CIVIC ADDRESS:

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

LEGAL DESCRIPTION:

LOT 59 SECTION 23 TOWNSHIP 7 PLAN EPP108289 NWD

PID:

031-354-246

CALCULATIONS [ZONE R-1D]:

LOT SIZE:	690 sq m [7435.00sq.ft.]
FLOOR AREA RATIO:	
TOTAL PERMITTED:	N/A sq.ft.
TOTAL PROPOSED:	6861.00 sq.ft.
UNIT FLOOR AREA BREAKDOWN:	
GROUND FLOOR:	1024.00 sq.ft.
MAIN FLOOR :	1172.00 sq.ft.
UPPER FLOOR:	1003.50 sq.ft.
GARAGE AREA:	231.00 sq.ft.
TOTAL AREA:	3430.50 sq.ft.
LOT COVERAGE:	
PERMITTED (35%):	2602.25 sq.ft.
	2600.00 sq.ft.
DWELLING HEIGHT:	
PERMITTED:	9.00 m
PROPOSED:	9.00 m

DWELLING SETBACKS BREAK DOWN:

	PERMITTED	PROPOSED
FRONT SETBACK:	6.00 m	7.20 m
REAR SETBACK:	3.0 m	13.75 m
LEFT SIDE SETBACK:	1.20 m	1.23 m
RIGHT SIDE SETBACK:	1.20 m	1.23 m

NOTES:

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

SITE PLAN NOTES:

- 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 AND CHECKED ON SITE BY BUILDER PRIOR TO APPROVED AND CHECKED ON SITE BY BUILDER PRIOR

GENERAL PROJECT NOTES

- 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 2-2x10 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. 9.7.1.3
- DWELLING MUST MEET CURRENT B.C. VENTILATION CODE
- MIRRORED 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 REQUIRMENTS 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.

LINE TYPE LEGEND

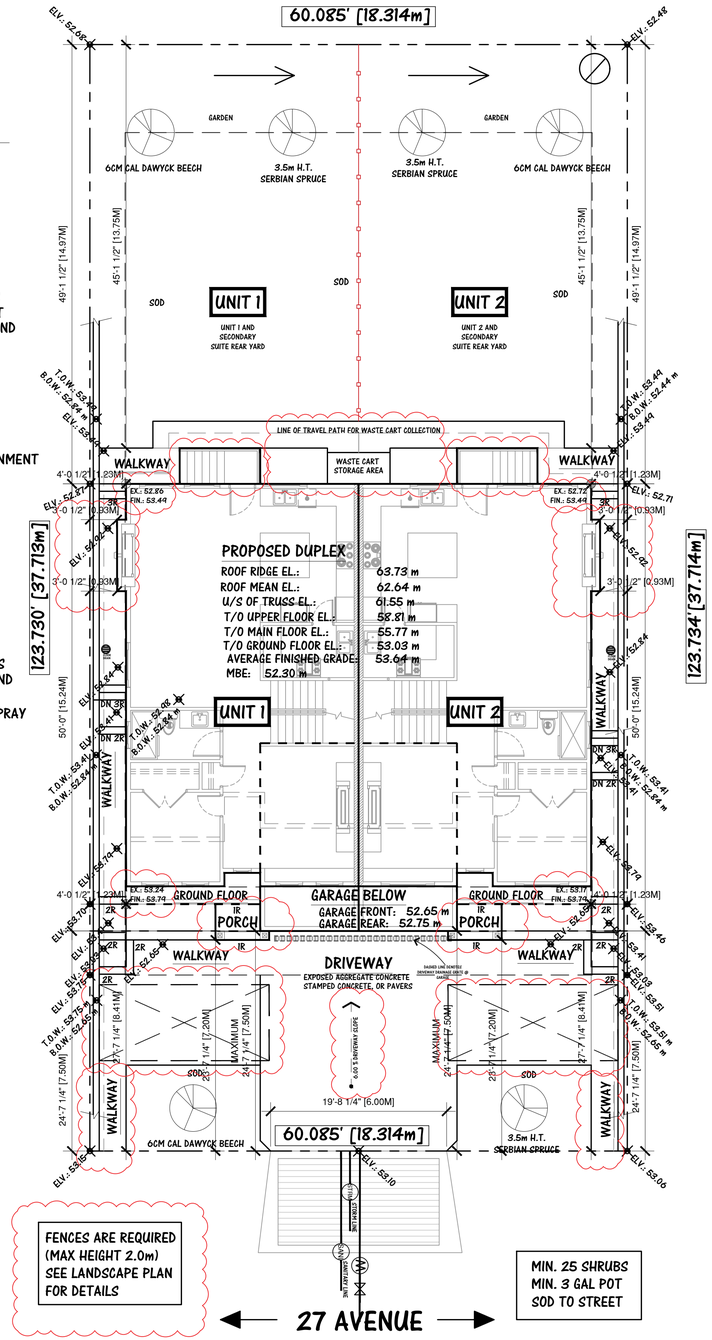
SETBACK LINES

PROPERTY LINES

R.O.W. SETBACK

TREE BARRIER

SWALE LINE



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OFFICE LOCATION

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

HTTP://MARQUEE-DB.COM

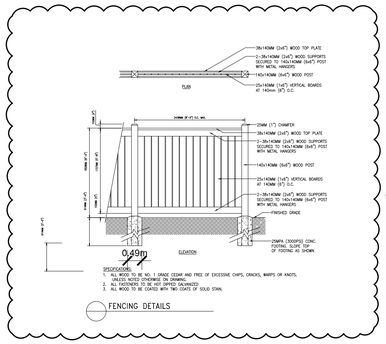
No.	Description	Date
1	PLANS FOR SUBMISSION	2024-12-17
2	REVISIONS	2025-07-03

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

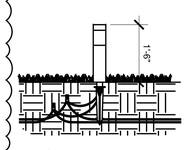
SHEET TITLE: PROJECT INFORMATION & SITE PLAN

PROJECT NO.	14.00079
DATE	2024-12-17
DESIGNED BY	
CHECKED BY	
SHEET NO.	A1
SCALE	1/8"=1'-0"

BOLLARD DETAIL



FENCING DETAILS



BOLLARD DETAIL

BOLLARD PLAN VIEW

PAVERS:
PERMEABLE

CONCRETE:
EXPOSED AGGREGATE CONCRETE

CONCRETE DETAIL

LINE OF FENCE :

GRASSES

	BOTANICAL NAME	COMMON NAME	POT SIZE (GALLONS)	QUANTITY	TOTALS
PFG	PENNISTEUM ALOPECUROIDES	DWARF FOUNTAIN GRASS	3	4	9
FG	STIPA SPP	FEATHER GRASS	3	9	7

STANDARD TREES

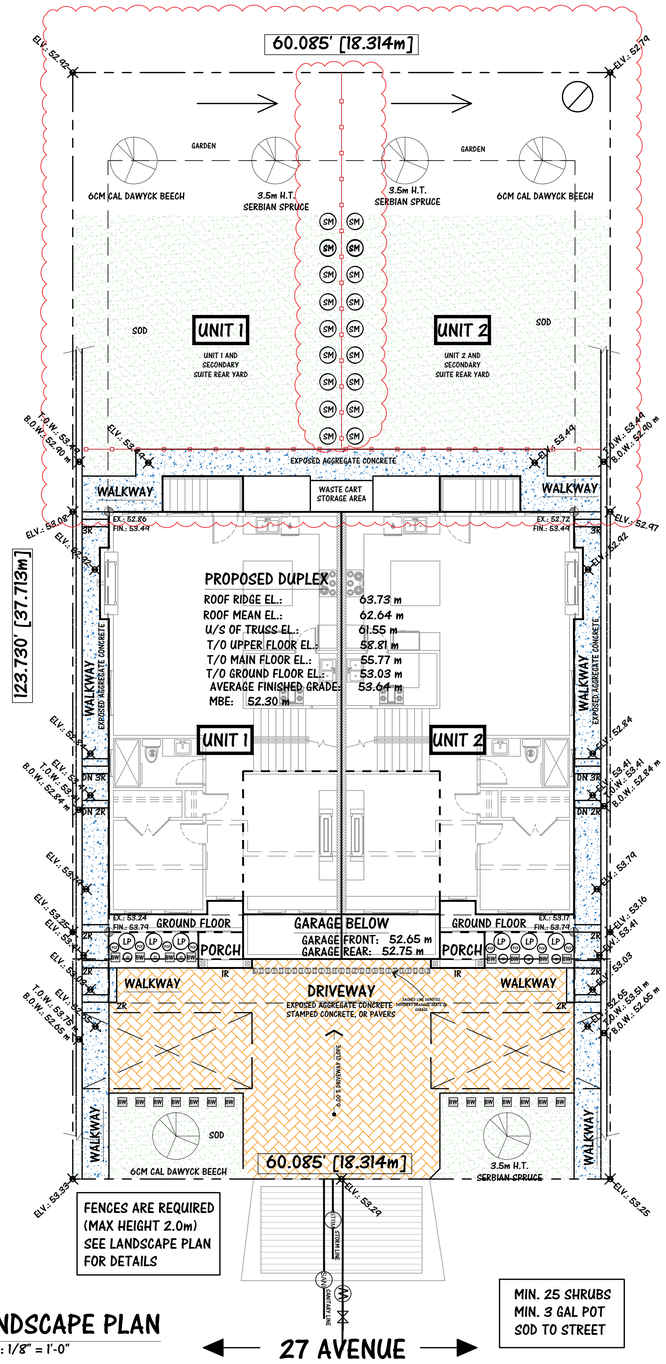
	BOTANICAL NAME	COMMON NAME	POT SIZE (GALLONS)	SPACING	QUANTITY	TOTALS	SOIL VOLUME
	CHIONANTHUS RETUSUS	FRINGE TREE	6CM CAL	3M O.C.	3M O.C.	1	30 M3
	SYRINGA VULGARIS	COMMON TREE LILAC	5CM CAL	3M O.C.	3M O.C.	2	30 M3
	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	5CM CAL	3M O.C.	3M O.C.	2	30 M3
	CATALPA SPECIOSA	NORTHERN CATALPA	3.0M HT	4M O.C.	4M O.C.	1	30 M3

SHRUBS

	BOTANICAL NAME	COMMON NAME	POT SIZE (GALLONS)	SPACING	TOTALS
BW	BUXUS SEMPERVIRENS	BOXWOOD	3	600MM O.C.	22
SM	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT	450mm O.C.	18
LP	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	3	900 MM O.C.	6

PERENNIALS

	BOTANICAL NAME	COMMON NAME	POT SIZE (GALLONS)	SPACING	TOTALS
EP	ECHINACEA PURPUREA	PURPLE CONE FLOWER	3	300 MM O.C.	10
IG	IRIS GERMANICA	GERMAN IRIS	3	300 MM O.C.	10
A	ACHILLA SPP	YARROW	3	300 MM O.C.	10
TF	TIARELLA TRIFOLIATA	FOAM FLOWER	3	300 MM O.C.	10
HAM	HOSTA 'AUGUST MOON'	HOSTA	3	300 MM O.C.	10



FENCES ARE REQUIRED (MAX HEIGHT 2.0m) SEE LANDSCAPE PLAN FOR DETAILS

MIN. 25 SHRUBS
MIN. 3 GAL POT
SOD TO STREET

LANDSCAPE PLAN

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

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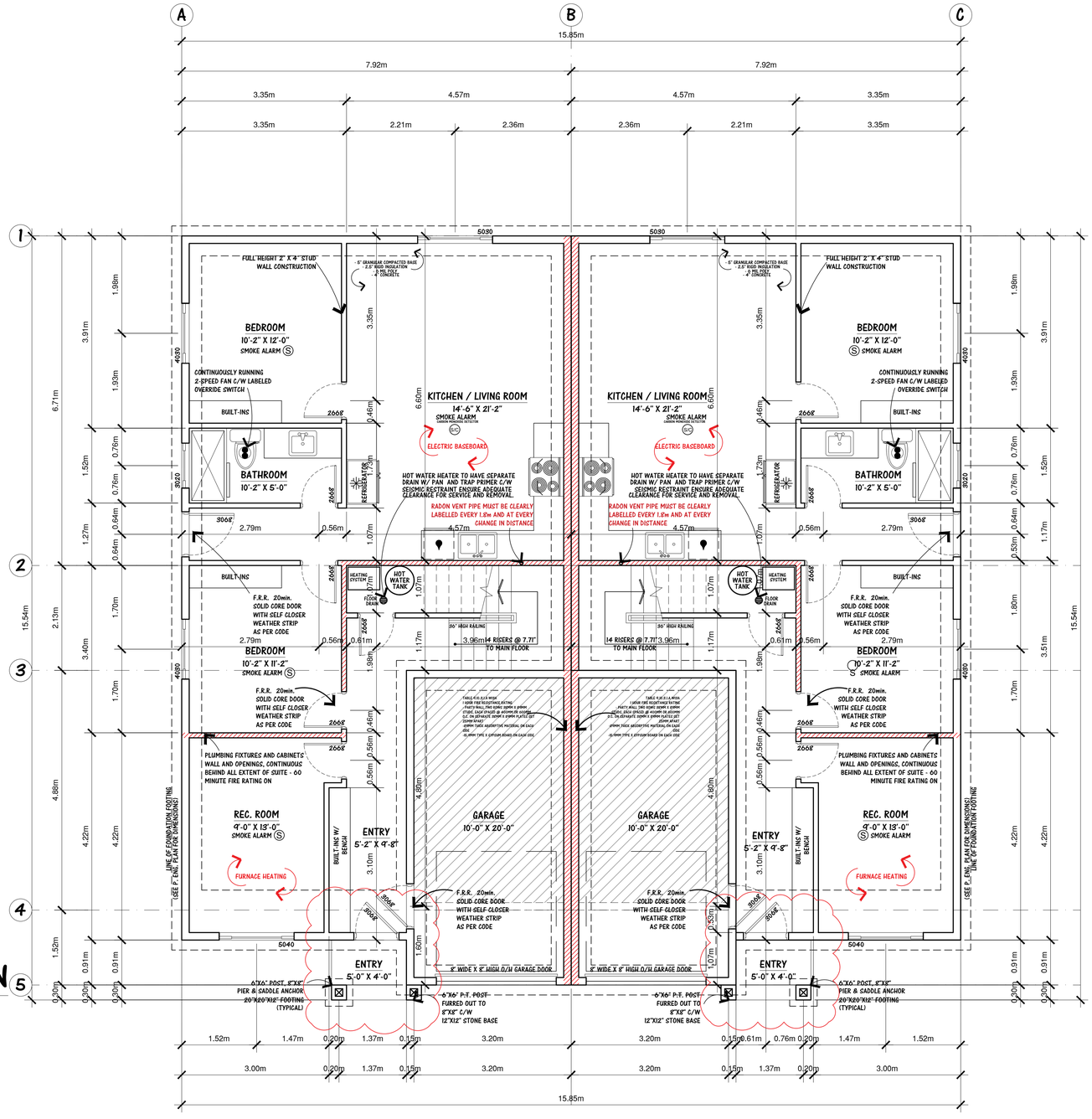
OFFICE LOCATION
UNIT 308 - 6678 152 ST.
SURREY, BC V3S 7J2
HTTP://MARQUEE-DB.COM

No.	Description	Date
1	PLANS FOR SUBMISSION	2024-12-17
2	REVISIONS	2025-07-03

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

SHEET TITLE: LANDSCAPE PLAN

PROJECT NO.	14.00079
DATE	2024-12-17
DESIGNED BY	
CHECKED BY	
SHEET NO.	A1.1
SCALE	1/8"=1'-0"



UNIT 1: GROUND FLOOR PLAN

HABITABLE FLOOR AREA:	1024.00 ft²
GARAGE FLOOR AREA:	231.00 ft²
TOTAL AREA:	1255.00 ft²
FRONT PORCH AREA:	21.00 ft²
TOTAL OUTDOOR AREA:	21.00 ft²

COOLING: CENTRAL COOLING SYSTEM
HEATING: FURNACE HEATING

UNIT 2: GROUND FLOOR PLAN

HABITABLE FLOOR AREA:	1024.00 ft²
GARAGE FLOOR AREA:	231.00 ft²
TOTAL AREA:	1255.00 ft²
FRONT PORCH AREA:	21.00 ft²
TOTAL OUTDOOR AREA:	21.00 ft²

COOLING: CENTRAL COOLING SYSTEM
HEATING: FURNACE HEATING

LEGAL SUITE COMPONENT BREAKDOWN:
- SUITE TO COMPLY WITH 9.37
- WALLS SUPPORTING THE FIRE RATED CEILING ARE TO BE THE SAME RATING
- FIRE SEPARATIONS TO BE CONTINUOUS BEHIND TUBS, CABINETS, APPLIANCES, FIXTURES AND HVAC.
- SMOKE ALARMS TO COMPLY WITH 9.10.19 AND 9.37.2.19
- ADDITIONAL INTERCONNECTED SMOKE ALARMS REQUIRED.
- FIRESTOP CEILING PENETRATIONS
- LAUNDRY AND ELECTRICAL BOXES ARE NOT PERMITTED WITHIN FIRE SEPARATIONS
- 2.5 ft CLEARANCE REQUIRED @ BEDROOM WINDOW WELLS
- JOIST SCPACES FILLED WITH SOUND-ABSORBING MATERIAL OF NOT LESS THAN 150mm NOMINAL THICKNESS
- STUD SPCAES FILLED WITH SOUND ABSORBING MATERIAL
- RESILIENT CHANNEL ON ONE SIDE OF THE SEPERATION SPACED 400 OR 600mm O.C.
- NOT LESS THAN 12.7mm THICK GYPSUM BOARD ON CEILINGS AND ON BOTH SIDES OF WALLS
- CONSTRUCTION PROVIDING AN STC RATING OF NOT LESS THAN 43
- CONSTRUCTION PROVIDING AN ASTC RATING OF NOT LESS THAN 40

NOTE:
- ALL CONCRETE SPECS AND CURING TIME, FOUNDATION WALL AND FOOTING SIZE, REINFORRCEMENT AND OTHER OUTLYING STRUCTURAL COMPOINENETS TO BE SPECIFIED AND SIGNED OFF BY A STRUCTURAL P. ENG.

NOTE:
-VENTILATION SHOULD BE DONE ACCORDINLY AS PER SECTION 9.36 OF 2024 B.C.B.C.

NOTE:
-EXTERIOR WALLS ARE DRAWN 6" THICK ASSUMING 1/2" PLYWOOD SHEATHING ON 5-1/2" STUDS
-OUTSIDE OF WALL SHEATHING TO LINE UP WITH OUTSIDE OF FNDN.
-ALL INTERIOR WALLS ARE DRAWN 3-1/2" OR 5-1/2" THICK FOR 2x4 OR 2x6 STUD WALLS
-NO DRYWALL IS REPRESENTED ON INTERIOR OR EXTERIOR WALLS
-SPECIAL WALL HEIGHT DIMENSIONS ARE MATHEMATICAL AND MUST BE CONFIRMED ON SITE

THESE PLANS CONFORM TO THE B.C. BUILDING CODE, 2024 ED.

IMPORTANT NOTE:

THIS SET OF DRAWINGS WAS CAREFULLY PRODUCED AND CHECKED BY MARQUEE
DESIGN AND IN WHOSE OPINION WHEN RELEASED MET THE RESTRICTIONS AND REQUIREMENTS OF THE CURRENT EDITION OF THE BC BUILDING CODE HOWEVER, DUE TO OUR OVERSIGHT OR DUE TO OTHERS CHANGING OR AUGMENTING THE PLAN WITH STRUCTURAL INFORMATION SHOULD ANY LINTEL, 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.

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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, NAILED AND GLUED TO SUBFLOOR
- 2 PLY 1/2" MIN. 1 HOUR FIRE RATED TYPE X
- T.J.I. 560 @ 16" O.C.

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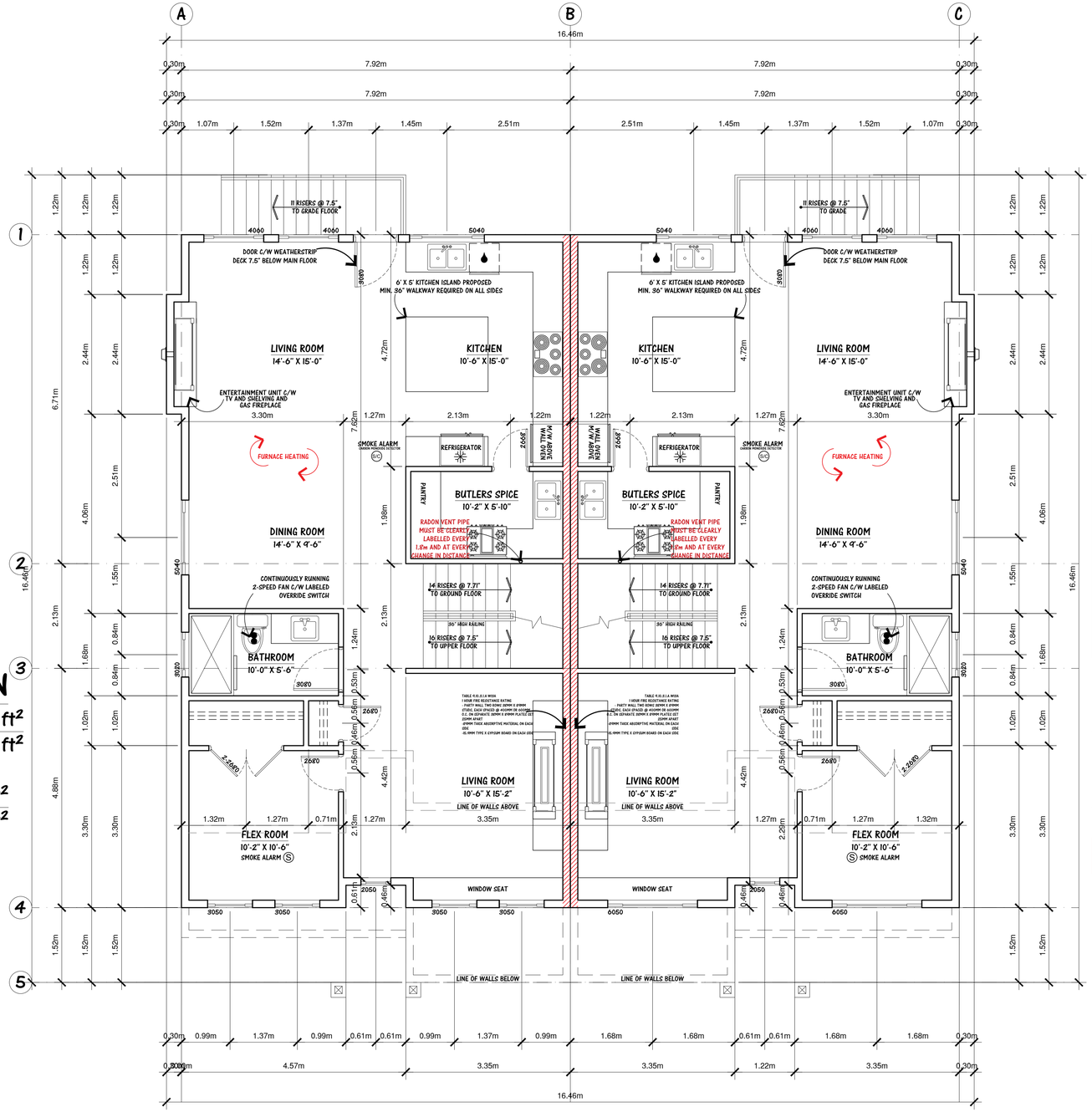
OFFICE LOCATION
UNIT 308 - 6678 152 ST.
SURREY, BC V3S 7J2
HTTP://MARQUEE-DB.COM

No.	Description	Date
1	PLANS FOR SUBMISSION	2024-12-17
2	REVISIONS	2025-07-03

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

SHEET TITLE: GROUND FLOOR PLAN

PROJECT NO.	14.00079
DATE	2024-12-17
DESIGNED BY	
CHECKED BY	
SHEET NO.	A2
SCALE	1/4"=1'-0"



UNIT 1: MAIN FLOOR PLAN

HABITABLE FLOOR AREA:	1172.00 ft²
TOTAL AREA:	1172.00 ft²
UNCOVERED DECK:	16.00 ft²
TOTAL OUTDOOR AREA:	16.00 ft²

COOLING: CENTRAL COOLING SYSTEM
HEATING: FURNACE HEATING

UNIT 2: MAIN FLOOR PLAN

HABITABLE FLOOR AREA:	1172.00 ft²
TOTAL AREA:	1172.00 ft²
UNCOVERED DECK:	16.00 ft²
TOTAL OUTDOOR AREA:	16.00 ft²

COOLING: CENTRAL COOLING SYSTEM
HEATING: FURNACE HEATING

IMPORTANT NOTE:

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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, NAILED AND GLUED TO SUBFLOOR
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SURREY, BC V3S 7J2
HTTP://MARQUEE-DB.COM

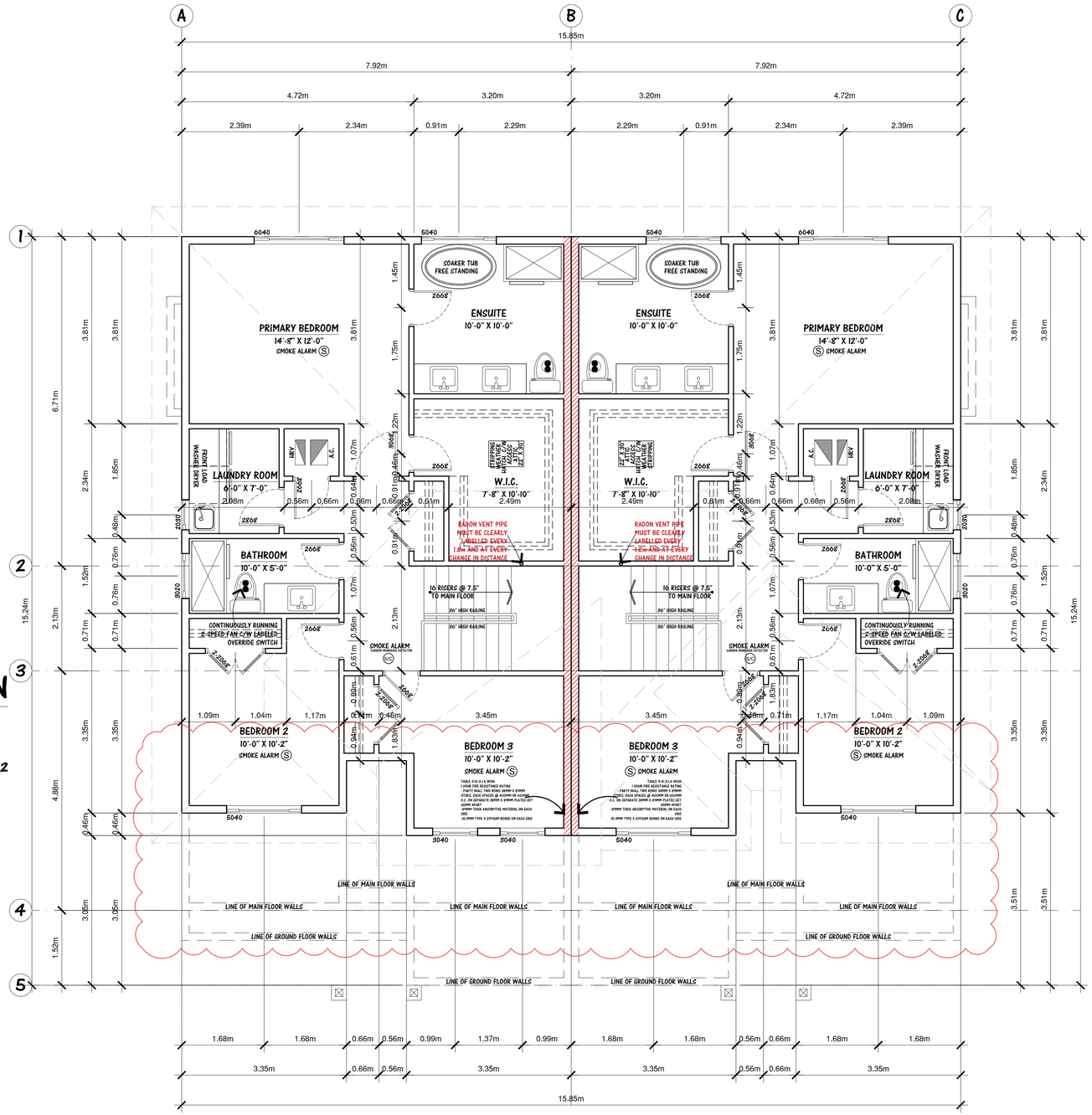
N

No.	Description	Date
1	PLANS FOR SUBMISSION	2024-12-17
2	REVISIONS	2025-07-03

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

SHEET TITLE: MAIN FLOOR PLAN

PROJECT NO.	14.00079
DATE	2024-12-17
DESIGNED BY	
CHECKED BY	
SHEET NO.	A3
SCALE	1/4"=1'-0"



UNIT 1: UPPER FLOOR PLAN

HABITABLE FLOOR AREA:	938.17 ft²
STAIR AREA:	65.33 ft²
TOTAL AREA:	1003.50 ft²

COOLING: CENTRAL COOLING SYSTEM
HEATING: FURNACE HEATING

IMPORTANT NOTE:

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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, NAILED AND GLUED TO SUBFLOOR
- 2 PLY 1/2" MIN. 1 HOUR FIRE RATED TYPE X
- T.J.I. 560 @ 16" O.C.

UNIT 2: UPPER FLOOR PLAN

HABITABLE FLOOR AREA:	938.17 ft²
STAIR AREA:	65.33 ft²
TOTAL AREA:	1003.50 ft²

COOLING: CENTRAL COOLING SYSTEM
HEATING: FURNACE HEATING

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N

No.	Description	Date
1	PLANS FOR SUBMISSION	2024-12-17
2	REVISIONS	2025-07-03

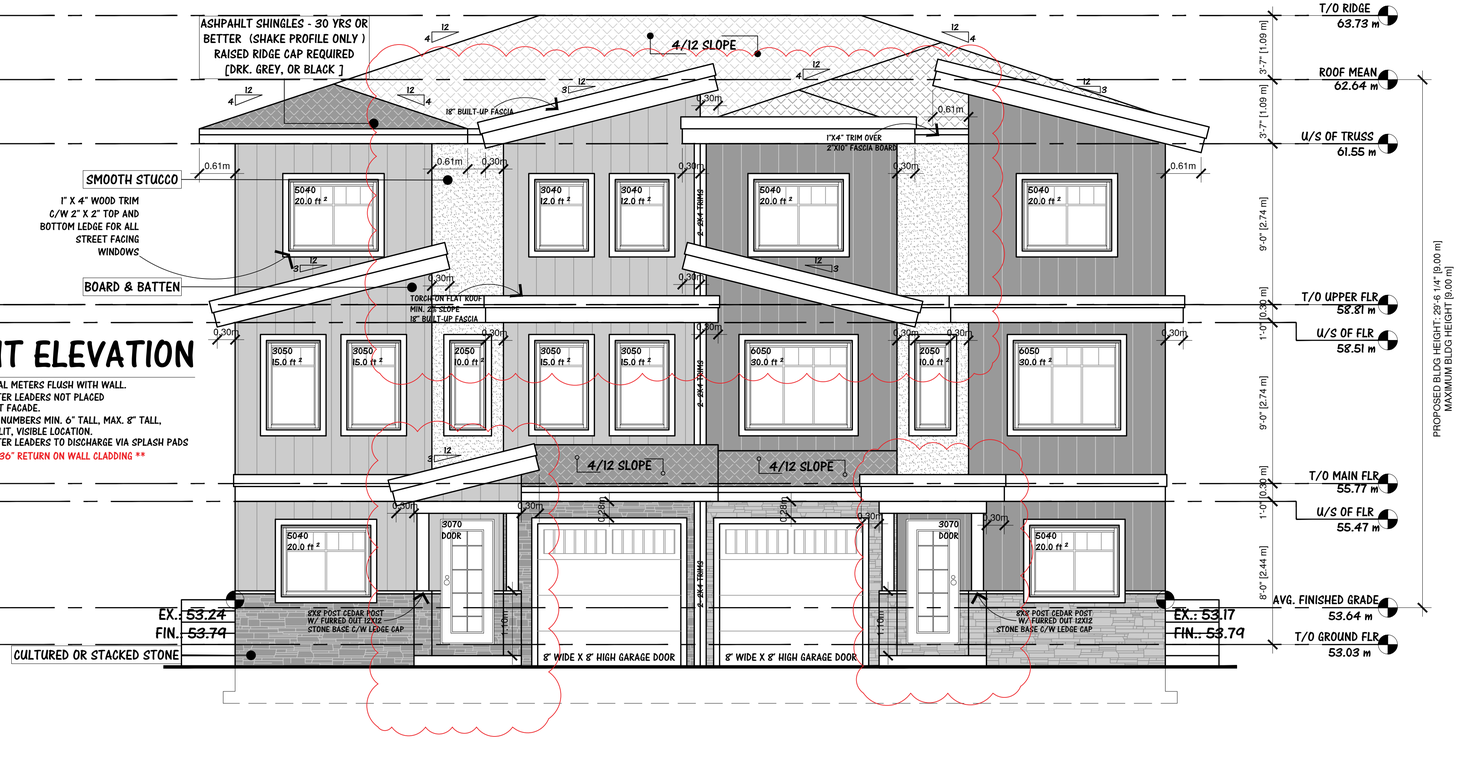
PROJECT TITLE: 20371 27 AVE. LANGLEY, B.C.

SHEET TITLE: UPPER FLOOR PLAN

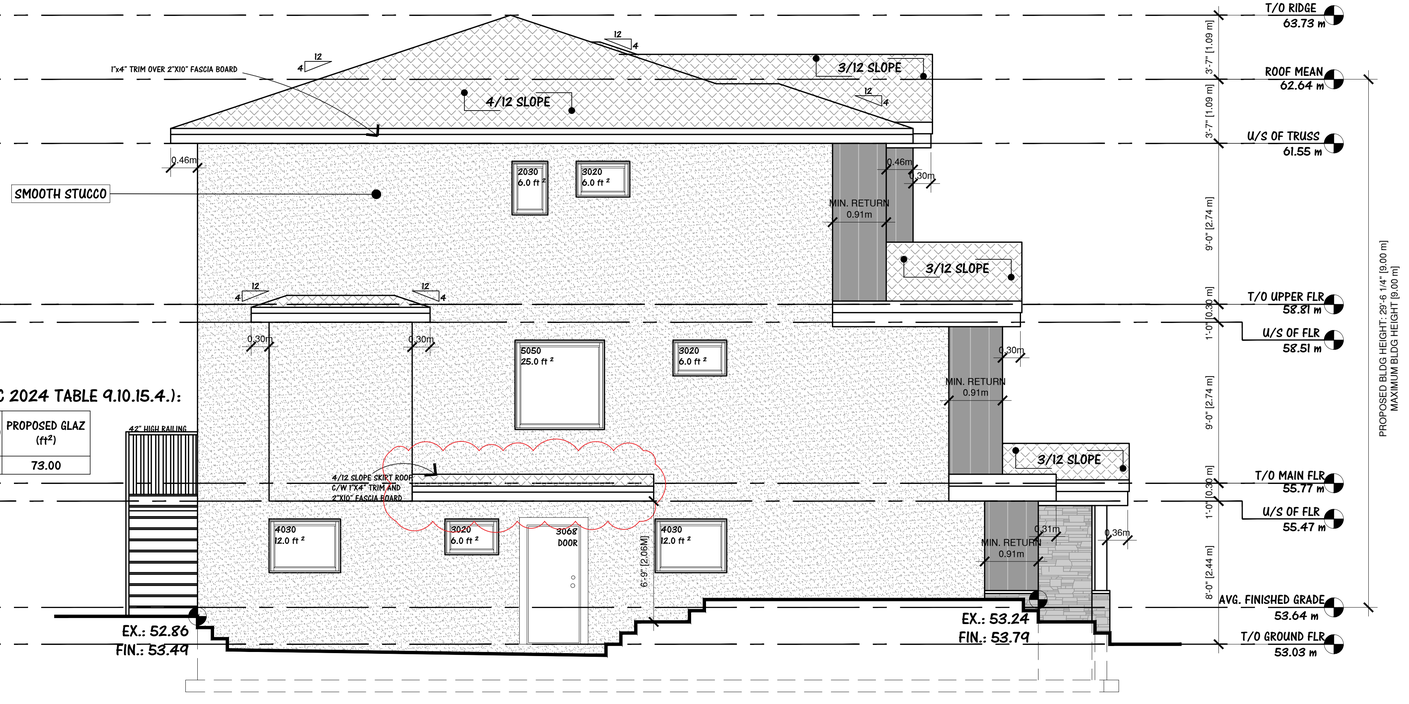
PROJECT NO.	14.00079
DATE	2024-12-17
DESIGNED BY	
CHECKED BY	
SHEET NO.	A4
SCALE	1/4"=1'-0"

FRONT ELEVATION

NOTE: - ELECTRICAL METERS FLUSH WITH WALL.
- RAIN WATER LEADERS NOT PLACED ON FRONT FACADE.
- ADDRESS NUMBERS MIN. 6" TALL, MAX. 8" TALL, IN WELL LIT, VISIBLE LOCATION.
- RAIN WATER LEADERS TO DISCHARGE VIA SPLASH PADS
**MIN. 36" RETURN ON WALL CLADDING **



LEFT ELEVATION



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

WALL AREA (ft²)	LIMITING DISTANCE USED (ft)	ALLOW GLAZ (ft²)	PROPOSED GLAZ (ft²)
1187.90	1.20m	83.15	73.00

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OFFICE LOCATION
UNIT 308 - 6678 152 ST.
SURREY, BC V3S 7J2
HTTP://MARQUEE-DB.COM

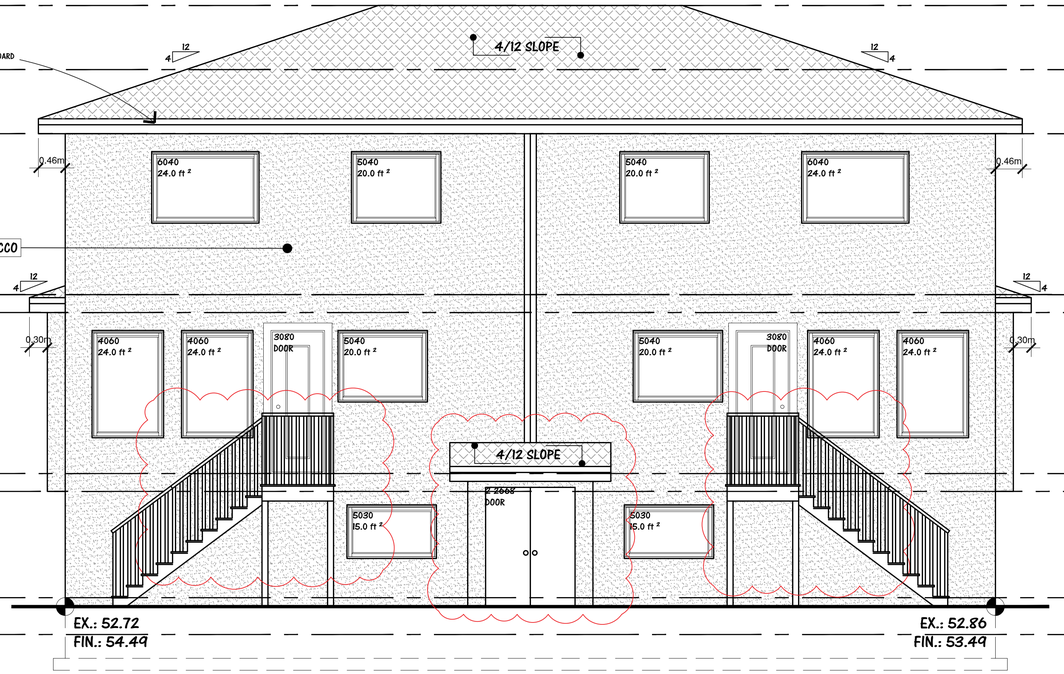
No.	Description	Date
1	PLANS FOR SUBMISSION	2024-12-17
2	REVISIONS	2025-07-03

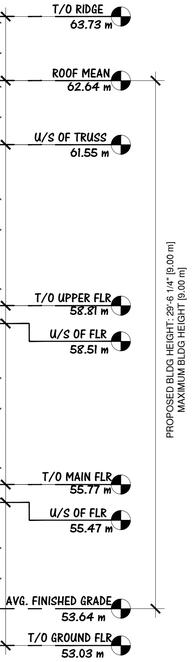
PROJECT TITLE: 20371 27 AVE. LANGLEY, B.C.

SHEET TITLE: FRONT AND LEFT ELEVATIONS

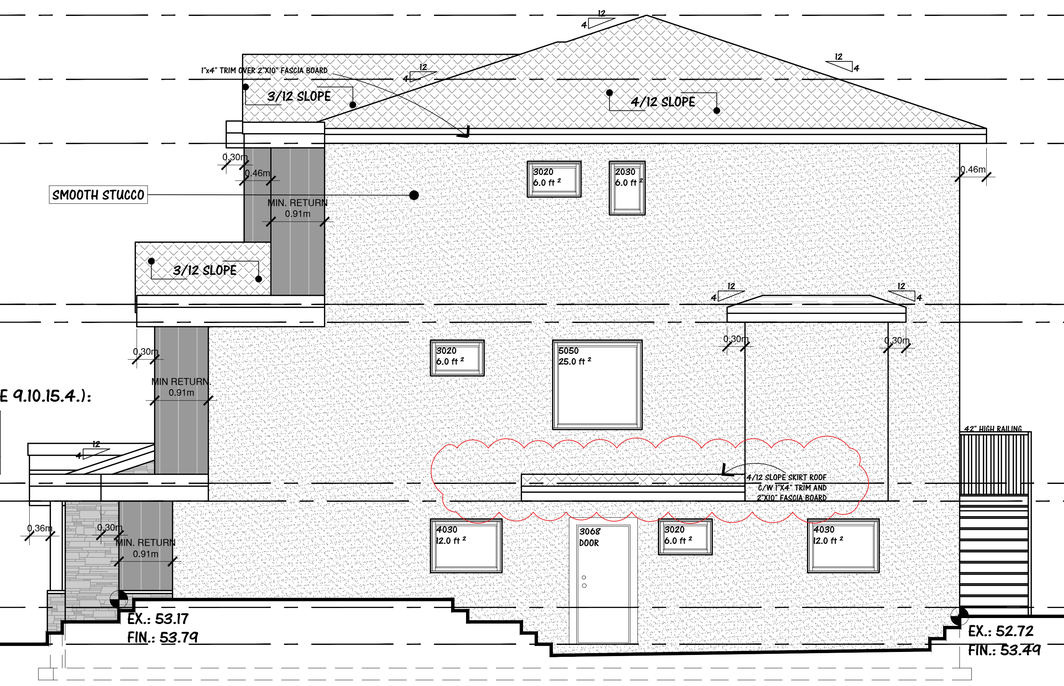
PROJECT NO.	14.00079
DATE	2024-12-17
DESIGNED BY	
CHECKED BY	
SHEET NO.	A5
SCALE	1/4"=1'-0"

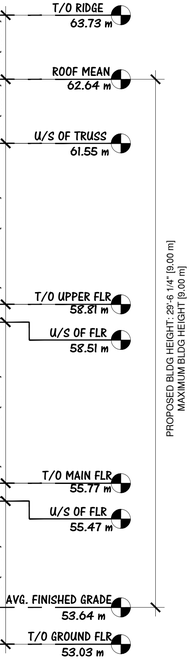
REAR ELEVATION





RIGHT ELEVATION





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

WALL AREA (ft^2)	LIMITING DISTANCE USED (ft)	ALLOW GLAZ (ft^2)	PROPOSED GLAZ (ft^2)
1187.90	1.20m	83.15	73.00

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OFFICE LOCATION

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

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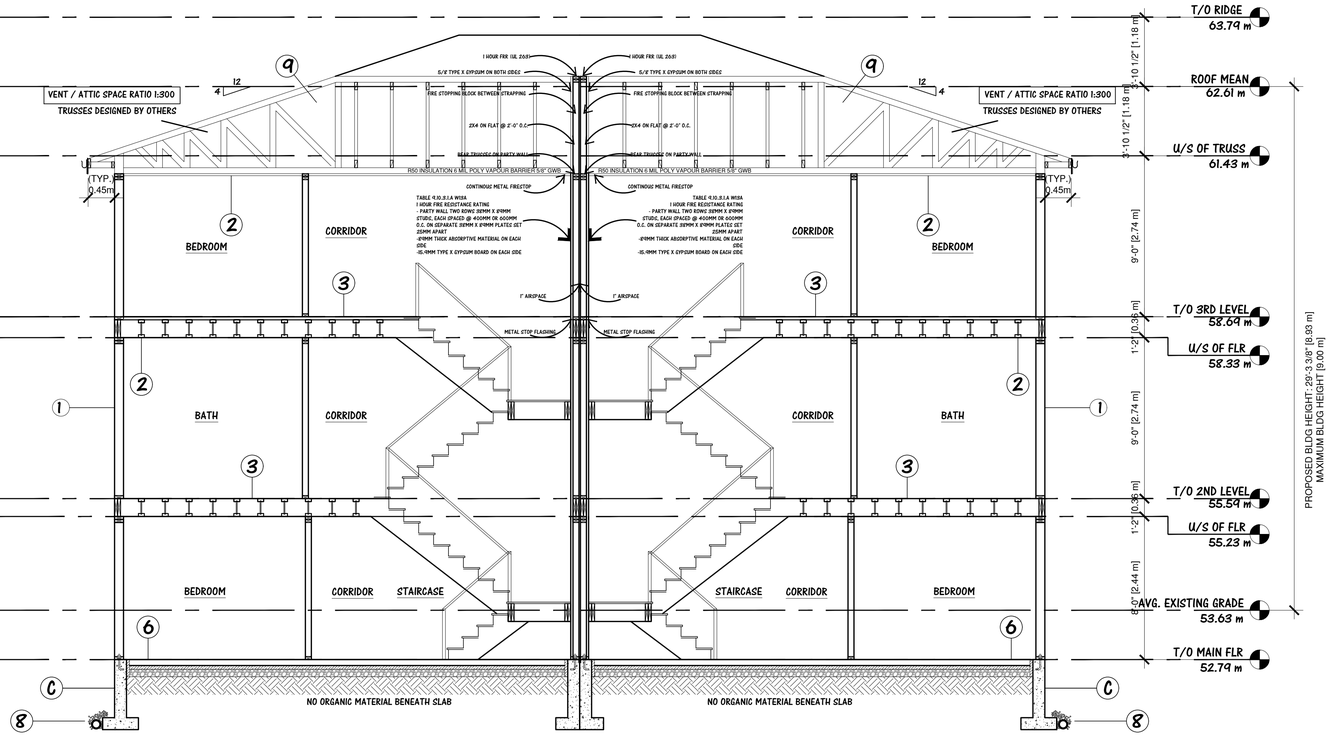
No.	Description	Date
1	PLANS FOR SUBMISSION	2024-12-17
2	REVISIONS	2025-07-03

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-7 CROSS SECTION

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

CROSS SECTION NOTES

1 EXTERIOR WALL CONSTRUCTION
CLADDING INCLUDING FLASHING AND TRIM ACCESSORIES TO CONFORM TO CAN/CGSB-41.24, ATTACHMENT TO CONFORM TO REQUIREMENTS IN SUBSECTION N.B.C. 9.27.5.

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/CGSB-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 9.25.2.2 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/CGSB-51.33-M TO PROTECT ENTIRE SURFACE. MAXIMUM PERMEANCE=60ng/Pa*S*m2) MEASURED IN ACCORDANCE WITH ASTM E 96 AS PER B.C.B.C. 9.25.4.

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),
CALUKING BEAD TO SEAL SLAB @ WALL C/W EXPANSION JOINT.

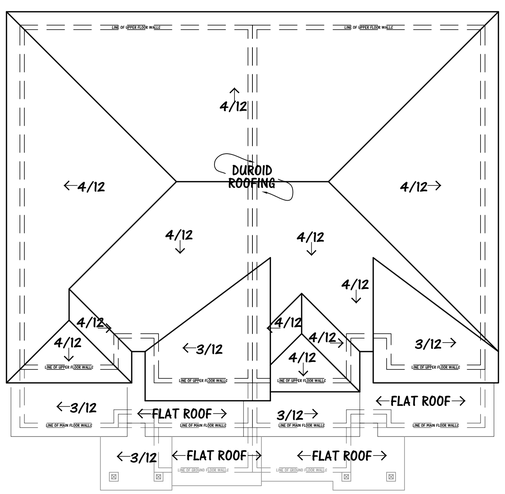
7 FOUNDATION WALL CONSTRUCTION
1/2" ANCHOR BOLT @ 6' O/C,
2" X 6" WOOD SILL PLATE C/W MOISTURE BARRIER, TYPE 'S' ROLL ROOFING SILL GASKET,
8" CONCRETE FOUNDATION
WALL ON 24" X 8" FOOTING C/W 2 COATS OF ASPHALT.

8 DRAIN TILE CONSTRUCTION
4" PERFORATED DRAINTILE TO CONFORM TO CAN/GSA-B182.1 AS PER B.C.B.C. 9.14.3.1
INSTALLED AS PER B.C.B.C. 9.14.3.3.
C/W MINIMUM 6" GRANULAR MATERIAL OR CRUSHED STONE

9 ROOF CONSTRUCTION
MIN 66 MIL WATEPROOFING
ROOFING MEMBRANE (2 PLY TORCH ON) AS PER VBBL 9.26.15
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

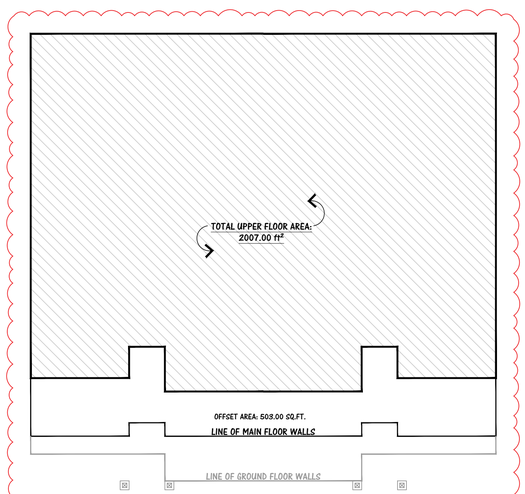
10 WINDOWS & GLAZING

TO BE A MINIMUM USI 2.90 (U-0.51)



ROOF PLAN

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

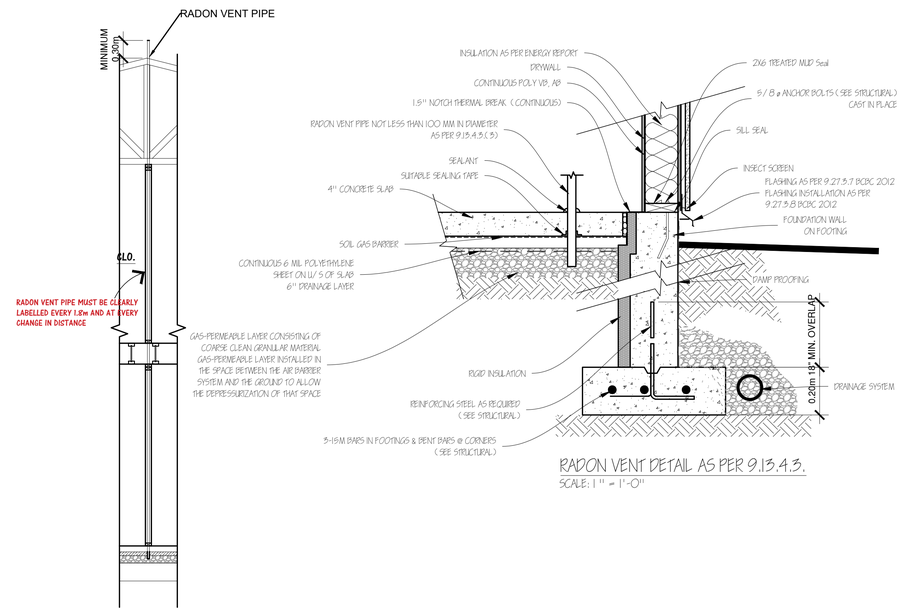


MAIN AND UPPER 80/20 BREAKDOWN

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

- AREA OF GARAGE AND HABITABLE GROUND FLOOR = 2510.00 ft²
- 2510.00 ft² (x) 80% = 2008.00 ft² [MAX. UPPER FLOOR AREA]
- 2510.00 ft² (x) 20% = 502.00 ft² [MIN. UPPER FRONT OFFSET]

PROPOSED UPPER AREA: 2007.00 ft²
PROPOSED OFFSET AREA: 503.00 ft²



RADON VENT DETAIL AS PER 9.13.4.3.

SCALE: 1 " = 1'-0"

B A-7 RADON VENT PIPE (TYP.)

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

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No.	Description	Date
1	PLANS FOR SUBMISSION	2024-12-17
2	REVISIONS	2025-07-03

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

SHEET TITLE: CROSS SECTION AND ROOF PLAN

PROJECT NO.	14.00079
DATE	2024-12-17
DESIGNED BY	
CHECKED BY	
SHEET NO.	A7
SCALE	1/4"=1'-0"