

CITY OF PITT MEADOWS

Attachment D

DEVELOPMENT PERMIT NO. 2021-008

THIS DEVELOPMENT PERMIT made in triplicate and dated the day of , 20

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:

1137313 B.C. LTD.
11501 91 AVE
SURREY BC V3R 9C1

(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 Corporation of the City of Pitt Meadows in the Province of British Columbia, and more particularly known and described as:

Proposed Lots 2 to 7 on Preliminary Subdivision Sketch Plan of Lot B Except: Pcl One (Reference Plan 14254) Sec 36 BK 6 N R 1 E NWD Plan 6328 (see Attachment A)

Parcel Identifier: 010-866-108

Legal Description: Lot "B" Except: Parcel "One" (Reference Plan 14254),
Section 36 Block 6 North Range 1 East New Westminster
District Plan 6328

(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 and 7 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 **\$30,000.00** for the on-site landscaping works are to be provided prior to Building Permit issuance to ensure that the development specified in Part 6 i) and 6 ii) 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 Occupancy Permits where applicable;
 - b) Verification by the Planner that the development set out in Part 6 i) and 6 ii) hereto, and particularly the landscaping works therein, have been completed in accordance with the terms and conditions in this Development Permit;
 - c) Confirmation from a registered landscape architect that landscaping works completed in accordance with the landscape plan in this Development Permit.
 - d) A one-time landscape inspection fee of \$600 also applies.
6. Development upon the Lands shall conform to the following plans, specifications, and the conditions:
- i) Set of house plans and specifications prepared by D. Mand Design & Drafting Services Ltd., 14658 84 Ave, Surrey, BC, V3S 9K7, entitled "Doerksen Drive Pitt Meadows", copies of which are attached to and form part of this permit.
 - ii) Set of landscape plans and specifications prepared by pmg landscape architects ltd., #C100 – 4185 Still Creek Drive, Burnaby, BC, V5C 6G9 entitled "7 Lot Subdivision 19089 Advent Road", copies of which are attached to and form part of this permit.
7. 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.
8. At least 45 trees to be planted on the site.
9. Payment of \$3,000 as cash-in-lieu for nine trees unable to be replaced.
10. Variances to Section 10.3.6 a) ii) of the Zoning Bylaw No. 2505, 2011 to reduce the minimum required setback to an interior lot line have been identified and are authorized by this permit as follows, in accordance with the attached plans:

- Proposed Lots 2 and 5 varied to permit a 1.2 m interior side setback from their east property lines
 - Proposed Lots 4 and 7 varied to permit a 1.2 m interior side setback from their west property lines
 - Proposed Lots 3 and 6 varied to permit a 1.2 m interior side setback from their east and west property lines
11. Secondary suites are not permitted.
 12. 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 of Operations and Development Services or designee authorizes such refund.
 13. 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.
 14. 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.
 15. 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.
 16. 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.
 17. 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

THE CORPORATE SEAL OF THE CITY OF PITT MEADOWS was
hereunto affixed on the day of , 20 .

Bill Dingwall, 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 _____, 20

PDF Files of Development Permit Drawings:
11 X 17 copies attached to this document

Proposed Lots 2 to 7 on Preliminary Subdivision Sketch Plan of Lot B Except: Pcl One
(Reference Plan14254) Sec 36 BK 6 N R 1 E NWD Plan 6328 **Attachment "A"**

House plans and specifications prepared by D. Mand Design & Drafting Services
Ltd., 14658 84 Ave, Surrey, BC, V3S 9K7, entitled "Doerksen Drive Pitt Meadows":

1	–	Lot 2 Site Plan & Cross Section	Attachment "B"
1	–	Lot 2 Elevations	Attachment "C"
1	–	Lot 2 Floor Plans	Attachment "D"
1	–	Lot 3 Site Plan & Cross Section	Attachment "E"
1	–	Lot 3 Elevations	Attachment "F"
1	–	Lot 3 Floor Plans	Attachment "G"
1	–	Lot 4 Site Plan & Cross Section	Attachment "H"
1	–	Lot 4 Elevations	Attachment "I"
1	–	Lot 4 Floor Plans	Attachment "J"
1	–	Lot 5 Site Plan & Cross Section	Attachment "K"
1	–	Lot 5 Elevations	Attachment "L"
1	–	Lot 5 Floor Plans	Attachment "M"
1	–	Lot 6 Site Plan & Cross Section	Attachment "N"
1	–	Lot 6 Elevations	Attachment "O"
1	–	Lot 6 Floor Plans	Attachment "P"
1	–	Lot 7 Site Plan & Cross Section	Attachment "Q"
1	–	Lot 7 Elevations	Attachment "R"
1	–	Lot 7 Floor Plans	Attachment "S"

Landscape plans prepared by pmg landscape architects ltd., #C100 – 4185 Still Creek
Drive, Burnaby, BC, V5C 6G9 entitled "7 Lot Subdivision19089 Advent Road":

L-1	–	Landscape Plan	Attachment "T"
L-2	–	Landscape Shrub Plan	Attachment "U"



Terra Pacific

Land Surveying Ltd
22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4501

Client:

Narinder Grewal

Project:

19089 Advent Road
Pitt Meadows, BC

Drawing Title:

Preliminary Subdivision
Sketch Plan Of
Lot B Except: Pcl One
(Reference Plan 14254)
Sec 36 BK 6 N R 1 E
NWD Plan 6328

Certified Correct
This 12th Day Of March, 2020

Mike Bernemann, BCLS

Notes:

Scale: 1:250

Date: Mar 12, 2020

File: MR20-514Prelim

1

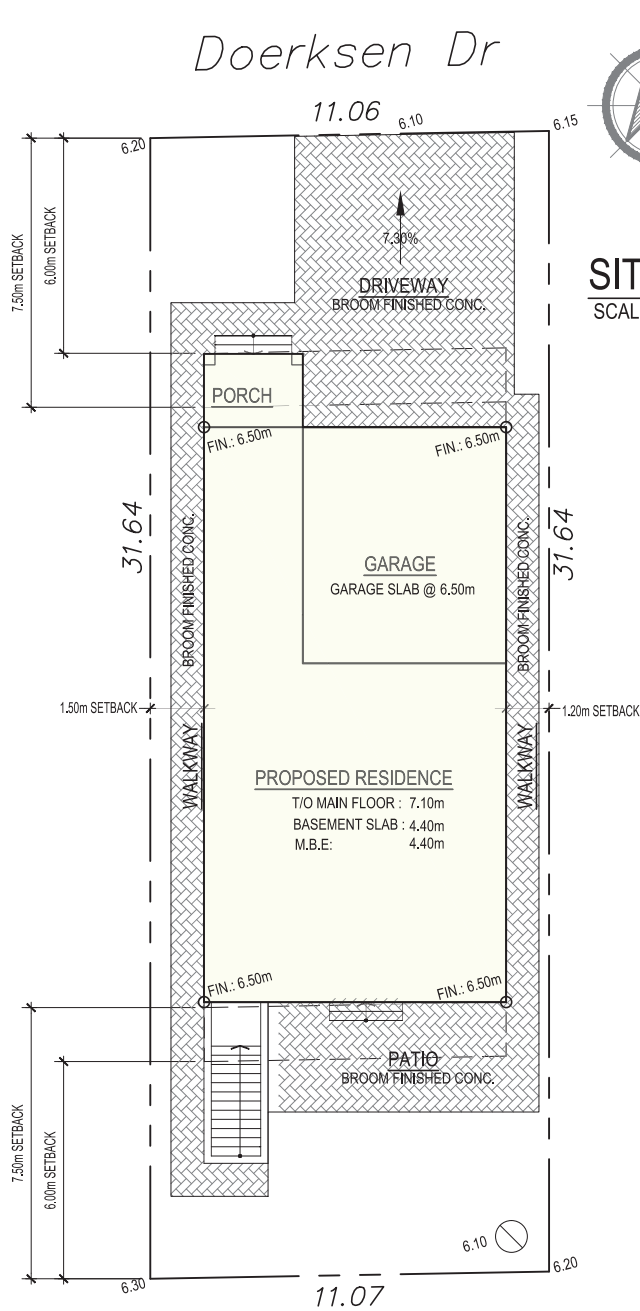
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1



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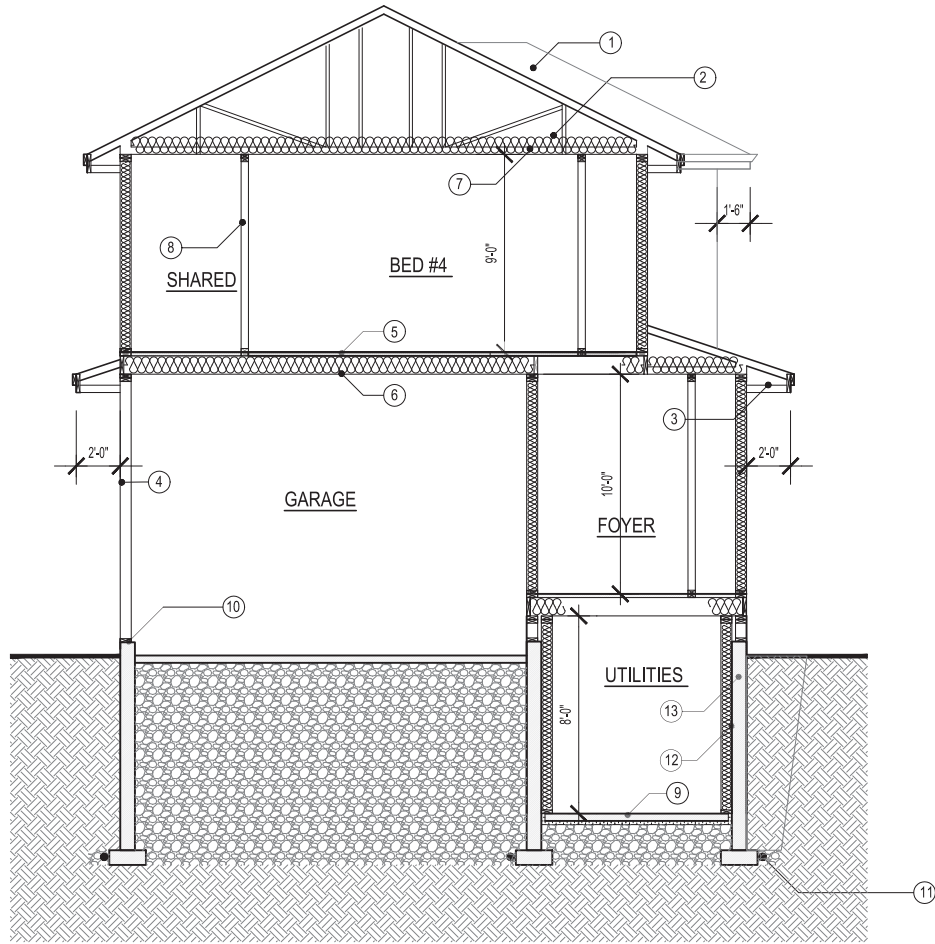


SITE PLAN
SCALE: 1/8" = 1'-0"

CALCULATIONS :

LOT SIZE:	350 sq.m. [3,767.40 sq.ft.]
PERMITTED FLOOR AREA:	
PRINCIPAL BUILDING:	2,497 sq.ft.
GARAGE AREA:	495 sq.ft.
PROPOSED FLOOR AREAS:	
PRINCIPAL BUILDING:	
MAIN FLOOR :	1,034 sq.ft.
UPPER FLOOR:	1,135 sq.ft.
	2,169 sq.ft.
GARAGE AREA:	400 sq.ft.
	2,569 sq.ft.
BASEMENT FLOOR :	1,034 sq.ft.
TOTAL FAR:	3,603 sq.ft.
LOT COVERAGE:	
PERMITTED (40%):	1,506 sq.ft.
PROPOSED:	1,499 sq.ft.

IMPERVIOUS SURFACE AREA: 1,585 sq.ft. (42.07% OF LOT)



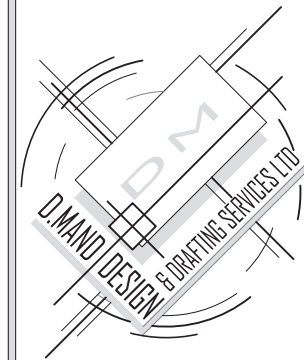
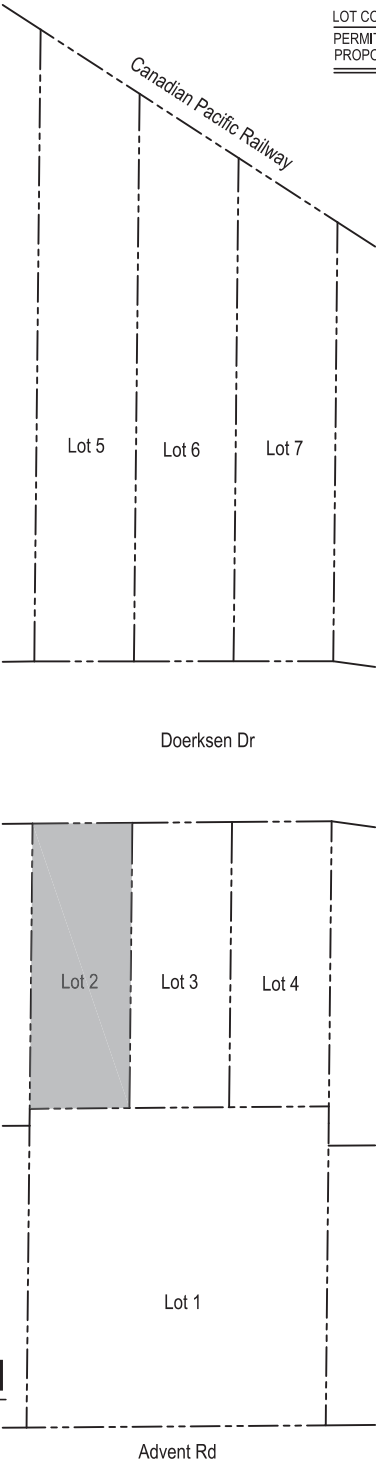
CROSS SECTION

CROSS SECTION SCHEDULE

- 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.
CONTINUOUS VENTED ALUMINUM SOFFITS.
- ATTIC SPACE
ROOF TYPE VENTS AT 1/300 TO CONFORM TO B.C.B.C. 9.19.12.5-CAN3-A93-M PLACED 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-50 "BLOWN" INSULATION AS PER B.C.B.C. 9.25.2.2
- ALUMINUM GUTTERS, 2" X 12" ROUGH FASCIA, CONTINUOUS VENTED ALUMINUM SOFFITS.
- HARDIE BOARD SIDING, INCLUDING FLASHING AND TRIM ACCESSORIES TO CONFORM TO CAN/CGSB-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/CGSB-51.33-M
7/16" O.S.B.
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/CGSB-51.33-M TO PROTECT ENTIRE SURFACE, MAXIMUM PERMEANCE=80ng(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
- 1 1/2" LIGHT WEIGHT CONCRETE (FOR RADIANT HEATING)
- FINISH FLOOR ON 5/8" T&G PLYWOOD, 9.5" TJI @ 16" C/W BRIDGING, 1/2" GYP. BOARD ON THE CEILING.
- 5/8" GYP. BOARD ON CEILING.
- 2" X 4" @16" C.C., 1/2" GYP. BOARD ON BOTH SIDES
- 4" THICK BASEMENT SLAB
CONTINUOUS POLYETHYLENE SHEET, LAP MIN. 4" AT JOINTS, TAPE OR SEAL AIR-TIGHT., R-12 RIGID POLYSTYRENE INSULATION, MINIMUM 8" GRANULAR MATERIAL OR CRUSHED STONE (COMPACTED), CALUKING BEAD TO SEAL SLAB @ WALL C/W EXPANSION JOINT.
- 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
- 4" PERFORATED DRAINTILE TO CONFORM TO CAN/GSA-B182.1 AS PER B.C.B.C. 9.14.3.1
INSTALLED AS PER B.C.B.C. 9.14.3.3, C/W MINIMUM 6" GRANULAR MATERIAL OR CRUSHED STONE
- FULL HEIGHT 2" X 6" STUD WALL CONSTRUCTION COMPLETE WITH APPROVED R-20 INSULATION
- 8" CONCRETE FOUNDATION WALL (HEIGHT VARIES ACCORDING TO GRADE)



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



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
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STRUCTURAL ADEQUACIES PRIOR TO
CONSTRUCTION
DO NOT SCALE DRAWINGS

JOB DESCRIPTION:
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ADDRESS:
LOT #2
Doerksen Dr
PITT MEADOWS, BC

LEGAL DESCRIPTION:

PID

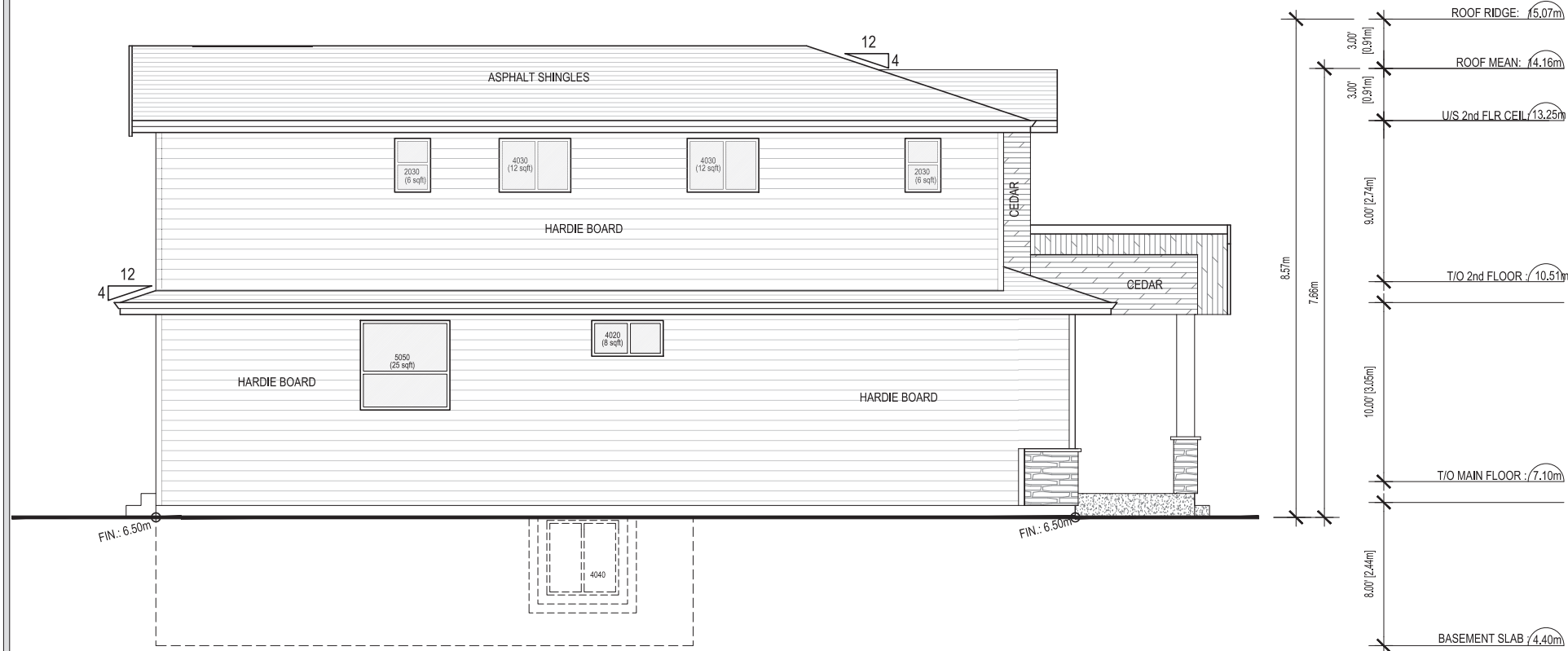
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AUG 2021

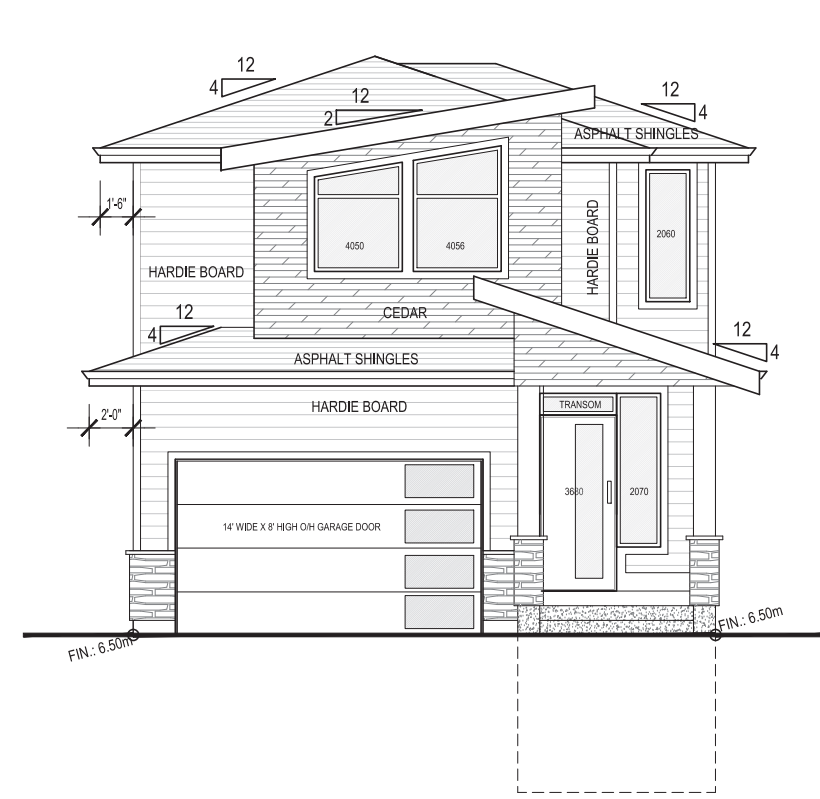
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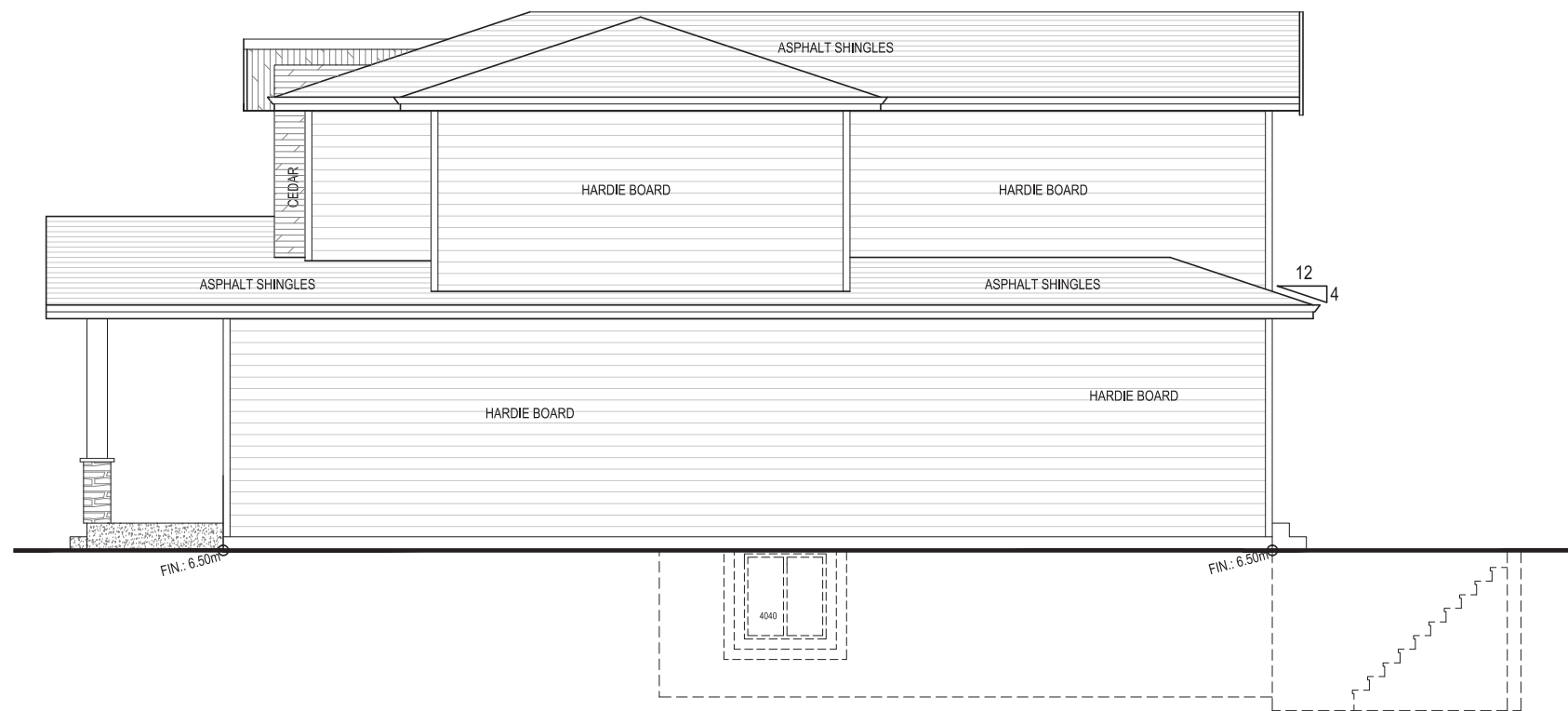
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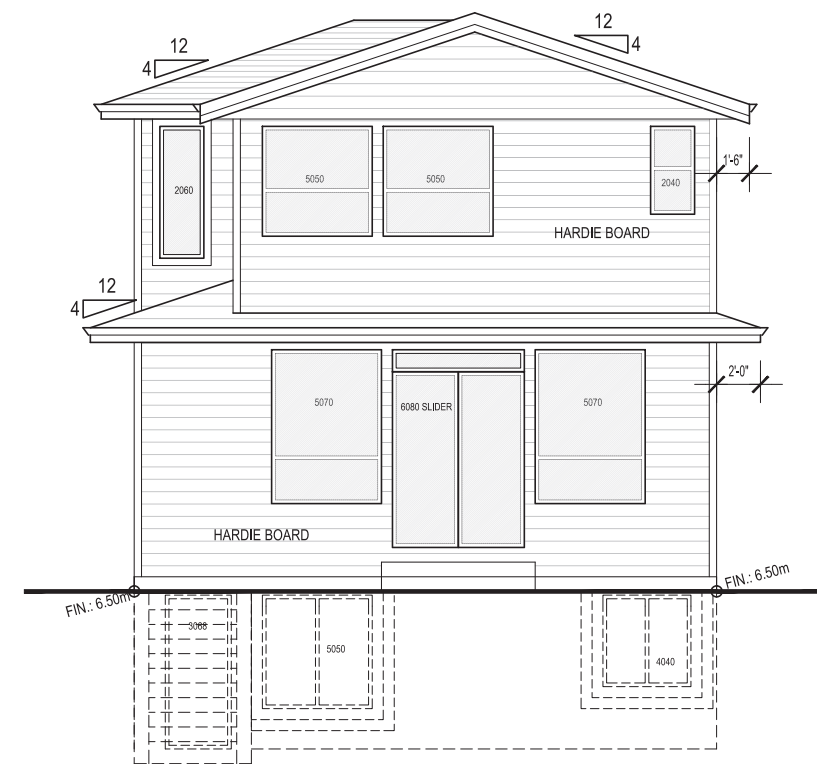
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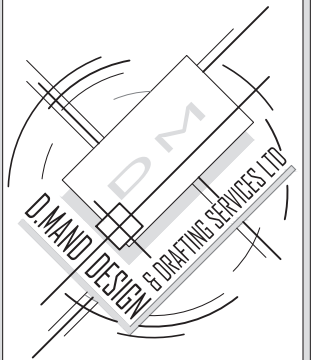
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



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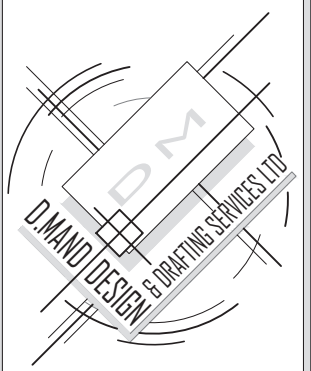
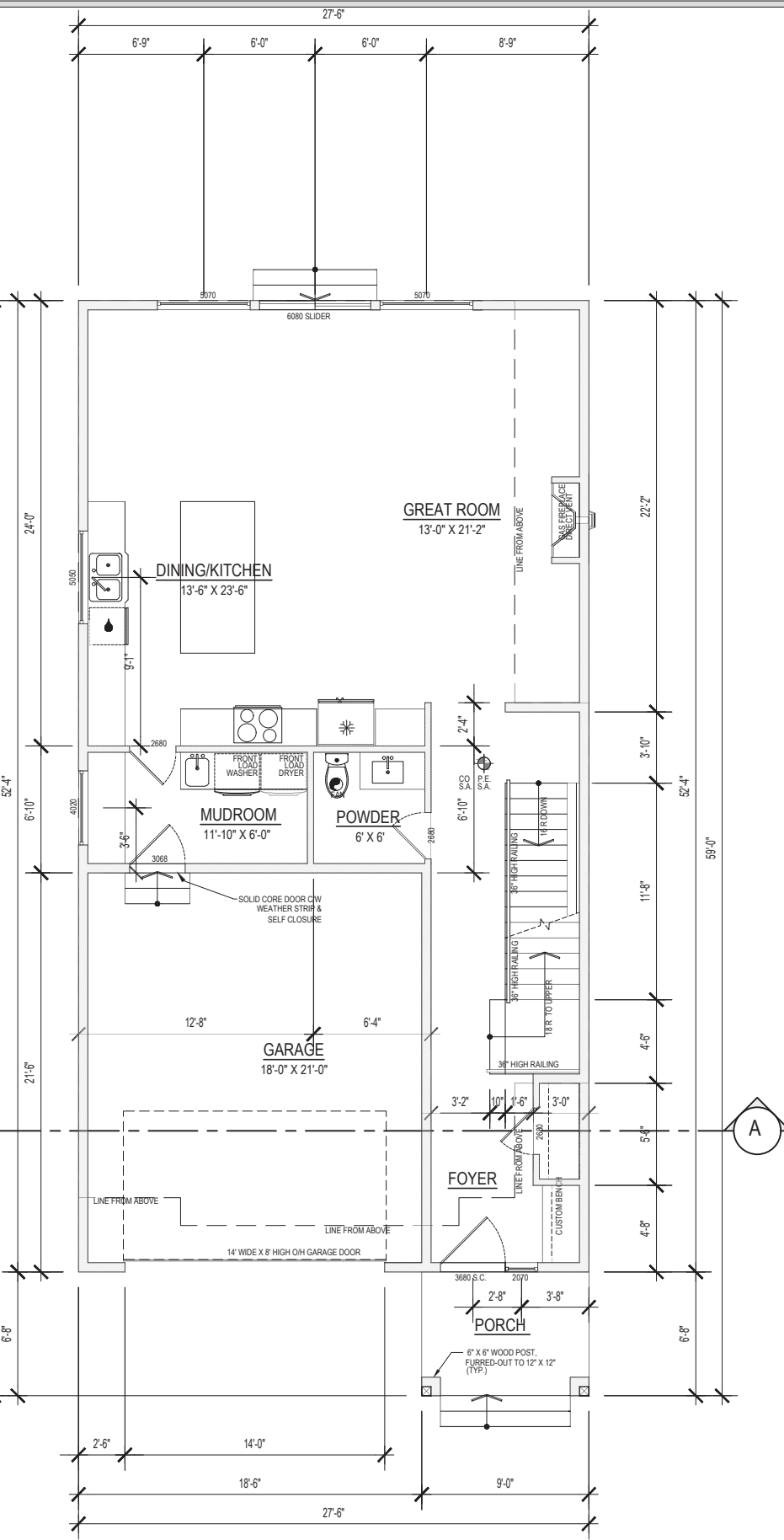
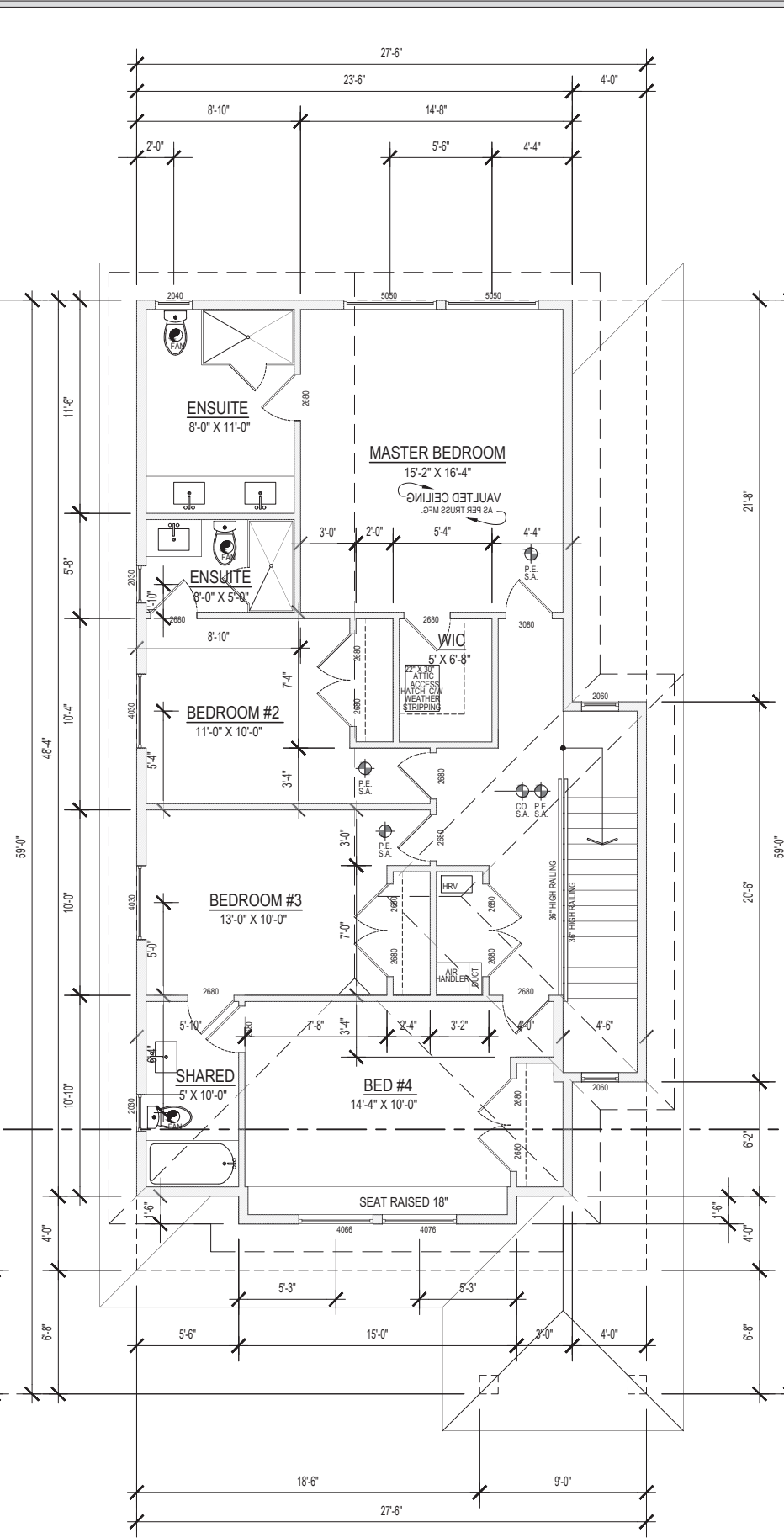
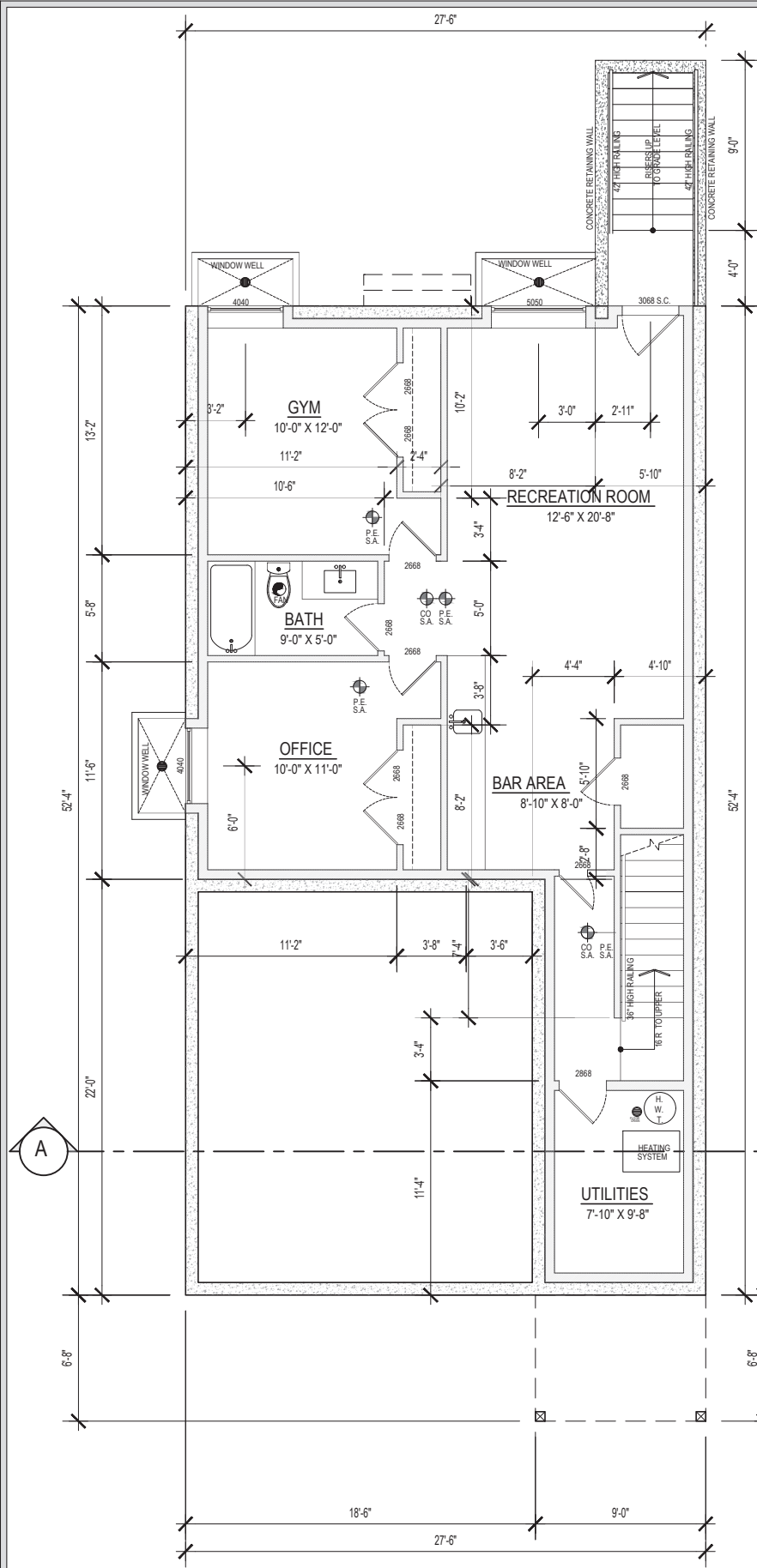
JOB DESCRIPTION:
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ADDRESS:
LOT #2
Doerksen Dr
PITT MEADOWS, BC

LEGAL DESCRIPTION:
PID

CLIENT:

DATE: AUG 2021
SCALE: 1/4"=1'-0" (UNO)
DRAWN: HARP CHECKED: D.M.



14658 - 84 AVENUE
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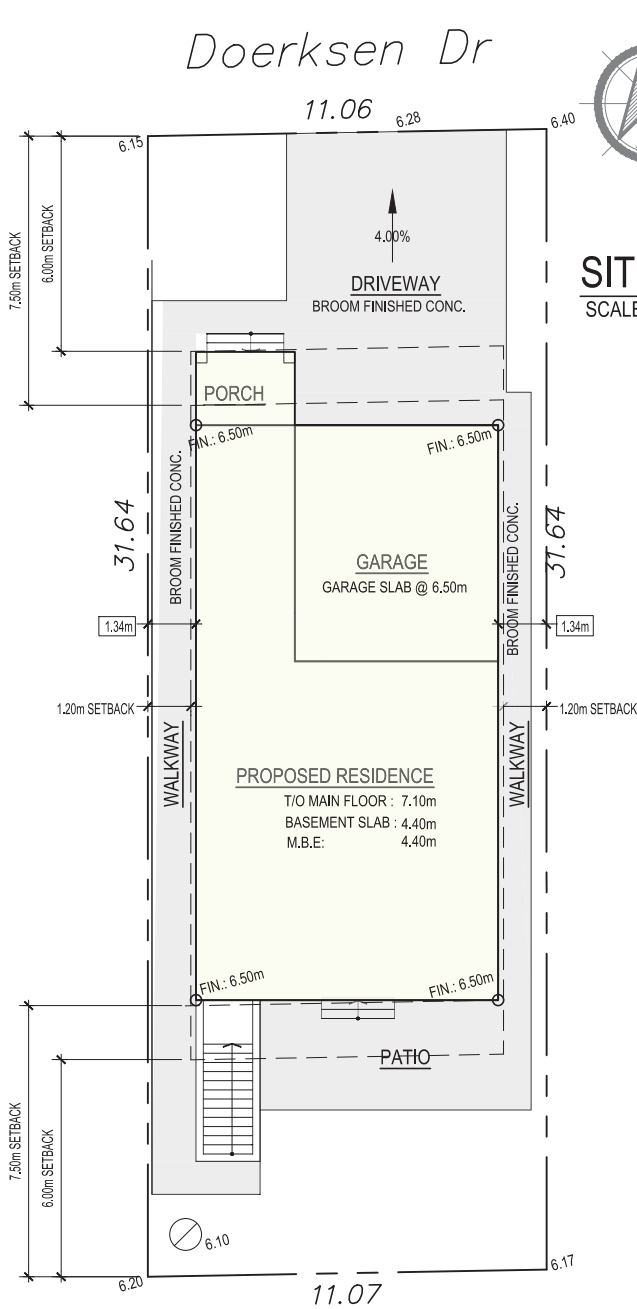
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CLIENT:

DATE: **AUG 2021**

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

DRAWN: **HARP** CHECKED: **D.M.**

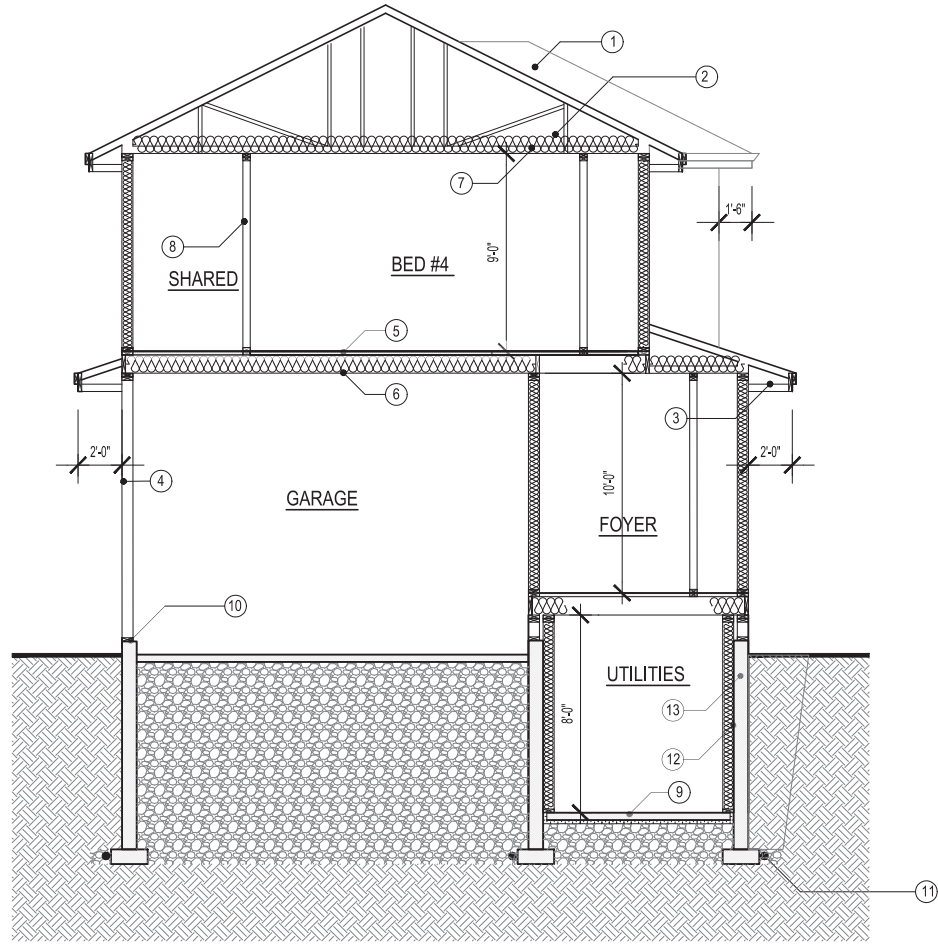


SITE PLAN
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CALCULATIONS :

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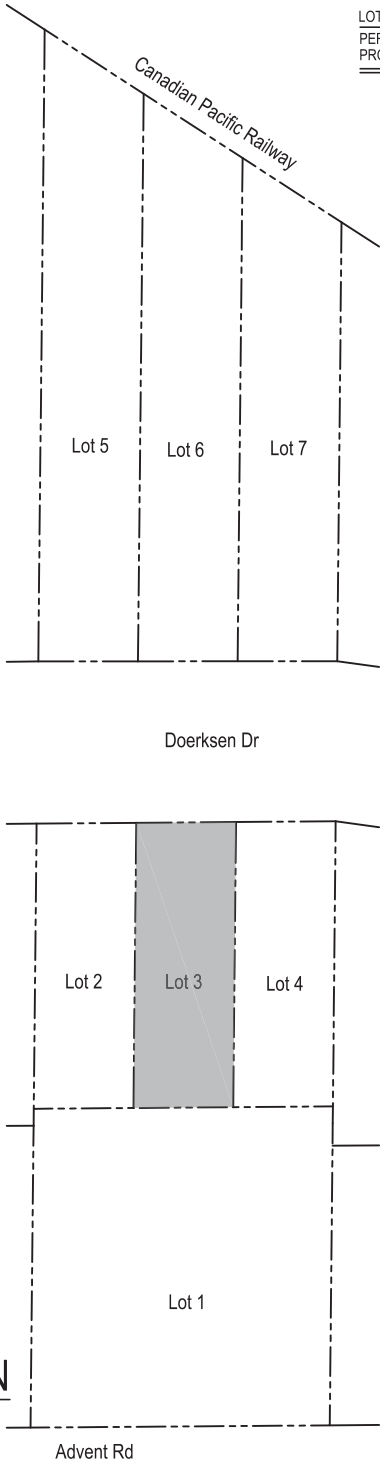
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- 1/2" ANCHOR BOLT @ 6" O/C, 2" X 6" WOOD SILL PLATE C/W MOISTURE BARRIER, TYPE 'S' ROLL ROOFING SILL GASKET, 6" CONCRETE FOUNDATION
- 4" PERFORATED DRAINTILE TO CONFORM TO CAN/GSA-B182.1 AS PER B.C.B.C. 9.14.3.1
INSTALLED AS PER B.C.B.C. 9.14.3.3, C/W MINIMUM 6" GRANULAR MATERIAL OR CRUSHED STONE
- FULL HEIGHT 2" X 6" STUD WALL CONSTRUCTION COMPLETE WITH APPROVED R-20 INSULATION
- 8" CONCRETE FOUNDATION WALL (HEIGHT VARIES ACCORDING TO GRADE)



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



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

THESE PLANS CONFORM TO BCBC 2018
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BY-LAWS.

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DO NOT SCALE DRAWINGS

JOB DESCRIPTION:

-
-

ADDRESS:

LOT #3
Doerksen Dr
PITT MEADOWS, BC

LEGAL DESCRIPTION:

PID:

CLIENT:

DATE:

AUG 2021

SCALE:

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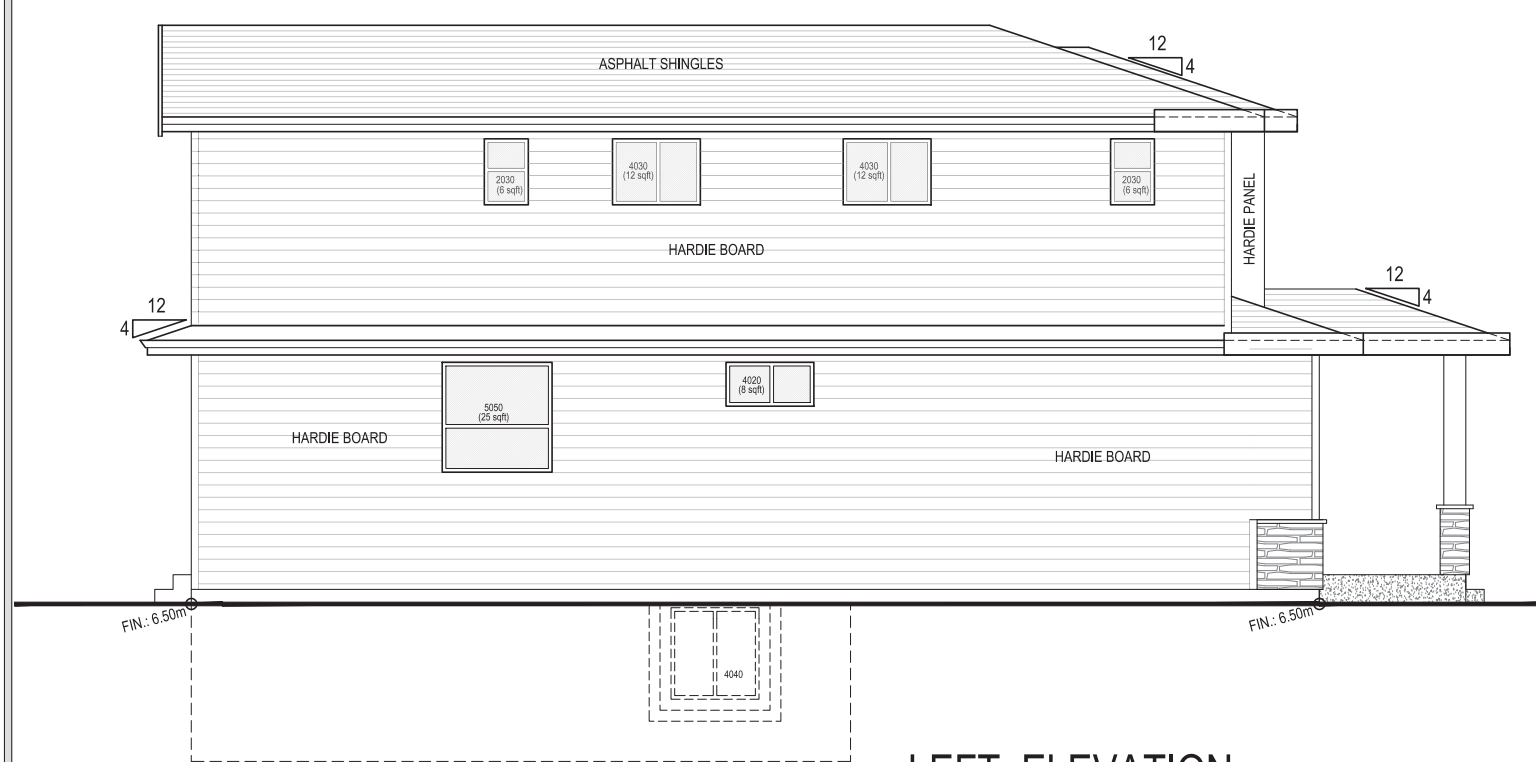
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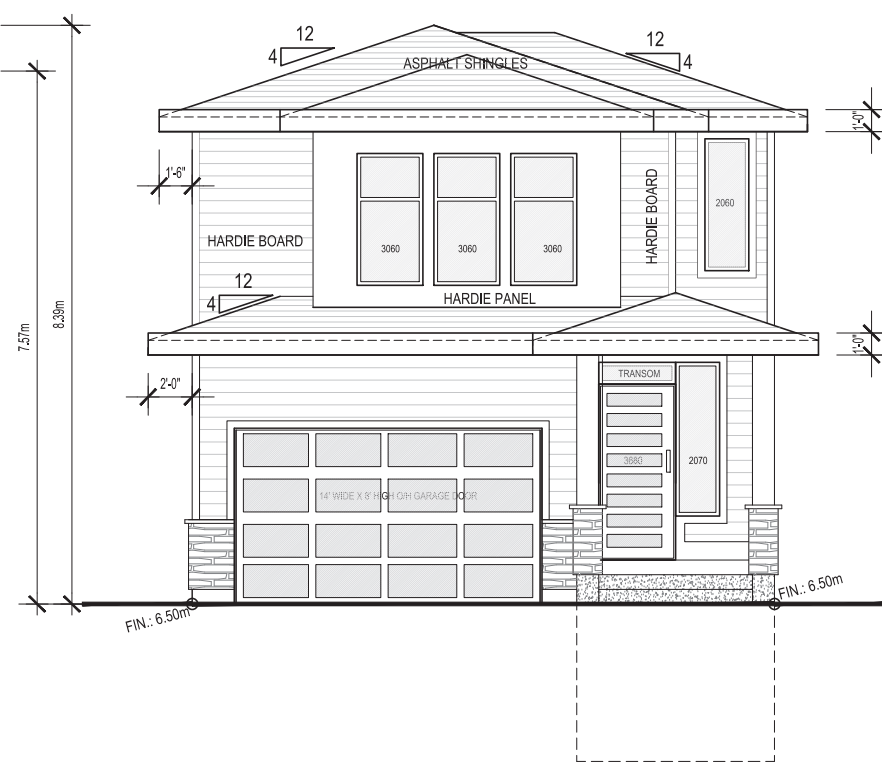
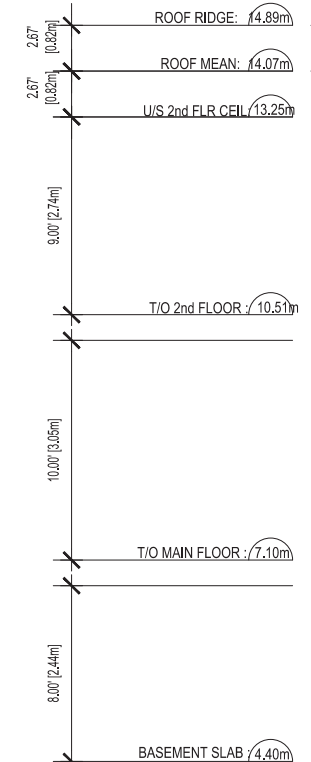
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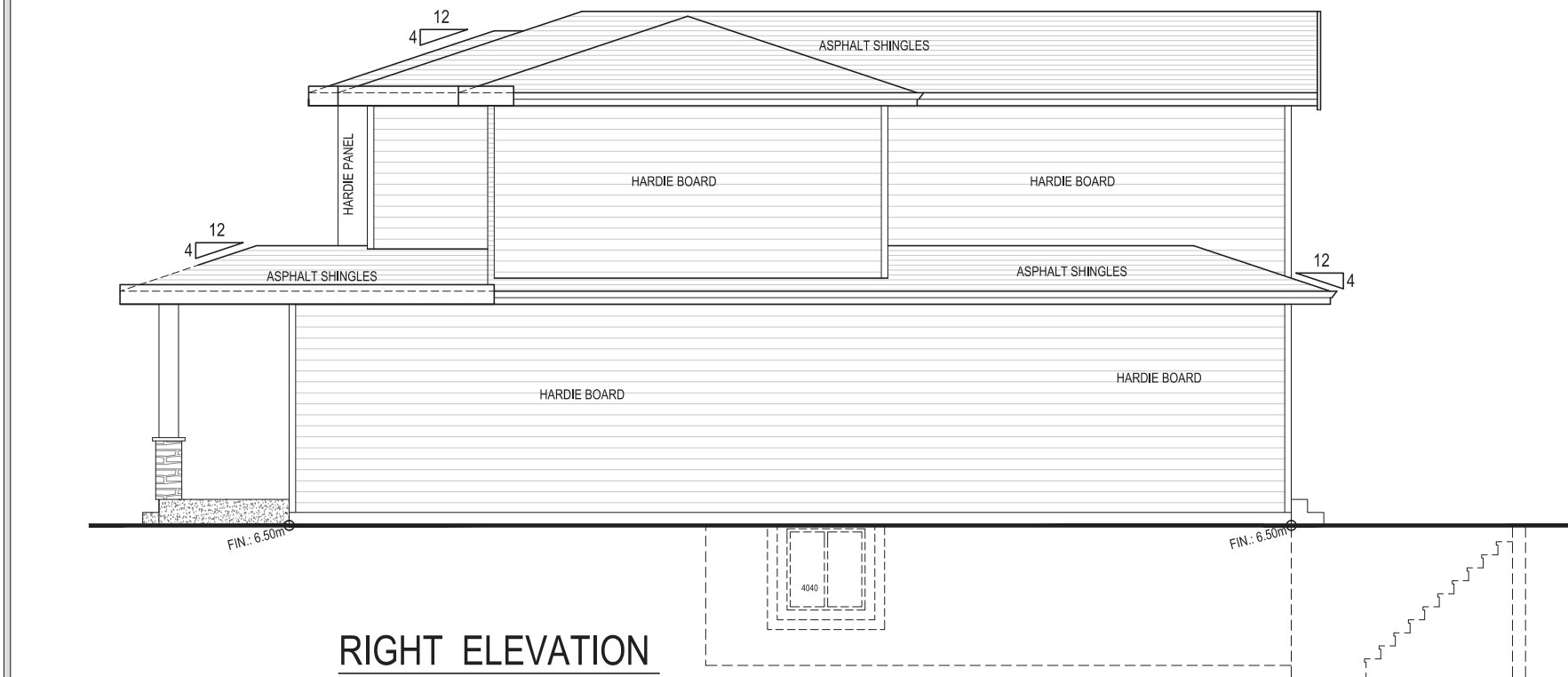
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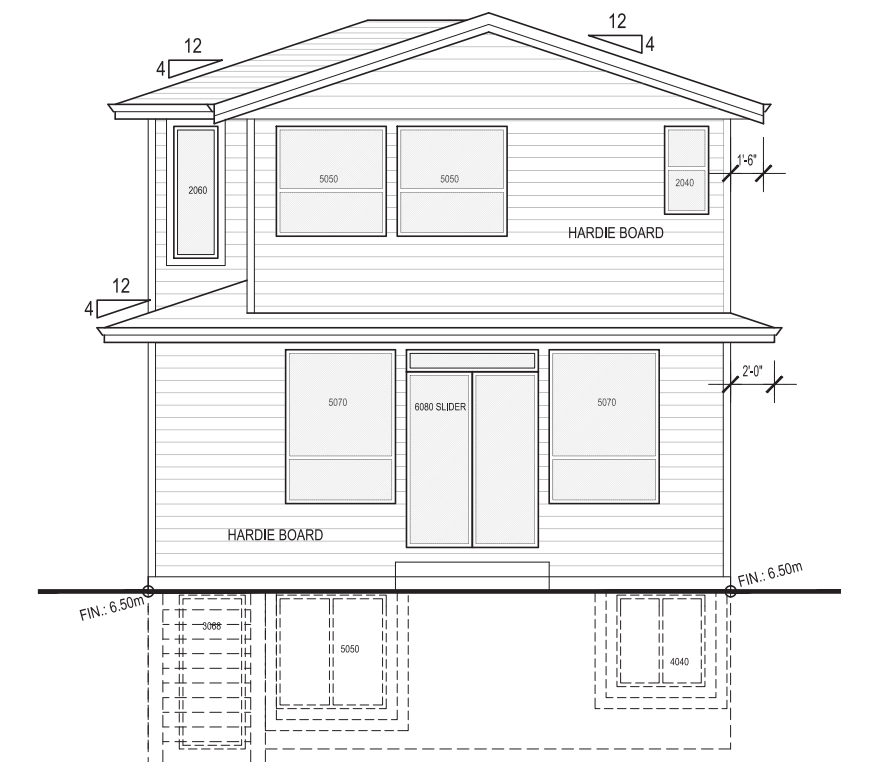
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



14658 - 84 AVENUE
SURREY, BC
V3S 9K7
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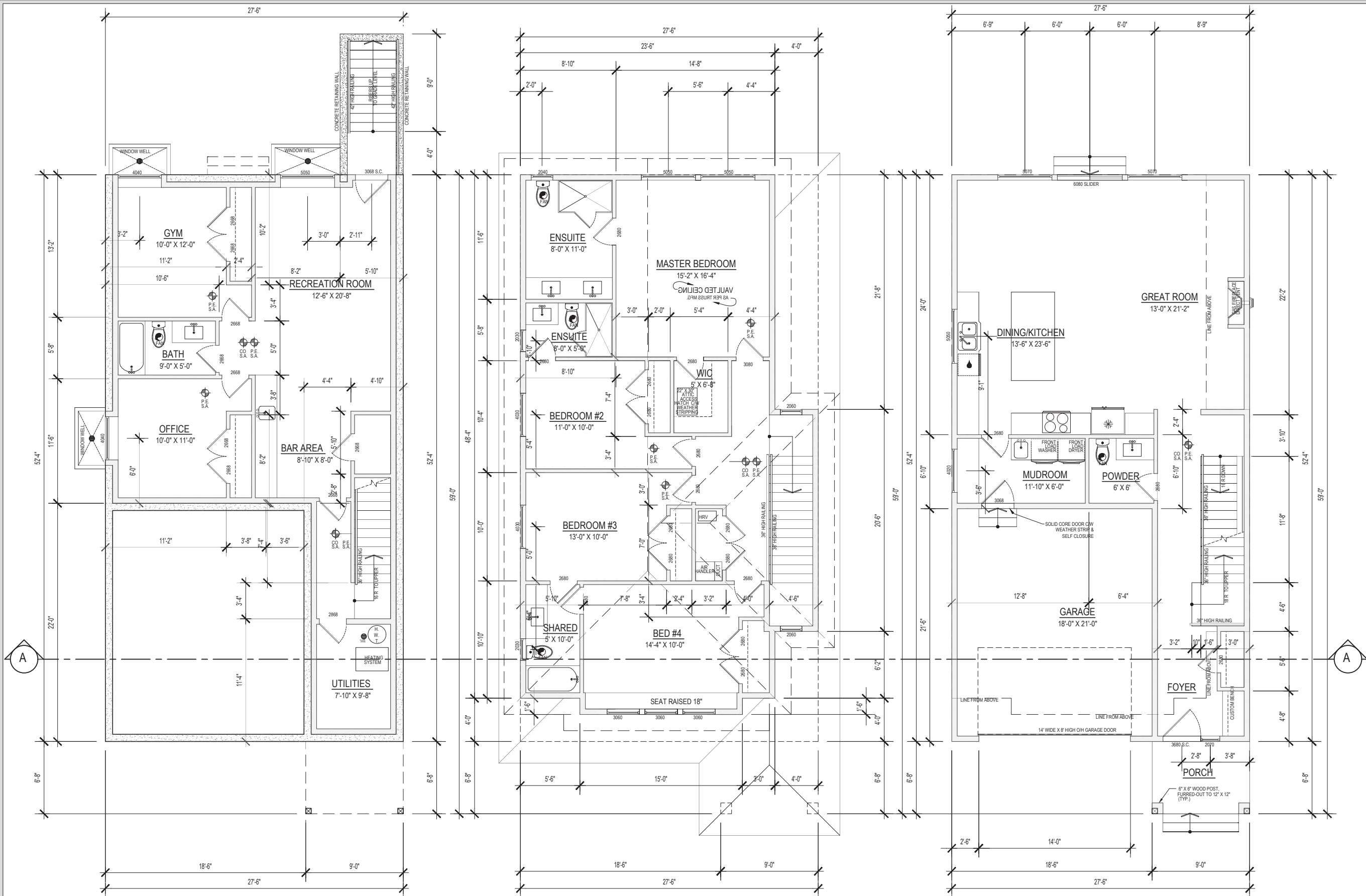
ADDRESS:
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LEGAL DESCRIPTION:

PID

CLIENT:

DATE: AUG 2021
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DRAWN: HARP CHECKED: D.M.

2



BASEMENT FLOOR PLAN
FLOOR AREA: 1,034 sq.ft.

UPPER FLOOR PLAN
FLOOR AREA: 1,135 sq.ft. (78.11%)

MAIN FLOOR PLAN
FLOOR AREA: 1,034 sq.ft.
GARAGE AREA: 400 sq.ft.
PORCH AREA: 60 sq.ft.



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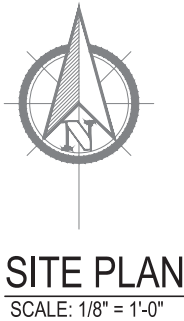
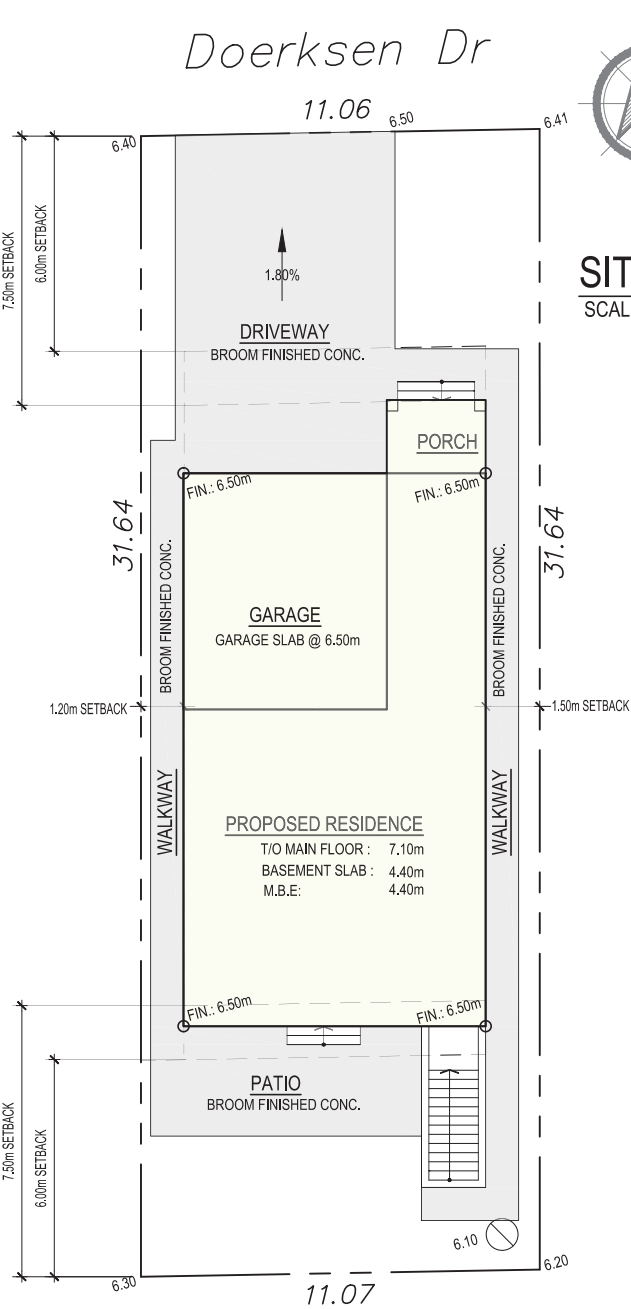
JOB DESCRIPTION:

ADDRESS:
LOT #3
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PITT MEADOWS, BC
LEGAL DESCRIPTION:

PID:

CLIENT:

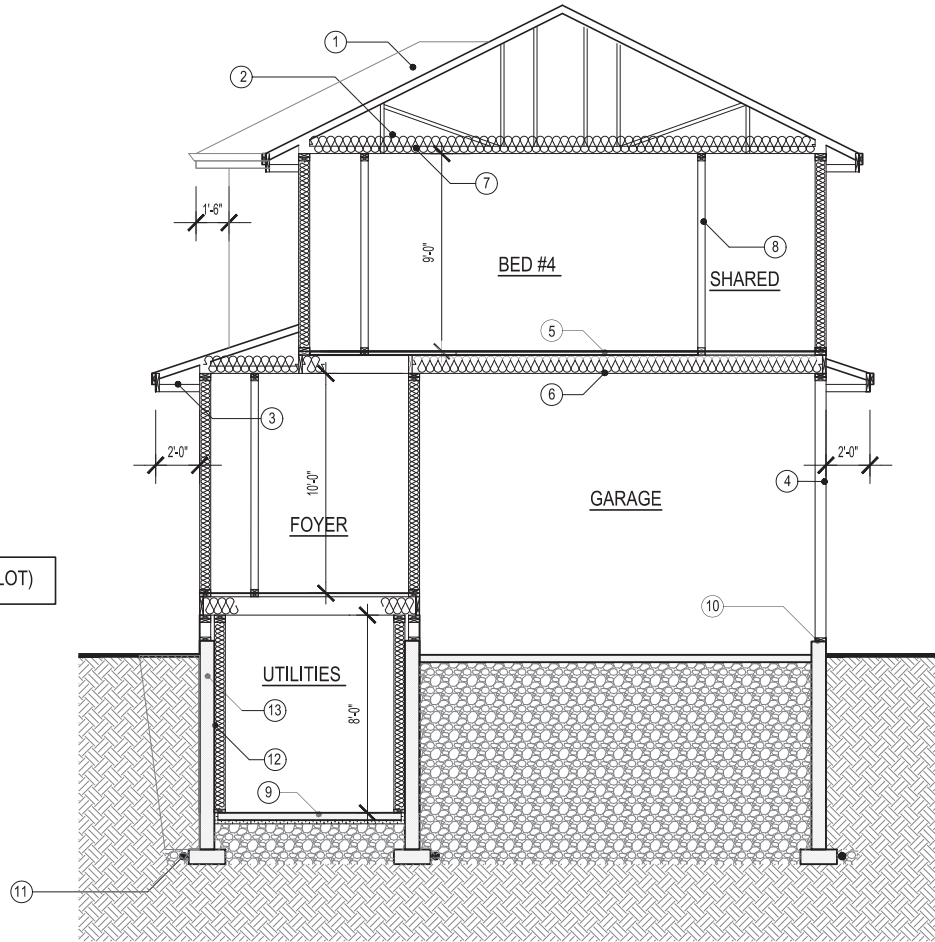
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DRAWN: **HARP** CHECKED: **D.M.**



CALCULATIONS :

LOT SIZE:	350 sq.m. [3,767.40 sq.ft.]
PERMITTED FLOOR AREA:	
PRINCIPAL BUILDING:	2,497 sq.ft.
GARAGE AREA:	495 sq.ft.
PROPOSED FLOOR AREAS:	
PRINCIPAL BUILDING:	
MAIN FLOOR :	1,034 sq.ft.
UPPER FLOOR:	1,135 sq.ft.
	2,169 sq.ft.
GARAGE AREA:	400 sq.ft.
	2,569 sq.ft.
BASEMENT FLOOR :	1,034 sq.ft.
TOTAL FAR:	3,603 sq.ft.
LOT COVERAGE:	
PERMITTED (40%):	1,506 sq.ft.
PROPOSED:	1,499 sq.ft.

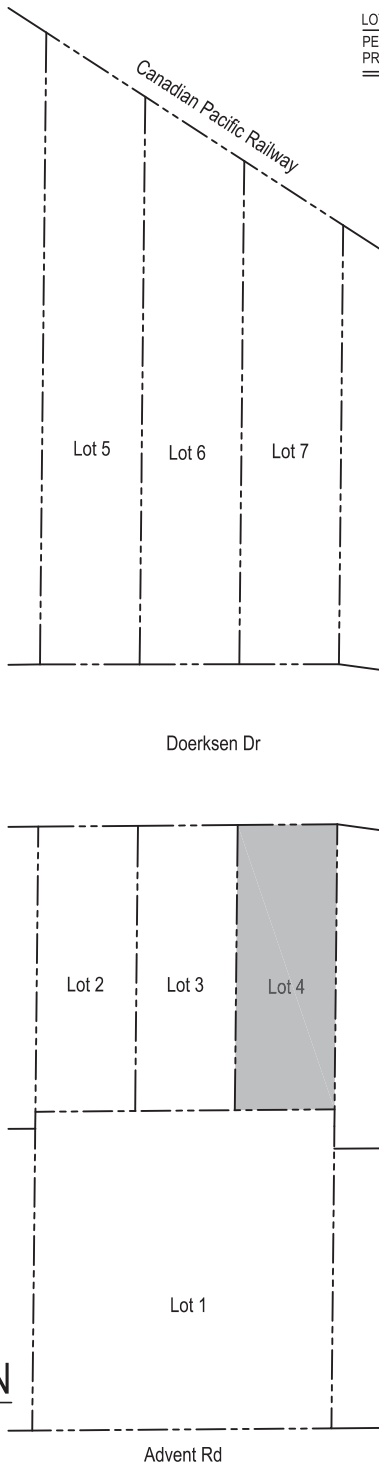
IMPERVIOUS SURFACE AREA: 1,585 sq.ft. (42.07% OF LOT)



CROSS SECTION

CROSS SECTION SCHEDULE

- 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.
CONTINUOUS VENTED ALUMINUM SOFFITS.
- ATTIC SPACE
ROOF TYPE VENTS AT 1/300 TO CONFORM TO B.C.B.C. 9.19.12.5-CAN3-A93-M PLACED 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-50 "BLOWN" INSULATION AS PER B.C.B.C. 9.25.2.2
- ALUMINUM GUTTERS, 2" X 12" ROUGH FASCIA, CONTINUOUS VENTED ALUMINUM SOFFITS.
- HARDIE BOARD SIDING, INCLUDING FLASHING AND TRIM ACCESSORIES TO CONFORM TO CAN/CGSB-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/CGSB-51.33-M
7/16" O.S.B.
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/CGSB-51.33-M TO PROTECT ENTIRE SURFACE, MAXIMUM PERMEANCE=80ng(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
- 1 1/2" LIGHT WEIGHT CONCRETE (FOR RADIANT HEATING)
- FINISH FLOOR ON 5/8" T&G PLYWOOD, 9.5" TJI @ 16" C/W BRIDGING, 1/2" GYP. BOARD ON THE CEILING.
- 5/8" GYP. BOARD ON CEILING.
- 2" X 4" @16" C.C., 1/2" GYP. BOARD ON BOTH SIDES
- 4" THICK BASEMENT SLAB
CONTINUOUS POLYETHYLENE SHEET, LAP MIN. 4" AT JOINTS, TAPE OR SEAL AIR-TIGHT, R-12 RIGID POLYSTYRENE INSULATION, MINIMUM 8" GRANULAR MATERIAL OR CRUSHED STONE (COMPACTED), CALUKING BEAD TO SEAL SLAB @ WALL C/W EXPANSION JOINT.
- 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
- 4" PERFORATED DRAINTILE TO CONFORM TO CAN/GSA-B182.1 AS PER B.C.B.C. 9.14.3.1
INSTALLED AS PER B.C.B.C. 9.14.3.3, C/W MINIMUM 6" GRANULAR MATERIAL OR CRUSHED STONE
- FULL HEIGHT 2" X 6" STUD WALL CONSTRUCTION COMPLETE WITH APPROVED R-20 INSULATION
- 8" CONCRETE FOUNDATION WALL (HEIGHT VARIES ACCORDING TO GRADE)



14658 - 84 AVENUE
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JOB DESCRIPTION:
-
-

ADDRESS:
LOT #4
Doerksen Dr
PITT MEADOWS, BC

LEGAL DESCRIPTION:

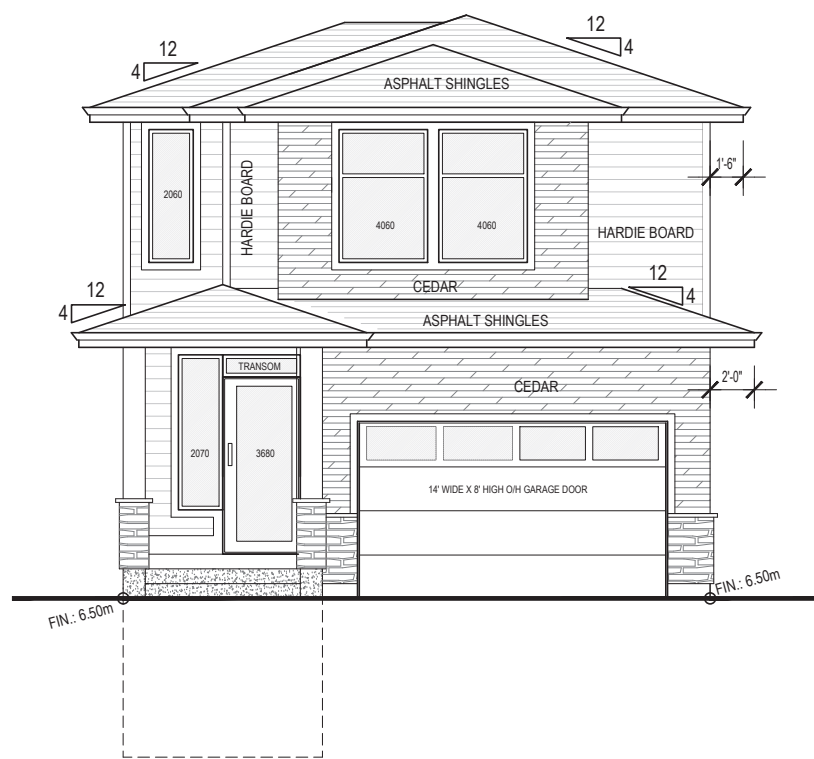
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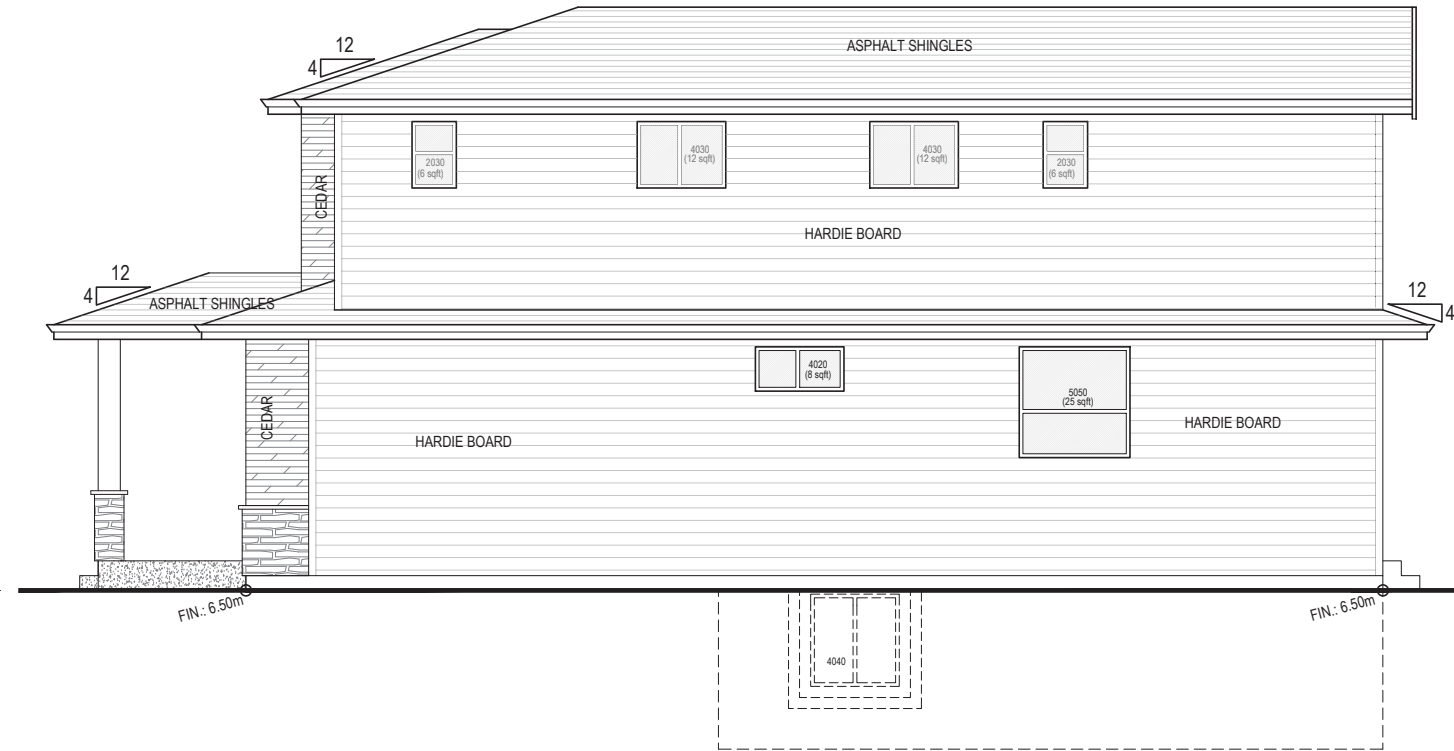
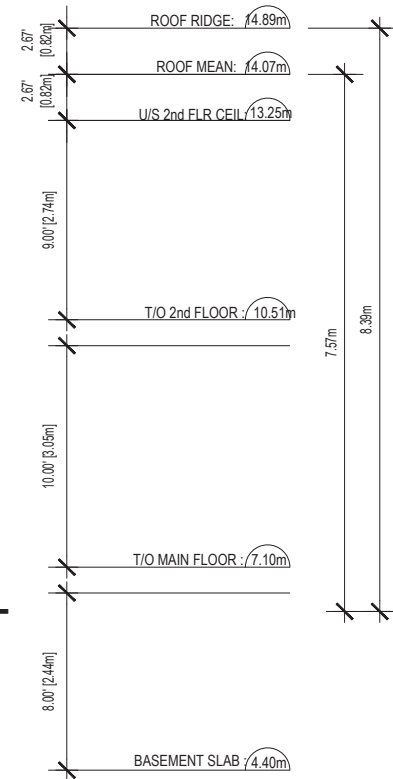
DATE:
AUG 2021

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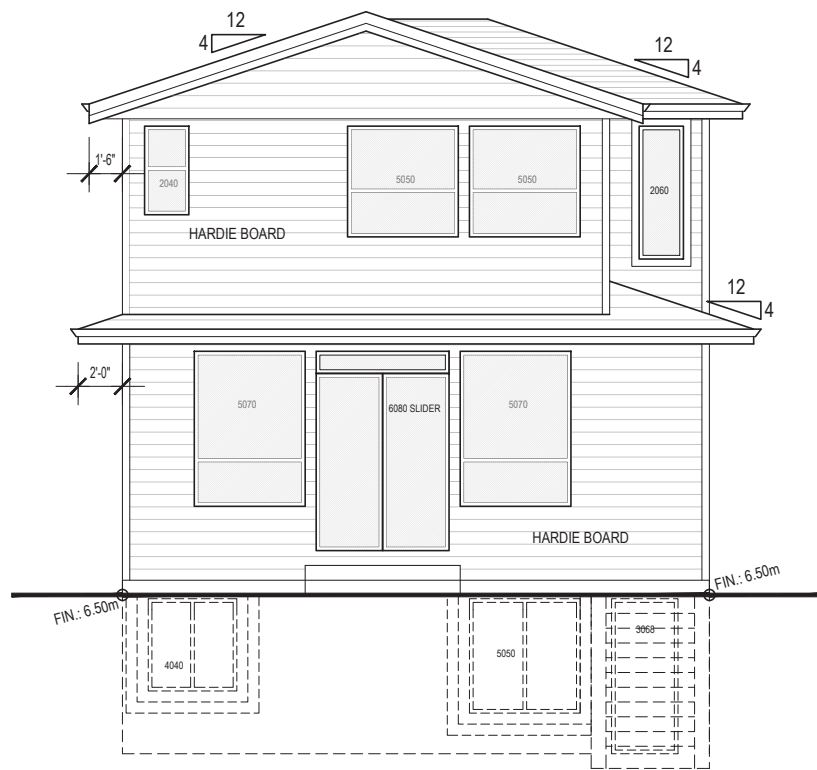
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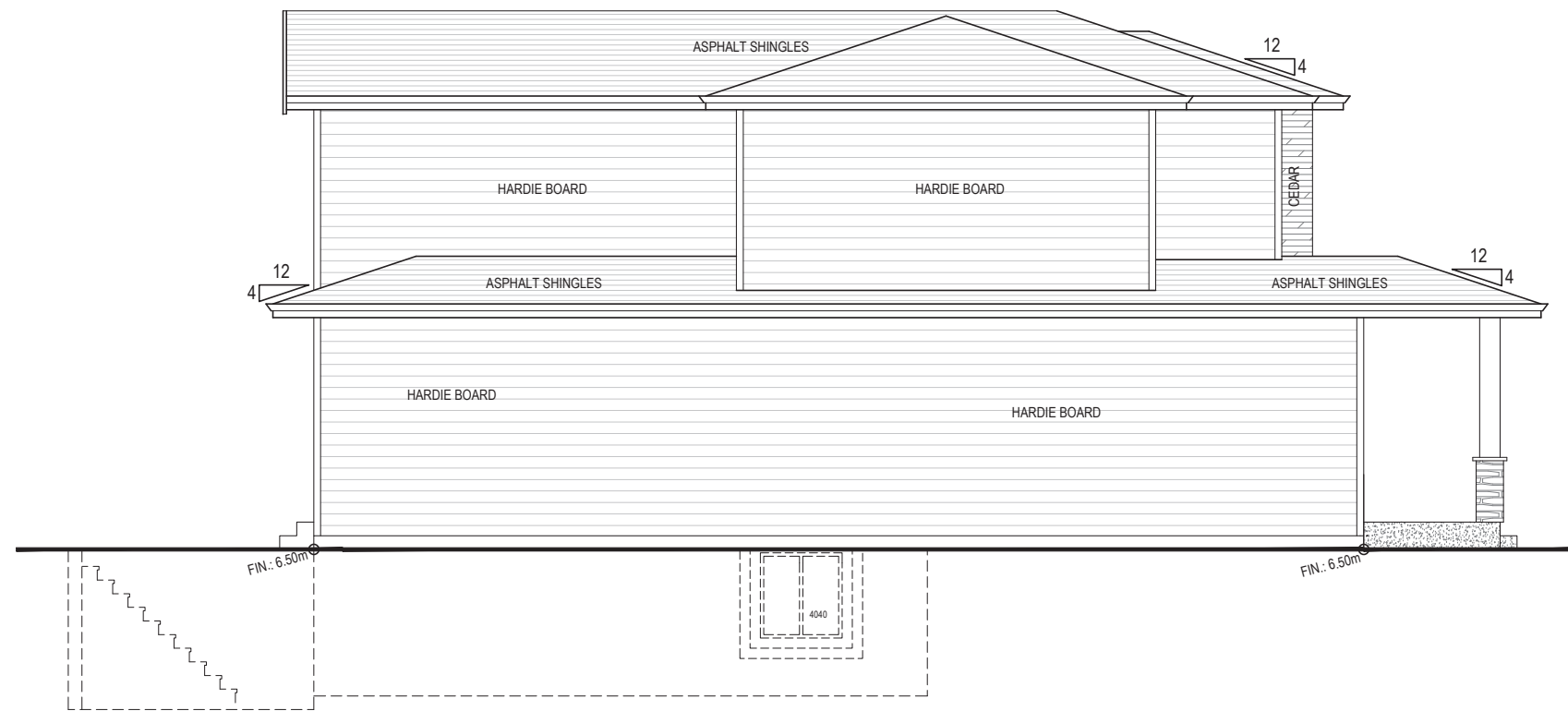
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



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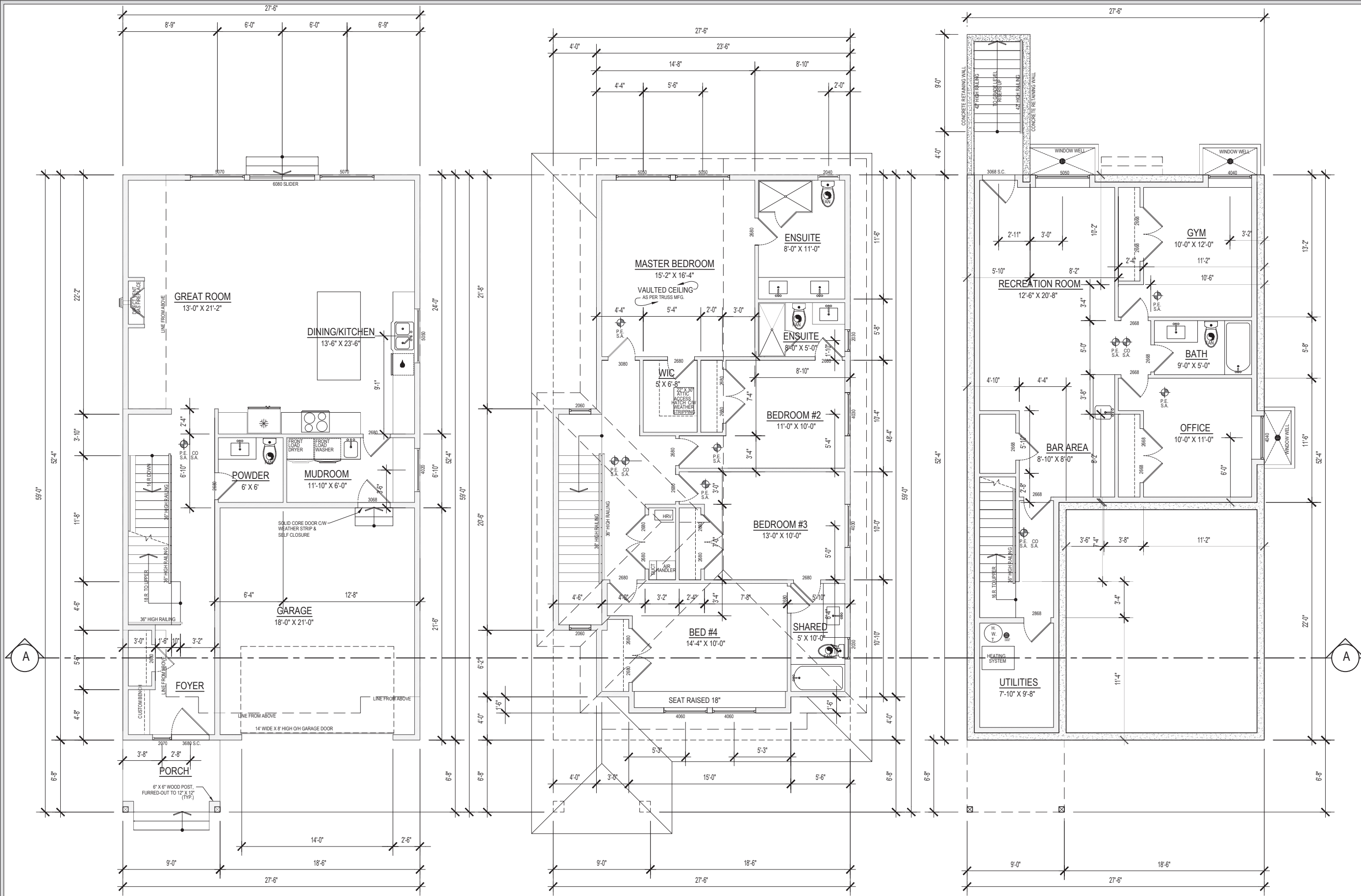
CLIENT:

DATE:
AUG 2021

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

DRAWN: HARP
CHECKED: D.M.

2



MAIN FLOOR PLAN

FLOOR AREA: 1,034 sq.ft.
GARAGE AREA: 400 sq.ft.
PORCH AREA: 60 sq.ft.

UPPER FLOOR PLAN

FLOOR AREA: 1,135 sq.ft. (78.11%)

BASEMENT FLOOR PLAN

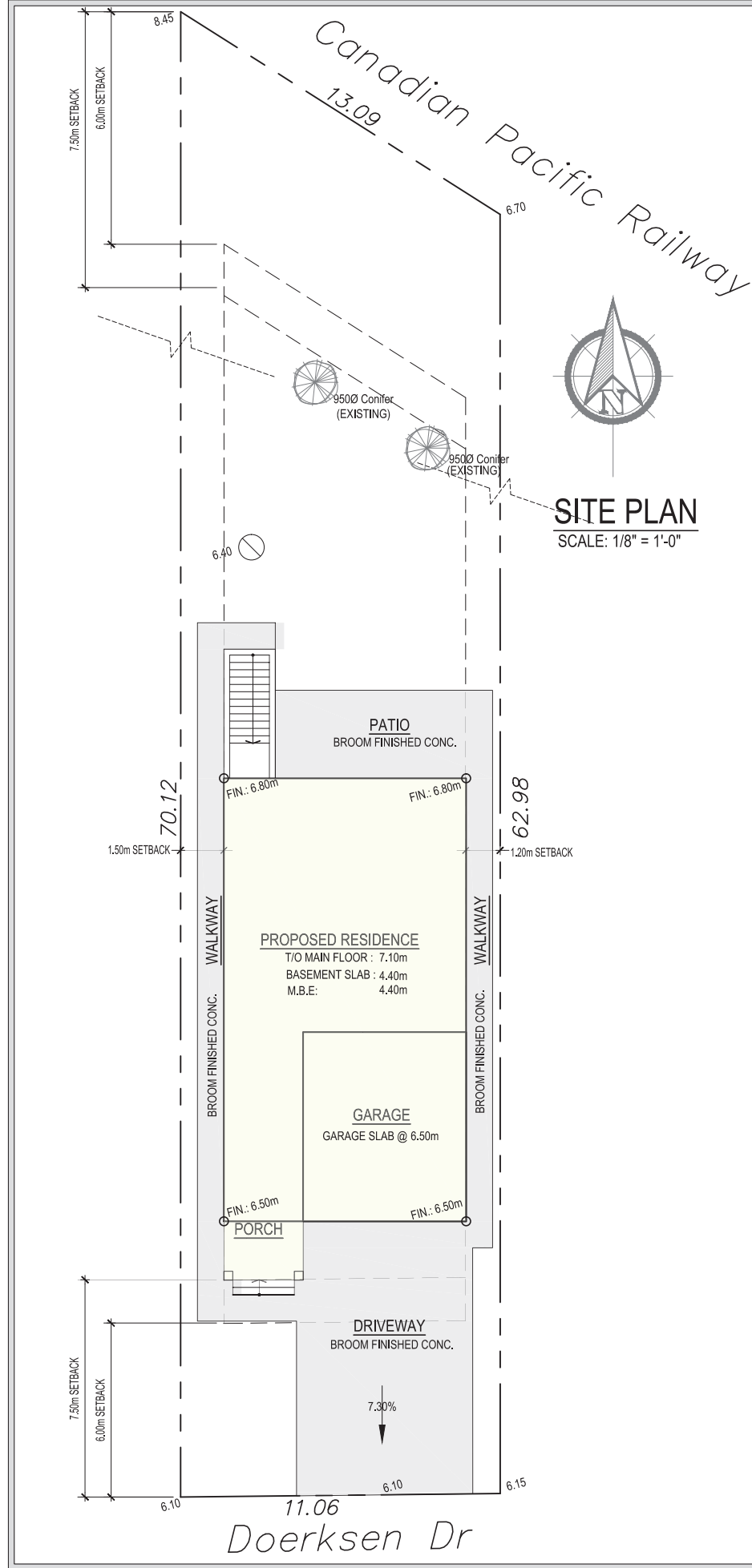
FLOOR AREA: 1,034 sq.ft.



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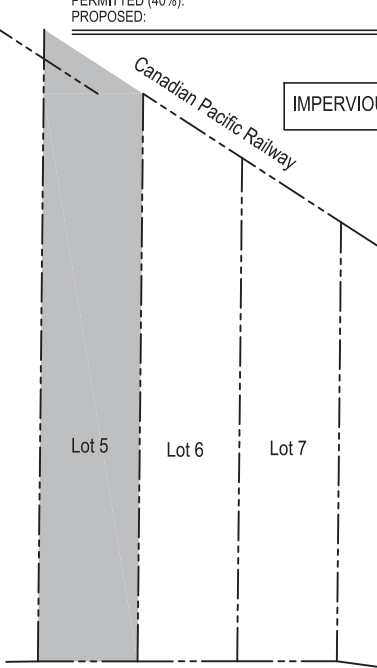
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LOT #4 Doerksen Dr PITT MEADOWS, BC	
LEGAL DESCRIPTION:	
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CLIENT:	
DATE:	AUG 2021
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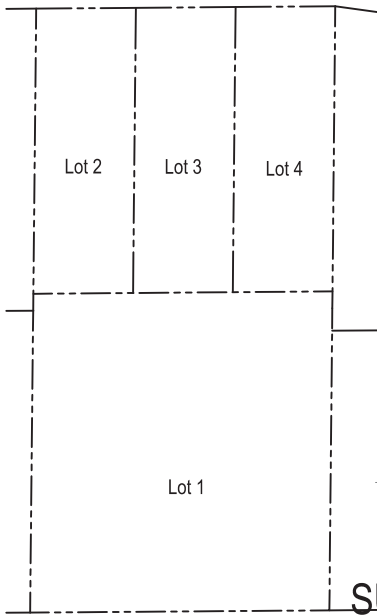
CALCULATIONS :

LOT SIZE:	735.68 sq.m. [7,918 sq.ft.]
PERMITTED FLOOR AREA:	
PRINCIPAL BUILDING:	2,497 sq.ft.
GARAGE AREA:	495 sq.ft.
PROPOSED FLOOR AREAS:	
PRINCIPAL BUILDING:	
MAIN FLOOR:	1,067 sq.ft.
UPPER FLOOR:	1,149 sq.ft.
	2,216 sq.ft.
GARAGE AREA:	400 sq.ft.
	2,616 sq.ft.
BASEMENT FLOOR :	1,067 sq.ft.
TOTAL FAR:	3,683 sq.ft.
LOT COVERAGE:	
PERMITTED (40%):	3,167 sq.ft.
PROPOSED:	1,527 sq.ft.

IMPERVIOUS SURFACE AREA: 1,610 sq.ft. (20.03% OF LOT)

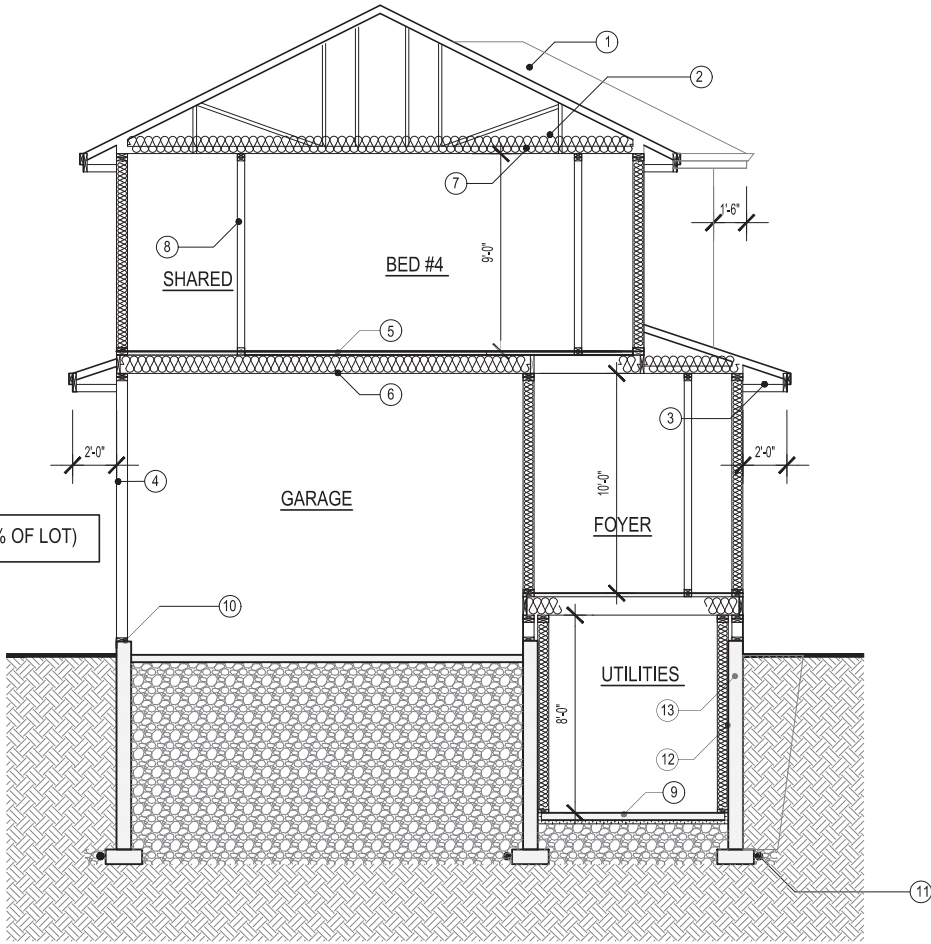


Doerksen Dr



SUBDIVISION PLAN

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



CROSS SECTION

CROSS SECTION SCHEDULE

- 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.
CONTINUOUS VENTED ALUMINUM SOFFITS.
- ATTIC SPACE
ROOF TYPE VENTS AT 1/300 TO CONFORM TO B.C.B.C. 9.19.12.5-CAN3-A93-M PLACED 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-50 "BLOWN" INSULATION AS PER B.C.B.C. 9.25.2.2
- ALUMINUM GUTTERS, 2" X 12" ROUGH FASCIA, CONTINUOUS VENTED ALUMINUM SOFFITS.
- HARDIE BOARD SIDING, INCLUDING FLASHING AND TRIM ACCESSORIES TO CONFORM TO CAN/CGSB-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/CGSB-51.33-M
7/16" O.S.B.
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/CGSB-51.33-M TO PROTECT ENTIRE SURFACE, MAXIMUM PERMEANCE=80ng(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
- 1 1/2" LIGHT WEIGHT CONCRETE (FOR RADIANT HEATING)
- FINISH FLOOR ON 5/8" T&G PLYWOOD, 9.5" TJI @ 16" C/W BRIDGING, 1/2" GYP. BOARD ON THE CEILING.
- 5/8" GYP. BOARD ON CEILING.
- 2" X 4" @16" C.C., 1/2" GYP. BOARD ON BOTH SIDES
- 4" THICK BASEMENT SLAB
CONTINUOUS POLYETHYLENE SHEET, LAP MIN. 4" AT JOINTS, TAPE OR SEAL AIR-TIGHT, R-12 RIGID POLYSTYRENE INSULATION, MINIMUM 8" GRANULAR MATERIAL OR CRUSHED STONE (COMPACTED), CALUKING BEAD TO SEAL SLAB @ WALL C/W EXPANSION JOINT.
- 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
INSTALLED AS PER B.C.B.C. 9.14.3.3, C/W MINIMUM 6" GRANULAR MATERIAL OR CRUSHED STONE
- 4" PERFORATED DRAIN TILE TO CONFORM TO CAN/GSA-B182.1 AS PER B.C.B.C. 9.14.3.1
- FULL HEIGHT 2" X 6" STUD WALL CONSTRUCTION COMPLETE WITH APPROVED R-20 INSULATION
- 8" CONCRETE FOUNDATION WALL (HEIGHT VARIES ACCORDING TO GRADE)



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JOB DESCRIPTION:
-

ADDRESS:
LOT #5
Doerksen Dr
PITT MEADOWS, BC

LEGAL DESCRIPTION:

PID:

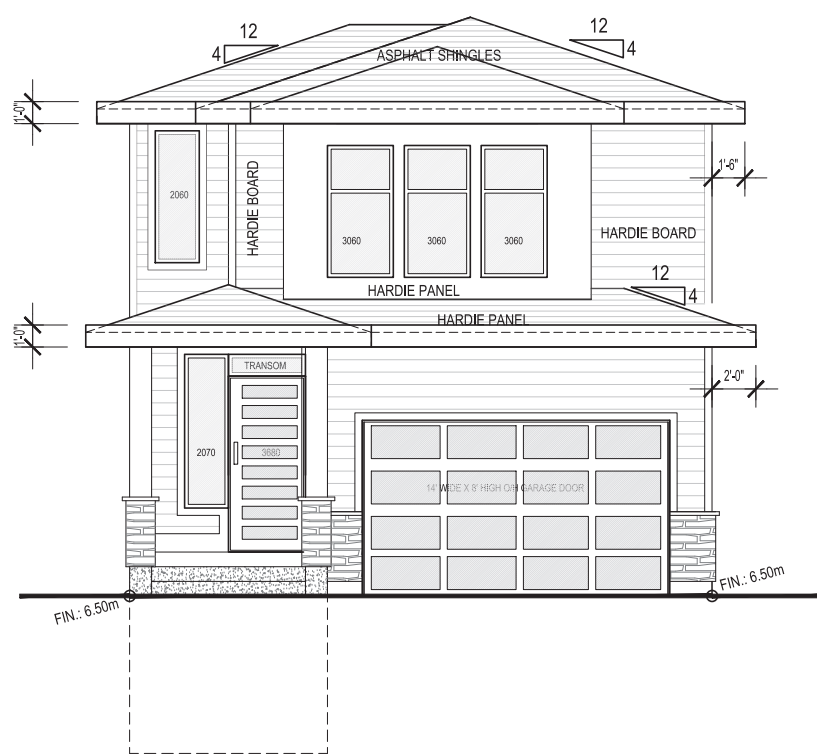
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DATE: **AUG 2021**

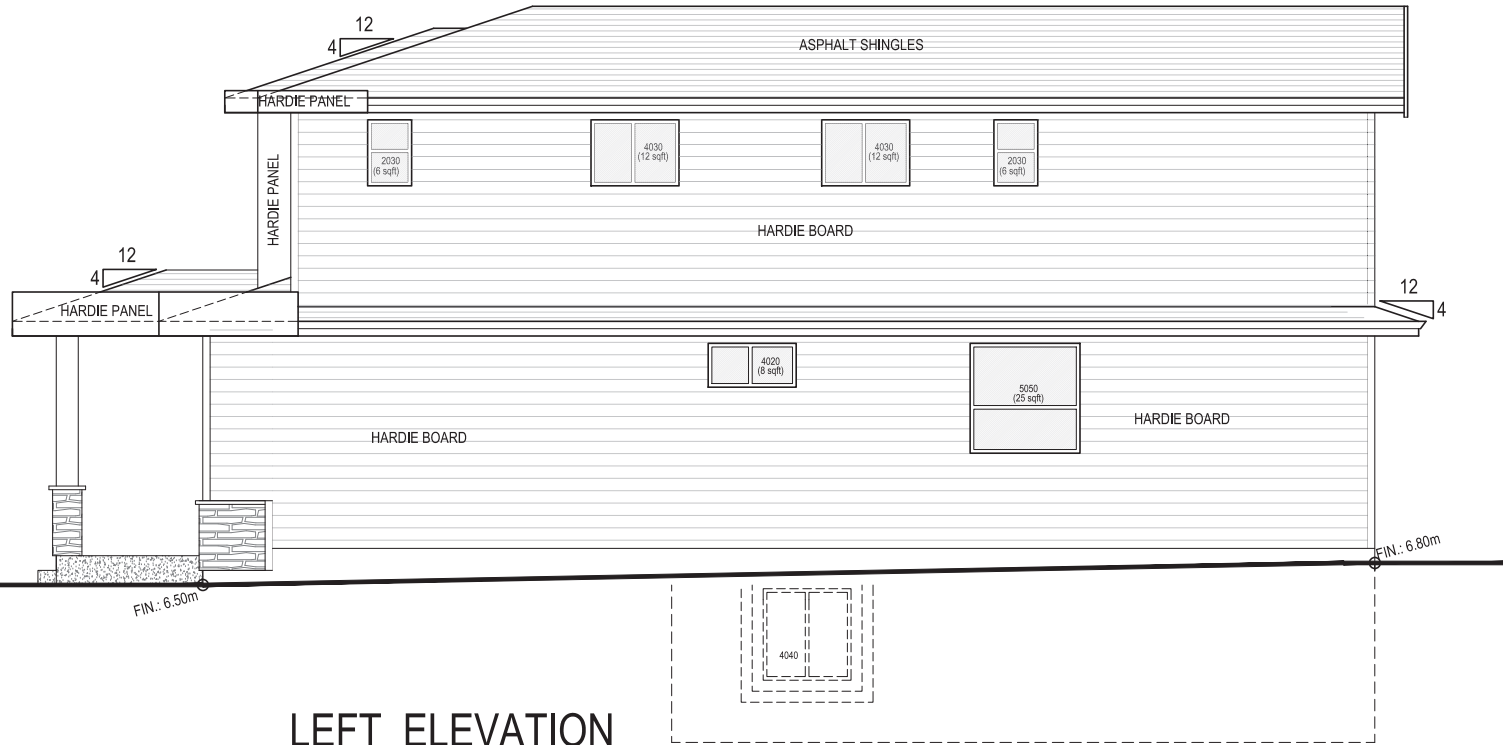
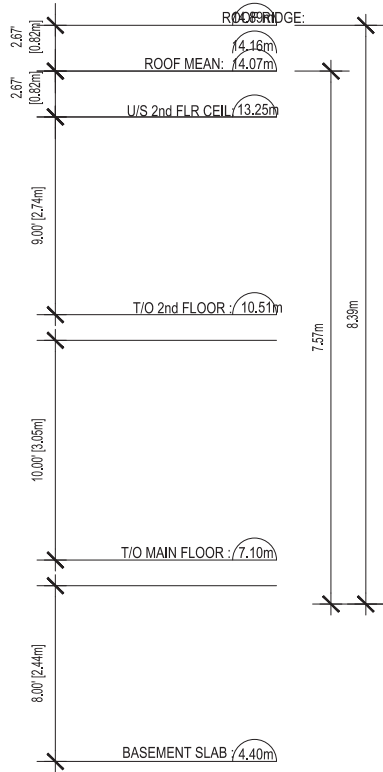
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DRAWN: **HARP** CHECKED: **D.M.**

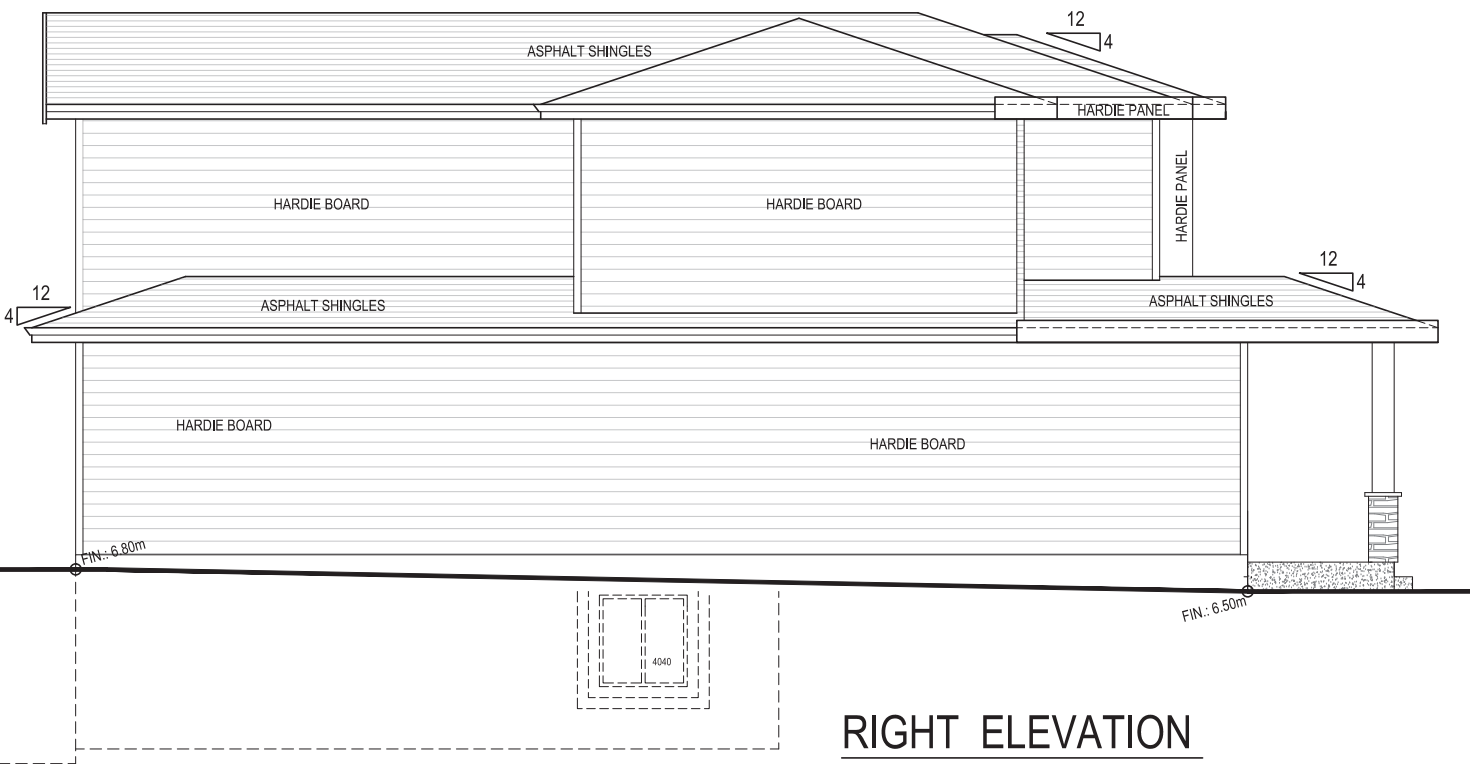
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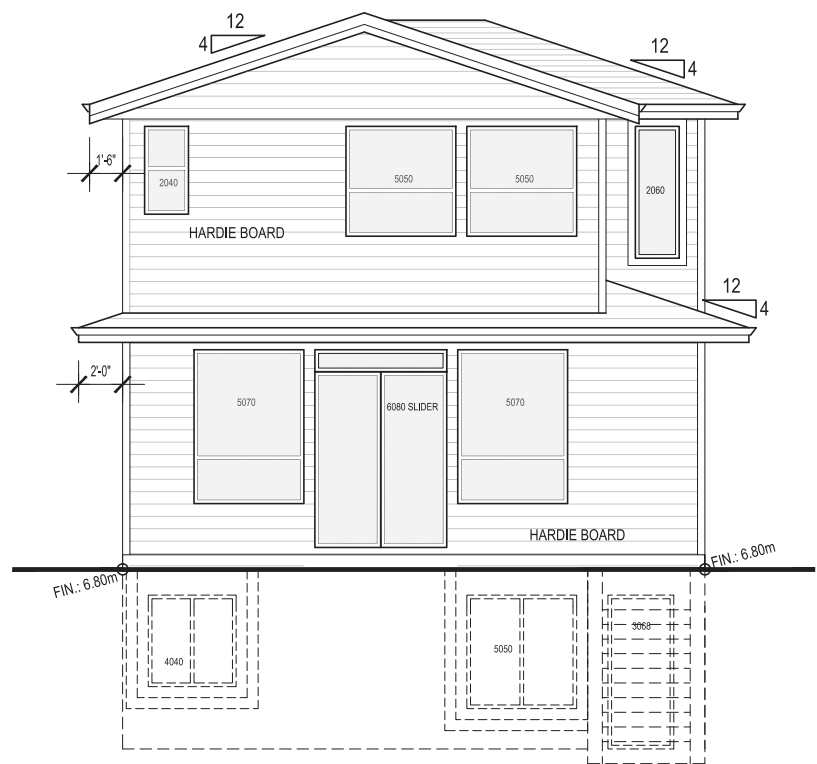
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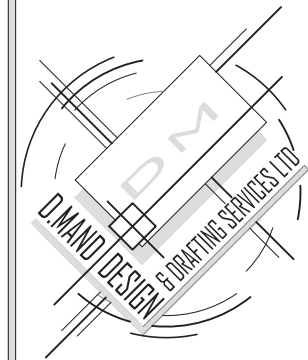
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



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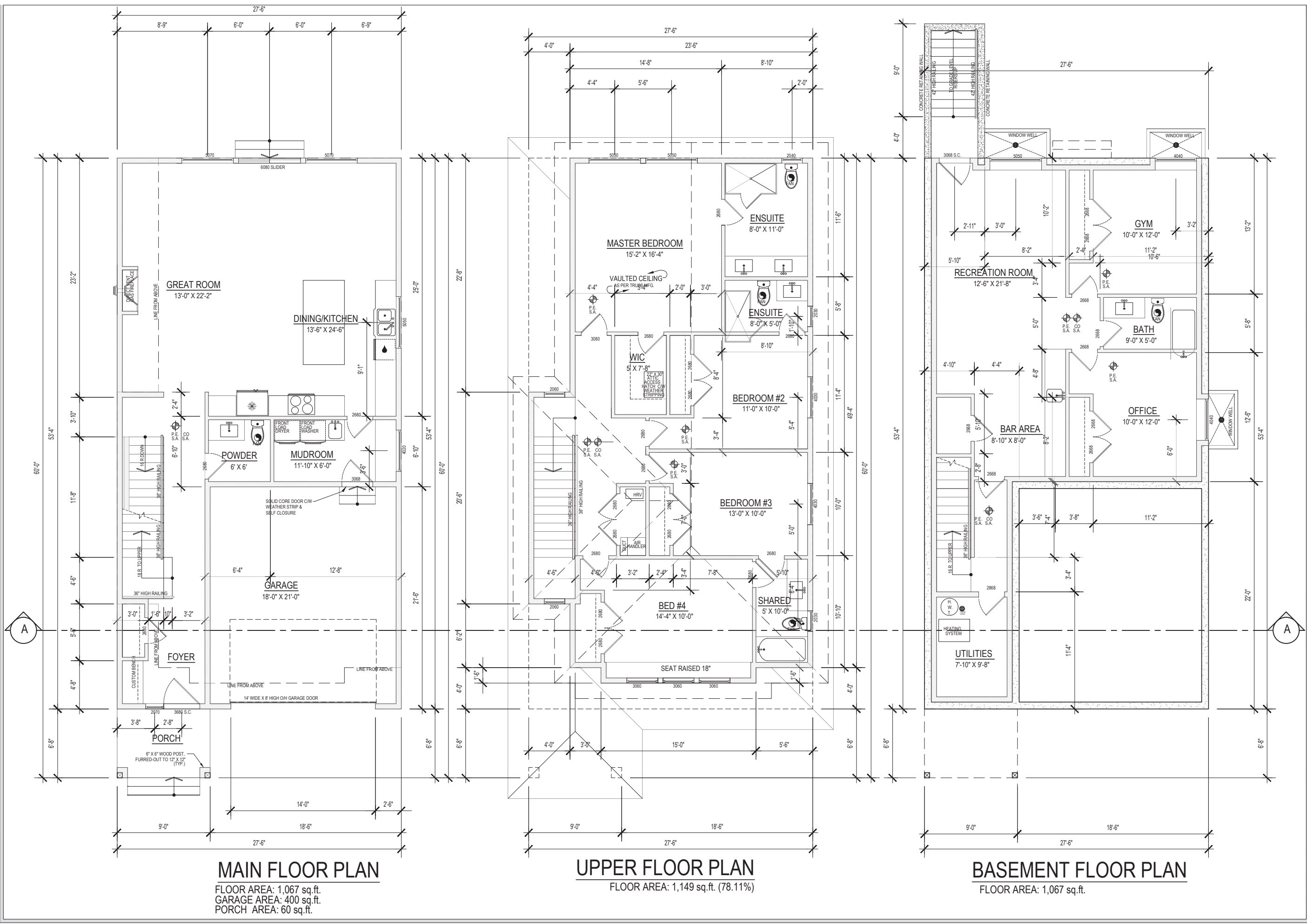
JOB DESCRIPTION:
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ADDRESS:
LOT #5
Doerksen Dr
PITT MEADOWS, BC
LEGAL DESCRIPTION:

PID

CLIENT:

DATE: AUG 2021
SCALE: 1/4"=1'-0" (UND)
DRAWN: HARP CHECKED: D.M.



MAIN FLOOR PLAN

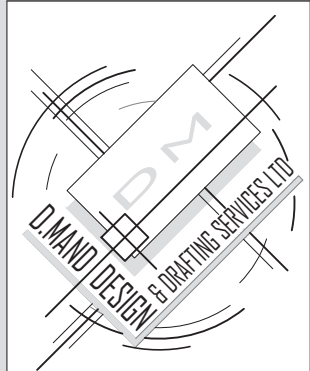
FLOOR AREA: 1,067 sq.ft.
GARAGE AREA: 400 sq.ft.
PORCH AREA: 60 sq.ft.

UPPER FLOOR PLAN

FLOOR AREA: 1,149 sq.ft. (78.11%)

BASEMENT FLOOR PLAN

FLOOR AREA: 1,067 sq.ft.



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

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DO NOT SCALE DRAWINGS

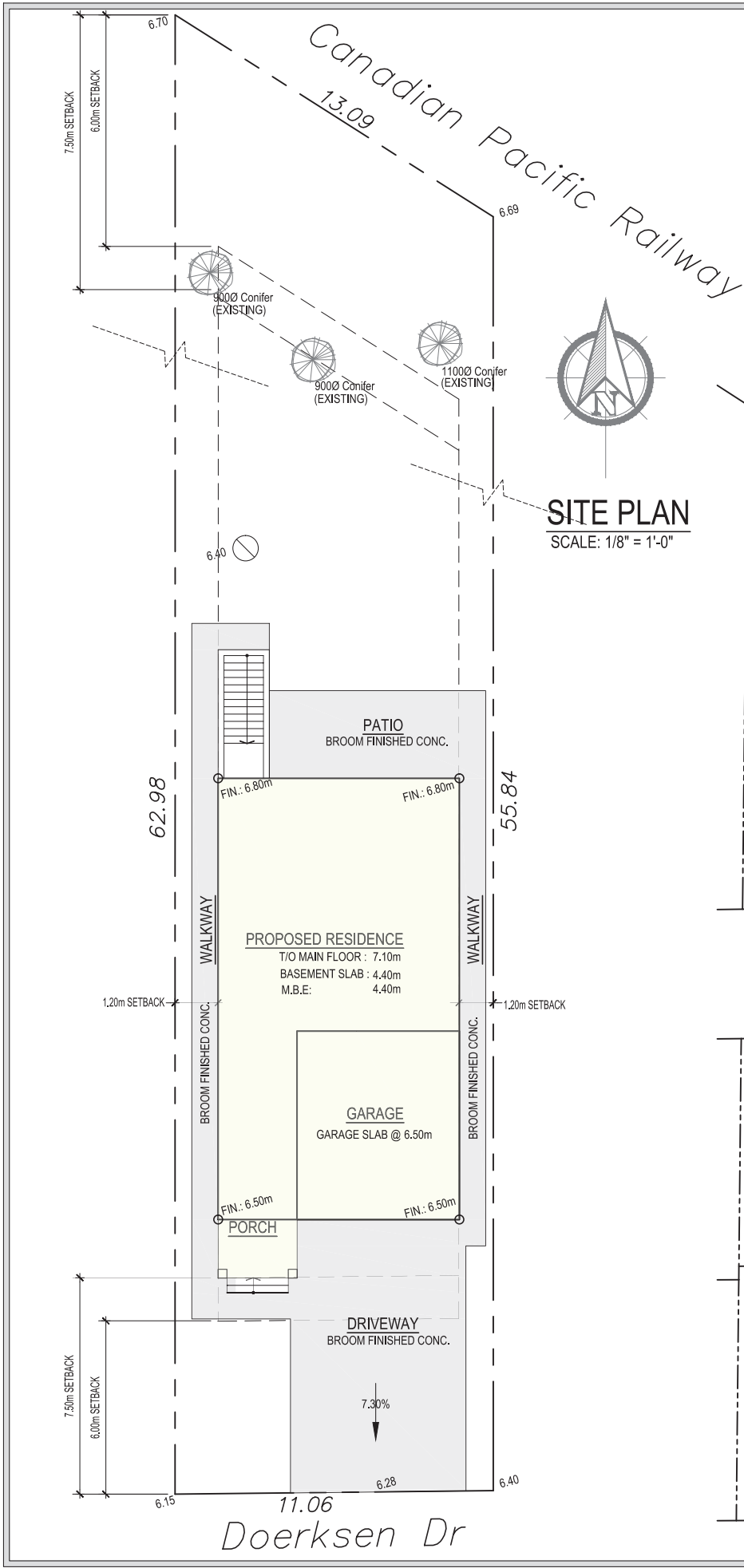
JOB DESCRIPTION:

ADDRESS:
LOT #5
Doerksen Dr
PITT MEADOWS, BC
LEGAL DESCRIPTION:

PID:

CLIENT:

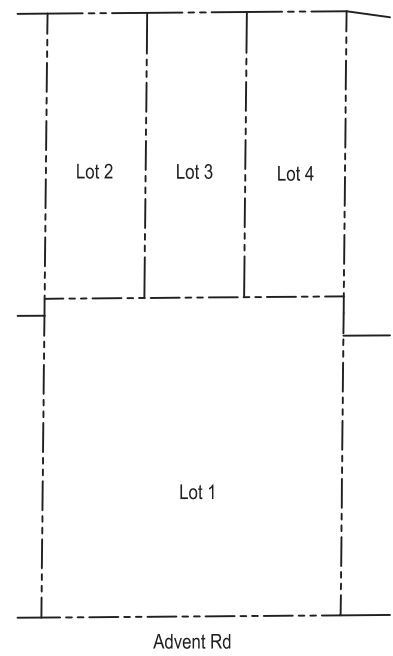
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DRAWN: HARP CHECKED: D.M.



CALCULATIONS :

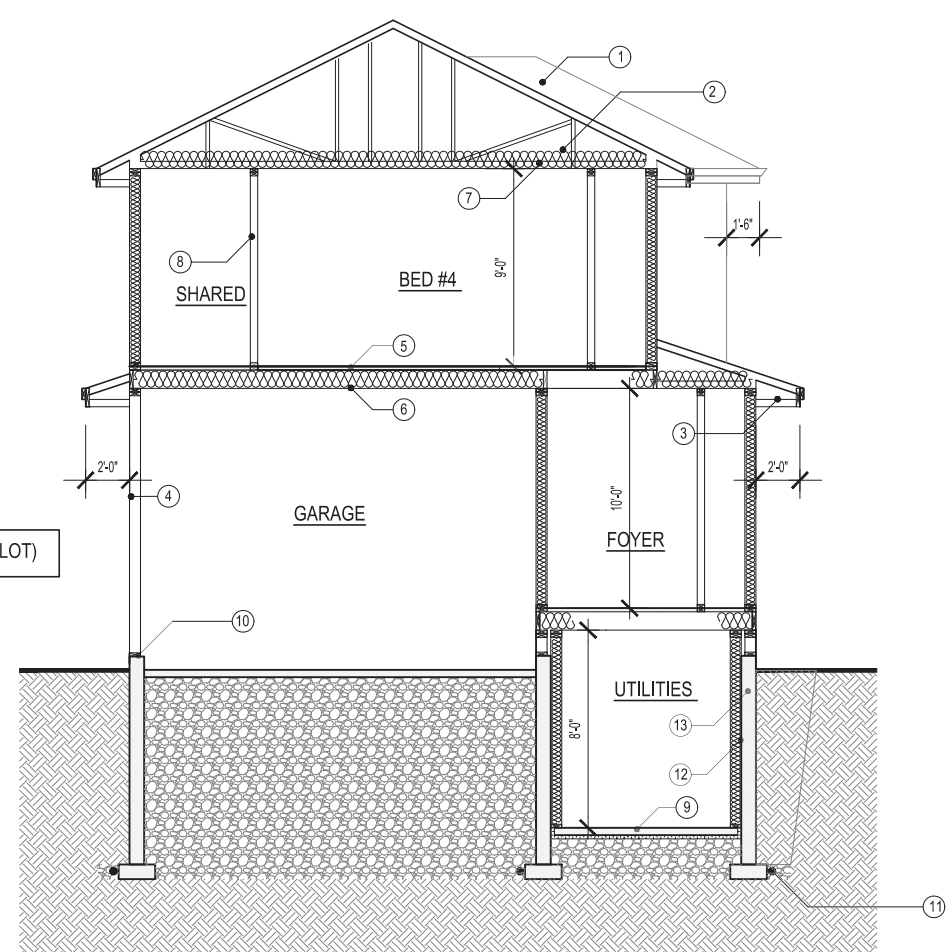
LOT SIZE:	656.75 sq.m. [7,070 sq.ft.]
PERMITTED FLOOR AREA:	
PRINCIPAL BUILDING:	2,497 sq.ft.
GARAGE AREA:	495 sq.ft.
PROPOSED FLOOR AREAS:	
PRINCIPAL BUILDING:	
MAIN FLOOR:	1,120 sq.ft.
UPPER FLOOR:	1,200 sq.ft.
	2,320 sq.ft.
GARAGE AREA:	400 sq.ft.
	2,720 sq.ft.
BASEMENT FLOOR:	1,120 sq.ft.
TOTAL FAR:	3,840 sq.ft.
LOT COVERAGE:	
PERMITTED (40%):	2,828 sq.ft.
PROPOSED:	1,580 sq.ft.

IMPERVIOUS SURFACE AREA: 1,610 sq.ft. (22.77% OF LOT)



SUBDIVISION PLAN

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



CROSS SECTION

CROSS SECTION SCHEDULE

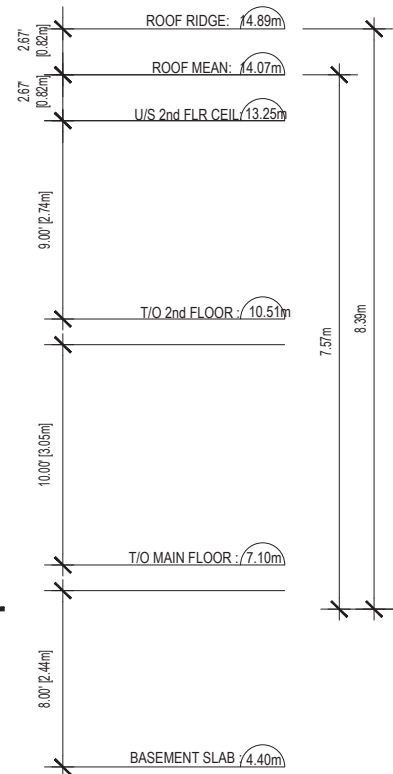
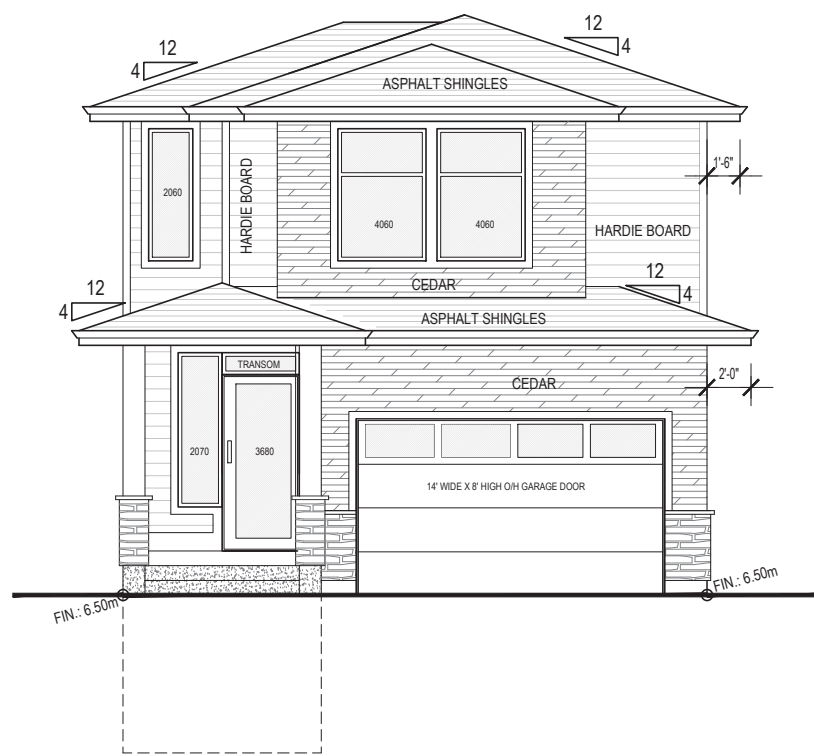
- ASPHALT SHINGLE ROOFING, MIN. 2 THICKNESSES OF SHINGLE OVER ENTIRE ROOF, MIN. HEAD LAP OF 50mm, TABS SECURED BY MAX. 25mm Ø SPOT OF PLASTIC CEMENT, SHINGLES TO EXTEND MIN. 4" ON EITHER SIDE OF HIP OR RIDGE, AS PER B.C.B.C. 9.26.7
1" X 4" STRAPPING - SPACING IN ACCORDANCE WITH ROOF SLOPE AND MANUFACTURERS 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.
CONTINUOUS VENTED ALUMINUM SOFFITS.
- ATTIC SPACE
ROOF TYPE VENTS AT 1/300 TO CONFORM TO B.C.B.C. 9.19.12.5-CAN3-A93-M PLACED 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-50 "BLOWN" INSULATION AS PER B.C.B.C. 9.25.2.2
- ALUMINUM GUTTERS, 2" X 12" ROUGH FASCIA, CONTINUOUS VENTED ALUMINUM SOFFITS.
- HARDIE BOARD SIDING, INCLUDING FLASHING AND TRIM ACCESSORIES TO CONFORM TO CAN/CGSB-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/CGSB-51.33-M
7/16" O.S.B.
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/CGSB-51.33-M TO PROTECT ENTIRE SURFACE, MAXIMUM PERMEANCE=80ng(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
- 1 1/2" LIGHT WEIGHT CONCRETE (FOR RADIANT HEATING)
- FINISH FLOOR ON 5/8" T&G PLYWOOD, 9.5" TJI @ 16" C/W BRIDGING, 1/2" GYP. BOARD ON THE CEILING.
- 5/8" GYP. BOARD ON CEILING.
- 2" X 4" @16" C.C., 1/2" GYP. BOARD ON BOTH SIDES
- 4" THICK BASEMENT SLAB
CONTINUOUS POLYETHYLENE SHEET, LAP MIN. 4" AT JOINTS, TAPE OR SEAL AIR-TIGHT, R-12 RIGID POLYSTYRENE INSULATION, MINIMUM 8" GRANULAR MATERIAL OR CRUSHED STONE (COMPACTED), CALUKING BEAD TO SEAL SLAB @ WALL C/W EXPANSION JOINT.
- 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
- 4" PERFORATED DRAIN TILE TO CONFORM TO CAN/GSA-B182.1 AS PER B.C.B.C. 9.14.3.1
INSTALLED AS PER B.C.B.C. 9.14.3.3, C/W MINIMUM 6" GRANULAR MATERIAL OR CRUSHED STONE
- FULL HEIGHT 2" X 6" STUD WALL CONSTRUCTION COMPLETE WITH APPROVED R-20 INSULATION
- 8" CONCRETE FOUNDATION WALL (HEIGHT VARIES ACCORDING TO GRADE)



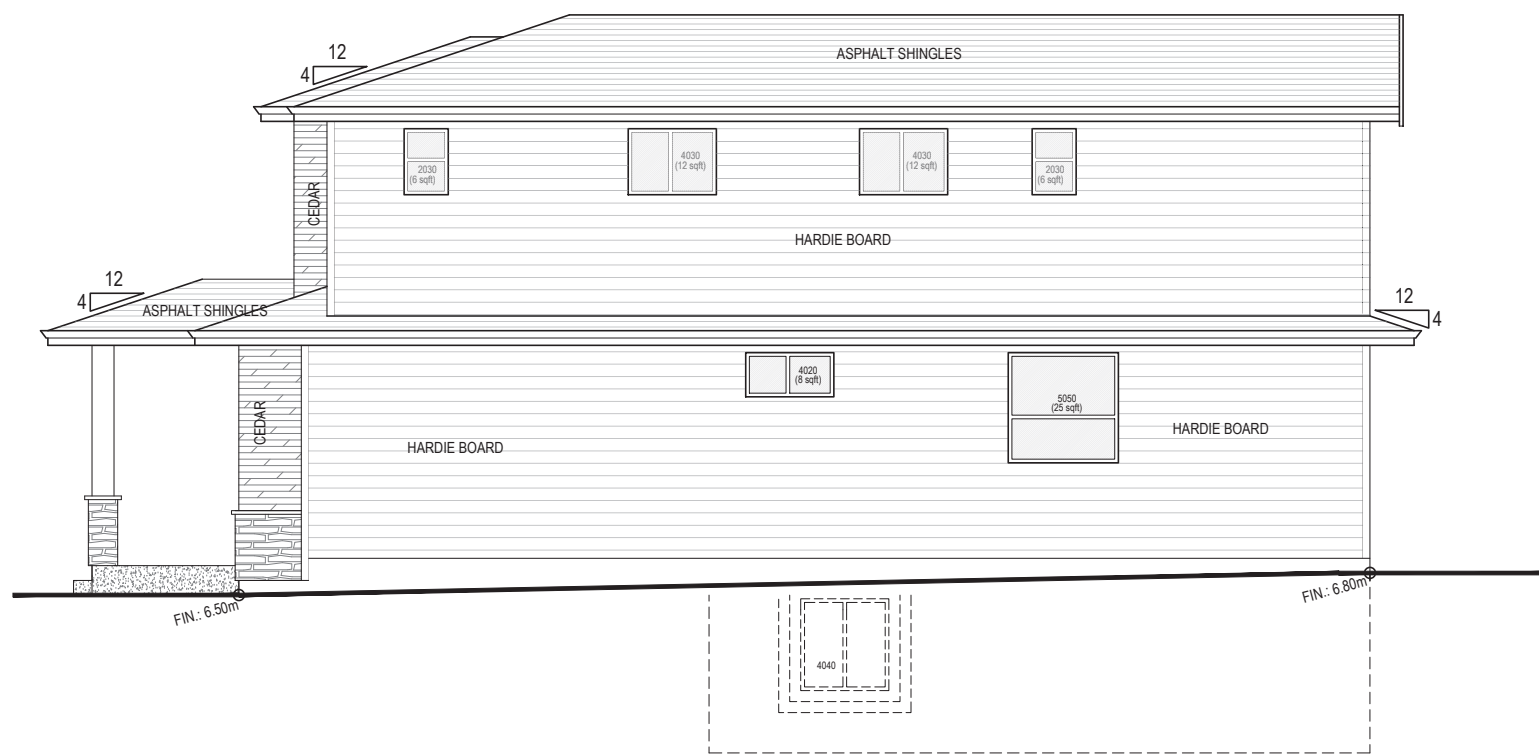
14658 - 84 AVENUE
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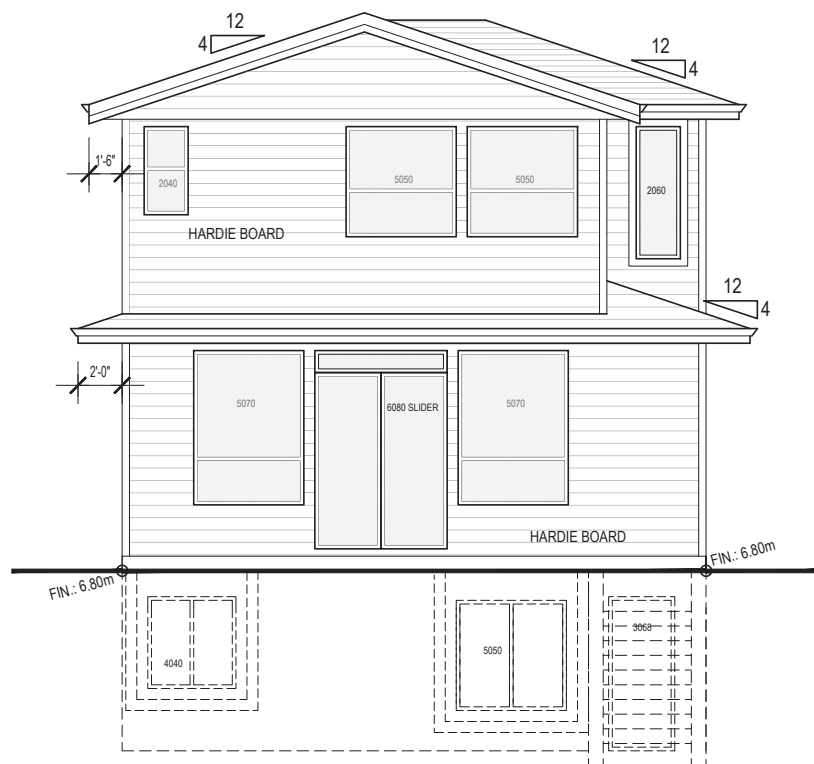
JOB DESCRIPTION:	
-	
-	
ADDRESS:	
LOT #6	
Doerksen Dr	
PITT MEADOWS, BC	
LEGAL DESCRIPTION:	
PID	
CLIENT:	
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AUG 2021	
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1/4"=1'-0" (UND)	
DRAWN:	CHECKED:
HARP	D.M.



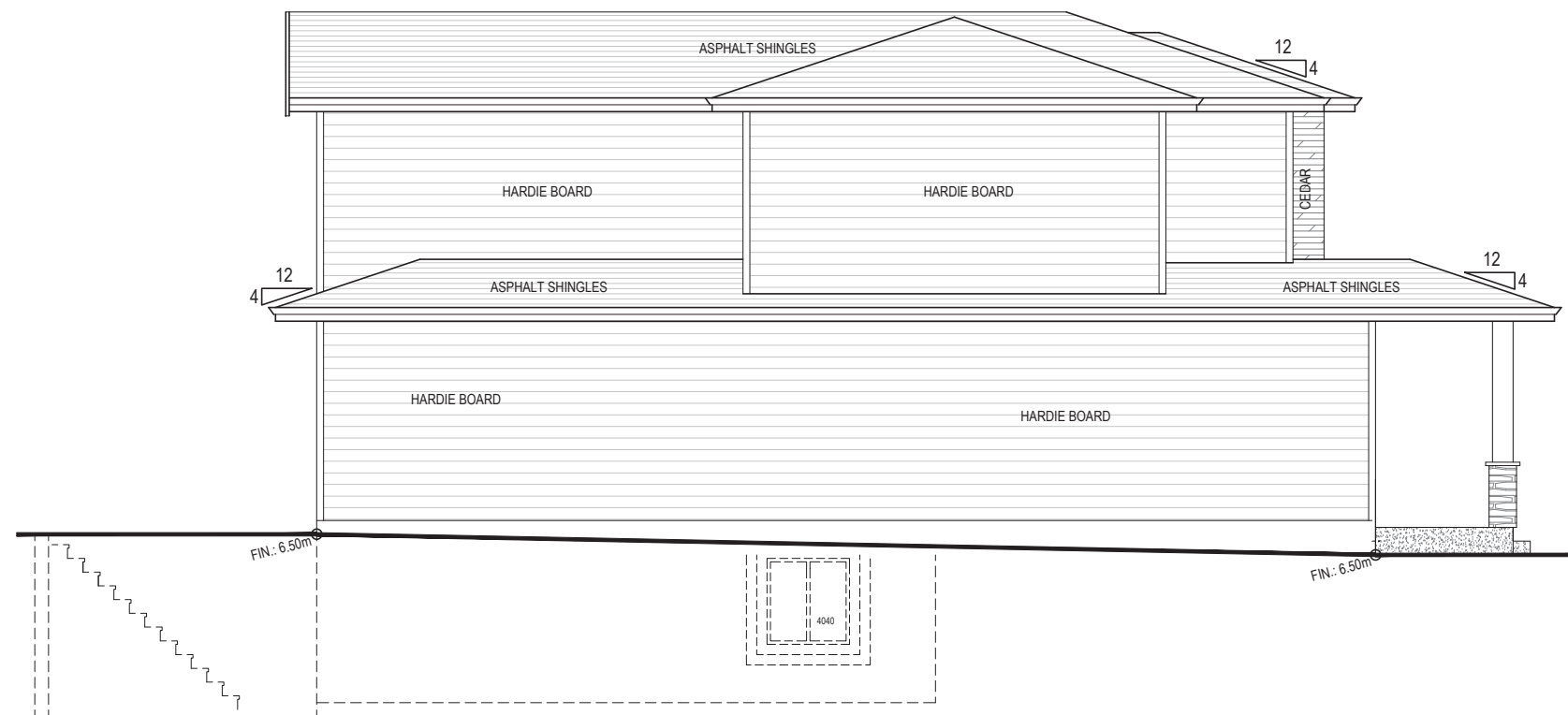
FRONT ELEVATION



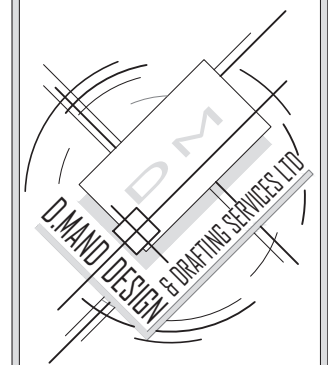
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



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LEGAL DESCRIPTION:

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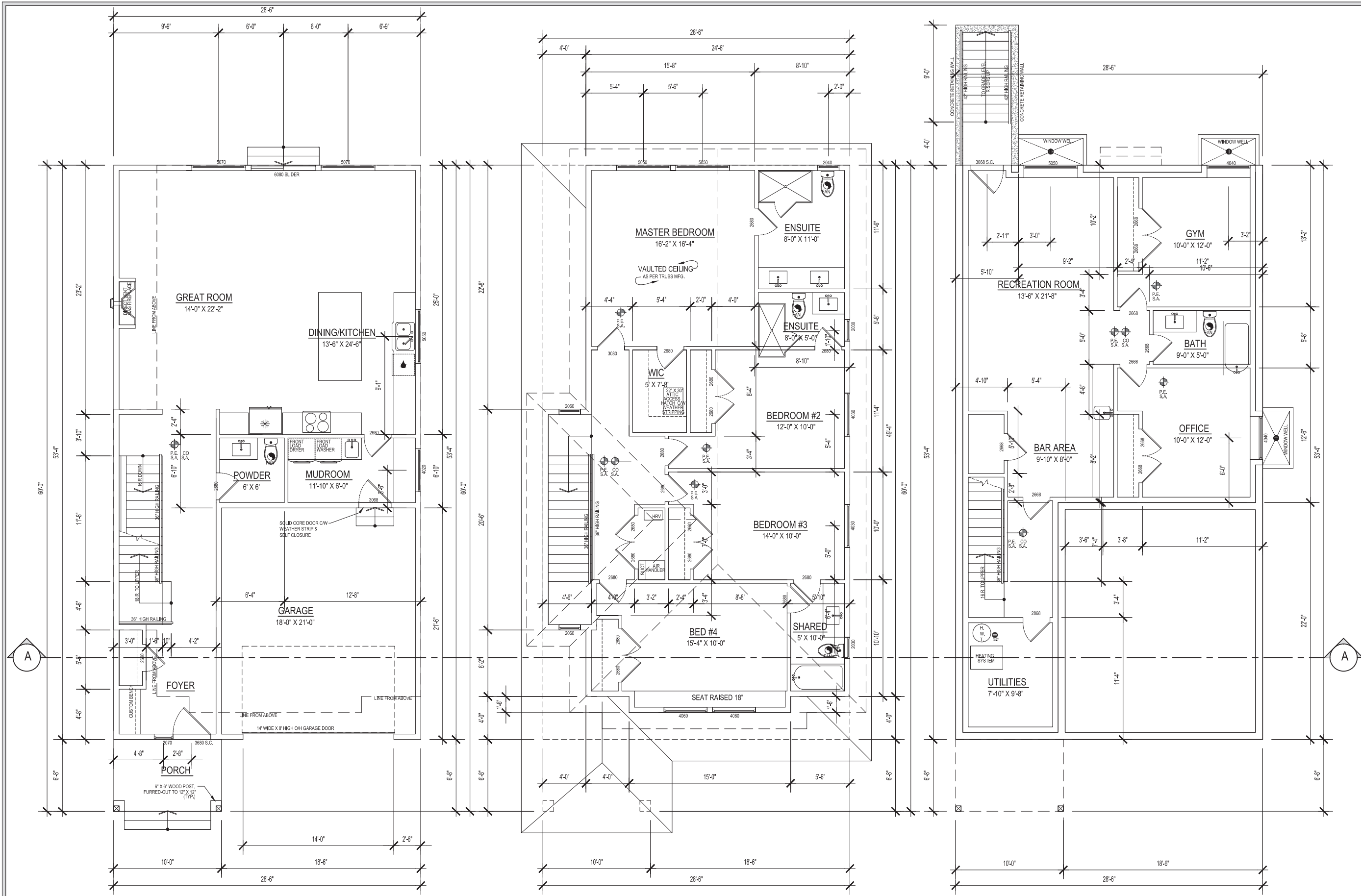
CLIENT:

DATE: AUG 2021

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

DRAWN: HARP CHECKED: D.M.

2



MAIN FLOOR PLAN

FLOOR AREA: 1,120 sq.ft.
GARAGE AREA: 400 sq.ft.
PORCH AREA: 60 sq.ft.

UPPER FLOOR PLAN

FLOOR AREA: 1,200 sq.ft. (78.95%)

BASEMENT FLOOR PLAN

FLOOR AREA: 1,120 sq.ft.



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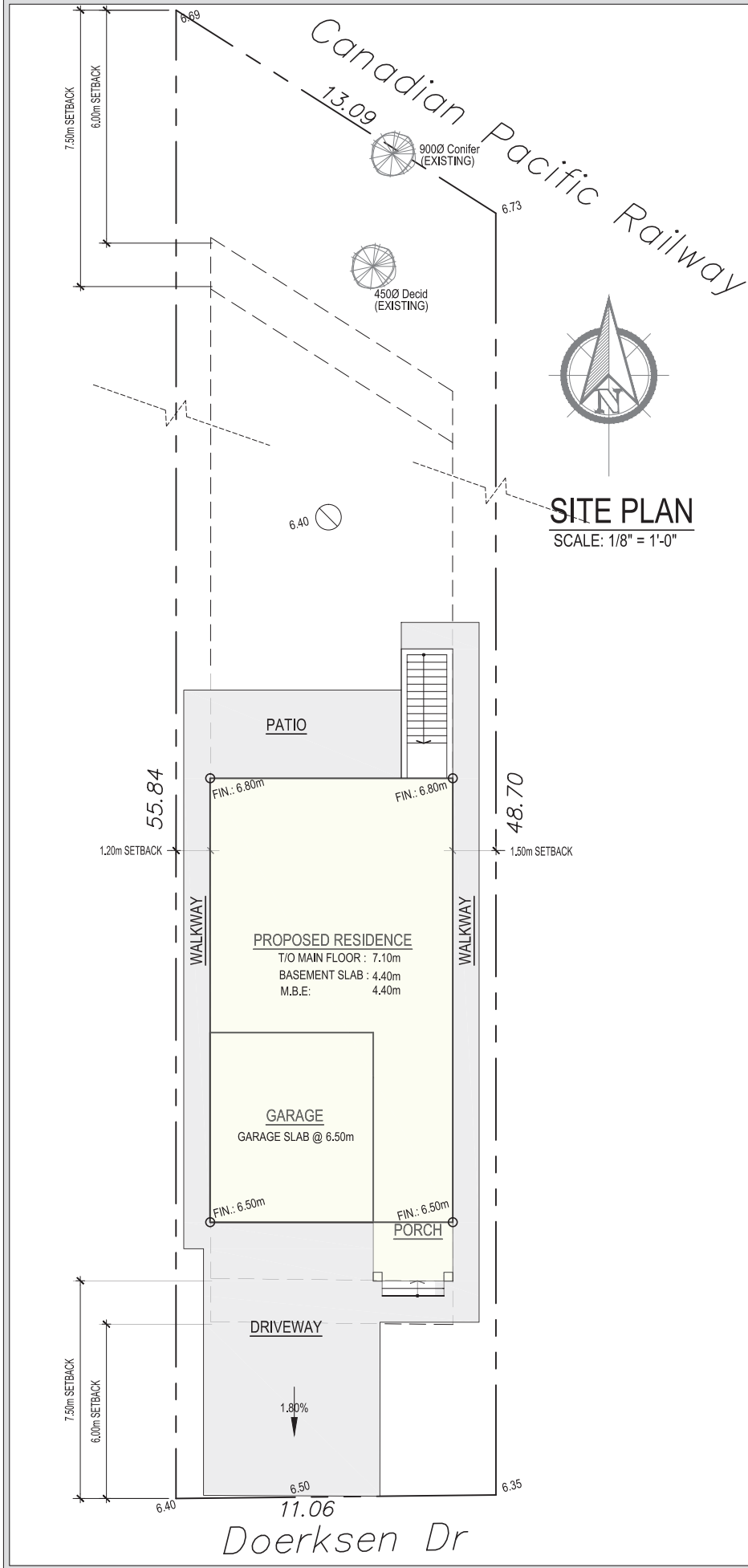
JOB DESCRIPTION:
-

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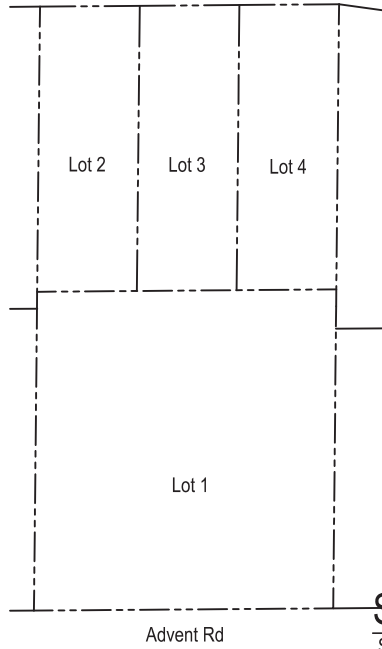
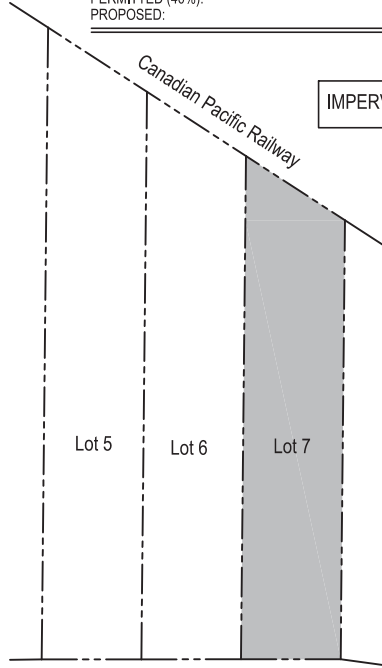
DATE: AUG 2021
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CHECKED: D.M.



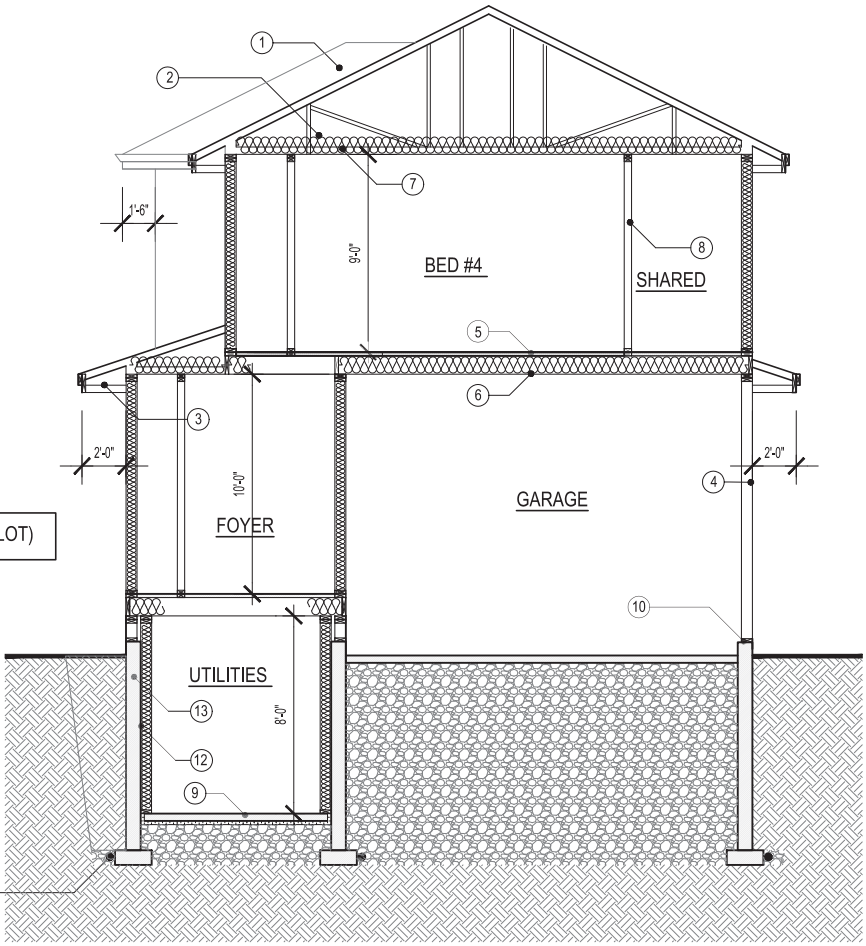
CALCULATIONS :

LOT SIZE:	577.83 sq.m. [6,220 sq.ft.]
PERMITTED FLOOR AREA:	
PRINCIPAL BUILDING:	2,497 sq.ft.
GARAGE AREA:	495 sq.ft.
PROPOSED FLOOR AREAS:	
PRINCIPAL BUILDING:	
MAIN FLOOR :	1,067 sq.ft.
UPPER FLOOR:	1,149 sq.ft.
	2,216 sq.ft.
GARAGE AREA:	400 sq.ft.
	2,616 sq.ft.
BASEMENT FLOOR :	1,067 sq.ft.
TOTAL FAR:	3,683 sq.ft.
LOT COVERAGE:	
PERMITTED (40%):	2,487 sq.ft.
PROPOSED:	1,527 sq.ft.

IMPERVIOUS SURFACE AREA: 1,610 sq.ft. (25.88% OF LOT)



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



CROSS SECTION

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.

CONTINUOUS VENTED ALUMINUM SOFFITS.
- 2 ATTIC SPACE

ROOF TYPE VENTS AT 1/300 TO CONFORM TO B.C.B.C. 9.19.12.5-CAN3-A93-M PLACED 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-50 "BLOWN" INSULATION AS PER B.C.B.C. 9.25.2.2
- 3 ALUMINUM GUTTERS, 2" X 12" ROUGH FASCIA, CONTINUOUS VENTED ALUMINUM SOFFITS.
- 4 HARDIE BOARD SIDING, INCLUDING FLASHING AND TRIM ACCESSORIES TO CONFORM TO CAN/CGSB-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/CGSB-51.33-M

7/16" O.S.B.

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/CGSB-51.33-M TO PROTECT ENTIRE SURFACE, MAXIMUM PERMEANCE=80ng(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, 9.5" TJI @ 16" C/W BRIDGING, 1/2" GYP. BOARD ON THE 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 CONTINUOUS POLYETHYLENE SHEET, LAP MIN. 4" AT JOINTS, TAPE OR SEAL AIR-TIGHT, R-12 RIGID POLYSTYRENE INSULATION, MINIMUM 8" GRANULAR MATERIAL OR CRUSHED STONE (COMPACTED), CALUKING 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 DRAIN TILE TO CONFORM TO CAN/GSA-B182.1 AS PER B.C.B.C. 9.14.3.1

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)



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DO NOT SCALE DRAWINGS

JOB DESCRIPTION:
-

ADDRESS:
LOT #7
Doerksen Dr
PITT MEADOWS, BC

LEGAL DESCRIPTION:

PID

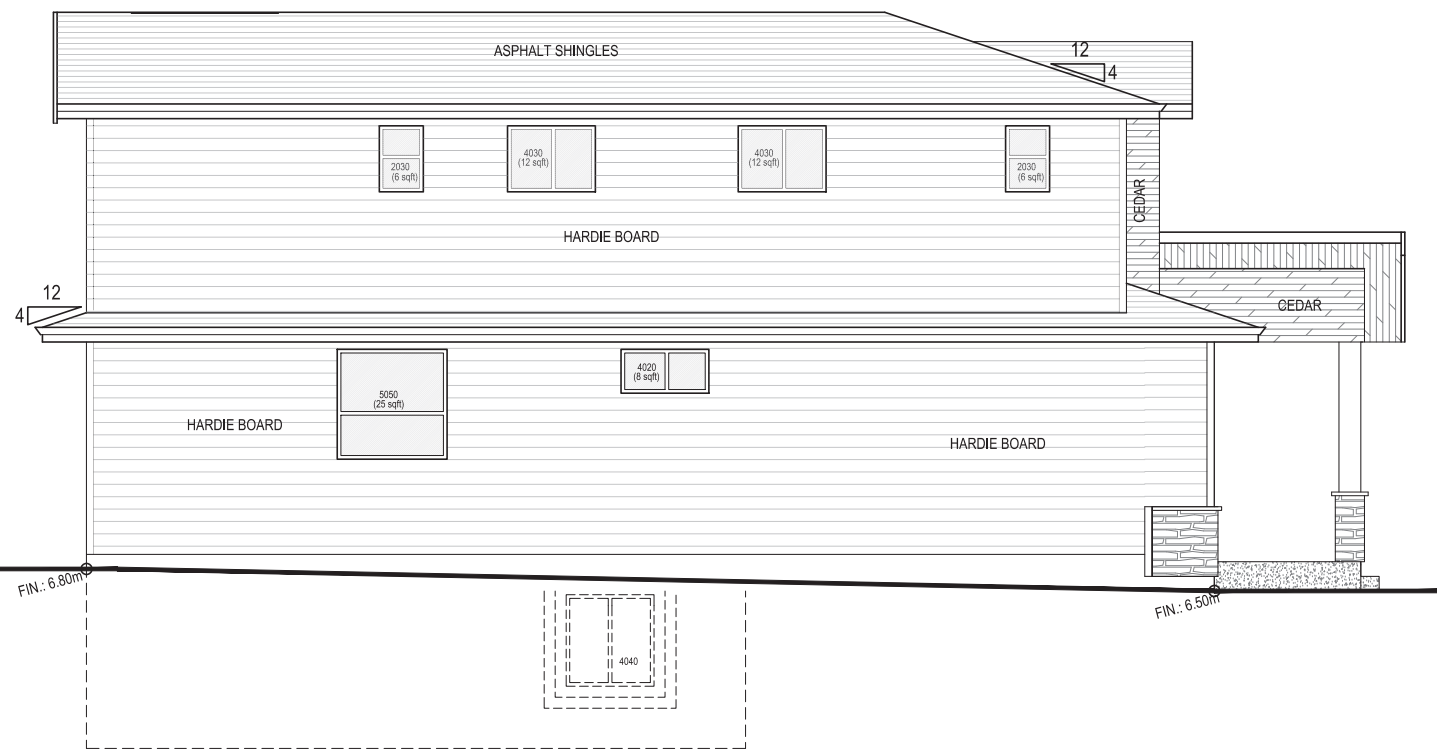
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DATE: **AUG 2021**

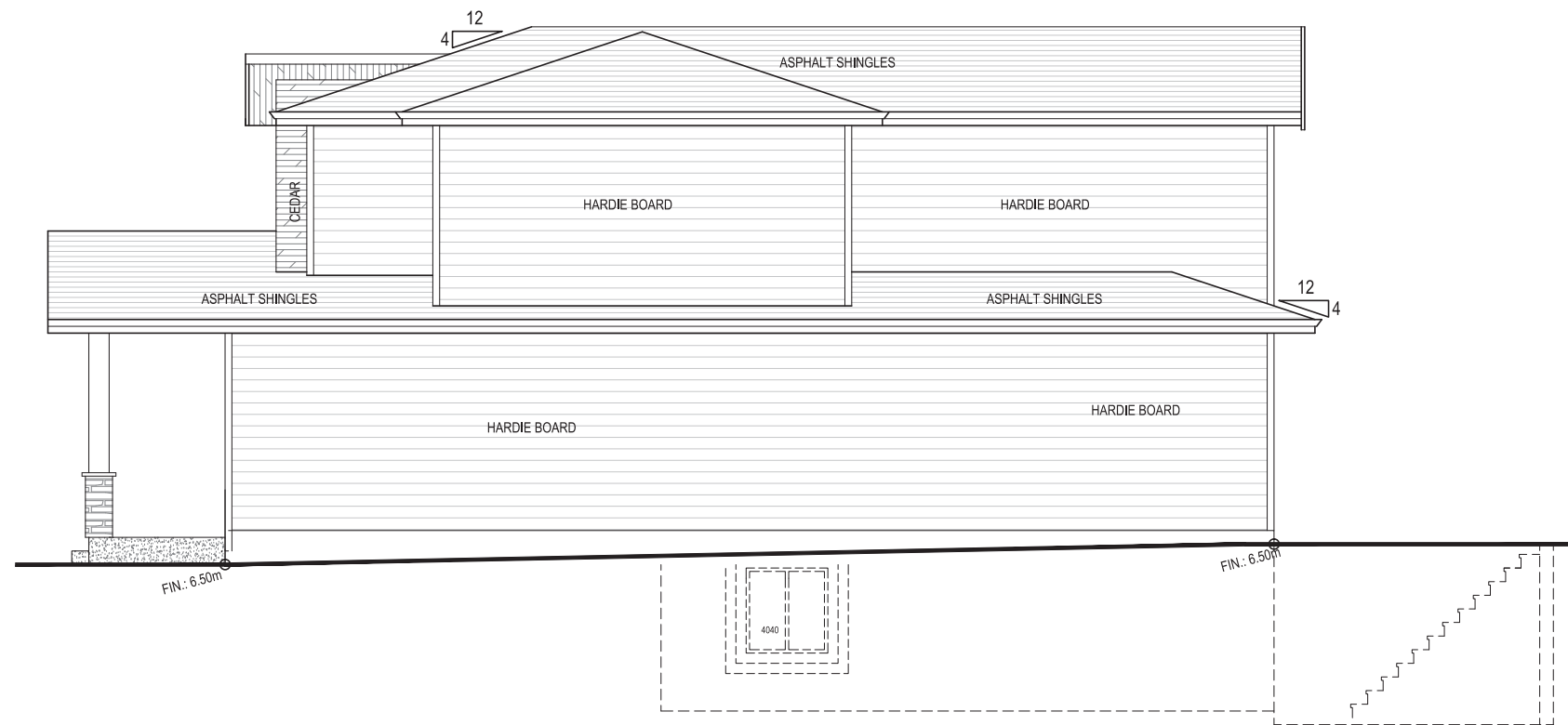
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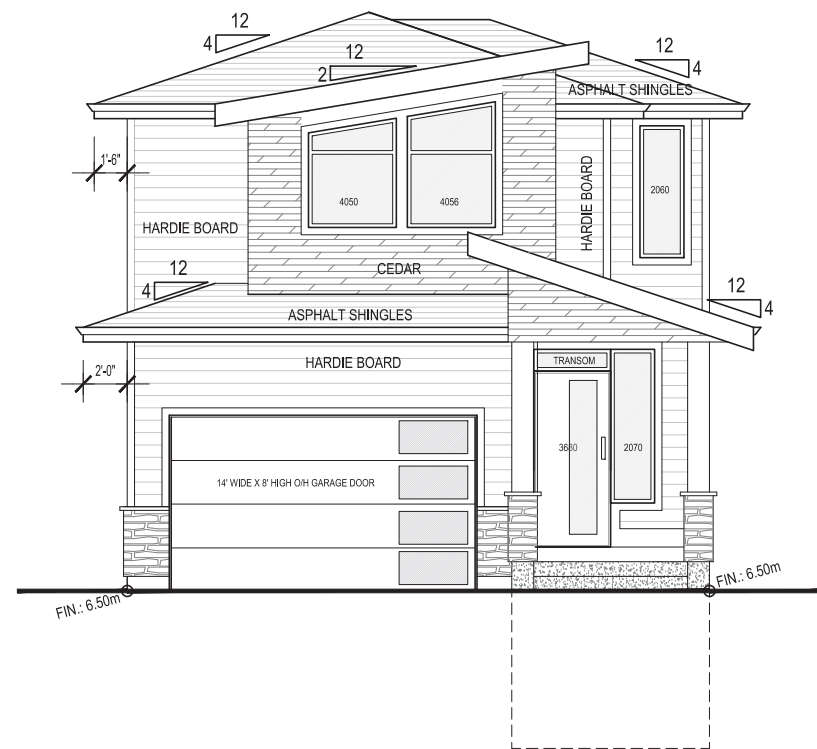
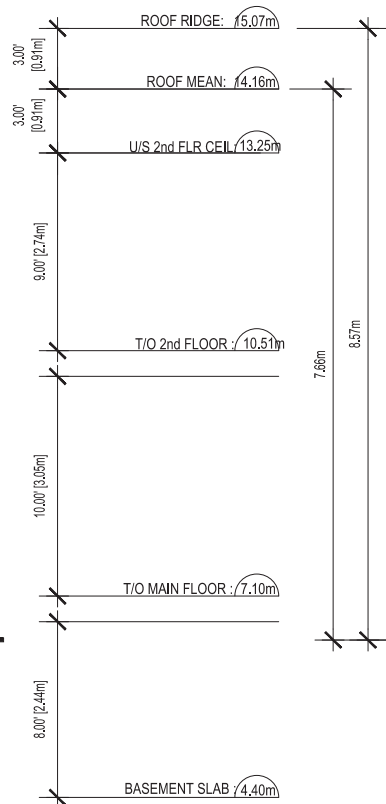
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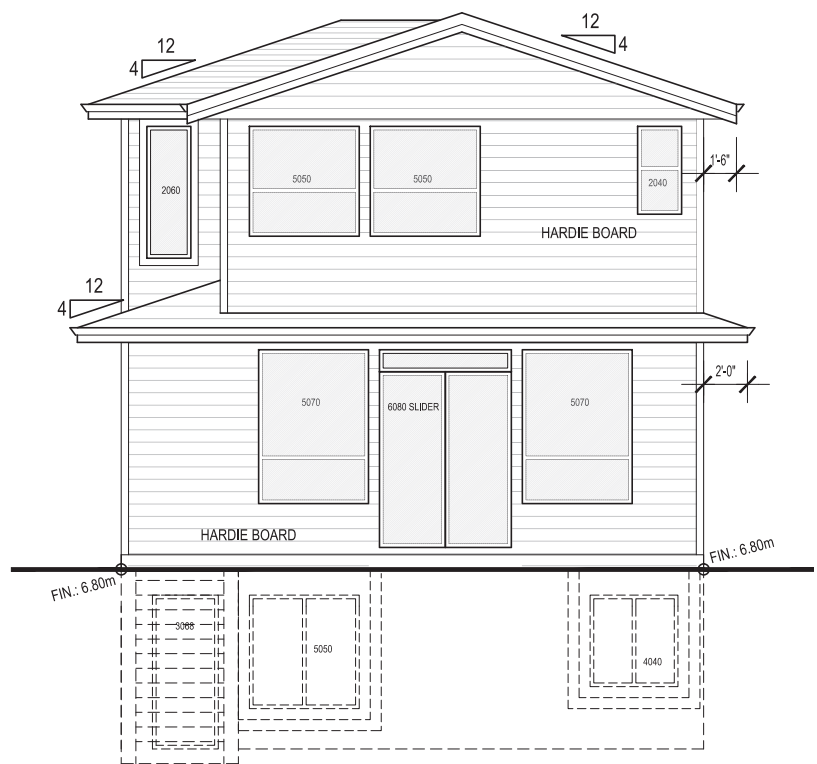
RIGHT ELEVATION



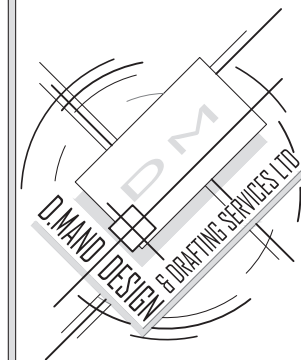
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



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JOB DESCRIPTION:
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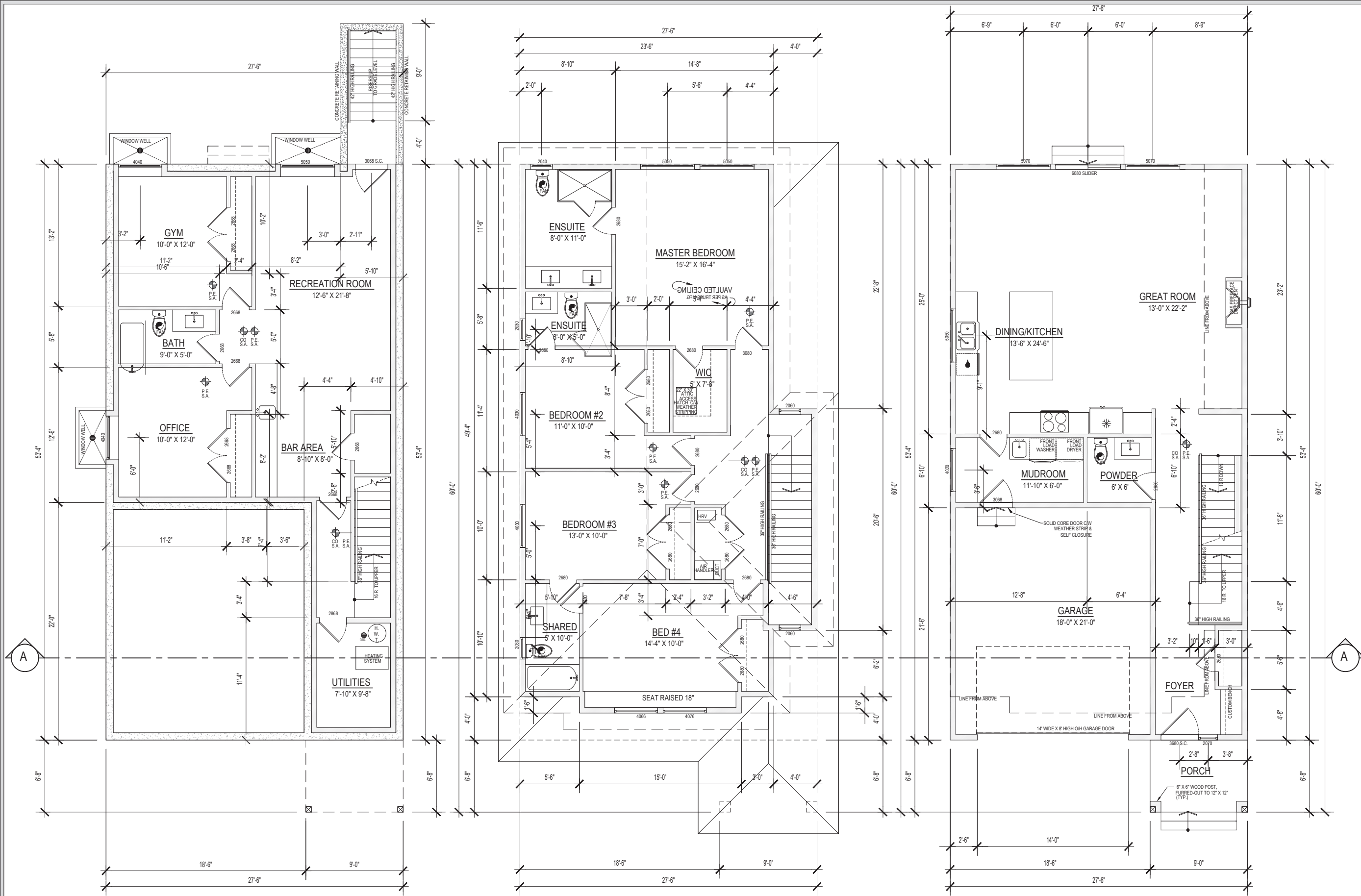
ADDRESS:
LOT #7
Doerksen Dr
PITT MEADOWS, BC
LEGAL DESCRIPTION:

PID

CLIENT:

DATE: AUG 2021
SCALE: 1/4"=1'-0" (UND)
DRAWN: HARP CHECKED: D.M.

2



BASEMENT FLOOR PLAN
FLOOR AREA: 1,067 sq.ft.

UPPER FLOOR PLAN
FLOOR AREA: 1,149 sq.ft. (78.11%)

MAIN FLOOR PLAN
FLOOR AREA: 1,067 sq.ft.
GARAGE AREA: 400 sq.ft.
PORCH AREA: 60 sq.ft.



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