CUSTOM RESIDENCE

LEGAL DESCRIPTION:

LOT 28, SECTION 24, TOWNSHIP 1, PLAN EPP50321, N.W.D.

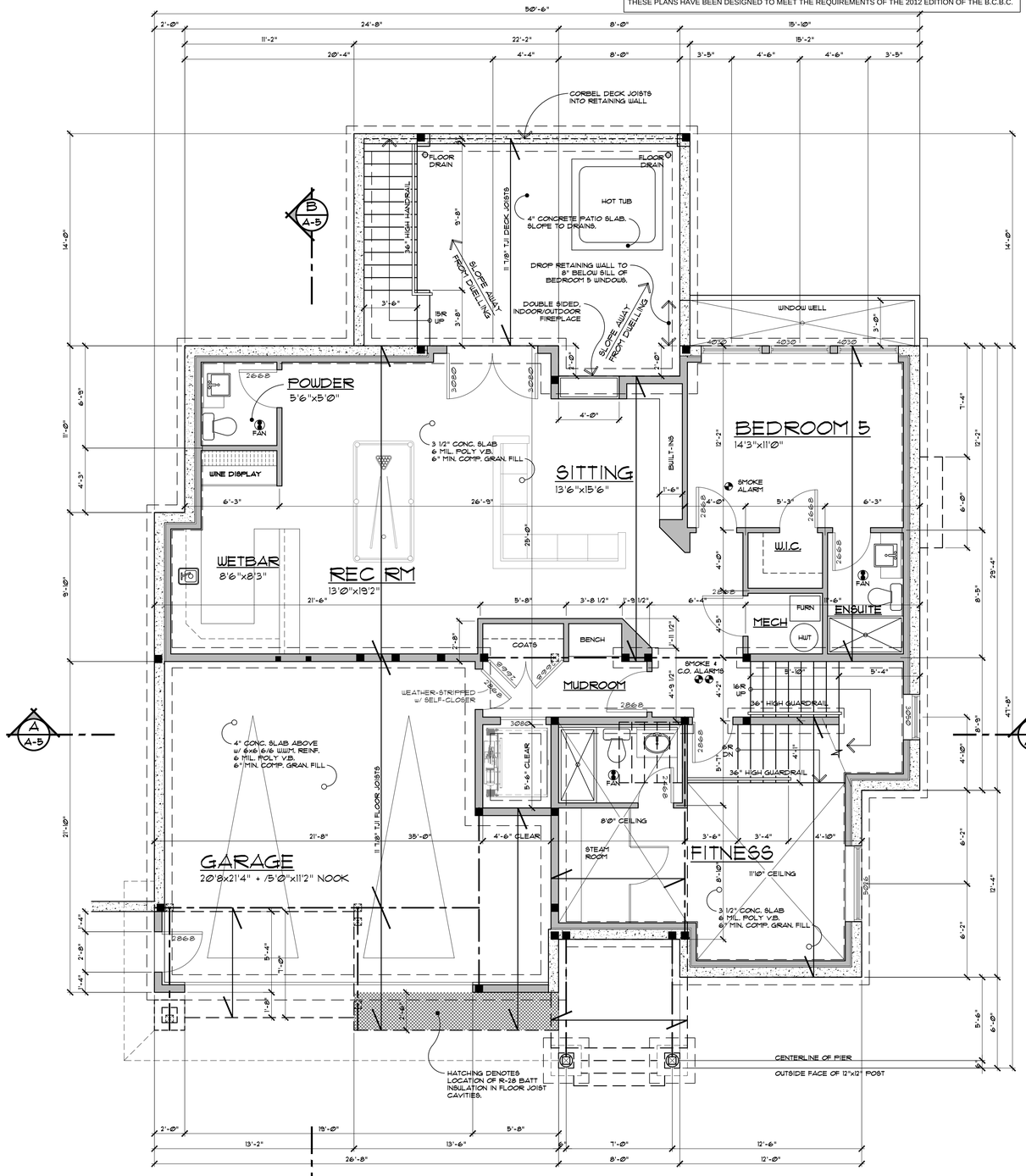
ZONING:

CD (B/L 17940) - BLOCK A, TYPE 1

CIVIC ADDRESS:

16680 30A AVENUE, SURREY, B.C.

THESE PLANS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE 2012 EDITION OF THE B.C.B.C.



BASEMENT PLAN

SCALE: 1/4"=1'-0"

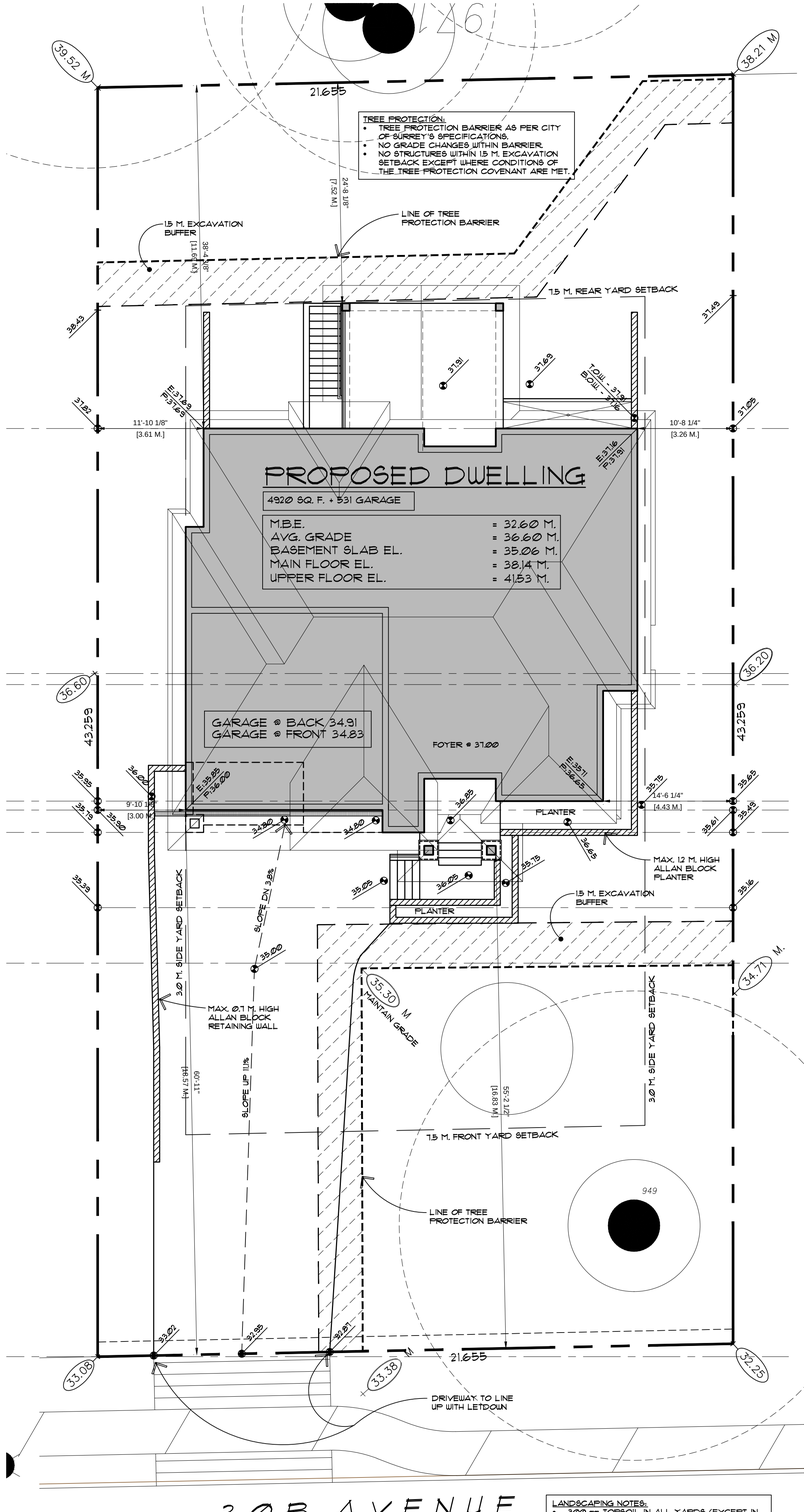
1494.7 SQ. FT. / GARAGE = 530.9 SQ. FT.

ADDITIONAL PAD FOOTINGS MAY BE REQUIRED AS A RESULT OF THE TRUSS DESIGN AND WHERE CONCENTRATED POINT LOADS TRANSFER DOWN TO THE FOUNDATION. PAD FOOTINGS AND POINT LOAD SUPPORT TO BE DESIGNED BY PROFESSIONAL ENGINEER

FOUNDATION/FOOTINGS SIZES TO BE SPECIFIED BY A PROFESSIONAL ENGINEER

ALL EXTERIOR WINDOWS SHALL BE DOUBLE GLAZED, TESTED AND LABELED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S2/A440

ALL EXTERIOR DOORS SHALL BE STEEL WITH HONEYCOMB CORE, WEATHER-STRIPPED, TESTED AND LABELED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S2/A440



30B AVENUE

SITE PLAN

SCALE: 1/8"=1'-0"

LANDSCAPING NOTES:
- 300 mm TOPSOIL IN ALL YARDS (EXCEPT IN TREE BARRIER).
- ONE REPLACEMENT TREE IN FRONT YARD, FOUR REPLACEMENT TREES IN REAR YARD.
  - 6 cm CALIPER DECIDUOUS OR,
  - 3.5 M. HIGH CONIFER
- MINIMUM 6Ø SHRUBS OF 3 GALLON POT.
- SOD TO STREET

JAN. 26, 2017

DATE	ISSUE/REVISIONS	DATE:	SEPT 2016
26 JAN 17	PERMIT	SCALE:	AS NOTED
		JOB No.	16-028
		DR. AM	CH.
		SHEET:	A-1

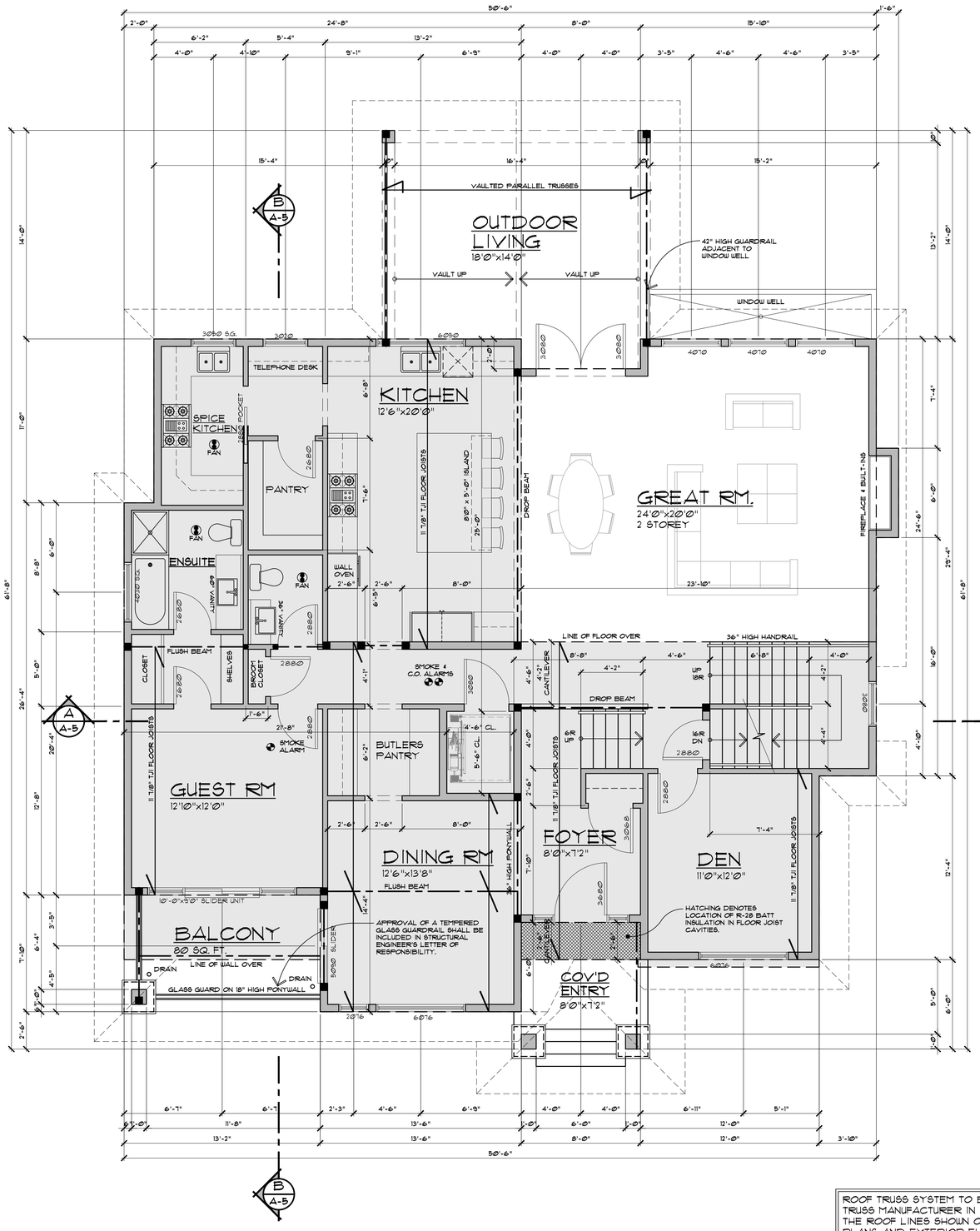
TITLE: SITE PLAN & SITE CALCULATIONS

PROJECT: CUSTOM RESIDENCE

PAUL NAHAL

16680 - 30A AVENUE SURREY, B.C.

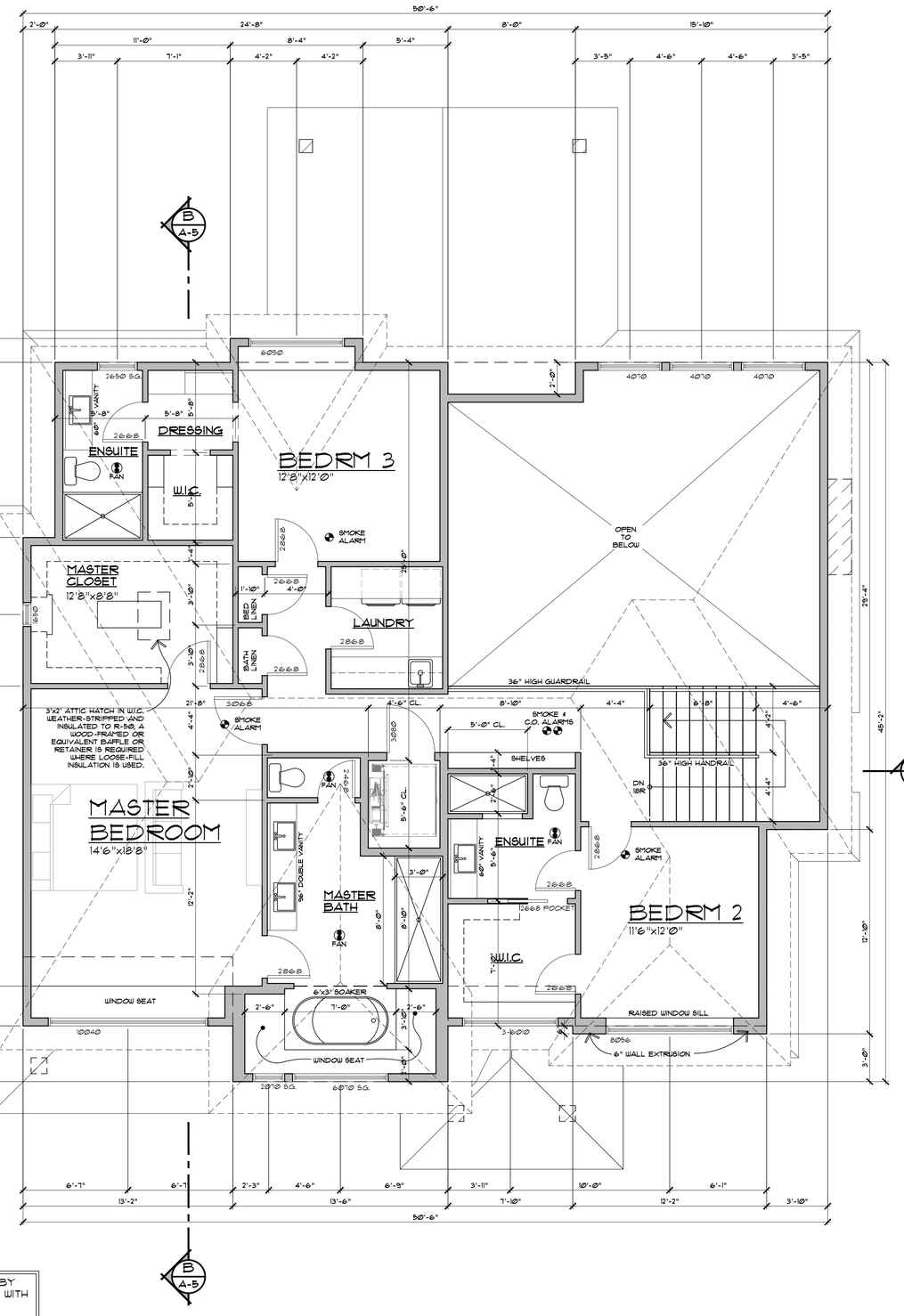
GM DRAFTING & DESIGN INC.
3741 Castle Pines Court, Abbotsford, B.C. V3G 2Z2
Ph: (604) 850.0654 Fax: (604) 850.0765
Email: admin@gmdrafting.com
Website: www.gmdrafting.com



MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

MAIN FLOOR AREA = 1989.1 SQ. FT.



UPPER FLOOR PLAN

SCALE: 1/4"=1'-0"

FLOOR AREA = 1435.4 SQ. FT.

ROOF TRUSS SYSTEM TO BE DESIGNED BY TRUSS MANUFACTURER IN ACCORDANCE WITH THE ROOF LINES SHOWN ON THE FLOOR PLANS AND EXTERIOR ELEVATIONS.

ALL EXTERIOR WINDOWS SHALL BE DOUBLE GLAZED, TESTED AND LABELED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440

ALL EXTERIOR DOORS SHALL BE STEEL WITH HONEYCOMB CORE, WEATHER-STRIPPED, TESTED AND LABELED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440

JAN. 26, 2017

DATE	ISSUE/REVISIONS
26 JAN 17	PERMIT

DATE: SEPT 2016
SCALE: AS NOTED
JOB No. 16-028
DR. AM CH.
SHEET: A-2

TITLE: MAIN & UPPER FLOOR PLANS

PROJECT: CUSTOM RESIDENCE

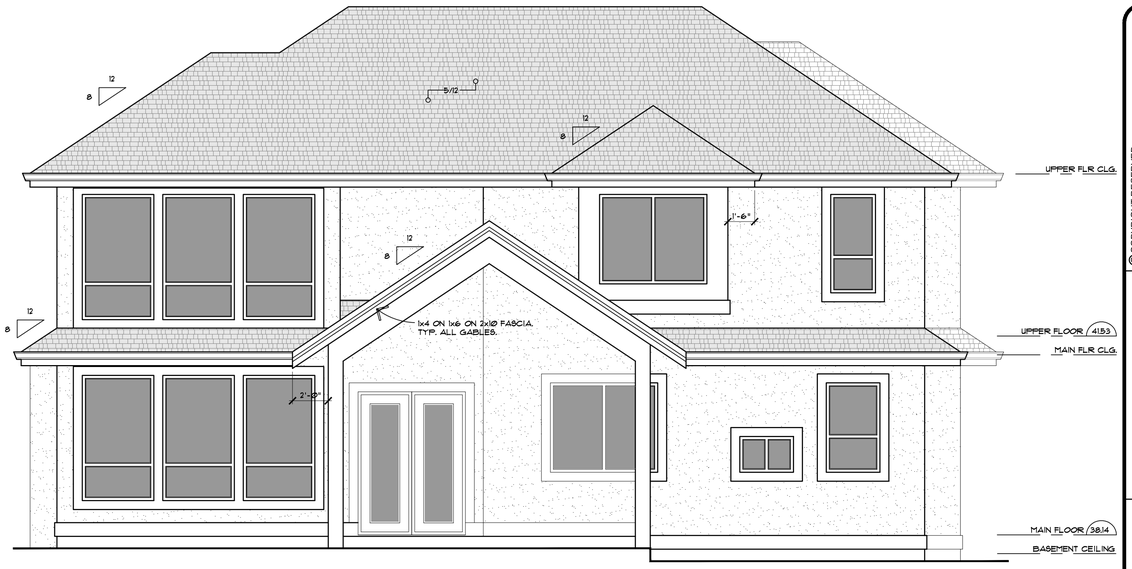
PAUL NAHAL

16680 - 30A AVENUE
SURREY, B.C.

GM DRAFTING & DESIGN INC.
3741 Castle Pines Court, Abbotsford, B.C. V3G 2Z2
Ph: (604) 850.0654 Fax: (604) 850.0765
Email: admin@gmdrafting.com
Website: www.gmdrafting.com

FRONT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

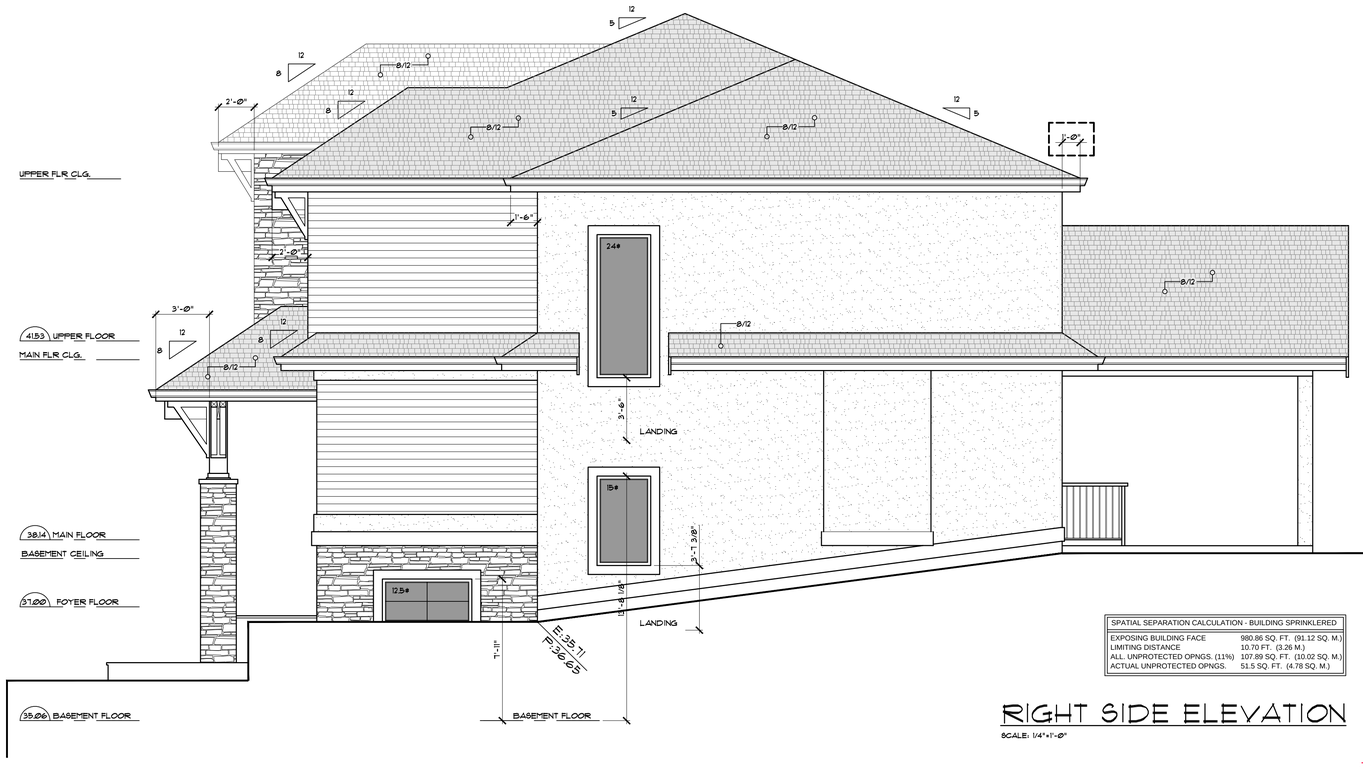
SCALE: 1/4"=1'-0"

GENERAL NOTES:

- BUILDER/CONTRACTOR TO CHECK & VERIFY ALL ASPECTS OF THE PLANS INCLUDING DIMENSIONS, SPECIFICATIONS, NOTES, ETC., PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR SAME.
- SHOULD ANY CONFIRMATION AND/OR DESIGN BE REQUIRED BY STRUCTURAL ENGINEER FOR ANY BEAM, BEARING, CONNECTION OF FOUNDATION ASPECT, ETC., THE OWNER SHALL BE RESPONSIBLE FOR SAME.
- THESE PLANS CONFORM TO THE REQUIREMENTS IN THE B.C. BUILDING CODE 2012, AND ARE TO COMPLY WITH LOCAL CITY BYLAWS & REGULATIONS AS THEY APPLY.
- THE DESIGNER DOES NOT ASSUME LIABILITY FOR ERRORS OR OMISSIONS ON THESE PLANS AND IS LIMITED TO REPLACEMENT PLANS. SHOULD IMPORTANT DISCREPANCIES BE FOUND, PLEASE ADVISE DESIGNER PRIOR TO CONSTRUCTION.
- ALL FOOTINGS TO BEAR ON SOLID UNDISTURBED NATIVE BEARING SOIL BELOW FROSTLINE.
- CONCRETE STRENGTH TO BE MINIMUM 20 MPA (2900 PSI) AT 28 DAYS.
- ALL CONCRETE IS TO BE VIBRATED, CLEAR OF ANY HONEYCOMB AND TO HAVE A SMOOTH TEXTURE.
- FOOTINGS AND FOUNDATION WALLS TO BE REINFORCED IN ACCORDANCE WITH PART 9 OF THE B.C.B.C. 2012 AND LOCAL BUILDING BYLAWS.
- CONCRETE FOUNDATION WALLS, STRIP FOOTINGS, PAD FOOTINGS, PIERS, CURBS AND ENLARGED FOOTING LOCATIONS, AS REQUIRED BY SOIL CONDITIONS AND/OR DESIGN LOADS SPECIFIED BY STRUCTURAL ENGINEER.
- ANCHOR SILL PLATES/STUD WALLS TO FOUNDATION w/ 5 /8" DIA. x 10" LONG ANCHOR BOLTS @ 4'-0" o/c MAX. 6" FROM ALL PLATE ENDS.
- PROVIDE 45 LB. FELT DAMPROOFING COURSE, OR APPROVED EQUAL SILL GASKET BETWEEN ALL CONCRETE & WOOD FRAMING.
- LOAD-BEARING MEMBERS & SPANS BASED ON D. FIR#2 MATERIAL.
- ALL BEAMS & LINTELS TO HAVE 3 1 /2" MINIMUM END BEARING, OR AS SHOWN.
- BEAMS OUTSIDE THE SCOPE OF THE B.C.B.C. 2012 / SPAN BOOK TO BE DESIGNED BY STRUCTURAL ENGINEER.
- DOUBLE FLOOR JOISTS UNDER WALLS 6'-0" & LONGER, RUNNING PARALLEL TO JOIST DIRECTION, PLACING JOISTS TO ACCOMMODATE PLUMBING, HEATING, ETC. AS REQUIRED.
- PROVIDE SOLID, LAMINATED STUDDING (OR SOLID TIMBER POSTS) UNDER BEARING POINT LOADS AND TO BE CONTINUOUS DOWN TO FOUNDATION.
- FLUSH FRAMED MEMBERS TO BE ANCHORED WITH APPROVED 2000 LB. METAL ANCHORS, OR AS REQUIRED BY STRUCTURAL ENGINEER.
- ALL FRAMING, CONSTRUCTION, SPECIFICATION & DETAILS TO BE BUILT AS PER SECTIONS 23, PART 9, B.C. BUILDING CODE 2012.
- MANUFACTURED WOOD BEAMS (MICROLAM, ETC.) TO BE DESIGNED, ENGINEERED & INSTALLED AS PER MANUFACTURER'S SPECS.
- PREFABRICATED WOOD TRUSSES/ROOF TRUSS SYSTEM TO BE DESIGNED, ENGINEERED & INSTALLED AS PER MANUFACTURER'S SPECS. AND FLOOR PLAN DESIGN, AND WITH RESPECT TO HEEL HEIGHTS, MATCHING OVERHANGS, ETC.
- HEATING, PLUMBING & ELECTRICAL REQUIREMENTS TO BE INSTALLED AS PER PLANS, OWNER'S SPECIFICATIONS & B.C. BUILDING CODE, BY QUALIFIED CONTRACTORS.
- HEATING CONTRACTOR TO PROVIDE & INSTALL GAS-FIRED FORCED-AIR HEATING SYSTEM c/w DUCTING & VENTING AS REQUIRED & GAS-FIRED HOT WATER TANK ON PAN w/ DRAIN.
- DRAWINGS ARE NOT INTENDED TO BE SCALED. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS, AND ELEVATIONS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- IN CASES OF DISCREPANCIES ON THE DRAWINGS, THE MORE STRINGENT GUIDELINES SHALL GOVERN.
- LOCATION OF BUILDING MUST BE VERIFIED BY A LEGAL LAND SURVEYOR PRIOR TO PLACING ANY FORMWORK / CONCRETE, AND MUST BE IN ACCORDANCE WITH ALL LOCAL CITY CODES AND BY-LAWS.
- RAINWATER LEADERS ARE NOT SHOWN ON THE ELEVATIONS OR THE PLANS, LOCATION TO BE DETERMINED BY SUBTRADE.
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFITS AND ROOF VENTS.

ERROR AND OMISSIONS:

- GM DRAFTING & DESIGN INC. MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION.



SPATIAL SEPARATION CALCULATION - BUILDING SPRINKLERED	
EXPOSING BUILDING FACE	980.86 SQ. FT. (91.12 SQ. M.)
LIMITING DISTANCE	10.70 FT. (3.26 M.)
ALL. UNPROTECTED OPNGS. (11%)	107.89 SQ. FT. (10.02 SQ. M.)
ACTUAL UNPROTECTED OPNGS.	51.5 SQ. FT. (4.78 SQ. M.)

RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

JAN. 26, 2017

DATE	ISSUE/REVISIONS
26 JAN 17	PERMIT

DATE: SEPT 2016
SCALE: AS NOTED
JOB No. 16-028
DR. AM CH.
SHEET: A-3

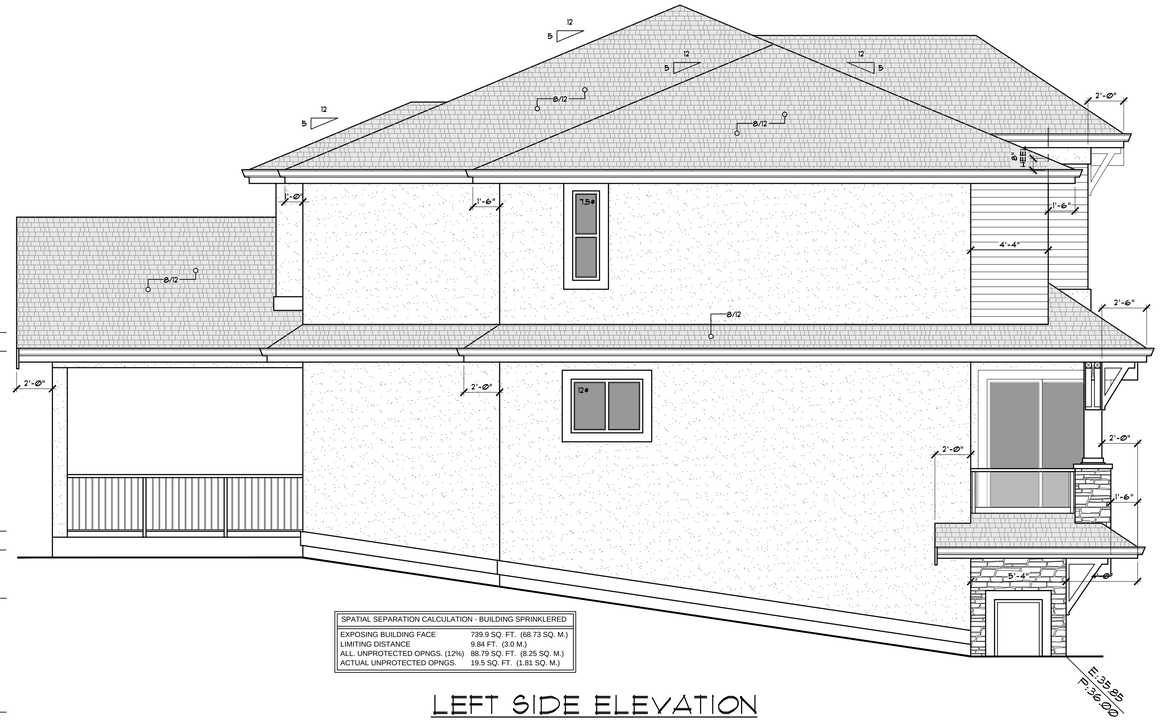
TITLE: ELEVATIONS

PROJECT: CUSTOM RESIDENCE

PAUL NAHAL

16680 - 30A AVENUE
SURREY, B.C.

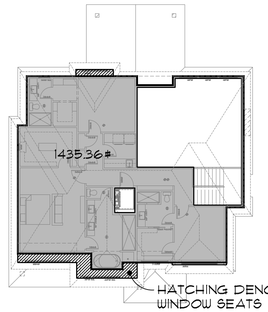
GM DRAFTING & DESIGN INC.
3741 Castle Pines Court, Abbotsford, B.C. V3G 2Z2
Ph: (604) 850.0654 Fax: (604) 850.0765
Email: admin@gmdrafting.com
Website: www.gmdrafting.com



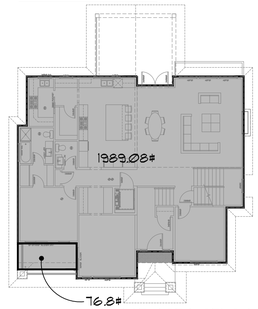
SPATIAL SEPARATION CALCULATION - BUILDING SPRINKLERED	
EXPOSING BUILDING FACE	739.9 SQ. FT. (68.73 SQ. M.)
LIMITING DISTANCE	9.84 FT. (3.0 M.)
ALL UNPROTECTED OPNGS. (12%)	88.79 SQ. FT. (8.25 SQ. M.)
ACTUAL UNPROTECTED OPNGS.	19.5 SQ. FT. (1.81 SQ. M.)

LEFT SIDE ELEVATION

SCALE: 1/4"=1'-Ø"



UPPER FLOOR

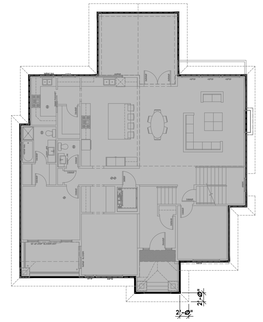


LOWER FLOOR

LOT AREA:	936.47 SQ. M. (10081.01 SQ. FT.)
PERMITTED FAR (0.35):	327.76 SQ. M. (3528.35 SQ. FT.)
MAIN FLOOR	1989.08#
GARAGE (BASEMENT	76.80#
UPPER FLOOR	1435.36#
GROSS FLOOR AREA	3501.24#

F.A.R. SCHEMATICS

SCALE: 1/16"=1'-Ø"



LOT AREA:	936.47 SQ. M. (10081.01 SQ. FT.)
PERMITTED COV'G:	234.12 SQ. M. (2520.25#)/25%
PROPOSED COV'G:	205.07 SQ. M. (2446.72#)/24.3%

LOT COVERAGE

SCALE: 1/16"=1'-Ø"

DATE	ISSUE/REVISIONS	DATE:	SEPT 2016
26 JAN 17	PERMIT	SCALE:	AS NOTED
		JOB No.	16-028
		DR.	AM
		CH.	
		SHEET:	A-4

TITLE:
ELEVATIONS

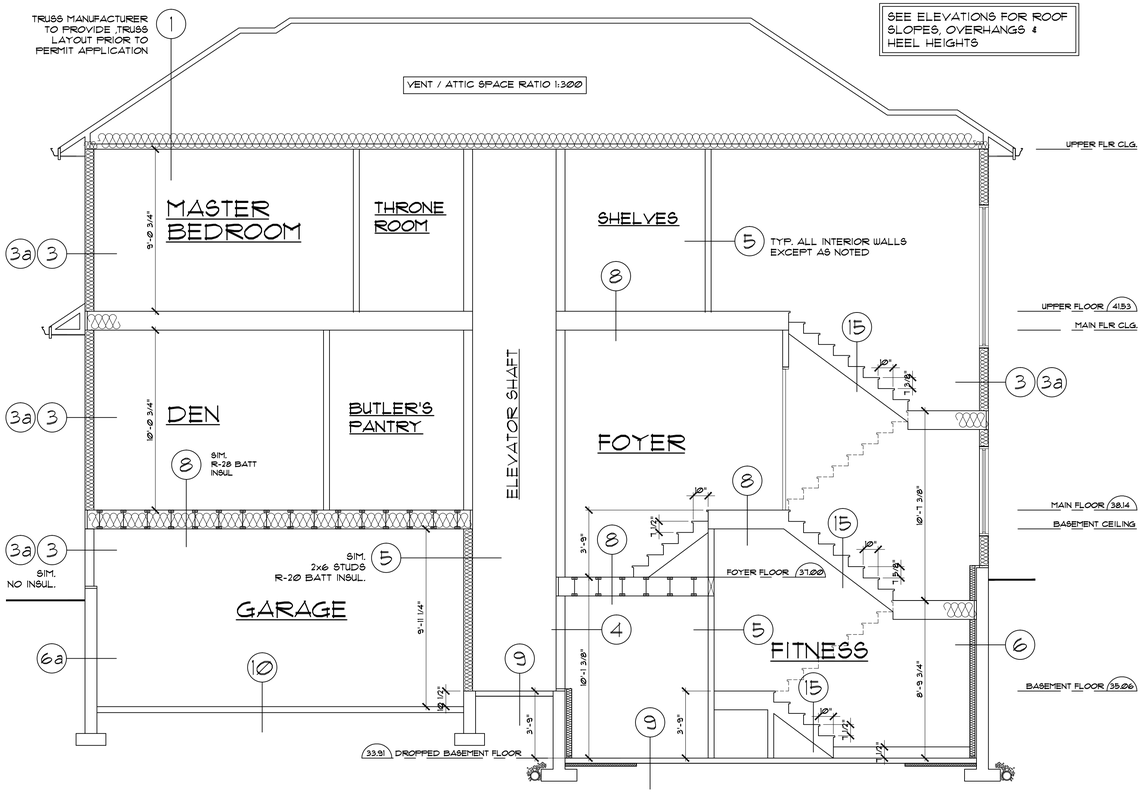
PROJECT:
CUSTOM
RESIDENCE

PAUL NAHAL

16680 - 30A AVENUE
SURREY, B.C.

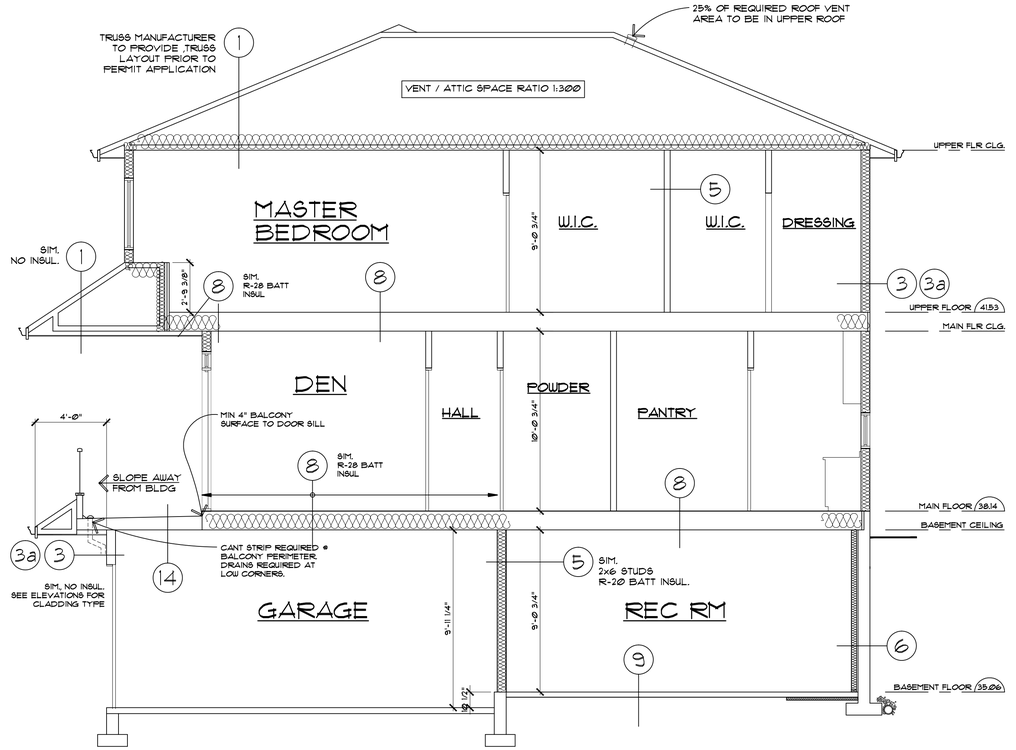
GM DRAFTING & DESIGN INC.
3741 Castle Pines Court, Abbotsford, B.C. V3G 2Z2
Ph: (604) 850.0654 Fax: (604) 850.0765
Email: admin@gmdrafting.com
Website: www.gmdrafting.com

JAN. 26, 2017



CROSS-SECTION A
SCALE: 1/4"=1'-0"

RAINSCREEN SYSTEM REQUIRED IN ACCORDANCE WITH THE 2012 EDITION OF THE B.C. BUILDING CODE



CROSS-SECTION B
SCALE: 1/4"=1'-0"

CONSTRUCTION TYPES

1 TYPICAL ROOF/CEILING ASSEMBLY
ASPHALT ROOFING
ROOF PAPER AS REQUIRED
1/2" O.S.B. ROOF SHEATHING c/w H-CLIPS
ENGINEERED WOOD TRUSSES @ 24"o.c
INSULATION
6 MIL POLY VAPOUR BARRIER
5/8" DRYWALL

2 TYPICAL EAVE ASSEMBLY
PREFINISHED ALUMINUM GUTTER
2x8 FASCIA
VENTED CEDAR SOFFIT
ON 2x4 LOOKOUTS @ 24"o/c

3 TYPICAL EXTERIOR RAINSCREEN SYSTEM
STUCCO CLADDING
WIRE MESH
DRAINAGE INSULATION BOARD
2 LAYERS OF 30 MIN. RATED BUILDING PAPER OR
1 LAYER 'TYVEK' COMMERCIAL WRAP
3/8" PLYWOOD OR O.S.B SHEATHING
2x6 STUDS @ 16" O.C.
BATT INSULATION
6 MIL U.V. RATED POLY VAPOUR BARRIER
1/2" G.W.B.

3a TYPICAL EXTERIOR RAINSCREEN SYSTEM
CLADDING PER ELEVATIONS
1x4 STRAPPING @ 12"o/c
2 LAYERS OF 30 MIN. RATED BUILDING PAPER OR
1 LAYER 'TYVEK' COMMERCIAL WRAP
3/8" PLYWOOD OR O.S.B SHEATHING
2x6 STUDS @ 16" O.C.
BATT INSULATION
6 MIL U.V. RATED POLY VAPOUR BARRIER
1/2" G.W.B.

4 INTERIOR BASEMENT LOAD BEARING WALL
2x6 STUDS @ 16" O.C.
5/8" DIA. x 10" LG. ANCHOR BOLTS @ 48" O.C.
ON APPROVED SILL GASKET
ON 6" CONCRETE CURB
w/ ENGINEERED CONCRETE FOOTING

5 TYPICAL INTERIOR PARTITION WALL
1/2" G.W.B. ON BOTH SIDES
2x4 STUDS @ 16" O.C.

6 TYPICAL EXTERIOR FOUNDATION WALL
ASPHALT EMULSION OR APPROVED DAMPROOFING (BELOW GRADE)
CONCRETE FOUNDATION WALLS
w/ STEEL REINF. AS SPEC'D BY P.ENG.
ON ENGINEERED CONCRETE FOOTINGS
1" AIRSPACE
2x4 FURRING WALL w/ BATT INSULATION
6 MIL. POLY V.B.
1/2" G.W.B.

6a TYPICAL RETAINING/GARAGE FOUNDATION WALL
8" CONCRETE FOUNDATION (I.C.F.) WALLS
w/ STEEL REINF. AS SPEC'D BY P.ENG.
ON ENGINEERED CONCRETE FOOTINGS

7 TYPICAL PERIMETER FOUNDATION DRAINAGE
4" PERFORATED DRAIN PIPE
COVERED w/ MIN. 6" DRAIN ROCK

8 TYPICAL INTERIOR FRAMED FLOOR ASSEMBLY
FINISH FLOORING
IN-FLOOR RADIANT HEAT TUBES & LIGHTWEIGHT CONC. TOPPING
3/4" T&G O.S.B OR PLYWOOD SHEATHING GLUED & SCREWED
TJI FLOOR JOISTS AS PER PLAN
(SPACING & LAYOUT AS SPEC'D BY P. ENG)
2"x2" X-BRIDGING @ MIDSPAN (7'-0"o/c MAX.)
1/2" G.W.B.

9 TYPICAL BASEMENT FLOOR
IN-FLOOR RADIANT HEAT TUBES
3 1/2" CONCRETE SLAB
6 MIL POLY VAPOUR BARRIER
MIN. 6" COMPACTED GRANULAR MATERIAL

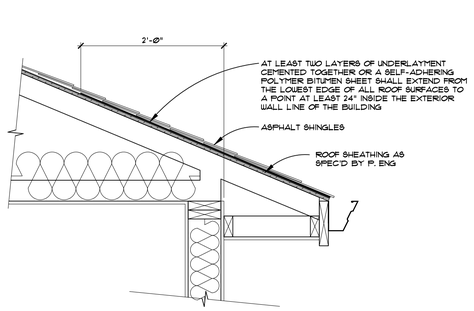
10 TYPICAL GARAGE FLOOR
4" CONCRETE SLAB
w/ 6x6 6/6 W.W.M. REINF.
6 MIL. POLY V.B.
6" MIN. COMP. GRAN. FILL

14 EXTERIOR BALCONY ASSEMBLY
IMPERMEABLE DECK SURFACE
3/4" T&G O.S.B OR PLYWOOD SHEATHING GLUED & SCREWED
2x10 JOISTS TAPERED TO SLOPE AWAY FROM BLDG
(SPACING & LAYOUT AS SPEC'D BY P. ENG)
2"x2" X-BRIDGING @ MIDSPAN (7'-0"o/c MAX.)
1/2" G.W.B.

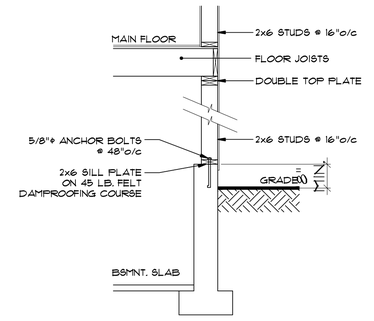
15 STAIRS - BASEMENT TO MAIN FLOOR
FINISH FLOOR TO OWNER'S SPECS.
1" PLYWOOD TREADS WITH 1" NOSING
ON 3-2x12 STINGERS

NOTE: THE AIR BARRIER CONSISTS OF FLEXIBLE SHEET MATERIAL AND ALL JOINTS MUST BE LAPPED NOT LESS THAN 50 mm (2"), SEALED AND MECHANICALLY SUPPORTED)

FENESTRATION & DOORS	
FENESTRATION (WINDOWS) & DOORS TO HAVE AN OVERALL THERMAL TRANSMITTANCE (U-VALUE) NOT GREATER THAN THE VALUES LISTED IN TABLE 9.36.2.7.A. (B.C.B.C. 2012 - LATEST REVISION) FOR THE APPLICABLE HEATING DEGREE-DAY CATEGORY. * CLIMATE ZONE 4 & 5 MAXIMUM U-VALUE TO BE 1.80 *	
DOOR TO GARAGE	RSI 1.1 (R-6.25)
ACCESS HATCH	RSI 2.6 (R-14.8)
FRONT DOORS	RSI 2.6 (U-0.46)
GLASS BLOCK	RSI 2.9 (U-0.51)
GARAGE DOOR (WHEN GARAGE CONDITIONED)	RSI 1.1 (R-6.245)



EAVE PROTECTION DETAIL
SCALE: 1"=1'-0"



FOUNDATION WALL DETAIL
SCALE: 1/2"=1'-0"

JAN. 26, 2017

DATE	ISSUE/REVISIONS
26 JAN 17	PERMIT

DATE: SEPT 2016
SCALE: AS NOTED
JOB No. 16-028
DR. AM CH.
SHEET: A-5

TITLE: CROSS-SECTIONS

PROJECT: CUSTOM RESIDENCE
PAUL NAHAL
16680 - 30A AVENUE SURREY, B.C.

GM DRAFTING & DESIGN INC.
3741 Castle Pines Court, Abbotsford, B.C. V3G 2Z2
Ph: (604) 850.0654 Fax: (604) 850.0765
Email: admin@gmdrafting.com
Website: www.gmdrafting.com