THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101494

This Permit is issued this 23rd day of January, 2026 to

1. Name: 78 Avenue Development Ltd.

   Address: 14062 – 31A Avenue
   Surrey, BC V4P 2J4

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lots 16 to 31 Section 23 Township 8 New Westminster District Plan EPP129442

   CIVIC ADDRESS: 20400 Block of 78 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township of Langley:

   a. Building plans being in substantial compliance with Schedule “A”.
   b. On-site landscape plans being in substantial compliance with Schedule “B” and in compliance with the Zoning Bylaw, Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.

   Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

   a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
   b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
   c. On-site landscaping to be secured by letter of credit at building permit stage.
   d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
   e. Discharge of CB1730388 registered on the properties prohibiting development until a Development Permit has been issued.
   f. Registration of a restrictive covenant prohibiting garages from being developed for purposes other than the parking of vehicles.
   g. Registration of a party wall and common element maintenance agreement.
   h. Registration of an easement securing the required visitor parking spaces.
   i. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date authorized by the delegated official.

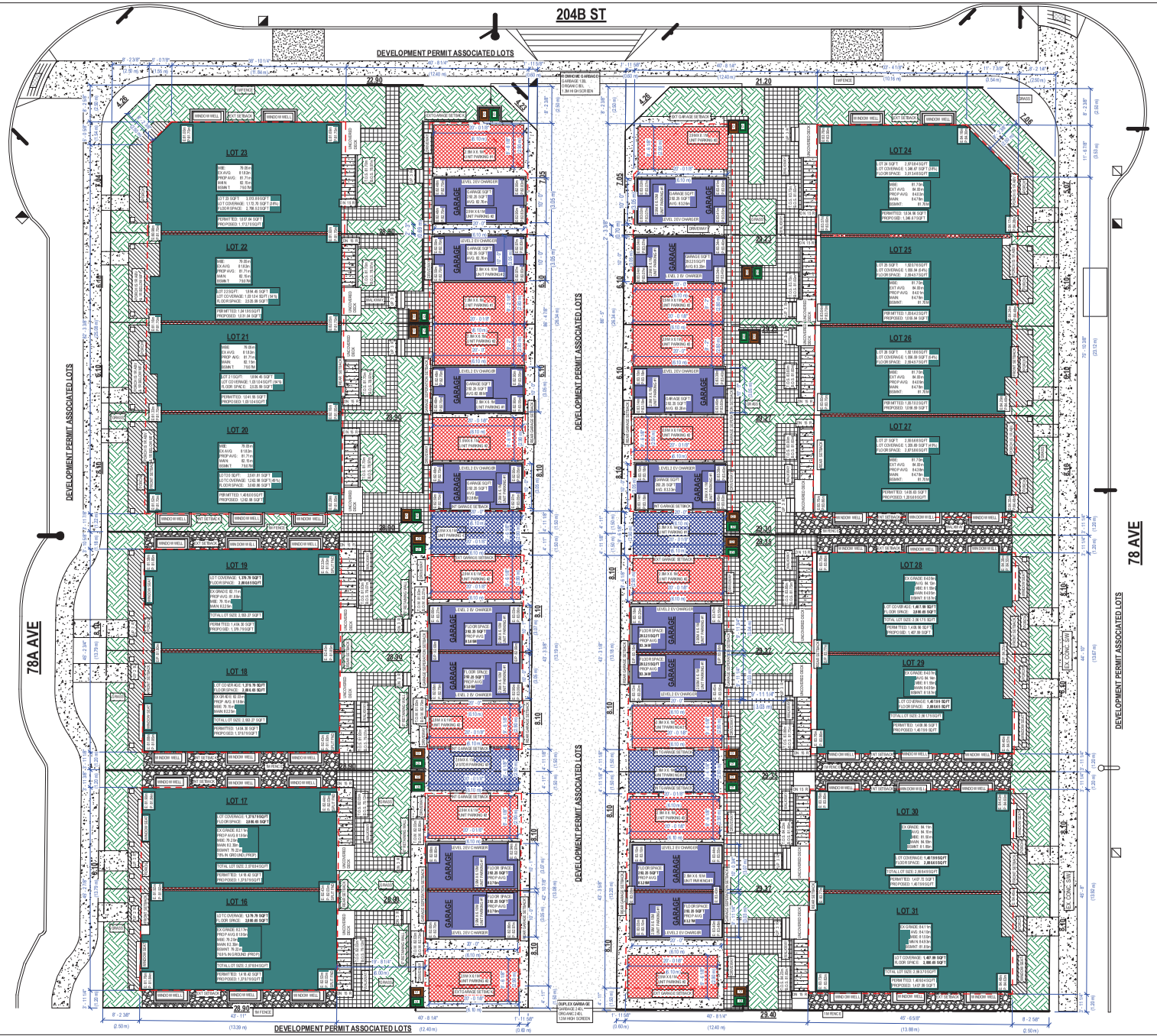
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZED BY THE DELEGATED OFFICIAL THIS 23RD DAY OF JANUARY, 2026

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



SITE PLAN

SCALE: 1" = 50'-0"

ARCADIA DESIGNS

Inderveer Khunkhun
info@arcadiadesignsinc.com
778-829-3094

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	ISSUED FOR REVIEW/PERMIT	15-12-2025

08-23-0238

FULL SITE PLAN

SCHEDULE A

Project Number	250035
Date	2025-09-30
Drawn By	IK
Checked By	IK

A01

Scale: As indicated

PROJECT STATISTICS

LEGAL DESCRIPTION: N/A

CIVIC ADDRESS: N/A

ZONING: R-CL (SD)

SITE AREA: 234 SQM OR 2,518.76

	PERMITTED	PROPOSED
FLOOR AREA:	NA	2,880.65 SQFT
SITE COVERAGE:	55% (1,385.31 SQFT)	1,379.79 SQFT
BUILDING HEIGHT:	9m	8.49m
SETBACKS:		
FRONT:	2.5m	2.53m
REAR:	13m	13.03m
INT. SIDE:	1.2m	1.25m
EXT. SIDE:	1.2m	1.24m

FLOODPLAIN: NO

10 MINUTE FIRE RESPONSE TIME: YES

SPRINKLERED: NO

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.

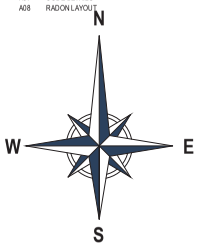
CONFIRM LOT DIMENSIONS, GRADE ELEVATIONS AND LOCATION OF ALL BUILDINGS, STRUCTURES, EASEMENTS, SIDEWALK COVENANTS, SWALES AND RIGHT OF WAYS IF ANY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

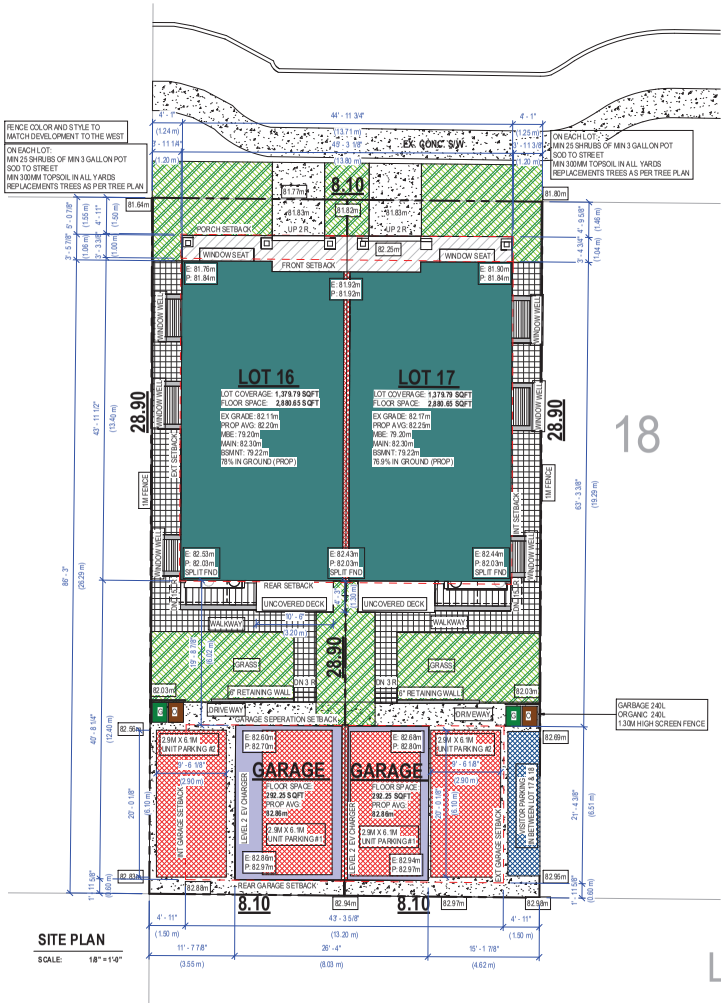
STORMWATER MANAGEMENT TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION

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

DRAWING INDEX

A00 COVER SHEET
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
A08 RADON LAYOUT





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

LOT 16 & 17 DUPLEX

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.

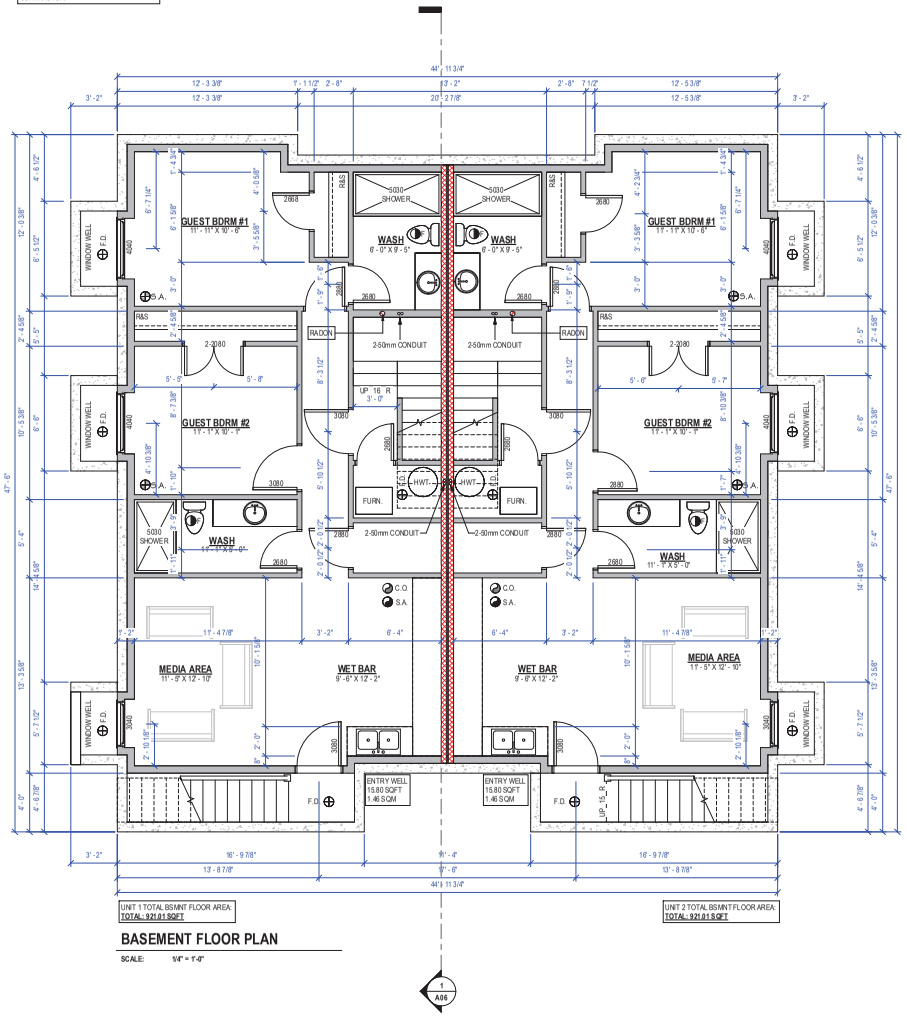
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

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.

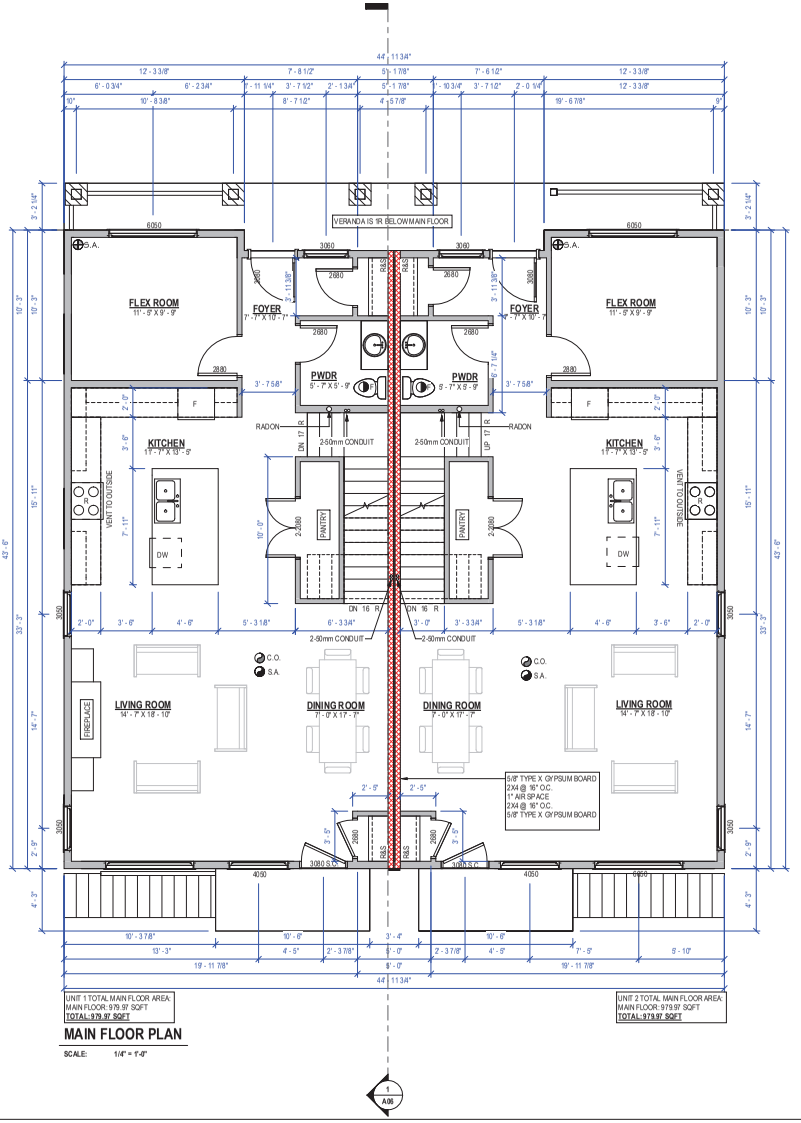


UNIT 1 TOTAL BSMNT FLOOR AREA:
TOTAL: 921.01 SQFT

UNIT 2 TOTAL BSMNT FLOOR AREA:
TOTAL: 921.01 SQFT

BASEMENT FLOOR PLAN

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



UNIT 1 TOTAL MAIN FLOOR AREA:
MAIN FLOOR: 979.97 SQFT
TOTAL: 979.97 SQFT

UNIT 2 TOTAL MAIN FLOOR AREA:
MAIN FLOOR: 979.97 SQFT
TOTAL: 979.97 SQFT

MAIN 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 16 & 17 DUPLEX

BASEMENT & MAIN FLOOR PLAN

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

A02

Scale 1/4" = 1'-0"

PLAN NOTES

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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.

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)

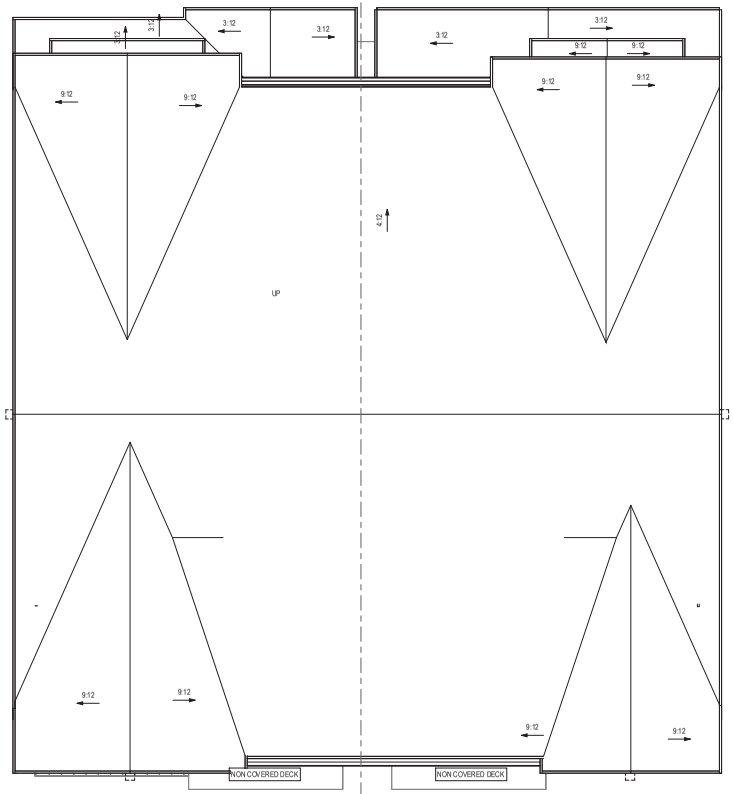
NOTE:
THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

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

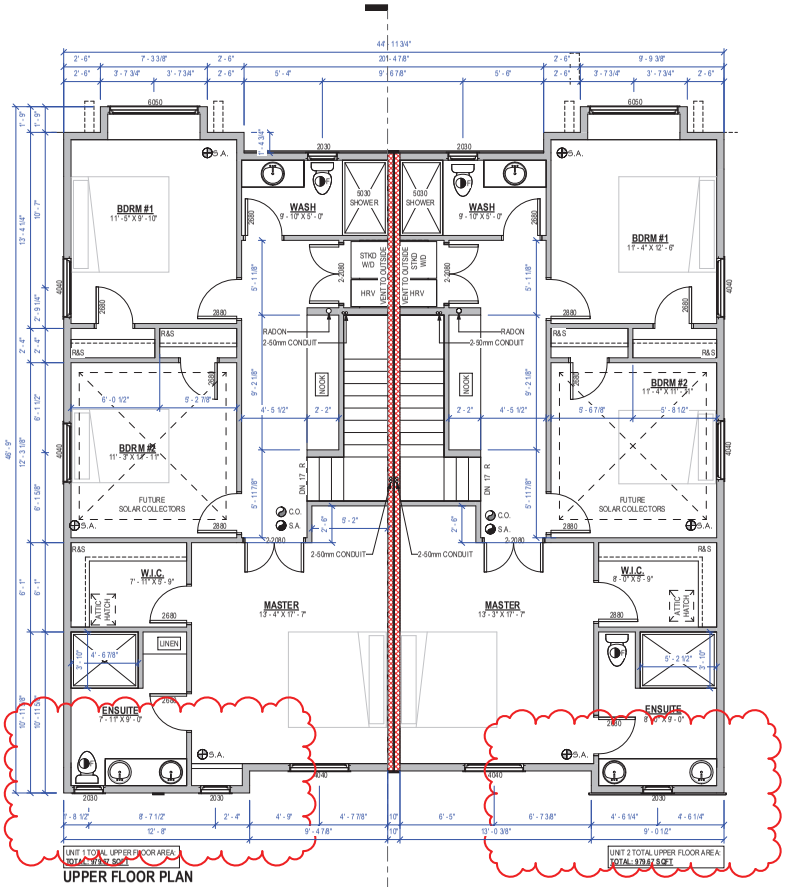
SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM

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"



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

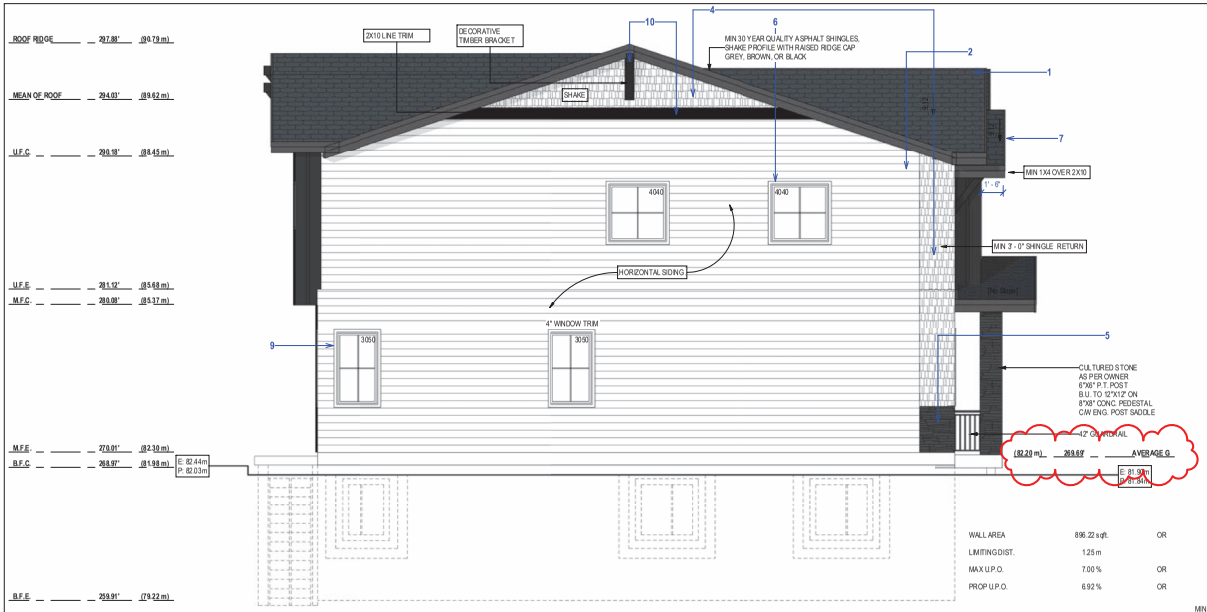
LOT 16 & 17 DUPLEX

UPPER FLOOR & ROOF PLAN

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

A03

Scale 1/4" = 1'-0"



MATERIAL	COLOUR	BRAND
1 ROOF	DUAL BLACK	IKO
2 HORIZONTAL SIDING	WHITE	KAYCAN
3 VERTICAL B&B SIDING	WHITE	JAMES HARDIE
4 SHAKES	WHITE	JAMES HARDIE
5 BRICK	TUNDRABLACK	ELDARADO STONE
6 WINDOW	WHITE	AS PER SUPPLIER
7 FASCIA/FRONT DOOR	ONYX BLACK	BENJAMIN MOORE
8 GUTTER/DOWNPIPE	BLACK	KAYCAN
9 WOOD TRIM	CHANTILLY LACE	BENJAMIN MOORE
10 2X10 TRIMS & BRACKETS	ONYX BLACK	BENJAMIN MOORE
11 VERTICAL B&B SIDING #2	BLACK	JAMES HARDIE



WALL AREA	896.22 sqft.	OR	83.26 sqm.
LIMITING DIST.	1.25 m		
MAX U.P.O.	7.00 %	OR	62.74 sqft.
PROP U.P.O.	6.92 %	OR	62.00 sqft.

LEFT 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 16 & 17 DUPLEX

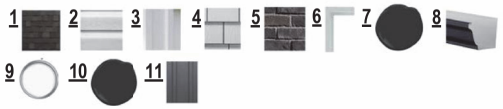
ELEVATIONS

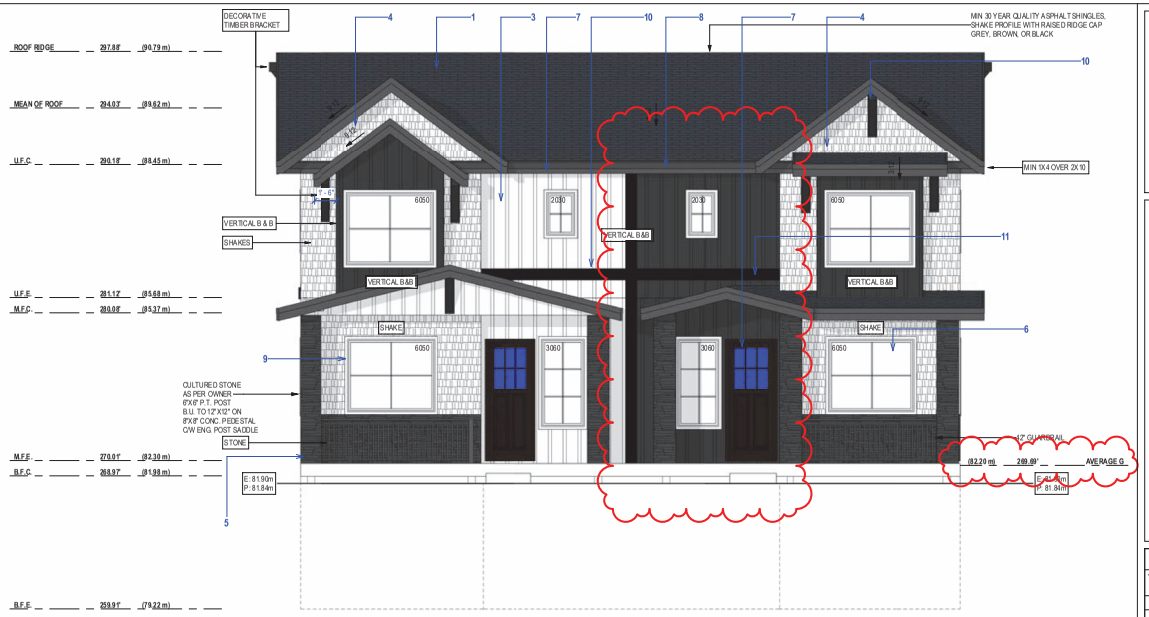
Project Number	24023
Date	Issue Date
Drawn By	IK
Checked By	IK

A04

Scale 1/4" = 1'-0"

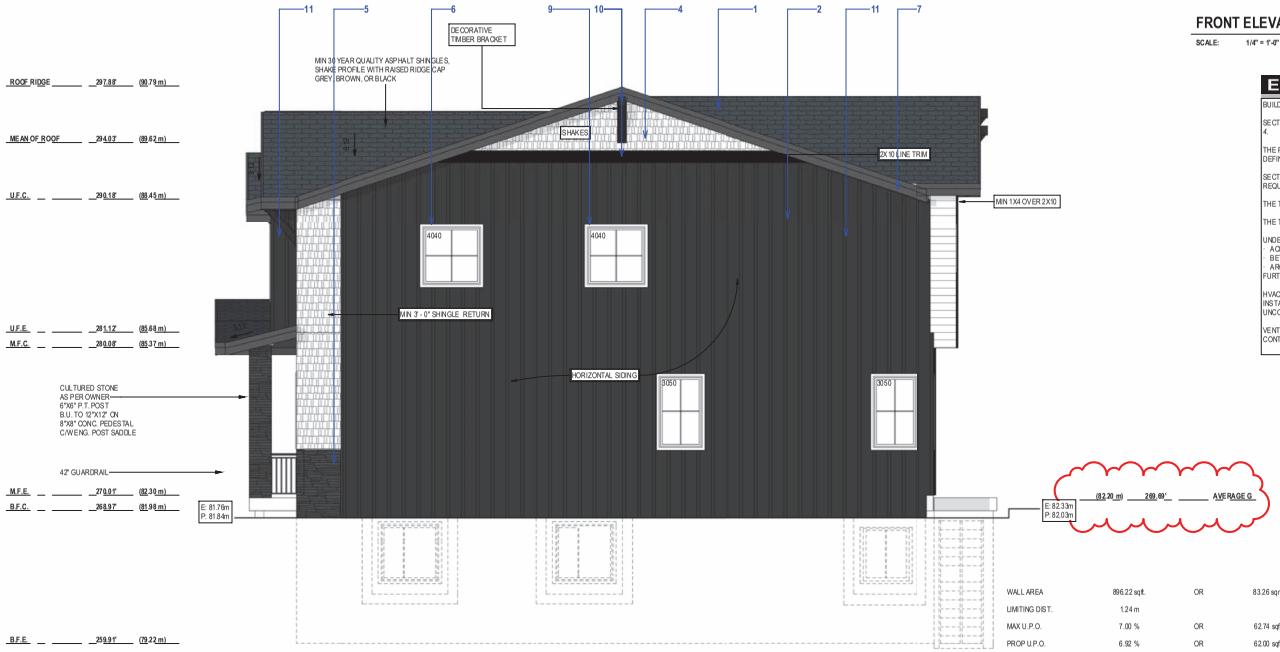
	MATERIAL	COLOUR	BRAND
1	ROOF	DUAL BLACK	IKO
2	HORIZONTAL SIDING	WHITE	KAYCAN
3	VERTICAL B&B SIDING	WHITE	JAMES HARDIE
4	SHAKES	WHITE	JAMES HARDIE
5	BRICK	TUNDRABLACK	ELDARADO STONE
6	WINDOW	WHITE	AS PER SUPPLIER
7	FASCIA/FRONT DOOR	BLACK	BENJAMIN MOORE
8	GUTTER/DOWNPIPE	BLACK	KAYCAN
9	WOOD TRIM	CHANTILLY LACE	BENJAMIN MOORE
10	2X10 TRIMS & BRACKETS	ONYX BLACK	BENJAMIN MOORE
11	VERTICAL B&B SIDING #2	BLACK	JAMES HARDIE





FRONT ELEVATION

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



WALL AREA	896.22 sq.ft.	OR	83.26 sq.m.
LIMITING DIST.	1.24 m		
MAX U.P.O.	7.00 %	OR	62.74 sq.ft.
PROP U.P.O.	6.92 %	OR	62.00 sq.ft.

RIGHT ELEVATION

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

ENERGY EFFICIENCY NOTES

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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.

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.

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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.

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NOTE:
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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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778-829-3094

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

LOT 16 & 17 DUPLEX

ELEVATIONS

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

A05

Scale 1/4" = 1'-0"

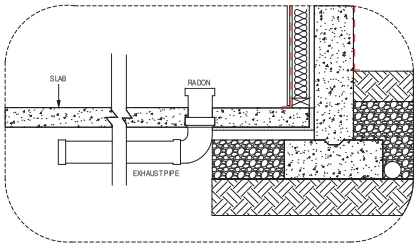
SECTION NOTES

NOTE:
REFER TO ACCOMPANYING ENGINEERS DRAWINGS FOR FOUNDATION REQUIREMENTS

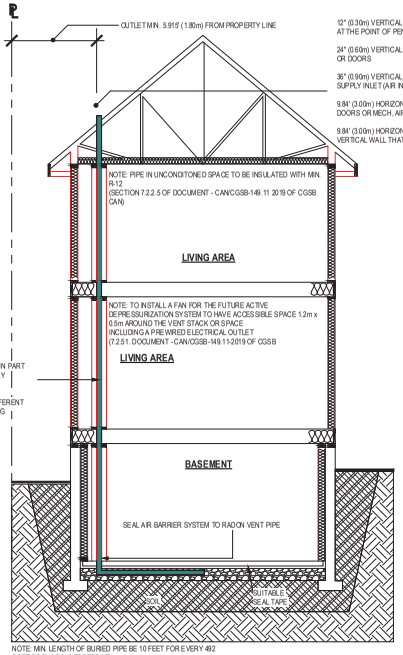
NOTE:
ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL BELOW THE MAXIMUM FROST PENETRATION DEPTH

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

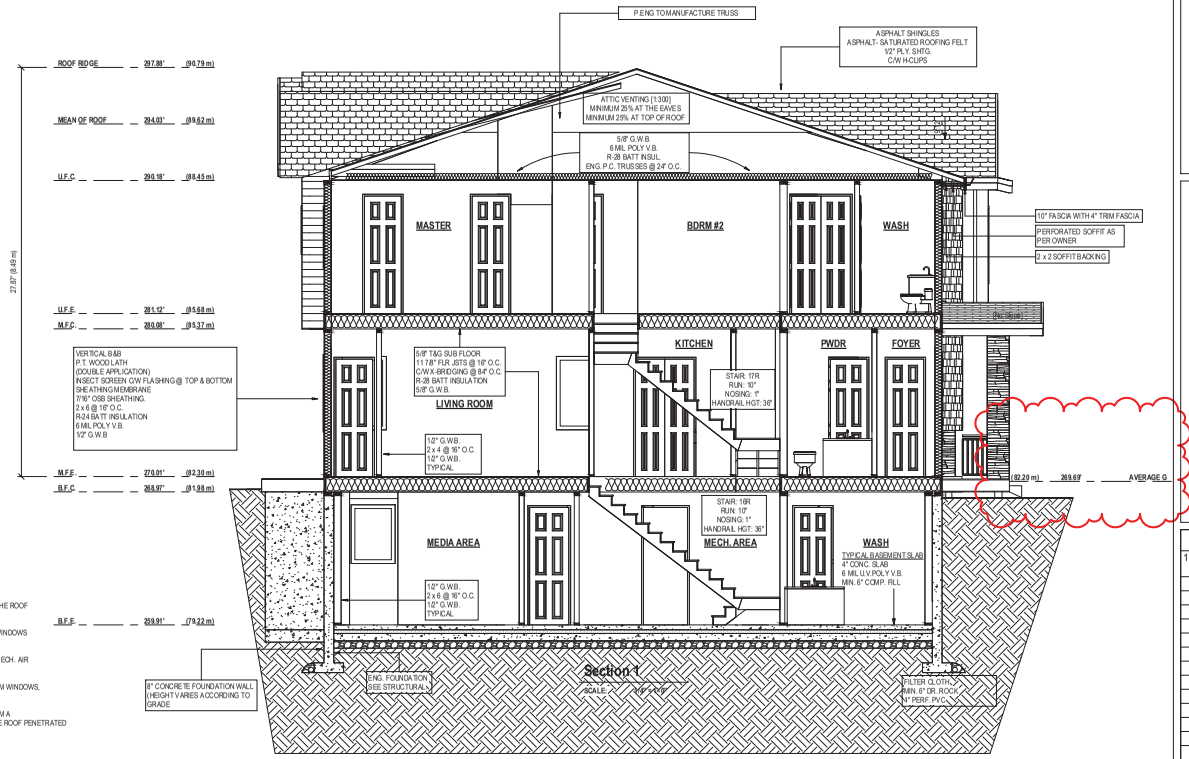
CONFIRM HEEL HEIGHT



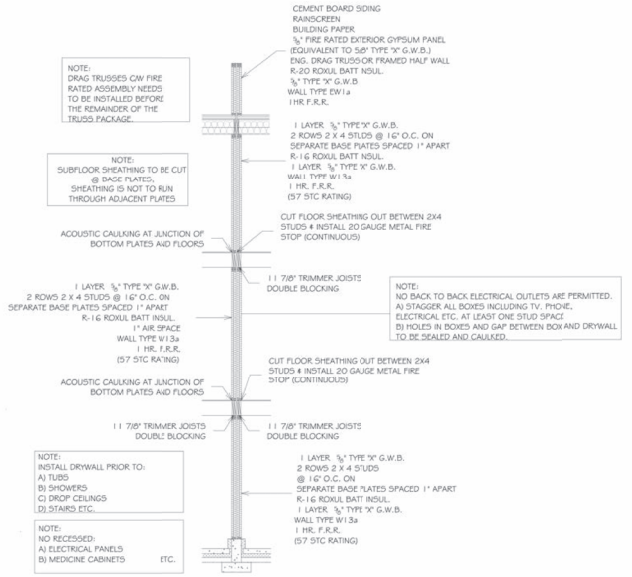
RADON CONTROL BCBC 9.13.4.3



RADON MITIGATION CROSS SECTION



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



ARCADIA DESIGNS

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

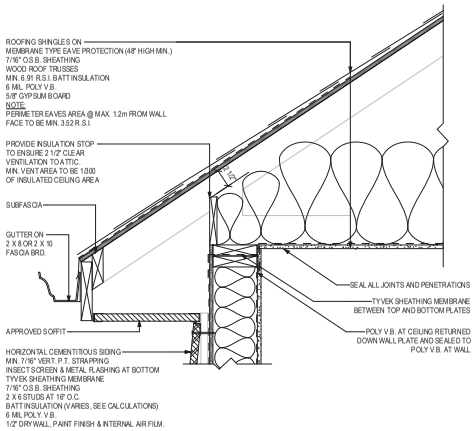
LOT 16 & 17 DUPLEX

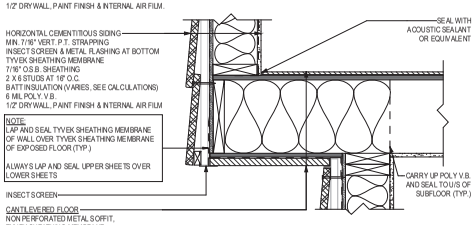
SECTIONS & DETAILS

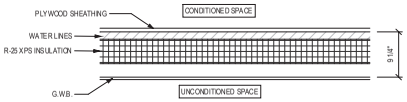
Project Number	24023
Date	Issue Date
Drawn By	IK
Checked By	IK

A06

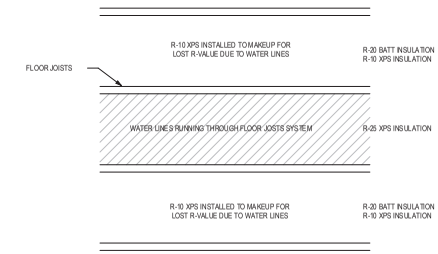
Scale 1/4" = 1'-0"







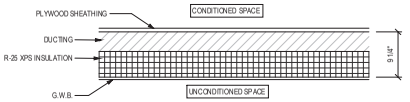
SECTION



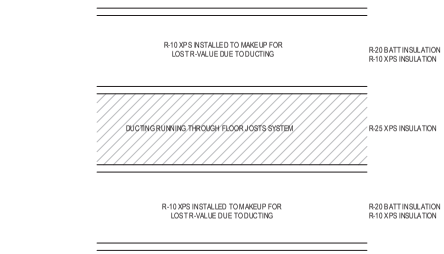
PLAN VIEW

TO REDUCE THERMAL LOSSES FROM PIPING SYSTEMS, PIPING FROM HEATING AND COOLING EQUIPMENT MUST BE LOCATED INSIDE THE PLANE OF INSULATION. WHERE PIPING IS INSTALLED OUTSIDE THE PLANE OF INSULATION, ADDITIONAL INSULATION IS REQUIRED TO ACHIEVE A THERMAL RESISTANCE EQUIVALENT TO EXTERIOR ABOVE GRADE WALL REQUIREMENTS. (R-26.92)

WATER LINES DETAIL



SECTION



PLAN VIEW

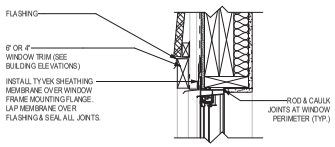
TRANSVERSE AND LONGITUDINAL JOINTS IN DUCT WORK MUST BE SEALED USING AN APPROVED TAPE AND SEALANT WHEN OUTSIDE THE PLANE OF INSULATION.

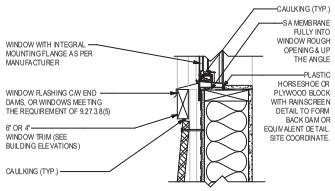
DUCTS MUST BE INSULATED TO THE SAME LEVEL AS REQUIRED FOR WALLS IF THEY ARE OUTSIDE OF THE ENVELOPE AND CARRYING CONDITIONED AIR. (R-26.92)

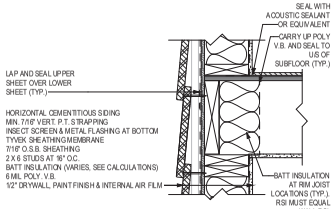
HVAC DETAIL

FLOOR OVER UNCONDITIONED SPACE TRADE OFF

SCALE: 1" = 1'-0"



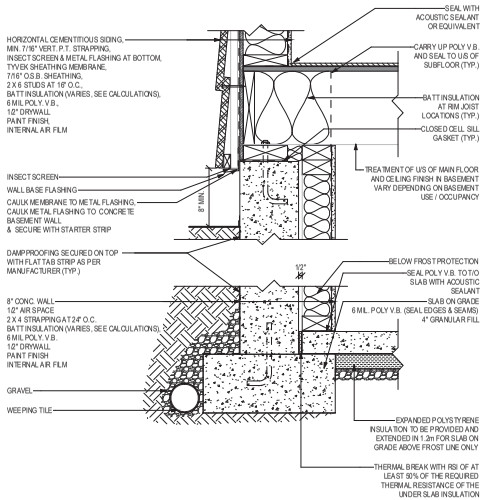


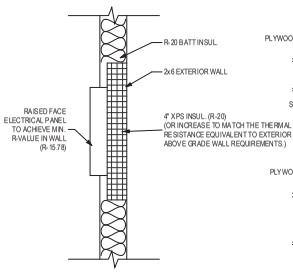


RAINSCREEN DETAILS

SCALE: 1 1/2" = 1'-0"

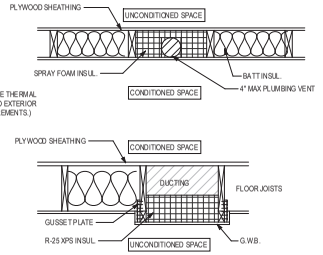
THE DETAILS SHOWN ON THIS SHEET ARE REPRESENTATIVE OF AN EXTERNAL SIDING TREATMENT REQUIRING A RAINSCREEN SYSTEM (E.G.) CEMENTITIOUS SIDING. IT SHOULD BE NOTED THAT NOT ALL EXTERNAL SIDING REQUIRES A RAINSCREEN SYSTEM (E.G.) VINYL. CONTRACTOR TO CONFIRM PRIOR TO COMMENCEMENT OF WORK ON SITE.





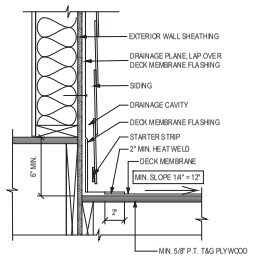
ELECTRICAL PANEL ON EXTERIOR WALL DETAIL

SCALE: 1" = 1'-0"



PLUMBING WALL TRADE OFF DETAIL

SCALE: 1" = 1'-0"



DECK MEMBRANE/WOOD WALL

SCALE: 2" = 1'-0"

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No.	Description	Date

LOT 16 & 17 DUPLEX

CODE DETAILS

Project Number	24023
Date	Issue Date
Drawn By	Author
Checked By	Checker

A07

Scale	As indicated

PLAN NOTES

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

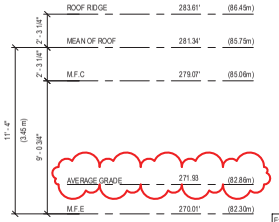
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

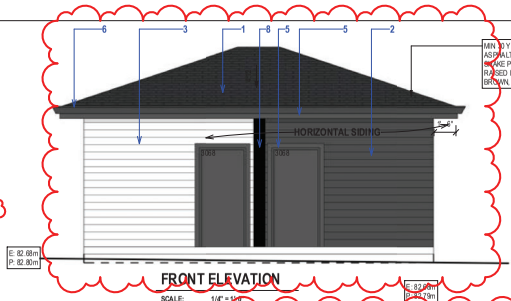
NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

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

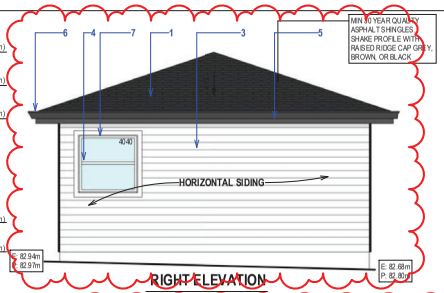
ATTIC HATCHES TO BE WEATHERSTRIPPED

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.

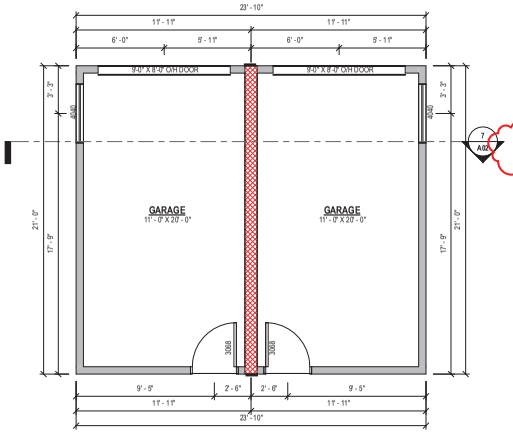




FRONT ELEVATION
SCALE: 1/4" = 1'-0"

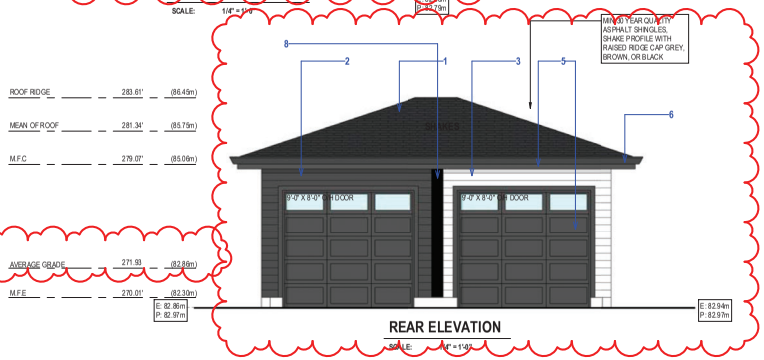


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



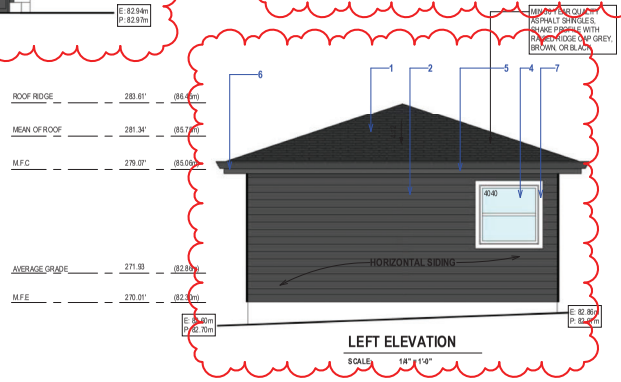
GARAGE SQFT: 250.25 SQFT PER UNIT

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

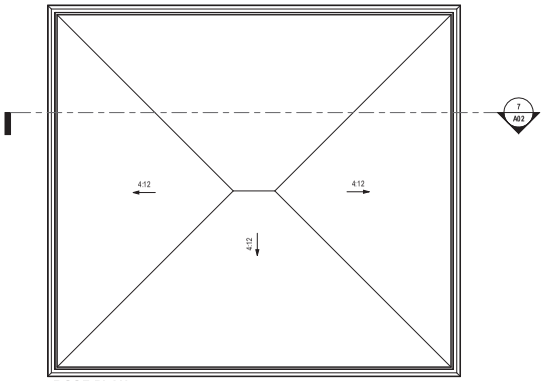


REAR ELEVATION
SCALE: 1/4" = 1'-0"

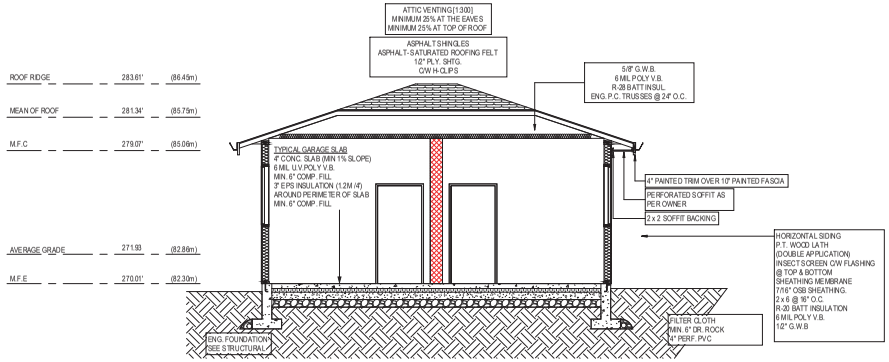
MATERIAL	COLOUR	BRAND
1 ROOF	DUAL BLACK	IKO
2 HORIZONTAL SIDING	WHITE	KAYCAN
3 HORIZONTAL SIDING #2	BLACK	JAMES HARDIE
4 WINDOW	WHITE	AS PER SUPPLIER
5 FASCIA/FRONT DOOR	ONYX BLACK	BENJAMIN MOORE
6 GUTTER/DOWNPIPE	BLACK	KAYCAN
7 WOOD TRIM	CHANTILLY LACE	BENJAMIN MOORE
8 2X10 TRIMS & BRACKETS	ONYX BLACK	BENJAMIN MOORE



LEFT 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 16 & 17 GARAGE

FLOOR PLAN, ELEVATIONS & SECTION

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

A08

Scale 1/4" = 1'-0"

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% (1,385.31 SQFT)	1,379.79 SQFT
BUILDING HEIGHT:	9m	8.48m
SETBACKS:		
FRONT:	2.5m	2.53m
REAR:	13m	13.03m
INT. SIDE:	1.2m	1.25m
EXT. SIDE:	1.2m	1.24m

FLOODPLAIN: NO

10 MINUTE FIRE RESPONSE TIME: YES

SPRINKLERED: NO

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.

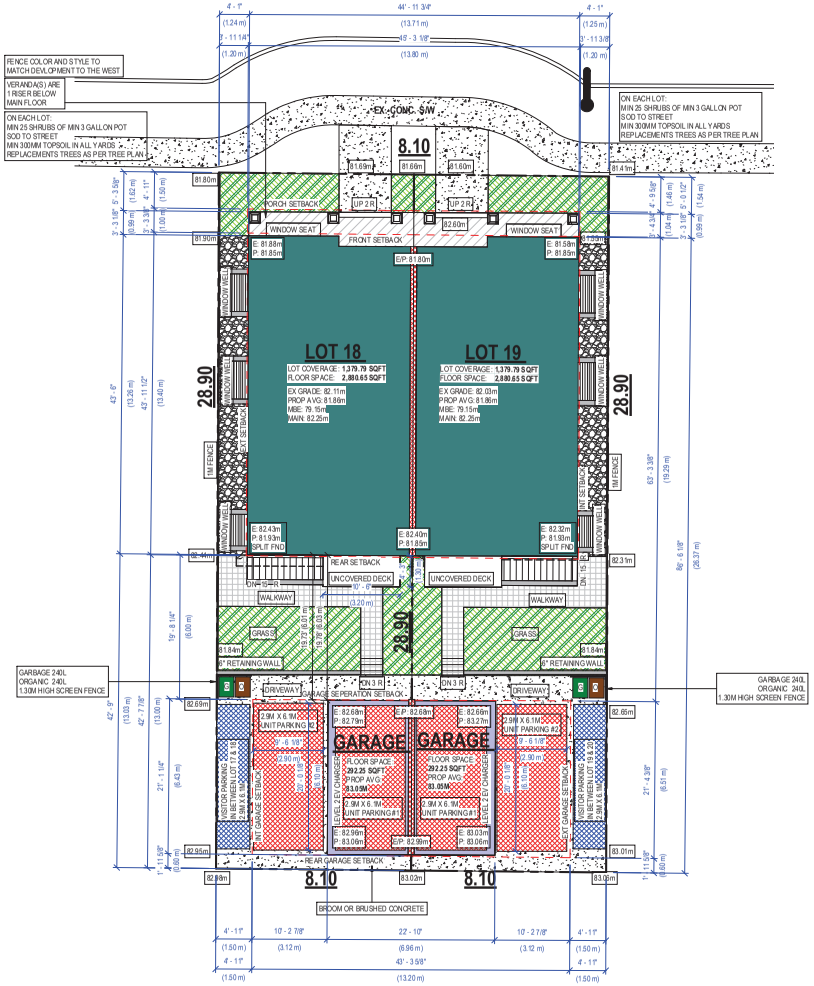
STORMWATER MANAGEMENT TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION

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

DRAWING INDEX

A00 COVER SHEET
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
A08 RADON LAYOUT





SITE PLAN

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

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

LOT 18 & 19 DUPLEX

SITE PLAN & PROJECT INFO

Project Number	24023
Date	2025-06-18
Drawn By	IK
Checked By	IK

A01

Scale: As indicated

PLAN NOTES

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

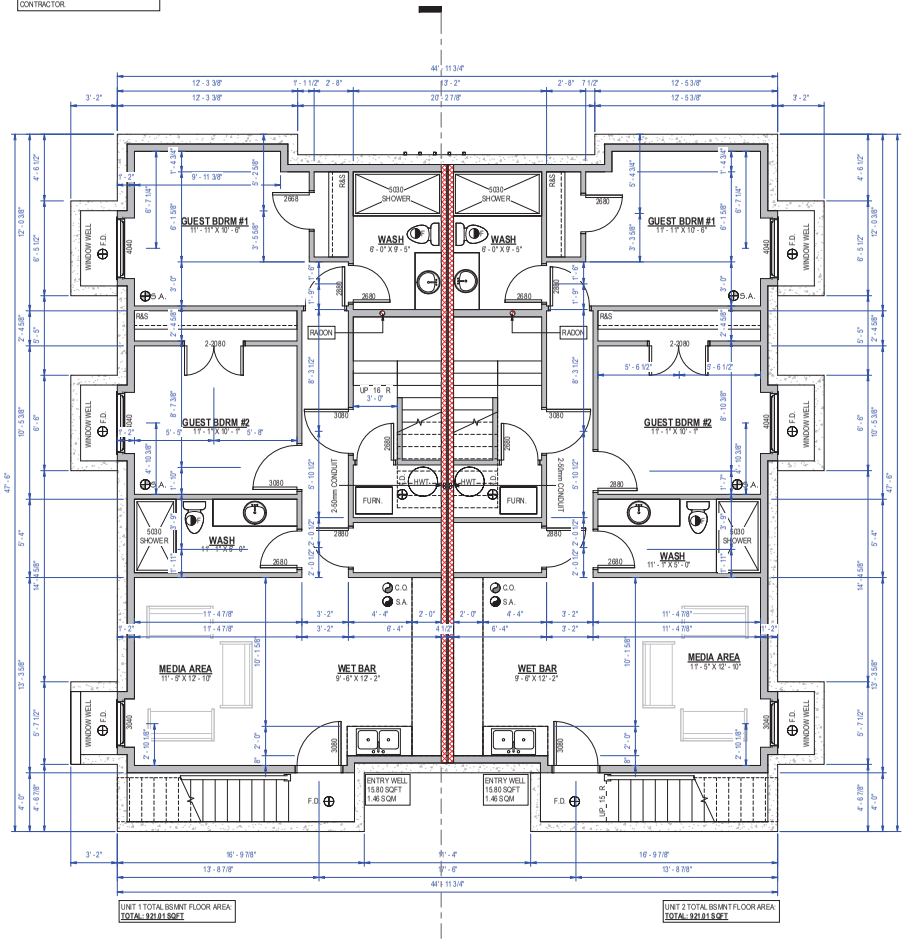
NOTE:
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NOTE:
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ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER

ATTIC HATCHES TO BE WEATHERSTRIPPED

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.

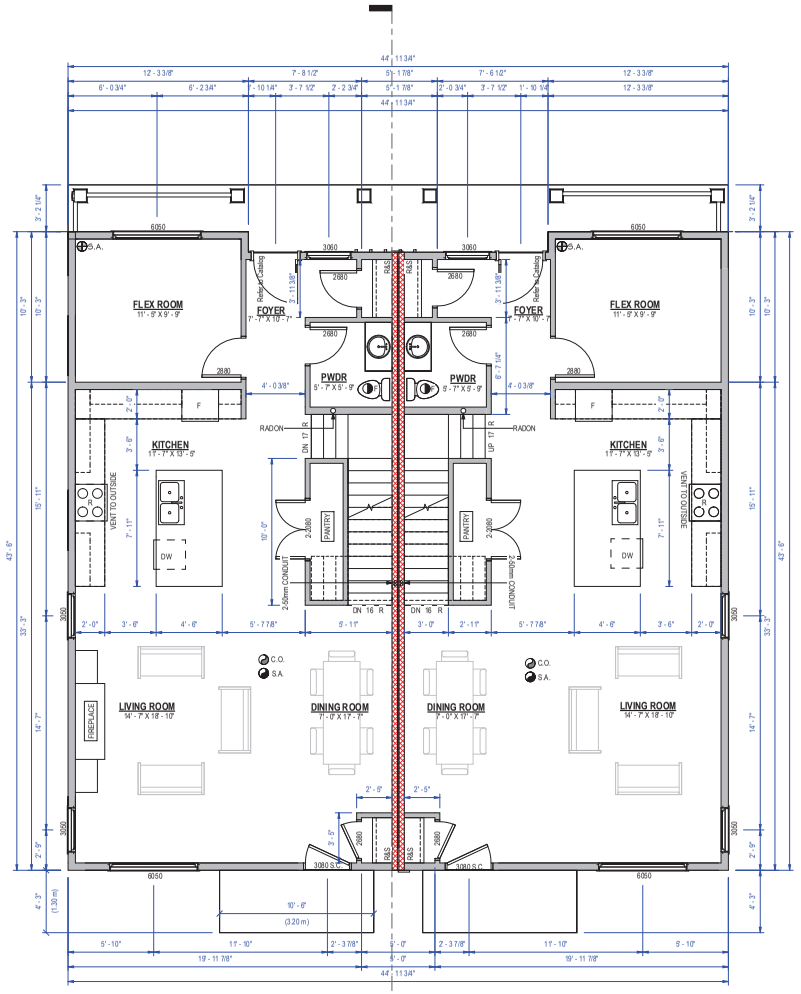


UNIT 1 TOTAL BSMNT FLOOR AREA:
TOTAL: 921.01 SQFT

UNIT 2 TOTAL BSMNT FLOOR AREA:
TOTAL: 921.01 SQFT

BASEMENT FLOOR PLAN

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



UNIT 1 TOTAL MAIN FLOOR AREA:
MAIN FLOOR: 979.97 SQFT
TOTAL: 979.97 SQFT

UNIT 2 TOTAL MAIN FLOOR AREA:
MAIN FLOOR: 979.97 SQFT
TOTAL: 979.97 SQFT

MAIN 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 18 & 19 DUPLEX

BASEMENT & MAIN FLOOR PLAN

Project Number	24023
Date	2025-06-18
Drawn By	IK
Checked By	IK

A02

Scale 1/4" = 1'-0"

PLAN NOTES

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

NOTE:
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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.

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)

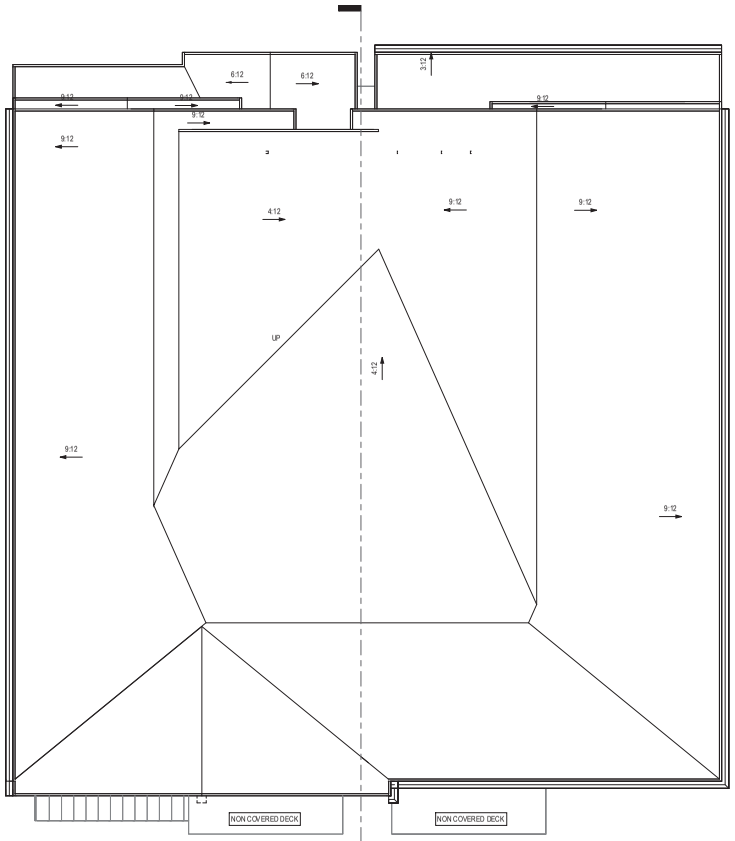
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THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

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

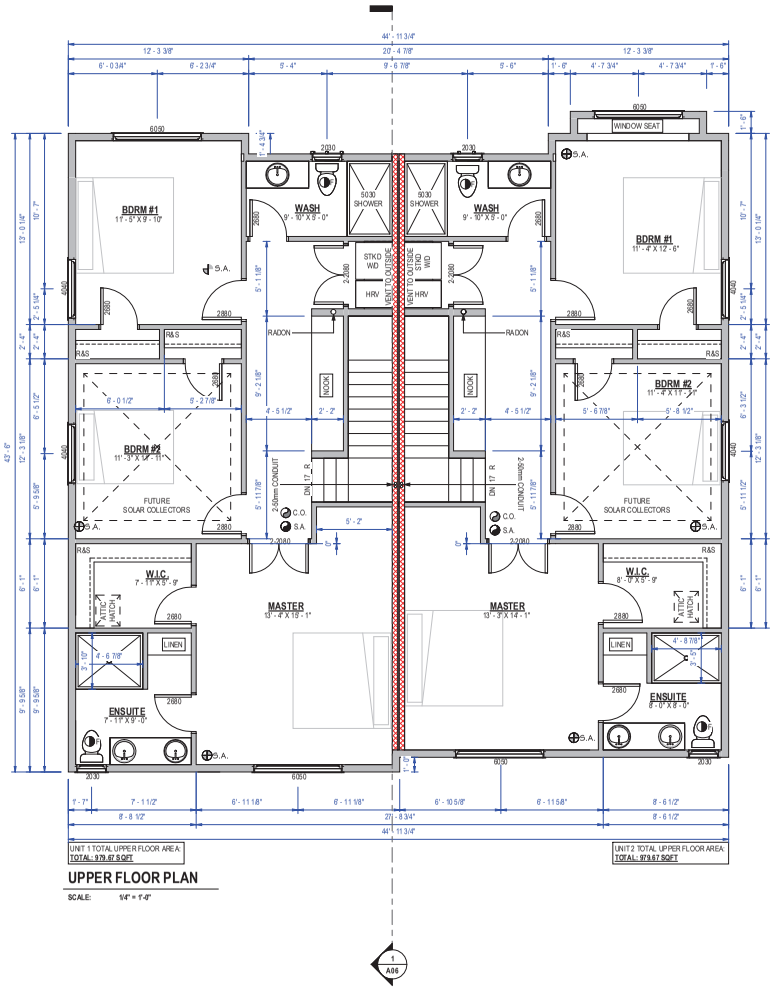
SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM

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"



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

ARCADIA DESIGNS

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

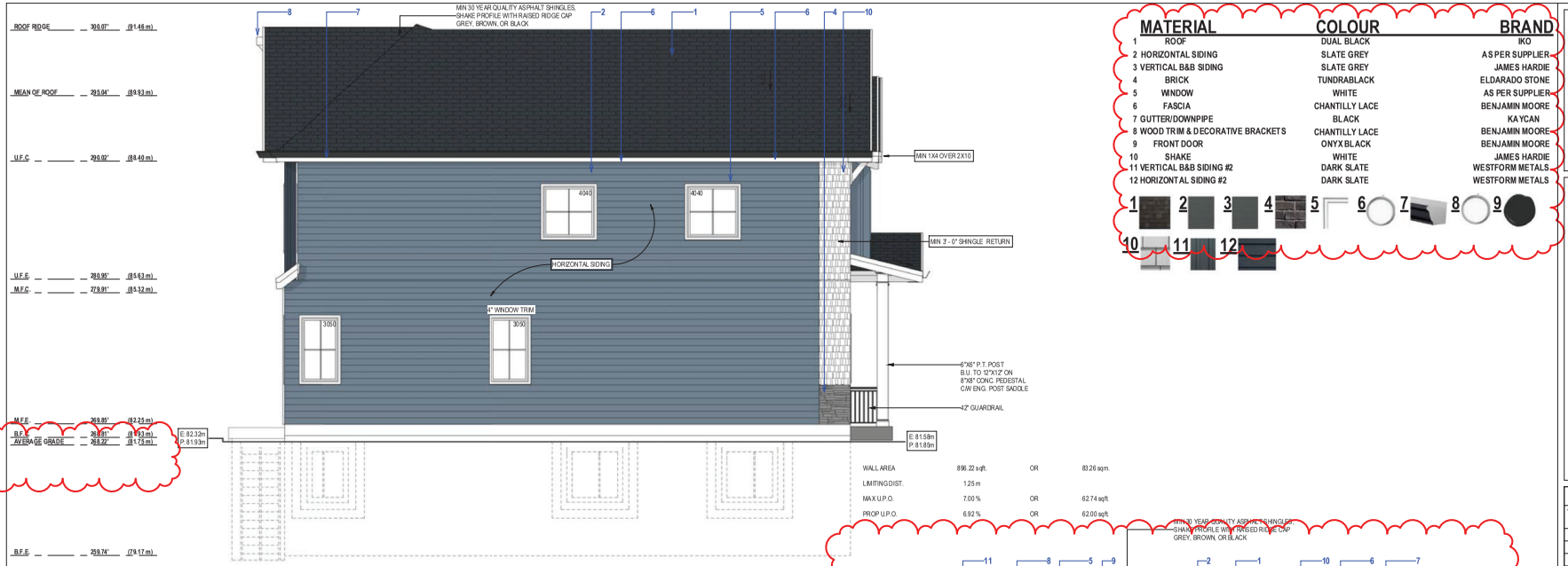
LOT 18 & 19 DUPLEX

UPPER FLOOR & ROOF PLAN

Project Number	24023
Date	2025-06-18
Drawn By	IK
Checked By	IK

A03

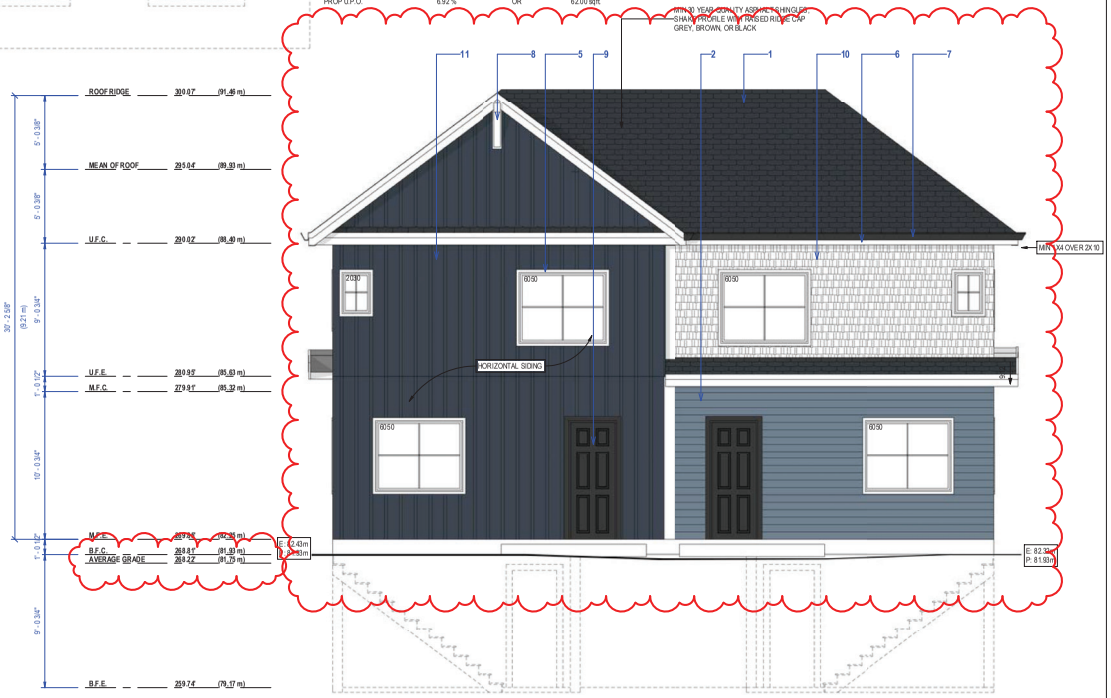
Scale 1/4" = 1'-0"



LEFT ELEVATION

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

WALL AREA	896.22 sq.ft.	OR	83.26 sqm.
LIMITING DIST.	1.25 m		
MAX U.P.O.	7.00 %	OR	62.74 sq.ft.
PROP U.P.O.	6.92 %	OR	62.00 sq.ft.



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.

	MATERIAL	COLOUR	BRAND
1	ROOF	DUAL BLACK	IKO
2	HORIZONTAL SIDING	SLATE GREY	AS PER SUPPLIER
3	VERTICAL B&B SIDING	SLATE GREY	JAMES HARDIE
4	BRICK	TUNDRABLACK	ELDARADO STONE
5	WINDOW	WHITE	AS PER SUPPLIER
6	FASCIA	CHANTILLY LACE	BENJAMIN MOORE
7	GUTTER/DOWNPIPE	BLACK	KAYCAN
8	WOOD TRIM & DECORATIVE BRACKETS	CHANTILLY LACE	BENJAMIN MOORE
9	FRONT DOOR	ONYX BLACK	BENJAMIN MOORE
10	SHAKE	WHITE	JAMES HARDIE
11	VERTICAL B&B SIDING #2	DARK SLATE	WESTFORM METALS
12	HORIZONTAL SIDING #2	DARK SLATE	WESTFORM METALS

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

LOT 18 & 19 DUPLEX

ELEVATIONS

Project Number	24023
Date	2025-06-18
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.

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

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ELEVATION NOTES

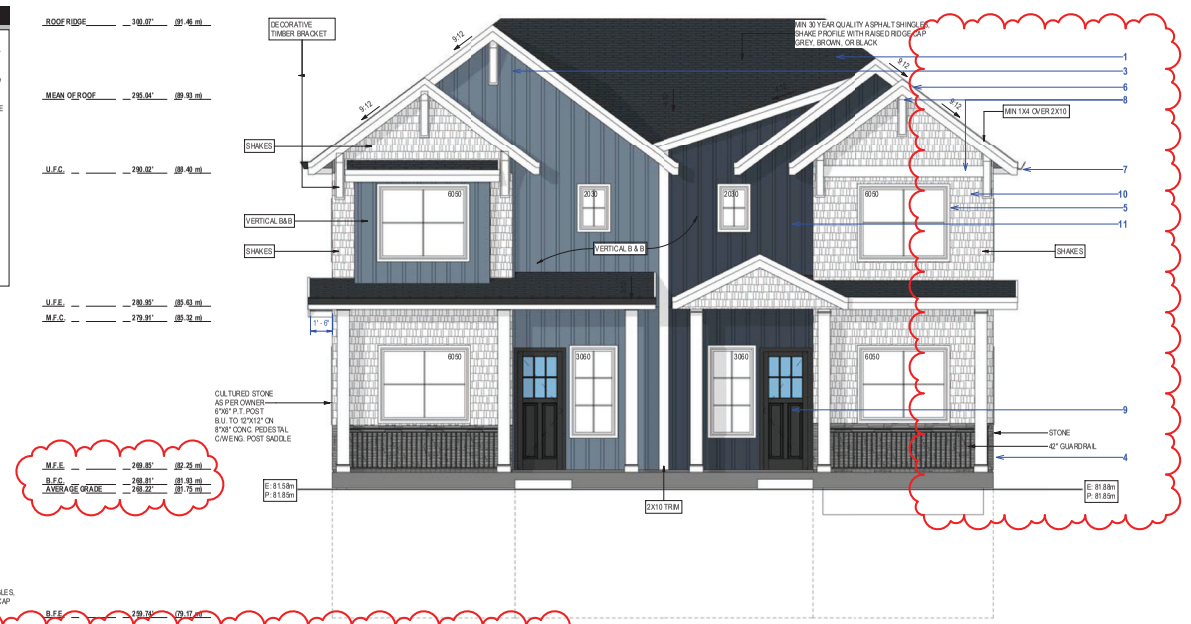
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NOTE:
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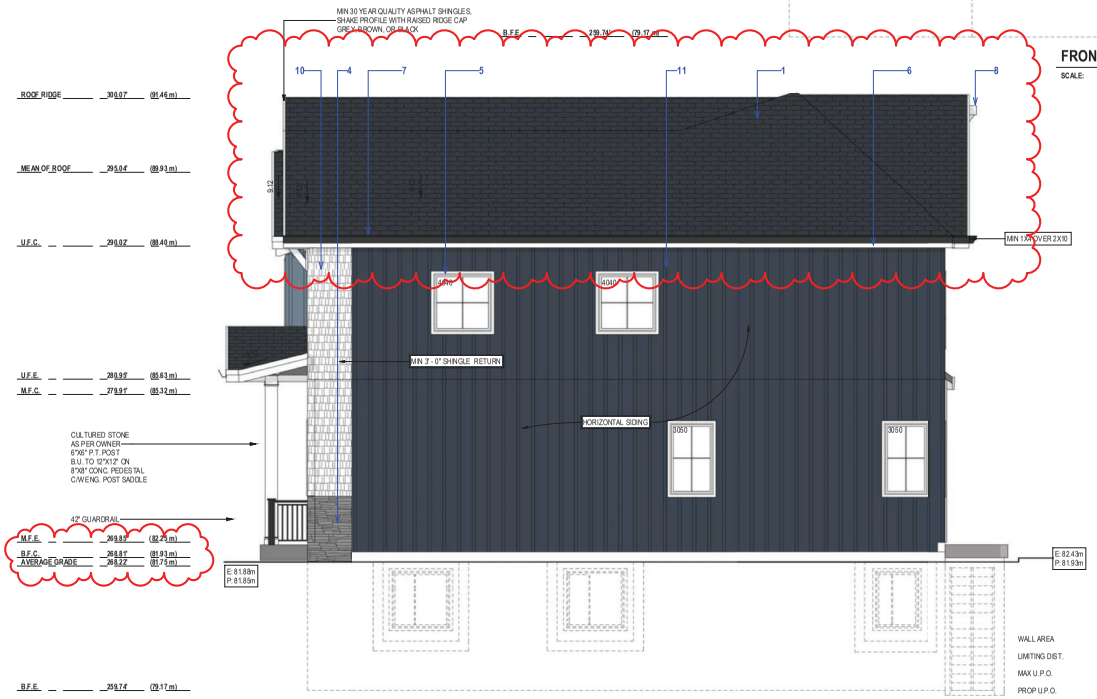
NOTE:
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FRONT ELEVATION

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



RIGHT ELEVATION

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

MATERIAL		COLOUR	BRAND
1	ROOF	DUAL BLACK	IKO
2	HORIZONTAL SIDING	SLATE GREY	AS PER SUPPLIER
3	VERTICAL B&B SIDING	SLATE GREY	JAMES HARDIE
4	BRICK	TUNDRA BLACK	ELDARADO STONE
5	WINDOW	WHITE	AS PER SUPPLIER
6	FASCIA	CHANTILLY LACE	BENJAMIN MOORE
7	GUTTER/DOWNPIPE	BLACK	KAYCAN
8	WOOD TRIM & DECORATIVE BRACKETS	CHANTILLY LACE	BENJAMIN MOORE
9	FRONT DOOR	ONYX BLACK	BENJAMIN MOORE
10	SHAKE	WHITE	JAMES HARDIE
11	VERTICAL B&B SIDING #2	DARK SLATE	WESTFORM METALS
12	HORIZONTAL SIDING #2	DARK SLATE	WESTFORM METALS



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.	6.92 %	OR	62.00 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 18 & 19 DUPLEX

ELEVATIONS

Project Number	24023
Date	2025-06-18
Drawn By	IK
Checked By	IK

A05

Scale 1/4" = 1'-0"

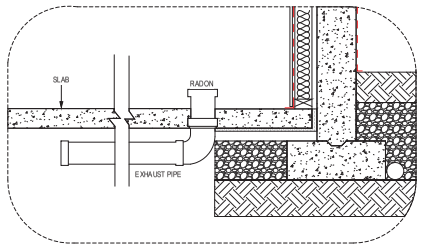
SECTION NOTES

NOTE:
REFER TO ACCOMPANYING ENGINEERS DRAWINGS FOR FOUNDATION REQUIREMENTS

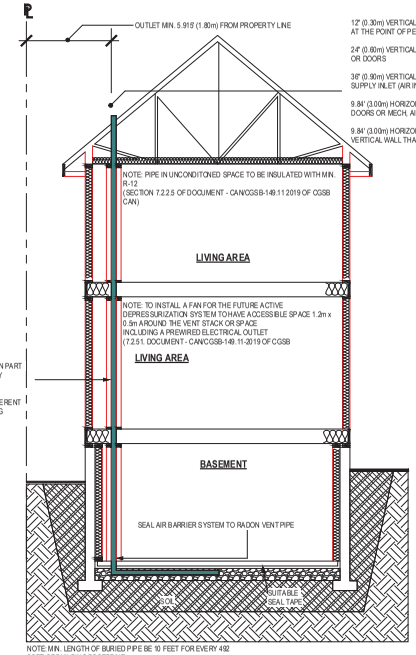
NOTE:
ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL BELOW THE MAXIMUM FROST PENETRATION DEPTH

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

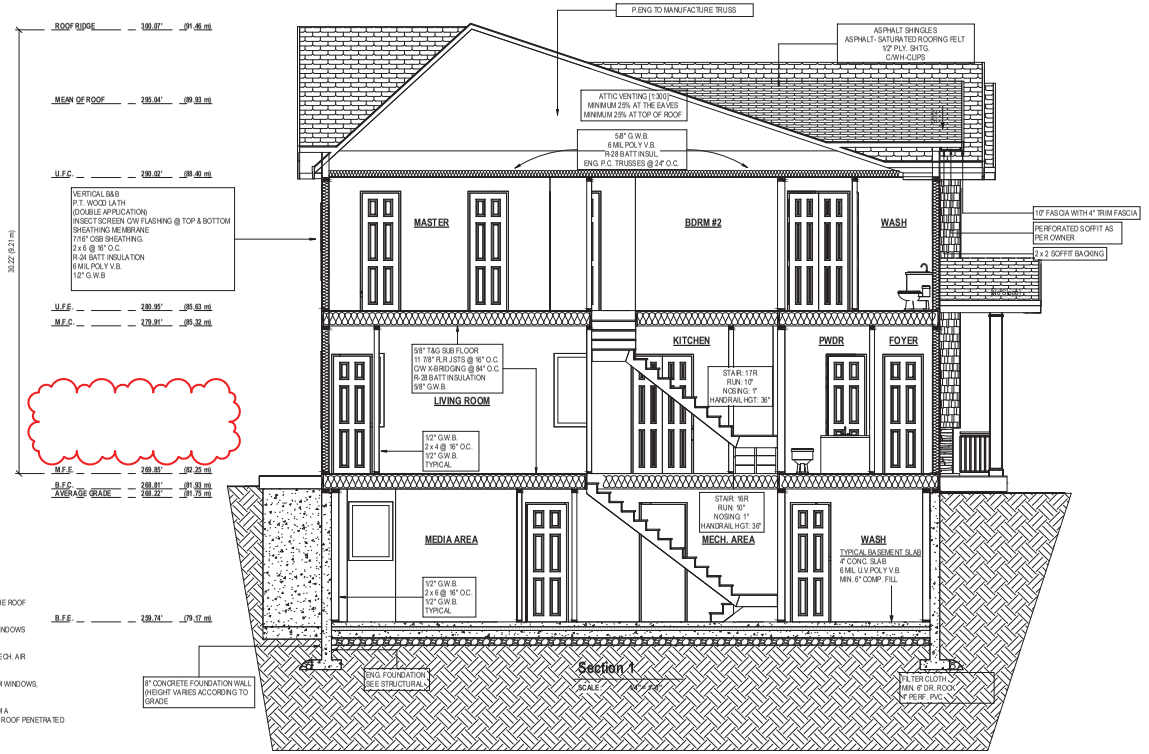
CONFIRM HEEL HEIGHT

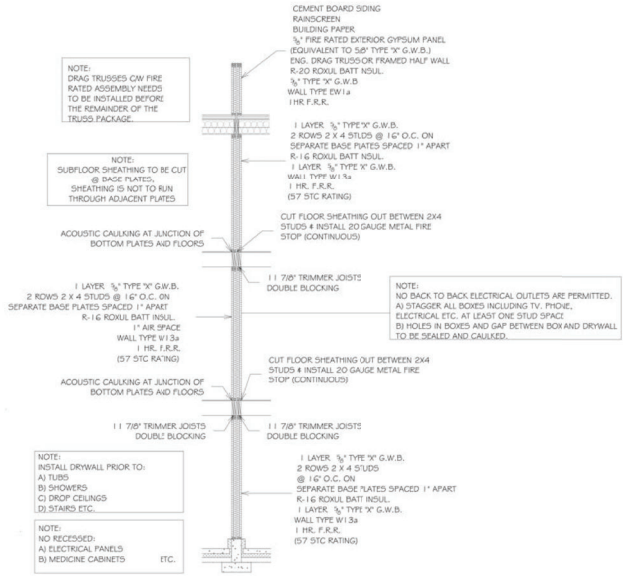


RADON CONTROL BCBC 9.13.4.3



RADON MITIGATION CROSS SECTION





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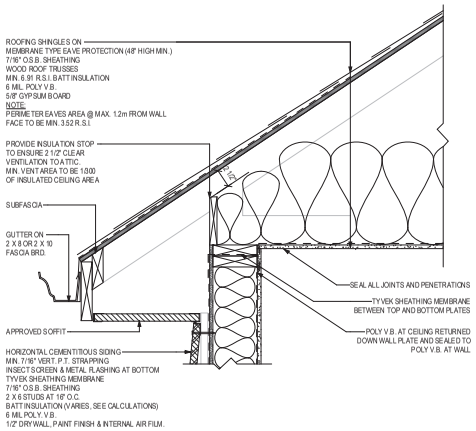
LOT 18 & 19 DUPLEX

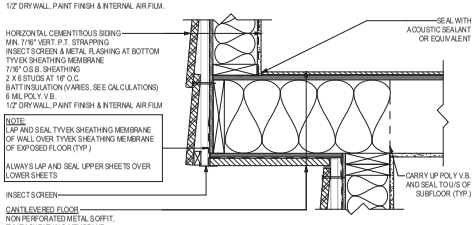
SECTIONS & DETAILS

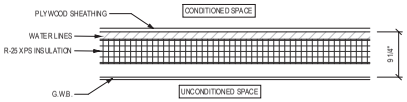
Project Number	24023
Date	2025-06-18
Drawn By	IK
Checked By	IK

A06

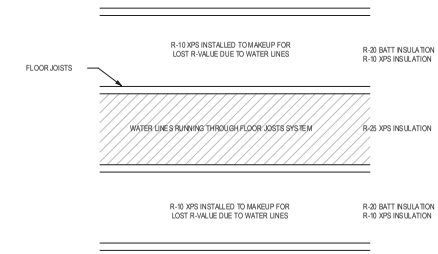
Scale 1/4" = 1'-0"







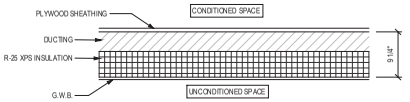
SECTION



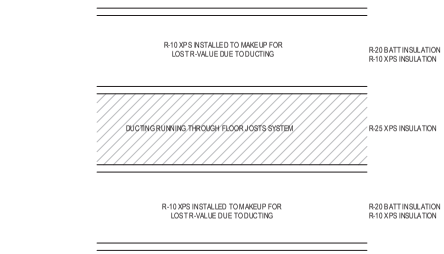
PLAN VIEW

TO REDUCE THERMAL LOSSES FROM PIPING SYSTEMS, PIPING FROM HEATING AND COOLING EQUIPMENT MUST BE LOCATED INSIDE THE PLANE OF INSULATION. WHERE PIPING IS INSTALLED OUTSIDE THE PLANE OF INSULATION, ADDITIONAL INSULATION IS REQUIRED TO ACHIEVE A THERMAL RESISTANCE EQUIVALENT TO EXTERIOR ABOVE GRADE WALL REQUIREMENTS. (R-26.92)

WATER LINES DETAIL



SECTION



PLAN VIEW

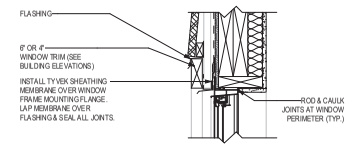
TRANSVERSE AND LONGITUDINAL JOINTS IN DUCT WORK MUST BE SEALED USING AN APPROVED TAPE AND SEALANT WHEN OUTSIDE THE PLANE OF INSULATION.

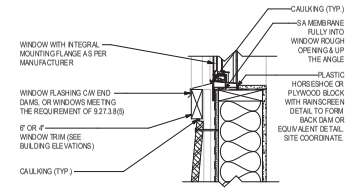
DUCTS MUST BE INSULATED TO THE SAME LEVEL AS REQUIRED FOR WALLS IF THEY ARE OUTSIDE OF THE ENVELOPE AND CARRYING CONDITIONED AIR. (R-26.92)

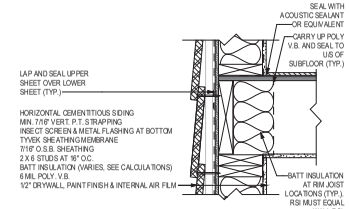
HVAC DETAIL

FLOOR OVER UNCONDITIONED SPACE TRADE OFF

SCALE: 1" = 1'-0"



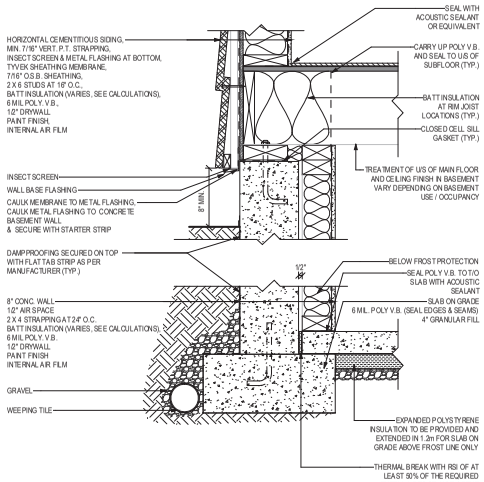


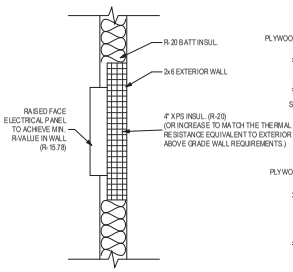


RAINSCREEN DETAILS

SCALE: 1 1/2" = 1'-0"

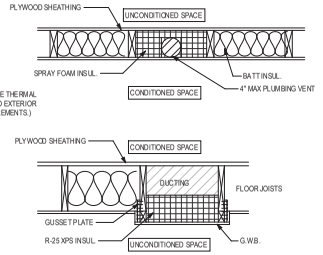
THE DETAILS SHOWN ON THIS SHEET ARE REPRESENTATIVE OF AN EXTERNAL SIDING TREATMENT REQUIRING A RAINSCREEN SYSTEM (E.G.) CEMENTITIOUS SIDING. IT SHOULD BE NOTED THAT NOT ALL EXTERNAL SIDING REQUIRES A RAINSCREEN SYSTEM (E.G.) VINYL. CONTRACTOR TO CONFIRM PRIOR TO COMMENCEMENT OF WORK ON SITE.





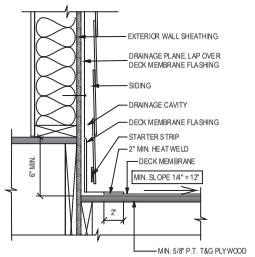
ELECTRICAL PANEL ON EXTERIOR WALL DETAIL

SCALE: 1" = 1'-0"



PLUMBING WALL TRADE OFF DETAIL

SCALE: 1" = 1'-0"



DECK MEMBRANE/WOOD WALL

SCALE: 2" = 1'-0"

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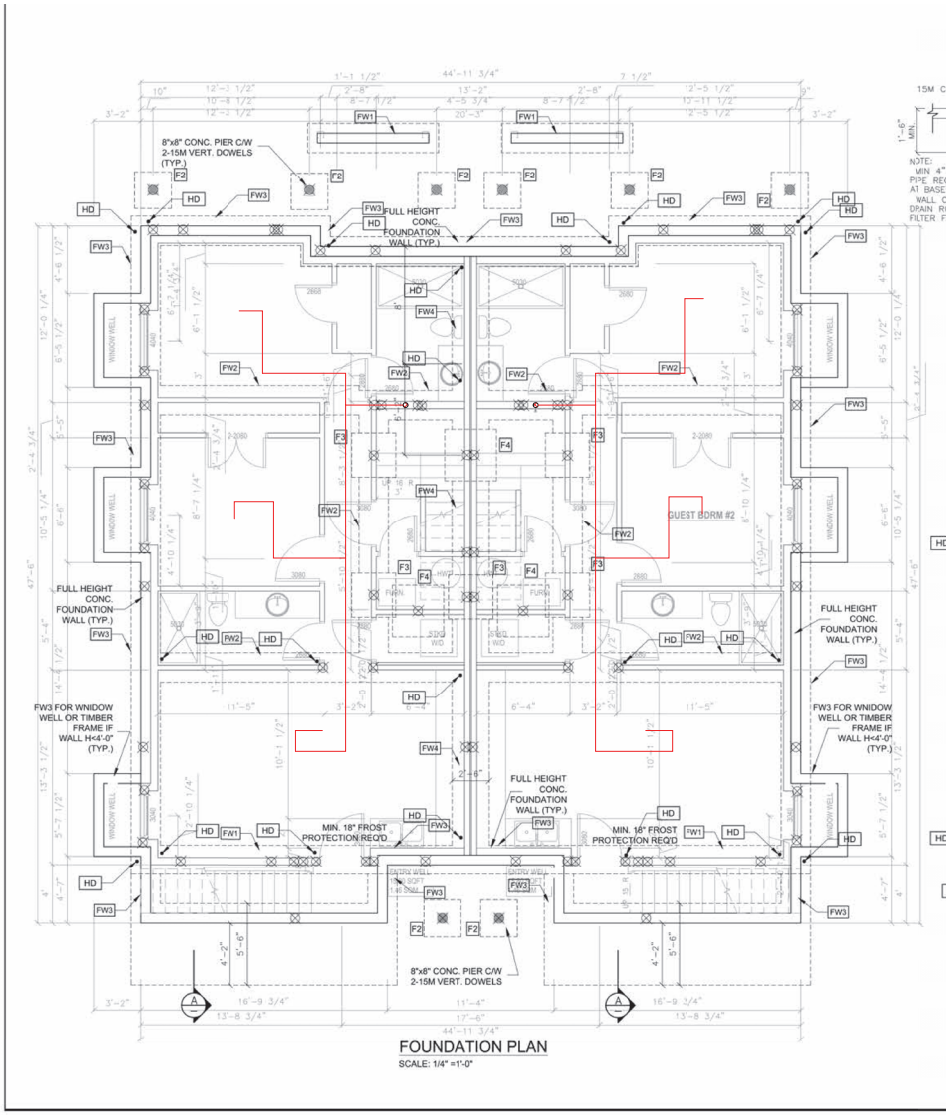
LOT 18 & 19 DUPLEX

CODE DETAILS

Project Number	24023
Date	2025-06-18
Drawn By	Author
Checked By	Checker

A07

Scale	As indicated



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No.	Description	Date

LOT 18 & 19 DUPLEX

RADON LAYOUT

Project Number	24023
Date	2025-06-18
Drawn By	Author
Checked By	Checker

A08

Scale	1/4" = 1'-0"

PLAN NOTES

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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.

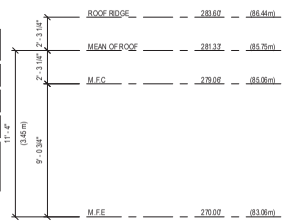
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

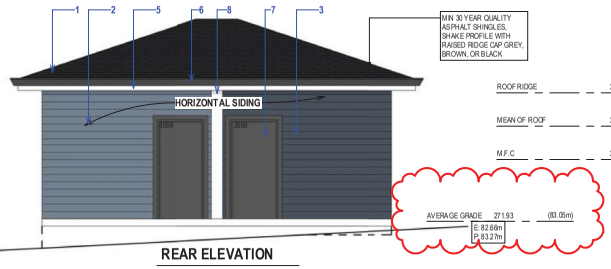
NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

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

ATTIC HATCHES TO BE WEATHERSTRIPPED

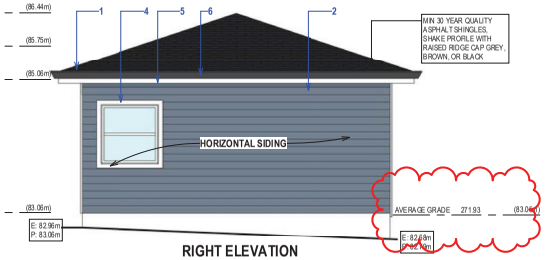
NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.





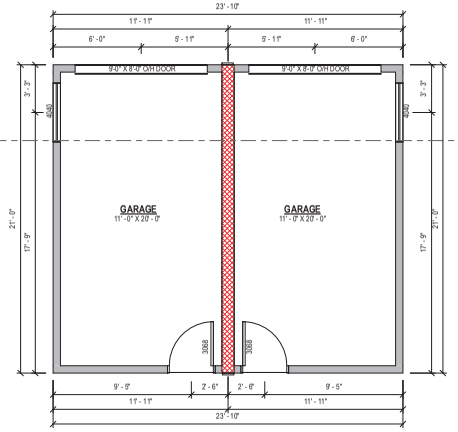
REAR ELEVATION

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



RIGHT ELEVATION

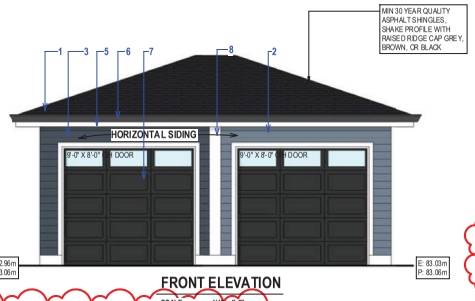
SCALE: 1/4" = 1'-0"



GARAGE FLOOR SQFT: 250.25 SQFT PER UNIT

MAIN FLOOR PLAN

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

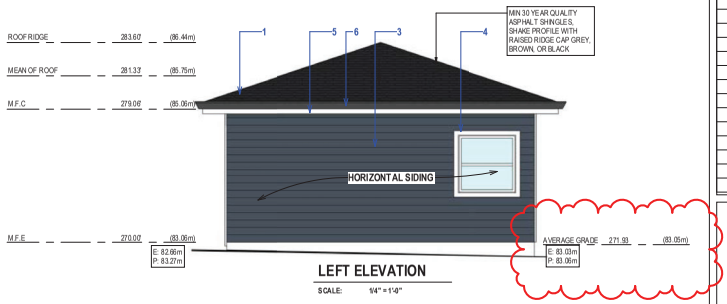


FRONT ELEVATION

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

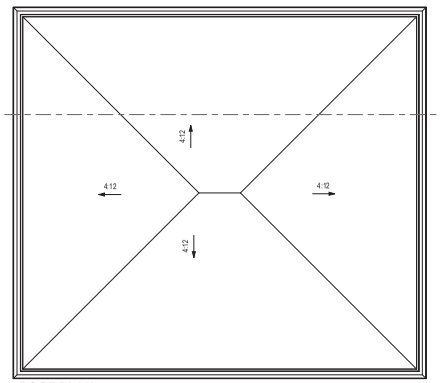
MATERIAL	COLOUR	BRAND
1 ROOF	DUAL BLACK	IKO
2 HORIZONTAL SIDING	SLATE GREY	AS PER SUPPLIER
3 HORIZONTAL SIDING #2	DARK SLATE	WESTFORM METALS
4 WINDOW	WHITE	AS PER SUPPLIER
5 FASCIA	CHANTILLY LACE	BENJAMIN MOORE
6 GUTTER/DOWNPIPE	BLACK	KAYCAN
7 GARAGE DOOR & DOOR	ONYX BLACK	BENJAMIN MOORE
8 WOOD TRIM	CHANTILLY LACE	BENJAMIN MOORE





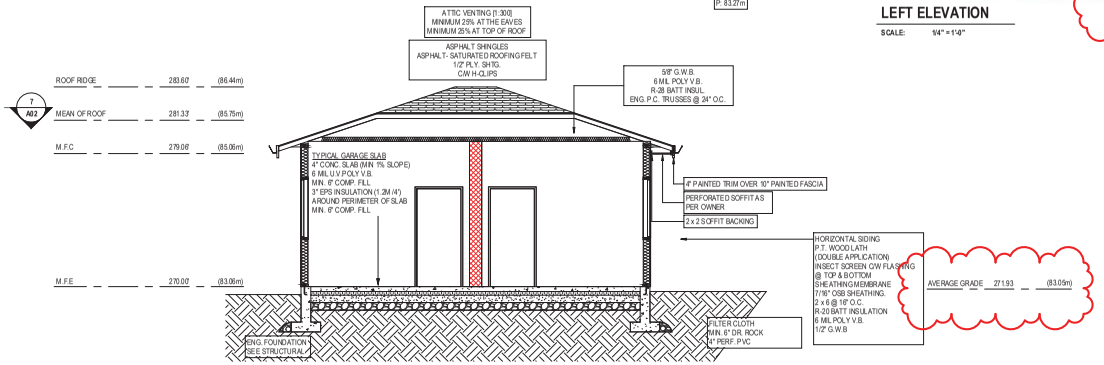
LEFT ELEVATION

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

LOT 18 & 19 GARAGE

FLOOR PLAN, ELEVATIONS & SECTION

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

A09

Scale 1/4" = 1'-0"

PROJECT STATISTICS

LEGAL DESCRIPTION: N/A

CIVIC ADDRESS: N/A

ZONING: R-CL (RH)

	PERMITTED	PROPOSED
SITE COVERAGE:	55% PER LOT	
BUILDING HEIGHT:	9m	8.98m
SETBACKS:		
FRONT:	2.9m	2.54m
REAR:	13m	13.03m
INT. SIDE:	1.2m	1.30m
EXT. SIDE:	2.9m	2.53m

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.

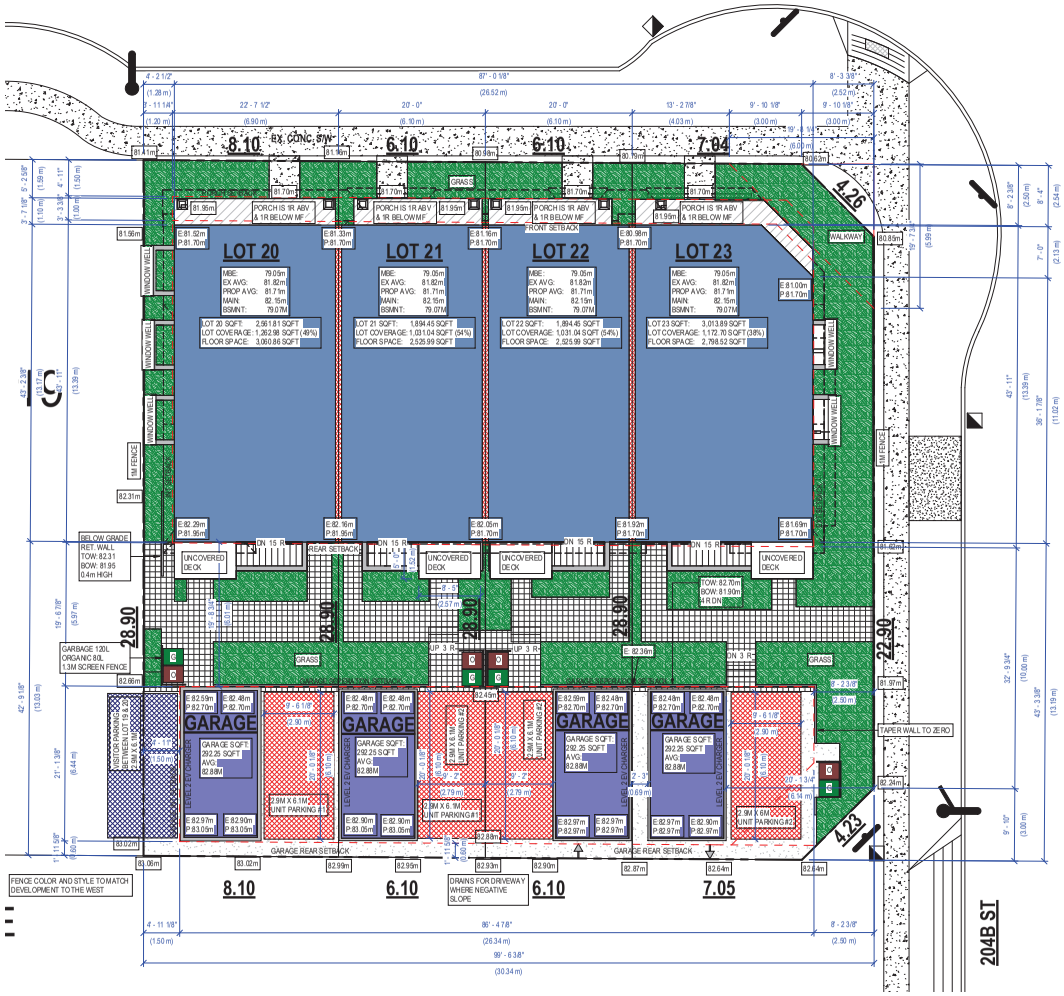
STORMWATER MANAGEMENT TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION

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

DRAWING INDEX

A00	COVER SHEET
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
A10	RADON LAYOUT





SITE PLAN

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

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No.	Description	Date
1	ISSUED FOR REVIEW/PERMIT	XX-XX-202 1

LOT 20-23 ROWHOME

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.

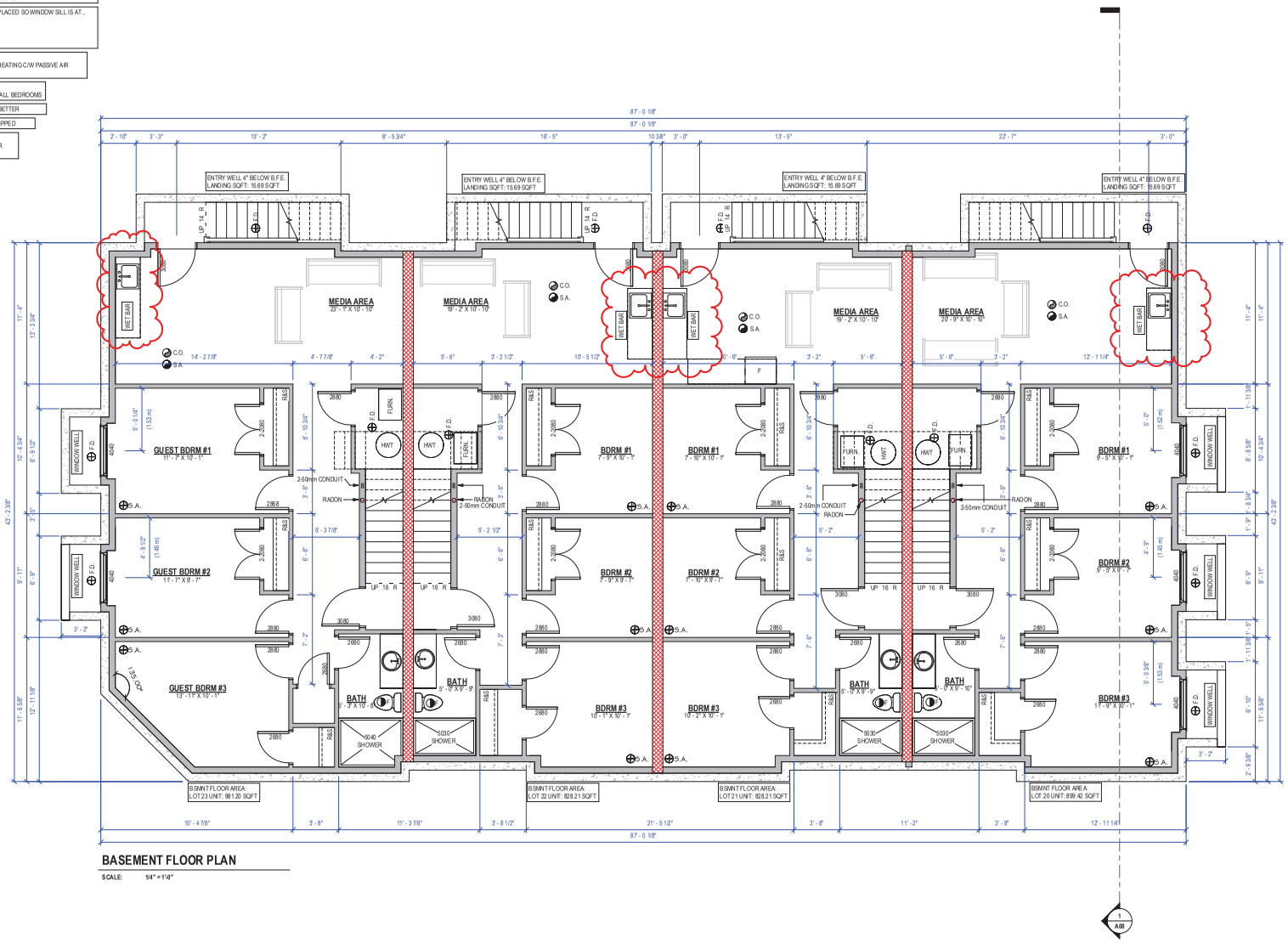
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

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.



BASEMENT FLOOR PLAN

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

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No.	Description	Date
1	ISSUED FOR REVIEW/PERMIT	XX-XX-202 1

LOT 20-23 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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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

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

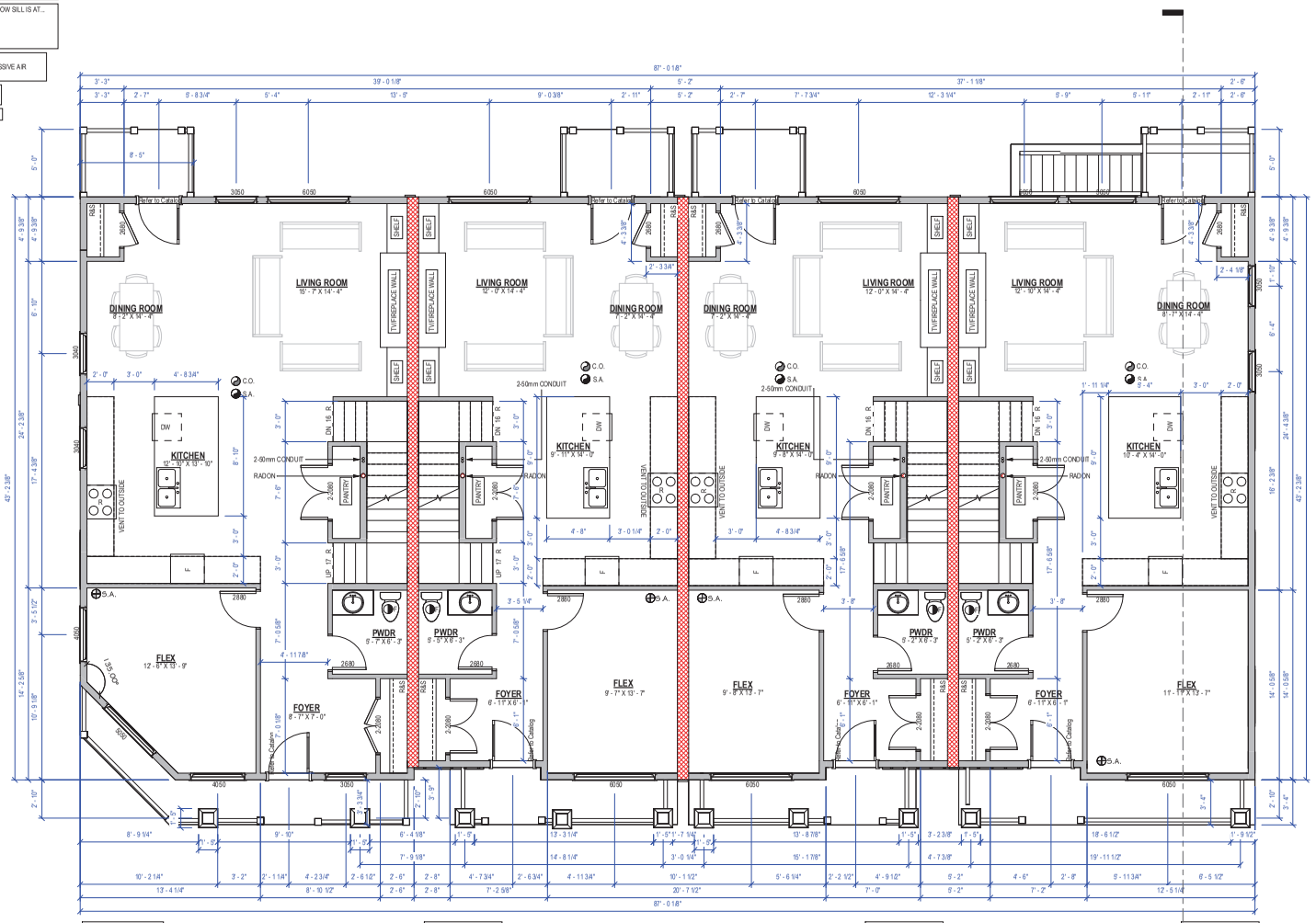
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

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.



MAIN FLOOR AREA:
LOT 23 UNIT: 1039.83 SQFT
GARAGE: 223.15 SQFT

MAIN FLOOR AREA:
LOT 22 UNIT: 848.89 SQFT
GARAGE: 223.15 SQFT

MAIN FLOOR AREA:
LOT 21 UNIT: 848.88 SQFT
GARAGE: 223.15 SQFT

MAIN FLOOR AREA:
LOT 20 UNIT: 949.35 SQFT
GARAGE: 223.15 SQFT

MAIN FLOOR PLAN

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

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No.	Description	Date
1	ISSUED FOR REVIEW/PERMIT	XX-XX-202 1

LOT 20-23 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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REFER TO ATTACHED DETAILS AND ENGINEERS DRAWINGS FOR ADDITIONAL FOUNDATION REQUIREMENTS

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

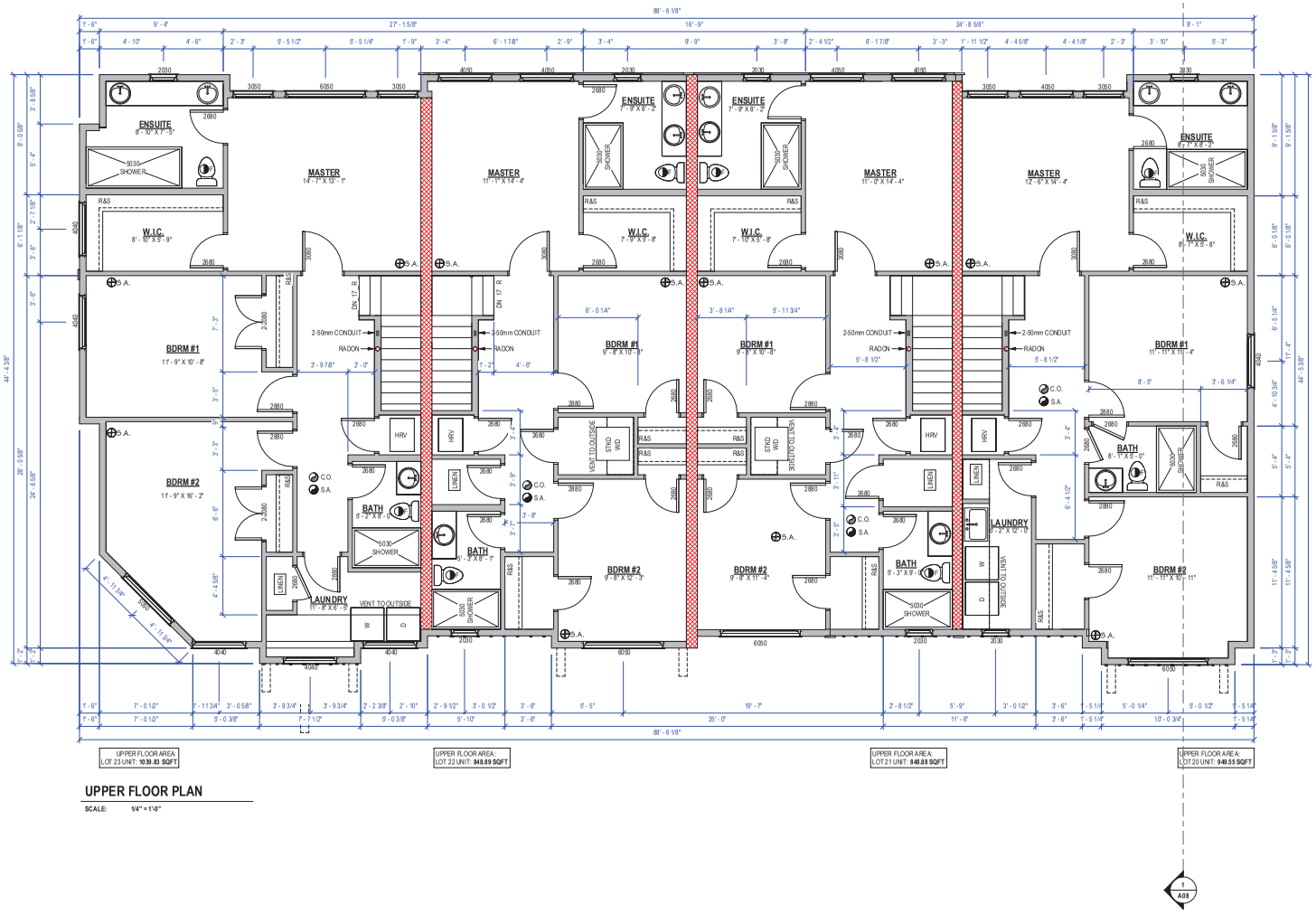
NOTE:
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NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

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

ATTIC HATCHES TO BE WEATHERSTRIPPED

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.



UPPER FLOOR PLAN

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

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No.	Description	Date
1	ISSUED FOR REVIEW/PERMIT	XX-XX-202 1

LOT 20-23 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)

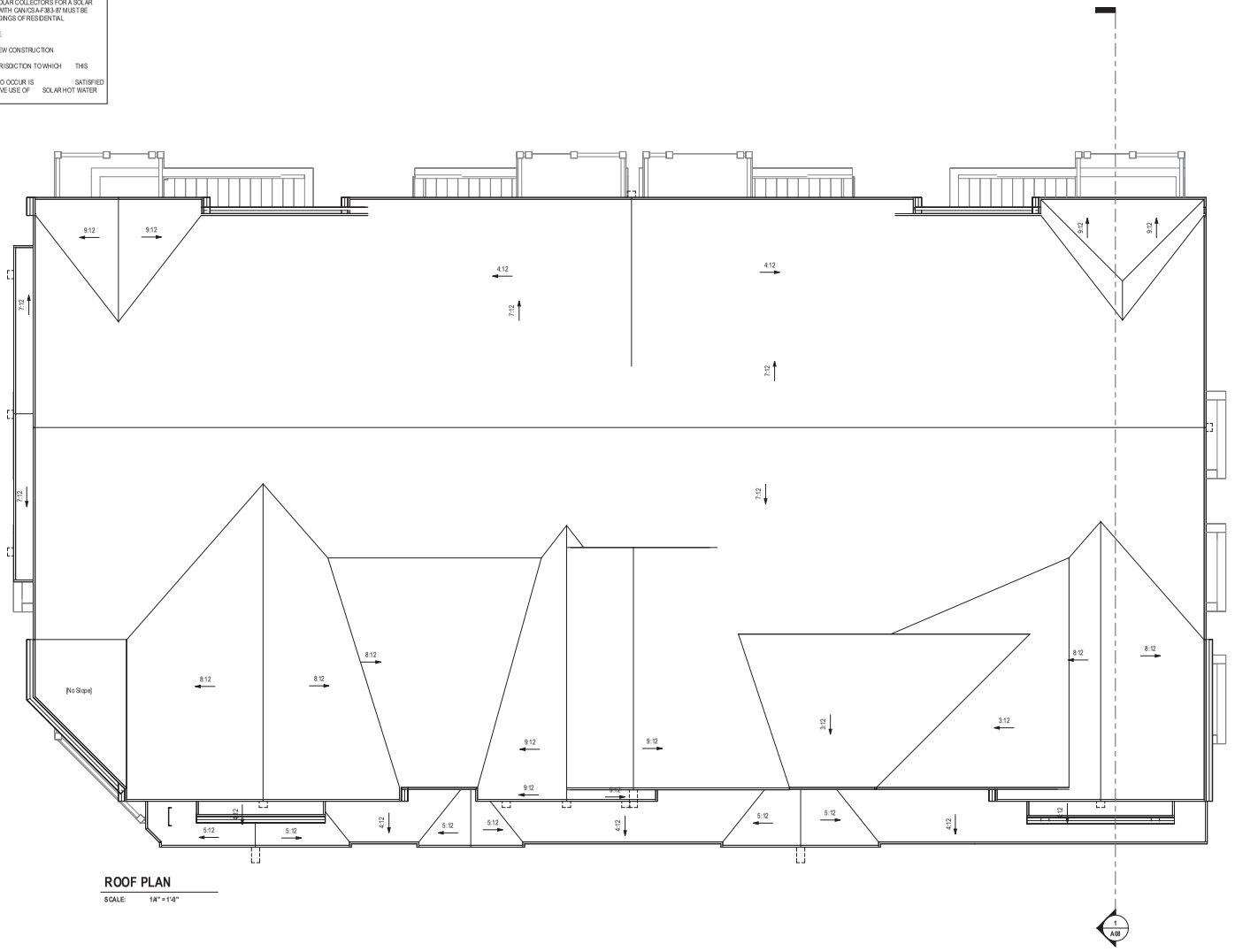
NOTE:
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NOTE:
TRUSS LAYOUT TO BE FINALISED AND CONFIRMED WITH TRUSS MANUFACTURER AND ENGINEERED PRIOR TO START OF CONSTRUCTION
CONFIRM HEEL HEIGHT

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"

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No.	Description	Date
1	ISSUED FOR REVIEW/PERMIT	XX-XX-202 1

LOT 20-23 ROWHOME

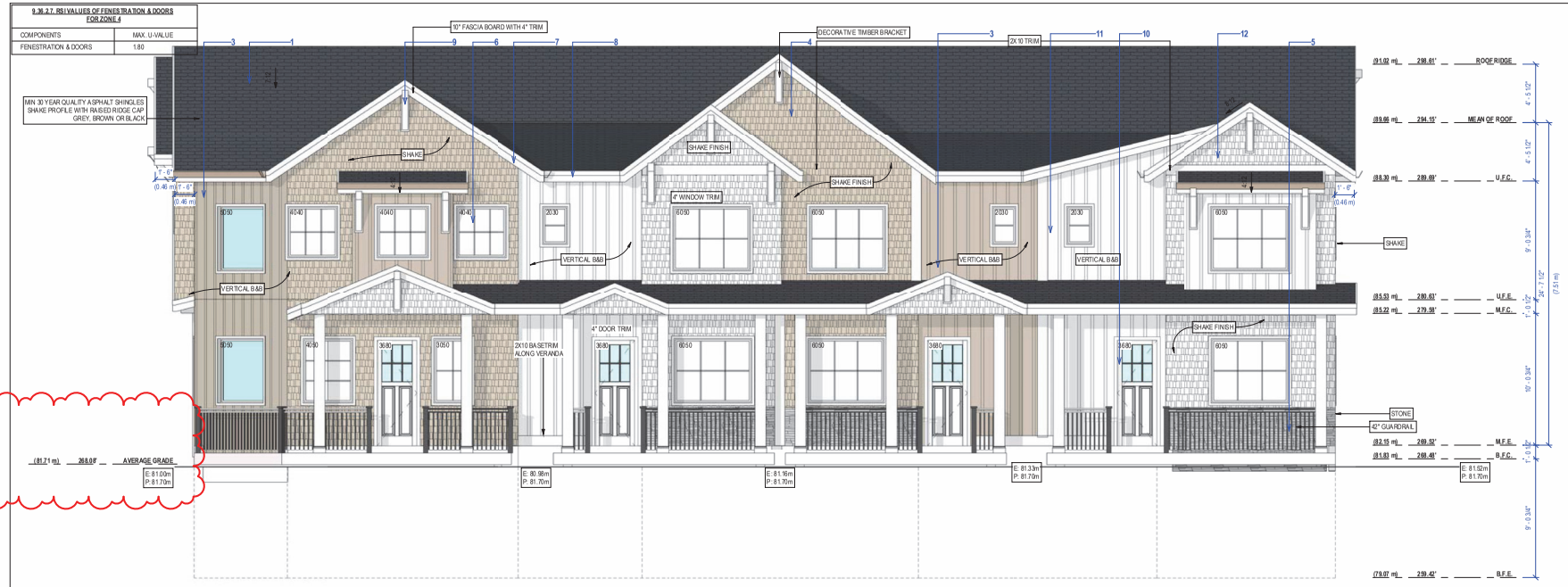
ROOF PLAN

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

A05

Scale 1/4" = 1'-0"

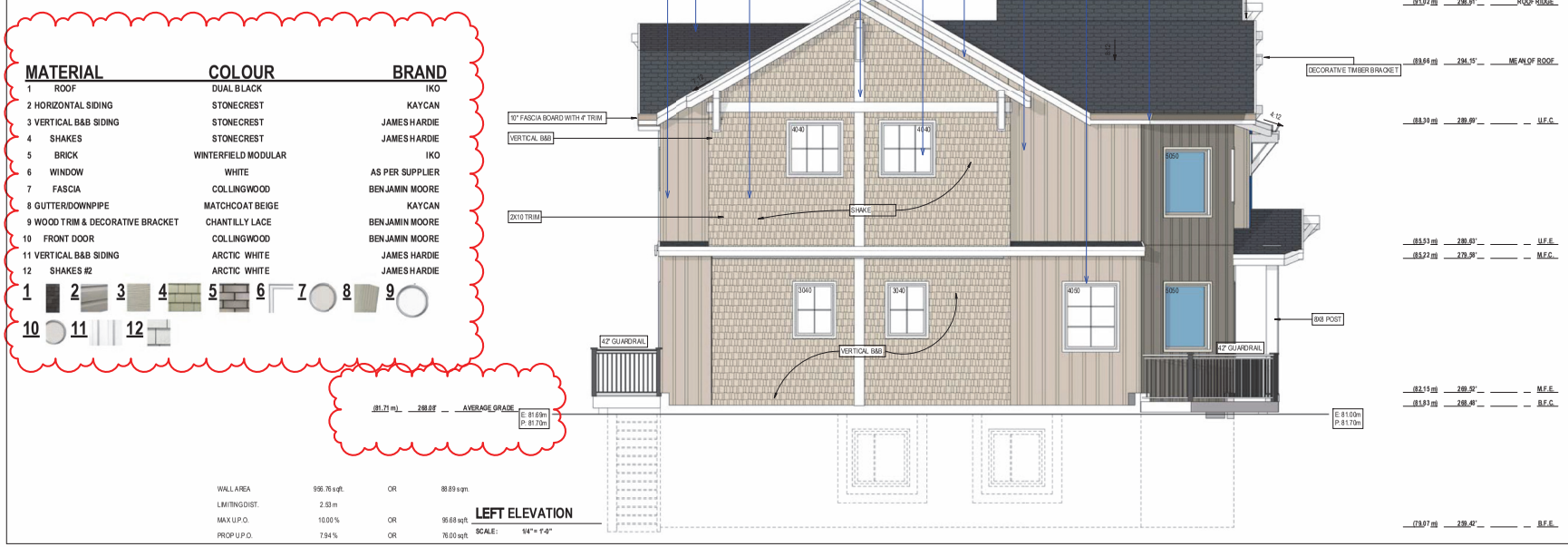
9.36.2.7. RSI VALUES OF FENESTRATION & DOORS FOR ZONE 4	
COMPONENTS	MAX. U-VALUE
FENESTRATION & DOORS	1.80



FRONT ELEVATION

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

MATERIAL	COLOUR	BRAND
1 ROOF	DUAL BLACK	IKO
2 HORIZONTAL SIDING	STONECREST	KAYCAN
3 VERTICAL B&B SIDING	STONECREST	JAMES HARDIE
4 SHAKES	STONECREST	JAMES HARDIE
5 BRICK	WINTERFIELD MODULAR	IKO
6 WINDOW	WHITE	AS PER SUPPLIER
7 FASCIA	COLLINGWOOD	BENJAMIN MOORE
8 GUTTER/DOWNPIPE	MATCHCOAT BEIGE	KAYCAN
9 WOOD TRIM & DECORATIVE BRACKET	CHANTILLY LACE	BENJAMIN MOORE
10 FRONT DOOR	COLLINGWOOD	BENJAMIN MOORE
11 VERTICAL B&B SIDING	ARCTIC WHITE	JAMES HARDIE
12 SHAKES #2	ARCTIC WHITE	JAMES HARDIE



WALL AREA	956.76 sq.ft.	OR	88.89 sq.m.
LIMITING DIST.	2.53 m		
MAX U.P.O.	10.00 %	OR	95.68 sq.ft.
PROP U.P.O.	7.94 %	OR	76.00 sq.ft.

LEFT ELEVATION

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

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No.	Description	Date
1	ISSUED FOR REVIEW/PERMIT	XX-XX-202 1

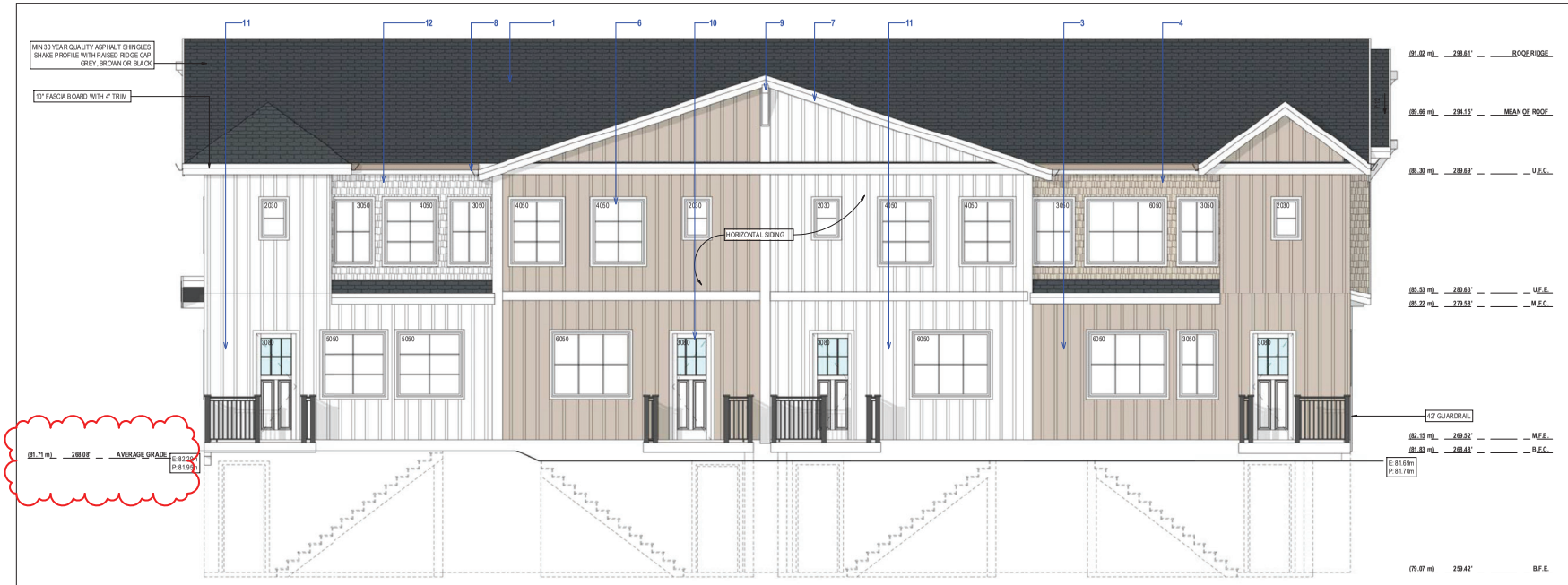
LOT 20-23 ROWHOME

ELEVATIONS

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

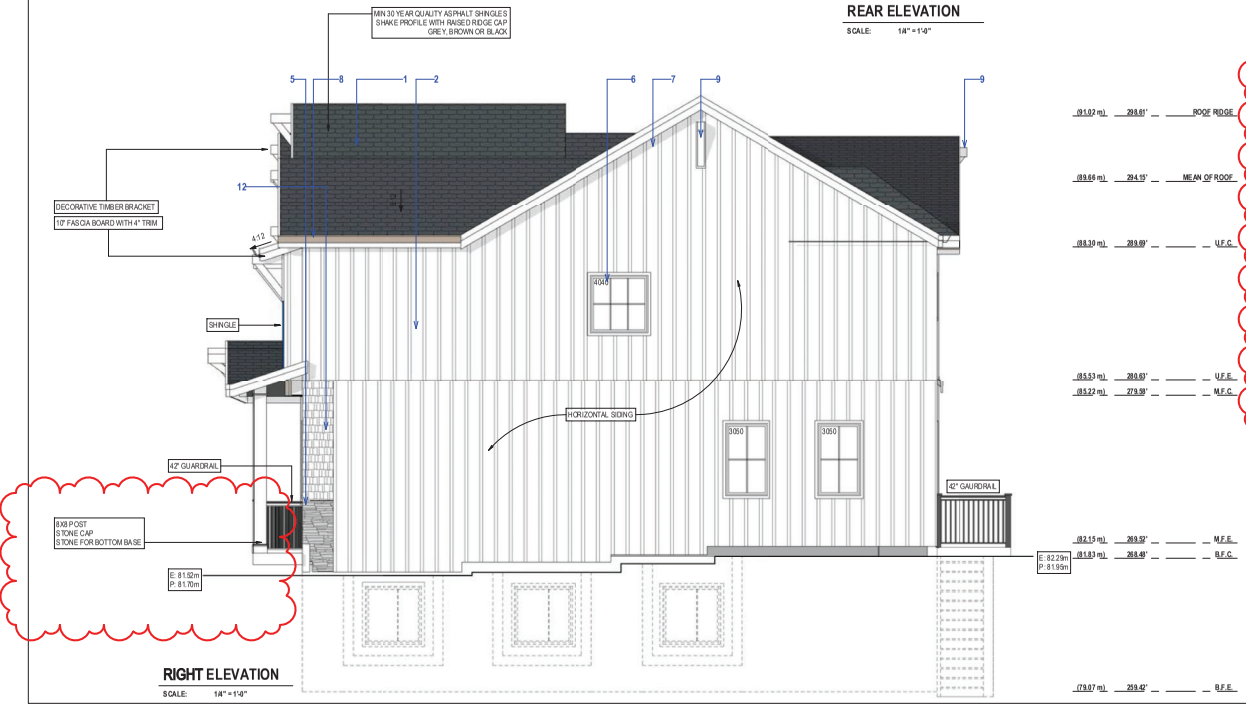
A06

Scale 1/4" = 1'-0"



REAR ELEVATION

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



RIGHT ELEVATION

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

MATERIAL	COLOUR	BRAND
1 ROOF	DUAL BLACK	IKO
2 HORIZONTAL SIDING	STONECREST	KAYCAN
3 VERTICAL B&B SIDING	STONECREST	JAMES HARDIE
4 SHAKES	STONECREST	JAMES HARDIE
5 BRICK	WINTERFIELD MODULAR	IKO
6 WINDOW	WHITE	AS PER SUPPLIER
7 FASCIA	COLLINGWOOD	BENJAMIN MOORE
8 GUTTER/DOWNPIPE	MATCHCOAT BEIGE	KAYCAN
9 WOOD TRIM & DECORATIVE BRACKET	CHANTILLY LACE	BENJAMIN MOORE
10 FRONT DOOR	COLLINGWOOD	BENJAMIN MOORE
11 VERTICAL B&B SIDING	ARCTIC WHITE	JAMES HARDIE
12 SHAKES #2	ARCTIC WHITE	JAMES HARDIE



WALL AREA	1040.86 sq.ft.	OR	96.70 sq.m.
LIMITING DIST.	1.30 m		
MAX U.P.O.	7.00 %	OR	72.86 sq.ft.
PROP U.P.O.	3.25 %	OR	33.87 sq.ft.

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 REVIEW/PERMIT	XX-XX-2021

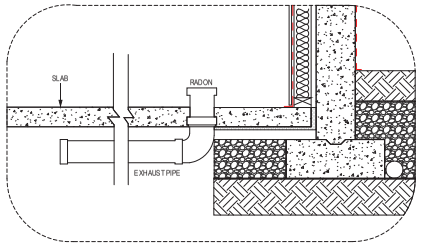
LOT 20-23 ROWHOME

ELEVATIONS

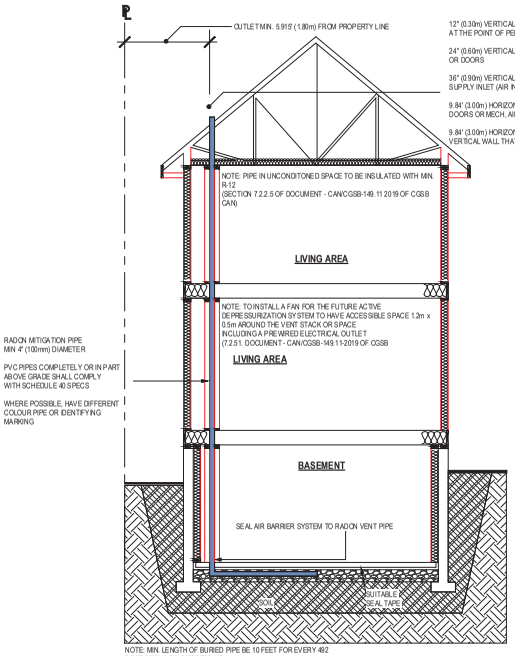
Project Number	24023
Date	2024-09-10
Drawn By	-
Checked By	-

A07

Scale 1/4" = 1'-0"



RADON CONTROL BCBC 9.13.4.3

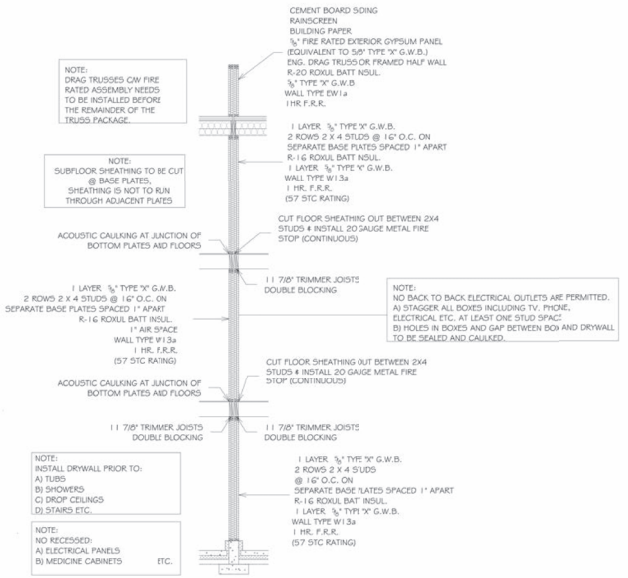


RADON MITIGATION CROSS SECTION



Section 1

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



SECTION NOTES

NOTES:
REFER TO ACCOMPANYING ENGINEER'S DRAWINGS FOR FOUNDATION REQUIREMENTS

NOTE:
ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL BELOW THE MAXIMUM FROST PENETRATION DEPTH

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

CONFIRM HEEL HEIGHT

ARCADIA DESIGNS

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No.	Description	Date
1	ISSUED FOR REVIEW/PERMIT	XX-XX-202 1

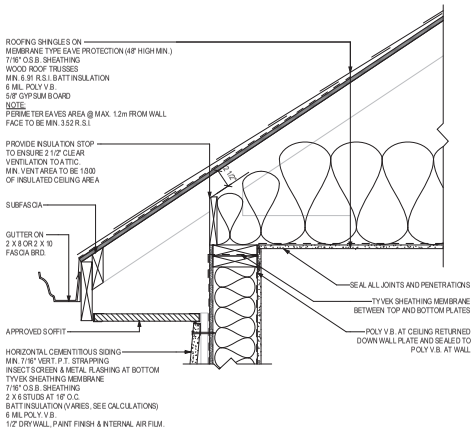
LOT 20-23 ROWHOME

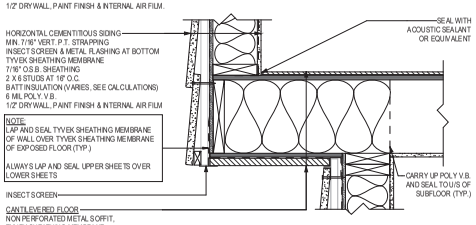
SECTIONS & DETAILS

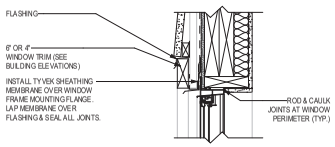
Project Number	24023
Date	2024-09-10
Drawn By	-
Checked By	-

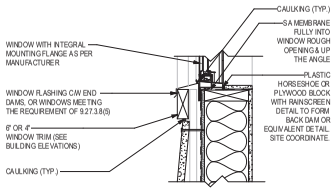
A08

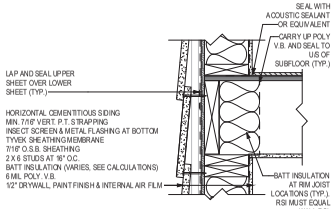
Scale 1/4" = 1'-0"





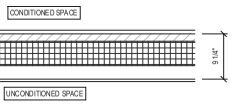




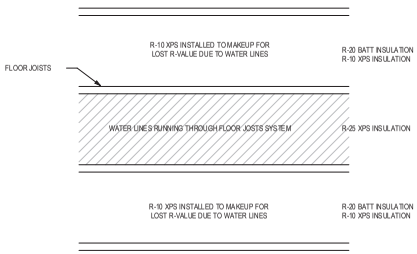


RAINSCREEN DETAILS

SCALE: 1 1/2" = 1'-0"



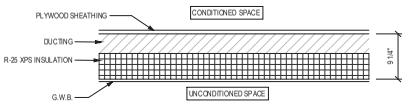
SECTION



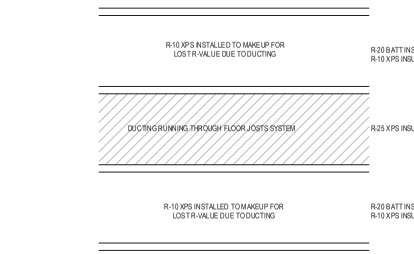
PLAN VIEW

TO REDUCE THERMAL LOSSES FROM PIPING SYSTEMS, PIPING FROM HEATING AND COOLING EQUIPMENT MUST BE LOCATED INSIDE THE PLANE OF INSULATION. WHERE PIPING IS INSTALLED OUTSIDE THE PLANE OF INSULATION, ADDITIONAL INSULATION IS REQUIRED TO ACHIEVE A THERMAL RESISTANCE EQUIVALENT TO EXTERIOR ABOVE GRADE WALL REQUIREMENTS. (R-26.92)

WATER LINES DETAIL



SECTION



PLAN VIEW

TRANSVERSE AND LONGITUDINAL JOINTS IN DUCT WORK MUST BE SEALED USING AN APPROVED TAPE AND SEALANT WHEN OUTSIDE THE PLANE OF INSULATION

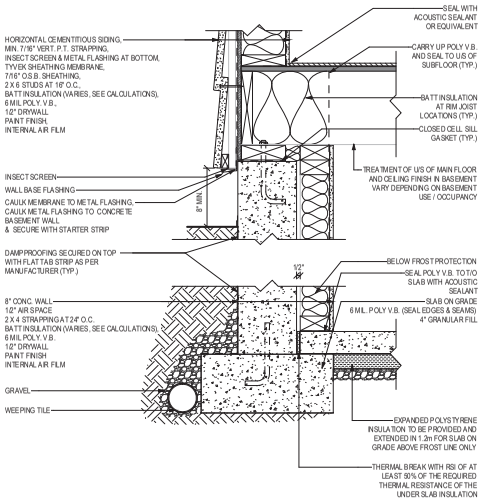
DUCTS MUST BE INSULATED TO THE SAME LEVEL AS REQUIRED FOR WALLS IF THEY ARE OUTSIDE OF THE ENVELOPE AND CARRYING CONDITIONED AIR. (R-26.92)

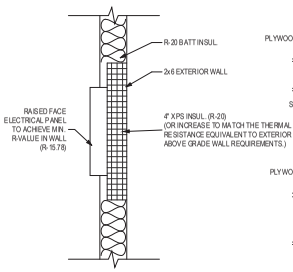
HVAC DETAIL

FLOOR OVER UNCONDITIONED SPACE TRADE OFF

SCALE: 1" = 1'-0"

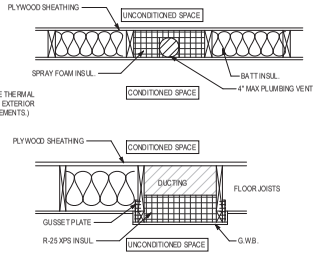
THE DETAILS SHOWN ON THIS SHEET ARE REPRESENTATIVE OF AN EXTERNAL SIDING TREATMENT REQUIRING A RAINSCREEN SYSTEM (E.G.) CEMENTITIOUS SIDING. IT SHOULD BE NOTED THAT NOT ALL EXTERNAL SIDING REQUIRES A RAINSCREEN SYSTEM (E.G.) VINYL. CONTRACTOR TO CONFIRM PRIOR TO COMMENCEMENT OF WORK ON SITE.





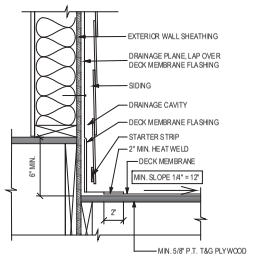
ELECTRICAL PANEL ON EXTERIOR WALL DETAIL

SCALE: 1" = 1'-0"



PLUMBING WALL TRADE OFF DETAIL

SCALE: 1" = 1'-0"



DECK MEMBRANE/WOOD WALL

SCALE: 2" = 1'-0"

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No.	Description	Date

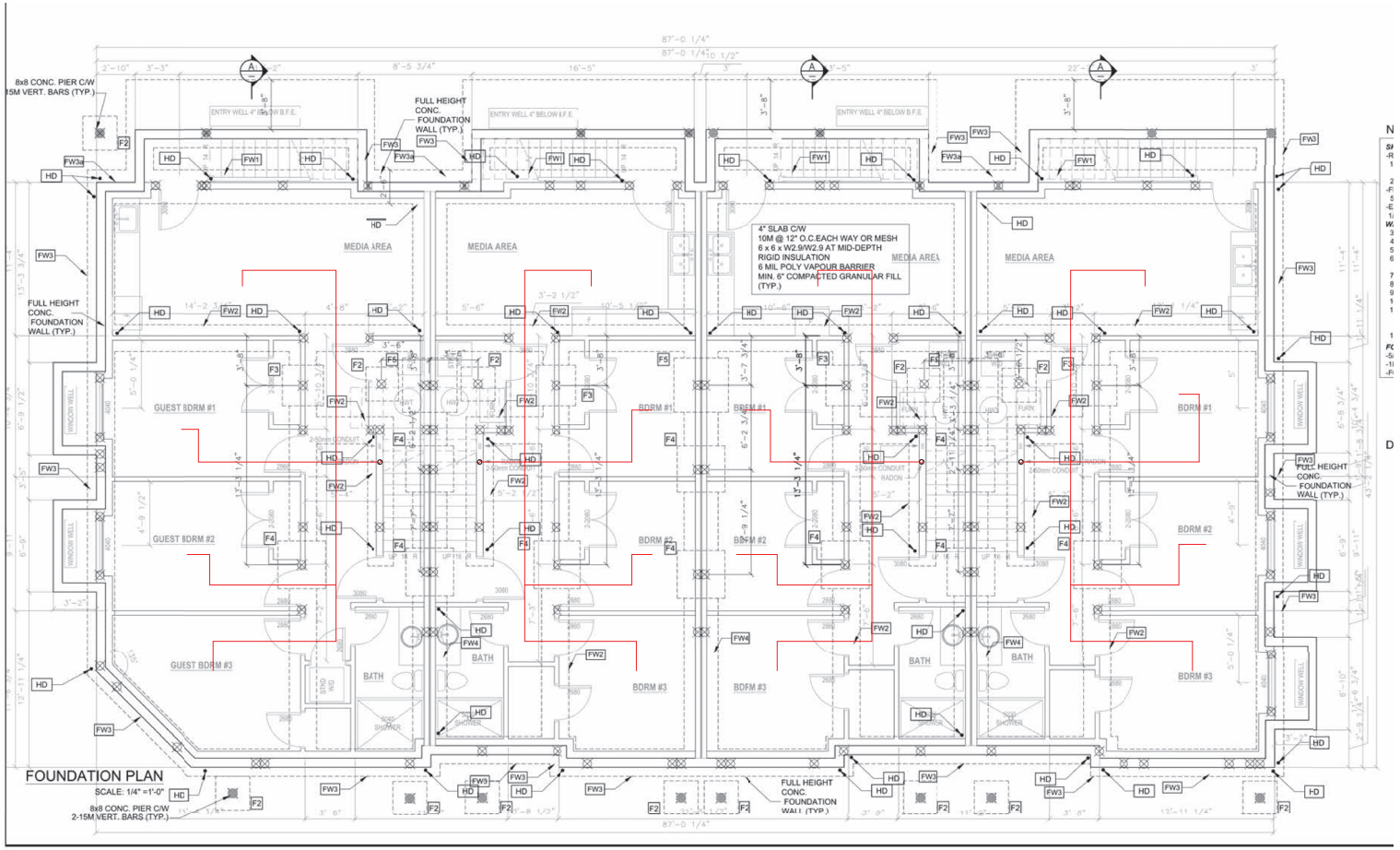
LOT 20-23 ROWHOME

CODE DETAILS

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

A09

Scale	As indicated



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No.	Description	Date

LOT 20-23 ROWHOME

RADON LAYOUT

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

A10

Scale	1/4" = 1'-0"

PLAN NOTES

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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.

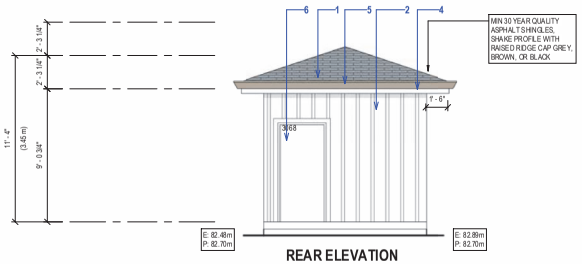
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

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

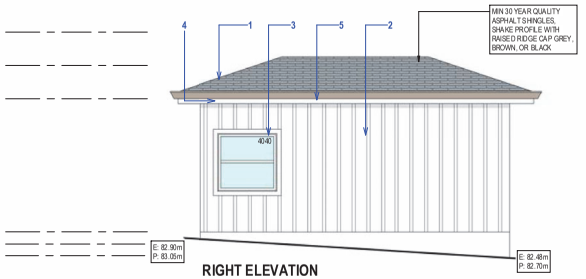
ATTIC HATCHES TO BE WEATHERSTRIPPED

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.



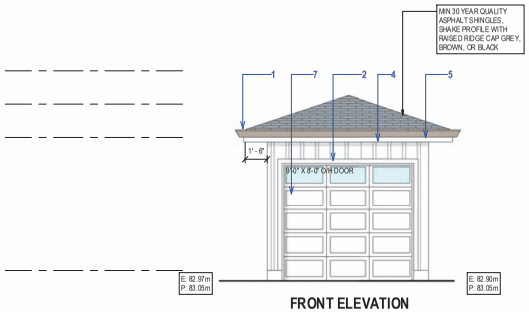
REAR ELEVATION

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



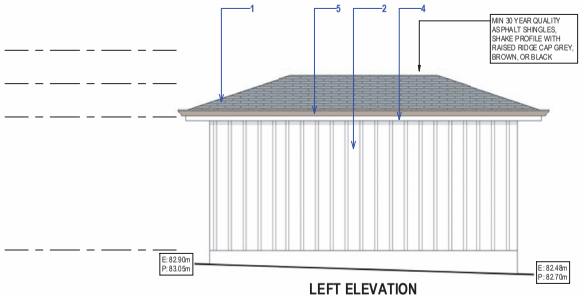
RIGHT ELEVATION

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



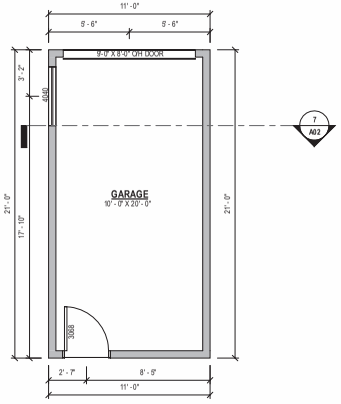
FRONT ELEVATION

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



LEFT ELEVATION

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



7 A02

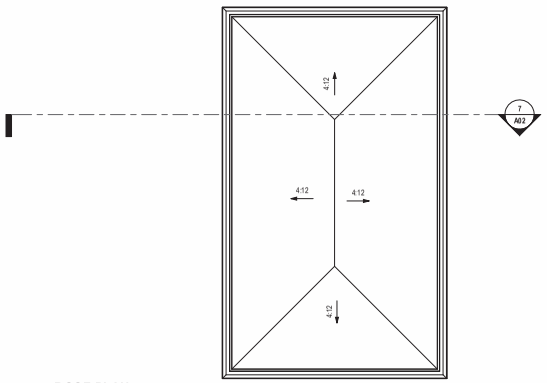
GARAGE FLOOR SQFT: 250.25 SQFT

MAIN FLOOR PLAN

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

MATERIAL		COLOUR	BRAND
1	ROOF	DUAL BLACK	IKO
2	VERTICAL B&B	WHITE	JAMES HARDIE
3	WINDOW	WHITE	AS PER SUPPLIER
4	FASCIA	COLLINGWOOD	BENJAMIN MOORE
5	GUTTER/DOWN PIPE	MATCHCOAT BEIGE	KAYCAN
6	FRONT DOOR	COLLINGWOOD	BENJAMIN MOORE
7	GARAGE DOOR	COLLINGWOOD	BENJAMIN MOORE

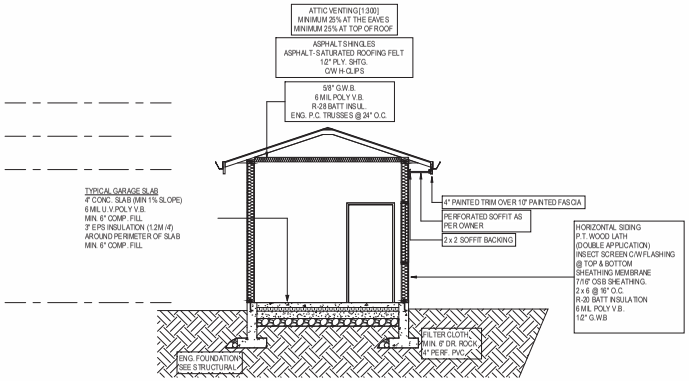




7 A02

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 20 GARAGE

FLOOR PLAN, ELEVATIONS & SECTION

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

A11

Scale	1/4" = 1'-0"

PLAN NOTES

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

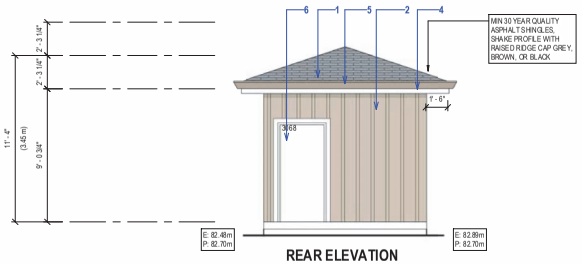
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

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

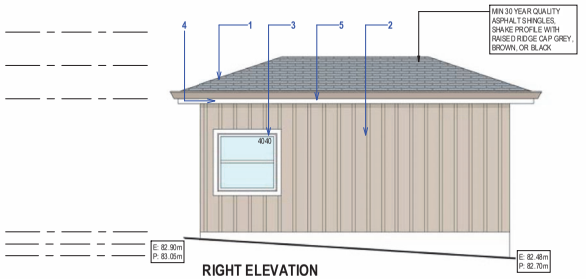
ATTIC HATCHES TO BE WEATHERSTRIPPED

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.



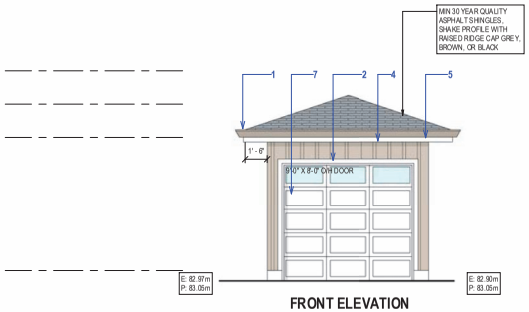
REAR ELEVATION

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



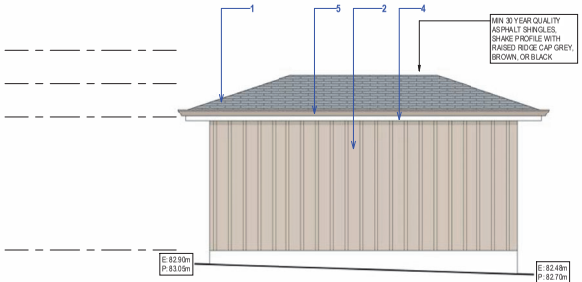
RIGHT ELEVATION

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



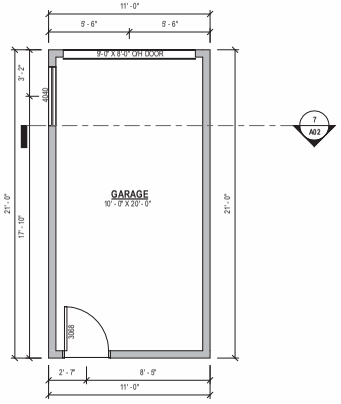
FRONT ELEVATION

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



LEFT ELEVATION

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



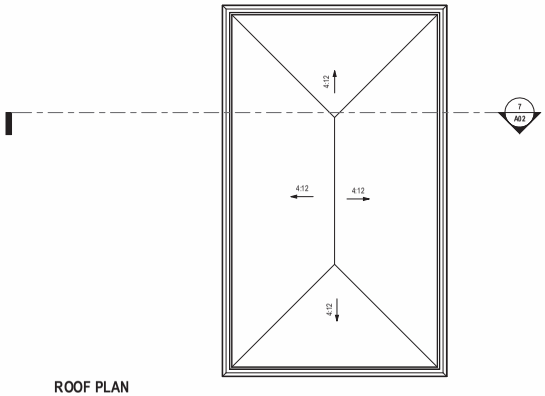
GARAGE FLOOR SQFT: 250.25 SQFT

MAIN FLOOR PLAN

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

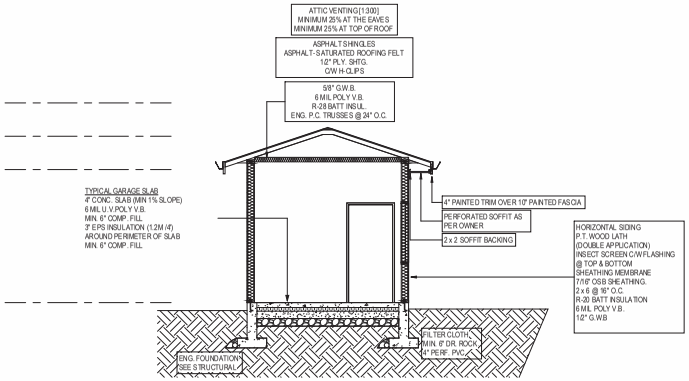
MATERIAL	COLOUR	BRAND
1 ROOF	DUAL BLACK	IKO
2 VERTICAL B&B	STONECREST	JAMES HARDIE
3 WINDOW	WHITE	AS PER SUPPLIER
4 FASCIA	COLLINGWOOD	BENJAMIN MOORE
5 GUTTER/DOWN PIPE	MATCHCOAT BEIGE	KAYCAN
6 FRONT DOOR	COLLINGWOOD	BENJAMIN MOORE
7 GARAGE DOOR	COLLINGWOOD	BENJAMIN MOORE





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 21 GARAGE

FLOOR PLAN, ELEVATIONS & SECTION

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

A12

Scale 1/4" = 1'-0"

PLAN NOTES

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

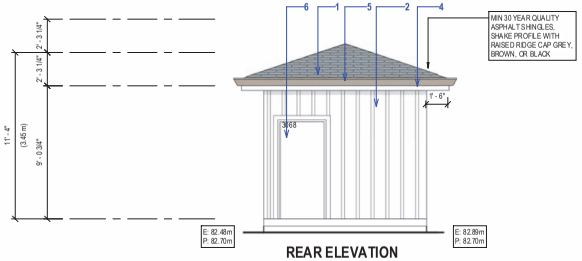
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

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

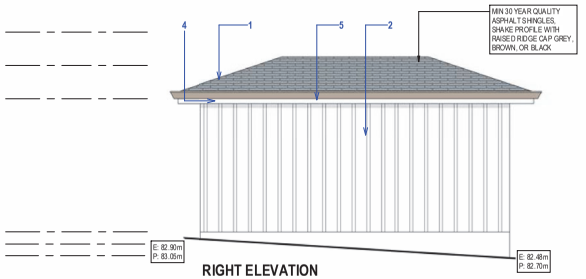
ATTIC HATCHES TO BE WEATHERSTRIPPED

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.



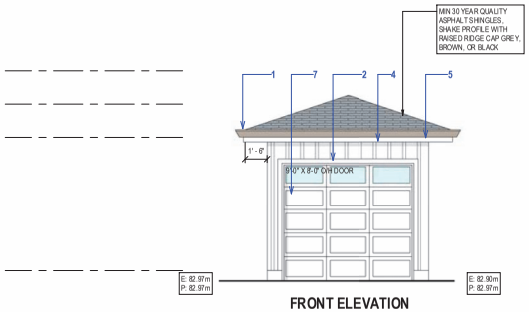
REAR ELEVATION

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



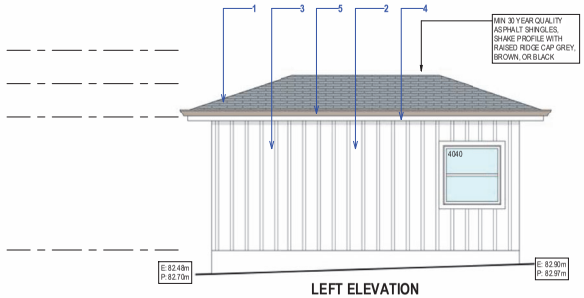
RIGHT ELEVATION

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



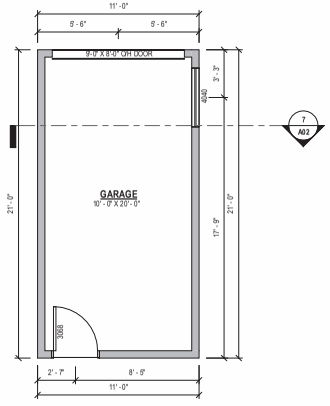
FRONT ELEVATION

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



LEFT ELEVATION

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



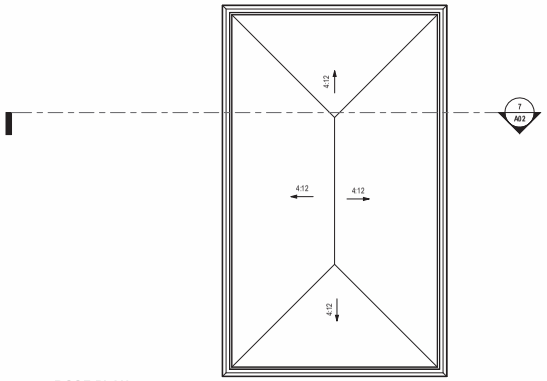
GARAGE FLOOR SQFT: 250.25 SQFT

MAIN FLOOR PLAN

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

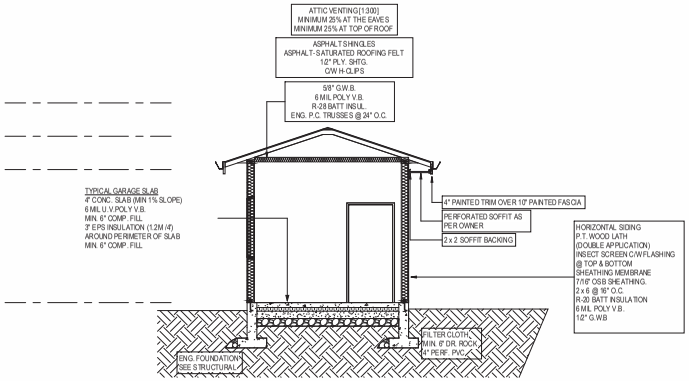
	MATERIAL	COLOUR	BRAND
1	ROOF	DUAL BLACK	IKO
2	VERTICAL B&B	WHITE	JAMES HARDIE
3	WINDOW	WHITE	AS PER SUPPLIER
4	FASCIA	COLLINGWOOD	BENJAMIN MOORE
5	GUTTER/DOWN PIPE	MATCHCOAT BEIGE	KAYCAN
6	FRONT DOOR	COLLINGWOOD	BENJAMIN MOORE
7	GARAGE DOOR	COLLINGWOOD	BENJAMIN MOORE





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 22 GARAGE

FLOOR PLAN, ELEVATIONS & SECTION

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

A13

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.

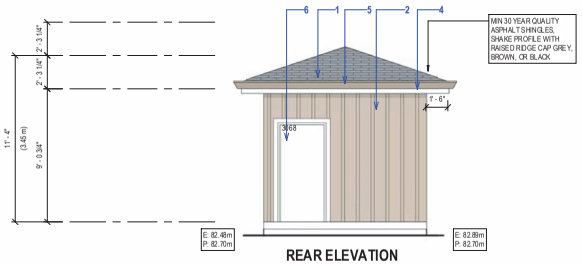
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

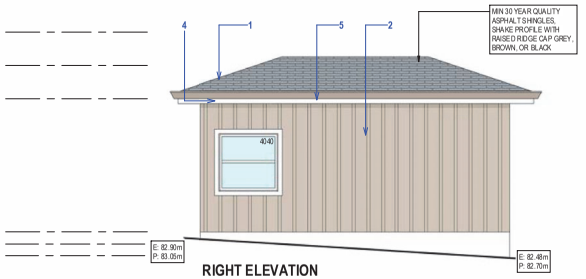
ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER

ATTIC HATCHES TO BE WEATHERSTRIPPED

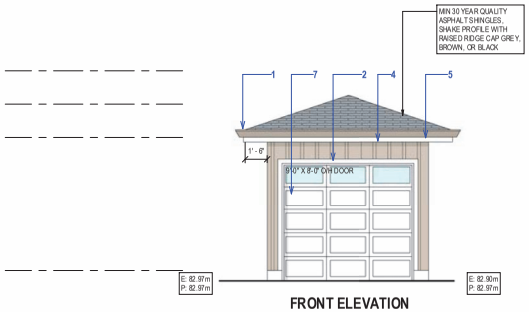
NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.



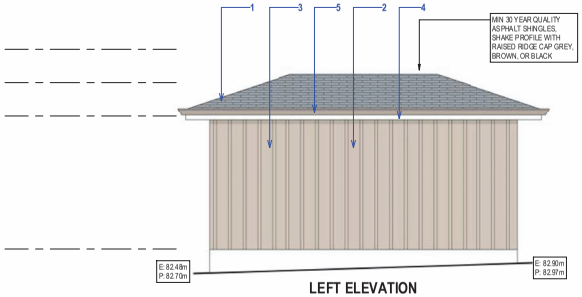
REAR ELEVATION
SCALE: 1/4" = 1'-0"



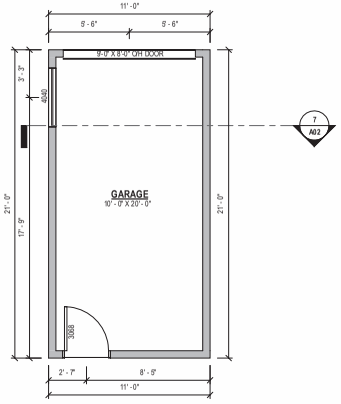
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



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

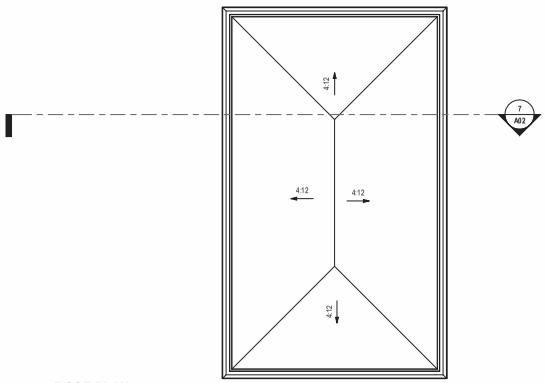


GARAGE FLOOR SQFT: 250.25 SQFT

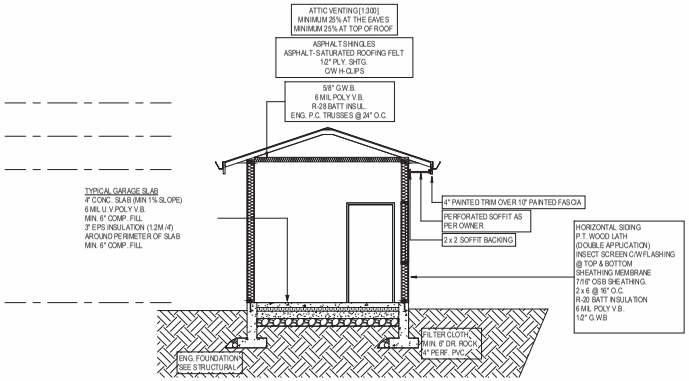
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

MATERIAL		COLOUR	BRAND
1	ROOF	DUAL BLACK	IKO
2	VERTICAL B&B	STONECREST	JAMES HARDIE
3	WINDOW	WHITE	AS PER SUPPLIER
4	FASCIA	COLLINGWOOD	BENJAMIN MOORE
5	GUTTER/DOWN PIPE	MATCHCOAT BEIGE	KAYCAN
6	FRONT DOOR	COLLINGWOOD	BENJAMIN MOORE
7	GARAGE DOOR	COLLINGWOOD	BENJAMIN MOORE





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 23 GARAGE

FLOOR PLAN, ELEVATIONS & SECTION

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

A14

Scale	1/4" = 1'-0"

PROJECT STATISTICS

LEGAL DESCRIPTION: N/A

CIVIC ADDRESS: N/A

ZONING: R-CL (RH)

	PERMITTED	PROPOSED
SITE COVERAGE:	55% PER LOT	
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.

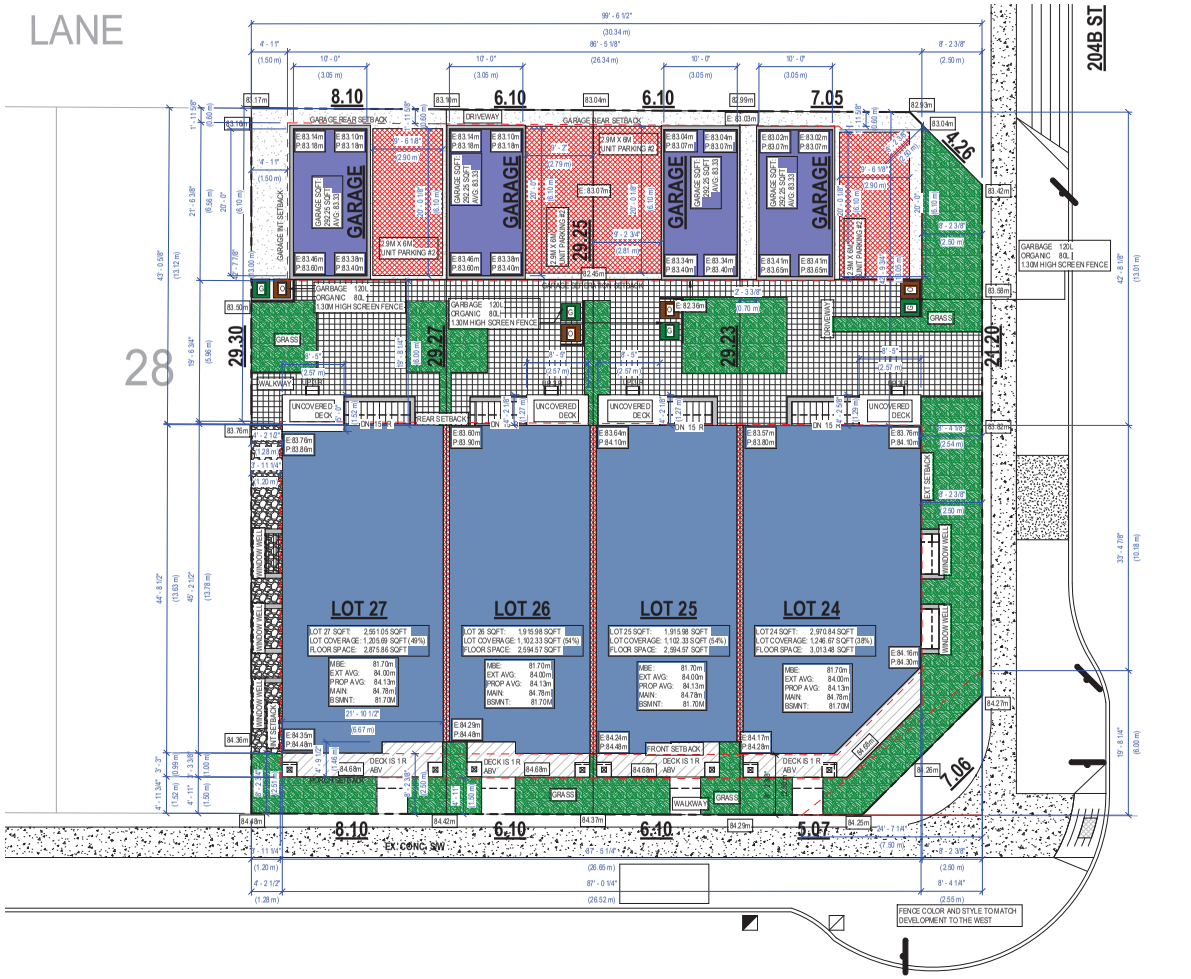
STORMWATER MANAGEMENT TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION

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





SITE PLAN

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

ON EACH LOT:
MIN 25 SHRUBS OF MIN 3 GALLON POT
SOD TO STREET
MIN 30MM TOPSOIL IN ALL YARDS
REPLACEMENT TREES AS PER TREE PLAN

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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

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U.N.O.

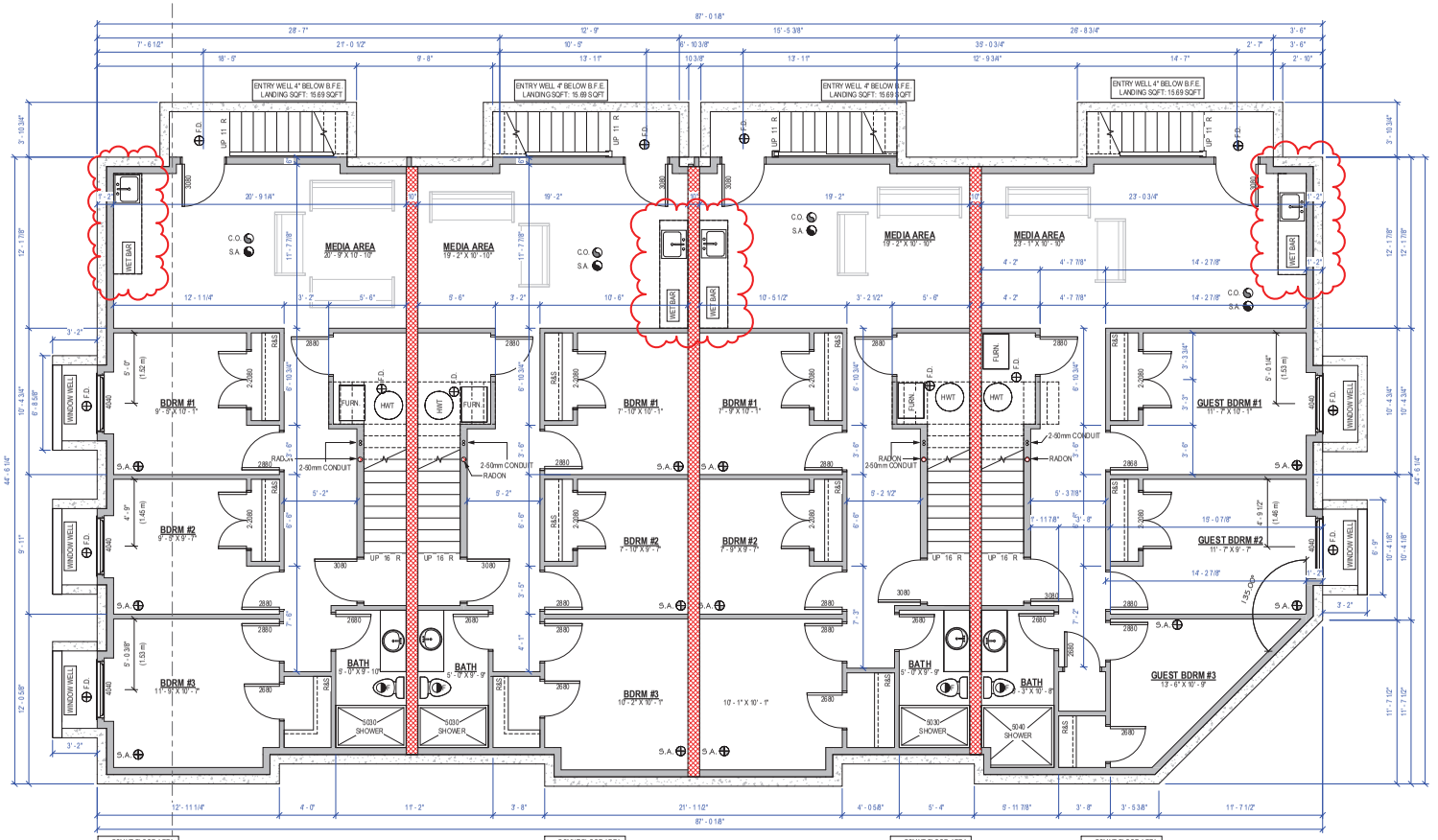
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

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.



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

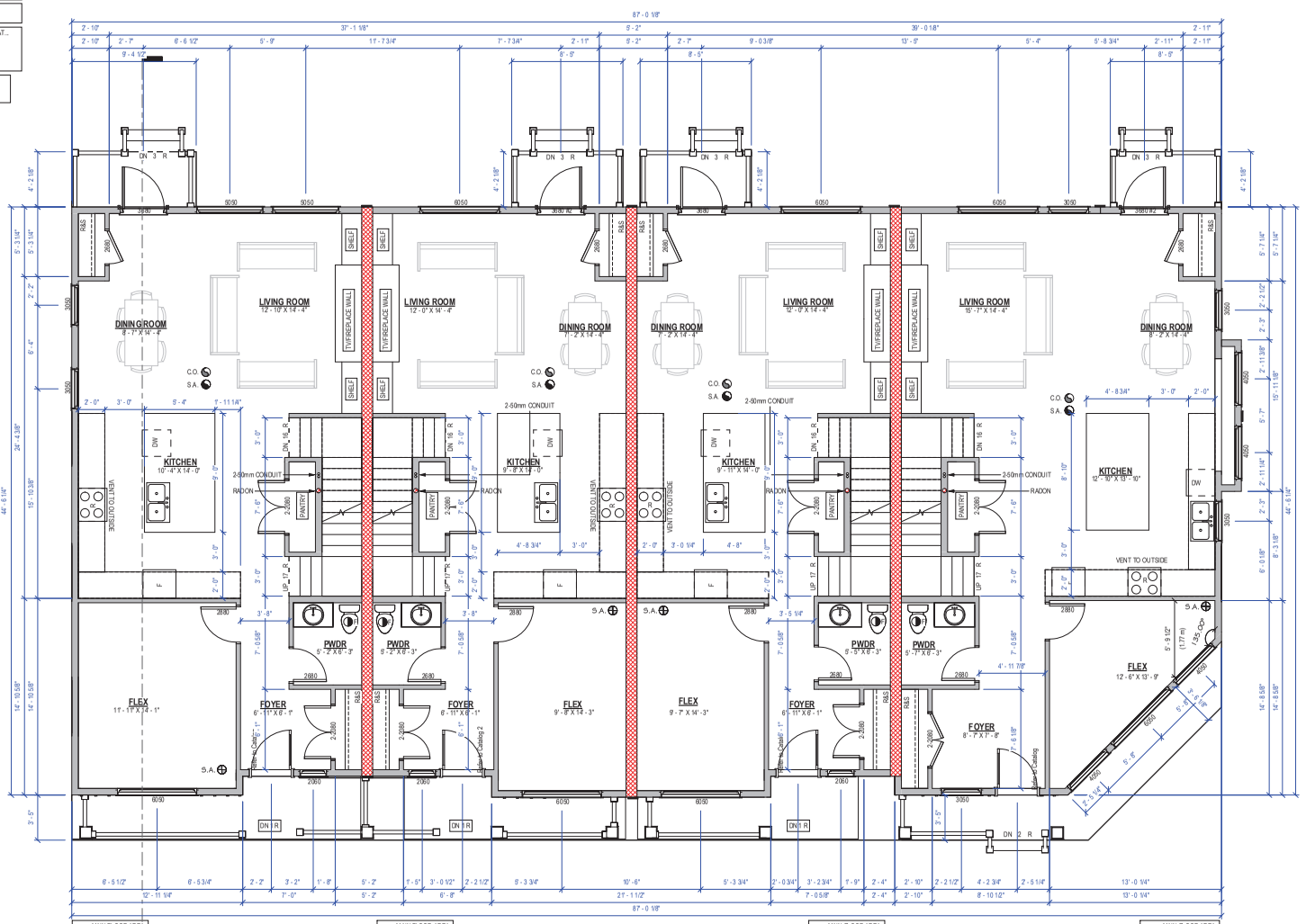
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

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.



MAIN 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

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

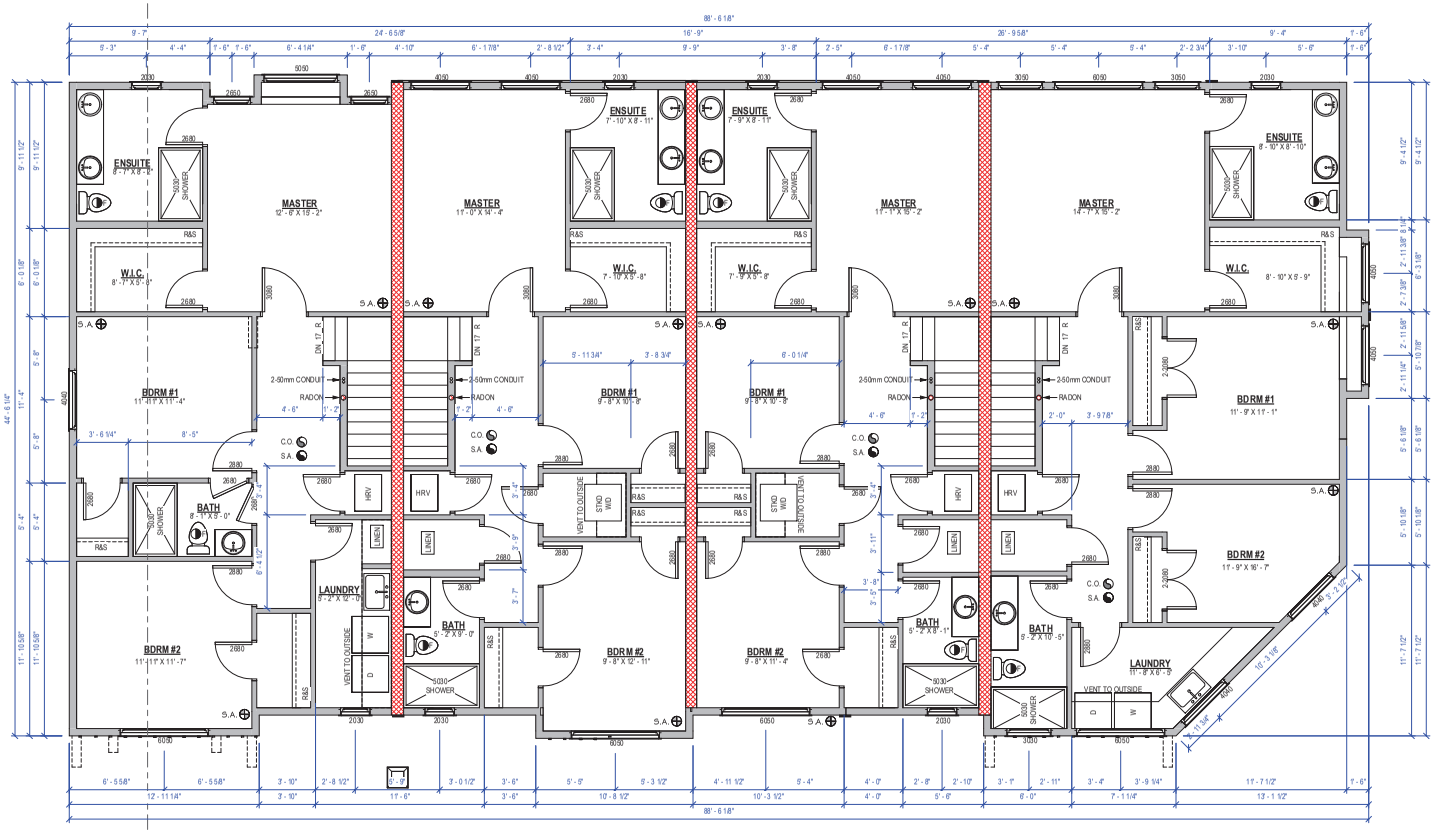
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

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.



UPPER 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

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 9.10.15.9(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)

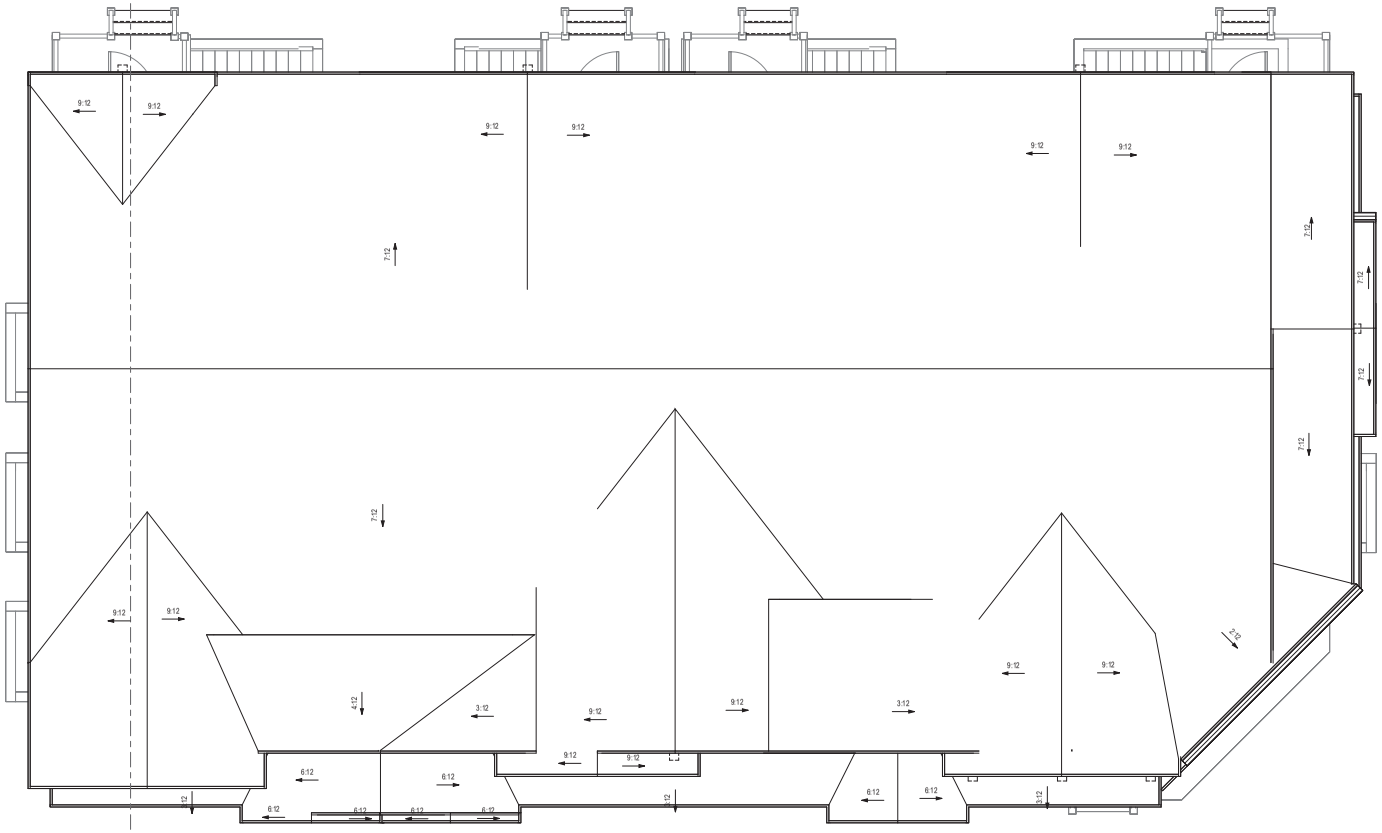
NOTE:
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NOTE:
TRUSS LAYOUT TO BE FINALISED AND CONFIRMED WITH TRUSS MANUFACTURER AND ENGINEERED PRIOR TO START OF CONSTRUCTION
CONFIRM HEEL HEIGHT

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"

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

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"

	MATERIAL	COLOUR	BRAND
1	ROOF	DUAL BLACK	IKO
2	VERTICAL B&B SIDING #1	ARCTIC WHITE	JAMES HARDIE
3	VERTICAL B&B SIDING	PEARL GRAY	JAMES HARDIE
4	SHAKES	PEARL GRAY	JAMES HARDIE
5	BRICK	ELDARADO STONE	IKO
6	WINDOW	WHITE	AS PER SUPPLIER
7	FASCIA	IRON ORE	BENJAMIN MOORE
8	GUTTER/DOWNPIPE	BLACK	KAYCAN
9	WOOD TRIM & DECORATIVE BRACKET	IRON ORE	BENJAMIN MOORE
10	FRONT DOOR	COLLINGWOOD	BENJAMIN MOORE
11	FRONT DOOR	ANHERST GRAY	BENJAMIN MOORE
12	SHAKES #2	ARCTIC WHITE	JAMES HARDIE



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.

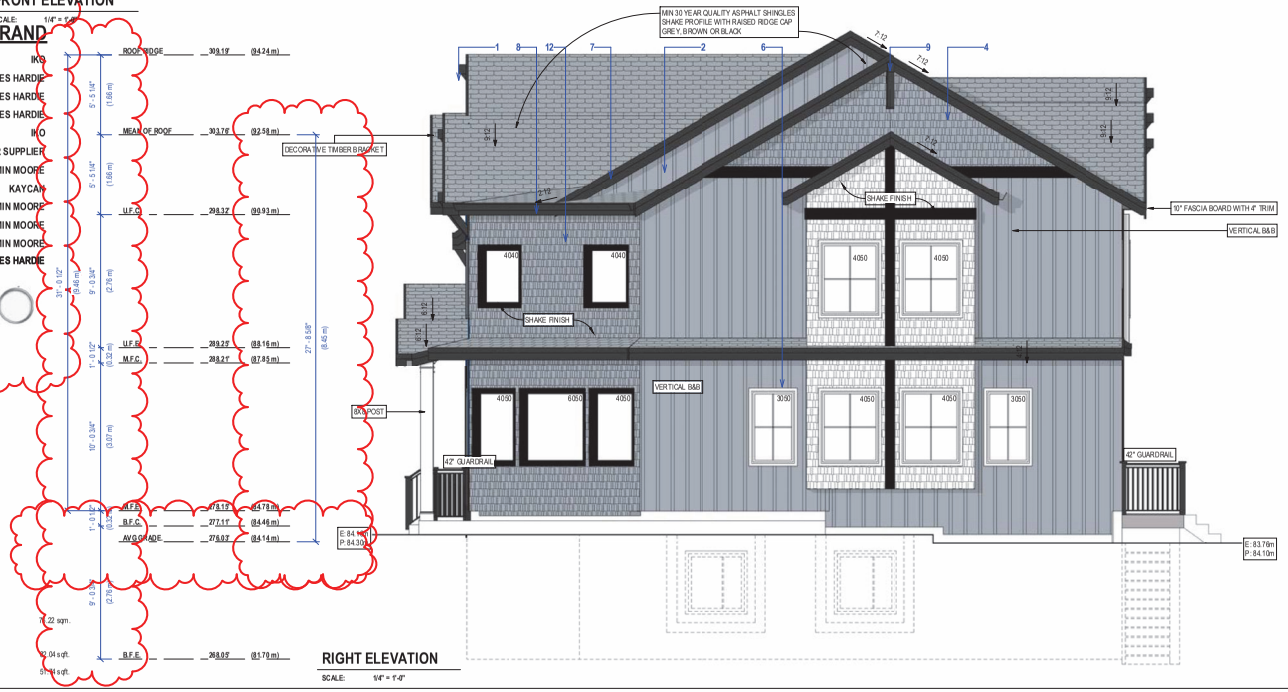
NOTE:
ALL EXTERIOR WALLS GREATER THAN 0.60M AND LESS THAN 1.20M FROM A PROPERTY LINE SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. AND THE CLADDING SHALL BE NON-COMBUSTIBLE AS PER 9.10.15.5(3).

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:
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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.



RIGHT ELEVATION

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

ELEVATIONS

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

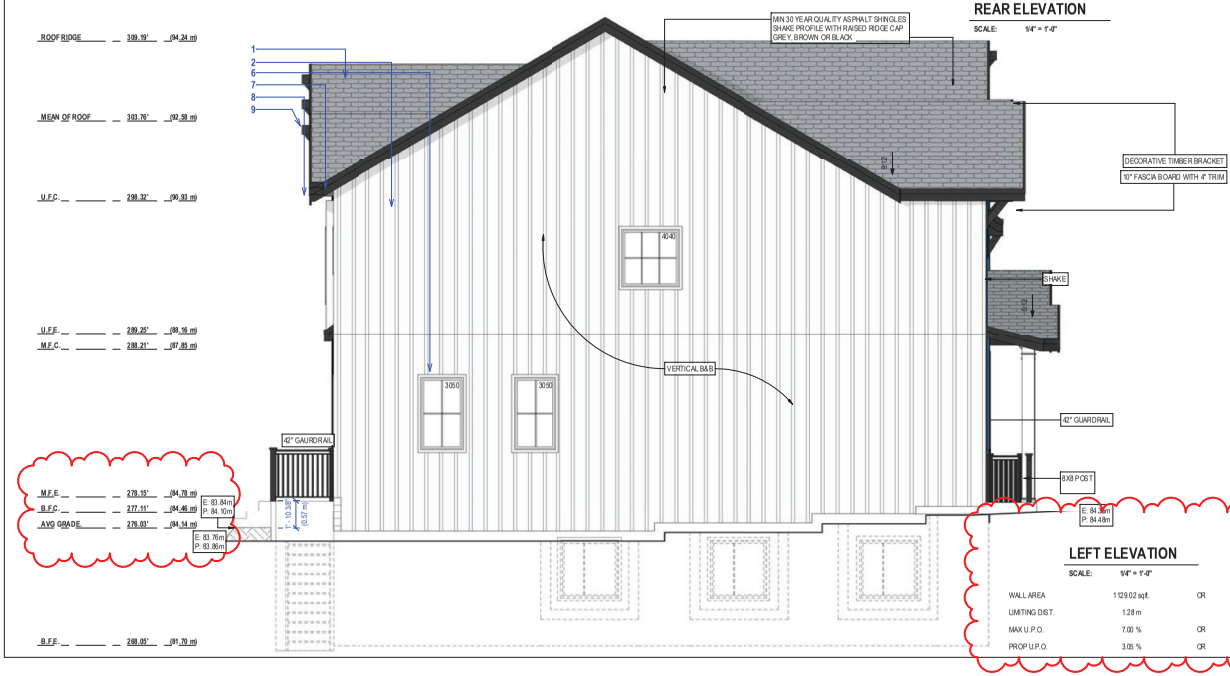
A06

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.

MATERIAL		COLOUR	BRAND
1	ROOF	DUAL BLACK	IKO
2	VERTICAL B&B SIDING #1	ARCTIC WHITE	JAMES HARDIE
3	VERTICAL B&B SIDING	PEARL GRAY	JAMES HARDIE
4	SHAKES	PEARL GRAY	JAMES HARDIE
5	BRICK	ELDARADO STONE	IKO
6	WINDOW	WHITE	AS PER SUPPLIER
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11	FRONT DOOR	ANHERST GRAY	BENJAMIN MOORE
12	SHAKES #2	ARCTIC WHITE	JAMES HARDIE

ARCADIA DESIGNS

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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	-
Checked By	-

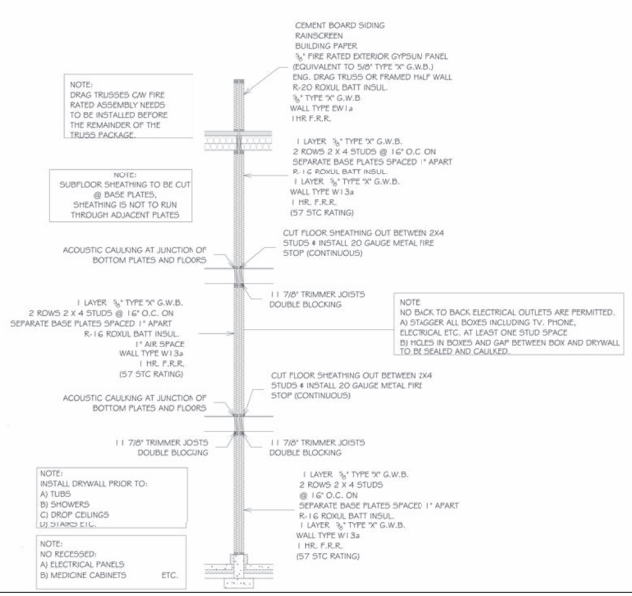
A07

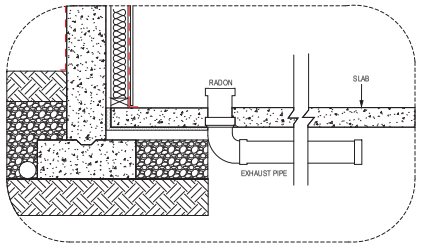
Scale 1/4" = 1'-0"



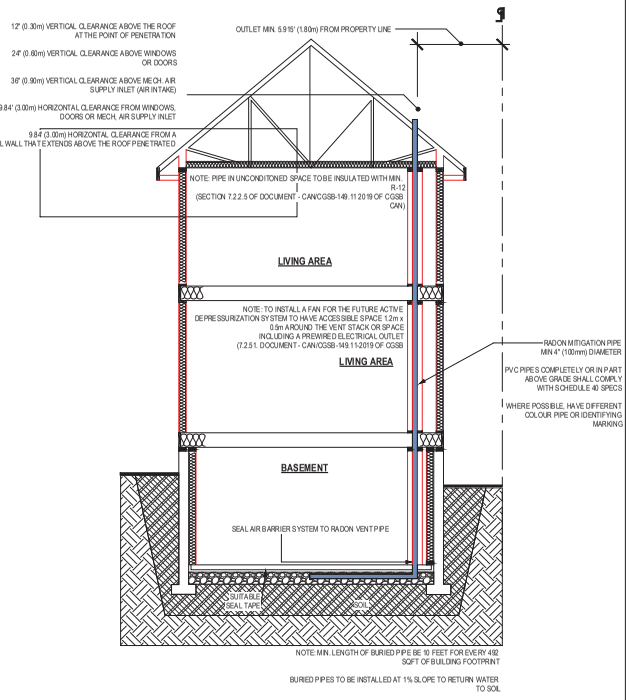
Section 1

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





RADON CONTROL BCBC 9.13.4.3



RADON MITIGATION CROSS SECTION

SECTION NOTES

NOTES:
REFER TO ACCOMPANYING ENGINEER'S DRAWINGS FOR FOUNDATION REQUIREMENTS

NOTE:
ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL BELOW THE MAXIMUM FROST PENETRATION DEPTH

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

CONFIRM HEEL HEIGHT

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

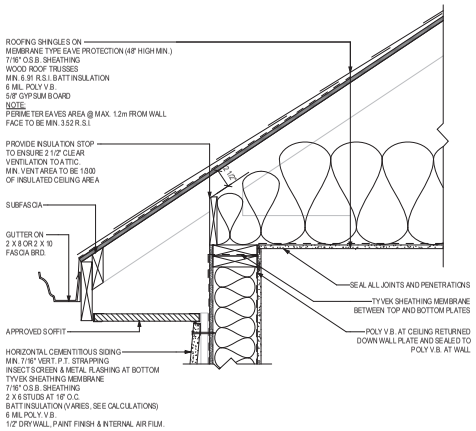
LOT 24-27 ROWHOME

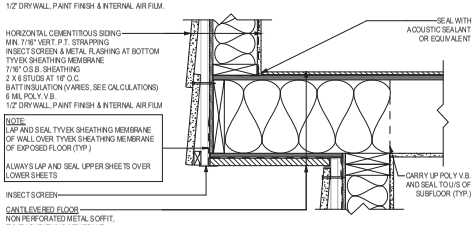
SECTIONS & DETAILS

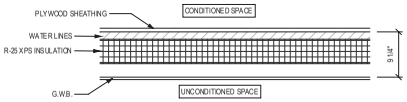
Project Number	24023
Date	2024-09-10
Drawn By	-
Checked By	-

A08

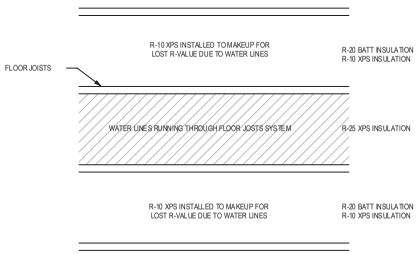
Scale 1/4" = 1'-0"







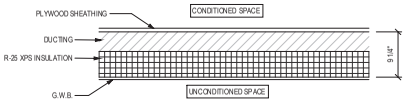
SECTION



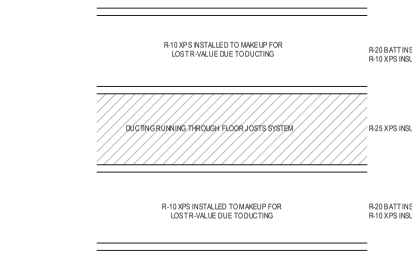
PLAN VIEW

TO REDUCE THERMAL LOSSES FROM PIPING SYSTEMS, PIPING FROM HEATING AND COOLING EQUIPMENT MUST BE LOCATED INSIDE THE PLANE OF INSULATION. WHERE PIPING IS INSTALLED OUTSIDE THE PLANE OF INSULATION, ADDITIONAL INSULATION IS REQUIRED TO ACHIEVE A THERMAL RESISTANCE EQUIVALENT TO EXTERIOR ABOVE GRADE WALL REQUIREMENTS. (R-26.92)

WATER LINES DETAIL



SECTION



PLAN VIEW

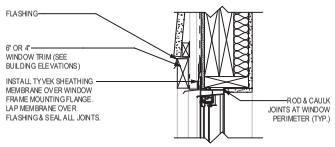
TRANSVERSE AND LONGITUDINAL JOINTS IN DUCT WORK MUST BE SEALED USING AN APPROVED TAPE AND SEALANT WHEN OUTSIDE THE PLANE OF INSULATION

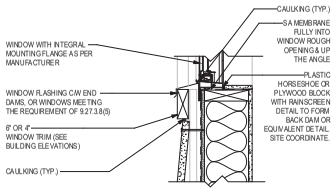
DUCTS MUST BE INSULATED TO THE SAME LEVEL AS REQUIRED FOR WALLS IF THEY ARE OUTSIDE OF THE ENVELOPE AND CARRYING CONDITIONED AIR. (R-26.92)

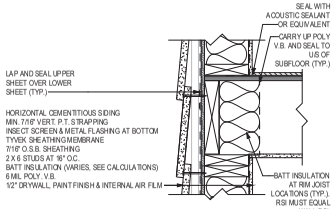
HVAC DETAIL

FLOOR OVER UNCONDITIONED SPACE TRADE OFF

SCALE: 1" = 1'-0"



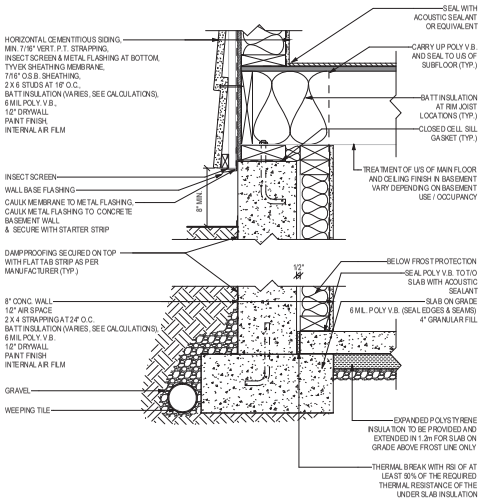


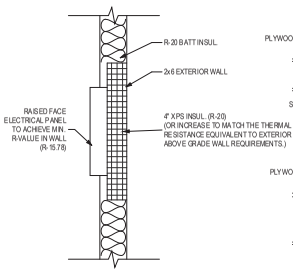


RAINSCREEN DETAILS

SCALE: 1 1/2" = 1'-0"

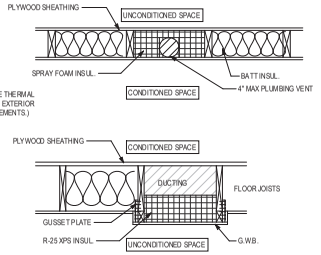
THE DETAILS SHOWN ON THIS SHEET ARE REPRESENTATIVE OF AN EXTERNAL SIDING TREATMENT REQUIRING A RAINSCREEN SYSTEM (E.G.) CEMENTITIOUS SIDING. IT SHOULD BE NOTED THAT NOT ALL EXTERNAL SIDING REQUIRES A RAINSCREEN SYSTEM (E.G.) VINYL. CONTRACTOR TO CONFIRM PRIOR TO COMMENCEMENT OF WORK ON SITE.





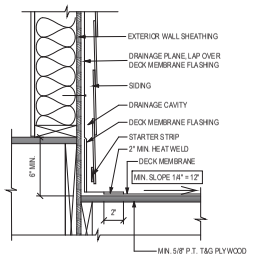
ELECTRICAL PANEL ON EXTERIOR WALL DETAIL

SCALE: 1" = 1'-0"



PLUMBING WALL TRADE OFF DETAIL

SCALE: 1" = 1'-0"



DECK MEMBRANE/WOOD WALL

SCALE: 2" = 1'-0"

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No.	Description	Date

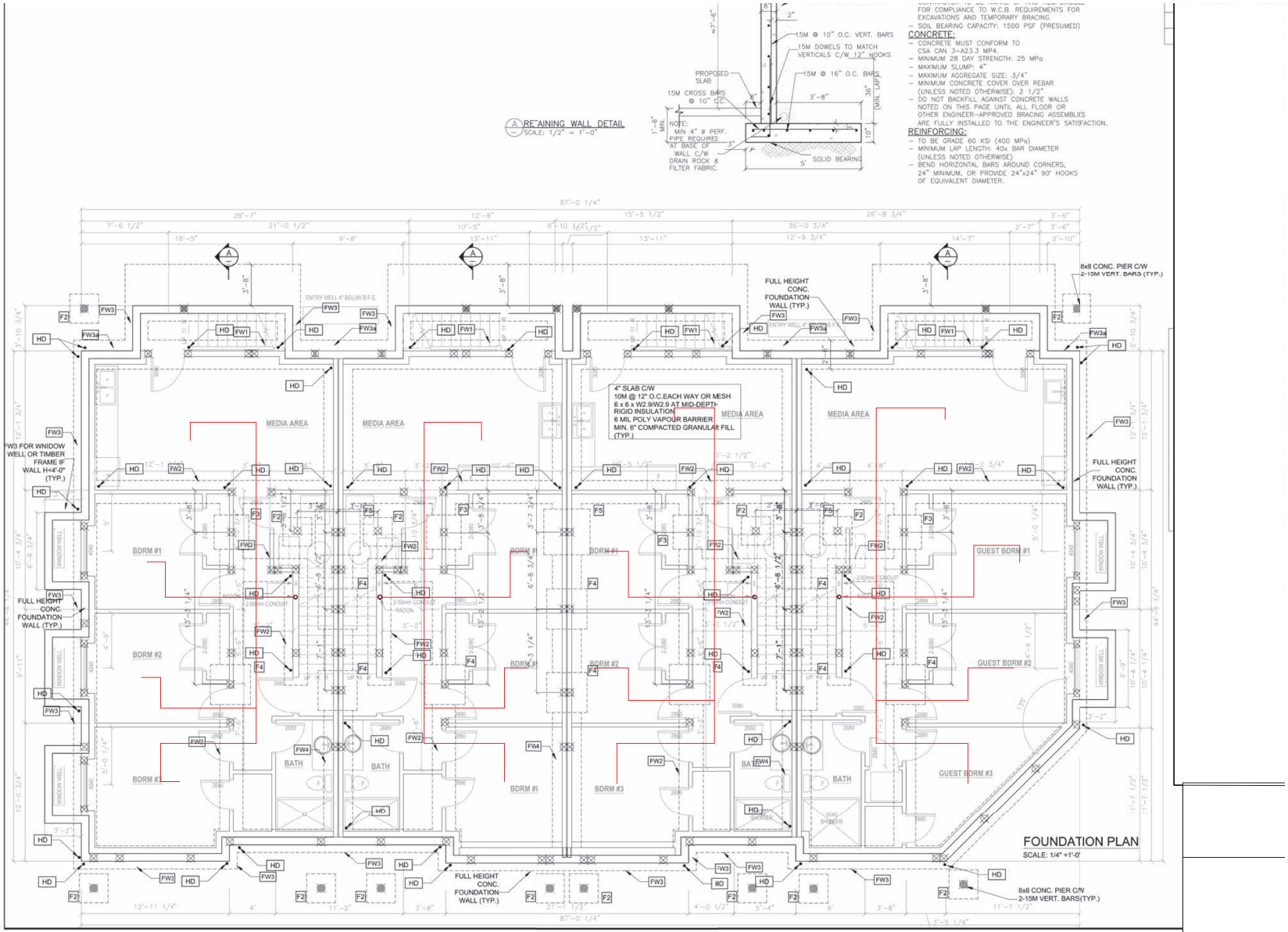
LOT 24-27 ROWHOME

CODE DETAILS

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

A09

Scale	As indicated



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No.	Description	Date

LOT 24-27 ROWHOME

RADON LAYOUT

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

A10

Scale	1/4" = 1'-0"

PLAN NOTES

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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.

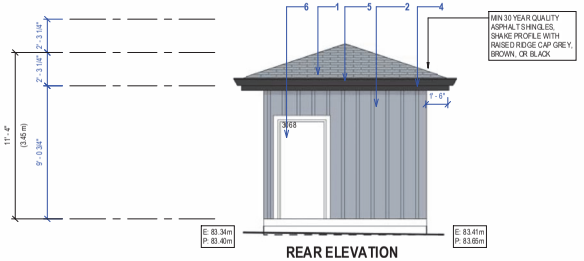
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

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

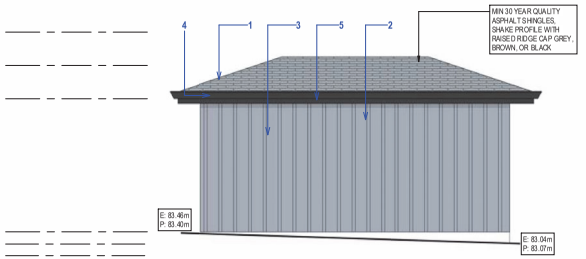
ATTIC HATCHES TO BE WEATHERSTRIPPED

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.



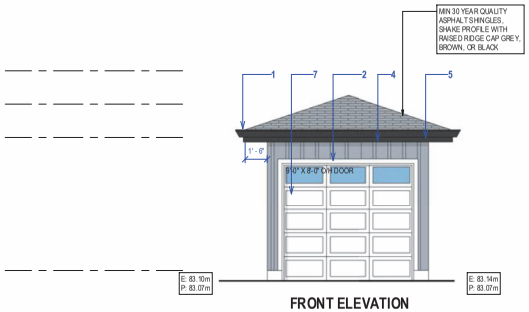
REAR ELEVATION

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



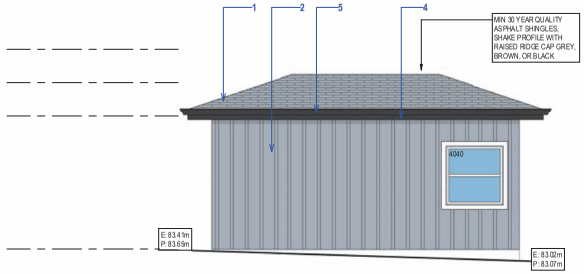
RIGHT ELEVATION

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



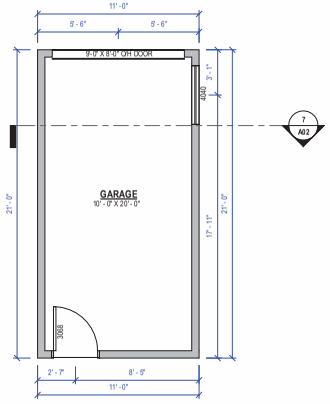
FRONT ELEVATION

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



LEFT ELEVATION

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



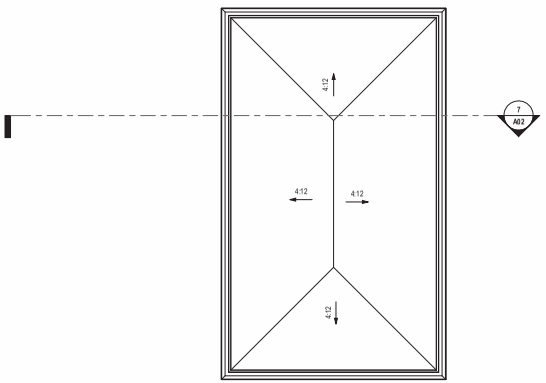
GARAGE FLOOR SQFT: 250.25 SQFT

MAIN FLOOR PLAN

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

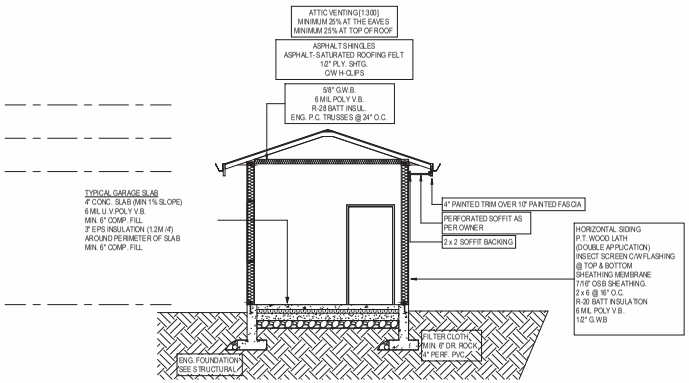
	MATERIAL	COLOUR	BRAND
1	ROOF	DUAL BLACK	IKO
2	VERTICAL B&B SIDING #1	PEARL GRAY	JAMES HARDIE
3	WINDOW	WHITE	AS PER SUPPLIER
4	FASCIA	IRON ORE	BENJAMIN MOORE
5	GUTTER/DOWN PIPE	BLACK	KAYCAN
6	FRONT DOOR	ANHERST GRAY	BENJAMIN MOORE
7	GARAGE DOOR	COLLINGWOOD	BENJAMIN MOORE





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 24 GARAGE

FLOOR PLAN, ELEVATIONS & SECTION

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

A11

Scale	1/4" = 1'-0"

PLAN NOTES

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

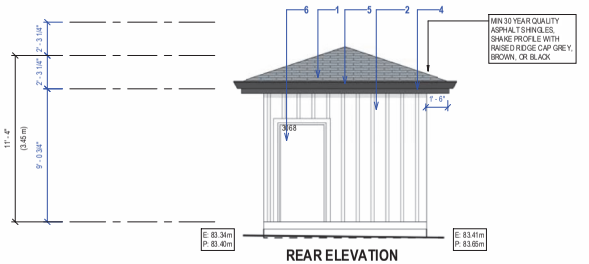
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

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

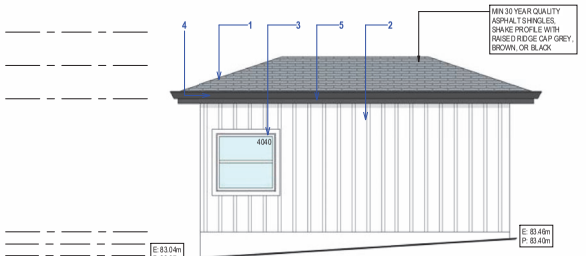
ATTIC HATCHES TO BE WEATHERSTRIPPED

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.



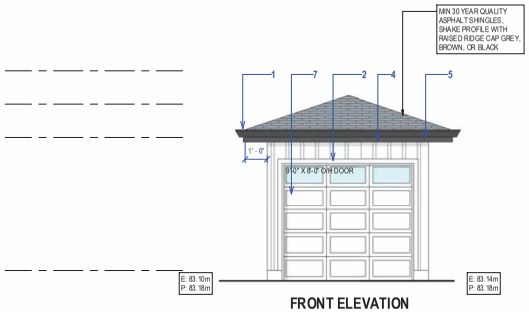
REAR ELEVATION

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



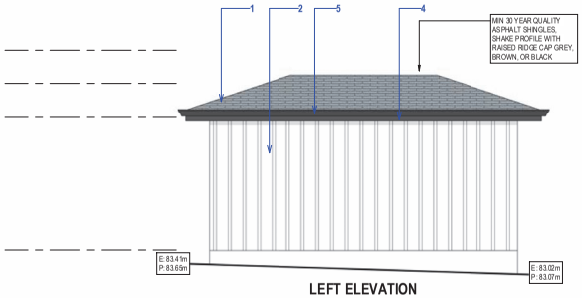
RIGHT ELEVATION

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



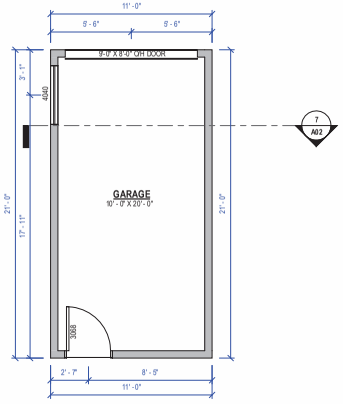
FRONT ELEVATION

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



LEFT ELEVATION

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



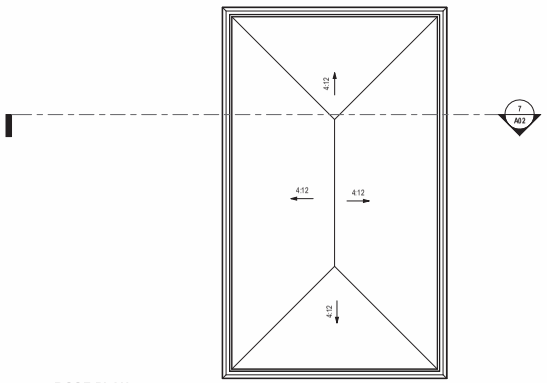
GARAGE FLOOR SQFT: 250.25 SQFT

MAIN FLOOR PLAN

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

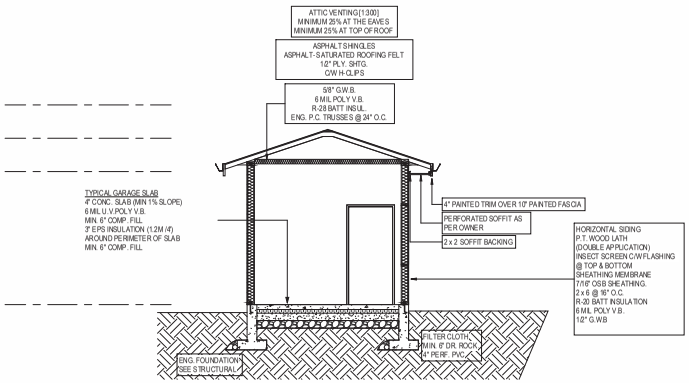
MATERIAL		COLOUR	BRAND
1	ROOF	DUAL BLACK	IKO
2	VERTICAL B&B SIDING #1	ARCTIC WHITE	JAMES HARDIE
3	WINDOW	WHITE	AS PER SUPPLIER
4	FASCIA	IRON ORE	BENJAMIN MOORE
5	GUTTER/DOWN PIPE	BLACK	KAYCAN
6	FRONT DOOR	ANHERST GRAY	BENJAMIN MOORE
7	GARAGE DOOR	COLLINGWOOD	BENJAMIN MOORE





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 25 GARAGE

FLOOR PLAN, ELEVATIONS & SECTION

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

A12

Scale	1/4" = 1'-0"

PLAN NOTES

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

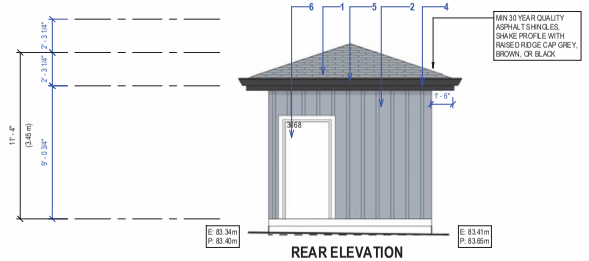
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

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

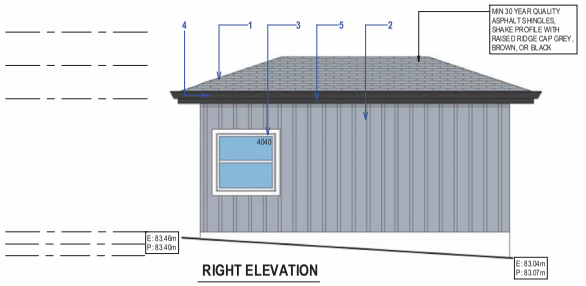
ATTIC HATCHES TO BE WEATHERSTRIPPED

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.



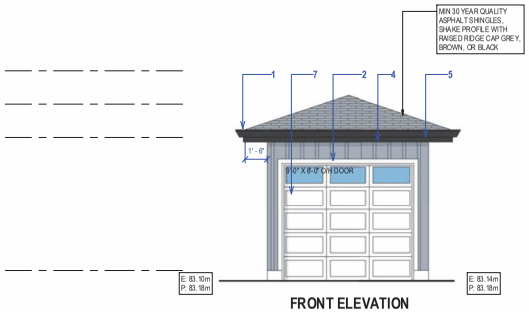
REAR ELEVATION

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



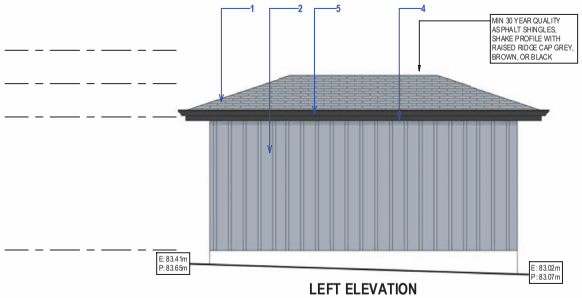
RIGHT ELEVATION

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



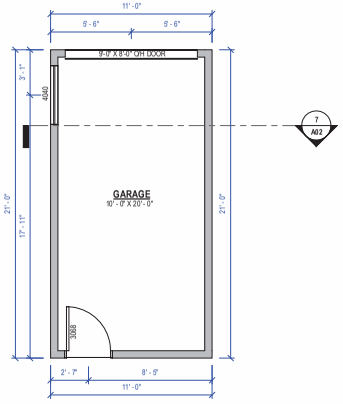
FRONT ELEVATION

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



LEFT ELEVATION

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



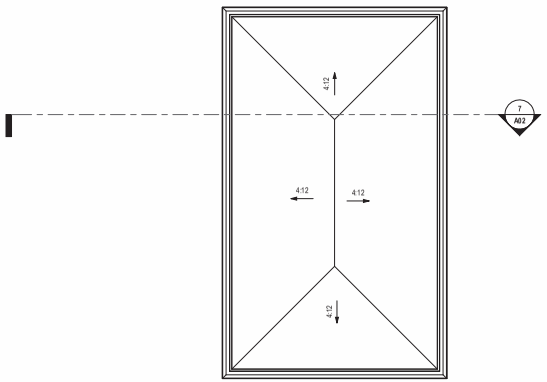
GARAGE FLOOR SQFT: 250.25 SQFT

MAIN FLOOR PLAN

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

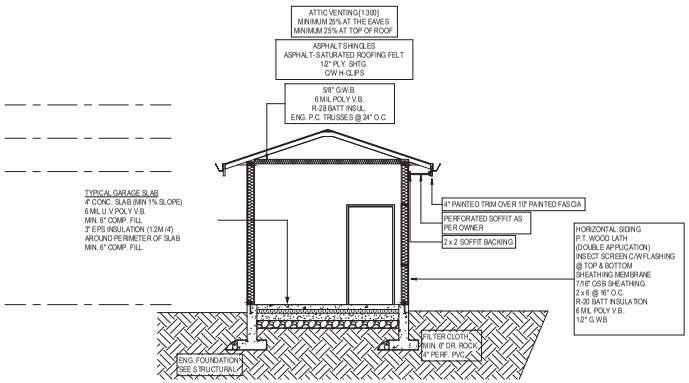
MATERIAL	COLOUR	BRAND
1 ROOF	DUAL BLACK	IKO
2 VERTICAL B&B SIDING #1	PEARL GRAY	JAMES HARDIE
3 WINDOW	WHITE	AS PER SUPPLIER
4 FASCIA	IRON ORE	BENJAMIN MOORE
5 GUTTER/DOWN PIPE	BLACK	KAYCAN
6 FRONT DOOR	ANHERST GRAY	BENJAMIN MOORE
7 GARAGE DOOR	COLLINGWOOD	BENJAMIN MOORE





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 26 GARAGE

FLOOR PLAN, ELEVATIONS & SECTION

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

A13

Scale	1/4" = 1'-0"

PLAN NOTES

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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.

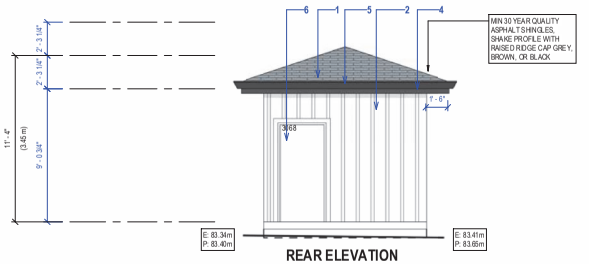
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

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

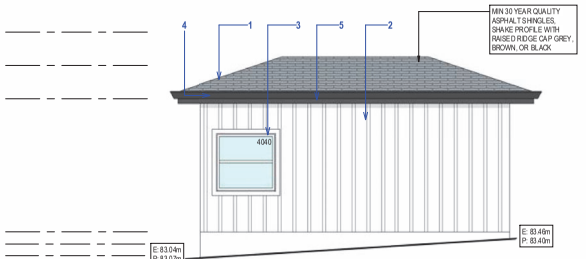
ATTIC HATCHES TO BE WEATHERSTRIPPED

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.



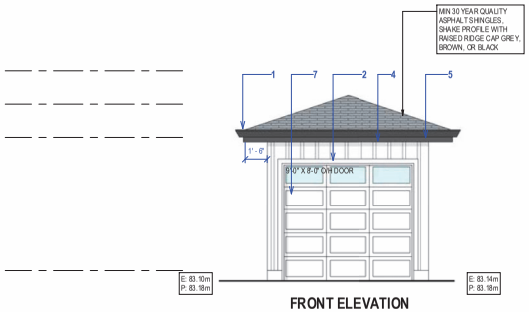
REAR ELEVATION

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



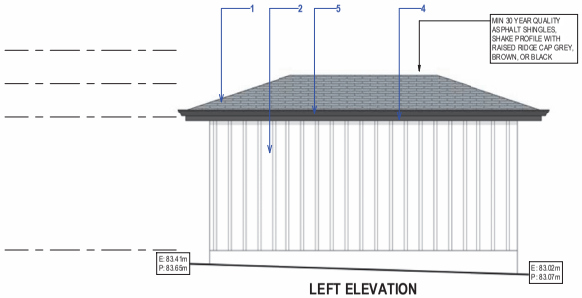
RIGHT ELEVATION

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



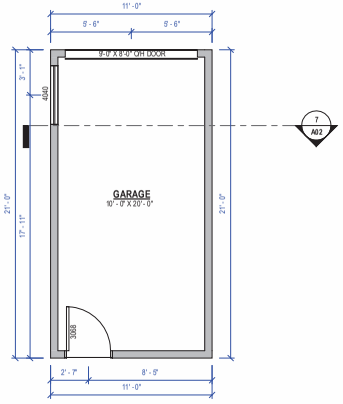
FRONT ELEVATION

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



LEFT ELEVATION

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



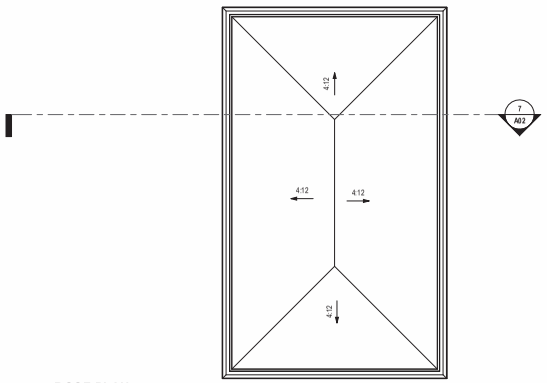
GARAGE FLOOR SQFT: 250.25 SQFT

MAIN FLOOR PLAN

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

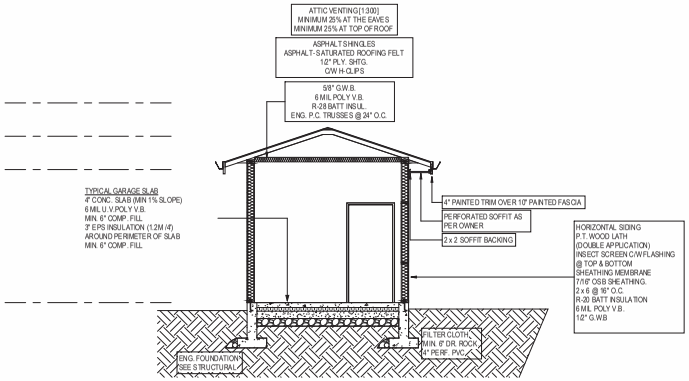
MATERIAL	COLOUR	BRAND
1 ROOF	DUAL BLACK	IKO
2 VERTICAL B&B SIDING #1	ARCTIC WHITE	JAMES HARDIE
3 WINDOW	WHITE	AS PER SUPPLIER
4 FASCIA	IRON ORE	BENJAMIN MOORE
5 GUTTER/DOWN PIPE	BLACK	KAYCAN
6 FRONT DOOR	ANHERST GRAY	BENJAMIN MOORE
7 GARAGE DOOR	COLLINGWOOD	BENJAMIN MOORE





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 GARAGE

FLOOR PLAN, ELEVATIONS & SECTION

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

A14

Scale	1/4" = 1'-0"

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	8.48m
SETBACKS:		
FRONT:	2.5m	2.61m
REAR:	13m	13.04m
INT. SIDE:	1.2m	1.27m
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.

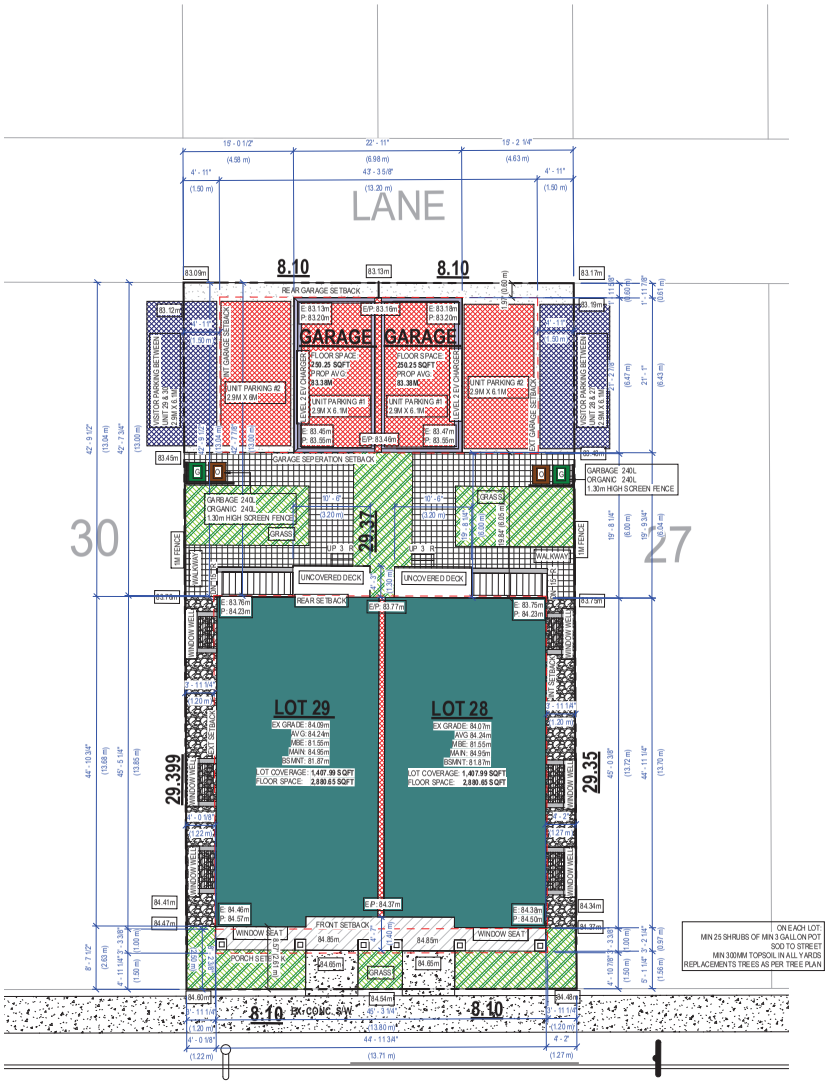
STORMWATER MANAGEMENT TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION

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





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

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

LOT 29 & 28 DUPLEX

SITE PLAN & PROJECT INFO

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

A01

Scale: As indicated

PLAN NOTES

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

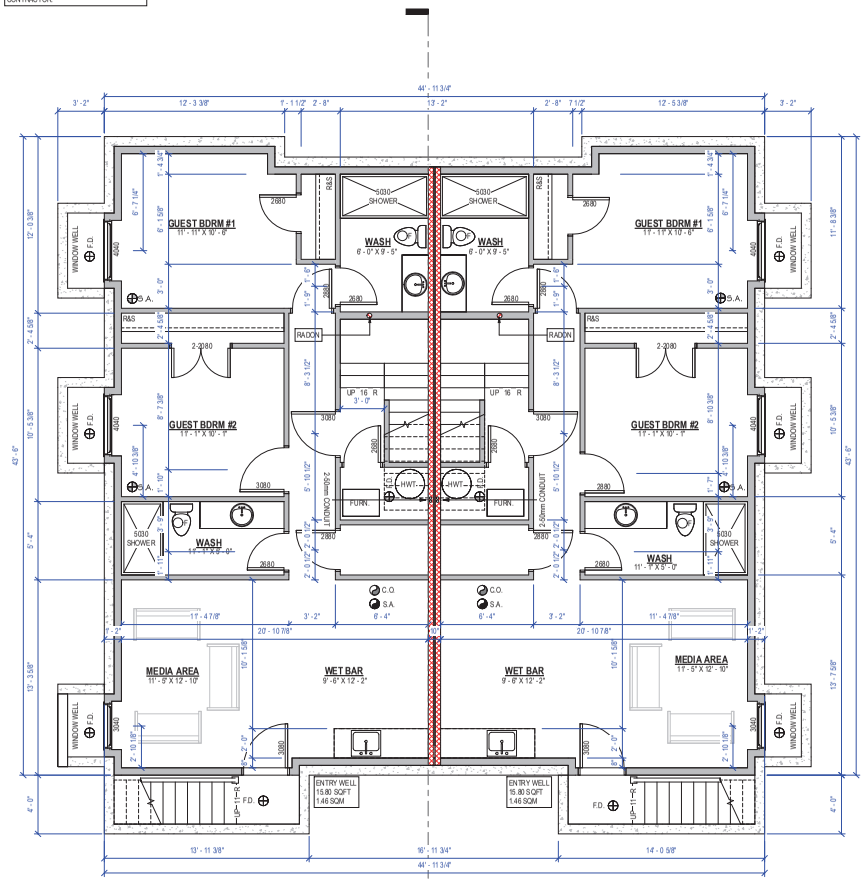
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

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.

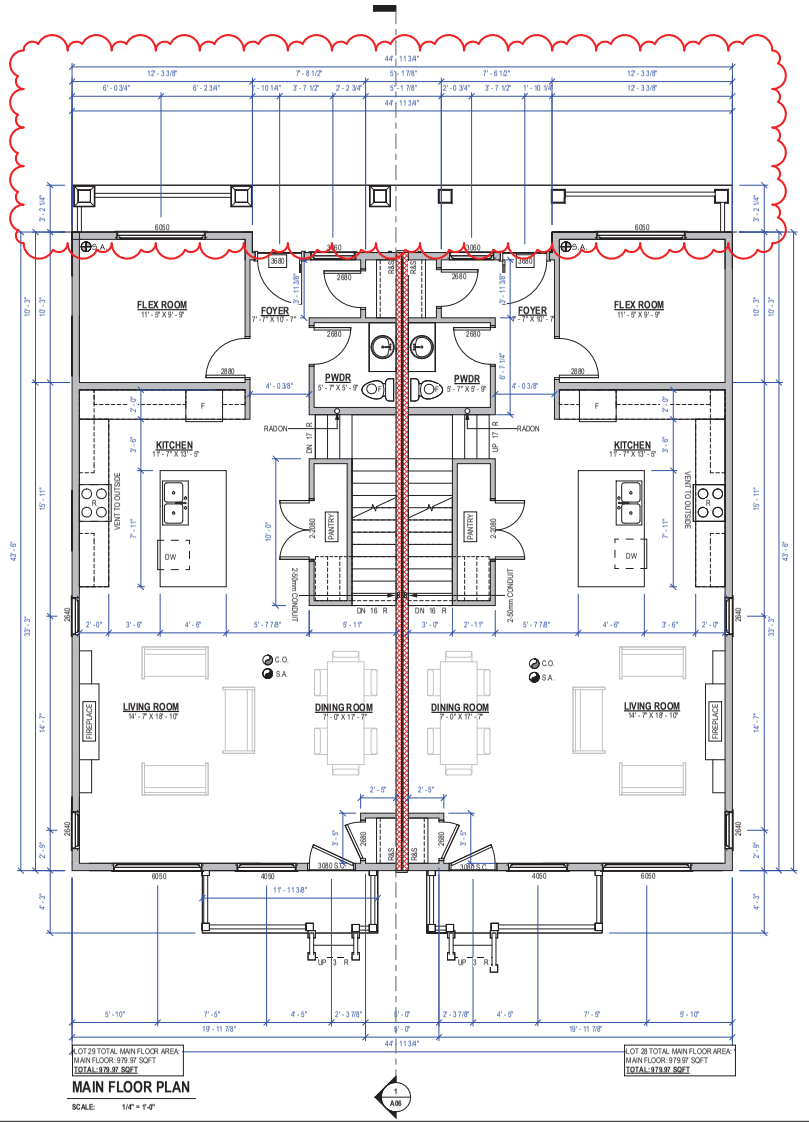


LOT 29 TOTAL BSMNT FLOOR AREA:
TOTAL: 921.01 SQFT

LOT 28 TOTAL BSMNT FLOOR AREA:
TOTAL: 921.01 SQFT

BASEMENT FLOOR PLAN

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



LOT 29 TOTAL MAIN FLOOR AREA:
MAIN FLOOR: 979.97 SQFT
TOTAL: 979.97 SQFT

LOT 28 TOTAL MAIN FLOOR AREA:
MAIN FLOOR: 979.97 SQFT
TOTAL: 979.97 SQFT

MAIN 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 29 & 28 DUPLEX

BASEMENT & MAIN FLOOR PLAN

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

A02

Scale	1/4" = 1'-0"

PLAN NOTES

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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.

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)

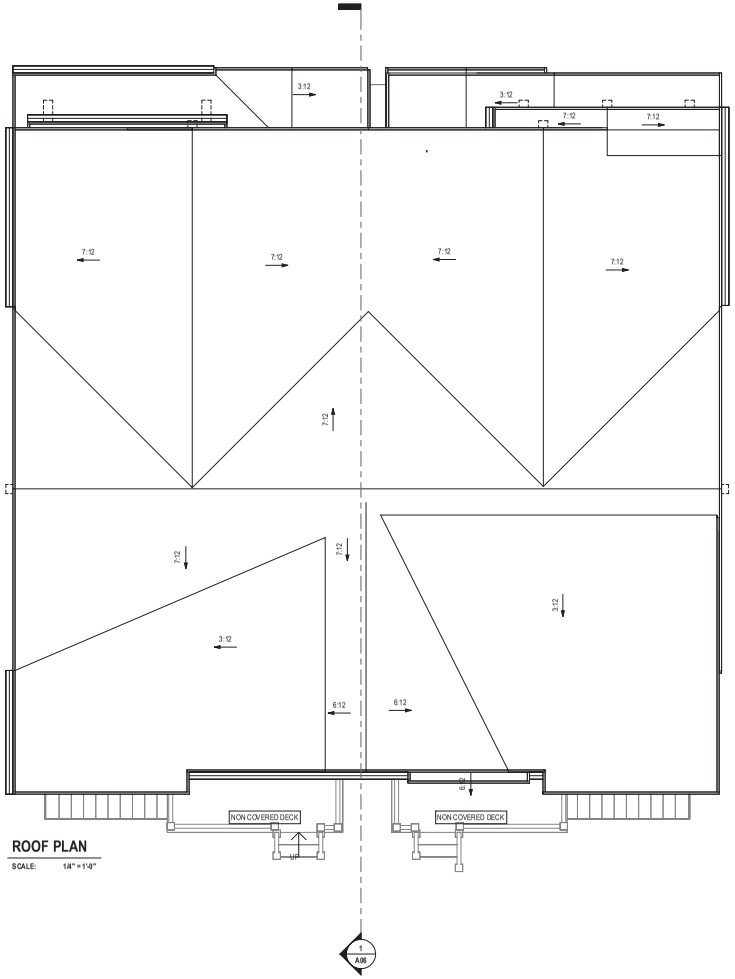
NOTE:
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NOTE:
TRUSS LAYOUT TO BE FINALISED AND CONFIRMED WITH TRUSS MANUFACTURER AND ENGINEERED PRIOR TO START OF CONSTRUCTION
CONFIRM HEEL HEIGHT

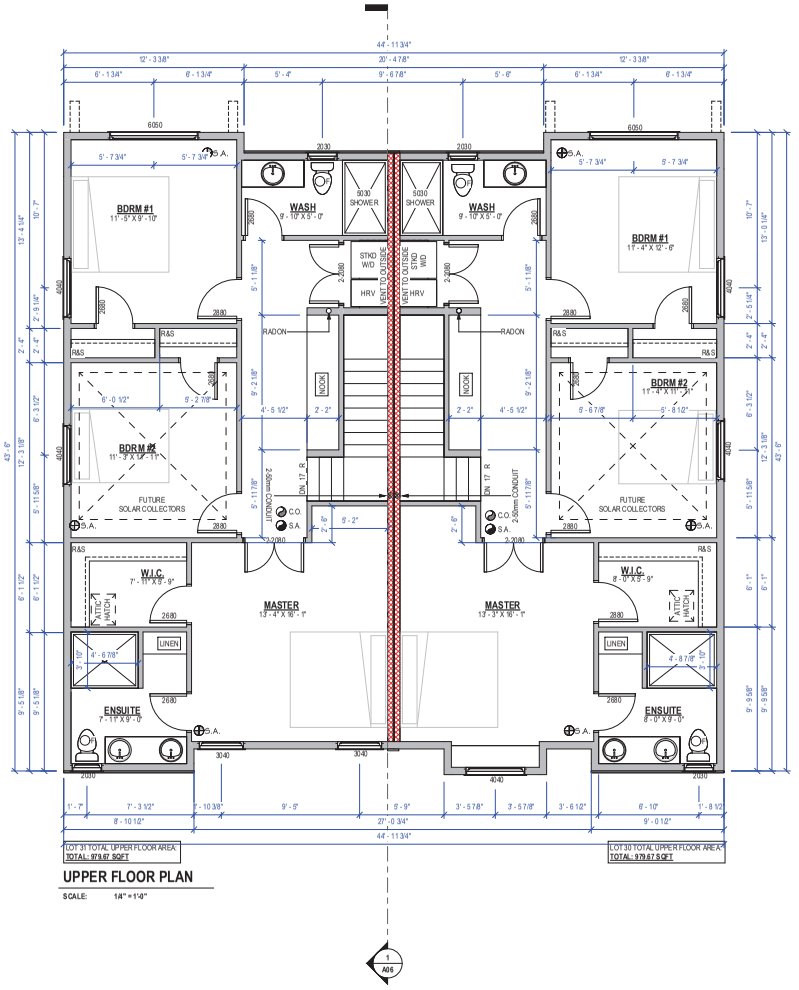
SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM

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"



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

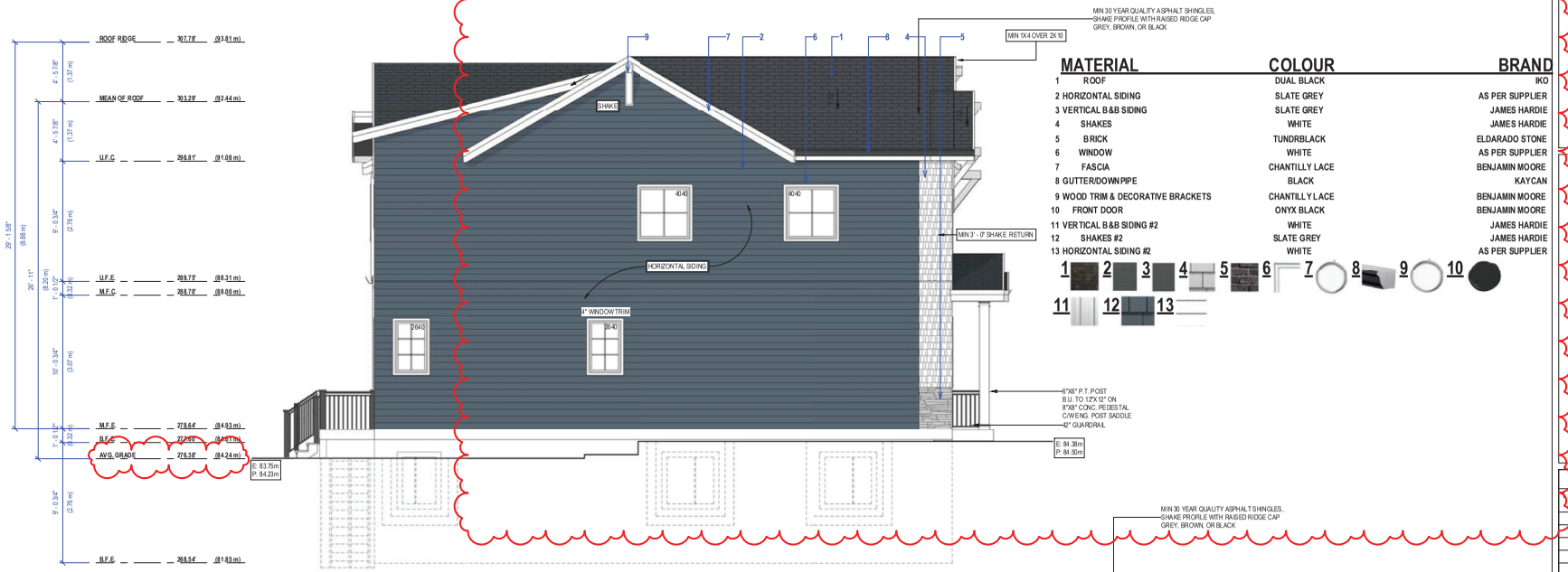
LOT 29 & 28 DUPLEX

UPPER FLOOR & ROOF PLAN

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

A03

Scale 1/4" = 1'-0"



MATERIAL		COLOUR	BRAND
1	ROOF	DUAL BLACK	IKO
2	HORIZONTAL SIDING	SLATE GREY	AS PER SUPPLIER
3	VERTICAL B&B SIDING	SLATE GREY	JAMES HARDIE
4	SHAKES	WHITE	JAMES HARDIE
5	BRICK	TUNDRBLACK	ELDARADO STONE
6	WINDOW	WHITE	AS PER SUPPLIER
7	FASCIA	CHANTILLY LACE	BENJAMIN MOORE
8	GUTTER/DOWNPIPE	BLACK	KAYCAN
9	WOOD TRIM & DECORATIVE BRACKETS	CHANTILLY LACE	BENJAMIN MOORE
10	FRONT DOOR	ONYX BLACK	BENJAMIN MOORE
11	VERTICAL B&B SIDING #2	WHITE	JAMES HARDIE
12	SHAKES #2	SLATE GREY	JAMES HARDIE
13	HORIZONTAL SIDING #2	WHITE	AS PER SUPPLIER

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.

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).

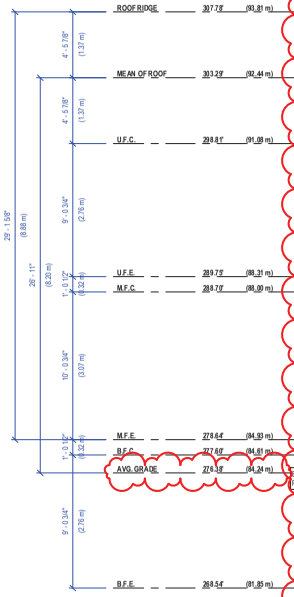
NOTE:
ALL WINDOWS, DOORS & SKYLIGHTS MUST CONFORM TO SUBSECTION 9.7.4 OF THE 2024 B.C. BUILDING CODE AND TO THE NORTH AMERICAN FENESTRATION STANDARD SPECIFICATION (NAFS)

NOTE:
RAINSCREEN REQUIRED FOR ALL CLADDINGS EXCEPT HORIZONTAL VINYL

NOTE:
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LEFT ELEVATION

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





REAR ELEVATION

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

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

LOT 29 & 28 DUPLEX

ELEVATIONS

Project Number	24023
Date	Issue Date
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.

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

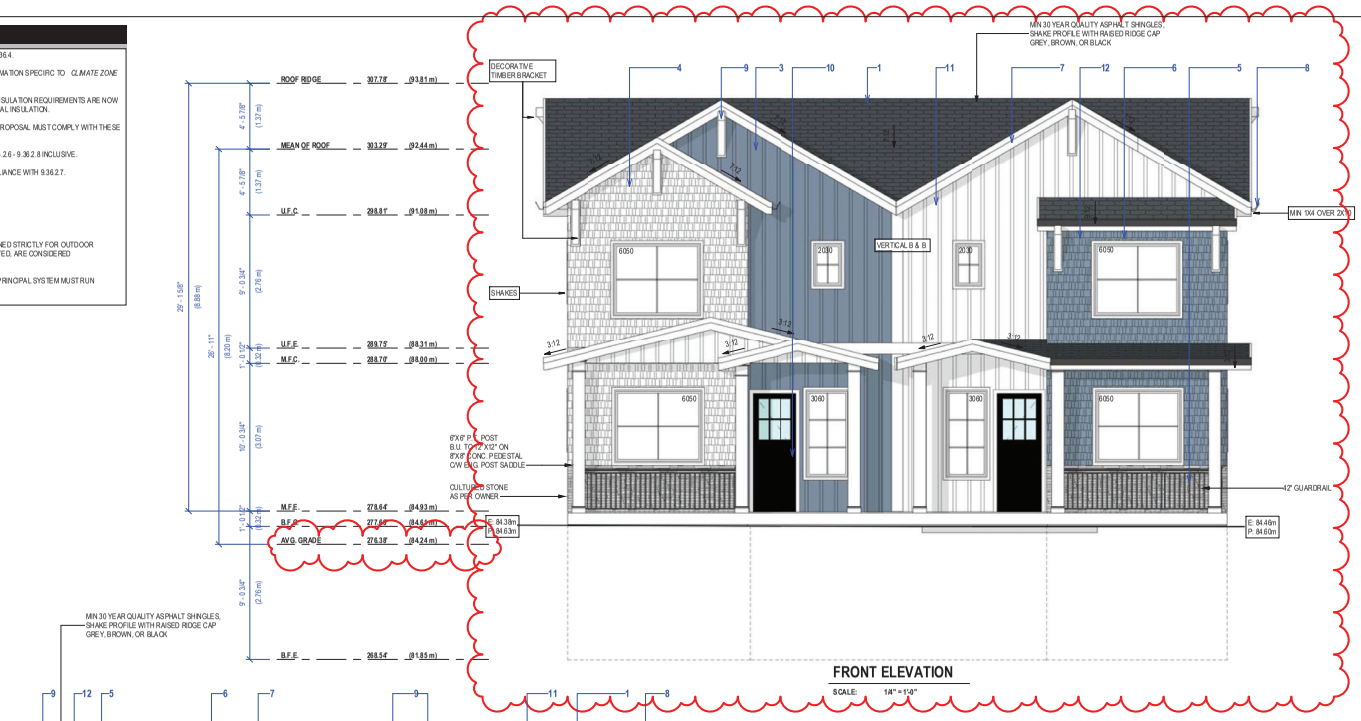
NOTE:
1. ALL SOFFITS WITHIN 1.20M OF A PROPERTY LINE SHALL BE UNVENTED ALUMINUM AS PER 9.10.15.5(10). ALL SOFFITS NOT WITHIN THE 1.20M SHALL BE VENTED.

NOTE:
1. 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:
1. 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)

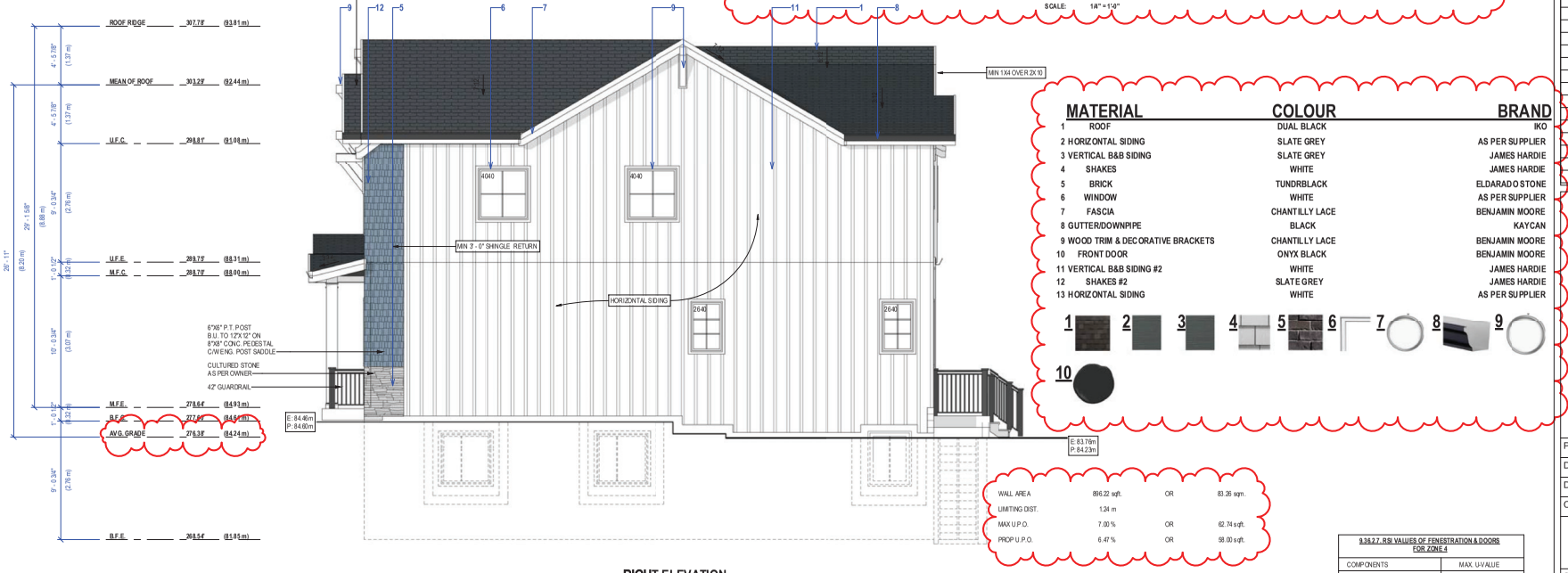
NOTE:
1. RAINSCREEN REQUIRED FOR ALL CLADDINGS EXCEPT HORIZONTAL VINYL

NOTE:
1. 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.



FRONT ELEVATION

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



RIGHT ELEVATION

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

MATERIAL	COLOUR	BRAND
1 ROOF	DUAL BLACK	IKO
2 HORIZONTAL SIDING	SLATE GREY	AS PER SUPPLIER
3 VERTICAL B&B SIDING	SLATE GREY	JAMES HARDIE
4 SHAKES	WHITE	JAMES HARDIE
5 BRICK	TUNDRBLACK	ELDARADO STONE
6 WINDOW	WHITE	AS PER SUPPLIER
7 FASCIA	CHANTILLY LACE	BENJAMIN MOORE
8 GUTTER/DOWNPIPE	BLACK	KAYCAN
9 WOOD TRIM & DECORATIVE BRACKETS	CHANTILLY LACE	BENJAMIN MOORE
10 FRONT DOOR	ONYX BLACK	BENJAMIN MOORE
11 VERTICAL B&B SIDING #2	WHITE	JAMES HARDIE
12 SHAKES #2	SLATE GREY	JAMES HARDIE
13 HORIZONTAL SIDING	WHITE	AS PER SUPPLIER

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	98.00 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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THE DESIGNER ASSUMED NO LIABILITY FOR ANY ERRORS 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	ISSUED FOR STAMP FOR DESIGN APPROVAL (SIMPLEX)	03-11-2024

LOT 29 & 28 DUPLEX

ELEVATIONS

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

A05

Scale 1/4" = 1'-0"

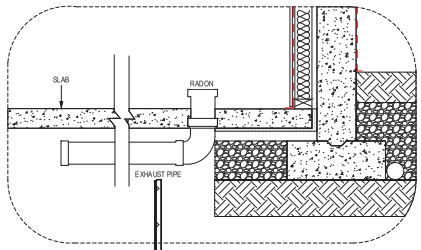
SECTION NOTES

NOTES:
REFER TO ACCOMPANYING ENGINEERS DRAWINGS FOR FOUNDATION REQUIREMENTS

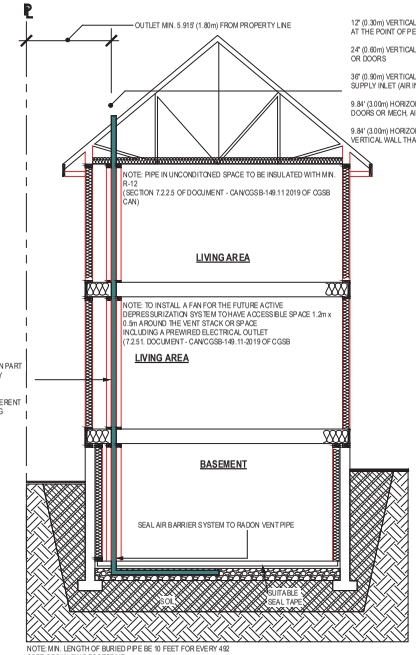
NOTE:
ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL BELOW THE MAXIMUM FROST PENETRATION DEPTH

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

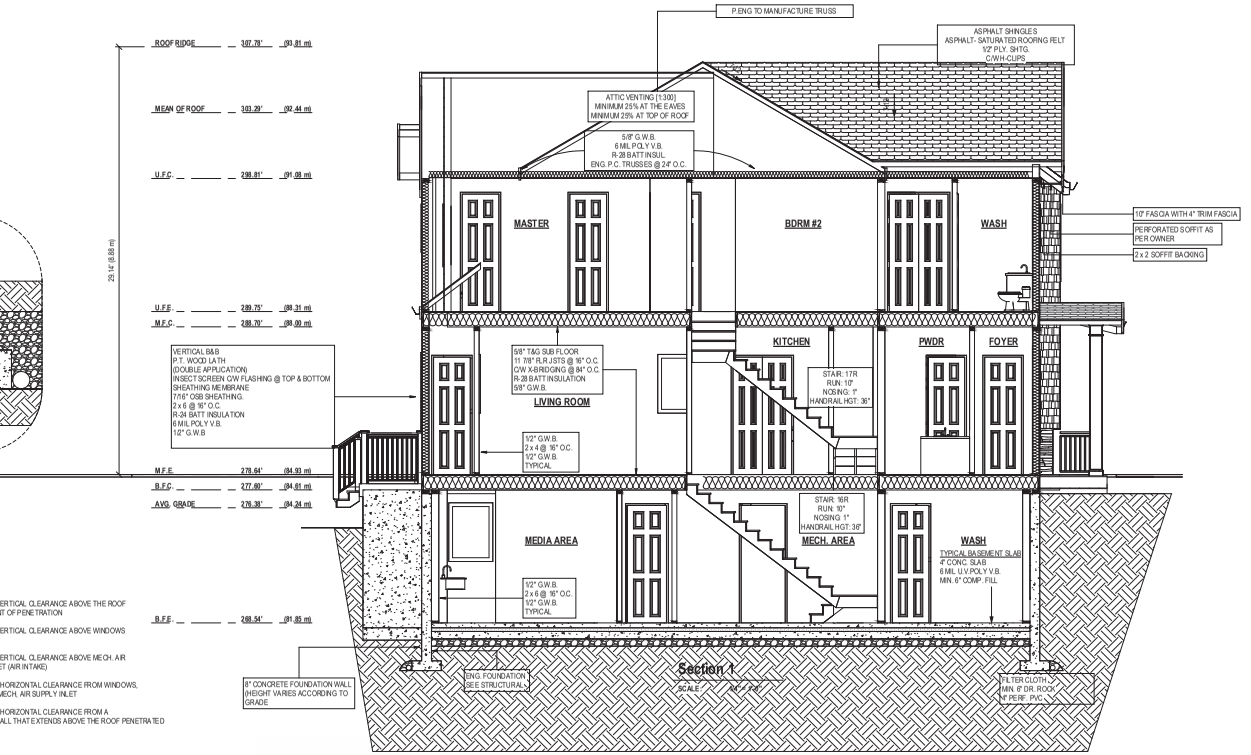
CONFIRM HEEL HEIGHT

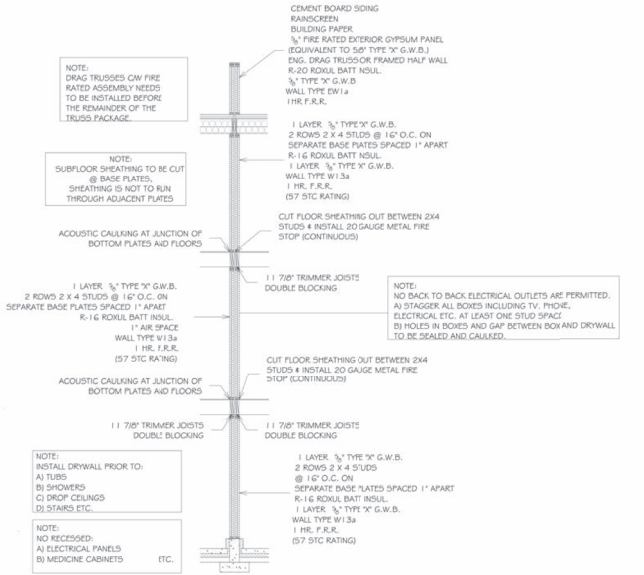


RADON CONTROL BCBC 9.13.4.3



RADON MITIGATION CROSS SECTION





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

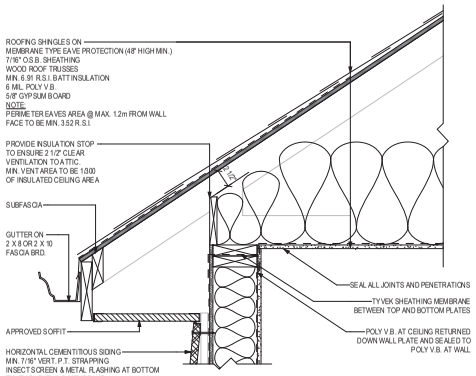
LOT 29 & 28 DUPLEX

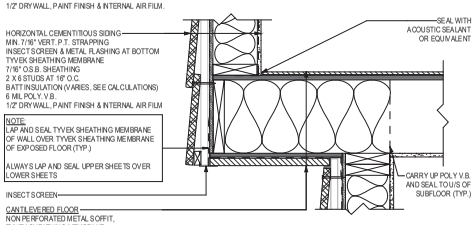
SECTIONS & DETAILS

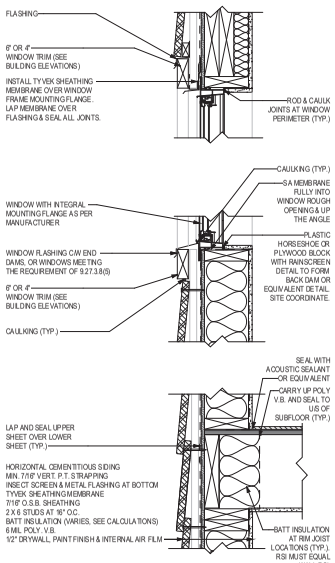
Project Number	24023
Date	Issue Date
Drawn By	IK
Checked By	IK

A06

Scale 1/4" = 1'-0"

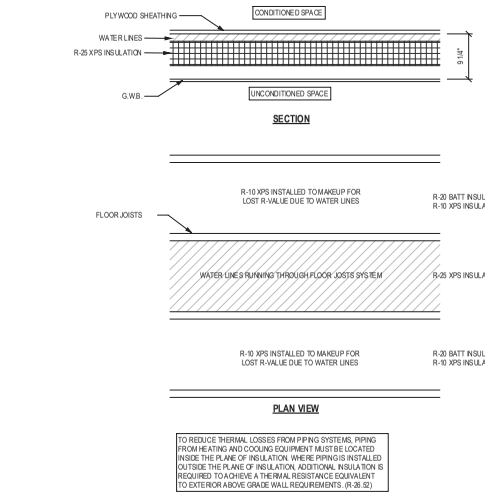






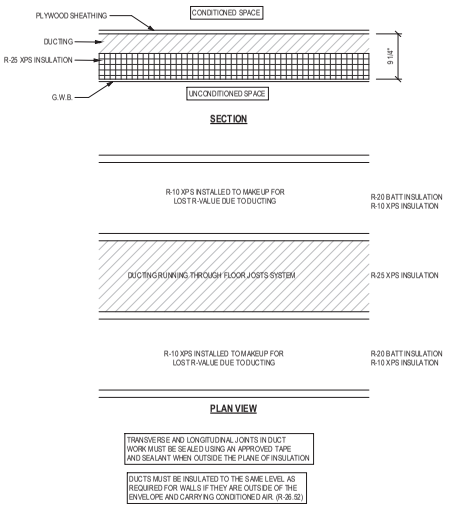
RAINSCREEN DETAILS

SCALE: 1 1/2" = 1'-0"



TO REDUCE THERMAL LOSSES FROM PIPING SYSTEMS, PIPING FROM HEATING AND COOLING EQUIPMENT MUST BE LOCATED INSIDE THE PLANE OF INSULATION. WHERE PIPING IS INSTALLED OUTSIDE THE PLANE OF INSULATION, ADDITIONAL INSULATION IS REQUIRED TO ACHIEVE A THERMAL RESISTANCE EQUIVALENT TO EXTERIOR ABOVE GRADE WALL REQUIREMENTS. (R-26.92)

WATER LINES DETAIL



TRANSVERSE AND LONGITUDINAL JOINTS IN DUCT WORK MUST BE SEALED USING AN APPROVED TAPE AND SEALANT WHEN OUTSIDE THE PLANE OF INSULATION

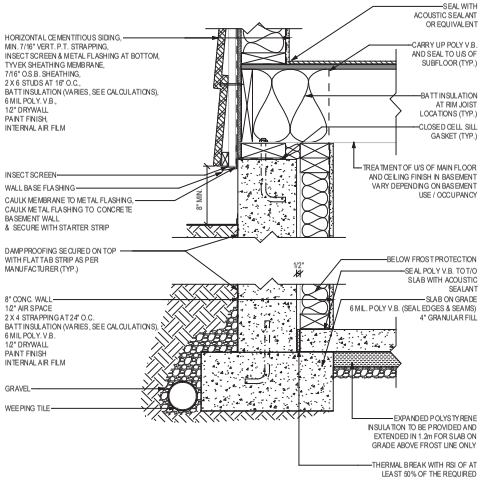
DUCTS MUST BE INSULATED TO THE SAME LEVEL AS REQUIRED FOR WALLS IF THEY ARE OUTSIDE OF THE ENVELOPE AND CARRYING CONDITIONED AIR. (R-26.92)

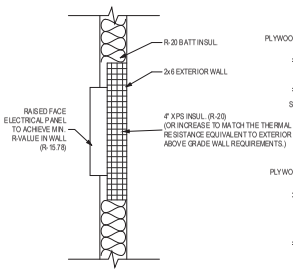
HVAC DETAIL

FLOOR OVER UNCONDITIONED SPACE TRADE OFF

SCALE: 1" = 1'-0"

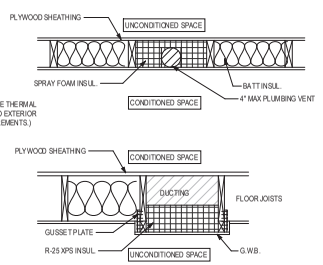
THE DETAILS SHOWN ON THIS SHEET ARE REPRESENTATIVE OF AN EXTERNAL SIDING TREATMENT REQUIRING A RAINSCREEN SYSTEM (E.G.) CEMENTITIOUS SIDING. IT SHOULD BE NOTED THAT NOT ALL EXTERNAL SIDING REQUIRES A RAINSCREEN SYSTEM (E.G.) VINYL. CONTRACTOR TO CONFIRM PRIOR TO COMMENCEMENT OF WORK ON SITE.





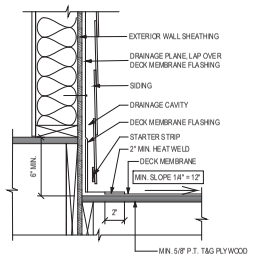
ELECTRICAL PANEL ON EXTERIOR WALL DETAIL

SCALE: 1" = 1'-0"



PLUMBING WALL TRADE OFF DETAIL

SCALE: 1" = 1'-0"



DECK MEMBRANE/WOOD WALL

SCALE: 2" = 1'-0"

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No.	Description	Date

LOT 29 & 28 DUPLEX

CODE DETAILS

Project Number	24023
Date	Issue Date
Drawn By	Author
Checked By	Checker

A07

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.

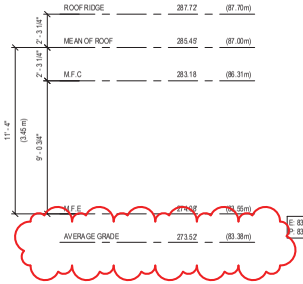
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

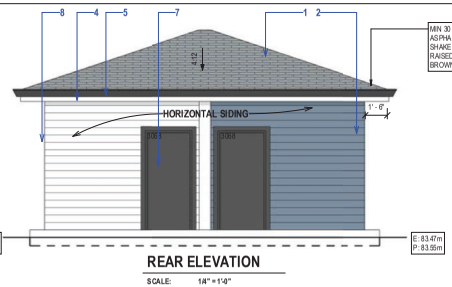
NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

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

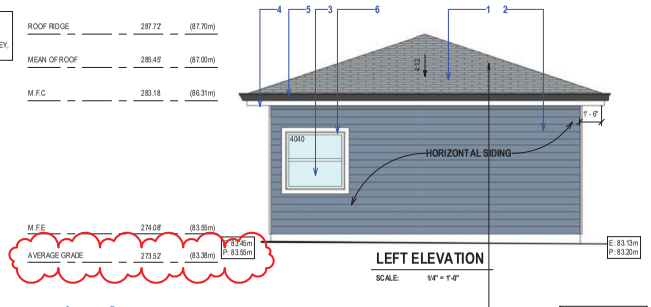
ATTIC HATCHES TO BE WEATHERSTRIPPED

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.

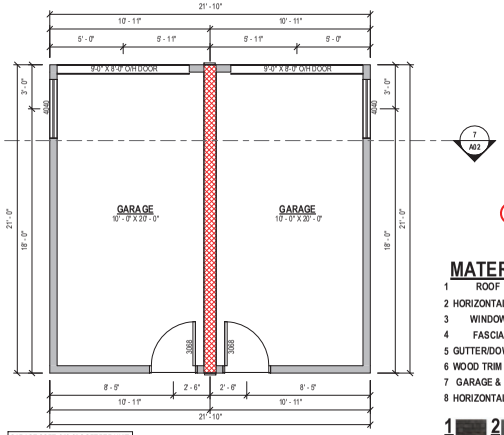




REAR ELEVATION
SCALE: 1/4" = 1'-0"

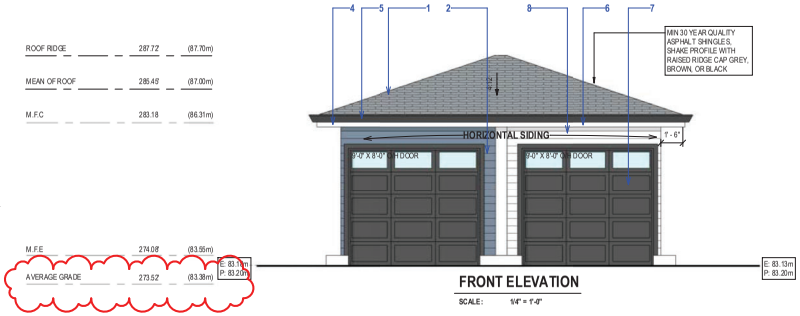


LEFT ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE SQFT: 230.25 SQFT PER UNIT

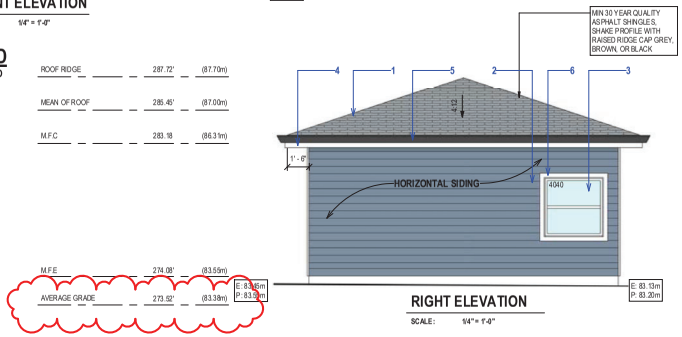
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



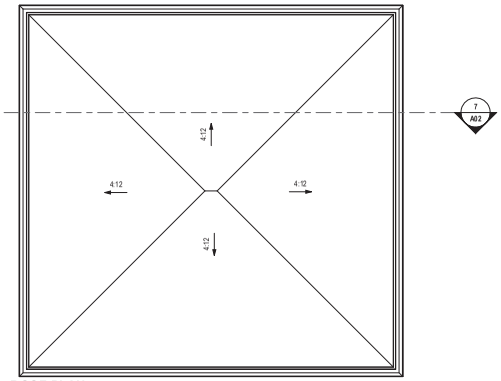
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

	MATERIAL	COLOUR	BRAND
1	ROOF	DUAL BLACK	IKO
2	HORIZONTAL SIDING	SLATE GREY	AS PER SUPPLIER
3	WINDOW	WHITE	AS PER SUPPLIER
4	FASCIA	CHANTILLY LACE	BENJAMIN MOORE
5	GUTTER/DOWNPIPE	BLACK	KAYCAN
6	WOOD TRIM & DECORATIVE BRACKETS	CHANTILLY LACE	BENJAMIN MOORE
7	GARAGE & FRONT DOOR	ONYX BLACK	BENJAMIN MOORE
8	HORIZONTAL SIDING #2	WHITE	AS PER SUPPLIER

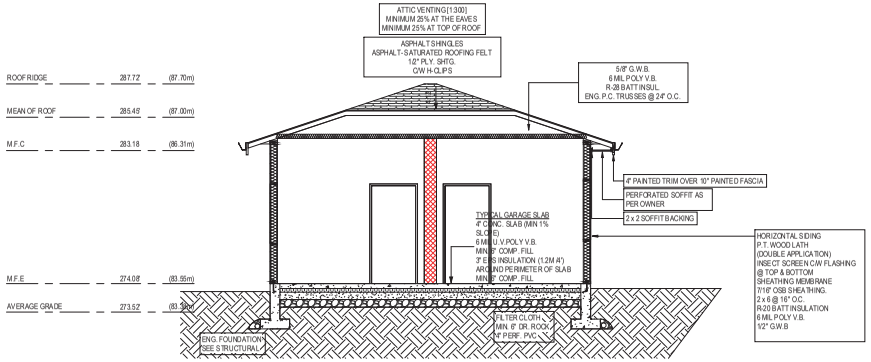




RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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 29 & 28 GARAGE

FLOOR PLAN, ELEVATIONS & SECTION

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

A02

Scale 1/4" = 1'-0"

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	8.48m
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.

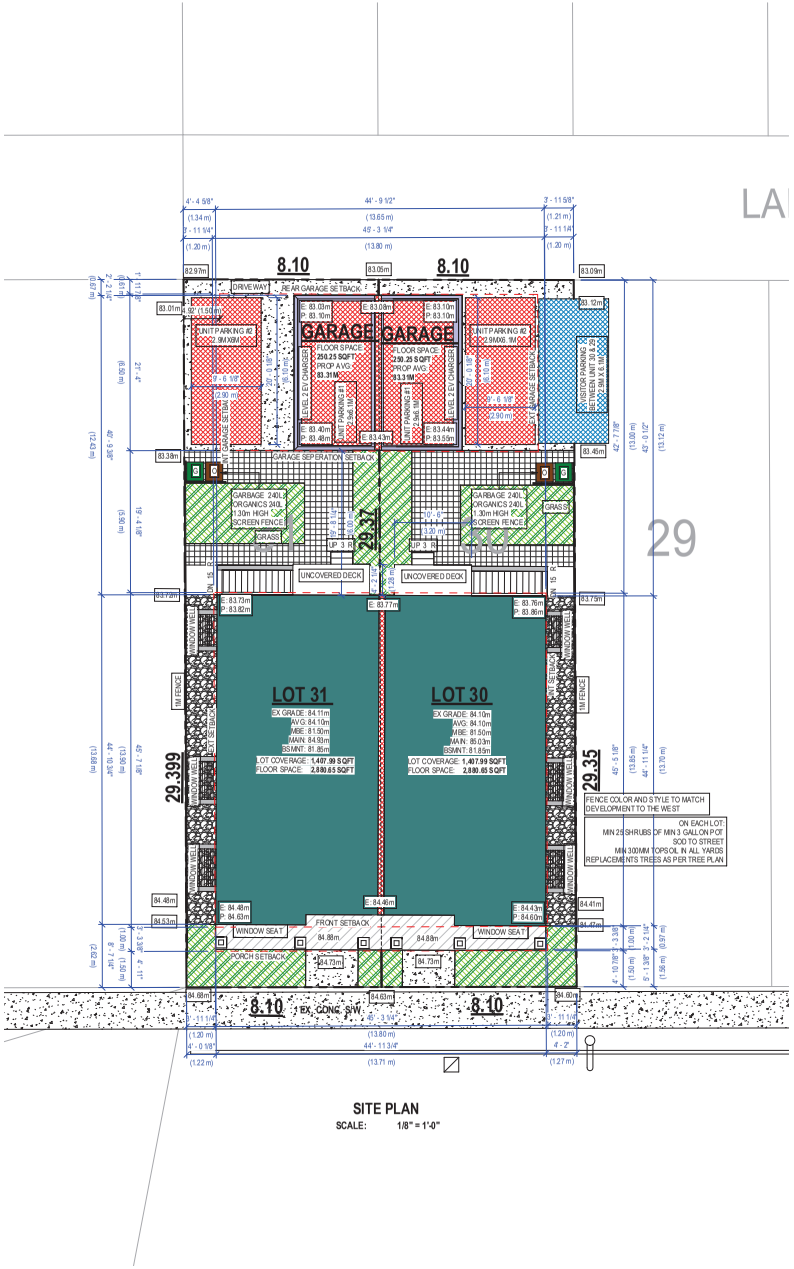
STORMWATER MANAGEMENT TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION

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





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

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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.

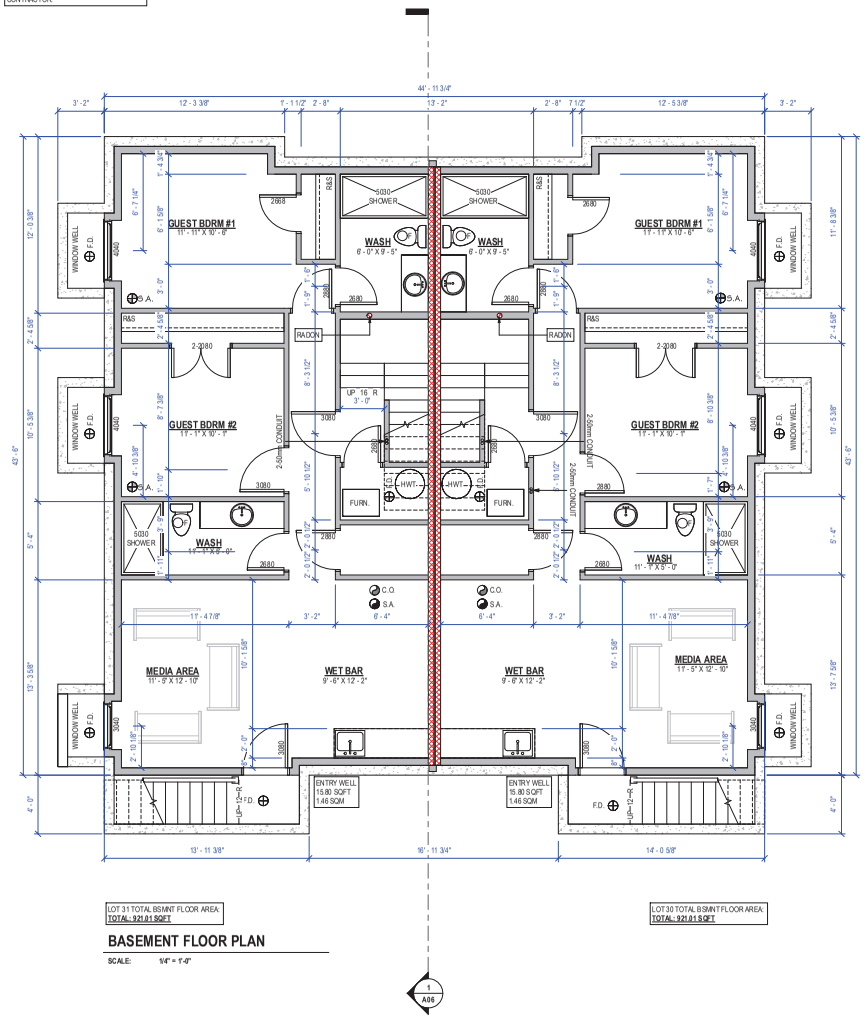
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

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

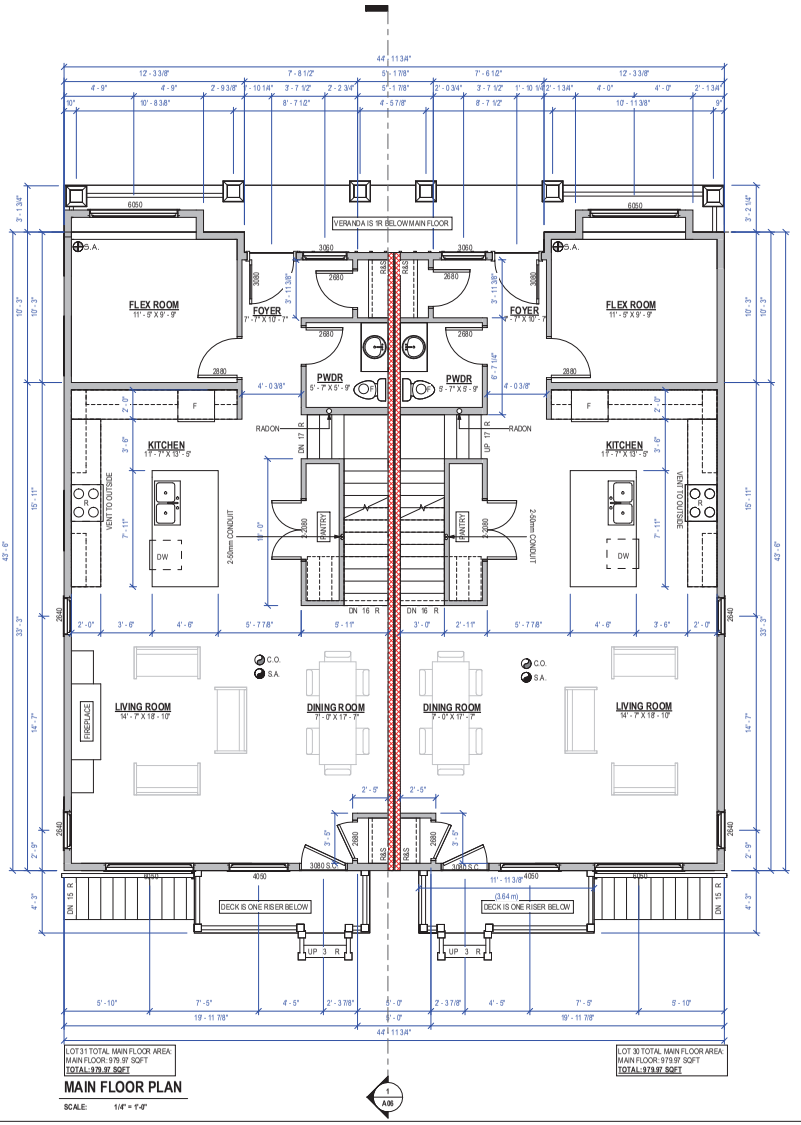
NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR.



LOT 31 TOTAL BSMNT FLOOR AREA:
TOTAL: 921.01 SQFT

BASEMENT FLOOR PLAN

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



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

MAIN FLOOR PLAN

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

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

ARCADIA DESIGNS

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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

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.

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)

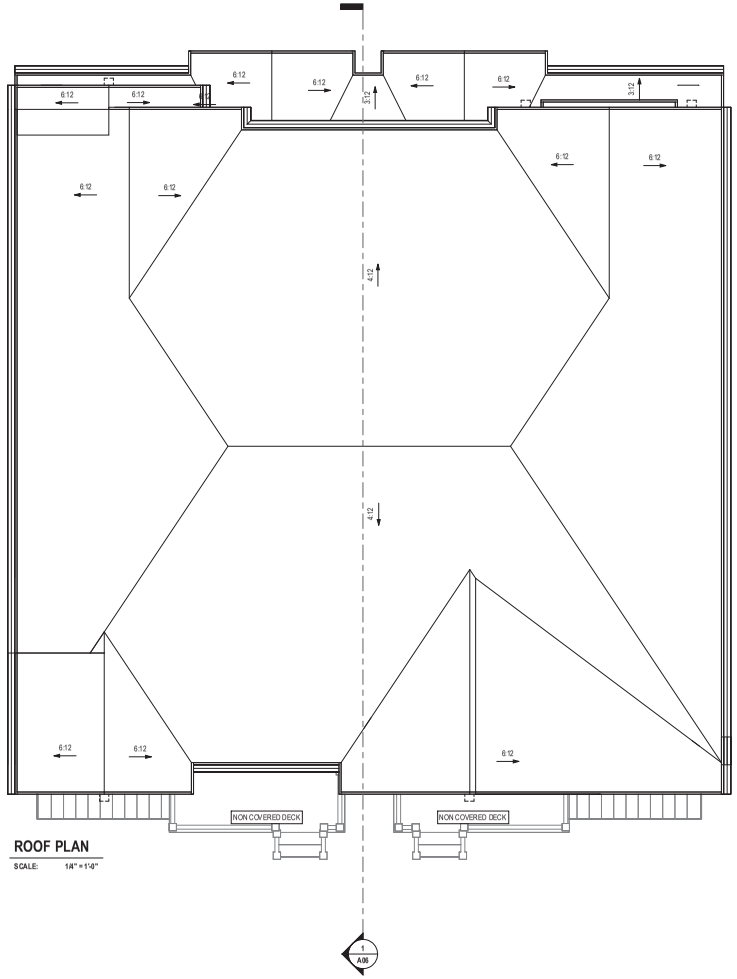
NOTE:
THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

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

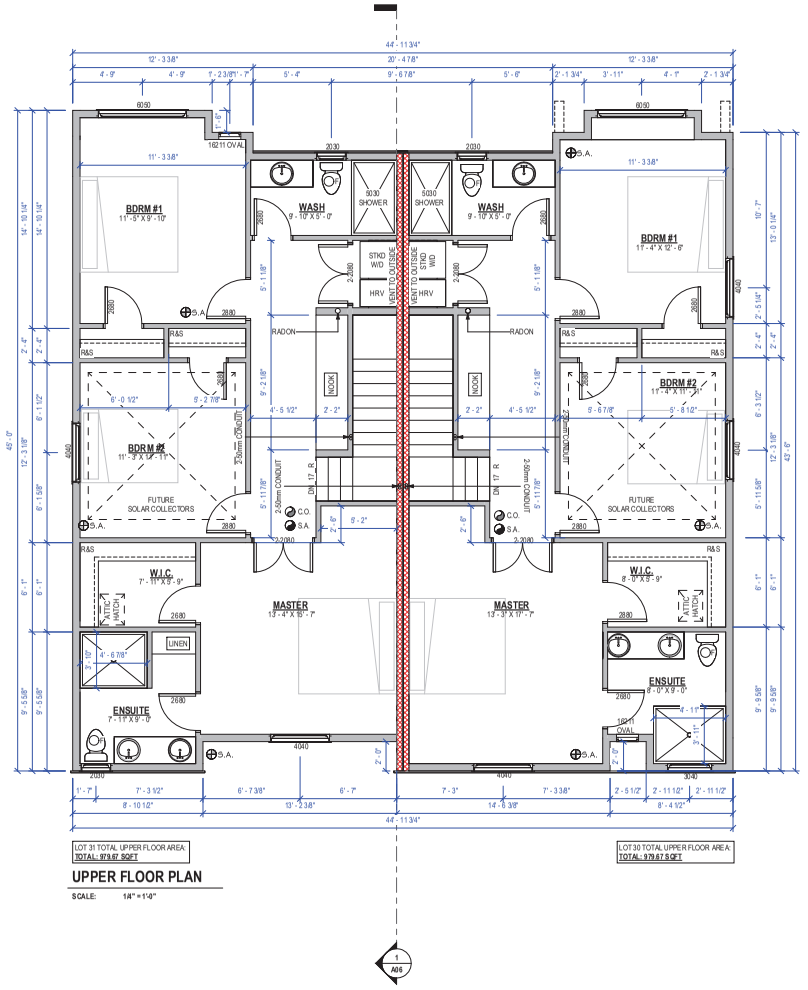
SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM

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"



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

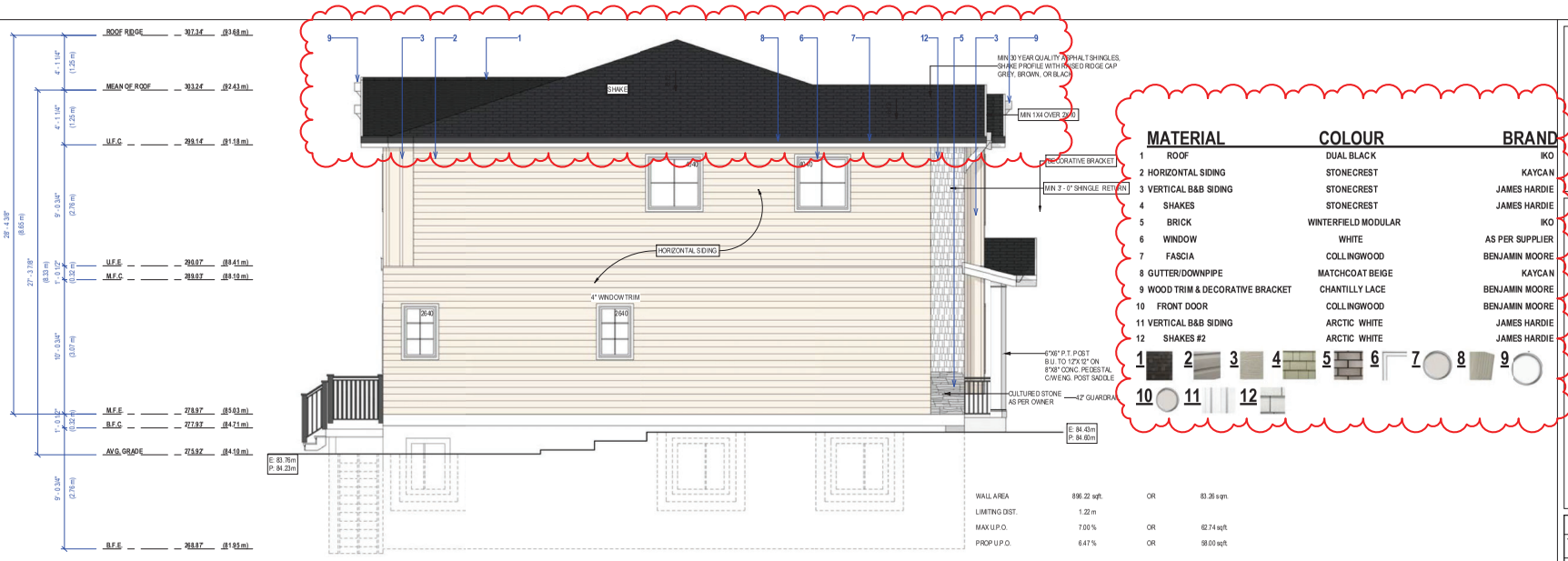
LOT 30 & 31 DUPLEX

UPPER FLOOR & ROOF PLAN

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

A03

Scale 1/4" = 1'-0"



LEFT ELEVATION

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

MATERIAL	COLOUR	BRAND
1 ROOF	DUAL BLACK	IKO
2 HORIZONTAL SIDING	STONECREST	KAYCAN
3 VERTICAL B&B SIDING	STONECREST	JAMES HARDIE
4 SHAKES	STONECREST	JAMES HARDIE
5 BRICK	WINTERFIELD MODULAR	IKO
6 WINDOW	WHITE	AS PER SUPPLIER
7 FASCIA	COLLINGWOOD	BENJAMIN MOORE
8 GUTTER/DOWNPIPE	MATCHCOAT BEIGE	KAYCAN
9 WOOD TRIM & DECORATIVE BRACKET	CHANTILLY LACE	BENJAMIN MOORE
10 FRONT DOOR	COLLINGWOOD	BENJAMIN MOORE
11 VERTICAL B&B SIDING	ARCTIC WHITE	JAMES HARDIE
12 SHAKES #2	ARCTIC WHITE	JAMES HARDIE



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.

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

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

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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.

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ELEVATION NOTES

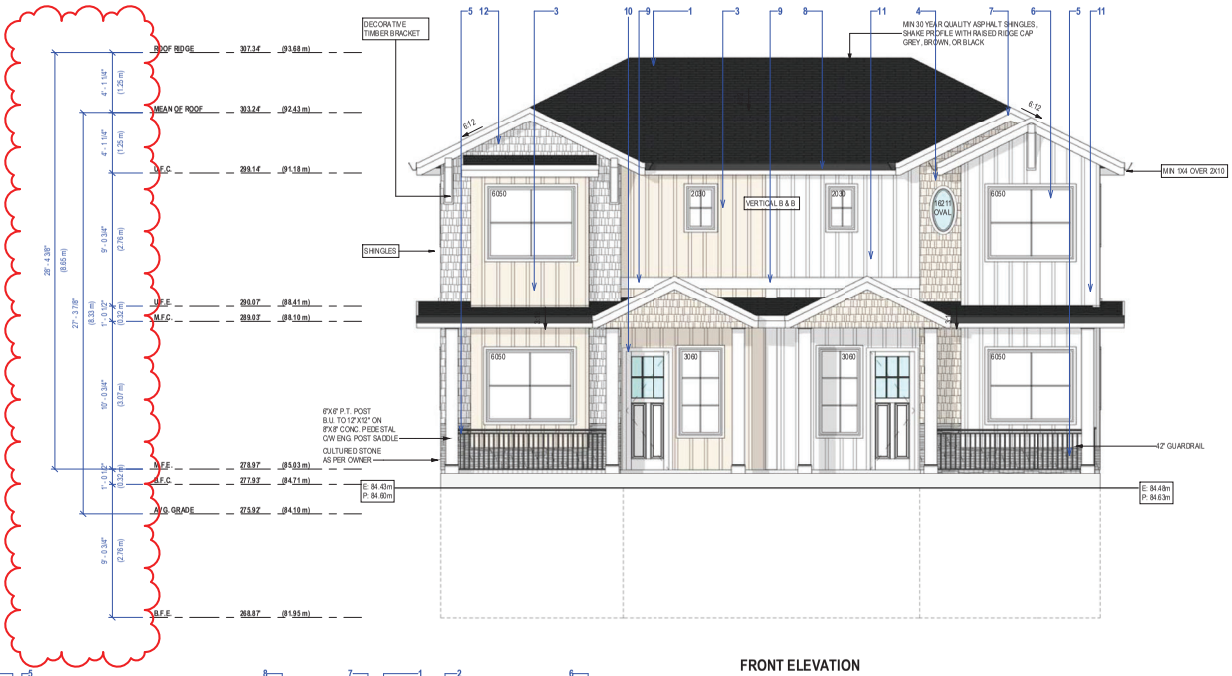
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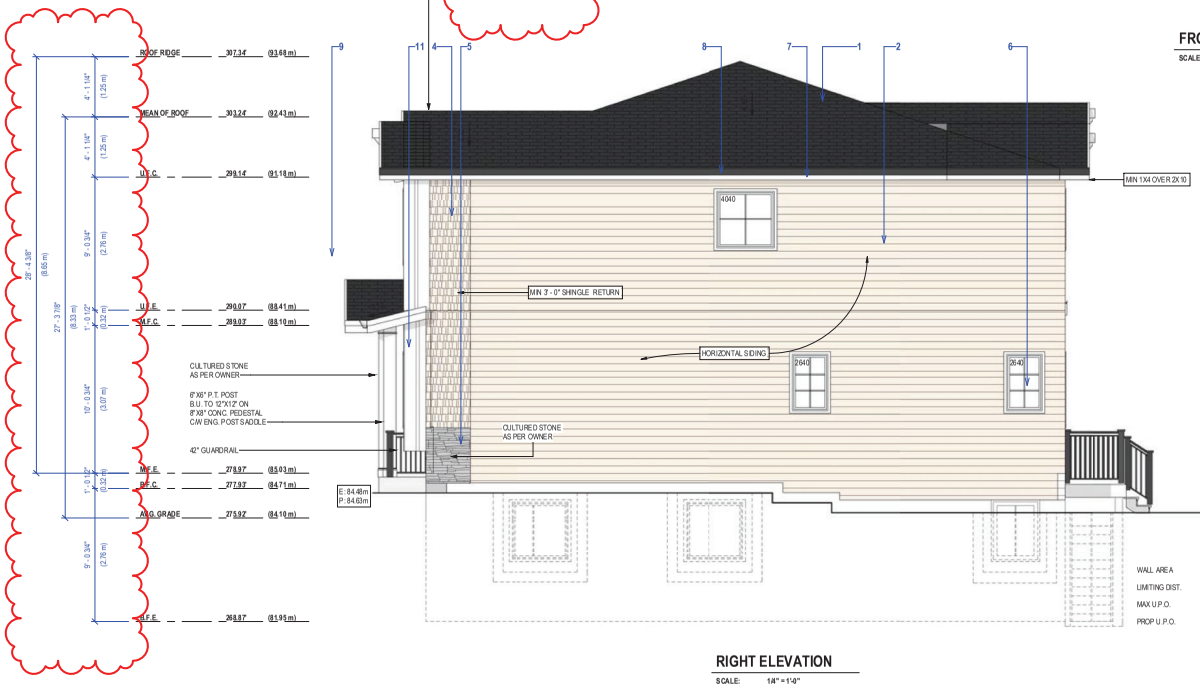
NOTE:
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NOTE:
- RAINSCREEN REQUIRED FOR ALL CLADDINGS EXCEPT HORIZONTAL VINYL

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



RIGHT 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

	MATERIAL	COLOUR	BRAND
1	ROOF	DUAL BLACK	IKO
2	HORIZONTAL SIDING	STONECREST	KAYCAN
3	VERTICAL B&B SIDING	STONECREST	JAMES HARDIE
4	SHAKES	STONECREST	JAMES HARDIE
5	BRICK	WINTERFIELD MODULAR	IKO
6	WINDOW	WHITE	AS PER SUPPLIER
7	FASCIA	COLLINGWOOD	BENJAMIN MOORE
8	GUTTER/DOWNPIPE	MATCHCOAT BEIGE	KAYCAN
9	WOOD TRIM & DECORATIVE BRACKET	CHANTILLY LACE	BENJAMIN MOORE
10	FRONT DOOR	COLLINGWOOD	BENJAMIN MOORE
11	VERTICAL B&B SIDING	ARCTIC WHITE	JAMES HARDIE
12	SHAKES #2	ARCTIC WHITE	JAMES HARDIE

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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"

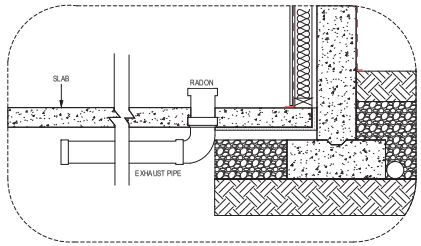
SECTION NOTES

NOTE:
REFER TO ACCOMPANYING ENGINEERS DRAWINGS FOR FOUNDATION REQUIREMENTS

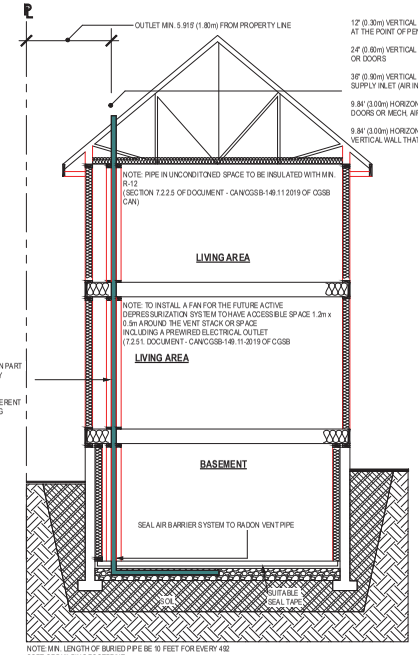
NOTE:
ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL BELOW THE MAXIMUM FROST PENETRATION DEPTH

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

CONFIRM HEEL HEIGHT



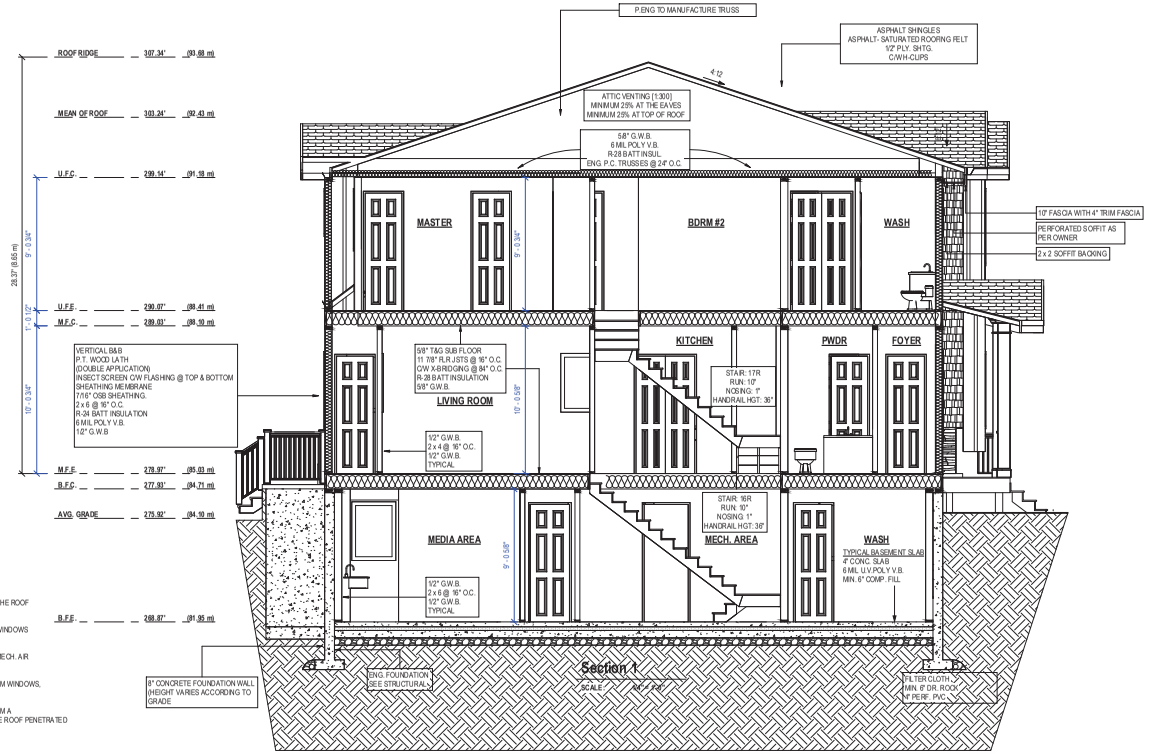
RADON CONTROL BCBC 9.13.4.3

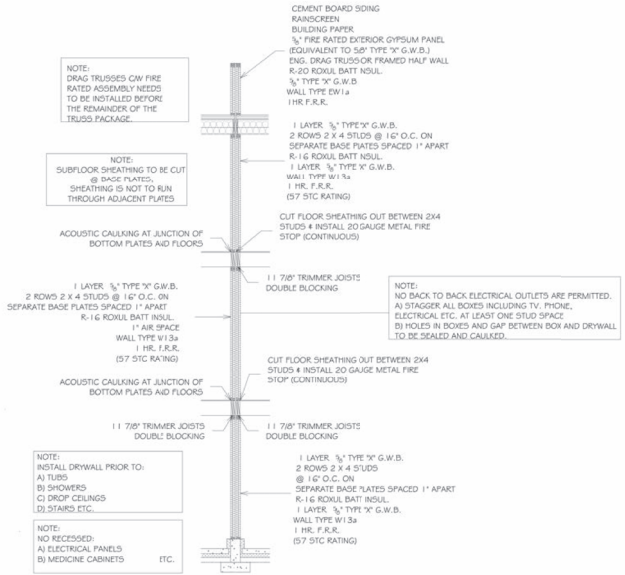


NOTE: MIN. LENGTH OF BURIED PIPE BE 10 FEET FOR EVERY 492 SQFT OF BUILDING FOOTPRINT

BURIED PIPES TO BE INSTALLED AT 1% SLOPE TO RETURN WATER TO SOIL

RADON MITIGATION CROSS SECTION





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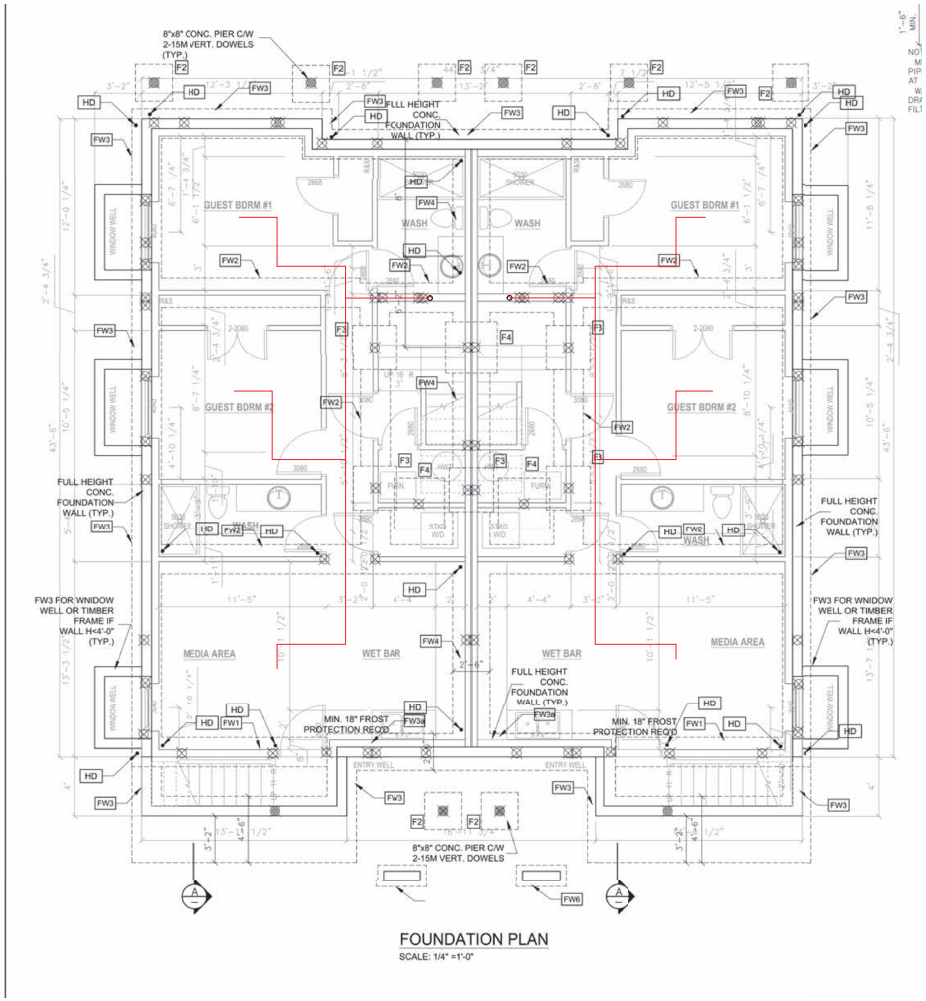
LOT 30 & 31 DUPLEX

SECTIONS & DETAILS

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

A06

Scale 1/4" = 1'-0"



FOUNDATION PLAN

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

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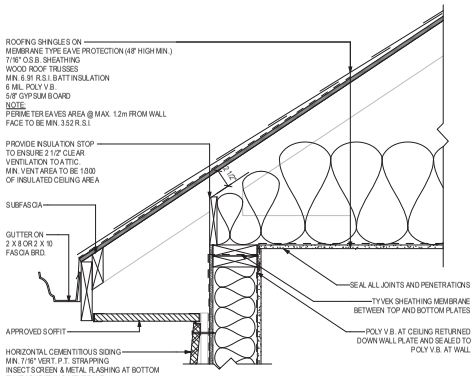
LOT 30 & 31 DUPLEX

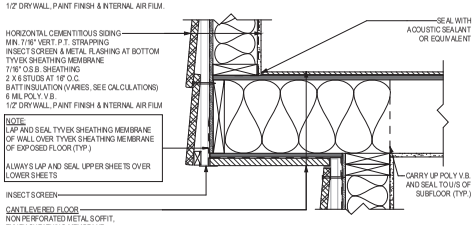
RADON

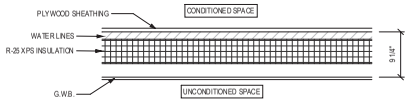
Project Number	24023
Date	2025-03-17
Drawn By	IK
Checked By	IK

A07

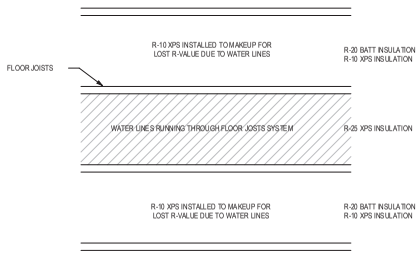
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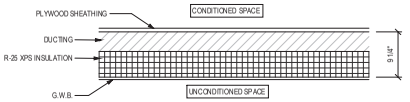
SECTION



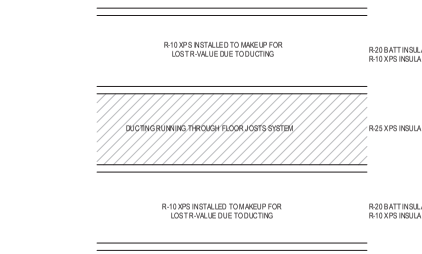
PLAN VIEW

TO REDUCE THERMAL LOSSES FROM PIPING SYSTEMS, PIPING FROM HEATING AND COOLING EQUIPMENT MUST BE LOCATED INSIDE THE PLANE OF INSULATION. WHERE PIPING IS INSTALLED OUTSIDE THE PLANE OF INSULATION, ADDITIONAL INSULATION IS REQUIRED TO ACHIEVE A THERMAL RESISTANCE EQUIVALENT TO EXTERIOR ABOVE GRADE WALL REQUIREMENTS. (R-26.92)

WATER LINES DETAIL



SECTION



PLAN VIEW

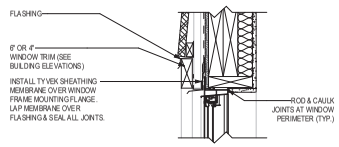
TRANSVERSE AND LONGITUDINAL JOINTS IN DUCT WORK MUST BE SEALED USING AN APPROVED TAPE AND SEALANT WHEN OUTSIDE THE PLANE OF INSULATION.

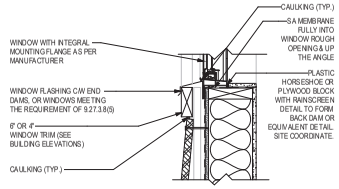
DUCTS MUST BE INSULATED TO THE SAME LEVEL AS REQUIRED FOR WALLS IF THEY ARE OUTSIDE OF THE ENVELOPE AND CARRYING CONDITIONED AIR. (R-26.92)

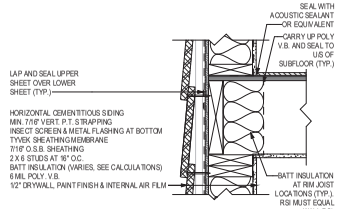
HVAC DETAIL

FLOOR OVER UNCONDITIONED SPACE TRADE OFF

SCALE: 1" = 1'-0"



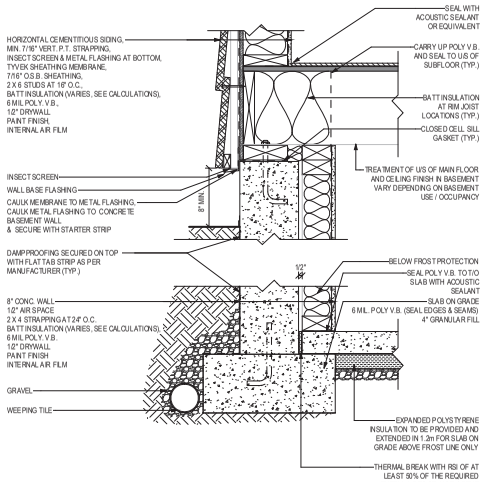


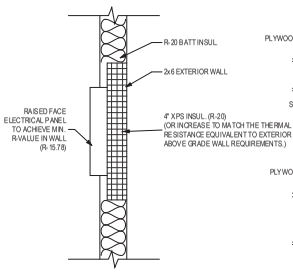


RAINSCREEN DETAILS

SCALE: 1 1/2" = 1'-0"

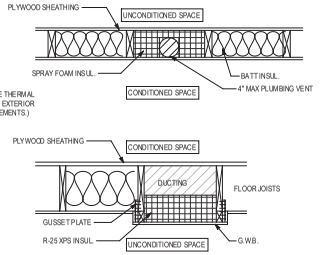
THE DETAILS SHOWN ON THIS SHEET ARE REPRESENTATIVE OF AN EXTERNAL SIDING TREATMENT REQUIRING A RAINSCREEN SYSTEM (E.G.) CEMENTITIOUS SIDING. IT SHOULD BE NOTED THAT NOT ALL EXTERNAL SIDING REQUIRES A RAINSCREEN SYSTEM (E.G.) VINYL. CONTRACTOR TO CONFIRM PRIOR TO COMMENCEMENT OF WORK ON SITE.





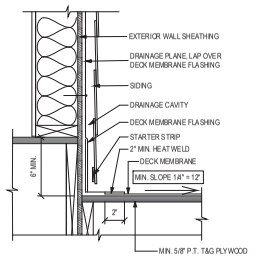
ELECTRICAL PANEL ON EXTERIOR WALL DETAIL

SCALE: 1" = 1'-0"



PLUMBING WALL TRADE OFF DETAIL

SCALE: 1" = 1'-0"



DECK MEMBRANE/WOOD WALL

SCALE: 2" = 1'-0"

ARCADIA DESIGNS

Inderveer Khunkhun
info@arcadiadesignsinc.com
778-829-3094

Transforming Visions to Architectural Masterpieces

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No.	Description	Date

LOT 30 & 31 DUPLEX

CODE DETAILS

Project Number	24023
Date	2025-03-17
Drawn By	Author
Checked By	Checker

A08

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.

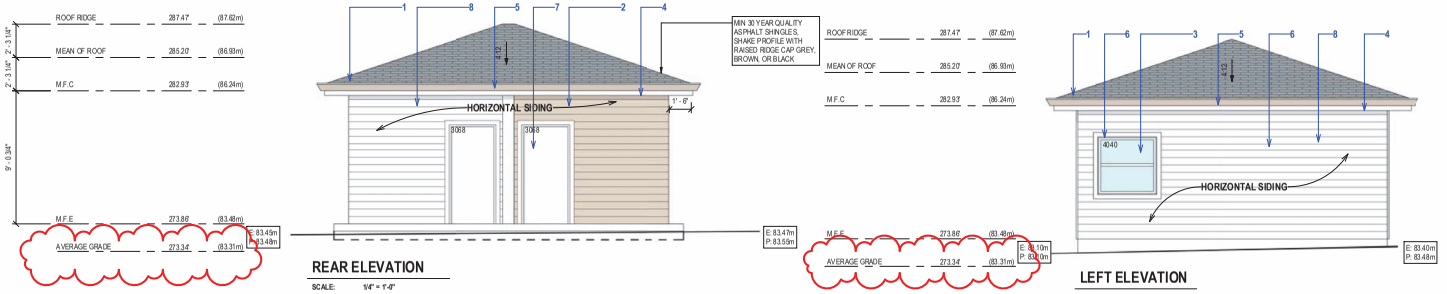
NOTE:
SUITE TO BE ELECTRIC BASEBOARD HEATING C/W PASSIVE AIR INTAKE

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.

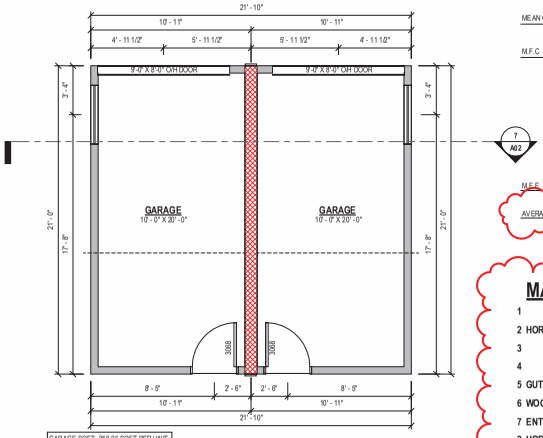


REAR ELEVATION

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

LEFT ELEVATION

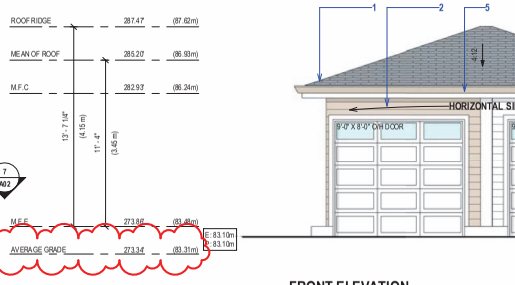
SCALE: 1/4" = 1'-0"



GARAGE SQFT: 250.25 SQFT PER UNIT

MAIN FLOOR PLAN

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

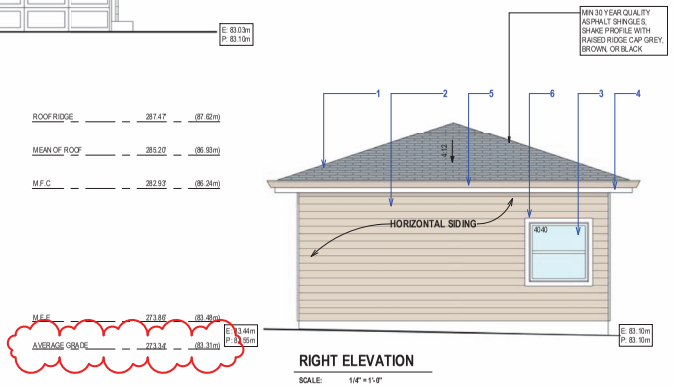


FRONT ELEVATION

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

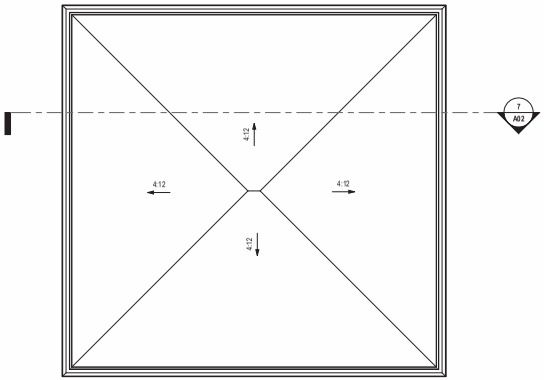
	MATERIAL	COLOUR	BRAND
1	ROOF	DUAL BLACK	IKO
2	HORIZONTAL SIDING	STONECREST	KAYCAN
3	WINDOW	WHITE	AS PER SUPPLIER
4	FASCIA	COLLINGWOOD	BENJAMIN MOORE
5	GUTTER/DOWNPIPE	MATCHCOAT BEIGE	KAYCAN
6	WOOD TRIM & DECORATIVE BRACKET	CHANTILLY LACE	BENJAMIN MOORE
7	ENTRY & GARAGE DOOR	WHITE	BENJAMIN MOORE
2	HORIZONTAL SIDING	ARCTIC WHITE	KAYCAN

1 2 3 4 5 6 7 8



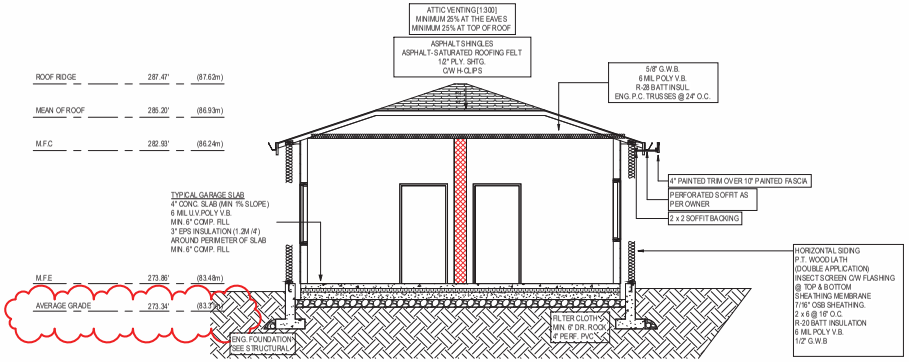
RIGHT ELEVATION

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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778-829-3094

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

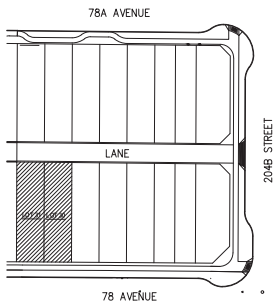
LOT 31 & 30 GARAGE

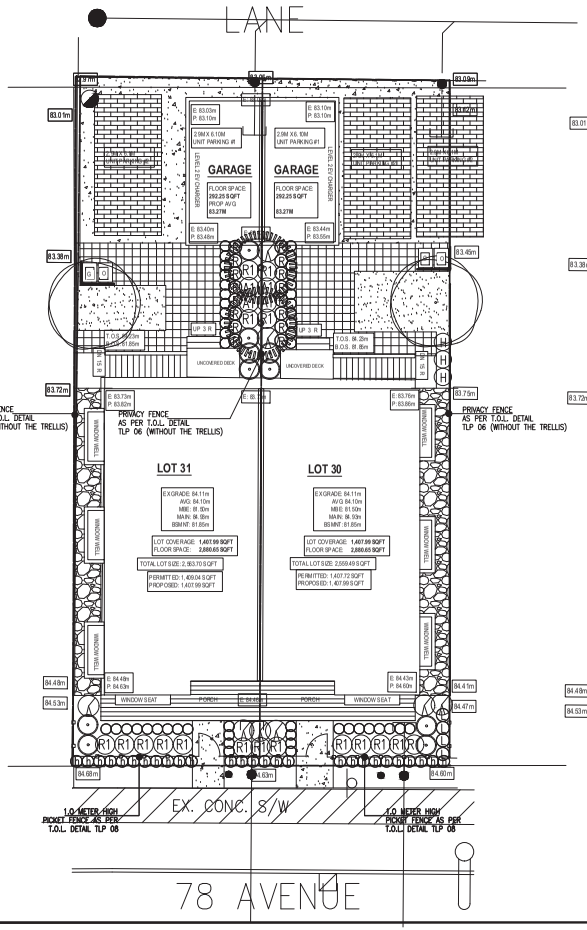
FLOOR PLAN, ELEVATIONS & SECTION

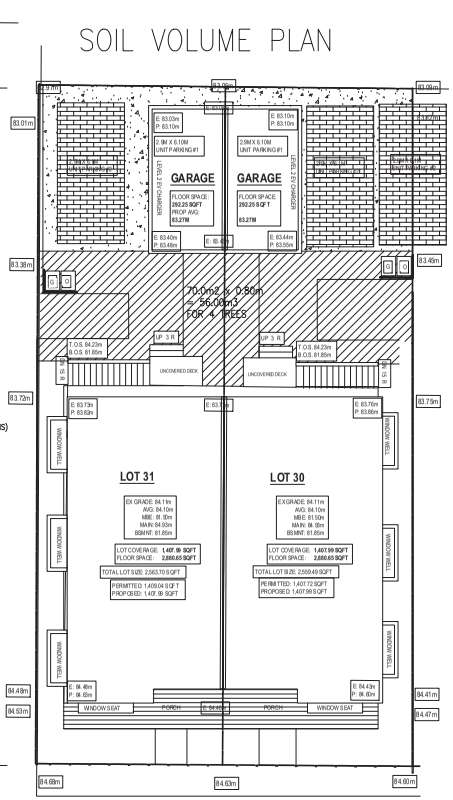
Project Number	240036
Date	2024-11-11
Drawn By	IK
Checked By	IK

A09

Scale	1/4" = 1'-0"







PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER CIRCINATUM	VINE MAPLE	2	6 CM. CAL.	AS SHOWN	B. & B.
	PINUS SYLVESTRIS 'FASTIGIATA'	COLUMNAR SCOTS PINE	2	3.00 METERS	AS SHOWN	B. & B.
(M)	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	4	#3 POT	90 CM. O.C.	
(O)	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	47	#3 POT	45 CM. O.C.	
(HY)	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	10	#3 POT	90 CM. O.C.	
(V)	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	17	#3 POT	90 CM. O.C.	
(P)	POLYSTICHUM MUNITUM	SWORD FERN	3	#3 POT	90 CM. O.C.	
(S)	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	8	#3 POT	90 CM. O.C.	
(LA)	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	4	#3 POT	45 CM. O.C.	
(R)	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	16	#3 POT	45 CM. O.C.	
(H)	HEMEROCALLIS 'AUTUMN RED'	AUTUMN RED DAY LILY	27	#3 POT	45 CM. O.C.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "DATA STANDARDS".BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SUBMIT AND RECEIVE, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. DO NOT MAKE SUBSTITUTIONS WITHOUT SUBMITTING SUBSTANTIATED REQUEST AND RECEIVING WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT". REQUESTS FOR SUBSTITUTIONS TO SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCSLA/BCNLA "LANDSCAPE STANDARD"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	200 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED BATCH PROCESS. SUBMIT A SAMPLE OF EACH TYPE OF SOIL TO BE USED TO A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

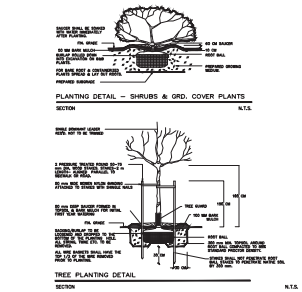
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR TOPSOIL AS SPECIFIED IN LEVEL 2 AND LEVEL 3 AREAS. SOILS SHALL BE FREE OF ROOTS, ROOT PARTS, WEEDS OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

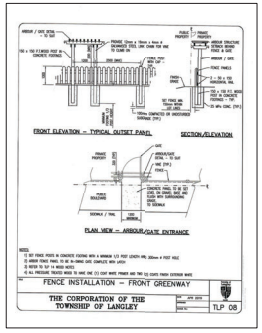
5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

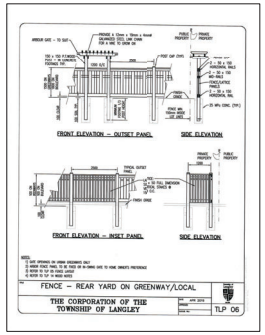
6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

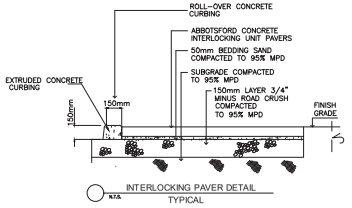
8) THE CONTRACTOR SHALL CLEAN AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE TIDIDLY IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.

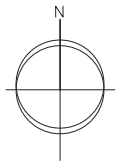






NOTE: FENCE COLOUR AND STYLE TO MATCH DEVELOPMENT TO THE WEST





ABBOTSFORD CONCRETE INTERLOCKING UNIT PAVERS GRANITE COLOUR

BROOM-FINISHED CONCRETE

2'x2' PRECAST CONCRETE PAVERS

TOPSOIL FOR TREES

WASHED RIVER ROCK

REGISTERED MEMBER — BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — Clark J. Kavolinas 289

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 850-2368

CLIENT
RAJ KHUN KHUN
QUANTUM GROUP
604–

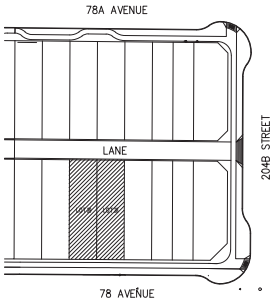
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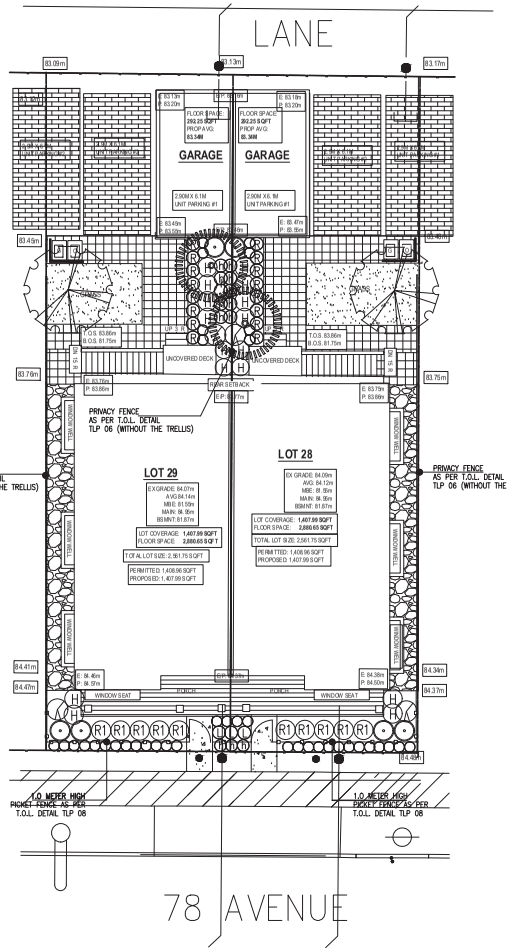
LANDSCAPE PLAN
PROPOSED
DUPLEX
LOTS 30 & 31
LANGLEY, B.C.
T.O.L. # 08-23-0238

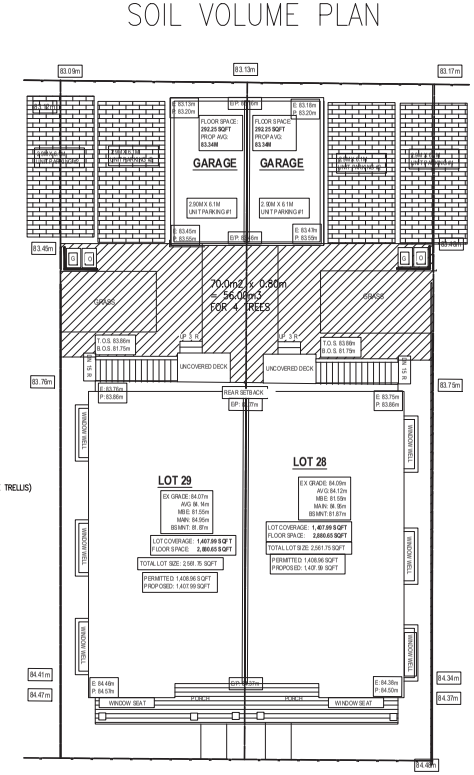
SCALE 1:100	DATE 14/11/25
DRAFT	CH'D
ENG.	CH'D
APP'D	AS BUILT

PRINTED
JOB No.
DRAWING No. L–1

SCHEDULE B







PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS KOUSA 'SATOMI'	SATOMI DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	PINUS SYLVESTRIS 'FASTIGIATA'	COLUMNAR SCOTS PINE	2	3.00 METERS	AS SHOWN	B. & B.
	BUXUS MACROPHYLLA "WINTER GEM"	ASIAN BOXWOOD	38	#3 POT	45 CM. O.C.	
H	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	6	#3 POT	90 CM. O.C.	
PM	POLYSTICHUM MUNITUM	SWORD FERN	19	#3 POT	90 CM. O.C.	
S	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	4	#3 POT	90 CM. O.C.	
VO	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	10	#3 POT	90 CM. O.C.	
	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	16	#3 POT	45 CM. O.C.	
	HEMEROCALLIS 'AUTUMN RED'	AUTUMN RED DAY LILY	14	#3 POT	45 CM. O.C.	
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	3	#3 POT	45 CM. O.C.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD 'LATEST EDITION'. CONTAINER SIZES ARE SPECIFIED AS PER CANADA STANDARDS FOR PLANT SIZE AND CONTAINER CLASSIFICATION 'LATEST EDITION'. ALL PLANT MATERIAL SHALL BE OF GOOD QUALITY MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY 'LANDSCAPE ARCHITECT' AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. 'SUBSTITUTIONS' MUST OBTAIN WRITTEN APPROVAL FROM THE 'LANDSCAPE ARCHITECT' PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO 'ALL LANDSCAPE STANDARD'

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD", PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCSLA/BCLNA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 1 AND LEVEL 2 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1. APPLICATIONS, PROCEDURES AND TESTING SHALL CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". SCREENING PROCESS, PROPOSED GROWING MEDIUM BLEND, ALL RESULTS OF A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

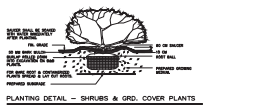
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WEED SEED, WEEDY PLANT PARTS, NOXIOUS REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 20 MM AND FOREIGN OBJECTS.

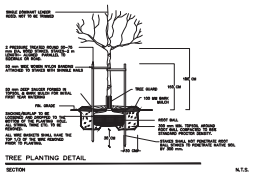
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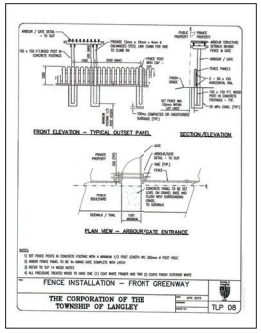
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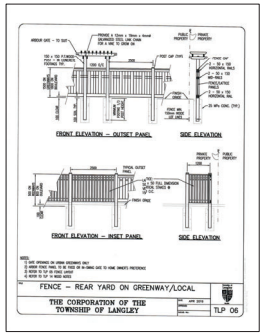
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAN AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND FINALLY AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.

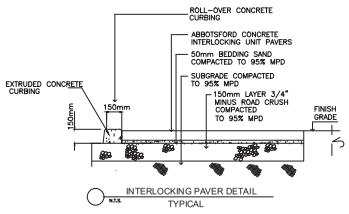


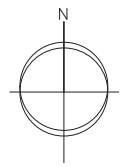






NOTE: FENCE COLOUR AND STYLE TO MATCH DEVELOPMENT TO THE WEST





ABBOTSFORD CONCRETE INTERLOCKING UNIT PAVERS
GRANITE COLOUR

BROOM-FINISHED CONCRETE

2'x2' PRECAST CONCRETE PAVERS

TOPSOIL FOR TREES

WASHED RIVER ROCK

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Clark J. Kavolinas
289

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 850-2368

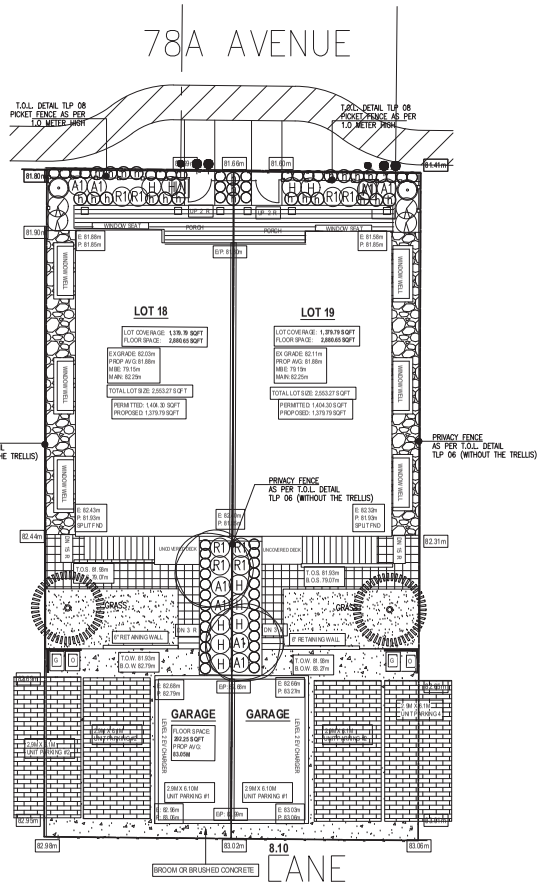
CLIENT
RAJ KHUN KHUN
QUANTUM GROUP
604-

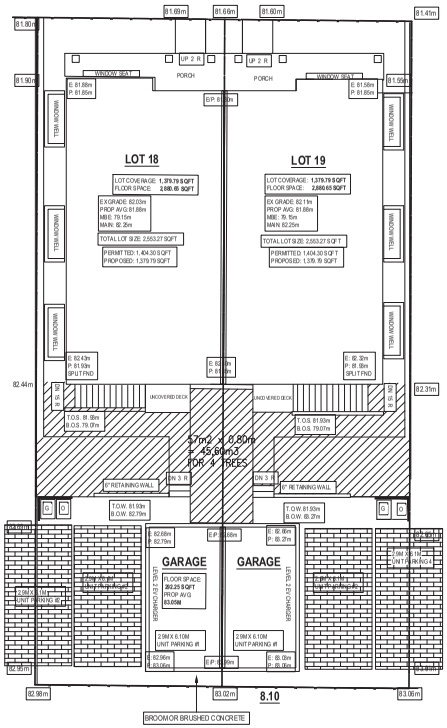
TITLE
PLAN VIEW

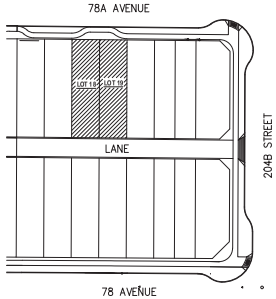
LANDSCAPE PLAN
PROPOSED
DUPLEX
LOTS 28 & 29
LANGLEY, B.C.
T.O.L. # 08-23-0238

SCALE 1:100	DATE 14/11/25
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-1







PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	QUERCUS RUBOR 'SKINNY GENES'	SKINNY GENES OAK	2	6 CM. CAL.	AS SHOWN	B. & B.
	PINUS SYLVESTRIS 'FASTIGIATA'	COLUMNAR SCOTS PINE	2	3.00 METERS	AS SHOWN	B. & B.
H	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	2	#3 POT	90 CM. O.C.	
S	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	8	#3 POT	90 CM. O.C.	
SA	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	4	#3 POT	90 CM. O.C.	
B	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	54	#3 POT	45 CM. O.C.	
VO	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	8	#3 POT	90 CM. O.C.	
P	POLYSTICHUM MUNITUM	SWORD FERN	10	#3 POT	90 CM. O.C.	
HC	HEMEROCALLIS 'AUTUMN RED'	AUTUMN RED DAY LILY	20	#3 POT	45 CM. O.C.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". STANDARD SIZES ARE SPECIFIED AS PER "CNTA STANDARD" EXCEPTION PLANT SIZE AND QUALITY SHALL BE AS SPECIFIED ON THE PLANT LIST. ALL PLANT MATERIAL SHALL BE OF GOOD MATERIAL AVAILABLE FOR OPTIONAL REVIEW AT "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO BIDDING. ANY SUBSTITUTIONS TO SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF TWO WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCSLA/BCLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER BEDS	450 mm
SHRUB BEDS	600 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE LEVEL 1 SHALL BE USED. GROWING MEDIUM SHALL BE FREE OF ROOTS, RHIZOMES, WEEDS AND SEEDS OF GROWING MEDIUM CONTAMINANTS. GROWING MEDIUM SHALL BE LOAM BASED. DURING SCREENING PROCESS, PROPOSED GROWING MEDIUM SHALL BE STORED BY A RECOGNIZED LABORATORY. THE GROWING MEDIUM SUPPLIER SHALL CERTIFY THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

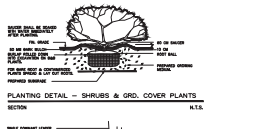
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE RECOMMENDATIONS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM NOXIOUS, WEED SEED, WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PARTS EXHIBITING DISEASE, TOXIC MATERIALS, STONES OVER 50 MM AND FOREIGN OBJECTS.

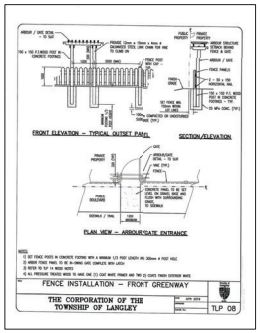
5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

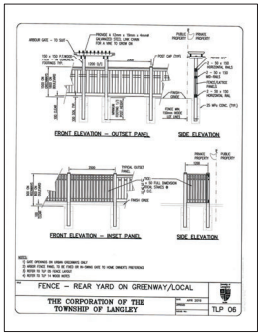
6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

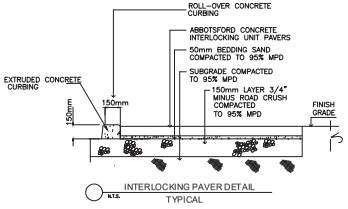
8) THE CONTRACTOR SHALL CLEAN AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL AT ALL TIMES KEEP THE SITE IN A NEAT, TIDY CONDITION. THE SITE SHALL BE LEFT CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.

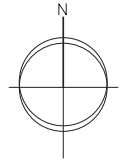






NOTE: FENCE COLOUR AND STYLE TO MATCH DEVELOPMENT TO THE WEST





ABBOTSFORD CONCRETE INTERLOCKING UNIT PAVERS GRANITE COLOUR

BROOM-FINISHED CONCRETE

2'x2' PRECAST CONCRETE PAVERS

TOPSOIL FOR TREES

WASHED RIVER ROCK

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Clark J. Kavolinas
289

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT

RAJ KHUN KHUN
QUANTUM GROUP

604-

TITLE

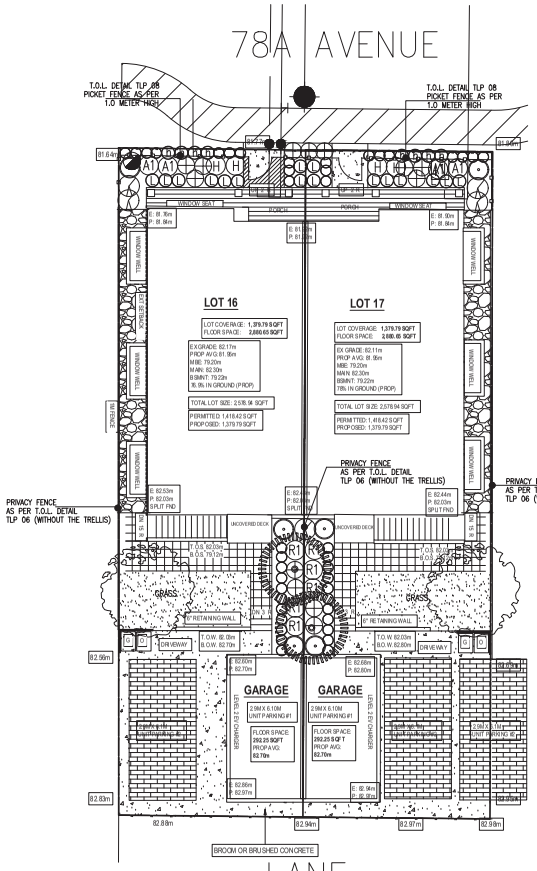
PLAN VIEW

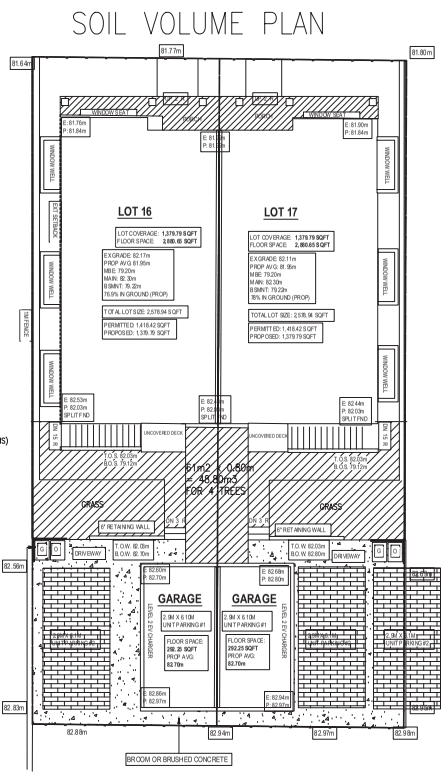
LANDSCAPE PLAN
PROPOSED
DUPLEX
LOTS 18 & 19
20453 – 78 AVENUE
LANGLEY, B.C.

T.O.L. # 08-23-0238

SCALE 1:100	DATE 14/11/25
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

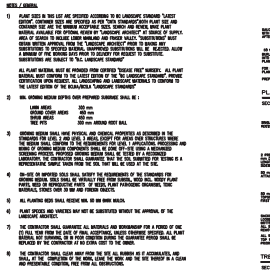
PRINTED	JOB No.
	DRAWING No. L-1

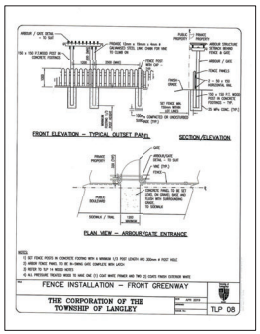


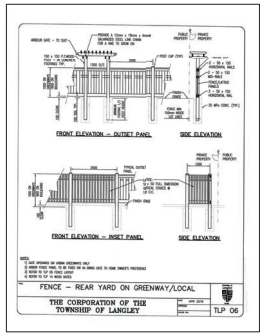


PLANT LIST

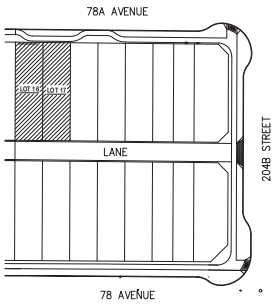
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	PINUS SYLVESTRIS 'FASTIGIATA'	COLUMNAR SCOTS PINE	2	3.00 METERS	AS SHOWN	B. & B.
(P)	POLYSTICHUM MUNITUM	SWORD FERN	4	#3 POT	90 CM. O.C.	
(H)	HEMEROCALLIS 'AUTUMN RED'	AUTUMN RED DAY LILY	8	#3 POT	45 CM. O.C.	
(S)	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	12	#3 POT	85 CM. O.C.	
(B)	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	42	#3 POT	45 CM. O.C.	
(HY)	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	6	#3 POT	90 CM. O.C.	
(V)	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	6	#3 POT	90 CM. O.C.	
(P)	POLYSTICHUM MUNITUM	SWORD FERN	5	#3 POT	90 CM. O.C.	
(L)	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	16	#3 POT	45 CM. O.C.	

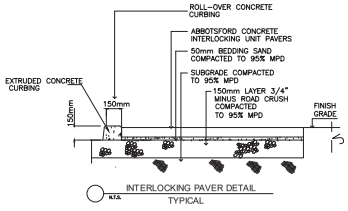


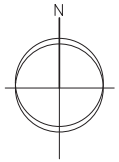




NOTE: FENCE COLOUR AND STYLE TO MATCH DEVELOPMENT TO THE WEST







ABBOTSFORD CONCRETE INTERLOCKING UNIT PAVERS GRANITE COLOUR

BROOM–FINISHED CONCRETE

2'x2' PRECAST CONCRETE PAVERS

TOPSOIL FOR TREES

WASHED RIVER ROCK

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Clarke J. Kavolinas
289

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT

RAJ KHUN KHUN
QUANTRA GROUP

604–

TITLE

PLAN VIEW

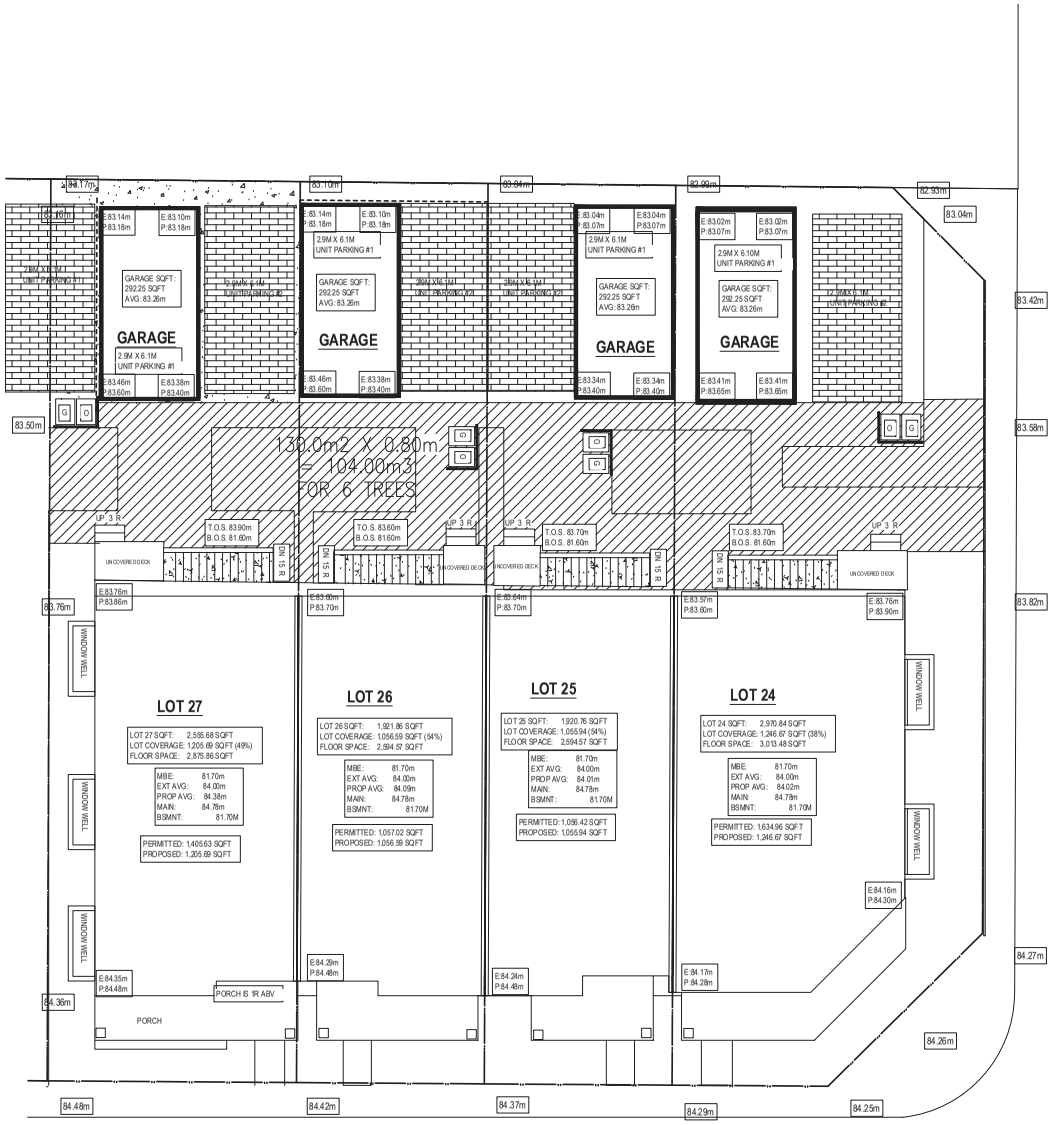
LANDSCAPE PLAN
PROPOSED
DUPLEX

LOTS 16 & 17
20453 – 78 AVENUE
LANGLEY, B.C.

T.O.L. # 08-23-0238

SCALE	1:100	DATE	14/11/25
DRAFT		CHK'D	
ENG.		CHK'D	
APP'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No. L–1



N

TOPSOIL FOR TREES

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Clark J. Kavolinas
289

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 850-2368

CLIENT

RAJ KHUN KHUN
QUANTUM GROUP

604-

TITLE

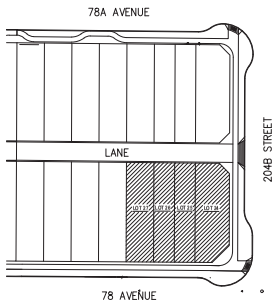
PLAN VIEW

SOIL VOLUME PLAN
PROPOSED
ROW HOUSES
LOTS 24 THRU 27

LANGLEY, B.C.

SCALE	1:75	DATE	14/11/25
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No. SV-1



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER CAMPESTRE 'RED SHINE'	RED SHINE MAPLE	2	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA OMORIKA	SERBIAN SPRUCE	4	6 CM. CAL.	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	12	#3 POT	70 CM. O.C.	
(AN)	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	14	#3 POT	90 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	46	#3 POT	45 CM. O.C.	
(H)	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	19	#3 POT	90 CM. O.C.	
(RH)	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	26	#3 POT	90 CM. O.C.	
(H)	HOSTA (VARIOUS)	HOSTA	40	#3 POT	90 CM. O.C.	
(S)	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	38	#3 POT	90 CM. O.C.	
⊙	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX	11	#3 POT	70 CM. O.C.	
⊛	HEMEROCALLIS 'AUTUMN RED'	AUTUMN RED DAY LILY	43	#3 POT	45 CM. O.C.	
⊛	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	7	#3 POT	45 CM. O.C.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB BEDS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 MEDIA, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE SAMPLES SHALL BE REPRESENTATIVE OF THE SOIL THAT WILL BE USED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENS, ORGANISMS, TOXIC MATERIALS, STONES OVER 50 MM AND FOREIGN OBJECTS.

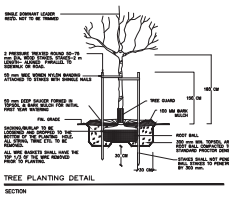
5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

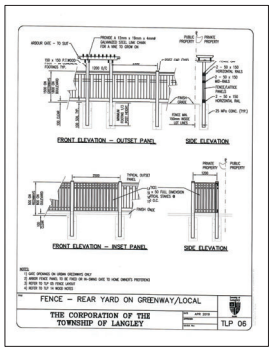
6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

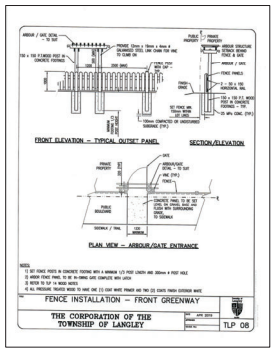
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAN AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.

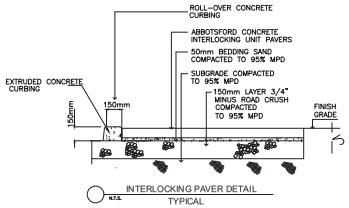


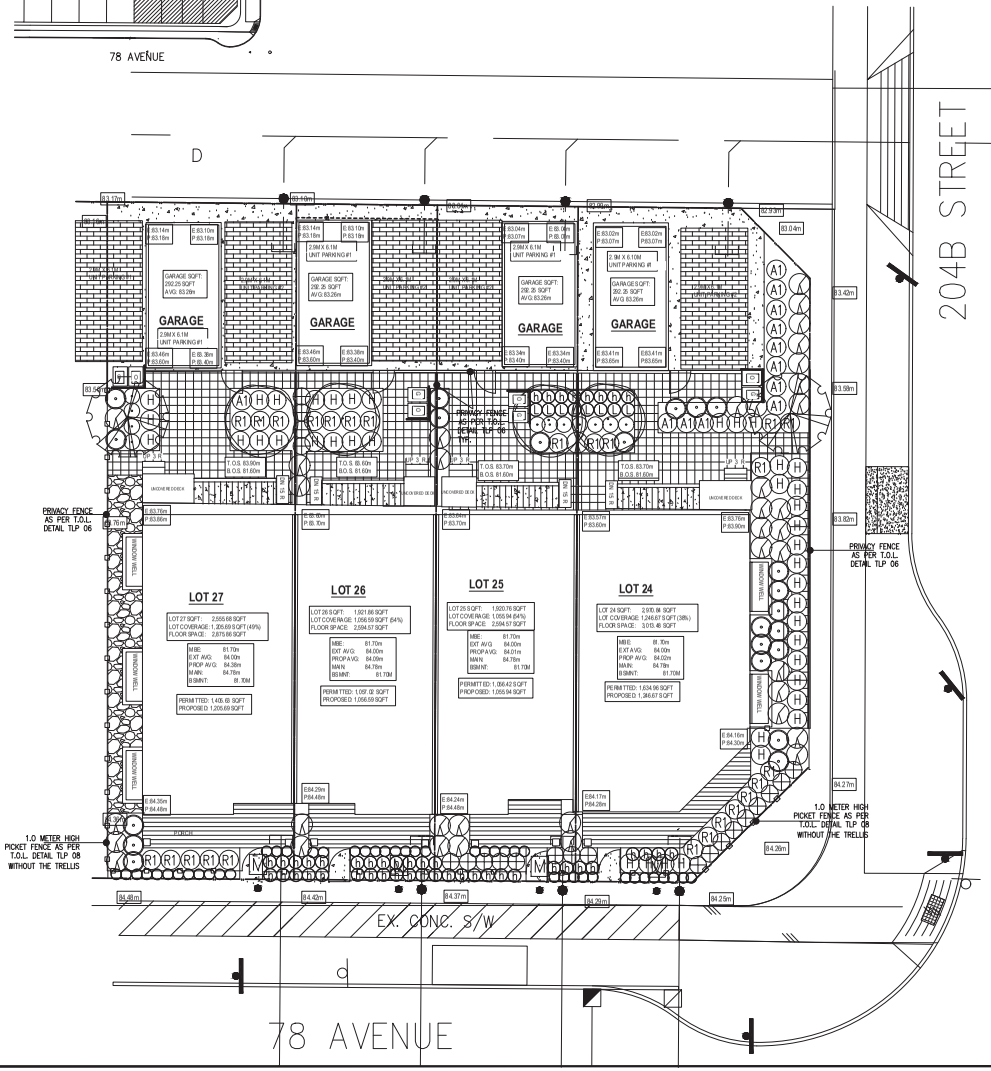






NOTE: FENCE COLOUR AND STYLE TO MATCH DEVELOPMENT TO THE WEST





N

ABBOTSFORD CONCRETE INTERLOCKING UNIT PAVERS GRANITE COLOUR

BROOM-FINISHED CONCRETE

2'x2' PRECAST CONCRETE PAVERS

WASHED RIVER ROCK

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER Clark J. Kavolinas 289

DATE	REMARKS	NO.
	REVISIONS	

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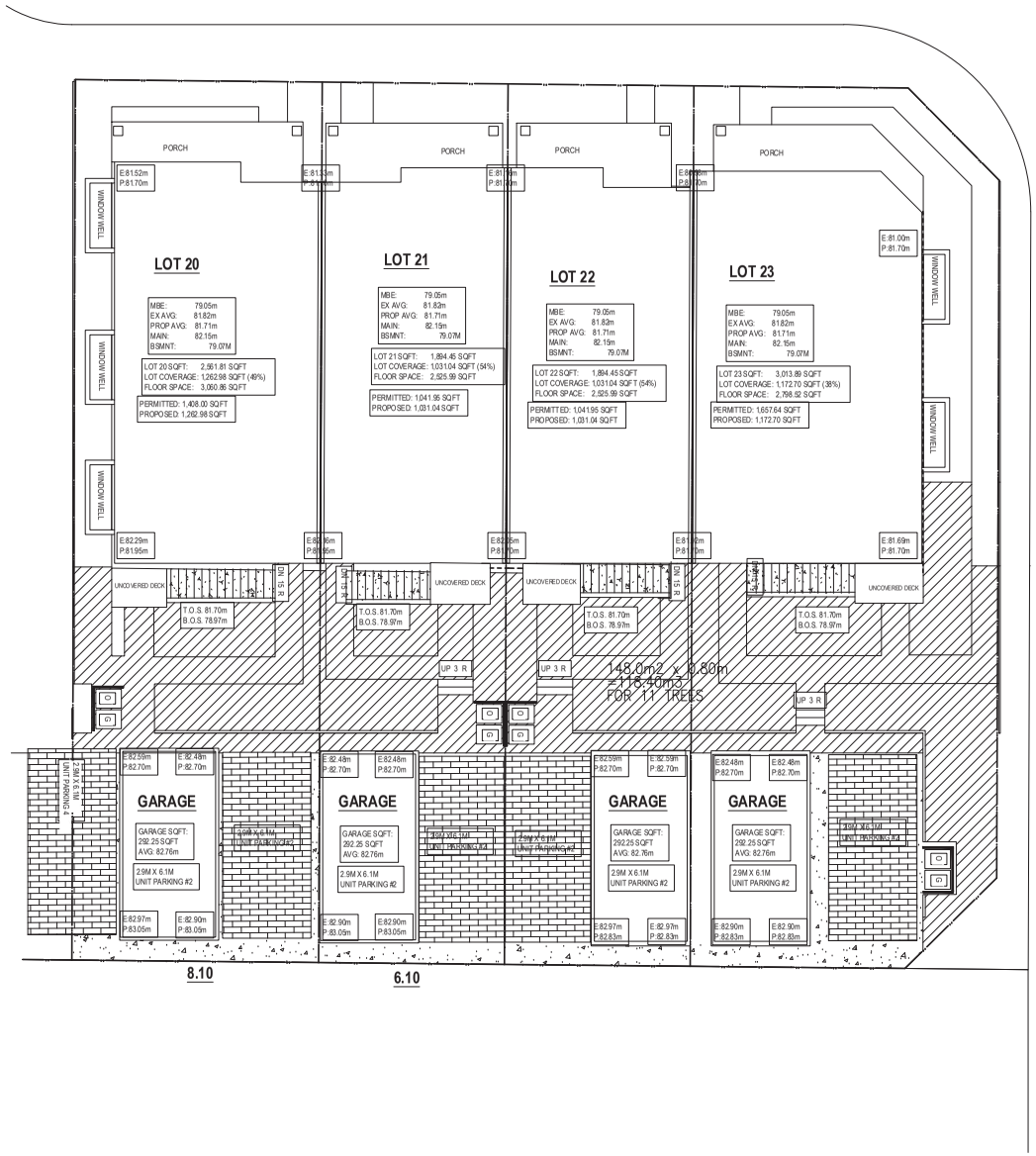
604--

TITLE
PLAN VIEW

LANDSCAPE PLAN
PROPOSED
ROW HOUSES
LOTS 24 THRU 27
LANGLEY, B.C.

SCALE 1:100	DATE 14/11/25
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-1



N

TOPSOIL FOR TREES

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Clark J. Kavolinas
289

NO.	REMARKS	DATE
	REVISIONS	

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2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 850-2368

CLIENT
RAJ KHUN KHUN
QUANTUM GROUP
604-

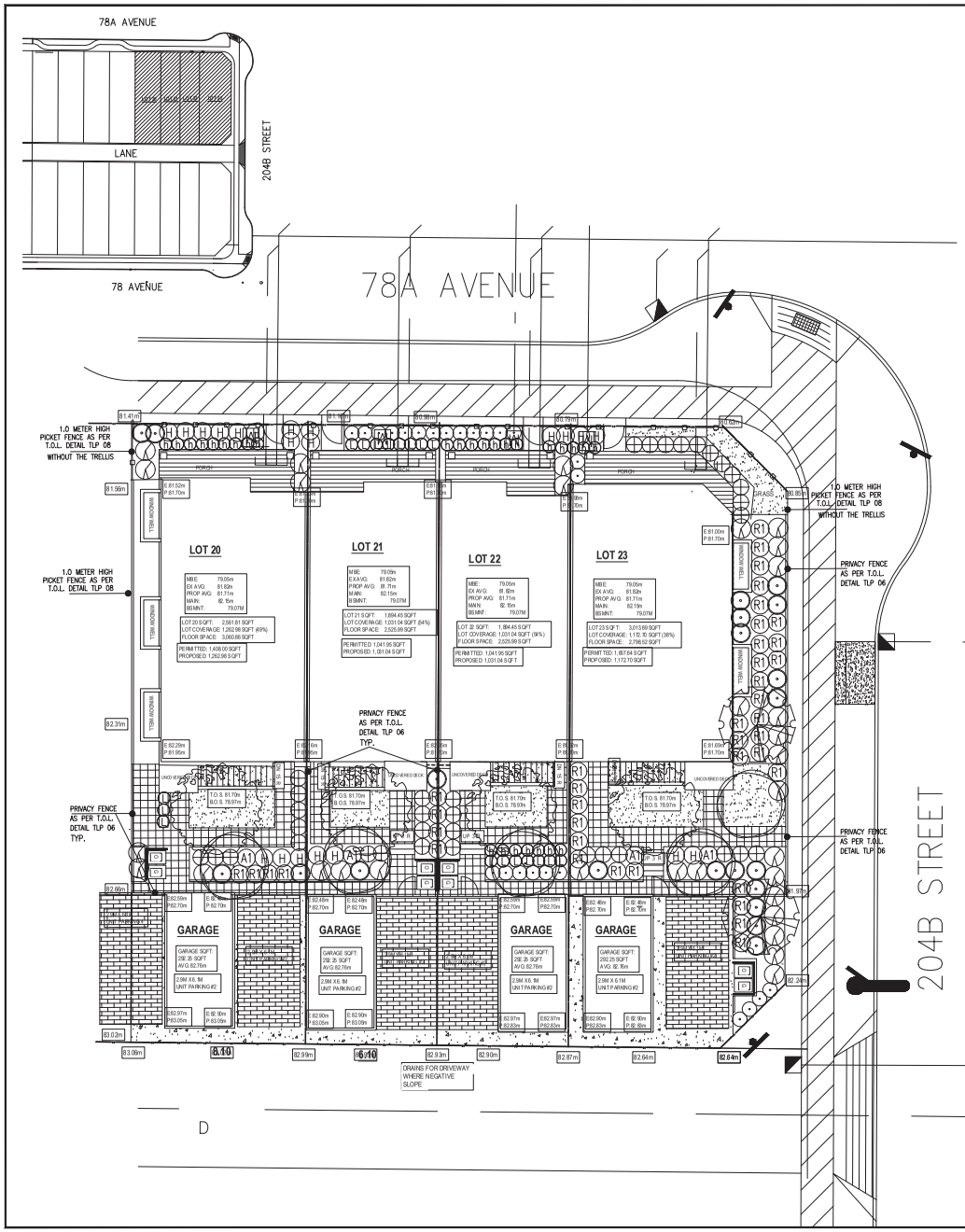
TITLE
PLAN VIEW

SOIL VOLUME PLAN PROPOSED ROW HOUSES

LOTS 20 THRU 23
LANGLEY, B.C.

SCALE 1:75	DATE 14/11/25
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. SV-1



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER CAMPESTRE 'RED SHINE'	RED SHINE MAPLE	2	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA OMORIKA	SERBIAN SPRUCE	5	6 CM. CAL.	AS SHOWN	B. & B.
	SARINGA RETICULATA 'IVORY SILK'	LILAC TREE	4	6 CM. CAL.	AS SHOWN	B. & B.
	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	34	#3 POT	70 CM. O.C.	
	VICCINIUM OVATUM	EVERGREEN HUCKLEBERRY	4	#3 POT	90 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	21	#3 POT	90 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	40	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA	21	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	28	#3 POT	90 CM. O.C.	
	POLYSTICHUM MUNITUM	SWARD FERN	25	#3 POT	70 CM. O.C.	
	HEMEROCALLIS 'AUTUMN RED'	AUTUMN RED DAY LILY	28	#3 POT	45 CM. O.C.	
	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	18	#3 POT	45 CM. O.C.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION", STANDARD SIZES ARE SPECIFIED AS PER "BCNA STANDARD"WITH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW, WHAT PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW FOR COSTS TO REMOVE AND REPLACE REJECTED MATERIAL WITH SPECIFIED TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO THE "LANDSCAPE STANDARD".

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE PLANT MATERIAL WHICH IS NOT CONFORMING TO THE LATEST STANDARD IS REQUIRED TO CONFORM TO THE LATEST EDITION OF THE BCNA/BCSLA "LANDSCAPE STANDARD".

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A RECOGNIZED STANDARD PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED TESTING LAB AND A REPORT SUBMITTED TO THE "LANDSCAPE ARCHITECT" FOR REVIEW. TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

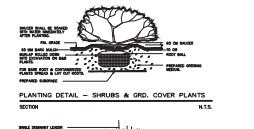
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE TYPICALLY FREE FROM STONES, WOOD ROOTS, WEEDY PLANT PARTS, SODS OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

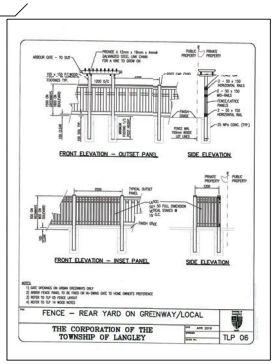
5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

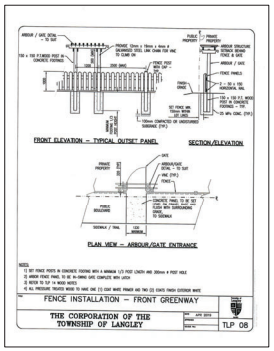
6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

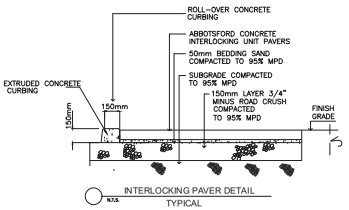
8) THE CONTRACTOR SHALL CLEAN AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.







NOTE: FENCE COLOUR AND STYLE TO MATCH DEVELOPMENT TO THE WEST



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ABBOTSFORD CONCRETE INTERLOCKING UNIT PAVERS GRANITE COLOUR

BROOM-FINISHED CONCRETE

2'x 2' PRECAST CONCRETE PAVER

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Clark J. Kavolinas
289

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
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LOTS 20 THRU 23
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