



MAIN FLOOR PLAN

GENERAL NOTES:

- All construction shall comply with part 9 of the building code of the province of BC. Residential Standards, except where local bylaws take precedence.
- The contractor shall ensure that the construction complies with all national, provincial, and local regulations.
- The contractor shall verify all dimensions and materials shown on drawing before proceeding.
- The contractor shall check all existing grades and location of city services prior to construction.
- Fire protection shall conform to section 9.10 of the BCBC.
- Stairs & handrails shall comply with section 9.8 of the BCBC.
- The design of structural framing members, except trusses, has been based on SPF No. 2 as shown in the span table for joist and beams.
- Structural concrete to develop 20 mpa compressive strength within 28 days except concrete used for garage and exterior stairs which shall have a minimum compressive strength of 30mpa at 28 day.
- All exterior concrete slabs shall have air-entrainment.
- Wood in contact with concrete shall be pressure treated on 45-lb. tar-saturated felt or polyethylene sill gaskets.
- Beams shall have even and level bearing and shall have not less than 3" length of bearing at end supports.
- Individual members of a built up beam shall be nailed together with a double row of nails not less than 3-1/2" in length, spaced not more than 18" apart in each row with the end nails located 4" to 6" from the end of each piece.
- Indicates point load on plans.
- Exterior dimensions are to outside of wall sheathing.
- Dimensions take precedence over scale.
- Floor joist shall have bridging row @ 7'-0" max. o.c.
- All interior, exterior and load bearing lintel shall be 2-2x10 UNO.
- The width or diameter of wood columns shall be not less than the width of the supported member.
- Floor areas finished with sheet vinyl or ceramic tiles to have an additional sheet of particle board, min 1/2" thick over subfloor.
- Wall sheathing shall be either ext. grade plywood or OSB.
- Indicated smoke alarm on plans.

LEGAL
 LOT NO. 26
 DL 1994
 PLAN NO. 27001
 DISTRICT OF NEW WESTMINSTER

NO.	DRAWING	REFERENCE	NO.	DATE	REVISION	APP.
3	A-1250-104	SECTION & DETAIL				
2	A-1250-103	ELEVATION				
1	A-1250-102	FOUNDATION PLAN				

COURSE
 1250 SINGLE FAMILY BUILDING



PROJECT
 PROPOSED RESIDENCE OF NOLYN CALDWELL
 MAIN FLOOR PLAN

DRAWN	N. CALDWELL	DRAWING NO.	REV.
SCALE	1/4"=1'-0" UNO	1250-101	P1
INST.	MDS		
DATE	12/17/2014		