

COMPLIANCE PATH CHOSEN:

PERSCRPTIVE METHOD AS PER
SECTION 9.36.2-9.36.4 of BCBC

HEATING:

IN-FLOOR RADIANT HEAT WITH
HRV SYSTEM FOR VENTILATION
(PASSIVE AIR INLET FOR SECONDARY SUITE)

RSI-5 ZONING

LOT 1		
LOT 1		
LOT AREA	PERMITTED	PROPOSED
6604.38 SQ. FT.	6604.38 SQ. FT.	6604.38 SQ. FT.
COVERED AREA (SQM)	3026 SQ. FT.	3026 SQ. FT.
FLOOR AREA RATIO (FAR)	3.24	3.24
MAIN FLOOR AREA	1640 SQ. FT.	1640 SQ. FT.
UPPER FLOOR AREA	1526 SQ. FT.	1526 SQ. FT.
GARAGE AREA	439 SQ. FT.	439 SQ. FT.
SETBACKS		
FRONT YARD	6.0m	6.0m
REAR YARD	1.0m	1.0m
LEFT SIDE	1.0m	1.0m
RIGHT SIDE	7.5m	5.5m
DECK AREA		
FRONT COVERED VERANDA	NA	5.3 SQ. FT.
ALL OTHER COVERED VERANDAS	NA	29 SQ. FT.
TOTAL COVERED DECK AREA	NA	152 SQ. FT.
SUPERSEALABLE AREA		
SUPERSEALABLE AREA	NA	*****
PERSEALABLE AREA (SQ. FT.)	NA	*****

Lot 1 - Site Plan

NOTES

1. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE, 2018 EDITION.
4. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF CSA 3-A23.1 LATEST EDITION.
5. CONCRETE STRENGTH AT 28 DAYS: MIN. 15 MPa, AND 20 MPa FOR FLOORS, AND 32 MPa FOR GARAGE SLABS.
6. ALL FRAMING AND NAILING SHALL CONFORM TO B.C.B.C. PART 9 AND DESIGN TO CSA LATEST EDITION.
7. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
8. WOOD TRUSSES SHALL BE DESIGNED AND SEALED BY P. ENG. REGISTERED IN B.C.
9. ALL PLYWOOD SHALL BE DOUGLAS FIR AND CONFORM TO CSA 0121 LATEST EDITION.
10. ALL NEW WINDOWS, DOORS AND SKYLIGHTS AND THEIR INSTALLATION SHALL COMPLY WITH NEW VAPOR BARRIERS AND SPECIFICATIONS (B.7.4 B.C.B.C. 2018 EDITION).
11. THE OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
12. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.
13. PROTECTIVE GRATE ENCLOSURE CONFORMING TO 9.9.1 (D.1.2) TO BE INSTALLED OVER WINDOW WELLS.
14. WINDOW SEAT MUST BE RAISED AT LEAST 0.5m OFF FLOOR.

CLIMATE ZONE 4

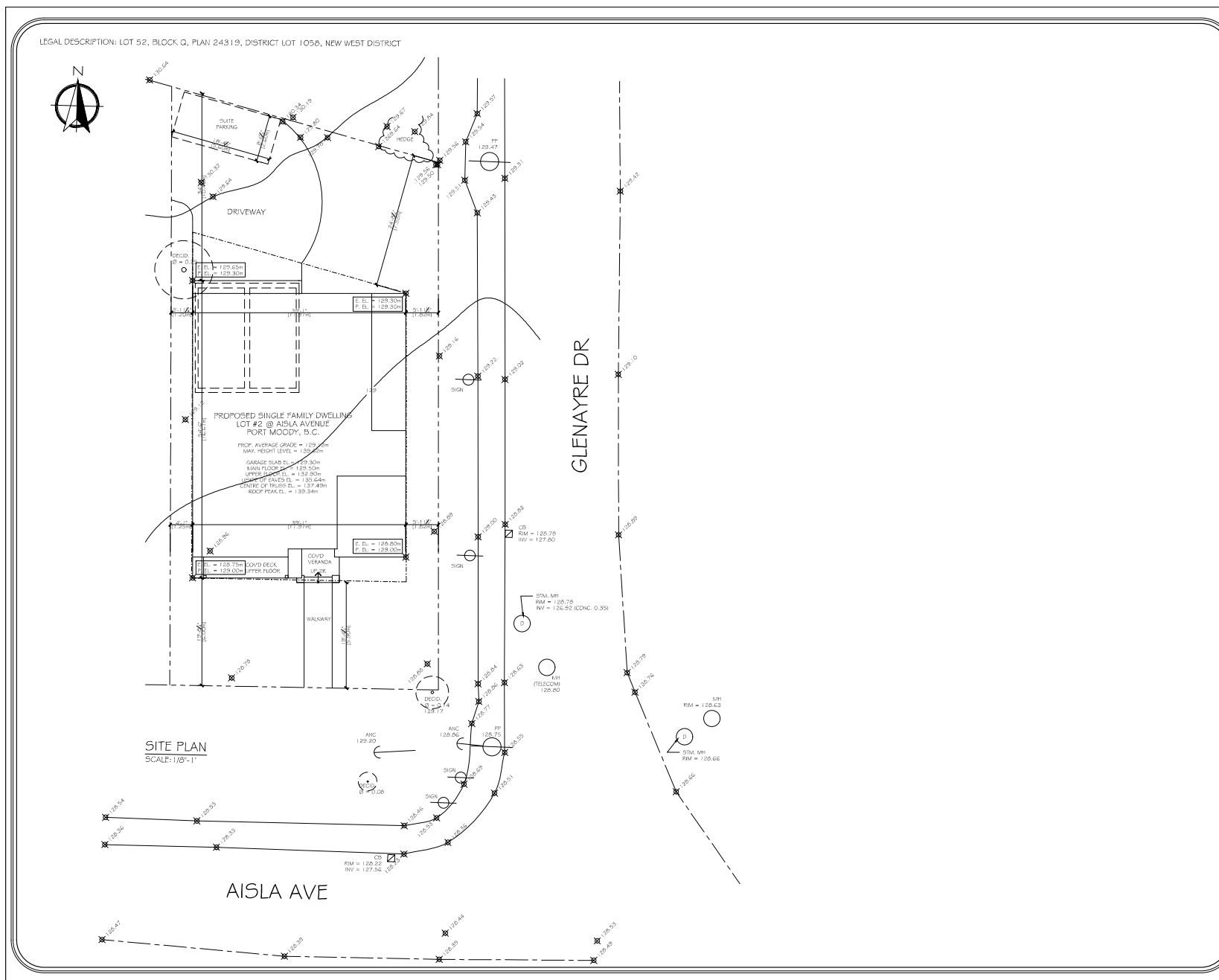
THESE PLANS CONFORM TO REQUIREMENTS IN THE
B.C. BUILDING CODE 2018.

TOORA HOME PLANS

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PROPOSED SINGLE FAMILY DWELLING
LOT #1 @ BALLANTRAE COURT
PORT MOODY, B.C.

TITLE	SITE PLAN	DESIGNER	FAU TOORA	A1
SCALE	1/8" = 1'	DRAWN BY		
DATE	AUG/2023			



COMPLIANCE PATH CHOSEN:

PERSCRIPTIVE METHOD AS PER
SECTION 9.36.2-9.36.4 of CBC

HEATING:
IN-FLOOR RADIANT HEAT WITH
HRV SYSTEM FOR VENTILATION
(PASSIVE AIR INLET FOR SECONDARY SUITE)

RS-1-5 ZONING			
(V) 2			
LOT AREA	50x75 60.50 FT.		
	(A) 1 (a)		
PERMITTED			
COVERED AREA (45%)	7.26 SQ. FT.	20.43 SQ.	
FLOOR AREA RATIO (FAR)	34.93 SQ. FT.	17.50 SQ.	
MAX FLOOR AREA		17.50 SQ.	
UPPER FLOOR AREA		14.57 SQ.	
GARAGE AREA	4.95 SQ. FT.	4.95 SQ.	
SETBACKS			
FRONT YARD	5.0m	6.0m	
RIGHT SIDE	1.5m	1.5m	
LEFT SIDE	2.0m	1.5m	
REAR YARD	2.0m	1.5m	
REEL AREA			
FRONT COVERED VERANDA	NA	42.50	
ALL OTHER COVERED BALCONY		59.50	
TOTAL COVERED DECK AREA		101.50	
DISPERSEABLE AREA			
DISPERSEABLE AREA	NA		
PERVIOUS AREAS	NA		

Lot 2 - Site Plan

NOTES

1. FINISH DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. CONTRACTOR SHALL VERIFY ALL IN SITU CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH STANDARD BUILD CODE, 2010 EDITION
4. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF CSA S3281 2012 EDITION
5. CONCRETE STRENGTH AT 28 DAYS SHALL BE 15 MPa, AND 20 MPa FOR FLOORS, AND 35 FOR CHARGE SLABS
6. ALL FRAMING AND WALLING SHALL CONFORM TO B.C.C. PART 9 AND DESIGN TO CSA LATEST EDITION
7. ALL FRAMING MEMBER SHALL BE DOUBLE END JOINT OF BETTER
8. WOOD TRUSSED SHALL BE DESIGNED AND GRADED BY P.E.P. ENGINEER REGISTERED IN B.C.
9. ALL PLYWOOD SHALL BE TONGUE GRIP JOINT CONFORM TO CSA D121 LATEST EDITION
10. ALL NEW WINDOWS, DOORS AND SKYLIGHTS AND THEIR INSTALLATION SHALL CONFORM WITH NEW MINIMUM REQUIREMENTS AND SPECIFICATIONS BY F.A.B.C.B. (2010 EDITION)
11. THE OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS
12. ALL DIMENSIONS AND TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.
13. PROTECTIVE GLAZE ENCLOSURE CONFORMING TO 9.9.10.1 (J5) SHALL BE INSTALLED OVER WINDOW SILL
14. WINDOW SEAT SHALL BE MAINTAINED AT LEAST 0.5m OFF FLOOR.

CLIMATE ZONE 4

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

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PROPOSED SINGLE FAMILY DWELLING
LOT #2 @ AISLA AVENUE
PORT MOODY, B.C.

TITLE:	SITE PLAN		
SCALE:	1/8"=1'	DESIGNER:	RAJ TOORA
DATE:	6/13/2023	DRAWN BY:	