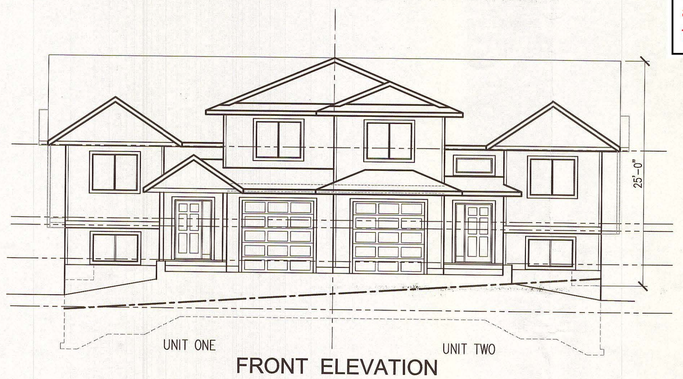

FRONT ELEVATION

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

LEGAL ADDRESS
PARCEL ID 005356733
LOT 10 PLAN 30304
DISTRICT LOT 1433

CIVIC ADDRESS
2915–2917 ANDRES RD

RT1 ZONING
CITY OF PG

FRONT YARD SET BACK 15' (4.5 M)
REAR SET BACK 20' (6 M)
INTERIOR SIDE SET BACK 4' (1.2 M)
EXTERIOR SIDE SET BACK 10' (3 M)

MAX. HEIGHT 32.8' (10 M)

LOT SIZE: 0.3 acre = 13,207 sqft
MAXIMUM SITE COVERAGE:
40% = 5282 sqft

PROPOSED DWELLING =	2630 sqft
PROPOSED GARAGE =	563 sqft
COVERED PORCH=	64 sqft
PROP.SITE COVERAGE =	3257 sqft = 24.6%

DATE: APR 09 2014
DRAWN: EH-011-13
REVISIONS:
LOCATION: PID 00536733 LOT 10
2915 - 2917 ANDRES RD
PRINCE GEORGE, BC
PROJECT BY: [redacted]
SCALE: 1/8" = 1' - 0"
DRAWING NO: 7 OF 7
PROJECT: NEW DUPLEX
DRAWING: SITEPLAN

GENERAL NOTES

STANDARD NOTES
* By commencing construction of a building from these drawings, the owner and/or contractor/builder acknowledge that they have read and understand the GENERAL NOTES AND SPECIFICATIONS as follows.
* The following notes are to be included with and become part of the attached plans.
* All work shall conform to the current Building Codes adopted by authorities having jurisdiction or local Building Codes and Bylaws which may take precedence.
* All work shall be equal in all respects to good building practice.
* Written dimensions take precedence over scaled drawings.
* The consultant shall not be responsible for any variances from the structural drawings and specifications, or adjustments required which result from conditions encountered at the job site and is the sole responsibility of the owner or contractor.
* Construction loads on the structure caused by interim storage of materials or use of equipment shall not be allowed to exceed the design loads.
* Owner and/or contractor/builder to verify all dimensions and specifications before proceeding with construction.

ERRORS AND OMISSIONS
The consultant makes every effort to provide complete and accurate home plans. However, the consultant assumes no liability for any errors or omissions which may affect construction. It is the responsibility of the contractor/builder to check and verify all dimensions, details and specifications before proceeding with construction.

Should any discrepancies be found on these plans, please advise the consultant at your earliest convenience. By doing so the consultant will be able to make corrections to the drawings and replace any plans purchased if necessary. In this way the consultant can better serve you and prevent errors from recurring.

STRUCTURAL DESIGN AND ENGINEERING
It is necessary in some instances to use beam sizes and framing details not specified by current Building Codes. Although these plans are designed using standard engineering and building practices, the authorities having jurisdiction may require confirmation by a Professional Engineer which is the responsibility of the owner or contractor/builder to provide.

ASSUMED STRUCTURAL DESIGN CRITERIA
* Assumed roof design live load components– 71 GSL 4.2 RL
* Assumed roof design dead load – 10psf
* Assumed floor design live load – 40psf
* Assumed floor design dead load – 15psf
* Assumed soil bearing capacity – 2000psf
* Concrete foundations and slabs on grade to have a minimum compressive strength of 20 MPa at 28 days.

NOTE:
Structural members in this home design have been designed to carry the loads listed above. Should this home plan be built in areas with verified higher environmental loads, or if heavier roofing & flooring materials are to be installed, the structural members must be checked or redesigned to meet these conditions. Should on site soil analysis determine a lesser soil bearing capacity than stated above, the foundation for this home should be checked or redesigned to meet the determined site soil bearing capacity. Please consult local building authorities as they may require adjustments to the plans or ask that the plans be engineered by a Professional Engineer at a cost to the owner or contractor/builder.

CONSTRUCTION SITE NOTES
* The owner or contractor/builder shall be responsible for the correct positioning of this home on the property. The consultant assumes no liability for plans complying with zoning regulations or lot conditions.
* Walls and septic disposal systems to be located and constructed in accordance with health authorities having jurisdiction.
* Driveways, walkways, steps, retaining walls, and all other site works to be designed and specified by others.
* Slope finish grade level away from the home.

WOOD FRAMING
* All lumber to be SPF #2 or better unless noted otherwise.
* Owner or contractor/builder to confirm all rough openings for windows, doors and other units before construction begins. Consult the manufacturer/supplier of these units.
* Security blocking to be installed at mid height in stud cavities adjacent to exterior doors.
* Owner or contractor/builder to provide proper framed backing between studs, trusses, rafters and joist etc. for secure installation of special items such as handrails, grab bars, plumbing and electrical fixtures etc.
* Dimensions are from outside face of exterior wall sheathing to the face of partition wall framing unless otherwise noted. Drywall thickness is NOT included. The face of exterior wall sheathing, floor system rim joists and foundation wall faces to be flush unless noted or shown otherwise.
* Laminated wood posts supporting laminated beams or girder trusses to be same width as supported member unless noted otherwise by the consultant, the girder truss manufacturer, or a Professional Engineer. Bearing length for girder trusses and engineered beams to be specified by a Professional Engineer, truss manufacturer and/or engineered beam supplier.
* Interior partitions over 6'–0" long running parallel to the floor joist direction shall have either double joists or cross framing for support from below. Floor joists to be placed to accommodate heating, plumbing, chimneys, etc.
* Slope deck and verandah joists away from the home, if applicable.
* All lintels shall be laminated 2 ply SPF #2 2x10 unless noted otherwise.
* All nailing for wood framing to conform to the current Building Code requirements.
* Wood in contact with concrete to be damp–proofed with 45 lbs. felt, 6 mil poly or other approved method. Preserved 2x6 mud sill plates to be anchored to concrete with 1/2" dia. anchor bolts of maximum 6' – 0" o.c. (4'–0" o.c. recommended) with a minimum of two anchor bolts per sill plate or other approved method. Sill plates to be level and to have the underside sealed.
* Conventional floor joist and roof joist spans more than 7' – 0" shall be bridged at mid span or at 7' – 0" o.c. maximum unless sheathed or strapped both sides with wood unless noted otherwise. Bridging shall be 2x2 diagonal type unless noted otherwise.
* Site built roof trusses will require a Professional Engineer's certificate. For pre manufactured trusses, owner or contractor/builder to obtain certificate from the truss manufacturer. Consult with local building authorities as these may be required for building permit approval.

FOUNDATIONS
* Foundations shall be concrete on solid undisturbed bearing and below frost line.
* Concrete foundations and slabs on grade to have a minimum compressive strength of 20 MPa at 28 days.
* Foundation walls shall not be back filled until concrete has reached its specified 28 day strength or until adequately braced subject to approval by authority having jurisdiction.
* Grades shown on plans are estimated. Foundation wall heights may require adjustment to suit site conditions.
* All concrete and masonry foundation walls exceeding height limits as specified by current Building Codes will require a Professional Engineer's certificate at a cost to the owner or contractor/builder.
* Perimeter drainage shall be installed where required and to be approved by the authorities having jurisdiction.
* It is recommended that all foundation walls 24" (600 mm) and higher shall have one 12 mm (1/2" dia) reinforcing bar centered 3" (75 mm) from top and that corner reinforcing be lapped a minimum 24" (600 mm).

PLUMBING & ELECTRICAL
* Installation of plumbing and electrical items must comply with local codes and regulations in all respects.
* Outlet locations are to comply with current Building Code minimum requirements. Install according to the owner's and/or local authority's requirements.
* No electrical or plumbing fixture or outlet or any service run may be installed in or through party/fire separation walls between suite units.

HEATING
* Installation of entire heating system, whether electric, forced warm air or hot water, must comply with manufacturers directions (where applicable) and conform with local codes and regulations in all respects.
* Gas connection will require separate permit and inspection.
* Fuel burning appliances, including furnaces, fireplaces and stoves, to be provided with combustion air supply from the exterior.

INSULATION AND VENTILATION
* Minimum insulation requirements:

Less than 4500 Degree days	4500 Degree days or greater (Northern BC)
Roof/ceiling R – 40	Roof/ceiling R – 52
2x4 Walls R – 14	Walls R – 22
2x6 Walls R – 20	

* 6 mil poly vapour barrier shall be installed on the warm side of insulation.
* Ceiling insulation may be loose fill or batt type, wall and floor insulation to be batt type.
* Provide insulation stop or air space between insulation and roof sheathing between roof trusses or roof rafters at the exterior wall line.
* Walls and ceilings between residence and attached garage or carport shall be insulated.
* Insulation requirements may vary with heating systems and with local conditions. Check with the authorities having jurisdiction.
* All roof spaces shall be ventilated with perforated soffit, roof vents, or gable vents, or a combination of these distributed between top of roof space and soffit line.
* Attics or roof spaces to be vented a minimum of 1/300 of area. Unheated crawlspaces to be vented minimum 1/500 of area with close–able vents.

FIREPLACES AND MASONRY
* All masonry applications shall be in accordance with the current Building Codes.
* All fireplace and chimney installations shall be governed, inspected and approved by the authorities having jurisdiction. A separate permit may be required.
* Fireplaces to be finished to the owner's specifications including hearth and mantle.
* Wood burning fireplace hearths to be minimum of 16" deep and project a minimum 8" each side of opening.
* Masonry fireplace flue size is to be minimum 1/10 of fireplace opening size.
* Dampers shall be rear hinged and min. 8" above the finished opening.
* Provide minimum of 8" of brick, including firebrick, on all sides of the firebox. If stone is to be used, provide 12" on all sides of the firebox.
* Interior wood frame to be minimum 4" clear from back and sides of firebox and 2" clear from brick chimneys. Exterior wood frame to be minimum 1" clear from exterior fireplace and 1/2" clear from exterior chimneys.
* Fireplace to have ash dumps with cast iron clean–outs below where possible. Provide cast iron clean–outs below the thimble for masonry flues.
* Zero clearance metal fireplaces and metal chimneys to be CSA approved and installed to manufacturer's specifications.

FINISHING
* All interior and exterior finishing shall be specified by owner. Finishing shown on plans shall be confirmed by owner.
* Perforated soffit to be installed to all exterior trussed ceilings.
* It is recommended that water resistant (Aqua board) drywall be installed adjacent to sinks, tubs and showers etc.
* It is recommended that safety glass be installed in windows within 36" of any exterior door knob, in windows over bath tubs and in windows in stairwells. Consult the authorities having jurisdiction.
* Exterior doors shall be solid core and weather–stripped. Garage doors to dwelling to be solid core, weather–stripped and self–closing.
* Flash at all horizontal changes in exterior finishings and caulk around all unflashed exterior openings. Flash over all unprotected openings.
* Sliding glass doors shall have safety glass.
* Window sizes are shown in feet and inches. i.e. 4036 = 4' – 0" (1219 mm) wide by 3' – 6" (1067 mm) high. Window rough openings to be confirmed before construction begins.
* Door sizes are shown in feet and inches. i.e. 2868 = 2' – 8" (811 mm) wide by 6' – 8" (2030 mm) high. Door rough openings to be confirmed before construction begins.
* Openings in a partition shown without doors are to be framed 6' – 11" high unless otherwise noted.
* Coat and clothes closets shall have one rod and shelf. Linen closets shall have 5 adjustable shelves where possible. Broom closets shall have one shelf.
* All bathrooms shall have a wall medicine cabinet or one lockable drawer.
* Refer to the cabinet manufacturer's detailed cabinet layout for cabinet installation instructions.

ISSUED FOR PERMIT AND CONSTRUCTION