

CITY OF PITT MEADOWS

DEVELOPMENT PERMIT NO. 2024-003

ISSUED BY:

THE CITY OF PITT MEADOWS, a City under the "Local Government Act" of the Province of British Columbia, and having its Municipal Offices at 12007 Harris Road, in the Municipality of Pitt Meadows, in the Province of British Columbia, V3Y 2B5

(hereinafter called the "City")

TO: ROBERT BRADLEY SCHULL
KRISTIN ELLEN SCHULL
19516 HAMMOND ROAD
PITT MEADOWS, BC
V3Y 1L4

(hereinafter called the "Permittee(s)")

WHEREAS the Permittee(s) wishes to commence a development upon ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of Pitt Meadows in the Province of British Columbia, and more particularly known and described as:

Parcel Identifier: 010-486-950

Legal Description: LOT 4 EXCEPT: PART SUBDIVIDED BY PLAN 41610;
DISTRICT LOT 282 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN 19441

(hereinafter called the "Lands")

AND WHEREAS the Permittee(s) has made application for a Development Permit in regard to the Lands;

AND WHEREAS the Local Government Act provides that in such a Permit certain matters may be regulated, required or limited; and

NOW THEREFORE, the Council of the City hereby issues a Development Permit in respect of the Lands as follows:

1. This Development Permit is issued subject to compliance with all City Bylaws except where specifically varied or supplemented by this Development Permit.
2. The Permittee(s) shall comply with all City and Provincial building regulations and shall not commence work until they have received a Building Permit from the City.

3. The Lands shall be developed by the Permittee(s) in strict conformity with the terms and conditions set out in this Development Permit.
4. The Permittee(s) shall not sell, assign, transfer, convey or otherwise dispose of all or any part of his interest in and to the Lands, save and except for mortgage purposes, until the Lands have been developed in accordance with the conditions of this Development Permit, or alternatively, until the proposed purchaser or assignee has covenanted with the City, in a manner acceptable to the Council of the City, to ensure development of the Lands in conformity with the conditions herein contained. After the successor or assignee of the applicant has covenanted in writing to the satisfaction of the Council of the City to assume all of the Permittee's obligation and liabilities herein, the obligations and liabilities of the Permittee(s) shall cease in regard to development work done thereafter by the said successor assignee.
5. All plans, specifications, minutes and written commitments referred to above are subject to any changes required by the Building Official or their designate, or other officials of the City, where such plans and specifications do not comply with any duly enacted law or Bylaw, and such non-compliance is not specifically permitted by this Development Permit; minor variations which do not substantially alter the work referred to in Part 6 may be permitted if approved in writing by the Director Responsible for Development Services or their designate (hereinafter called the "Planner") thereon.

As a condition of the issuance of this Development Permit, the City is holding security in the form of an Irrevocable Letter of Credit as follows:

Securities totaling the amount of \$20,000 for the on-site landscaping works on-site landscaping works are to be provided prior to Building Permit issuance to ensure that the development specified in Part 6 hereto, and particularly the landscaping works therein, is carried out in accordance with the terms and conditions of this Development Permit, and to ensure that an unsafe condition will not result from a contravention of the provisions of this Development Permit.

The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security and any interest thereon accrued by the City to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee(s), or should the Permittee(s) carry out the development permitted by this Development Permit under the conditions set out in Paragraph b) hereto, the security and any interest thereon accrued by the City shall be returned to the Permittee(s) upon:

- a) Issuance by the Building Official of an Occupancy Permit where applicable; and
- b) Verification by the Planner that the development set out in Part 6 hereto, and particularly the landscaping works therein, have been completed in accordance with the terms and conditions in this Development Permit; and
- c) Confirmation from a professional landscaper that landscaping works completed in accordance with the landscape plan in this Development Permit, and a one-time landscape inspection fee of \$1,000 also applies.

6. Development upon the Lands shall conform to the following set of plans and specifications dated September 2024 by D.Mand Design & Drafting Services Ltd., 14658 84 Avenue, Surrey, BC, V3S 9K7, copies of which are attached to and form part of this permit.
7. Before demolition and construction begin, protective tree barriers must be installed and approved by an arborist.
8. Sanitary and storm service connections may require pumping. Should it be the case, an engineered system for the storm pump system will be required and a registered covenant will be required prior to issuance of occupancy.
9. In the event the Permit lapses, the Permittee(s) may request refund of the security described in Part 5 and the City shall make refund provided the Director Responsible for Development Services or designee authorizes such refund.
10. It is understood and fully agreed by the Permittee(s) that the site and abutting streets shall be maintained in a neat and tidy order during the construction process, and that construction debris bins will be removed from the site promptly once they are full.
11. Whenever the singular or masculine is used in this Development Permit, the same shall be deemed to include the plural, or the feminine, or the body politic or corporate as the context so requires, and every reference to each part hereto shall be deemed to include the heirs, executors, administrators, successors and assigns of such party whenever this context or the parties so require.
12. It is understood and agreed that the City has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the Permittee(s) other than those in this Development Permit.
13. If the Permittee(s) does not substantially start any construction with respect to which this Permit was issued, within 2 years after the date it is issued the Permit shall lapse.
14. The terms of this Development Permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

AUTHORIZED BY COUNCIL RESOLUTION passed by on the ___ day of ____, 2025.

THE CORPORATE SEAL OF THE CITY OF PITT MEADOWS
was hereunto affixed on the ___ day of _____, 2025

Nicole MacDonald, Mayor

Kate Barchard, Corporate Officer

Owner of the Lands or authorized signatory(ies)

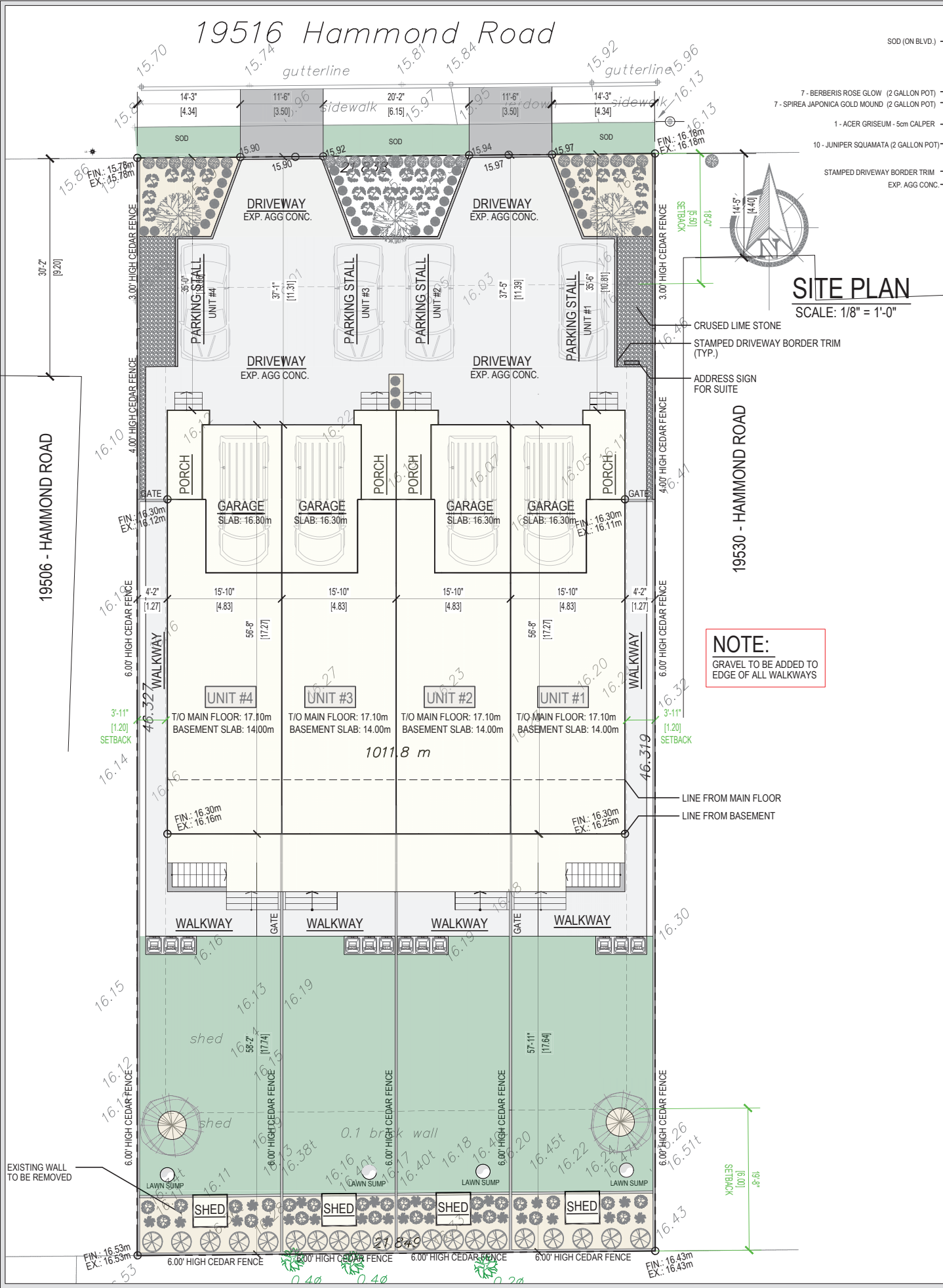
Print Name

SIGNED, SEALED AND DELIVERED BY
the Owner of the Lands on
the _____ day of _____, 2025

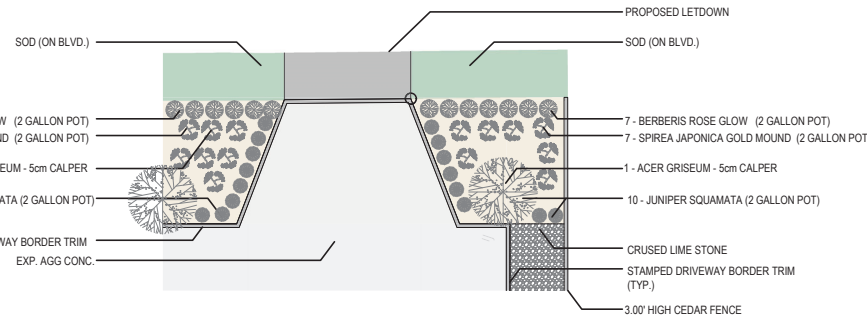
PDF Files of Development Permit Drawings:

11 x 17 copies attached

19516 Hammond Road



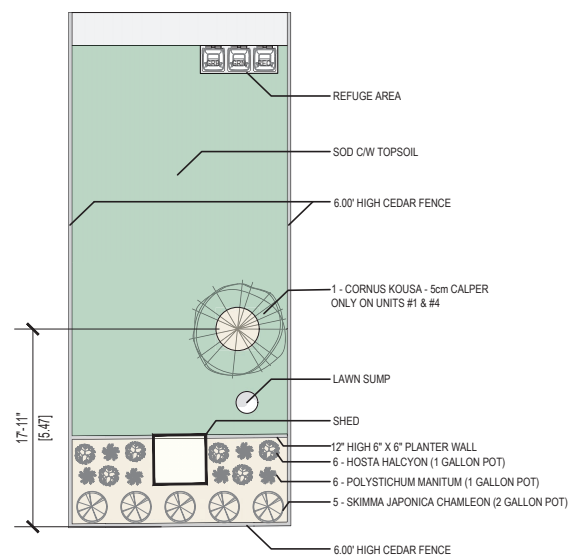
SITE PLAN
SCALE: 1/8" = 1'-0"



FRONT YARD LANDSCAPING
TYPICAL



SHED PLAN
Rubbermaid 106 cu.ft. Small 4 ft. 4-inch x 4 ft. 8-inch Weather Resistant Vertical Resin Garden/Outdoor Storage Shed



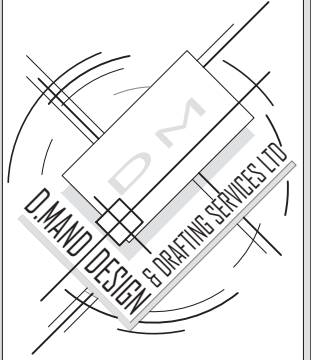
REAR YARD LANDSCAPING
TYPICAL

CALCULATIONS : R-6 ZONING

LOT SIZE:	10,891 sq.ft.
LOT COVERAGE:	
PERMITTED:	5,446 sq.ft. [50.00%]
PROPOSED:	4,502 sq.ft.
FLOOR AREA:	
PERMITTED:	8,712 sq.ft. [80.00%]
PROPOSED:	8,380 sq.ft. (2,095 sq.ft. EACH UNIT)
GARAGE AREA:	
PERMITTED:	1,076 sq.ft. (269 sq.ft. EACH UNIT)
PROPOSED:	880 sq.ft. (220 sq.ft. EACH UNIT)
RESIDENTIAL STORAGE AREA:	
PERMITTED:	172 sq.ft. (43 sq.ft. EACH UNIT)
PROPOSED:	0 sq.ft. (0 sq.ft. EACH UNIT)
IMPERVIOUS AREA:	
PERMITTED:	7,623 sq.ft. [70.00%]
PROPOSED:	7,170 sq.ft.

BREAK DOWN OF FLOOR AREAS:

UNIT #	FLOOR	AREA (sq.ft.)	TOTAL (sq.ft.)
UNIT #1	MAIN FLOOR	624	2,095
	UPPER FLOOR:	847	
UNIT #2	MAIN FLOOR	624	2,095
	UPPER FLOOR:	847	
UNIT #3	MAIN FLOOR	624	2,095
	UPPER FLOOR:	847	
UNIT #4	MAIN FLOOR	624	2,095
	UPPER FLOOR:	847	
BASEMENT FLOOR:		691	2,382
GARAGE AREA:		220	
GROSS FLOOR AREA:			9,528 sq.ft.



14658 - 84 AVENUE
SURREY, BC
V3S 9K7
t: 6045971838
f: 6045971350
dmand@telus.net
www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2018 CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.
CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
THE DESIGNER ASSUMES 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 ADEQUACIES PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWINGS
**BUILDERS NOTES:
THE OWNER/BUYER IS AWARE THAT DOORS, WINDOWS AND BUILDING ELEVATIONS MAY VARY DUE TO SITE CONDITIONS.
SQUARE FOOTAGE SHOWN ARE APPROXIMATE
THE BUILDER RESERVES RIGHT TO MAKE ON GOING CHANGES AND ADJUSTMENTS
FINAL HOME DESIGN AND MEASUREMENTS MAY NOT MATCH AS PER PLANS
IN ORDER TO COMPLY WITH BYLAWS, BUILDING CODES AND SITE CONDITIONS, THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION: 5 UNIT PROPOSAL

ADDRESS:
**19516 Hammond Road
Pitt Meadows, B.C.**

LEGAL DESCRIPTION:
**LOT 4
D.L. 282 GP 1
NWD PLAN 19441**

PID:010-486-950

CLIENT:
PCL HOMES

DATE:
SEPT 2024

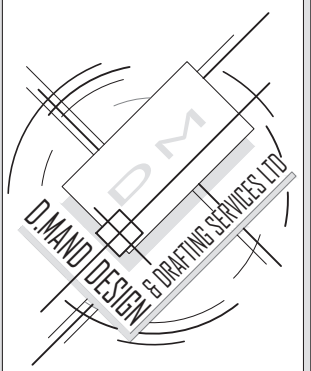
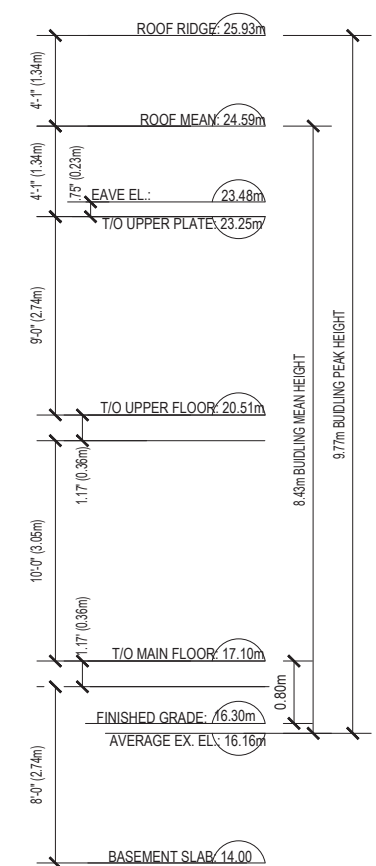
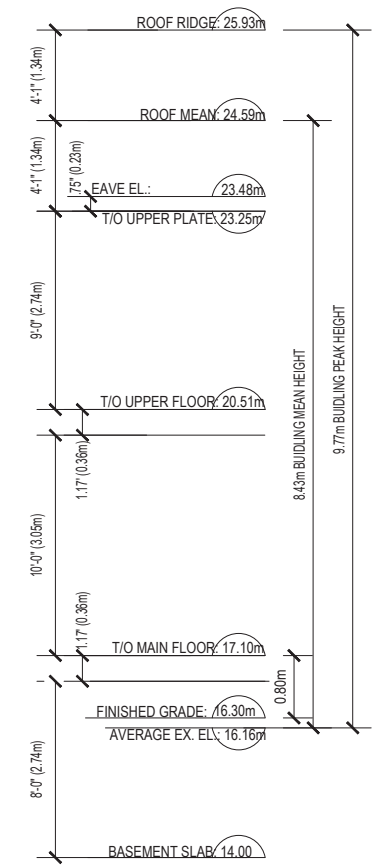
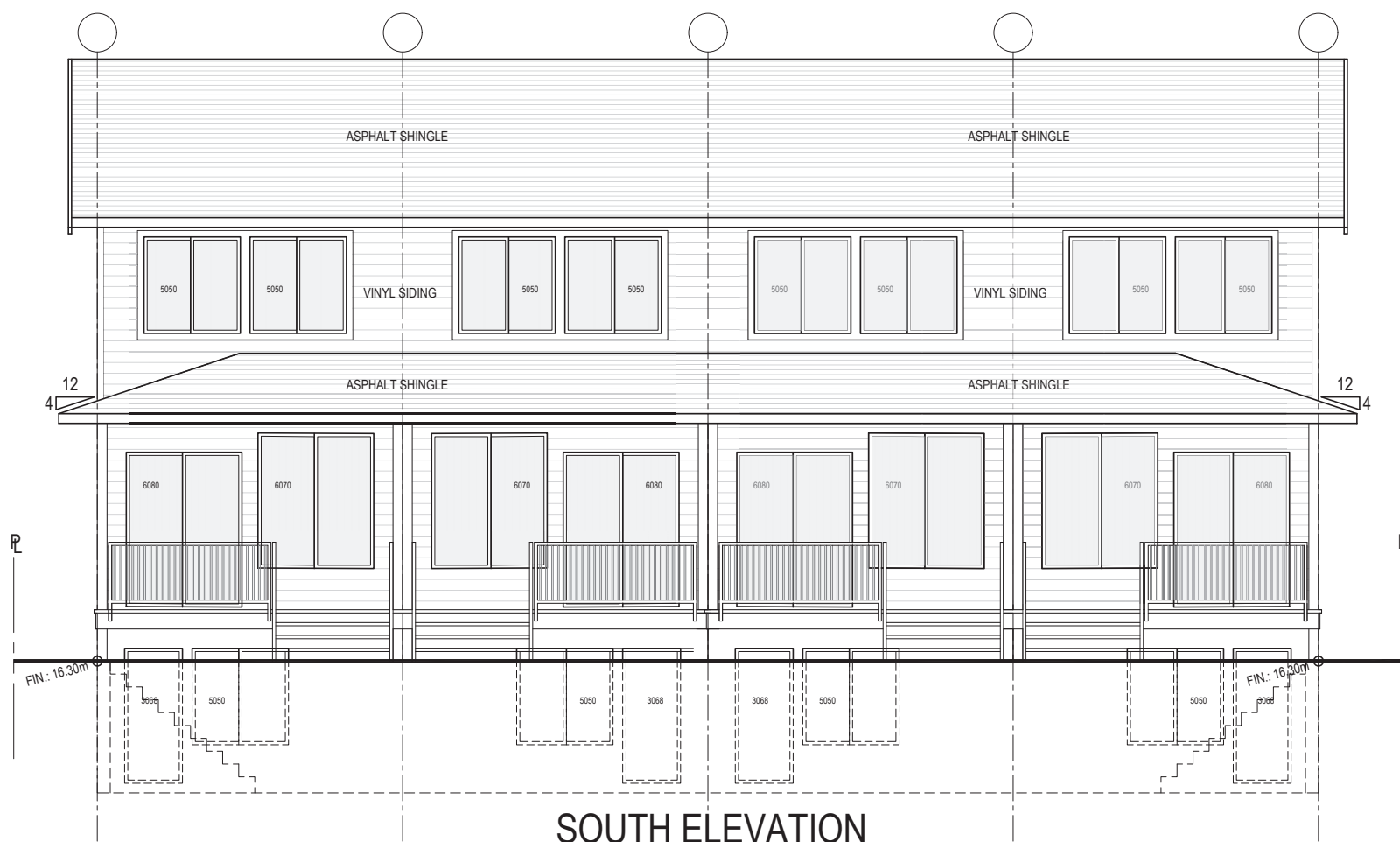
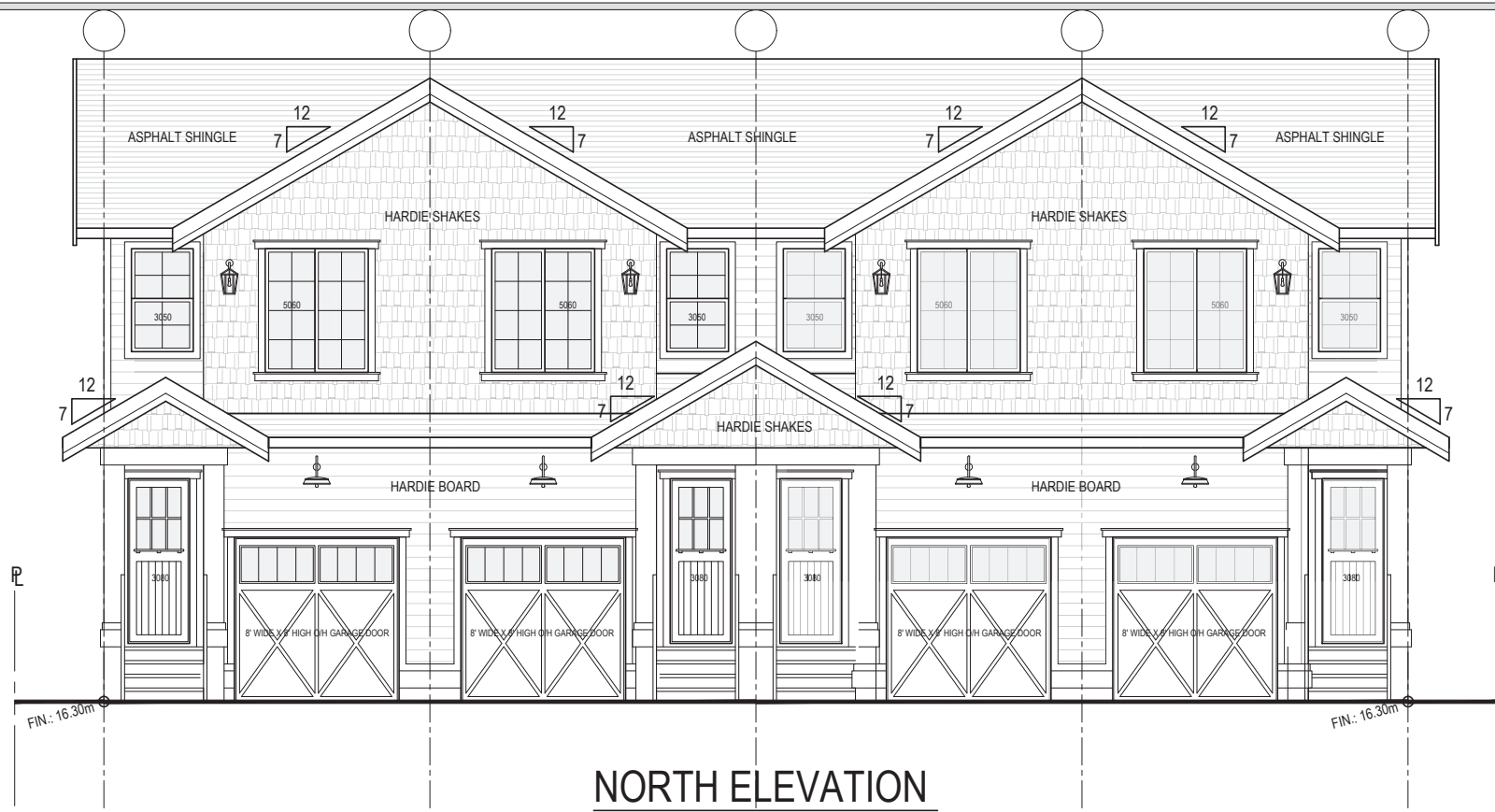
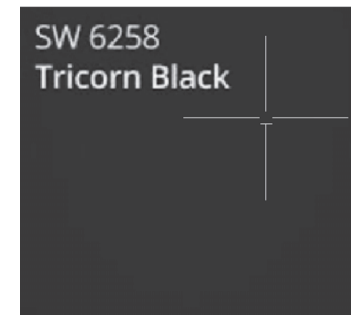
SCALE:
1/4"=1'-0" (UND)

DRAWN:
HARP

CHECKED:
D.M.

MATERIALS/COLOURS

ITEM	COLOUR
ASPHALT SHINGLE ROOF	SLATESTONE GREY
TRIM	SHERWIN WILLIAMS TRICORN BLACK SW6258
GUTTERS /DOWNPIPES	SOLID BLACK
HARDIE SHAKES	KHAKI BROWN
HARDIE BOARD	LIGHT MIST
FRONT DOOR	SHERWIN WILLIAMS TRICORN BLACK SW6258
GARAGE DOOR	SHERWIN WILLIAMS TRICORN BLACK SW6258
METAL FLASHING	SOLID BLACK
GUARDS/RAILING	SOLID BLACK



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STRUCTURAL ADEQUACIES PRIOR TO
CONSTRUCTION

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SCALE:
1/4"=1'-0" (UND)

DRAWN:
HARP

CHECKED:
D.M.

2

GENERAL NOTES:

THESE DRAWINGS HAVE BEEN PREPARED BY D.MAND DESIGN AND DRAFTING SERVICES LTD. TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C. 2024). THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY-LAWS.

IT IS THE RESPONSIBILITY OF THE BUILDER/FRAMER TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO OUR ATTENTION IMMEDIATELY SO THAT CORRECTIONS CAN BE MADE AND PLANS REPLACED. DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AFTER CONSTRUCTION HAS COMMENCED.

DIMENSIONS TAKE PRECEDENCE TO SCALE DRAWINGS, DO NOT SCALE THESE DRAWINGS.

ALL CONSTRUCTION AND INSTALLATION OF MATERIALS AND EQUIPMENT SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND MANUFACTURERS INSTRUCTIONS IN A TIMELY MANNER.

STRUCTURAL FRAMING MATERIALS ARE TO BE:

- JOISTS: DOUGLAS FIR #2 OR BETTER.
- LINTELS: DOUGLAS FIR #2 OR BETTER.
- BEAMS: DOUGLAS FIR #2 OR BETTER.
- HEADERS: DOUGLAS FIR #2 OR BETTER.
- RAFTERS: DOUGLAS FIR #2 OR BETTER.
- PLATES: DOUGLAS FIR OR SPF #2 OR BETTER.
- STUDS: DOUGLAS FIR OR SPF STUD GRADE.

UNLESS OTHERWISE STATED. APPLICATION OF MATERIALS MUST CONFORM TO THE TABLES PROVIDED IN THE B.C.B.C RESIDENTIAL STANDARDS AND THE SPAN BOOK CURRENT EDITION.

BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION WALLS BY FASTENING A SILL PLATE TO THE FOUNDATION WALL WITH 1/2" ANCHOR BOLTS SPACED AT 6'-0" ON CENTER, UNLESS OTHERWISE NOTED.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH 45LB. FELT, SILL GASKET OR OTHER APPROVED METHODS.

CAULKING AND FLASHING TO BE PROVIDED AS PER B.C.B.C.

FLOOR JOISTS SPANNING MORE THAN 7'-0" ARE TO BE BRIDGED AT MID SPAN OR AT 7'-0" O.C. BY 2" X 2" DIAGONAL BRACING. ALL SUBFLOORS TO BE 5/8" T&G PLYWOOD, GLUED AND NAILED TO FLOOR JOISTS.

PARTITION WALL PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY A SINGLE JOIST OR BLOCKING BETWEEN JOISTS. PARTITION WALLS, SUPPORTING KITCHEN CABINETS, PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY DOUBLE JOISTS.

ALL LINTELS TO BE 2 - 2" X 10" DOUGLAS FIR #2 OR BETTER, UNLESS OTHERWISE STATED, AND SHALL BE SUPPORTED ON A MINIMUM 2" BEARING.

BUILDER TO CHECK SNOW LOAD AND RAIN LOAD GUIDELINES FOR THEIR MUNICIPALITY PRIOR TO CONSTRUCTION.

ROOF SPACE SHALL BE VENTED WITH ROOF TYPE, EAWE TYPE, AND/OR GABLE TYPE VENTS TO A MINIMUM OF 1:300 OF THE INSULATED CEILING AREA. ROOF JOISTS VENTED TO MINIMUM 1:150.

CRAWLSPACES SHALL BE VENTED TO A MINIMUM OF 1:500. VENTS SHALL BE UNIFORMLY PLACED AROUND THE BUILDING. CRAWLSPACES MAY ALSO BE HEATED BY A FORCED AIR HEATING SYSTEM OR VENTS TO AN ADJACENT BASEMENT.

MINIMUM INSULATION REQUIREMENTS:

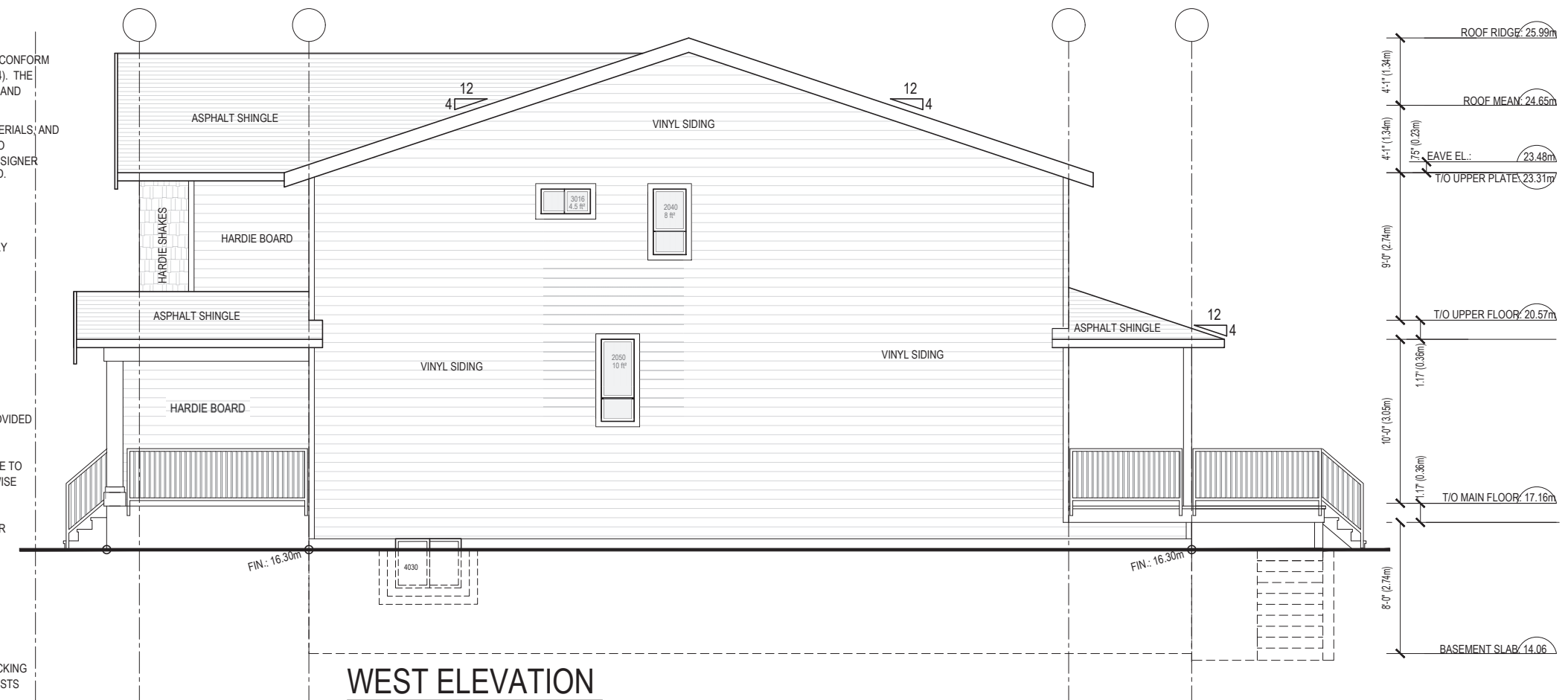
- FOUNDATION WALL: R-12
 - ROOF: R-40
 - 2" X 4" WALLS: R-14
 - 2" X 6" WALLS: R-20
 - CANTILEVERED FLOORS, CEILINGS AND DECKS ABOVE FLOORS: R-28
- WITH 6MIL POLY VAPOUR BARRIER INSTALLED ON THE WARM SIDE OF THE INSULATION.

CEILING INSULATION SHALL BE INSTALLED SO AS NOT TO RESTRICT AIR FLOW THROUGH ROOF VENTS TO ATTIC SPACES.

ATTIC SPACES AND CRAWLSPACES TO HAVE A MINIMUM 20" X 32" ACCESS HATCHWAY, WEATHERSTRIPPED

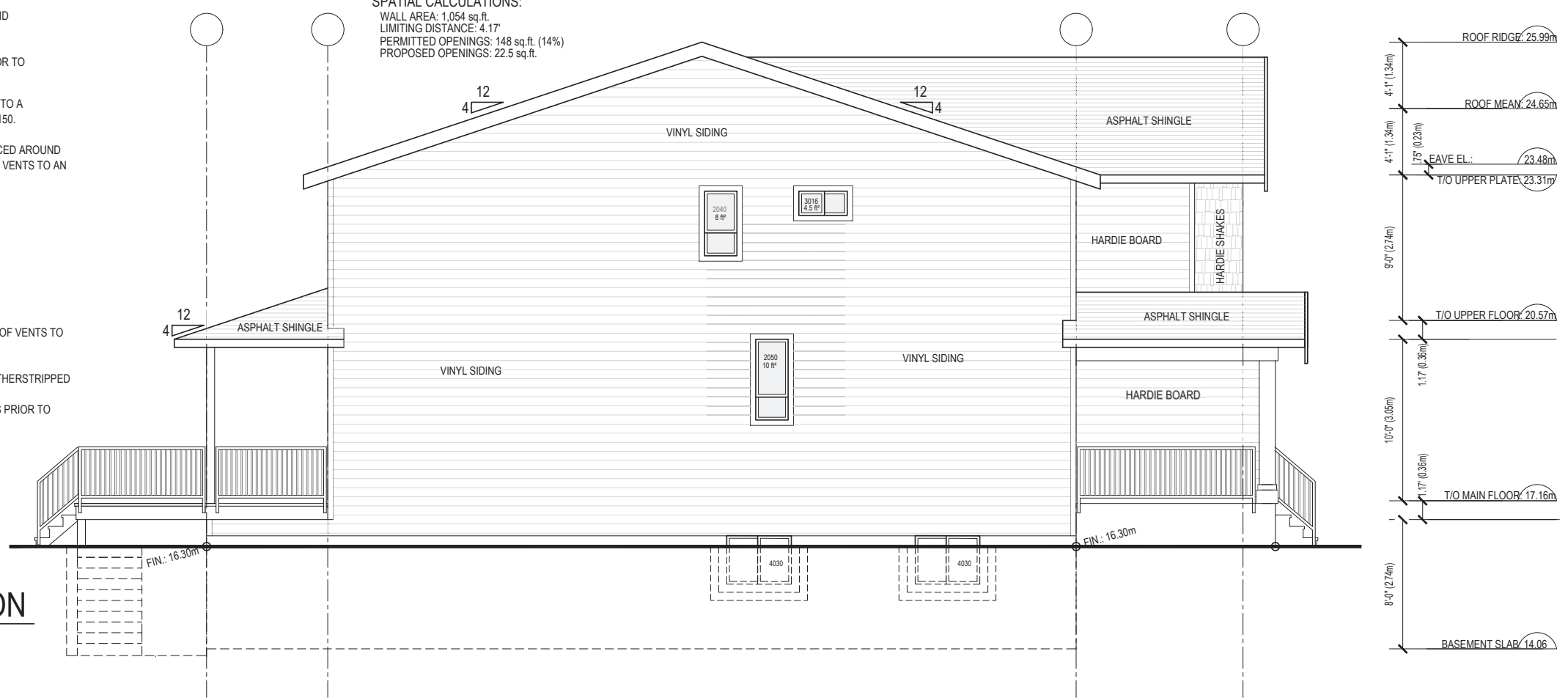
PROVIDE A COPY OF SIGNED AND SEALED ROOF TRUSS SHOP DRAWINGS & SPECIFICATIONS PRIOR TO FRAMING INSPECTION.

REMOVING WEB MEMBERS, DRILLING OR CUTTING CHORDS WILL NOT BE PERMITTED.



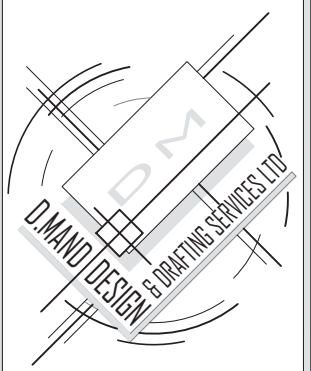
WEST ELEVATION

SPATIAL CALCULATIONS:
 WALL AREA: 1,054 sq.ft.
 LIMITING DISTANCE: 4.17'
 PERMITTED OPENINGS: 148 sq.ft. (14%)
 PROPOSED OPENINGS: 22.5 sq.ft.



EAST ELEVATION

SPATIAL CALCULATIONS:
 WALL AREA: 1,054 sq.ft.
 LIMITING DISTANCE: 4.17'
 PERMITTED OPENINGS: 148 sq.ft. (14%)
 PROPOSED OPENINGS: 22.5 sq.ft.



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THESE PLANS CONFORM TO BCBC 2018 CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.

CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

THE DESIGNER ASSUMES 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 ADEQUACIES PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS

**BUILDERS NOTES:

THE OWNER/BUYER IS AWARE THAT DOORS, WINDOWS AND BUILDING ELEVATIONS MAY VARY DUE TO SITE CONDITIONS. SQUARE FOOTAGE SHOWN ARE APPROXIMATE

THE BUILDER RESERVES RIGHT TO MAKE ON GOING CHANGES AND ADJUSTMENTS FINAL HOME DESIGN AND MEASUREMENTS MAY NOT MATCH AS PER PLANS

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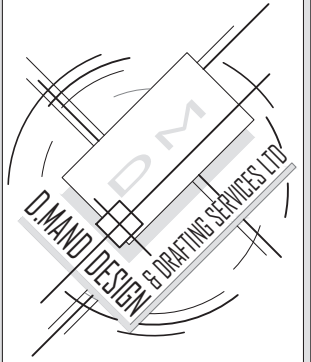
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DRAWN: HARP
CHECKED: D.M.

3

PROPOSED BUILDING IS SPRINKLERED



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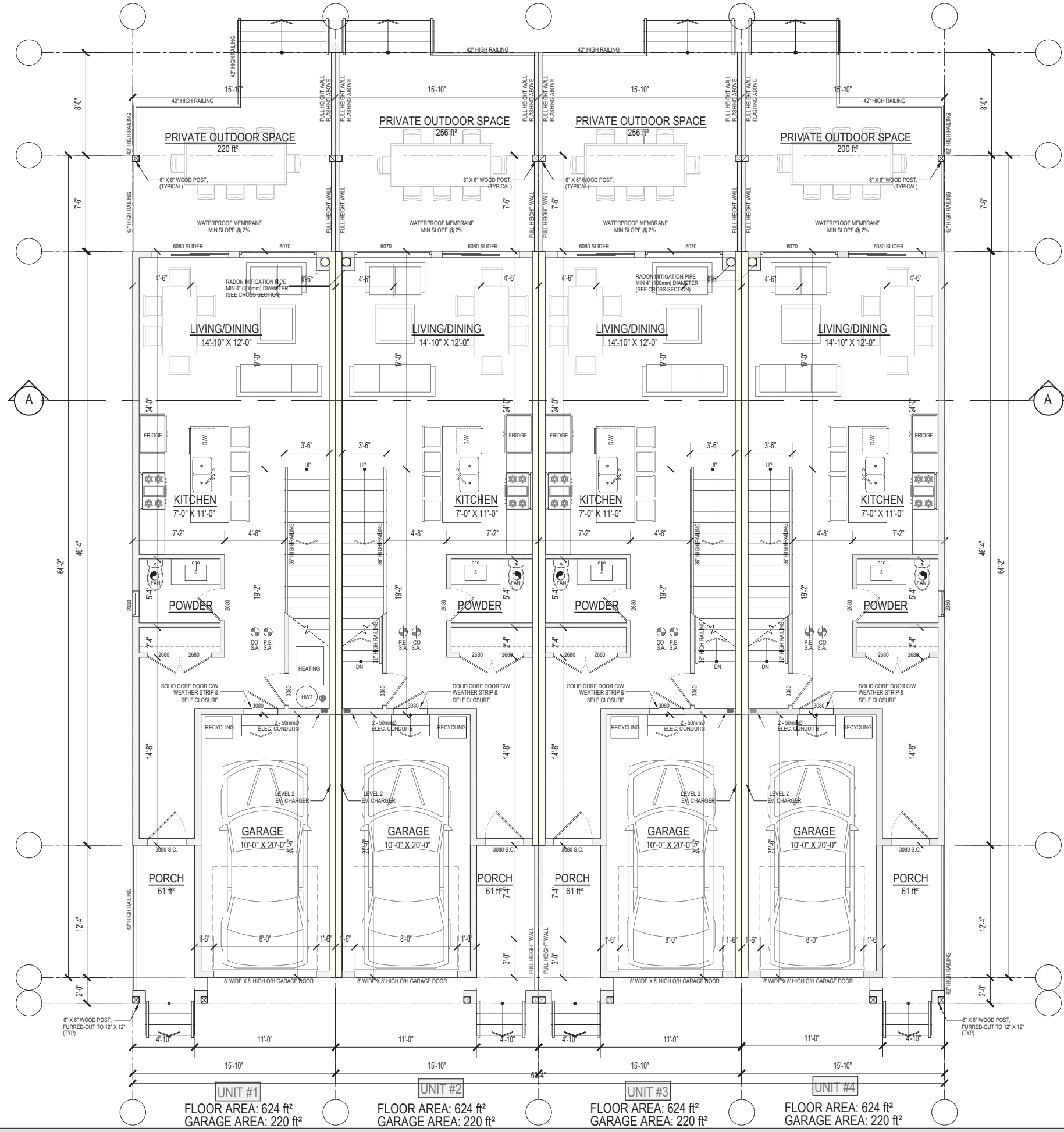
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MAIN FLOOR PLAN

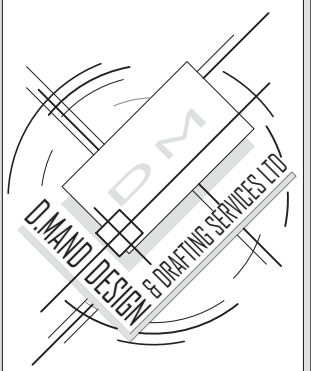
FLOOR AREA: 2,496 ft²
GARAGE AREA: 880 ft²

UNIT #1
FLOOR AREA: 624 ft²
GARAGE AREA: 220 ft²

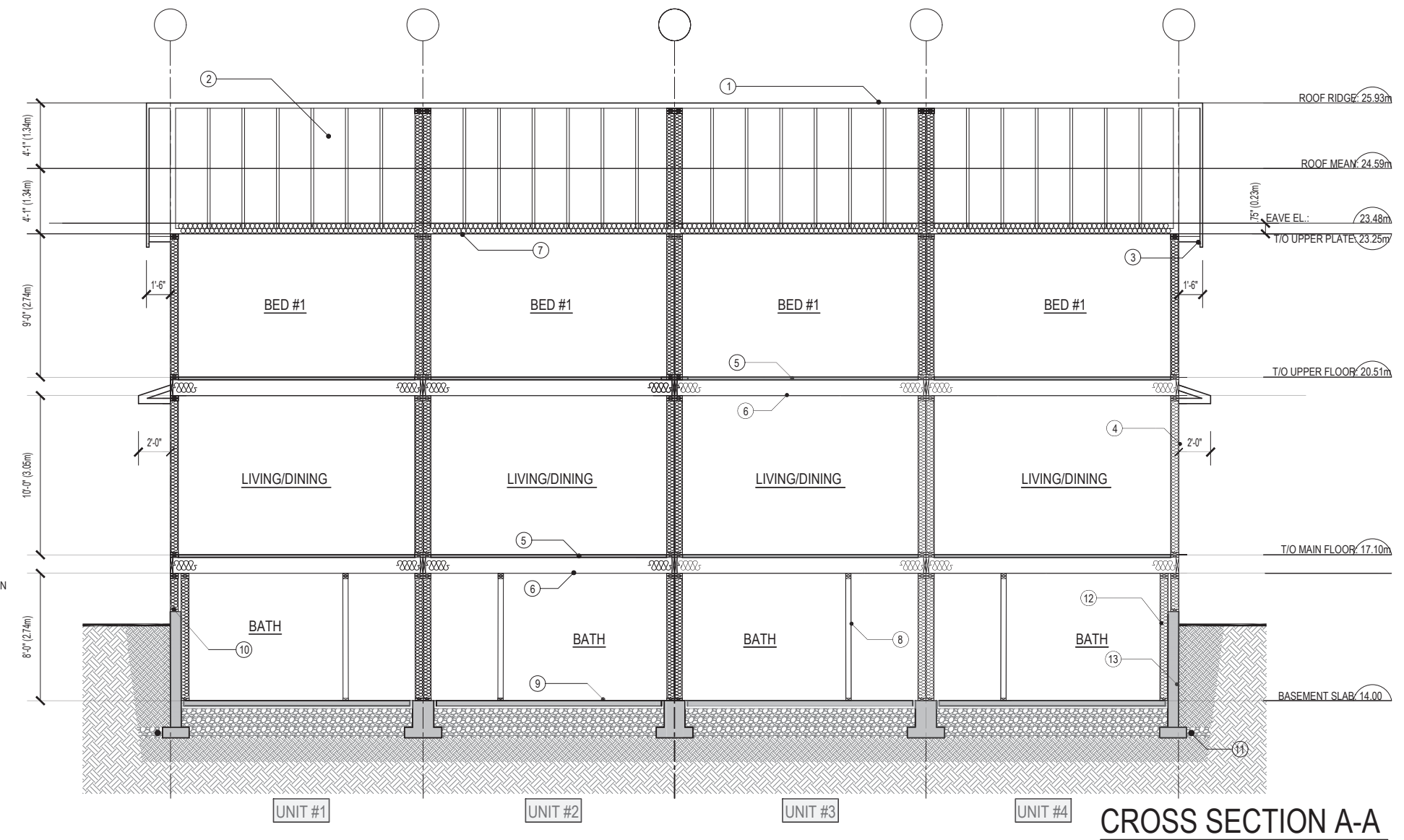
UNIT #2
FLOOR AREA: 624 ft²
GARAGE AREA: 220 ft²

UNIT #3
FLOOR AREA: 624 ft²
GARAGE AREA: 220 ft²

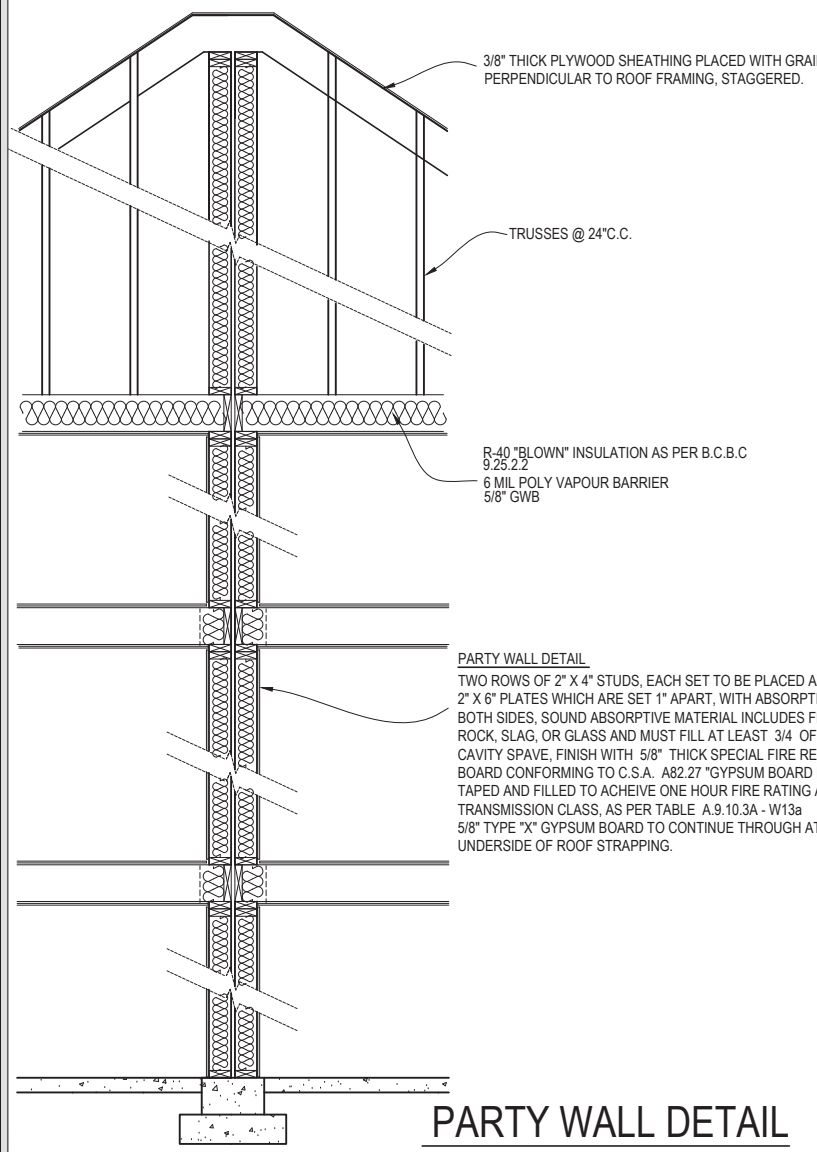
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GARAGE AREA: 220 ft²



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CROSS SECTION A-A



PARTY WALL DETAIL
SCALE: 1/2" = 1'-0"

CROSS SECTION SCHEDULE

- ① ASPHALT SHINGLE ROOFING, MIN. 2 THICKNESSES OF SHINGLE OVER ENTIRE ROOF, MIN. HEAD LAP OF 50mm. TABS SECURED BY MAX. 25mm Ø SPOT OF PLASTIC CEMENT. SHINGLES TO EXTEND MIN. 4" ON EITHER SIDE OF HIP OR RIDGE, AS PER B.C.B.C. 9.26.7
1" X 4" STRAPPING - SPACING IN ACCORDANCE WITH ROOF SLOPE AND MANUFACTURERS SPECIFICATIONS.
2 LAYERS OF 30 MIN. BUILDING PAPER TO CONFORM TO CAN/CGSB-51.34-M
3/8" THICK PLYWOOD SHEATHING PLACED WITH GRAIN PERPENDICULAR TO ROOF FRAMING, STAGGERED.
ENGINEERED TRUSSES AS PER TRUSS MANUFACTURED SPECIFICATIONS
CONTINUOUS VENTED ALUMINUM SOFFITS.
- ② ATTIC SPACE
ROOF TYPE VENTS AT 1/300 UNIFORMLY AT OPPOSITE SIDES OF BUILDING.
CONTINUOUS RIBBED BAFFLE TO PREVENT INSULATION FROM BLOCKING SOFFIT VENTS & TO MAINTAIN 1" GAP FOR VENTILATION AIR TRAVEL.
R-60 "BLOWN" INSULATION AS PER B.C.B.C. 9.25.2.2
POLYETHYLENE SHEET CONTINUOUS TO PREVENT AIR LEAKAGE FROM INSIDE BUILDING OUT AND OUTSIDE BUILDING IN. LAP MIN 4" AT JOINTS. TAPE OR SEAL AIR-TIGHT. PROVIDE CONTINUOUS SEAL AT PENETRATIONS. TO CONFORM TO CAN/CSG-51.33-M TO PROTECT ENTIRE SURFACE. MAXIMUM PERMEANCE=60ng(Pa·S/m²) MEASURED IN ACCORDANCE WITH ASTM E 96 AS PER B.C.B.C. 9.25.4.
- ③ ALUMINUM GUTTERS, 2" X 8" ROUGH FASCIA, CONTINUOUS VENTED ALUMINUM SOFFITS.
- ④ HARDIE BOARD SIDING, INCLUDING FLASHING AND TRIM ACCESSORIES TO CONFORM TO CAN/CSG-41.24, ATTACHMENT TO CONFORM TO REQUIREMENTS IN SUBSECTION B.C.B.C. 9.27.5.
WEATHER TREATED LUMBER
1" X 4" VERTICAL STRAPPING @ 16" O/C TO PROVIDE 1" AIRSPACE BETWEEN CLADDING AND SHEATHING MEMBRANE.
2 LAYERS OF 30 MIN. BUILDING PAPER TO CONFORM TO CAN/CSG-51.33-M
2" X 6" STUDS @ 16" C.C.
R-24 BATT INSULATION AS PER B.C.B.C. 9.25.2.2 UNIFORMLY OVER ENTIRE FACE OF WALL. FULL WIDTH AND LENGTH OF FRAMING WITH ONE FACE IN FULL CONTACT WITH SHEATHING
POLYETHYLENE SHEET CONTINUOUS TO PREVENT AIR LEAKAGE FROM INSIDE BUILDING OUT AND OUTSIDE BUILDING IN. LAP MIN 4" AT JOINTS. TAPE OR SEAL AIR-TIGHT. PROVIDE CONTINUOUS SEAL AT PENETRATIONS. TO CONFORM TO CAN/CSG-51.33-M TO PROTECT ENTIRE SURFACE. MAXIMUM PERMEANCE=60ng(Pa·S/m²) MEASURED IN ACCORDANCE WITH ASTM E 96 AS PER B.C.B.C. 9.25.4.
1/2" TYPE 'X' GYPSUM WALL BOARD
- ⑤ 1 1/2" LIGHT WEIGHT CONCRETE (FOR RADIANT HEATING)
- ⑥ FINISH FLOOR ON 5/8" T&G PLYWOOD, T.J.I. JOIST (AS PER ENG) C/W BRIDGING, 1/2" GYP. BOARD ON THE CEILING.
5/8" GYP. BOARD ON CEILING.
- ⑦ 5/8" GYP. BOARD ON CEILING.
- ⑧ 2" X 4" @ 16" C.C., 1/2" GYP. BOARD ON BOTH SIDES
- ⑨ 4" THICK BASEMENT SLAB (20 MPa CONCRETE), CONTINUOUS POLYETHYLENE SHEET, LAP MIN. 4" AT JOINTS, TAPE OR SEAL AIR-TIGHT., 3" EPS UNDER ENTIRE SLAB. MINIMUM 8" GRANULAR MATERIAL OR CRUSHED STONE (COMPACTED), CALUING BEAD TO SEAL SLAB @ WALL C/W EXPANSION JOINT.
- ⑩ 1/2" ANCHOR BOLT @ 6" O/C, 2" X 6" WOOD SILL PLATE C/W MOISTURE BARRIER, TYPE 'S' ROLL ROOFING SILL GASKET, 6" CONCRETE FOUNDATION
- ⑪ 4" PERFORATED DRAINTILE TO CONFORM TO CAN/GSA-B182.1 AS PER B.C.B.C. 9.14.3.1 WALL ON 18" X 8" FOOTING C/W 2 COATS OF ASPHALT. INSTALLED AS PER B.C.B.C. 9.14.3.3. C/W MINIMUM 6" GRANULAR MATERIAL OR CRUSHED STONE
- ⑫ FULL HEIGHT 2" X 6" STUD WALL CONSTRUCTION COMPLETE WITH APPROVED R-20 INSULATION
- ⑬ 8" CONCRETE FOUNDATION WALL (HEIGHT VARIES ACCORDING TO GRADE)

THESE PLANS CONFORM TO BCBC 2018 CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.
CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
THE DESIGNER ASSUMES 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 ADEQUACIES PRIOR TO CONSTRUCTION
DO NOT SCALE DRAWINGS
**BUILDERS NOTES:
THE OWNER/BUYER IS AWARE THAT DOORS, WINDOWS AND BUILDING ELEVATIONS MAY VARY DUE TO SITE CONDITIONS.
SQUARE FOOTAGE SHOWN ARE APPROXIMATE
THE BUILDER RESERVES RIGHT TO MAKE ON GOING CHANGES AND ADJUSTMENTS
FINAL HOME DESIGN AND MEASUREMENTS MAY NOT MATCH AS PER PLANS
IN ORDER TO COMPLY WITH BYLAWS, BUILDING CODES AND SITE CONDITIONS, THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:
5 UNIT PROPOSAL

ADDRESS:
**19516 Hammond Road
Pitt Meadows, B.C.**

LEGAL DESCRIPTION:
**LOT 4
D.L. 282 GP 1
NWD PLAN 19441**

PID:010-486-950

CLIENT:
PCL HOMES

DATE:
SEPT 2024
SCALE:
1/4"=1'-0" (UND)
DRAWN:
HARP CHECKED:
D.M.

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