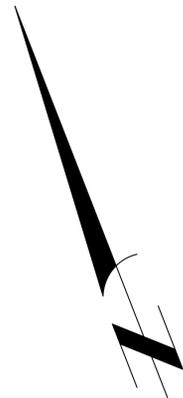
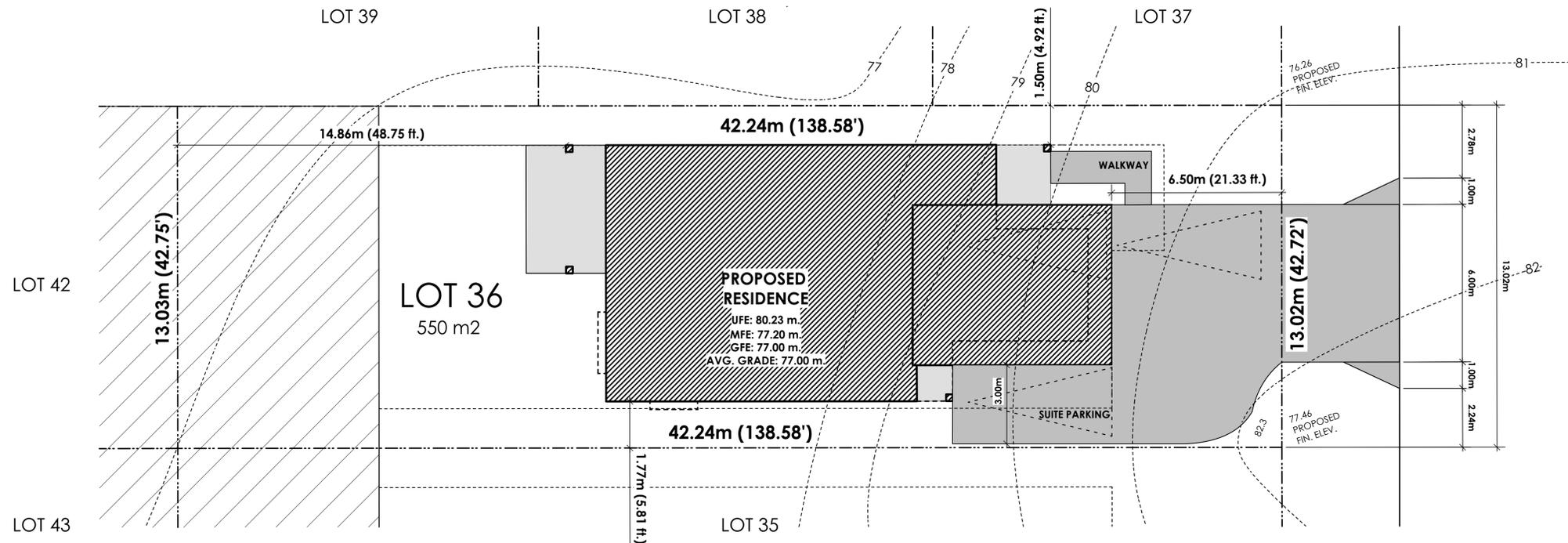


SKETCH PLAN OF PROPOSED CIVIC: 3515 PAPERBARK CRES. LOT 36, SECTION 70, METCHOSIN DISTRICT Parcel Identifiers: 029-862-299

SITE DATA	RR-6A	LOT 36
ITEMS	PERMITTED	PROPOSED
LOT AREA		550.14 sq.m.
LOT COVERAGE	50.00 %	33.27 %
HEIGHT	9.00 m.	6.99 m.
SETBACKS		
- FRONT (EAST)	4.50 m.	6.50 m.
- REAR (WEST)	5.50 m.	14.86 m.
- SIDE (NORTH)	1.50 m.	1.50 m.
- SIDE (SOUTH)	1.50 m.	1.77 m.
- GARAGE	5.50 m.	6.50 m.
FLOOR AREA		
- UPPER		158.25 sq.m.
- MAIN		124.86 sq.m.
- GARAGE		44.13 sq.m.
TOTAL FLOOR AREA		327.24 sq.m.



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



1 Siteplan
A2 Scale: 1:100

PROFESSIONAL SEALS

CONSULTANTS

LIST OF DRAWINGS

No.	DATE	ISSUED/REVISED
A1		General Notes
A2		Siteplan
A3		Elevations Front & Right
A4		Elevations Left & Rear
A5		Foundation Plan
A6		Crawlspace Plan
A7		Main Floor Plan
A8		Upper Floor Plan
A9		Section
D1		Rainscreen Details
D2		Rainscreen Details
01	03/08/19	Client Check-Set
02	03/14/19	For B.P. Submission
03		
04		
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08		

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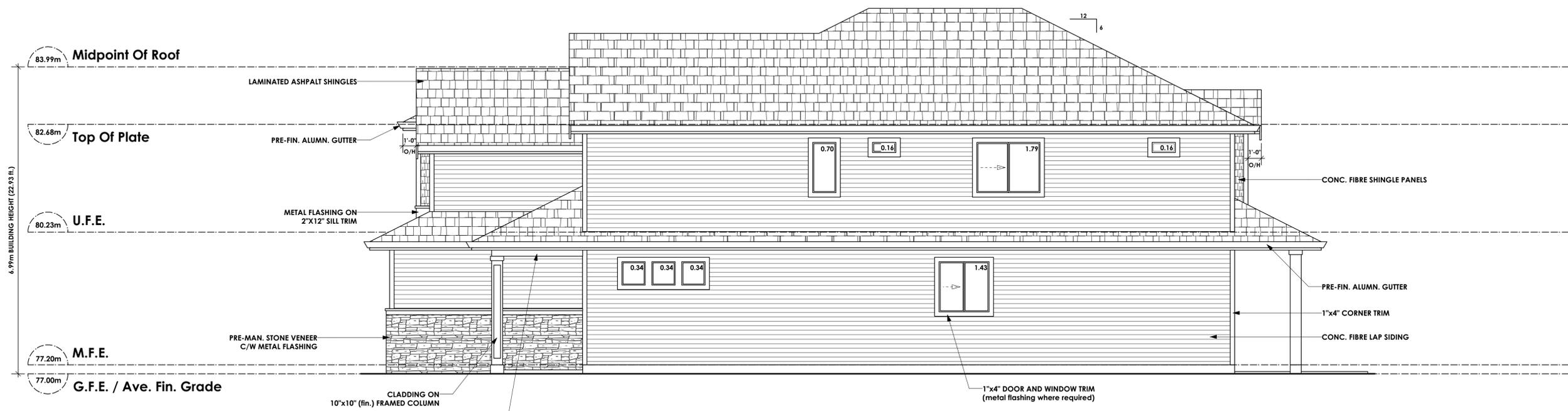
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	SHT. NO. A2 OF A9
	DATE Mar. 14, 2019
	SCALE As Shown
	DRAWN N.S.
	REVIEWED BY J.T.E.

PROJECT Proposed Residence:
Langdon Weir
Construction Ltd.
Lot 36 Latoria Rise
3515 Paperbark Cres.
Langford, B.C.



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



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

Limiting Distance	1.50	m.
Exposed Building Face	84.88	sq.m.
Allowable Openings	8	%
Allowable Opening Area	6.79	sq.m.
Proposed Openings	5.26	sq.m.

PROFESSIONAL SEALS

CONSULTANTS

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DRWG NO. **7580-36**
SHT. NO. **A3 OF A9**
DATE **Mar. 14, 2019**
SCALE **As Shown**
DRAWN **N.S.**
REVIEWED BY **J.T.E.**

PROJECT
Proposed Residence:
Langdon Weir
Construction Ltd.
Lot 36 Latoria Rise
3515 Paperbark Cres.
Langford, B.C.



1
A4 **Rear Elevation**
Scale: 1/4" = 1'-0"



2
A4 **Left Side Elevation**
Scale: 1/4" = 1'-0"

Limiting Distance	1.77	m.
Exposed Building Face	70.93	sq.m.
Allowable Openings	8	%
Allowable Opening Area	5.67	sq.m.
Proposed Openings	5.32	sq.m.

PROFESSIONAL SEALS

CONSULTANTS

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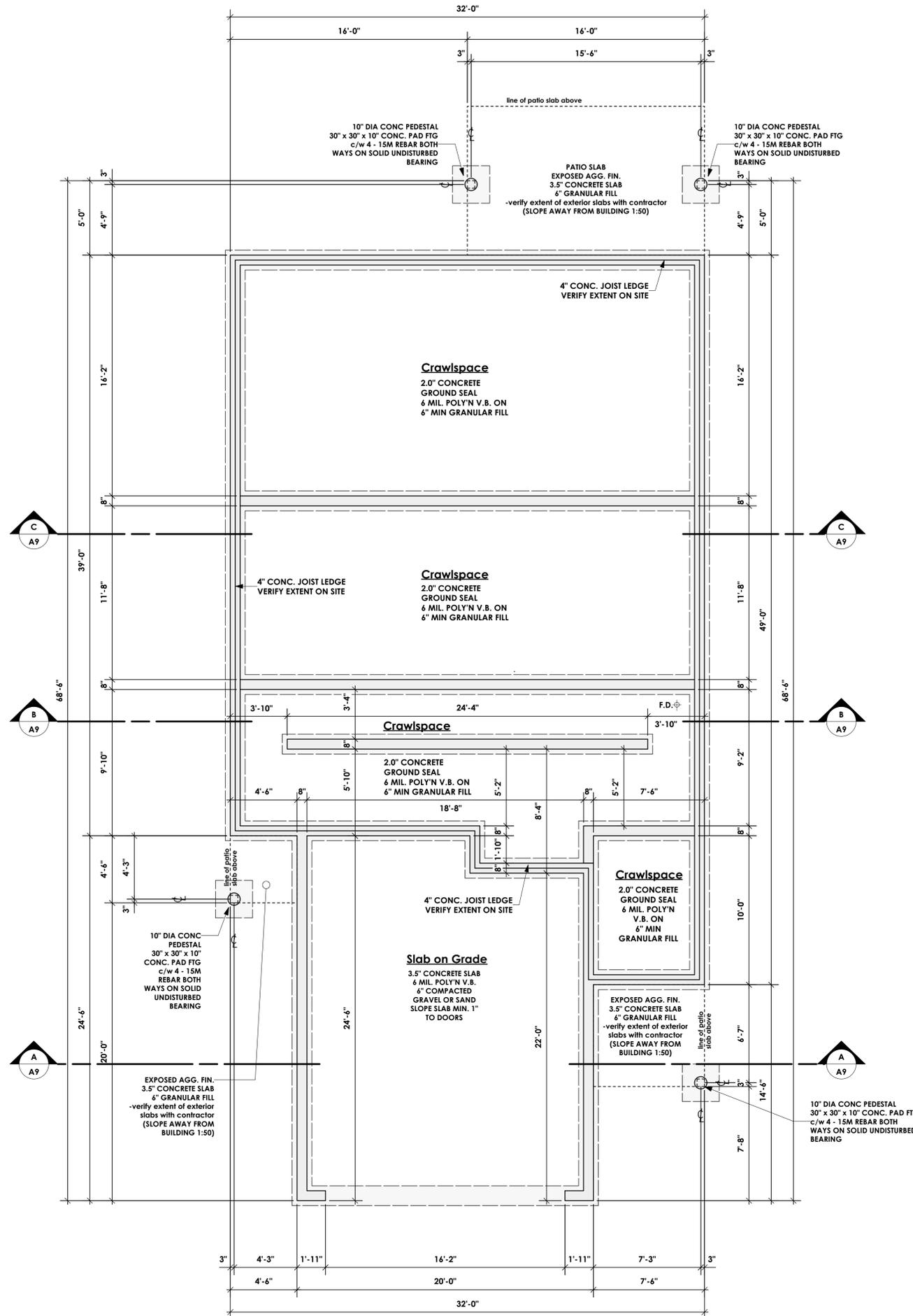
<p>VICTORIA DESIGN GROUP 103 - 891 4 TREE AVENUE VICTORIA B.C. V 9B 0A6 PH: 250-382-7374 FAX: 250-382-7364 WWW.VICTORIADESIGNGROUP.CA</p>	DRWG NO.	7580-36
	SHT. NO.	A4 OF A9
	DATE	Mar. 14, 2019
	SCALE	As Shown
	DRAWN	N.S.
	REVIEWED BY	J.T.E.

PROJECT **Proposed Residence:
Langdon Weir
Construction Ltd.
Lot 36 Latoria Rise
3515 Paperbark Cres.
Langford, B.C.**

1 Foundation Plan

A5 Scale: 1/4" = 1'-0"

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WALL LEGEND

REFER TO SECTION NOTES FOR ASSEMBLIES

- W1 2"x6" STUD EXTERIOR WALL
- W2 2"x4" STUD INTERIOR WALL
- W3 W 1g RATED WALL 2"x4" OR 2"x6" STUD 1.0 HR. FRR
- 2 1/2" EXTRUDED POLYSTYRENE RIGID INSULATION
- 2" X 6" CRAWLSPACE FRAMING
- 8" THK. FNDN WALL
- 16" X 8" CONCRETE STRIP FOOTING
- SOLID BLOCKING
- B/U WD POST (LOAD ABOVE)
- POINT LOAD

DOOR SCHEDULE

- A 8/0 X 6/8 (2438 X 2032)
- B 6/0 X 6/8 (1829 X 2032)
- C 5/0 X 6/8 (1524 X 2032)
- D 4/0 X 6/8 (1219 X 2032)
- E 3/0 X 6/8 (914 X 2032)
- F 2/10 X 6/8 (864 X 2032)
- G 2/8 X 6/8 (813 X 2032)
- H 2/6 X 6/8 (762 X 2032)
- J 2/4 X 6/8 (711 X 2032)
- K 2/0 X 6/8 (610 X 2032)
- L 1/6 X 6/8 (508 X 2032)

Mechanical Exhaust Fans

- F1 23 L/s (50 CFM) Intermittent OR 9 L/s (20 CFM) continuous
- F2 28 L/s (60 CFM) continuous
- F3 14 L/s (30 CFM) continuous
- V1 96 cm² Crawlspace Air Transfer Grille

Refer to general notes

PROFESSIONAL SEALS

CONSULTANTS

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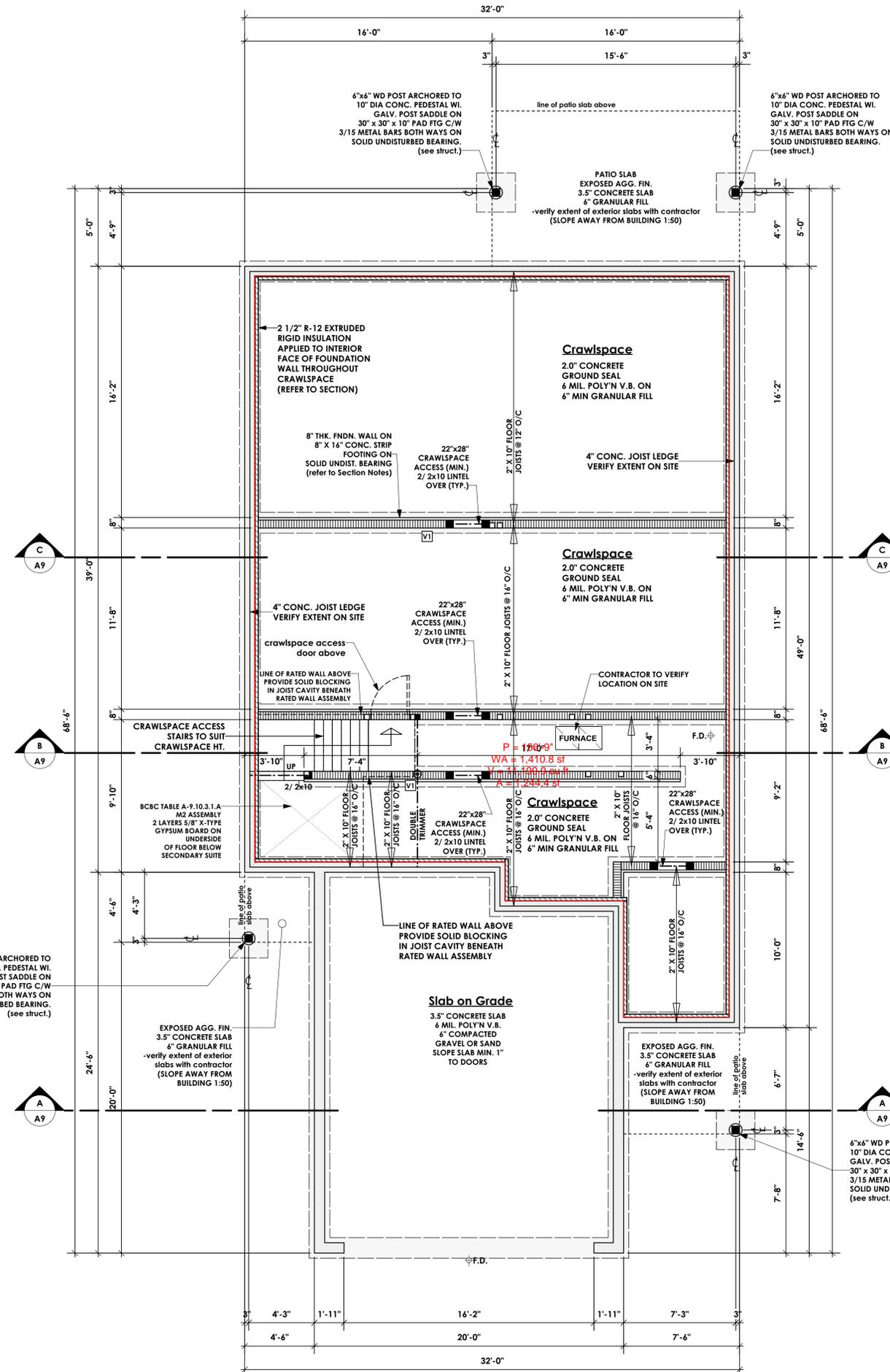
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DRWG NO. **7580-36**
SHT. NO. **A5 OF A9**
DATE **Mar. 14, 2019**
SCALE **As Shown**
DRAWN **N.S.**
REVIEWED BY **J.T.E.**

PROJECT **Proposed Residence: Langdon Weir Construction Ltd. Lot 36 Latoria Rise 3515 Paperbark Cres. Langford, B.C.**



1 Crawlspace Plan

A6 Scale: 1/4" = 1'-0"

Crawlspace 1242.59 sq.ft. (115.44 sq.m.)

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WALL LEGEND
REFER TO SECTION NOTES FOR ASSEMBLIES

- W1 2"x6" STUD EXTERIOR WALL
- W2 2"x4" STUD INTERIOR WALL
- W3 W 1g RATED WALL 2"x4" OR 2"x6" STUD 1.0 HR. FRR
- 2 1/2" EXTRUDED POLYSTYRENE RIGID INSULATION
- 2" X 6" CRAWLSPACE FRAMING
- 8" THK. FNDN WALL
- 16" X 8" CONCRETE STRIP FOOTING
- SOLID BLOCKING
- B/U WD POST (LOAD ABOVE)
- POINT LOAD

DOOR SCHEDULE

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- E 3/0 X 6/8 (914 X 2032)
- F 2/10 X 6/8 (864 X 2032)
- G 2/8 X 6/8 (813 X 2032)
- H 2/6 X 6/8 (762 X 2032)
- J 2/4 X 6/8 (711 X 2032)
- K 2/0 X 6/8 (610 X 2032)
- L 1/6 X 6/8 (508 X 2032)

Mechanical Exhaust Fans

- F1 23 L/s (50 CFM) Intermittent OR 9 L/s (20 CFM) continuous
- F2 28 L/s (60 CFM) continuous
- F3 14 L/s (30 CFM) continuous
- V1 96 cm² Crawlspace Air Transfer Grille

Refer to general notes

PROFESSIONAL SEALS

CONSULTANTS

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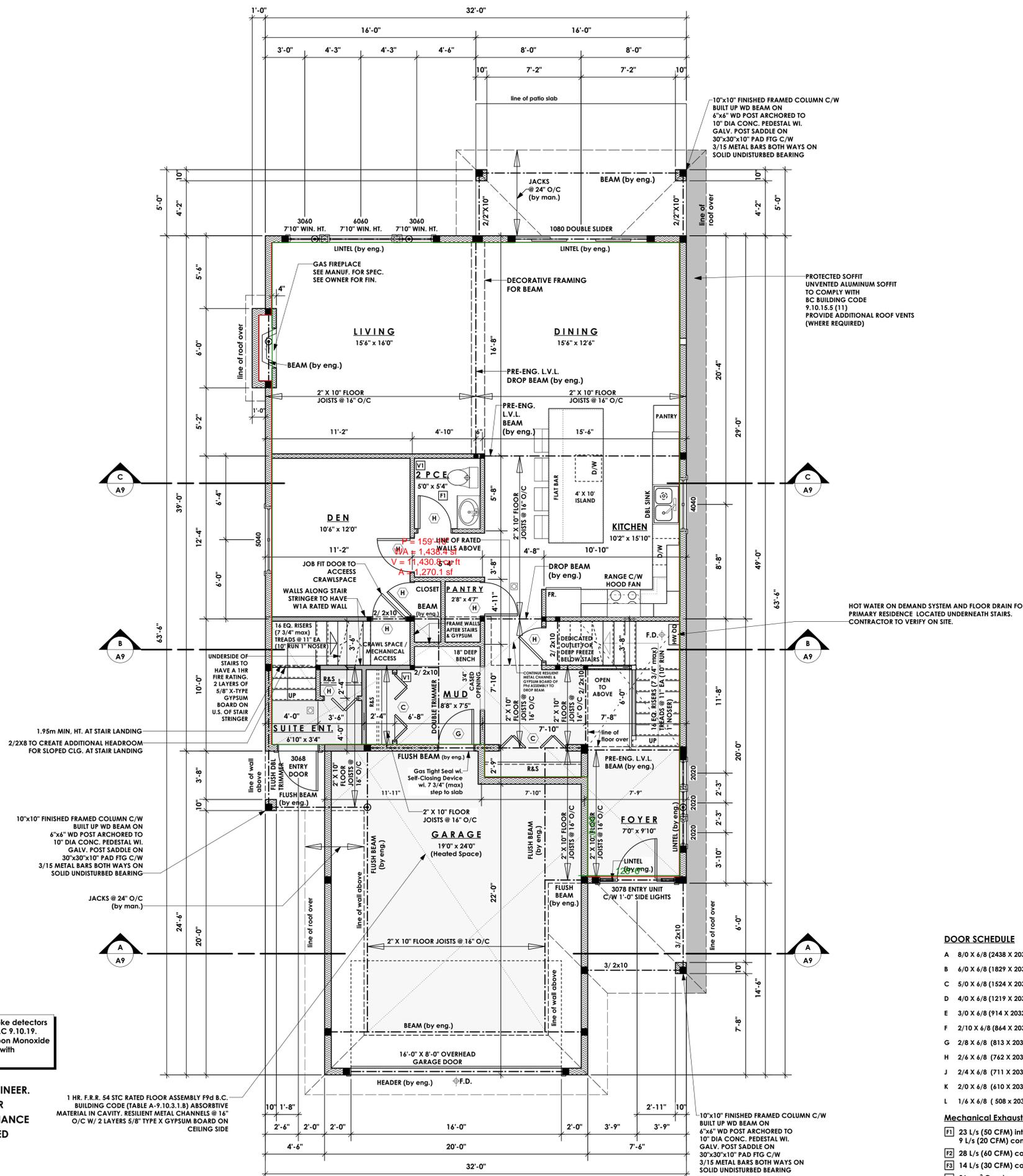
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DRWG NO. **7580-36**
SHT. NO. **A6 OF A9**
DATE **Mar. 14, 2019**
SCALE **As Shown**
DRAWN **N.S.**
REVIEWED BY **J.T.E.**

Proposed Residence:
Langdon Weir Construction Ltd.
Lot 36 Latoria Rise
3515 Paperbark Cres.
Langford, B.C.



1 Main Floor Plan

A7

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

Primary Living 1257.01 sq.ft. (116.78 sq.m.)
Secondary 86.97 sq.ft. (8.08 sq.m.)
Total 1343.98 sq.ft. (124.86 sq.m.)

Garage 475.01 sq.ft. (44.13 sq.m.)

Interconnected Smoke detectors to comply with B.C.B.C 9.10.19.
Interconnected Carbon Monoxide detectors to comply with B.C.B.C. 9.32.4.2.

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NOTE: ROOM SIZES NOTED ON FLOOR PLANS ARE FOR REFERENCE PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SIZES AND ARE TO BE USED FOR CONSTRUCTION

1 HR. F.R.R. 54 STC RATED FLOOR ASSEMBLY F94 B.C. BUILDING CODE (TABLE A-9.10.3.1.8) ABSORBITIVE MATERIAL IN CAVITY. RESILIENT METAL CHANNELS @ 16" O/C W/ 2 LAYERS 5/8" TYPE X GYPSUM BOARD ON CEILING SIDE

WALL LEGEND

REFER TO SECTION NOTES FOR ASSEMBLIES

- W1 2"x6" STUD EXTERIOR WALL
- W2 2"x4" STUD INTERIOR WALL
- W3 W 1g RATED WALL 2"x4" OR 2"x6" STUD 1.0 HR. FRR
- 1 1/2" EXTRUDED POLYSTYRENE RIGID INSULATION
- 2" X 6" CRAWLSPACE FRAMING
- 8" THK. FNDN WALL
- 16" X 8" CONCRETE STRIP FOOTING
- SOLID BLOCKING
- B/U WD POST (LOAD ABOVE)
- POINT LOAD

DOOR SCHEDULE

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- E 3/0 X 6/8 (914 X 2032)
- F 2/10 X 6/8 (864 X 2032)
- G 2/8 X 6/8 (813 X 2032)
- H 2/6 X 6/8 (762 X 2032)
- J 2/4 X 6/8 (711 X 2032)
- K 2/0 X 6/8 (610 X 2032)
- L 1/6 X 6/8 (508 X 2032)

Mechanical Exhaust Fans

- F1 23 L/s (50 CFM) Intermittent OR 9 L/s (20 CFM) continuous
- F2 28 L/s (60 CFM) continuous
- F3 14 L/s (30 CFM) continuous
- V1 96 cm² Crawlspace Air Transfer Grille

Refer to general notes

PROFESSIONAL SEALS

CONSULTANTS

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DRWG NO. **7580-36**

SHT. NO. **A7** OF **A9**

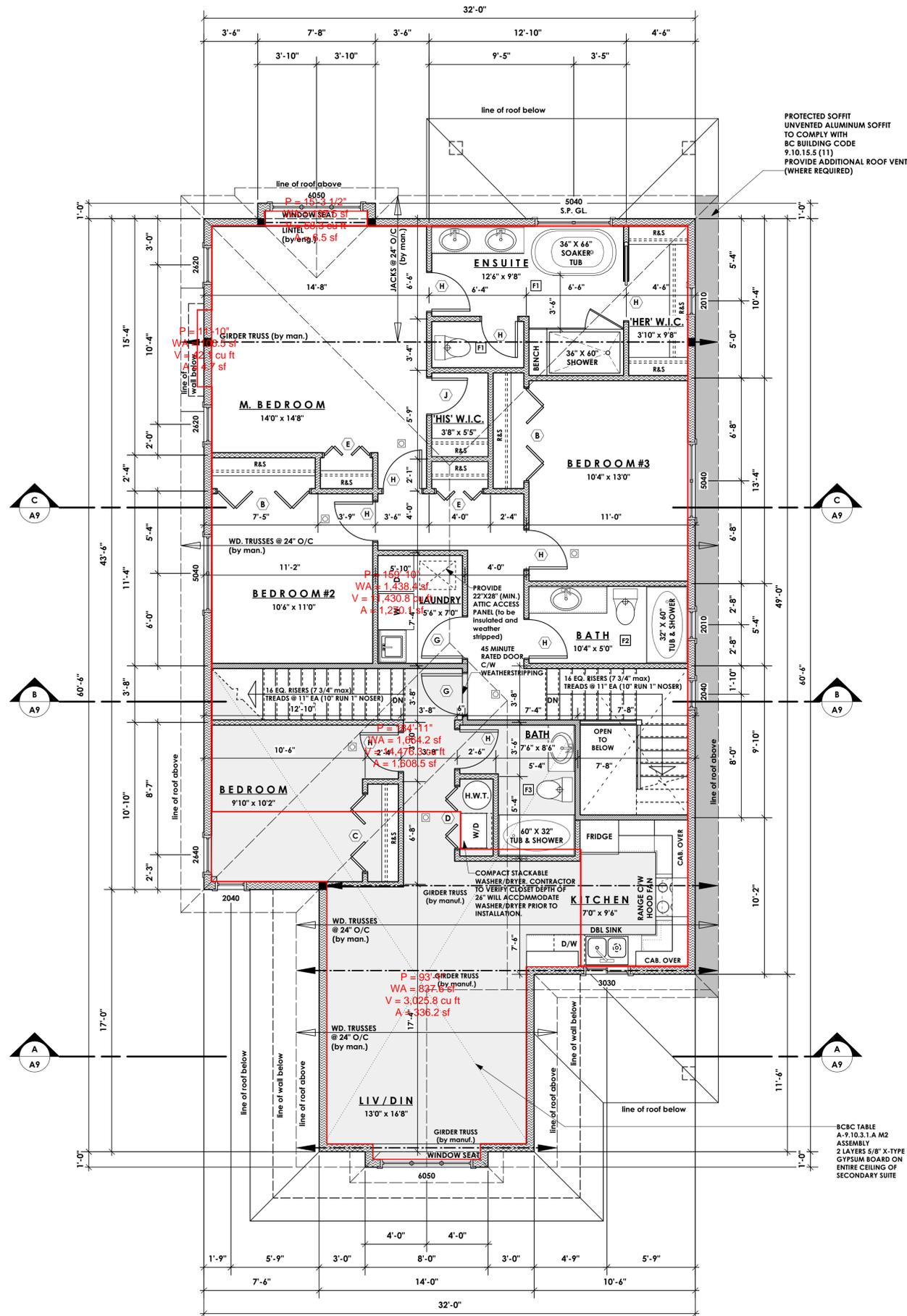
DATE **Mar. 14, 2019**

SCALE **As Shown**

DRAWN **N.S.**

REVIEWED BY **J.T.E.**

PROJECT **Proposed Residence: Langdon Weir Construction Ltd. Lot 36 Latoria Rise 3515 Paperbark Cres. Langford, B.C.**



1 Upper Floor Plan
A8 Scale: 1/4" = 1'-0"

Primary Living 1037.96 sq.ft. (96.43 sq.m.)
Secondary 665.42 sq.ft. (61.82 sq.m.)
Total 1703.38 sq.ft. (158.25 sq.m.)

☑ Interconnected Smoke detectors to comply with B.C.B.C 9.10.19.
☑ Interconnected Carbon Monoxide detectors to comply with B.C.B.C. 9.32.4.2.

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DOOR SCHEDULE

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- C 5/0 X 6/8 (1524 X 2032)
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- E 3/0 X 6/8 (914 X 2032)
- F 2/10 X 6/8 (864 X 2032)
- G 2/8 X 6/8 (813 X 2032)
- H 2/6 X 6/8 (762 X 2032)
- J 2/4 X 6/8 (711 X 2032)
- K 2/0 X 6/8 (610 X 2032)
- L 1/6 X 6/8 (508 X 2032)

Mechanical Exhaust Fans

- [F1] 23 L/s (50 CFM) Intermittent OR 9 L/s (20 CFM) continuous
- [F2] 28 L/s (60 CFM) continuous
- [F3] 14 L/s (30 CFM) continuous
- [V1] 96 cm² Crawlspace Air Transfer Grille

WALL LEGEND

REFER TO SECTION NOTES FOR ASSEMBLIES

- [W1] 2" X 6" STUD EXTERIOR WALL
- [W2] 2" X 4" STUD INTERIOR WALL
- [W3] W 1a RATED WALL 2" X 4" OR 2" X 6" STUD 1.0 HR. FRR
- [W4] 2 1/2" EXTRUDED POLYSTYRENE RIGID INSULATION
- [W5] 2" X 6" CRAWLSPACE FRAMING
- [W6] 8" THK. FNDN WALL
- [W7] 16" X 8" CONCRETE STRIP FOOTING
- [W8] SOLID BLOCKING
- [W9] B/U WD POST (LOAD ABOVE)
- [W10] POINT LOAD

Refer to general notes

PROFESSIONAL SEALS

CONSULTANTS

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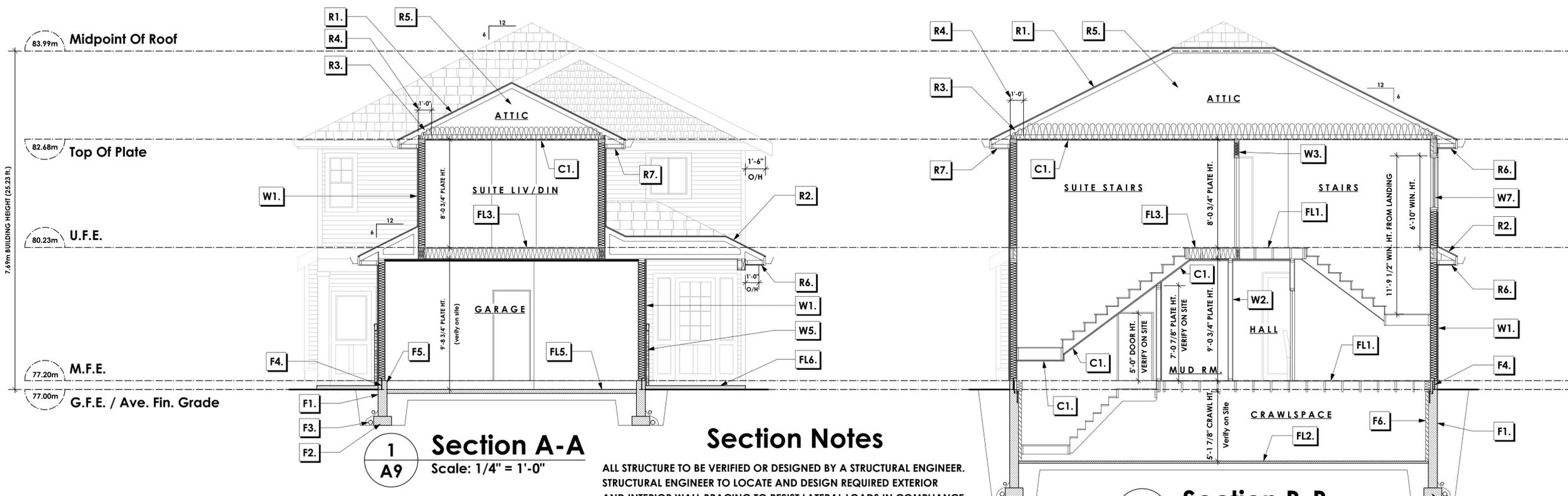
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VICTORIA DESIGN GROUP
103 - 891 ATTEREE AVENUE VICTORIA B.C. V9B 0A6
PH: 250-382-7374 FAX: 250-382-7364 WWW.VICTORIADESIGNGROUP.CA

DRWG NO. **7580-36**
SHT. NO. **A8** OF **A9**
DATE **Mar. 14, 2019**
SCALE **As Shown**
DRAWN **N.S.**
REVIEWED BY **J.T.E.**

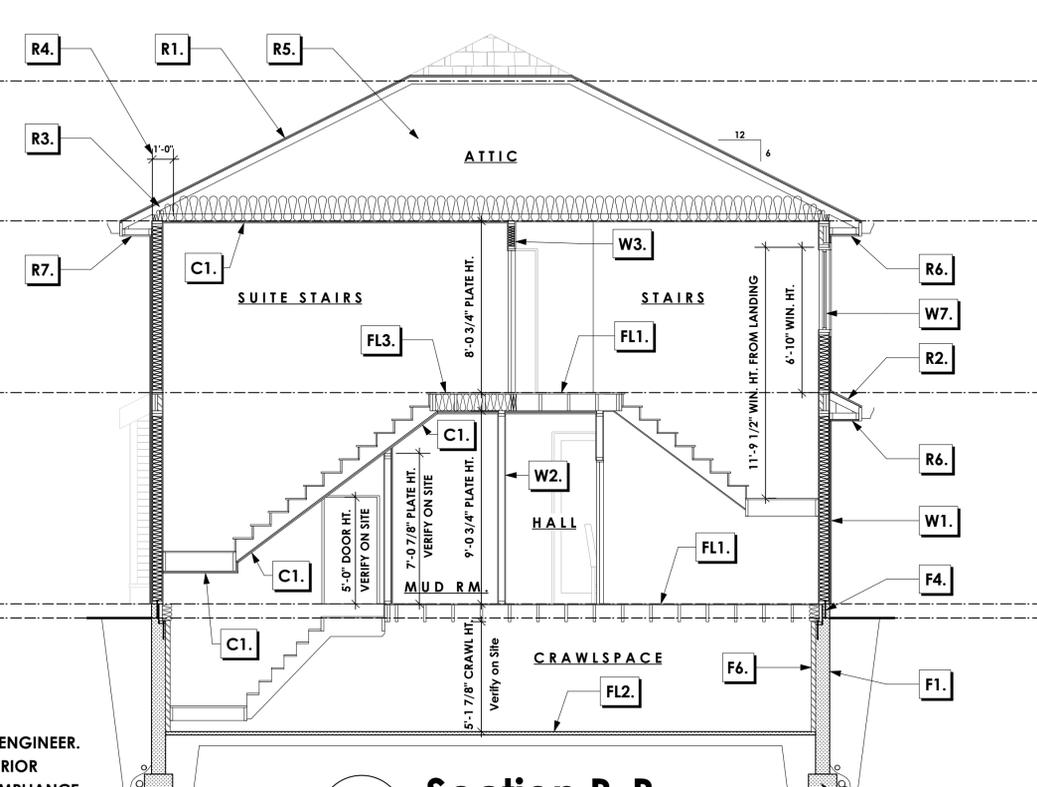
Proposed Residence:
Langdon Weir Construction Ltd.
Lot 36 Latoria Rise
3515 Paperbark Cres.
Langford, B.C.



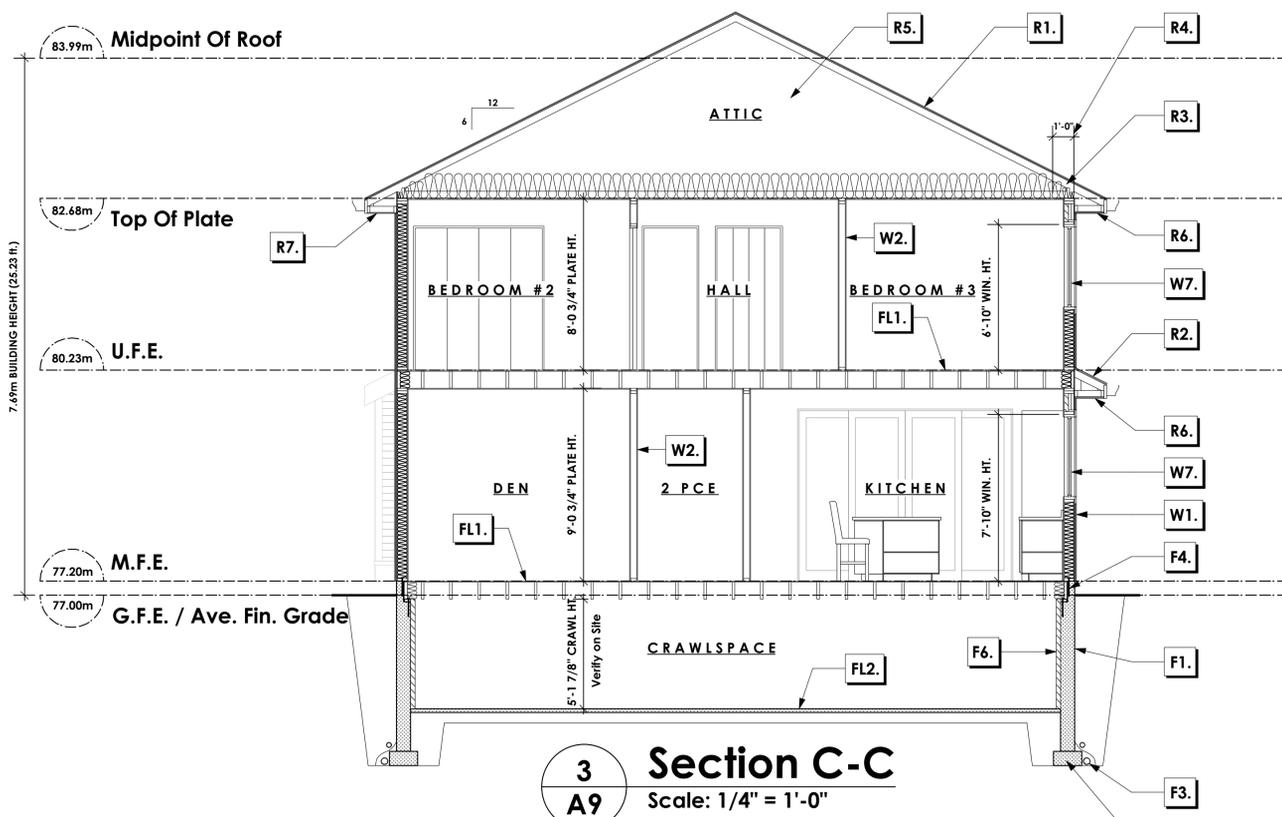
Section A-A
Scale: 1/4" = 1'-0"

Section Notes

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER. STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR AND INTERIOR WALL BRACING TO RESIST LATERAL LOADS IN COMPLIANCE WITH B.C. BUILDING CODE 9.23.13.2 AND SUPPLY DETAILS IF REQUIRED



Section B-B
Scale: 1/4" = 1'-0"



Section C-C
Scale: 1/4" = 1'-0"

Walls

- W1. CONC. FIBRE SIDING (James Hardie or eq.) ON 9.5mm (3/8") AIR SPACE / STRAPPING 3/8"x2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A.B.) (TYVEK OR EQ.) 1/2" PLYWOOD SHEATHING OR EQ. ON 2x6 STUDS @ 16" O/C R-20 INSULATION 6 MIL POLYETHYLENE VAPOUR BARRIER 1/2" GYPSUM BOARD (refer to details on D1)
- W2. INTERIOR PARTITION 1/2" GYPSUM BOARD ON EACH SIDE OF 2x4 STUDS @ 16" o/c OR 2x6 STUDS @ 16" o/c (if noted)
- W3. B.C. BUILDING CODE (A-9.10.3.1.A) RATED WALL ASSEMBLY W1a 1 LAYER 5/8" X-TYPE GYPSUM BOARD ON EACH SIDE OF 2x4 STUDS @ 16" O/C OR 2x6 STUDS @ 16" O/C (if noted) c/w 2x6 STUDS @ 16" O/C (if noted) c/w 3 1/2" FIBRE GLASS SOUND BATS FRICTION FITTED AND SOLID FILLED 1 HR. F.R.R. 36 S.T.C (between secondary suite & primary living)
- W4. 5/8" X-TYPE GYPSUM BOARD ON 2x4 STUDS @ 16" o/c c/w R-20 INSULATION 6MIL POLY V.B 1/2" GYPSUM BOARD (between garage & primary living) (not shown in section)
- W5. PRE-MANUFACTURED STONE VENEER (installed to manuf. spec) LIME BASED MORTAR SETTING BED ON LIME BASED MORTAR SCRATCH COAST ON METAL LATHE INSTALLED HORIZONTALLY OVERLAP HORIZONTAL AND VERTICAL SEAMS 1" SEMI-RIGID BACK BOARD (HAL-TEX RAINBOARD OR EQ.) 9.5mm (3/8") AIR SPACE / STRAPPING 3/8"x2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A.B.) (TYVEK OR EQ.) 1/2" PLYWOOD SHEATHING OR EQ. ON 2x6 STUDS @ 16" (as required)
- W6. 10"x10" FINISHED FRAMED COLUMN C/W 4" x 4" POST ANCHORED TO 10" DIA CONC PEDESTAL 30" x 30" x 10" CONC. PAD FIG c/w 4 - 15M REBAR BOTH WAYS ON SOLID UNDISTURBED BEARING (not shown in section)
- W7. DOUBLE GLAZING ENERGY STAR LOW "E" RATING IN THERMAL BREAK FRAMES 2/2"x10" LINTEL OVER (if bearing walls only) (TYPICAL, w/ 2 1/2" XPS insulation) FLASHING OVER @ EXTERIOR (glazing in all exterior doors & within 3 ft. of exterior doors to be shatterproof (SP)) WINDOW REQUIREMENTS DERIVED FROM BCBC TABLE C-5 AS PER BCBC 9.7.4.3. AND ARE TO BE USED TO SATISFY THE REQUIREMENTS OF AAMA/WDMA/CSA 101/1.5.2/A440. "NAFS": Langford CLASS R, DP 940, FG 20, WATER RESIST. 220, A2, RATINGS MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.

Floors

- FL1. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) 2"x10" FLOOR JOISTS @ 12" OR 16" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) 1/2" GYPSUM BOARD (no gypsum in crawlspace)
- FL2. 2" CONCRETE SEAL 4 MIL POLY V.B. 6" COMPACTED GRAVEL OR SAND
- FL3. F9d RATED FLOOR ASSEMBLY (BCBC Table A-9.10.3.1.B) FINISH FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) 2"x10" FLOOR JOISTS @ 16" O/C C/W CROSS BRIDGING @ 82" O/C (min.) C/W R-31 F/G BATT INSULATION RESILIENT CHANNELS @ 16" O/C 2 LAYERS 5/8" X-TYPE GYPSUM BOARD FR: 1.0 hr. STC: S2 (between secondary suite & primary living/garage)
- FL4. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) 2"x10" FLOOR JOISTS @ 12" OR 16" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) PROVIDE R-31 F/G BATT INSULATION IN JOIST CAVITY C/W VENTED SOFFIT (to owners spec's) TO ALL SUSPENDED FLOOR AREAS (not shown in section)
- FL5. 3 1/2" CONCRETE SLAB 4 MIL POLY V.B. 6" COMPACTED GRAVEL OR SAND SLOPE TO DOORS 1"
- FL6. EXPOSED AGG. FIN. 3.5" CONCRETE SLAB 6" COMPACTED GRAVEL OR SAND SLOPE 2% AWAY FROM HOUSE (patio and porches)

Foundation Walls

- F1. DAMPROOFING (where required) ON 8" THK. CONC. FOUNDATION WALL C/W 15 M BARS @ 24" o/c 8/W
- F2. 16"x8" CONC. FOOTINGS C/W 2 (TWO) 15m BARS CONT. 3 IN. FROM BOT. ON UNDISTURBED SOIL (SOLID BEARING)
- F3. 4" PERIMETER DRAIN 3" TIGHT PIPE FOR RWL DRAIN ROCK
- F4. ANCHOR BOLTS @ 4.0 FT. o/c MAX c/w SILL GASKETS
- F5. STEP DOWN TO GARAGE SLAB MAY VARY, VERIFY EXTENT ON SITE
- F6. 2 1/2" EXTRUDED POLYSTYRENE RIGID INSULATION APPLIED TO CONC. FDN. WALL (crawl space only) INSULATION TO EXTEND TO TOP OF 2" CONC. GROUND SEAL

Roofs

- R1. LAMINATED ASPHALT SHINGLES ON 1/2" PLYWOOD SHEATHING OR EQUAL C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) 14 1/2" FIBREGLASS LOOSE FILL INSULATION (ALLOW FOR SETTLING) OR R-40 FIBREGLASS BATT INSULATION 6 MIL POLY V.B. 5/8" GYPSUM BOARD
- R2. LAMINATED ASPHALT SHINGLES ON 1/2" PLYWOOD SHEATHING OR EQUAL C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) VENTED ALUMINUM SOFFIT
- R3. PROVIDE 2 1/2" (63mm) CLEAR BETWEEN INSULATION AND SHEATHING. (min. R-20 @ roof-wall connection)
- R4. EAVE PROTECTION CONT. UP ROOF SLOPE FOR 12" PAST EXTERIOR WALL
- R5. PROVIDE 1 SQ.FT. ATTIC VENT PER 300 SQ.FT. OF INSULATED AREA MIN. 25% OF REQUIRED TO BE @ TOP AND BOTTOM (to comply w/ B.C. bldg. code 9.19.1)
- R6. PRE-FN. ALUMINUM FASCIA GUTTER 2"x8" FASCIA BD. 2"x4" SUB. FASCIA BD. UNVENTED ALUMINUM SOFFIT TO COMPLY W/ B.C. BLDG. CODE 9.10.15.5.(11) (verify material)
- R7. PRE-FN. ALUMINUM FASCIA GUTTER 2"x8" FASCIA BD. 2"x4" SUB. FASCIA BD. VENTED ALUMINUM SOFFIT (see contractor)

Ceiling

- C1. BCBC TABLE A-9.10.3.1.A M2 ASSEMBLY 2/ 5/8" X-TYPE GYPSUM BOARD 6 MIL POLY V.B. ON U.S. OF WD. TRUSSES (on rated ceiling in suite) 1.0 F.R.R

PROFESSIONAL SEALS

CONSULTANTS

LIST OF DRAWINGS

A1	General Notes
A2	Siteplan
A3	Elevations Front & Right
A4	Elevations Left & Rear
A5	Foundation Plan
A6	Crawlspace Plan
A7	Main Floor Plan
A8	Upper Floor Plan
A9	Section
D1	Rainscreen Details
D2	Rainscreen Details

ISSUED/REVISED

No.	DATE	ISSUED/REVISED
01	03/08/19	Client Check-Set
02	03/14/19	For B.P. Submission
03		
04		
05		
06		
07		
08		

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SHT. NO. **A9 OF A9**
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SCALE **As Shown**
DRAWN **N.S.**
REVIEWED BY **J.T.E.**

PROJECT **Proposed Residence:
Langdon Weir
Construction Ltd.
Lot 36 Latoria Rise
3515 Paperbark Cres.
Langford, B.C.**