

GENERAL NOTES

1. ALL WORK AND MATERIALS TO CONFORM TO STANDARDS AND REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C.) 2018.
2. ALL DRAWINGS MUST BE APPROVED BY CITY/MUNICIPAL AUTHORITIES HAVING JURISDICTION AND HAVE APPLICABLE PERMITS ISSUED BEFORE STARTING CONSTRUCTION.
3. BUILDER MUST ENSURE THAT ALL WORK PERFORMED ON SITE COMPLIES WITH WORKER'S COMPENSATION BOARD'S REQUIREMENTS AND STANDARDS. BUILDER MUST NOTIFY HIS ENGINEER BEFORE AND AFTER EXCAVATION AND OBTAIN CERTIFICATION FROM THE ENGINEER BEFORE ANY WORKERS ARE ALLOWED TO WORK IN THE EXCAVATED AREA. SUCH CERTIFICATION MUST BE POSTED ON SITE AT A PROMINENT LOCATION AND UPDATED BY THE ENGINEER AT REGULAR INTERVALS.
4. SUB-CONTRACTORS AND/OR SUB-TRADES RESPONSIBLE FOR ON SITE EXECUTION OF WORK THESE DRAWINGS DETAIL ARE TO CHECK AND VERIFY ALL DRAWINGS FOR ERRORS AND OMISSIONS BEFORE ORDERING MATERIALS OR STARTING WORK. CONTRACTOR TO NOTIFY DESIGNER IMMEDIATELY OF ANY CHANGES OR OMISSIONS.
5. TRUSS DESIGN MUST BE COMPLETED BEFORE FORM CONSTRUCTION AND ENLARGED FOOTINGS AS DESIGNED BY STRUCTURAL ENGINEER PLSUANT TO TRUSS POINT LOADS MAY BE REQUIRED.
6. ALL POINT LOADS MUST BE FULLY SUPPORTED DOWN TO FOUNDATION. THE WIDTH OF SUPPORTING COLUMNS SHALL NOT BE LESS THAN THE WIDTH OF THE SUPPORTED MEMBER (B.17.4.1). ALL POINT LOADS FROM TRUSSES MUST BE STRUCTURALLY SUPPORTED BY COLUMNS OR ENGINEERED BEAMS AND DOUBLE GIRTLE STUDS AS DESIGNED BY STRUCTURAL ENGINEER.
7. CONTRACTORS, SUB-CONTRACTORS AND/OR SUB-TRADES, SHALL INSURE THAT ANY CONCENTRATED LOAD WHICH MAY ARISE DURING CONSTRUCTION, WHETHER OR NOT IT HAS BEEN SPECIFICALLY DETAILED, SHALL BE SUPPORTED ACCORDING TO GOOD PRACTICE AND THAT THE METHOD OF SUPPORT AS WELL AS ALL MEMBERS SUPPORTING SUCH LOADS, SHALL FIRST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND/OR A PROFESSIONAL ENGINEER, AND SHALL CONFORM TO THE B.C.B.C. BEFORE SUCH LOADING SHALL BE ALLOWED TO OCCUR.
8. ALL BEAM SIZES TO BE CONFIRMED OR DESIGNED BY PROFESSIONAL ENGINEER.
9. BEAMS WHICH EXCEED SPECIFICATIONS OF THE B.C.B.C. MUST BE CHECKED AND VERIFIED BY A STRUCTURAL ENGINEER BEFORE STARTING CONSTRUCTION.
10. FRAMING MATERIAL TO BE STUD. STANDARD, NO. 2 OR BETTER GRADE (B.3.2.2.), UNLESS NOTED OTHERWISE BY A PROFESSIONAL ENGINEER.
11. SPANS AND SIZES OF WOOD UNITS SHALL CONFORM TO THE SPANS SHOWN IN SPAN TABLE (B.23.1.2.3.).
12. THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN: a) 5 MPa FOR WALLS, COLUMNS, TERRACES AND CHIMNEYS, FOOTINGS, FOUNDATION WALLS, GRADE BEAMS AND PIERS, b) 20 MPa FOR FLOORS OTHER THAN THOSE IN GARAGES AND PORCHES, AND c) FOR GARAGES AND CARPORT FLOORS, AND THE EXTERIOR STEPS, a) 32 MPa, OR b) 30 MPa WHERE INDIGENOUS AGGREGATES DO NOT ACHIEVE 32 MPa WITH A 0.43 WATER TO CEMENTING MATERIAL RATIO. (B.3.1.6.1) UNLESS OTHERWISE DESIGNED BY STRUCTURAL ENGINEER.
13. FOUNDATION WALLS NOT LATERSALLY SUPPORTED HIGHER THAN 4'-0" FROM SLAB TO GRADE AND NON-LATERALLY SUPPORTED WALLS GREATER THAN 7'-6" FROM SLAB TO GRADE MUST BE REINFORCED.
14. ALL FOOTINGS SHALL EXTEND BELOW FROST LEVEL TO SUITABLE BEARING. IF SUITABLE BEARING CANNOT BE OBTAINED A PROFESSIONAL SOILS ENGINEER SHOULD BE CONSULTED.
15. GUARDRAILS SHALL CONFORM TO 9.8.6.
16. ALL EXTERIOR GUARDRAILS TO BE 42" HIGH (36" IF DIFFERENCE IN ELEVATION IS LESS THAN 9'-11").
17. ALL INTERIOR GUARDRAILS TO BE 36" HIGH.
18. REQUIRED HANDRAILS SHALL BE 34" TO 42" HIGH (B.9.7.4.).
19. ALL EXTERIOR DOORS TO BE SOLID CORE AND WEATHER STRIPPED.
20. INSTALL APPROVED HARD-WIRED SMOKE ALARMS IN ALL DWELLING UNITS ON ALL STOREYS INCLUDING BASEMENTS. SMOKE ALARMS SHALL BE INSTALLED INSIDE ALL SLEEPING ROOMS. (B.10.1.9.)
21. INSTALL APPROVED HARD-WIRED CARBON MONOXIDE DETECTORS ON ALL STOREYS INCLUDING BASEMENTS. CO DETECTORS SHALL BE INSTALLED INSIDE ALL SLEEPING ROOMS OR OUTSIDE EACH BEDROOM, WITHIN 5m OF EACH BEDROOM DOOR, MEASURED FOLLOWING CORRIDORS AND DOORWAYS. (B.30.4.2.)
22. PROVIDE VENTILATION FOR ALL DWELLING UNITS IN ACCORDANCE WITH (B.32).
23. ROOF ACCESS MIN. 22" x 26" (B.19.2.1.). VENTING MIN. 1/800 (B.19.1.2.).
24. WATERPROOF BACKING (AQUA BOARDS) TO BE USED FOR ALL BATHUBS AND SHOWER ENCLOSURES.
25. STAIR RISE AND RUN TO CONFORM TO 9.8.4.2. HEADROOM MIN. 6'-5" (1.95M) (B.9.2.2.).
RISE 4.92" - 7.67" (125MM - 200MM)
RUN 10" - 13.97" (255MM - 355MM)
26. BUILDINGS WITH ATTACHED GARAGE - DOORS SEPARATING GARAGE AND DWELLING MUST BE SOLID CORE, WEATHER STRIPPED AND WITH SELF-CLOSING DEVICES.
27. MANUFACTURED WINDOWS DOORS AND SKYLIGHTS - ALL WINDOWS DOORS AND SKYLIGHTS SHALL CONFORM TO STANDARDS AS PER B.7.4. WINDOWS LOCATED WITHIN 3 FT OF EXTERIOR DOOR LOOKS SHALL HAVE SAFETY GLASS, WIRE GLASS OR TEMPERED GLASS.
28. DECK OVER HABITABLE AREA - PROVIDE 2X4 CROSS PURLIN AT 16" O.C. ON DECK JOIST AND CROSS VENTILATION EXCEPT FOR BUILD-UP ROOFING (TAR AND GRAVEL). ALL OTHER WATER-PROOFING MEMBRANE MUST BE AN APPROVED PRODUCT AND BE CERTIFIED BY A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER.
29. STARTING WORK SHALL IMPLY ACCEPTANCE OF THESE TERMS AND SHALL MEAN ACCEPTANCE OF ALL SPECIFICATIONS, DIMENSIONS AND REQUIREMENTS AS WELL AS ALL SURFACES AND CONDITIONS AS BEING SUITABLE TO RECEIVE SAID WORK.
30. ALL WOOD IN CONTACT WITH CONCRETE LESS THAN 6" ABOVE GRADE TO BE PRESURE TREATED.
31. ALL DIMENSIONS ON FLOOR PLANS ARE TO EXTERIOR SIDE OF WALL SHEATHING AND FACES OF INTERIOR DRYWALL.
32. DO NOT SCALE DRAWINGS.

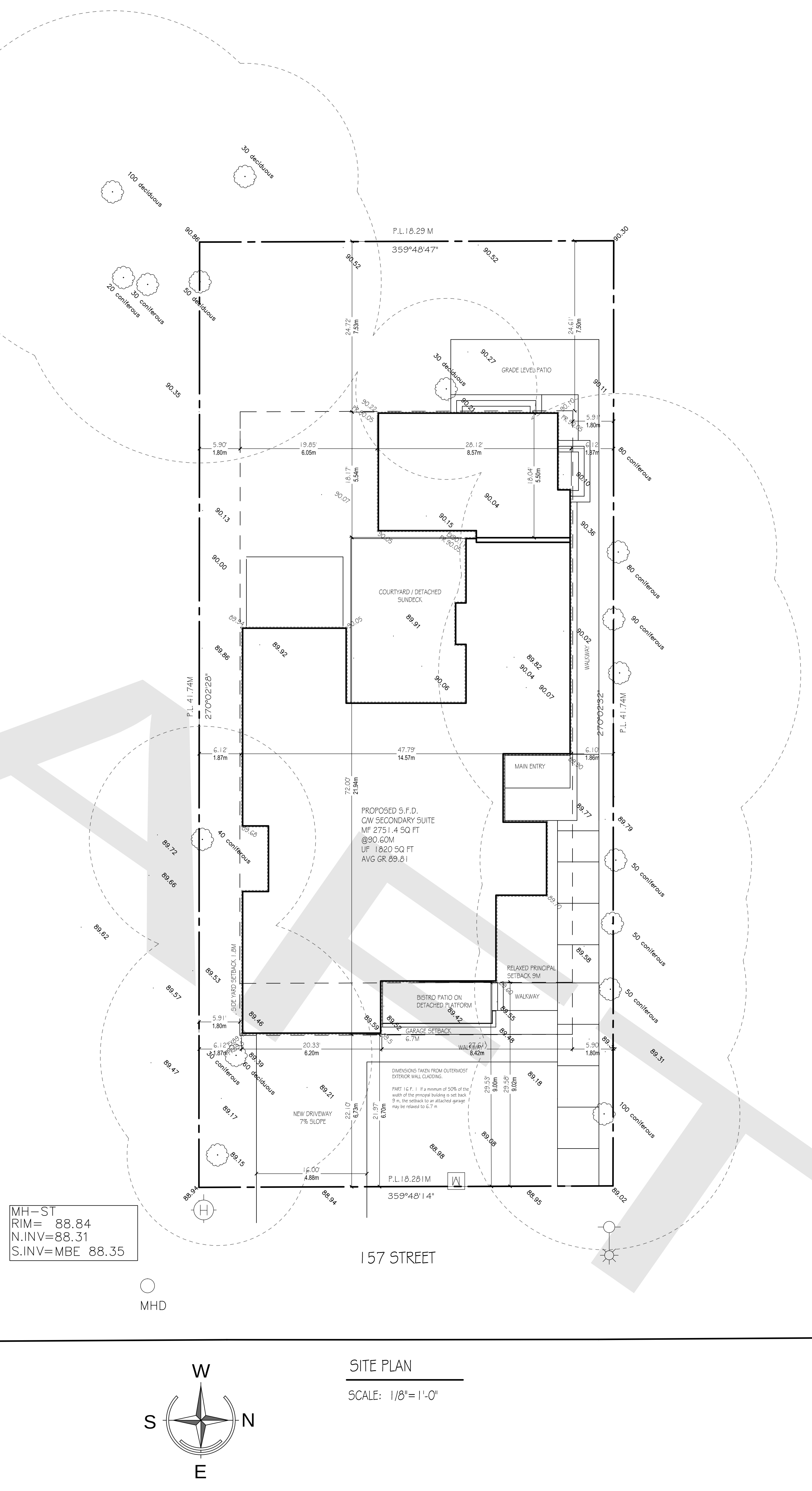
B.C.B.C. 2018

STEP CODE NOTES

1. ALL EXTERIOR WALL FRAMING TO BE 2x6 STUDS w/ EFFECTIVE R-22 INSULATION.
2. ALL EXTERIOR CONCRETE FOUNDATION WALLS TO HAVE EFFECTIVE R-22 INSULATION.
3. ALL INTERIOR CONCRETE FLOOR SLABS TO HAVE R-12.5 RIGID INSULATION TO UNDERSIDE OF SLAB.
4. ALL WINDOWS TO MEET MINIMUM THERMAL INSULATION REQUIREMENTS. ALL WINDOWS TO MEET ENERGY STAR RATING REQUIREMENTS.
5. NO LESS THAN 40% OF PERMANENT LIGHT FIXTURES MUST BE HARD-WIRED TO NOT ACCEPT INCANDESCENT OR HALOGEN BULBS. IN AREAS OF HOME WHERE LIGHTS ARE TO BE LEFT ON FOR LONG PERIODS, COMPACT FLUORESCENT (CFL) OR LIGHT-EMITTING DIODE (LED) BULBS SHALL BE INSTALLED.
6. AN IN-HOME DISPLAY UNIT FOR ELECTRICITY CONSUMPTION SHALL BE INSTALLED IN A READY VISIBLE LOCATION.
7. INSULATION TO BE WRAPPED AROUND ALL ELECTRICALLY POWERED HOT WATER HEATERS AND ON THE PORTION OF PIPING LEADING TO AND FROM BOTH ELECTRIC AND GAS-POWERED WATER HEATERS.
8. INSULATION IS REQUIRED ON THE ENTIRE HOT WATER PIPING NETWORK, IF THE NETWORK IS A CONSTANT-RE-CIRCULATING SYSTEM.
9. ALL GAS-FUELED FIREPLACES ARE TO USE ELECTRONIC IGNITION AND BE DIRECT-VENTED.
10. ALL TOILETS TO BE DUAL-FLUSH.
11. A HEAT RECOVERY VENTILATOR (HRV) TO BE INSTALLED.
12. TWO 1/50mm DIAMETER (2 INCH) PVC PIPES RUNNING FROM THE BUILDINGS SERVICE ROOM TO THE ATTIC SPACE TO BE INSTALLED FOR THE FUTURE ADDITION OF A ROOF-MOUNTED SOLAR ENERGY GENERATION SYSTEM.
13. A CABLE RACEWAY CONDUIT FROM THE BUILDINGS ELECTRICAL PANEL TO THE GARAGE TO BE INSTALLED, LEADING TO AN EMPTY OUTLET BOX IN THE GARAGE FOR FUTURE INSTALLATION OF AN ELECTRIC VEHICLE CHARGING SYSTEM.
14. A 3RD PARTY ENERGUIDE RATING SERVICE AUDIT AND REPORT TO BE COMPLETED AND SUBMITTED TO THE CHIEF BUILDING OFFICIAL PRIOR TO FINAL INSPECTION.

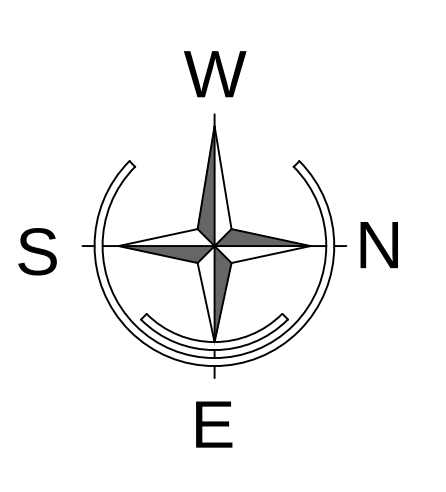
PROJECT DATA			
CIVIC ADDRESS			
1711 157 STREET			
SURREY, BC			
LEGAL DESCRIPTION			
LOT 11 BLOCK 27428 SEC 14 TOWNSHIP 1 PLAN NMF16203 MND SUB BLOCK 23 PART 5E4			
P.L.D. 010-147-161			
ZONING			
ZONE - R-F			
LOT SIZE	8212.29	SQFT	762.95 50 M
AREA TABLE			
TOTAL UPPER FLOOR / SECOND STOREY	1624.00	SQFT	169.46 50 M
TOTAL MAIN FLOOR INC. GARAGE OVER 39M2	2377.70	SQFT	220.90 50 M
OWNER AREA	3192.30	SQFT	296.57 50 M
SECONDARY SUITE	907.71	SQFT	84.33 50 M
GARAGE - ATTACHED	444.70	SQFT	41.31 50 M
GARAGE - AREA OVER 39m2 (420SQFT)	24.70	SQFT	2.29 50 M
FRONT PORCH	0.00	SQFT	0.00 50 M
COVERED DECK	133.00	SQFT	12.36 50 M
FLOOR AREA RATIO SURREY			
CALCULATE F.S.R. =	0.60	x 6000 SF	3600.00 SQFT 334.45 50 M
PLUS F.S.R. =	0.35	x REMAINDER	774.30 SQFT 71.93 50 M
PERMITTED:			4374.30 SQFT 406.39 50 M
PROPOSED:			4232.40 SQFT 392.65 50 M
UPPER FLOOR / SECOND STOREY			1624.00 SQFT 169.46 50 M
PERMITTED:	0.80	x MAIN FLR	1902.16 SQFT 176.72 50 M
MAIN FLOOR / FIRST STOREY			2377.70 SQFT 220.90 50 M
GARAGE - 39m2 (420 SQFT) RESERVED			24.70 SQFT 2.29 50 M
OPEN BALCONIES & SUNDECKS			
ROOF DECK			129.15 SQFT 12.00 50 M
COURTYARD DETACHED PLATFORM UNDER 0.6M			0.00 SQFT 0.00 50 M
DECK 3			0.00 SQFT 0.00 50 M
DECK 4			0.00 SQFT 0.00 50 M
SITE / LOT COVERAGE			
PERMITTED:	0.36	x LOT AREA	2956.42 SQFT 274.66 50 M
PROPOSED:	0.34	x LOT AREA	2831.43 SQFT 263.05 50 M
DWELLING			2359.64 SQFT 219.22 50 M
SECONDARY SUITE			471.79 SQFT 43.63 50 M

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ARBORIST			
GEOTECHNICAL			
SURVEYOR			
ENERGY ADVISOR			
BUILDER/CONTRACTOR			
DEMO CONTRACTOR			
SALVAGE & ABATEMENT			



MH-ST
RIM= 88.84
N.INV=88.31
S.INV=MBE 88.35

MHD



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

CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS ON THESE DRAWINGS AND REPORT ANY DISCREPANCIES TO THIS OFFICE PRIOR TO COMMENCING WITH CONSTRUCTION. VANCITY PERMITS IS NOT RESPONSIBLE FOR ANY DISCREPANCIES NOT REPORTED IN WRITING PRIOR TO CONSTRUCTION. CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. PLANS ARE COPYRIGHTED FOR THE EXCLUSIVE USE OF VANCITY PERMITS. ANY UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

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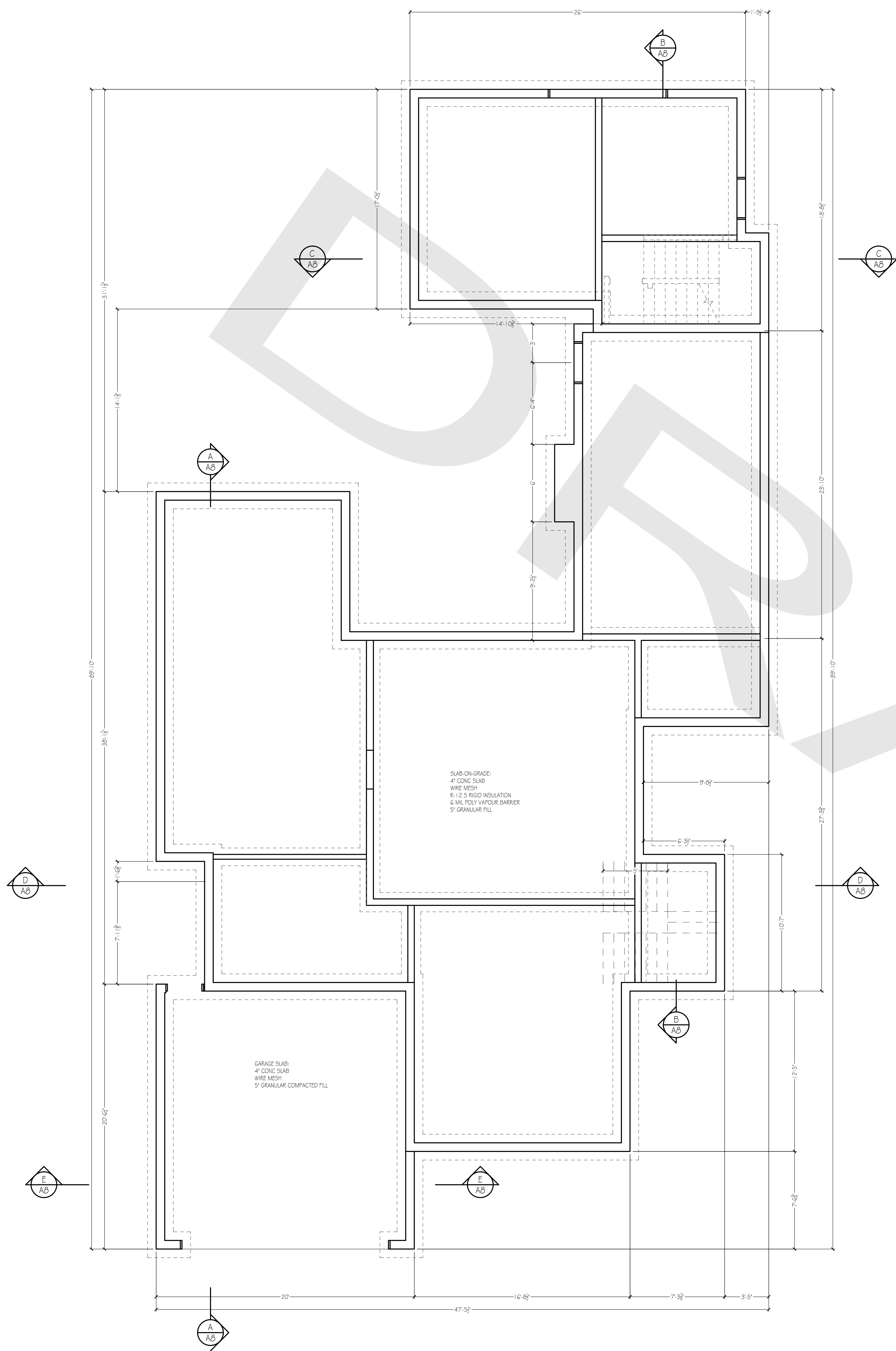
PROJECT:
1711 157 ST
SURREY

DRAWN BY:
MICHAEL BERGEN

DATE:
FEB 6TH 2024

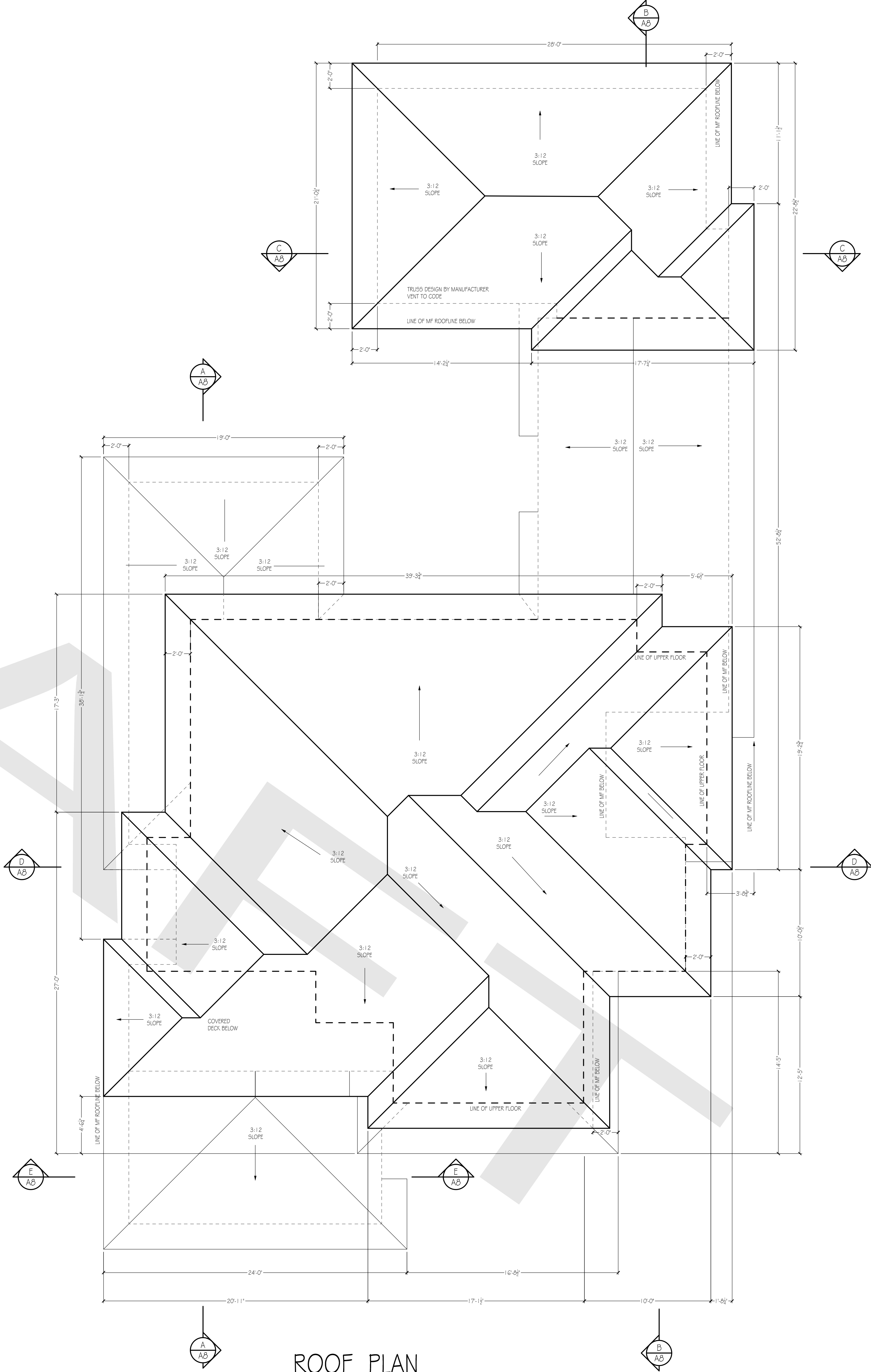
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SHEET:
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PROPOSED
CRAWLSPACE PLAN

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



ROOF PLAN

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

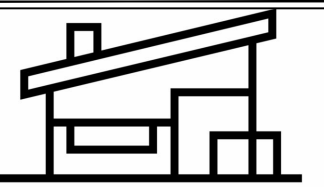
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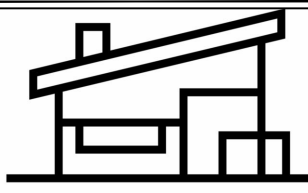
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FEB 6TH 2024

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WEST ELEVATION

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



EAST ELEVATION

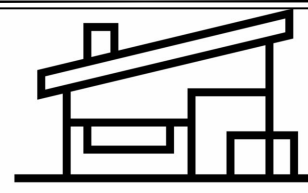
SCALE: 1/4"= 1'-0"

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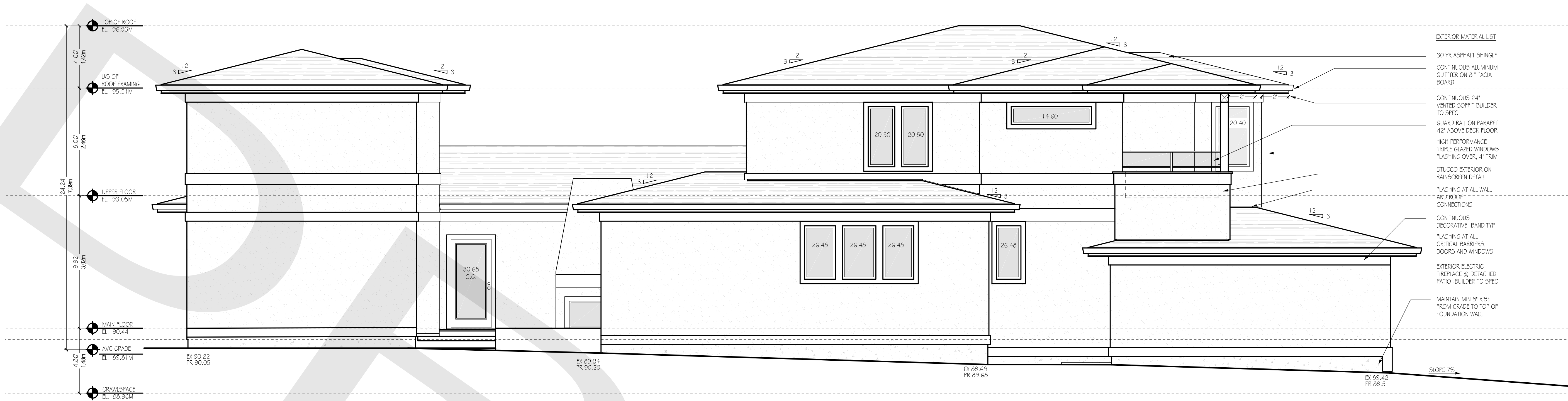
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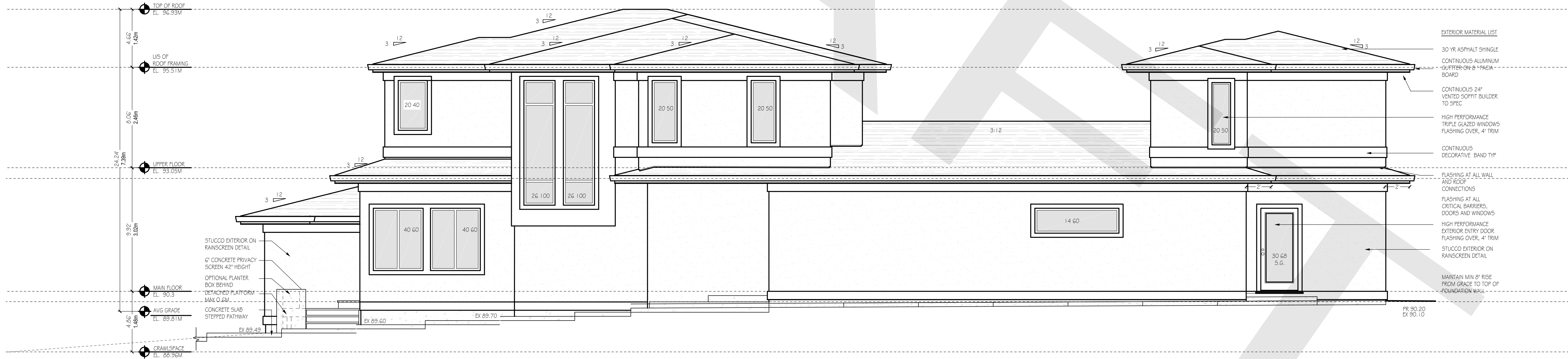
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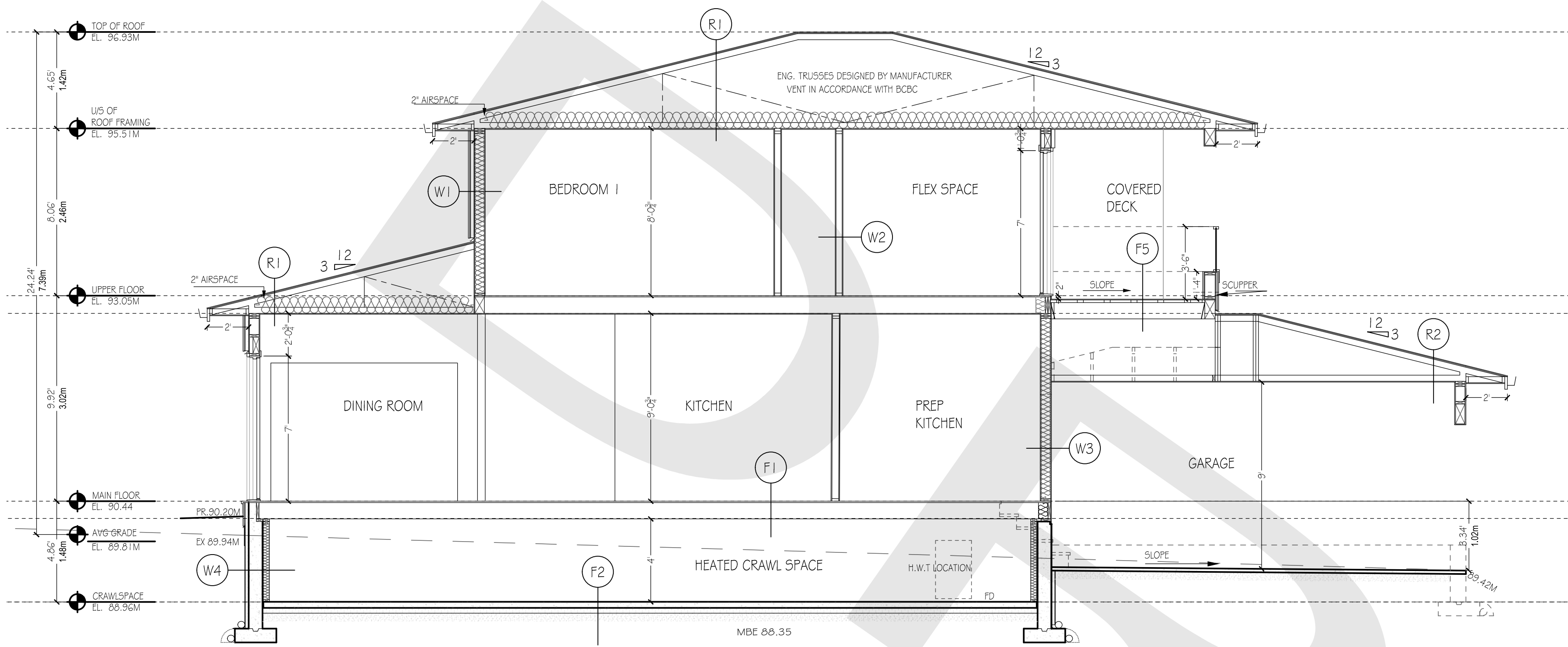
NORTH ELEVATION

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



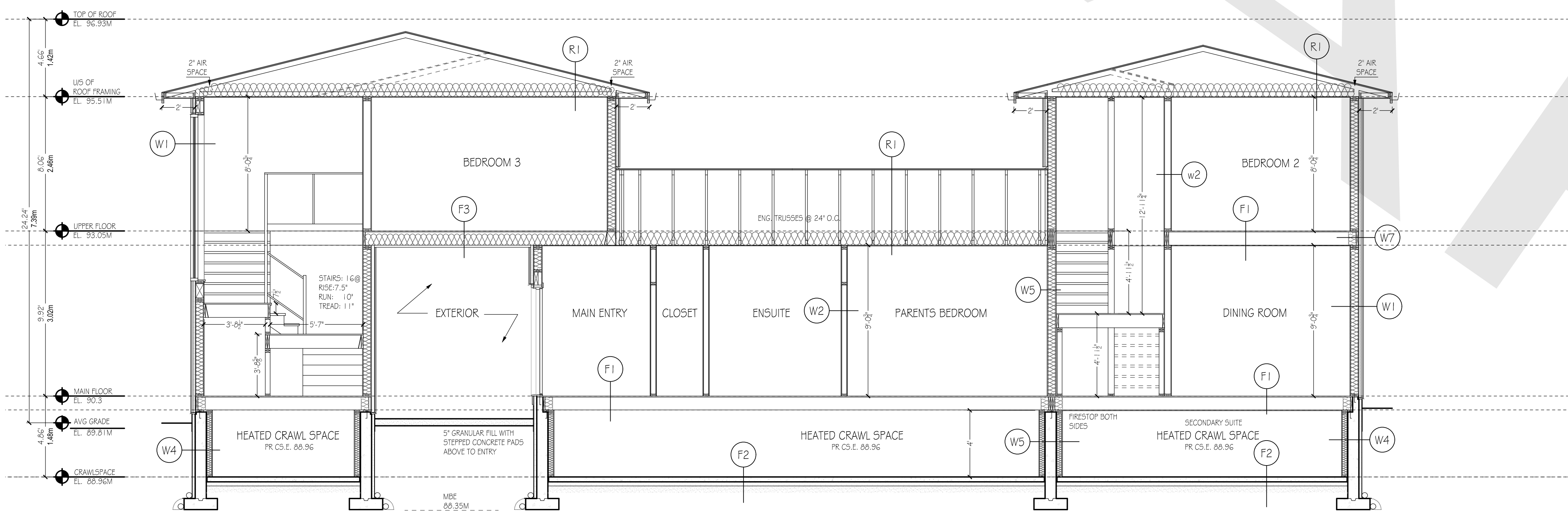
SOUTH ELEVATION

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



SECTION A-A

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



SECTION B-B

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

INSULATED ASSEMBLIES

ROOF ASSEMBLIES

TYPICAL TRUSS ROOF:
R1 50 YR. ASPHALT SHINGLE ROOFING
ROOFING UNDERLAY
1/2" PLYWOOD SHEATHING w/ 1" CLIPS
ENGINEERED ROOF TRUSSES @ 24" O.C.
MIN. 2 1/2" VENTING CLEARANCE
R-22 GLASS FIBRE BATT INSULATION
IN CAVITY OF 2x6 STUDS @ 16" O.C.
6 MIL POLY VAPOUR BARRIER
5/8" TYPE X GYPSUM BOARD

FLOOR ASSEMBLIES

F3 WOOD FLOORS OVER UNCONDITIONED SPACE:
FINISHED FLOORING ON:
6 MIL POLY VAPOUR BARRIER
3/4" 1x6 PLYWOOD SHEATHING
2x10 MINERAL WOOL BATT INSULATION
IN CAVITY OF 9 1/2" TJS @ 16" O.C.
VENTED CEDAR V-JOINT SOFFIT

BASEMENT SLAB-ON-GRADE:

F2 3" CONC. SLAB
3 1/2" (R-14) EPS RIGID INSULATION
6 MIL POLY VAPOUR BARRIER
5" GRANULAR FILL

WALL ASSEMBLIES

W1 ABOVE GRADE EXTERIOR WALLS:
WOOD SHINGLE CLADDING
MIN. 3/4" CAPILLARY AIRSPACE FOR RAINSCREEN
1/2" PLYWOOD SHEATHING
WEATHER BARRIER MEMBRANE
1/2" PLYWOOD SHEATHING
R-22 GLASS FIBRE BATT INSULATION
IN CAVITY OF 2x6 STUDS @ 16" O.C.
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

INTERIOR GARAGE WALL:

W3 1/2" GYPSUM BOARD
R-22 GLASS FIBRE BATT INSULATION
IN CAVITY OF 2x6 STUDS @ 16" O.C.
6 MIL POLY VAPOUR BARRIER
5/8" TYPE X GYPSUM BOARD

BELOW GRADE EXTERIOR WALLS:

W4 FLASHING OVER CONCRETE BOARD PROTECTION SKIRT
DAMPED FOUNDATION MEMBRANE
2 LAYERS ASPHALT EMULSION EXTERIOR
1/2" ANCHOR BOLTS @ 4' O.C.
6" CONCRETE FOUNDATION
3 1/2" (R-14) BATT INSULATION
20x40 CONCRETE FOOTING
(P. ENG TO CONFIRM SIZES)

RIM JOIST SPACE:

W7 WOOD SHINGLE CLADDING
MIN. 3/4" CAPILLARY AIRSPACE FOR RAINSCREEN
1/2" PLYWOOD SHEATHING
WEATHER BARRIER MEMBRANE
1/2" PLYWOOD SHEATHING
3" R-15 XPS RIGID INSULATION AND
TTL ALL CAVITY WITH SPRAYFOAM INSULATION
2x6 STUDS @ 16" O.C.
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

ABOVE GRADE EXTERIOR WALLS FOR PLUMBING,
VENT PIPE OR ELECTRICAL FIXTURE OR PANEL:

STUCCO CLADDING
MIN. 3 1/4" CAPILLARY AIRSPACE FOR RAINSCREEN
1 1/2" (R-6) EPS RIGID INSULATION
WEATHER BARRIER MEMBRANE
1/2" PLYWOOD SHEATHING
3" R-15 XPS RIGID INSULATION AND
TTL ALL CAVITY WITH SPRAYFOAM INSULATION
2x6 STUDS @ 16" O.C.
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

MECH EQUIPMENT - PERFORMANCE BASED

ELECTRIC HEAT PUMP AND AC: HEAT PUMP, 15HP, 10, SEER, 16
HOT WATER, NATURAL GAS INSTANTANEOUS, CONDENSING EF 0.95

NON-INSULATED ASSEMBLIES

ROOF ASSEMBLIES

R2 PORCH ROOFS:
50 YR. ASPHALT SHINGLE ROOFING
ROOFING UNDERLAY
1/2" PLYWOOD SHEATHING w/ 1" CLIPS
ENGINEERED ROOF TRUSSES @ 24" O.C.
CEDAR V-JOINT SOFFIT

FLOOR ASSEMBLIES

F1 TYPICAL INTERIOR WOOD FLOORS:
FINISHED FLOORING ON:
3/4" 1x6 PLYWOOD SHEATHING
GLUED AND NAILED TO
9 1/2" TJS @ 16" O.C.
1/2" OR 5/8" GYPSUM BOARD CEILING

DECK FLOOR:

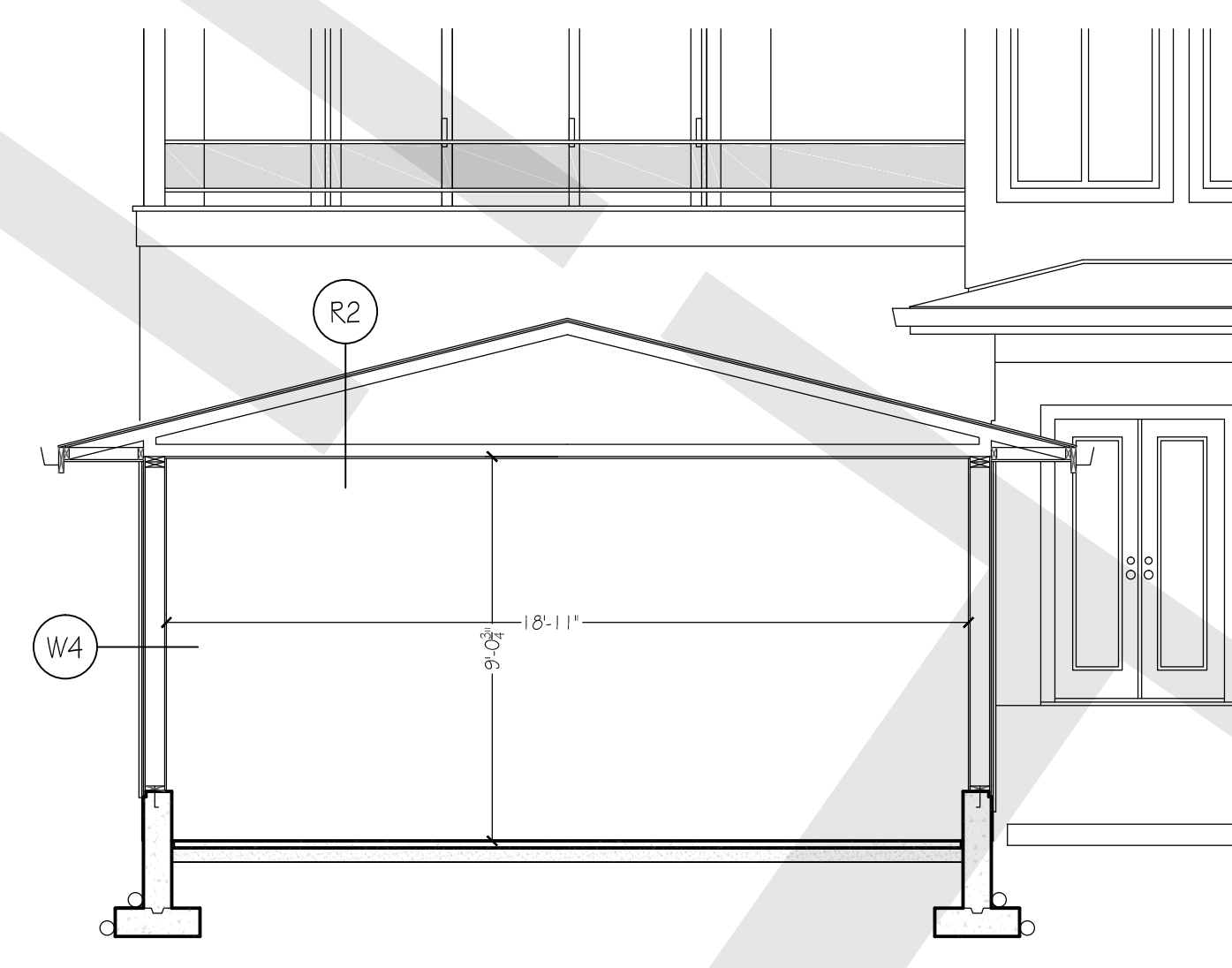
F5 WATERPROOF MEMBRANE (SBS)
3/4" 1x6 PLYWOOD SHEATHING
5" SPRUCED PULNUE
2x10 FLOOR JOISTS @ 16" O.C.

EXTERIOR SLAB-ON-GRADE:

F3 4" CONC. SLAB
WIRE MESH
6 MIL POLY VAPOUR BARRIER
5" GRANULAR FILL

MISC. NOTES

VENTILATION:
MECHANICAL VENTILATION OF 1:300 FOR TRUSS ROOFS.
MECHANICAL VENTILATION OF 1:150 FOR FLAT ROOFS.
ROOF TOP VENTS SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING, WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF THE SPACE, AND WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
ROOF / ATTIC ACCESS:
EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH AN ACCESS HATCH THAT MEASURES NOT LESS THAN 3-45 SQFT IN AREA, WITH NO DIMENSION LESS THAN 20".
FOUNDATION DRAINAGE:
PERFORATED PLASTIC DRAINAGE PIPE (POLES DOWN) MIN. 400 LAYED FLAT, TOP AND SIDES COVERED WITH MIN. 1/2" CRUSHED STONE OR COURSE GRANULAR MATERIAL.
BEARING:
ALL FOOTINGS TO EXTEND TO SOLID BEARING BELOW FROST PENETRATION.



SECTION E-E

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

R1	CEILINGS BELOW ATTIC SPACE	R	RSI
CONTINUOUS ELEMENTS			
1	EXTERIOR AIR FILM	0.17	0.03
2	1 1/2" (R-6) GLASS FIBRE BATT INSULATION	40.00	7.04
3	3 1/2" (R-14) GLASS FIBRE BATT INSULATION FILLING CAVITY OF 2x4 BOTTOM CHORD OF TRUSSES @ 24" O.C. (EFFECTIVE VALUE CALCULATION BELOW)		
		$\frac{100}{\frac{7}{4.29} + \frac{93}{14.00}} = 12.09$	2.13
4	5/8" GYPSUM BOARD	0.57	0.10
5	INTERIOR AIR FILM	0.62	0.11
TOTAL EFFECTIVE R / RSI VALUE OF ENTIRE ASSEMBLY		53.45	9.41
MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE		39.20	6.90

W1	ABOVE GRADE EXTERIOR WALL	R	RSI
CONTINUOUS ELEMENTS			
1	EXTERIOR AIR FILM	0.17	0.03
2	1 1/2" (R-6) EPS RIGID INSULATION	6.00	1.06
3	1/2" PLYWOOD SHEATHING	0.62	0.11
4	5 1/2" (R-22) GLASS FIBRE BATT INSULATION IN 2x6 STUDS @ 16" O.C. (EFFECTIVE VALUE CALCULATION BELOW)		
		$\frac{100}{\frac{23}{5.74} + \frac{77}{22.00}} = 14.47$	2.55
5	1/2" GYPSUM BOARD	0.45	0.08
6	INTERIOR AIR FILM	0.68	0.12
TOTAL EFFECTIVE R / RSI VALUE OF ENTIRE ASSEMBLY		22.39	3.94
MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE		21.66	3.85

W4	BELOW GRADE EXTERIOR WALL	R	RSI
CONTINUOUS ELEMENTS			
1	5" CONCRETE WALL	0.45	0.08
2	1/2" AIR CAVITY (BETWEEN CONCRETE & STUDS)	0.16	0.03
3	3 1/2" (R-14) GLASS FIBRE BATT INSULATION IN CAVITY OF 2x4 STUDS @ 24" O.C. (EFFECTIVE R-VALUE CALCULATION BELOW)		
		$\frac{100}{\frac{13}{4.29} + \frac{87}{14.00}} = 10.82$	1.91
4	1/2" GYPSUM BOARD	0.45	0.08
5	INTERIOR AIR FILM	0.68	0.12
TOTAL EFFECTIVE R / RSI VALUES OF ENTIRE ASSEMBLY		12.56	2.21
MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE		11.30	1.99

W7	RIM JOIST SPACE	R	RSI
CONTINUOUS ELEMENTS			
1	EXTERIOR AIR FILM	0.17	0.03
2	1 1/2" (R-6) EPS RIGID INSULATION	6.00	1.06
3	1/2" PLYWOOD SHEATHING	0.62	0.11
4	1 1/8" T&M BOARD	1.30	0.24
5	4" (R-20) XPS RIGID INSULATION IN CAVITY OF 9 1/2" TJS @ 16" O.C. (EFFECTIVE VALUE CALCULATION BELOW)		
		$\frac{100}{\frac{9}{4.90} + \frac{91}{20.00}} = 15.66$	2.76
6	INTERIOR AIR FILM	0.68	0.12
TOTAL EFFECTIVE R / RSI VALUE OF ENTIRE ASSEMBLY		24.51	4.32
MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE		21.86	3.89

W3	ABOVE GRADE EXTERIOR WALL	R	RSI
CONTINUOUS ELEMENTS			
1	EXTERIOR AIR FILM	0.17	0.03
2	CLADDING MIN. 3/4" CAPILLARY RAINSCREEN	1.02	0.18
3	1/2" PLYWOOD SHEATHING	0.62	0.11
4	3 1/2" (R-22) GLASS FIBRE BATT INSULATION IN 2x6 STUDS @ 16" O.C. (EFFECTIVE R-VALUE CALCULATION BELOW)		
		$\frac{100}{\frac{23}{5.74} + \frac{77}{22.00}} = 14.47$	2.55
5	1/2" GYPSUM BOARD	0.45	0.08
6	INTERIOR AIR FILM	0.68	0.12
TOTAL EFFECTIVE R / RSI VALUES OF ENTIRE ASSEMBLY		17.41	3.07
MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE		15.80	2.78

F4	FLOORS ABOVE UN-CONDITIONED SPACES	R	RSI
CONTINUOUS ELEMENTS			
1	INTERIOR AIR FILM	0.91	0.16
2	7" (R-35) XPS RIGID INSULATION IN CAVITY OF 9 1/2" TJS @ 16" O.C.		
		$\frac{100}{\frac{9}{6.59} + \frac{91}{32.00}} = 25.69$	4.52
3	VENTED SOFFIT (T&M)	0.57	0.10
4	EXTERIOR AIR FILM	0.17	0.03
TOTAL EFFECTIVE R / RSI VALUES OF ENTIRE ASSEMBLY		27.34	4.81
MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE		25.60	4.51

F2	INSULATED SLAB-ON-GRADE	R	RSI
CONTINUOUS ELEMENTS			
1	INTERIOR AIR FILM	0.91	0.16
2	5" CONCRETE SLAB-ON-GRADE	0.28	0.05
3	3 1/2" (R-14) EPS RIGID INSULATION	14.00	2.47
4	5" GRANULAR FILL	0.87	0.15
TOTAL EFFECTIVE R / RSI VALUE OF ENTIRE ASSEMBLY		16.06	2.83
MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE		14.20	2.50

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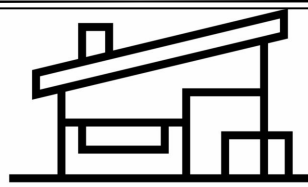
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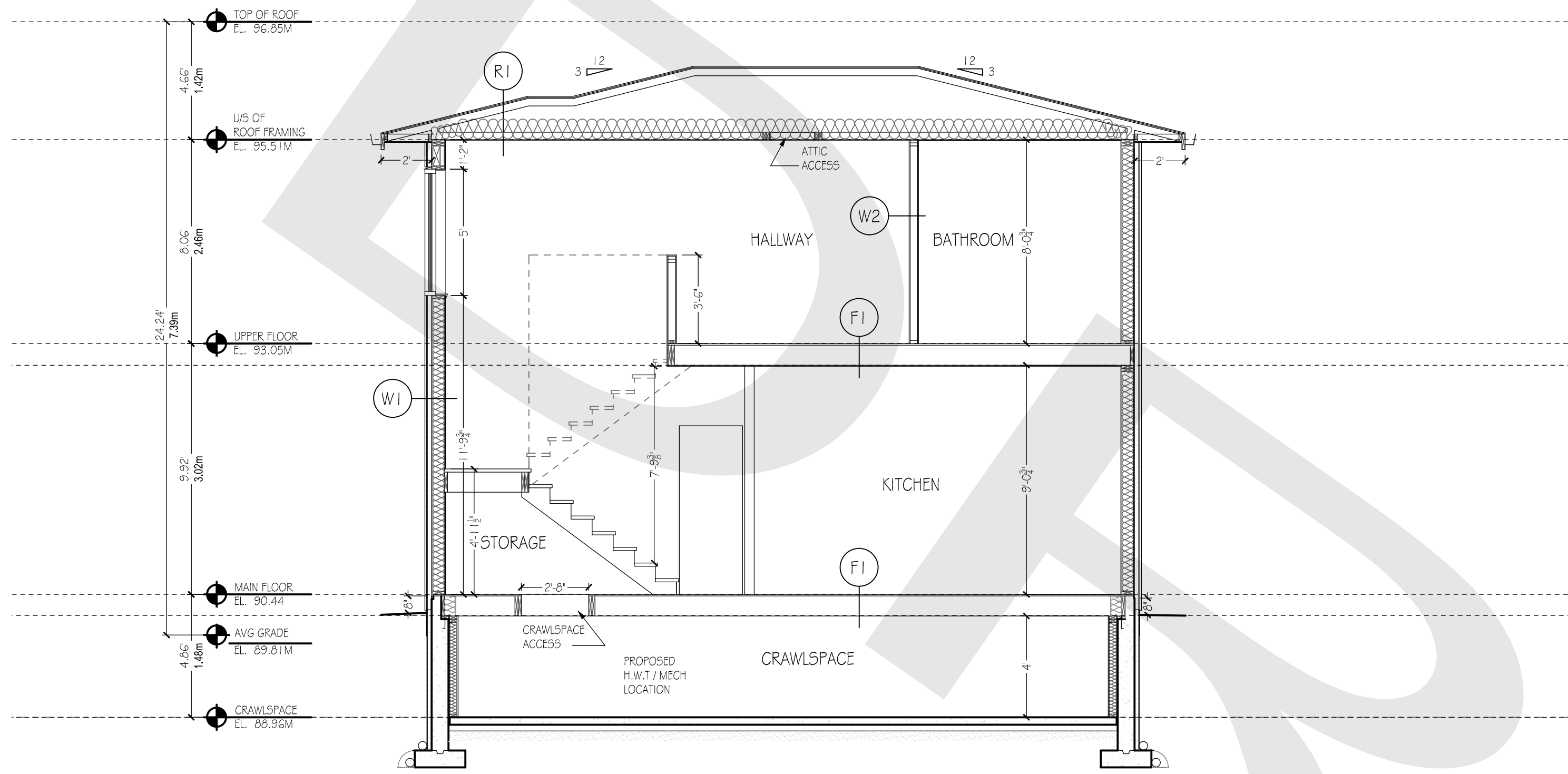
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MICHAEL BERGEN

DATE:
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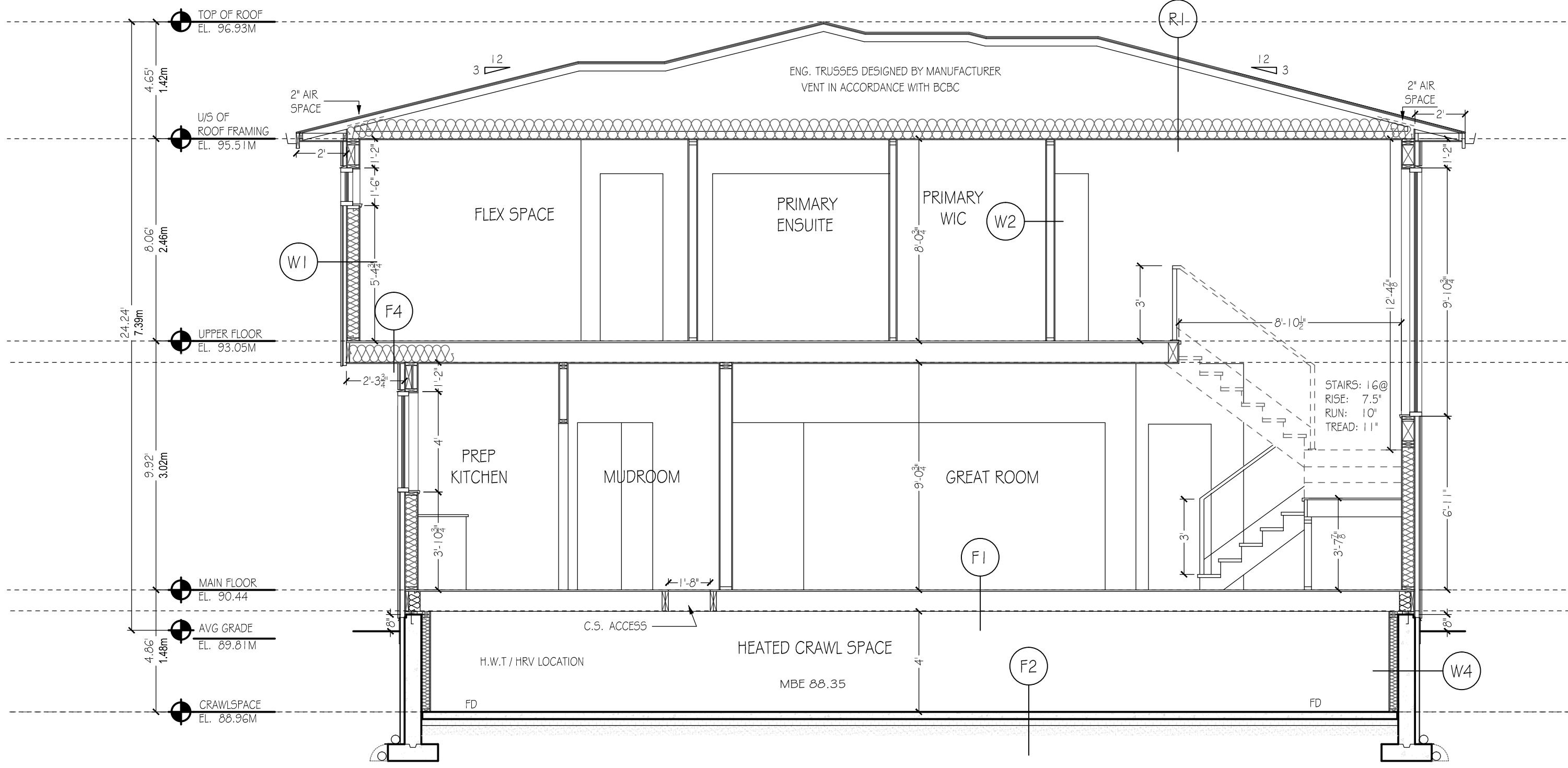
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SECTION C-C

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



SECTION D-D

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

INSULATED ASSEMBLIES

ROOF ASSEMBLIES

R1	TYPICAL TRUSS ROOF:
1	50 YR. ASPHALT SHINGLE ROOFING UNDERLAY
2	1/2" (R-6) EPS RIGID INSULATION
3	ENGINEERED ROOF TRUSSES @ 24" O.C.
4	MIN. 2 1/2" VENTING CLEARANCE
5	R-22 GLASS FIBRE BATT INSULATION
6	2x6 PROTECTION TO 1/2" PAST INSIDE FACE OF STUDS
7	6 MIL POLY VAPOUR BARRIER
8	5/8" GYPSUM BOARD CEILING

WALL ASSEMBLIES

W1	ABOVE GRADE EXTERIOR WALLS:
1	WOOD SHINGLE CLADDING
2	MIN. 3/4" CAPILLARY AIRSPACE FOR RAINSCREEN
3	1/2" (R-6) EPS RIGID INSULATION
4	WEATHER BARRIER MEMBRANE
5	1/2" PLWOOD SHEATHING
6	R-22 GLASS FIBRE BATT INSULATION
7	IN CAVITY OF 2x6 STUDS @ 16" O.C.
8	6 MIL POLY VAPOUR BARRIER
9	5/8" TYPE X GYPSUM BOARD

FLOOR ASSEMBLIES

F3	WOOD FLOORS OVER UNCONDITIONED SPACE:
1	FINISHED FLOORING ON 3/4" T&G
2	6 MIL POLY VAPOUR BARRIER
3	3/4" T&G PLWOOD SHEATHING
4	2" (R-30) MINERAL WOOL BATT INSULATION
5	IN CAVITY OF 9 1/2" T&G @ 16" O.C.
6	VENTED CEDAR V-JOINT SOFFIT

F2	BASEMENT SLAB-ON-GRADE:
1	5" CONC SLAB
2	3 1/2" (R-14) EPS RIGID INSULATION
3	6 MIL POLY VAPOUR BARRIER
4	5" GRANULAR FILL

W3	INTERIOR GARAGE WALL:
1	1/2" GYPSUM BOARD
2	R-22 GLASS FIBRE BATT INSULATION
3	IN CAVITY OF 2x6 STUDS @ 16" O.C.
4	6 MIL POLY VAPOUR BARRIER
5	5/8" TYPE X GYPSUM BOARD

W4	BELOW GRADE EXTERIOR WALLS:
1	FLASHING OVER CONCRETE BOARD PROTECTION SKIRT
2	DAILED FOUNDATION MEMBRANE
3	2 LAYERS ASPHALT EMULSION (EXTERIOR)
4	1/2" (R-6) EPS RIGID INSULATION
5	WEATHER BARRIER MEMBRANE
6	1/2" PLWOOD SHEATHING
7	1 1/2" (R-14) BATT INSULATION
8	2x6 CONCRETE FOOTING
9	(P. ENG TO CONFIRM SIZES)

W7	RIM JOIST SPACE:
1	WOOD SHINGLE CLADDING
2	MIN. 3/4" CAPILLARY AIRSPACE FOR RAINSCREEN
3	1/2" (R-6) EPS RIGID INSULATION
4	WEATHER BARRIER MEMBRANE
5	1/2" PLWOOD SHEATHING
6	3" (R-15) EPS RIGID INSULATION AND FILL ALL CAVITY WITH SPRAYFOAM INSULATION
7	2x6 STUDS @ 16" O.C.
8	6 MIL POLY VAPOUR BARRIER
9	1/2" GYPSUM BOARD

W2	ABOVE GRADE EXTERIOR WALLS FOR PLUMBING, VENT PIPE OR ELECTRICAL PENETRATION:
1	STUCCO CLADDING
2	MIN. 3/4" CAPILLARY AIRSPACE FOR RAINSCREEN
3	1/2" (R-6) EPS RIGID INSULATION
4	WEATHER BARRIER MEMBRANE
5	1/2" PLWOOD SHEATHING
6	3" (R-15) EPS RIGID INSULATION AND FILL ALL CAVITY WITH SPRAYFOAM INSULATION
7	2x6 STUDS @ 16" O.C.
8	6 MIL POLY VAPOUR BARRIER
9	1/2" GYPSUM BOARD

MECH EQUIPMENT - PERFORMANCE BASED

- ELECTRIC HEAT PUMP AND AC: HEAT PUMP, HSPF 10, SEER 16
- HOT WATER: NATURAL GAS INSTANTANEOUS, CONDENSING OF 0.95

FIRE RATED ASSEMBLIES

INTERIOR PARTY WALLS

MIN. 1 HR. FIRE RATED WALL
MIN. STC 50 SOUND RATING
2x6 STUDS @ 16" O.C.
3 1/2" (R-14) ROXUL SAFE W/ SOUND
FIRE & SOUND PROTECTION INSULATION
RESILIENT METAL CHANNELS @ 16" O.C.
5/8" TYPE X GYPSUM BOARD
BOTH SIDES

INTERIOR PARTY WALLS

MIN. 1 HR. FIRE RATED WALL
MIN. STC 50 SOUND RATING
8" CONC. FOUNDATION WALL
2x4 STUDS @ 16" O.C.
3 1/2" (R-14) ROXUL SAFE W/ SOUND
FIRE & SOUND PROTECTION INSULATION
RESILIENT METAL CHANNELS @ 16" O.C.
5/8" TYPE X GYPSUM BOARD
BOTH SIDES

NON-INSULATED ASSEMBLIES

ROOF ASSEMBLIES

R2	FLAT ROOF:
1	50 YR. ASPHALT SHINGLE ROOFING UNDERLAY
2	1/2" (R-6) EPS RIGID INSULATION
3	ENGINEERED ROOF TRUSSES @ 24" O.C.
4	CEGAR V-JOINT SOFFIT

FLOOR ASSEMBLIES

F1	TYPICAL INTERIOR WOOD FLOORS:
1	FINISHED FLOORING ON 3/4" T&G
2	3/4" T&G PLWOOD SHEATHING
3	GULED AND NAILED TO 9 1/2" T&G @ 16" O.C.
4	1/2" OR 5/8" GYPSUM BOARD CEILING

F5	DECK FLOOR:
1	WATERPROOF MEMBRANE (SBS)
2	3/4" T&G PLWOOD SHEATHING
3	2x6 PLWOOD JOISTS @ 16" O.C.

F3	EXTERIOR SLAB-ON-GRADE:
1	4" CONC SLAB
2	WIRE MESH
3	6 MIL POLY VAPOUR BARRIER
4	5" GRANULAR FILL

WALL ASSEMBLIES

W2	INTERIOR FRAMED WALLS:
1	2x4 AND/OR 2x6 STUDS @ 16" O.C.
2	1/2" GYPSUM BOARD BOTH SIDES

W	EXTERIOR RETAINING FOUNDATION:
1	6" CONCRETE FOUNDATION WALL
2	2x6 CONCRETE FOOTING
3	(P. ENG TO CONFIRM SIZES)

W	INTERIOR FOUNDATION:
1	1/2" ANCHOR BOLTS @ 4" O.C.
2	6" CONCRETE CURB
3	18x18 CONCRETE FOOTING
4	(P. ENG TO CONFIRM SIZES)

F3	EXTERIOR SLAB-ON-GRADE:
1	4" CONC SLAB
2	WIRE MESH
3	6 MIL POLY VAPOUR BARRIER
4	5" GRANULAR FILL

MISC. NOTES

VENTILATION:
MECHANICAL VENTILATION OF 1:300 FOR TRUSS ROOFS
MECHANICAL VENTILATION OF 1:150 FOR FLAT ROOFS
TOP TOP VENTS SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING, WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF THE SPACE, AND WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
ROOF LATIC ACCESS:
EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH AN ACCESS HATCH THAT MEASURES NOT LESS THAN 3'45" SORT IN AREA, WITH NO DIMENSION LESS THAN 20".
FOUNDATION DRAINAGE:
PERFORATED PLASTIC DRAINAGE PIPE (HOLES DOWN) MIN. 4" LAYED FLAT, TOP AND SIDES COVERED WITH MIN. 6" GRAVELLED STONE OR COARSE GRANULAR MATERIAL.
BEARING:
ALL FOOTINGS TO EXTEND TO SOIL BEARING BELOW FROST PENETRATION.

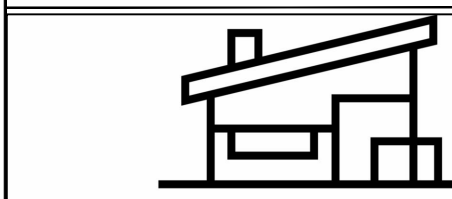
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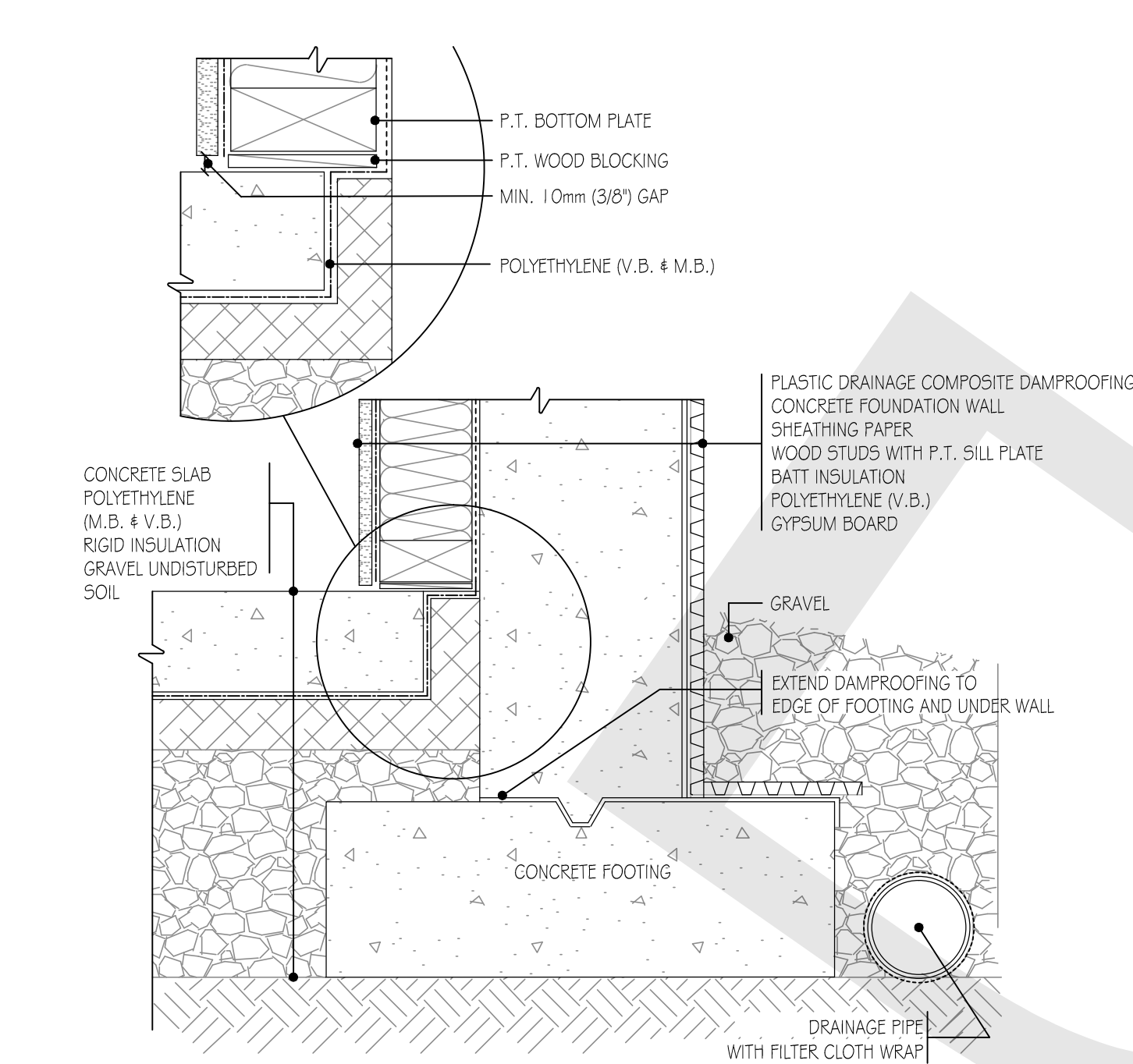
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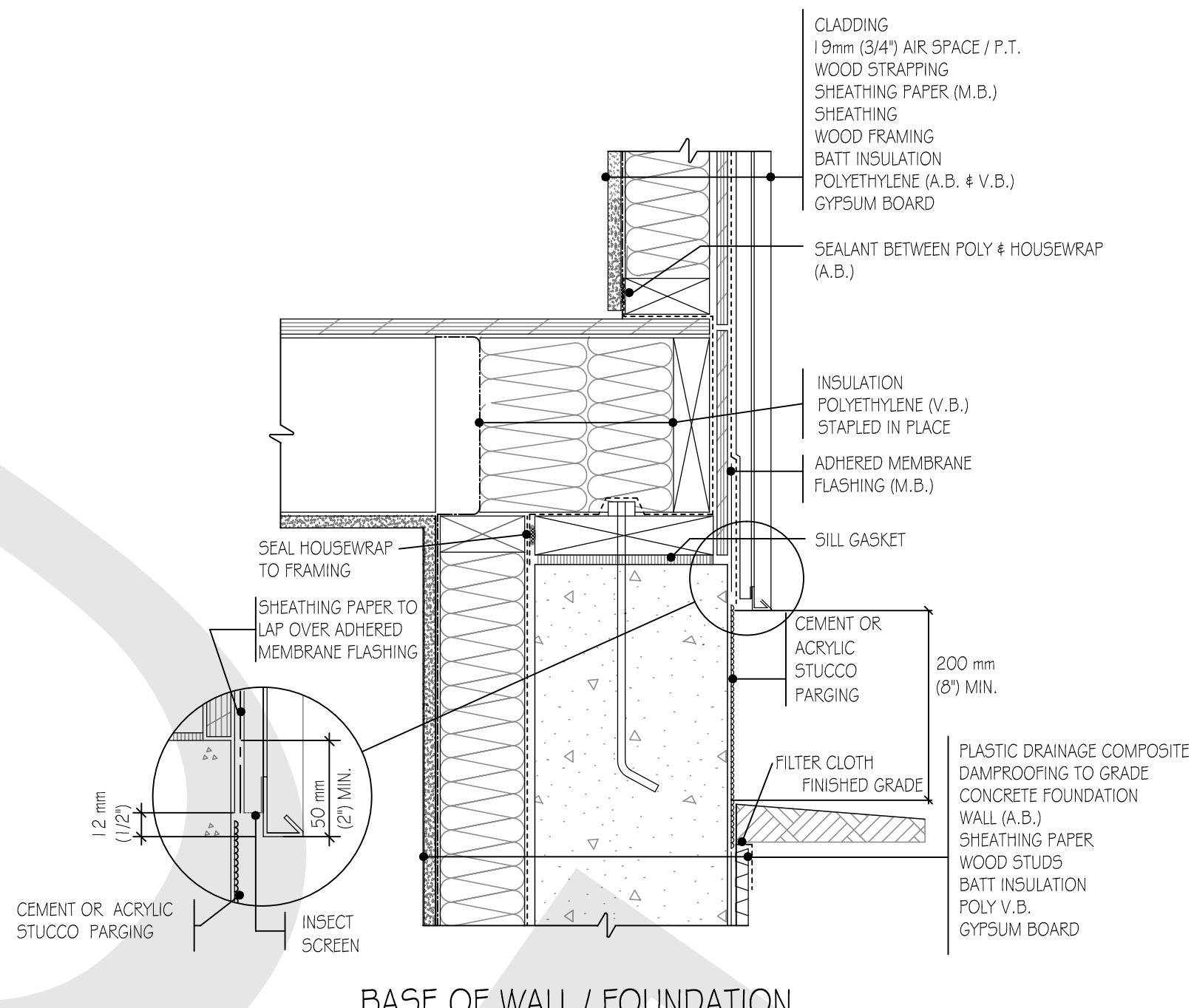
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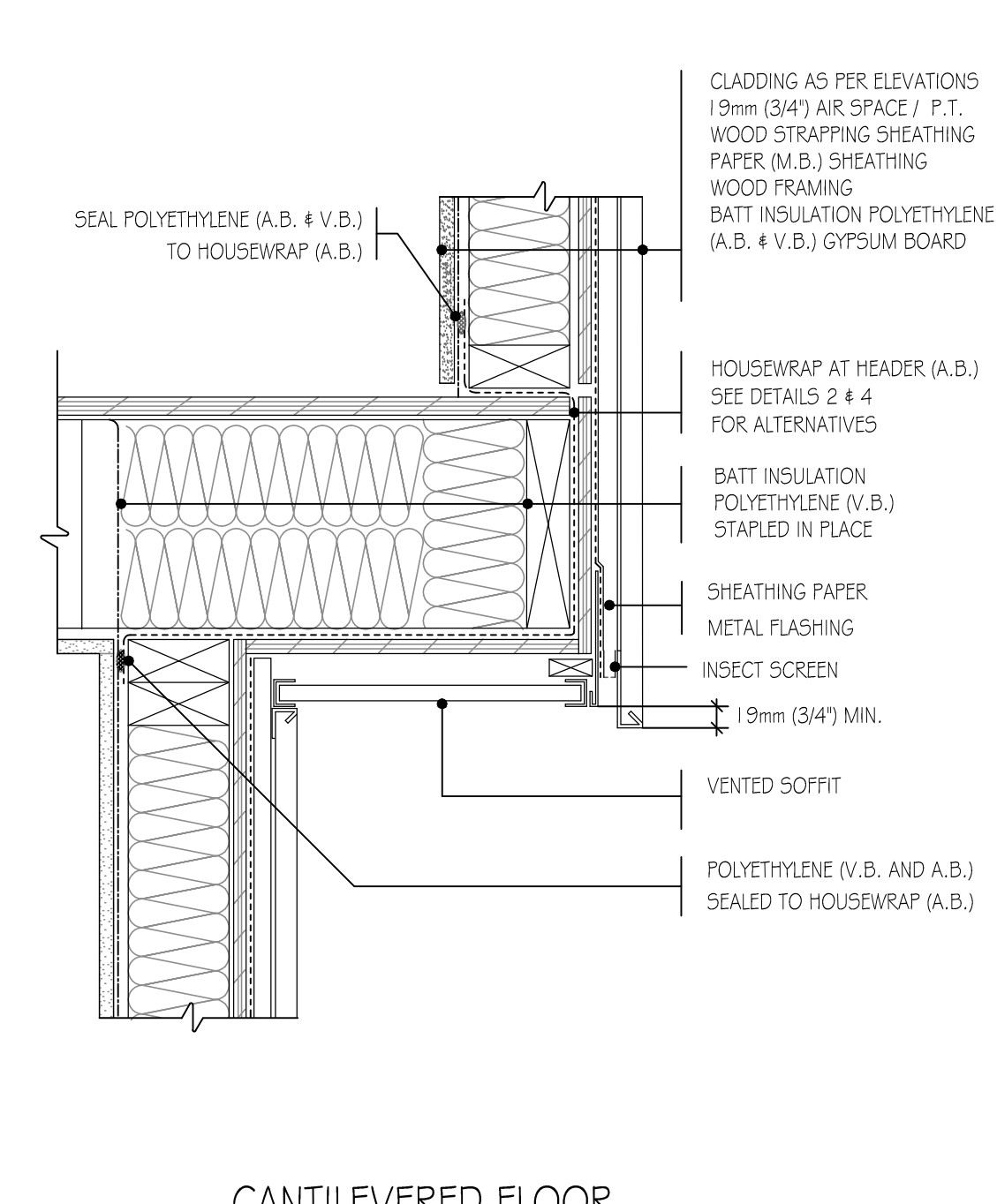
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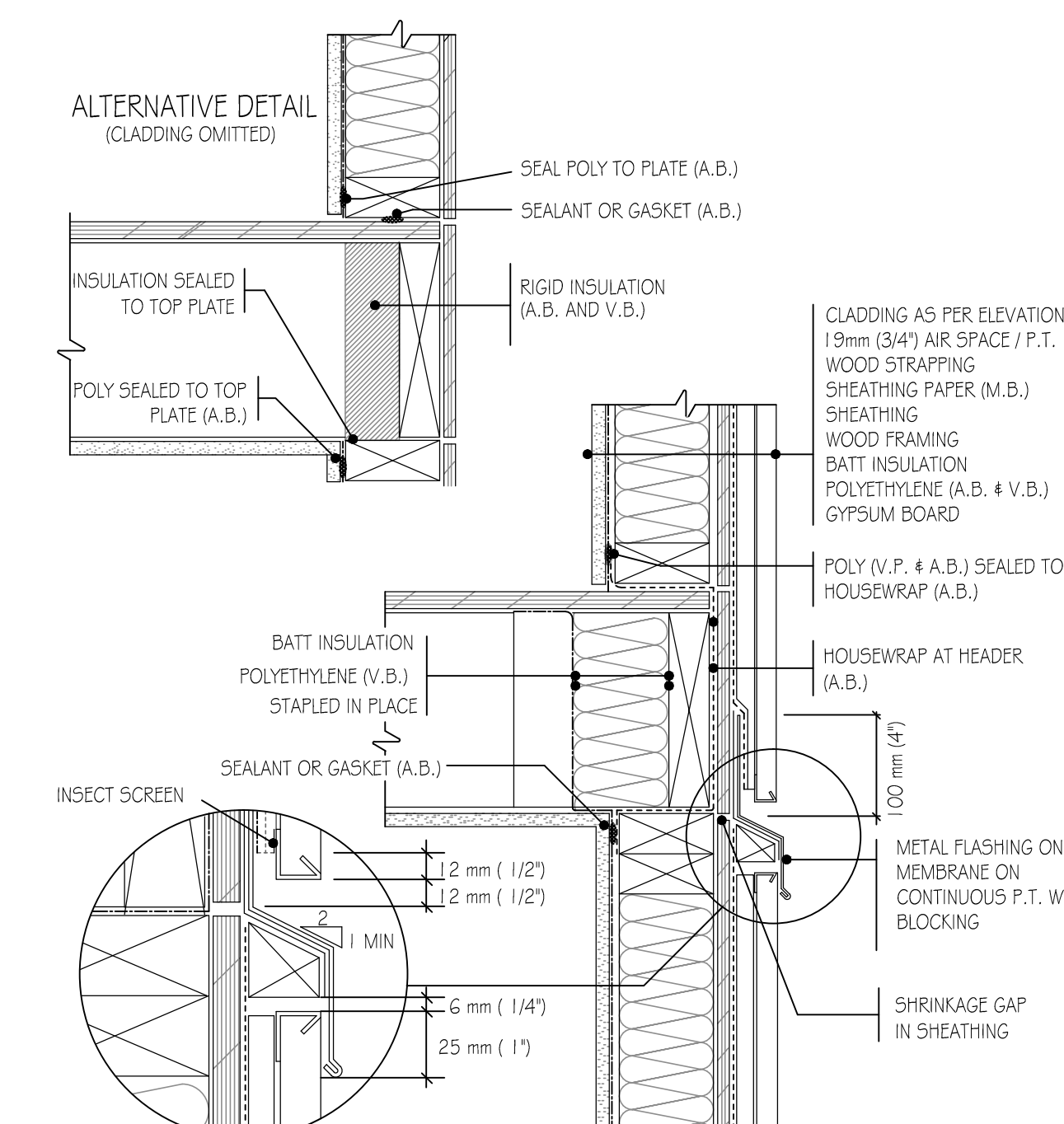
FOUNDATION WALL AT SLAB



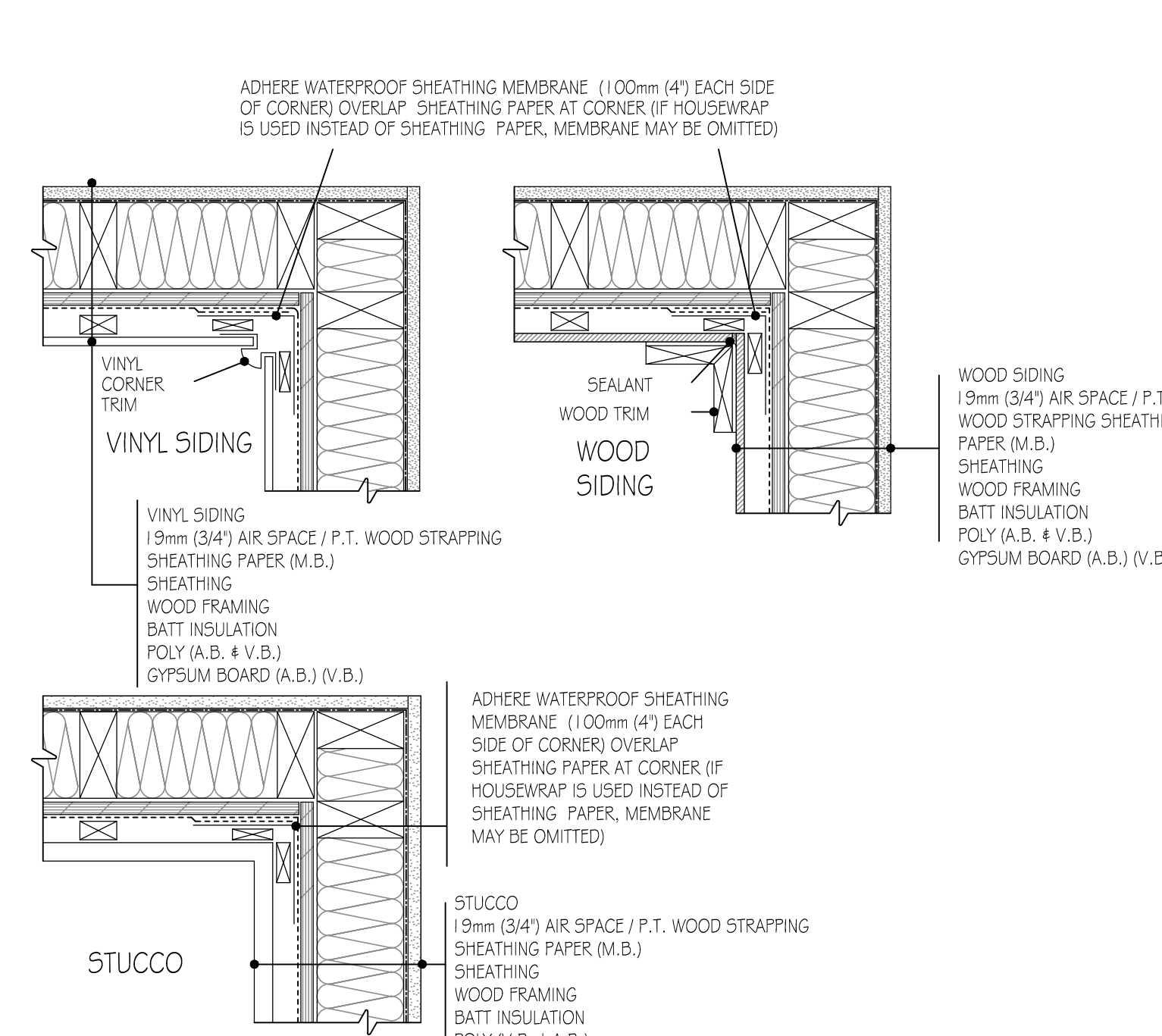
BASE OF WALL / FOUNDATION



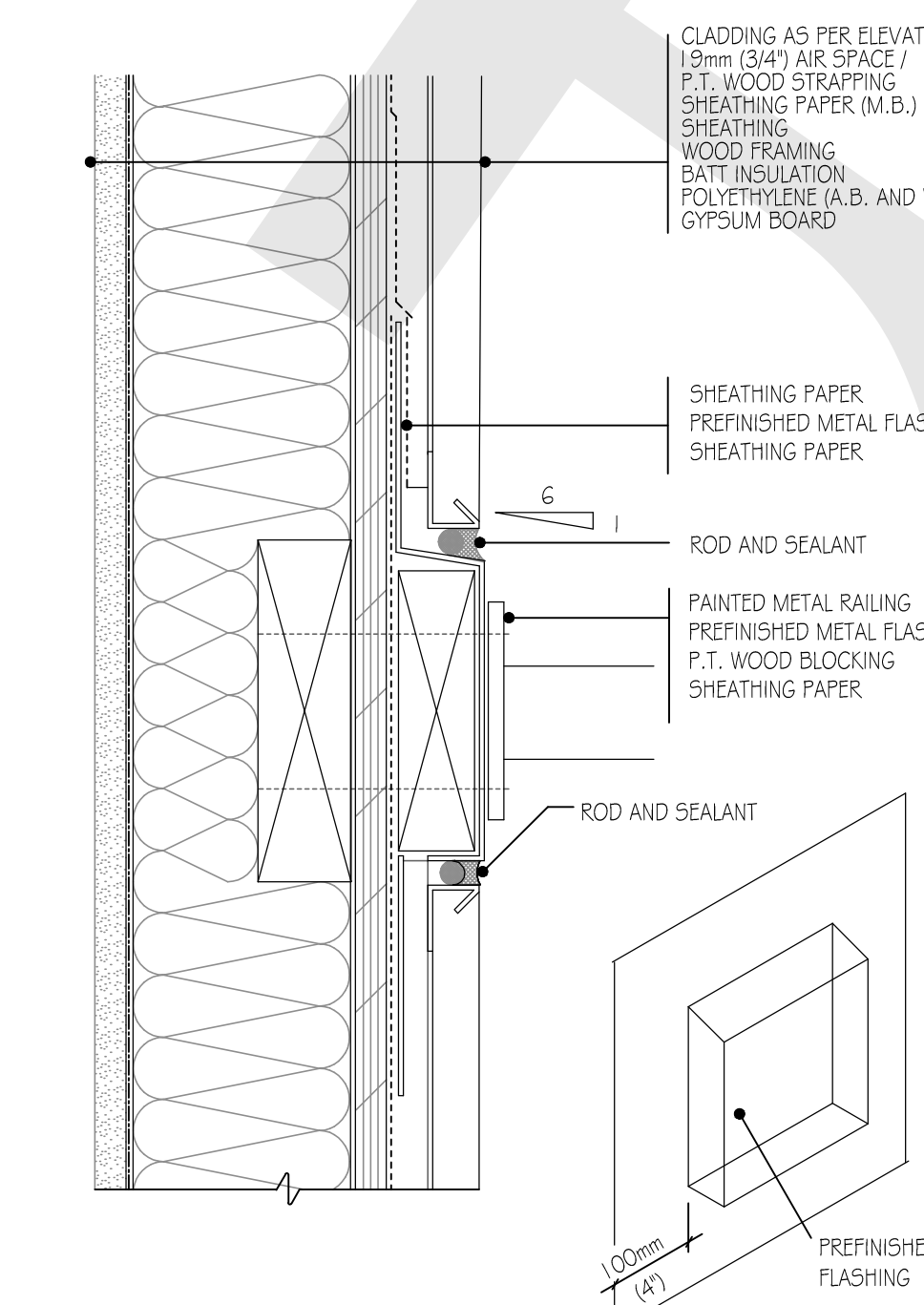
CANTILEVERED FLOOR



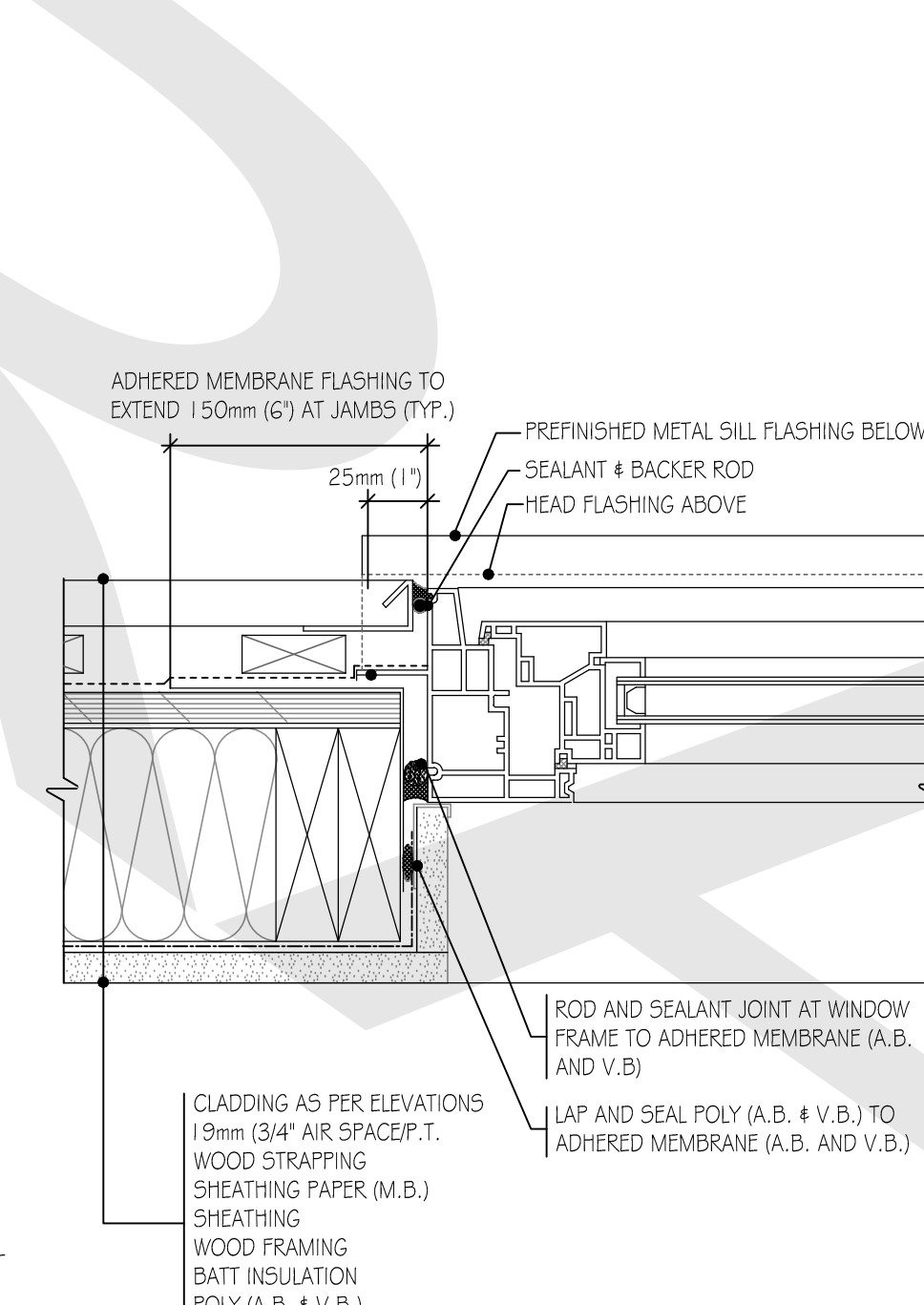
RIM JOIST



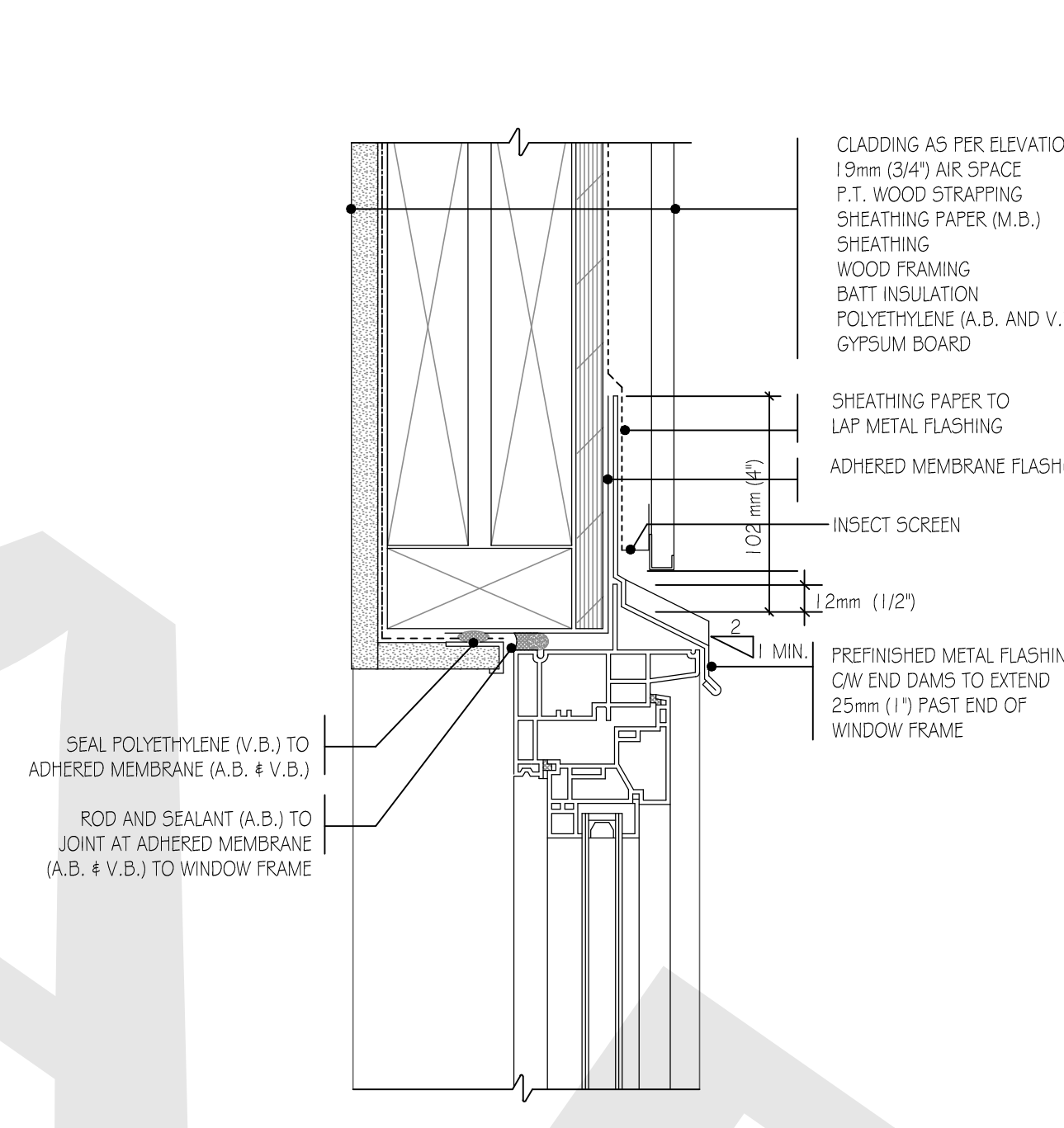
INTERIOR CORNER



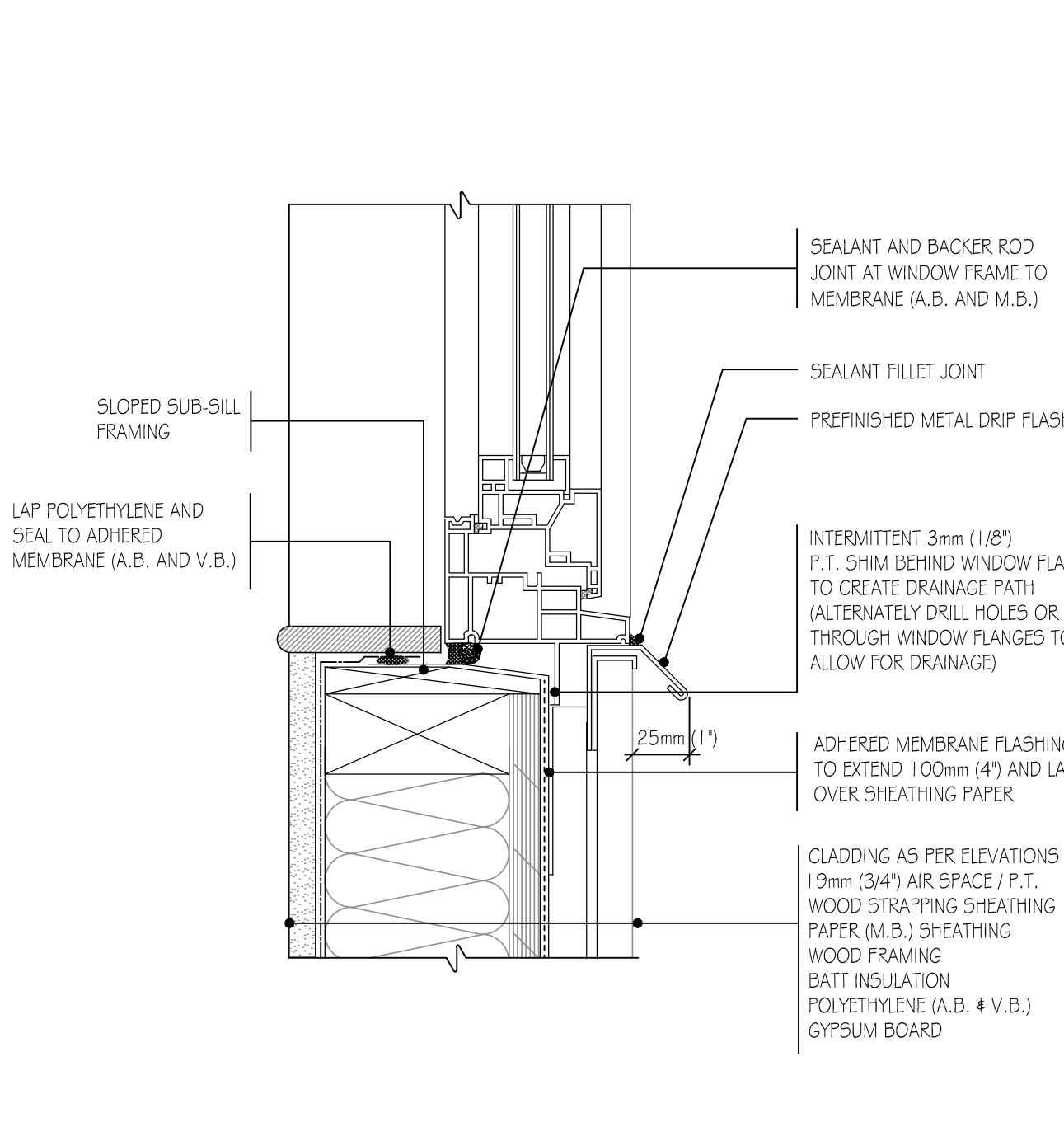
RAILING ATTACHMENT AT WALL



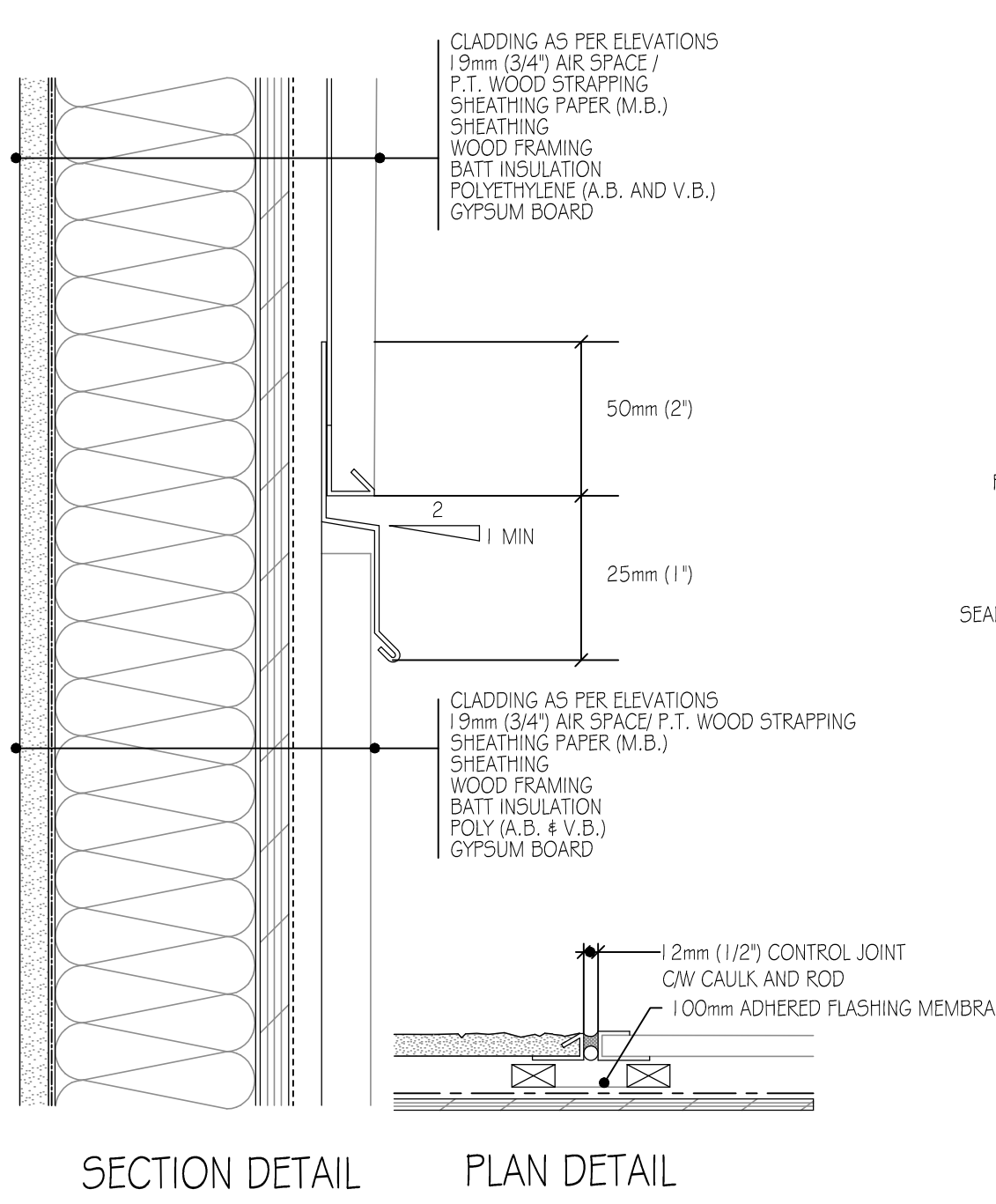
WINDOW JAMB



WINDOW HEAD

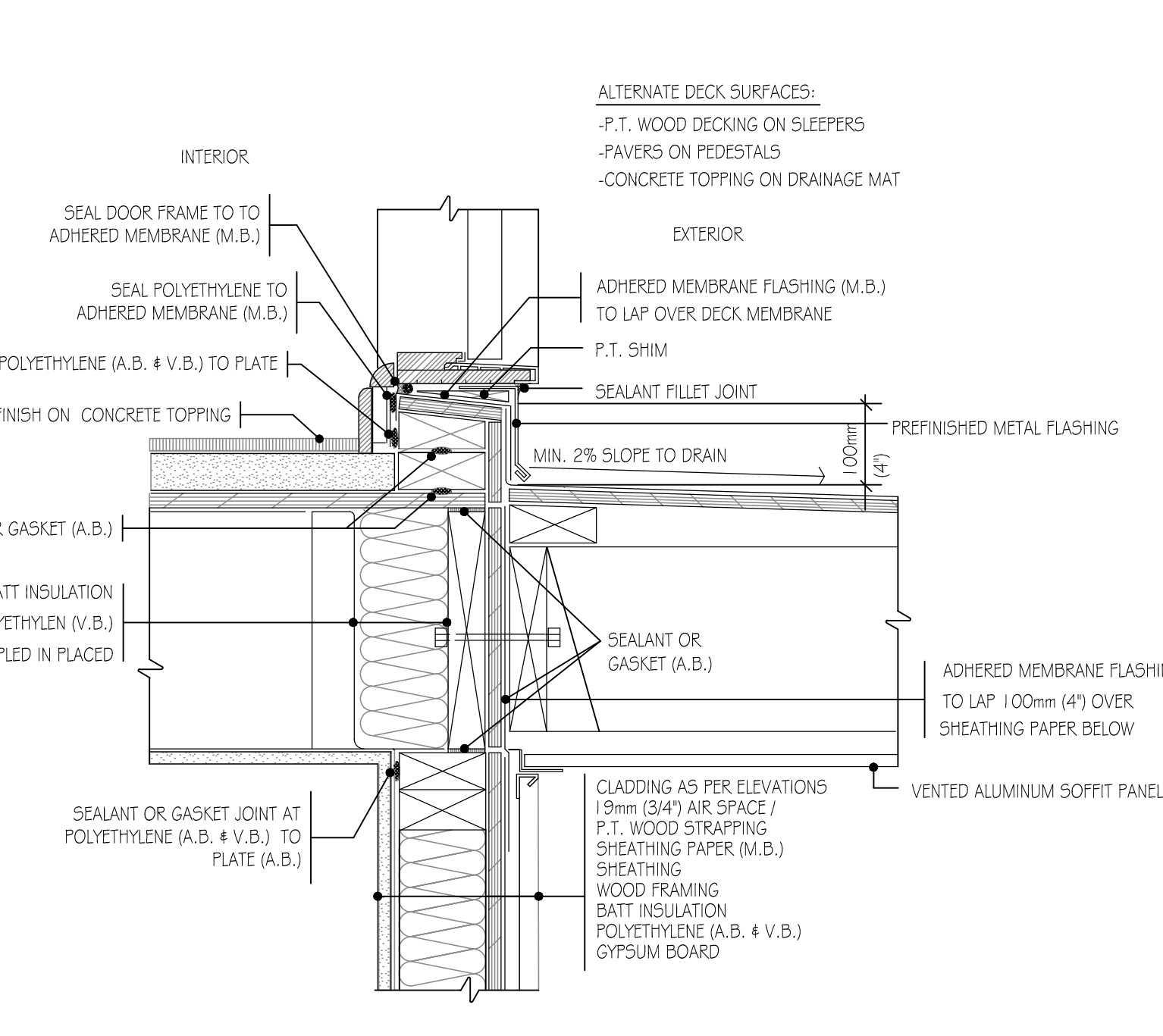


WINDOW SILL

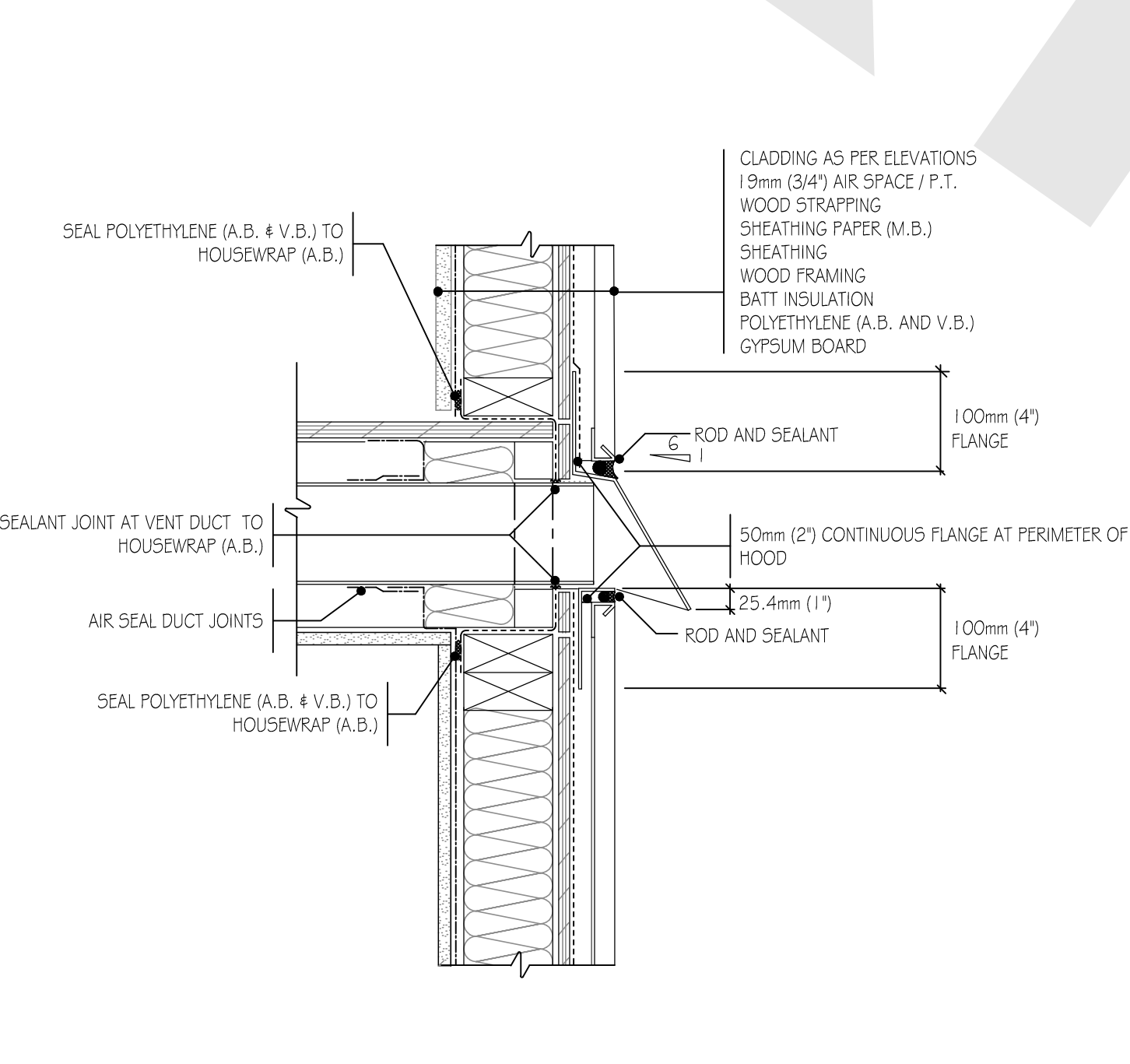


SECTION DETAIL
PLAN DETAIL

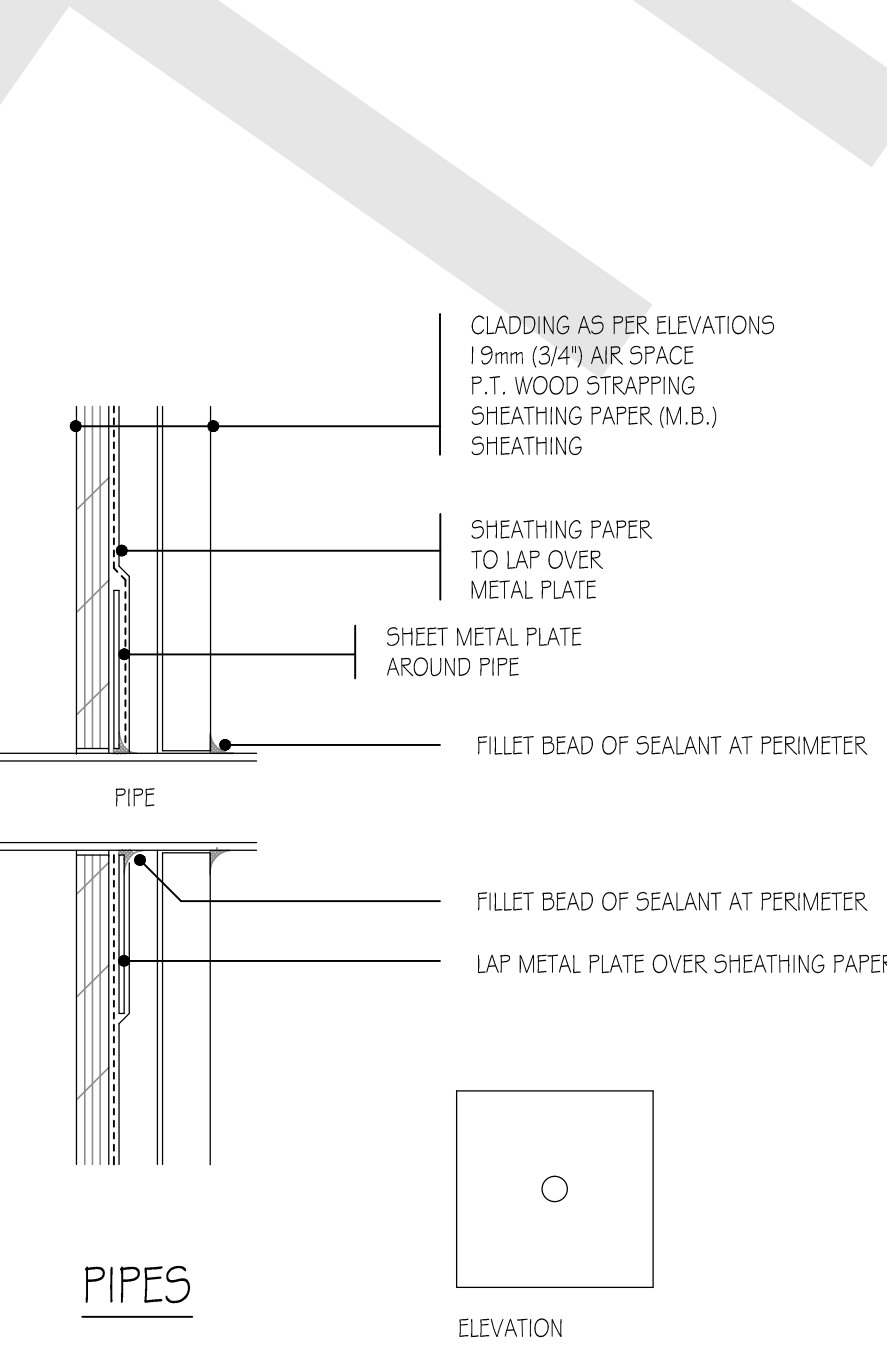
CLADDING TRANSITION



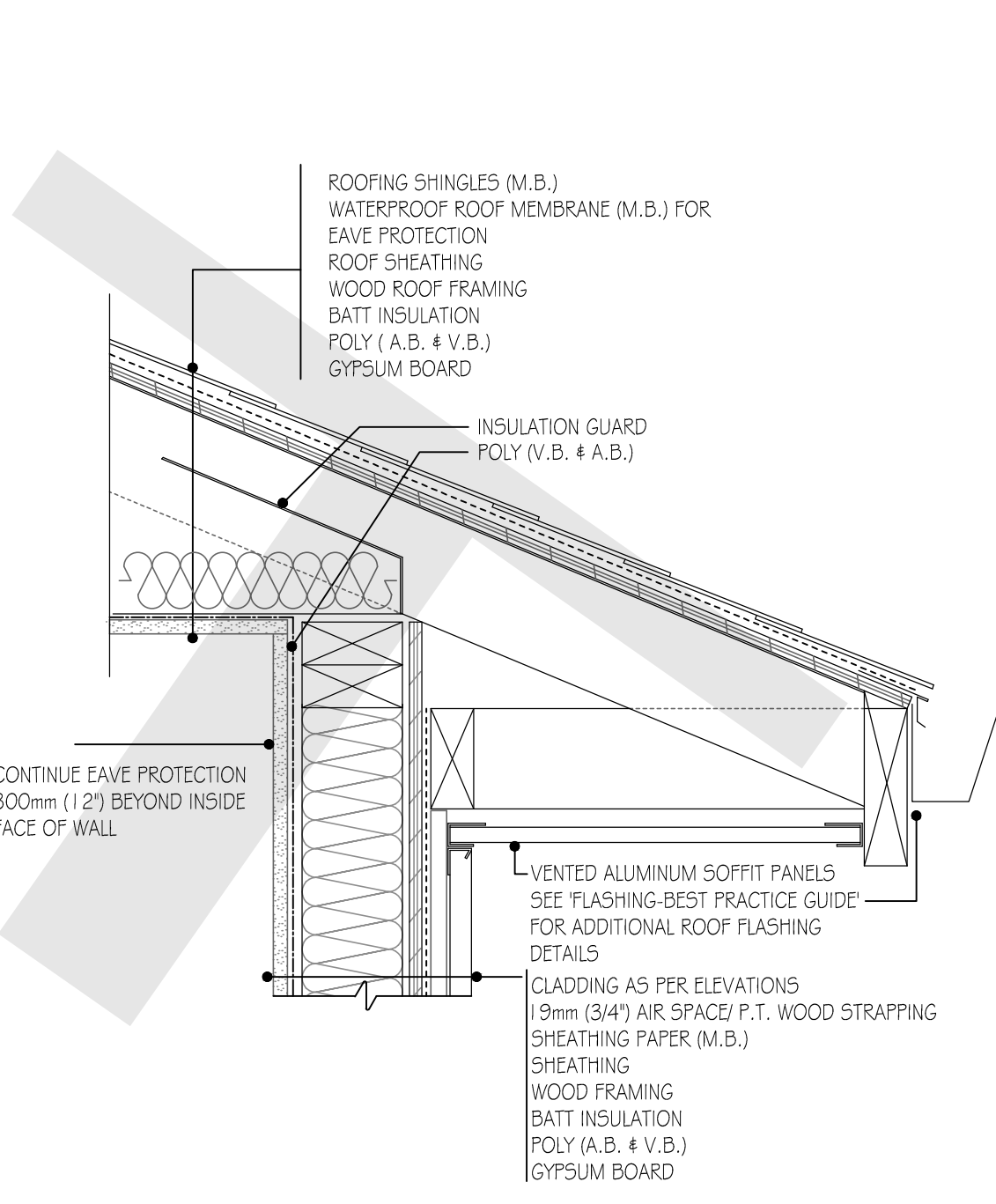
DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE



WALL EXHAUST VENT



PIPES



WATER SHEDDING ROOF/WALL

CONSTRUCTION AND RAINSCREEN DETAILS

NOTE: DETAILS IN ACCORDANCE WITH CMHC CANADA WOOD FRAME ENVELOPES IN THE COASTAL CLIMATE OF B.C.