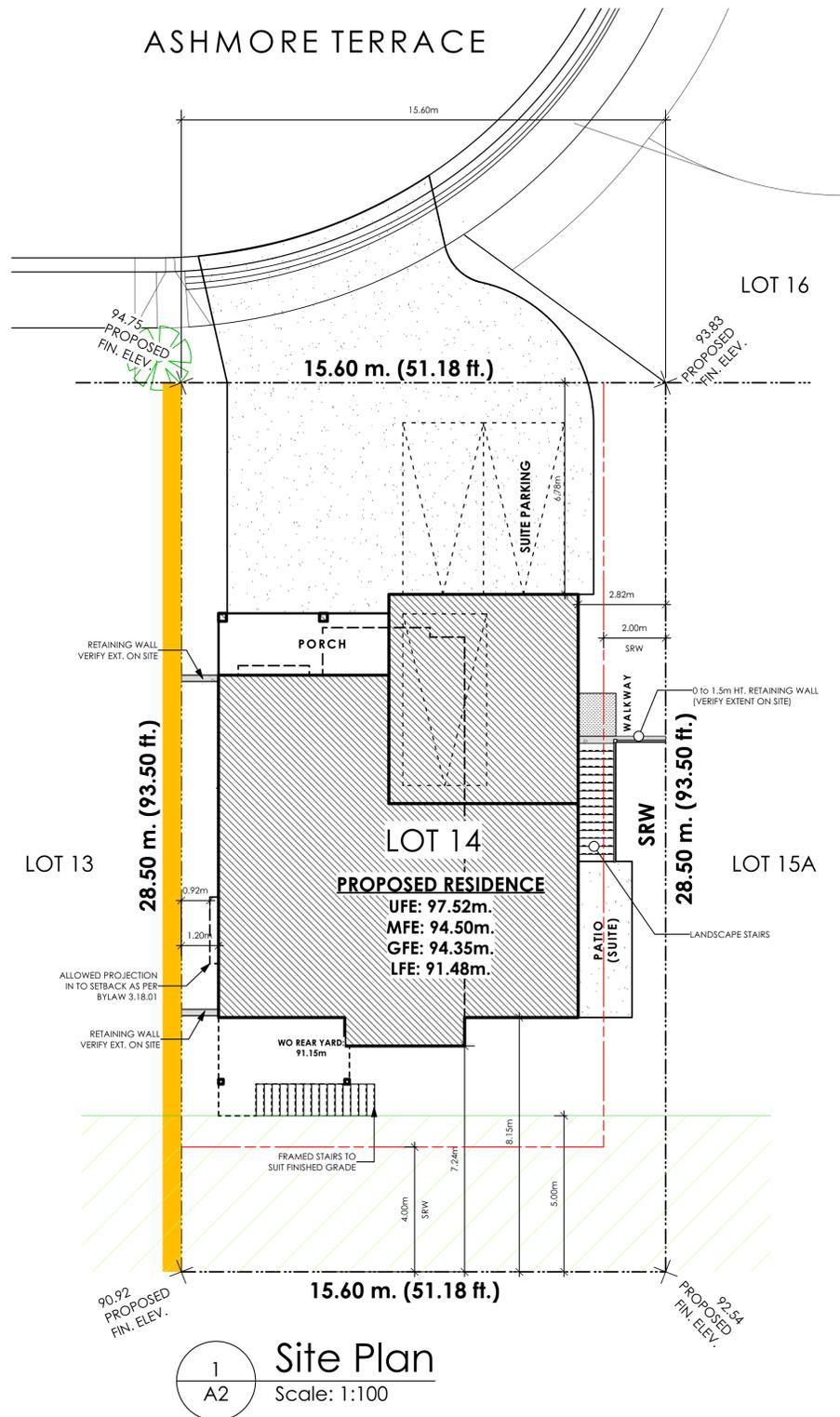


SKETCH PLAN OF PROPOSED LOT 14 LATORIA TERRACE

SITE DATA	R2	LOT 14
ITEMS	PERMITTED	PROPOSED
LOT AREA		444.90 sq.m.
LOT COVERAGE	50.00 %	38.69 %
HEIGHT	9.00 m.	8.33 m.
SETBACKS		
- FRONT	3.00 m.	6.78 m.
- REAR	3.00 m.	5.00 m.
- SIDE	1.20 m.	2.82 m.
- SIDE	1.20 m.	1.20 m.
- GARAGE	5.50 m.	6.78 m.
FLOOR AREA		
- UPPER		83.33 sq.m.
- MAIN		100.52 sq.m.
- LOWER		98.33 sq.m.
- GARAGE		38.55 sq.m.
G.F.A		282.18 sq.m.

LEGEND
Elevations are geodetic referred to Lanford Integrated Survey
- denotes Green Space



1 Site Plan
A2 Scale: 1:100

LIST OF DRAWINGS		
A1	General Notes	
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A3	Elevations	
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A6	Cross Section	
D1	Construction Details	
D2	Construction Details	

ISSUED/REVISED		
01	09/23/24	Submission for BP
02	10/01/24	Revised for BP

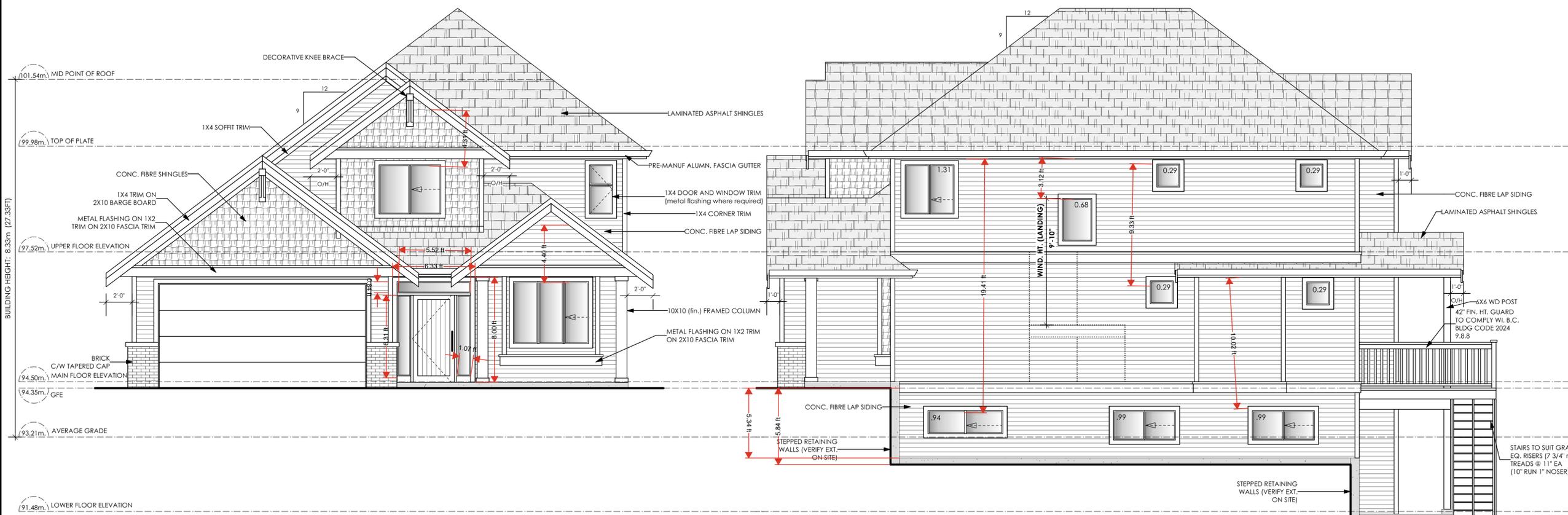
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DATE	Oct 02, 2024	DRWG NO.	8524 -14
DRAWN BY	PN	REVIEWED BY	MDK
SCALE	As Shown	SHT NO.	A2 OF A6

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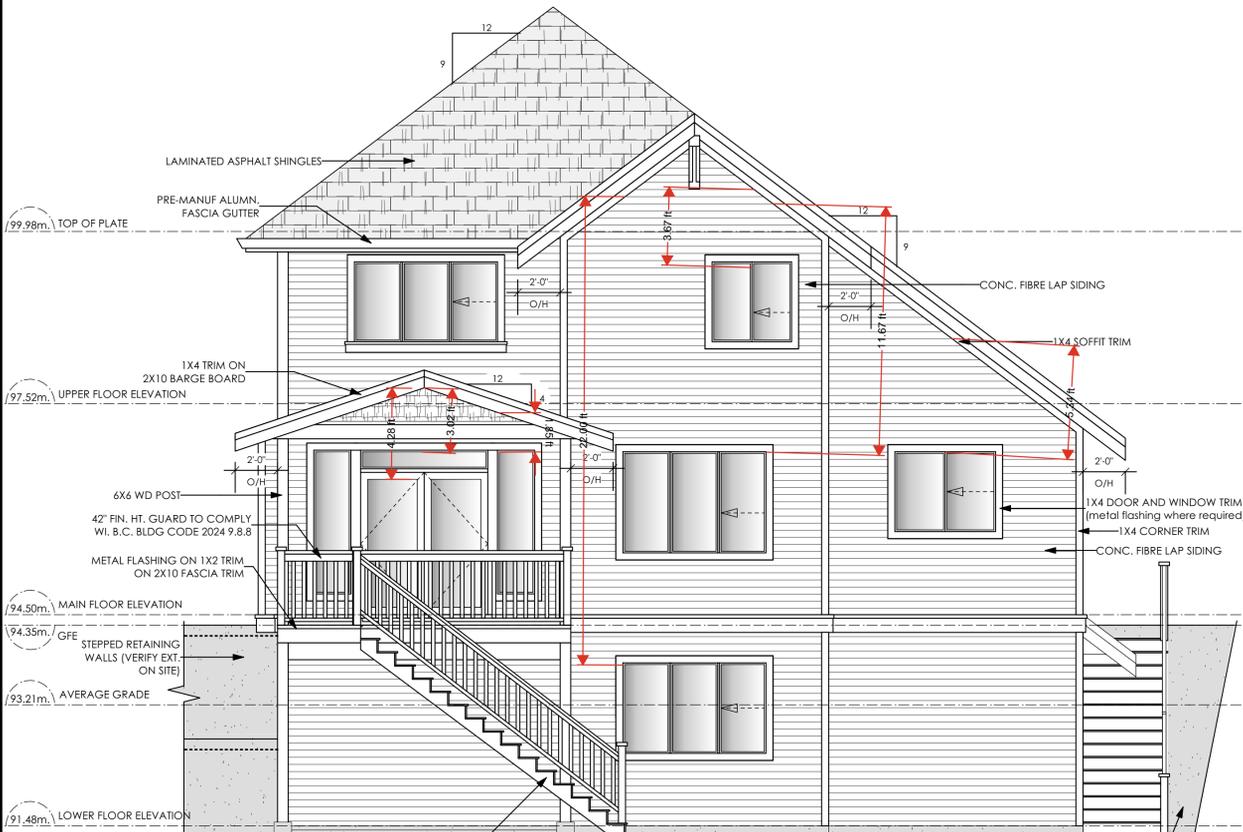
PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
1252 Ashmore Terrace
Lot 14 Latoria Terrace
Langford, B.C.



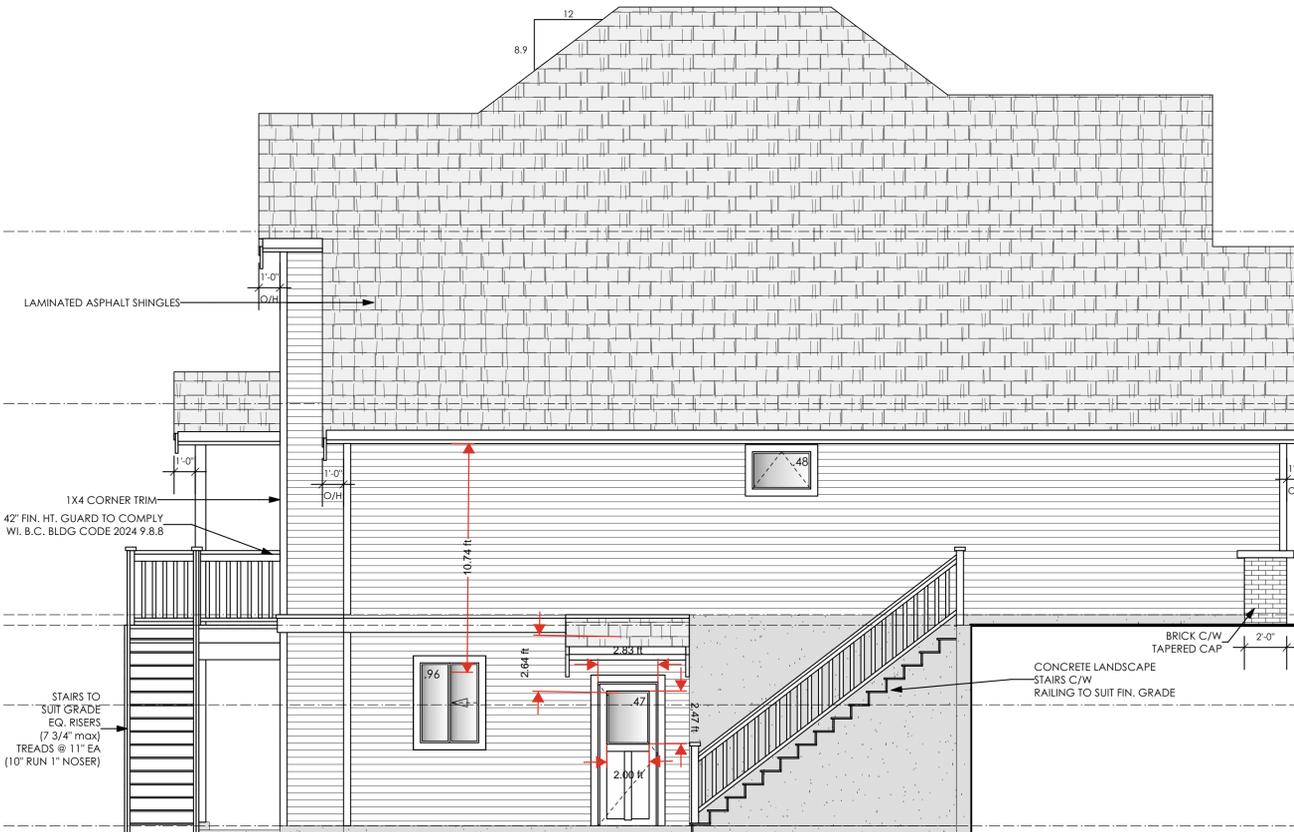
1 Front Elevation
A3 Scale: 1/4" = 1'-0"

2 Right Side Elevation
A3 Scale: 1/4" = 1'-0"

Limiting Distance	1.20 m.
Exposed Building Face	101.58 sq.m.
Allowable Openings	7%
Allowable Opening Area	7.11 sq.m.
Proposed Openings	6.07 sq.m.



3 Rear Elevation
A3 Scale: 1/4" = 1'-0"



4 Left Side Elevation
A3 Scale: 1/4" = 1'-0"

Limiting Distance	2.82 m.
Exposed Building Face	76.84 sq.m.
Allowable Openings	10.0 %
Allowable Opening Area	7.68 sq.m.
Proposed Openings	1.91 sq.m.

LIST OF DRAWINGS	
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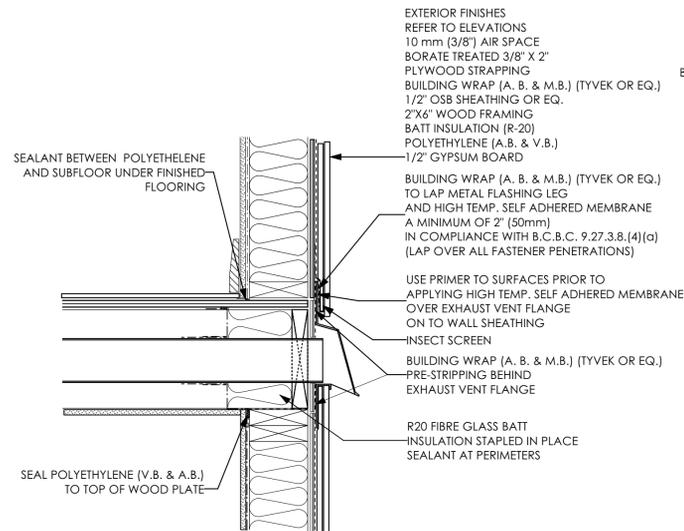
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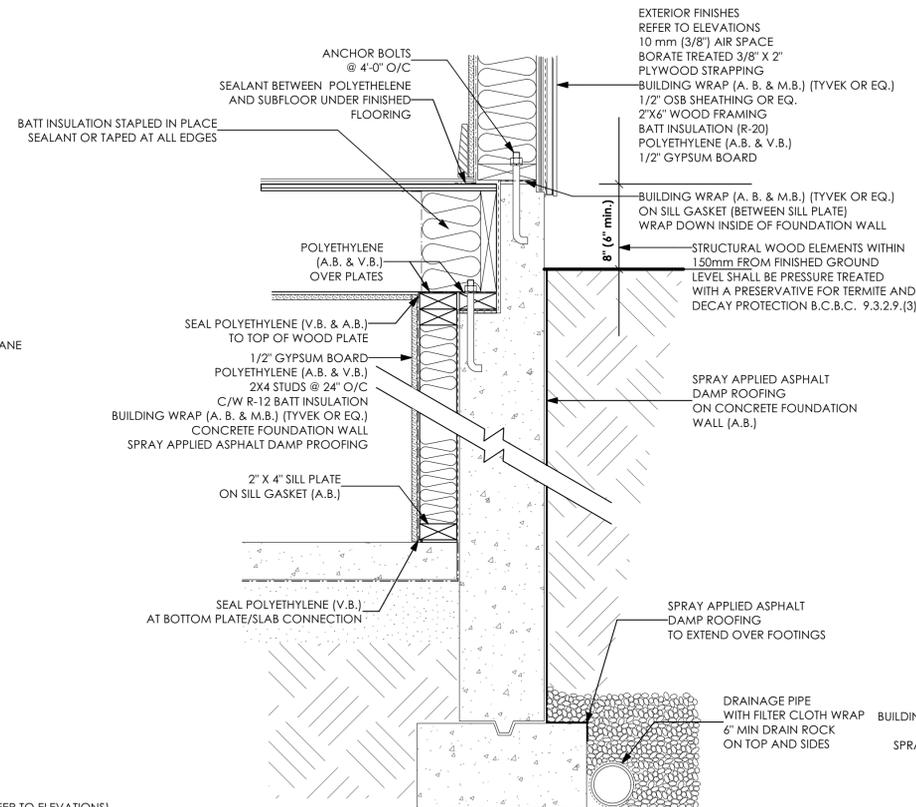
DATE	Oct 02, 2024	DRWG NO.	8524 -14
DRAWN BY	PN	REVIEWED BY	MDK
SCALE	As Shown	SHEET NO.	A3 OF A6

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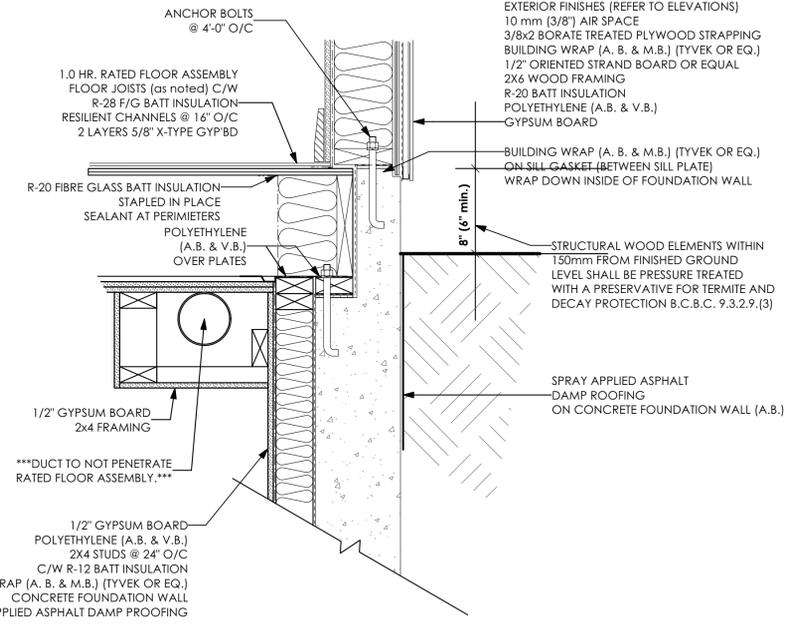
PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
1252 Ashmore Terrace
Lot 14 Latoria Terrace
Langford, B.C.



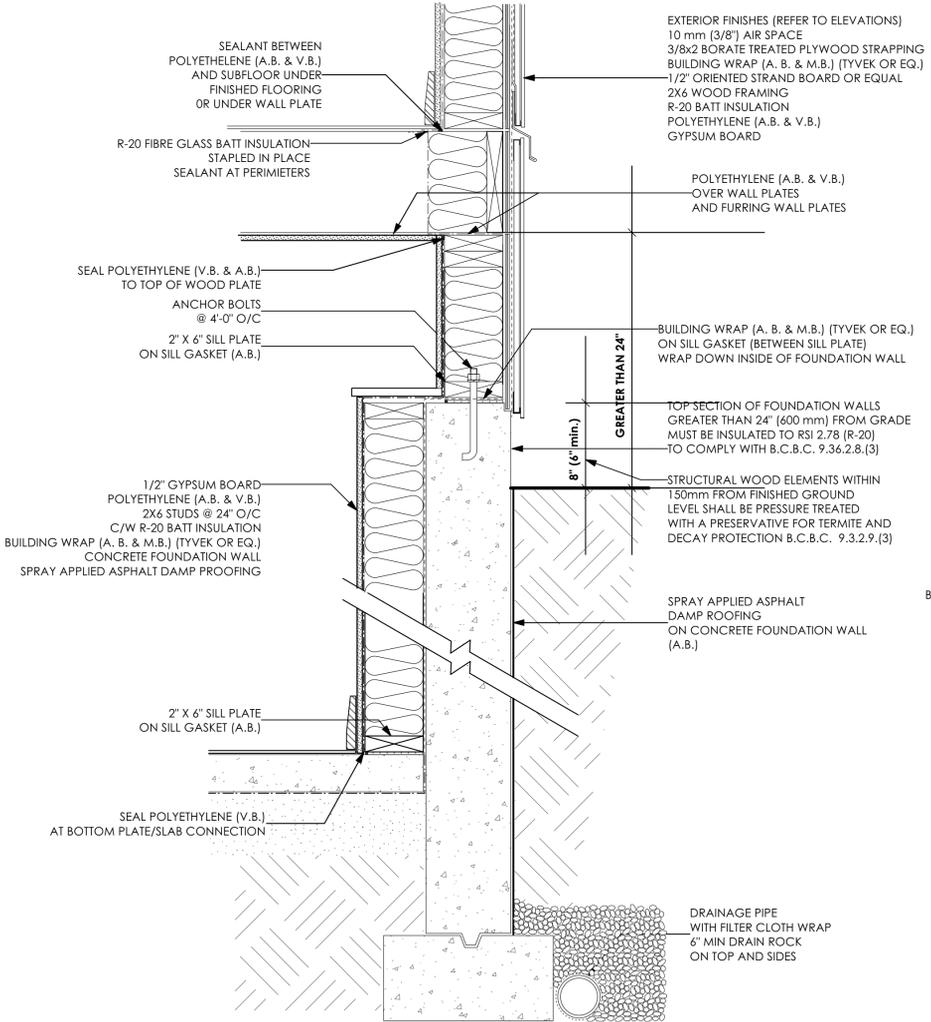
1 Wall Exhaust Vent
Scale: 1 1/2" = 1'-0"
PRIMEX CAP (OR EQ.) REFER TO MANUF. FOR SPECIFICATIONS & INSTALLATION



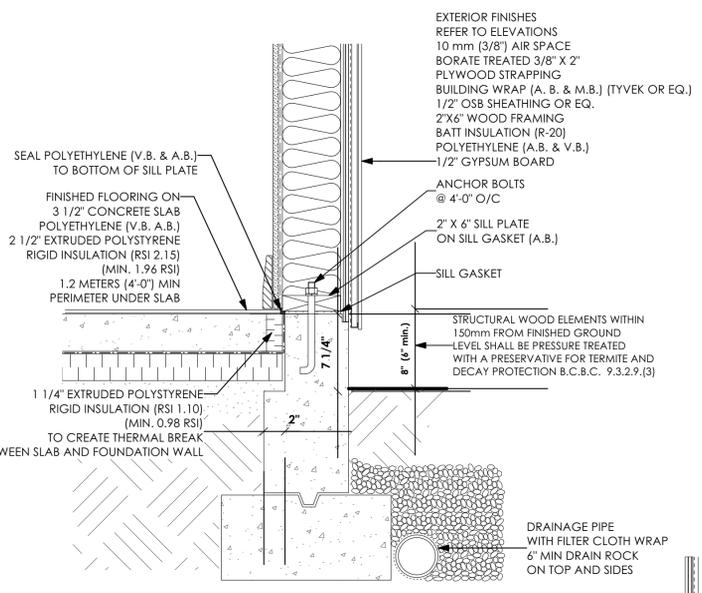
2 Concrete Joist Ledge
Scale: 1 1/2" = 1'-0"



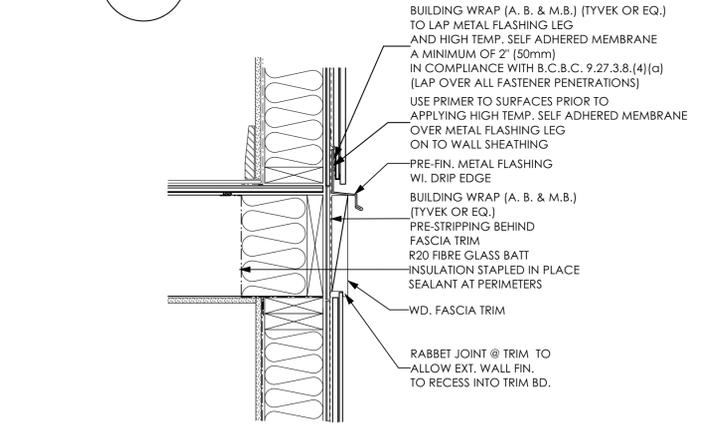
3 Bulk Head (Suite)
Scale: 1 1/2" = 1'-0"



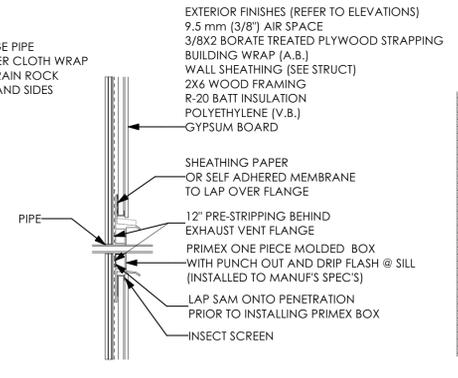
4 Basement Furring Wall
Scale: 1 1/2" = 1'-0"



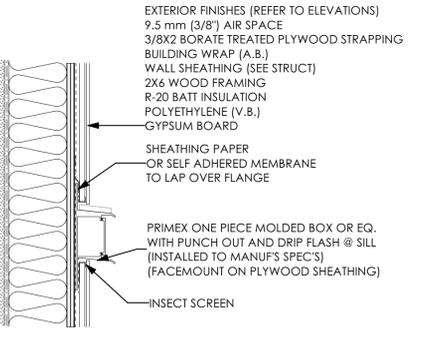
5 Slab on Grade
Scale: 1 1/2" = 1'-0"



6 Trimmer Joist
Scale: 1 1/2" = 1'-0"



7 Pipes
Scale: 1 1/2" = 1'-0"
PRIMEX BOX REFER TO MANUF. FOR SPECIFICATIONS & INSTALLATION



8 Electrical Fixtures
Scale: 1 1/2" = 1'-0"
PRIMEX BOX REFER TO MANUF. FOR SPECIFICATIONS & INSTALLATION

LIST OF DRAWINGS		
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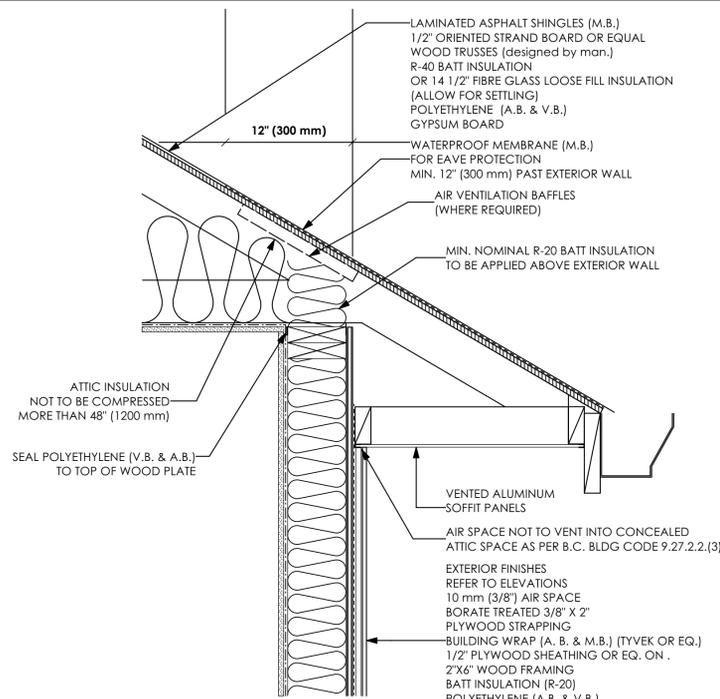
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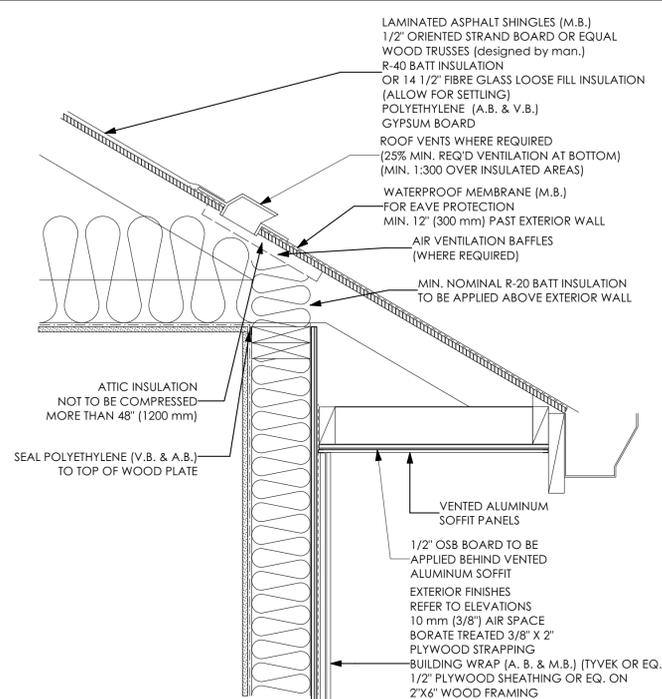
DATE	Oct 02, 2024	DRWG NO.	8524 -14
DRAWN BY	PN	REVIEWED BY	MDK
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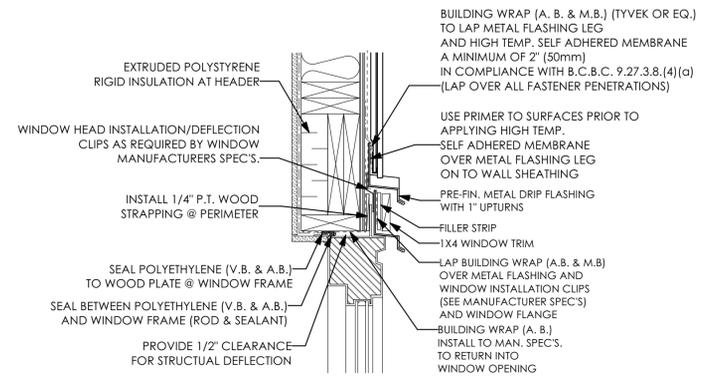
PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
1252 Ashmore Terrace
Lot 14 Latoria Terrace
Langford, B.C.



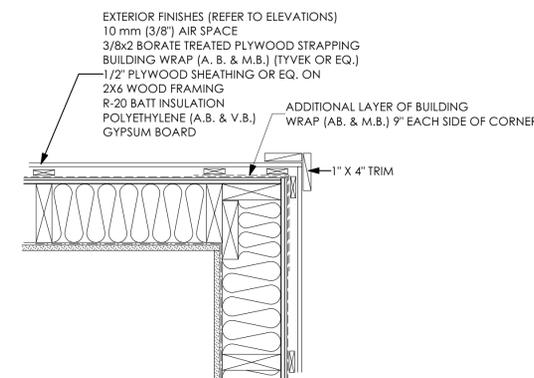
1 Water Shedding Roof / Wall
D2 Scale: 1 1/2" = 1'-0"



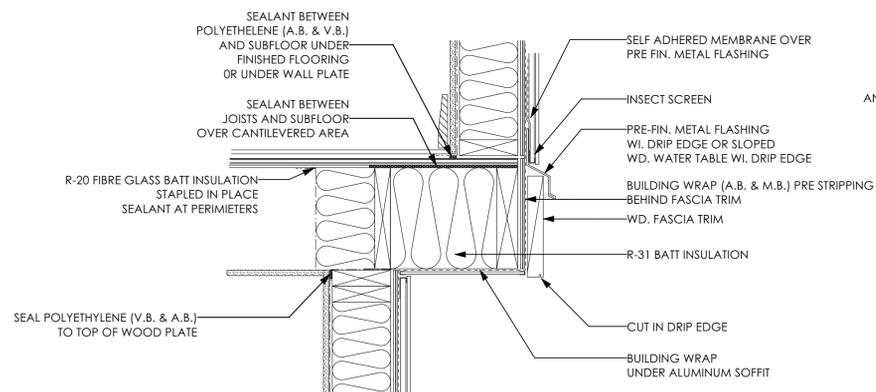
2 Soffit Protection
D2 Scale: 1 1/2" = 1'-0"



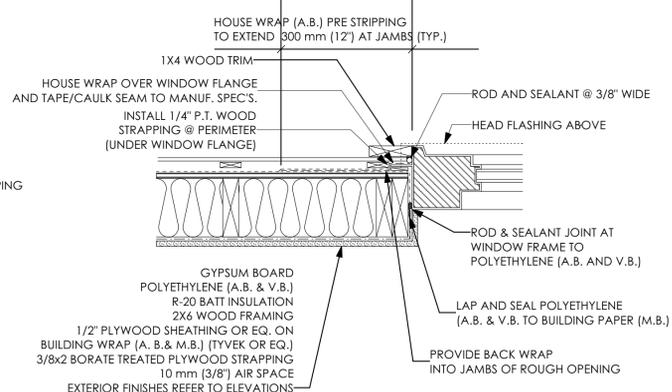
3 Window Head
D2 Scale: 1 1/2" = 1'-0"



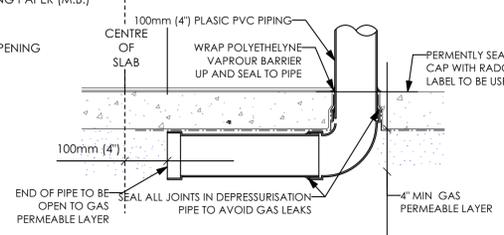
6 Exterior Corner
D2 Scale: 1 1/2" = 1'-0"



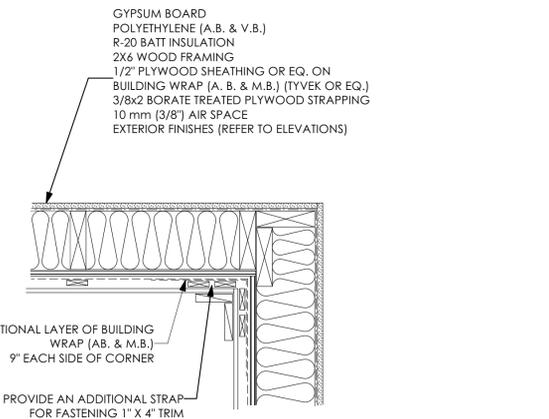
4 Cantilevered Floor
D2 Scale: 1 1/2" = 1'-0"



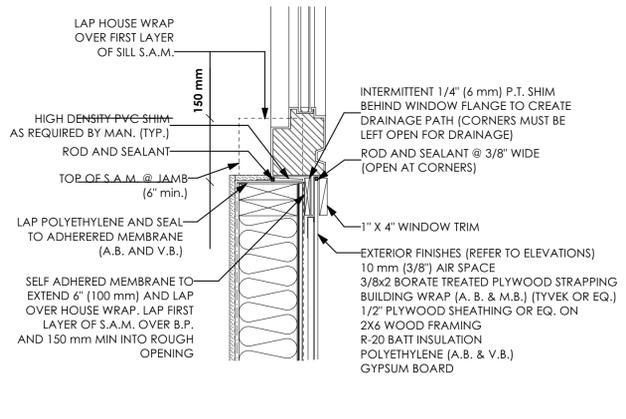
5 Window Jamb
D2 Scale: 1 1/2" = 1'-0"



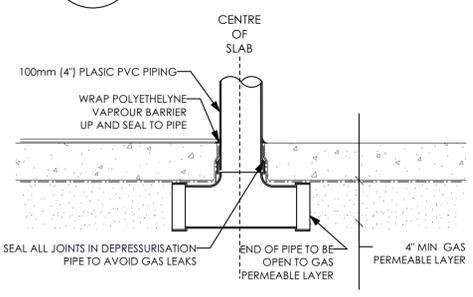
9 Slab Depressurisation A
D2 Scale: 1 1/2" = 1'-0"



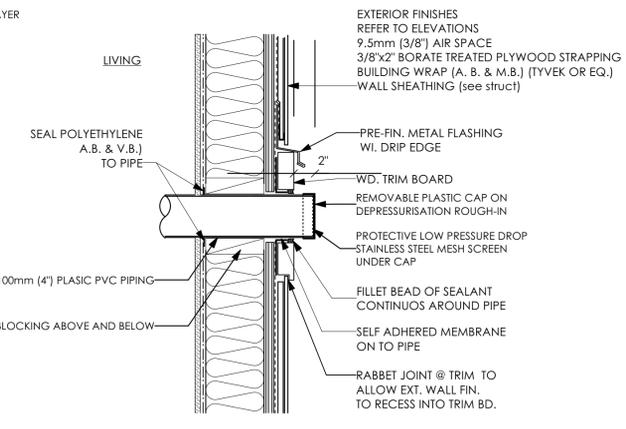
7 Interior Corner
D2 Scale: 1 1/2" = 1'-0"



8 Window Sill
D2 Scale: 1 1/2" = 1'-0"



10 Slab Depressurisation B
D2 Scale: 1 1/2" = 1'-0"



11 Slab Depressurisation Exterior Wall Penetration
D2 Scale: 1 1/2" = 1'-0"

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PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
1252 Ashmore Terrace
Lot 14 Latoria Terrace
Langford, B.C.



LATORIA

TERRACE



1252 Ashmore Terrace (Lot 14)

*NOTE: In the interest of maintaining high standards, the developer reserves the right to modify plans, specifications and design without prior notice. Drawings contained within are artist renderings only.

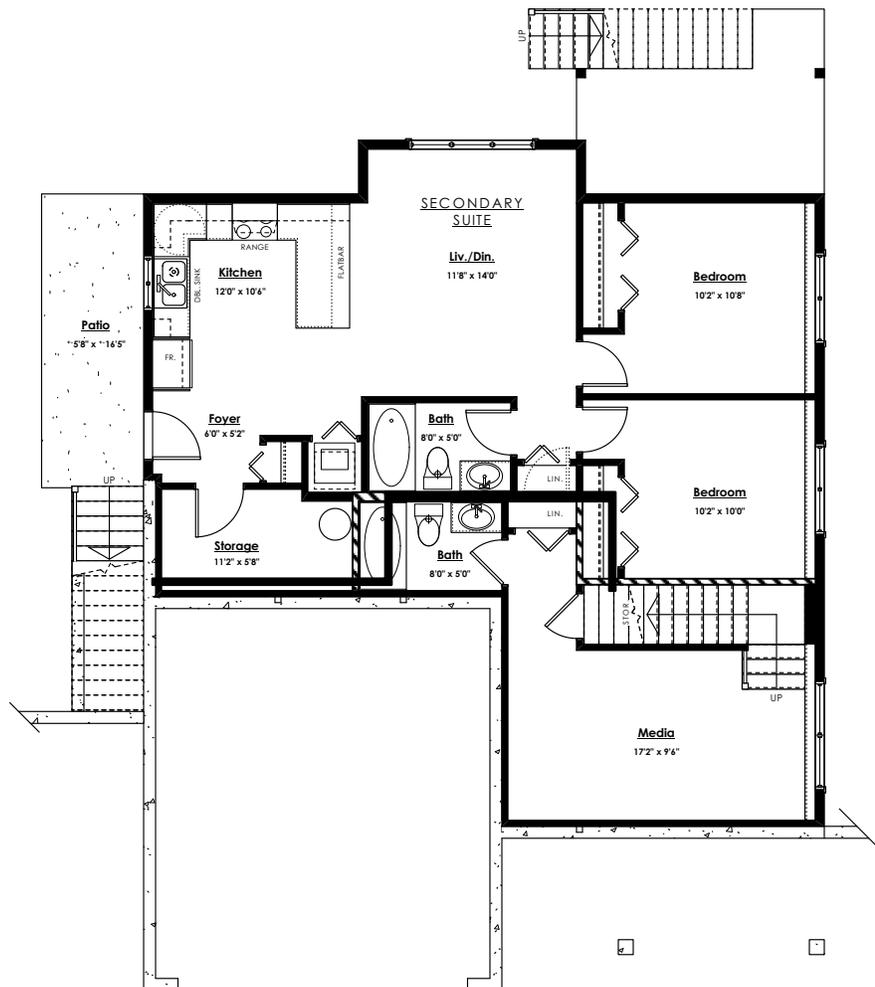
Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may change pending municipal approval.

Retaining Wall construction types:

- Non-mortared boulder wall
- Concrete Cast in place wall
- Pre-cast masonry landscape wall

Retaining walls will be designed, placed and constructed in the sole discretion of the developer.

Furniture as shown on plans are for layout purposes only and are not included in the sale.



Lower Floor
 Primary: 338 sq.ft.
 Suite: 820 sq.ft.

LIVING AREA	
Primary:	2372 sq.ft.
Suite:	820 sq.ft.
Total:	3192 sq.ft.

OTHER	
Garage:	440 sq.ft.



LATORIA

TERRACE



1252 Ashmore Terrace (Lot 14)

*NOTE: In the interest of maintaining high standards, the developer reserves the right to modify plans, specifications and design without prior notice. Drawings contained within are artist renderings only.

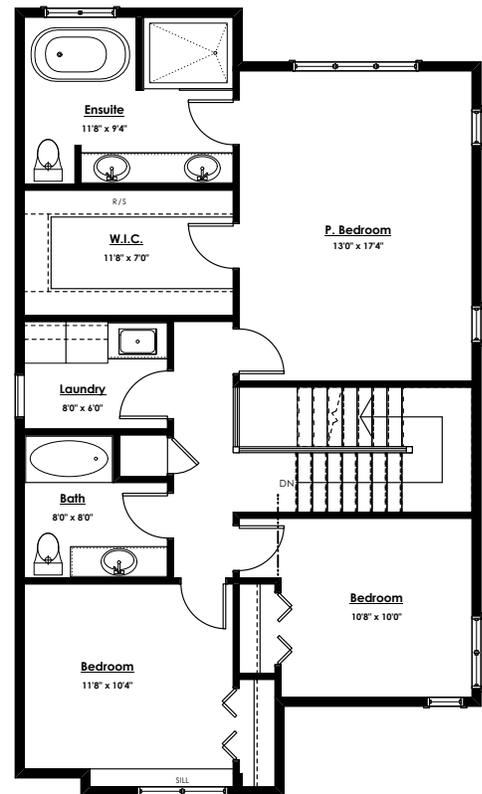
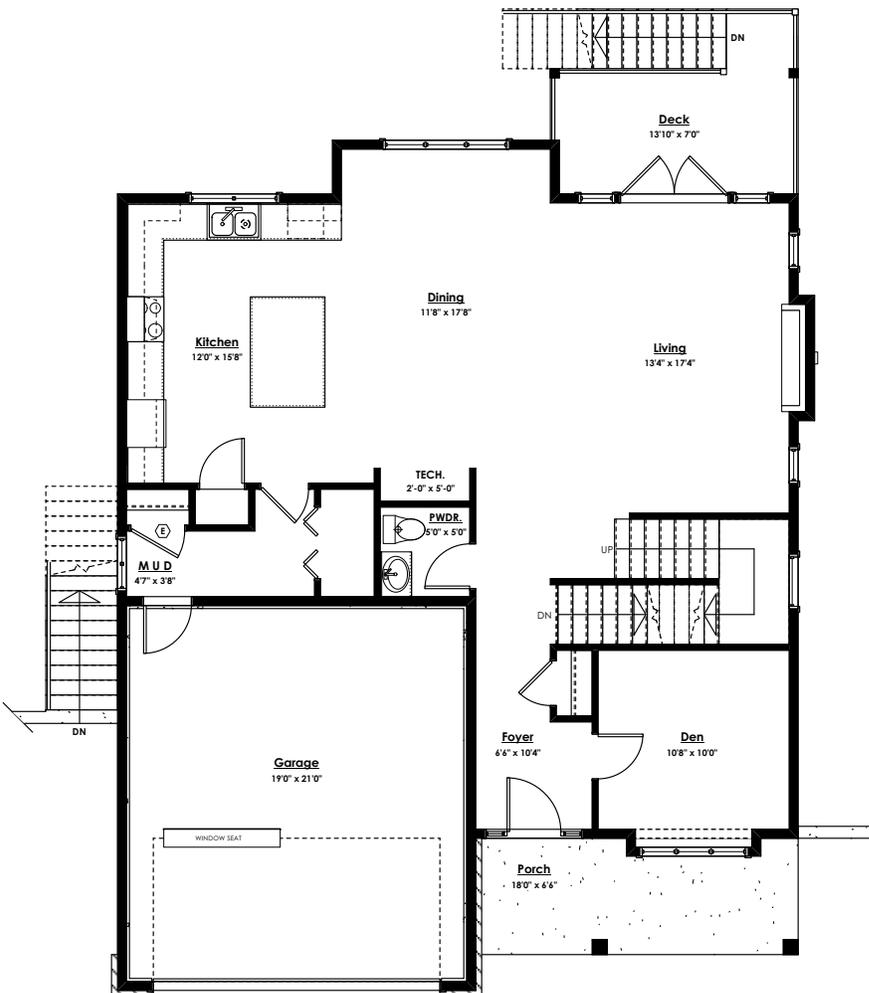
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Main Floor
Primary: 1073 sq.ft.

LIVING AREA
Primary: 2372 sq.ft.
Suite: 820 sq.ft.
Total: 3192 sq.ft.

OTHER
Garage: 440 sq.ft.

Upper Floor
Primary: 961 sq.ft.