

SITE PLAN
SCALE: 1/8" = 1'

RQ-1 ZONING			
LOT AREA		4081.73 SQ. FT.	(379.20m ²)
YARDS		PERMITTED	PROPOSED
	FRONT	17.57'	23.77'
	REAR	17.57'	17.60'
	LEFT SIDE	5.81'	6.15'
	RIGHT SIDE	5.81'	5.81'
PRINCIPLE BUILDING SITE COVERAGE		1428.61 SQ. FT.	1429 SQ. FT.
ACCESSORY STRUCTURE SITE COVERAGE	MAIN FLOOR FRONT VERANDA		*****
	MAIN FLOOR SIDE DECK		0 SQ. FT.
	REAR DECK		*****
	DETACHED GARAGE		0 SQ. FT.
FLOOR AREA	GARAGE	225 SQ. FT.	*****
	MAIN FLOOR		*****
	UPPER FLOOR		*****
	GARAGE STAIRS		*****
	MINUS PARKING SPACE EXEMPT		*****
	STANDARD TOTAL	2400 SQ. FT.	*****
	PLUS FRONT PORCH BONUS		*****
	GRAND TOTAL		*****
FLOOR PLATE CALCULATION	LEVEL ASSIGNED TO FLOORPLATE		*****
	FRONT 4 SIDE WALL ACCESSORIES		*****
	TOTAL FLOOR PLATE AREA		*****
UPPER FLOOR PLATE LEVEL RATIO		*****	*****
HEIGHT CALCULATION	PRINCIPLE STRUCTURE HEIGHT	MAX. 21.50'	21.00'

- NOTES**
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 - CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
 - ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE; 2012 EDITION
 - ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF CSA 3.A23.1 LATEST EDITION.
 - CONCRETE STRENGTH AT 28 DAYS, MIN. 15 MPa, AND 20 MPa FOR FLOORS, AND 32 MPa FOR GARAGE SLABS
 - ALL FRAMING AND NAILING SHALL CONFORM TO B.C.B.C. PART 9 AND DESIGN TO CSA LATEST EDITION.
 - ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
 - WOOD TRUSSES SHALL BE DESIGNED AND SEALED BY P. ENG. REGISTERED IN B.C.
 - ALL PLYWOOD SHALL BE DOUGLAS FIR AND CONFORM TO CSA 012.1 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)
 - THE OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
 - 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

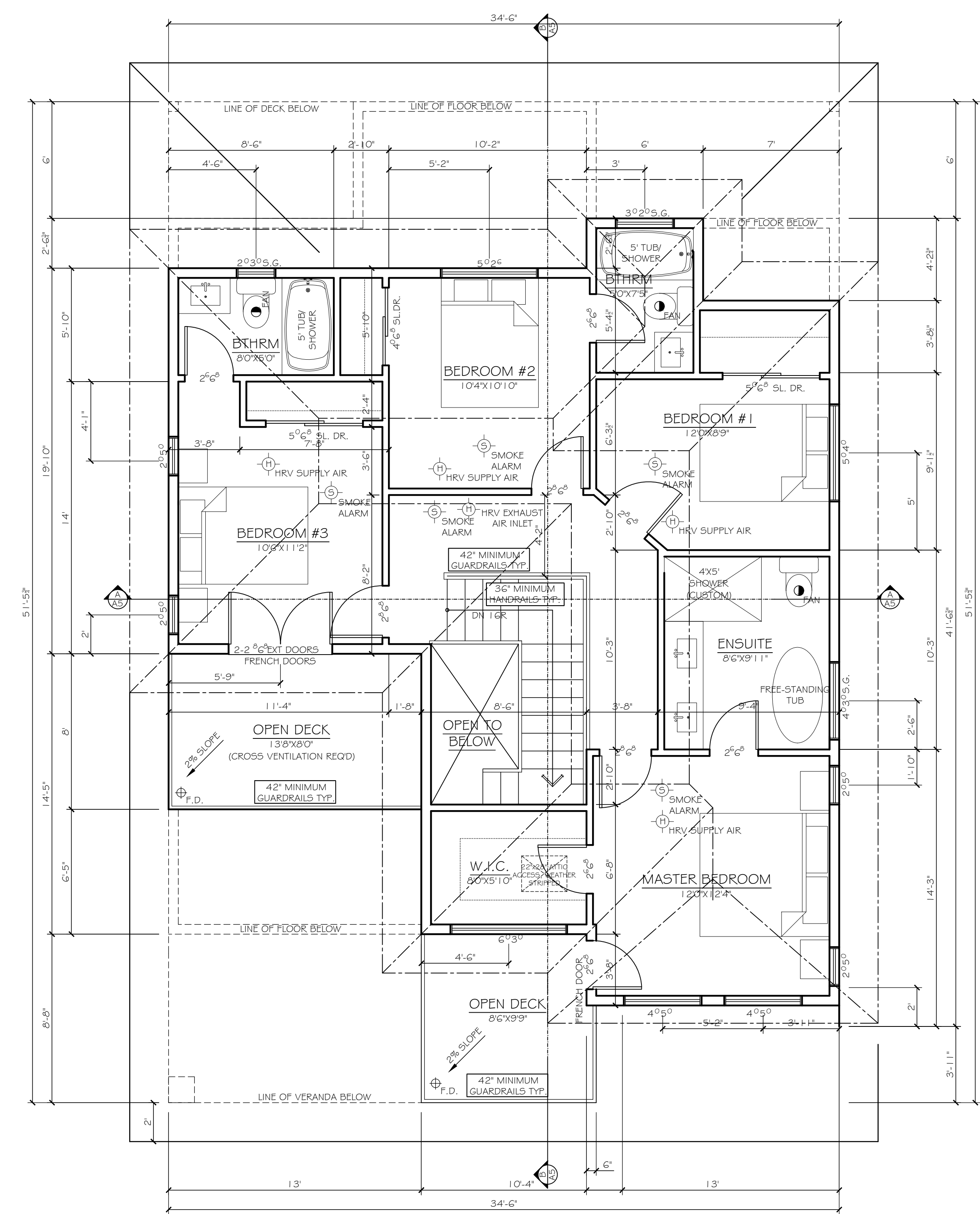
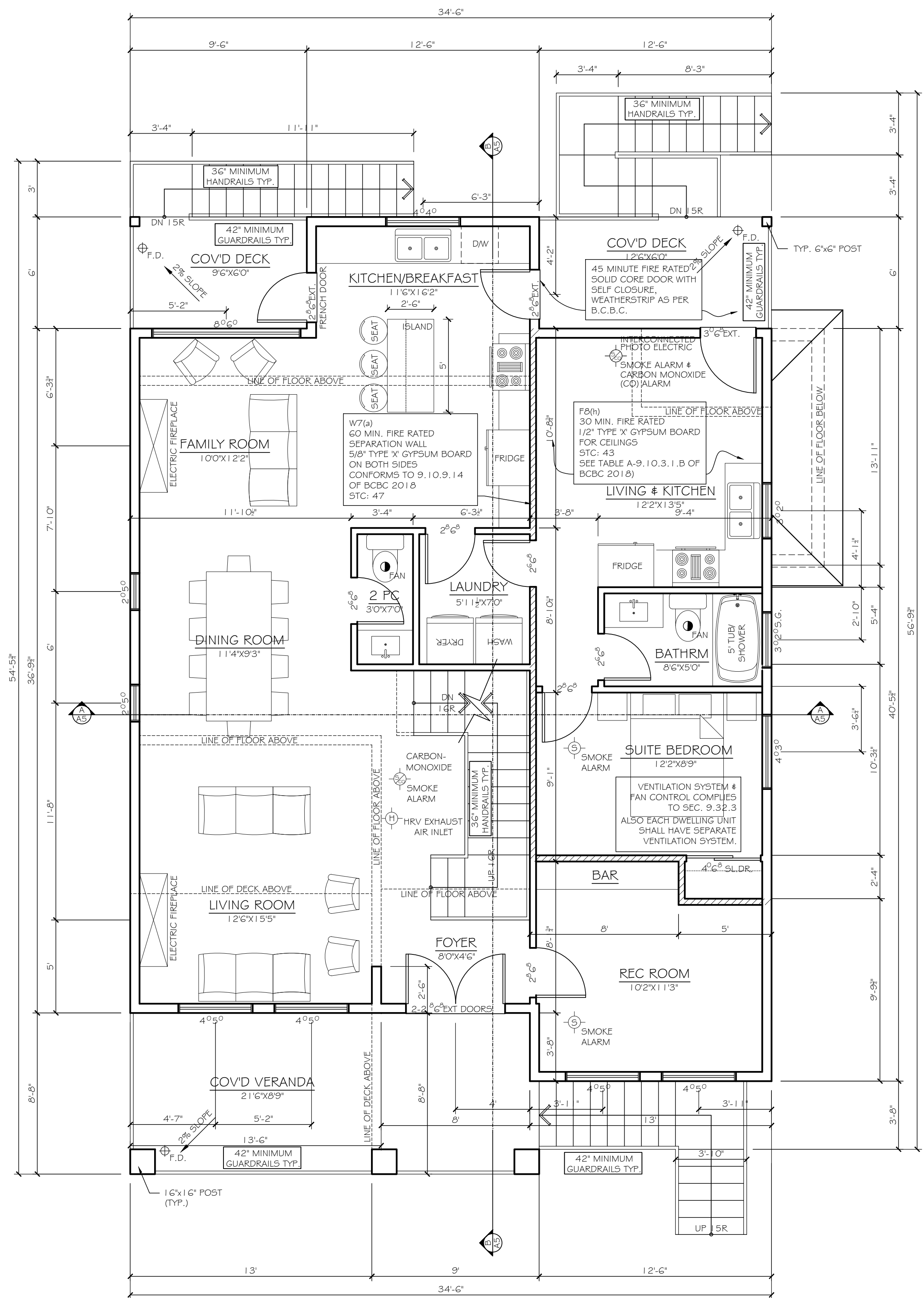
TEL: (604) 951-4343 ADDRESS: 12968 - 107th AVE
 FAX: (604) 951-4373 SURREY, B.C. V3T 2E9
 EMAIL: toorahomes@gmail.com

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

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



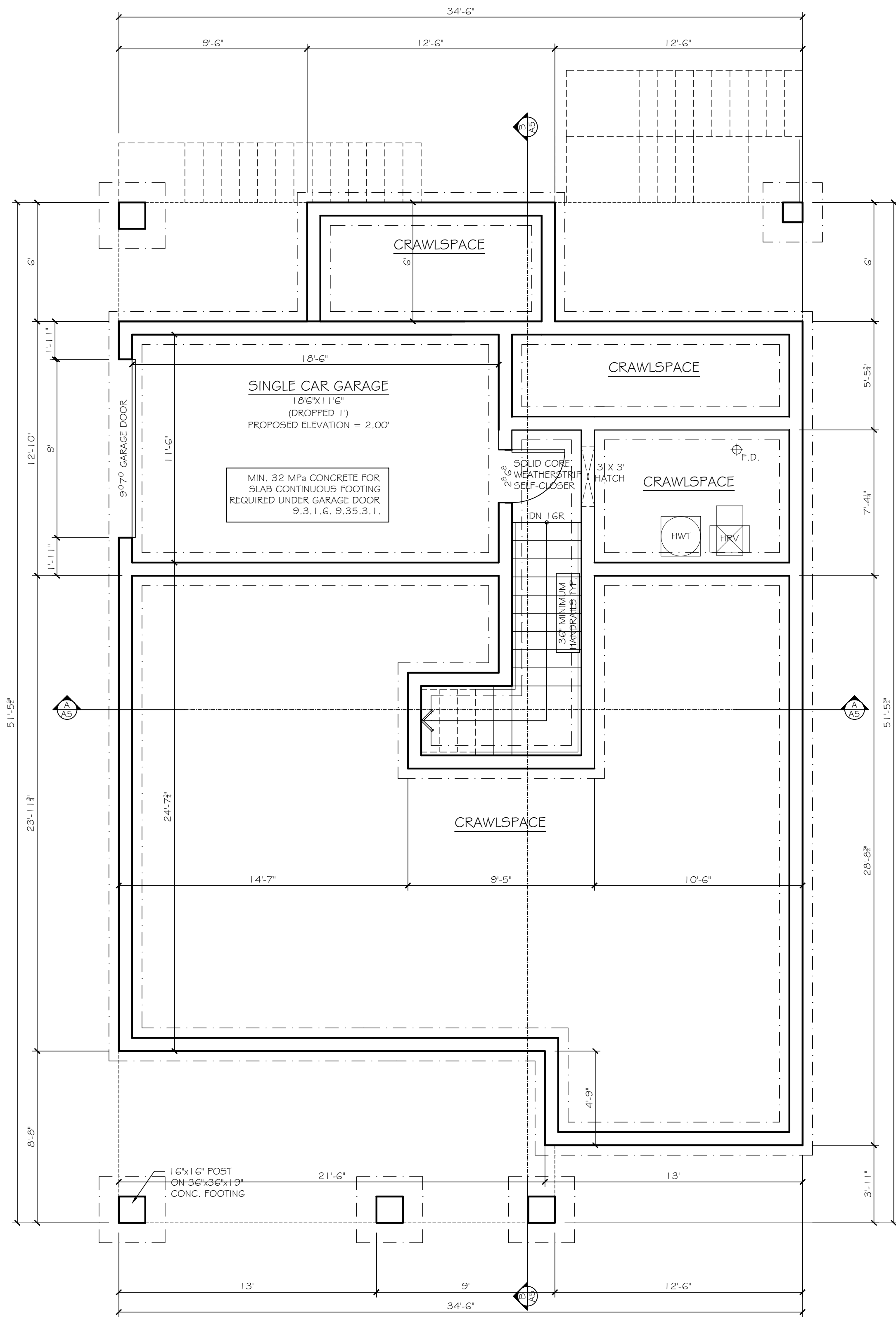
CLIMATE ZONE 4
 THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.

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

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

TITLE:	MAIN AND UPPER FLOOR PLANS	
SCALE:	1/4" = 1'	DESIGNER: RAJ TOORA
DATE:	FEB/2022	DRAWN BY:

A2



CRAWLSPACE
SCALE: 1/4" = 1'

GARAGE AREA	255 SQ. FT.
GARAGE STAIRS AREA	73 SQ. FT.



FRONT ELEVATION
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'

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)

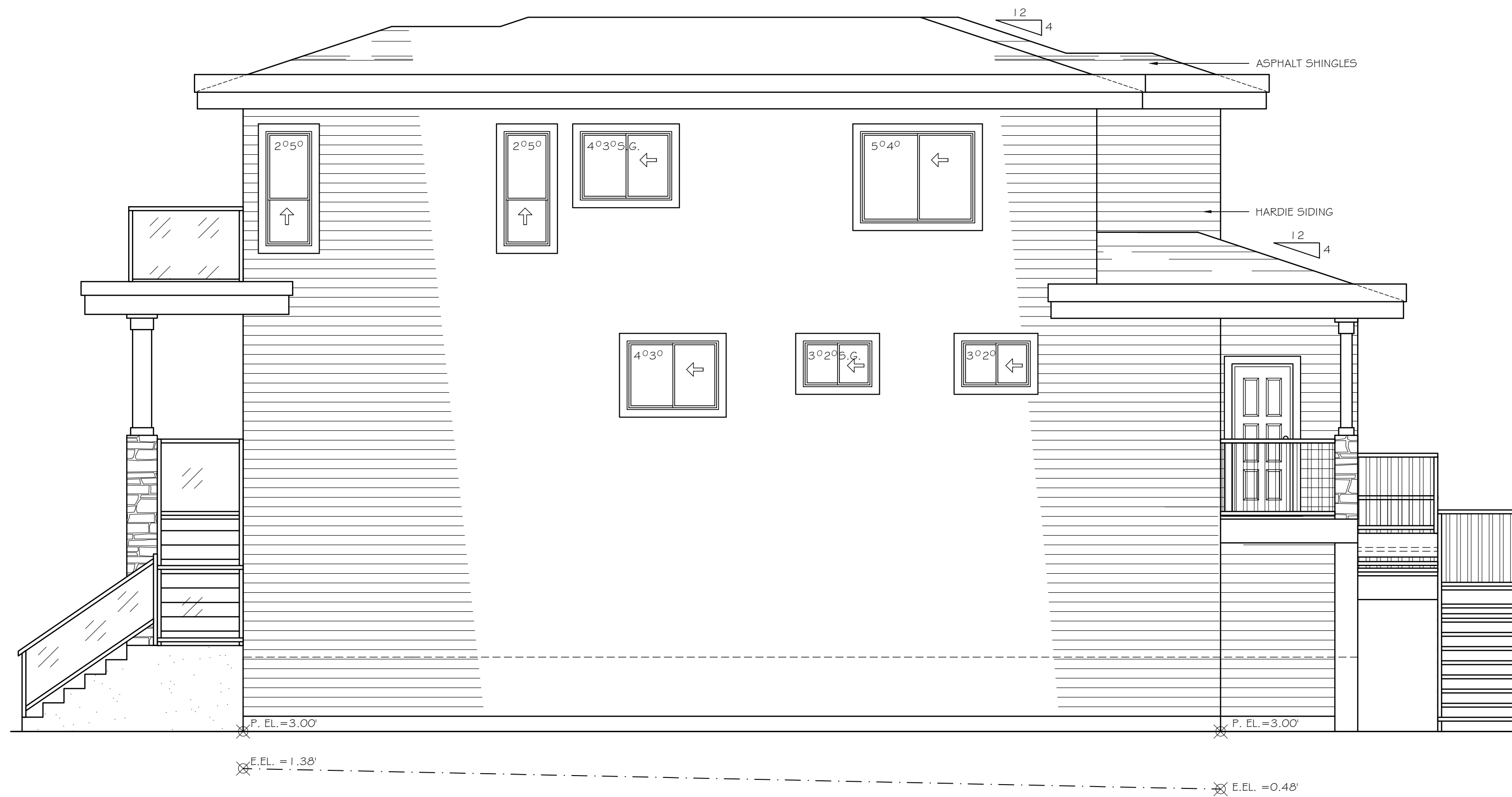
CLIMATE ZONE 4	
THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.	
TOORA HOME PLANS	
TEL: (604) 951-4343	ADDRESS: 12968 - 107th AVE
FAX: (604) 951-4373	SURREY, B.C. V3T 2E9
EMAIL: toorahomes@gmail.com	
PROPOSED SINGLE FAMILY DWELLING 262 HUME STREET NEW WESTMINSTER, B.C.	
TITLE: CRAWLSPACE PLAN, FRONT AND REAR ELEVATIONS	A3
SCALE: 1/4" = 1'	
DATE: FEB/2022	
DESIGNER: RAJ TOORA	
DRAWN BY:	

COMPLIANCE PATH CHOSEN:

PERSCRPTIVE METHOD AS PER SECTION 9.36.2-9.36.4 of BCBC

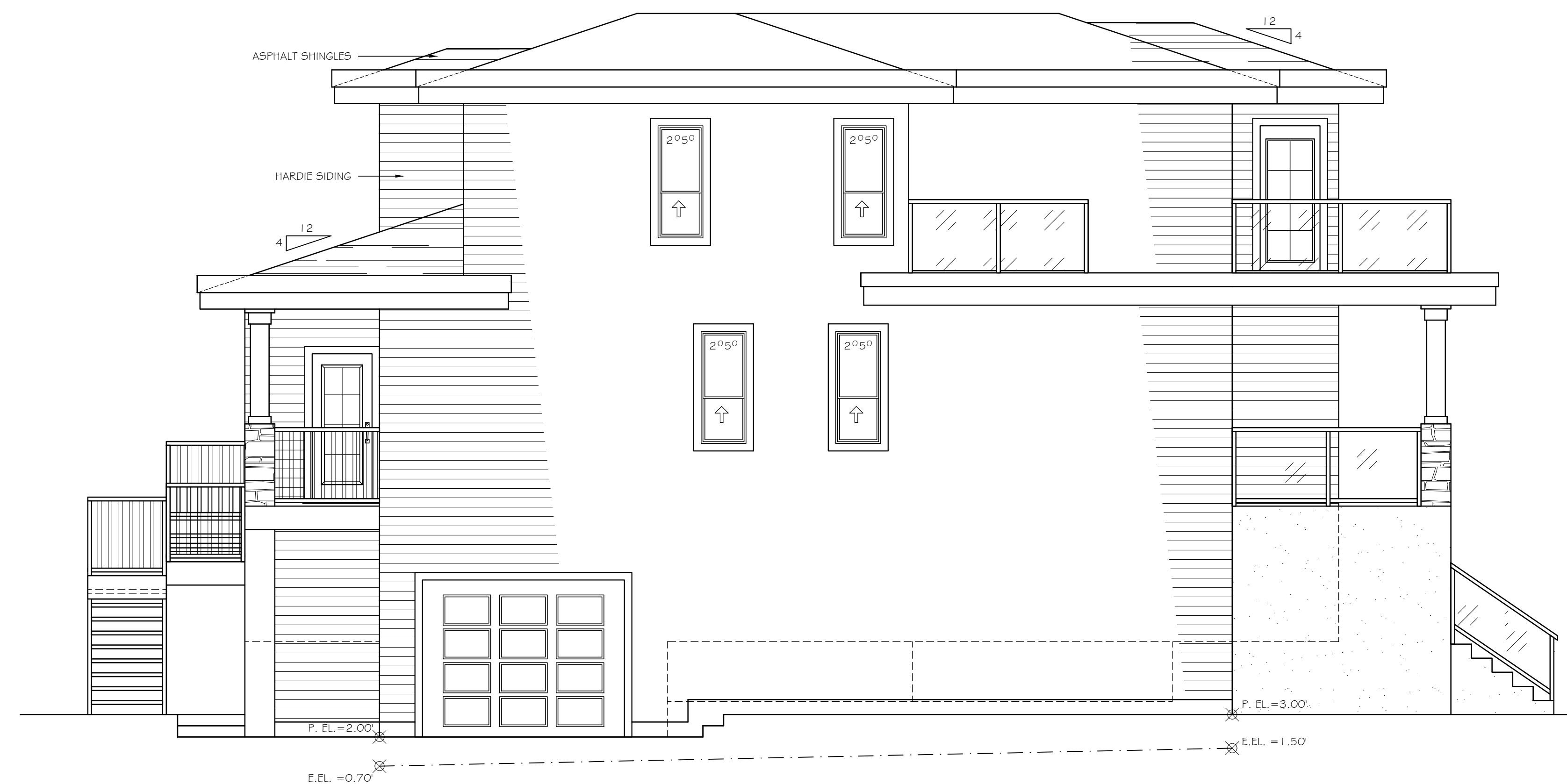
HEATING:

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	1115 SQ. FT.
PERMITTED OPENING (7.5%)	84 SQ. FT.
PROPOSED OPENING	76.0 SQ. FT.



LEFT ELEVATION
SCALE: 1/4" = 1'

LIMITING DISTANCE	6.15'
TOTAL EXPOSED WALL AREA	905 SQ. FT.
PERMITTED OPENING (9.0%)	81 SQ. FT.
PROPOSED OPENING	40.0 SQ. FT.

CLIMATE ZONE 4

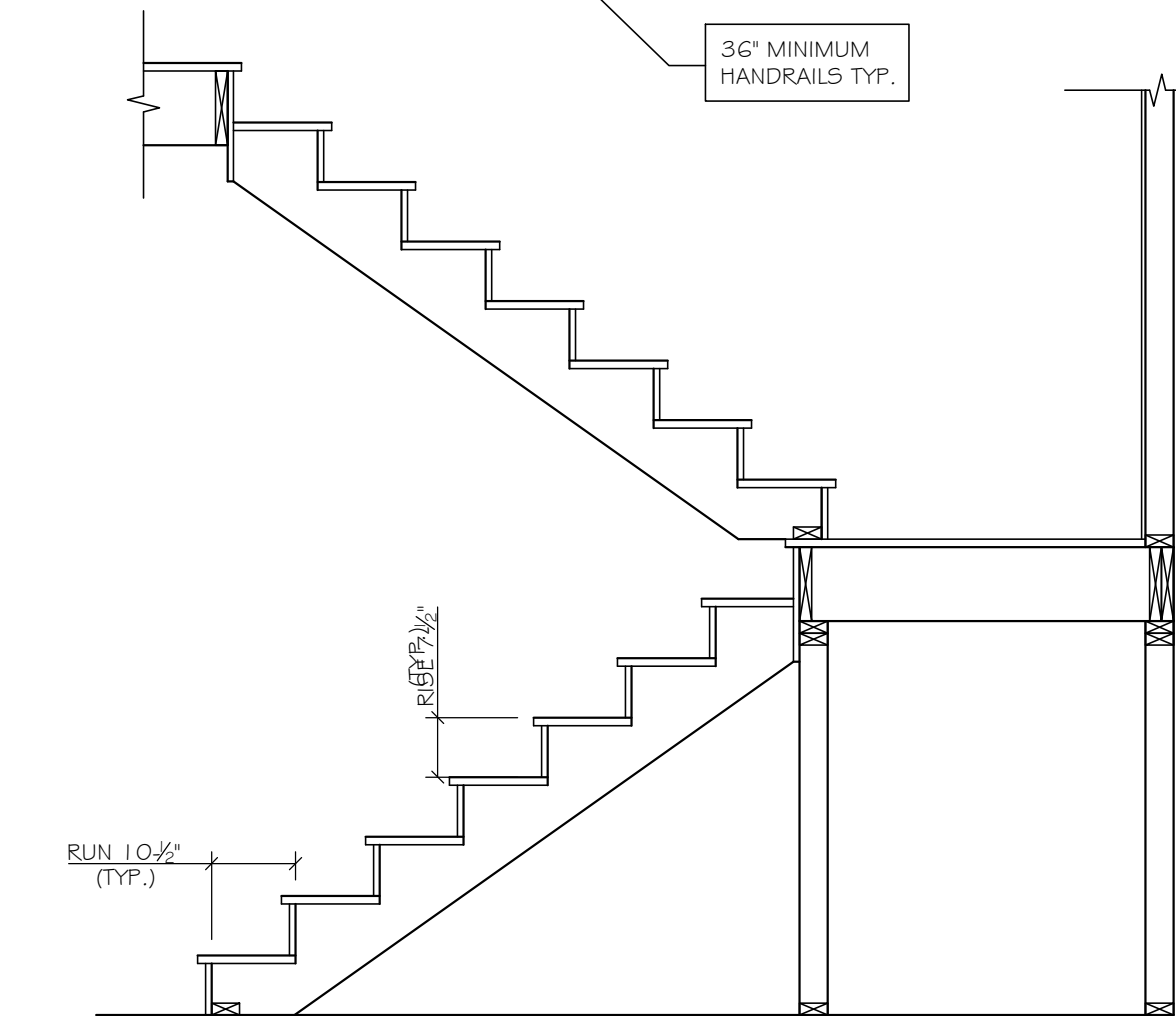
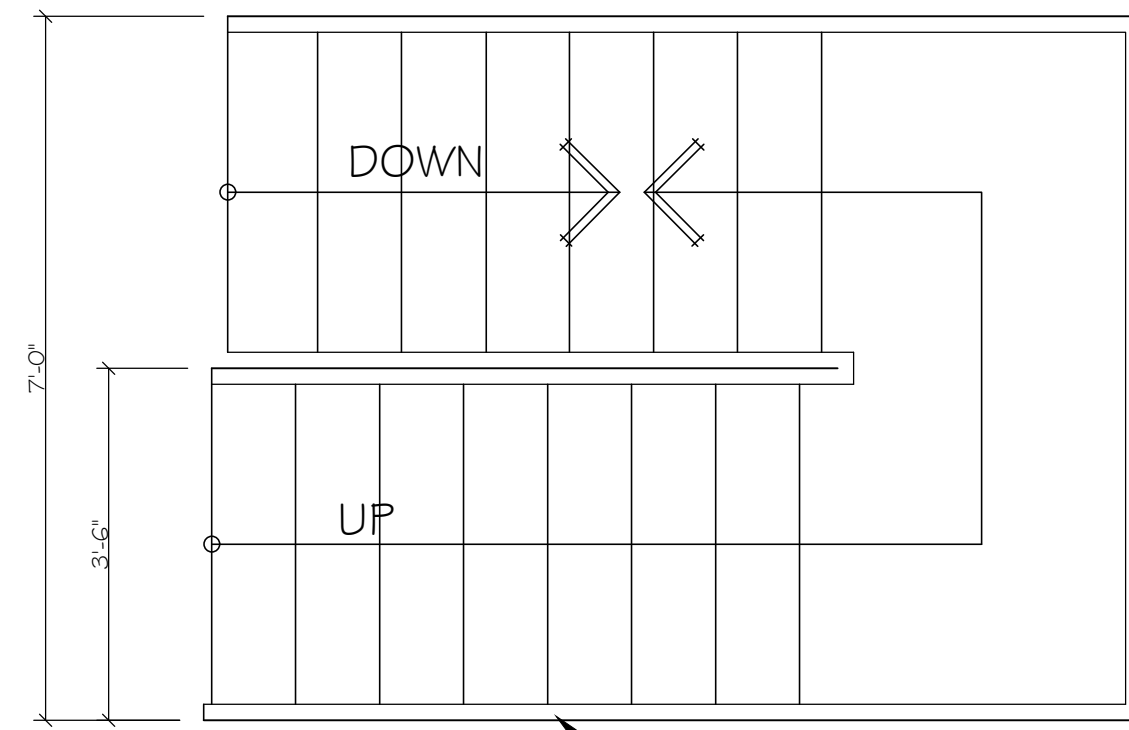
THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.

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
262 HUME STREET
NEW WESTMINSTER, B.C.

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



STAIR DETAIL
SCALE: 1/2" = 1'

SECONDARY SUITE

SEE DIVISION B - PART 9
SECTION 9.9. SECONDARY SUITES
OF B.C.B.C. 2018

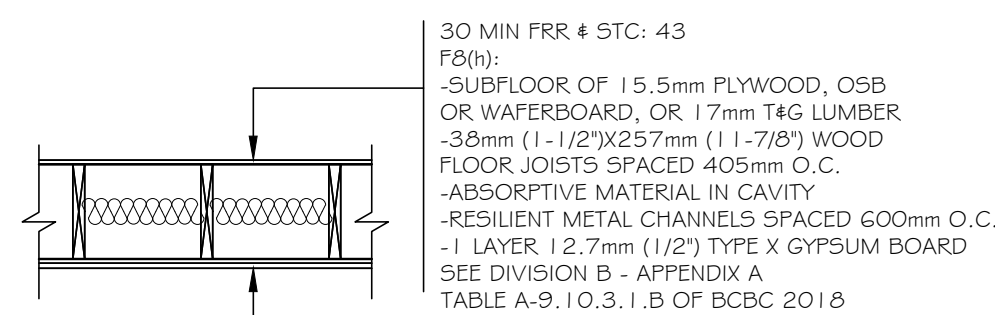
FIRE RATED WALL & CEILING
BETWEEN DWELLING UNITS
SEE WALL AND CEILING DETAILS.

FIRE RATED WALLBOARD
ON BOTH SIDES OF THE
FIRE SEPARATION MUST CONTINUE
BEHIND PLUMBING FIXTURES,
CABINETS AND EQUIPMENT

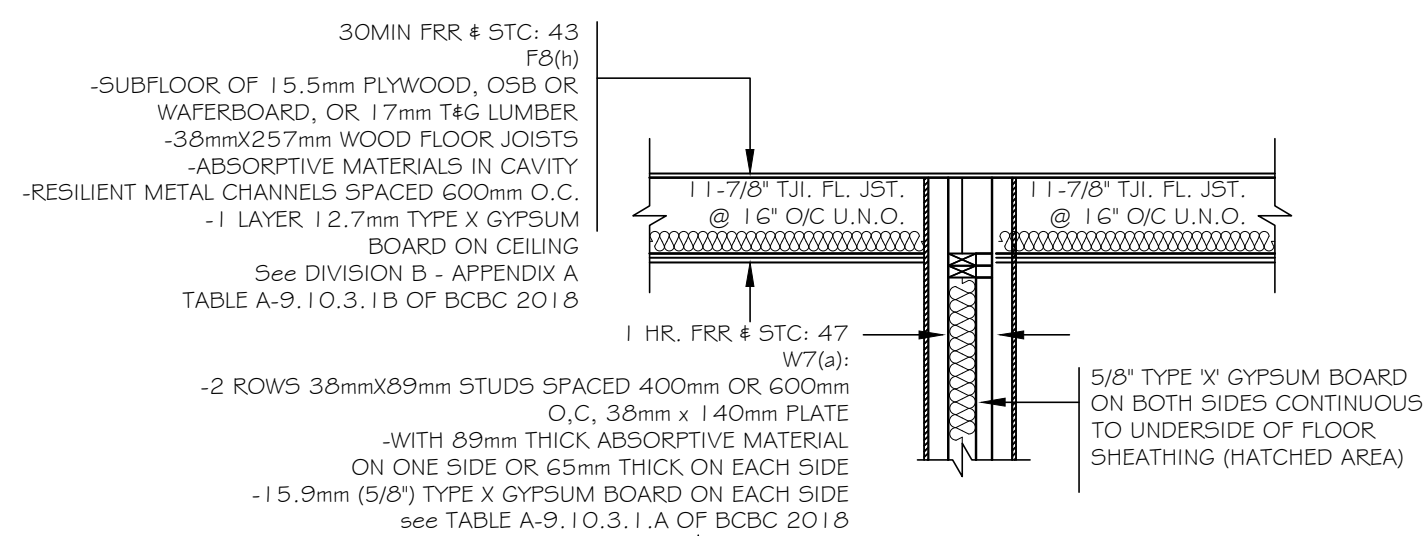
THIS IS MIN. DOOR
SIZE BETWEEN DWELLING
AND SECONDARY SUITE

INTERCONNECTED
PHOTO ELECTRIC
SMOKE ALARM &
CARBON MONOXIDE
(CO) ALARM

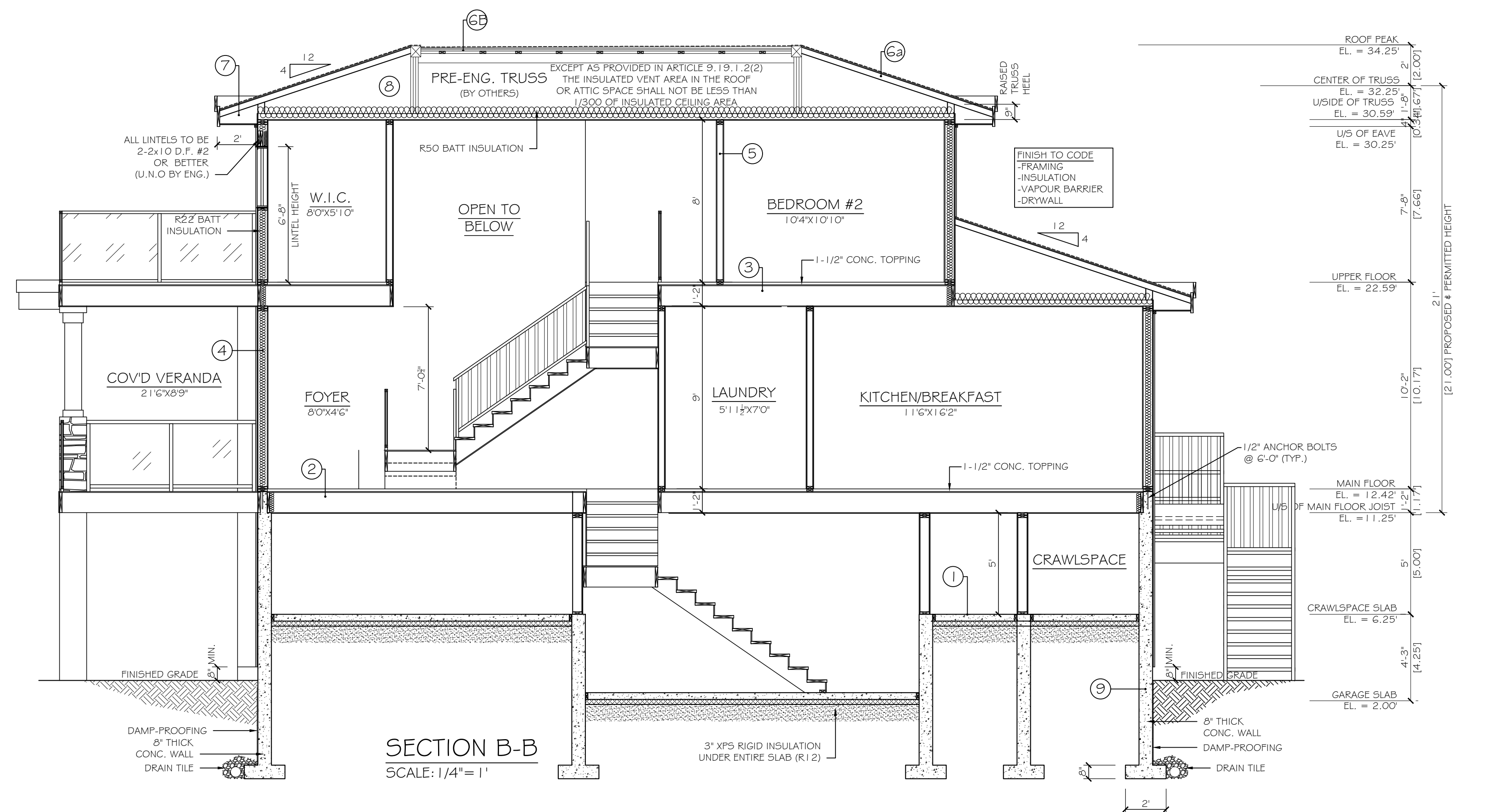
45 MIN. FIRE
RATED DOOR WITH
SELF-CLOSER



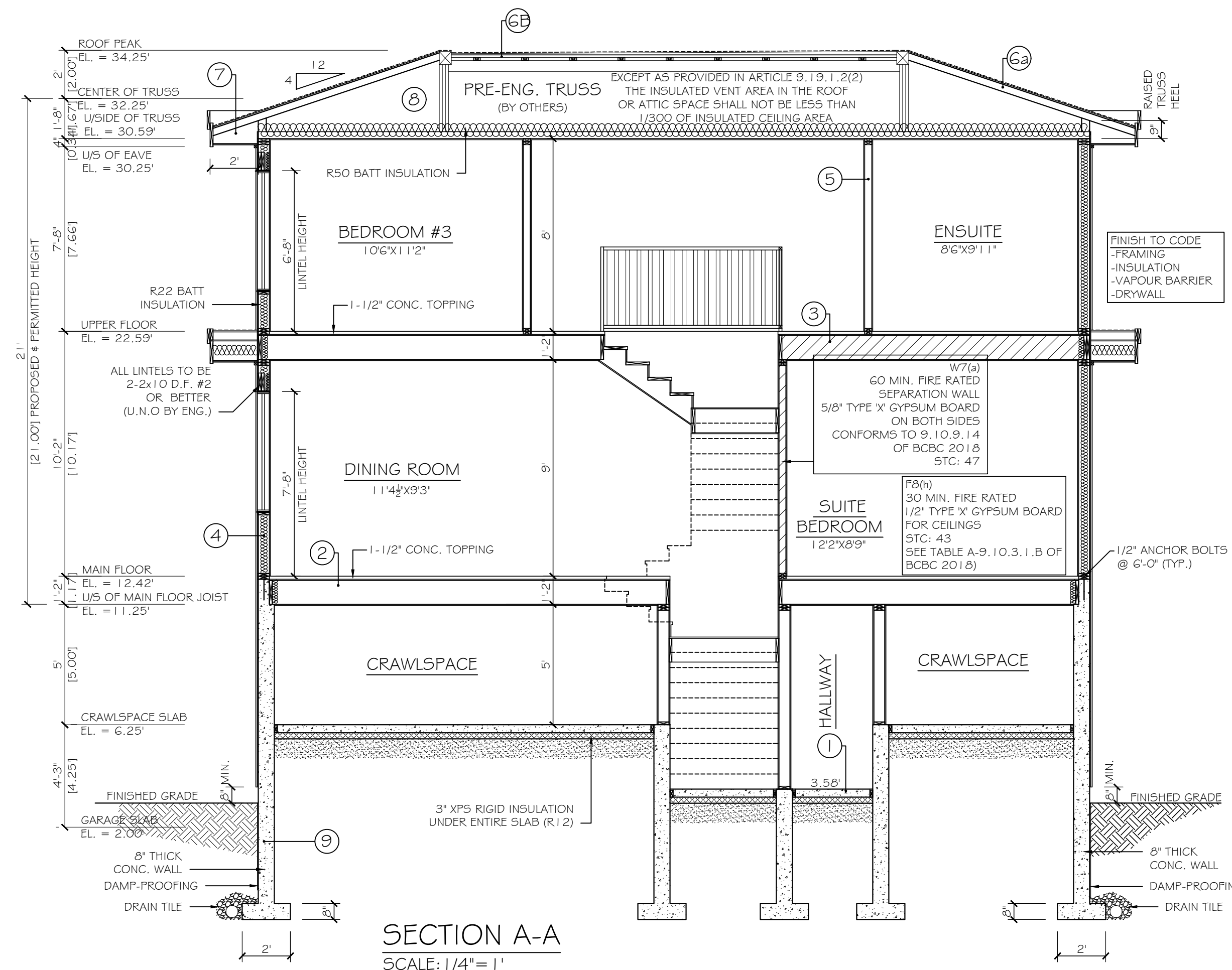
FIRE-RATED CEILING DETAIL
SCALE: 1/2" = 1'



FIRE-RATED WALL-FLOOR DETAIL
SCALE: 1/2" = 1'



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



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

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)

CONSTRUCTION SPECIFICATIONS

1	BASEMENT/CRAWLSPACE SLAB -4" CONC. SLAB -6"X6" WELDED WIRE MESH -6 MIL. POLY VAPOR BARRIER -6" MIN. COMPACTED SAND (TYP.)	6a	TRUSS ROOF -ASPHALT SHINGLE -BUILDING PAPER -5/8" T&G PLYWOOD SHEATHING -PRE-ENGINEERED TRUSSES @24" O.C. (SEE TRUSS LAYOUT) -R40 BATT INSULATION -6MIL. POLY VAPOR BARRIER -5/8" G.W.B.
2	MAIN 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.	6b	FLAT ROOF -TORCH-ON ROOF -BUILDING PAPER -5/8" T&G PLYWOOD SHEATHING -1X4 CROSS PURLINS -PRE-ENGINEERED TRUSSES @24" O.C. (SEE TRUSS LAYOUT) -R40 BATT INSULATION -6MIL. 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 WALER -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 -2X6 STUDS @ 16" o.c (U.N.O.) -R20 BATT INSULATION -6 MIL. POLY VAPOR BARRIER -1/2" G.W.B.	8	ATTIC VENTILATION -2" BAFFLE CLEARANCE WITH INSULATION STOPPS
5	INTERIOR PARTITIONS -1/2" G.W.B. BOTH SIDES (U.N.O.) -2X4 STUDS @ 16" O.C (U.N.O.)	9	FOUNDATION DETAIL -SEE FOUNDATION DETAIL
		10	GARAGE SLAB -TORCH ON ROOFING -1 1/2" SUSPENDED CONC. SLAB -4" CLOSED CELL SPRAFFOAM -32mm x 32mm METAL FLURRING -1/2" G.W.B.

CLIMATE ZONE 4

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

TOORA HOME PLANS

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

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

TITLE:	SECTIONS AND DETAILS	A5
SCALE:	1/4" = 1'	
DATE:	FEB/2022	
DESIGNER:	RAJ TOORA	
DRAWN BY:		