

SITE PLAN
SCALE: 1/8" = 1'

RQ-1 ZONING			
LOT AREA		4061.73 SQ. FT.	(379.20m ²)
YARDS		PERMITTED	PROPOSED
	FRONT	17.57'	21.69'
	REAR	17.57'	18.56'
	LEFT SIDE	5.81'	6.15'
	RIGHT SIDE	5.81'	5.81'
PRINCIPLE BUILDING SITE COVERAGE		1428.61 SQ. FT.	1414 SQ. FT.
ACCESSORY STRUCTURE SITE COVERAGE	MAIN FLOOR FRONT VERANDA		219 SQ. FT.
	MAIN FLOOR SIDE DECK		0 SQ. FT.
	REAR DECK		142 SQ. FT.
	DETACHED GARAGE		0
		612.26 SQ. FT.	361 SQ. FT.
FLOOR AREA	GARAGE		479 SQ. FT.
	MAIN FLOOR		1414 SQ. FT.
	UPPER FLOOR		1068 SQ. FT.
	GARAGE STAIRS		69 SQ. FT.
	MINUS PARKING SPACE EXEMPT		479 SQ. FT.
	STANDARD TOTAL	2400 SQ. FT.	2551 SQ. FT.
	PLUS FRONT PORCH BONUS	219 SQ. FT.	
	GRAND TOTAL	2619 SQ. FT.	2551 SQ. FT.
FLOOR PLATE CALCULATION	LEVEL ASSIGNED TO FLOORPLATE		1414 SQ. FT.
	FRONT 4 SIDE WALL ACCESSORIES		219 SQ. FT.
	TOTAL FLOOR PLATE AREA		1633 SQ. FT.
UPPER FLOOR PLATE LEVEL RATIO		1306.43 SQ. FT.	1067.82 SQ. FT.
HEIGHT CALCULATION	PRINCIPLE STRUCTURE HEIGHT	MAX. 21.50'	21.00'

- NOTES**
- 1 WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 - 2 CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
 - 3 ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE, 2012 EDITION
 - 4 ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF CSA 3.A231 LATEST EDITION.
 - 5 CONCRETE STRENGTH AT 28 DAYS, MIN. 15 MPa, AND 20 MPa FOR FLOORS, AND 32 MPa FOR GARAGE SLABS
 - 6 ALL FRAMING AND NAILING SHALL CONFORM TO B.C.B.C. PART 9 AND DESIGN TO CSA LATEST EDITION.
 - 7 ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
 - 8 WOOD TRUSSES SHALL BE DESIGNED AND SEALED BY P. ENG. REGISTERED IN B.C.
 - 9 ALL PLYWOOD SHALL BE DOUGLAS FIR AND CONFORM TO CSA O121 LATEST EDITION.
 - 10 ALL NEW WINDOWS, DOORS AND SKYLIGHTS AND THEIR INSTALLATION SHALL COMPLY WITH NEW NAFS STANDARDS AND SPECIFICATIONS (9.7.4 B.C.B.C. 2012 EDITION)
 - 11 THE OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
 - 12 ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.

COMPLIANCE PATH CHOSEN:

PERSCRPTIVE METHOD AS PER SECTION 9.36.2-9.36.4 of BCBC

HEATING:

IN-FLOOR RADIANT HEAT SYSTEM WITH HRV FOR VENTILATION (PASSIVE AIR INLET FOR SECONDARY SUITE)

CLIMATE ZONE 4

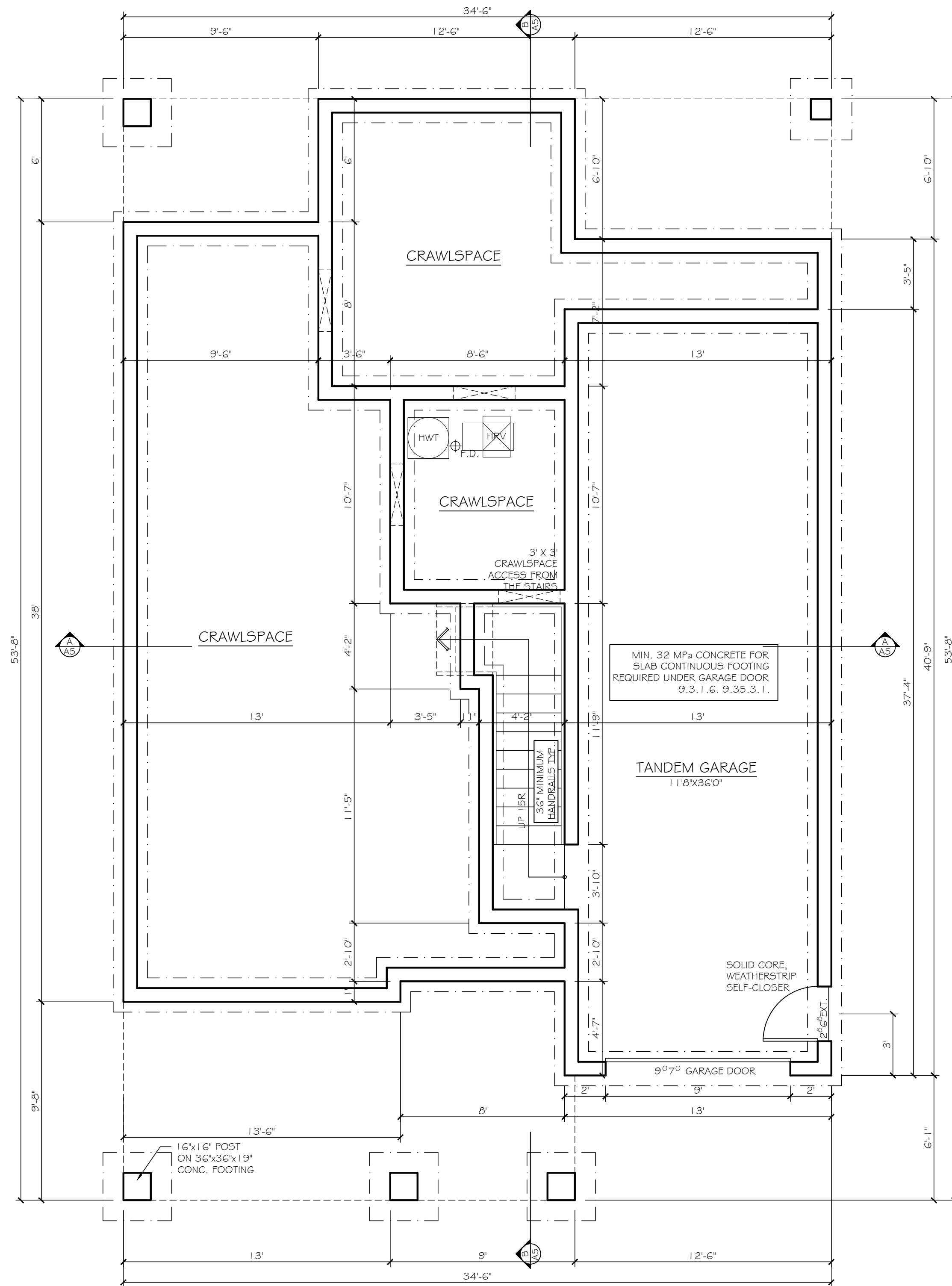
THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.

TOORA HOME PLANS

TEL: (604) 951-4343 ADDRESS: 12968 - 107th AVE
 FAX: (604) 951-4373 EMAIL: toorahomes@gmail.com SURREY, B.C. V3T 2E9

PROPOSED SINGLE FAMILY DWELLING
 264 HUME STREET
 NEW WESTMINSTER, B.C.

TITLE:	SITE PLAN	AI
SCALE:	1/8" = 1'	
DATE:	FEB/2022	
DESIGNER:	RAJ TOORA	
DRAWN BY:		



CRAWLSPACE
SCALE: 1/4" = 1'

GARAGE AREA	479 SQ. FT.
GARAGE STAIRS AREA	69 SQ. FT.



FRONT ELEVATION
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'

COMPLIANCE PATH CHOSEN:

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PROPOSED SINGLE FAMILY DWELLING
264 HUME STREET
NEW WESTMINSTER, B.C.

TITLE:	FLOOR PLANELEVATIONS
SCALE:	1/4" = 1' DESIGNER: RAJ TOORA
DATE:	FEB/2022 DRAWN BY:

COMPLIANCE PATH CHOSEN:

PERSCRPTIVE METHOD AS PER SECTION 9.36.2-9.36.4 of BCBC

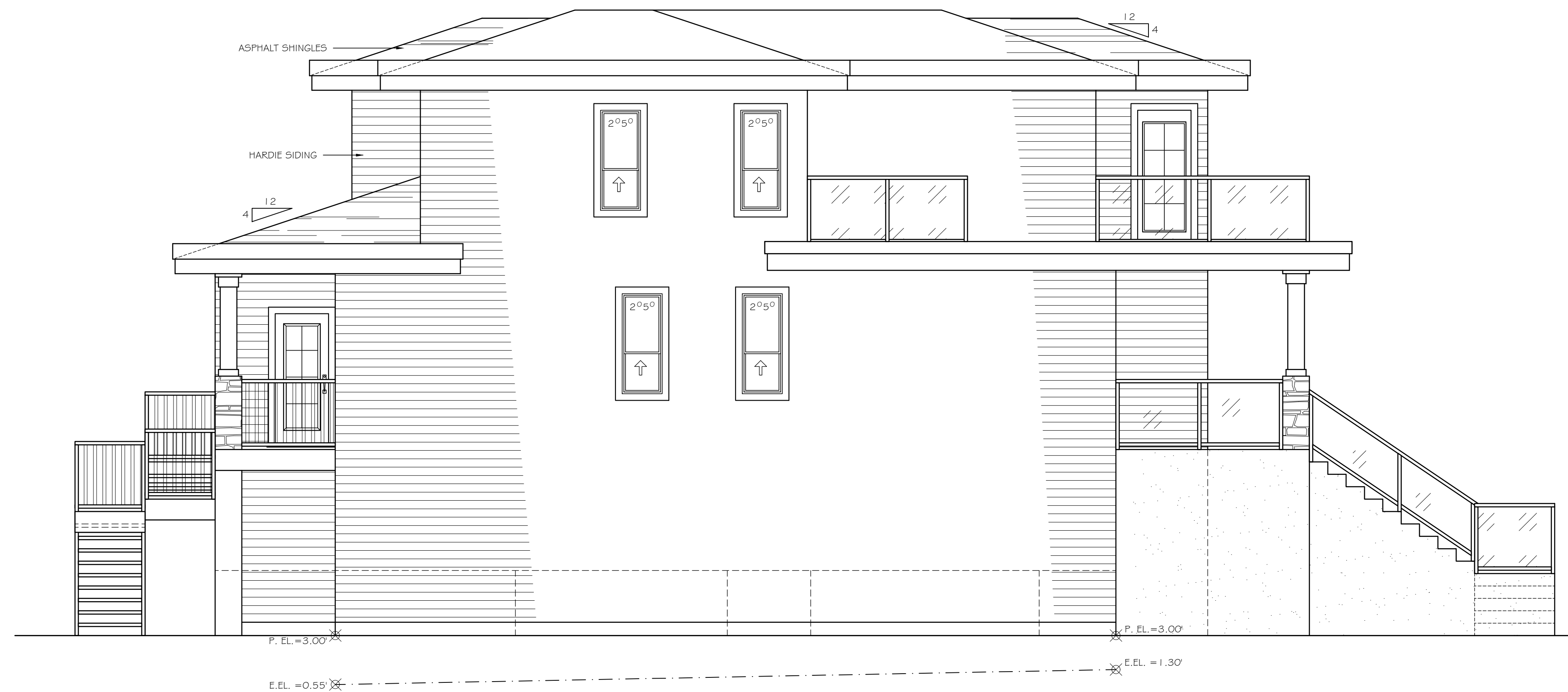
HEATING:

IN-FLOOR RADIANT HEAT SYSTEM WITH HRV FOR VENTILATION
(PASSIVE AIR INLET FOR SECONDARY SUITE)



RIGHT ELEVATION
SCALE: 1/4" = 1'

LIMITING DISTANCE	5.81'
TOTAL EXPOSED WALL AREA	1165 SQ. FT.
PERMITTED OPENING (7.5%)	87 SQ. FT.
PROPOSED OPENING	82.0 SQ. FT.



LEFT ELEVATION
SCALE: 1/4" = 1'

LIMITING DISTANCE	6.15'
TOTAL EXPOSED WALL AREA	885 SQ. FT.
PERMITTED OPENING (9.0%)	80 SQ. FT.
PROPOSED OPENING	40.0 SQ. FT.

CLIMATE ZONE 4

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PROPOSED SINGLE FAMILY DWELLING
262 HUME STREET
NEW WESTMINSTER, B.C.

TITLE:	RIGHT AND LEFT ELEVATIONS
SCALE:	1/4" = 1'
DATE:	FEB/2022
DESIGNER:	RAJ TOORA
DRAWN BY:	

