



CHRISTOPHE VAISSADE
ARCHITECTURE
BUILDING DESIGNER
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13048 13TH AVE

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REV.	DATE	REMARKS
	NOV. 09, 2017	
	DEC. 19, 2017	

CLIENT :	
PROJECT :	13048 13TH AVE, SURREY
CONTENT :	SITE PLAN

DATE :	SEPT 2017
SCALE :	1/16" = 1'-0"
PROJECT No. :	
SHEET No. :	A 1.1
REVISION :	

GENERAL NOTES

1. THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE B.C. BUILDING CODE 2012.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR SAME.
3. ALL WORK SHALL CONFORM TO THE B.C. BUILDING CODE (2012) AND ALL LOCAL MUNICIPAL CODES AND BY-LAWS.
4. CONTRACTOR OR BUILDER TO VERIFY ROUGH OPENINGS OF ALL DOORS, WINDOWS, FITTINGS, APPLIANCES, AND BUILT-IN EQUIPMENT PRIOR TO CONSTRUCTION.
5. SLOPE FINISHED GRADE AWAY FROM THE BUILDING MINIMUM 1/4" / 1'-0" TO PROVIDE ADEQUATE DRAINAGE.
6. CONCRETE STRENGTH SHALL CONFORM TO 9.3.1.6. B.C. BUILDING CODE 2012. CONFIRM WITH STRUCTURAL ENGINEER.
7. ARCHITECTURAL CONCRETE TO BE WELL VENTILATED, CLEAR OF ANY HONEYCOMB AND TO HAVE A SMOOTH EVEN TEXTURED FINISH.
8. CONCRETE SLABS TO BE SEALED IN ACCORDANCE WITH SUBSECTION 9.13.4.7 OF THE B.C. BUILDING CODE (2012 EDITION).
9. ROOF TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS SEALED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO INSTALLATION.
10. ROOF VENTING SHALL BE 1/300 OF INSULATED CEILING SPACE. VENTS SHALL BE UNIFORMLY DISTRIBUTED.
11. WALL PLATES SHALL BE #2 OR BETTER KD SPRUCE. ALL END BEAMS SHALL BE #2 OR BETTER KD SPRUCE. STUDS SHALL CONFORM TO RESIDENTIAL STANDARDS OF THE CURRENT B.C.B.C. CONFIRM WITH STRUCTURAL ENGINEER.
12. FRAMING TO BE ANCHORED WITH 1/2" DIA. ANCHOR BOLTS @ 4'-0" O.C. MAXIMUM OR ANCHOR STRAPS @ 4'-0" O.C. POSTS TO BE ANCHORED WITH METAL POST ANCHORS. CONFIRM WITH STRUCTURAL ENGINEER.
13. DIMENSIONS SHOWN TO THE OUTSIDE OF BUILDING FACE ARE TO THE OUTSIDE FACE OF WALL SHEATHING.
14. DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS. PLACE JOISTS TO SUIT PLUMBING, HEATING, ETC.
15. LINTELS TO BE 2 - 2" X 1" WITH DOUBLE PLATE ON TOP UNLESS NOTED OTHERWISE.
16. ALL WOOD IN CONTACT WITH CONCRETE TO BE DAMP PROTECTED WITH 50# BUILDING FELT.
17. FASTEN ALL GYPSUM WALL BOARD (G.W.B.) IN CONFORMANCE WITH SUB SECTION 9.29.5 OF THE B.C. BUILDING CODE (2012 EDITION).
18. 9.29.5.8 (1) - B.C.B.C. 2012 - FOR SINGLE-LAYER GYPSUM BOARD APPLICATION, NAILS SHALL BE SPACED NOT MORE THAN 180 mm O.C. ON CEILING SUPPORTS AND NOT MORE THAN 200 mm APART ALONG VERTICAL WALL SUPPORTS. EXCEPT THAT NAILS MAY BE SPACED IN PAIRS ABOUT 50 mm APART EVERY 300 mm ALONG SUCH WALL OR CEILING SUPPORTS.
19. 9.29.5.8 B.C.B.C. 2012 - WHERE SINGLE-LAYER GYPSUM BOARD IS APPLIED WITH DRYWALL SCREWS, THE SCREWS SHALL BE SPACED NOT MORE THAN 300 mm O.C. ALONG SUPPORTS, EXCEPT ON VERTICAL SURFACES THE SCREWS MAY BE SPACED NOT MORE THAN 400 mm O.C. WHERE THE SUPPORTS ARE NOT MORE THAN 400 mm O.C.
20. PRE-FAB. GAS FIREPLACE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND TO THE REQUIREMENTS OF THE CANADIAN GAS ASSOCIATION. INSTALL NON-COMBUSTIBLE HEARTH TO MEET THE REQUIREMENTS OF SUBSECTION 9.22.2 OF THE B.C. BUILDING CODE (2012 EDITION). FINISH MATERIALS AS PER OWNERS SPECIFICATIONS.
21. PROVIDE ATTIC ACCESS HATCHES AS PER ARTICLE 9.19.2 OF THE B.C. BUILDING CODE (2012 EDITION). ALL HATCHES TO BE MINIMUM 21" X 23" (545 mm X 580 mm).
22. ELECTRICAL, PLUMBING AND VENTILATION MUST COMPLY WITH ALL RELEVANT CODES AND REGULATIONS IN ALL RESPECTS.
23. EVERY EFFORT HAS BEEN MADE TO CAREFULLY PREPARE THESE DRAWINGS AND AVOID MISTAKES. HOWEVER, THE POSSIBILITY OF HUMAN ERROR DOES EXIST AND THEREFORE THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE STRUCTURAL NOTES AND FLOOR PLANS AND ASSUME RESPONSIBILITY FOR ALL BY USING THE PLANS HE ACCEPTS THAT RESPONSIBILITY.
24. THE SCOPE OF THIS HOME DESIGN DOES NOT ALLOW FOR SITE CONDITIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE RESIDENCE. IT IS HIGHLY ADVISED THAT THE CONTRACTOR AND/OR OWNER ENGAGE THE SERVICES OF A PROFESSIONAL STRUCTURAL ENGINEER TO FULLY ASSES THE ABILITY OF THE STRUCTURE TO HANDLE ALL THE LOADS TO WHICH IT MAY COME IN CONTACT WITH. THE DESIGNER HAS NEITHER THE LEGAL ABILITY OR THE RESPONSIBILITY TO COUNSEL THE OWNER IN THIS REGARD.

SITE INFO

LEGAL DESCRIPTION

PLAN OF LOT 1,
SECTION 8, TOWNSHIP 1, N.W.D. PLAN BCP 42201

ZONE R1
CIVIC ADDRESS
13048 13 AVENUE
SURREY, B.C.

SITE AREA

14, 441 S.F.

SITE COVERAGE

ALLOWABLE : 23% (3,321 S.F.)
PROPOSED : 22% (3,153 S.F.)

FLOOR AREA RATIO

ALLOWABLE : $(0.6 \times 6000) + (0.35 \times 8415) = 6,545 \text{ S.F.}$
PROPOSED : 4,320 S.F.

FLOOR AREA

4TH LEVEL : 1,003 S.F.
3RD LEVEL : 1,623 S.F.
2ND LEVEL : 1,694 S.F.
TOTAL AREA : 4,320 S.F.
TOTAL BASEMENT FLOOR AREA : 1,694 S.F.

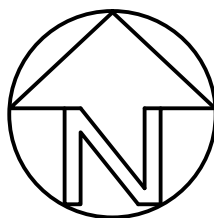
BUILDING HEIGHT

ALLOWABLE : 29.5 (9.0 m)
PROPOSED : 35.04 (10.68 m)

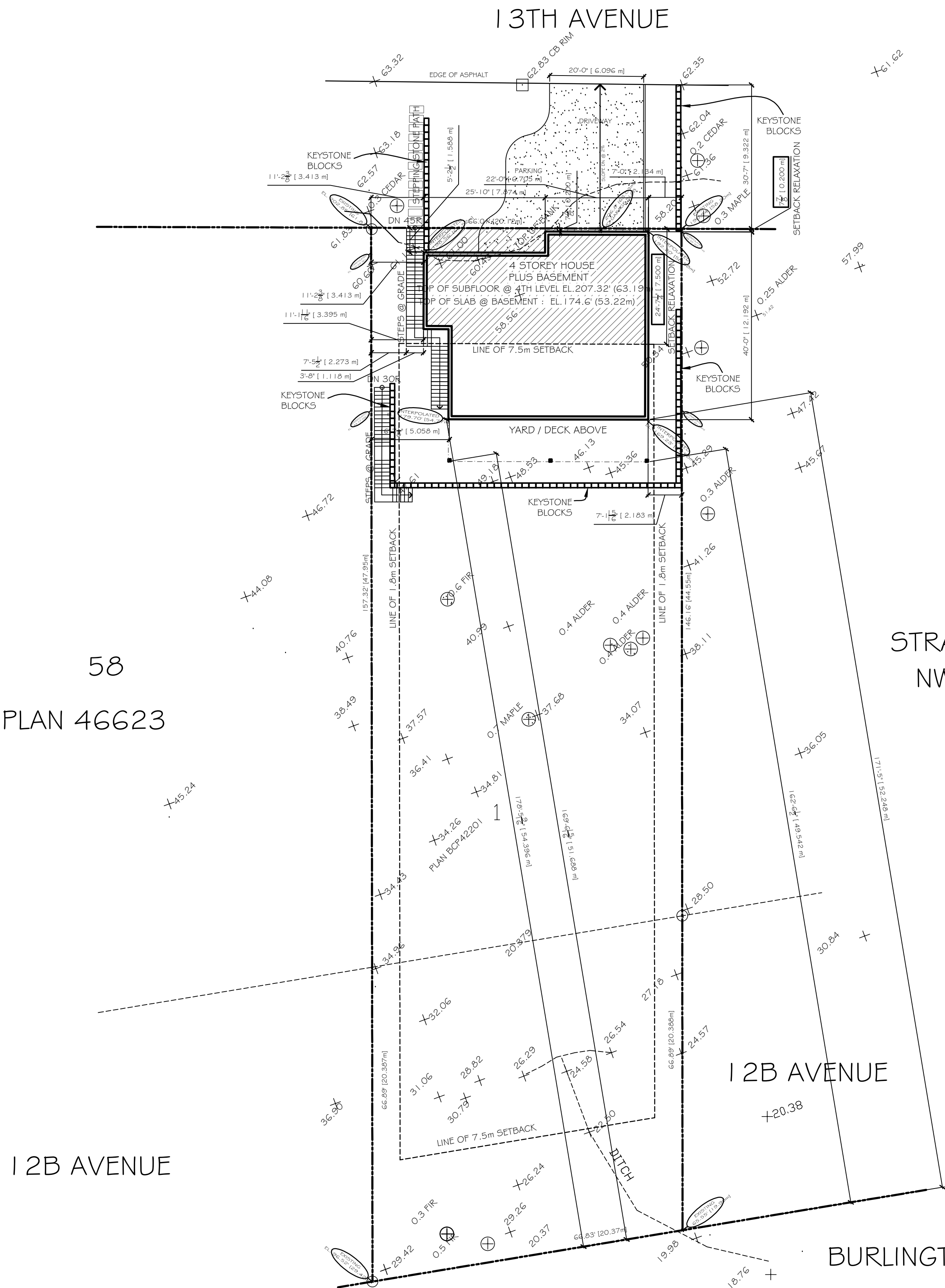
AVERAGE GRADE CALCULATION @ HOUSE

$\frac{198.56 + 192.20 + 169.23 + 179.70}{4} = \text{EL. } 184.92' (56.36 \text{ m})$

STRATA PLAN
NW53065



SITE PLAN - 13048 13 AVE



58
PLAN 46623

12B AVENUE

BURLINGTON NORTHERN RAILWAY



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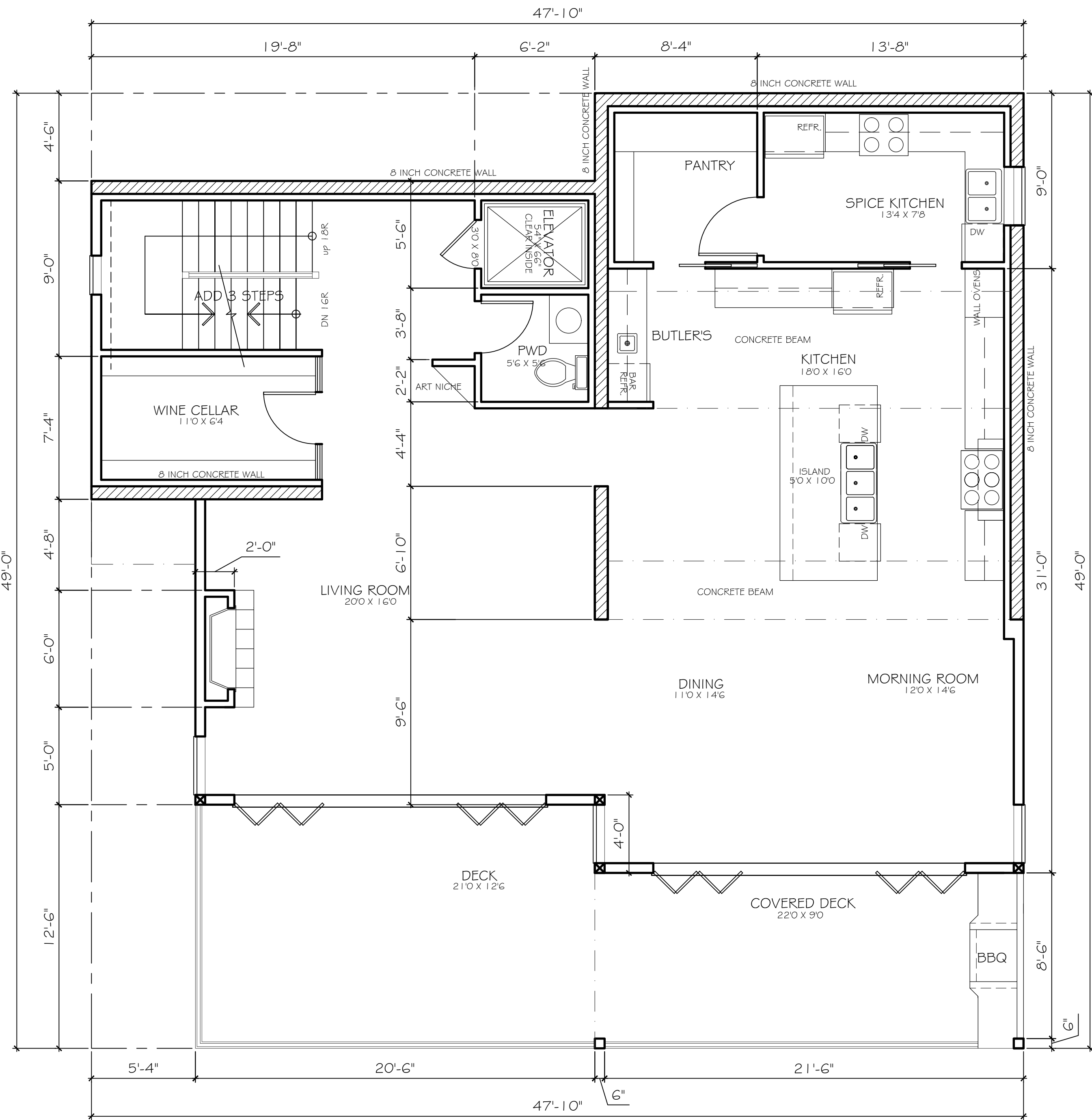
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REV.	DATE	REMARKS
	NOV. 14, 2017	
	DEC. 18, 2017	

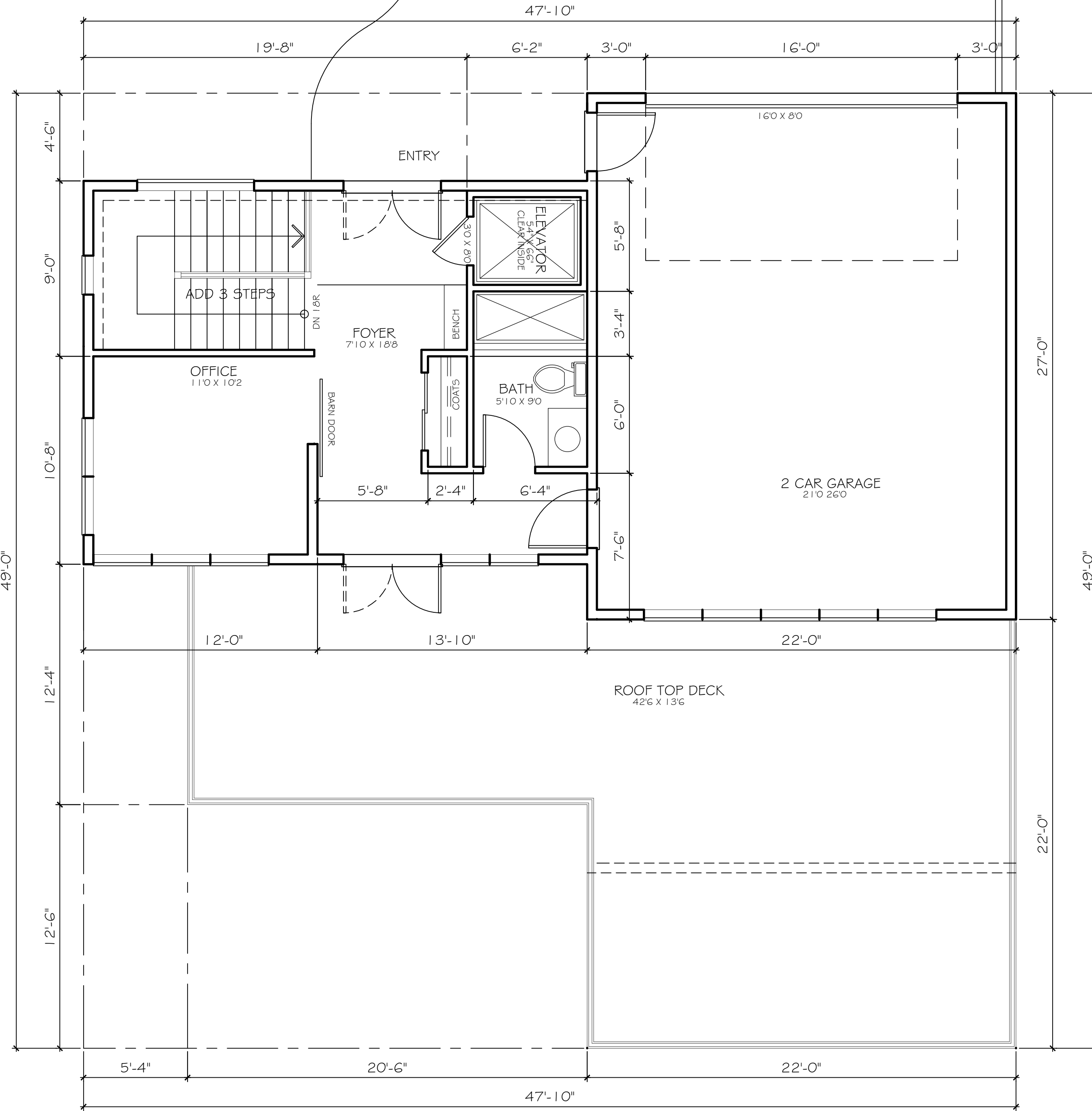
CLIENT :	
PROJECT :	13048 13TH AVE. SURREY
CONTENT :	3RD AND 4TH FLOORS

DATE :	NOV. 2017
SCALE :	1/4" = 1'-0"
PROJECT No. :	
SHEET No. :	A 2.1
REVISION :	



3RD LEVEL FLOOR PLAN

FLOOR AREA : 1,623 S.F.



4TH LEVEL FLOOR PLAN

FLOOR AREA : 1,003 S.F.



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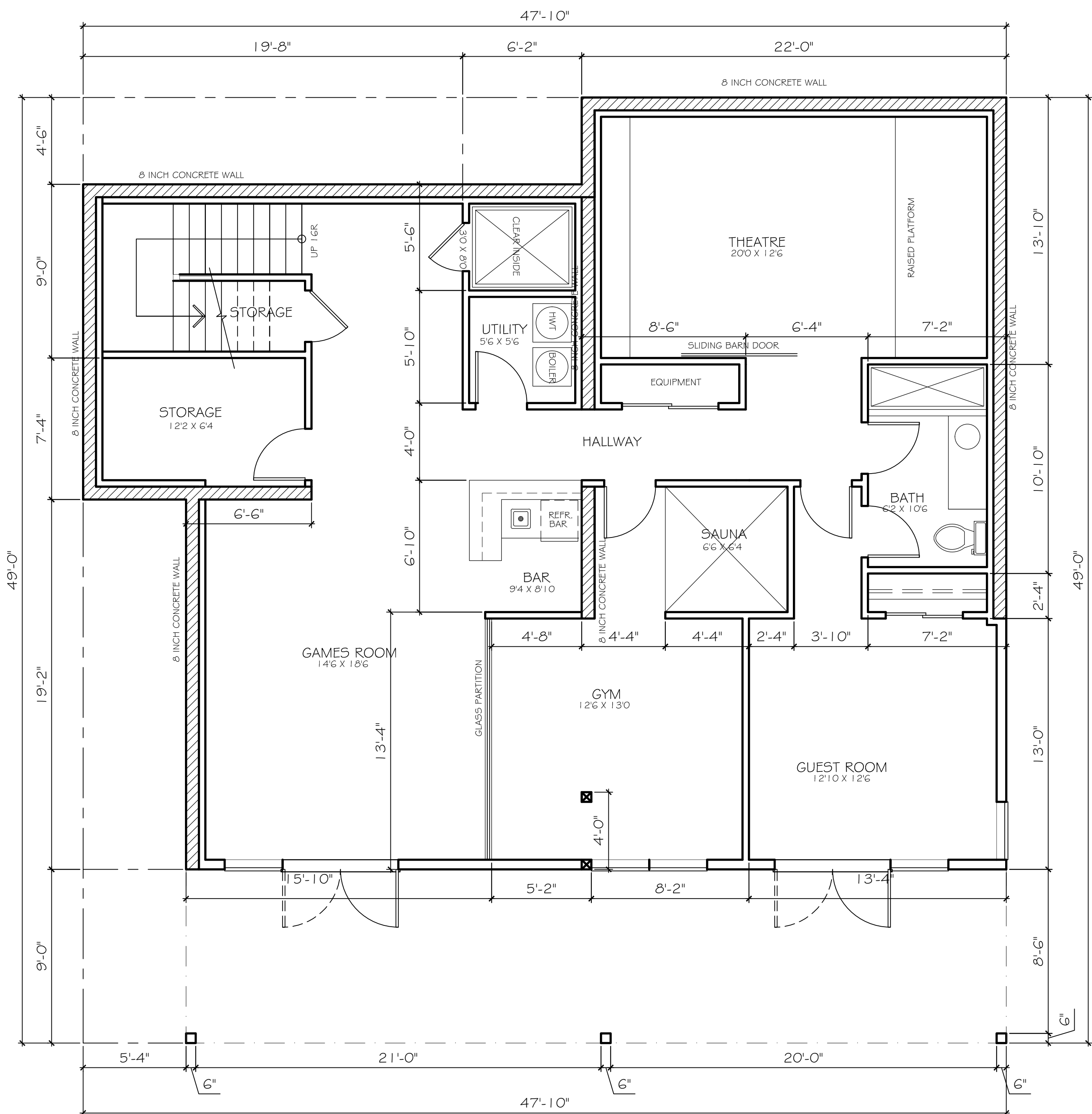
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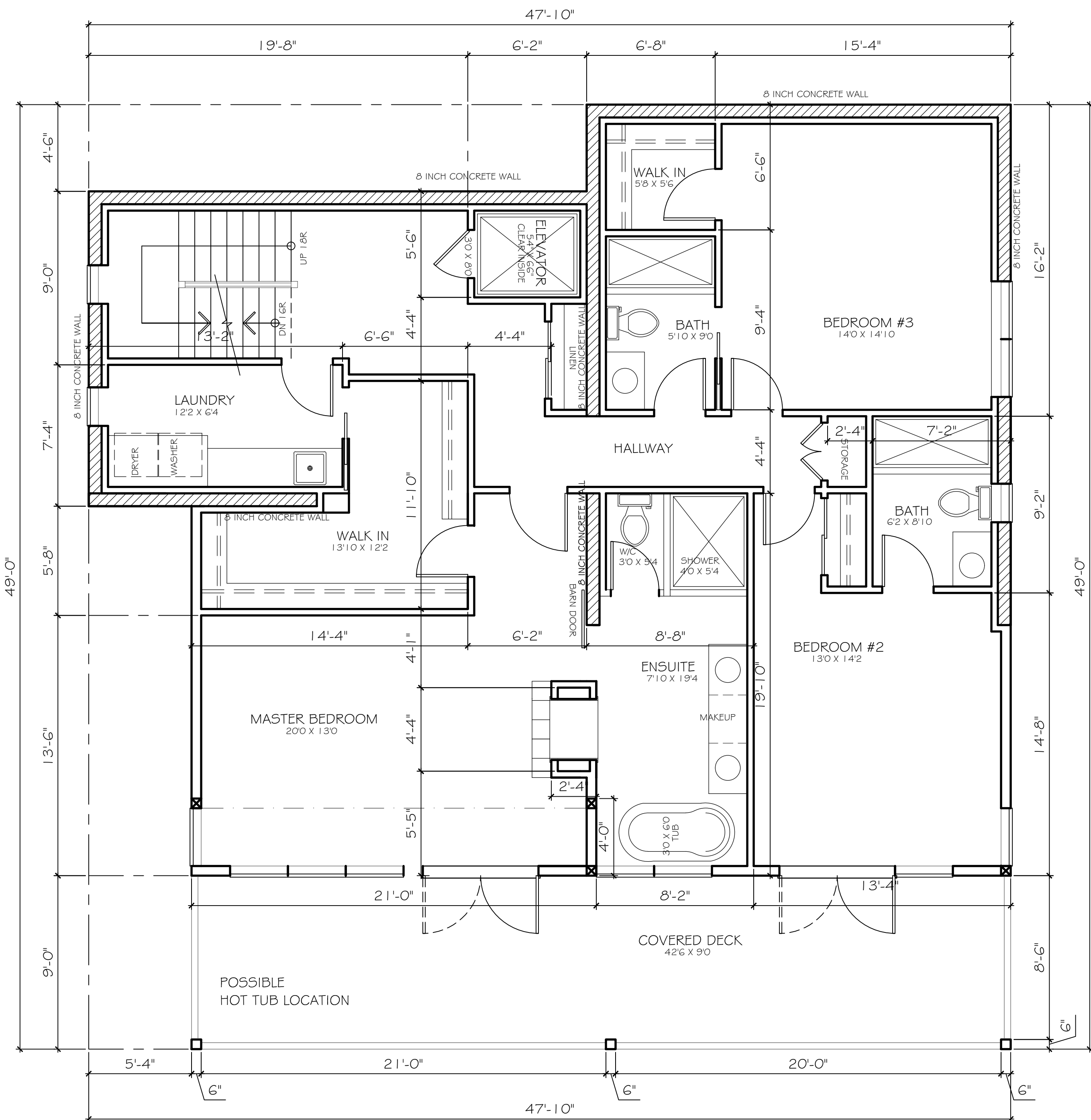
CLIENT :	PROJECT :	CONTENT :
	13048 13TH AVE, SURREY	BASEMENT AND 2ND FLOORS

DATE :	NOV. 2017
SCALE :	1/4" = 1'-0"
PROJECT No. :	
SHEET No. :	REVISION :
A 2.2	



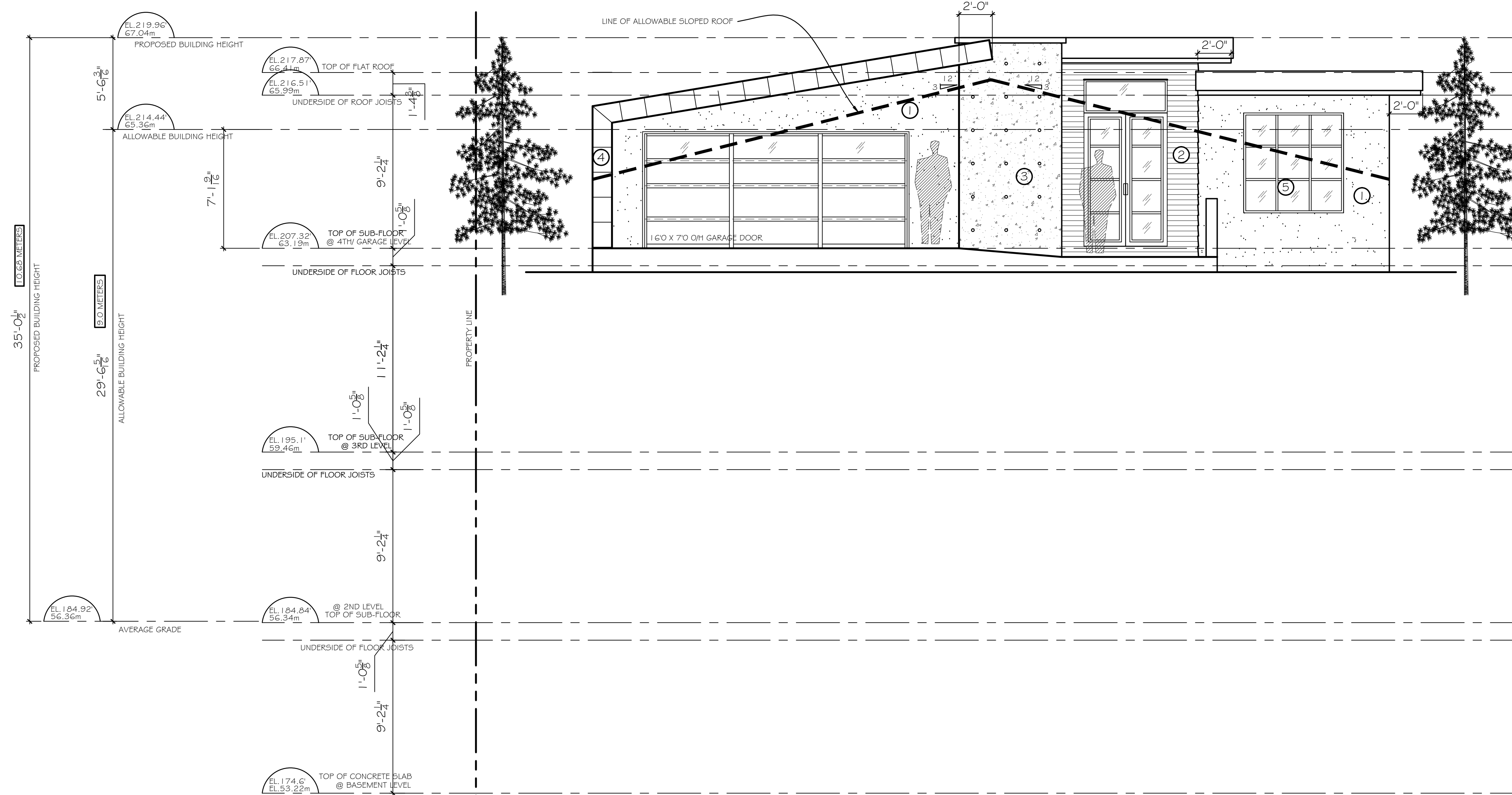
BASEMENT FLOOR PLAN

FLOOR AREA : 1,694 S.F.



2ND LEVEL FLOOR PLAN

FLOOR AREA : 1,694 S.F.



- SCHEDULE OF FINISHES
- ① STUCCO OR HARDI PANEL BOARD
 - ② HORIZONTAL SIDING
C/W MITRED CORNERS
 - ③ ARCHITECTURAL CONCRETE OR HARDI PANEL CONCRETE
 - ④ METAL CLADDING
 - ⑤ METAL FRAMED WINDOWS

REV.	DATE	REMARKS
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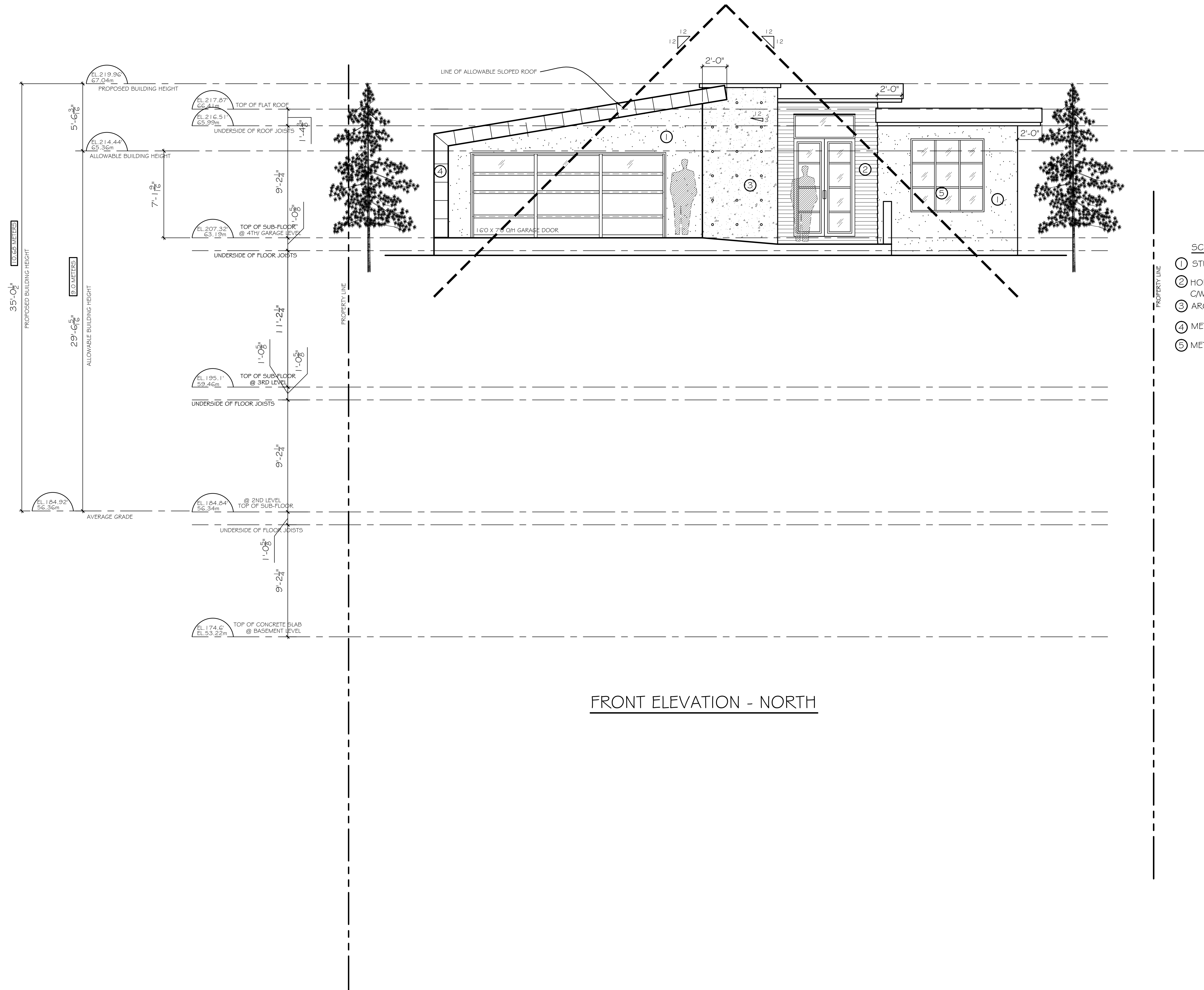
CLIENT :	
PROJECT :	13048 13TH AVE, SURREY
CONTENT :	

DATE :	NOV. 2017
SCALE :	1/4" = 1'-0"
PROJECT No. :	
SHEET No. :	REVISION :
A 3.1	

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SCHEDULE OF FINISHES

- 1 STUCCO OR HARDI PANEL BOARD
- 2 HORIZONTAL SIDING
C/W MITRED CORNERS
- 3 ARCHITECTURAL CONCRETE OR HARDI PANEL CONCRETE
- 4 METAL CLADDING
- 5 METAL FRAMED WINDOWS

REV.	DATE	REMARKS
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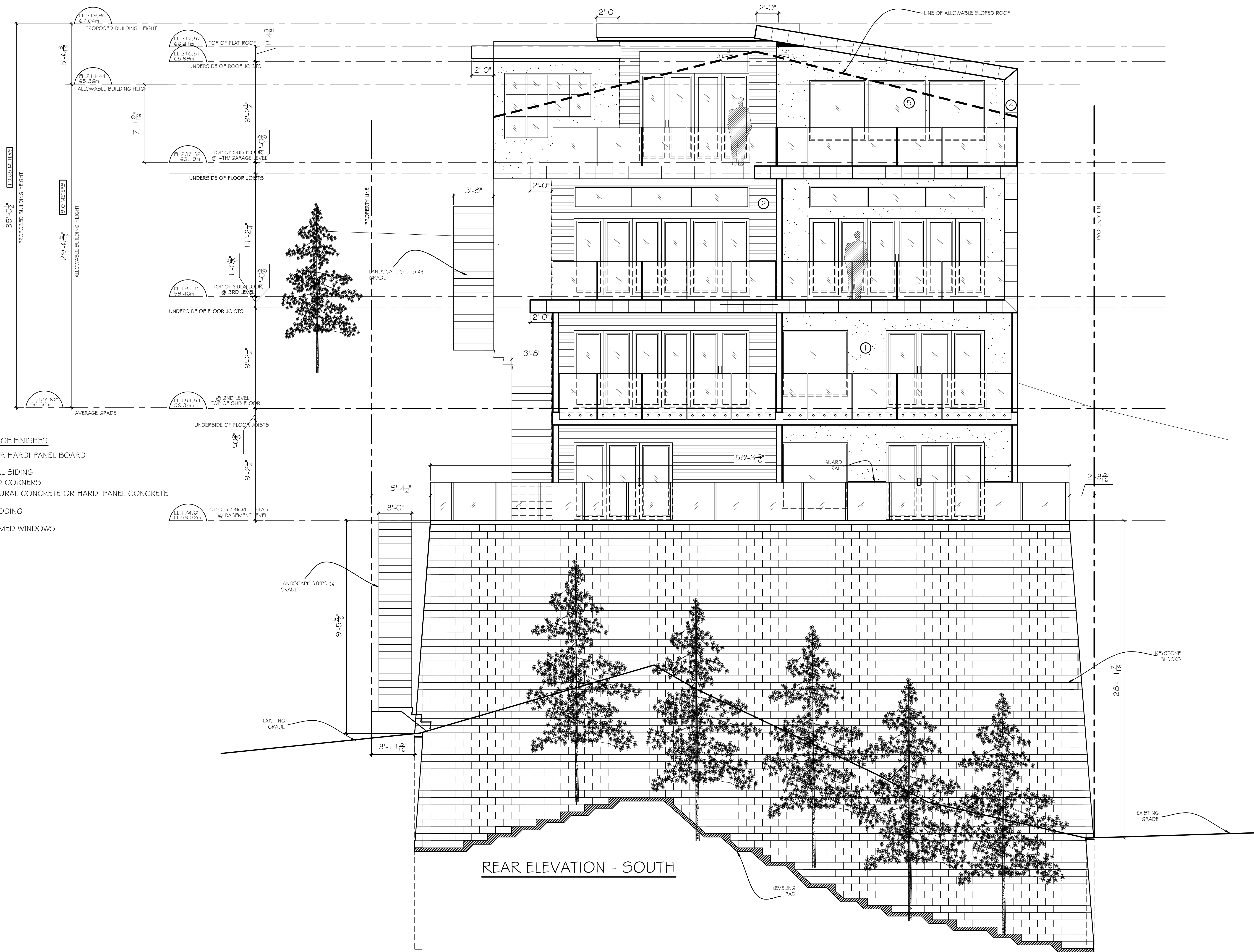
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- SCHEDULE OF FINISHES
- ① STUCCO OR HARDI PANEL BOARD
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REAR ELEVATION - SOUTH



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REV.	DATE	REMARKS
	NOV. 14, 2017	
	DEC. 18, 2017	

CLIENT :

PROJECT : 13048 13TH AVE, SURREY

CONTENT : ELEVATION

DATE : NOV. 2017

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

PROJECT No. :

SHEET No. : A 3.2

REVISION :



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13048 13TH AVE

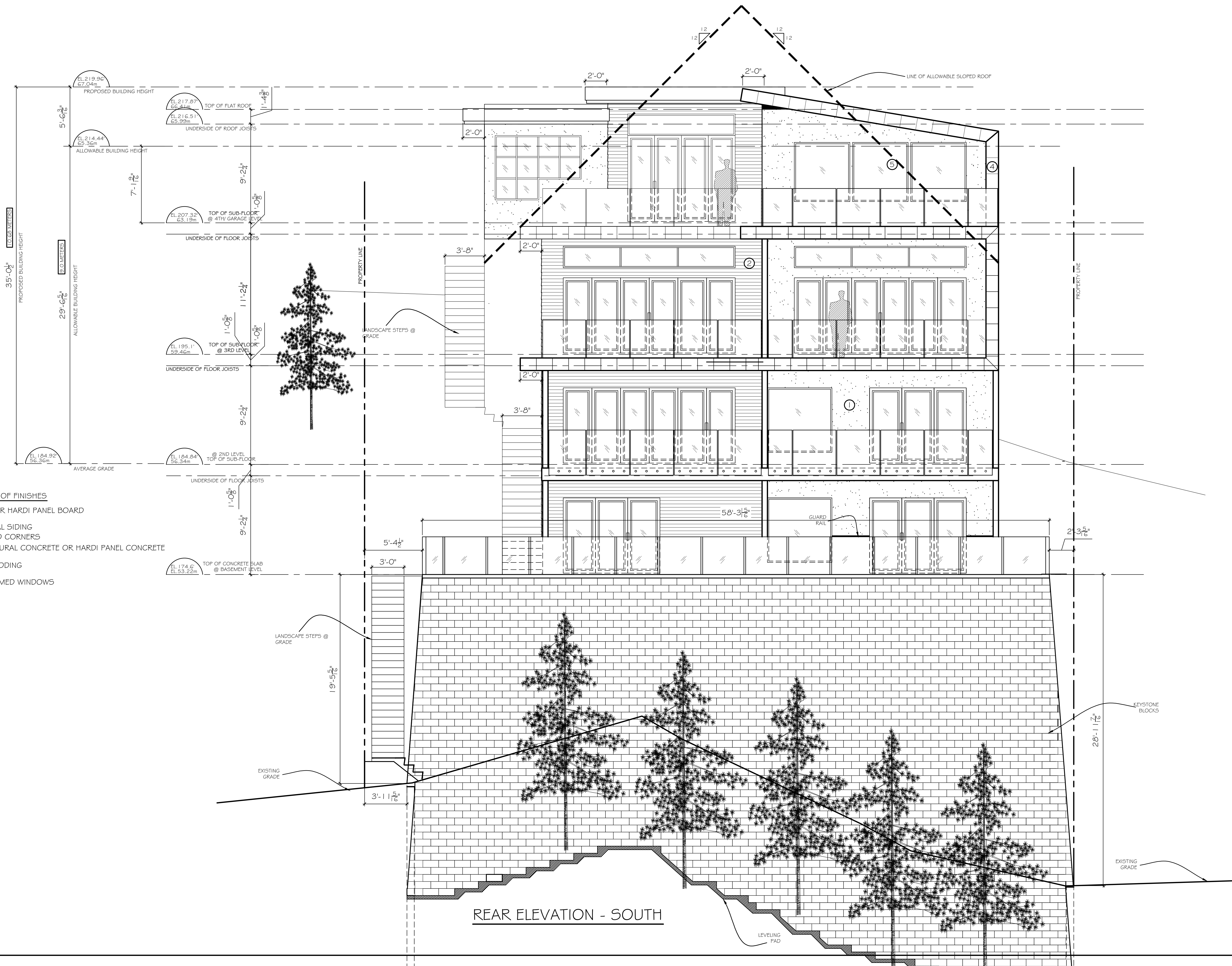
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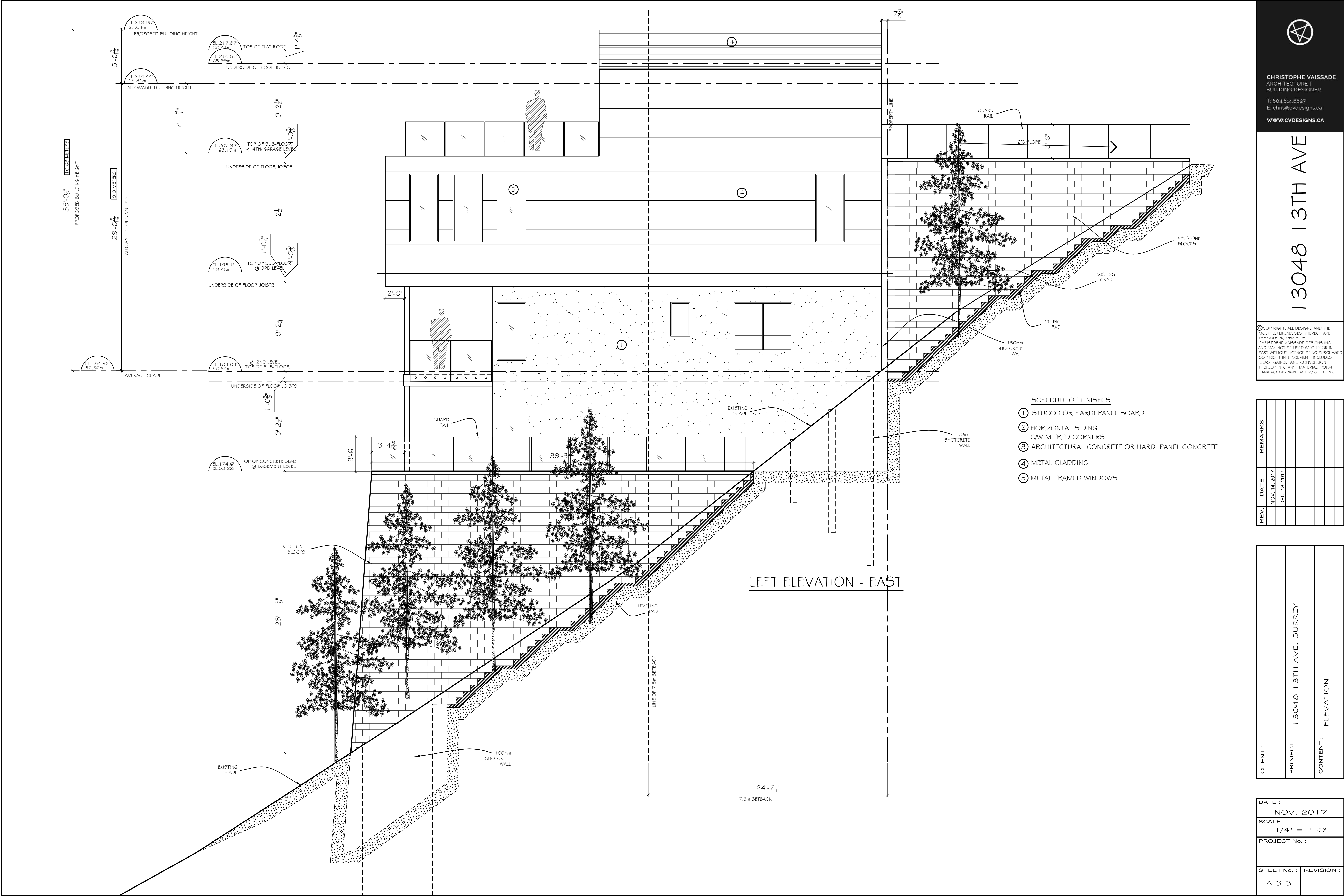
CLIENT :	PROJECT :	CONTENT :
	13048 13TH AVE, SURREY	ELEVATION

DATE :	NOV. 2017
SCALE :	1/4" = 1'-0"
PROJECT No. :	
SHEET No. :	REVISION :
A 3.2	

- SCHEDULE OF FINISHES
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C/W MITRED CORNERS
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REAR ELEVATION - SOUTH





13048 13TH AVE

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[illegible]

CLIENT :	
PROJECT :	13048 13TH AVE, SURREY
CONTENT :	ELEVATION

DATE : NOV. 2017	
SCALE : 1/4" = 1'-0"	
PROJECT No. :	
SHEET No. : A 3.4	REVISION :

