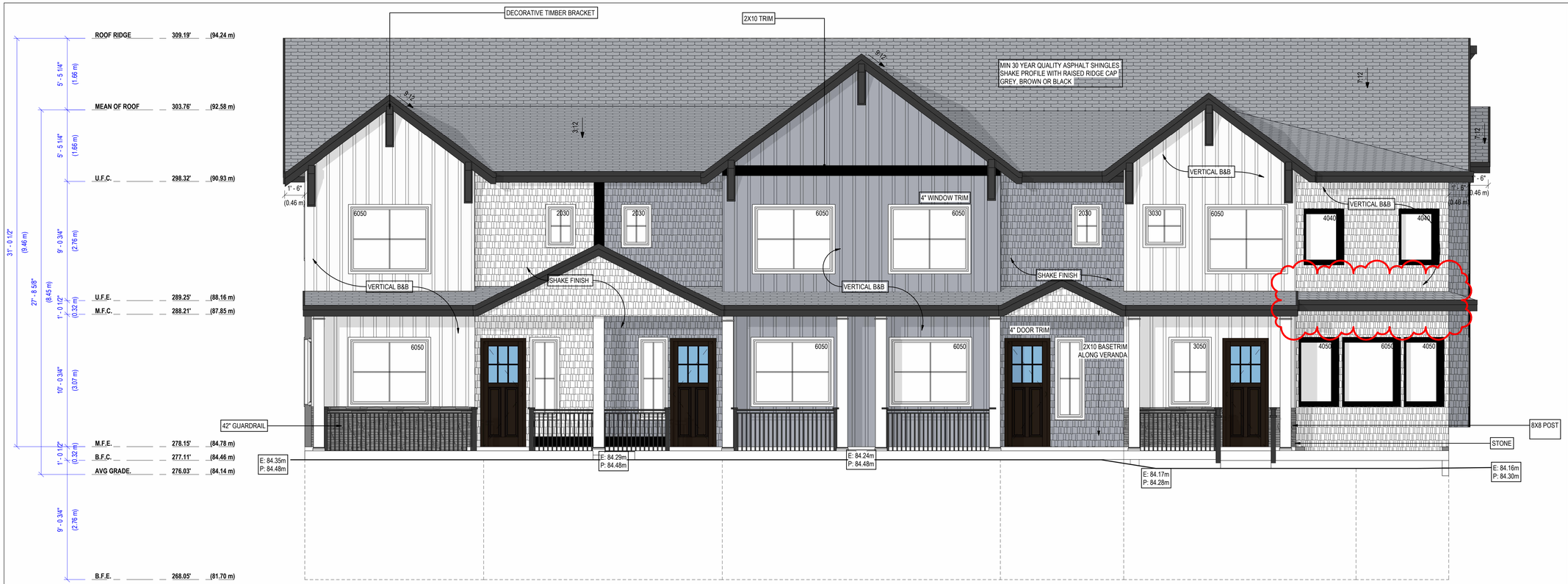
LOT 24-27 ROWHOME

ROOF PLAN

Project Number	24023
Date	2024-09-10
Drawn By	-
Checked By	-

A05

Scale 1/4" = 1'-0"



FRONT 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

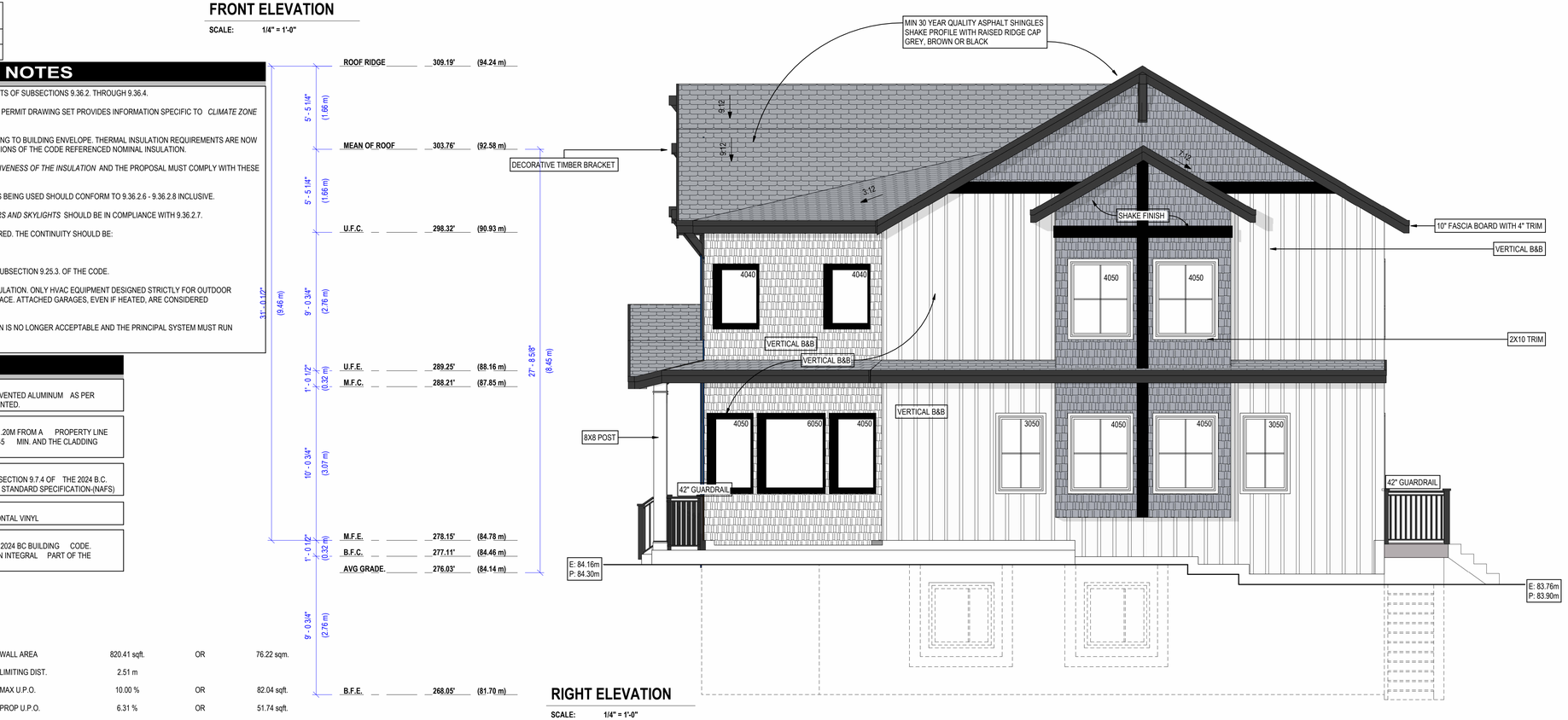
NOTE
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NOTE
- ALL EXTERIOR WALLS GREATER THAN 0.60M AND LESS THAN 1.20M FROM A PROPERTY LINE SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. AND THE CLADDING SHALL BE NON-COMBUSTIBLE AS PER 9.10.15.5(3).

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.



RIGHT ELEVATION

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

WALL AREA	820.41 sqft.	OR	76.22 sqm.
LIMITING DIST.	2.51 m		
MAX U.P.O.	10.00 %	OR	82.04 sqft.
PROP U.P.O.	6.31 %	OR	51.74 sqft.

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No.	Description	Date
1	ISSUED FOR FINAL SIGN FROM SIMPLEX AND BUILDING PERMIT	09-11-2024

LOT 24-27 ROWHOME

ELEVATIONS

Project Number	24023
Date	2024-09-10
Drawn By	IK
Checked By	IK

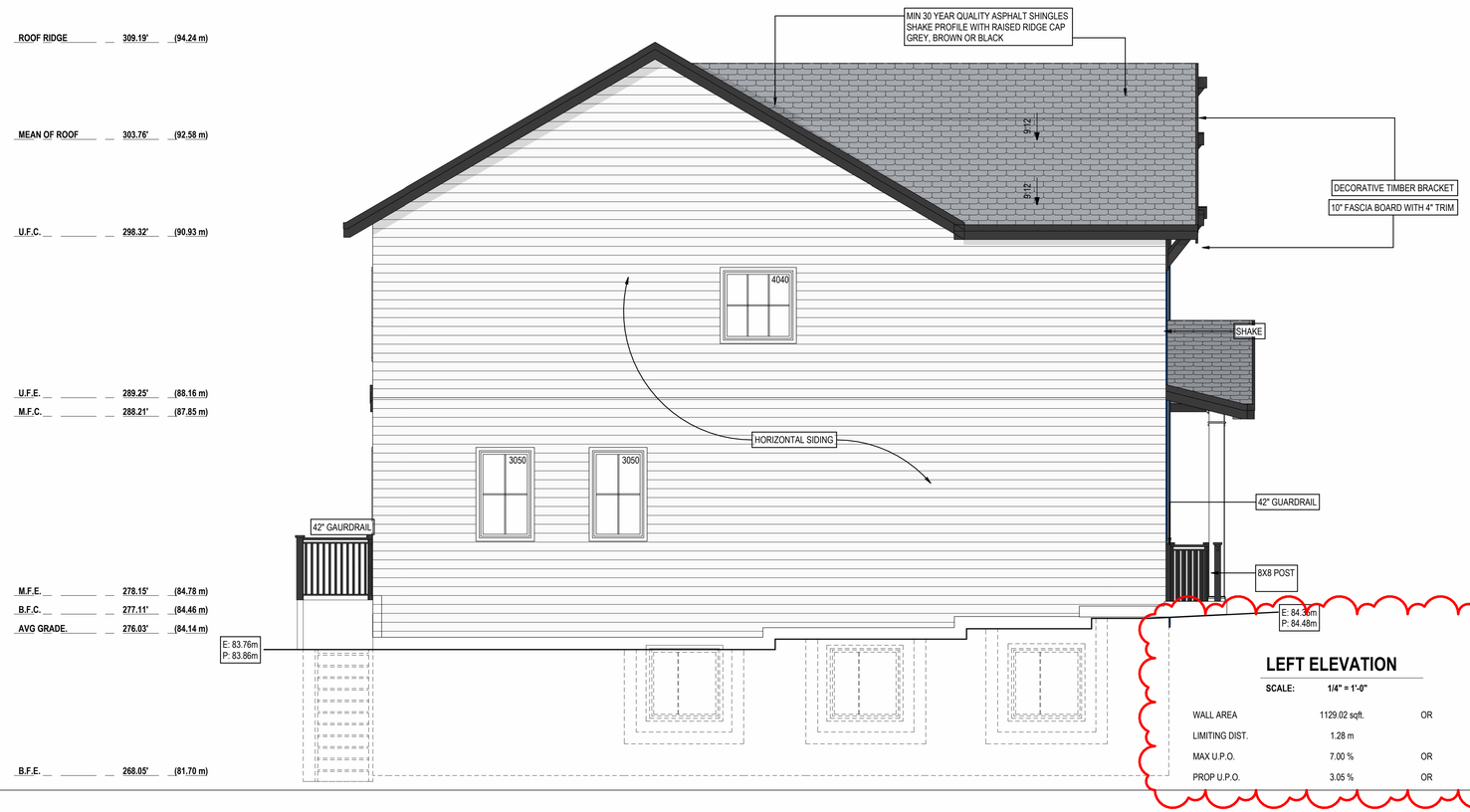
A06

Scale 1/4" = 1'-0"



REAR ELEVATION

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



LEFT ELEVATION

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

WALL AREA	1129.02 sqft.	OR	104.89 sqm.
LIMITING DIST.	1.28 m		
MAX U.P.O.	7.00 %	OR	79.03 sqft.
PROP U.P.O.	3.05 %	OR	34.42 sqft.

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.*

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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.

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9.36.2.7. RSI VALUES OF FENESTRATION & DOORS FOR ZONE 4

COMPONENTS	MAX. U-VALUE
FENESTRATION & DOORS	1.80

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LOT 24-27 ROWHOME

ELEVATIONS

Project Number	24023
Date	2024-09-10
Drawn By	-
Checked By	-

A07

Scale 1/4" = 1'-0"

PLAN NOTES

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U.N.O.

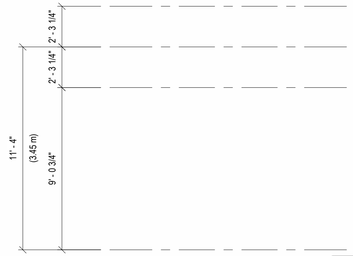
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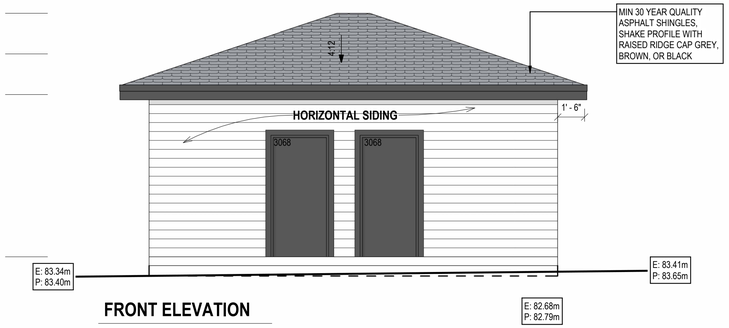
NOTE:
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ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER

ATTIC HATCHES TO BE WEATHERSTRIPPED

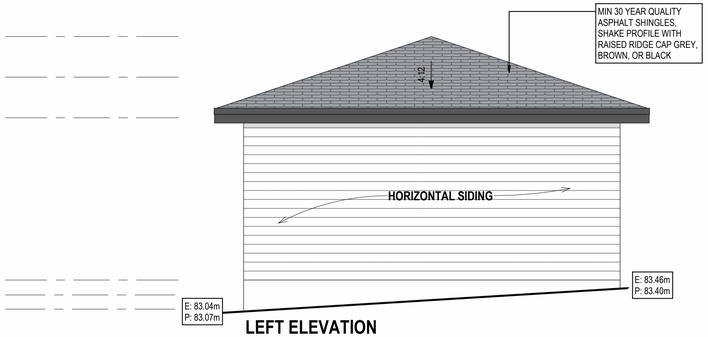
NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.





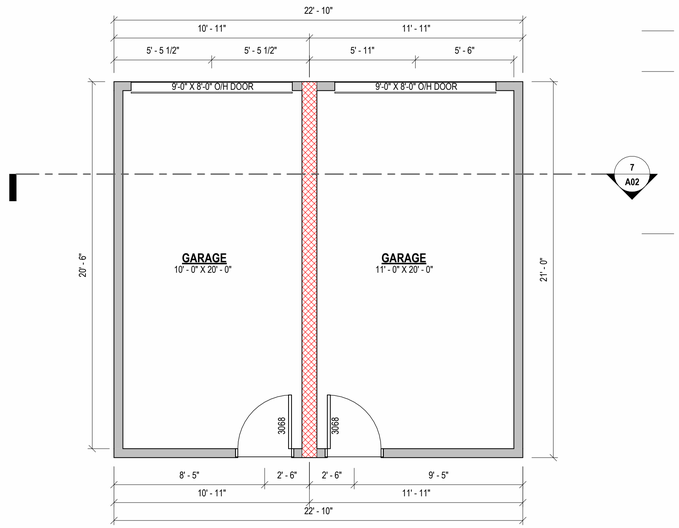
FRONT ELEVATION

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



LEFT ELEVATION

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



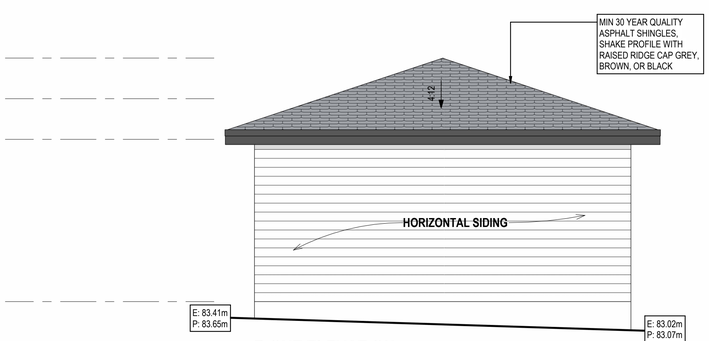
MAIN FLOOR PLAN

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



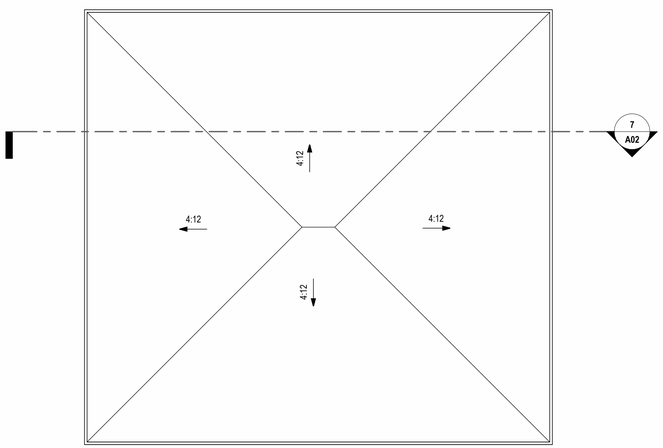
REAR ELEVATION

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



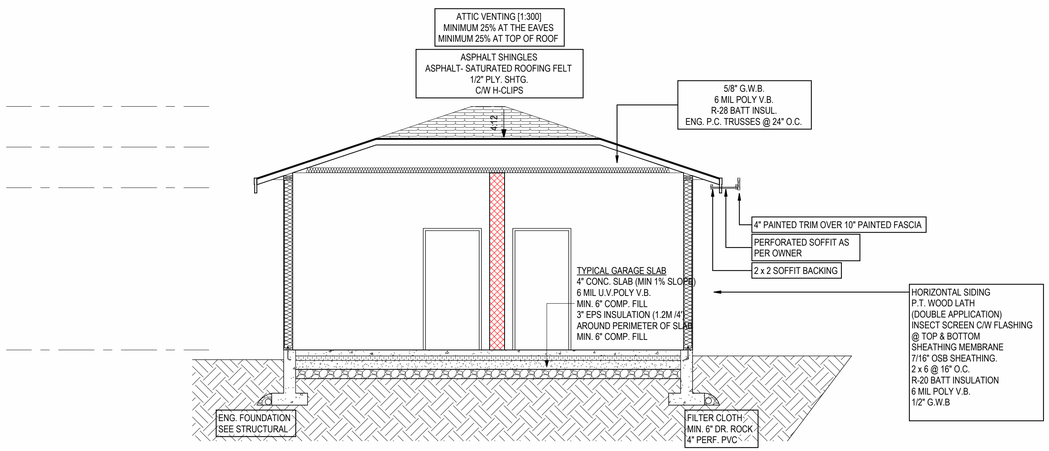
RIGHT ELEVATION

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 25 & 24 GARAGE

FLOOR PLAN, ELEVATIONS & SECTION

Project Number	240036
Date	2024-11-11
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

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.

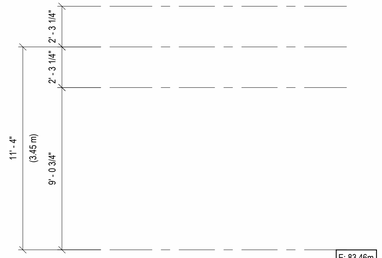
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

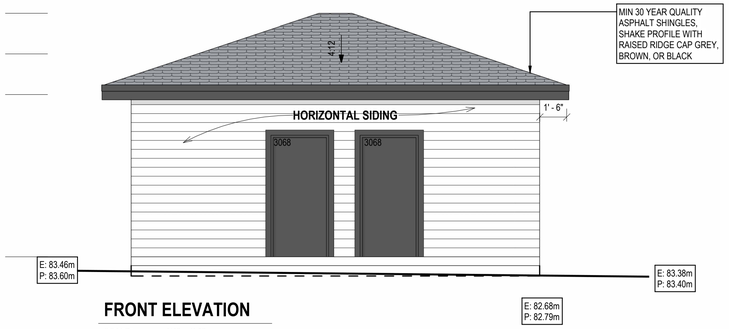
NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

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

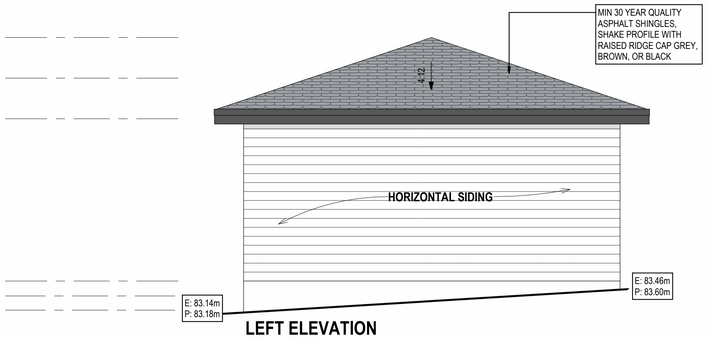
ATTIC HATCHES TO BE WEATHERSTRIPPED

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.

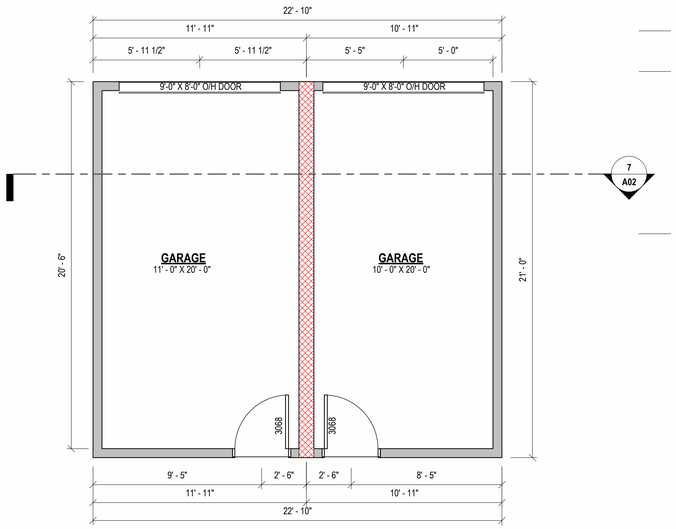




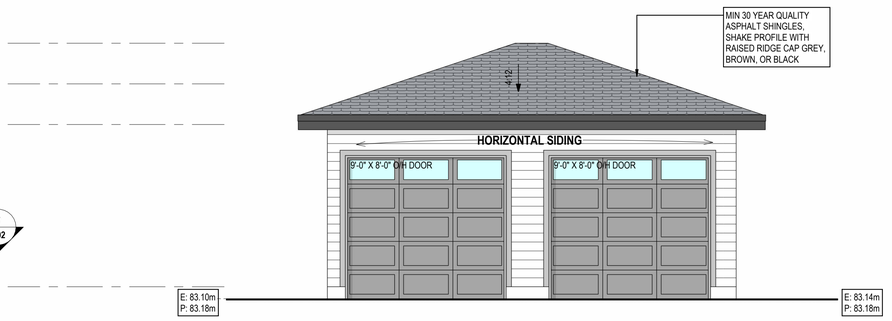
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



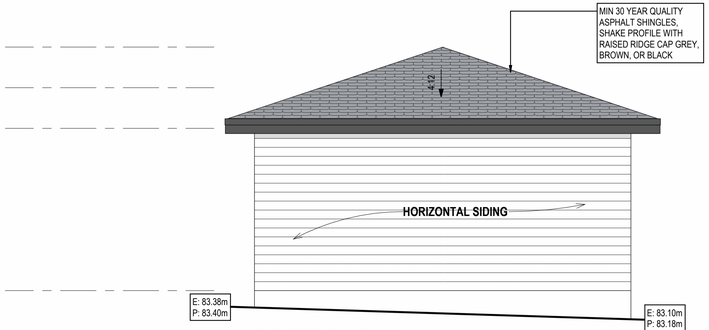
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



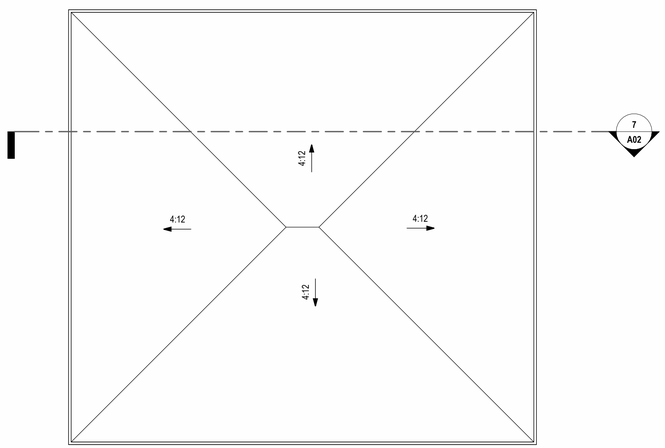
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



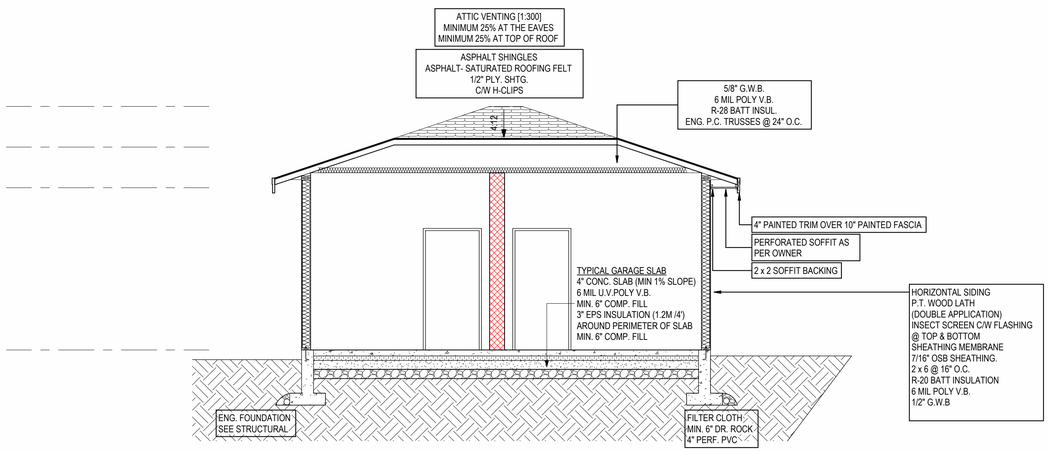
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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

LOT 27 & 26 GARAGE

FLOOR PLAN, ELEVATIONS & SECTION

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

A02

Scale 1/4" = 1'-0"