ADDRESS

PID: 032-745-401
Lot 6
Plan: EPP147883
East Unit: 797 Wright Rd.; West Unit: 1034 Hume Ln.

ZONING

STATISTICS						
LOT	UNIT	UNIT FOOTPRINT (FT^2)	GARAGE AREA (FT^2)	MAIN FLOOR AREA (FT^2)	SECOND FLOOR AREA (FT^2)*	TOTAL LIVING SPACE**
6	EAST	1434	341	1093	721	1814
6	WEST	1382	283	1099	722	1821
*2ND FLOOR INCLUDES STAIR AREA; VALUE =0 FOR SINGLE-STOREY HOMES						
**LIVING SPACE DOES NOT INCLUDE GARAGE						

ZONE: RL-1						
SETBACKS: Front 5m; Rear 3.5m; Interior Side 1.5m; Exterior Side 3m						
HEIGHT: Maximum 8.5m; Within 7.5m Rear PL Max Height 4.5m						
COVERAGE: Max 50%						
LOT	AREA (FT^2)	ROOF COVERAGE	UNCOVERED DECK AREA	PAVING	TOTAL COVERAGE	%
6	7952	3387	47	520	3954	49.72

DRAWING LIST

DRAWING No.	TITLE	ISSUED FOR	DATE
A-01	SITE PLAN	BUILDING PERMIT	OCT. 26, 2026
A-10	FOUNDATION PLAN	BUILDING PERMIT	OCT. 26, 2026
A-11	MAIN FLOOR PLAN	BUILDING PERMIT	OCT. 26, 2026
A-12	SECOND FLOOR PLAN	BUILDING PERMIT	OCT. 26, 2026
A-13	ROOF PLAN	BUILDING PERMIT	OCT. 26, 2026
A-20	REFLECTED CEILING PLANS	BUILDING PERMIT	OCT. 26, 2026
A-40	SECTIONS	BUILDING PERMIT	OCT. 26, 2026
A-41	SECTIONS	BUILDING PERMIT	OCT. 26, 2026
A-50	ELEVATIONS & LIMITING DISTANCE	BUILDING PERMIT	OCT. 26, 2026
A-51	ELEVATIONS	BUILDING PERMIT	OCT. 26, 2026
A-60	DETAILS	BUILDING PERMIT	OCT. 26, 2026
A-90	SCHEDULES	BUILDING PERMIT	OCT. 26, 2026

NOTES

-THIS DRAWING CONFORMS TO THE REQUIREMENTS OF PART 9 OF THE 2024 BRITISH COLUMBIA BUILDING CODE.

-ALL CONSTRUCTION MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE B.C. BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE, & ALL OTHER CODES AND BYLAWS OF THE TOWN OF GIBSONS.

-ALL SPANS CONFORM TO 2024 B.C.B.C. & THE 2020 EDITION OF THE SPAN BOOK (CANADIAN WOOD COUNCIL)

-THE CONTRACTOR, SUB-TRADES AND CONSULTANTS ARE RESPONSIBLE FOR VERIFYING THEY ARE WORKING FROM THE MOST CURRENT EDITION OF PLANS.

-THE CONTRACTOR AND ALL SUBTRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO START OF ANY WORK OR ORDERING OF MATERIALS, AND SHALL REPORT ANY PROPOSED REVISIONS, ERRORS OR DISCREPANCIES, TO FIRST LIGHT DESIGN IMMEDIATELY.

-ALL CONCRETE TO BE PLACED ON FIRM, UNDISTURBED SOIL, FREE OF ANY LOOSE, ORGANIC OR FROSTY MATERIAL.

-ALL CONCRETE WORK STRENGTH PER STRUCTURAL ENGINEERING REQUIREMENTS.

- 2 COATS ASPHALT EMULSION DAMPPROOFING BELOW GRADE

-ALL LOAD BEARING STUDS, FLOOR JOISTS, AND BUILT-UP BEAMS TO BE MIN. S.P.F. No 2 OR BETTER.

-SITING OF BUILDINGS MUST BE VERIFIED BY A LEGAL LAND SURVEYOR PRIOR TO PLACING ANY CONCRETE, AND MUST BE IN ACCORDANCE WITH ALL LOCAL BY-LAWS AND REGULATIONS.

-ALL TRUSSES TO BE PRE-ENGINEERED, SHOP DRAWINGS TO BE REVIEWED BY FIRST LIGHTH DESIGN, AND SPANS AND DETAILS VERIFIED BY THE TRUSS SUPPLIER ON-SITE PRIOR TO ANY FABRICATION.

-DRAWINGS ARE NOT INTENDEED TO BE SCALED, AND LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

-ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT AND ROOF VENTS. PER THE 2024 BRITISH COLUMBIA BUILDING CODE SECTION 9.19.1.

-DOOR FRAMES TO OPENINGS FOR ENTRANCE AND EXTERIOR DOORS TO DWELLING UNITS AND DOORS BETWEEN DWELLING UNITS AND ATTACHED GARAGES SHALL BE SOLIDLY BLOCKED BETWEEN THE DOOR FRAME AND THE FRAMING AT THE HEIGHT OF THE DEADBOLT AS TO RESIST SPREADING BY THE WAY OF FORCE -ALL GLASS IN DOORS, OR SIDELIGHTS TO BE SAFETY GLASS.

-ALL EXTERIOR HINGED DOORS SHALL HAVE HINGES AND PINS SUCH THAT THE DOORS CANNOT BE REMOVED FROM THE OUTSIDE IN THE CLOSED POSITION.

-EXTERIOR WALL DIMENSIONS IN PLAN ARE TO THE OUTSIDE FACE OF PLYWOOD SHEATHING OR TO THE OUTSIDE FACE OF FOUNDATION WALLS.

-PROVIDE A MINIMUM OF TWO HOSE BIBS PER UNIT, LOCATION TO BE DETERMINED BY THE DEVELOPER.

-RAINWATER LEADERS ARE NOT SHOWN ON THE ELEVATIONS OR THE PLANS, LOCATION TO BE DETERMINED BY THE DEVELOPER.

-APPROVED SMOKE ALARMS & CARBON MONOXIDE DECTECTORS TO BE INSTALLED 9.10.19

-BEDROOM & BATHROOM DOORS MUST BE UNDERCUT 12mm FOR CROSS VENTILATION

-HVAC EQUIMENT TO BE LOCATED WITHIN THERMAL ENCLOSURE OR DESIGNATED TO BE INSTALLED OUTSIDE

-HVAC EQUIPMENT TO MEET MIN. PERFORMANCE REQ. DETERMINED IN TABLES 9.36.3.10 & 9.36.4.2 TO BE INSTALLED OUTSIDE & TOWN OF GIBSONS BYLAWS FOR LOCATIONS IN SIDE SETBACKS.

-MECHANICAL, PLUMBING, AND ELECTRICAL COMPONENTS PARALLEL TO AN INSULATED WALL SHOULD BE INSTALLED ON THE INTERIOR WALL OR THE FRAMING FURRED OUT TO NOT NEGATIVELY IMPACT THE INSULATION VALUE.

-PIPING OUTSIDE OF CONDITIONED SPACE MUST BE INSULATED TO THE LEVEL OF ABOVE-GRADE WALLS.

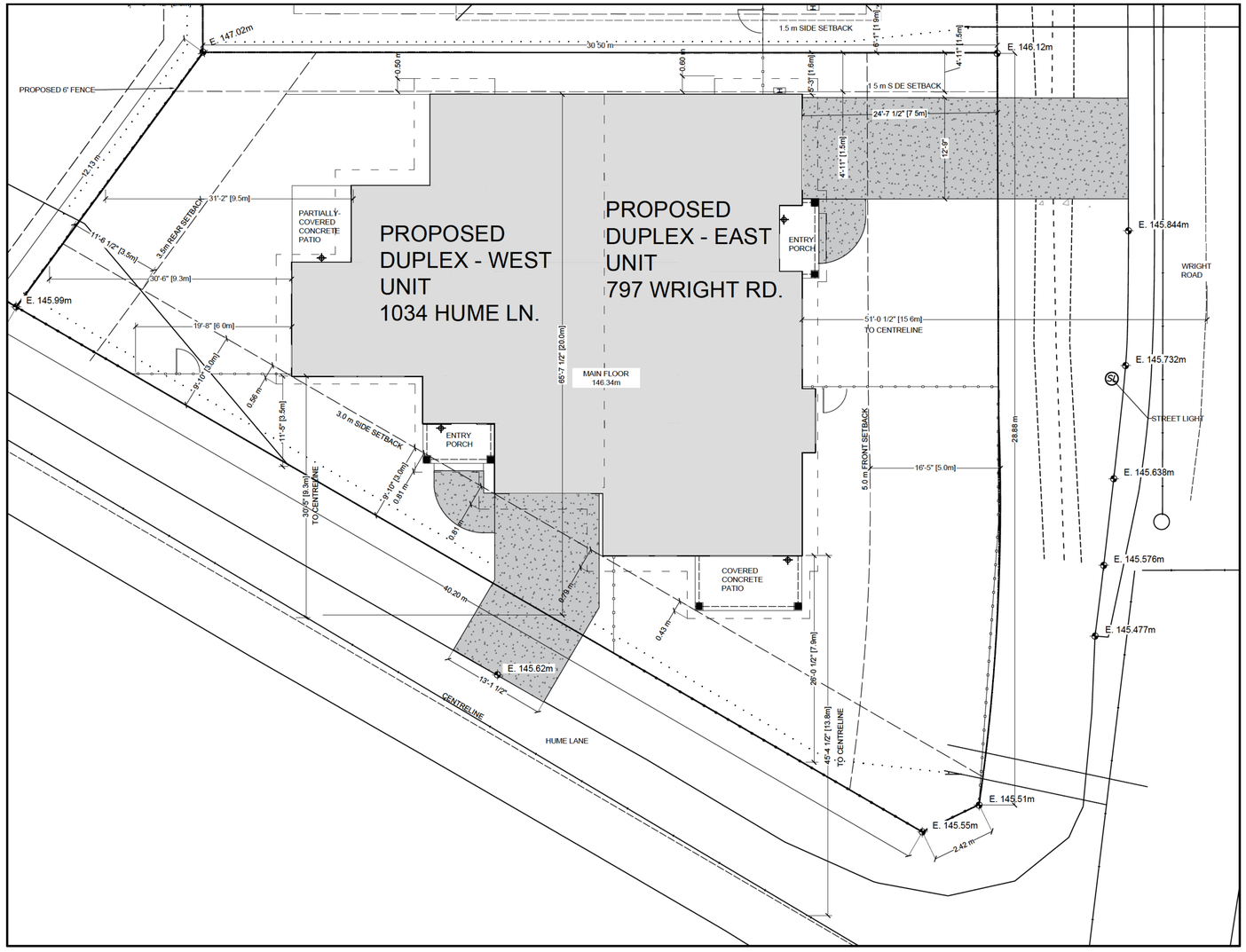
-HVAC TO BE SIZED & INSTALLED TO GOOD PRACTICES -DUCT SEAMS SEALED -DUCTS OUTSIDE CONDITIONED SPACE SEALED INSULATED TO VALUE OF WALLS. -HRV NOT REQUIRED BUT MUST CONFORM WITH 9.36 WHERE PRESENT.

-SPACE HEAT & SERVICE HOT WATER EFFICIENCIES DETAILED IN 9.36; CONTROLS FOR SPACE HEAT & SERVICE HOT WATER ARE REQUIRED.

9.32. VENTILATION
-EXHAUST ONLY VENTILATION IS NO LONGER ACCEPTABLE; REVIEW PRINCIPAL FAN SIZING TABLE
-VENTILATION AIR MUST BE DISTRIBUTED TO EACH BEDROOM AND A COMMON AREA
-THE PRINCIPAL SYSTEM - MUST RUN CONTINUOUSLY
-CRAWLSPACE VENTILATION IS REQUIRED
9.32.1. PROTECTION AGAINST DEPRESSURIZATION
-MAKE-UP AIR IS REQUIRED FOR LARGE CAPACITY EXHAUST EQUIPMENT (0.5 AIR CHANGES/HOUR) WHEN:
-HOUSE HAS APPLIANCES SUBJECT TO BACK DRAFTING OR HOUSE IS LOCATED IN AREA CLASSIFIED AS RADON AREA
-EXHAUST DUCTS MUST DISCHARGE TO OUTDOORS
-EXHAUST AND SUPPLY DUCTS MUST BE SIZED AS REQUIRED BY MANUFACTURER & EQUIVALENT DIAMETER AS PER TABLE 9.32.3.8 (3) & NEED TO BE AIR-SEALED, INSULATED AND PROVIDED WITH VAPOUR BARRIER;

SPATIAL SEPARATION OF BUILDINGS AND UNPROTECTED OPENING CALCULATIONS 9.10.15.: PER THE CHIEF BUILDING INSPECTOR IN GIBSONS, THE FIRE DEPARTMENT RESPONSE MEETS THE CRITERIA FOR RESPONSE WITHIN 10 MINUTES.

AVERAGE NATURAL GRADE CALCULATION					
PROPERTY LINE	ELEV. 1	ELEV. 2	AVERAGE EL.	DISTANCE (m)	AVG. EL. X DISTANCE
NORTH	147.02	146.12	146.570	30.5	4470.39
EAST	146.12	145.51	145.82	28.88	4211.14
CORNER	145.51	145.55	145.53	2.42	352.18
SOUTH	145.55	145.99	145.77	40.2	5859.95
WEST	145.99	147.02	146.51	12.13	1777.11
TOTAL:				102.00	14893.66
ANG(m)	146.0				



1 LOT 6
1/8" = 1'



2 Render View from Wright Rd. (East)
Unit shown with colour: Pebble with Smoked Timber accent
NTS



3 Render View from Hume Lane (South)
Unit shown with colour: Pebble with Smoked Timber accent
NTS

FLDC

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email: coralee@firstlightdesign.ca

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0	Oct 26/2026	Building Permit		CR

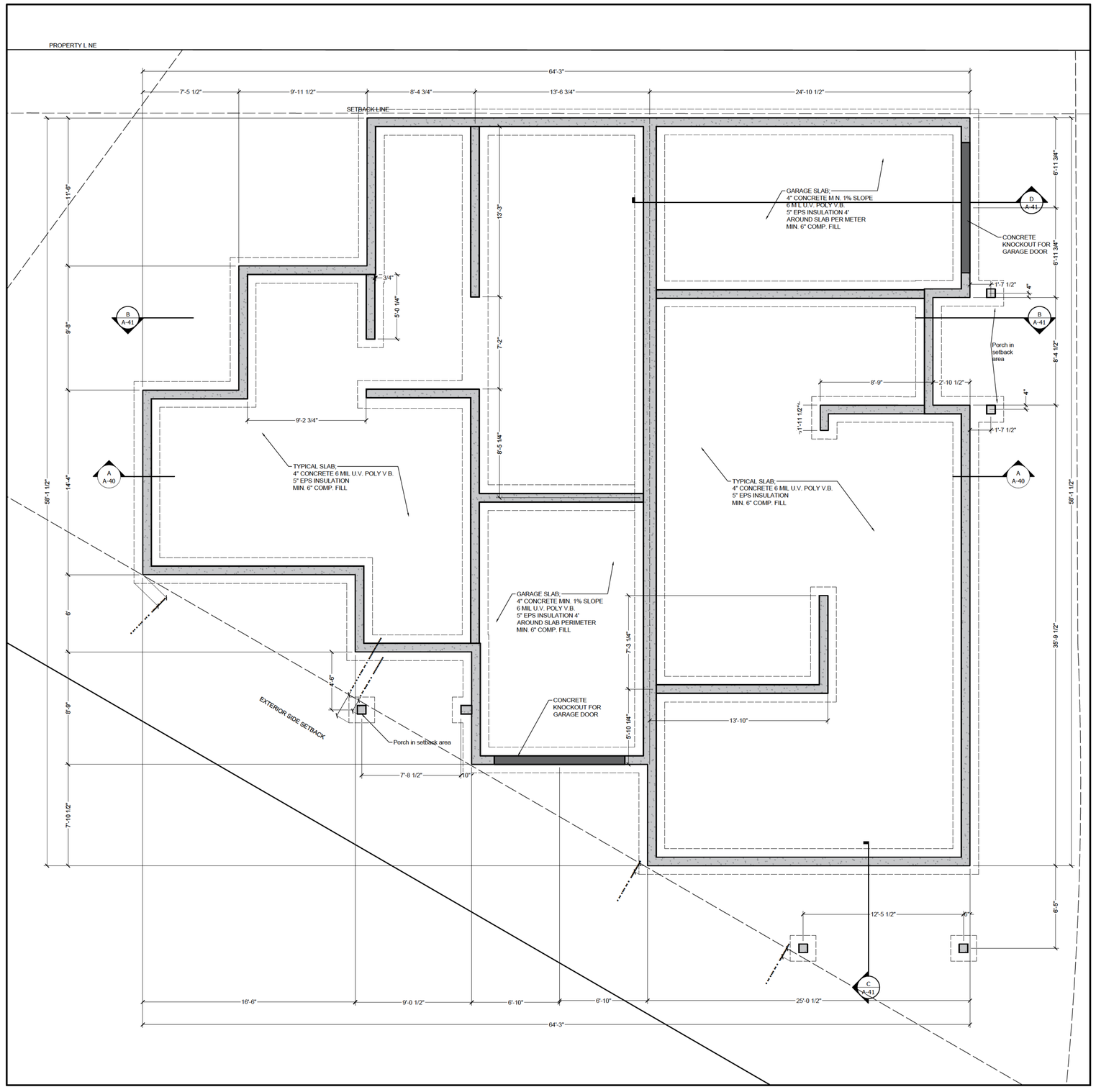
Owner:
[redacted]

Project Name & Address:
Parkland Duplexes
Lot 6, 797 WRIGHT RD. & 1034 HUME LN.

Drawing Title:
SITE PLAN

A-01
Sheet No.

Rev. #



1 FOUNDATION PLAN

1/4" = 1'

NOTE 1:
PER BCBC 2024 9.10.12

1) Except as provided in Article 9.9.4.5 where exterior walls of a *building* meet at an external ~~unprotected opening in one exterior~~ wall to an *unprotected opening* in the other exterior wall shall be not less than 1.2 m where these openings are
a) in different *fire compartments*, or
b) in different *dwelling units*, ancillary spaces or common spaces in a house with a *secondary suite*.

2) The exterior wall of each *fire compartment* referred to in Sentence (1) within the 1.2 m distance shall have a *fire-resistance rating* not less than that required for the interior vertical *fire separation* between the compartment and the remainder of the building.

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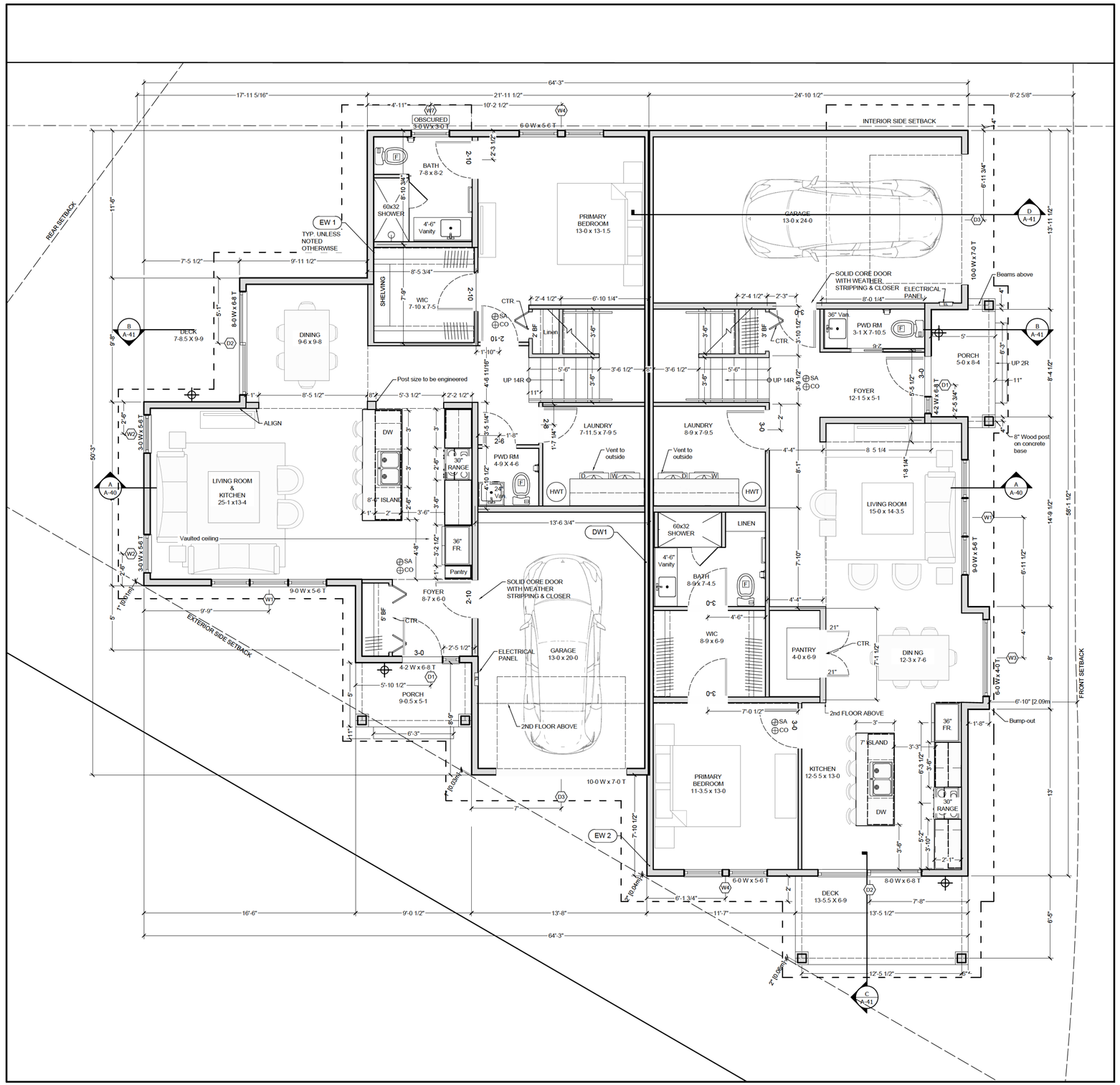
Owner:
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Project Name & Address:
Parkland Duplexes
Lot 6

Drawing Title:
PLANS

A-10
Sheet No.

Rev. #



1 MAIN FLOOR PLAN

1/4" = 1'

N

NOTE 1:
PER BCBC 2024 9.10.12

1) Except as provided in Article 9.9.4.5 where exterior walls of a *building* meet at an external ~~unprotected opening in the exterior~~ wall to an *unprotected opening* in the other exterior wall shall be not less than 1.2 m where these openings are
a) in different *fire compartments*, or
b) in different *dwelling units*, ancillary spaces or common spaces in a house with a *secondary suite*.

2) The exterior wall of each *fire compartment* referred to in Sentence (1) within the 1.2 m distance shall have a *fire-resistance rating* not less than that required for the interior vertical *fire separation* between the compartment and the remainder of the building.

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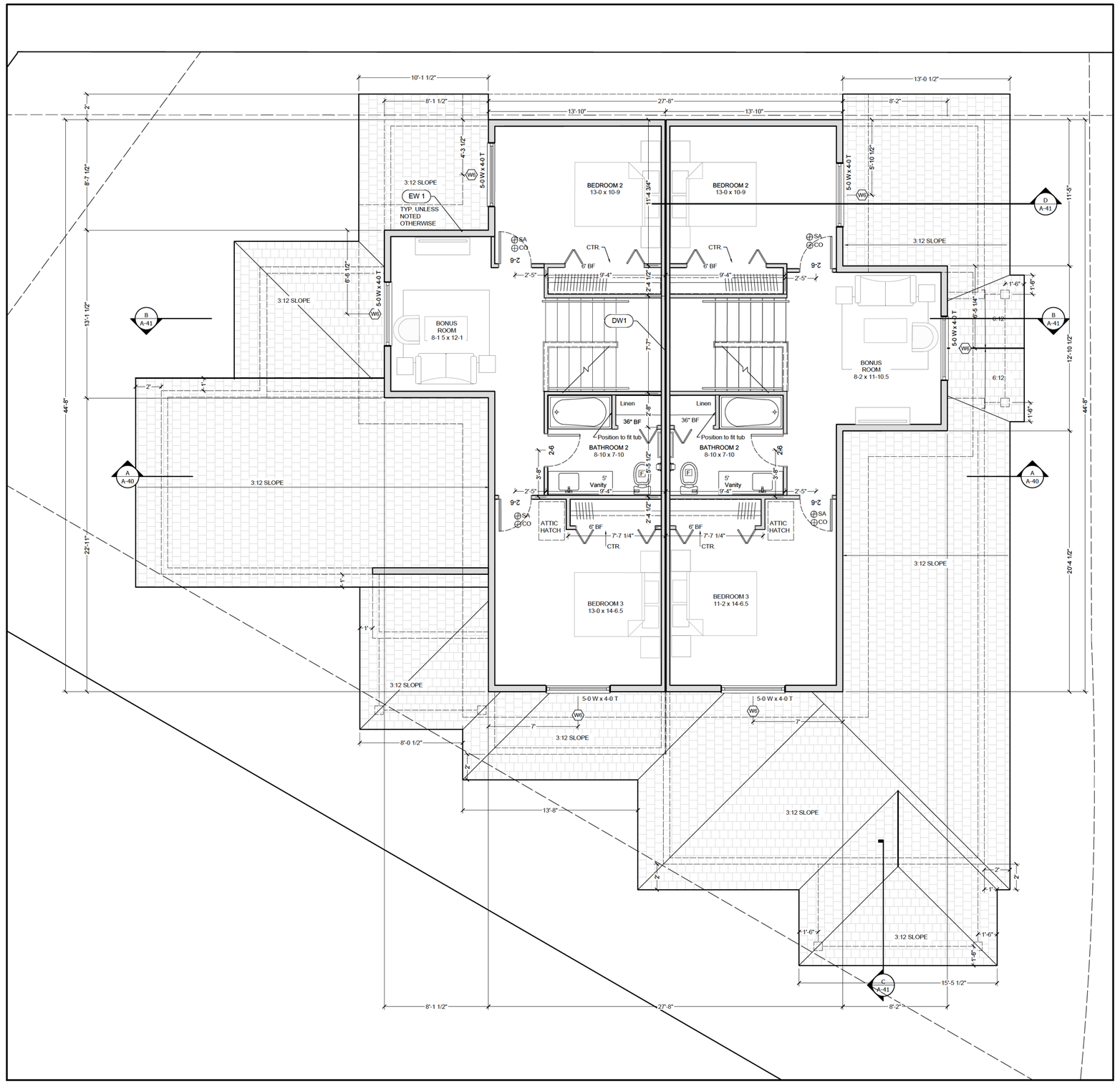
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Project Name & Address:
Parkland Duplexes
Lot 6

Drawing Title:
PLANS

A-11
Sheet No.

Rev. #



1 SECOND FLOOR PLAN

1/4" = 1'

N

NOTE 1:
PER BCBC 2024 9.10.12

1) Except as provided in Article 9.9.4.5 where exterior walls of a *building* meet at an external ~~unprotected opening in one exterior~~ wall to an *unprotected opening* in the other exterior wall shall be not less than 1.2 m where these openings are
a) in different *fire compartments*, or
b) in different *dwelling units*, ancillary spaces or common spaces in a house with a *secondary suite*.

2) The exterior wall of each *fire compartment* referred to in Sentence (1) within the 1.2 m distance shall have a *fire-resistance rating* not less than that required for the interior vertical *fire separation* between the compartment and the remainder of the building.

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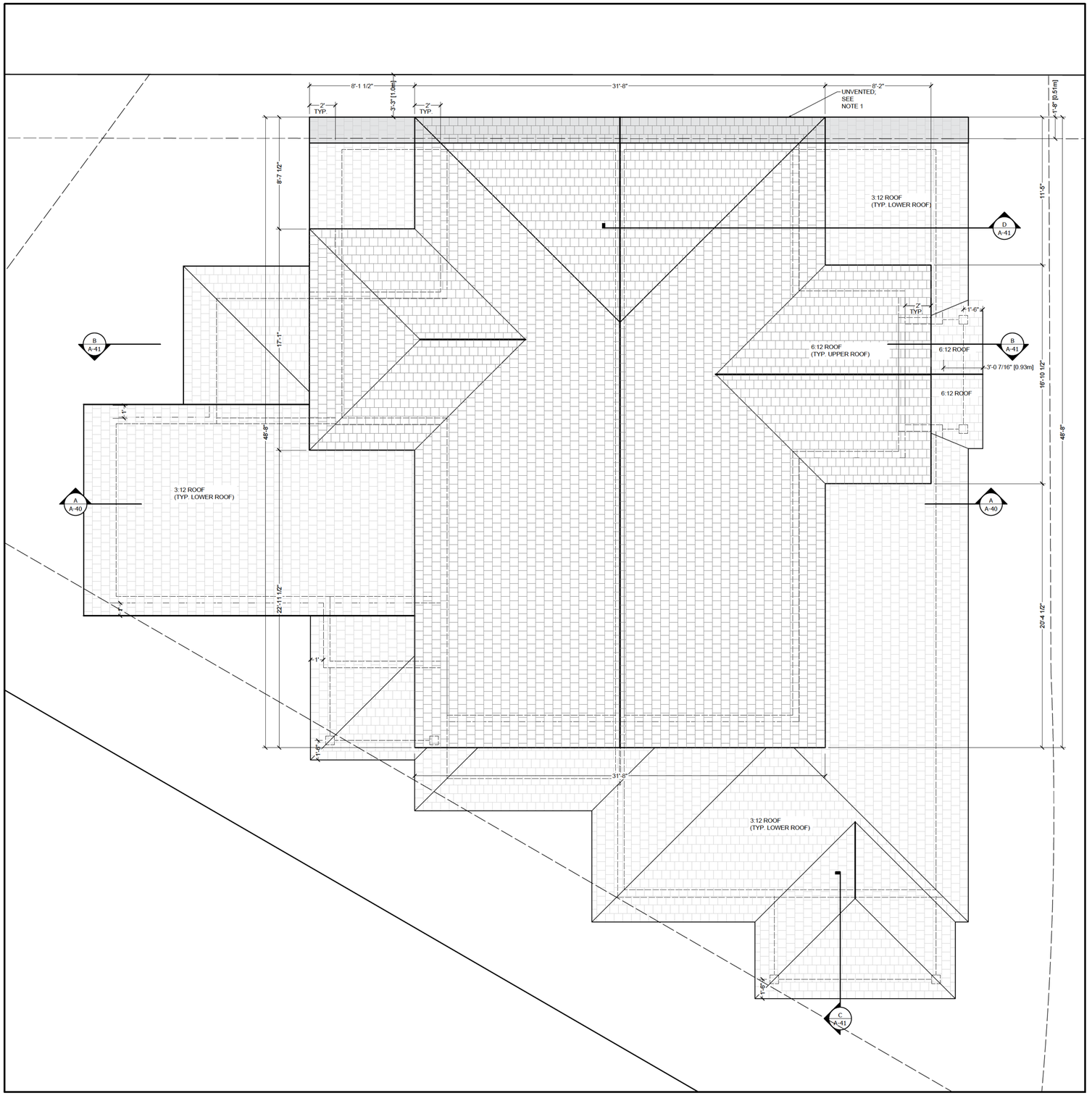
Project Name & Address:
Parkland Duplexes
Lot 6

Drawing Title:
PLANS

A-12
Sheet No.

Rev. #

702
2.3
718
2.4
721
2.4
699
2.3
fits



1 ROOF PLAN
1/4" = 1'

N

NOTE 1:
PER BCBC 2024 9.10.12

1) Except as provided in Article 9.9.4.5 where exterior walls of a *building* meet at an external ~~unprotected opening in one exterior~~ wall to an *unprotected opening* in the other exterior wall shall be not less than 1.2 m where these openings are
a) in different *fire compartments*, or
b) in different *dwelling units*, ancillary spaces or common spaces in a house with a *secondary suite*.

2) The exterior wall of each *fire compartment* referred to in Sentence (1) within the 1.2 m distance shall have a *fire-resistance rating* not less than that required for the interior vertical *fire separation* between the compartment and the remainder of the building.

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REV	DATE	ISSUE FOR	DESCRIPTION	DR
0	September 16/2024	Design Development		

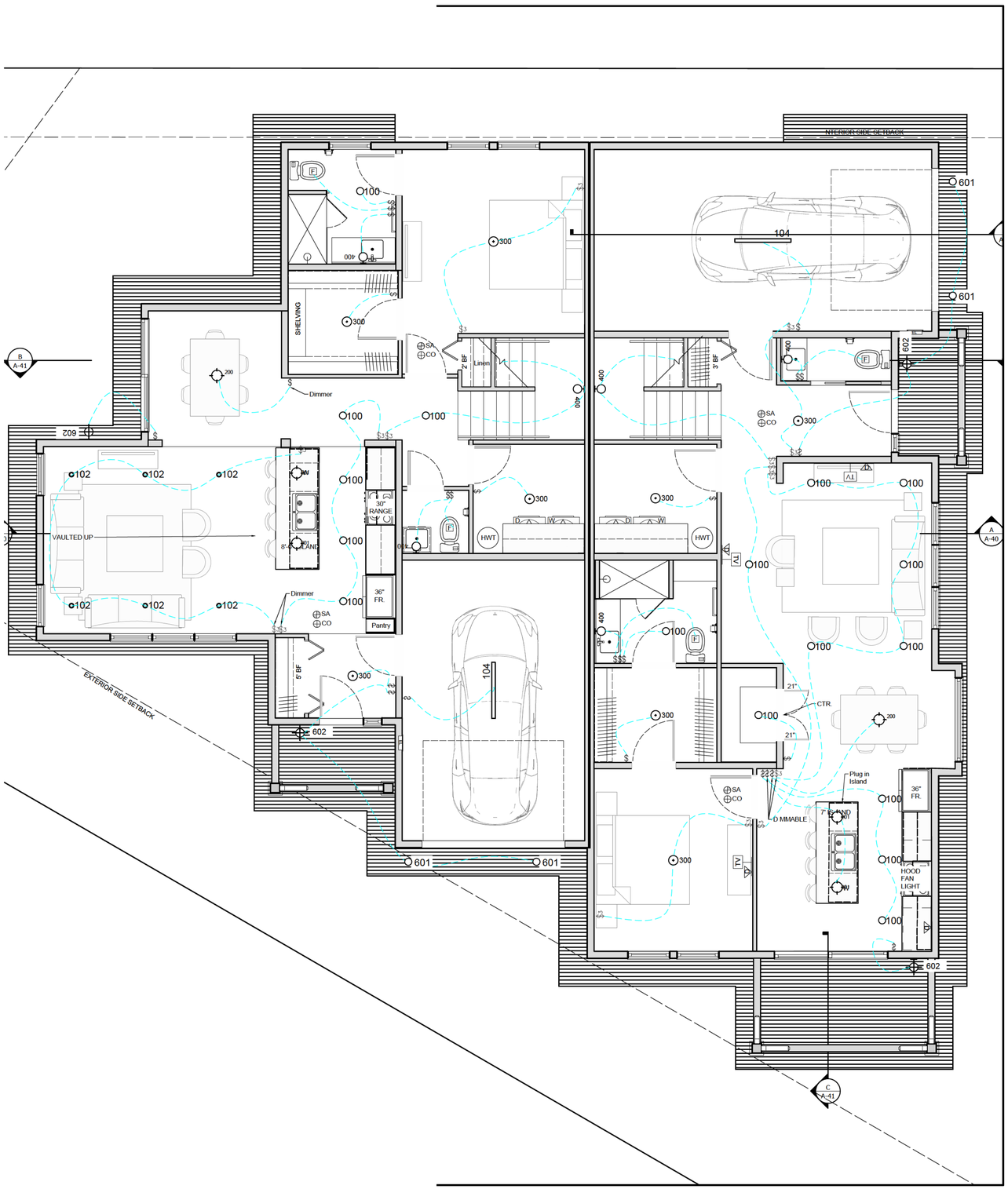
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Project Name & Address:
Parkland Duplexes
Lot 6

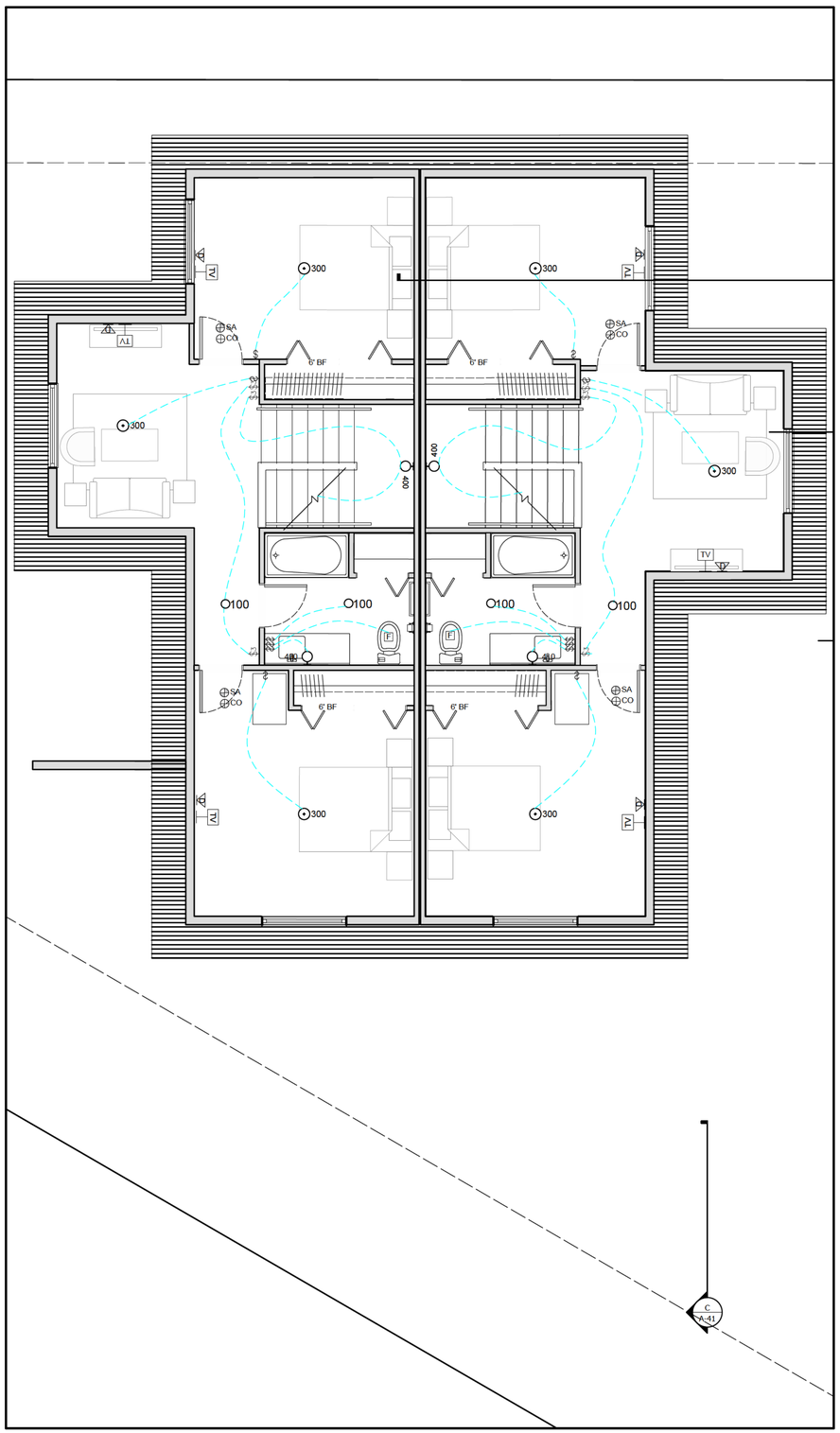
Drawing Title:
ROOF PLAN

A-13
Sheet No.

Rev. #



N
1/4" = 1'



2 SECOND FLOOR REFLECTED CEILING & ELECTRICAL PLAN
1/4" = 1'

N

NOTE:
- INCLUDE AN EXTERIOR PLUG AT FRONT AND BACK ENTRANCES, AS WELL AS A SOFFIT PLUG FOR SEASONAL LIGHTS AT THE FRONT ENTRANCE
- USE GFI RECEPTACLES AS REQUIRED N WET ZONES
- USE DOUBLE-GANG RECEPTACLES AT KITCHEN COUNTERS
- INCLUDE HOSE B BS PER DEVELOPER

LIGHTING LEGEND		
6" SLIML NE LED	100	100
4" SLIMLINE GIMBAL LED	102	102
2" PUCK LIGHT	103	103
LINEAR LED	104	104
SWAG PENDANT LIGHT	200	200
ISLAND PENDANT LIGHT	201	201
FLUSHMOUNT	300	300
FLUSHMOUNT/FAN	301	
WALL SCONCE	400	400
EXTERIOR LIGHTS		
EXTERIOR SURF. MOUNT	601	601
EXTERIOR WALL SCONCE	602	602

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07	Oct. 26/2026	Building Permit	

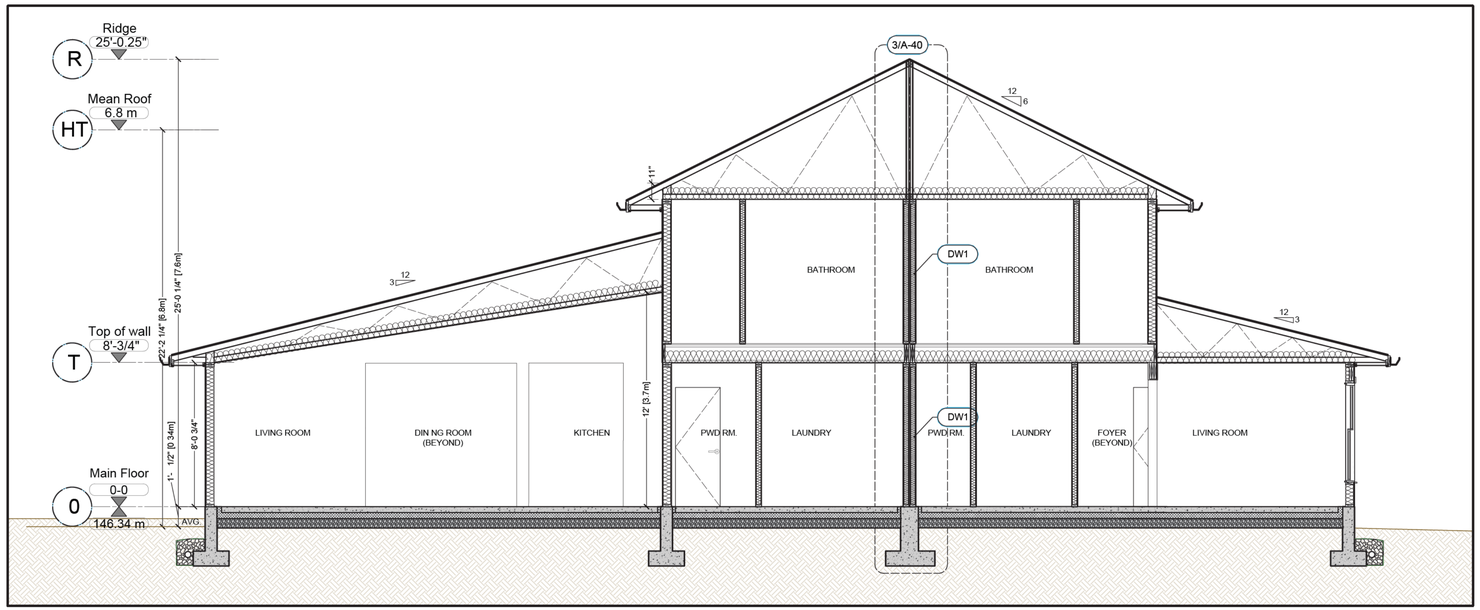
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Project Name & Address:
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Lot 6

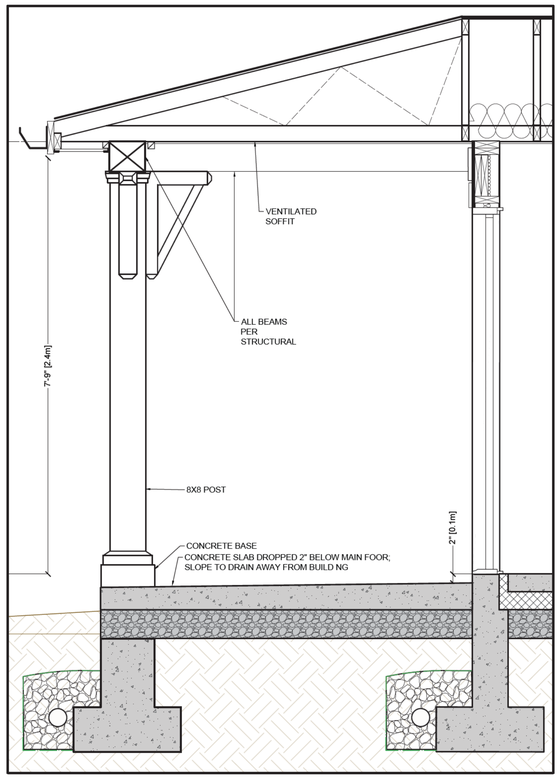
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A-20
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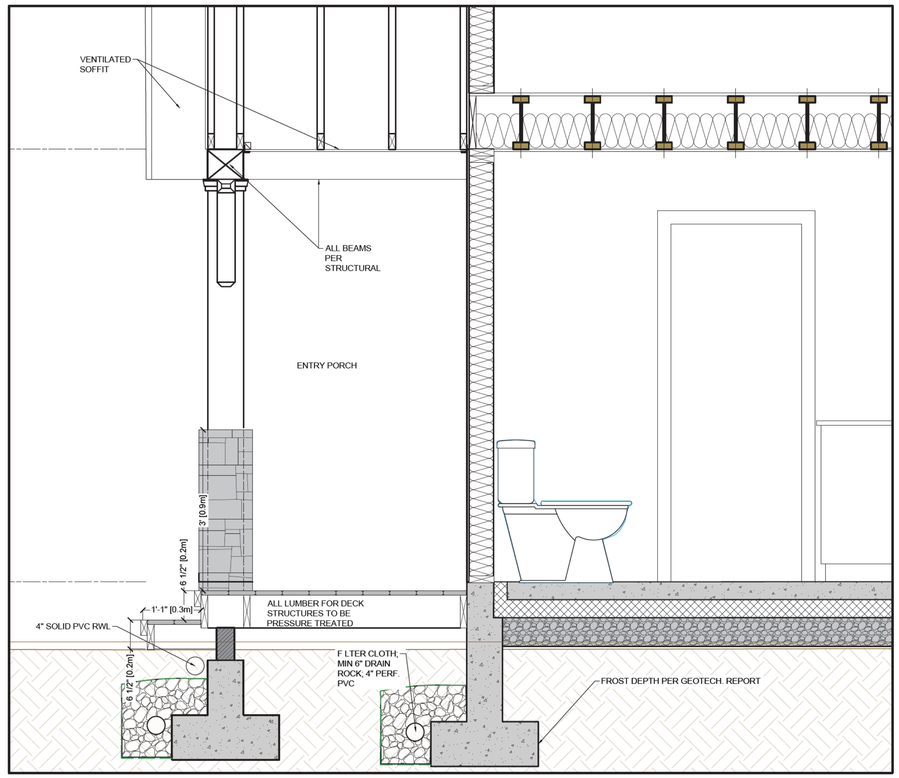
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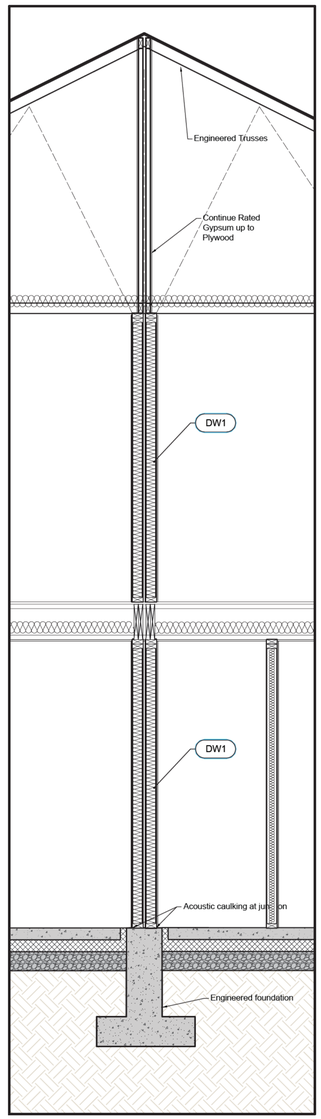
4 SECTION A
1/4" = 1'



1 PARTIAL SECTION C / PATIO DETAIL
3/4" = 1'



2 WOOD DECK DETAIL
3/4" = 1'



3 SECTION A DETAIL
1/2" = 1'

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V	Oct 26/2026	Building Permit		CR

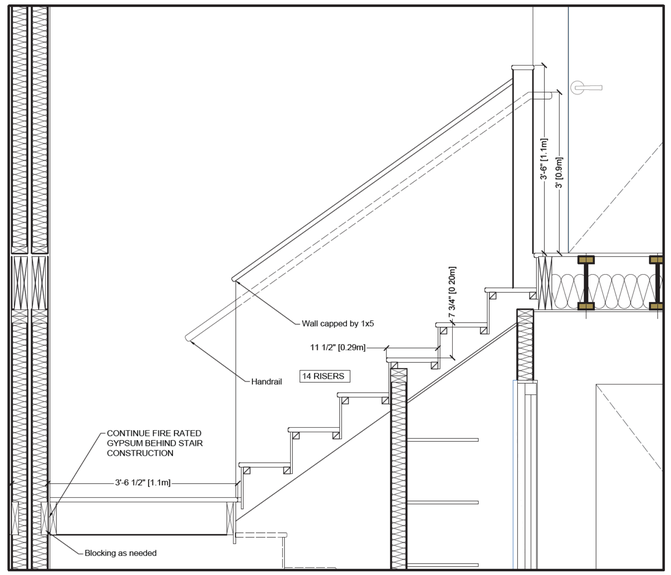
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Project Name & Address:
Parkland Duplexes
Lot 6

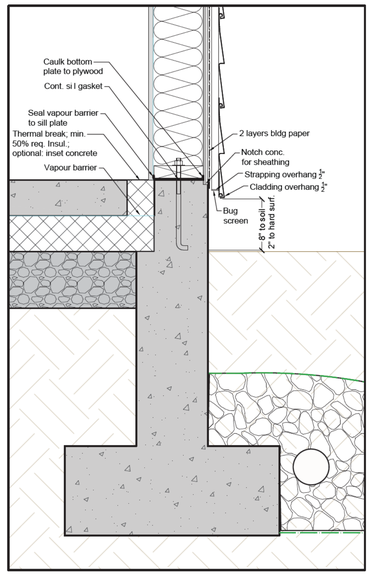
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A-40
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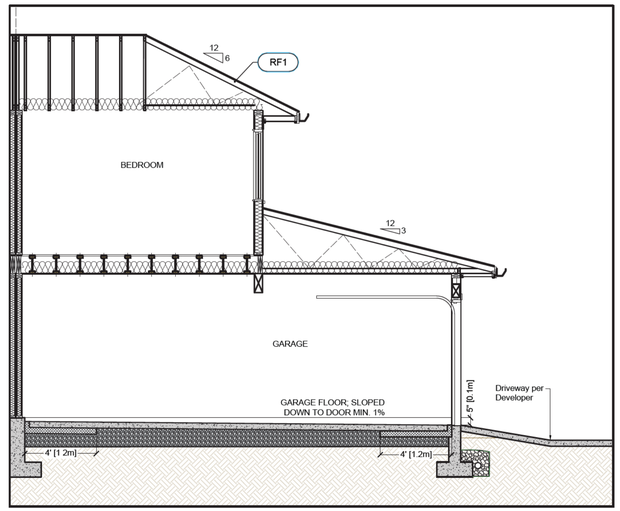
Rev. #



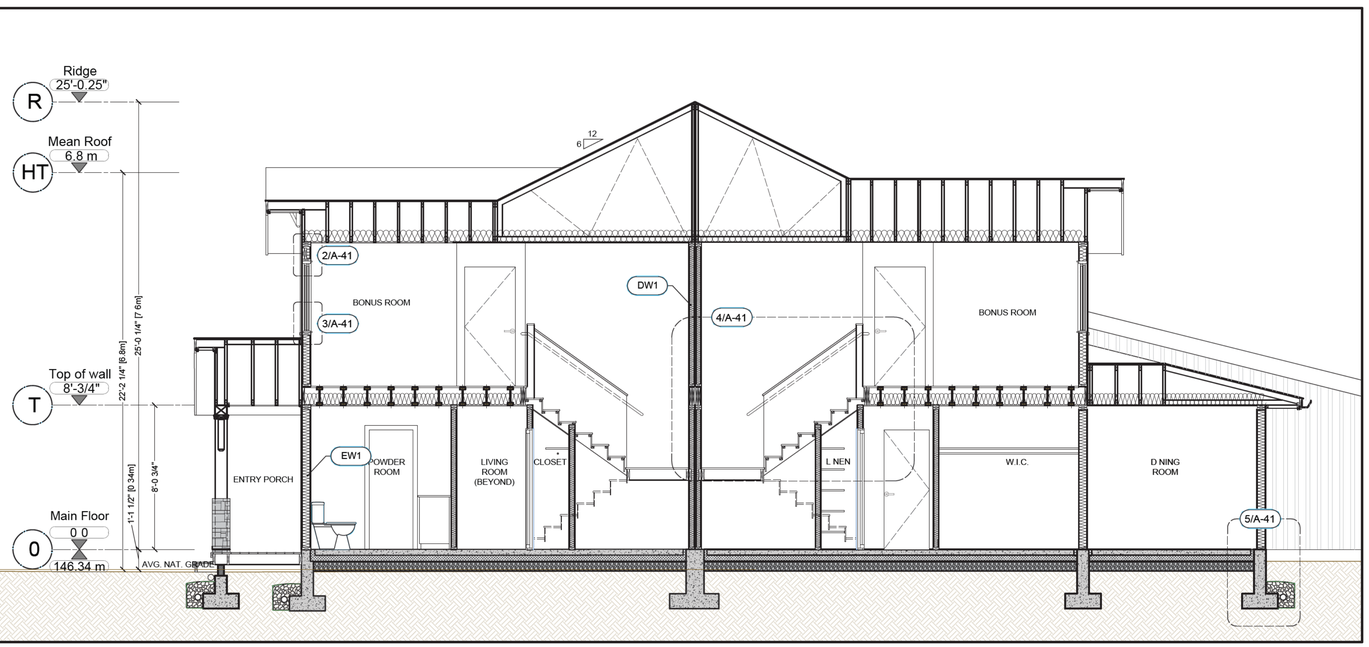
4 DETAIL SECTION B
3/4" = 1'



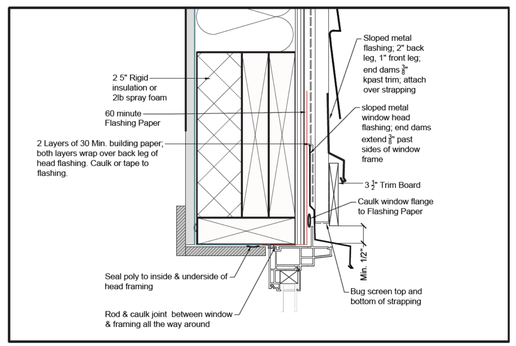
5 DETAIL / SECTION C
1 1/2" = 1'



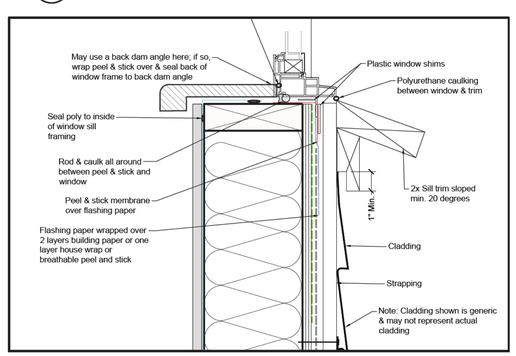
6 PARTIAL SECTION D
1/4" = 1'



1 SECTION B
1/4" = 1'



2 DETAIL AT WINDOW HEADER
3" = 1'



3 DETAIL AT WINDOW SILL
3" = 1'

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REV.	DATE	ISSUE FOR	DESCRIPTION	BY
0	Oct. 26/2026	Building Permit		CG

Owner:
[redacted]

Project Name & Address:
Parkland Duplexes
Lot 6

Drawing Title:
SECTIONS

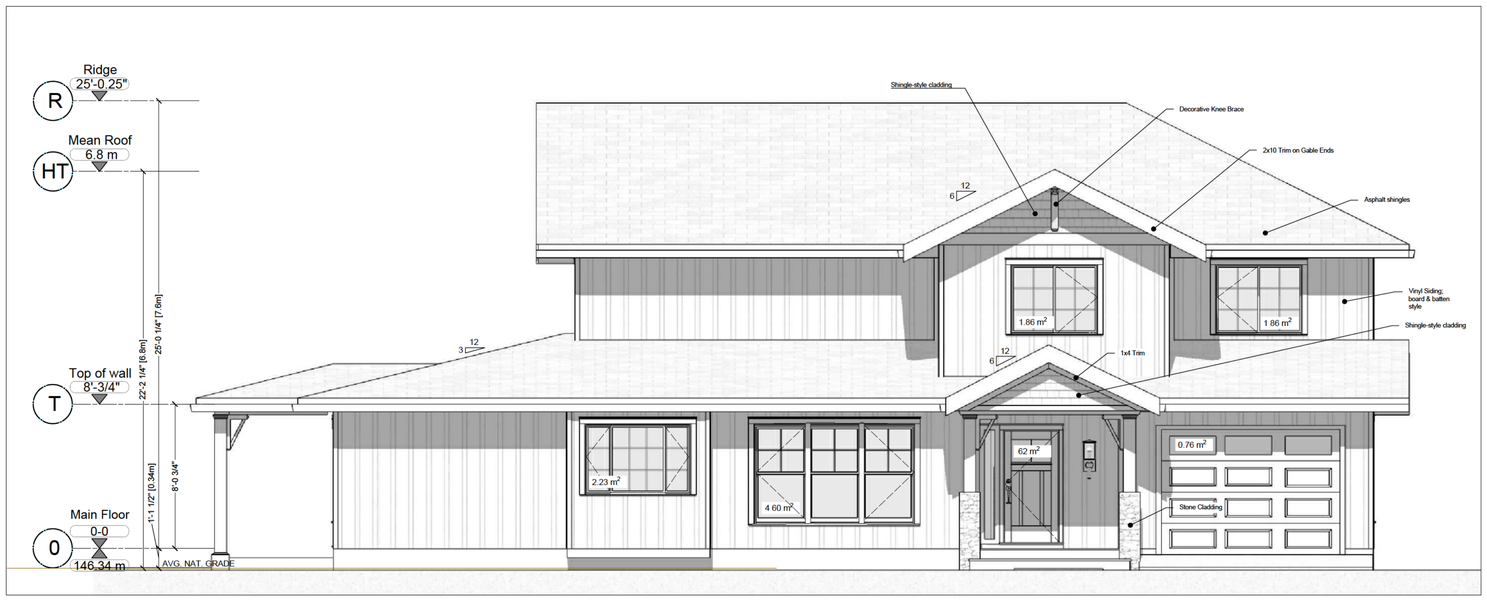
A-41
Sheet No.

Rev. #



1 NORTH ELEVATION

1/4" = 1'



2 EAST ELEVATION

1/4" = 1'

LIMITING DISTANCE CALCULATIONS USING TABLE 9.10.15.4					
ELEVATION ZONE	DISTANCE TO PL OR CTR STREET (m)	ALLOWED OPENINGS %	TOTAL OPENINGS	EXPOSED AREA m^2	OPENINGS %
NORTH	1.6	8.4	3.07	56.75	5.4
EAST	15.6	100	11.93	79.9	14.9

NOTE: PER BCBC 2024 9.10.15.4

3) Except for *buildings* that are *sprinklered* and for openable windows having an unobstructed opening equal to 0.35 m2 installed in accordance with Sentences 9.9.10.1 (1) and (2), where the *limiting distance* is 2 m or less, individual glazed openings or a group of glazed openings in an *exposing building face* shall not exceed 50% of the maximum allowable aggregate area of glazed openings determined in Sentence (1).

4) The spacing between individual glazed openings
or a group of glazed openings described in Sentence (3) serving a single room or space described in Sentence (5) shall be not less than
a) 2 m horizontally of another glazed opening that is on the same *exposing building face* and serves the single room or space, or
b) 2 m vertically of another glazed opening that serves the single room or space, or another room or space on the same *storey*.

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0	Oct. 26/2026	Building Permit		CK

Owner:

[redacted]

Project Name & Address:

Parkland Duplexes

Lot 6

Drawing Title:

ELEVATION

A-50

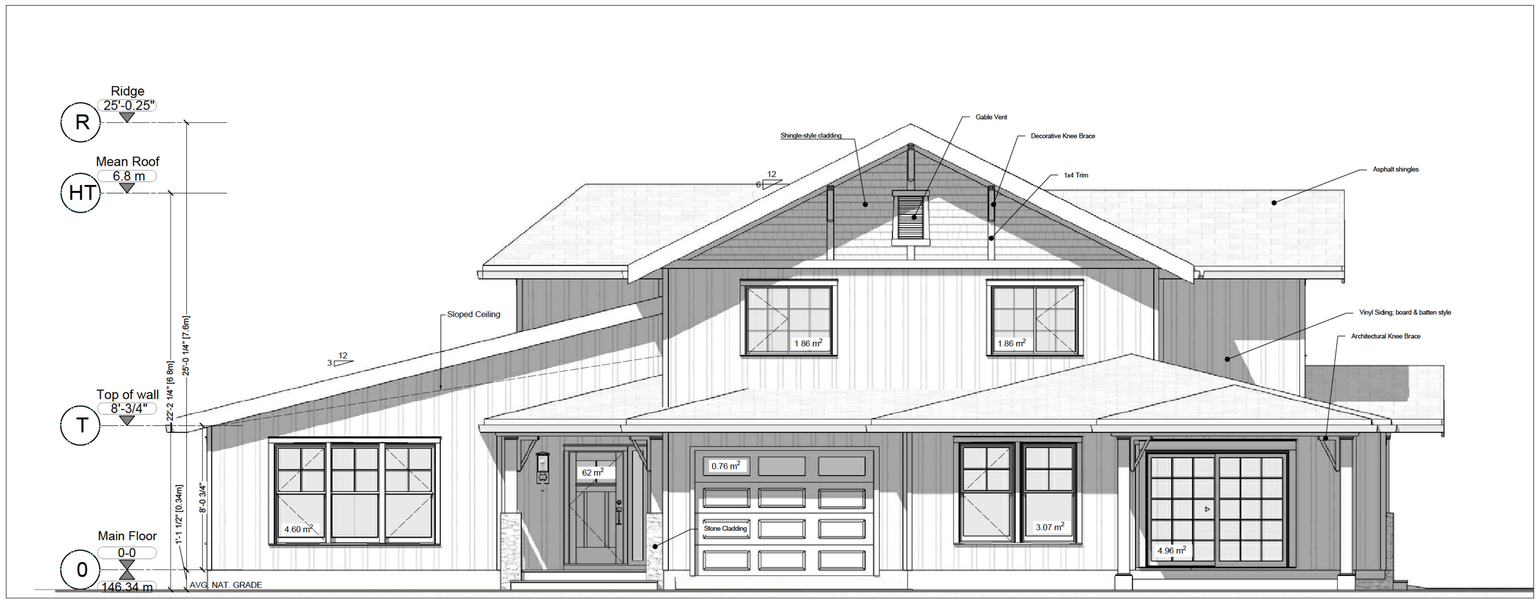
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1 WEST ELEVATION

1/4" = 1'



2 SOUTH ELEVATION

1/4" = 1'

LIMITING DISTANCE CALCULATIONS USING TABLE 9.10.15.4					
ELEVATION ZONE	DISTANCE TO PL OR CTR STREET (m)	ALLOWED OPENINGS %	TOTAL OPENINGS	EXPOSED AREA m²	OPENINGS %
WEST L1	6.0	69	8.02	37.75	21.25
WEST L2	12.5	100	3.72	34.0	10.93
SOUTH	9.3	100	14.0	70.0	25.31

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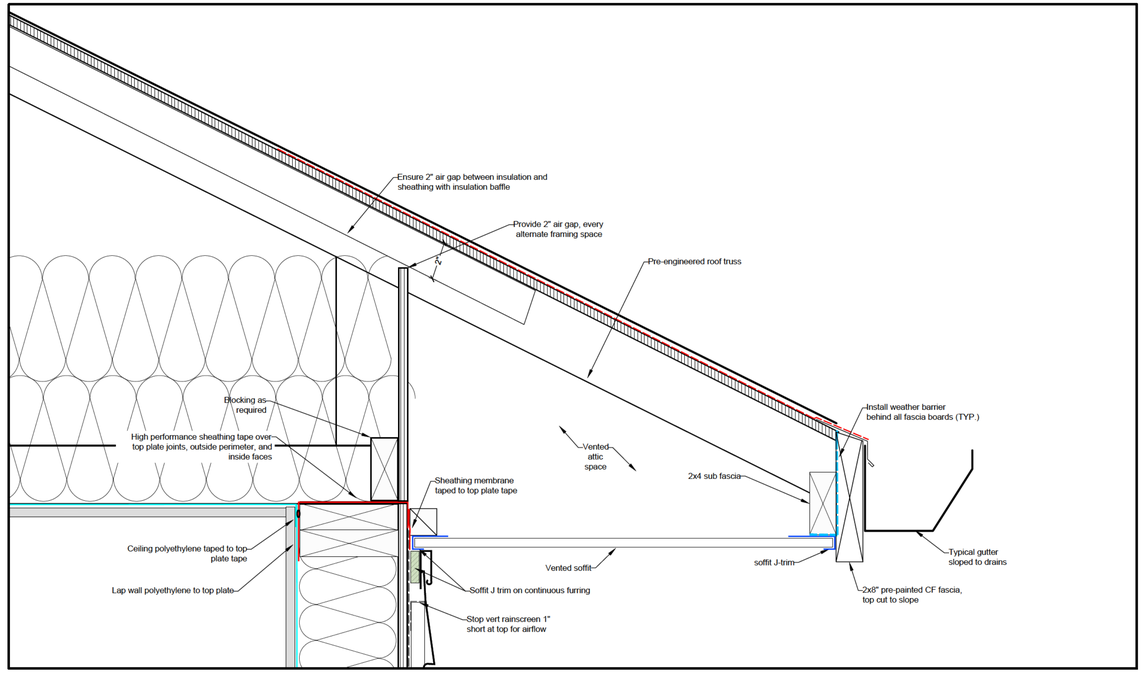
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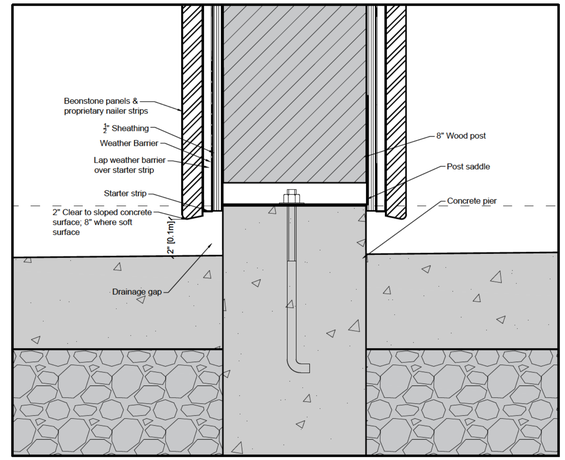
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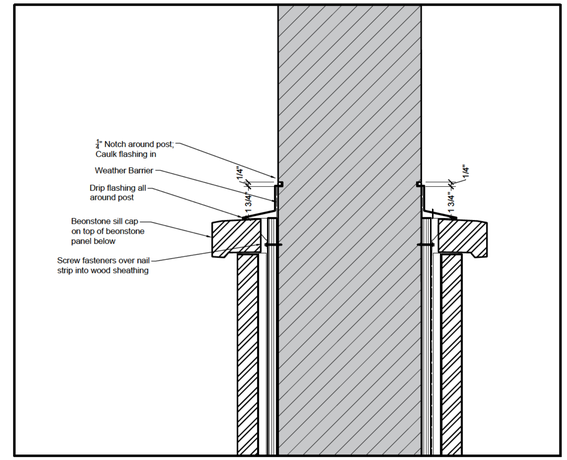
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5 TYPICAL ROOF AT SOFFIT
3" = 1'



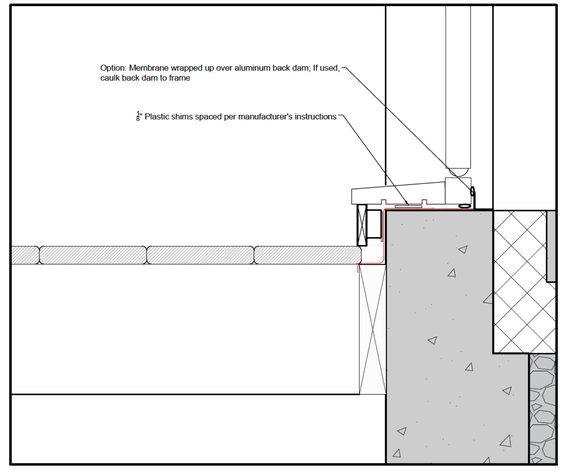
7 POST CLADDING AT BASE
3" = 1'



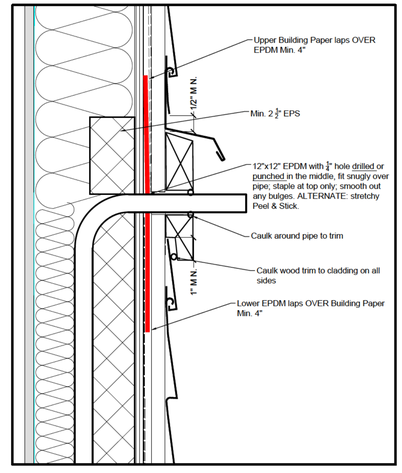
8 POST CLADDING AT TOP OF STONE
3" = 1'

1 JUNCTION WALL AT EXTERIOR WALL
3" = 1'

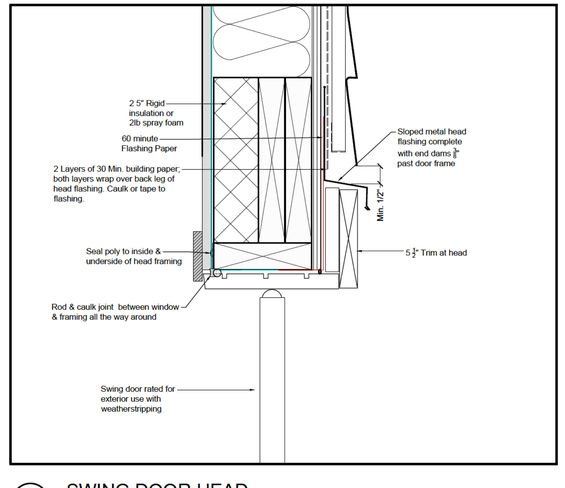
2 MECHANICAL PENETRATIONS EXTERIOR WALL
3" = 1'



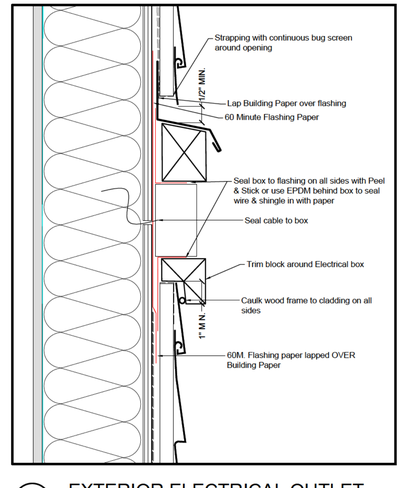
6 DOOR AT WOOD DECK
3" = 1'



7 HOSE BIB PENETRATION
3" = 1'



3 SWING DOOR HEAD
3" = 1'



4 EXTERIOR ELECTRICAL OUTLET
3" = 1'

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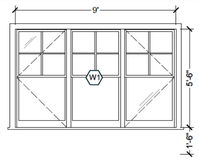
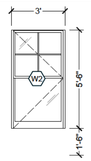
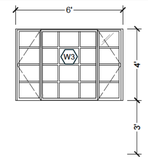
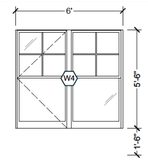
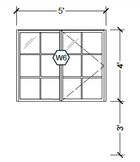
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Lot 6

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DETAILS

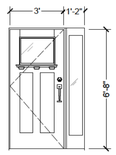
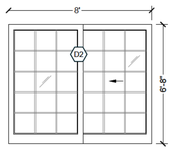
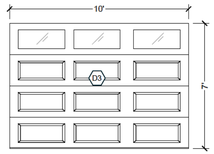
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WINDOW / DOOR SCHEDULE

SYM	WINDOW - VINYL	NOTES
W1		TYPICAL LIVING ROOM WINDOW
W2		
W3		
W4		PRINCIPAL BEDROOM WINDOW
W6		

1 WINDOW SCHEDULE
NTS

D1		FRONT DOOR MASONITE HERITAGE GRAFTSMAN WITH FULL LITE SIDELITE, CLEAR GLASS, & DENTIL SHELF; CONFIRM DIM. OF COMBINED UNIT & CENTER ON GABLE PEAK AT PORCH OPENING
D2		PATIO SLIDER
D3		GARAGE DOOR

2 DOOR SCHEDULE
NTS

INTERIOR WALL SCHEDULE - WOOD STUD

		NOTES	FRR	STC	ASSEM NO	TOTAL DIM +/-
DW1	1 layer of 5/8" type X board 6 mil poly envelop control (1 side) 3 1/2" friction fit acoustic batt insulation 2x4 wood studs @ 16" o.c. 1" air gap 2x4 wood studs @ 16 o.c. 3 1/2" friction fit acoustic batt insulation 1 layer of 5/8" type X gypsum board	Where a bath tub is adjacent,fire rated drywall must be continuous the entire wall and an additional layer of waterproofing board layered as a second layer.	1 hr	57	TABLE 9.10.3.1.-A W13A	9"+

NOTE: When sharing a subfloor, demising walls must have either hardwood strip flooring not less than 16mm aligned parallel to the wall OR subfloor of at least 15.5mm thick OR one additional material layer plus finished flooring having a combined mass per area of not less than 8kg/sq.m. ALL RATED GYPSUM TO BE INSTALLED PRIOR TO TUBS, SHOWERS, DROPPED CEIL NGS, STAIRS, ETC.

EXTERIOR WALL SCHEDULE - WOOD STUD

		NOTES	FRR	STC	ASSEM NO	TOTAL DIM +/-
EW 1	Vinyl siding, review elevations for style 3/4" PT rainscreen furring AWB 1/2" plywood sheathing 2x6 wood studs @ 16" o.c. Thermal batt insulation per E-Modeling 6 mil. poly vapour barrier 1 layer 1/2" gypsum board	FURRING IS REQU RED FOR B&B BUT NOT FOR VINYL LAP S DING OR FOR SH NGLES AT ATTIC SPACE	-		EW2a Table 9.10 3.1.-A	6.5"+

NOTE: Air/Weather barrier may consist of 2 layers of 30 minute paper double lapped at inside and outside corners by a minimum of 6", leave a gap in strapping at the corners to allow for moisture to drain. Clad corners with vinyl trim.

		NOTES	FRR	STC	ASSEM NO	TOTAL DIM +/-
EW 2	Vinyl siding, review elevations for style 3/4" PT rainscreen furring AWB 1/2" plywood sheathing 2x6 wood studs @ 16" o.c. Thermal batt insulation per E-Modeling 6 mil. poly vapour barrier 1 layer 5/8" Type X gypsum board	TO BE USED WHERE THE EXTERIOR WALL OF ONE UNIT IS EXPOSED TO THE WALL OR ROOF OF THE OTHER UNIT	1		EW2a Table 9.10 3.1.-A	

FLOOR SCHEDULE

		NOTES	FRR	STC	ASSEM NO	TOTAL DIM +/-
FL 1	Concrete slab on grade 6 mil. poly air barrier, joints lapped min. 4"; sealed at perimeter Continuous extruded polystyrene insulation per E Modeling 4" min. of coarse gravel to allow airflow 6" compacted fill	REVIEW RADON ROUGH-IN REQUIREMENTS PER BCBC 9.13.4				4"+
FL 2	3/4" T&G Plywood subfloor Pre-engineered TJI per Structural; Cross-bracing as required Insulation for soundproofing & as required by Energy Modeling 1/2" Gypsum board					

ROOF SCHEDULE

		NOTES	FRR	STC	ASSEM NO	TOTAL DIM +/-
RF 1	Asphalt Shingles Underlayment (no.15 felt or equal) 1/2" PLY roof sheathing Prefabricated Engineered trusses Vented attic Batt insulation per E Modeling 6 mil poly air and vapour barrier ½" gypsum board	TO BE FIRE SEPARATED AT DEMISING WALLS BETWEEN SUITES TO THE SAME FRR AS THE DEMISING WALL, AND AS REQU RED FOR CONCEALED SPACES 9.10.16.1				

3 W/R/F/SCHEDULES
NTS

NOTES:
- GLASS IN EXTERIOR DOORS AND ALL GLASS WITH N 3' OF EXTERIOR DOOR OPENERS TO BE SAFETY GLASS
- NSTALL FLASH NGS OVER UNPROTECTED OPENINGS AND ALL DISSIMILAR MATERIALS
- DOORS, WINDOWS, & SKYLIGHTS TO MEET NAFS REQUIREMENTS & ENERGY MODELING SPECIFICATIONS
- ALL BEDROOM WINDOWS TO ALLOW FOR EGRESS PER THE BCBC 9.9.10.1.
- ATTIC HATCHES TO BE WEATHERSTRIPPED
- CONF RM ALL NEEDED ROUGH OPEN NGS FOR DOORS AND WINDOWS PRIOR TO FRAM NG

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