

General Notes and Specifications

- NOTE:

 - ALL CONCRETE FOOTINGS MUST BE BELOW FROST LEVEL - FROST LEVELS TO BE DETERMINED BY YOUR LOCAL BUILDING AUTHORITY.
 - ALL CONCRETE IS TO BE REINFORCED ACCORDING TO LOCAL BYLAWS & REGULATIONS
 - ALL CONCRETE PILES MUST BEAR ON SOLID BEARING OR BE A MIN OF 10'-0" DEEP
- NOTE:

 - CONTRACTOR IS TO ENSURE ALL POSTS AND BEARING POINTS ARE PROPERLY PLACED ACCORDING TO ALL FLOOR JOIST & ROOF TRUSS LAYOUTS SUPPLIED BY THE FLOOR AND TRUSS SUPPLIERS.
 - ALL BEAMS, POSTS, FOOTINGS, AND ANY OTHER STRUCTURAL COMPONENT INVOLVED IN THIS PROJECT ARE SUGGESTED ONLY AND ARE TO BE CHECKED AND VERIFIED BY A LOCAL BUILDING AUTHORITY AND/OR A STRUCTURAL ENGINEER REGISTERED IN YOUR LOCAL BUILDING AREA
- NOTE:

 - ALL WINDOWS AND DOORS SHOWN ARE SHOWN IN APPROXIMATE FRAME SIZES ONLY. ACTUAL ROUGH OPENINGS WILL VARY DEPENDING ON SUPPLIER. CONSULT SUPPLIERS' ROUGH OPENINGS FOR EXACT FRAMING REQUIREMENTS
- NOTE:

 - REFER TO ROOF TRUSS PLAN FOR EXACT GIRDOR TRUSS LOCATIONS
- DO NOT SCALE DRAWINGS

 - ALL CONSTRUCTION SHALL CONFORM TO THE NEW HOME CONSTRUCTION PART OF THE LOCAL BUILDING CODE IN ANY OTHER CODES AND REQUIREMENTS
 - ALL DIMENSIONS AND SPECIFICATIONS MUST BE CHECKED AND VERIFIED BY CONTRACTOR AND/OR OWNER BEFORE ANY CONSTRUCTION STARTS. ANY CORRECTIONS AND/OR OMISSIONS MUST BE REPORTED TO PLP DESIGN BEFORE CONSTRUCTION STARTS
 - ALL PRE MANUFACTURED FLOOR SYSTEMS INCLUDING BEAMS, FLOOR JOISTS, OR ANY OTHER COMPONENT IN THE FLOOR MUST BE ENGINEERED BY SUPPLIER.
 - ANY OTHER STRUCTURAL COMPONENTS REQUIRED MUST BE CHECKED AND VERIFIED BY LOCAL BUILDING AUTHORITY AND/OR STRUCTURAL ENGINEER REGISTERED IN THE LOCAL BUILDING AREA
 - ALL HEADERS OVER 6"X6" MUST HAVE A DOUBLE Cripple
 - ALL UNTELS ARE TO BE 2x10 #2 S&F, UNLESS NOTED OTHERWISE
 - ALL EXTERIOR CONCRETE FOOTINGS AND FOUNDATIONS MUST BE MIN. 4'-0" BELOW GRADE UNLESS NOTED OTHERWISE
 - PROVIDE ATTIC ACCESSES & ROOF VENTS AS REQUIRED

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2024 NBC BRITISH COLUMBIA EDITION AND ALL ADDITIONAL PROVINCIAL AND LOCAL CODE REQUIREMENTS.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND PROVINCIAL SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS. CONTRACTOR SHALL CONTACT THIS OFFICE WITH ANY DISCREPANCIES.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK.

ASSUMED FROST DEPTH: 4'-0"

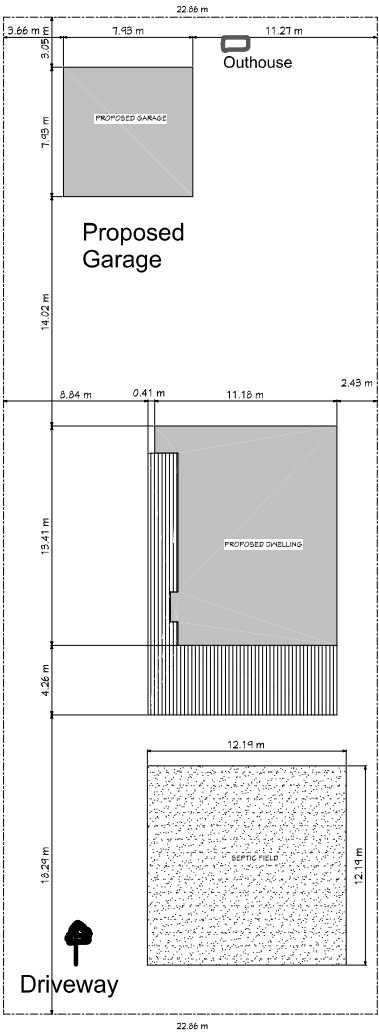
THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL FOAM TYPE INSULATION AT FLOOR AND PLATE LINES. OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. PLP DESIGN is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



Measurement (Metrics)

LOT AREA=1393.55sq.m.
BUILDING AREA=134.06 sq.m,
DECK = 70.14 sq.m,
TOTAL = 85.56 sq.m. (23.0%)
GARAGE=62.80 sq.m,
TOTAL=282.42 sq.m,
% OF LOT COVERAGE=20.26%



MISSEZULA LAKE ROAD

1 SITE PLAN
A1 1:300

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER WITH ANY DISCREPANCIES
DO NOT SCALE DRAWINGS

REVISION	
#1	05/08/15 Building Permit
#2	
#3	
#4	
#5	
#6	
#7	
#8	

#	Date	Revision

PROFESSIONAL STAMPS:

CONSULTANT:

PLP
DESIGN

for your residential and commercial design needs

PROJECT: CURRIE PROPOSED GARAGE

SHEET TITLE: SITE PLAN/ NOTES

DATE:	DRAWN:
2025-02-24	PARRY

SCALE:	FILE:
3/16" = 1'-0"	2025-08

SHEET:

A-1