

20371 27 AVE. (LOT 59) LANGLEY, B.C.

LOT 59 SECTION 23 TOWNSHIP 7 PLAN EPP108289 NWD

031-354-246

LOT SIZE: 690 sq m [7435.00sq.ft.]

FLOOR AREA RATIO:		
TOTAL PERMITTED:		N/A sq.ft.
TOTAL PROPOSED:		6945.00 sq.ft.
PER UNIT AREA BREAKDOWN:		
MAIN FLOOR:		1009.00 sq.ft.
SECOND FLOOR :		1218.00 sq.ft.
THIRD FLOOR:		1034.50 sq.ft.
GARAGE AREA:		231.00 sq.ft.
TOTAL AREA:		3447.50 sq.ft.
LOT COVERAGE:		
PERMITTED (35%):		2602.25 sq.ft.
		2527.40 sq.ft.
DWELLING HEIGHT:		
PERMITTED:		4.00 m
PROPOSED:		8.62 m
DWELLING SETBACKS BREAK DOWN:		
	PERMITTED	PROPOSED
FRONT SETBACK:	6.00 m	6.41 m
REAR SETBACK:	3.0 m	13.47 m
LEFT SIDE SETBACK:	1.20 m	1.23 m
RIGHT SIDE SETBACK:	1.20 m	1.23 m

1. THESE PLANS CONFORM TO BRITISH COLUMBIA BUILDING CODE 2018.
2. CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.
3. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
4. CONCRETE SHALL BE 3000 p.s.i. AFTER 28 DAYS.
5. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
6. STAIR DETAIL:
 - MAXIMUM RISE: 7 7/8"
 - MINIMUM RUN: 9"
 - MINIMUM TREAD: 10"
 - HANDRAILS TO BE BETWEEN 32" - 36" HIGH. (INSIDE BUILDING)
 - HANDRAILS TO BE BETWEEN 42" HIGH. (OUTSIDE BUILDING)

*** ALL SHOWN DIMENSION ON PLANS HAVE PREFERENCE OVER SCALE.**
**** IN SOME MUNICIPALITIES THESE PLANS REQUIRES THE APPROVAL OF CERTIFIED STRUCTURAL ENGINEER, PROVIDED BY BUILDERS**

***THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS
IT IS THE RESPONSIBILITY OF THE BUILDERS AND OWNERS TO REVIEW AND VERIFY ALL LEVELS,
DIMENSIONS, AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION

- ALL DIMENSION AND GRADE LEVELS SHOWN ARE TO BE APPROVED BY DESIGN CONSULTANTS AND/OR LOCAL CITY AUTHORITIES PRIOR TO CONSTRUCTION
- OWNERS/BUILDERS TO PROVIDE PERTINENT INFORMATION REQUIRED FOR SITE PLAN
- OWNERS/BUILDERS TO VERIFY LOCATIONS OF ALL SERVICES, DRIVEWAYS LOCATIONS, HYDRO POLES AND LINES, FIRE HYDRANTS, EASEMENTS, ELECTRICAL BOXES AND RIGHT-OF-WAYS, ETC., BEFORE PROCEEDING TO CONSTRUCTION
- ANY RETAINING WALL TO BE BUILT ACCORDING TO CITY CODES AND WITH DESIGN GUIDELINES PROVIDED BY DESIGN CONSULTANT
- PROPOSED FINISHED GRADE LEVEL TO SLOPE AWAY FROM BUILDING FOR SURFACE WATER RUN OFF
- BUILDERS RESPONSIBLE FOR ANY REQUIRED SWALES
- ALL GRADES AND DIMENSIONS ON SITE PLAN TO BE APPROVED MAIN CHECKED AND SIGNED BY BUILDER PRIOR

- DIMENSIONS TO BE TAKEN FROM OUTSIDE FACE OF SHEATHING FOR EXT. WALLS AND CENTRE OR FACE OF STUDS FOR INT. WALLS AS SHOWN.
- ALL HEIGHT DIMENSIONS ON FLOOR PLANS ARE FROM TOP OF FLOOR PLYWOOD
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND TO ENSURE ALL WORK CONFORMS TO ALL LOCAL BYLAWS AND REGULATIONS, AND TO THE CURRENT EDITION OF THE BRITISH BRITISH COLUMBIA BUILDING CODE.
- THE OWNER AND/OR CONTRACTOR IS TO ENSURE THAT THE LANDSCAPING MEETS THE REQUIREMENTS OF THE APPLICABLE BY-LAWS AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION. IF NECESSARY, UTILIZE PLANTING BEDS AROUND THE BUILDING(S) TO ENSURE THE FINISHED LOT GRADING BLENDS INTO THE EXISTING LOT GRADING.
- BRING FOOTINGS TO UNDISTURBED, SOUND BEARING SOIL BELOW FROSTLINE (18" MIN. BELOW GRADE)
- APPLY ASPHALT EMULSION TO FOUNDATION WALLS BELOW GRADE
- FOUNDATION CONCRETE STRENGTH TO BE MIN. 20 MPa
- INTERIOR SLAB CONCRETE STRENGTH TO BE MIN. 20 MPa
- EXTERIOR SLAB CONCRETE STRENGTH TO BE MIN. 32 MPa WITH 5-8% AIR ENTRAINMENT
- LUMBER IN CONTACT WITH CONCRETE TO BE DAMPROOFED, AND ANCHORED WITH 1/2" A.B. @ 6'-0" O.C. MAX
- STRUCTURAL LUMBER TO BE #2 D.FIR-L U.N.O.
- LINTELS TO BE 2-Zx10 D.FIR-L U.N.O.
- PROVIDE SOLID LAMINATED STUDDING @ BEARING POINTS
- DOUBLE JOISTS @ PARALLEL PARTITIONS (OPT. 2x10 BLOCKING @ 24" O.C.)
- BEDROOM WINDOWS MUST CONFORM TO B.C.B.C. SEC. 4.7.1.3
- DWELLING MUST MEET CURRENT B.C. VENTILATION CODE
- MIRRORRED DOORS ARE NOT PERMITTED @ WALK-IN CLOSETS
- LINO OR EQUAL REQ'D ON BATHROOM FLOORS
- WATERPROOF WALLBOARD REQ'D AT TILE SURROUNDS @ TUBS AND SHOWERS
- PROVIDE A BOND-BREAKING MATERIAL BETWEEN FOUNDATION OR ROCK AND SLABS
- IN WHITE ROCK FOLDING PANEL DOORS MUST BE COVERED BY A ROOF OR FLOOR AND ENGINEER'S APPROVAL AND SCHEDULE "B" REQUIRED.
- AS AN ALTERNATE SOLUTION TO VENTING A ROOF OR DECK OVER LIVING SPACE, SPRAY FOAM INSULATION MAY BE USED WITH A LETTER FROM A PROFESSIONAL.

*** NOTE:**

ALL DIMENSIONS ON SITE PLAN ARE
PERPENDICULAR TO PROPERTY LINES

THIS DESIGN DOES NOT MEET THE PRESCRIPTIVE SEISMIC REQUIREMENTS OF SECTION 9.23.13 OF THE B.C. BUILDING CODE 2018 EDITION. A STRUCTURAL ENGINEER WILL BE REQUIRED TO PROVIDE SOLUTIONS FOR PORTIONS OF THE DWELLING WHICH DO NOT MEET SECTION 9.23.13.

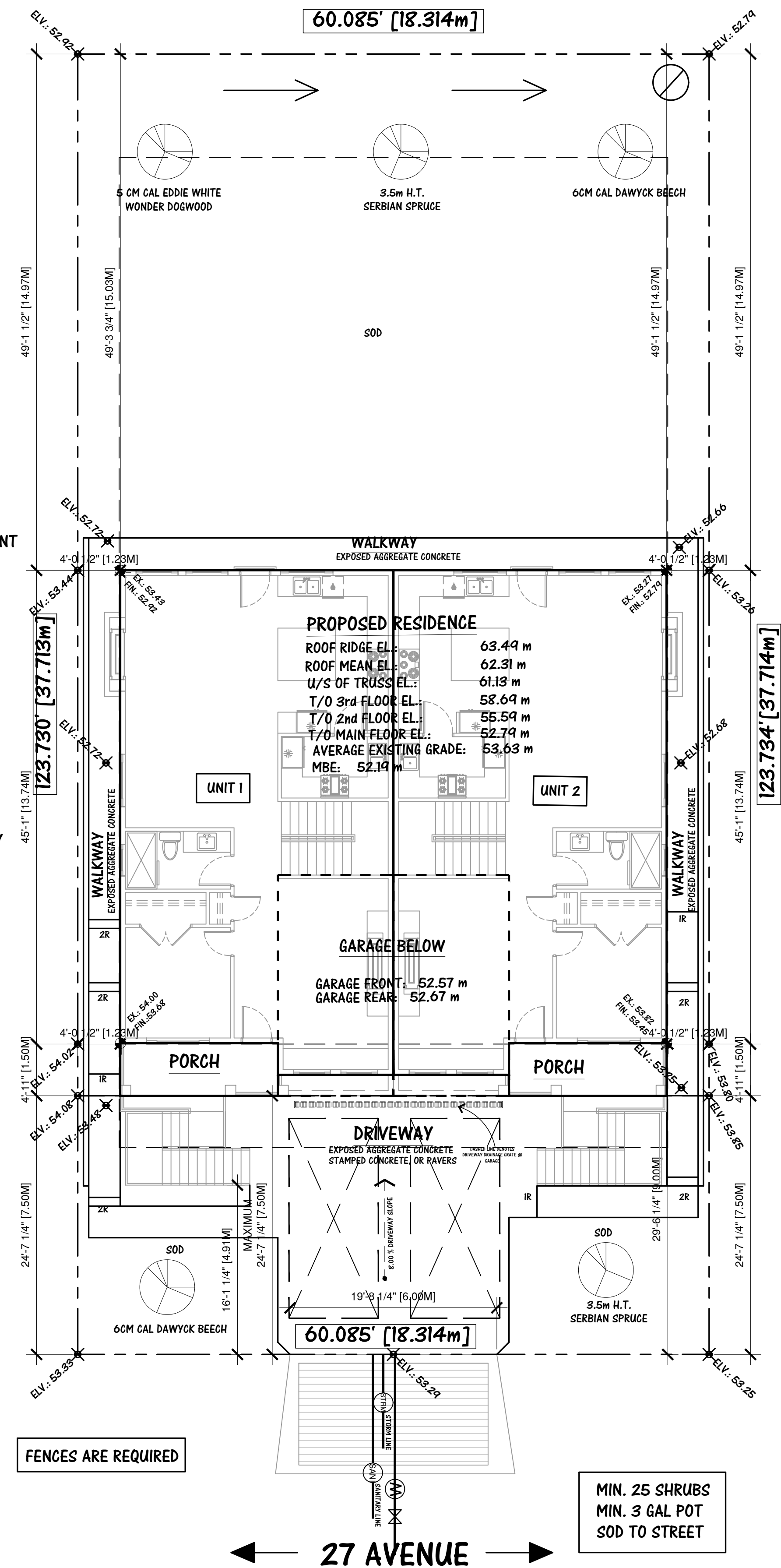
SETBACK LINES _____

PROPERTY LINES _____

R.O.W. SETBACK _____

TREE BARRIER _____

SWALE LINE _____ ➔



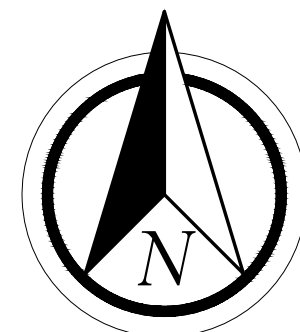
COPYRIGHT RESERVED

ALL DRAWINGS, DESIGNS, OR SPECIFICATIONS SHALL NOT BE USED,
REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY
THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF
WORK. THE DOCUMENTS ARE TO BE USED FOR A SINGLE TIME FOR THE
ADDRESS LISTED.

OFFICE LOCATION
UNIT 308 - 6678 152 ST.
SURREY, BC V3S 7J2

[HTTP://MARQUEE-DB.COM](http://MARQUEE-DB.COM)

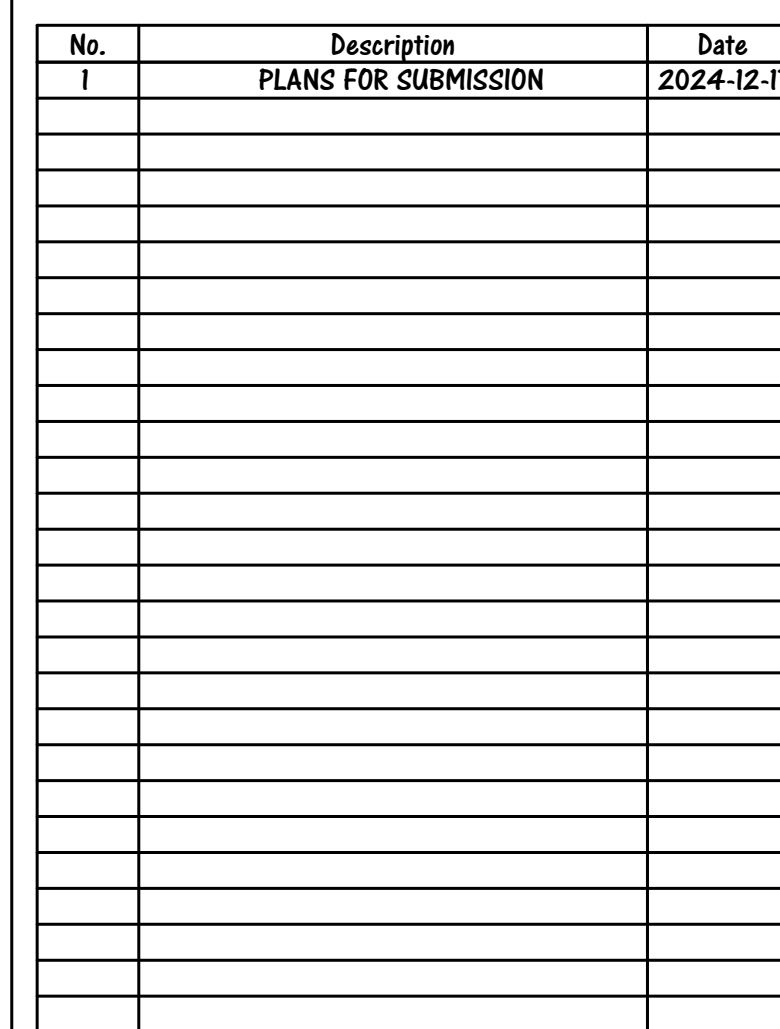
[illegible]

PROJECT TITLE **20371 27 AVE.**
LANGLEY, B.C.

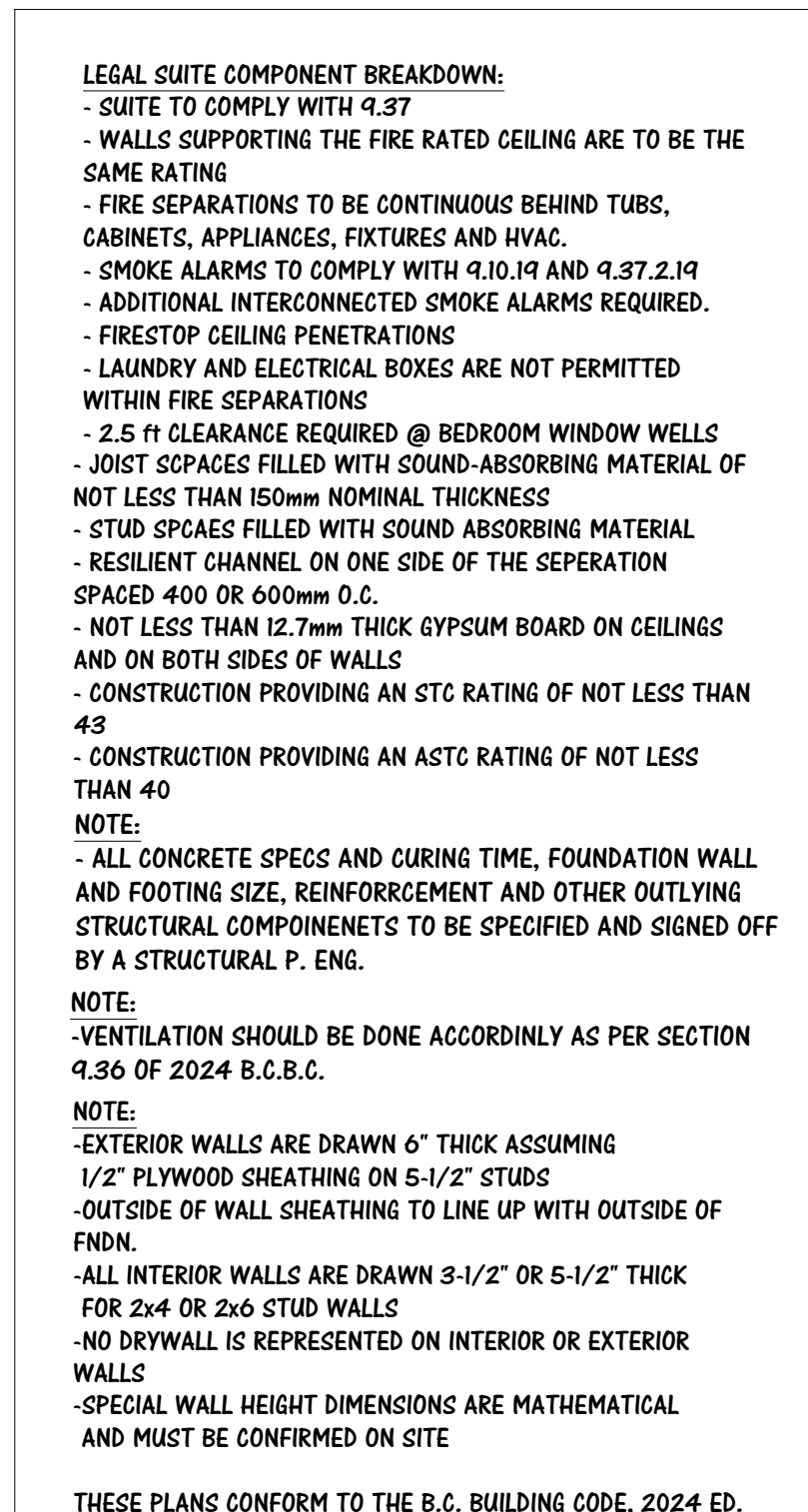
SHEET TITLE	SITE PLAN & PROJECT INFORMATION
-------------	--

PROJECT NO.	14.00079
DATE	2024-12-17
DESIGNED BY	
CHECKED BY	
SHEET NO.	

SCALE $1/8"=1'-0"$



SCALE $1/4"=1'-0"$



IMPORTANT NOTE:

THIS SET OF DRAWINGS WAS CAREFULLY PRODUCED AND CHECKED BY MARQUEE DESIGN AND IN WHOLE OR IN PART WHEN RELEASED MET THE RESTRICTIONS AND REQUIREMENTS OF THE CURRENT EDITION OF THE B.C. BUILDING CODE HOWEVER, DUE TO OUR OVERSIGHT OR DUE TO OTHERS CHANGING OR AUGMENTING THE PLAN WITH STRUCTURAL INFORMATION SHOULD ANY UNTEL, BEAM, FOOTING, OR ANY OTHER STRUCTURAL ASPECT(S) OF THIS SET OF DRAWINGS BE INCORRECTLY POSITIONED, SIZED, SPECIFIED, OR BEYOND THE SCOPE OF THE BUILDING CODE HAVING JURISDICTION, THE COMPLETE SET OF DRAWINGS MUST BE CHECKED, SIGNED, DATED AND SEALED BY A QUALIFIED CERTIFIED STRUCTURAL ENGINEER.

ATTENTION STRUCTURAL ENGINEER:

WHENEVER POSSIBLE, ENGINEERING NOTES SHOULD BE APPLIED DIRECTLY TO THE CAD FILE AND RETURNED TO MARQUEE DESIGN FOR FINAL REVIEW AND PRINTING. BARKING THIS, HANDWRITTEN NOTES ON THE DRAWINGS MUST BE RETURNED TO MARQUEE DESIGN FOR APPLICATION IN CAD AND FINAL REVIEW. IN EITHER CASE, MARQUEE DESIGN WILL PRINT THE FINAL VERSION OF THE DRAWINGS PRIOR TO ENGINEERING SEAL.

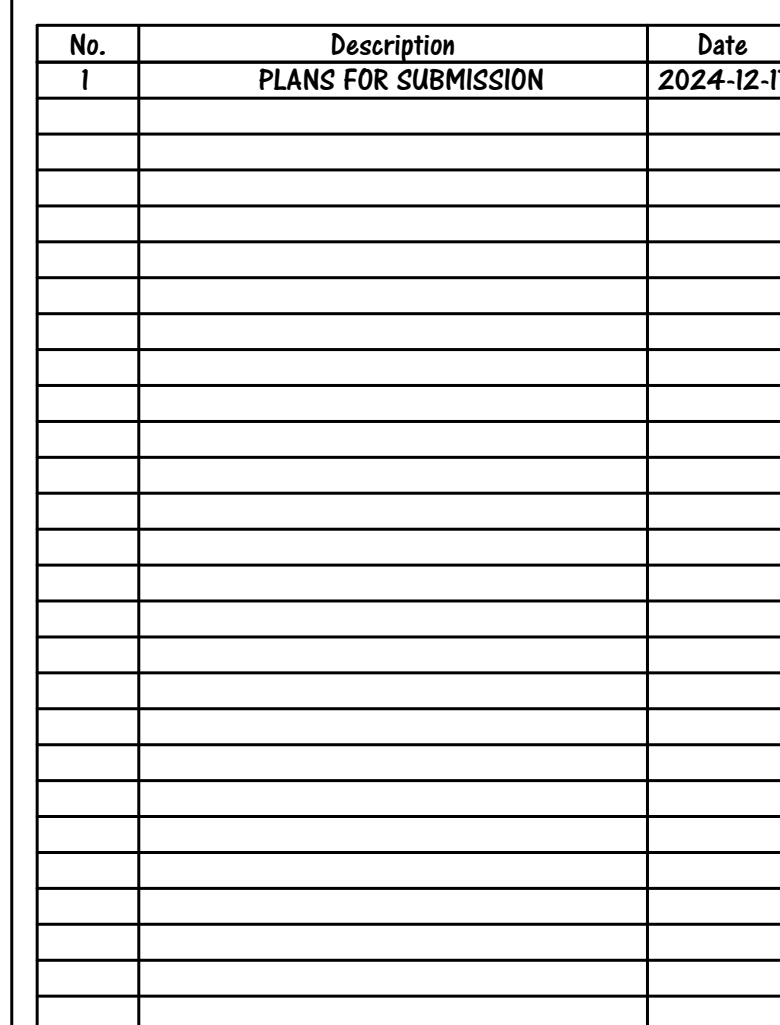
THIS DESIGN DOES NOT MEET THE PRESCRIPTIVE SEISMIC REQUIREMENTS OF SECTION 9.23.19 OF THE B.C. BUILDING CODE 2024 EDITION. A STRUCTURAL ENGINEER WILL BE REQUIRED TO PROVIDE SOLUTIONS FOR PORTIONS OF THE DWELLING WHICH DO NOT MEET SECTION 9.23.13.

FIRE RATING ROOF NOTES

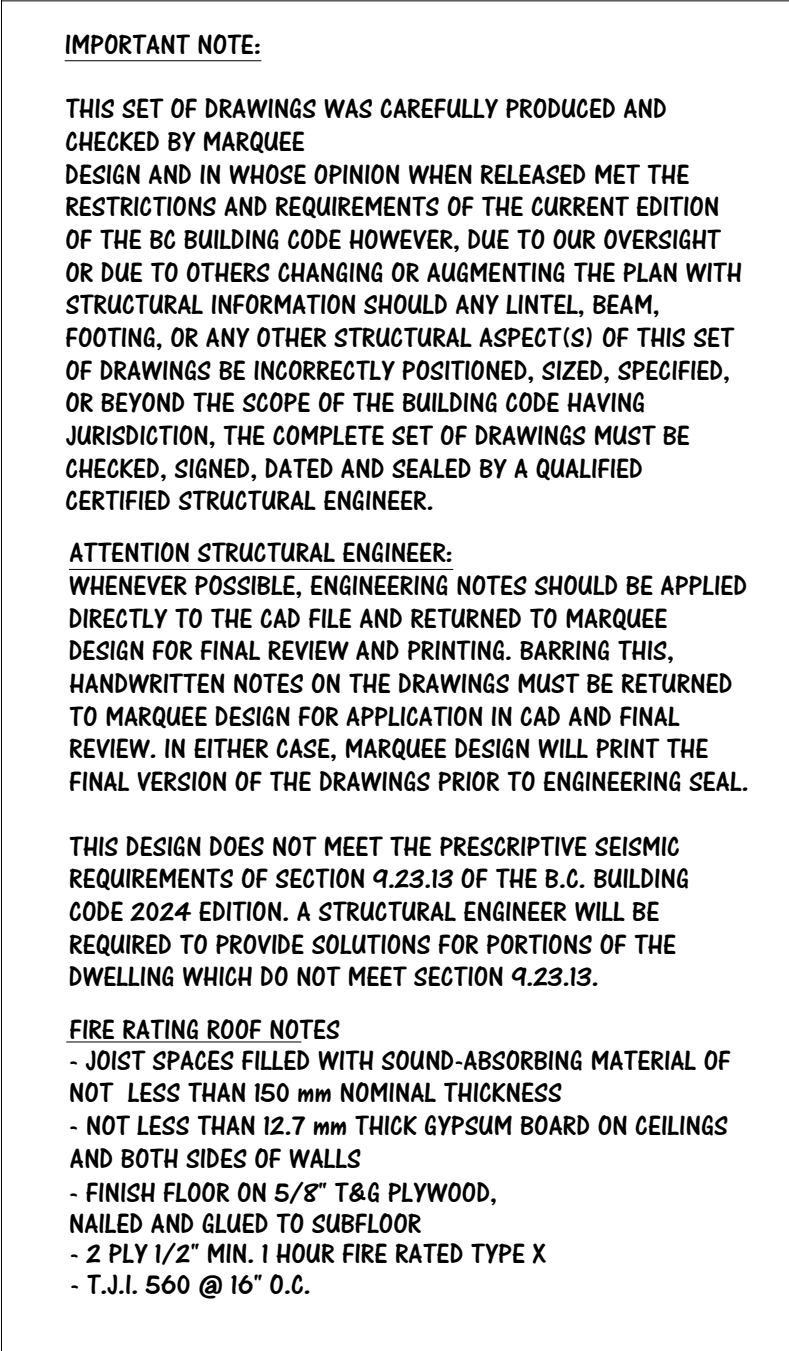
- JOIST SPACES FILLED WITH SOUND-ABSORBING MATERIAL OF NOT LESS THAN 150 mm NOMINAL THICKNESS
- NOT LESS THAN 12.7 mm THICK GYPSUM BOARD ON CEILINGS AND BOTH SIDES OF WALLS
- FINISH FLOOR ON 5/8" T&G PLYWOOD, NAILS AND GLUED TO SUBFLOOR
- 2 PLY 1/2" MIN. 1 HOUR FIRE RATED TYPE X
- 1 1/4" 560 R16 0.9

COOLING: CENTRAL COOLING SYSTEM
HEATING: FURNACE HEATING

- HABITABLE FLOOR AREA:	1009.00 ft ²
- GARAGE FLOOR AREA:	231.00 ft ²
- FRONT PORCH AREA	23.70 ft ²
TOTAL AREA:	1263.70 ft ²

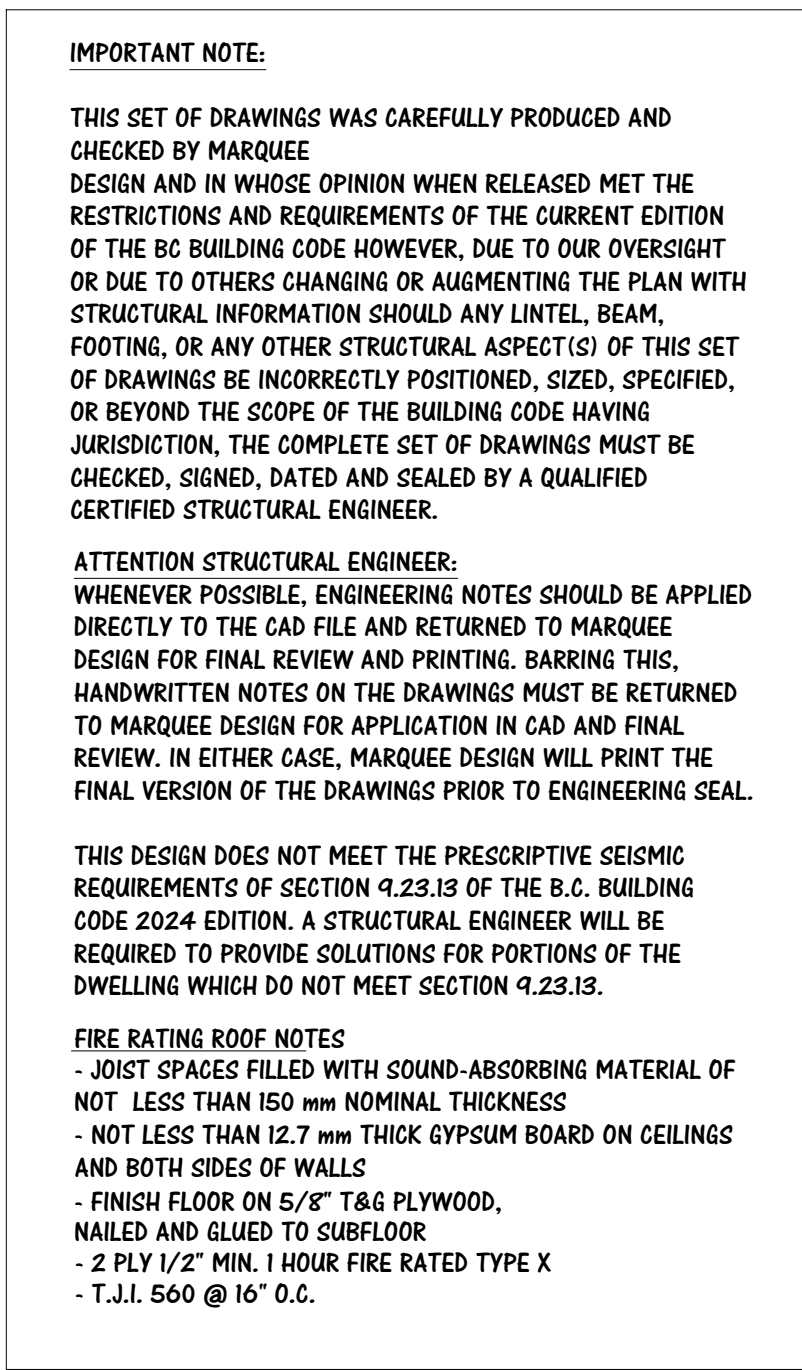


SCALE $1/4"=1'-0"$



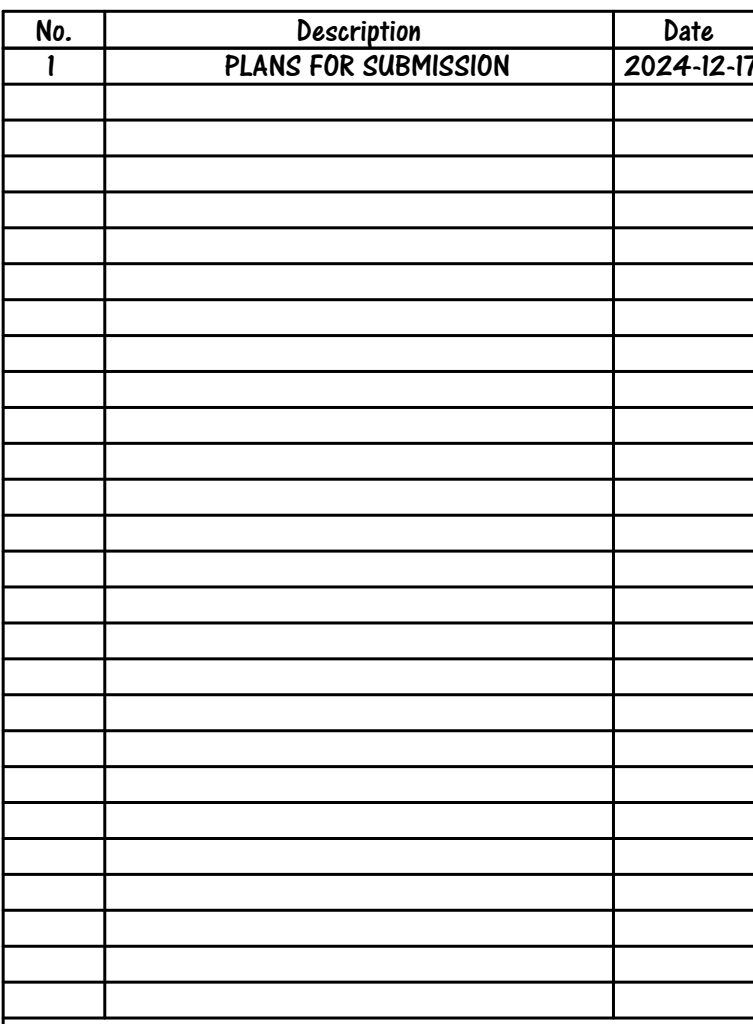
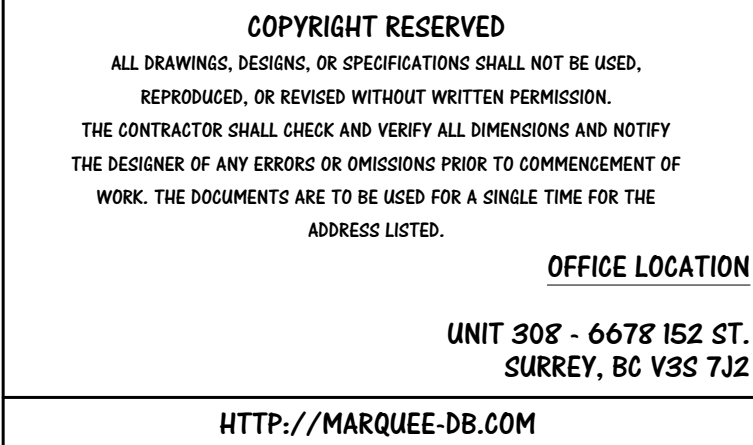
- HABITABLE FLOOR AREA: 1218.00 ft²

COOLING: CENTRAL COOLING SYSTEM
HEATING: FURNACE HEATING

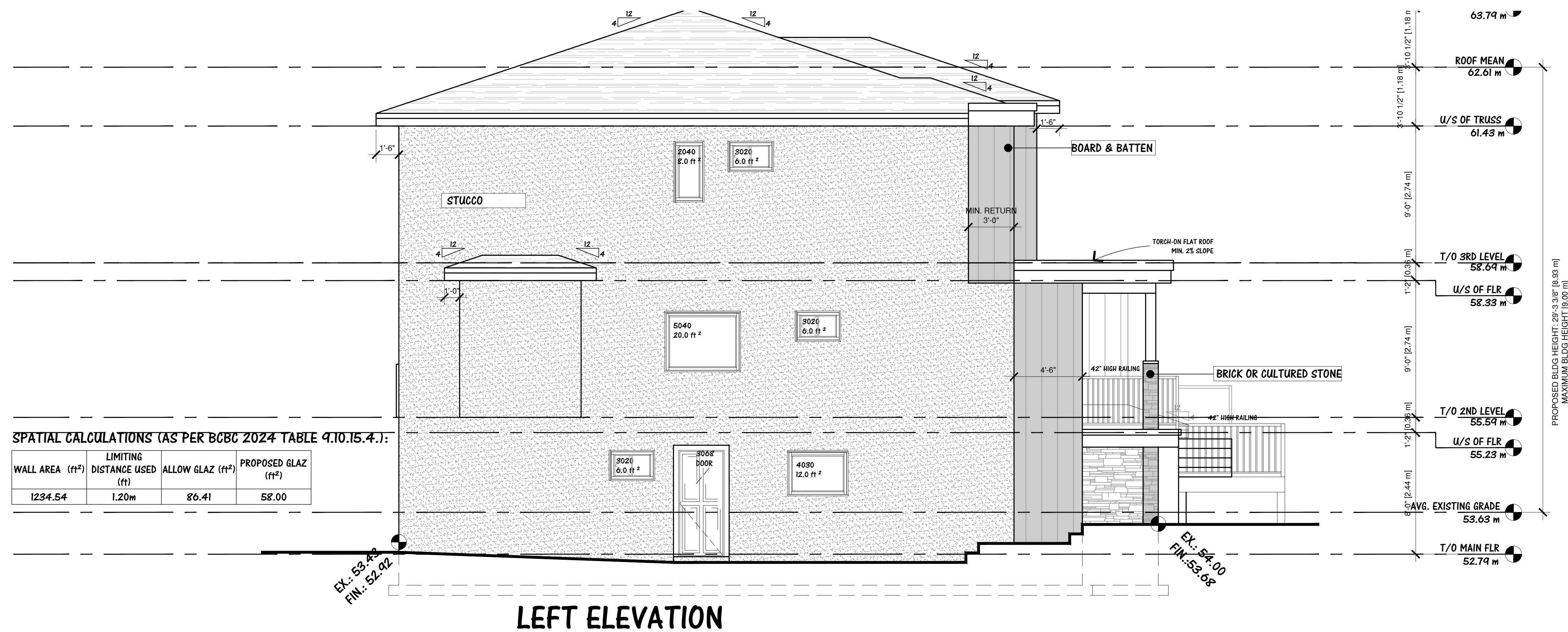
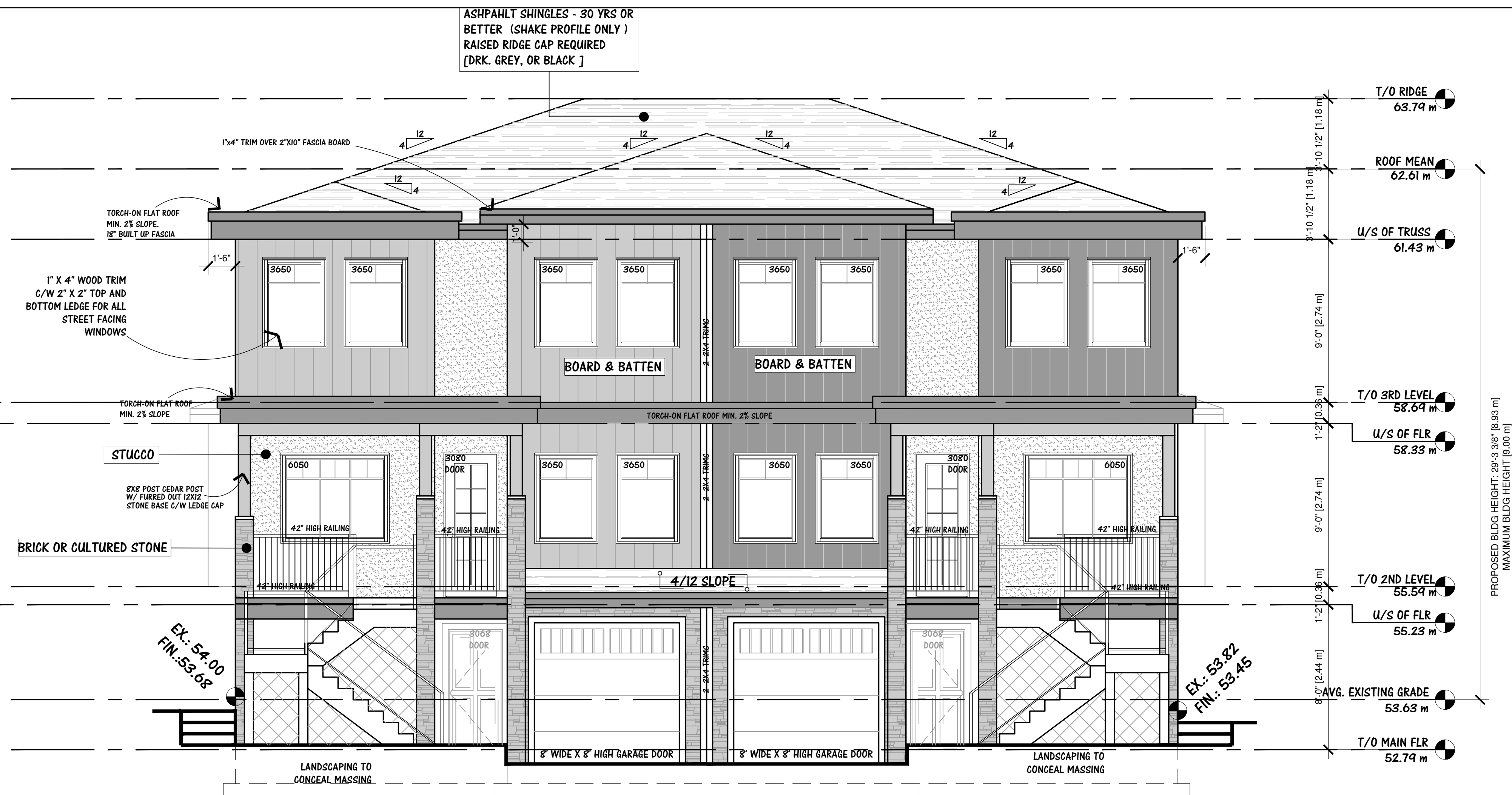


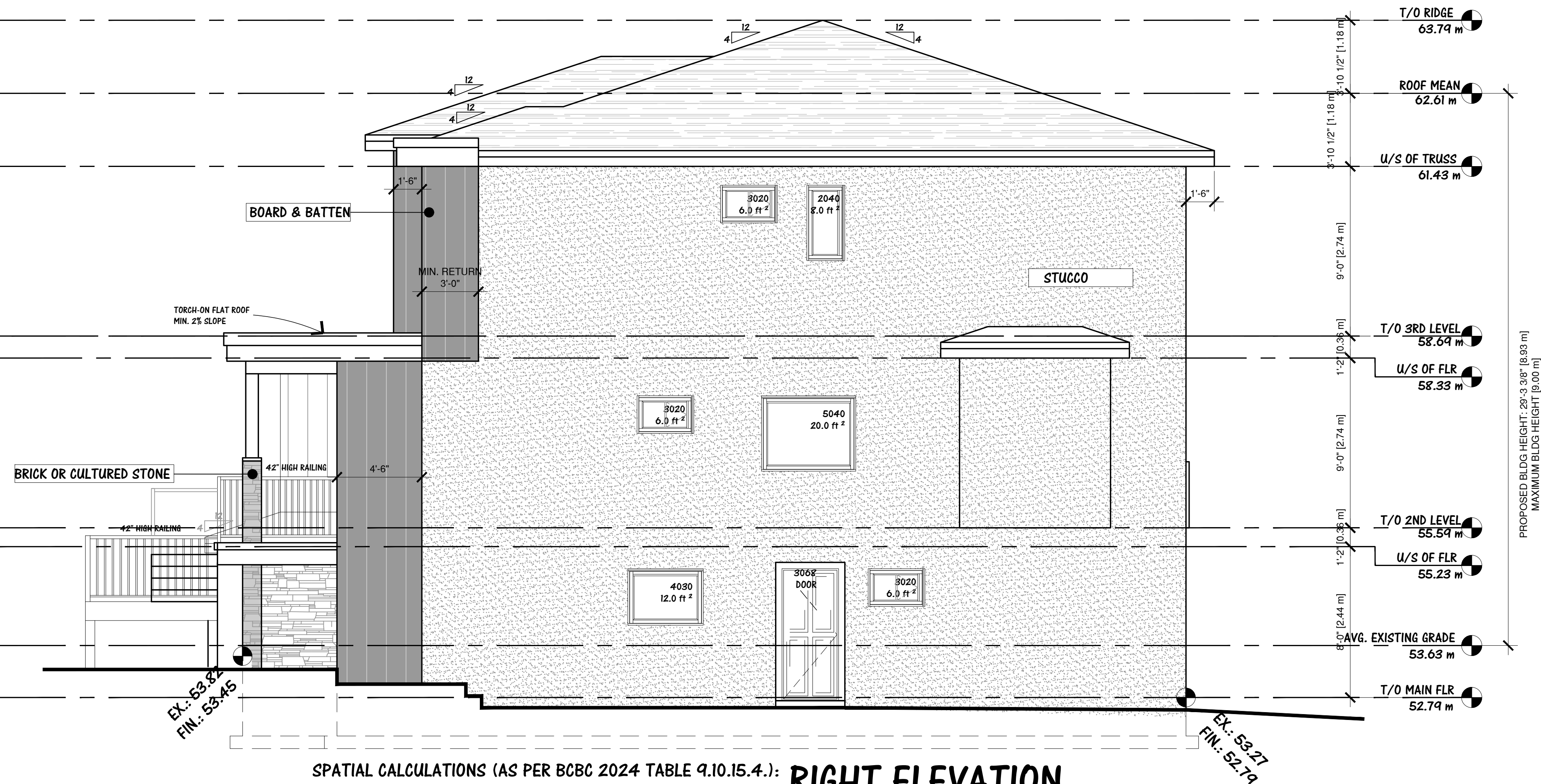
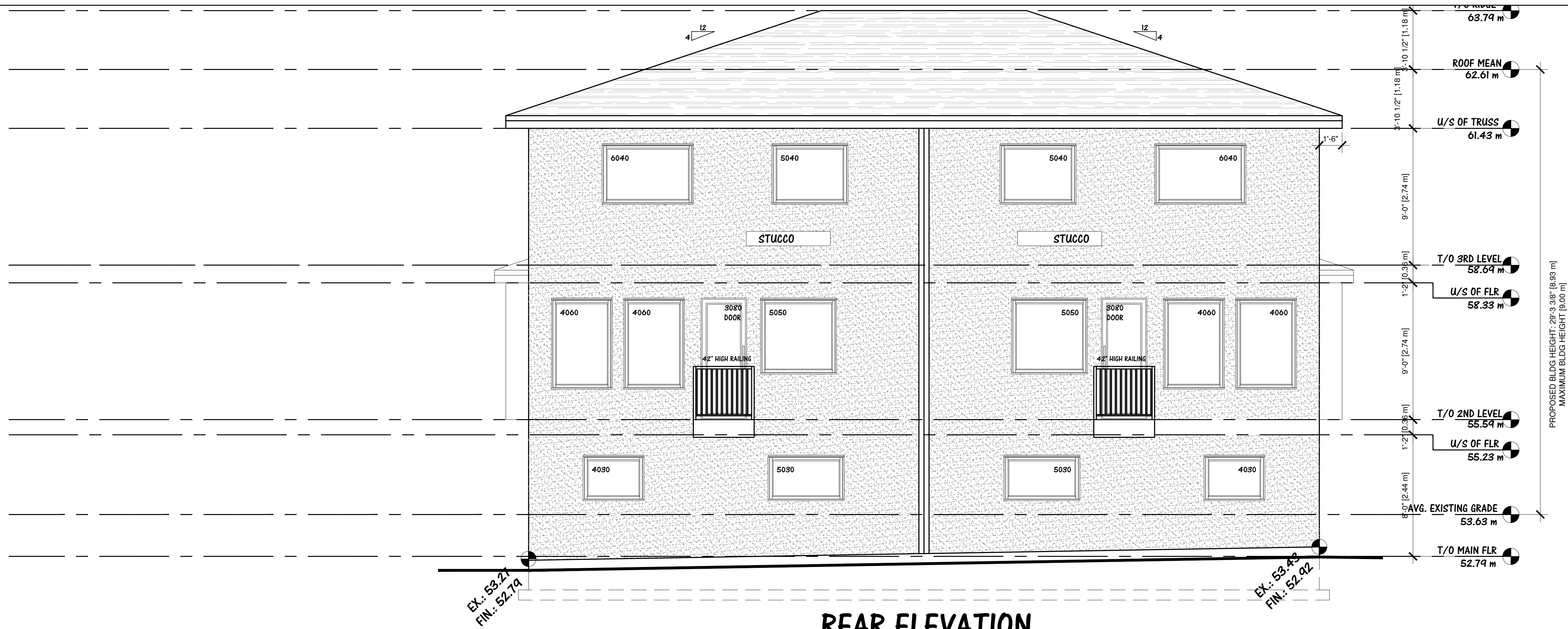
- HABITABLE FLOOR AREA:	1039.50 ft ²
TOTAL AREA:	1039.50 ft ²

COOLING: CENTRAL COOLING SYSTEM
HEATING: FURNACE HEATING



PROJECT TITLE	20371 27 AVE. LANGLEY, B.C.
SHEET TITLE	THIRD FLOOR PLAN
PROJECT NO.	14.00079
DATE	2024-12-17
DESIGNED BY	
CHECKED BY	
SHEET NO.	A4
SCALE	1/4"=1'-0"





SPATIAL CALCULATIONS (AS PER BCBC 2024 TABLE 9.10.15.4.):

WALL AREA (ft²)	LIMITING DISTANCE USED (ft)	ALLOW GLAZ (ft²)	PROPOSED GLAZ (ft²)
1234.54	1.20m	86.41	58.00



COPYRIGHT RESERVED

ALL DRAWINGS, DESIGNS, OR SPECIFICATIONS SHALL NOT BE USED,
REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY
THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF
WORK. THE DOCUMENTS ARE TO BE USED FOR A SINGLE TIME FOR THE
ADDRESS LISTED.

OFFICE LOCATION

UNIT 308 - 6678 152 ST.
SURREY, BC V3S 7J2

HTTP://MARQUEE-DB.COM

[illegible]

PROJECT TITLE **20371 27 AVE.
LANGLEY, B.C.**

SHEET TITLE **REAR AND RIGHT
ELEVATIONS**

PROJECT NO.	14.00079
-------------	----------

DATE	2024-12-17
------	------------

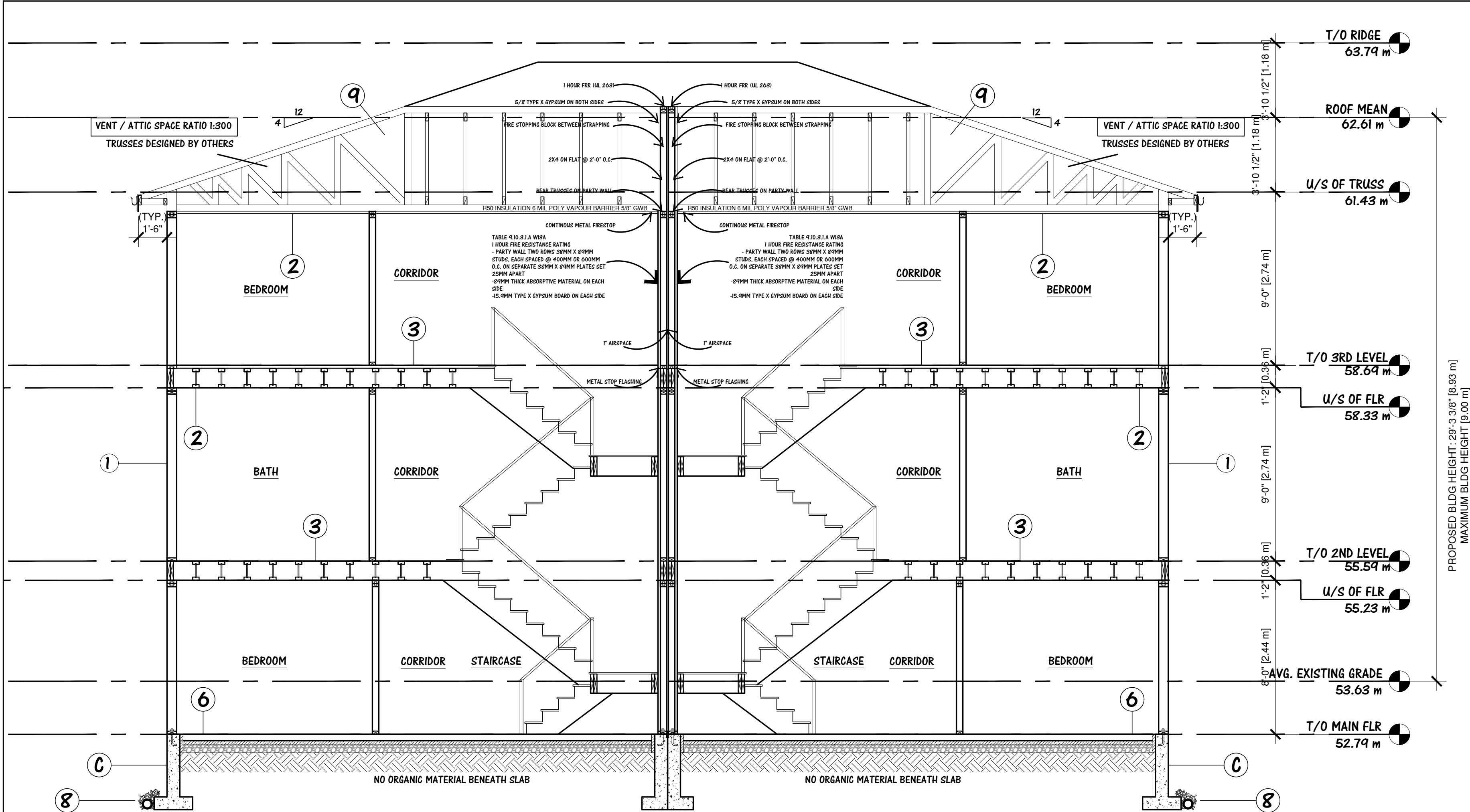
DESIGNED BY

CHECKED BY

SHEET NO.

A6

SCALE $1/4"=1'-0"$



A CROSS SECTION

A-7 SCALE: 1/4" = 1'-0"

CROSS SECTION NOTES

1 EXTERIOR WALL CONSTRUCTION
CLADDING INCLUDING FLASHING AND TRIM ACCESSORIES TO CONFORM TO CAN/C6SB-41.24. ATTACHMENT TO CONFORM TO REQUIREMENTS IN SUBSECTION N.B.C. 4.27.5.

WEATHER TREATED LUMBER
1" X 4" VERTICAL STRAPPING @ 16" O/C
TO PROVIDE 1" AIRSPACE BETWEEN
CLADDING AND SHEATHING MEMBRANE.

2 LAYERS OF 30 MIN. BUILDING PAPER
TO CONFORM TO CAN/C6SB-51.33-M
7/16" O.S.B.

2" X 6" STUDS @ 16" C.C.

R-24 BATT INSULATION AS PER B.C.B.C.
4.25.2.2 UNIFORMLY OVER ENTIRE
FACE OF WALL, FULL WIDTH AND
LENGTH OF FRAMING, WITH ONE FACE
IN FULL CONTACT WITH SHEATHING

POLYETHYLENE SHEET CONTINUOUS TO
PREVENT AIR LEAKAGE FROM INSIDE BUILDING
OUT AND OUTSIDE BUILDING IN. LAP MIN 4"
AT JOINTS, TAPE OR SEAL AIR-TIGHT.
PROVIDE CONTINUOUS SEAL AT PENETRATIONS.
TO CONFORM TO CAN/C6SB-51.33-M
TO PROTECT ENTIRE SURFACE. MAXIMUM
PERMEANCE=60mg/Pa*s*m2)
ASTM E 96 AS PER B.C.B.C. 4.25.4.

1/2" TYPE 'X' GYPSUM WALL BOARD

2 CEILING CONSTRUCTION
5/8" GYP. BOARD ON CEILING.

3 FLOOR CONSTRUCTION
FINISH FLOOR ON 5/8" T&G PLYWOOD,
2X10 @ 16" AND 12" O.C. (3/4" PLY FLOOR)
NAILED AND GLUED TO SUBFLOOR
1/2" GYP. BOARD ON THE CEILING.

4 CONCRETE FLOOR CONSTRUCTION
3 1/2" CONCRETE FLOOR SLAB
WIRE WOVEN MESH.
6 MIL POLY
5" GRANULAR COMPACTED BASE

6 CONCRETE SLAB CONSTRUCTION
4" THICK CONCRETE SLAB (20 MPa CONCRETE),
CONTINUOUS POLYETHYLENE SHEET, LAP
MIN. 4" AT JOINTS, TAPE OR SEAL AIR-TIGHT.,
R-12 RIGID POLYSTYRENE INSULATION,
MINIMUM 8" GRANULAR MATERIAL
OR CRUSHED STONE (COMPACTED),
CALUING BEAD TO SEAL SLAB @ WALL
C/W EXPANSION JOINT.

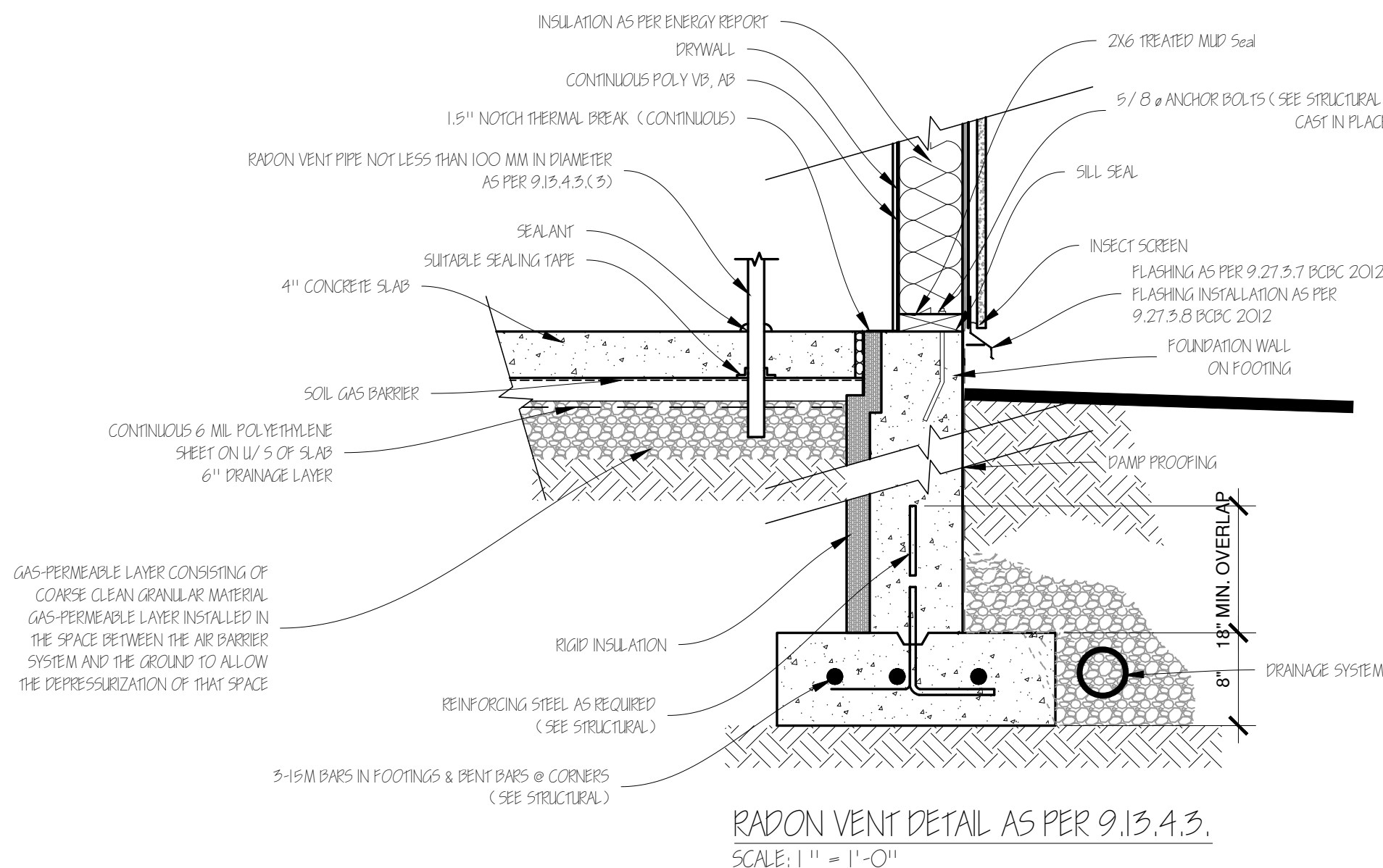
7 FOUNDATION WALL CONSTRUCTION
1/2" ANCHOR BOLT @ 6' O/C,
2" X 6" WOOD SILL PLATE C/W MOISTURE BARRIER,
TYPE 'S' ROLL ROOFING SILL GASKET,
8" CONCRETE FOUNDATION
WALL ON 24" X 8" FOOTING C/W 2 COATS OF ASPHALT.

8 DRAIN TILE CONSTRUCTION
4" PERFORATED DRAINTILE TO CONFORM
TO CAN/GSA-B182.1 AS PER B.C.B.C. 4.14.3.1
INSTALLED AS PER B.C.B.C. 4.14.3.3.
C/W MINIMUM 6" GRANULAR MATERIAL
OR CRUSHED STONE

9 ROOF CONSTRUCTION
MIN 66 MIL WATERPROOFING
ROOFING MEMBRANE (2 PLY
TORCH ON) AS PER VBBL 4.26.15
5/8" PLYWOOD ROOF SHEATHING
2X4" CROSS STRAPPING @ 16"
O.C. TAPERED FOR SLOPE
ENG. TRUSS CHORDS @ 24" O/C
R50 BLOWN IN INSULATION
5/8" GWB

10 WINDOWS & GLAZING

TO BE A MINIMUM USI 2.90
(U-0.51)



Building Envelope Specification as per BCBC 9.36.2.

Continuity of Insulation (BCBC 9.36.2.5)	The continuity of the effectiveness of insulation is required. Refer to Section 9.36.2.5. of the B.C.B.C. for further requirements.
Airtightness (BCBC 9.36.2.9)	A continuous air barrier is required. Article 9.36.2.9. requires that the air barrier be continuous: • across joints, • between assemblies, and • around penetrations. Further requirements for air barriers are defined in Subsection 9.25.3. of the British Columbia Building Code.

**Notes Pertaining To Leakage Paths in Problematic Areas
as per BCBC 9.36.2.10.**

Slab Foundation Wall	The floor slab air barrier must be made airtight by sealing the floor slab to the foundation wall.
Foundation to Sill Plate and Rim Joists	All joints at the transition between the foundation wall and the above grade wall must be made airtight by sealing all joints and junctions between the structural components, or covering the structural components with an air barrier material.
Interior Wall Interface	Interior walls that meet exterior walls or ceilings with an interior plane of airtightness must be made airtight by either sealing all junctions between the structural components, covering the structural components with an air barrier material and sealing it to the adjacent air barrier material, or maintaining the continuity of the air barrier system through the interior wall.
Rim Joists	All joints at the rim joist assembly must be made airtight by sealing all joints and junctions between the structural components, or covering the structural components with an air barrier material.
Cantilevered Floor	Cantilevered floors and floors over unheated spaces/exterior space must be made airtight by sealing all joints and junctions between the structural components, and/or covering the structural components with an air barrier material and sealing it to the adjacent air barrier material.
Window Head	The interface between window head/jamb and wall assembly must be made airtight by sealing all joints and junctions between the air barrier material in the wall and the window. The requirement also applies to doors and skylights.
Window Sill	The interface between window sill and wall assembly must be made airtight by sealing all joints and junctions between the air barrier material in the wall and the window. The requirement also applies to doors and skylights.
Mechanical Flues and Chimneys	Steel-lined chimneys that penetrate the building envelope must be made airtight by blocking the void between required clearances for metal chimneys and surrounding construction with sheet metal and sealant capable of withstanding high temperatures.
Plumbing Stacks	Plumbing vent stack pipes that penetrate the building envelope must be made airtight by either sealing the air barrier material to the vent stack pipe with a compatible material or sheathing tape, or installing a rubber gasket or prefabricated roof flashing at the penetration of the plane of airtightness and sealing it to the top plate.
Skylights	The interface between the skylight and wall assembly must be made airtight by sealing all joints and junctions between the air barrier material in the wall and the skylight.
Attic Hatches	Air leakage occurs through the joint between the hatch and the ceiling. The hatch is most often a piece of gypsum board cut to size resting on a ledge made from wood trim or the edge of the ceiling. Air sealing can be achieved by ensuring the hatch is sized properly so that it has enough contact with the opening ledge and providing a closed cell foam gasket.
Pot Lights	Recessed pot light housings are one of the most common air leakage points through the ceiling plane into the attic. Air leakage occurs between the housing and air barrier through the fixture housing holes and its electrical connections. Installing boxes around the pot lights which are sealed to the air barrier is an effective way to deal with this issue.
Wall to Ceiling	All joints at the transition between the above grade wall and ceiling must be made airtight by sealing all joints and junctions between the structural components and/or covering the structural components with an air barrier material.
Wall Vented Ducts	Duct penetrations through the building envelope must have an airtight seal.
Electrical Penetrations in Walls	Electrical penetrations in walls, including electrical outlets, wiring, switches and recessed light fixtures through the plane of airtightness must be airtight. Options include using a component that is designed to be airtight and sealing it to the adjacent air barrier material, or by covering the component with an air barrier material and sealing it to the adjacent air barrier material.

GENERAL NOTES:

THESE DRAWINGS HAVE BEEN PREPARED BY MARQUEE DESIGN BUILD LTD. TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE BUILDING CODE . THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY-LAWS.

IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO OUR ATTENTION IMMEDIATELY SO THAT CORRECTIONS CAN BE MADE AND PLANS REPLACED. DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AFTER CONSTRUCTION HAS COMMENCED.

DIMENSIONS TAKE PRECEDENCE TO SCALE DRAWINGS, DO NOT SCALE THESE DRAWINGS

ALL CONSTRUCTION AND INSTALLATION OF MATERIALS AND EQUIPMENT SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND MANUFACTURERS INSTRUCTIONS IN A TIMELY MANNER.

STRUCTURAL FRAMING MATERIALS ARE TO BE:

- JOISTS: DOUGLAS FIR #2 OR BETTER.
- LINTELS: DOUGLAS FIR #2 OR BETTER.
- BEAMS: DOUGLAS FIR #2 OR BETTER.
- HEADERS: DOUGLAS FIR #2 OR BETTER.
- RAFTERS: DOUGLAS FIR #2 OR BETTER.
- PLATES: DOUGLAS FIR OR SPF #2 OR BETTER.
- STUDS: DOUGLAS FIR OR SPF STUD GRADE.

UNLESS OTHERWISE STATED, APPLICATION OF MATERIALS MUST CONFORM TO THE TABLES PROVIDED IN THE B.C.B.C RESIDENTIAL STANDARDS AND THE SPAN BOOK 2009 EDITION.

BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION WALLS BY FASTENING A SILL PLATE TO THE FOUNDATION WALL WITH 1/2" ANCHOR BOLTS SPACED AT 1800mm ON CENTER, UNLESS OTHERWISE NOTED.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH 45LB. FELT, SILL GASKET OR OTHER APPROVED METHODS.

CAULKING AND FLASHING TO BE PROVIDED AS PER B.C.B.C. 2018

FLOOR JOISTS SPANNING MORE THAN 7'-0" ARE TO BE BRIDGED AT MID SPAN OR AT 7'-0" O.C BY 2" X 2" DIAGONAL BRACING. ALL SUBFLOORS TO BE 5/8" T&G PLYWOOD, GLUED AND NAILED TO FLOOR JOISTS.

PARTITION WALL PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY A SINGLE JOIST OR BLOCKING BETWEEN JOISTS. PARTITION WALLS, SUPPORTING KITCHEN CABINETS, PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY DOUBLE JOISTS.

ALL LINTELS TO BE 2 - 2" X 10" DOUGLAS FIR #2 OR BETTER, UNLESS OTHERWISE STATED, AND SHALL BE SUPPORTED ON A MINIMUM 2" BEARING.

BUILDER TO CHECK SNOW LOAD AND RAIN LOAD GUIDELINES FOR THEIR MUNICIPALITY PRIOR TO CONSTRUCTION.

ROOF SPACE SHALL BE VENTED WITH ROOF TYPE, EAVE TYPE, AND/OR GABLE TYPE VENTS TO A MINIMUM OF 1:300 OF THE INSULATED CEILING AREA. ROOF JOISTS VENTED TO MINIMUM 1:150.

CRAWLSPACES SHALL BE VENTED TO A MINIMUM OF 1:500. VENTS SHALL BE UNIFORMLY PLACED AROUND THE BUILDING. CRAWLSPACES MAY ALSO BE HEATED BY A FORCED AIR HEATING SYSTEM OR VENTS TO AN ADJACENT BASEMENT.

MINIMUM INSULATION REQUIREMENTS SHALL CONFORM TO VB8L TABLE 10.2.1.1.A:

- FOUNDATION WALL: R-22 (RSI-3.85 EFFECTIVE RATING)
- ROOF: ATTIC=R-50 (RSI-8.8) VAULTED/FLAT=R28¹ (RSI-4.9)
- 2" X 4" WALLS: R-22 (RSI-3.85)
- 2" X 6" WALLS: R-22 (RSI-3.85)
- CANTILEVERED FLOORS, CEILINGS AND DECKS ABOVE FLOORS: R-28¹ (RSI-4.9)
- SLAB ON GROUND: R-12 (RSI-2.1) (INSULATION UNDER ALL SLAB AREA AND AROUND EDGE OF SLAB WITH 6 MIL POLY VAPOUR BARRIER INSTALLED ON THE WARM SIDE OF THE INSULATION.

CEILING INSULATION SHALL BE INSTALLED SO AS NOT TO RESTRICT AIR FLOW THROUGH ROOF VENTS TO ATTIC SPACES.

ATTIC SPACES AND CRAWLSPACES TO HAVE A MIN. 500mm X 800mm ACCESS HATCHWAY

PROVIDE A COPY OF SIGNED AND SEALED ROOF TRUSS SHOP DRAWINGS & SPECIFICATIONS PRIOR TO FRAMING INSPECTION.

"TRUSSES" SHALL BE PLACED AND SUPPORTED IN THE MANNER SHOWN ON THE DRAWINGS. TEMPORARILY REMOVING WEB MEMBERS, DRILLING OR CUTTING CHORDS WILL NOT BE PERMITTED.

1. THESE PLANS CONFORM TO BRITISH COLUMBIA BUILDING CODE 2018.
2. CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.
3. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION
4. CONCRETE SHALL BE 3000 p.s.i. AFTER 28 DAYS.
5. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
 - MAXIMUM RISE: 7/8"
 - MINIMUM RUN: 9"
 - MINIMUM TREAD: 10"
 - HANDRAILS TO BE BETWEEN 32" - 36" HIGH. (INSIDE BUILDING)
 - HANDRAILS TO BE BETWEEN 42" HIGH. (OUTSIDE BUILDING)

* ALL SHOWN DIMENSION ON PLANS HAVE PREFERENCE OVER SCALE.

**** IN SOME MUNICIPALITIES THESE PLANS REQUIRES THE APPROVAL OF CERTIFIED STRUCTURAL ENGINEER, PROVIDED BY BUILDERS**

***THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS
IT IS THE RESPONSIBILITY OF THE BUILDERS AND OWNERS TO REVIEW AND VERIFY ALL LEVELS
DIMENSIONS, AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION



COPYRIGHT RESERVED

ALL DRAWINGS, DESIGNS, OR SPECIFICATIONS SHALL NOT BE USED,
REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY
THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF
WORK. THE DOCUMENTS ARE TO BE USED FOR A SINGLE TIME FOR THE
ADDRESS LISTED.

OFFICE LOCATION
UNIT 308 - 6678 152 ST.
SURREY, BC V3S 7J2

[HTTP://MARQUEE-DB.COM](http://MARQUEE-DB.COM)

[illegible]

PROJECT TITLE	20371 27 AVE. LANGLEY B.C.
---------------	-------------------------------

SHEET TITLE	GENERAL NOTES
-------------	---------------

PROJECT NO.	14.00079
-------------	----------

DATE 2025-01-09

DESIGNED BY _____

CHECKED BY _____

SHEET NO. 13

48

AD

SCALE AS NOTED



[HTTP://MARQUEE-DB.COM](http://MARQUEE-DB.COM)

[illegible]

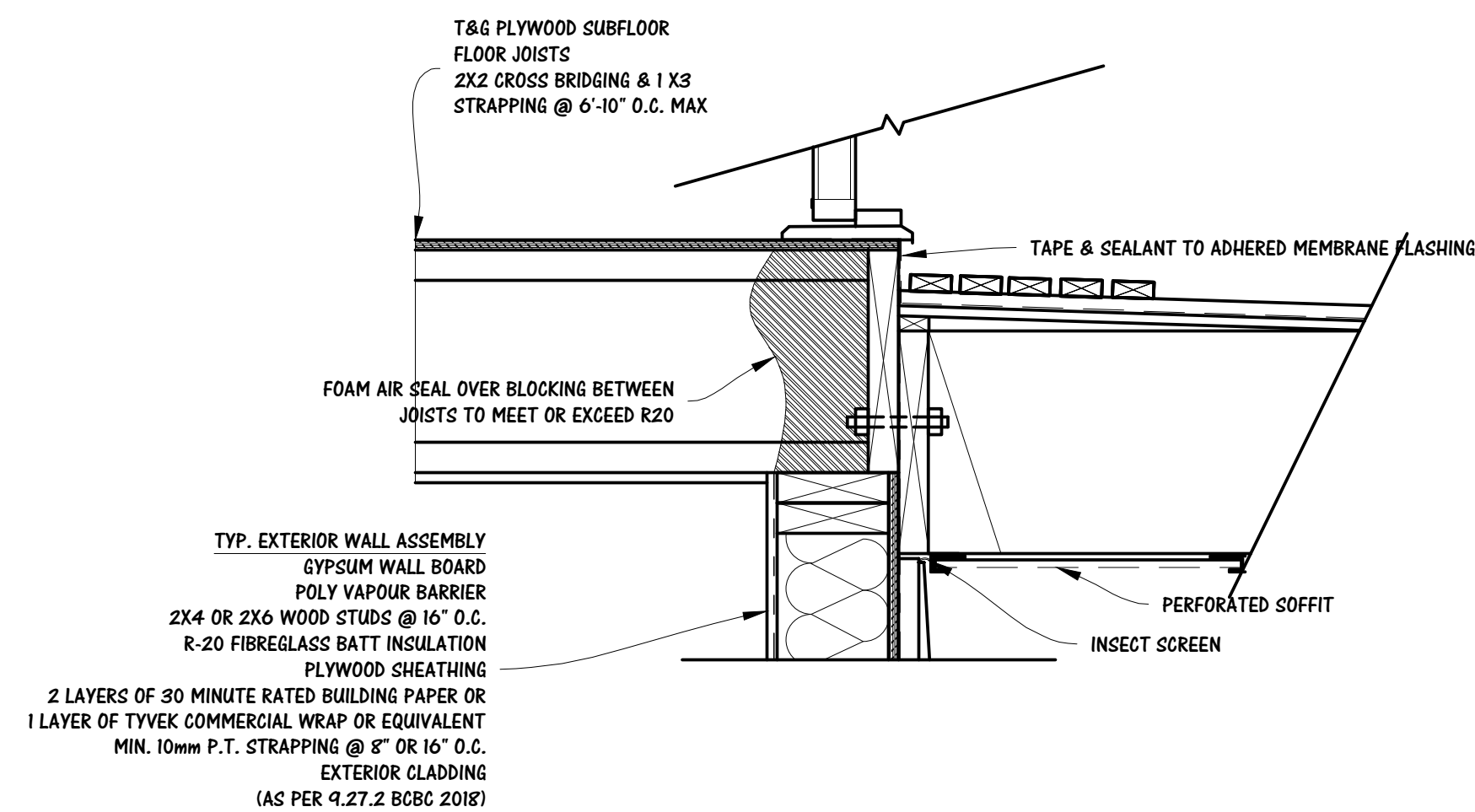
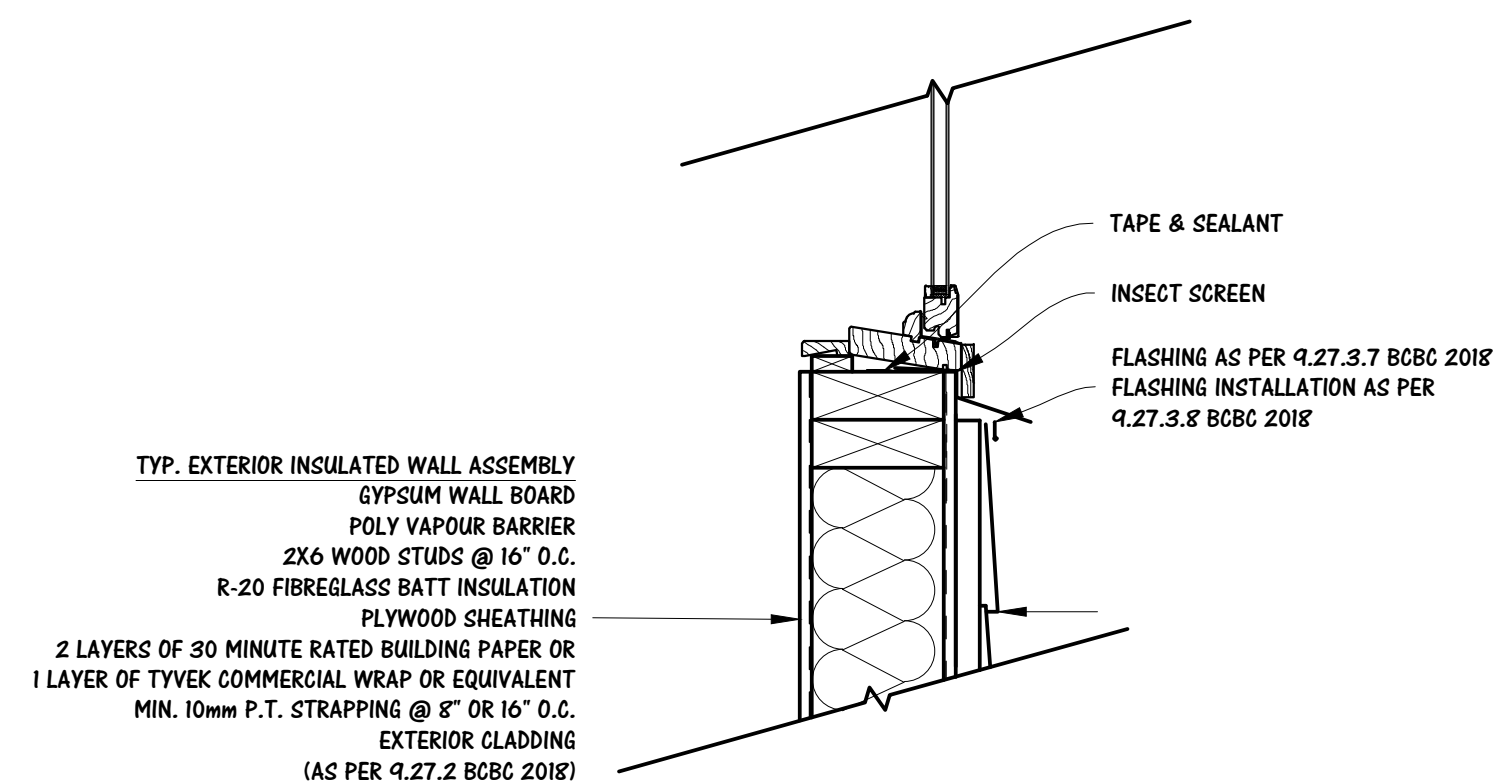
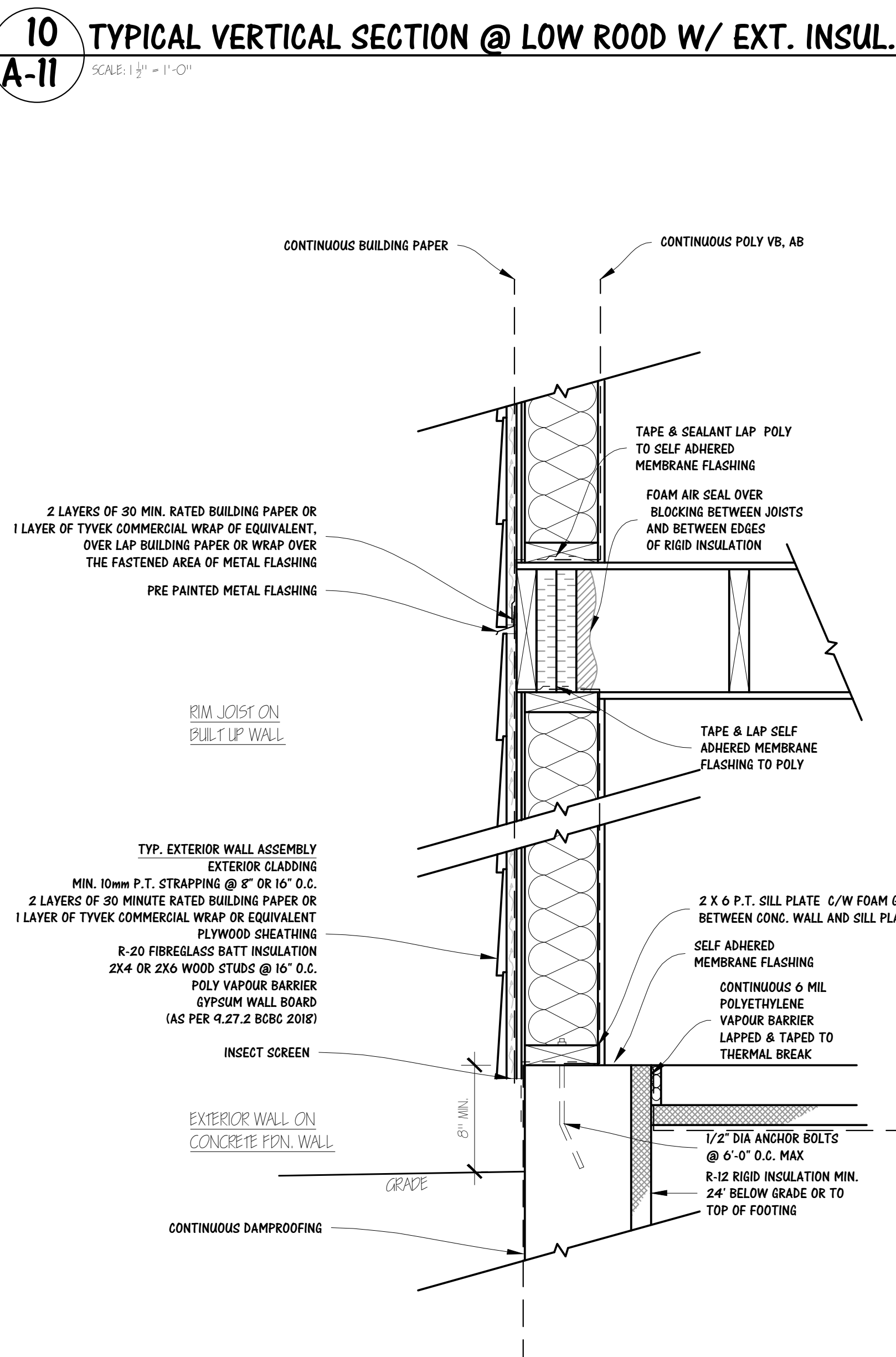
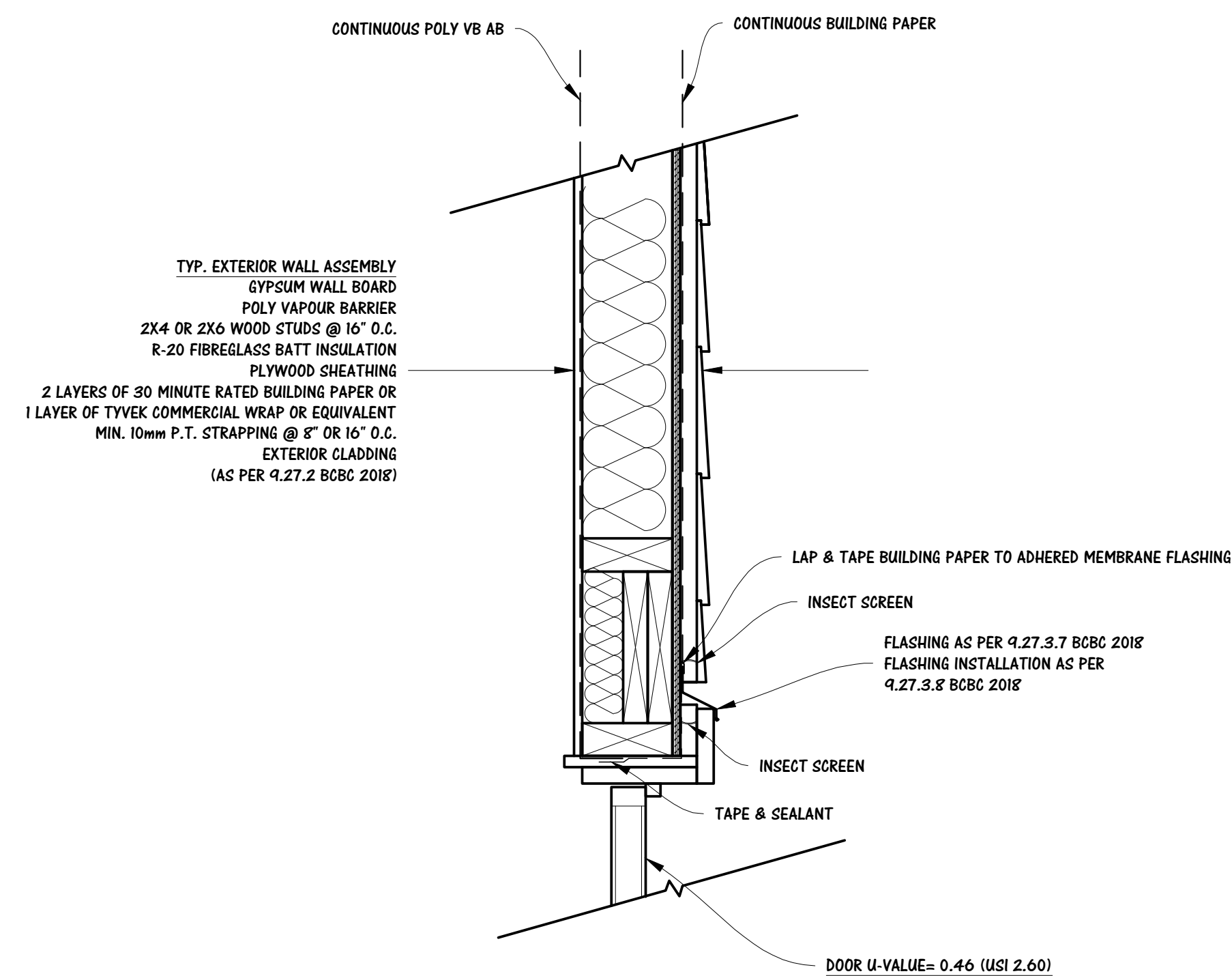
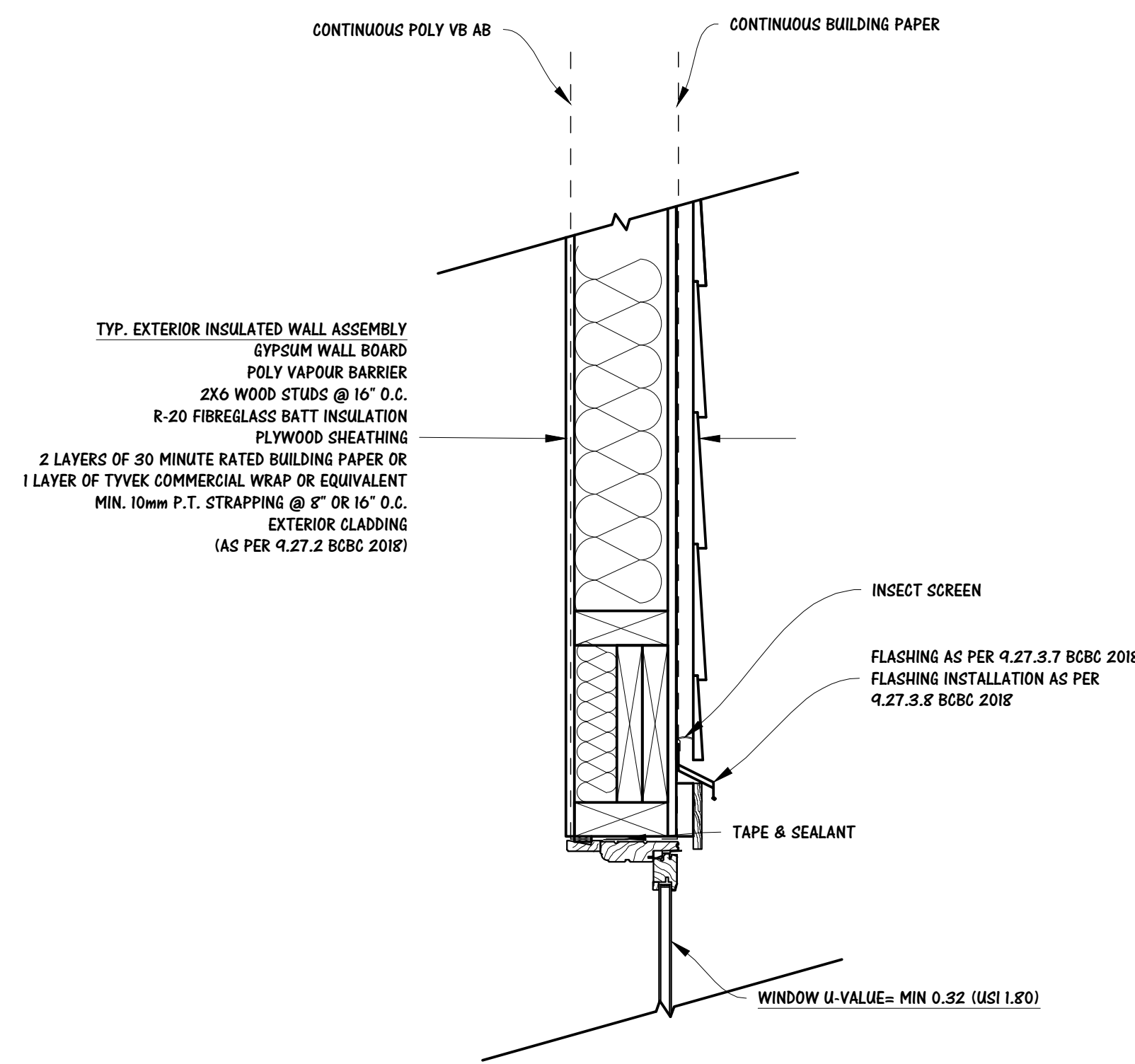
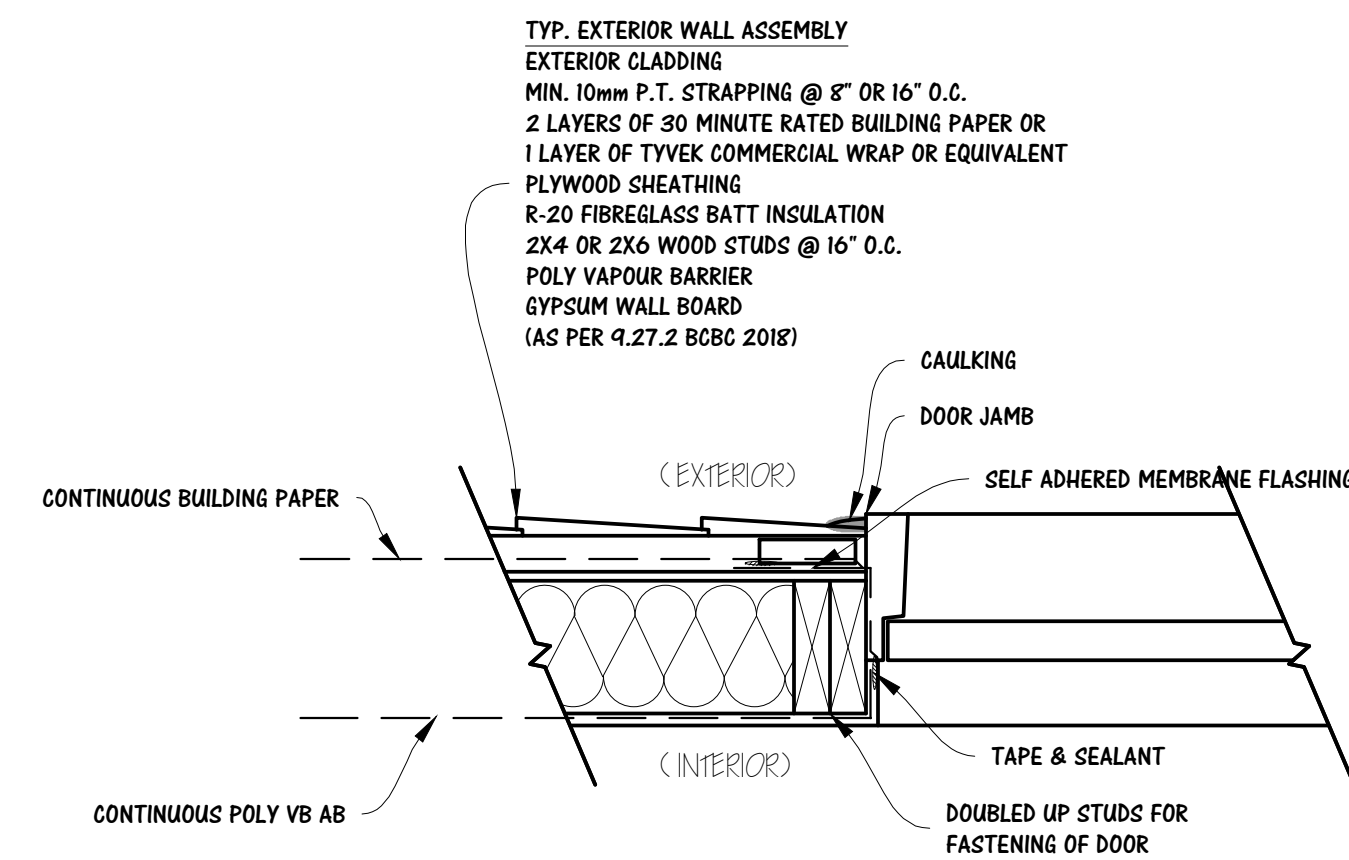
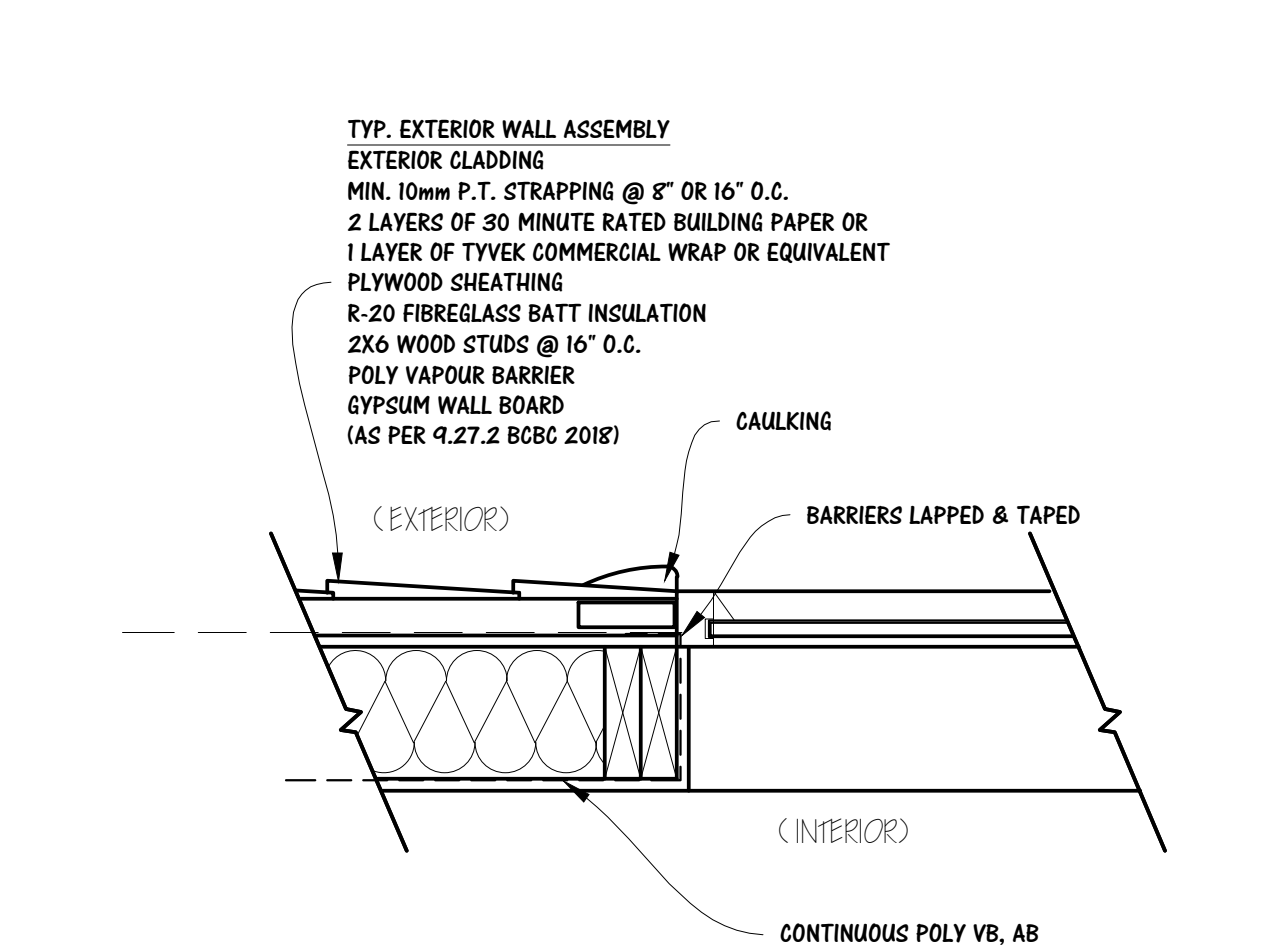
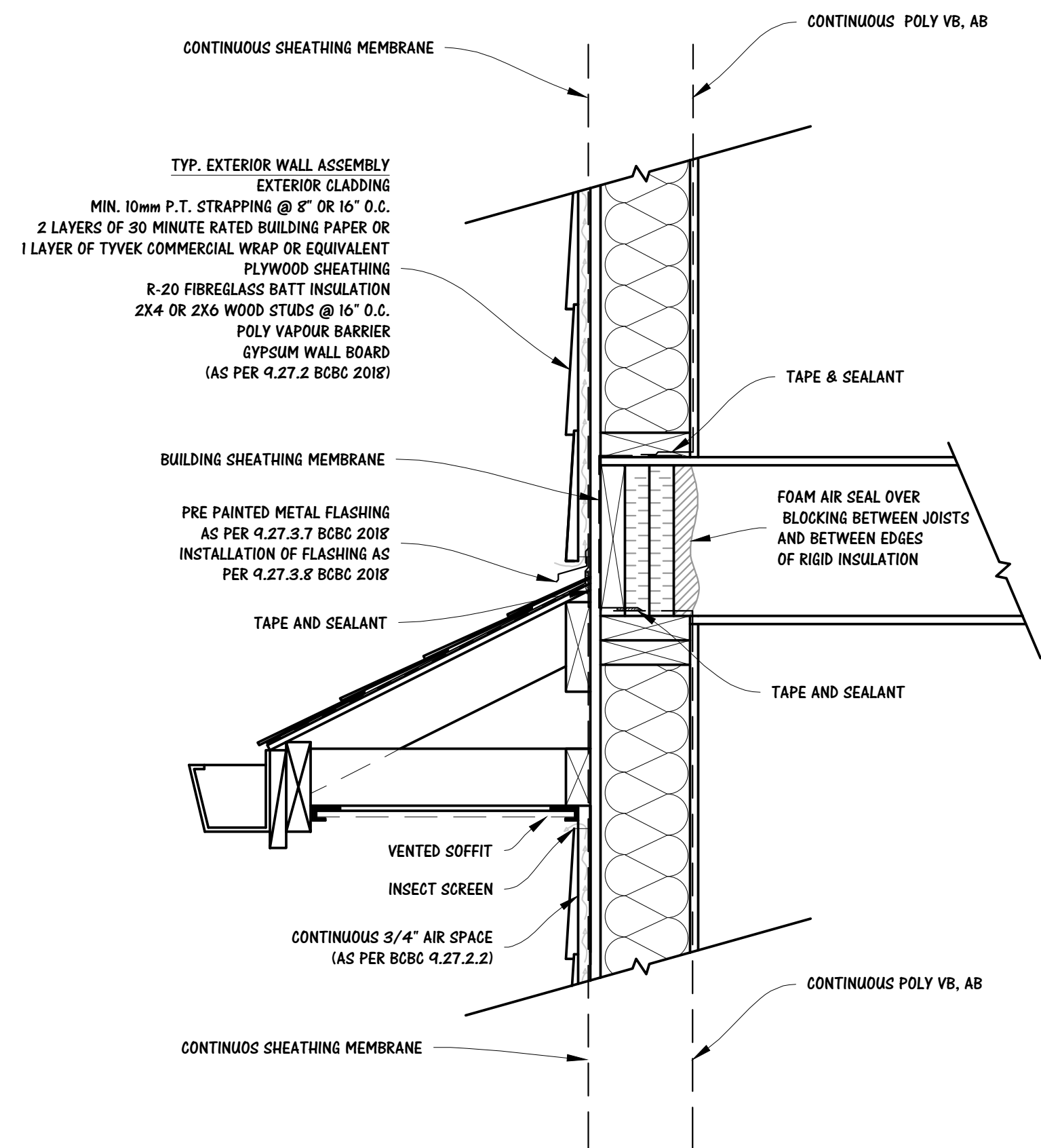
SCALE	AS NOTED
-------	----------



[HTTP://MARQUEE-DB.COM](http://MARQUEE-DB.COM)

[illegible]

SCALE	AS NOTED
-------	----------



COPYRIGHT RESERVED

ALL DRAWINGS, DESIGNS, OR SPECIFICATIONS SHALL NOT BE USED,
REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY
THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF
WORK. THE DOCUMENTS ARE TO BE USED FOR A SINGLE TIME FOR THE
ADDRESS LISTED.

OFFICE LOCATION

UNIT 308 - 6678 152 ST.
SURREY, BC V3S 7J2

[HTTP://MARQUEE-DB.COM](http://MARQUEE-DB.COM)

[illegible]

PROJECT TITLE **20371 27 AVE.
LANGLEY B.C.**

SHEET TITLE	CONSTRUCTION DETAILS # 1
-------------	-----------------------------

PROJECT NO.	14.00079
-------------	----------

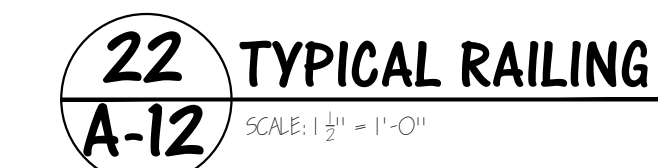
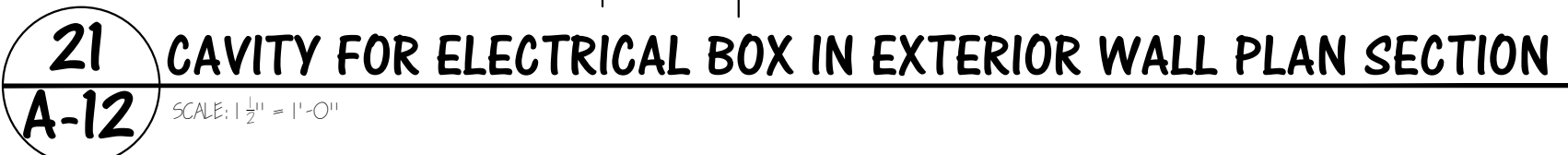
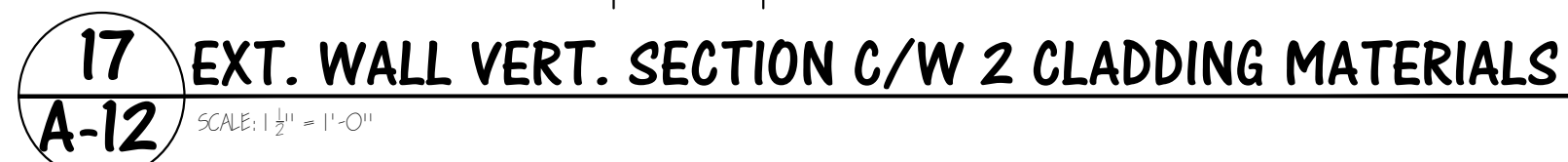
DATE	2025-01-09
------	------------

DESIGNED BY

CHECKED BY

SHEET NO. **A11**

SCALE	AS NOTED
-------	----------



UNIT 308 - 6678 152 ST.
SURREY, BC V3S 7J2

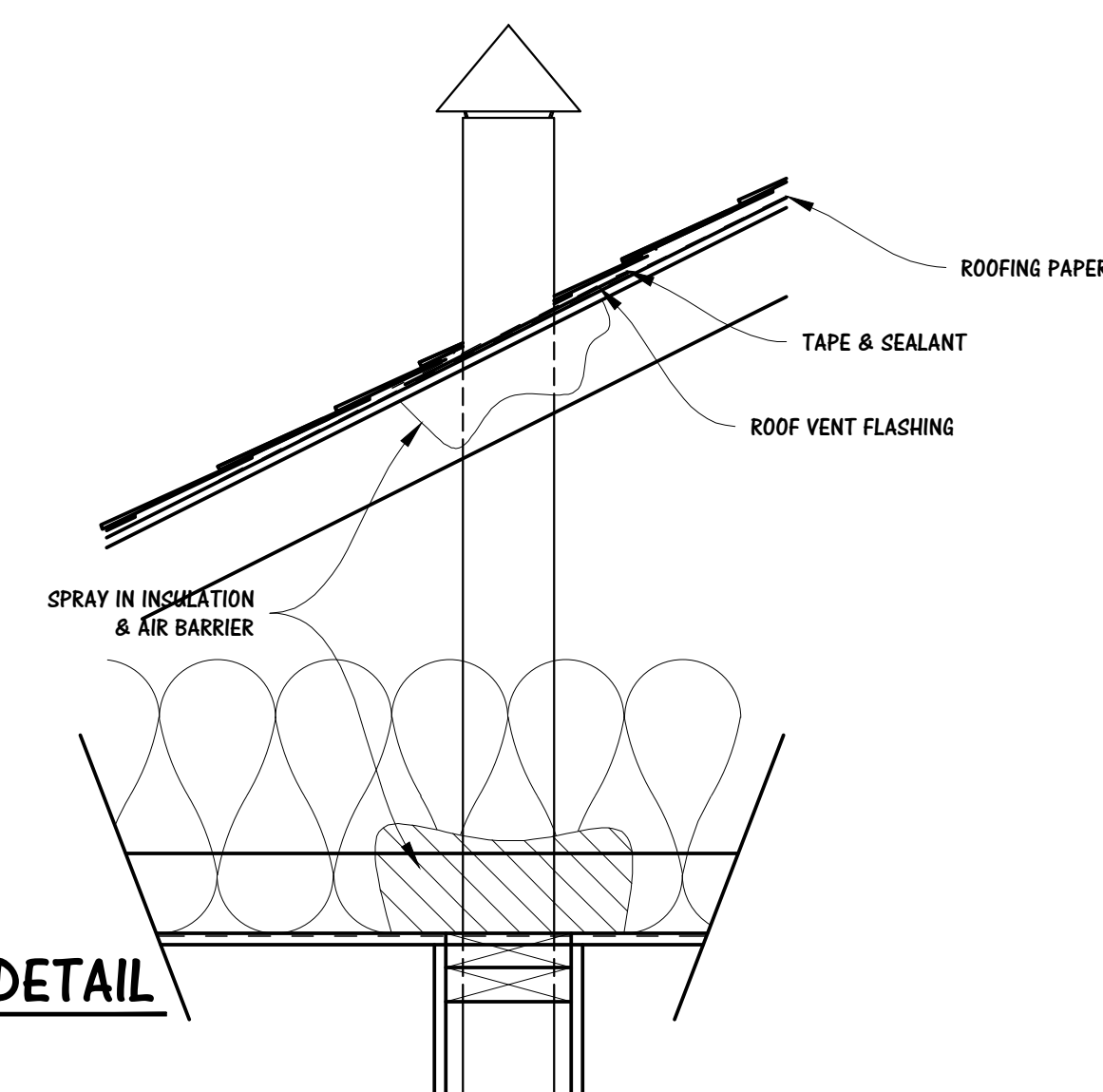
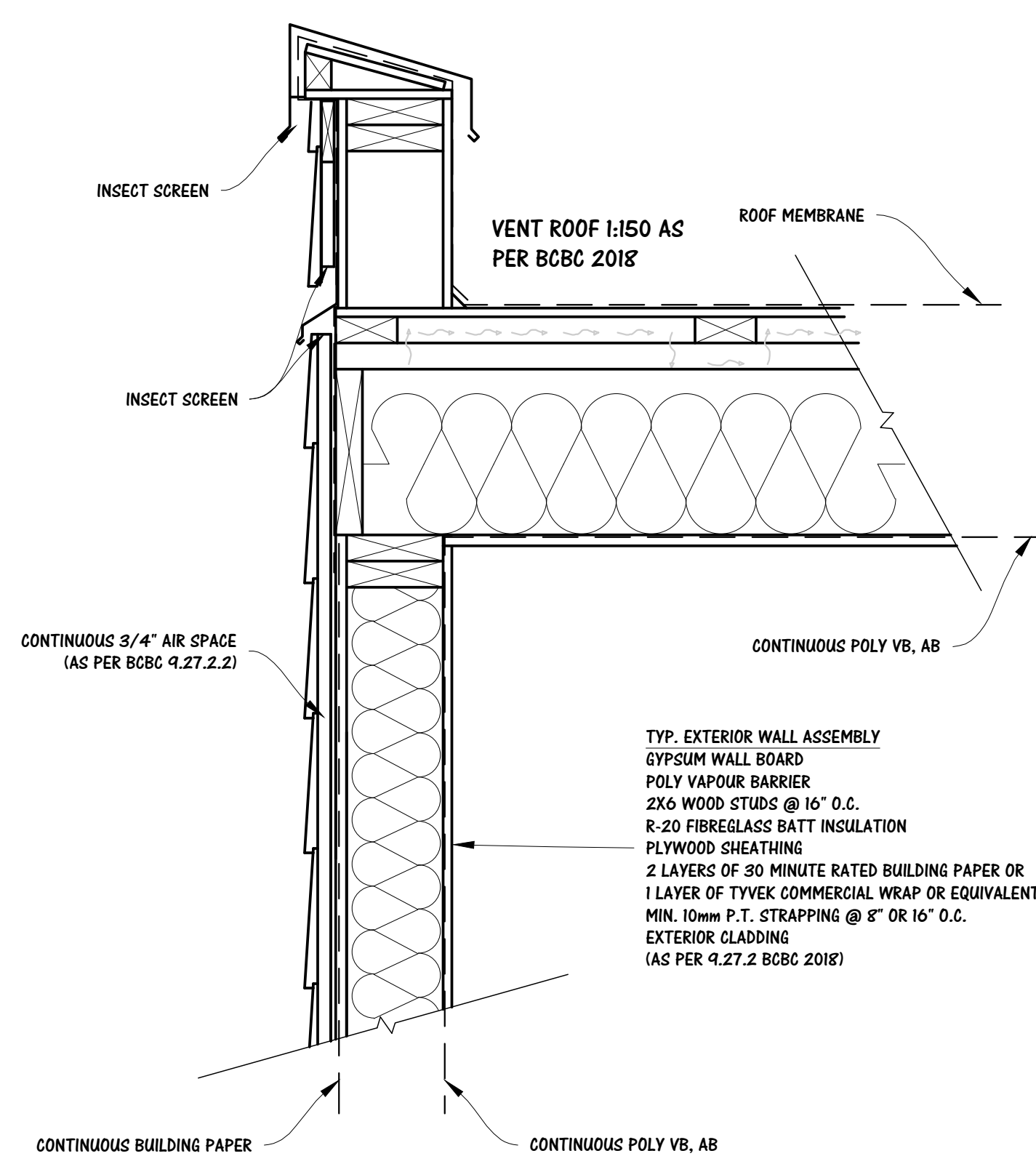
[HTTP://MARQUEE-DB.COM](http://MARQUEE-DB.COM)

[illegible]

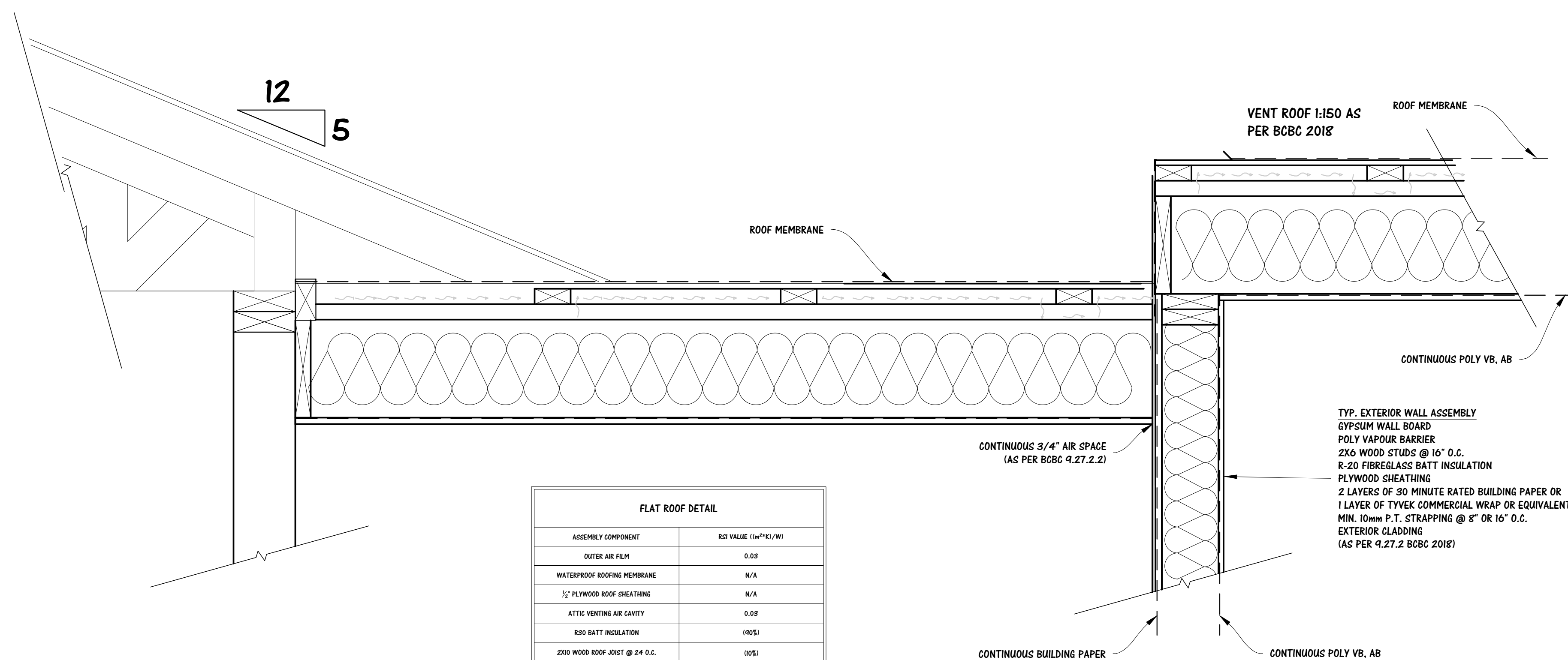
SHEET NO. **A12**

A12	
SCALE	AS NOTED

SCALE	AS NOTED
-------	----------



27 PLUMBING STACK DETAIL



28 SUN-DECK ROOF DETAIL

FLAT ROOF DETAIL	
ASSEMBLY COMPONENT	RSI VALUE (m ² Kc/W)
OUTER AIR FILM	0.03
WATERPROOF ROOFING MEMBRANE	N/A
1/2" PLYWOOD ROOF SHEATHING	N/A
ATTIC VENTING AIR CAVITY	0.03
R30 BATT INSULATION	(0.05)
2X10 WOOD ROOF JOIST @ 24 O.C.	(0.05)
EFFECTIVE FRAMING CHANG	1/(10.00/5.46+10.00/2.04))= 4.676
5/8" CWB	0.300R
INTERIOR AIR FILM	0.11
TOTAL ROOF RSI VALUE	4.9468 (m²Kc/W)
TOTAL ROOF U VALUE	0.2022

OFFICE LOCATION

UNIT 308 - 6678 152 ST.
SURREY, BC V3S 7J2

[HTTP://MARQUEE-DB.COM](http://MARQUEE-DB.COM)

[illegible]

PROJECT TITLE **20371 27 AVE.
LANGLEY B.C.**

SHEET TITLE	VARIOUS ROOFING DETAILS
-------------	----------------------------

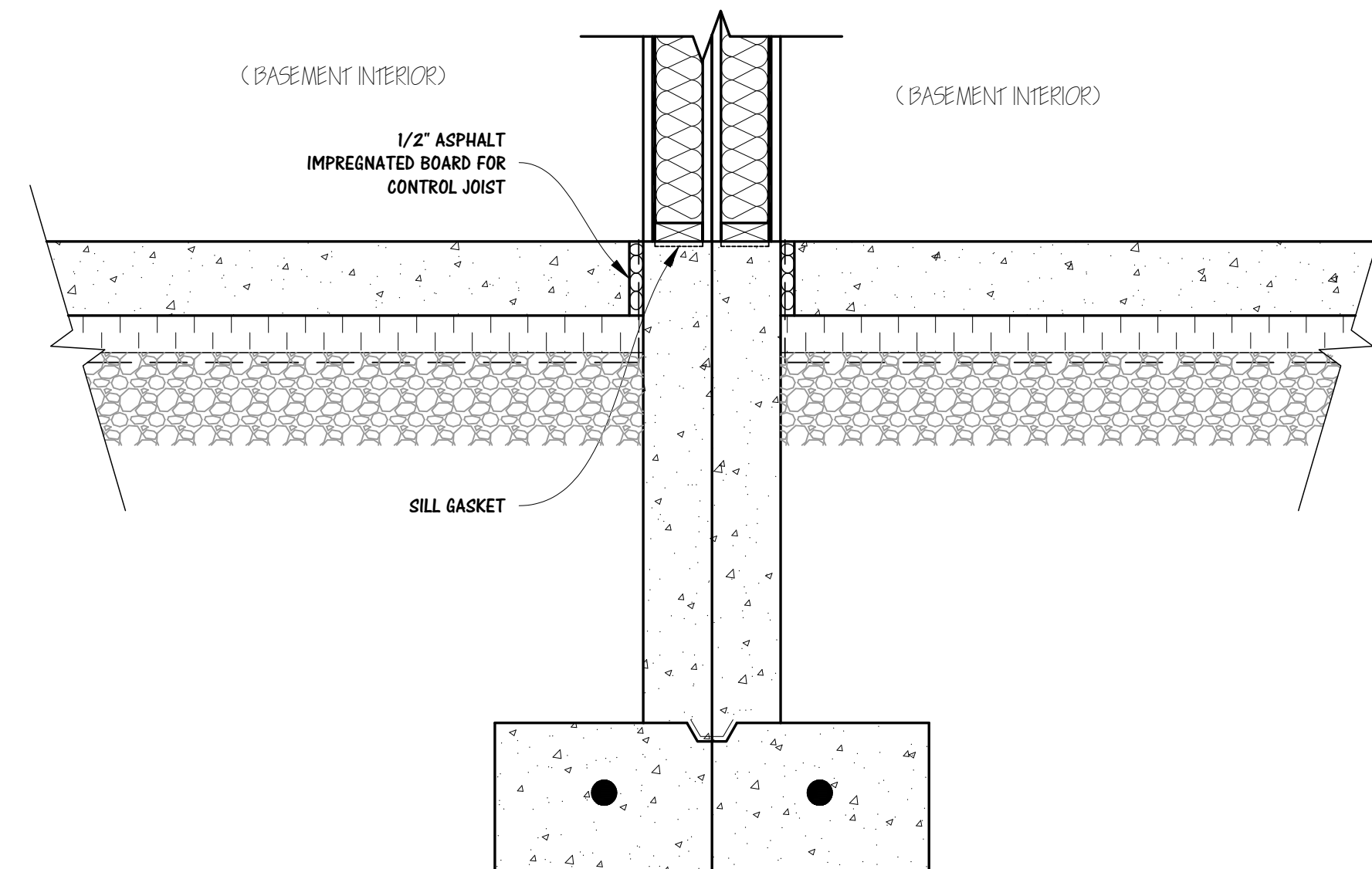
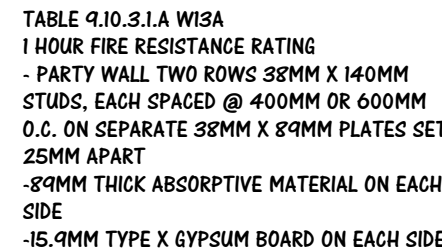
PROJECT NO.	14.00079
-------------	----------

DATE	2023-01-01
DESIGNED BY	

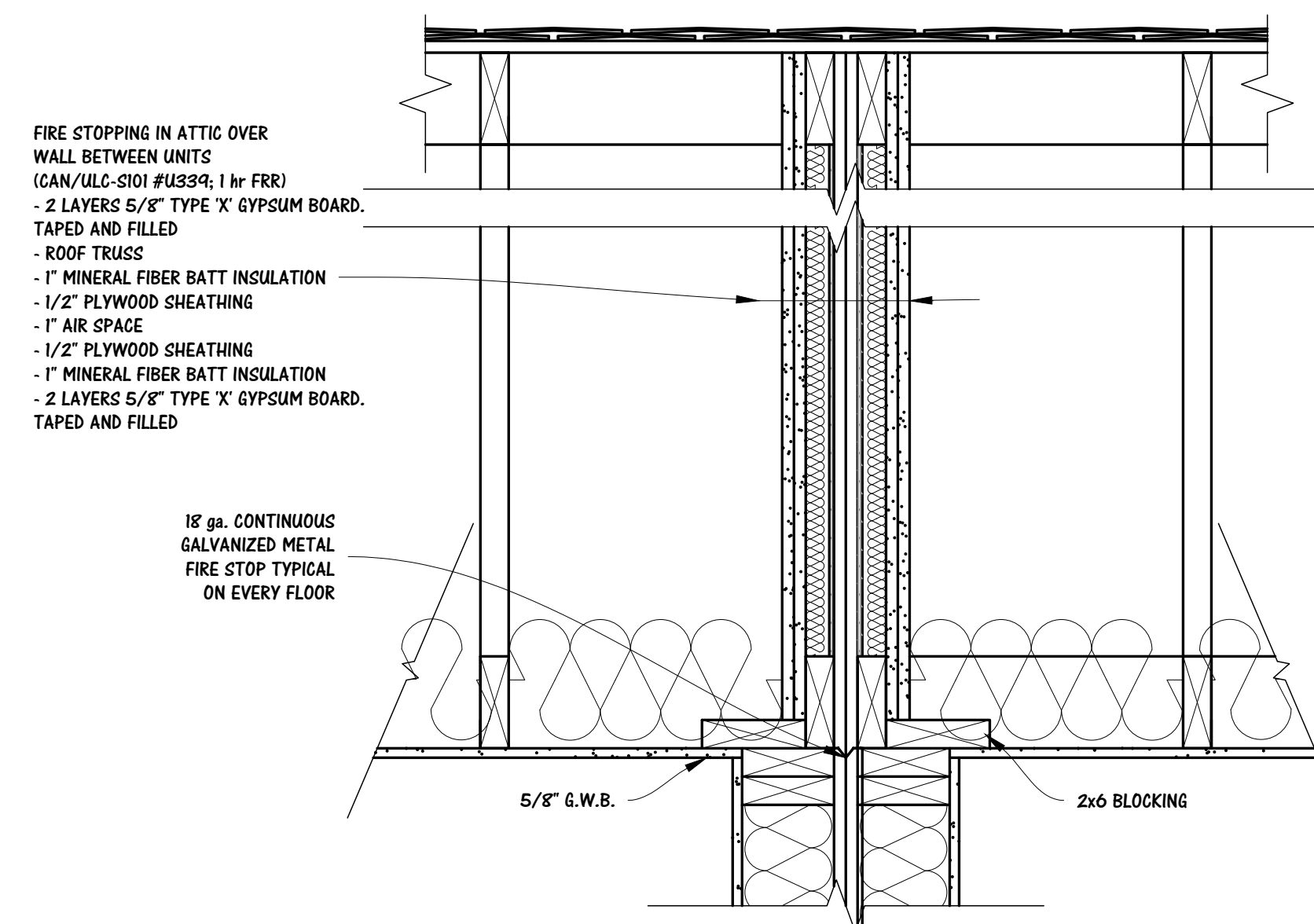
CHECKED BY	
------------	--

SHEET NO. 110

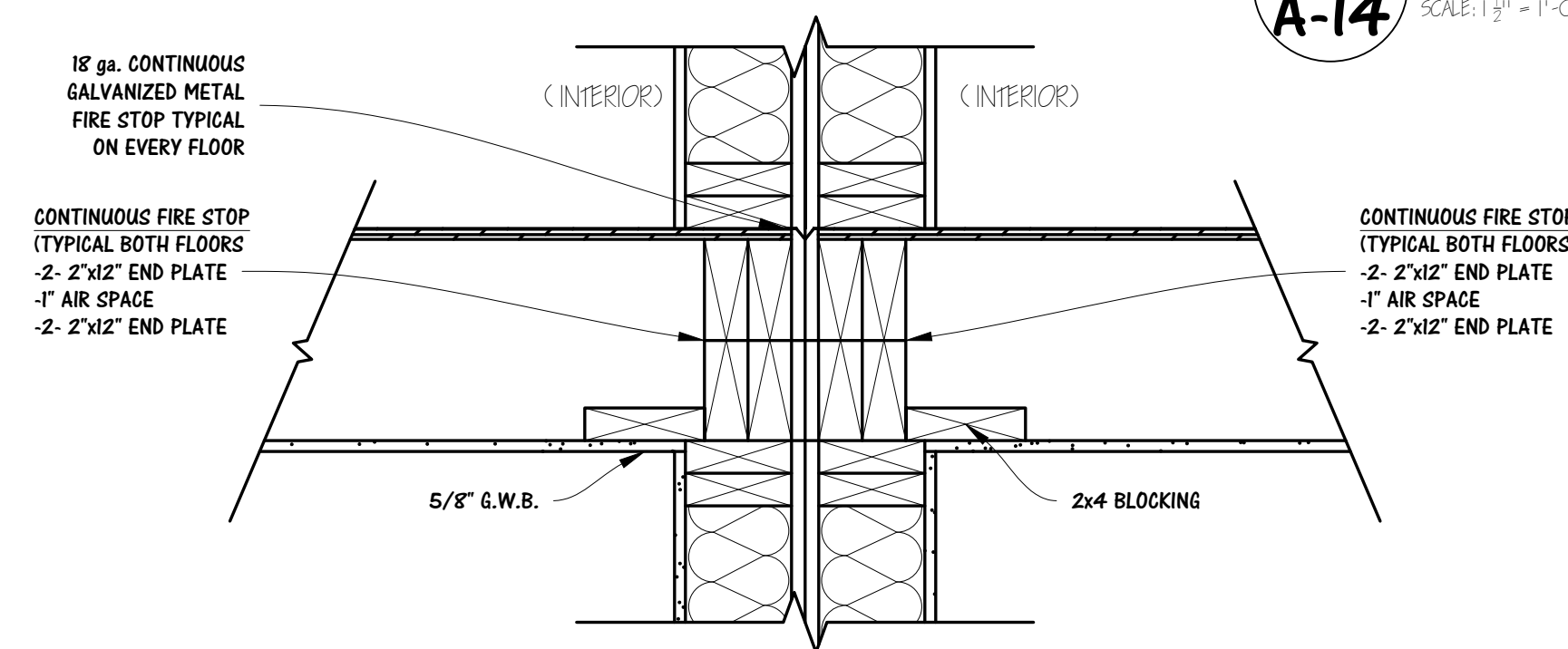
SCALE	AS NOTED
-------	----------



30 PARTY WALL DETAIL AT SLAB
A-14 SCALE: $1\frac{1}{2}" = 1'-0"$



31 PARTY WALL DETAIL AT TRUSS
A-14 SCALE: $1\frac{1}{2}" = 1'-0"$



32 PARTY WALL DETAIL AT FLOOR JOIST
A-14 SCALE: $1\frac{1}{2}" = 1'-0"$



COPYRIGHT RESERVED

ALL DRAWINGS, DESIGNS, OR SPECIFICATIONS SHALL NOT BE USED,
REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY
THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF
WORK. THE DOCUMENTS ARE TO BE USED FOR A SINGLE TIME FOR THE
ADDRESS LISTED.

OFFICE LOCATION

UNIT 308 - 6678 152 ST.
SURREY, BC V3S 7J2

[HTTP://MARQUEE-DB.COM](http://MARQUEE-DB.COM)

[illegible]

PROJECT TITLE **20371 27 AVE.
LANGLEY B.C.**

SHEET TITLE **VARIOUS PARTY WALL
DETAILS**

PROJECT NO.	14.00079
DATE	2025.01.06

DESIGNED BY	
CHECKED BY	

SHEET NO. 111

A14

SCALE	AS NOTED
-------	----------