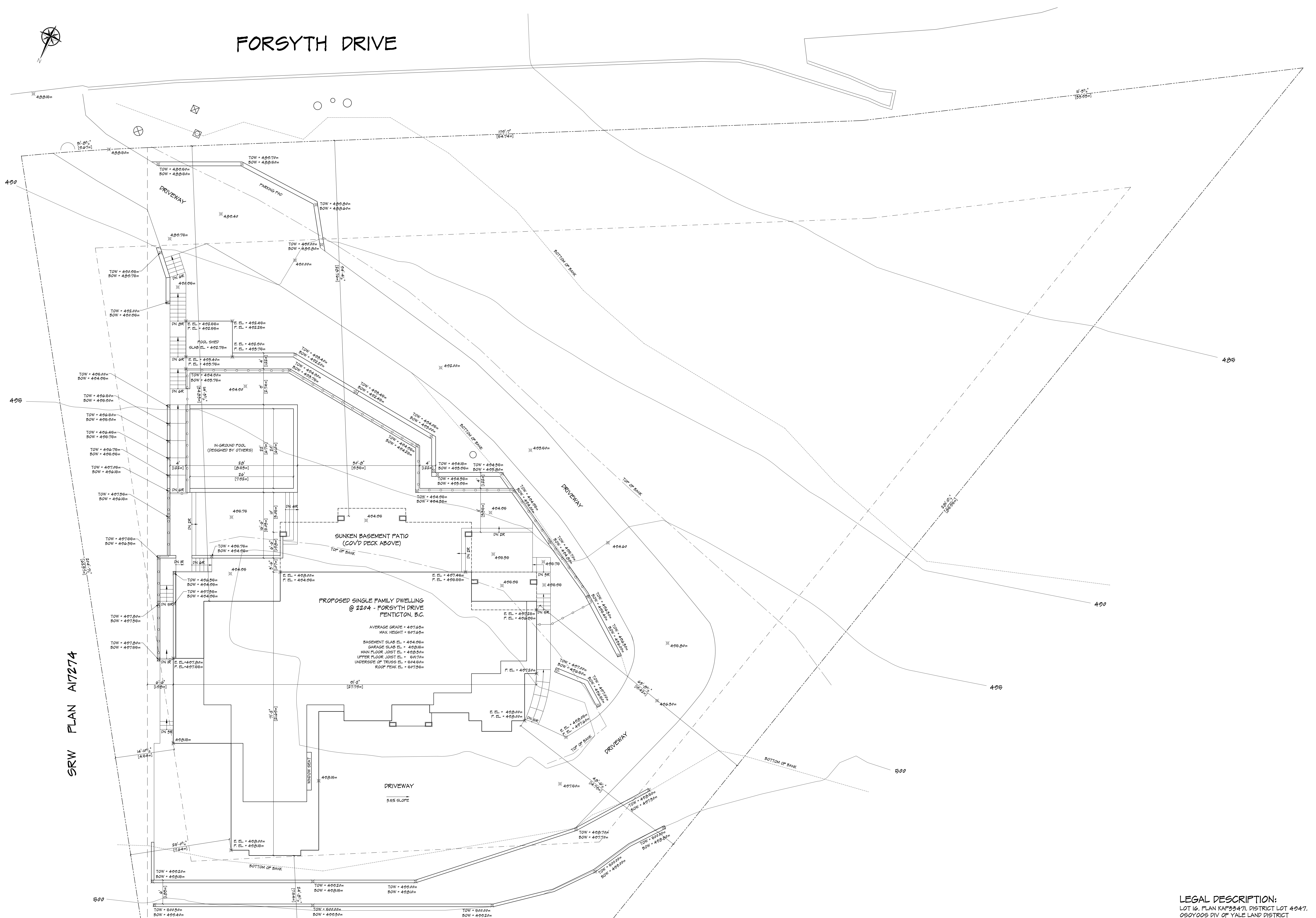


FORSYTH DRIVE



**PROPOSED SINGLE FAMILY DWELLING
@ 2204 - FORSYTH DRIVE
PENTICTON, B.C.**

AVERAGE GRADE = 497.69'
MAX HEIGHT = 907.60'

BASEMENT SLAB EL. = 494.00'
GARAGE SLAB EL. = 493.00'
MAIN FLOOR JOIST EL. = 493.00'
UPPER FLOOR JOIST EL. = 907.60'
UNDERSIDE OF TRUSS EL. = 904.85'
ROOF PEAK EL. = 907.90'

SRW PLAN A17274

SITE PLAN
SCALE = 1/8" = 1'

THESE PLANS CONFORM TO THE REQUIREMENTS IN THE B.C. BUILDING CODE 2018

REVISION SCHEDULE	
#	date:

GENERAL NOTES:

- 1) ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE B.C.B.C. 2018 EDITION.
- 2) WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- 3) CONTRACTOR SHALL VERIFY ALL GRADING & ON SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
- 4) ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
- 5) ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF CSA S308 LATEST EDITION.
- 6) CONCRETE STRENGTH AT 28 DAYS: MIN. IS MPa & 28 MPa FOR FLOORS OR 35 MPa FOR GARAGE SLABS.
- 7) ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
- 8) ALL FLYWOOD SHALL CONFORM TO CSA P18 LATEST EDITION.
- 9) ALL NEW WINDOWS, DOORS, SKYLIGHTS, & THEIR INSTALLATION SHALL COMPLY WITH NAFB STANDARDS & SPECIFICATIONS (2014 B.C.B.C. 2018 EDITION).
- 10) ALL FRAMING & NAILING SHALL CONFORM TO B.C.B.C. 2018, PART 9 & BE DESIGNED TO CSA LATEST EDITION.
- 11) ALL TRUSSES SHALL BE DESIGNED & SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN B.C.
- 12) THE OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
- 13) PROTECTIVE GRATE ENCLOSURES TO BE INSTALLED OVER WINDOW WELLS CONFORMING TO B.C.B.C. 2018 9.01.1(5).

LEGAL DESCRIPTION:
LOT 16, PLAN KAF93471, DISTRICT LOT 4047,
0501005 DIV OF YALE LAND DISTRICT

SHS ZONING	
LOT AREA	49886 SQ. FT. (4777')
COVERED AREA (SFR)	2876 SQ. FT.
FLOOR AREA RATIO	N/A
MAIN FLOOR AREA	2214 SQ. FT.
UPPER FLOOR AREA	2210 SQ. FT.
BASEMENT AREA	2899 SQ. FT.
GARAGE AREA	747 SQ. FT.
ACCESS. BUILDING	185 SQ. FT.
SUNKEN STAIRWELL AREA	419 SQ. FT.

SETBACKS	
FRONT YARD	7.6m
RIGHT SIDE	4.8m
LEFT SIDE	4.8m
REAR YARD	7.6m

DECK AREA	
FRONT COVERED VERANDA	N/A
ALL OTHER COVERED DECKS	N/A
TOTAL COVERED DECK AREA	897 SQ. FT.

BUILDING HEIGHT	
PERMISSIBLE BUILDING HEIGHT	13.2m
ACCESSORY BUILDING HEIGHT	4.8m

PHONE NO: 604-617-4014
ADDRESS: 1800 141A STREET
SURREY, B.C. V3R3K5

EMAIL: janna.clarke@clarkecustomhomes.ca
WEBSITE: www.clarkecustomhomes.ca
INSTAGRAM: @clarke.customhomes

CLIENT:
NAME: DR. SHAMMI SAINI
PHONE NO: 772-363-0986
EMAIL: drshammit4@gmail.com

PROJECT:
PROPOSED SINGLE FAMILY DWELLING
LOT 16 - 2204 FORSYTH DRIVE
PENTICTON, B.C.

TITLE:	SITE PLAN	SHEET:
PROJECT #:	22-PEN-098	A1
SCALE:	AS NOTED	
DATE:	JUN/2022	
DRAFTER:	JC	