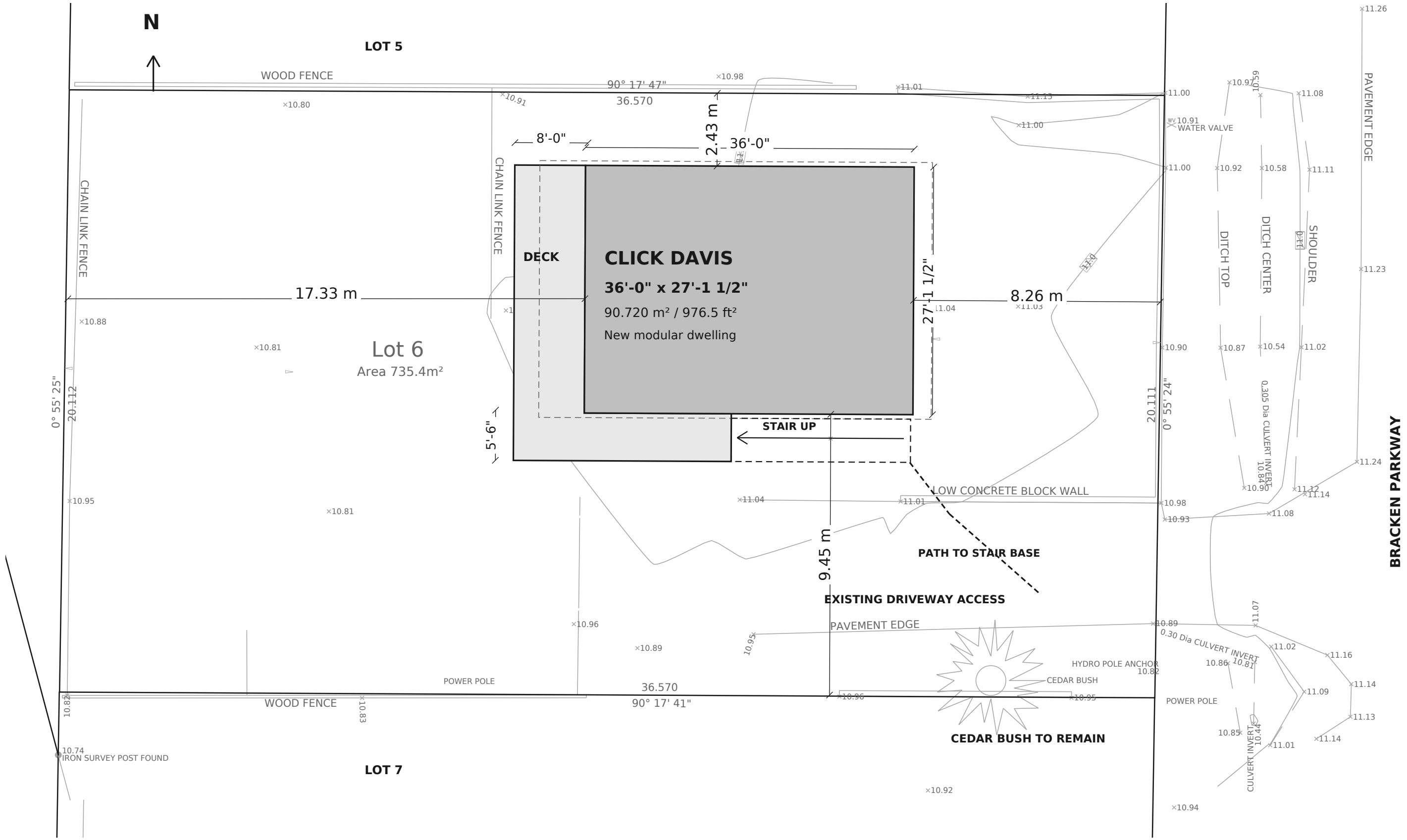


37 BRACKEN PARKWAY

SINGLE-FAMILY MODULAR REPLACEMENT

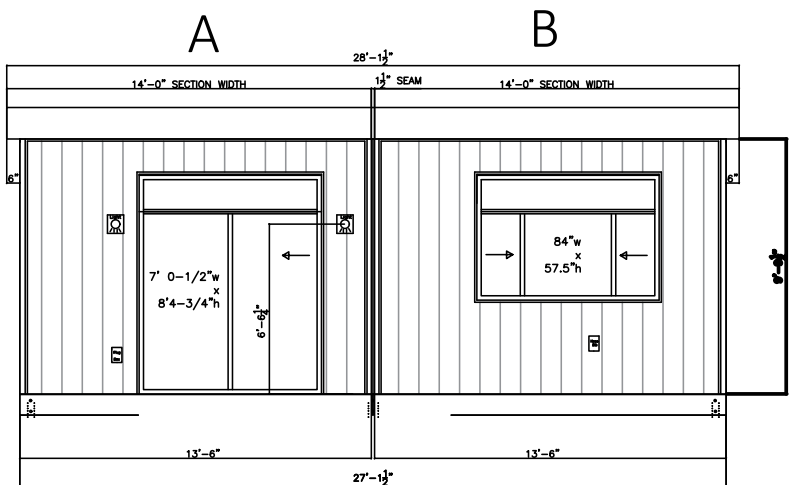
PETE HEINRICH & KELLIE McINTOSH | SQUAMISH, BC



1 PROPOSED SITE OVERVIEW

1:125 | Dimensions govern; detailed site plan on A0.05

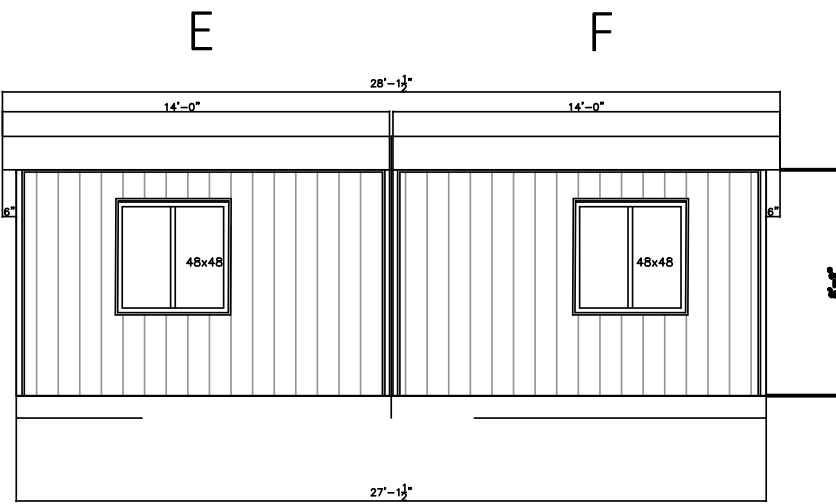
WEST - A / B



Front Elevation

5.67 + 3.33 = 9.00 m²

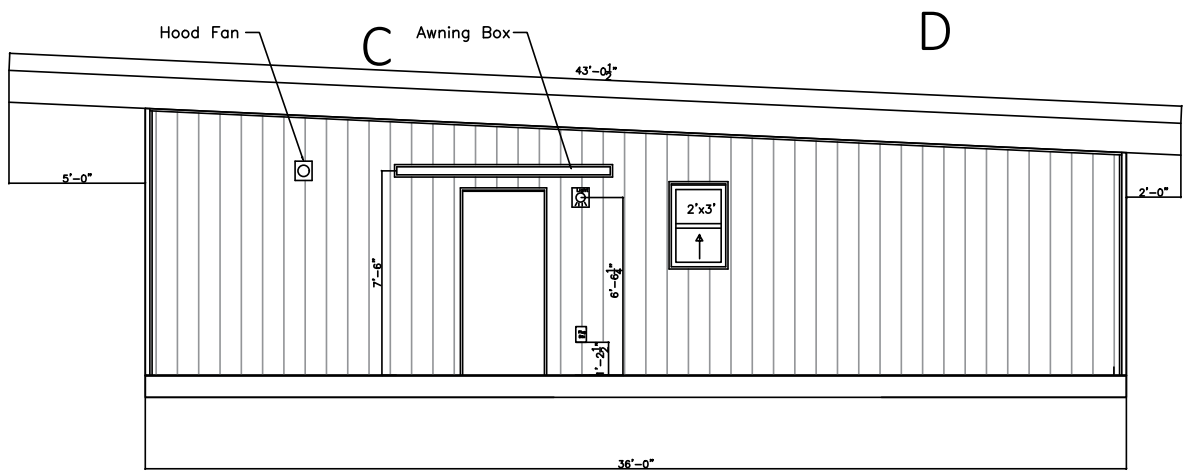
EAST - E / F



Rear Elevation

1.62 + 1.62 = 3.24 m²

SOUTH - C / D



Left Side Elevation

2.02 + 0.64 = 2.66 m²

NORTH - G / H



Right Side Elevation

1.66 + 2.29 = 3.95 m²

PROJECT INFORMATION

Civic address	37 Bracken Parkway Squamish, BC V0N 1H0
PID	006-042-287
Legal description	Lot 6, Block 30, S 1/2 of SE 1/4, Section 22, Township 50, Plan 14705
Project	Replacement single-family dwelling
Manufacturer	Click Modular - Davis

DESIGN / SITE DATA

Code basis	BCBC 2024; spatial-separation qualification below
Sprinkler basis	Unsprinklered
Zoning on survey	R-2
Lot area	735.4 m²
Building footprint	36'-0" x 27'-1 1/2" 10.9728 x 8.2677 = 90.720 m² 976.5 ft²
Building-only coverage	90.720 / 735.4 x 100 = 12.34% Deck and roof excluded
Wall setbacks	N 2.43 m / S 9.45 m E 8.26 m / W 17.33 m
Deck	8'-0" west / 5'-6" south Ikon grid references
Flood reference	14.00 m CGVD28 per Kontur / Ikon; final module and stair levels follow consultant details

SHEET LIST

SHEET	TITLE
A0.01	Cover / Project Information
A0.04	Original Survey
A0.05	Proposed Site Plan / Floor Plan

PROJECT TEAM

OWNER(S) Pete Heinrich Kellie McIntosh
BUILDER / COORDINATION NewlinesADU / Newlines Contracting Gabriel Viel-Cote 604-849-4101 gabriel.viel.cote@newlinesadu.com
MODULAR MANUFACTURER Click Modular Homes 604-884-5122
STRUCTURAL ENGINEER Ikon Engineers Canada Ltd. Separate drawing set 26086-SP 18 September 2026
GEOTECHNICAL Kontur Geotechnical Consultants K-261429-00 8 July 2026
SURVEY Doug Bush Survey Services J26177 20 July 2026

SEPARATE DRAWINGS

Click: Heinrich Drawing Set, 17 Sep 2026.
Floor-plan internal date: 2 Sep 2026.

Ikon: issued for coordination, 18 Sep 2026.
Consultant sets are not appended.

SPATIAL SEPARATION - OPENING AREA

FACE	LD m	WALL m²	OPEN m²	OPEN %	LIMIT* m²	RESULT*
North	2.43	30.031	3.95	13.15%	5.905	WITHIN*
South	9.45	30.031	2.66	8.86%	30.031	WITHIN*
East	8.26	20.580	3.24	15.74%	20.580	WITHIN*
West	17.33	24.675	9.00	36.47%	24.675	WITHIN*

LD² arithmetic: N 2.43² = 5.9049; S 9.45² = 89.3025; E 8.26² = 68.2276; W 17.33² = 300.3289 m². North margin: 5.9049 - 3.95 = 1.9549 m².

Wall areas: N/S = 10.9728 x (2.4892 + 2.9845) / 2. E = 8.2677 x 2.4892. W = 8.2677 x 2.9845. Wall-only areas; no open-foundation area added.

*Basis retained from R04: unsprinklered house; unadjusted wall-to-property-line distances. Limit = lesser of LD² and shown wall area. LD² method verified in BCBC 2018, 9.10.15.4.(1)(c). Current 2024 text and applicability of the fire-response adjustment remain unverified; results are conditional, not permit approval.

Confirmed opening areas and setbacks are unchanged. Stair, foundation and connection details remain in the separate consultant scope.

CODE SOURCE: BCBC 2018, DIVISION B, SECTION 9.10

NEWLINES
ADU

DESIGN COORDINATION

ISSUED DRAWINGS

NO.	DESCRIPTION	DATE
R02	Coordination review	18 Sep 2026
R03	Dimensions / openings	18 Sep 2026
R04	Compact site package	18 Sep 2026
R05	Drawing format revision	18 Sep 2026

ISSUE STATUS

FOR COORDINATION

NOT FOR CONSTRUCTION

CLIENT(S)

PETE HEINRICH
KELLIE McINTOSH

PROJECT DESCRIPTION

MODULAR HOUSE
REPLACEMENT

ADDRESS

37 BRACKEN PARKWAY
SQUAMISH, BC
V0N 1H0

SHEET TITLE

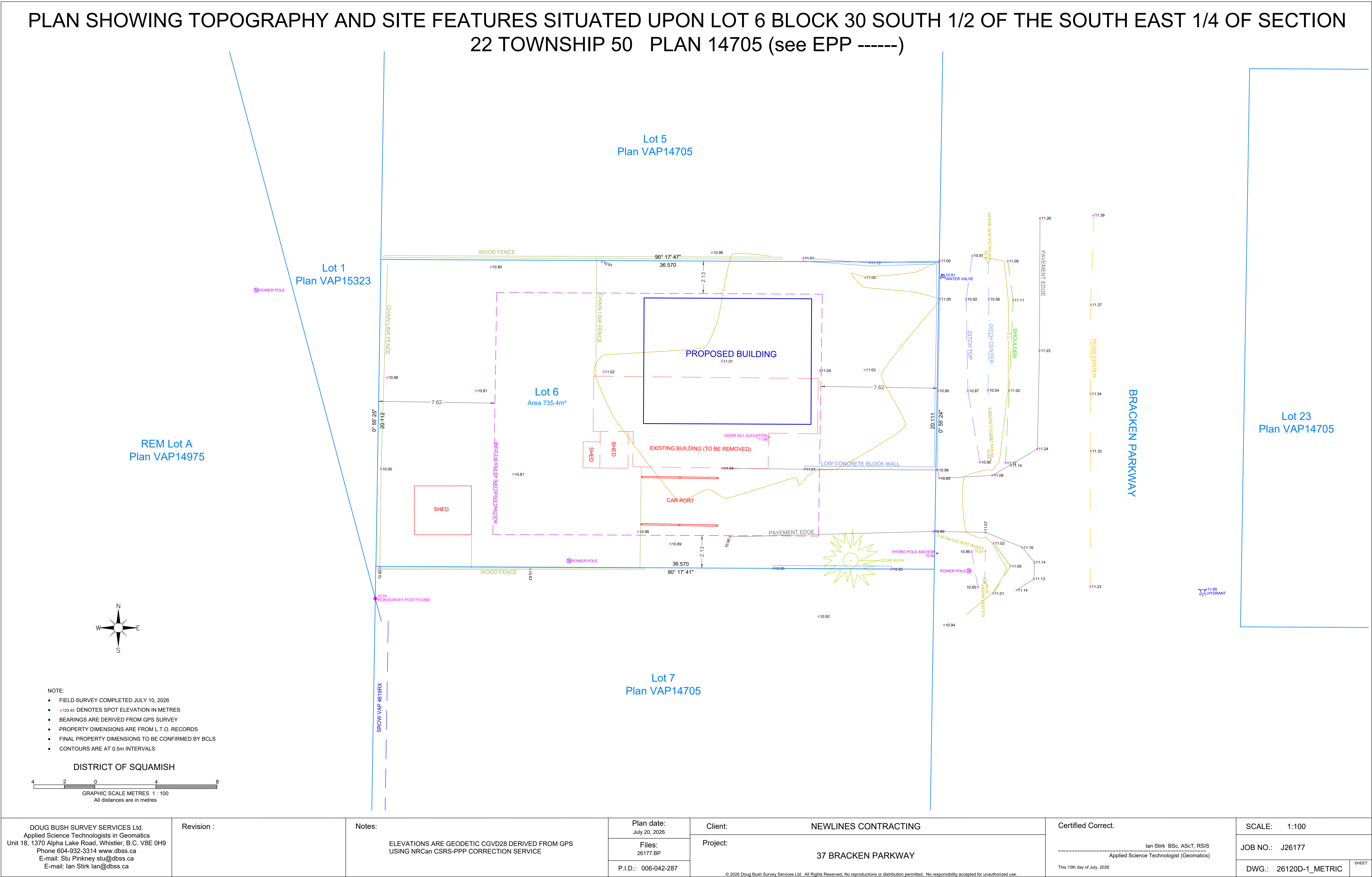
Cover / Project Information

PROJECT 37 BRACKEN
DATE 18 SEP 2026
PREPARED NEWLINESADU

A0.01

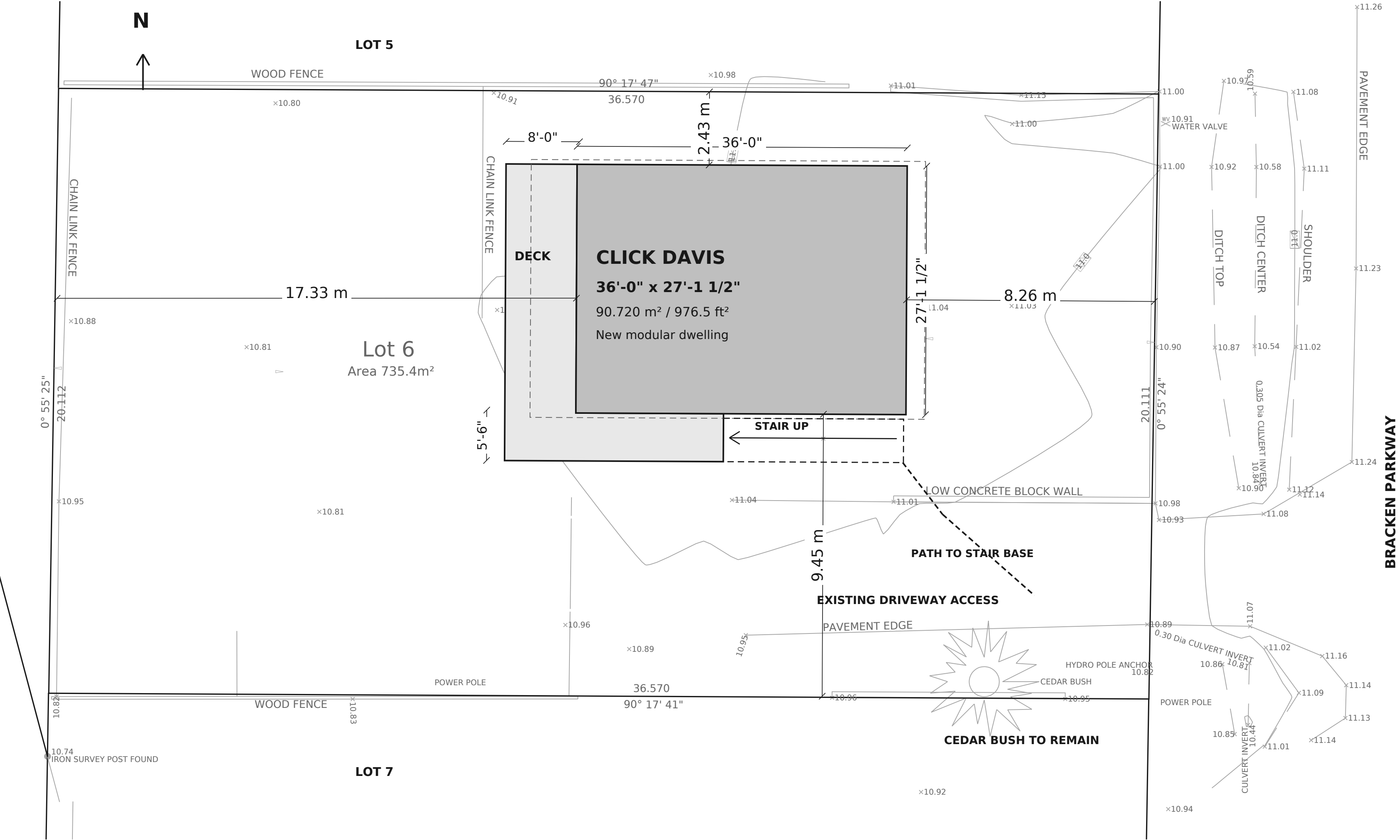
ORIGINAL SURVEY

Doug Bush Survey Services | J26177 | 20 July 2026. Source survey reproduced without content edits at 80% of original size. Reproduction scale: 1:125 on this 36 x 24 in sheet. Proposed work is shown separately on A0.05.



PROPOSED SITE PLAN

37 BRACKEN PARKWAY | CLICK DAVIS REPLACEMENT



1 SITE PLAN - PROPOSED
1:100 | Setbacks to building walls

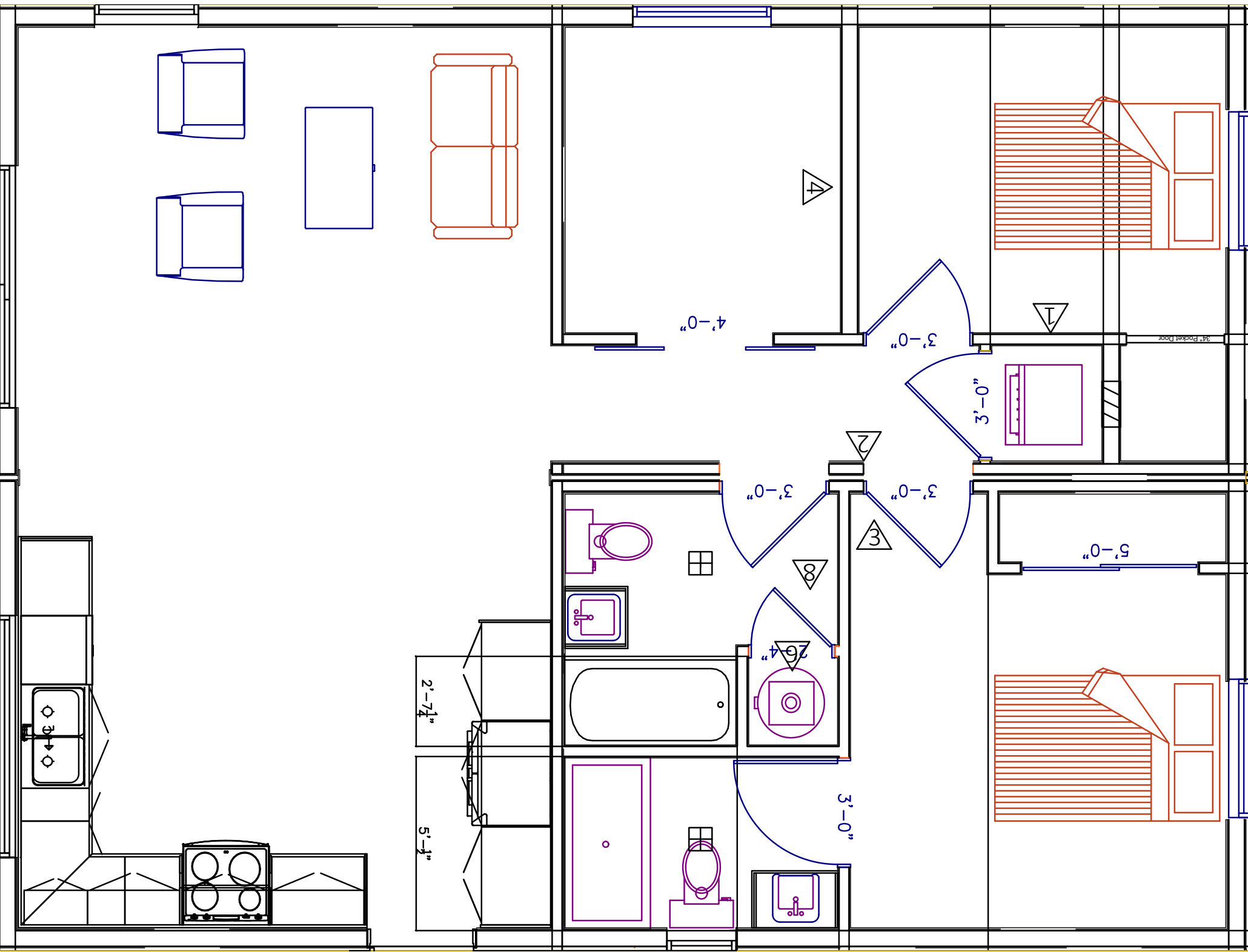
SITE INFORMATION

ITEM	VALUE
Lot area / PID	735.4 m² / 006-042-287
Wall footprint	10.9728 x 8.2677 = 90.720 m² (976.5 ft²)
Building-only coverage	12.34% (deck and roof excluded)
Flood design reference	14.00 m CGVD28 per Kontur / Ikon; final module and stair levels follow consultant details

0 5 m
1:100 AT FULL SHEET SIZE

CLICK FLOOR PLAN

NORTH UP | NTS



2 FLOOR PLAN - PROPOSED
NTS | Manufacturer dimensions govern

Source: Click Heinrich drawing set. Plan rotated to match site north; internal source annotations rotate with it. Overall wall footprint: 36'-0" x 27'-1 1/2". Deck and stair are shown on the site plan.

DESIGN NOTES

- Use confirmed Click Modular dimensions and adopted wall setbacks: north 2.43 m, south 9.45 m, east 8.26 m and west 17.33 m.
- West deck 8'-0" beyond grid 3; south deck 5'-6" beyond grid A, per Ikon. PT brown decking with black guards and stair.
- Stair ascends west from the east approach, parallel to the south wall. Path joins the existing driveway to the stair base. Locations shown; rise/run and supports follow the final stair detail.
- Helical piles and engineered steel support system per separate Ikon drawings. Module, foundation and connection details remain in the consultant sets.
- Former house removed. Shed to be removed; cedar bush retained. Existing driveway access retained.
- Ditch, utilities, boundary lines and topographic features are drawn from the source survey. This proposed site drawing does not replace the original survey on A0.04.

DRAWING CONVENTIONS

Grey fill: proposed building. Light grey fill: deck. Dashed outline: roof projection / stair location. Dashed line: proposed path. All setback labels are the confirmed project dimensions; written dimensions govern.

Project data, opening areas and the spatial-separation calculation are on A0.01. Read with the separate Click Modular and Ikon sets.

NEWLINES
ADU

DESIGN COORDINATION

ISSUED DRAWINGS

NO.	DESCRIPTION	DATE
R02	Coordination review	18 Sep 2026
R03	Dimensions / openings	18 Sep 2026
R04	Compact site package	18 Sep 2026
R05	Drawing format revision	18 Sep 2026

ISSUE STATUS

FOR COORDINATION
NOT FOR CONSTRUCTION

CLIENT(S)

PETE HEINRICH
KELLIE MCINTOSH

PROJECT DESCRIPTION

MODULAR HOUSE
REPLACEMENT

ADDRESS

37 BRACKEN PARKWAY
SQUAMISH, BC
V0N 1H0

SHEET TITLE

Proposed Site Plan / Floor
Plan

PROJECT 37 BRACKEN
DATE 18 SEP 2026
PREPARED NEWLINESADU

A0.05