

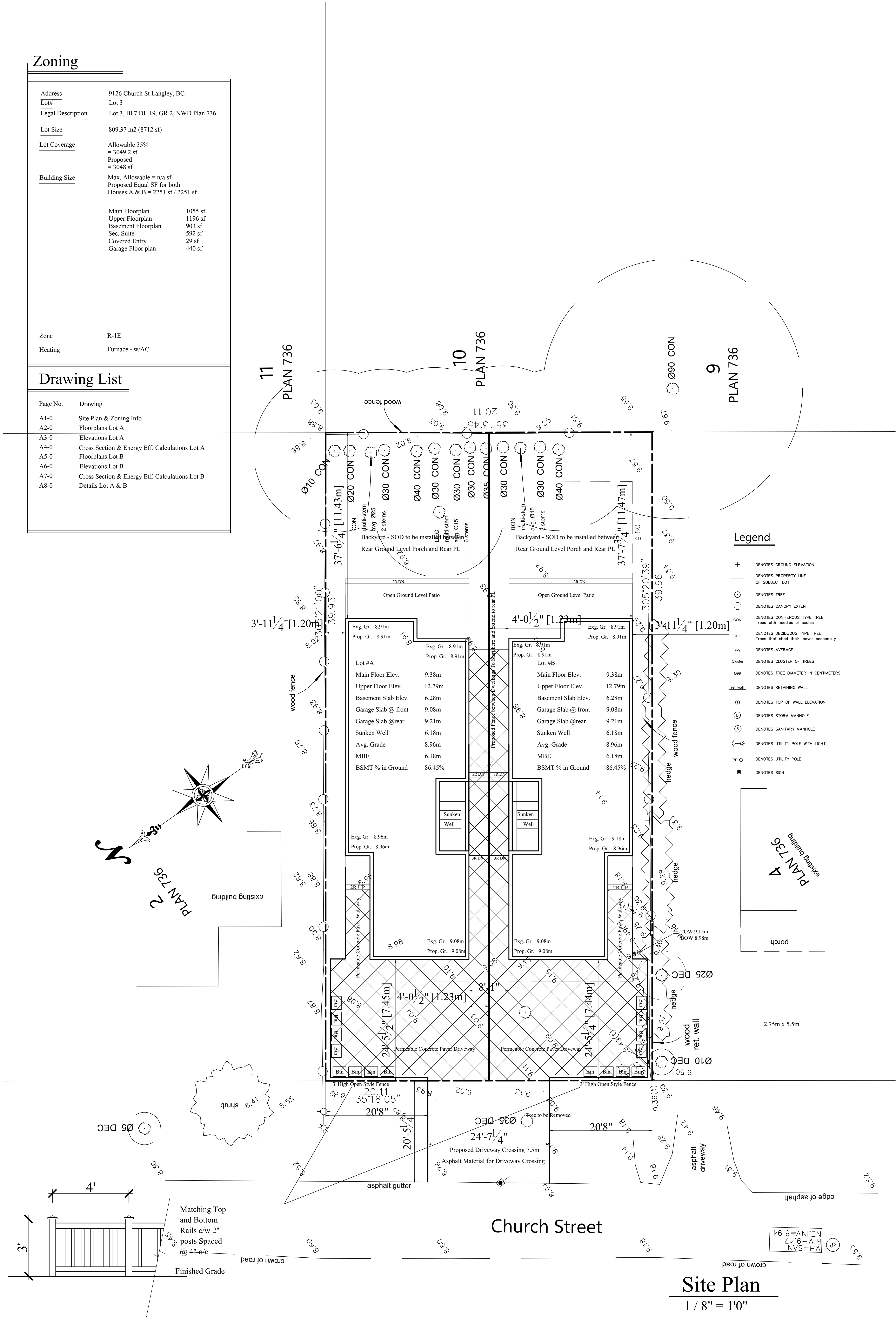
Zoning

Address	9126 Church St Langley, BC
Lot#	Lot 3
Legal Description	Lot 3, Bl 7 DL 19, GR 2, NWD Plan 736
Lot Size	809.37 m2 (8712 sf)
Lot Coverage	Allowable 35% = 3049.2 sf Proposed = 3048 sf
Building Size	Max. Allowable = n/a sf Proposed Equal SF for both Houses A & B = 2251 sf / 2251 sf
	Main Floorplan 1055 sf Upper Floorplan 1196 sf Basement Floorplan 903 sf Sec. Suite 592 sf Covered Entry 29 sf Garage Floor plan 440 sf

Zone	R-1E
Heating	Furnace - w/AC

Drawing List

Page No.	Drawing
A1-0	Site Plan & Zoning Info
A2-0	Floorplans Lot A
A3-0	Elevations Lot A
A4-0	Cross Section & Energy Eff. Calculations Lot A
A5-0	Floorplans Lot B
A6-0	Elevations Lot B
A7-0	Cross Section & Energy Eff. Calculations Lot B
A8-0	Details Lot A & B



Notes:
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kapoorhomes@gmail.com

Builder.

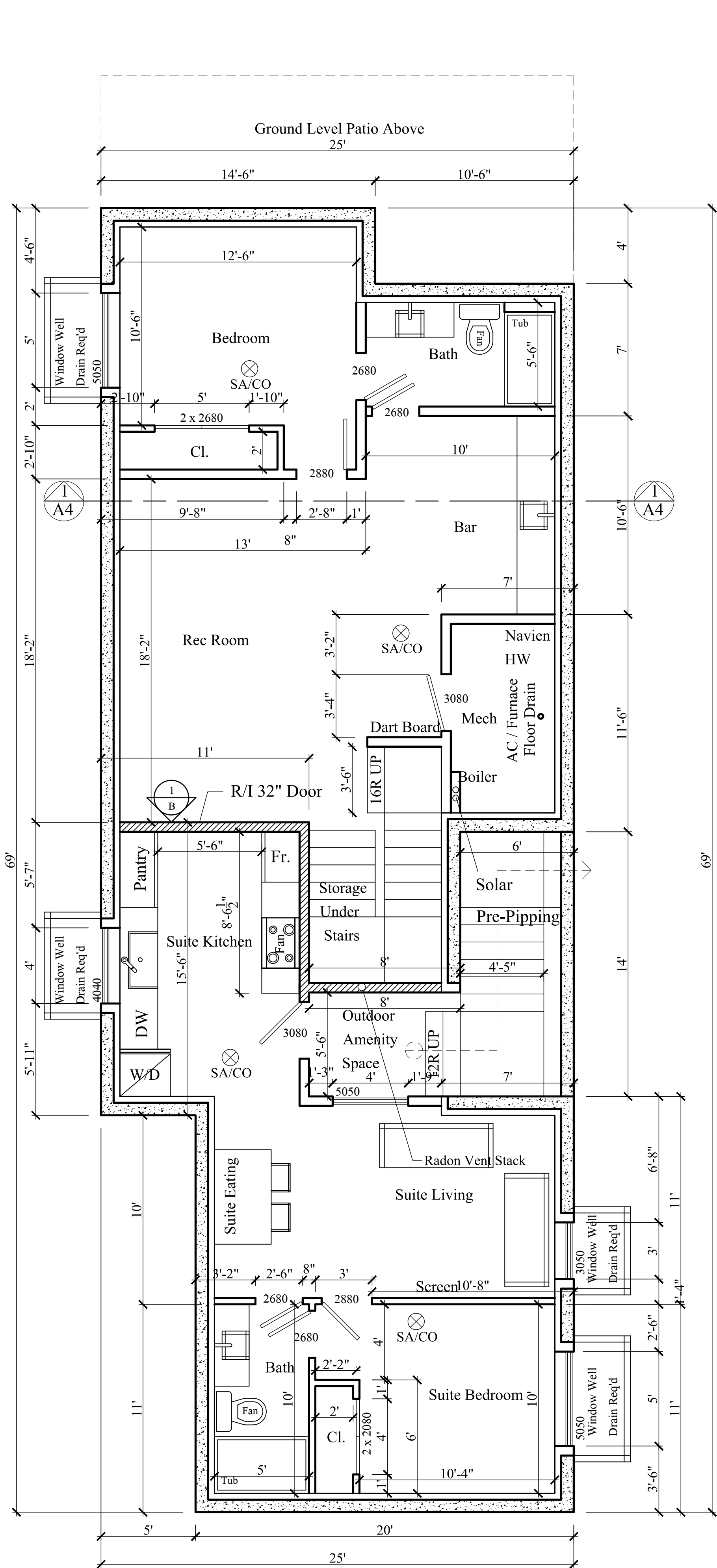
Site.

9126 Church St Langley

drawing title.
Zoning Info
& Site Plan

Sheet.

A1-0

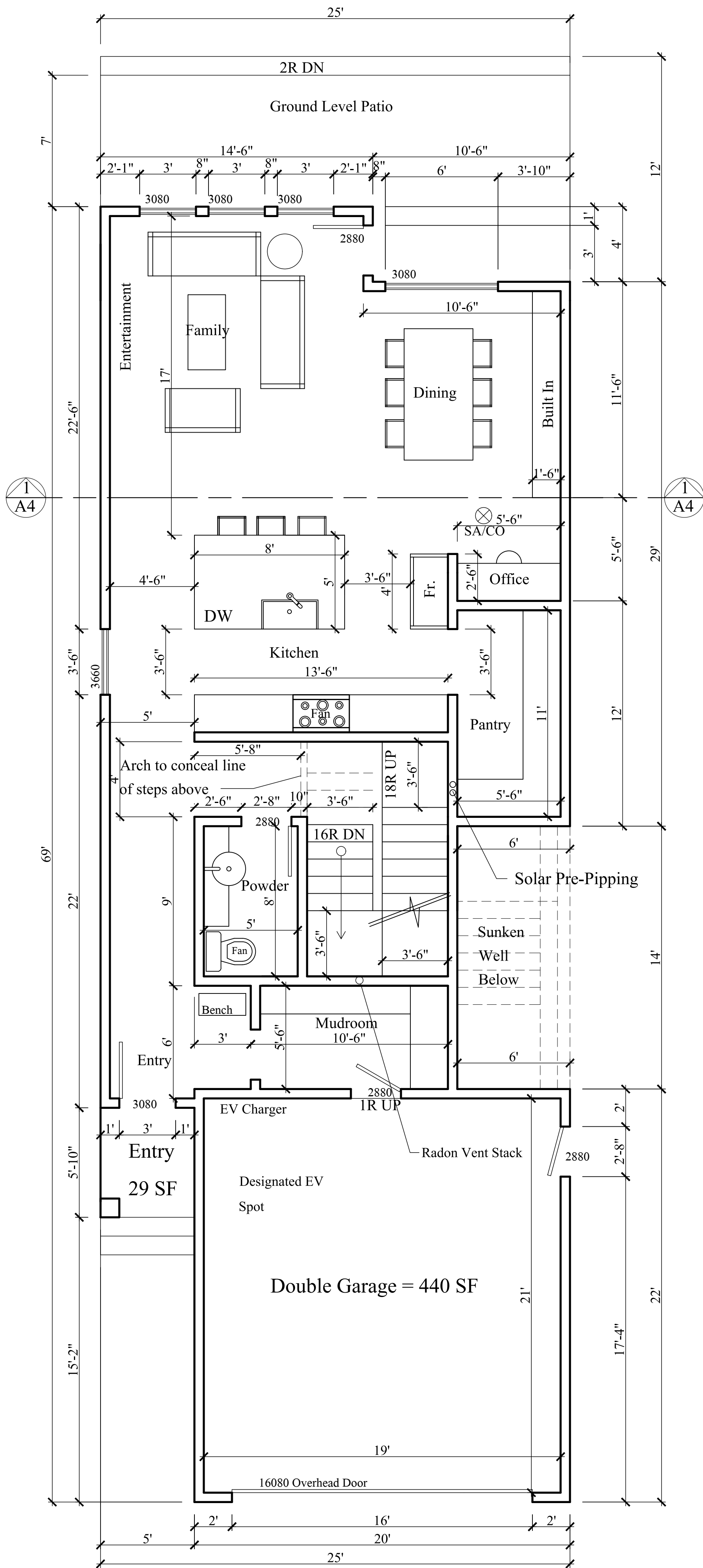


Basement Floor Plan [903 SF] + Sec. Suite [592 SF]

1 / 4" = 1'-0"

Heating/Cooling
Furnace w/AC

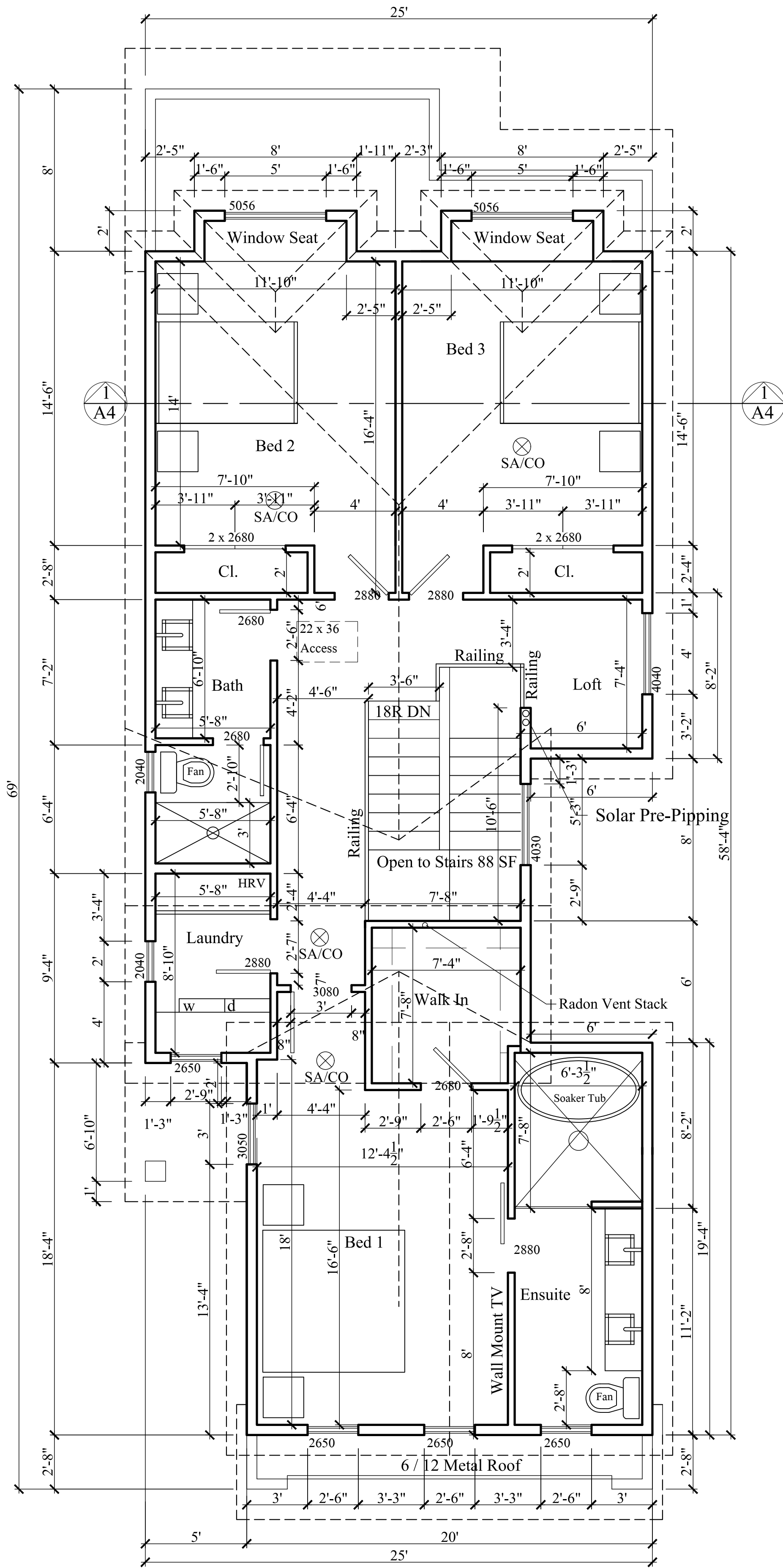
Electric Baseboard Heating
and Mini Split for Cooling in the Secondary
Suite



Main Floor Plan [1055 SF] + Gar. [440 SF]

1 / 4" = 1'-0"

Heating/Cooling
Furnace w/AC



Upper Floor Max.
1495 SF x .8 = 1196 SF

Upper Floor Plan [1196 SF]

1 / 4" = 1'-0"

Total SF = 1284 SF
Less Open to Below = 88 SF

Notes:
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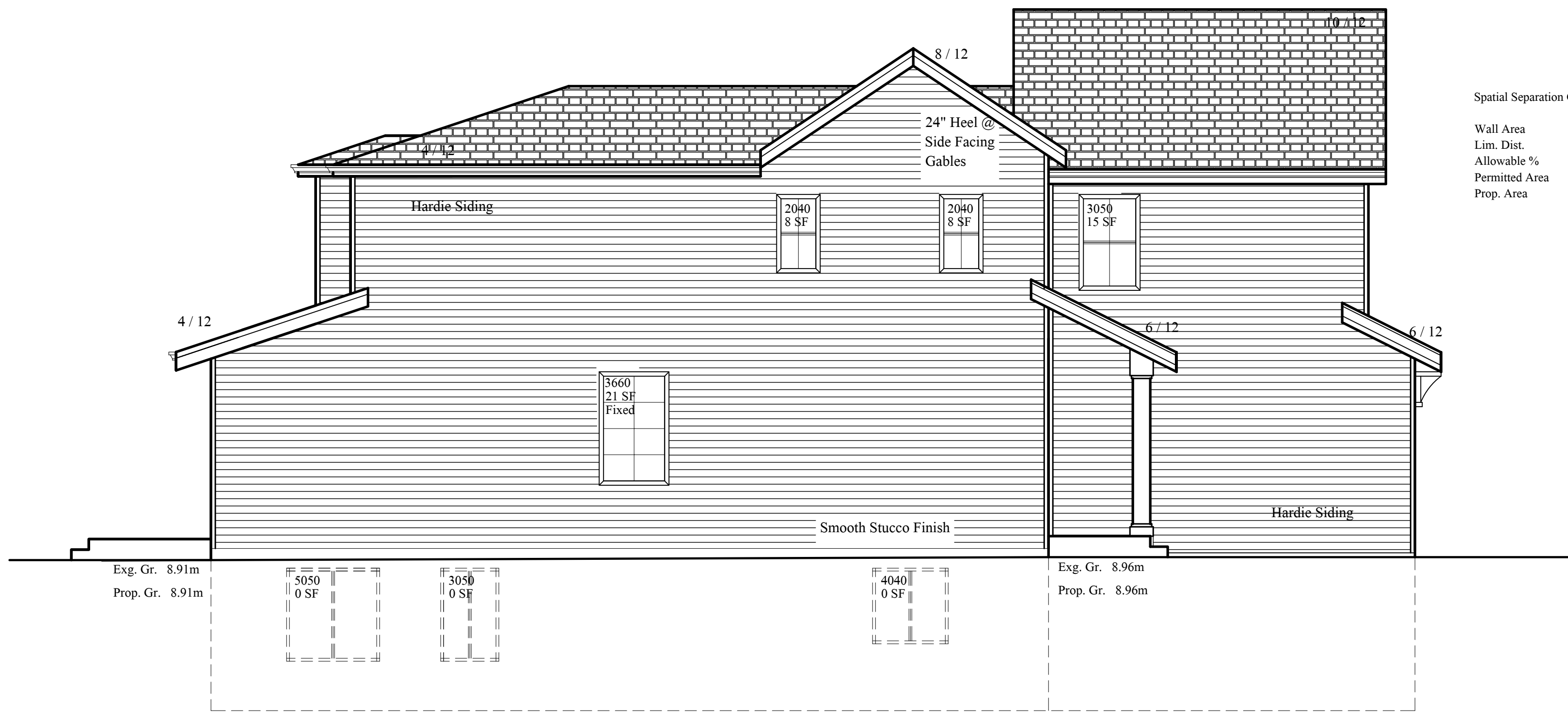
Site.

9126 Church St Langley

Floorplans
Lot A

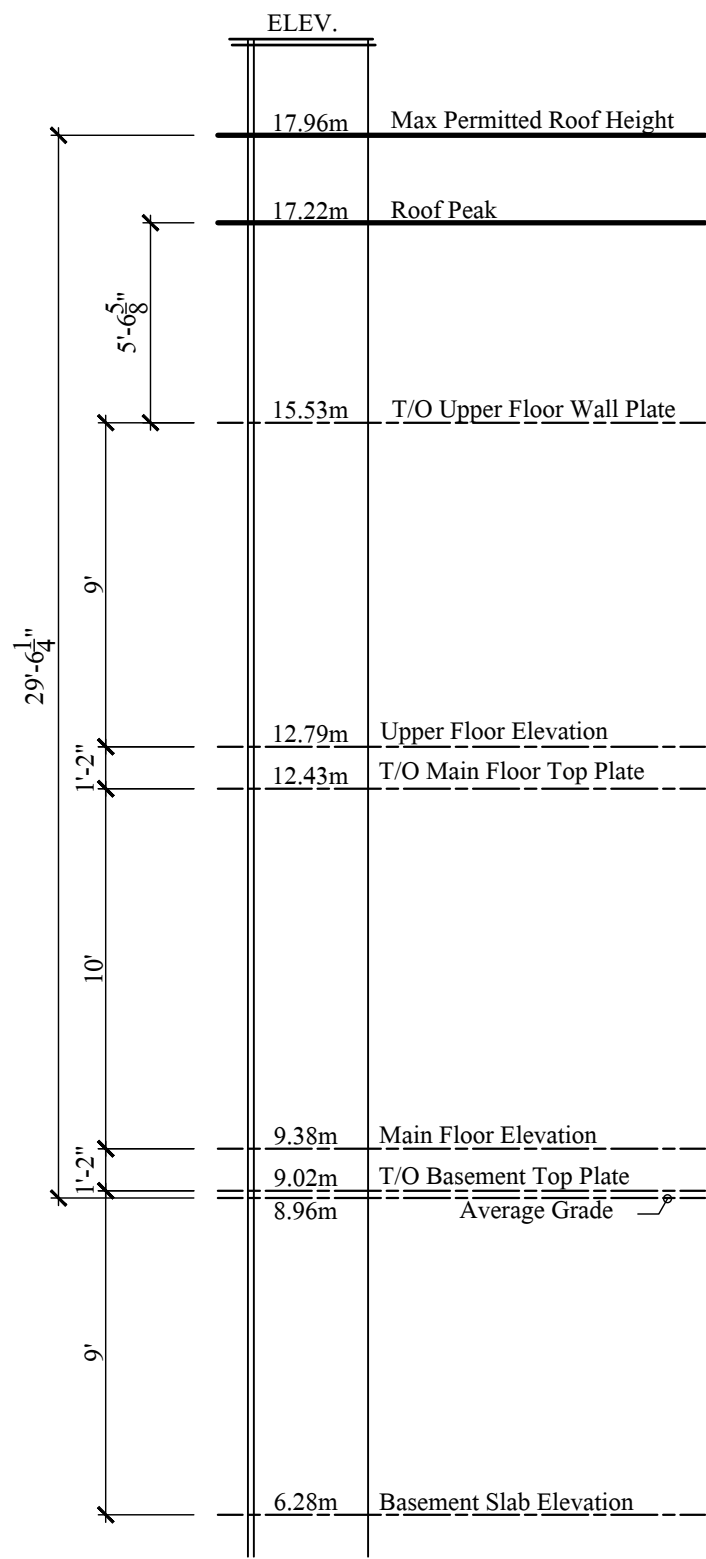
Sheet.

A2-0



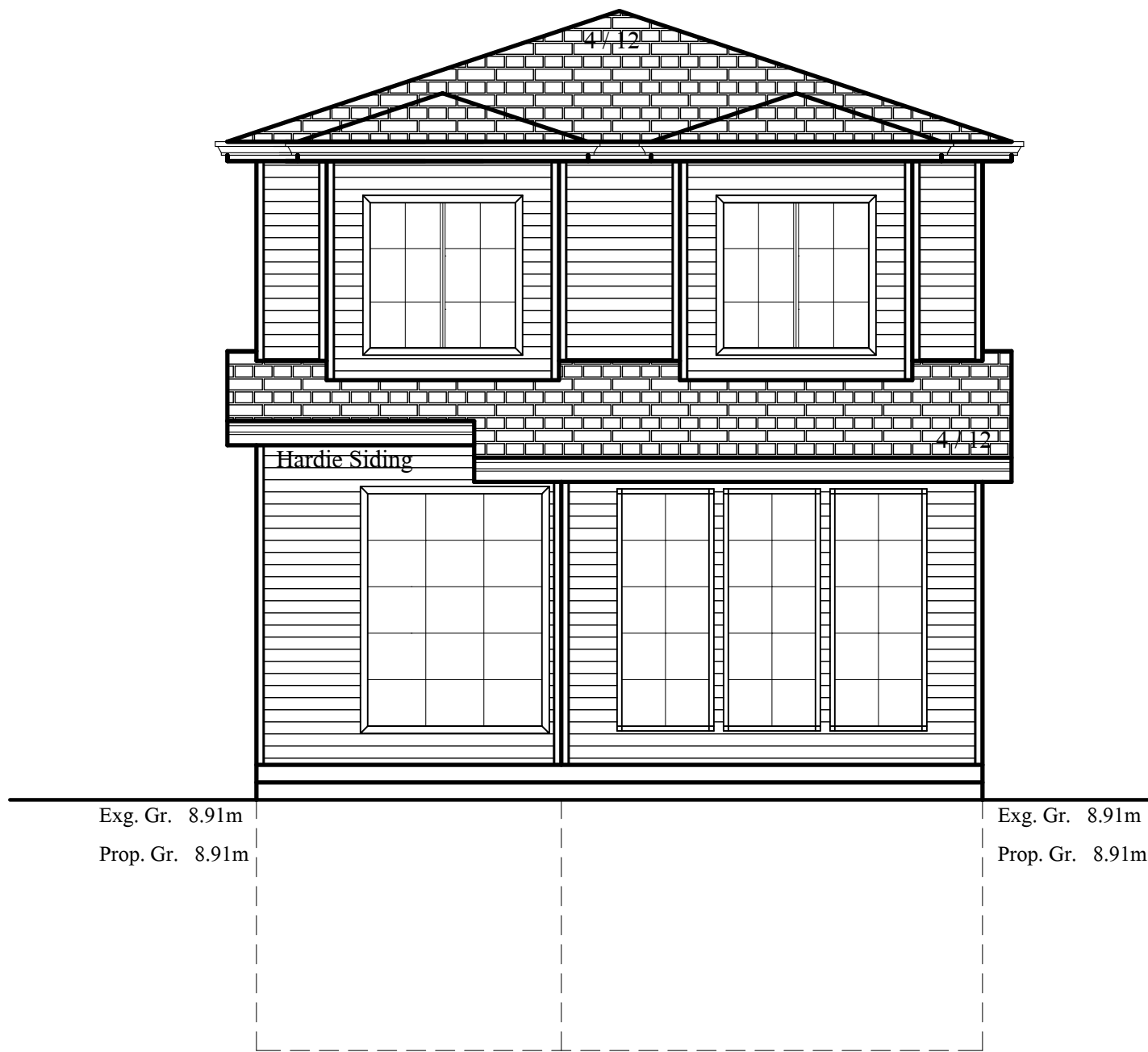
Left Elevation

3 / 16" = 1"0"



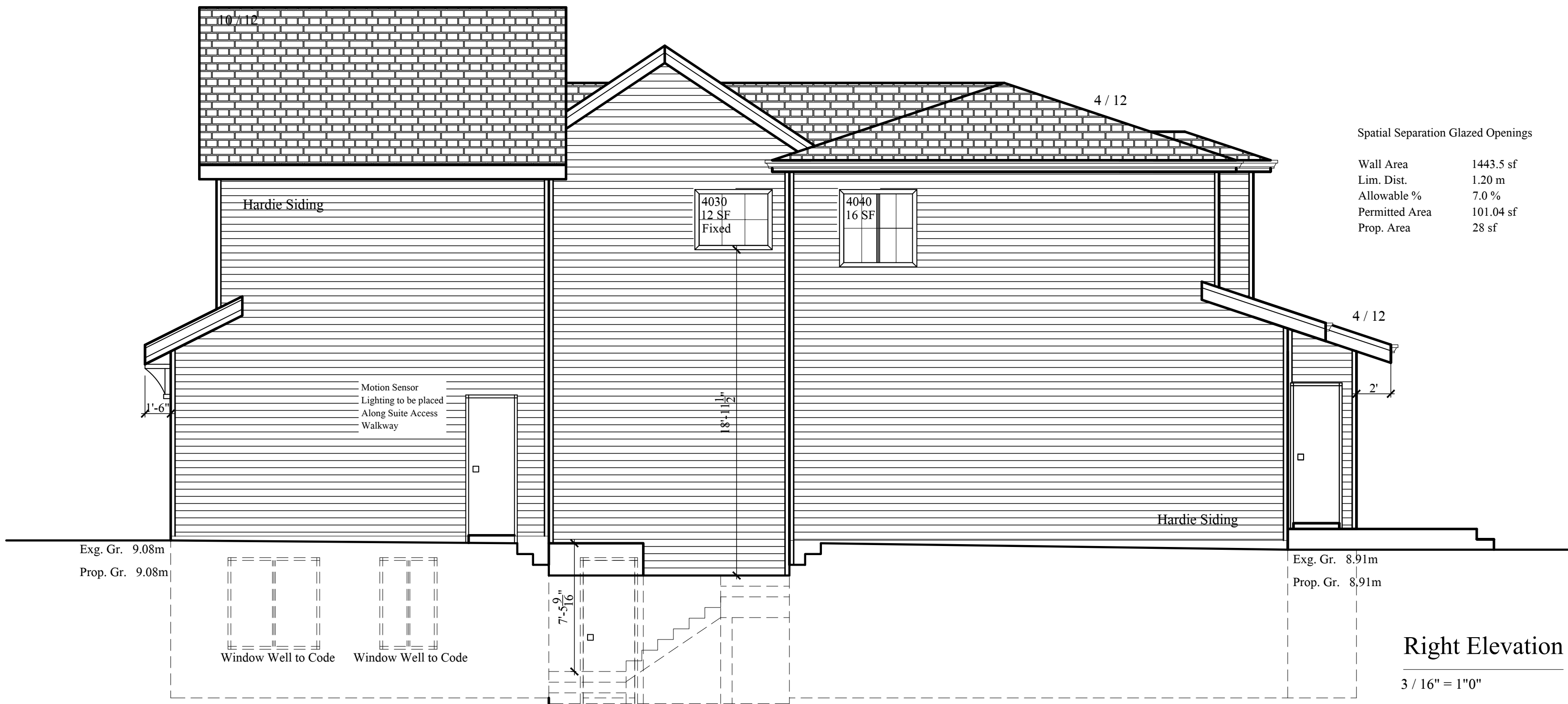
Front Elevation

3 / 16" = 1"0"



Rear Elevation

3 / 16" = 1"0"



Right Elevation

3 / 16" = 1"0"

F9 (d) STC rating 54
 -Subfloor of 15.5mm Plywood
 -on I joists spaced 600mm o.c
 -Absorptive Material in Cavity
 -Metal Furring Channels spaced 600mm OC
 -2 Layers of 15.9mm type N Gypsum Board on Ceiling
 Side

continuous to underside of floor sheathing
 (Hatched Area)

Detail

NTS

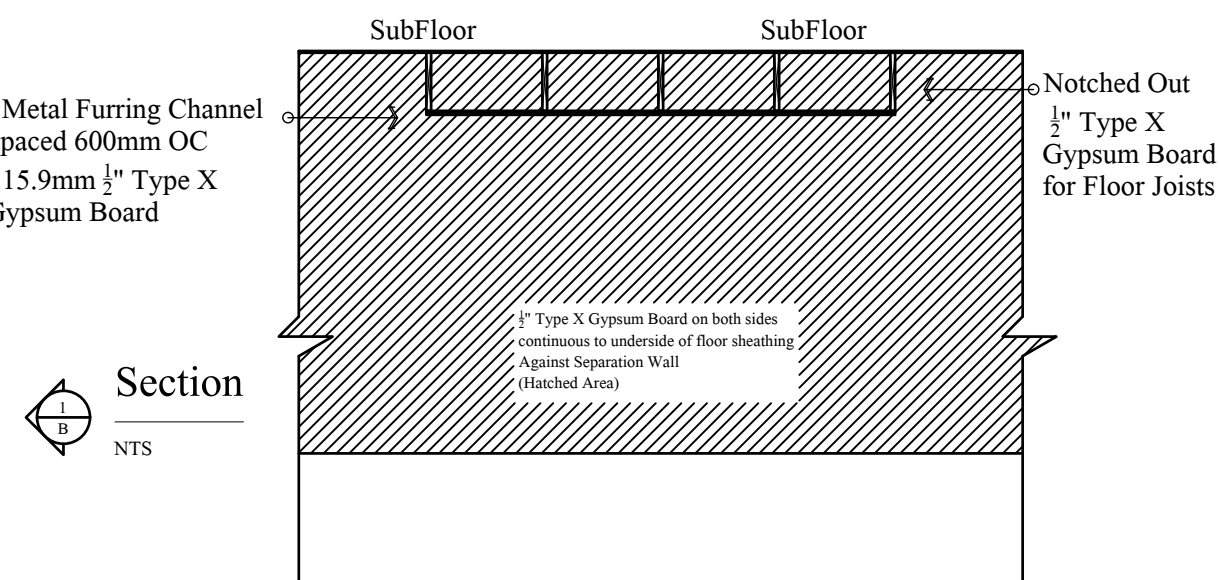
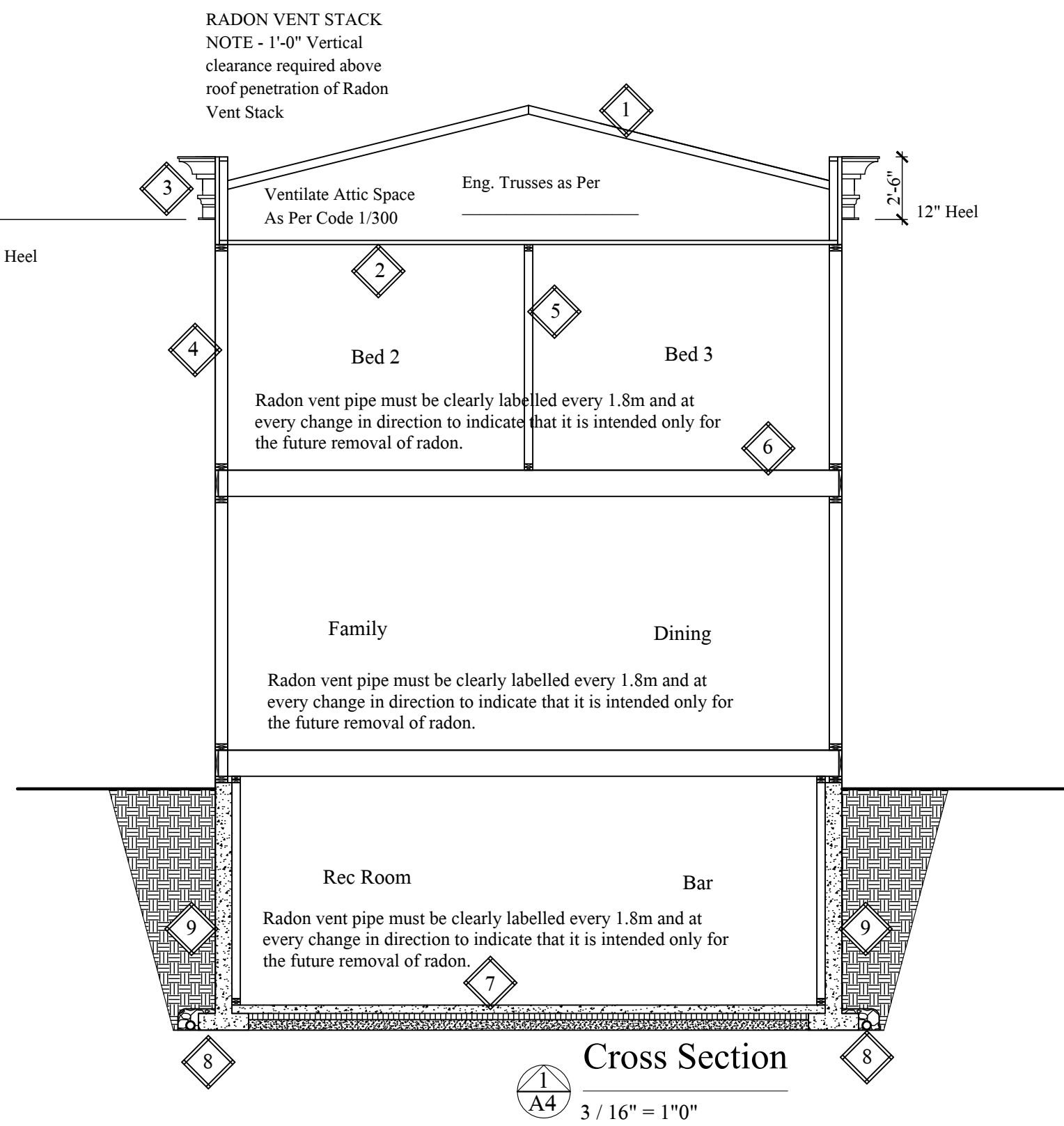
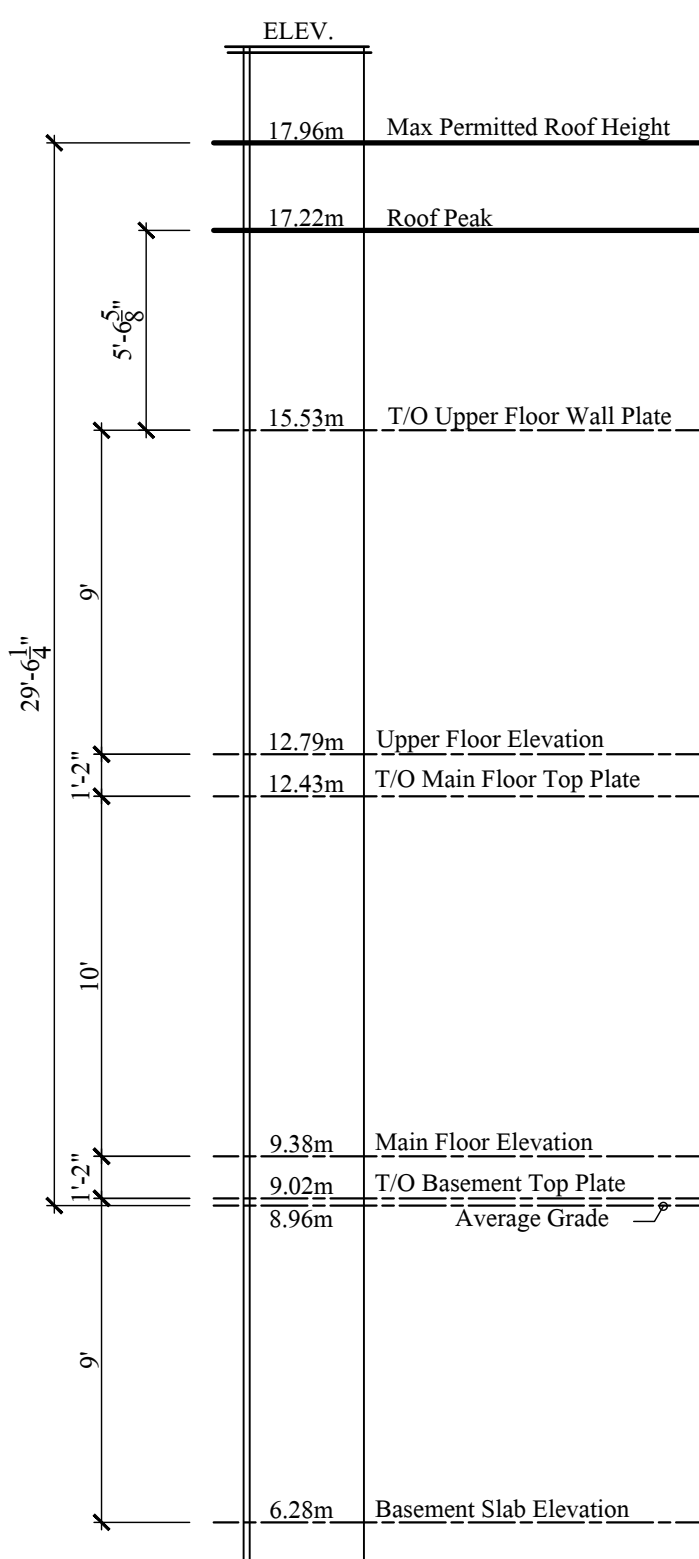
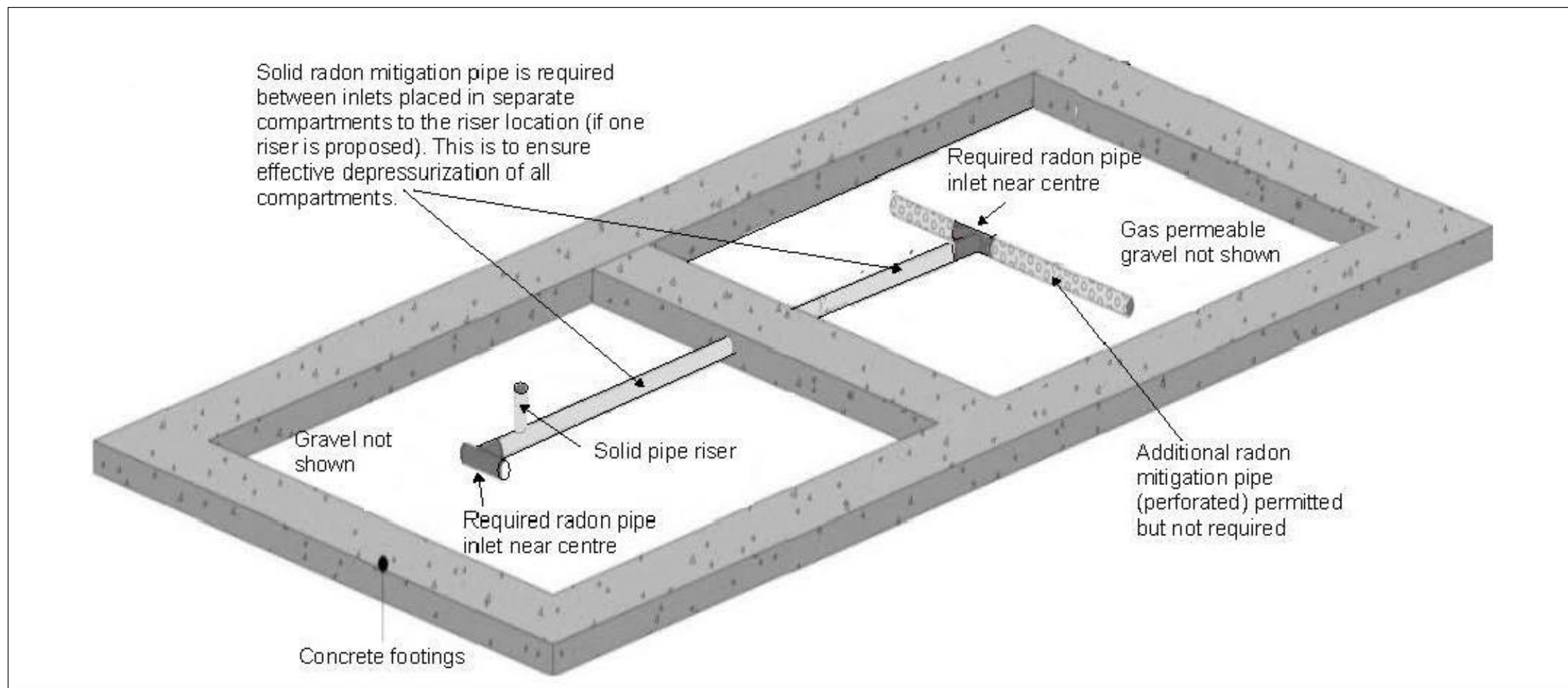
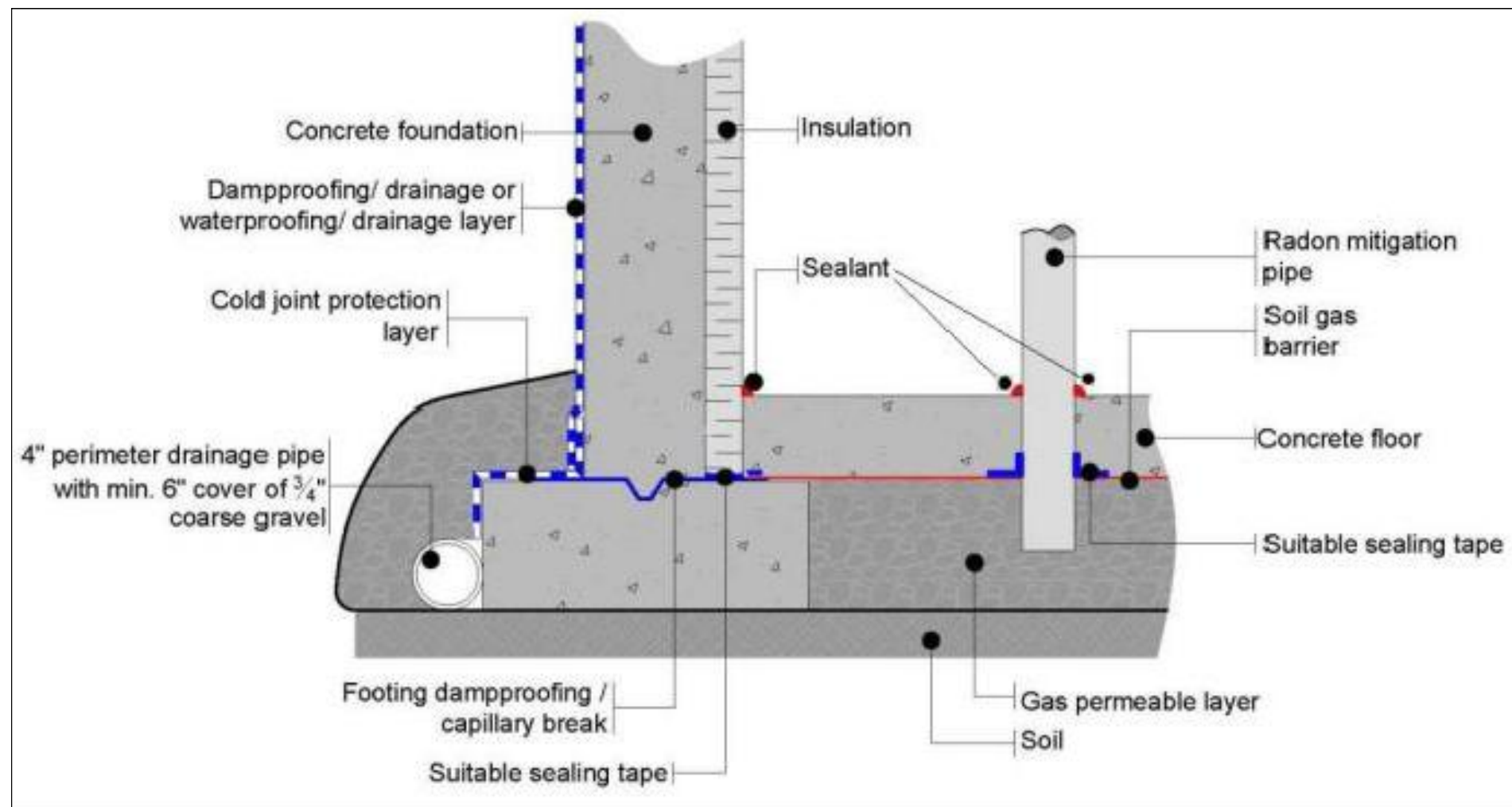


Diagram (a) shows a horizontal beam with five vertical supports. The beam is represented by a thick horizontal line. The supports are represented by vertical lines of varying heights. From left to right, the first support is a thin vertical line. The second support is a thicker vertical line. The third support is a thin vertical line. The fourth support is a thicker vertical line. The fifth support is a thin vertical line. The beam is supported by these five points.

Table A-9.10.3.1.A BCBC2024

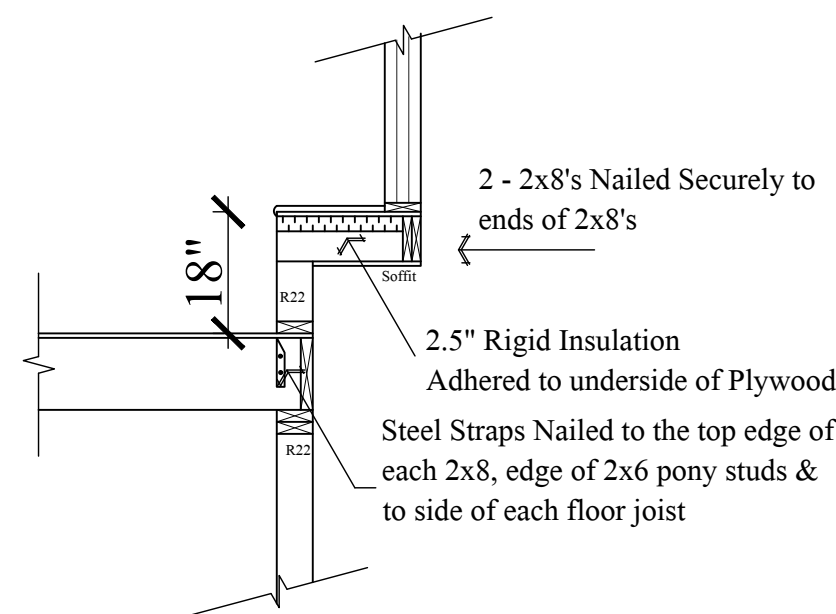
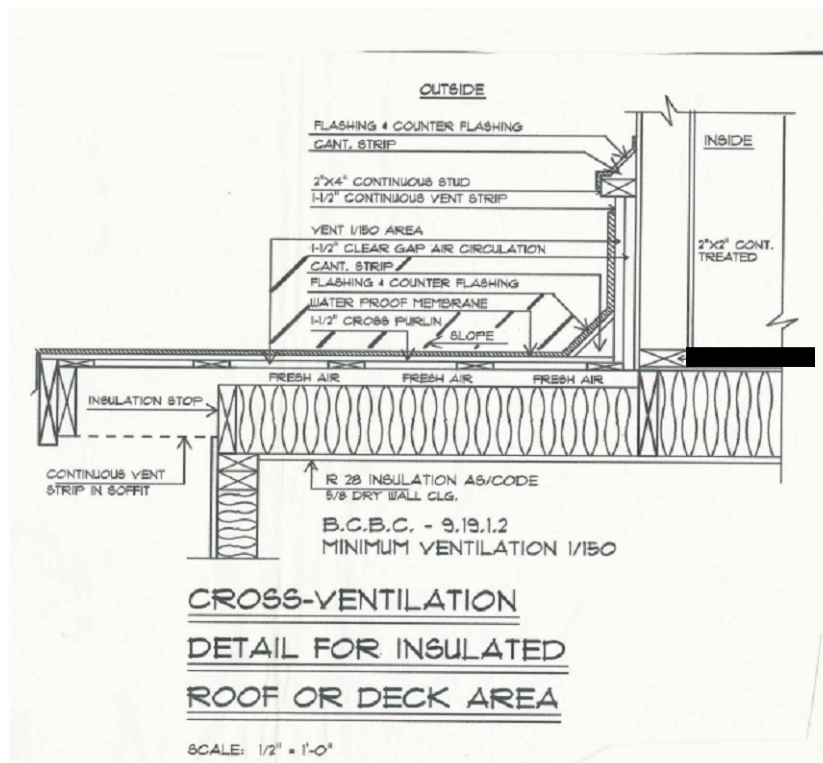
F9 (d) STC rating 54
 -Subfloor of 15.5mm Plywood
 -on I Joists spaced 600mm o.c
 -Absorptive Material in Cavity
 -Metal Furring Channels spaced 600mm OC
 -2 Layers of 15.9mm type X Gypsum Board on Ceiling
 Side
 see division B - Appendix A
 Table A - 9.10.3.1B BCBC 2024



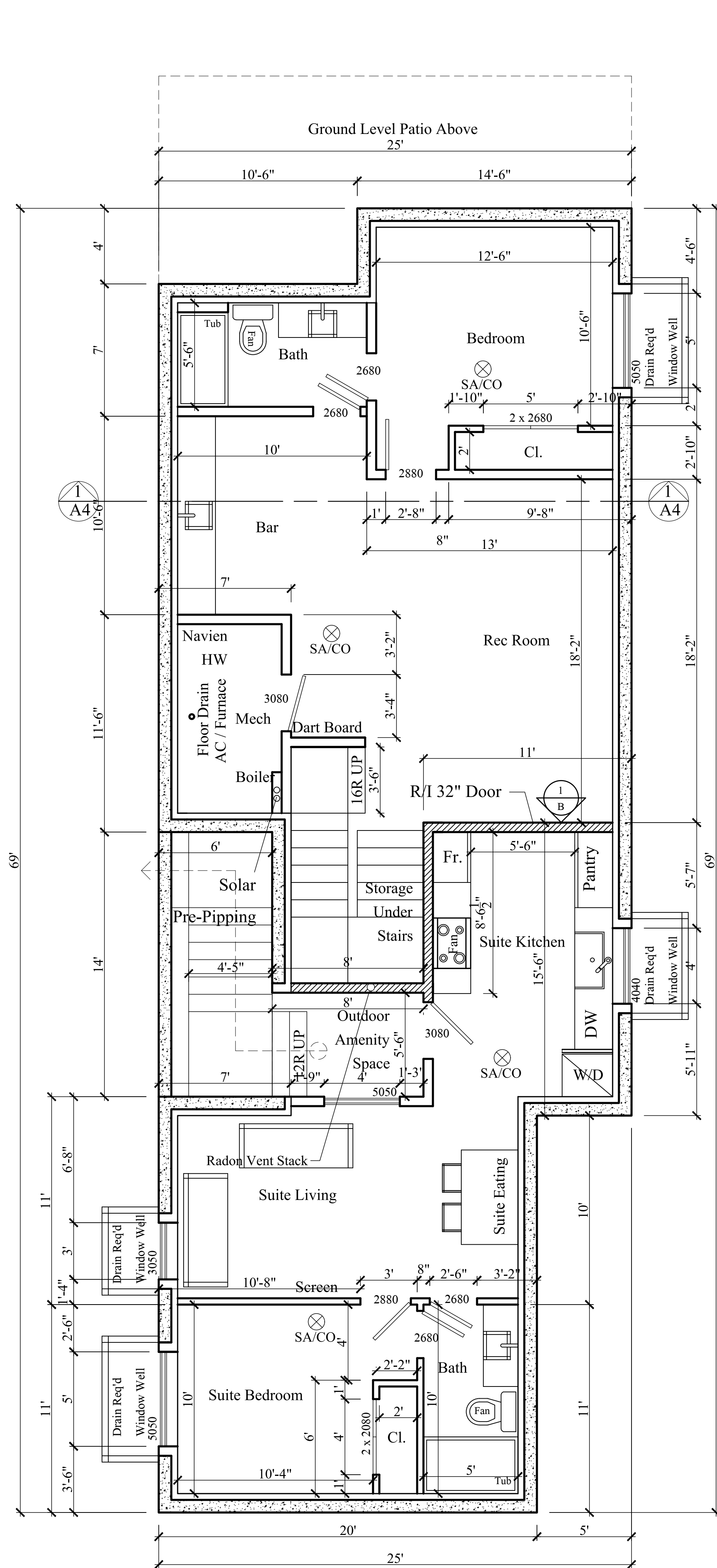
1. Roofing - Low Slope Roof System
Air Film (Exterior)
2 Ply Torch On Membrane
Approved Roofing Underlay
Min. 5 / 8" Plywood or OSB Sheathing
Purlins or Furring Strips Sloped to Drain
Eng. Roof Trusses
R-31 Batt Insulation
Poly Barrier
Gypsum Board
Air Film (Interior)
2. Ceiling
R-31 Batt Insulation
Min. 6 mil. Poly Barrier
5/8" Gypsum Ceiling Board
Air Film (Interior)

3. Soffit
Soffit as per Owner/Design Guidelines
(Provide insulation baffles between each truss w/ min. 2½" clear space)
4. Exterior Wall
Air Film Exterior
Smooth Stucco Finish
Air Cavity (rainscreen)
Building Paper
Min. ½" Plywood or OSB Sheathing
Seismic req. as per Engineer
R-24 Compressed Batt Insulation
2 x 6 studs @ 16" o/c
Min. 6 mil. poly vapour barrier
½" Gypsum Board
Air Film (Interior)
5. Interior Partition
2x4/2x6 studs @ 16" o/c as per P.Eng
½" Gypsum Board
6. Finished Flooring
Air Film (Interior)
Finish Flooring as per Owner
Min. ¾" T&G Sheathing
Min. 11 / 8 TJI Floor Joists as per Engineer
2 x 2 cross bridging @ 6'10" o/c max.
7. Basement Concrete Slab
Min 4" Conc. Slab c/w P.Eng
approved ReBar if Required
R-12 Rigid Insulation under entire slab
Air Film Exterior
6" Compacted Sand or Gravel
8. 4" dia. Draintile
c/w min. 6" drainage rock cover
all around
9. 2 Coats Damp proofing
8" Poured in Place Concrete wall
2 x 4 Studs @ 16" o/c
R-14 Batt Insulation
Poly Vapor Barrier
1 / 2 " Gypsum

All Beams and Floor Joists to be Engineered by Structural Engineer
All Construction to Conform to BCBC2024 or Better.
All Roof Trusses to be Engineered by Supplier.
Lower Floor Slab Height above Sanitary & Storm Invert to be confirmed by Contractor/Owner prior to construction to ensure conformance to Building Code.
Storm and Sanitary Invert Heights to be confirmed by Contractor/Owner prior to construction.

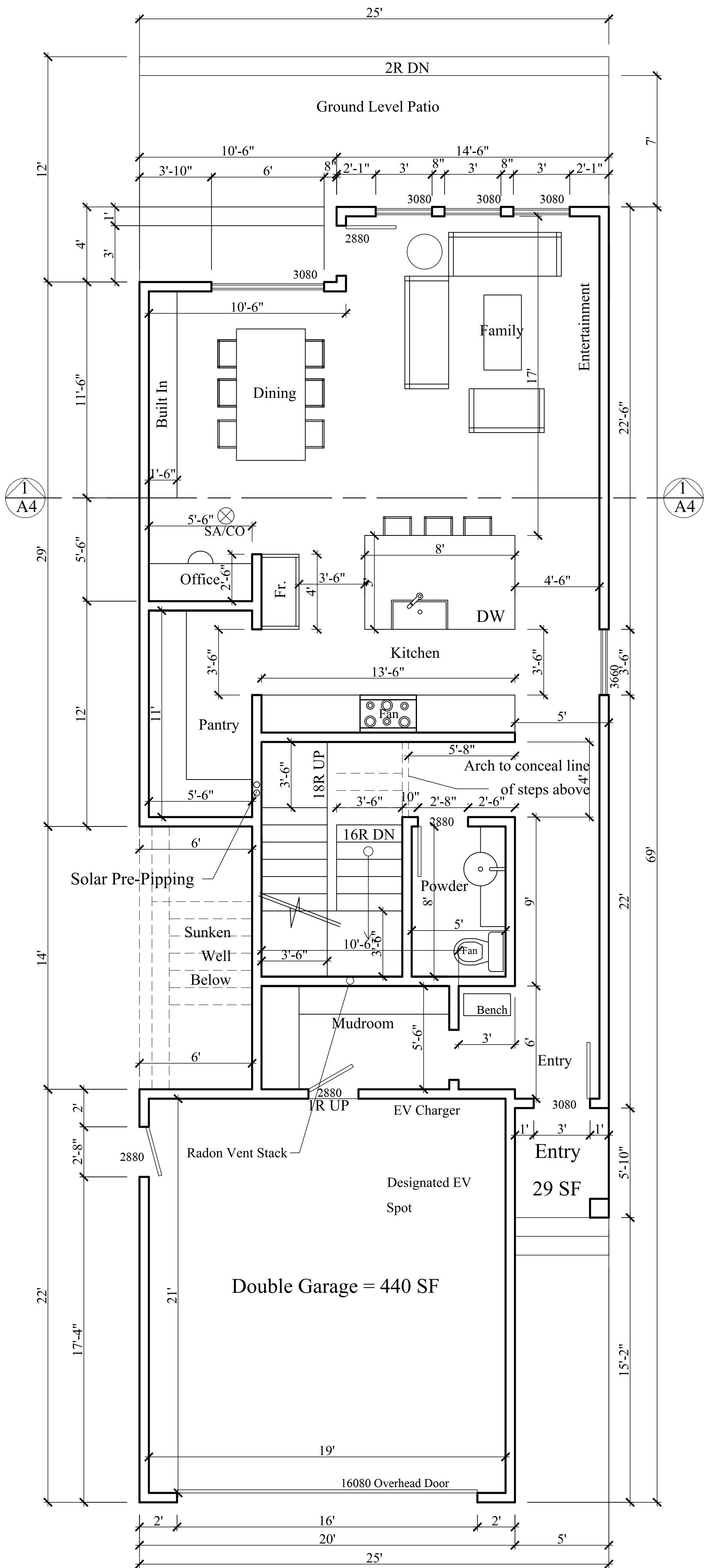

$$3 / 8'' = 1''0''$$

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Builder	Site	9126 Church St Langley Lot A	Sheet
		Cross Section & Energy Details	A4-0



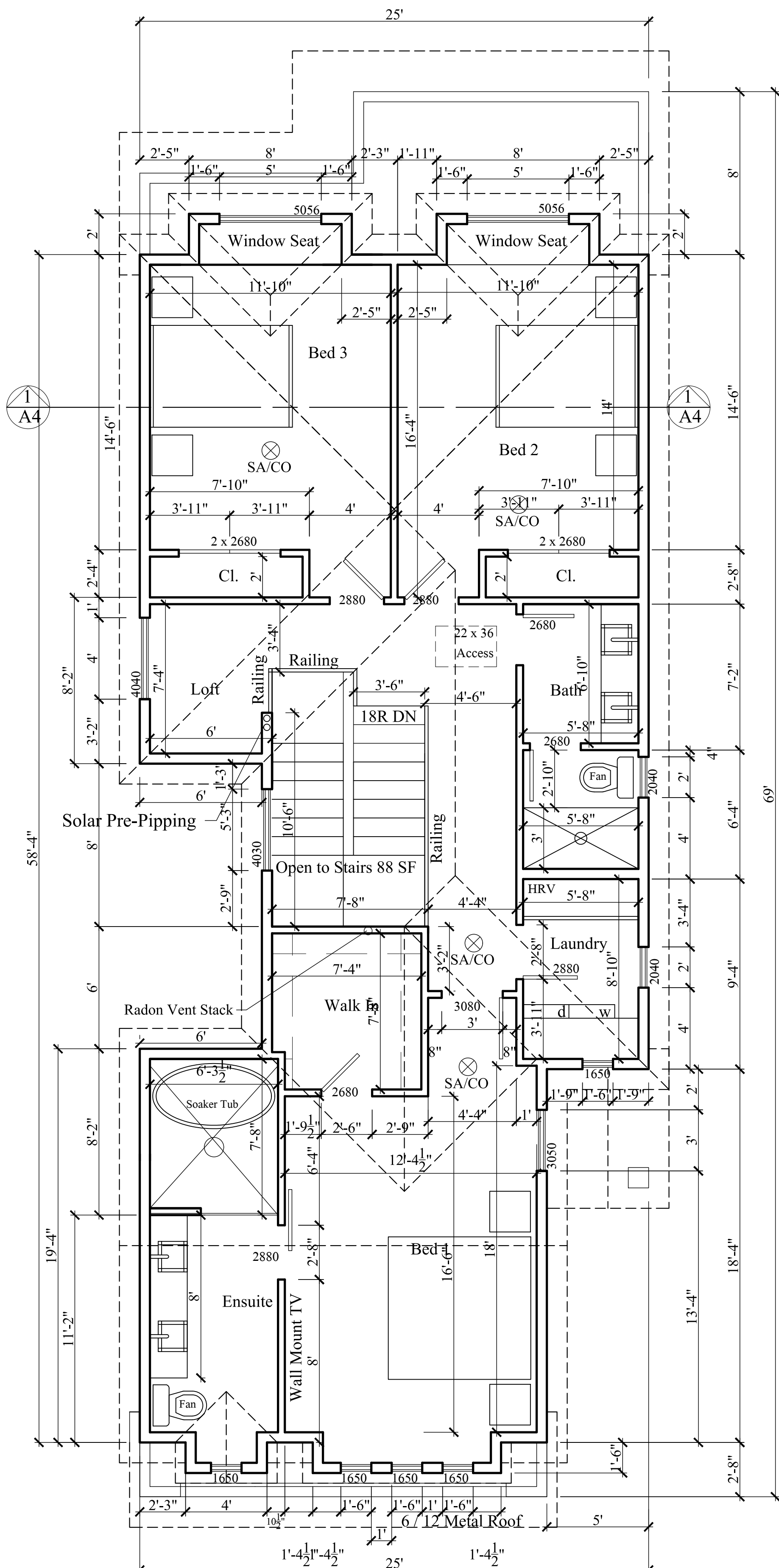
Basement Floor Plan [903 SF] + Sec. Suite [592 SF]

1 / 4" = 1'-0" Heating/Cooling Electric Baseboard Heating
Furnace w/AC and Mini Split for Cooling in the Secondary Suite



Main Floor Plan [1055 SF] + Gar. [440 SF]

1 / 4" = 1'-0" Heating/Cooling
Furnace w/AC

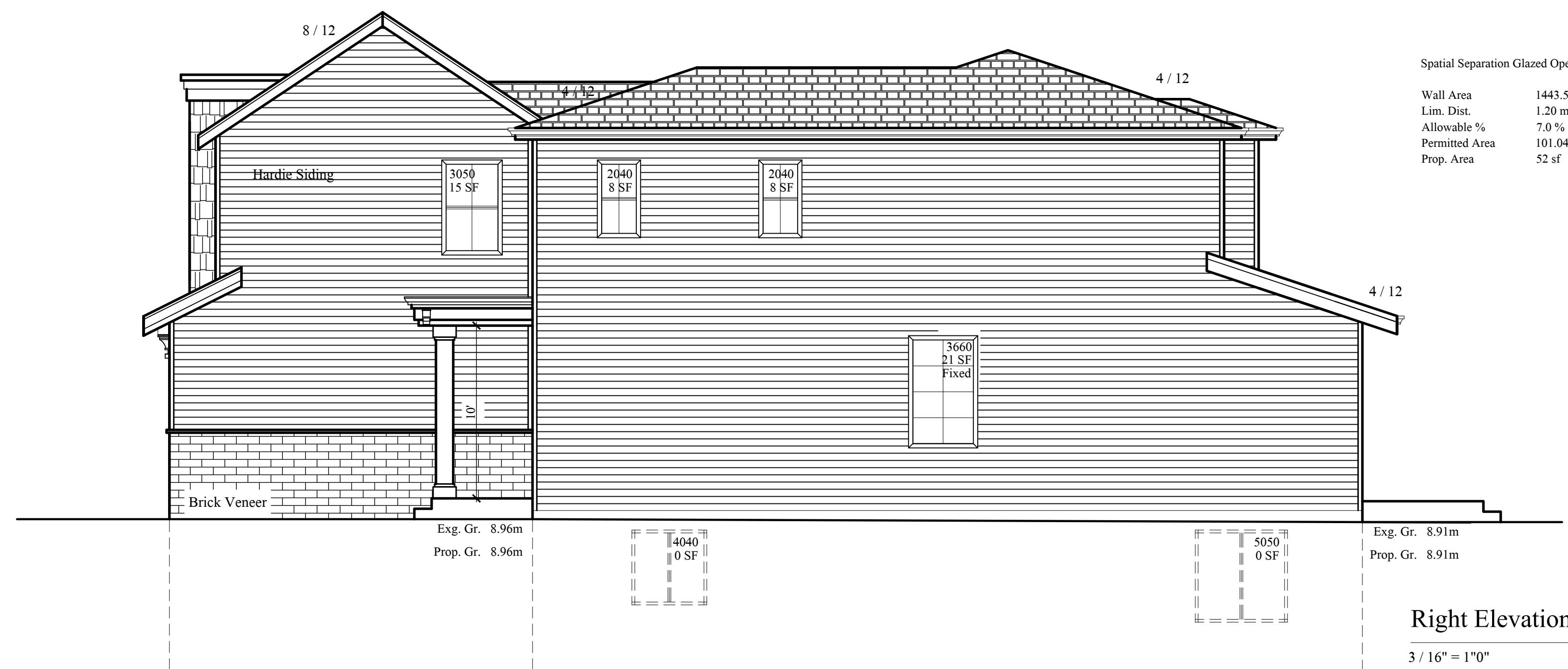
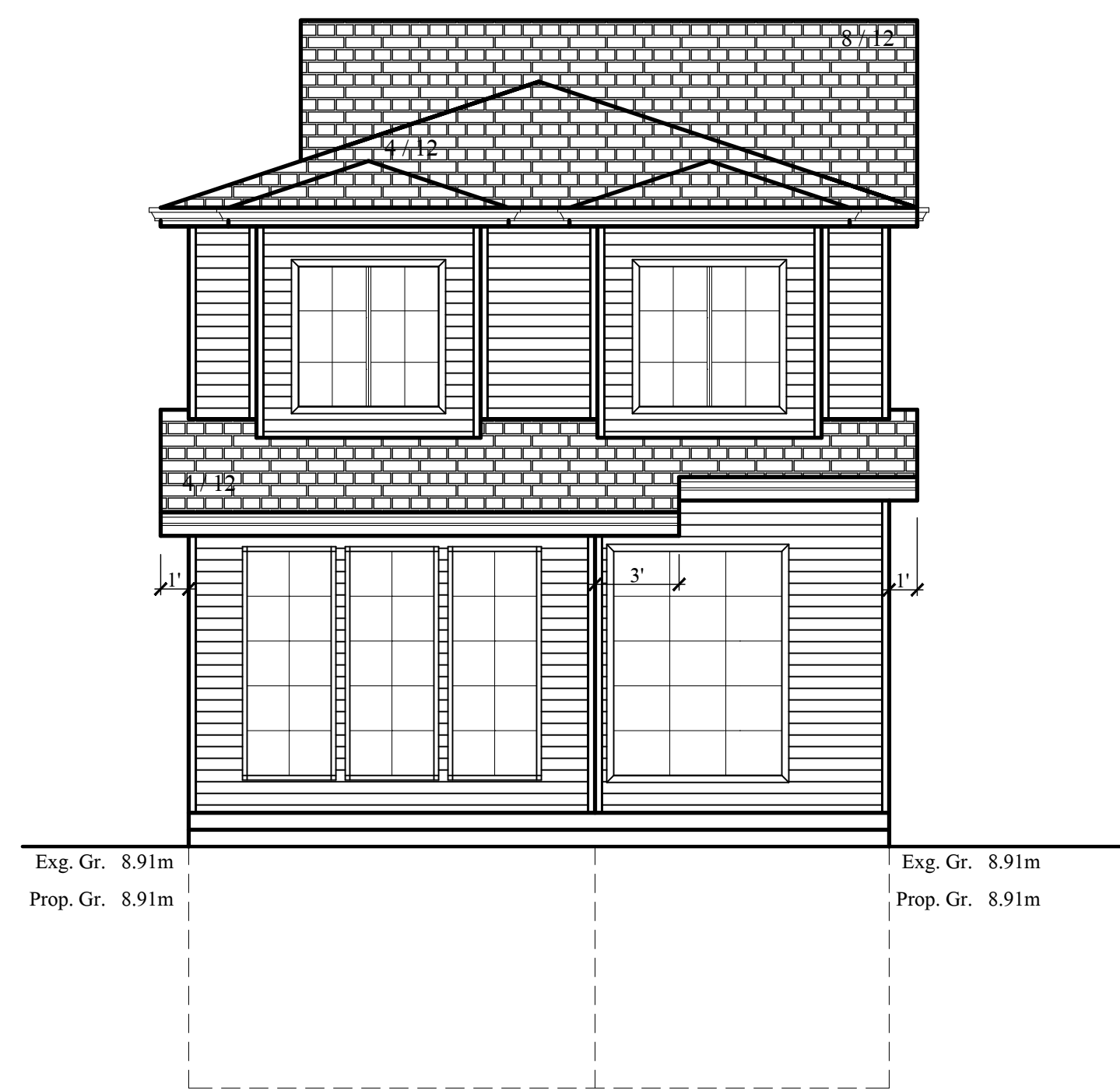
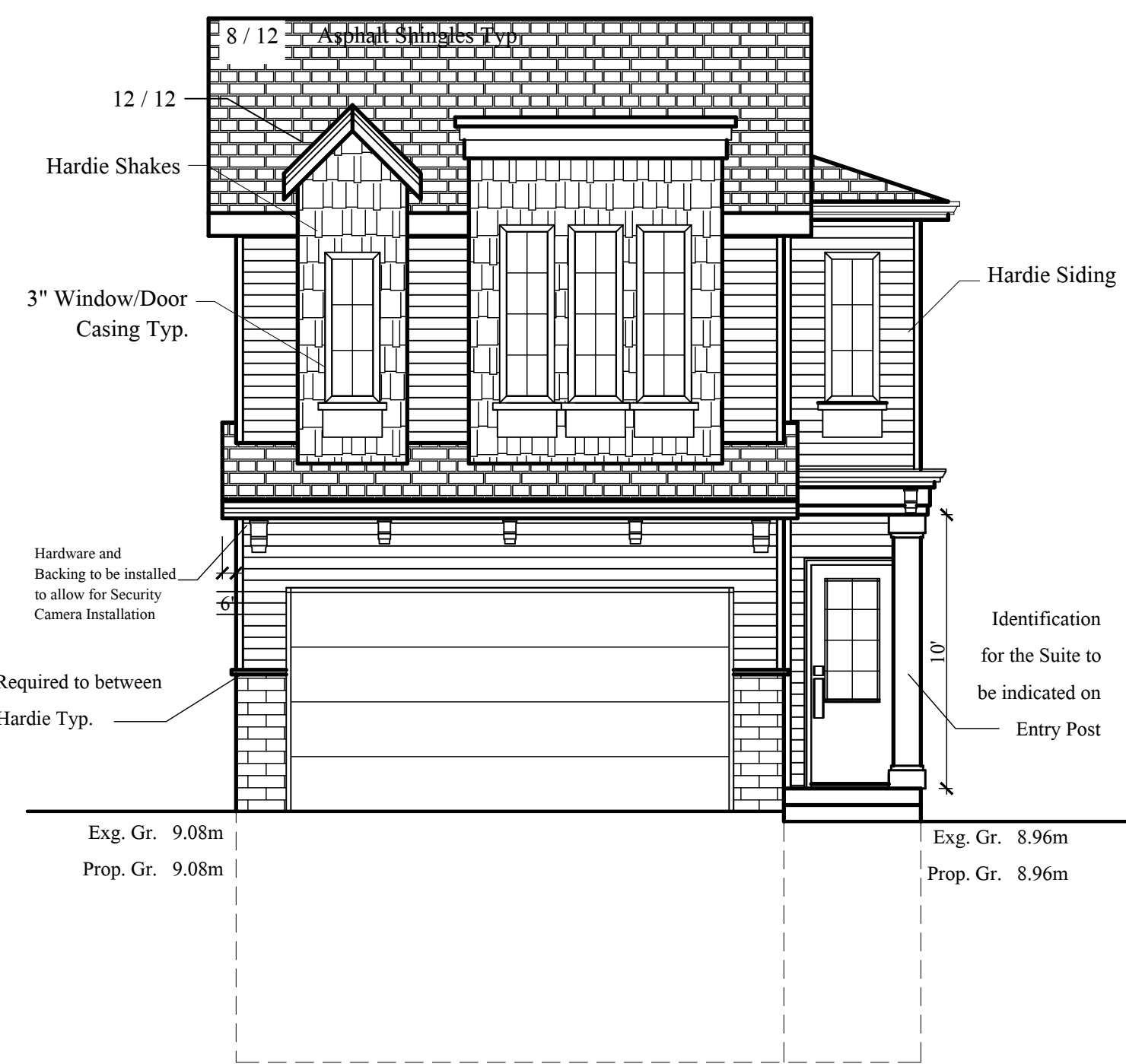
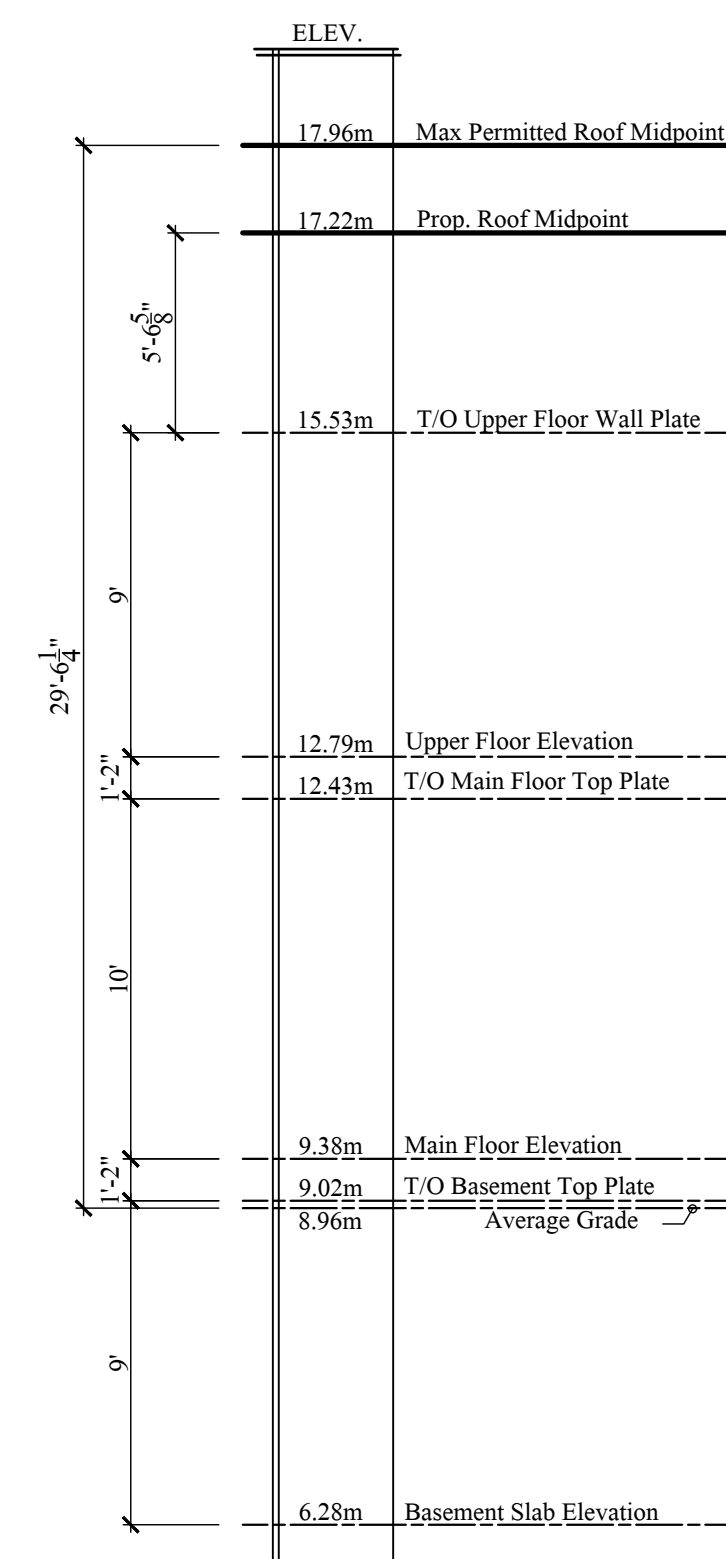
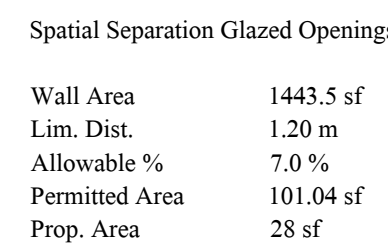


Upper Floor Max.
1495 SF x .8 = 1196 SF

Upper Floor Plan [1196 SF]

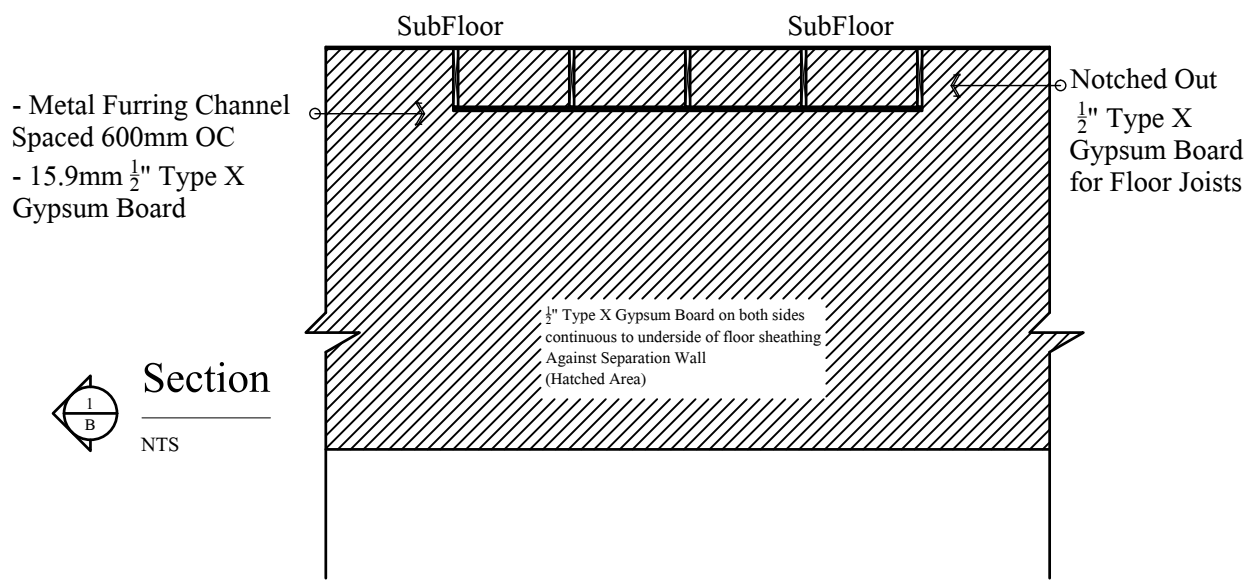
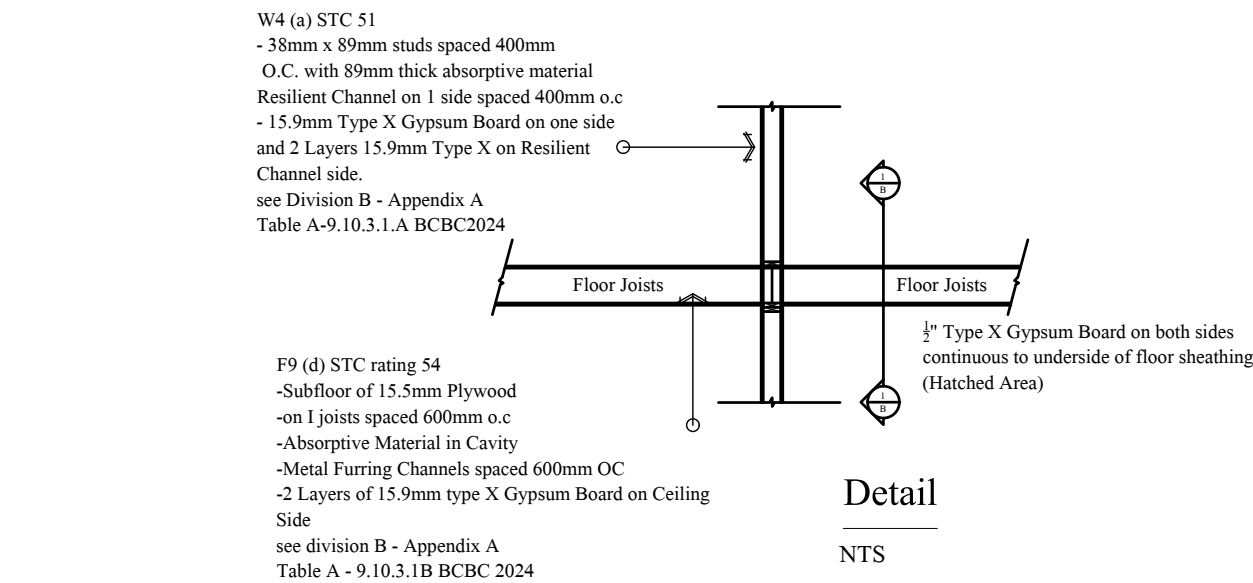
1 / 4" = 1'-0" Total SF = 1284 SF
Less Open to Below = 88 SF

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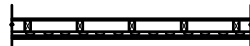


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1 HR Fire Rated Wall Detail

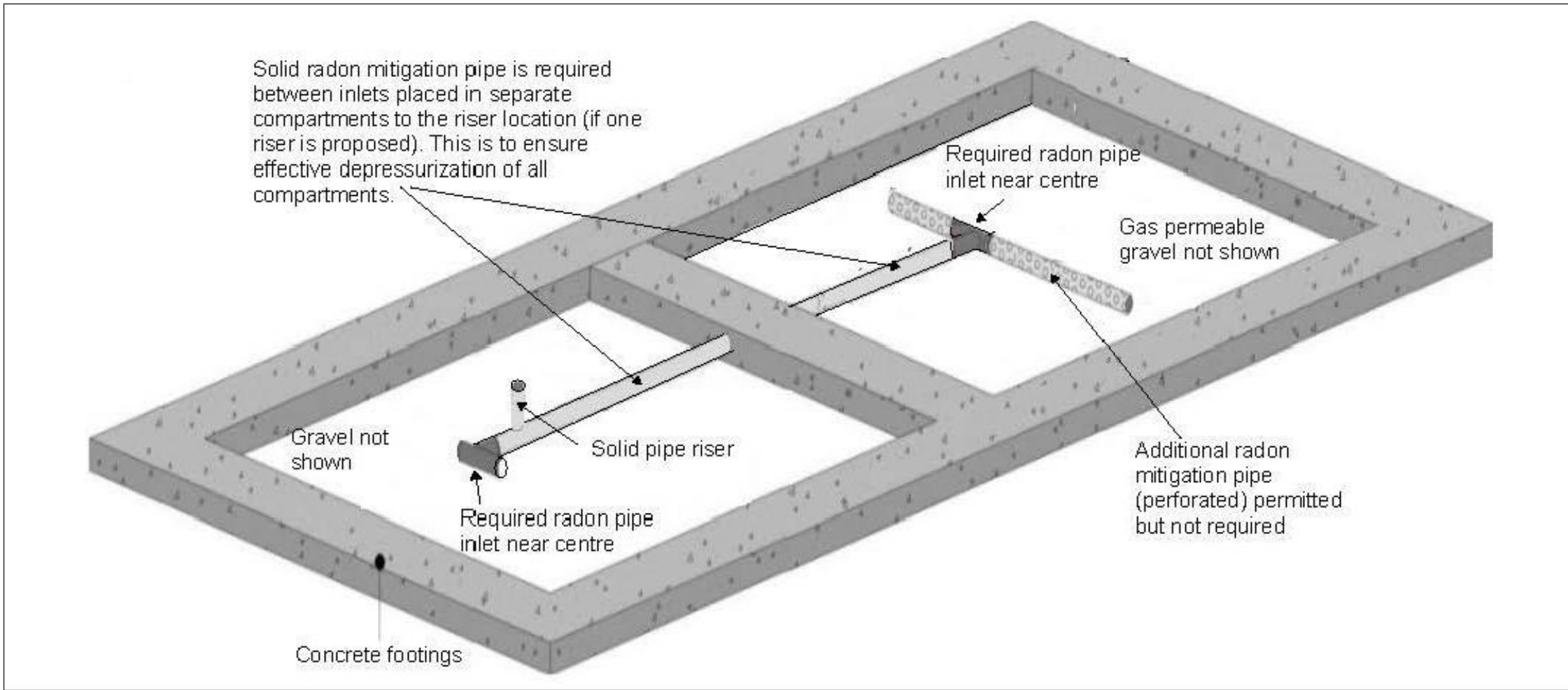
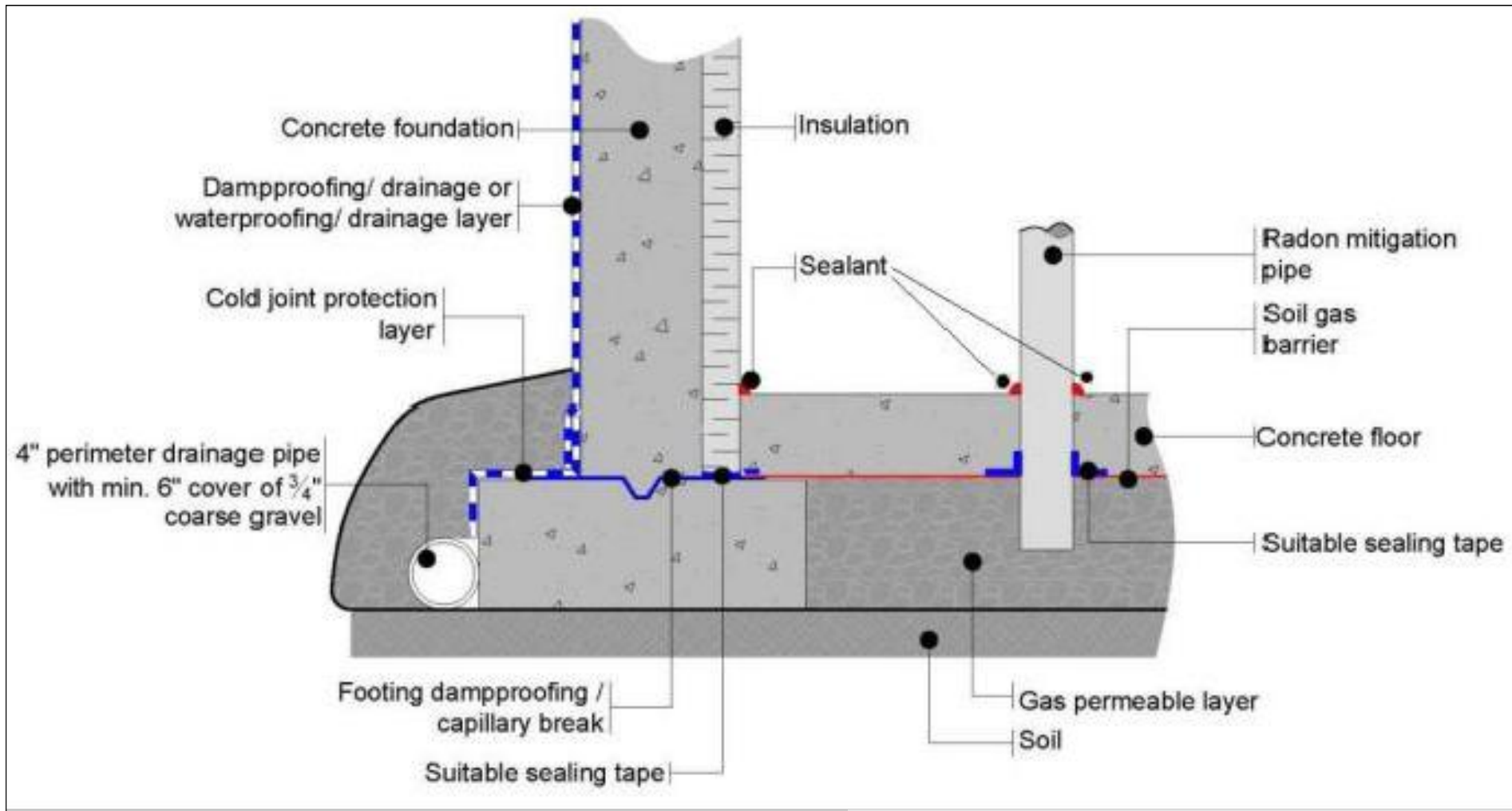


W4 (a) STC 51
- 38mm x 89mm studs spaced 400mm
O.C. with 89mm thick absorptive material
Resilient Channel on 1 side spaced 400mm o.c
- 15.9mm Type X Gypsum Board on one side
and 2 Layers 15.9mm Type X on Resilient
Channel side.
see Division B - Appendix A
Table A-9.10.3.1.A BCBC2024

1 HR Fire Rated Ceiling Detail



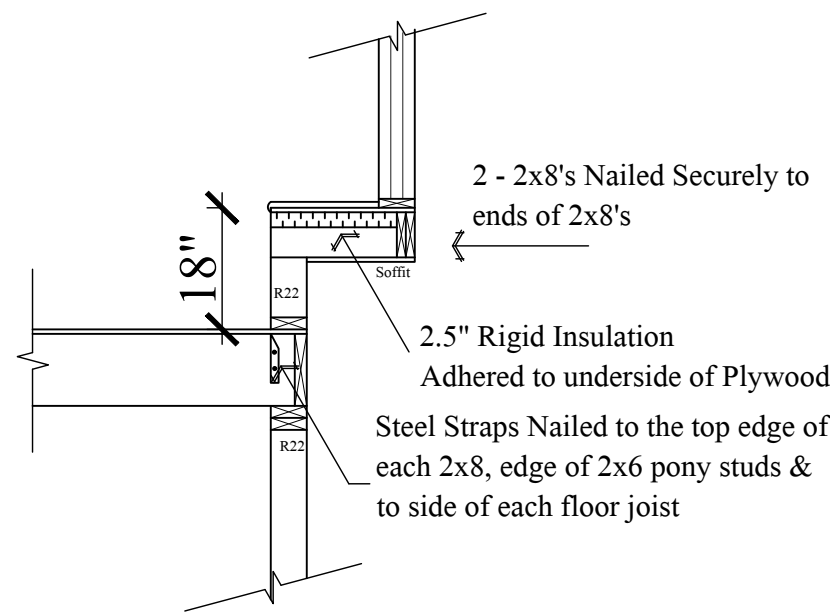
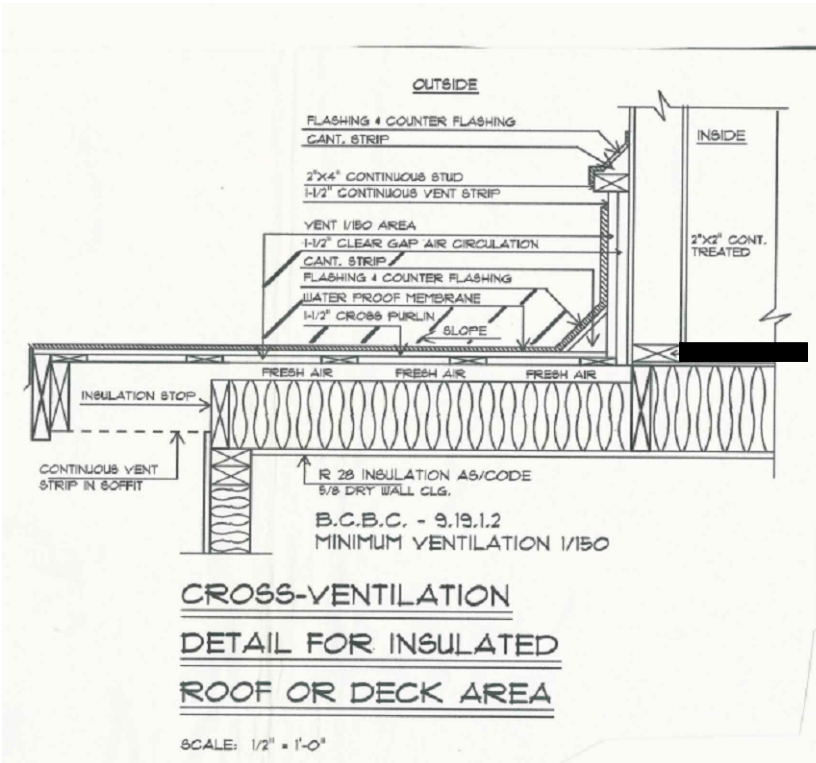
F9 (d) STC rating 54
-Subfloor of 15.5mm Plywood
-on 1 joists spaced 600mm o.c
-Absorptive Material in Cavity
-Metal Furring Channels spaced 600mm OC
-2 Layers of 15.9mm type X Gypsum Board on Ceiling
Side
see division B - Appendix A
Table A - 9.10.3.1B BCBC 2024



Specifications

- Roofing - Low Slope Roof System
Air Film (Exterior)
2 Ply Torch On Membrane
Approved Roofing Underlay
Min. 5 / 8" Plywood or OSB Sheathing
Purlins or Furring Strips Sloped to Drain
Eng. Roof Trusses
R-31 Batt Insulation
Poly Barrier
Gypsum Board
Air Film (Interior)
- Ceiling
R-31 Batt Insulation
Min. 6 mil. Poly Barrier
3/8" Gypsum Ceiling Board
Air Film (Interior)
- Soffit
Soffit as per Owner/Design Guidelines
(Provide insulation baffles between each truss w/ min. 2 1/2" clear space)
- Exterior Wall
Air Film Exterior
Smooth Stucco Finish
Poly Barrier
Gypsum Board
Building Paper
Min. 1/2" Plywood or OSB Sheathing
Seismic req. as per Engineer
R-24 Compressed Batt Insulation
2 x 6 studs @ 16" o/c
Min. 6 mil. poly vapour barrier
1/2" Gypsum Board
Air Film (Interior)
- Interior Partition
2x4/2x6 studs @ 16" o/c as per P.Eng
1/2" Gypsum Board
- Finished Flooring
Air Film (Interior)
Finish Flooring as per Owner
Min. 3/8" T&G Sheathing
Min. 11 7 / 8 TJI Floor Joists as per Engineer
2 x 2 cross bridging @ 6'10" o/c max.
- Basement Concrete Slab
Min 4" Conc. Slab c/w P.Eng
approved ReBar if Required
R-12 Rigid Insulation under entire slab
Air Film Exterior
6" Compacted Sand or Gravel
- 4" dia. Drantile
c/w min. 6" drainage rock cover
all around
- 2 Coats Damp proofing
8" Poured in Place Concrete wall
2 x 4 Studs @ 16" o/c
R-14 Batt Insulation
Poly Vapor Barrier
1 /2 " Gypsum

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All Construction to Conform to BCBC2024 or Better.
All Roof Trusses to be Engineered by Supplier.
Lower Floor Slab Height above Sanitary & Storm Invert to be confirmed by Contractor/
Owner prior Construction to ensure conformance to Building Code.
Storm and Sanitary Invert Heights to be confirmed by Contractor/Owner prior to construction.



Typical Window Seat Detail

3 / 8" = 1"0"

