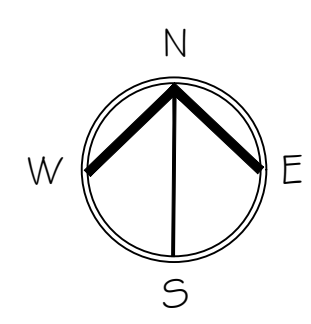
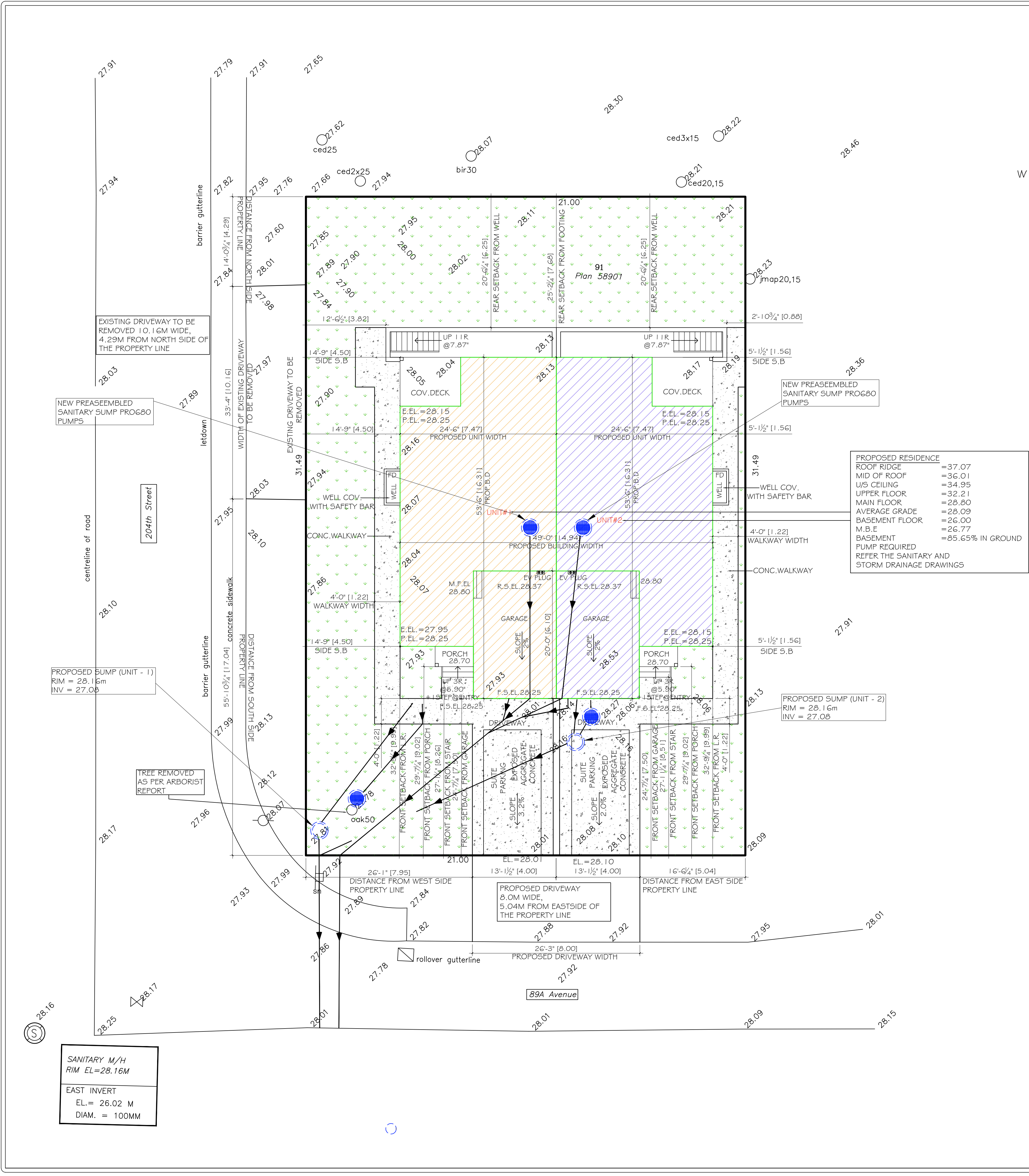




PROJECT DATE:		
ADDRESS: 20409 89A AVE LANGLEY,B.C.		
LEGAL: LOT 91, SEC 35, TWP 8, NWD		
PLAN: 58901		
PID: 005-712-696		
ZONING: R-1B		
LOT AREA: 661.0m² - 7115ft²		
SITE COVERAGE CALCULATION		
ALLOWED	PROPOSED	
661.00m² X 35% = 231.35m² = 2490.25ft²	UNIT #1 UNIT #2 GARAGE #1 GARAGE #2 PORCH #1 PORCH #2 SKIRT ROOF#1 SKIRT ROOF#2 COV. DECK #1 COV. DECK #2 TOTAL	= 883.47ft² = 883.47ft² = 260.00ft² = 260.00ft² = 19.00ft² = 19.00ft² = 9.50ft² = 9.50ft² = 72.04ft² = 72.04ft² = 2488.02ft² = 231.14m² = 34.96%
IMPERMEABLE COVERAGE CALCULATION		
ALLOWED	PROPOSED	
661.00m² X 60% = 396.60m² = 4269.00ft²	FLOOR AREA GARAGE PORCH COV. DECK PAVED AREA ENTRY WELL TOTAL	= 1766.94ft² = 520.00ft² = 38.00ft² = 144.08ft² = 1376.18ft² = 185.34ft² = 4030.54ft² = 374.45m² = 56.64%
MAX. HEIGHT CALCULATION		
ALLOWED	PROPOSED	
9.0m	8.67m FROM AVG. GRADE TO MID ROOF	
LOCATION PERMITTED PROPOSED		
FRONT	7.50m	
RIGHT SIDE	1.50m	1.56m
LEFT SIDE	4.50m	4.50m
REAR	7.50m	7.68m

DRAWINGS LIST:	
A-1	SITE PLAN, LANDSCAPE PLAN & RECONCILIATION DATA
A-2	MAIN FLOOR AND UPPER FLOOR PLAN
A-3	BASEMENT & FOUNDATION PLAN
A-4	ROOF PLAN
A-5	SECTION
A-6	FRONT & REAR ELEVATIONS
A-7	LEFT & RIGHT ELEVATIONS
A-8	CALCULATIONS
A-9	RAIN SCREEN DETAILS

- GENERAL NOTES:-
- CONTRACTOR/ SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, SETBACKS AND INFORMATION PRIOR TO COMMENCING WORK AND REPORT ANY DISCREPANCIES TO DESIGNER.
 - CONTRACTOR SHALL ENSURE THAT ALL WORK CARRIED OUT CONFORMS TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, AND IS PERFORMED WITH CARE AND DILIGENCE ACCORDING TO GOOD BUILDING PRACTICES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSURANCE AND WCB PAYMENTS.
 - OPENING SIZES FOR MANUFACTURED COMPONENTS ARE NOMINAL SIZES ONLY. VERIFY WITH SUPPLIER OR MANUFACTURER.
 - PROVIDE ALUMINUM/ GALVANIZED METAL FLASHING OVER ALL EXTERIOR OPENING, DOORS WINDOWS, PARAPETS, ROOF CURBS AND AROUND ALL THE ROOF PENETRATIONS.
 - CAULK AND SEAL ALL EXTERIOR WALL PENETRATIONS.
 - PROVIDE FIRE STOPPING IN ALL CONCEALED SPACES AS REQUIRED. EXPOSED CONSTRUCTION MATERIALS TO HAVE ADEQUATE FLAME SPREAD RATING.
 - ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH CONTINUOUS CLOSED CELL POLYETHYLENE DAMP PROOFING STRIP.
 - PROVIDE MINIMUM 8" CLEARANCE BETWEEN FINISHED GRADE AND STUCCO, WOOD OR OTHER DEGRADABLE FINISHES.
 - ALL GLAZING EXTENDING LESS THAN 12" ABOVE FINISHED FLOOR SHALL BE TEMPERED GLASS.
 - ALL SIDE LIGHTS EXTENDING TO THE ENTRANCE DOORS TO HAVE TEMPERED GLAZING.
 - CEILING INSULATION (IF REQUIRED) SHALL NOT OBSTRUCT SOFFIT VENTILATION. STOPS OR OTHER METHODS SHALL BE USED TO MAINTAIN MIN. 2" CLEARANCE BETWEEN INSULATION AND UNDERSIDE OF ROOF ASSEMBLY.
 - DESIGNER IS NOT LIABLE TO ANY TYPE OF LIABILITY FOR ERRORS IN PLANS. ALL PLANS ARE FINALIZED AFTER DETAILED DISCUSSION WITH CONTRACTOR/ OWNER.
 - ALL THE WORK CARRIED OUT SHALL CONFIRM TO PART 9 OF THE BC BUILDING CODE 2024 INCLUDING ALL SUPPLEMENT AMENDMENTS AND / OR APPLICABLE BYLAWS AND REGULATIONS OF THE LOCAL AUTHORITIES HAVING JURISDICTION.
 - BUILDER/ OWNER TO ENSURE GRAVITY OF STORM AND SANITARY TO CONNECT WITH CITY SERVICES.
 - ALL PARALLAM BEAMS, HANGERS AND TRUSSES ARE TO BE ENGINEERED TRUSSES AS PER MANUFACTURER.
 - ALL SMOKE ALARMS TO BE INTERCONNECTED A/C.
 - ATTIC HATCH TO BE WEATHER-STRIPPED.

REFER ARBORIST REPORT FOR THE TREE PROTECTION, REMOVAL AND REPLACEMENT

REFER THE SANITARY AND STORM DRAINAGE SYSTEM DRAWINGS

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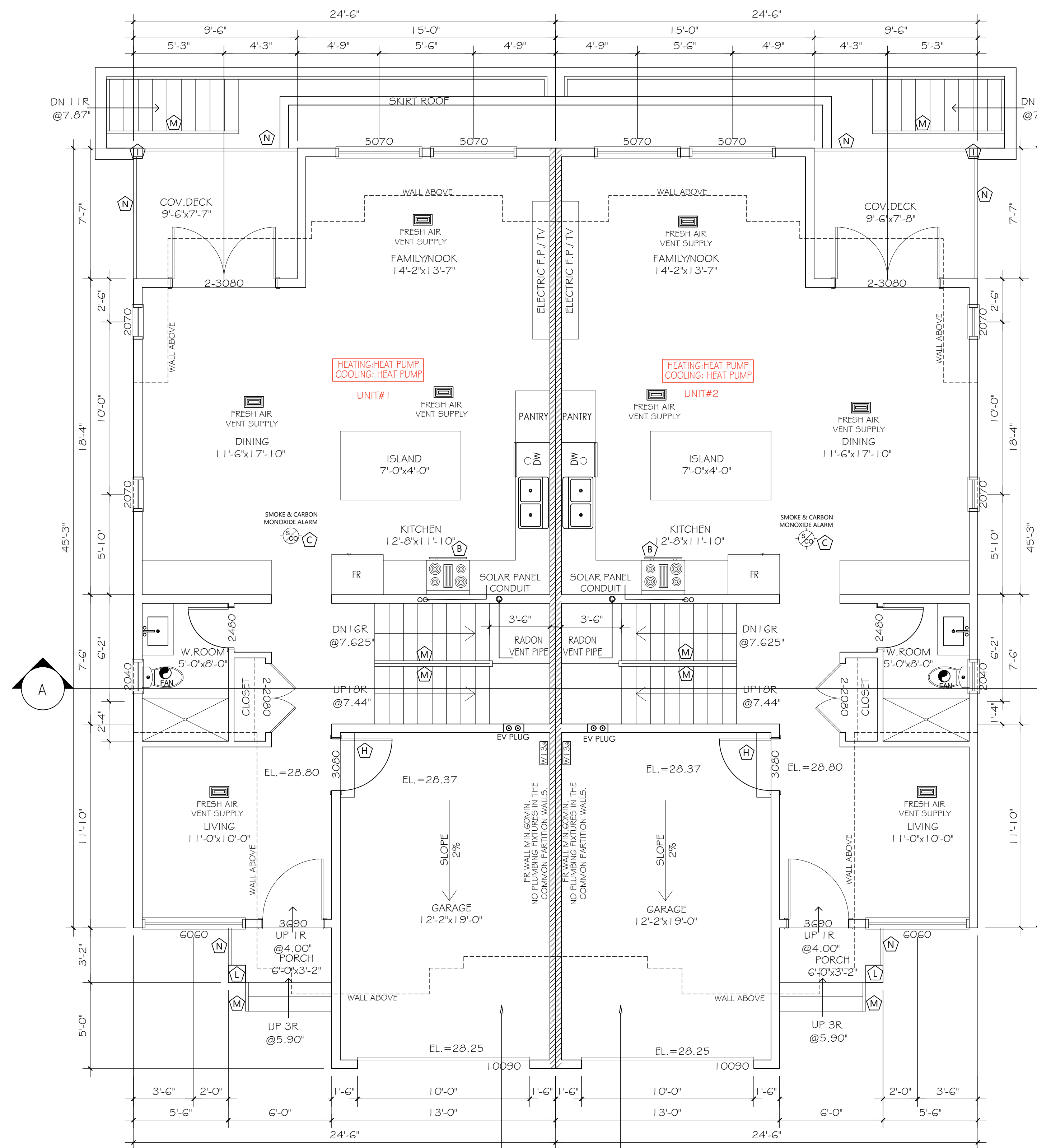
ADDRESS:
20409 89A AVE, LANGLEY B.C.
(BUILDING PERMIT FOR DUPLEX WITH SECONDARY SUITE)

CLIENT/PROJECT NAME:
ASHRAF
PH: 778-999-4428
Email: ashrafmoh99@hotmail.com

REVISIONS:

DATE: MAY 29/2026	SHEET: A-1
SCALE: 1/8" = 1'-0"	OF
DRAWING: SITE & LANDSCAPING PLAN	9

THESE PLANS CONFORM TO BCBC2024 & SHALL COMPLY LOCAL BUILDING BY-LAWS



MAIN FLOOR PLAN

FLOOR AREA = 883.47 SQFT
 GARAGE = 260.00 SQFT
 PORCH = 19.00 SQFT
 COV. DECK = 72.04 SQFT
 TOTAL = 1234.51 SQFT
 CEILING HEIGHT = 10'-0"
 SCALE = 1/4" = 1'-0"

WALL MIN 2.62 RSI BETWEEN UNCONDITIONED SPACE AND HABITABLE AREA
 FUME PROOF WALLS & CEILING BETWEEN
 -4" CONCRETE
 -6 MIL POLY
 -5" GRANULAR COMPACT BASE
 -MIN. 2" SLOPE TO ENTRANCE
 CW VENTILATION R-28 INSULATION CEILING 6 MIL POLY

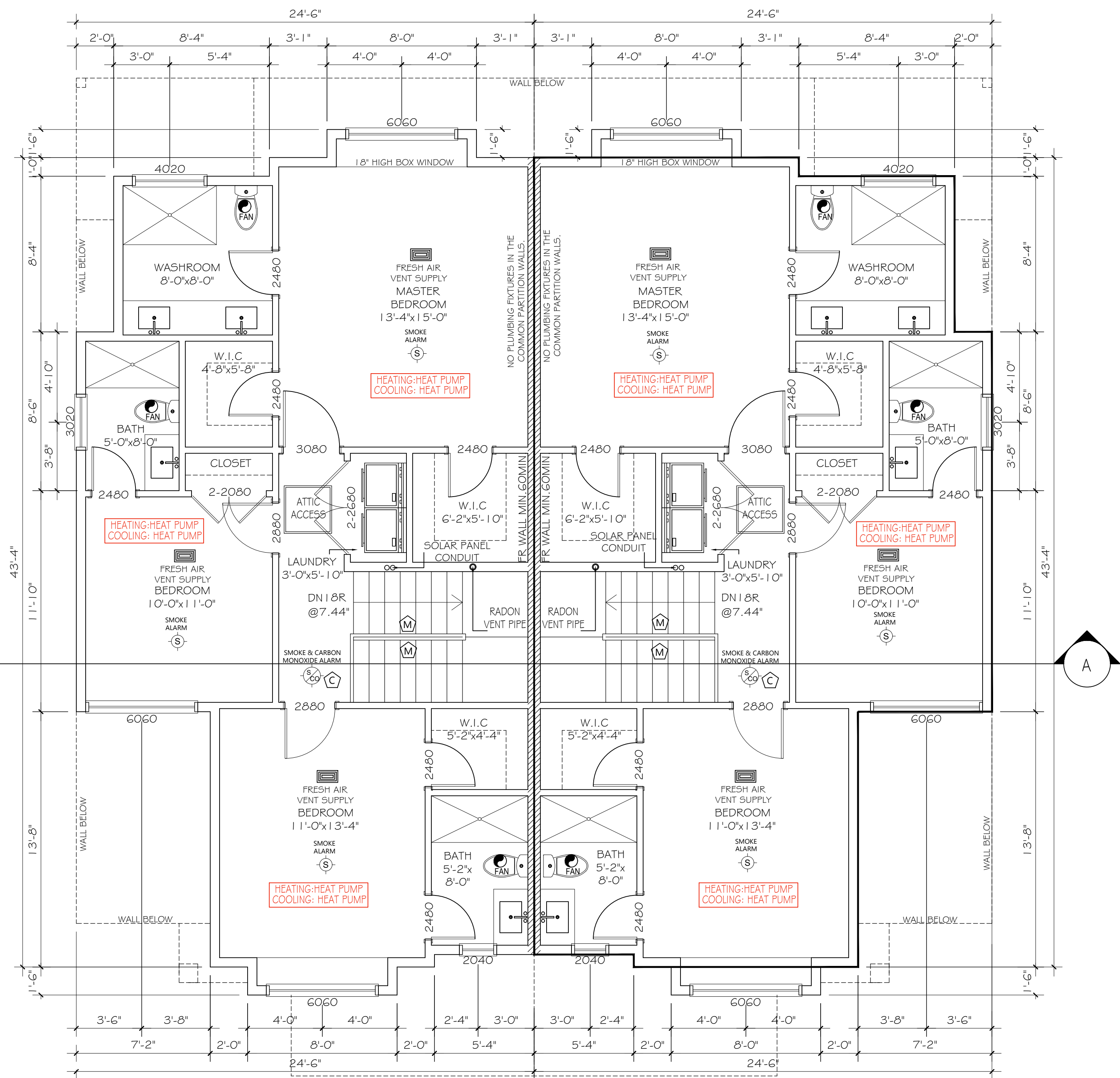
MAIN FLOOR PLAN

FLOOR AREA = 883.47 SQFT
 GARAGE = 260.00 SQFT
 PORCH = 19.00 SQFT
 COV. DECK = 72.04 SQFT
 TOTAL = 1234.51 SQFT
 CEILING HEIGHT = 10'-0"
 SCALE = 1/4" = 1'-0"

80/20 CALCULATION:
REQUIRED
 FLOOR AREA = 1766.94 SQFT
 GARAGE = 520.00 SQFT
 PORCH = 38.00 SQFT
 TOTAL AREA = 2324.94 SQFT
 80% OF TOTAL AREA = 1859.95 SQFT
 UPPER FLOOR AREA = 1748.10 SQFT
 = 75.18%

NOTE:
 REFER LEGENDS FOR THE CONSTRUCTION DETAILS

HEATING, COOLING AND VENTILATION
 MAIN HOUSE:
 HEATING :AIR-SOURCE HEAT PUMP
 COOLING :AIR-SOURCE HEAT PUMP
 VENTILATION : HRV
 SUITE:
 HEATING :AIR-SOURCE HEAT PUMP
 COOLING :AIR-SOURCE HEAT PUMP
 VENTILATION :BATHROOM FAN #PASSIVE INLET



UPPER FLOOR PLAN

FLOOR AREA = 933.17 SQFT
 STAIRCASE = 65.33 SQFT
 TOTAL AREA = 867.84 SQFT
 CEILING HEIGHT = 9'-0"
 SCALE = 1/4" = 1'-0"

UPPER FLOOR PLAN

FLOOR AREA = 933.17 SQFT
 STAIRCASE = 65.33 SQFT
 TOTAL AREA = 867.84 SQFT
 CEILING HEIGHT = 9'-0"
 SCALE = 1/4" = 1'-0"

INTERIOR DETAIL LEGEND	
(A) MOISTURE RESISTANT WALLBOARD-9.29.10.4	(I) 6"x6" POST
(B) DUCTED EXHAUST FAN REQUIRED-9.32.3.3.1 (b)	(J) 8"x8" POST PURGED TO 18"x18"
(C) INTERCONNECTED PHOTOELECTRIC SA & CO	(K) 8"x8" POST PURGED TO 24"x18"
(D) WEATHER STRIP SELF CLOSED	(L) 8"x8" POST PURGED TO 12"x12"
(E) 50 GLS.HIGH EFFICIENT BOILER & W.H. TANK INCL. POWER VENT	(M) 36" HIGH RAILING
(G) WINDOW WELL FROM TREATED WOOD TIES OR CONCRETE AND COVERED WITH SAFETY BARS	(N) 42" HIGH RAILING
(H) MIN. 20 MINT. FIRE RATING SOLID CORE WEATHER STRIP & SELF CLOSED	(O) 42" HIGH GLASS RAILING
	(P) 4" THICK 42" HIGH WALL
	(Q) 4" THICK FULL HEIGHT WALL
	(R) POST ABOVE
	(S) 42" HIGH GAURDRAIL (SIDEMOUNTED)



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 DUPLEX WITH SECONDARY SUITE)

CLIENT/PROJECT NAME:
 ASHRAF
 PH: 778-999-4428
 Email: ashraf99@hotmail.com

REVISIONS:

DATE: MAY 29/2026

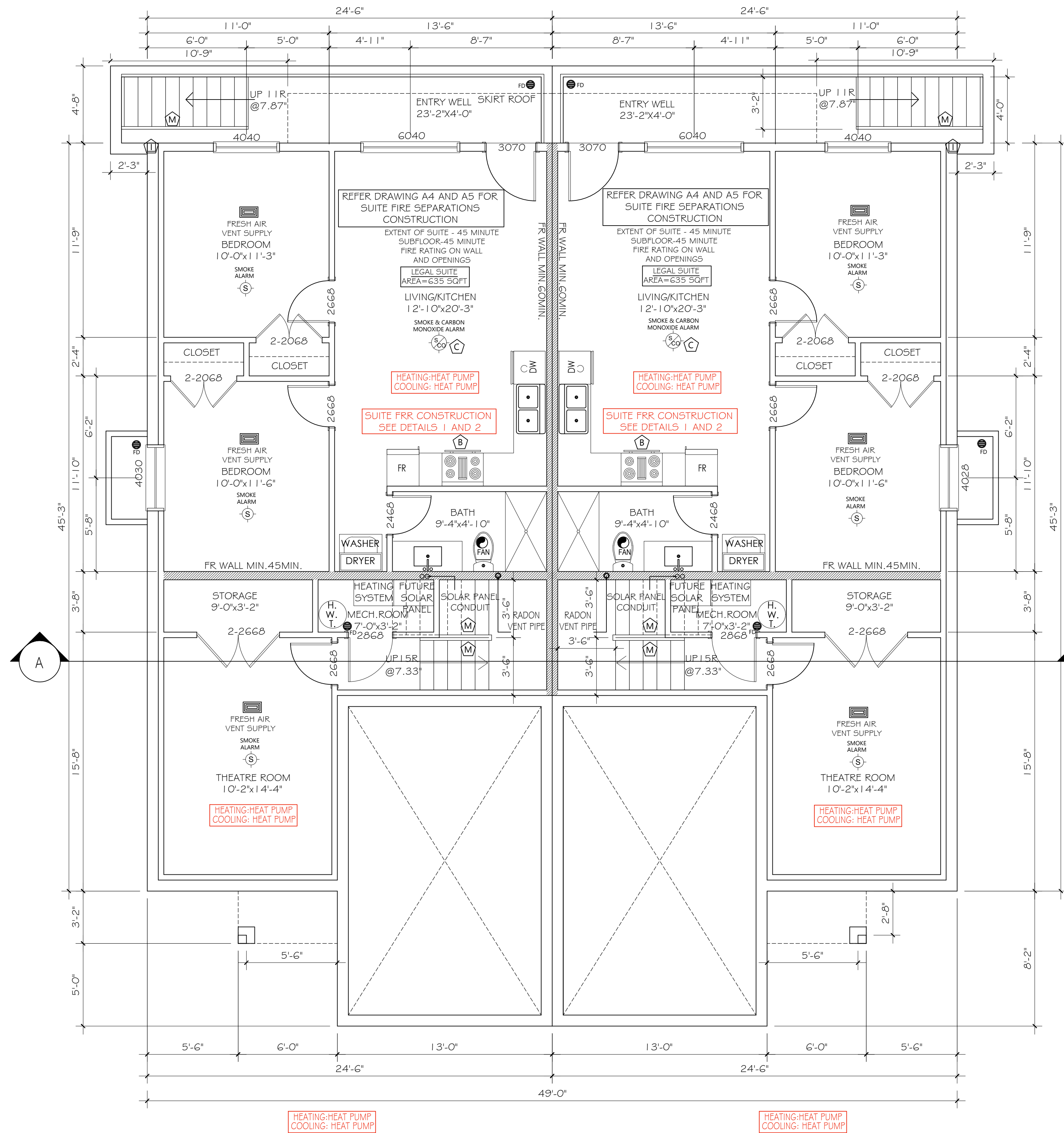
SCALE: 1/4" = 1'-0"

DRAWING: MAIN & UPPER FLOOR PLAN

THESE PLANS CONFORM TO BCBC2024 & SHALL COMPLY LOCAL BUILDING BY-LAWS

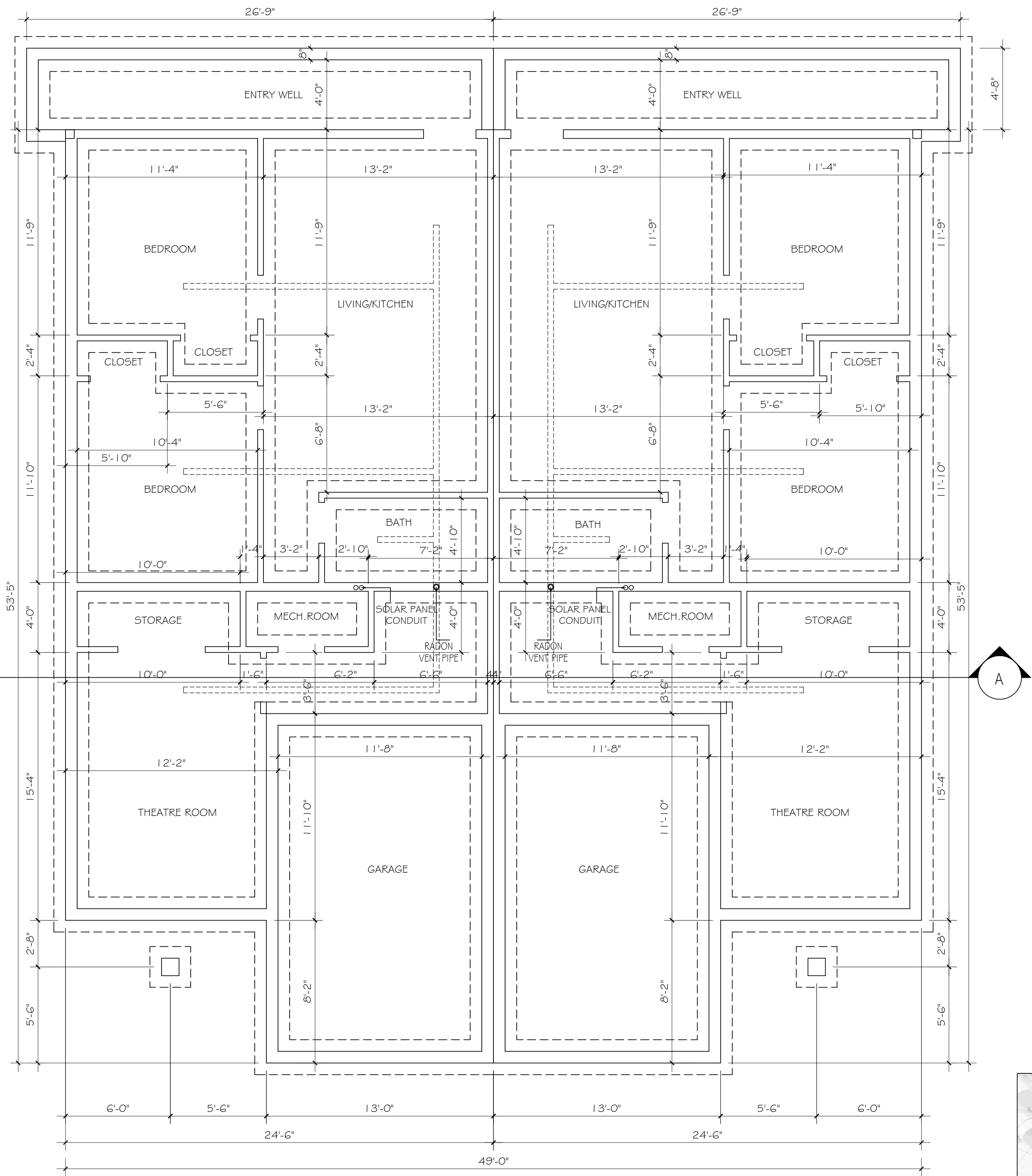
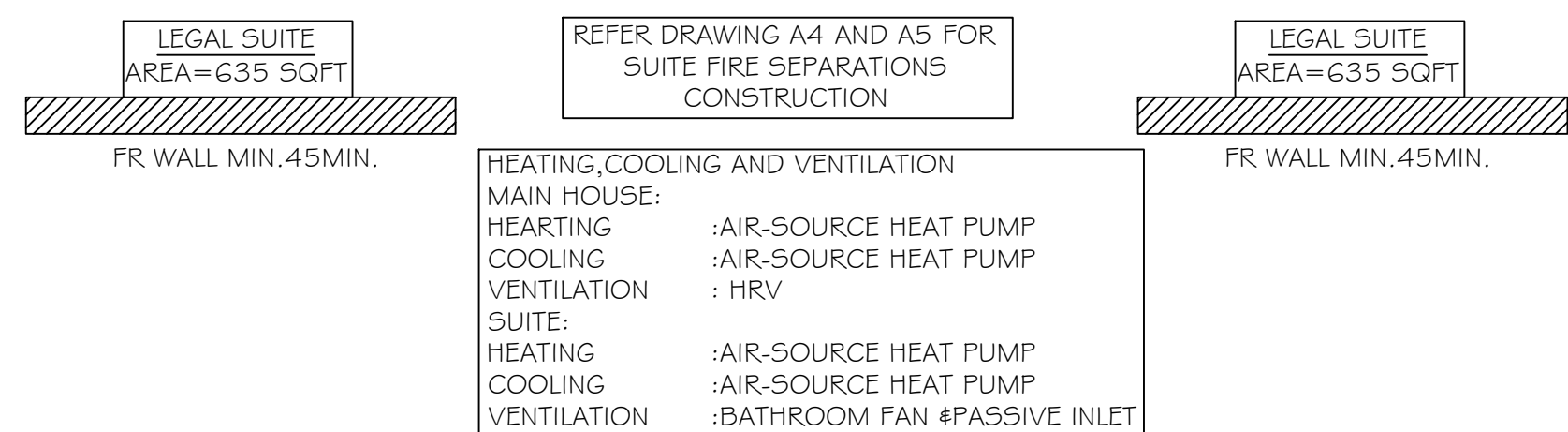
SHEET: A-2

9



BASEMENT FLOOR PLAN

FLOOR AREA = 954.79 SQFT
CEILING HEIGHT = 8'-0"
SCALE = 1/4" = 1'-0"



FOUNDATION PLAN

INTERIOR DETAIL LEGEND	
MOISTURE RESISTANT WALLBOARD-9.29.10.4	6"x6" POST
DUCTED EXHAUST FAN REQUIRED-9.32.3.3.1(b)	8"x8" POST PURGED TO 18"x18"
INTERCONNECTED PHOTOELECTRIC SA & CO	8"x8" POST PURGED TO 24"x18"
WEATHER STRIP SELF CLOSED	8"x8" POST PURGED TO 12"x12"
50 GLS.HIGH EFFICIENT BOILER & W.H. TANK INCL. POWER VENT	36" HIGH RAILING
WINDOW WELL FROM TREATED WOOD TIES OR CONCRETE AND COVERED WITH SAFETY BARS	42" HIGH RAILING
MIN. 20 MINT. FIRE RATING SOLID CORE WEATHER STRIP & SELF CLOSED	42" HIGH GLASS RAILING
	4" THICK 42" HIGH WALL
	4" THICK FULL HEIGHT WALL
	POST ABOVE
	42" HIGH GAURDRAIL (SIDEMOUNTED)

NOTE:
REFER LEGENDS FOR THE CONSTRUCTION DETAILS
NOTE:
REFER ENGG.DRAWINGS FOR FDN. AND FOOTING

FOR RADON VENTING:
4" PERFORATED PIPE IN CRUSHED STONE
-THE ROUGH IN PIPE GO THROUGH EACH
SEPARATE FOOTING/FOUNDATION AND
CENTER OF THE SUM AS FCR
BCBC 2024 SEC 9.13.4.3
-DEDICATED ELECTRIC PLUG IS REQUIRED

SECONDARY SUITE BATHROOM FAN TO BE WIRED TO
RUN CONTINUOUSLY FOR VENTILATION PURPOSES.

SEPARATE A/C CONNECTION PROVIDED FOR
THE LEGAL SUITE

FUTURE SOLAR COLLECTORS FOR SOLAR DOMESTIC HOT WATER:
1. REQUIRED ROOF AREA:
MIN 100SF (9.3 SQM) REQUIRE.
2. REQUIRED CONDUIT
MIN 2 STRAIGHT CONTINUOUS RUNS TO EXTEND FULL HEIGHT FROM THE AREA
DIRECTLY ADJACENT TO THE BUILDINGS PRIMARY SERVICE WATER HEATER UP TO
THE ATTIC SPACE.
3. REQUIRED FOR CONDUIT RUNS:
MIN D = 50MM
ACCESSIBLE FROM BOTH ENDS CAPPED AT BOTH ENDS TO BE WATER TIGHT
TO BE IN COMPLIANCE WITH CAN/CSA-F383 INSTALLATION CODE FOR SOLAR
DOMESTIC HOT WATER SYSTEMS



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CLIENT/PROJECT NAME:
ASHRAF
PH: 778-999-4428
Email: ashraf99@hotmail.com

REVISIONS:

DATE: MAY 29/2026	SHEET: A-3
SCALE: 1/4" = 1'-0"	0"
DRAWING: BASEMENT & FOUNDATION PLAN	9

THESE PLANS CONFORM TO
BCBC 2024 & SHALL COMPLY
LOCAL BUILDING BY-LAWS

TOP RIDGE HEIGHT
37.07m

PROPOSED HEIGHT
36.01m

U/S OF TRUSS
34.95m

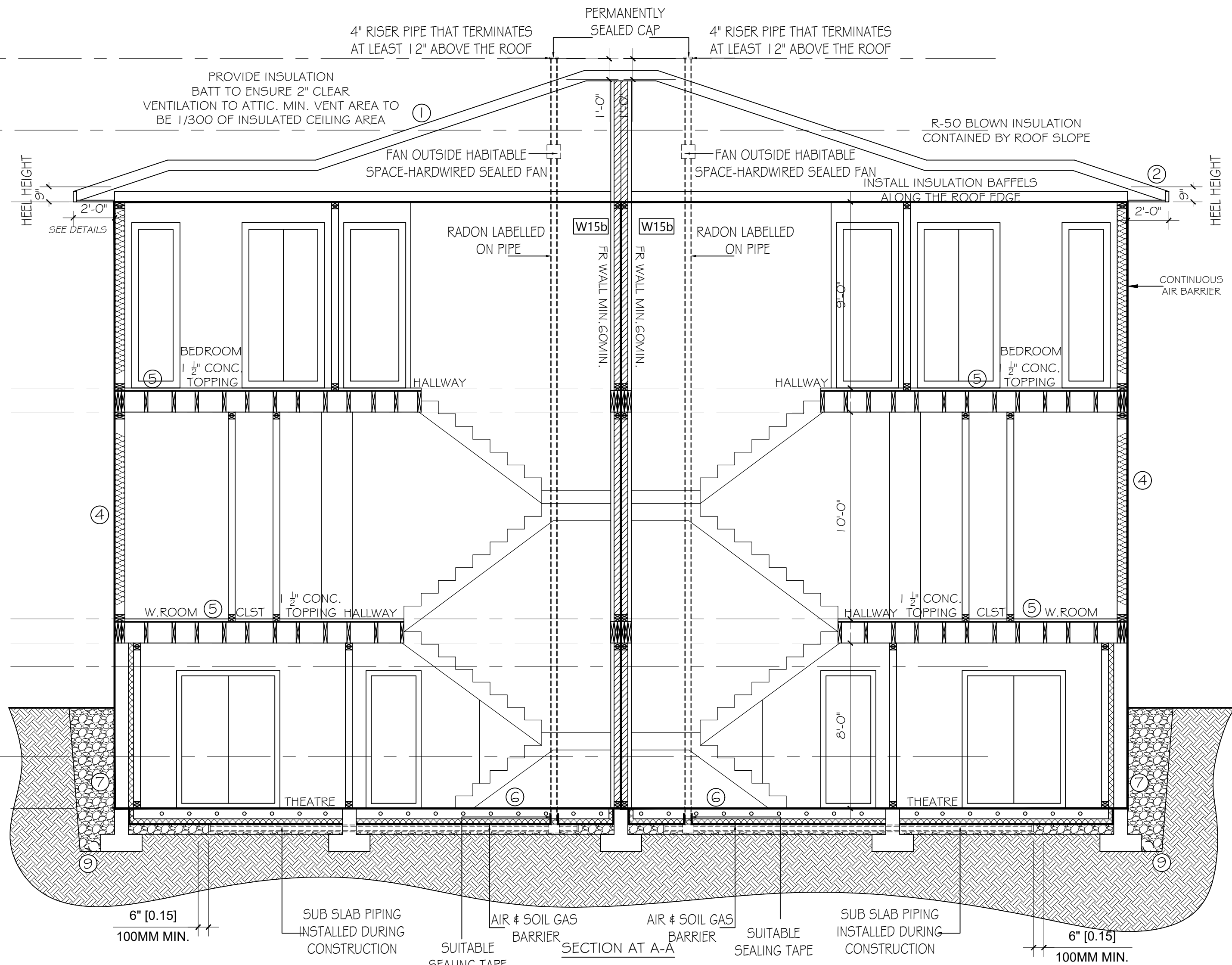
UPPER FLOOR
32.21m

MAIN FLOOR
28.80m

AVERAGE GRADE
28.09m

M.B.E.
26.77m

BASEMENT FLOOR
26.00m



REFER ENERGY REPORTS
FOR INSULATION

PLEASE PREFER THE ENERGY CONSULTANT REPORT FOR ENERGY CALCULATIONS

①-ROOF:

- ASPHALT SHINGLES
- STARTER STRIP
- 1/2" OSB SHEATHING C/W H. CLIPS
- PREFAB. ENG. TRUSSES @24" O/C
- 16" CELLULOSE IN SECOND FLOOR ATTIC
- R50 INSULATION
- 6 MIL POLYETHYLENE V.B.
- 1/2" DRYWALL FINISH

②-EAVES:

- ALUMN GUTTERS
- 2X6 FASCIA BOARD
- METAL SOFFIT WITH 2" CONTINUOUS VENT

③-INTERIOR PARTITION :

- 1/2" GYPSUM WALL BOARD
- 2x4 WOOD STUDS @16" O/C
- INSULATED CAVITY
- 1/2" GYPSUM WALL BOARD

④-EXTERIOR WALL :

- STUCCO/HARDY/STONE ON WIREMESH
- METAL LATH
- 19mm (3/4") AIR SPACE @16" O/C
- #15 BREATHER TYPE BUILDING PAPER
- 1/2" PLYWOOD SHEATHING
- 2x6 WOOD STUDS @16" O/C
- R24 INSULATION
- 6 MIL. POLYETHYLENE V.B.
- 1/2" DRYWALL FINISH

⑤-MAIN/UPPER FLOOR :

- FINISH FLOOR TO OWNERS SPECS.
- 1 1/2" CONCRETE TOPPING
- 1 1/2" 7/8" TJI @16" O/C AS PER MANUFACTURERS SPECS
- 1/2" TYPE "X" GYPSUM WALL BOARD (FINISHED AS PER OWNER)

NOTE:

1. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES.
2. NO ANY TYPE OF LIABILITY FOR ERRORS IN PLANS, BUILDERS/OWNERS RESPONSIBILITY TO VERIFY BEFORE START WORK.
3. DO NOT SCALE.

ALL PARALLAM BEAMS,
HANGERS AND TRUSSES
ARE TO BE ENGINEERED
TRUSSES AS PER
MANUFACTURER

IMPORTANT NOTE:-
DIMENSIONS ROUNDED AUTOMATICALLY BY THE
COMPUTER, THEREFORE THERE IS CHANCE OF
FRACTIONAL ERROR, PLEASE COMPARE WITH
OVERALL DIMENSIONS.

⑥-BASEMENT FLOOR:

- FINISH FLOOR TO OWNERS SPECS
- 4" CONCRETE SLAB
- 10ga 6x6 WIRE MESH
- 6 MIL. POLYETHYLENE V.B.
- R12 RIGID INSULATION
- MIN. 12" COMPACTED GRANULAR FILL

⑦-FOUNDATION WALL:

- 2x6 SILL PLATE
- 8" CONCRETE FOUNDATION WALL
- 2 COATS OF ASPHALT EMULSION TO EXT. FACE
- 2-15M T4B REBAR
- 10M @16" O/C E/W I.F. UP TO GRADE
- R14 BATT INSULATION
- 2X4 @16" O.C.

⑧-INTERNAL INSULATED WALL:

- 2" AIR SPACE
- 2x4 5PF NO.2 STUDS @24" O/C (U.N.O.)
- R14 BATT INSULATION
- 6 MIL POLYETHYLENE V.B.
- C/W TAPE JOINTS
- 1/2" DRYWALL

⑨-DRAIN TILE:

- 4" DRAIN TILE
- LOOSE GRAVEL

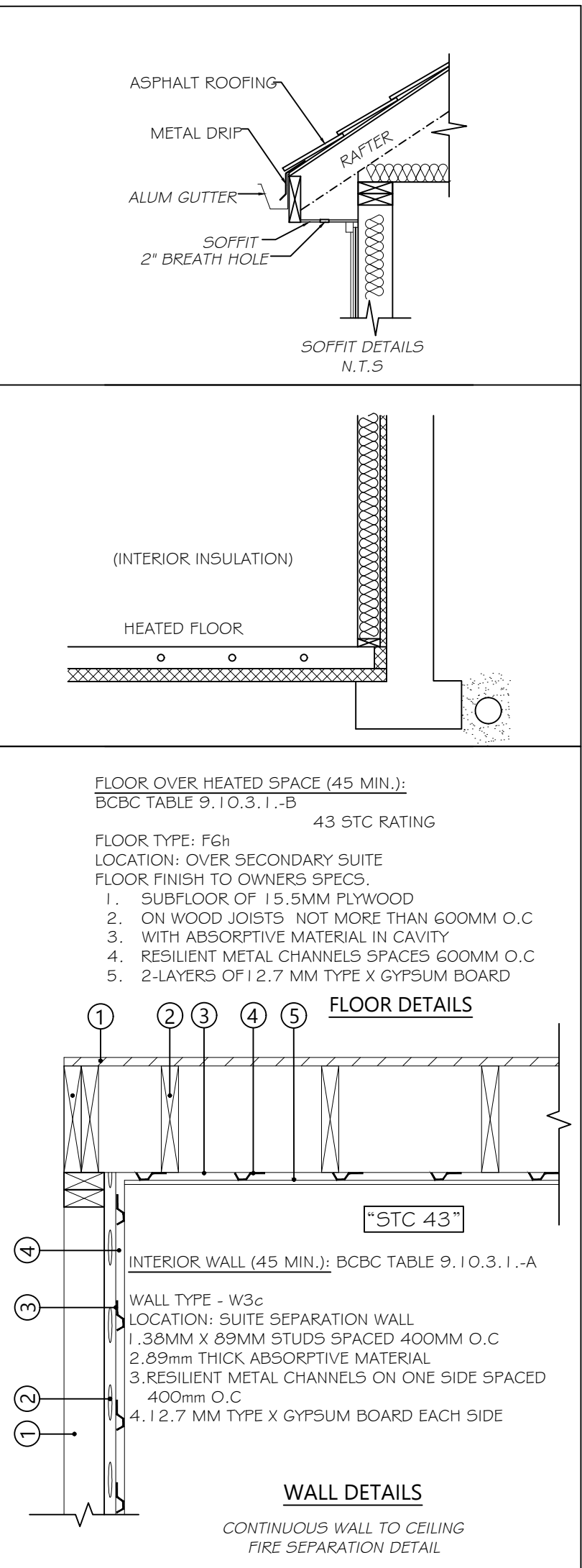
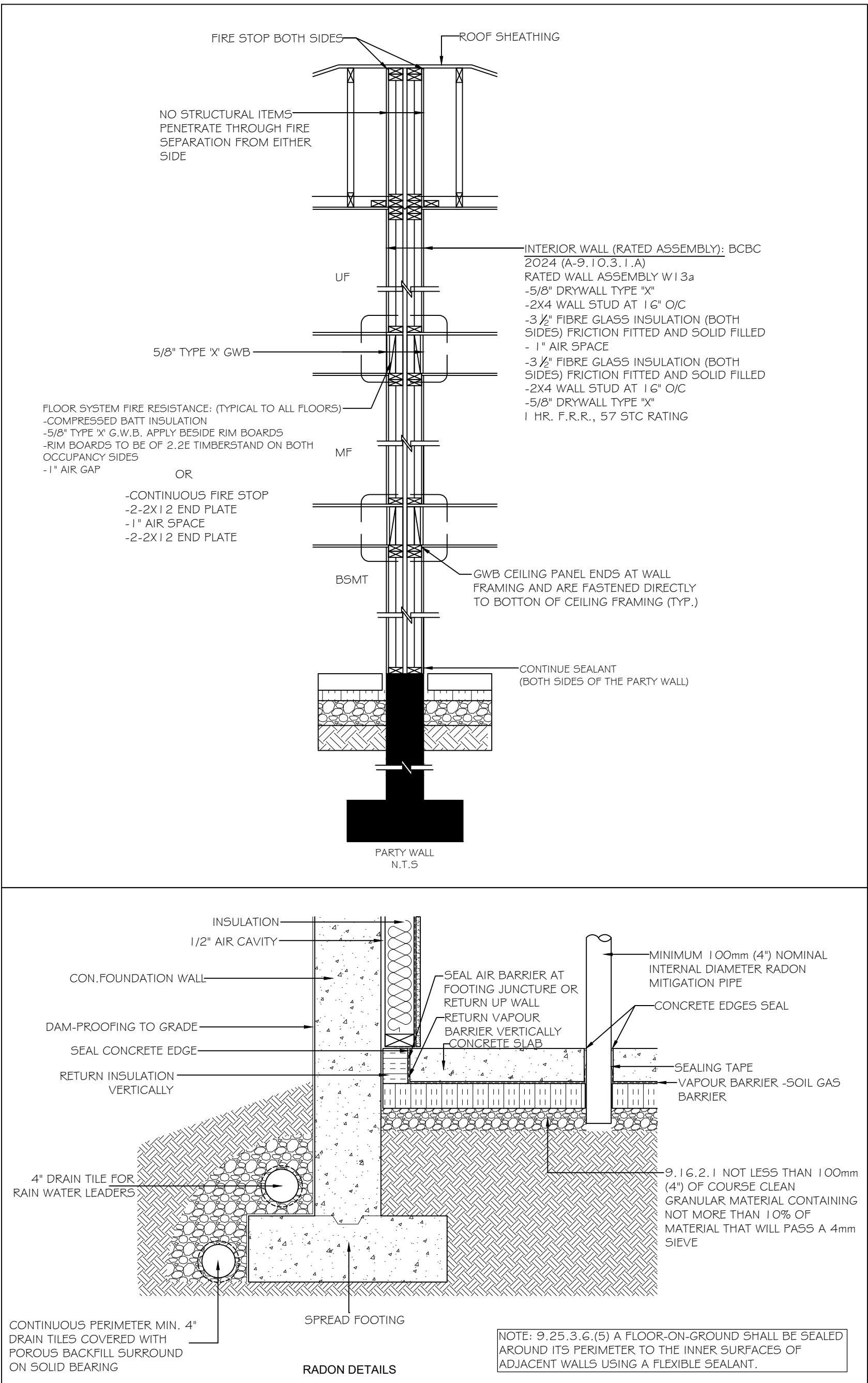
⑩-FLAT ROOF:

- ROOF FINISH: TORCH-ON FLAT ROOF
- ROOF MEMBRANE
- 1/2" OSB SHEATHING
- ROOF JOISTS
- AIR BARRIER MEMBRANE
- R25 BATT INSULATION
- 6 MIL. POLYETHYLENE V.B.
- 1/2" DRYWALL FINISH

BCBC 2024 REFERENCES NOTE:

- ALL HAND RAILS AS PER BCBC.9.8.7
- ALL GUARD RAILS AS PER BCBC.9.8.8
- ALL BEDROOM WINDOWS AS PER BCBC.9.9.10.1
- ALL SPATIAL SEPARATIONS AS BCBC.9.10.1.5
- FOOTING TO BE LOCATED 4' SIZED AS PER SUBSECTION-9.15.3.
- FDN. WALL THICKNESS & HT. TO COMPLY WITH TABLE-9.15.4.2.A.
- DAMPROOFING ON BELOW GRADE STRUCTURES REQUIRED AS PER ARTICLE-9.13.2.1.
- WATERPROOFING REQUIRED ON- GRADE SLABS & BELOW GRADE WALLS WHERE HYDROSTATIC PRESSURE MAY OCCUR AS PER SENTENCE-9.13.3.1.(1).
- CONCRETE SLABS SHALL COMPLY WITH SUBSECTION-9.16.4.
- ROOF ACCESS AND VENTING SHALL COMPLY WITH SECTION-9.19.
- UNREINFORCED MASONRY VENER TO BE BUILT AS SECTION-9.20.
- FIREPLACES TO BE DESIGNED & INSTALLED AS PER SECTION-9.22.
- WOOD-FRAME CONSTRUCTION SHALL COMPLY WITH 5.SEC.-9.23.2.
- WOOD-FRAME FASTENERS SHALL COMPLY WITH 5.SEC.9.23.3.
- NAILS FOR FRAMING AS SPECIFIED IN TABLE -9.23.3.4.
- SPANS FOR BEAMS, JOISTS & LINTELS SHALL WITH-9.23.4.
- BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION AS PER SUBSECTION-9.23.6.
- SILL PLATES SHALL BE MIN. 38MMX89MM WHERE THEY PROVIDE BEARING FOR FLOOR SYSTEM (SEE SENTENCE -9.23.7.1.(1))
- BEAMS SUPPORTING FLOORS SHALL COMPLY WITH 5.SEC. 9.23.8.
- FLOOR JOISTS SHALL COMPLY WITH SUBSECTION -9.23.9.
- WALL STUDS SHALL COMPLY WITH SUBSECTION-9.23.10.
- WALL PLATES SHALL COMPLY WITH SUBSECTION-9.23.11.
- FRAMING OVER OPENINGS SHALL COMPLY WITH SUBSECTION-9.23.12.
- ROOF & CEILING FRAMING SHALL COMPLY WITH SUBSECTION-9.23.13.
- SUBFLOORING SHALL COMPLY WITH SUBSECTION-9.23.14.
- ROOF SHEATHING SHALL COMPLY WITH SUBSECTION-9.23.15.
- WALL SHEATHING SHALL COMPLY 5.SEC.-9.23.16.
- INSULATION REQUIRED AS PER ARTICLE-9.25.2.1
- LOOSE-FILL INSULATION SHALL BE USED ON:
 - HORIZONTAL SURFACE ONLY (SEE -9.25.2.4(1)).
 - AIR BARRIER REQUIRED AS PER ARTICLE-9.25.3.1.
 - CONTINUITY OF AIR BARRIER IS CRITICAL AS PER ARTICLE-9.25.3.3.
- VAPOUR BARRIER REQUIRED AS PER ARTICLE -9.25.4.1. & MATERIAL-9.25.4.2.
- CRAWL SPACE SHALL COMPLY WITH SEC.-9.16.4.
- WOOD ROOF SHINGLES COMPLY SUB.SEC.9.26.9.
- ASPHALTS SHINGLES SHALL COMPLY -9.26.7.
- UNDERLAY BENEATH SHINGLES SHALL COMPLY WITH 5.SEC.9.26.6.
- EAVE PROTECTION FOR SHINGLES COMPLY-9.26.5.
- ROOF FLASHINGS SHALL COMPLY-9.26.4.
- STAPLES FOR ROOFING SHALL COMPLY-9.26.2.3.
- NAILS FOR ROOFING SHALL COMPLY-9.26.2.2.

BUILDER TO ENSURE GRAVITY FLOW OF STORM
AND SANITARY TO CONNECT WITH CITY SERVICES
1. ALL SMOKE ALARMS TO BE INTERCONNECTED A/C
2. ATTIC HATCH TO BE WEATHER-STRIPPED



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DATE: MAY 29/2026	SHEET: A-5
SCALE: 1/4" = 1'-0"	OF
DRAWING: SECTION	9

THESE PLANS CONFORM TO
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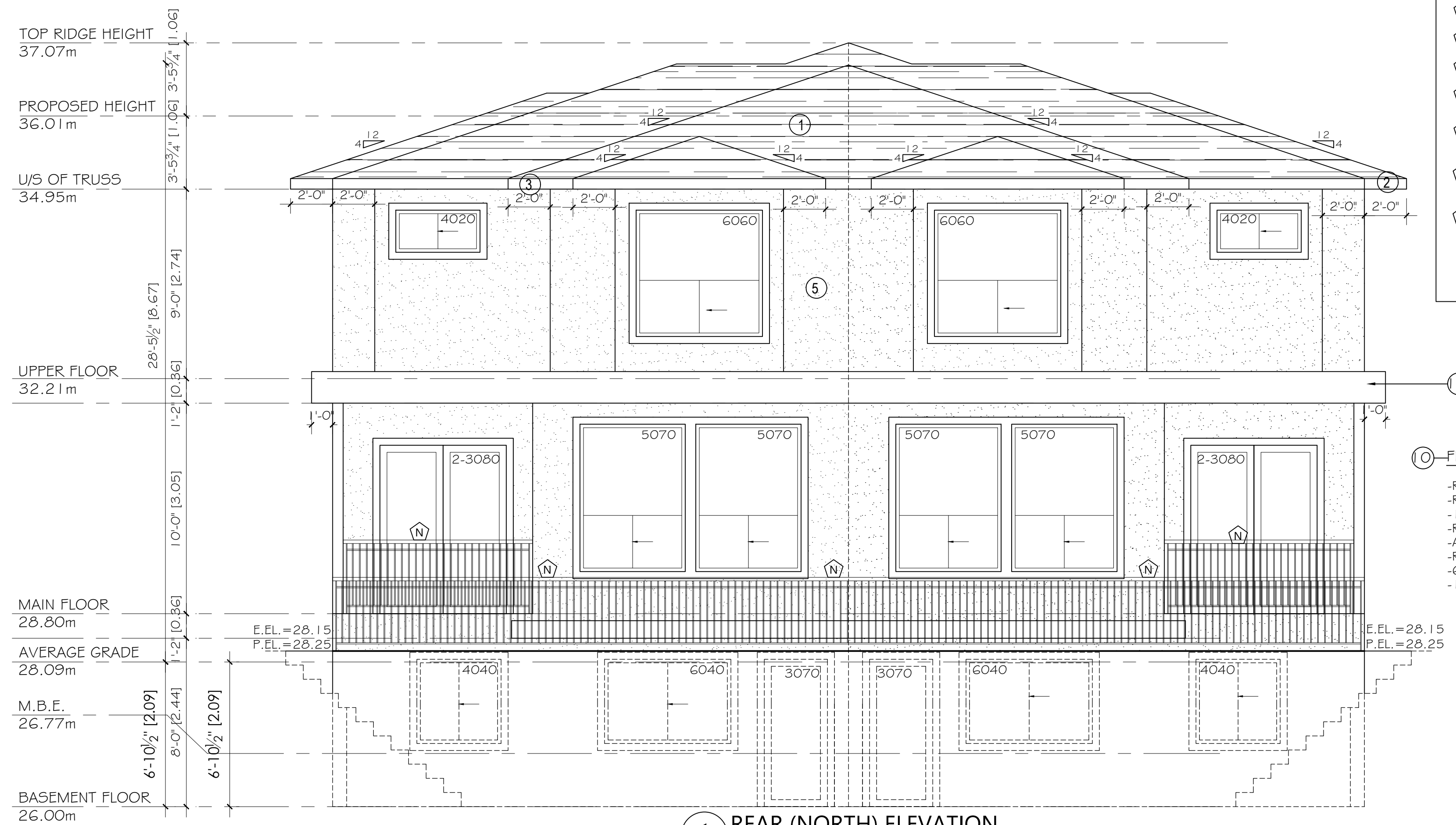
1 FRONT (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"

⑩ - FLAT ROOF:

- ROOF FINISH: TORCH-ON FLAT ROOF
- ROOF MEMBRANE
- 1/2" OSB SHEATHING
- ROOF JOISTS
- AIR BARRIER MEMBRANE
- R28 BATT INSULATION
- 6 MIL. POLYETHYLENE V.B.
- 1/2" DRYWALL FINISH

MATERIAL SPECIFICATIONS:

1. ASPHALT SHINGLE 40 YRS-SHAKER PROFILE W/RAISED RIDGE CAP. (BLACK AND GREY)
2. ALUMINUM GUTTER/SOFFIT WITH 2" CONTINUOUS VENT.
3. 2"x6" FACIAL BOARD 24" TOTAL WIDTH
4. 2"x6" WINDOW TRIM
5. STUCCO
6. HARDI PLANK SIDING
7. WOOD POST
8. WOODEN EXTERIOR DOOR



1 REAR (NORTH) ELEVATION
SCALE: 1/4"=1'-0"

INTERIOR DETAIL LEGEND

- | | |
|---|------------------------------------|
| Ⓐ MOISTURE RESISTANT WALLBOARD-9.29.10.4 | Ⓛ 6"x6" POST |
| Ⓑ DUCTED EXHAUST FAN REQUIRED-9.32.3.3.1 (b) | Ⓜ 8"x8" POST PURGED TO 18"x18" |
| Ⓒ INTERCONNECTED PHOTOELECTRIC SA & CO | Ⓨ 8"x8" POST PURGED TO 24"x18" |
| Ⓓ WEATHER STRIP SELF CLOSED | Ⓩ 8"x8" POST PURGED TO 12"x12" |
| Ⓔ 50 GLS.HIGH EFFICIENT BOILER & W.H. TANK INCL. POWER VENT | ⓐ 36" HIGH RAILING |
| Ⓕ WINDOW WELL FROM TREATED WOOD TIES OR CONCRETE AND COVERED WITH SAFETY BARS | ⓑ 42" HIGH RAILING |
| Ⓖ MIN. 20 MINT. FIRE RATING SOLID CORE WEATHER STRIP & SELF CLOSED | Ⓒ 42" HIGH GLASS RAILING |
| | Ⓓ 4" THICK 42" HIGH WALL |
| | Ⓔ 4" THICK FULL HEIGHT WALL |
| | Ⓕ POST ABOVE |
| | Ⓖ 42" HIGH GAUDDRAIL (SIDEMOUNTED) |

⑩ - FLAT ROOF:

- ROOF FINISH: TORCH-ON FLAT ROOF
- ROOF MEMBRANE
- 1/2" OSB SHEATHING
- ROOF JOISTS
- AIR BARRIER MEMBRANE
- R28 BATT INSULATION
- 6 MIL. POLYETHYLENE V.B.
- 1/2" DRYWALL FINISH



4S HOME SERVICES LTD.
WWW.4SHOMESERVICES.CA
4SHOMESERVICES23@GMAIL.COM
GPARCH75@GMAIL.COM
UNIT 200 7505 134A ST
SURREY BC V3W 7B3
PH: 778-708-1745

ADDRESS:
20409 89A AVE, LANGLEY B.C.
(BUILDING PERMIT FOR
DUPLEX WITH SECONDARY SUITE)

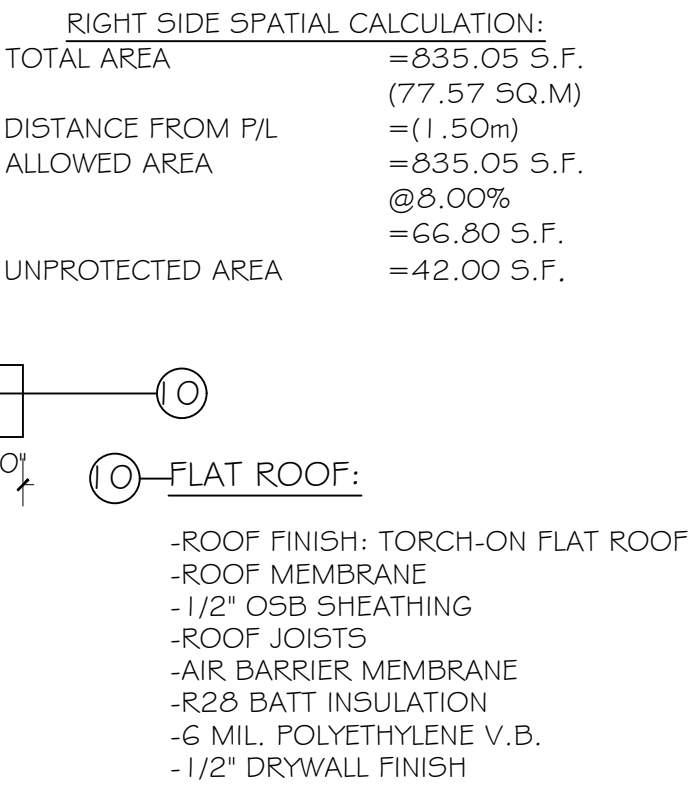
CLIENT/PROJECT NAME:
ASHRAF
PH: 778-999-4428
Email: ashraf09@hotmail.com

REVISIONS:

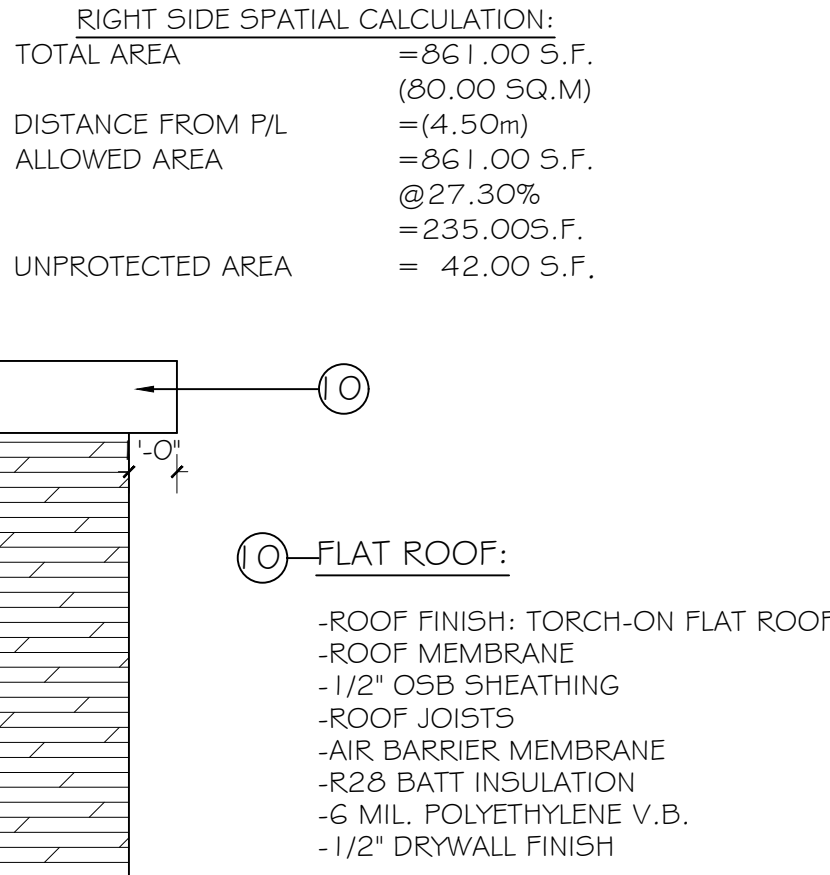
DATE: MAY 29/2026
SCALE: 1/4"=1'-0"
DRAWING: FRONT & REAR
ELEVATIONS

THESE PLANS CONFORM TO
BCBC2024 & SHALL COMPLY
LOCAL BUILDING BY-LAWS

SHEET: A-6
OF 9



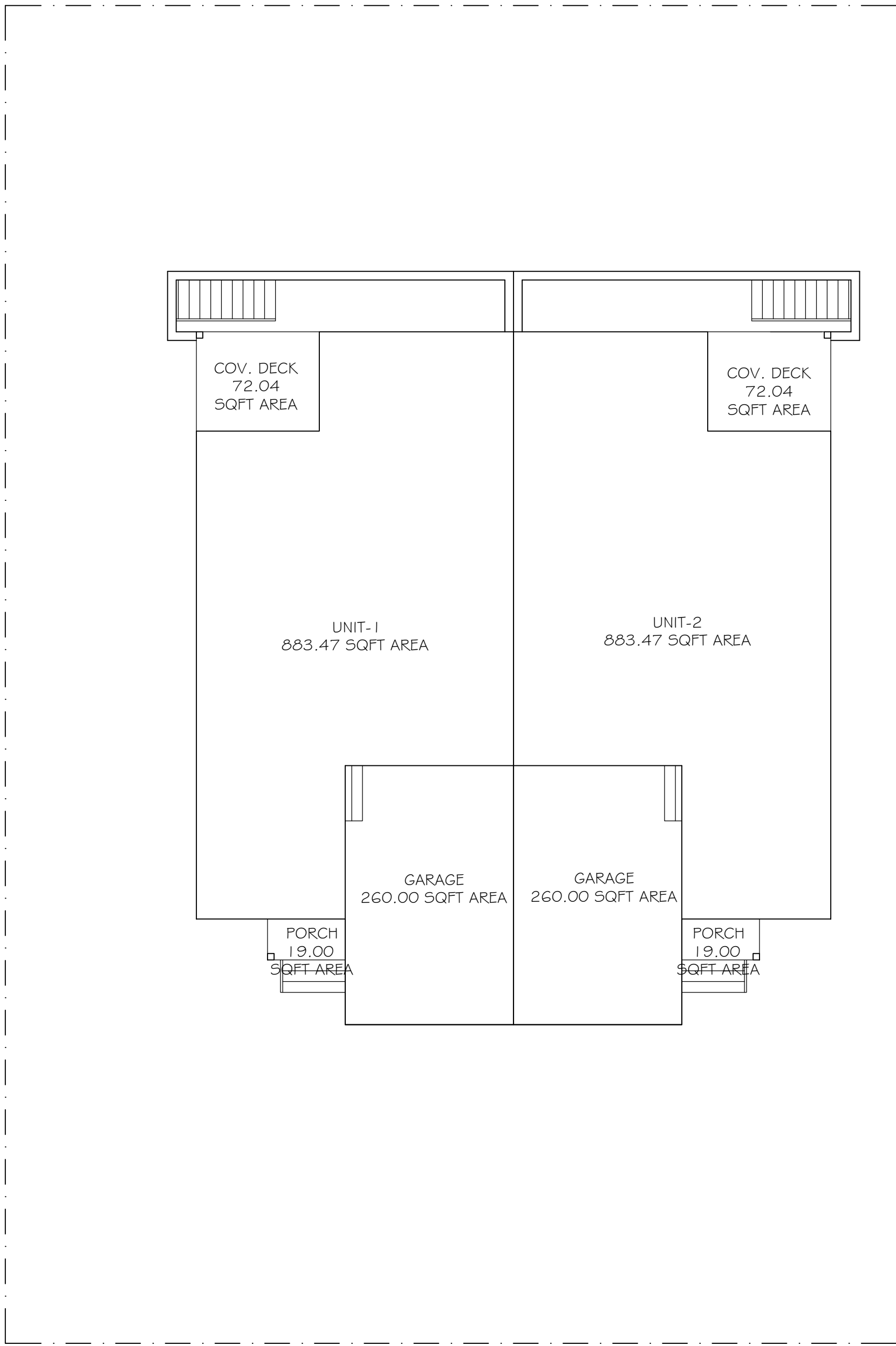
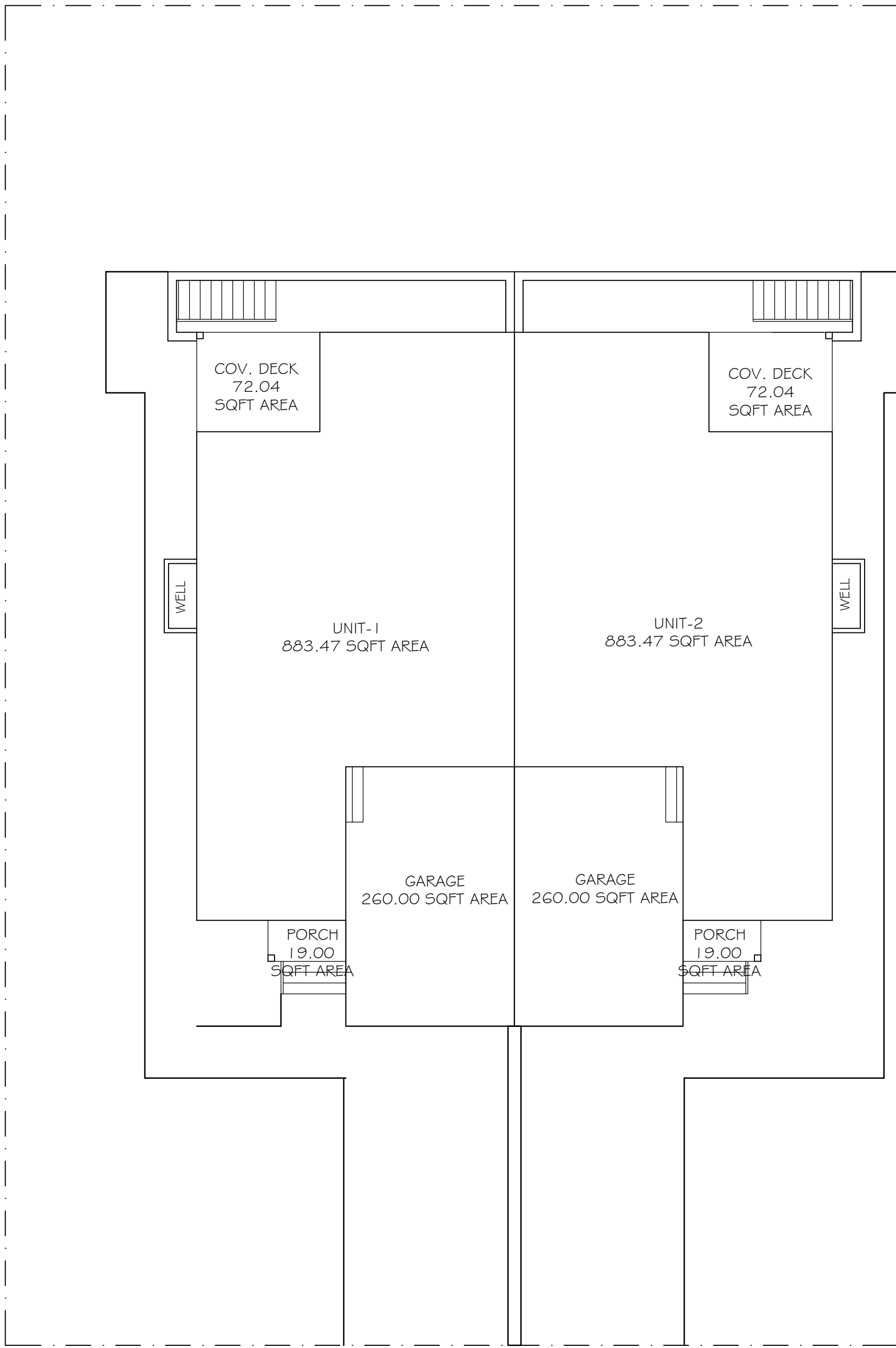
1 RIGHT (EAST) ELEVATION
- SCALE: 1/4" = 1'-0"



1 LEFT (WEST) ELEVATION
- SCALE: 1/4" = 1'-0"

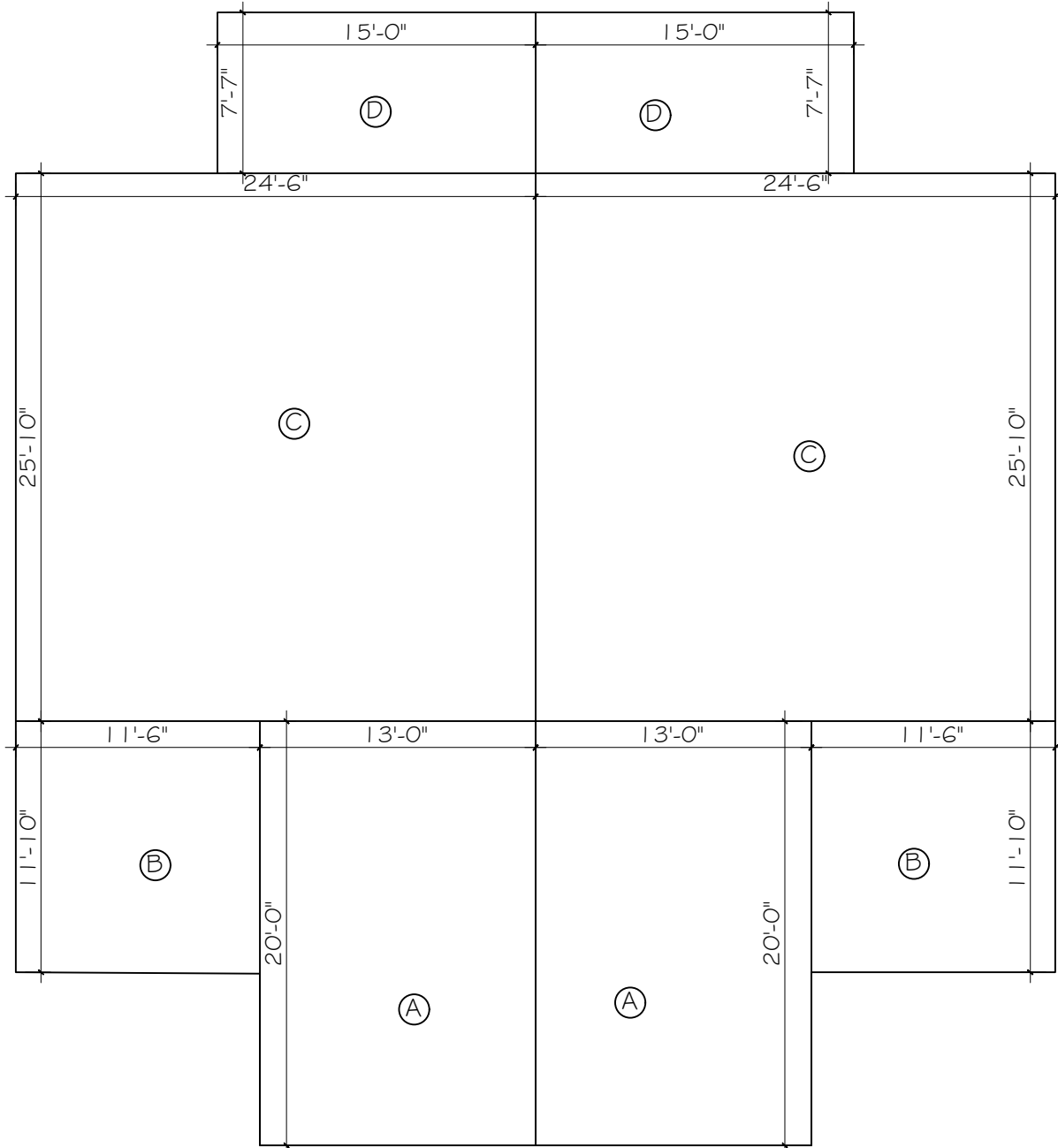


WWW.HOME SERVICES LTD. WWW.ASHOMESERVICES.CA ASHOMESERVICEST23@GMAIL.COM GPARCH75@gmail.com TEL: 200-7605 / 344 ST SURREY BC V3W 7B3 PH: 778-708-1345	
ADDRESS: 20409 89A AVE, LANGLEY B.C. (BUILDING PERMIT FOR DUPLEX WITH SECOND SUITE) CLIENT/PROJECT NAME: ASHRAF TEL: 778-999-4428 Email: ashrafmoh99@hotmail.com	
REVISIONS:	
DATE: MAY 29/2026	SHEET: A-7
CALC: 1/4" = 1'-0"	OF
DRAWING RIGHT & LEFT ELEVATIONS	9
THESE PLANS CONFORM TO BCBC2024 & SHALL COMPLY LOCAL BUILDING BY-LAWS	



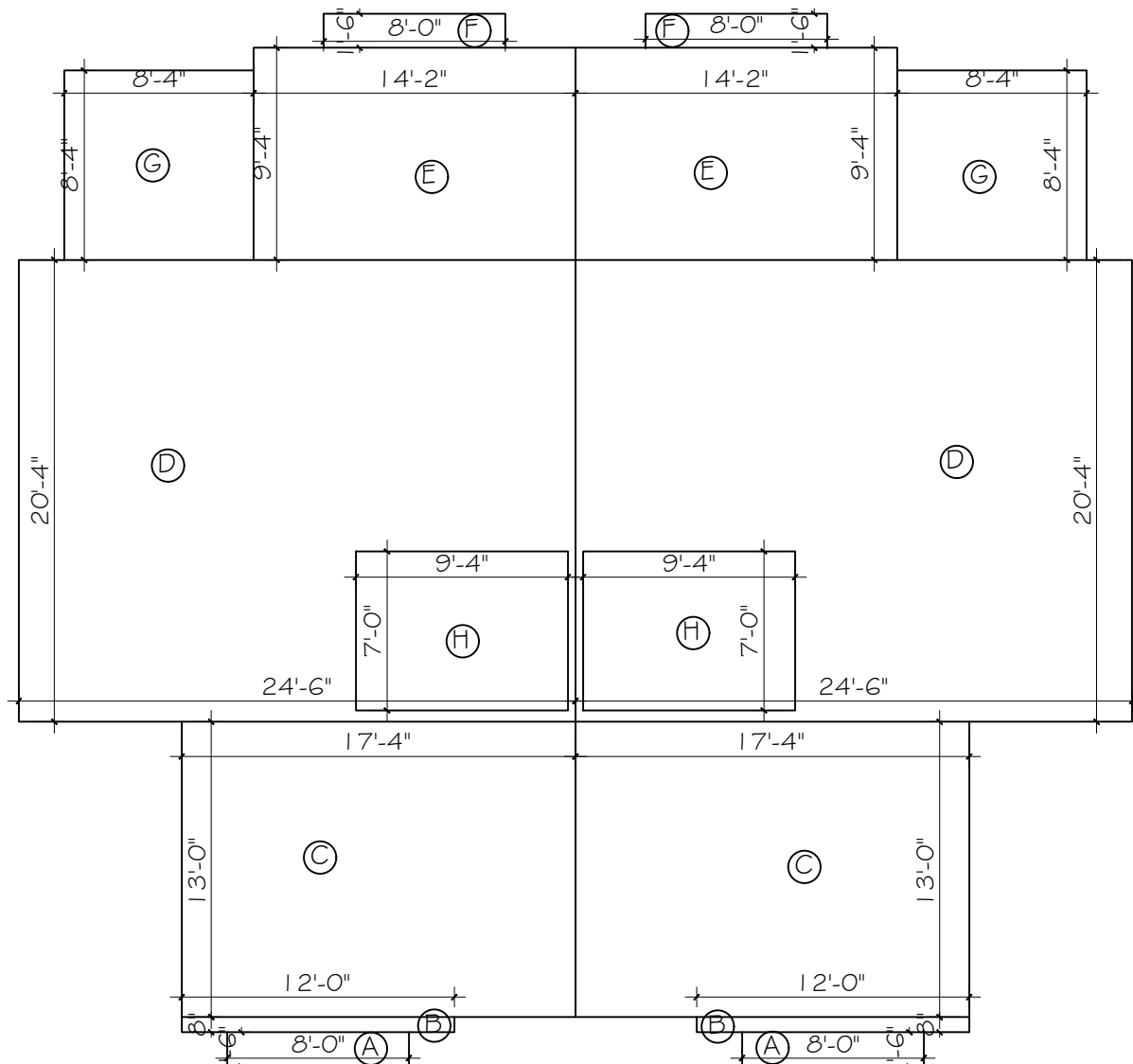
SITE COVERAGE CALCULATION		
ALLOWED	PROPOSED	
661.00m ² X 35% = 231.35m ² = 2490.25ft ²	UNIT #1	= 883.47ft ²
	UNIT #2	= 883.47ft ²
	GARAGE #1	= 260.00ft ²
	GARAGE #2	= 260.00ft ²
	PORCH #1	= 19.00ft ²
	PORCH #2	= 19.00ft ²
	SKIRT ROOF#1	= 9.50ft ²
	SKIRT ROOF#2	= 9.50ft ²
	COV. DECK #1	= 72.04ft ²
	COV. DECK #2	= 72.04ft ²
	TOTAL	= 2488.02ft ²
		= 231.14m ²
		= 34.96%

IMPERMEABLE COVERAGE CALCULATION		
ALLOWED	PROPOSED	
661.00m ² X 60% = 396.60m ² = 4269.00ft ²	FLOOR AREA	= 1766.94ft ²
	GARAGE	= 520.00ft ²
	PORCH	= 38.00ft ²
	COV. DECK	= 144.08ft ²
	PAVED AREA	= 1376.18ft ²
	ENTRY WELL	= 185.34ft ²
	TOTAL	= 4030.54ft ²
		= 374.45m ²
		= 56.64%



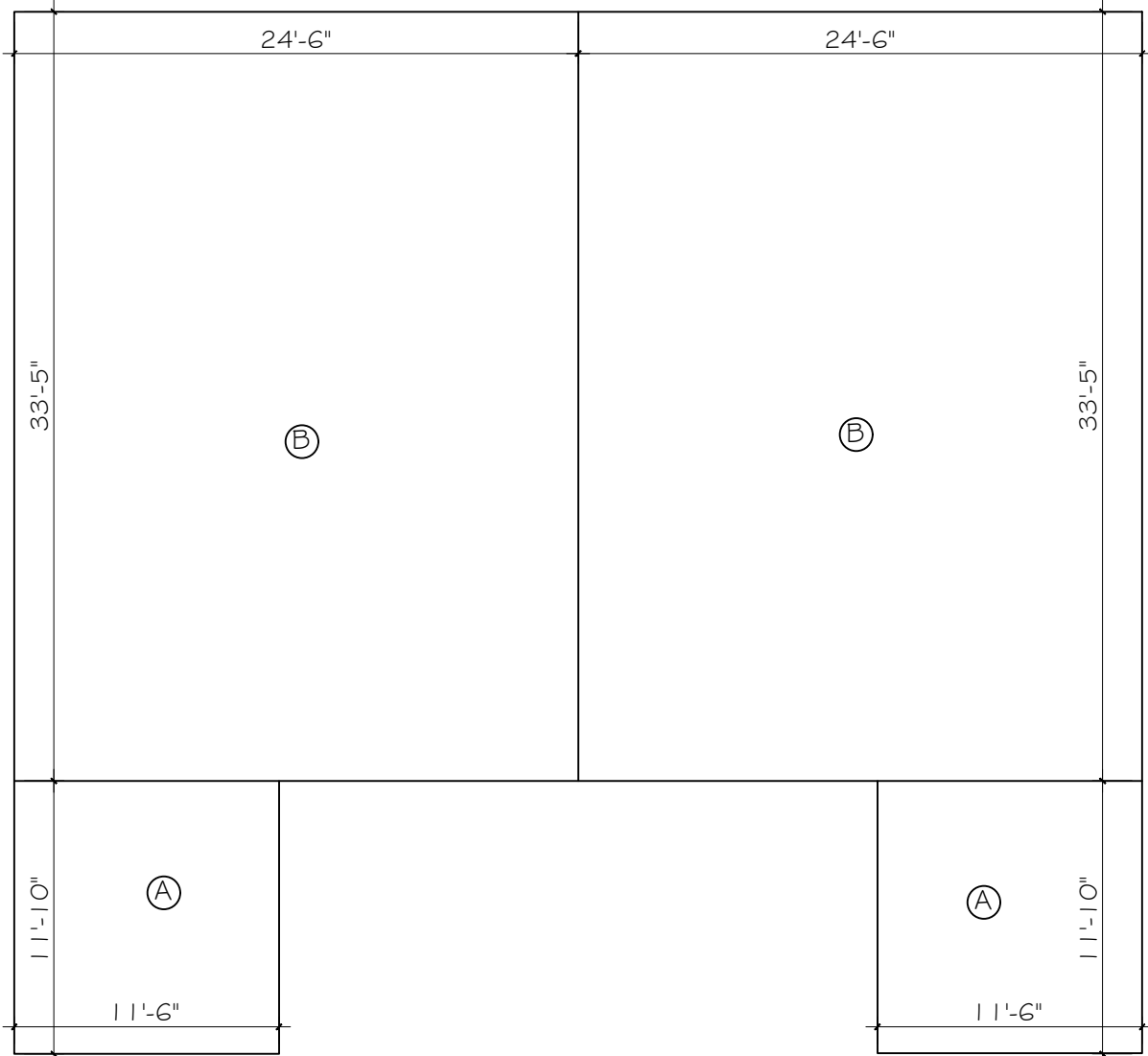
MAIN FLOOR AREA CALCULATIONS

A = 13'-0" X 20'-0" = 260.00 SQFT
B = 11'-6" X 11'-10" = 136.08 SQFT
C = 24'-6" X 25'-10" = 633.00 SQFT
D = 15'-0" X 7'-7" = 113.75 SQFT
TOTAL AREA WITHOUT GARAGE = B+D+E+F+G
= 883.47 SQFT X2
= 1766.94



UPPER FLOOR AREA CALCULATIONS

A = 8'-0" X 1'-6" = 12.00 SQFT
B = 12'-0" X 0'-8" = 8.00 SQFT
C = 17'-4" X 13'-0" = 225.33 SQFT
D = 24'-6" X 20'-4" = 498.15 SQFT
E = 14'-2" X 9'-4" = 132.23 SQFT
F = 8'-0" X 1'-6" = 12.50 SQFT
G = 8'-4" X 8'-4" = 69.45 SQFT
H = 9'-4" X 7'-0" = 65.33 SQFT
NET AREA = B+C+D+E+G+H
= 867.84 SQFT X2
= 1735.68 SQFT



BASEMENT FLOOR AREA CALCULATIONS

A = 11'-6" X 11'-10" = 136.37 SQFT
B = 24'-6" X 33'-5" = 818.71 SQFT
TOTAL AREA WITHOUT GARAGE = A+B
= 955.00 SQFT X2
= 1910.16 SQFT



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DRAWING/OVERLAY/

AREA CALCULATIONS

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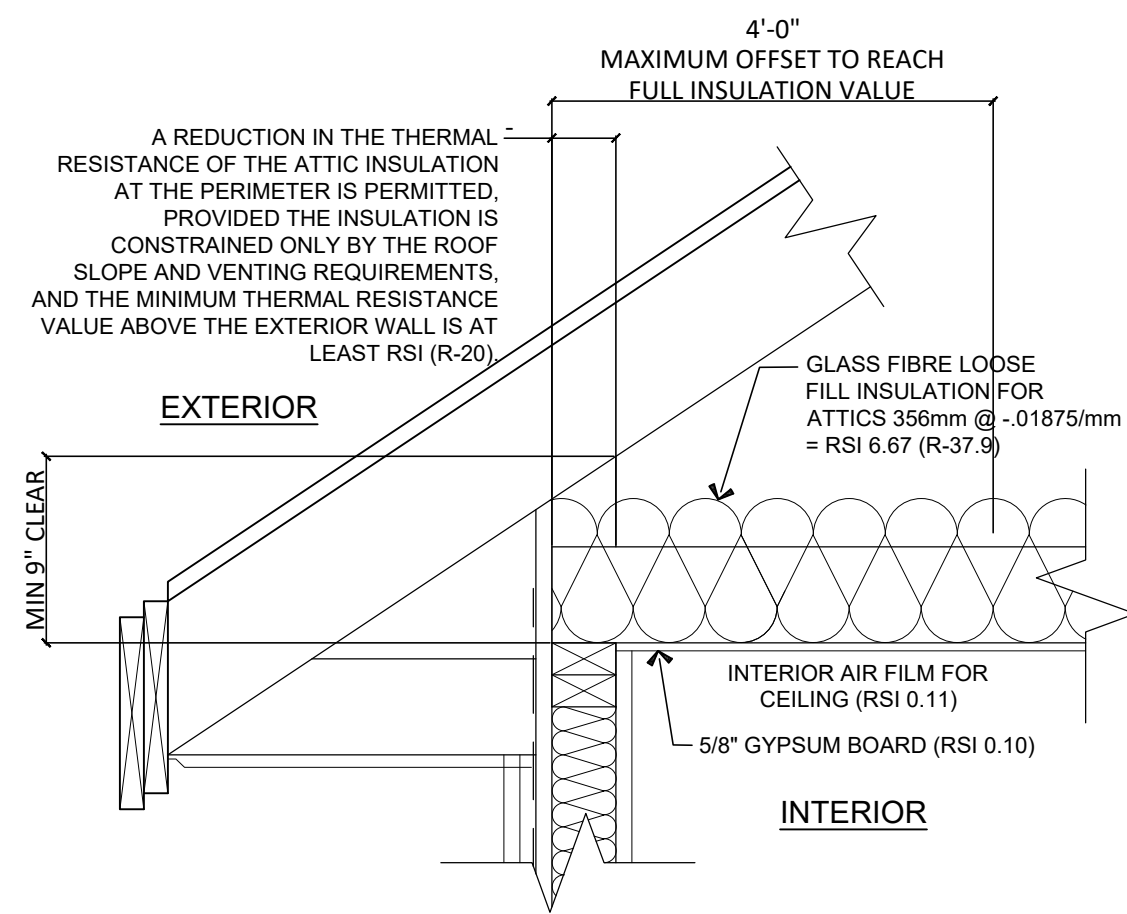
SHEET:

A-8

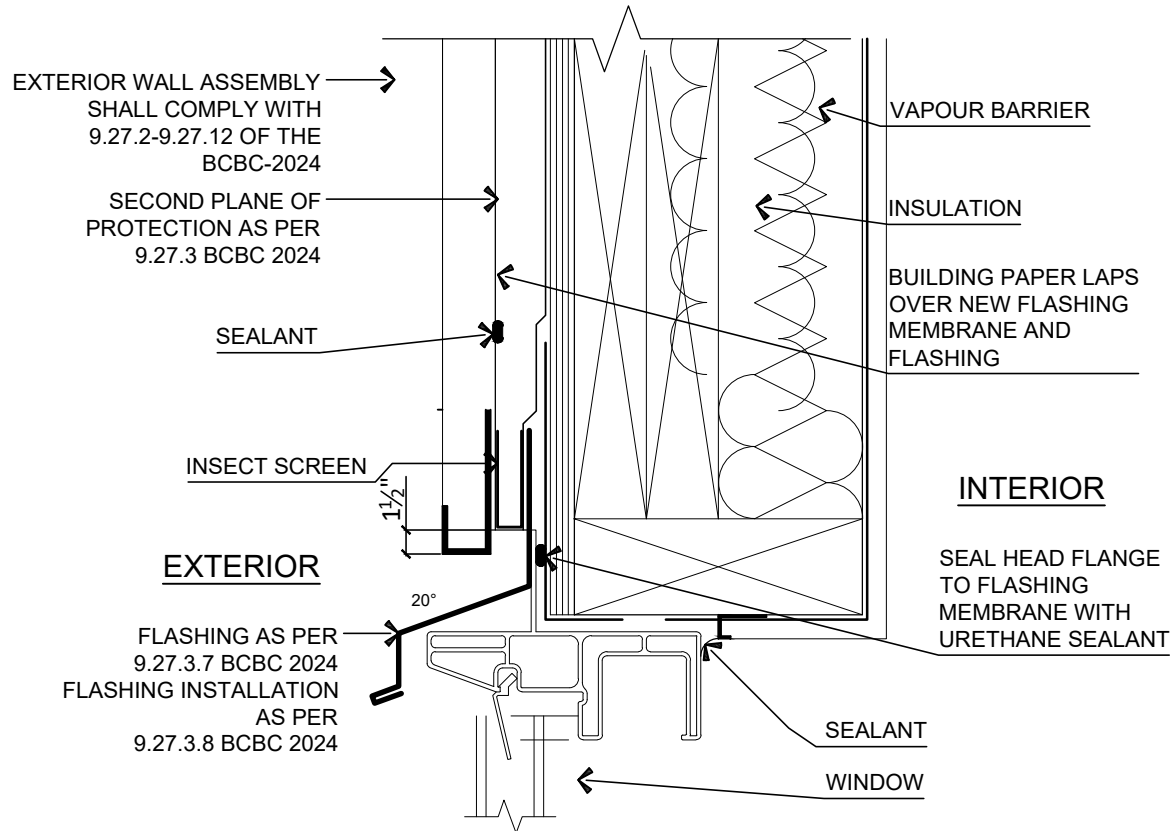
OF

9

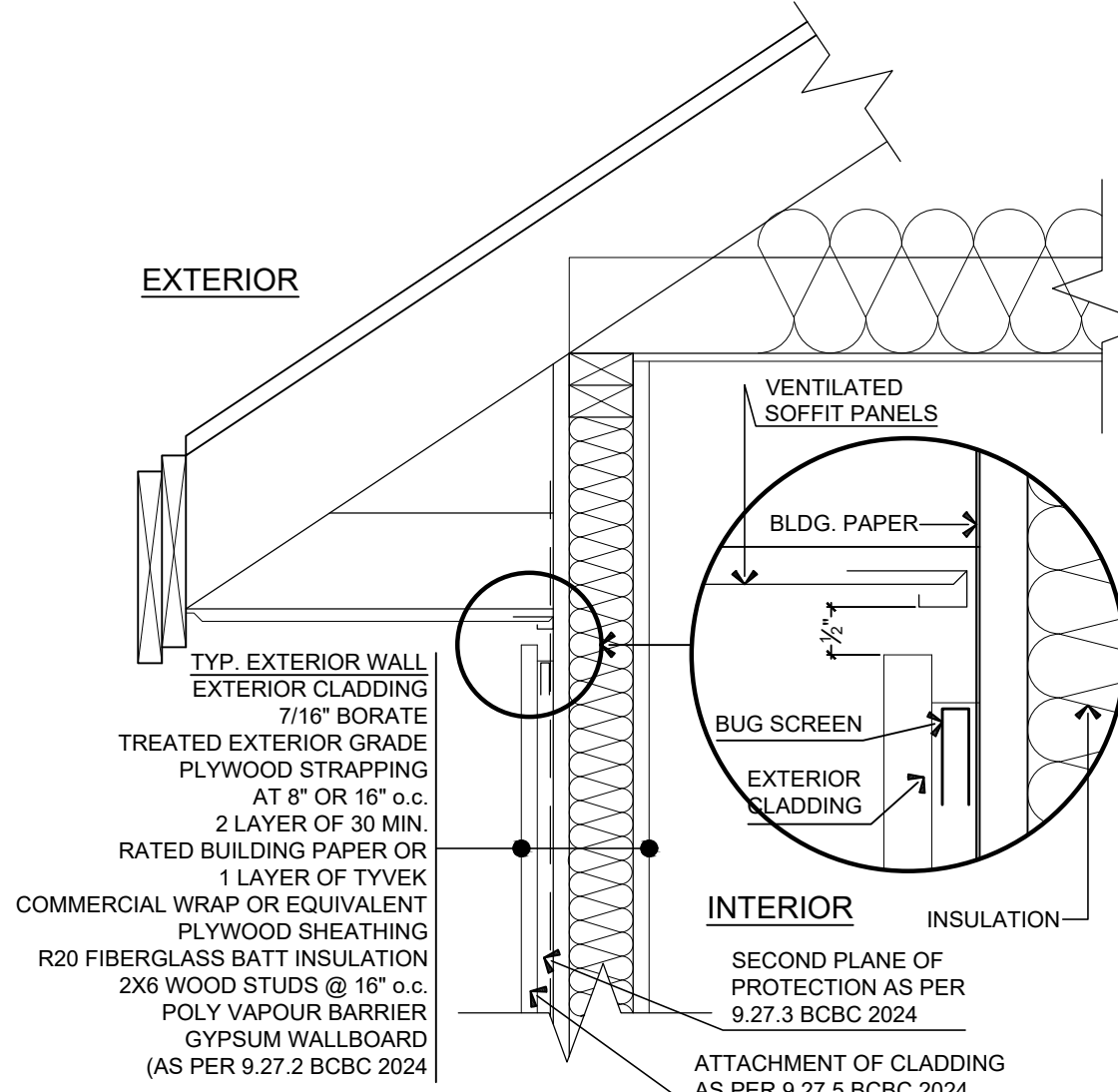
**TYPICAL CONSTRUCTION
DETAILS AND RAIN SCREEN**



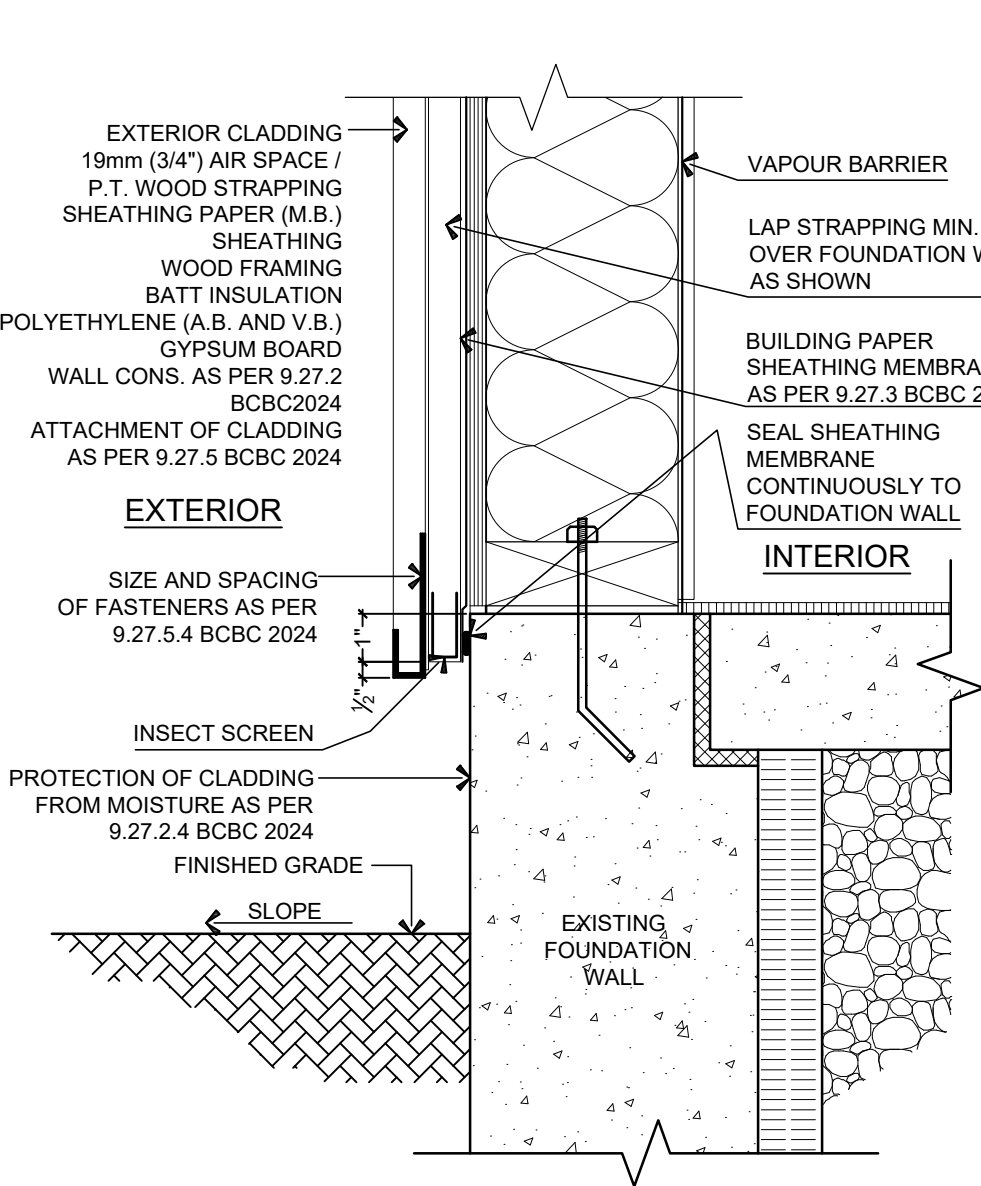
E-2 RAISED HEEL INSULATION DETAILS



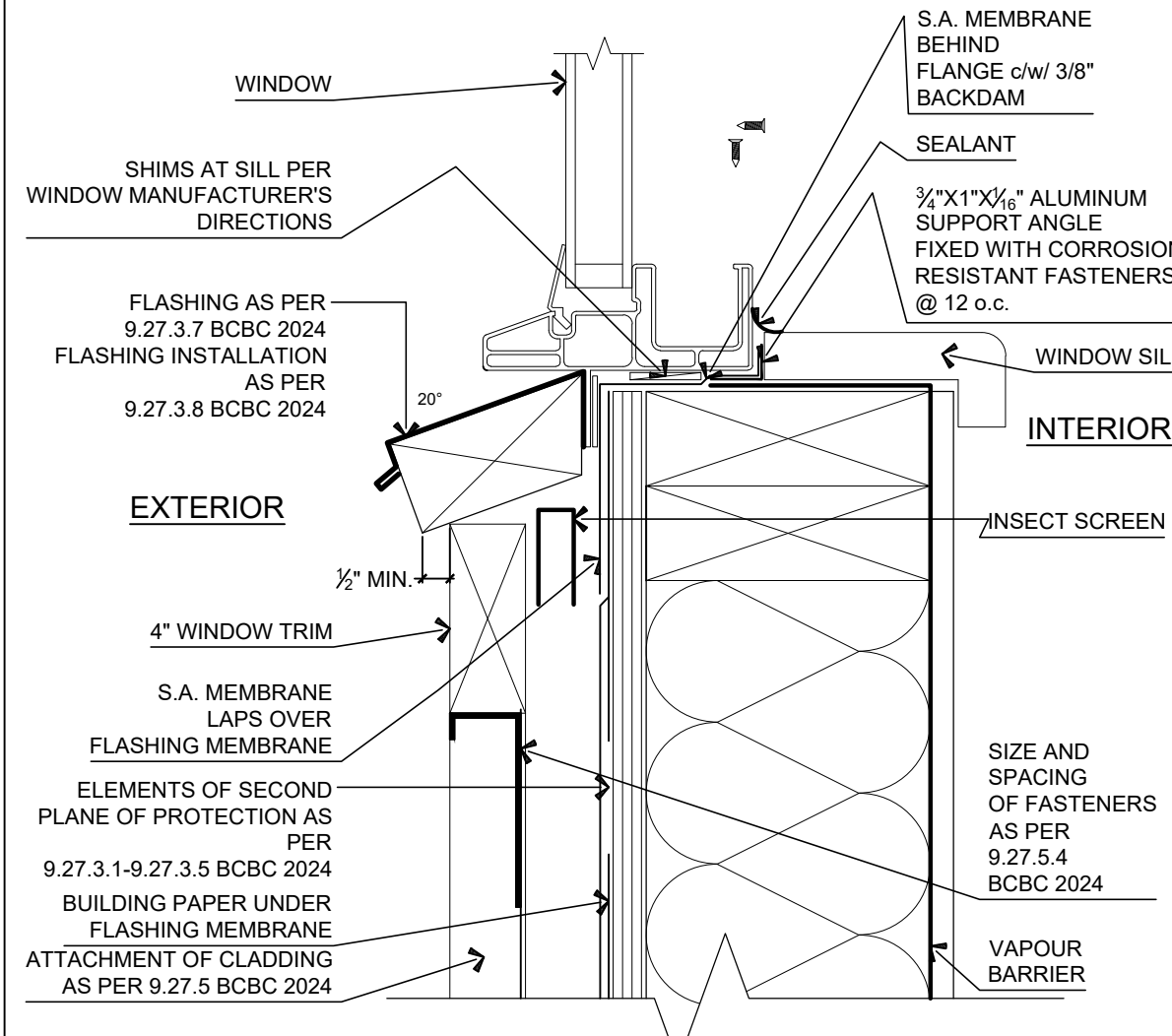
H-1 WINDOW-HEAD



L-1 SOFFIT AT BUILDING WALL

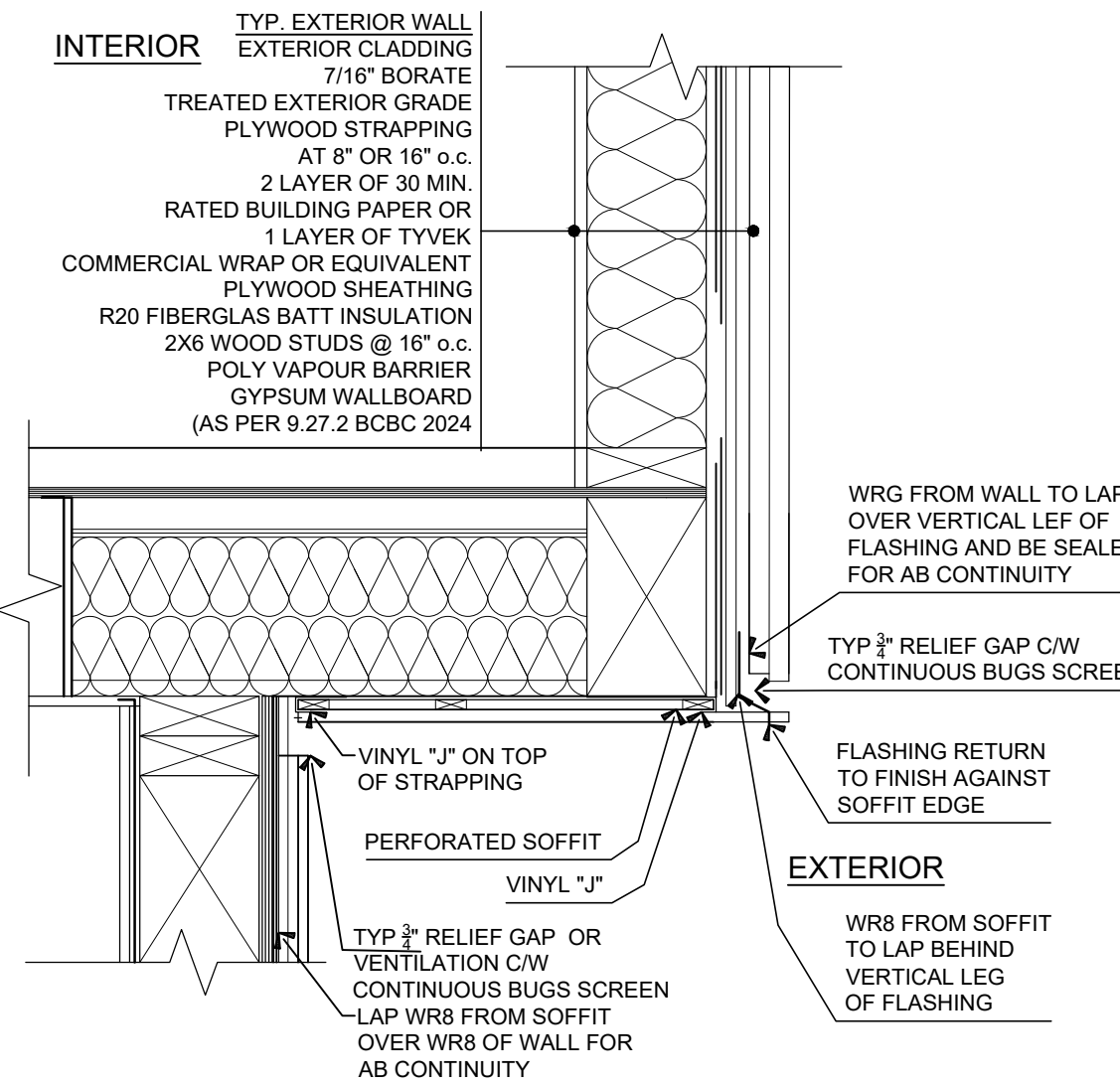


O-1 FOUNDATION AT RAIN SCREEN WALL

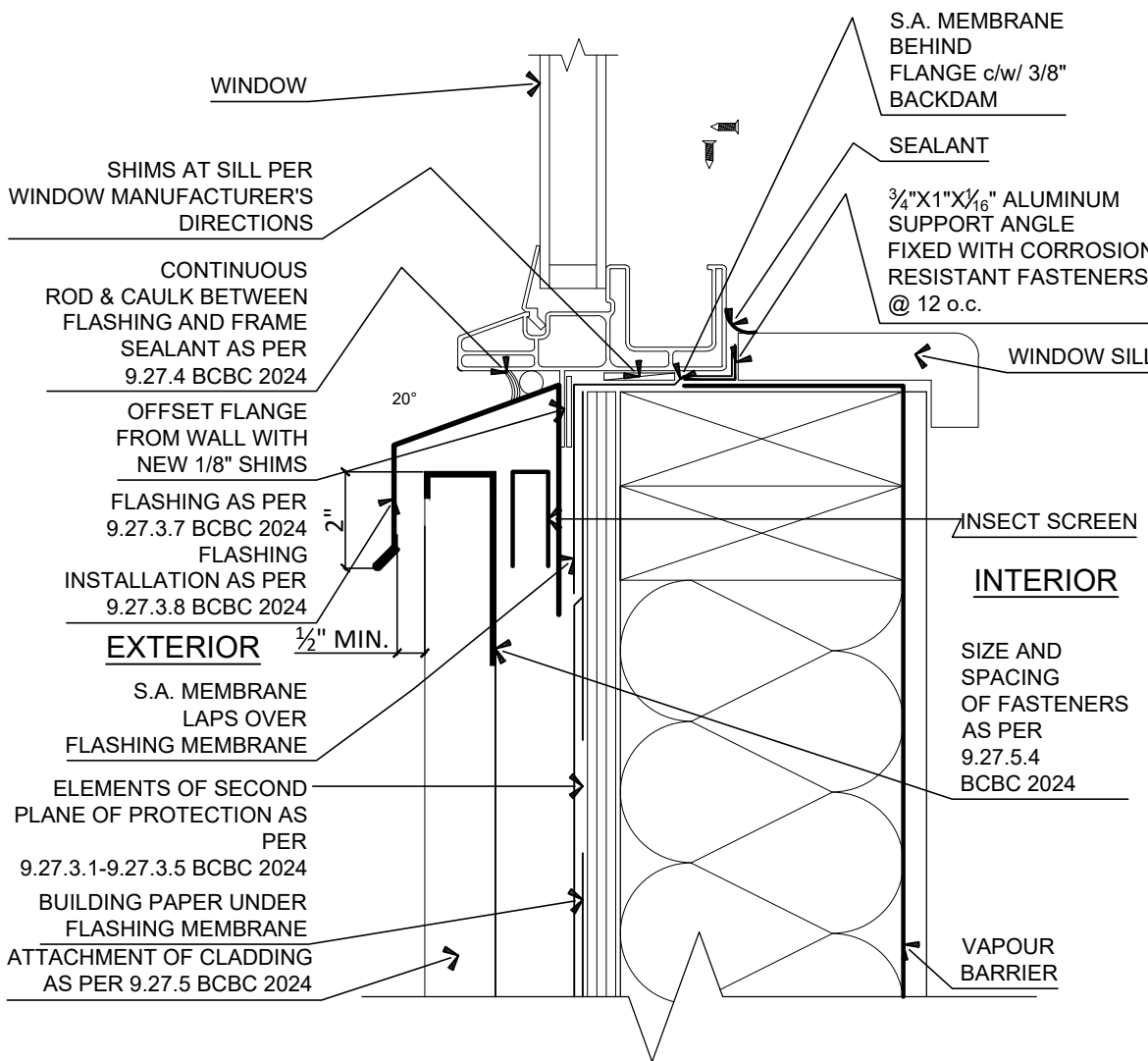


S-1 WINDOW-SILL WITH TRIM

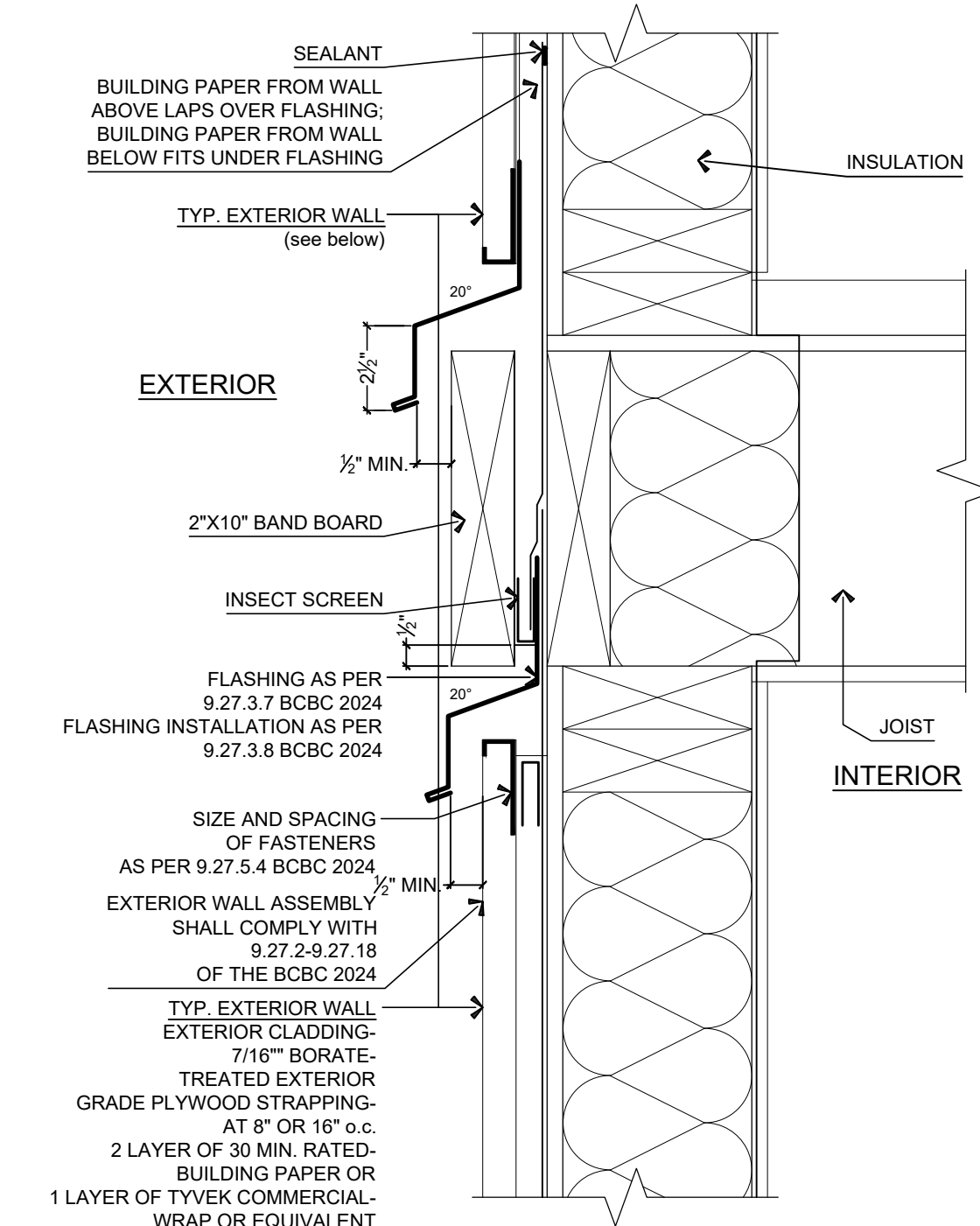
S. NO	SEC.	DESCRIPTION
9.	E-1	RAISED HEEL INSULATION DETAILS
10.	F-1	CANTILEVERED FLOOR
11.	G-1	DECK AT WALL
12.	H-1	WINDOW-HEAD
13.	I-1	WINDOW-SILL
14.	J-1	ATTIC HATCH ASSEMBLY
15.	K-1	SKYLIGHT ASSEMBLY
16.	L-1	SOFFIT AT BUILDING WALL
17.	M-1	BAND BOARD
18.	N-1	CROSS CAVITY FLASHING
19.	O-1	FOUNDATION AT RAIN SCREEN WALL
20.	P-1	VAULTED CEILINGS & FLAT ROOF
21.	Q-1	EXHAUST VENT
22.	R-1	PLUMBING OR ELECTRICAL PANELS ON EXTERIOR WALLS
23.	S-1	WINDOW-SILL WITH TRIM
24.	T-1	WINDOW-HEAD WITH TRIM
25.	U-1	SLIDING DOOR-HEAD



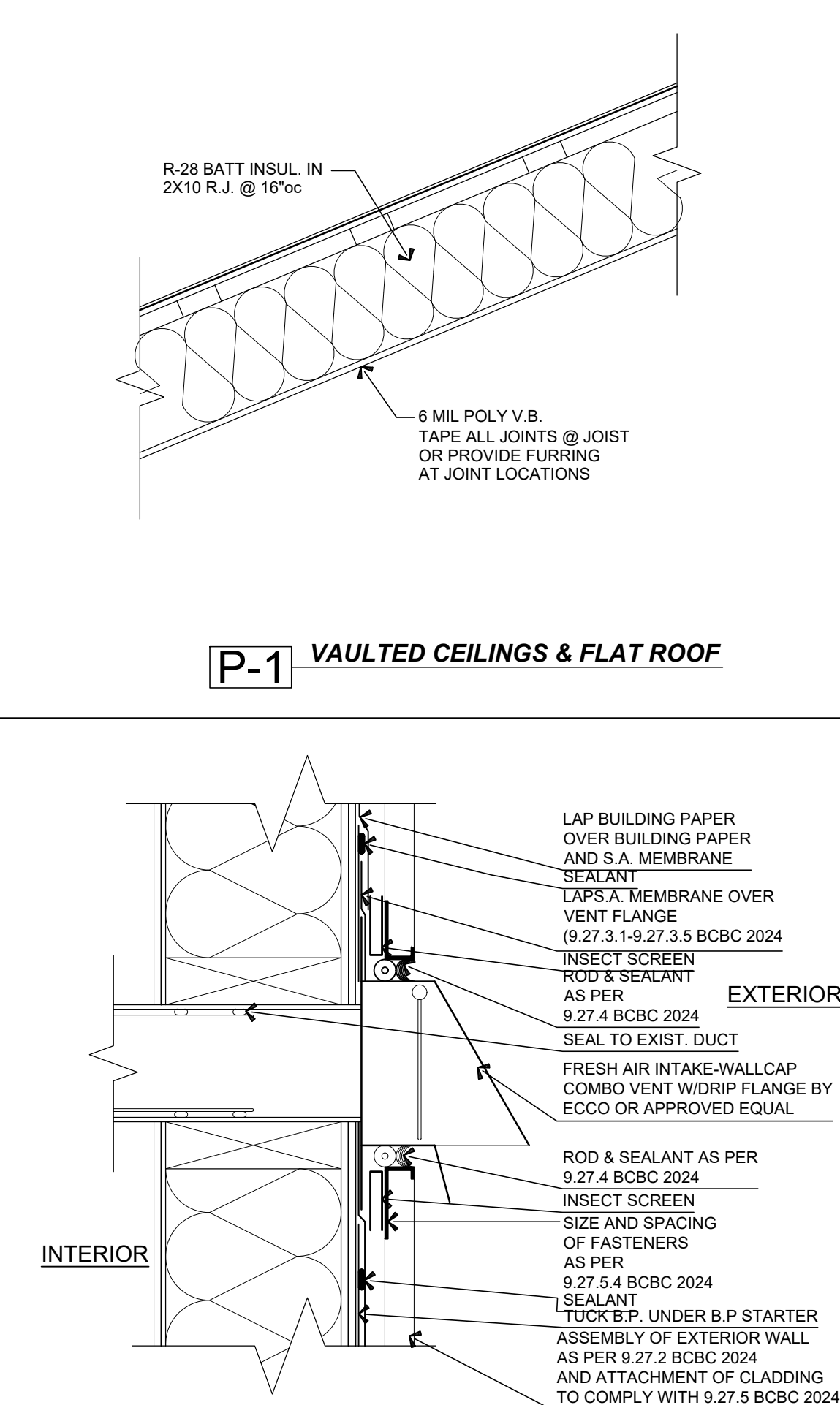
F-1 CANTILEVERED FLOOR



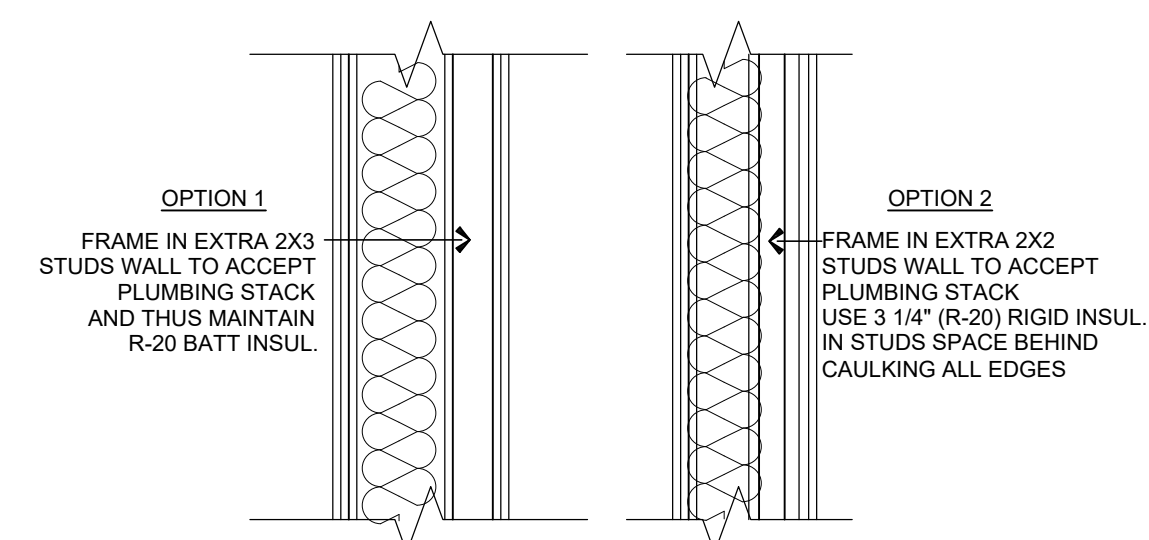
I-1 WINDOW-SILL



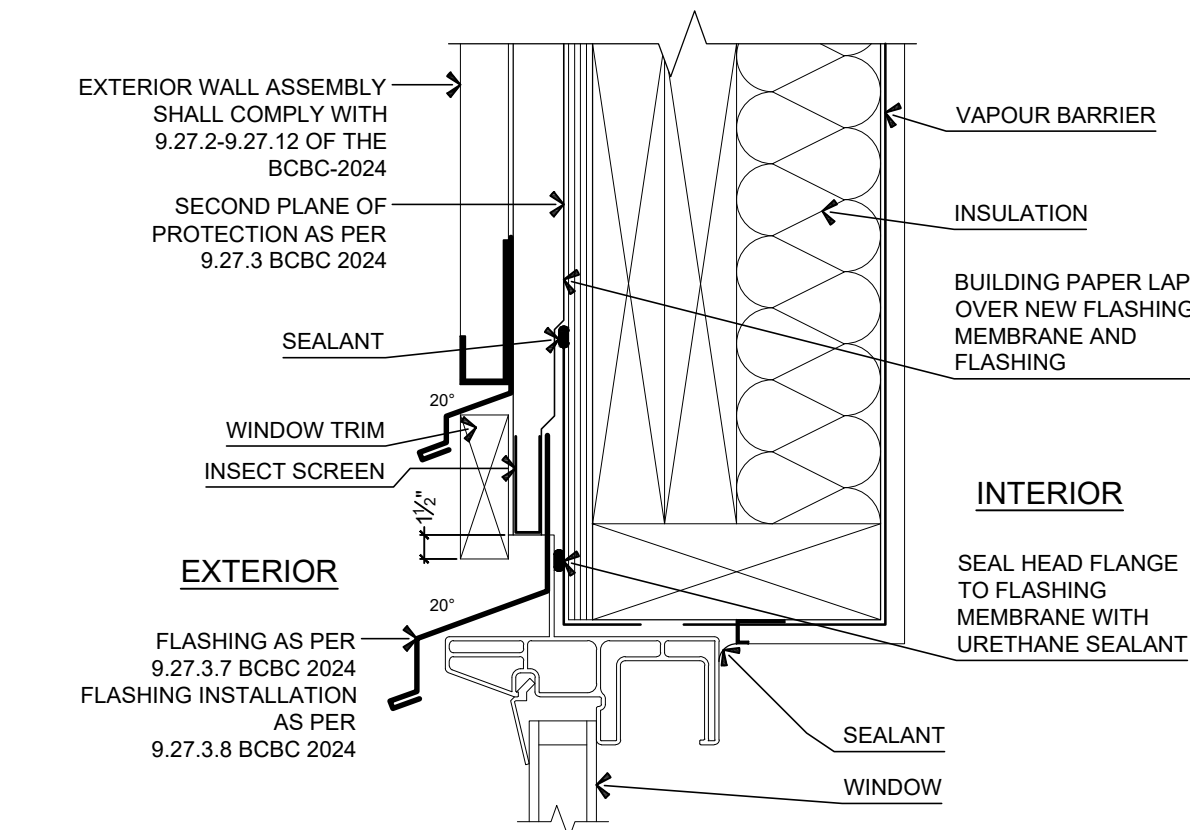
M-1 BAND BOARD



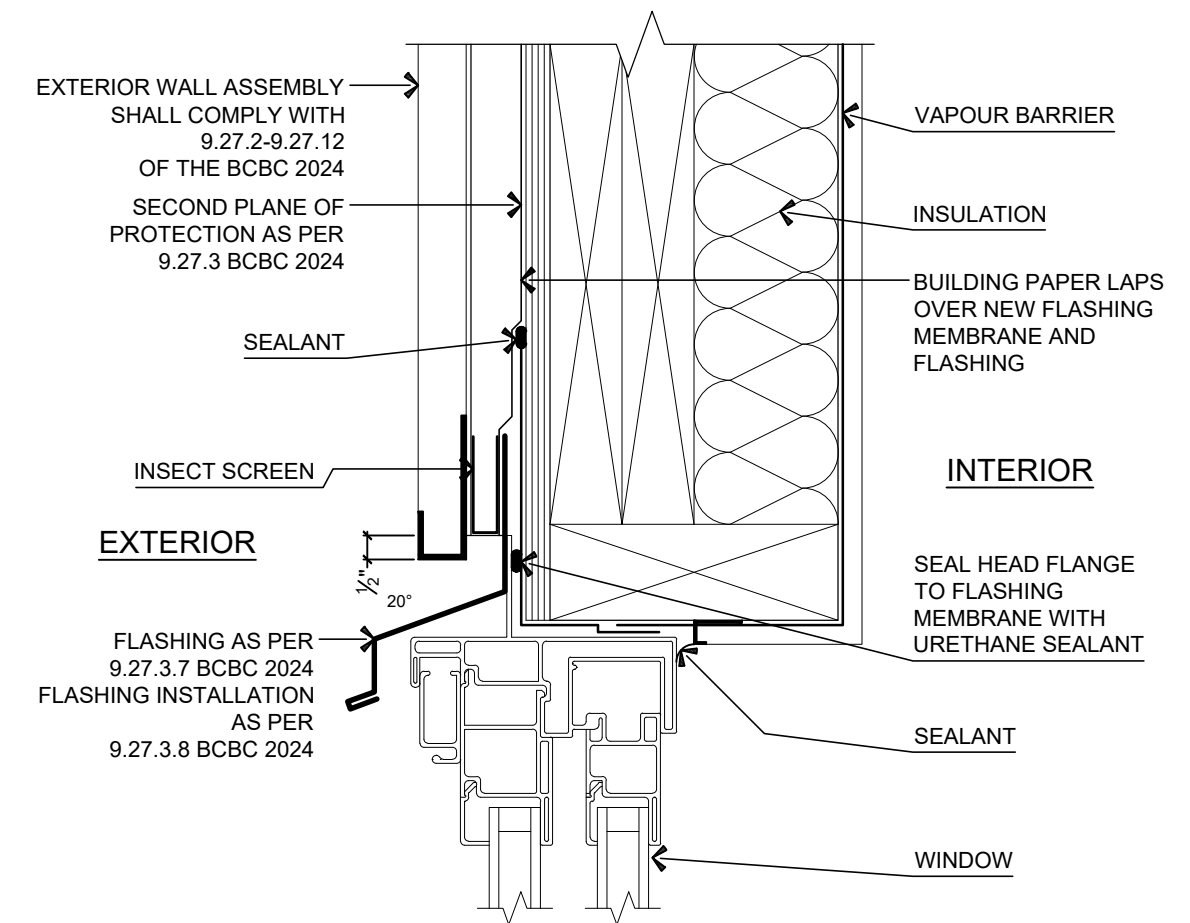
Q-1 EXHAUST VENT



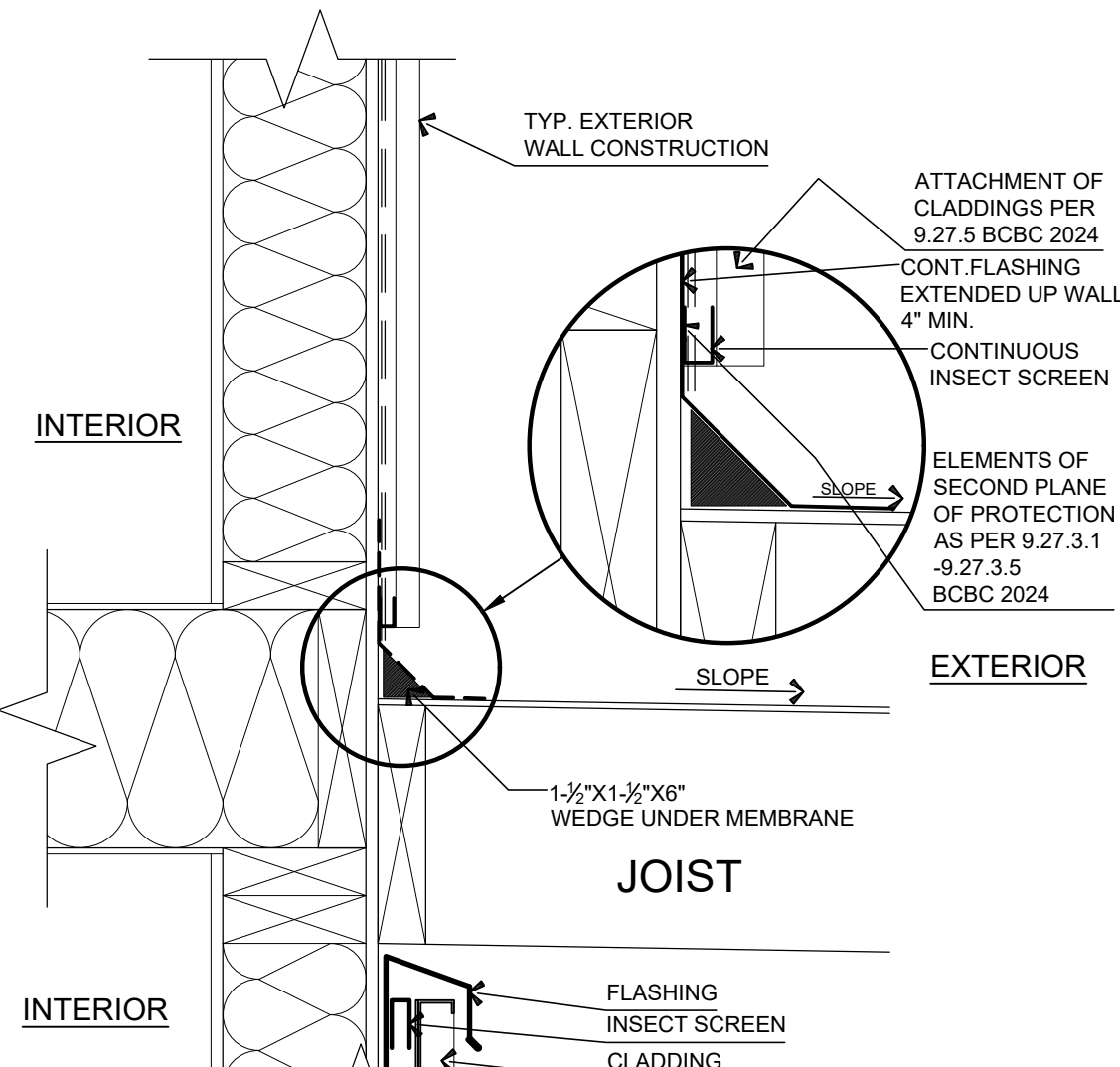
R-1 PLUMBING OR ELECTRICAL PANELS ON EXTERIOR WALLS



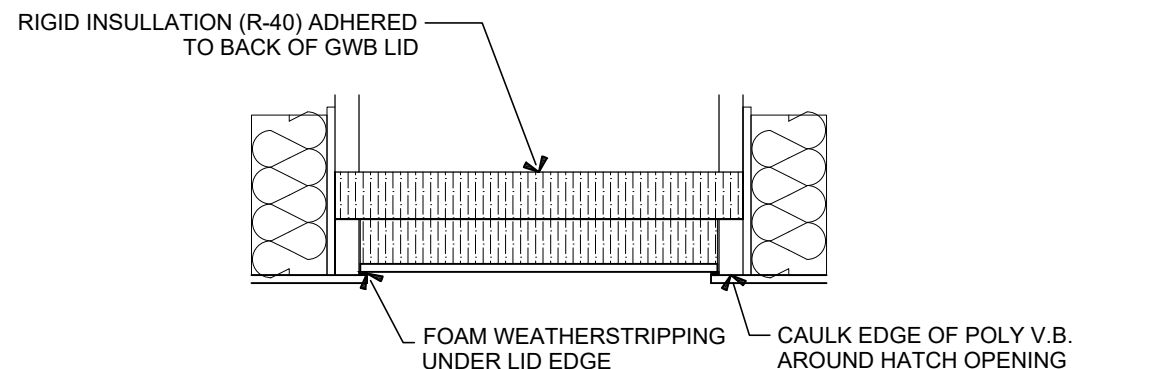
T-1 WINDOW-HEAD WITH TRIM



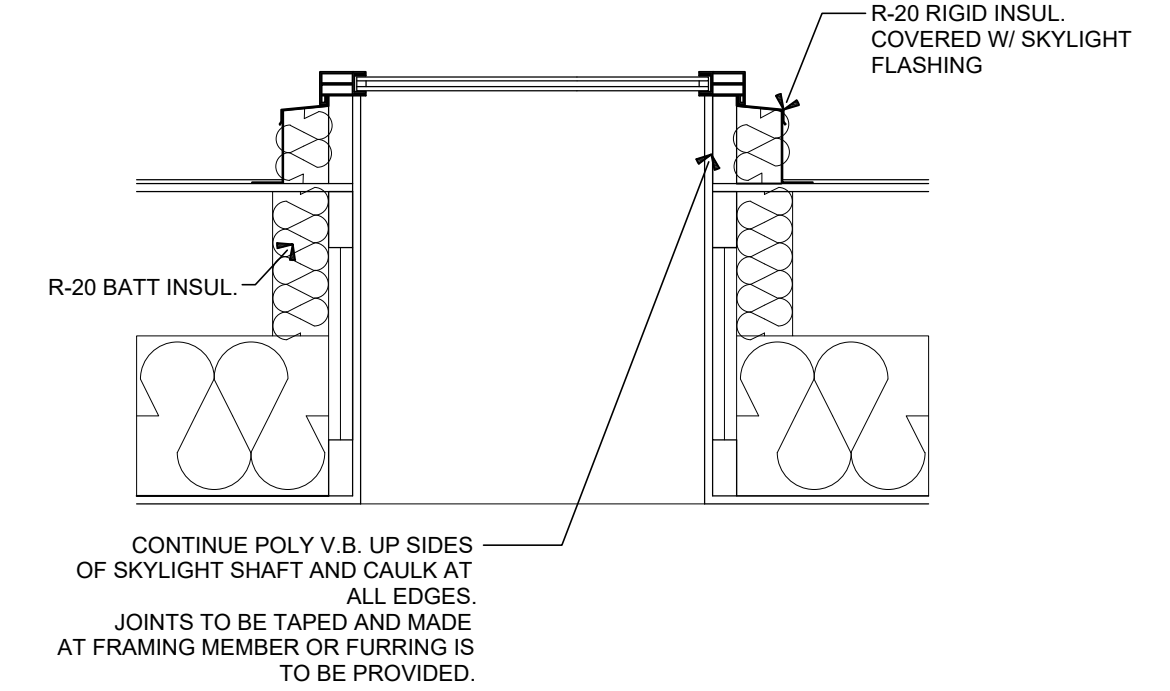
U-1 SLIDING DOOR-HEAD



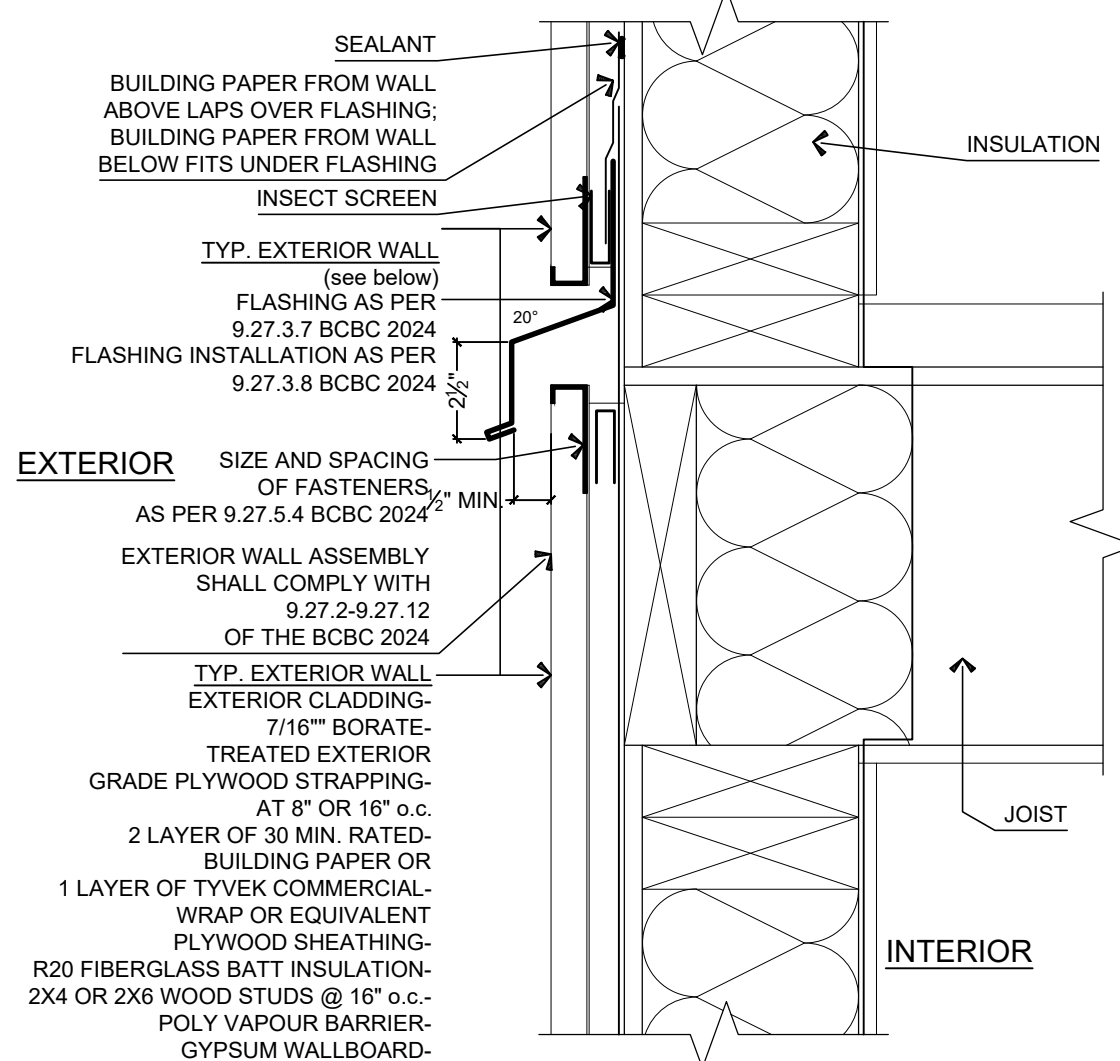
G-1 DECK AT WALL



J-1 ATTIC HATCH ASSEMBLY



K-1 SKYLIGHT ASSEMBLY



N-1 CROSS CAVITY FLASHING



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