



- - - ATTIC FIRESTOPPING / FIRE COMPARTMENT
- ROOF VENT
- SOLAR PANELS

- ### GENERAL ROOF NOTES
1. ALL ROOFING & ROOFING SYSTEMS TO R.C.A.B.C. - ROOFING PRACTICES MANUAL (LATEST EDITION) SPECIFICATIONS AND DETAILS TO PROVIDE A 5-YEAR R.C.A.B.C. GUARANTEE.
 2. ALL ROOF ASSEMBLIES TO MEET MINIMUM CLASS 'C' RATING TO CAN/ULC S-107 BCBC.
 3. SLOPE ALL ROOFS TO DRAIN MINIMUM 1/4":12"
 4. SLOPE ALL GUTTERS TO DRAIN MINIMUM 1/4":12"
 5. FOR ROOF DRAIN DETAIL, SEE 12/A7.02
 6. OVERFLOW SCUPPERS TO BE SIZED 50% OF DESIGN ROOF DRAIN (MIN. 3" DIA.):
 7. ALL RAIN WATER LEADERS DISCHARGING ONTO A LOWER ROOF ARE TO HAVE MIN. 12"x12" CONCRETE SPLASH PADS.
 8. POT LIGHTS IN ALL CEILING SPACES TO BE IN ULC RATED BOXES OR IN 2 LAYERS 5/8" G.W.B. BOXES.
 9. IF INSULATION IS IN CONTACT WITH POT LIGHT, THE POT LIGHT FIXTURE MUST BE IC RATED AND IF THE FIXTURE IS NOT IC RATED THEN IT HAS TO BE IN 2 LAYERS 5/8" G.W.B. BOXES
 10. S.B.S. ROOFING MEMBRANE TO WRAP UP MIN. 8" PAST ALL PENETRATIONS THROUGH MEMBRANE.
 11. SEE MECHANICAL & ELECTRICAL FOR ROOF PENETRATIONS, FIXTURES, ETC.
 12. ROOFS WITH ATTIC INSULATION:1/150(FOR FLAT ROOFS) OF UNOBSTRUCTED INSULATED ROOF AREA, TOP & BOTTOM AS PER BCBC 9.19.1.2. (SHOP DRAWINGS REQUIRED FOR VENT TYPE & LOCATIONS). THE ROOF VENTS SHOWN ARE ONLY FOR DESIGN INTENT, SEE 4/A7.08 FOR ROOF VENT CURB DETAIL
 13. ALL ROOF VENTS ON FLAT ROOF AREAS TO BE MOUNTED ON CURBS.
 14. PROVIDE WALKING SURFACE TO ROOF-TOP UNITS.
 15. REFER TO TABLE 3.1/A1.04 BUILDING ENVELOPE PRESCRIPTIVE ASSEMBLY REQUIREMENTS FOR MINIMUM ROOF INSULATION R-VALUE
 16. SEE DETAILS FOR SOFFIT MATERIAL.
 18. ATTIC FIRESTOPPING AS SHOWN ON ROOF PLAN TO HAVE A MAXIMUM AREA OF 300 SQUARE METERS (3229 SQUARE FEET) AND A MAXIMUM DISTANCE OF 20 METERS (65'-7"). ATTIC FIRESTOPPING TO BE CONSTRUCTED OF 1 LAYER 5/8" TYPE 'X' G.W.B. ON FRAMING OR TRUSS.
 19. ATTIC ACCESS MUST BE PROVIDED TO EACH FIRESTOPPED COMPARTMENT C/W A SMOKE TIGHT DOOR AND SELF CLOSER, SEE 6TH FLOOR PLANS FOR LOCATIONS AND DETAIL 5/A7.08

**ISSUED FOR DP
AMENDMENT
2020-12-22**



Keystone Architecture & Planning Ltd
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ISSUES & REVISIONS LIST		
NO.	DESCRIPTION	DATE
1	ISSUED FOR BUILDING PERMIT	19-06-25
2	RE-ISSUED FOR BUILDING PERMIT	19-11-01
3	RE-ISSUED FOR BUILDING PERMIT	20-01-08
6	ISSUED FOR CONSTRUCTION	20-05-29
13	ISSUED FOR COORDINATION	20-11-09
15	ISSUED FOR SITE INSTRUCTION #19	20-11-18
17	BP AMENDMENT	20-12-04

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PROJECT
PARQUE ON PARK
20449 PARK AVENUE, LANGLEY B.C.

SHEET TITLE
ROOF LEVEL PLAN WEST

Job No.: 18-105
Scale: 1/8" = 1'-0"
Checked By: XX
Drawn By: XX

DRAWING NO.
A3.15

ROOF PLAN WEST
1/8" = 1'-0"

2020-12-22 9:36:45 AM

--- ATTIC FIRESTOPPING / FIRE COMPARTMENT

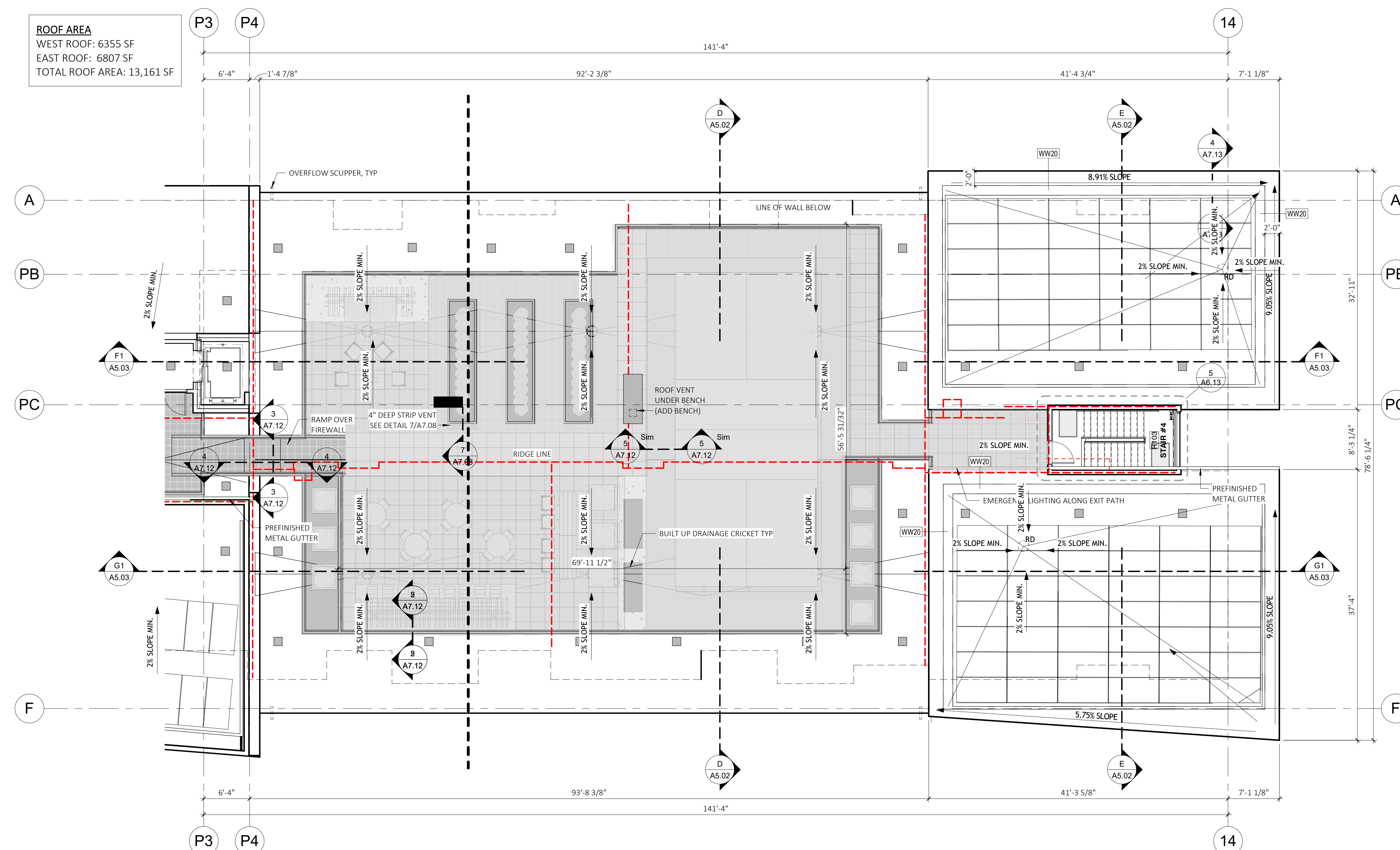
■ ROOF VENT

□ SOLAR PANELS

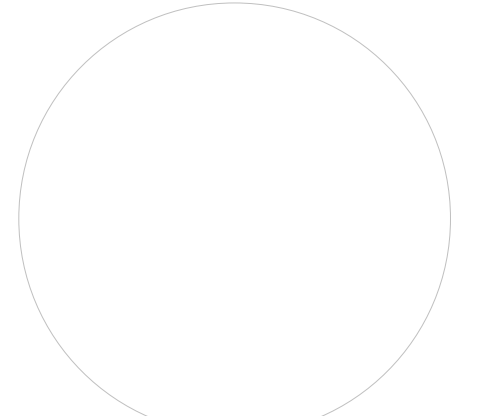
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ROOF AREA
 WEST ROOF: 6355 SF
 EAST ROOF: 6807 SF
 TOTAL ROOF AREA: 13,161 SF



**ISSUED FOR DP
 AMENDMENT
 2020-12-22**



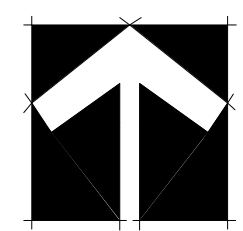
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15	ISSUED FOR SITE INSTRUCTION #19	20-11-18
17	BP AMENDMENT	20-12-04
18	ISSUED FOR SI #20	20-12-17

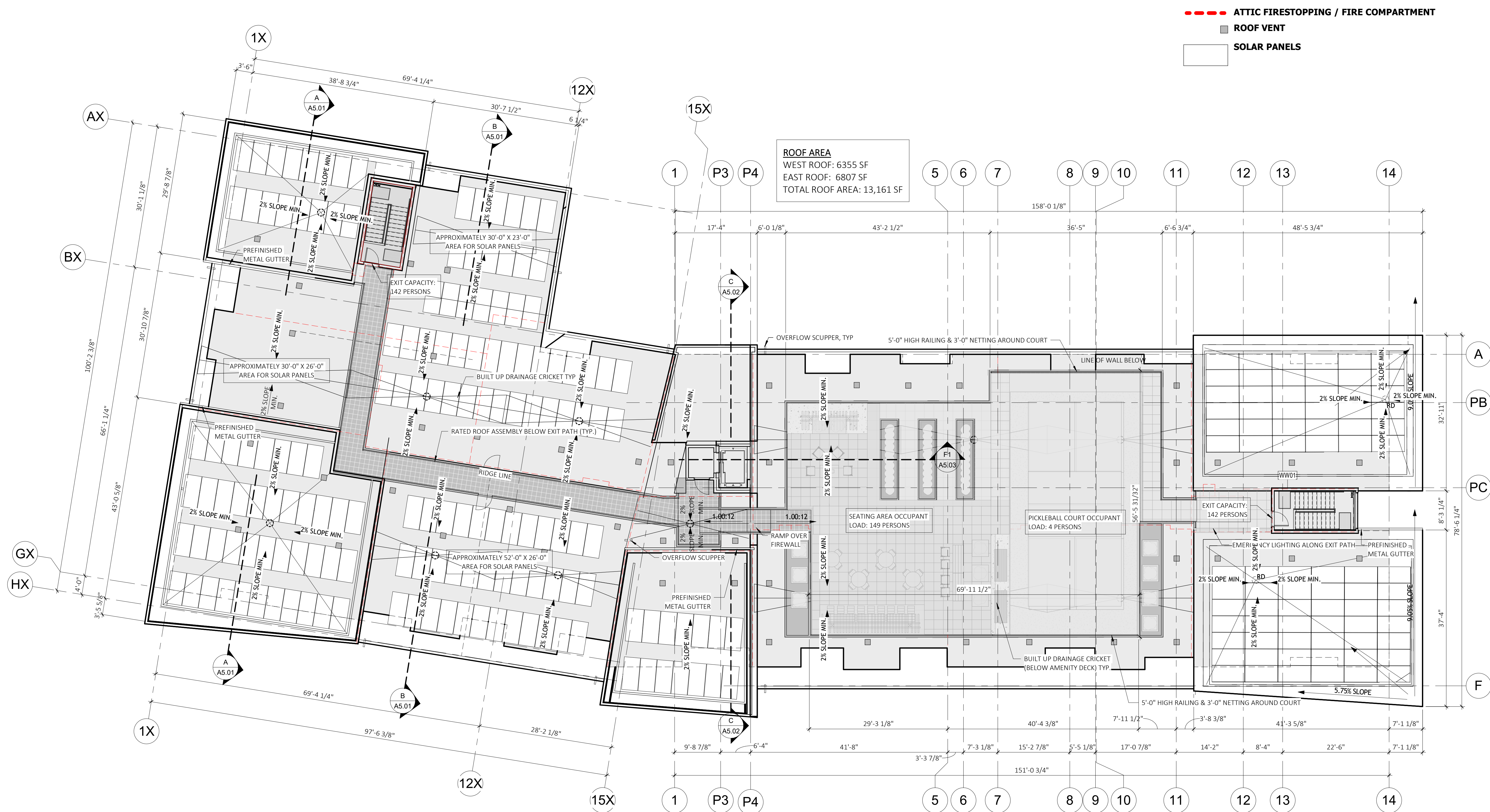
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PROJECT
PARQUE ON PARK
 20449 PARK AVENUE, LANGLEY B.C.
SHEET TITLE
 ROOF LEVEL PLAN EAST

Job No.: 18-105 DRAWING NO.
 Scale: 1/8" = 1'-0"
 Checked By: XX **A3.16**
 Drawn By: XX

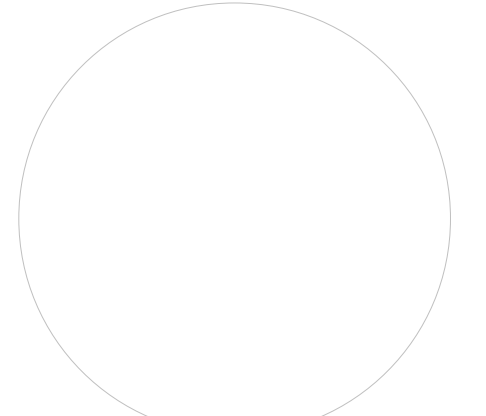


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- - - - ATTIC FIRESTOPPING / FIRE COMPARTMENT
- ROOF VENT
- SOLAR PANELS

ISSUED FOR COORDINATION
2021-01-13



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ISSUES & REVISIONS LIST		
NO.	DESCRIPTION	DATE
13	ISSUED FOR COORDINATION	20-11-09
17	BP AMENDMENT	20-12-04
19	ISSUED FOR COORDINATION	21-01-13

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PROJECT
PARQUE ON PARK
 20449 PARK AVENUE, LANGLEY B.C.
SHEET TITLE
 OVERALL ROOF PLAN

Job No.: 18-105	DRAWING NO.
Scale: As indicated	A3.17
Checked By: XX	
Drawn By: XX	

2021-01-19 4:41:55 PM

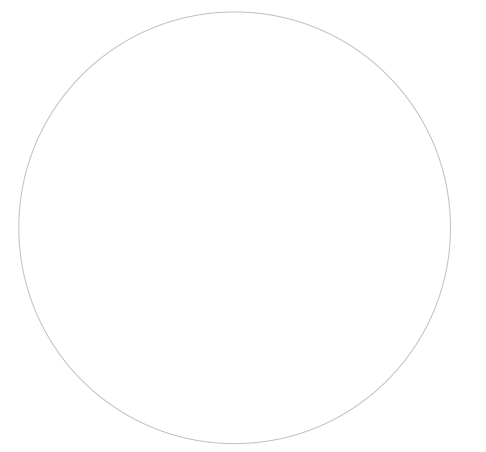


MATERIAL LEGEND

- 1 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- 'JAMES HARDIE': COLOUR: IRON GRAY
- 2 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- 'JAMES HARDIE': COLOUR: PEARL GRAY
- 3 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- 'JAMES HARDIE': COLOUR: ARCTIC WHITE
- 4 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- 'JAMES HARDIE': COLOUR: MONTEREY TAUPE
- 5 FIBRE CEMENT PANEL - EQUITONE (NATURA)-N 359
- 6 FACE BRICK:
- 'MUTUAL MATERIALS', COLOUR: 'EBONY', TEXTURE: 'MISSION'
MORTAR COLOUR: LIGHT GRAY
- 7 FACE BRICK:
- 'MUTUAL MATERIALS', COLOUR: 'WHITE', TEXTURE: 'MISSION'
MORTAR COLOUR: LIGHT GRAY
- 8 EIFS TRIM (SANDBLEBBLE STUCCO COATING):
- 'DRYVIT', COLOUR: 'GRAY'
COLOUR MATCH TO 'JAMES HARDIE'-NIGHT GRAY(SEE ELEVATIONS)
- 9 WINDOW VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 10 SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 11 ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
- 12 ALUMINUM GLAZED SYSTEM:
- COLOUR: 'BLACK'
- 13 METAL FLASHING:
- 'GENTEK', COLOUR: 'BLACK'
- 14 STEEL/GLASS COMMERCIAL ENTRANCE CANOPY
- COLOUR (STEEL): 'GALVANIZED'
- 15 EXTERIOR ALUMINUM GUARD/RAILING:
- COLOUR: 'BLACK'
- 16 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'
- 17 EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE', COLOUR: 'BLACK' 2132-10
- 18 ALUMINUM METAL PANEL
- COLOUR: 'LIGHT GREY'
- 19 ALUMINUM METAL PANEL
- COLOUR: 'DARK GREY'



**ISSUED FOR
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2021-01-13**



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PROJECT
PARQUE ON PARK
20449 PARK AVENUE, LANGLEY B.C.

SHEET TITLE
EXTERIOR ELEVATIONS

Job No.: 18-105	DRAWING NO.
Scale: As indicated	A4.01
Checked By: XX	
Drawn By: XX	

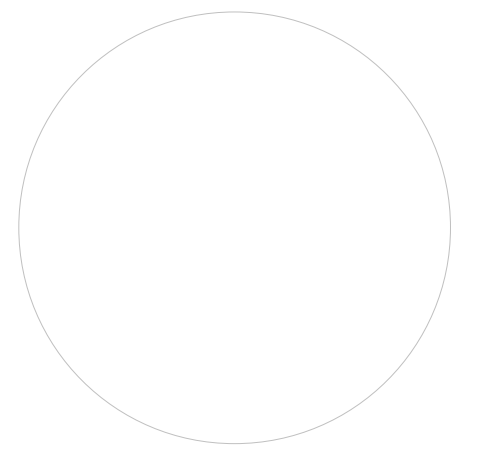


west elevation
3/32" = 1'-0"

MATERIAL LEGEND

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- COLOUR: 'LIGHT GREY'
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- COLOUR: 'DARK GREY'

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south elevation
3/32" = 1'-0"


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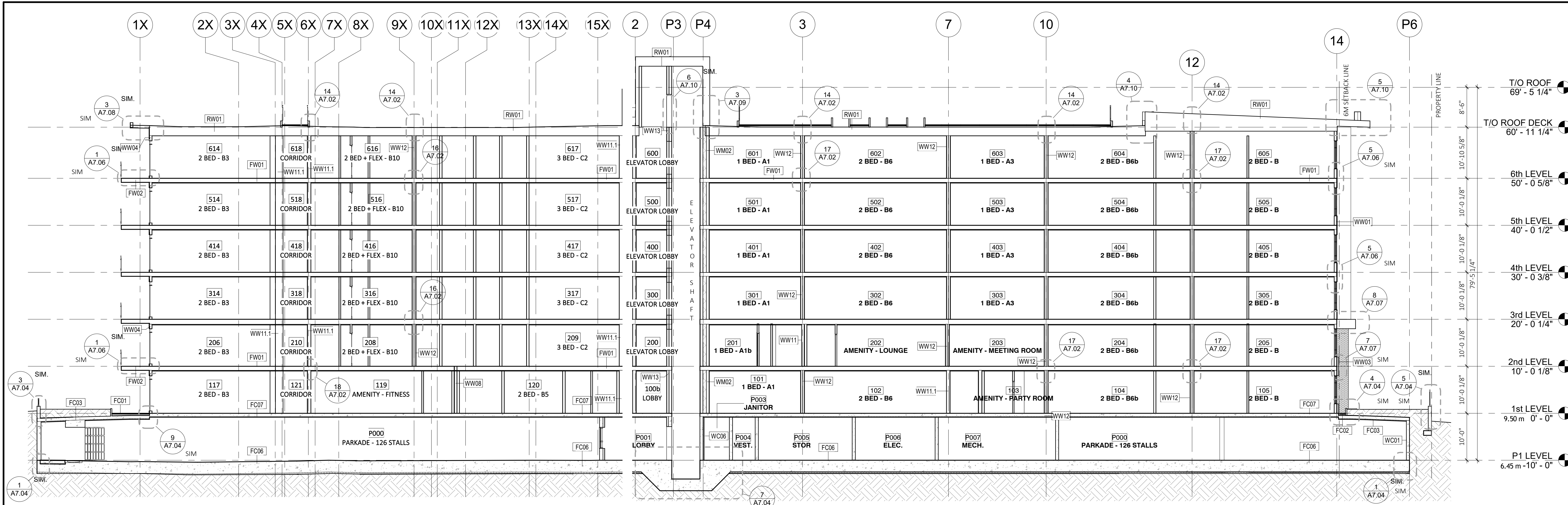
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Drawn By: XX	

2021-01-19 14:45:01 PM



SECTION F2

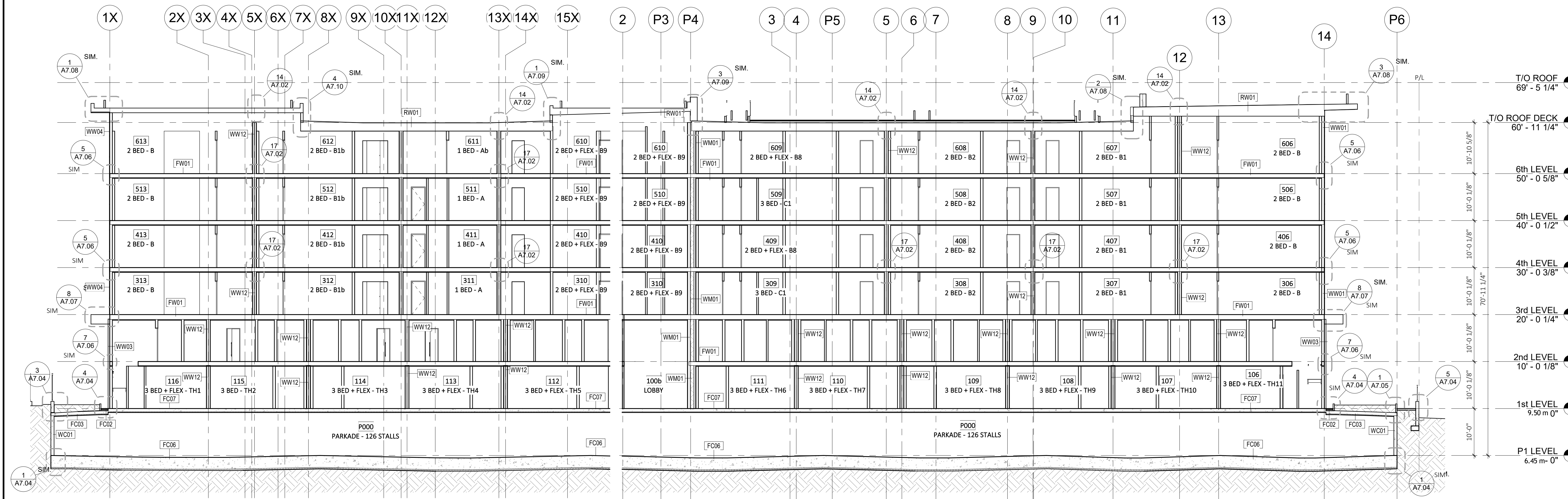
3/32" = 1'-0"

SECTION F1

3/32" = 1'-0"

- T/O ROOF 69' - 5 1/4"
- T/O ROOF DECK 60' - 11 1/4"
- 6th LEVEL 50' - 0 5/8"
- 5th LEVEL 40' - 0 1/2"
- 4th LEVEL 30' - 0 3/8"
- 3rd LEVEL 20' - 0 1/4"
- 2nd LEVEL 10' - 0 1/8"
- 1st LEVEL 9.50 m 0' - 0"
- P1 LEVEL 6.45 m -10' - 0"

ISSUED FOR DP AMENDMENT 2020-12-22




SECTION G2

3/32" = 1'-0"

SECTION G1

3/32" = 1'-0"

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SHEET TITLE
 BUILDING SECTIONS

Job No.: 18-105	DRAWING NO.
Scale: 3/32" = 1'-0"	A5.03
Checked By: XX	Drawn By: XX

2020-12-22 9:38:21 AM