



CHRISTOPHE VAISSADE
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21528
OLD YALE ROAD
LANGLEY, BC

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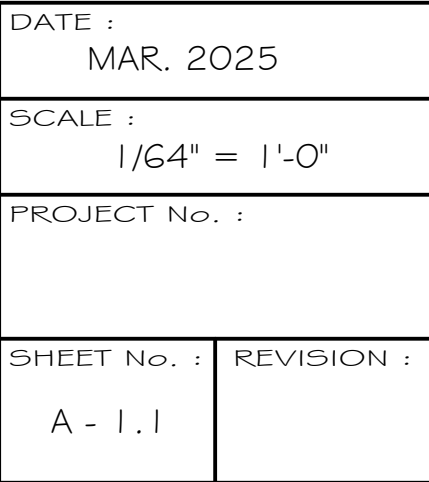
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REV.	DATE	REMARKS

CLIENT :	PROJECT :	CONTENT :
	21528 OLD YALE ROAD, LANGLEY BC	COVER SHEET

DATE :	MAR 2025
SCALE :	
PROJECT No. :	
SHEET No. :	REVISION :
A - 1.0	

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21562 OLD YALE ROAD



21520 OLD YALE ROAD



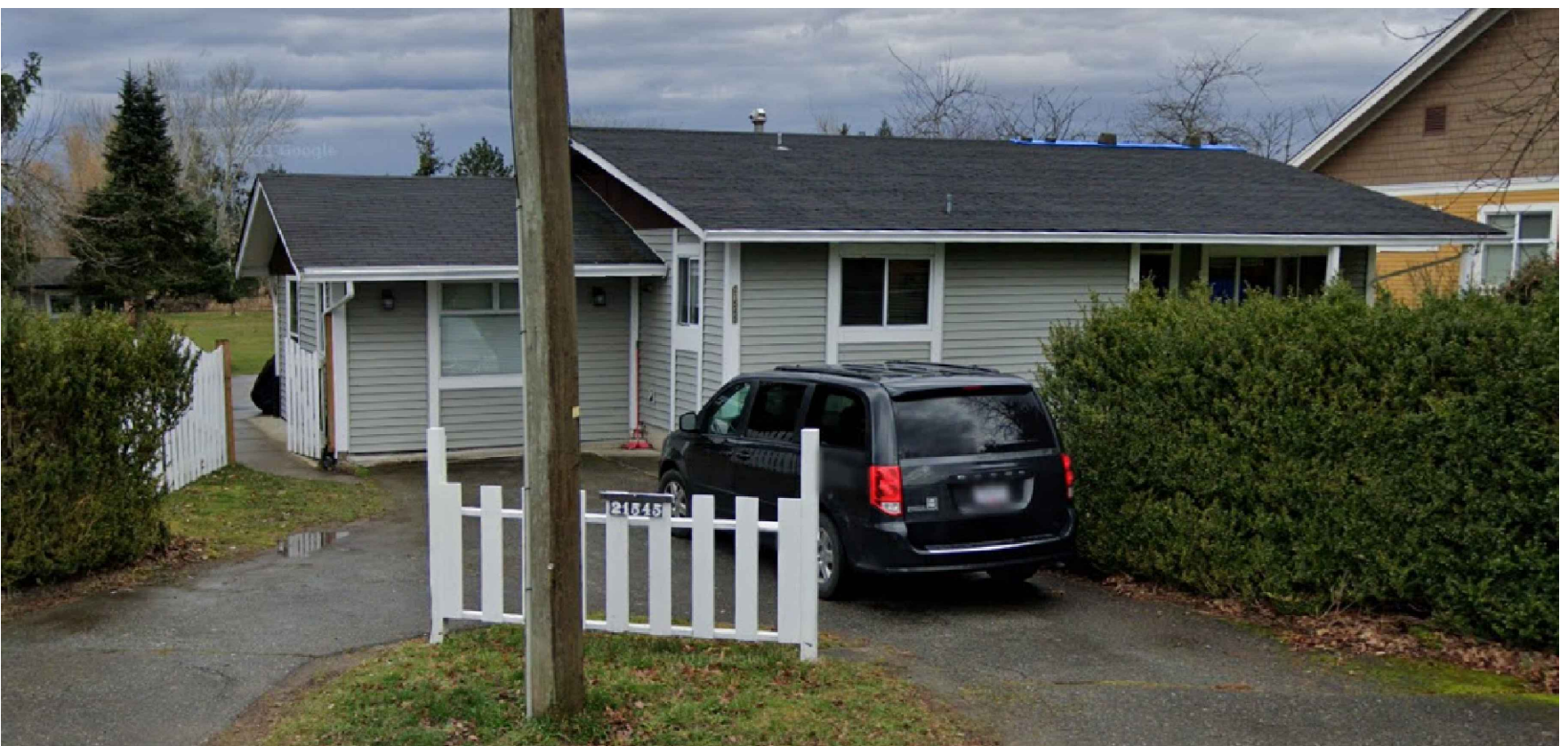
21514 OLD YALE ROAD



21521 OLD YALE ROAD



21561 OLD YALE ROAD



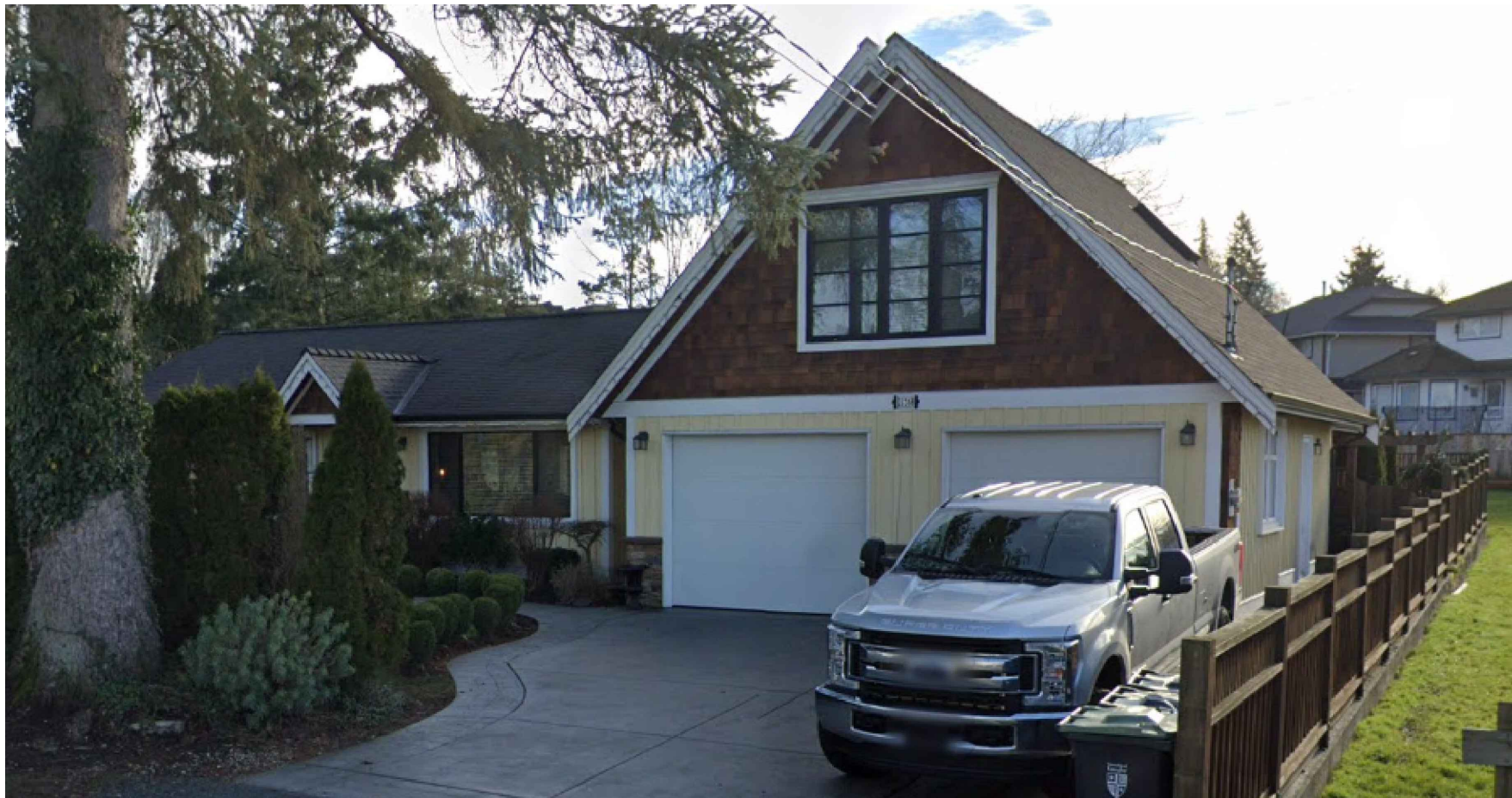
21545 OLD YALE ROAD



21537 OLD YALE ROAD



21548 48 AVE



21568 48 AVE



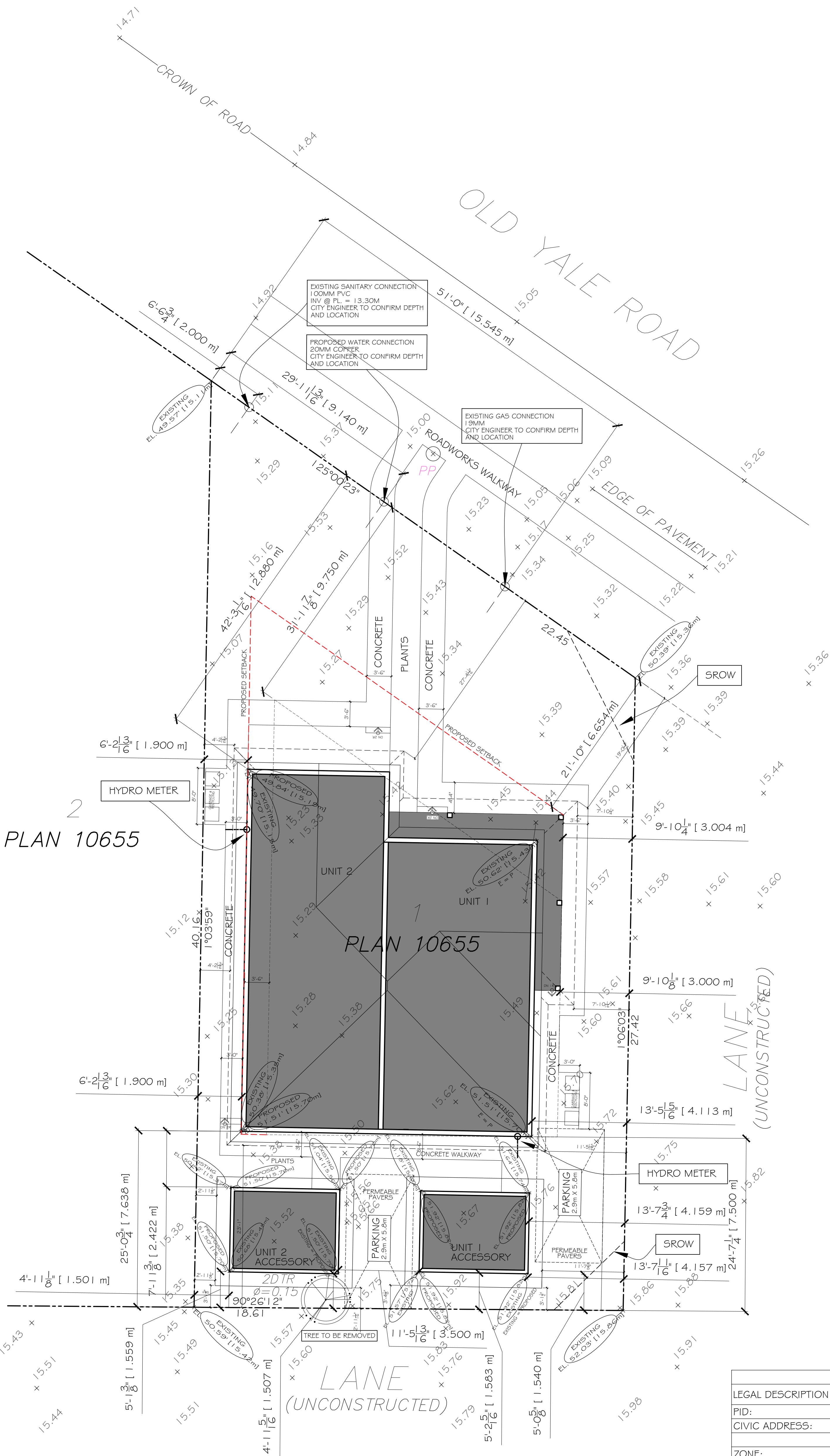
4863 216 ST

NEIGHBOURHOOD CONTEXT

REV.	DATE	REMARKS
CC	MAR-03-2024	ISSUED FOR PERMIT

CLIENT :	PROJECT :	CONTENT :
	21528 OLD YALE ROAD, LANGLEY BC	AERIAL KEY PLAN

DATE :	MAR. 2025
SCALE :	1/8" = 1'-0"
PROJECT No. :	
SHEET No. :	REVISION :
A - 1.2	

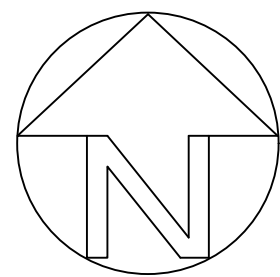


GENERAL NOTES

- THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE B.C. BUILDING CODE 2024.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR SAME.
- ALL WORK SHALL CONFORM TO THE B.C. BUILDING CODE (2024) AND ALL LOCAL MUNICIPAL CODES AND BY-LAWS.
- CONTRACTOR OR BUILDER TO VERIFY ROUGH OPENINGS OF ALL DOORS, WINDOWS, FITTINGS, APPLIANCES, AND BUILT-IN EQUIPMENT PRIOR TO CONSTRUCTION.
- SLOPE FINISHED GRADE AWAY FROM THE BUILDING. MINIMUM 1/4" / 1'-0" TO PROVIDE ADEQUATE DRAINAGE.
- CONCRETE STRENGTH SHALL CONFORM TO 9.3.1.6. B.C. BUILDING CODE 2024. CONFIRM WITH STRUCTURAL ENGINEER.
- ARCHITECTURAL CONCRETE TO BE WELL VENTILATED, CLEAR OF ANY HONEYCOMB AND TO HAVE A SMOOTH EVEN TEXTURED FINISH.
- CONCRETE SLABS TO BE SEALED IN ACCORDANCE WITH SUBSECTION 9.13.4.7 OF THE B.C. BUILDING CODE (2024 EDITION).
- ROOF TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS SEALED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO INSTALLATION.
- ROOF VENTING SHALL BE 1/300 OF INSULATED CEILING SPACE. VENTS SHALL BE UNIFORMLY DISTRIBUTED.
- WALL PLATES SHALL BE #2 OR BETTER KD SPRUCE. ALL BUI BEAMS SHALL BE #2 OR BETTER KD SPRUCE. STUDS SHALL CONFORM TO RESIDENTIAL STANDARDS OF THE CURRENT B.C.B.C. CONFIRM WITH STRUCTURAL ENGINEER.
- FRAMING TO BE ANCHORED WITH 1/2" DIA. ANCHOR BOLTS @ 4'-0" O.C. MAXIMUM OR ANCHOR STRAPS @ 4'-0" O.C. POSTS TO BE ANCHORED WITH METAL POST ANCHORS. CONFIRM WITH STRUCTURAL ENGINEER.
- DIMENSIONS SHOWN TO THE OUTSIDE OF BUILDING FACE ARE TO THE OUTSIDE FACE OF WALL SHEATHING.
- DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS. PLACE JOISTS TO SUIT PLUMBING, HEATING, ETC.
- UNTELS TO BE 2 - 2" X 10" WITH DOUBLE PLATE ON TOP UNLESS NOTED OTHERWISE.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE DAMP PROOFED WITH 50# BUILDING FELT.
- FASTEN ALL GYPSUM WALL BOARD (G.W.B.) IN CONFORMANCE WITH SUB SECTION 9.29.5 OF THE B.C. BUILDING CODE (2024 EDITION).
- 9.29.5.8.(1) - B.C.B.C. 2024 - FOR SINGLE-LAYER GYPSUM BOARD APPLICATION, NAILS SHALL BE SPACED NOT MORE THAN 160 mm O.C. ON CEILING SUPPORTS AND NOT MORE THAN 200 mm APART ALONG VERTICAL WALL SUPPORTS, EXCEPT THAT NAILS MAY BE SPACED IN PAIRS ABOUT 50 mm APART EVERY 300 mm ALONG SUCH WALL OR CEILING SUPPORTS.
- 9.29.5.9 B.C.B.C. 2024 - WHERE SINGLE-LAYER GYPSUM BOARD IS APPLIED WITH DRYWALL SCREWS, THE SCREWS SHALL BE SPACED NOT MORE THAN 300 mm O.C. ALONG SUPPORTS, EXCEPT ON VERTICAL SURFACES THE SCREWS MAY BE SPACED NOT MORE THAN 400 mm O.C. WHERE THE SUPPORTS ARE NOT MORE THAN 400 mm O.C.
- PRE-FAB. GAS FIREPLACE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND TO THE REQUIREMENTS OF THE CANADIAN GAS ASSOCIATION. INSTALL NON-COMBUSTIBLE HEARTH TO MEET THE REQUIREMENTS OF SUBSECTION 9.22.5 OF THE B.C. BUILDING CODE (2024 EDITION). FINISH MATERIALS AS PER OWNER'S SPECIFICATIONS.
- PROVIDE ATTIC ACCESS HATCHES AS PER ARTICLE 9.19.2 OF THE B.C. BUILDING CODE (2024 EDITION). ALL HATCHES TO BE MINIMUM 21.5" X 23.25" (545 mm X 590 mm)
- ELECTRICAL, PLUMBING AND VENTILATION MUST COMPLY WITH ALL RELEVANT CODES AND REGULATIONS IN ALL RESPECTS.
- EVERY EFFORT HAS BEEN MADE TO CAREFULLY PREPARE THESE DRAWINGS AND AVOID MISTAKES, HOWEVER, THE POSSIBILITY OF HUMAN ERROR DOES EXIST AND THEREFORE THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE STRUCTURAL NOTES AND FLOOR PLANS AND ASSUME RESPONSIBILITY FOR ALL. BY USING THE PLANS HE ACCEPTS THAT RESPONSIBILITY.
- THE SCOPE OF THIS HOME DESIGN DOES NOT ALLOW FOR SITE CONDITIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE RESIDENCE. IT IS HIGHLY ADVISED THAT THE CONTRACTOR AND/OR OWNER ENGAGE THE SERVICES OF A PROFESSIONAL STRUCTURAL ENGINEER TO FULLY ASSES THE ABILITY OF THE STRUCTURE TO HANDLE ALL THE LOADS TO WHICH IT MAY COME IN CONTACT WITH. THE DESIGNER HAS NEITHER THE LEGAL ABILITY OR THE RESPONSIBILITY TO COUNSEL THE OWNER IN THIS REGARD.

SITE INFO		
LEGAL DESCRIPTION:	LOT 1, SECTION 1, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP10655	
PID:	009-378-219	
CIVIC ADDRESS:	21528 OLD YALE ROAD, LANGLEY BC	
ZONE:	SR-1	
LOT AREA	6771 S.F. (629m2)	
	PERMITTED	PROPOSED
SITE COVERAGE AREA (33%)	7,257.25 S.F.	2456 S.F.
FLOOR AREA	N/A	3862 S.F.
MAIN FLOOR AREA		1931 S.F.
UPPER FLOOR AREA		1931 S.F.
BUILDING HEIGHT	29.53' (9.0m)	27.18' (8.28m)
FRONT SETBACK	31.99' (9.75m)	21.83' (6.65m)
LEFT SETBACK	9.84' (3.0m)	9.84' (3.0m)
RIGHT SETBACK	9.84' (3.0m)	6.23' (1.90m)
REAR SETBACK	24.61' (7.5m)	24.61' (14.57m)
EXISTING GRADE		50.56' (15.41m)
FINISHED GRADE		50.87' (15.51m)

SITE PLAN - 21528 OLD YALE ROAD, LANGLEY BC



CLIENT :	
PROJECT :	21528 OLD YALE ROAD, LANGLEY BC
CONTENT :	SITE PLAN

REV.	DATE	REMARKS
CC	MAR-03-2024	ISSUED FOR PERMIT
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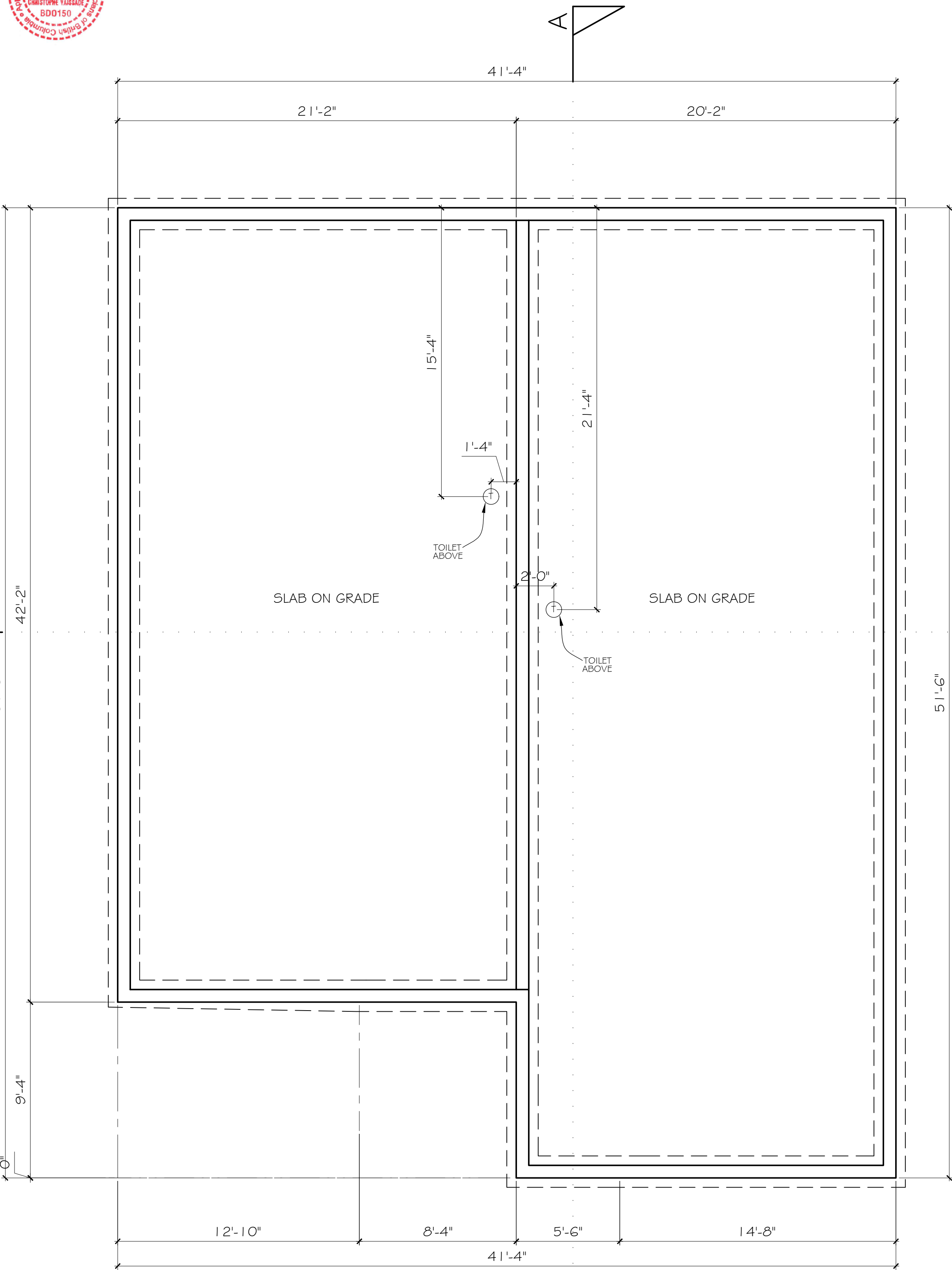
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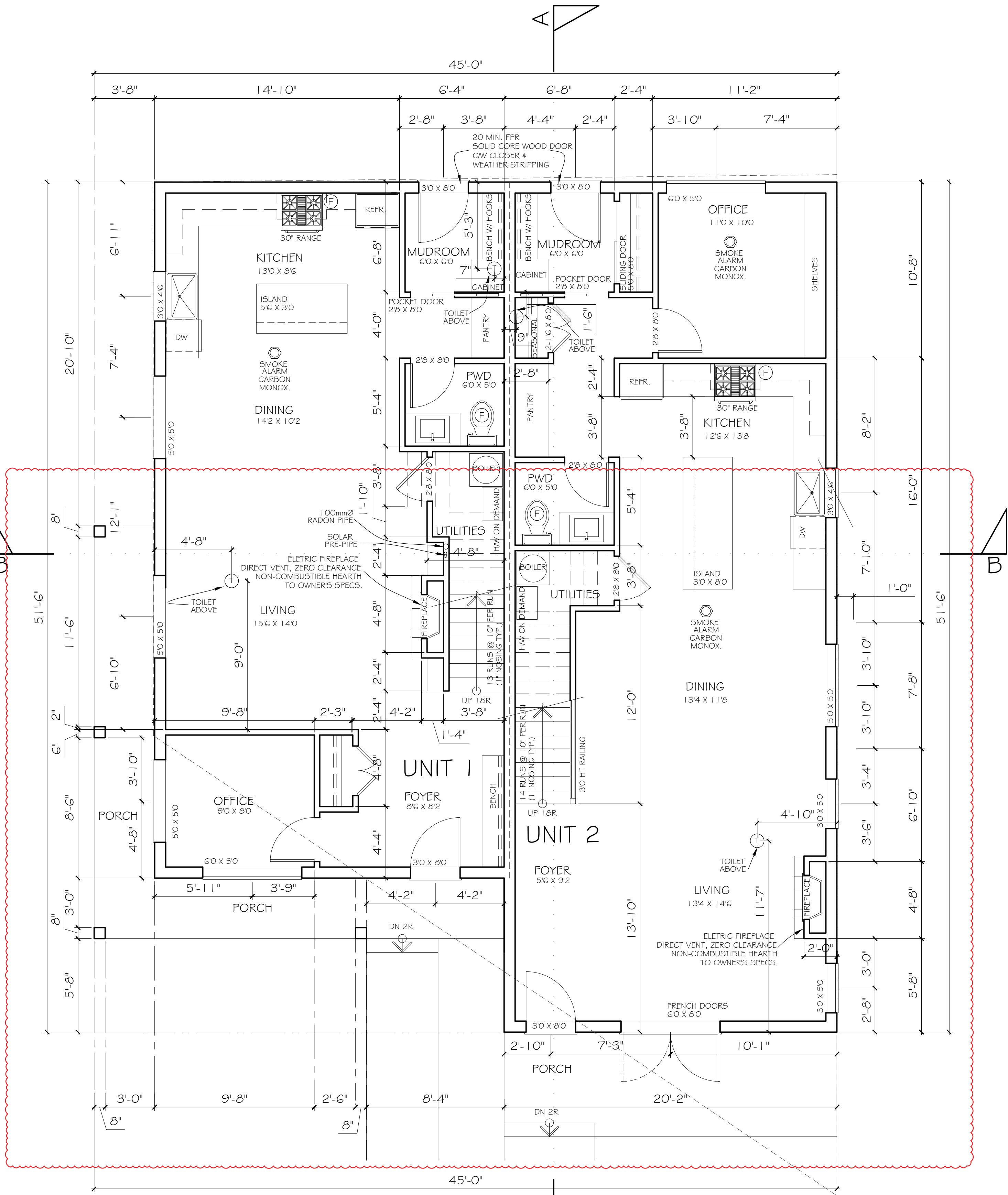
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DATE :	MAR. 2025
SCALE :	1/8" = 1'-0"
PROJECT NO. :	
SHEET NO. :	A-1.3
REVISION :	



FOUNDATION PLAN
NOTE: REFER TO STRUCTURAL DRAWINGS FOOTING SIZES AND PLACEMENT.



MAIN FLOOR PLAN

UNIT 1
UNIT 2
TOTAL UNIT AREA

907 S.F.
1024 S.F.
1931 S.F.

NOTE: INSULATE HOT WATER TANK AND HOT WATER PIPES.
NOTE: DUAL FLUSH TOILETS
NOTE: RADIANT FLOOR HEATING
NOTE: EGRESS FOR ALL BEDROOM IS REQUIRED THROUGH OPERABLE WINDOW. OWNER / BUILDER TO CONFIRM WITH WINDOW SUPPLIER WHICH WINDOWS TO BE OPERABLE
NOTE: BUILDING IS SPRINKLERED THROUGHOUT

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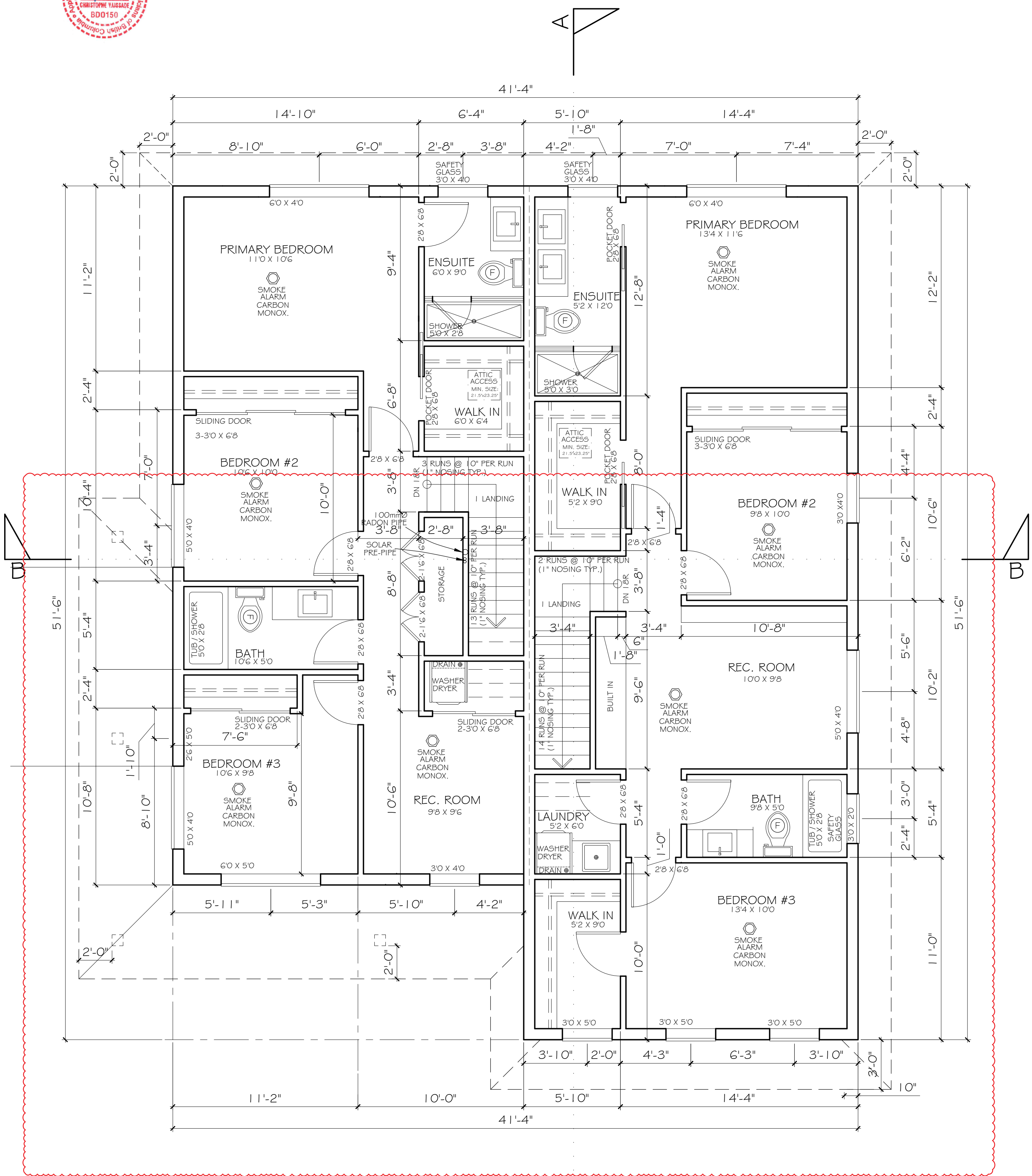
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CC	FEB-18-2026	REVISIONS

CLIENT :	21528 OLD YALE ROAD, LANGLEY BC
PROJECT :	FLOOR PLANS

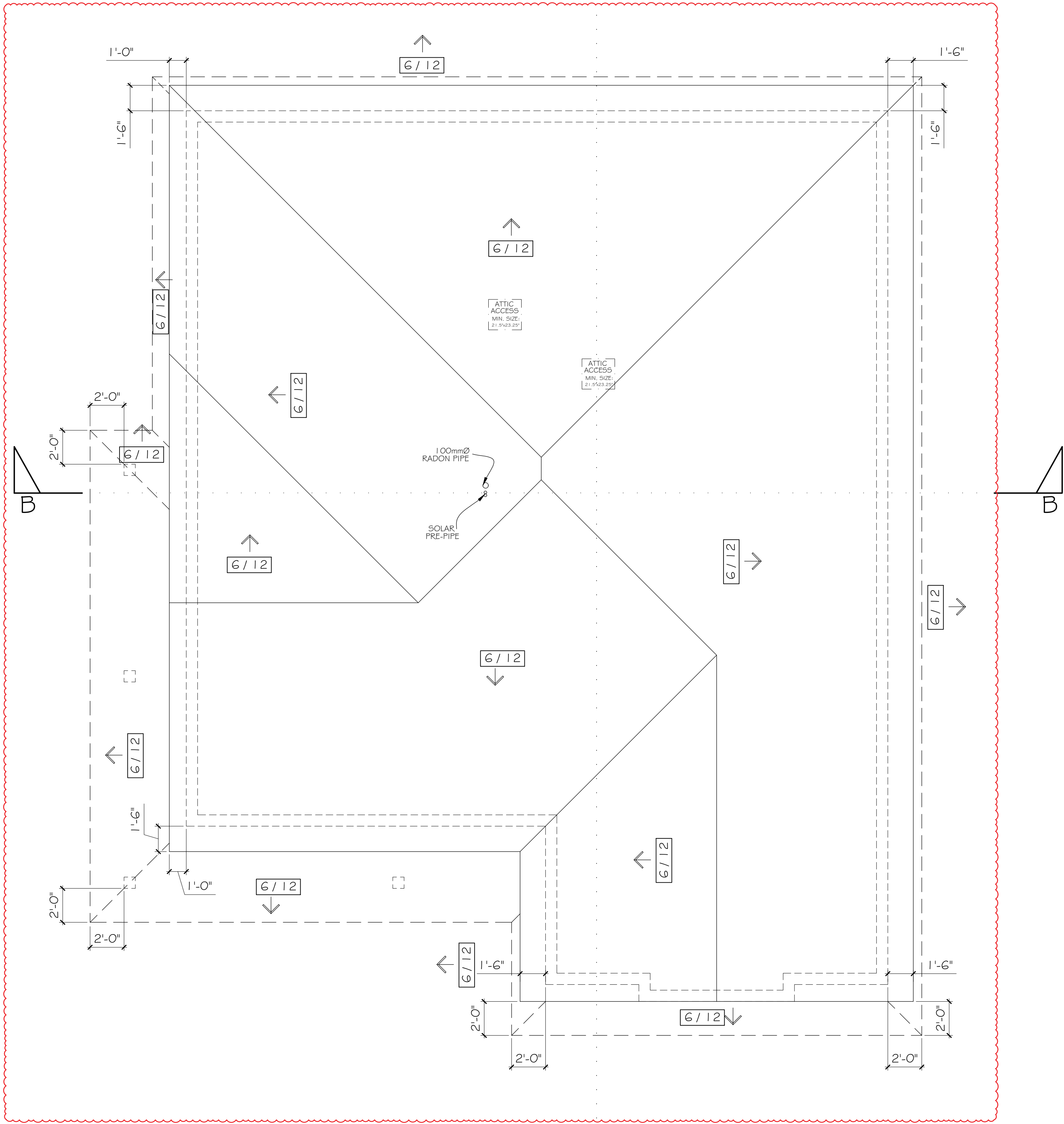
DATE :	MAR, 2025
SCALE :	1/4" = 1'-0"
PROJECT No. :	
SHEET No. :	REVISION :
A - 2.1	



UPPER FLOOR PLAN

UNIT 1
UNIT 2
TOTAL UNIT AREA

907 S.F. NOTE: INSULATE HOT WATER TANK AND HOT WATER PIPES.
1024 S.F. NOTE: DUAL FLUSH TOILETS
1931 S.F. NOTE: RADIANT FLOOR HEATING
NOTE: EGRESS FOR ALL BEDROOM IS REQUIRED THROUGH OPERABLE WINDOW. OWNER / BUILDER TO CONFIRM WITH WINDOW SUPPLIER WHICH WINDOWS TO BE OPERABLE
NOTE: BUILDING IS SPRINKLERED THROUGHOUT



ROOF PLAN

REFER TO TRUSS LAYOUT A5 PER STRUCT. ENGINEER DWGS.

/ 12 DENOTES EXTERIOR ROOF PITCH

NOTE: SOLAR PRE-PIPE, ENGINEER TRUSSES FOR SOLAR PANELS

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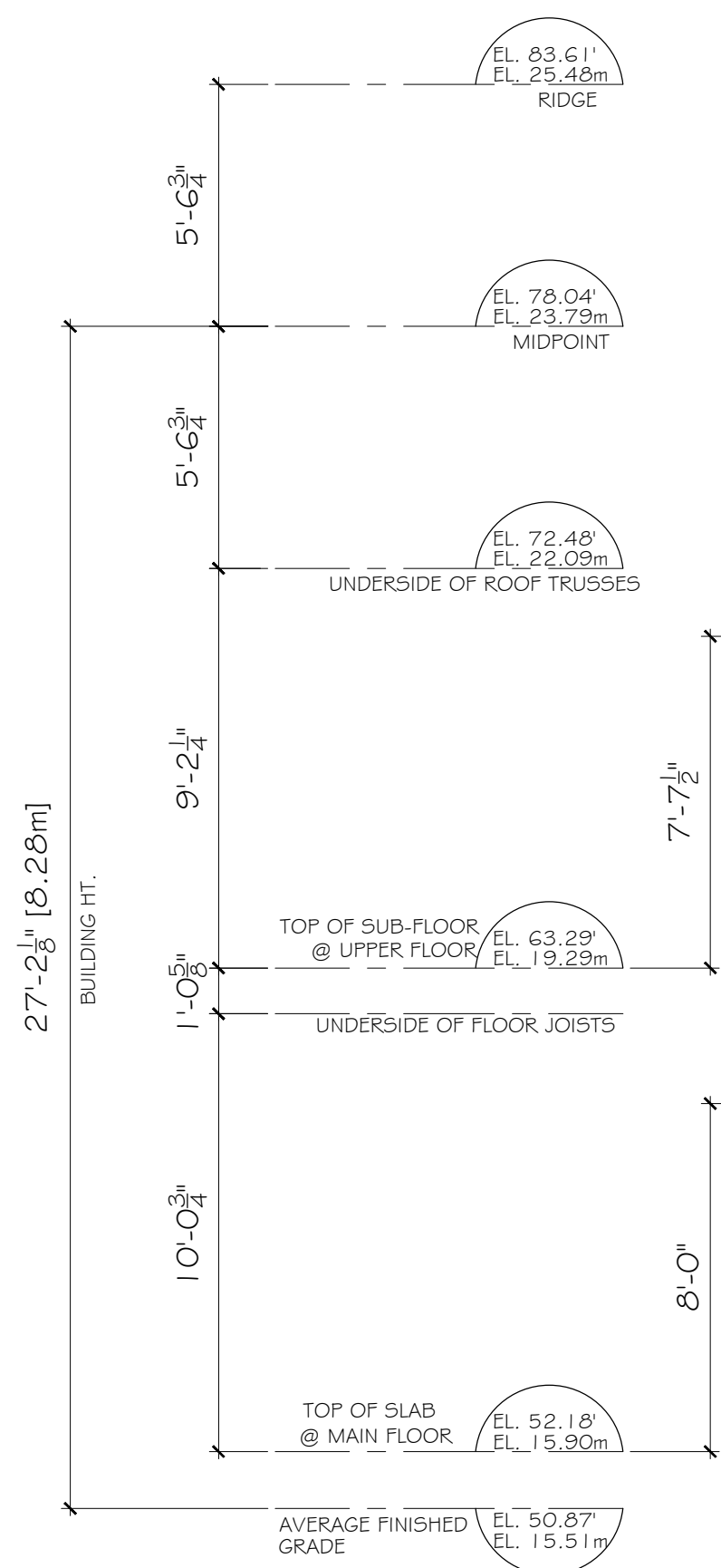
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CC	FEB-18-2026	REVISIONS

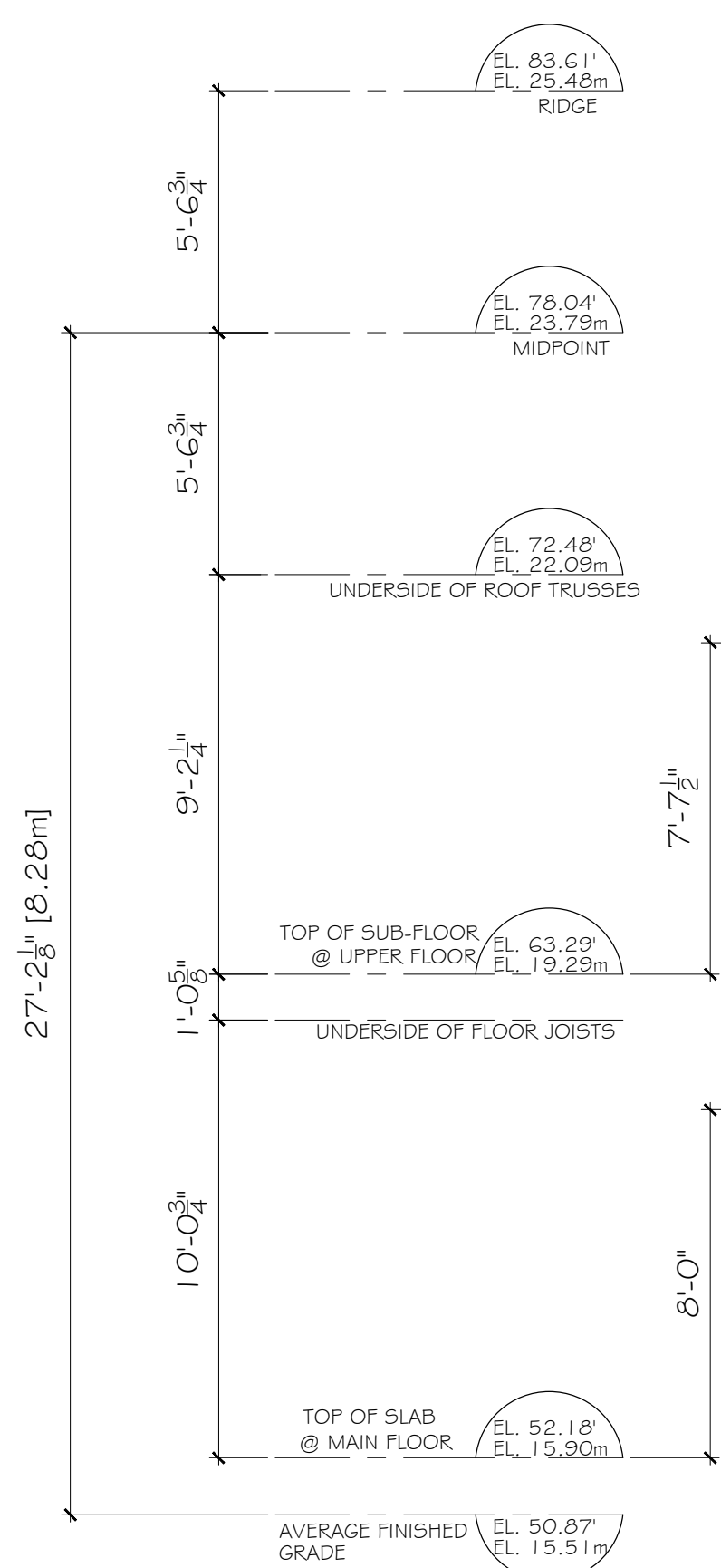
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PROJECT :	FLOOR PLANS

DATE :	MAR. 2025
SCALE :	1/4" = 1'-0"
PROJECT No. :	
SHEET No. :	REVISION :
A - 2.2	



FRONT ELEVATION - NORTH

NOTE: SPATIAL SEPERATION NOT REQUIRED
NOTE: COMPLIANT WITH AERONAUTICTS ACT
NOTE: BUILDING IS SPRINKLERED THROUGHOUT



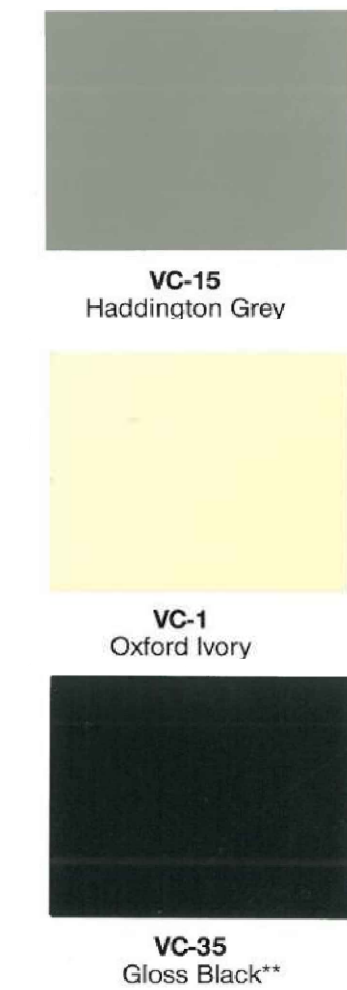
REAR ELEVATION - SOUTH

NOTE: SPATIAL SEPERATION NOT REQUIRED
NOTE: COMPLIANT WITH AERONAUTICTS ACT
NOTE: BUILDING IS SPRINKLERED THROUGHOUT

- SCHEDULE OF FINISHES
- ① ASPHALT SHINGLES MINIMUM 30 YEAR
 - ② PREFINISHED ALUMINUM FASCIA GUTTER 2 X 10 FASCIA & GABLE BARGE BOARD
 - ③ FRIEZE BOARD
 - ④ HARDIE HORIZONTAL SIDING
 - ⑤ HARDIE SHINGLE SIDING
 - ⑥ VINYL FRAMED WINDOWS
 - ⑦ 2 X 10 WALL BAND
 - ⑧ 2 X 10 BASE TRIM

COLOUR PALETTE

BODY: VC-15 HADDINGTON GREY
TRIM: VC-1 OXFORD IVORY
SASH: VC-35 GLOSS BLACK
DOOR: VC-35 GLOSS BLACK



AREA OF EXPOSING BUILDING FACE	LIMITING DISTANCE		
	2m	2.43m	4m
50 sq.m.	10	28	
80.54 sq.m.	--	12.1	--
100 sq.m.	9		18

SPATIAL SEPERATION CALCULATIONS - SOUTH	
EXPOSING BUILDING FACE :	867 S.F. (80.54 SQ.M.)
LIMITING DISTANCE :	Ø 0 (2.43 m)
ALLOWABLE AGGREGATE AREA OF UNPROTECTED OPENINGS :	12.1% (104.90 S.F.)
PROPOSED AGGREGATE AREA OF UNPROTECTED OPENINGS :	11.7% (102 S.F.)

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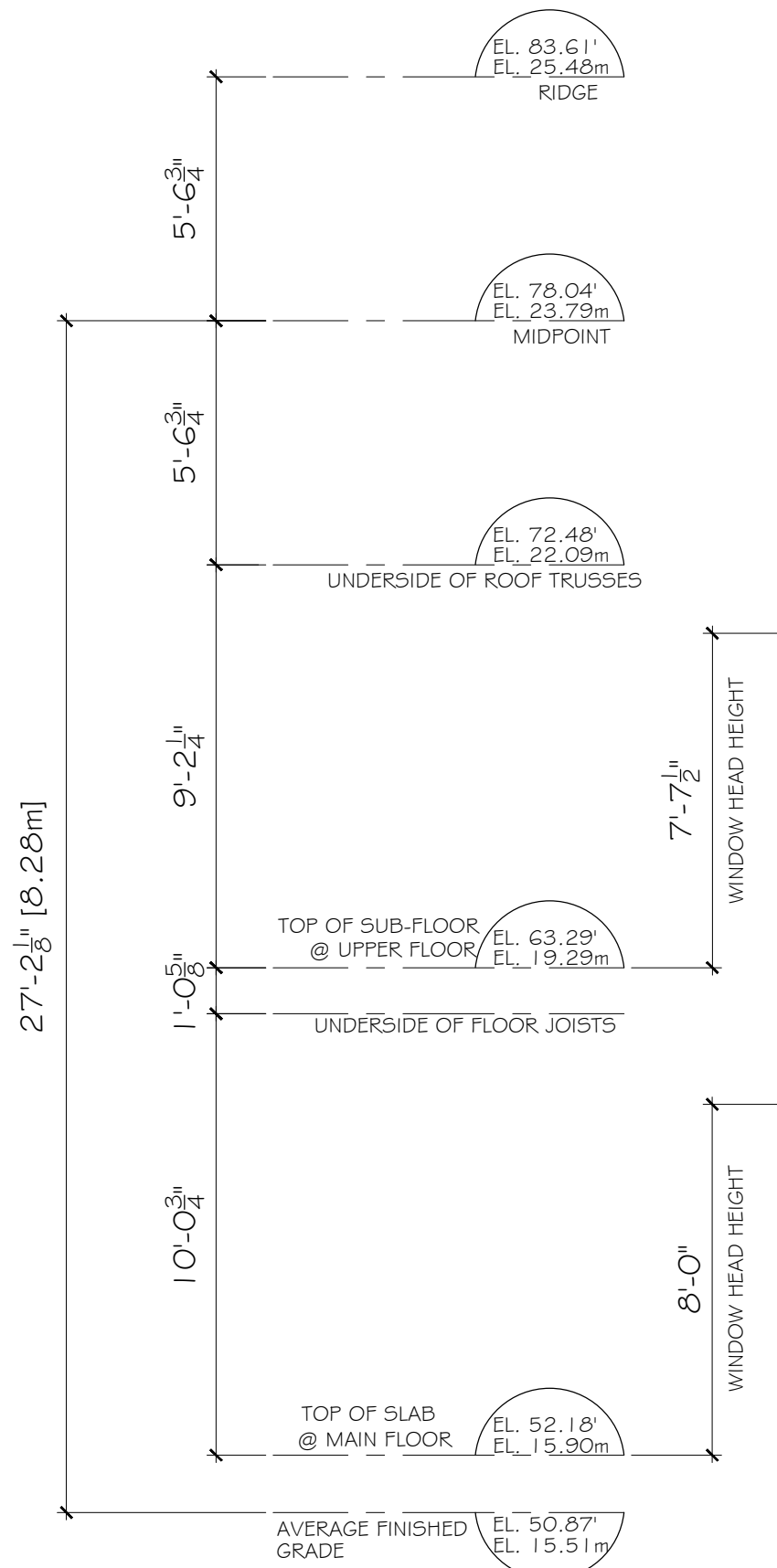
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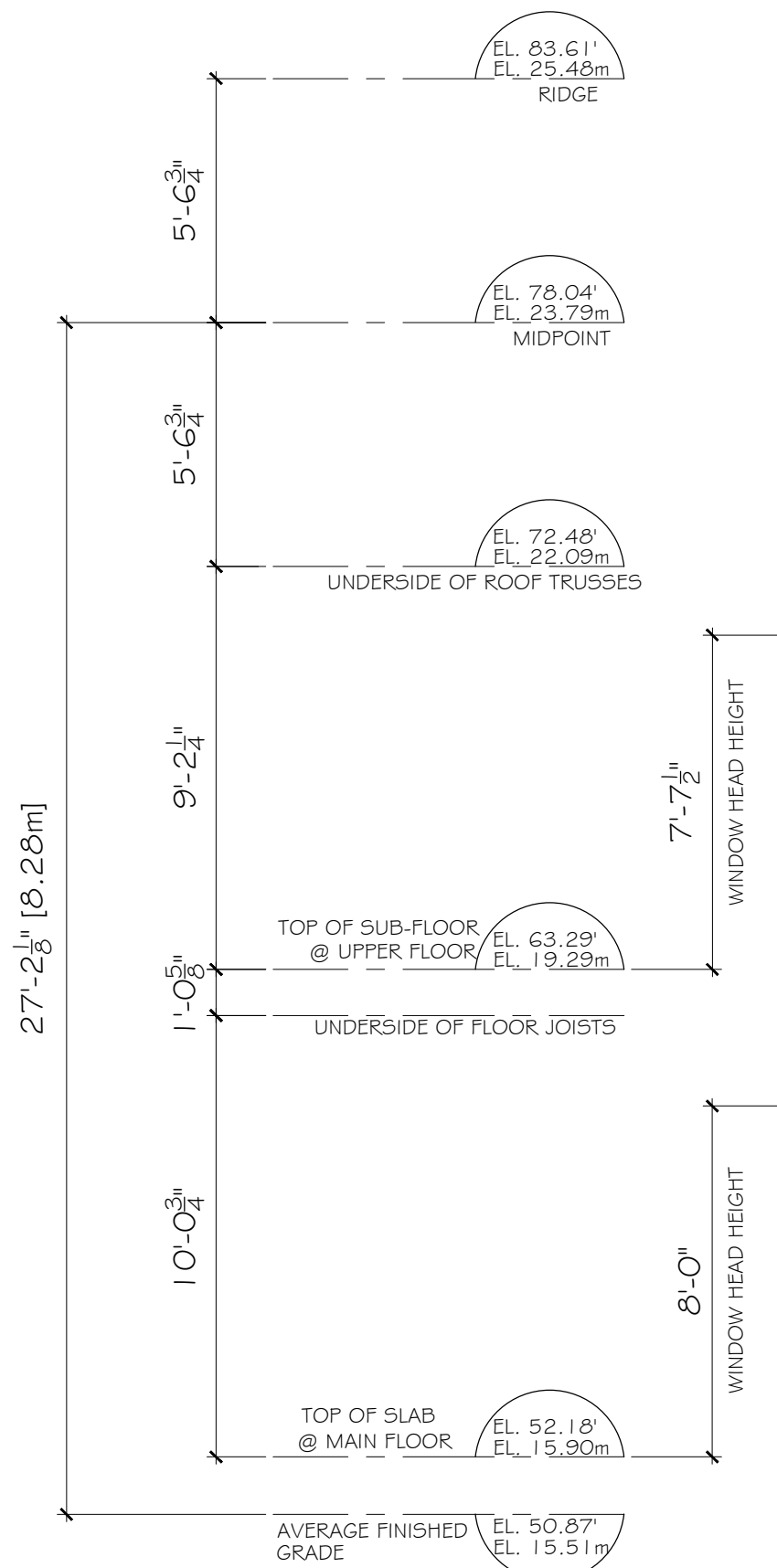
CLIENT :	21528 OLD YALE ROAD, LANGLEY BC
PROJECT :	ELEVATIONS

DATE :	MAR, 2025
SCALE :	1/4" = 1'-0"
PROJECT No. :	
SHEET No. :	REVISION :
A - 3,1	



LEFT ELEVATION - EAST

NOTE: SPATIAL SEPERATION NOT REQUIRED
NOTE: COMPLIANT WITH AERONAUTICTS ACT
NOTE: BUILDING IS SPRINKLERED THROUGHOUT



RIGHT ELEVATION - WEST

NOTE: COMPLIANT WITH AERONAUTICTS ACT
NOTE: BUILDING IS SPRINKLERED THROUGHOUT

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLES MINIMUM 30 YEAR
- 2 PREFINISHED ALUMINUM FASCIA GUTTER 2 X 10 FASCIA & GABLE BARGE BOARD
- 3 FRIEZE BOARD
- 4 HARDIE HORIZONTAL SIDING
- 5 HARDIE SHINGLE SIDING
- 6 VINYL FRAMED WINDOWS
- 7 2 X 10 WALL BAND
- 8 2 X 10 BASE TRIM

COLOUR PALETTE

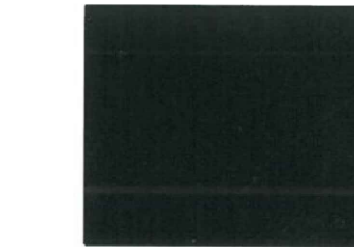
BODY: VC-15 HADDINGTON GREY
TRIM: VC-1 OXFORD IVORY
SASH: VC-35 GLOSS BLACK
DOOR: VC-35 GLOSS BLACK



VC-15
Haddington Grey



VC-1
Oxford Ivory



VC-35
Gloss Black**

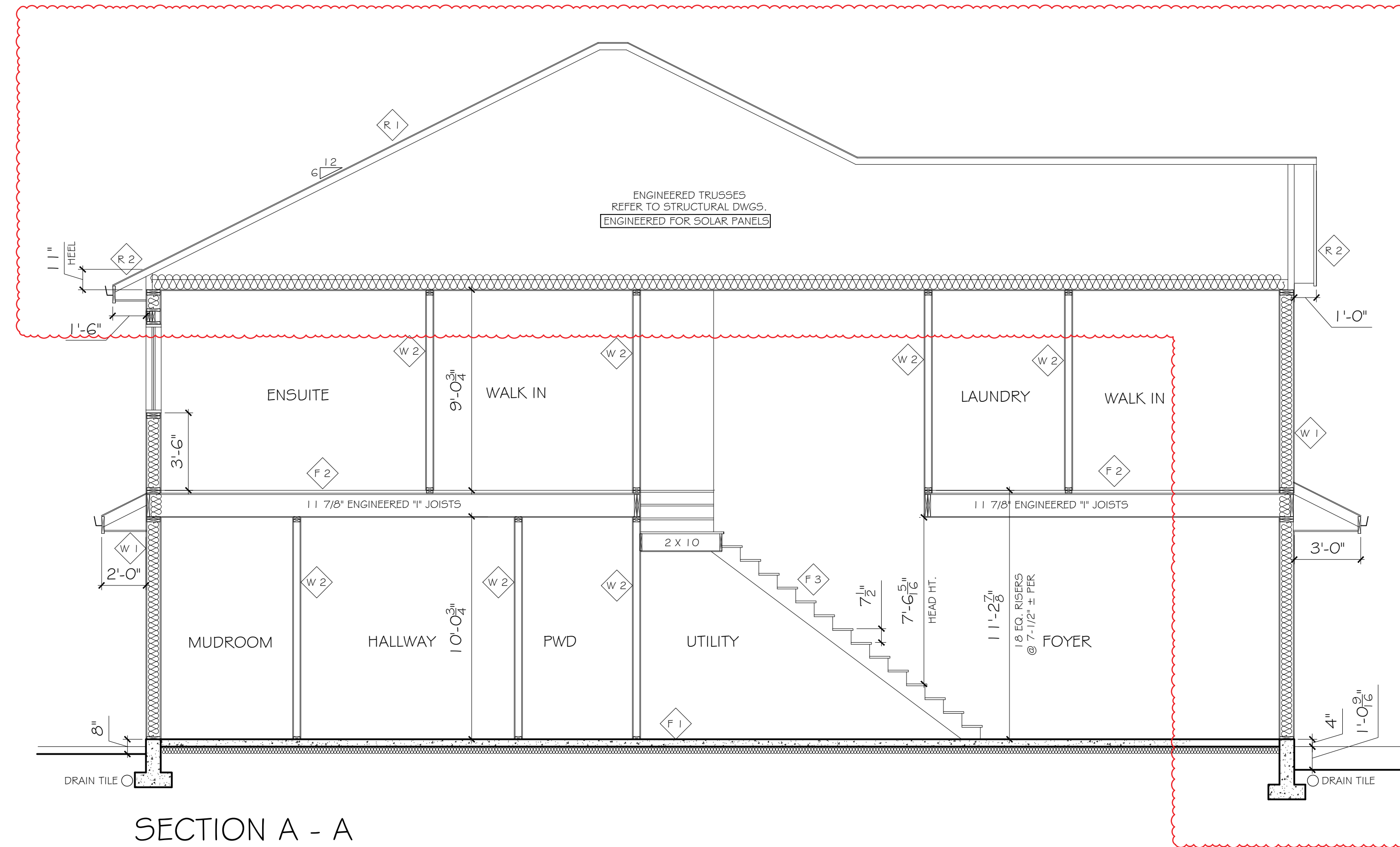
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CLIENT :	21528 OLD YALE ROAD, LANGLEY BC
PROJECT :	21528 OLD YALE ROAD, LANGLEY BC
CONTENT :	ELEVATIONS

DATE :	MAR. 2025
SCALE :	1/4" = 1'-0"
PROJECT No. :	
SHEET No. :	A - 3,2
REVISION :	

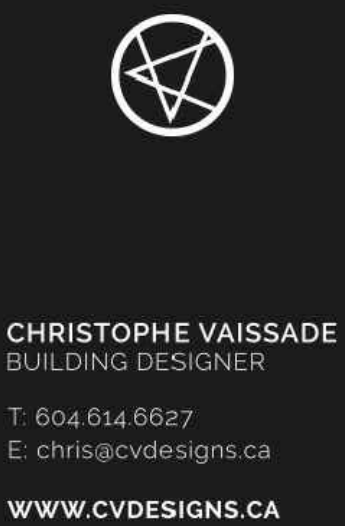
AREA OF EXPOSING BUILDING FACE	1.5m	1.90m	2.0m
100 sq.m.	7	7.80	8

SPATIAL SEPERATION CALCULATIONS - WEST
EXPOSING BUILDING FACE : 1,137 S.F. (105.6 SQ.M.)
LIMITING DISTANCE : 6'-2-13/16" (1.90 m)
ALLOWABLE AGGREGATE AREA OF UNPROTECTED OPENINGS : 7.80% (88.69 S.F.)
BUILDING IS SPRINKLERED - AREA OF UNPROTECTED OPENINGS MULTIPLIED BY 2
ALLOWABLE AGGREGATE AREA OF UNPROTECTED OPENINGS : 15.60% (177.37 S.F.)
PROPOSED AGGREGATE AREA OF UNPROTECTED OPENINGS : 9.38% (106.5 S.F.)



CONSTRUCTION ASSEMBLIES

- | | | | |
|-----|---|-----|---|
| R.1 | <p>TRUSS ROOF CONSTRUCTION</p> <p>LAMINATED FIBERGLASS ASPHALT SHINGLES
 1/2" TRUSS C/W 1" CLIPS @ UNSUPPORTED JOINTS
 ENGINEERED WOOD TRUSSES OR WOOD FRAMING
 R-50 LOOSE FILL FIBERGLASS INSULATION (BLOWN) (AT FLAT CEILING AREAS)
 R-50 FIBERGLASS BATT INSULATION (AT SCISSOR TRUSSES)
 6 MIL POLY VAPOUR BARRIER
 5/8" GYPSUM BOARD</p> | F.3 | <p>INTERIOR STAIR CONSTRUCTION</p> <p>3 - 2 X 12 - #2 AND BETTER FIR STRINGERS
 1" FIR PLYWOOD TREADS
 1/2" FIR PLYWOOD RISERS</p> |
| | <p>ROOF CONSTRUCTION AT EAVES</p> <p>PREFINISHED ALUMINUM FASCIA GUTTER
 2" X 10 COMB FACED FASCIA
 PREFINISHED VINYL SOFFITS - TRIPLE 2" INVISIBLY VENTED</p> <p>AT OPEN GABLES :
 2 X 10 COMB FACED K.D. SPRUCE GABLE BARGE BOARD
 c/w 1 X 4 COMB FACED K.D. SPRUCE OVERLAY</p> | W.1 | <p>EXTERIOR WALL CONSTRUCTION AT HOUSE</p> <p>"HARDI-BORD" SHINGLES
 1/2" THICK X 1-1/2" WIDE STD. FIR KDAT TREATED PLYWOOD STRIPS (VERTICALLY APPLIED @ 16" O.C.
 INSECT SCREEN - 6" WIDE SCREEN WRAPPED OVER EDGE
 OR
 "HARDIE-BORD" HORIZONTAL SIDING
 1/2" THICK X 1-1/2" WIDE STD. FIR KDAT TREATED PLYWOOD STRIPS (VERTICALLY APPLIED @ 16" O.C.
 INSECT SCREEN - 6" WIDE SCREEN WRAPPED OVER EDGE</p> |
| R.2 | <p>MAIN FLOOR SLAB CONSTRUCTION</p> <p>FINISHED FLOORING
 3/8" FIBEROCK UNDERLAYMENT UNDER TILED FLOOR AREAS
 RADIANT FLOOR HEATING
 4" CONCRETE SLAB
 6 MIL POLY VAPOUR BARRIER
 R-12 INSULATION
 6" MIN. COMPACTED FILL
 SOLID BASE OR COMPACTED FILL</p> | W.2 | <p>INTERIOR WALL CONSTRUCTION</p> <p>1/2" GYPSUM BOARD
 2X4 @ 16" o.c. K.D. S.P.F. FINGER JOINT STUDS
 OR
 2X6 @ 16" o.c. K.D. S.P.F. FINGER JOINT STUDS
 1/2" GYPSUM BOARD</p> |
| F.2 | <p>UPPER FLOOR CONSTRUCTION</p> <p>FINISHED FLOORING
 1 1/2" LITE WEIGHT CONCRETE TOPPING
 RADIANT FLOOR HEATING
 3/8" FIBEROCK UNDERLAYMENT UNDER TILED FLOOR AREAS
 3/4" O.S.B. EDGE GOLD, T & G, GLEUED, NAILED, AND SCREWED
 1 1/8" ENGINEERED T JOISTS
 @ 16" O.C., OR AS SPECIFIED ON DRAWINGS
 2X2 SPRUCE CROSS BRIDGING AS REQUIRED
 1/2" GYPSUM BOARD</p> | W.3 | <p>INTERIOR WALL CONSTRUCTION BETWEEN UNITS</p> <p>W1 3A TABLE A-9.10.3.1.A (STC 57 - FRR 1 HOUR)</p> <p>5/8" TYPE X GYPSUM BOARD
 2X4 @ 16" o.c. K.D. S.P.F. FINGER JOINT STUDS
 ROXUL INSULATION
 1/2" AIR GAP
 2X4 @ 16" o.c. K.D. S.P.F. FINGER JOINT STUDS
 ROXUL INSULATION
 5/8" TYPE X GYPSUM BOARD</p> |



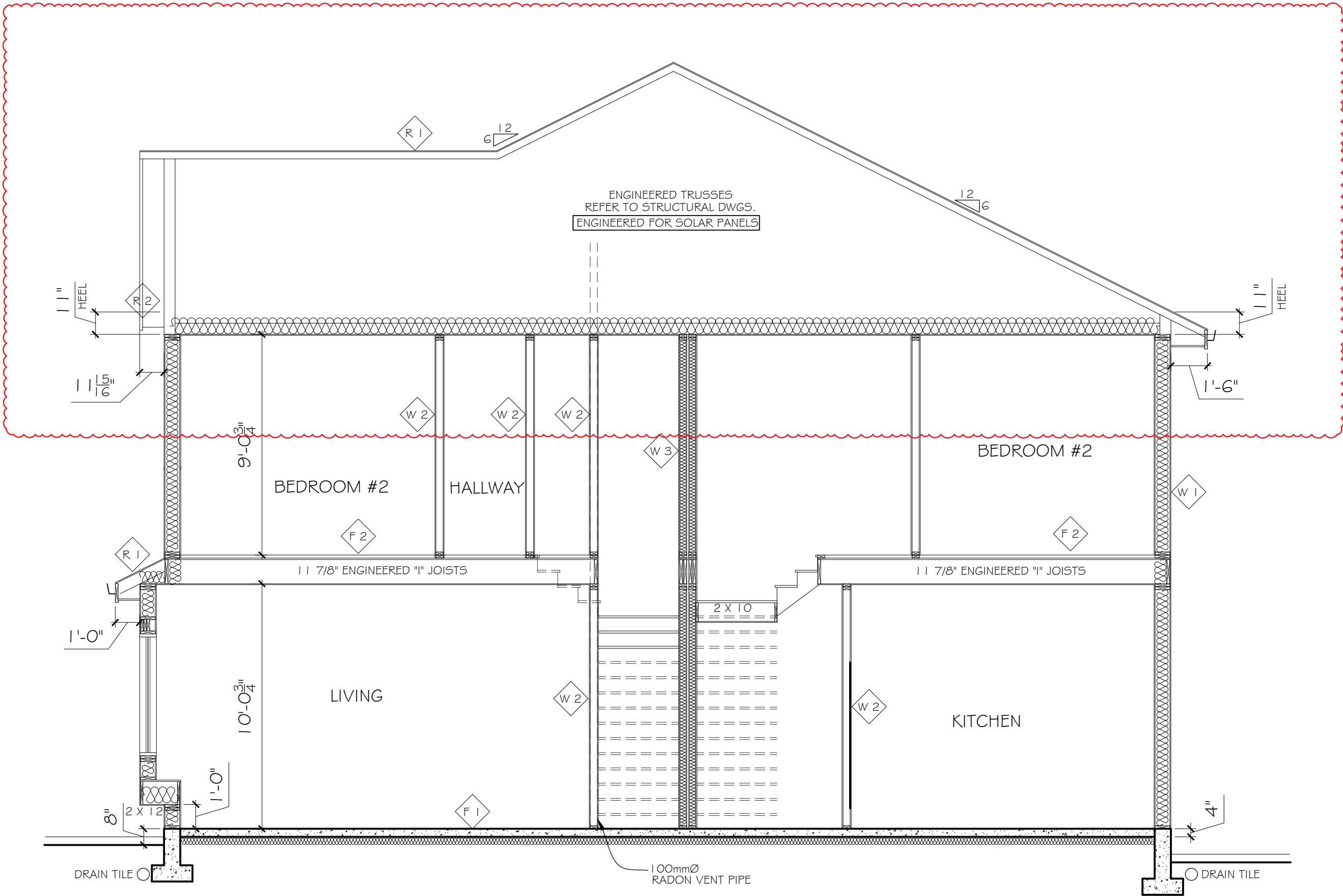
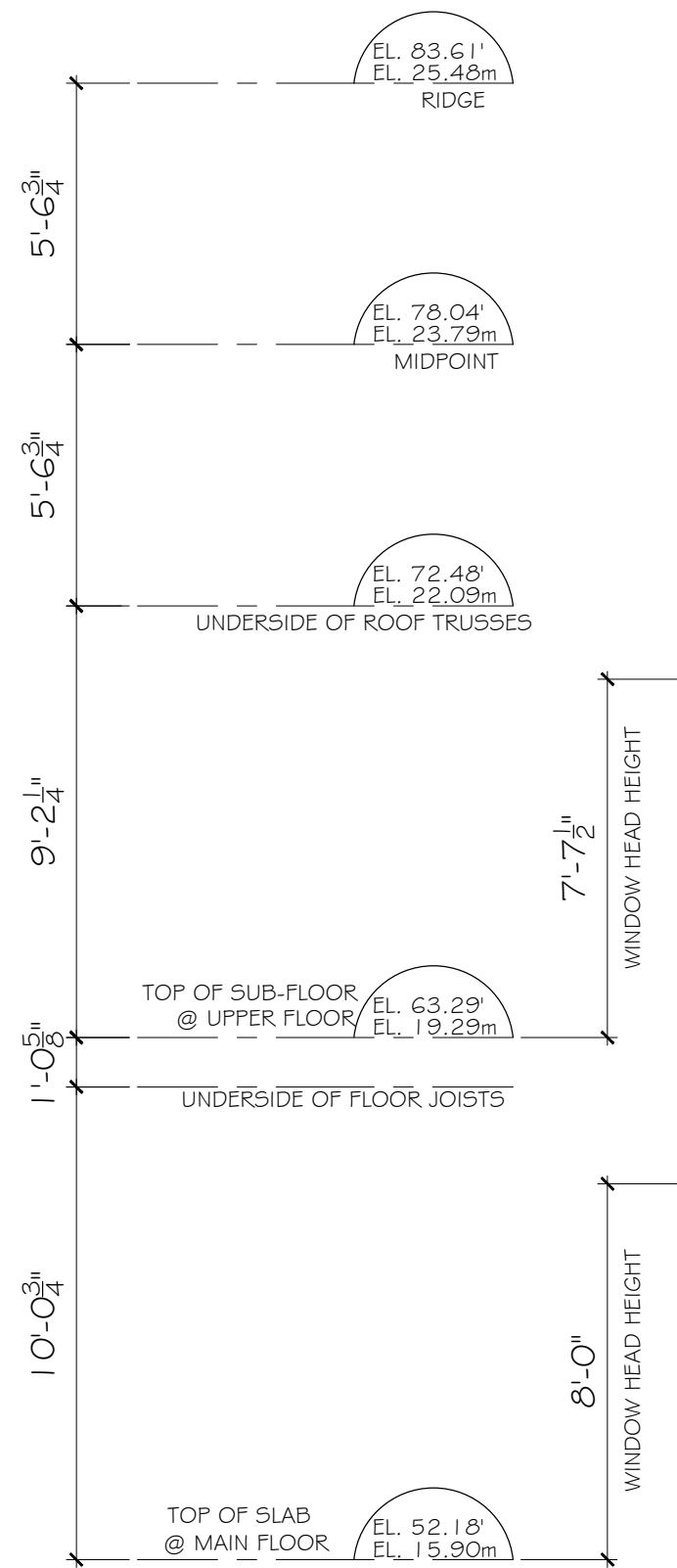
21528
OLD YALE ROAD
LANGLEY, BC

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REV.	DATE	REMARKS
CC	MAR-03-2024	ISSUED FOR PERMIT
CC	JAN-16-2026	REVISIONS
CC	FEB-18-2026	REVISIONS

CLIENT :	
PROJECT :	21528 OLD YALE ROAD, LANGLEY BC
CONTENT :	SECTION

DATE : MAR., 2025	
SCALE : 1/4" = 1'-0"	
PROJECT No. :	
SHEET No. : A - 4. I	REVISION :



SECTION B - B
CONSTRUCTION ASSEMBLIES

R 1 TRUSS ROOF CONSTRUCTION
LAMINATED FIBERGLASS ASPHALT SHINGLES
1/2" PLYWOOD CW 1" CLIPS @ UNSUPPORTED JOINTS
ENGINEERED WOOD TRUSSES OR WOOD FRAMING
R-50 LOOSE FILL FIBERGLASS INSULATION (BLOWN) (AT FLAT CEILING AREAS)
R-50 FIBERGLASS BATT INSULATION (AT SCISSOR TRUSSES)
6 MIL POLY VAPOUR BARRIER
5/8" GYPSUM BOARD

R 2 ROOF CONSTRUCTION AT EAVES
PREFINISHED ALUMINUM FASCIA GUTTER
2 X 10 COMB FACED FASCIA
PREFINISHED VINYL SOFFITS - TRIPLE 2" INVISIBLY VENTED
AT OPEN GABLES:
2 X 10 COMB FACED K.D. SPRUCE GABLE BARGE BOARD
dw 1 X 4 COMB FACED K.D. SPRUCE OVERLAY

F 1 MAIN FLOOR SLAB CONSTRUCTION
FINISHED FLOORING
3/8" FIBEROCK UNDERLAYMENT UNDER TILED FLOOR AREAS
RADIANT FLOOR HEATING
4" CONCRETE SLAB
6 MIL POLY VAPOUR BARRIER
R-12 INSULATION
6" MIN. COMPACTED FILL
SOLID BASE OR COMPACTED FILL

F 2 UPPER FLOOR CONSTRUCTION
FINISHED FLOORING
1 1/2" LITE WEIGHT CONCRETE TOPPING
RADIANT FLOOR HEATING
3/8" FIBEROCK UNDERLAYMENT UNDER TILED FLOOR AREAS
3/4" O.S.B. EDGE GOLD, T & G, GLUED, NAILED, AND SCREWED
1 1/8" ENGINEERED T-JOISTS
@ 16" O.C., OR AS SPECIFIED ON DRAWINGS
2X2 SPRUCE CROSS BRIDGING AS REQUIRED
1/2" GYPSUM BOARD

F 3 INTERIOR STAIR CONSTRUCTION
3 - 2 X 12 - #2 AND BETTER FIR STRINGERS
1" FIR PLYWOOD TREADS
1/2" FIR PLYWOOD RISERS

W 1 EXTERIOR WALL CONSTRUCTION AT HOUSE
"HARDI-BOARD" SHINGLES
1/2" THICK X 1 - 1/2" WIDE STD. FIR KDAT TREATED PLYWOOD STRIPS (VERTICALLY APPLIED @ 16" O.C.)
INSECT SCREEN - 6" WIDE SCREEN WRAPPED OVER EDGE
OR
"HARDI-BOARD" HORIZONTAL SIDING
1/2" THICK X 1 - 1/2" WIDE STD. FIR KDAT TREATED PLYWOOD STRIPS (VERTICALLY APPLIED @ 16" O.C.)
INSECT SCREEN - 6" WIDE SCREEN WRAPPED OVER EDGE
ONTO
2 LAYERS 30 MIN. BUILDING WRAP
PEEL AND STICK WATERPROOF MEMBRANE
AT SILL / THRESHOLD OF ALL OPENINGS
1/2" O.S.B. WALL SHEATHING
2X6 @ 16" o.c. K.D. S.P.F. FINGER JOINT STUDS
R-24 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

W 2 INTERIOR WALL CONSTRUCTION
1/2" GYPSUM BOARD
2X4 @ 16" o.c. K.D. S.P.F. FINGER JOINT STUDS
OR
2X6 @ 16" o.c. K.D. S.P.F. FINGER JOINT STUDS
1/2" GYPSUM BOARD

W 3 INTERIOR WALL CONSTRUCTION BETWEEN UNITS
W13A TABLE A-9.10.3.1.A (STC 57 - FRR 1 HOUR)
5/8" TYPE X GYPSUM BOARD
2X4 @ 16" o.c. K.D. S.P.F. FINGER JOINT STUDS
ROXUL INSULATION
1/2" AIR GAP
2X4 @ 16" o.c. K.D. S.P.F. FINGER JOINT STUDS
ROXUL INSULATION
5/8" TYPE X GYPSUM BOARD

21528
OLD YALE ROAD
LANGLEY, BC

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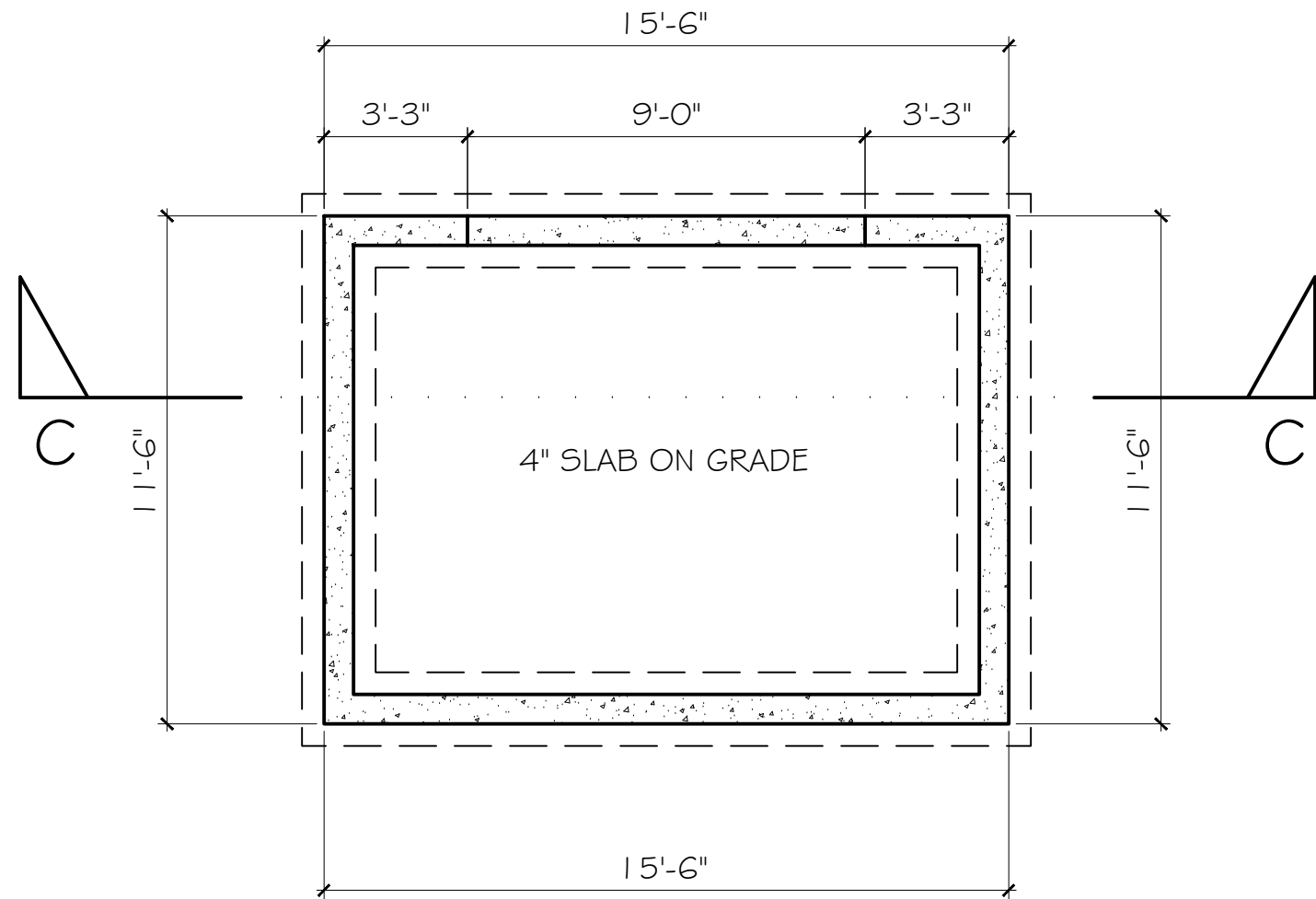
REV.	DATE	REMARKS
CC	MAR-03-2024	ISSUED FOR PERMIT
CC	JAN-16-2026	REVISIONS
CC	FEB-18-2026	REVISIONS

CLIENT :	21528 OLD YALE ROAD, LANGLEY BC
PROJECT :	SECTION
CONTENT :	

DATE :	MAR, 2025
SCALE :	1/4" = 1'-0"
PROJECT No. :	
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A - 4.1	

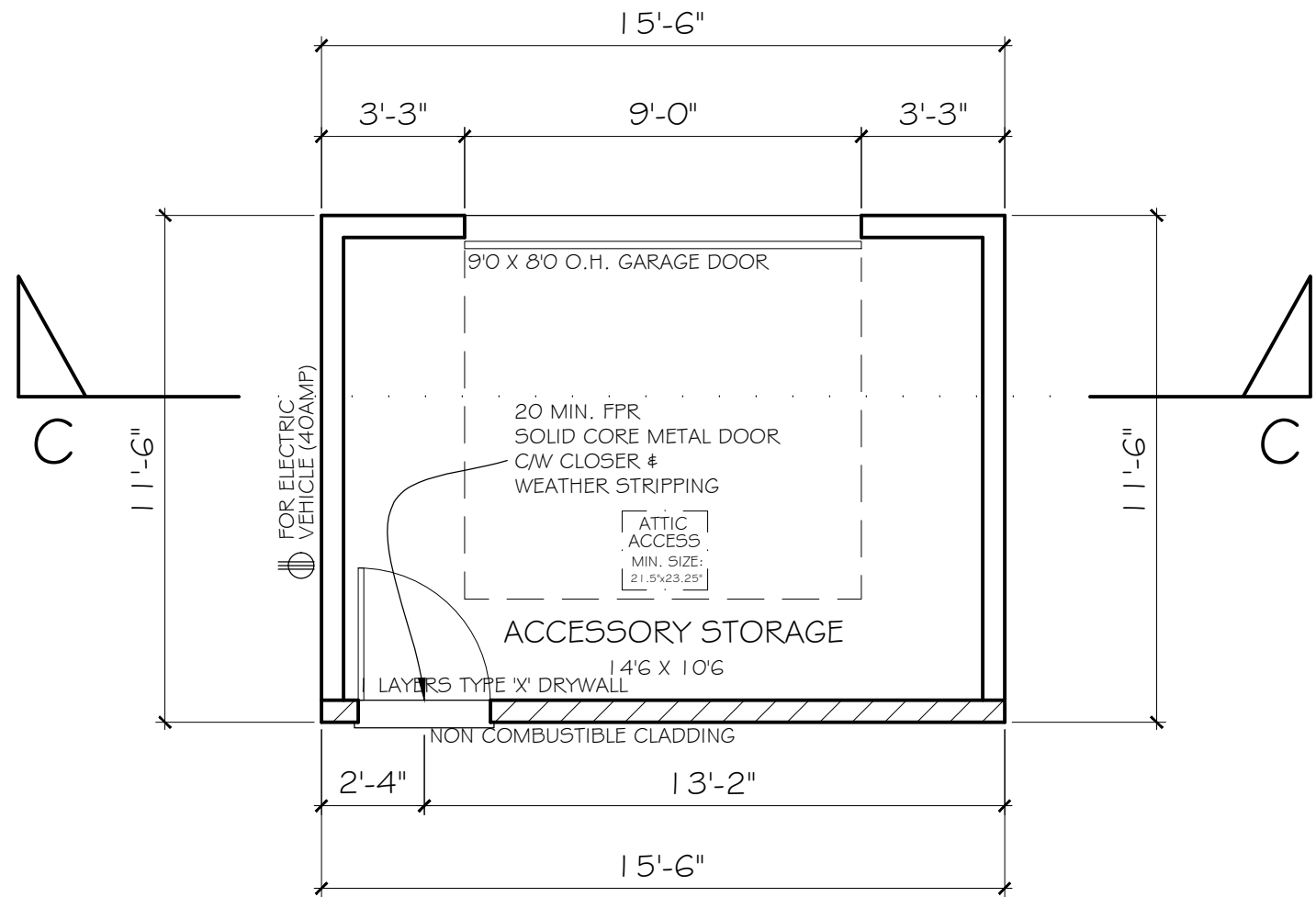


UNIT 1 ACCESSORY



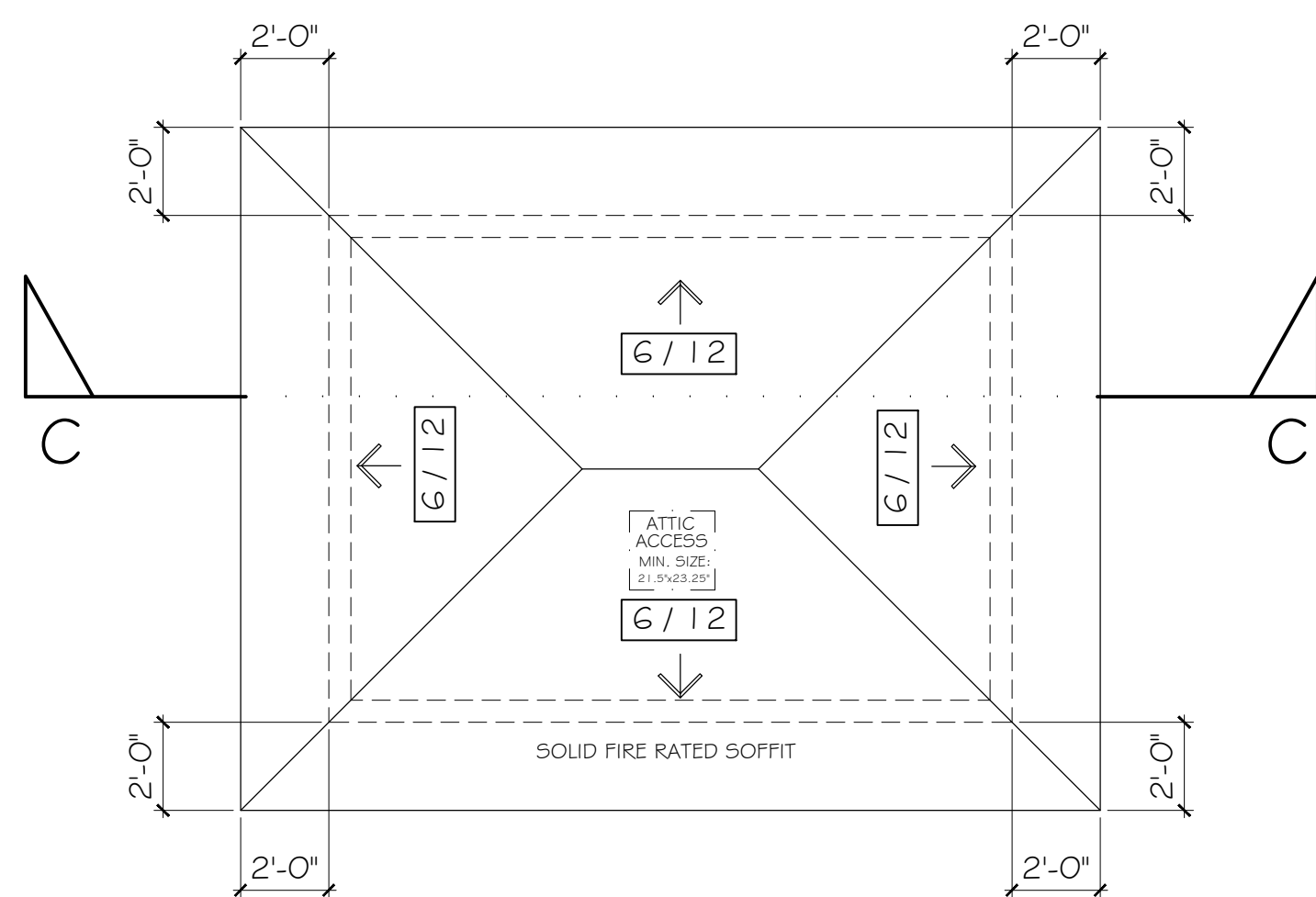
FOUNDATION PLAN

NOTE: REFER TO STRUCTURAL DRAWINGS FOOTING SIZES AND PLACEMENT.



MAIN FLOOR PLAN

MAIN FLOOR AREA 178.25 S.F.

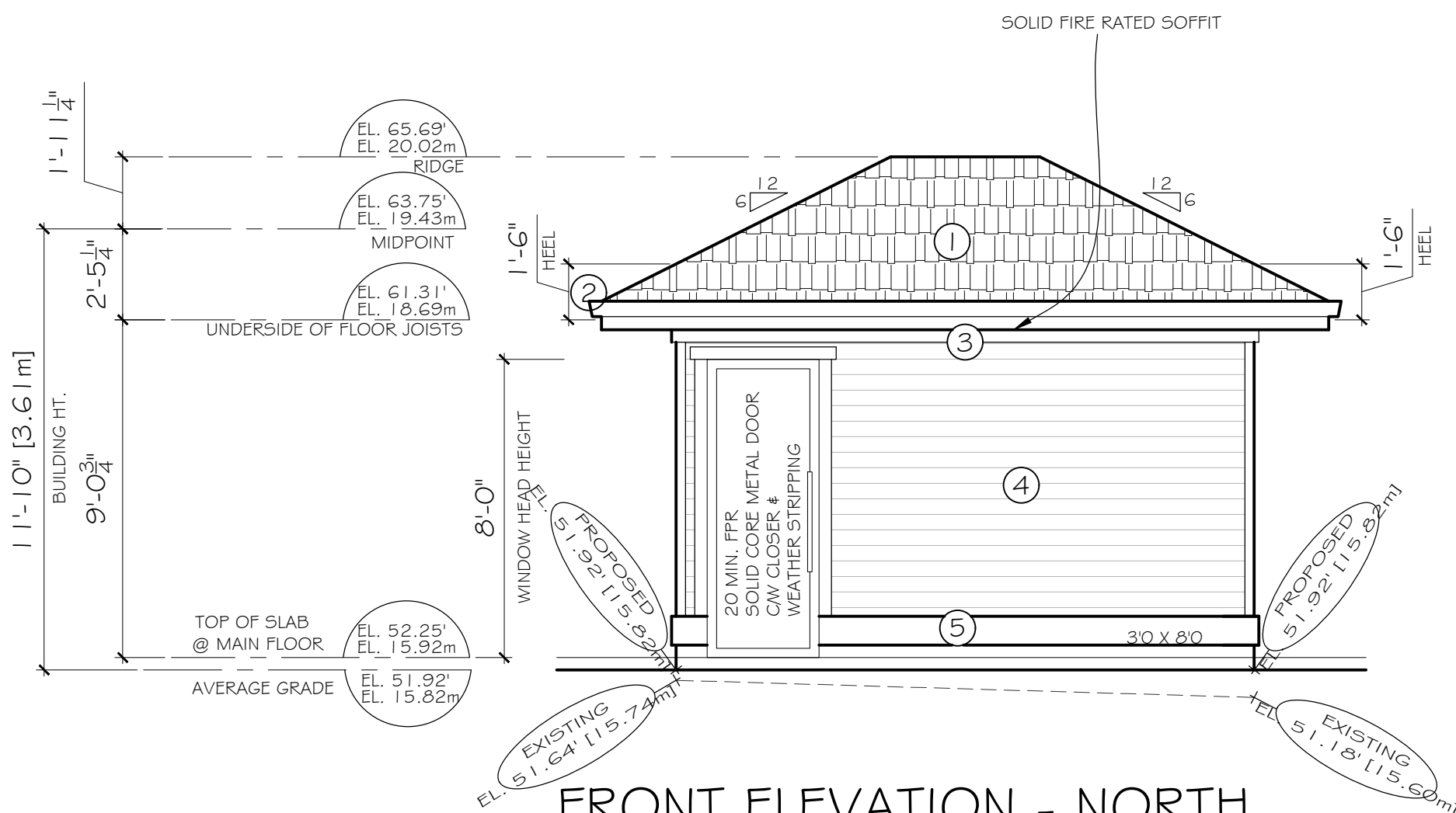


ROOF PLAN

REFER TO TRUSS LAYOUT AS PER STRUCT. ENGINEER DWGS.

/ 12 DENOTES EXTERIOR ROOF PITCH

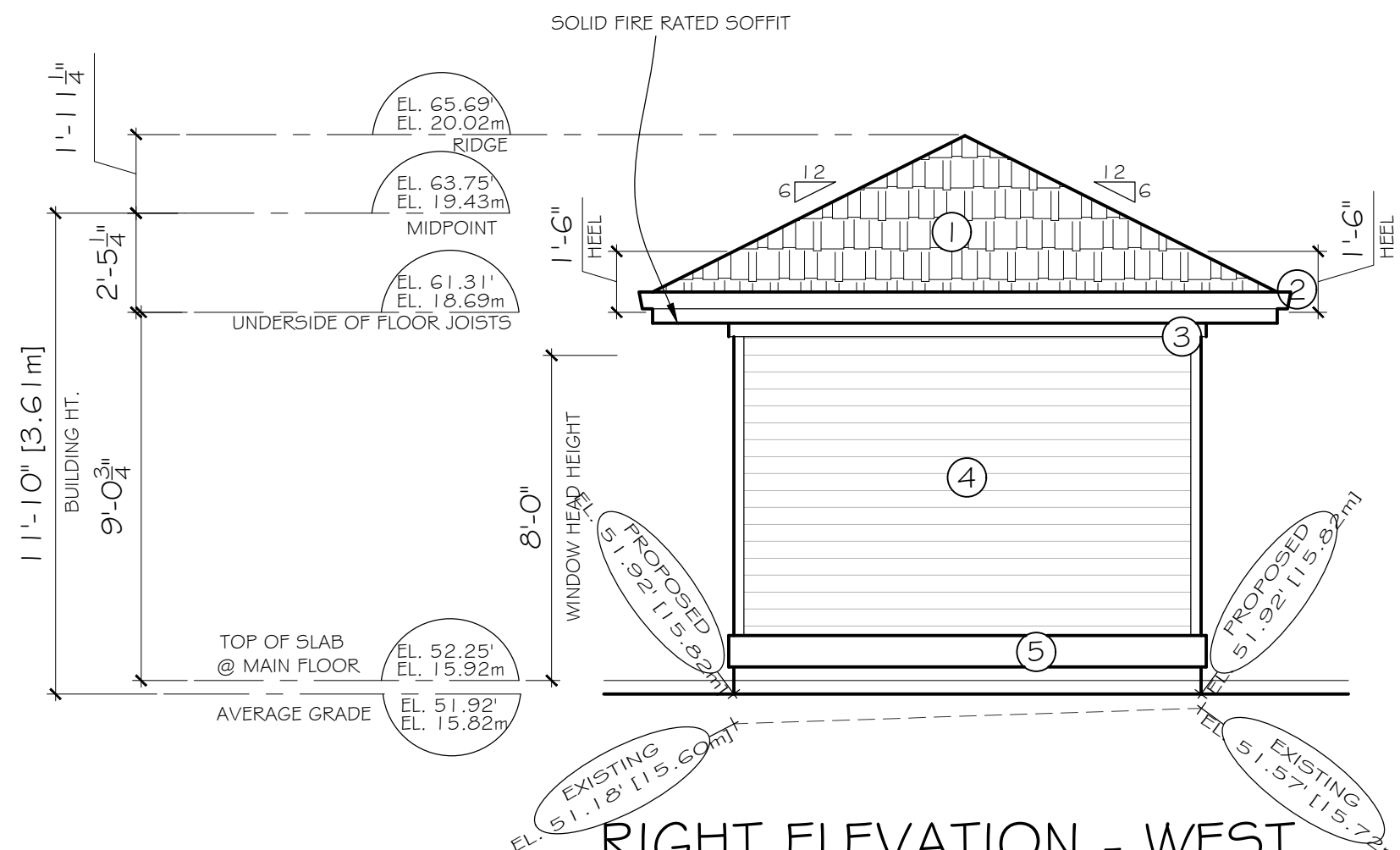
NOTE: SOLAR PRE-PIPE, ENGINEER TRUSSES FOR SOLAR PANELS



FRONT ELEVATION - NORTH

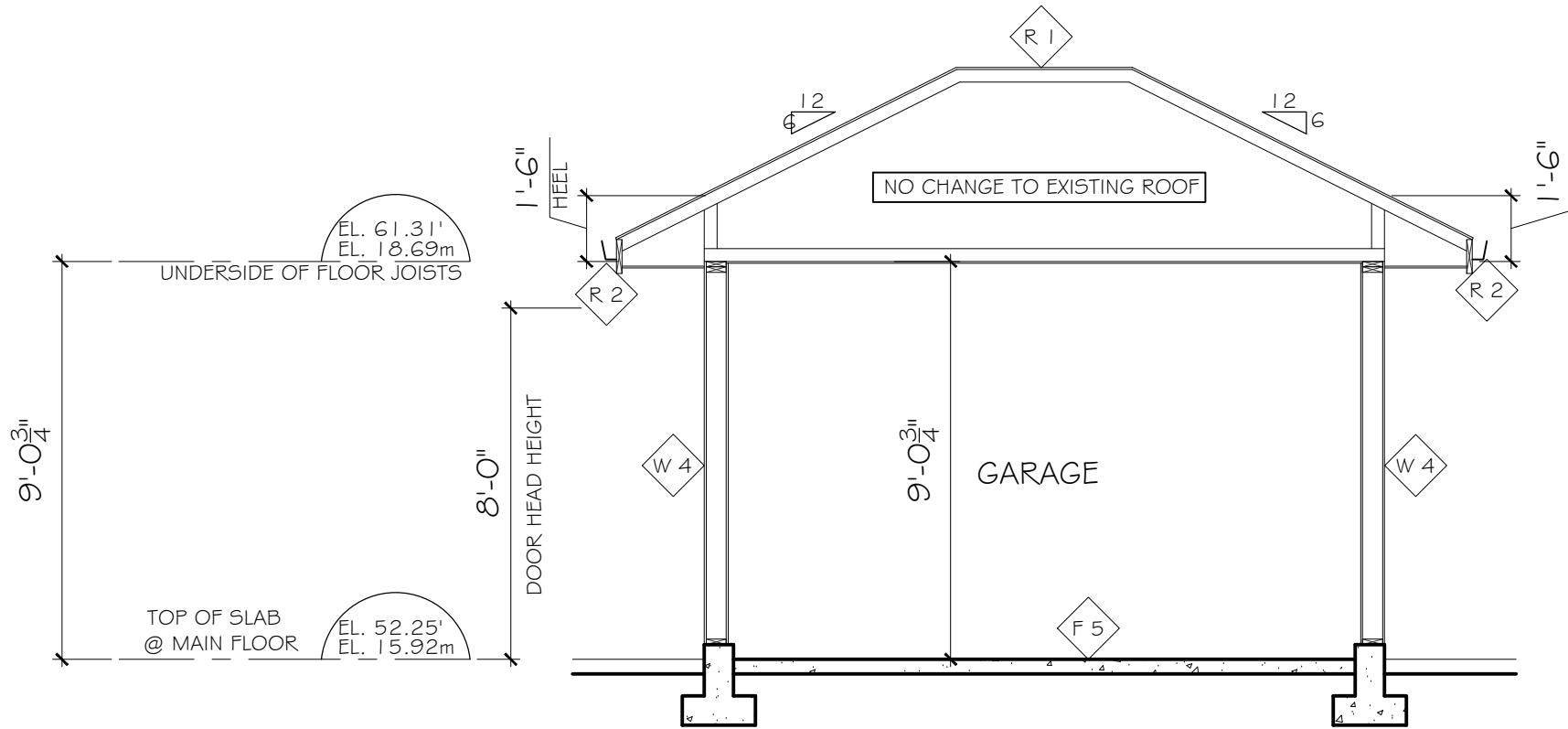
NOTE: SPATIAL SEPERATION NOT REQUIRED

- SCHEDULE OF FINISHES**
- 1 ASPHALT SHINGLES MINIMUM 30 YEAR
 - 2 PREFINISHED ALUMINUM FASCIA GUTTER 2 X 10 FASCIA & GABLE BARGE BOARD
 - 3 FRIEZE BOARD
 - 4 HARDIE HORIZONTAL SIDING
 - 5 2 X 10 BASE TRIM

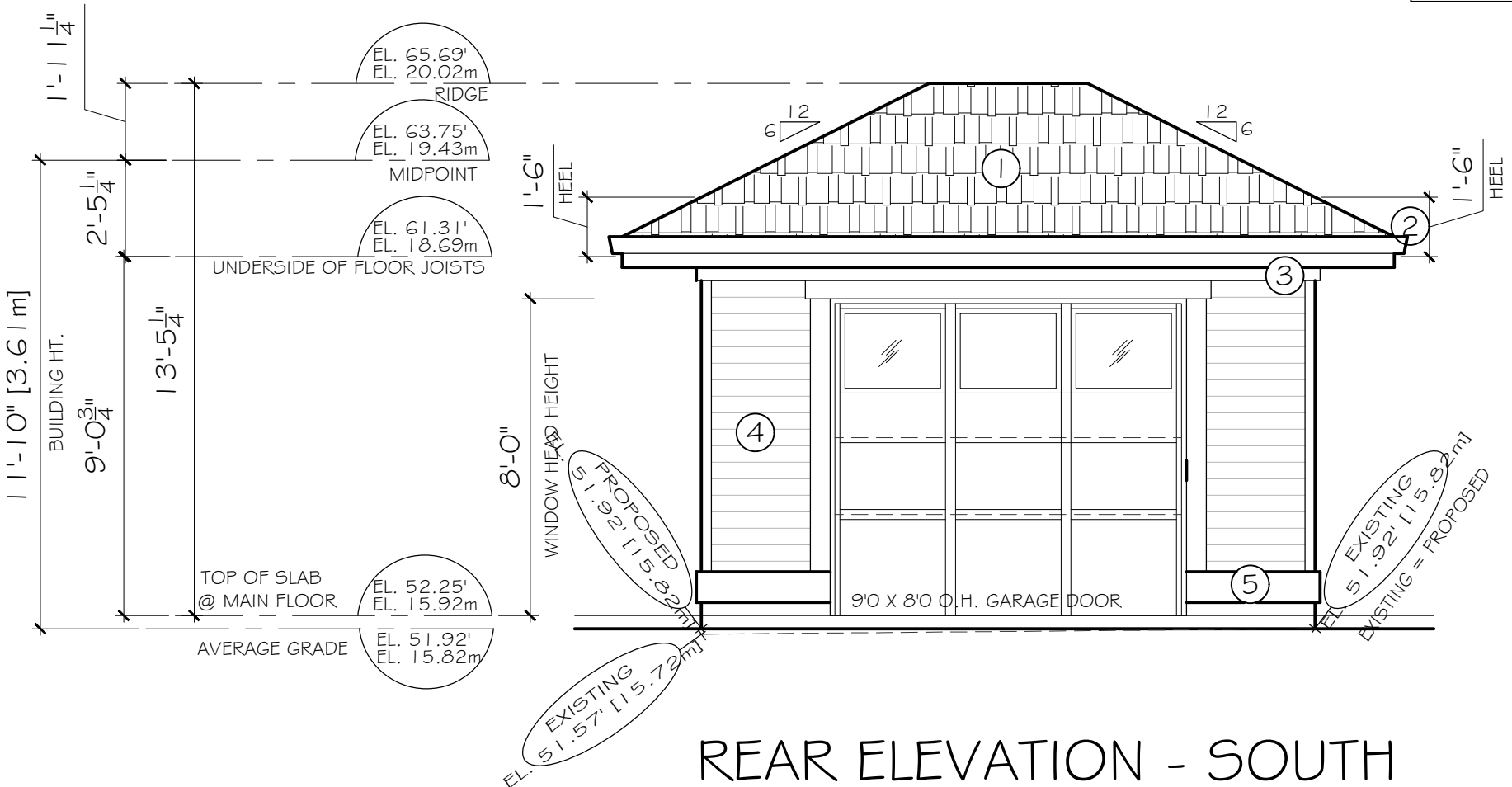


RIGHT ELEVATION - WEST

NOTE: SPATIAL SEPERATION NOT REQUIRED

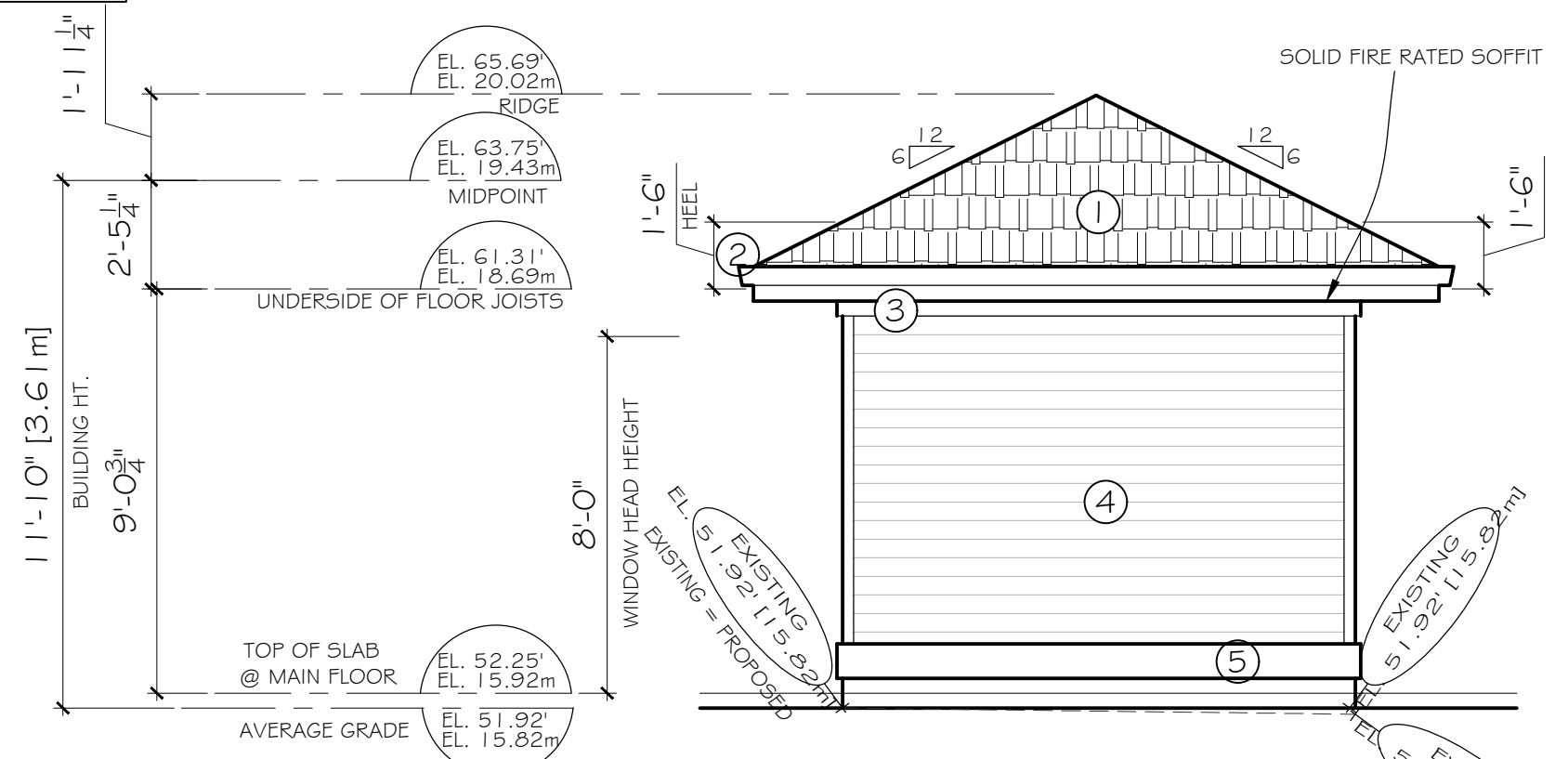


SECTION C - C



REAR ELEVATION - SOUTH

NOTE: SPATIAL SEPERATION NOT REQUIRED



LEFT ELEVATION - EAST

NOTE: SPATIAL SEPERATION NOT REQUIRED

CONSTRUCTION ASSEMBLIES

TRUSS ROOF CONSTRUCTION OVER GARAGE/EXTERIOR SPACE

LAMINATED FIBERGLASS ASPHALT SHINGLES
1/2" PLYWOOD CW 1" CLIPS @ UNSUPPORTED JOINTS
ENGINEERED WOOD TRUSSES OR WOOD FRAMING
5/8" GYPSUM BOARD

PREFINISHED VINYL SOFFITS - TRIPLE 2" INVISIBLY VENTED

AT OPEN GABLES :
2 X 10 COMB FACED K.D. SPRUCE GABLE BARGE BOARD
c/w 1 X 4 COMB FACED K.D. SPRUCE OVERLAY

SLAB CONSTRUCTION

4" CONCRETE SLAB
6 MIL POLY VAPOUR BARRIER
6" MIN. COMPACTED FILL
SOLID BASE OR COMPACTED FILL

EXTERIOR WALL CONSTRUCTION

HORIZONTAL, "HARDI-BOARD" SIDING
1/2" THICK X 1-1/2" WIDE STD. FIR KDAT TREATED
PLYWOOD STRIPS (VERTICALLY APPLIED @ 16" O.C.)
INSECT SCREEN - 6" WIDE SCREEN WRAPPED OVER EDGE

ONTO
2 LAYERS 30 MIN. BUILDING PAPER
PEEL AND STICK WATERPROOF MEMBRANE
AT SILL / THRESHOLD OF ALL OPENINGS
1/2" O.S.B. WALL SHEATHING
2X6 @ 16" o.c. K.D. S.P.F. STUDS
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

EXTERIOR WALL CONSTRUCTION

EW1 a TABLE A-9.10.3.1.A (FRR 45 MIN.)
HORIZONTAL, "HARDI-BOARD" SIDING
1/2" THICK X 1-1/2" WIDE STD. FIR KDAT TREATED
PLYWOOD STRIPS (VERTICALLY APPLIED @ 16" O.C.)
INSECT SCREEN - 6" WIDE SCREEN WRAPPED OVER EDGE

ONTO
2 LAYERS 30 MIN. BUILDING PAPER
PEEL AND STICK WATERPROOF MEMBRANE
AT SILL / THRESHOLD OF ALL OPENINGS
1/2" O.S.B. WALL SHEATHING
2X6 @ 16" o.c. K.D. S.P.F. STUDS
R-24 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
5/8" TYPE X GYPSUM BOARD

REV.	DATE	REMARKS
CC	JAN-16-2026	REVISIONS
CC	FEB-18-2026	REVISIONS

CLIENT :	PROJECT :	CONTENT :
	21528 OLD YALE ROAD, LANGLEY BC	ACCESSORY BUILDING

DATE :	MAR. 2024
SCALE :	1/8" = 1'-0"
PROJECT No. :	
SHEET No. :	REVISION :
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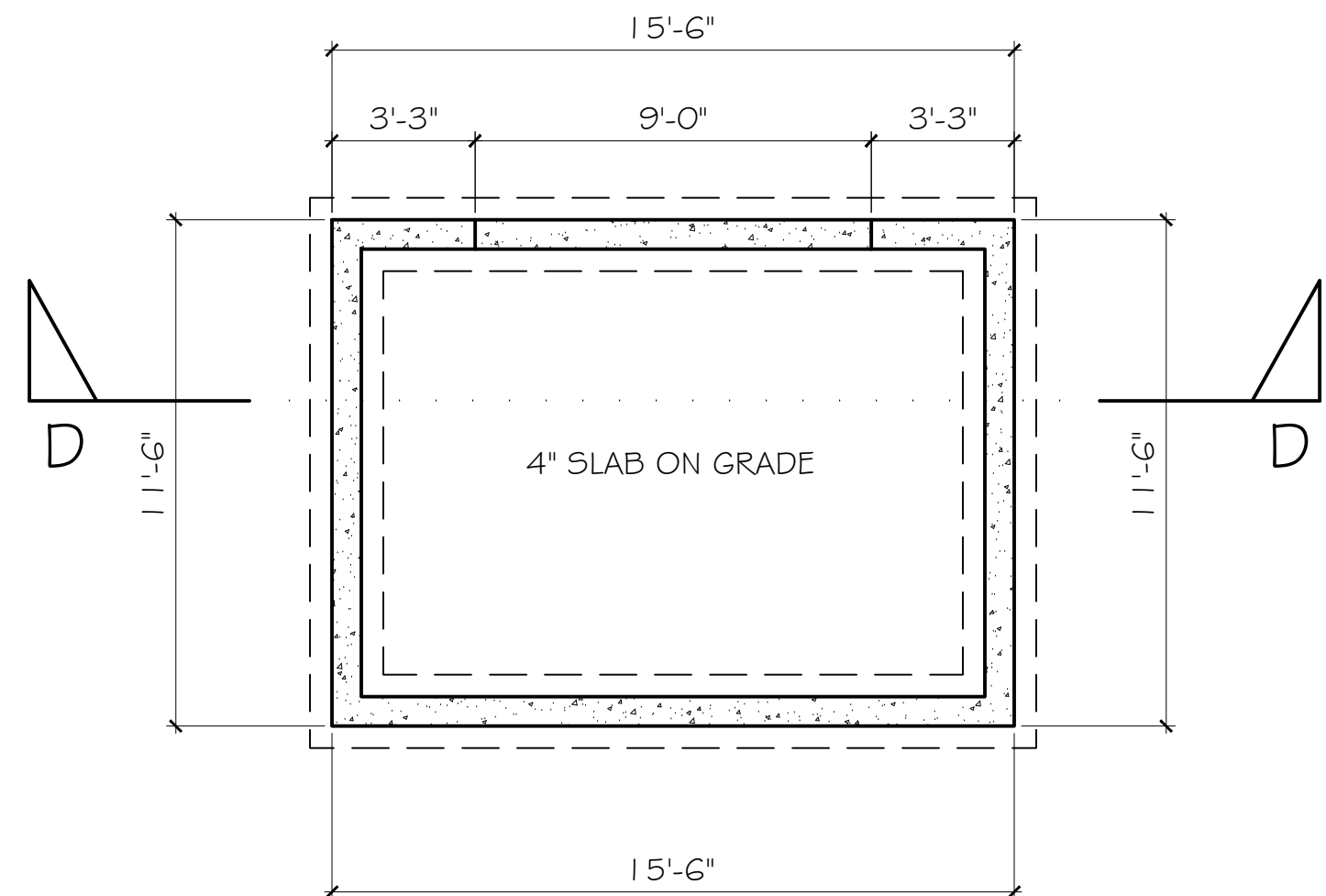
21528
OLD YALE ROAD
LANGLEY, BC

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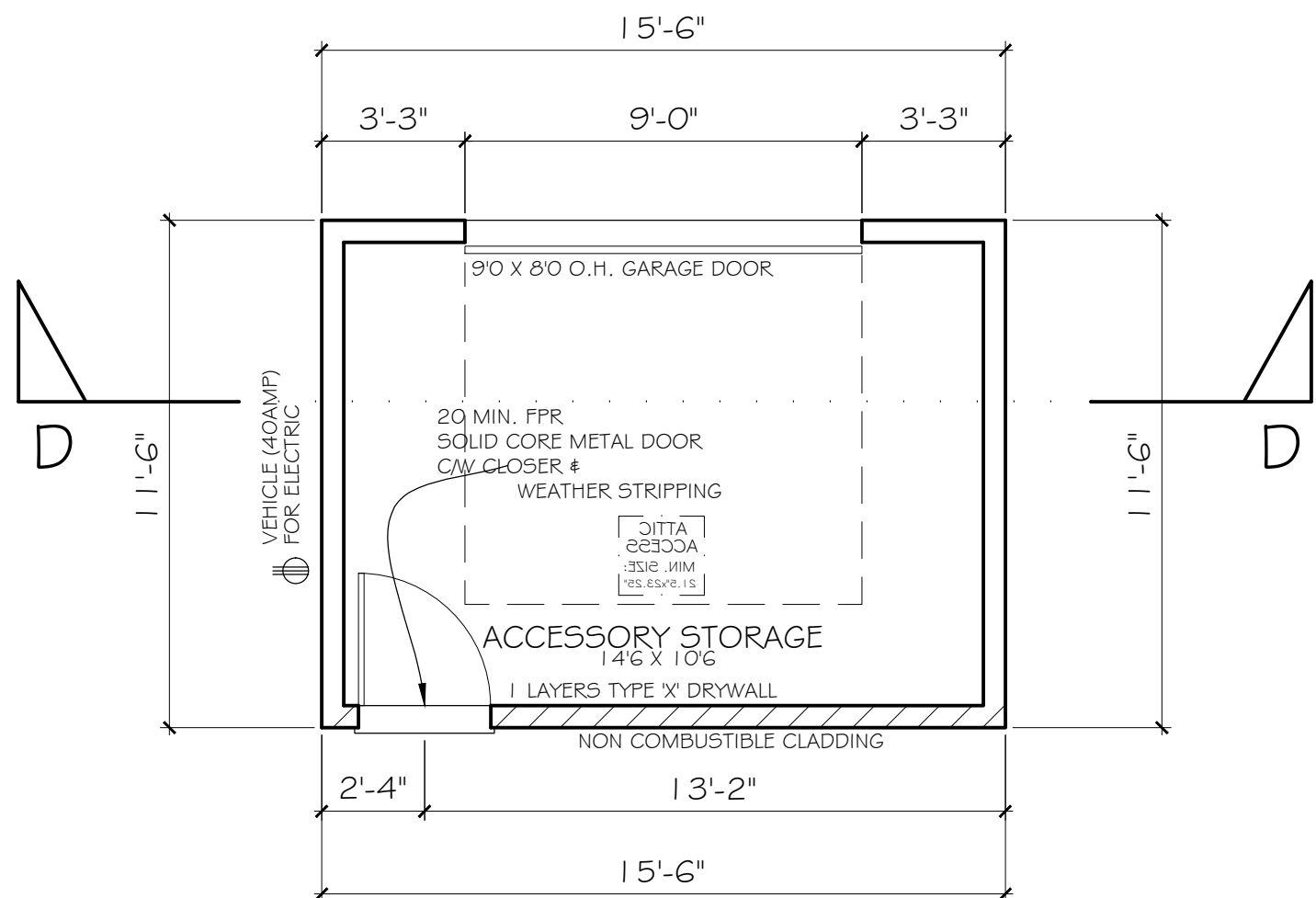


UNIT 2 ACCESSORY



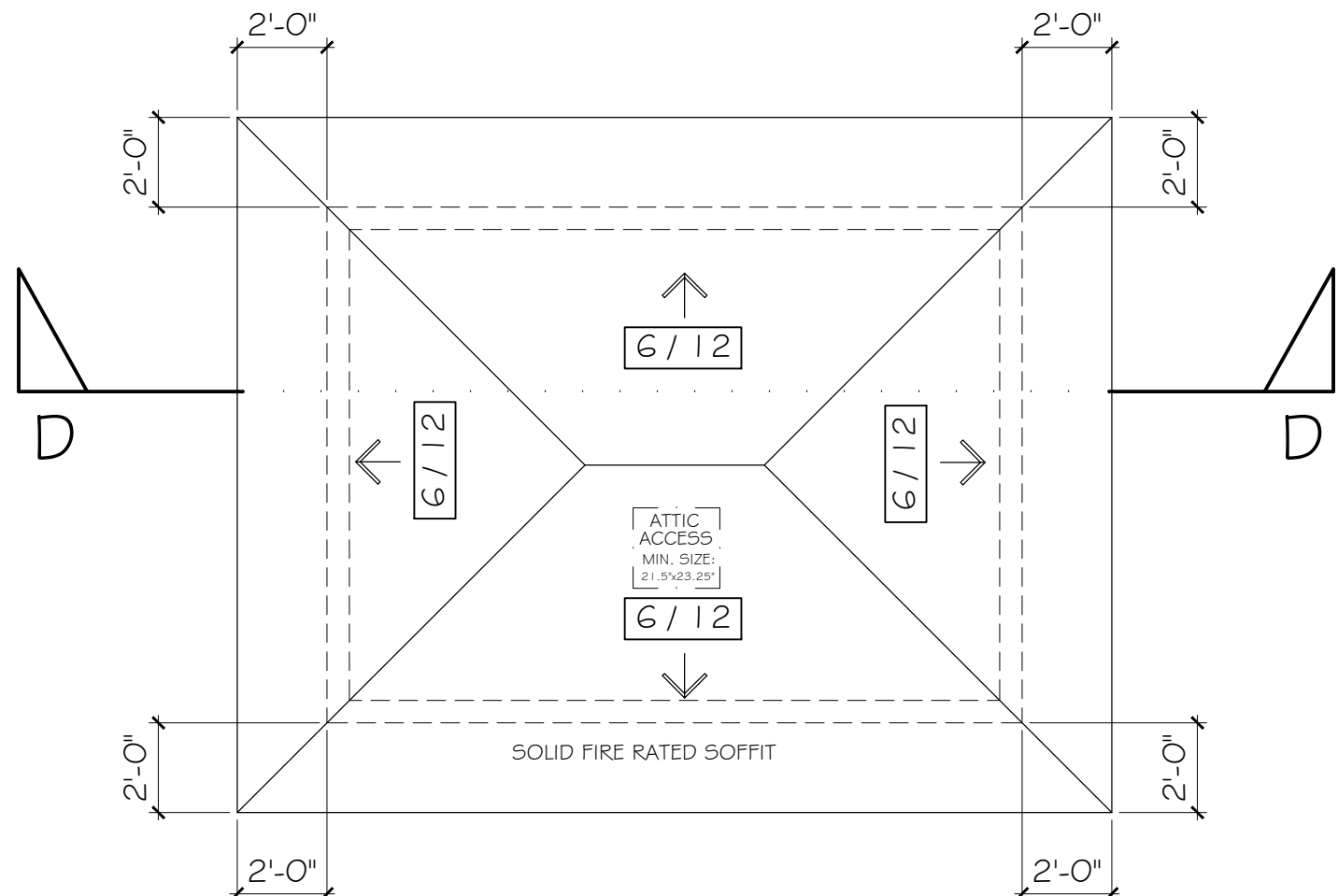
FOUNDATION PLAN

NOTE: REFER TO STRUCTURAL DRAWINGS FOOTING SIZES AND PLACEMENT.



MAIN FLOOR PLAN

MAIN FLOOR AREA 178.25 S.F.

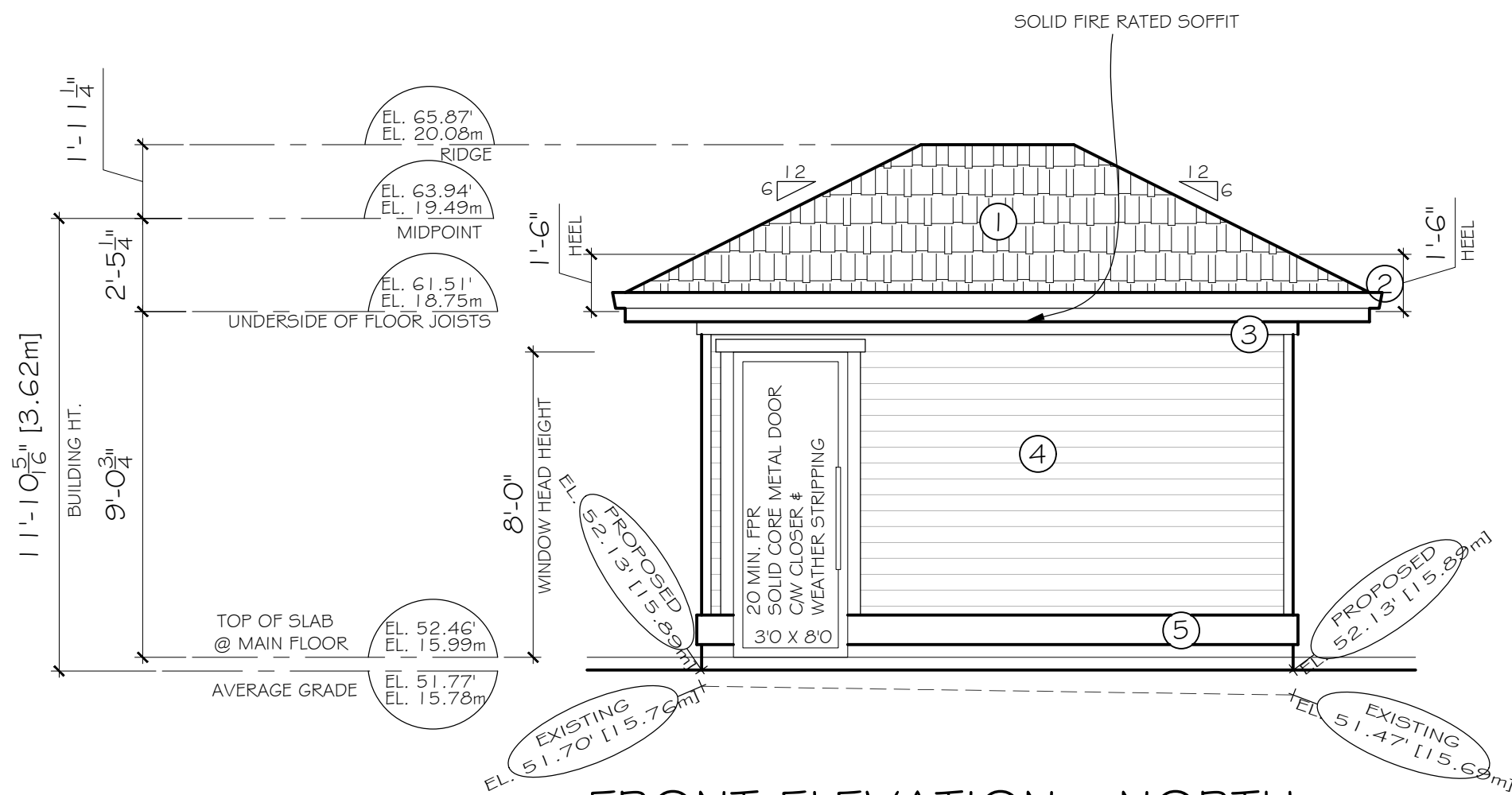


ROOF PLAN

REFER TO TRUSS LAYOUT AS PER STRUCT. ENGINEER DWGS.

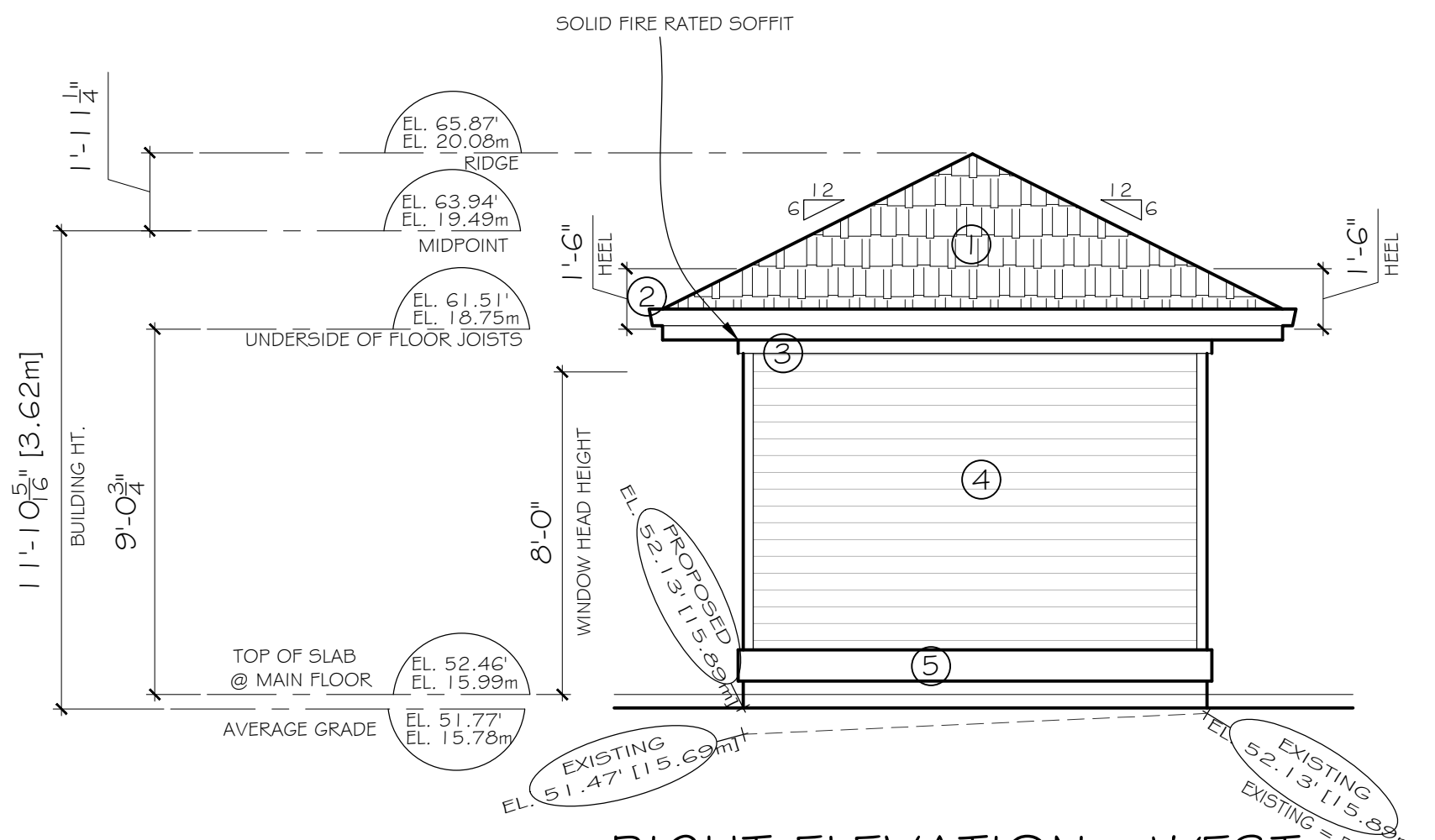
/ 12 DENOTES EXTERIOR ROOF PITCH

NOTE: SOLAR PRE-PIPE, ENGINEER TRUSSES FOR SOLAR PANELS



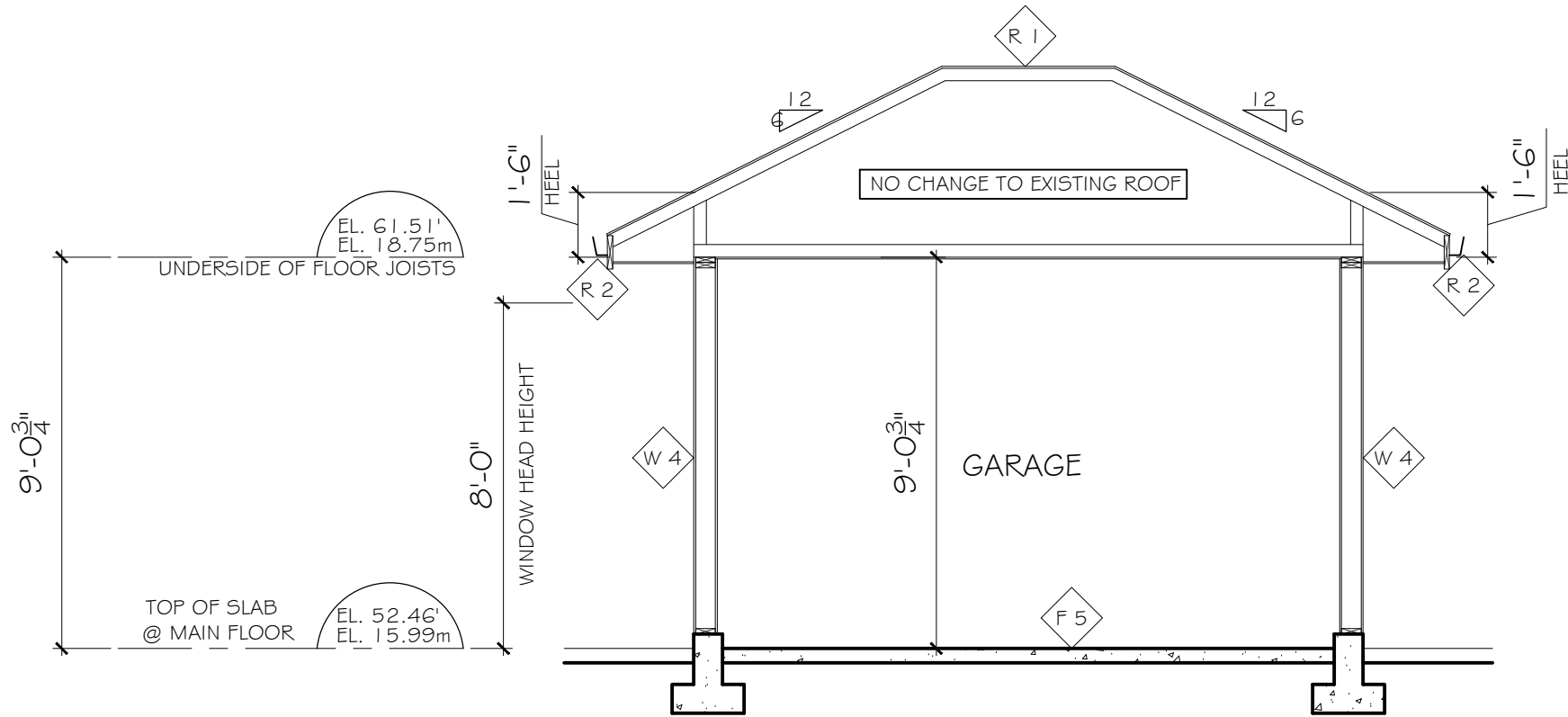
FRONT ELEVATION - NORTH

NOTE: SPATIAL SEPERATION NOT REQUIRED



RIGHT ELEVATION - WEST

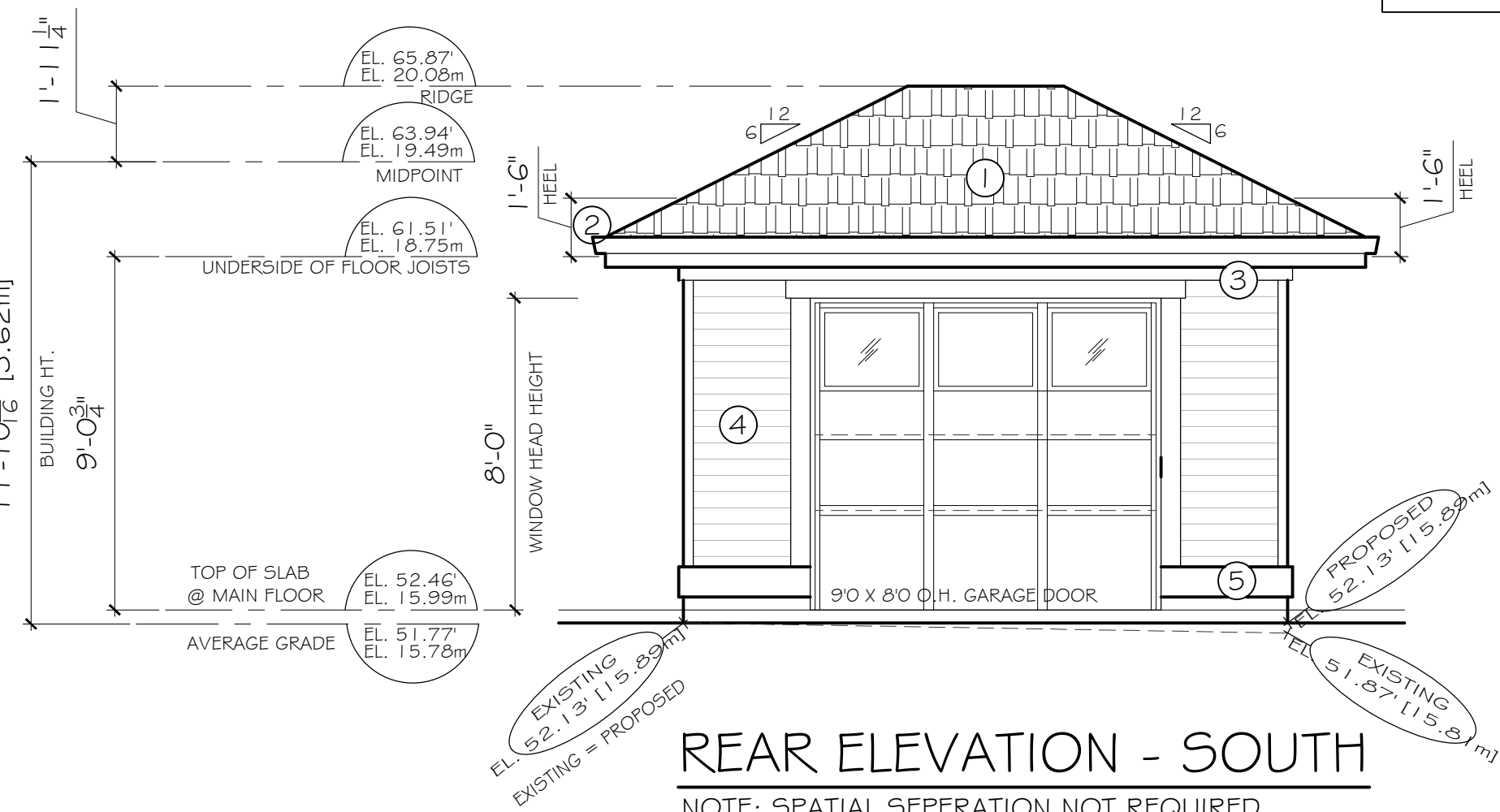
NOTE: SPATIAL SEPERATION NOT REQUIRED



SECTION D - D

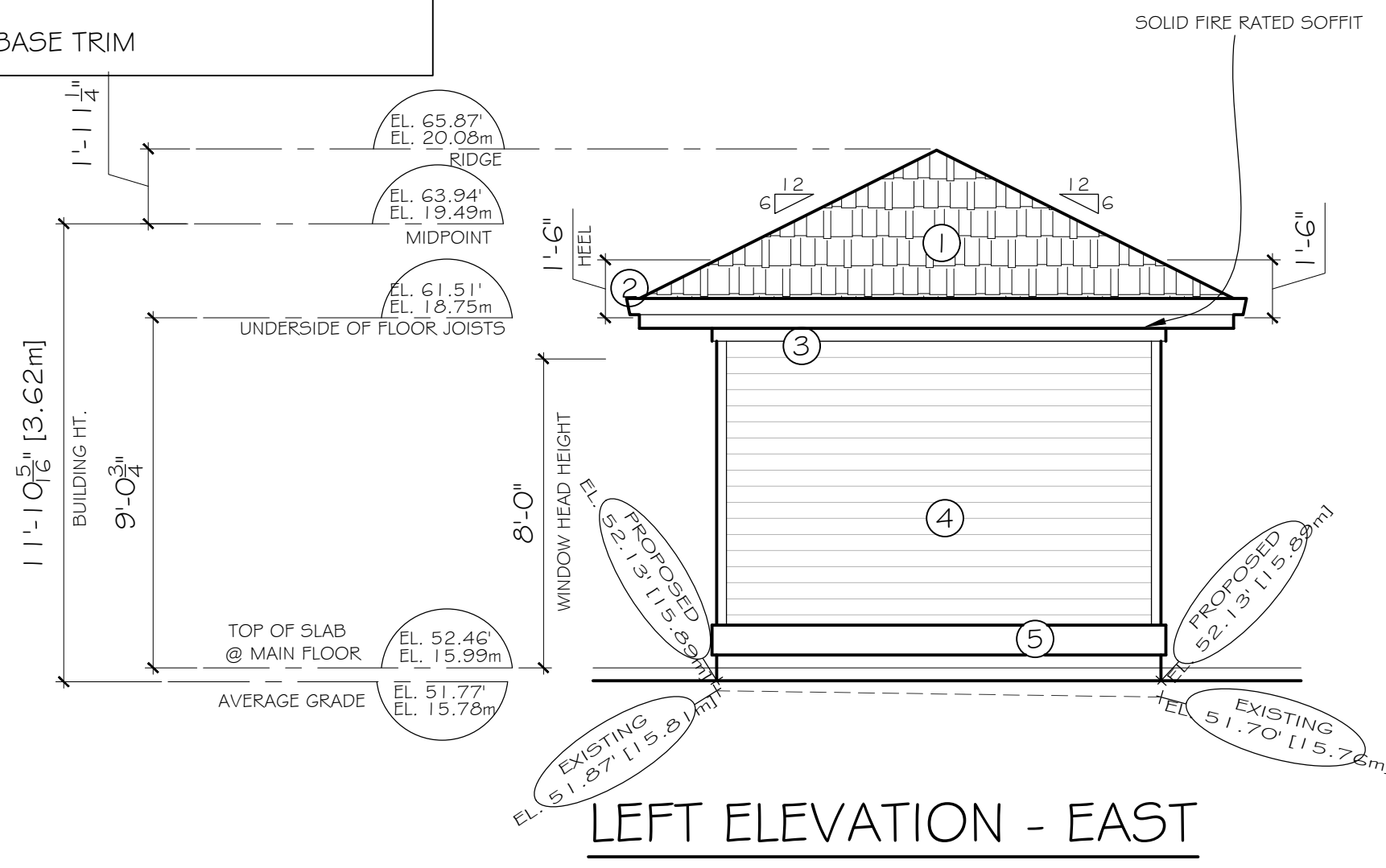
SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLES MINIMUM 30 YEAR
- 2 PREFINISHED ALUMINUM FASCIA GUTTER 2 X 10 FASCIA & GABLE BARGE BOARD
- 3 FRIEZE BOARD
- 4 HARDIE HORIZONTAL SIDING
- 5 2 X 10 BASE TRIM



REAR ELEVATION - SOUTH

NOTE: SPATIAL SEPERATION NOT REQUIRED



LEFT ELEVATION - EAST

NOTE: SPATIAL SEPERATION NOT REQUIRED

CONSTRUCTION ASSEMBLIES

- R 1 TRUSS ROOF CONSTRUCTION OVER GARAGE/EXTERIOR SPACE**
LAMINATED FIBERGLASS ASPHALT SHINGLES
1/2" PLYWOOD CW/H CLIPS @ UNSUPPORTED JOINTS
ENGINEERED WOOD TRUSSES OR WOOD FRAMING
5/8" GYPSUM BOARD
REFINISHED VINYL SOFFITS - TRIPLE 2" INVISIBLY VENTED
- R 2 ROOF CONSTRUCTION AT EAVES**
PREFINISHED ALUMINUM FASCIA GUTTER
2 X 10 COMB FACED FASCIA
PREFINISHED VINYL SOFFITS - TRIPLE 2" INVISIBLY VENTED
AT OPEN GABLES :
2 X 10 COMB FACED K.D. SPRUCE GABLE BARGE BOARD
OR 1 X 4 COMB FACED K.D. SPRUCE OVERLAY
- F 5 SLAB CONSTRUCTION**
4" CONCRETE SLAB
6 MIL POLY VAPOUR BARRIER
6" MIN. COMPACTED FILL
SOLID BASE OR COMPACTED FILL
- W 3 INTERIOR WALL CONSTRUCTION**
1/2" GYPSUM BOARD
2X4 @ 16" o.c. K.D. S.P.F. STUDS

- W 1 EXTERIOR WALL CONSTRUCTION**
HORIZONTAL, "HARDI-BOARD" SIDING
1/2" THICK X 1-1/2" WIDE STD. FIR KDAT TREATED
PLYWOOD STRIPS (VERTICALLY APPLIED @ 16" O.C.)
INSECT SCREEN - 6" WIDE SCREEN WRAPPED OVER EDGE
ONTO
2 LAYERS 30 MIN. BUILDING PAPER
PEEL AND STICK WATERPROOF MEMBRANE
AT SILL / THRESHOLD OF ALL OPENINGS
1/2" O.S.B. WALL SHEATHING
2X6 @ 16" o.c. K.D. S.P.F. STUDS
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD
- W 4 EXTERIOR WALL CONSTRUCTION**
HORIZONTAL, "HARDI-BOARD" SIDING
1/2" THICK X 1-1/2" WIDE STD. FIR KDAT TREATED
PLYWOOD STRIPS (VERTICALLY APPLIED @ 16" O.C.)
INSECT SCREEN - 6" WIDE SCREEN WRAPPED OVER EDGE
ONTO
2 LAYERS 30 MIN. BUILDING PAPER
PEEL AND STICK WATERPROOF MEMBRANE
AT SILL / THRESHOLD OF ALL OPENINGS
1/2" O.S.B. WALL SHEATHING
2X6 @ 16" o.c. K.D. S.P.F. STUDS
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

REV.	DATE	REMARKS
CC	JAN-16-2026	REVISIONS
CC	FEB-18-2026	REVISIONS

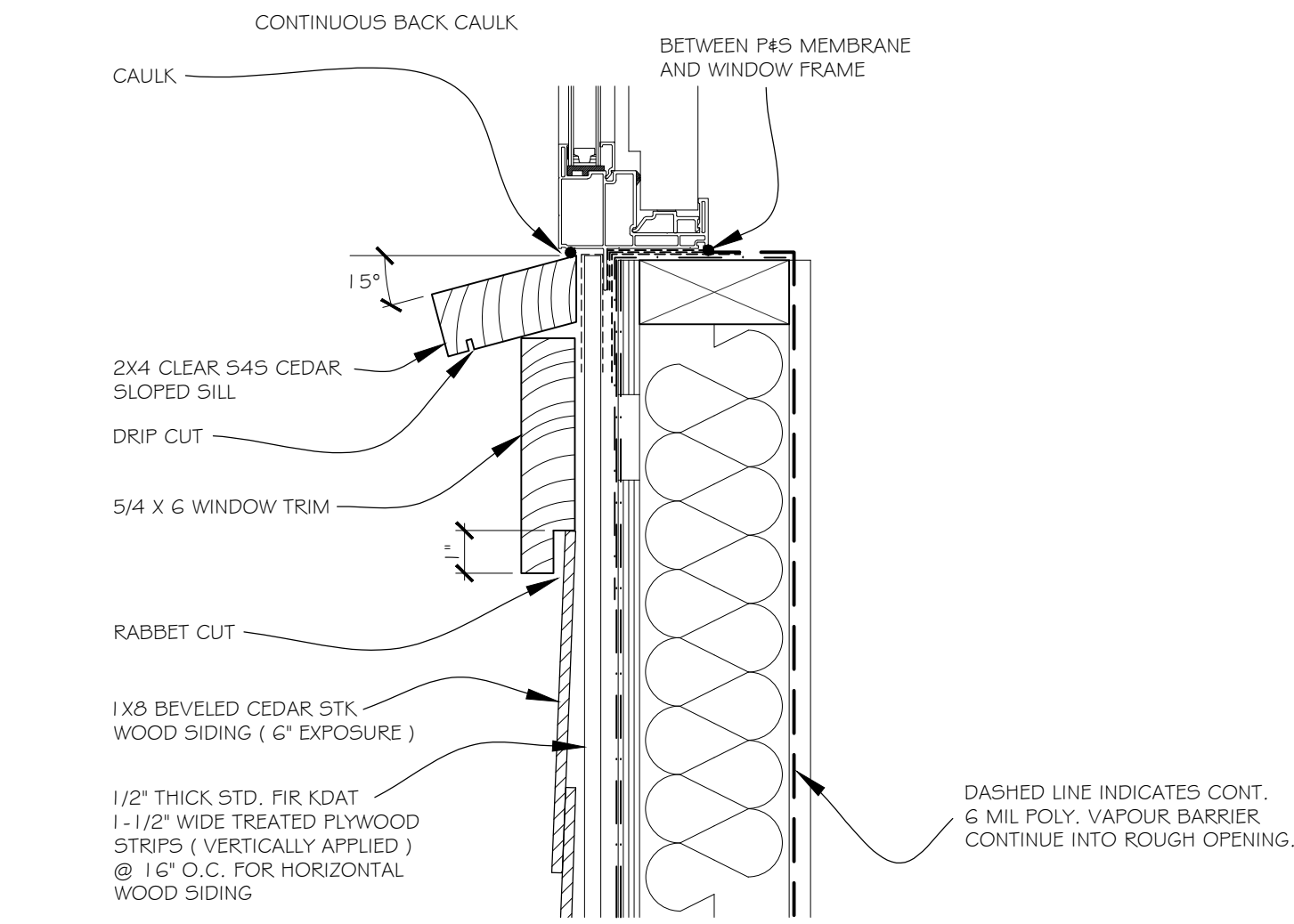
CLIENT :	PROJECT :	CONTENT :
	21528 OLD YALE ROAD, LANGLEY BC	ACCESSORY BUILDING

DATE :	MAR. 2024
SCALE :	1/8" = 1'-0"
PROJECT No. :	
SHEET No. :	REVISION :
A - 5.1	

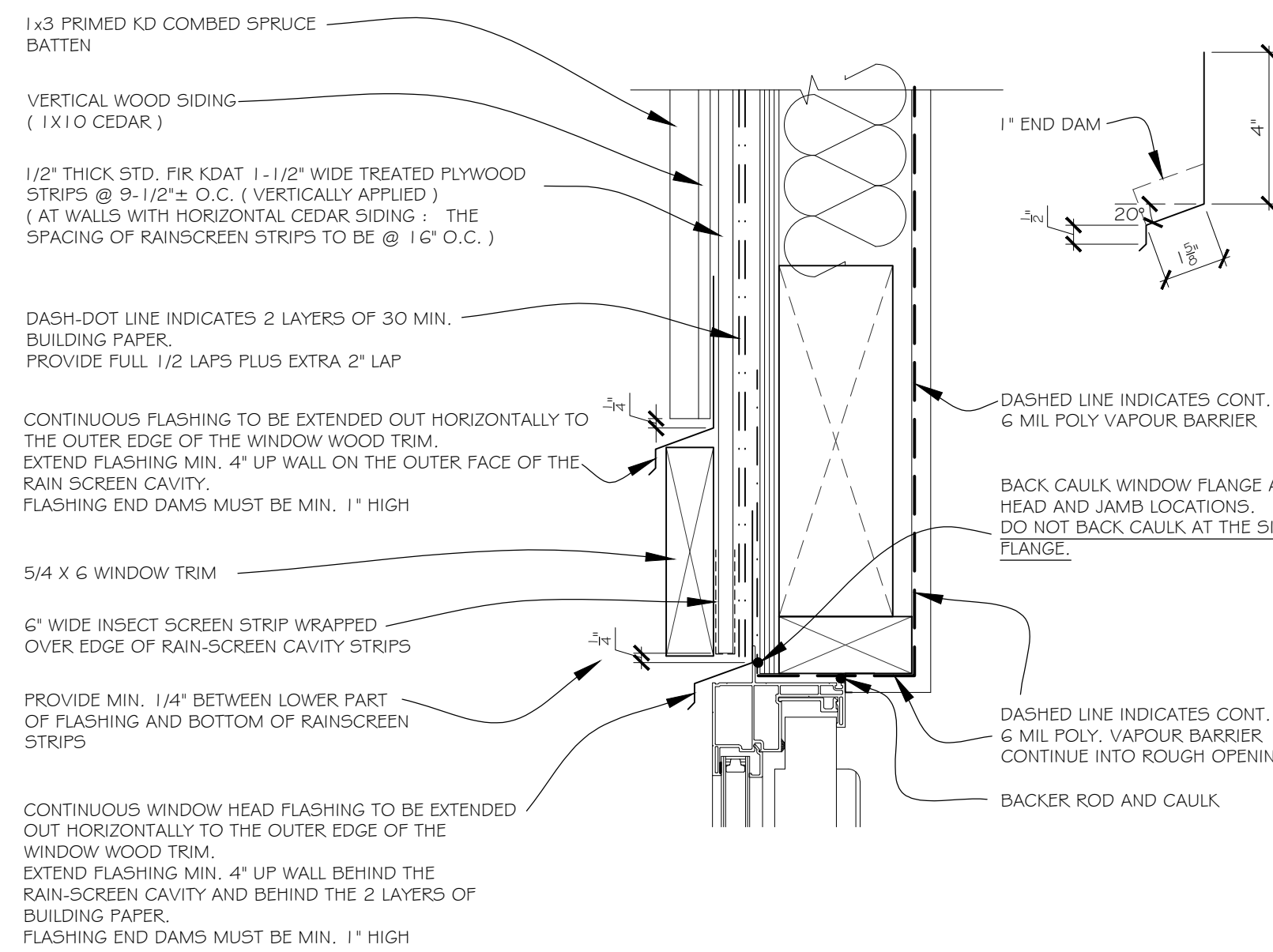
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LANGLEY, BC

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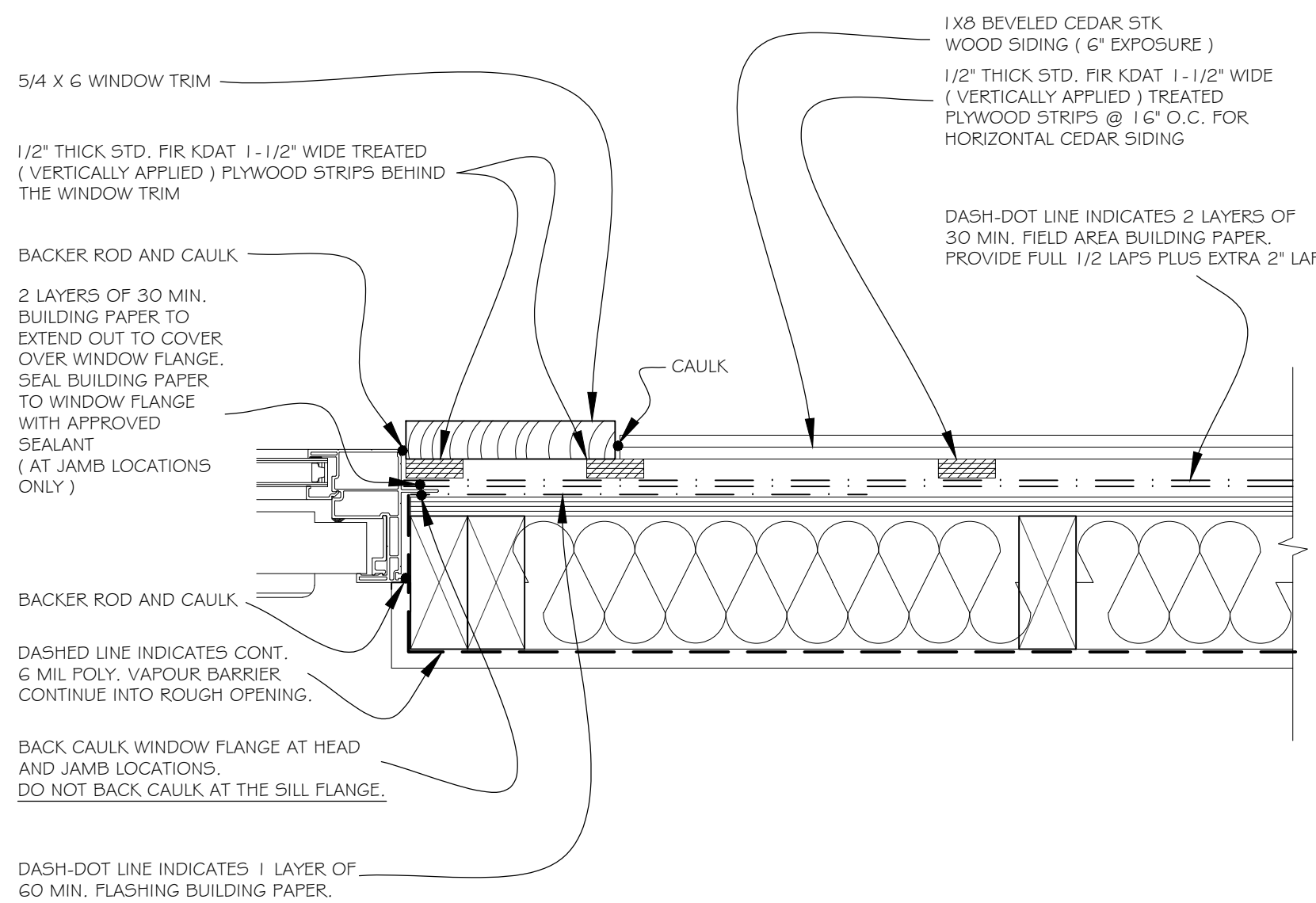
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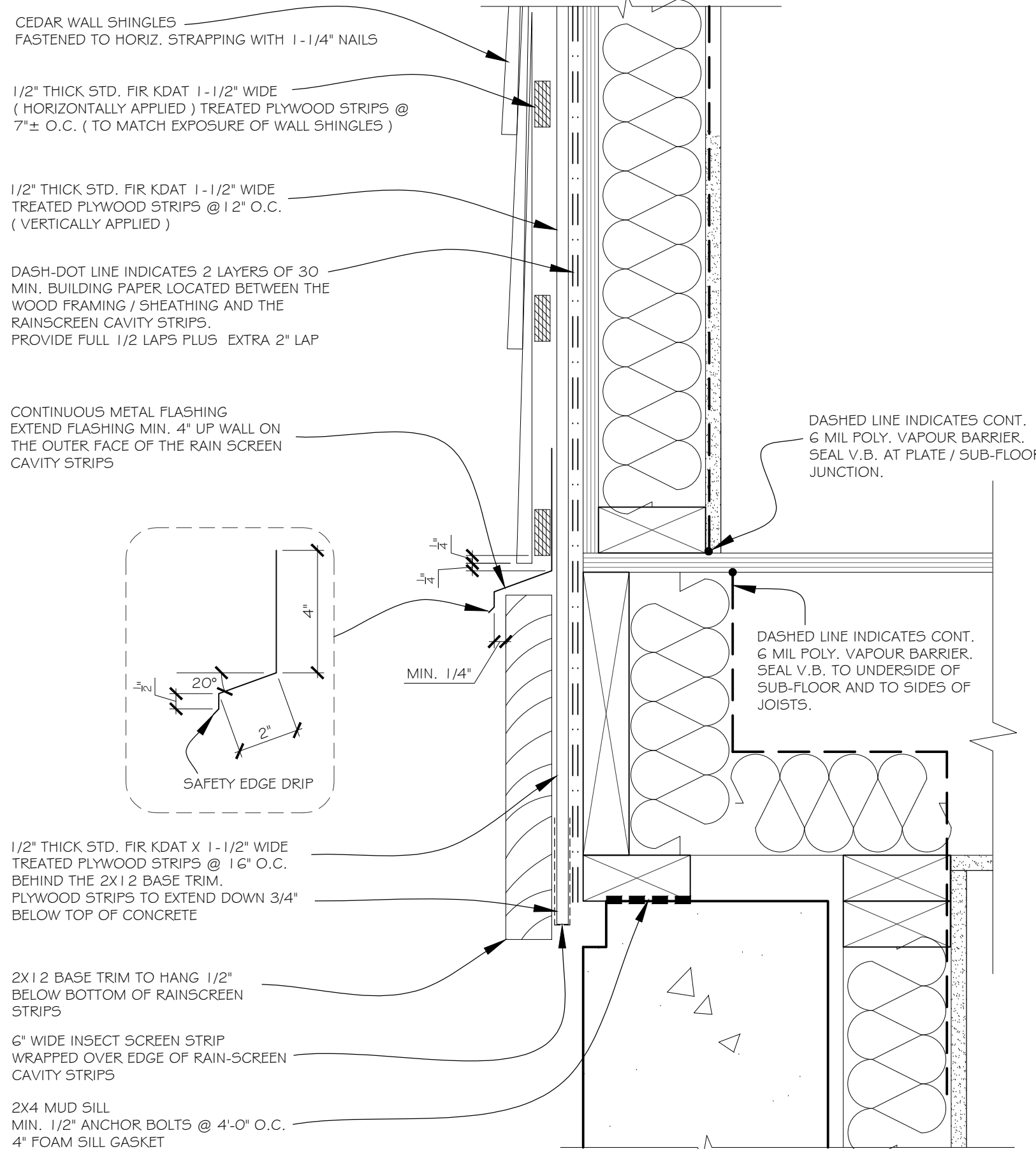
D 3 SECTION DETAIL - WINDOW SILL



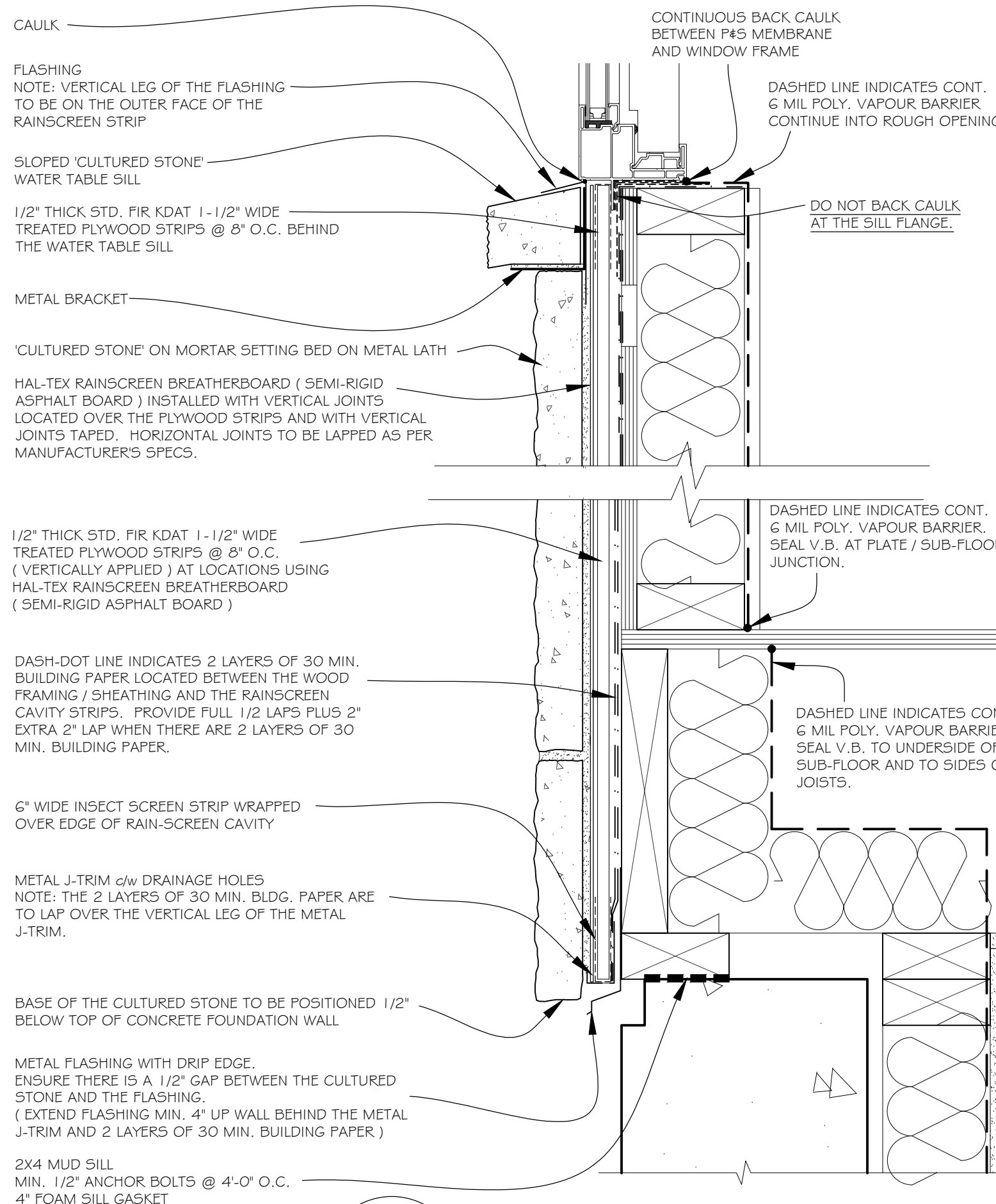
D 4 SECTION DETAIL - WINDOW HEAD (SIMILAR AT DOORS)



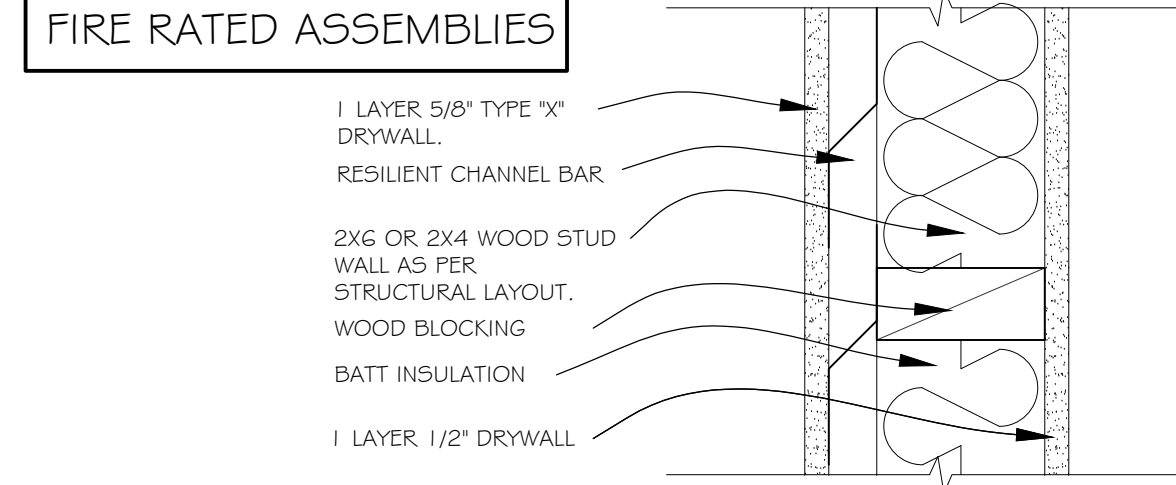
D 8 PLAN DETAIL - WINDOW JAMB



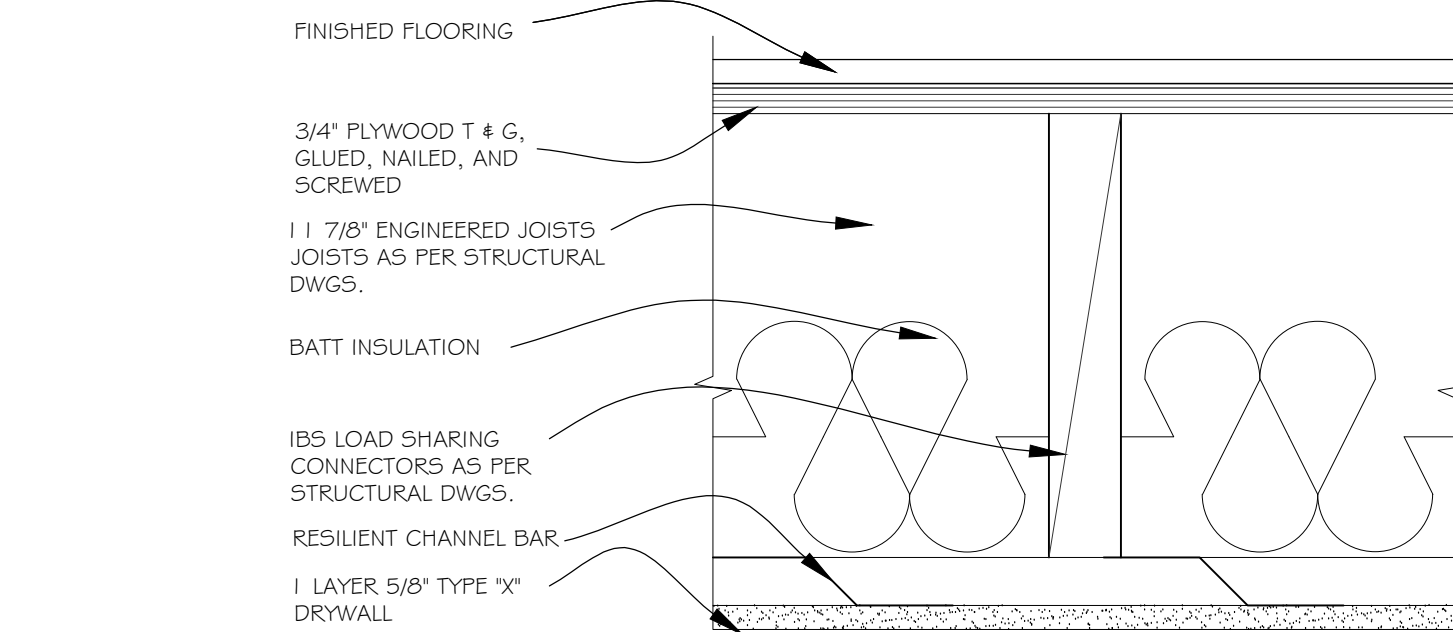
D 10 SECTION DETAIL - BASE TRIM



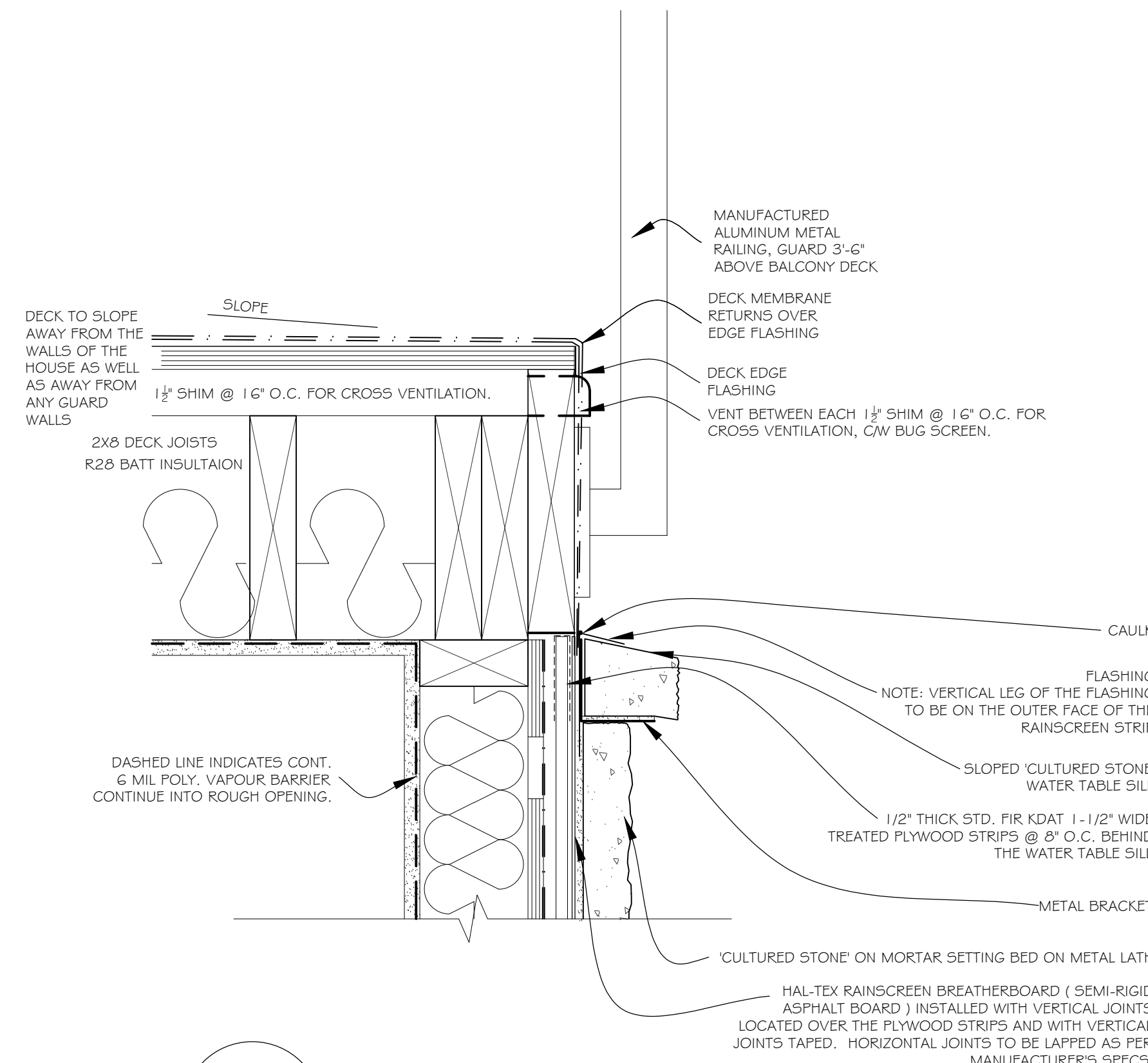
D 11 SECTION DETAIL - WINDOW SILL



D 19 1 HR FIRE RATED WALL ASSEMBLY (W4a) TABLE A-9.10.3.1.A BETWEEN SUITE AND RESIDENCE



D 20 1 HR FIRE RATED CEILING ASSEMBLY (F9c) TABLE A-9.10.3.1.B BETWEEN SUITE AND RESIDENCE



D 21 SECTION DETAIL - FLAT ROOF/DECK VENTING

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REV.	DATE	REMARKS

CUSTOMER :	PROJECT :	CONTENT :

DATE :	FEB 2022
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PROJECT No. :	
SHEET No. :	A 6.1
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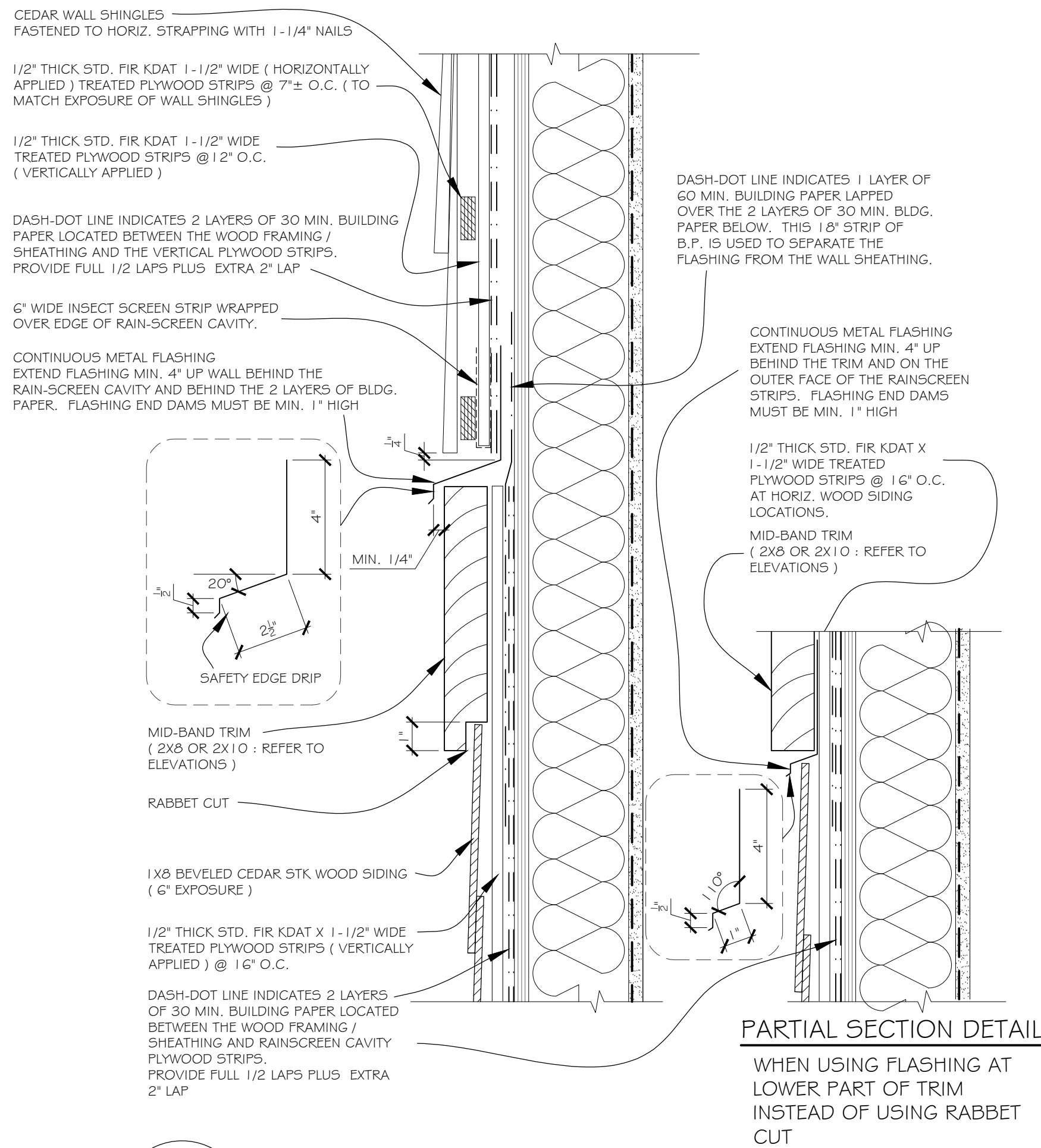
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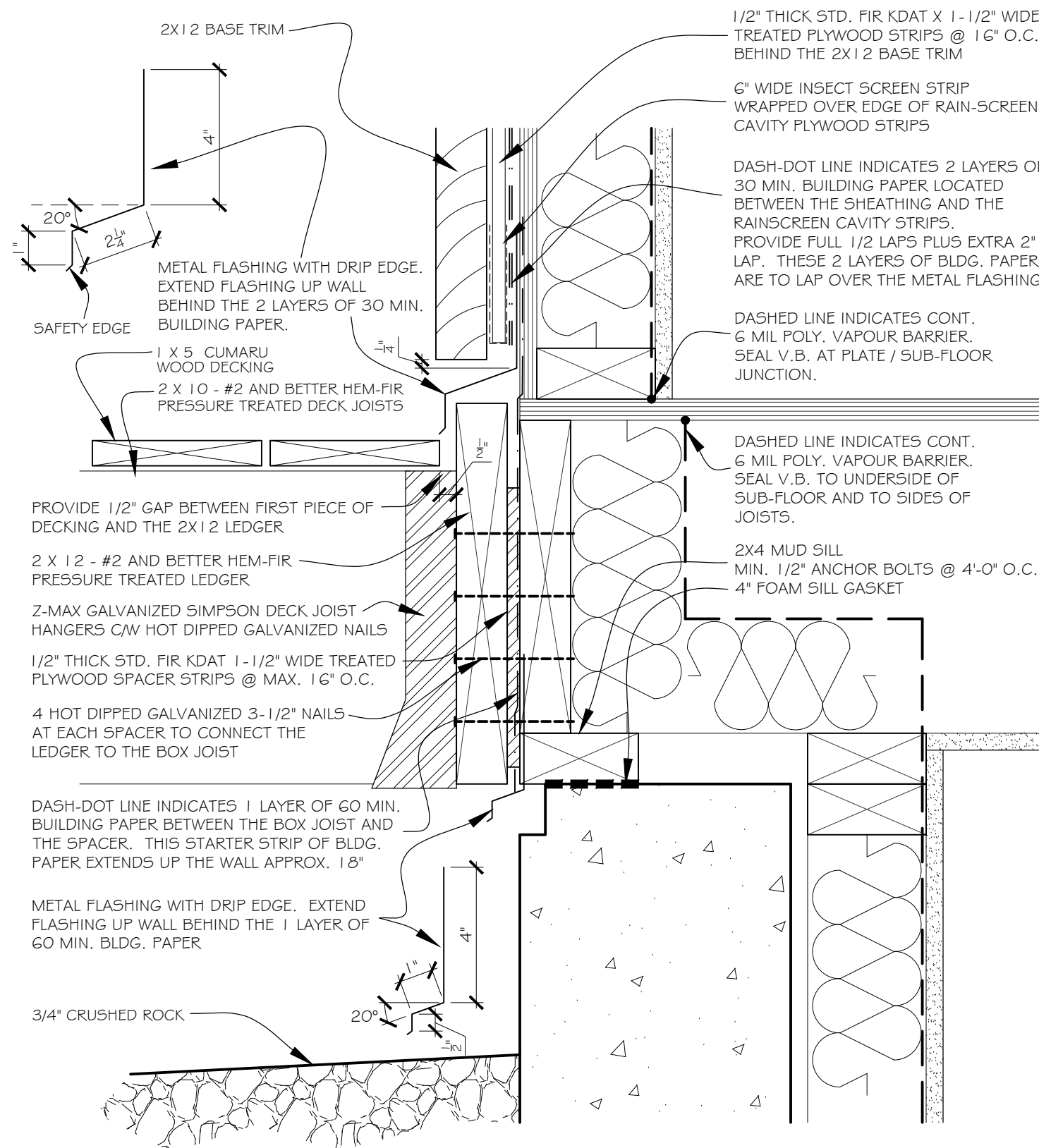
REV.	DATE	REMARKS

CUSTOMER :	PROJECT :	CONTENT :

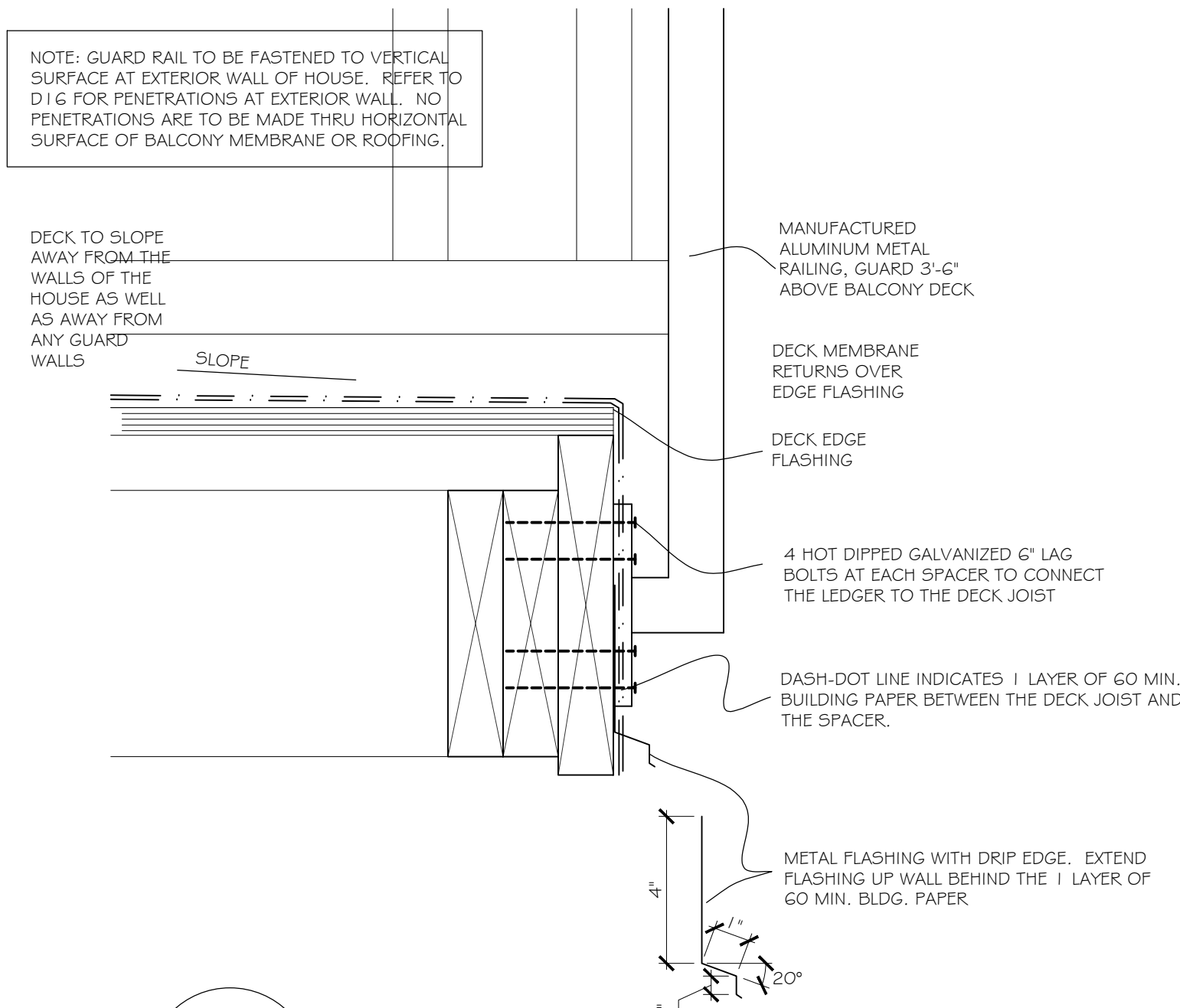
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SHEET No. :	A 6.2
REVISION :	



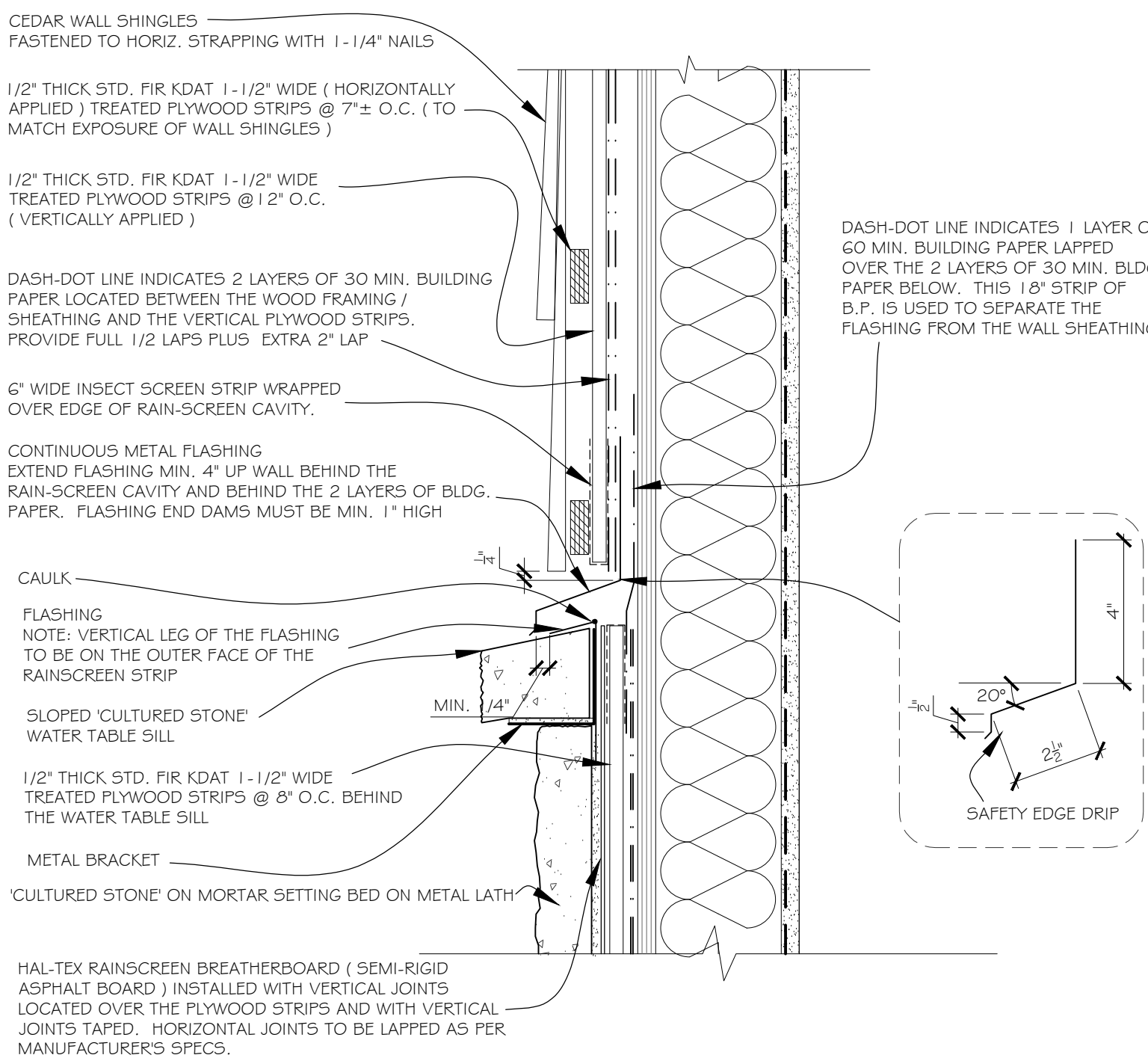
D 12 SECTION DETAIL - MID-BAND TRIM BOARD



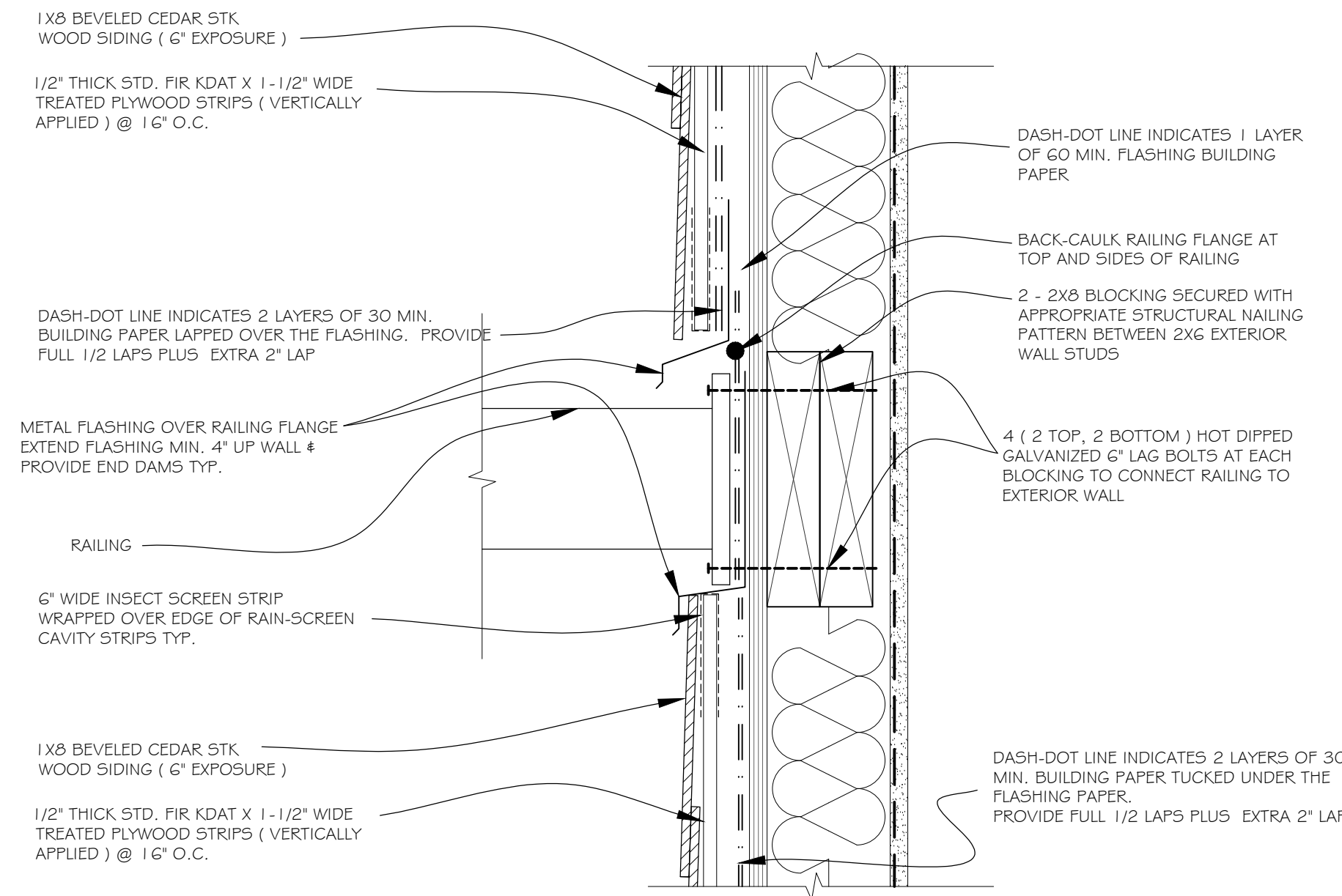
D 14 SECTION DETAIL - DECK CONNECTION



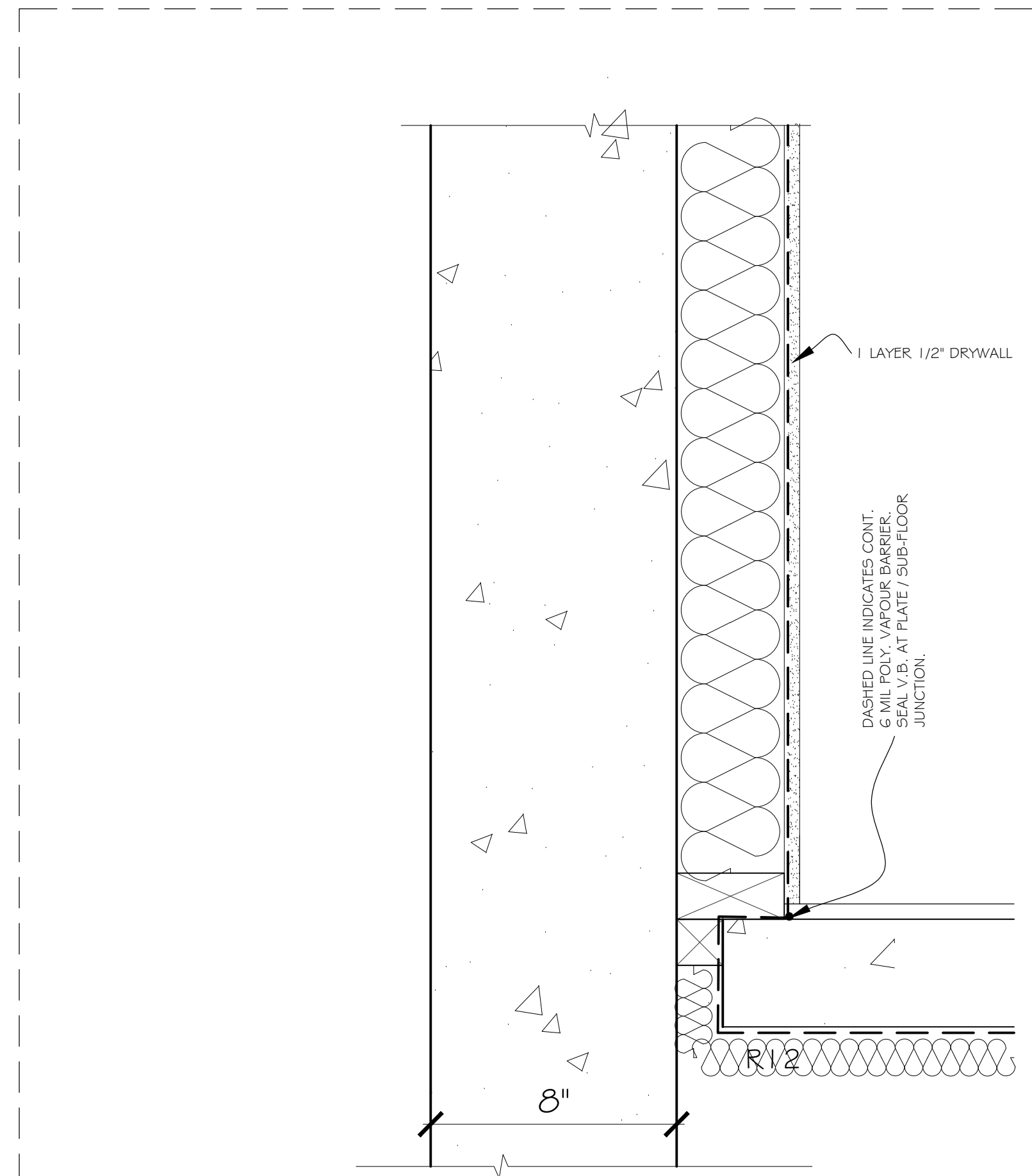
D 19 SECTION DETAIL - GUARD RAIL ATTACHMENT



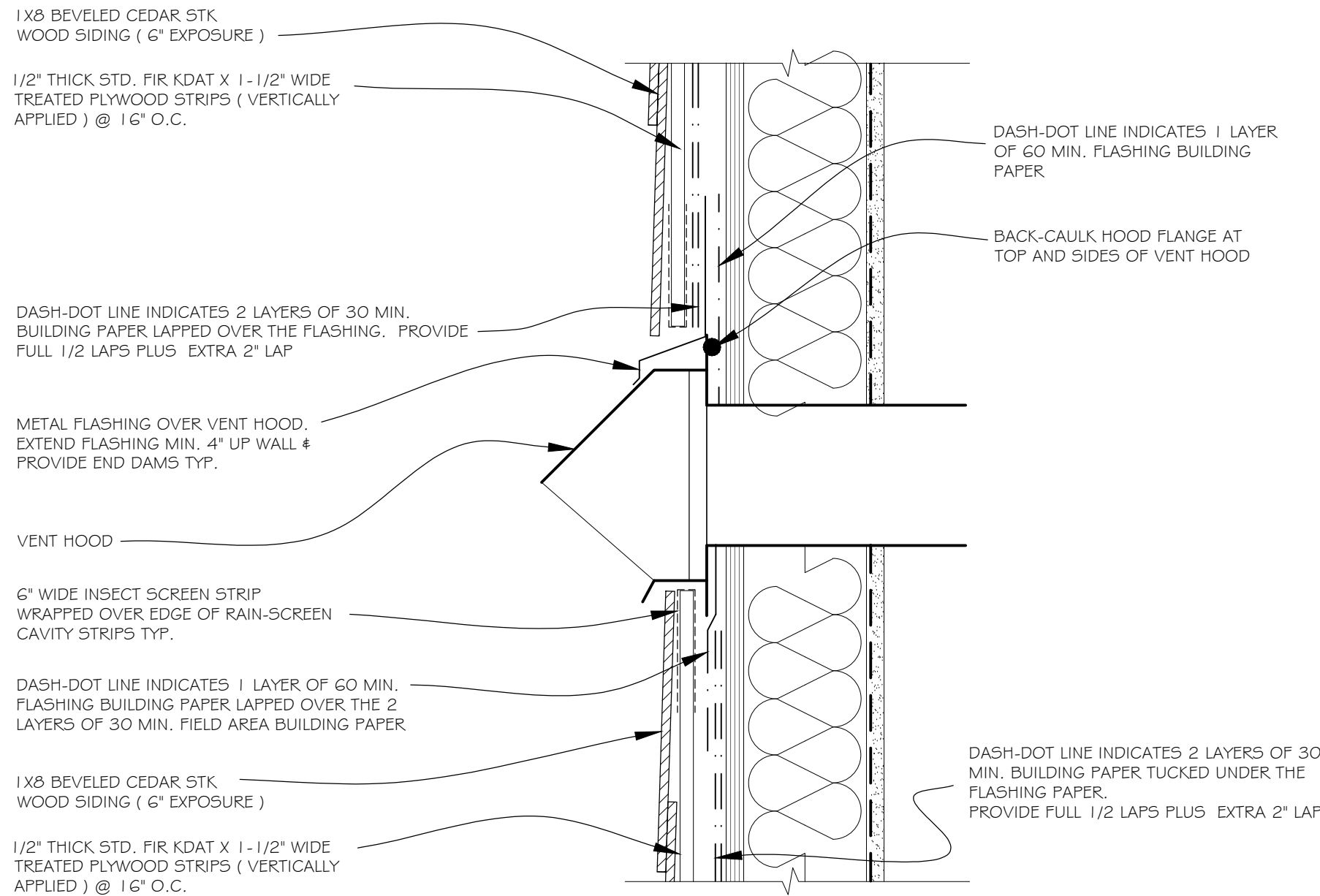
D 20 SECTION DETAIL - 'CULTURED STONE' SIDING



D 21 SECTION DETAIL - GUARD RAIL ATTACHMENT @ EXRIOR WALL

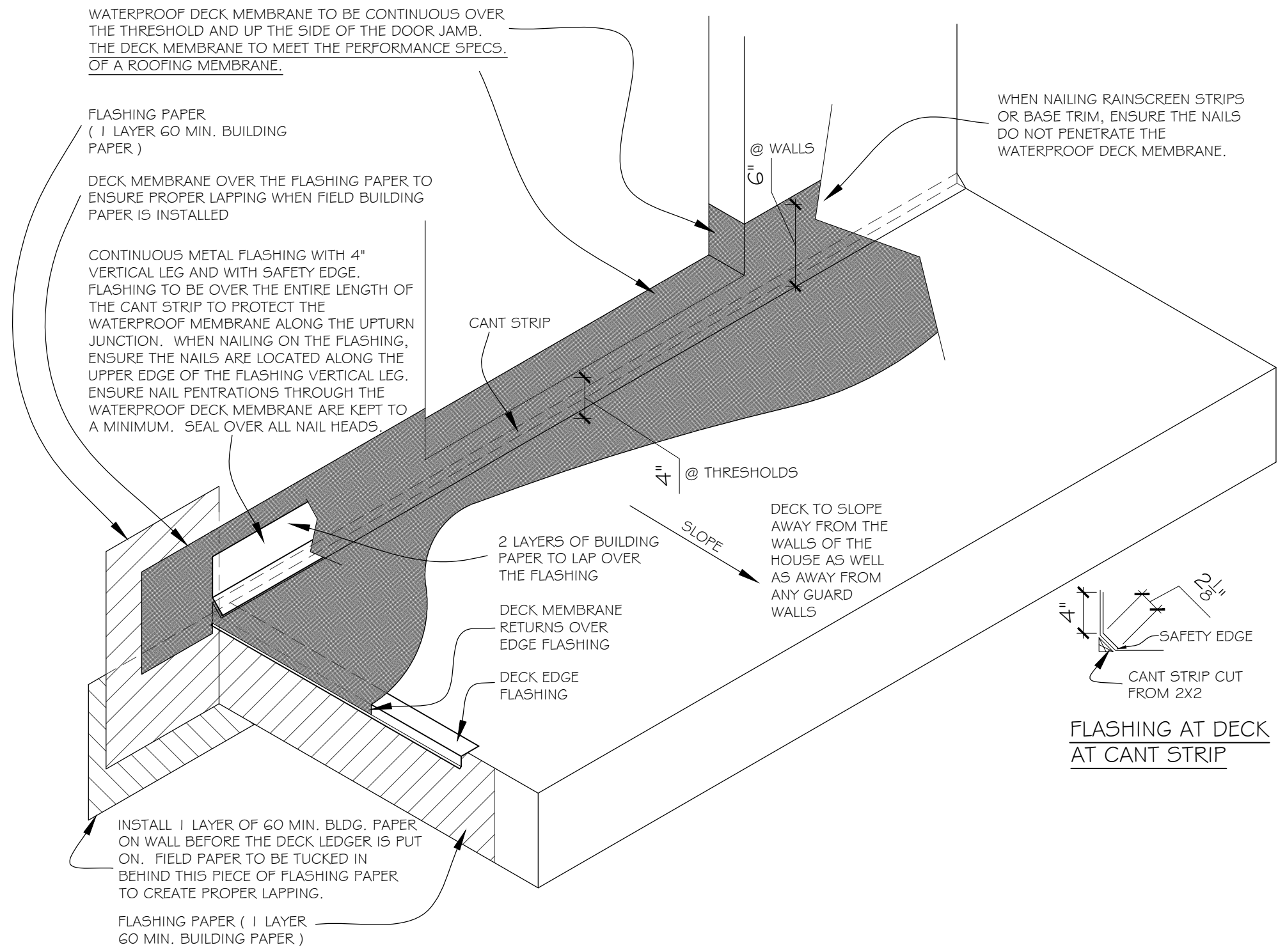


D 27 BASEMENT SLAB EDGE DETAIL - HEATED FLOORS

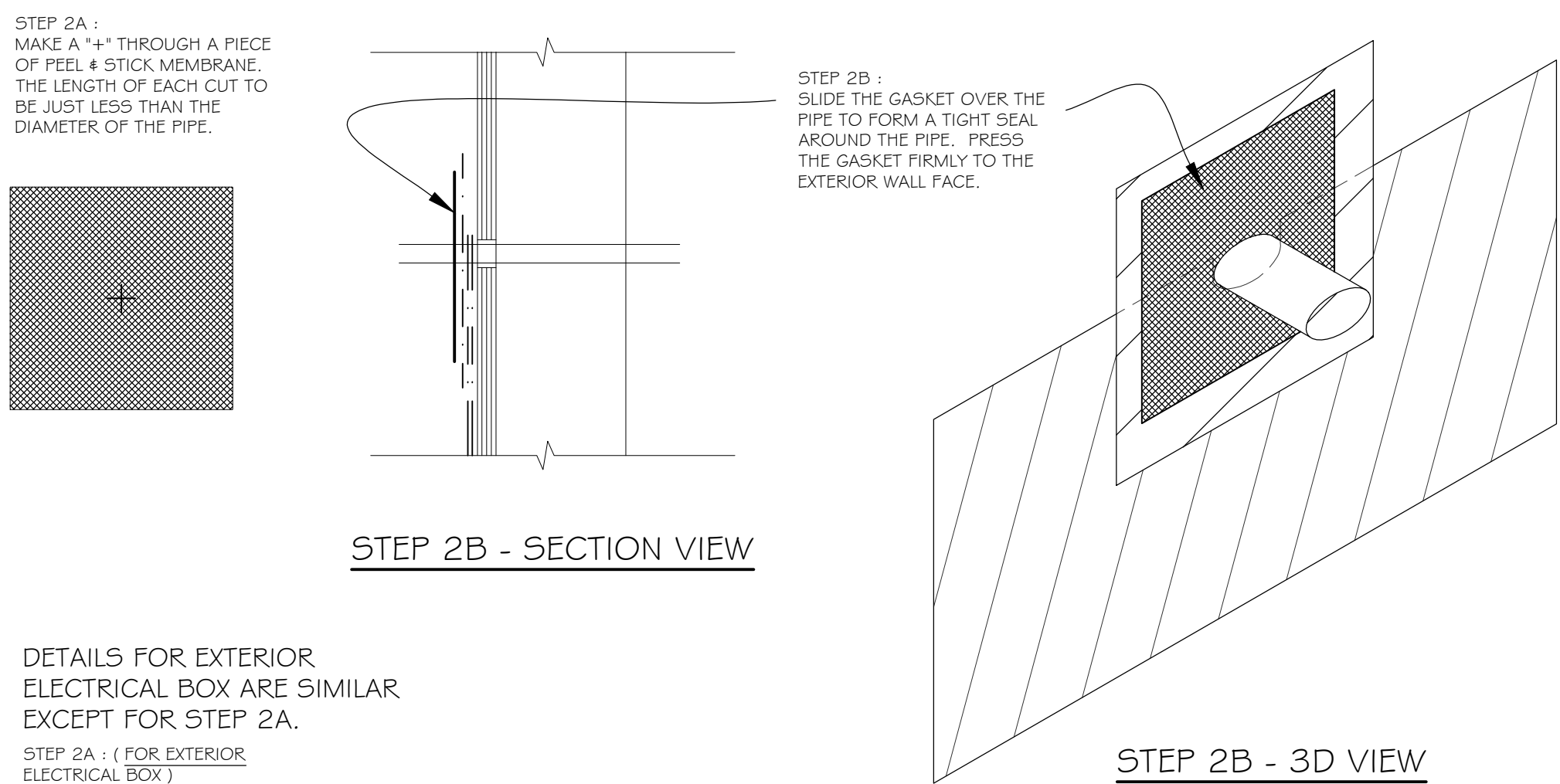
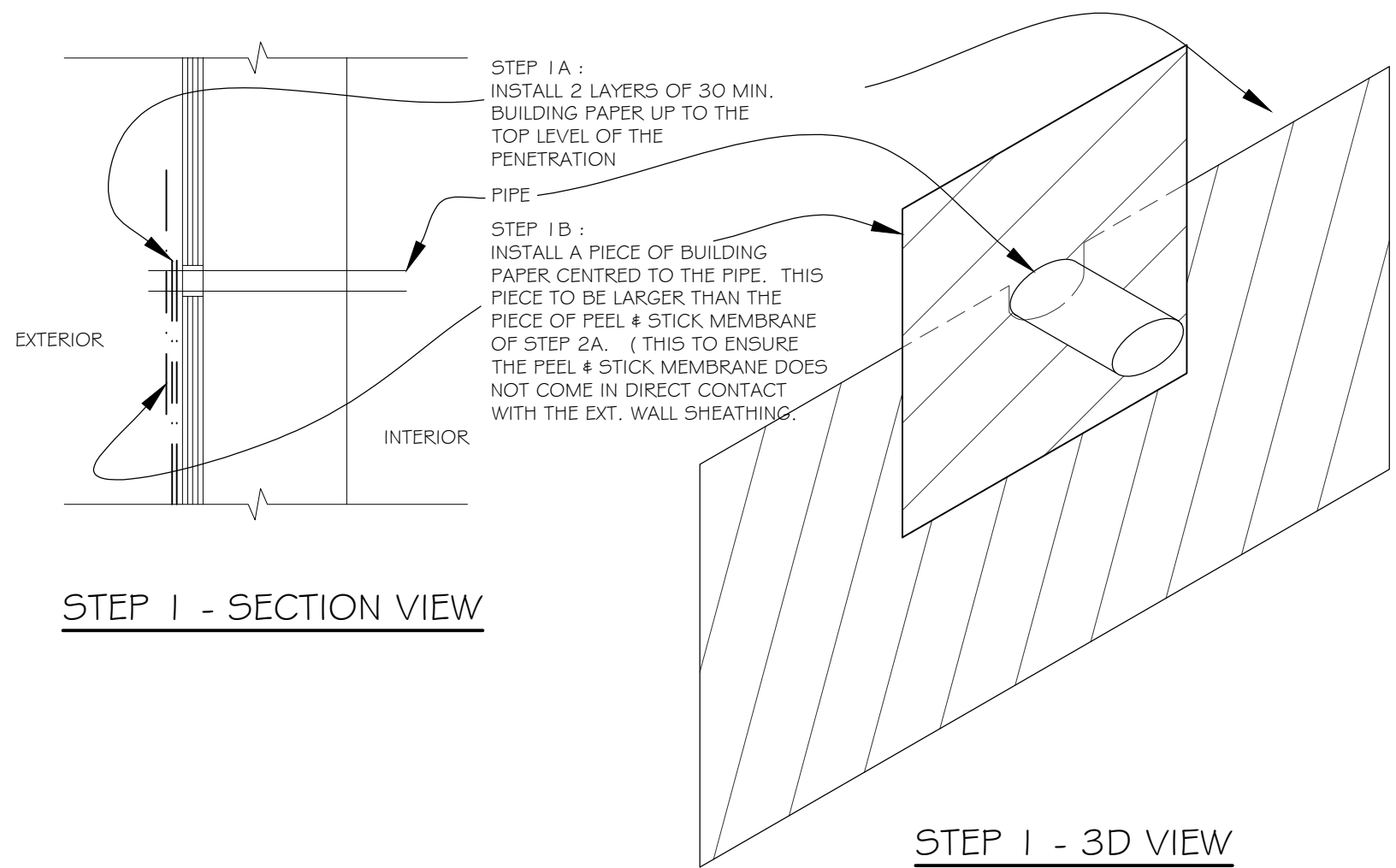


D 15 SECTION DETAIL - VENT HOOD INSTALLATION

SIDING MATERIAL	SPACING OF 1/2" THICK STD. FIR KDAT X 1-1/2" WIDE TREATED PLYWOOD STRIPS
1x8 BEVELED CEDAR STK. WOOD SIDING (6" EXPOSURE)	16" O.C. VERTICALLY APPLIED
VERTICAL WOOD SIDING (1X10 CEDAR) & 1x3 PRIMED KD COMBED SPRUCE BATTEN	9-1/2" ± O.C. (TO MATCH BOARD WIDTH) VERTICALLY APPLIED
CEDAR WALL SHINGLES (FASTENED TO HORIZ. STRAPPING WITH 1-1/4" NAILS)	7"± O.C. (TO MATCH SHINGLE EXPOSURE) HORIZONTALLY APPLIED STRIPS FASTENED TO 12" O.C. VERTICALLY APPLIED STRIPS
'CULTURED STONE' ENSURE METAL LATH IS SECURELY FASTENED TO THE PLYWOOD STRIPS AND NOT JUST TO THE BREATHERBOARD	8" O.C. VERTICALLY APPLIED
STUCCO ENSURE METAL LATH IS SECURELY FASTENED TO THE PLYWOOD STRIPS AND NOT JUST TO THE BREATHERBOARD	8" O.C. VERTICALLY APPLIED
2x WOOD TRIM	MAX. 16" O.C. VERTICALLY APPLIED

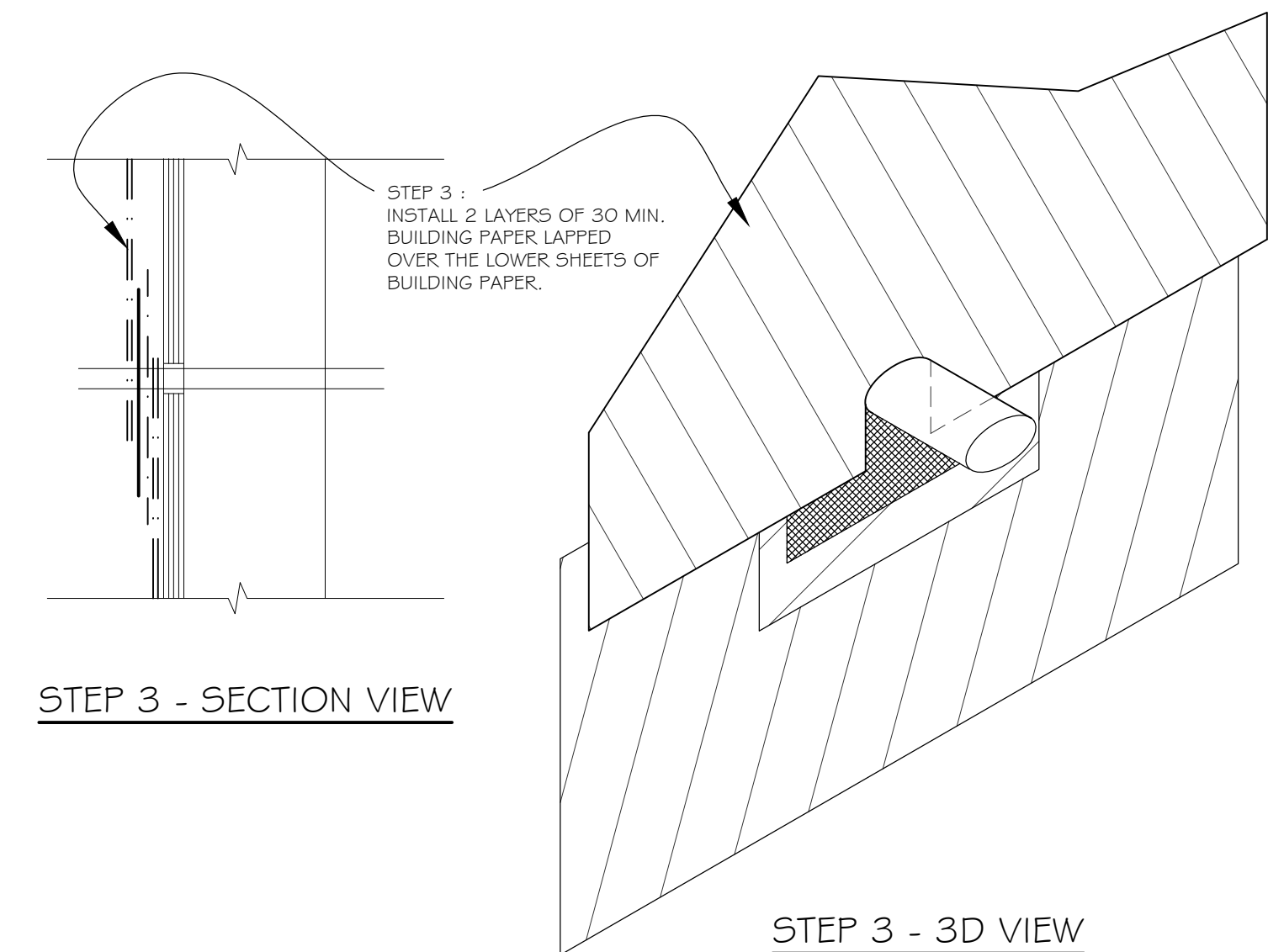


D 17 SECTION DETAIL WATERPROOF DECK MEMBRANE AT DOOR OPENINGS



DETAILS FOR EXTERIOR ELECTRICAL BOX ARE SIMILAR EXCEPT FOR STEP 2A.

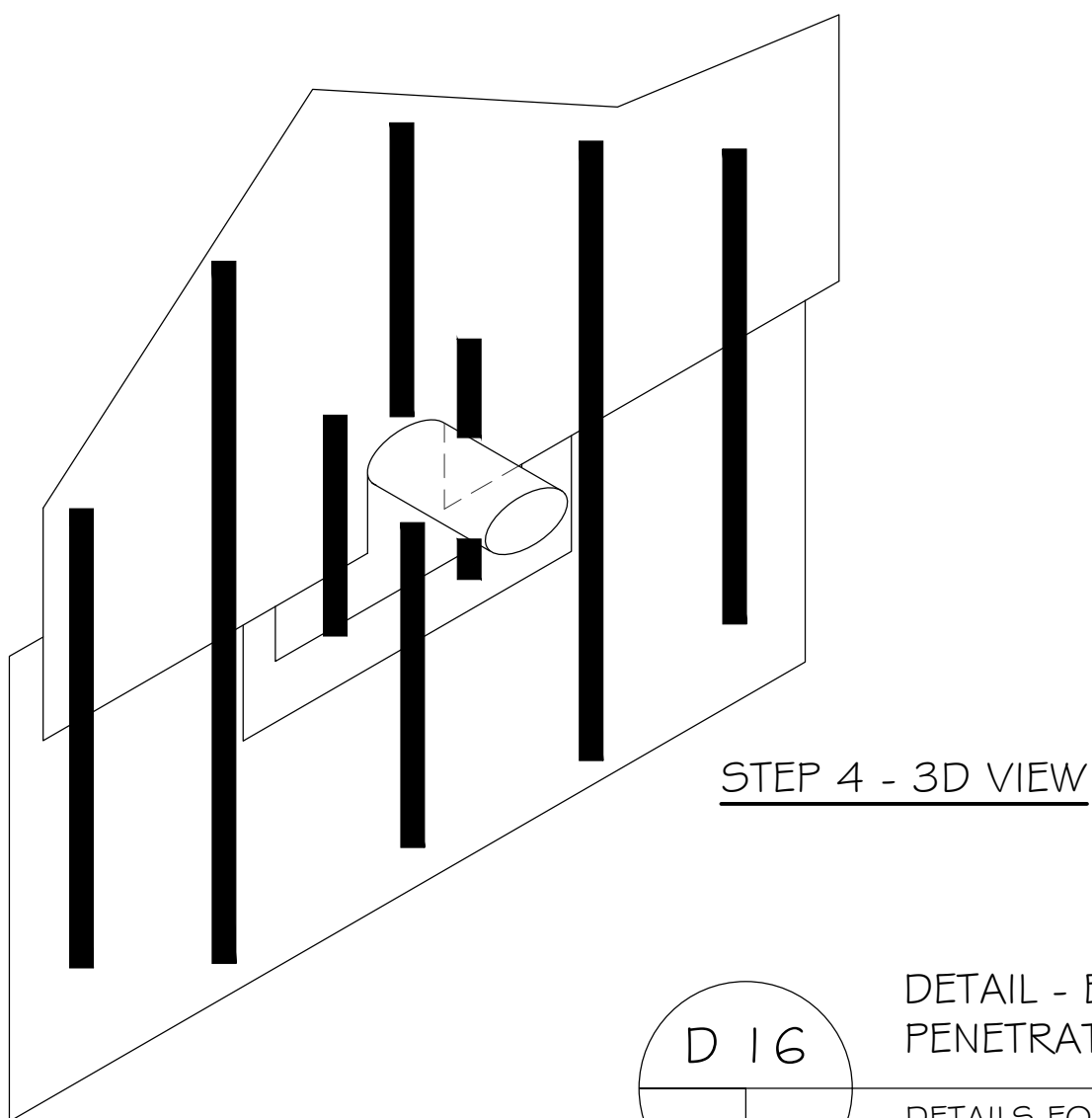
STEP 2A : (FOR EXTERIOR ELECTRICAL BOX) CUT AN OPENING IN A PIECE OF PEEL & STICK MEMBRANE THAT IS SLIGHTLY SMALLER THAN THE PROFILE OF THE ELECTRICAL BOX.



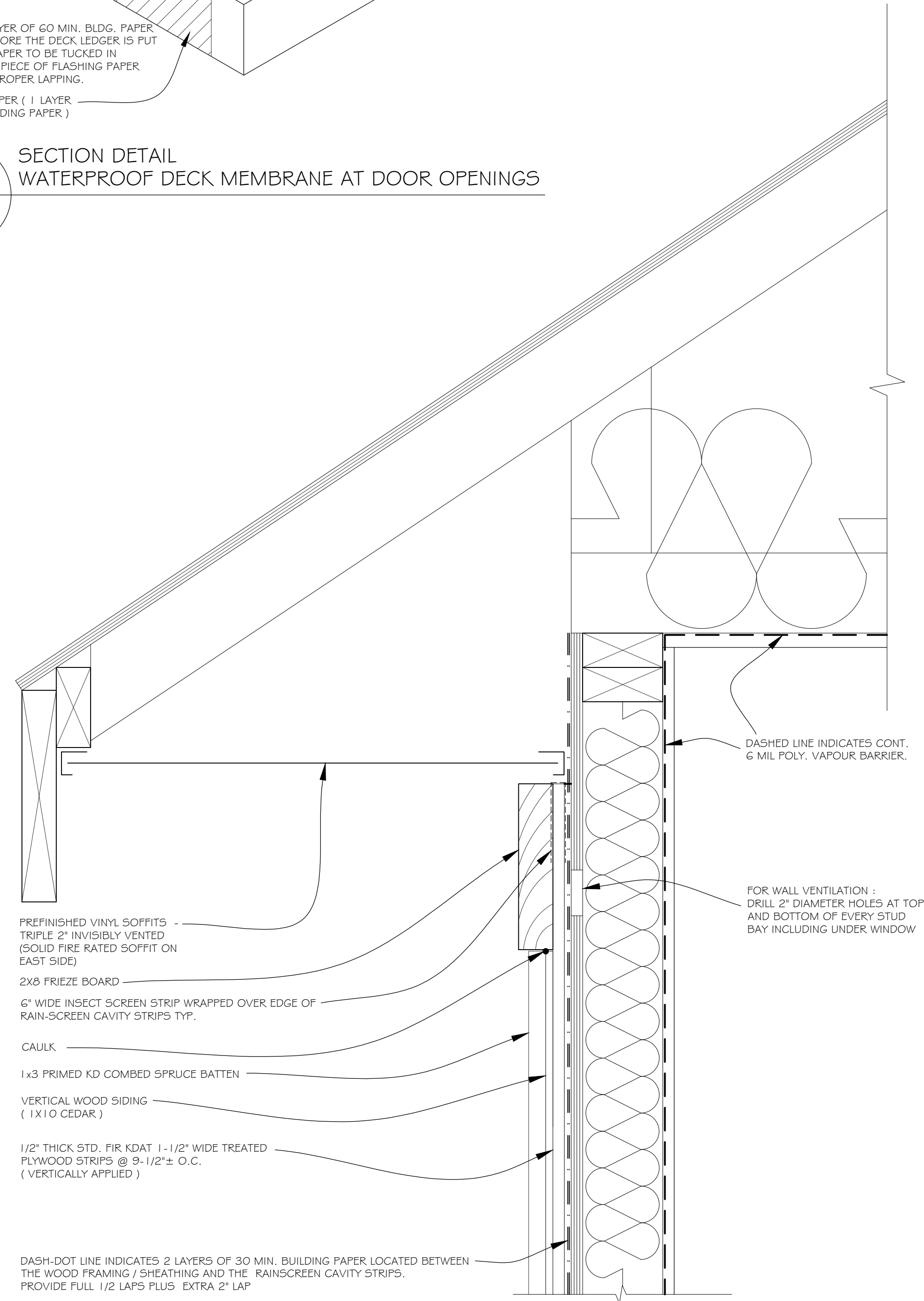
STEP 4 : INSTALL RAIN-SCREEN CAVITY STRIPS. ENSURE THAT THERE IS ADEQUATE SUPPORT FOR THE SIDING BUT ALSO ALLOW ROOM AROUND THE PENETRATION DETAIL FOR FREE DRAINAGE.

STEP 5 : INSTALL SIDING

STEP 6 : INSTALL BACKER ROD AND SEALANT AT THE PENETRATION WHERE IT PASSES THROUGH THE CLADDING. THIS IS THE CONTINUATION OF THE FIRST PLANE OF PROTECTION FOR THE WALL.



D 16 DETAIL - EXTERIOR PIPE PENETRATION
DETAILS FOR EXTERIOR ELECTRICAL BOX ARE SIMILAR EXCEPT FOR STEP 2A.



D 18 SECTION DETAIL - EXTERIOR WALL / SOFFIT JUNCTION



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REV.	DATE	REMARKS

CURT.	PROJECT :	CONTENT :

DATE : FEB 2022	REVISION :
SCALE : 3" = 1'-0"	
PROJECT No. :	
SHEET No. : A 6.3	