

	RQ-1 ZONING		
LOT AREA		4081.73 SQ. FT.	(379.20m²)
		PERMITTED	PROPOSED
YARDS			
	FRONT	7.57'	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 & 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'

SCALE: 1/8"- 1 '

NOTES

- 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.A23 I 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 0121 LATEST EDITION.
- 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)
- I I THE OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
- I 2 ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.

COMPLIANCE PATH CHOSEN:

PERSCRIPTIVE 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

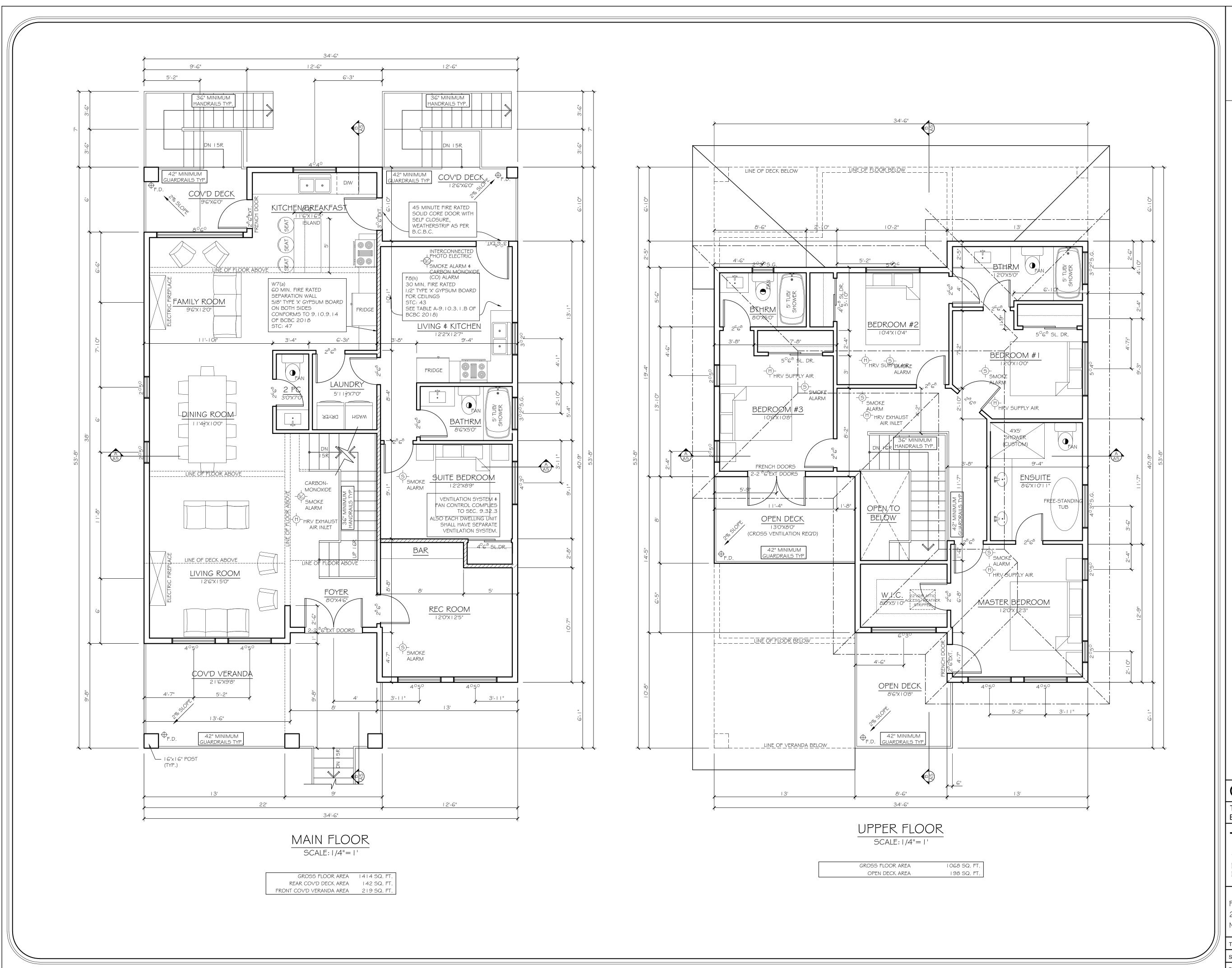
TEL: (604) 951-4343 FAX: (604) 951-4373

ADDRESS: 12968 - 107th AVE EMAIL: toorahomes@gmail.com SURREY, B.C. V3T 2E9

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

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

А



COMPLIANCE PATH CHOSEN:

PERSCRIPTIVE 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 FAX: (604) 951-4373 EMAIL: toorahomes@gmail.com SURREY, B.C. V3T 2E9

ADDRESS: 12968 - 107th AVE

A2

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

TITLE:	MAIN & UPPER FLO	OR PLANS	
SCALE:	/4": '	DESIGNER:	RAJ TOORA
DATE:	FEB/2022	DRAWN BY:	





COMPLIANCE PATH CHOSEN:

PERSCRIPTIVE 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.

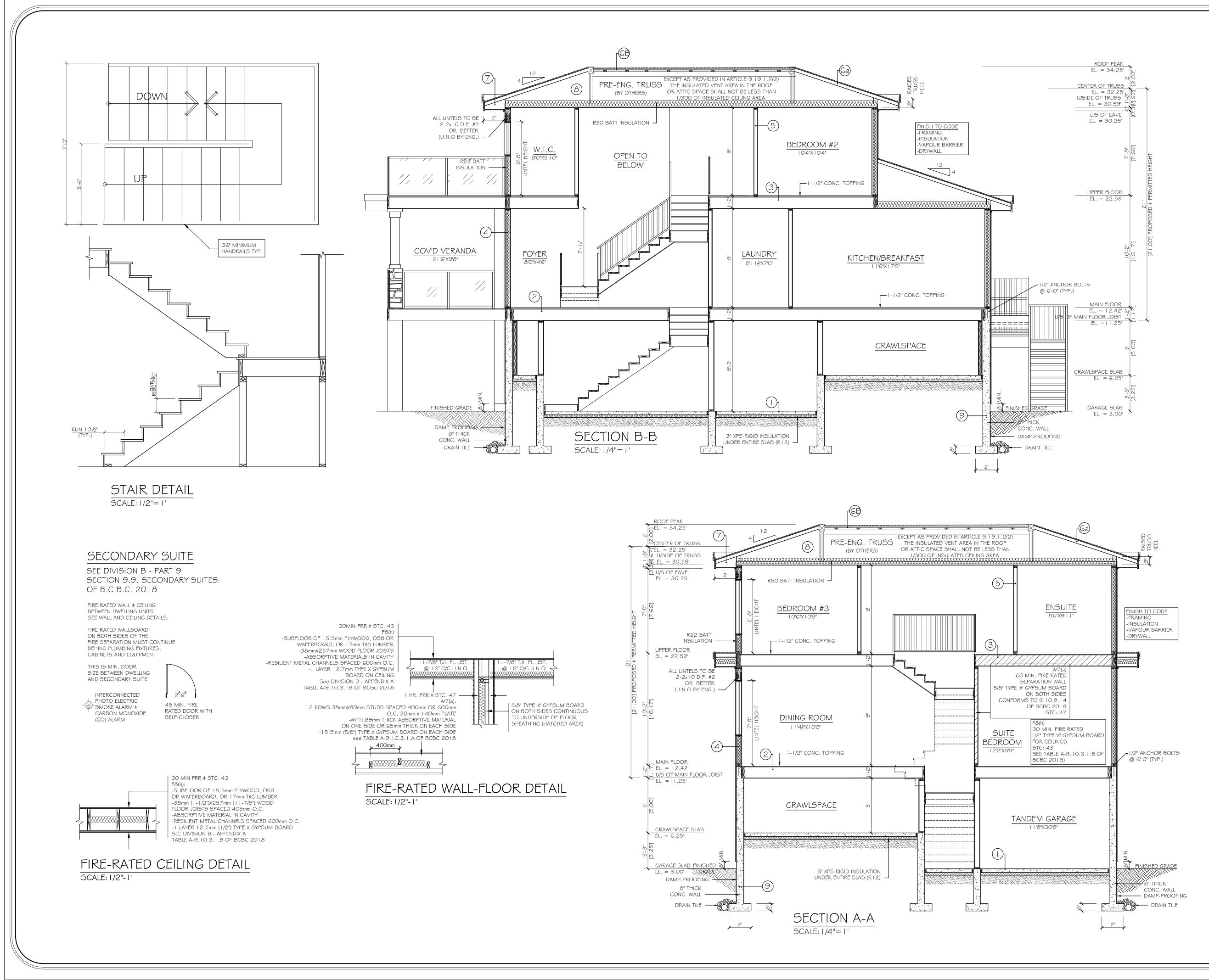
TOORA HOME PLANS

TEL: (604) 951-4343ADDRESS:FAX: (604) 951-437312968 - 107th AVEEMAIL: toorahomes@gmail.comSURREY, B.C. V3T 2E9

A4

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

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



	COMPLIANCE	PA	TH CHOSEN:
	PERSCRIPTIVE I SECTION 9.36.2	2-9.3	36.4 of BCBC
	IN-FLOOR RADIAN	T HE	AT SYSTEM WITH
	HRV FOR (PASSIVE AIR INLET I		
	CONSTRUCTION	SPE I	ECIFICATIONS TRUSS ROOF
ļ	BASEMENT SLAB -4" CONC. SLAB -6"XG" WELDED WIRE MESH -6 MIL. POLY VAPOR BARRIER -6" MIN. COMPACTED SAND (TYP.)	Ga	-ASPHALT SHINGLE -BUILDING PAPER -5/8" T&G PLYWOOD SHEATHING -PRE-ENGINEERED TRUSSES @24" O/C (SEE TRUSS LAYOUT) -R40 BATT INSULATION -GMIL. POLY VAPOR BARRIER -5/8" G.W.B.
2	MAIN FLOOR -1 ^J / ₂ " CONC. TOPPING -5/8" T¢G PLYWOOD SUBFLOOR GLUED ¢ SCREWED -1 1-7/8" TJI FL. JST. @ 16" O/C (U.N.O.) -2x2 CROSS-BRIDGING @ 7' O/C MAX. -1/2" G.W.B.	66	FLAT ROOF -TORCH-ON ROOF -BUILDING PAPER -5/8" T&G PLYWOOD SHEATHING - I X4 CROSS PURLINS -PRE-ENGINEERED TRUSSES @24" O/C (SEE TRUSS LAYOUT) -R40 BATT INSULATION -GMIL. POLY VAPOR BARRIER -5/8" G.W.B.
3	UPPER FLOOR -1 ¹ / ₂ " CONC. TOPPING -5/8" T&G PLYWOOD SUBFLOOR GLUED & SCREWED -11-7/8" TJI FL. JST. @ 16" O/C (U.N.O.) -2x2 CROSS-BRIDGING @ 7' O/C MAX. -1/2" G.W.B.	7	EAVES -INTEGRAL GUTTER SYSTEM -2x10 FASCIA BOARD -2x4 BACK NAILER -METAL SOFFIT WITH 2" CONT. SCREEN VENT
4	EXTERIOR WALLS -STONE & HARDIE SIDING -2 LAYERS 30 MIL. BUILDING PAPER -3/4" AIR GAP -PRE-PAINTED METAL FLASHING - 1/2" EXT. GRADE PLYWOOD SHEATHING	8	ATTIC VENTILATION -2' BAFFLE CLEARANCE WITH INSULATION STOPS
	-2X6 STUDS @ 16" o/c (U.N.O.) -R20 BATT INSULATION -6 MIL. POLY VAPOR BARRIER -1/2" G.W.B.	9	FOUNDATION -SEE FOUNDATION DETAIL
5	INTERIOR PARTITIONS -1/2" G.W.B. BOTH SIDES (U.N.O.) -2X4 STUDS @ 16" O/C (U.N.O.)	10	GARAGE SLAB - TORCH ON ROOFING - I 2" SUSPENDED CONC. SLAB -4.6" CLOSED CELL SPRAYFOAM -32mm x 32mm METAL FURRING - I/2" G.W.B.
C	LIMATE ZON	ΕZ	1
TH	LIMATE ZON SEE PLANS CONFORM TO DUILDING CODE 2018.		
THI B.C T TE FA	ESE PLANS CONFORM TO DE 2018. OORA HON L: (604) 951-4343		QUIREMENTS IN THE PLANS ADDRESS: 12968 - 107th AVE
THI B.C TE FA EN PRO 26 NEV	ESE PLANS CONFORM TO . BUILDING CODE 2018. OORA HON L: (604) 951-4343 X: (604) 951-4373 IAIL: toorahomes@gmail.c DPOSED SINGLE FAMILY E 2 HUME STREET W WESTMINSTER, B.C.	0 RE(1E	QUIREMENTS IN THE PLANS ADDRESS: 12968 - 107th AVE SURREY, B.C. V3T 2E9
THI B.C TE FA EN PR(26)	ESE PLANS CONFORM TO DUILDING CODE 2018. OORA HON L: (604) 951-4343 X: (604) 951-4373 AIL: toorahomes@gmail.c DPOSED SINGLE FAMILY E 2 HUME STREET W WESTMINSTER, B.C. E: SECTIONS AND DETAILS	O REG	QUIREMENTS IN THE PLANS ADDRESS: 12968 - 107th AVE SURREY, B.C. V3T 2E9 LING