

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: 6829.00 sq.ft.

UNIT FLOOR AREA BREAKDOWN:
GROUND FLOOR: 1015.00 sq.ft.
MAIN FLOOR: 1170.00 sq.ft.
UPPER FLOOR: 988.00 sq.ft.
GARAGE AREA: 241.50 sq.ft.
TOTAL AREA: 3414.50 sq.ft.

LOT COVERAGE:

PERMITTED (35%): 2602.25 sq.ft.
PROPOSED: 2588.00 sq.ft.

DWELLING HEIGHT:

PERMITTED: 9.00 m
PROPOSED: 9.00 m

DWELLING SETBACKS BREAK DOWN:

PERMITTED PROPOSED

FRONT SETBACK: 6.00 m 6.00 m
REAR SETBACK: 3.0 m 15.25 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 CONSTRUCTION

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 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

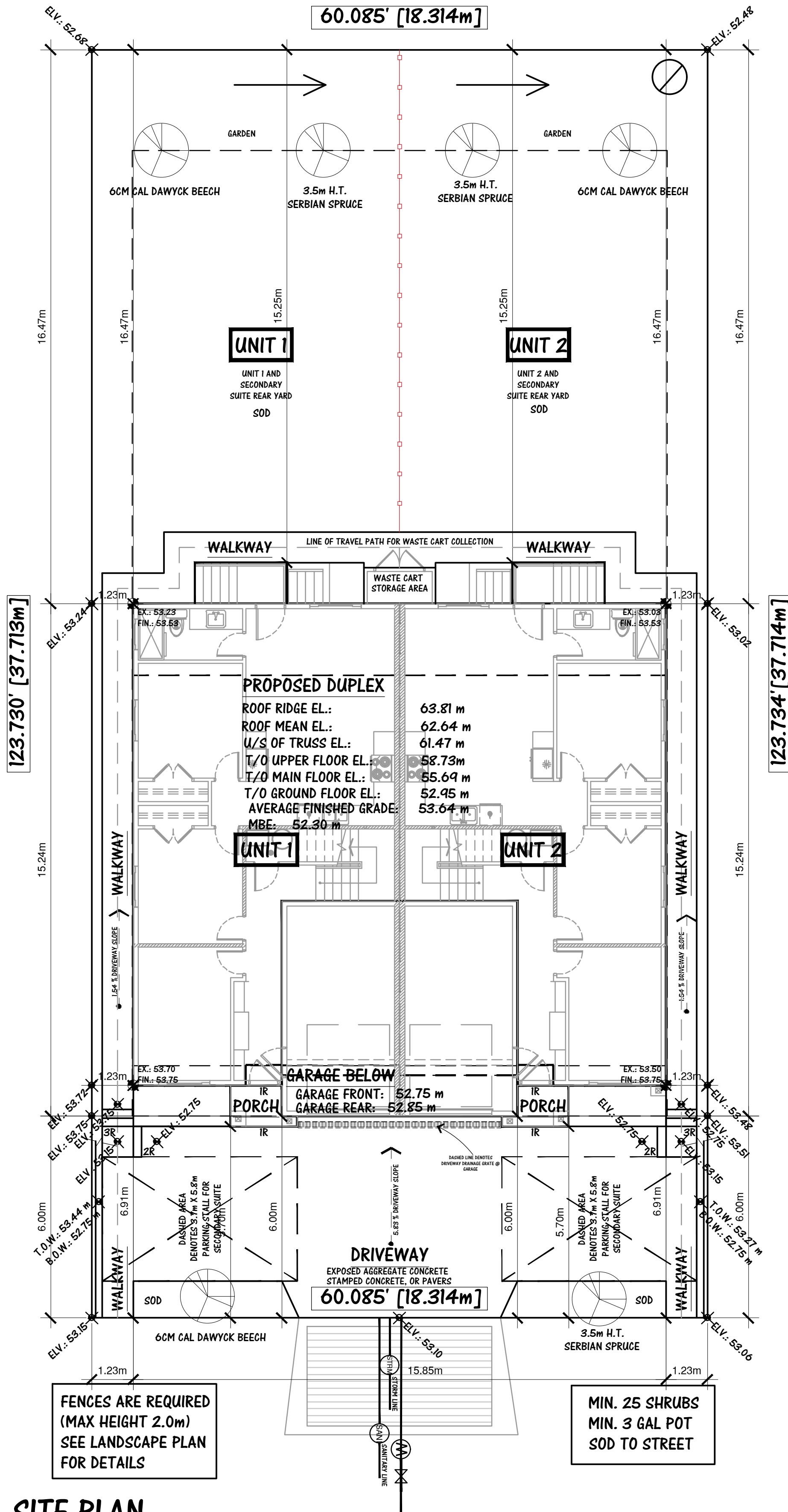
SETBACK LINES - - - - -

PROPERTY LINES - - - - -

R.O.W. SETBACK - - - - -

TREE BARRIER - - - - -

SWALE LINE - - - - -



SITE PLAN

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

27 AVENUE



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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
3	REVISIONS 2	2025-11-21

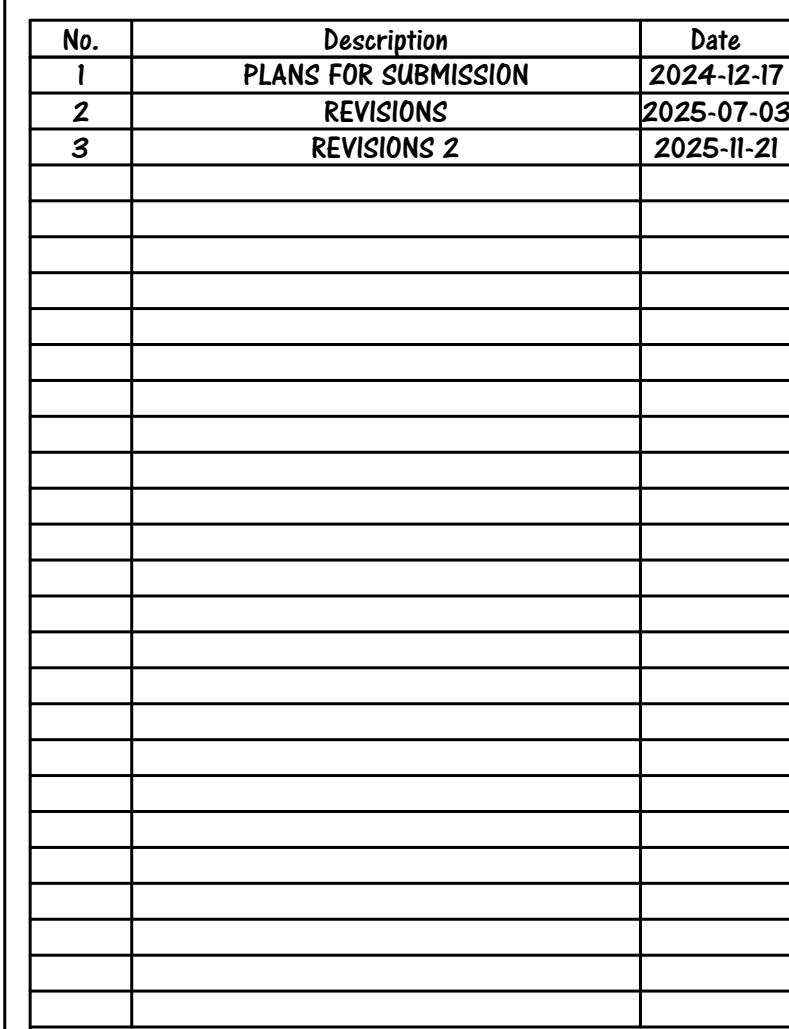
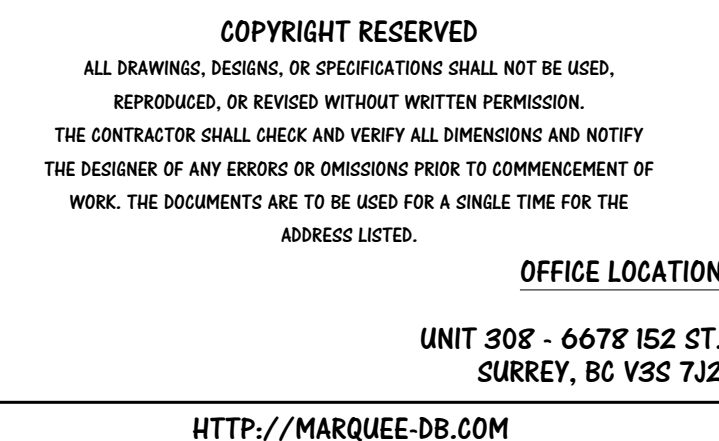
PROJECT TITLE 20371 27 AVE.
LANGLEY, B.C.

SHEET TITLE PROJECT INFORMATION
& SITE PLAN

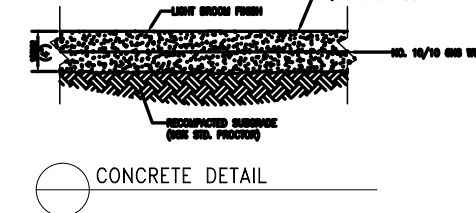
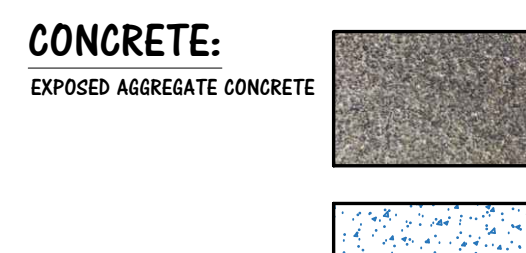
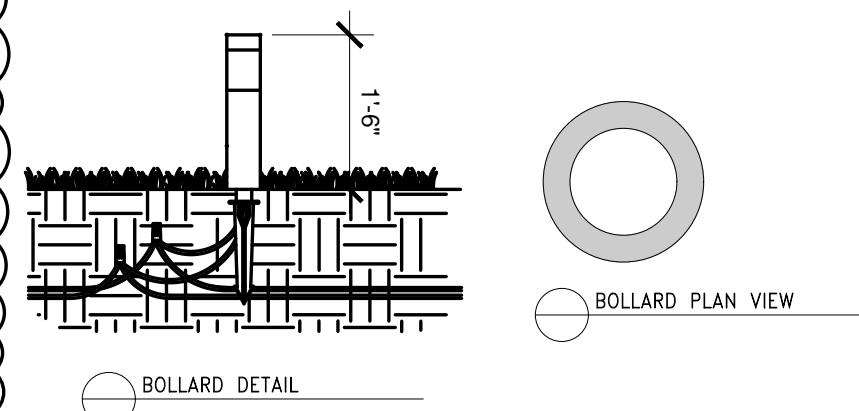
PROJECT NO. 14.00079
DATE 2024-12-17
DESIGNED BY
CHECKED BY
SHEET NO.

A1

SCALE 1/8"=1'-0"



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



LINE OF FENCE :

GRASSES

	BOTANICAL NAME	COMMON NAME	POT SIZE (GALLONS)	QUANTITY	TOTAL
DFG	PENNISTEUM ALOPECUROIDES	DWARF FOUNTAIN GRASS	3	4	9
Gr	STIPA SPP	FEATHER GRASS	3	9	7

STANDARD TREES

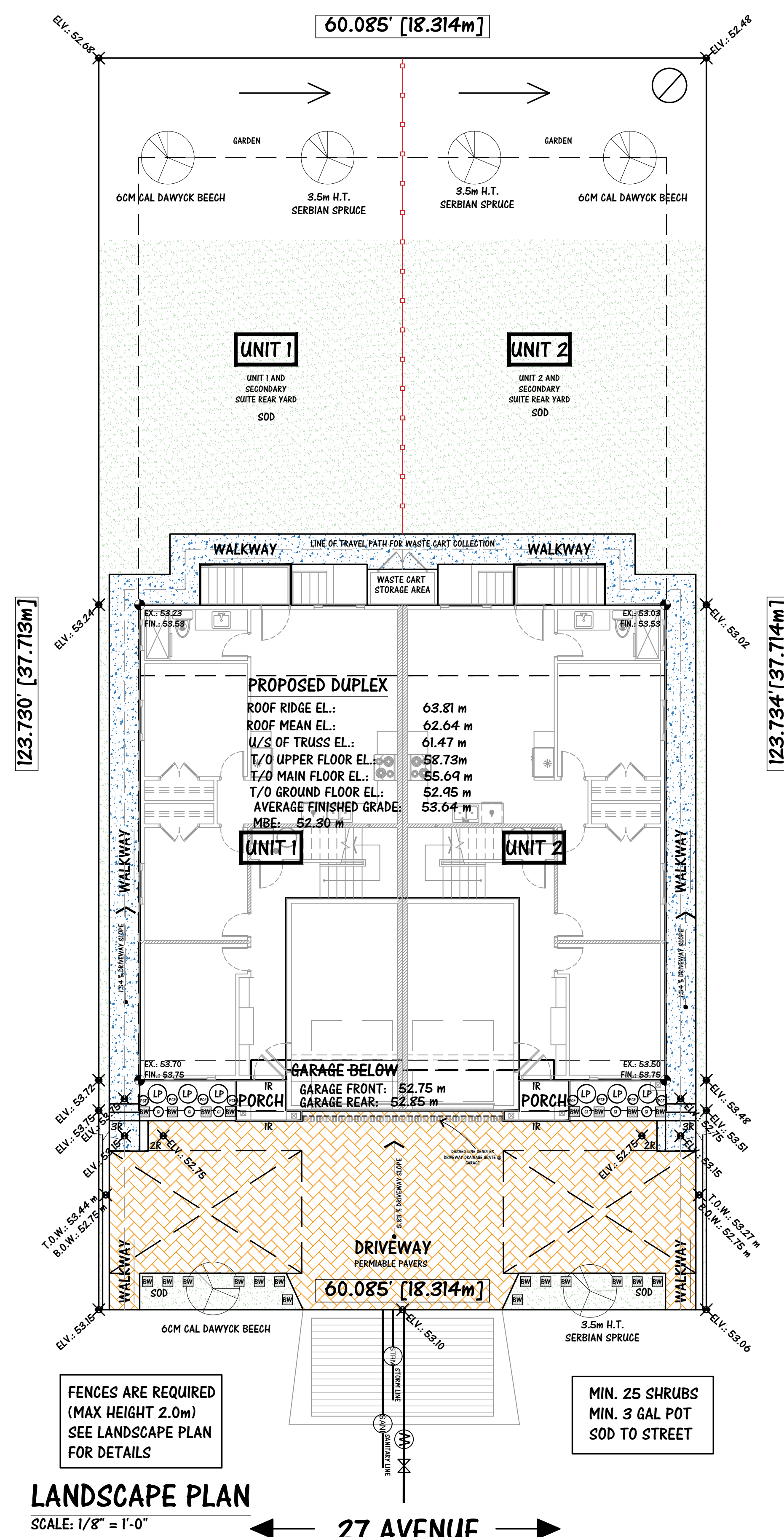
	BOTANICAL NAME	COMMON NAME	POT SIZE (GALLONS)	SPACING	QUANTITY	TOTALS	SOIL VOLUME
	CHIONANTHUS RETUSUS	FRINGE TREE	6CM CAL	3M O.C.	3M O.C.	1	30 M3
	SYRINGA VULGARIS	COMMON TREE LILAC	5CM CAL	3M O.C.	3M O.C.	2	30 M3
	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	5CM CAL	3M O.C.	3M O.C.	2	30 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	BUKUS 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	TOTAL
☑	EGHINACEA PURPUREA	PURPLE CONE FLOWER	3	300 MM O.C.	10
☑	IRIS GERMANICA	GERMAN IRIS	3	300 MM O.C.	10
☑	ACHILLA SPP	YARROW	3	300 MM O.C.	10
☑	TIARELLA TRIFOLIATA	FOAM FLOWER	3	300 MM O.C.	10
☑	HOSTA 'AUGUST MOON'	HOSTA	3	300 MM O.C.	10



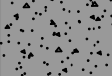
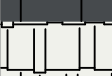
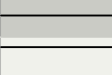
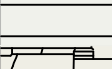
LANDSCAPE PLAN

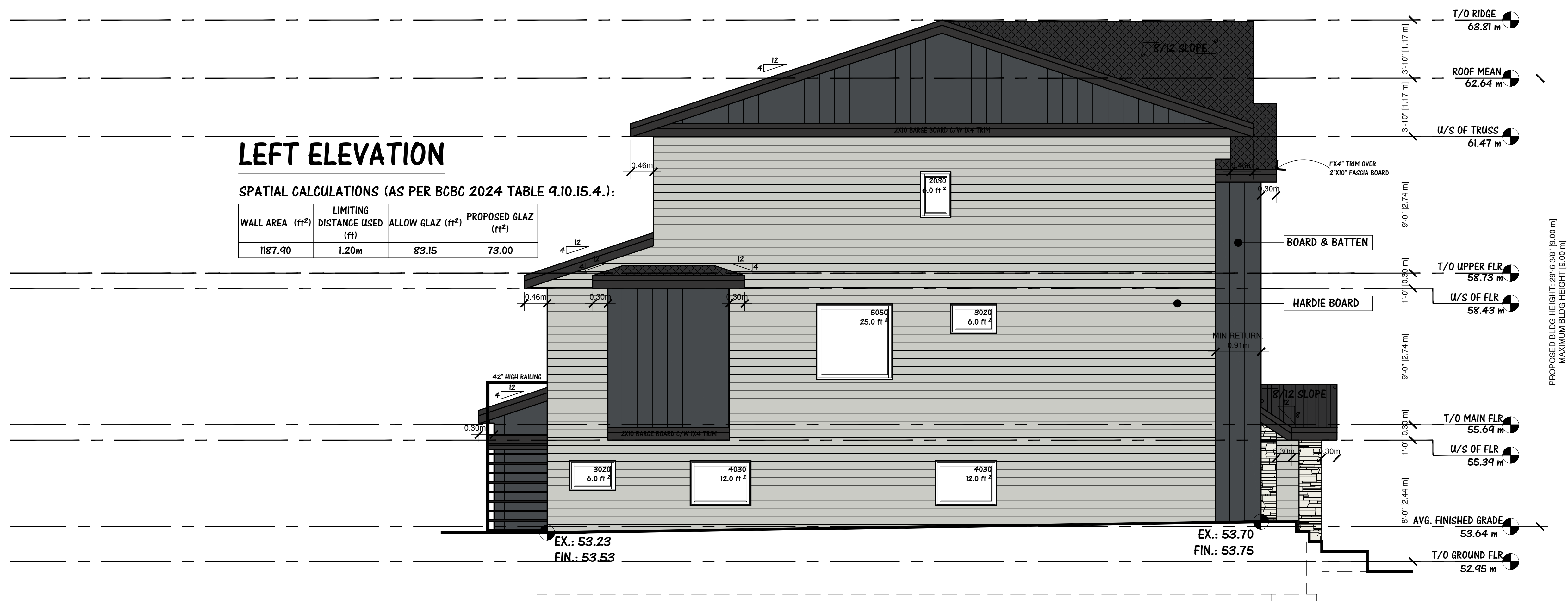
SCALE: 1/8" = 1'-0"

27 AVENUE

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"

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

			MATERIAL LEGEND		
#	FINISH	COLOR	MATERIAL	BRAND	CODE
1		GREY	EXPOSED AGGREGATE CONCRETE		
2		RACCOON FUR	BOARD & BATTEN	BENJAMIN MOORE	2126-20
3		WHITE HERON	HARDIE SHAKES	BENJAMIN MOORE	OC-57
4		STONINGTON GRAY	HARDIE BOARD	BENJAMIN MOORE	HC-170
5		WHITE HERON	HARDIE BOARD	BENJAMIN MOORE	OC-57
6		WHITISH CREAM	STACKED STONE		
7		ONYX	DOORS	BENJAMIN MOORE	2133-10
8		ONYX	FASCIA/ TRIM/ POSTS	BENJAMIN MOORE	2133-10
9		BLACK	ASPHALT SHINGLES		
10		BLACK	RAILING/ FLASHING/ WINDOWS & PATIO DOORS/ GUTTERS/ GARAGE DOORS		



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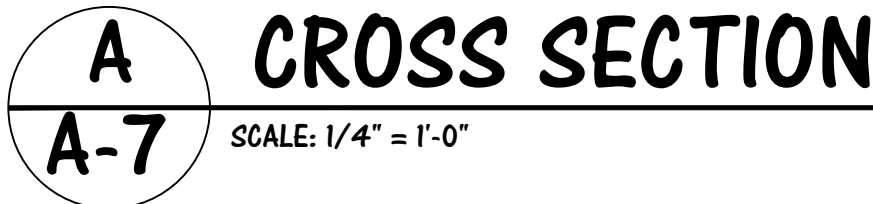
[HTTP://MARQUEE-DB.COM](http://MARQUEE-DB.COM)

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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"

[illegible]

A6



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

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 VBBL TABLE 10.2.1.1.A:

- FOUNDATION WALL: R-22 (RSI-3.85 EFFECTIVE RATING)
- ROOF: ATTIC=R-50 (RSI-8.8) VAULTED/FLAT=R-28 (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-28 (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.

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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: 7/7/8"
 - MINIMUM RUN: 4"
 - 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**

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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.
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SHEET TITLE	GENERAL NOTES
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PROJECT NO.	14.00079
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DATE	2025-01-09
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CHECKED BY

A8

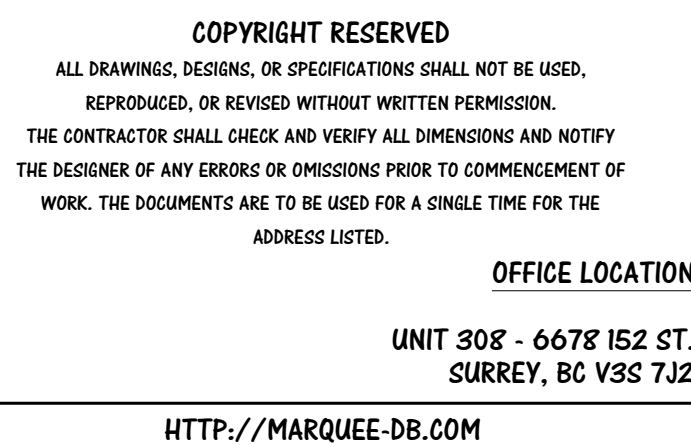
SCALE	AS NOTED
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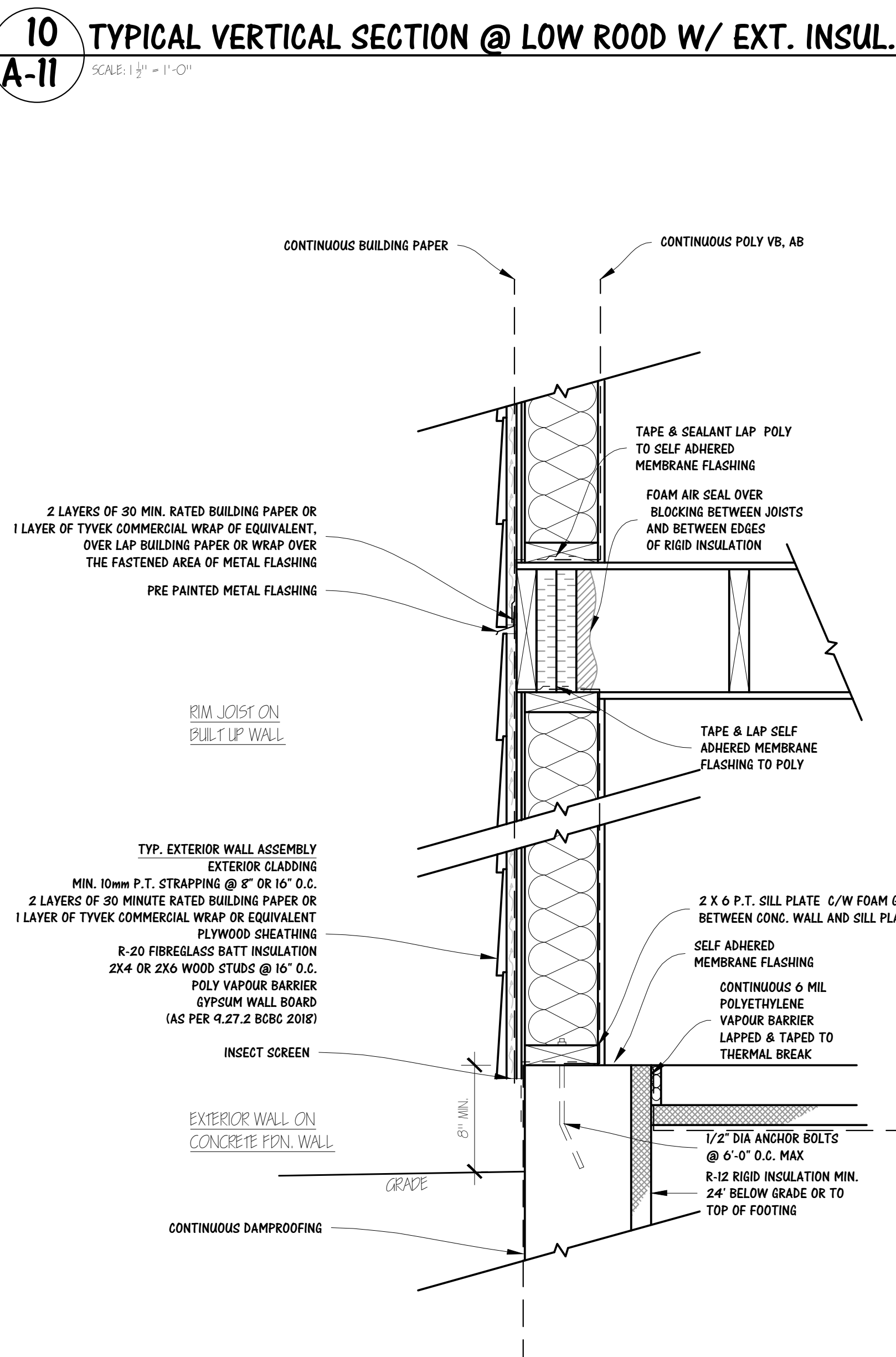
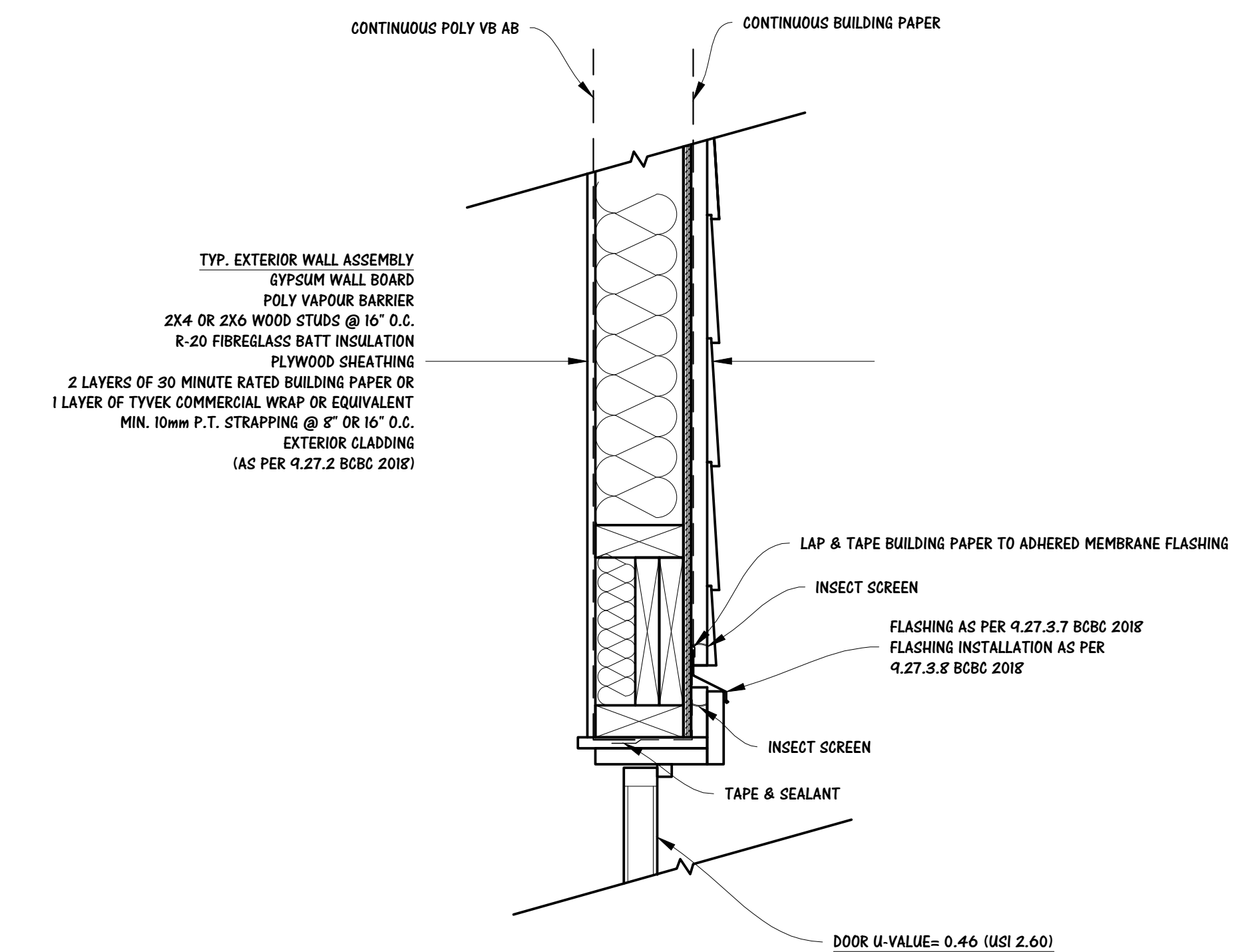
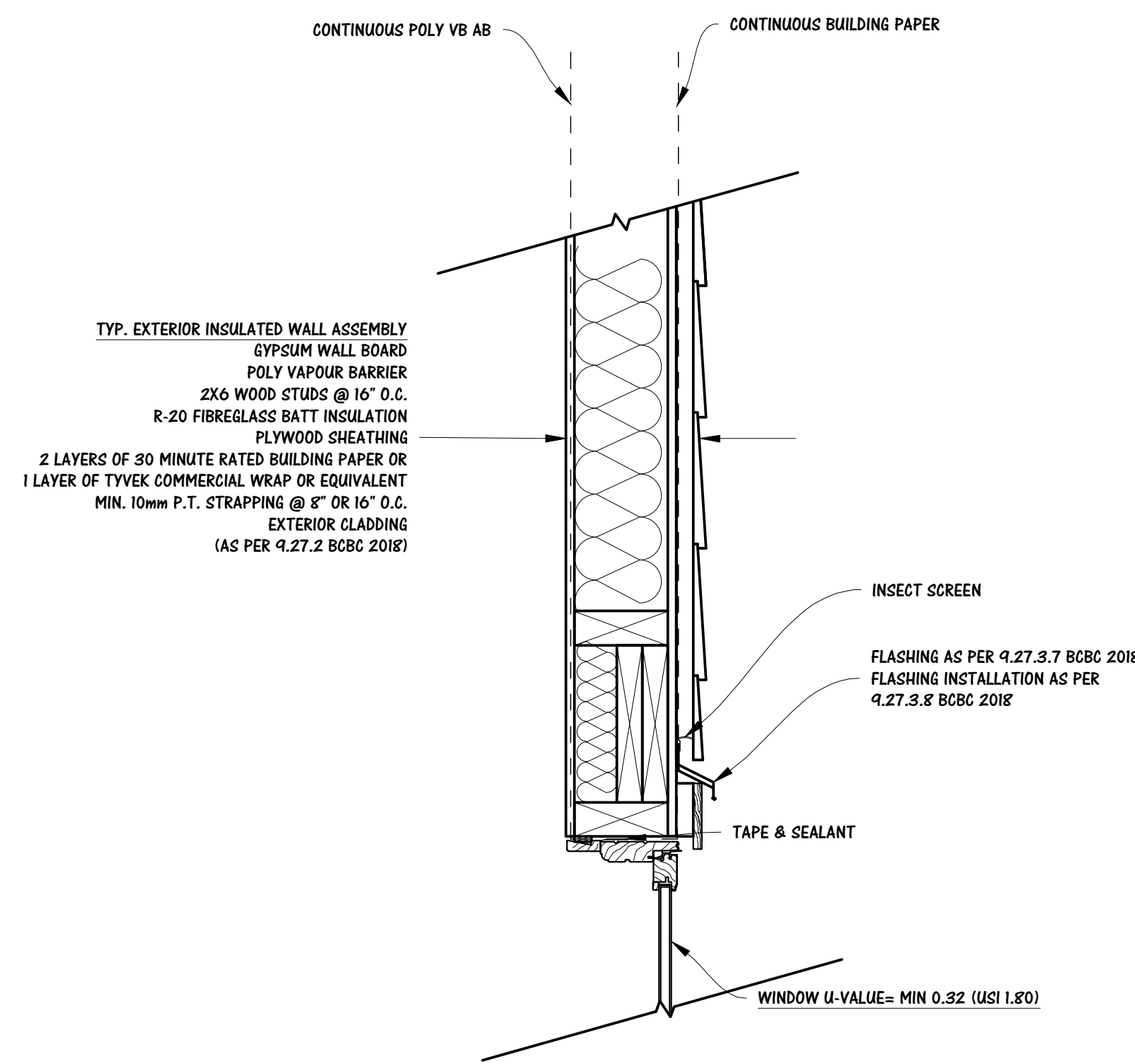
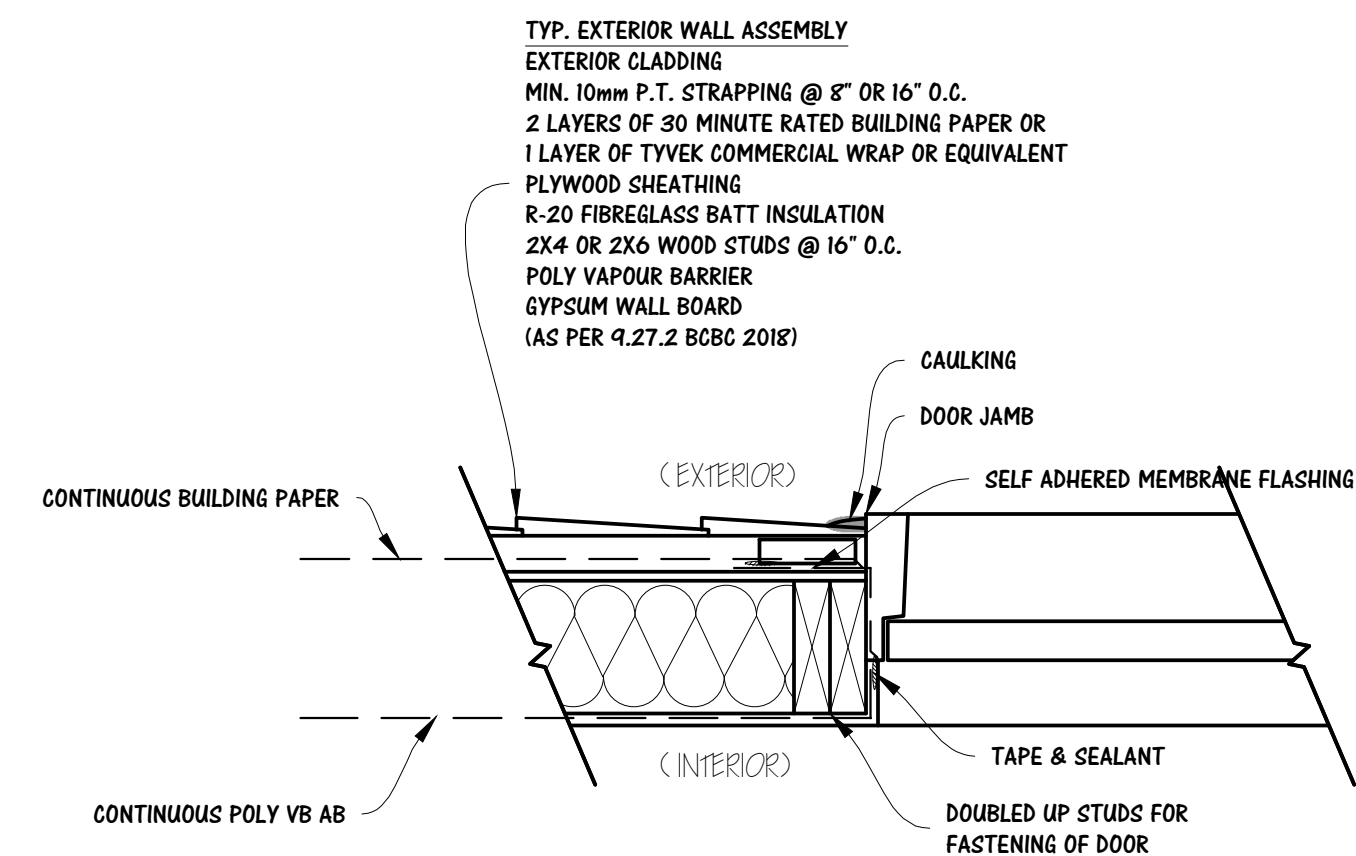
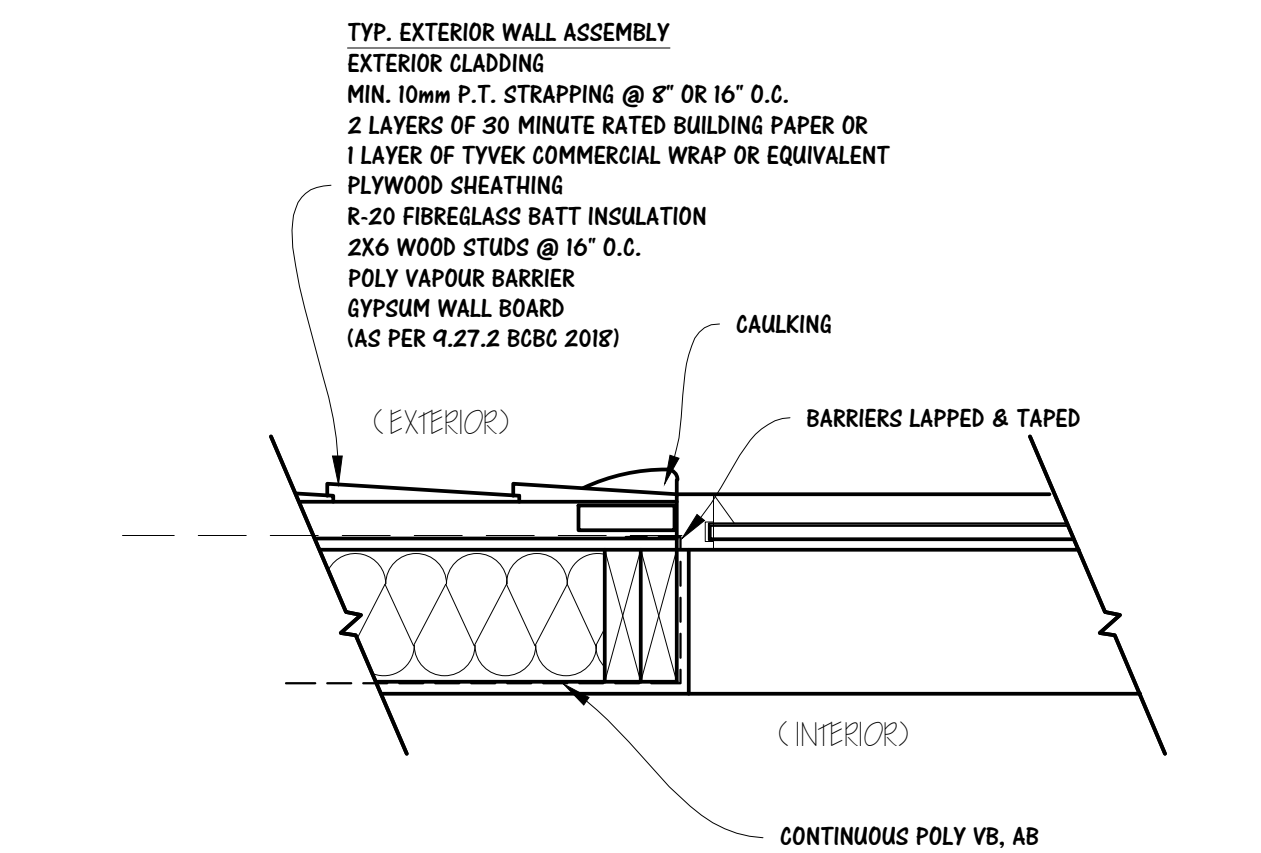
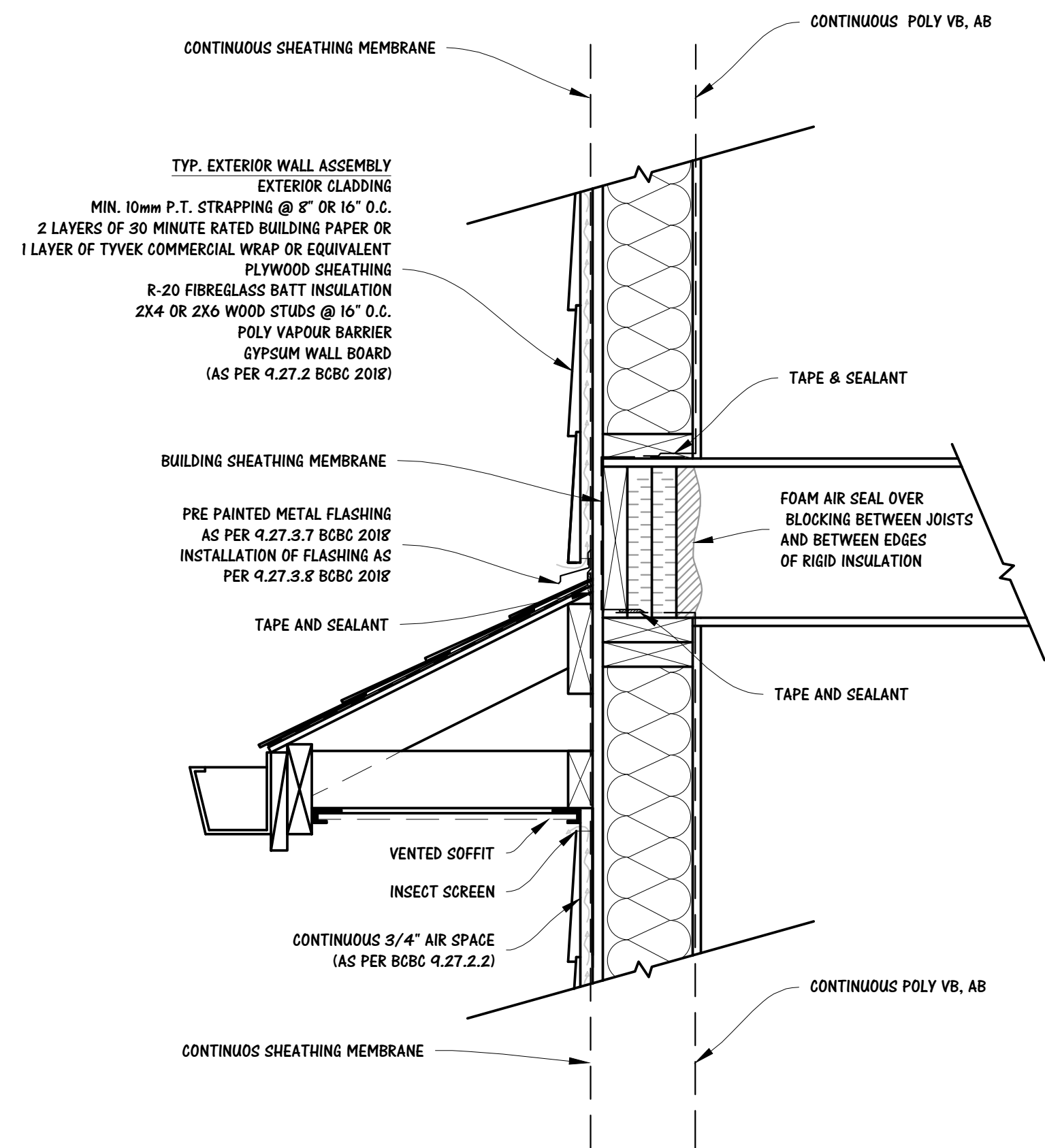
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SCALE	AS NOTED
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PROJECT TITLE	20371 27 AVE. LANGLEY B.C.
SHEET TITLE	ENERGY EFFICIENCY DETAILS # 2
PROJECT NO.	14.00079
DATE	2025-01-09
DESIGNED BY	
CHECKED BY	
SHEET NO.	A10
SCALE	AS NOTED



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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

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

SHEET TITLE **CONSTRUCTION
DETAILS # 1**

PROJECT NO.	14.00079
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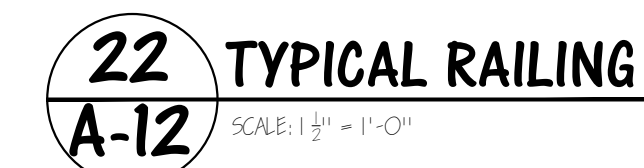
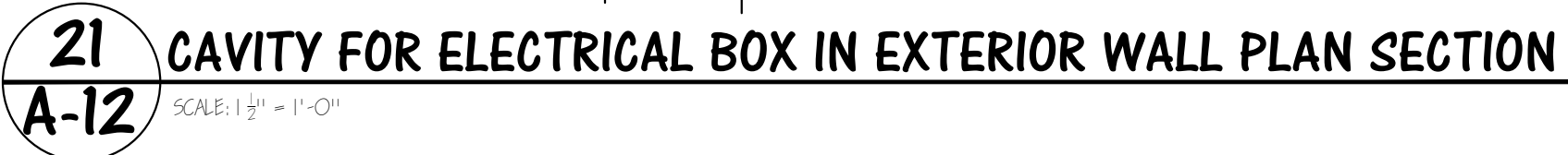
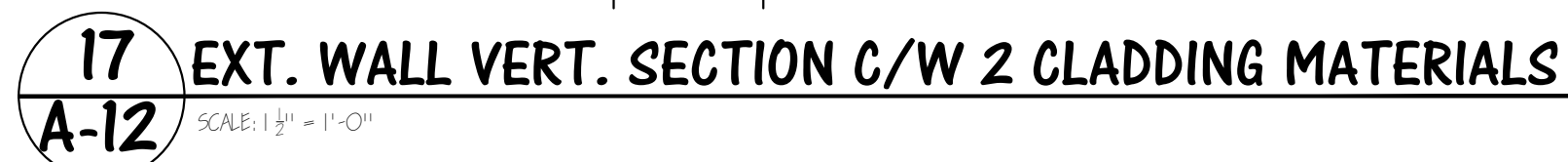
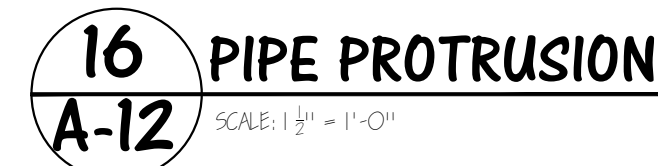
DATE	2025-01-09
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DESIGNED BY

CHECKED BY

SHEET NO. **A11**

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

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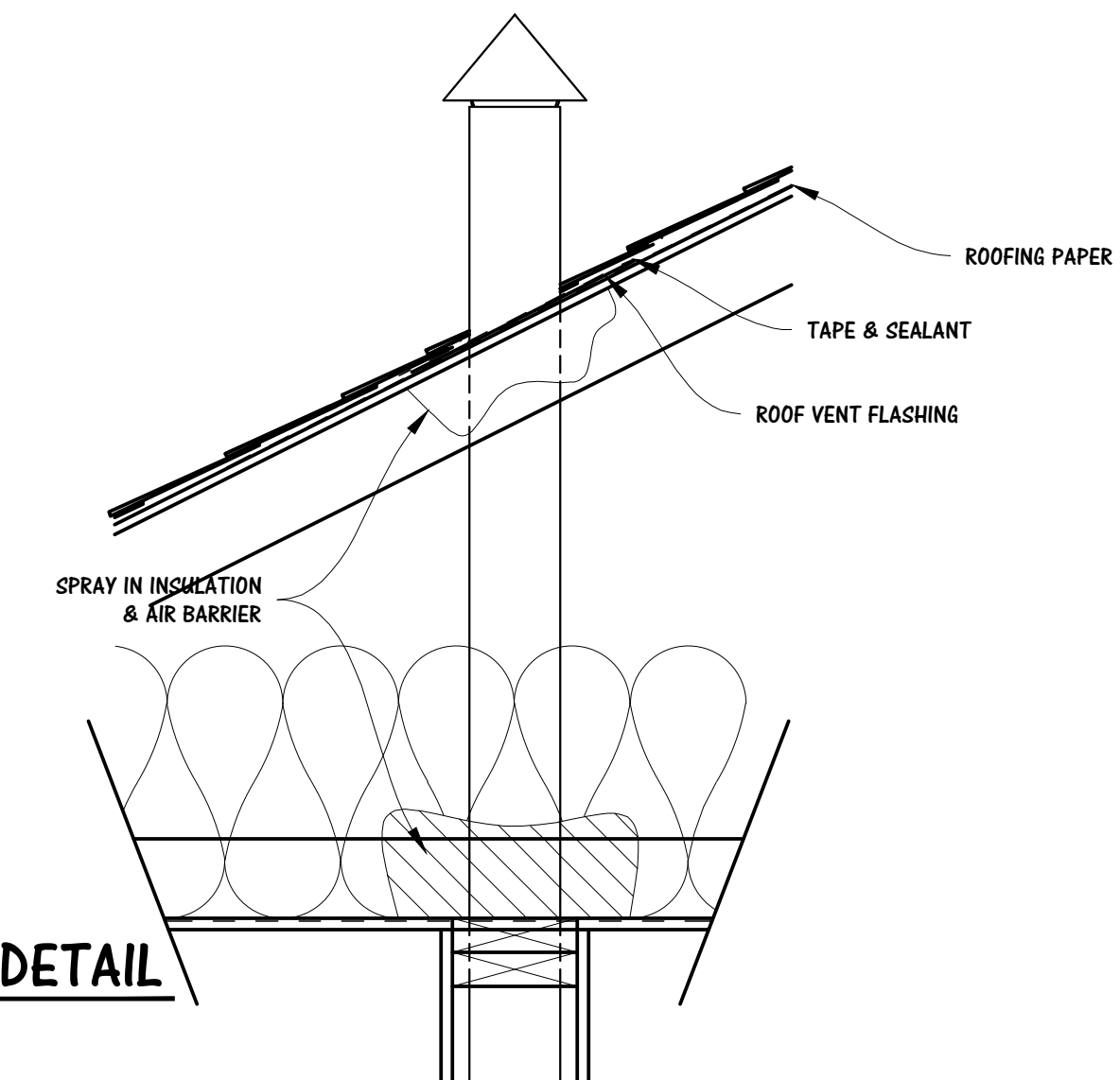
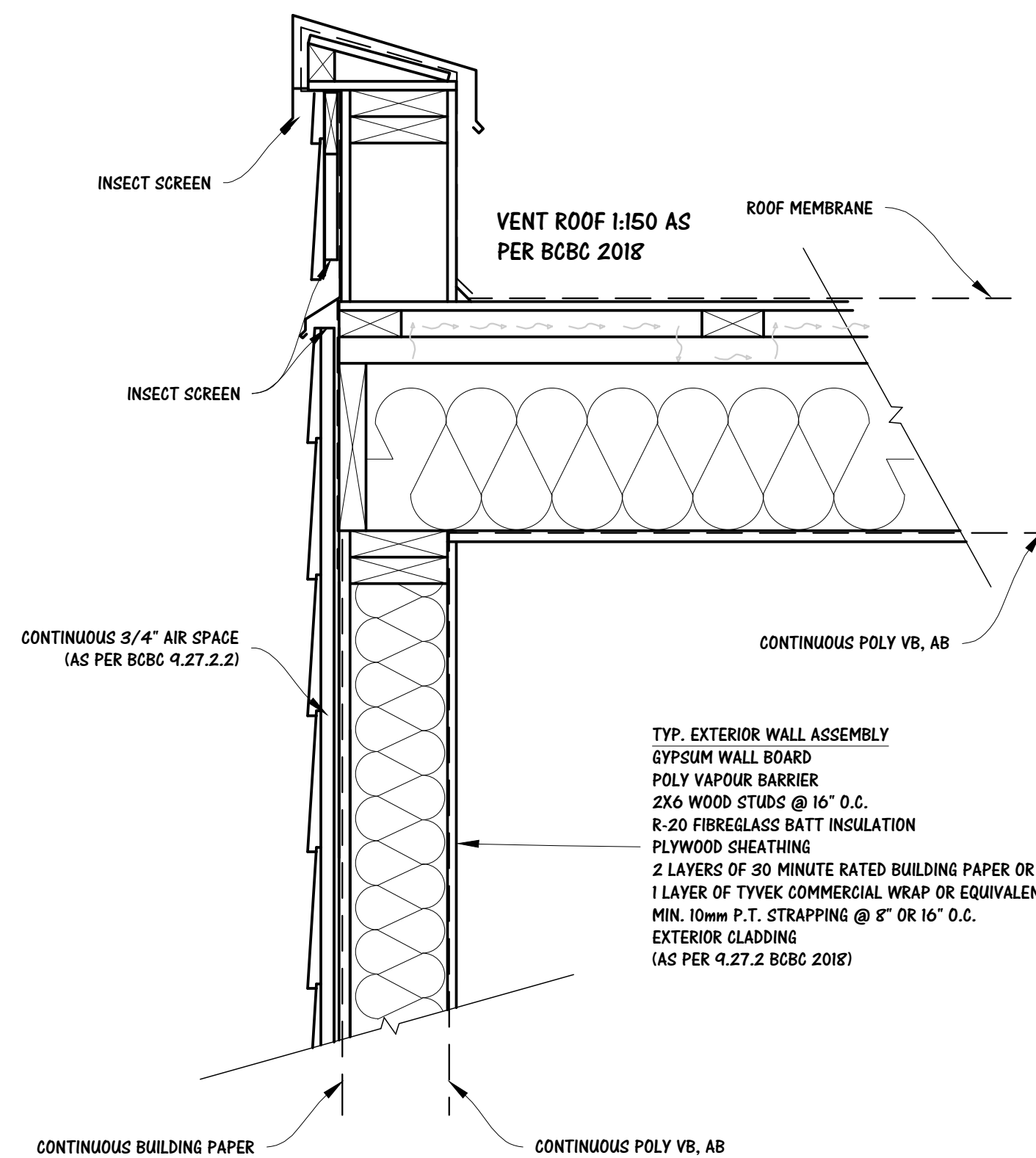
PROJECT TITLE **20371 27 AVE.
LANGLEY B.C.**

SHEET TITLE	CONSTRUCTION DETAILS # 2
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PROJECT NO.	14.00079
DATE	2025-01-09
DESIGNED BY	
CHECKED BY	
SHEET NO.	112

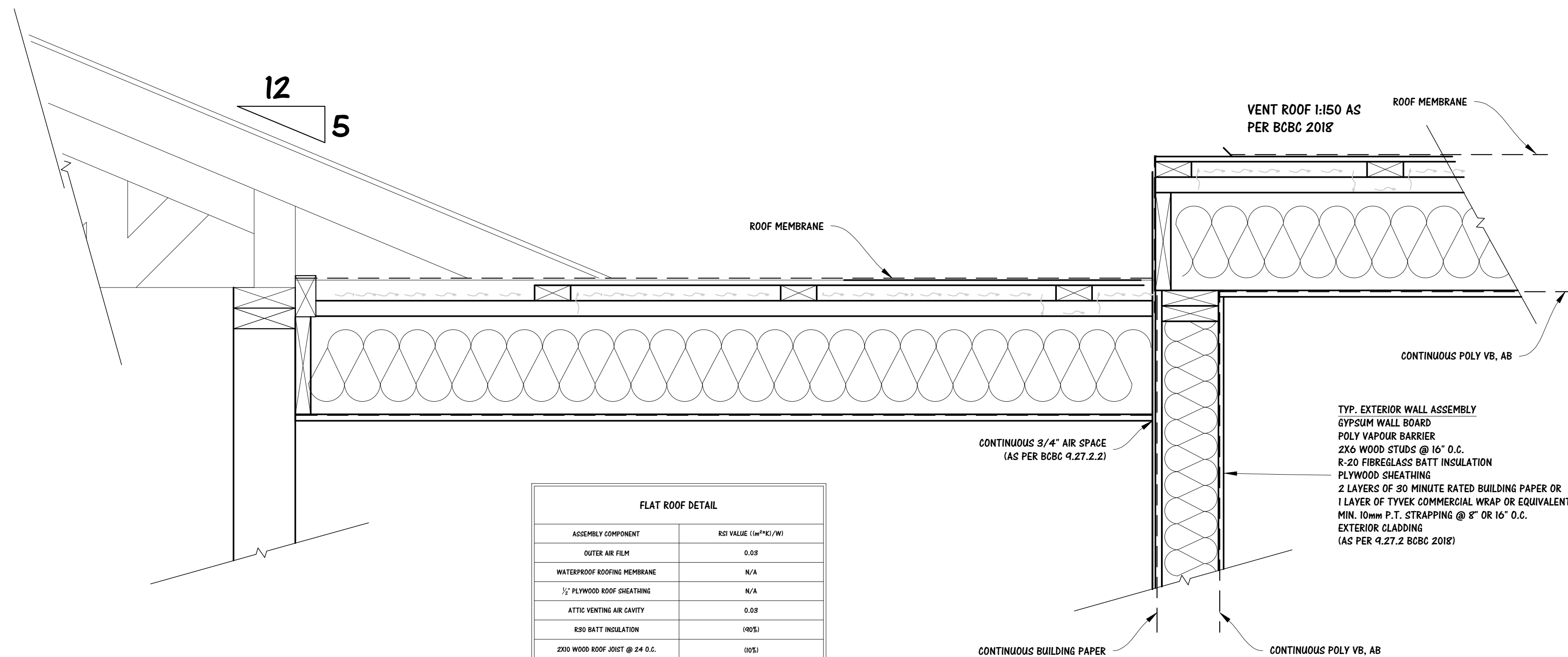
A12

SCALE	AS NOTED
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27 PLUMBING STACK DETAIL

A-13 SCALE: $1\frac{1}{2}" = 1'-0"$



28 SUN-DECK ROOF DETAIL

FLAT ROOF DETAIL	
ASSEMBLY COMPONENT	RSI VALUE (m²K/W)
OUTER AIR FILM	0.03
WATERPROOF ROOFING MEMBRANE	N/A
1/2" PLYWOOD ROOF SHEATHING	0.04
ATTIC VENTING AIR CAVITY	0.03
90% BATT INSULATION	(0.05)
2X10 WOOD ROOF JOIST @ 24" O.C.	(0.05)
EFFECTIVE FRAMING CAVITY	1/(10-(R0.546)+(10.0/2.041))= 4.676
5/8" GWB	0.300R
INTERIOR AIR FILM	0.10
TOTAL ROOF RSI VALUE	4.4468 (m²K/W)
TOTAL ROOF U VALUE	0.2022

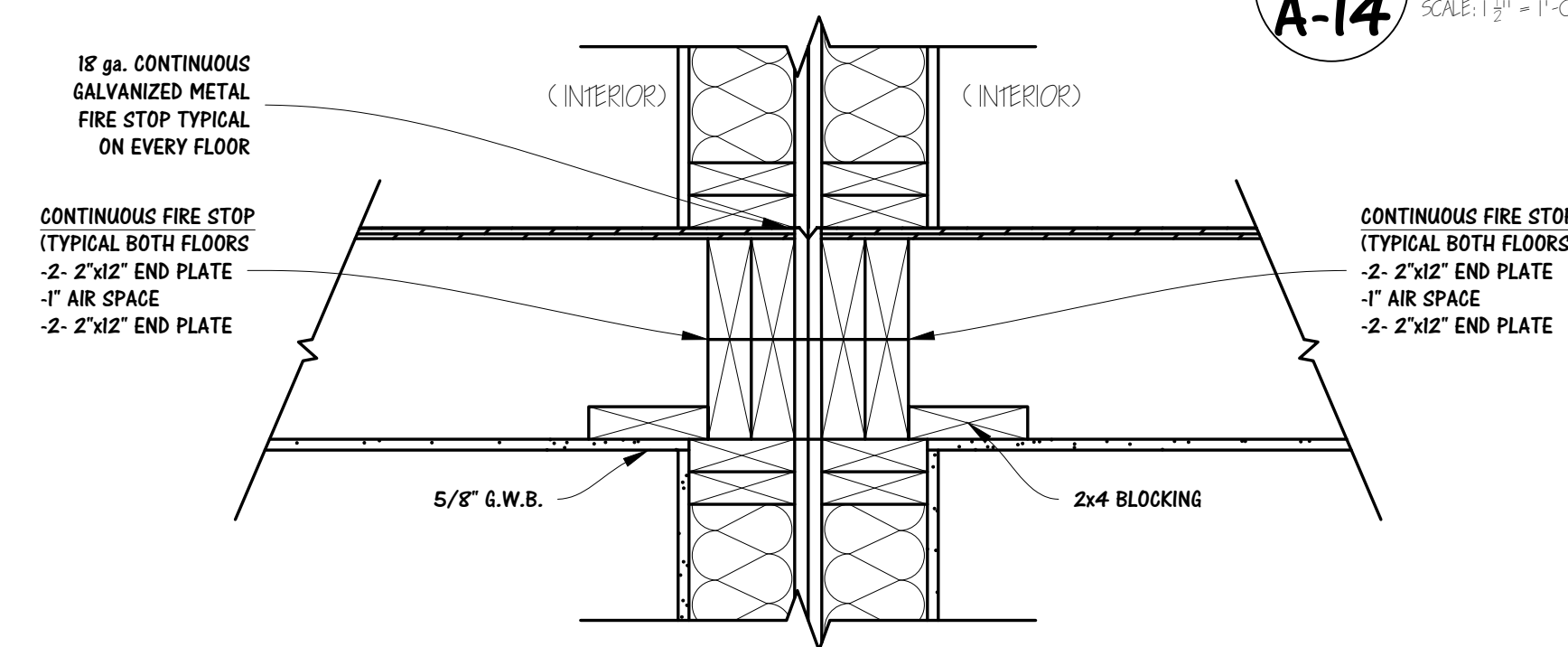
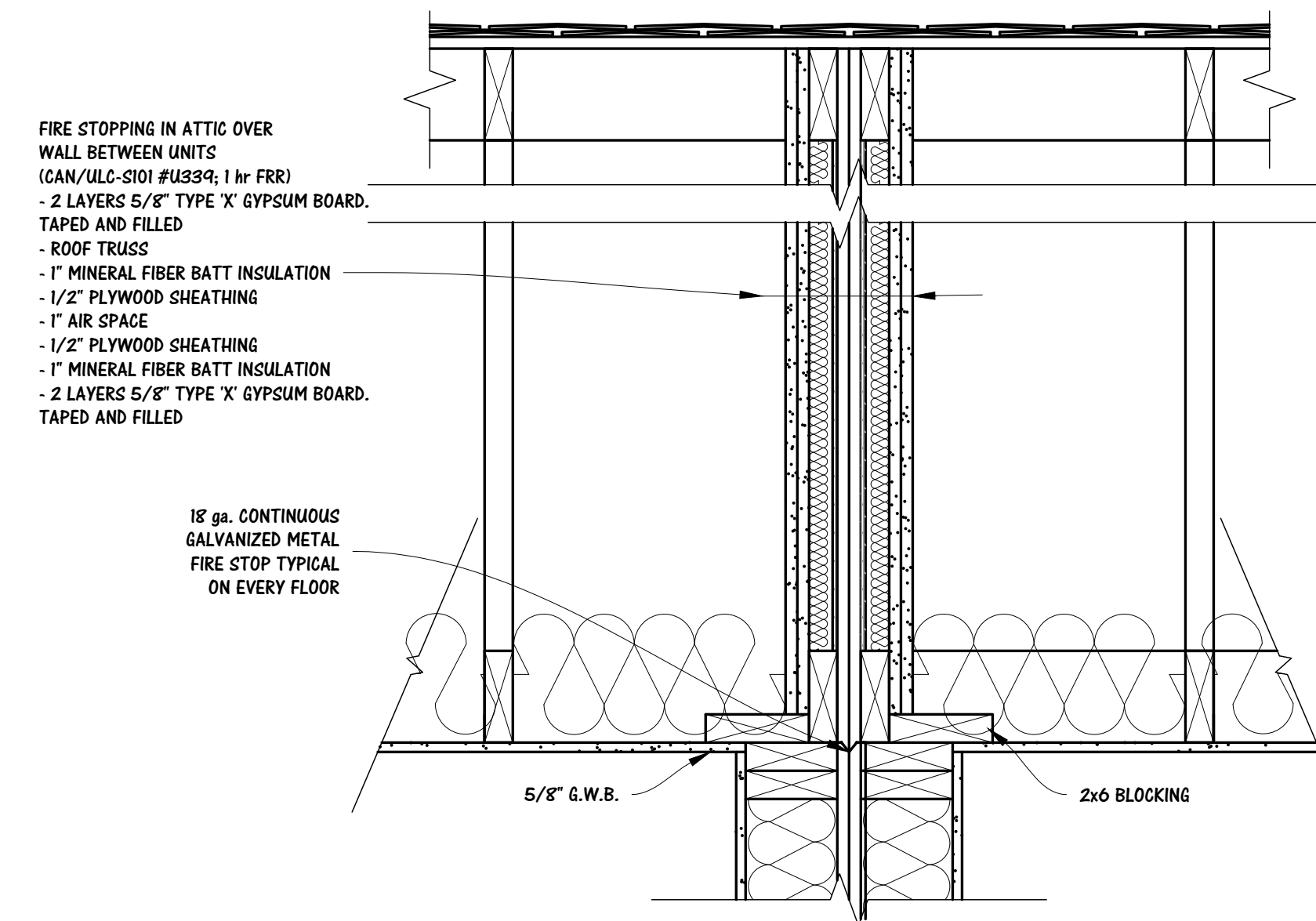
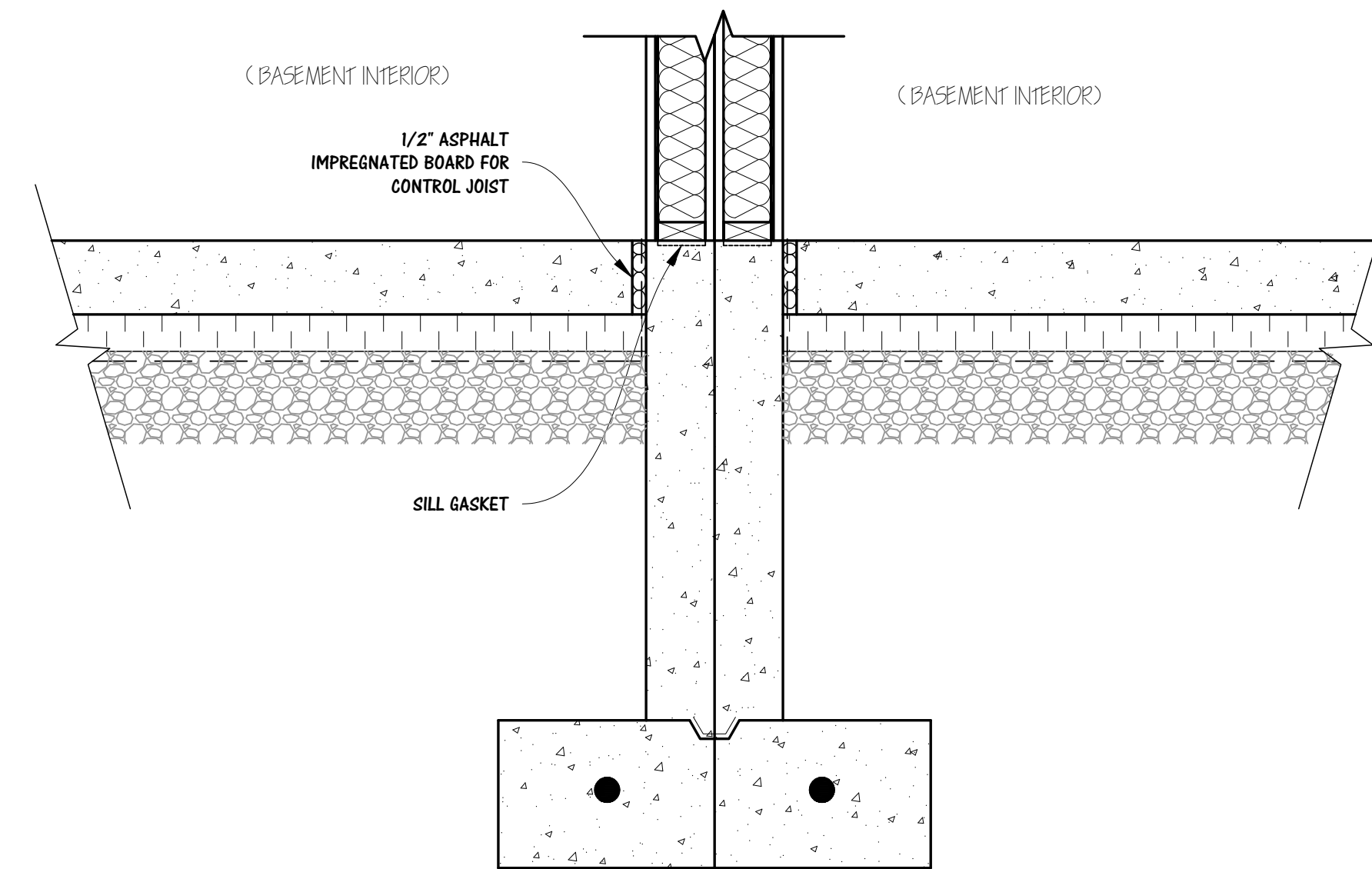
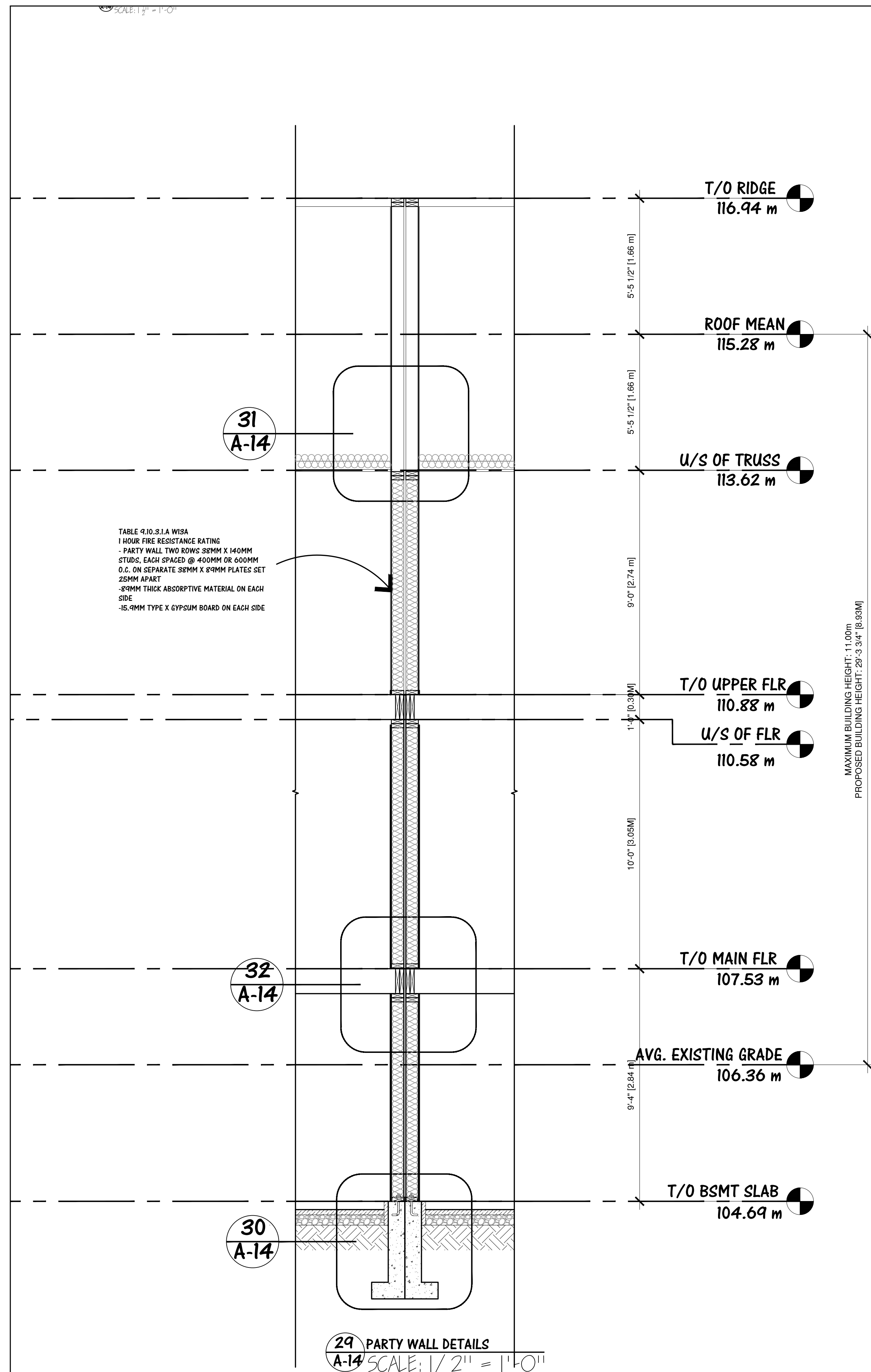
OFFICE LOCATION
UNIT 308 - 6678 152 ST.
SURREY, BC V3S 7J2

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[illegible]

A13	
SCALE	AS NOTED

A13

[illegible]

PROJECT TITLE	20371 27 AVE. LANGLEY B.C.
SHEET TITLE	VARIOUS PARTY WALL DETAILS
PROJECT NO.	14.00079
DATE	2025-01-09
DESIGNED BY	
CHECKED BY	
SHEET NO.	A14
SCALE	AS NOTED