

BARN (farm equipment storage)
 125'-7" x 43'-7"

Human occupancy: max 13 persons
 (low human occupancy load: < 1 person/40 m²)

- Barn is not heated.
- No machine repair within the barn (for storage only).

1 HOUR FB WALL ASSEMBLY (W16) - NORTH FACE

- 3/4" CEMENTIOUS STUCCO ON WIRE MESH
- 1/2" P. T. STRAPPING @ 16" O/C OR KEENE STUCCO MAT
- BUILDING PAPER (TAPE OR SEAL JOINTS)
- 1/2" PLYWOOD SHEATHING
- 2x2x8" WOOD STUDS @ 16" O/C
- 3 1/2" ABSORBITIVE MATERIAL (MINERAL FIBRE BATT)
- 6 MIL. POLY. V.B. (CAULK OPENINGS & SEAL JOINTS)
- 5/8" TYPE "X" GYPSUM BOARD (DOUBLE SCREW @ 16" O/C)

FIRE STOPS SHALL BE PROVIDED AT:

- LOC. CEILING AND ROOF LEVELS TO (3) OF ALL CONCEALED DRAFT OPENINGS OCCURRING BETWEEN STOREYS AND BETWEEN THE TOP STOREY AND ROOF SPACE, INCLUDING SPACES FILLED WITH BATT, LOOSE FILL OR FOAMED PLASTIC INSULATION.
- CONCEALED SPACES IN WALLS OR PARTITIONS: THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE IN A WALL OR PARTITION OF COMBUSTIBLE CONSTRUCTION SHALL NOT EXCEED 3 m VERTICALLY OR 6 m HORIZONTALLY.
- CONCEALED SPACES IN CEILINGS, ROOFS OR ATTICS: EVERY CONCEALED SPACE CREATED BY A SUSPENDED CEILING, ROOF SPACE OR UNOCCUPIED ATTIC SPACE SHALL BE SEPARATED INTO COMPARTMENTS BY FIRE STOPS SO THAT NO DIMENSION OF SUCH SPACE EXCEEDS 30 m.

FIRE STOPS SHALL CONSIST OF NOT LESS THAN:

- a) 0.36 mm SHEET STEEL,
- b) 6 MM ASBESTOS BOARD,
- c) 12.7 mm GYPSUM BOARD,
- d) 2.5 mm PLYWOOD, OSB OR WAFFERBOARD WITH JOINTS BACKED WITH SIMILAR MATERIAL,
- e) 2 LAYS OF 19 mm LUMBER WITH JOINTS LAGGERED, OR 38 mm LUMBER.



BARN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FLOOR AREA: 5715.0 SQ. FT. (530.9 m²)

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NO.	DATE	ISSUANCE	BY
1	08 JUL 22	For Barn BP	MM
2	14 JUL 22	Roof Pitch Rev.	MM
3	24 OCT 22	Paved Area Reduct.	MM
4	12 DEC 22	Barn Deficiencies	MM
5	22 DEC 22	Barn Deficiencies	MM
6	06 FEB 23	Survey Rev.	MM

Drawings meet the National Farm Building Code of Canada 1995 (NFBCC)



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 110-30485 Cardinal Ave,
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 Mobile: 604 613 0635

THESE PLANS HAVE BEEN REVIEWED FOR SUBSTANTIAL COMPLIANCE WITH THE MINIMUM STANDARDS OF THE CURRENT EDITION OF THE BC BUILDING CODE, APPLICABLE DEVELOPMENT PERMIT(S) AND ALL RELEVANT SURREY BYLAWS.

DETAILS ON THE PLANS THAT EXCEED THE ABOVE NOTED MINIMUM STANDARDS WERE NOT CONSIDERED IN THE ISSUANCE OF THIS PERMIT. THE REVIEW OF THESE PLANS DOES NOT GUARANTEE COMPLIANCE.

DATE: 3/7/2023 PLAN REVIEWER: *M. Page*
 BUILDING PERMIT NO. 22-29075

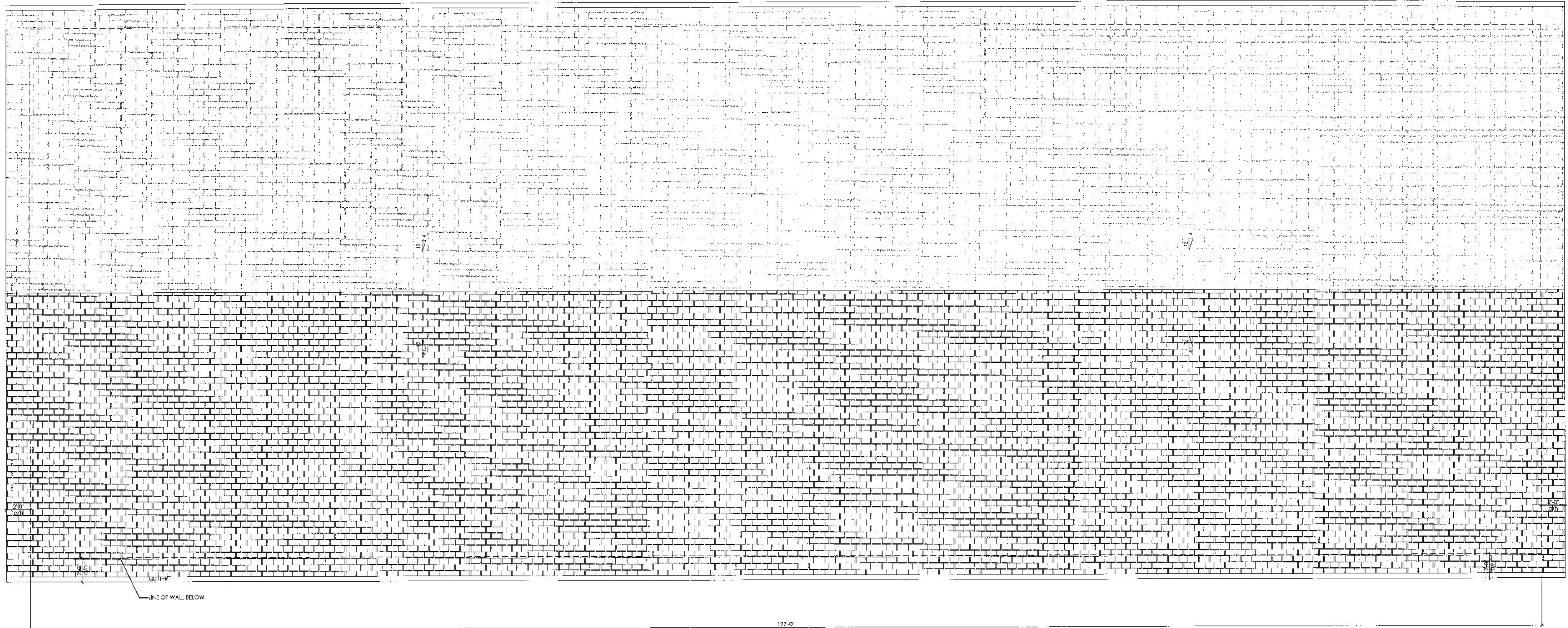


PROJECT:
 3877 184th STREET,
 SURREY, BC

PROPOSED NEW BARN
 DRAWING TITLE:

BARN FLOOR PLAN

PROJECT NO. DRAWING NO.
 A3



BARN ROOF PLAN
SCALE: 1/4" = 1'-0"

FIRE STOPS SHALL BE PROVIDED AT:

- FLOOR, CEILING AND ROOF LEVELS TO CUT OFF ALL CONCEALED DRAFT OPENINGS OCCURRING BETWEEN STOREYS AND BETWEEN THE TOP STOREY AND ROOF SPACE, INCLUDING SPACES FILLED WITH BATT, LOOSE FIL, OR FOAMED PLASTIC INSULATION.
- CONCEALED SPACES IN WALLS OR PARTITIONS: THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE IN A WALL OR PARTITION OF COMBUSTIBLE CONSTRUCTION SHALL NOT EXCEED 3 m VERTICALLY OR 6 m HORIZONTALLY.
- CONCEALED SPACES IN CEILINGS, ROOFS OR ATTICS: EVERY CONCEALED SPACE CREATED BY A SUPPORTED CEILING, ROOF SPACE OR UNOCCUPIED ATTIC SPACE SHALL BE SEPARATED INTO COMPARTMENTS BY FIRE STOPS SO THAT NO DIMENSION OF SUCH SPACE EXCEEDS 30 m.

FIRE STOPS SHALL CONSIST OF NOT LESS THAN:

- a) 0.25 mm 3/16" STEEL
- b) 6 MM ASBESTOS BOARD
- c) 12.7 mm GYPSUM BOARD
- d) 12.5 mm PLYWOOD, OSB OR WAFFERBOARD WITH JOINTS BACKED WITH SIMILAR MATERIAL
- e) 2 "AYERS OF 19 mm LUMBER WITH JOINTS STAGGERED, OR 38 mm LUMBER.

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DATE: 3/7/2023 PLAN REVIEWER: *M. Lepp*
BUILDING PERMIT NO.: 22-29075



PROJECT:
**3877 184th STREET,
SURREY, BC**

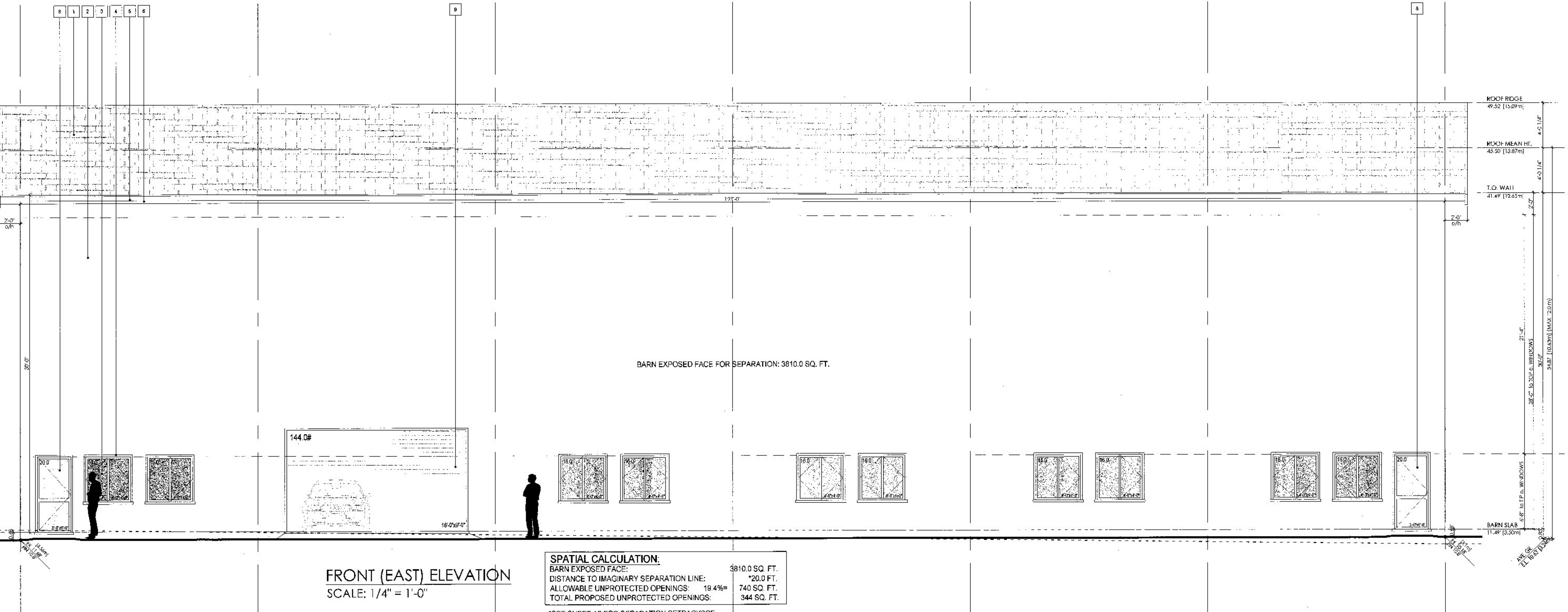
PROPOSED NEW BARN

DRAWING TITLE:
BARN ROOF PLAN

PROJECT NO. -
DRAWN BY: MM

DRAWING NO. **A4**

15 EAST 3RD AVENUE
VANCOUVER, BC, V5T 1C5
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www.victoreric.com



FRONT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

SPATIAL CALCULATION:
 BARN EXPOSED FACE: 3810.0 SQ. FT.
 DISTANCE TO IMAGINARY SEPARATION LINE: *20.0 FT.
 ALLOWABLE UNPROTECTED OPENINGS: 19.4% = 740 SQ. FT.
 TOTAL PROPOSED UNPROTECTED OPENINGS: 344 SQ. FT.

*SEE SHEET A8 FOR SEPARATION SETBACKSCE.

- | | |
|--|--|
| 1 ASPHALT SHINGLES ROOFING
COLOUR: BLACK | 6 METAL GUTTER
COLOUR: to match house |
| 2 SMOOTH TROWEL STUCCO
COLOUR: to match house | 7 2"x12" PAINTED FASCIA TRIM BOARD
COLOUR: to match house |
| 3 VINYL FRAME WINDOW W/ LOW 'E' GLASS
COLOUR: TBC | 8 METAL DOOR
COLOUR: BLACK |
| 4 4" PAINTED WINDOW TRIM
COLOUR: to match house | 9 16x8" CUSTOM ROLL UP DOOR
COLOUR: BLACK |
| 5 2"x10" PAINTED FASCIA TRIM BOARD
COLOUR: to match house | 10 20x20" CUSTOM ROLL UP DOOR
COLOUR: BLACK |

- FIRE STOPS SHALL BE PROVIDED AT:**
- FLOOR, CEILING AND ROOF LEVELS TO CUT OFF ALL CONCEALED DRAFT OPENINGS OCCURRING BETWEEN STOREYS AND BETWEEN THE TOP STOREY AND ROOF SPACE, INCLUDING SPACES FILLED WITH BATT, LOGS, TULL OR FOAMED PLASTIC INSULATION.
 - CONCEALED SPACES IN WALLS OR PARTITIONS; THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE IN A WALL OR PARTITION OF COMBUSTIBLE CONSTRUCTION SHALL NOT EXCEED 3m VERTICALLY OR 4m HORIZONTALLY.
 - CONCEALED SPACES IN CEILINGS, ROOFS OR ATTICS; EVERY CONCEALED SPACE CREATED BY A SUSPENDED CEILING, ROOF SPACE OR UNOCCUPIED ATTIC SPACE SHALL BE SEPARATED IN TO COMPARTMENTS BY FIRE STOPS SO THAT NO DIMENSION OF SUCH SPACE EXCEEDS 30m.
- FIRE STOPS SHALL CONSIST OF NOT LESS THAN:**
- 0.36 mm SHEET STEEL
 - 6 MM ASBESTOS BOARD
 - 12.7mm GYPSUM BOARD
 - 12.5mm FLYWOOD, OSB OR WAFFERBOARD WITH JOINTS BACKED WITH SIMILAR MATERIAL
 - 2 LAYS OF 19 mm LUMBER WITH JOINTS STAGGERED, OR 36 mm LUMBER.

SURREY
 ALL WINDOWS, DOORS AND SKYLIGHTS
 MUST COMPLY WITH THE CURRENT BC
 BUILDING CODE AND NORTH AMERICAN
 FENESTRATION STANDARD

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Drawings meet the
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 THE REVIEW OF THESE PLANS DOES NOT GUARANTEE COMPLIANCE.
 DATE 3/7/2023 PLAN REVIEWER: *M. Page*
 BUILDING PERMIT NO: 22-29075



PROJECT:
**3877 184th STREET,
 SURREY, BC**

PROPOSED NEW BARN
 DRAWING TITLE:

FRONT ELEVATION
 PROJECT NO. DRAWING NO.
 DRAWN BY: **A5**
 MM



REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

1 ASPHALT SHINGLES ROOFING COLOUR: BLACK	6 METAL GUTTER COLOUR: to match house
2 SMOOTH TROWEL STUCCO COLOUR: to match house	7 2"x12" PAINTED FASCIA TRIM BOARD COLOUR: to match house
3 VINYL FRAME WINDOW W/ LOW-E GLASS COLOUR: TBC	8 METAL DOOR COLOUR: BLACK
4 4" PAINTED WINDOW TRIM COLOUR: to match house	9 18'x6" CUSTOM ROLL UP DOOR COLOUR: BLACK
5 2"x10" PAINTED FASCIA TRIM BOARD COLOUR: to match house	10 20'x20" CUSTOM ROLL UP DOOR COLOUR: BLACK

FIRE STOPS SHALL BE PROVIDED AT:

- FLOOR, CEILING AND ROOF LEVELS TO CUT OFF ALL CONCEALED CHASE OPENINGS OCCURRING BETWEEN STOREYS AND BETWEEN THE TOP STOREY AND ROOF SPACE, INCLUDING SPACES FILLED WITH BATT, LOOSE FILL OR FOAMED PLASTIC INSULATION.
- CONCEALED SPACES IN WALLS OR PARTITIONS: THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE IN A WALL OR PARTITION OF COMBUSTIBLE CONSTRUCTION SHALL NOT EXCEED 30" VERTICALLY OR 48" HORIZONTALLY.
- CONCEALED SPACES IN CEILINGS, ROOFS OR ATTIC'S: EVERY CONCEALED SPACE CREATED BY A SUSPENDED CEILING, ROOF SPACE OR UNOCCUPIED ATTIC SPACES SHALL BE SEPARATED INTO COMPARTMENTS BY FIRE STOPS SO THAT NO DIMENSION OF SUCH SPACE EXCEEDS 30 m.

FIRE STOPS SHALL CONSIST OF NOT LESS THAN:

- 0.36 mm SHEET STEEL
- 6 MM ASBESTOS BOARD
- 12.7 mm GYPSUM BOARD
- 12.5 mm PLYWOOD, OSB OR WAFFERBOARD WITH JOINTS BACKED WITH SIMILAR MATERIAL
- 2 LAYERS OF 19 mm LUMBER WITH JOINTS STAGGERED, OR 38 mm LUMBER

SURREY
ALL WINDOWS, DOORS AND SKYLIGHTS MUST COMPLY WITH THE CURRENT BC BUILDING CODE AND NORTH AMERICAN FENESTRATION STANDARD

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REVISIONS

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SURREY

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DATE: 3/7/2023 PLAN REVIEWER: *M. Lege*

BUILDING PERMIT NO. 22-29075

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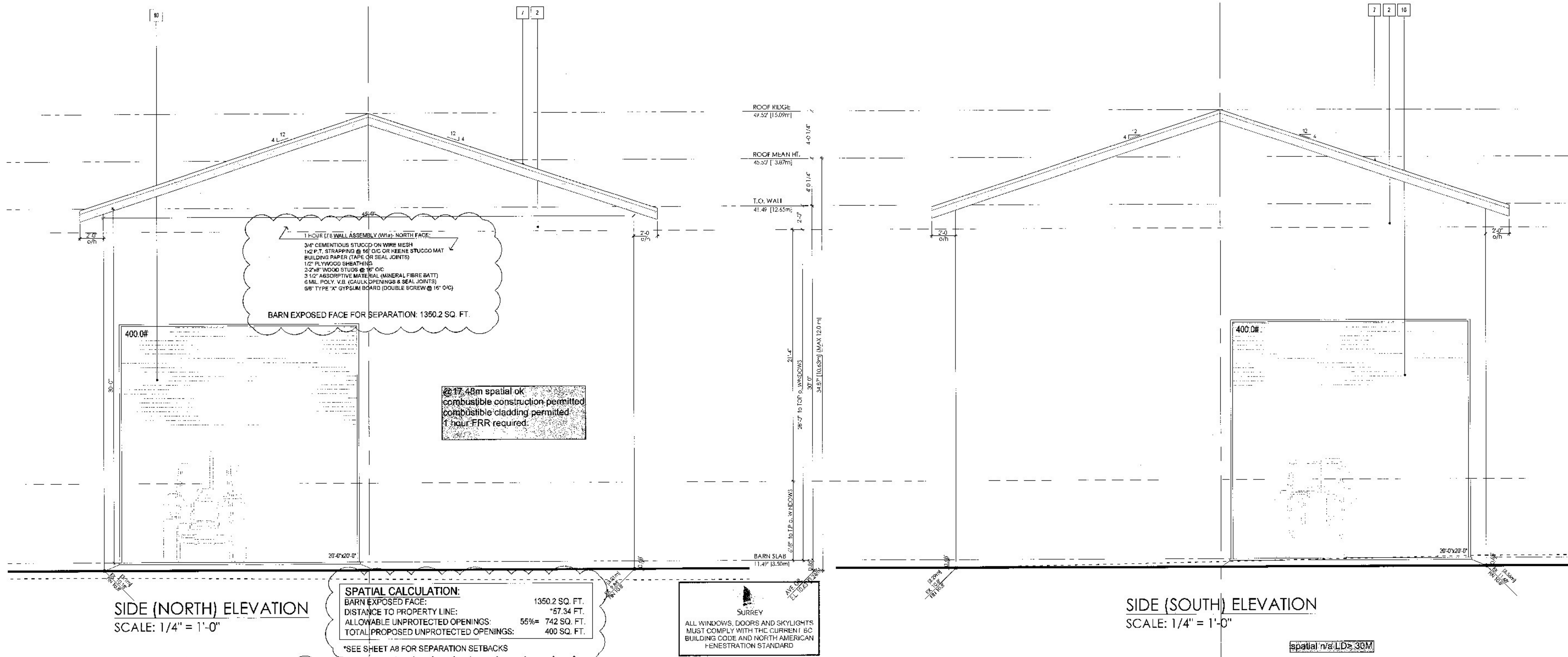
PROJECT: 3877 184th STREET, SURREY, BC

PROPOSED NEW BARN

DRAWING TITLE: REAR ELEVATION

DRAWING NO. A6

DRAWN BY: MM



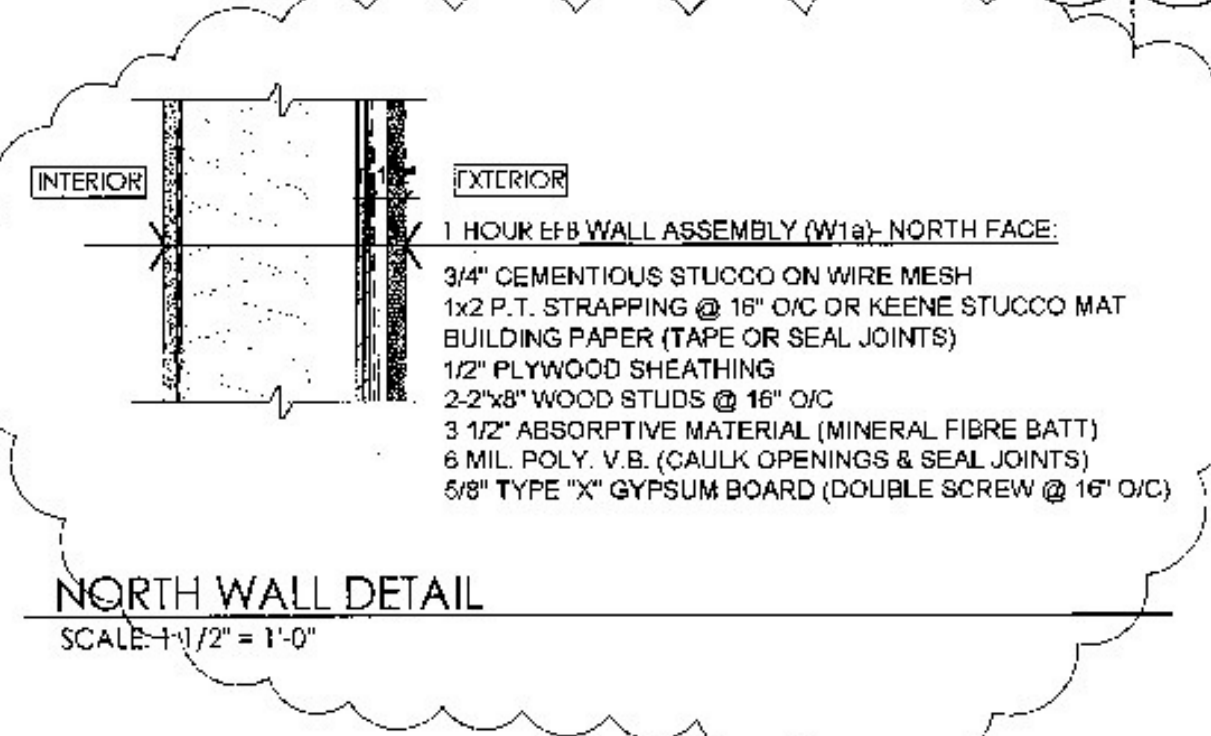
SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

SPATIAL CALCULATION:

BARN EXPOSED FACE:	1350.2 SQ. FT.
DISTANCE TO PROPERTY LINE:	57.34 FT.
ALLOWABLE UNPROTECTED OPENINGS:	55% = 742 SQ. FT.
TOTAL PROPOSED UNPROTECTED OPENINGS:	400 SQ. FT.

*SEE SHEET A8 FOR SEPARATION SETBACKS



1 ASPHALT SHINGLES ROOFING COLOUR: BLACK	6 METAL GUTTER COLOUR: to match house
2 SMOOTH TROWEL STUCCO COLOUR: to match house	7 2"x12" PAINTED FASCIA TRIM BOARD COLOUR: to match house
3 VINYL FRAME WINDOW W/ LOW'E GLASS COLOUR: TBC	8 METAL DOOR COLOUR: BLACK
4 4" PAINTED WINDOW TRIM COLOUR: to match house	9 16'x9' CUSTOM ROLL UP DOOR COLOUR: BLACK
5 2"x10" PAINTED FASCIA TRIM BOARD COLOUR: to match house	10 20'x20' CUSTOM ROLL UP DOOR COLOUR: BLACK

FIRE STOPS SHALL BE PROVIDED AT:

- FLOOR, CEILING AND ROOF LEVELS TO CUT OFF ALL CONCEALED DN/UP OPENINGS OCCURRING BETWEEN SKYLIGHTS AND BETWEEN THE TOP STOREY AND ROOF SPACE, INCLUDING SPACES FILLED WITH BATT, LOOSE FILL OR FOAMED PLASTIC INSULATION.
- CONCEALED SPACES IN WALLS OR PARTITIONS: THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE IN A WALL OR PARTITION OF COMBUSTIBLE CONSTRUCTION SHALL NOT EXCEED 5'0" VERTICALLY OR 4'0" HORIZONTALLY.
- CONCEALED SPACES IN CEILING, ROOF OR ATTIC: EVERY CONCEALED SPACE CREATED BY A SLOPED CEILING, ROOF SPACE OR UNOCCUPIED ATTIC SPACE SHALL BE SEPARATED INTO COMPARTMENTS BY FIRE STOPS SO THAT NO DIMENSION OF SUCH SPACE EXCEEDS 30 ft.

FIRE STOPS SHALL CONSIST OF NOT LESS THAN:

- 0.36 mm SHEET STEEL,
- 6 MM ASBESTOS BOARD,
- 12.7 mm GYPSUM BOARD,
- 12.5 mm PLYWOOD, OSB OR WATERSOARD WITH JOINTS BACKED WITH SIMILAR MATERIAL,
- 2 LAYERS OF 19 mm LUMBER WITH JOINTS STAGGERED, OR 38 mm LUMBER.

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REVISIONS

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PROJECT: 3877 184th STREET, SURREY, BC
PROPOSED NEW BARN
DRAWING TITLE: SIDE ELEVATIONS
PROJECT NO.: DRAWING NO.: A7
DRAWN BY: MM