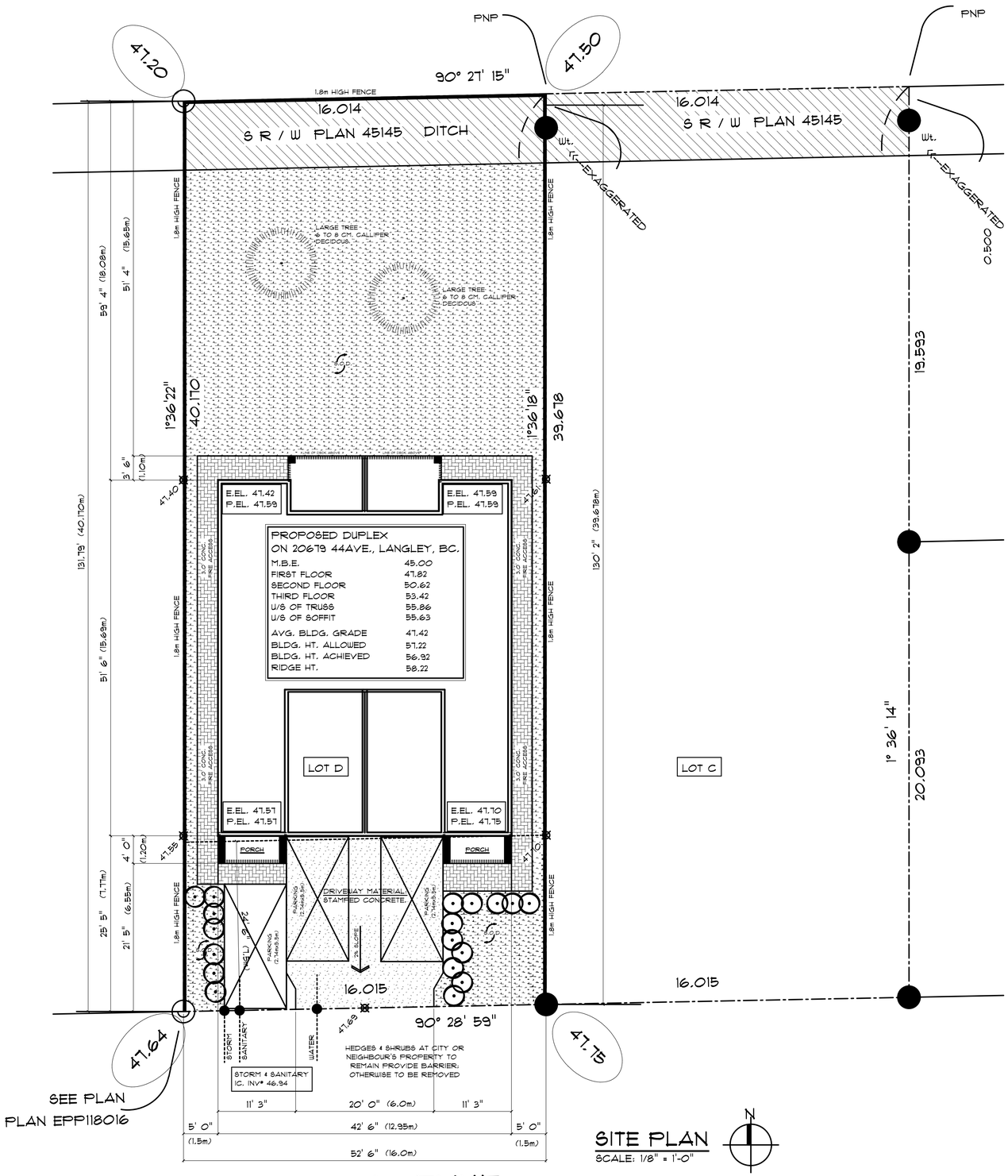


SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT DESCRIPTION:

CIVIC ADDRESS:
20679 44 AVE., LANGLEY, B.C.

ZONING:.....RS1

LOT AREA:	6 923.35 s.f.
FIRST FLOOR:	2 092.00 s.f.
SECOND FLOOR:	1 880.00 s.f.
THIRD FLOOR:	1 674.00 s.f.
GARAGE:	476.00 s.f.
SITE COVERAGE ALLOWED (36%):	2 492.41 s.f.
SITE COVERAGE PROPOSED:	2 092.00 s.f.

NOTES :

1- THESE PLANS CONFORM TO THE B.C. BUILDING CODE "2024" EDITION
2- SIMPLEX HOME DESIGN Ltd. HAS TAKEN EXTREME CARE IN PROVIDING ACCURATE INFORMATION CONFORMING TO B.C.CODE "2024" HOWEVER IT IS SOLE RESPONSIBILITY OF THE OWNER -BUILDER-CONTRACTOR & ALL AUTHORITIES TO GOVERN & REGULATE CONFORMANCE OF ALL PROVINCIAL AND LOCAL CODES AND BY-LAWS.
3- OWNER-CONTRACTOR-BUILDER TO CHECK & VERIFY ALL DIMENSIONS BEFORE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SAME.
4- ALL TRUSSES TO BE ENGINEERED BY MANUFACTURERS & SPANS TO CONFIRMED PRIOR TO FABRICATION. (truss manufacturer shall check & confirm the feasibility of all trusses, if any descripancy please consult the designer)
5- ALL BEAM SIZES & SUPPORT SYSTEMS SHOULD BE CHECKED & VERIFIED BY P.ENG. REGD. IN B.C. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME.
6- CONFIRM ALL WINDOWS SIZES AT SITE AFTER TRUSSES & ROOF INSTALLATION.
7- ALL CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE, CURRENT EDITION & ALL LOCAL MUNICIPAL BUILDING & ZONING BY-LAWS.
8- IT IS OWNER'S-BUILDER'S RESPONSIBILITY TO GET CORRECT ZONING-R.O.W.- LOT GRADING INFORMATION FROM CONCERNED AUTHORITIES. SIMPLEX HOME DESIGN Ltd. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SAME.
9- EXTERIOR STAIRS-CONCRETE-FOUNDATION WALLS AND GRADING SHOWN MAY NOT REFLECT ACTUAL SITE CONDITIONS. GRADING & FOUNDATION STEPS SHOULD DETERMINED BEFORE COMMENCING WORK.
10-FOUNDATION PLAN IS FOR GENERAL USE ONLY. BUILDER MAY HAVE TO REVISE AS NECCESSARY AS DUE TO SITE CONDITIONS & LOCAL BUILDING STANDARDS & PRACTICES.

BCBC 2024 REFERENCE NOTES:

1) FOOTINGS TO BE LOCATED AND SIZED AS PER SUBSECTION 9.15.3.
2) FOUNDATION WALL THICKNESS AND HEIGHT TO COMPLY WITH TABLE 9.15.4.2.A
3) DAMPPROOFING ON BELOW GRADE STRUCTURES REQUIRED AS PER ARTICLE 9.13.2.1.
4) WATERPROOFING REQUIRED ON-GRADE SLABS & BELOW GRADE WALLS WHERE HYDROSTATIC PRESSURE MAY OCCUR AS PER SENTENCE 9.13.3.1.(1)
5) CONCRETE SLABS SHALL COMPLY WITH SUBSECTION 9.16.4.
6) CRAWLSPACES SHALL COMPLY WITH SECTION 9.18.
7) ROOF ACCESS AND VENTING SHALL COMPLY WITH SECTION 9.19.
8) UNREINFORCED MASONRY & MASONRY VENEER TO BE BUILT AS SPECIFIED IN SECTION 9.20.
9) FIREPLACES TO BE DESIGNED & INSTALLED AS PER SECTION 9.22.
10) WOOD-FRAME CONSTRUCTION SHALL COMPLY WISUBSECTION 9.23.2.
11) WOOD-FRAME FASTENERS SHALL COMPLY WITH SUBSECTION 9.23.3.
12) NAILING FOR FRAMING AS SPECIFIED IN TABLE 9.23.3.4.
13) SPANS FOR BEAMS, JOISTS, & LINTELS SHALL COMPLY WITH SUBSECTION 9.23.4.
14) BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION AS SPECIFIED IN SUBSECTION 9.23.6.
15) SILL PLATES SHALL BE MIN. 38mm x 89mm WHERE THEY PROVIDE BEARING FOR THE FLOOR SYSTEM (SEE SENTENCE 9.23.7.1.(1))
16) BEAMS SUPPORTING FLOORS SHALL COMPLY WITH SUBSECTION 9.23.8.
17) FLOOR JOISTS SHALL COMPLY WITH SUBSECTION 9.23.9.
18) WALL STUDS SHALL COMPLY WITH SUBSECTION 9.23.10.
19) WALL PLATES SHALL COMPLY WITH SUBSECTION 9.23.11.
20) FRAMING OVER OPENINGS SHALL COMPLY W/ SUBSECTION 9.23.12.
21) ROOF & CEILING FRAMING SHALL COMPLY WITH SUBSECTION 9.23.13.
22) SUBFLOORING SHALL COMPLY WITH SUBSECTION 9.23.14.
23) ROOF SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.15.
24) WALL SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.16.
25) INSULATION REQUIRED AS PER ARTICLE 9.25.2.1.
26) INSTALL INSULATION AS SPECIFIED IN ARTICLE 9.25.2.3.
27) LOOSE-FILL INSULATION SHALL BE USED ON HORIZONTAL SURFACE ONLY (SEE SENTENCE 9.25.2.4.(1))
28) AIR BARRIER REQUIRED AS PER ARTICLE 9.25.3.1.
29) CONTINUITY OF AIR BARRIER IS CAITICAL ASPER ARTICLE9.25.3.3.
30) VAPOUR BARRIER REQUIRED AS PER ARTICLE 9.25.4.1.
31) MATERIAL SELECTION FOR VAPOUR BARRIER AS SPECIFIED IN ARTICLE 9.25.4.2.
32) NAILS FOR ROOFING SHALL COMPLY WITH ARTICLE 9.26.2.2.
33) STAPLES FOR ROOFING SHALL COMPLY WITH ARTICLE 9.26.2.3.
34) ROOF FLASHINGS SHALL COMPLY WITH SUBSECTION 9.26.4.
35) EAVE PROTECTION FOR SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.5.
36) UNDERLAY BENEATH SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.6.
37) ASPHALT SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.7.
38) WOOD ROOF SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.9.
39) CEDAR ROOF SHAKES SHALL COMPLY WITH SUBSECTION 9.26.10.
40) CONCRETE ROOF TILES SHALL COMPLY WITH SUBSECTION 9.26.17.

PROPOSED FOUR PLEX for AMITOJ
ON 20679 44 AVENUE, LANGLEY, B.C.

LOT D

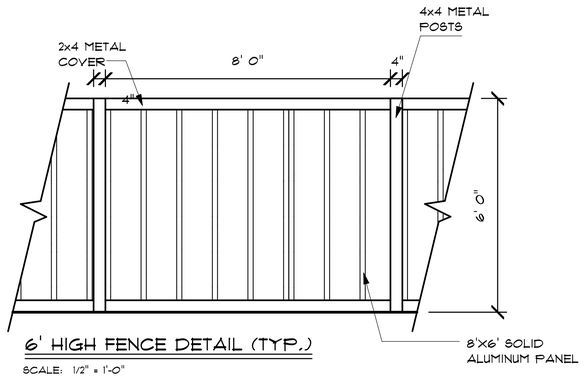
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DATE: MAY 2026
REV 1: OCTOBER 2026
REV 2: NOV 05 2026

PLAN NO: 20 - 14 - 3 - 25
SCALE: AS SHOWN
DRAWN: MZ

1

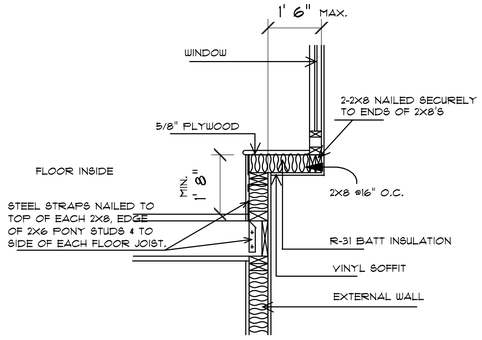
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6' HIGH FENCE DETAIL (TYP.)

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

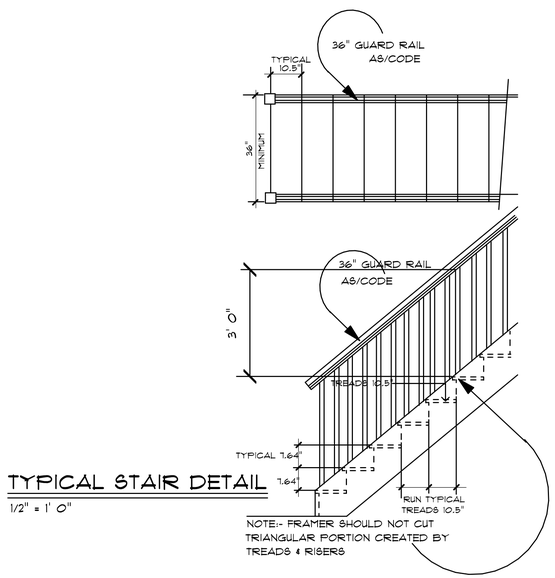
- NO WOOD PERMITTED
- METAL/ALUMINUM FENCING TO BE USED ONLY
- 1.8m HIGH FENCING TO BE SOLID ALL ALONG



TYPICAL SEAT WINDOW DETAIL

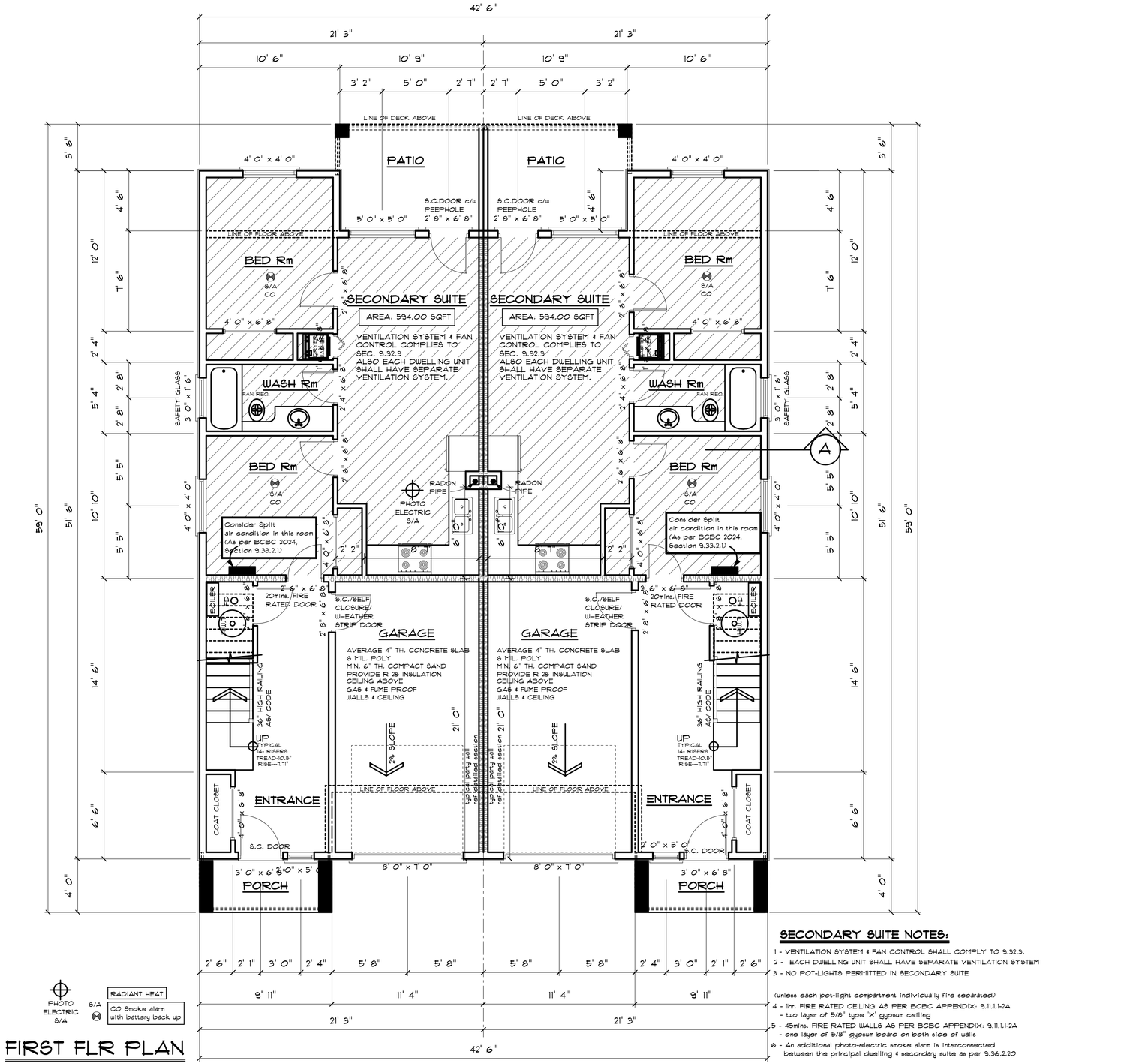
SECTION- D

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



TYPICAL STAIR DETAIL

1/2" = 1' 0"



FIRST FLR PLAN

SECONDARY SUITE NOTES:

1 - VENTILATION SYSTEM & FAN CONTROL SHALL COMPLY TO 9.32.3.
2 - EACH DWELLING UNIT SHALL HAVE SEPARATE VENTILATION SYSTEM
3 - NO POT-LIGHTS PERMITTED IN SECONDARY SUITE

(unless each pot-light compartment individually fire separated)

4 - Hr. FIRE RATED CEILING AS PER BCBC APPENDIX: 9.11.1.1-2A
- two layer of 5/8" type 'X' gypsum ceiling

5 - 45mins. FIRE RATED WALLS AS PER BCBC APPENDIX: 9.11.1.1-2A
- one layer of 5/8" gypsum board on both side of walls

6 - An additional photo-electric smoke alarm is interconnected between the principal dwelling & secondary suite as per 9.36.2.20

UNIT A

LIVING FLOOR AREA PER UNIT	808.00 SF
GARAGE AREA PER UNIT	238.00 SF
TOTAL FLOOR AREA PER UNIT	1 046.00 SF
TOTAL FLOOR AREA	2 092.00 SF

UNIT B

LIVING FLOOR AREA PER UNIT	808.00 SF
GARAGE AREA PER UNIT	238.00 SF
TOTAL FLOOR AREA PER UNIT	1 046.00 SF
TOTAL FLOOR AREA	2 092.00 SF

LOT AREA : 6 923.35 sqft (643.2 sqm)
ALLOWABLE SITE COVERAGE: 2 492.41 sqft (36%)
PROPOSED SITE COVERAGE: 2 092.00 sqft (30.2%)

PROPOSED FOUR PLEX for AMITOJ
ON 20679 44 AVENUE, LANGLEY, B.C.

LOT D

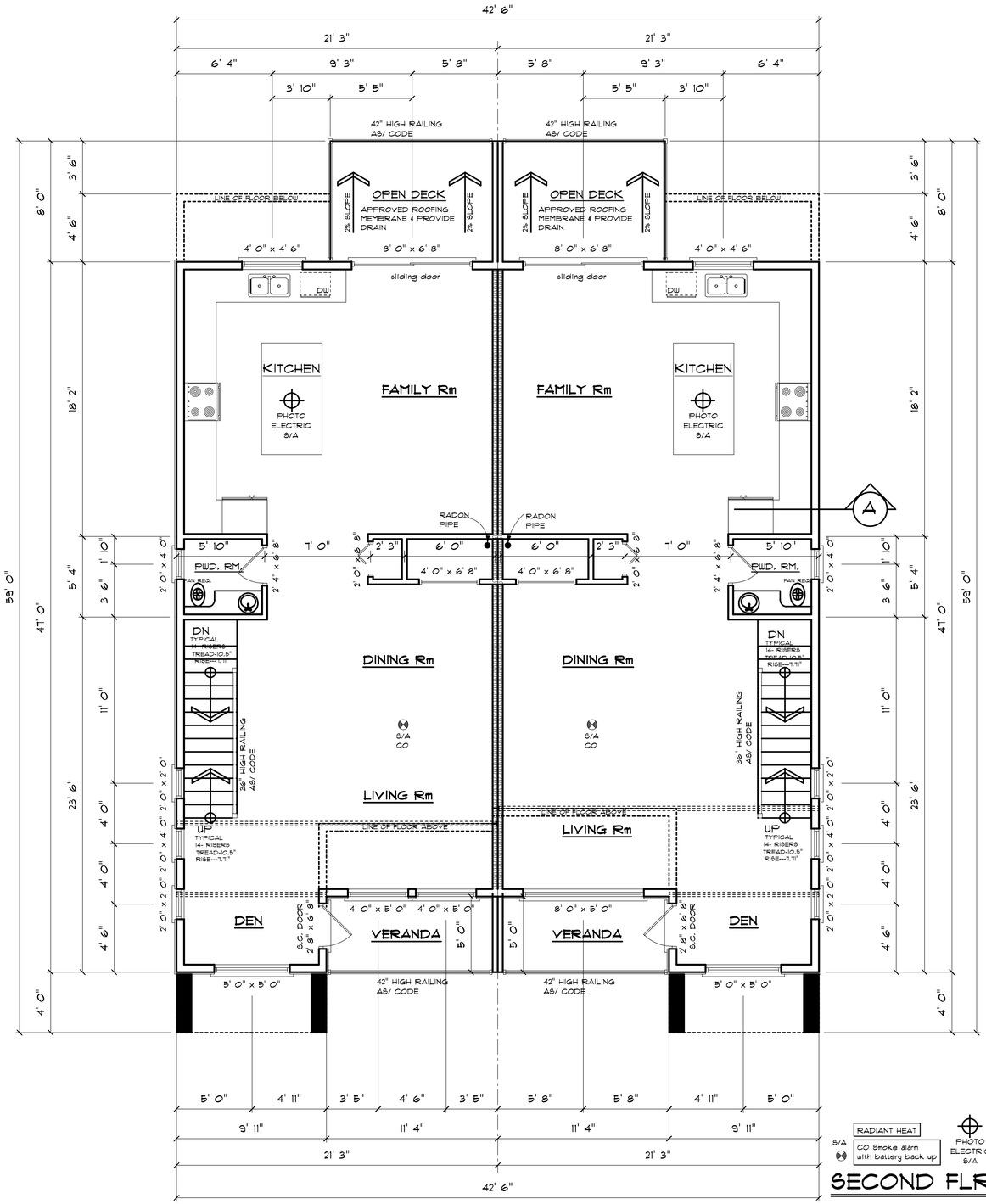
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DATE: MAY 2026
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PLAN NO: 20 - 14 - 3 - 25
SCALE: 1/4" = 1' 0"
DRAWN: MZ

2

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SECOND FLR PLAN

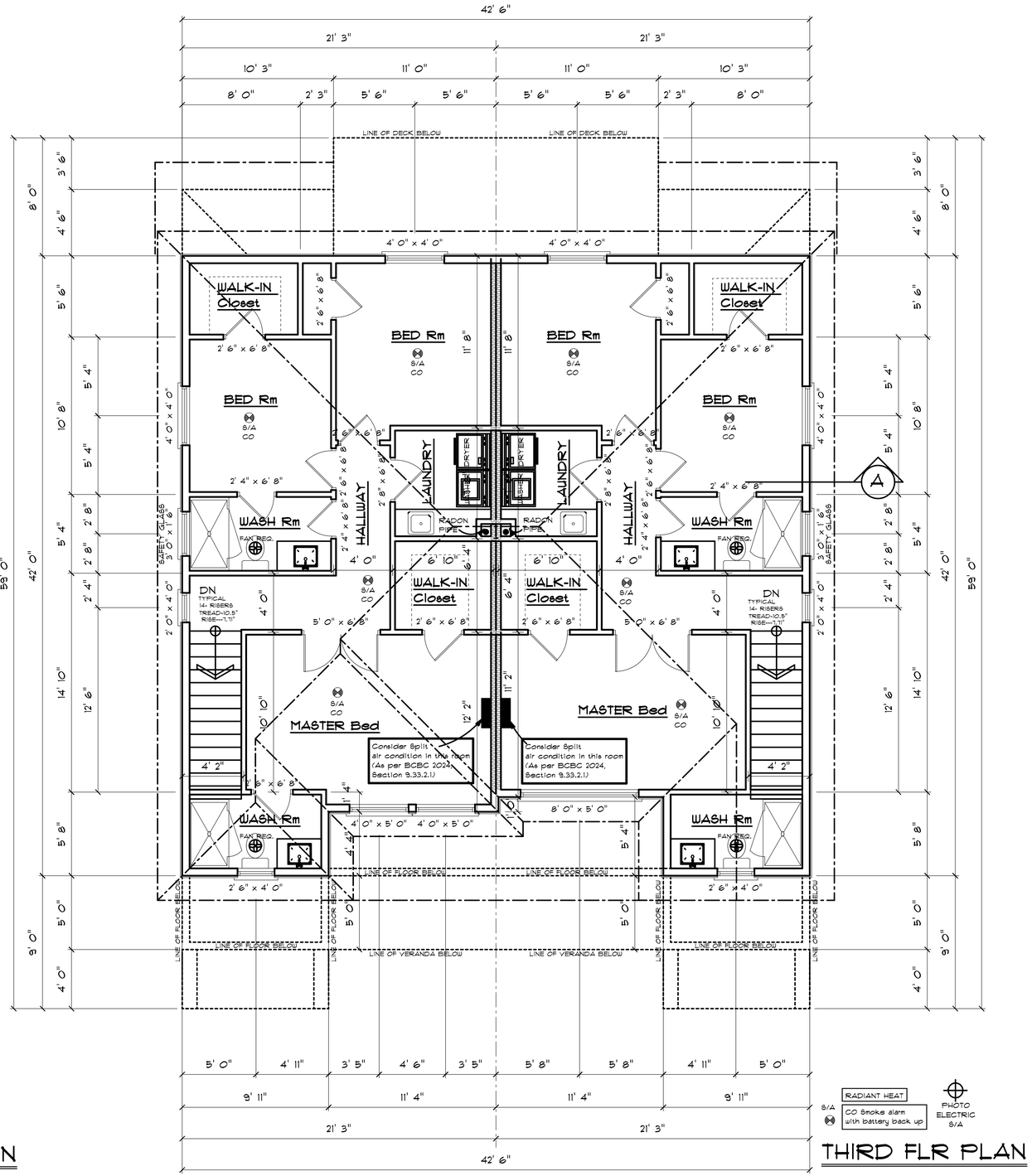
FIRST FLOOR AREA: 2 082.00 sqft
SECOND FLOOR : 1 880.00 sqft (90% OF FIRST FLOOR)

UNIT A

LIVING FLOOR AREA PER UNIT	940.00 SF
TOTAL FLOOR AREA	1 880.00 SF

UNIT B

LIVING FLOOR AREA PER UNIT	940.00 SF
TOTAL FLOOR AREA	1 880.00 SF



THIRD FLR PLAN

FIRST FLOOR AREA: 2 082.00 sqft
SECOND FLOOR : 1 880.00 sqft (90% OF FIRST FLOOR)
THIRD FLOOR : 1 674.00 sqft (80% OF FIRST FLOOR)

UNIT A

LIVING FLOOR AREA PER UNIT	837.00 SF
TOTAL FLOOR AREA	1 674.00 SF

UNIT B

LIVING FLOOR AREA PER UNIT	837.00 SF
TOTAL FLOOR AREA	1 674.00 SF

PROPOSED FOUR PLEX for AMITOJ
ON 20679 44 AVENUE, LANGLEY, B.C.

LOT D

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DRAWN: MZ

3

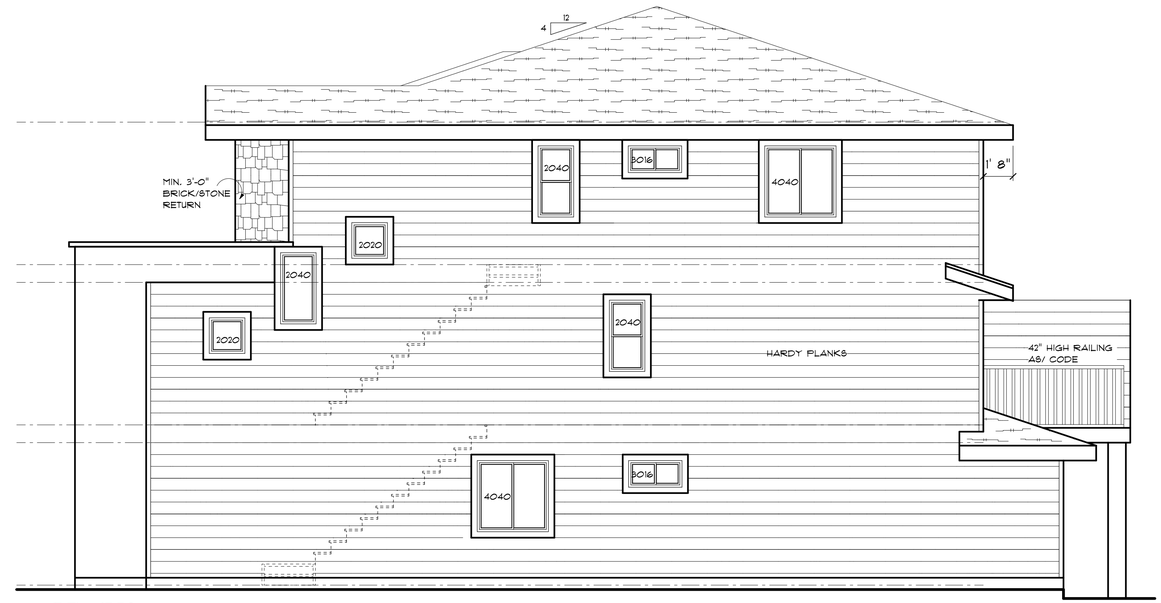
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E.EL. 47.57
P.EL. 47.57

E.EL. 47.70
P.EL. 47.75

FRONT ELEVATION



E.EL. 47.70
P.EL. 47.75

E.EL. 47.59
P.EL. 47.59

RIGHT ELEVATION

TOTAL WALL AREA:	1270.00 SQ.FT.
PERCENTAGE AREA OF WINDOW OPENING :	7%
WINDOW OPENING ALLOWED:	89.00 SQ.FT.
WINDOW OPENING PROPOSED:	73.00 SQ.FT.

LEFT SIDE

EXTERIOR COLOR LEGEND:

SYMBOL	DESCRIPTION	COLOR	PRODUCT
	STONE	MAHOGANY	SW-2838, SHERWIN-WILLIAMS PAINT
	HARDY PLANK	GREY	SW-9625, SHERWIN-WILLIAMS PAINT
	HARDIE BOARD	MAHOGANY	SW-2838, SHERWIN-WILLIAMS PAINT
	ROOF SHINGLE	CHARCOAL	-

RIGHT SIDE

EXTERIOR COLOR LEGEND:

SYMBOL	DESCRIPTION	COLOR	PRODUCT
	STONE	GREY	SW-9554, SHERWIN-WILLIAMS PAINT
	HARDY PLANK	GREY	SW-9625, SHERWIN-WILLIAMS PAINT
	CEDAR SHAKE	GREY	SW-7074, SHERWIN-WILLIAMS PAINT
	ROOF SHINGLE	CHARCOAL	-

CONTRACTOR TO CHOOSE FROM THE FOLLOWING MATERIALS FOR THE SOFFITS AS PER BCBC 2024 9.10.14.5.(11):

I) NOT LESS THAN 0.38mm THICK SHEET STEEL,
II) UNVENTED ALUMINUM CONFORMING TO CAN/CGSB-93.2-M, "PRE-FINISHED ALUMINUM SIDING, SOFFITS, AND FASCIA, FOR RESIDENTIAL USE,"
III) NOT LESS THAN 12.7mm THICK GYPSUM SOFFIT BOARD OR GYPSUM CEILING BOARD INSTALLED ACCORDING TO CSA A82.31-M, "GYPSUM BOARD APPLICATION,"
IV) NOT LESS THAN 11mm THICK PLYWOOD,
V) NOT LESS THAN 12.5mm THICK OSB OR WAFER BOARD, or
VI) NOT LESS THAN 11mm THICK LUMBER.



E.EL. 47.42
P.EL. 47.59

E.EL. 47.57
P.EL. 47.57

TOTAL WALL AREA:	1300.00 SQ.FT.
PERCENTAGE AREA OF WINDOW OPENING :	7%
WINDOW OPENING ALLOWED:	91.00 SQ.FT.
WINDOW OPENING PROPOSED:	73.00 SQ.FT.

LEFT ELEVATION



E.EL. 47.59
P.EL. 47.59

E.EL. 47.42
P.EL. 47.59

REAR ELEVATION

PROPOSED FOUR PLEX for AMITOJ
ON 20679 44 AVENUE, LANGLEY, B.C.

LOT D

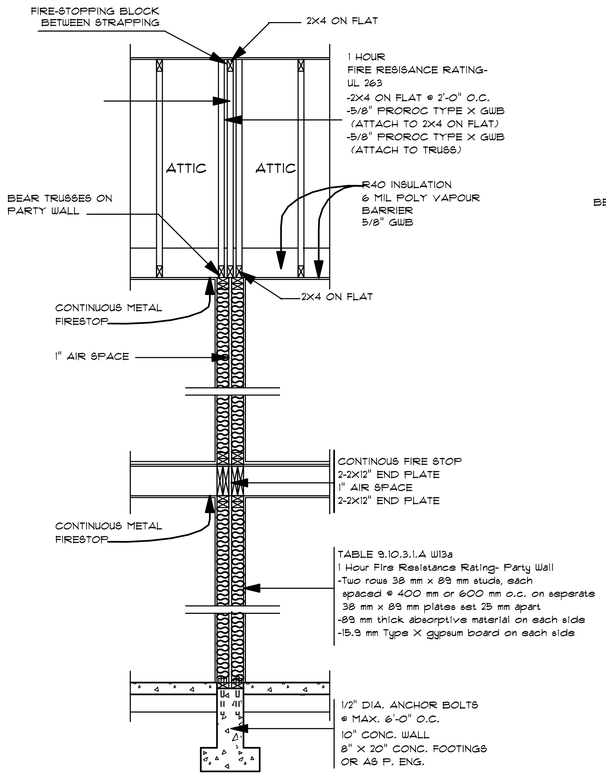
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SCALE: 1/4" = 1' 0"
DRAWN: MZ

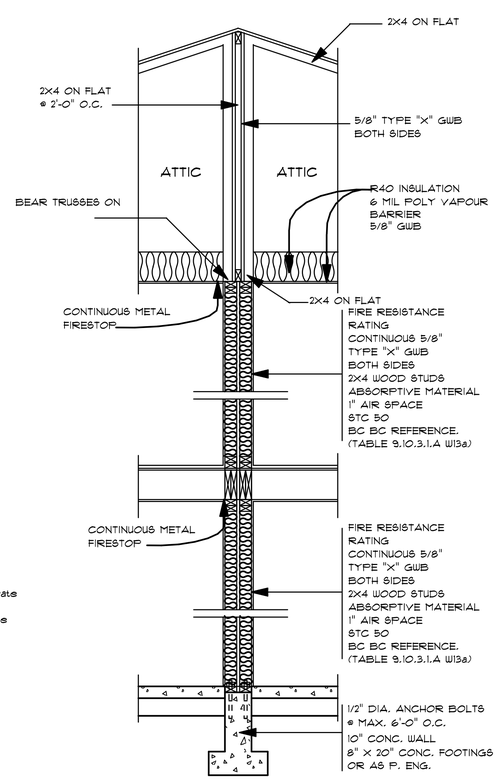
4

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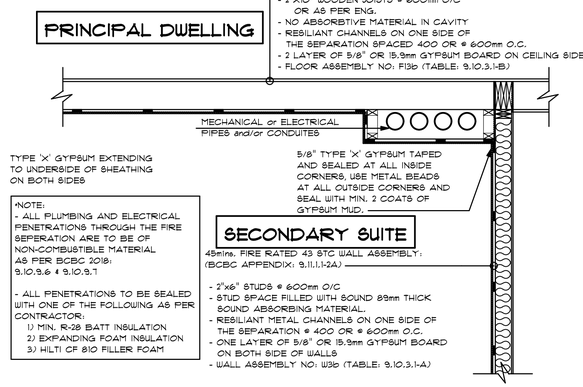
A TYPICAL PARTYWALL SECTION PARALLEL TO TRUSSES

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



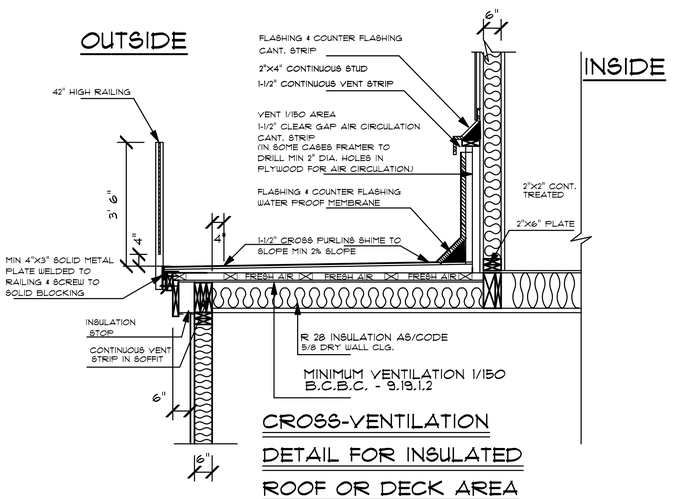
B TYPICAL PARTYWALL SECTION PERPENDICULAR TO TRUSSES

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



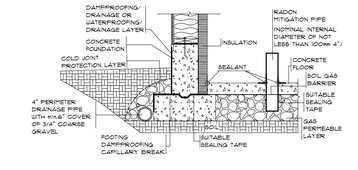
DROP CEILING SEPARATION

SCALE: 1/2" = 1' 0"



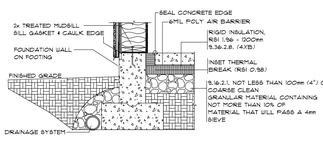
CROSS-VENTILATION DETAIL FOR INSULATED ROOF OR DECK AREA

·SCALE: 1/2" = 1'-0"



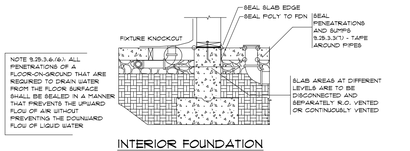
CONCRETE SLAB AT GRADE

N.T.S



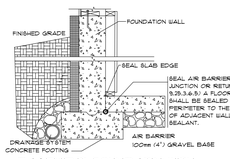
CONCRETE SLAB AT GRADE

N.T.S



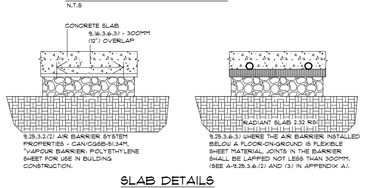
INTERIOR FOUNDATION AND PENETRATIONS

N.T.S



BASEMENT FOUNDATIN WITH FINISHED WALL (2.98 RSI)

N.T.S



SLAB DETAILS

N.T.S

9.13.4.3. (3)(b) - Radon Pipe

A radon vent pipes not less than 100 mm in diameter that is constructed so as to be air-tight and installed through the floor-on-ground such that

I. it opens into each contiguous area of the granular layer required by Clause (a) and not less than 100mm of granular material projects beyond the terminus of the pipe measured along its axis (see A-9.13.4.3(2)(b) and (3)(b)(i) in Appendix A);

II. it terminates not less than 1m above and not less than 3.5 m in any other direction from any air inlet, door or

III. openable window, it terminates not less than 2m above and not less than 3.5m in any other direction from a roof that supports an occupancy;

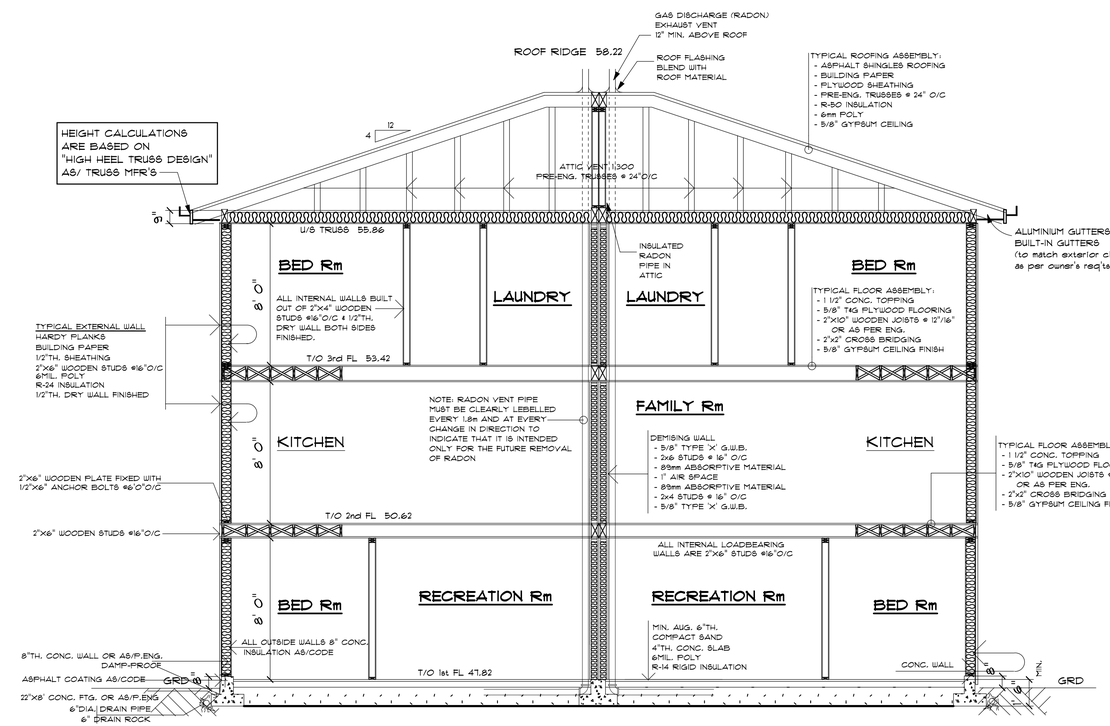
IV. it terminates not less than 1.8 m from a property line;

V. it is shielded from the weather in accordance with Sentence 6.2.3.12.(3);

VI. it is protected from frost closure by insulating the pipe or by some other manner, if subject to frost closure;

VII. the accumulation of moisture in the pipe is prevented; and

VIII. it is clearly labelled "RADON VENT PIPE" every 1.8 m and at every change in direction.



SECTION A-A

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

PROPOSED FOUR PLEX for AMITOJ
ON 20679 44 AVENUE, LANGLEY, B.C.

LOT D

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FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

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