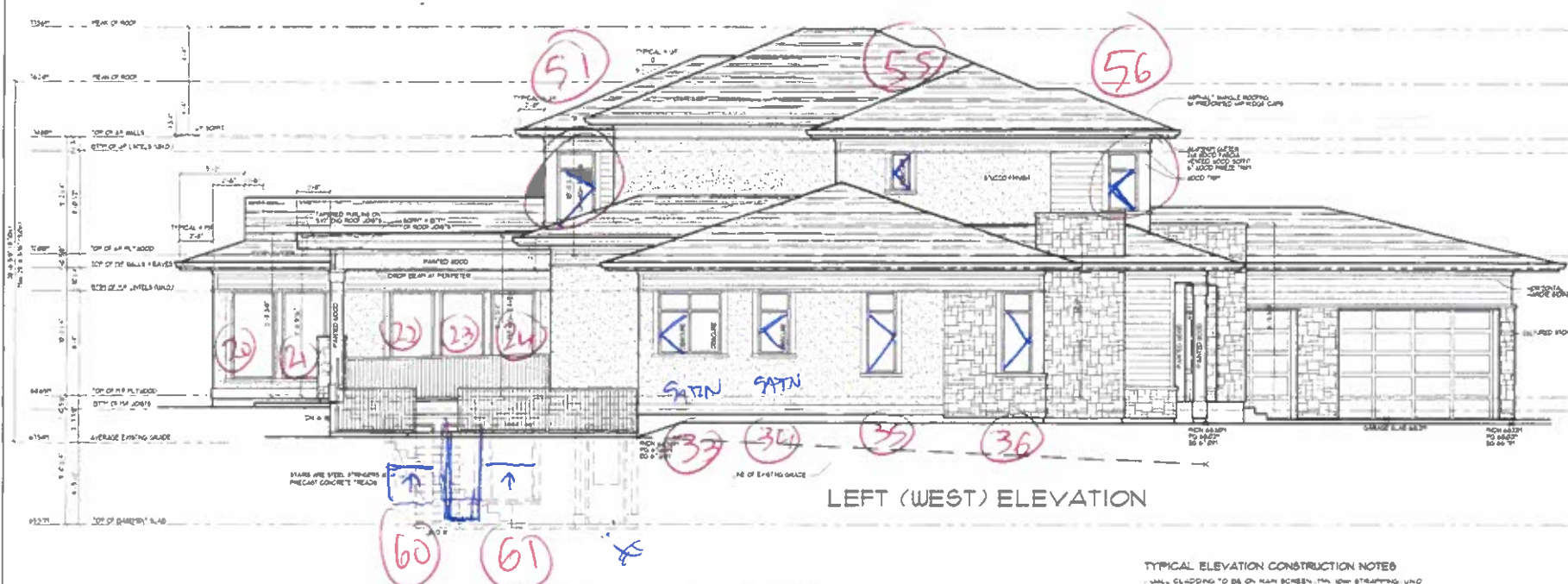
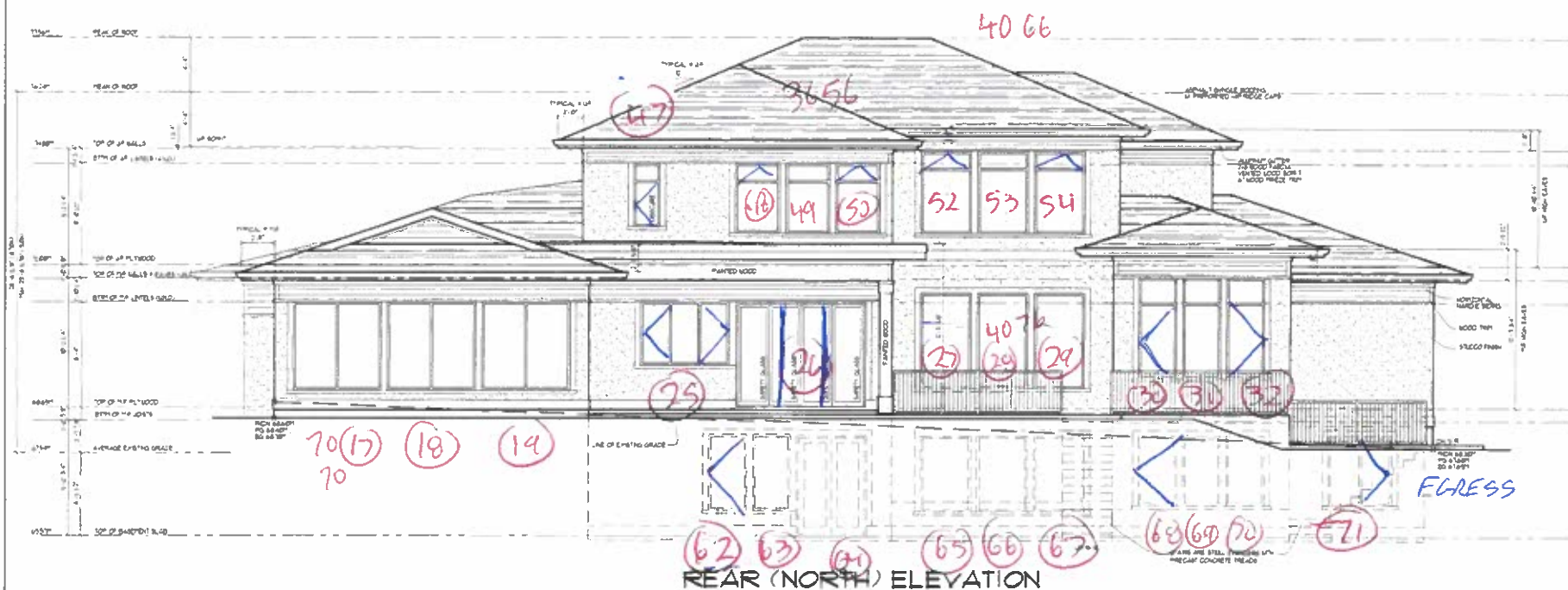


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12967 56A AVENUE, SURREY B.C.

PLAN #5GD-538245L-9458x10371-B COPYRIGHTED

[illegible]

ELEVATIONS - REAR, LEFT

SHEET 3 OF 13

Simplex Consultants Ltd.
1102 - 12725, 72nd Avenue, Barron, BC V3W 2A7
1 804 281 2682 / 1 804 247 2512

THESE PLANS COMPLY WITH THE REGISTERED BUILDING
SCHEDULE IN THE LAND TITLE OFFICE.

Project # **7918-0308-00** of No **03**
Date **APRIL 13, 2021**
Initials _____ Signature *[Signature]*

EXCERPT OF CO-SUBMITTANT REVIEW: Plans are approved for commencement with the Registered Building Schedule.

PLANS ARE NOT REVENDED FOR: Correspondence with the C.O. Building Code or Zoning Bylaw. Consultant's liability is the responsibility of Simplex Consultants Ltd. **EXCEPT** with respect to the Registered Building Schedule.

LEFT WALL FACE

LEAKING DISTANCE CALCULATIONS	
EXPOSED BUILDING FACE AREA	94359 SF
AREA OF UNPROTECTED OPENINGS	9140 SF
LEAKING DISTANCE	4.90' 45-in
MAX PERMITTED WFO PERCENT	20.0%
ACTUAL WFO PERCENT	23.3%

THESE PLANS HAVE BEEN REVIEWED FOR
SUBSTANTIAL COMPLIANCE WITH THE MINIMUM
STANDARDS OF THE CURRENT EDITION OF THE
IRVING-CLOUD AFFIDAVIT OF COMPLIANT PLANS
AND ALL RELEVANT SUPPLY BYLAWS.
THE PLANS THAT FACED THE ABOVE NOTED MINIMUM
STANDARDS ARE NOT CONTROLLED BY THE ISSUANCE OF THIS PERMIT
THESE PLANS DO NOT GUARANTEE COMPLIANCE.
PLAN REVIEWER: [Signature]

THESE PLANS CONFORM TO THE
B.C. BUILDING CODE, 2018 (20
INCLUDING ALL REVISIONS

*THIS DRAWING SHOULD BE PRINTED ON 3 1/2" X 4" PAPER TO BE AT SCALE INDICATED ON SUBJECT'S SIGN. NOT TO BE USED FOR SCALE.

APRIL 22, 2001
AC 418 144 4 2-01

SHEET 3 OF 13

DESIGN BY RAYMOND S. BONTER, DESIGNER LTD.

280 - 1959 - 152nd STREET
SOUTH SURREY, B.C. V4A 9E3
PHONE: 604-535-3372 FAX: 1-866-454-4271
E-MAIL: info@usandborders.com

[illegible]

RIGHT WALL FACE	
SCALE 1/8" = 1'-0"	
LISTING DISTANCE CALCULATIONS	
EXPOSED BUILDING FACE AREA	1000.2 ± SF
AREA OF UNPROTECTED OPENINGS	734.36 SF
LISTING DISTANCE	17.75 ± 0.4m
MAX. WEIGHTED UPO PERCENT	5.80%
ACTUAL PROOF UPO PERCENT	0.96%

[illegible][illegible]

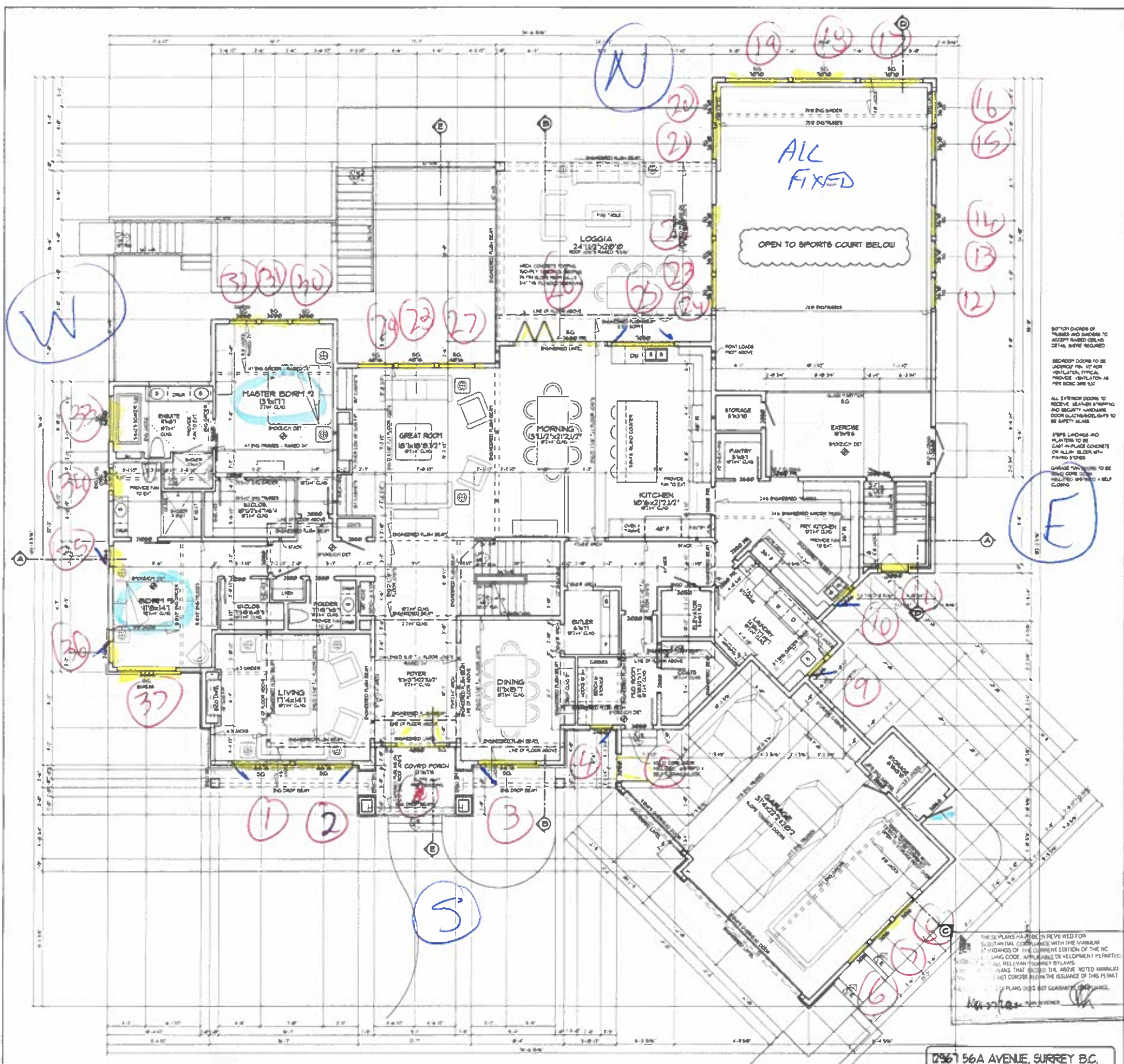
THESE PLANS CONFORM TO THE
B.C. BUILDING CODE, 2016 ED
INCLUDING ALL REVISIONS

ELEVATIONS - FRONT, RIGHT

APRIL 20, 2021
SCALE 1/4" = 1'-0"

DESIGN BY RAYMOND S. BONTER, DESIGNER LTD.

428 - 1359 - 52nd STREET
SOUTH SURREY B.C. V4A 9E3
PHONE: 604-535-3372 FAX: 866-454-4777
E-MAIL: info@apodolterdes.com



MAIN FLOOR PLAN
3,602.38 SQ.FT.
PLUS 667.56 SQ.FT. 2 STOREY POOL AREA
PLUS 693.80 SQ.FT. GARAGE

ATTENTION STRUCTURAL ENGINEER
A STRUCTURAL ENGINEER IS REQUIRED TO PROVIDE REVIEW COMMENTS AND
CERTIFY THIS DESIGN UNDER PART 7 OF THE B.C. BUILDING CODE 1997 EDITION.
ALL STRUCTURAL DIMENSIONS MUST BE ON A SEPARATE SET OF DRAWINGS
PRODUCED BY THE ENGINEER AND MUST NOT CONTAIN RADIO TITLE BLOCKS OR
HIGHLIGHT DESIGN OR REVISIONS. ENGINEERING NOTES MUST NOT BE APPLIED TO THESE
DRAWINGS. REVISIONS MUST NOT BE MADE WITHOUT THE ENGINEER'S APPROVAL. NO
ENGINEERING IS THE CASE OF A REVISION OR MODIFICATION TO THESE DRAWINGS.

"ALL CEILING HEIGHTS LISTED ON MAIN FLOOR AND UPPER FLOOR PLAN ARE FROM TOP OF PLYWOOD SHEATHING NOT TOP OF CONC. TOPPING"
"ALL ROOM SIZES MEASURED TO 'STUD FACE' NOT 'DRYWALL FACE'"

NOTE:
EXTERIOR WALLS ARE DRAWN 4" THICK, ASSUMING
12" PLYWOOD SHEATHING ON 8" SPACERS
CORNER OF WALL BEARING TO LINE OF STUD FACE OF PLY.
ALL INTERIOR WALLS ARE DRAWN 3/4" THICK OR 5/8" THICK
FOR 1/2" OR 5/8" BATH WALLS
AND CEMENTALITE IS REPRESENTED ON INTERIOR OR EXTERIOR WALLS
SPECIAL WALL WEIGHTS OF BRICKS AND MATHEMATICAL
AND MUST BE CORRECTED ON SITE

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WITHOUT THE WRITTEN PERMISSION OF RAYMOND S. BONTER
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HEREON.

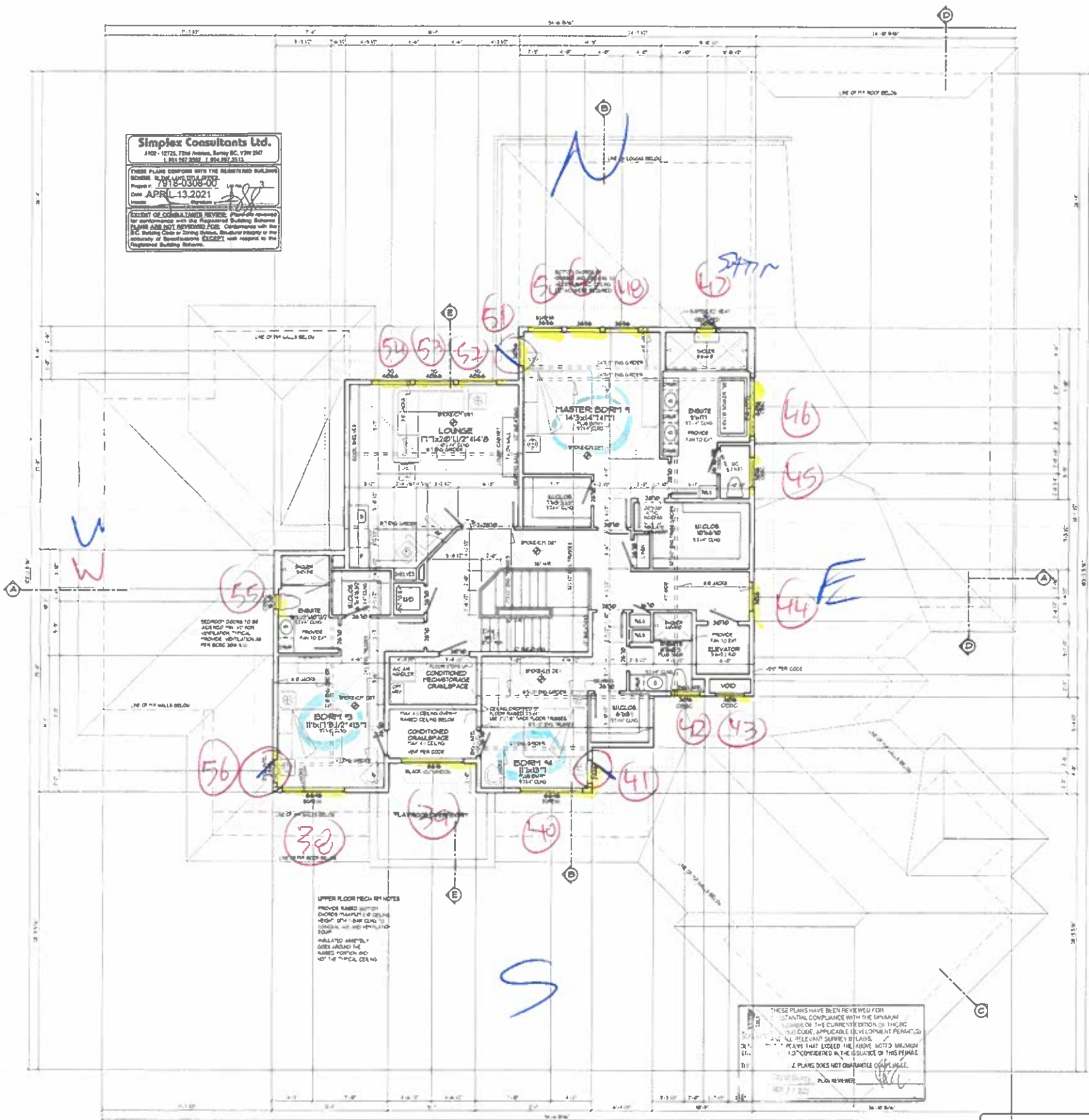
THESE PLANS CONFORM TO THE
B.C. BUILDING CODE, 1997 EDITION
INCLUDING ALL REVISIONS

MAIN FLR, UPPER FLR, TRAILING
SHEET 6 OF 13

900 - 1880 - 1570 STREET
SOUTH SURREY B.C. V4A 3E3
PHONE 604-595-3317 FAX 1-866-454-4271
E-MAIL: info@bonterdesigner.ca

DESIGN BY RAYMOND S. BONTER, DESIGNER LTD.

Simplex Consultants Ltd.
1101 - 12725, 72nd Avenue, Surrey BC, V3W 2A7
L 604.595.3372 F 604.595.3373
E MAIL: info@simplexconsultants.com
Project # 1918-0308-00
Date APRIL 13, 2021
Location 12961 56A AVE, SURREY, BC
Client S. BONTAR, 12961 56A AVE, SURREY, BC
These plans have been reviewed for compliance with the requirements of the Building Code of Canada and the British Columbia Building Code. The reviewer does not warrant the accuracy or completeness of the information provided by the client. The reviewer is not responsible for any errors or omissions in the plans. The reviewer is not responsible for any changes to the plans after the date of review.



UPPER FLOOR PLAN
1,780.07 SQ.FT.
PLUS 20.33 SQ.FT. STAIRS

ATTENTION STRUCTURAL ENGINEER
A STRUCTURAL ENGINEER IS REQUIRED TO PROVIDE A SPECIFIC DESIGN AND CERTIFY THE DESIGN UNDER PART 9 OF THE B.C. BUILDING CODE 2018 EDITION.
ALL STRUCTURAL ENGINEERING MUST BE ON A SEPARATE SET OF DRAWINGS.
PROVIDED BY THE ENGINEER AND MUST NOT BE PART OF THESE DRAWINGS.
INDICATE DESIGN BY READ: ENGINEERING NOTES THAT NOT BE APPLIED TO THESE DRAWINGS.
ENGINEERING IN THE CASE OF A REVISION OR "CORRECTION" TO THESE DRAWINGS.

"ALL CEILING HEIGHTS LISTED ON MAIN FLOOR AND UPPER FLOOR PLAN ARE FROM TOP OF PLYWOOD SHEATHING NOT TOP OF CONC. TOPPING"
"ALL ROOM SIZES MEASURED TO 'STUD FACE' NOT 'DRYWALL FACE'"

NOTE:
- INTERIOR WALLS ARE DRAWN AT THICK MEASUREMENTS UNLESS NOTED OTHERWISE.
- OUTSIDE OF WALL MEASUREMENTS TO LINE OF STUD OR CONCRETE OF POOL.
- ALL INTERIOR WALLS ARE DRAWN 3/4" OR 5/8" THICK.
- FOR 3/4" OR 5/8" THICK WALLS.
- ALL PLANS THAT LOSE THE HOUSE INTO THE HOUSE.
- 1.0" CONSIDERED IN THE ISSUANCE OF THIS PERMIT.
- IF PLANS DOES NOT GUARANTEE COMPLYANCE.
- PLAN REVIEWER: [Signature]
- DATE: APRIL 13, 2021

12961 56A AVENUE, SURREY B.C.

PLAN #56D-5382-45L-9458x0321-B COPYRIGHTED
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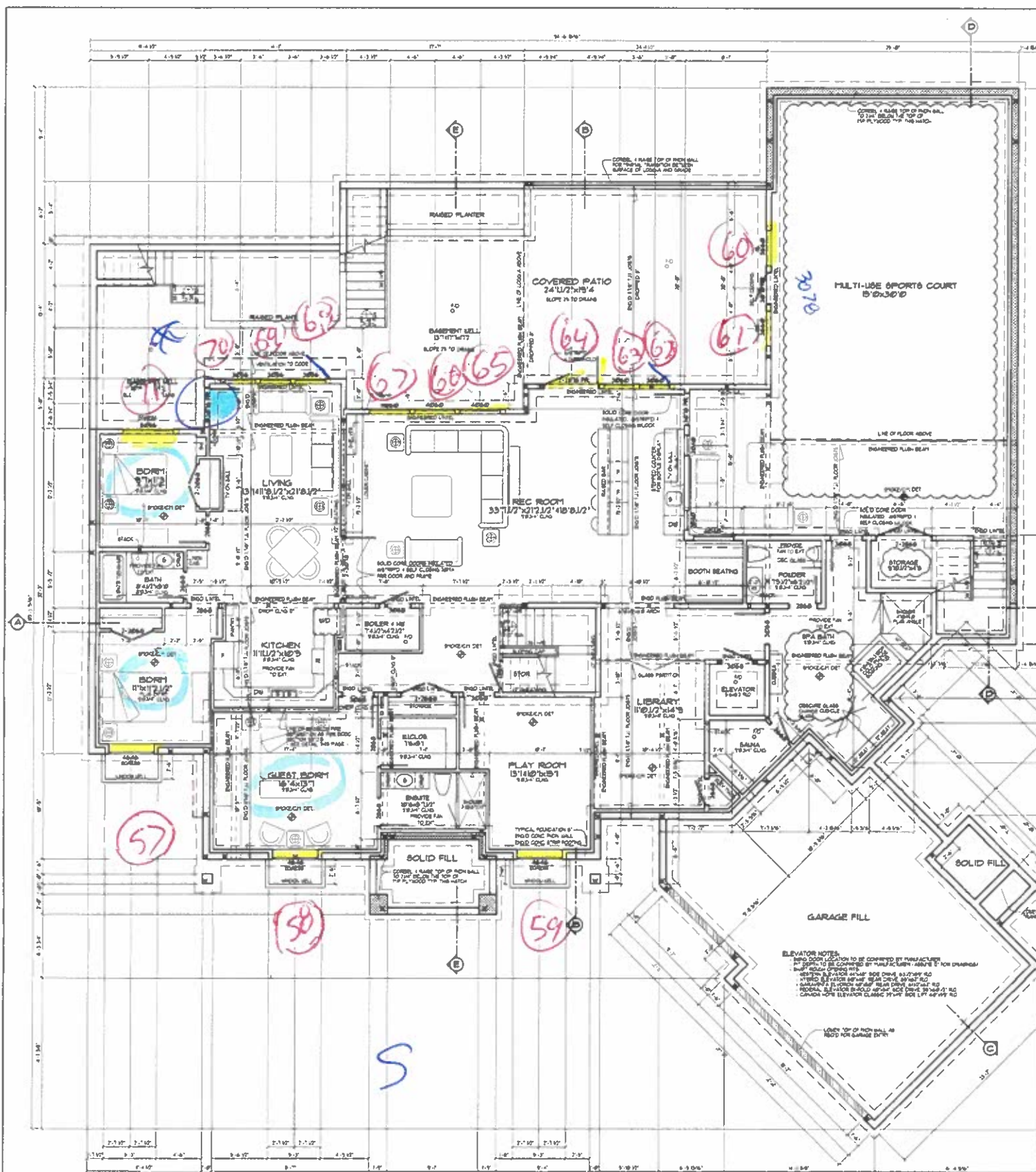
THESE PLANS CONFORM TO THE
B.C. BUILDING CODE, 2018 EDITION
INCLUDING ALL REVISIONS

UPPER FLOOR, ROOF FRAMING

SCALE: 1/4" = 1'-0"
APRIL 13, 2021
SHEET 5 OF 13

DESIGN BY RAYMOND S. BONTAR, DESIGNER LTD.

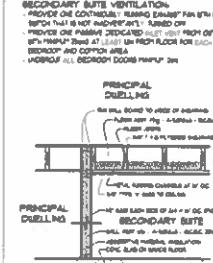
12961 56A AVENUE, SURREY B.C.
SOUTH SURREY, B.C. V4A 9E3
PHONE: 604-595-3372 FAX: 1-866-454-4271
E-MAIL: info@raymondsonbontar.com



INSULATE ALL BALLS AND CEILING OF SECONDARY SUITE FOR SOUND
SECONDARY SUITE TO MEET ALL REQUIREMENTS OF BCSC 308.3.17

SECONDARY SUITE CODE REFERENCE:
13.1.1.1. AIR DUCTS AND FIRE DAMPERS
(SEE APPENDIX A)
1. EXCEPT AS PROVIDED IN SENTENCES (2) AND (3) AND NOTWITHSTANDING SENTENCES (3.1.1.1.1) AND (3.1.1.1.2) SENTENCES (3.1.1.1.3) AND (3.1.1.1.4) APPLY TO BUILDINGS THAT CONTAIN SECONDARY SUITES.
2. WHERE A HEATING OR VENTILATION DUCT SYSTEM SERVES MORE THAN ONE SUITE, THE SYSTEM SHALL BE DESIGNED AND INSTALLED TO PREVENT THE CIRCULATION OF SMOKE UPON A NORMAL ROOM A DUCT-TYPE SMOKE DETECTOR.
3. DUCTS PENETRATING FIRE SEPARATIONS NEED NOT BE EQUIPPED WITH FIRE DAMPERS IN CONFORMANCE WITH ARTICLE 3.1.1.1.3.3. PROVIDED THEY ARE NON-COMBUSTIBLE WITH ALL OPENINGS IN THE DUCT SYSTEM SERVING ONLY ONE FIRE COMPARTMENT.

SECONDARY SUITE VENTILATION:
PROVIDE OR CONTRIBUTE TO THE MEANS FOR THE LABELLED SMOKE THAT IS NOT INDEPENDENTLY LINED OR PROVIDED FOR PASSIVE PROTECTION. THE MEANS FOR OUTDOOR AIR INTAKE SHALL BE AT LEAST 100 CM FROM FLOOR FOR EXTERIOR AND 100 CM FROM FLOOR FOR INTERIOR AND 100 CM FROM FLOOR FOR INTERIOR.



30 MINUTE FIRE SEPARATION DETAIL

NOTES:
- EXTERIOR WALLS ARE DRAWN 6" THICK, ASSUMING 1/2" PLATEWOOD BEARING ON 8"X12" STUDS.
- OUTSIDE OF WALL BEARING TO LINE UP WITH OUTSIDE OF PICK.
- ALL INTERIOR WALLS ARE DRAWN 3/4" THICK OR 5/8" THICK FOR 3/4" OR 5/8" STUDS AND 4" DRYWALL IS REPRESENTED ON INTERIOR OR EXTERIOR WALLS.
- SPECIAL WALL HEIGHT DIMENSIONS ARE INDICATED AND MUST BE COMPLIED ON SITE.

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BASEMENT PLAN **4418.68 SQ.FT.**

INCLUDES 1340.41 SQ.FT. POOL AREA
INCLUDES 8213 SQ.FT. LEGAL SUITE

SECONDARY SUITES

THESE PLANS COMPLY TO THE B.C. BUILDING CODE, 2018, INCLUDING ALL REVISIONS.

12961 56A AVENUE, SURREY BC.

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DESIGN BY RAYMOND S. BONTER, DESIGNER LTD.

12961 56A AVENUE, SURREY BC.
PHONE: 604-535-3377 FAX: 1-866-454-4271
E-MAIL: info@raymondsonbonter.com