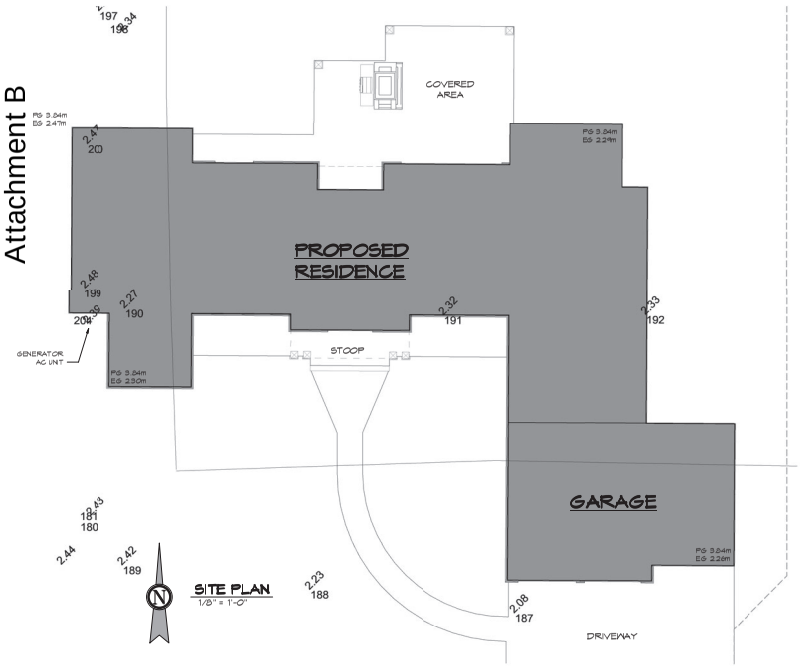
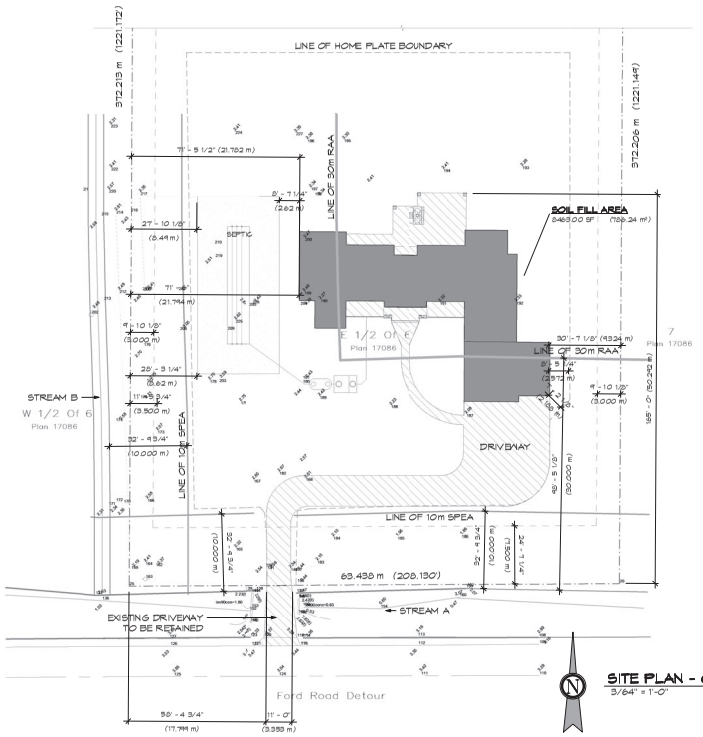
Attachment B

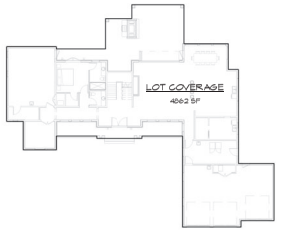


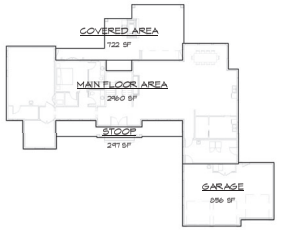
SITE PLAN
1/8" = 1'-0"



SITE PLAN - CONTEXT FRONT
3/64" = 1'-0"

SITE PLAN - CONTEXT ALL
1" = 50'-0"





GENERAL NOTES

- CONTRACTOR TO ASSURE ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 B.C. BUILDING CODE. BEAM SIZING, SPANS AND BEARING POINTS TO BE VERIFIED AND REVISED
- ANY DISCREPANCIES ON PLANS TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING WORK
- ALL WINDOWS TO BE VINYL FRAME, DOUBLE GLAZED
- PROVIDE RAINSCREEN BEHIND ALL EXTERIOR CLADDING AS REQUIRED ACCORDING TO BE B.C.B.C
- ALL EXTERIOR FOUNDATION WALLS MUST BE DAMPROOFED
- ALL FOUNDATION WALLS & FOOTINGS TO BE IN COMPLIANCE WITH THE B.C.B.C.
- ASSURE ALL PAD FOOTING SIZES ARE OF ADEQUATE SIZE ACCORDING TO THE B.C.B.C.
- ALL BEARING POINTS IN BEARING WALLS TO BE SOLID STUDDING
- PROVIDE BEAM POCKETS IN FOUNDATION WHERE REQUIRED
- ALL OPENINGS IN STRUCTURAL WALLS (OVER WINDOWS/ DOORS) TO HAVE STRUCTURAL HEADER ABOVE
- ALL WOOD USED IS TO BE S-P-F, KD, NO. 1&2 OR BETTER
- ALL FLOOR JOISTS TO BE NAILED AND GLUED TO SUBFLOOR W/ BRIDGING WHERE NECESSARY ACCORDING TO THE B.C.B.C.
- ALL EXTERIOR DOORS - METAL INSULATED, PAINTED (U.N.O.)

PROJECT SYNOPSIS

CIVIC ADDRESS:
17545 FORD DETOUR ROAD, PITT MEADOWS, BC

LEGAL DESCRIPTION:
EAST HALF LOT 6 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NWD PLAN 17086

ZONING: A-1
SITE AREA: 253999 SF

LOT COVERAGE:
PERMITTED: 5% 12700 SF
PROPOSED: 4062 SF

FLOOR SPACE RATIO (FSR)
PERMITTED: 300 SM + 42 SM = 342 SM = 3683 SF

PROPOSED:

MAIN FLOOR AREA	2760 SF
GARAGE	556 SF
	3316 SF
UPPER FLOOR AREA	1982 SF
	1982 SF
TOTAL FSR AREA:	5298 SF

BUILDING SETBACKS: PERMITTED

FRONT	7.5m
REAR	7.5m
EXT. SIDE	7.5m
INT. SIDE	3.0m
WATER COURSE	15.0m

BUILDING SEPARATION - ACCESSORY TO RESIDENCE
MIN. 1.2m - MAX. 50m

MAXIMUM HEIGHT: 10.0m

PROPOSED HEIGHT: 9.11m

CLIMATIC DATA:

CLIMATE ZONE 4, PRESCRIPTIVE PATH
(TABLE 9.36.2.6.-A -
ABOVE GRADE ASSEMBLIES WITHOUT A HRV
&
TABLE 9.36.2.8.-A -
BELOW GRADE ASSEMBLIES WITH OR WITHOUT A HRV

PRINCIPLE HEAT SOURCE:
IN-FLOOR RADIANT

VENTILATION MEETS B.C.B.C. 9.32 & 9.36

SOIL FILL AREA: 1000 SM (MAX.)

PROPOSED = 1000.00 SM

GEODETIC HEIGHTS

ROOF PEAK	12.45 m
ROOF MEAN	11.64 m
T.O. UPPER FLR.	7.87 m
T.O. MAIN FLR.	4.14 m
AVG. GRADE	3.84 m
T.O. GARAGE SLAB @ ENTRY	3.84 m

REVISIONS

SU CASA DESIGN
ADDRESS: 35-45 MONTROSE AVE, ABBOTSFORD, BC TEL: (604) 854-4833 EMAIL: INFO@SUCASADESIGN.CA

PROJECT 21363
17545 FORD DETOUR ROAD, PITT MEADOWS

TITLE SITE PLAN

SCALE As indicated
DATE 2025-01-23 9:00:08 AM

SHEET NUMBER **A1.0**

THESE DRAWINGS CONFORM TO THE 2018 B.C. BUILDING CODE
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH EACH OTHER. ANY DISCREPANCIES ON DRAWINGS ARE TO BE REPORTED TO THE DESIGNER BEFORE INITIATING WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL WORK IS FULFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE B.C. BUILDING CODE.