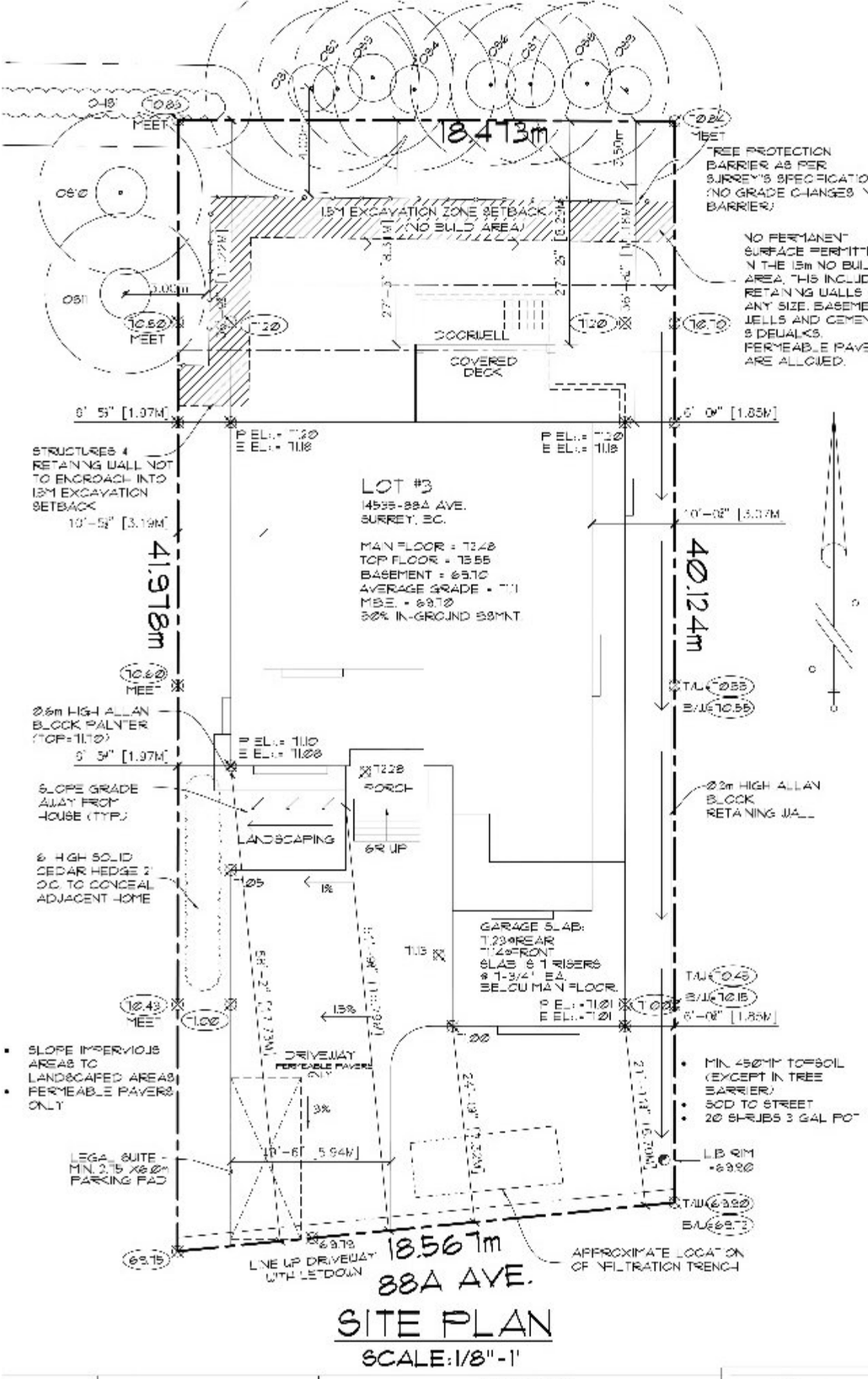
THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF GILL DRAFTING LTD. AND MAY NOT BE REPRODUCED WITHOUT PERMISSION OF THE SAME.



SITE PLAN

SCALE: 1/8"-1'

NOTES:

1. CONTRACTOR OR BUILDER TO CHECK & VERIFY ALL DRAWINGS FOR ERRORS AND OMISSIONS BEFORE ORDERING MATERIALS OR STARTING WORK. CONTRACTOR TO NOTIFY ALL DESIGNERS IMMEDIATELY OF ANY CHANGES OR OMISSIONS.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE B.C. BUILDING CODE LATEST EDITION.
3. CONTRACTOR OR BUILDER SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF SAME.
4. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
5. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF CSA A 23.1 LATEST EDITION.
6. CONCRETE STRENGTH AT 28 DAYS, MINIMUM 32000 PSI.
7. ALL FRAMING AND SIDING SHALL CONFORM TO B.C. BUILDING CODE PART 9 AND DBS ON TO CSA LATEST EDITION.
8. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
9. ALL TRUSSES SHALL BE DESIGN AND SEALED BY ENG. REGISTERED IN B.C.
10. ALL BEAM SIZES AND SUPPORT SYSTEM SHOULD BE CHECKED AND VERIFIED BY M. ENG. REGD. IN B.C. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME.
11. CONFIRM ALL LINTOUS SIZES AT SITE AFTER ROOF AND TRUSSES INSTALLATION.
12. ALL PLYWOOD SHALL BE DOUGLAS FIR CONFORM TO CSA 0121 LATEST EDITION.
13. OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
14. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES.
15. ALL CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE CURRENT EDITION AND ALL LOCAL MUNICIPAL BUILDING AND ZONING BY-LAWS.

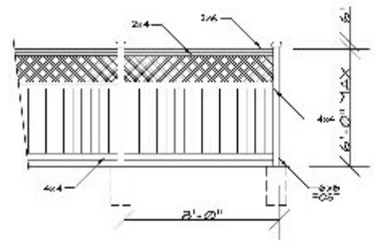
NOTES:

FENCES ARE NOT REQUIRED, BUT WHERE USED:

01. THE FENCE IS CONSTRUCTED OF TREATED MATERIAL AND SUITABLY STAINED.

02. FENCES ON THE SIDE OF THE SINGLE FAMILY DWELLING ARE LOCATED AT LEAST 1.8 METRES (6.0 FEET) BEHIND THE FRONT FACE OF THE SINGLE FAMILY DWELLING.

03. THE FENCE STRUCTURE IS SUBSTANTIALLY AS FOLLOWS.



FENCE DETAIL

SCALE: 1/4"-1'

F.A.R.:

TOTAL LOT AREA = 8155 SQFT.
ALLOWABLE F.A.R. = 3600+154/35% OF 2155 SF) = 4354 SQFT.
ACTUAL F.A.R. = 4307 SQFT

SITE COVERAGE:

TOTAL LOT AREA = 8155 SQFT.
ALLOWABLE SITE COVERAGE @ 35.69% = 2910 SQFT.
ACTUAL SITE COVERAGE = 2903 SQFT

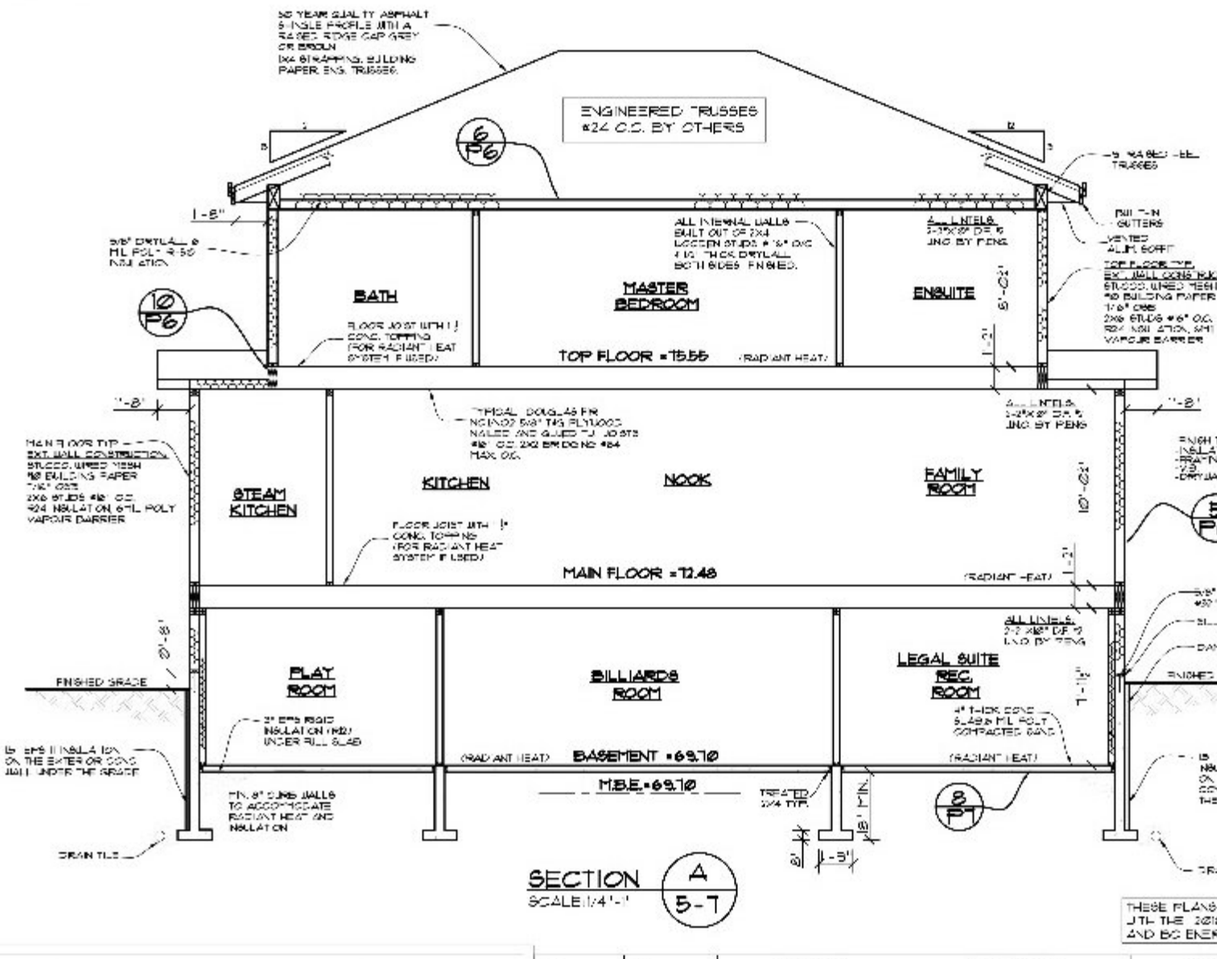
DECK AREA:

ALLOWABLE DECK AREA = 425/10% OF 4254) + 60 = 275 SQFT.
MIN. PORCH/VERANDAH AREA = 60 SQFT.
MAIN FLOOR DECK AREA = 170 SQFT.
TOP FLOOR DECK AREA = 0 SQFT.
TOTAL DECK AREA = 170 SQFT.

DOORWELL AREA:

ALLOWABLE DOORWELL AREA = 200 SQFT
ACTUAL DOORWELL AREA = 286 SQFT.

ZONING: RF



SECTION A 5-7

SCALE: 1/4"-1'

THESE PLANS ARE IN COMPLIANCE WITH THE 2018 B.C. BUILDING CODE AND BC ENERGY STEP CODE

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ABBOTSFORD, BC, V2T 0E5
WORK: 604 856 0183
MOBILE: 604 613 0635

PROJECT NAME

PROPOSED RESIDENCE FOR GURDIP SINGH SANDHU LOT 3 14535 88A AVENUE SURREY, BC.

Gill Drafting Ltd.

DWN:	JJN
SCALE:	AS NOTED
DATE:	MAR.23.2023
CHKD:	JPS
PHONE:	604-835-3737

SHEET NO. 1 OF 12 DRAWING NO. GD23-4162

DESIGNER ADDRESS:
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