SITE PLAN

20806 48 Avenue
LOT AREA = 741.40 SQ M = 7980.36 SQ FT
PERMITTED LOT COVERAGE = 0.36*741.40 = 266.90 SQ M = 2871.88 SQ FT
PROPOSED LOT COVERAGE = (132+132) = 264 SQ M
MAIN FLOOR AREA=132 SQ M
ALLOWABLE TOP FLOOR AREA=132*.8=105.6 SQ M
PROPOSED TOP FLOOR AREA=102 SQ M
PERMITTED FRONTAGE = 30.44–(1.5*2) = 27.44 M = 90'
PERMITTED DEPTH = 24.36–(7.5*2) = 9.36 M = 30'8"
PERMITTED HEIGHT = 9.8 M PROPOSED HEIGHT=9.78 M

01 WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS

02 CONTRACTOR MUST CONFIRM ALL ON SITE CONDITIONS BEFORE STARTING WORK

03 ALL WORK MUST BE IN CONFIRMATION WITH REQUIREMENT OF B.C. BUILDING CODE BCBC 2018 .

04 MINIMUM CONCRETE STRENGTH AT 28 DAYS MUST BE 3000 P.S.I. AND ALL CONCRETE WORK MUST BE IN ACCORDANCE WITH C.S.A. 3.A231.

05 ALL FRAMING AND NAILING MUST BE IN ACCORDANCE TO B.C. BUILDING CODE PART 9 AND DESIGNED TO C.S.A. LATEST EDITION.

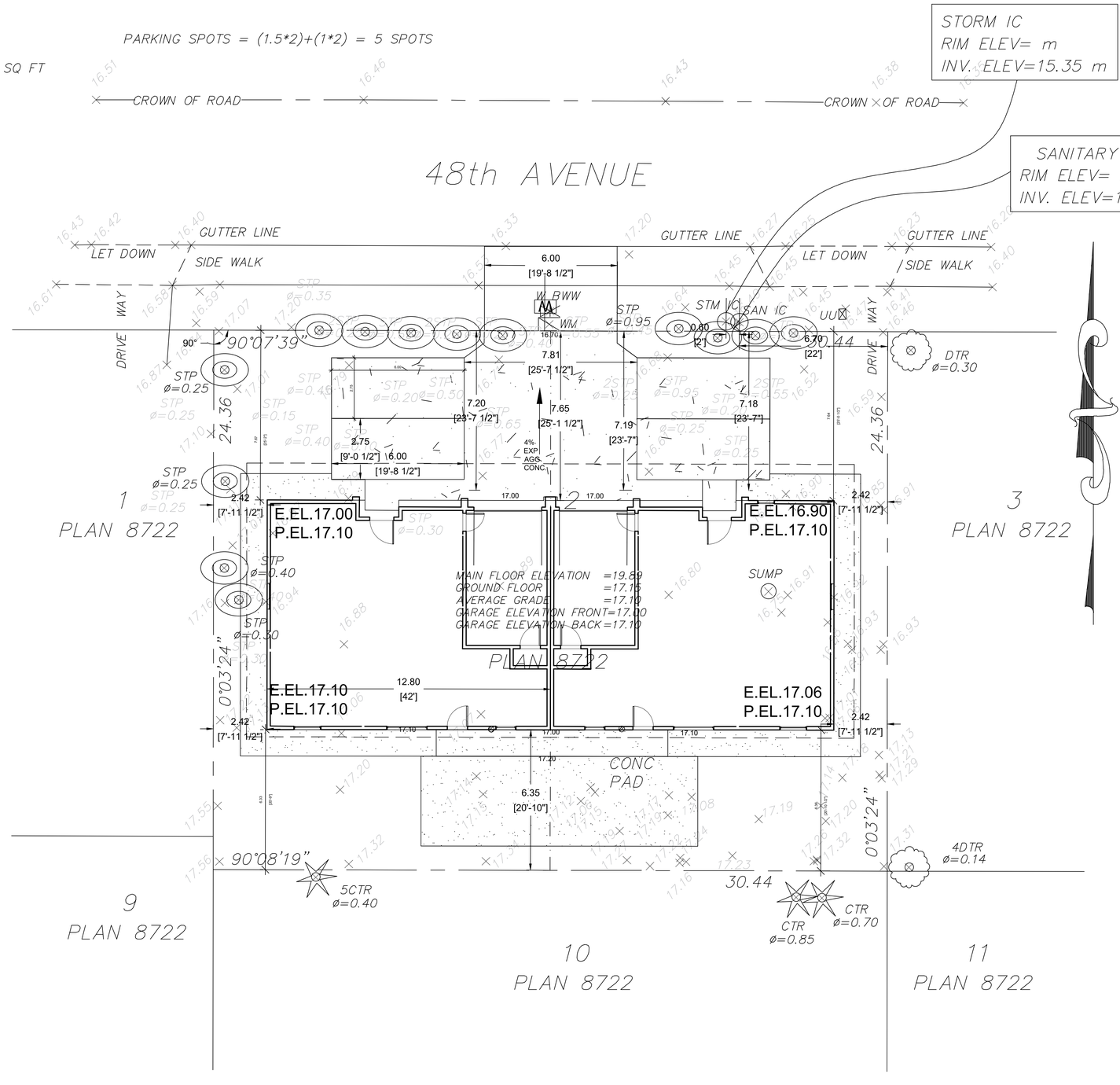
06 FRAMING LUMBER MUST BE DOUGLAS FIR #2 OR BETTER.

07WOOD TRUSSES SHOULD BE DESIGNED AND SEALED BY P.ENG. REGISTERED IN B.C.

08 OWNER OR CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.

SITE SURVEY IS PROVIDED BY GREWAL & ASSOCIATES LAND SURVEYING INC,

FENCE MATERIAL WILL BE COMPOSITE OR CHAINLINK MAX 6' HIGHON SIDES & BACK



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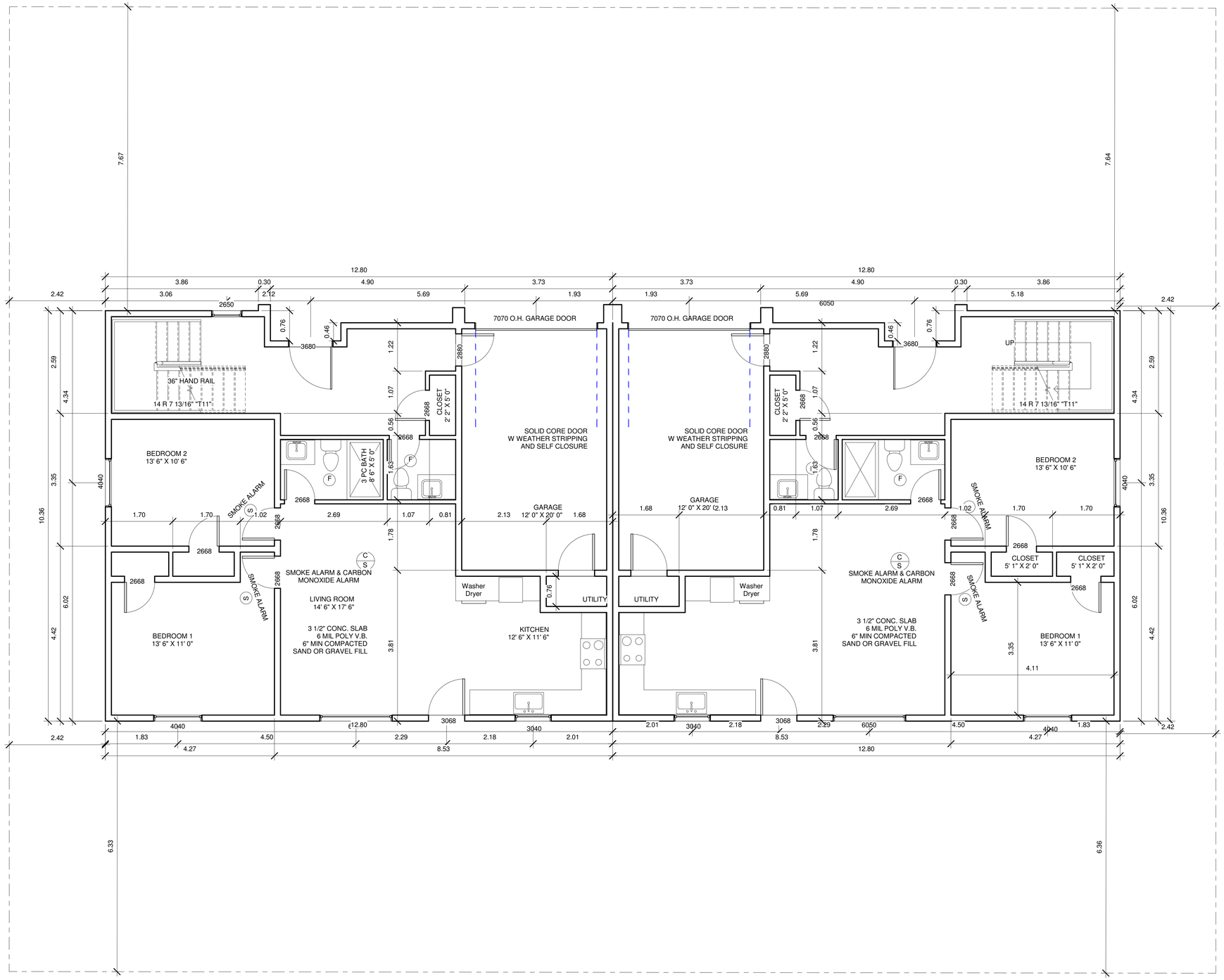
13255 62 AVE
SURREY, B.C.
PHONE604-512-9527
e5design@outlook.com

PROPOSED HOUSE AT 20806 48 AVE CITY OF LANGLEY B.C.

Project number	
Date	
Drawn by	
Checked by	
Scale	1:100



1 GROUND FLOOR
1 : 50

20806 48 Avenue
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PROPOSED LOT COVERAGE = (132+132) = 264 SQ M
PERMITTED FRONTAGE = 30.44-(1.5*2) = 27.44 M = 90'
PERMITTED DEPTH = 24.36-(7.5*2) = 9.36 M = 30'8"
PERMITTED HEIGHT = 9.8 M PROPOSED HEIGHT=9.78 M
PARKING SPOTS = (1.5*2)+(1*2) = 5 SPOTS

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FENESTRATION (WINDOWS) & DOORSTO HAVE AN OVERALL THERMAL TRANSMITTANCE (U-VALUE) NOT GREATER THANTHE VALUES LISTED IN TABLE 9.36.2.7.A (BCBC LAEST REVISION) FOR THE APPLICABLEHEATING DEGREE DAY CATEGORY CLIMATE ZONE 4 & 5 MAIMUM U-VALUE TO BE 1.80

FENESTRATION & DOORS:
VINYL, DOUBLE GLAZED, LOW-E,
GAS FILLED. U-1.40, SHGC 0.30 OR BETTER

DOORS TO UNCONDITIONED GARRAGE FROM DWELLING	UGI 12.6 (U-0.46)
ATTIC ACCESS HATCH	RGI 12.6 (R-14.8)
FRONT DOORS	UGI 12.6 (U-0.46)
GLASS BLOCK	UGI 12.9 (U-0.51)
OVERHEAD GARAGE DOOR WHEN GARAGE CONDITIONED	RGI 1.1 (R-6.245)

RADIANT HEAT ON ALL FLOORS

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EMAIL

Project number	Project Number
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Checked by	Checker

A100

Scale 1 : 50

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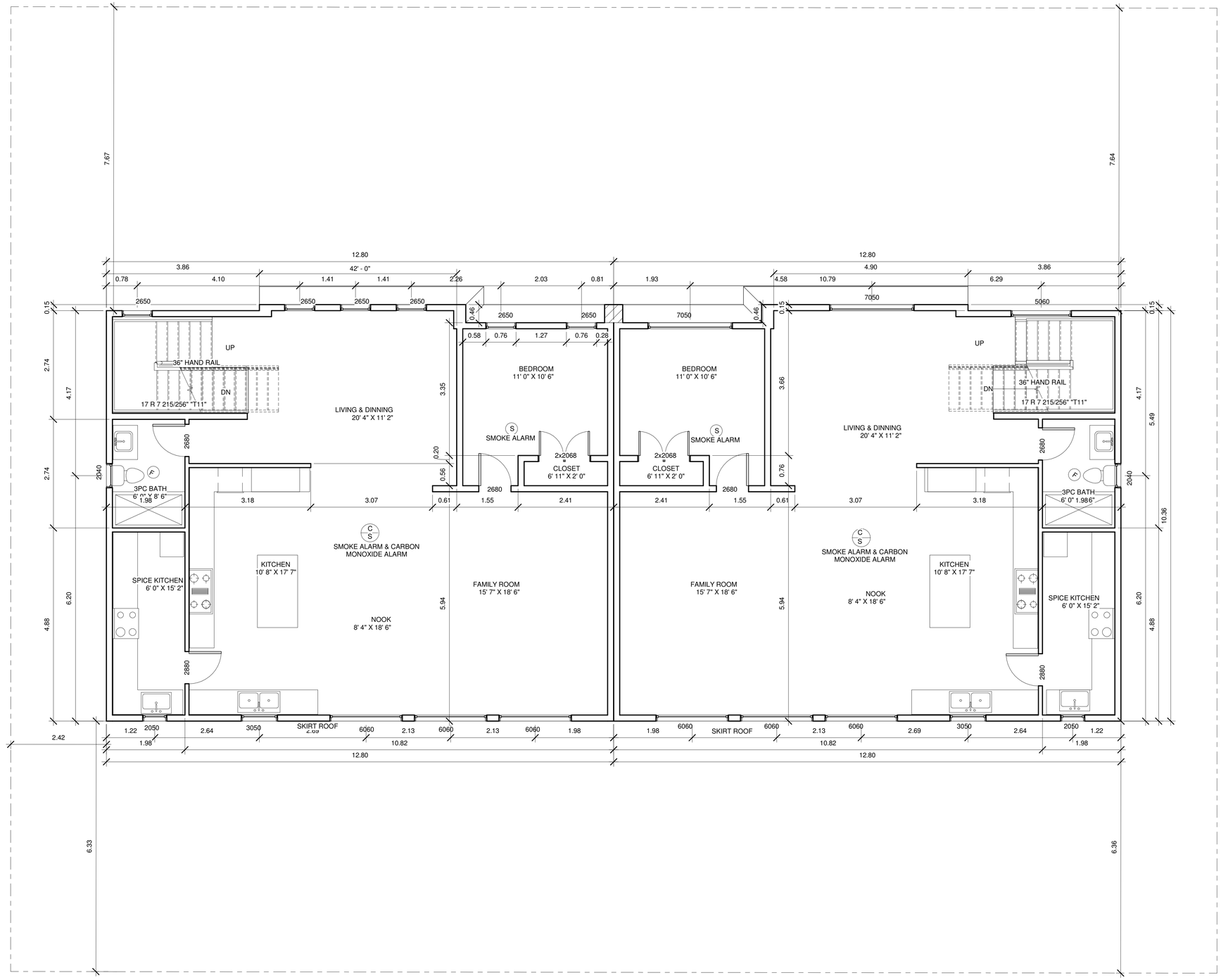

1 MAIN FLOOR
1 : 50

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A101

Scale 1 : 50

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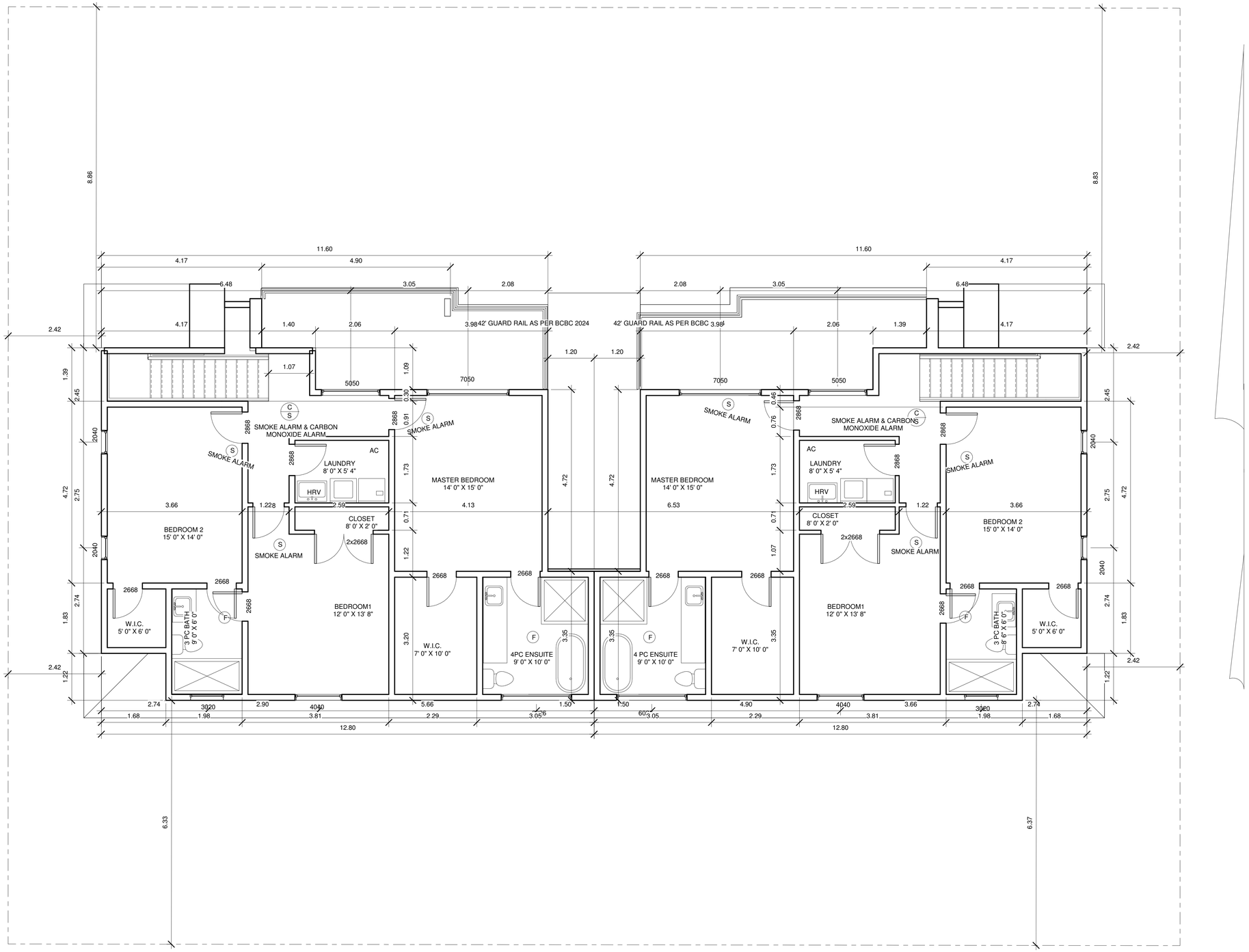

1 UPPER FLOOR
1 : 50

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GLASS BLOCK	UGI 12.9 (U-0.51)
OVERHEAD GARAGE DOOR WHEN GARAGE CONDITIONED	RGI 1.1 (R-6.245)
RADIANT HEAT ON ALL FLOORS	

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A102

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1 FRONT
1 : 50

2 BACK
1 : 50

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A103

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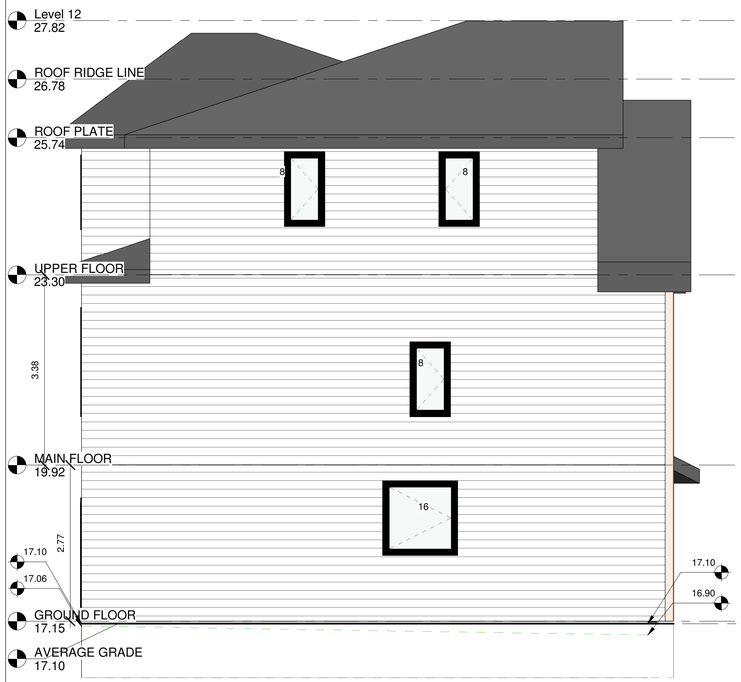

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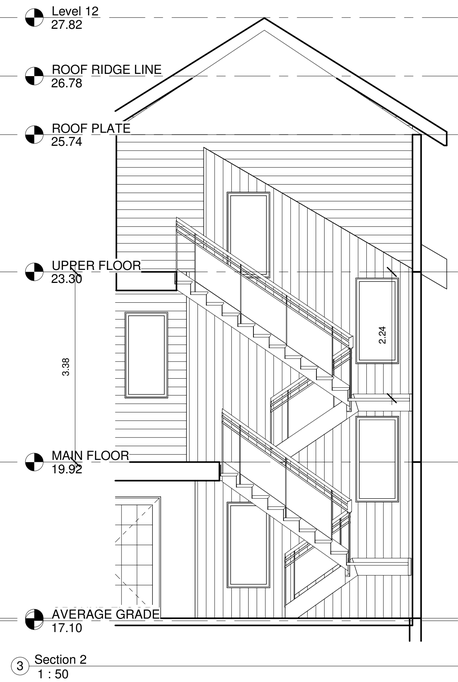
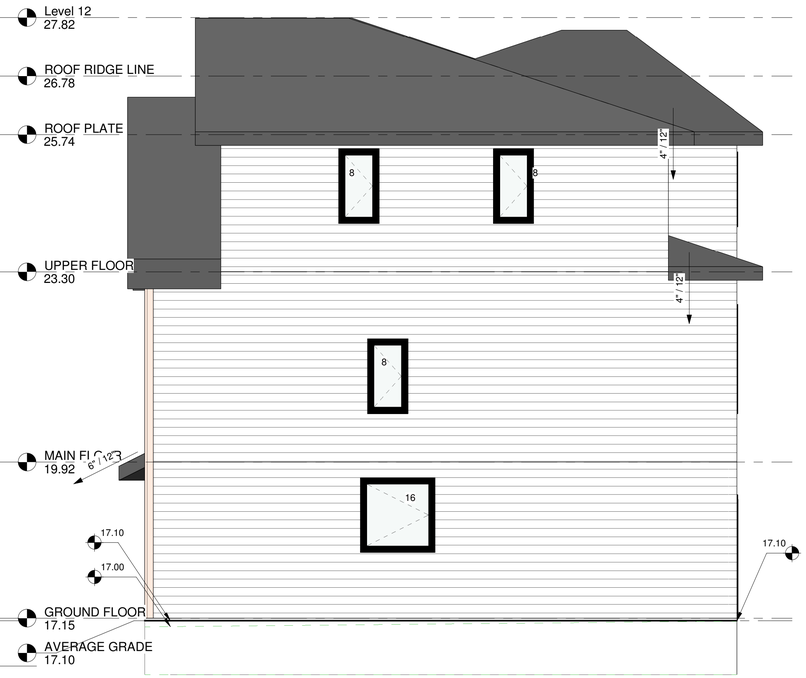
1 : 50



3 Section 2
1 : 50



2 RIGHT
1 : 50

4 {3D}

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A104

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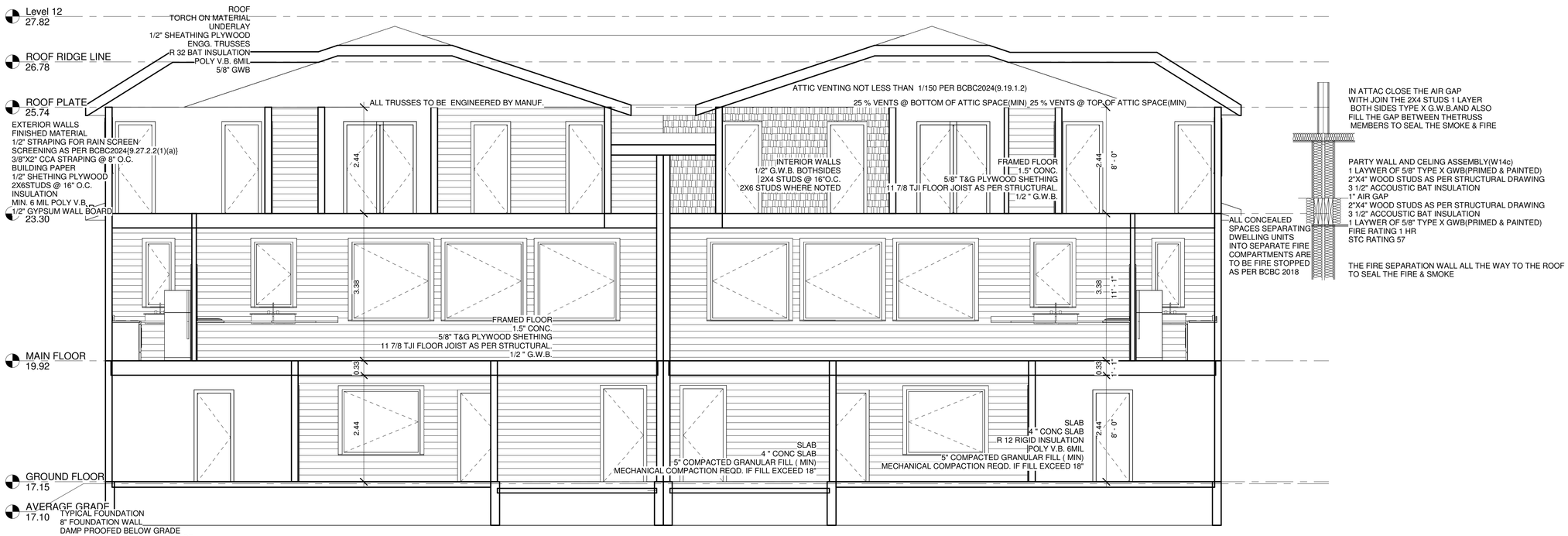
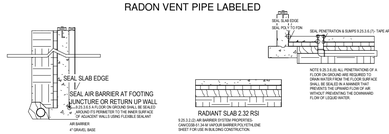
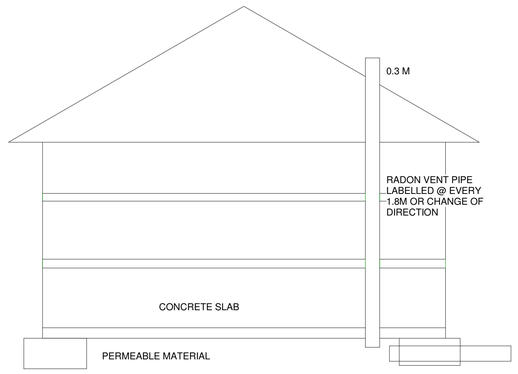


1 Section 1
1 : 50

RADON VENT PIPE LABELED



Floors-on-ground shall accommodate the future installation of a subfloor depressurization system by installing a radon vent pipe, and a contiguous gaspermeable layer between the air barrier system and the ground consisting of
a) a material or materials that allow effective depressurization of that space (see Sentence 9.16.2.1.(1)), or
British Columbia Building Codes 2024 Division B 9-113
b) not less than 100 mm of coarse clean granular material containing not more than 10% of material that would pass a 4 mm sieve.
2) The radon vent pipe required by Sentence (1) shall
a) be sealed to maintain the integrity of the air barrier system, with no perforations along the pipe above the air barrier system,
b) have one or more inlets that allows for the effective depressurization of the gaspermeable layer (see Note A-9.13.4.3.(2)(b) and (3)(b)), and
c) permit connection to depressurization equipment,
d) where it passes through conditioned space, be completely surrounded by conditioned space,
e) consist of pipe and fittings in accordance with 7.1.3 of CAN/CGSB-149.11, "Radon control options for new construction in low-rise residential buildings ,"
f) terminate outside the building in a manner that does not constitute a hazard,
g) be installed to prevent the accumulation of moisture and away from locations where snow and ice accumulate, and
h) be clearly labeled every 1.8 m and at every change in direction to indicate that it is intended only for the future removal of radon from below the floor-onground.
3) A radon vent pipe shall be deemed to comply with
a) Clause (2)(b) where its inlet or inlets below the air barrier system are located at or
near the centre of the floor-on-ground with gas-permeable material extending not less than 100 mm beyond any inlet, and, and
b) Clause (2)(f) where it terminates outside the building, not less than 1.8 m from a
property line, and located in accordance with either 7.2.4.6 or 7.3.4 of CAN/CGSB-149.11, "Radon control options for new construction in low-rise residential buildings ," with the opening of the pipe fitted with a corrosionresistant screen or grille with a mesh opening size of 10 mm to 12.5 mm or a
product of equivalent air flow performance.



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RADIANT HEAT ON ALL FLOORS

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A105

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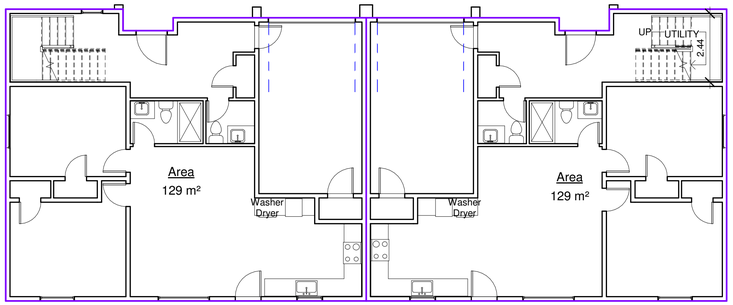
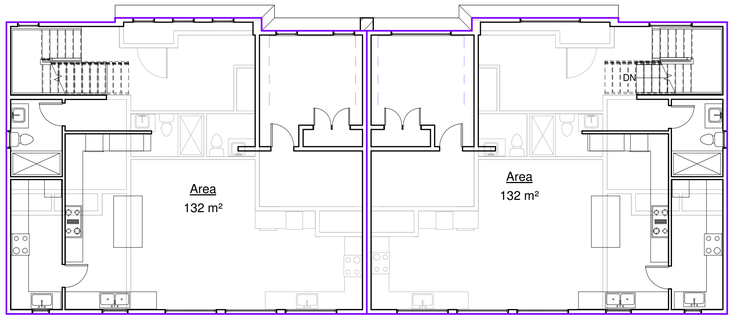
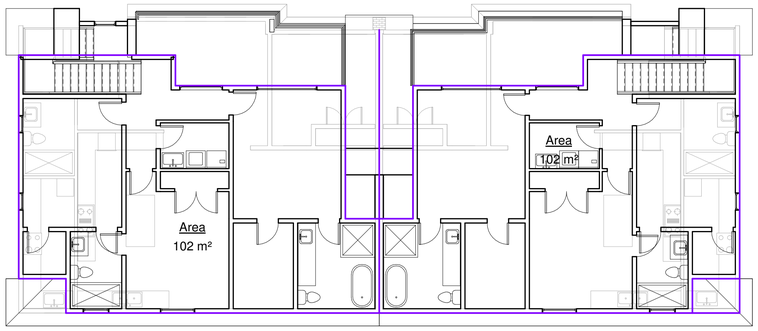


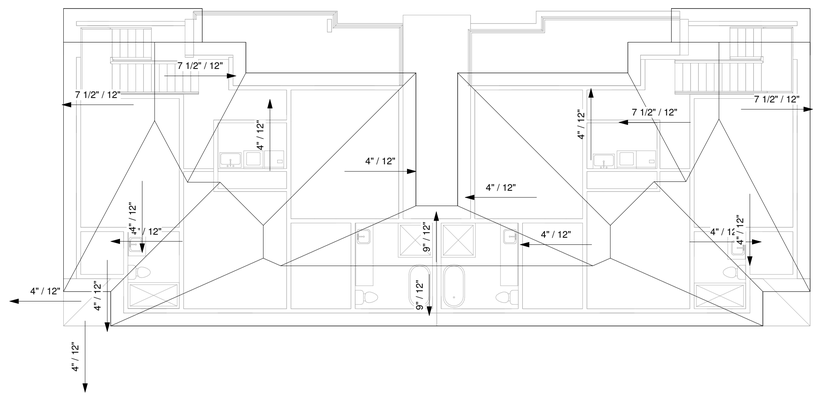
1 GROUND FLOOR
1 : 100



2 MAIN FLOOR
1 : 100



3 UPPER FLOOR
1 : 100



4 ROOF PLATE
1 : 100

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A106

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