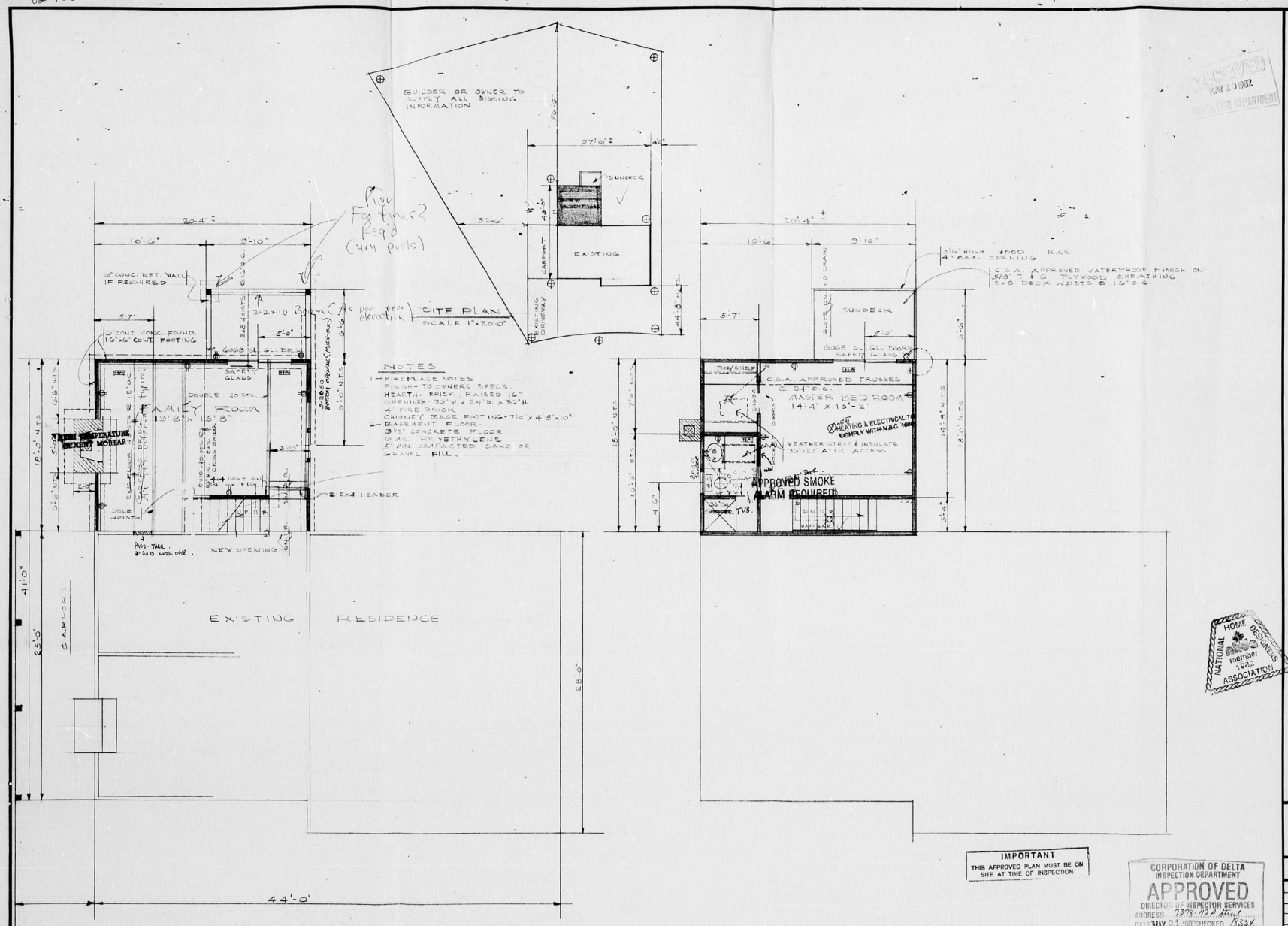
82-160



RECEIVED
MAY 20 1982
BUILDING DEPARTMENT

IMPORTANT
THIS APPROVED PLAN MUST BE ON SITE AT TIME OF INSPECTION.

CORPORATION OF DELTA
INSPECTION DEPARTMENT
APPROVED
DIRECTOR OF INSPECTOR SERVICES
ADDRESS 7978-112A Street
DATE MAY 21 1982 CHECKED 1833

NATIONAL HOME DESIGNERS Member 1982 ASSOCIATION

GENERAL NOTES

Thank you for purchasing your home plans from Tynan Design Ltd. These designs are copyrighted and all rights are reserved. In the event that this fact was not known to you, we wish to take a moment to clearly explain what it means.

a) The right to build only one structure from the plans you have purchased is granted to either you or your building contractor exclusively.
b) The reproduction of these plans, by any means, in part or as a whole, is prohibited.
c) The reproduction or copying of these plans absolves our firm of all responsibility for the accuracy of the drawings, and we may take suitable legal action against the copier under the copyright laws.
d) If any building is constructed from these plans, other than the one for which the plans were purchased, we have the right to recover the value of the house less the cost of construction according to law.

Our plans have been designed to meet the most recent requirements of the National Building Code at the time the plans were drawn, but are subject to changes in that code, as well as to environmental regulations and local building codes. The use of these plans is therefore governed further by conformation to any codes or stipulations at the local level.

Again, thank you for your order which we accept under these conditions. If we may be of further assistance to you, please do not hesitate to let us know.

GENERAL SPECIFICATIONS

1. The Contractor or the Owner shall verify all dimensions, materials, and conditions shown on the structural drawings or noted in the structural specifications. Any variances within the structural drawings and specifications, or from conditions encountered at the job site, shall be resolved by the Contractor or Owner and such solution shall be their sole responsibility.
2. The Contractor and the Owner shall ensure that the construction complies with all national, provincial, and local statutes and regulations.
3. The Contractor or Owner shall install all materials, equipment and components etc. in accordance with the manufacturer's instructions and accepted methods of good building practise.
4. The designer shall not be responsible for site conditions such as soil bearing capacity, depths of frost lines or water tables, or buried structures, etc.
   The purchaser of these plans shall be responsible for the correct siting of the house on the property and for conformity with all requirements for siting. We do not guarantee that a house plan will fit a particular property unless we receive, in advance of the plans purchase, a legal survey plan of the property and a copy of the applicable zoning by-laws stating the required setbacks from all property lines, and unless we undertake in writing that the house will conform to the siting regulations of the bylaws for the particular parcel of land.
5. Construction loads on the structure caused by interim storage of materials or use of equipment shall not exceed the design loadings.
6. The designer shall not be responsible for any departure from the drawings and specifications authorized by any official during the course of construction.
7. Dimensions shall in all cases take precedence to scale.

STRUCTURAL SPECIFICATIONS

1. **CONCRETE**
   a) General: All concrete to be minimum 3000 p.s.i. strength at 28 days unless otherwise specified.
   b) Walls: Grades shown on side elevations are arbitrary. Owner or builder to adjust height of concrete walls to suit grade and adjust thickness of walls to conform to the table in Section 9 of the current National Building Code. Retaining walls other than the foundation walls of the residence are beyond the scope of these drawings.
   c) Footings: Concrete footings must be placed on undisturbed or compacted soil at an elevation below the frost line. Footings shown on these plans have been designed for a soil bearing capacity of 2000 p.s.f. If a lower bearing capacity is encountered it shall be the responsibility of the owner or builder to have the footings redesigned to suit existing conditions.
   d) Retaining Walls: Backfill shall not be placed against basement retaining walls until:
      i) Concrete or masonry grout has reached its specified 28-day strength.
      ii) And, the structural floor framing (including plywood subfloor) required to stabilize the walls is complete and fully nailed and anchored.
   e) Reinforcement shall be placed according to good building practise and adequately supported by concrete, metal, or other approved chairs, spacers or ties and secured against movement during pouring of concrete. Tack welding is not permitted.
2. **FRAMING**
   a) This plan is designed for a 40 p.s.f. snow load and a 10 p.s.f. dead load. It shall be the responsibility of the owner or builder to determine the snow load in the area in which the residence is being built and if necessary redesign the roof to suit the conditions. Consult your sales for additional loading to the satisfaction of local building authorities.
   b) The design of members used for structural purposes has been based on No. 2 or better Douglas Fir as shown in the "Span Tables for Wood Joists Rafters and Beams" in the most recent edition of the National Building Code, Part 9. The use of different species of wood must conform to the same tables.
   c) All joists to be 2-2x10 unless noted otherwise. All load bearing beams and lintels shall have 3½" minimum bearing.
   d) All concrete wood contacts shall be dampproofed with 6 mil polyethylene or 45 lb. tar saturated felt.
   e) Flash over all exterior openings.
   f) Caulk under exterior doors and both sides of chimney.
   g) Floor joists shall be doubled under all partitions parallel to the joists.
   h) See standard detail sheet for framing details.
3. **PLUMBING & ELECTRICAL**
   All materials, equipment and methods of installation shall be in accordance with the conditions as provided for in Section 9 of the National Building Code, and applicable provincial or local codes. When the owner's property is not located on a municipal sewer system, the owner or contractor shall be responsible for the submission of plans to the Building Dept. for approval of a septic tank and drain field in accordance with current local requirements.
4. **MASONRY**
   a) Chimney and Fireplace construction to comply with the applicable sections in Part 9 of the most recent edition of the National Building Code.
5. **HEATING**
   a) All hot air ducts to be overhead in basement, unless specified otherwise.
   b) Cold air return registers to be located and installed for maximum efficiency by qualified heating contractor.
6. **ROOFING**
   a) Roofing materials to comply with the applicable Section of the National Building Code.
7. **WINDOWS**
   a) All sash must be C.S.A. approved – Aluminum with baked enamel finish & slide openings unless otherwise indicated.
8. **SITE PLAN**
   a) Customer or Builder to provide property elevations at points marked ⊕ before applying for mortgage or building permit.
   b) Customer to provide north arrow on blank compass rose provided at site plan.
9. **MISCELLANEOUS**
   a) Base moulding at all floor and wall junctions where required.
   b) Provide drop ceiling over 5'-0" tub and shower, grab bar, shower curtain rod, towel bar, and tissue holder (provide backing).
   c) Floor finishes, bathroom vanities, bath splash and kitchen cabinets to specifications of owner or builder.
   d) Approved locking medicine cabinet to be installed in at least one bathroom.

TYNAN DESIGN LTD
13659 108 AVENUE, SURREY B.C. V3T 2K4
COOK'S PLAN SERVICE DIVISION (604) 581-5722
NORTHWEST DESIGN DIVISION (604) 581-4822

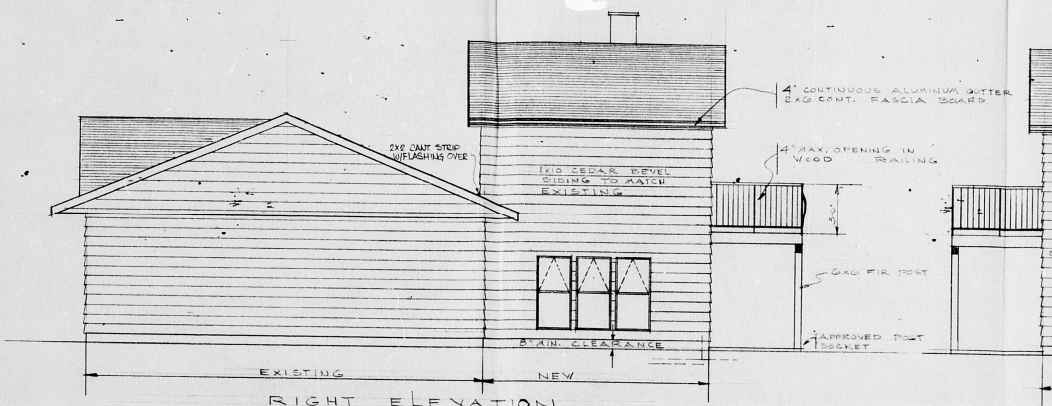
CUSTOMER: PRESTIGE BUILDERS

	BY	DATE
DESIGN		13 MAY 82
DRAWN		
CHECKED		
APPROVED		
SCALE	1/4"=1'-0"	

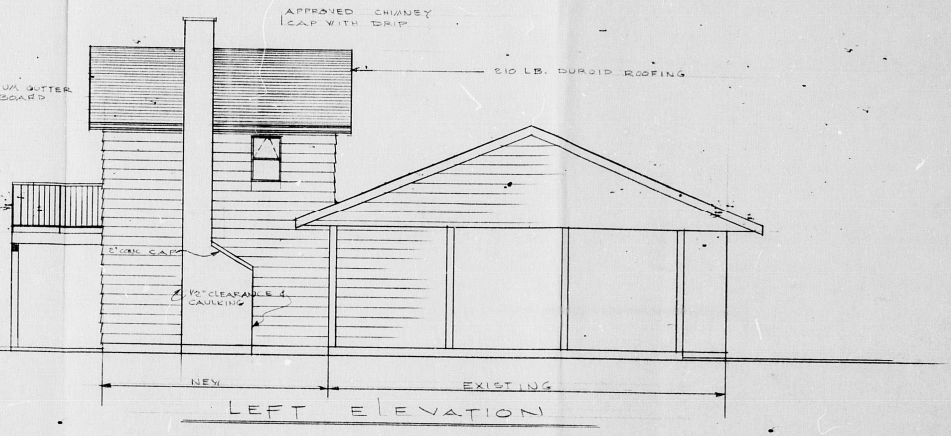
DRAWING NUMBER: AL-390 — REVISION:

SHEET 1 OF 2

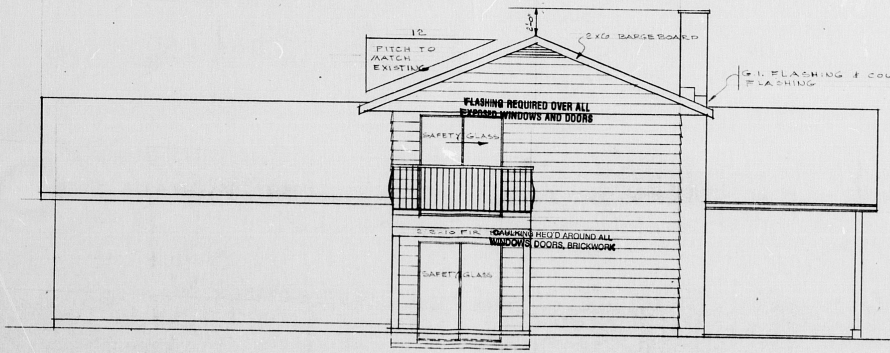
TYNAN DESIGN LTD • COOK'S PLAN SERVICE DIVISION • NORTHWEST DESIGN DIVISION



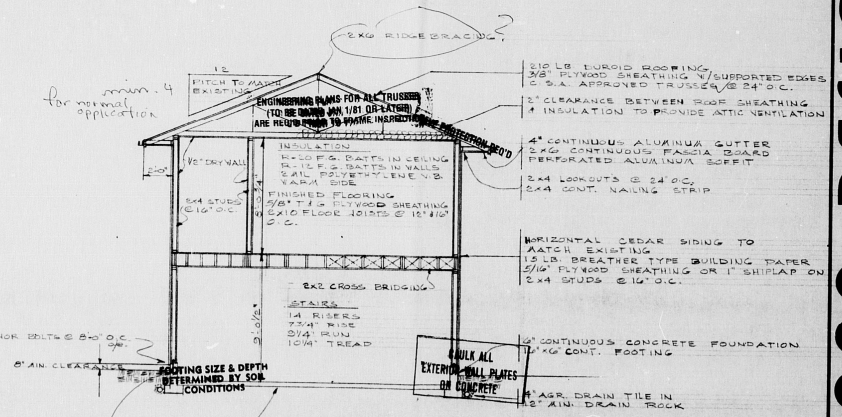
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



TYPICAL CROSS SECTION

SCALE 1/4"=1'-0"

CORPORATION OF DELTA
INSPECTION DEPARTMENT
APPROVED
DIRECTOR OF INSPECTOR SERVICES
ADDRESS 7375-118A Street
DATE MAY 21 CHECKED 18334

TYNAN DESIGN LTD
13659 108 AVENUE, SURREY B.C. V3T 2K4
COOK'S PLAN SERVICE DIVISION (604) 581-5722
NORTHWEST DESIGN DIVISION (604) 581-4822

CUSTOMER: PRESTIGE BUILDERS

	BY	DATE
DESIGN		13MAY 82
DRAWN		
CHECKED		
APPROVED		
SCALE		1/4"=1'-0"

DRAWING NUMBER: AL-390 REVISION:

SHEET 2 OF 2

TYNAN DESIGN LTD • COOK'S PLAN SERVICE DIVISION • NORTHWEST DESIGN DIVISION

CIVIC ADDRESS 7378 - 112A Street | DATE ✓ Rec: May 21, 1982 | CODE | PERMIT NUMBER ✓18334

LOT	BLK.	D.L.	1/4	SEC.	TWP-GP	PLAN	ROLL No.
413			SW	24	- 4	37115	161-530-10

OWNER/OWNER'S REPRESENTATIVE | ADDRESS | PHONE: | LIC. NO.

[redacted]

SPECIAL DETAILS
21' Hydro R/W in rear yard.

FEES PAID BY:
☐ OWNER
☐ REPRESENTATIVE

USE
ADD FAMILY ROOM & MASTER BEDROOM

ZONING	NO. STORIES	SIZE OF BUILDING	BSMT	FLOOR			

ESTIMATED VALUE OF ERECTION, ALTERATION, REPAIR OR DEMOLITION OF BUILDING OR STRUCTURE	$ 18,000 VALUE	$ 130.50 FEE	ES CHECKED

It is understood that this Permit will be subject to full compliance with the Corporation's Building Bylaw and all other Bylaws and statutory requirements of the Corporation; and it is the duty of the applicant to make enquiries as to such matters before commencing the works.

In consideration of the granting of this Permit, I hereby agree to indemnify and release the Corporation of Delta against all claims, liabilities, judgements, costs and expenses of whatsoever kind, which may in any way accrue against the said Corporation in consequence of, and incidental to, the granting of this Permit, if issued. I further agree to pay the cost of repairing any damage to public works by reason of the building operations in respect of which this Permit is applied for.

PLANS APPROVED AND PERMIT ISSUED
BY DIRECTOR OF INSPECTION SERVICES

[redacted]

PER _____

K. Ovens
14531 106 Ave. Surrey

7378 112A St.
ADDRESS

E- 9/2/71

LEGAL DESCRIPTION

ROLL NO.	LOT	BLOCK	D.L.		SEC.	TWP/GP	PLAN
161530-10	413			SW	24	4	37115

PERMIT NO.	DATE	DATE STARTED	DATE COMPLETED	SPECIAL COMMENTS
3280 Dwg	28/7/70	30/7/70	7/1/71	

ENGINEERING DEPT. APPROVAL _____ OCCUPANCY CERT. ISSUED 24/3/71

PLUMBING				SEPTIC TANK
PERMIT NO.	DATE ISSUED	APPROVAL DATE ROUGH	APPROVAL DATE FINAL	PERMIT NO. DATE
4803 (6 FIX)	11/8/70	13/8/70	8/2/71	
				APPROVED

SANITARY SEWER

PERMIT NO. 3280

APPROVAL DATE 23/10/70

FOUNDATION DRAINS

PERMIT NO. 3280

APPROVAL DATE 23/10/70

CIVIC ADDRESS 7378 - 112A Street

DATE MAY 21 1982 18334

LOT	BLK.	D.L.	1/4	SEC.	TWP-GP	PLAN
413			SW	24	4	37115

ZONING 161-530-10

USE ADD FAMILY ROOM & MASTER BEDROOM

LOT SIZE

SIZE OF BUILDING BLDG. | FRONT | SIDE | SIDE | REAR

ADDRESS PHONE

OWNER [redacted]

ARCHIT

CONTRACTOR

SPECIAL DETAILS

21' Hydro R/W in rear yard.

INCOMPLETE FILE

APPROVED	FORMS	CRAWL SP.	FRAMING	DUCTWORK	F.P. & CHMNY.	INSUL. & V.B.	OCCUPANCY
INSPECTOR							
DATE	June 2/82						

INSP. OF	CALLED FOR	COMMENTS	INSP. BY	DATE
~~Forms~~ Footings	JUN 2 - 1982	Ok		
		Progressing		June 23/82
	83-11-18	SPOKE to OWNER CHARLES - CONTRACTOR THAT OUT at FRAMING STAGE, THEY HAVE CONTINUED THE WORK ~~FRAMING~~ INSUL. DRWL & DRYWALL COMPLETED	RFS	

OVER

INSP. OF	CALLED FOR	COMMENTS	INSP. BY	DATE
		NOT FINISHED AS YET, NO INSPECTIONS CALLED. MRS. CHERIGAS WILL SEND LETTER ADVISING WHEN IT HAPPEN. R.F.S.		

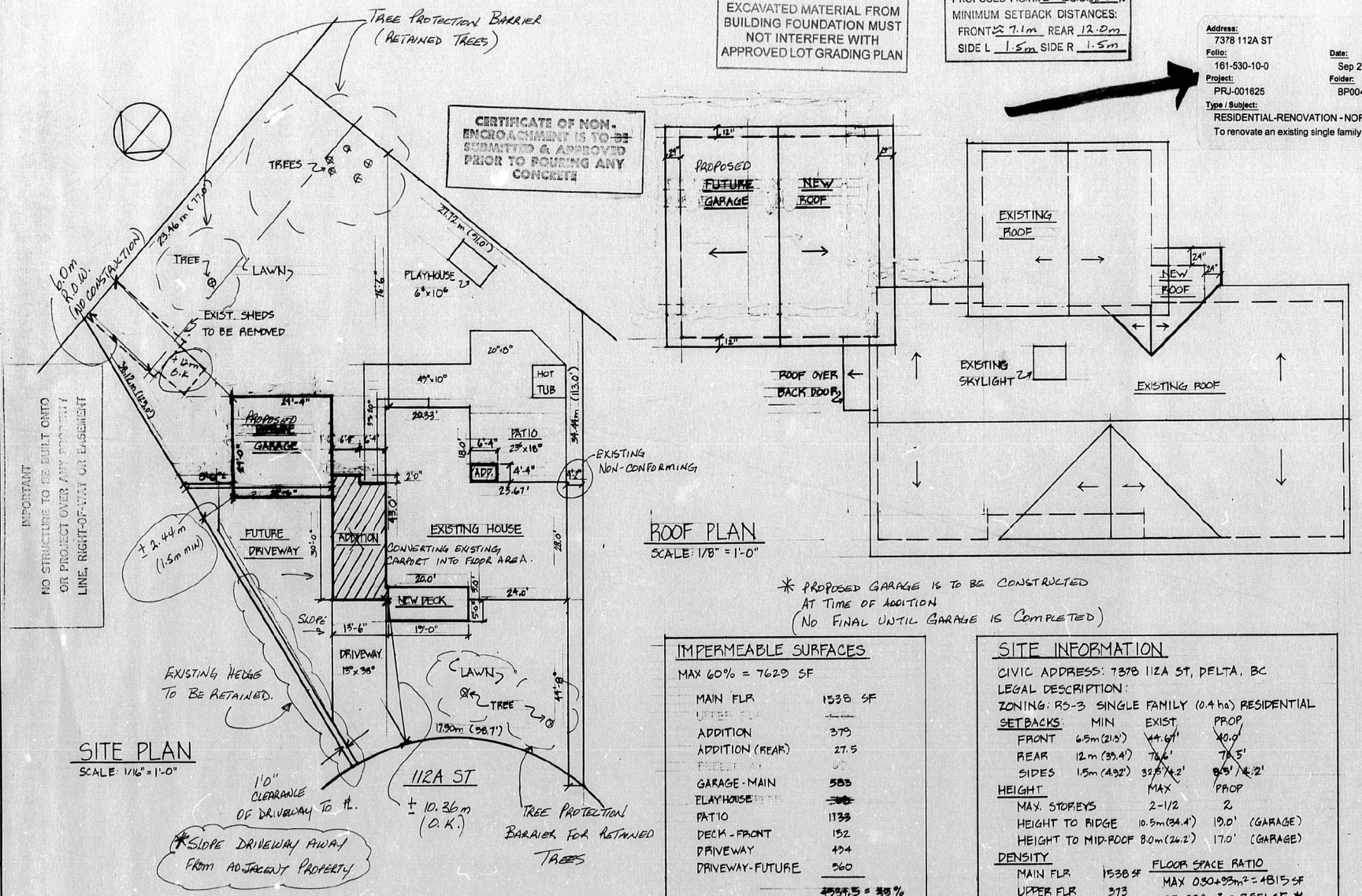
ZONE RS3 # STOREY 2
PROPOSED F.S.R. 21.8% S.C. 21.5%
MINIMUM SETBACK DISTANCES:
FRONT ± 7.1m REAR 12.0m
SIDE L 1.5m SIDE R 1.5m

REV 1 - OCT 2006

EXCAVATED MATERIAL FROM BUILDING FOUNDATION MUST NOT INTERFERE WITH APPROVED LOT GRADING PLAN

CERTIFICATE OF NON-ENCROACHMENT IS TO ~~BE~~ SUBMITTED & APPROVED PRIOR TO POURING ANY CONCRETE

Address: 7378 112A ST
Folio: 161-530-10-0
Date: Sep 29, 2006
Project: PRJ-001625
Folder: BP004992
Type / Subject: RESIDENTIAL-RENOVATION - NORTH
To renovate an existing single family dwelling.



SITE PLAN
SCALE: 1/16" = 1'-0"

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

* PROPOSED GARAGE IS TO BE CONSTRUCTED AT TIME OF ADDITION (NO FINAL UNTIL GARAGE IS COMPLETED)

IMPERMEABLE SURFACES

MAX 60% = 7629 SF

MAIN FLR	1538 SF
UPPER FLR	~~373~~
ADDITION	379
ADDITION (REAR)	27.5
~~BASEMENT~~	~~0~~
GARAGE-MAIN	583
PLAYHOUSE	~~36~~
PATIO	1733
DECK-FRONT	152
DRIVEWAY	494
DRIVEWAY-FUTURE	560
	~~4384.5~~ = 35%

FRONT YARD PARKING = 13.0'

LOT AREA = 1181.65 m² = 12,714.5 SF

SITE INFORMATION

CIVIC ADDRESS: 7378 112A ST, DELTA, BC
LEGAL DESCRIPTION:
ZONING: RS-3 SINGLE FAMILY (0.4 ha) RESIDENTIAL

SETBACKS	MIN	EXIST	PROP
FRONT	6.5m (21.5')	~~44.61'~~	~~40.0~~
REAR	12 m (39.4')	~~76.6'~~	~~75.5'~~
SIDES	1.5m (4.92')	~~32.5'~~ / 4.2'	~~8.45'~~ / 4.2'

HEIGHT	MAX	PROP
MAX. STOREYS	2-1/2	2
HEIGHT TO RIDGE	10.5m (34.1')	19.0' (GARAGE)
HEIGHT TO MID-ROOF	8.0m (26.2')	17.0' (GARAGE)

DENSITY

		FLOOR SPACE RATIO
MAIN FLR	1538 SF	MAX 0.30+93m² = 1815 SF
UPPER FLR	373	OP. 330m² = 3551 SF *
ADDITION	379	PROP = 3031.5 SF
ADD-REAR	27.5	
GARAGE-MAIN	583	SITE COVERAGE
GARAGE-UP	583	MAX 45% = 5721.5 SF
~~BASEMENT~~	~~0~~	PROP = 2527.5 = 19.8%

ALLOWANCE FOR GARAGE 42m² (452 SF)

GENERAL NOTES

- THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE BC BUILDING CODE 1998.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO CONSTRUCTION.
- ALL WORK SHALL CONFORM TO THE LATEST BC BUILDING CODE AND ALL LOCAL MUNICIPAL CODES AND BYLAWS.
- ELECTRICAL AND PLUMBING MUST COMPLY WITH LOCAL CODES AND REGULATIONS IN ALL RESPECTS.

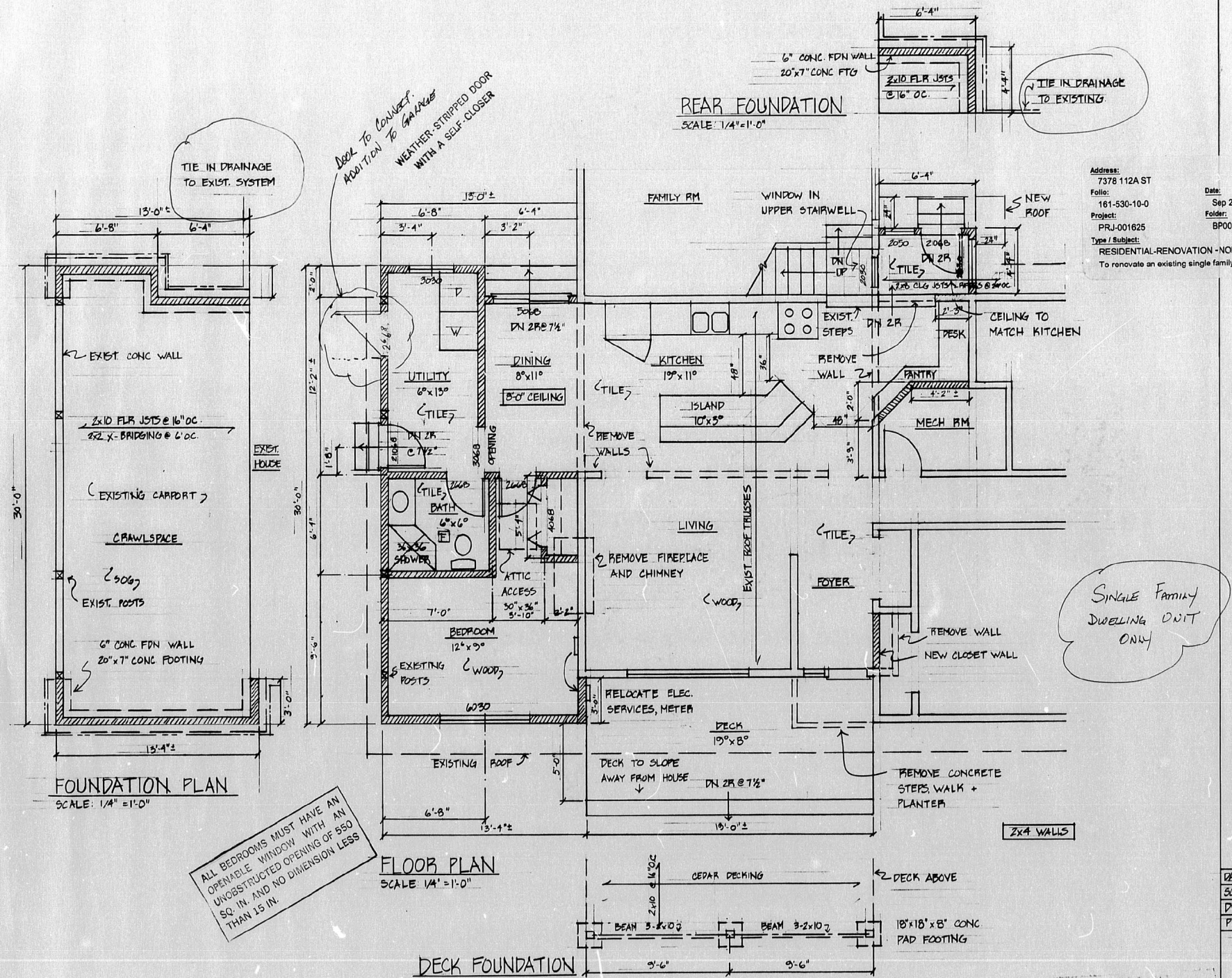
IMPORTANT
THIS COPY OF THE PLAN MUST BE ON SITE AT TIME OF INSPECTION.

[redacted]

7378 112A ST
DELTA, BC

DATE: AUG 2006
SCALE: AS NOTED
DWN: J PEARCE
PROJ: 06-05

DWG NO.
A1
OF 4
R1

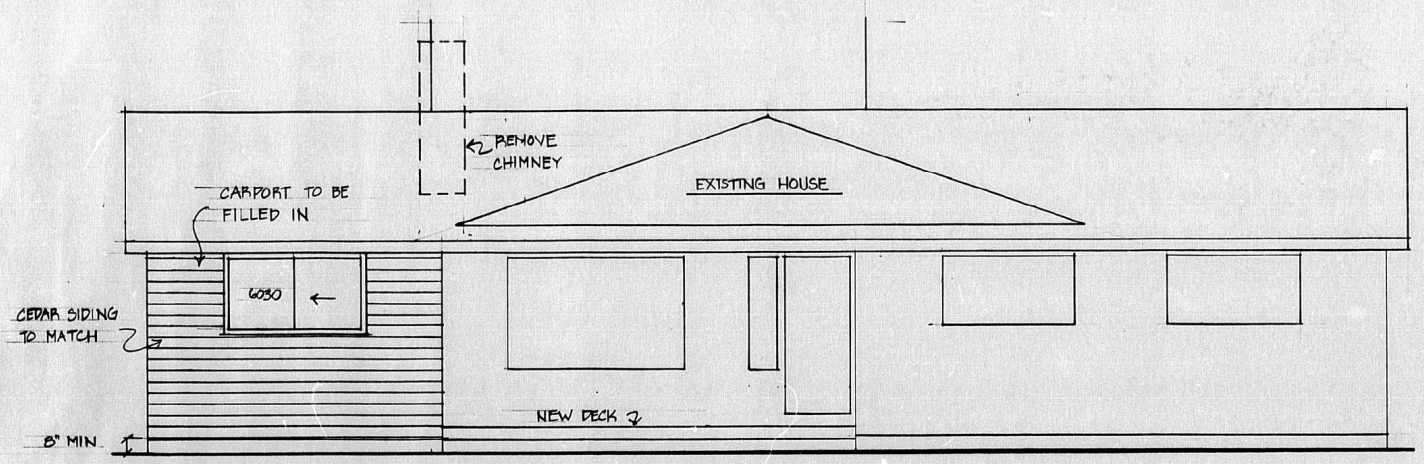


Address: 7378 112A ST
Folio: 161-530-10-0
Project: PRJ-001625
Type / Subject: RESIDENTIAL-RENOVATION -NORTH
To renovate an existing single family dwelling.
Date: Sep 29, 2006
Folder: BP004992

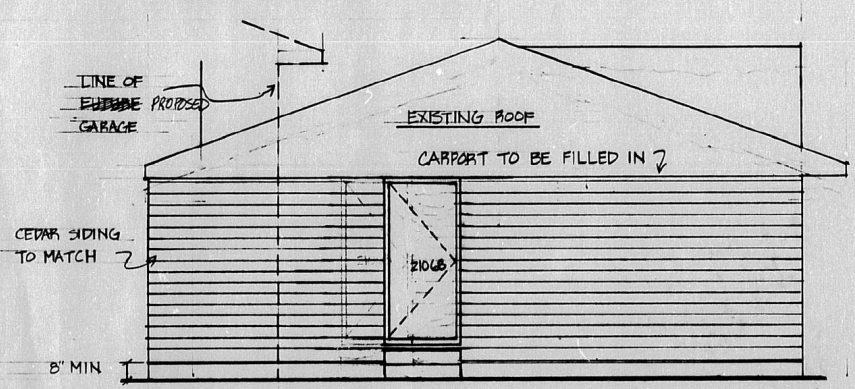
[redacted]

7378 112A ST
DELTA, BC.

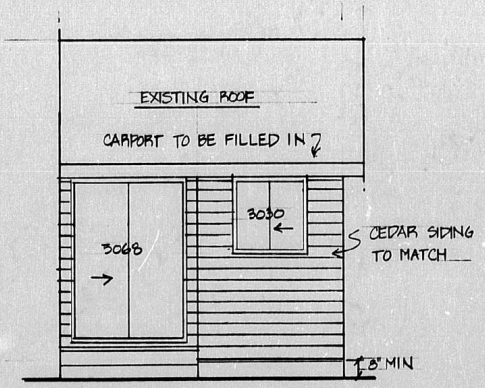
DATE: AUG 2006
SCALE: 1/4"=1'-0"
DWN: J PEARCE
PROJ 06-05
DWG NO. A2
OF 1



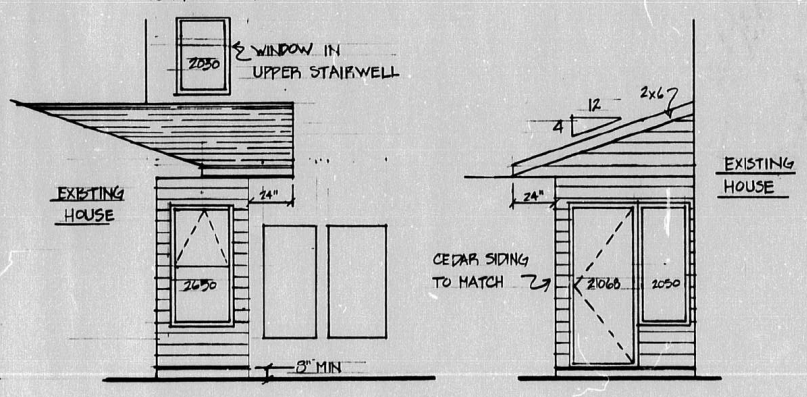
FRONT ELEVATION
SCALE: 1/4"=1'-0"



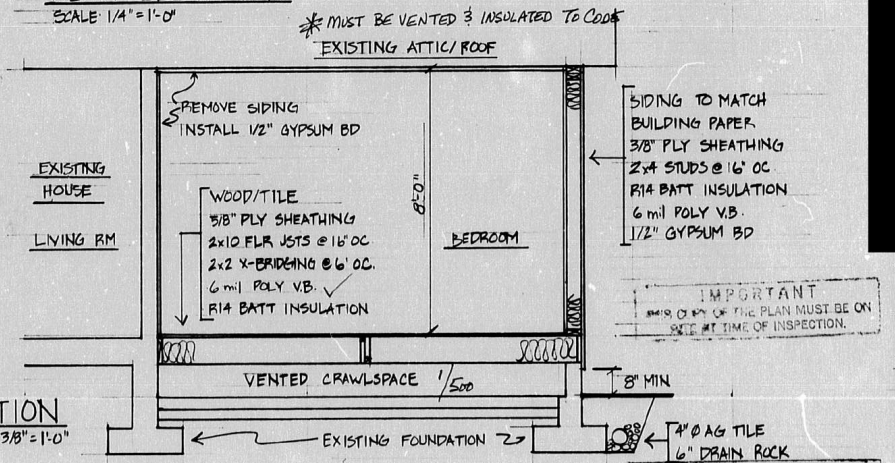
SIDE ELEVATION
SCALE: 1/4"=1'-0"



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



REAR ACCESS ELEVATIONS
SCALE: 1/4"=1'-0"



SECTION
SCALE: 3/8"=1'-0"

IMPORTANT
SIGNED COPY OF THIS PLAN MUST BE ON SITE AT TIME OF INSPECTION.

R.W.L.'S TO BE DIRECTLY ~~CONNECTED BY SOLID PIPE~~ TO THE STORM DRAINAGE SYSTEM

Address: 7378 112A ST
Folio: 161-530-10-0
Date: Sep 29, 2006
Project: PRJ-001625
Folder: BP004992
Type / Subject: RESIDENTIAL-RENOVATION - NORTH
To renovate an existing single family dwelling.

NEW FOUNDATION
SILL GASKET
1/2" ANCHOR BOLTS @ 6' OC
6" CONC FOUNDATION WALL
20"x7" CONC. FOOTING
2 COATS ASPHALT BELOW GRADE

NEW SLAB - REAR ACCESS
3-1/2" CONC. SLAB
6 mil POLY V.B.
5" COMPACT SAND

NEW ROOF - REAR ACCESS
SHINGLES TO MATCH
BUILDING PAPER
5/8" PLY SHEATHING
2x8 ROOF JSTS @ 24" OC
2x8 CEILING JSTS @ 24" OC
BATT INSULATION - R40
6 mil POLY V.B.
5/8" ~~1/2~~" GYPSUM BD.
GUTTER, TRIM, SOFFIT TO MATCH

[redacted]

7378 112A ST
DELTA, BC

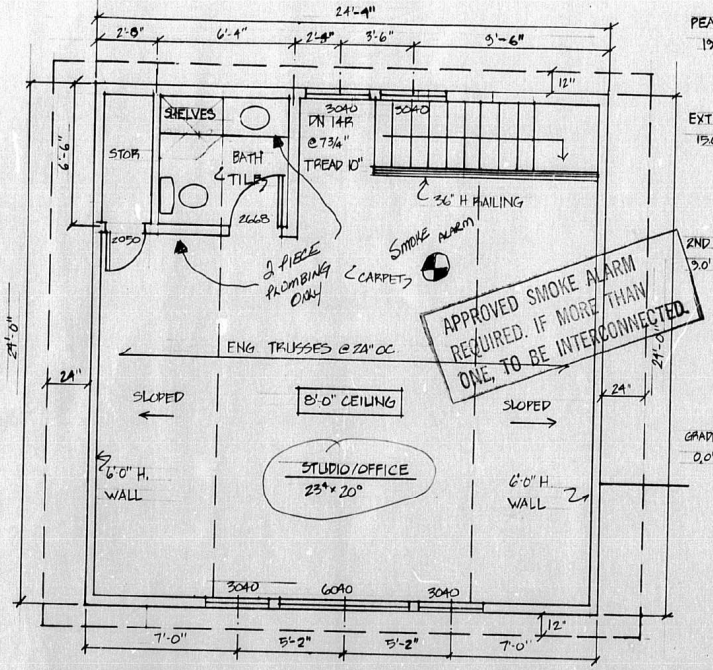
DATE: AUG 2006
SCALE: AS NOTED
DWN: J. PEARCE
PROJ: 06-05

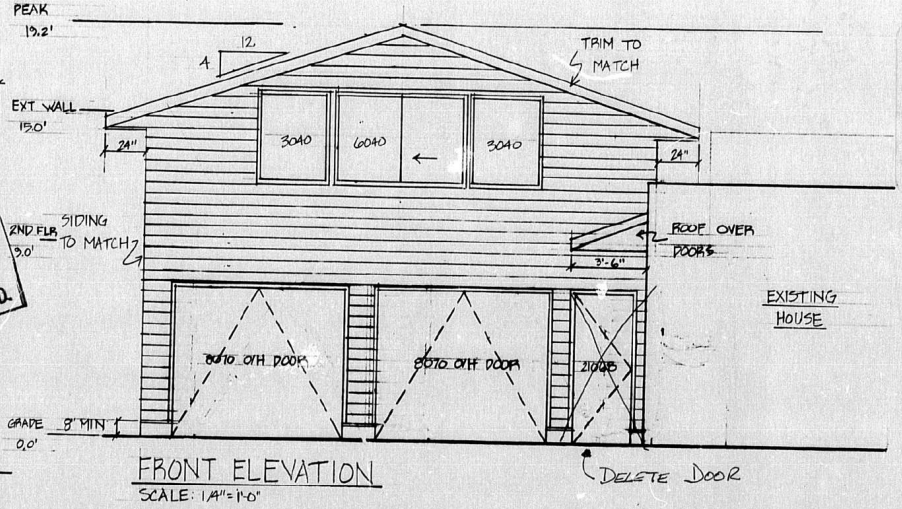
DWG NO
A3
OF 4

REV1 - OCT 2006

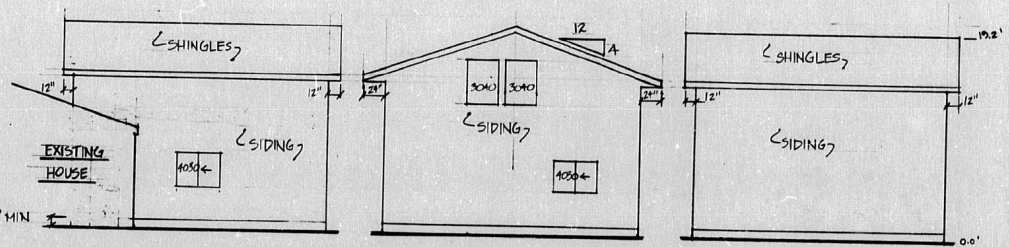
Address: 7378 112A ST
Folio: 161-530-10-0
Date: Sep 29, 2006
Project: PRJ-001625
Folder: BP004992
Type / Subject: RESIDENTIAL-RENOVATION - NORTH
To renovate an existing single family dwelling.

GARAGE - UPPER FLR PLAN
SCALE: 1/4" = 1'-0"





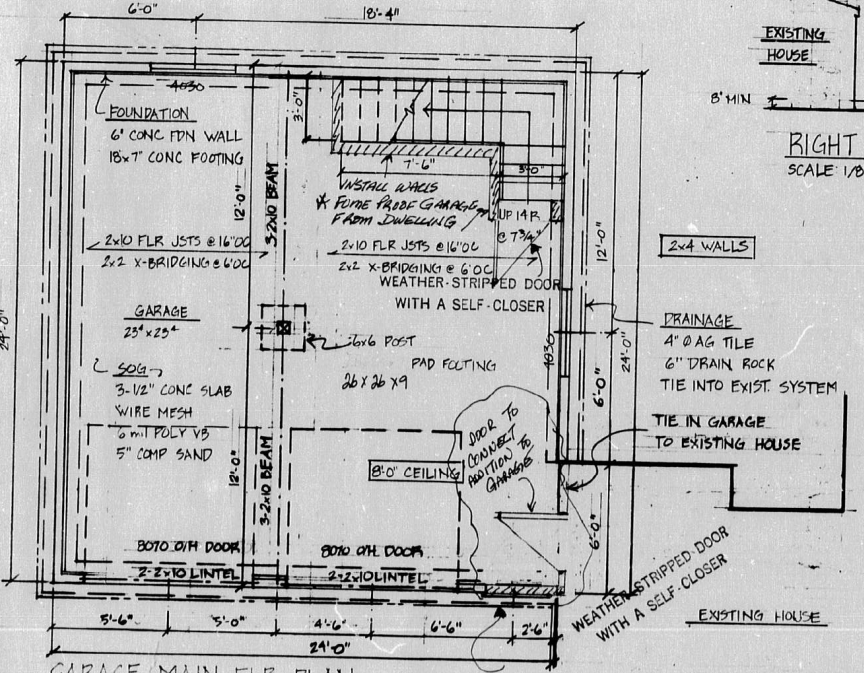
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEV
SCALE: 1/8" = 1'-0"

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

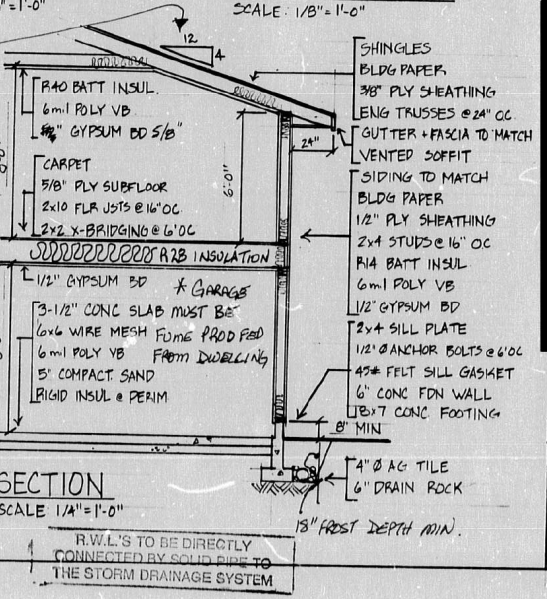
LEFT SIDE ELEV
SCALE: 1/8" = 1'-0"



GARAGE - MAIN FLR PLAN
SCALE: 1/4" = 1'-0"

TRUSS ENGINEER TO CONFIRM TOP CHORD EXTENSION TO BEARING (SHEAR FORCES TO BE ANALYZED)

ENGINEERING PLANS FOR ALL TRUSSES REQ'D PRIOR TO FRAME INSPECTION.



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

R.W.L.'S TO BE DIRECTLY CONNECTED BY SOLID PIPE TO THE STORM DRAINAGE SYSTEM

[redacted]

7378 - 112A ST
DELTA, BC

DATE: AUG 2006
SCALE: AS NOTED
DWN: J PEARCE
PROJ: 06-05

DWG NO
A4
OF 4