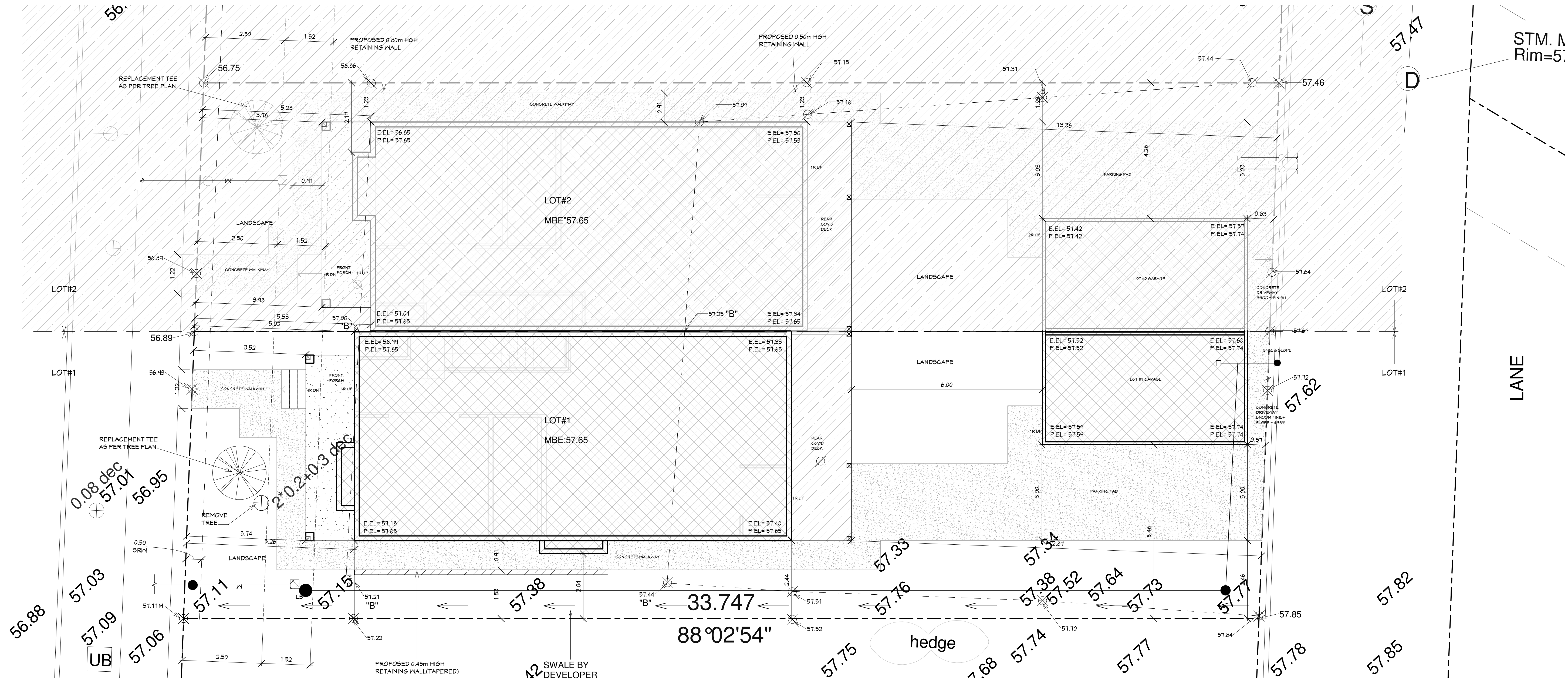


184th STREET

NORTH



1 SITE PLAN
3/16" = 1'-0"

LOT #1
ELEVATIONS IN METERS:
ROOF RIDGE= 65.99
MEAN HEIGHT= 65.05
TRUSS BOTTOM= 64.10
TOP FLOOR= 61.33
MAINFLOOR= 57.91
AVERAGE GRADE= 57.25
MBE= 57.65
GARAGE REAR = 57.82
GARAGE FRONT = 57.75

ZONE - RFSD

F.A.R.:
ALLOWED = 1950 sf
PROPOSED = 1891.25 sf

SITE COVERAGE:
ALLOWED @60%= 1961 sf
PROPOSED@45%= 1460 sf

6874 184st.

LOT 1 SECTION 16 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN EPP 124241

LOT AREA= 3269.24 sf (303.72 m2)

PID:031-958-087

APEX DESIGN GROUP INC.
Address: #202-8484-128th Street, Surrey, BC V3W 4G3
Office: (604) 543-8281 Fax: (604) 543-8248

THESE PLANS CONFORM WITH THE BUILDING SCHEME REGISTERED IN THE LAND TITLE OFFICE

Signature: *[Signature]* Date: OCT 18, 2023
Initials: *[Initials]* Date: OCT 18, 2023

EXTENT OF CONSULTANTS REVIEW: Plans are reviewed for conformance with the Registered Building Scheme. PLANS ARE NOT REVIEWED FOR: Conformance with the B.C. Building Code or Zoning Bylaws, Structural Integrity or the accuracy of Specifications EXCEPT with respect to the Registered Building Scheme. *S. KAILA*

DWG NO: **A1**

SHEET TITLE: **SITEPLAN**

PROJECT: **Shamjit Kaila**

LOT 1, 6874 184st

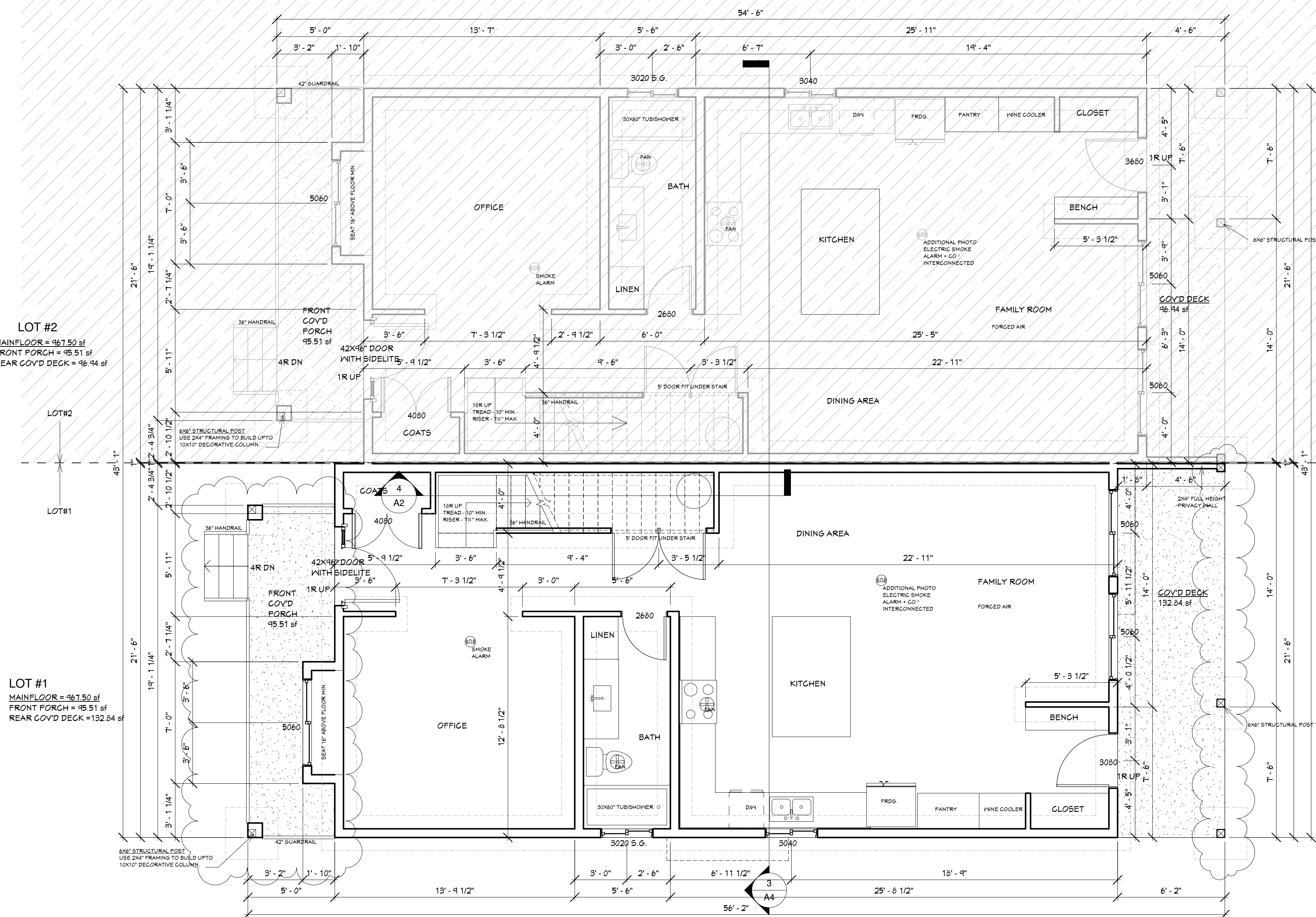
SCALE: **3/16" = 1'-0"**

DATE: **Aug 29/ 2023**

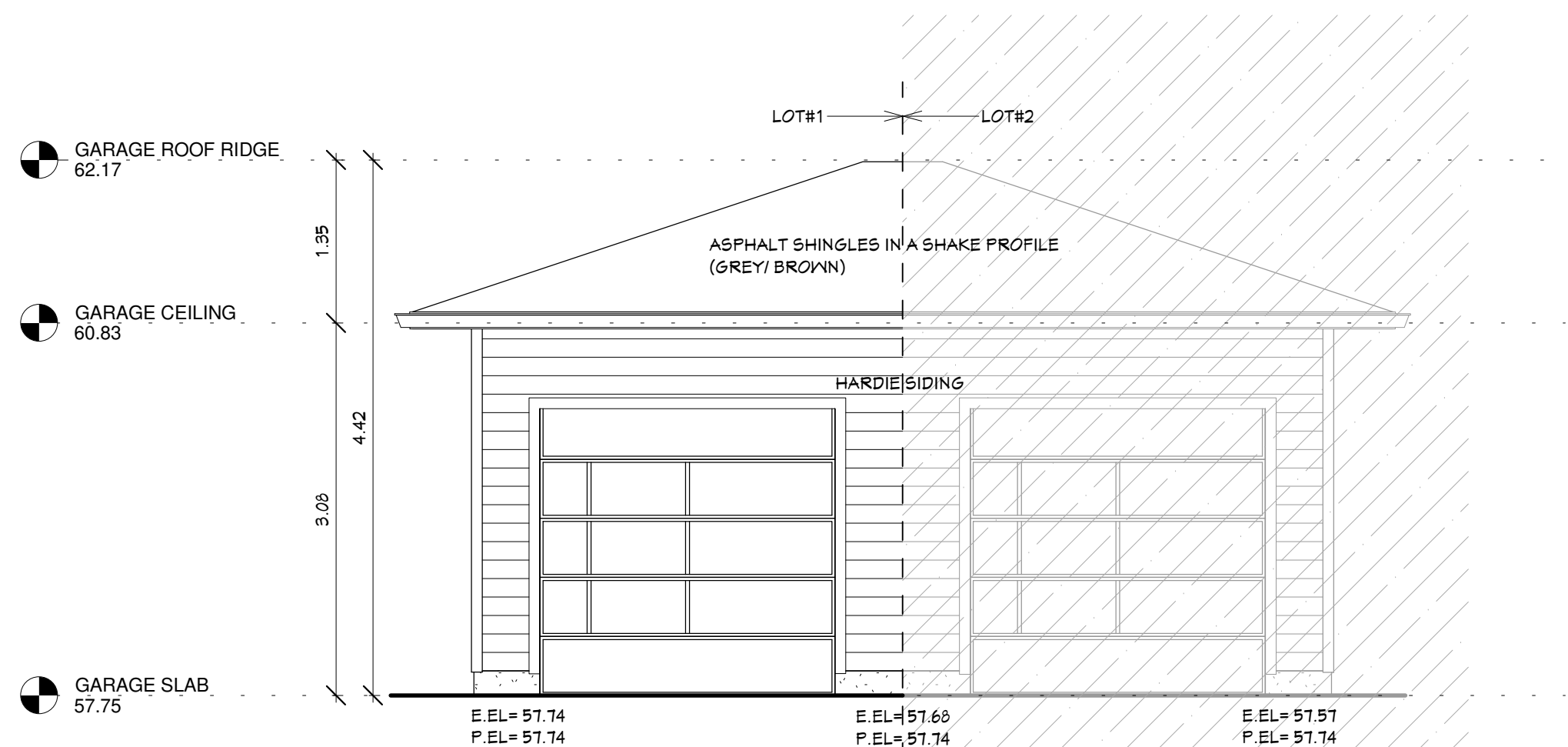
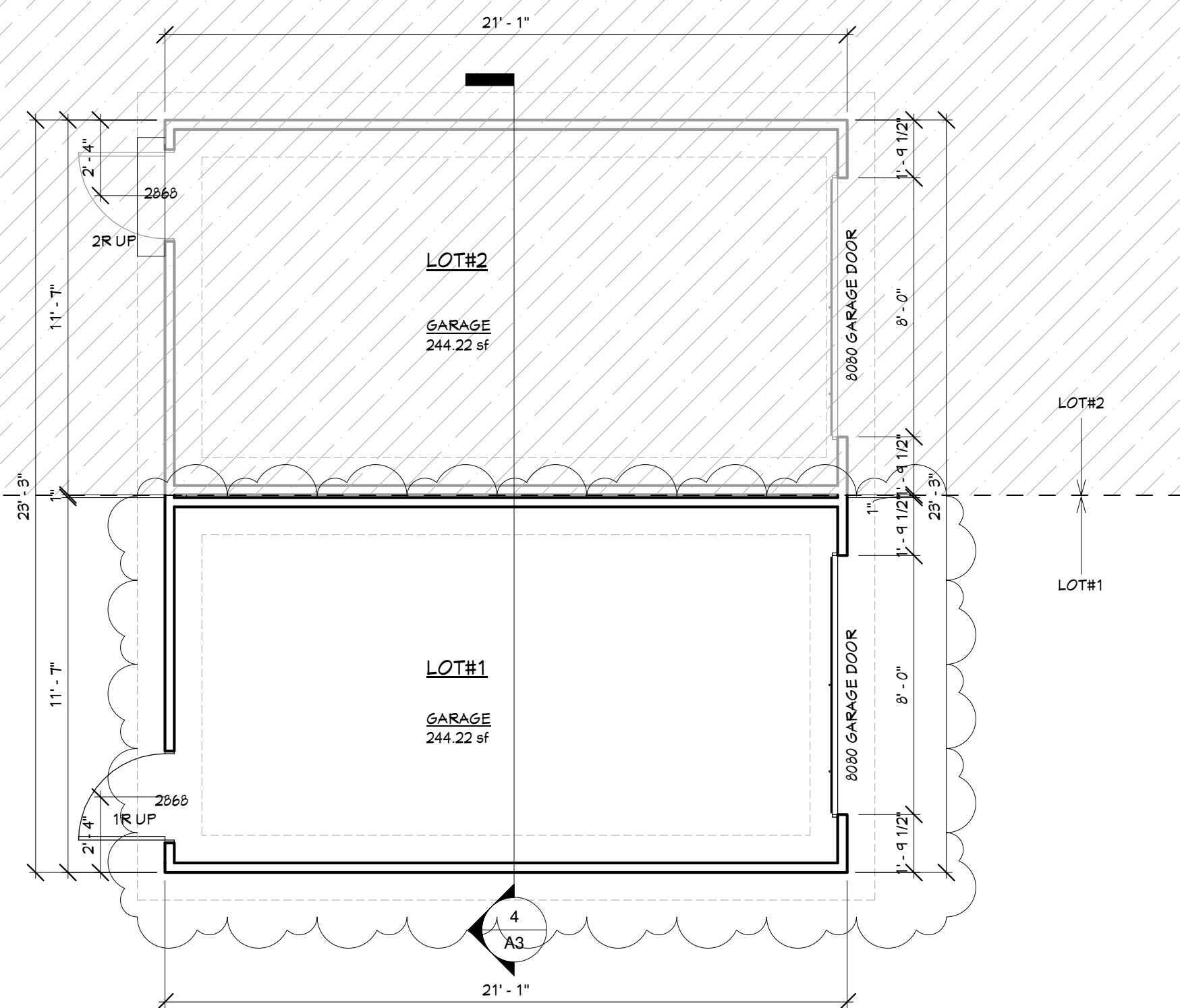
DRAWN BY: **6.5**

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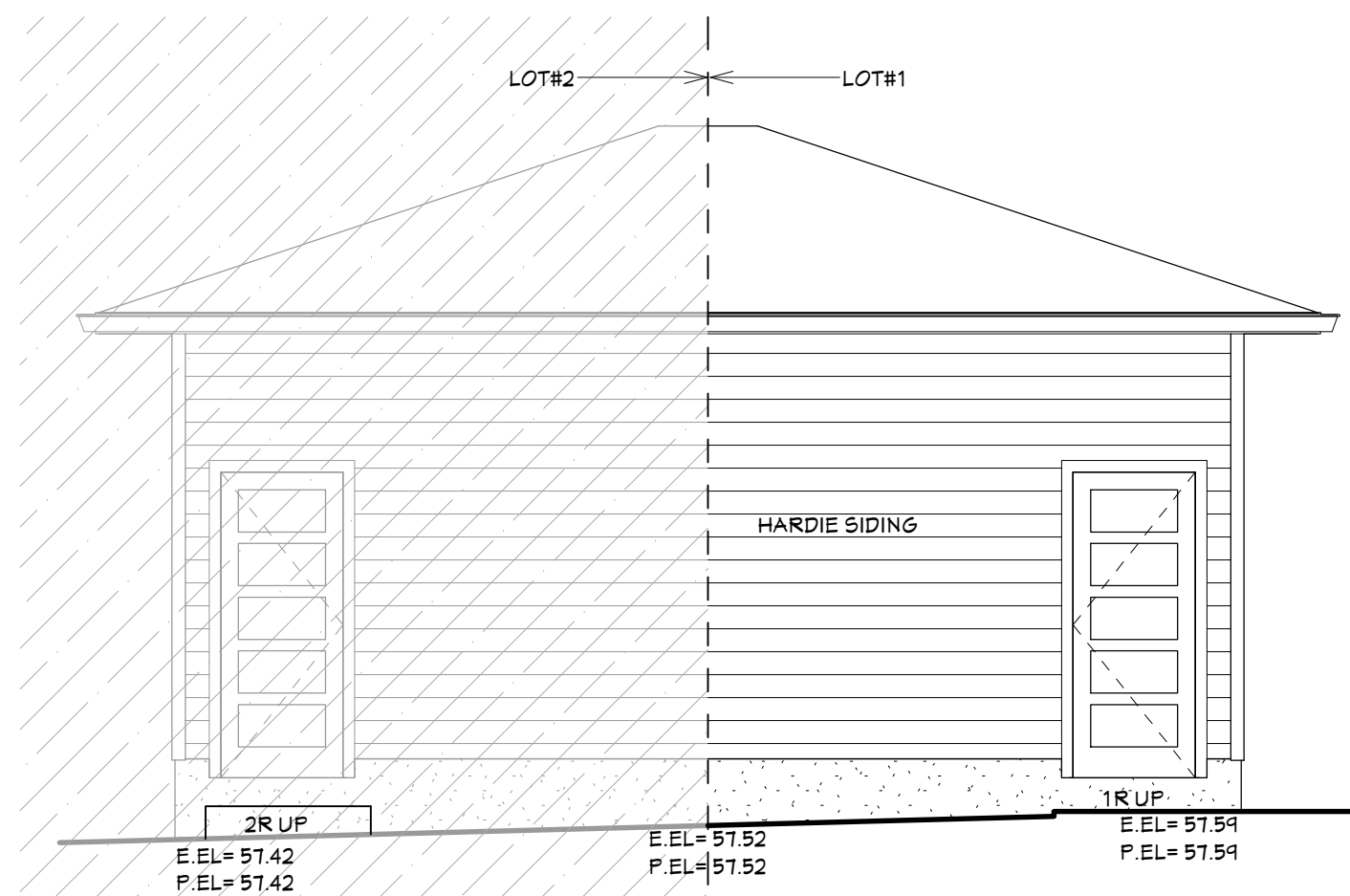
SINGH DRAFTING AND HOME PLANS LTD.
14172 77A AVE, SURREY, BC V3W2X3 (604)379.6000 SINGHDRAFTING@HOTMAIL.COM



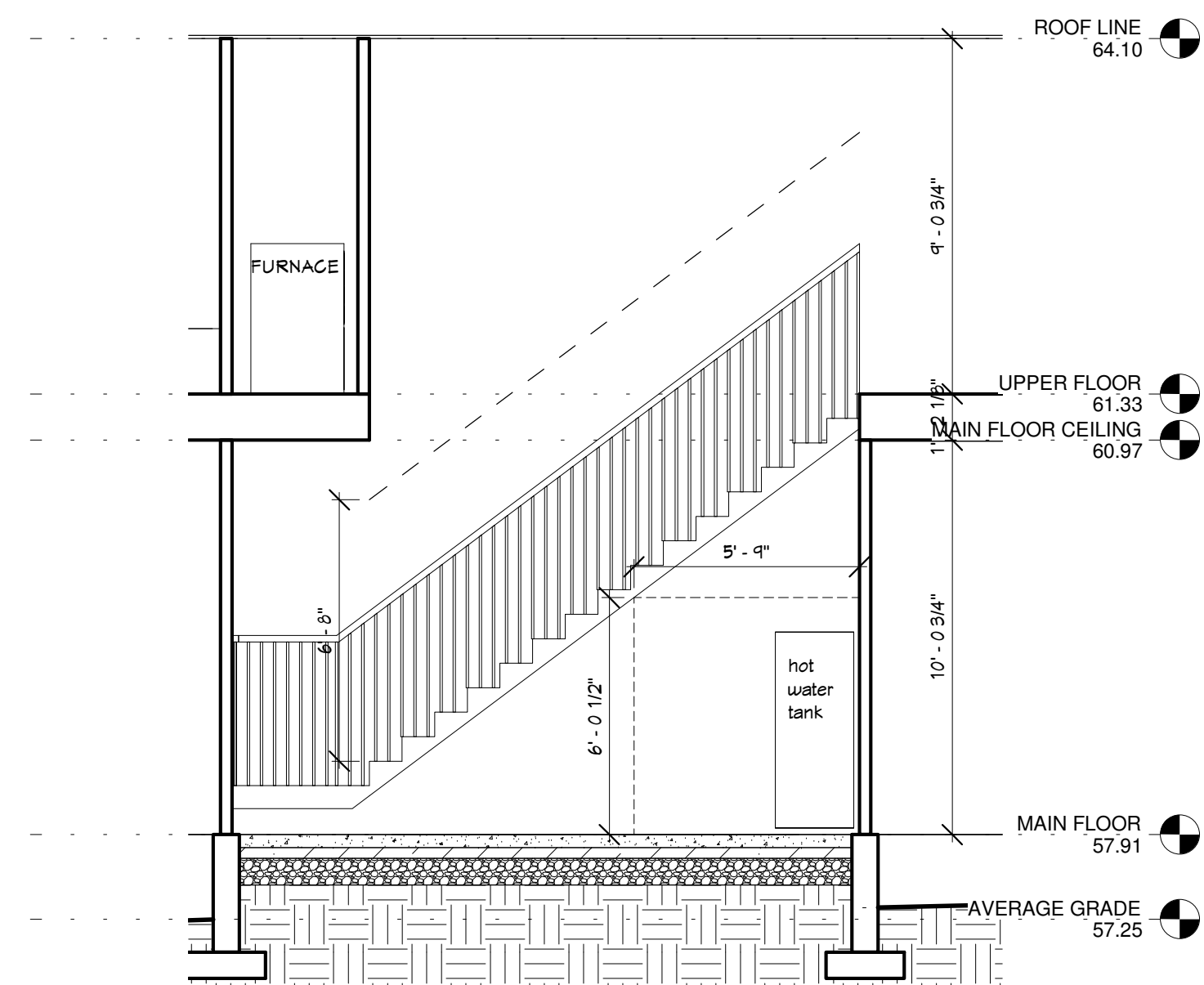
1 MAIN FLOOR
1/4" = 1'-0"



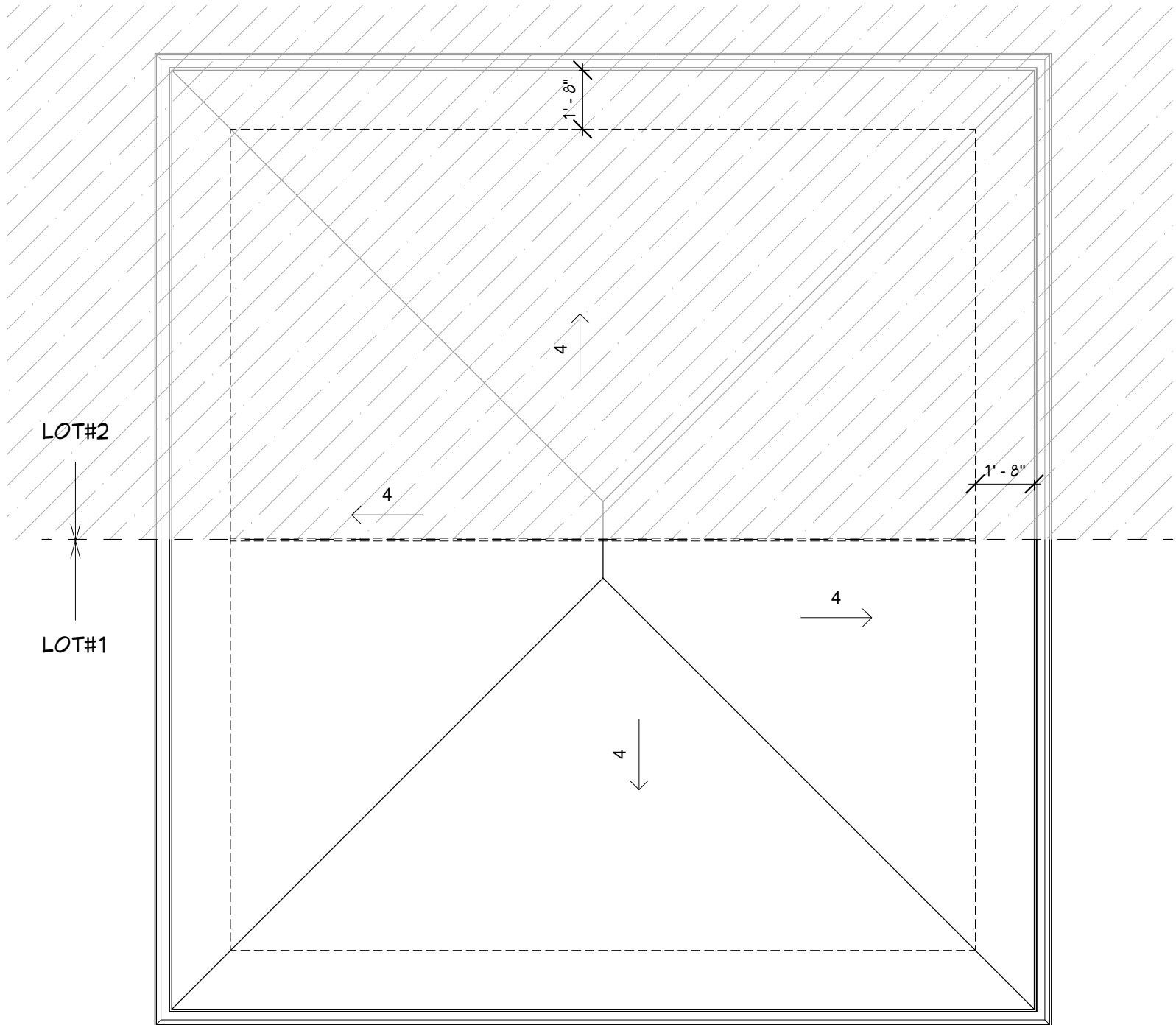
2 GARAGE FRONT
1/4" = 1'-0"



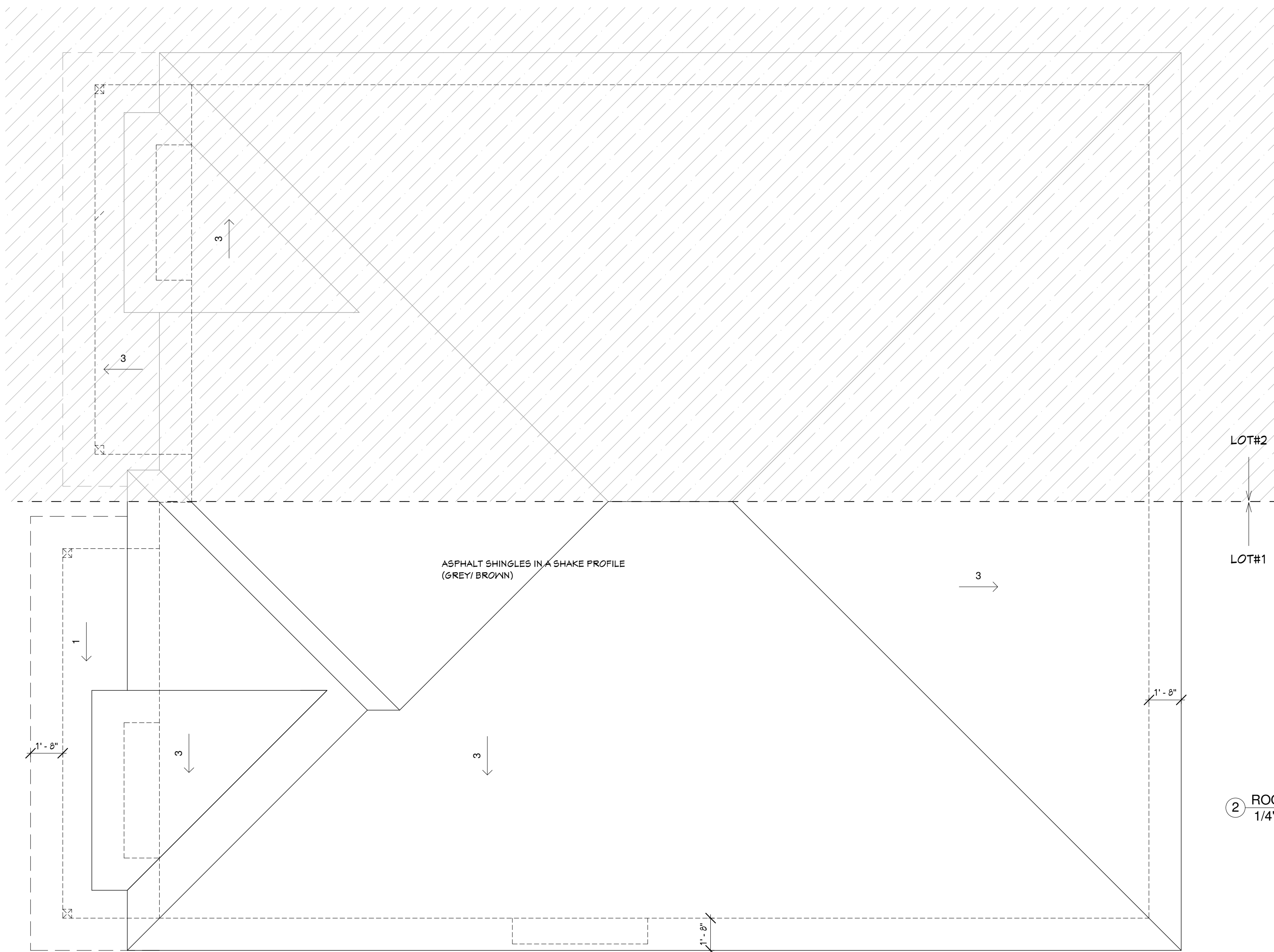
3 GARAGE REAR
1/4" = 1'-0"



4 Section 3
1/4" = 1'-0"



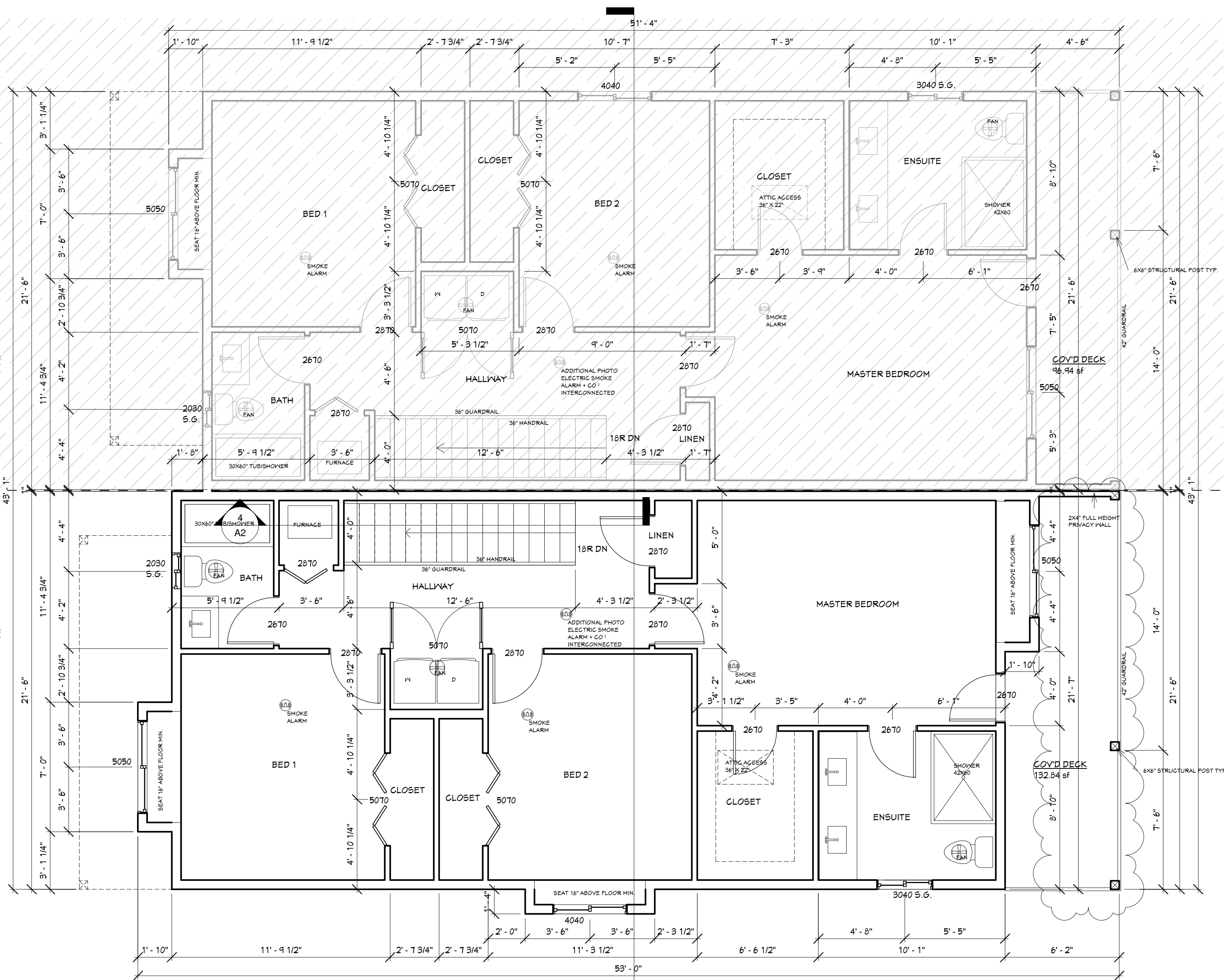
3 GARAGE ROOF
1/4" = 1'-0"



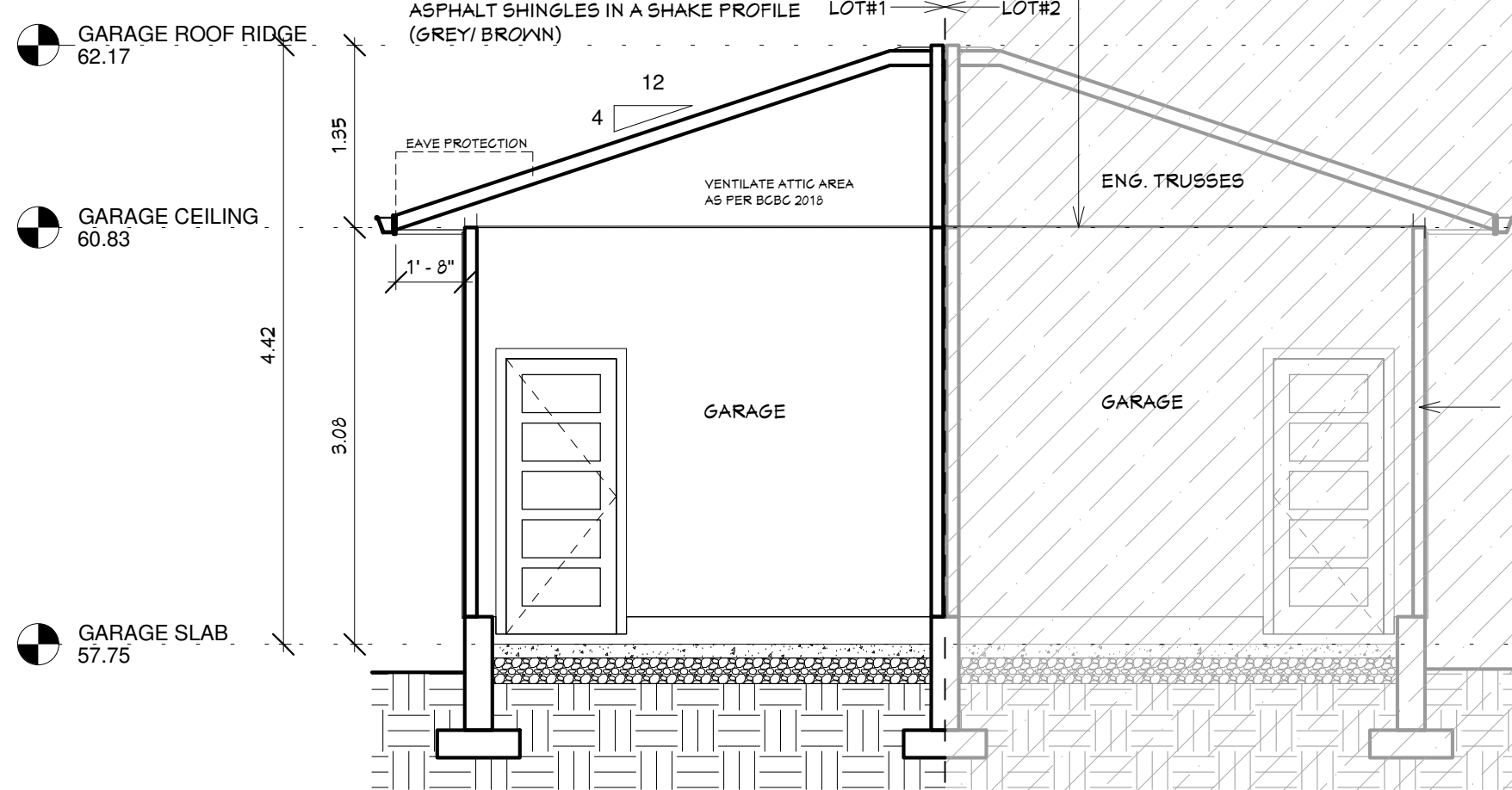
2 ROOF PLAN
1/4" = 1'-0"

LOT#2
UPPER FLOOR GROSS = 967.50 sf
UPPER FLOOR = 423.75 sf
O.T.B STAIRS = 43.75 sf
REAR COVD DECK = 46.94 sf

LOT#1
UPPER FLOOR GROSS = 967.50 sf
UPPER FLOOR = 423.75 sf
O.T.B STAIRS = 43.75 sf
REAR COVD DECK = 132.84 sf



1 UPPER FLOOR
1/4" = 1'-0"



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

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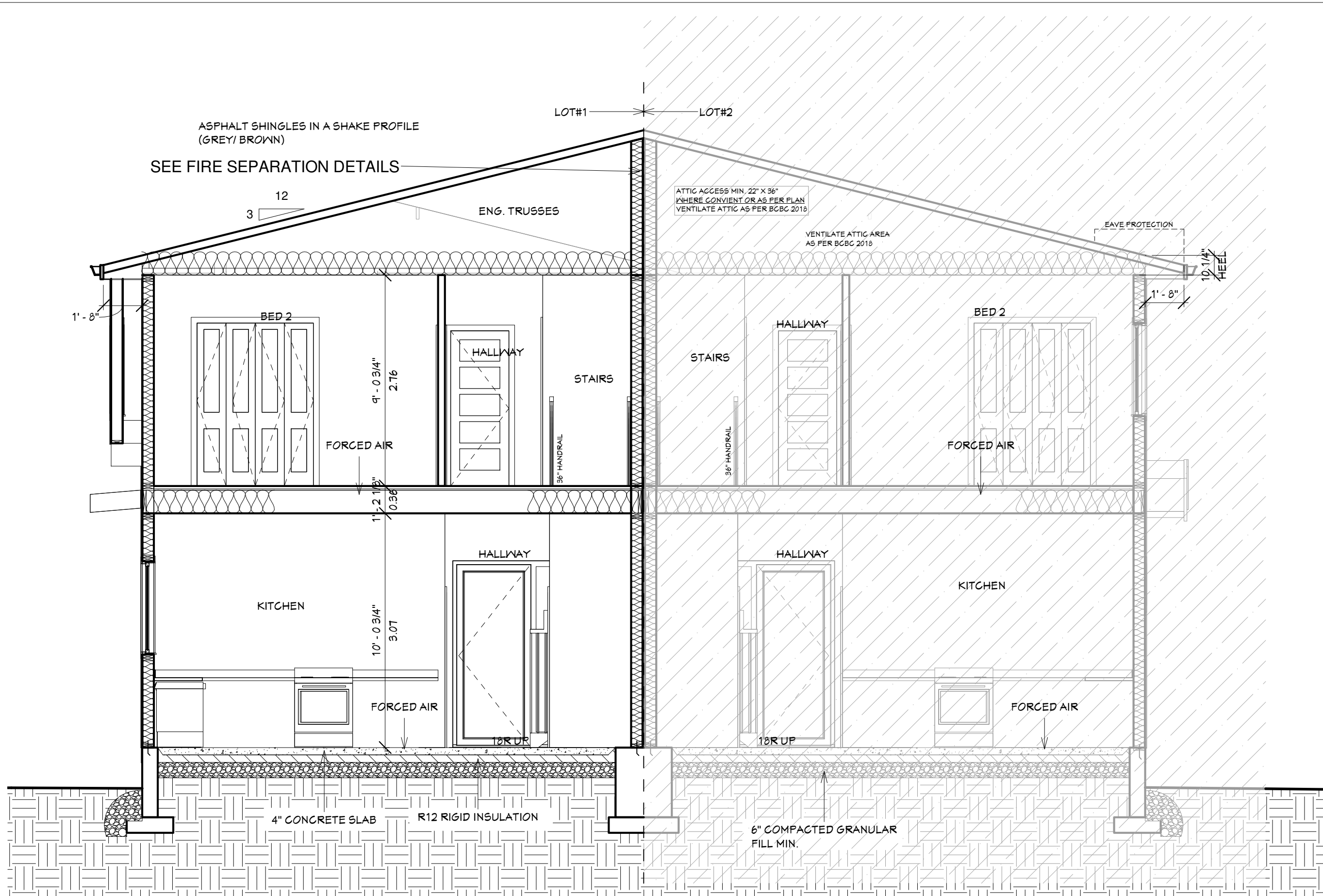
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[Signature]

THESE PLANS ARE IN COMPLIANCE WITH THE 2018 BCBC

**ASSEMBLIES LIST:****1. ROOF (TRUSS):**

ROOF ASPHALT SHINGLES
ROOF FELT
1/2" OSB OR PLYWOOD ROOF SHEATHING
ROOF TRUSSES @ 24" O/C UNLESS U.N.O
ROOF VENTS

2. CEILING:

MIN. R40 BATT OR LOOSE FILL INSULATION
MIN. 6 MIL POLY VAPOUR BARRIER
5/8" GYPSUM BOARD

3. FASCIA SOFFIT:

BUILT IN GUTTER WITH 2" CANT STRIP
2x10" FASCIA BOARD WITH 1X4"
5" ALUMINUM EXTERIOR GUTTERS
VENTED ALUM. VINYL OR WOOD SOFFIT
PROVIDE INSULATION Baffle BETWEEN EACH TRUSS

4. EXTERIOR WALL:

HARDIE SIDING
BUILDING PAPER
1/2" PLYWOOD SHEATHING OR OSB
R-24 BATT INSULATION
2x6 STUD @ 16" O/C
MIN. 6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

5. INTERIOR PARTITIONS:

2x4 OR 2x6 STUDS @ 16" O/C
1/2" GYPSUM BOARD ON BOTH SIDES

6. TOP FLOOR:

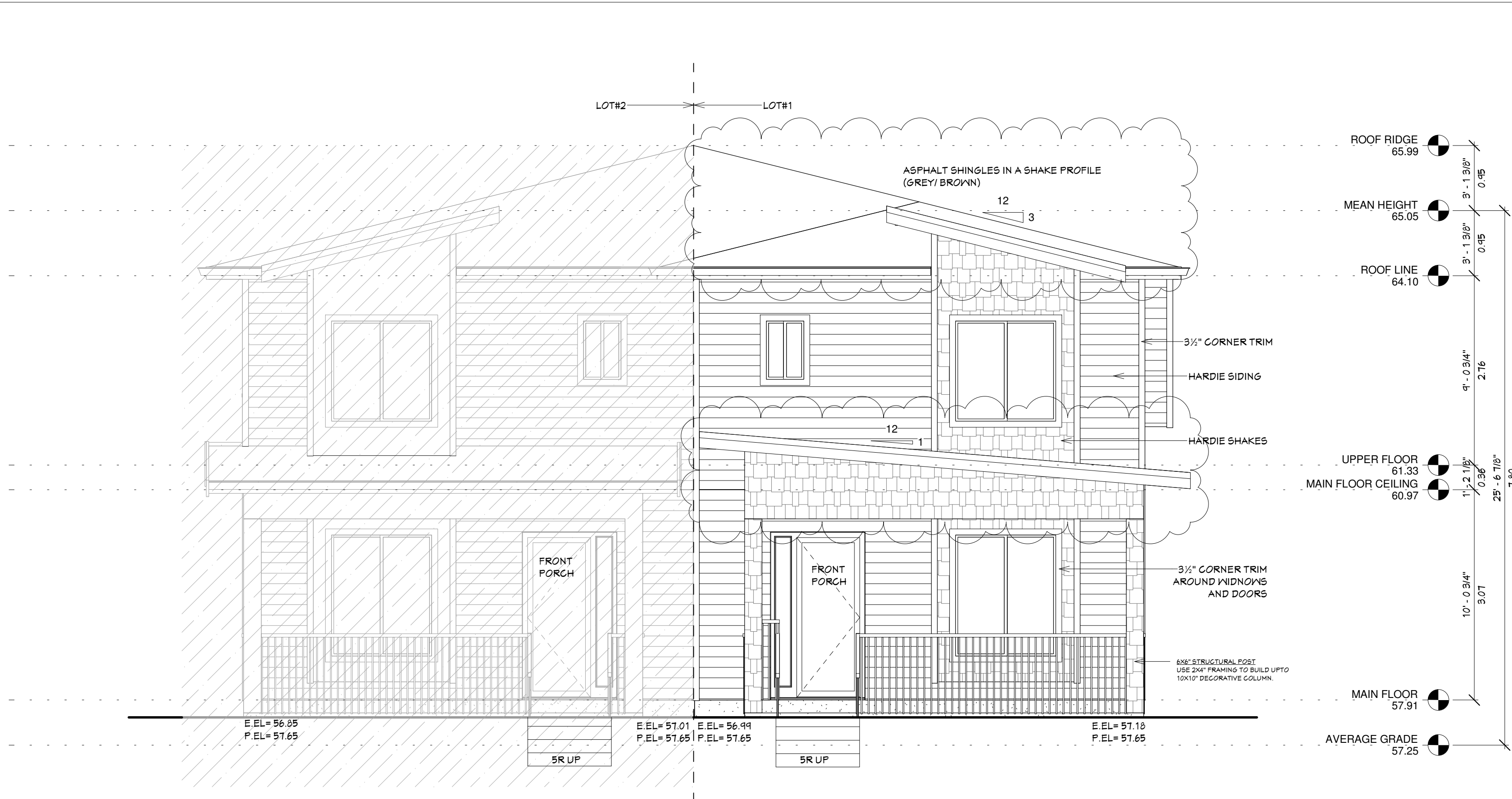
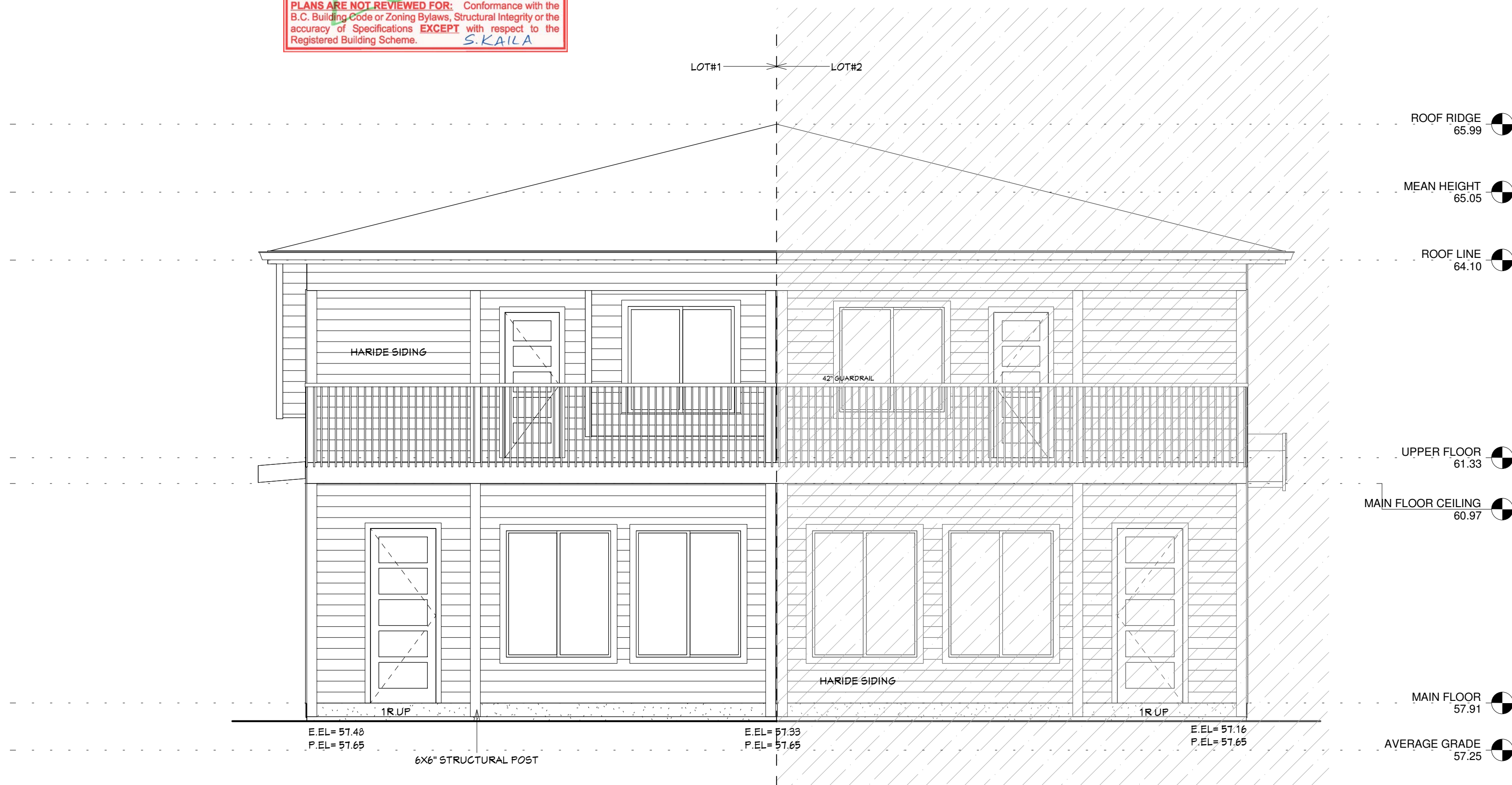
FINISH FLOORING
3/4" T&G PLYWOOD SUBFLOOR (OR AS NOTED)
SUBFLOOR GLUE
11 1/8" TJI @ 24" O/C (OR AS NOTED)
CROSS BRIDGING @ T O/C MAX
5/8" GYPSUM BOARD

7. DRAINAGE/RAIN WATER LEADER:

4" DRAIN TILE
12" MIN. DRAIN ROCK
RAINWATER LEADER TO DISCHARGE
ONTO SPLASH PAD.

**SECTION 2
1/4" = 1'-0"****GENERAL NOTES:**

- THE DESIGNER MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS. HOWEVER, HE ASSUMES NO LIABILITY FOR ANY ERRORS AND/OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS. IT IS URGENT ON YOU TO ADVISE OUR OFFICE AS SOON AS POSSIBLE. IF DOING SO YOU WILL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS AND REPLACE ANY PLANS IF NECESSARY. IN THIS WAY WE CAN BETTER SERVE YOU AND PREVENTIONS FROM REOCCURRING.
- ALL FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOILS AND BELOW THE FROST LINE. FOUNDATIONS WALL HEIGHTS AND THICKNESSES AS WELL AS FOOTING SIZES MAY NEED TO BE ADJUSTED AND/OR REINFORCED DUE TO SITE CONDITIONS. ANY ENGINEERING SERVICES REQUIRED ARE THE RESPONSIBILITIES OF THE OWNER OR BUILDER.
- APPROVED SMOKE ALARMS AND PHOTO ELECTRIC TO BE INSTALLED AS PER BCBC CODE.
- BUILDER TO CHECK SNOW LOADS REQUIREMENTS FOR THEIR LOCAL AREA AND MAKE ANY NECESSARY ADJUSTMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CARBON MONOXIDE ALARMS SHALL CONFORM TO CSA 6.14, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES".
- DAMP PROOFING OF 8 MIL POLYETHYLENE, WITH SHIMS LAPPED AND TAPERED, OVER 4" OF GRANULAR FILL SHALL BE LAID UNDER CONCRETE SLABS. A FLEXIBLE SEALANT SHALL BE PLACED WHERE THE SLAB AND FOUNDATION WALL MEET.
- DIMENSIONS TAKE PRECEDENCE TO SCALE.
- DRAINAGE AROUND FOUNDATION TO CONSISTING OF 4" DIAMETER PIPED COVERED WITH A MINIMUM OF 6" CRUSHED STONE SHALL BE PLACED AROUND THE PERIMETER OF THE BUILDING.
- ENSURE THAT WINDOWS IN BEDROOMS HAVE A MINIMUM AREA OF 56sq ft (5.17sq m) WITH AN UNOBSTRUCTED HEIGHT AND WIDTH OF 360mm (14") THE WINDOW OPENING SHALL BE A MAXIMUM OF 1.5m (5ft) ABOVE THE FLOOR.
- EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING.
- EXTERIOR WALLS ARE DRAWN AT 5" STUDS AND 1/2" PLYWOOD OR OSB SHEATHING OR AS STRUCTURAL ENGINEER SPECS.
- FOUNDATION WALLS TO HAVE 1 1/2" R-12 RIGID INSULATION TO MIN. 24" BELOW GRADE. ATTIC SPACES TO HAVE MIN. R-44. ROOF JOISTS AND CANTILEVERED FLOORS MIN. R-20. EXTERIOR 2X6 WALLS MIN. R-22. INTERIOR BASEMENT 2X4 WALLS MIN. R-14 IF REQUIRED.
- LIGHTING AND ELECTRICAL LAYOUTS TO BE SPECIFIED BY THE OWNER OR BUILDER AND MUST MEET WITH 2018 BCBC REQUIREMENTS.
- PLANS ARE BASED ON THE USE OF #2 OR BETTER SPT, UNLESS OTHERWISE STATED, LAMINATED BEAMS WILL REQUIRE AN ENGINEERS CERTIFICATION. THIS IS THE RESPONSIBILITY OF THE OWNER OR BUILDER.
- REFER TO ENGINEERED FLOOR JOIST AND ROOF TRUSS LAYOUT TO CONFIRM BEAM, POSTS AND PAD FOOTING LOCATION AND SIZES. ENSURE PROPER BEARING IS PROVIDED FOR ALL BEAMS.
- ROOF SPACES SHALL BE VENTED WITH ROOF, EAVE AND/OR GABLE END TYPE VENTS OR 1:300 OF THE INSULATED AREA.
- SITING OF THE HOME IS THE RESPONSIBILITY OF THE BUILDER IN CONJUNCTION WITH THE HOMEOWNER.
- THE DRAWINGS HAVE BEEN PREPARED TO CONFORM TO THE 2018 EDITION OF THE BRITISH COLUMBIA BUILDING CODE. THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO THE BCBC AND LOCAL BUILDING CODES AND BYLAWS. ALL CONSTRUCTION AND INSTALLATION OF MATERIALS SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICES AND MANUFACTURER'S INSTRUCTIONS. LOCAL BUILDING DEPARTMENTS MAY REQUIRE CERTIFICATION FROM A STRUCTURAL ENGINEER FOR PART OR ALL OF THE STRUCTURE. ANY ENGINEERING FEES ARE THE RESPONSIBILITIES OF THE OWNER OR BUILDER.
- THE INSTALLATION OF ALL PLUMBING, HVAC AND ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND THE APPLICABLE SECTIONS OF THE 2018 BCBC.
- THE SITING OF THE HOME MUST BE IN COMPLIANCE WITH CITY BYLAWS, BEFORE COMMENCEMENT OF CONSTRUCTION. ENSURE THAT THE SITE PLAN HAS BEEN APPROVED BY THE CITY OFFICIALS.
- VANITY SIZES ARE FOR REFERENCE ONLY. REFER TO APPROVED KITCHEN LAYOUT FOR CABINET SIZES.
- CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OF USE OF EQUIPMENT, SHALL BE ALLOWED TO EXCEED THE DESIGN LOADINGS.
- CONFIRM ALL DIMENSIONS ON SITE PRIOR TO BEGINNING OF ANY CONSTRUCTION. ANY DEFICIENT MUST BE REPORTED TO THE DESIGNER IN WRITTEN OR BY EMAIL AND SHALL BE CORRECTED BEFORE COMMENCING ANY CONSTRUCTION.
- EXTERIOR DOORS SHALL BE SOLID CORE AND WEATHERSTRIPPED. GARAGE DOORS TO DWELLING TO BE AS ABOVE AND SELF-CLOSING.
- GRADES SHOWN ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS AND HOUSE SITTING MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
- ROOF VENTING SHALL BE IN ACCORDANCE WITH 2018 BCBC.
- PROVIDE Baffle FOR AIR SPACE (EQUAL TO SOFFIT VENTING) BETWEEN INSULATION AND ROOF SHEATHING AT EXTERIOR WALL LINE.
- THE FACE OF SHEATHED EXTERIOR WALLS SHALL BE FLUSH WITH FOUNDATION WALLS.
- WOOD IN CONTACT WITH CONCRETE TO BE DAMP PROOFED WITH BILL GASKET OR OTHER APPROVED METHOD. PLATES TO BE ANCHORED TO CONCRETE FOUNDATION WITH ANCHOR BOLTS AS SPECIFIED BY STRUCTURAL ENGINEER.
- THE BUILDER OR CONTRACTOR RESPONSIBLE FOR HIRING STRUCTURAL ENGINEER OR GEOTECHNICAL ENGINEER FOR STRUCTURAL DESIGN.
- NOTE TO BUILDER OR CONTRACTOR DOORS AND WINDOW SIZES GIVEN ON ARCHITECTURAL PLANS READ: (EXAMPLE DOOR SIZE 2840 MEANS 28" WIDE 80" TYPICAL AND WINDOWS 5016 MEANS 50" WIDE 81" TYPICAL.
- SOLE RESPONSIBILITY OF OWNER/BUILDER/CONTRACTOR/DEVELOPER TO PROVIDE SINGH DRAFTING AND HOME PLANS LTD. WITH STORM/ SANITARY/ G. INV. ELEVATION AND LOCATION.
- OWNER/BUILDER TO VERIFY STORM G. ELEVATION AND LOCATION WITH CIVIL ENGINEER.
- THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND LOCATIONS OF CITY SERVICES PRIOR TO CONSTRUCTION.
- FIRE PROTECTION SHALL CONFORM TO THE BCBC 2018 EDITION.
- ALL STAIRS, HANDRAILS AND BALUSTRADES SHALL COMPLY WITH THE BCBC 2018 EDITION.
- STRUCTURAL CONCRETE TO DEVELOP 20 MPa COMPRESSIVE STRENGTH WITHIN 28 DAYS EXCEPT CONCRETE USED FOR GARAGE AND EXTERIOR STAIRS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OR 30 MPa AT 28 DAYS.
- ALL EXTERIOR CONCRETE SLABS SHALL HAVE AIR ENTRAINMENT.
- BEAMS SHALL HAVE EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 3" LENGTH OF BEARING AT END SUPPORTS.
- INDIVIDUAL MEMBERS OF A BUILT UP BEAM SHALL BE Nailed TOGETHER WITH A DOUBLE ROW OF NAILS NOT LESS THAN 3" IN LENGTH, SPACED NOT MORE THAN 18" APART IN EACH ROW WITH THE END NAILS LOCATED 4" TO 6" FROM THE END OF EACH PIECE.
- FLOOR JOISTS SHALL HAVE BRIDGING ROHS @ 10' MAX O.C. OR U.N.O.
- ALL LOAD BEARING INTERIOR AND EXTERIOR LINTELS SHALL BE 2-2x10 U.N.O.
- THE WIDTH OR DIAMETER OF A WOOD COLUMN SHALL BE NOT LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.
- FLOOR AREA FINISHED WITH CERAMIC TILES TO HAVE MIN. 1/4" PARTICLE BOARD APPLIED OVER SUBFLOOR.

**1 FRONT ELEVATION
1/4" = 1'-0"****2 REAR ELEVATION
1/4" = 1'-0"**

