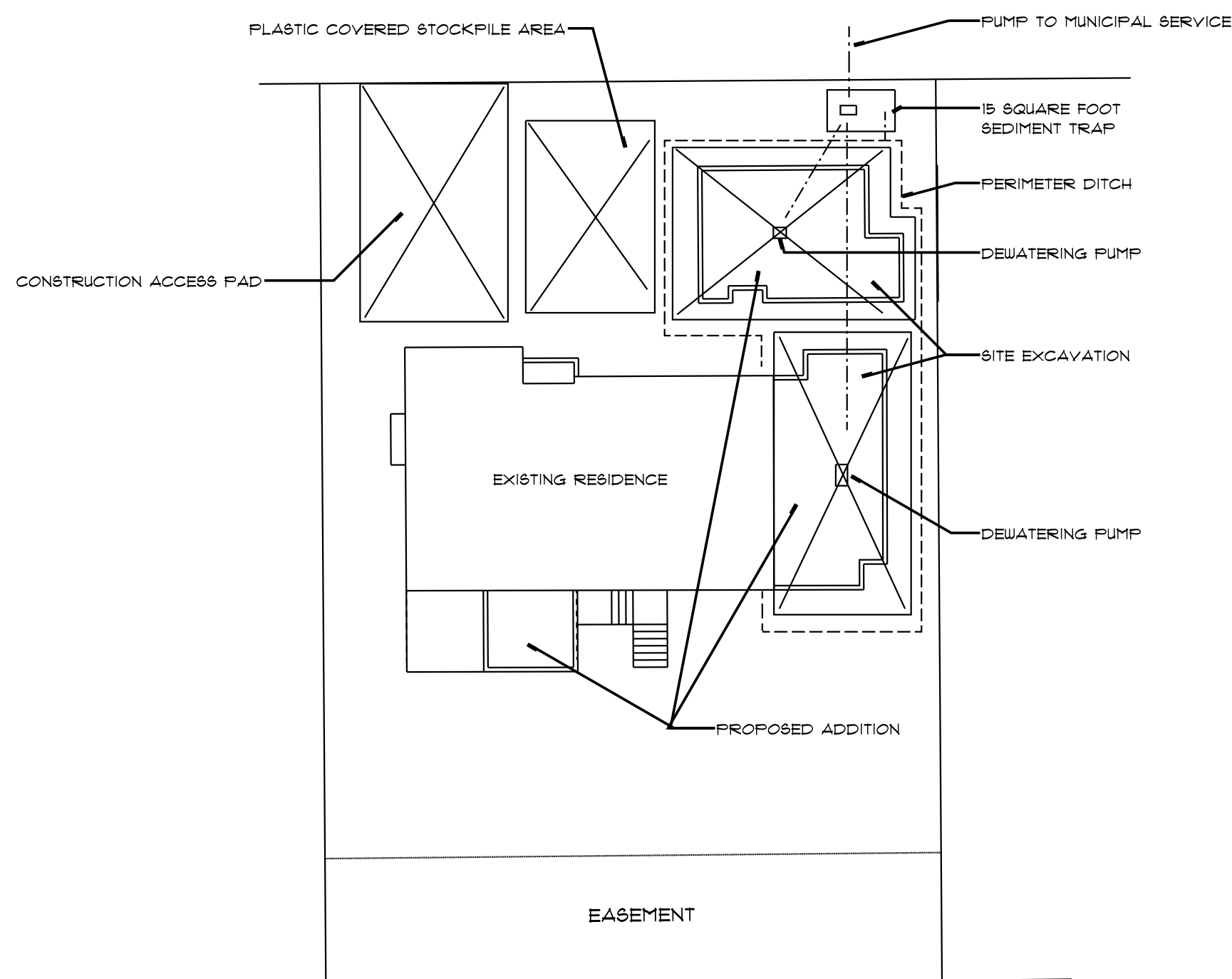


LANGDALE DRIVE



LEGAL DESCRIPTION

PLAN OF LOT 11 OF LOT 1, BLOCKS 2 TO 4,
DISTRICT LOT 596, PLAN 8814

P.I.D. 008-931-141

SITE STATISTICS

LOT ZONE.....R8 3

LOT AREA.....1,599.0 SQUARE FEET

SITE COVERAGE ALLOWED.....2,659.65 SQUARE FEET
PROPOSED.....2,056.95 SQUARE FEET

FLOOR SPACE RATIO ALLOWED.....3,009.65 SQUARE FEET
PROPOSED.....2,251.04 SQUARE FEET

ELEVATIONS:

ROOF RIDGE.....480.31'

ROOF EAVE.....475.12'

TOP OF MAIN FLOOR WALL.....471.62'

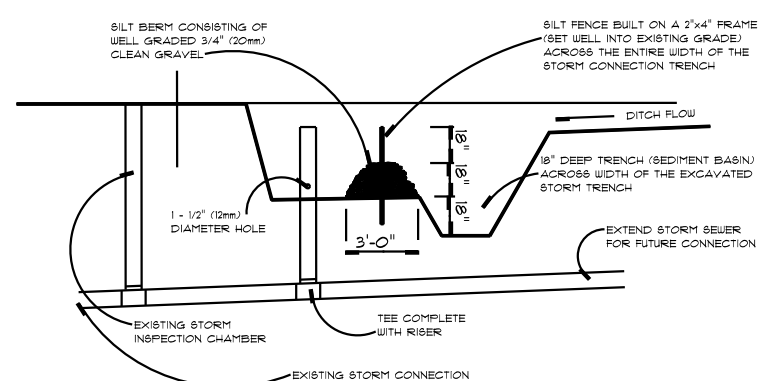
TOP OF MAIN FLOOR.....466.54'

TOP OF LOWER FLOOR.....458.52'

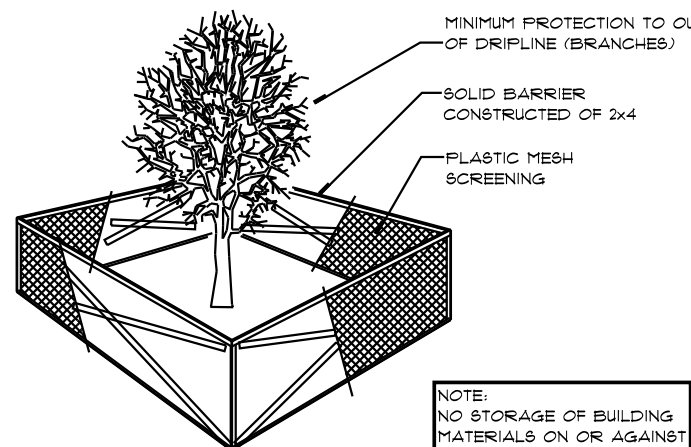
GARAGE ROOF RIDGE.....

TOP OF GARAGE WALL.....474.00'

TOP OF GARAGE SLAB.....464.00'



STORM SEWER SERVICE CONNECTION

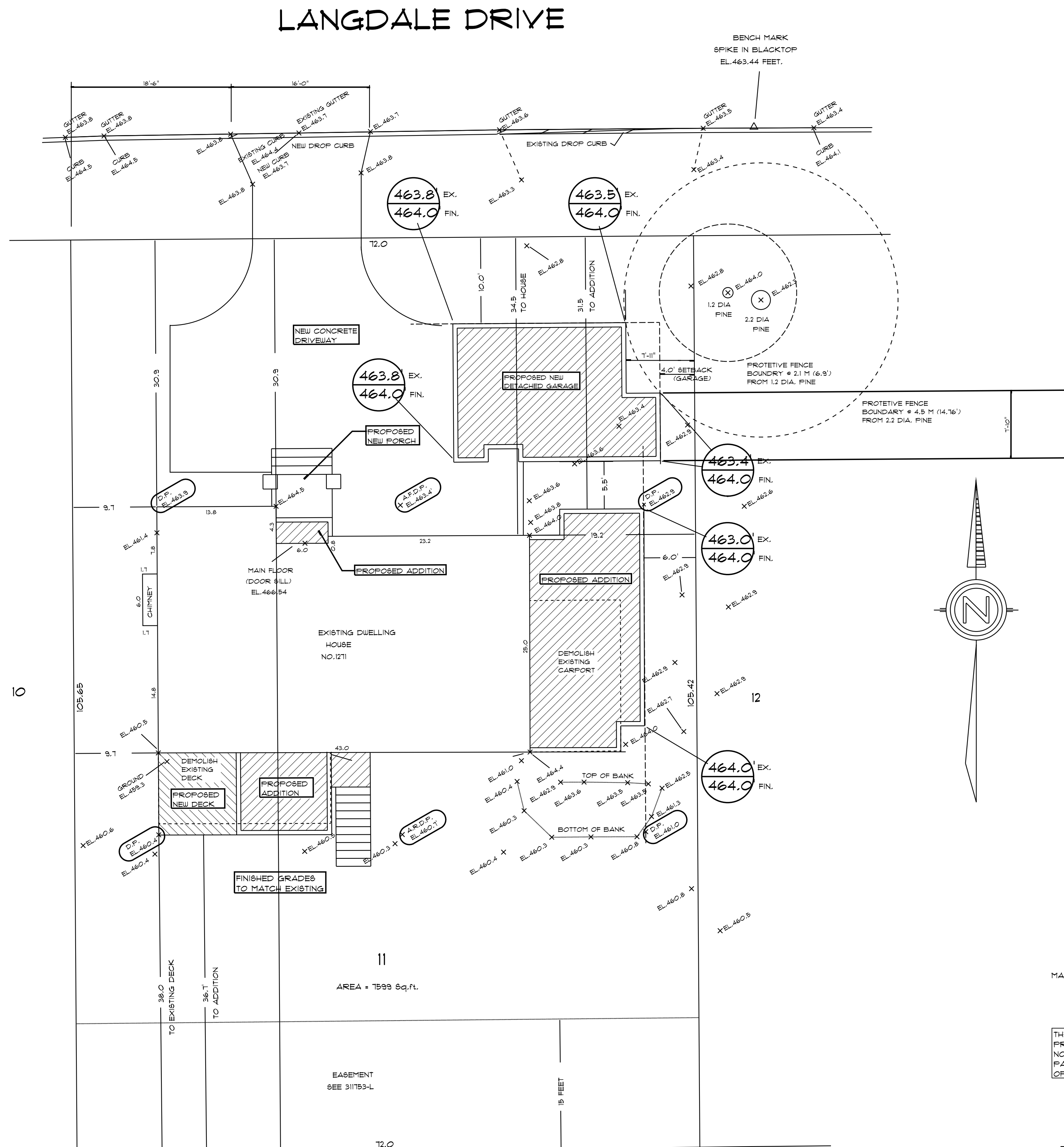


TREE PROTECTION DISTANCE TABLE

Trunk Diameter	Trunk Diameter	Minimum Protection Required
24"	18"	Distance From Trunk
20"	8"	0.4' 1.2 M 3.94 ft.
28"	10"	0.8' 1.8 M 4.92 ft.
30"	12"	1.0' 1.8 M 5.90 ft.
38"	14"	1.2' 2.1 M 6.9 ft.
40"	16"	1.3' 2.4 M 7.87 ft.
45"	18"	1.5' 2.7 M 8.86 ft.
50"	20"	1.7' 3.0 M 9.84 ft.
55"	22"	1.9' 3.3 M 10.83 ft.
60"	24"	2.0' 3.6 M 11.81 ft.
75"	30"	2.5' 4.5 M 14.76 ft.
90"	36"	3.0' 5.0 M 16.40 ft.
100"	40"	3.3' 6.0 M 19.69 ft.

SEDIMENT AND EROSION CONTROL PLAN

SCALE 1/16"=1'-0"

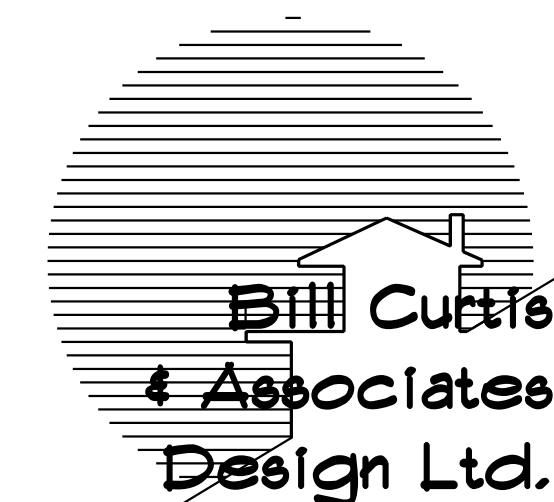


SITE PLAN

SCALE 1/8"=1'-0"

MARCH 2009 GENERAL REVISIONS
REVISIONS

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Phone 604-986-4550
Fax 604-986-4555
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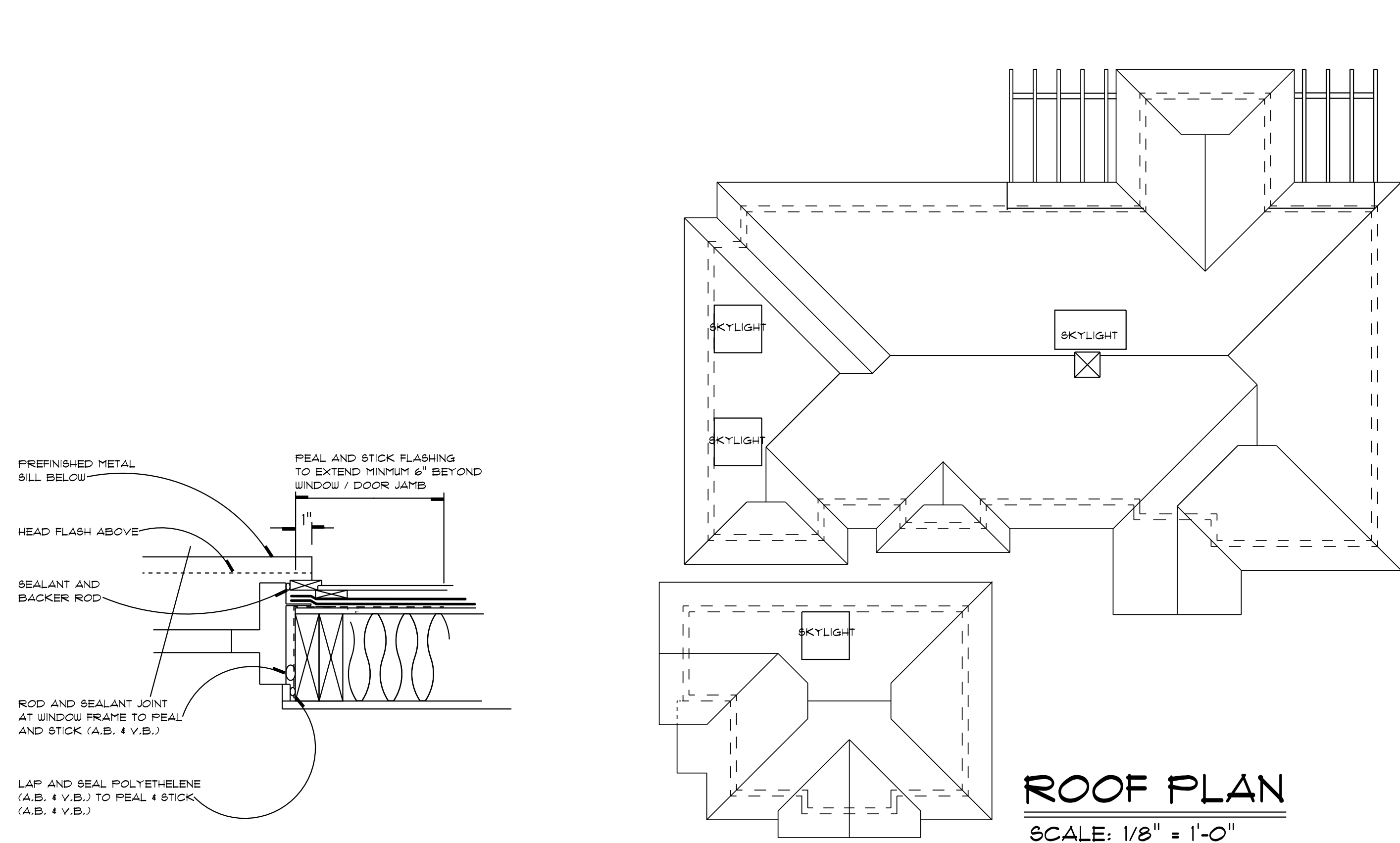
51 Lonsdale Avenue
North Vancouver, BC V7M 2E5

SITE & SITE PREP.
Drawing PLANS

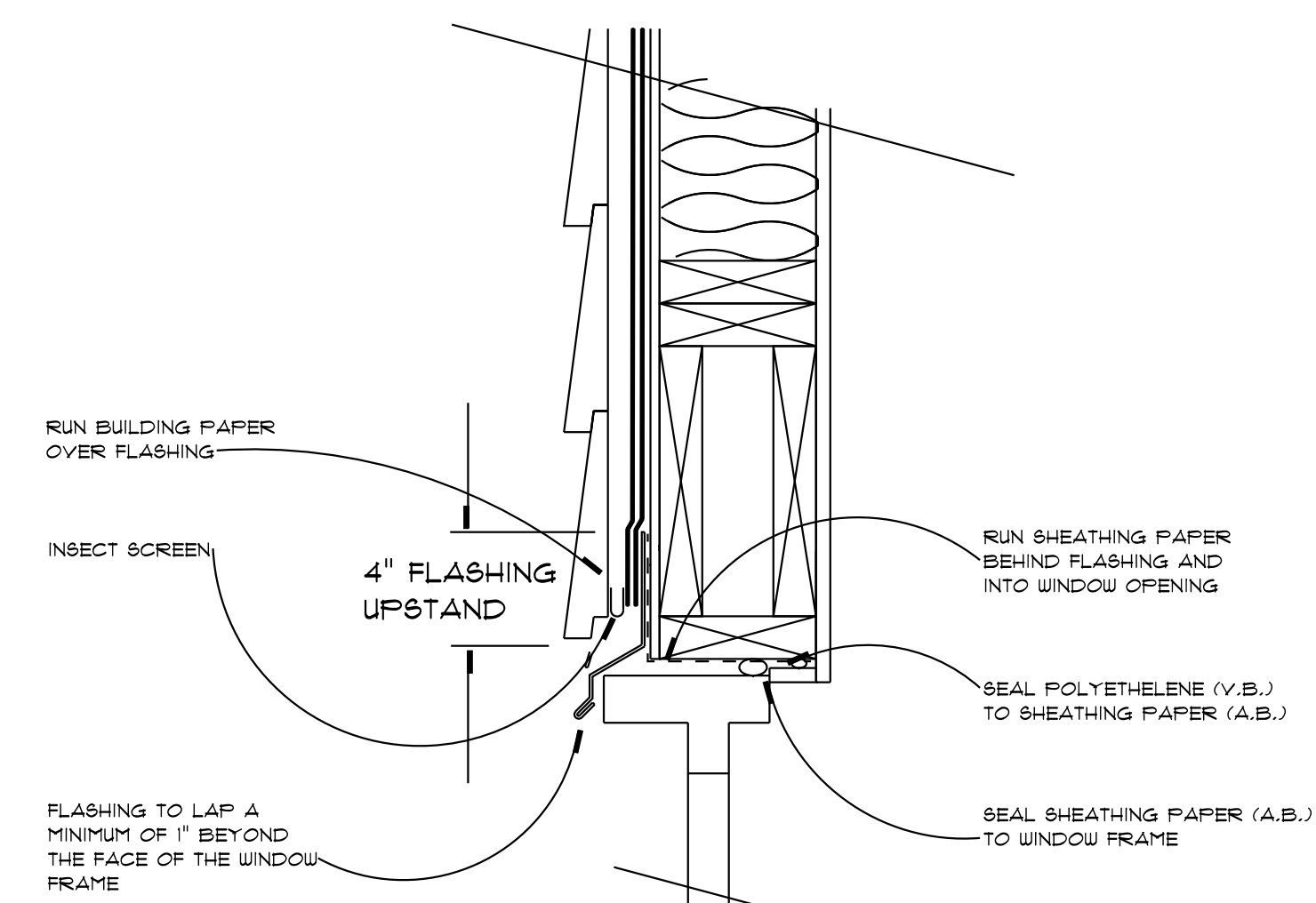
Drawn By BC Date FEB. '09

Scale 1/8"=1'-0"

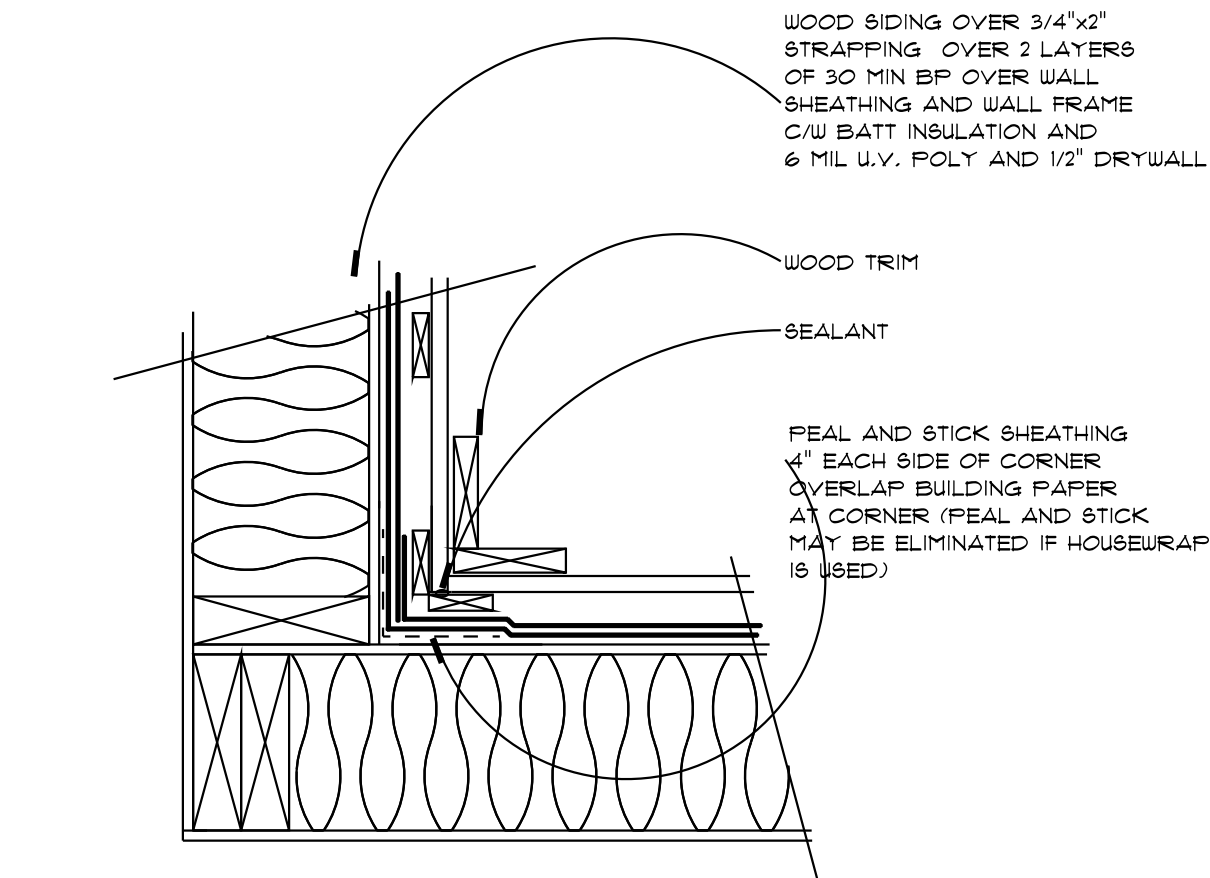
Project LACK RENOVATION AT
1271 LANGDALE DRIVE
NORTH VANCOUVER



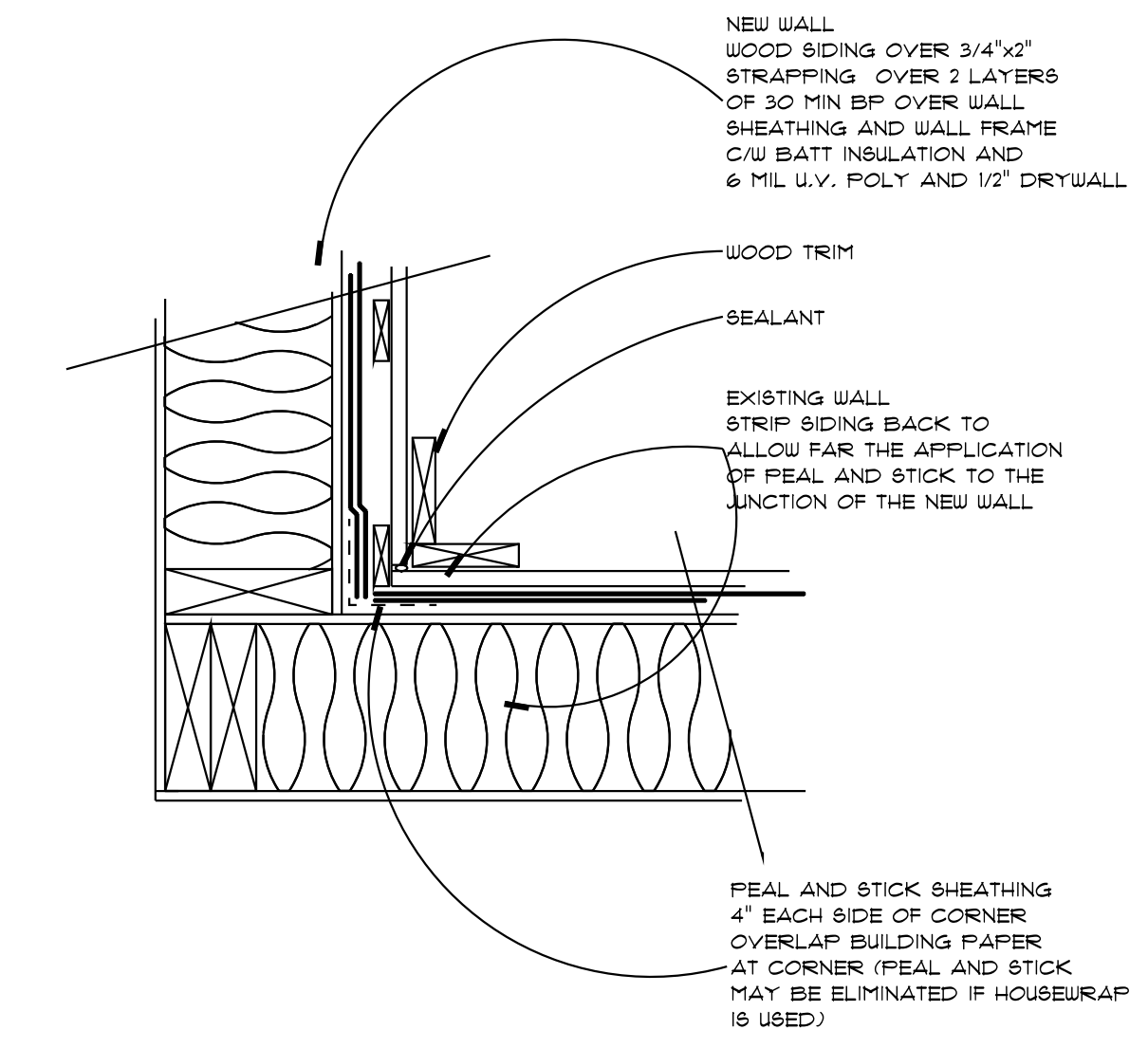
WINDOW JAMB DETAIL



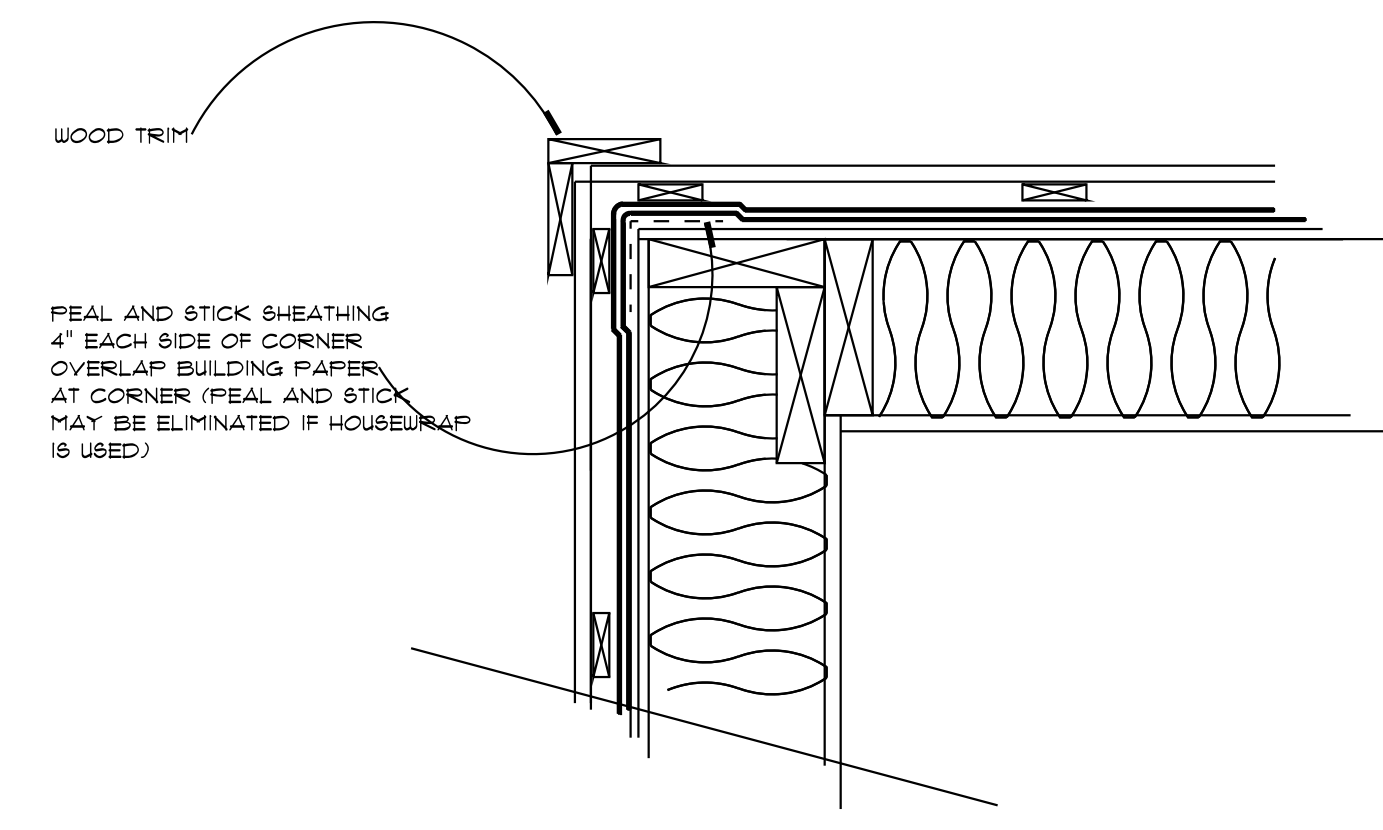
WINDOW HEAD & SILL DETAIL



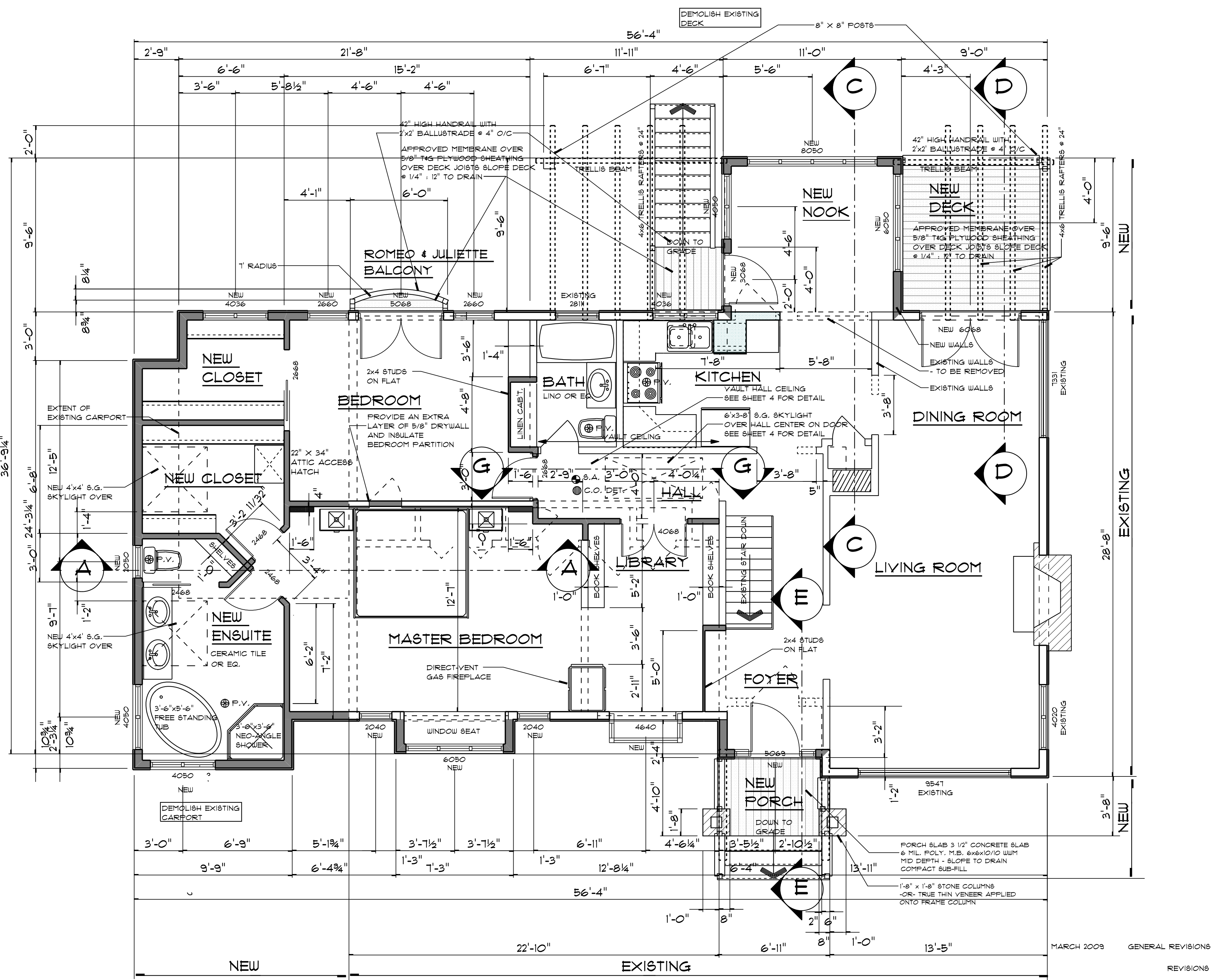
INTERIOR CORNER DETAIL



INTERIOR CORNER DETAIL



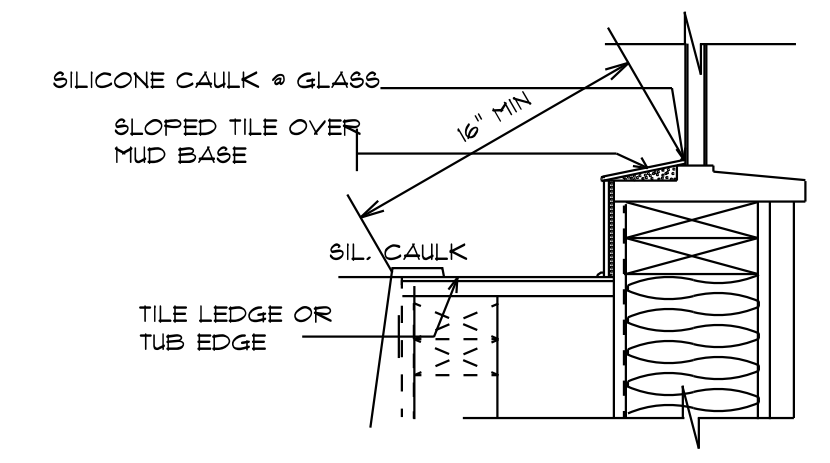
EXTERIOR CORNER DETAIL



MAIN FLOOR PLAN

1,149.40 SQUARE FEET + 456.50 SQUARE FOOT ADDITION
= 1,605.90 SQUARE FEET

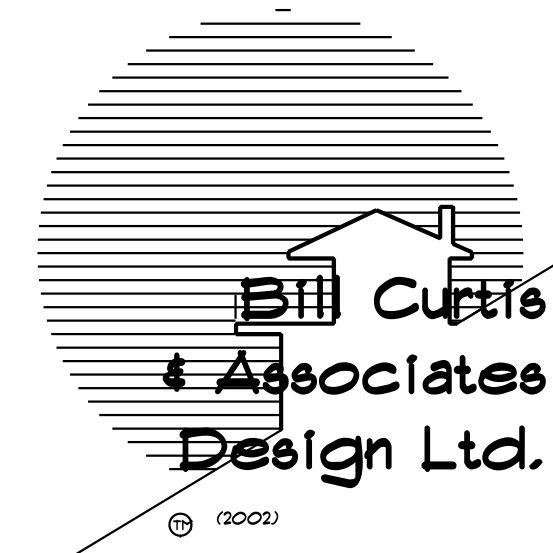
NOTE:
CONFIRM ALL EXISTING
WALL DIMENSIONS ON SITE



WINDOW LEDGE
@ TUB/SHOWER

NTS.

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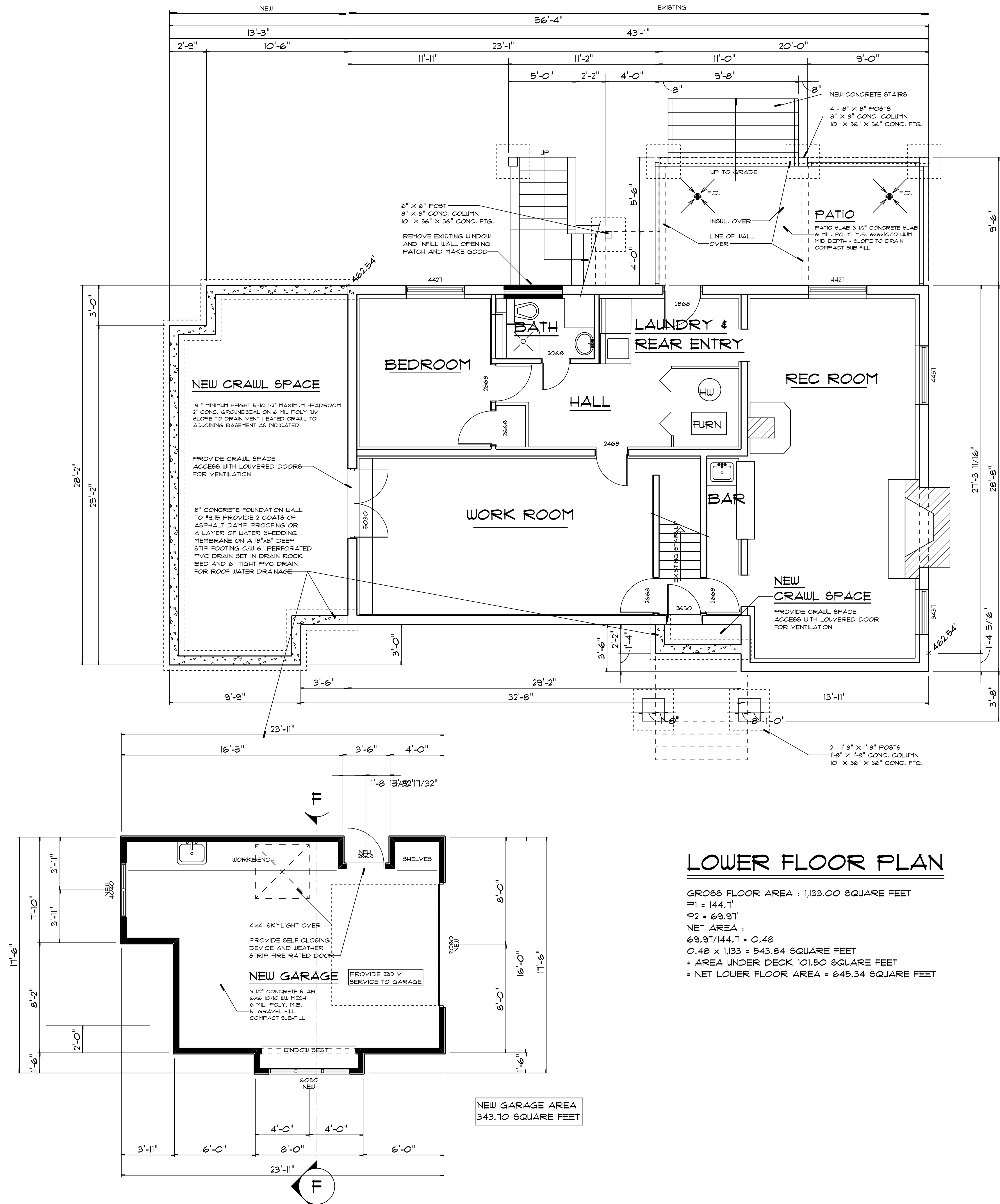


Phone 604-986-4550
Fax 604-986-4555
billcurtiadesign@yahoo.ca
51 Lonsdale Avenue
North Vancouver, BC V7M 2E5

MAIN FLOOR PLAN
Drawing ROOF PLAN & DETAILS

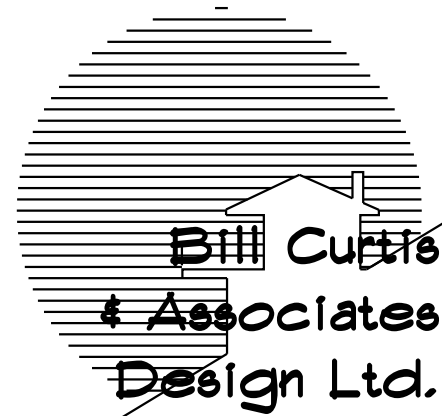
Drawn By BC Date FEB. '09
Scale 1/4"=1'-0" OR
AS NOTED

Project
LACK RENOVATION AT
1271 LANGDALE DRIVE
NORTH VANCOUVER

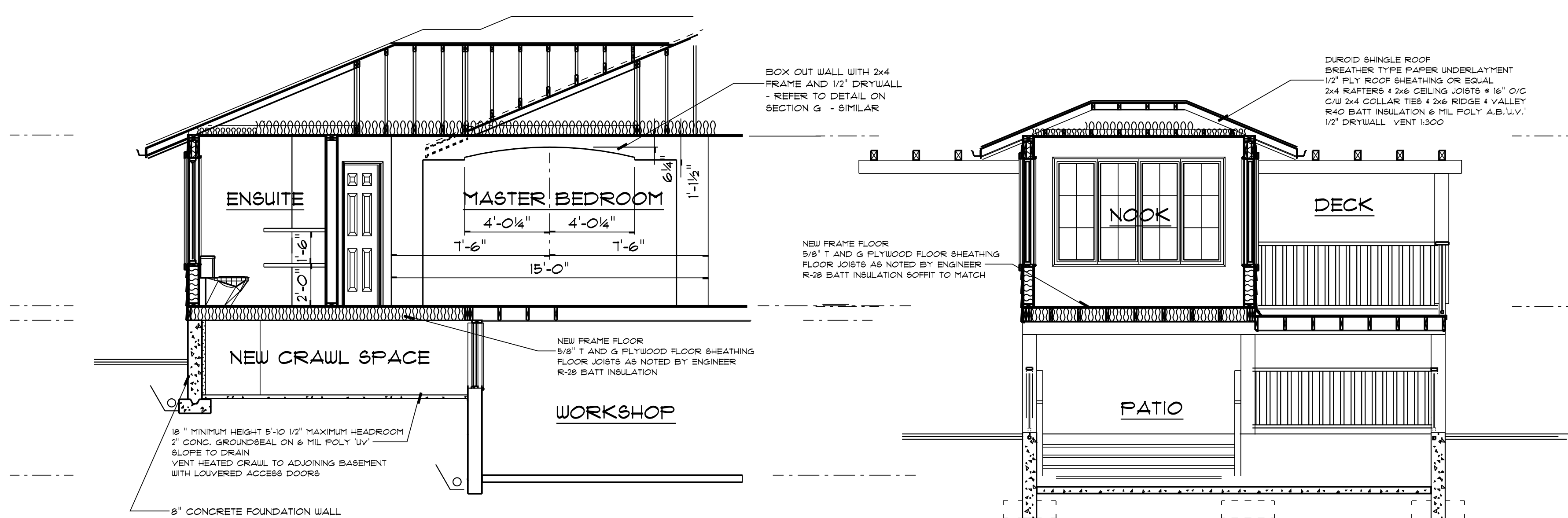


LOWER FLOOR PLAN

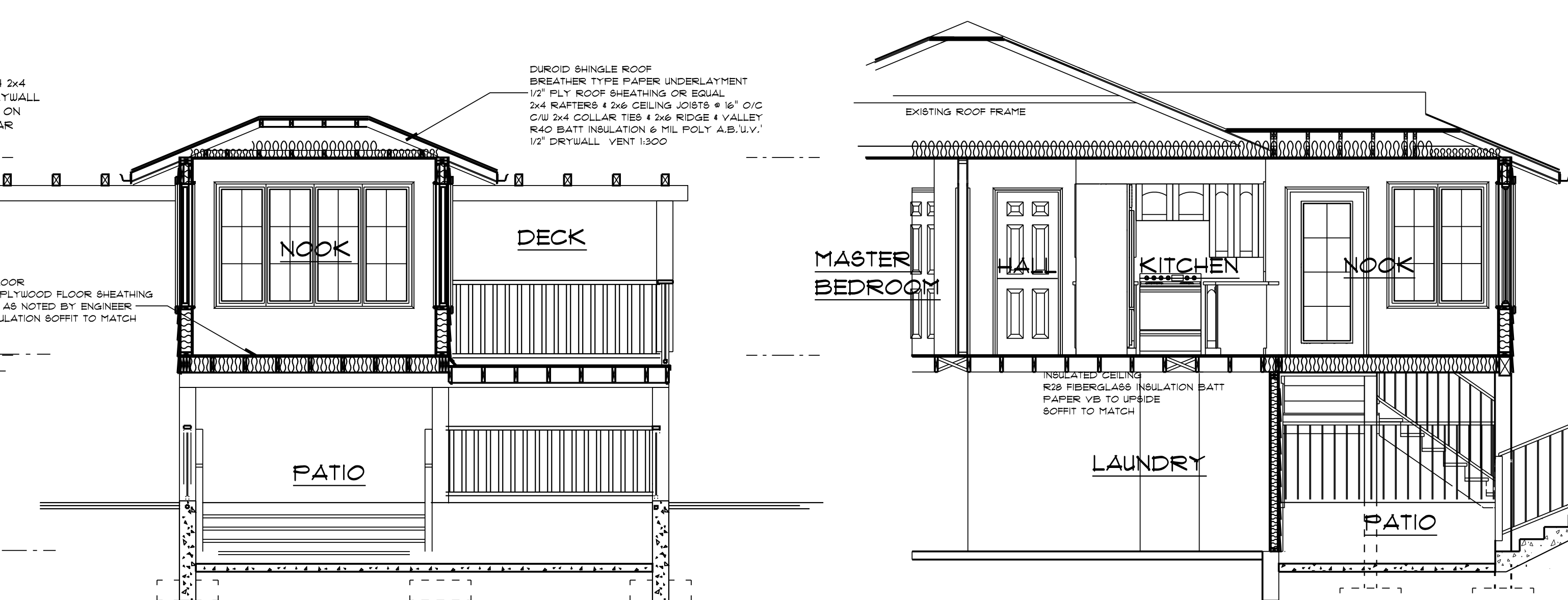
GROSS FLOOR AREA : 1,133.00 SQUARE FEET
F1 = 144.7'
F2 = 69.97'
NET AREA :
69.97/144.7 = 0.48
0.48 x 1,133 = 543.84 SQUARE FEET
+ AREA UNDER DECK 101.50 SQUARE FEET
= NET LOWER FLOOR AREA = 645.34 SQUARE FEET



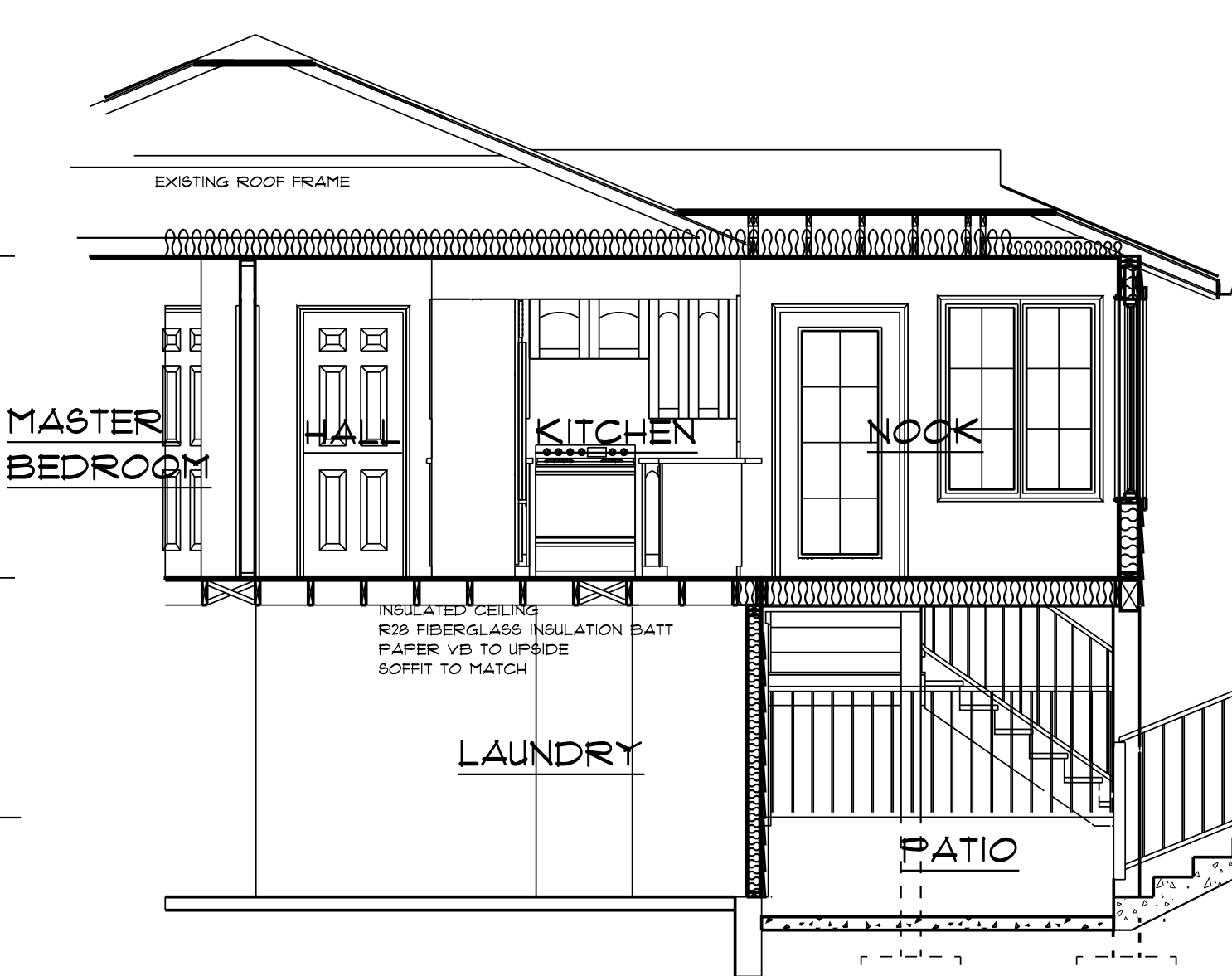
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Fax 604-986-4555
billcurtisdesign@yahoo.ca
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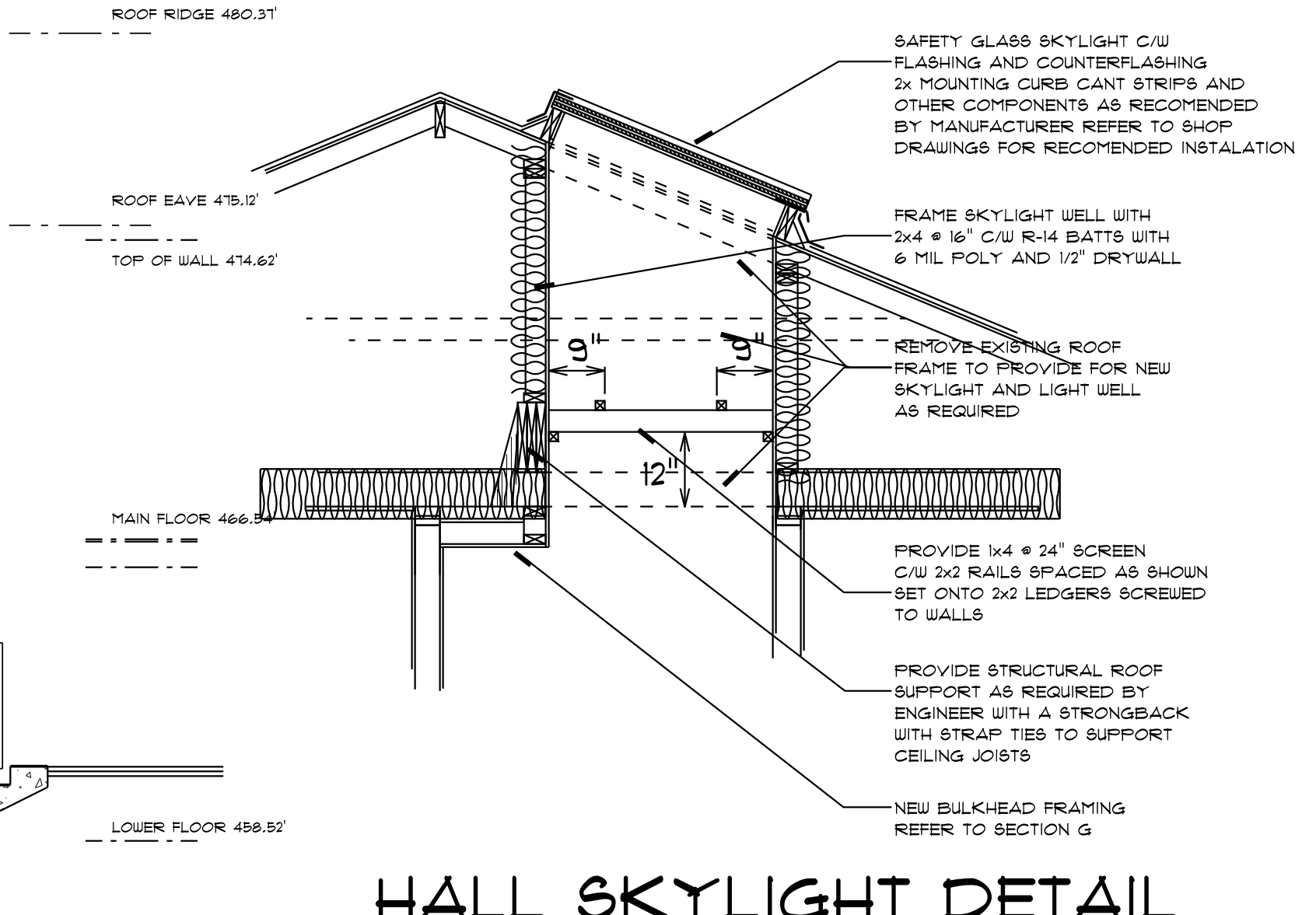
SECTION A



SECTION B

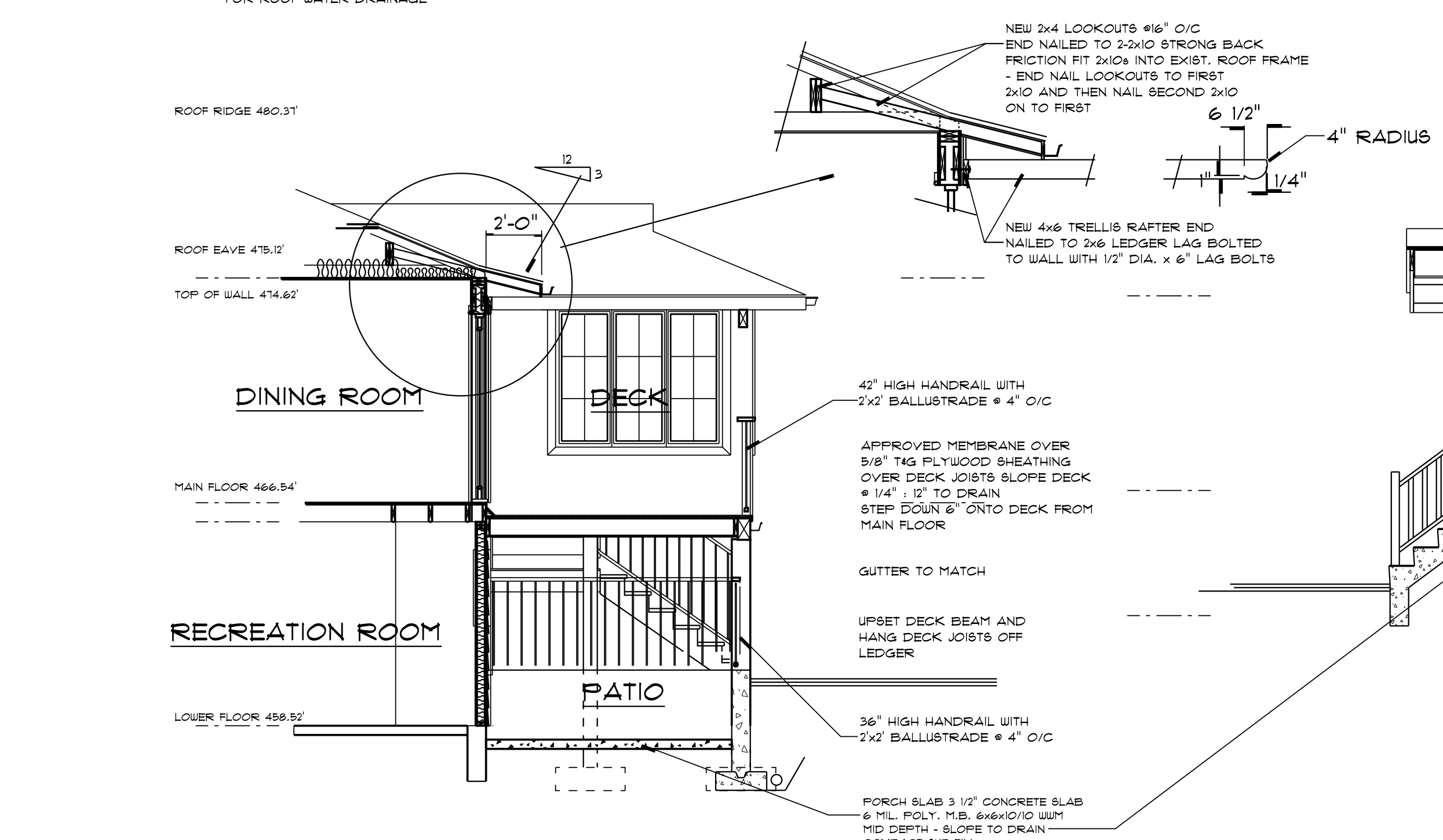


SECTION C

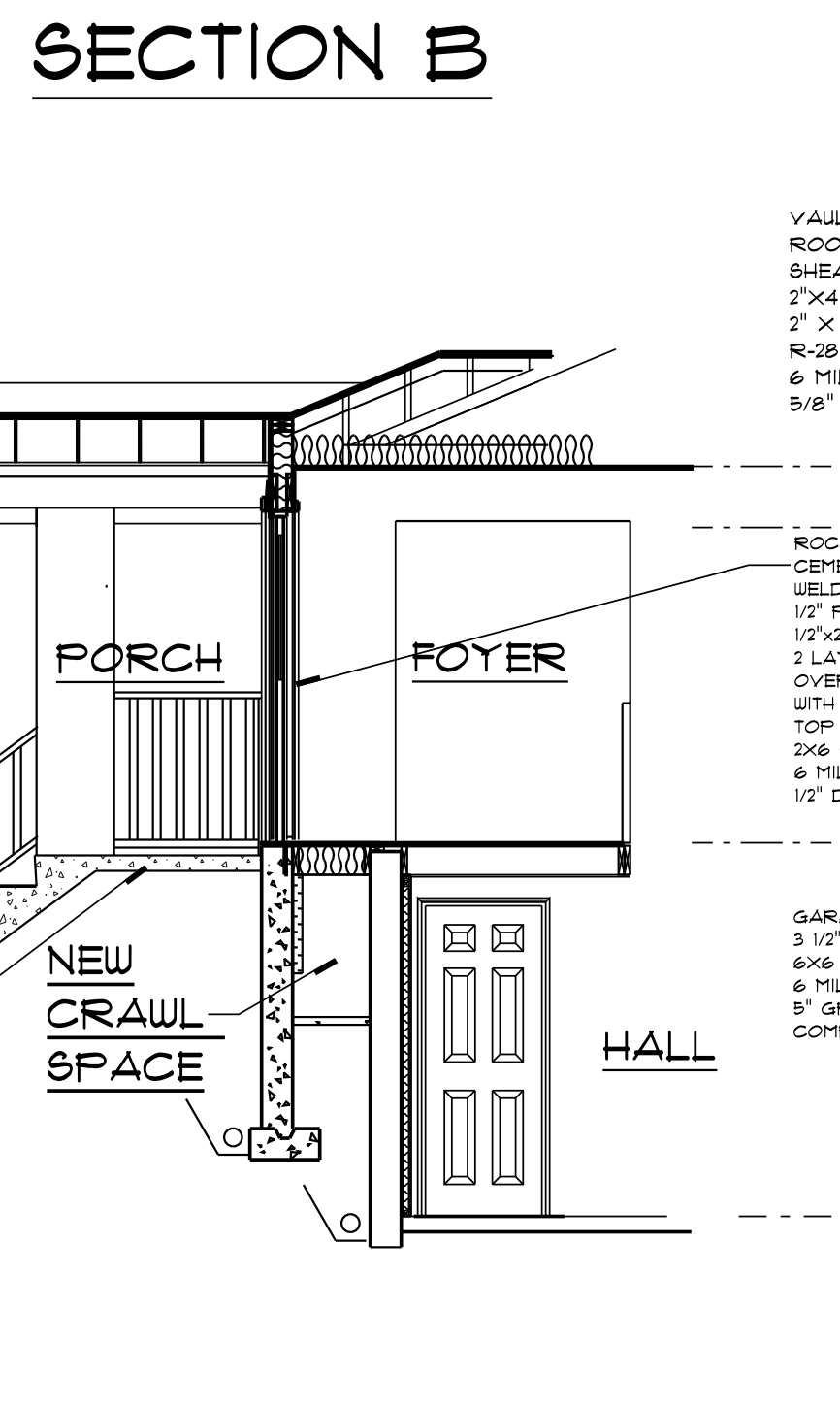


HALL SKYLIGHT DETAIL

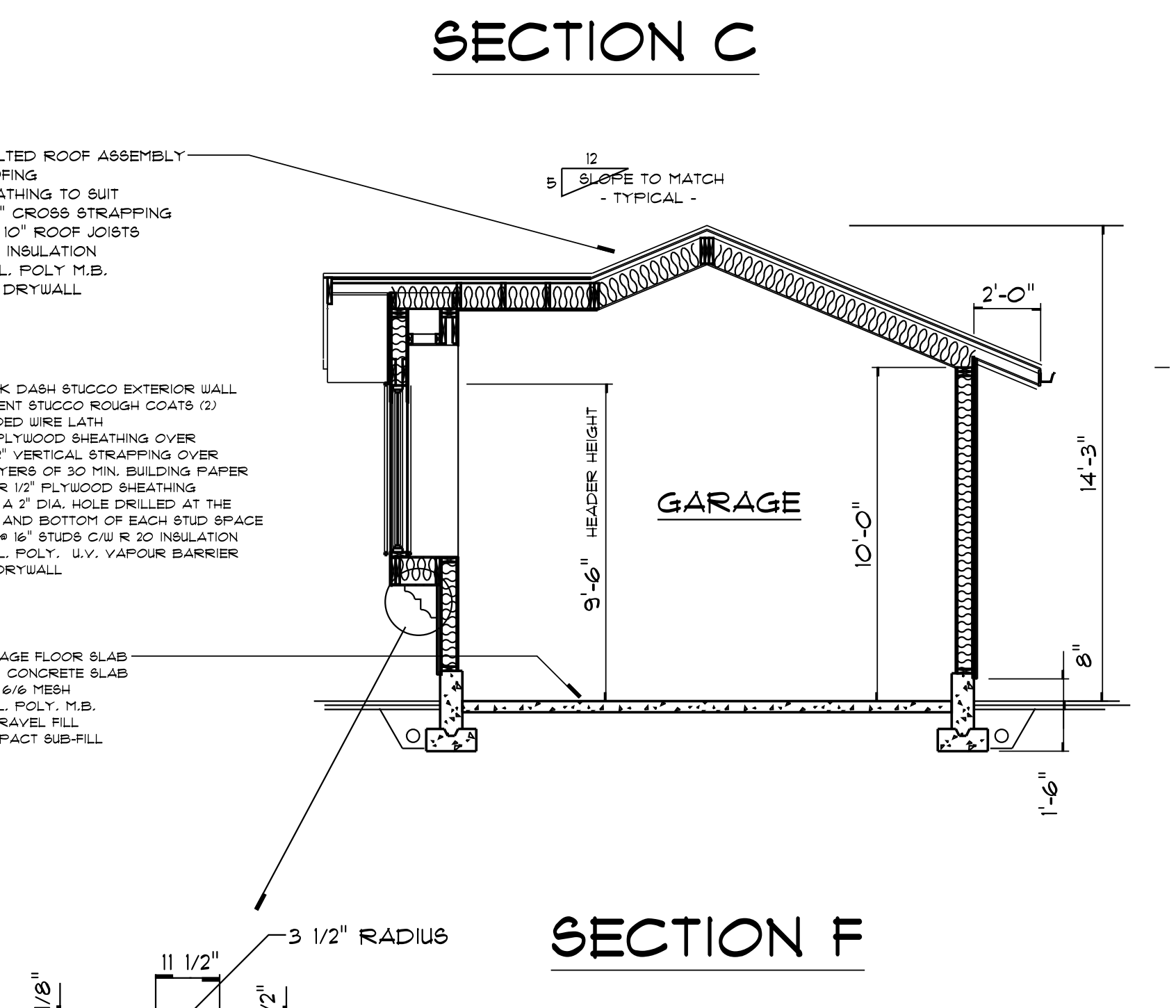
SCALE : 1/2" = 1'-0"



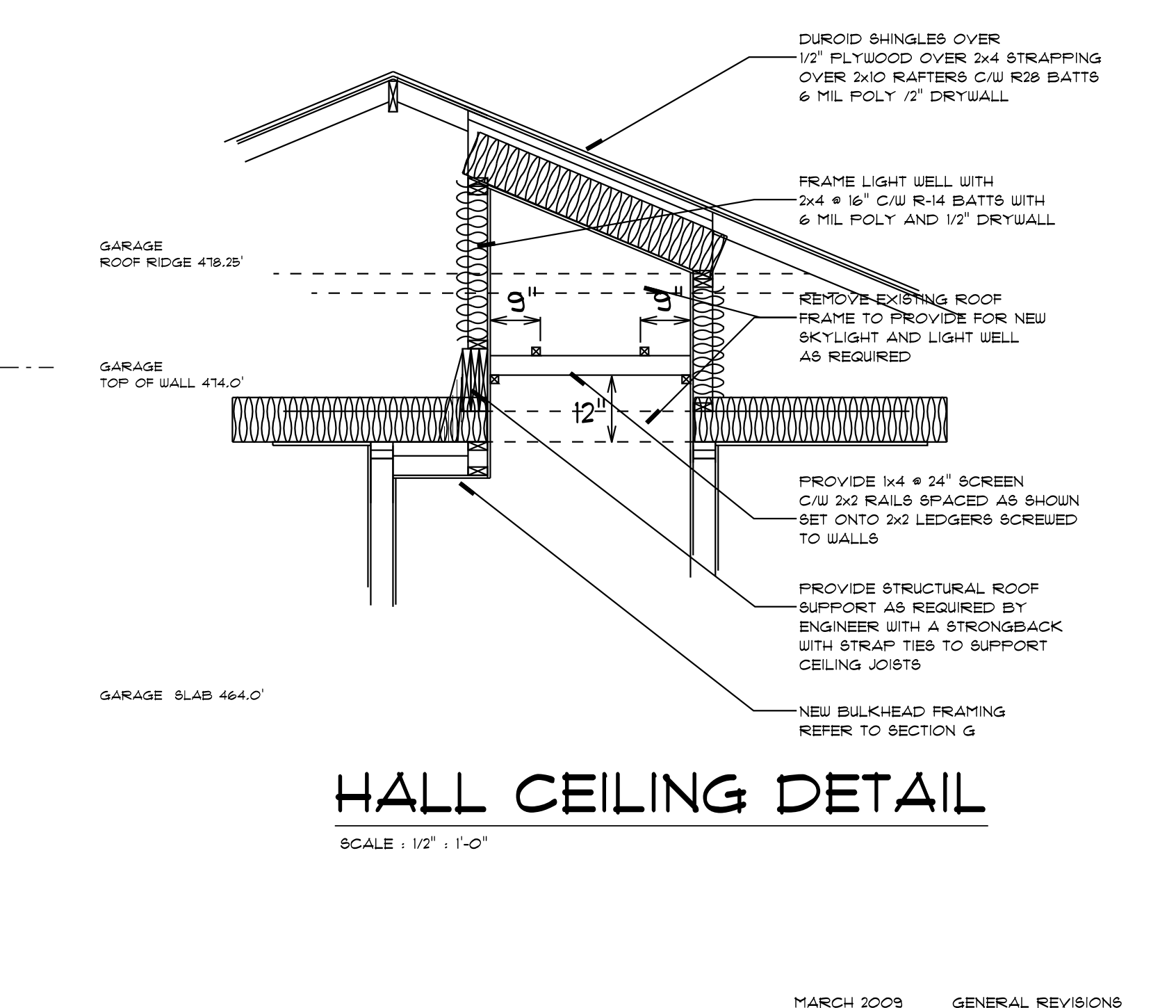
SECTION D



SECTION E

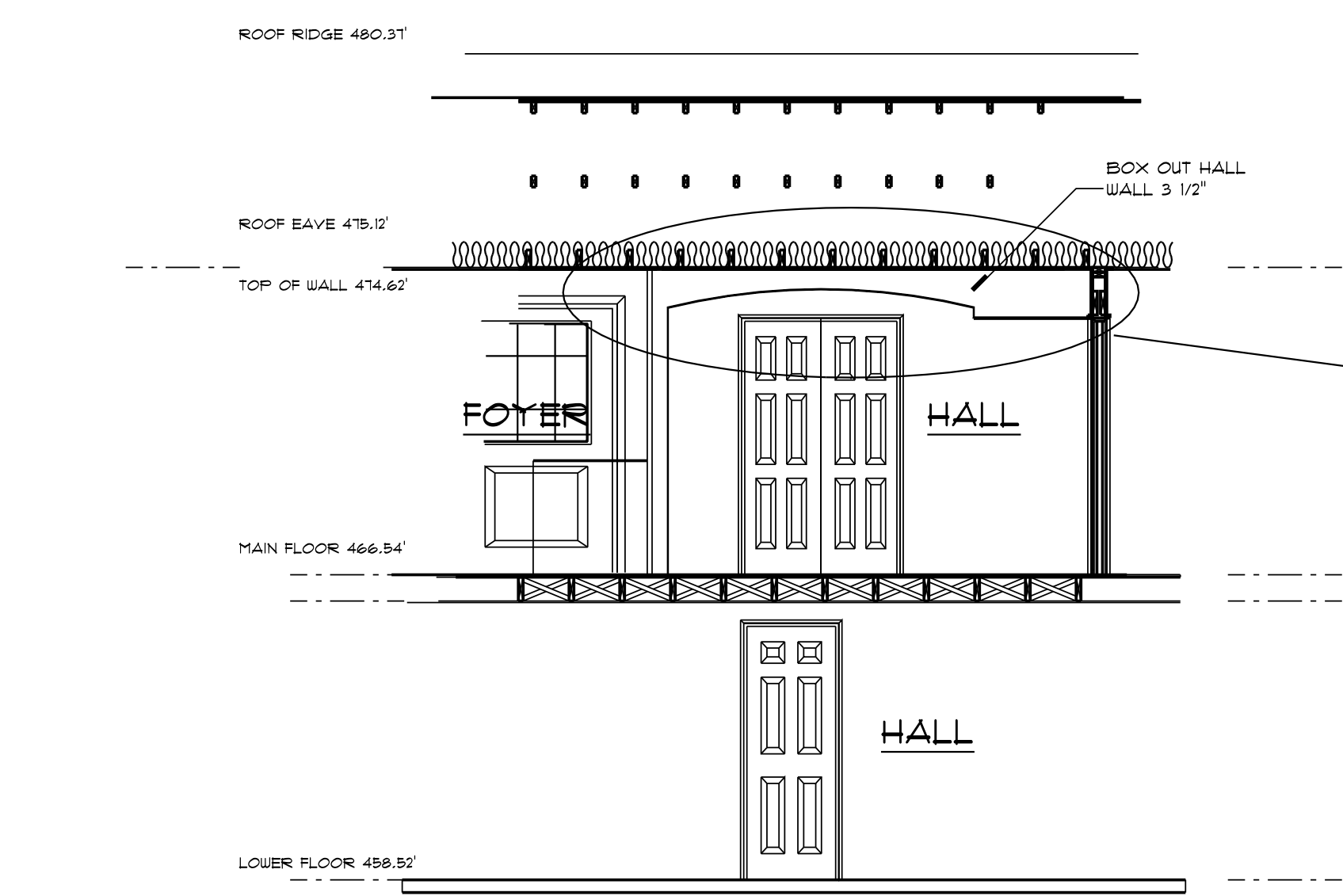


SECTION F

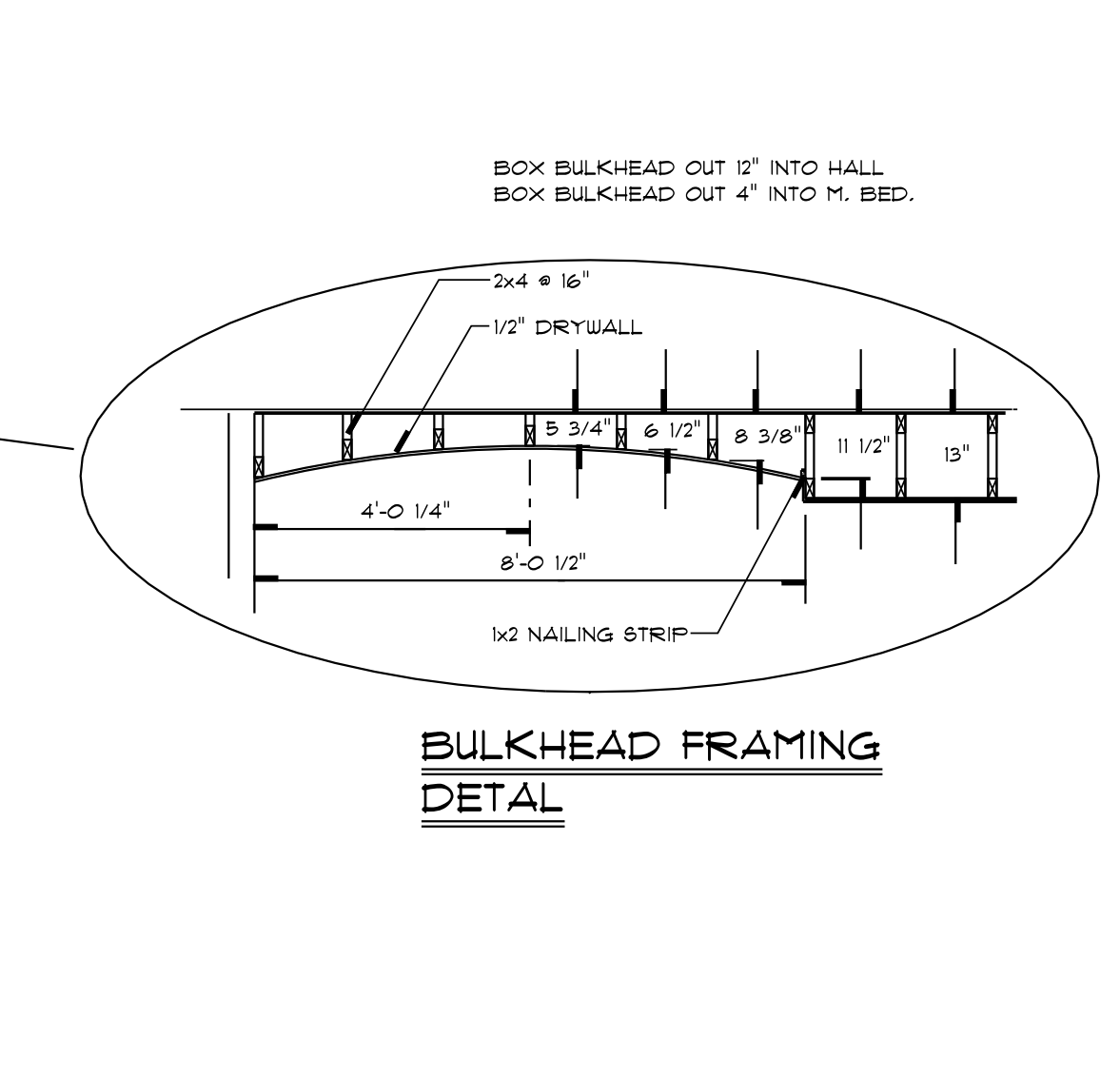


HALL CEILING DETAIL

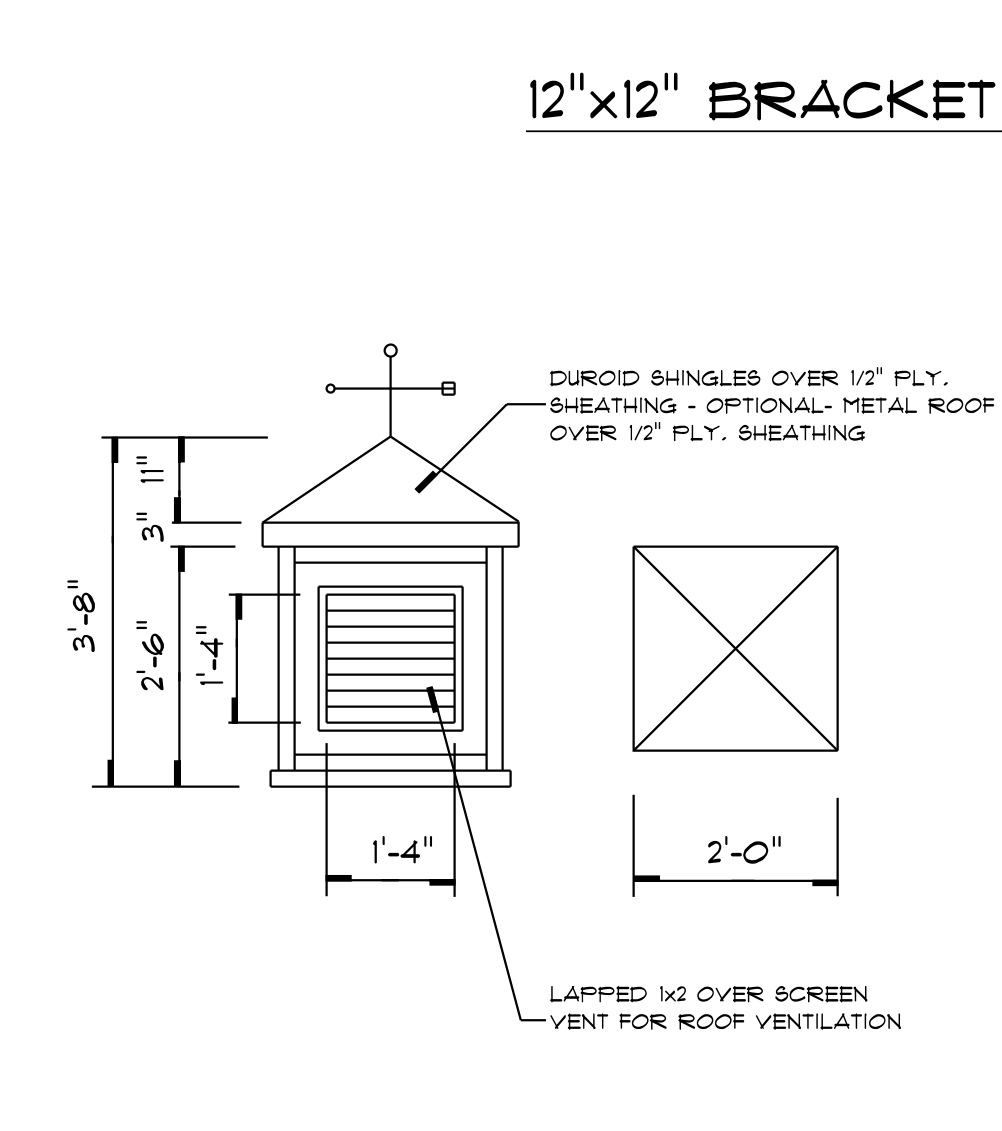
SCALE : 1/2" = 1'-0"



SECTION G

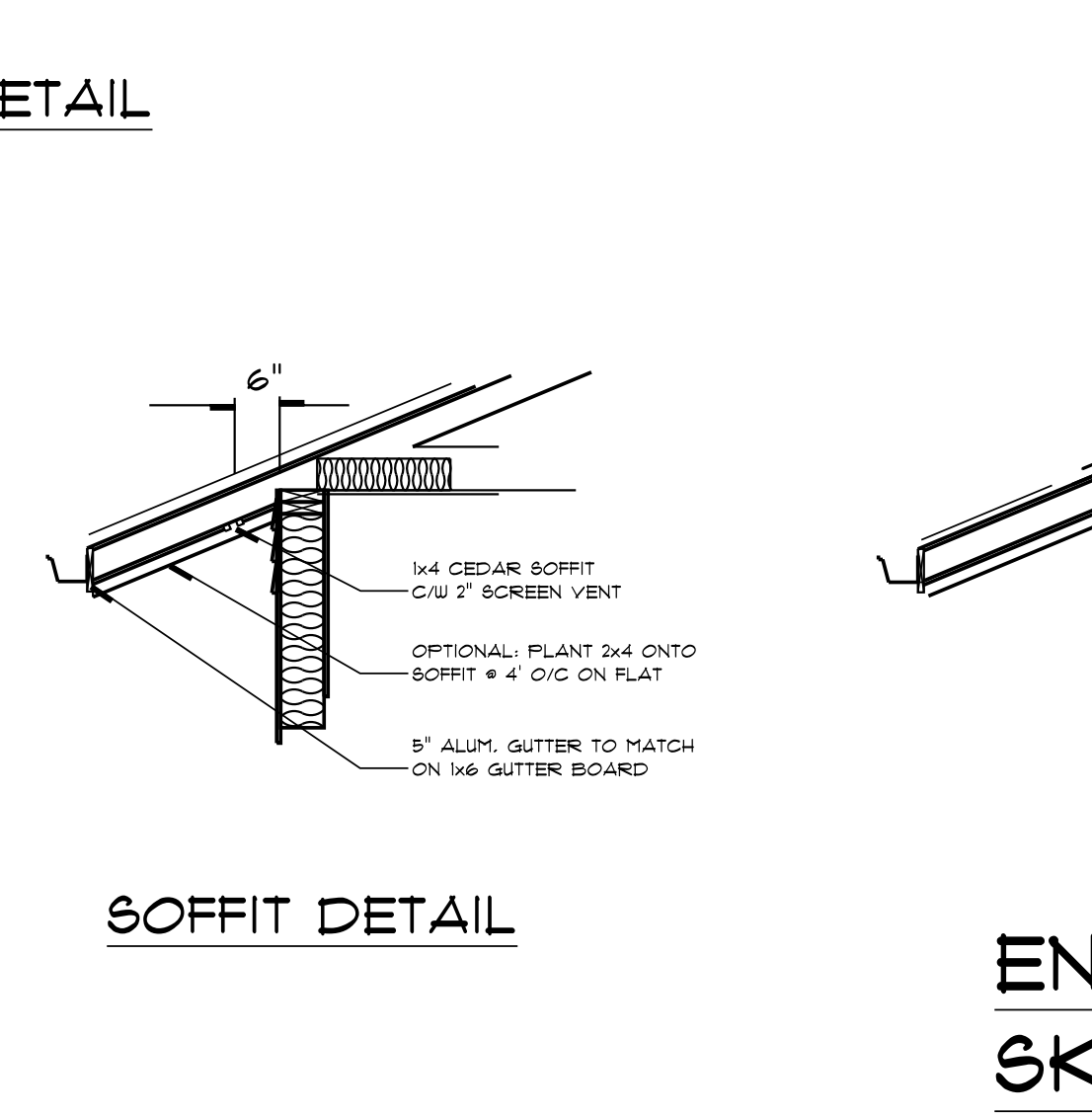


BULKHEAD FRAMING DETAIL

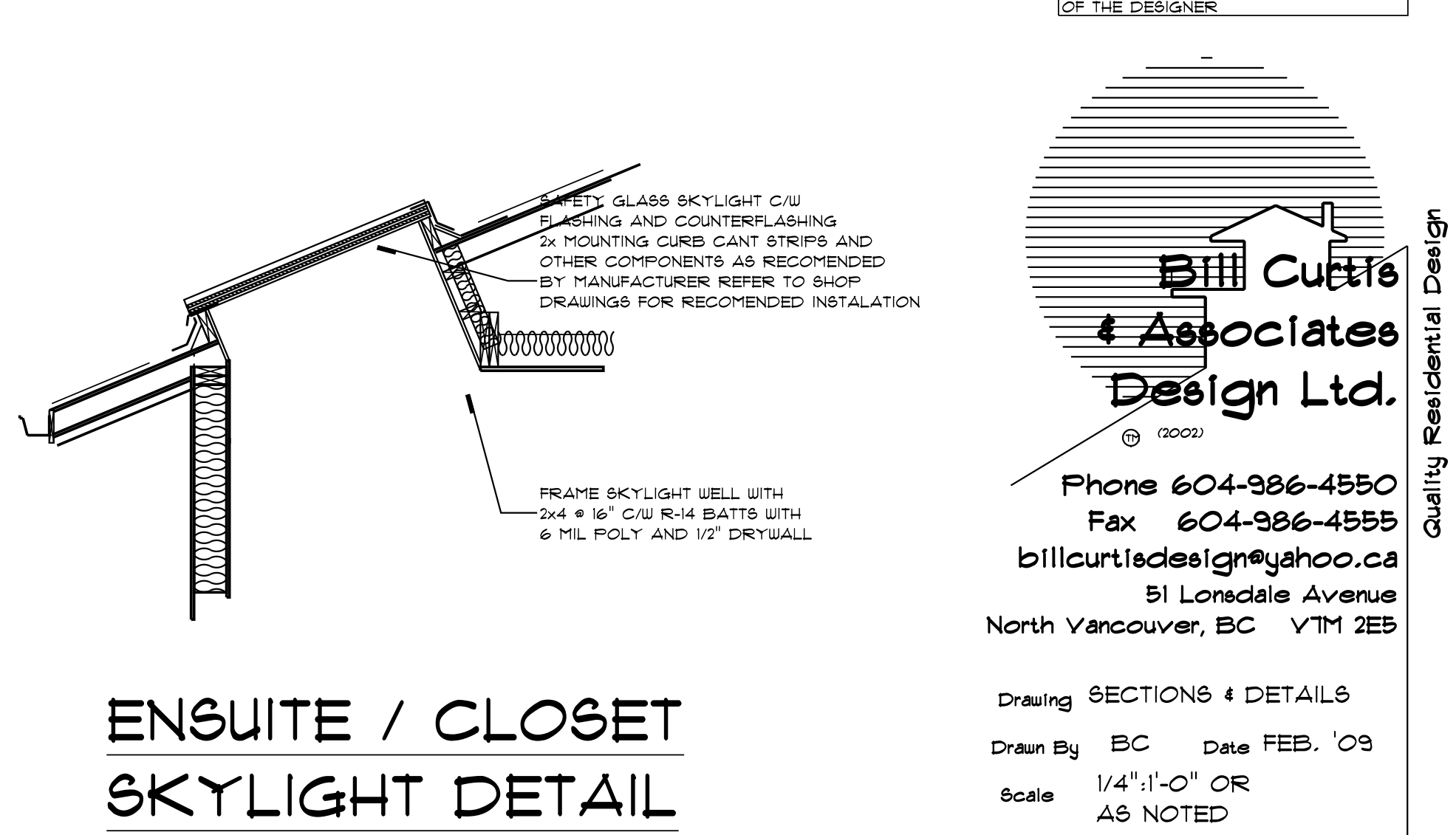


CUPOLA DETAIL

12"x12" BRACKET DETAIL



SOFFIT DETAIL



ENSUITE / CLOSET SKYLIGHT DETAIL

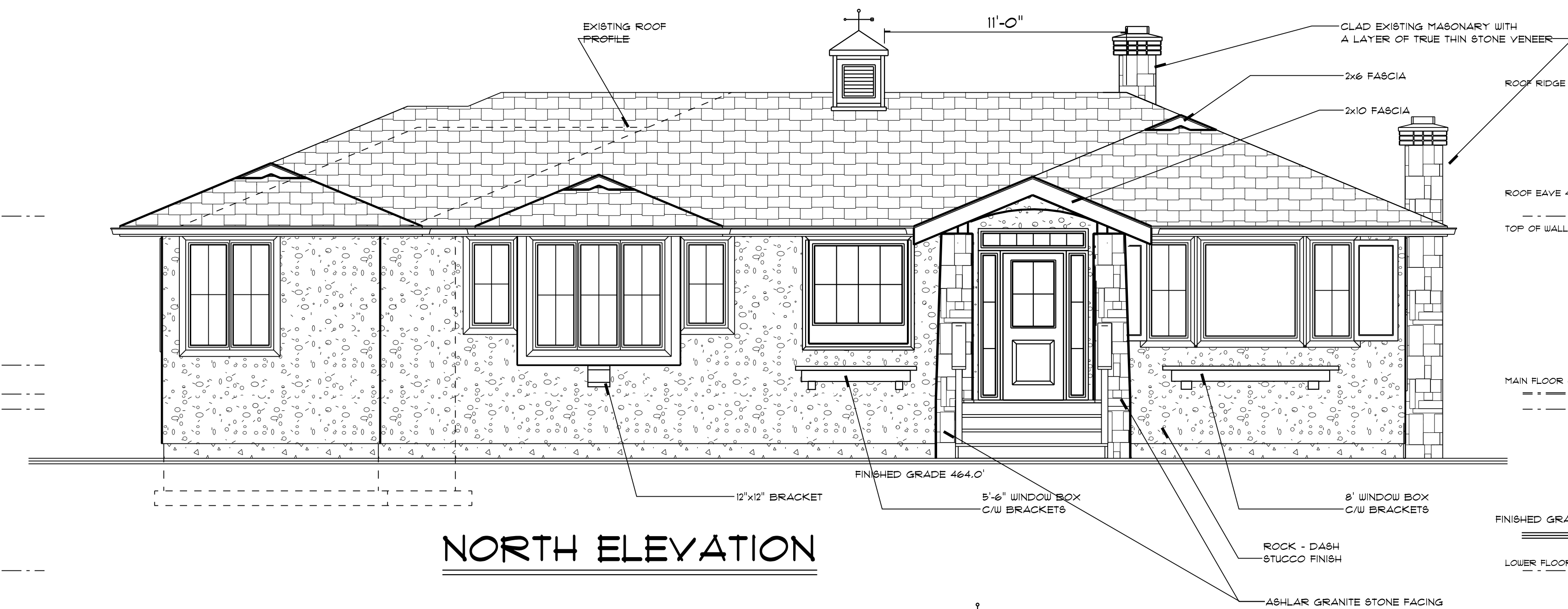
SCALE : 1/2" = 1'-0"

REVISIONS	GENERAL REVISIONS	DATE
		MARCH 2009

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Bill Curtis & Associates Design Ltd.
 (2009)
 Phone 604-986-4550
 Fax 604-986-4555
 billcurtisdesign@yahoo.ca
 51 Lonsdale Avenue
 North Vancouver, BC V7M 2E5

Drawing SECTIONS & DETAILS
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NORTH ELEVATION



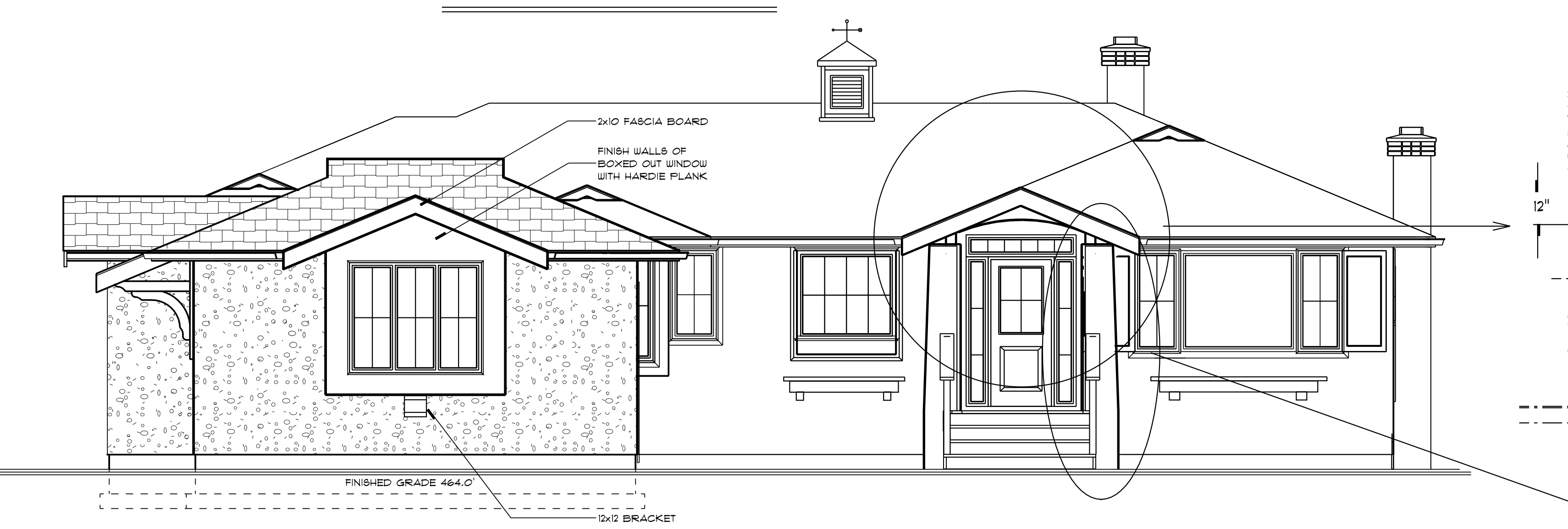
EAST ELEVATION



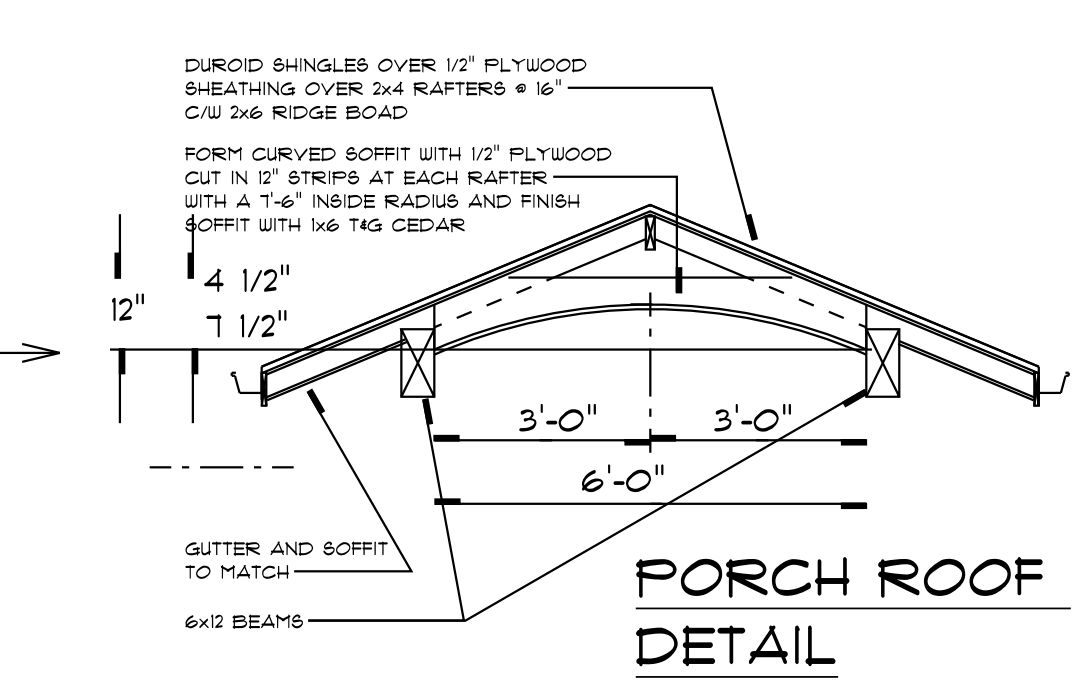
WEST ELEVATION



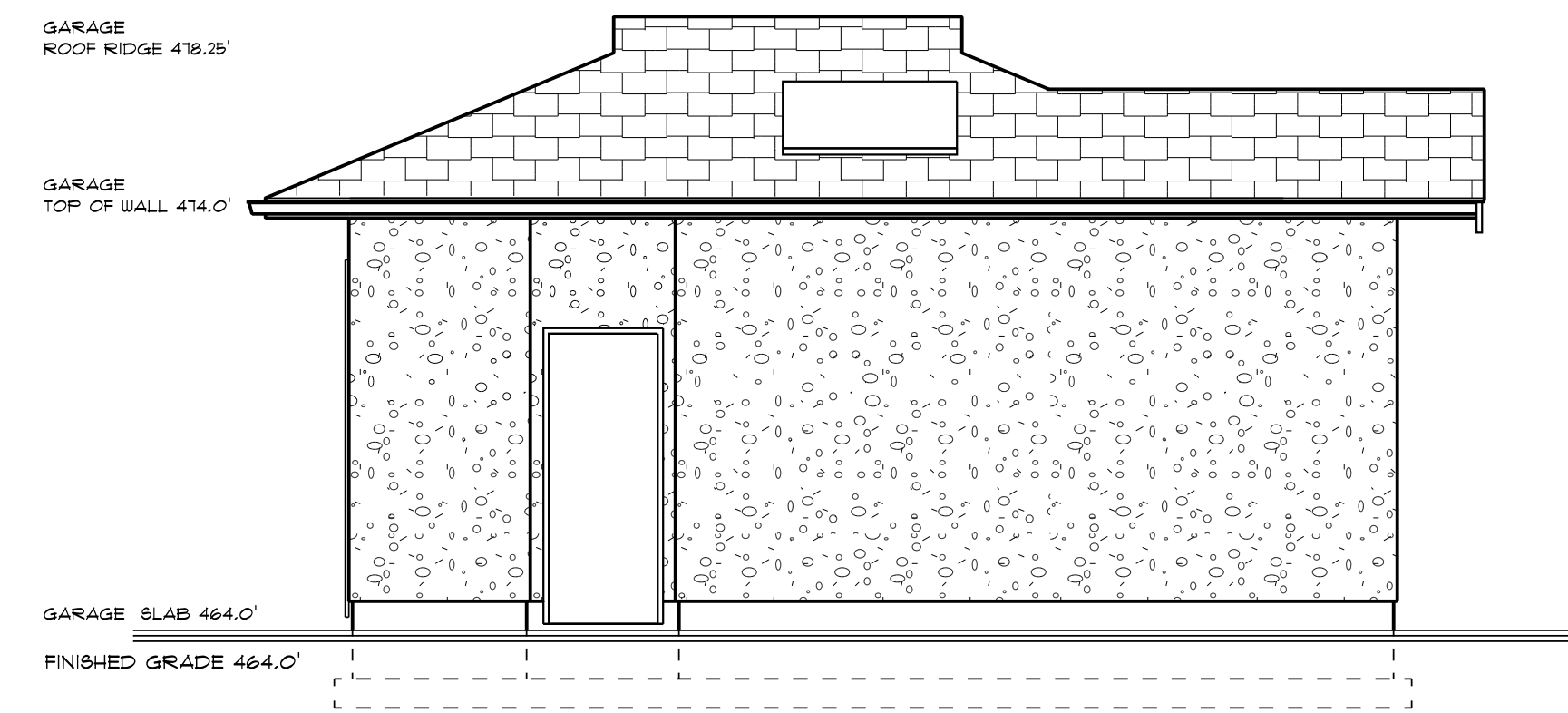
SOUTH ELEVATION



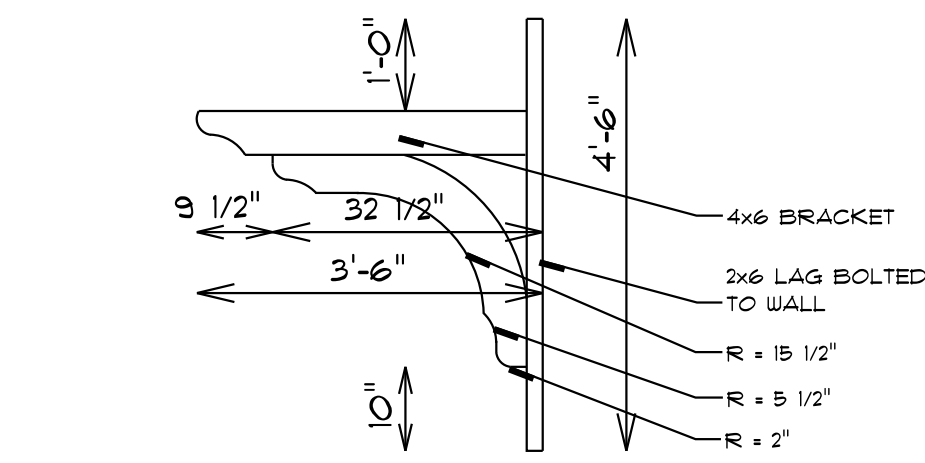
GARAGE - NORTH ELEVATION



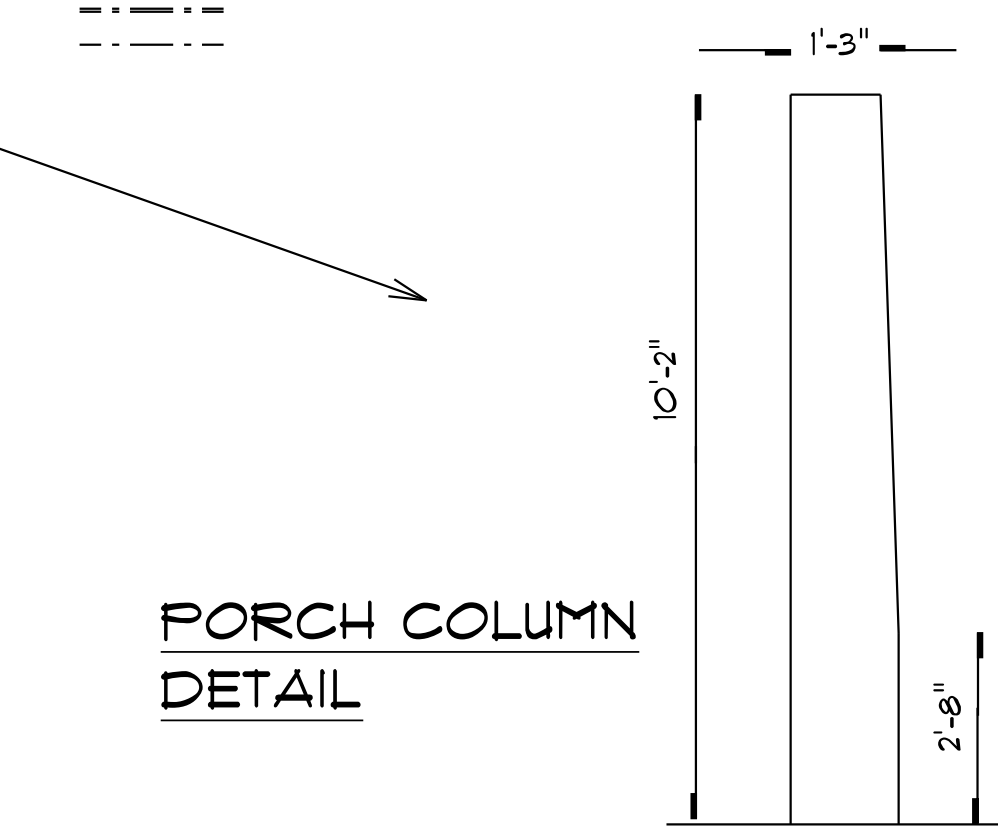
PORCH ROOF DETAIL



GARAGE - SOUTH ELEVATION



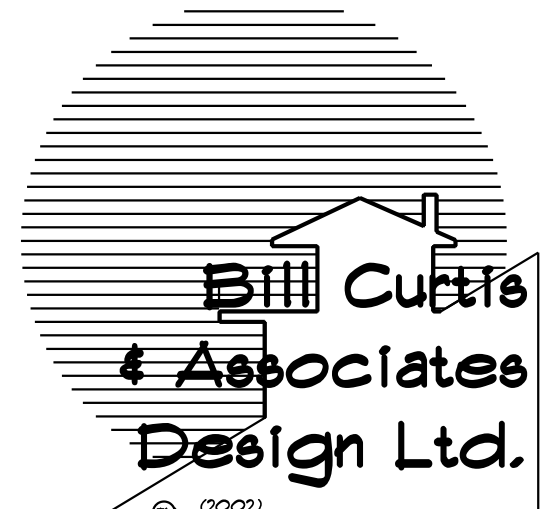
BRACKET DETAIL



PORCH COLUMN DETAIL

MARCH 2008 GENERAL REVISIONS

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Phone 604-986-4550
Fax 604-986-4555
billcurtisedesign@yahoo.ca
51 Lonsdale Avenue
North Vancouver, BC V7M 2E5

Drawing ELEVATIONS
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