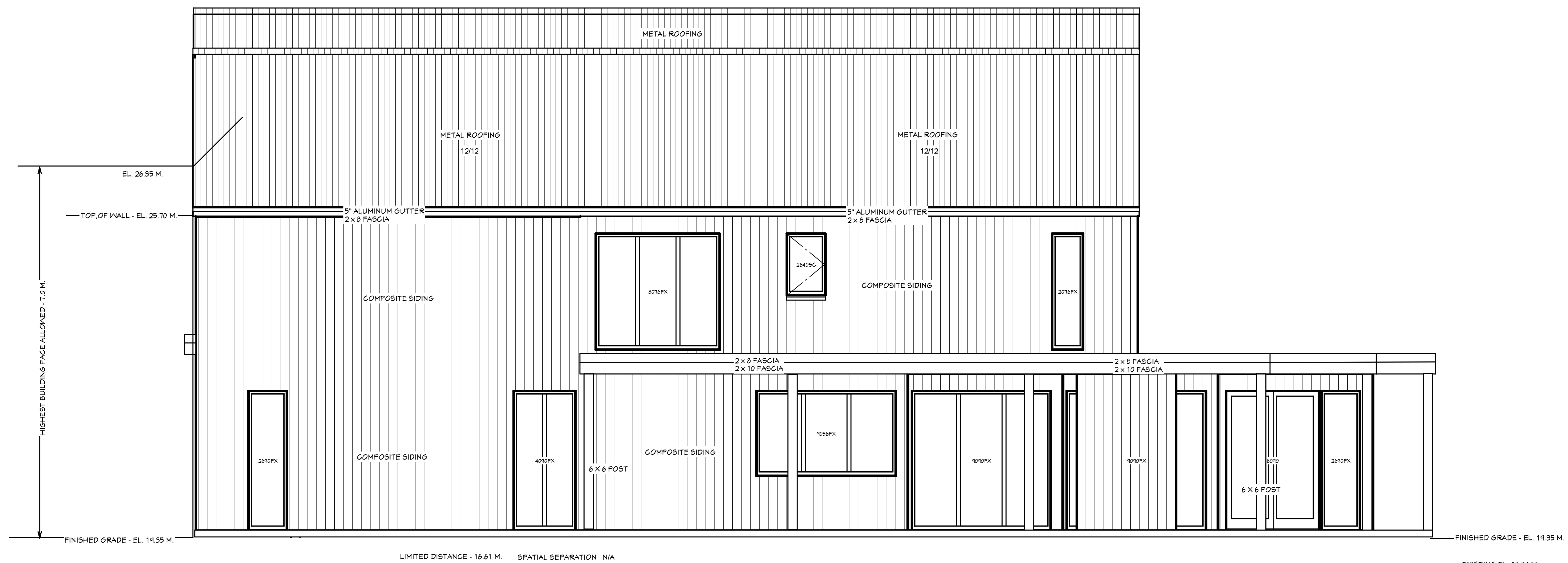




FRONT ELEVATION



RIGHT ELEVATION

REVISION TABLE	
NUMBER	DATE

SHEET TITLE:
FRONT ELEVATION
RIGHT ELEVATION

PROJECT DESCRIPTION:
23436 DOGWOOD AVE.
MAPLE RIDGE, B.C.

DRAWINGS PROVIDED BY:
JOHN FABER
DESIGN + DRAFTING
4990 L & A RD.
VERNON, B.C. V1B 3S4
PH: 604-240-8021

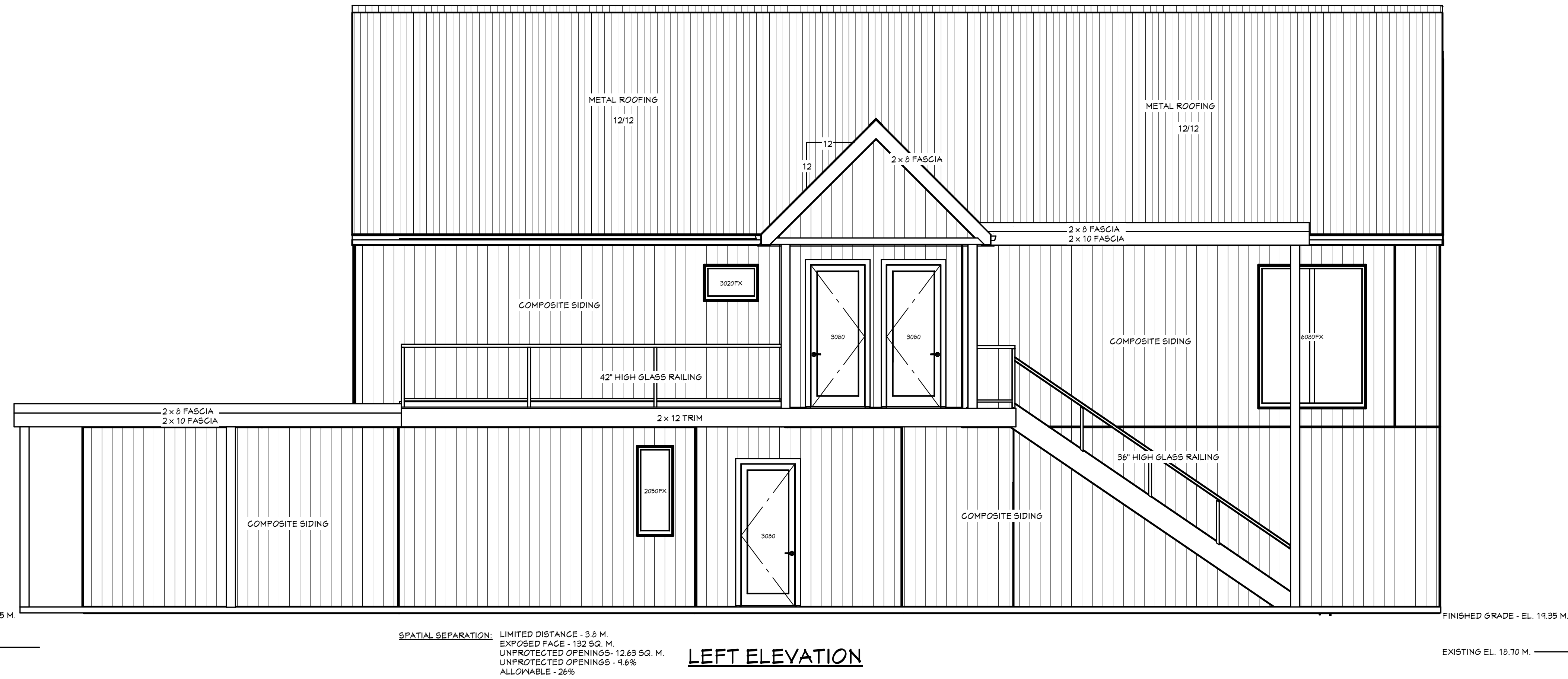
DATE:
2024-05-04

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

SHEET:
A2



REAR ELEVATION



LEFT ELEVATION

SPATIAL SEPARATION: LIMITED DISTANCE - 9.9 M.
 EXPOSED FACE - 132 SQ. M.
 UNPROTECTED OPENINGS - 12.63 SQ. M.
 UNPROTECTED OPENINGS - 9.6%
 ALLOWABLE - 26%

NUMBER	DATE	REVISION BY	DESCRIPTION

SHEET TITLE:
 REAR ELEVATION
 LEFT ELEVATION

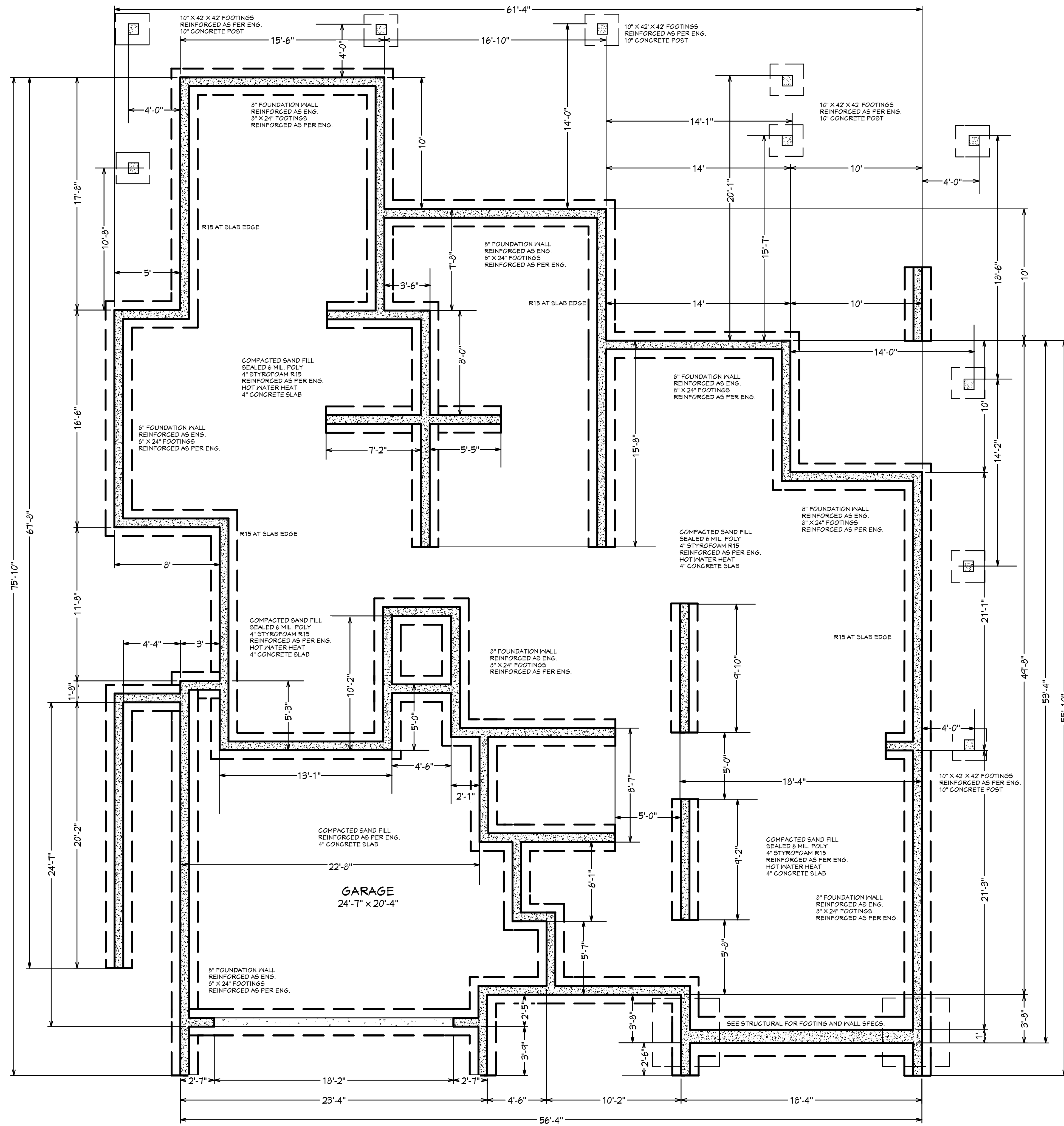
PROJECT DESCRIPTION:
 29436 DOGWOOD AVE.
 MAPLE RIDGE, B.C.

DRAWINGS PROVIDED BY:
JOHN FABER
 DESIGN + DRAFTING
 6490 L & A RD.
 VERNON, B.C. V1B 3S4
 PH: 604-240-8021

DATE:
 2024-05-04

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

SHEET:
 A3



FOUNDATION PLAN

NUMBER	DATE	REVISION BY	DESCRIPTION

SHEET TITLE:
FOUNDATION PLAN

PROJECT DESCRIPTION:
23436 DOGWOOD AVE.
MAPLE RIDGE, B.C.

DRAWINGS PROVIDED BY:
JOHN FABER
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VERNON, B.C. V1B 3S4
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DATE:

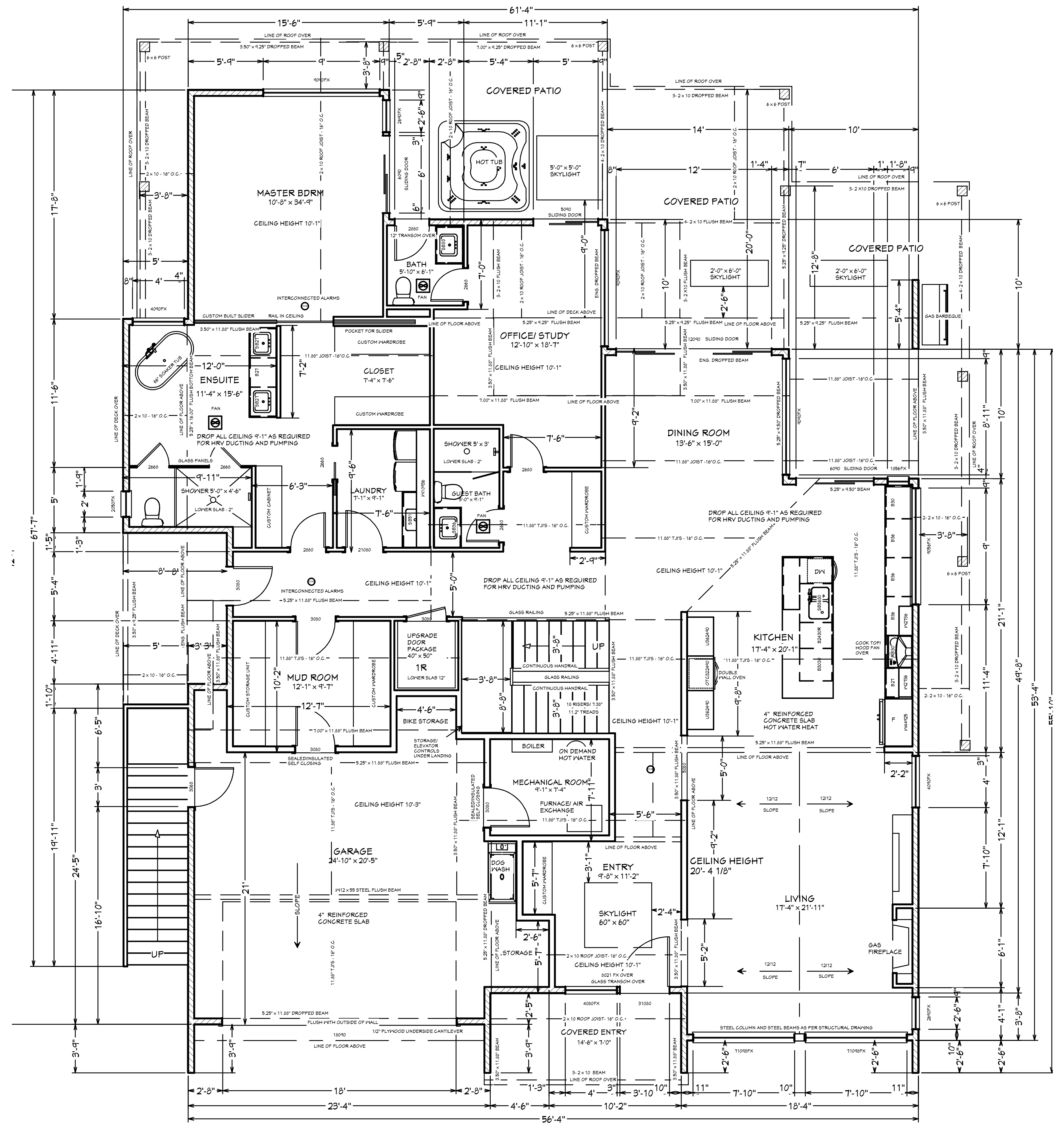
2024-05-04

SCALE:

1/4" = 1'-0"

SHEET:

A 4



NUMBER	DATE	REVISION BY	DESCRIPTION

SHEET TITLE:
MAIN FLOOR PLAN

PROJECT DESCRIPTION:
23436 DOGWOOD AVE.
MAPLE RIDGE, B.C.

DRAWINGS PROVIDED BY:
JOHN FABER
DESIGN + DRAFTING
6490 L & A RD.
VERNON, B.C. V1B 3S4
PH: 604-240-8021

DATE:
2024-05-04

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

SHEET:
A 5

VENTILATION SYSTEM

- HEATING SYSTEM-- HOT WATER HEAT IN FLOOR
- PRINCIPAL VENTILATION SYSTEM--SEPARATE HRV SYSTEM
- EXHAUST FROM UPPER AND LOWER HALL AT CEILING
- SUPPLY AIR TO ALL BEDROOMS AND LIVING AREAS DELIVERED THROUGH HRV DUCTS
- KITCHEN EXHAUST FAN - MIN. 100 CFM
- BATHROOM EXHAUST - HRV MIN. 50 CFM

INTERIOR VAPOR BARRIER REQUIREMENTS

6 MIL. U.V. POLY CONTINUOUS THROUGH OUT WALL AND CEILINGS ALL SEAMS SEALED ON SOLID BACKING (STUDS, PLATES) SEALED AROUND ALL OPENINGS ON SOLID BACKING SEALED AT ALL FLOORS AND AROUND FLOOR JOISTS SEALED AT BOTTOM PLATES TO FLOOR PLYWOOD SEALED AT ALL PLATES AND CONCRETE WALLS CONTINUOUS BETWEEN LANDINGS AND EXTERIOR WALLS

SPECIFICATIONS

ROOF:

- METAL ROOFING
- ROOFING PAPER
- 1/2" PLYWOOD H-CLIPS
- ENG. TRUSSES 24" O.C.
- R 50 INSULATION
- 2" INSULATION STOP EAVES
- 6 MIL. SEALED POLY
- 1/2" CEILING DRYWALL

EAVES:

- PERFORATED VINYL SOFFITS
- VENTILATION TO = 1/300 OF CEILING

INSULATION:

- CEILING-- R50
- 2 X 6 WALLS-- R22
- COMFORT80 -- R 6.3
- FOUNDATION-- R16.16

EXTERIOR WALLS:

- HARDI PLANK SIDING
- TYPAR BUILDING WRAP
- 1/2" PLYWOOD SHEATHING
- 2 X 6 STUD - 16" O.C.
- R22 INSULATION
- 6 MIL U.V. POLY SEALED
- 1/2" DRYWALL

INTERIOR WALLS:

- 1/2" DRYWALL BOTH SIDES
- 2 X 4 STUDS - 16" O.C.
- EXTERIOR OPENINGS:**
- ALL LINTELS TO BE 2- 2 X 10 UNLESS OTHERWISE NOTED

WOOD FLOORS:

- 5/8" T&G PLYWOOD, GLUED + SCREWED JOIST AS PER DESIGNING ENG. SPECS.
- BLOCKING AS PER SPECS.

CONCRETE FLOORS:

- FLOOR SLAB:
- 4" CONCRETE
- 6 MIL. POLY SEALED
- COMPACTED GRANULAR FILL

GARAGE SLAB:

- 4" CONCRETE
- COMPACTED GRANULAR FILL

- REINFORCE ALL CONCRETE AS PER ENG. SPECS.

EXTERIOR FOUNDATION:

- 2 X 6 SILL PLATE
- FOAM SILL GASKET
- 5/8" BOLTS - 4" O.C.
- 8" CONCRETE WALL
- 2-15M BARS AT TOP
- 8" X 18" FOOTINGS
- 2-15M BARS CONT.
- SUPER SEAL FOUNDATION WRAP

INTERIOR FOUNDATION:

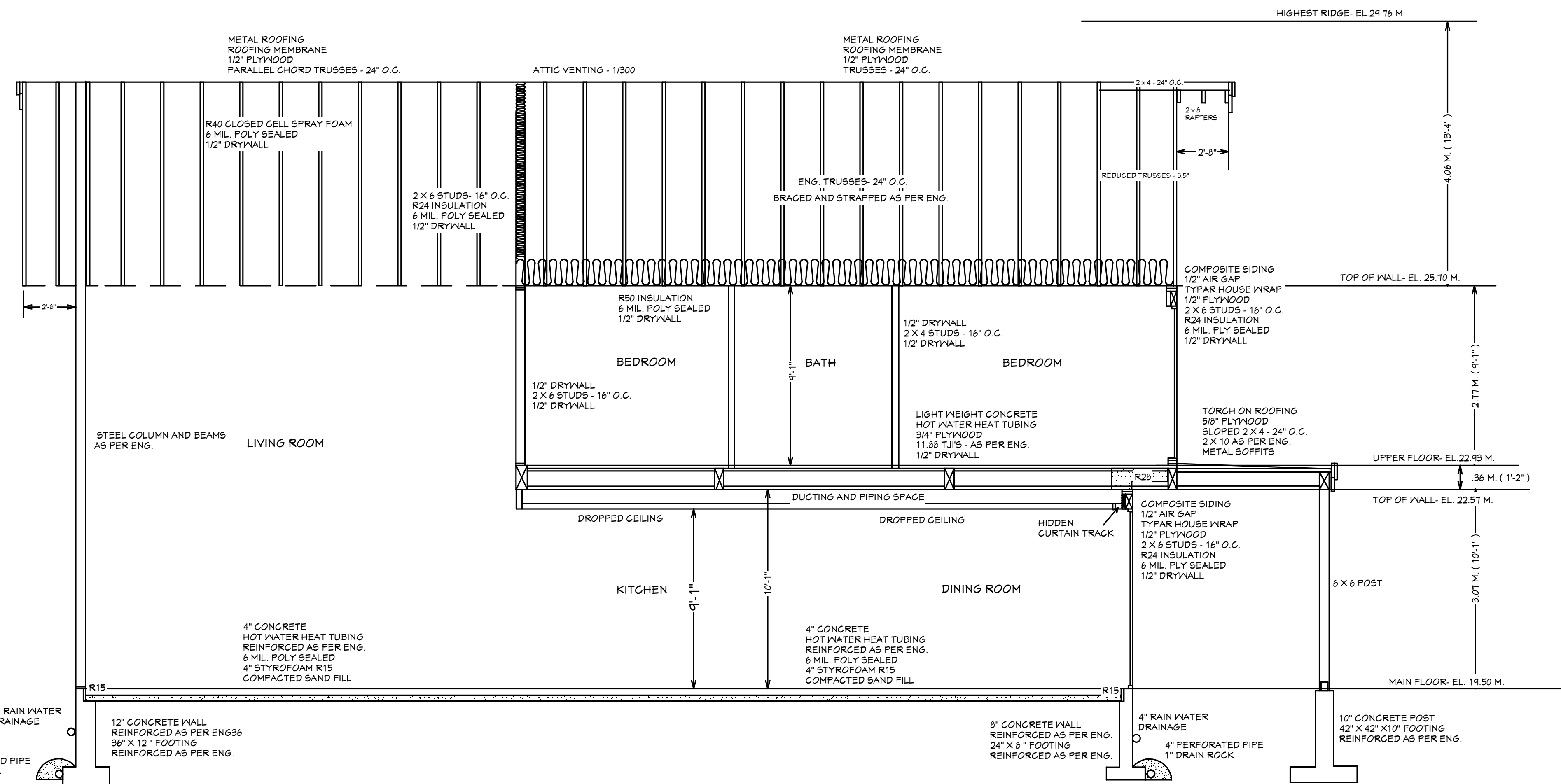
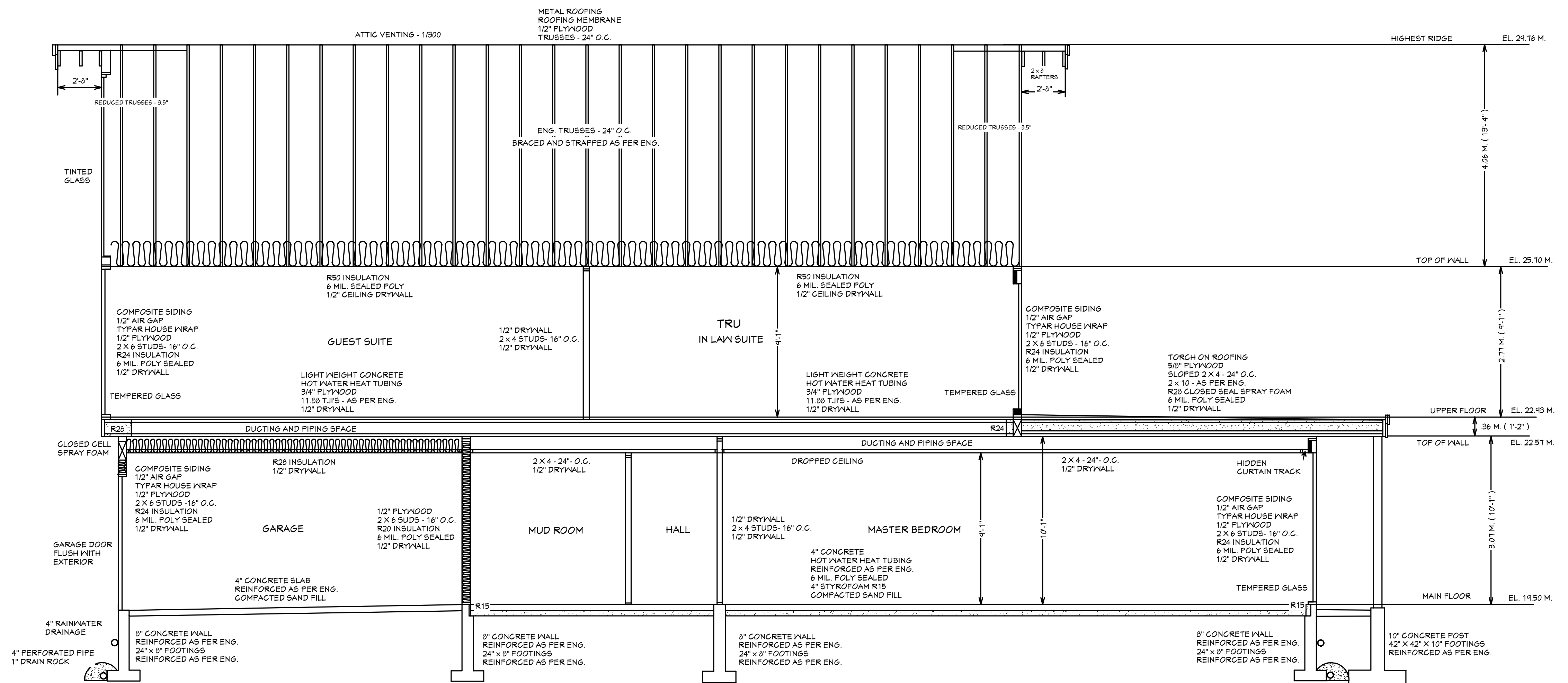
- 2 X 6 WALL - 16" O.C.
- FOAM SILL GASKET
- 5/8" BOLTS - 4" O.C.
- 6" CURB WALL
- 8" X 18" FOOTINGS
- 2-15M BARS CONT.

DRAINAGE:

- 4" PERFORATED PVC. PIPE
- 6" DRAIN ROCK (IF REQUIRED)
- 4" SOLID PVC. PIPE (RAINWATER DRAINAGE)

NOTE:

BUILDER TO CONFIRM ALL DIMENSIONS ALL WORK TO CONFORM WITH ALL BC BUILDING CODES AND MUNICIPAL BYLAWS.



NUMBER	DATE	REVISION BY	DESCRIPTION

SHEET TITLE:
CROSS SECTIONS SPECIFICATIONS

PROJECT DESCRIPTION:
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MAPLE RIDGE, B.C.**

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

SHEET:
A7