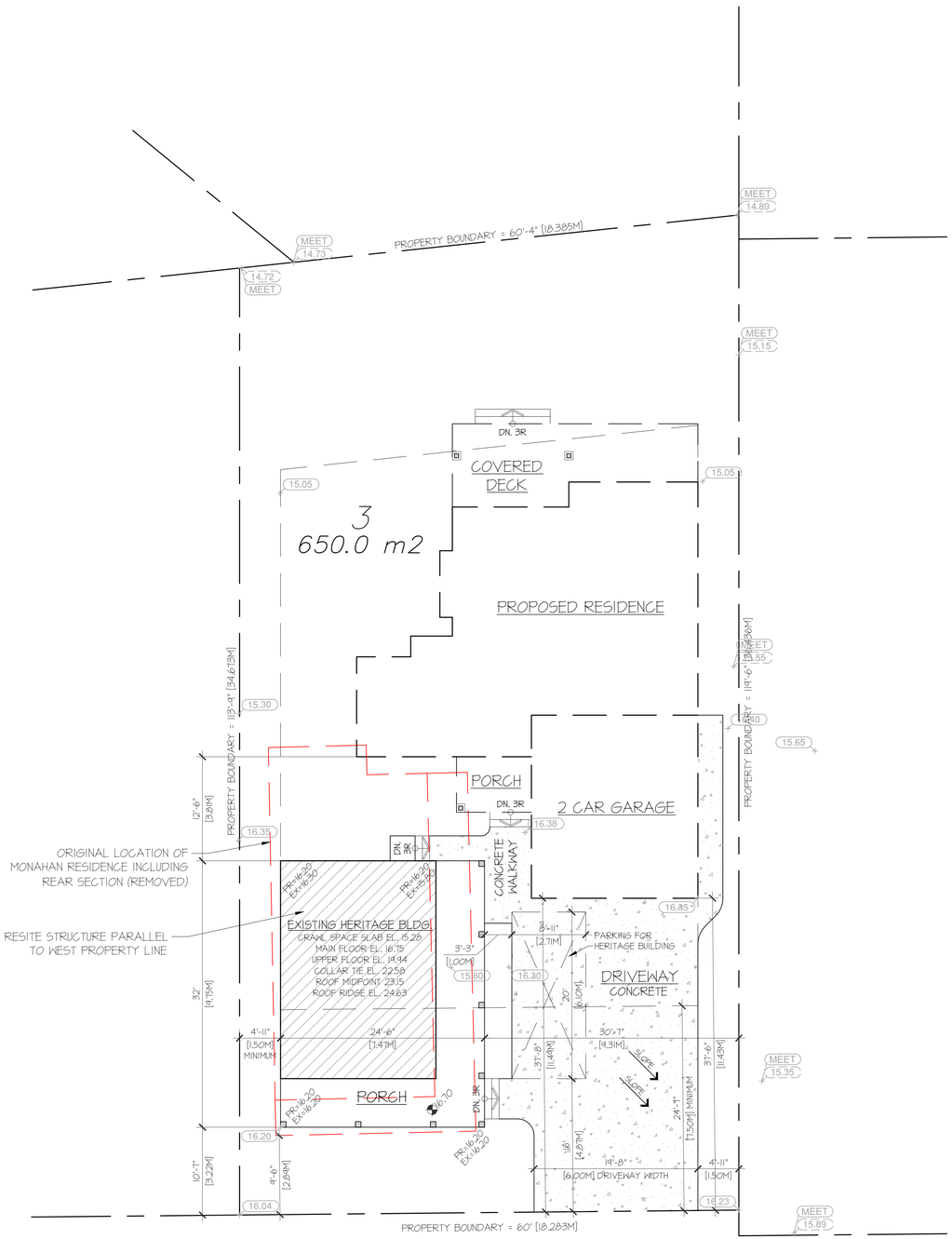


SITE PLAN

1/8" = 1'-0"

LOT STATS

ZONE: RI-D

LOT AREA: 650M² (6,996.545F)

LOT COVERAGE CALCULATION
MAX LOT COVERAGE 35% OF 6,996.545F = 2,448.79SF
EXISTING STRUCTURE / PORCH: 679SF
PROPOSED STRUCTURE INCLUDING ALL DECKS (COVERED): 1,571.17SF
TOTAL PROPOSED LOT COVERAGE = 2,256.17SF (32.25%)

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

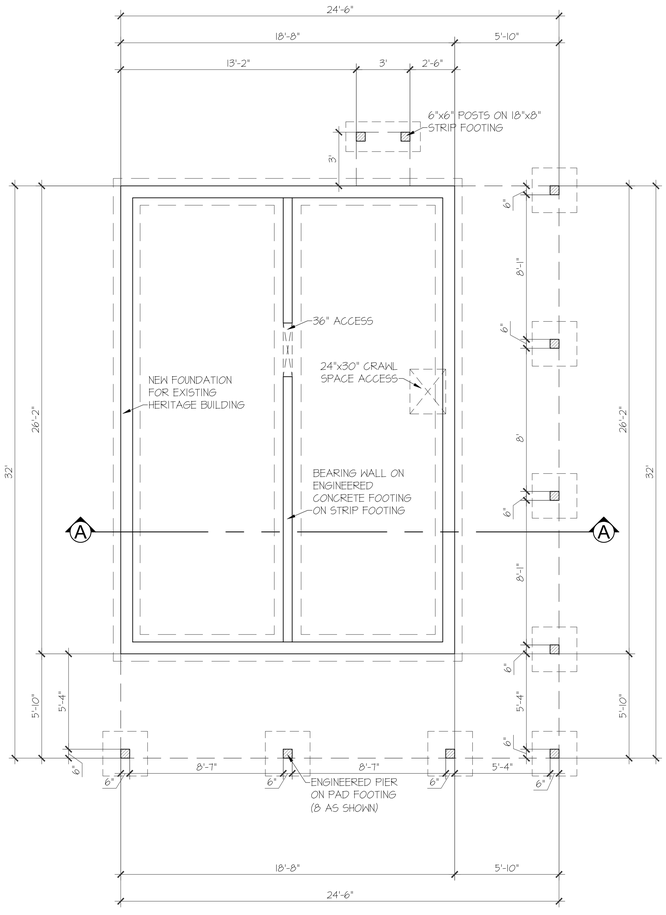
L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
PHONE: (604) 575-1281
Custom Design and Renovation Plans

PROJECT: MONAHAN RESIDENCE HERITAGE BUILDING

TITLE: SITE PLAN

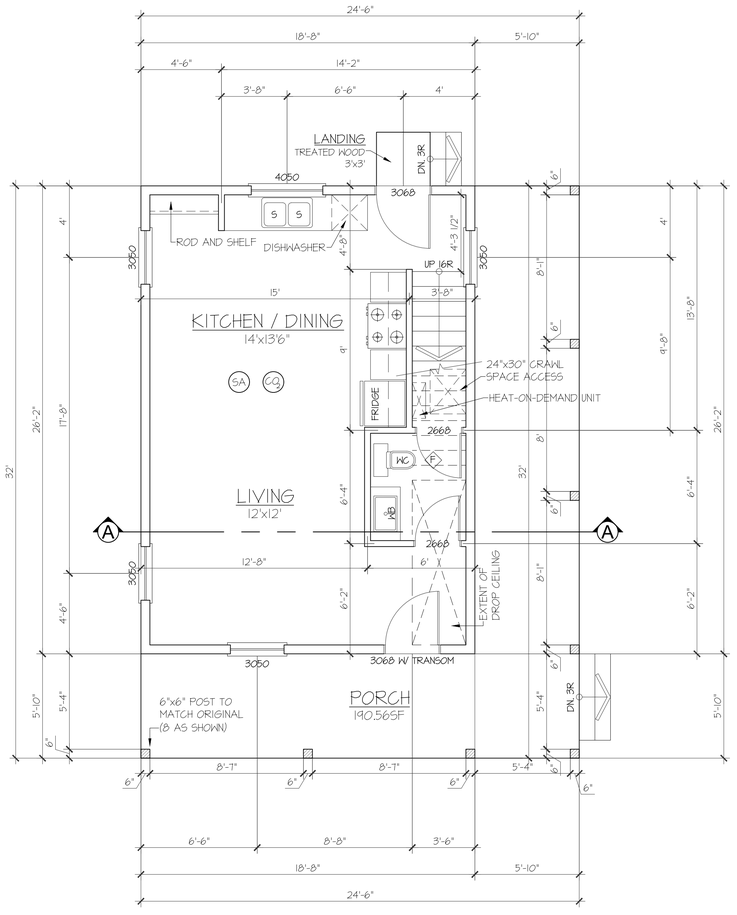
DATE: JAN. 2023
DRAWN BY: R. S.
SCALE: 1/8" = 1'0"
SHEET: 1 OF 3
DRAWING NO. M3198-1

PLOTTED ON May 4, 2023 AT 11:28 AM



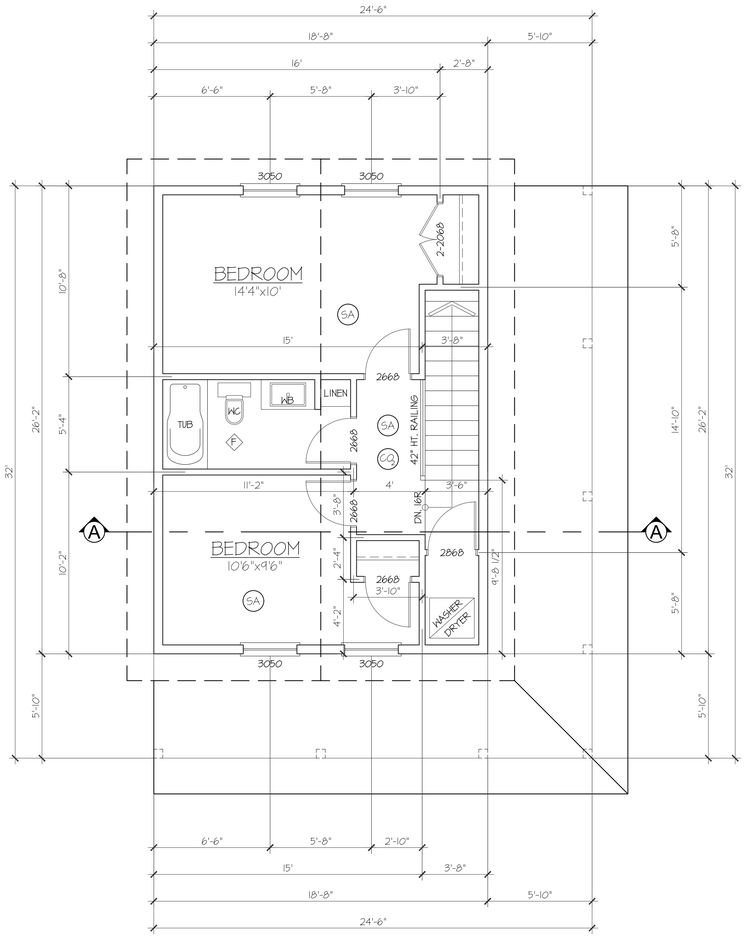
PROPOSED FOUNDATION PLAN

48" HT. CRAWL SPACE



PROPOSED MAIN FLOOR PLAN IN EXISTING OPEN SPACE - 488SF

9'-5" CEILING HEIGHT



PROPOSED UPPER FLOOR PLAN IN EXISTING OPEN SPACE - 488SF

8'-8" CEILING HEIGHT

NOTE: HEATING SYSTEM TO BE BASEBOARD ELECTRIC HEAT WITH HEAT-ON-DEMAND HOT WATER SYSTEM

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
Custom Design and Renovation Plans
PHONE: (604) 575-1281

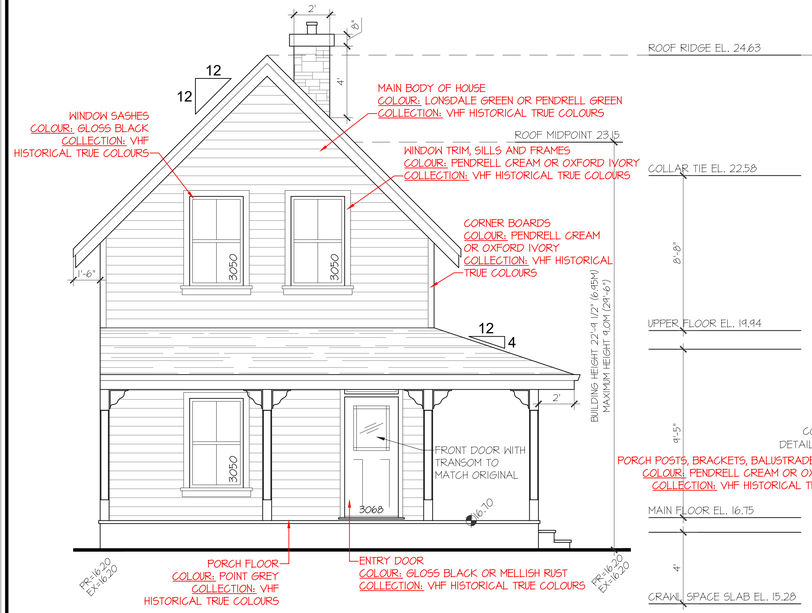
PROJECT
MONAHAN RESIDENCE
HERITAGE BUILDING

TITLE
DETACHED BUILDING
FLOOR PLANS

DATE:	JAN. 2023
DRAWN BY:	R. S.
SCALE:	1/4" = 1'0"
SHEET:	2 OF 3

DRAWING NO.
M3198-1

PLOTTED ON: Aug 4, 2023 AT 11:28 AM

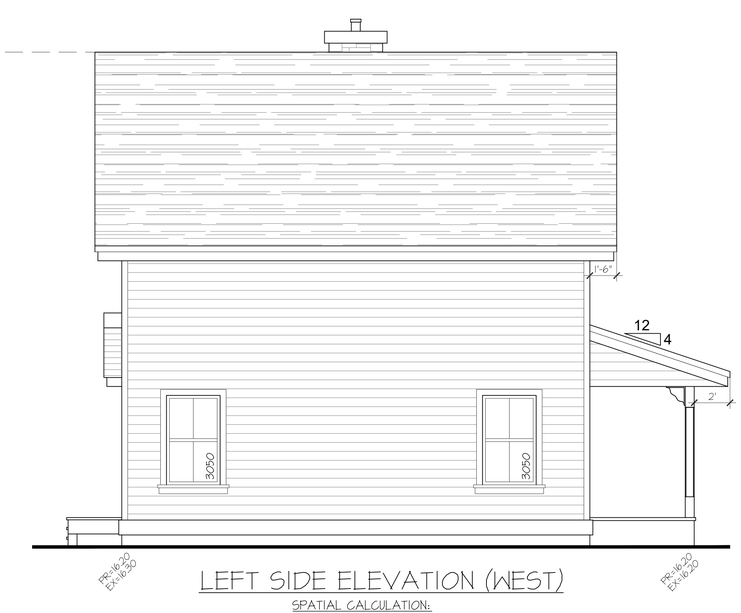


FRONT ELEVATION (SOUTH)



RIGHT SIDE ELEVATION (EAST)

NOTE: WINDOWS TO BE RESTORED
AS WOOD FRAME AND SASH, DOORS
TO BE RESTORED AS WOOD



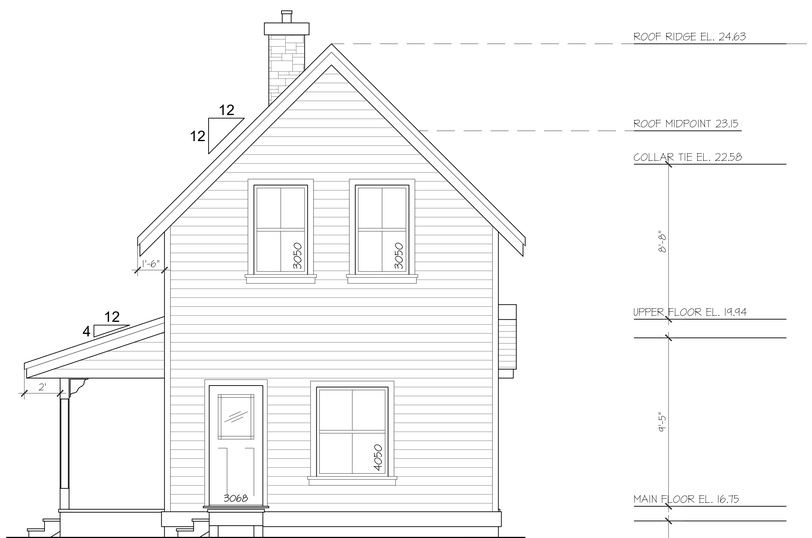
LEFT SIDE ELEVATION (WEST)

NOTE:
- REPAIR AND RESTORE EXISTING SIDING AS PER CONSERVATION PLAN. PROFILE TO MATCH EXISTING
- WINDOW TO BE RESTORED AS WOOD FRAME AND SASH
- WOOD SIDING CORNER BOARD TO BE RESTORED
- WOOD PORCH AND POSTS TO BE DUPLICATED AS CLOSE TO ORIGINAL AS POSSIBLE TO ALL CONSTRUCTION AND FINISH
- ROOFING TO BE LOW PROFILE ASPHALT SHINGLES BLACK IN COLOUR

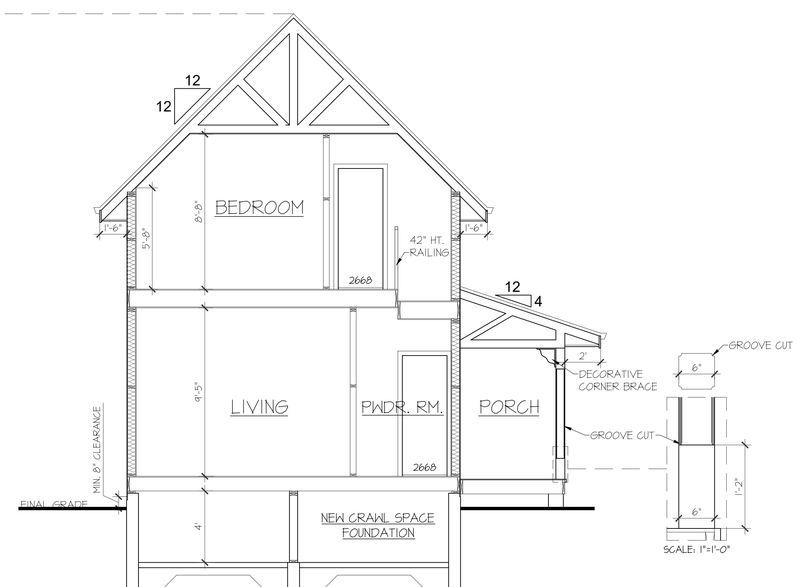
SPATIAL CALCULATION:
WALL AREA: 424SF (39.40SQM)
LIMITING DISTANCE: 1.5m
MAX UNPROTECTED OPENINGS AT 8%: 33.92SF
PROPOSED UNPROTECTED OPENINGS: 30SF

RECOMMENDED COLOURS FROM THE VANCOUVER HERITAGE FOUNDATION'S "TRUE COLOURS" BROCHURE

- Lonsdale Green
- Pendrell Green
- Pendrell Cream
- Oxford Ivory (SW 2833)
- Gloss Black (SW 6258)
- Point Grey (SW 7074)
- Mellish Rust



REAR ELEVATION (NORTH)



CROSS SECTION

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
PHONE: (604) 575-1281
Custom Design and Renovation Plans

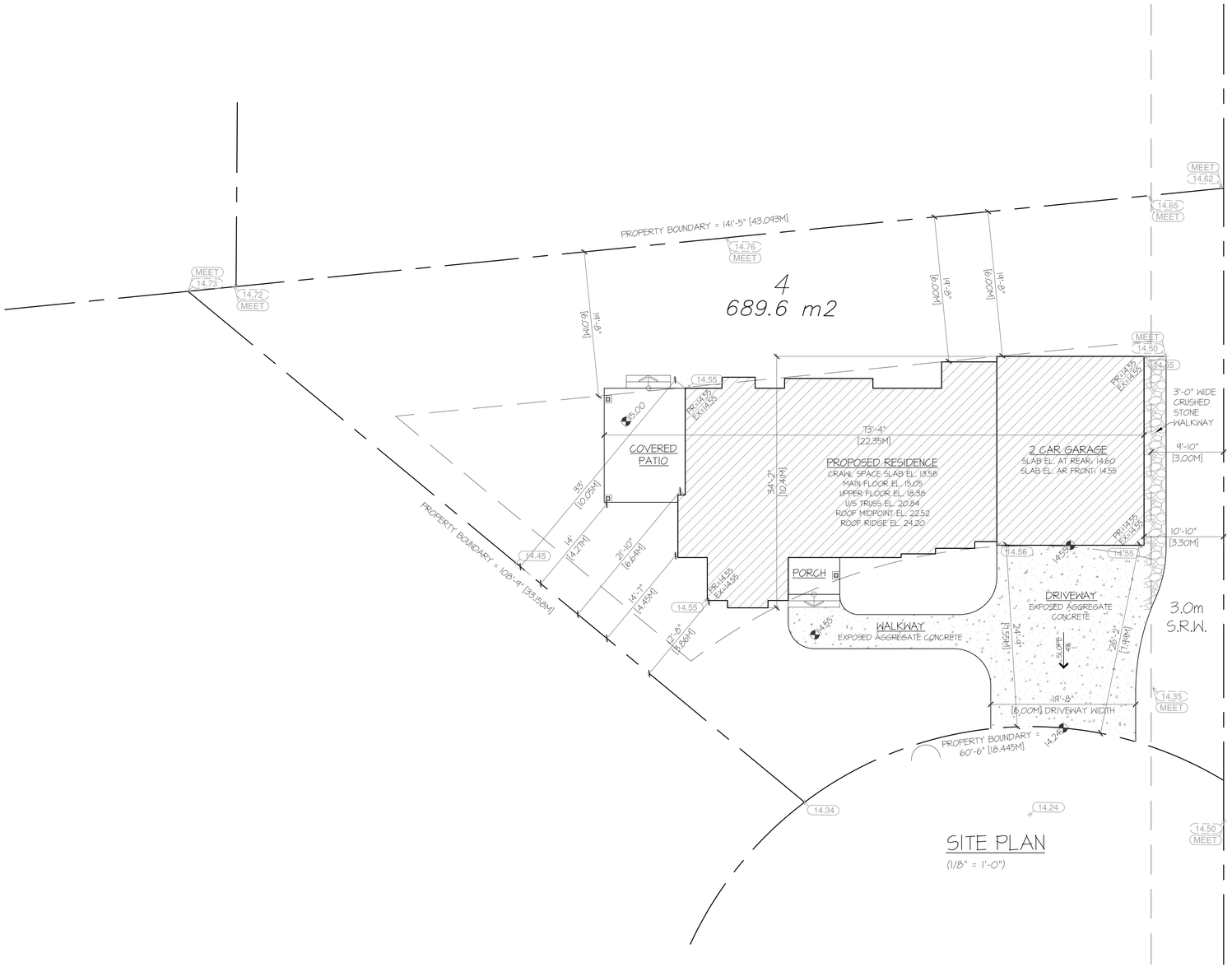
PROJECT:
MONAHAN RESIDENCE
HERITAGE BUILDING

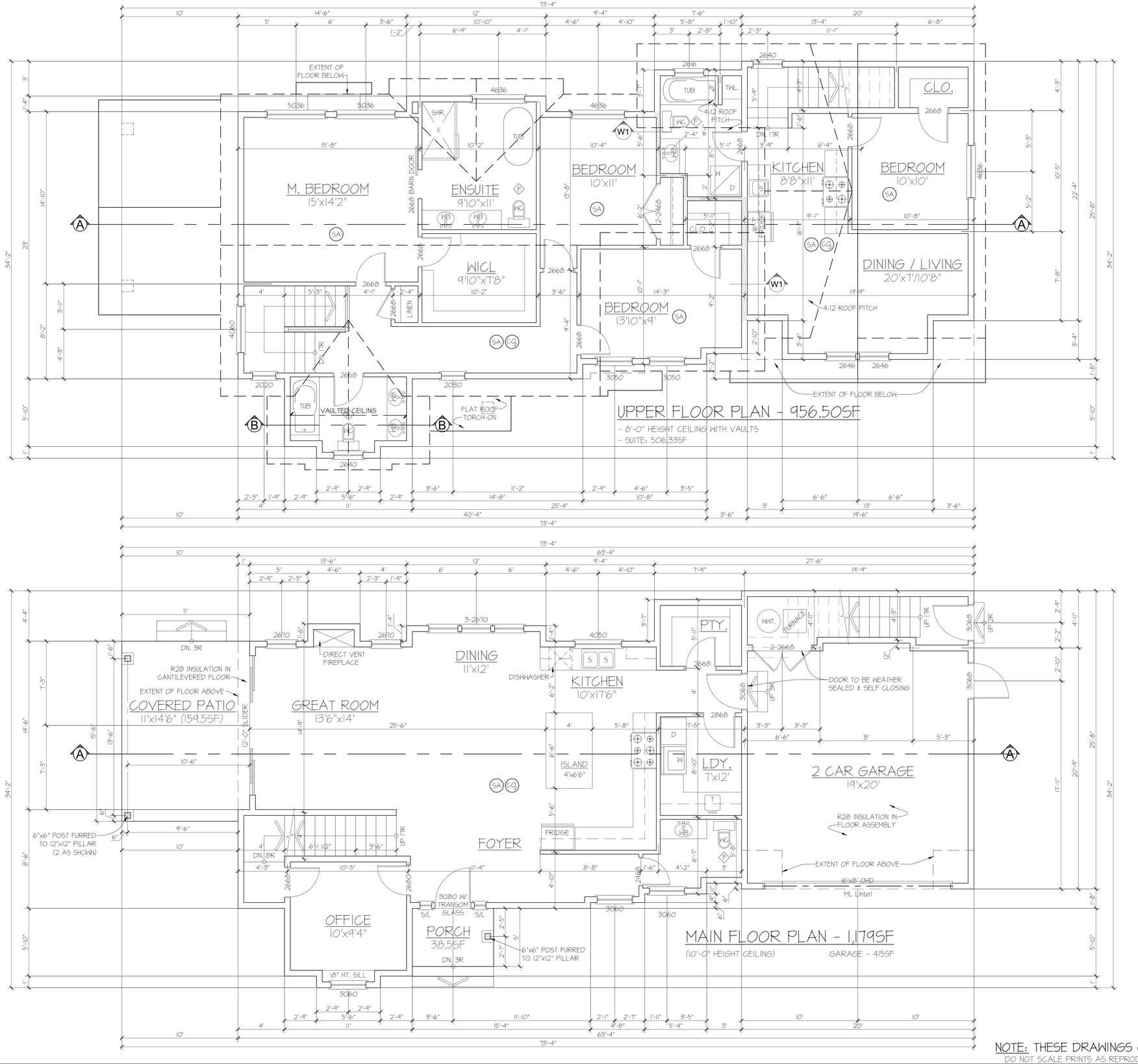
TITLE:
DETACHED BUILDING
ELEVATIONS AND
CROSS SECTION

DATE:	JAN. 2023
DRAWN BY:	R. S.
SCALE:	1/4" = 1'0"
SHEET:	3 OF 3

DRAWING NO.
M3198-1

PLOTTED ON Aug 4, 2023 AT 11:26 AM


PROPERTY BOUNDARY = 141'-5" [43.093M]
MEET 14.73
14.72 MEET
14.76 MEET
MEET 14.62
14.65 MEET
4
689.6 m2
19'-8" [6.00M]
19'-8" [6.00M]
MEET 14.50
14.55
14.55
14.55



NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

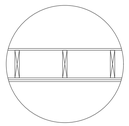
L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
Custom Design and Renovation Plans
PHONE: (604) 575-1281

PROJECT
ARMR BUILDERS GROUP LTD.
LOT 4

TITLE
MAIN AND UPPER FLOOR PLANS

DATE: MAY 2022
DRAWN BY: R. S.
SCALE: 1/4" = 1'0"
SHEET: 2 OF 5
DRAWING NO.
M3111

PLOTTED ON Apr 26, 2023 AT 1:40 PM



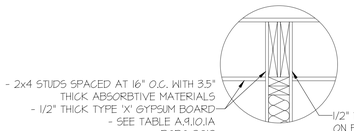
TYP. FLOOR CONSTRUCTION:

BCBC 9.10.9.16(2), F9d)

-SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER
-ON WOOD JOISTS NOT MORE THAN 600mm o.c.
-WITH ABSORPTIVE MATERIAL IN CAVITY R28
-RESILIENT METAL CHANNELS SPACED 600mm
-2 LAYERS OF 15.9mm TYPE X GYPSUM BOARD.
-1 HOUR FIRE RATED RESISTANCE
TYP. SOUND TRANSMISSION CLASS OF 55

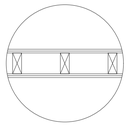
1 HR. F.R.R FLOOR SEPERATION DETAIL BETWEEN MAIN DWELLING AND LEGAL SUITE

FI-FLOOR DETAIL



SUITE INTERSECTION DETAIL

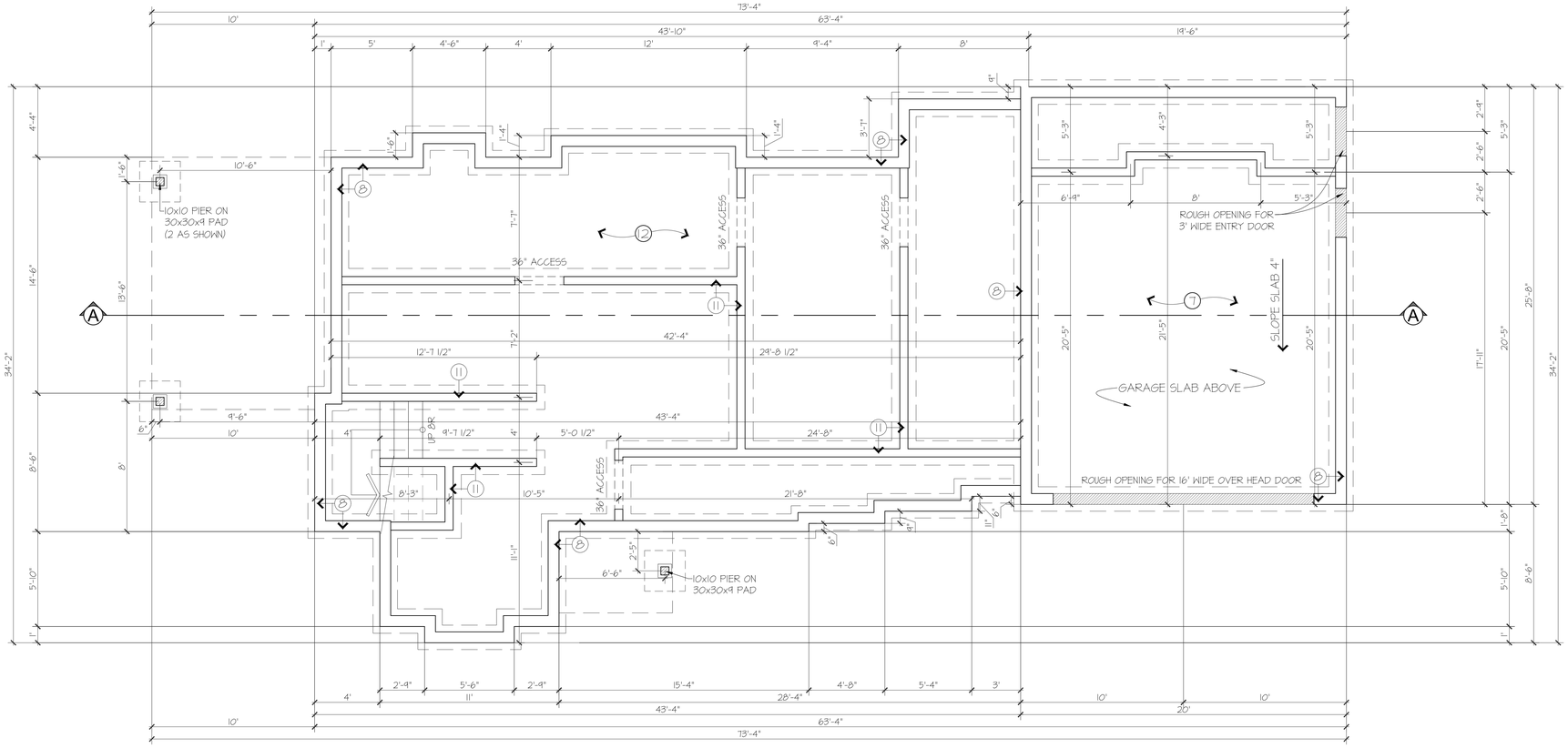
SCALE 1"=1'-0"



-2"x4" STUDS SPACED 16"
-4" THICK ABSORPTIVE MATERIAL
-RESILIENT METAL CHANNELS ON ONE SIDE SPACED 16" PR 24" O.C.
-2 LAYERS OF 5/8" TYPE X GYPSUM BOARD ON BOTH SIDE
-1 HOUR FIRE RESISTANCE RATING
-STC 51 SOUND RATING REQUIRED (BCBC DIV B APENDIX A 9.10.3.1A W4a)

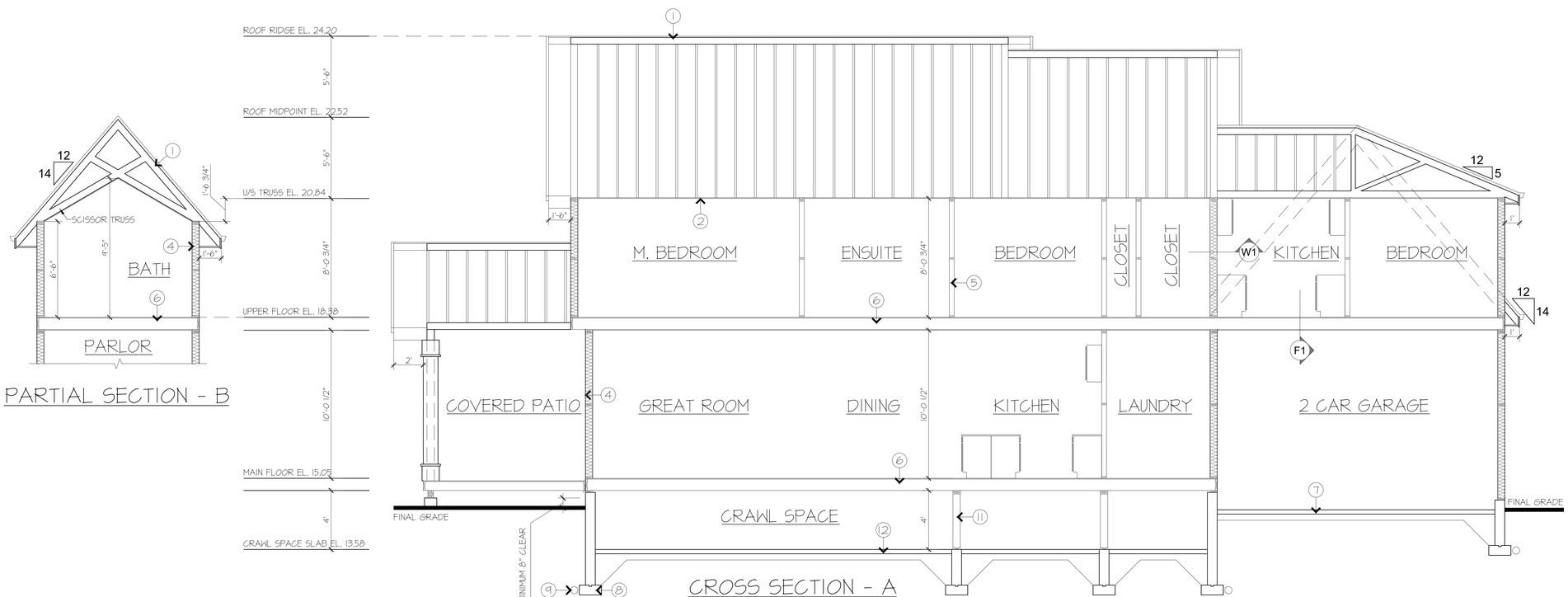
1 HR. F.R.R WALL SEPARATION DETAIL BETWEEN MAIN DWELLING AND LEGAL SUITE

WI-WALL DETAIL



FOUNDATION PLAN

(4'-0" HEIGHT CRAWL SPACE)



PARTIAL SECTION - B

CROSS SECTION - A

BUILDING SPECIFICATION LIST TO BE USED IN CONJUNCTION WITH RAINSCREEN SHEET:

1. ROOF (TRUSS):
* asphalt shingles
* building paper
* 1/2" Plywood Sheathing on engineer approved trusses at 24" O.C. (attic venting 1:300)

2. CEILING:
* batt insulation R-40
* poly vapour barrier
* 5/8" gypsum board

3. FASCIA:
* 2x10 fascia board on vinyl soffits or as specified
* 5" continuous gutter

4. EXTERIOR WALL:
* exterior finish as specified
* building paper
* 1/2" plywood sheathing (1/2" for vertical siding)
* 2x6 exterior studs
* batt insulation R-20
* poly vapour barrier
* 1/2" gypsum board

5. INTERIOR WALL:
* 2x4 hem fir studs at 16" O.C. (2x6 where noted)
* 1/2" gypsum board both sides

6. ALL WOOD FLOOR ASSEMBLIES:
* finished flooring as specified
* 5/8" Plywood sheathing T&G (glue & screw nail)
* floor joists to engineers specs
* 5/8" gypsum board

7. FLOOR SLAB:
* concrete slab (4" in garage)
* 2-1/2" rigid insulation RSI-232
* 6 mil poly vapour barrier
* 5" compacted sand

8. FOUNDATION:
* to be engineered
* 8" concrete end wall
* 18"x8" concrete footing
* damp proofing

9. DRAINAGE:
* 4" dia. perimeter drain under 6" drain rock

10. STAIRS:
* To suit site conditions
* 10-1/2" runs
* 11-1/2" treads
* 2x12 stringers
* 36" handrail
* 6'-8" min. headroom

11. BEARING WALL
* to be engineered
* 2x6 studs @ 16" O.C.

12. CRAWL SPACE:
* 2" concrete skim coat
* 2-1/2" rigid insul. RSI-2.32
* poly vapour barrier
* 5" gravel

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION

DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
Custom Design and Renovation Plans
PHONE: (604) 575-1281

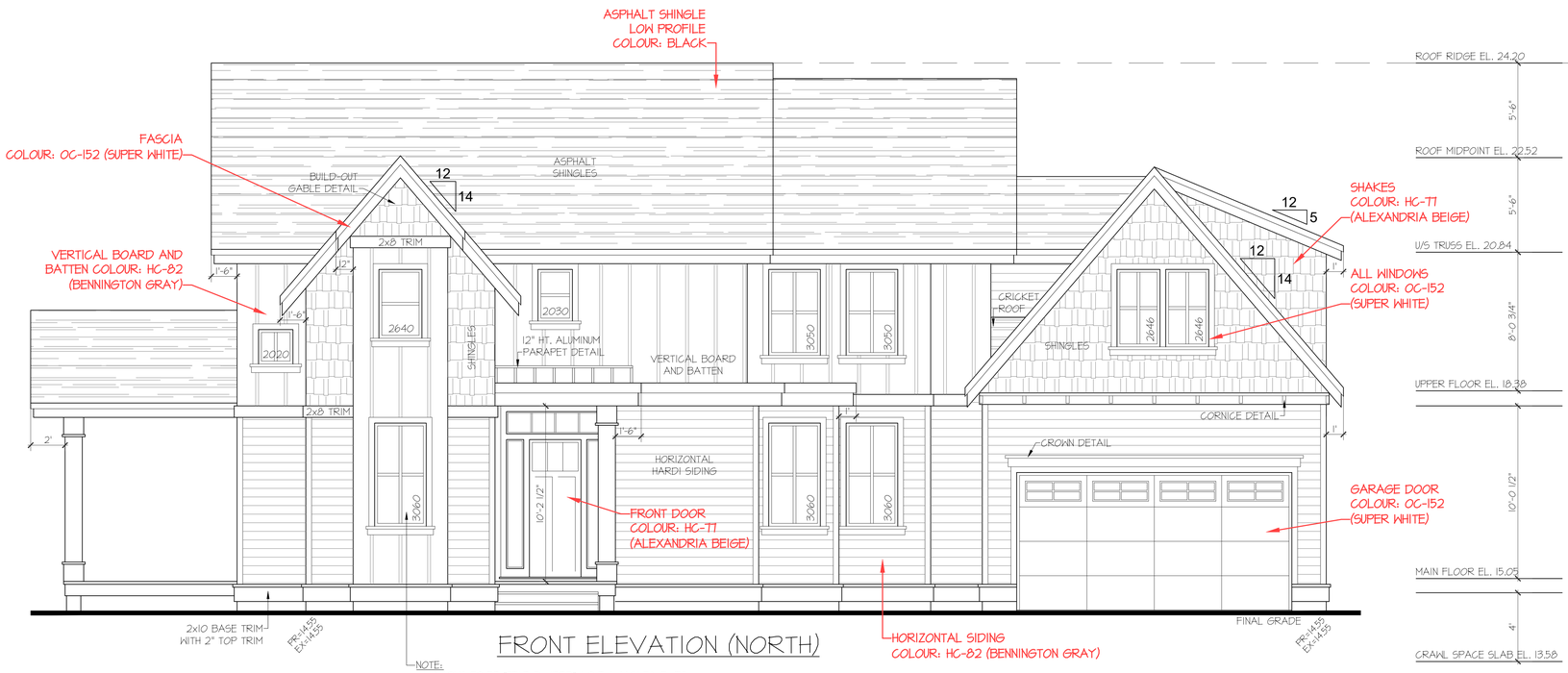
PROJECT: ARMR BUILDERS GROUP LTD. LOT 4

TITLE: FOUNDATION PLAN, CROSS SECTION AND NOTES

DATE: MAY 2022
DRAWN BY: R. S.
SCALE: 1/4" = 1'0"
SHEET: 3 OF 5

DRAWING NO. M3111

PLOTTED: April 20, 2023 7:47:40 PM



FRONT ELEVATION (NORTH)

NOTE:
- WINDOWS TO BE "TRUE DIVIDED", NO FAUX MUNTIN BARS
- OC-152 (WHITE) VINYL FRAME "WOOD LOOK" PROFILE

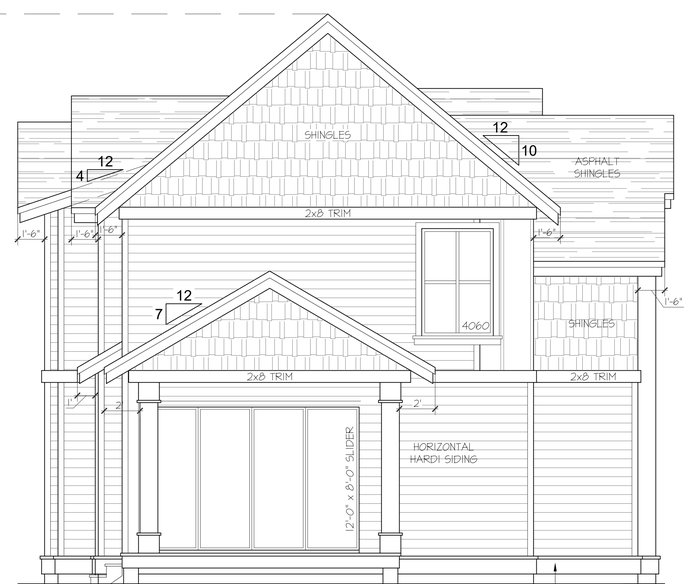


RIGHT ELEVATION (WEST)

SPATIAL CALCULATION:
WALL AREA: 449SF (46SQM)
LIMITING DISTANCE: 3.3m
MAX UNPROTECTED OPENINGS AT 10%: 49.5SF
PROPOSED UNPROTECTED OPENINGS: 35.75SF



REAR ELEVATION (SOUTH)



LEFT ELEVATION (EAST)

SPATIAL CALCULATION: N/A

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
Custom Design and Renovation Plans
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
PHONE: (604) 575-1281

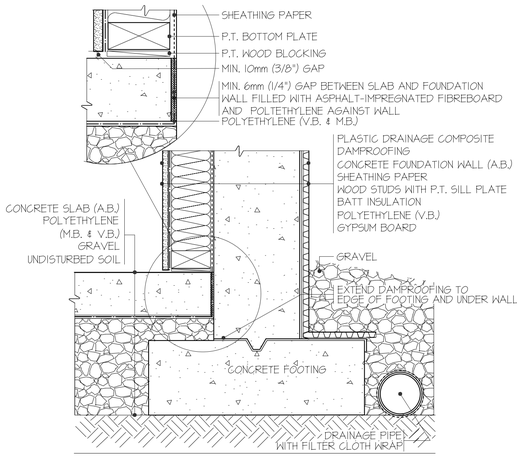
PROJECT:
ARMR BUILDERS GROUP LTD.
LOT 4

TITLE:
ELEVATIONS

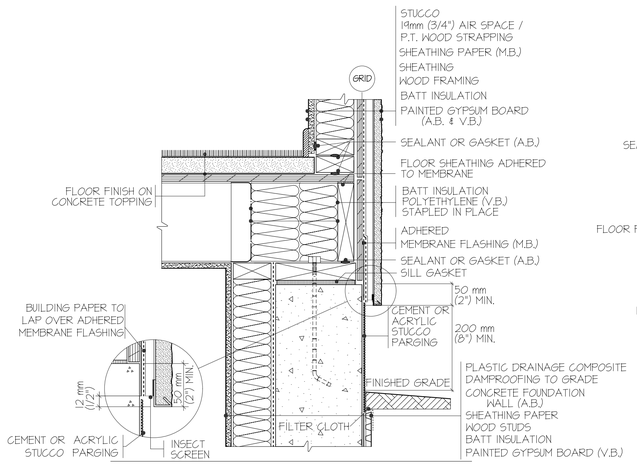
DATE: MAY 2022
DRAWN BY: R. S.
SCALE: 1/4" = 1'0"
SHEET: 4 OF 5

DRAWING NO.
M3111

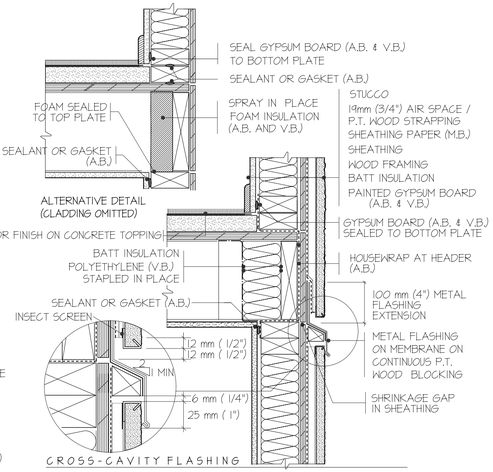
PLOTTED ON Apr 28, 2025 AT 1:40 PM



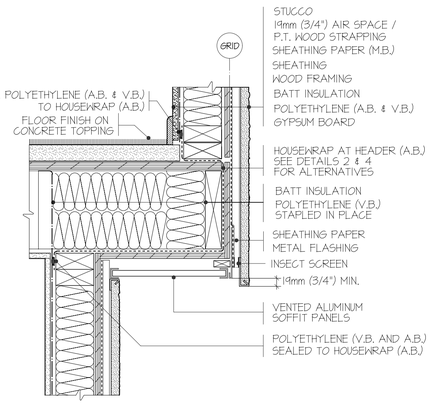
FOUNDATION WALL AT SLAB — 1 SPA
SEALED POLYETHYLENE APPROACH



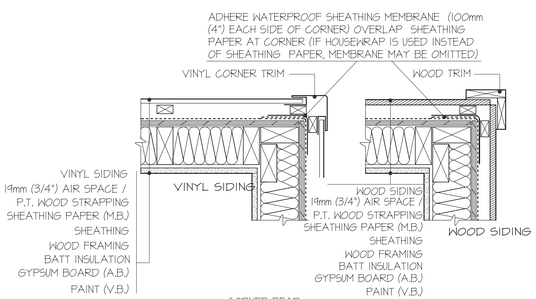
BASE OF WALL / FOUNDATION — 2ADA
AIRTIGHT DRYWALL APPROACH

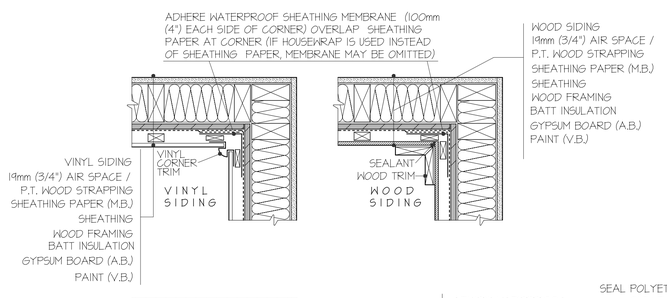


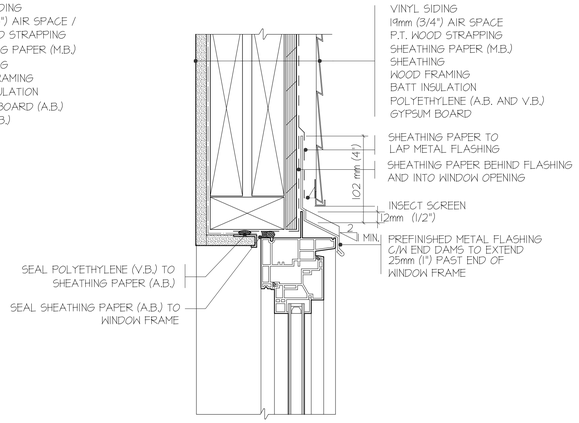
RIM JOIST — 4ADA
AIRTIGHT DRYWALL APPROACH

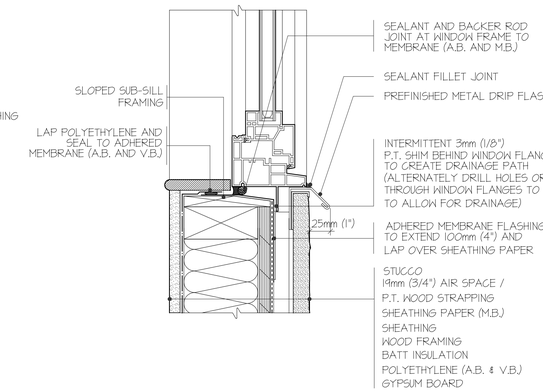


CANTILEVERED FLOOR — 7SPA
SEALED POLYETHYLENE APPROACH

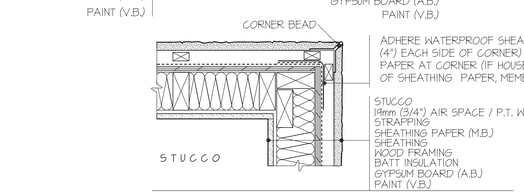




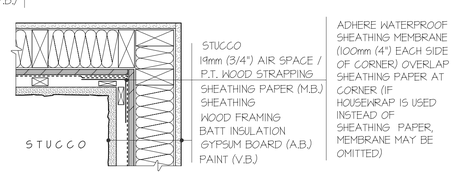




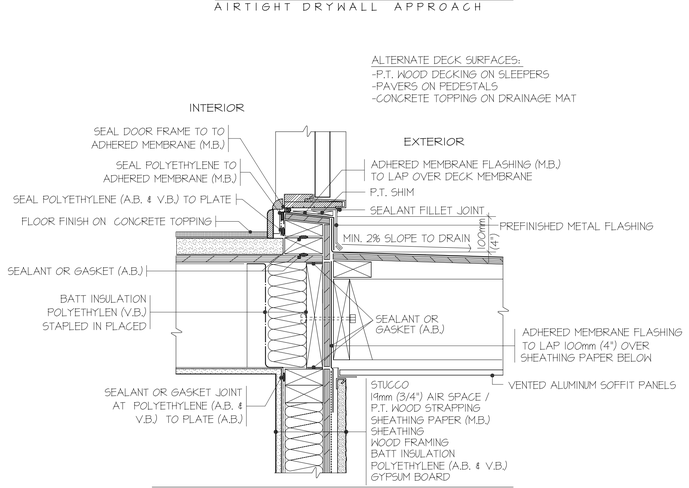
WINDOW SILL — 13 SPA
SEALED POLYETHYLENE APPROACH



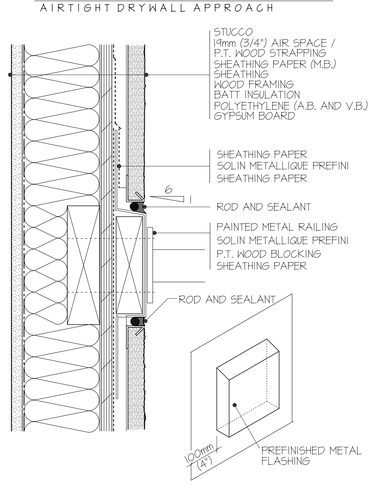
EXTERIOR CORNER — 8ADA
AIRTIGHT DRYWALL APPROACH



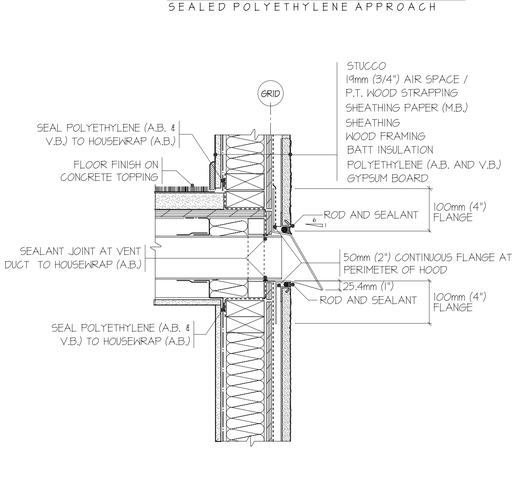
INTERIOR CORNER — 9ADA
AIRTIGHT DRYWALL APPROACH



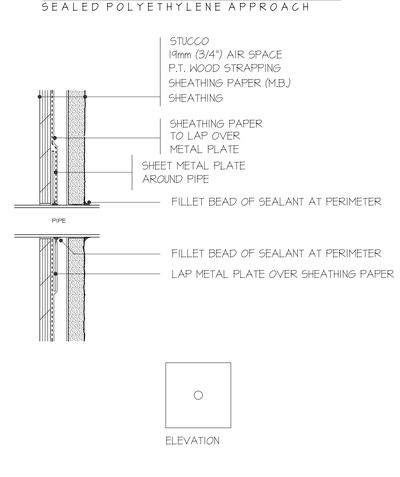
DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE — 15 SPA
SEALED POLYETHYLENE APPROACH



RAILING ATTACHMENT AT WALL — 21 SPA
SEALED POLYETHYLENE APPROACH



WALL EXHAUST VENT — 27SPA
SEALED POLYETHYLENE APPROACH



PIPES — 29

NOTE: THESE DETAILS WERE CREATED IN ACCORDANCE WITH CMHC CANADA WOOD FRAME ENVELOPES IN THE COASTAL CLIMATE OF B.C.

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

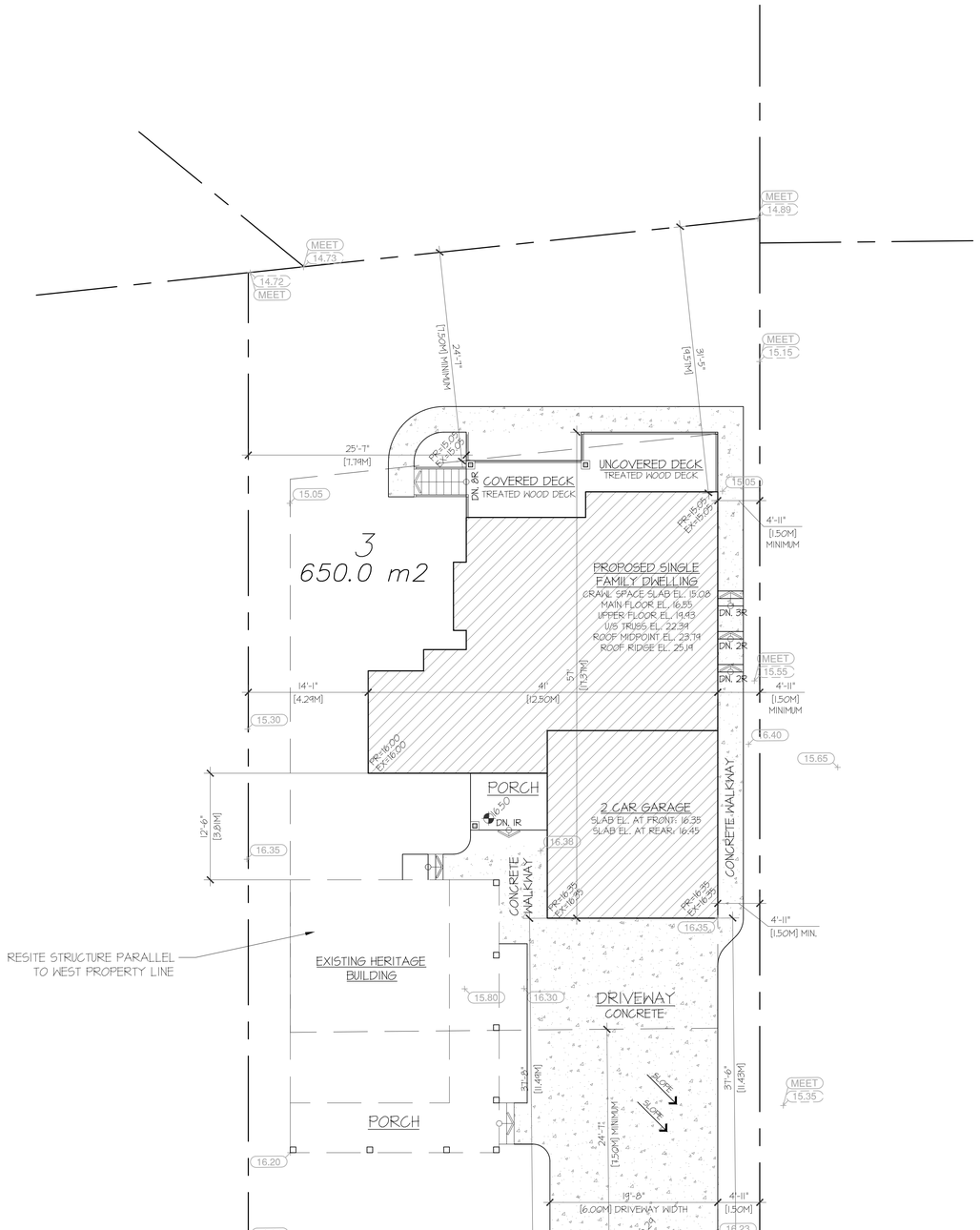
L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
Custom Design and Renovation Plans
PHONE: (604) 575-1281

PROJECT: ARMR BUILDERS GROUP LTD. LOT 4

TITLE: RAIN SCREEN DETAIL SHEET

DATE: MAY 2022
DRAWN BY: R. S.
SCALE: 1/4" = 1'0"
SHEET: 5 OF 5
DRAWING NO: M3111

PLOTTED ON APR 26, 2023 AT 1:40 PM



SITE PLAN

1/8" = 1'-0"

LOT STATS

ZONE: RI-D

LOT AREA: 650M² (6,996.54SF)

LOT COVERAGE CALCULATION

MAX LOT COVERAGE 35% OF 6,996.54SF = 2,448.79SF
EXISTING STRUCTURE / PORCH: 67.9SF
PROPOSED MAIN FLOOR: 994.25SF
PROPOSED GARAGE: 427.75
PROPOSED PORCH: 60SF
PROPOSED REAR DECK: 248.50SF
TOTAL PROPOSED LOT COVERAGE = 2,404.50SF (32.25%)

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
PHONE: (604) 575-1281
Custom Design and Renovation Plans

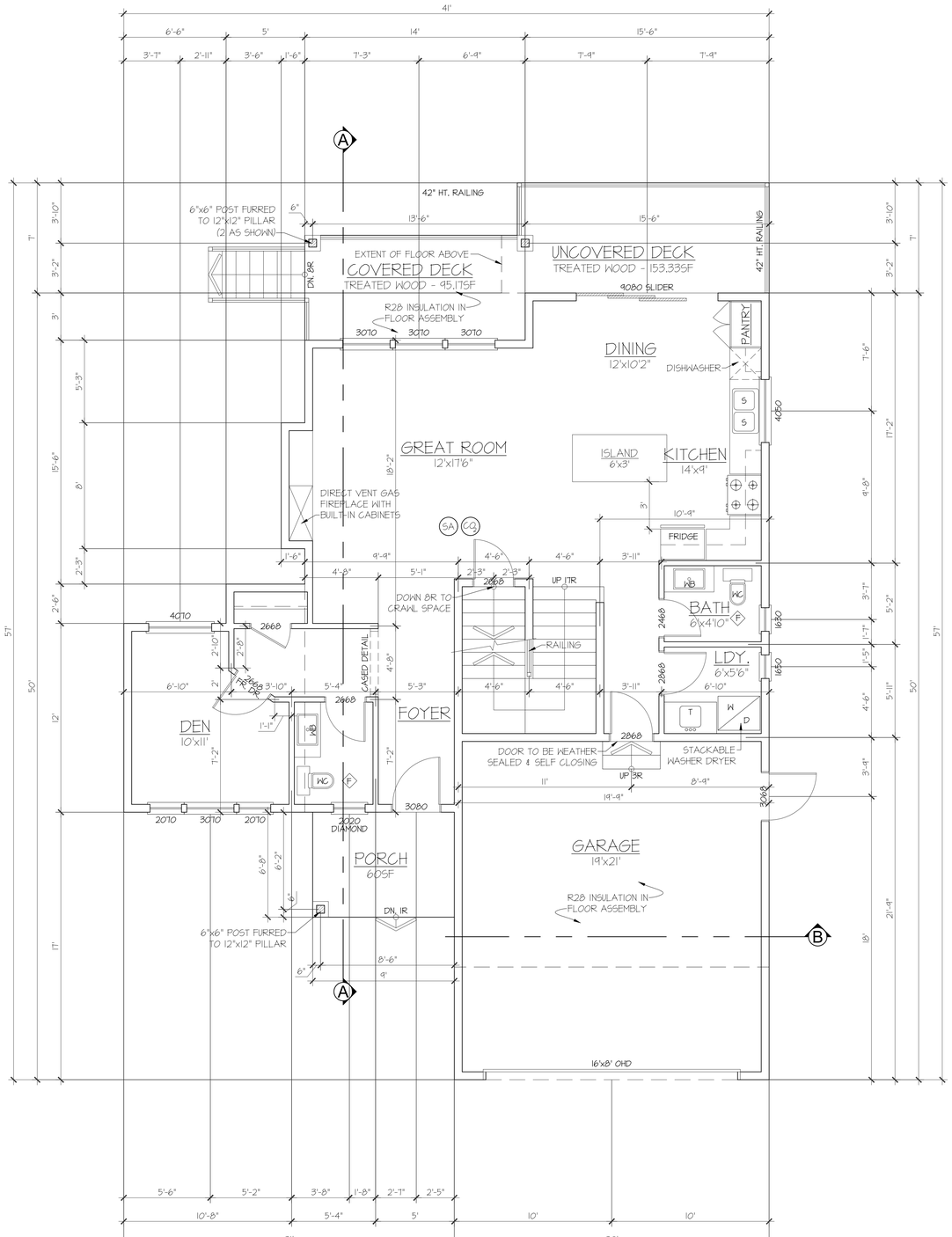
PROJECT:
ARMR BUILDERS GROUP LTD.
LOT 3

TITLE:
SITE PLAN

DATE: JAN. 2023
DRAWN BY: R. S.
SCALE: 1/8" = 1'0"
SHEET: 1 OF 5

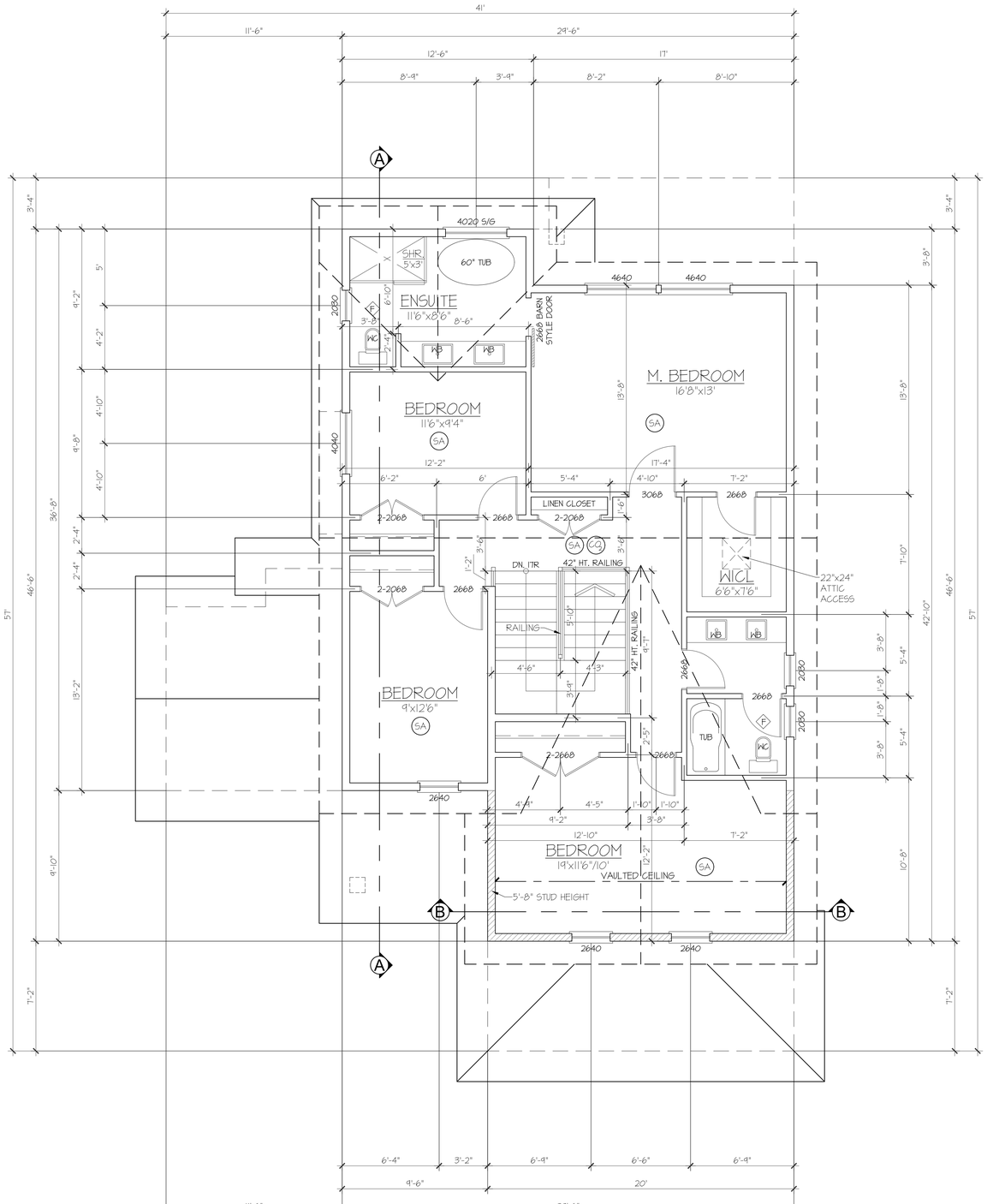
DRAWING NO.
M3198

PLOTTED ON Apr 26, 2023 AT 4:21 PM



MAIN FLOOR PLAN - 994.25SF

10'-0" HEIGHT CEILING GARAGE: 427.75SF



UPPER FLOOR PLAN - 1,136.67SF

8'-0" HEIGHT CEILING

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION

DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
#6 19501 74 AVENUE, SURREY, B.C. V4N 6V7
Custom Design and Renovation Plans PHONE: (604) 575-1281

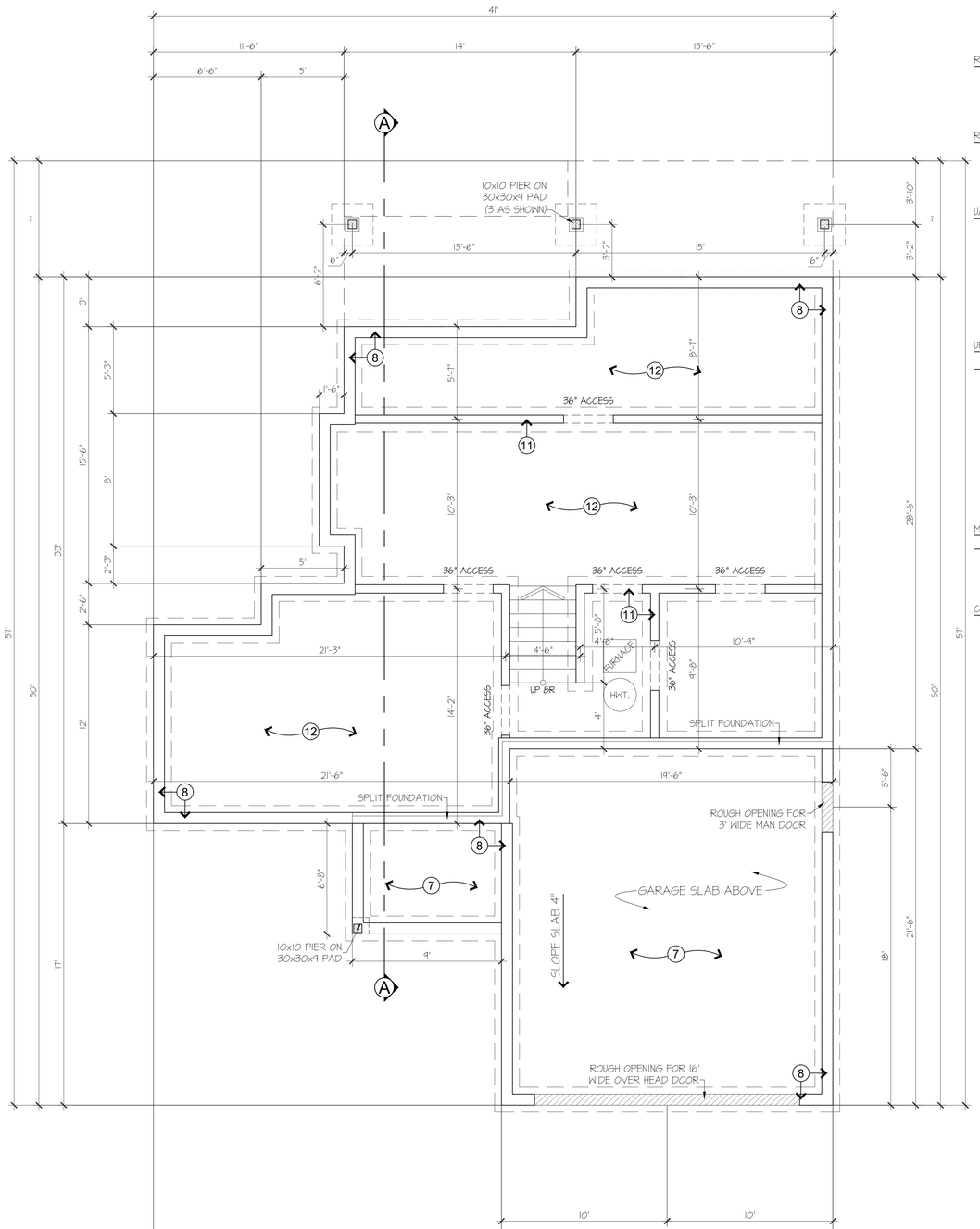
PROJECT: ARMR BUILDERS GROUP LTD. LOT 3

TITLE: MAIN AND UPPER FLOOR PLANS

DATE: JAN. 2023
DRAWN BY: R. S.
SCALE: 1/4" = 1'0"
SHEET: 2 OF 5

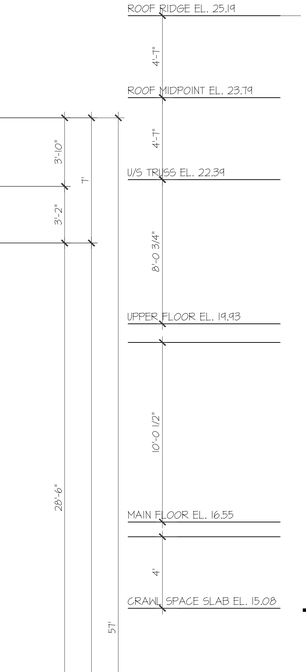
DRAWING NO. M3198

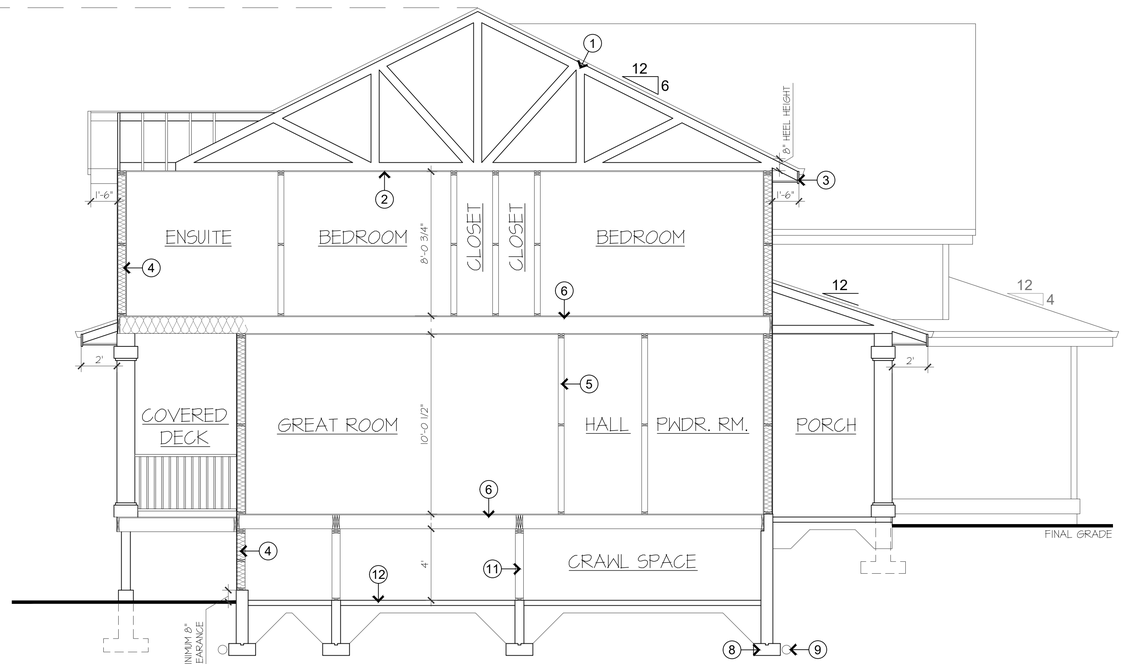
PLOTTED ON Apr 26, 2023 AT 4:21 PM



FOUNDATION PLAN

48" HT. CRAWL SPACE





CROSS SECTION - A

BUILDING SPECIFICATION LIST TO BE USED IN CONJUNCTION WITH RAINSCREEN SHEET:

1. ROOF (TRUSS):
* asphalt shingles
* building paper
* 1/2" Plywood Sheathing on engineer approved trusses at 24" O.C. (attic venting 1:300)

2. CEILING:
* batt insulation R-50 (eff RSI 9.14)
* poly vapour barrier
* 5/8" gypsum board

3. FASCIA:
* 2x10 fascia board on vinyl soffits or as specified
* 5" continuous gutter

4. EXTERIOR WALL:
* exterior finish as specified
* building paper
* 1/2" plywood sheathing (1/2" for vertical siding)
* 2x6 exterior studs
* batt insulation R-24 (eff RSI 3.75)
* poly vapour barrier
* 1/2" gypsum board

5. INTERIOR WALL:
* 2x4 hem fir studs at 16" O.C. (2x6 where noted)
* 1/2" gypsum board both sides

6. ALL WOOD FLOOR ASSEMBLIES:
* finished flooring as specified
* 5/8" Plywood sheathing T&G (glue & screw nail)
* floor joists to engineers specs
* 5/8" gypsum board

7. FLOOR SLAB:
* concrete slab (4" in garage)
* 2-1/2" rigid insulation RSI-2.32
* 6 mil poly vapour barrier
* 5" compacted sand

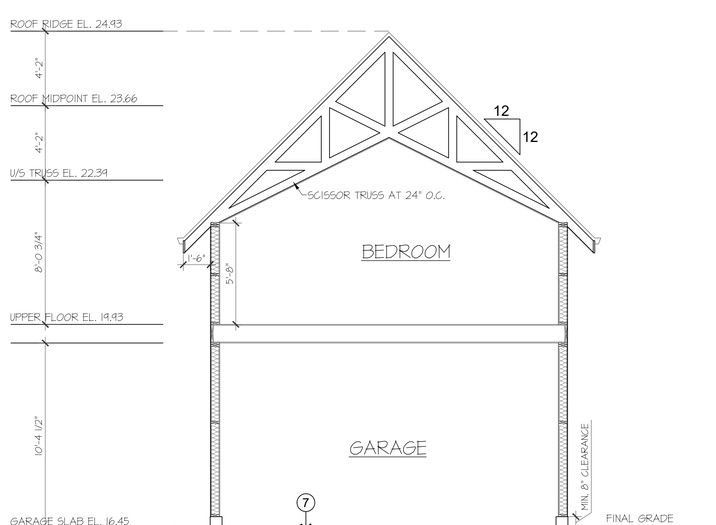
8. FOUNDATION:
* to be engineered
* 8" concrete end wall
* 18"x8" concrete footing
* damp proofing

9. DRAINAGE:
* 4" dia. perimeter drain under 6" drain rock

10. STAIRS:
* To suit site conditions
* 10-1/2" runs
* 11-1/2" treads
* 2x12 stringers
* 36" handrail
* 6'-8" min. headroom

11. BEARING WALL
* to be engineered
* 2x6 studs @ 16" O.C.

12. CRAWL SPACE:
* 2" concrete skim coat
* 2-1/2" rigid insul. RSI-2.32
* poly vapour barrier
* 5" gravel



CROSS SECTION - B

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
Custom Design and Renovation Plans
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
PHONE: (604) 575-1281

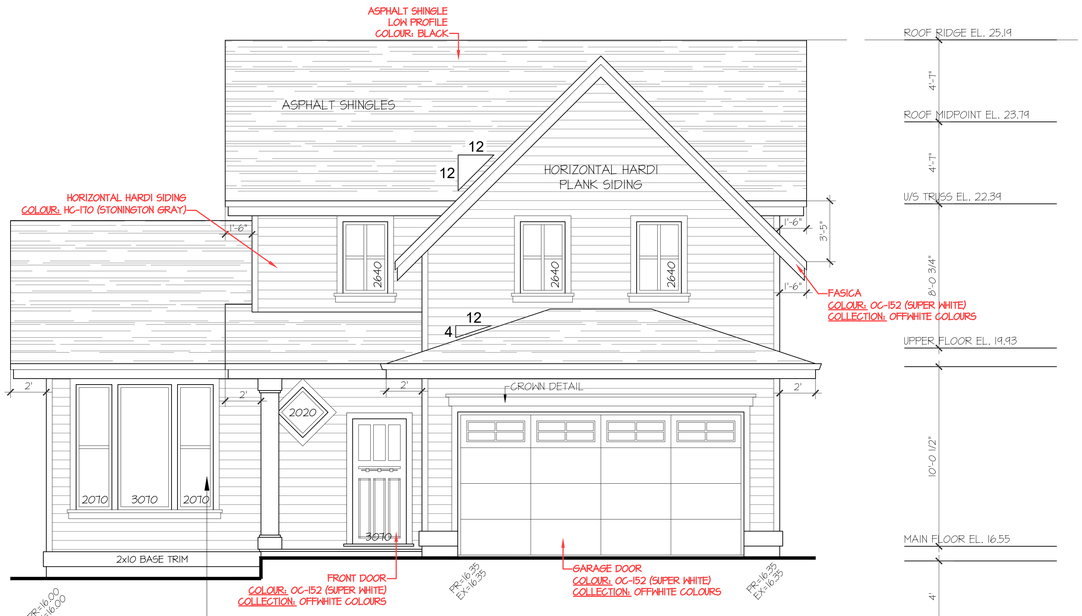
PROJECT:
ARMR BUILDERS GROUP LTD.
LOT 3

TITLE:
FOUNDATION PLAN, CROSS SECTION AND NOTES

DATE:	JAN. 2023
DRAWN BY:	R. S.
SCALE:	1/4" = 1'0"
SHEET:	3 OF 5

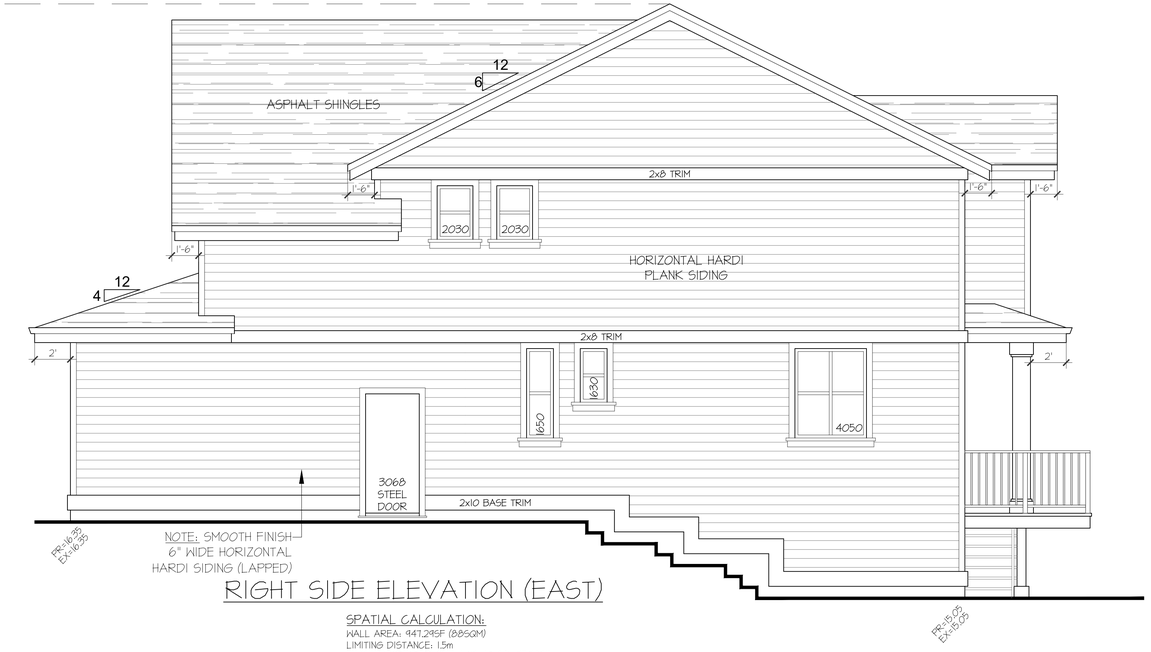
DRAWING NO.
M3198

PLOTTED: April 20, 2023 At 1:21 PM



NOTE:
- WINDOWS TO BE "TRUE DIVIDED", NO FAUX MUNTIN BARS
- WHITE VINYL FRAME "WOOD LOOK" PROFILE

FRONT ELEVATION (SOUTH)



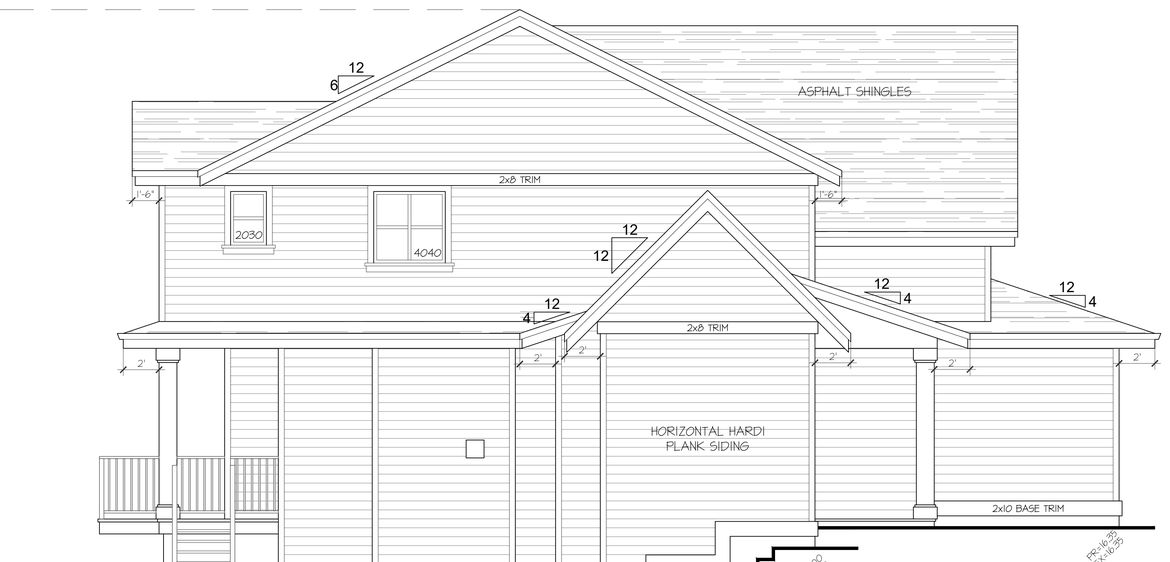
NOTE: SMOOTH FINISH
6" WIDE HORIZONTAL
HARDI SIDING (LAPPED)

RIGHT SIDE ELEVATION (EAST)

SPATIAL CALCULATION:
WALL AREA: 947.2#SF (88SQM)
LIMITING DISTANCE: 1.5m
MAX UNPROTECTED OPENINGS AT 8%: 75.78SF
PROPOSED UNPROTECTED OPENINGS: 44SF



REAR ELEVATION (NORTH)



LEFT SIDE ELEVATION (WEST)

SPATIAL CALCULATION: N/A

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
PHONE: (604) 575-1281
Custom Design and Renovation Plans

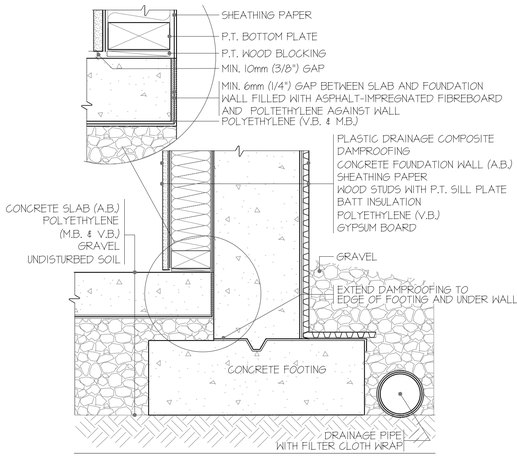
PROJECT:
ARMR BUILDERS GROUP LTD.
LOT 3

TITLE:
ELEVATIONS

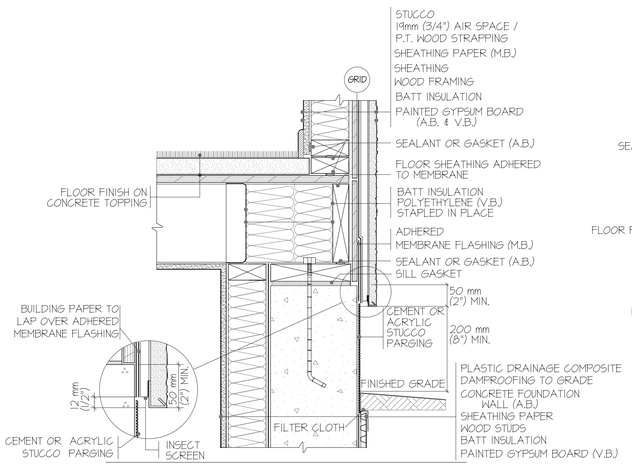
DATE: JAN. 2023
DRAWN BY: R. S.
SCALE: 1/4" = 1'0"
SHEET: 4 OF 5

DRAWING NO.
M3198

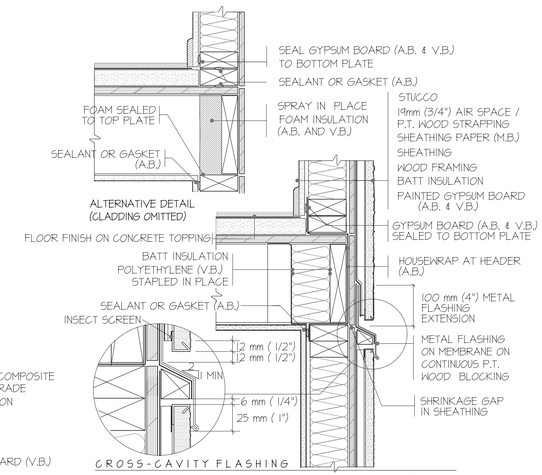
PLOTTED ON Apr 26, 2023 AT 4:21 PM



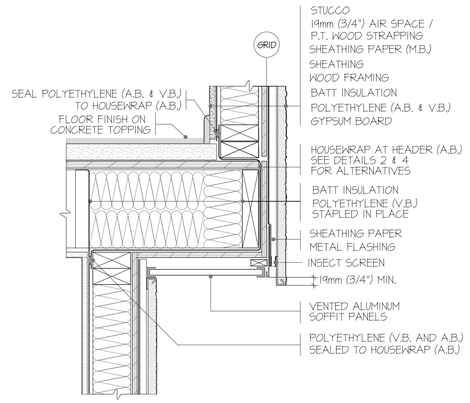
FOUNDATION WALL AT SLAB — 1 SPA
SEALED POLYETHYLENE APPROACH



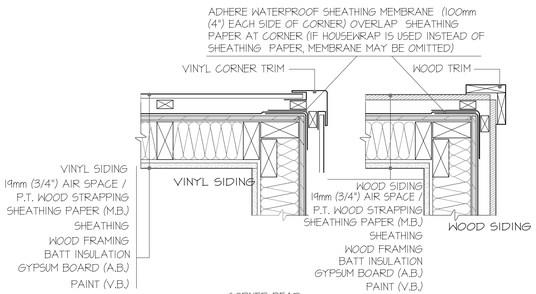
BASE OF WALL / FOUNDATION — 2 ADA
AIRTIGHT DRYWALL APPROACH

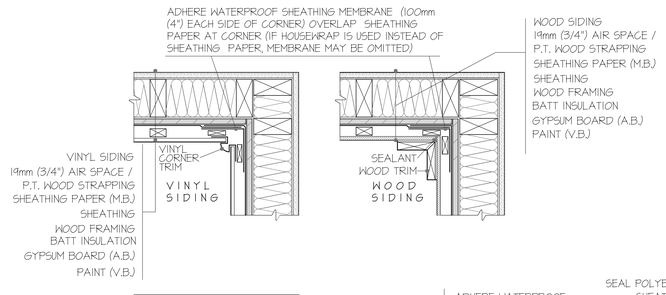


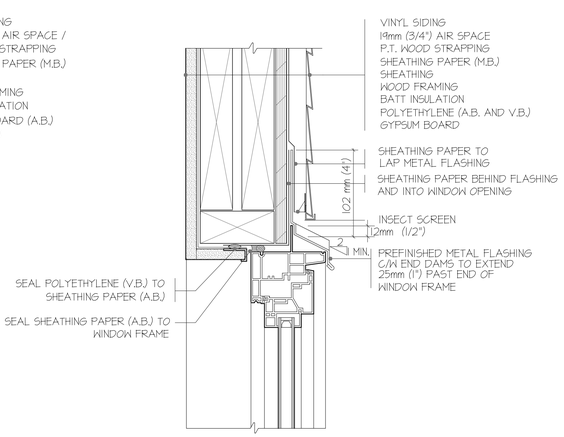
RIM JOIST — 4 ADA
AIRTIGHT DRYWALL APPROACH



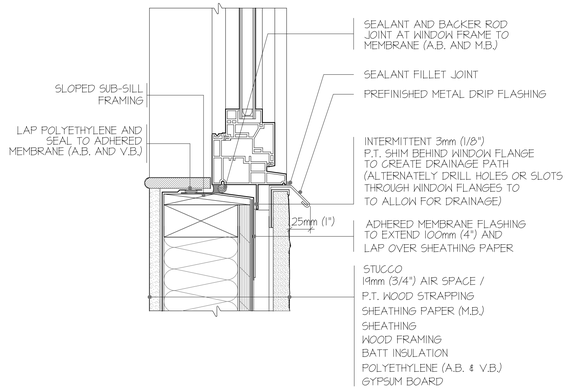
CANTILEVERED FLOOR — 7 SPA
SEALED POLYETHYLENE APPROACH



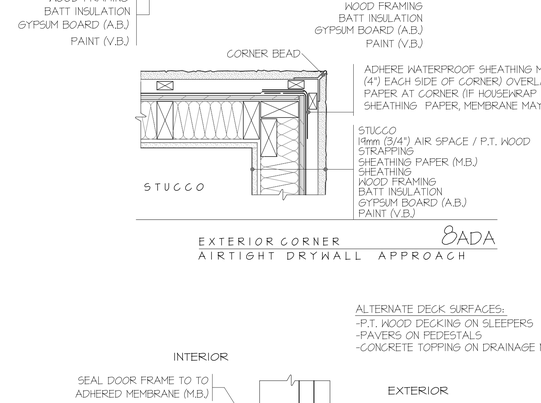




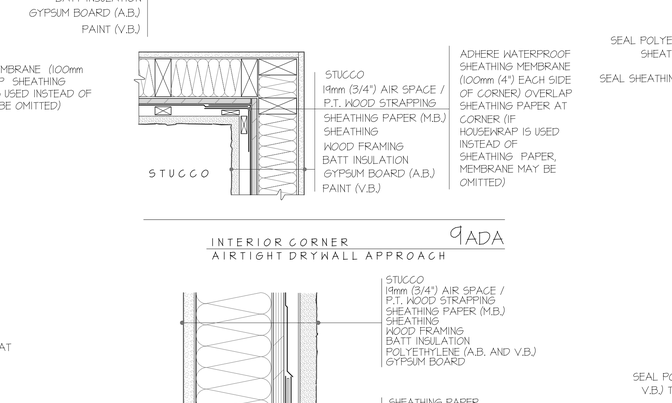
WINDOW HEAD — 11 SPA
SEALED POLYETHYLENE APPROACH



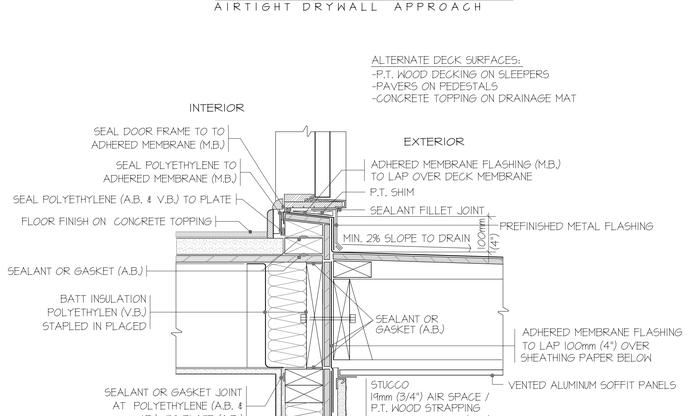
WINDOW SILL — 13 SPA
SEALED POLYETHYLENE APPROACH



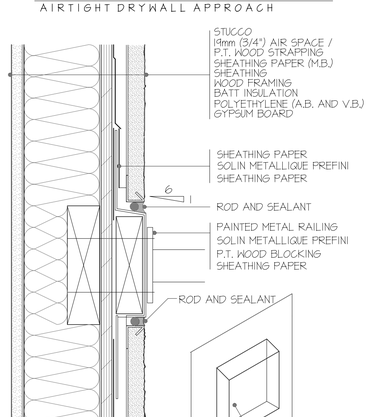
EXTERIOR CORNER — 8 ADA
AIRTIGHT DRYWALL APPROACH



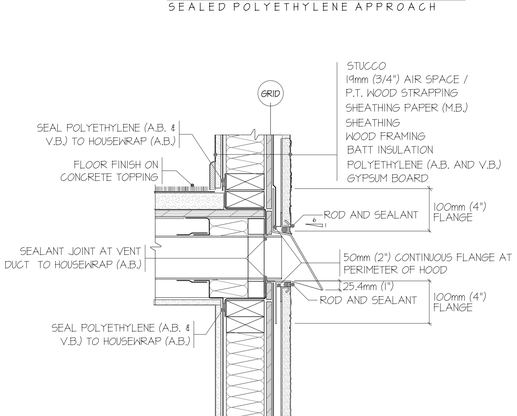
INTERIOR CORNER — 9 ADA
AIRTIGHT DRYWALL APPROACH



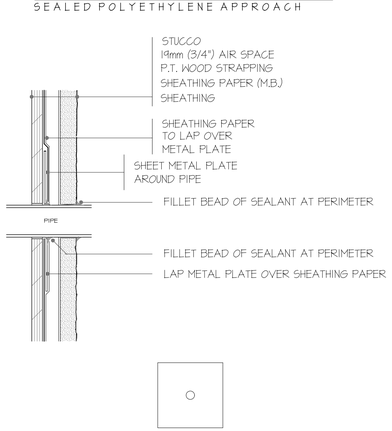
DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE — 15 SPA
SEALED POLYETHYLENE APPROACH



RAILING ATTACHMENT AT WALL — 21 SPA
SEALED POLYETHYLENE APPROACH



WALL EXHAUST VENT — 27 SPA
SEALED POLYETHYLENE APPROACH



PIPES — 29

NOTE: THESE DETAILS WERE CREATED IN ACCORDANCE WITH CMHC CANADA WOOD FRAME ENVELOPES IN THE COASTAL CLIMATE OF B.C.

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

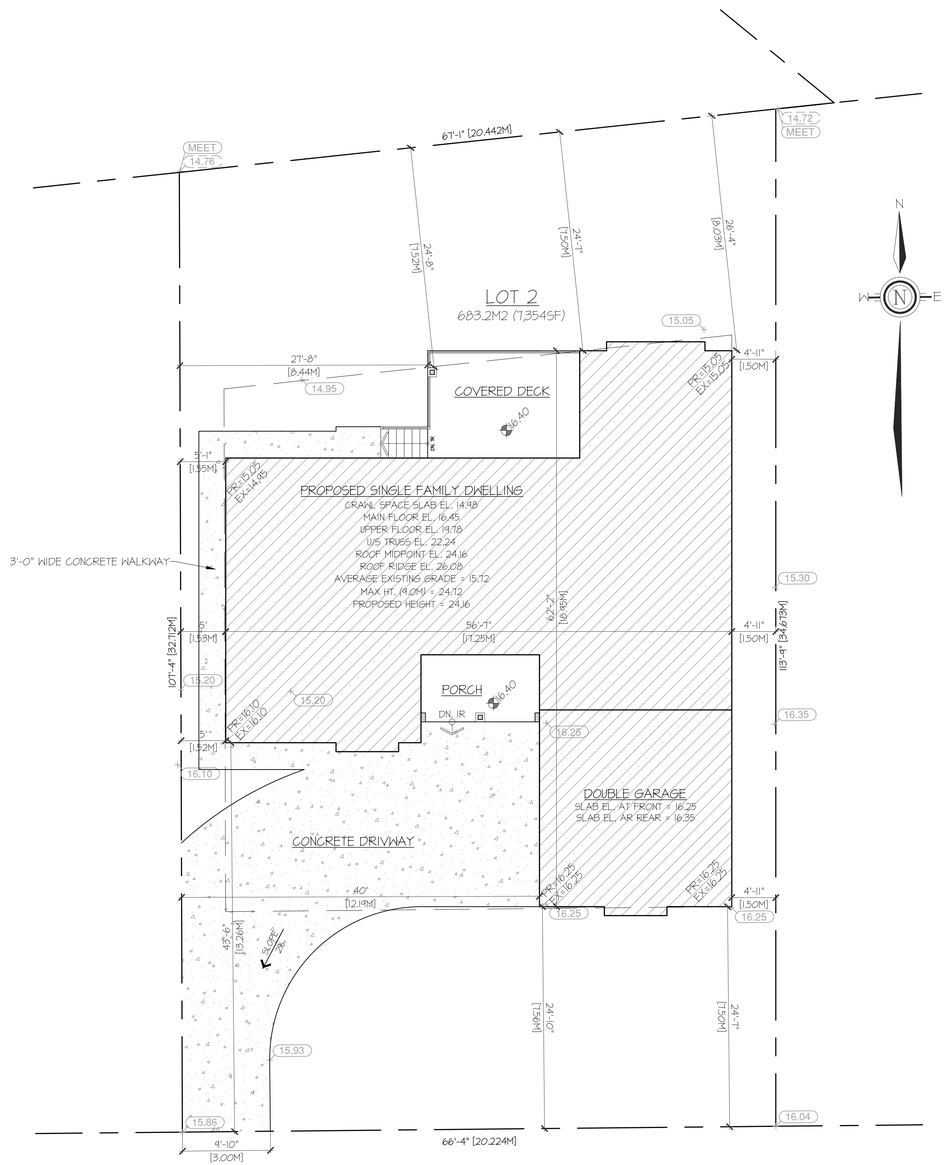
L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
Custom Design and Renovation Plans
PHONE: (604) 575-1281

PROJECT:
ARMR BUILDERS GROUP LTD.
LOT 3

TITLE:
RAIN SCREEN
DETAIL SHEET

DATE: JAN. 2023
DRAWN BY: R. S.
SCALE: 1/4" = 1'0"
SHEET: 5 OF 5
DRAWING NO.
M3198

PLOTTED ON APR 26, 2023 AT 1:31 PM



SITE PLAN

1/8" = 1'-0"

LOT STATS

LOT AREA: 683.2M2 (7,354SF)

ZONE: R-ID

LOT COVERAGE CALCULATION

MAXIMUM = 35% = 2,573.9SF

PROPOSED MAIN FLOOR: 1,806.86F

PROPOSED REAR DECK: 204SF

PROPOSED PORCH: 99.38SF

PROPOSED GARAGE: 462.25SF

TOTAL LOT COVERAGE: 2,572.49SF

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION

DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
Custom Design and Renovation Plans
PHONE: (604) 575-1281

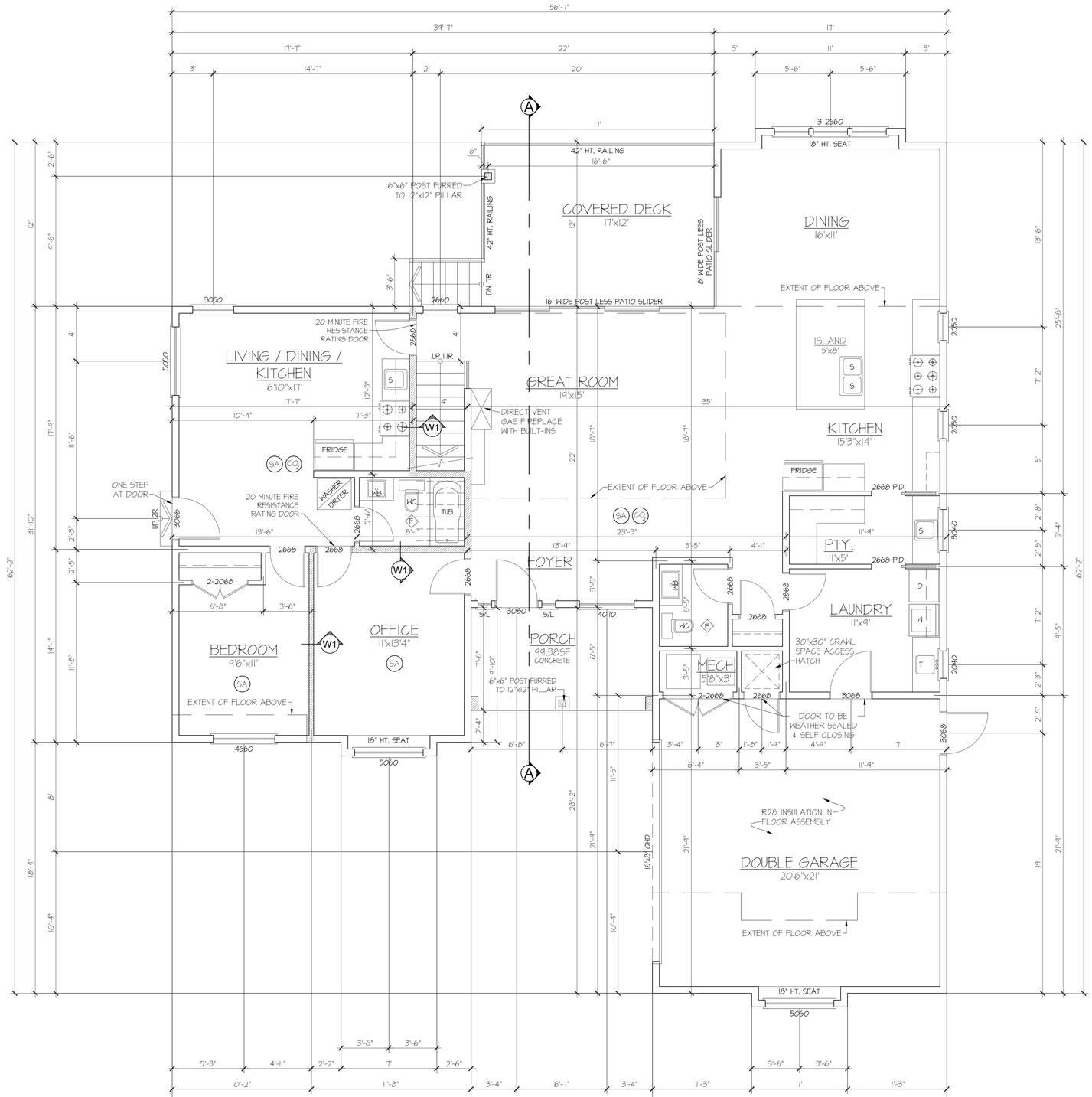
PROJECT:
ARMR BUILDERS GROUP LTD - LOT 2
21465 48 AVENUE, LANGLEY, B.C.

TITLE: SITE PLAN

DATE: APR. 2023
DRAWN BY: R. S.
SCALE: 1/8" = 1'0"
SHEET: 1 OF 7

DRAWING NO.
M3201

PLOTTED ON APR 26, 2023 AT 4:52 PM



MAIN FLOOR PLAN - 1,806.86SF

10'-0" HEIGHT CEILING
HEATING SYSTEM:

GARAGE: 462.25SF
SUITE: 477SF (INCLUDED)

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
Custom Design and Renovation Plans
PHONE: (604) 575-1281

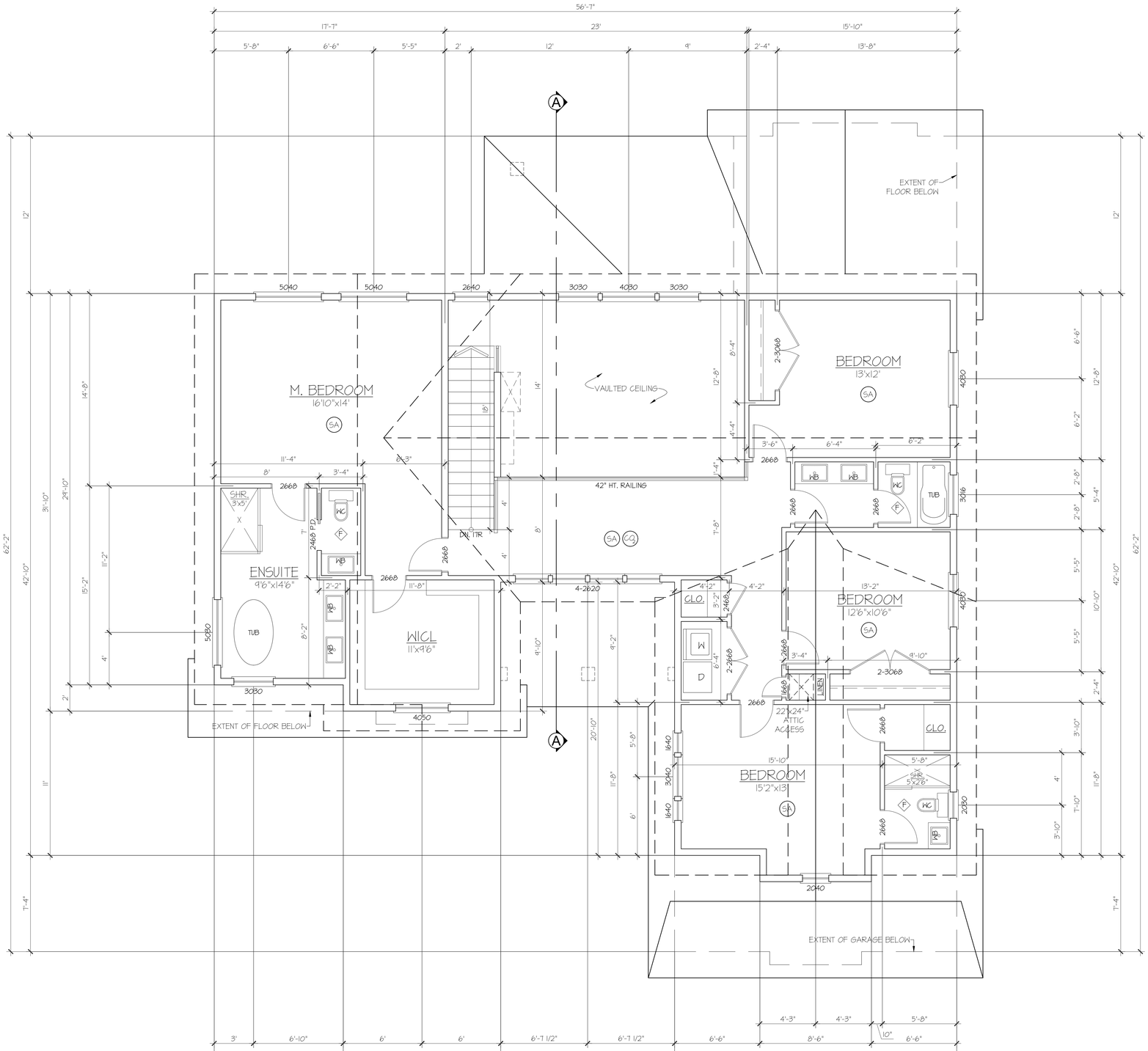
PROJECT
ARMR BUILDERS GROUP LTD - LOT 2
21485 48 AVENUE, LANGLEY, B.C.

TITLE
MAIN FLOOR PLAN

DATE: APR. 2023
DRAWN BY: R. S.
SCALE: 1/4" = 1'0"
SHEET: 2 OF 7

DRAWING NO.
M3201

PLOTTED ON APR 20, 2023 AT 4:52 PM



UPPER FLOOR PLAN - 1,586SF

8'-0" HEIGHT CEILING WITH VAULTS

HEATING SYSTEM:

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION

DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
Custom Design and Renovation Plans
PHONE: (604) 575-1281

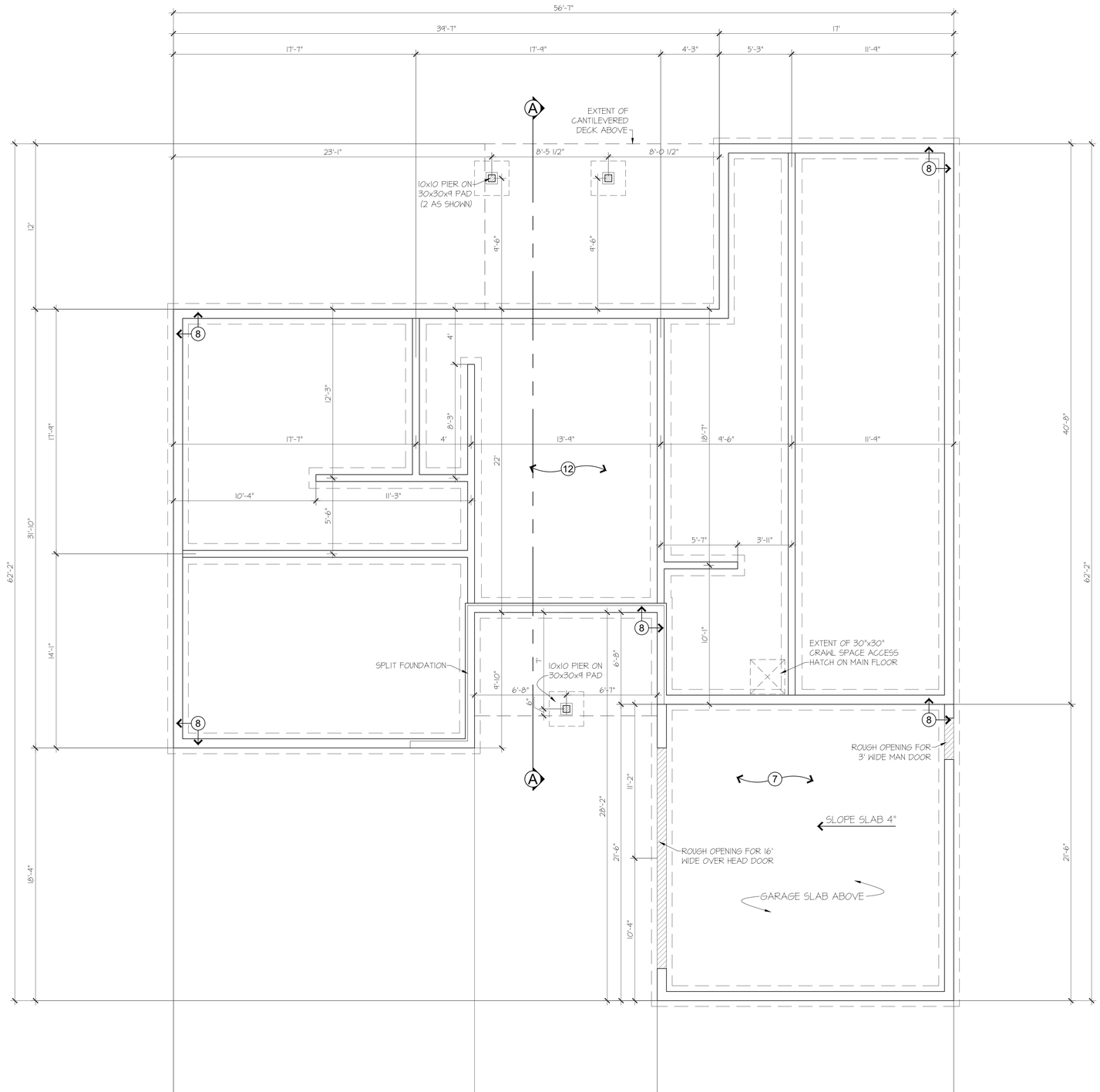
PROJECT:
ARMR BUILDERS GROUP LTD - LOT 2
21485 48 AVENUE, LANGLEY, B.C.

TITLE: UPPER FLOOR PLAN

DATE:	APR. 2023
DRAWN BY:	R. S.
SCALE:	1/4" = 1'0"
SHEET:	3 OF 7

DRAWING NO.
M3201

PLOTTED ON Apr 20, 2023 AT 4:52 PM



FOUNDATION PLAN

4'-0" HEIGHT CRAWL SPACE

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
Custom Design and Renovation Plans
PHONE: (604) 575-1281

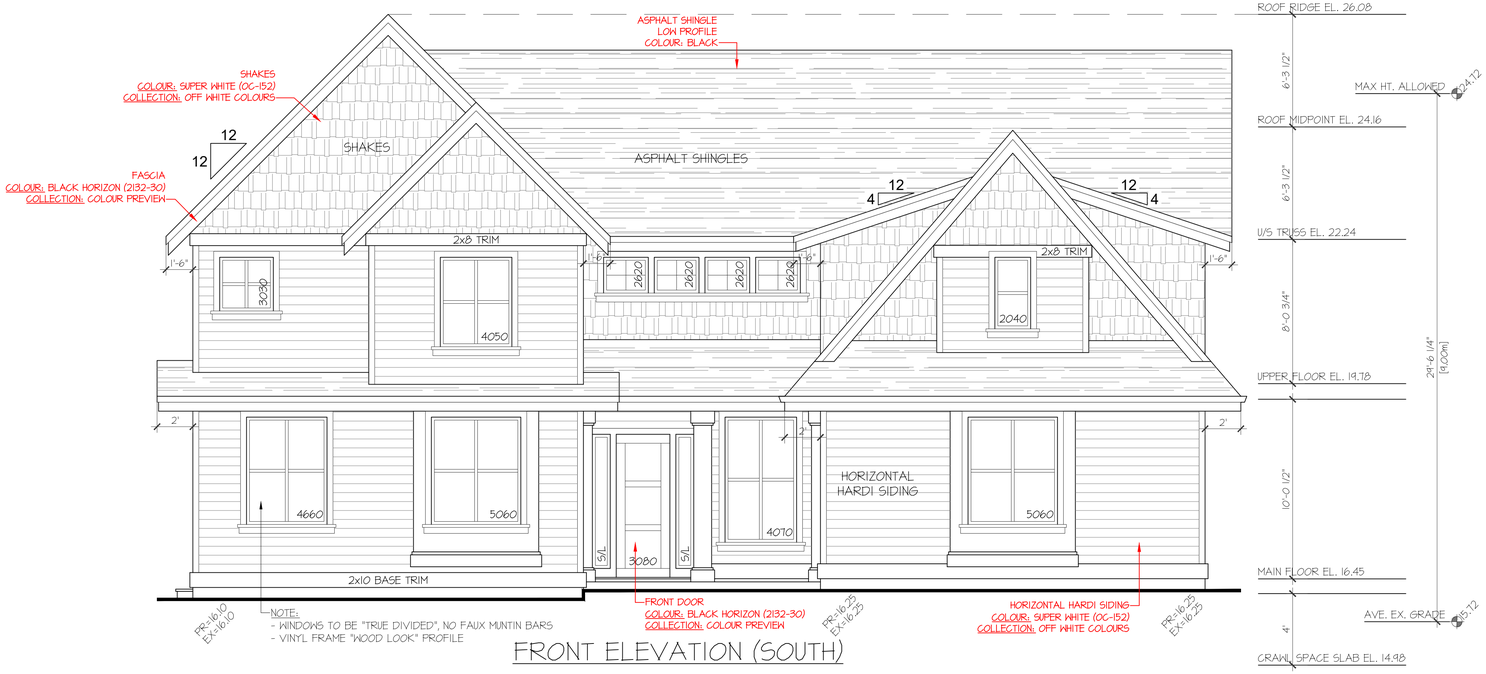
PROJECT:
ARMR BUILDERS GROUP LTD - LOT 2
21465 48 AVENUE, LANGLEY, B.C.

TITLE:
FOUNDATION PLAN

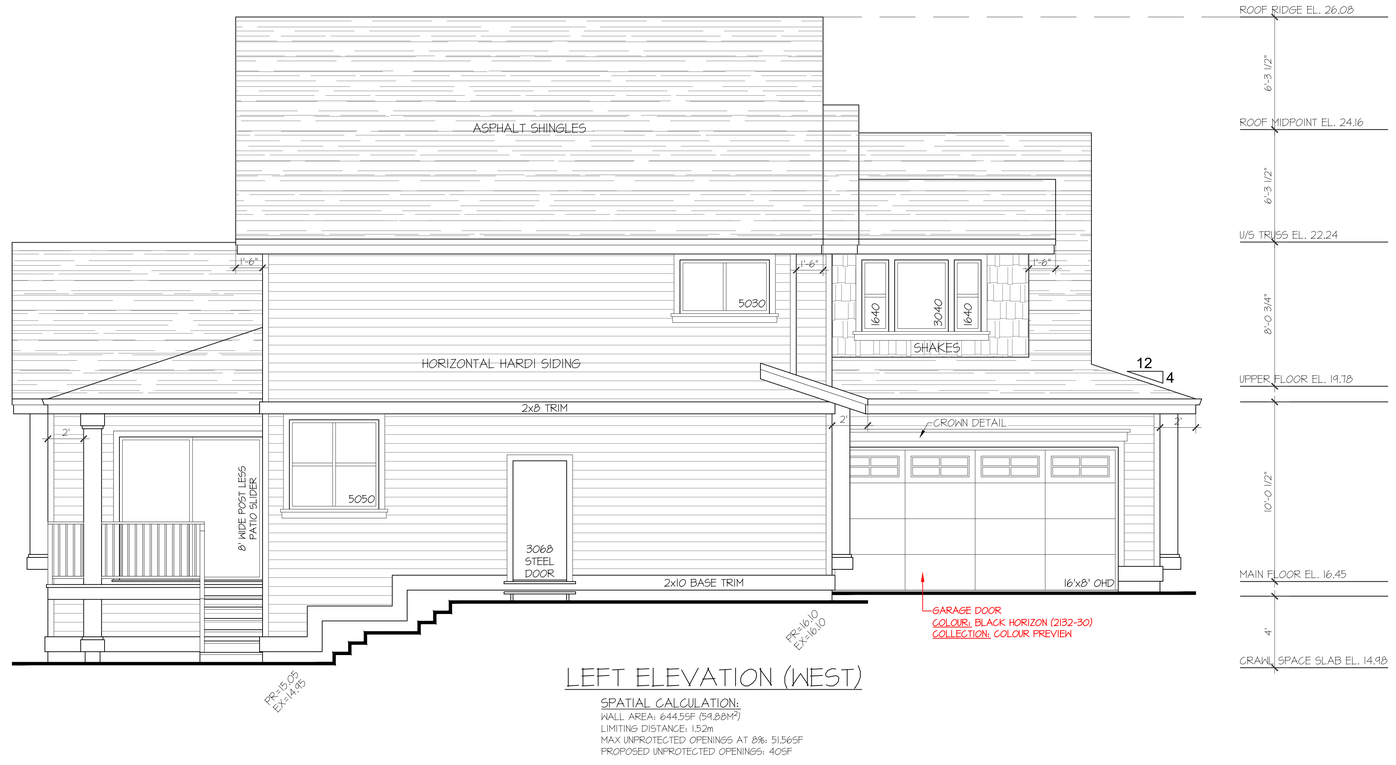
DATE: APR. 2023
DRAWN BY: R. S.
SCALE: 1/4" = 1'0"
SHEET: 4 OF 7

DRAWING NO.
M3201

PLOTTED ON Apr 26, 2023 AT 4:52 PM



FRONT ELEVATION (SOUTH)



LEFT ELEVATION (WEST)

SPATIAL CALCULATION:
WALL AREA: 644.55F (59.88M²)
LIMITING DISTANCE: 1.52m
MAX UNPROTECTED OPENINGS AT 8%: 51.565F
PROPOSED UNPROTECTED OPENINGS: 40SF

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
PHONE: (604) 575-1281
Custom Design and Renovation Plans

PROJECT:
ARMR BUILDERS GROUP LTD - LOT 2
21485 48 AVENUE, LANGLEY, B.C.

TITLE:
ELEVATIONS

DATE: APR. 2023
DRAWN BY: R. S.
SCALE: 1/4" = 1'0"
SHEET: 5 OF 7

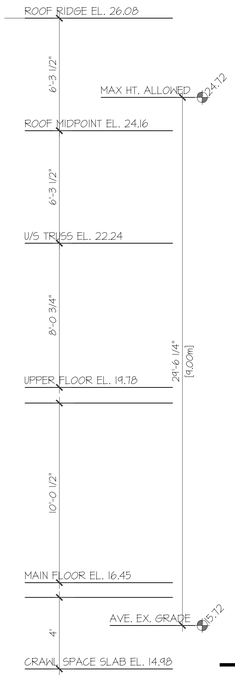
DRAWING NO.
M3201

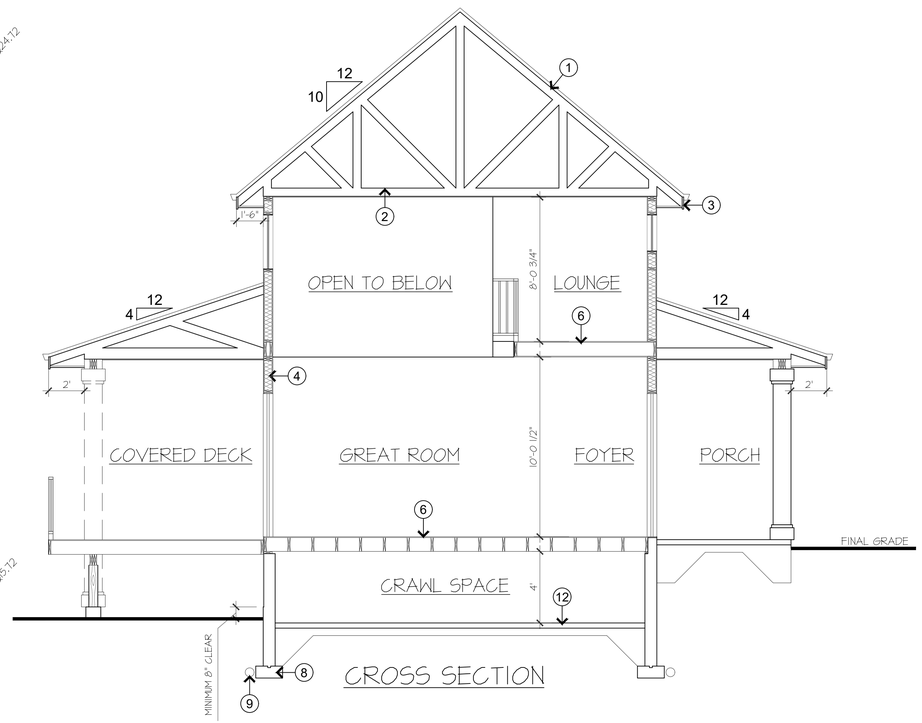
PLOTTED ON Apr 26 2023 AT 4:52 PM



RIGHT ELEVATION (EAST)

SPATIAL CALCULATION:
WALL AREA: 1,107.6TSF (103M²)
LIMITING DISTANCE: 1.5m
MAX UNPROTECTED OPENINGS AT 7%: 77.54SF
PROPOSED UNPROTECTED OPENINGS: 74.55F





CROSS SECTION

BUILDING SPECIFICATION LIST TO BE USED IN CONJUNCTION WITH RAINSCREEN SHEET:

1. ROOF (TRUSS):
* asphalt shingles
* building paper
* 1/2" Plywood Sheathing on engineer approved trusses at 24" O.C. (attic venting 1:300)

2. CEILING:
* batt insulation R-50 (eff RSI 9.14)
* poly vapour barrier
* 5/8" gypsum board

3. FASCIA:
* 2x10 fascia board on vinyl soffits or as specified
* 5" continuous gutter

4. EXTERIOR WALL:
* exterior finish as specified
* building paper
* 1/2" plywood sheathing (1/2" for vertical siding)
* 2x6 exterior studs
* batt insulation R-24 (eff RSI 3.75)
* poly vapour barrier
* 1/2" gypsum board

5. INTERIOR WALL:
* 2x4 hem fir studs at 16" O.C. (2x6 where noted)
* 1/2" gypsum board both sides

6. ALL WOOD FLOOR ASSEMBLIES:
* finished flooring as specified
* 5/8" Plywood sheathing T&G (glue & screw nail)
* floor joists to engineers specs
* 5/8" gypsum board

7. FLOOR SLAB:
* concrete slab (4" in garage)
* 2-1/2" rigid insulation RSI-2.32
* 6 mil poly vapour barrier
* 5" compacted sand

8. FOUNDATION:
* to be engineered
* 8" concrete end wall
* 18"x8" concrete footing
* damp proofing

9. DRAINAGE:
* 4" dia. perimeter drain under 6" drain rock

10. STAIRS:
* To suit site conditions
* 10-1/2" runs
* 11-1/2" treads
* 2x12 stringers
* 36" handrail
* 6'-8" min. headroom

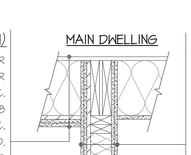
11. BEARING WALL
* to be engineered
* 2x6 studs @ 16" O.C.

12. CRAWL SPACE:
* 2" concrete skim coat
* 2-1/2" rigid insul. RSI-2.32
* poly vapour barrier
* 5" gravel



REAR ELEVATION (NORTH)

FLOOR ASSSEMBLY - SUITE INTERSECTION FLOOR DETAIL (F9d)
- SUBFLOOR OF MINIMUM 15.5mm PLYWOOD, OSB OR WAFERBOARD OR 17mm TONGUE AND GROOVE LUMBER
- ON WOOD JOISTS OR TJI NOT MORE THAN 24" O.C.
- WITH ABSORPTIVE MATERIAL IN CAVITY R28
- RESILIENT METAL CHANNELS SPACED 24" O.C.
- 2 LAYERS OF 5/8" TYPE X GYPSUM BOARD.
- 1 HOUR FIRE RATED RESISTANCE
TYP. SOUND TRANSMISSION CLASS OF 55
SEE TABLE 9.10.3.1B



WALL ASSEMBLY - SUITE INTERSECTION WALL DETAIL (W4a)
- 2 LAYERS OF 1/2" TYPE X GYPSUM BOARD CONTINUED TO UNDERSIDE OF SHEATHING
- RESILIENT METAL CHANNELS SPACED 16" O.C.
- 2"x4" STUDS SPACED 16" O.C.
- 3.5" THICK ABSORPTIVE MATERIAL
- 2 LAYERS OF 1/2" TYPE X GYPSUM BOARD CONTINUED TO UNDERSIDE OF SHEATHING
- 1 HOUR FIRE RESISTANCE RATING
- STC 51 SOUND RATING REQUIRED (BCBC DIV B APENDIX A 9.10.3.1A W4a)
- SEE TABLE A-9.10.1A BCBC 2018

ONE HOUR FIRE RESISTANCE RATING WALL AND FLOOR SEPARATION DETAIL BETWEEN MAIN DWELLING AND LEGAL SUITE

SCALE 1"=1'-0"

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
Custom Design and Renovation Plans
PHONE: (604) 575-1281

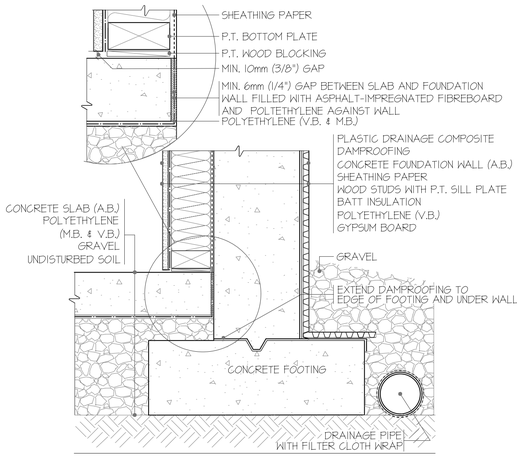
PROJECT:
ARMR BUILDERS GROUP LTD - LOT 2
21485 48 AVENUE, LANGLEY, B.C.

TITLE:
ELEVATIONS, NOTES, AND CROSS SECTION

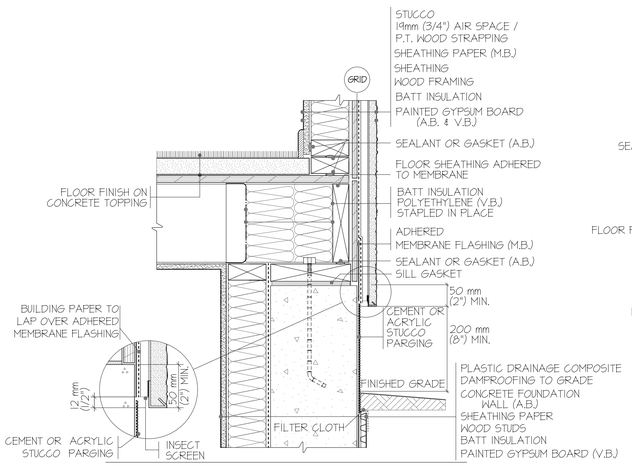
DATE: APR. 2023
DRAWN BY: R. S.
SCALE: 1/4" = 1'0"
SHEET: 6 OF 7

DRAWING NO.
M3201

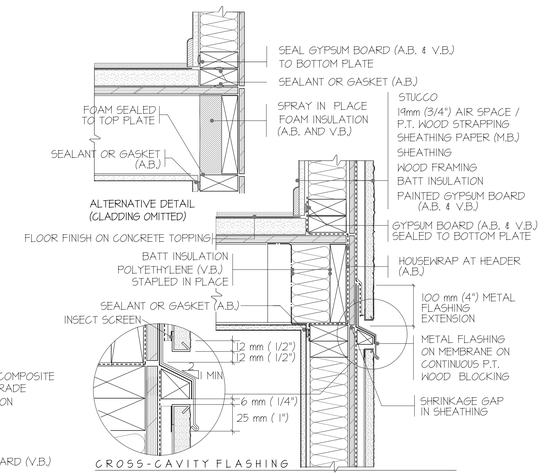
PLOTTED ON APR 26 2023 AT 4:52 PM



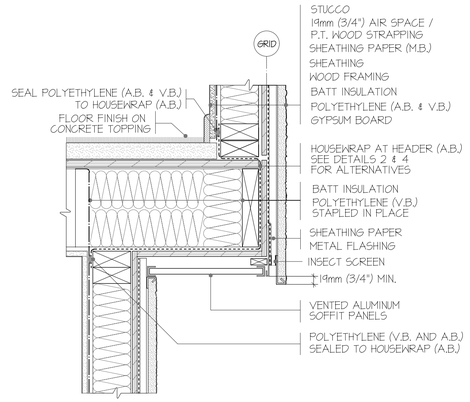
FOUNDATION WALL AT SLAB — 1 SPA
SEALED POLYETHYLENE APPROACH



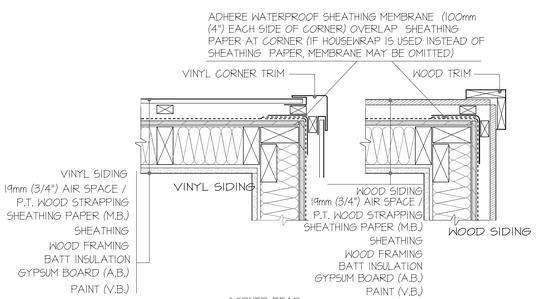
BASE OF WALL / FOUNDATION — 2 ADA
AIRTIGHT DRYWALL APPROACH

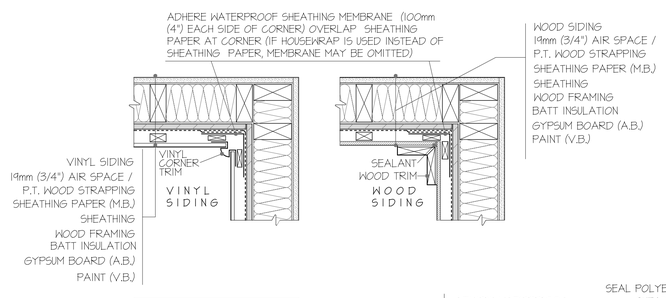


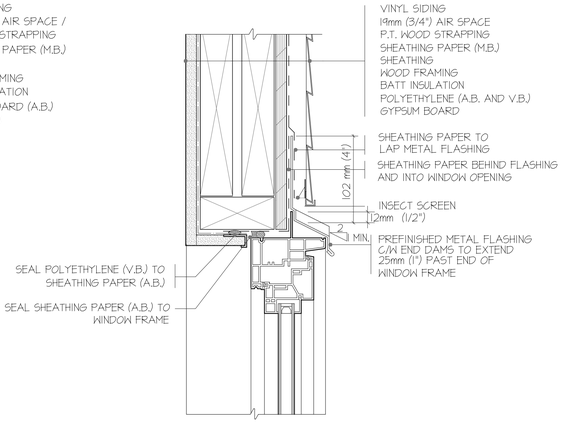
RIM JOIST — 4 ADA
AIRTIGHT DRYWALL APPROACH



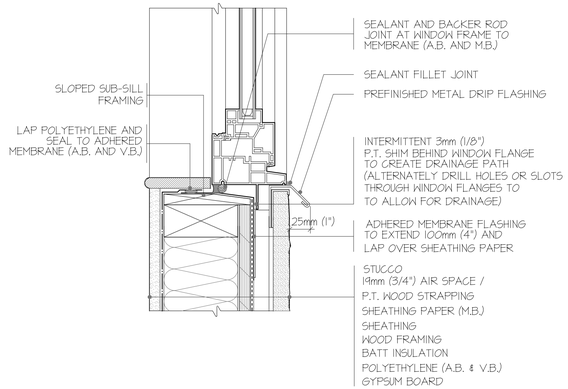
CANTILEVERED FLOOR — 7 SPA
SEALED POLYETHYLENE APPROACH



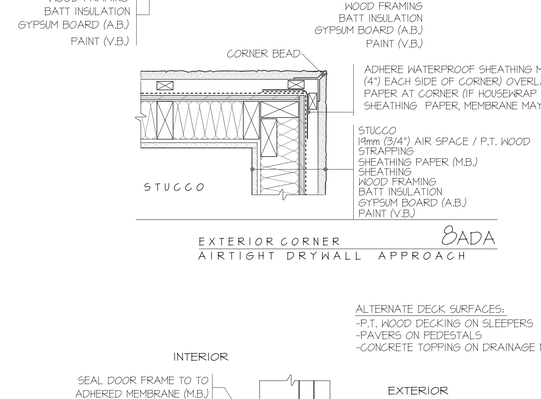




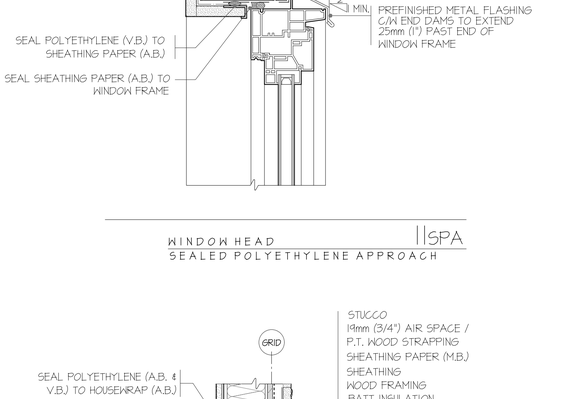
WINDOW HEAD — 11 SPA
SEALED POLYETHYLENE APPROACH



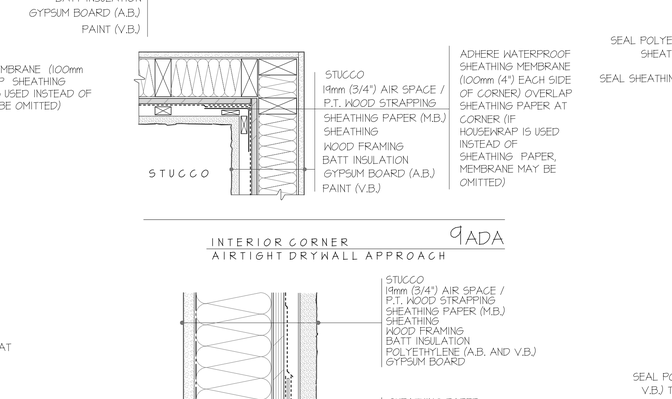
WINDOW SILL — 13 SPA
SEALED POLYETHYLENE APPROACH



DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE — 15 SPA
SEALED POLYETHYLENE APPROACH



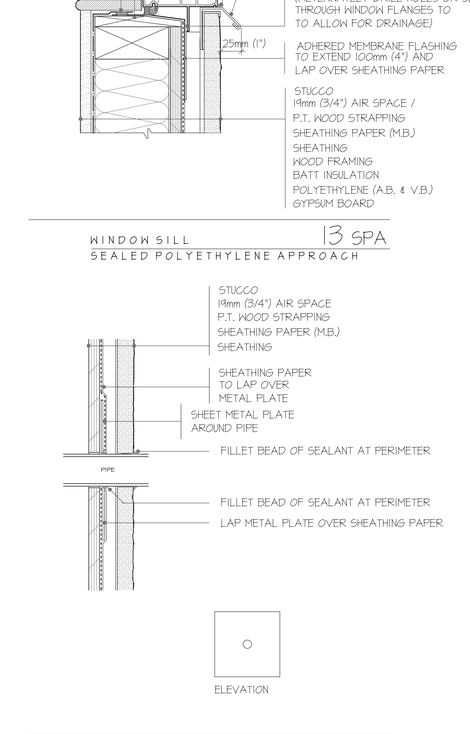
EXTERIOR CORNER — 8 ADA
AIRTIGHT DRYWALL APPROACH



INTERIOR CORNER — 9 ADA
AIRTIGHT DRYWALL APPROACH

RAILING ATTACHMENT AT WALL — 21 SPA
SEALED POLYETHYLENE APPROACH

WALL EXHAUST VENT — 27 SPA
SEALED POLYETHYLENE APPROACH



PIPES — 29

NOTE: THESE DETAILS WERE CREATED IN ACCORDANCE WITH CMHC CANADA WOOD FRAME ENVELOPES IN THE COASTAL CLIMATE OF B.C.

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
Custom Design and Renovation Plans
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
PHONE: (604) 575-1281

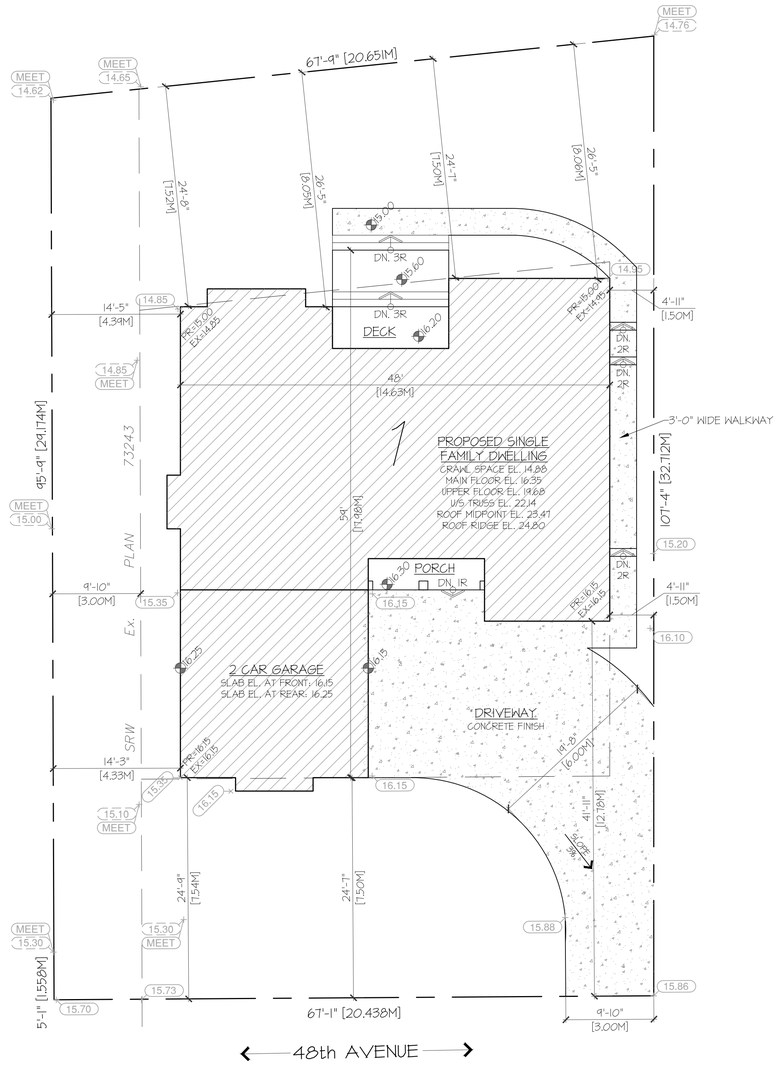
PROJECT:
ARMR BUILDERS GROUP LTD - LOT 2
21485 48 AVENUE, LANGLEY, B.C.

TITLE:
RAIN SCREEN
DETAIL SHEET

DATE: APR. 2023
DRAWN BY: R. S.
SCALE: 1/4" = 1'0"
SHEET: 7 OF 7

DRAWING NO.
M3201

PLOTTED ON APR 26, 2023 AT 4:52 PM



SITE PLAN
(1/8" = 1'-0")

N

LOT STATS

LOT AREA: 650.0M2 (6,996.54SF)

ZONE: R1-D

LOT COVERAGE CALCULATION

MAXIMUM = 35% = 2,573.9SF

PROPOSED MAIN FLOOR: 1,528.84SF

PROPOSED PORCH: 65SF

PROPOSED DECK: 143SF

PROPOSED GARAGE: 441SF

TOTAL LOT COVERAGE: 2,177.84SF

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
Custom Design and Renovation Plans
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
PHONE: (604) 575-1281

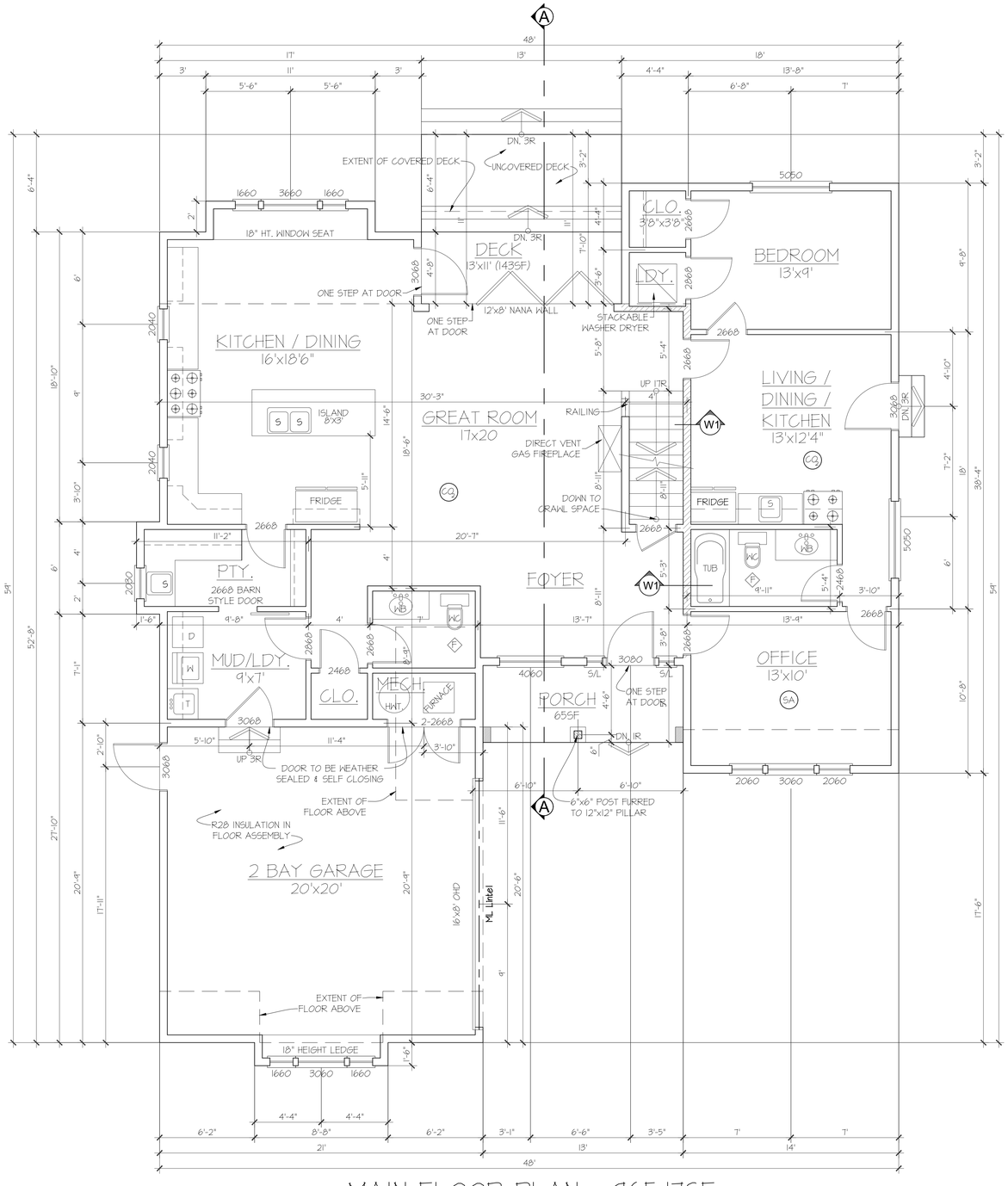
PROJECT
ARMR BUILDERS GROUP LTD.
21485 48TH AVENUE, LANGLEY, B.C.
LOT 1

TITLE
SITE PLAN

DATE: JULY 2022
DRAWN BY: R. S.
SCALE: 1/8" = 1'0"
SHEET: 1 OF 5

DRAWING NO.
M3189-1

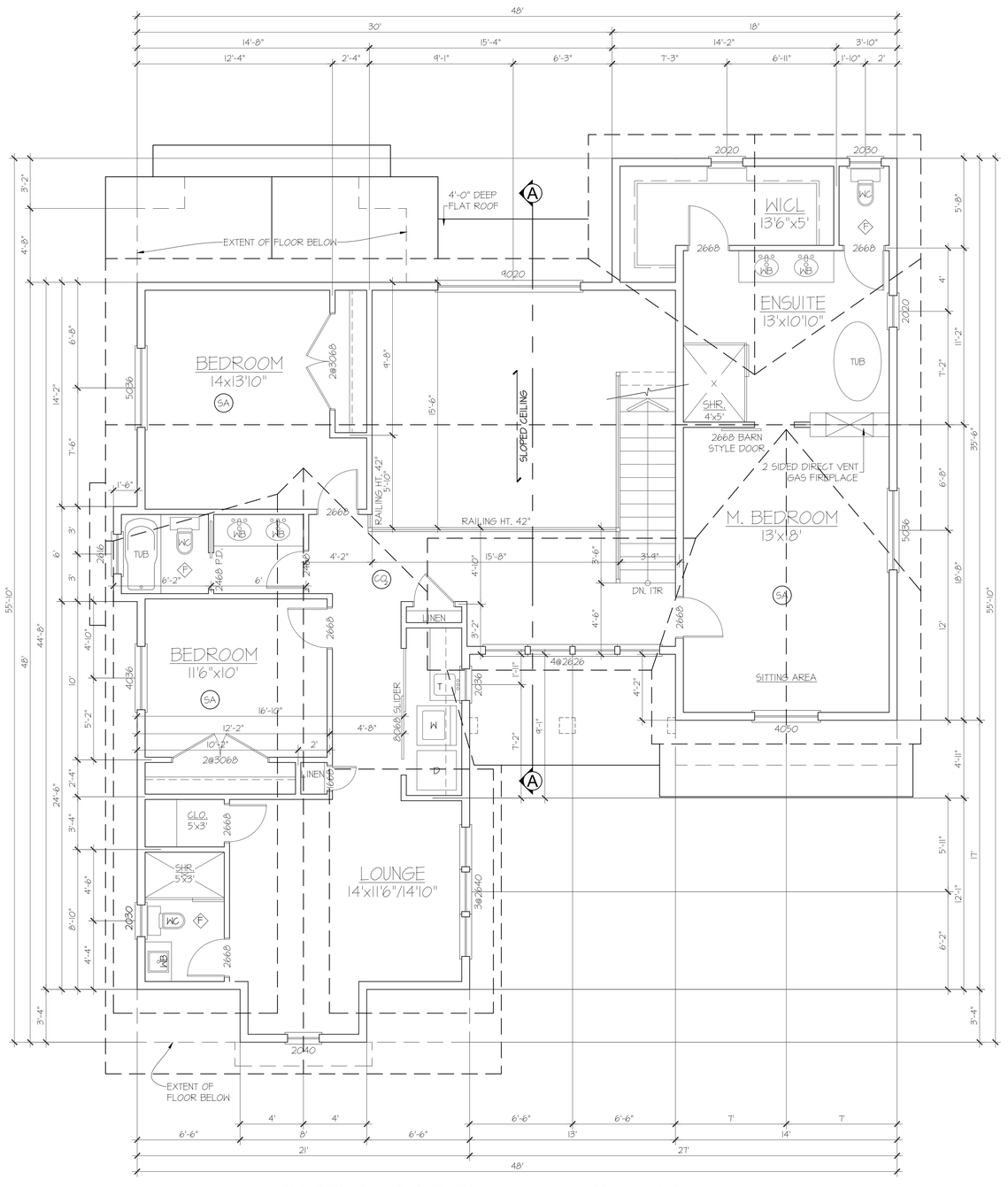
PLOTTED ON Aug 1, 2023 AT 12:10 PM

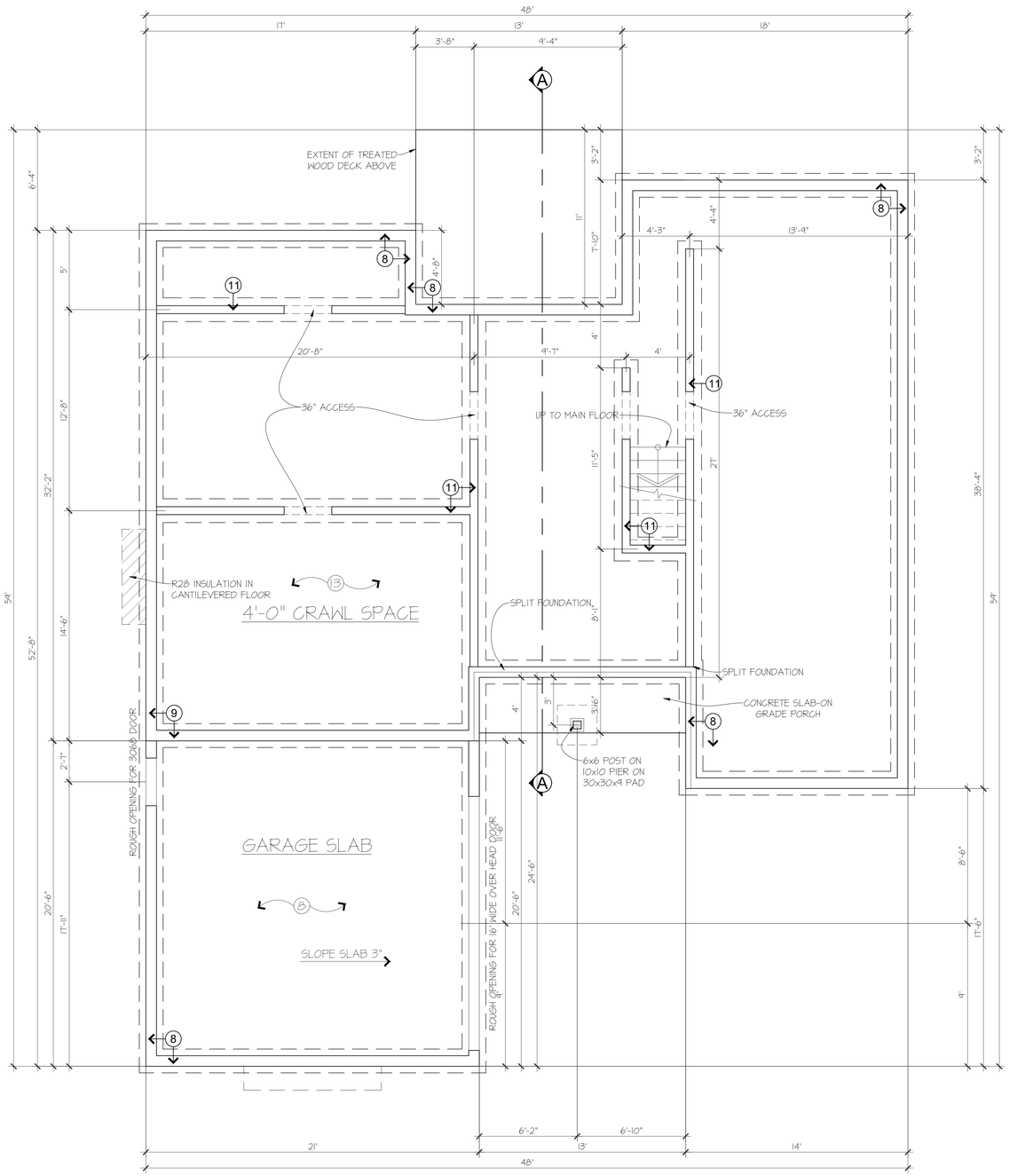


MAIN FLOOR PLAN - 965.17SF

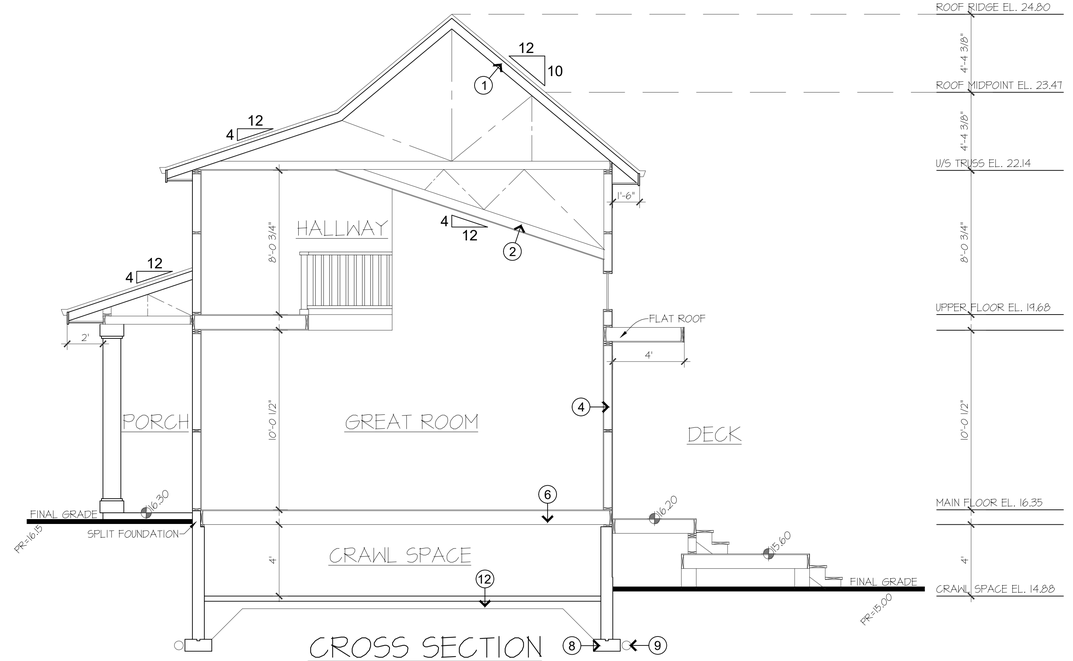
(10'-0" CEILING)

GARAGE: 441SF
SUITE: 563.67SF

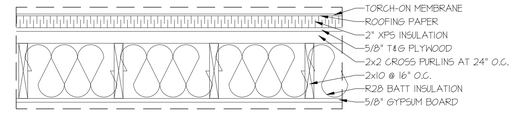

BEDROOM
14x13'10"
5A
4'-0" DEEP
FLAT ROOF
EXTENT OF FLOOR BELOW
SLOPED CEILING
RAILING HT. 42"
RAILING HT. 42"
WICL
13'6"x5'
ENSUITE
13'x10'10"
TUB
SHR.
4'x5'
2668 BARN
STYLE DOOR
2 SIDED DIRECT VENT
GAS FIREPLACE
M. BEDROOM
13'x18'
SITTING AREA
DN. 1TR
LINEN
BEDROOM
11'6"x10'
2068 SLIDER
LINEN
CLO.
5'x3'
SHR.
5'x3'
LOUNGE
14'x11'6"/14'10"
EXTENT OF
FLOOR BELOW
48'
30'
18'
14'-8"
15'-4"
14'-2"
3'-10"
12'-4"
2'-4"
9'-1"
6'-3"
7'-3"
6'-11"
1'-10"
2'
2020
2020
3'-2"
4'-8"
4'-0"
A
WC
F
WB
WB
2668
2668
9020
5'-8"
4'
2020
11'-2"
7'-2"
35'-6"
6'-8"
5036
14'-2"
6'-8"
7'-6"
1'-6"
2668
3'-6"
3'-4"
4'-10"
15'-8"
6'
3'
2016
2468 P.D.
6'-2"
6'
4'-2"
4'-10"
3'-2"
2668
4'-6"
2668
6'
3'
4'-10"
4036
10'
5'-2"
24'-6"
3'-4"
2'-4"
3'-4"
8'-10"
4'-4"
2080
2668
2068
4'-8"
2068
16'-10"
12'-2"
10'1/2"
2@3068
2'
4'-8"
2068 SLIDER
2036
11'-7"
9'-1"
7'-2"
4@2626
4'-2"
4050
2668
2668
2668



FOUNDATION PLAN
(4'-0" CRAWL SPACE)



CROSS SECTION



TYPICAL FLAT ROOF DETAIL
(SCALE: 1"=1'-0")

BUILDING SPECIFICATION LIST TO BE USED IN CONJUNCTION WITH RAINSCREEN SHEET:

1. ROOF (TRUSS):
* asphalt shingles
* building paper
* 1/2" Plywood Sheathing on engineer approved trusses at 24" O.C. (attic venting 1:300)

2. CEILING:
* batt insulation R-50 (eff RSI 9.14)
* poly vapour barrier
* 5/8" gypsum board

3. FASCIA:
* 2x10 fascia board on vinyl soffits or as specified
* 5" continuous gutter

4. EXTERIOR WALL:
* exterior finish as specified
* building paper
* 1/2" plywood sheathing (1/2" for vertical siding)
* 2x6 exterior studs
* batt insulation R-24 (eff RSI 3.75)
* poly vapour barrier
* 1/2" gypsum board

5. INTERIOR WALL:
* 2x4 hem fir studs at 16" O.C. (2x6 where noted)
* 1/2" gypsum board both sides

6. ALL WOOD FLOOR ASSEMBLIES:
* finished flooring as specified
* 5/8" Plywood sheathing T&G (glue & screw nail)
* floor joists to engineers specs
* 5/8" gypsum board

7. FLOOR SLAB:
* concrete slab (4" in garage)
* 2-1/2" rigid insulation RSI-232
* 6 mil poly vapour barrier
* 5" compacted sand

8. FOUNDATION:
* to be engineered
* 8" concrete end wall
* 18"x8" concrete footing
* damp proofing

9. DRAINAGE:
* 4" dia. perimeter drain under 6" drain rock

10. STAIRS:
* To suit site conditions
* 10-1/2" runs
* 11-1/2" treads
* 2x12 stringers
* 36" handrail
* 6'-8" min. headroom

11. BEARING WALL
* to be engineered
* 2x6 studs @ 16" O.C.

12. CRAWL SPACE:
* 2" concrete skim coat
* 2-1/2" rigid insul. RSI-232
* poly vapour barrier
* 5" gravel

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
#6 19501 74 AVENUE, SURREY, B.C. V4N 6V7
Custom Design and Renovation Plans PHONE: (604) 575-1281

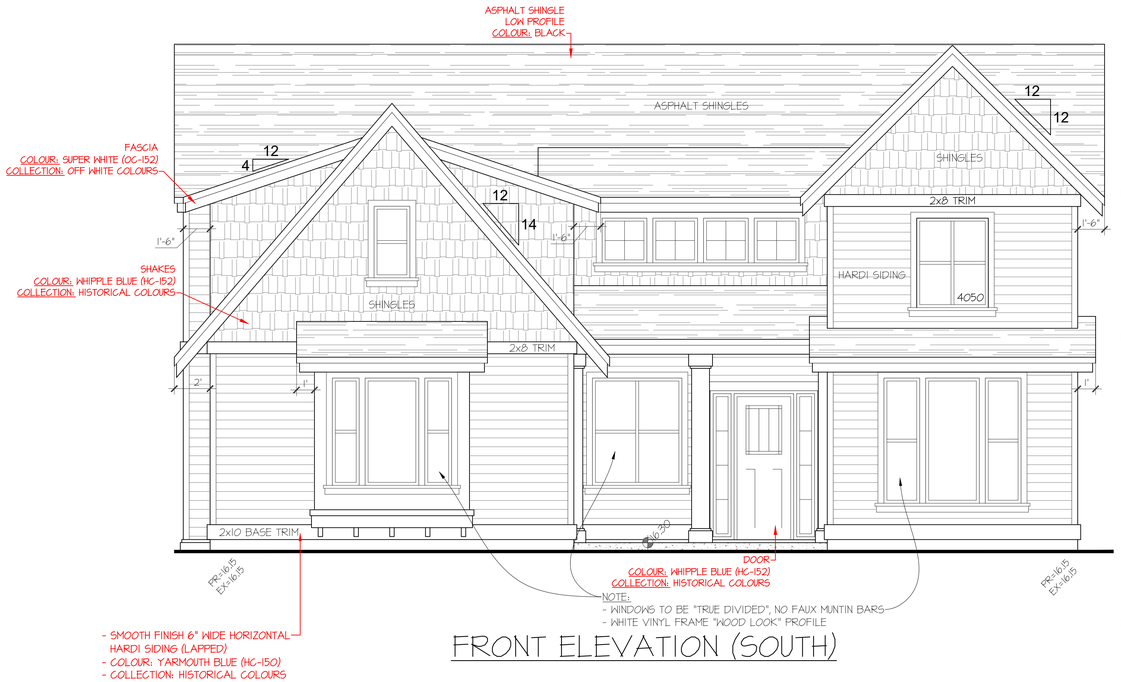
PROJECT:
ARMR BUILDERS GROUP LTD.
21485 48TH AVENUE, LANGLEY, B.C.
LOT 1

TITLE:
FOUNDATION PLAN, CROSS SECTION AND NOTES

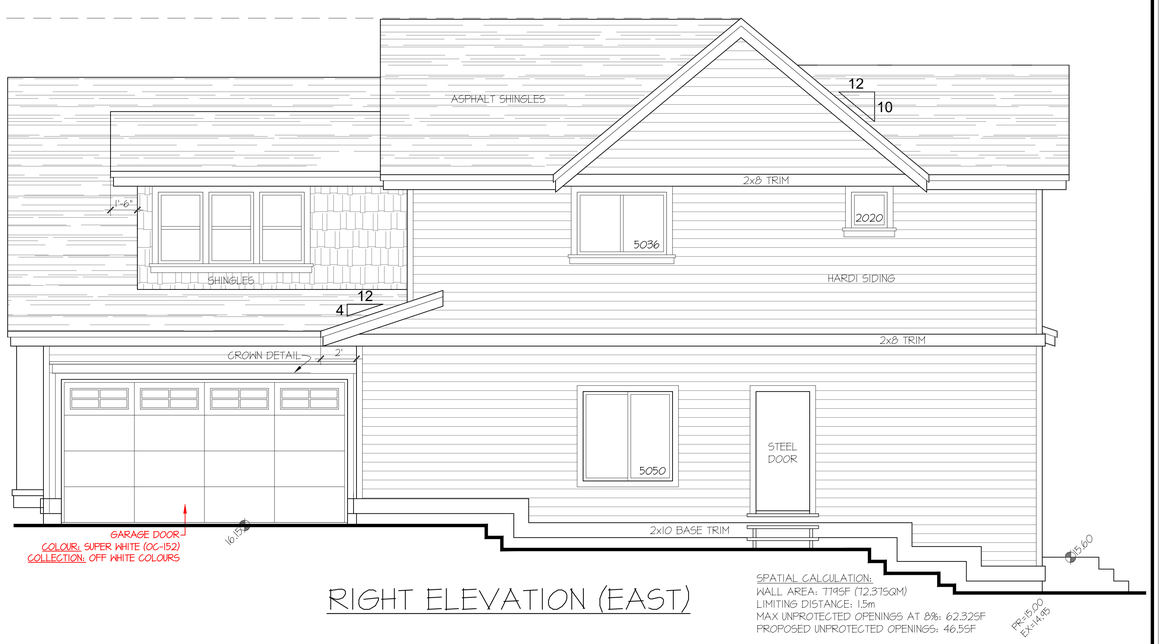
DATE:	JULY 2022
DRAWN BY:	R. S.
SCALE:	1/4" = 1'0"
SHEET:	3 OF 5

DRAWING NO.
M3189-1

PLOTTED ON Aug 1, 2022 AT 12:10 PM



FRONT ELEVATION (SOUTH)

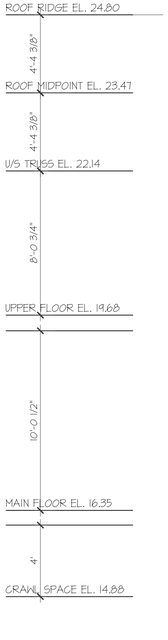


RIGHT ELEVATION (EAST)

SPATIAL CALCULATION:
WALL AREA: 1749SF (162.37SQM)
LIMITING DISTANCE: 1.5m
MAX UNPROTECTED OPENINGS AT 8%: 62.32SF
PROPOSED UNPROTECTED OPENINGS: 46.55SF



REAR ELEVATION (NORTH)





LEFT ELEVATION (WEST)

SPATIAL CALCULATION:
WALL AREA: 1016SF (94.45QM)
LIMITING DISTANCE: 4.33m
MAX UNPROTECTED OPENINGS AT 18%: 182.88SF
PROPOSED UNPROTECTED OPENINGS: 63.25SF

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
PHONE: (604) 575-1281
Custom Design and Renovation Plans

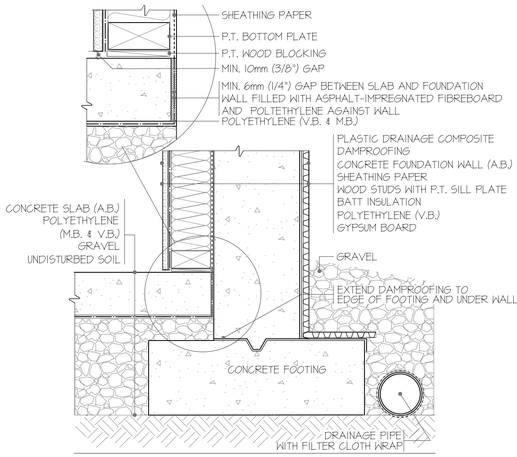
PROJECT:
ARMR BUILDERS GROUP LTD.
21485 48TH AVENUE, LANGLEY, B.C.
LOT 1

TITLE:
ELEVATIONS

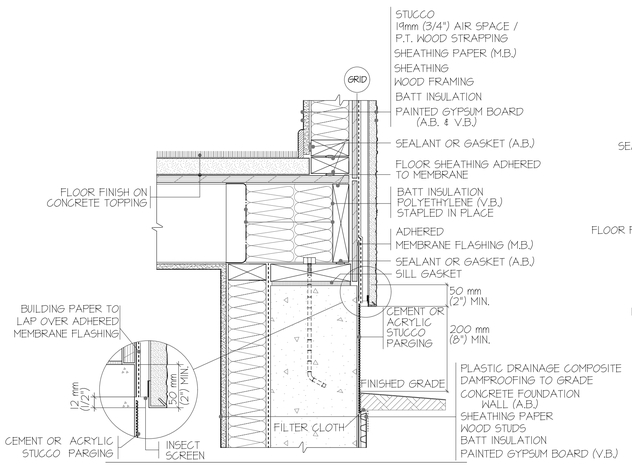
DATE: JULY 2022
DRAWN BY: R. S.
SCALE: 1/4" = 1'0"
SHEET: 4 OF 5

DRAWING NO.
M3189-1

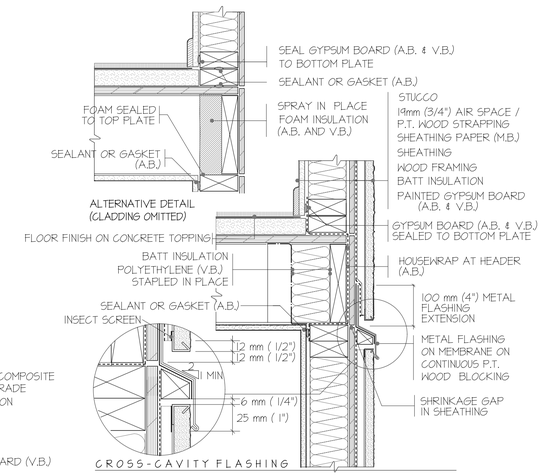
PLOTTED ON May 1, 2023 AT 12:10 PM



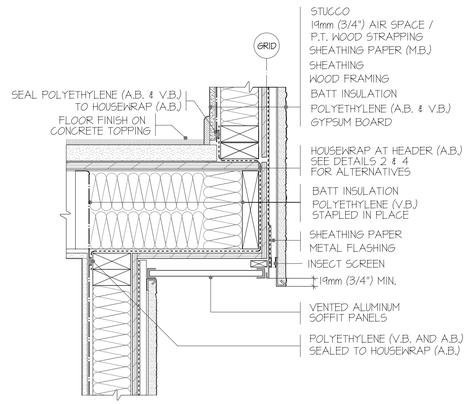
FOUNDATION WALL AT SLAB — 1 SPA
SEALED POLYETHYLENE APPROACH



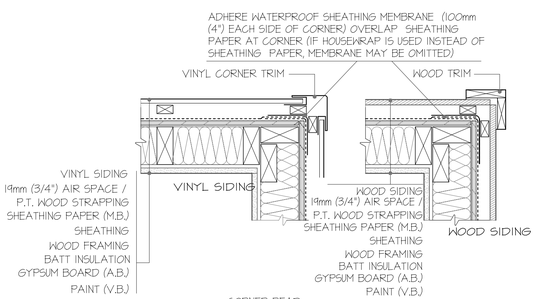
BASE OF WALL / FOUNDATION — 2 ADA
AIRTIGHT DRYWALL APPROACH

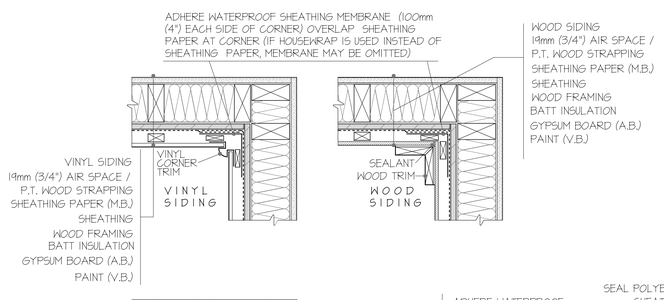


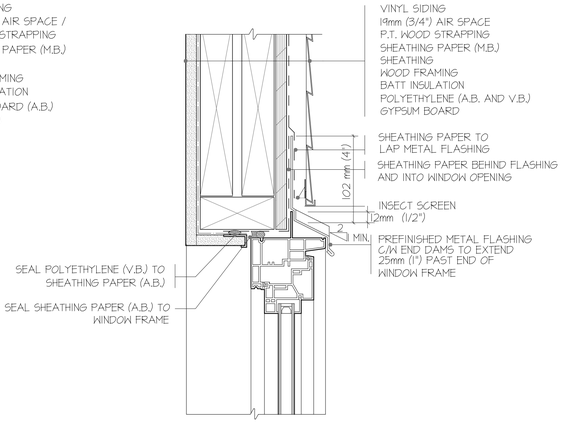
RIM JOIST — 4 ADA
AIRTIGHT DRYWALL APPROACH



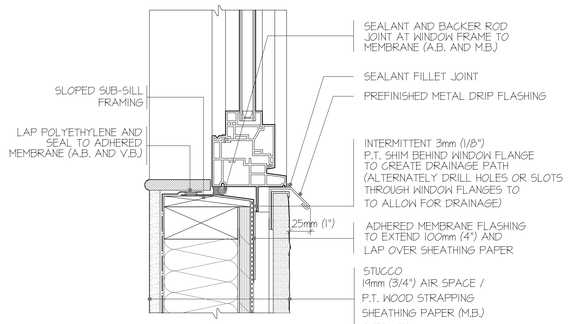
CANTILEVERED FLOOR — 7 SPA
SEALED POLYETHYLENE APPROACH



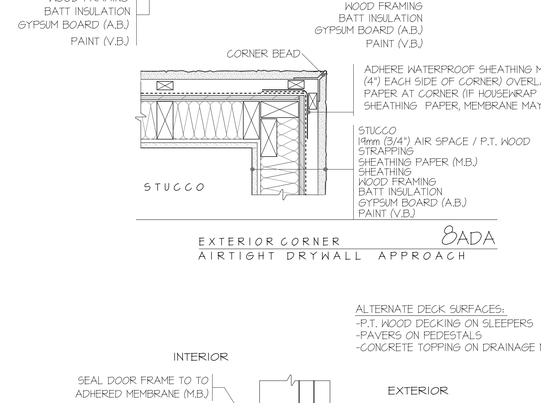




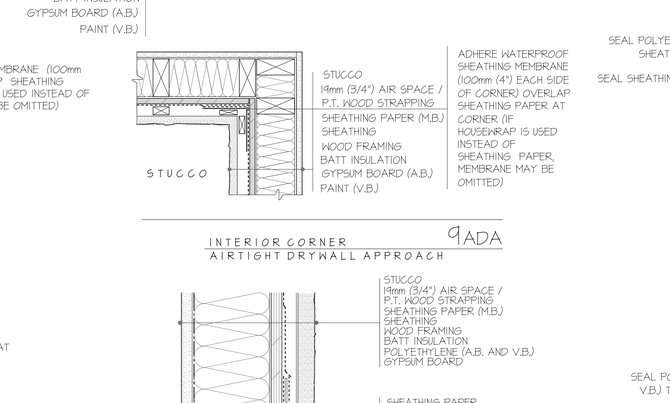
WINDOW HEAD — 11 SPA
SEALED POLYETHYLENE APPROACH



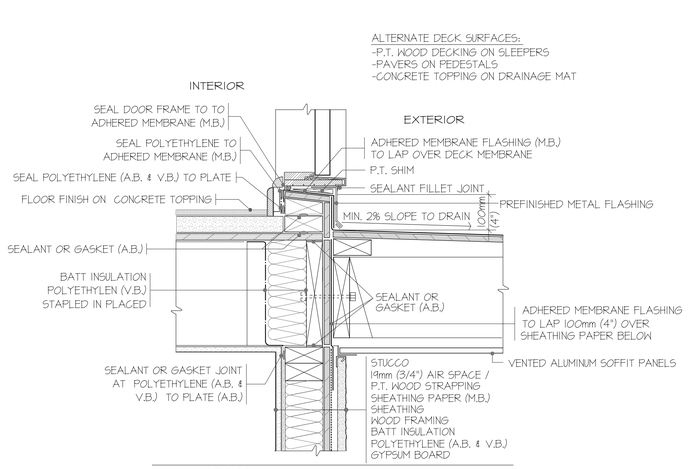
WINDOW SILL — 13 SPA
SEALED POLYETHYLENE APPROACH



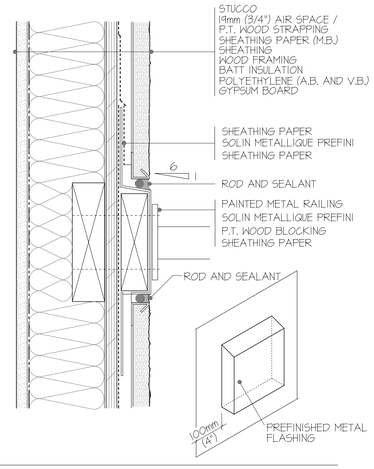
EXTERIOR CORNER — 8 ADA
AIRTIGHT DRYWALL APPROACH



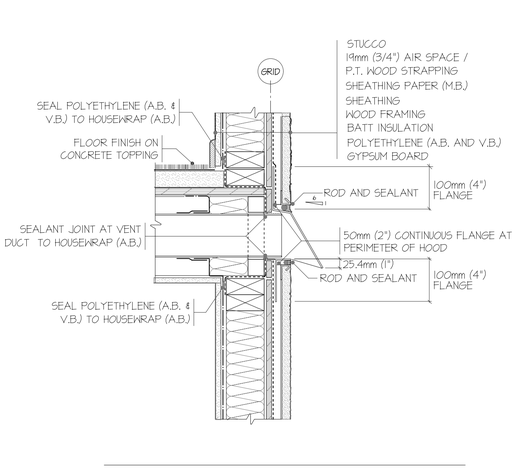
INTERIOR CORNER — 9 ADA
AIRTIGHT DRYWALL APPROACH



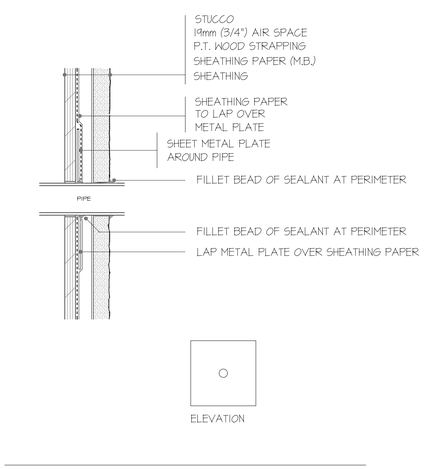
DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE — 15 SPA
SEALED POLYETHYLENE APPROACH



RAILING ATTACHMENT AT WALL — 21 SPA
SEALED POLYETHYLENE APPROACH



WALL EXHAUST VENT — 27 SPA
SEALED POLYETHYLENE APPROACH



PIPES — 29

NOTE: THESE DETAILS WERE CREATED IN ACCORDANCE WITH CMHC CANADA WOOD FRAME ENVELOPES IN THE COASTAL CLIMATE OF B.C.

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
#6 19501 74 AVENUE, SURREY, B.C. V4N 6V7
Custom Design and Renovation Plans
PHONE: (604) 575-1281

PROJECT: ARMR BUILDERS GROUP LTD.
21485 48TH AVENUE, LANGLEY, B.C.
LOT 1

TITLE: RAIN SCREEN DETAIL SHEET

DATE: JULY 2022
DRAWN BY: R. S.
SCALE: 1/4" = 1'0"
SHEET: 5 OF 5
DRAWING NO.: M3189-1

PLOTTED ON: Aug 1, 2023 AT 12:10 PM