building specs

typical roof
cedar shake / durcid
15 roofing felt
1x4 spaced strapping
pre-engineered trusses @ 24" oc
R-40 fiberglass insulation
6 mil poly vapour barrier
gypsum wall board

typical overhang
aluminum gutter
1x8 fascia board
2x10 fascia board or otherwise noted
vented aluminum soffit

typical interior walls
1/2" gypsum wall board both sides
2x4 or 2x6 studs @ 16" oc

typical load bearing walls
2x6 studs @ 16" oc
6" x 4" concrete curb
16" x 6" concrete strip footing (2 rows 10 m)

typical floor
finished flooring
5/8" (min.) T&G plywood (glued and nailed)
2x10 floor joists , oc as shown
2x2 cross bridging @ 6' oc max

typical stairs
10 1/2" tread
3 1/2" run
7 1/2" rise (or as noted on plan)
provide handrail 32" to 36" @ stairs with 3 or more risers
provide 6' - 8" min. headroom

typical exterior walls
see elevations for finishes
building paper
1/2" O.S.B. or plywood sheathing
2x6 studs @ 16" oc
R-20 min. fiberglass insulation
6 mil poly vapour barrier
gypsum wall board

typical foundation walls
asphalt emulsion
8" concrete foundation wall
18" x 6" concrete strip footing (2 rows 10 m)
6" minimum drain rock
4" drain drain tile

typical basement floor
4" concrete slab
6 mil poly vapour barrier
compacted granular fill

typical crawlspace floor
2" concrete skim coat
6 mil poly vapour barrier
compacted granular fill

typical garage slab
4" concrete slab
compacted granular fill
196 minimum slope to entry

general notes

dimensions are to be taken from outside face of sheathing or centre line of partition walls unless shown otherwise

all height dimensions on floor plans are from top of floor plywood

it is the responsibility of contractor or builder to check and verify all dimensions and to ensure all work conforms to all local bylaws and regulations and to the current edition of the British Columbia building

the owner and/or contractor is to ensure that the landscaping meets the requirement of the applicable by-laws and regulations in effect at the time of construction. if necessary , utilize planting beds around the build (bd) to ensure the finished lot grading blends into the existing lot grading.
bring footings to undisturbed , sound bearing soil below frost line 9 18" min. below grade.

apply asphalt emulsion to foundation walls below grade

concrete strenght to be min
20 mpa
lumber in contact with concrete to be damp proofed and anchored 1/2" anchor bolts @ 6'- 0" oc max.

structural lumber to be # 2 douglas fir or better

ledgers to be 2 - 2x10 douglas fir or better

provide solid laminated studding @ bearing points

double joists @ parallel partitions (optional 2x10 blocking @ 24" oc
bedroom windows must conform to BCBC sec. 9.7.13

dwelling must meet current BC ventilation code

mirrored doors are not permitted @ walk in closets

lino or equal on bathroom
floors
waterproof wallboard required at tile surrounds @ tube and showers

provide a bond breaking material between foundation or rock and slabs.

***
contractor to verify all dimensions prior to construction and notify designer of any discrepancies

lot 13, section 18, township 7, N.W.D. plan 55183

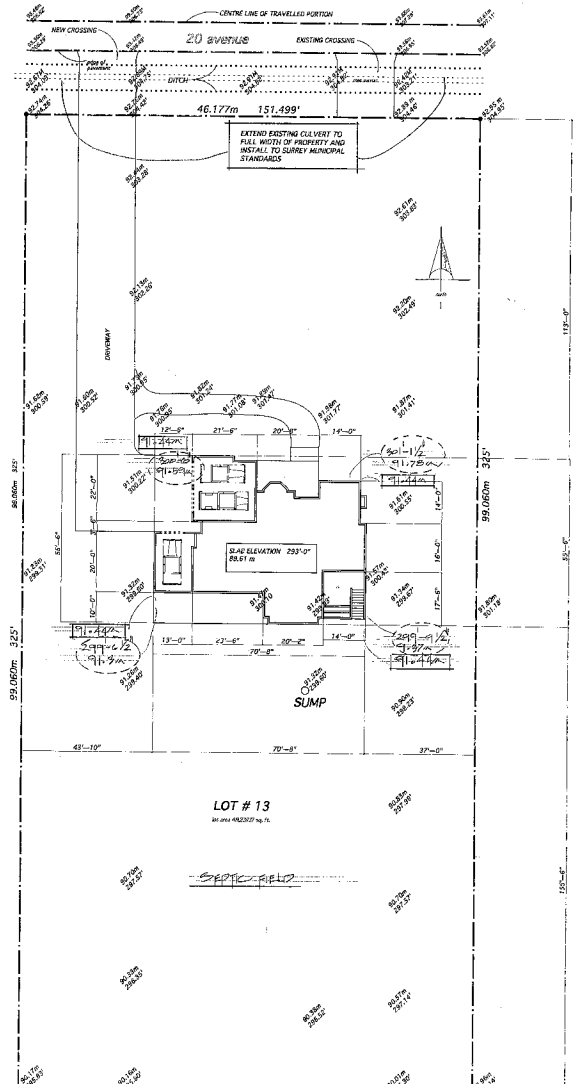
zone RA - 1
civic address 17088 20 avenue

~~lot area - 49237.17 sq ft~~

garage	732.25	sq ft
basement	1851	sq ft
main floor	1903.5	sq ft
second floor	1930.5	sq ft

SITE COV. 49237.17 x .20 = 9847 sq ft ALLOWED
1776 sq ft PROPOSED

DENSITY NOT APPLIC.



revisions

date: 1-Sep-99

drawing #

date: 1-Sep-99

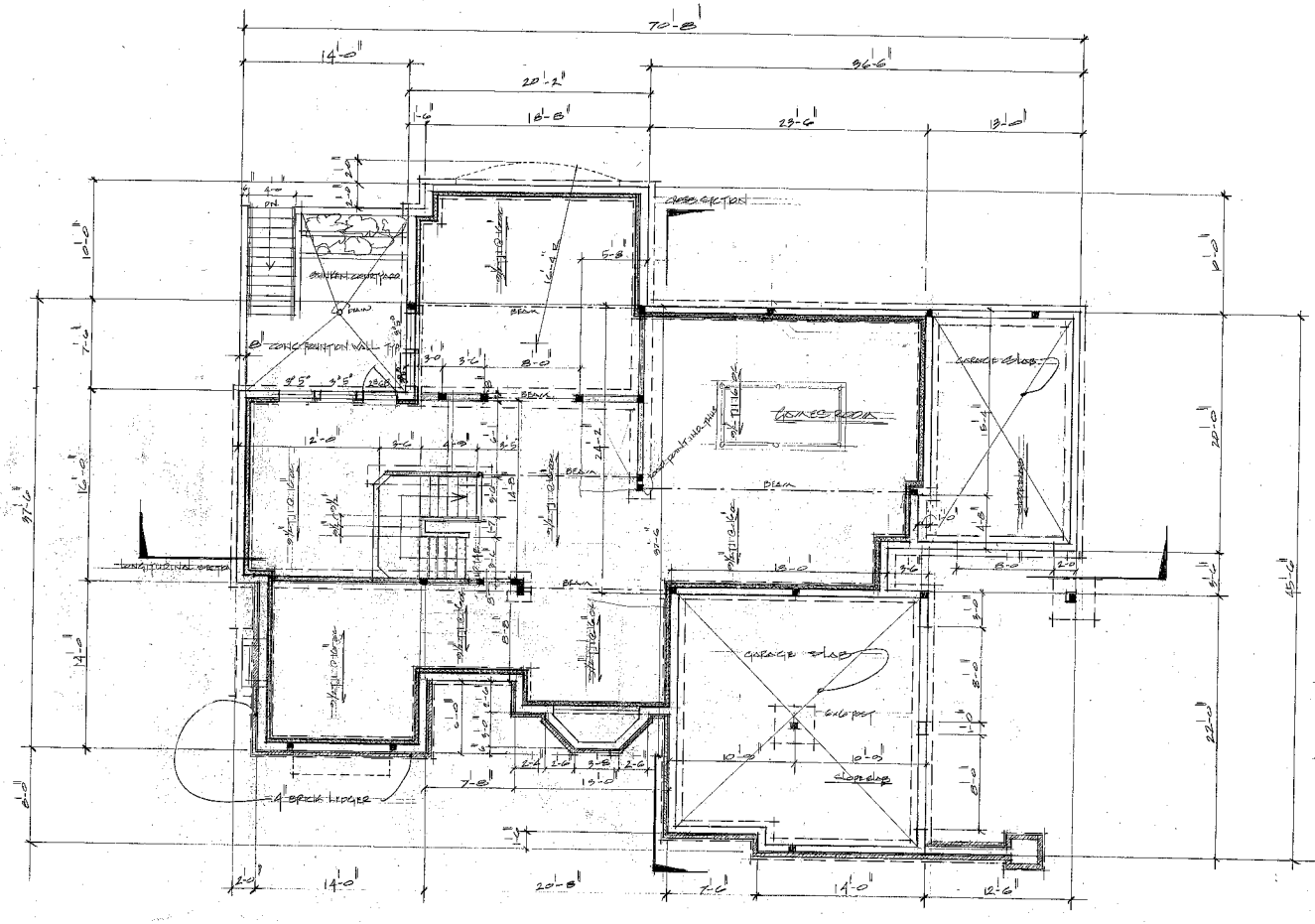
scale: 1/8" = 1'-0"

drawn: J.C. BOROUGHSON

design consultants

graffic square

tel. 604 531-9978
fax 604 536-9959



FOUNDATION – BASEMENT PLAN 1851 SQ FT

TOP OF BASE. @ NO 89.61 / 294'-0"

GRAFIC SQUARE

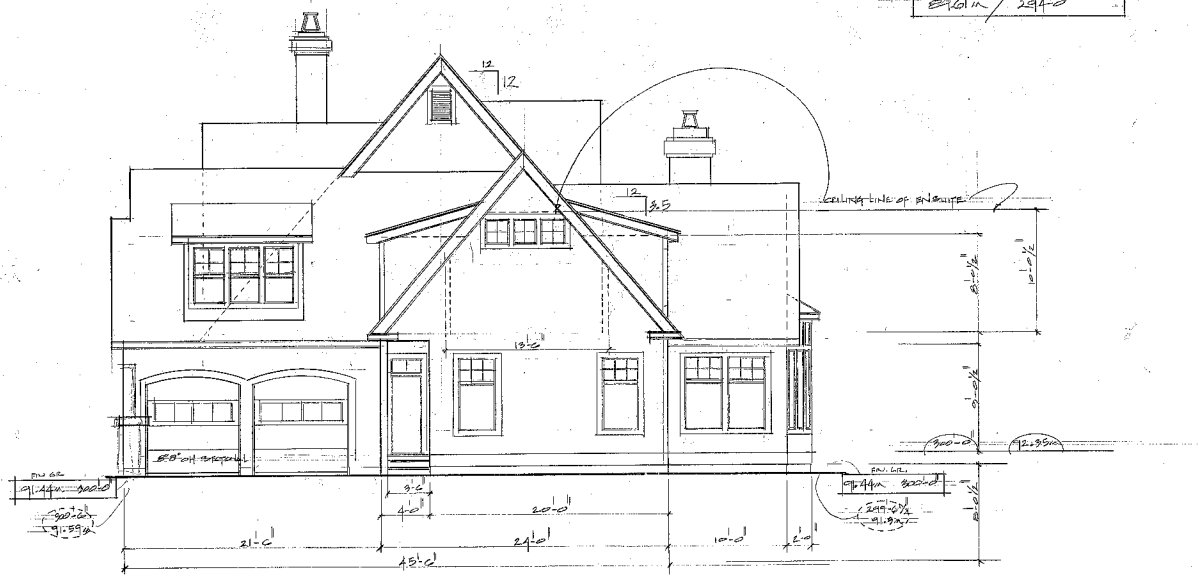
J.E.C. BORGERSON

FOUNDATION

RUDY GELBERG

1/4"=1'-0"

C.H. 2002 DWG. 102



GRAFIC SQUARE

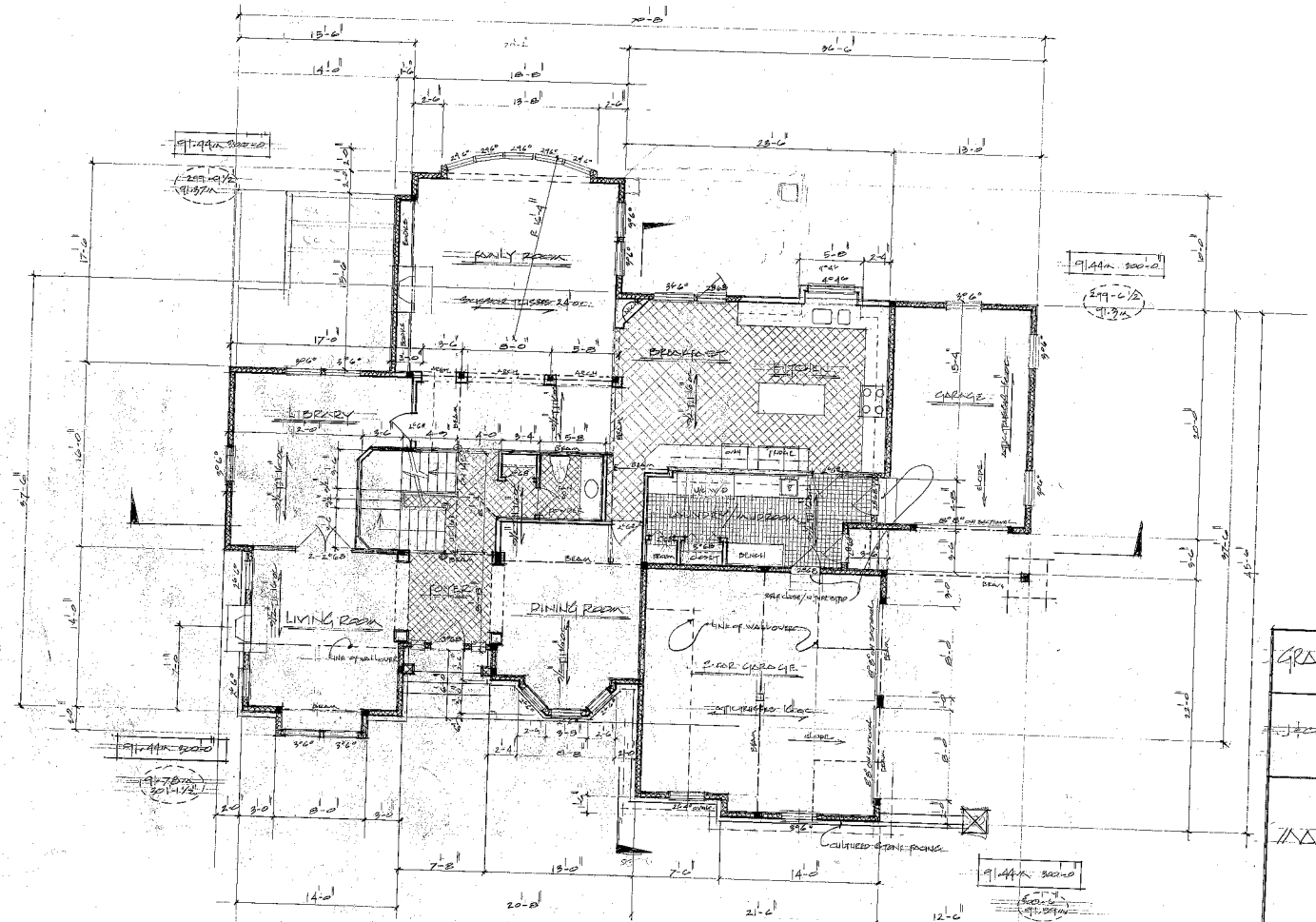
JOB PROPERTY

ELEVATIONS

RUDY SEIBERG

1/4" = 1'-0"

DWG NO.



MAIN FLOOR PLAN

1303.5 SQ FT.

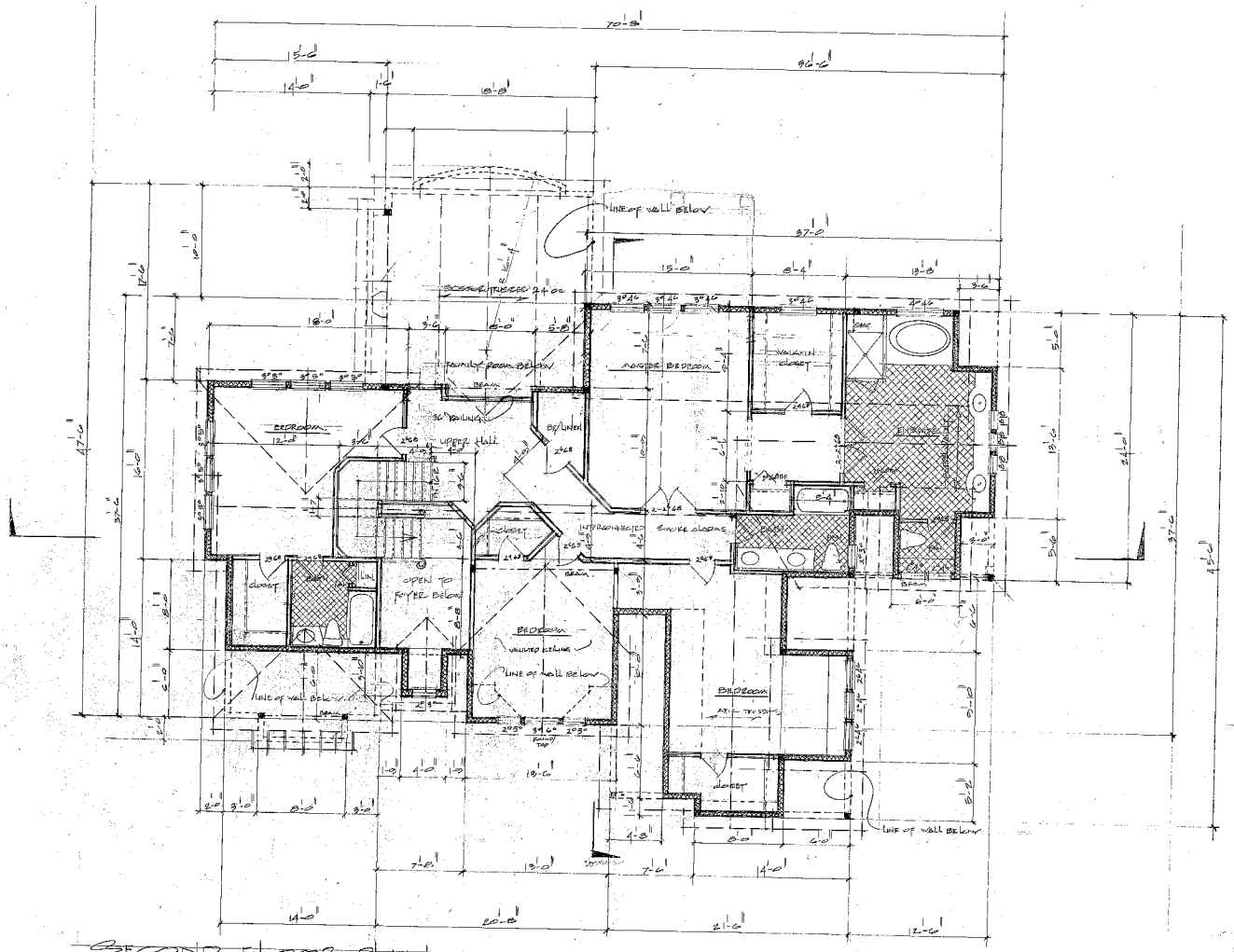
GARAGE 732.25

GRAFIC SQUARE

MAIN FLOOR

RUDY 8-15-88

1/4"=1'-0"



SECOND FLOOR PLAN 1930.5 S.F.

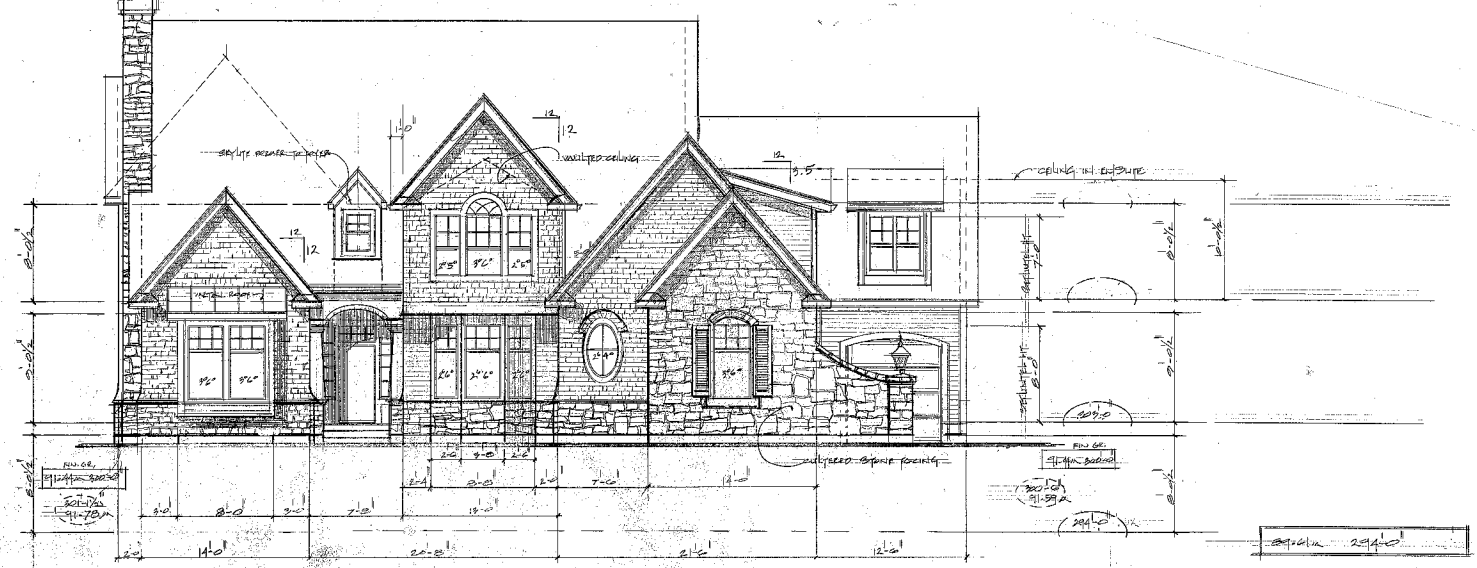
GRAPHIC SQUARE

SECOND FL. PLAN

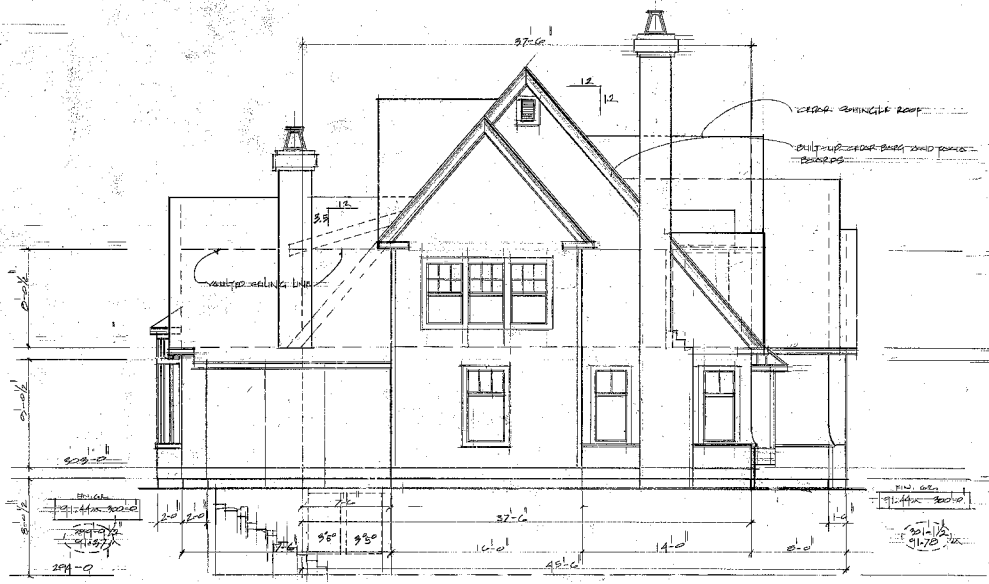
1930.5 SQ.FT.

RUDY SEIBERG

1/4" = 1'-0"



FRONT ELEVATION



LEFT ELEVATION

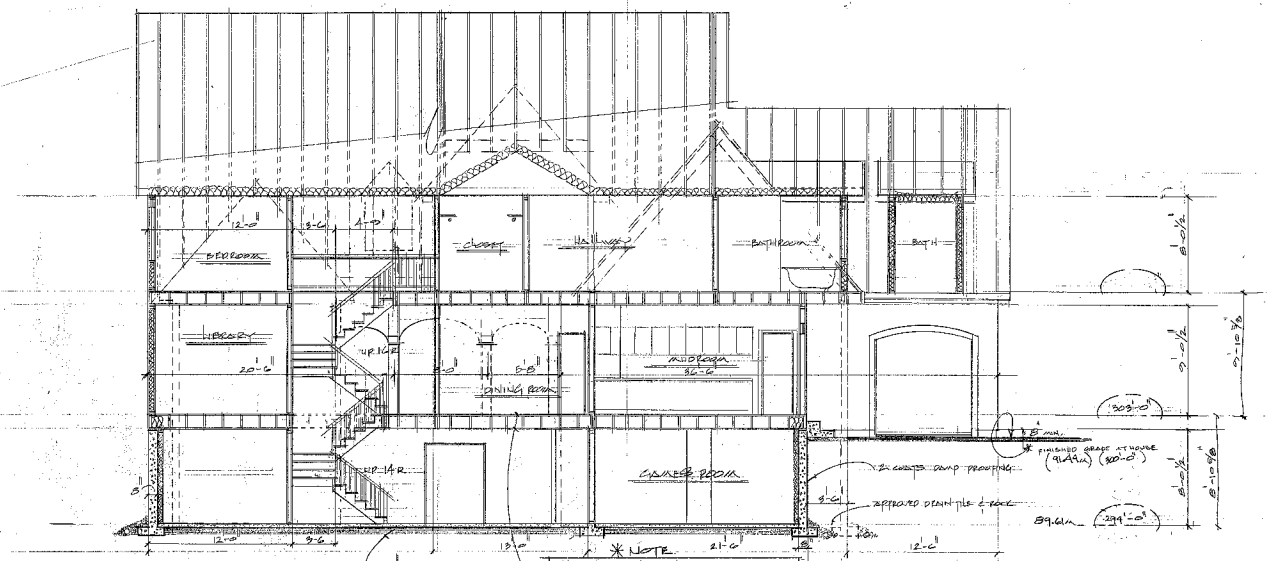
GRAFIC SQUARE

ELEVATIONS

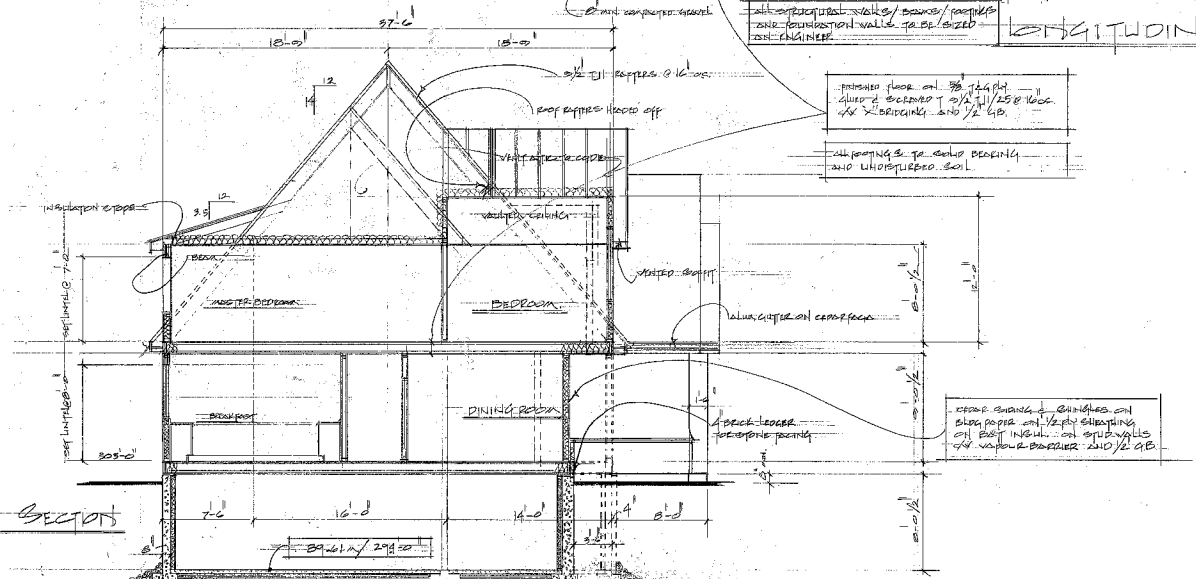
RUDY SEIBERT

1/4"=1'-0

DWG. 106



LONGITUDINAL SECTION



CROSS SECTION

GRAFIC SQUARE

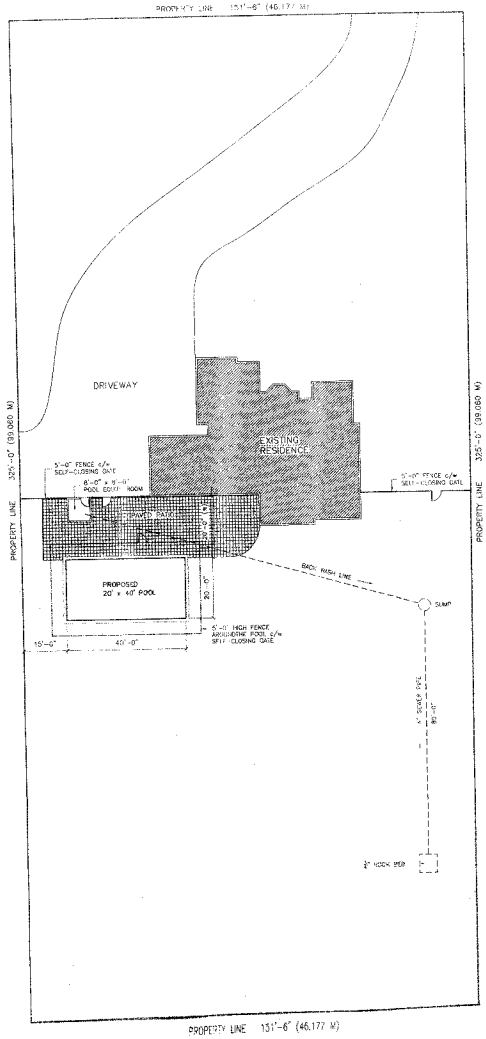
J.P.C. ENGINEERING

SECTIONS

ROY. SQUARE

1/4" = 1'-0"

DWG. 105



SITE PLAN

SCALE: $\frac{1}{16}$" = 1'-0"

REVISIONS

NO.	DATE	DETAILS	BY
1	MAR 18/05	ISSUED FOR BLDG. PERMIT APPN	AC

MAR 18 2005

O&S ENGINEERING INTERNATIONAL INC.

(604) 291-0899
206-3401 Gardner Court, Burnaby, B.C. V5G 3K4
FAX (604) 291-0810

Project

JOHN BORGERSEN RESIDENCE

17069 – 20th AVE.
SURREY, B.C.

Pool Contractor TEMPERATE POOLS

Drawing Title

SITE PLAN

Project No. 4205	Drawing No. VP-2 2 OF 2
Date MAR 18/2005	
Scale $\frac{1}{16}$"=1'-0"	
Drawn By AC	Approved By

CANCEL PRINTS BEARING PREVIOUS ISSUE