



FSR CALCULATION:
 ALLOWABLE FSR
 $685 \times 10.78 \times 0.3 = 2215.29 \text{ sq. ft.}$
 LOWER FLOOR = 780 sq. ft.
 MAIN FLOOR = 780 sq. ft.
 UPPER FLOOR = 584 sq. ft.
 TOTAL FLOOR AREA = 2124 sq. ft.

LOT COVERAGE:
 ALLOWABLE LOT COVERAGE
 $685 \times 10.78 \times 0.3 = 2700.39 \text{ sq. ft.}$
 PROPOSED RESIDENCE = 780 sq. ft.
 PROPOSED CARPORT = 214 sq. ft.
 PROPOSED DECK = 280 sq. ft.
 TOTAL LOT COVERAGE = 1274 sq. ft.

LOT AREA = 0.18 ACRES
 = 685 sq. ft.

LEGAL DESCRIPTION:
 LOT 30, D.L. 489
 BCP 2172

SITE PLAN
 SCALE: 1/32" = 1'



GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE CURRENT ISSUE OF THE BC BUILDING CODE.
2. DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR SHEATHING, AND FROM THE SILD FACE OF INTERIOR PARTITIONS.
3. INTERIOR AND EXTERIOR FINISHES ARE AS SPECIFIED BY THE OWNER. ALL FINISHES ON PLANS ARE TO BE CONFIRMED BY THE OWNER PRIOR TO CONSTRUCTION.
4. ALL DOOR AND WINDOW MANUFACTURER'S AS PER OWNER'S SPECIFICATIONS.

CONCRETE/FOUNDATION:

1. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL CAPABLE OF SUPPORTING 2000 PSF. MINIMUM FOOTING DEPTH TO BE 18" BELOW FINISH GRADE.
2. DESIGN BEARING PRESSURE ON COMPACTED GRANULAR FILL: 1500 PSF.
3. COMPRESSIVE STRENGTH OF CONCRETE FOR FOOTINGS AND FOUNDATIONS: 20 MPA AT 28 DAYS.

CARPENTRY:

1. ALL STRUCTURAL WOOD TO BE D.FIR NO. 2 (APPROVED EQUAL OR BETTER).
2. ALL STRUCTURAL WOOD USED FOR EXTERIOR DECKS AND BALCONIES, TO BE PRESSURE-TREATED TYPE LUMBER.
3. PROVIDE DOUBLE STUDS AROUND OPENINGS, TRIPLE STUDS AT CORNERS, SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE, UNLESS OTHERWISE NOTED.
4. EXTERIOR WALL FRAMING TO BE 2x6 WOOD STUDS @ 16" O/C, WITH 2x6 WOOD GIRT AT MID-HEIGHT.
5. PROVIDE 2-2x10 LINTEL OVER OPENINGS IN EXTERIOR AND LOAD BEARING WALLS UNLESS OTHERWISE NOTED.
6. ALL BEAMS TO REQUIRE 3 1/2" OF BEARING.
7. INTERIOR NON-LOAD BEARING PARTITIONS TO BE 2x4 STUDS @ 16" O/C. LOAD BEARING PARTITIONS TO BE 2x6 STUDS @ 16" O/C, UNLESS OTHERWISE NOTED.