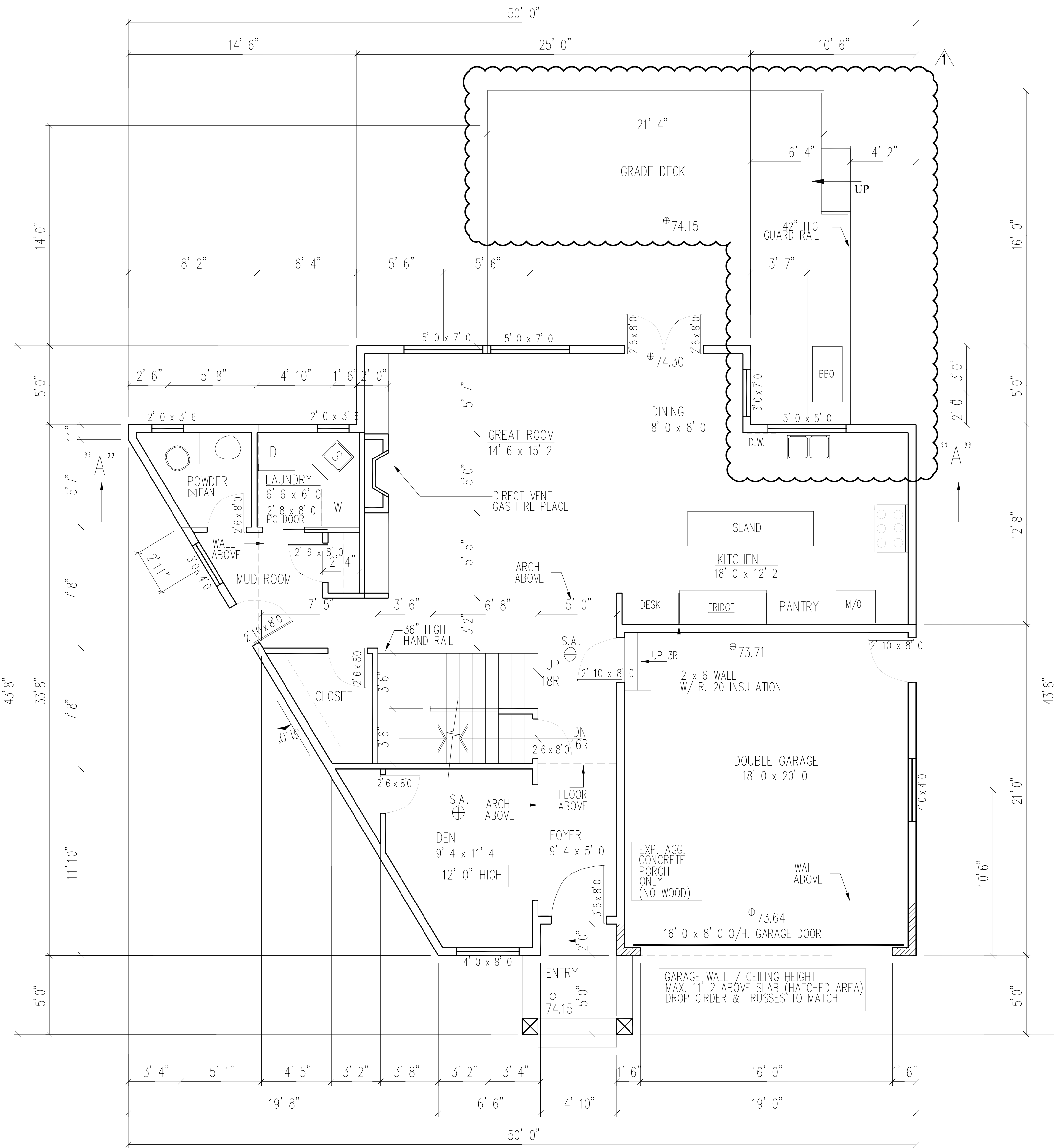
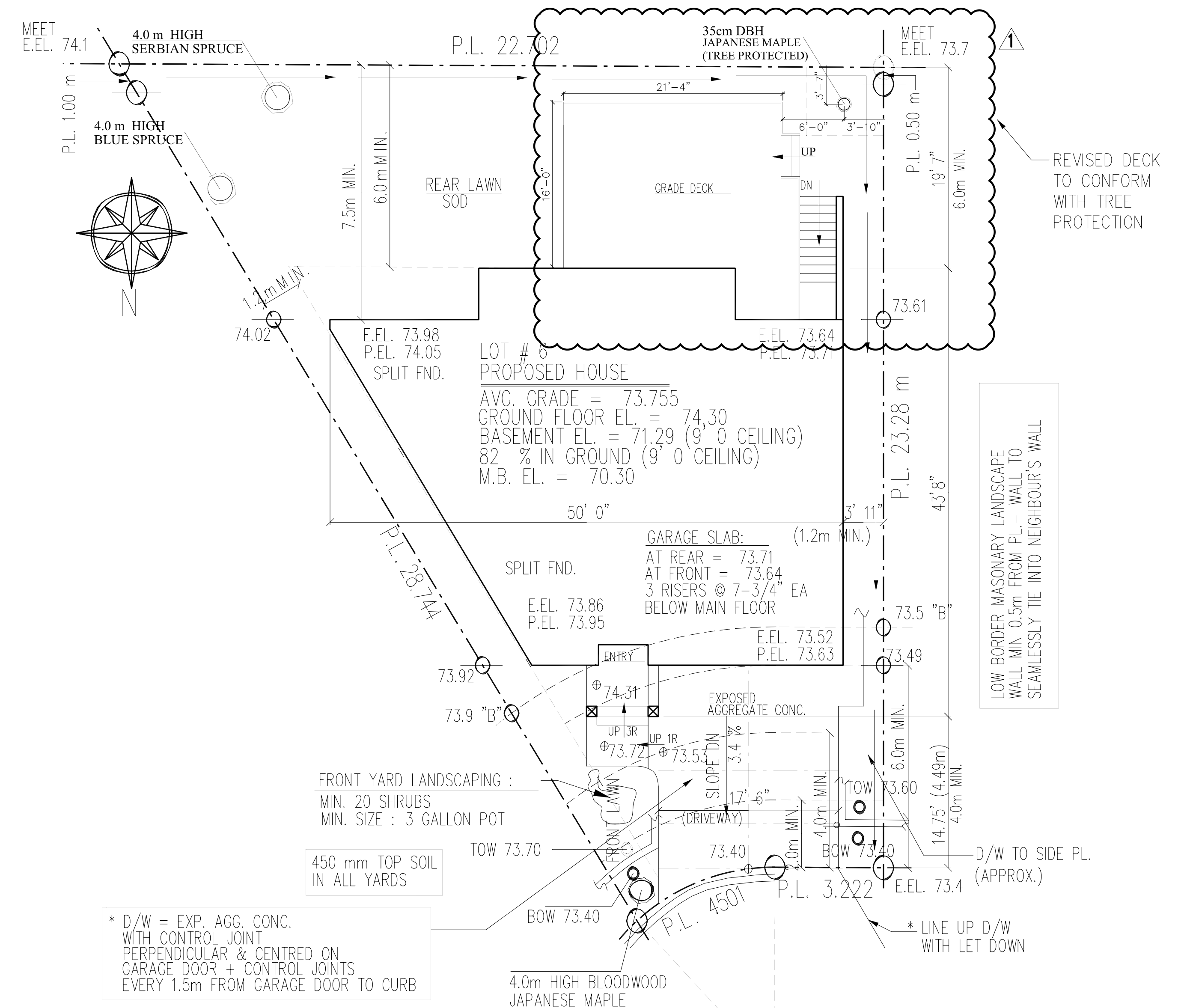




GROUND FLOOR PLAN
(10' 0" HIGH CEILING)

AREA = 1078.0 S.F.
PLUS 400.0 S.F. OF GARAGE



SITE PLAN - LOT 6
SCALE: 1/8" = 1' 0"

CIVIC ADDRESS:
2768 - 162 A STREET, SURREY B.C.

LEGAL DESCRIPTION:
LOT # 6

CALCULATIONS:
LOT AREA = 3997.0 S.F.
PER. F.A.R. 70 % = 2798.0 S.F.
LESS 380.0 S.F. FOR GARAGE
NET AREA FOR HOUSE = 2418.0 S.F.

PER. LOT COVERAGE 50 % = 1998.0 S.F.
PROPOSED LOT COVERAGE = 1523.0 S.F.

LEGEND:
E.E.L. = EXISTING ELEVATION
P.E.L. = PROPOSED ELEVATION

PROPOSED F.A.R.
GROUND FLOOR AREA = 1078.0 S.F.
SECOND FLOOR AREA = 1127.0 S.F.
TOTAL = 2205.0 S.F.
BASEMENT AREA = 1478.0 S.F.
PLUS 400.0 S.F. OF GARAGE

GENERAL:
THIS BUILDING IS DESIGNED UNDER PART 9 OF THE BRITISH COLUMBIA BUILDING CODE - 2012 EDITION, OCCUPANCY CLASS (C). SOME SPECIFICATIONS ON THIS DRAWING ARE BEYOND THE LIMITS OF THIS SECTION OF THE CODE AND MAY REQUIRE REVIEW BY A PROFESSIONAL ENGINEER AT THE DISCRETION OF THE LOCAL BUILDING AUTHORITY. THIS MAY INCLUDE THE REQUIREMENT FOR A FIELD INSPECTION TO ENSURE THAT CRITICAL BUILDING COMPONENTS ARE CORRECTLY INSTALLED. IF REQUIRED, SUCH REVIEWS SHALL BE FOR THE ACCOUNT OF THE OWNER.

THE CONTRACTOR AND THE OWNER SHALL ENSURE THAT THE CONSTRUCTION COMPLIES WITH ALL NATIONAL, PROVINCIAL AND LOCAL REGULATIONS.

THE OWNER OR CONTRACTOR SHALL INSTALL ALL MATERIALS, EQUIPMENT, AND COMPONENTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ACCEPTED METHODS OF BUILDING PRACTICE.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR BUILDER TO DETERMINE THE SNOW LOAD, RAIN LOAD AND SOIL CONDITIONS IN THE AREA IN WHICH THE RESIDENCE IS BEING BUILT, AND TO MAKE ADJUSTMENTS IN SIZE OF STRUCTURAL MEMBERS TO COMPENSATE FOR THE ADDITIONAL LOADING.

THE OWNER OR CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE DRAWINGS. ANY VARIANCES WITHIN THE DRAWINGS OR SPECIFICATIONS OR FROM CONDITIONS ENCOUNTERED ON THE JOB SITE SHALL BE RESOLVED BY THE OWNER OR CONTRACTOR AND SUCH SOLUTION SHALL BE THEIR SOLE RESPONSIBILITY.

DIMENSIONS SHALL IN ALL CASES TAKE PRECEDENCE TO SCALE
STAIRS, RAMPS, HANDRAILS AND GUARDRAILS TO COMPLY WITH THE BCBC 2012 EDITION.

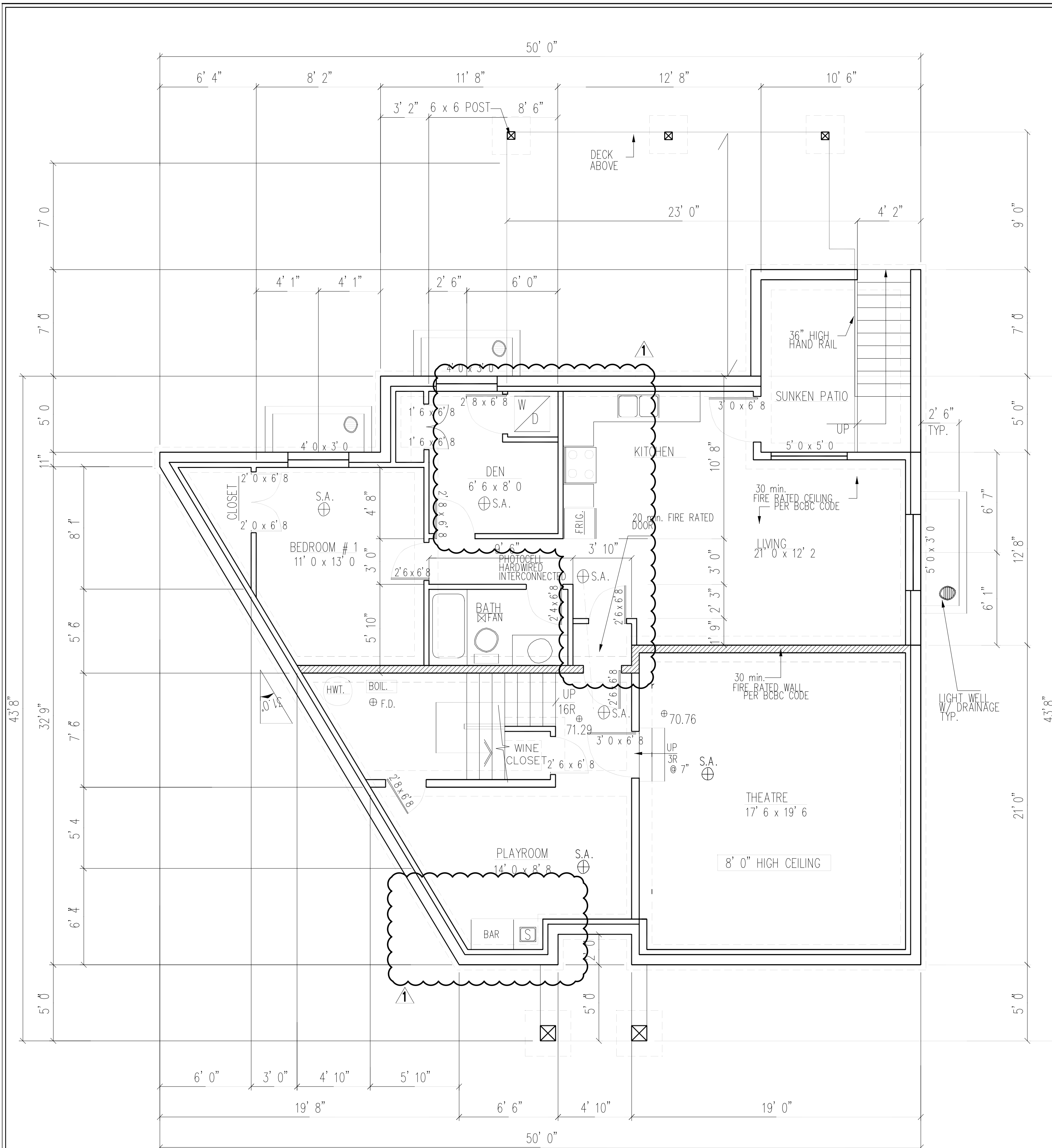
Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389E-MAIL : navtej@hotmail.com

TITLE: SITE PLAN & GROUND FLOOR PLAN

JOB ADD: LOT - 6, 2768 - 162 A STREET, SURREY B.C.

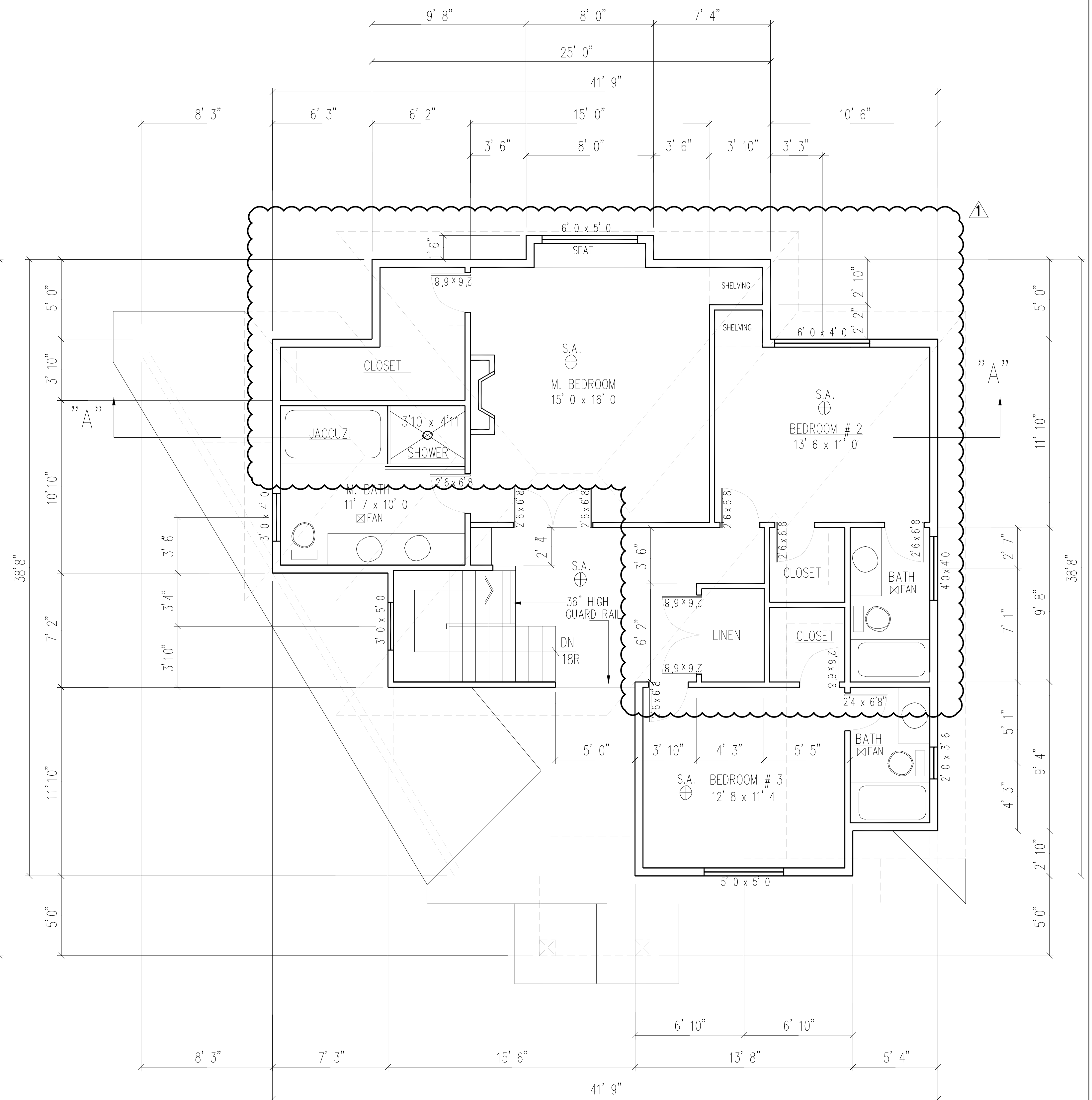
DRAFT BY: KAMAL I. BY: NAVTEJ SCALE: 1/4" = 1'-0" U/N. SHEET NO: A-001

THESE PLANS CONFORM TO
B.C.B.C. 2012 EDITION



BASEMENT PLAN
(9' 0" HIGH CEILING)

TOTAL AREA = 1478.0 S.F.
SUITE AREA = 750.0 S.F.



SECOND FLOOR PLAN
(9' 0" HIGH CEILING)

TOTAL AREA = 1195.0 S.F.
LESS OPEN AREA = 68.0 S.F.
NET AREA = 1127.0 S.F.

THESE PLANS CONFORM TO
B.C.B.C. 2012 EDITION

Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL : novtejdhot@hotmail.com
TITLE: FLOOR PLANS
JOB ADD: LOT - 6, 2768 - 162 A STREET, SURREY B.C.
DRAFT BY: KAMAL BY: NAVTEJ SCALE: 1/4" = 1'-0" U/N. SHEET NO: A-002