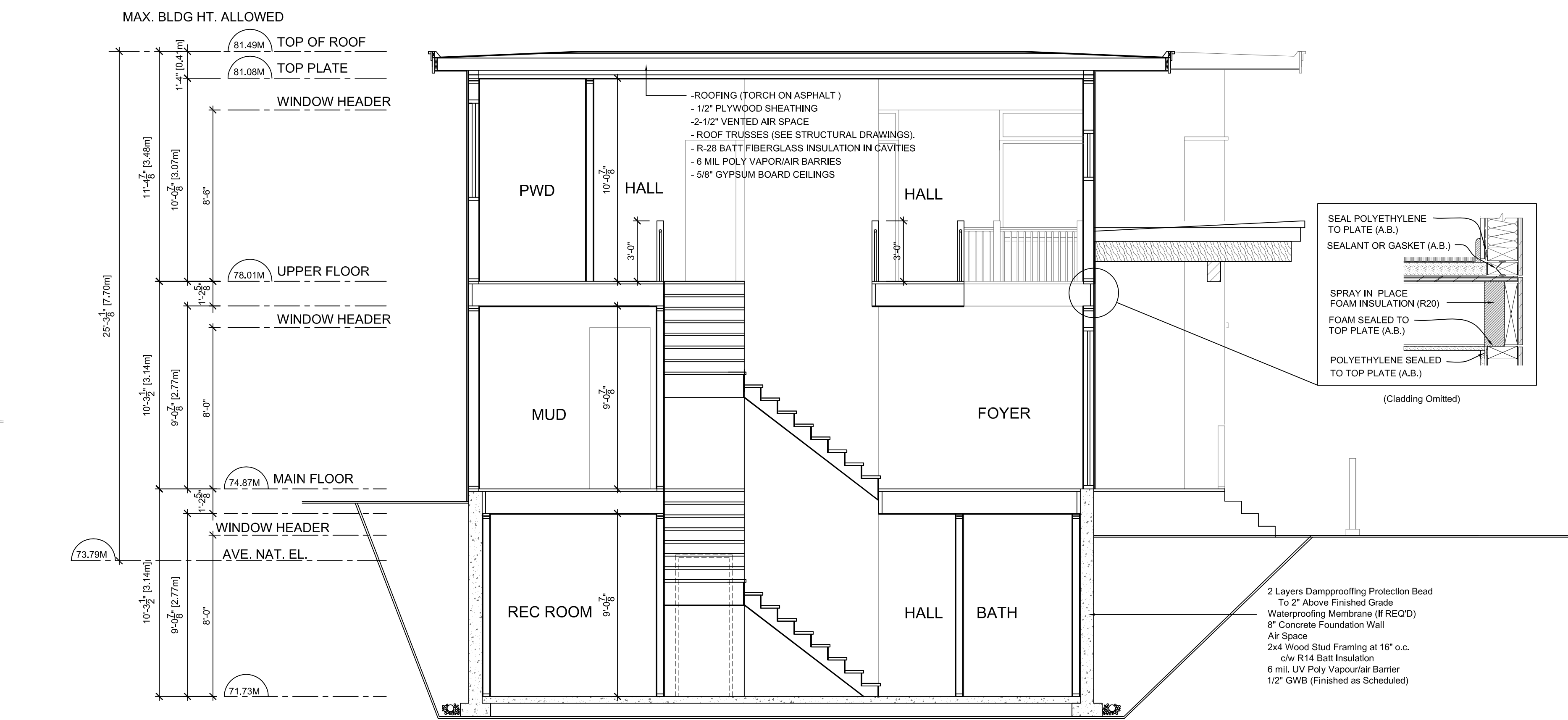
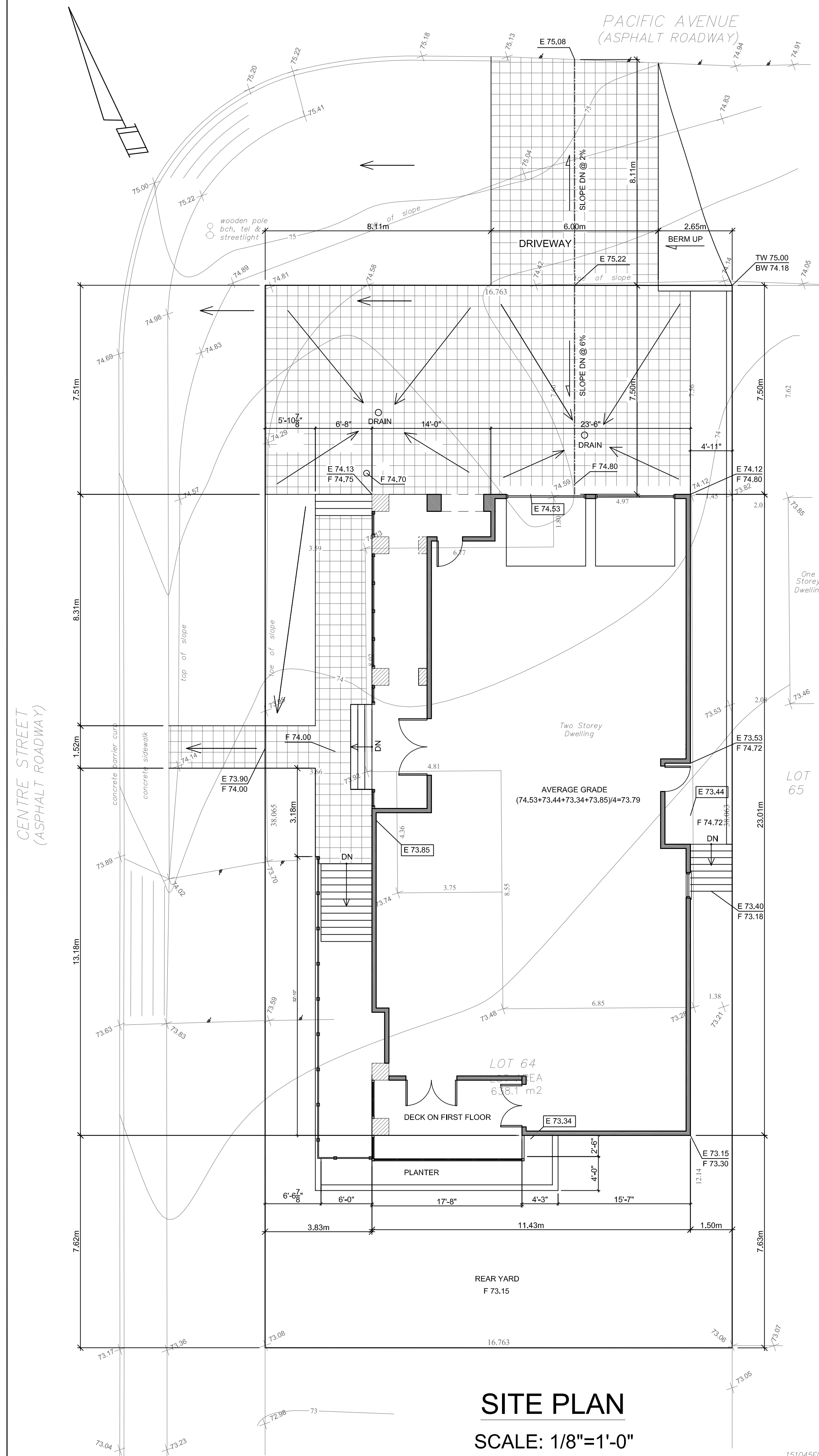
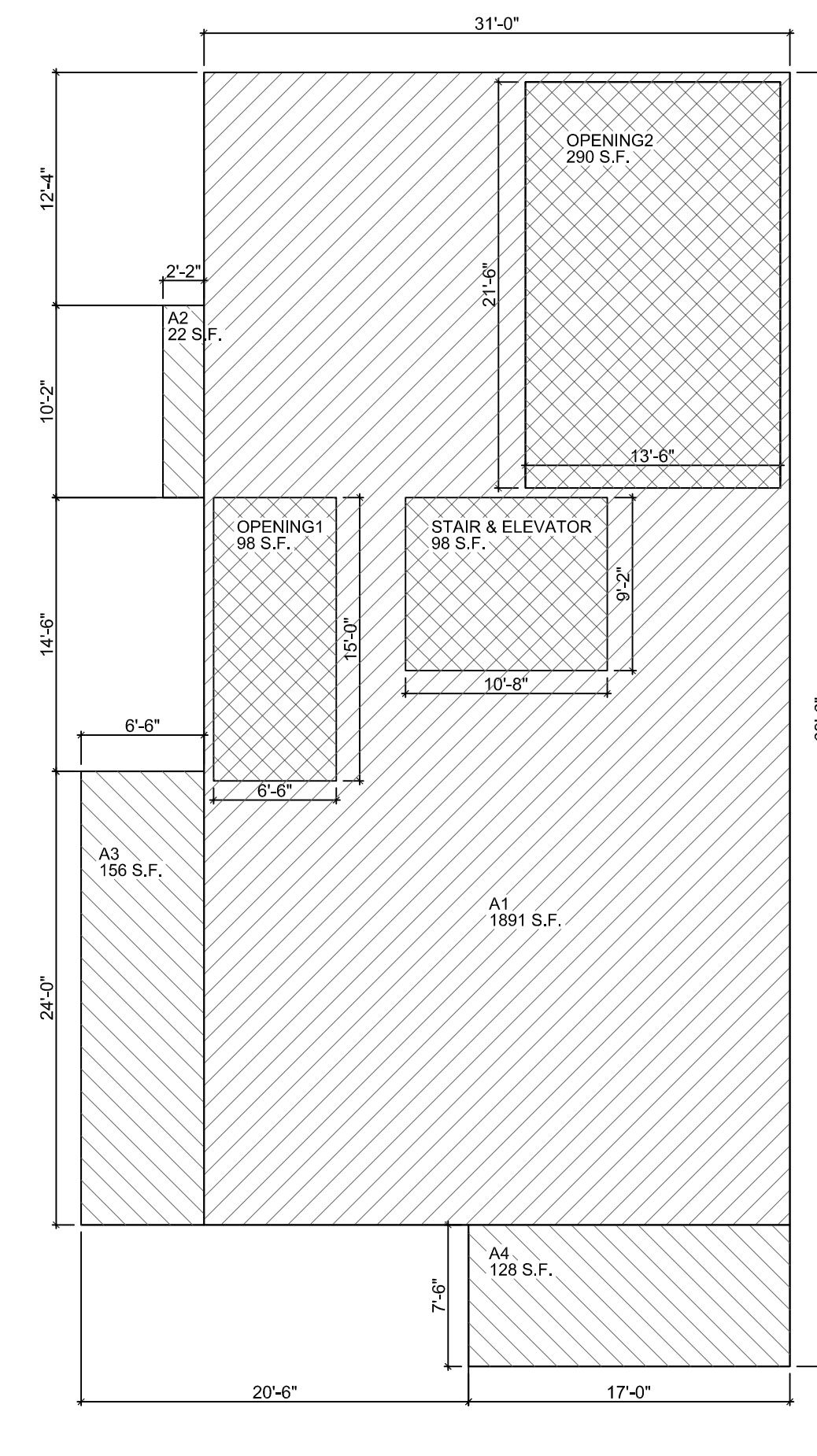
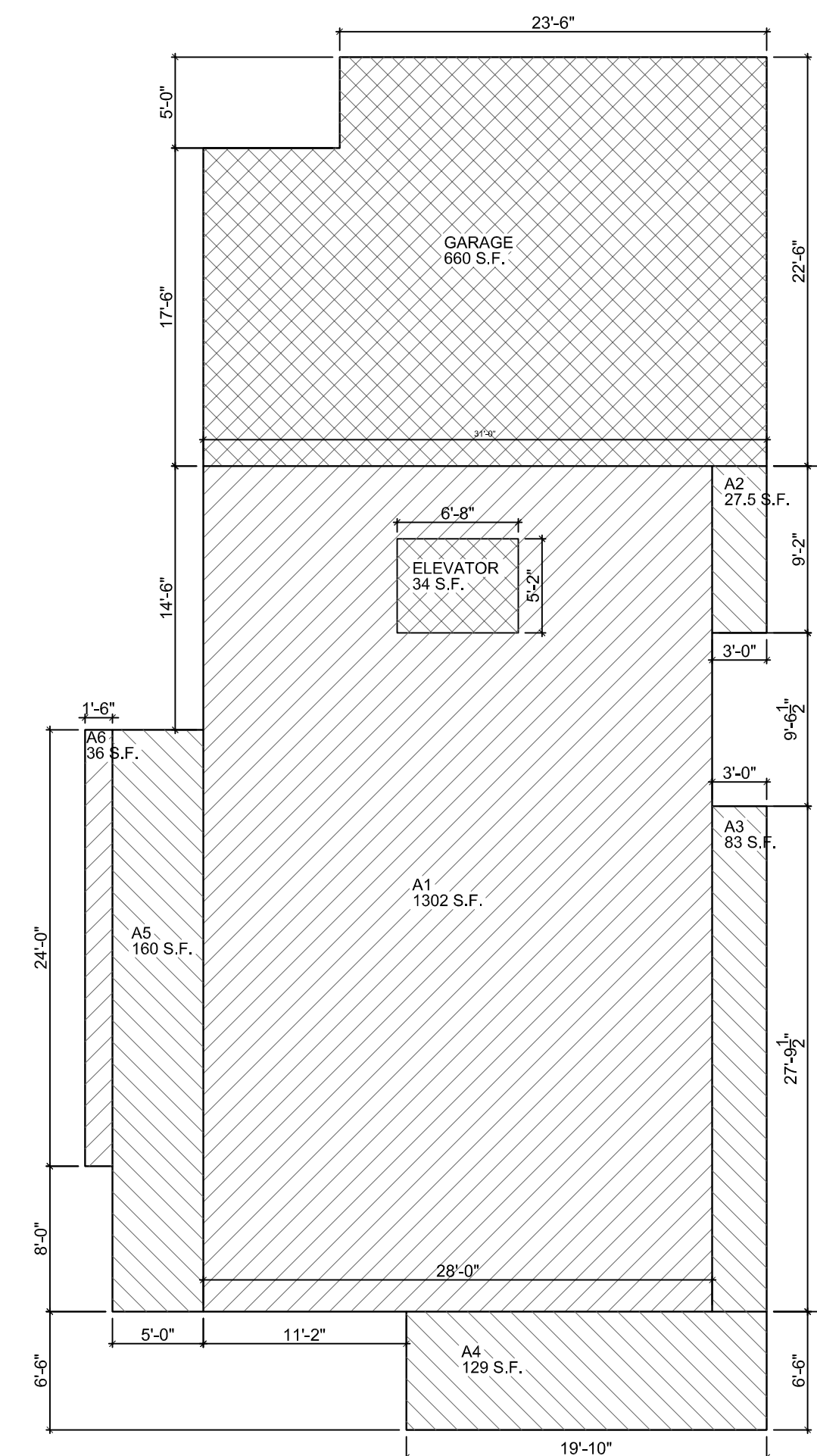
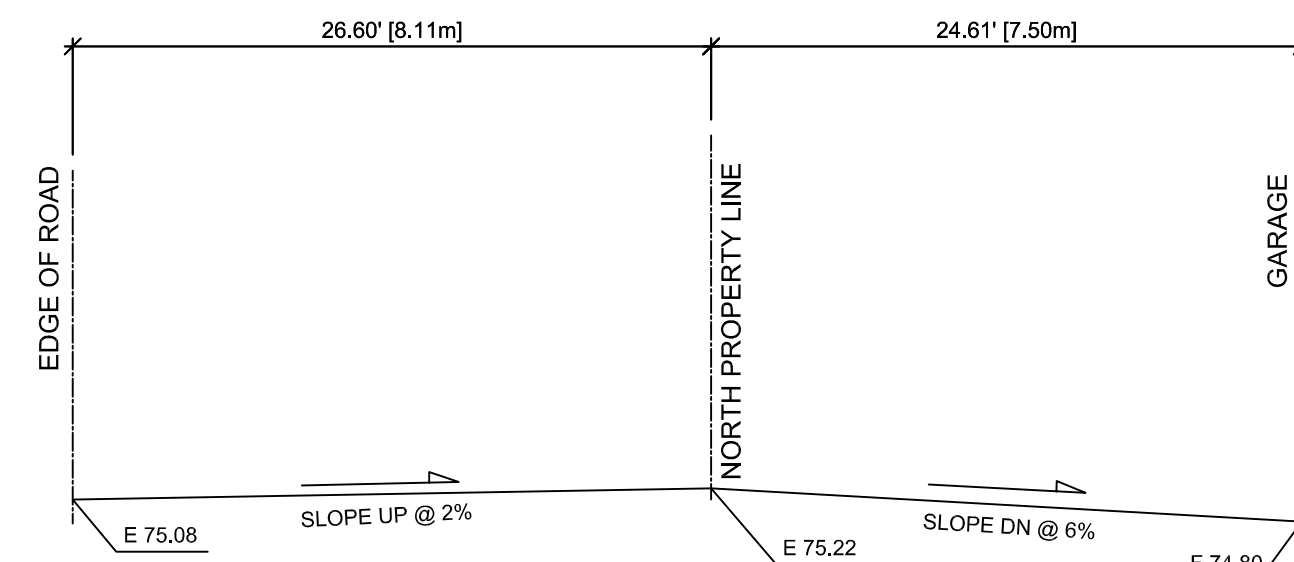




PROJECT/ZONING DATA (RS-1)			
LOT DESCRIPTION	CIVIC LEGAL	15340 PACIFIC AVE LOT 64, SECTION 11, TP 1 N.W.D. PLAN 41126	
LOT SIZE	ALLOWED (MIN.)	PROPOSED	
		6868 S.F.	
F.A.R.	ALLOWED: 50% 6868x0.5 = 3434 S.F.	PROPOSED UPPER FLOOR MAIN FLOOR	49.68% 1707 S.F. 1705 S.F.
		TOTAL	3412 S.F.
LOT COVERAGE	ALLOWED: 45% 6868x0.45=3091 S.F.	PROPOSED	41.1%
		TOTAL	2822 S.F.

[illegible]

Project:

15340 PACIFIC AVE.
WHITE ROCK, BC

Drawing Title:

SITE PLAN AND
SECTION A

Job No.:	
Scale:	AS NOTED
Date:	OCT. 06, 2016
Dr. By:	T.W.
Checked By:	-

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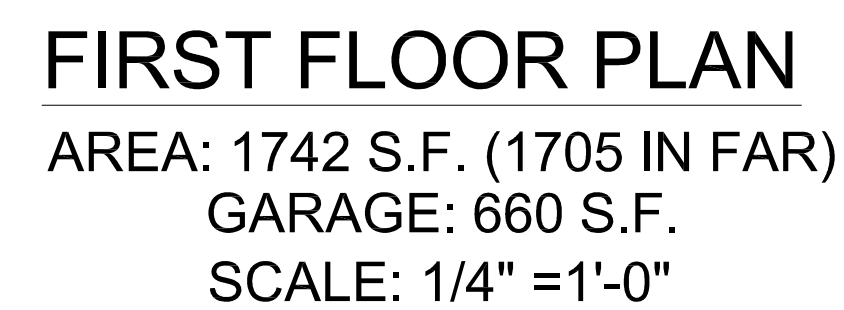
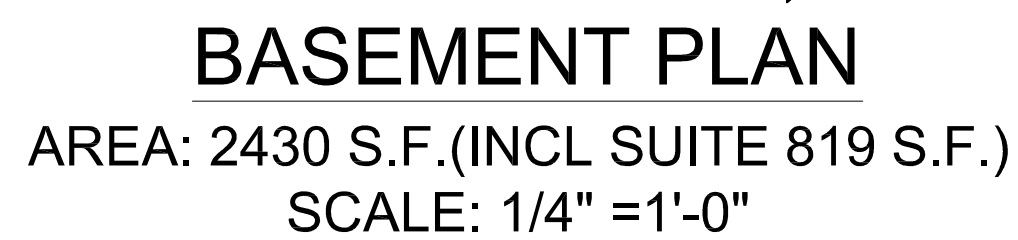
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ph. 604-531-9778

EMAIL: GRAPHICSQUARE@GMAIL.COM
WEBSITE: WWW.GRAPHICSQUARE.COM

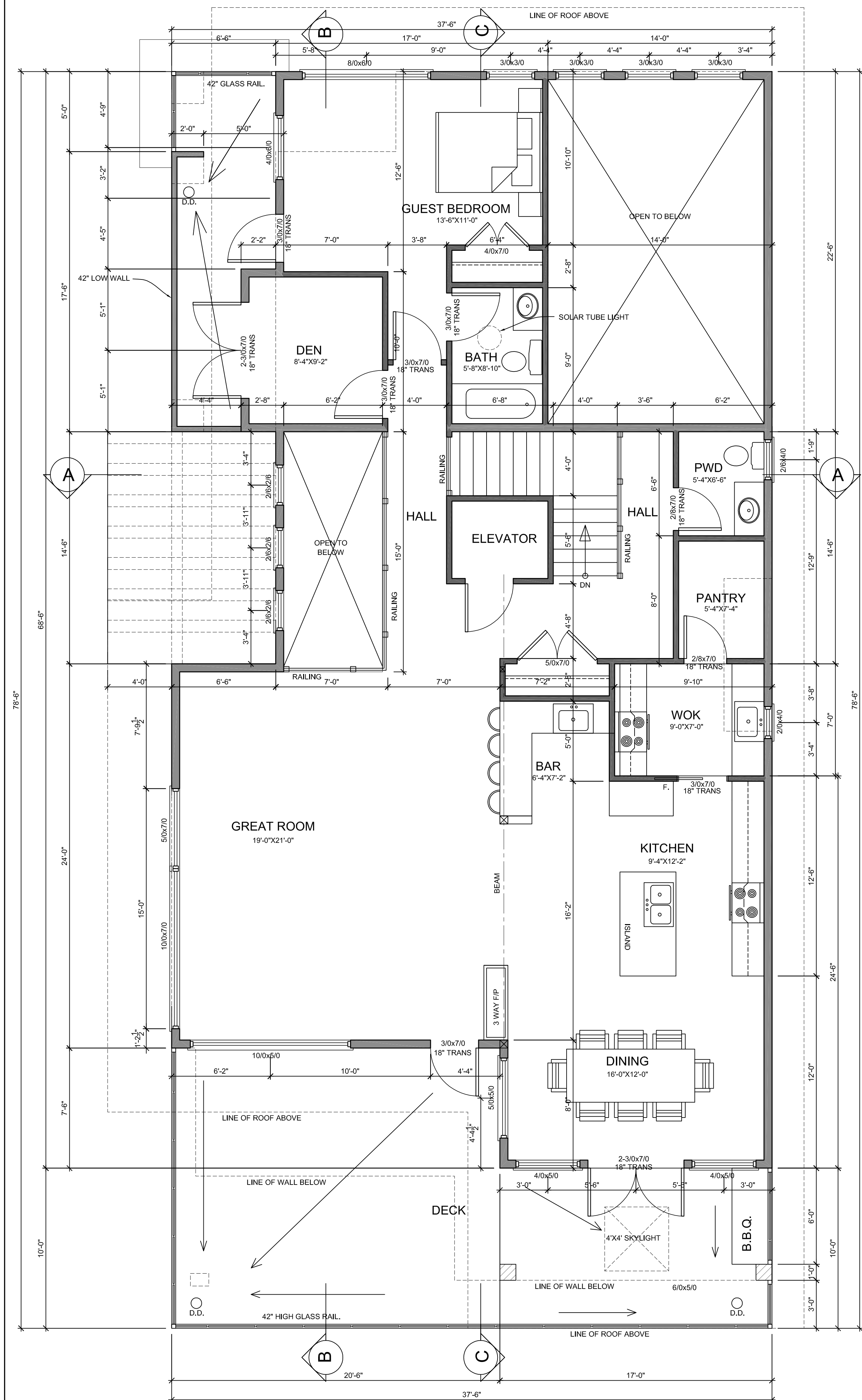
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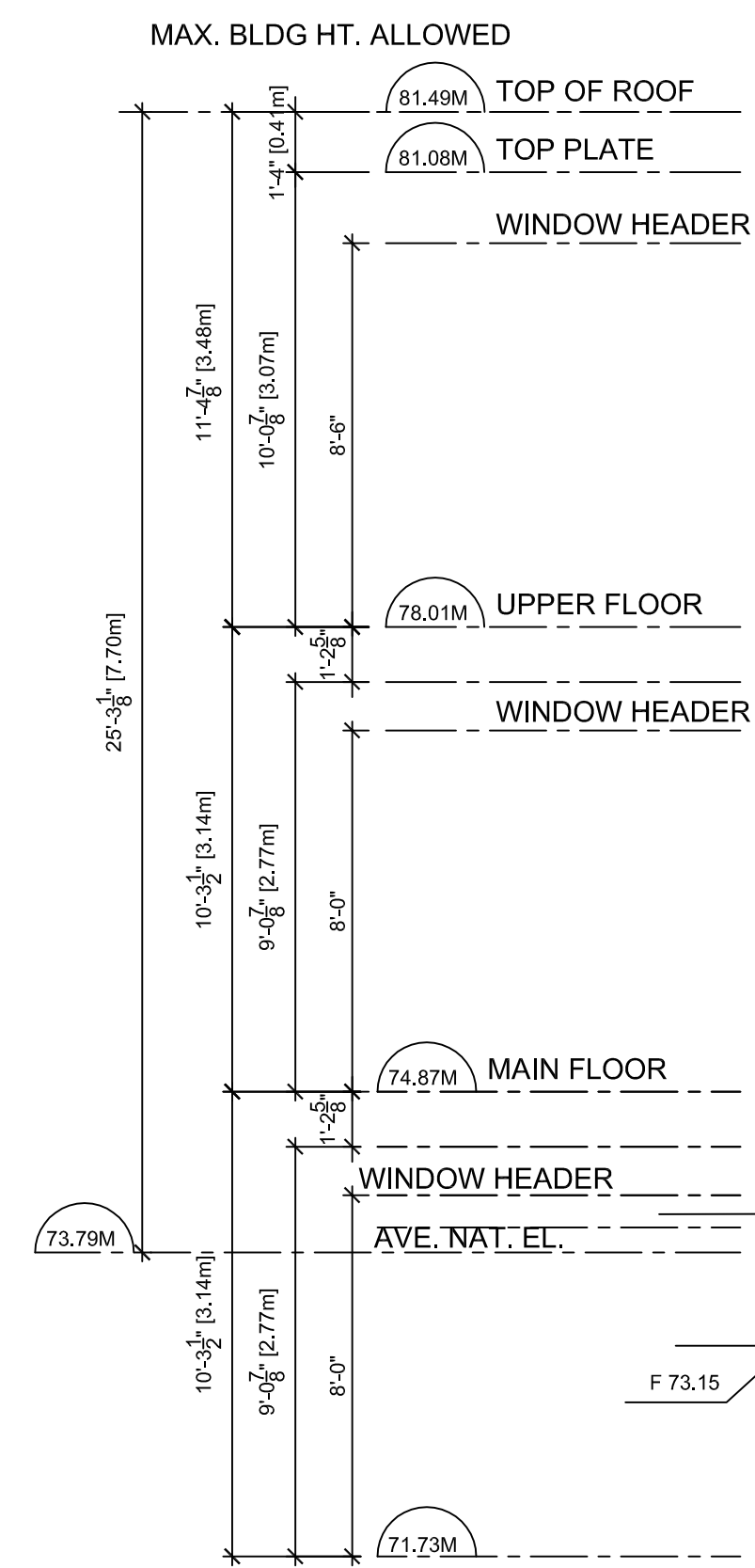
PAGE -02



SECOND FLOOR PLAN

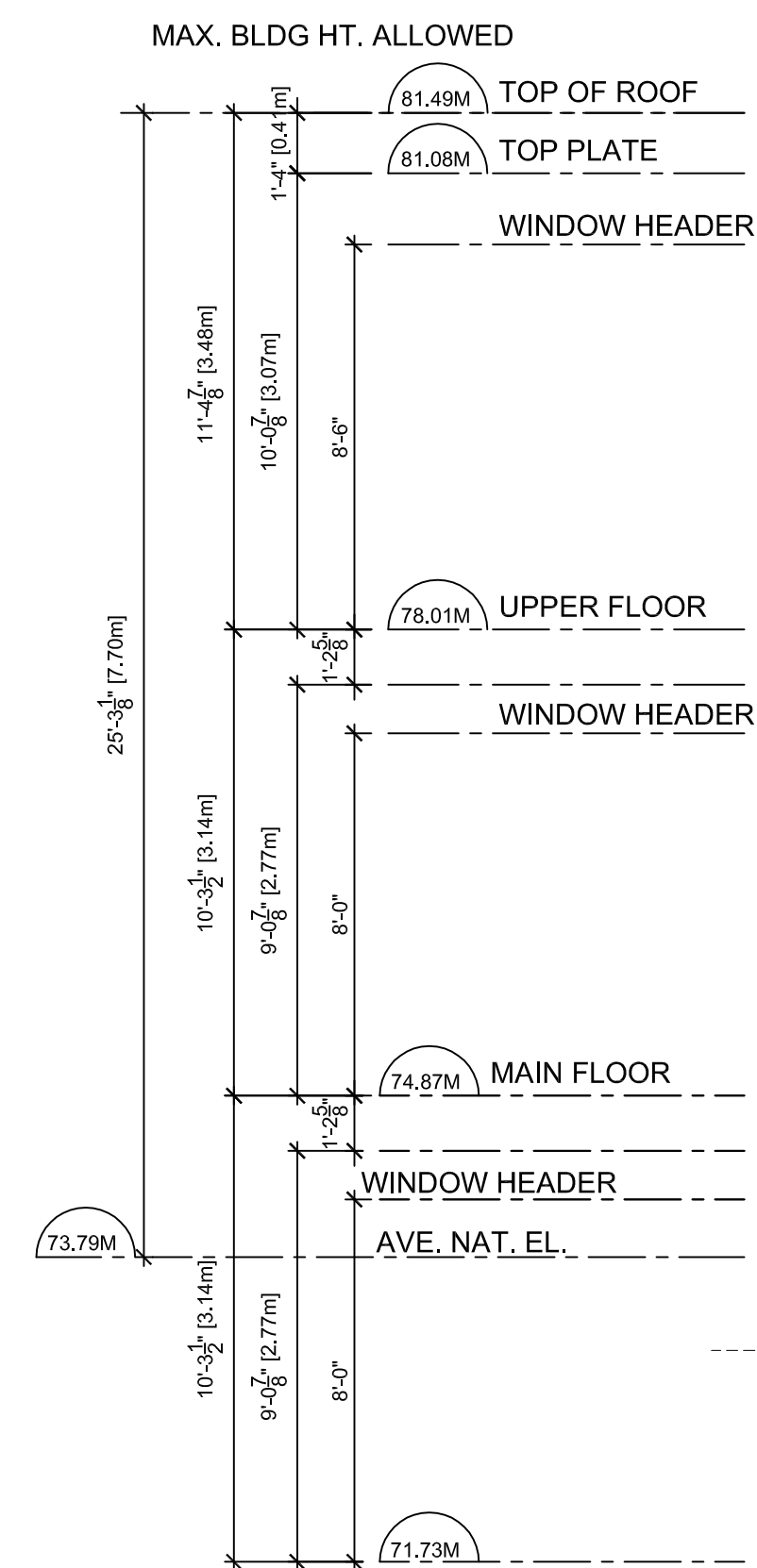
AREA: 2197 S.F. (1707 IN FAR)

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



SOUTH ELEVATION

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



NORTH ELEVATION

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

[illegible]

Project:

15340 PACIFIC AVE.
WHITE ROCK, BC

Drawing Title:

SECOND FLOOR PLAN AND ELEVATIONS

Job No.:

Scale: AS NOTED

Date: OCT. 06, 2016

Dr. By: T.W.

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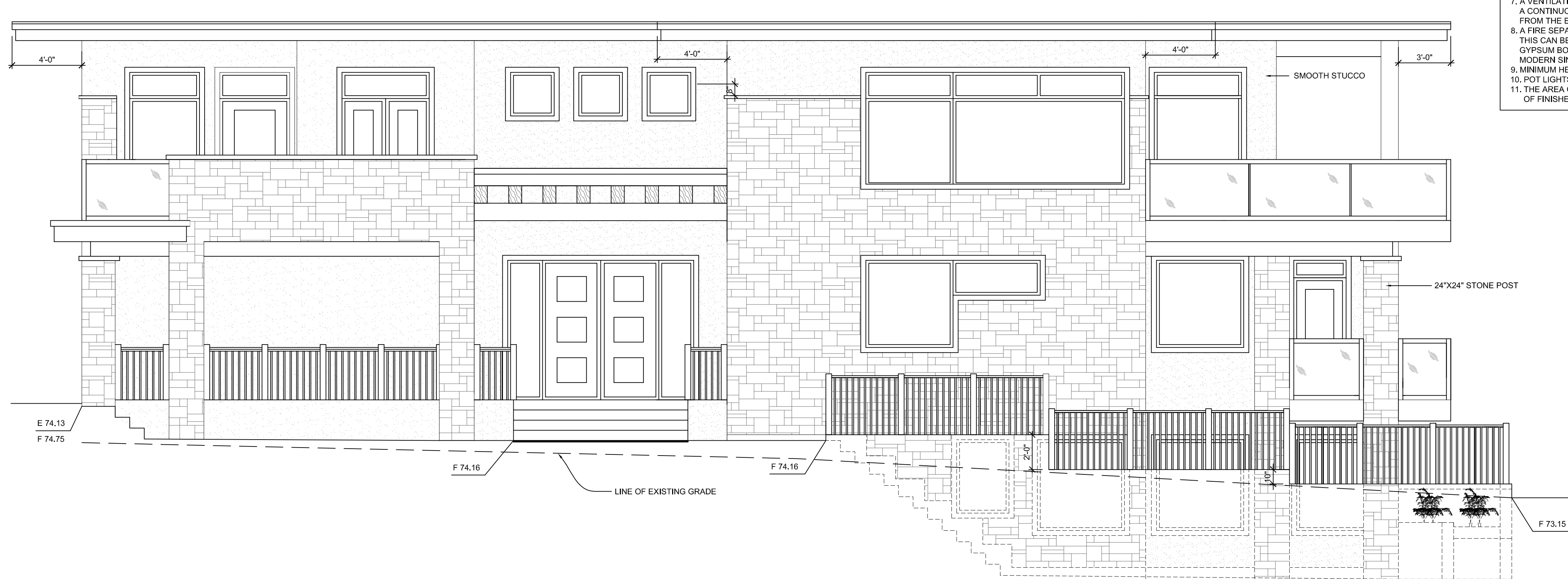
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MAX. BLDG HT. ALLOWED

81.49M TOP OF ROOF

81.08M TOP PLATE

WINDOW HEADER

11'-4 ¹/₈" [3.48m]

10'-6 ⁵/₈" [3.07m]

8'-6"

78.01M UPPER FLOOR

WINDOW HEADER

25'-3 ¹/₈" [7.70m]

10'-3 ¹/₂" [3.14m]

9'-0 ⁵/₈" [2.77m]

8'-0"

74.87M MAIN FLOOR

WINDOW HEADER

73.79M AVE. NAT. EL.

10'-3 ¹/₂" [3.14m]

9'-0 ⁵/₈" [2.77m]

8'-0"

71.73M



1. HARDWIRED PHOTOELECTRIC TYPE SMOKE ALARM - INSTALLED WITHIN 16 FT OF SUITE BEDROOM DOOR. PHOTOELECTRIC ALARMS ARE LESS PRONE TO NOISSE FALSE ALARMS.
2. EXTERIOR SUITE DOOR TO BE HINGED - USING A SLING DOOR AS YOUR ONLY EXIT DOOR NOT PERMITTED.
3. IF YOU HAVE AN INTERCONNECTED DOOR BETWEEN SUITE A AND SUITE B, THE DOOR, FRAME AND SELF-CLOSING DEVICE MUST HAVE A ULC 20 MIN. RATING
4. HEATING AND VENTILATION DUCTS ARE NOT PERMITTED TO BE INTERCONNECTED
5. EXHAUST FAN SYSTEMS ARE NOT PERMITTED TO BE INTERCONNECTED.
6. INDEPENDENT HEATING SYSTEM REQUIRED, THIS COULD INCLUDE ELECTRICAL BASEBOARDS, GAS WATER BOILER OR GAS APPLIANCE RATED TO HEAT ENTIRE SPACE (I.E. HOT RICE PLATE)
7. EXHAUST FAN SYSTEM REQUIRED FOR THE SUITE AND COULD BE AS SIMPLE AS A CONTINUOUS RUNNING BATHROOM FAN AND 6" PASSIVE MAKE-UP AIR DUCT FROM THE EXTERIOR.
8. A FIRE SEPARATION IS REQUIRED BETWEEN THE MAIN RESIDENCE AND SUITE. IT CAN BE ACHIEVED WITH 1/2" GYPSUM BOARD AND THE WALLS AND 5/8" GYPSUM BOARD ON THE CEILINGS, THIS IS OFFENTYPICAL CONSTRUCTION IN MODERN SINGLE DWELLINGS HOUSES MAKING UPGRADING MINIMAL
9. MINIMUM HEADROOM HEIGHT IN SUITE SHALL NOT BE LESS THAN 2.0 M (6'-7").
10. POVERTY ARE NOT PERMITTED.
11. THE AREA OF THE SECONDARY SUITE CANNOT EXCEED 90.5 M. (968 S.F.) OF FINISHED LIVING AREA.

CARBON MONOXIDE DETECTORS:
HARDWIRED CO ALARMS ARE REQUIRED
ON ALL FLOOR LEVELS AND IN ROOMS
WHERE FUEL POWERED APPLIANCES ARE
LOCATED

3" CURB REQUIRED UNDERSIDE
ALL DOORSILLS TO FINISHED
SURFACES

ROOF DECKS REQUIRED 2% SLOPE
AND 2X4 CROSS PERLINS C/W 12" MIN.
OVERHANGS FOR VENTILATION

ALL DECKING SURFACE MATERIAL TO
BE AN APPROVED ROOF MEMBRANE

F 73.15	WHITE ROCK, BC
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Project:

Drawing Title:

ELEVATIONS

Job No.

Scale:	AS NOTED
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Date: OCT. 06, 2016

Dr. By: T.W.

Checked By: -



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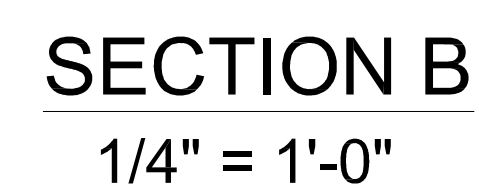
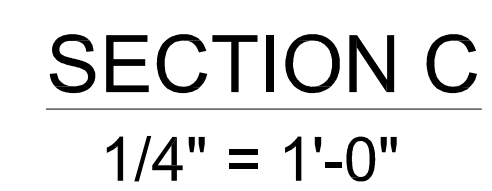
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