SITE PLAN

20806 48 Avenue
LOT AREA = 741.40 SQ M = 7980.36 SQ FT
PERMITTED LOT COVERAGE = 0.36*741.40 = 266.90 SQ M = 2871.88 SQ FT
PROPOSED LOT COVERAGE = (132+132) = 264 SQ M
MAIN FLOOR AREA=132 SQ M
ALLOWABLE TOP FLOOR AREA=132*.8=105.6 SQ M
PROPOSED TOP FLOOR AREA=102 SQ M
PERMITTED FRONTAGE = 30.44–(1.5*2) = 27.44 M = 90'
PERMITTED DEPTH = 24.36–(7.5*2) = 9.36 M = 30'8"
PERMITTED HEIGHT = 9.8 M PROPOSED HEIGHT=9.78 M

01 WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS

02 CONTRACTOR MUST CONFIRM ALL ON SITE CONDITIONS BEFORE STARTING WORK

03 ALL WORK MUST BE IN CONFIRMATION WITH REQUIREMENT OF B.C. BUILDING CODE BCBC 2018 .

04 MINIMUM CONCRETE STRENGTH AT 28 DAYS MUST BE 3000 P.S.I. AND ALL CONCRETE WORK MUST BE IN ACCORDANCE WITH C.S.A. 3.A231.

05 ALL FRAMING AND NAILING MUST BE IN ACCORDANCE TO B.C. BUILDING CODE PART 9 AND DESIGNED TO C.S.A. LATEST EDITION.

06 FRAMING LUMBER MUST BE DOUGLAS FIR #2 OR BETTER.

07WOOD TRUSSES SHOULD BE DESIGNED AND SEALED BY P.ENG. REGISTERED IN B.C.

08 OWNER OR CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.

SITE SURVEY IS PROVIDED BY GREWAL & ASSOCIATES LAND SURVEYING INC,

FENCE MATERIAL WILL BE COMPOSITE OR CHAINLINK MAX 6' HIGHON SIDES & BACK

PARKING SPOTS = (1.5*2)+(1*2) = 5 SPOTS

STORM IC
RIM ELEV= m
INV. ELEV=15.35 m

SANITARY IC
RIM ELEV= m
INV. ELEV=14.90 m

CROWN OF ROAD

48th AVENUE

GUTTER LINE

LET DOWN / SIDE WALK

DRIVE WAY

90°

90°07'39"

30.44

24.36

6.00 [19'-8 1/2"]

7.81 [25'-7 1/2"]

7.20 [23'-7 1/2"]

7.65 [25'-1 1/2"]

7.19 [23'-7"]

7.18 [23'-7"]

6.70 [22']

0.60 [2]

2.75 [9'-0 1/2"]

6.00 [19'-8 1/2"]

4% EXP AGG. CONC.

Paperback maple

Nootka cypress

DTR ø=0.30

STP ø=0.25

2.42 [7'-11 1/2"]

E.EL.17.00
P.EL.17.10

E.EL.16.90
P.EL.17.10

17.00

MAIN FLOOR ELEVATION =19.89
GROUND FLOOR =17.15
AVERAGE GRADE =17.10
GARAGE ELEVATION FRONT=17.00
GARAGE ELEVATION BACK=17.10

SUMP

0°03'24"

E.EL.17.10
P.EL.17.10

12.80 [42']

E.EL.17.06
P.EL.17.10

17.10

CONC PAD

6.35 [20'-10"]

90°08'19"

5CTR ø=0.40

4DTR ø=0.14

CTR ø=0.70

CTR ø=0.85

1 PLAN 8722

2 PLAN 8722

3 PLAN 8722

9 PLAN 8722

10 PLAN 8722

11 PLAN 8722

TWO REPLACEMENT TREES & SOD

Paperback maple

Nootka cypress

E5HOME DESIGN INC.

www.e5design.ca

E5 HOME DESIGN INC.
13255 62 AVE
SURREY, B.C.
PHONE604-512-9527
e5design@outlook.com

PROPOSED HOUSE AT 20806 48 AVE CITY OF LANGLEY B.C.

Project number
Date
Drawn by
Checked by

Scale 1:100