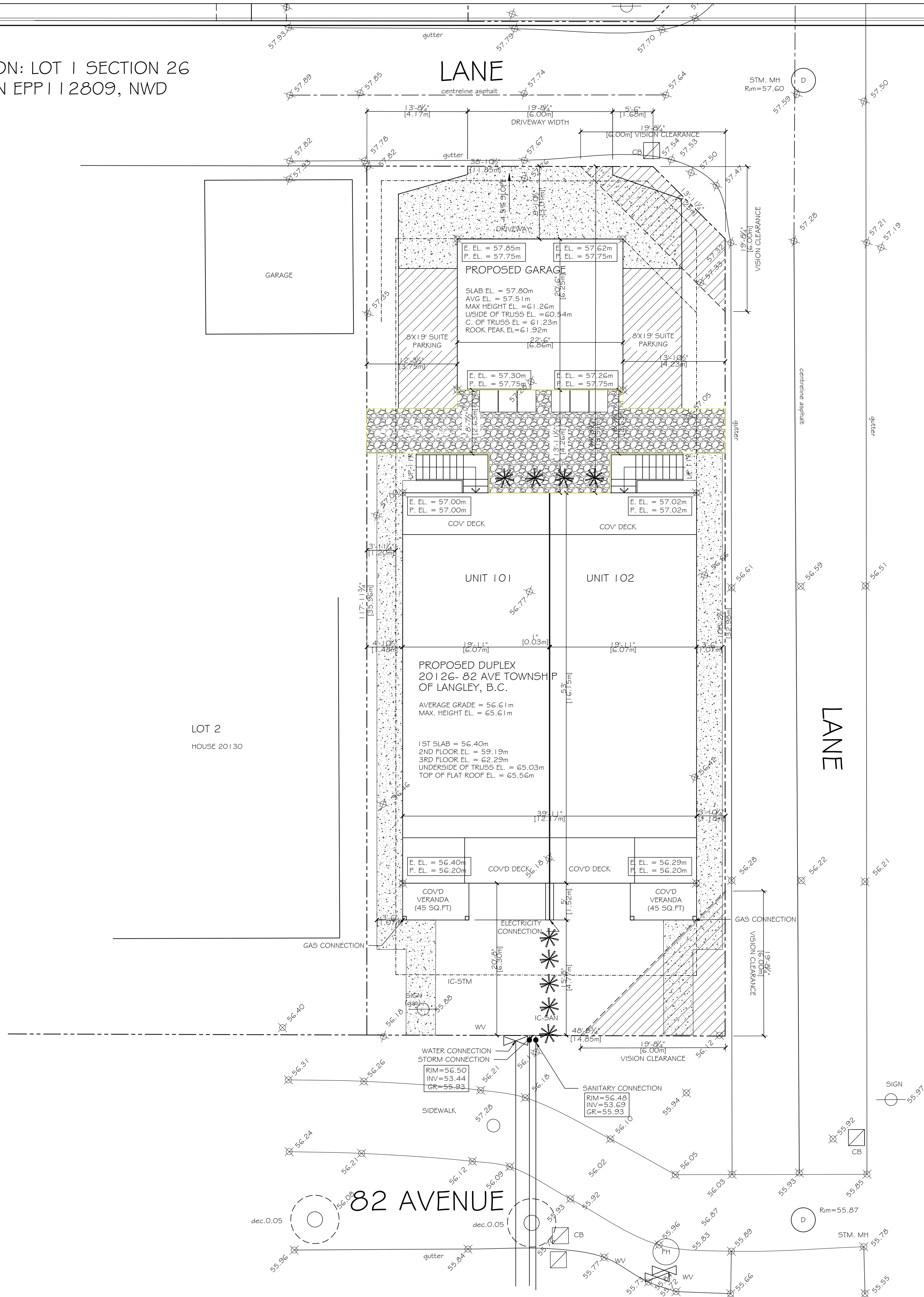
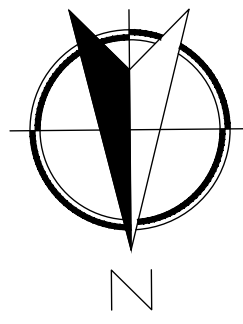


LEGAL DESCRIPTION: LOT 1 SECTION 26
TOWNSHIP 8 PLAN EPP112809, NWD



COMPLIANCE PATH CHOSEN:

PERFORMANCE METHOD FOR PART 9
9.36.6. BC ENERGY STEP CODE
HEATING:
MAIN:FURNACE- FORCED AIR HEATING
VENTILATION: FURNACE UTILITY FAN
SUITE HEATING: ELECTRIC BASEBOARDS
SUITE VENTILATION: UTILITY FAN + PASSIVE AIR INLETS

ZONING:R-CL (A)			
LOT AREA	5702 SQ. FT. (529.73m²)		
	PERMITTED	PROPOSED	
ITEMS	2851 SQ. FT.	2675 SQ. FT.	
FLOOR AREA RATIO	N/A	M/F UNIT 'A'	1056 SQ. FT.
		M/F UNIT 'B'	1056 SQ. FT.
		2ND FLOOR UNIT 'A'	848 SQ. FT.
		2ND FLOOR UNIT 'B'	848 SQ. FT.
		3RD FLOOR UNIT 'A'	843 SQ. FT.
		3RD FLOOR UNIT 'B'	843 SQ. FT.
GARAGE AREA		TOTAL	5955 SQ. FT.
		UNIT 'A'	231 SQ. FT.
		UNIT 'B'	231 SQ. FT.
MAX. GROSS AREA, 3RD FLOOR (80% OF 1ST STOREY)	844 SQ. FT.	TOTAL	461 SQ. FT.

SETBACKS		
FRONT YARD SETBACK	2.50m	8.48m
RIGHT SIDE SETBACK	1.20m	1.24m
LEFT SIDE SETBACK	1.20m	1.24m
REAR YARD SETBACK	7.50m	12.91m
DETACHED GARAGE SETBACKS		
FRONT YARD SETBACK	N/A	8.48m
RIGHT SIDE SETBACK	0.6m	4.23m
LEFT SIDE SETBACK	0.6m	3.75m
REAR YARD SETBACK	0.6m	3.01m

IMPERMEABLE CALCULATION		
PRINCIPLE BUILDING AREA	2214 SQ. FT.	
DRIVEWAY & SUITE PARKING	697 SQ. FT.	
DETACHED GARAGE	461 SQ. FT.	
WALKWAY AREA	614 SQ. FT.	
TOTAL IMPERMEABLE AREA (70%)	3991 SQ. FT.	3986 SQ. FT.

NOTES

TOORA HOME PLANS ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS OR ANY LIABILITY THAT MAY RESULT BEFORE, DURING OR AFTER CONSTRUCTION. THE CONTRACTOR AND/OR OWNER MUST VERIFY ALL DRAWINGS AND NOTIFY TOORA HOME PLANS OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

NOTES

- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
- ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE; 2024 EDITION
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF CSA 3.A231 LATEST EDITION.
- CONCRETE STRENGTH AT 28 DAYS, MIN. 15 MPa, AND 20 MPa FOR FLOORS, AND 32 MPa FOR GARAGE SLABS
- ALL FRAMING AND NAILING SHALL CONFORM TO B.C.B.C. PART 9 AND DESIGN TO CSA LATEST EDITION.
- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
- WOOD TRUSSES SHALL BE DESIGNED AND SEALED BY P. ENG. REGISTERED IN B.C.
- ALL PLYWOOD SHALL BE DOUGLAS FIR AND CONFORM TO CSA 0121 LATEST EDITION.
- ALL NEW WINDOWS, DOORS AND SKYLIGHTS AND THEIR INSTALLATION SHALL COMPLY WITH NEW NAPS STANDARDS AND SPECIFICATIONS (9.7.4 B.C.B.C. 2024 EDITION)
- THE OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.
- PROTECTIVE GRATE ENCLOSURE CONFORMING TO 9.9.10.1.(5) TO BE INSTALLED OVER WINDOW WELLS
- WINDOW SEAT MUST BE RAISED AT LEAST 0.5m OFF FLOOR

GMR BRAICH HOMES

CLIMATE ZONE 4

THESE PLANS CONFORM TO REQUIREMENTS IN THE
B.C. BUILDING CODE 2024.

TOORA HOME PLANS

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PROPOSED DUPLEX
20126-82 AVE
TOWNSHIP OF LANGLEY, BC

TITLE:	SITE PLAN
SCALE:	1/8"=1'
DATE:	JUNE/2026
DESIGNER:	RAJ TOORA
DRAWN BY:	