

SITE DATA

CIVIC ADDRESS:
23958 36 'A' ave
langley, bc

LEGAL DESCRIPTION:
LOT 18
SEC 28
TOWNSHIP 10
N.W.D.
PLAN 19218

ZONING: RU-3

BUILDING: rural zone

SITE AREA: 49179.0 sf [4568.7 sm]

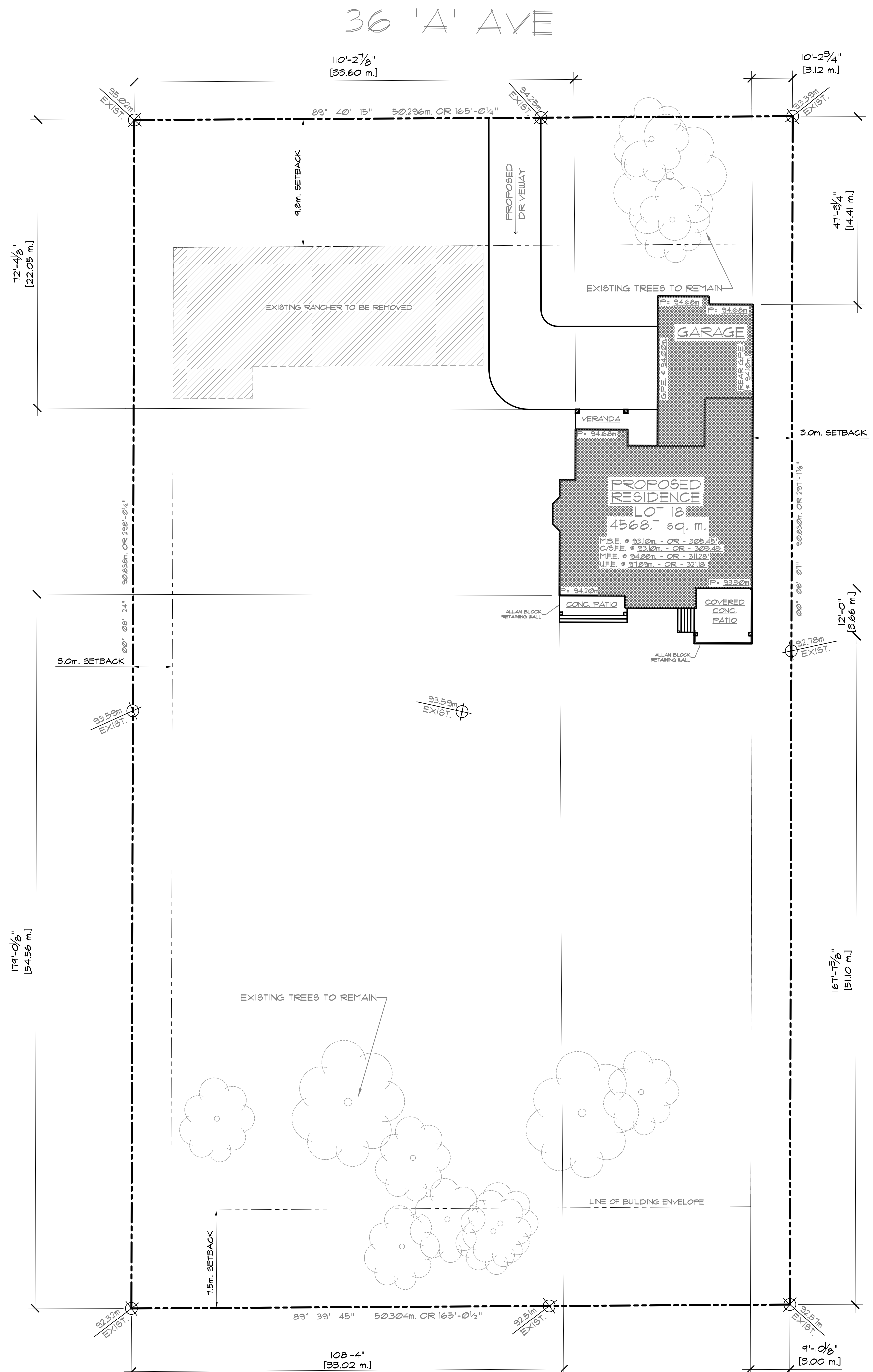
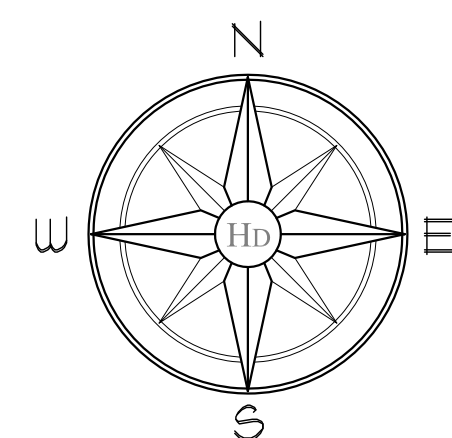
LOT COVERAGE:
allowed @ 33.0% - OR - 16229 sf
proposed @ 6.4% - OR - 3132 sf

FLOOR AREA:

main floor	2018
garage	727
upper	1375
total	4120 sf

DRAWING INDEX

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GENERAL NOTES:

- ALL CONSTRUCTION, MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE 2006 B.C. BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE, & ALL OTHER CODES & MUNICIPAL BYLAWS.
- THE CONTRACTOR AND ALL SUBTRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO START ANY WORK OR ORDERING OF MATERIALS, AND SHALL REPORT ANY PROPOSED REVISIONS, OR ANY ERRORS OR DISCREPANCIES, TO HOMESTAR DESIGN LTD. IMMEDIATELY.
- LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER DRAWINGS. DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- ALL MATERIAL TO BE S.P.F.#2 KD OR BETTER.
- ALL DIMENSIONS FROM OUTSIDE OF CONCRETE AND OUTSIDE OF SHEATHING.
- CONCRETE FOOTING AND WALL STRENGTH - MIN 20 Mpa @ 28 DAYS. FLOOR SLABS & SIDEWALKS - MIN 28 Mpa @ 28 DAYS.
- ALL CONCRETE TO BE PLACED ON ORIGINAL UNDISTURBED GROUND FREE OF ALL ORGANIC FROZEN OR FROSTY MATERIAL, ANY FILL MATERIAL TO BE COMPACTED AND APPROVED BY SOIL ENGINEER.
- DAMP-PROOF FOUNDATIONS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.
- 6 MIL ULTRAVIOLET RESISTANT POLY VAPOR BARRIER ON 6" OF GRANULAR FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY UNDER CONCRETE SLAB.
- ALL FOUNDATION DRAINS 4" Ø SOLID PVC RWL DRAIN ON FILTER PAPER ON 6" DRAIN ROCK COVER ON 4" Ø PERF. DRAIN TILE.
- DIRECT ALL FOUNDATION DRAIN TO DRY WELL 16'-6" FROM FOUNDATION OR TO MUNICIPAL STORM SEWER.
- GRADE TO BE SLOPED AWAY FROM THE BUILDING FOR PROPER DRAINAGE.
- ALL TRUSSES TO BE ENGINEERED, SPANS AND DETAILS TO BE APPROVED AND VERIFIED ON SITE BY THE TRUSS SUPPLIER PRIOR TO ANY FABRICATION.
- CONTRACTOR TO VERIFY ALL PROPERTY LINE & FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING ANY CONCRETE.
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT AND ROOF VENTS. SEE THE 1998 BUILDING CODE SECTION 9.19.1. THE VENTILATION MUST BE DISTRIBUTED WITH A MINIMUM 25% AT THE TOP OF THE ROOF, AND 25% AT THE EAVES.
- DOOR FRAMES TO OPENINGS FOR ENTRANCE AND EXTERIOR DOORS TO DWELLING UNITS AND DOORS BETWEEN DWELLING UNITS AND ATTACHED GARAGES SHALL BE SOLIDLY BLOCKED BETWEEN THE DOOR FRAME AND THE FRAMING AT THE HEIGHT OF THE DEADBOLT AS TO RESIST SPREADING BY THE WAY OF FORCE.
- ALL GLASS IN DOORS, OR SIDELIGHTS TO BE WELDED WIRE GLASS OR SAFETY GLASS.
- RAINWATER LEADERS ARE NOT SHOWN ON THE ELEVATIONS OR THE PLANS, LOCATION TO BE DETERMINED BY THE DEVELOPER.
- HOMESTAR DESIGN LTD. MUST BE GIVEN FULL ACCESS TO ALL THE WORK IN PROGRESS.
- APPROVED SMOKE ALARMS TO BE INSTALLED.

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No.	Revision / Issue	Date
3	site revision	16/06/08
2	garage revision	21/04/08
1	issued for permit	14/04/08

Project
**36 'a' ave
23958**

Client
corey janzen

Drawing
site plan

Date	Scale
april 2008	1/16"=1'-0"
Drawn by	Sheet
t.s.	A-1
Plan #	T05203